

DEVELOPMENT SUMMARY

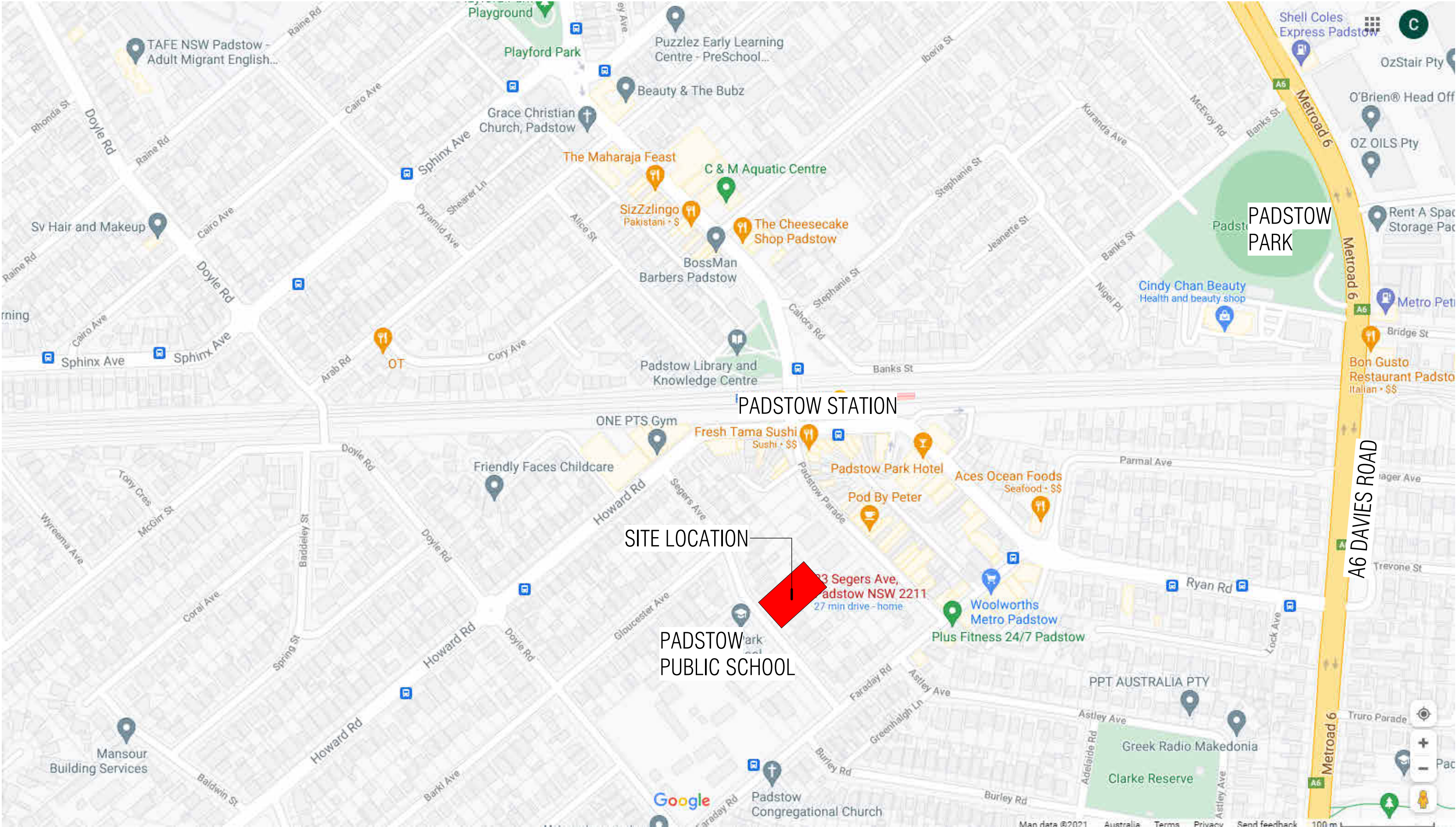
		ALLOWABLE		PROPOSED		COMPLIES
1	SITE AREA			2500.22		
2	ZONE	R4	High Density Residential			
3	BUILDING HEIGHT	19	m (MAX)	24.7 m		
FSR		30%	uplift			
		24.7	m (ALLOWABLE)			
		1.50	:1	1.95 :1		
		30%	uplift			
		1.95	:1 (ALLOWABLE)			
	GFA	4875.43	m²	4875.10 m²		

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



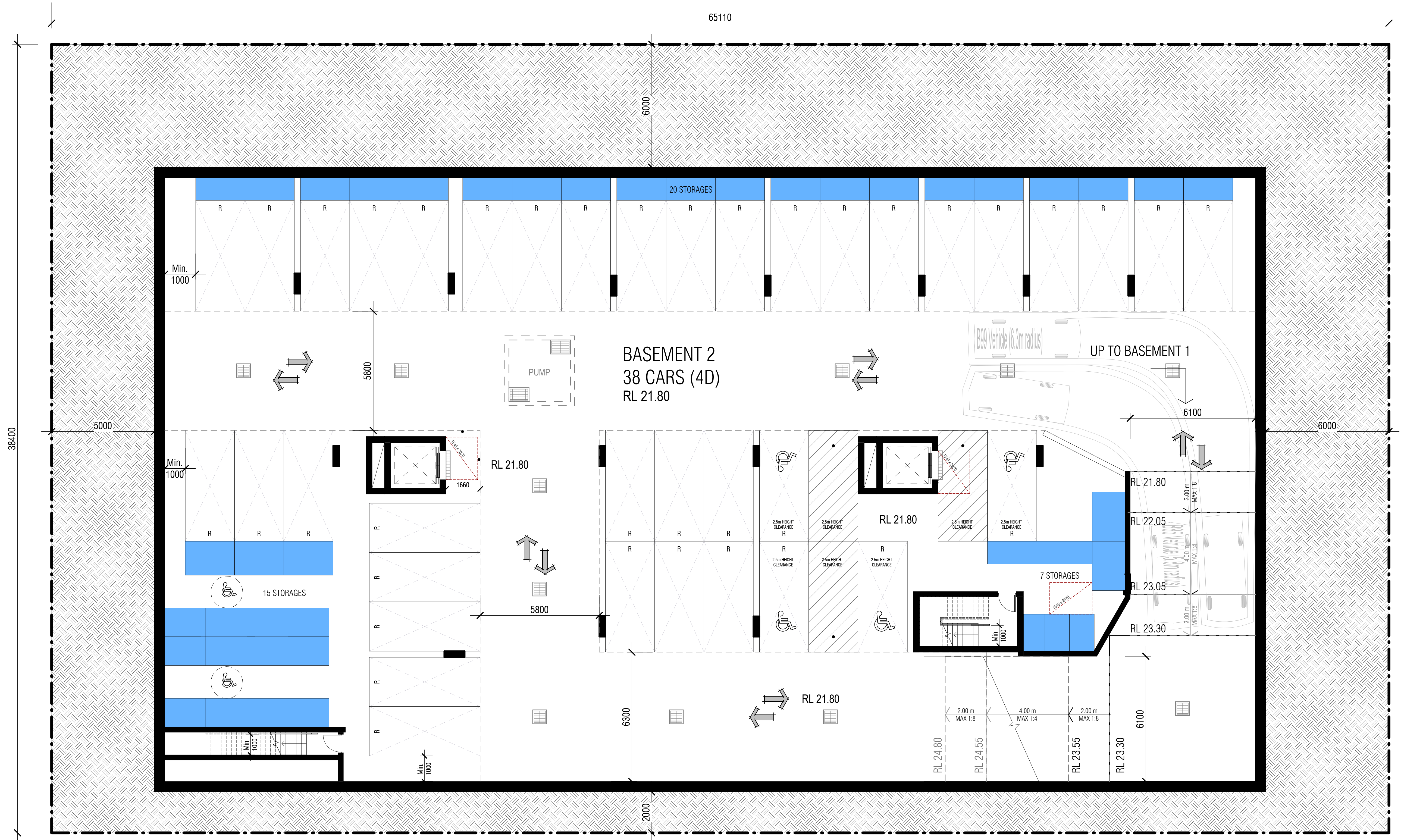
FLOOR SPACE RATIO



1.5 : 1

HEIGHT OF BUILDING

19m



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



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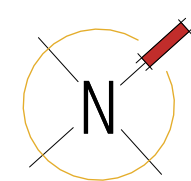
PROJECT ARCHITECTS
IAN CONRY



REGISTRATION NUMBER
NSW NO. 8317



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www.zhinar.com.au
28 495 869 790

PROJECT STATUS :
Development Application

NOT FOR CONSTRUCTION

PROJECT NAME
Proposed Development

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

NOTE:
REFER TO STORMWATER DRAWING FOR DETAIL

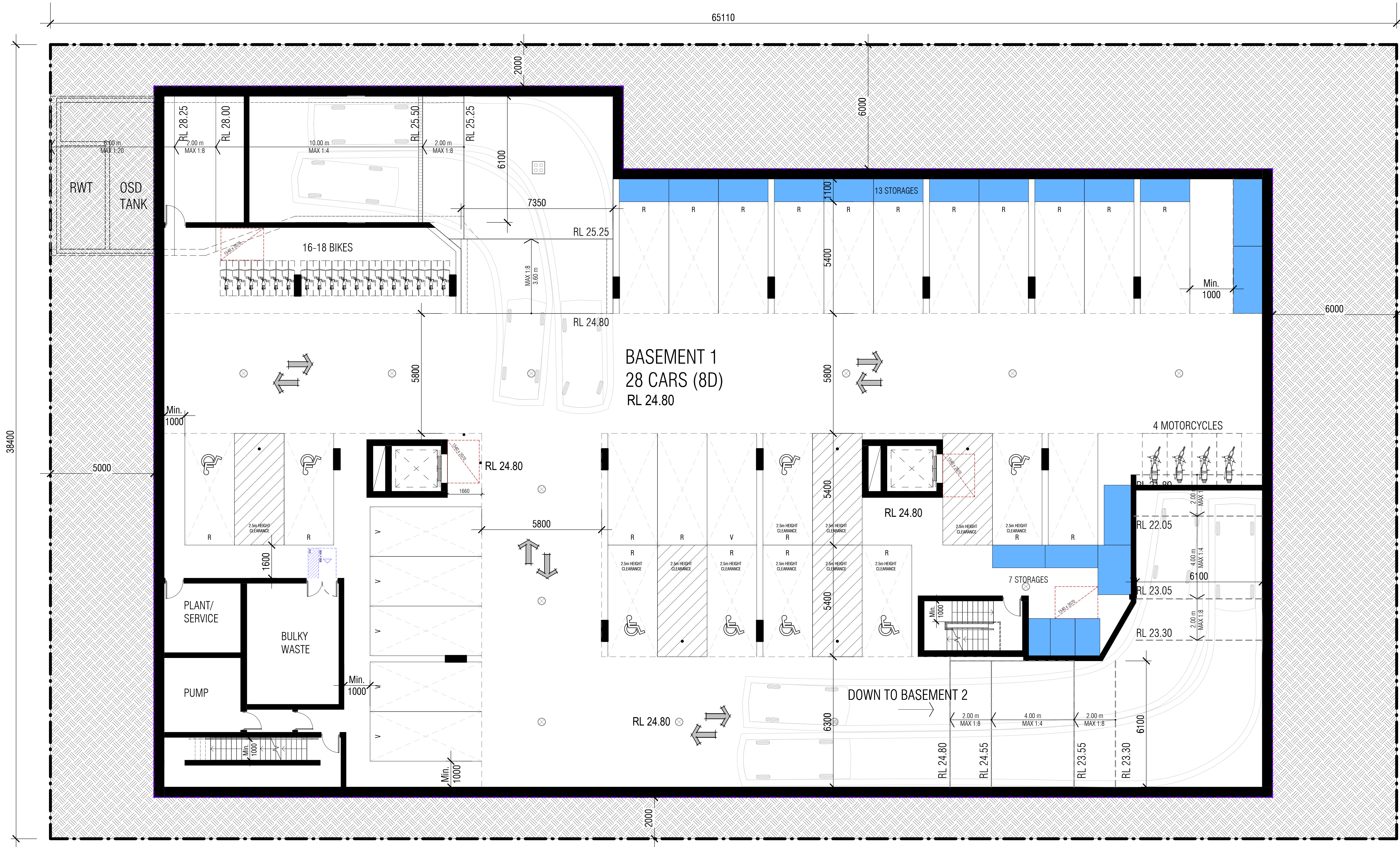
SHEET TITLE:
BASEMENT 2

Checked
Checker

8856 DA - 100
JOB No. DRAWING No.

SCALE @ A1 SHEET
1 : 100
A
ISSUE

SEGERS AVENUE



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



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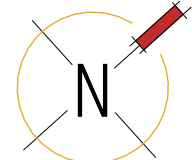
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SHEET TITLE
BASEMENT 1

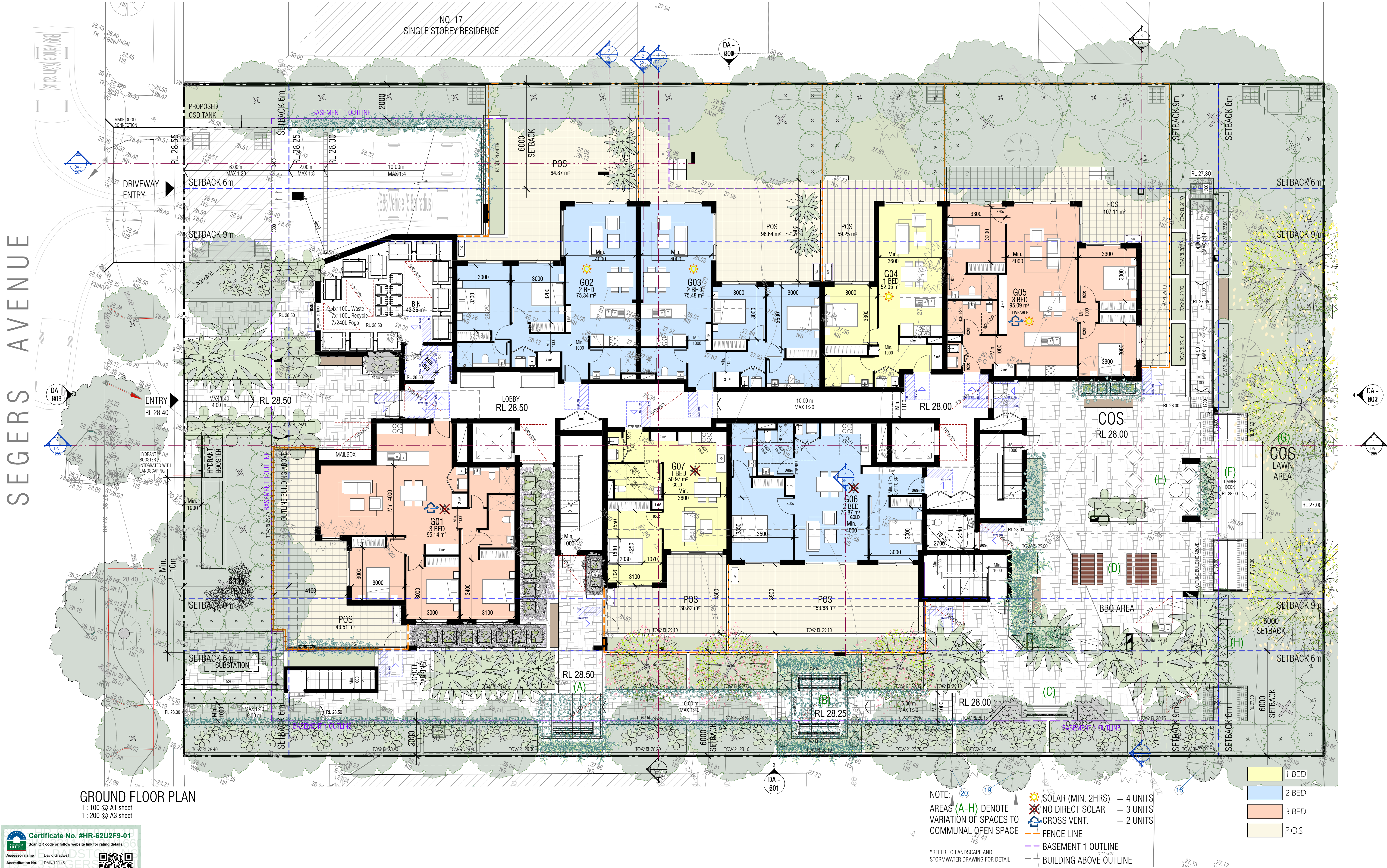
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8856
JOB No.

DA - 101
DRAWING No.

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

SEGERS AVENUE



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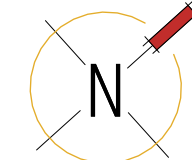
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SHEET TITLE:
GROUND FLOOR

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



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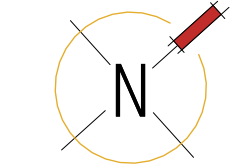
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SHEET TITLE
LEVEL 1-3

Checked
Checker

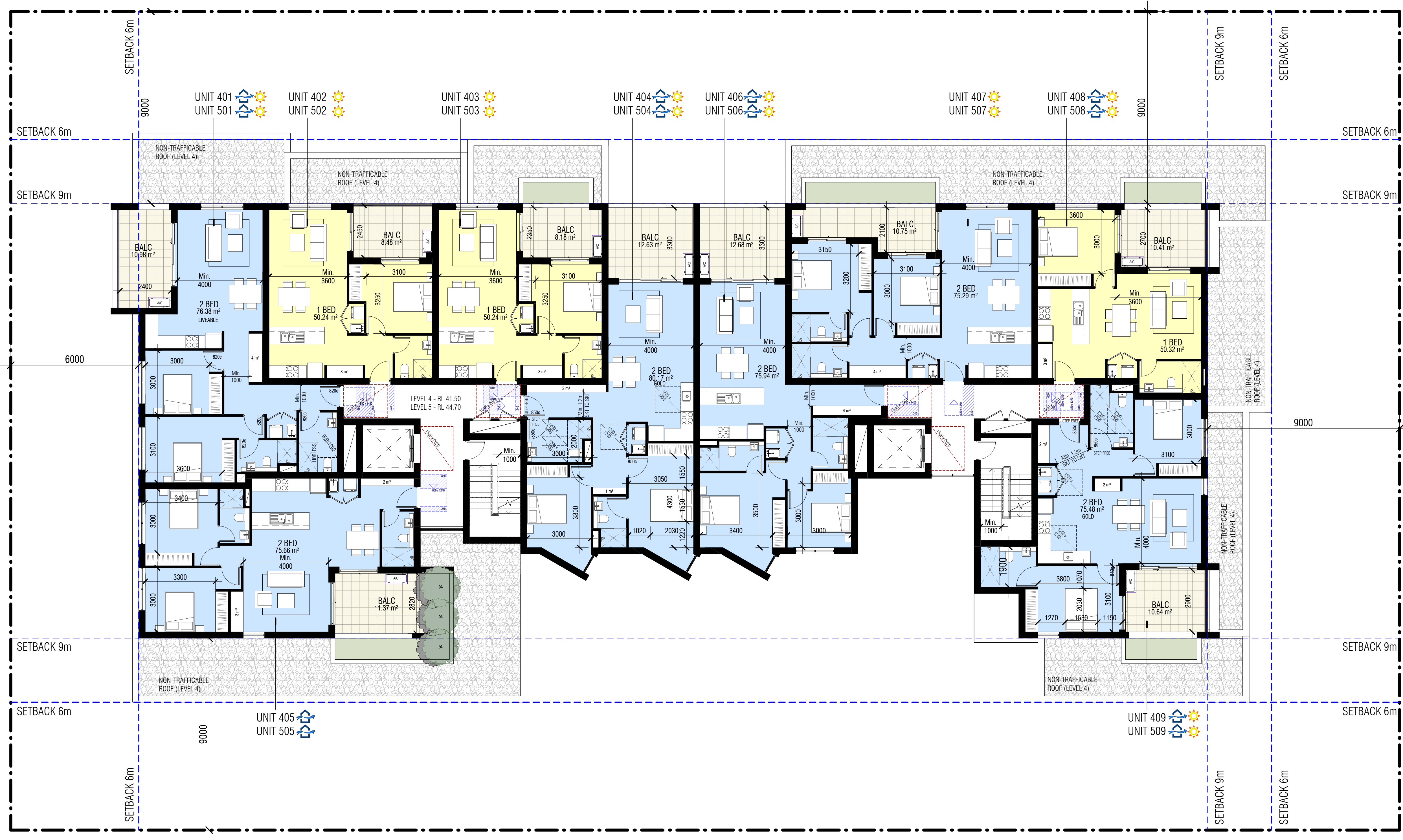
8856
JOB No.

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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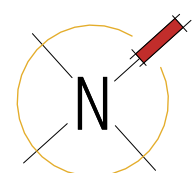
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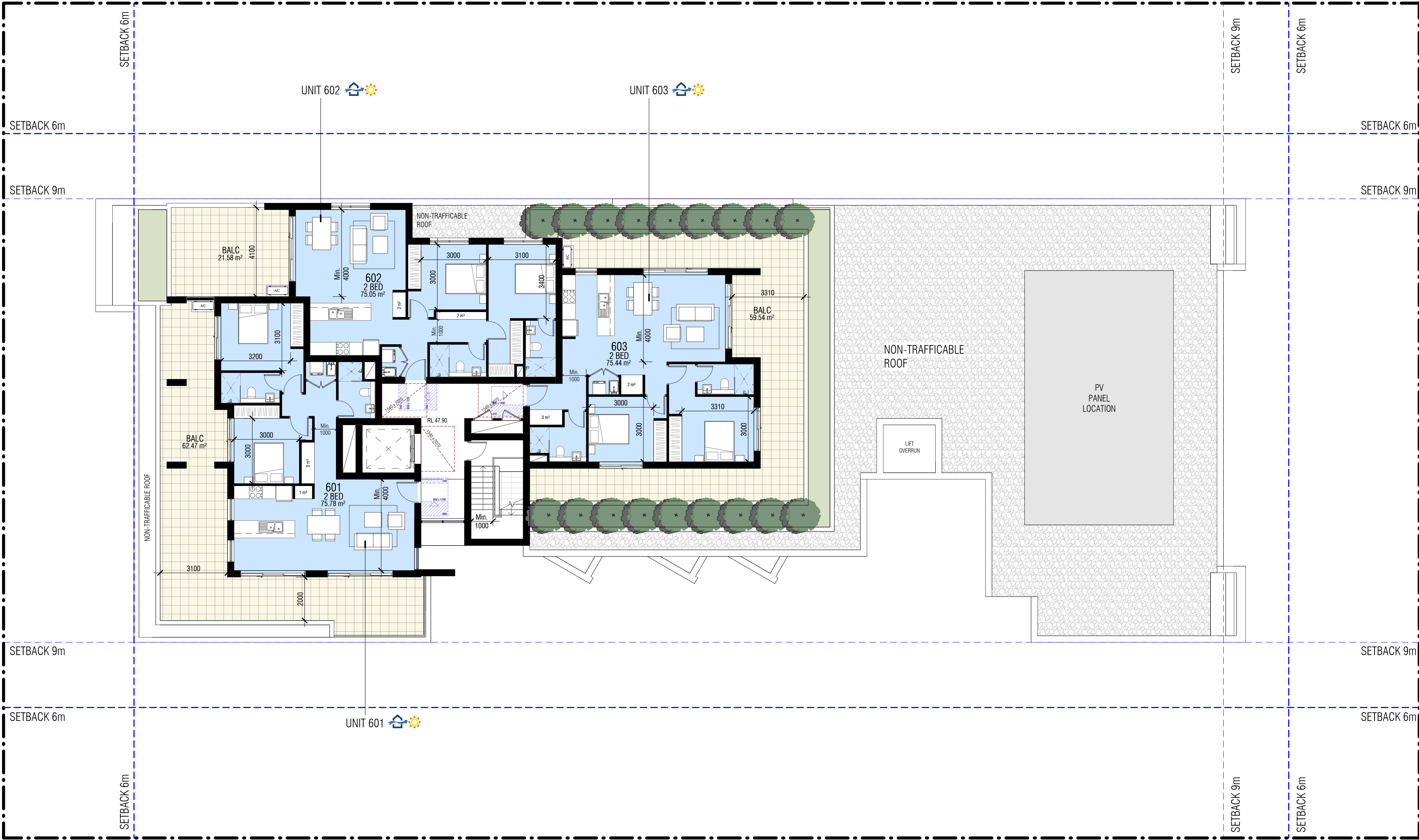
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SHEET TITLE
LEVEL 4-5

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8856
JOB No.
DA - 104
DRAWING No.

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



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



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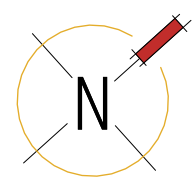
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L.G.A.: BANKSTOWN

SHEET TITLE
LEVEL 6

Checked Checker	8856	DA - 105	SCALE @A1 SHEET 1 : 100	A
JOB No.	DRAWING No.	ISSUE	scale 1:100 @A1 sheet	10

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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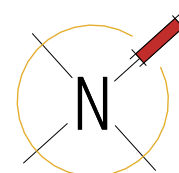
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L.G.A: BANKSTOWN

SHEET TITLE
ROOF/SITE PLAN

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JOB No.

DA - 106
DRAWING No.

SCALE @A1 SHEET
1: 100
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NORTH ELEVATION

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 NORTH

Checked
Checker

8856 DA - 200
JOB No. DRAWING No.

scale 1:100 @A1 sheet 10



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



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

SHEET TITLE
ELEVATION SOUTH

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Checker

8856
JOB No.
DA - 201
DRAWING No.

SCALE @A1 SHEET
1 : 100

A
ISSUE

scale 1:100 @A1 sheet 10

Ext. Walls:	Construction	Insulation	Colour	Details		
	Cavity Brick	25mm Kooltherm K8 or equiv (R1.1)	Varies	As per plans		
	Metal Clad	R2.7 added	Dark	As per plans		
	Concrete Lined	None	Medium	To carpark		
Int. Walls:	Construction	Insulation		Details		
	Cavity Brick	None		Intertenancy		
	Plasterboard on Stud	None		As per plans		
	Concrete Lined	None		To corridor & stairs/lift		
Floors:	Construction	Insulation		Details		
	Concrete	R1.1 added		Where car park and open below		
Ceilings:	Construction	Insulation		Details		
	Plasterboard	R5.0 added		As per plans		
Roof:	Construction	Insulation	Colour	Details		
	Concrete	80mm PIR or equiv (R4.0)	Medium	As per plans		
	Metal Deck	60mm Anticon (R1.3)	Dark	As per plans		
Windows:	Product ID	Glass	Frame	Uw/SHGCw	Details	
	Group B	ATB-005-03 B	Double Clear	Aluminium	2.9/0.44	Awning (Units G01)
	Group B	ATB-006-03 B	Double Clear	Aluminium	2.9/0.51	Sliding (Units G01, G02, G06, G07)
	Group A	ALM-005-03 A	Double Clear	Aluminium	4.1/0.47	Awning (Units G01)
	Group B	ALM-006-03 A	Double Clear	Aluminium	4.1/0.52	Sliding (Units G03, G04, G05, G01)
	Group A	BRD-026-19 A	Single Low E	Aluminium	4.9/0.52	Awning (Units 105, 110, 209, 301, 401, 405, 501, 505, 603)
	Group B	ALS-009-21 A	Single Low E	Aluminium	4.9/0.53	Sliding (Units 105, 110, 209, 301, 401, 405, 501, 505, 603)
	Group A	ALM-001-01 A	Single Clear	Aluminium	6.7/0.57	Awning elsewhere
	Group B	ALM-002-01 A	Single Clear	Aluminium	6.7/0.70	Sliding elsewhere
	Skylights:	Product ID	Glass	Type	Uw/SHGCw	Details
	None					
Other:	Orientation	Terrain	Rangehood	Recessed Downlights	Software Version	
	48	Suburban	Ducted	Sealed LED - 1 per 5m²	HERO	
Notes:	1x1200mm ceiling fan to living (Unit G01, G02, G04, 601, 602, 603)					
	1x1200mm ceiling fan to all bedrooms (Unit 601)					



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

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19-23 Segers Ave
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SHEET TITLE
ELEVATION EAST

Checked
Checker

8856
JOB No.
DA - 202
DRAWING No.

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



WEST ELEVATION - SEGERS AVE

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



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19-23 Segers Ave
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SHEET TITLE
ELEVATION WEST - SEGERS AVE

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8856
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DA - 203
DRAWING No.

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



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

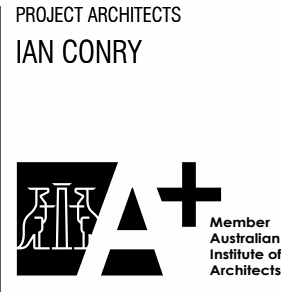
MATERIAL SCHEDULE



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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:
MATERIAL SCHEDULE

Checked
Checker
8856
JOB No.
DA - 500
DRAWING No.
A
ISSUE
SCALE @A1 SHEET
1 : 100
scale 1:100 @A1 sheet
10