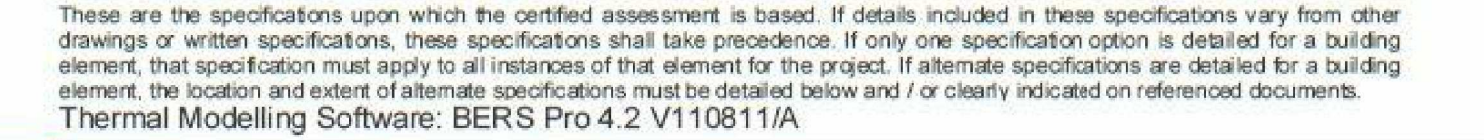


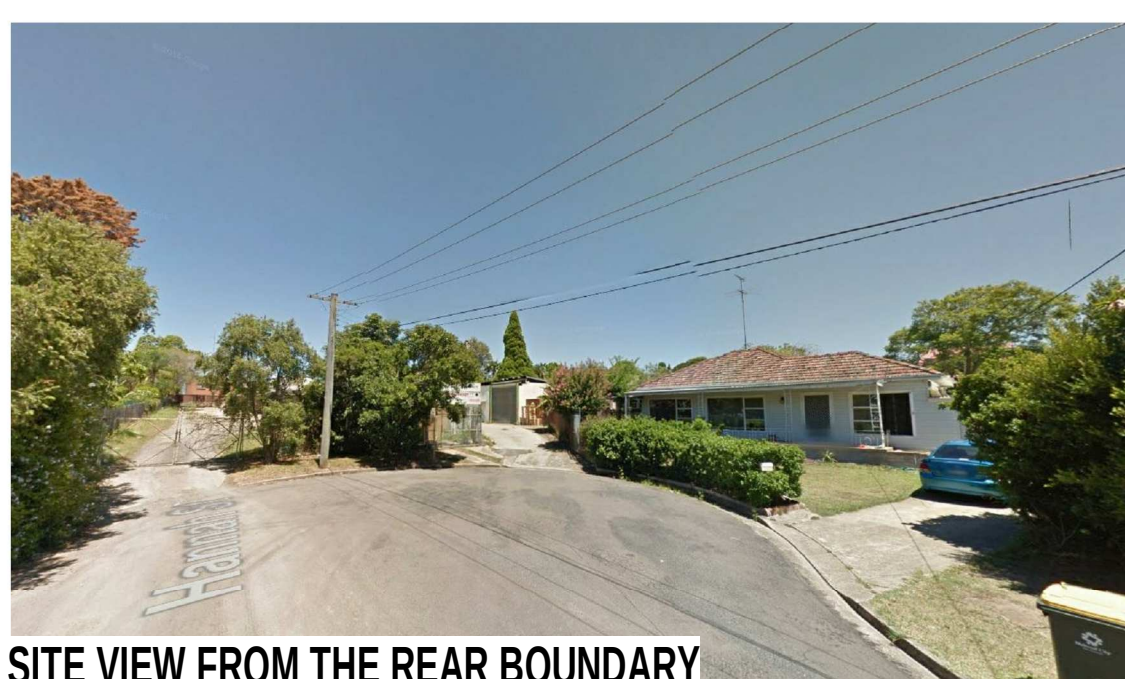
Assessor: Manuel Basiri
ABSA Member
BDAY Accredited Assessor VIC/BDAY/12/1462
MIEAust



	True North Orientation: 67 – 337
	Terrain Category: Suburban
	Seals on Windows and Doors: Yes
	Lighting Design Plans Provided: No
	Climate Zone: 28

Unit Number	Heating Load Min. per Annum	Cooling Load Min. per Annum	NatHERS Star Rating	Unit Number	Heating Load Min. per Annum	Cooling Load Min. per Annum	NatHERS Star Rating
A305	55.3	26.8	6.0	A604	17.7	37.7	7.0
A306	61.7	20.2	6.0	A605	15.1	41.5	7.0
A307	47.9	19.2	6.5	A606	16.4	43.9	7.0
A308	45.2	33.1	6.0	A607	31.7	23.0	7.5
A309	41.1	25.9	6.5	A608	28.3	33.5	7.0
A310	17.2	24.4	8.0	A701	43.3	16.0	7.0
A311	53.1	22.2	6.5	A702	16.6	33.2	7.5
A401	12.3	31.4	8.0	A703	32.4	23.0	7.0
A402	40.4	29.9	6.5	A704	17.7	37.7	7.0
A403	31.9	36.0	6.5	A705	15.1	41.5	7.0
A404	34.0	27.9	7.0	A706	16.4	43.9	7.0
A405	52.8	22.2	6.5	A707	31.7	23.0	7.5
A406	32.4	23.0	7.0	A708	28.3	33.5	7.0
A407	17.7	37.7	7.0	A801	54.9	15.5	6.5
A408	15.1	41.5	7.0	A802	24.4	30.0	7.5
A409	16.4	43.9	7.0	A803	42.6	22.7	7.0
A410	61.7	20.2	6.0	A804	26.0	35.3	7.0
A411	47.9	19.2	6.5	A805	24.1	38.0	7.0
A412	45.2	33.1	6.0	A806	24.7	39.3	7.0
A413	41.1	25.9	6.5	A807	39.7	20.8	7.0
A414	17.2	24.4	8.0	A808	34.6	30.8	7.0
A415	53.1	22.2	6.5	B001	28.5	33.4	7.0
A501	52.9	26.8	6.0	B002	37.0	34.2	6.5
A502	16.6	33.2	7.5	B003	41.4	38.3	6.0
A503	32.4	23.0	7.0	B004	61.3	32.6	5.5
A504	17.7	37.7	7.0	B101	18.3	38.6	7.0
A505	15.1	41.5	7.0	B102	25.9	42.7	6.5
A506	16.4	43.9	7.0	B103	42.4	37.4	6.0
A507	31.7	23.0	7.5	B104	25.5	39.1	7.0
A508	38.9	17.6	7.0	B201	35.5	56.2	5.5
A601	43.3	16.0	7.0	B202	41.6	57.7	5.0
A602	16.6	33.2	7.5	B203	59.3	52.1	5.0
A603	32.4	23.0	7.0	B204	44.3	57.2	5.0
				A210	51.7	28.1	6.0

A wide-angle view of the Great Western Highway in Sydney, Australia. The road is a multi-lane asphalt highway with white lane markings. In the foreground, a red car is driving towards the camera in the right lane. Further ahead, a silver car is in the left lane, and a black car is in the right lane. The road is flanked by commercial buildings on the left and residential houses on the right. The sky is overcast with grey clouds. The text "GREAT WESTERN HIGHWAY" is overlaid at the bottom of the image.



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TRUE NORTH

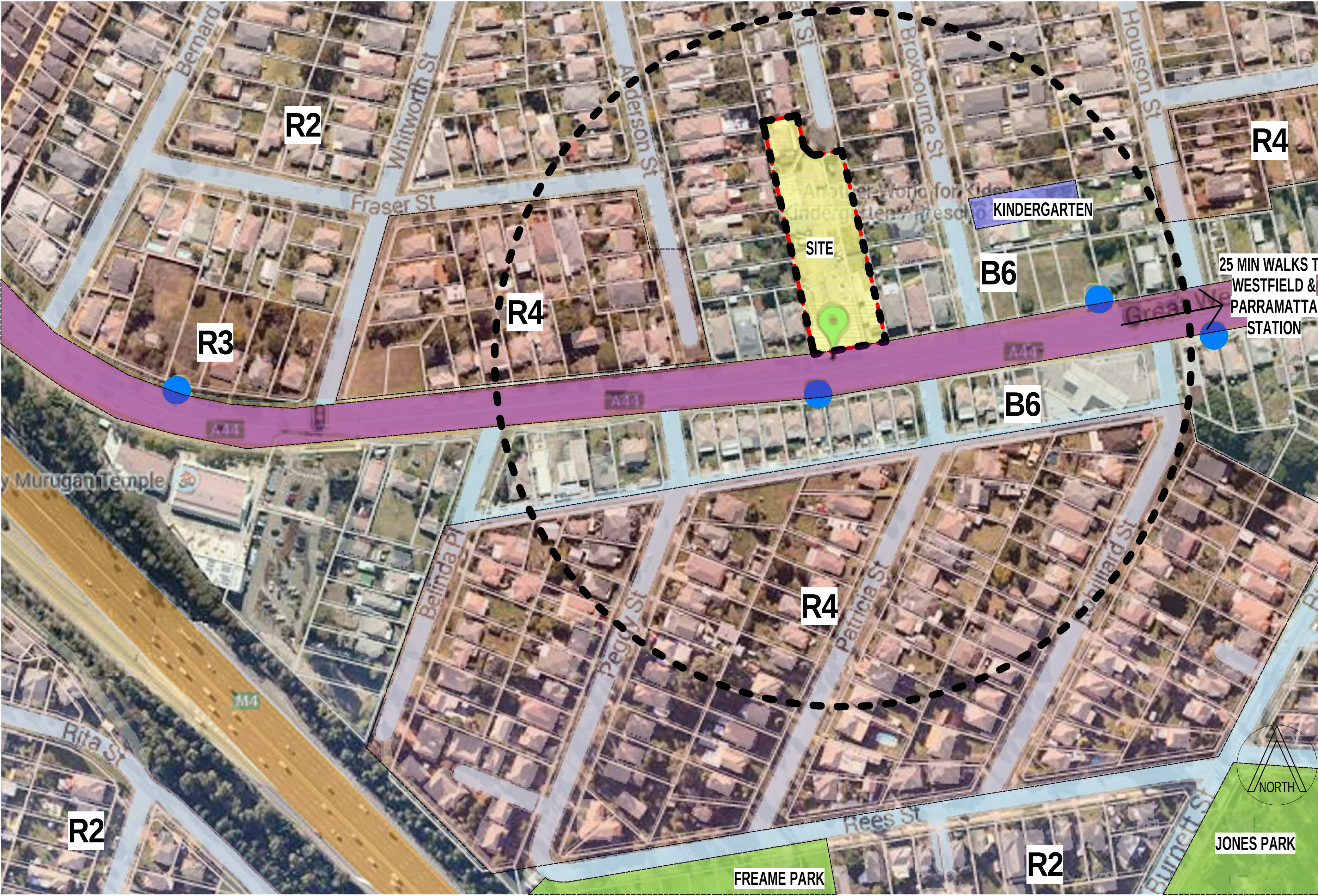
DESIGNED: DRAWN: COMMENCED:
NS JA, CWL
L.G.A: HOLROYD COUNCIL

SCALE: As indicated
PRINT: A1 SHEET

No.160 Great Western Highway
Mays Hill, NSW 2145

JOB No. **8349** DRAWING No. **DA 02**

ISSUE:
C



DEVELOPMENT SUMMARY

	REQUIRED	PROPOSED	COMPLIES
01. SITE AREA		Site 1 1327.0 m ² Site 2 1590.4 m ² Site 3 517.8 m ² Site 4 1315.0 m ² TOTAL SITE AREA: 4750.2 m ²	N/A
02. ZONE	B6, R3, R2		YES
03. BUILDING HEIGHT	9m, 12.5m, 23m		YES
04. FSR	1.8 & 0.5 1327 x 1.8 = 2388.6 m ² 1590.4 x 1.8 = 2862.72 m ² 251.3 x 0.5 = 125.6 m ² 1315 x 1.8 = 2367 m ² AREA MAX = 7743.92 m ²	PROPOSED = 7743.2 m ²	YES
05. NUMBER OF UNIT		1 BEDROOM / STUDIO = 12 2 BEDROOM = 69 3 BEDROOM = 8 TOTAL = 89	YES
06. CAR SPACE			
- COMMERCIAL	AREA = 195 m ² 1 per 20 m ² = 9.75		
- 1 BEDROOM / STUDIO	0.8 per UNIT 12 UNIT = 9.6		
- 2 BEDROOM	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	CAR SPACE PROVIDED = 116	YES
07. SOLAR ACCESS	70 %	70.79 % (63 OF 89 UNITS)	YES
08. CROSS VENTILATION	60 %	62.92 % (56 OF 89 UNITS)	YES
09. ADAPTABLE UNIT	15% OF 89 UNITS = 14 UNIT	14 UNIT	YES
10. DEEP SOIL ZONE	356.27 m ²	589.3 m ² (12.41 % OF SITE AREA)	YES
11. LANDSCAPE	1425.06 m ²	LAWN AREA = 589.3 m ² GARDEN AREA = 953 m ² TOTAL = 1542.3 m ² (32.47 % OF SITE AREA)	YES
12. COMMON OPEN SPACE	1425.06 m ² (30.00% OF SITE)	1453.4 m ²	YES

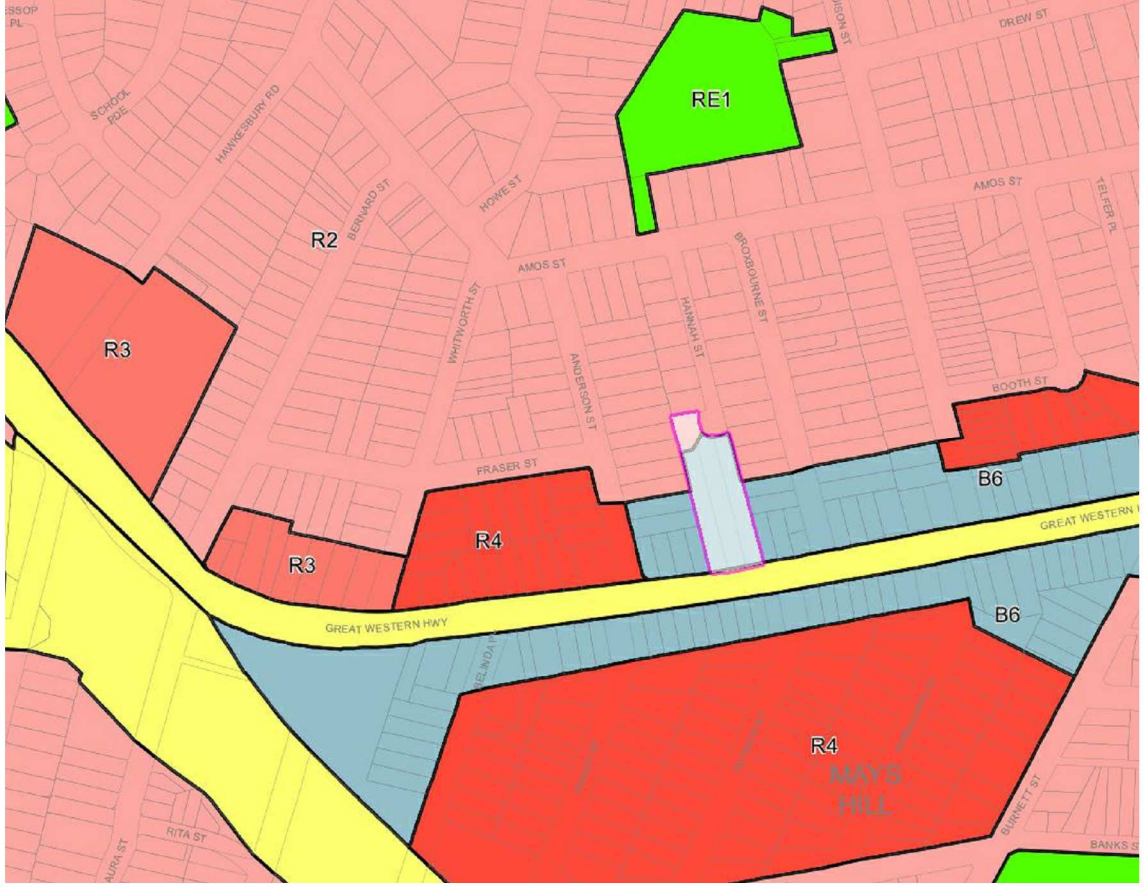
URBAN CONTEXT 1



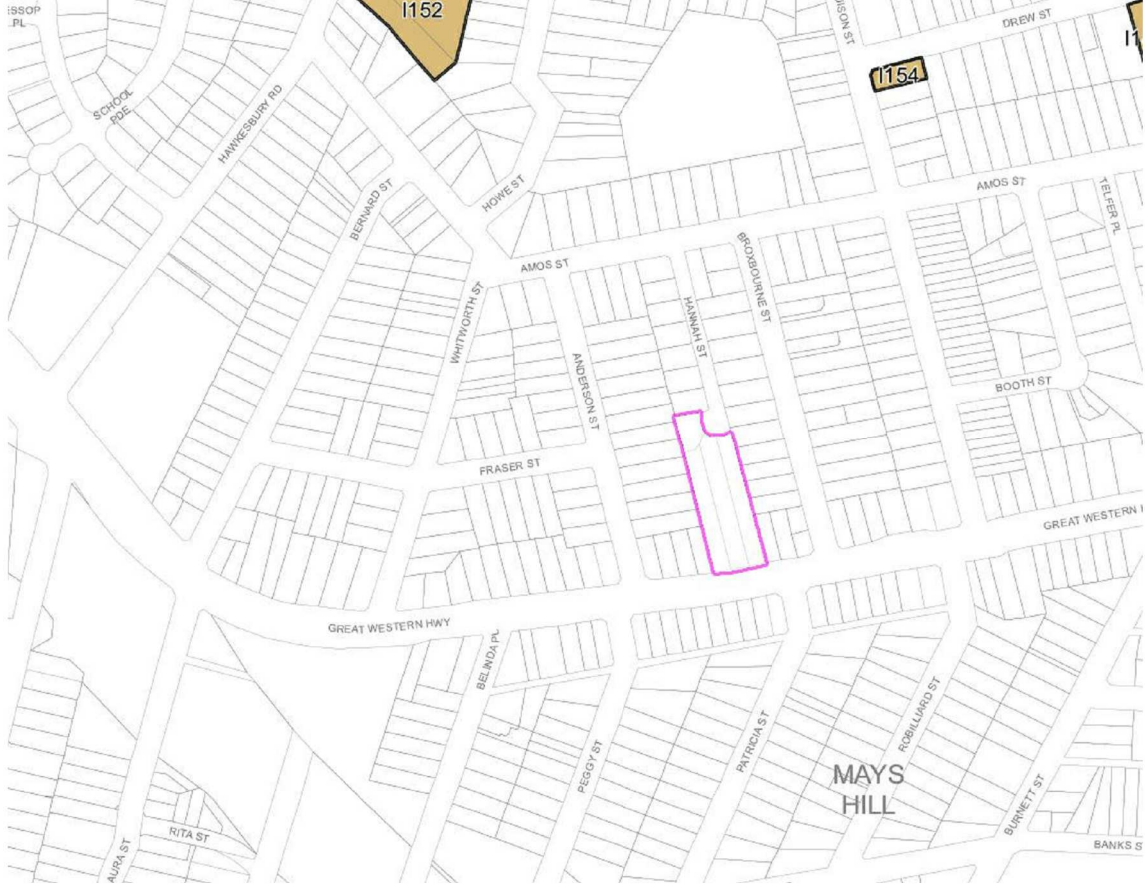
FLOOR SPACE RATIO
S2 1.8 : 1
D 0.5 : 1



MAXIMUM HEIGHT OF BUILDING
S1 23m
M 12.5m
J 9m



LAND ZONING
B6 ENTERPRISE CORRIDOR
R2 LOW DENSITY RESIDENTIAL



HERITAGE
not listed

F	COMMERCIAL AREA AND BALCONIES AMENDED	20/11/2015	JA, CWL	NS
E	DRAWINGS AMENDED	12/10/2015	JA, CWL	NS
D	DRAWINGS AMENDED	16/09/2015	JA	NS
C	DRAWINGS AMENDED TO REPOSE COUNCIL LETTER DATED 28/05/2015	02/07/2015	JA, CWL	NS
B	OVERLAND FLOW SWALE ADDED, COMMERCIAL FLOOR LEVEL ADJUSTED	09/04/2014	JA, CWL	NS
A	DA SUBMISSION	08/12/2014	JA, CWL	NS
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

28/11/2015 3:47:30 PM

Drawing is NOT VALID or issued for use, unless checked



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 manufacturers instructions. Unless noted 'issued for construction' drawing not to be used for construction.
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TRUE NORTH

PROJECT STATUS:

DEVELOPMENT APPLICATION

SHEET TITLE:

URBAN CONTEXT

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

SCALE: 1 : 15
PRINT: A1 SHEET



Proposed Mixed Development

No.160 Great Western Highway
Mays Hill, NSW 2145
JOB No. 8349
DRAWING No. DA 01

ISSUE:
F