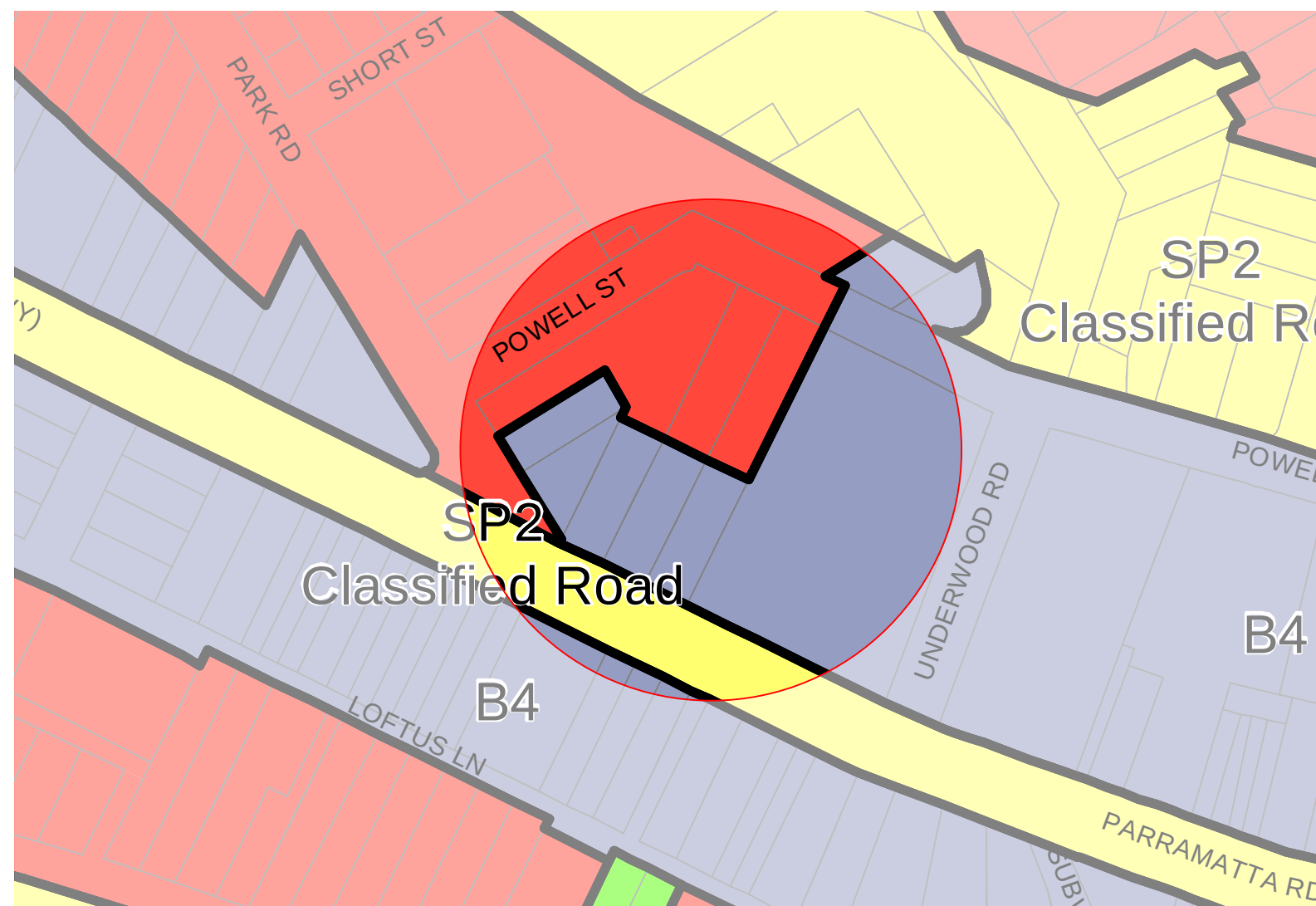




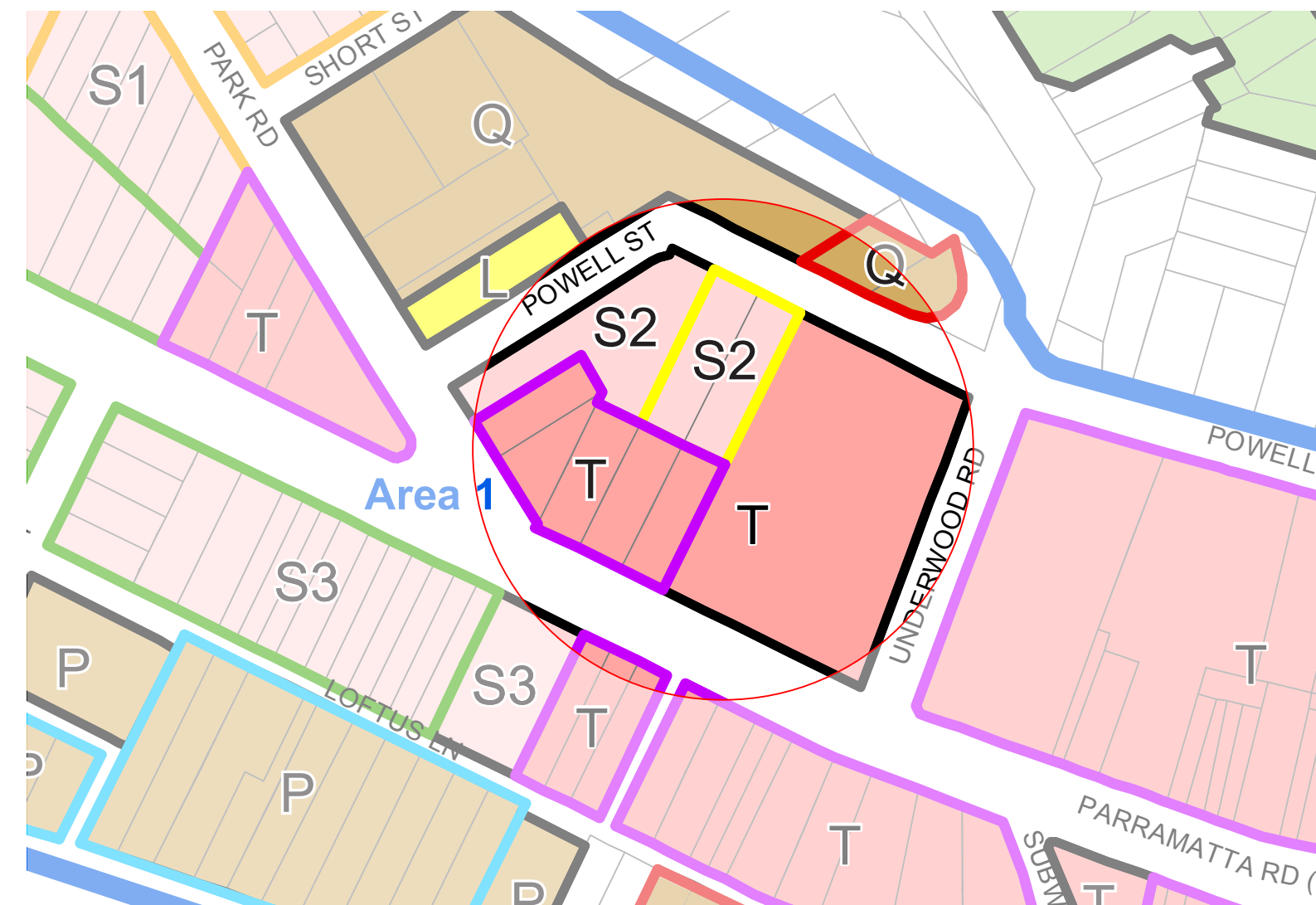


## Land Zoning

- Zone Code : B4 towards Parramatta Rd
- Zone Description : Mixed Use
- Zone Code : R4 towards Parramatta Rd
- Zone Description : High Density Residential

Objectives of zone

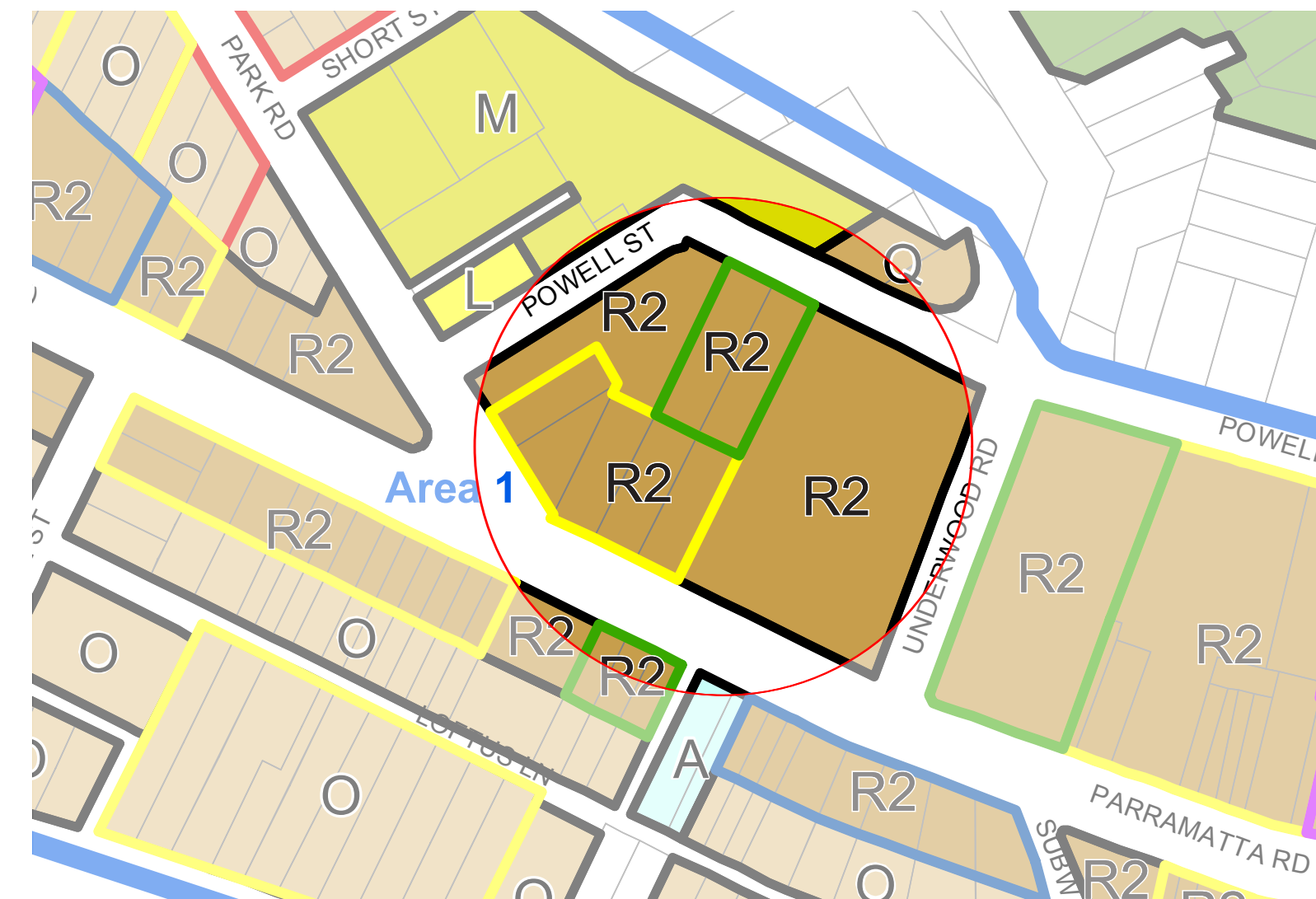
In the R4 High Density Residential zone, residential flats are appropriate and encouraged to create a more dense urban form than the other residential zones. The zone also allows other housing options, such as multiple dwelling houses and single dwelling houses, and uses compatible with the residential neighbourhood, including childcare centres, neighbourhood shops and places of public worship. The R4 zone is generally applied to land surrounding centres where residents can readily access services and public transport.



## Floor Space Ratio

- Code: S2
- Code: T

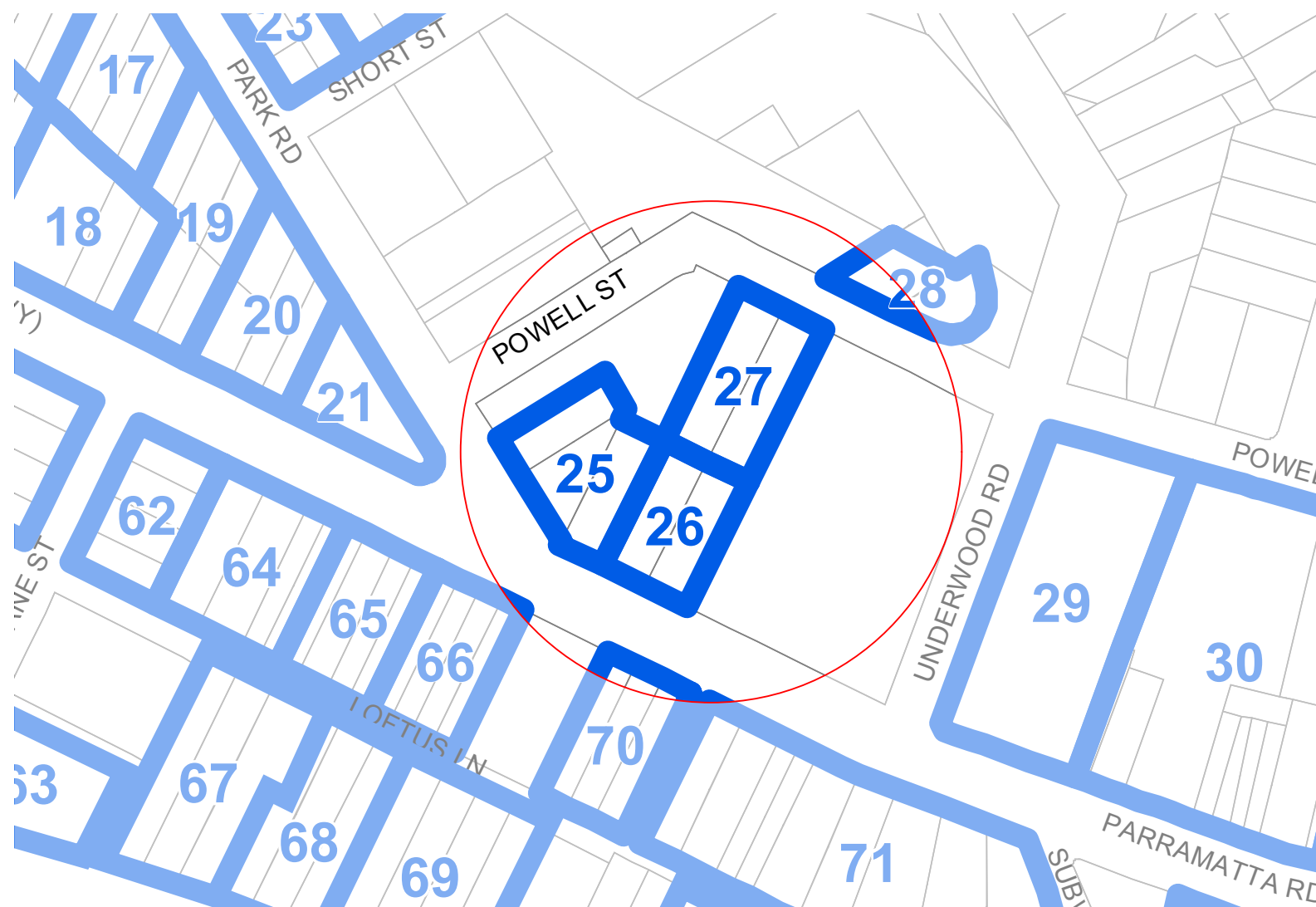
Max. 3.15:1 FSR towards Parramatta Rd  
Max 2.7:1 FSR toward Powell St



## Building Height

- Code: R2

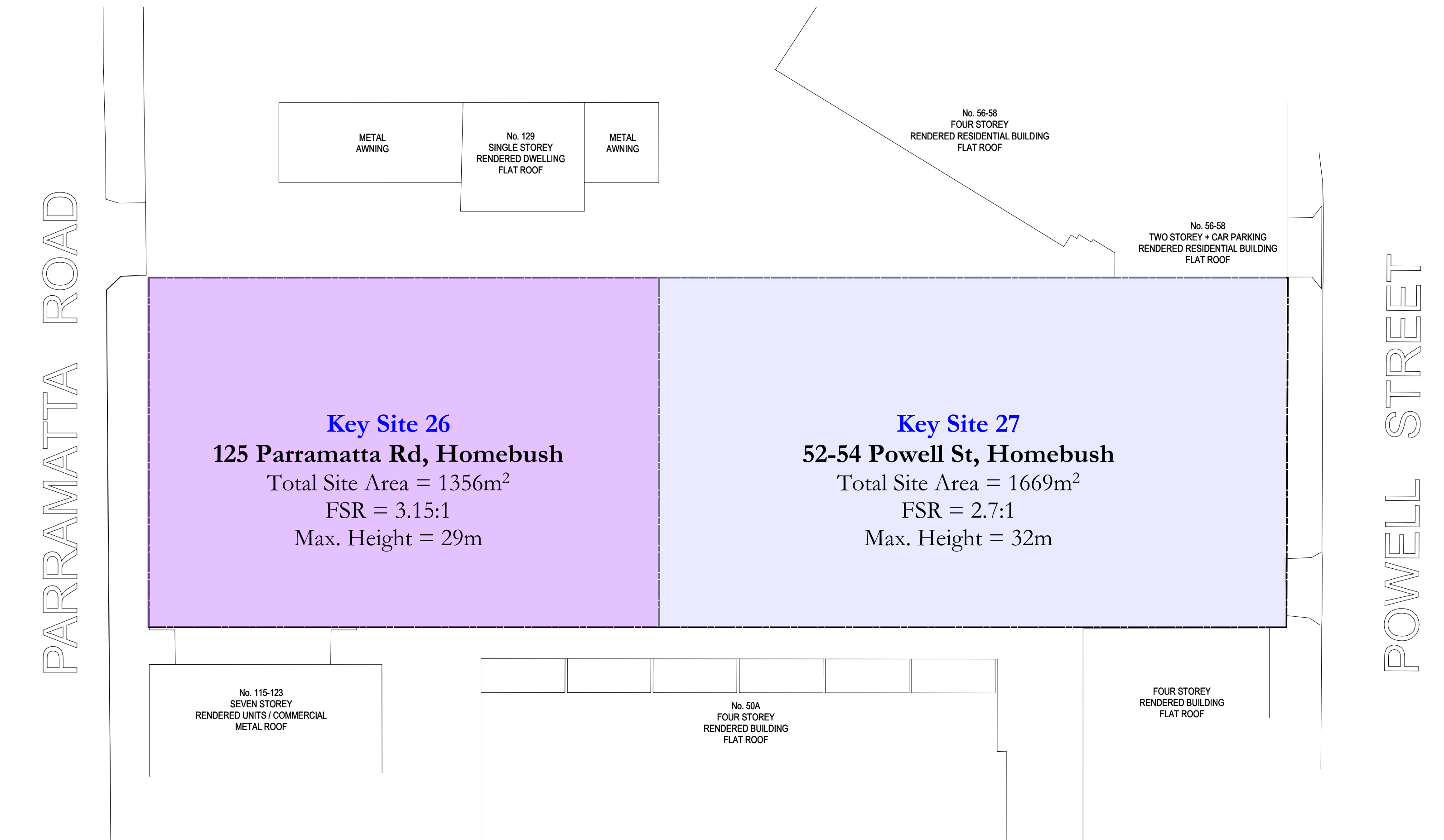
29m toward Parramatta Rd  
32m toward Powell St



## Key Sites 26 & 27

- Zone Code : R4
- Zone Description : High Density Residential

The aim of this Development Control Plan (DCP) is to achieve development within the Parramatta Road Corridor Area which is sympathetic and appropriate for the natural and built environment, optimises opportunities for utilising public transport, acceptable to the community and economically feasible.



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**Notes**

1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

The logo for 'Dial Before You Dig' is located in the bottom right corner. It consists of a vertical rectangular sign. The top half is white with the words 'DIAL BEFORE YOU DIG' in bold, black, sans-serif capital letters. The bottom half is a red circle with a diagonal slash through it, superimposed over a black and white hazard symbol of a person being struck by a falling object.

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2019/196**  
**16 June 2020**

|     |                                       |          |       |
|-----|---------------------------------------|----------|-------|
| C   | RFI - COUNCIL CORRESPONDENCE 05/05/20 | 16062020 | ZB    |
| B   | RFI - COUNCIL LETTER DATED 19/03/20   | 20042020 | ZB    |
| A   | DEVELOPMENT APPLICATION               | 071119   | CH    |
| Rev | Description                           | Date     | App'd |

Project  
**POWELL ST APARTMENTS**  
**MIXED USE MULTI RESIDENTIAL**  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 AUSTRALIA

**URBAN  LINK**

Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Drawing Title

## SITE

PLANNING CONTROLS

16/06/2020 CH CH

Scale 

50mm on original

|                |                         |
|----------------|-------------------------|
| Project Number | Drawing Number Revision |
| 10-001         | DA1000-0                |

19-031 DA1002 C

**DEVELOPMENT APPLICATION**

## DEVELOPMENT APPLICATION

719-031 125 Panama Rd, 52-54 Powell St Honebush, CA 95111, 52-54 Powell St 125 Panama Rd Honebush - CA C draft.ph/950600252.11



**DA2019/196**  
**16 June 2020**

|     |                                       |          |       |
|-----|---------------------------------------|----------|-------|
| C   | RFI - COUNCIL CORRESPONDENCE 05/05/20 | 16062020 | ZI    |
| B   | RFI - COUNCIL LETTER DATED 19/03/20   | 20042020 | ZI    |
| A   | DEVELOPMENT APPLICATION               | 071119   | CI    |
| Rev | Description                           | Date     | App'd |

Project  
**POWELL ST APARTMENTS**  
**MIXED USE MULTI RESIDENTIAL**  
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Phone Number: +61 29745 2014

Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Drawing Title

## SITE ANALYSIS

|               |         |          |
|---------------|---------|----------|
| Date of Issue | Checked | Approved |
| 16/06/2020    | CH      | CH       |

Scale

50mm on original

Project Number Drawing Number Revision

19-031 DA1003 C

## DEVELOPMENT APPLICATION

9-031 125 Panama Rd, 52-54 Powell St Homestead, CA 94111, 501-733-0001 - 52-54 Powell St 125 Panama Rd Homestead - CA 94111, 501-733-0001

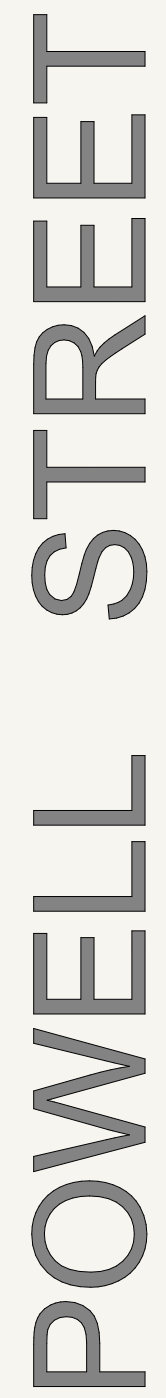
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**DA2019/196  
16 June 2020**

Project  
**POWELL ST APARTMENTS**  
**MIXED USE MULTI RESIDENTIAL**  
52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 AUSTRALIA

|                                |                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------|
| Drawing Title                  |                                                                                       |
| <b>SITE</b>                    |                                                                                       |
| <b>DEMOLITION PLAN</b>         |                                                                                       |
| Date of Issue                  | Checked                                                                               |
| 16/06/2020                     | Approved                                                                              |
| Scale                          |  |
| 1:200                          |                                                                                       |
| @A1 Sheet Size                 | 50mm on original                                                                      |
| Project Number                 | Drawing Number Revision                                                               |
| <b>19-031</b>                  | <b>DA1004 C</b>                                                                       |
| Status                         |                                                                                       |
| <b>DEVELOPMENT APPLICATION</b> |                                                                                       |

# PARRAMATTA ROAD



**DA2019/196**  
**16 June 2020**

|                                 |         |                                                                                       |
|---------------------------------|---------|---------------------------------------------------------------------------------------|
| Drawing Title                   |         |  |
| <b>SITE</b><br><b>SITE PLAN</b> |         |                                                                                       |
| Date of Issue                   | Checked | Approved                                                                              |
| 16/06/2020                      | CH      | CH                                                                                    |
| Scale                           |         |  |
| <b>1:200</b><br>(A1) Sheet Size |         |                                                                                       |
| Project Number                  |         | Drawing Number Revision                                                               |
| <b>19-031</b>                   |         | <b>DA1005 C</b>                                                                       |
| Status                          |         |                                                                                       |
| <b>DEVELOPMENT APPLICATION</b>  |         |                                                                                       |