

DRAWING SCHEDULE - ISSUE D

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A 1101 SITE PLAN - WITH POTENTIAL CONTEXT  
A 1200 BASEMENT 03  
A 1201 BASEMENT 02 B  
A 1202 BASEMENT 02  
A 1203 BASEMENT 01 B  
A 1204 BASEMENT 01  
A 1205 GROUND FLOOR PLAN  
A 1206 LEVEL 01  
A 1207 LEVEL 02  
A 1208 LEVEL 03  
A 1209 LEVEL 04  
A 1210 LEVEL 05  
A 1211 ROOF PLAN  
A 1500 NORTH ELEVATION  
A 1501 SOUTH ELEVATION  
A 1502 WEST ELEVATION  
A 1503 EAST ELEVATION  
A 1504 POTENTIAL DEVELOPMENT FOR NO.5 STREETSCAPE  
A 1505 POTENTIAL FLOOR PLANS FOR NO.5 PALOMAR PDE  
A 1700 SECTION A ( CROSS ACCESS RAMP)  
A 1701 SECTION B  
A 1702 SECTION C - THROUGH BASEMENT RAMP

**UNIT MIX**

1 BED: 1  
2 BED: 27  
3 BED: 1  
UNITS TOTAL: 29

**FSR**

SITE AREA: 1076.03 SQM  
PERMISSIBLE FSR: 2:1  
PERMISSIBLE GFA: 2152.06 SQM  
PROPOSAL FSR: 2.19:1 ( WITH 20% AFFORDABLE HOUSING BOUNUS )  
PROPOSAL GFA: 2358.23 SQM  
REQUIRED AFFORDABLE HOUSING GFA : 471.646 SQM ( 20% OF THE TOTAL GFA )  
PROPOSAL AFFORDABLE HOUSING GFA : 475.9 SQM (REFER TO DRAWING NO. A1051 )

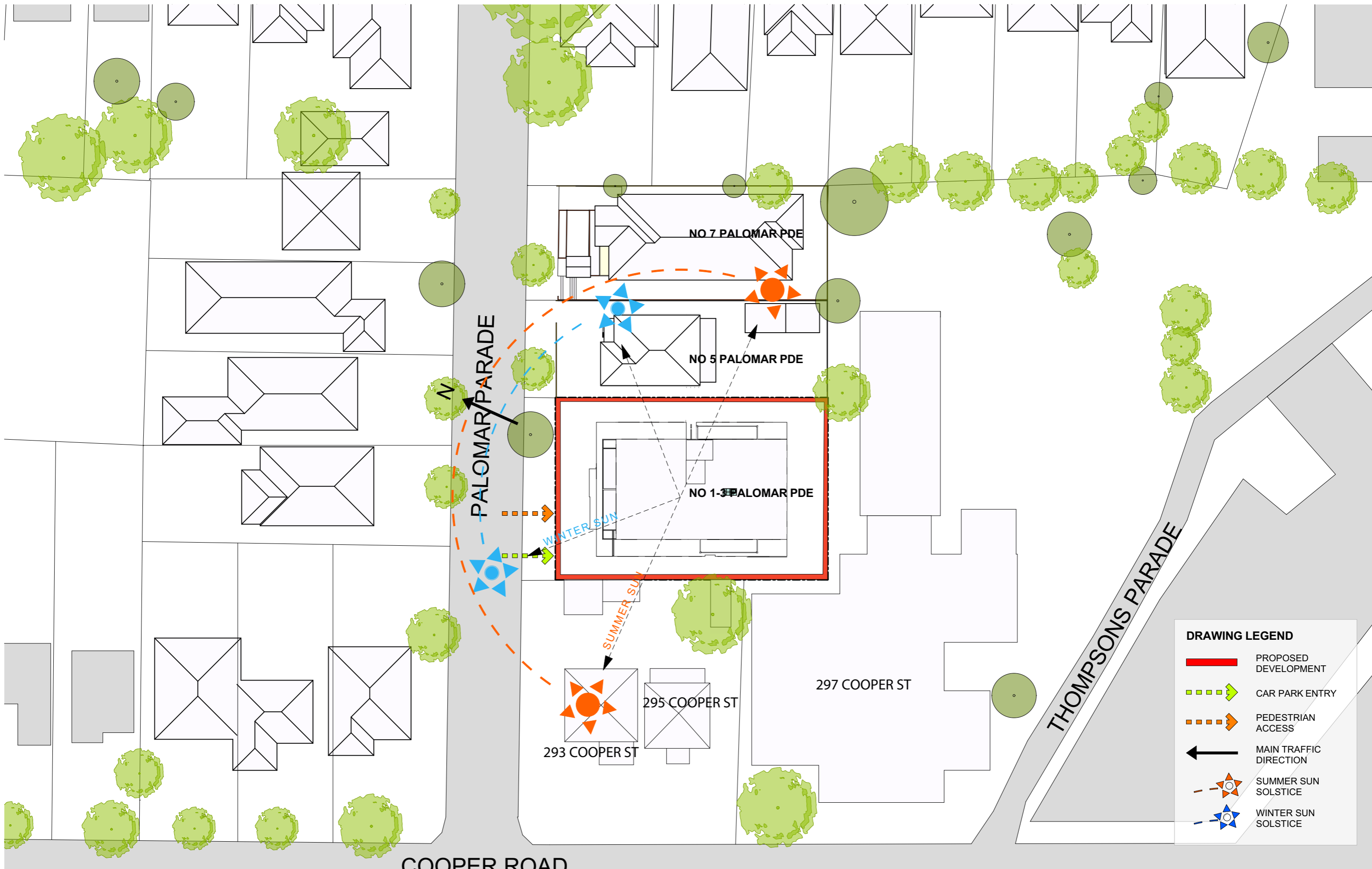


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# 1-3 PALOMAR PDE

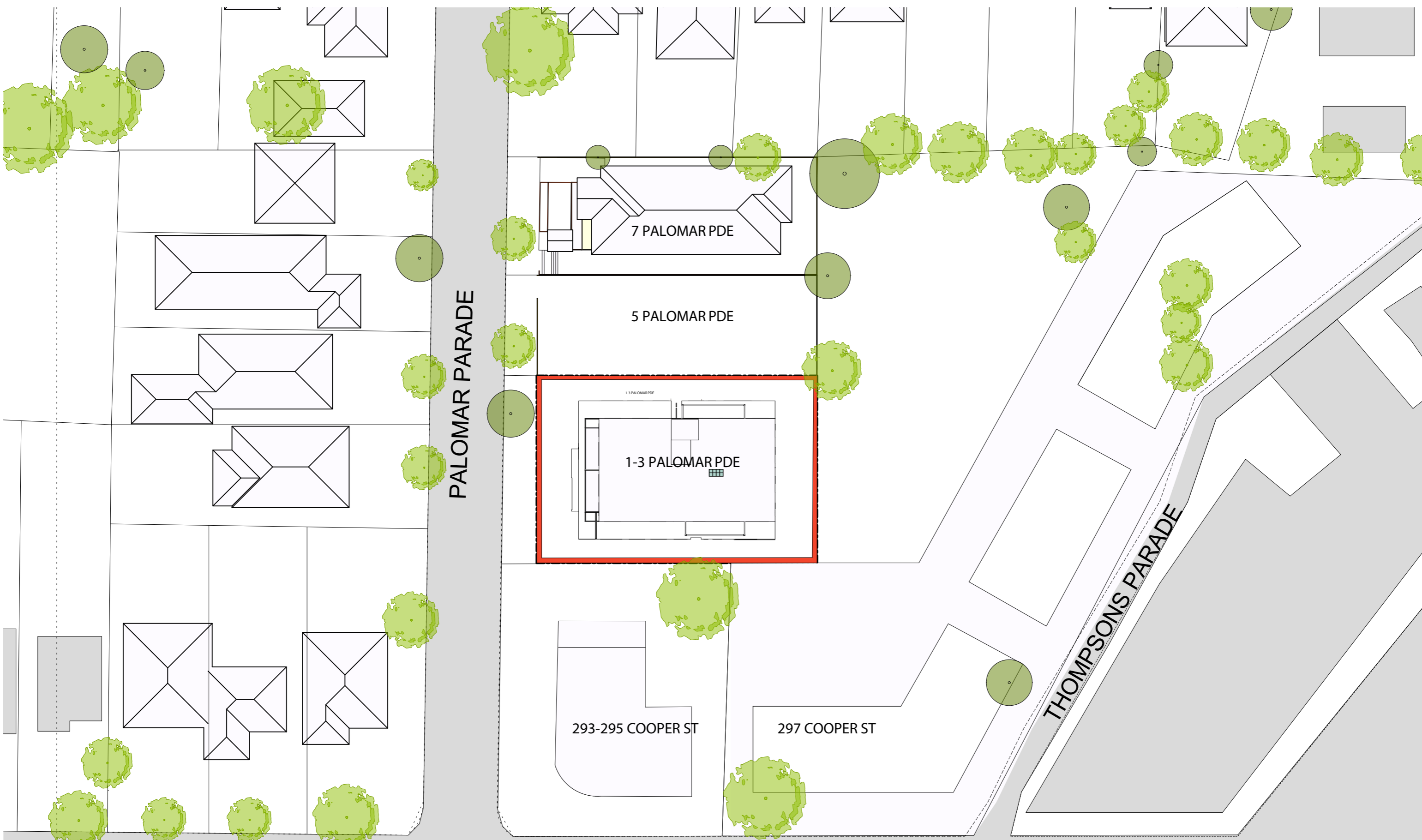
1-3 PALOMAR PDE, YAGOONA



**DRAWING LEGEND**

-  PROPOSED DEVELOPMENT
-  CAR PARK ENTRY
-  PEDESTRIAN ACCESS
-  MAIN TRAFFIC DIRECTION
-  SUMMER SUN SOLSTICE
-  WINTER SUN SOLSTICE

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COOPER ROAD

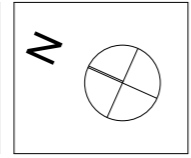
SITE PLAN - POTENTIAL DEVELOPMENTS IN CONTEXT @ 1:500

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Drawing Original Size **A3**

Issue	Date	Description
A	20/09/2015	ASPER COMMENT

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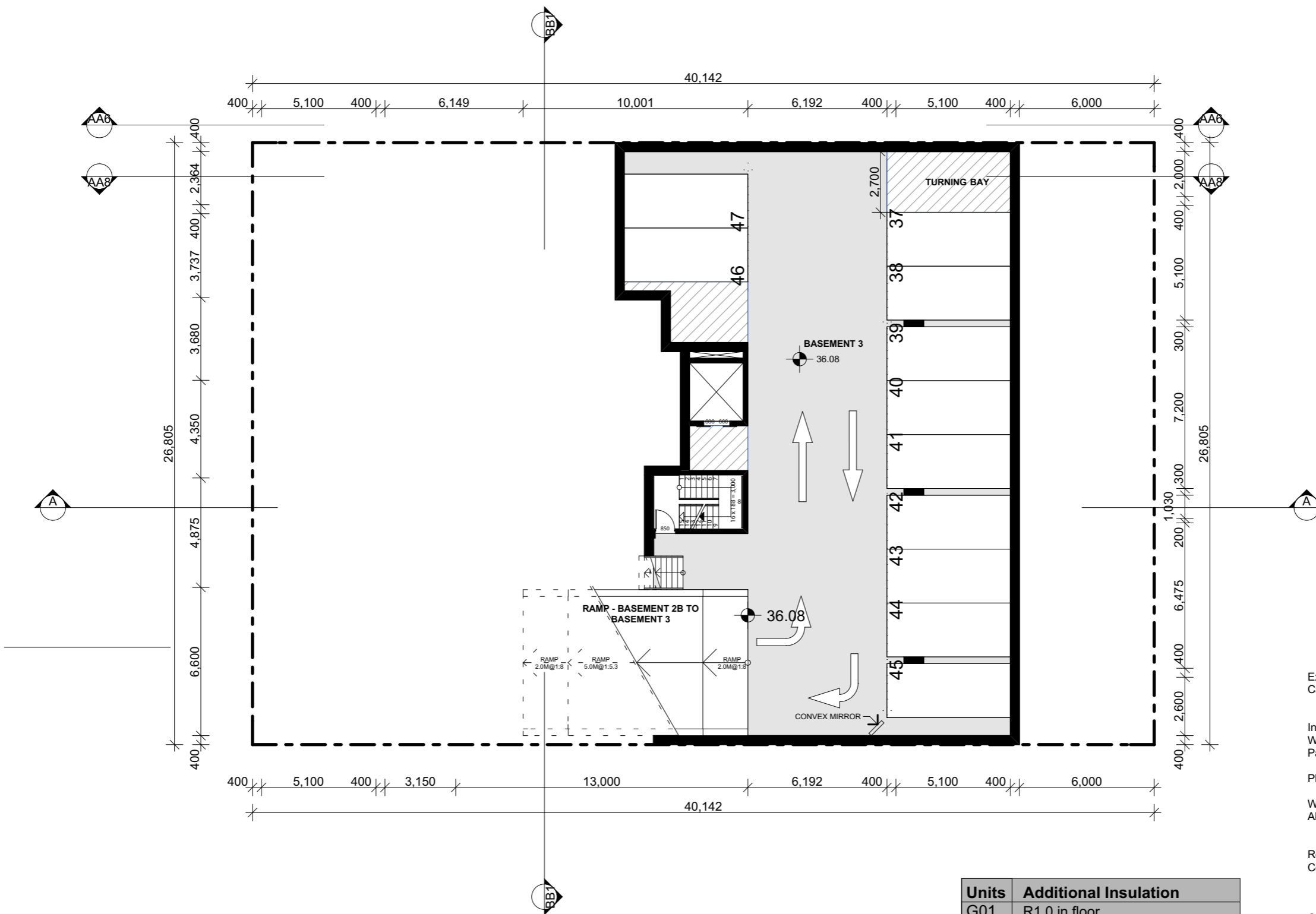
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<b>PROJECT:</b> <b>1-3 PALOMAR PARADE, YAGOONA</b>			
<b>CLIENT:</b> <b>GUS SROUR</b>			
<b>SCALE:</b> 1:500	<b>DATE:</b> 24/09/2015	<b>CAD FILE NUMBER:</b>	
<b>DRAWN BY:</b> TE	<b>CHECKED 1:</b> JU	<b>CHECKED 2:</b> GA	<b>APPROVED:</b>

<b>DRAWING NAME:</b> <b>SITE PLAN - POTENTIAL DEVELOPMENTS IN CONTEXT</b>	<b>PROJECT NUMBER:</b> 39.14
<b>DRAWING NUMBER:</b> DA	<b>ISSUE:</b> A
<b>A1101</b>	



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor :** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

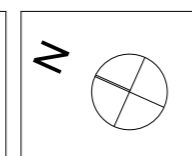
SCALE 1:200  
SCALE 1:200

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**DA**

Issue	Date	Description
C	20/06/2015	ASPER COUNCIL COMMENTS
B	09/06/2015	ASPER COUNCIL COMMENTS
A	11/06/2014	FOR DA

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**PROJECT:**  
**1-3 PALOMAR PARADE, YAGOONA**

**CLIENT:**  
**GUS SROUR**

**SCALE:** 1:200  
**DATE:** 25/06/2015  
**CAD FILE NUMBER:**

**DRAWN BY:** TE  
**CHECKED 1:** JU  
**CHECKED 2:** GA  
**APPROVED:**

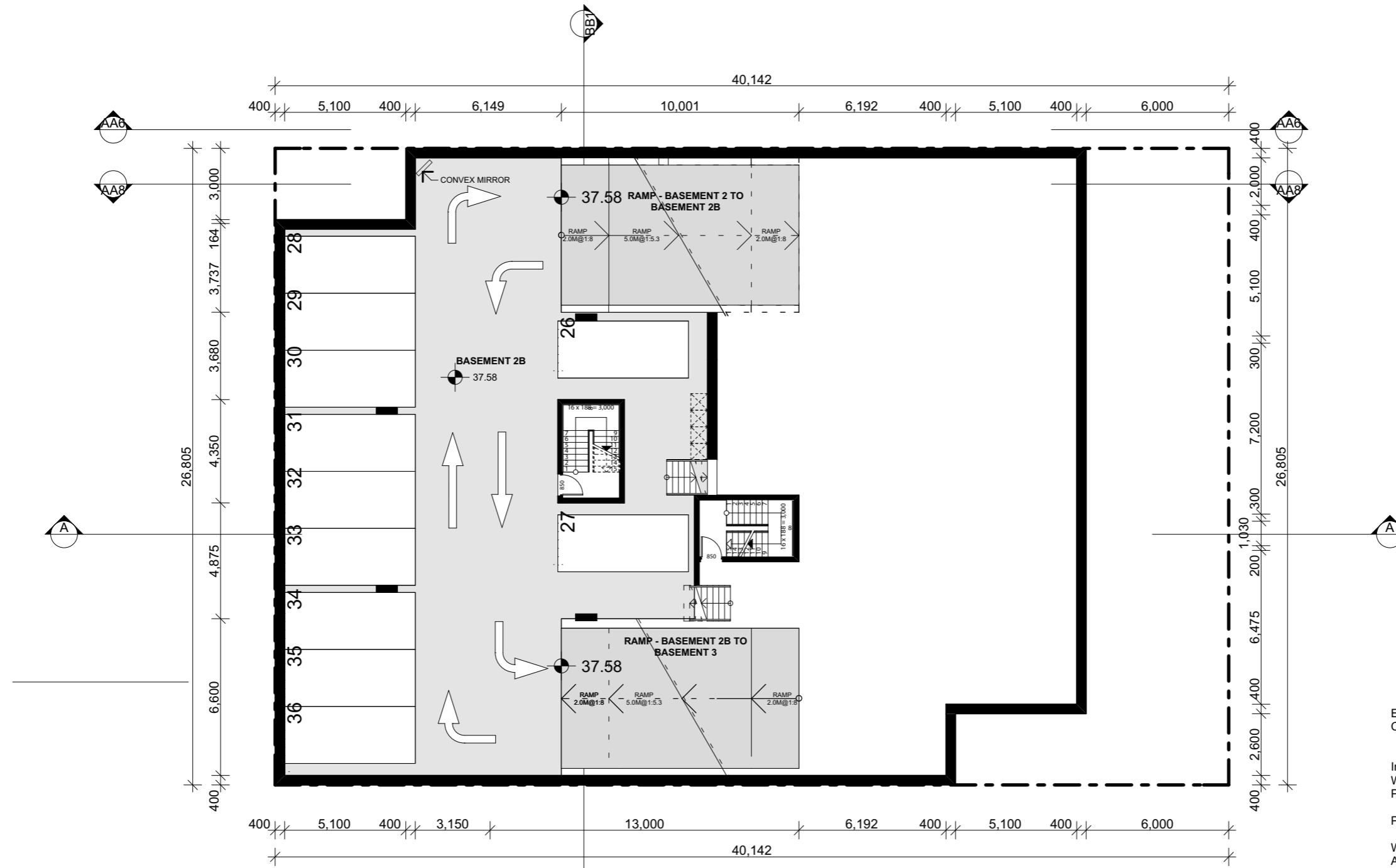
**DRAWING NAME:**  
**BASEMENT 03**

**DRAWING NUMBER:**  
**DA**

**PROJECT NUMBER:**  
**39.14**

**ISSUE:**  
**C**

**ISSUE NUMBER:**  
**A1200**



External Walls:  
Cavity Brick (uninsulated): air gap: plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick: wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor : Concrete slab (no insul.)

Floor Covering: Ceramic tiles in wet areas & timber elsewhere

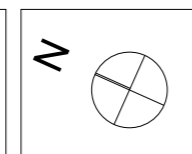
Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

SCALE 1:200  
SCALE 1:200

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**DA**

Issue	Date	Description
B	09/04/2014	AS PER COUNCIL COMMENTS FOR DA
A	11/09/2014	

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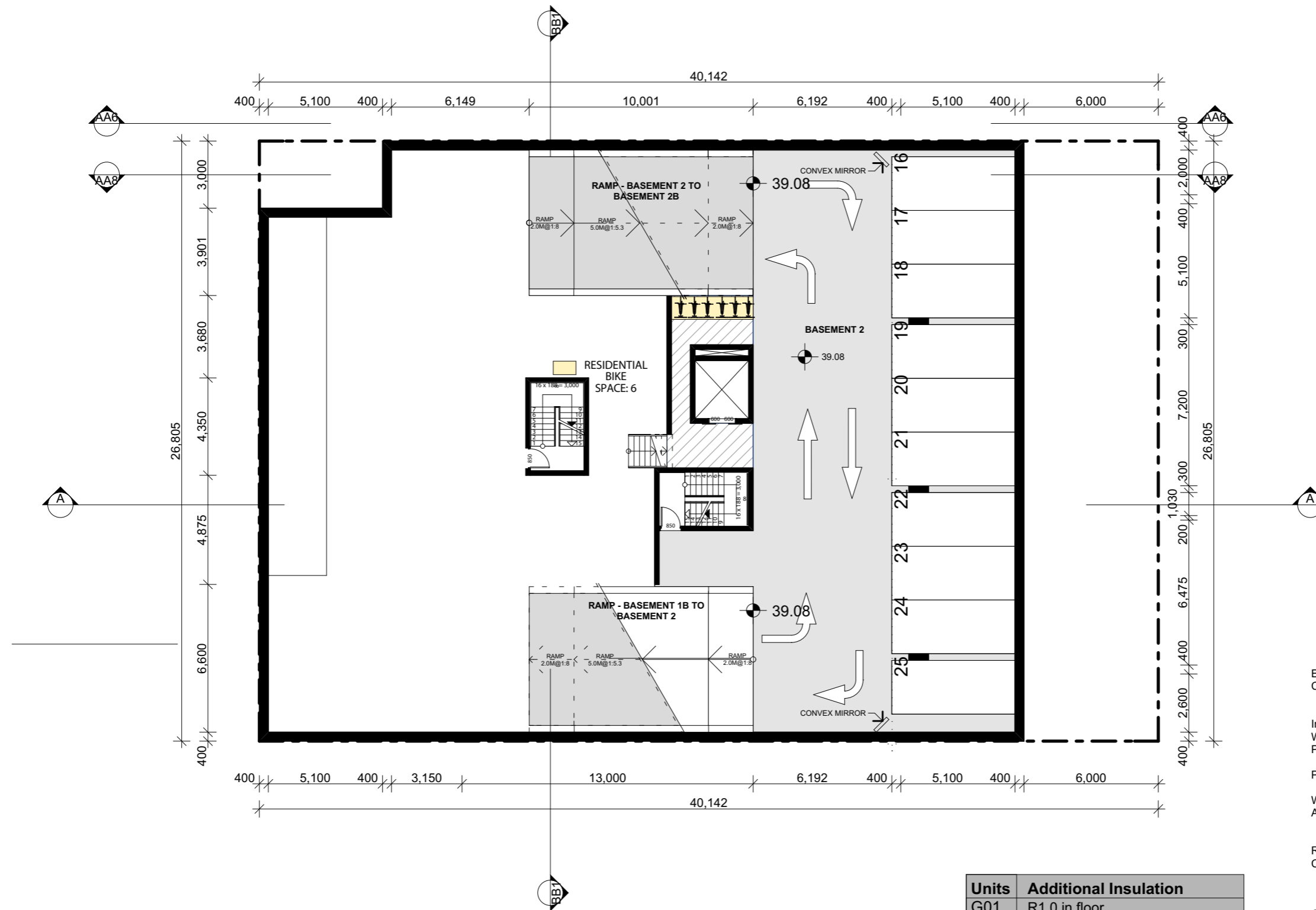
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PROJECT:  
**1-3 PALOMAR PARADE, YAGOONA**  
CLIENT:  
**GUS SROUR**  
SCALE:  
**1:200**  
DATE:  
**25/06/2015**  
DRAWN BY:  
**TE**  
CHECKED 1:  
**JU**  
CHECKED 2:  
**GA**  
APPROVED:

DRAWING NAME:  
**BASEMENT 02 B**  
DRAWING NUMBER:  
**DA**  
PROJECT NUMBER:  
**39.14**  
ISSUE:  
**B**



External Walls:  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor : Concrete slab (no insul.)

Floor Covering: Ceramic tiles in wet areas & timber elsewhere

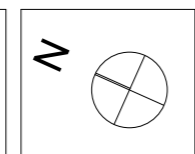
Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

SCALE 1:200  
SCALE 1:200  
0 1 2 5 10M

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DA

Issue	Date	Description
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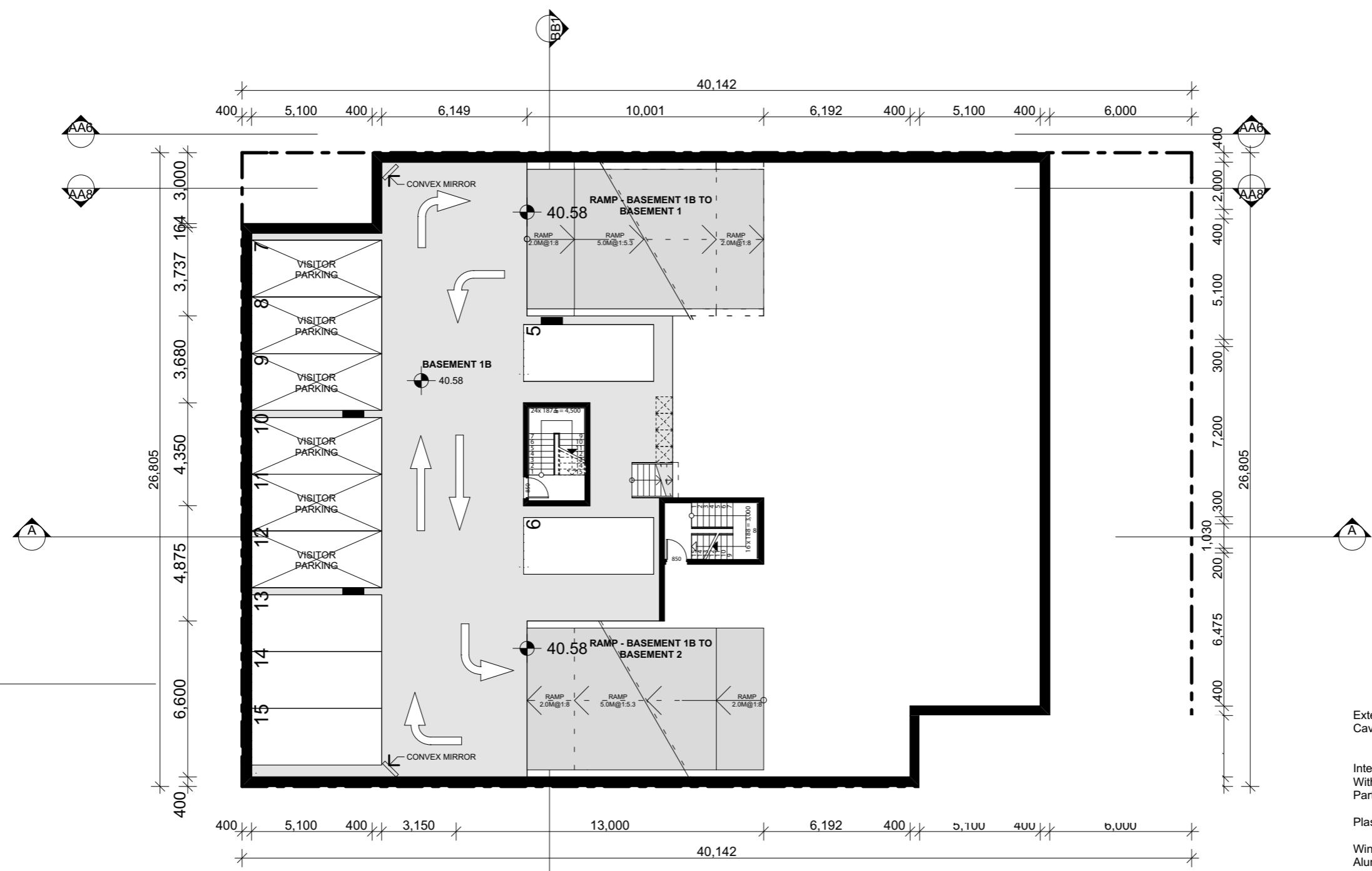
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PROJECT:  
**1-3 PALOMAR PARADE, YAGOONA**  
CLIENT:  
**GUS SROUR**  
SCALE:  
**1:200**  
DATE:  
**25/06/2015**  
DRAWN BY:  
**TE**  
CHECKED 1:  
**JU**  
CHECKED 2:  
**GA**  
APPROVED:

DRAWING NAME:  
**BASEMENT 02**  
DRAWING NUMBER:  
**DA**  
PROJECT NUMBER:  
**39.14**  
ISSUE:  
**B**  
A1202



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

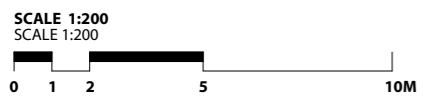
**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor :** Concrete slab (no insul.)

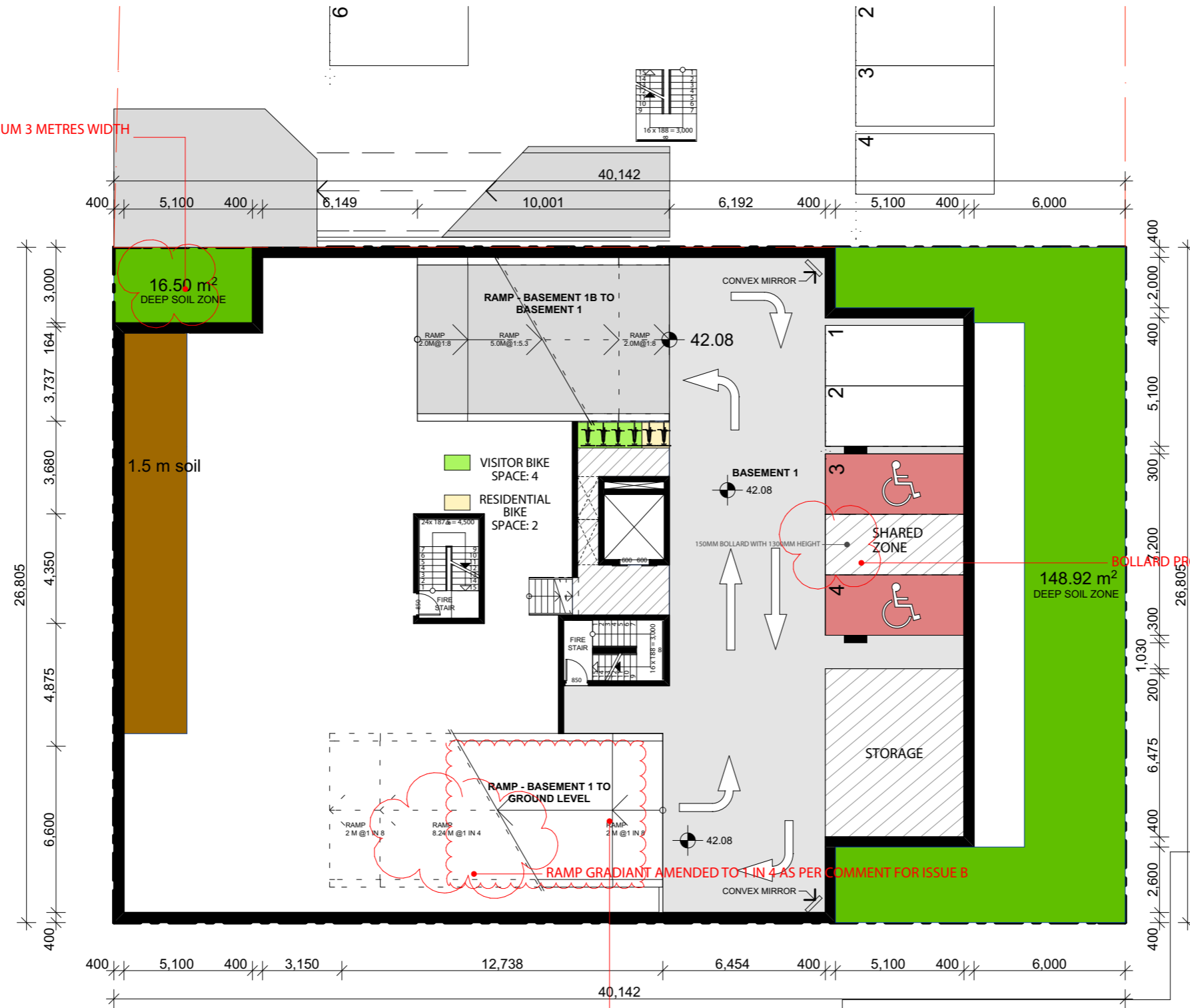
**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



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		<p>ISSUE DATE</p> <p>ISSUE DESCRIPTION</p>	<p>QUANTITY SURVEY:</p> <p><b>MMDC</b> a: SUITE 5 / 101 GEORGE ST, PARRAMATTA NSW 2150 w: www.mmco.com.au t: +61 2 9633 9233</p>	<p>BASIC:</p> <p><b>STS</b> a: 32 Brucedale Ave, Epping NSW 2121 w: www.sts.com.au t: +61 2 9320 721</p>	<p>GEOTECHNICAL:</p> <p><b>geo-environmental</b> a: 82 Bridge St, Lane Cove NSW 2086 t: 02 8964 6045 w: info@geo-environmental.com.au</p>	<p>LANDSCAPING:</p> <p><b>Habitation</b> a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: dave@habitation.com.au</p>	<p>WASTE MANAGEMENT:</p> <p><b>Ghazi Al Ali Architect</b> a: 82 Bridge St, Lane Cove NSW 2135 t: 02 8065 1544 e: office@ghazi.com</p>	<p>ARCHITECT:</p> <p><b>GHAZI AL ALI ARCHITECT</b> T: +612 8065 1544   E: office@ghazi.com a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: dave@ghazi.com</p>			

DEEP SOIL AREA AMENDED TO HAVE MINIMUM 3 METRES WIDTH AS PER COMMENT FOR ISSUE A



BOLLARD PROVIDED TO SHARED ZONE AS PER COMMENT FOR ISSUE B

RAMP HAS BEEN MOVED TO THE EAST ACCORDINGLY

External Walls:  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC=0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor: Concrete slab (no insul.)

Floor Covering: Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

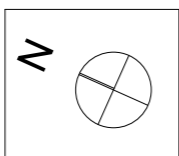
SCALE 1:200  
SCALE 1:200  
0 1 2 5 10M

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DA

Drawing Original Size A3

DATE: 27/08/2015  
CLIENT: GUS SROUR  
PROJECT: 1-3 PALOMAR PARADE, YAGOONA

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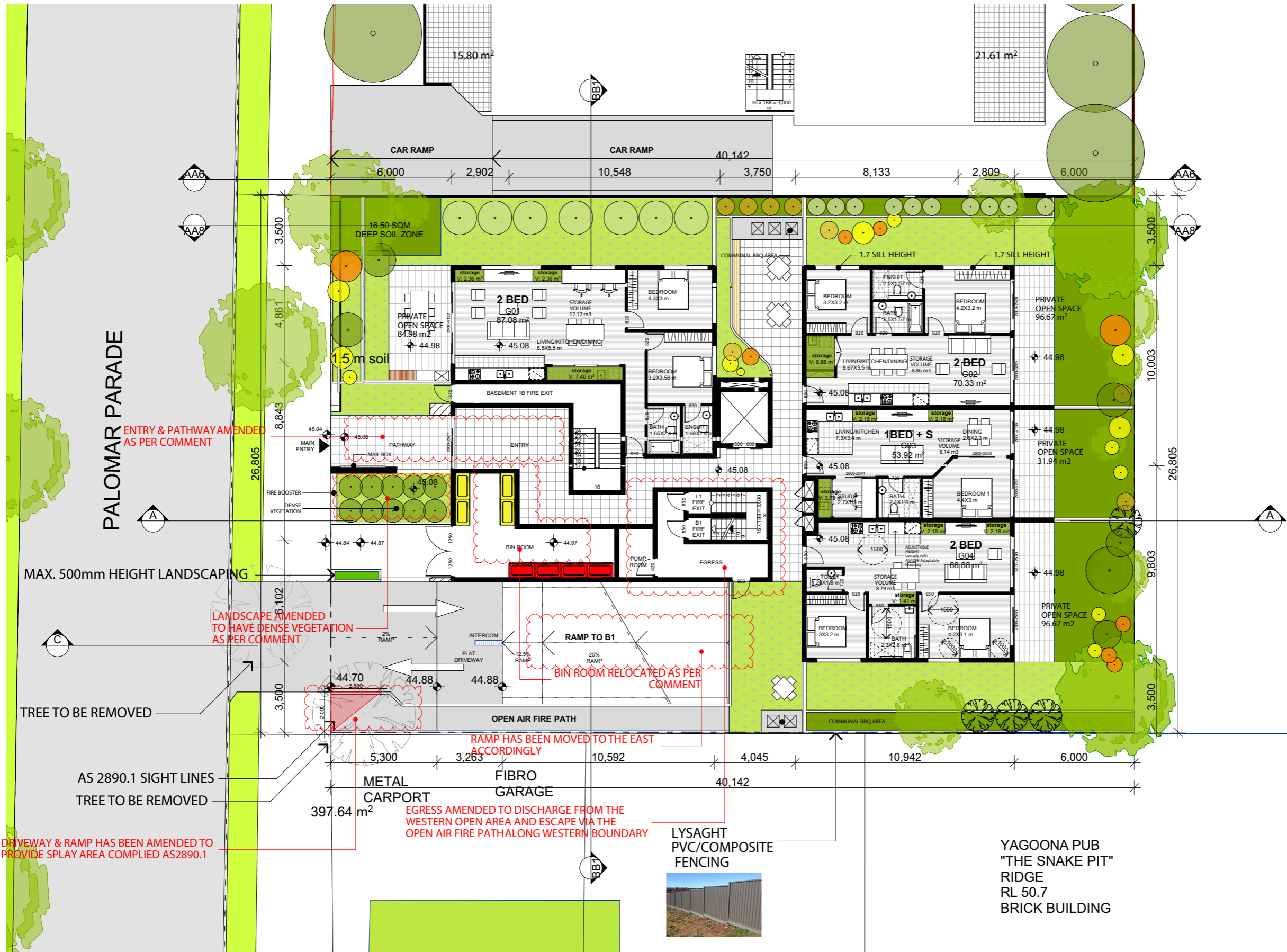
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SCALE: 1:200	DATE: 27/08/2015	CAD FILE NUMBER:
DRAWN BY: TE	CHECKED 1: JU	CHECKED 2: GA
APPROVED:		

DRAWING NAME: BASEMENT 01	PROJECT NUMBER: 39.14
DRAWING NUMBER: DA	ISSUE: D
PROJECT NUMBER: A1204	





**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC = 0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

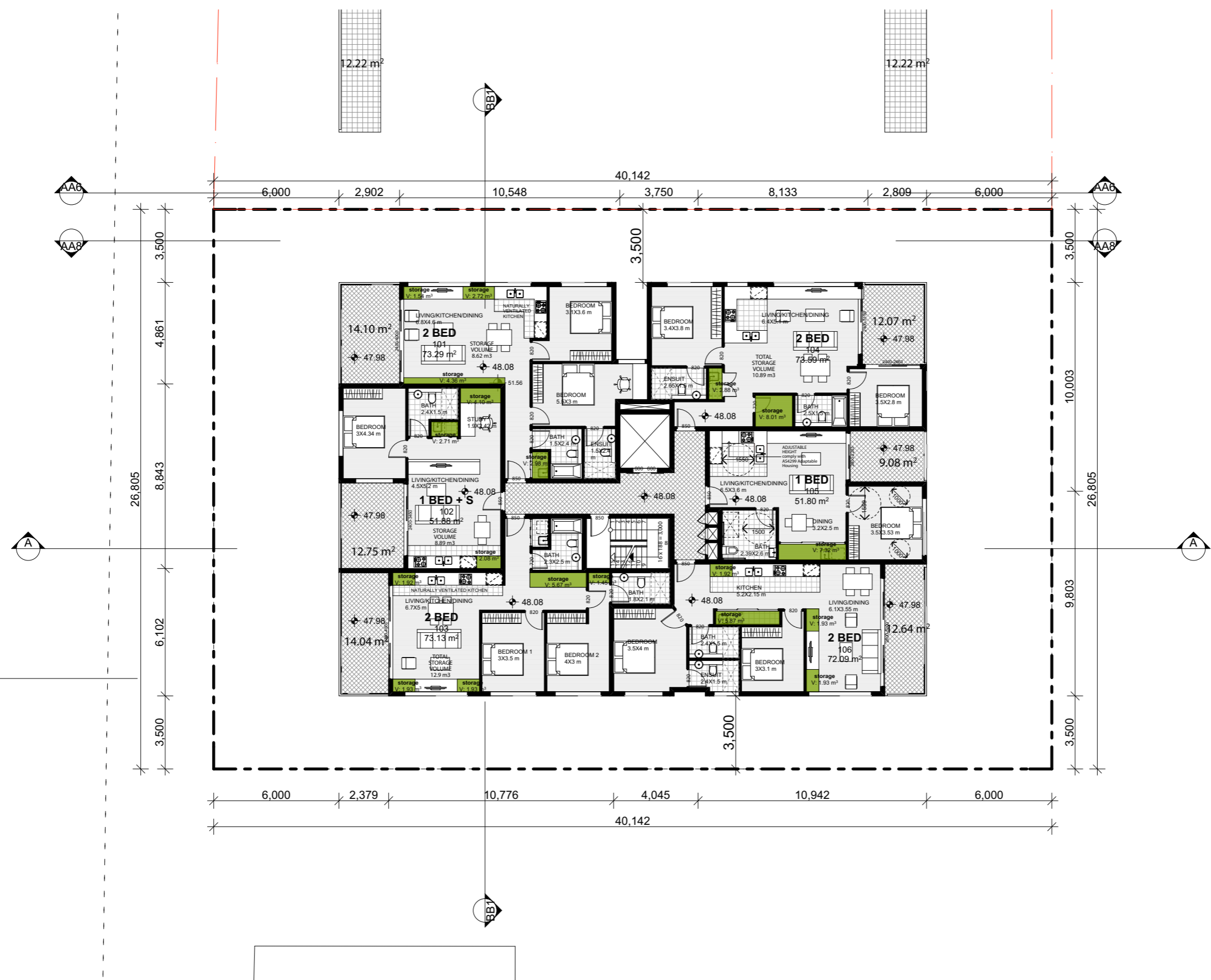
**Floor:** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

SCALE 1:200  
SCALE 1:200  
0 1 2 5 10M

FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION <b>DA</b>	Drawing Original Size <b>A3</b>	02/09/2015 ASPERCOUNCIL COMMENTS	21/08/2015 ASPERCOUNCIL COMMENTS	20/06/2015 ASPERCOUNCIL COMMENTS	11/02/2015 ASPERCOUNCIL COMMENTS	09/01/2015 ASPERCOUNCIL COMMENTS	11/09/2014 FOR DA	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.	ACCESS: ACCESS SOLUTIONS a: PO Box 232, Hamilton NSW 2303 m: 0411 824 183	TRAFFIC: PARKING & TRAFFIC a: Suite 102, 658 Miller Street, Cammeray NSW 2062 Australia t: +61 2 8853 0800	ACUSTIC: ACOUSTIC LOGIC a: 9 Sandi St, Marsfield NSW 2052 t: 6339 8009 e: harking@acousticlogic.com.au w: www.acousticlogic.com.au	HYDRAULIC: SGCE a: Ste A113 Level 1, 20 Lexington Drive Bella Vista NSW 2153 t: +61 2 8863 4239	BCA: VIC LILLI & PARTNERS a: Suite 7, 1-17 Elmer St, Burwood NSW 2134 t: 02 9715 9555 e: aleks@viclil.com.au	PLANNING: WILLANA & ASSOCIATES a: PO Box 170, Riverview NSW 2031 t: 02 8065 1544 w: www.willana.com.au	ARCHITECT: <b>GHAZI AL ALI ARCHITECT</b> T: +612 8065 1544   E: office@ghazi.com ACN: 67167131848 UNIT 2/4 9-13 REDMYRE RD, STRATHFIELD, NSW 2135	PROJECT: <b>1-3 PALOMAR PARADE, YAGOONA</b> CLIENT: <b>GUS SROUR</b> SCALE: <b>1:200</b> DATE: <b>02/09/2015</b> DRAWN BY: <b>TE</b>	DRAWING NAME: <b>GROUND FLOOR PLAN</b> DRAWING NUMBER: <b>DA</b> PROJECT NUMBER: <b>39.14</b> ISSUE: <b>F</b>
		QUANTITY SURVEY: MMDCC a: SUITE 5 / 101 GEORGE ST, PARKMARK NSW 2150 w: www.mmdcc.com.au t: +61 2 8633 9233	BASIC: STS a: 32 Bruceville Ave, Epping NSW 2121 w: www.sts.com.au t: +61 420 312 721	GEOTECHNICAL: geo-environmental a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au	LANDSCAPING: Habitation a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au	WASTE MANAGEMENT: <b>Ghazi Al Ali Architect</b> a: 9-13 Redmyre Rd, Strathfield, NSW 2135 t: 02 8065 1544 e: office@ghazi.com	CHECKED 1: <b>JU</b> CHECKED 2: <b>GA</b> APPROVED:	CAD FILE NUMBER: 	PROJECT NUMBER: <b>39.14</b> ISSUE: <b>F</b>								



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC = 0.65

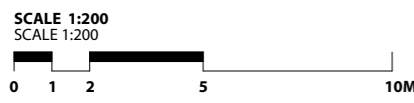
**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor :** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

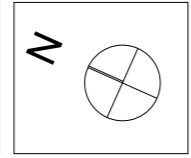
Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



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**DA**

Issue	Date	Description
C	20/06/2015	ASPERCOUNCIL COMMENTS
B	09/06/2015	ASPERCOUNCIL COMMENTS
A	11/06/2014	FOR DA

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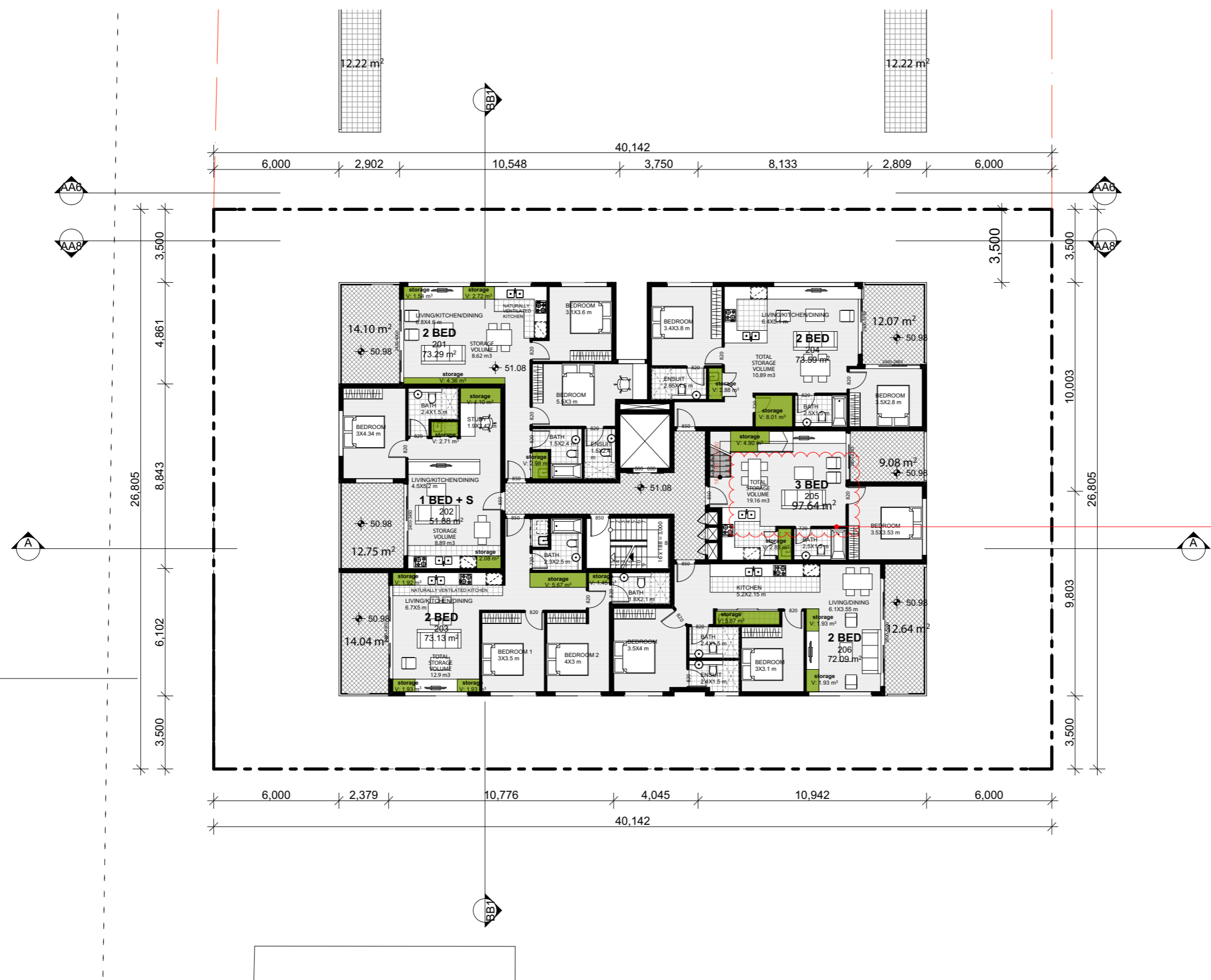
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<b>PROJECT:</b> 1-3 PALOMAR PARADE, YAGOONA			
<b>CLIENT:</b> GUS SROUR			
<b>SCALE:</b> 1:200	<b>DATE:</b> 25/06/2015	<b>CAD FILE NUMBER:</b>	
<b>DRAWN BY:</b> TE	<b>CHECKED 1:</b> JU	<b>CHECKED 2:</b> GA	<b>APPROVED:</b>

<b>DRAWING NAME:</b> LEVEL 01	<b>PROJECT NUMBER:</b> 39.14
<b>DRAWING NUMBER:</b> DA	<b>ISSUE:</b> A1206



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC=0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

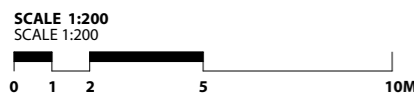
**Ceiling:** Plasterboard - no insulation

**Floor:** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

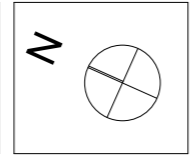
**TWO ONE BEDROOM UNITS HAVE BEEN COMBINED INTO ONE CROSS-OVER THREE BEDROOM TO ACHIEVE MAX. 10% SINGLE ASPECT SOUTHERLY APARTMENTS AS PER COMMENT 6**



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**DA**

Issue	Date	Description
C	20/06/2015	ASPERCOUNCIL COMMENTS
B	09/06/2015	ASPERCOUNCIL COMMENTS
A	11/06/2014	FORDA

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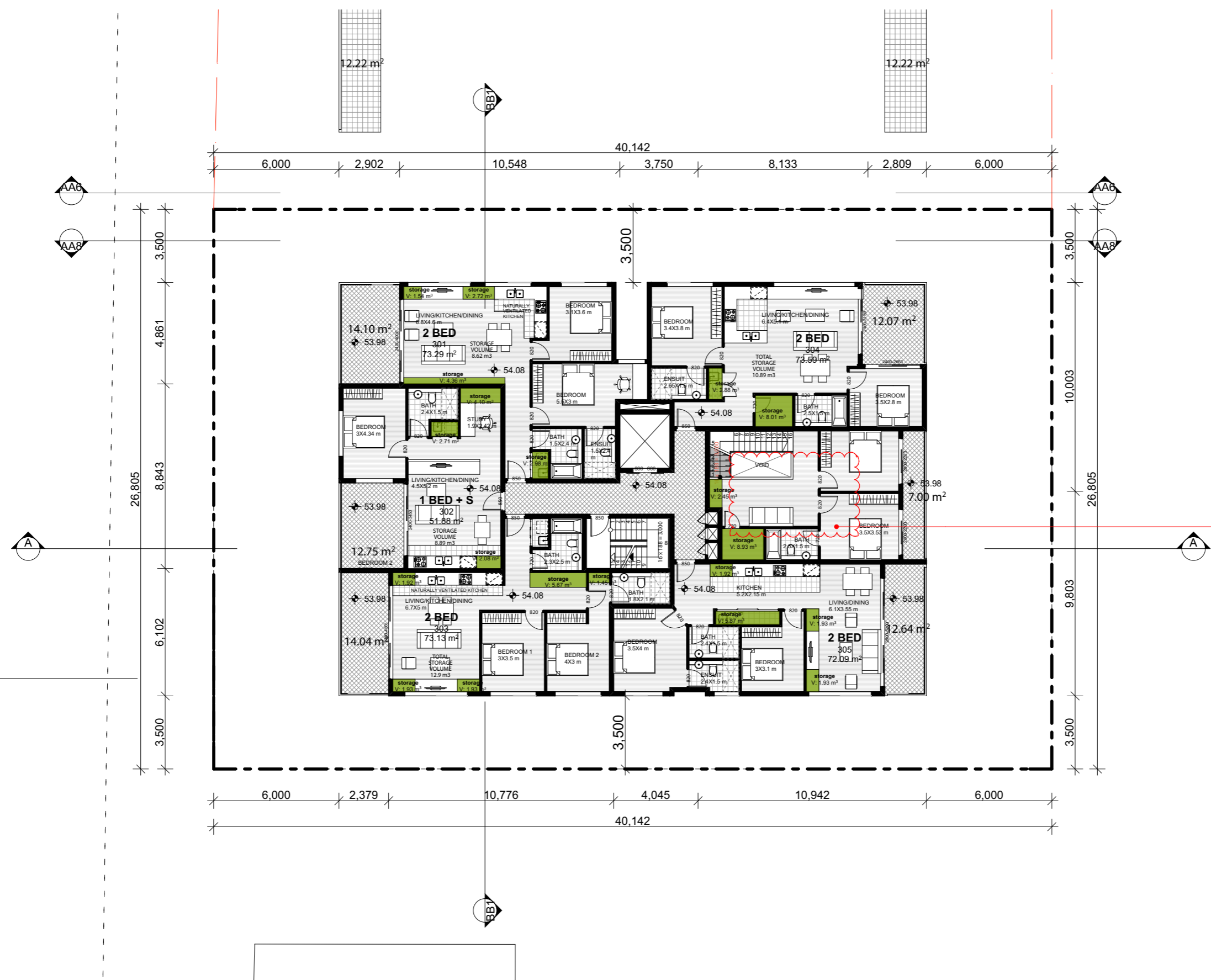
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<b>PROJECT:</b> 1-3 PALOMAR PARADE, YAGOONA			
<b>CLIENT:</b> GUS SROUR			
<b>SCALE:</b> 1:200	<b>DATE:</b> 25/06/2015	<b>CAD FILE NUMBER:</b>	
<b>DRAWN BY:</b> TE	<b>CHECKED 1:</b> JU	<b>CHECKED 2:</b> GA	<b>APPROVED:</b>

<b>DRAWING NAME:</b> LEVEL 02	<b>PROJECT NUMBER:</b> 39.14
<b>DRAWING NUMBER:</b> DA	<b>ISSUE:</b> A1207



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

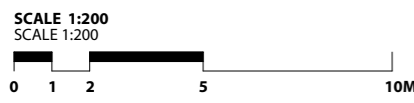
**Ceiling:** Plasterboard - no insulation

**Floor :** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

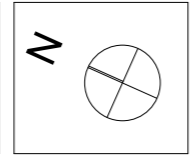
**TWO ONE BEDROOM UNITS HAVE BEEN COMBINED INTO ONE CROSS-OVER THREE BEDROOM TO ACHIEVE MAX. 10% SINGLE ASPECT SOUTHERLY APARTMENTS AS PER COMMENT 6**



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Issue	Date	Description
C	20/06/2015	ASPERCOUNCIL COMMENTS
B	09/06/2015	ASPERCOUNCIL COMMENTS
A	11/06/2014	FORDA

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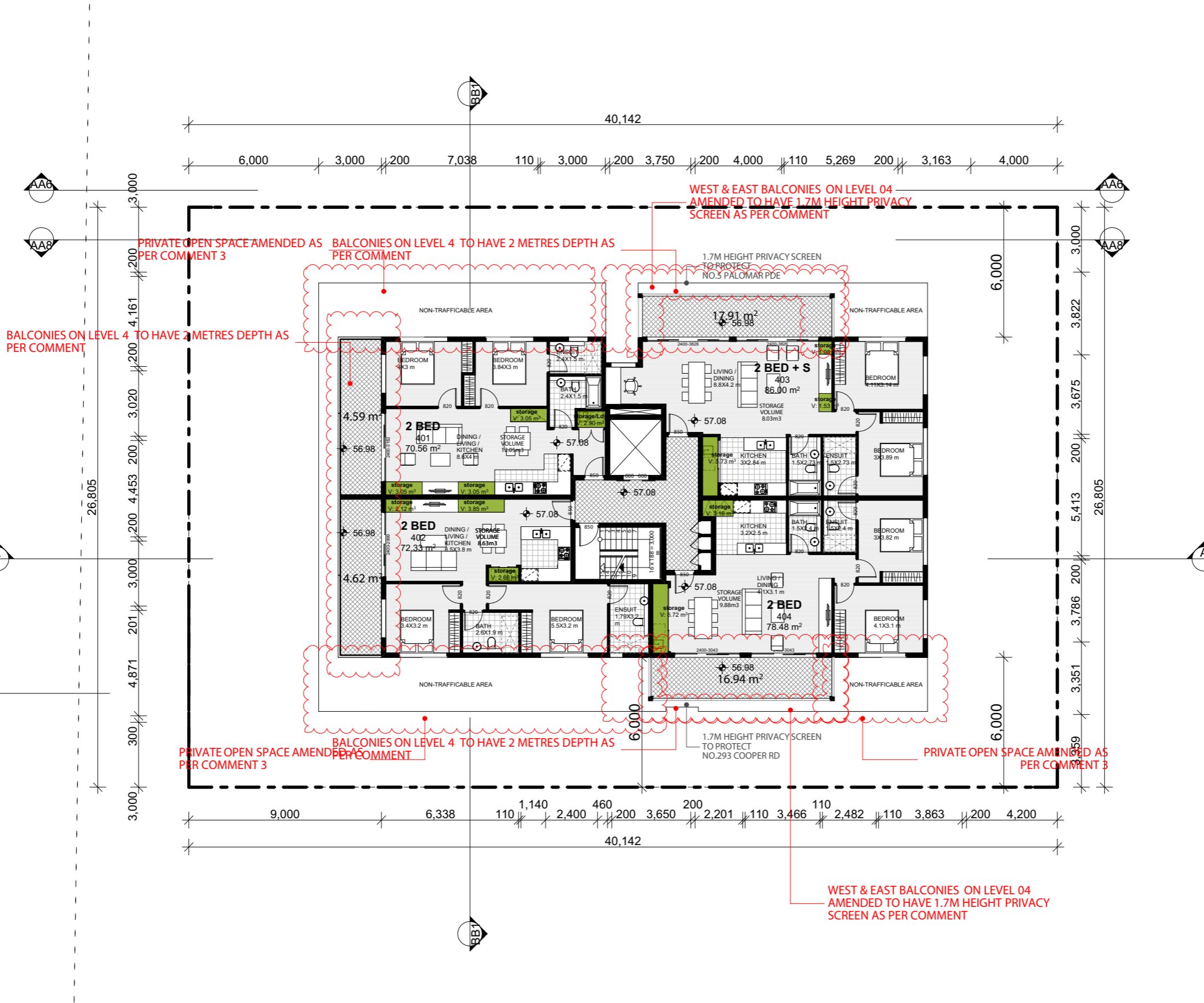
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<b>PROJECT:</b> 1-3 PALOMAR PARADE, YAGOONA			
<b>CLIENT:</b> GUS SROUR			
<b>SCALE:</b> 1:200	<b>DATE:</b> 25/06/2015	<b>CAD FILE NUMBER:</b>	
<b>DRAWN BY:</b> TE	<b>CHECKED 1:</b> JU	<b>CHECKED 2:</b> GA	<b>APPROVED:</b>

<b>DRAWING NAME:</b> LEVEL 03	<b>PROJECT NUMBER:</b> 39.14
<b>DRAWING NUMBER:</b> DA	<b>ISSUE:</b> A1208



External Walls:  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

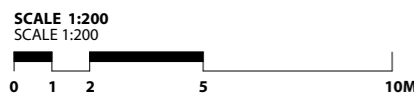
Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor : Concrete slab (no insul.)

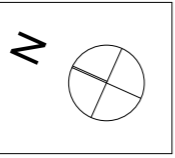
Floor Covering: Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



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---	-----------------------------

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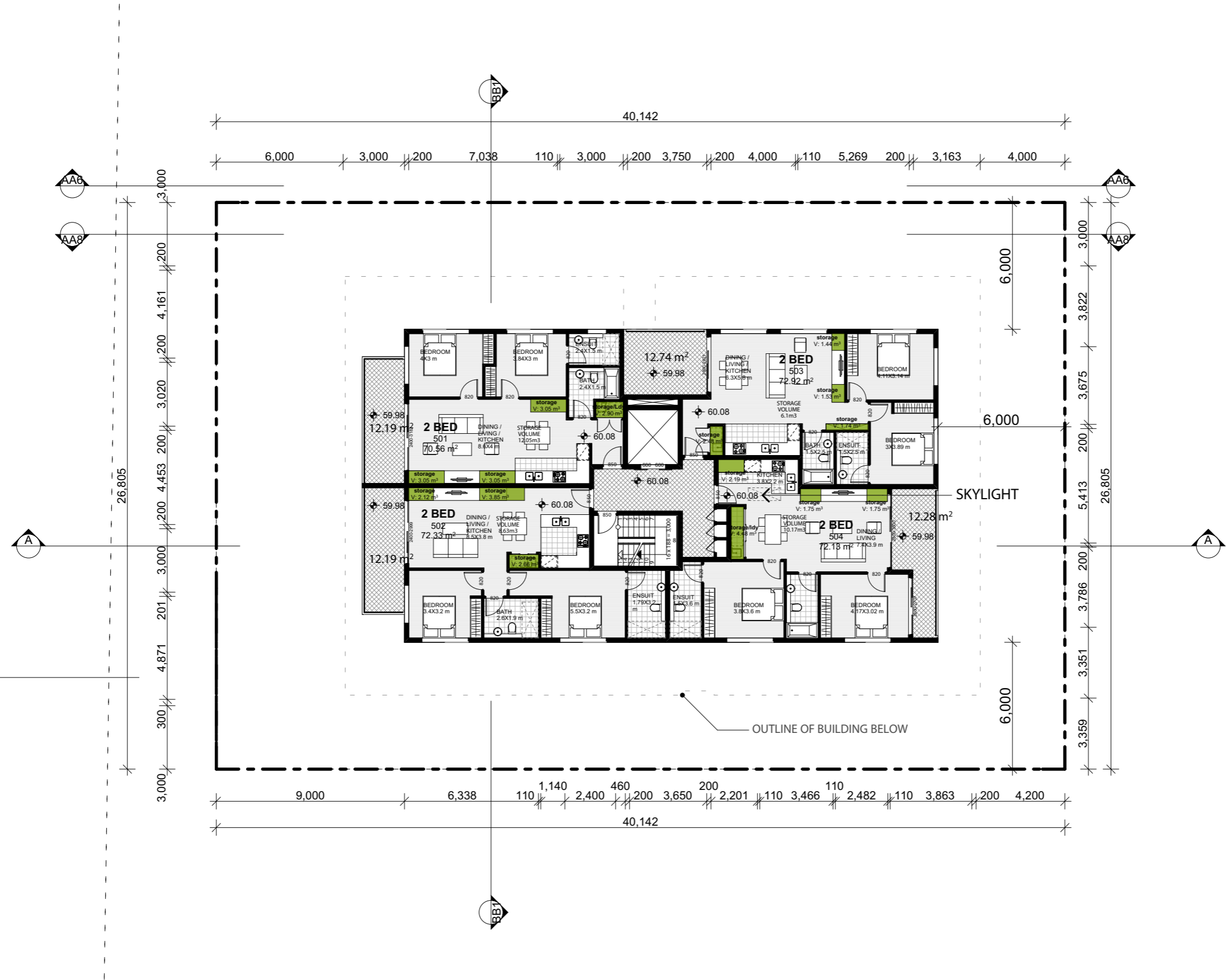
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PROJECT: <b>1-3 PALOMAR PARADE, YAGOONA</b>			
CLIENT: <b>GUS SROUR</b>			
SCALE: <b>1:200</b>	DATE: <b>24/09/2015</b>	CAD FILE NUMBER:	
DRAWN BY: <b>TE</b>	CHECKED 1: <b>JU</b>	CHECKED 2: <b>GA</b>	APPROVED:

DRAWING NAME: <b>LEVEL 04</b>	PROJECT NUMBER: <b>39.14</b>
DRAWING NUMBER: <b>DA</b>	ISSUE: <b>F</b>
PROJECT NUMBER: <b>A1209</b>	



**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC =0.65

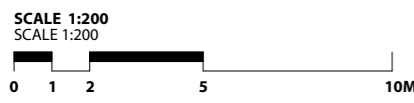
**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor :** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



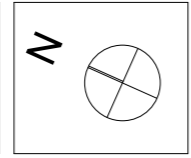
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**DA**

ASPER COUNCIL COMMENTS 2006, 2015, 2019, 2020, 2024

DATE: 25/06/2015

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**PROJECT:**  
1-3 PALOMAR PARADE, YAGOONA

**CLIENT:**  
GUS SROUR

SCALE: 1:200  
DATE: 25/06/2015  
DRAWN BY: TE  
CHECKED 1: JU  
CHECKED 2: GA

**DRAWING NAME:**  
LEVEL 05

**DRAWING NUMBER:**  
DA

**PROJECT NUMBER:**  
39.14

**ISSUE:**  
C

**ISSUE NUMBER:**  
A1210

**External Walls:**  
 Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
 Within each unit: single skin brick; wet plaster both sides.  
 Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
 Plasterboard lines both sides

**Windows:**  
 Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62; SHGC = 0.65

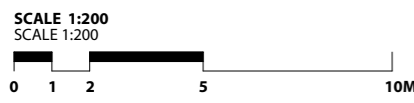
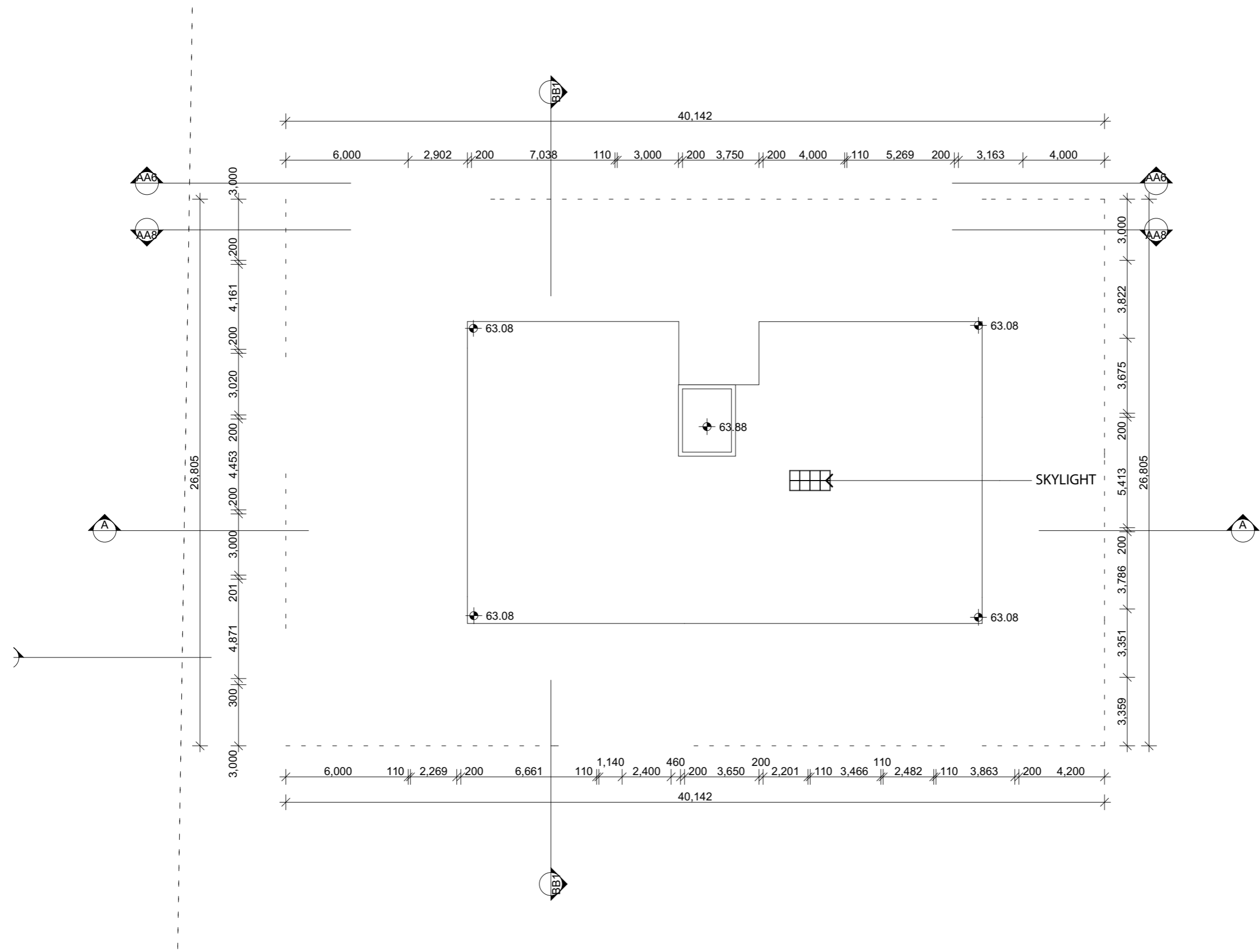
**Roof:**  
 Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor:** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



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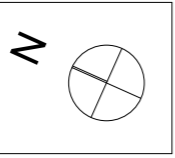
**DA**

AS PER COUNCIL COMMENTS

DATE: 25/06/2015

ISSUE: B

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**PROJECT:**  
**1-3 PALOMAR PARADE, YAGOONA**

**CLIENT:**  
**GUS SROUR**

SCALE: 1:200  
 DATE: 25/06/2015  
 DRAWN BY: TE  
 CHECKED 1: JU  
 CHECKED 2: GA  
 APPROVED:

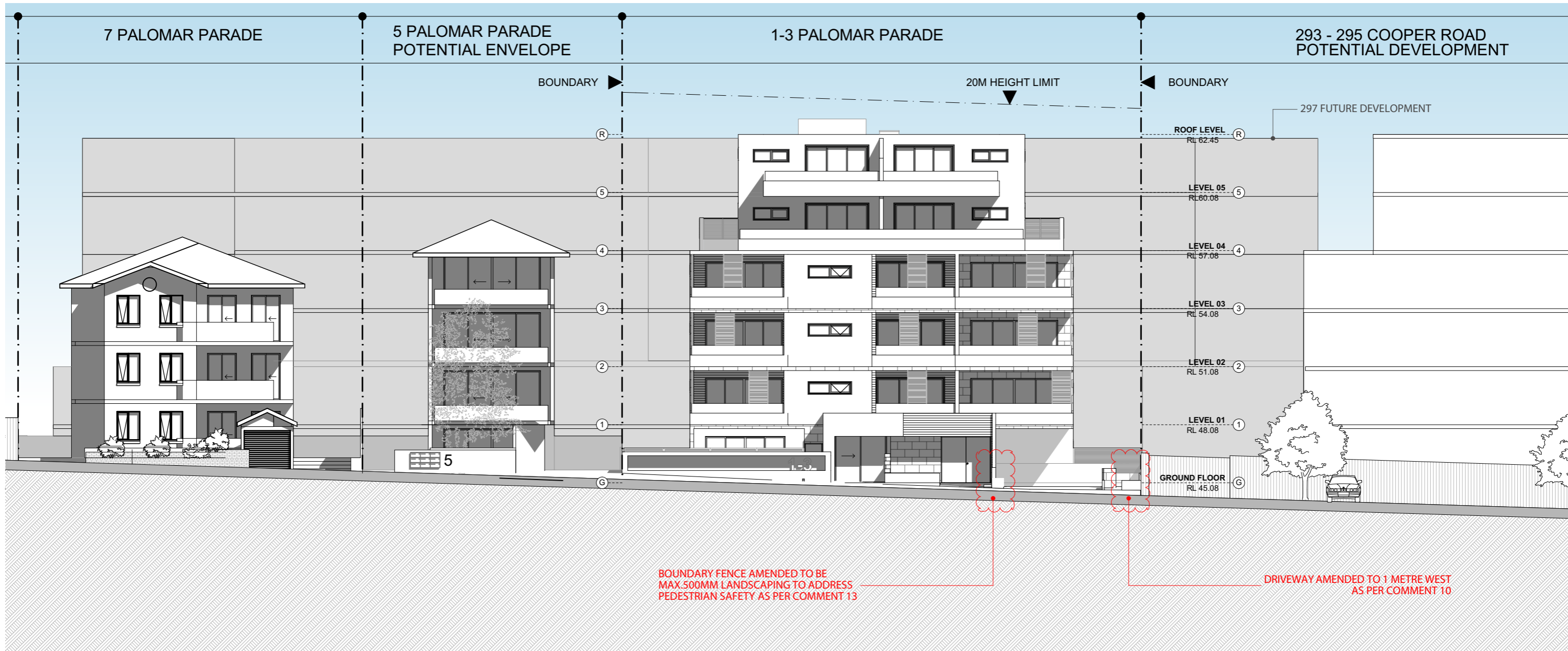
**DRAWING NAME:**  
**ROOF PLAN**

**DRAWING NUMBER:**  
**DA**

**PROJECT NUMBER:**  
**39.14**

**ISSUE:**  
**B**

**PROJECT NUMBER:**  
**A1211**



Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

External Walls:  
Cavity Brick (uninsulated): air gap: plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick: wet plaster both sides.  
Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

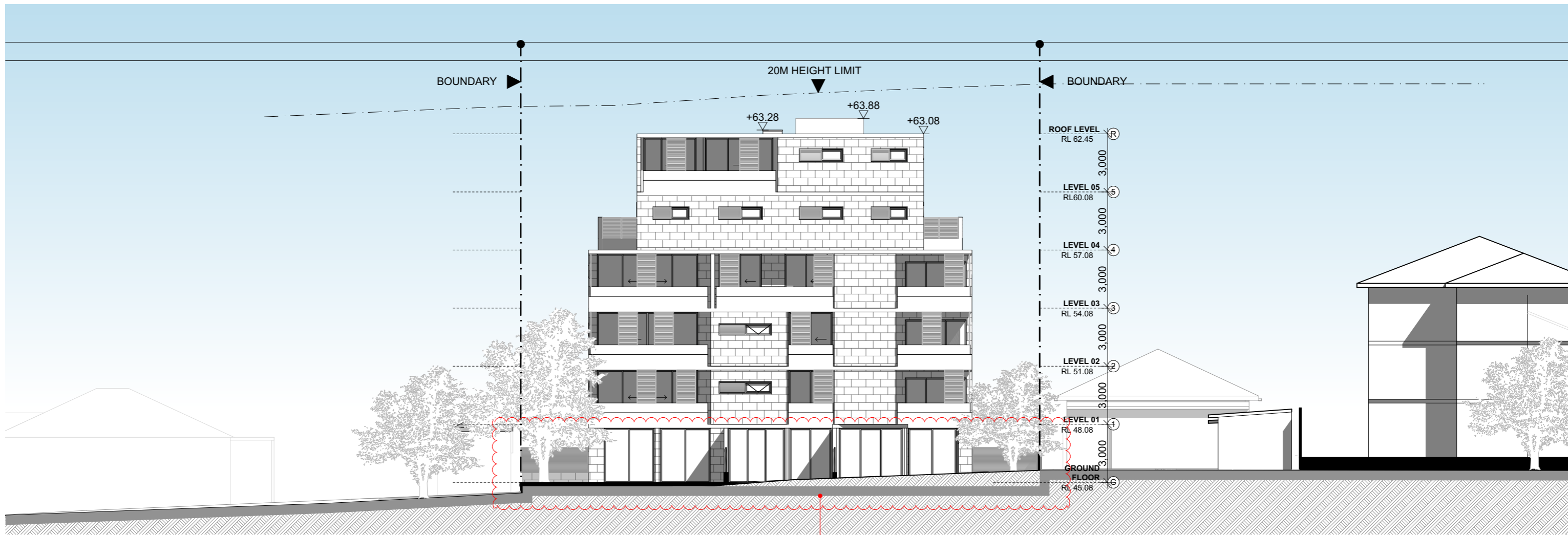
Floor: Concrete slab (no insul.)

Floor Covering: Ceramic tiles in wet areas & timber elsewhere

SCALE 1:200  
SCALE 1:200  
0 1 2 5 10M

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FENCE HAS BEEN REMOVED FROM ELEVATION AS PER COMMENT 2

Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

External Walls:  
Cavity Brick (uninsulated): air gap: plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick: wet plaster both sides.  
Party wall between units: 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

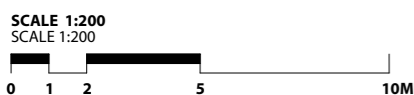
Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor: Concrete slab (no insul.)

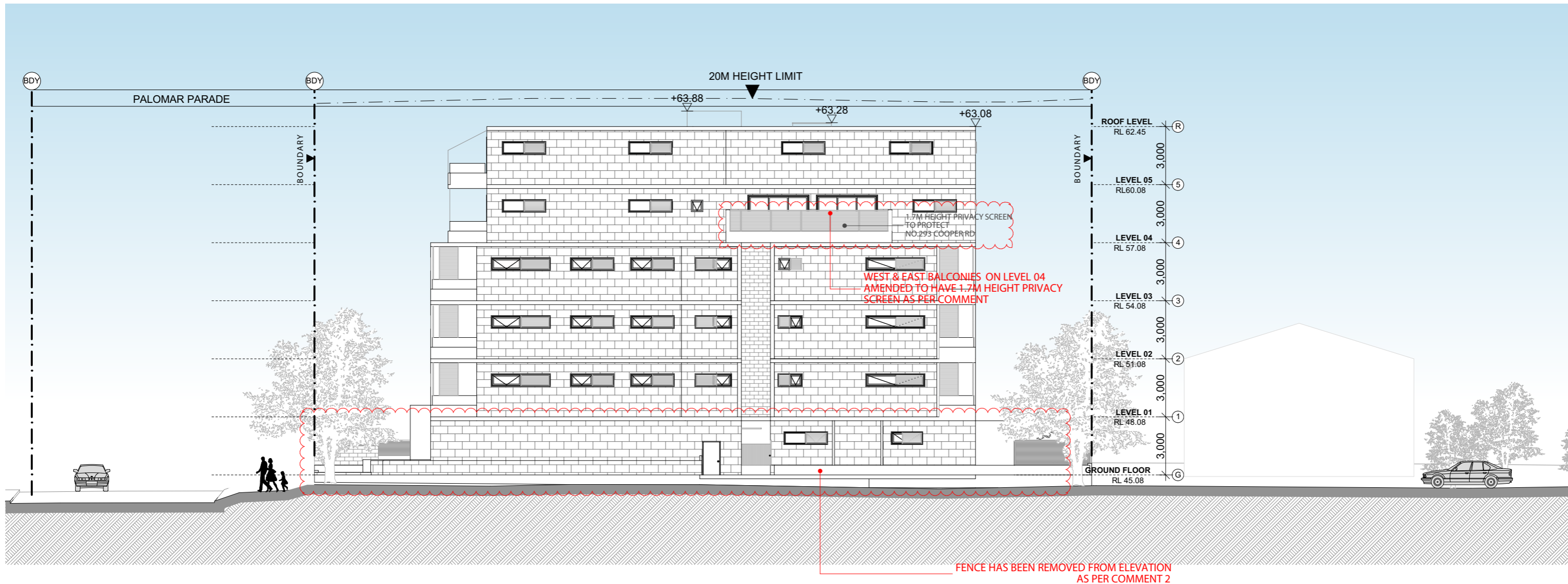
Floor Covering: Ceramic tiles in wet areas & timber elsewhere



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		<p>C 2006 ASPERCOUNCIL COMMENTS</p> <p>B 0909 ASPERCOUNCIL COMMENTS</p> <p>A 1909 FOR DA</p>			<p>QUANTITY SURVEY: <b>MMDCC</b> a: SUITE 5 / 101 GEORGE ST, PARKMATA NSW 2150 t: www.mmdcc.com.au t: +61 2 8633 9233</p>	<p>BASIC: <b>STS</b> a: 32 Brucevale Ave, Epping NSW 2121 w: www.sts.com.au t: +61 2 8633 9233</p>	<p>GEOTECHNICAL: <b>geo-environmental</b> a: 82 Bridge St, Lane Cove NSW 2066 t: 02 8964 6045 e: info@geoenvironmental.com.au</p>	<p>LANDSCAPING: <b>Habitation</b> a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au</p>	<p>WASTE MANAGEMENT: <b>Ghazi Al Ali Architect</b> 9-13 Redmyre Rd, Strathfield, NSW 2135 t: 02 8065 1544 e: office@ghazi.com</p>	<p>CLIENT: <b>GUS SROUR</b></p>	<p>DRAWING NUMBER: <b>DA</b></p>		

PROJECT NUMBER  
**39.14**

ISSUE  
**C**



Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

External Walls:  
Cavity Brick (uninsulated): air gap: plasterboard internal - medium colour

Internal Walls:  
Within each unit: single skin brick: wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

Windows:  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

Roof:  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

Ceiling: Plasterboard - no insulation

Floor : Concrete slab (no insul.)

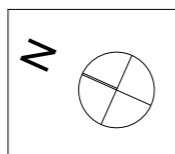
Floor Covering: Ceramic tiles in wet areas & timber elsewhere

SCALE 1:200  
SCALE 1:200  
0 1 2 5 10M

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DA

Issue	Date	Description
D	07/09/2015	ASPERCOUNCIL COMMENTS
C	20/06/2015	ASPERCOUNCIL COMMENTS
B	09/07/2015	ASPERCOUNCIL COMMENTS
A	17/04/2014	FOR DA

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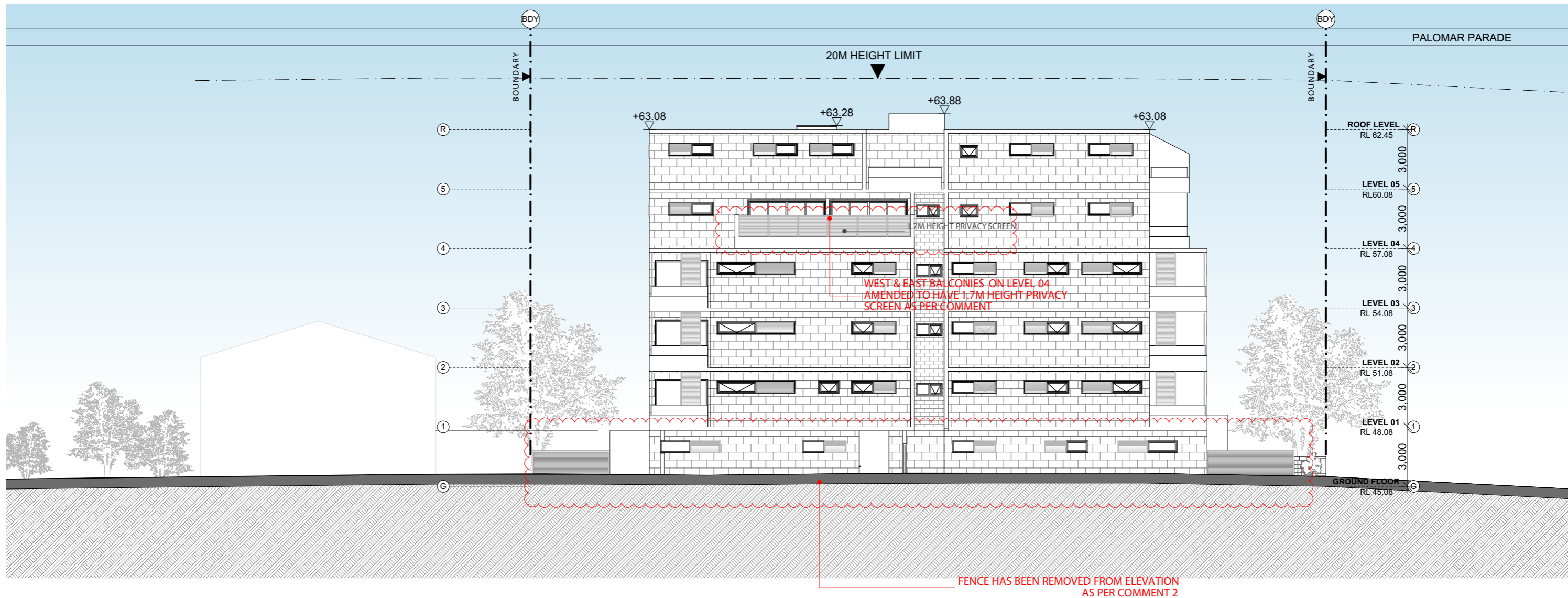
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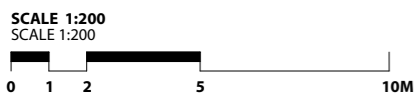
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PROJECT:  
**1-3 PALOMAR PARADE, YAGOONA**  
CLIENT:  
**GUS SROUR**  
SCALE:  
1:200  
DATE:  
07/09/2015  
CAD FILE NUMBER:  
DRAWN BY:  
TE  
CHECKED BY:  
JU  
CHECKED BY:  
GA  
APPROVED:

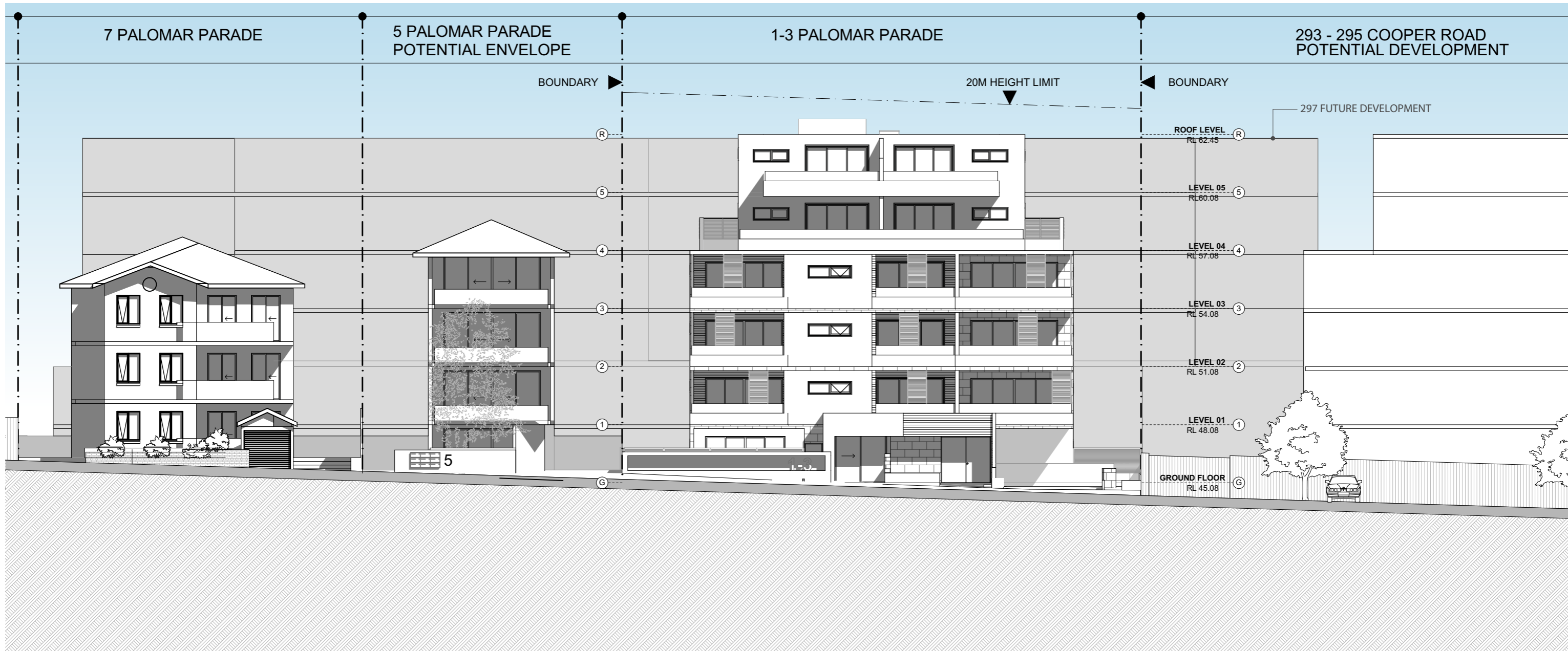
DRAWING NAME:  
**WEST ELEVATION**  
DRAWING NUMBER:  
DA  
PROJECT NUMBER:  
39.14  
ISSUE:  
D  
A1502



Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor



<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> <p><b>DA</b></p>	<p>Drawing Original Size <b>A3</b></p>	<p>07/09/2015 ASPERCOUNCIL COMMENTS</p>	<p>© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>		<p>ACCESS: <b>ACCESS SOLUTIONS</b> a: PO Box 232, Hamilton NSW 2303 m: 0411 824 183</p>	<p>TRAFFIC: <b>PARKING &amp; TRAFFIC</b> a: Suite 102, 656 Innes Street, Cammeray NSW 2062 Australia t: +61 2 8620 0800</p>	<p>ACOUSTIC: <b>ACOUSTIC LOGIC</b> a: 9 Sarah St, Marsfield NSW 2020 t: 6339 8009 e: beth@acousticlogic.com.au w: www.acousticlogic.com.au</p>	<p>HYDRAULIC: <b>SGCE</b> a: Ste A13 Level 1, 20 Lexington Drive Bella Vista NSW 2153 t: +61 2 8863 4239</p>	<p>BCA: <b>VIC LILLI &amp; PARTNERS</b> a: Suite 7, 1-17 Elmer St, Burwood NSW 2134 t: 02 9715 9555 e: aleks@vicli.com.au</p>	<p>PLANNING: <b>WILLANA &amp; ASSOCIATES</b> a: PO BOX 170, Randwick NSW 2031 e: shaharh@willana.com.au t: 9389 6900 w: www.willana.com.au</p>	<p>ARCHITECT: <b>GHAZI AL ALI ARCHITECT PVT LTD</b> T: +612 8065 1544   E: office@ghazi.com ACN: 67167131848 UNIT 2/4, 9-13 REDMYRE RD, STRATHFIELD, NSW 2135</p>	<p>PROJECT: <b>1-3 PALOMAR PARADE, YAGOONA</b></p>	<p>DRAWING NAME: <b>EAST ELEVATION</b></p>
		<p>D 07/09/2015 ASPERCOUNCIL COMMENTS</p> <p>C 20/06/2015 ASPERCOUNCIL COMMENTS</p> <p>B 09/09/2015 ASPERCOUNCIL COMMENTS</p> <p>A 11/09/2014 FOR DA</p>			<p>QUANTITY SURVEY: <b>MMDCC</b> a: SUITE 5 / 101 GEORGE ST, PARRAMATTA NSW 2150 w: www.mmdcc.com.au t: +61 2 8633 9233</p>	<p>BASIX: <b>STS</b> a: 32 Bruceville Ave, Epping NSW 2121 w: www.sts.com.au t: +61 2 8633 7271</p>	<p>GEOTECHNICAL: <b>geo-environmental</b> a: 82 Bridge St, Lane Cove NSW 2066 t: 02 8664 6045 w: info@geo-environmental.com.au</p>	<p>LANDSCAPING: <b>Habitation</b> a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au</p>	<p>WASTE MANAGEMENT: <b>Ghazi Al Ali Architect</b> a: 82 Bridge St, Strathfield, NSW 2135 t: 02 8065 1544 e: office@ghazi.com</p>	<p>SCALE: <b>1:200</b></p>		<p>DATE: <b>07/09/2015</b></p>	<p>CAD FILE NUMBER:</p>
		<p>ISSUE DATE:</p>			<p>ISSUE NUMBER: <b>D</b></p>								

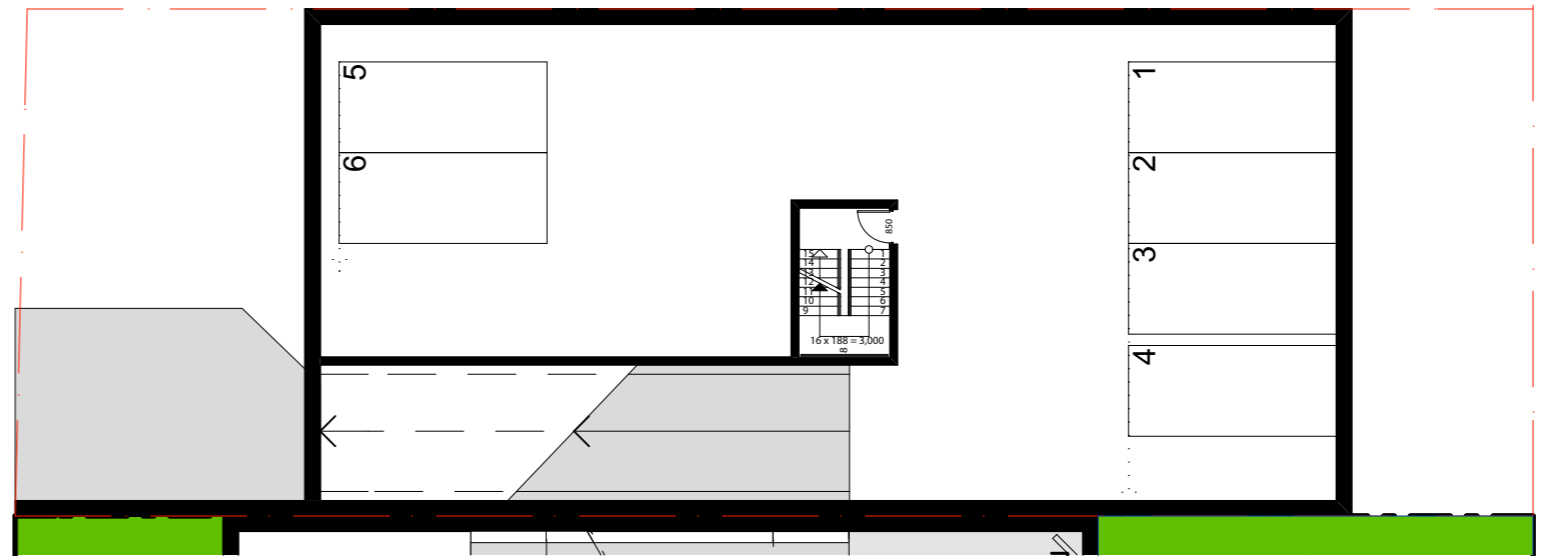


POTENTIAL STREETSCAPE FOR NO.5  
PALOMAR PDE @ 1:200

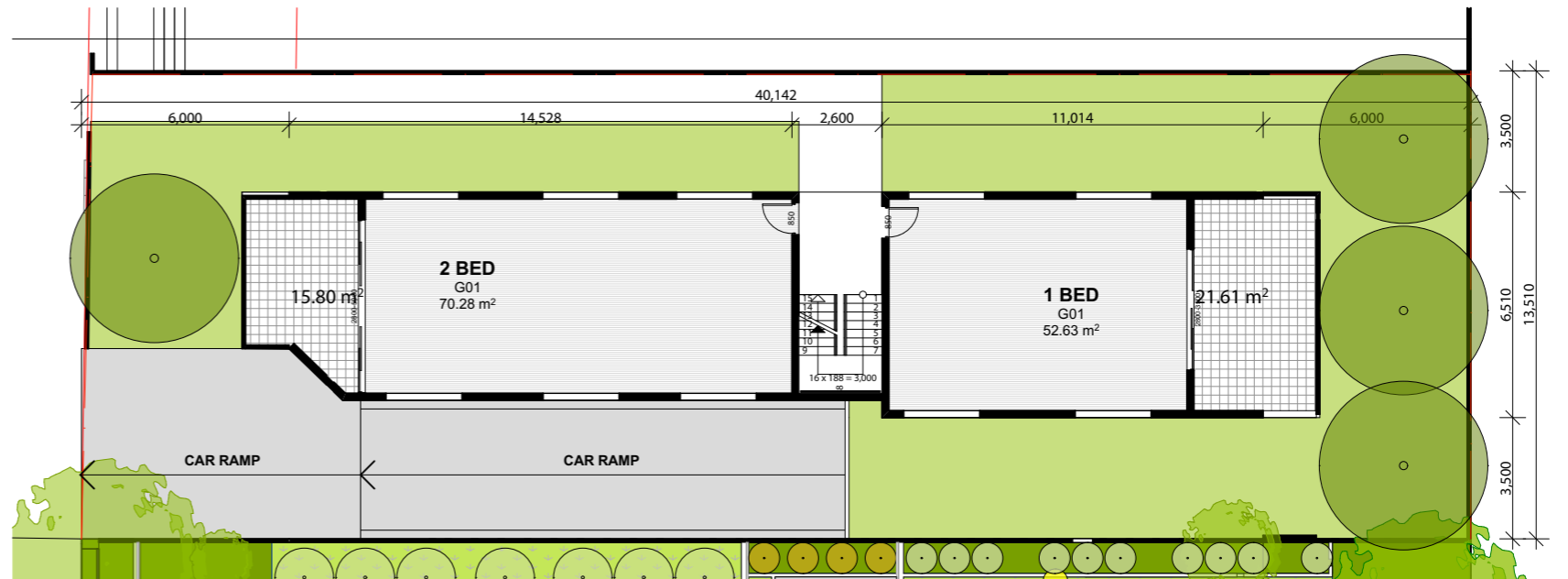
SCALE 1:200  
SCALE 1:200

<p>FOR DA PURPOSES ONLY NOT FOR CONSTRUCTION</p> <p><b>DA</b></p>	<p>Drawing Original Size <b>A3</b></p>	<p>DATE: 2019 COMMENT: A</p>	<p>© COPYRIGHT</p> <p>DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION.</p> <p>THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.</p>	<p><b>N</b></p>	<p><b>ACCESS:</b> <b>ACCESS SOLUTIONS</b> a: PO Box 232, Hamilton NSW 2303 m: 0411 824 183</p>	<p><b>TRAFFIC:</b> <b>PARKING &amp; TRAFFIC</b> a: Suite 102, 158 Miller Street, Cammeray NSW 2062 Australia t: +61 2 8823 0800</p>	<p><b>ACOUSTIC:</b> <b>ACOUSTIC LOGIC</b> a: 9 Sarah St, Marsfield NSW 2020 t: 6339 8009 e: helen@acousticlogic.com.au w: www.acousticlogic.com.au</p>	<p><b>HYDRAULIC:</b> <b>SGCE</b> a: Site A113 Level 1, 20 Lexington Drive Bella Vista NSW 2153 t: +61 2 9883 4239</p>	<p><b>BCA:</b> <b>VIC LILLI &amp; PARTNERS</b> a: Suite 7, 1-17 Elm St, Burwood NSW 2134 t: 02 9715 9555 e: aleks@viclii.com.au</p>	<p><b>PLANNING:</b> <b>WILLANA &amp; ASSOCIATES</b> a: PO BOX 170, Randwick NSW 2031 e: susan@willana.com.au t: 9389 6900 w: www.willana.com.au</p>	<p><b>ARCHITECT:</b> <b>GHAZI AL ALI ARCHITECT</b> PVT LTD T: +612 8065 1544   E: office@ghazi.com ACN: 67167131848 UNIT 2/4, 9-13 REDMYRE RD, STRATHFIELD, NSW 2135</p>	<p>PROJECT: <b>1-3 PALOMAR PARADE, YAGOONA</b></p> <p>CLIENT: <b>GUS SROUR</b></p> <p>SCALE: <b>1:200</b></p> <p>DATE: <b>25/09/2015</b></p> <p>CAD FILE NUMBER:</p> <p>DRAWN BY: <b>TE</b></p> <p>CHECKED 1: <b>JU</b></p> <p>CHECKED 2: <b>GA</b></p> <p>APPROVED:</p>	<p>DRAWING NAME: <b>POTENTIAL DEVELOPMENT FOR NO5 STREETSCAPE</b></p> <p>DRAWING NUMBER: <b>DA</b></p> <p>PROJECT NUMBER: <b>39.14</b></p> <p>ISSUE: <b>A</b></p> <p>ISSUE NUMBER: <b>A1504</b></p>
		<p>QUANTITY SURVEY: <b>MMDCC</b> a: SUITE 5 / 101 GEORGE ST, PARKMARTTA NSW 2150 w: www.mmdcc.com.au t: +61 2 8633 9233</p>	<p><b>BASIX:</b> <b>STS</b> a: 32 Bruceville Ave, Epping NSW 2121 w: www.sts.com.au t: +61 2 8633 9233</p>	<p><b>GEOTECHNICAL:</b> <b>geo-environmental</b> a: 82 Bridge St, Lane Cove NSW 2066 t: 02 8964 6045 w: info@geo-environmental.com.au</p>	<p><b>LANDSCAPING:</b> <b>Habitation</b> a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au</p>	<p><b>WASTE MANAGEMENT:</b> <b>Ghazal Ali Architect</b> a: 13 Redmyre Rd, Strathfield, NSW 2135 t: 02 8065 1544 e: office@ghazi.com</p>							

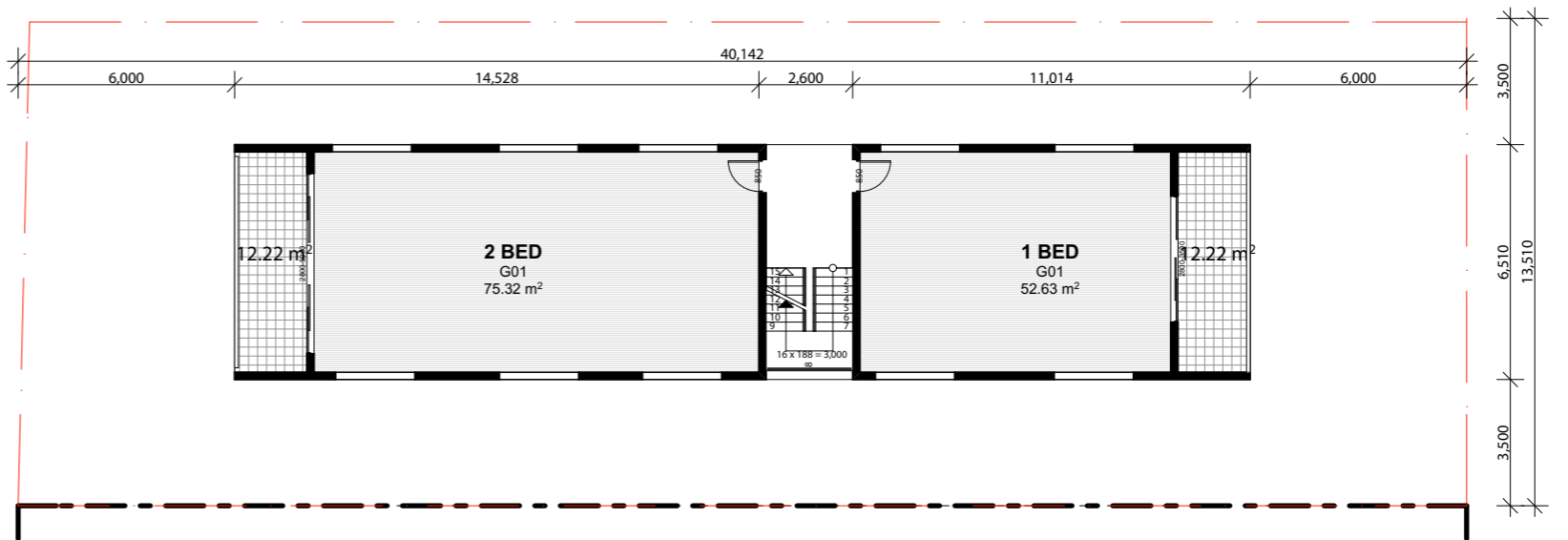
POTENTIAL BASEMENT FLOOR PLAN FOR NO.5 PALOMAR PDE @ 1:200



POTENTIAL GROUND FLOOR PLAN FOR NO.5 PALOMAR PDE @ 1:200



POTENTIAL LEVEL 1 & 2 FLOOR PLAN FOR NO.5 PALOMAR PDE @ 1:200



SCALE 1:200  
SCALE 1:200

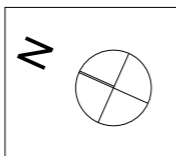
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**DA**

Drawing Original Size  
**A3**

Issue	Date	Description
A	2019	AS PER COMMENT

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**PROJECT:**  
**1-3 PALOMAR PARADE, YAGOONA**

**CLIENT:**  
**GUS SROUR**

**SCALE:**  
1:200

**DATE:**  
25/09/2015

**CAD FILE NUMBER:**

**DRAWN BY:**  
TE

**CHECKED 1:**  
JU

**CHECKED 2:**  
GA

**APPROVED:**

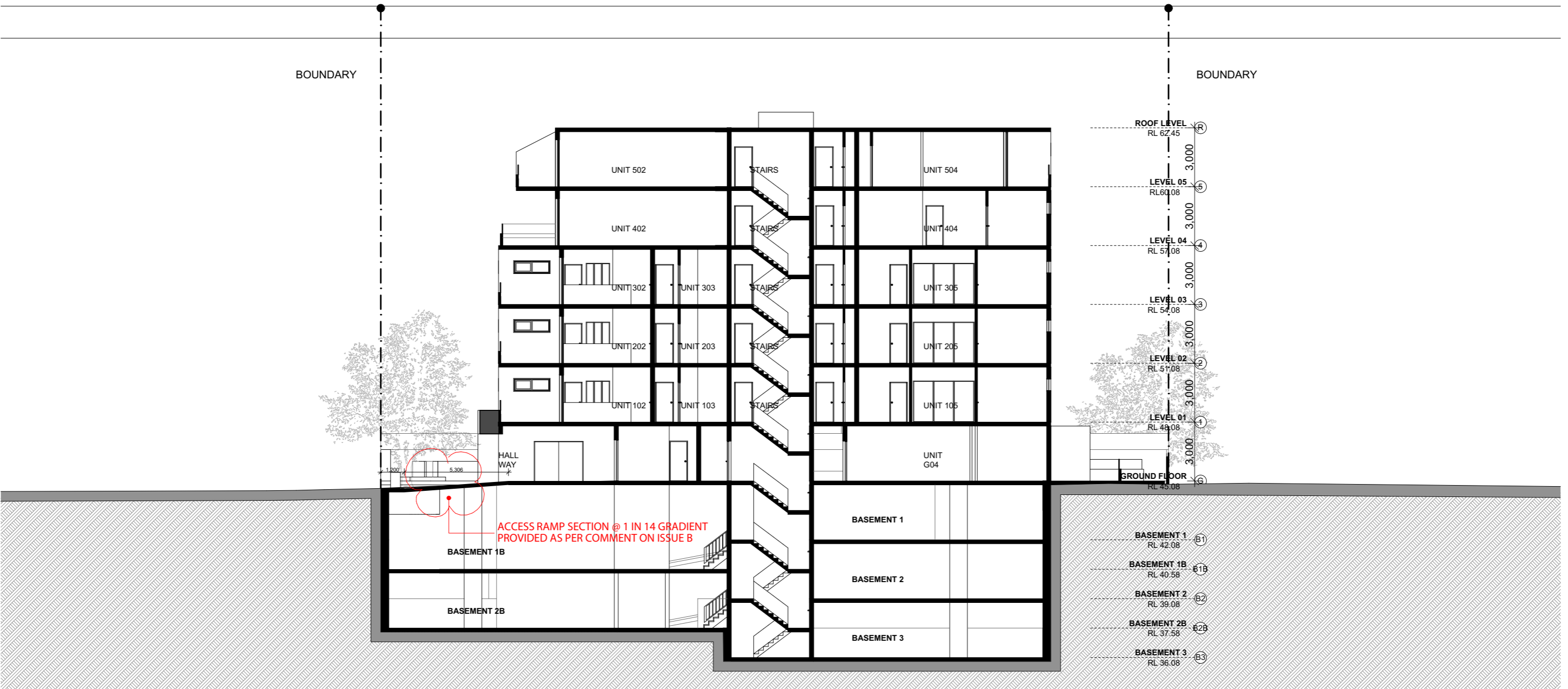
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**POTENTIAL FLOOR PLANS FOR NO.5 PALOMAR**

**DRAWING NUMBER:**  
DA

**PROJECT NUMBER:**  
A1505

**ISSUE:**  
A

**PROJECT NUMBER:**  
39.14



Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

**External Walls:**  
Cavity Brick (uninsulated); air gap: plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

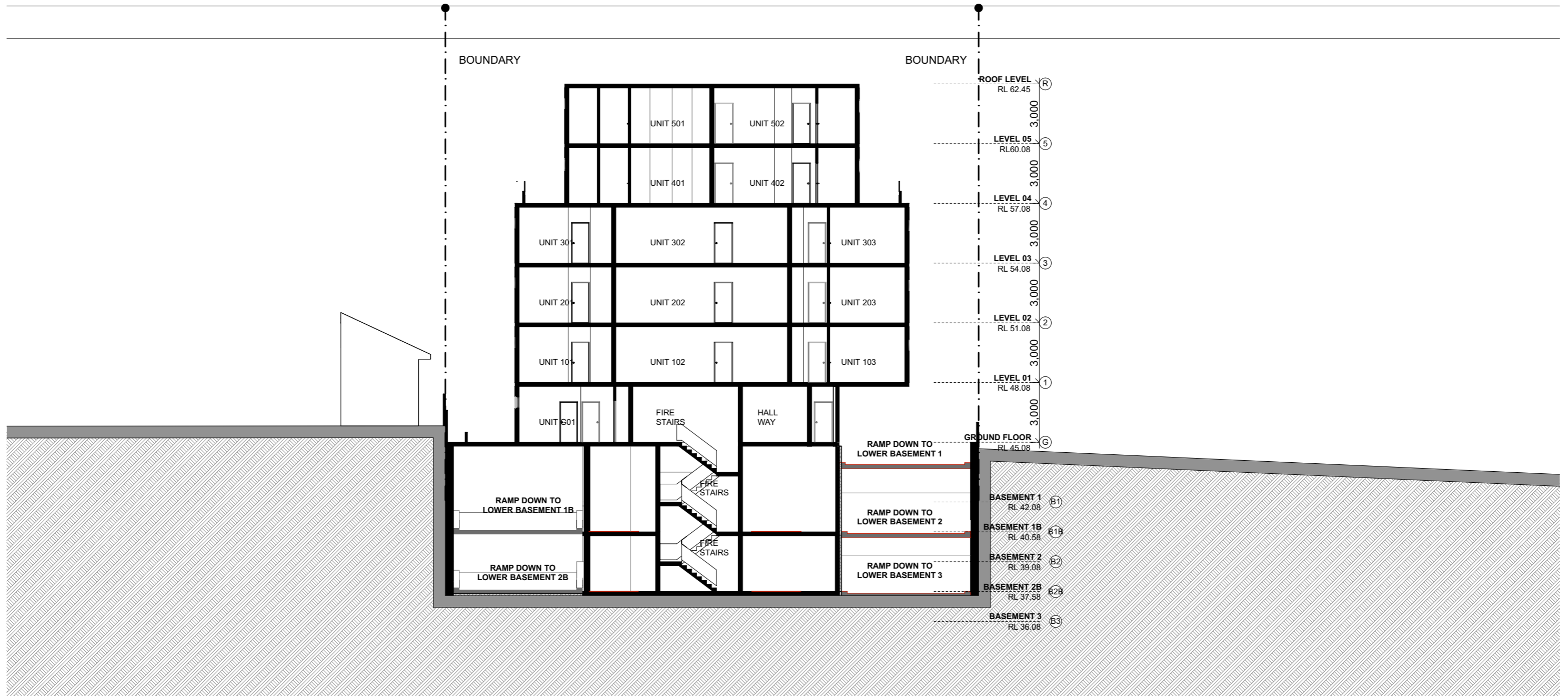
**Ceiling:** Plasterboard - no insulation

**Floor:** Concrete slab (no insul.)

**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

SCALE 1:200  
SCALE 1:200

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		<b>QUANTITY SURVEY:</b> MMDCC a: SUITE 5 / 101 GEORGE ST, PARRAMATTA NSW 2150 w: www.mmdcc.com.au t: +61 2 9633 9233	<b>BASIX:</b> STS a: 32 Bruceville Ave, Epping NSW 2121 w: www.sts.com.au t: +61 2 9853 0800	<b>GEOTECHNICAL:</b> geo-environmental a: 82 Bridge St, Lane Cove NSW 2086 t: 02 8964 6045 w: info@geoenvironmental.com.au	<b>LANDSCAPING:</b> Habitation a: Studio 25, 13-29 Nichols St, Surry Hills NSW 2015 Australia m: +612 9360 7771 e: davep@habitation.com.au	<b>WASTE MANAGEMENT:</b> Ghazi Al Ali Architect a: 9-13 Redmyre Rd, Strathfield, NSW 2135 t: 02 8065 1544 e: office@ghazi.com						



Units	Additional Insulation
G01	R1.0 in floor
G02	R1.0 in floor
G03	R1.0 in floor
G04	R1.0 in floor + R1.0 external wall.
103	R1.0 in floor

**External Walls:**  
Cavity Brick (uninsulated); air gap; plasterboard internal - medium colour

**Internal Walls:**  
Within each unit: single skin brick; wet plaster both sides.  
Party wall between units : 2 layers of AAC 70mm with R1.0 between.  
Plasterboard lines both sides

**Windows:**  
Aluminium standard double - glazed: clear/12 Argon gap/low-e: U=3.62: SHGC =0.65

**Roof:**  
Concrete slab 150mm - Drained Tile walking surface - R2.0 insulation under slab - Susp. Ceiling under (medium colour)

**Ceiling:** Plasterboard - no insulation

**Floor:** Concrete slab (no insul.)

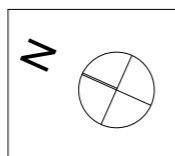
**Floor Covering:** Ceramic tiles in wet areas & timber elsewhere

SCALE 1:200  
SCALE 1:200

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**DA**

Drawing Original Size A3

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**PROJECT:**  
**1-3 PALOMAR PARADE, YAGOONA**

**CLIENT:**  
**GUS SROUR**

SCALE: 1:200  
DATE: 25/06/2015  
DRAWN BY: TE  
CHECKED BY: JU  
CHECKED 2: GA  
APPROVED:

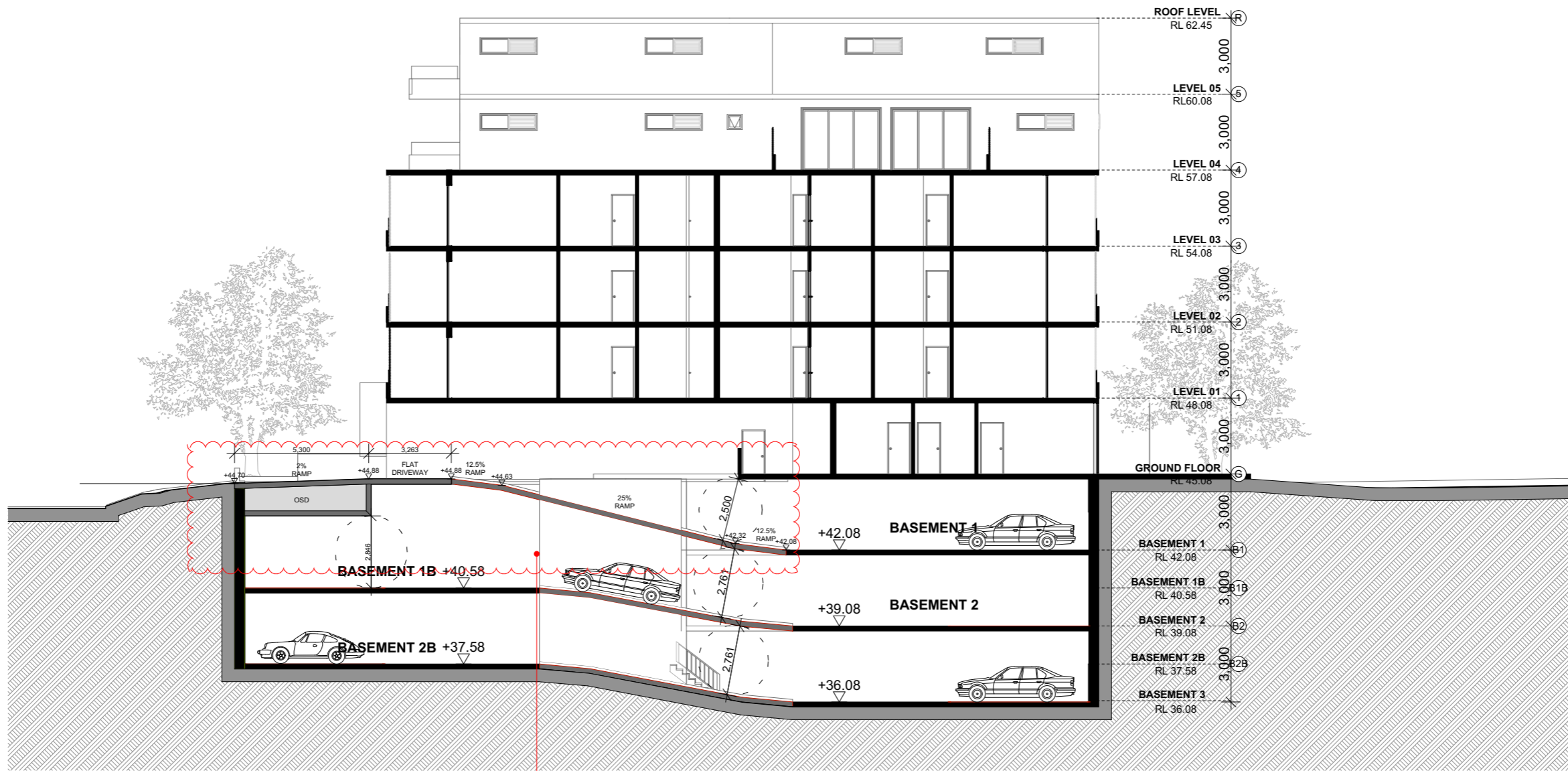
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**SECTION B**

**DRAWING NUMBER:**  
**DA**

**PROJECT NUMBER:**  
**39.14**

**ISSUE:**  
**B**

**DRAWING NUMBER:**  
**A1701**



SECTION C THROUGH CARPARK RAMP  
1:200

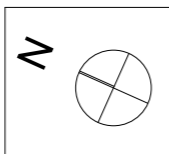
SCALE 1:200  
SCALE 1:200

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Drawing Original Size  
**A3**

25/06/2015  
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COMMENTS

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PROJECT:  
**1-3 PALOMAR PARADE, YAGOONA**  
CLIENT:  
**GUS SROUR**  
SCALE:  
**1:200**  
DATE:  
**25/06/2015**  
DRAWN BY:  
**TE**  
CHECKED 1:  
**JU**  
CHECKED 2:  
**GA**  
APPROVED:

DRAWING NAME:  
**SECTION C THROUGH CARPARK RAMP**  
DRAWING NUMBER:  
**DA**  
PROJECT NUMBER:  
**39.14**  
ISSUE:  
**C**