



Notes . CONTRACTOR MUST VERIFY ALL DIMENSIONS ON BITE BEFORE COMMENCING WORK OR PREPARING

LEGEND

SITE 287-295 VICTORIA RD. GLADESVILLE

RETAIL SPINE

HERITAGE

RESIDENTIAL

CHILD CARE

CONSERVATIONAL AREA

MAIN VEHICULAR TRAFFIC ROUTE VICTORIA ROAD

BUS STOP

MIXED USE MULTI RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Austra



SITE SITE CONTEXT

Project Number 20-009

DA-002

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING

3 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY GEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

LEGEND

B BUS STOP

Pedestrian
Path of travel

Key Views

____ Retail Activation

EXISTING LANEWAY





← Noise



B4 - MIXED USE COMMERCIAL CORE AREA

R4 -HIGH DENSITY RESIDENTIAL

R2 - LOW DENSITY RESIDENTIAL

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austra

URBAN LINK

SITE SITE ANALYSIS

Scale 1:0.39, 1:100 es

Project Number 20-009 Drawing Number DA-003







Notes
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3 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY GEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.

BASIX

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=
61/min) All toilet flushing systems 4 Star
All kitchen taps 3 Star
All bathroom taps 3 star
Appliances: Dishwashers Clothes Washers - 2 Star water rating (as per
Clothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX
Hot water system: Central hot water system 1
Refer to approved BASIX
Refer to approved BASIX
under to approved BASIX
Constitution of the system of the sy

Laundry ventilation system: Individual fan. ducted to façade or roof manual switch on/off ususet to return to return to the control to the co

BASIX) COMMON AREAS Refer to approved BASIX cert

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10. - R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen/living area in units 3.06, 4, 4.06.
- To all glazing in units 3.06; 4.35 (McC. 0.47).
- Type 8 (U-Value-4.3, 5HGC: 0.53).
High solar gain Low-E glass, with aluminium framing:
- To kitchen/living area in unit 5.02.
- To all glazing in units 6.05; 1.09, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unventilated.

Guide only, Please refer to NatHERS individual certificates for further details. (Downloadable by clicking certificate numbers on summary certificate).

6/09/2022 ZB 19/12/2021 ZB 30/08/2021 ZB

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austra



Phone Number: +61 2 9745
Nominated Architects:
Ziad Bournelhern Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

FLOOR PLANS LEVEL 01

1:100 (SAI Sheet Siz

Project Numbe 20-009 DA-102



Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING

3 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY GEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.

BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX Hot water system: Central hot water system: 1 Refer to approved BASIX - Refer to approve and system individual fan, ducted to façade or roof manual switch on/off - Refer to approve a refer to a refer

Laundry ventilation system: Individual fan.

ducted to façade or roof manual switch on/off Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10. - R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen/living area in units 3.06, 4, 4.06.
- To all glazing in units 3.06; 4.35 (McC. 0.47).
- Type 8 (U-Value-4.3, 5HGC: 0.53).
High solar gain Low-E glass, with aluminium framing:
- To kitchen/living area in unit 5.02.
- To all glazing in units 6.05; 1.09, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unventilated.

3	RFI - UDRP RFI - UDRP RFI - UDRP DEVELOPMENT APPLICATION	6/09/2 19/12/2 30/08/ 08/03/	021 2021	
lev	Description	Date	App	Ė

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austral



Phone Number: +61 2 9745
Nominated Architects:
Ziad Bournelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

FLOOR PLANS

LEVEL 02

Scale 1:100 ((A1 Sheet Siz Project Numbe 20-009

DA-103



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 GEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.

BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Clothes Washers - 2 Star water rating (as per Basix)
ENERGY REFER TO APPROVED BASIX
Hot water system: Central hot water system 1
Bathroom ventilation system: Individual fan, ducted to facade or roof manual switch on/off system: Individual fan, ducted to facade or roof manual switch on/off system: Individual fan, ducted to facade or roof manual switch on/off system: Individual fan, ducted to facade or roof manual switch on/off system: Individual fan, ducted to facade or roof manual switch on/off system: Individual fan.

Laundry ventilation system: Individual fan. ducted to façade or roof manual switch on/off

Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10. - R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen / Jiving area in units 3.06, 4.06.
- To all glazing in units 5.06. 3, 5MGC 0.47).
- Type 8 (U-Value-4.3, 5MGC 0.53).
- High solar gain Low-E glass, with sulminium framing:
- To kitchen / Jiving area in unit 5.02.
- To all glazing in unit 6.05, 1.08, 2.08,

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear:
See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unwentilated

DEVELOPMENT APPLICATION	,,	ZB o'd
RFI - UDRP		ZB
RFI - UDRP	6/09/2022 19/12/2021	ZB ZB

MIXED USE MULTI RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Austral



FLOOR PLANS LEVEL 03

Scale 1:100 ((A1 Sheet Siz Project Number 20-009

DA-104



Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING

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BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX
Hot water system: Central hot water system 1
Refer to approved BASIX
I refer to approved BASIX
understanding to the system individual fan,
ducted to façade or roof manual switch
on/off
Kitchen ventilation system: individual fan,
ducted to façade or roof manual switch
on/off
on/o

Laundry ventilation system: Individual fan.

ducted to façade or roof manual switch on/off Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10. - R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen / Jiving area in units 3.06, 4.06.
- To all glazing in units 5.06. 3, 5MGC 0.47).
- Type 8 (U-Value-4.3, 5MGC 0.53).
- High solar gain Low-E glass, with sulminium framing:
- To kitchen / Jiving area in unit 5.02.
- To all glazing in unit 6.05, 1.08, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unventilated.

Rev Description		Date	Ар	p'd
А	DEVELOPMENT APPLICATION	08/03/	2021	ZE
В	RFI - UDRP	30/08/	2021	ZB
C	RFI - UDRP	19/12/2		ZB
D	RFI - UDRP	6/09/2		

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Australi



Phone Number: +612 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title

FLOOR PLANS LEVEL 04

Scale 1:100 ((A1 Sheet Siz Project Number 20-009

DA-105



Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING

3 CONTRACTOR TO CHECK UNDERGROUND SERVICES BEFORE COMMENCING WORKS BY GEFORE YOU DIG INFORMATION IS PROVIDED WITH THIS DOCUMENTATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.

BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX
Het water system: Central hot water system in
Het water system: Central hot water system in
Bathroom ventilation system: Individual fan,
ducted to façade or roof manual switch
on/off
Kitchen ventilation system: Individual fan,
ducted to façade or roof manual switch
on/off

Laundry ventilation system: Individual fan.

ducted to façade or roof manual switch on/off Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10. - R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen / Jiving area in units 3.06, 4.06.
- To all glazing in units 5.06. 3, 5MGC 0.47).
- Type 8 (U-Value-4.3, 5MGC 0.53).
- High solar gain Low-E glass, with sulminium framing:
- To kitchen / Jiving area in unit 5.02.
- To all glazing in unit 6.05, 1.08, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unwentilated

Guide only. Please refer to NatHERS individual certificates for further details. (Downloadable by clicking certificate numbers on summary certificate).

6/09/2022 ZB 19/12/2021 ZB 30/08/2021 ZB

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austra

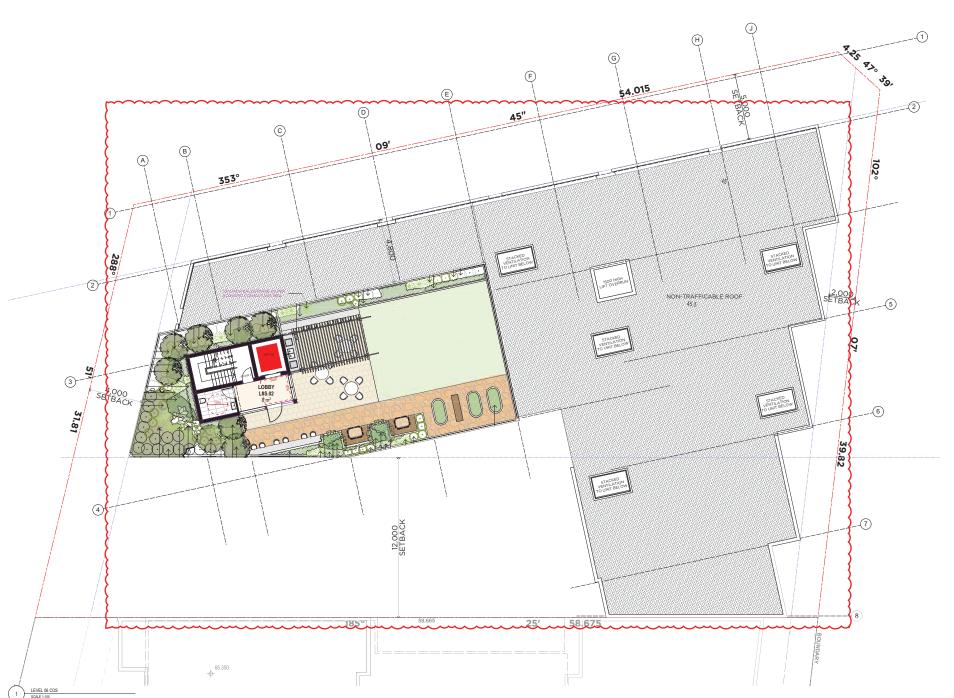


Phone Number: +612 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title

FLOOR PLANS LEVEL 05

Scale 1:100 ((A1 Sheet Siz Project Number 20-009

DA-106



Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.

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BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Clothes Washers - 2 Star water rating (as per Basix).

ENERGY REFER TO APPROVED BASIX Hot water system. Central hot water system 1 Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch on/off fitchen ventilation system: Individual fan, ducted to façade or roof manual switch on/off on/off.

Laundry ventilation system: Individual fan.

ducted to façade or roof manual switch on/off Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10.

- R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen / Jiving area in units 3.06, 4.06.
- To all glazing in units 5.06. 3, 5MGC 0.47).
- Type 8 (U-Value-4.3, 5MGC 0.53).
- High solar gain Low-E glass, with sulminium framing:
- To kitchen / Jiving area in unit 5.02.
- To all glazing in unit 6.05, 1.08, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49).
- Type B (U-Value: 5.4, SHGC: 0.58).
Low solar gain Low-Eglass, with aluminium framis.
- To kitchen/living area in unit 3.10, 4.10.
- Type A (U-Value: 5.6, SHGC: 0.41).
- Type B (U-Value: 5.6, SHGC: 0.35).

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

Rated with sealed wet area exhaust fans
Concrete roof modelled as unwentilated

١	Description	Date	Δ	Ε
٩	DEVELOPMENT APPLICATION	08/03/	2021	
3	RFI - UDRP	30/08/	2021	
	RFI - UDRP	19/12/20		
0	RFI - UDRP	6/09/2		

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Australi



Phone Number: +61 2 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

FLOOR PLANS

ROOFTOP COS

Scale 1:100 @Al Sheet Size



Project Number 20-009 Drawing Numb DA-107



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 MADE TO BE CONTRACTOR TO BE CORRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

BASIX WATER Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All tollet flushing systems 4 Star All katricom taps 3 star Appliances Dishwashers -Cothes Washers - 2 Star water rating (as per Cothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX Hot water system: Central hot water system: Central hot water system 1 - Refer to approved BASIX - Refer to approved BASIX - Refer to approved BASIX - Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: individual fan, ducted to façade or roof manual switch on/off - Refer BASIX - Re

Laundry ventilation system: Individual fan.

ducted to façade or roof manual switch on/off Cooling system: air-conditioning I Phase - EER 25-3.0 to living areas only- as per BASIX Heating system: air-conditioning I Phase - EER 35-3.0 to living areas only- as per BASIX Heating system: air-conditioning IPhase - EER 3.0-3.5 to living and beforom areas only- as per BASIX All Part of the Cooling of

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10.

- R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen/living area in units 3.06, 4.06.
- To all glazing in units 3.06, 4.06.
- To all glazing in units 3.06, 4.06.
- Topic B (U-Value: 4.3, 5.40 CC 0.47).
- Type B (U-Value: 4.3, 5.40 CC 0.53).
- High solar gain Low-E glass, with slamminum framing:
- To kitchen/living area in unit 5.02.
- To all glazing in units 0.05, 1.08, 2.08,

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

U-Value & SHGC are combined glass and frame figures.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, - R2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unventilated.

Guide only. Please refer to NatHERS individual certificates for further details. (Downloadable by clicking certificate numbers on summary certificate).

3/2021	
	13/2021 AI

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austral



Phone Number: +61 2 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

FLOOR PLANS BASEMENT 01

Scale 1:100 @Al Sheet Size

Project Numbe 20-009 Drawing Numb DA-108



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 MADE TO BE CONTRACTOR TO BE CORRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.

BASIX

WATER
Fixtures All Shower Heads 4 star (>4.5 but<=
61/min) All toilet flushing systems 4 Star
All kitchen taps 3 Star
All bathroom taps 3 star
Appliances: Dishwashers Clothes Washers - 2 Star water rating (as per
Clothes Washers - 2 Star water rating (as per

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX Hot water system: Central hot water system: Central hot water system 1 - Refer to approved BASIX - Refer to approved BASIX - Refer to approved BASIX - Individual fan, ducted to façade or roof manual switch on/off Kitchen ventilation system: individual fan, ducted to façade or roof manual switch on/off - Refer BASIX - Re

Laundry ventilation system: Individual fan. ducted to façade or roof manual switch on/off

OUCHED to facabe or root manula switch

Cooling system air-conditioning) | Phase - EER 25-5.0 to living areas only- as per BASIX | Heating system air-conditioning | Phase - EER 3.0-3.5 to living and bedroom areas only- as per BASIX | All the system of th

BASIX)
COMMON AREAS
Refer to approved BASIX cert

NatHERS Specs Summary:

- Floor slabs: Concrete. - R1.5 floor insulation to unit 1.09, 1.10.

- R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

- Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

- Glazing: Al. Double glazed - High solar gain Low-E:
- To bitchen/jiving area in units 3.06, 4.06.
- To all glazing in units 3.06, 4.06.
- To all glazing in units 4.06. 4.03, 5.06. Co. 4.7).
- Type 8 (U-Value-4.3, 5.06. Co. 5.3).
- High solar gain Low-E glass, with aluminium framing:
- To bitchen/jiving area in unit 5.02.
- To all glazing in units 6.05, 1.00, 2.08,
5.07.

5.07.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49),
- Type B (U-Value: 5.4, SHGC: 0.58),
- Type B (U-Value: 5.4, SHGC: 0.58),
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, SHGC: 0.41),
- Type B (U-Value: 5.6, SHGC: 0.41)

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

U-Value & SHGC are combined glass and frame figures.

Ceilings / Roof: - 1x1400mm ceiling fan to kitchen/living area in units G.05, 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.08, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10 - R.2.5 ceiling insulation to internal ceilings

with balcony or roof over.

- Rated with sealed wet area exhaust fans.

- Concrete roof modelled as unventilated.

Guide only. Please refer to NatHERS individual certificates for further details. (Downloadable by clicking certificate numbers on summary certificate).

C RFI - UDRP B RFI - UDRP A DEVELOPMENT APPLICATION 19/12/2021 ZB 30/08/2021 ZB Rev Description

MIXED USE MULTI RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Austra



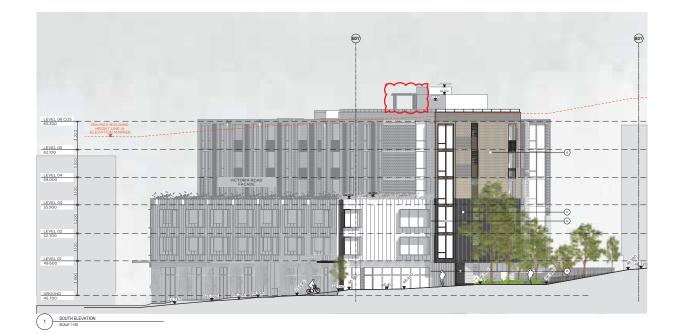
Phone Number: +61 2 9745
Nominated Architects:
Ziad Bournelhern Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

FLOOR PLANS BASEMENT 02

Scale 1:100 (SA1 Sheet Size Project Numbe 20-009

Drawing Numb DA-109





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 DIS SPOUNDED TO SERVICE YOU DIS SERVICE OF THE YOUNG T

LEGEND

01

COLORBOND MATT MONUMENT

PGH BRICK - MANHATTAN FAST HAMPTON OR SIMILAR COLORBOND POWERCOATED JASPER MATT OR SIMILAR WINDOWS/DOORS/

(3) BALUSTRADES/ AWNING DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR 04

DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR

NatHERS Specs Summary:

BASIX
WATER
Fixtures All Shower Heads 4 star (>4.5 but<= 6L/min) All toilet flushing systems 4 Star
All kitchen taps 3 Star All bathroom taps 3 star Appliances: Dishwashers -

Basix) ENERGY REFER TO APPROVED BASIX ENERGY REFER TO APPROVED BASIX
Hot water system: Central hot water system 1
Refer to approved BASIX
Bathroom ventilation system: Individual fan,
ducted to facade or roof manual switch
on/off
Kitchen ventilation system: Individual fan,
ducted to facade or roof manual switch

Attchen vertilation system: Individual Ian, obtate for Seade or roof manual switch but the forest or roof manual switch of the system: Individual Ian, ducted to facade or roof manual switch on for system: air-conditioning I Phase - EER 25-3.0 to living areas only—as per BASIX Heating system: air-conditioning IPhase - EER 30-3.5 to living and bedroom areas only—as Artificial lighting: As per BASIX Appliances: (as cooktop & electric oven Cas cooktop & electric oven Cas cooktop & electric oven SASIX).

BASIX) COMMON AREAS

Refer to approved BASIX cert

Concrete.
- R1.5 floor insulation to unit 1.09, 1.10.
- R0.5 floor insulation to units G.01, G.02, G.03, G.04, G.05, 1.15.

Clothes Washers - 2 Star water rating (as per - Exterior walls: Brick veneer wall - foil + R2.0 batts in cavity to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

5.07.

- Type A (U-Value: 5.4, SHGC: 0.49).
- Type B (U-Value: 5.4, SHGC: 0.58).
Low solar gain Low-E glass, with aluminium framis.
- To kitchen/living area in unit 3.10, 4.10.
- Type R (U-Value: 5.6, SHGC: 0.41).
- Type B (U-Value: 5.6, SHGC: 0.35).

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

Skylights rated as single glazed clear: See certificates for frame and glass values.

U-Value & SHGC are combined glass and frame figures.

O-value a Nuc. are commones gass and rame regures.

Ceilings / Rood. 1 L400mm ceiling fan to kitchen/Nives
area in units G05, 108, 1.10, 1.11, 1.12,
1.30, 2.05, 2.06, 2.06, 2.10, 2.12, 2.13,
3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10.
-R.2. Seelling insublation to internal ceilings
with balcomy or roof over.
- Rated with seelide wet area chaust fans.
- Concrete roof modelled as unventilated,
and with metalum color finishes.

Guide only. Please refer to NatHERS individual certificates for further details.

(Downloadable by clicking certificate numbers on summary certificate).

D RFI - UDRP
C RFI - UDRP
B RFI - UDRP
A DEVELOPMENT APPLICATION

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austral



Phone Number: +61 2 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

ELEVATIONS NORTH & SOUTH

1:150

Project Numbe 20-009

Drawing Numb DA-201





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. IF DIAL BEFORE YOU DIG. INFORMATION IS PROVIDED ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.

LEGEND



COLORBOND MATT MONUMENT



JASPER MATT OR SIMILAR WINDOWS/DOORS/ BALUSTRADES/ AWNING

to plasterboard lining, or wall system reaching a total R-value (R3.12). - External walls modelled with default medium colour finishes.

DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR 03

DULLIY COLOPBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR ←(6)

ducted to fecade or roof manual switch on factors that including a system individual fan, ducted to fecade or roof manual switch on/off Laundry ventilation system: Individual fan, ducted for fecade or roof manual switch on/off Gosade or roof manual switch on/off Cooling system: air-conditioning I Phase FER 2.5-3.5 to living areas only—as per BASIX FER 2.5-3.5 to living and bedroom areas only—as per BASIX Artificial lighting. As per BASIX Artificial lighting. As per BASIX Artificial lighting: As per BASIX Artificial lighting:

Appliances: Gas cooktop & electric oven

BASIX
WATER
Fixtures All Shower Heads 4 star (>4.5 but<=
6L/min) All toilet flushing systems 4 Star
All incthen tass 3 Star
All incthen tass 3 Star
Appliances: Dishiwashers Clothes Washers - 2 Star water rating (as per
Basix)
Clothes Washers - 2 Star water rating (as per
ENERGY REFER TO APPROVED BASIX

ENERGY REFER TO APPROVED BASIX Hot water system: Central hot water system 1 - Refer to approved BASIX Bathroom ventilation system: Individual fan, ducted to façade or roof manual switch - Glazing: Al. Double glazed - High solar gain Low-E:
- To kitchen/living area in units 3.06, 4.06.
- To all glazing in units 3.06, 3.06 Cc. 0.47).
- Top 8 (LV-Value: 4.3, 5HGC: 0.53).
- High solar gain Low-E glass, with aluminium framing:
- To kitchen/living area in unit 5.02.
- To all glazing in units 6.65, 1.09, 2.18).

Dishwashers: - Type B (U-Value: 6.7, SHGC: 0.70
Clothes Washers: 2 star energy rating (as per BASIX)
COMMON AREAS
Skylights rated as single glazed clear:
Skylights rated as single glazed clear:
Skylights rated as single grazed clear:

Refer to approved BASIX cert

Single clear glass, with aluminium framing
- Modelled to remining units:
- Type A (U-Value: 6.7, SHGC: 0.57).
- Type B (U-Value: 6.7, SHGC: 0.70).

5.07.

- Type A (U-Value: 5.4, 5HGC: 0.49),
- Type B (U-Value: 5.4, 5HGC: 0.49),
- Type B (U-Value: 5.4, 5HGC: 0.58),
Low solar gain Low-E glass, with aluminium framing:
- To kitchen/living area in units 3.10, 4.10,
- Type A (U-Value: 5.6, 5HGC: 0.41),
- Type B (U-Value: 5.6, 5HGC: 0.61)

U-Value & SHGC are combined glass and frame figures.

Ceilings / Root = 1.4400mm ceiling has non interruptions from the lichen/himse rare in units (0.5), 1.08, 1.10, 1.11, 1.12, 1.13, 2.05, 2.06, 2.06, 2.10, 2.12, 2.13, 3.02, 3.10, 4.02, 4.10, 5.02, 5.09, 5.10, -1.25, ceiling insulation to internal ceilings with balcony or roof over rare obtained by the control of the cont

Guide only. Please refer to NatHERS individual certificates for further details. (Downloadable by clicking certificate numbers on summary certificate).

D RFI - UDRP
C RFI - UDRP
B RFI - UDRP
A DEVELOPMENT APPLICATION

6/09/2022 ZB 19/12/2021 ZB 30/08/2021 ZB

MIXED USE MULTI RESIDENTIAL

Rev Description

287-295 VICTORIA ROAD GLADESVILLE NSW Australia



Phone Number: +61 2 9745 Nominated Architects: Ziad Bournelhern Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336

ELEVATIONS EAST & WEST

1:150

Project Number 20-009

DA-202

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON
SITE BEFORE COMMENCING WORK OR PREPARING
SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.



Rev Description

MIXED USE MULTI RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Austra

Phone Number: +612 9745
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
ELEVATIONS

VICTORIA RD

Scale 1:200 gal Sheet Siz

Project Number 20-009 Drawing Numbe DA-203

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. IF DIAL BEFORE YOU DIG. IT DIAL BEFORE YOU NOT BE CONTRACTOR TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



D RFI - UDRP
C RFI - UDRP
B RFI - UDRP
A DEVELOPMENT APPLICATION Rev Description

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austral

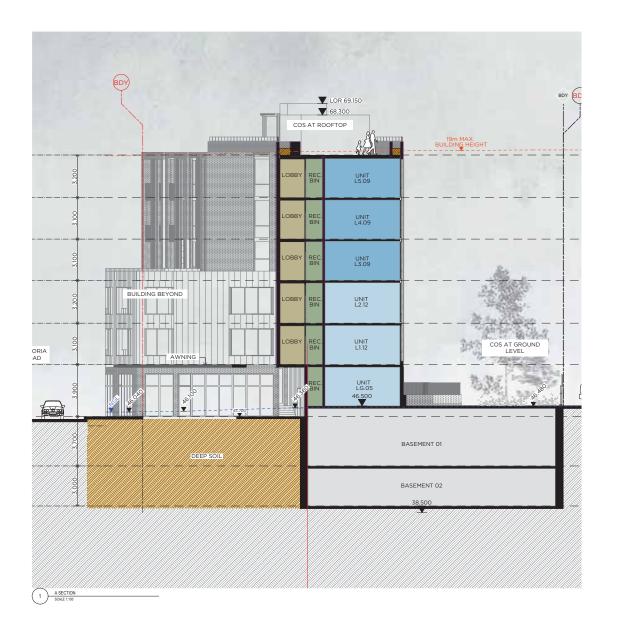
URBAN

Postal Address: PO BOX 2223
Phone Number: 461 2 9745;
Nominated Architects:
Ziad Bounelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

ELEVATIONS
STANSELL ST

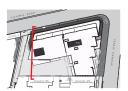
Scale 1:200 gal Sheet Siz

Project Number 20-009 Drawing Number DA-204



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. IF DIAL BEFORE YOU DIG. INFORMATION IS PROVIDED ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENDURES.



Rev Description

Project
MIXED USE MULTI
RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Australi



Postal Address: PO BOX 2223 Phone Number: +612 9745 Nominated Architects: Ziad Bournelham Reg no BO8 Voussef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title SECTIONS

T:TOO

Project Number 20-009

Drawing Number DA-301

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 DAIL BEFORE YOU DIG. IF DIAL CONTACTING DAIL BEFORE YOU DIG. IF DIAL OWN THE STATE OF THE ST



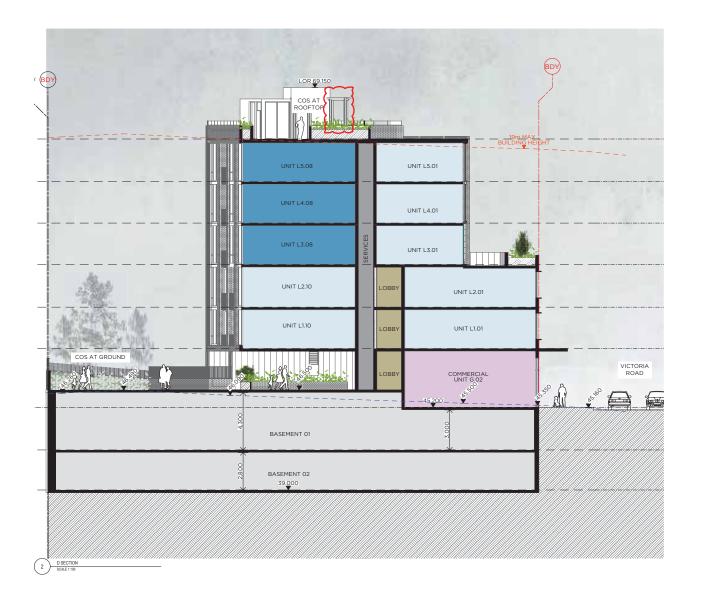
URBAN LINK

Project Number 20-009 Drawing Numbe DA-302

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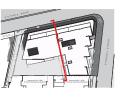
Project Number Drawing Number Revisit DA-303 I Status

DEVELOPMENT APPLICATION



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 DIS SPOUNDED TO SERVICE YOU DIS SERVICE OF THE YOUNG T



Project
MIXED USE MULTI
RESIDENTIAL
287-295 VICTORIA ROAD
GLADESVILLE NSW Australia





Postal Address: PO BOX 2223
Phone Number: +61 2 9745
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef Et Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
SECTIONS

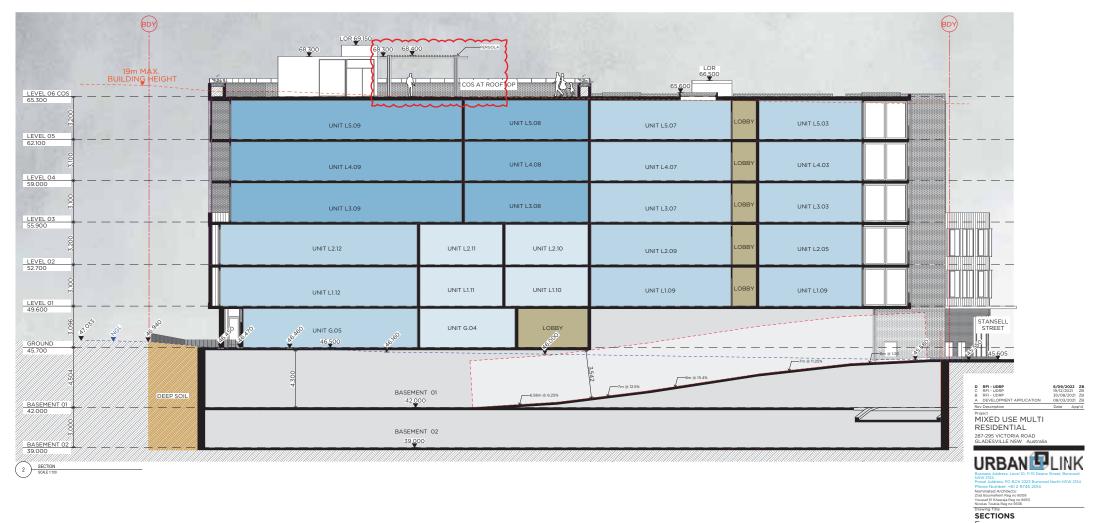
1:100, 1:1000 ((Al Shee Project Number 20-009

Drawing Number DA-304

Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING SHOP DRAWNGS.
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 MADE TO BE CONTRACTOR TO BE CORRENT AND CONTRACTOR SHALL MAKE THEIR OWN ENQUIRES.



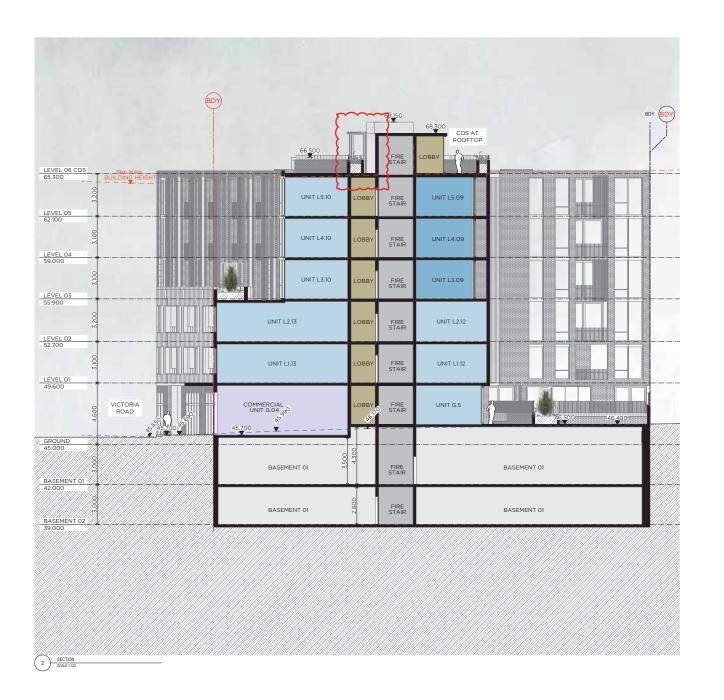


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 Project Number
 Drawing Number
 Revision

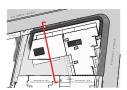
 20-009
 DA-305
 E

 Status
 DEVELOPMENT APPLICATION



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 SEFORE COMMENCING WORKS BY CONTACTING DUL BEFORE YOU BIG. IF DUL CONTACTING DUL BEFORE YOU BIG. IF DUL CONTACTING TO THE YOUNG THE Y



D RFI - UDRP
C RFI - UDRP
B RFI - UDRP
A DEVELOPMENT APPLICATION

Rev Description MIXED USE MULTI

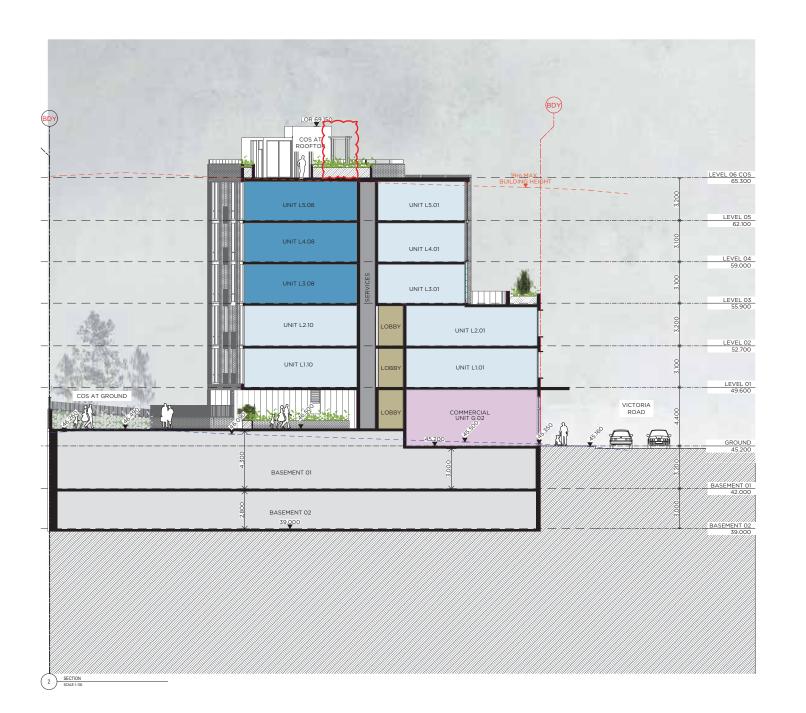
RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Austra



Postal Address: PO BOX 2223
Phone Number: +61 2 9745
Nominated Architects:
Ziad Boumelhem Reg no 8034
Youssef Et Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
SECTIONS

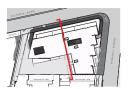
Î:ÎÔO, 1:1000 ®A Project Number 20-009

Drawing Number
DA-306



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 SEFORE COMMENCING WORKS BY CONTACTING DUL BEFORE YOU BIG. IF DUL CONTACTING DUL BEFORE YOU BIG. IF DUL CONTACTING TO THE YOUNG THE Y



Rev Description

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287-295 VICTORIA ROAD GLADESVILLE NSW Australi



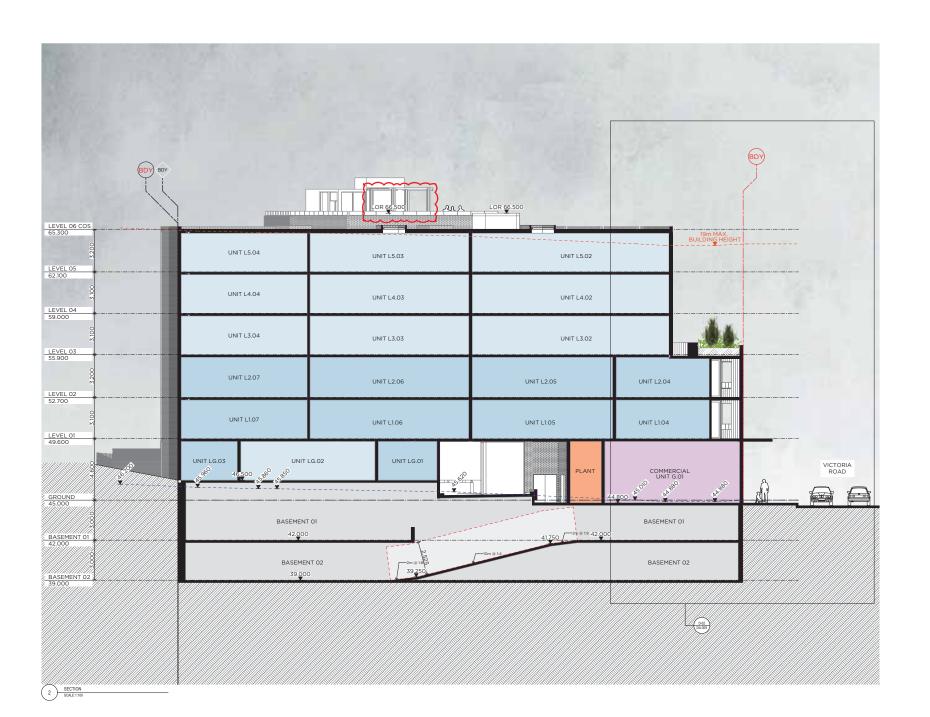
Postal Address: PO BOX 2223
Phone Number: +61 2 9745
Nominated Architects:
Ziad Boumelhem Reg no 8034
Youssef Et Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
SECTIONS

G

Project Number 20-009

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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.



Project
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RESIDENTIAL
287-295 VICTORIA ROAD
GLADESVILLE NSW Australia





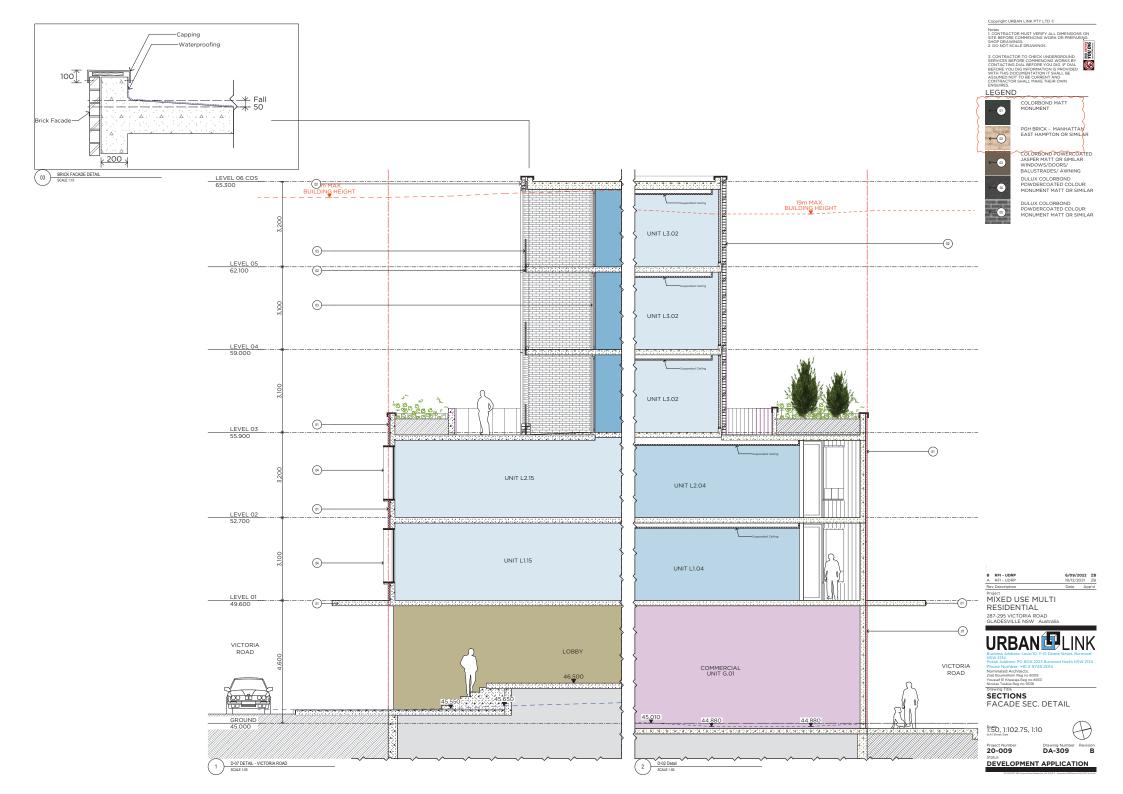
Phone Number: +61 2 9745
Nominated Architects:
Ziad Bournelhern Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
SECTIONS

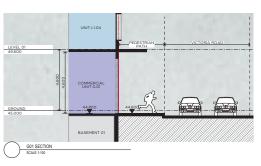
Project Number 20-009

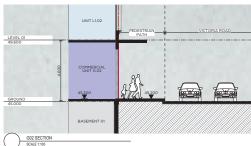
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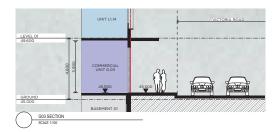


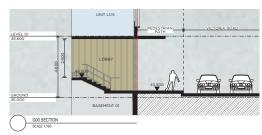
Drawing Number DA-308

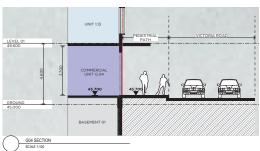


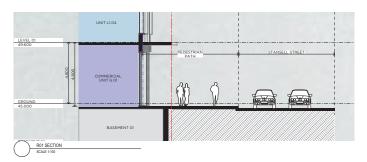


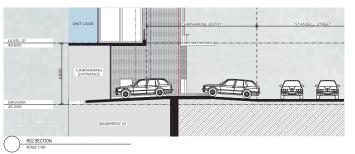


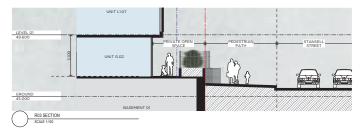


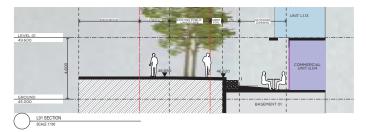


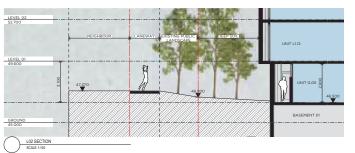












Notes
1. CONTRACTOR MUST VERIFY ALL DIMENSIONS ON
SITE BEFORE COMMENCING WORK OR PREPARING
SHOP DRAWINGS.
2. DO NOT SCALE DRAWINGS.

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A RFI - UDRP

6/09/2022 ZB Date App'd

Project MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Australi



Phone Number: +61 2 9745;
Nominated Architects:
Ziad Boumelhem Reg no 8008
Youssef El Khawaja Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title
SECTIONS GROUND INTERFACE

\$5100, 1:1000 @Al Shee

Project Number 20-009



Drawing Numbe DA-310





COLORBOND POWERCOATED JASPER MATT OR SIMILAR





PGH BRICK - ZEPHYR



URBAN LINK

Project
MIXED USE MULTI
RESIDENTIAL
287-295 VICTORIA ROAD
GLADESVILLE NSW Australia

Phone Number: -612 9745 2014
Nominated Architects:
Ziad Boumeham Reg no 8008
Voussef El Khawga Reg no 8933
Nicolas Toubia Reg no 9336
Drawing Title

EXTERNAL FINISHES
FINISHES SCHEDULE

1:0.43, 1:0.42, 1:0.81, 1:1.01, 1:0.44, 1:0.26, 1:0.34 ((A) Sheet

Project Number 20-009

DA-902

DEVELOPMENT APPLICATION

COLORBOND MATT MONUMENT

COLORBOND POWERCOATED JASPER MATT OR SIMILAR



LONTRACTOR MUST VERIEY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING 2.0 ON 10 Text. De Avoir Comment of the Comm

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 DOCUMENT ATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONT

LEGEND

COLORBOND MATT MONUMENT 01



PGH BRICK - MANHATTAN EAST HAMPTON OR SIMILAR





COLORBOND POWERCOATED JASPER MATT OR SIMILAR WINDOWS/DOORS/ BALUSTRADES/ AWNING



DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR

DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR

MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Australia



EXTERNAL FINISHES
CORNER STANSELL ST &
VICTORIA RD

Scale 1:100 (SAI Sheet Size



Drawing Number DA-903 Project Number 20-009



NOTE TO THE PROPERTY OF THE PR

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 DOLUMENT ATION IT SHALL BE ASSUMED NOT TO BE CURRENT AND CONTRACTOR SHALL MAKE THEIR OWN

LEGEND

COLORBOND MATT MONUMENT 01



PGH BRICK - MANHATTAN EAST HAMPTON OR SIMILAR



COLORBOND POWERCOATED JASPER MATT OR SIMILAR WINDOWS/DOORS/ BALUSTRADES/ AWNING



DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR

DULUX COLORBOND POWDERCOATED COLOUR: MONUMENT MATT OR SIMILAR

MIXED USE MULTI RESIDENTIAL 287-295 VICTORIA ROAD GLADESVILLE NSW Australia



Postal Address: PO BOX 2223 Phone Number: +61 2 9745 Nominated Architects: Ziad Boumelhem Reg no 8008 Youssef El Khawaja Reg no 8933 Nicolas Toubia Reg no 9336 Drawing Title

EXTERNAL FINISHES
VICTORIA RD STREETWALL

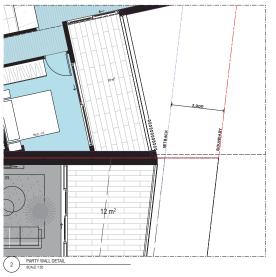
Scale 1:100 (SAI Sheet Size Project Number 20-009



LODITRACTOR MUST VERIEY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK OR PREPARING 2.0 DAYS TALL DEPARTMENT OF THE PROPERTY OF







Project
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GLADESVILLE NSW Australia



Postal Address PO BOX 2223 Burwood North Phone Number -612 9745 2014 Nominated Architects: Zuda Boumbers Reg no 8008 Yousself If Krawaya Reg no 8033 Washington State Drawing Tills STANSELL ST

Scale 1:1, 1:50 ((A1 Sheet Size

Project Number 20-009 Drawing Number DA-905



MIXED USE MULTI RESIDENTIAL

287-295 VICTORIA ROAD GLADESVILLE NSW Austr



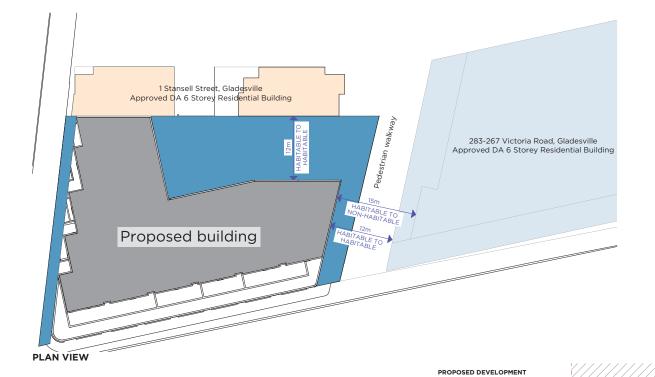
COMPLIANCE BUILDING HEIGHT PLANE

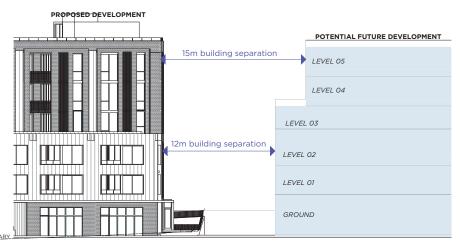
Scale 1:50 gal She

Drawing Number DA-1410

Project Numbe 20-009

BUILDING **SEPARATION**





12m HABITABLE TO

283-267 VICTORIA ROAD, BUILDING SEPARATION FRONT

1 STANSELL STREET, BUILDING SEPARATION REAR SETBACK

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COMPLIANCE
BUILDING SEPARATION

Project Numbe 20-009

DA-1411

24 0 35 0 6 0 24 35 6

31.5

Residential per DCP

Total 65

0.0 51.9

Total 64.9

13.0

8.4

97.00

46

15%

71%

39

60%

1443

69%

11%

0.00 m2 440.00 m2

17.6

Commercial per DCP

Staff/Residents

Visitors

CAR PARKING

0.00 m2

0.0

0.00 m2 5,152.00 m2

Total

5,592.00 m2

17.6 O.0 0.0

17.6

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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.

NTRACTOR TO CHECK UNDERGROUND CES BEFORE COMMENCING WORKS BY ACTING DIAL BEFORE YOU DIG. IF DIAL BE YOU DIG INFORMATION IS PROVIDED THIS DOCUMENTATION IT SHALL BE MED NOT TO BE CURRENT AND RACTOR SHALL MAKE THEIR OWN 19FS.

D	RFI - UDRP RFI - UDRP
В	RFI - UDRP
Α	DEVELOPMENT APPLICATION

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287-295 VICTORIA ROAD
GLADESVILLE NSW Australia



Business Address: Level 10, 11-15 Deane Street, Burwook NSW 2134 Postal Address: PO BOX 2223 Burwood North NSW 213 Phone Number: +612 9745 2014 Nominated Architects: 21 Boxes Perceits a Bone

Phone Number: +61.2 9745 201
Nominated Architects:
Ziad Boumelhem Reg ne 8008
Voussef El Khawakja Reg ne 8933
Nicolas Toubia Reg ne 9336
Drawing Title
COMPLIANCE
CALCULATIONS

Scale 1:0.64 gal Sheet 5

Project Number 20-009

DA-1412

A1





A1

