

8776
25-29B ROOKWOOD ROAD

YAGOONA, NSW 2199
PROPOSED S4.55 RESIDENTIAL DEVELOPMENT

DEVELOPMENT SUMMARY

	ALLOWABLE	PROPOSED	COMPLIES
01. SITE AREA	-	5,034.00 m ²	N/A
02. ZONE	R4	-	YES
03. BUILDING HEIGHT	MAX. 13 m	13 m	YES
04. FSR	1.5 : 1 7,551 m ²	1.45 : 1 7,275 m ²	YES
05. NUMBER OF UNIT	-	1 BEDROOM / STUDIO = 11 2 BEDROOM = 69 3 BEDROOM = 7 TOTAL = 87	YES
06. CAR SPACE			
- 1 BEDROOM / STUDIO	0.5 per UNIT 11 UNIT = 5.5		
- 2 BEDROOM	1 per UNIT 69 UNIT = 69		
- 3 BEDROOM	1.5 per UNIT 7 UNIT = 10.5		
- VISITOR	0 per UNIT 87 x 0 = 0		
- CAR WASH BAY	0		
	CAR SPACES REQUIRED = 85	CAR SPACE PROVIDED = 99	YES
07. SOLAR ACCESS	70 %	70.11 % (61 OF 87 UNITS)	YES
08. CROSS VENTILATION	60 %	60.92 % (53 OF 87 UNITS)	YES
09. ADAPTABLE UNIT	3% OF 87 UNITS = 3 UNIT	3 UNIT	YES
10. DEEP SOIL ZONE	755.1 m ² (15 % OF SITE)	1,372 m ² (27.25 % OF SITE)	YES
11. LANDSCAPE	1,510.2 m ² (30 % OF SITE)	1,568.9 m ² (31.17 % OF SITE)	YES
12. COMMON OPEN SPACE	1,258.5 m ² (25 % OF SITE)	1,832.12 m ² (36.39 % OF SITE)	YES
13. SITE COVERAGE	2,517 m ² (50 % OF SITE)	2,041.4 m ² (40.55 % OF SITE)	YES

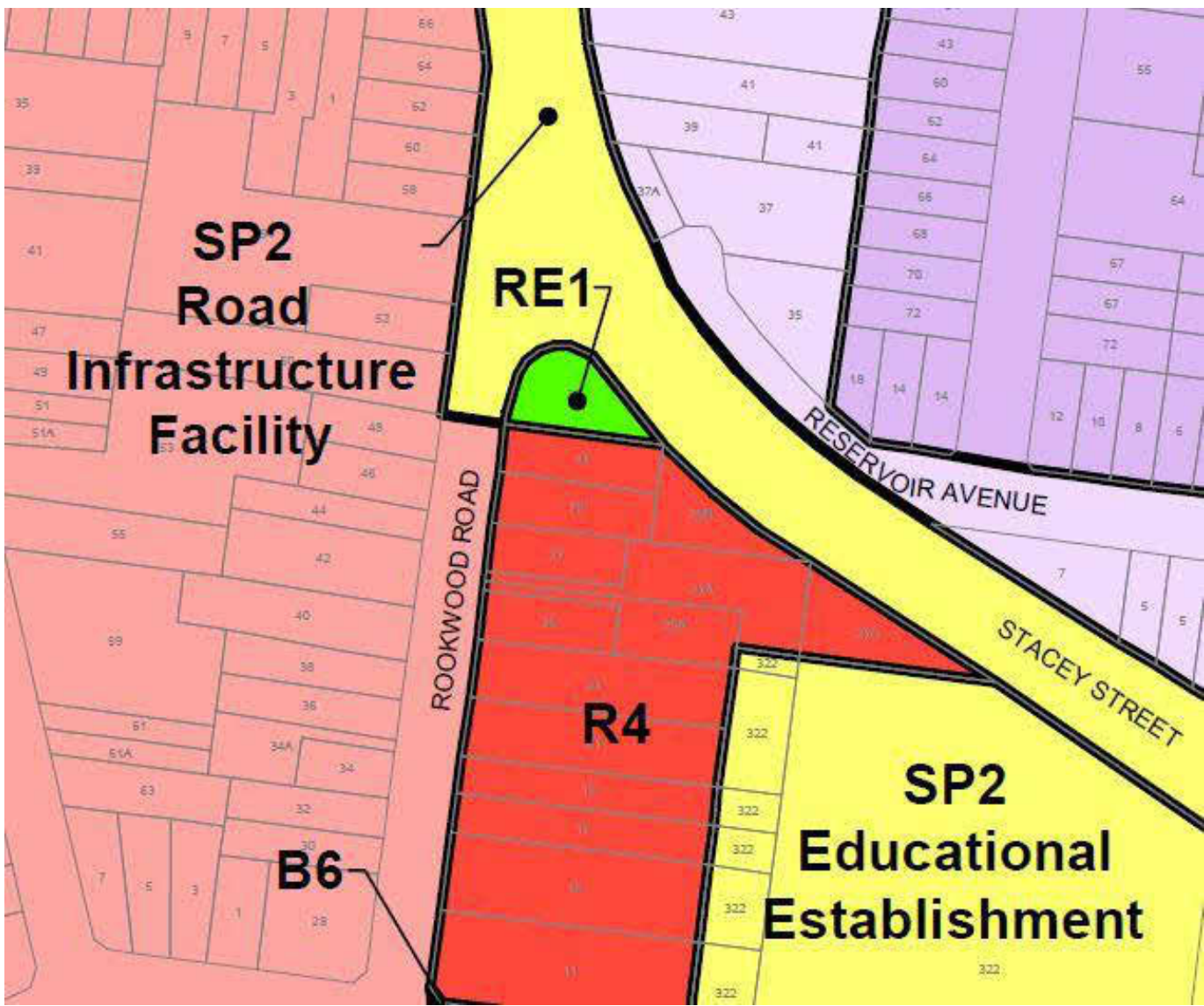
SITE LOCATION



BASIX COMMITMENTS

PRIVATE DWELLINGS	WATER RATING	ENERGY RATING
SHOWERHEADS	4 STARS (>4.5 but <= 6 L/min)	
TOILET FLUSHING SYSTEMS	4 STARS	
KITCHEN TAPS	4 STARS	
BATHROOM TAPS	4 STARS	
DISHWASHERS	3 STARS	3 STARS
CLOTHES WASHER		
HEATING (INDIVIDUAL 1-PHASE AC) (ZONED)		3 STARS
COOLING (INDIVIDUAL 1-PHASE AC) (ZONED)		3 STARS
CLOTHES DRYER		1.5 STARS
ARTIFICIAL LIGHTING		
KITCHEN EXHAUST	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF	MANUAL ON/OFF SWITCH
BATHROOM & LAUNDRY EXHAUST	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF	INTERLOCKED TO LIGHT
HOT WATER SYSTEM	CENTRAL HOT WATER SYSTEM	
KITCHEN COOKTOP / OVEN	GAS COOKTOP & ELECTRIC OVEN	
COMMON AREAS & CENTRAL SYSTEM		
LIFT	GEARLESS TRACTION WITH VVVF MOTOR 5 LEVELS INCLUDING BASEMENT	
CENTRAL HOT WATER SYSTEM	GAS-FIRED BOILER	
VENTILATION SYSTEM		
BASEMENT CARPARK	VENTILATION SUPPLY & EXHAUST	CARBON MONOXIDE MONITOR & VSD FAN
HALLWAY / LOBBY	NO MECHANICAL VENTILATION	
WASTE ROOMS AND BULKY WASTE ROOM	VENTILATION EXHAUST ONLY	
ELECTRICAL ROOM	VENTILATION SUPPLY & EXHAUST	THERMOSTATICALLY CONTROLLED
PUMP AND PLANT ROOM	VENTILATION SUPPLY ONLY	INTERLOCKED TO LIGHT
STAIRS	NO MECHANICAL VENTILATION	
LIGHTING SYSTEM		
BASEMENT CARPARK	LIGHT-EMITTING DIODE	TIME CLOCK AND MOTION SENSORS
LIFT CAR	LIGHT-EMITTING DIODE	CONNECTED TO LIFT CALL BUTTON
HALLWAY / LOBBY	LIGHT-EMITTING DIODE	DAYLIGHT SENSOR AND MOTION SENSORS
WASTE ROOMS AND BULKY WASTE ROOM	LIGHT-EMITTING DIODE	MOTION SENSORS
ELECTRICAL ROOM	LIGHT-EMITTING DIODE	MOTION SENSORS
PUMP AND PLANT ROOM	LIGHT-EMITTING DIODE	MOTION SENSORS
STAIRS	LIGHT-EMITTING DIODE	MOTION SENSORS

Thermal Performance Specifications							
These are the Specifications upon which the Certified Assessment is based.							
Windows	Product ID	Glass	Frame	U value	SHGC	Detail	
Units 2, 3, 8, 14, 63, 60, 66, 67, 74, 78, 82, 86		Single Toned	Aluminium	6.8	0.41	Awning	
		Single Toned	Aluminium	6.6	0.49	Fixed, Sliding	
Units 19, 38, 43		Single Low-E	Aluminium	5.6	0.31	Awning	
		Single Low-E	Aluminium	5.6	0.41	Fixed, Sliding	
Units 44, 72		Single Low-E	Aluminium	5.4	0.49	Awning	
		Single Low-E	Aluminium	5.4	0.58	Fixed, Sliding	
All Other Units		Single Clear	Aluminium	6.7	0.57	Awning	
		Single Clear	Aluminium	6.7	0.70	Fixed, Sliding	
Skylights	Product ID	Glass	Frame	U value	SHGC	Area M ²	Detail
Velux		Double Low-E	Aluminium	2.6	0.24		As per plans
Window and skylight U and SHGC values, if specified, are according to AFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 5% higher or lower, than the U and SHGC values of the product specified above.							
External walls	Construction	Insulation	Colour – solar abs.	Detail			
Concrete		None	Dark – SA > 0.7	Basement			
Brick Veneer		R2.5 Bulk	Light – SA < 0.475	As per plans			
AAC Veneer		R2.5 Bulk	Light – SA < 0.475	As per plans			
AAC Veneer		R2.5 Bulk	Dark – SA > 0.7	As per plans			
Internal walls	Construction	Insulation	Detail				
Plasterboard on Studs		None	As per plans				
AAC Veneer		R1.5 Bulk	Lobby / Party Walls				
Concrete		None	Stair / Lift Walls				
Floors	Construction	Insulation	Covering	Detail			
Concrete		R1.0 XPS	Timber / Ceramic Tiles	Carpark Below Only			
Concrete		None	Timber / Ceramic Tiles	As per plans			
Ceilings	Construction	Insulation	Detail				
Concrete Plasterboard		None	As per plans				
Roof	Construction	Insulation	Colour – solar abs.	Detail			
Concrete		R3.0 XPS	Light – SA < 0.475	Main Roof (Insulation in Ceiling Below)			
Concrete		R3.0 XPS	Medium – SA 0.475-0.7	Balcony Above (Insulation in Ceiling Below)			
Overshadowing		Overshadowing structures					
Orientation, Exposure, Ventilation and Infiltration							
Orientation of nominal north:		S					
Terrain category:		Suburban / Open					
Seals to windows and doors:		Yes					
Lighting plan provided:		No					
Recessed downlights:		No					
Ceiling exhaust fans		SEALED					

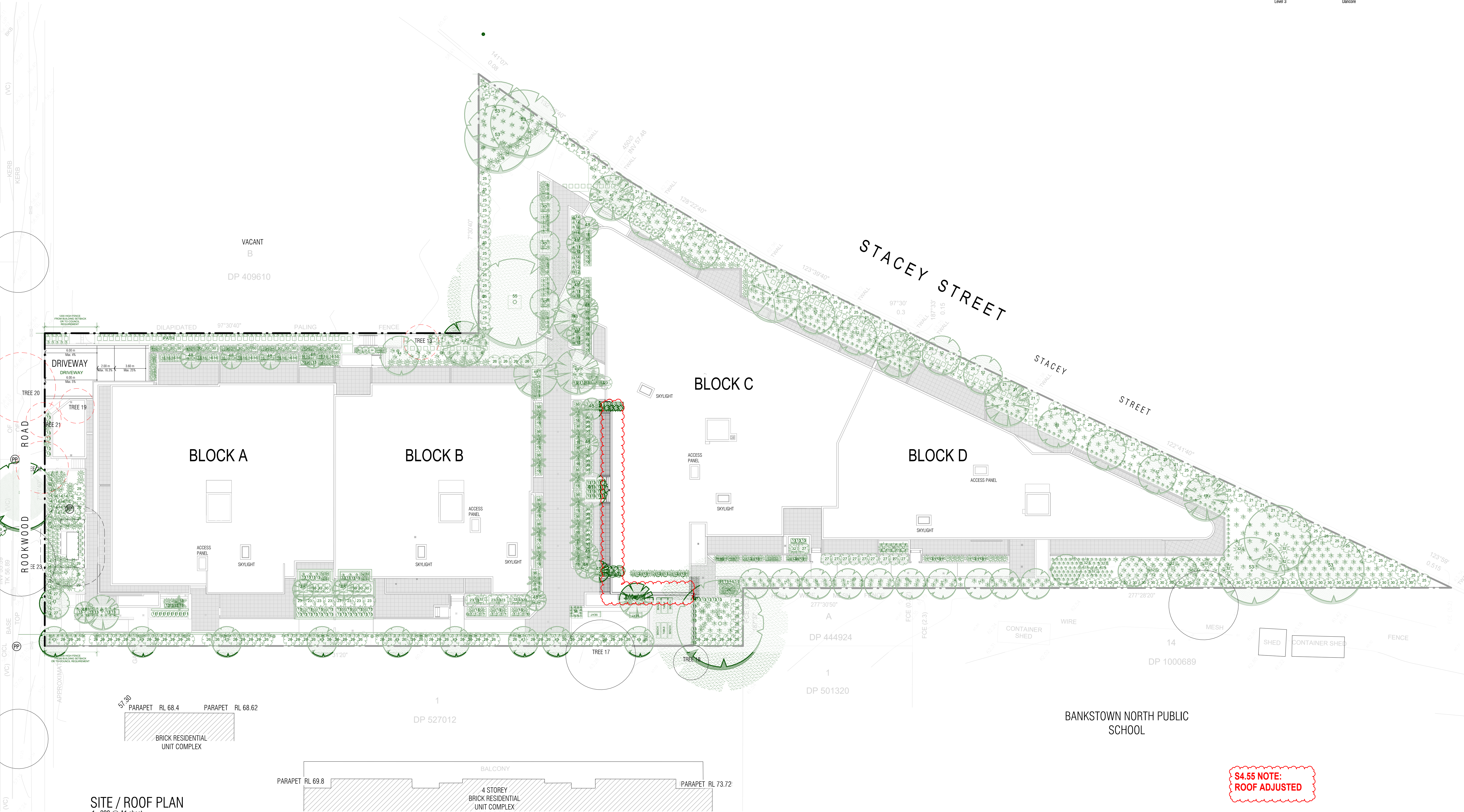


LAND ZONING
R4 High Density Residential



Height of Building
Max. 13m

S4.55 NOTE:
BASIX REPORT AMENDED



SITE / ROOF PLAN
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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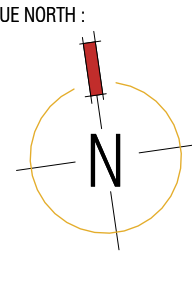


A ISSUED FOR S4.55 APPLICATION
ISSUE AMENDMENT

22/05/2025 TH SK
DATE DRAWN CHECK
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PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN
Member Australian Institute of Architects

REGISTRATION NUMBER
11825
DIAL BEFORE YOU DIG
www.1100.com.au



Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 /o
info@zhinar.com.au /e
www.zhinar.com.au /w
28 495 869 790 /abn

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PROPOSED S4.55 RESIDENTIAL DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
L.G.A : CANTERBURY BANKSTOWN

SHEET TITLE
SITE / ROOF PLAN

Checked Checker
8776
JOB No. DRAWING No. S4.55-100
SCALE @A1 SHEET 1 : 200
A ISSUE
scale 1:100 @A1sheet 10

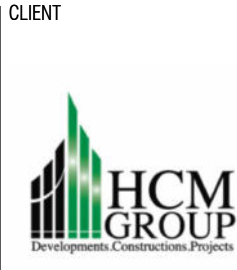
PROJECT TEAM :			
Structural Eng	Mance Aranj Engineers	Access	Vista Access Architects
Facade Eng		Acoustic	Sebastian Giglio
Stormwater/Civil Eng	Mance Aranj Engineers	Basix	Taylor Smith Consulting
Mechanical Eng	Premium Consulting Eng	Section J	Eco Certificates
Electrical/Dry Fire Eng	Joelkane	BCA	Nest Consulting
Hydraulics/Wet Fire Eng	Scott Collis	Fire Engineering	Immos Services
Landscape Eng	Vision dynamics	Traffic	Varga Traffic Planning
Surveyor	LTS	Traffic (CTMP)	
Section 73	Hills Consulting		
Level 3	Dancone		



S4.55 NOTE:
NO CHANGE

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

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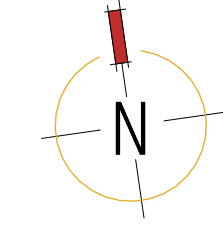
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SUBASHINI KULOTHUNGAN



REGISTRATION NUMBER
11825



TRUE NORTH :



Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 /p
info@zhinar.com.au /e
www.zhinar.com.au /w
28 495 869 790 /abn

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L.G.A : CANTERBURY BANKSTOWN

SHEET TITLE
BASEMENT

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8776
JOB No.

S4.55-101
DRAWING No.

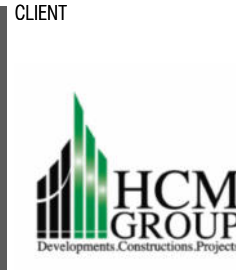
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ISSUE

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



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

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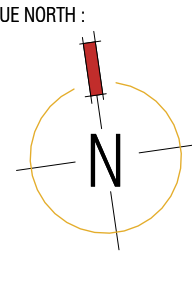


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YOU DIG
www.1100.com.au



Zhihar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
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+61 2 8893 8888 /o
info@zhihar.com.au /e
www.zhihar.com.au /w
28 495 869 790 /dn

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LEGEND (FLOOR COVERINGS)
CT = SELECTED VITRIFIED CERAMIC TILES
HT = HYBRID TIMBER FLOORING

SHEET TITLE
GROUND FLOOR
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JOB No.
S4.55-102
DRAWING No.

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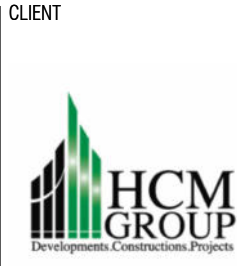
0 1 2 3 4 5 scale 1:100 @A1sheet 10



S4.55 NOTE:
1. ADDED LID TO OPEN STAIRS
2. ALL UNITS AMENDED TO ACHIEVE SILVER UNITS

LEVEL 1-2
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

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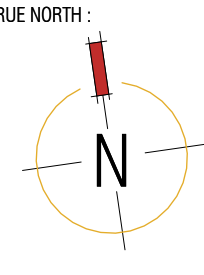


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Zhinar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 / 0
info@zhinar.com.au / 6
www.zhinar.com.au / 4
28 495 869 790 / 40

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LEGEND (FLOOR COVERINGS)
CT = SELECTED VITRIFIED CERAMIC TILES
HT = HYBRID TIMBER FLOORING

SHEET TITLE:
TYPICAL LEVEL 1-2

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JOB No. DRAWING No.

S4.55-103

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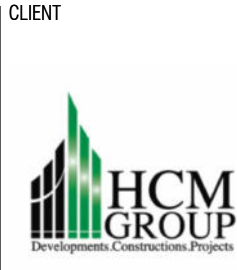
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LEVEL 3
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1 : 400 @ A3 sheet

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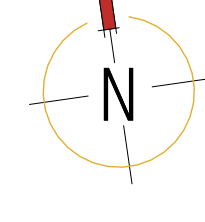
PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN



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11825



TRUE NORTH :



Zhin Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 / 0
info@zhinarch.com.au / 6
www.zhinarch.com.au / 6
28 495 869 790 / abn

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YAGOONA, NSW 2199
LGA : CANTERBURY BANKSTOWN

LEGEND (FLOOR COVERINGS)
CT = SELECTED VITRIFIED CERAMIC TILES
HT = HYBRID TIMBER FLOORING

SHEET TITLE
LEVEL 3

Checked
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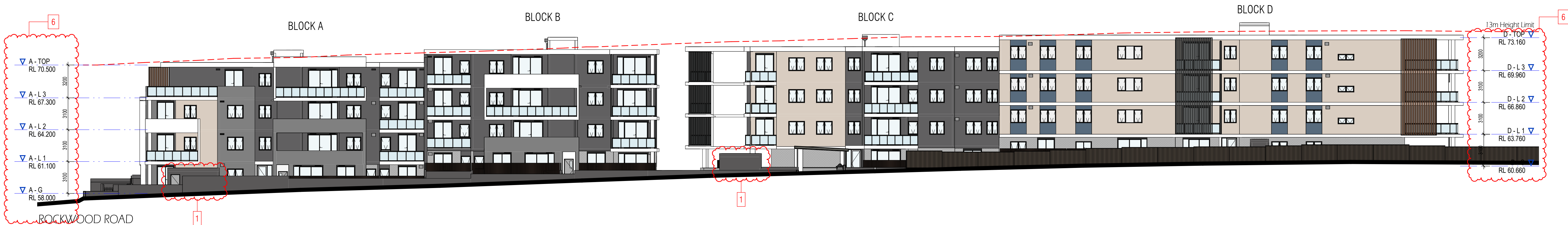
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JOB NO.

S4.55-104
DRAWING NO.

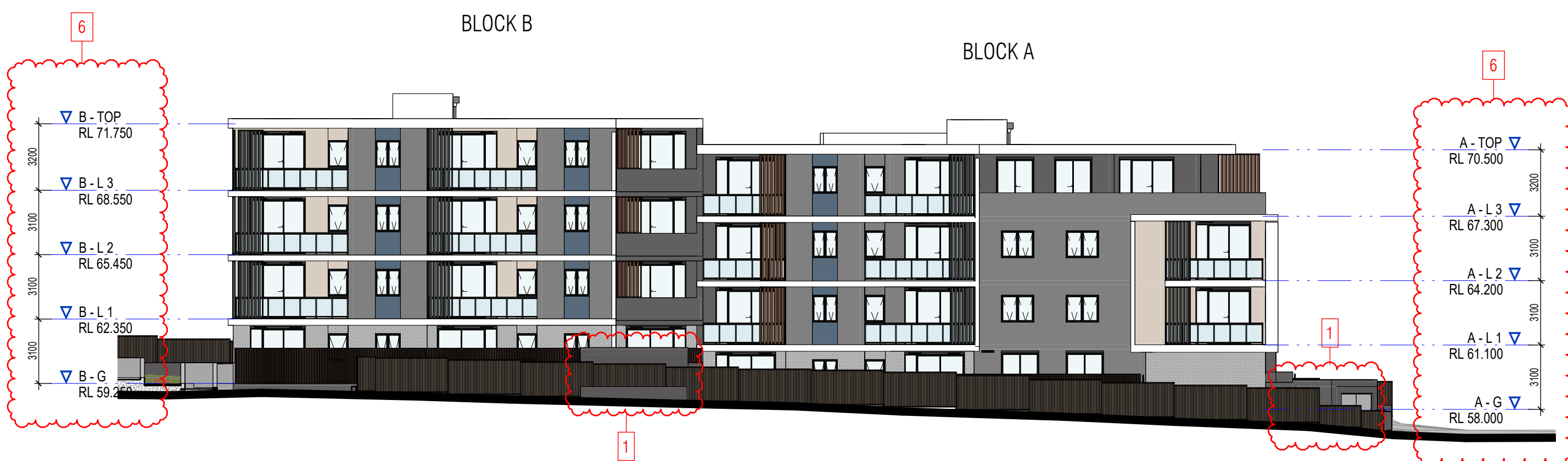
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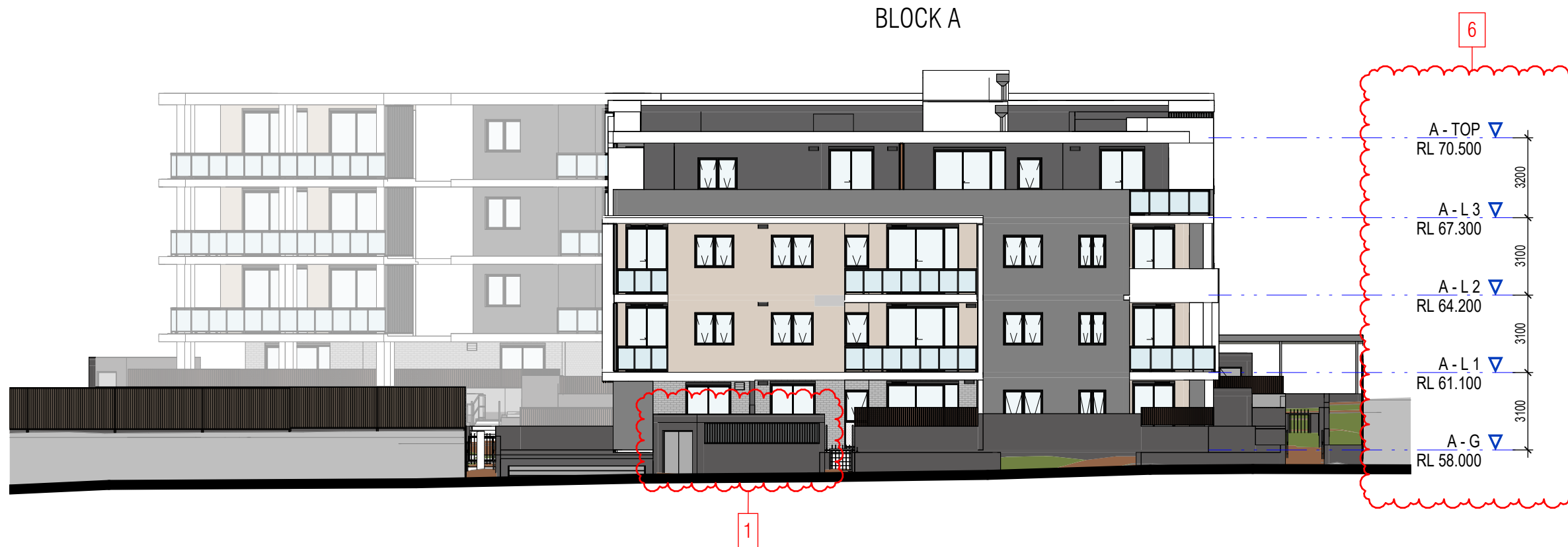
0 1 2 3 4 5 scale 1:100 @A1sheet 10



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



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

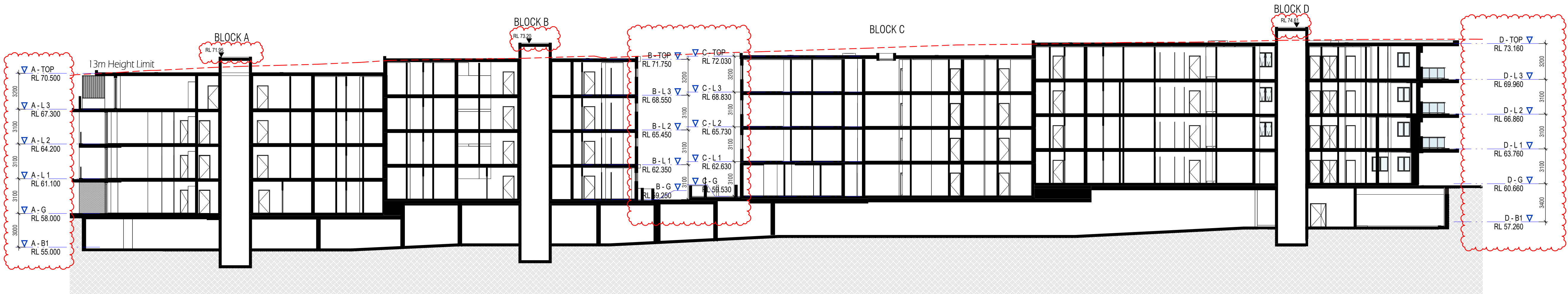


WEST ELEVATION
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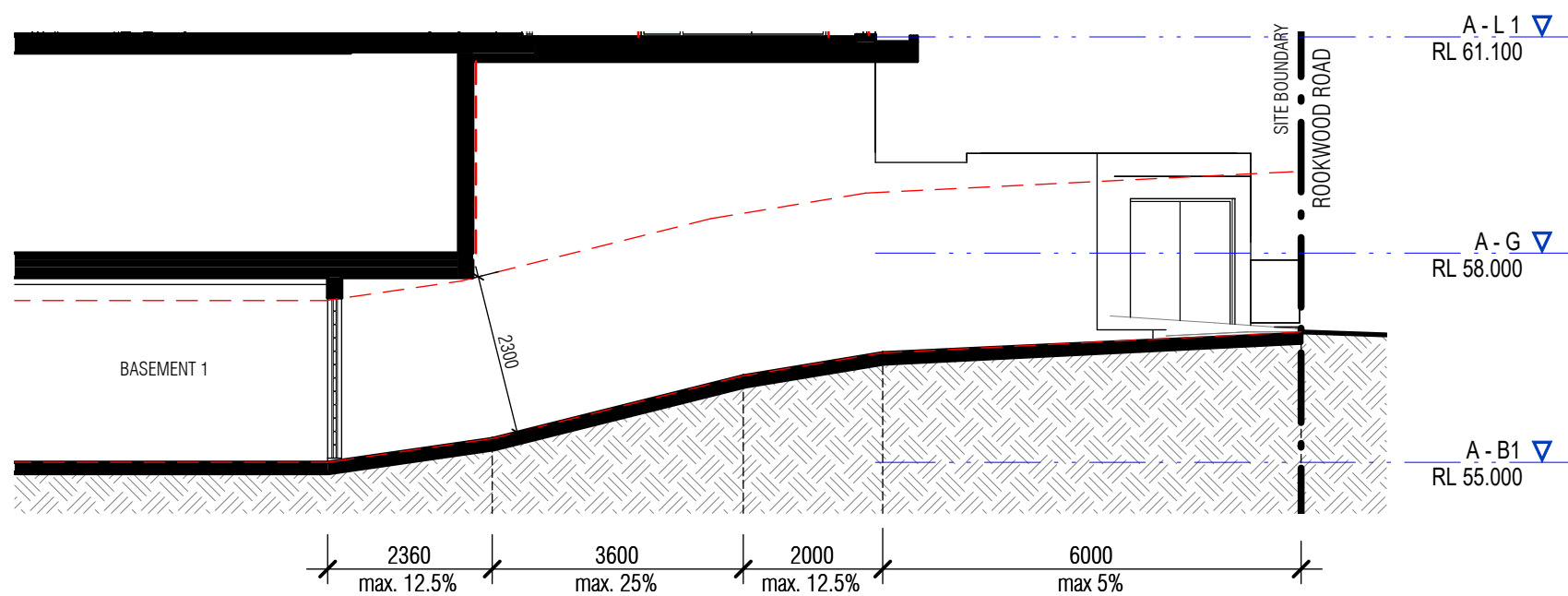


EAST ELEVATION
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet

S4.55 NOTE:
1. STAIRS FROM BASEMENT ENCLOSED
2. METAL BALUSTRADE REMOVED
3. BRICKFACE FACADE ON UPPER LEVELS
CHANGED TO RENDER
4. GROUND FLOOR WALL CHANGED TO BRICKFACE
5. PRIVACY SCREEN ADJUSTED
6. FLOOR TO FLOOR HEIGHT AMENDED FROM 3050
TO 3100 (GROUND TO LEVEL 3) AND 3050 TO 3200
(LEVEL 3 TO TOP LEVEL)



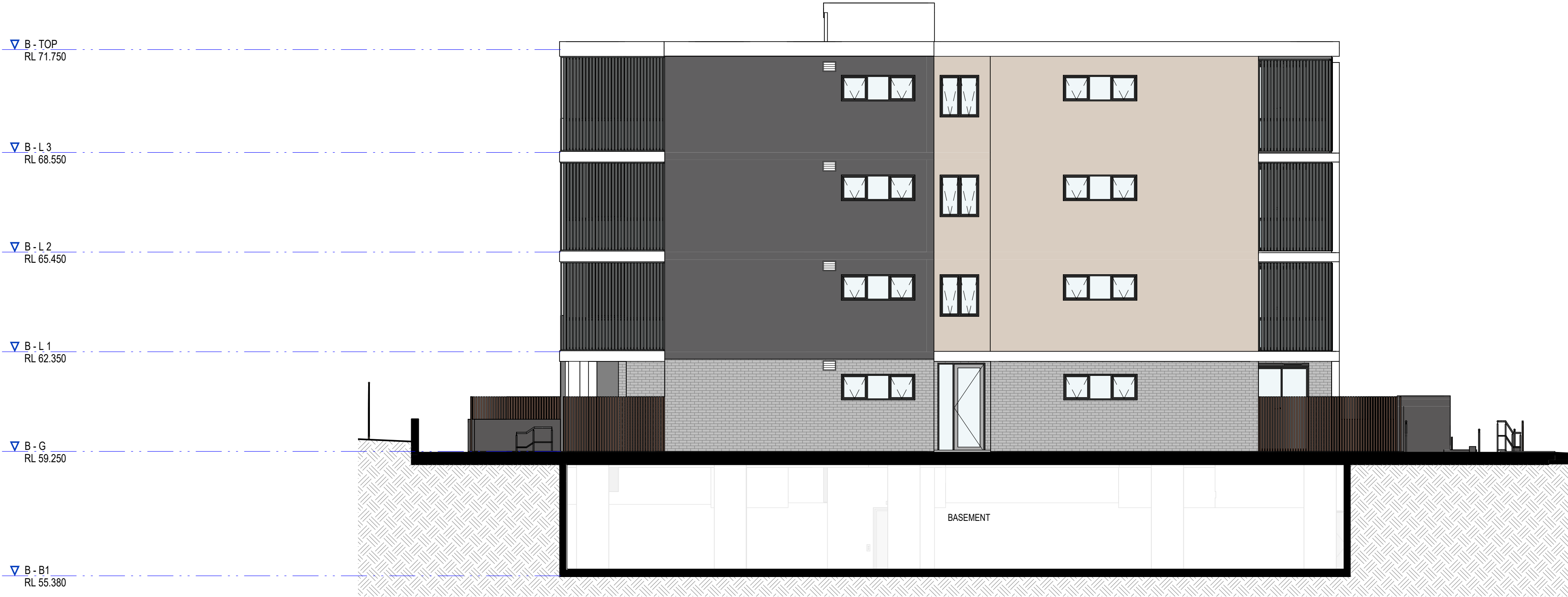
SECTION 1
1 : 200 @ A1 sheet
1 : 400 @ A3 sheet



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

S4.55 NOTE:
FLOOR TO FLOOR HEIGHT AMENDED FROM 3050 TO 3100 (GROUND TO LEVEL 3) AND 3050 TO 3200 (LEVEL 3 TO TOP LEVEL)

PROJECT TEAM :			
Structural Eng	Mance Aranj Engineers	Access	Vista Access Architects
Facade Eng	Rothchire	Acoustic	Sebastian Giglio
Stormwater/Civil Eng	Mance Aranj Engineers	Basix	Taylor Smith Consulting
Mechanical Eng	Premium Consulting Eng	Section J	Eco Certificates
Electrical/Dry Fire Eng	Joelkane	BCA	Nest Consulting
Hydraulics/Wet Fire Eng	Scott Collis	Fire Engineering	Immos Services
Landscape Eng	Vision dynamics	Traffic	Varga Traffic Planning
Surveyor	LTS	Traffic (CTMP)	
Section 73	Hills Consulting		
Level 3	Dancone		



INTERNAL EAST ELEVATION (BLOCK B)

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



INTERNAL WEST ELEVATION (BLOCK C)

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

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CLIENT



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22/05/2025
DATE
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PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN



REGISTRATION NUMBER
11825



Zhinar Architects Pty Ltd

Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122

+61 2 8893 8888 /p
info@zhinar.com.au /e
www.zhinar.com.au /w
28 495 869 790 /abn

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L.G.A : CANTERBURY BANKSTOWN

SHEET TITLE:

INTERNAL ELEVATION

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Checker

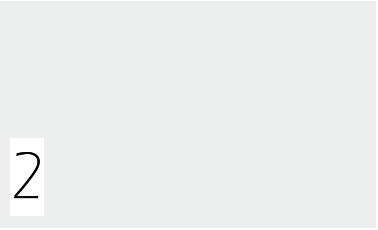
8776
JOB No.

S4.55-202
DRAWING No.

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



1
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - GREY
EAGLE - SN4E8



2
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - LEXICON
QUARTER - SW1E1



3
WALL - APPLIED
TEXTURED PAINT FINISH
DULUX - SCHOLARSHIP -
S37C6



4
WALL - FACE BRICK
AUSTRAL - URBAN ONE - CHIFFON



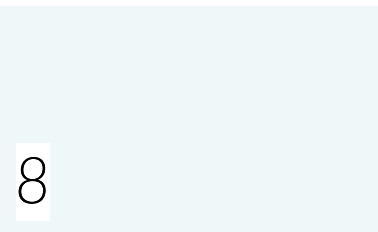
5
WALL - APPLIED TEXTURED
PAINT FINISH
DULUX - MELLOW BEIGE -
S12C1



6
VERTICAL ALUMINIUM BATTEN SCREENS
COLOUR - POWDERCOATED - DARK GREY



7
WINDOW FRAME, RAILING
POWDERCOATED - DARK
GREY



8
GLASS -
SEMIFROSTED GLASS



9
WALL - APPLIED TEXTURED
PAINT FINISH
PAINT - DULUX - RAKU - GR11

NOTE:
• NEW MATERIAL ADDED

PROJECT TEAM :			
Structural Eng	Mance Anraj Engineers	Access	Vista Access Architects
Facade Eng	Rothshire	Acoustic	Sebastian Giglio
Stormwater/Civil Eng	Mance Anraj Engineers	Basix	Taylor Smith Consulting
Mechanical Eng	Premium Consulting Eng	Section J	Eco Certificates
Electrical/Dry Fire Eng	Joelkane	BCA	Nest Consulting
Hydraulic/Wet Fire Eng	Scott Collis	Fire Engineering	Immos Services
Landscape Eng	Vision dynamics	Traffic	Varga Traffic Planning
Surveyor	LTS	Traffic (CTMP)	
Section 73	Hills Consulting		
Level 3	Danore		



Shadow diagram 22 June - 9AM



Shadow diagram 22 June - 10AM



Shadow diagram 22 June - 11AM



Shadow diagram 22 June - 12PM

LEGEND

- SHADOW LINE (DA APPROVED)
- EXTENT OF ADDITIONAL SHADOW DUE TO INCREASED HEIGHT

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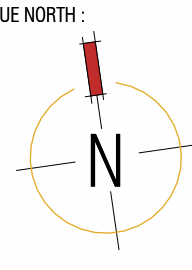
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ISSUE AMENDMENT

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DATE DRAWN CHECK
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PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN



REGISTRATION NUMBER
11825



Zhihar Architects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 /o
info@zhihar.com.au /a
www.zhihar.com.au /a
28 495 869 790 /abn

PROJECT STATUS :
S4.55 APPLICATION

NOT FOR CONSTRUCTION

PROJECT NAME
PROPOSED S4.55 RESIDENTIAL
DEVELOPMENT
25-29B ROOKWOOD ROAD
YAGOONA, NSW 2199
LGA: CANTERBURY BANKSTOWN

SHEET TITLE:
SHADOW DIAGRAMS

Checked
Checker
8776
JOB No.

S4.55-500
DRAWING No.

SCALE @A1 SHEET
As indicated
A
ISSUE

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

PROJECT TEAM :			
Structural Eng	Mance Aranj Engineers	Access	Vista Access Architects
Placable Eng	Rothshire	Acoustic	Sebastian Giglio
Stormwater/Civil Eng	Mance Aranj Engineers	Basix	Taylor Smith Consulting
Mechanical Eng	Premium Consulting Eng	Section J	Eco Certificates
Electrical/Dry Fire Eng	Joelkane	BCA	Nest Consulting
Hydraulic/Wet Fire Eng	Scott Collis	Fire Engineering	Immos Services
Landscape Eng	Vision dynamics	Traffic	Varga Traffic Planning
Surveyor	LTS	Traffic (CTMP)	
Section 73	Hills Consulting		
Level 3	Dancone		



Shadow diagram 22 June - 1 PM



Shadow diagram 22 June - 2 PM

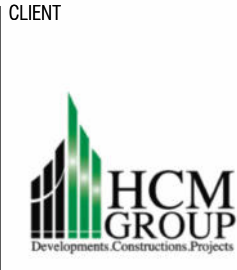


Shadow diagram 22 June - 3 PM

LEGEND

- SHADOW LINE (DA APPROVED)
- EXTENT OF ADDITIONAL SHADOW DUE TO INCREASED HEIGHT

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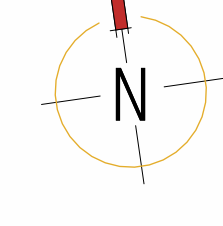
PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN



REGISTRATION NUMBER
11825



TRUE NORTH



Zhinarchitects Pty Ltd
Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122
+61 2 8893 8888 / o
info@zhinar.com.au / e
www.zhinar.com.au / w
28 495 869 790 / abn

PROJECT STATUS :
S4.55 APPLICATION

NOT FOR CONSTRUCTION

PROJECT NAME
PROPOSED S4.55 RESIDENTIAL
DEVELOPMENT
25-29B ROCKWOOD ROAD
YAGOONA, NSW 2199
L.G.A.: CANTERBURY BANKSTOWN

SHEET TITLE:
SHADOW DIAGRAMS

Checked

Checker

8776
JOB No.

S4.55-501
DRAWING No.

SCALE @A1 SHEET
As indicated
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PROJECT TEAM :			
Structural Eng	Mance Aranj Engineers	Access	Vista Access Architects
Facade Eng		Acoustic	Sebastian Giglio
Stormwater/Civil Eng	Mance Aranj Engineers	Basix	Taylor Smith Consulting
Mechanical Eng	Premium Consulting Eng	Section J	Eco Certificates
Electrical/Dry Fire Eng		BCA	Nest Consulting
Hydraulics/Wet Fire Eng	Joelkane	Fire Engineering	Immos Services
Landscape Eng	Scott Collis	Vision dynamics	Varga Traffic Planning
Surveyor		LTS	Varga Traffic Planning
Section 73		Traffic (CTMP)	
Level 3	Hills Consulting		
	Dancone		



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PROJECT ARCHITECTS
SUBASHINI KULOTHUNGAN



REGISTRATION NUMBER
11825



Zhinar Architects Pty Ltd

Suite 1, Level 2
2 Rowe Street
Eastwood, NSW 2122

+61 2 8893 8888 /p
info@zhinar.com.au /e
www.zhinar.com.au /w
28 495 869 790 /dm

PROJECT STATUS :
S4.55 APPLICATION

NOT FOR CONSTRUCTION

PROJECT NAME
PROPOSED S4.55 RESIDENTIAL
DEVELOPMENT

25-29B ROOKWOOD ROAD

YAGOONA, NSW 2199
L.G.A : CANTERBURY BANKSTOWN

SHEET TITLE
HEIGHT STUDY

Checked
Checker

8776
JOB No.

S4.55-600
DRAWING No.

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SCALE @A1 SHEET

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