

Mixed Use  
GF Commercial  
Level 1-5 Residential

Commercial Shop  
1 Store Building  
Warehouse

### OUTLINE OF PROPOSED SHADOW



**STRATHFIELD COUNCIL  
RECEIVED**

**DA2019/196  
16 June 2020**



Mixed Use  
GF Commercial  
Level 1-5 Residential

Commercial Warehouse  
1 Storey Building

Commercial Shop  
1 Storey Building

AREA OF COMMERCIAL SPACE  
COMMERCIAL LEVEL 1-5  
Area: 2,118 m²

34 m²

34 m²

30 m²

2 m²

**Mixed Use**  
**GF Commercial**  
**Level 1- 5 Residential**

**Commercial Shop**  
**1 Storey Building**  
**Varehouse**

**AREA OF COS - GROUND FLOOR ACHIEVING SUN 100 m²**

**AREA OF COS - LEVEL 04 ACHIEVING SUN 87 m²**

**AREA OF COS - LEVEL 01 ACHIEVING SUN 80 m²**

**AREA OF COMMUNAL OPEN SPACE - LEVEL 01 ACHIEVING SUN 172 m²**

18/03/2025, 52.54 Pravidl st 125 Panamotta Rf Horebush , DA C draft v011/Data/2025/18/03/2025-031125\_Panamotta\_Rf\_52.54\_Pravidl st 125\_Panamotta\_Rf\_Horebush\_047011\_DA/18/03/2025\_52.54\_Pravidl st 125\_Panamotta\_Rf\_Horebush , DA C draft v016/06/0000215 PM





----- OUTLINE OF PROPOSED  
SHADOW



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

Project

**POWELL ST APARTMENTS**  
**MIXED USE MULTI RESIDENTIAL**

52-54 Powell St. & 125 Parramatta Rd.  
Homebush NSW 2135 AUSTRALIA

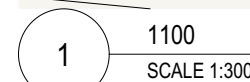
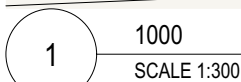
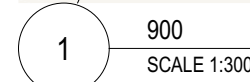
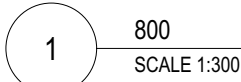
Nominated Architects:  
Ziad Boumelhem Reg no 8008  
Youssef El Khawaja Reg no 8933      Nicolas Toubia Reg no 9336

Date of Issue 16/06/2020      Checked CH      Approved ZB

Project Number **10-004** Drawing Number Revision **D-0004-0**

19-031 DA2904 C  
Status  
**DEVELOPMENT APPLICATION**





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

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

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

Scale  
**1:300**  
@A1 Sheet Size



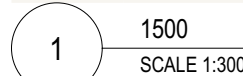
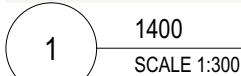
50mm on original

Project Number  
**19-031**

Drawing Number Revision  
**DA2905 C**

Status  
**DEVELOPMENT APPLICATION**



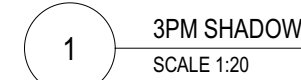
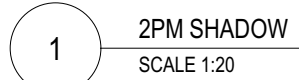
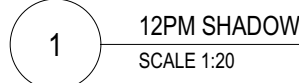


Project Number  
**19-031**

Drawing Number Revision  
**DA2906 C**

Status  
**DEVELOPMENT APPLICATION**





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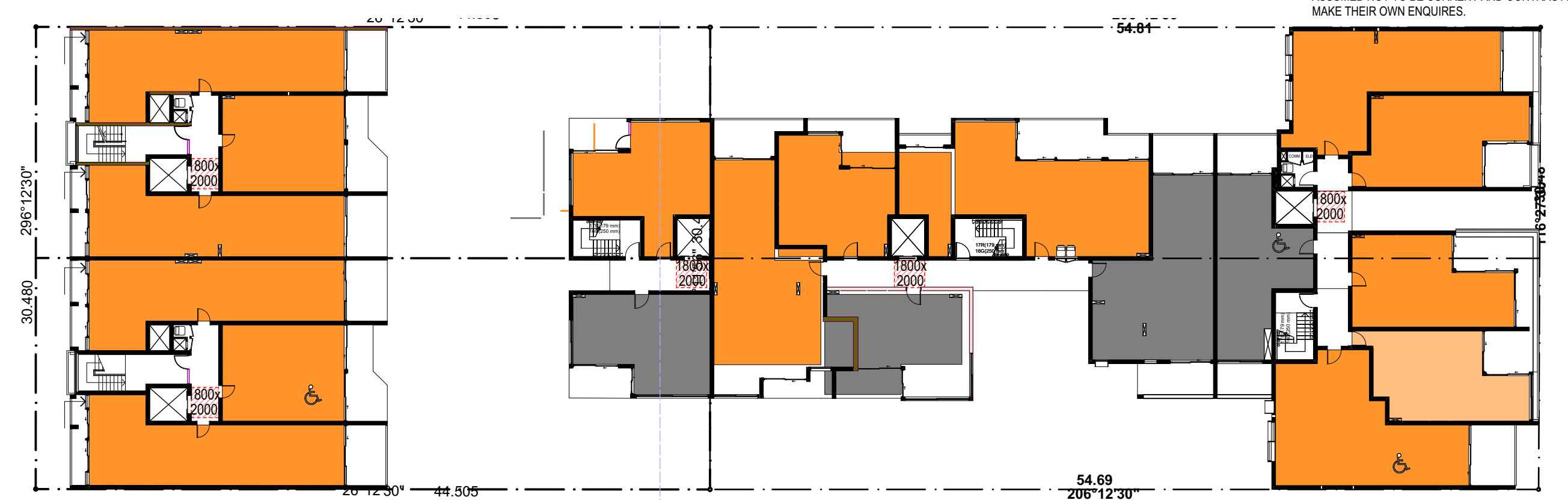
[illegible][illegible]

Architectural floor plan of the first floor of a building. The plan shows a central corridor (116'11 5/8" x 0.480') connecting two main sections. The left section has a total width of 296'12 30" and a depth of 30.480'. It contains two large orange rooms, each 1800' x 2000', and a central staircase. The right section has a total width of 206'12 30" and a depth of 54.69'. It contains a large orange room, a central staircase, and a grey room. The overall dimensions are 44.500' by 54.69'.

Architectural floor plan of the second floor. The plan shows a large rectangular space divided into several rooms and corridors. Key features include three stairwells, three elevator shafts (indicated by squares with an 'X'), and various doorways. The plan is oriented with the building's front facade at the top. Dimensions are provided for the overall footprint and individual sections.

Overall dimensions: 26'12"30" x 44.500' (top) and 26'12"30" x 44.505' (bottom). The plan is divided into two main sections by a vertical line, with dimensions 116'11"58" and 30.480' indicated for the left section.

Dimensions for the right section: 206'12"30" x 54.81' (top) and 206'12"30" x 54.69' (bottom).

[illegible]

ACHIEVES MIN 2 HR SOLAR ACCESS  
BETWEEN 9AM - 3PM WINTER

ACHIEVES LESS THAN 2HR SOLAR ACCESS  
BETWEEN 9AM - 3PM WINTER

ACHIEVES LESS THAN 15MIN SOLAR ACCESS  
BETWEEN 9AM - 3PM WINTER

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

19-031 DA2908 C  
Status  
**DEVELOPMENT APPLICATION**

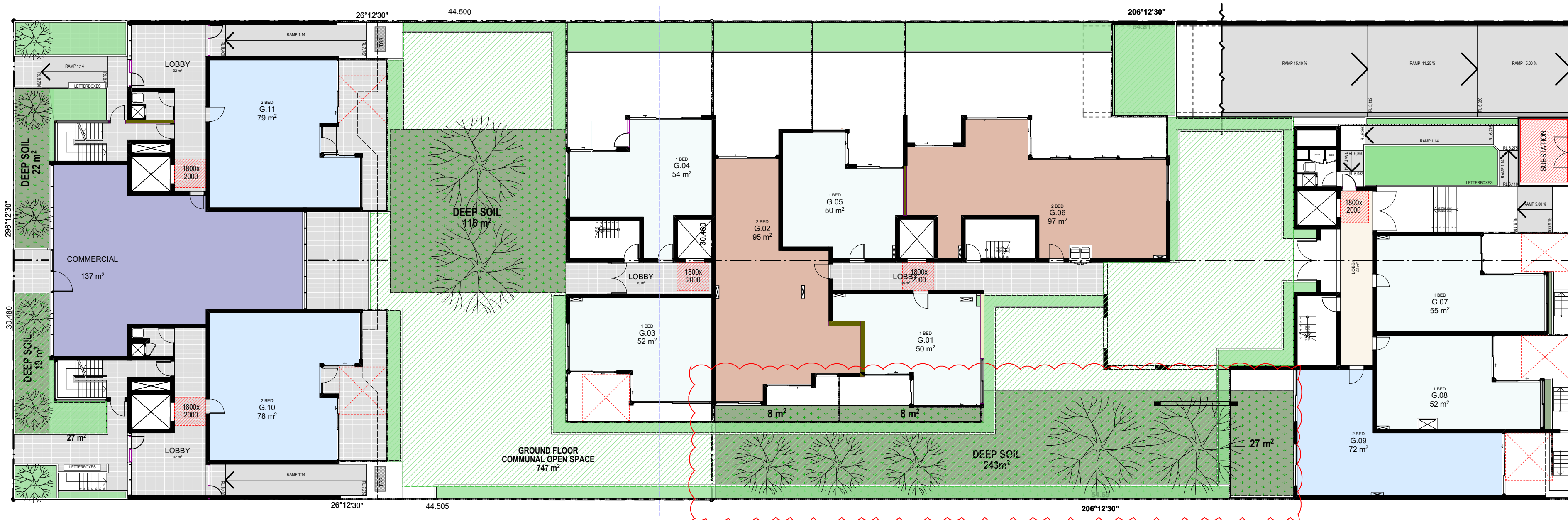


18-031 - \$2.54 Pwssd st 126 Panamatta Rd Homeshub - DA C draft nrb11/Cda/2019-1nrb/2019-031 126 Panamatta Rd \$2.54 Pwssd St Homeshub CAZD1 DA/18/031 - \$2.54 Pwssd st 126 Panamatta Rd Homeshub - DA C draft nrb/26/02/2019 PM

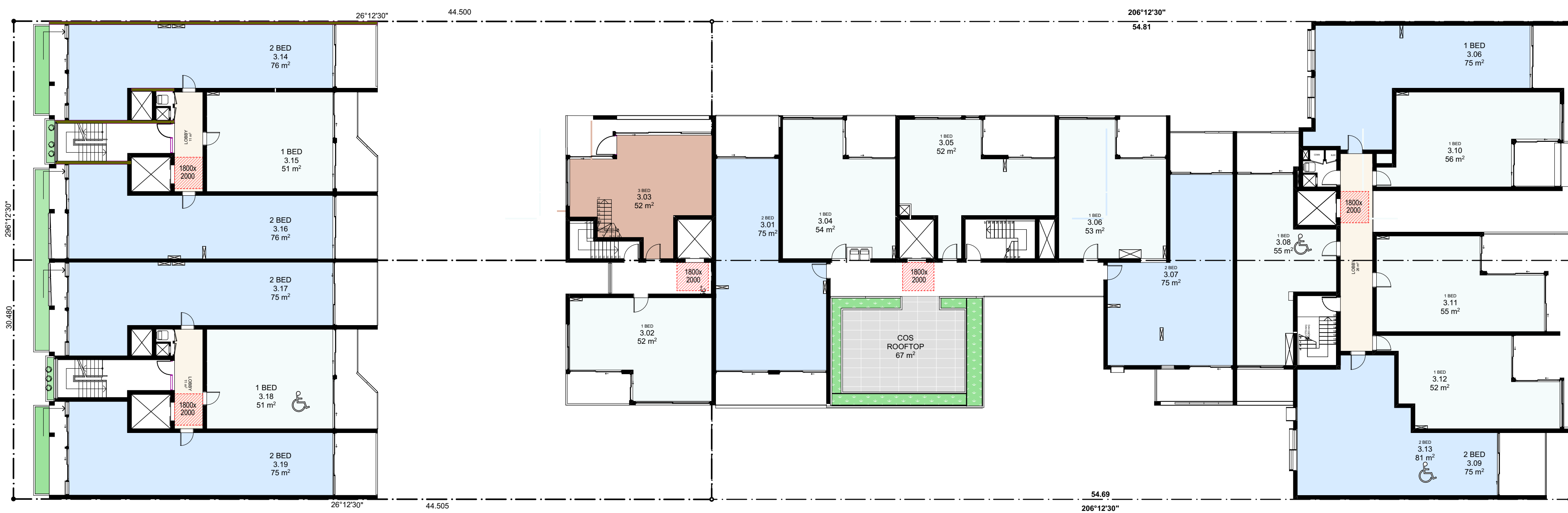


## Notes

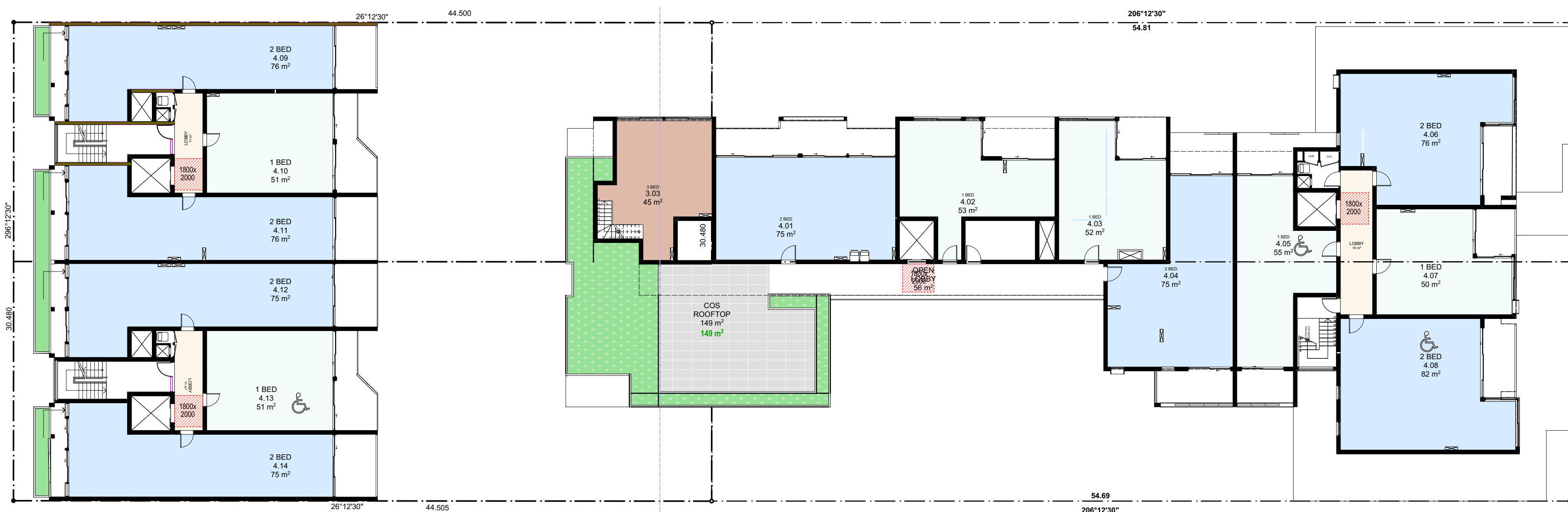
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.
3. CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY CONTACTING DIAL BEFORE YOU DIG. IF DIAL BEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT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



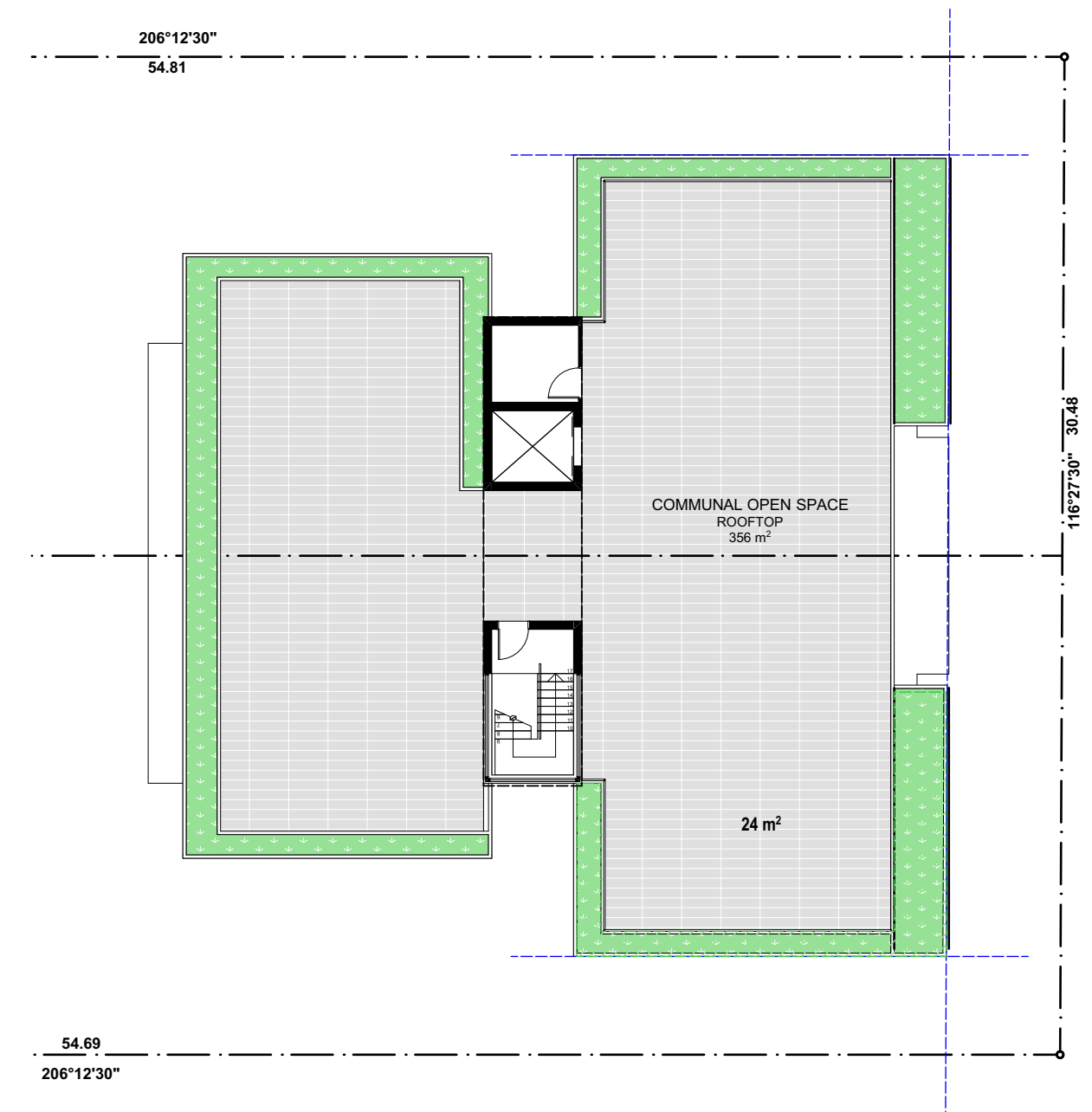
1

GROUND  
SCALE 1:200

1

LEVEL 03  
SCALE 1:200

1

LEVEL 04  
SCALE 1:200

1

LEVEL 08  
SCALE 1:200

## LEGEND

- COMMUNAL OPEN SPACE  
AREA = 1347 m<sup>2</sup> = 44.5%
- DENOTES DEEP SOIL  
TOTAL AREA = 297 m<sup>2</sup>

**STRATHFIELD COUNCIL  
RECEIVED**

**DA2019/196  
16 June 2020**

|     |                                       |            |       |
|-----|---------------------------------------|------------|-------|
| C   | RFI - COUNCIL CORRESPONDENCE 05/05/20 | 16/06/2020 | ZB    |
| B   | RFI - COUNCIL LETTER DATED 19/03/20   | 20/04/2020 | ZB    |
| A   | DEVELOPMENT APPLICATION               | 07/11/19   | 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 Bournehem Reg no 8008  
Youssef El Khawaja Reg no 8933  
Nicolas Toubia Reg no 9336

Drawing Title  
**OPTIONS - COMPLIANCE  
DEEP SOIL & LANDSCAPE**

Date of Issue: 16/06/2020  
Checked: CH  
Approved: ZB

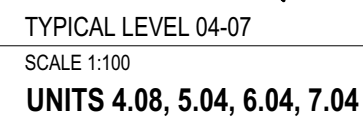
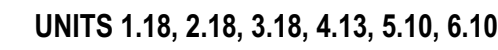
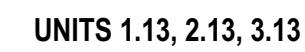
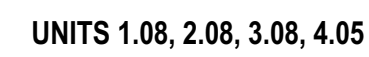
Scale: 1:200  
(A1) Sheet Size

Project Number: 19-031  
Drawing Number: 2910  
Revision: C

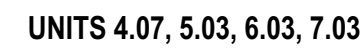
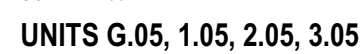
Status: **DEVELOPMENT APPLICATION**



TOTAL NUMBER OF ADAPTABLE UNITS = 18 = 15%



TOTAL NUMBER OF LIVABLE UNITS = 24 = 20%  
(Including adaptable units above)



**DA2019/196**  
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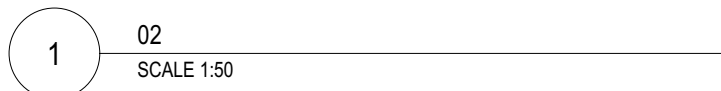
Business Address: Level 10, 11-15 Deane Street, Burwood NSW 2134  
Postal Address: PO BOX 2223 Burwood North NSW 2134  
Phone Number: +61 29745 2014

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

Project Number **19-031** Drawing Number Revision **DA2911 C**

Status  
**DEVELOPMENT APPLICATION**





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



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**POWELL ST APARTMENTS**  
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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

## OPTIONS - COMPLIANCE

### HEIGHT PLANE DIAGRAMS

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

Scale  
1:50, 1:100

Project Number Drawing Number Revision

19-031 DA2912 C

Status  
**DEVELOPMENT APPLICATION**



The diagram illustrates the ground floor area (GFA) of two buildings connected by a bridge. The left building measures 26'12"30" by 30'4"80" with a total GFA of 448 m². It contains several rooms, some labeled with dimensions like 6'00" x 2'00", and features accessibility symbols. The right building measures 26'12"30" by 54'81" with a total GFA of 385m², also containing rooms with dimensions like 8'00" x 2'00" and accessibility symbols. A central bridge section, measuring 116'11"50" by 0.480, links the two structures.

The image displays two architectural floor plans side-by-side. The left plan is for a building with a Gross Floor Area (GFA) of X.XX (332 m²). It features a rectangular layout with two main sections, each containing a staircase and an elevator. The dimensions are 26'12'30" by 30.480' and 116'1'15" by 30.480'. The right plan is for a building with a GFA of 385m². It has a more complex, irregular shape with multiple rooms and a central staircase. The dimensions are 26'12'30" by 54.81' and 70'5'3'10" by 54.69'. Both plans include room numbers, door swings, and structural elements like walls and columns.

Architectural floor plan of the ground floor (GFA) of a building. The plan shows a complex layout with multiple rooms, corridors, and service areas. The total GFA is 140 m². The plan includes dimensions for various rooms and corridors, such as 600x2000, 1800x2500, and 1100x1100. The plan also shows the location of stairs, elevators, and a parking area. The plan is oriented with North at the top.

The image shows a detailed architectural floor plan of the ground floor (GFA) of a building. The plan is symmetrical, with a central corridor and two main wings. The left wing is labeled 'GFA X.XX 448 m²' and the right wing is labeled 'GFA 385m²'. The plan includes dimensions, room layouts, and a central corridor. The left wing has a total width of 26'12"30" and a total length of 30'480". The right wing has a total width of 20'6"12"30" and a total length of 30'480". The central corridor is 11'6"11"56" wide. The plan also shows various rooms, including a large hall, a kitchen, a bathroom, and several smaller rooms. The rooms are labeled with their respective dimensions and names. The plan is drawn in a technical style with blue lines on a white background.

26'12'30"

44.500'

296'12'30"

30.480'

GFA  
X.XX  
302 m<sup>2</sup>

VEL 08  
LE 1:300

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

|                                |         |          |                                                                                       |
|--------------------------------|---------|----------|---------------------------------------------------------------------------------------|
| Drawing Title                  |         |          |                                                                                       |
| <b>OPTIONS - COMPLIANCE</b>    |         |          |                                                                                       |
| <b>GFA DIAGRAMS</b>            |         |          |                                                                                       |
| Date of Issue                  | Checked | Approved |  |
| 16/06/2020                     | CH      | ZB       |                                                                                       |
| Scale:                         |         |          |                                                                                       |
| 1:300                          |         |          |  |
| [A1] Sheet Size                |         |          |                                                                                       |
| Project Number                 |         |          |                                                                                       |
| 19-031                         |         |          | Drawing Number Revision                                                               |
| Status                         |         |          | DA2901 C                                                                              |
| <b>DEVELOPMENT APPLICATION</b> |         |          |                                                                                       |