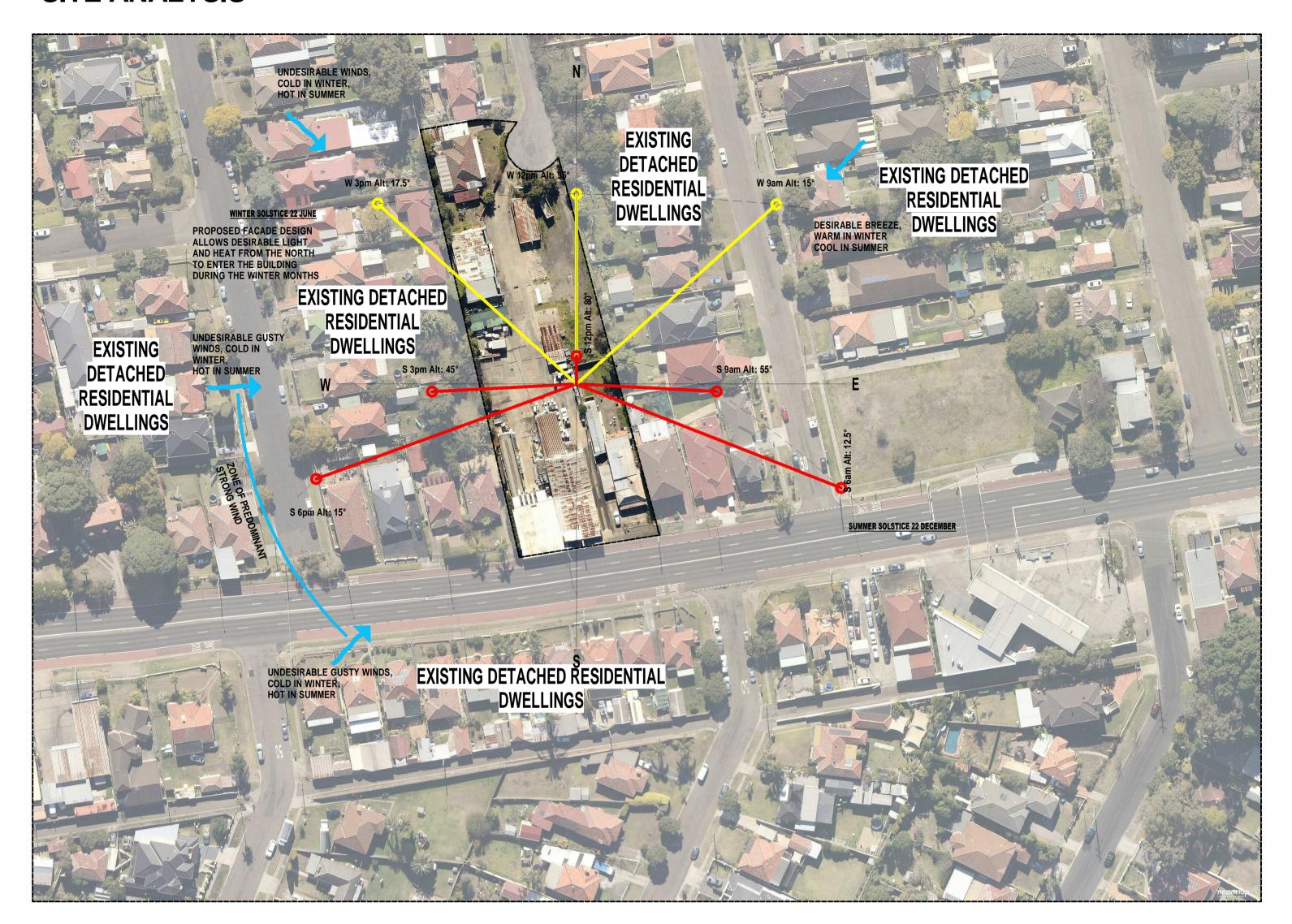
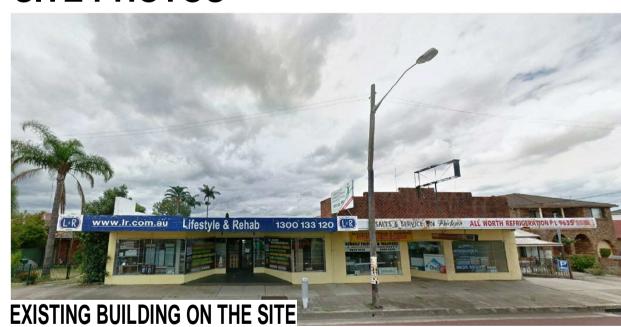
### SITE ANALYSIS



## SITE PHOTOS

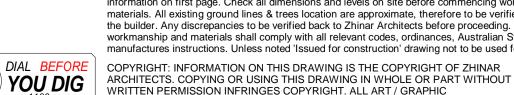








С	COMMERCIAL AREA AND BALCONIES AMENDED	20/11/2015	JA, CWL	NS
В	OVERAND FLOW SWALE ADDED, COMMERCIAL FLOOR LEVEL ADJUSTED	09/04/2014	JA, CWL	NS
Α	DA SUBMISSION	08/12/2014	JA, CWL	NS
ISSUE	AMENDMENT	DATE	DRAWN	CHECK
26/11/2015 3:47:33 PM			LID or issued for use, u	ınless checked



REPRESENTATIONS ARE INDICATIVE ONLY

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 manufactures instructions. Unless noted 'Issued for construction' drawing not to be used for construction.

**DEVELOPMENT APPLICATION** 

# SITE ANALYSIS

COMMENCED: SCALE DESIGNED: DRAWN: NS JA, CWL As indicated L.G.A: HOLROYD COUNCIL

ZHINAR ARCHITECTS A1 SHEET

Zhinar Architects Ptv Ltd



SUITE 1,LEVEL 2 / 2 ROWE STREET, EASTWOOD 2122

TEL:(02)8893 8888 FAX:(02)8893 8833 WEB:www.zhinar.com.au

Assessor: Manuel Basiri

BDAV Accredited Assessor VIC/BDAV/12/1462

Date |ssued: 14/10/2015

U Value

SHGC

Colour - Solar Abs

Medium SA 0.475 - 0.7

Covering-Solar Abs

Medium SA 0.475 - 0.7

6.5

7.0

6.5

6.0

6.5

8.0

6.5

8.0

7.0

7.0

7.0

7.0

7.5

7.0

7.0

7.5

7.0 7.0

7.0

7.0

7.5

7.0

6.5 7.5

7.0

7.0

7.0

7.0

7.0

7.0

7.0

6.5

6.0

5.5

7.0

5.5

5.0

5.0

5.0

6.0

Not Specified

N/A

N/A

41.1

31.5

26.1

38.0

29.5

27.4

25.0

31.4

29.9

36.0

27.9

37.7

41.5

43.9

23.0

33.5

16.0

33.2

37.7

41.5

43.9

23.0

33.5

15.5

30.0

22.7

35.3

38.0

39.3

20.8

30.8

33.4

34.2

38.3

32.6

38.6

42.7

37.4

39.1

56.2

57.7

57.2

28.1

ABSA Member

Insulation

Insulation

29.5

32.5

50.1

43.7

39.4

16.1

51.7

12.3

40.4

34.0

17.7

15.1

16.4

31.7

28.3

43.3

16.6

32.4

17.7

15.1

16.4

31.7

28.3

54.9

24.4

42.6

26.0

24.1

24.7

39.7

34.6

28.5

37.0

41.4

61.3

18.3

25.9

42.4

25.5

35.5

41.6 59.3

44.3

51.7

R1.0

R1.0

None

R1.0

R2.5

None

PO Box 3248 North Parramatta NSW 1750

Development: 160 Great Western Hwy Mays Hill NSW 2145

NatHERS Building Thermal Modelling Performance Specifications

These are the specifications upon which the certified assessment is based. If details included in these specifications vary from other drawings or written specifications, these specifications shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all instances of that element for the project. If alternate specifications are detailed for a building

Aluminium frame double glazed clear

Window and skylight U and SHGC values, if specified, are according to NFRC. Alternate products or specifications may be used if their U value is lower, and the SHGC value is less than 10% higher or lower, than the U and SHGC values of the product specified above.

Aluminium frame single glazed clear 5.91

element, the location and extent of alternate specifications must be detailed below and / or clearly indicated on referenced documents.

Brick Veneer

Hebel Veneer

Construction

Concrete and metal

Electrical services designer and installer must make sure that approved fireproof down-light covers, which can be fully covered by insulation, are specified and deployed during construction for all down-lights installed on the ceilings where insulation is specified and installed.

**Jnit Number** 

A203

A204

A205

A206

A207

A208

A209

A301

A302

A303

A304

A604

A605

A606

A607

A608

A701

A702

A703

A704

A705

A706

A707

A708

A801

A802

A803

A804

A805

A806

A807

A808

B001

B002

B003

B004

B101

B102

B103

B104

B201

B202

B203

B204

A210

cladding

7.0

6.0

6.0

6.5

6.0

6.0

7.0

6.0

6.5

6.0

6.5

6.0

6.5

8.0

6.5

6.5

6.5

7.0

6.5

7.0

7.0

7.0

7.0

6.0

6.5

6.0

6.5

8.0

6.5

6.0

7.5

7.0

7.0

7.0

7.0

7.5

7.0

7.0

7.5

7.0

ABN 28 495 869 790

Plasterboard on studs

info@ecocertificates.com.au

Thermal Modelling Software: BERS Pro 4.2 V110811/A

Certificate Number: 14620151

Windows and Skylights

External and Internal Walls

Floors, Ceilings and Roofs

All floors of units on top of car park Concrete Slab

All ceiling of all units under balcony Plasterboard

31.1

31.2

34.0

27.3

22.1

33.1

24.5

23.6

18.4

36.0

34.1

26.8

20.2

19.2

33.1

25.9

24.4

22.2

31.4

29.9

36.0

27.9

22.2

23.0

41.5

43.9

20.2

19.2

33.1

25.9

24.4

22.2

26.8

33.2

23.0

37.7

41.5

43.9

23.0

17.6

16.0

33.2

23.0

All windows of units A 105 and

All windows of all other units

All external walls of all units

All internal walls of all units

All common are walls of all units

and other unconditioned areas

Frue North Orientation: 67 – 337 Terrain Category: Suburban Seals on Windows and Doors: Yes Lighting Design Plans Provided: No

Description

Description

Description

and roof areas

All roofs of all units

Climate Zone: 28

25.6

49.8

46.4

48.8

61.4

61.4

58.7

60.4

11.0

38.3

55.3

61.7

47.9

45.2

41.1 17.2

53.1

40.4

31.9

34.0

52.8

32.4

17.7

15.1

16.4

61.7

47.9

45.2

41.1

17.2

53.1

52.9

16.6

32.4

17.7

15.1

16.4

31.7

38.9

43.3

32.4

Unit Number

A101

A102

A103

A104

A105

A106

A107

A109

A201

A202

Unit Number

A306

A308

A309

A311

A401

A402

A403

A404

A405

A406

A407

A408

A410

A411

A412

A413

A415

A502

A503

A504

A505

A507

A601

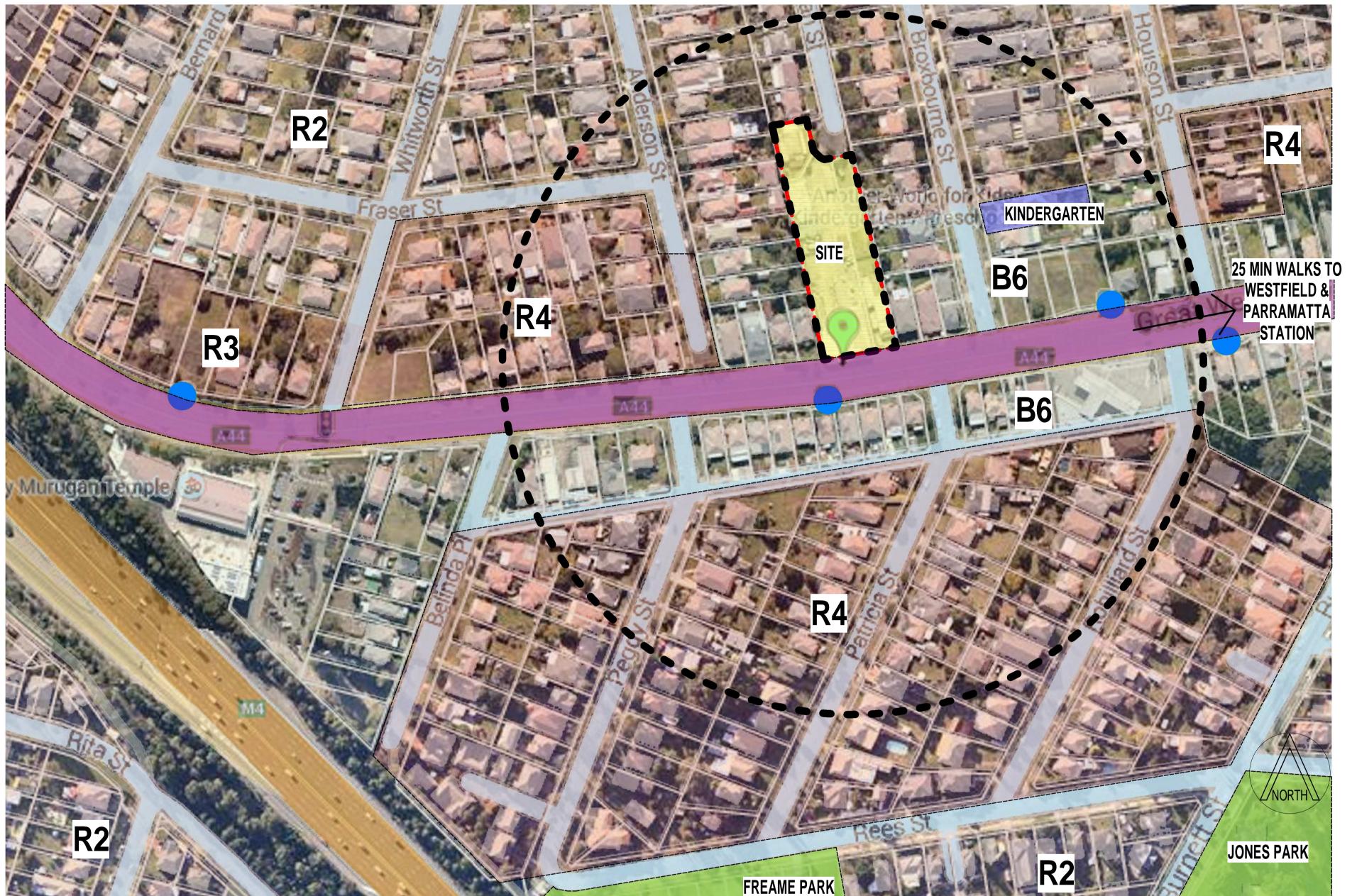
certificates

No.160 Great Western Highway Mays Hill, NSW 2145

DA 02

6.5 6.0 7.0

| Proposed Mixed Development



### **DEVELOPMENT SUMMARY**

		REQUIRED			PROPOSED	<u>COMPLIES</u>
01.	SITE AREA			Site 1	1327.0 m <sup>2</sup>	N/A
				Site 2 Site 3	1590.4 m <sup>2</sup> 517.8 m <sup>2</sup>	
			TOTAL S	Site 4	1315.0 m <sup>2</sup>	
02	ZONE	B6, R3, R2	IOIALS	OIIE AREA	: 4750.2 m²	YES
		0m 12.5m 22m			•	
	BUILDING HEIGHT	9m, 12.5m, 23m				YES
<b>U4.</b>	FSR	1.8 & 0.5 1327 x 1.8 =	= 2388.6	m²		YES
			= 2862.72			
			= 125.6 = 2367	m² m²	PPOPOS	ED =7743.2 m <sup>2</sup>
			$= \frac{2307}{7743.92}$	<u>m²</u> ? m²	FROFOS	LD =1143.2 III
05.	NUMBER OF UNIT	-		1 BEDROOM	/ STUDIO = 12	YES
					BEDROOM = 69 BEDROOM = 8	
			_		TOTAL = 89	
06.	CAR SPACE					
	- COMMERCIAL	AREA = 195 m <sup>2</sup>		DEVELO	PMENT DATA	AMENDED
	- 1 BEDROOM / STUDIO	1 per 20 m <sup>2</sup> = 9.75 0.8 per UNIT		DEVELO	PIVICINI DAIF	AMICINDED
	- 2 BEDROOM	12 UNIT = 9.6 1 per UNIT				
		69 UNIT = 69				
	- 3 BEDROOM	1.2 per UNIT 8 UNIT = 9.6				
	- VISITOR	0.2 per UNIT				
		89 x 0.2 = 17.8 CAR SPACES REQUIRED = 116	-	AR SPACE P	ROVIDED = 116	YES
07.	SOLAR ACCESS	70 %		70.79 % ( 63	3 OF 89 UNITS)	YES
08.	CROSS VENTILATION	60 %		62.92 % ( 56	G OF 89 UNITS)	YES
09.	ADAPTABLE UNIT	15% OF 89 UNITS = 14 UNIT			14 UNIT	YES
10.	DEEP SOIL ZONE	356.27 m <sup>2</sup>			589.3 m <sup>2</sup>	YES
				( 12.41 % (	OF SITE AREA)	
11.	LANDSCAPE	1425.06 m <sup>2</sup>			$REA = 589.3 \text{ m}^2$ $AREA = 953 \text{ m}^2$	YES
			_	TO	$\Gamma AL = 1542.3 \text{ m}^2$	
				( 32.47 % (	OF SITE AREA)	
12.	COMMON OPEN SPACE	1425.06 m <sup>2</sup> ( 30.00% OF SITE )			1453.4 m <sup>2</sup>	YES
		(30.00/001 3111)				

# **URBAN CONTEXT 1**



Drawing is NOT VALID or issued for use, unless checked

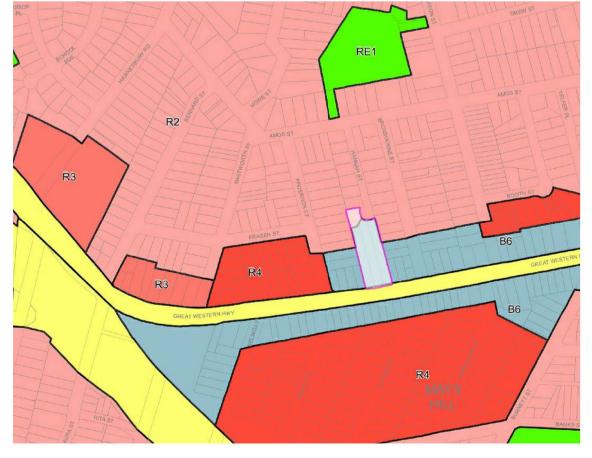
FLOOR SPACE RATIO S2 1.8 : 1 D 0.5 : 1

26/11/2015 3:47:30 PM



MAXIMUM HEIGHT OF BUILDING S1 23m M 12.5m

YOU DIG



LAND ZONING B6 ENTERPRISE CORRIDOR R2 LOW DENSITY RESIDENTIAL



HERITAGE not listed

F	COMMERCIAL AREA AND BALCONIES AMENDED	20/11/2015	JA, CWL	NS
Е	DRAWINGS AMENDED	12/10/2015	JA, CWL	NS
D	DRAWINGS AMENDED	16/09/2015	JA	NS
С	DRAWINGS AMENDED TO REPONSE COUNCIL LETTER DATED 28/05/2015	02/07/2015	JA, CWL	NS
В	OVERAND FLOW SWALE ADDED, COMMERCIAL FLOOR LEVEL ADJUSTED	09/04/2014	JA, CWL	NS
Α	DA SUBMISSION	08/12/2014	JA, CWL	NS
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

GENERAL NOTES
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 manufactures instructions. Unless noted 'Issued for construction' drawing not to be used for construction.

COPYRIGHT: INFORMATION ON THIS DRAWING IS THE COPYRIGHT OF ZHINAR ARCHITECTS. COPYING OR USING THIS DRAWING IN WHOLE OR PART WITHOUT WRITTEN PERMISSION INFRINGES COPYRIGHT. ALL ART / GRAPHIC REPRESENTATIONS ARE INDICATIVE ONLY

DEVELOPMENT APPLICATION

URBAN CONTEXT

DESIGNED: DRAWN: COMMENCED: SCALE PRINT:
NS JA, CWL 1:15 A1 SHEET

L.G.A: HOLROYD COUNCIL



| Proposed Mixed Development

No.160 Great Western Highway Mays Hill, NSW 2145 JOB No. DRAWING No.

ISSUE