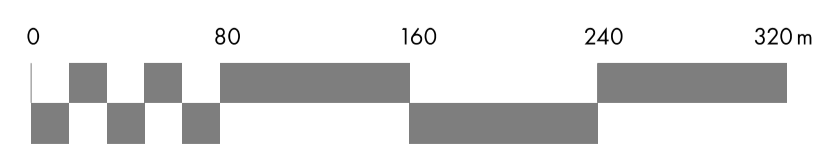
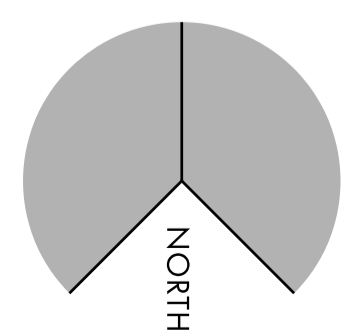
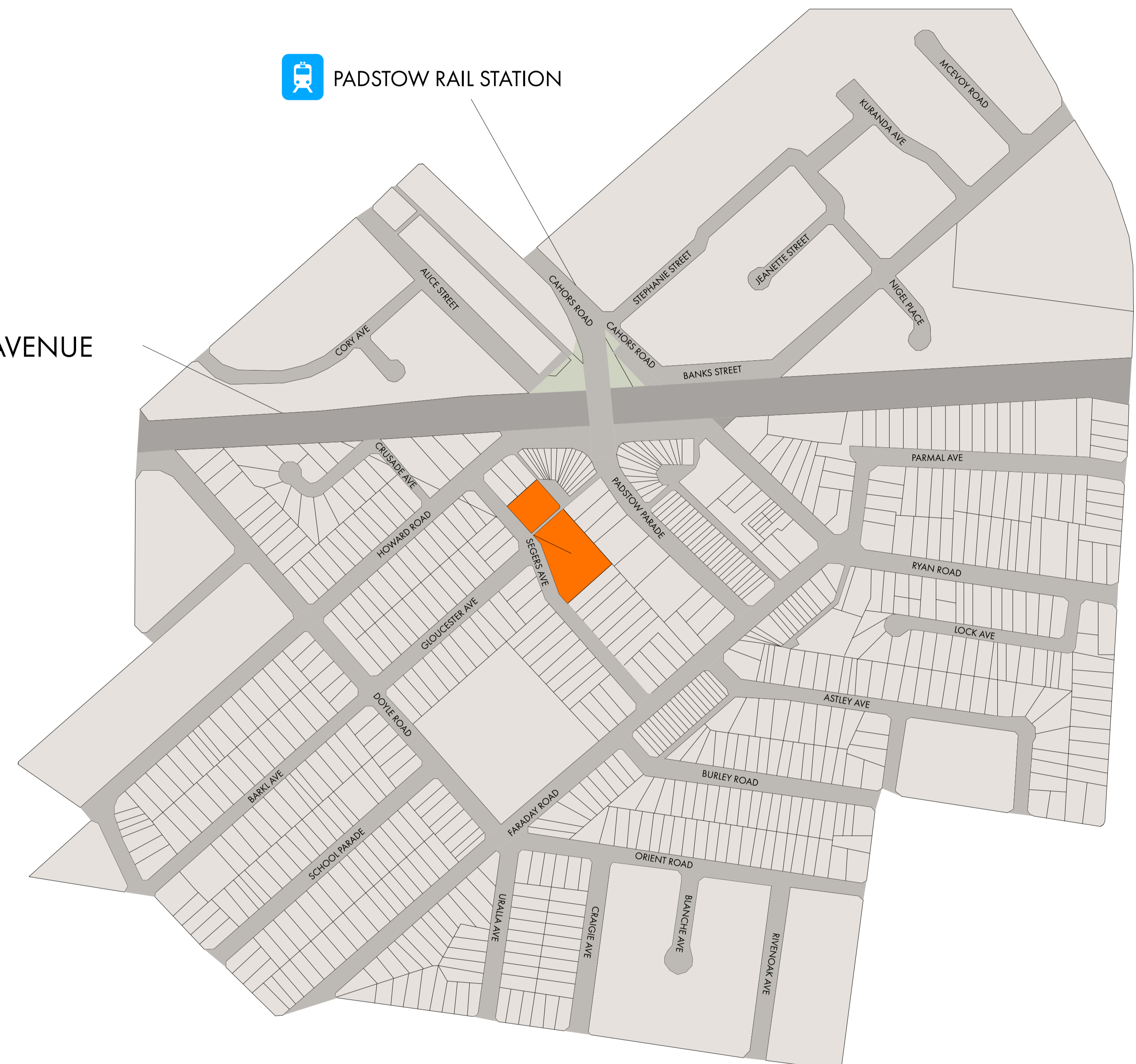




CONCEPT DESIGN  
1-17 SEGERS AVENUE PADSTOW

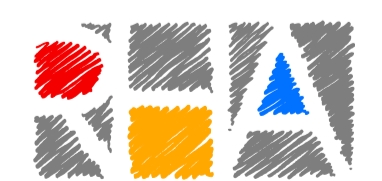


SUBJECT SITE  
1-17 SEGERS AVENUE

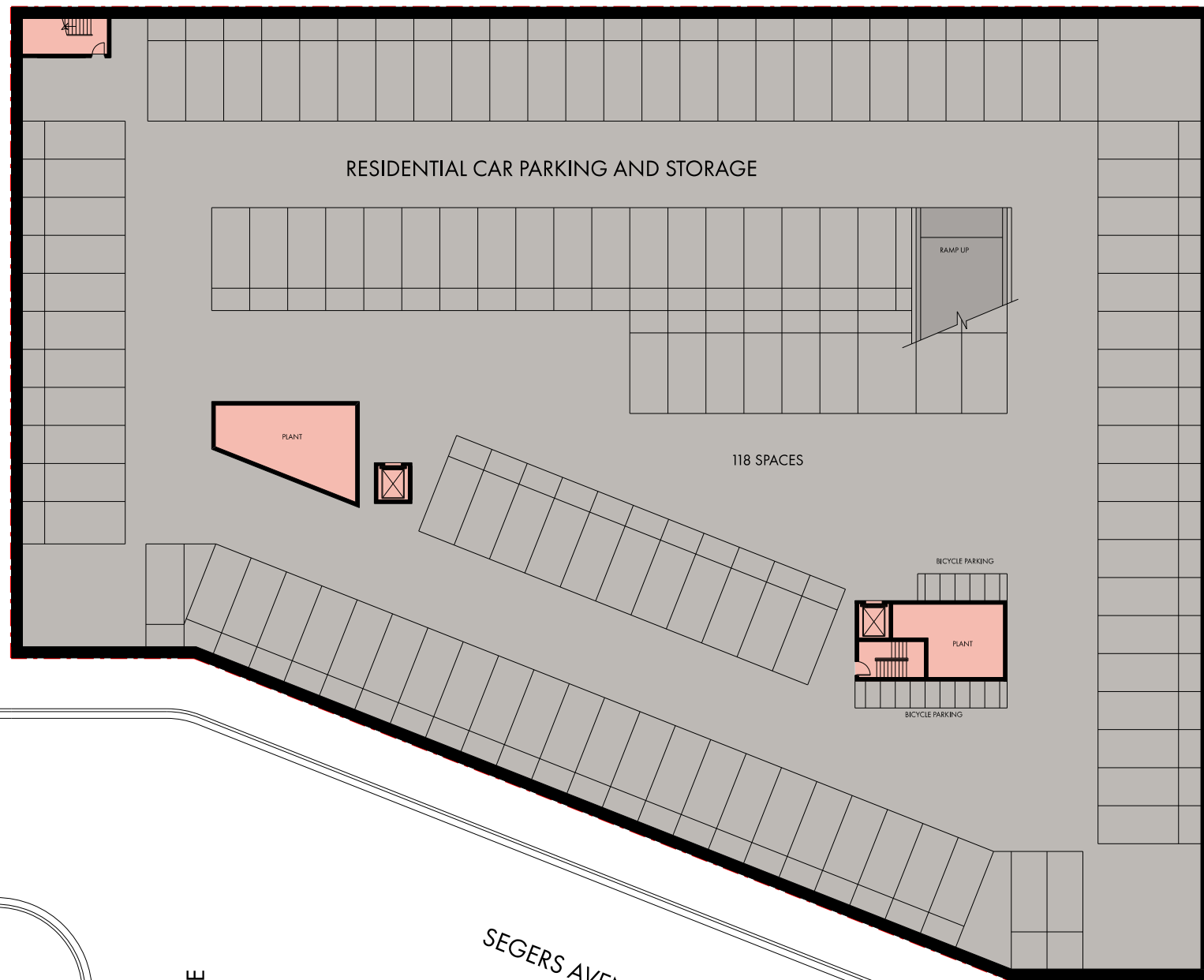
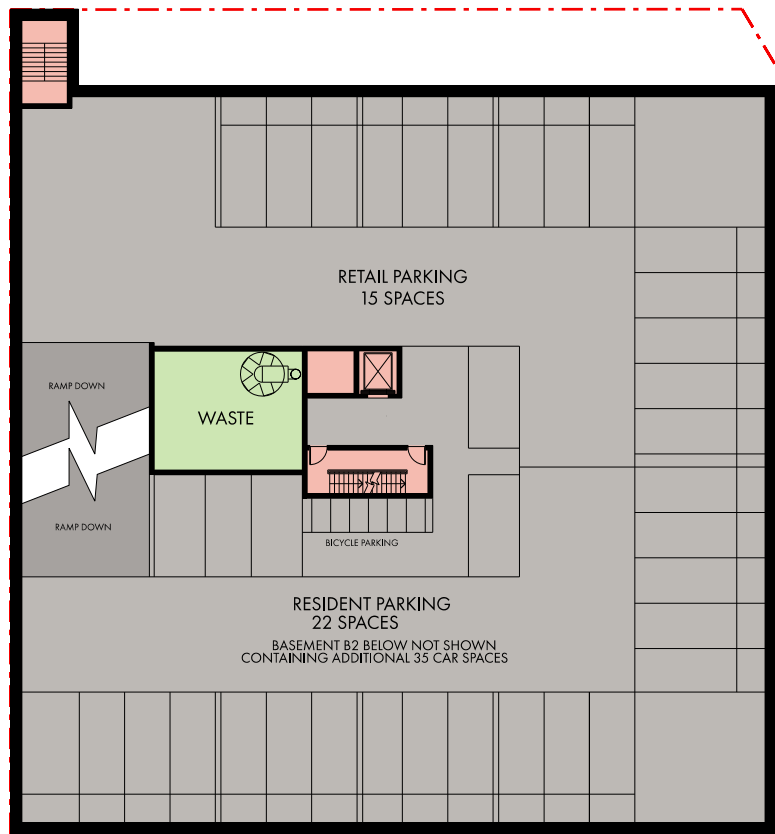


# 1 - 17 SEGERS AVENUE PADSTOW

ROSS HOWIESON ARCHITECTS  
ABN 59 135 580 693  
1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
PO BOX 153 BROADWAY 2007  
T(+61) 2 9571 5666 E:ROSS@RHARCH.COM.AU W:WWW.RHARCH.COM.AU  
NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792



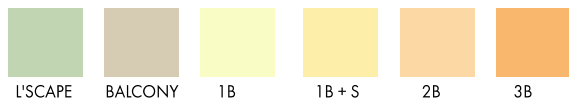
PROJECT	DRG. NO.	REVISION	DATE
455	100	02	04.07.2018



SEGERS AVE

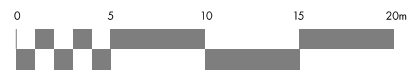
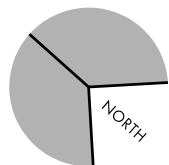
GLOUCESTER AVE

SEGERS AVENUE



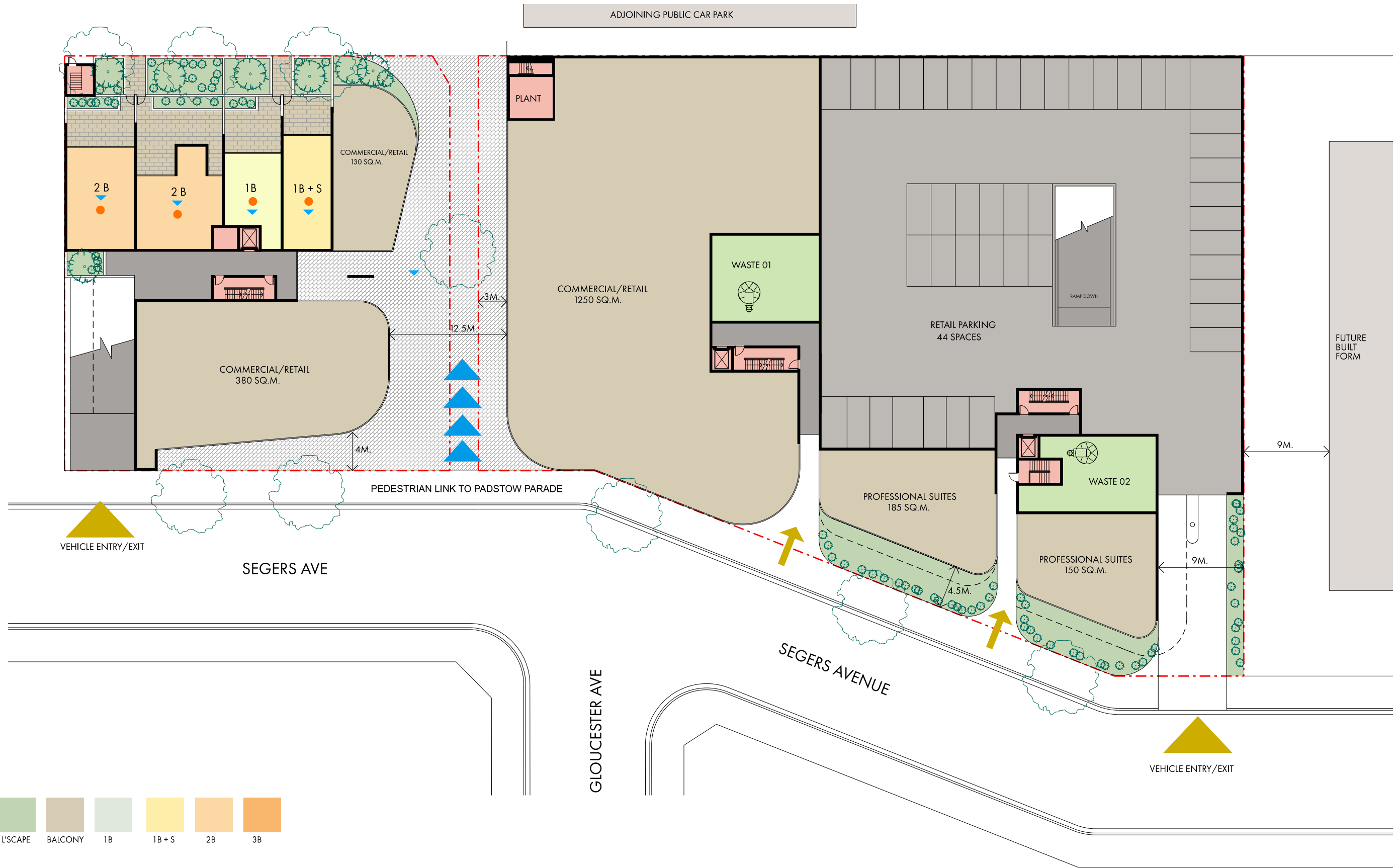
BASEMENT PLAN

1 - 17 SEGERS AVENUE PADSTOW



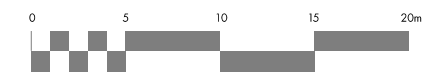
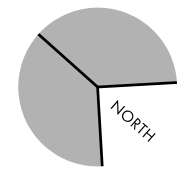
ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	200	02	04.07.2018



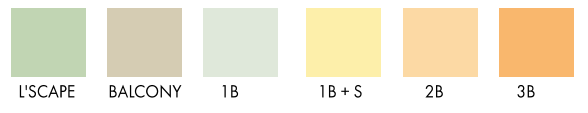
# GROUND FLOOR PLAN

## 1 -17 SEGERS AVENUE PADSTOW



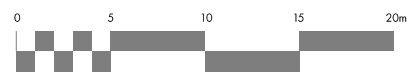
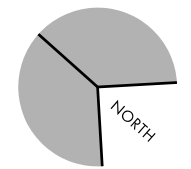
ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	201	02	04.07.2018



### LEVEL 1 PLAN

## 1 -17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA158 135 580 693  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	202	02	04.07.2018

ADJOINING PUBLIC CAR PARK

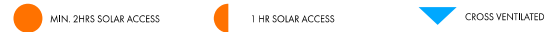
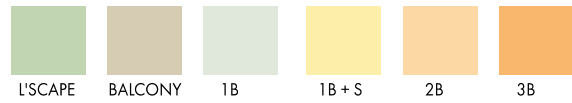


SEGERS AVE

GLOUCESTER AVE

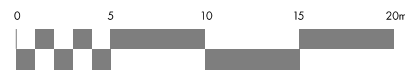
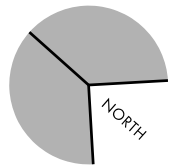
SEGERS AVENUE

FUTURE BUILT FORM



### LEVEL 2 PLAN

# 1 - 17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	203	02	04.07.2018

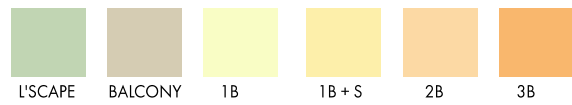
ADJOINING PUBLIC CAR PARK



SEGERS AVE

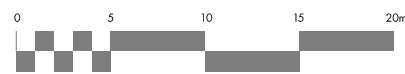
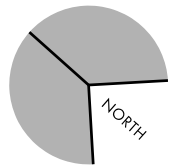
GLOUCESTER AVE

SEGERS AVENUE



### LEVEL 3 PLAN

# 1 - 17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	204	02	04.07.2018

ADJOINING PUBLIC CAR PARK



SEGERS AVE

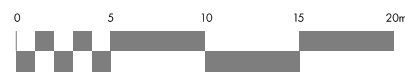
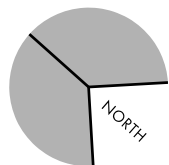
GLOUCESTER AVE

SEGERS AVENUE



### LEVEL 4 PLAN

# 1 - 17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	205	02	04.07.2018



ADJOINING PUBLIC CAR PARK



SEGERS AVE

GLOUCESTER AVE

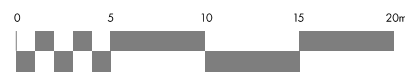
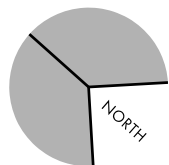
SEGERS AVENUE

FUTURE BUILT FORM



### LEVEL 5 PLAN

# 1 - 17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	206	02	04.07.2018

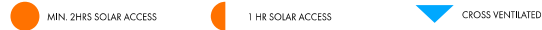
ADJOINING PUBLIC CAR PARK



SEGERS AVE

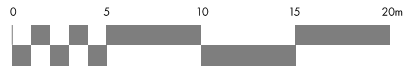
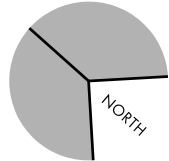
GLOUCESTER AVE

SEGERS AVENUE



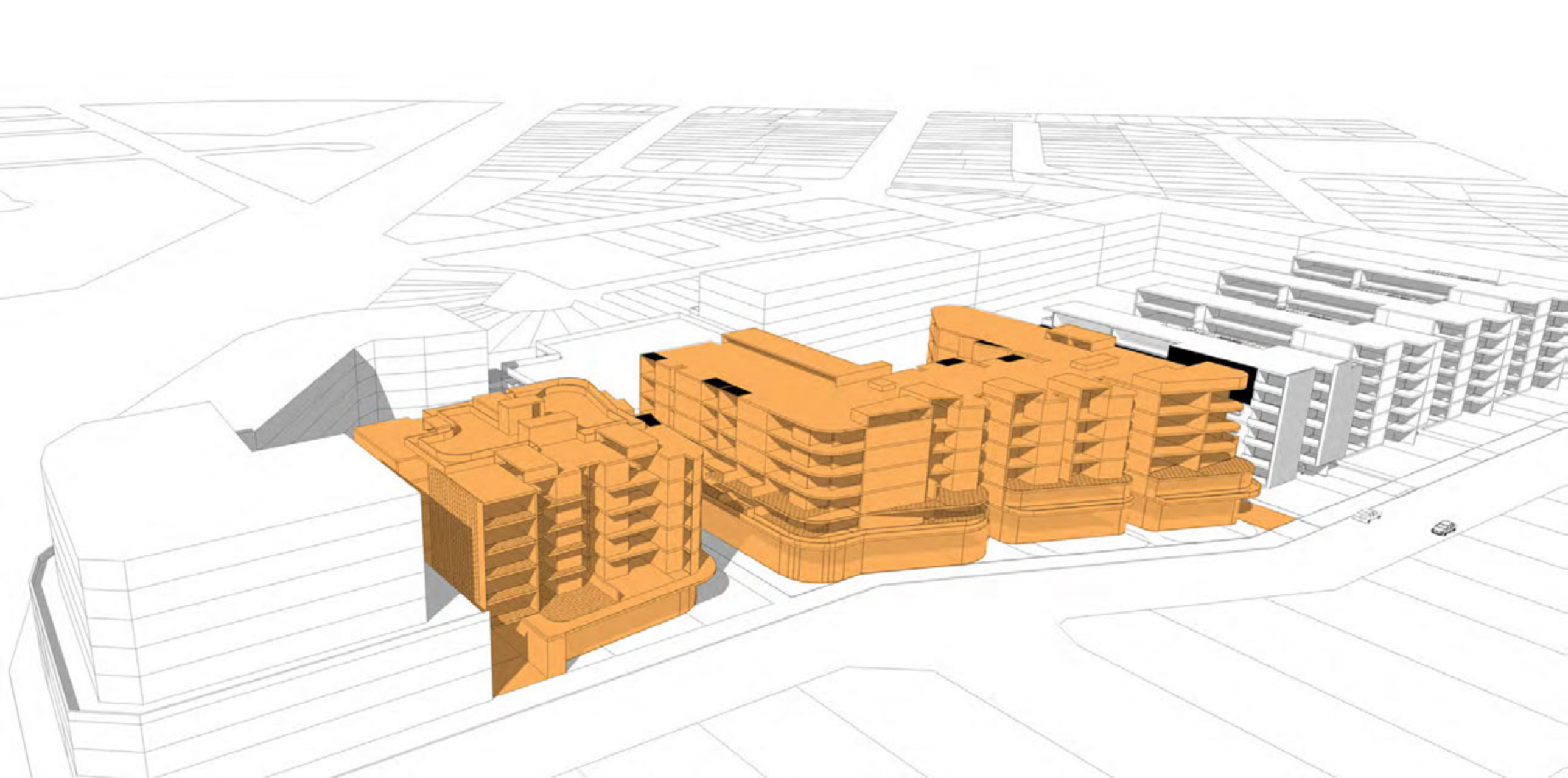
### LEVEL 6 PLAN

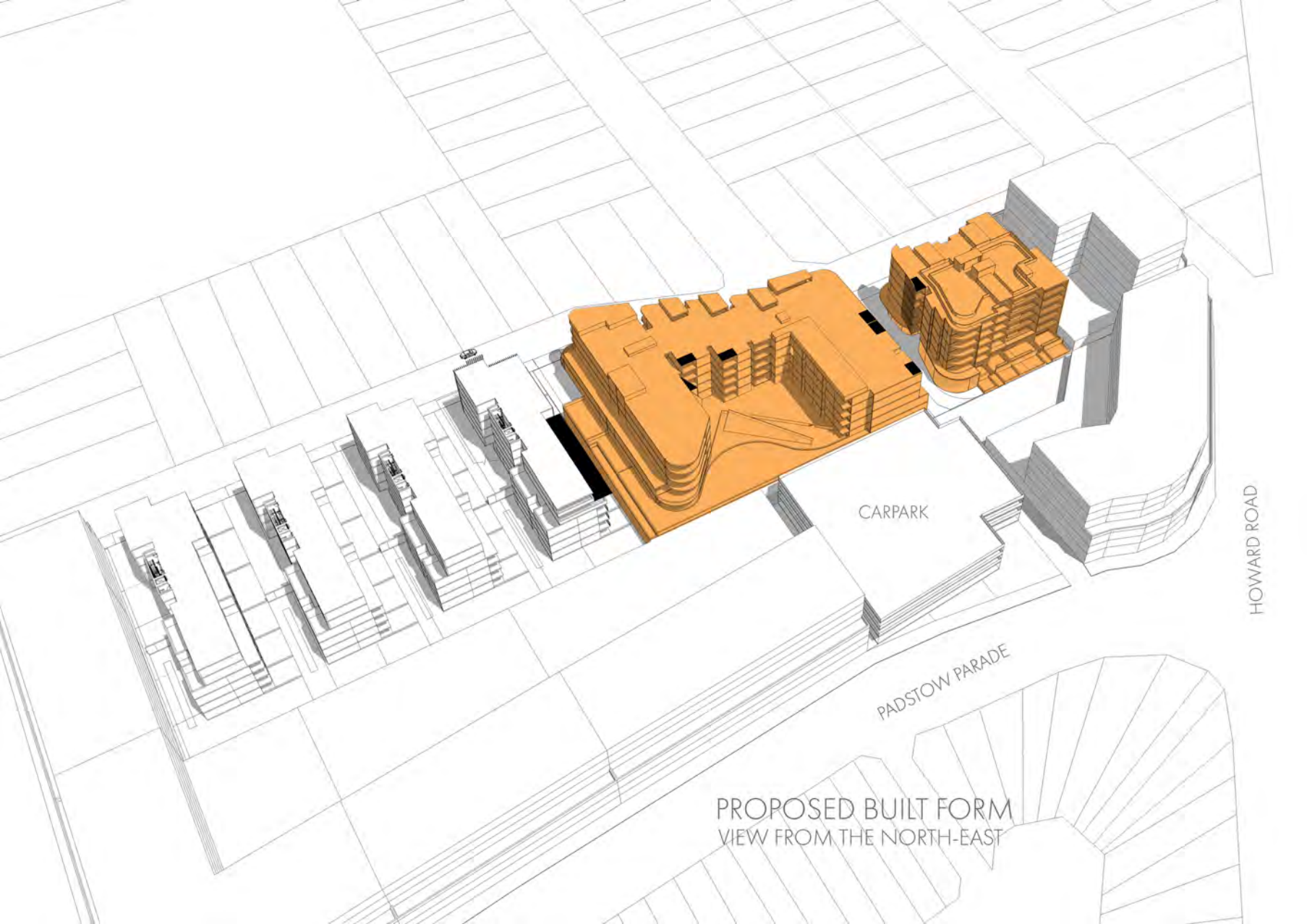
# 1 - 17 SEGERS AVENUE PADSTOW



ROSS HOWIESON ARCHITECTS  
 ABA 58 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	207	02	04.07.2018



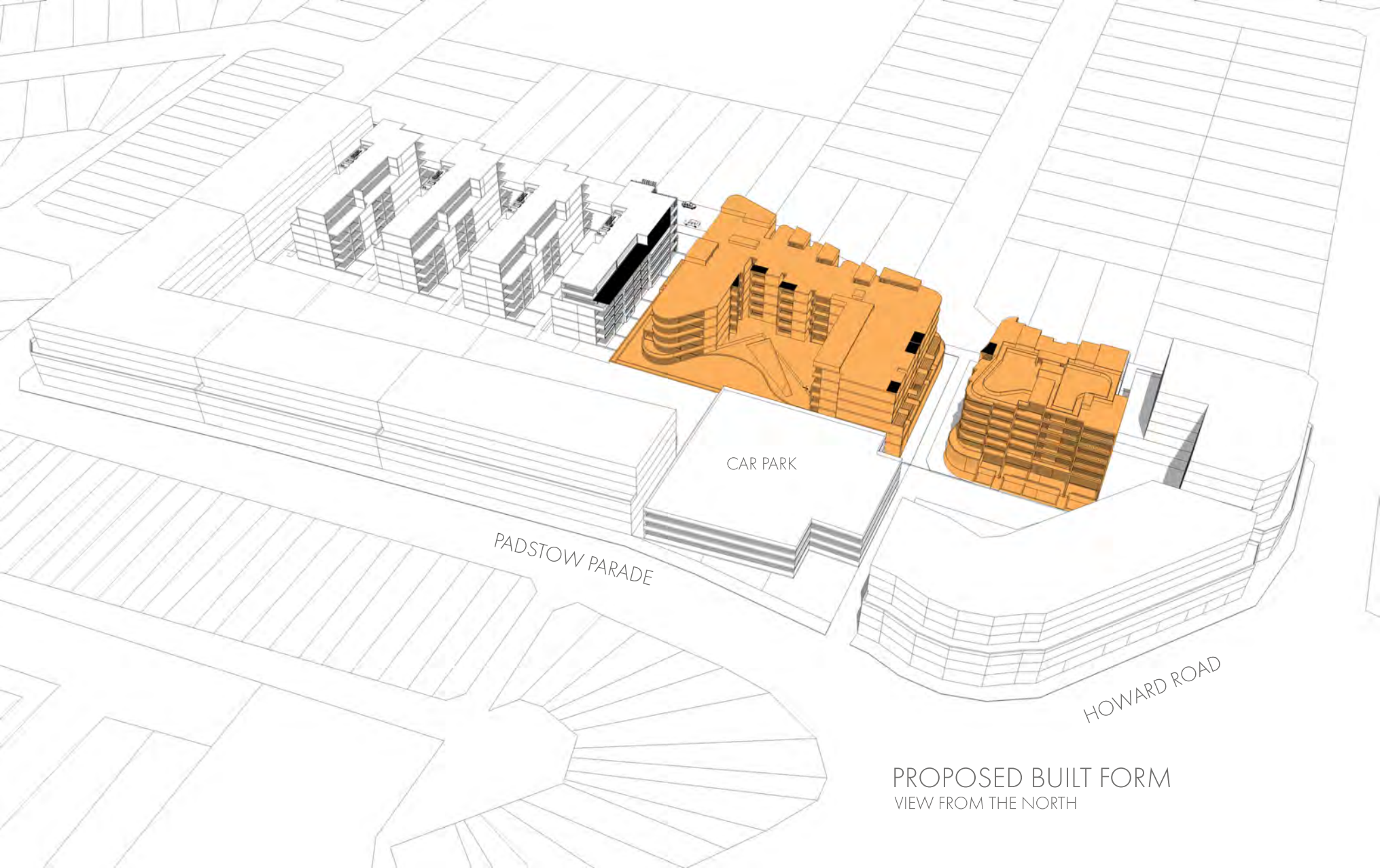


CARPARK

PADSTOW PARADE

HOWARD ROAD

PROPOSED BUILT FORM  
VIEW FROM THE NORTH-EAST

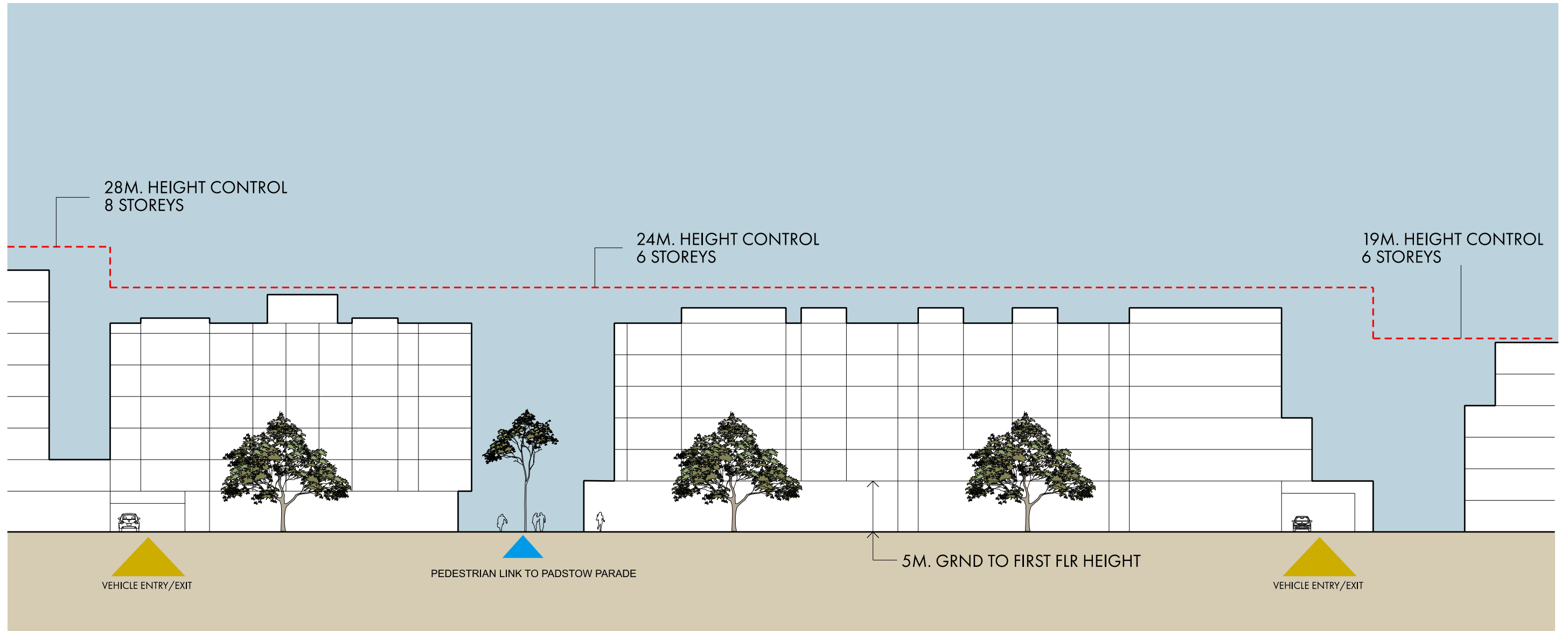


CAR PARK

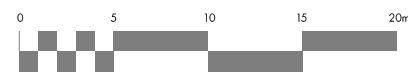
PADSTOW PARADE

HOWARD ROAD

PROPOSED BUILT FORM  
VIEW FROM THE NORTH



WEST ELEVATION ( SEGERS AVENUE)



1 - 17 SEGERS AVENUE PADSTOW

ROSS HOWIESON ARCHITECTS  
 ABA 158 135 580 493  
 1402/1 STERLING CIRCUIT CAMPERDOWN 2050  
 PO BOX 153 BROADWAY 2007  
 T: (+61) 2 9571 5666 E: ROSS@RHARCH.COM.AU W: WWW.RHARCH.COM.AU  
 NSW BOARD OF ARCHITECTS REGISTRATION NO. 3792

PROJECT	DRG. NO.	REVISION	DATE
473	301	02	04.07.2018

AREA SUMMARY 1-5 SEGERS AVE

	RETAIL/COMMERCIAL SQ.M.	1 BEDROOM UNITS	1 BED + STUDY UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	GROSS FLOOR AREA	SOLAR ACCESS	VENTILATION
GROUND FLOOR	510	1	1	2		780	4	4
LEVEL 1		1	1	7		730	6	4
LEVEL 2		1	1	7		730	6	4
LEVEL 3		1	1	7		730	6	4
LEVEL 4				7	1	715	5	4
LEVEL 5				7	1	715	8	8
TOTAL OF UNIT TYPES		4	4	37	2	4400	35	28
		9%	9%	79%	4%		74%	60%
TOTAL RESIDENTIAL UNITS		47						
SITE AREA (SQ.M.)			1760.4					
ALLOWABLE GFA (SQ.M.)			4401	(2.5:1)				
PROPOSED GFA (SQ.M.)			4401	(2.5:1)				

AREA SUMMARY 7-17 SEGERS AVE

	RETAIL/COMMERCIAL SQ.M.	1 BEDROOM UNITS	1 BED + STUDY UNITS	2 BEDROOM UNITS	3 BEDROOM UNITS	GROSS FLOOR AREA	SOLAR ACCESS	VENTILATION
GROUND FLOOR	1585					1842		4
LEVEL 1	400	1	3	10	3	1930	12	12
LEVEL 2		1	3	13	4	1930	12	12
LEVEL 3			1	17	1	1740	11	12
LEVEL 4			1	17	1	1740	11	12
LEVEL 5		2	1	17		1740	20	12
TOTAL OF UNIT TYPES		4	9	74	9	10922	66	64
		4%	9%	77%	9%		69%	67%
TOTAL RESIDENTIAL UNITS		96						
SITE AREA (SQ.M.)			4369					
ALLOWABLE GFA (SQ.M.)			10923	(2.5:1)				
PROPOSED GFA (SQ.M.)			10922	(2.5:1)				