

DRAWING SCHEDULE

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- A 1010 SITE PLAN
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- A 1051 SOLAR ACCESS DIAGRAM
- A 1052 CROSS-VENTILATION DIAGRAM
- A 1053 STORAGE DIAGRAM
- A 1054 AFFORDABLE HOUSING
- A 1150 STREETSCAPE ANALYSIS
- A 1100 SURVEY PLAN
- A 1101 DEMOLITION PLAN
- A 1200 BASEMENT 01
- A 1201 LOWER GROUND FLOOR PLAN
- A 1202 GROUND FLOOR PLAN
- A 1203 TYPICAL LEVEL 01-02
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- A 1301 SHADOW DIAGRAM 12.00PM
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- A 1600 MATERIAL SCHEDULE
- A 1601 MATERIAL SCHEDULE
- A 1700 SECTIONS
- A 1800 RAMP DETAIL

FSR

SITE AREA: 2836.10 SQM
PERMISSIBLE FSR: 1:1 + 0.5 ARH
PERMISSIBLE GFA: 4254.15 SQM
GFA: 4252.65 SQM
TOTAL FSR: 1.49:1

TOTAL AFFORDABLE HOUSING FSR USED 0.49:1
TOTAL AREA TO BE ALLOCATED 2083.79 SQM
TOTAL AREA PROVIDED 2098.74 SQM (26 UNITS)

UNIT MIX

1 BED: 7
2 BED: 37
3 BED: 6
UNITS TOTAL: 50

S96 CHANGES

External Walls:
- Lower Ground: Cavity Brick Plastered (uninsul) + air gap: plasterboard - medium colour- **SEE TABLE FOR UNITS REQUIRING INSULATION**
- Ground, L1, L2 & L3: AAC 75mm: air gap: R1.5 insulation: 13mm plasterboard - medium colour

Internal Walls:
- Within each unit: Plasterboard on studs (no insul.)
- (Party Wall) AAC 75mm: R2.0 insulation: air gap: plasterboard

Windows: Aluminium DG Air Fill Clear-Clear: U = 4.80: SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under - **SEE TABLE FOR UNITS REQUIRING INSULATION**

Ceiling: Suspended Plasterboard + no Insulation

Floor: Concrete slab (no insulation) - **SEE TABLE FOR UNITS REQUIRING INSULATION**

Floor Covering: Ceramic tiles

Exhaust fans: to be sealed.

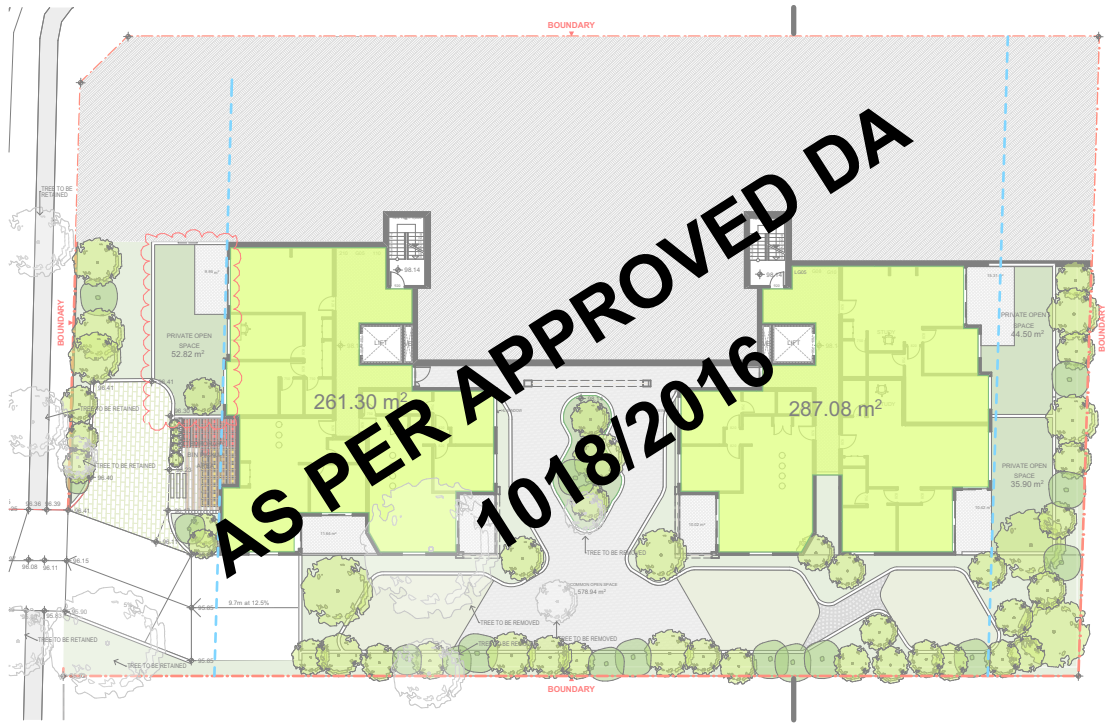
Units	Additional Insulation
LG01	R1.0 insulation in floor + R1.5 insulation in external walls
LG02	R1.0 insulation in floor
LG03	R1.0 insulation in floor + R1.0 in external walls
LG04	R1.0 insulation in floor + R1.0 in external walls
LG05	R1.0 insulation in floor
LG06	R1.0 insulation in floor
202	R2.0 insulation in roof
203	R2.0 insulation in roof
204	R2.0 insulation in roof
210	R2.0 insulation in roof
211	R2.0 insulation in roof
212	R2.0 insulation in roof
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof

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UNIT 2, LEVEL 2 14 RAILWAY
PARADE, BURWOOD, 2134

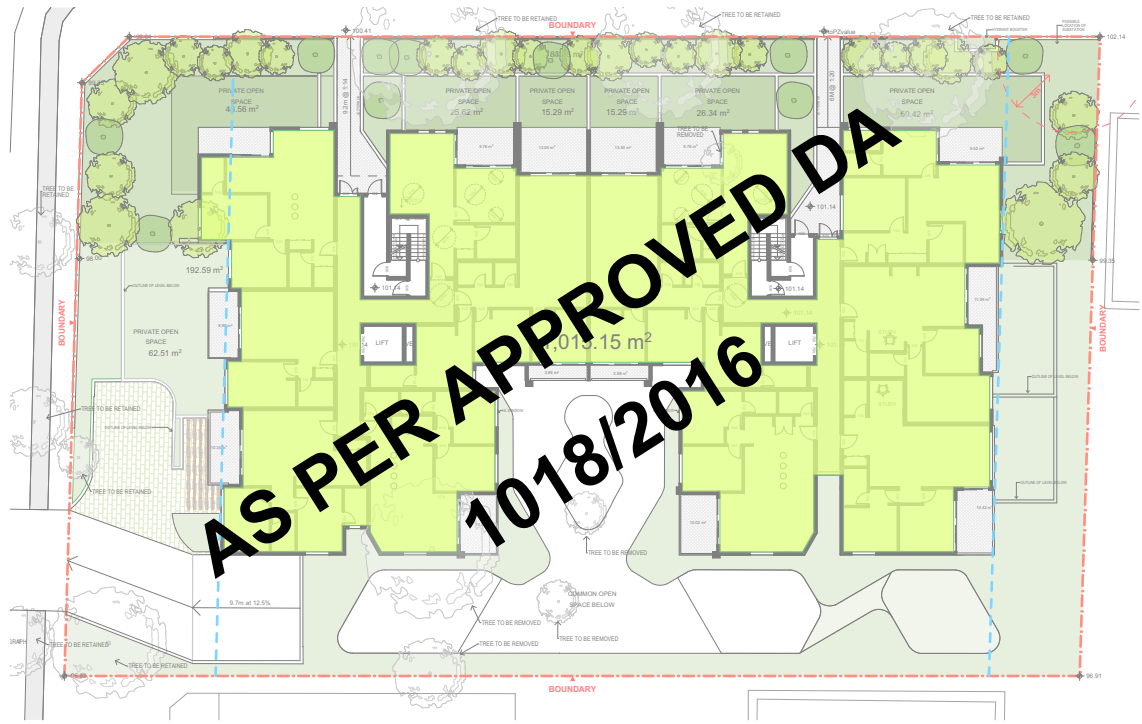


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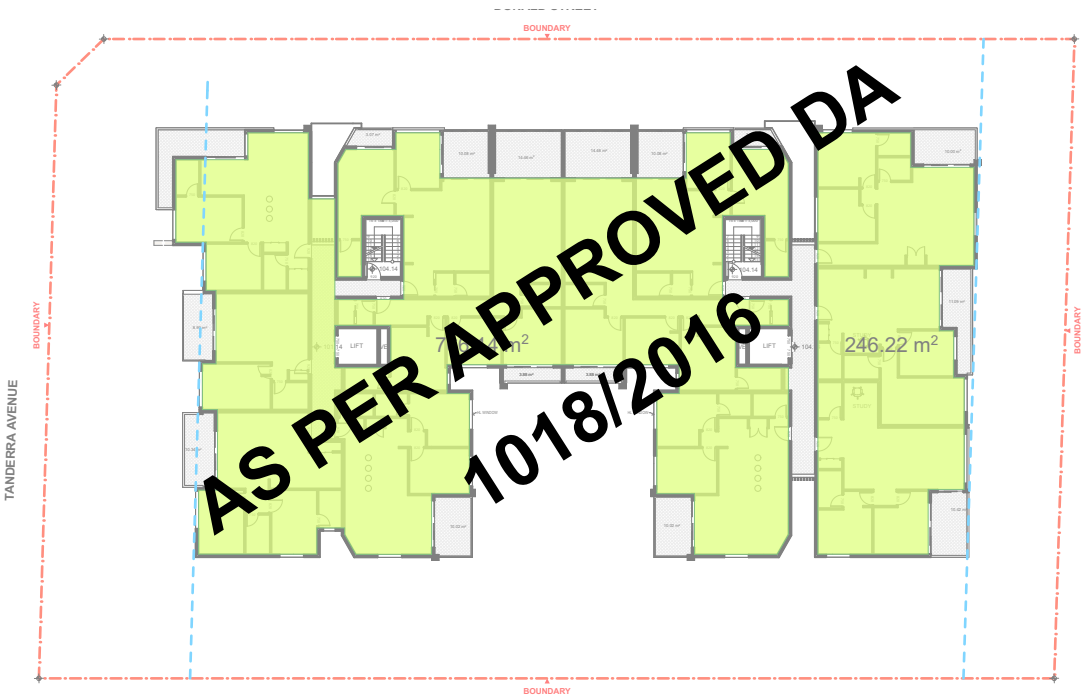
28-34 DONALD STREET
CARLINGFORD



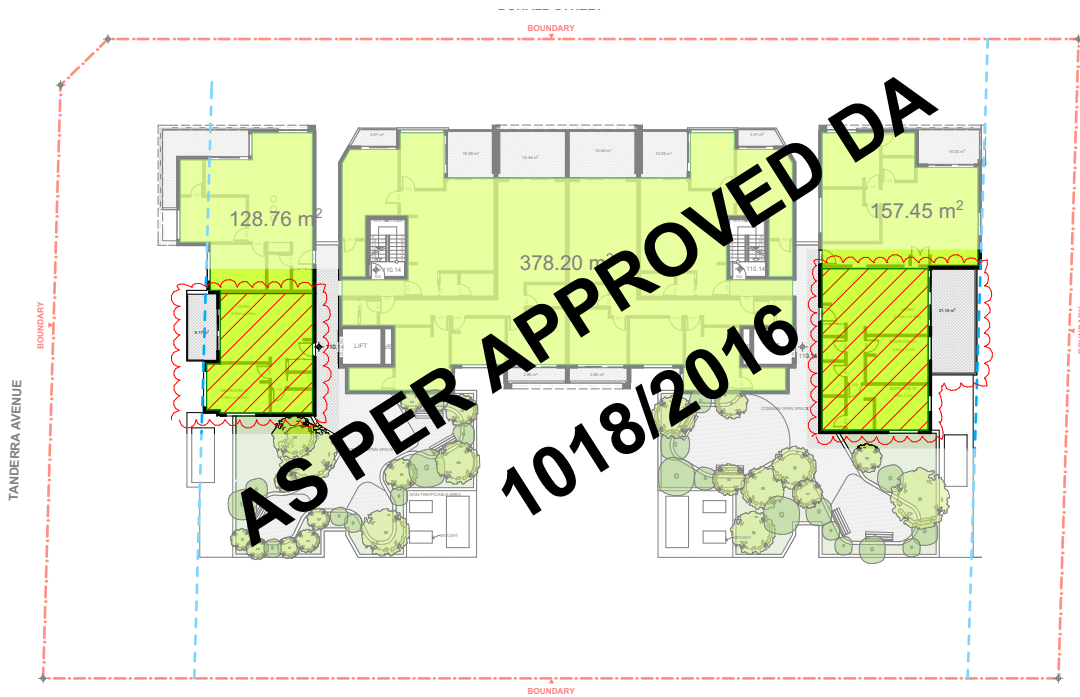
LOWER GROUND LEVEL @ 1:400
TOTAL GFA: 548.38 SQM



GROUND LEVEL
TOTAL GFA: 1015.15 SQM



LEVEL 01 & LEVEL 02 @ 1:400
GFA:1012.36 SQM
TOTAL GFA: 2024.72 SQM



LEVEL 03 @ 1:400
TOTAL GFA: 664.41 SQM

 **S96 CHANGES**

TOTAL GFA APPROVED : 4112.71 SQM

GFA CALCULATION

SITE AREA: 2836.10 SQM
PERMISSIBLE FSR: 1:1 + 0.5 ARH
PERMISSIBLE GFA: 4254.15 SQM

 ADDED UNITS
 TOTAL GFA

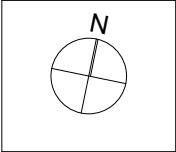
**TOTAL GFA: 4252.66 SQM
TOTAL FSR: 1.49:1**

FOR S96
PURPOSES ONLY
NOT FOR
CONSTRUCTION
SECTION 96

Drawing Original Size **A3**

ISSUED FOR COUNCIL
DATE: 16/11/2017
FOR S96
A. 16/11/2017 Description

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UNIT 2, LEVEL 2 14 RAILWAY PARADE, BURWOOD,
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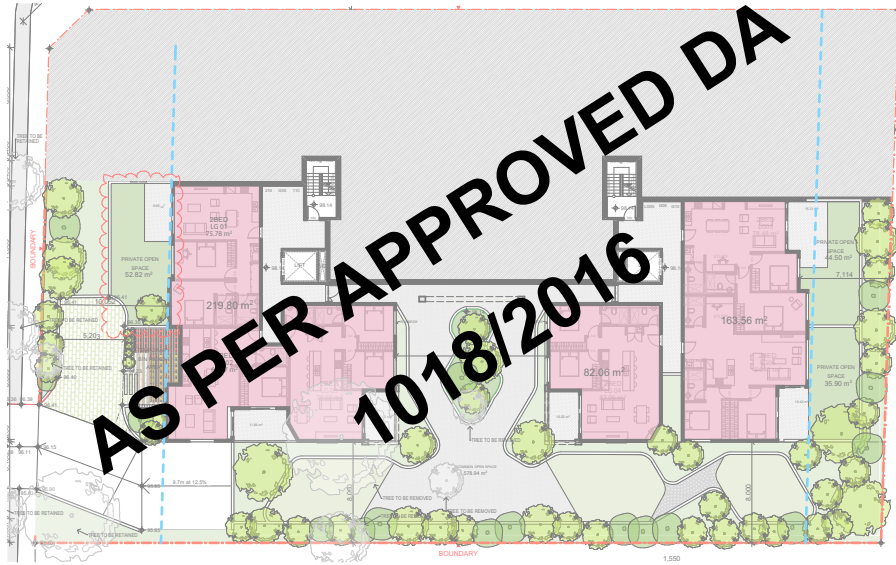
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28-34 DONALD ST, CARLINGFORD
CLIENT:
John Mouawad
SCALE:
1:500
DATE:
16/11/2017
CAD FILE NUMBER:

DRAWN
JU
PROJECT ARCHITECT
JU
PROJECT DIRECTOR
GA
APPROVED:

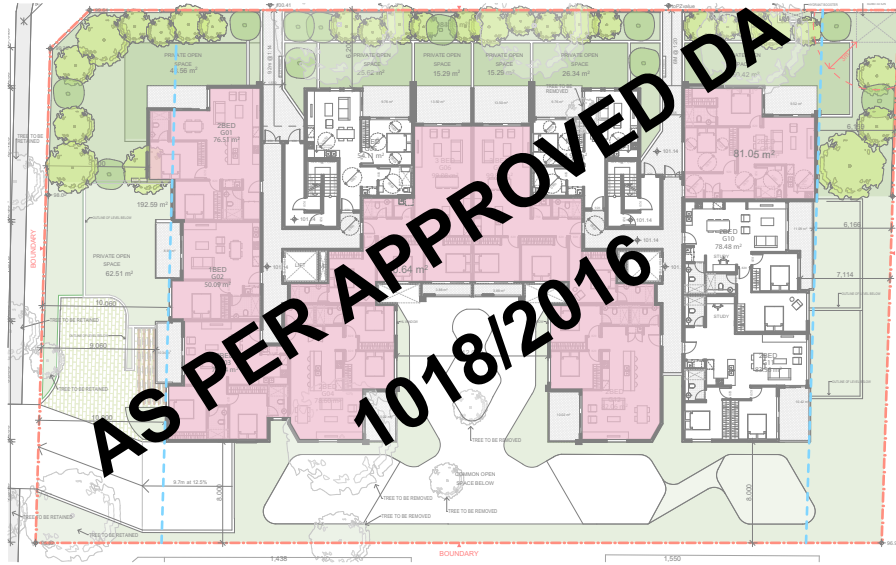
DRAWING NAME
GFA CALCULATION
DRAWING NUMBER
S96
PROJECT NUMBER
A1050
ISSUE
B
PROJECT NUMBER
81.15



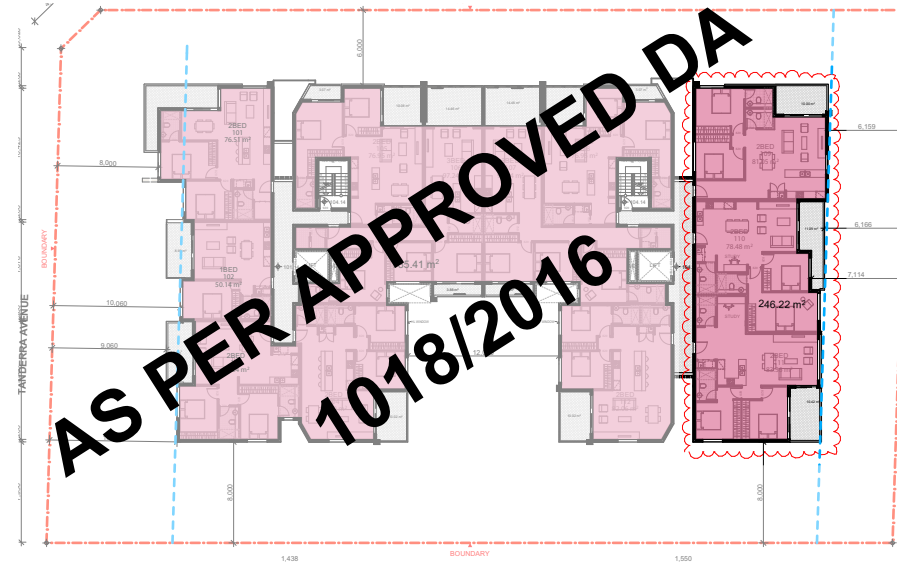
DRAWING NAME		PROJECT NUMBER
STORAGE DIAGRAM		81.15
DRAWING NUMBER	ISSUE	
S96	A1053	B



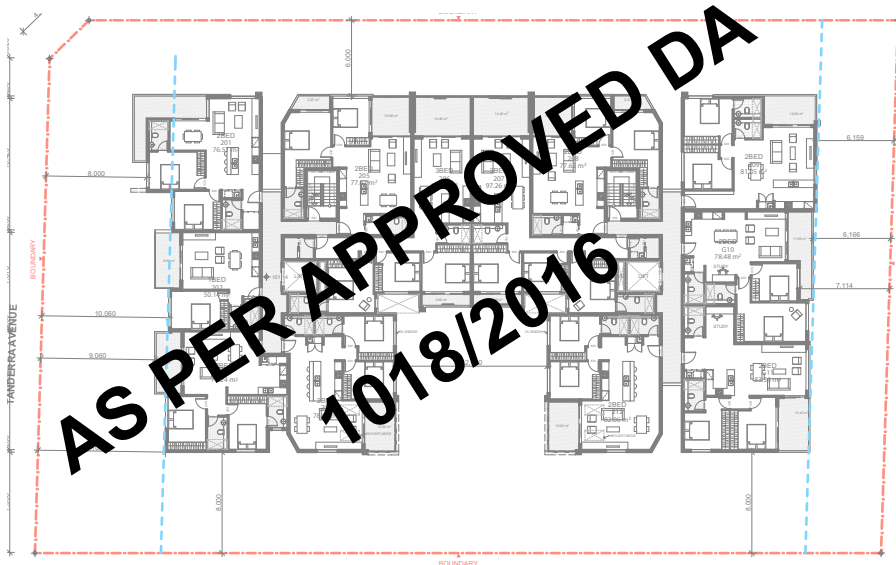
LOWER GROUND LEVEL @ 1:600 = 465.42sqm



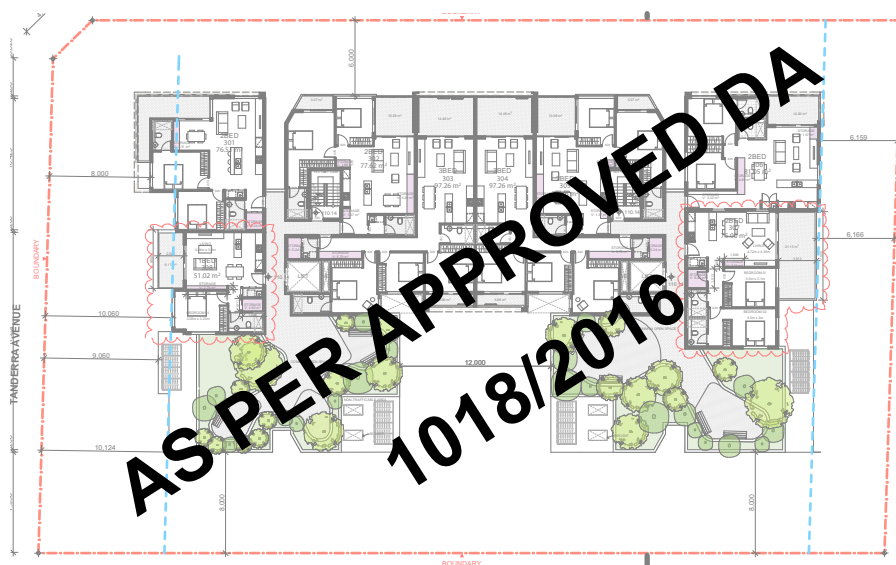
GROUND LEVEL @ 1:600 = 651.69sqm



LEVEL 01 @ 1:600 = 981.63sqm



LEVEL 02 @ 1:600



LEVEL 03 @ 1:600

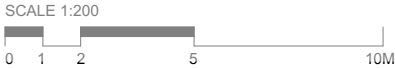
 **S96 CHANGES**

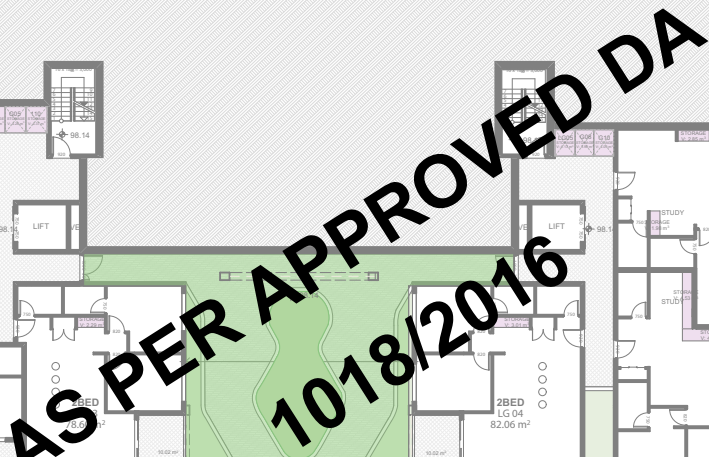
UNITS ALLOCATED TO AFFORDABLE HOUSING

 **AFFORDABLE HOUSING**
SITE AREA: 2836.10 SQM
PERMISSIBLE FSR: 1:1 + 0.5 ARH
PERMISSIBLE GFA: 4254.15 SQM

TOTAL GFA: 4252.65 SQM
TOTAL FSR: 1.49:1

TOTAL AFFORDABLE HOUSING FSR USED 0.49:1
TOTAL AREA TO BE ALLOCATED 2083.79 SQM
TOTAL AREA PROVIDED 2098.74 SQM (26 UNITS)





▲ 63
▲ 67

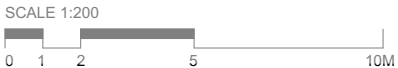


▲
▲



LEVEL 3: 282 SQM

TOTAL COMMON OPEN SPACE: 860.94 SQM (30%)



SECTION 96

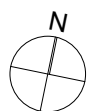
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B	1&11/ 2017	AS PER COUNCIL COMMENTS

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18
14 RAILWAY PARADE, BURWOOD

PROJECT:

28-34 DONALD
CLIENT:
John Mouawad

John Mouawad			
SCALE: 1:400		DATE: 16/11/2017	
		CAD FILE NUMBER:	
DRAWN JJ	PROJECT ARCHITECT JU	PROJECT DIRECTOR GA	APPROVED:

DRAWING NAME

**COMMON OPEN
SPACE**

DRAWING NUMBER	
S96	A1055

PROJECT NUMBER
81.15

Windows: Aluminium Double Air Fill Clear-Clear: U = 4.80 SHGC = 0.51
 Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under - SEE TABLE FOR UNITS REQUIRING INSULATION
 Ceiling: Suspended Plasterboard + no Insulation
 Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION
 Floor Covering: Ceramic tiles
 Exhaust fans: to be sealed.

DEEP SOIL
18.8%
548.56 m²

OSD TANK
AS PER STORMWATER
DRAWINGS

**AS PER APPROVED
DA 1018/2016**

The floor plan includes the following rooms and features:

- CAR WASHING BAY**: Located in the top left corner.
- COMMS** and **CLEANERS ROOM**: Located in the bottom left corner.
- BIN STORAGE ROOM**: 44.36 m², 6.392, located in the bottom left corner.
- PUMP ROOM**: Located in the top right corner.
- SPRINKLER ALARM VALVE**: Located in the top right corner.
- LIFT**: Multiple lift locations throughout the plan.
- Accessible Rooms**: Rooms 25, 26, 34, and 35 are marked as accessible with wheelchair icons.
- Motorbike Spaces**: Located in the bottom right corner.

Dimensions and other markings include:

- Overall dimensions: 9.7m at 12.5%, 7.680, 5.800, 5.501, 5.500, 5.710, 6.018, 6.914, 6.101, 1.109, 8.641, 44.36 m², 6.392.
- Room numbers: 1 through 51.
- Room 36 is highlighted with a red dashed border.
- Room 37 is highlighted with a red solid border.
- Room 38 is highlighted with a red solid border.
- Room 39 is highlighted with a red solid border.
- Room 40 is highlighted with a red solid border.
- Room 41 is highlighted with a red solid border.
- Room 42 is highlighted with a red solid border.
- Room 43 is highlighted with a red solid border.
- Room 44 is highlighted with a red solid border.
- Room 45 is highlighted with a red solid border.
- Room 46 is highlighted with a red solid border.
- Room 47 is highlighted with a red solid border.
- Room 48 is highlighted with a red solid border.
- Room 49 is highlighted with a red solid border.
- Room 50 is highlighted with a red solid border.
- Room 51 is highlighted with a red solid border.

400 | 92

 **S96 CHANGES**

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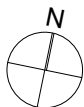
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C	21/06/2016	AS PER COUNCIL COMMENTS
B	19/03/2018	AS PER COUNCIL COMMENTS
A	06/07/2017	FOR S96
Issue	Date	Description

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28-34 DONALD ST, CARLINGFORD			
CLIENT:			
John Mouawad			
SCALE: 1:200		DATE: 16/11/2017	CAD FILE NUMBER:
DRAWN JJ	PROJECT ARCHITECT JU	PROJECT DIRECTOR GA	APPROVED:

DRAWING NAME

BASEMENT PLAN

DRAWING NUMBER

81.15

B



S96 CHANGES

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SECTION 96

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E	27/07/2016	AS FIRE COUNCIL COMMENTS
D	20/06/2016	AS FIRE COUNCIL COMMENTS
C	10/05/2016	AS FIRE COUNCIL COMMENTS
B	09/07/2015	AS FIRE COUNCIL COMMENTS
A	06/07/2015	FOR S96

Issue Date Description

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Director

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on line 170 handback view 2021

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UNIT 2, LEVEL 2 14 RAILWAY PARADE, BURWOOD, 2134

PROJECT:

28-34 DONALD ST, CARLINGFORD

CLIENT:

John Mouawad

SCALE:

1:200

DATE:

16/11/2017

CAD FILE NUMBER:

PROJECT ARCHITECT

JU

PROJECT DIRECTOR

GA

APPROVED:

DRAWING NAME:

GROUND LEVEL

DRAWING NUMBER:

S96

PROJECT NUMBER:

81.15

ISSUE:

B

External Walls: Lower Ground: Cavity Brick Plastered (uninsul) + air gap: plasterboard - medium colour- SEE TABLE FOR UNITS REQUIRING INSULATION
Ground, L1, L2 & L3: AAC 75mm: air gap: R1.5 insulation: 12mm plasterboard - medium colour

Internal Walls: Within each unit: Plasterboard on studs (no insul.)
(Party Wall) AAC 75mm: R2.0 insulation: air gap: plasterboard

Windows: Aluminium DG Air Fill Clear-Clear: U = 4.00 SHGC = 0.51
Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under - SEE TABLE FOR UNITS REQUIRING INSULATION
Ceiling: Suspended Plasterboard + no insulation
Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION
Floor Covering: Ceramic tiles
Exhaust fans: to be sealed.

Units	Additional Insulation
LG01	R1.0 insulation in floor + R1.5 insulation in external walls
LG02	R1.0 insulation in floor + R1.0 insulation in external walls
LG03	R1.0 insulation in floor + R1.0 in external walls
LG04	R1.0 insulation in floor + R1.0 in external walls
LG05	R1.0 insulation in floor + R1.0 in external walls
LG06	R1.0 insulation in floor + R1.0 in external walls
202	R2.0 insulation in roof
203	R2.0 insulation in roof
204	R2.0 insulation in roof
210	R2.0 insulation in roof
211	R2.0 insulation in roof
212	R2.0 insulation in roof
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof



S96 CHANGES

FOR S96 PURPOSES ONLY NOT FOR CONSTRUCTION SECTION 96	A3 Drawing Original Size	<table><tr><td>27/07/2016</td><td>ALL PRELIMINARY COMMENTS</td></tr><tr><td>06/07/2017</td><td>FOR S96</td></tr></table>	27/07/2016	ALL PRELIMINARY COMMENTS	06/07/2017	FOR S96	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS: QUANTITY SURVEY:	TRAFFIC: MOTION TRAFFIC BENNY CHEN M. 0418 255 614 sydney@motiontraffic.com.au BASIX: Home Energy Ratings Assessor Assessment # 10737 Phone: 0420 312 721 Email: energyratings@energyratings.com.au Web: www.energyratings.com.au	ACOUSTIC: GEOTECHNICAL:	HYDRAULIC: CAM ANDREW CUTEK M. 0422 270 333 andrew@camconsulting.com.au LANDSCAPING: Concept Landscape Architecture	BCA:	PLANNING: Stuart Harding Director wiljiana associates project 170 handwick new 2031 p 02 9596 6620 info@wiljiana.com.au	ARCHITECT: GHAZI AL ALI ARCHITECT PTY LTD T. +612 9744 7035 E. office@ghazia.com ACN: 67167131848 UNIT 2, LEVEL 2 14 RAILWAY PARADE, BURWOOD, 2134	PROJECT: 28-34 DONALD ST, CARLINGFORD CLIENT: John Mouawad SCALE: 1:500, 1:200 DATE: 16/11/2017 CAD FILE NUMBER: PROJECT ARCHITECT: JU PROJECT DIRECTOR: GA APPROVED:	DRAWING NAME: TYPICAL LEVEL 01-02 DRAWING NUMBER: S96 PROJECT NUMBER: A1203 ISSUE: B
27/07/2016	ALL PRELIMINARY COMMENTS																
06/07/2017	FOR S96																

Internal Walls: Within each unit: Plasterboard on studs (no insul.)
(Party Wall) AAC 75mm; R2.0 insulation; air gap: plasterboard

Windows: Aluminium DG Air Fill Clear-Clc: U = 4.90; SHGC = 0.51

Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling

TABLE FOR UNITS REQUIRING INSULATION

Ceiling: Suspended Plasterboard + no Insulation

Floor: Concrete slab (no insulation) - **SEE TABLE FOR UNITS REQUIRING INSULATION**

Floor Covering: Ceramic tiles

Exhaust fans: to be sealed.

Units	Additional Insulation	Notes
G01	R1.0 insulation in floor	R1.5 insulation in external walls
G02	R1.0 insulation in floor	
G03	R1.0 insulation in floor	R1.0 in external walls
G04	R1.0 insulation in floor	R1.0 in external walls
G05	R1.0 insulation in floor	
G06	R1.0 insulation in floor	
R02	R2.0 insulation in roof	
R03	R2.0 insulation in roof	
R04	R2.0 insulation in roof	
R10	R2.0 insulation in roof	
R11	R2.0 insulation in roof	
R12	R2.0 insulation in roof	
R01	R2.0 insulation in roof	
R02	R2.0 insulation in roof	
R03	R2.0 insulation in roof	
R04	R2.0 insulation in roof	
R05	R2.0 insulation in roof	
R06	R2.0 insulation in roof	

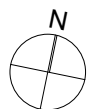


SECTION 96

Drawing Original Size

	27 NOV 2016	AS PER COUNCIL COMMENTS
C		
B	19 NOV 2016	AS PER COUNCIL COMMENTS

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RAILWAY PARADE, BURWOOD

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John Mouawad			
SCALE:		DATE:	CAD FILE NUMBER:
1:200		16/11/2017	
DRAWN JJ	PROJECT ARCHITECT JU	PROJECT DIRECTOR GA	APPROVED:

DRAWING NAME
LEVEL 03

DRAWING NUMBER

S96

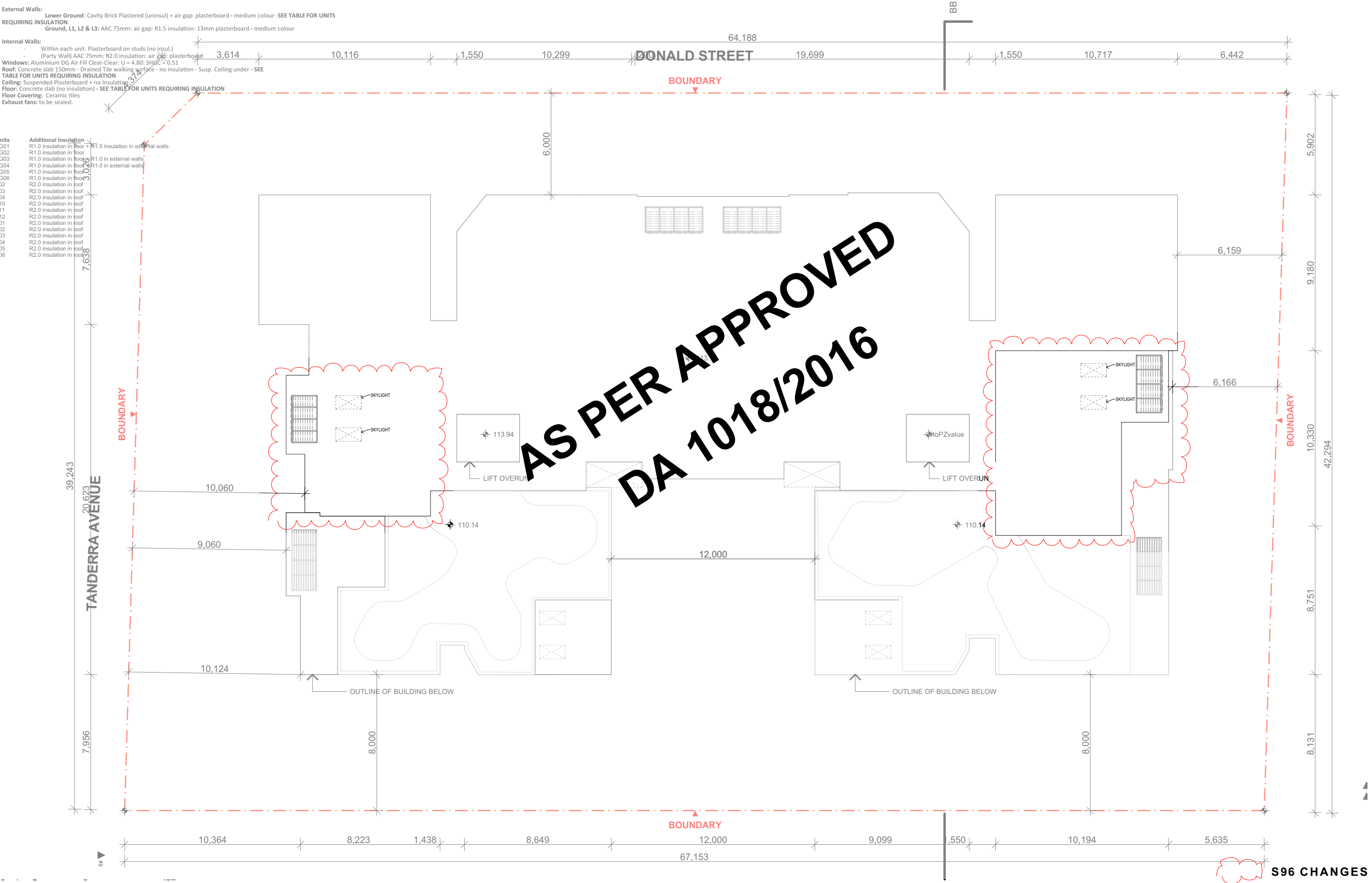
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B

External Walls: Lower Ground: Cavity Brick Plastered (uninsul) + air gap: plasterboard - medium colour- SEE TABLE FOR UNITS
REQUIRING INSULATION
Ground, L1, L2 & L3: AAC 75mm: air gap: R1.5 insulation: 13mm plasterboard - medium colour

Internal Walls: Within each unit: Plasterboard on studs (no insul.)
(Party Wall) AAC 75mm: R2.0 insulation: air gap: plasterboard
Windows: Aluminium DG Air Fill Clear-Clear: U = 4.80: SHGC = 0.51
Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under - SEE
TABLE FOR UNITS REQUIRING INSULATION
Ceiling: Suspended Plasterboard + no Insulation
Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION
Floor Covering: Ceramic tiles
Exhaust fans: to be sealed.

Units	Additional Insulation
LG01	R1.0 insulation in floor + R1.5 insulation in external walls
LG02	R1.0 insulation in floor
LG03	R1.0 insulation in floor
LG04	R1.0 insulation in floor
LG05	R1.0 insulation in floor
LG06	R1.0 insulation in floor
202	R2.0 insulation in roof
203	R2.0 insulation in roof
204	R2.0 insulation in roof
210	R2.0 insulation in roof
211	R2.0 insulation in roof
212	R2.0 insulation in roof
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof



FOR S96 PURPOSES ONLY
NOT FOR CONSTRUCTION
SECTION 96

Drawing Original Size A3

27/07/2018 AS PREPARED COMMENTS BENNY CHEN FOR S96	27/07/2018 AS PREPARED COMMENTS BENNY CHEN FOR S96	27/07/2018 AS PREPARED COMMENTS BENNY CHEN FOR S96
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Landscape Architects

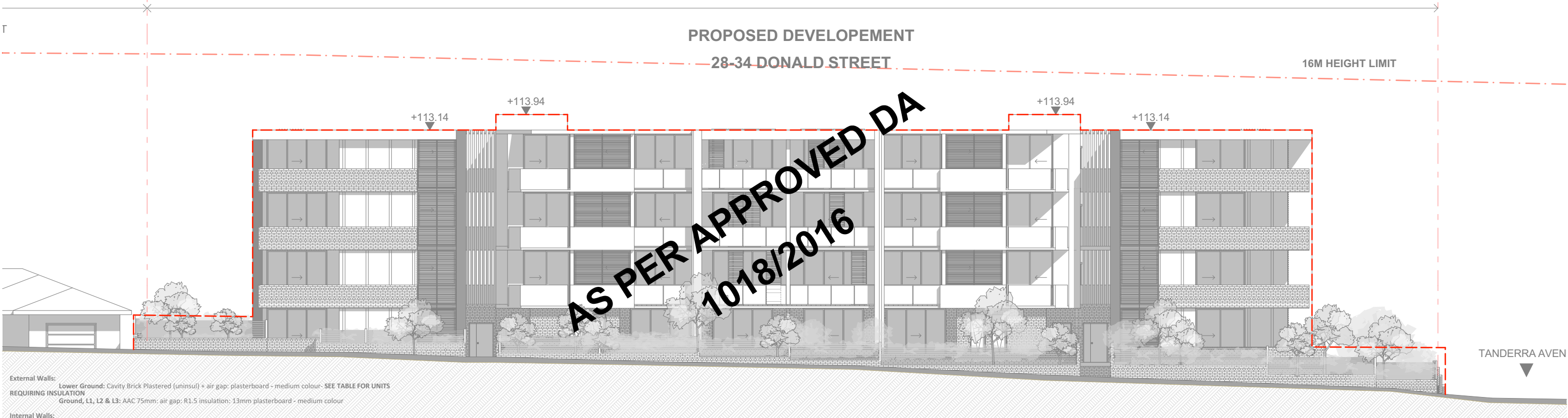
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Stuart Harding
Director
wiljara associates
po box 170 randwick nsw 2031
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http://www.wiljara.com.au

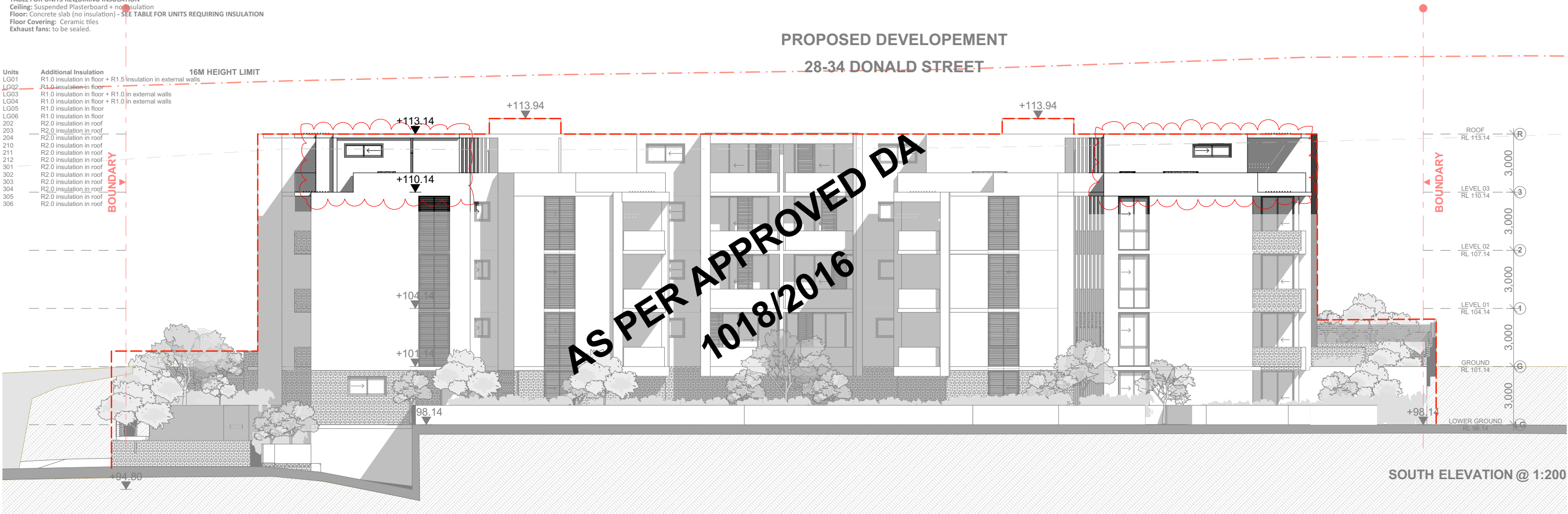
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UNIT 2, LEVEL 2 14 RAILWAY PARADE, BURWOOD, 2134

PROJECT:
28-34 DONALD ST, CARLINGFORD
CLIENT:
John Mouawad
SCALE:
1:200
DATE:
16/11/2017
CAD FILE NUMBER:
PROJECT ARCHITECT
JU
PROJECT DIRECTOR
GA
APPROVED:

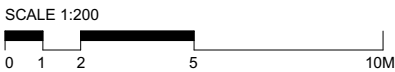
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ROOF PLAN
DRAWING NUMBER
S96
PROJECT NUMBER
A1205
ISSUE
B
PROJECT NUMBER
81.15



NORTH ELEVATION @ 1:200



SOUTH ELEVATION @ 1:200



DA 1018/2016 APPROVED
BUILDING ENVELOPE

S96 CHANGES

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External Walls: Lower Ground: Cavity Brick Plastered (uninsul) + air gap: plasterboard - medium colour- SEE TABLE FOR UNITS REQUIRING INSULATION
Ground, L1, L2 & L3: AAC 75mm: air gap: R1.5 insulation: 13mm plasterboard - medium colour

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- (Party Wall) AAC 75mm: R2.0 insulation: air gap: plasterboard

Windows: Aluminium DG Air Fill Clear-Clear: U = 4.80: SHGC = 0.51

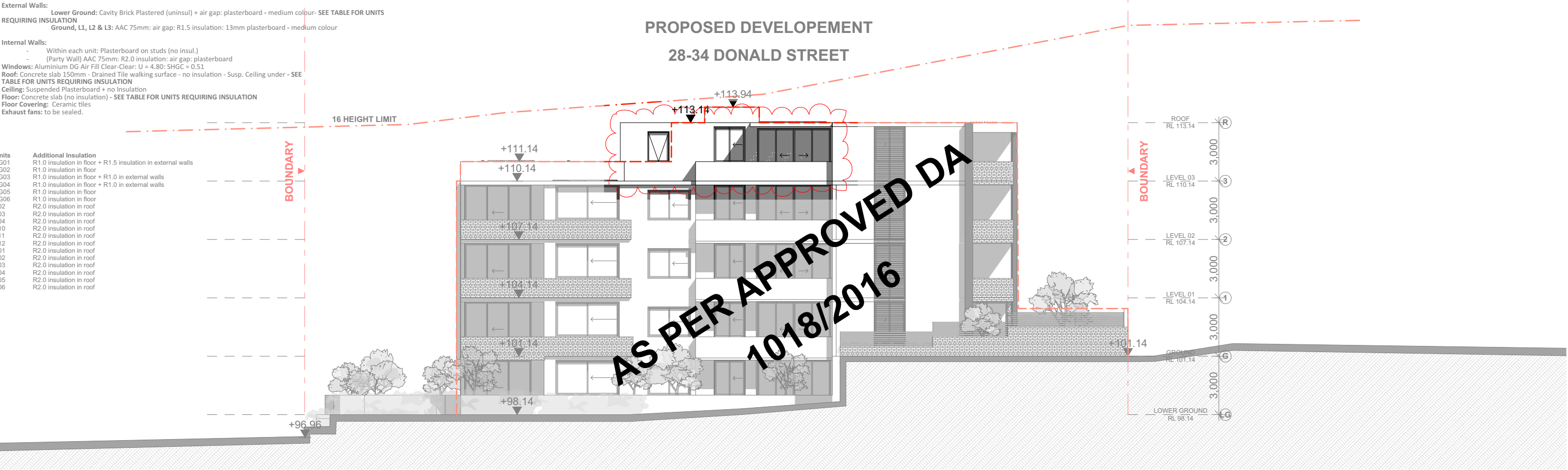
Roof: Concrete slab 150mm - Drained Tile walking surface - no insulation - Susp. Ceiling under - SEE TABLE FOR UNITS REQUIRING INSULATION

Floor: Concrete slab (no insulation) - SEE TABLE FOR UNITS REQUIRING INSULATION

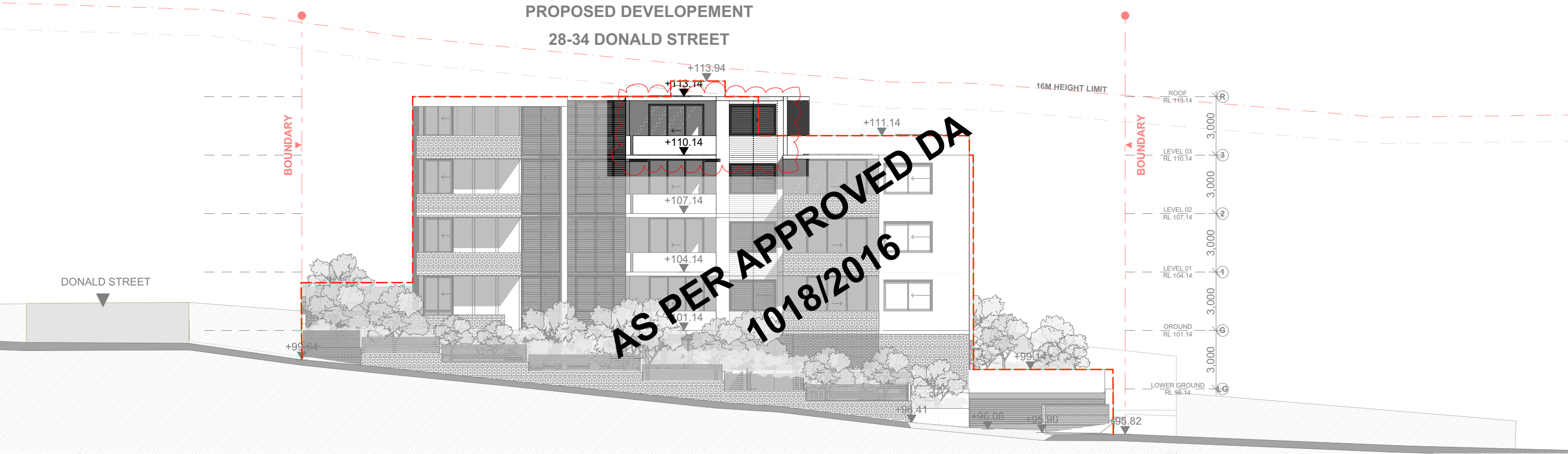
Floor Covering: Ceramic tiles

Exhaust fans: to be sealed.

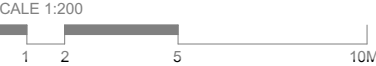
Units	Additional Insulation
LG01	R1.0 insulation in floor + R1.5 insulation in external walls
LG02	R1.0 insulation in floor
LG03	R1.0 insulation in floor + R1.0 in external walls
LG04	R1.0 insulation in floor + R1.0 in external walls
LG05	R1.0 insulation in floor
LG06	R1.0 insulation in floor
202	R2.0 insulation in roof
203	R2.0 insulation in roof
204	R2.0 insulation in roof
210	R2.0 insulation in roof
211	R2.0 insulation in roof
212	R2.0 insulation in roof
301	R2.0 insulation in roof
302	R2.0 insulation in roof
303	R2.0 insulation in roof
304	R2.0 insulation in roof
305	R2.0 insulation in roof
306	R2.0 insulation in roof



EAST ELEVATION @ 1:200



WEST ELEVATION @ 1:200



DA 1018/2016 APPROVED BUILDING ENVELOPE

S96 CHANGES

FOR S96 PURPOSES ONLY NOT FOR CONSTRUCTION SECTION 96	A3 Drawing Original Size	<table><tr><td>21/06/2018</td><td>ALL PRELIMINARY COMMENTS</td></tr><tr><td>06/07/2017</td><td>FOR S96</td></tr></table>	21/06/2018	ALL PRELIMINARY COMMENTS	06/07/2017	FOR S96	© COPYRIGHT DO NOT SCALE DWGS. USE DIMENSIONS ONLY. REFER ANY DISCREPANCIES TO ARCHITECT PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.		ACCESS: QUANTITY SURVEY:	TRAFFIC: MOTION TRAFFIC BENNY CHEN M: 0418 256 614 sydney@mototraffic.com.au BASIS: Home Energy Ratings Assessor Accreditation # 12327 Phone: 0420 312 721 Email: steve@energyratings.com.au Web: www.energyratings.com.au	ACOUSTIC: GEOTECHNICAL:	HYDRAULIC: CAM ANDREW CLUTEK M: 0422 270 333 andrew@camconsulting.com.au LANDSCAPING: Concept Landscaping Architects	BCA:	PLANNING: Stuart Harding Director wijana associates po box 170 northbank new 2031 p: 02 9550 6000 f: 02 9550 6005 http://www.wijana.com.au	ARCHITECT: GHAZI AL ALI ARCHITECT PTY LTD T: +612 9744 7035 E: office@ghazia.com ACN: 67167131848 UNIT 2, LEVEL 2 14 RAILWAY PARADE, BURWOOD, 2134	PROJECT: 28-34 DONALD ST, CARLINGFORD CLIENT: John Mouawad SCALE: 1:200 DRAWN: JJ DATE: 16/11/2017 CAD FILE NUMBER: PROJECT ARCHITECT: JU PROJECT DIRECTOR: GA APPROVED:	DRAWING NAME: EAST & WEST ELEVATIONS DRAWING NUMBER: S96 PROJECT NUMBER: A1501 ISSUE: B
21/06/2018	ALL PRELIMINARY COMMENTS																
06/07/2017	FOR S96																