

8856  
19-23 Segers Ave

PADSTOW, NSW 2211  
Proposed Development



DEVELOPMENT SUMMARY

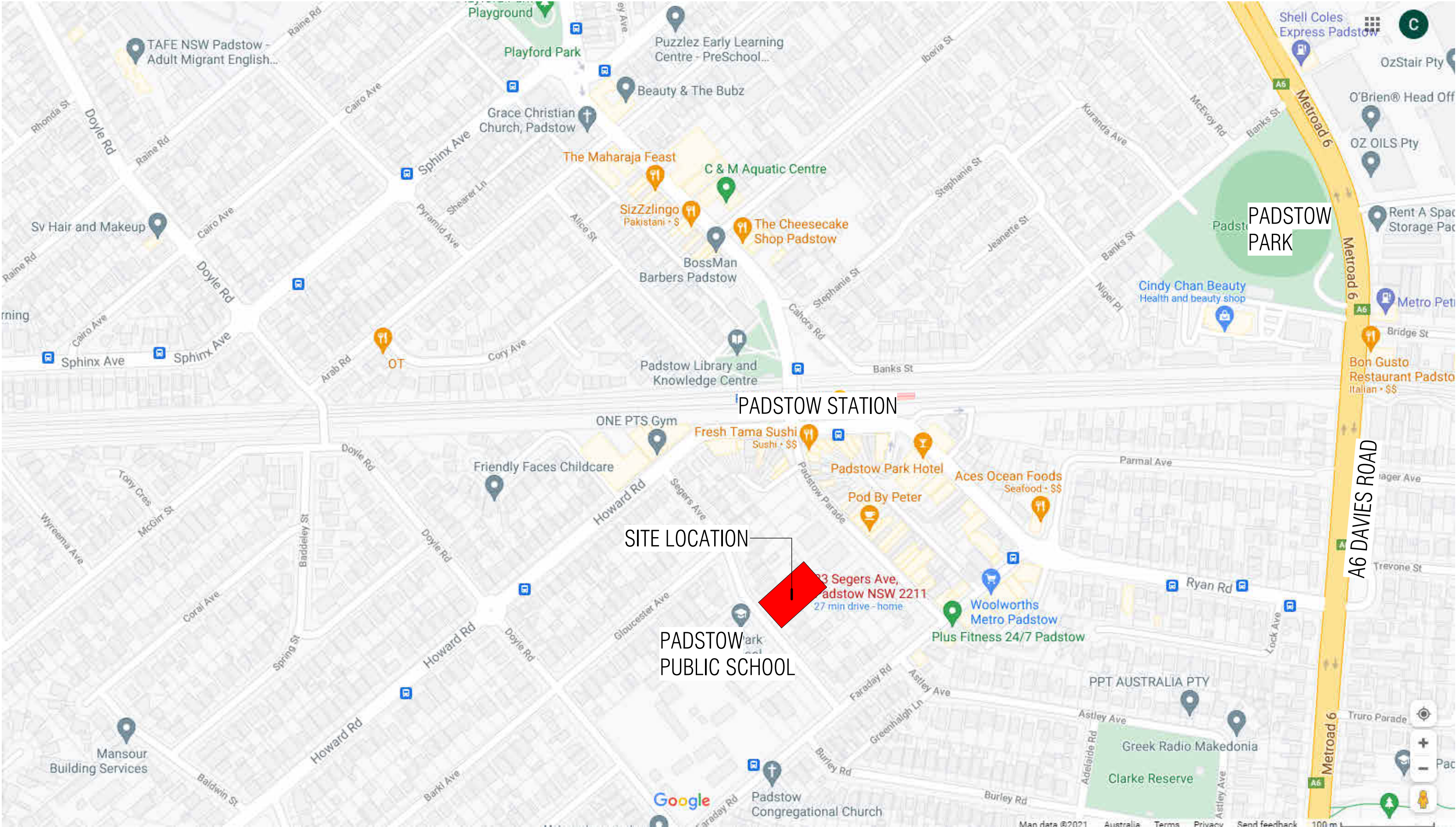
		ALLOWABLE		PROPOSED		COMPLIES
1	SITE AREA			2500.22		
2	ZONE	R4	High Density Residential			
3	BUILDING HEIGHT	19	m (MAX)		m	
		30%	uplift			
		24.7	m (ALLOWABLE)			
	FSR	1.50	:1		1.95 :1	
		30%	uplift			
		1.95	:1 (ALLOWABLE)			
	GFA	4875.43	m²	4875.10 m²		

AFFORDABLE CALCULATION					
FSR		30%	Uplift		30%
	FSR Bonus 0.45				0.45
	FSR Total 1.95				1.95
	4875.429	m²		4875.10	m²
HEIGHT		30%	Uplift		23%
	Height Bonus 5.7				4.40
	Height Total 24.7	m		23.40	m

6	NUMBER OF UNIT AFFORDABLE	PROPOSED UNIT	
		Bonus FSR	15%
			731.27 m2 (Minimum)
AFFORDABLE UNIT MIX		Allocation	
		1 Bed	5
		2 Bed	6
		3 Bed	0
		TOTAL	11
UNIT MIX (Include affordable unit)		1 Bed	8
		2 Bed	45
		3 Bed	5
		TOTAL	58
GOLD/SILVER UNITS			
	Gold Units (20% Required)	12	Units Provided
	Silver Units (20% Required)	12	Units Provided

7	CAR SPACE	PER UNIT	No. of Unit	REQUIRED	PROVIDED
	Non-affordable				
	1 Bed	1	3	3	
	2 Bed	1.2	39	46.8	
	3 Bedroom	1.5	5	7.5	
	Visitor (Incl. Car Wash)	0		0	
			TOTAL (Non-Affordable)	57.3	
	Affordable Rate				
	1 Bed	0.4	5	2	
	2 Bed	0.5	6	3	
	3 Bedroom	1	0	0	
			TOTAL (Affordable)	5	
			TOTAL	62.3	
			TOTAL PROVIDED	66	Car spaces provided
	Disabled car park			12	12

	REQUIRED		PROPOSED			
8	SOLAR ACCESS	70%	of total units	43	of Total Units	74.14%
9	CROSS VENTILATION	60%	of total units	35	of Total Units	60.34%
10	NO-DIRECT SUNLIGHT	15%	of total units	6	of Total Units	10.34%
11	DEEP SOIL ZONE (6x6m)	7%	of Site	418.70	m2	16.75%
12	LANDSCAPE	30%	of Site	837.5	m2	33.50%
13	COMMON OPEN SPACE	25%	of Site	744.2	m2	29.77%



SITE LOCATION



LAND ZONING

R4 - HIGH DENSITY RESIDENTIAL



FLOOR SPACE RATIO

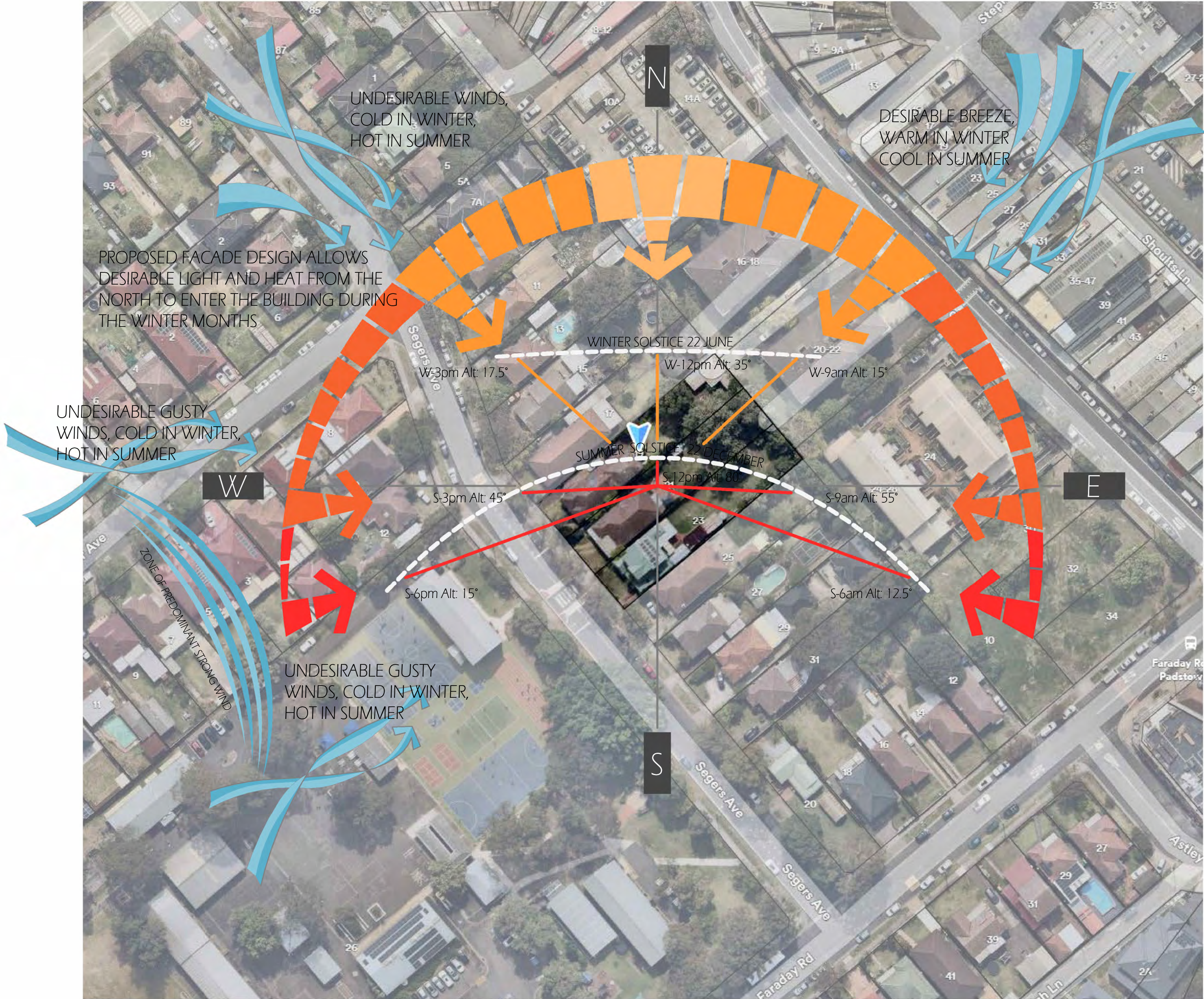
1.5 : 1



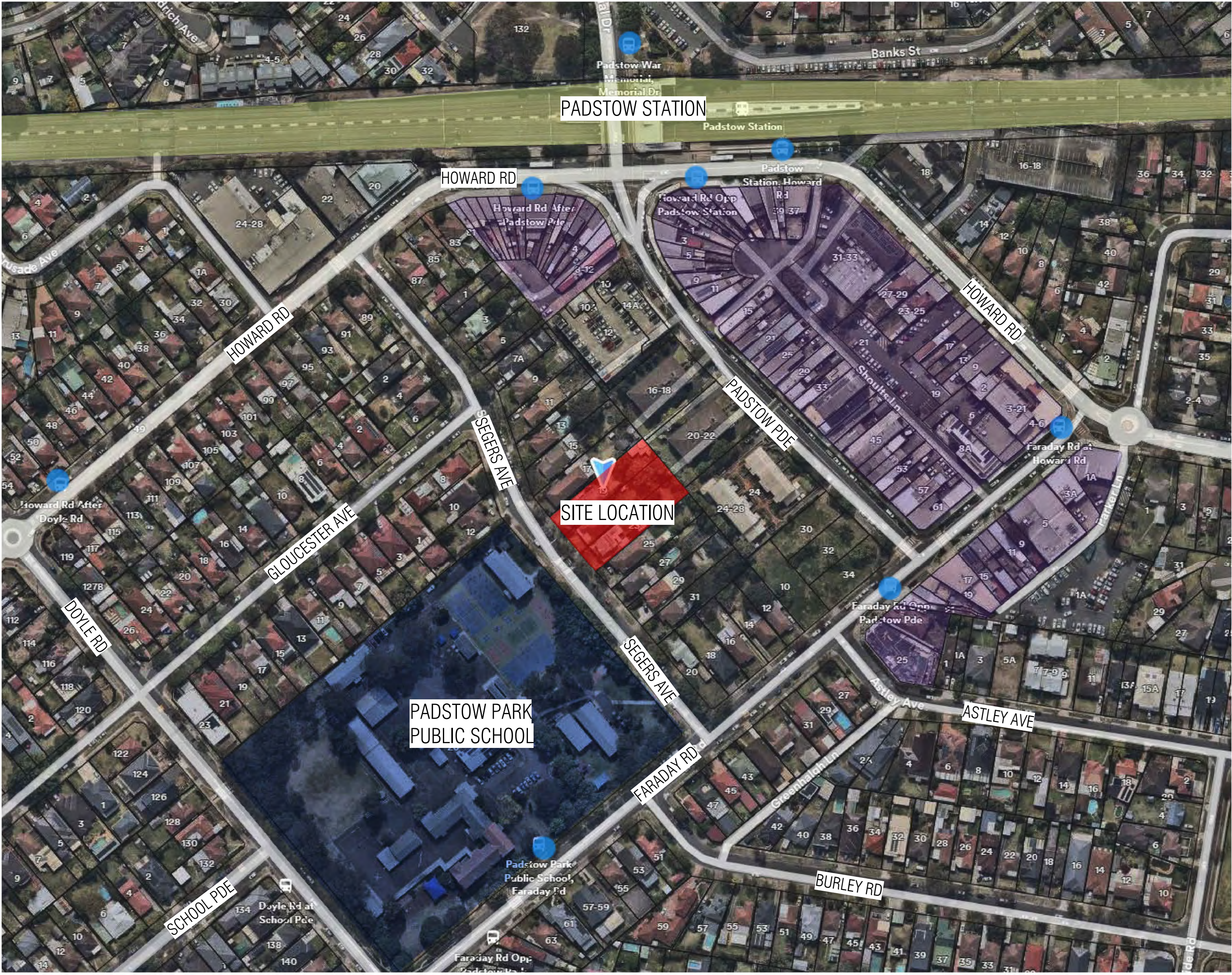
HEIGHT OF BUILDING

19m





SITE ANALYSIS



SITE CONTEXT

■ SITE LOCATION    ■ TOWN CENTER    ■ RAILWAY    ● BUS STOP



STREET VIEW 1 - SEGERS AVE



STREET VIEW 2 - 19-21 SEGERS AVE



STREET VIEW 3 - 23 SEGERS AVE



STREET VIEW 4 - SEGERS AVE

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ISSUE FOR DA SUBMISSION  
AMENDMENT

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IAN CONRY

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NSW NO. 8317

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Look up and Live  
Zero damage - Zero harm - Zero disruption

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PROJECT STATUS:  
Development Application

**NOT FOR CONSTRUCTION**

PROJECT NAME  
Proposed Development  
19-23 Segers Ave  
PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE  
SITE ANALYSIS

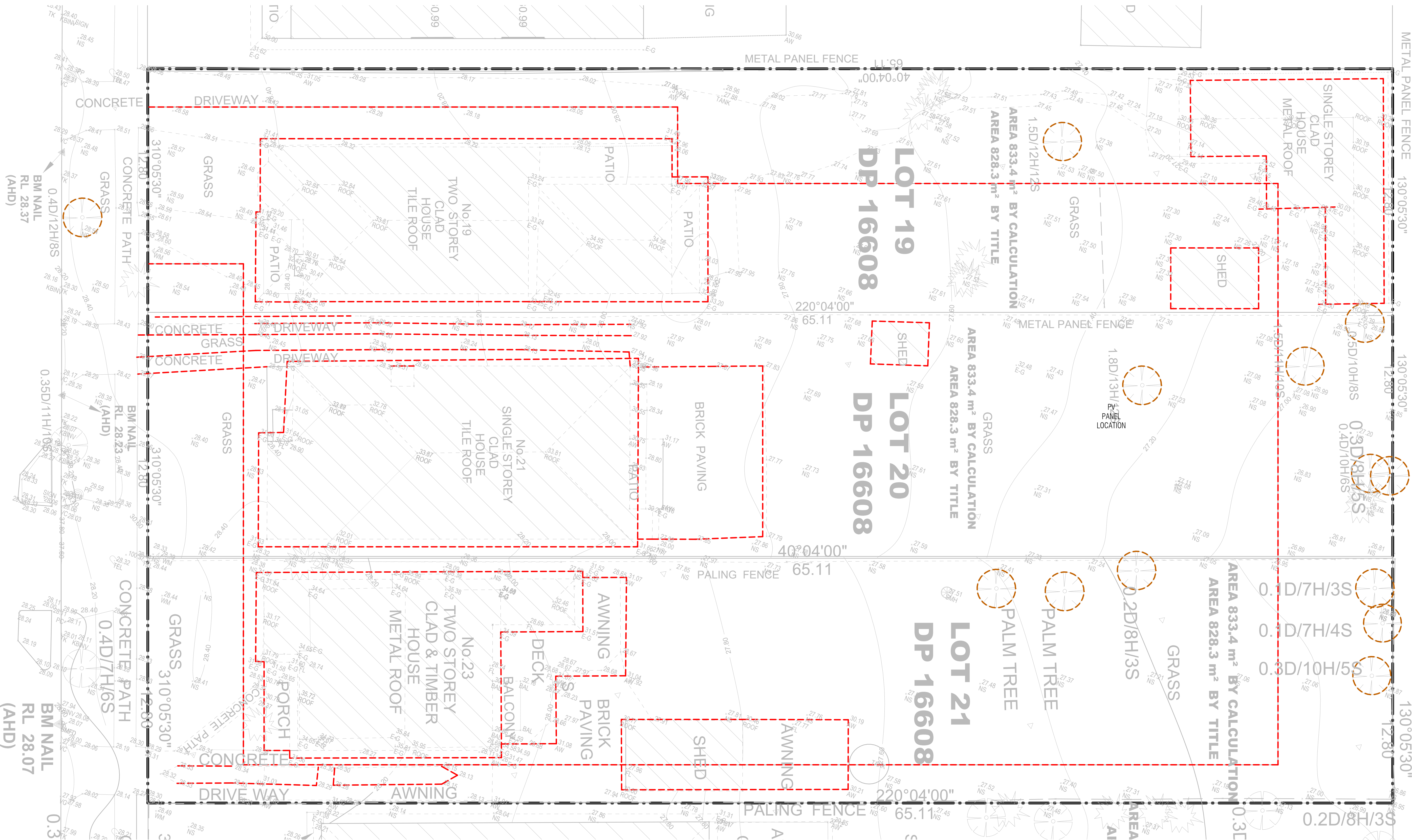
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Checker  
8856  
JOB No.

DA - 002  
DRAWING No.

SCALE @A1 SHEET  
As indicated  
A  
ISSUE

0 1 2 3 4 5 scale 1:100 @A1 sheet 10





DEMOLITION PLAN  
1:100

--- DEMOLISHED  
--- TREE REMOVED  
\*SEE ARBORIST REPORT FOR TREE REMOVAL DETAIL

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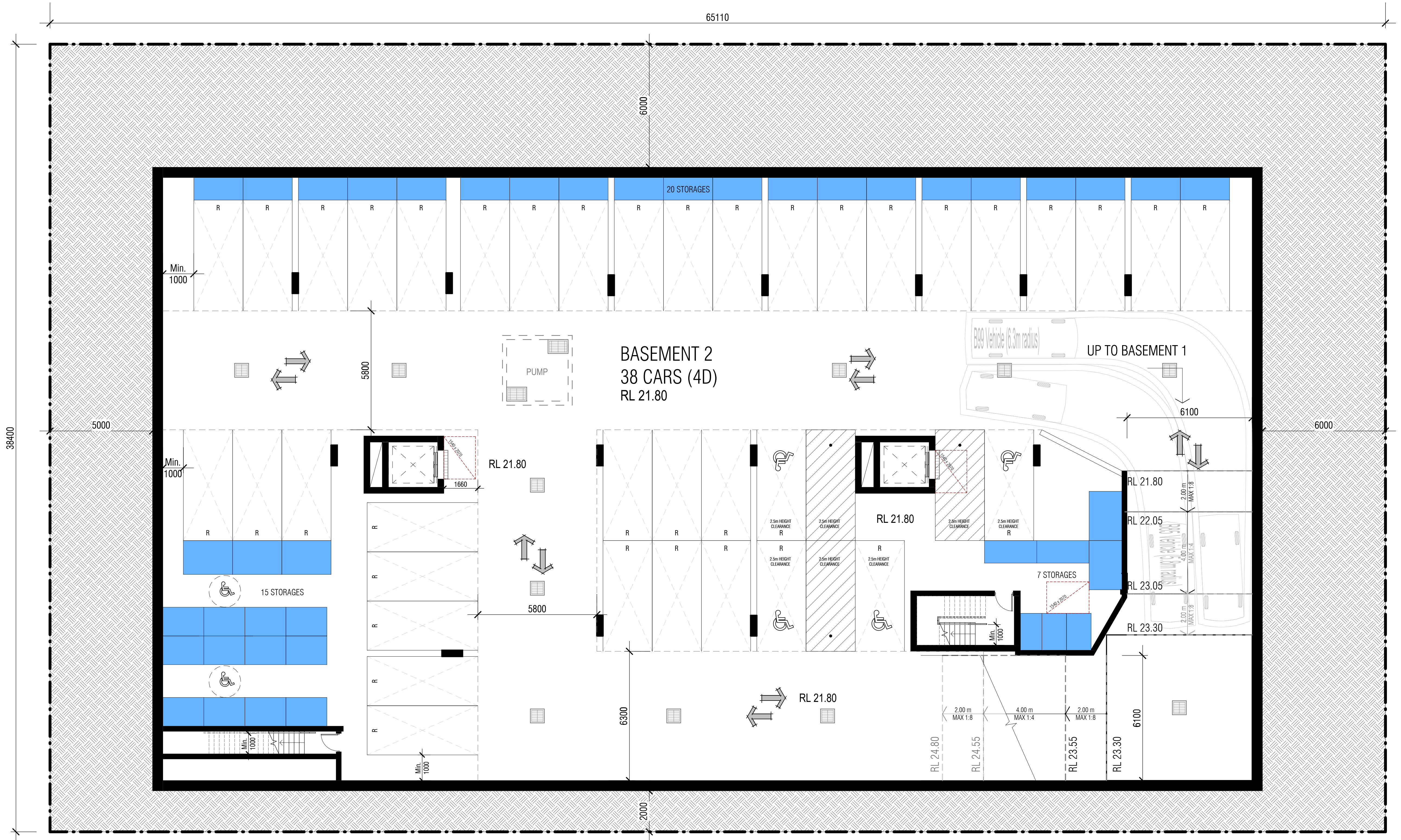
SHEET TITLE  
DEMOLITION PLAN

Checked  
Checker  
8856  
JOB No.  
DA - 003  
DRAWING No.

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ISSUE

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scale 1:100 @A1 sheet 10

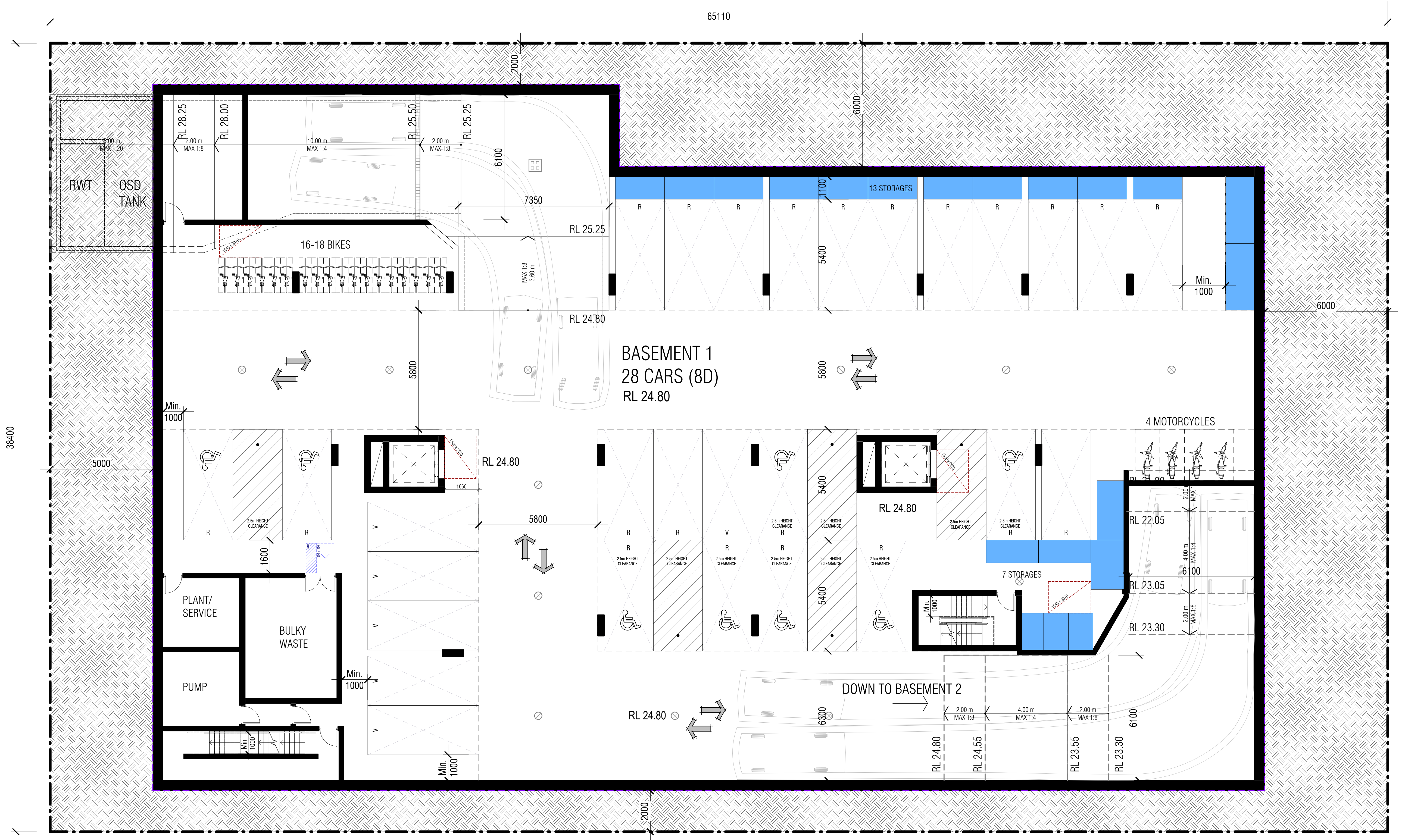




BASEMENT 2  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

NOTE:  
REFER TO STORMWATER DRAWING FOR DETAIL



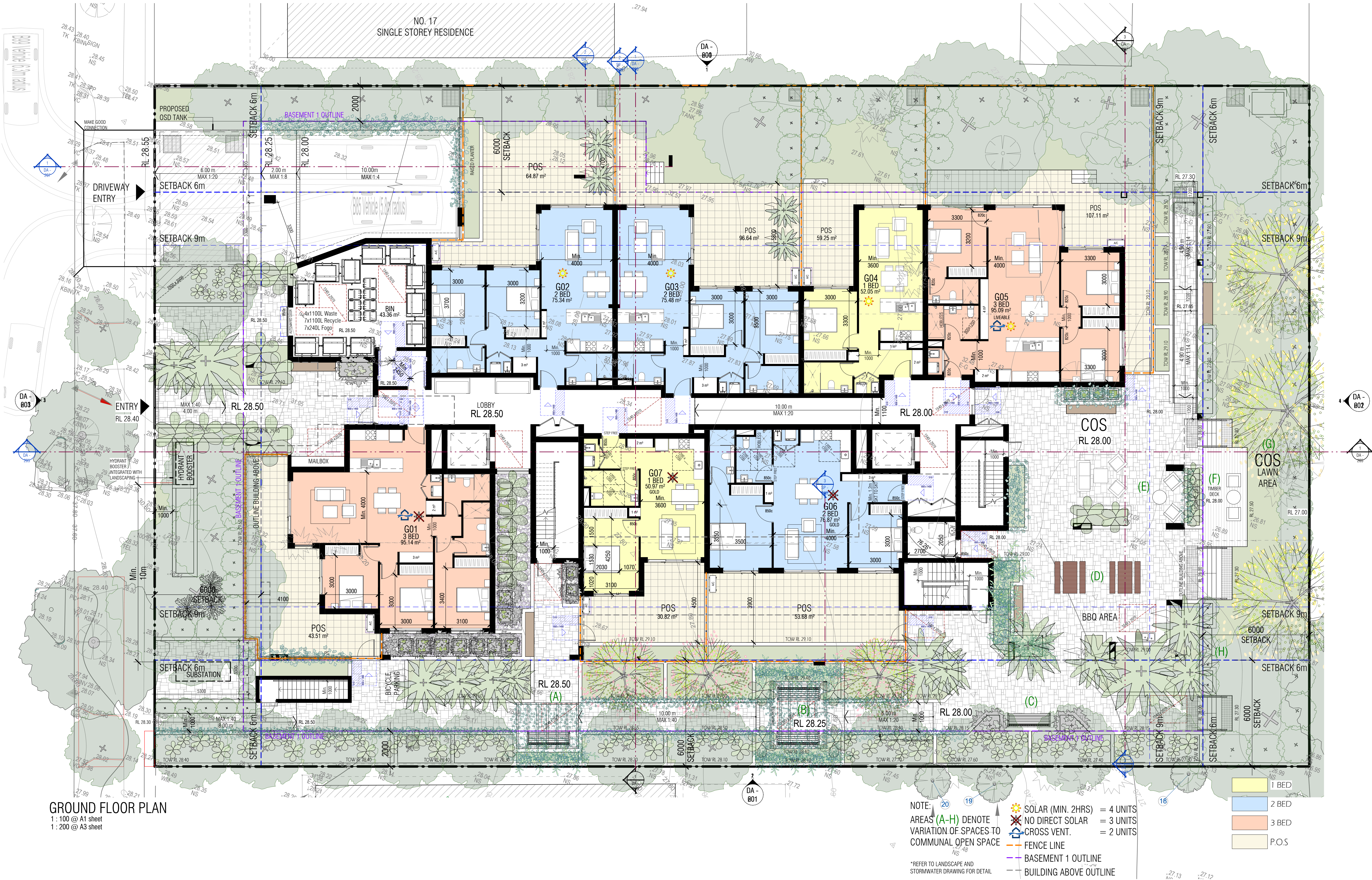


BASEMENT 1  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

NOTE:  
REFER TO STORMWATER DRAWING FOR DETAIL



SEGERS AVENUE



GROUND FLOOR PLAN

1:100 @ A1 sheet  
1:200 @ A3 sheet

NOTE: 20 19  
AREAS (A-H) DENOTE  
VARIATION OF SPACES TO  
COMMUNAL OPEN SPACE  
FENCE LINE  
BASEMENT 1 OUTLINE  
BUILDING ABOVE OUTLINE

SOLAR (MIN. 2HRS) = 4 UNITS  
NO DIRECT SOLAR = 3 UNITS  
CROSS VENT. = 2 UNITS

\*REFER TO LANDSCAPE AND  
STORMWATER DRAWING FOR DETAIL

1 BED  
2 BED  
3 BED  
P.O.S.

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SHEET TITLE:  
GROUND FLOOR

Checked  
8856  
DA - 102  
DRAWING No.

SCALE @A1 SHEET  
1:100  
A  
ISSUE

scale 1:100 @A1sheet





TYPICAL LEVEL 1-3  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

SOLAR (MIN. 2HRS) = 20 UNITS  
NO DIRECT SOLAR = 3 UNITS  
CROSS VENT. = 18 UNITS

1 BED  
2 BED  
3 BED  
BALC

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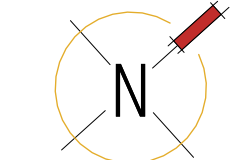
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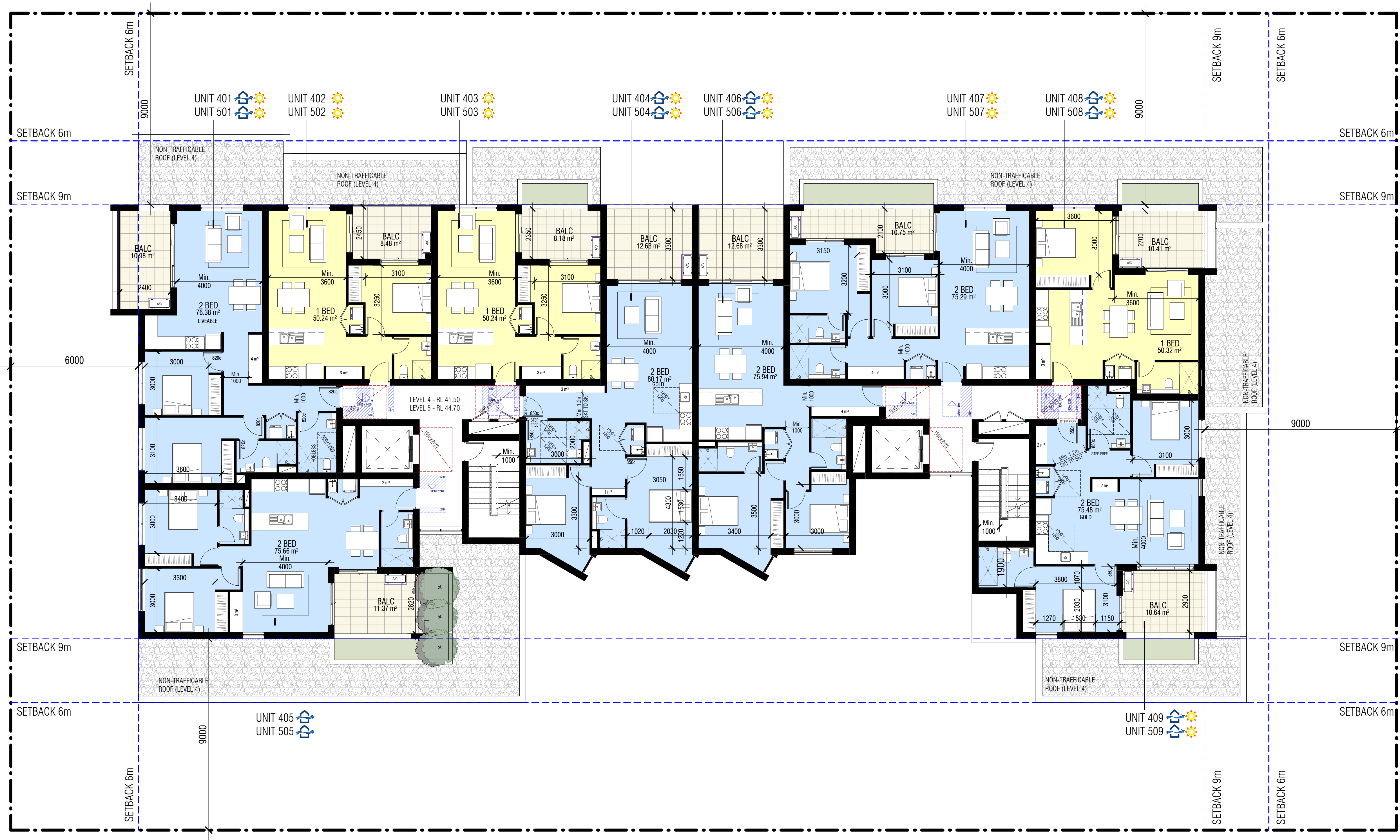
SHEET TITLE  
LEVEL 1-3

Checked  
Checker  
8856  
JOB No.  
DA - 103  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
ISSUE

scale 1:100 @A1sheet 10





TYPICAL LEVEL 4-5  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

SOLAR (MIN. 2HRS) = 16 UNITS  
NO DIRECT SOLAR = 3 UNITS  
CROSS VENT. = 6 UNITS

1 BED  
2 BED  
3 BED  
BALC

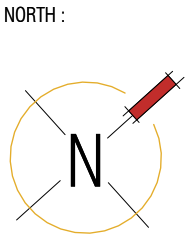
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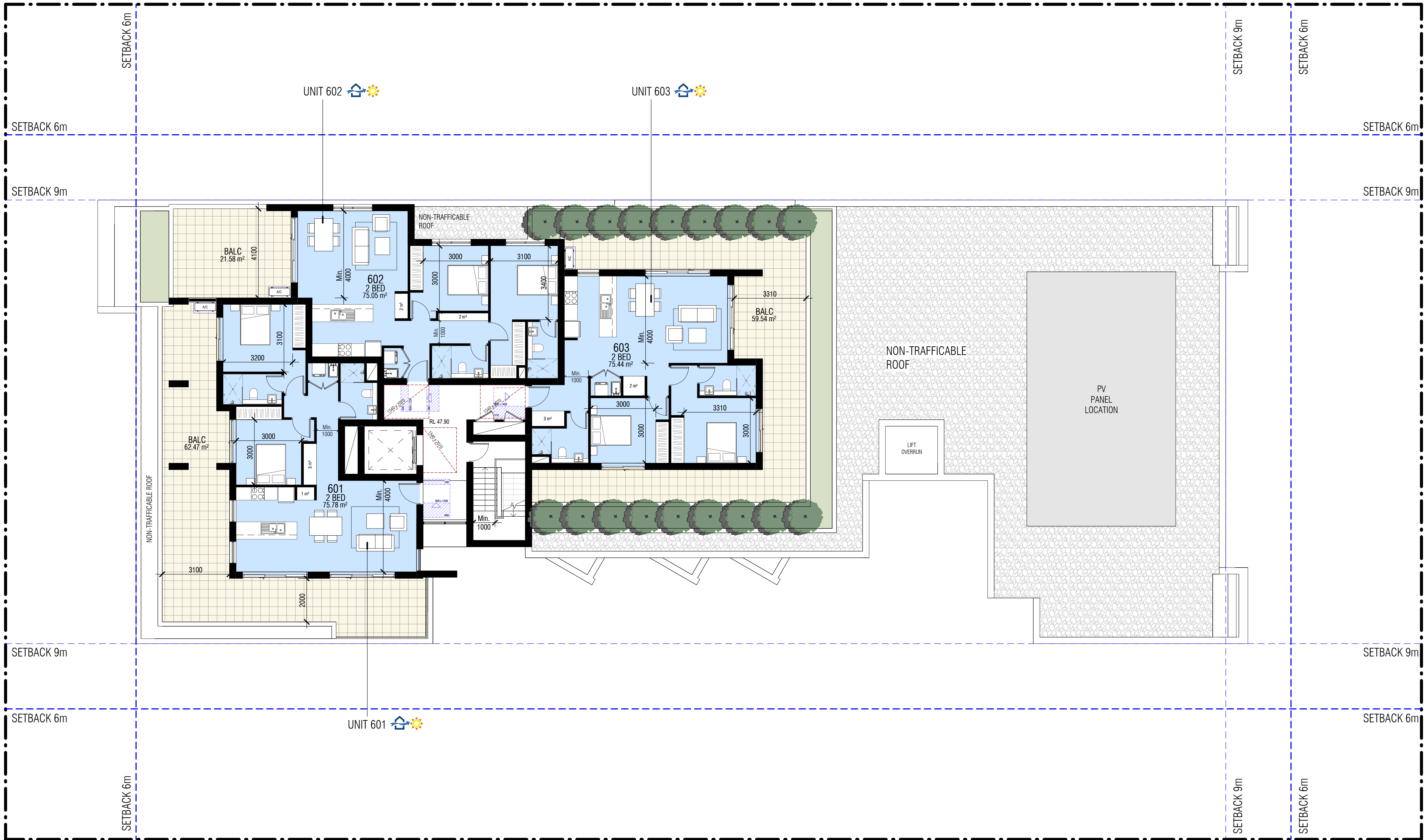
SHEET TITLE  
LEVEL 4-5

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8856  
JOB No.  
DA - 104  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
ISSUE

scale 1:100 @A1sheet 10





LEVEL 6  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

SOLAR (MIN. 2HRS) = 3 UNITS  
 NO DIRECT SOLAR = 0 UNITS  
 CROSS VENT. = 3 UNITS

1 BED  
 2 BED  
 3 BED  
 BALC

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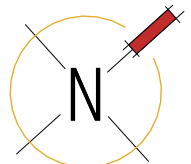
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SHEET TITLE  
LEVEL 6

Checked  
Checker

8856 DA - 105  
JOB No. DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
ISSUE  
scale 1:100 @A1 sheet



SEGERS AVENUE

NO. 17  
SINGLE STOREY HOUSE

NO. 25  
SINGLE STOREY HOUSE

ROOF/SITE PLAN  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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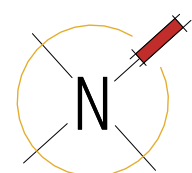
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SHEET TITLE  
ROOF/SITE PLAN

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Checker

8856  
JOB No.  
DA - 106  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
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ISSUE  
scale 1:100 @A1sheet  
10





NORTH ELEVATION  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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SHEET TITLE  
ELEVATION NORTH

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Checker  
8856  
JOB No.  
DA - 200  
DRAWING No.  
A  
ISSUE  
SCALE @A1 SHEET  
1 : 100  
scale 1:100 @A1 sheet  
10





SOUTH ELEVATION  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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SHEET TITLE  
ELEVATION SOUTH

Checked  
Checker  
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JOB No.  
DA - 201  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
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scale 1:100 @A1 sheet 10





EAST ELEVATION  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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SHEET TITLE  
ELEVATION EAST

Checked  
Checker  
8856  
JOB No.  
DA - 202  
DRAWING No.  
A  
ISSUE  
SCALE @A1 SHEET  
1 : 100  
scale 1:100 @A1sheet  
10





WEST ELEVATION - SEGERS AVE  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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Development Application

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PROJECT NAME  
Proposed Development  
19-23 Segers Ave  
PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE  
ELEVATION WEST - SEGERS AVE

Checked  
Checker  
8856  
JOB No.  
DA - 203  
DRAWING No.  
A  
ISSUE  
SCALE @A1 SHEET  
1 : 100  
scale 1:100 @A1 sheet  
10





WEST ELEVATION - STREETSCAPE  
1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet

SEGERS AVENUE

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ISSUE FOR DA SUBMISSION  
AMENDMENT

14/04/2025  
DATE  
TH  
DRAWN  
IC  
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PROJECT ARCHITECTS  
IAN CONRY



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NSW NO. 8317

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www.zhinar.com.au / w  
28 495 869 790 / abn

PROJECT STATUS:  
Development Application

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Proposed Development

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PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE  
ELEVATION WEST - STREETSCAPE

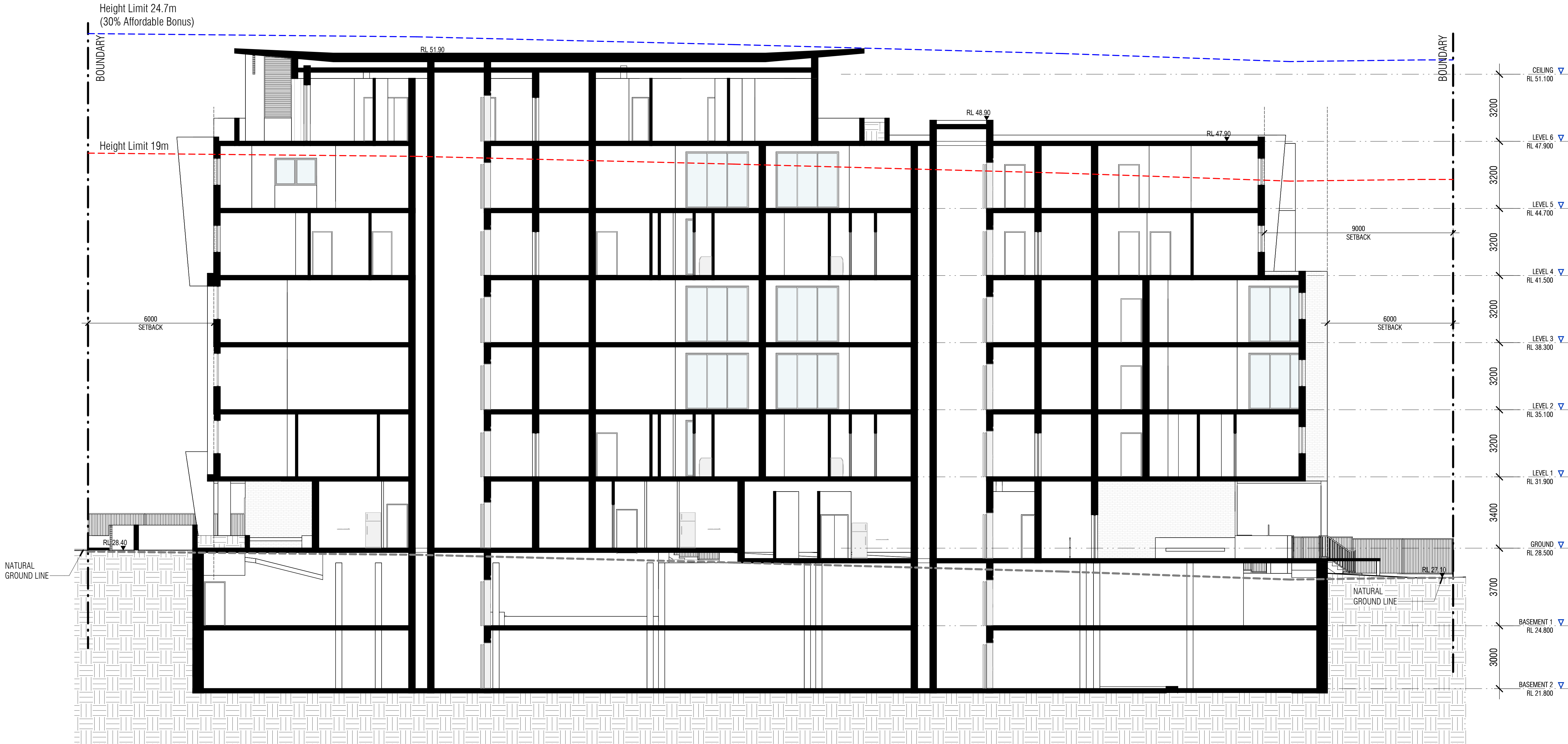
Checked  
Checker

8856  
JOB No.

DA - 204  
DRAWING No.

SCALE @A1 SHEET  
1 : 200  
A  
ISSUE  
scale 1:100 @A1sheet  
0 1 2 3 4 5 10





SECTION 1  
1 : 100 @ A1 sheet  
1 : 200 @ A3 sheet

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SHEET TITLE  
SECTION 1

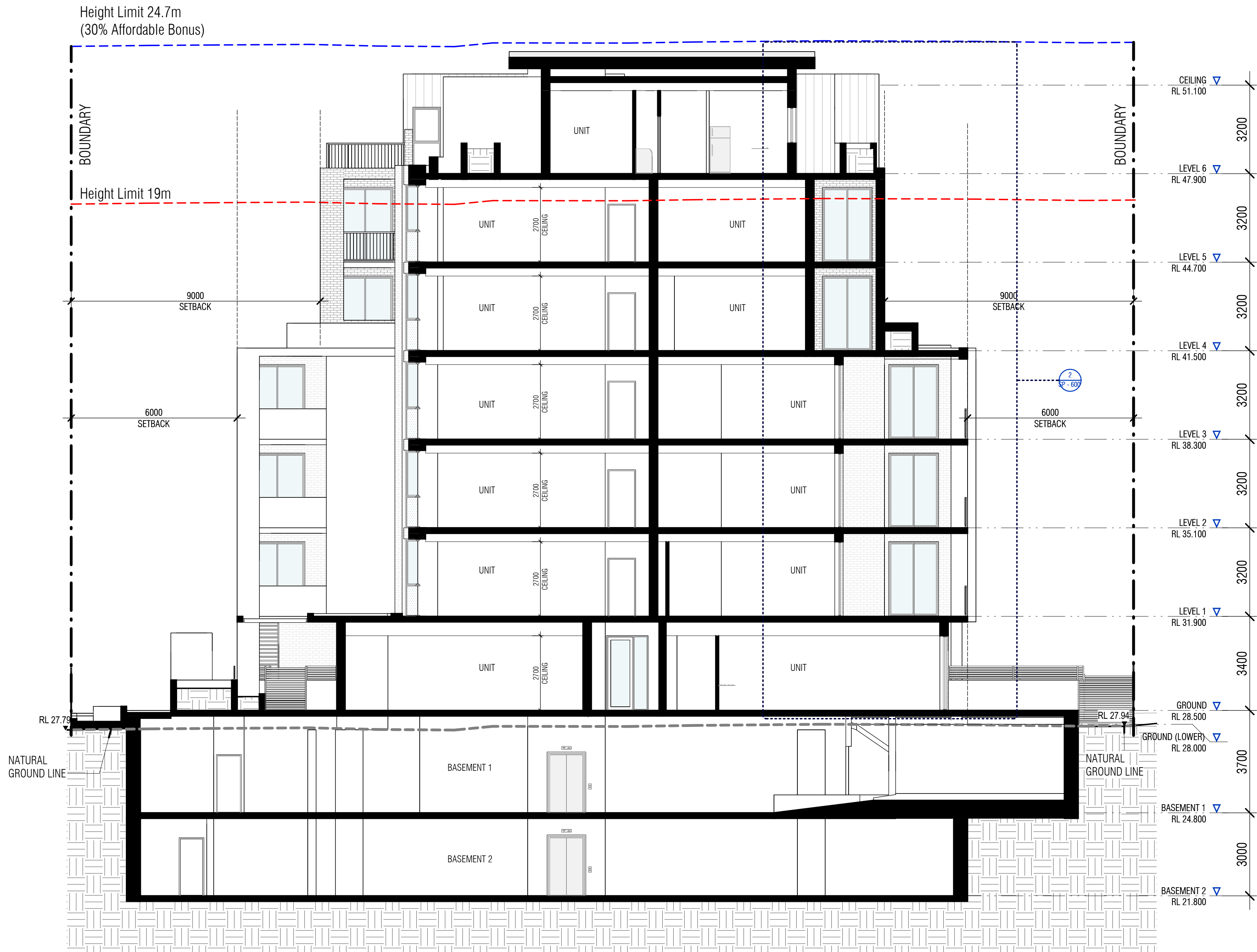
Checked  
Checker

8856  
JOB No.

DA - 205  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
ISSUE  
scale 1:100 @A1sheet  
10





SECTION 2  
1 : 100

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Development Application

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L.G.A.: BANKSTOWN

SHEET TITLE

SECTION 2

Checked  
Checker

8856  
JOB No.

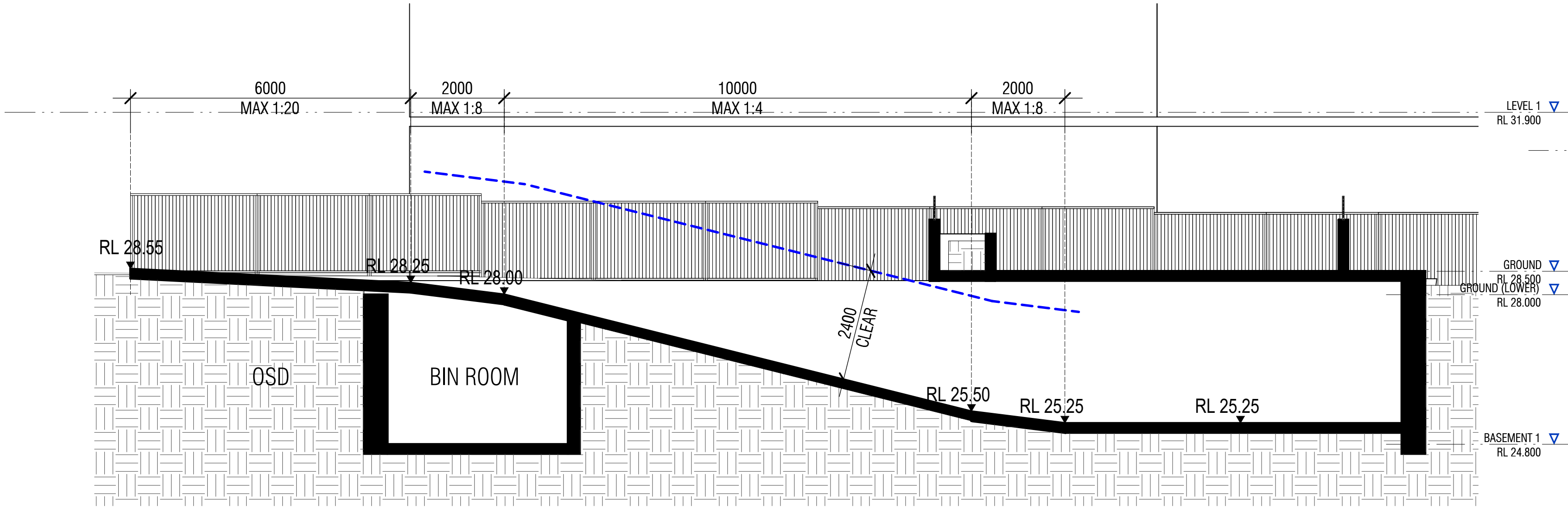
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DRAWING No.

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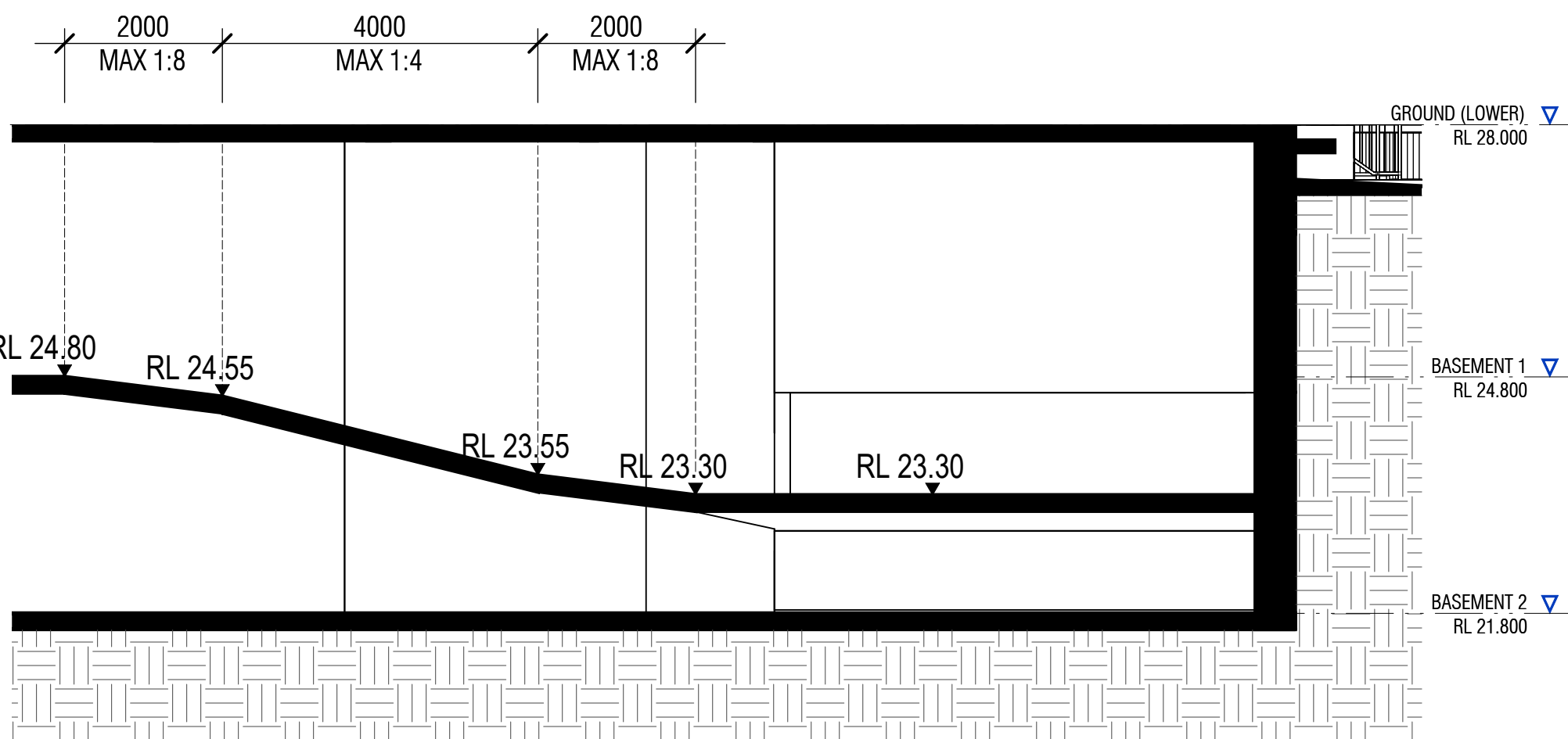
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ISSUE

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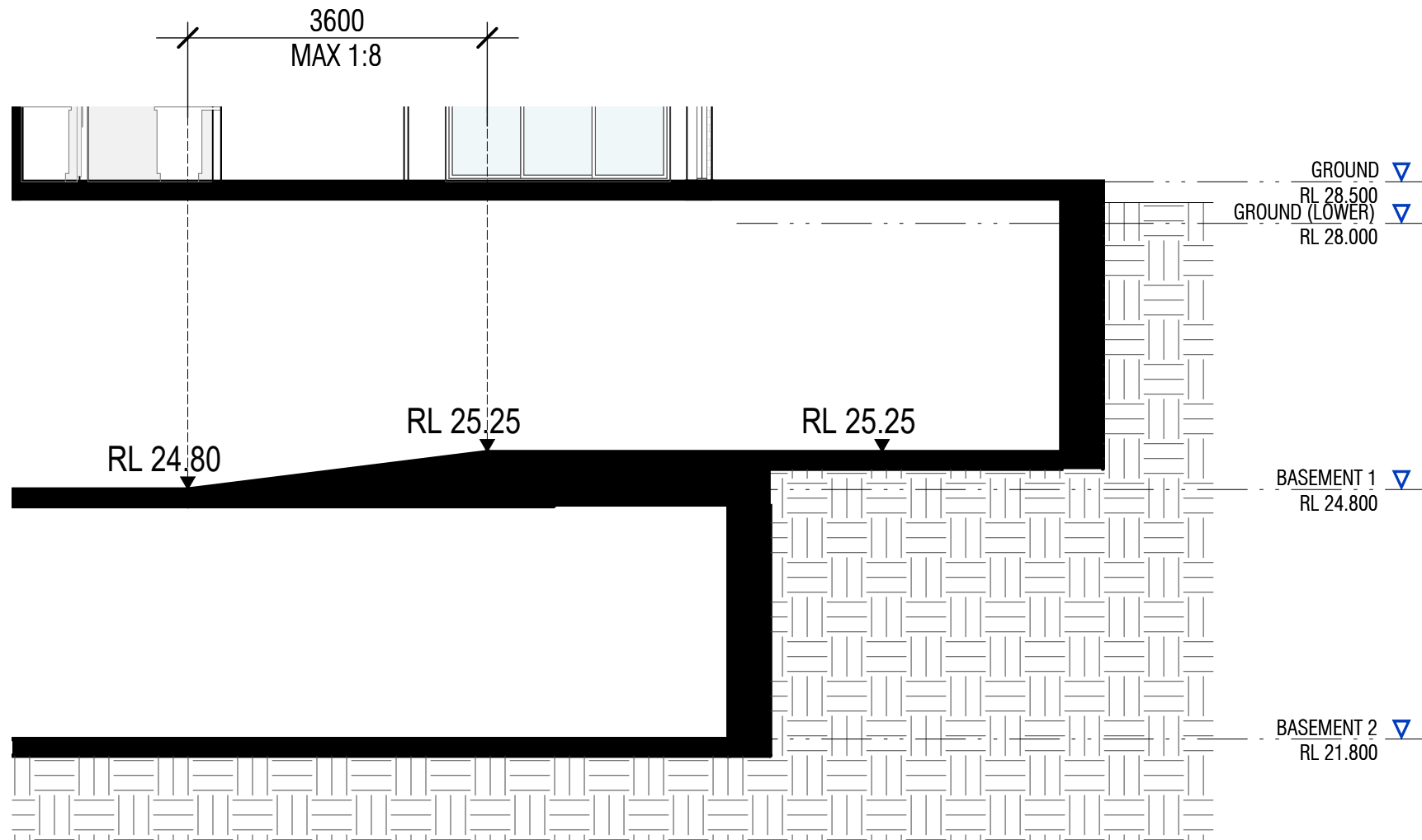




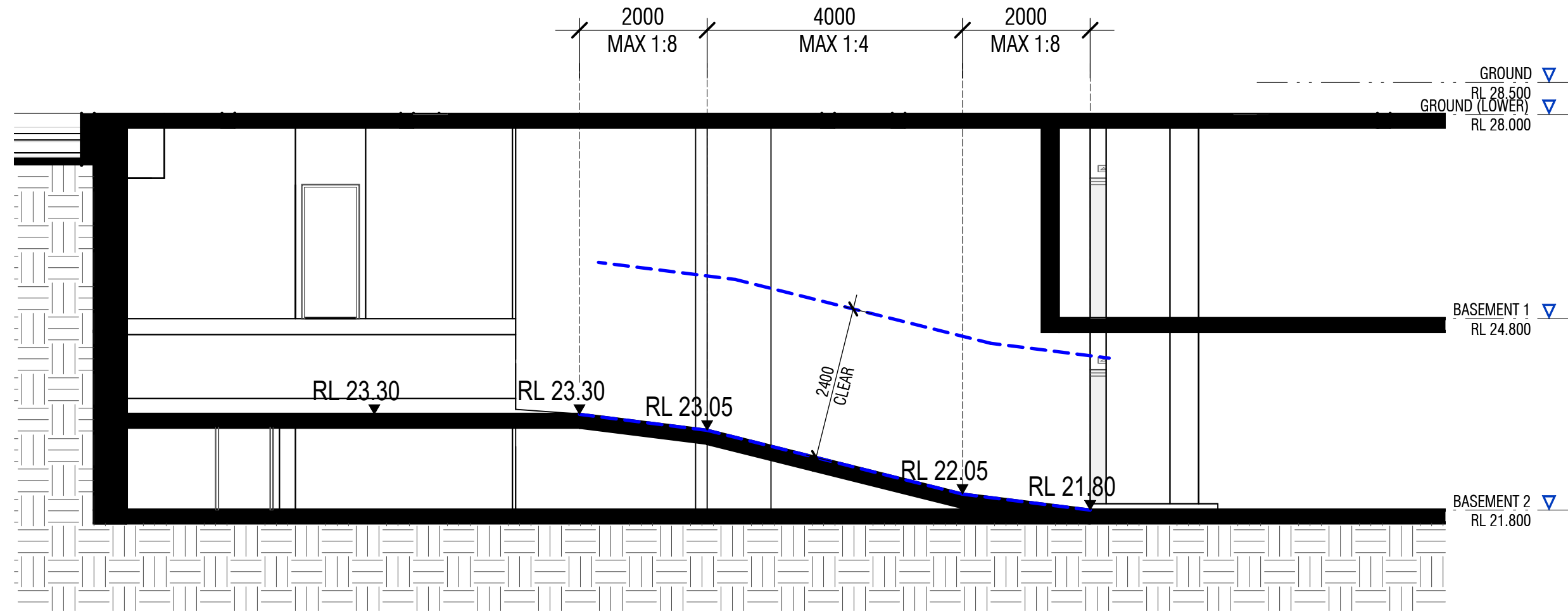
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SECTION RAMP - BASEMENT 1 TO BASEMENT 2 (1/2)

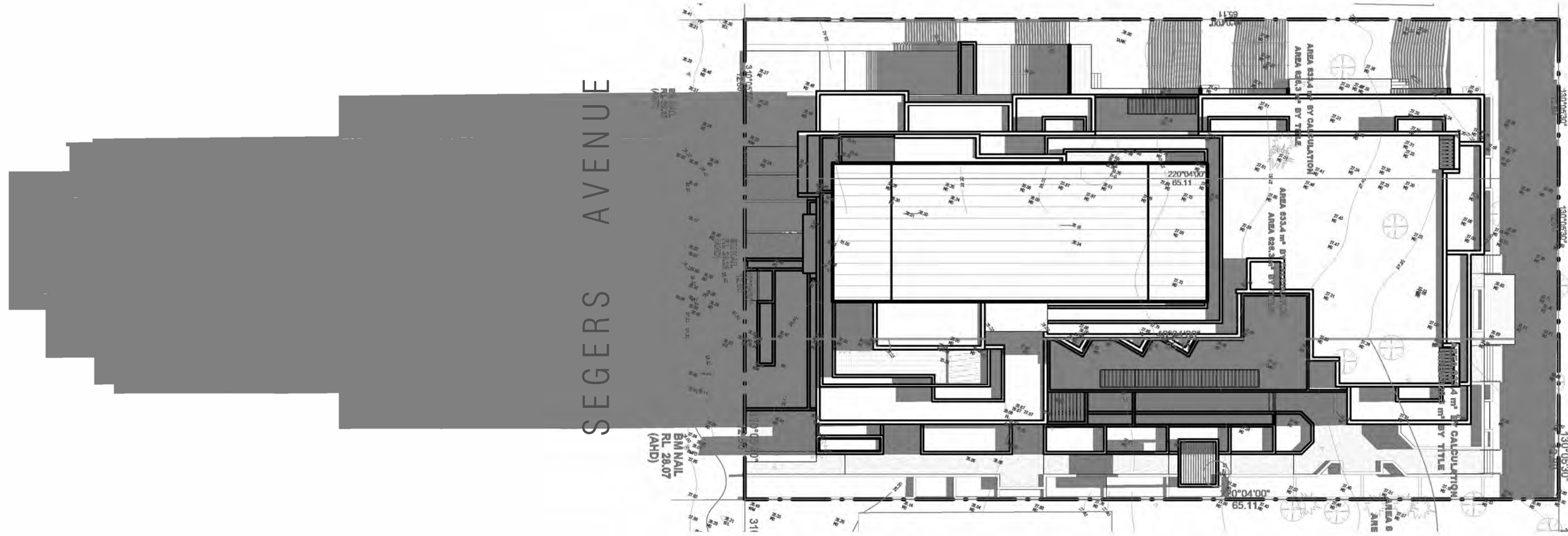


SECTION RAMP - GROUND TO BASEMENT 1 (2/2)



SECTION RAMP - BASEMENT 1 TO BASEMENT 2 (2/2)

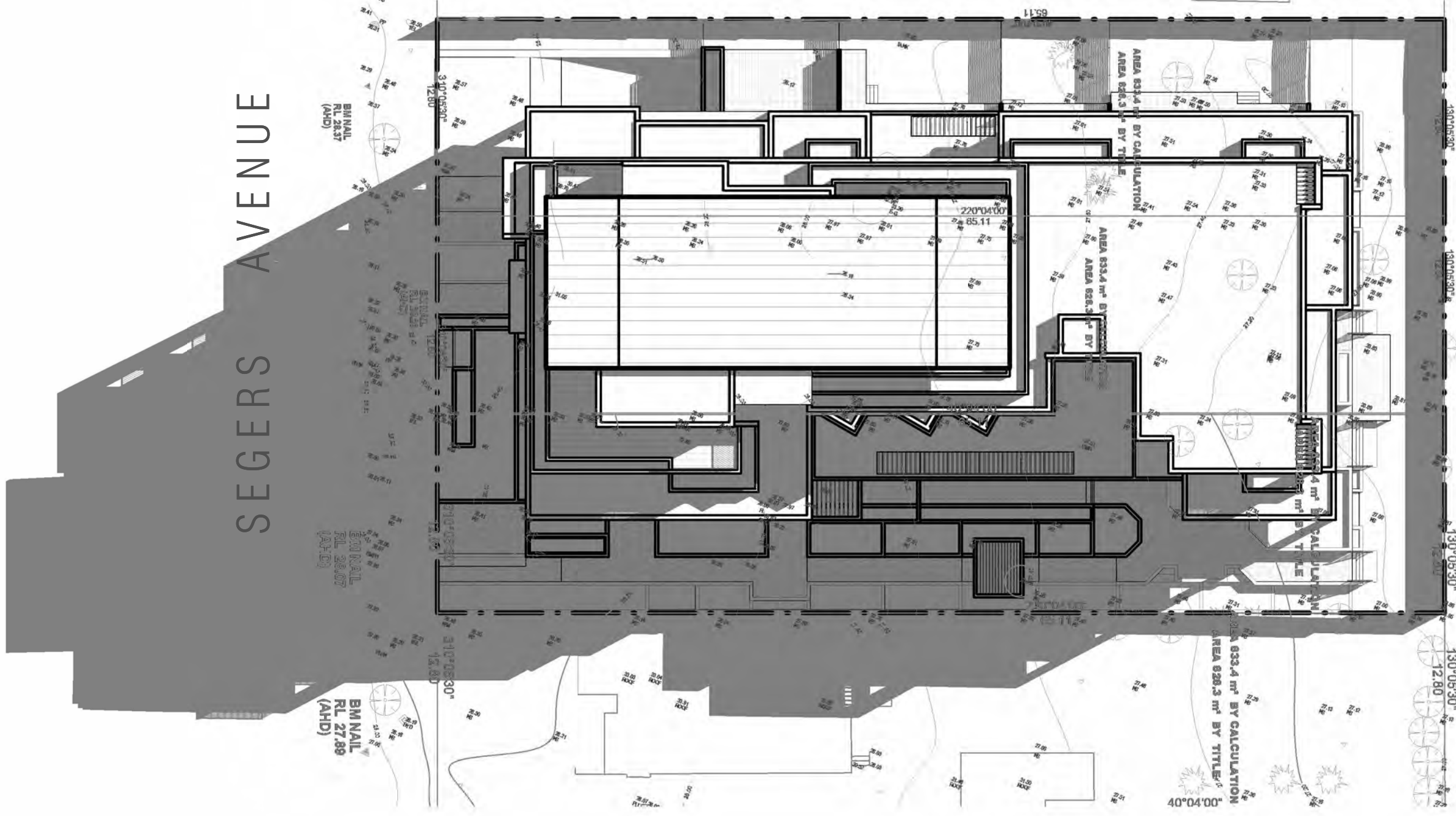




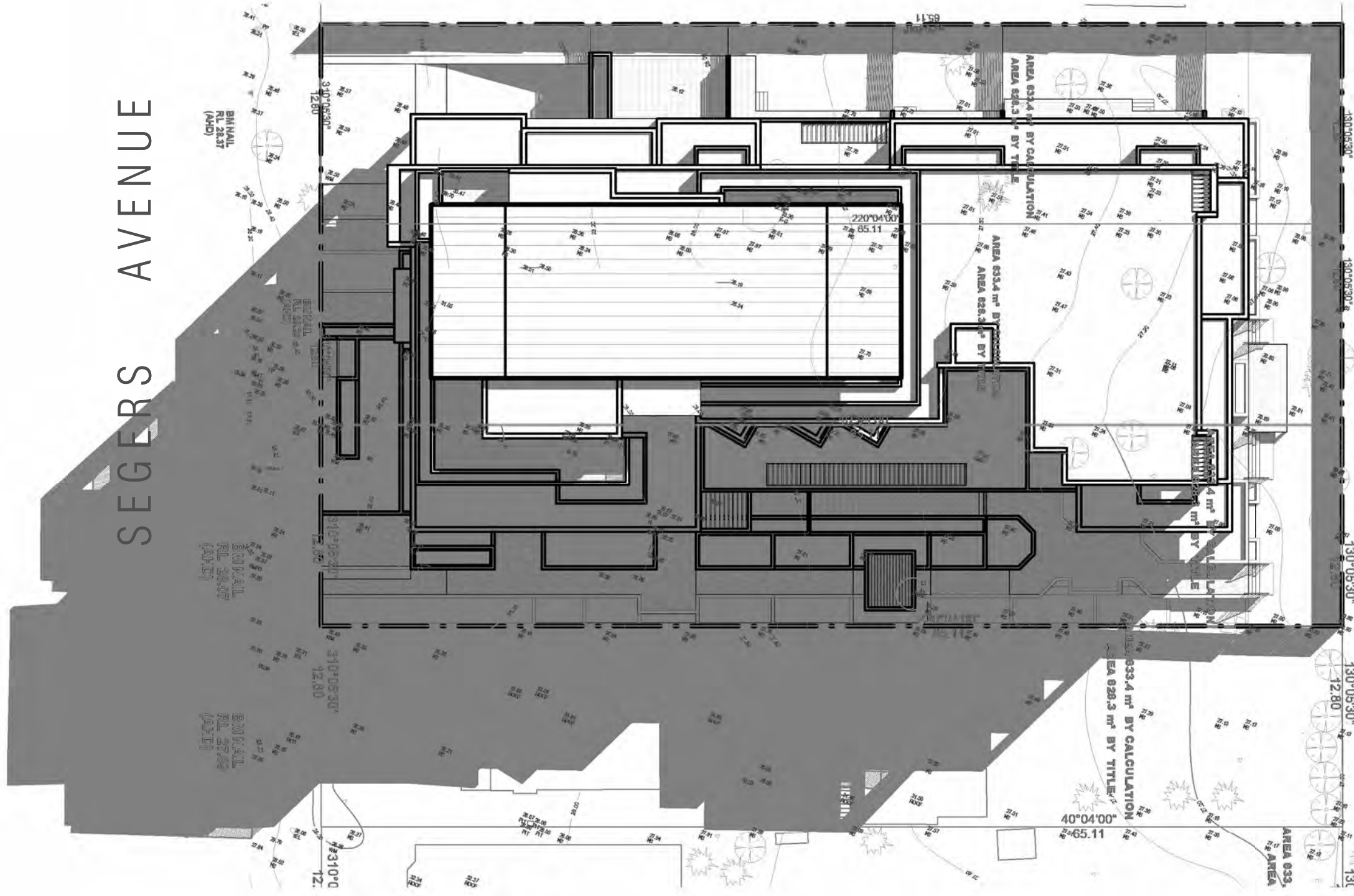
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1 : 300



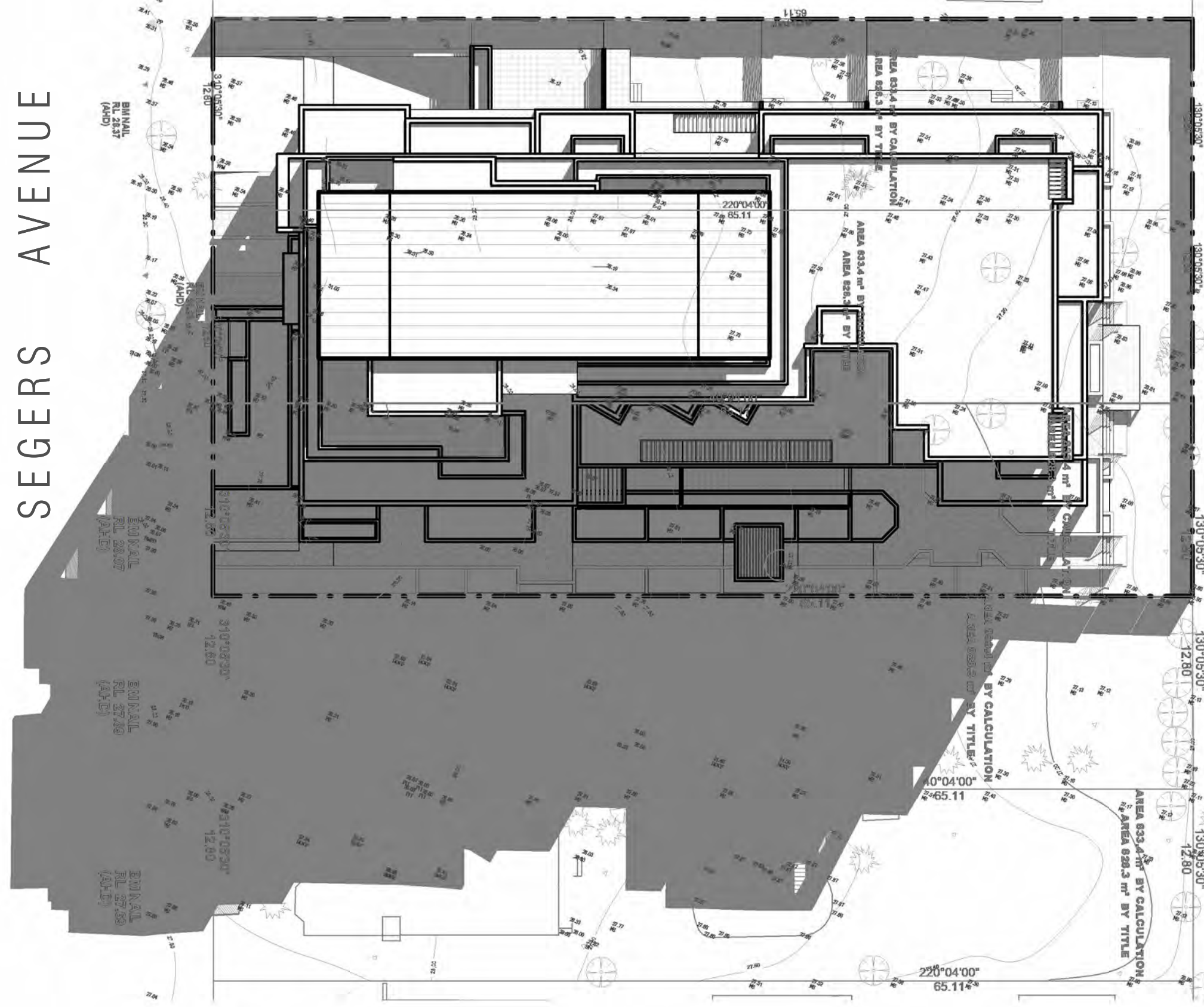
SHADOW 10.00  
1 : 300



SHADOW 11.00  
1 : 300



SHADOW 12.00  
1 : 300



SHADOW 13.00  
1 : 300

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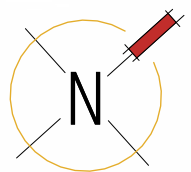
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IAN CONRY



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LGA : BANKSTOWN

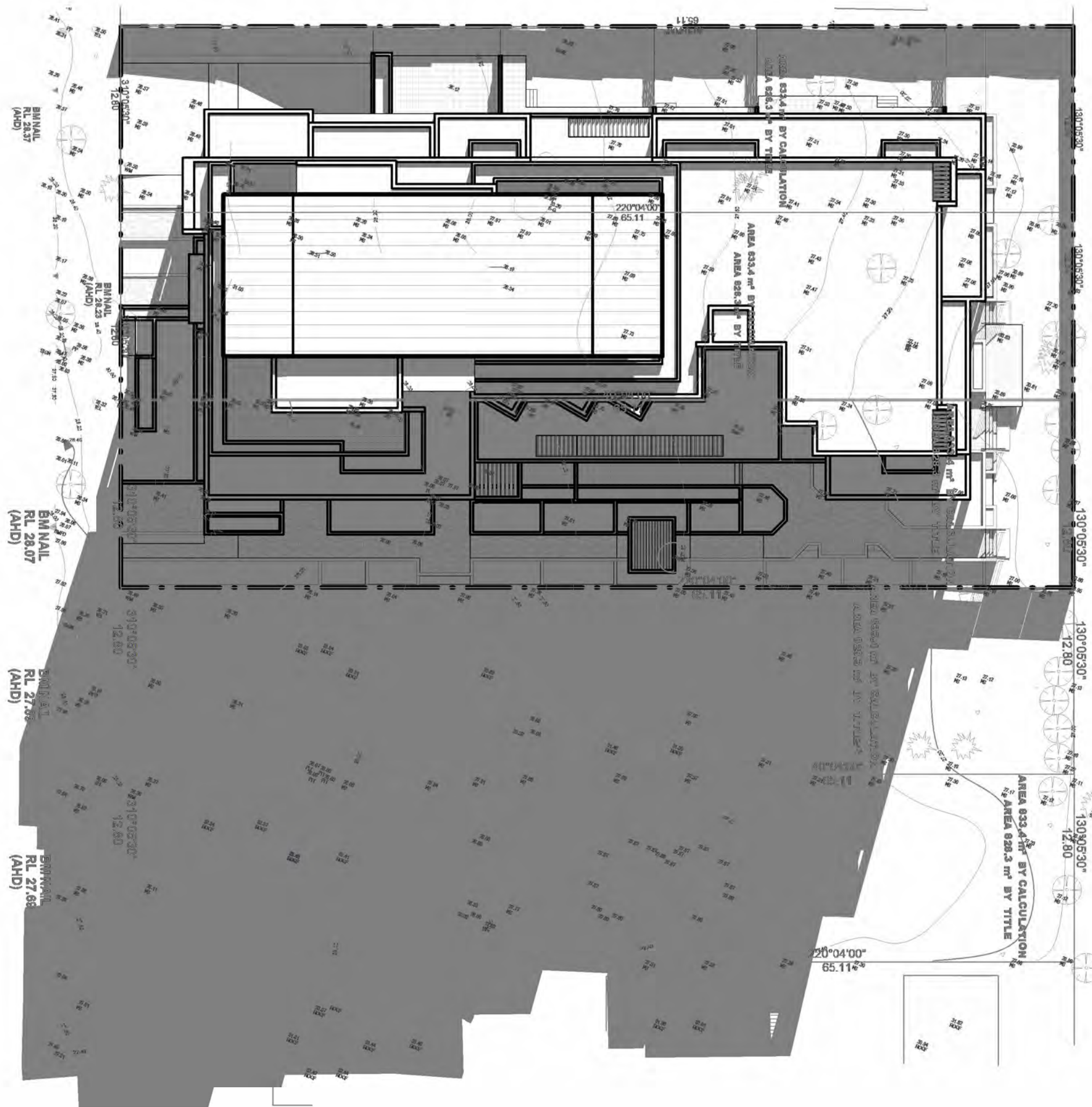
SHEET TITLE  
SHADOW DIAGRAM

Checked  
Checker  
8856  
JOB No.  
DA - 300  
DRAWING No.

SCALE @A1 SHEET  
1 : 300  
A  
ISSUE  
scale 1:100 @A1sheet  
10

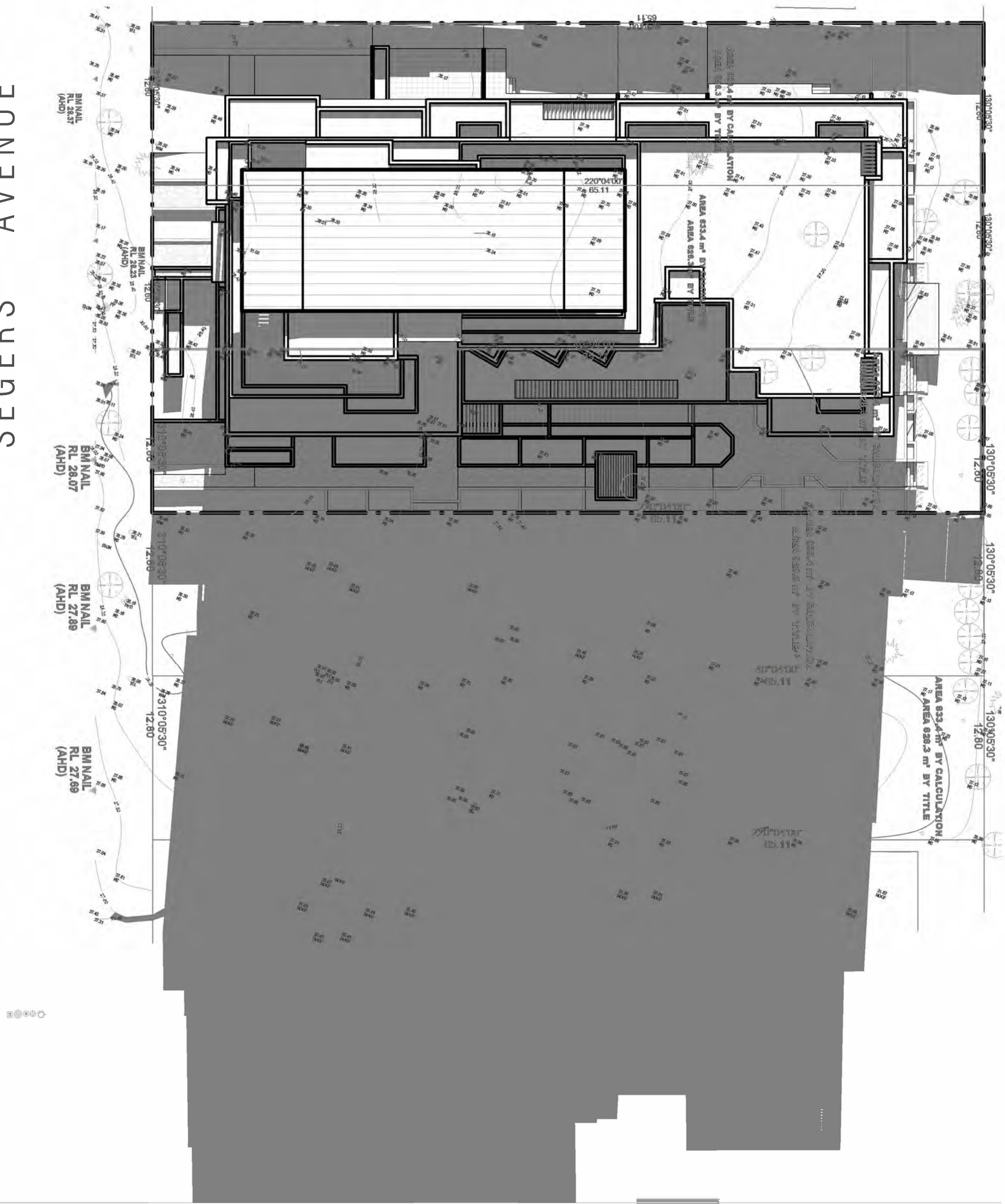


SEGERS AVENUE



SHADOW 14.00  
1 : 300

SEGERS AVENUE



SHADOW 15.00  
1 : 300

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ISSUE AMENDMENT

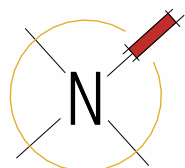
14/04/2025 TH IC  
DATE DRAWN CHECK  
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SHEET TITLE:  
SHADOW DIAGRAM 2

Checked  
Checker

8856  
JOB No.

DA - 301  
DRAWING No.

SCALE @A1 SHEET  
1 : 300  
A  
ISSUE  
scale 1:100 @A1sheet  
0 1 2 3 4 5 10





3D View 1 - FRONT



3D View 2 - FRONT

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19-23 Segers Ave  
PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE  
3D VIEW 1&2

Checked  
Checker

8856  
JOB No.

DA - 400  
DRAWING No.

SCALE @A1 SHEET  
1 : 100  
A  
ISSUE

0 1 2 3 4 5 scale 1:100 @A1 sheet 10





3D View 3 - REAR

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SHEET TITLE

3D VIEW 3

Checked  
Checker

8856  
JOB No.

DA - 401  
DRAWING No.

SCALE @A1 SHEET  
1 : 100

A  
ISSUE

scale 1:100 @A1 sheet 10





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14/04/2025  
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up  
and  
Live**

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SHEET TITLE:  
PHOTOMONTAGE

Checked  
Checker

8856  
JOB No.

DA - 402  
DRAWING No.

SCALE @A1 SHEET  
1 : 250

A  
ISSUE

scale 1:100 @A1 sheet





MATERIAL SCHEDULE

1

WALL - APPLIED TEXTURED  
PAINT FINISH  
DULUX - NATURAL WHITE

2

WALL - APPLIED TEXTURED  
PAINT FINISH  
PAINT - DULUX - WARM  
NEUTRAL (OR SIMILAR)

3

WALL - APPLIED TEXTURED  
PAINT FINISH  
PAINT - DULUX - DOMINO GREY

4

WALL - BRICK AUSTRAL -  
WILDERNESS - SILVERBIRCH

5

WALL - BRICK AUSTRAL -  
WILDERNESS - BLACKBUTT

6

HORIZONTAL ALUMINIUM BATTEN SCREENS  
COLOUR - POWDERCOATED - DARK GREY

7

HORIZONTAL WOODEN FENCE

8

WINDOW FRAME, RAILING  
POWDERCOATED - DARK GREY

9

FLAT ROOF - GRAVEL FINISH

10

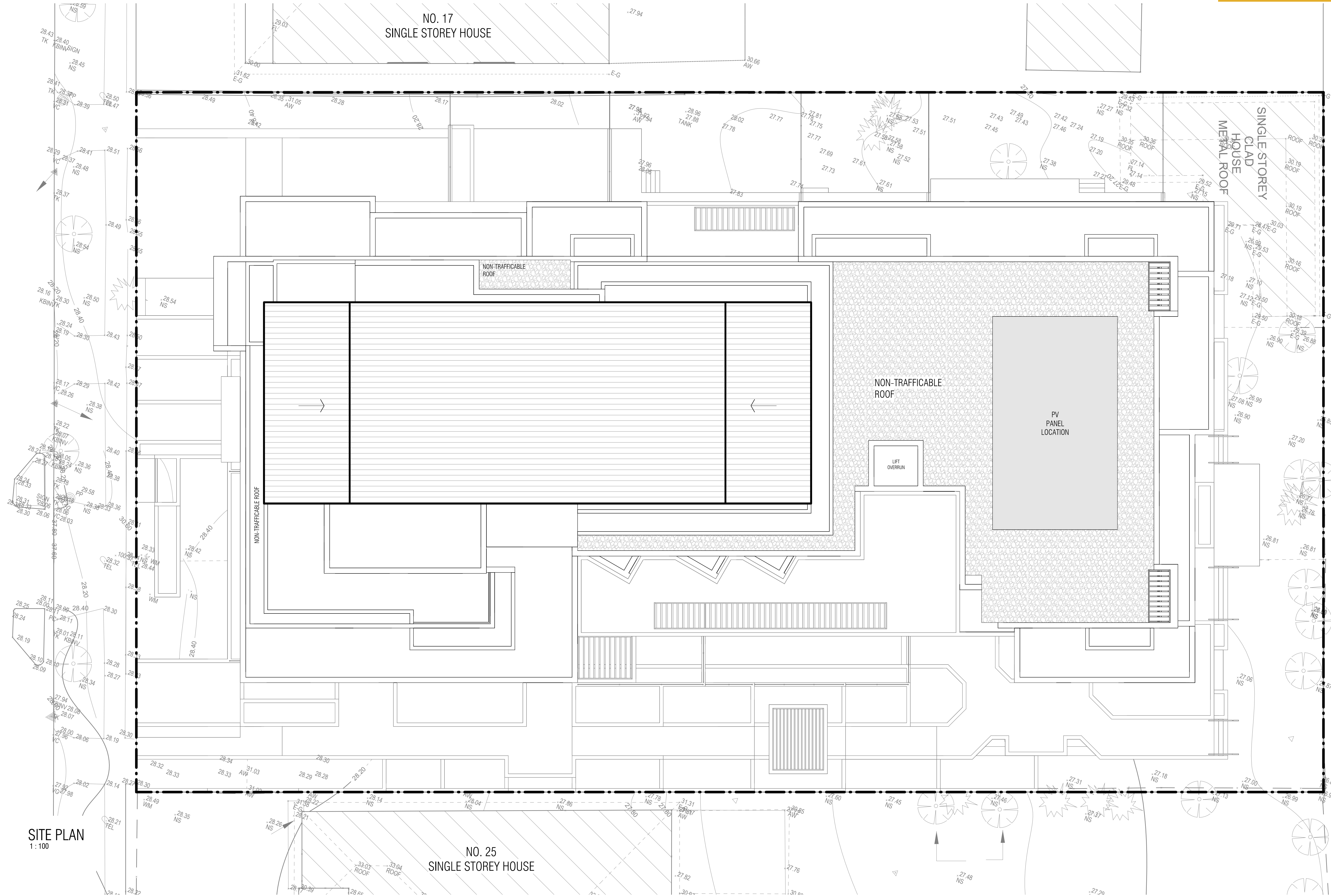
GLASS -  
CLEAR GLASS

11

FEATURE WALL - METAL CLADDING  
AXON - SMOOTH 400MM VERTICAL  
COLOUR - COLORBOND  
MONUMENT



SEGERS AVENUE



SITE PLAN  
1:100

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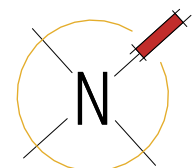
14/04/2025  
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L.G.A: BANKSTOWN

SHEET TITLE  
NOTIFICATION PLAN 1

Checked  
Checker

8856  
JOB No.

DA - 600  
DRAWING No.

SCALE @A1 SHEET  
1:100

A  
ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10





North Elevation  
1 : 200



West Elevation  
1 : 200

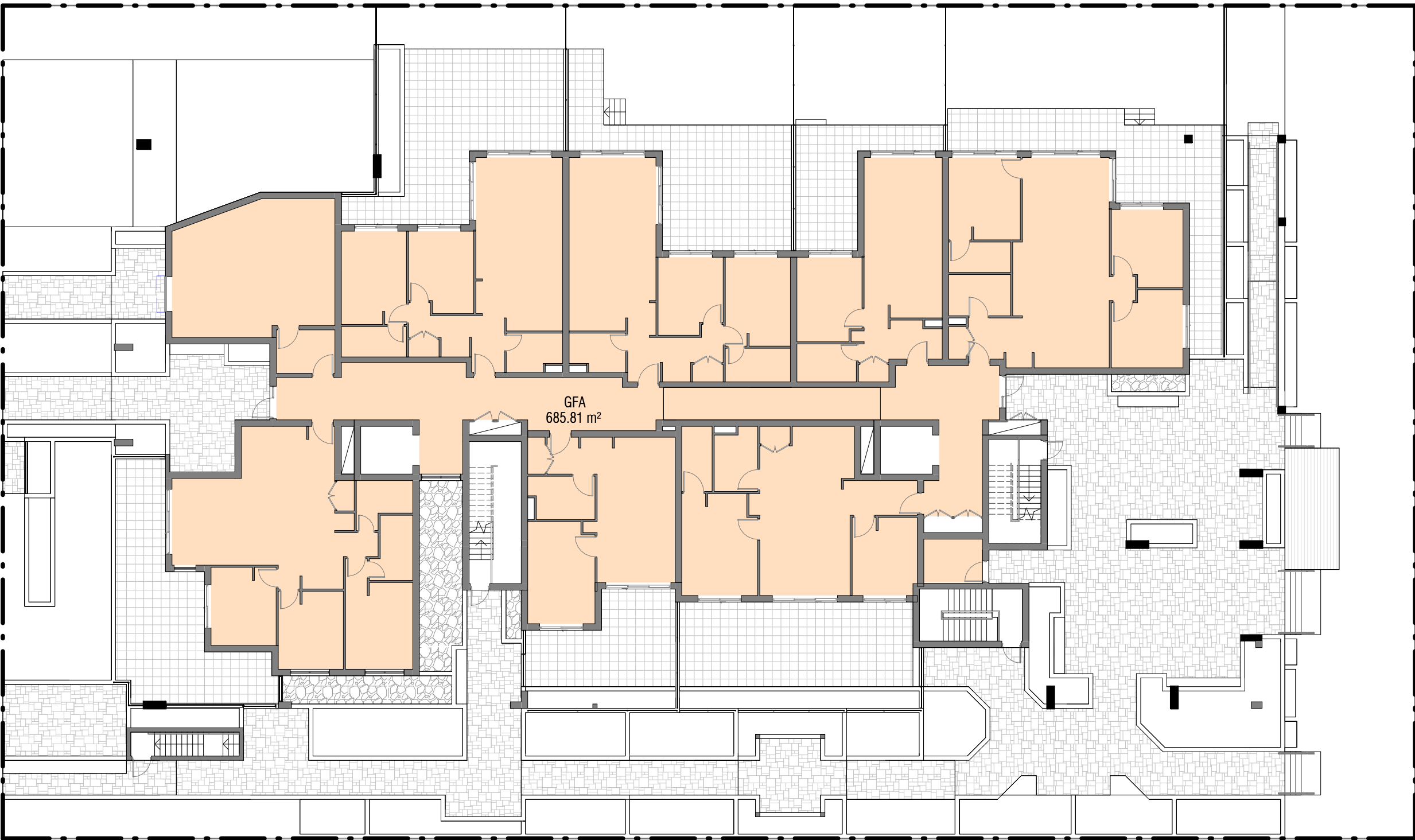


South Elevation  
1 : 200

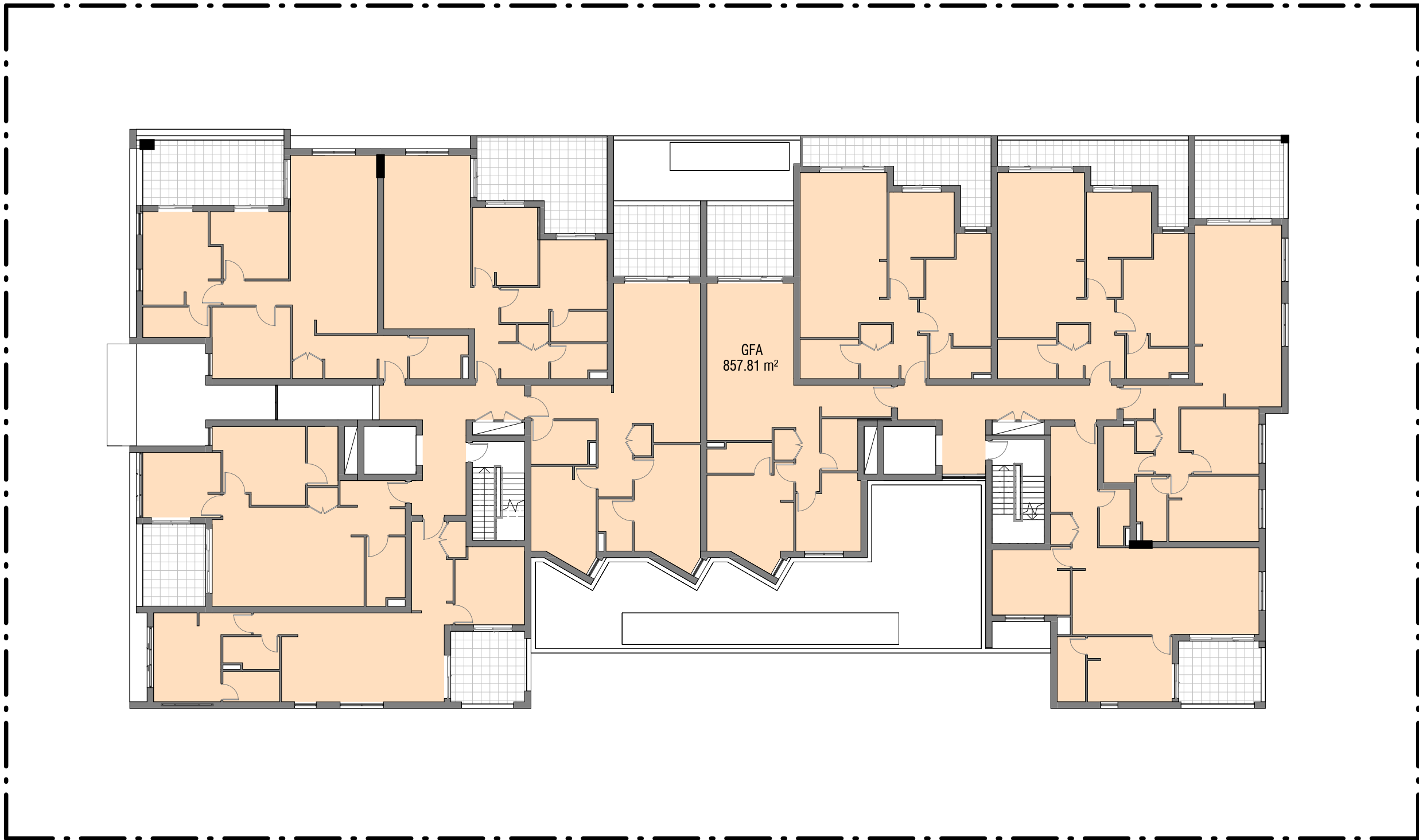


East Elevation  
1 : 200

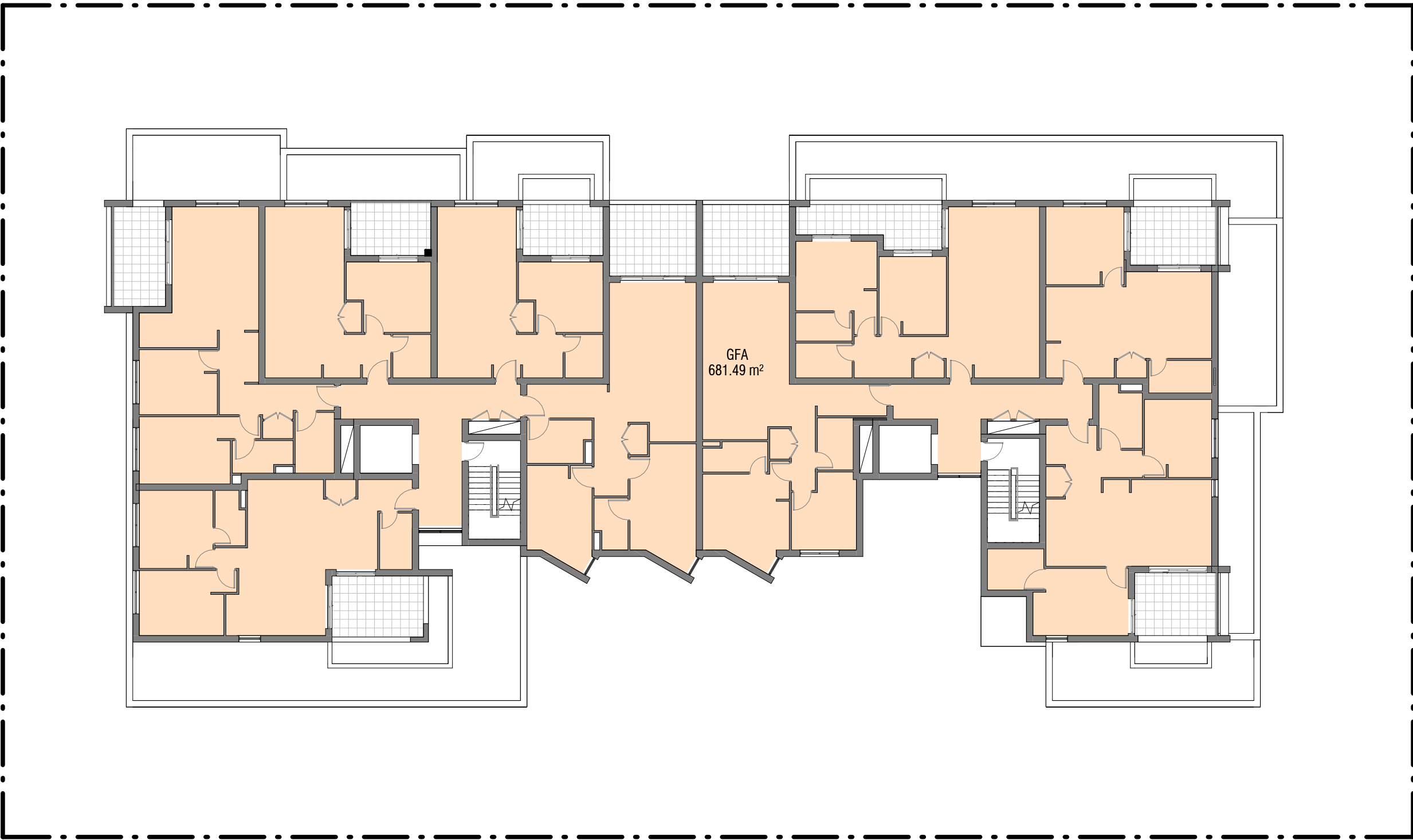




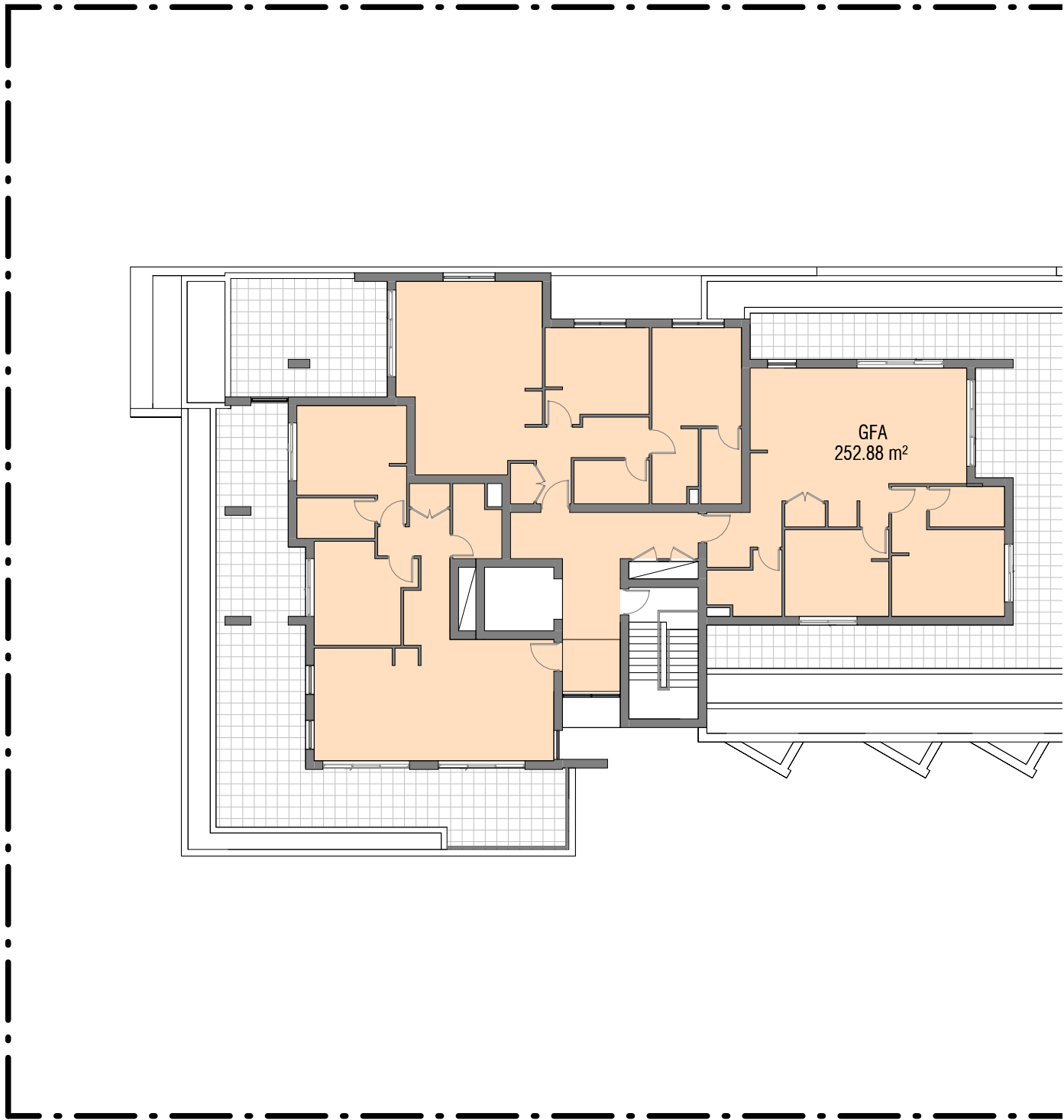
GFA - GROUND FLOOR  
1 : 200



GFA - TYPICAL LEVEL 1-3  
1 : 200



GFA - TYPICAL LEVEL 4-5  
1 : 200



GFA - LEVEL 6  
1 : 200

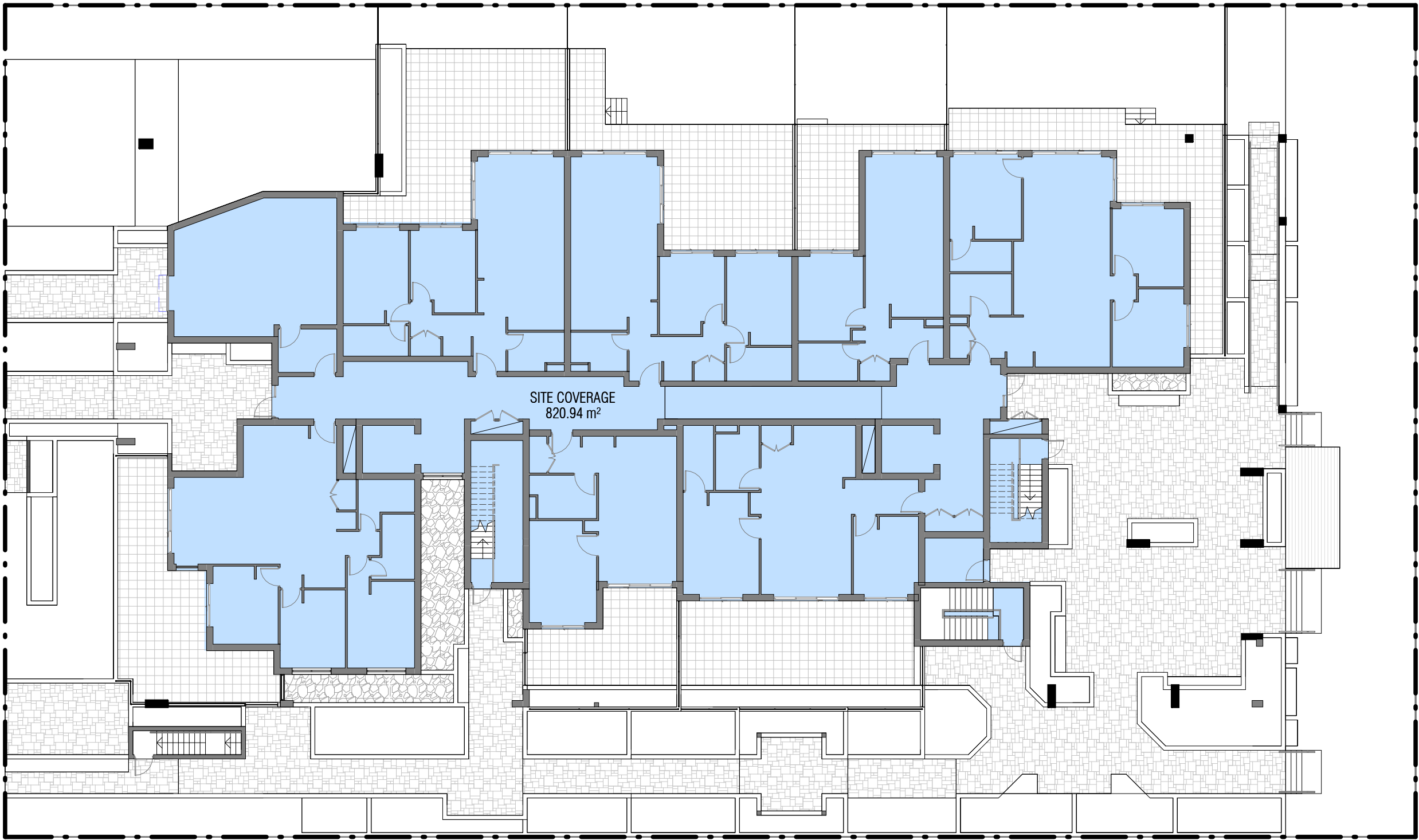
Area Schedule (FSR)		
Level	Name	Area
GROUND	GFA	685.8 m²
LEVEL 1	GFA	857.8 m²
LEVEL 2	GFA	857.8 m²
LEVEL 3	GFA	857.8 m²
LEVEL 4	GFA	681.5 m²
LEVEL 5	GFA	681.5 m²
LEVEL 6	GFA	252.9 m²
Grand total: 7		4875.1 m²

SITE AREA = 2500.22 m²  
GFA ALLOWABLE = 4875.43 m²

GFA PROPOSED = 4875.1 m²  
FSR PROPOSED = 1.95 : 1

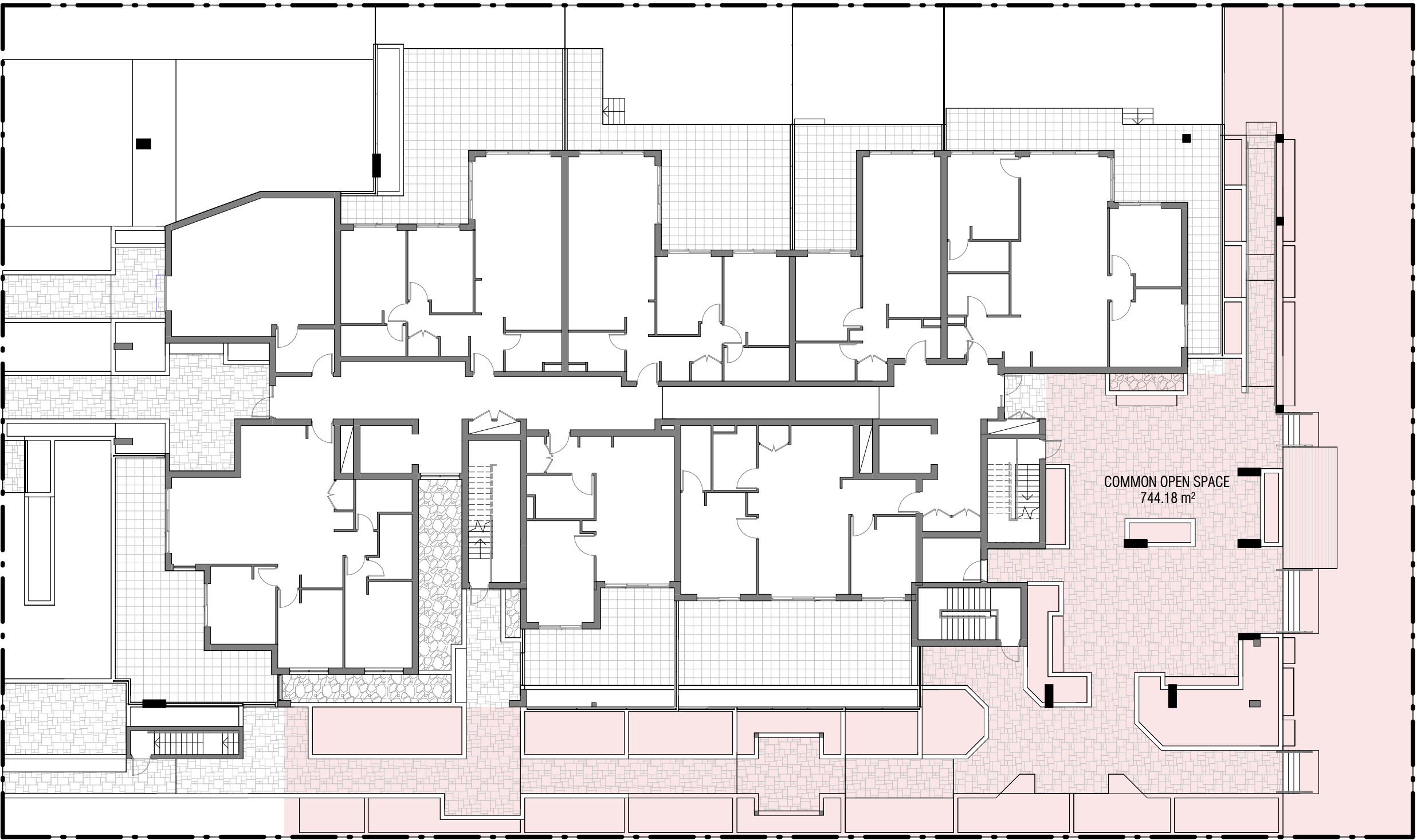
GFA





AREA CALCULATION - SITE COVERAGE  
1 : 200

	SITE COVERAGE	Name	Area
		SITE COVERAGE	820.9 m²

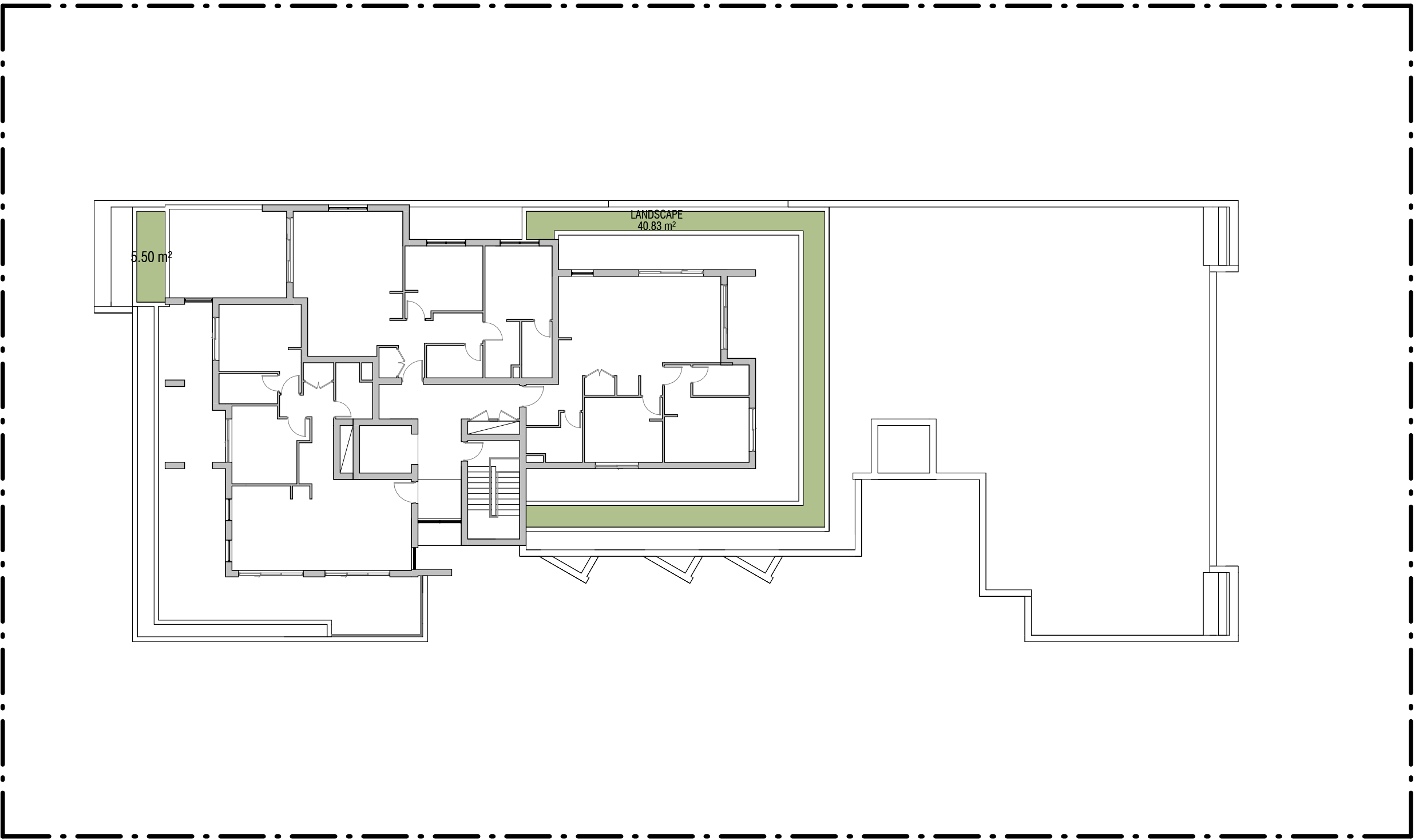


AREA CALCULATION - COS  
1 : 200

	COMMON OPEN SPACE	Name	Area
		COMMON OPEN SPACE	744.2 m²



AREA CALCULATION - LANDSCAPE  
1 : 200



AREA CALCULATION - LANDSCAPE (LEVEL 6)  
1 : 200

	LANDSCAPE	Name	Area
		LANDSCAPE	418.7 m²
		LANDSCAPE (DEEP SOIL)	418.8 m²
		Grand total	837.5 m²



UNIT SUMMARY & ADG COMPLIANCE

LEVEL	NUMBER	TYPE	AREA (m²)	UNIT		CROSS VENTILATION	SOLAR			STORAGE (m³)		
				GOLD	SILVER		SOLAR > 2HR	SOLAR < 2 HR	NO DIRECT SOLAR	INTERNAL	BASEMENT	TOTAL
GROUND	G01	3 BED	95.14			1			1	5	5	10
GROUND	G02	2 BED	75.34				1			4	4	8
GROUND	G03	2 BED	75.48				1			4	4	8
GROUND	G04	1 BED	52.05				1			3	3	6
GROUND	G05	3 BED	95.09		1	1	1			5	5	10
GROUND	G06	2 BED	76.87	1					1	4	4	8
GROUND	G07	1 BED	50.97	1					1	3	3	6

LEVEL 1	101	2 BED	75.36	1					1	4	4	8
LEVEL 1	102	3 BED	95.57		1	1	1			5	5	10
LEVEL 1	103	2 BED	76.15				1			4	4	8
LEVEL 1	104	2 BED	80.17	1		1		1		4	4	8
LEVEL 1	105	2 BED	75.31			1		1		5	4	9
LEVEL 1	106	2 BED	75.94			1		1		4	4	8
LEVEL 1	107	2 BED	75.78		1		1			4	4	8
LEVEL 1	108	2 BED	75.78		1		1			4	4	8
LEVEL 1	109	2 BED	75.81			1	1			4	4	8
LEVEL 1	110	2 BED	77.75			1	1			4	4	8

LEVEL 2	201	2 BED	75.36	1					1	4	4	8
LEVEL 2	202	3 BED	95.57		1	1	1			5	5	10
LEVEL 2	203	2 BED	76.15				1			4	4	8
LEVEL 2	204	2 BED	80.17	1		1		1		4	4	8
LEVEL 2	205	2 BED	75.31			1		1		5	4	9
LEVEL 2	206	2 BED	75.94			1		1		4	4	8
LEVEL 2	207	2 BED	75.78		1		1			4	4	8
LEVEL 2	208	2 BED	75.78		1		1			4	4	8
LEVEL 2	209	2 BED	75.81			1	1			4	4	8
LEVEL 2	210	2 BED	77.75			1	1			4	4	8

LEVEL 3	301	2 BED	75.36	1					1	4	4	8
LEVEL 3	302	3 BED	95.57		1	1	1			5	5	10
LEVEL 3	303	2 BED	76.15				1			4	4	8
LEVEL 3	304	2 BED	80.17	1		1	1			4	4	8
LEVEL 3	305	2 BED	75.31			1		1		5	4	9
LEVEL 3	306	2 BED	75.94			1	1			4	4	8
LEVEL 3	307	2 BED	75.78		1		1			4	4	8
LEVEL 3	308	2 BED	75.78		1		1			4	4	8
LEVEL 3	309	2 BED	75.81			1	1			4	4	8
LEVEL 3	310	2 BED	77.75			1	1			4	4	8

LEVEL 4	401	2 BED	76.38		1	1	1			4	4	8
LEVEL 4	402	1 BED	50.24				1			3	3	6
LEVEL 4	403	1 BED	50.24				1			3	3	6
LEVEL 4	404	2 BED	80.17	1		1	1			4	4	8
LEVEL 4	405	2 BED	75.66			1		1		6	4	10
LEVEL 4	406	2 BED	75.94			1	1			4	4	8
LEVEL 4	407	2 BED	75.29				1			4	4	8
LEVEL 4	408	1 BED	50.32			1	1			3	3	6
LEVEL 4	409	2 BED	75.48	1		1	1			4	4	8

LEVEL 5	501	2 BED	76.38		1	1	1			4	4	8
LEVEL 5	502	1 BED	50.24				1			3	3	6
LEVEL 5	503	1 BED	50.24				1			3	3	6
LEVEL 5	504	2 BED	80.17	1		1	1			4	4	8
LEVEL 5	505	2 BED	75.66			1		1		4	4	8
LEVEL 5	506	2 BED	75.94			1	1			4	4	8
LEVEL 5	507	2 BED	75.29				1			4	4	8
LEVEL 5	508	1 BED	50.32			1	1			4	3	7
LEVEL 5	509	2 BED	75.48	1		1	1			4	4	8

LEVEL 6	601	2 BED	75.78			1	1			4	4	8
LEVEL 6	602	2 BED	75.05			1	1			4	4	8
LEVEL 6	603	2 BED	75.44			1	1			5	4	9

TOTAL UNIT		58		12		12		CROSS VENT.	SOLAR > 2 HRS	SOLAR < 2 HRS	NO DIRECT SOLAR	
								35	43	9	6	
								20.7%	20.7%	16%	10%	

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IAN CONRY



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PROJECT STATUS:

Development Application

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PROJECT NAME

Proposed Development

19-23 Segers Ave

PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE:

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8856  
JOB No.

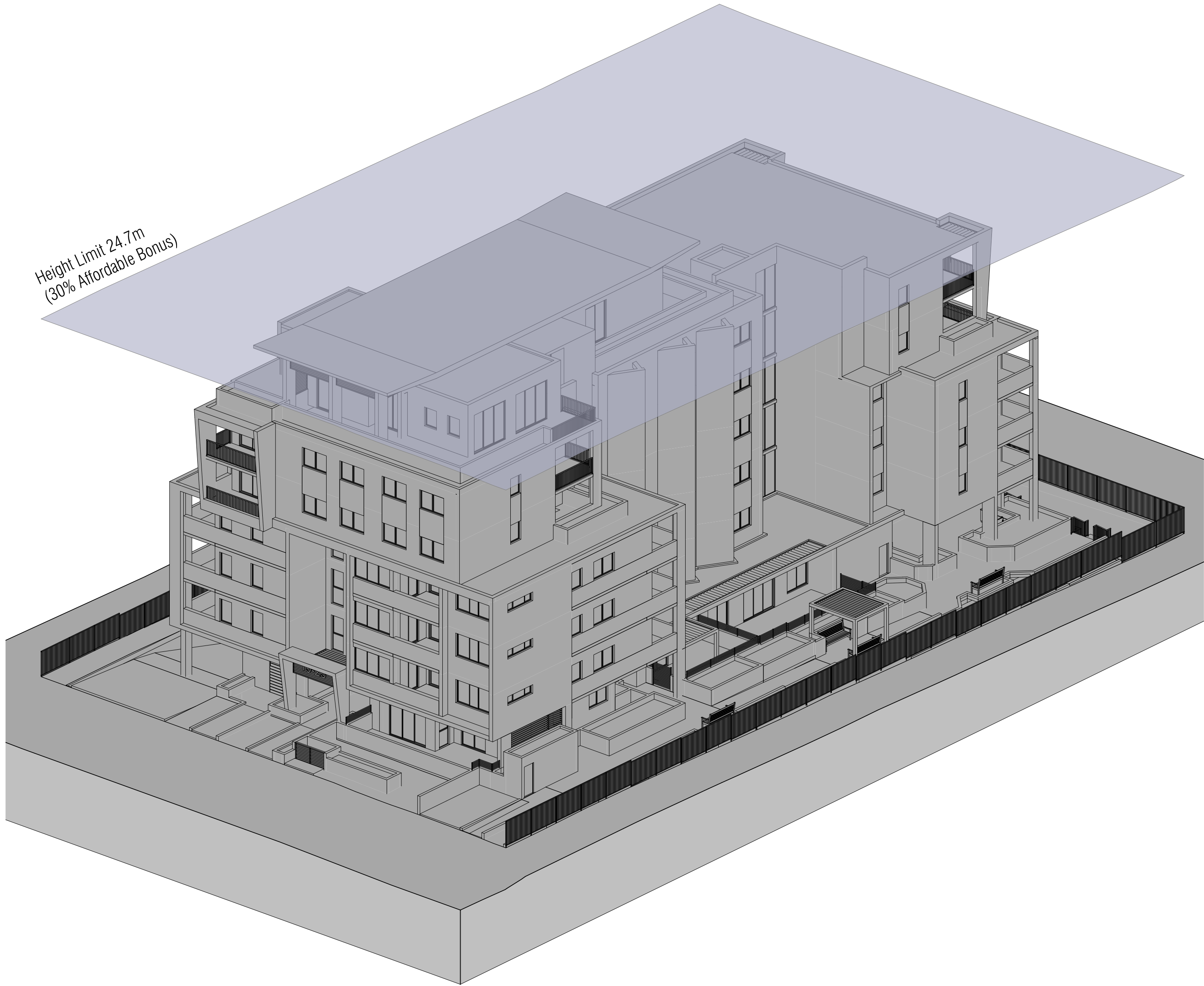
SP - 102  
DRAWING No.

SCALE @A1 SHEET

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ISSUE

0 1 2 3 4 5 scale 1:100 @A1sheet 10





3D - HEIGHT STUDY



SECTION - HEIGHT STUDY

1 : 200 @ A1 sheet  
1 : 400 @ A3 sheet





SUN STUDY 22 JUNE - 9.00 (22 JUNE)



SUN STUDY - 10.00 (22 JUNE)



SUN STUDY - 10.30 (22 JUNE)



SUN STUDY - 11.00 (22 JUNE)



SUN STUDY - 11.30 (22 JUNE)



SUN STUDY - 12.00 (22 JUNE)





SUN STUDY - 12.30 (22 JUNE)



SUN STUDY - 13.00 (22 JUNE)



SUN STUDY - 13.30 (22 JUNE)



SUN STUDY - 14.00 (22 JUNE)



SUN STUDY - 15.00 (22 JUNE)





NEIGHBOUR - SUN STUDY 9.00 (22 JUNE)



NEIGHBOUR - SUN STUDY 9.30 (22 JUNE)



NEIGHBOUR - SUN STUDY 10.00 (22 JUNE)



NEIGHBOUR - SUN STUDY 11.00 (22 JUNE)

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Development Application

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PROJECT NAME  
Proposed Development  
19-23 Segers Ave  
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L.G.A.: BANKSTOWN

SHEET TITLE  
NEIGHBOUR - SUN STUDY 1

Checked  
Checker

8856  
JOB No.  
SP - 302  
DRAWING No.

SCALE @A1 SHEET

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ISSUE

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NEIGHBOUR - SUN STUDY 11.30 (22 JUNE)



NEIGHBOUR - SUN STUDY 12.00 (22 JUNE)



NEIGHBOUR - SUN STUDY 12.30 (22 JUNE)



NEIGHBOUR - SUN STUDY 13.00 (22 JUNE)

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PROJECT NAME  
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SHEET TITLE  
NEIGHBOUR - SUN STUDY 2

Checked  
Checker

8856  
JOB No.  
SP - 303  
DRAWING No.

SCALE @A1 SHEET

A  
ISSUE

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NEIGHBOUR - SUN STUDY 14.00 (22 JUNE)



NEIGHBOUR - SUN STUDY 15.00 (22 JUNE)


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PROJECT STATUS:  
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PROJECT NAME  
Proposed Development  
19-23 Segers Ave  
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L.G.A.: BANKSTOWN

SHEET TITLE  
NEIGHBOUR - SUN STUDY 3

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8856  
JOB No.

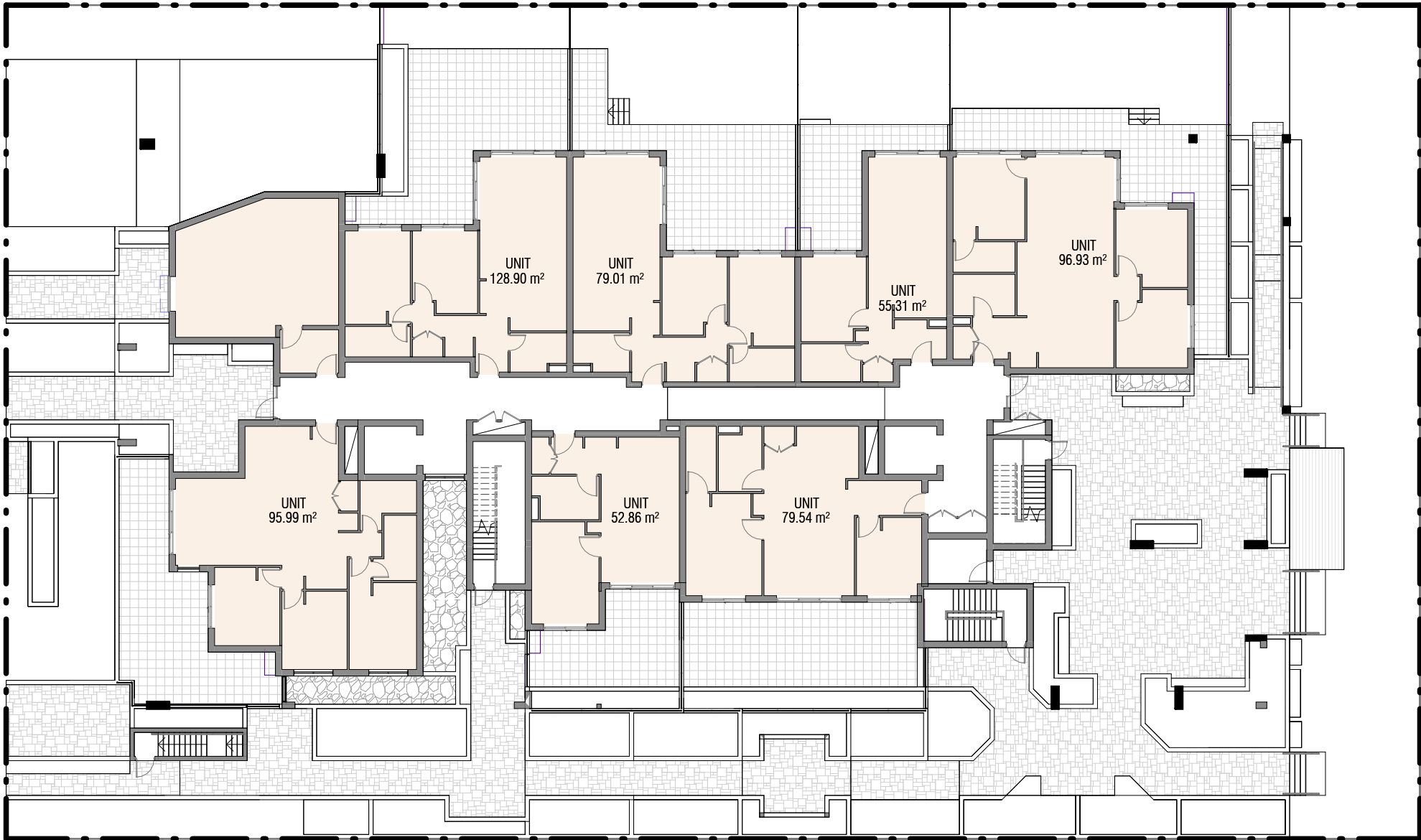
SP - 304  
DRAWING No.

SCALE @A1 SHEET

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ISSUE

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GROUND  
1 : 250



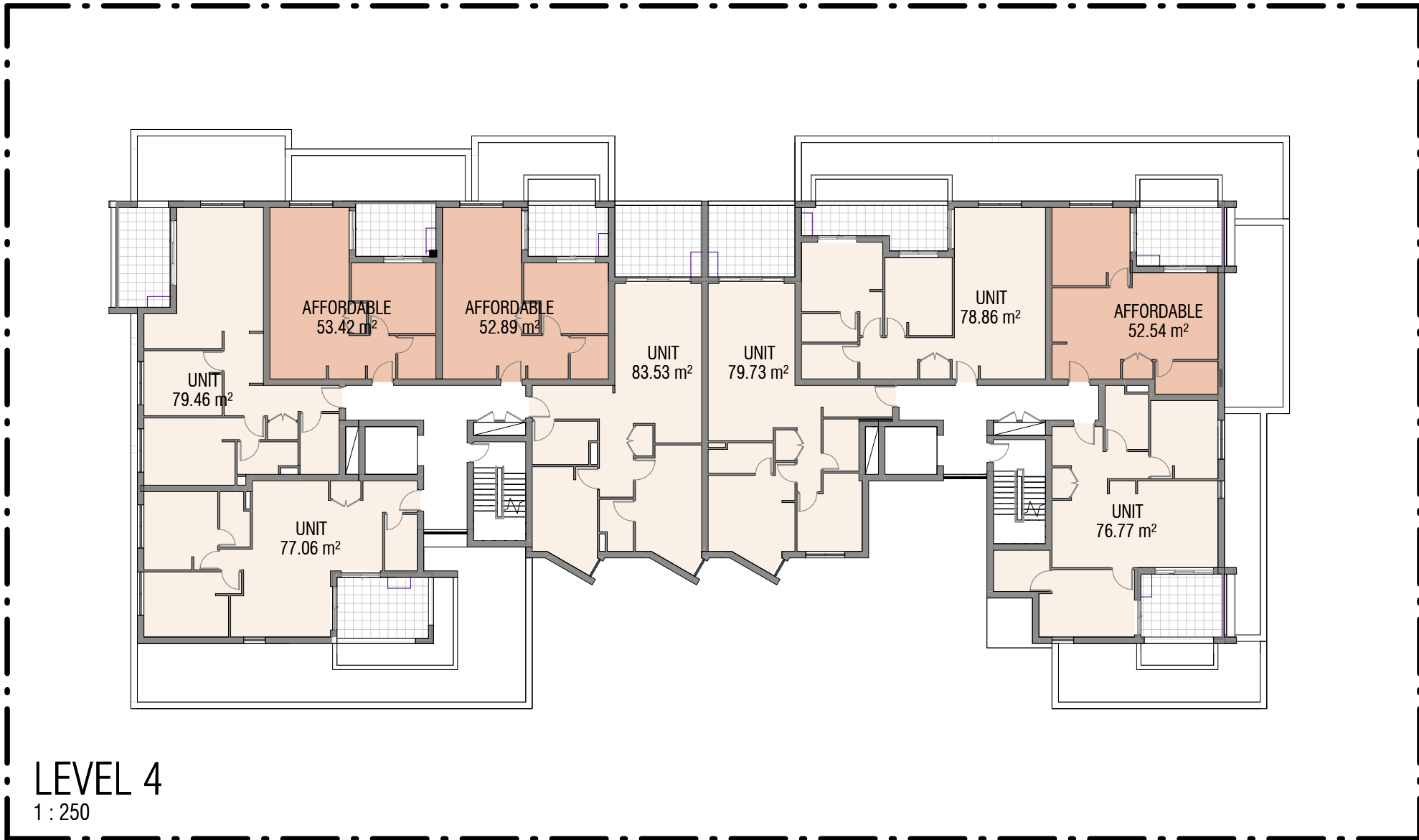
LEVEL 1  
1 : 250



LEVEL 2  
1 : 250



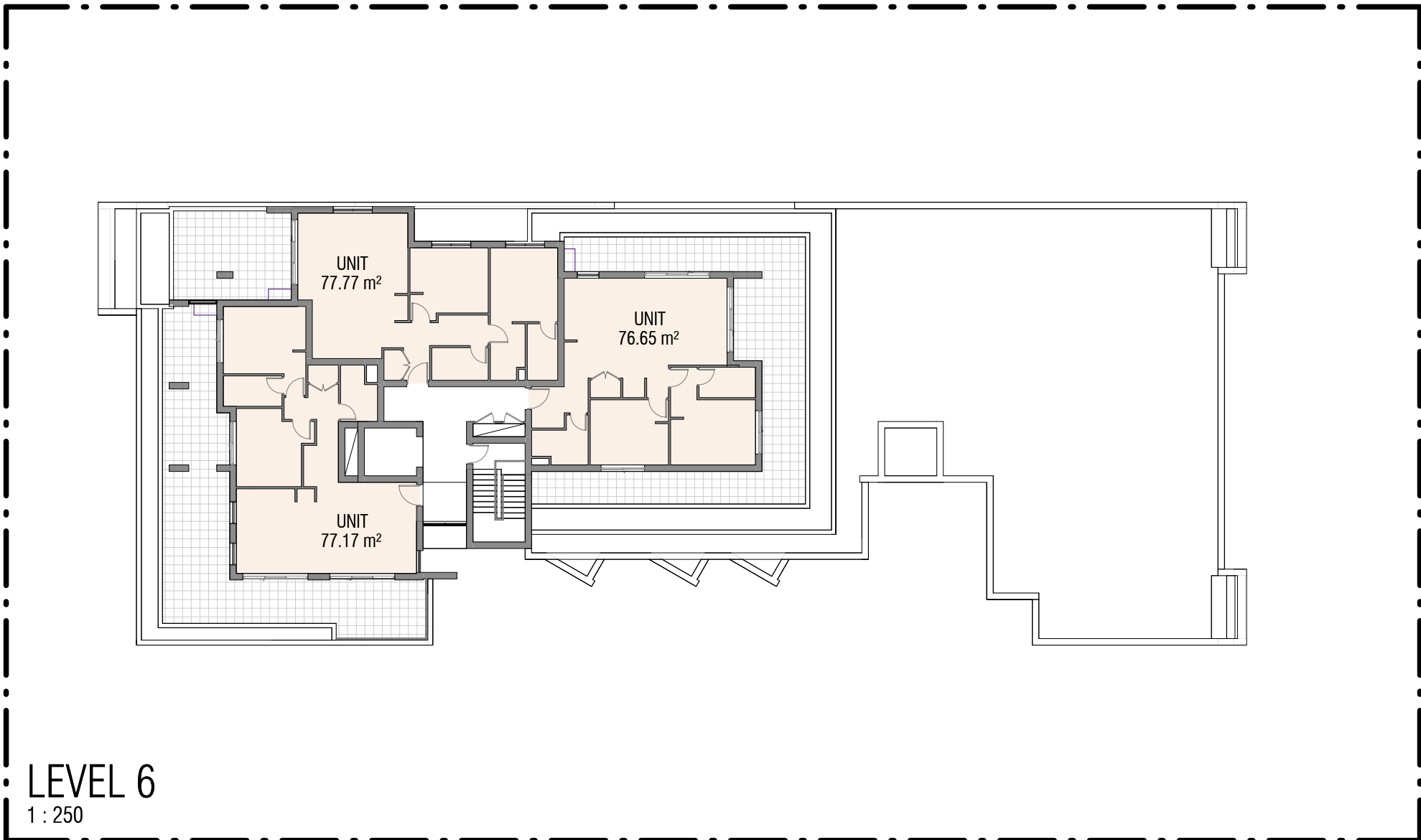
LEVEL 3  
1 : 250



LEVEL 4  
1 : 250



LEVEL 5  
1 : 250



LEVEL 6  
1 : 250

AFFORDABLE  
UNIT

GFA PROPOSED = 4875.1 m²  
AFFORDABLE % = 15% (of GFA)  
AFFORDABLE = 4875.1 m² x 15%  
= 731.26 m² (Required)

PROPOSED AFFORDABLE UNITS  
1 BED x 5 Units  
2 BED x 6 Units  
TOTAL UNITS = 11 Units  
TOTAL AREA = 732.6 m²

Area Schedule (AFFORDABLE)			
Number	Area	Name	Comments
101	77.4 m²	AFFORDABLE	2 BED
105	78.5 m²	AFFORDABLE	2 BED
201	77.4 m²	AFFORDABLE	2 BED
205	78.5 m²	AFFORDABLE	2 BED
301	77.4 m²	AFFORDABLE	2 BED
305	78.5 m²	AFFORDABLE	2 BED
402	53.4 m²	AFFORDABLE	1 BED
403	52.9 m²	AFFORDABLE	1 BED
408	52.5 m²	AFFORDABLE	1 BED
502	53.4 m²	AFFORDABLE	1 BED
503	52.9 m²	AFFORDABLE	1 BED
732.6 m²			

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PROJECT STATUS:  
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PROJECT NAME  
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L.G.A.: BANKSTOWN

SHEET TITLE  
AFFORDABLE CALCULATION

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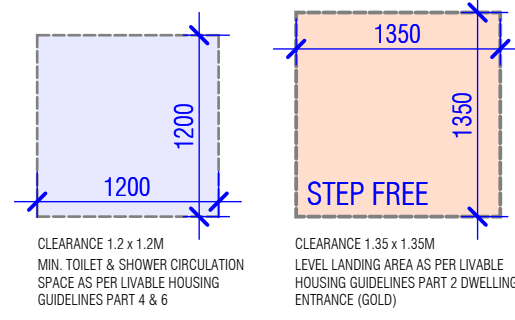
8856  
JOB No.  
SP - 400  
DRAWING No.

SCALE @A1 SHEET  
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ISSUE  
scale 1:100 @A1sheet  
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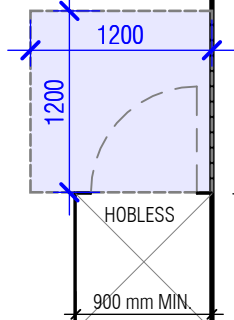


GOLD UNITS:  
G06, G07  
101, 104  
201, 204  
301, 304  
404, 409  
504, 509

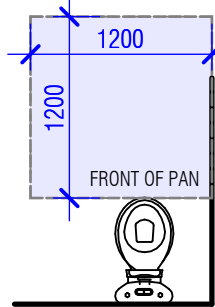
LEGEND (GOLD UNITS)



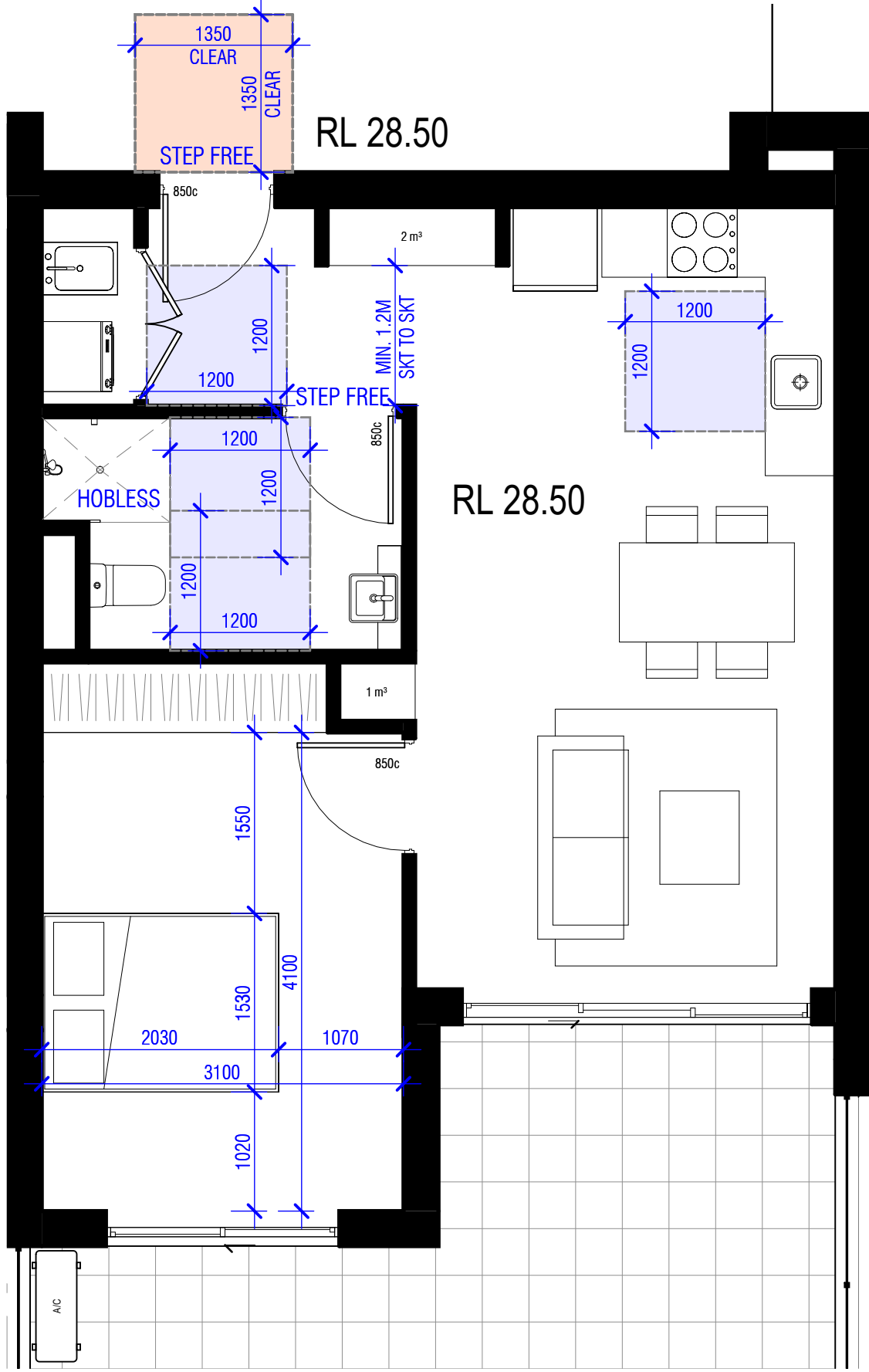
TYPICAL PLAN SHOWER DETAIL



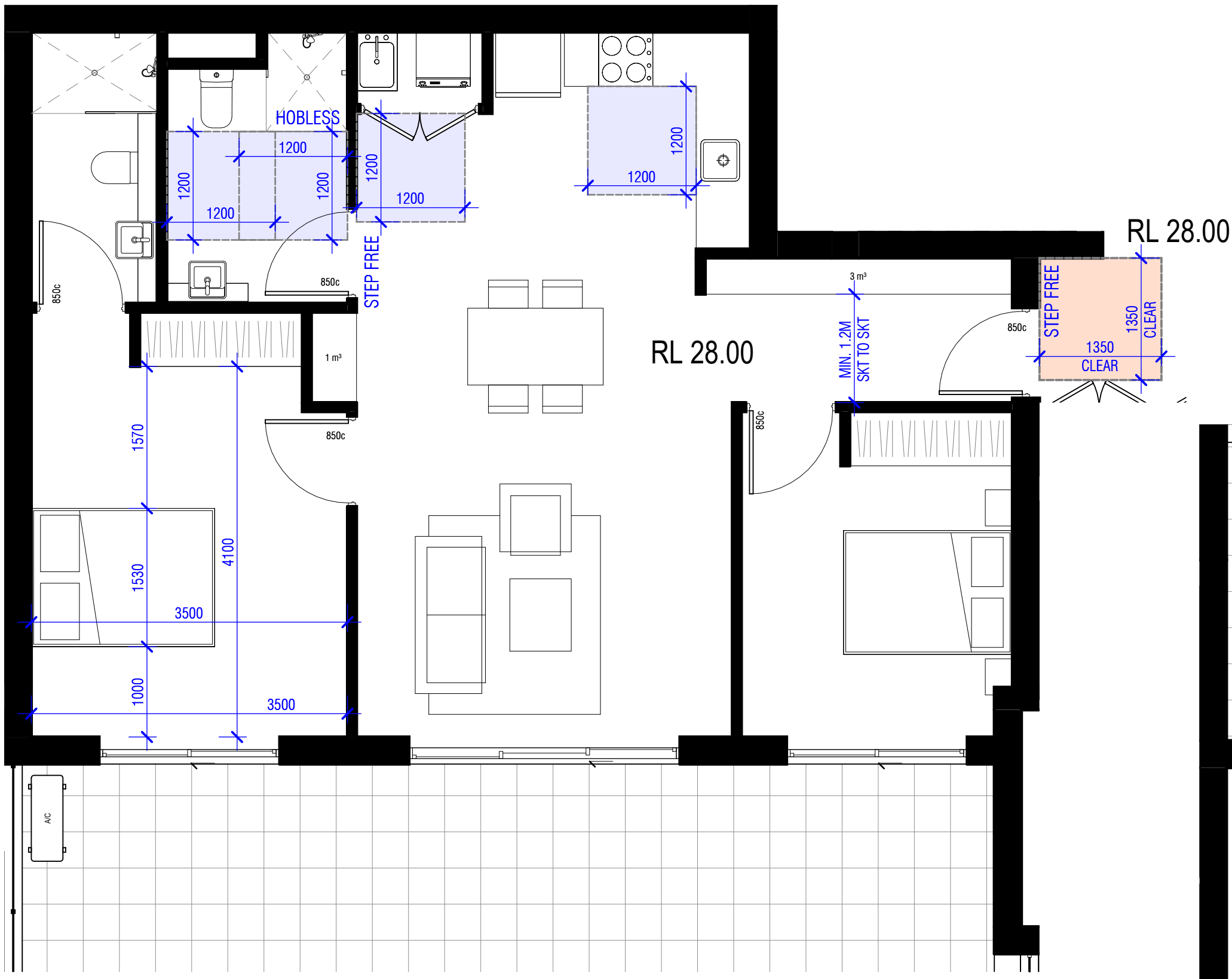
TYPICAL PLAN WC DETAIL



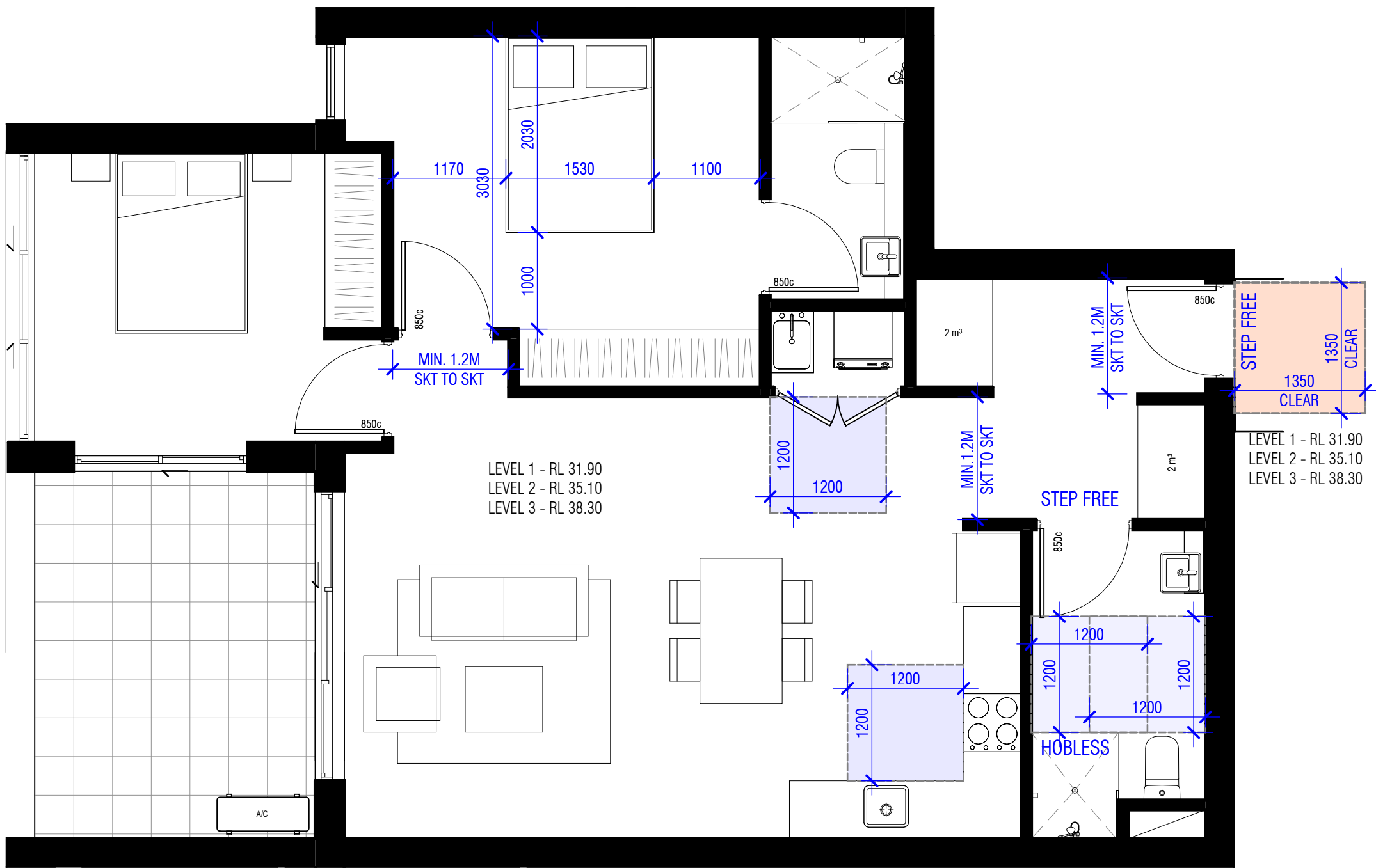
NOTE:  
850c = 850mm CLEAR DOOR OPENING  
FOR GOLD LEVEL UNITS ALL DOOR TO BE MIN. 850C  
ALL WET AREAS TO BE RECESSED TO PROVIDE FLUSH DOOR THRESHOLDS (NO RAMP PERMITTED)



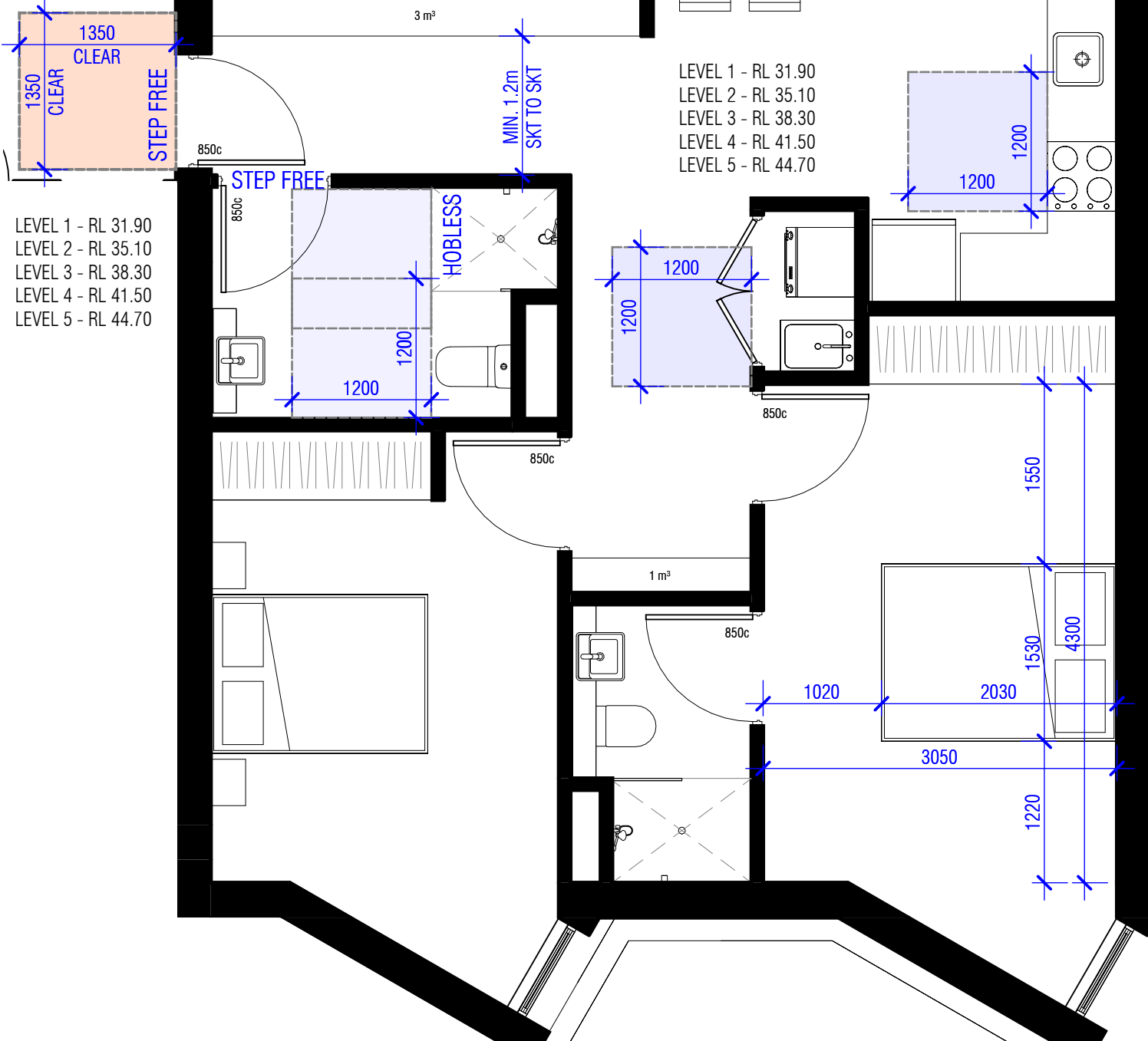
GOLD UNITS - G07  
1 : 50



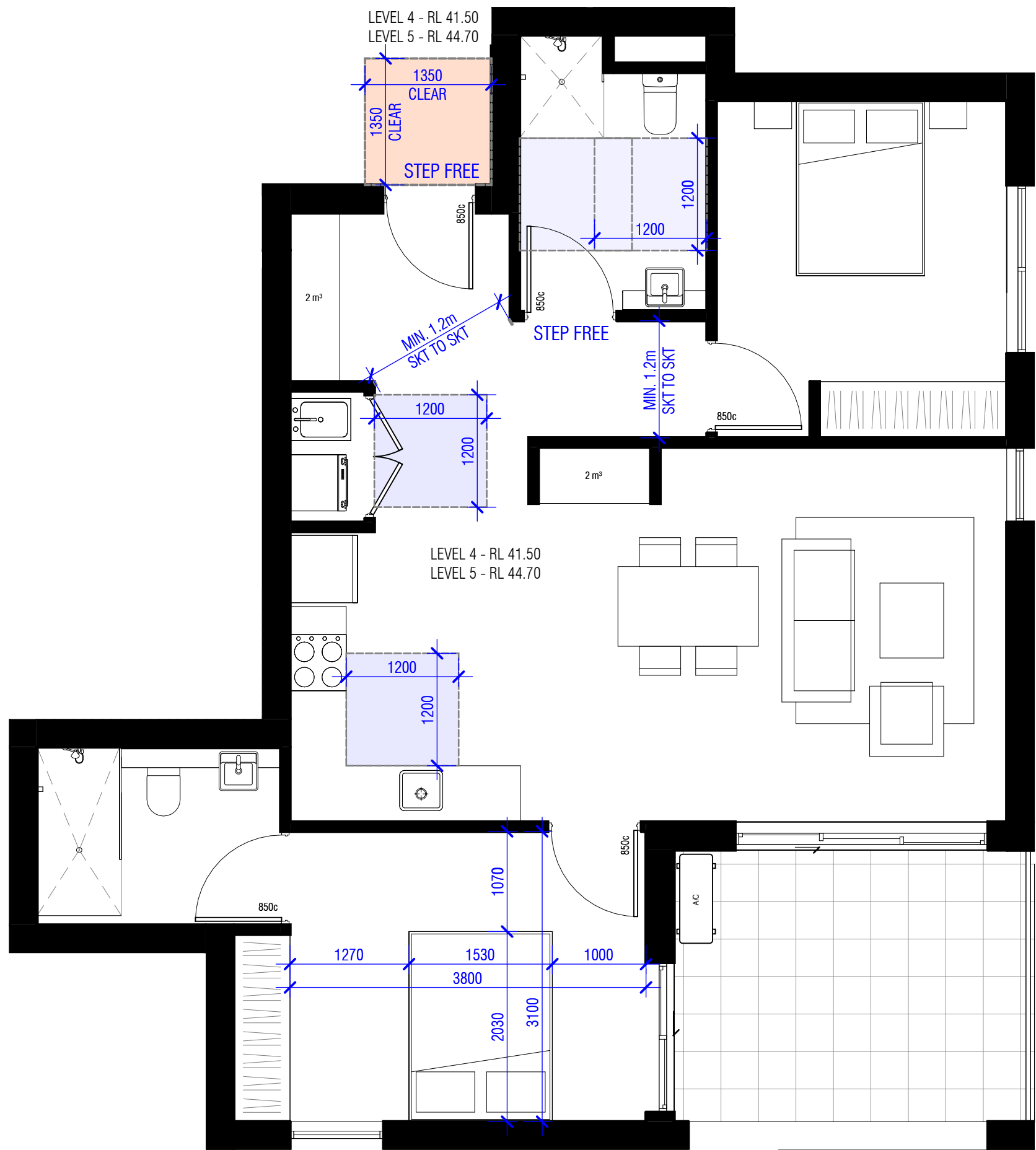
GOLD UNITS - G06  
1 : 50



GOLD UNITS - 101, 201, 301 (TYPICAL)  
1 : 50



GOLD UNITS - 104, 204, 304, 404, 504 (TYPICAL)  
1 : 50



GOLD UNITS - 409, 509 (TYPICAL)  
1 : 50

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IAN CONRY



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PROJECT STATUS:  
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME  
Proposed Development

19-23 Segers Ave  
PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

SHEET TITLE:  
GOLD UNIT PLANS

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Checker

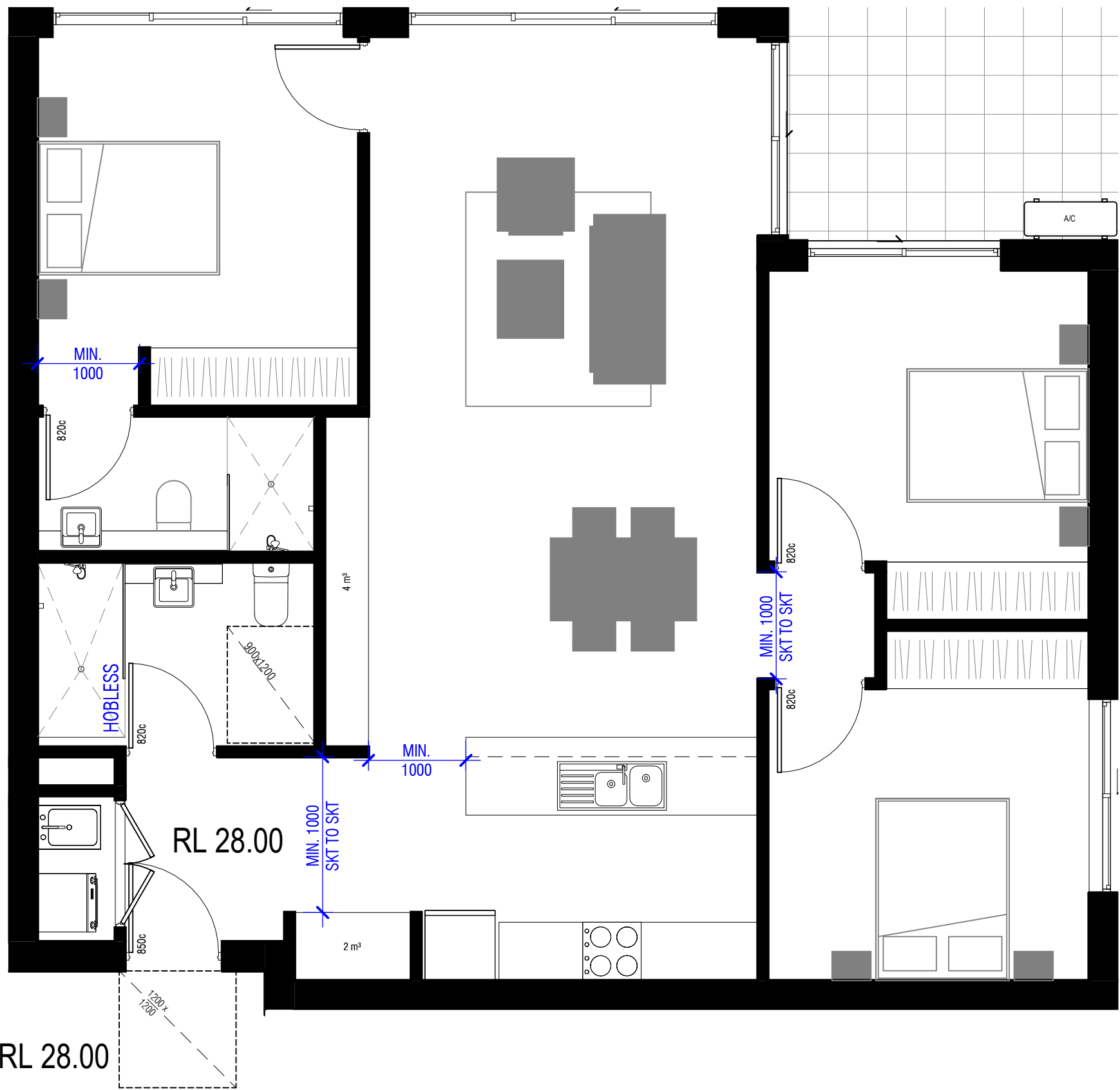
8856  
JOB No.  
SP - 500  
DRAWING No.

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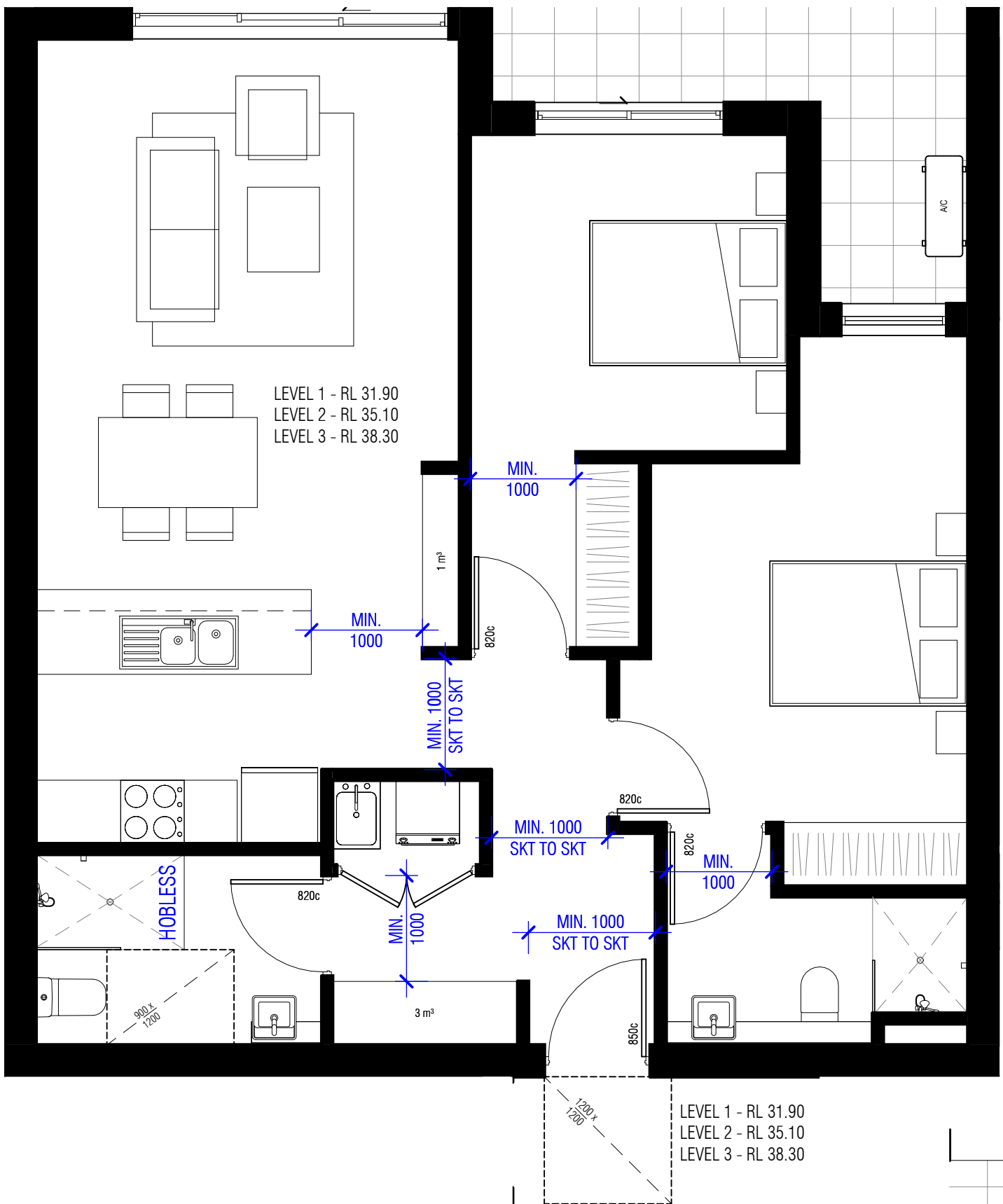
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ISSUE

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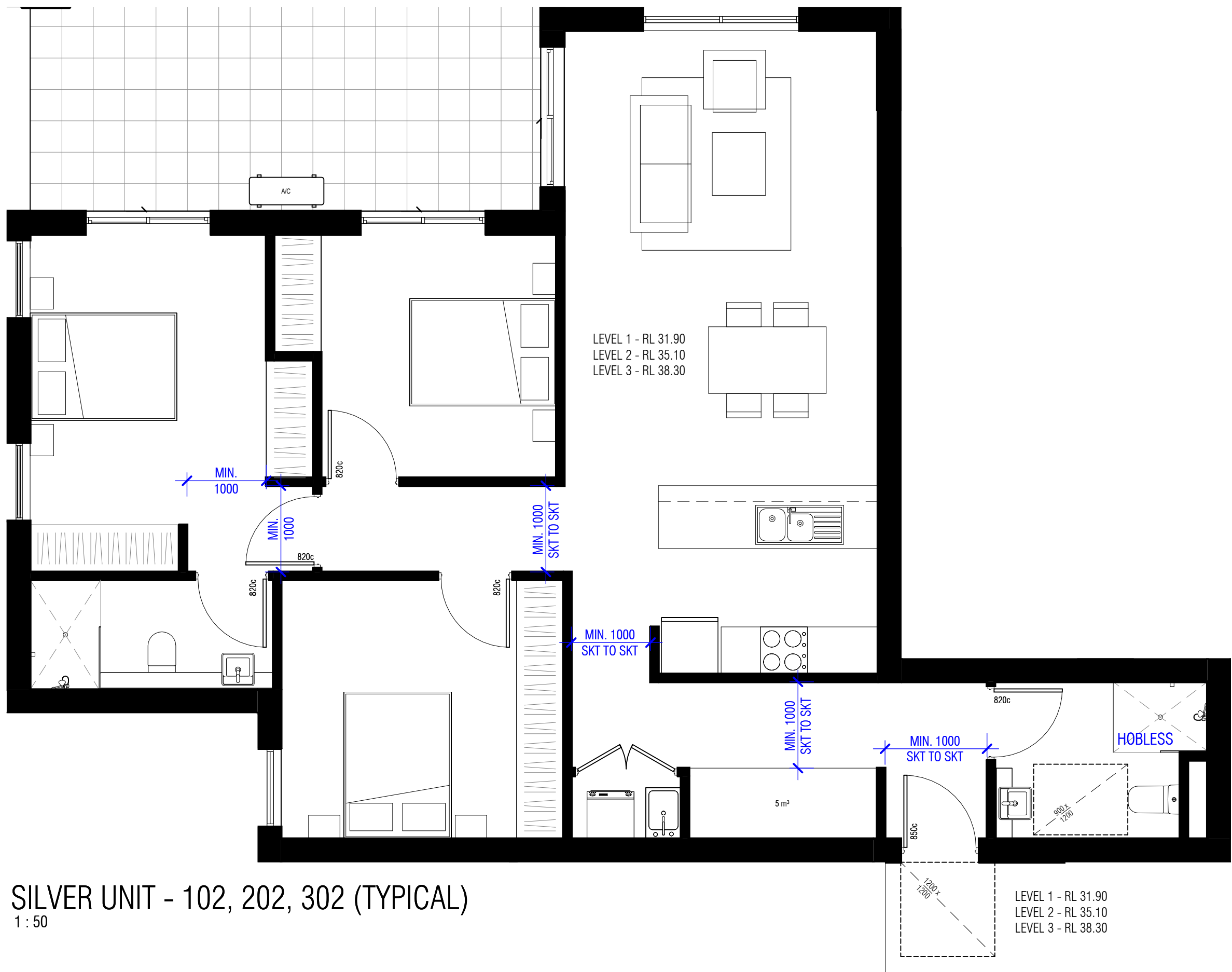




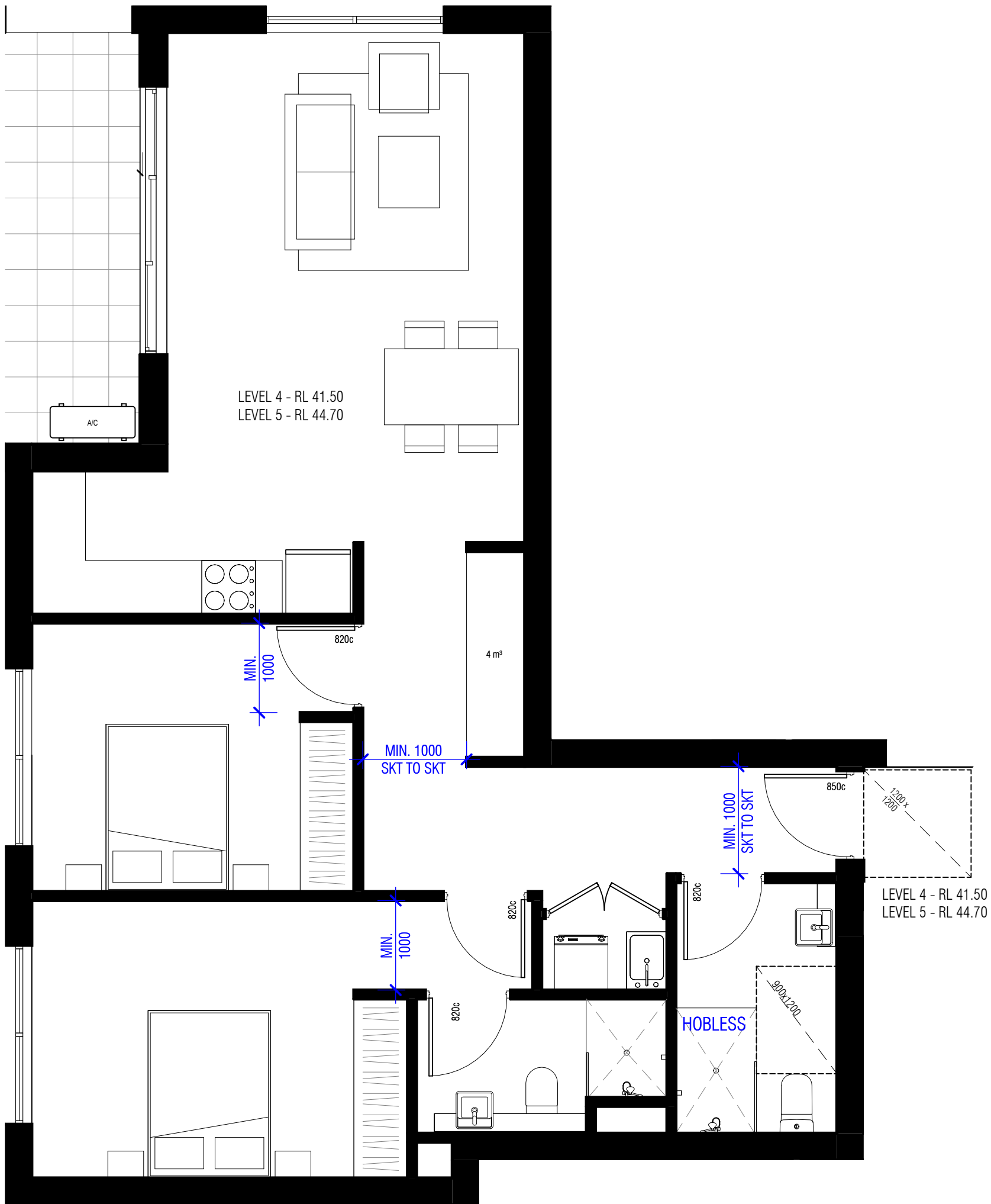
SILVER UNIT - G05  
1 : 50



SILVER UNIT - 107, 207, 307, 108, 208, 308 (TYPICAL)  
1 : 50



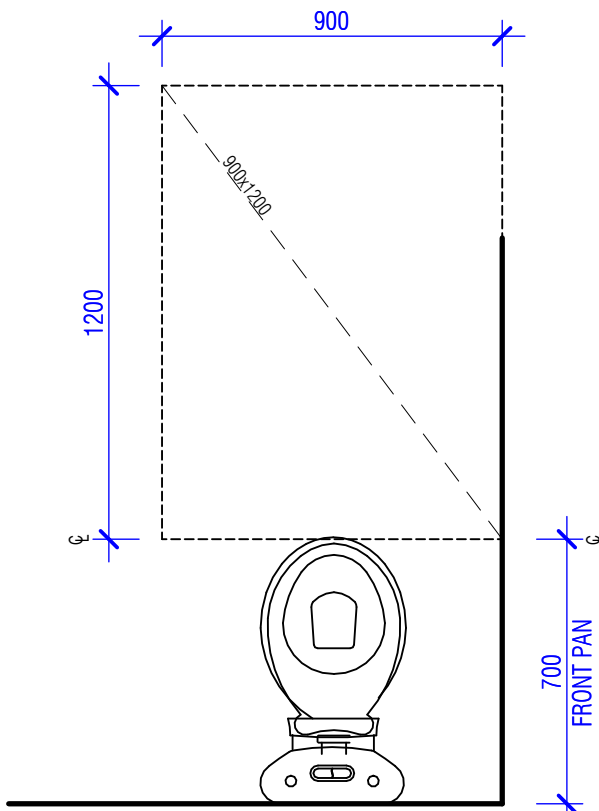
SILVER UNIT - 102, 202, 302 (TYPICAL)  
1 : 50



SILVER UNIT - 401, 501 (TYPICAL)  
1 : 50

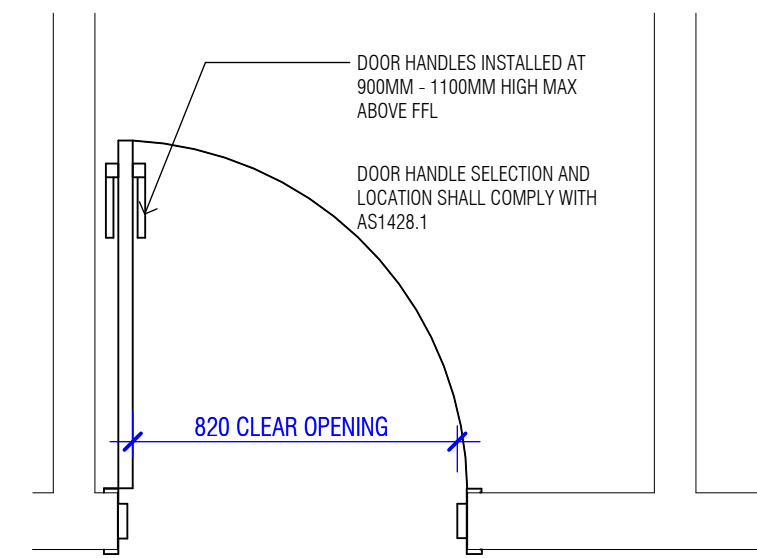
SILVER UNITS:  
G05  
102, 107, 108  
202, 207, 208  
302, 307, 308  
401  
501

LEGEND (SILVER UNITS)

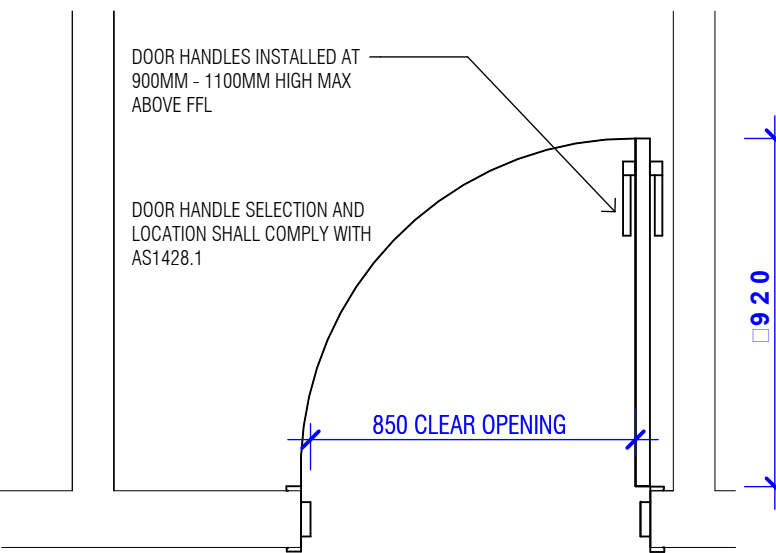


PROVIDE 900mm x 1200mm CLEARANCE IN FRONT OF WC PAN FROM WALL AND OTHER FIXTURES

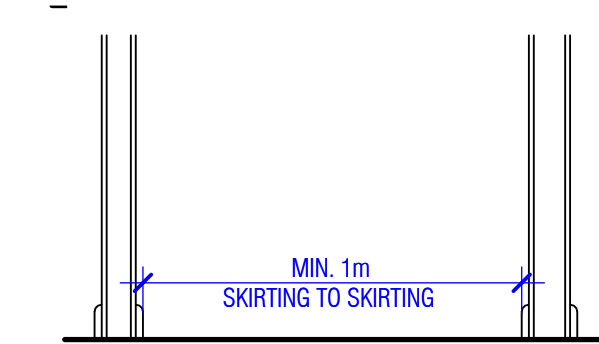
TYPICAL PLAN WC DETAIL



TYPICAL INTERNAL DOOR DETAIL(870 DOOR)



TYPICAL ENTRY DOOR DETAIL(920 DOOR)



TYPICAL PASSAGEWAY

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IAN CONRY



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PROJECT STATUS:  
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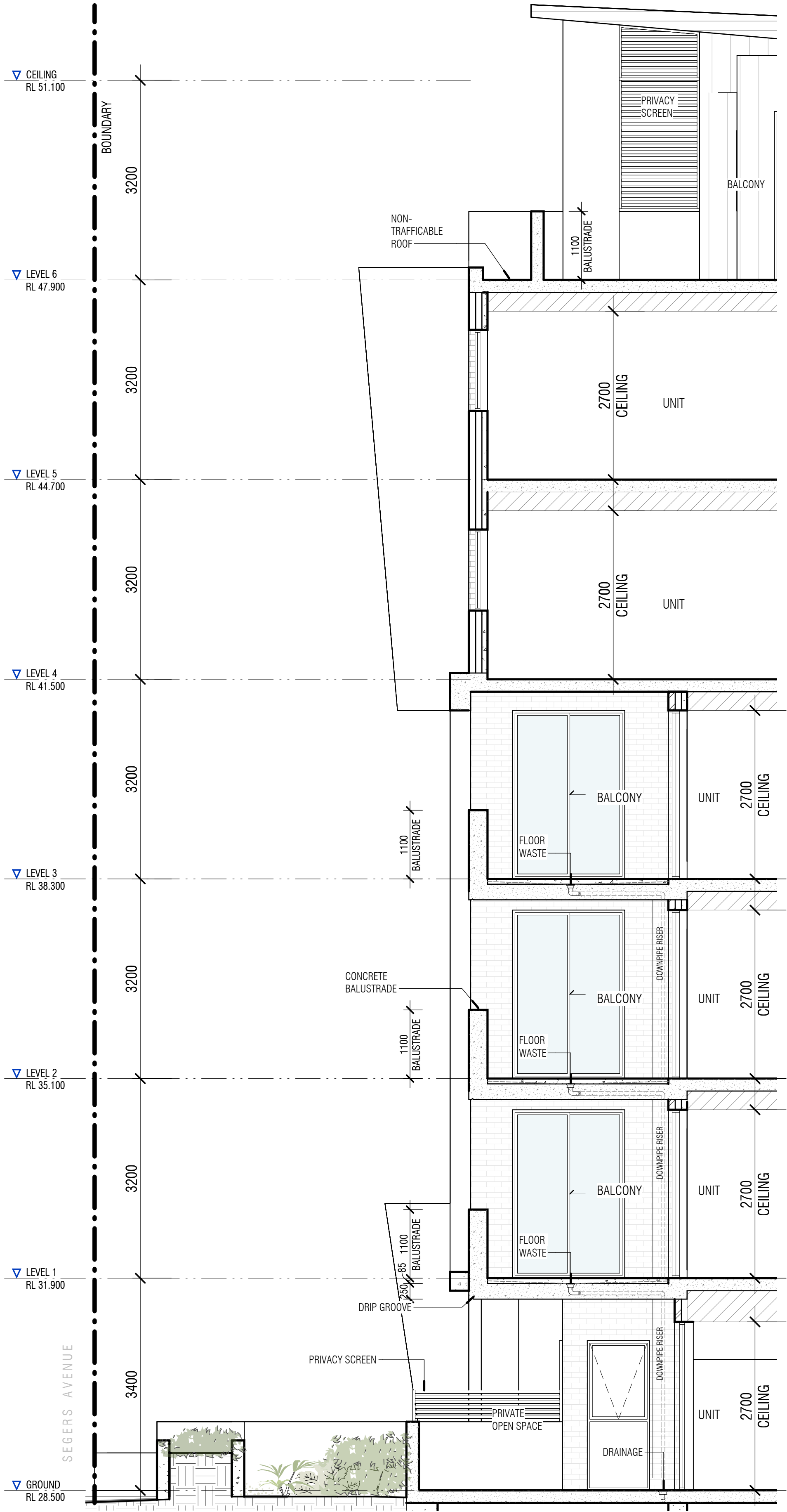
SHEET TITLE:  
SILVER UNIT PLANS

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8856  
JOB No.

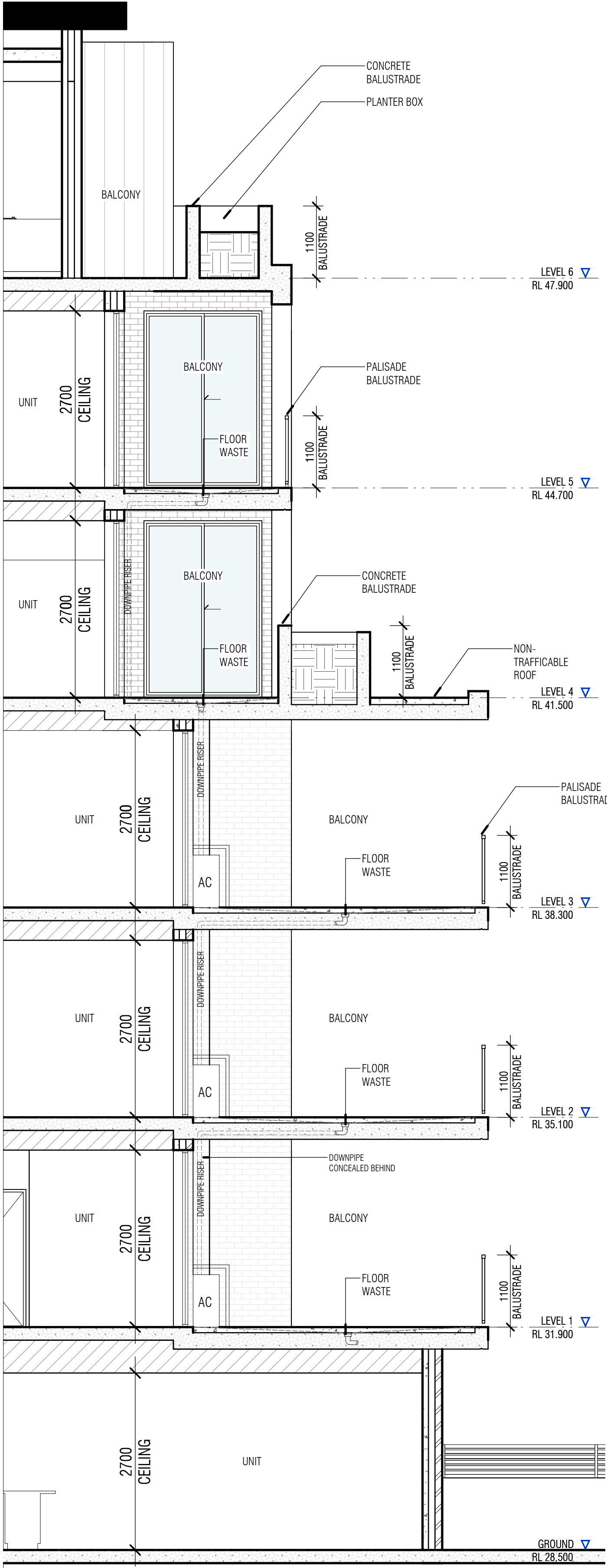
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ISSUE

SP - 501  
DRAWING No.  
scale 1:100 @A1 sheet  
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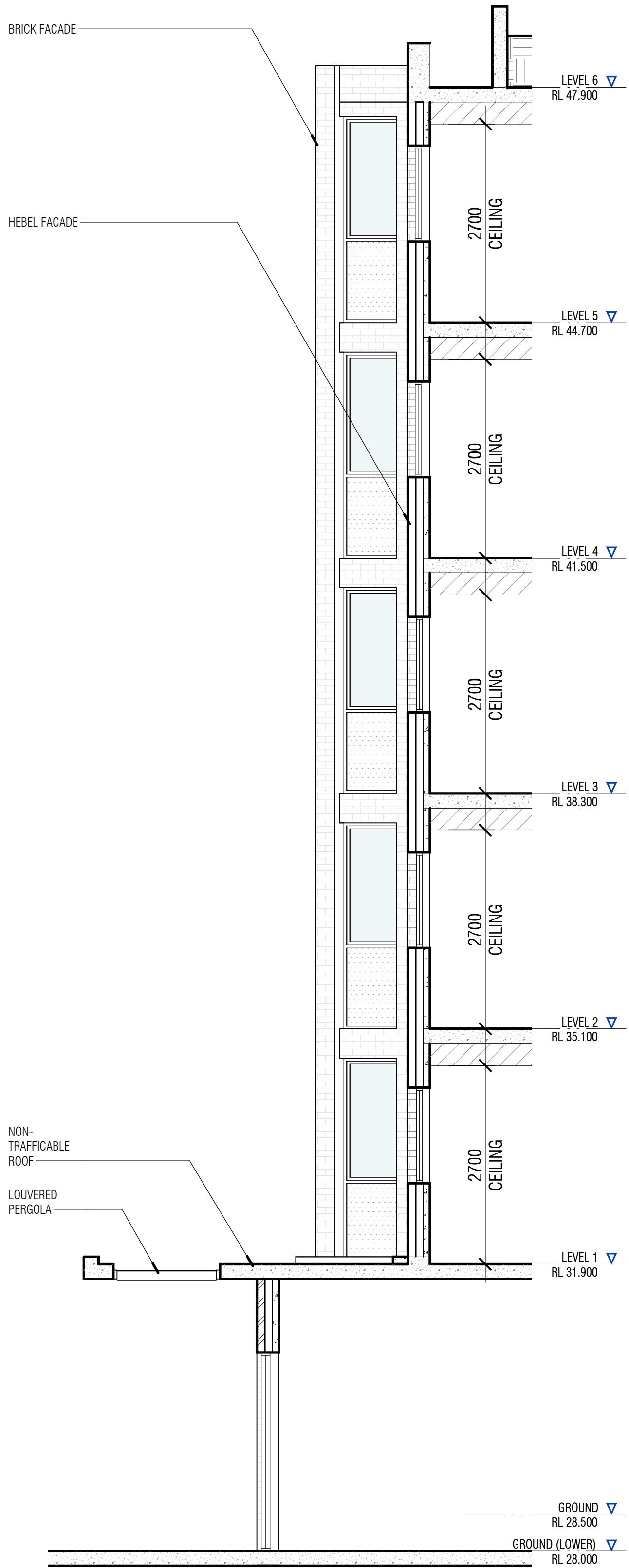




SECTION A - FACADE 1  
1 : 50



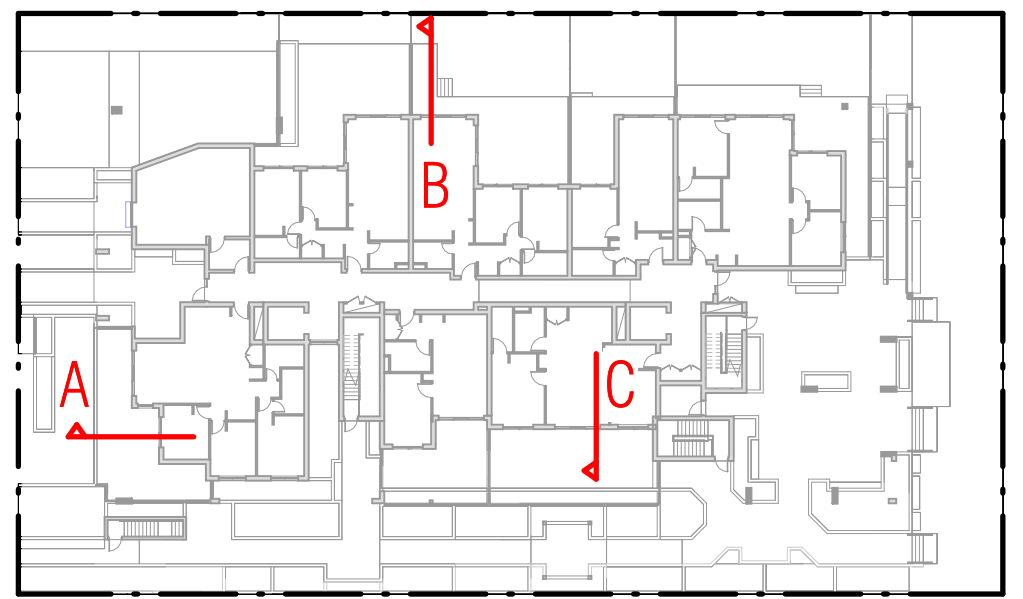
SECTION B - FACADE 2  
1 : 50



SECTION C - FACADE 3  
1 : 50



BALCONY VIEW (TYPICAL)



KEYPLAN

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Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore, to be verified on-site by the builder. Any discrepancies to be verified back to Zhinar Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturers' instructions. Unless noted issued for Construction drawing not to be used for construction. All art / graphic representations are indicative only. Information on this drawing is the copyright of Zhinar Architects. Copying or using this drawing in whole or part without written permission infringes copyright.

A ISSUE FOR DA SUBMISSION  
ISSUE AMENDMENT

14/04/2025 TH IC  
DATE DRAWN CHECK  
Drawing is NOT VALID or issued for use, unless checked

PROJECT ARCHITECTS  
IAN CONRY

REGISTRATION NUMBER  
NSW NO. 8317



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PROJECT STATUS:  
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME  
Proposed Development  
19-23 Segers Ave  
PADSTOW, NSW 2211  
L.G.A.: BANKSTOWN

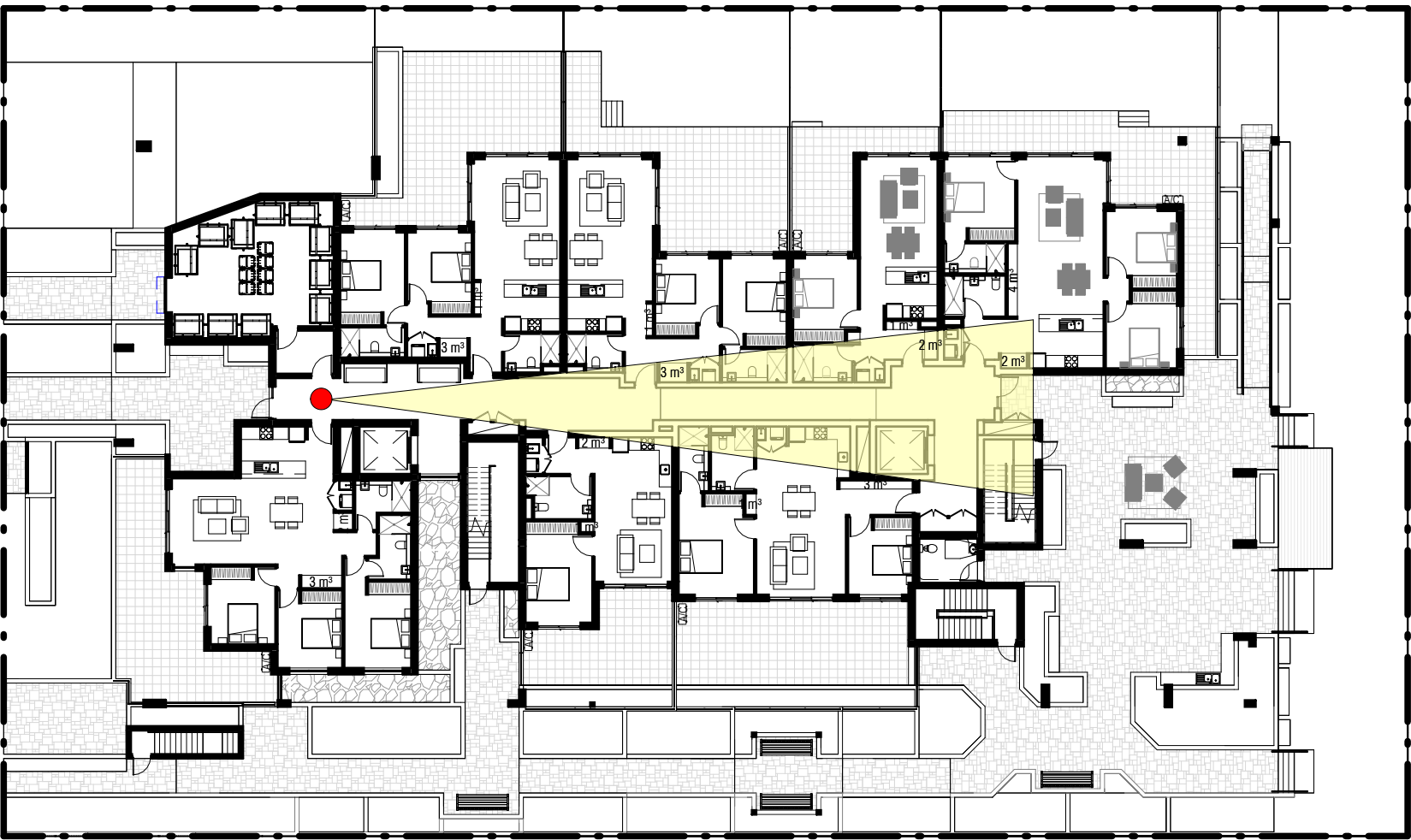
SHEET TITLE:  
FACADE DETAIL SECTION

Checked  
Checker  
8856  
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SP - 600  
DRAWING No.  
SCALE @A1 SHEET  
As indicated  
A  
ISSUE  
0 1 2 3 4 5 10  
scale 1:100 @A1 sheet





3D VIEW - INTERNAL CORRIDOR



KEY PLAN - GROUND FLOOR