

# DEVELOPMENT APPLICATION

## PROPOSED MULTI-UNITS HOUSING DEVELOPMENT

### 23-27 Marshall Street, Bankstown NSW 2200



#### DEVELOPMENT SUMMARY

SITE AREA	1,837.72 m²
ZONE	R4 - High Density Residential
BUILDING HEIGHT	Required = Max. 13 m
	Proposed = < 12.2 m generally

C.O.S	522.64 m²
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LANDSCAPE	Required= 551.31 m²
	Proposed= 563.45 m²

DEEP SOIL	Required= 275.65 m²
	Proposed = 396.17 m²

UNIT MIX / YIELD		
Ground Floor	One Bedroom	3 units (3 AD)
	Two Bedroom	5 units (1 AD)
1st Floor	Two Bedroom	8 units
2nd Floor	Two Bedroom	8 units
3rd Floor	Two Bedroom	8 units
TOTAL	One Bedroom	3 units
	Two Bedroom	29 units
		<b>32 units</b>
	Adaptable units	(2 unit )

PARKING			
Resident	0.5 car / 1 bed	1.5	spaces
	1 car / 2 bed	29	spaces
	1.5 car / 3 bed	0	spaces
	Total	30.5	spaces

TOTAL	required	30.5	spaces
	provided	<b>32</b>	<b>spaces</b>
	(Includes 2 accessible parking spaces )		

Bicycles	10	spaces
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Drawing No:	Description
00	Cover Sheet
01	Urban Context
02	Site Analysis
05	First Floor
06	Second Floor
07	Third Floor
08	Roof Plan
09	Elevations
10	Elevations 1
11	Street Elevation
12	Sections
13	Material Schedule
14	Material Schedule 1
15	Solar Study
16	Shadow Diagrams- MARCH
17	Shadow diagrams- JUNE
18	Shadow diagrams- SEPTEMBER
19	Area Calculation- Affordable Housing
20	Photomontage
21	Landscaped Area- Hatched
22	COS Area- Hatched

November 2015	BSA Reference: 10781
Building Sustainability Assessments	Ph: (02) 4962 3439
enquiries@buildingsustainability.net.au	www.buildingsustainability.net.au
Important Note for Development Applicants	
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification 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 whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be detailed below and / or clearly indicated on referenced documentation.	
Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the built works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please contact Building Sustainability Assessments.	
This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been simulated.	
Thermal Performance Specifications	
External Wall Construction	Insulation Colour (Solar Absorbance) Detail
75mm AAC veneer	R2.0 Any
Internal Wall Construction	Insulation Detail
Plasterboard on studs & AAC	none
Ceiling Construction	Insulation Detail
Plasterboard	R3.5 to ceilings adjacent to roof and decks above
Roof Construction	Insulation Colour (Solar Absorbance) Detail
Concrete	none Any
Floor Construction	Insulation Covering Detail
Concrete	none As drawn (if not noted default values used)
Windows	Glass and frame type U SHGC Area sq m Detail
Generic: Single clear Aluminium	As drawn
Skylights	Glass and frame type U SHGC Area sq m Detail
U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.	
External Window Cover	Detail
Fixed shading - Eaves	Width includes guttering, offset is distance above windows
Width: as drawn Offset: as drawn	Nominal only, refer to plan for detail
Fixed shading - Other	Verandahs, Pergolas (type and description)
Shaded areas and shade devices as drawn	
For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:	
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1	
- Thermal breaks in accordance with Section J1.5(a) & 1.5(b) or Part 3.12.1.2(a) & 3.12.1.4(b)	
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(d)	
- Floor insulation in accordance with Section J1.5(c) & (d) or Part 3.12.1.5(a)(ii) or (c) & (d)	
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.4.	

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
Print Date:	Wednesday, 23 March 2016 3:51 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 manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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NORTH:

PROJECT STATUS:  
**Development Application**

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
**Cover Sheet**

DESIGNED: IC DRAWN: MR COMMENCED: OCT 2015 SCALE: AS NOTED PRINT: A1 SHEET

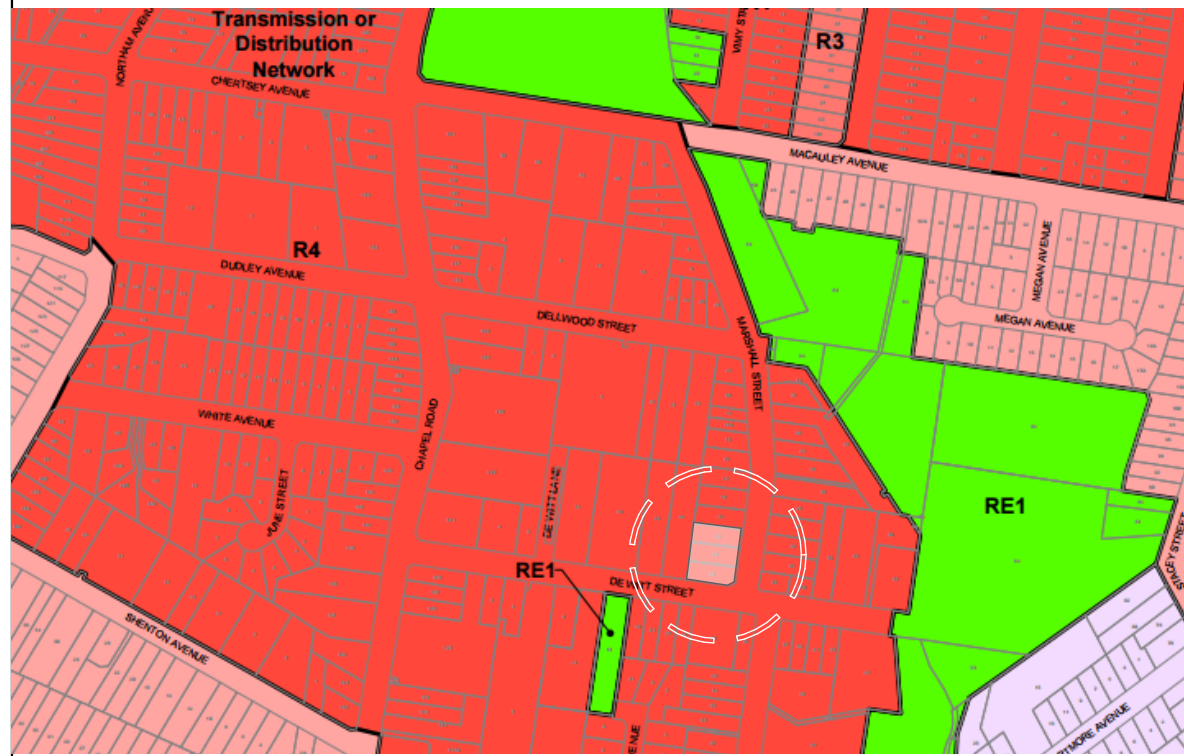
L.G.A: Bankstown Council



PROJECT:  
**Residential Flat Building**  
**23-27 Marshall Street,**  
**Bankstown NSW 2200**  
JOB No.:  
**08446 DA-C:00**

ISSUE:  
**C**





1 Land Zoning  
Source: Bankstown LEP 2015



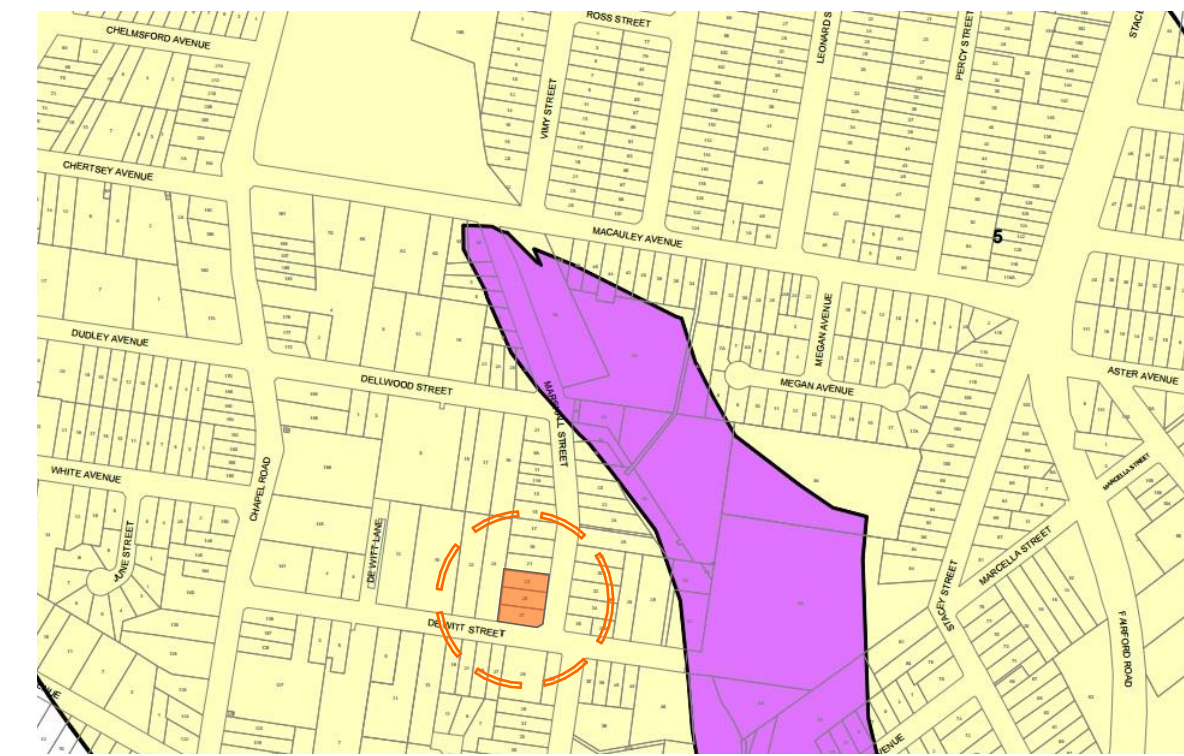
2 FSR  
Source: Bankstown LEP 2015



3 HOB  
Source: Bankstown LEP 2015



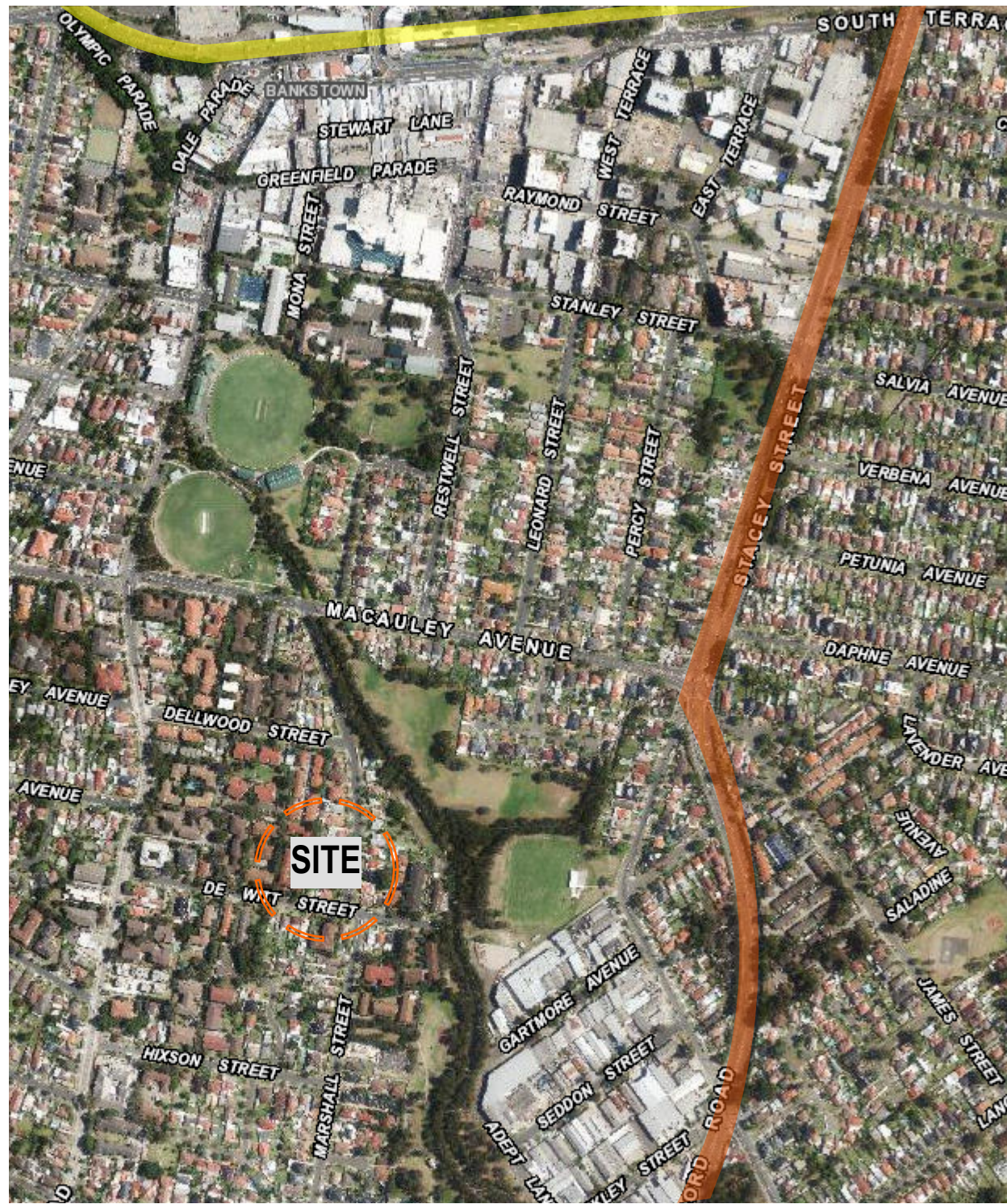
4 Lot Size  
Source: Bankstown LEP 2015



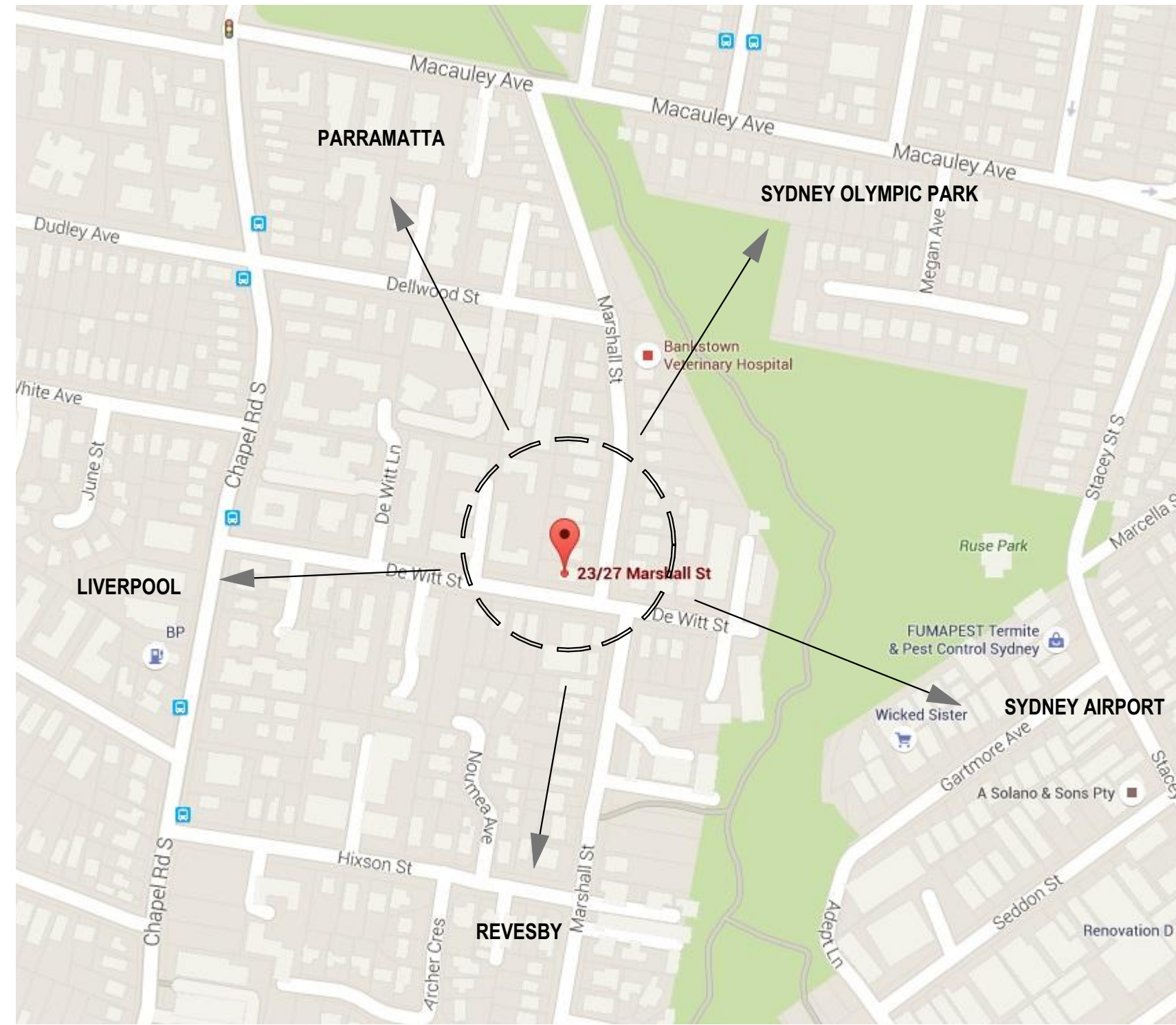
5 Acid Sulphate Soil  
Source: Bankstown LEP 2015



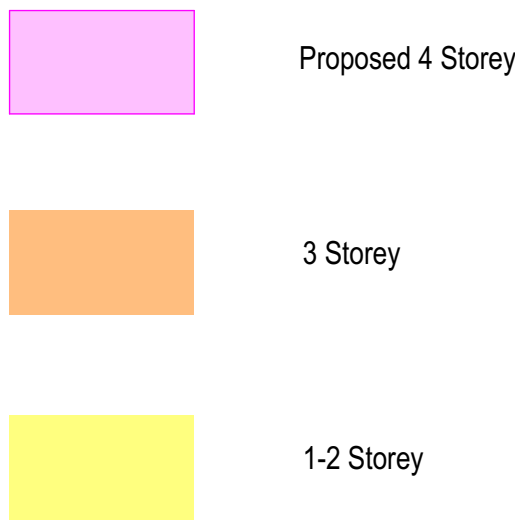
6 Existing Building Footprint  
Source: SIXMAPS



7 Road Hierarchy  
Source: SIXMAPS



8 Site location  
Source: Google Maps



#### Proximity to Local Amenities

##### To Transport node

- Bankstown Station is 1.4km from the site

##### To Educational facility

- Bankstown Public School is 900m away from site
- Bankstown Girls High School is 1.1km away from site.
- Bankstown West Public School is 2.4km away from site
- St Brendan's Primary School is 1km away from site.
- Bankstown Senior College is 1.7 km from site.
- TAFE NSW is 2.3km away from site

##### To community facility

- Bankstown RSL Community Centre is 1.7km away from site.
- Bankstown Sports Club 1.2km

##### To city centre/hostital

- The city centre is just 1.6km from the site
- Bankstown-Lidcome Hospital is 1.6km from site

##### To open space

- Bankstown Memorial Park is 600m away from site
- Ruse Park is 1.6km away from site

ISSUE	DATE	DRAWN	CHECKED
DA-C	MAR 16	MR	IC
DA-B	FEB 16	MR	IC
DA-A	NOV 15	MR	IC
ISSUE	DATE	DRAWN	CHECKED
AMENDMENT			
Print Date: Wednesday, 23 March 2016 3:51 PM			



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NORTH:

PROJECT STATUS:

Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:

Urban Context

DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:

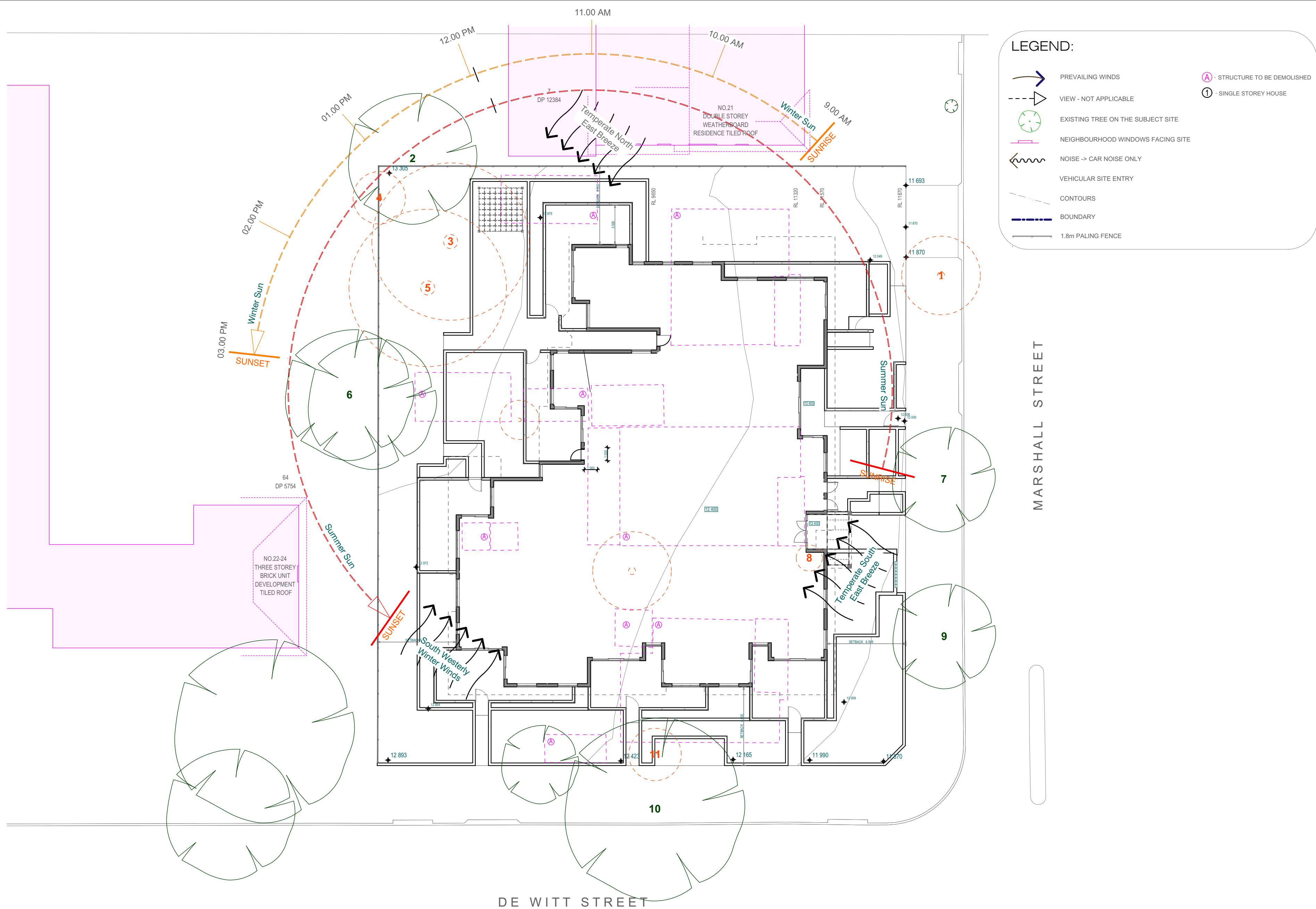
Residential Flat Building

23-27 Marshall Street,  
Bankstown NSW 2200

JOB No.:  
08446 DA-C:01

ISSUE:  
C





1 Site Analysis  
Scale: 1:200 @ A1  
1:400 @ A3



Neighbouring building East of Site  
Source: Google street view  
Date: OCT 2015



Site from De Witt Street  
Source: Google street view  
Date: OCT 2015



Site from Marshall Street  
Source: Google street view  
Date: OCT 2015

East view of De Witt Street  
Source: Google street view  
Date: OCT 2015



West view of De Witt Street  
Source: Google street view  
Date: OCT 2015

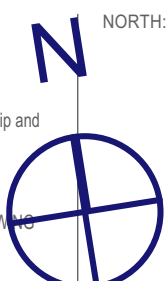


North view of Marshall Street  
Source: Google street view  
Date: OCT 2015

REVISION	DATE	BY	CHKD	DESCRIPTION
DA-C	MAR 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-B	FEB 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-A	NOV 15	MR	IC	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE				
Print Date:	Wednesday, 23 March 2016 3:51 PM			



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PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Site Analysis

DESIGNED: IC  
DRAWN: MR  
COMMENTED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:02

ISSUE:  
C

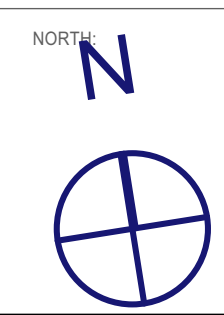




1 Basement  
Scale: 1:100 @ A1  
1:200 @ A3

ISSUE C  
- Removed storage along South wall

CONSULTANT USE ONLY - NOT FOR RELEASE



PROJECT STATUS: Development Application  
SHEET TITLE: Basement

PROJECT: Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.: 08446 DA-C:03

ISSUE: C

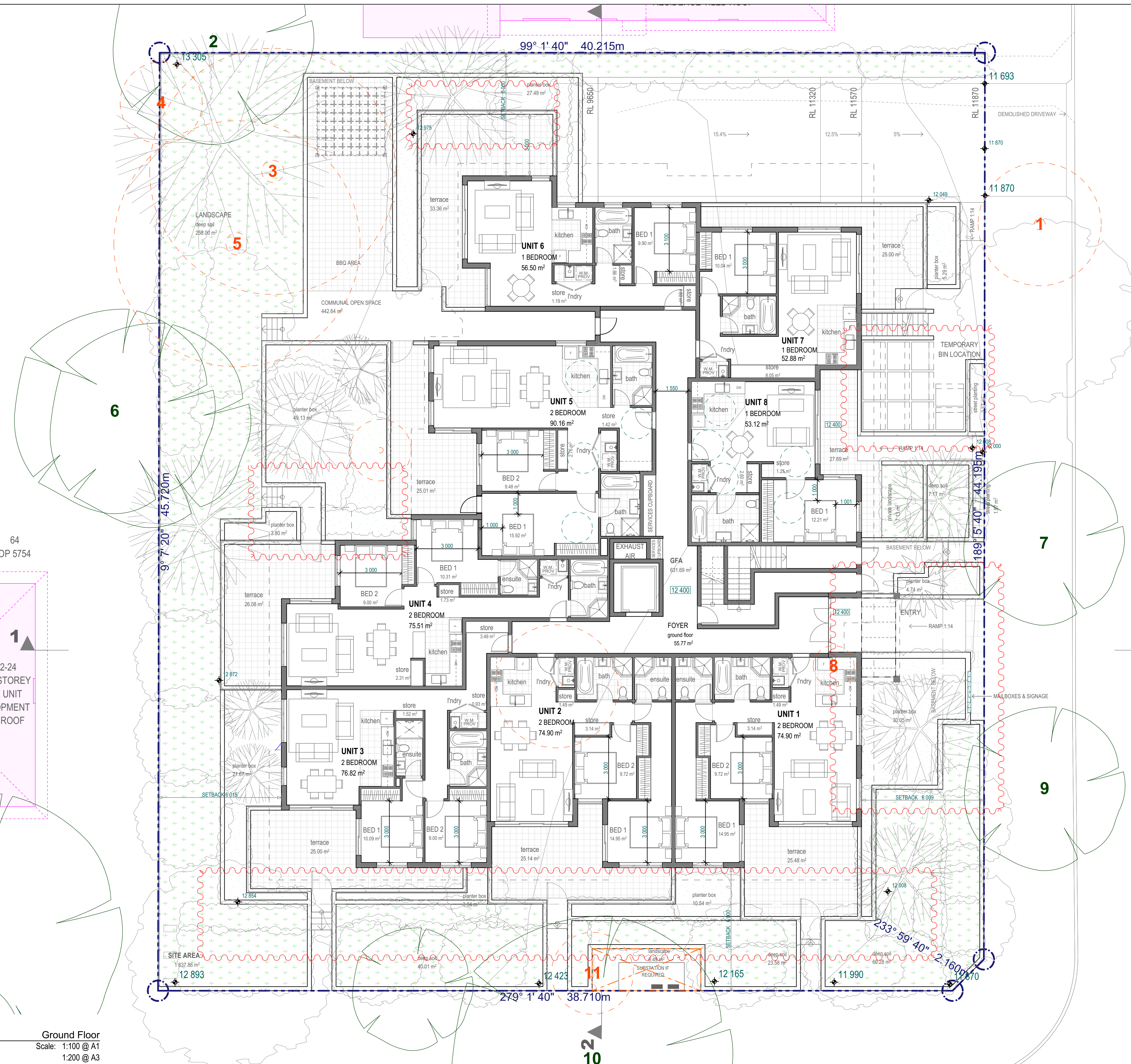


64  
DP 5754

1  
NO.22-24  
THREE STOREY  
BRICK UNIT  
DEVELOPMENT  
TILED ROOF

1  
Ground Floor  
Scale: 1:100 @ A1  
1:200 @ A3

CONSULTANT USE ONLY - NOT FOR RELEASE



MARSHALL STREET

#### ISSUE C

- Extended the temporary bin storage area
- Adjusted main entry to suit the 300mm drop of the building
- Adjusted planterbox/deepsoil areas
- Adjusted UNIT 6 terrace to meet 3metre dimension
- Expanded the planter box and relocated terrace entry to UNIT 5

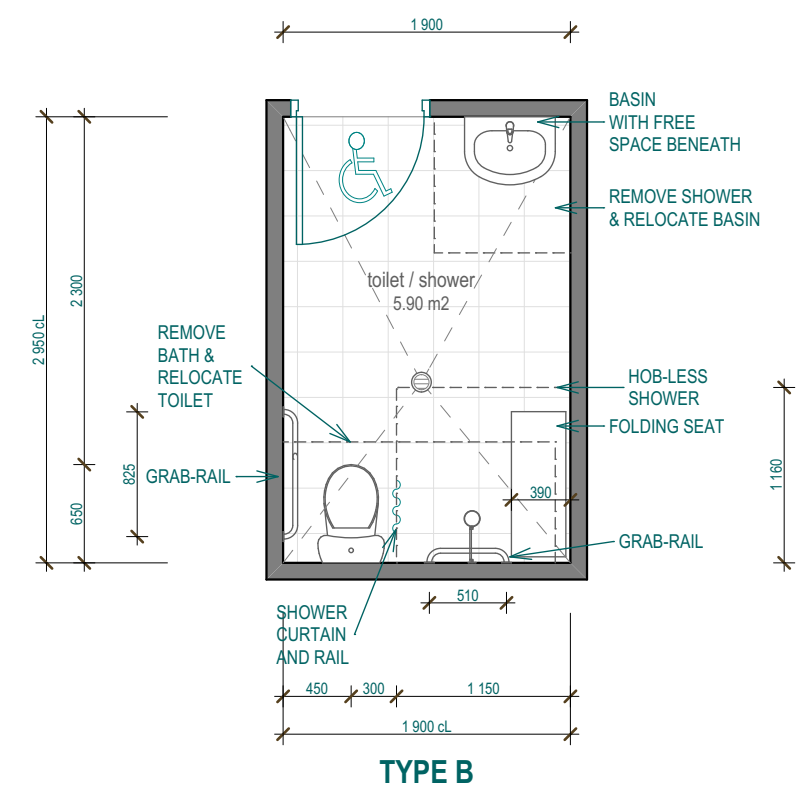
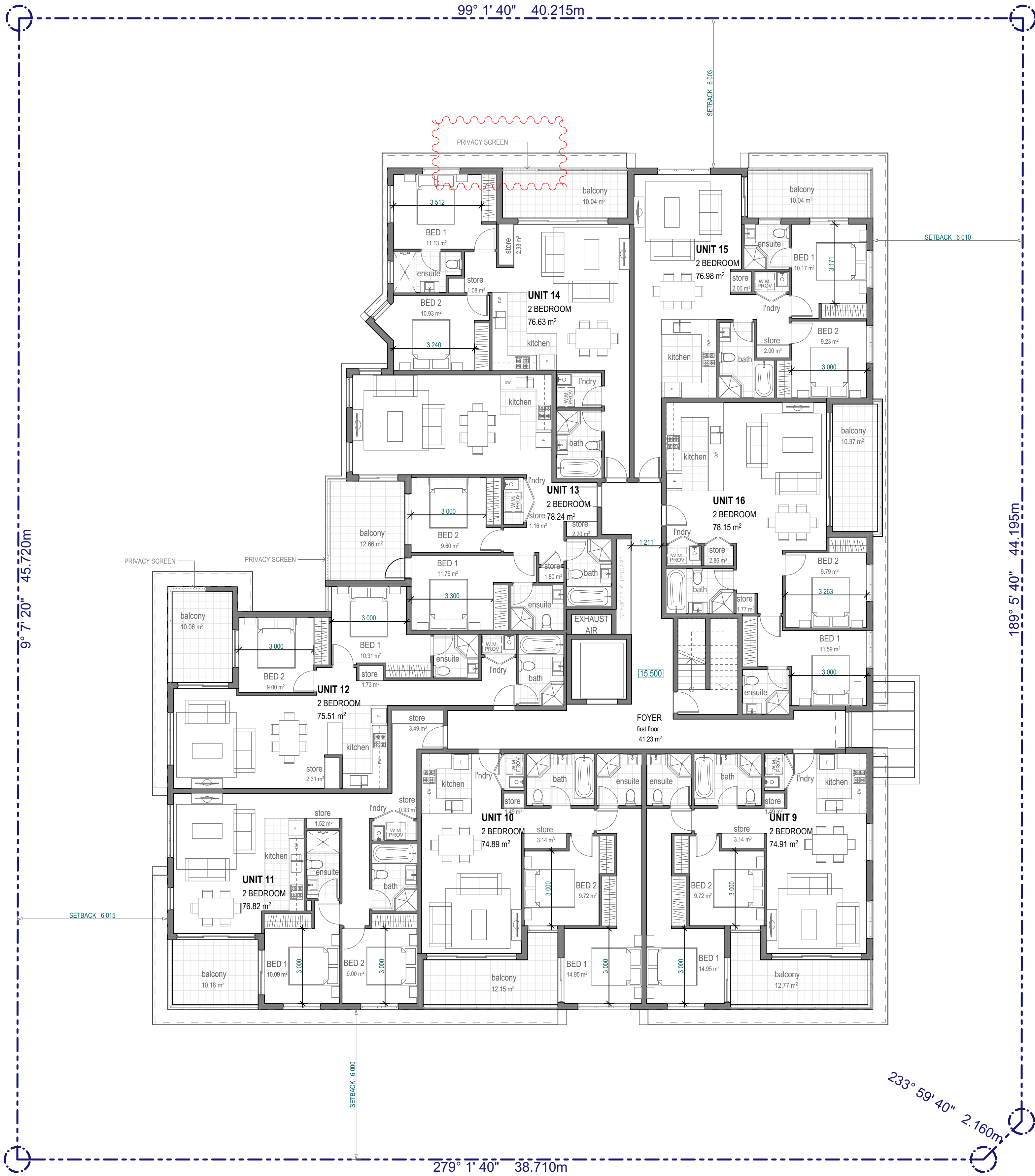
PROJECT STATUS:  
Development Application

SHEET TITLE:  
Ground Floor

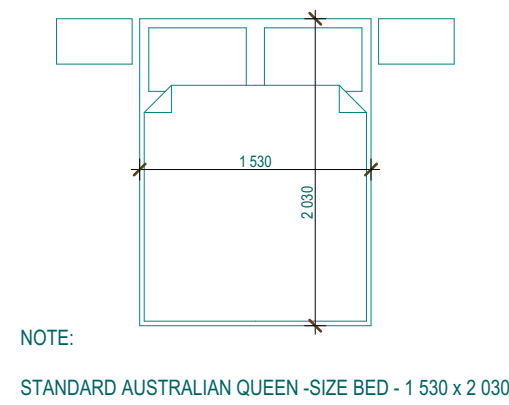
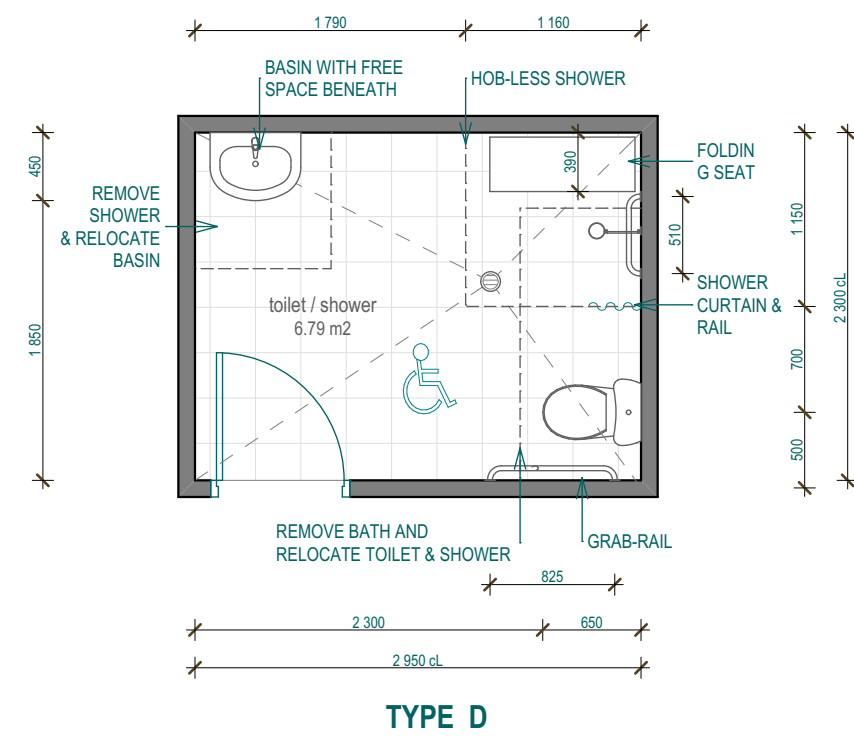
PROJECT:  
**Residential Flat Building**  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:04

ISSUE:  
C





NOTE:  
ALL FITTINGS AND INSTALLATION TO COMPLY WITH AS 1428.1  
(INCLUDING ALL FITTINGS NOT SHOWN (E.G. TOILET ROLL HOLDER))  
FLOOR GRADE TO 1.80 FOR AUTO-DRAINAGE - CLAUSE 10.1  
DIMENSIONS SHOWN TO FINISHED SURFACE



NOTE:  
STANDARD AUSTRALIAN QUEEN-SIZE BED - 1 530 x 2 030

ISSUE C  
- Privacy Screen added to North facing balcony

1 First Floor  
Scale: 1:100 @ A1  
1:200 @ A3

2 Post-adaptable Bathroom Plans  
(Typical) + Standard bed Template  
Scale: 1:50 @ A1  
1:100 @ A3

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Development Application  
Zhinar Zhinar Architects  
Pty Ltd

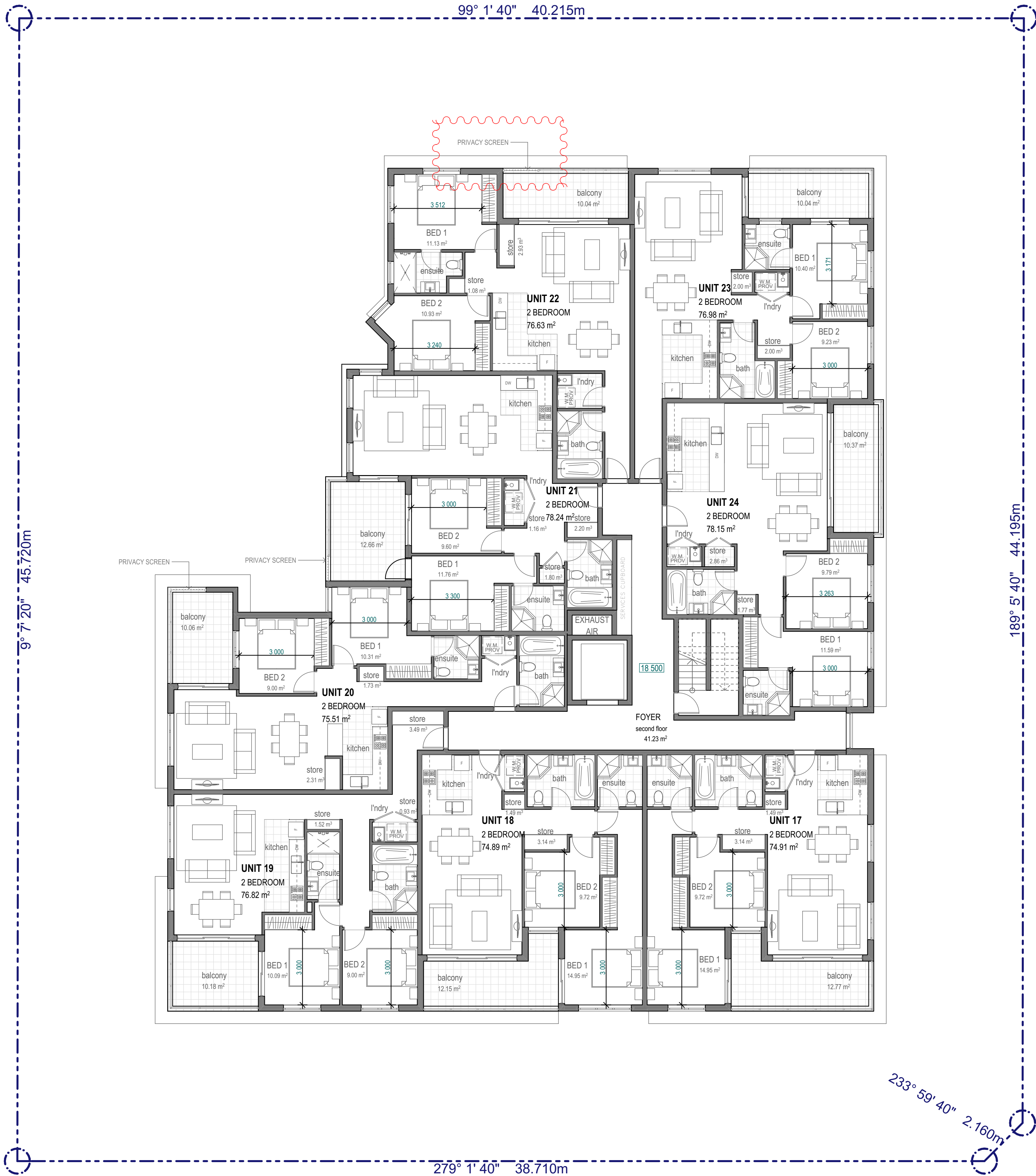
SHEET TITLE:  
First Floor  
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council

zhinar  
ZHINAR ARCHITECTS  
Zhinar Architects Pty Ltd  
Suite 1 Level 2, 2 Rowe Street (Cnr Ryedale Road), Eastwood NSW 2122  
PH: (+61 2) 8860 8888  
WEB: www.zhinar.com.au  
ABN: 28 495 869 790

PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:05

ISSUE:  
C





1 Second Floor  
Scale: 1:100 @ A1  
1:200 @ A3

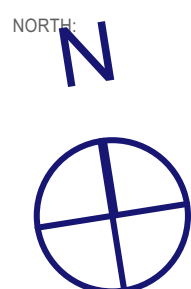
ISSUE C  
- Privacy Screen added to North facing balcony

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
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PROJECT STATUS:  
**Development Application**

Zhinar Zhinar Architects  
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SHEET TITLE:  
**Second Floor**

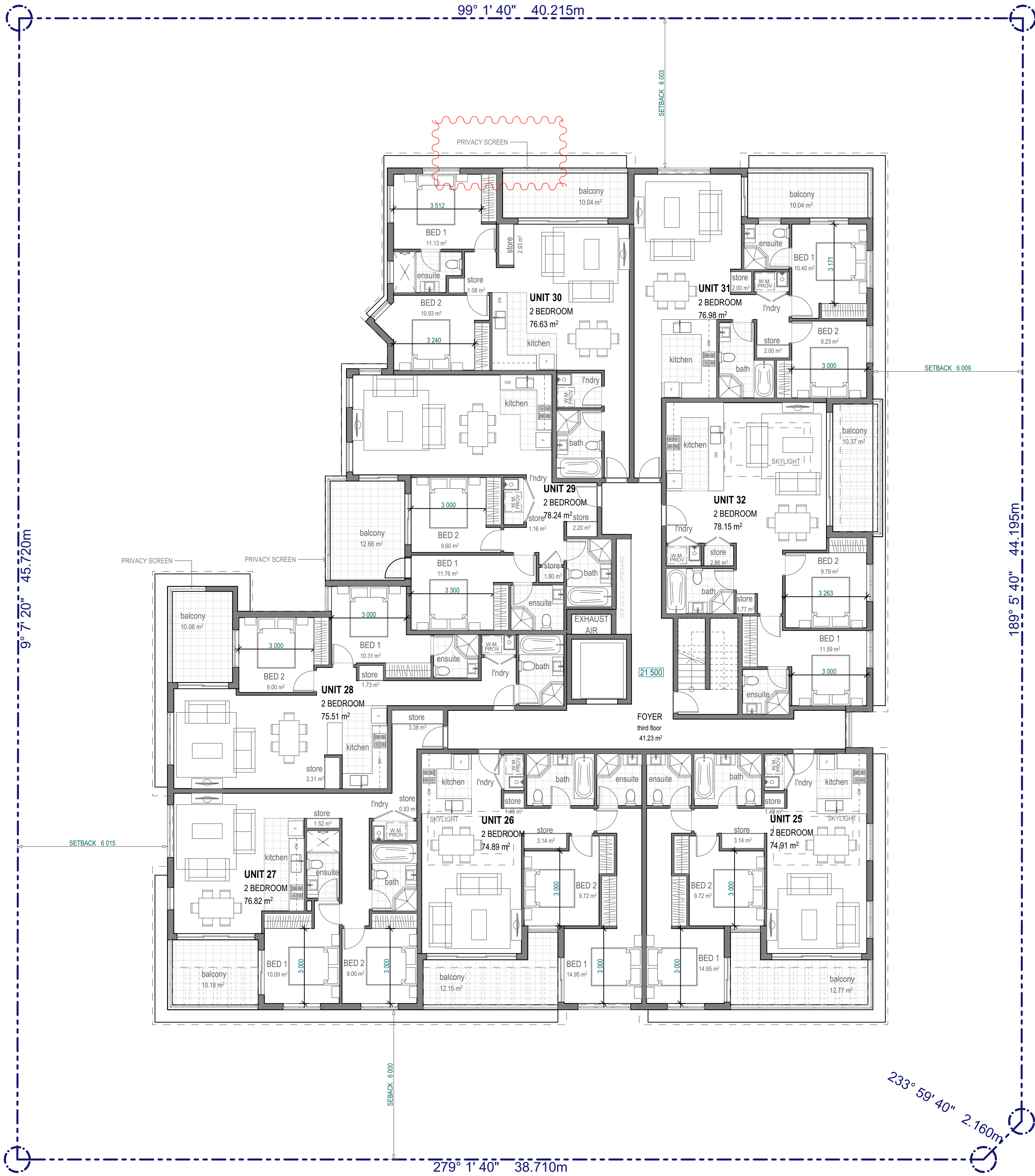
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
**Residential Flat Building**  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:06

ISSUE:  
C

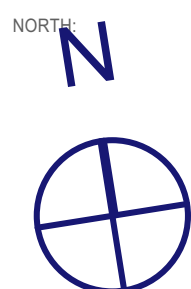




1 Third Floor  
Scale: 1:100 @ A1  
1:200 @ A3

ISSUE C  
- Privacy Screen added to North facing balcony

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Development Application  
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Pty Ltd

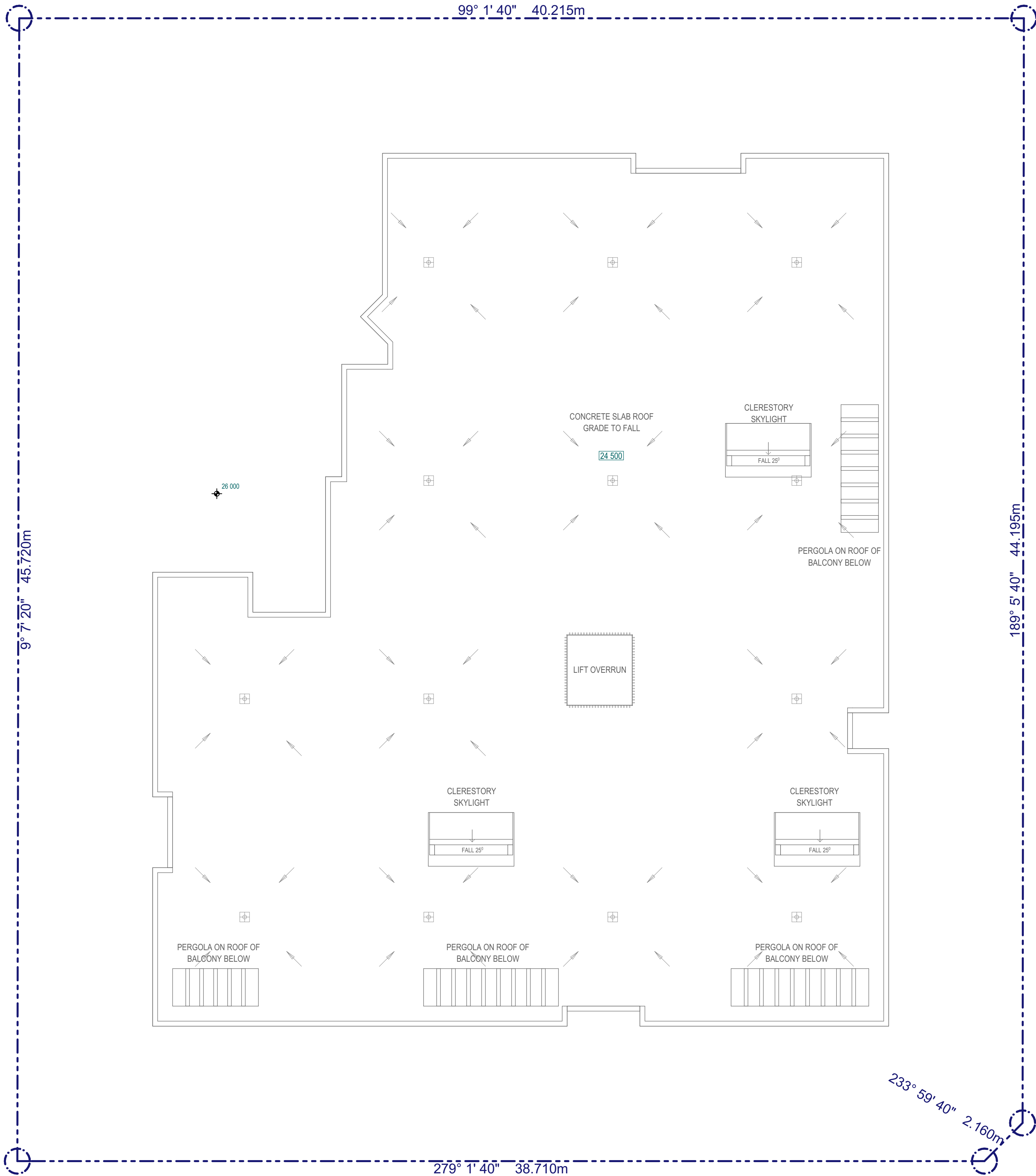
SHEET TITLE:  
Third Floor  
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:07

ISSUE:  
C





1 Roof Plan  
Scale: 1:100 @ A1  
1:200 @ A3

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
AMENDMENT				
Print Date: Wednesday, 23 March 2016 3:52 PM		Drawing is NOT VALID or issued for use, unless checked.		



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**Development Application**

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
**Roof Plan**

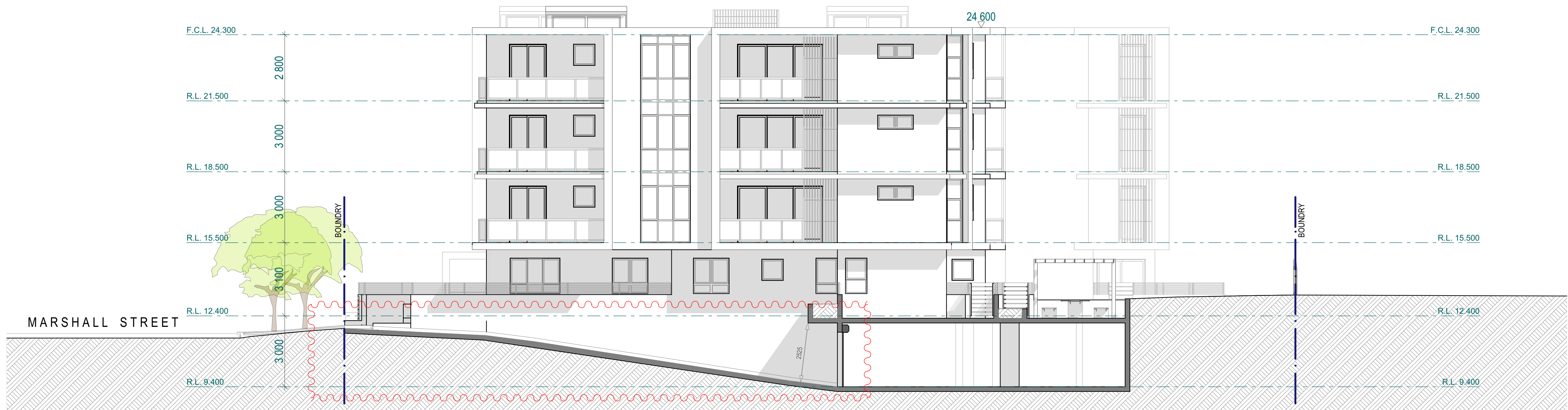
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
**Residential Flat Building**  
**23-27 Marshall Street,**  
**Bankstown NSW 2200**  
JOB No.:  
**08446 DA-C:08**

ISSUE:  
**C**





1 North Elevation  
scale: 1:100 @ A1  
1:200 @ A3



2 South Elevation- De Witt Street  
scale: 1:100 @ A1  
1:200 @ A3

ISSUE C  
- Adjusted driveway ramp to suit 300mm drop of building

REVISION	DATE	BY	CHKD	DESCRIPTION
DA-C	MAR 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-B	FEB 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-A	NOV 15	MR	IC	ISSUED FOR DEVELOPMENT APPLICATION
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NORTH:

PROJECT STATUS:

Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:

Elevations

DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:

Residential Flat Building

23-27 Marshall Street,  
Bankstown NSW 2200

JOB No.:  
08446 DA-C:09

ISSUE:  
C





3 East Elevation- Marshall Street  
scale: 1:100 @ A1  
1:200 @ A3



4 West Elevation  
scale: 1:100 @ A1  
1:200 @ A3

ISSUE C  
- Entry stairs deleted & ramp incorporated  
- Temporary bin area extended

REV	DESCRIPTION	DATE	DRAWN	CHECKED
DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE				
Print Date: Wednesday, 23 March 2016 3:52 PM				



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NORTH:

PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Elevations 1

DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:10

ISSUE:  
C





1 Street Elevation from Marshall St- EAST  
scale: 1:100 @ A1  
1: 200 @ A3



2 Street Elevation from De Witt St- SOUTH  
scale: 1:100 @ A1  
1: 200 @ A3

REV	DESCRIPTION	DATE	DRAWN	CHECKED
DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM				



GENERAL NOTES:  
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NORTH:

PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Street Elevation

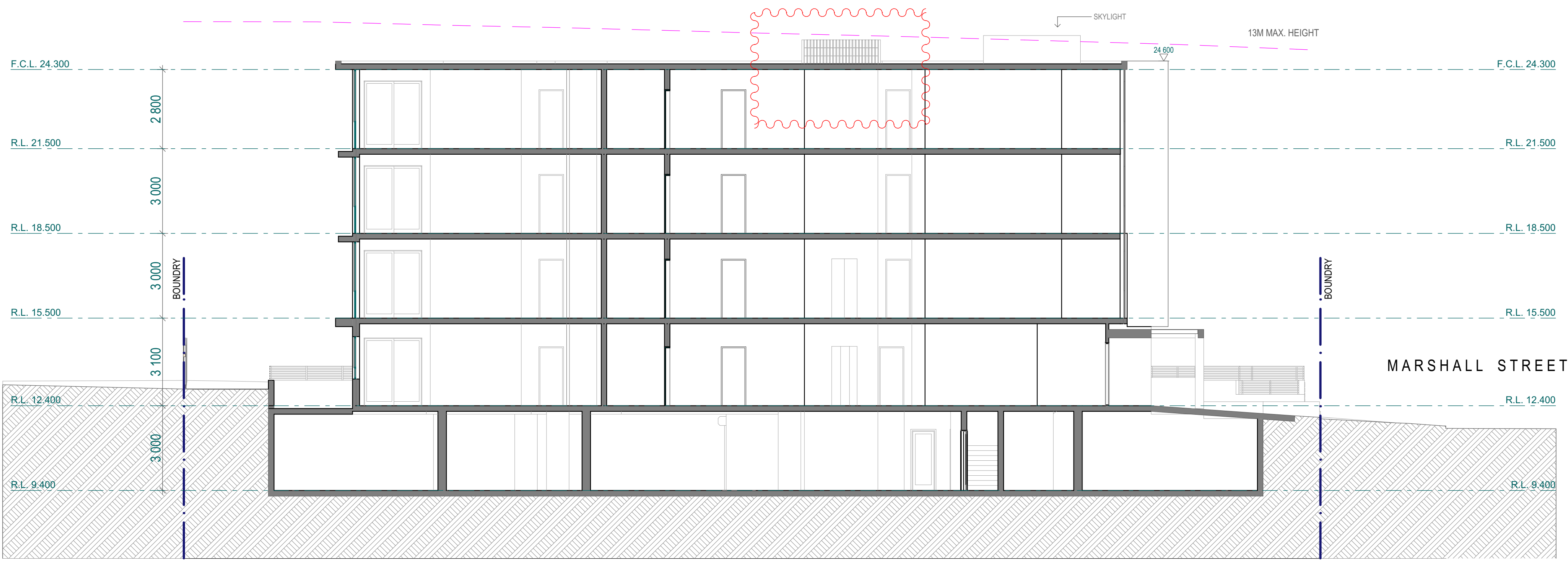
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:11

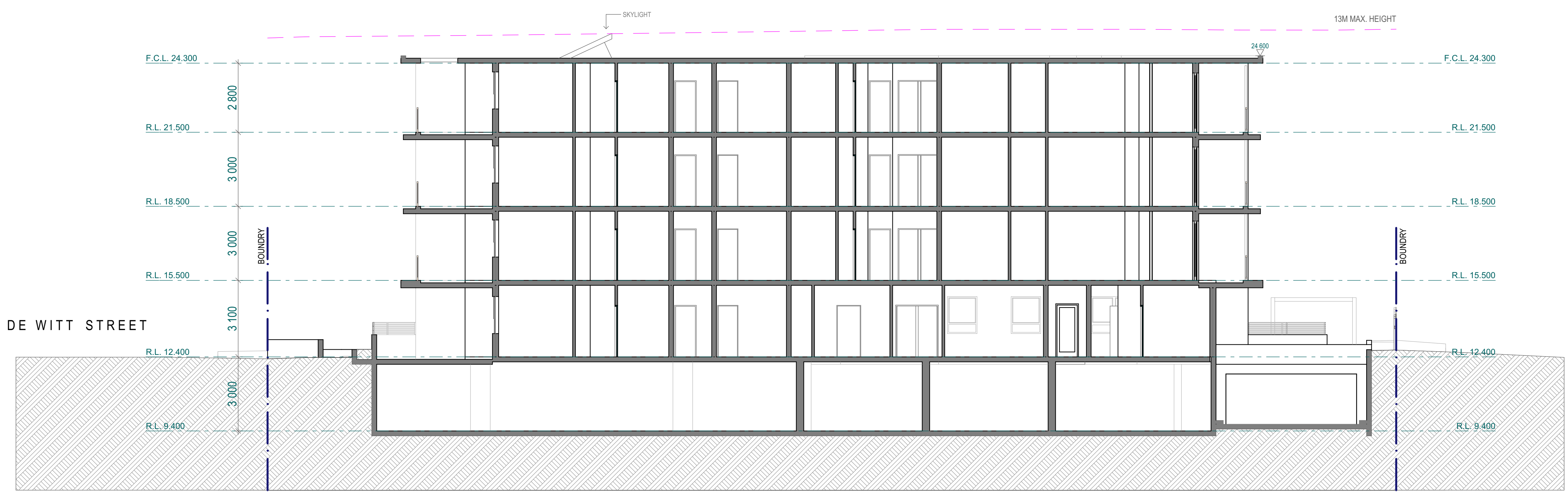
ISSUE:  
C





1 Section 1  
scale: 1:100 @ A1  
1:200 @ A3

ISSUE C  
- Building dropped by 300mm



2 Section 2  
scale: 1:100 @ A1  
1:200 @ A3

GENERAL NOTES:  
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REVISION	DATE	DRAWN	CHECKED	AMENDMENT
DA-C	MAR 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-B	FEB 16	MR	IC	ISSUED FOR ADDITIONAL INFORMATION
DA-A	NOV 15	MR	IC	ISSUED FOR DEVELOPMENT APPLICATION
ISSUE				
Print Date:	Wednesday, 23 March 2016 3:52 PM			

NORTH:

PROJECT STATUS:  
Development Application  
Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Sections  
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:12

ISSUE:  
C





1 Material Elevation- NORTH



2 Material Elevation- SOUTH

MATERIALS LEGEND

- 
- 
- 
- 
- 
- 
- 
- 
- 

\*O.S.A: Or Similar Approved  
DISCLAIMER: COLOUR USE MAY VARY FROM THE ORIGINAL BRUSHOUT.  
COLOURS NEED TO BE CONFIRMED BEFORE PAINTING.

REVISION	DESCRIPTION	DATE	DRAWN	CHECKED
DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM				



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NORTH:

PROJECT STATUS:  
Development Application  
  
Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Material Schedule  
  
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:13

ISSUE:  
C





3 Material Elevation- WEST



4 Material Elevation- EAST

MATERIALS LEGEND

*O.S.A 1.	*O.S.A 2.	*O.S.A 3.	*O.S.A 4.	*O.S.A 5.	*O.S.A 6.	*O.S.A 7.	*O.S.A 8.	*O.S.A 9.
Windows and door frames/ Balustrades/ Privacy Screen/ Fence/ Skylight roof Powder coating colour match to Dulux Heifer	Paint Render 1 Wall Dulux AcraTex- Raku	Paint Render 2 Wall Dulux AcraTex- Heifer	Paint Render 3 Wall Dulux AcraTex- Tristan	Paint Render 3 Wall Colour match to Dulux- Golden Rod	Paint Render 5 Wall/ Fascia/ Pergola Dulux AcraTex- White on White	Solid Coloured Panels Window Viridian Decor Colour- Tangerine	Balustrade Glass Translucent Glass	Solid Coloured Panels Window Viridian Decor Colour- Evening Shadow

\*O.S.A: Or Similar Approved  
DISCLAIMER: COLOUR USE MAY VARY FROM THE ORIGINAL BRUSHOUT.  
COLOURS NEED TO BE CONFIRMED BEFORE PAINTING.

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECKED
Print Date:	Wednesday, 23 March 2016 3:52 PM			Drawing is NOT VALID or issued for use, unless checked.



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NORTH:

PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Material Schedule 1

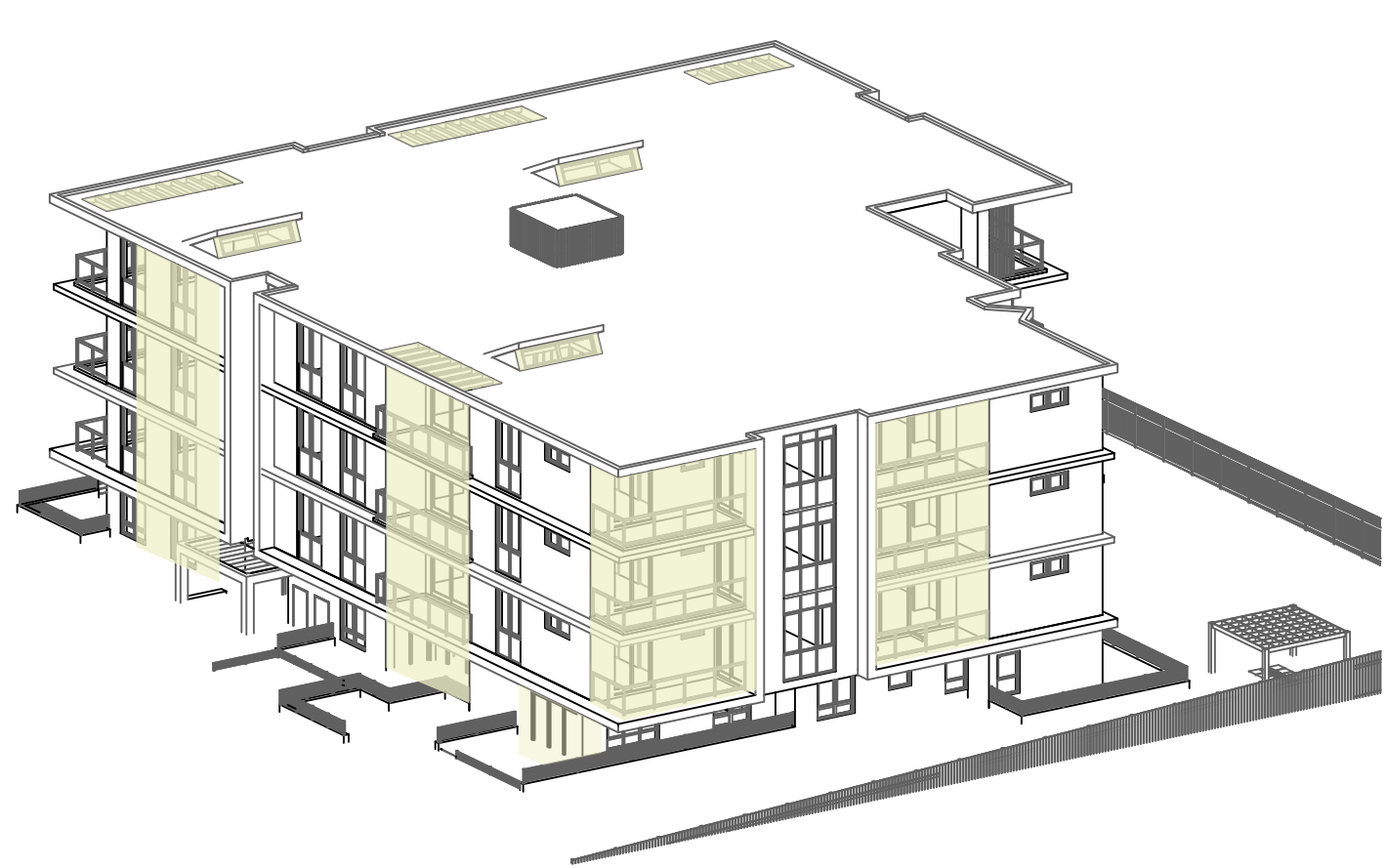
DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



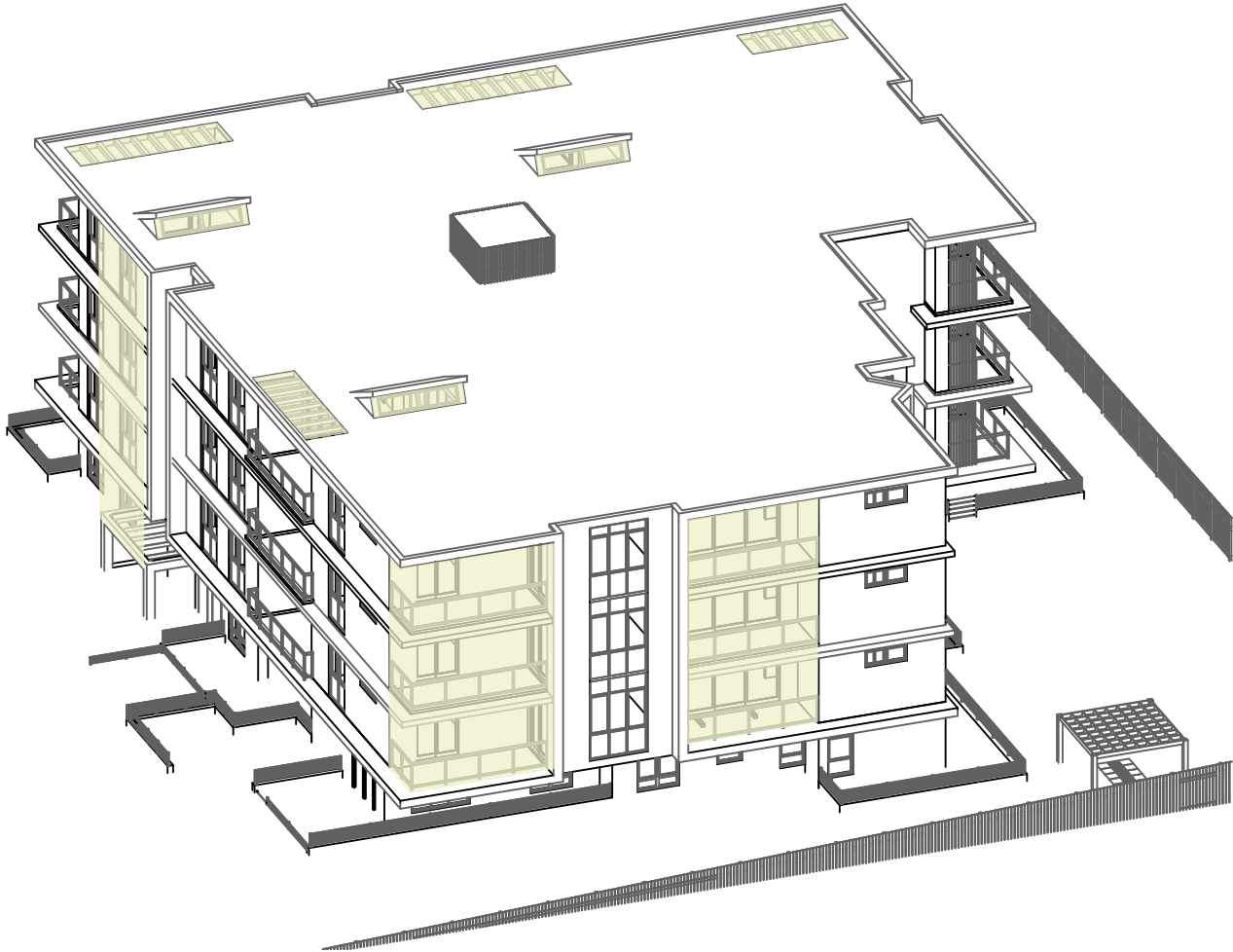
PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:14

ISSUE:  
C

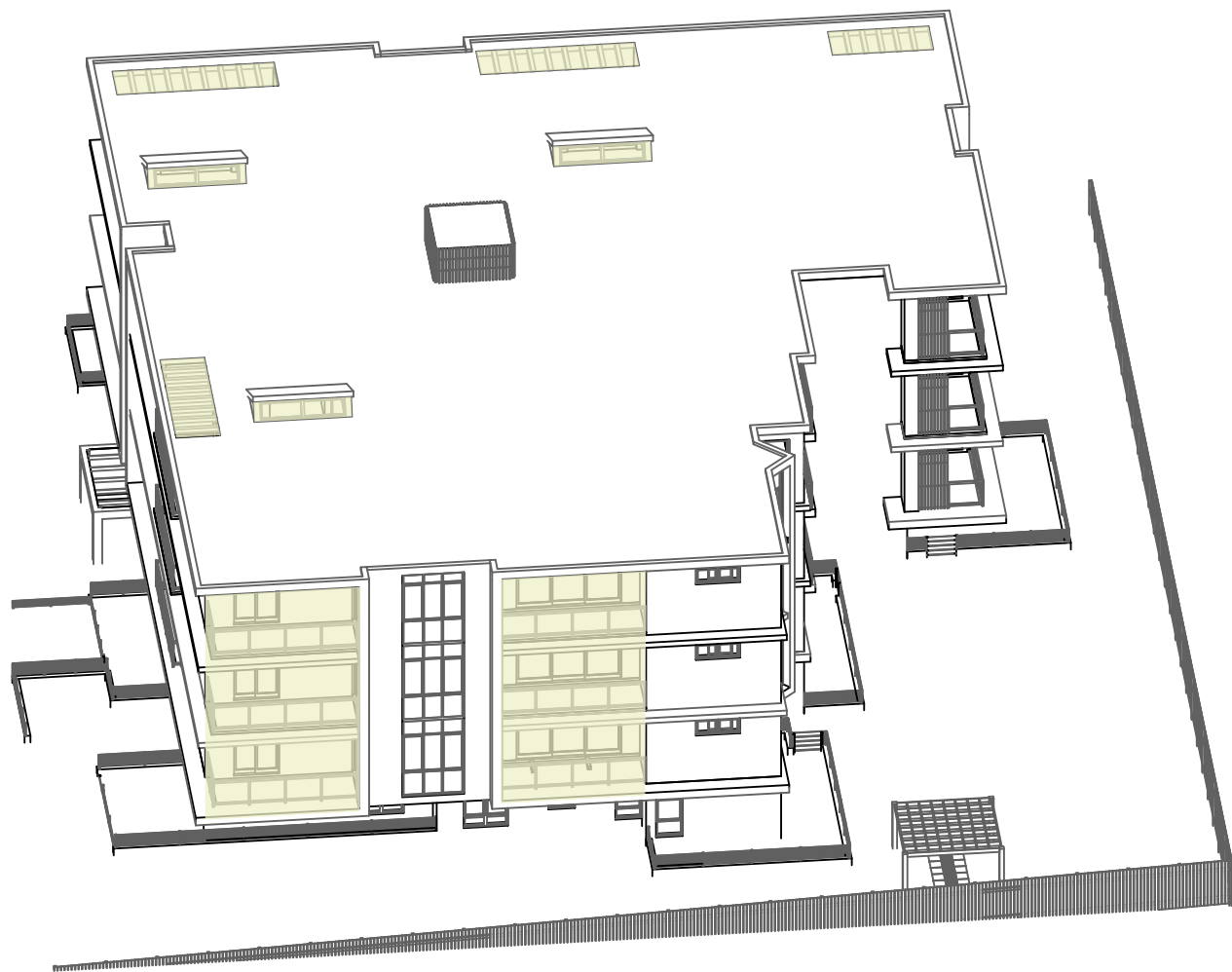




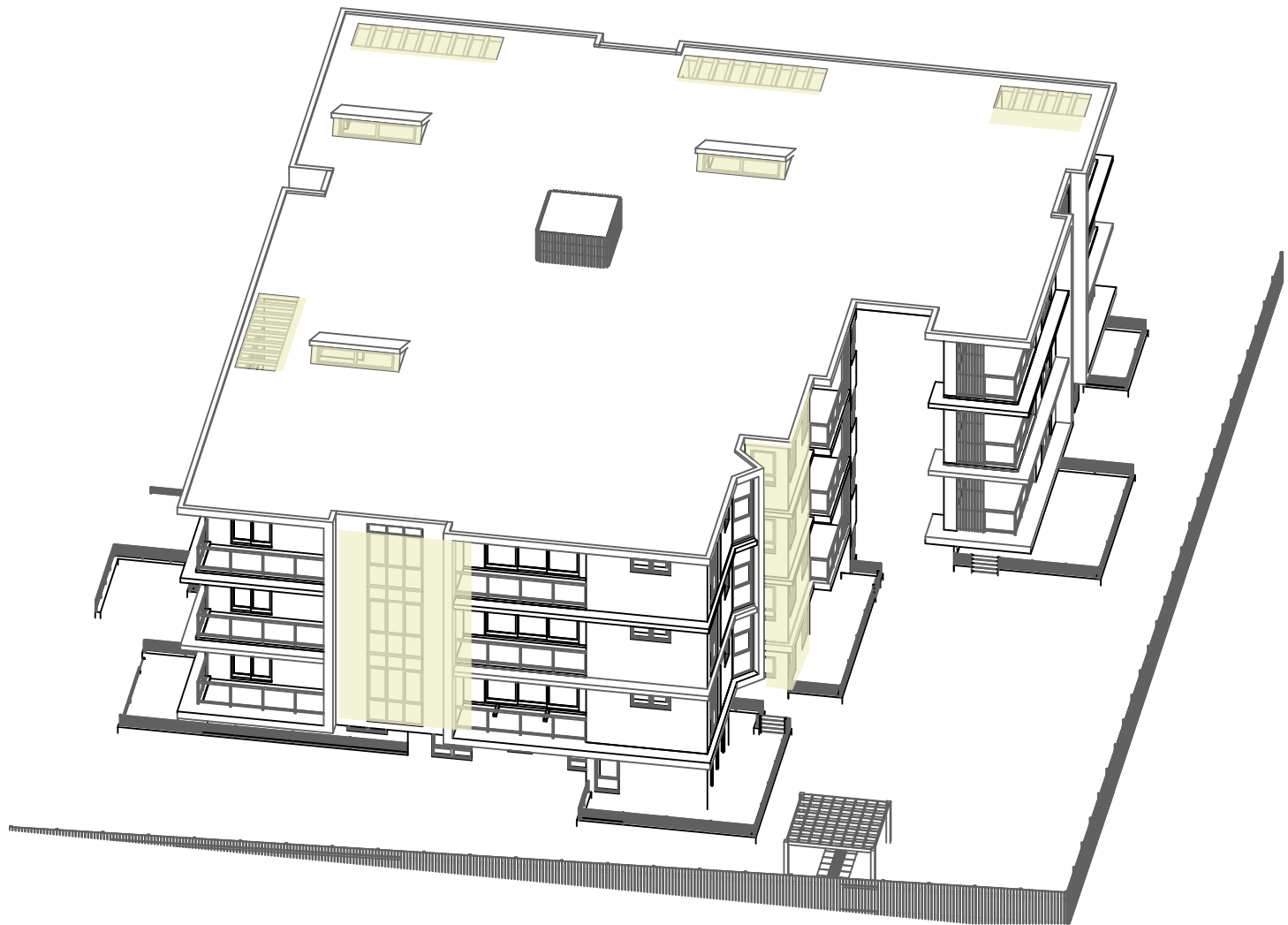
9AM SUN VIEW



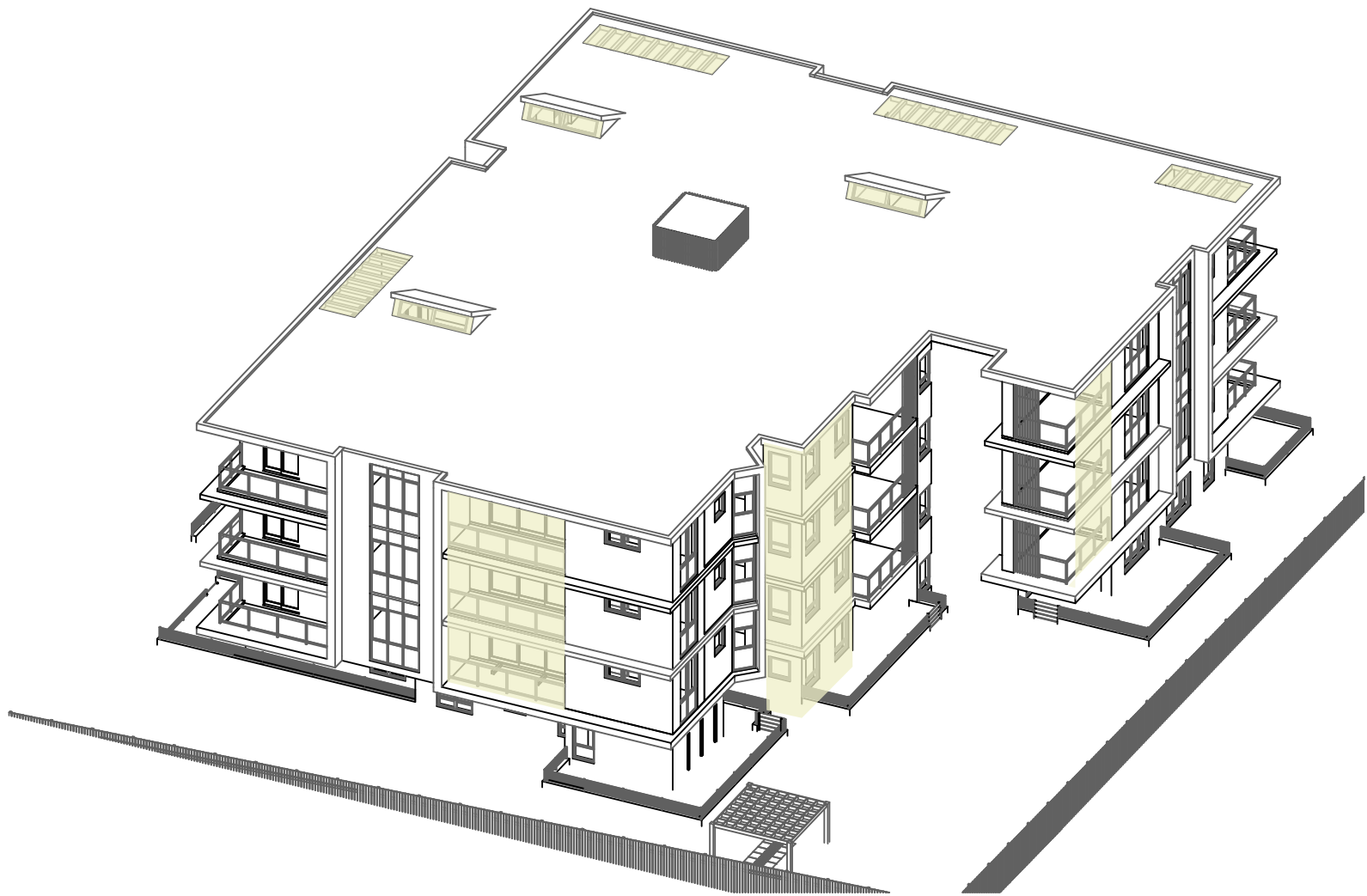
10 AM SUN VIEW



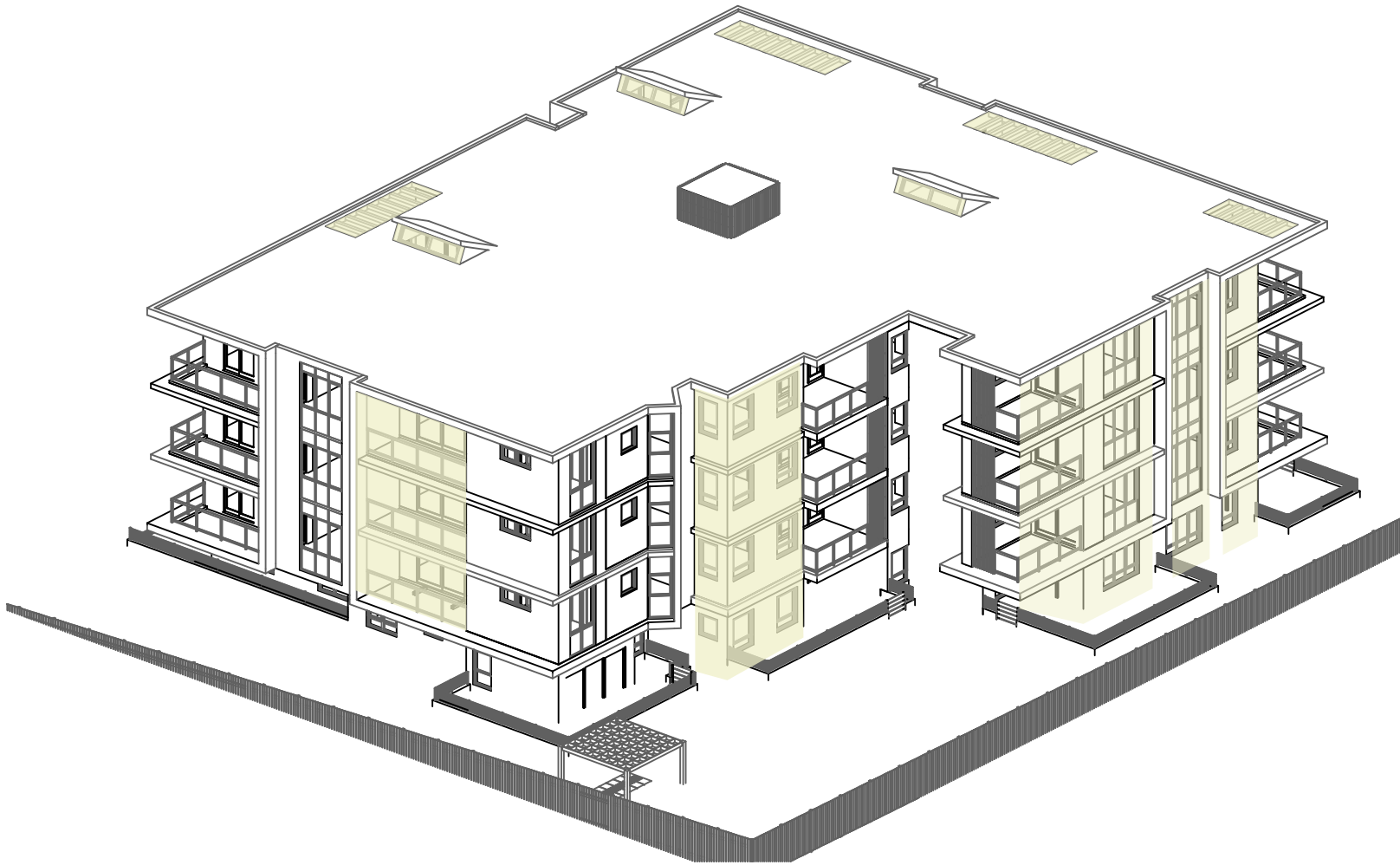
11 AM SUN VIEW



12 AM SUN VIEW



1 PM SUN VIEW

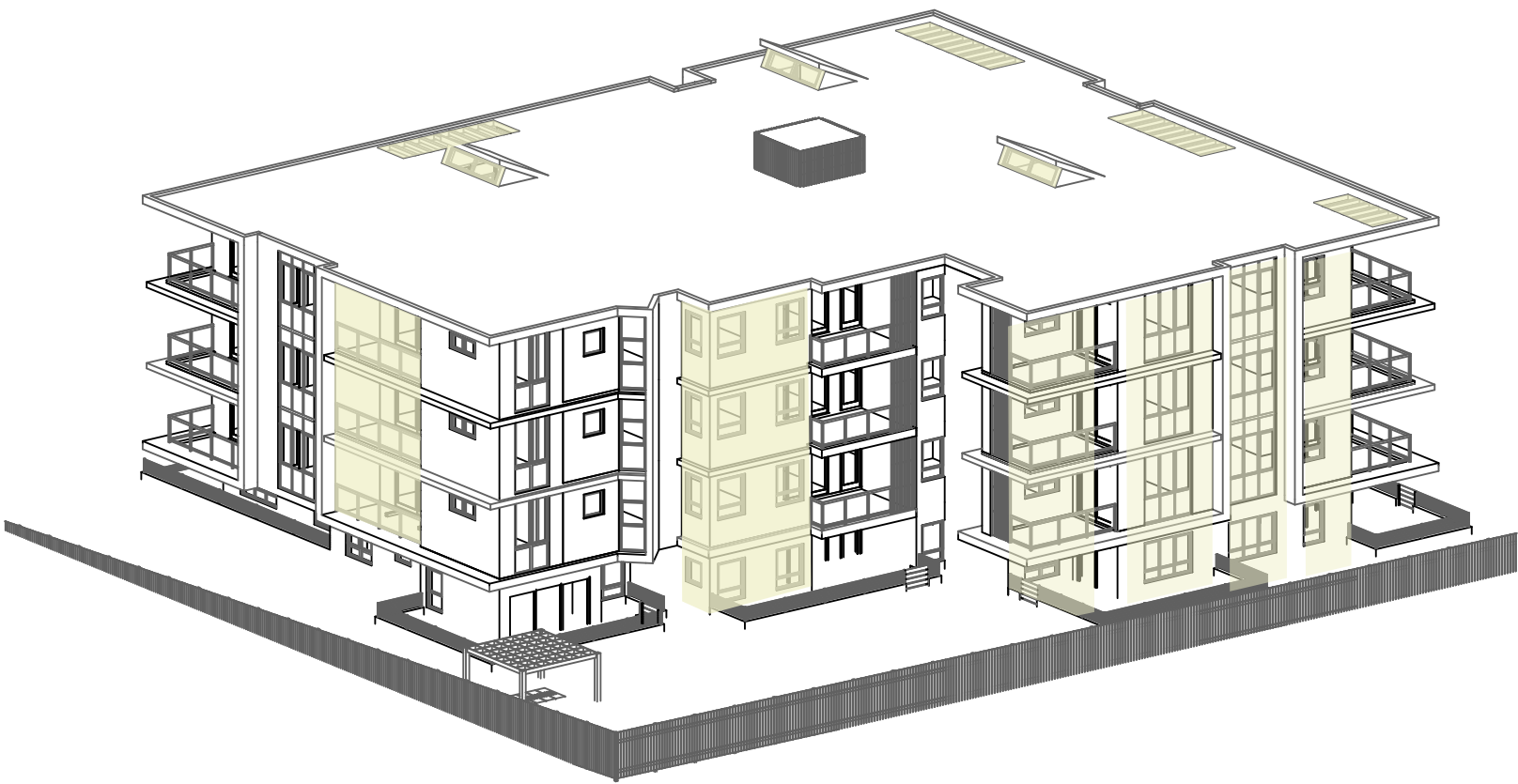


2 PM SUN VIEW

SEPP65 COMPLIANCE & STORAGE SCHEDULE

UNIT NUMBER & TYPE	CROSS VENTILATION	SOLAR ACCESS	TOTAL HOURS (3hrs MIN)	SOLAR COMPLIANCE	BALCONY (m2)	INTERNAL STORAGE (m3)	BASEMENT STORAGE (m3)	TOTAL STORAGE (m3)
1 (2 BED)	YES	9:00- 10:00	1	NO	25.69	4.6	3.37	8
2 (2BED)	NO		0	NO	19.9	4.6	3.37	8
3 (2BED)	YES	12:00- 15:00	3	YES	28.8	5.9	2.06	8
4 (2BED)	YES	9:00-15:00	6	YES	24.52	4.0	4	8
5 (1BED)	NO	11:00-15:00	4	YES	20.22	4.1	3.9	8
6 (2BED)	YES	9:00-15:00	6	YES	27.5	4.6	1.4	6
7 (1BED)	YES	9:00-14:00	5	YES	24.07	8.0		6
8 (1BED)	NO	9:00- 10:00	1	NO	17.39	3.8	2.2	6
9 (2BED)	YES	9:00- 10:00	1	NO	12.77	4.6	3.37	8
10 (2BED)	NO		0	NO	12.15	4.6	3.37	8
11 (2BED)	YES	12:00- 15:00	3	YES	10.18	5.9	2.06	8
12 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
13 (2BED)	NO	11:00-15:00	4	YES	10.01	5.1	2.9	8
14 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
15 (2BED)	YES	9:00-15:00	6	YES	10.39	4.0	4	8
16 (2BED)	NO	9:00- 10:00	1	NO	10.03	4.6	3.37	8
17 (2BED)	YES	9:00- 10:00	1	NO	12.77	4.5	3.5	8
18 (2BED)	NO		0	NO	12.15	4.5	3.5	8
19 (2BED)	YES	12:00- 15:00	3	YES	10.18	5.9	2.1	8
20 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
21 (2BED)	NO	11:00-15:00	4	YES	10.01	5.1	2.9	8
22 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
23 (2BED)	YES	9:00-15:00	6	YES	10.39	4.0	4	8
24 (2BED)	NO	9:00- 10:00	1	NO	10.03	4.6	3.4	8
25 (2BED)	YES	11:00-14:00	3	YES	12.77	4.6	3.4	8
26 (2BED)	NO	11:00- 14:00	3	YES	12.15	4.6	3.4	8
27 (2BED)	YES	12:00- 15:00	3	YES	10.18	5.8	2.2	8
28 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
29 (2BED)	NO	11:00-15:00	4	YES	10.01	5.1	2.9	8
30 (2BED)	YES	9:00-15:00	6	YES	10	4.0	4	8
31 (2BED)	YES	9:00-15:00	6	YES	10.39	4.0	4	8
32 (2BED)	NO	11:00- 14:00	3	YES	10.03	4.6	3.4	8
20 / 32 UNITS				23 / 32 UNITS		149.93		250
62.50%				71.90%		Required: 125	Required: 125	Required: 250
(min. 60%)				(min. 70%)		Provided: 149.93	Provided: 262.75	Provided: 564.78
16 Affordable Units								

ISSUE C  
- Basement storage area adjusted



3 PM SUN VIEW

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM				



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NORTH:

PROJECT STATUS:  
Development Application  
  
Zhinar Zhinar Architects  
Pty Ltd

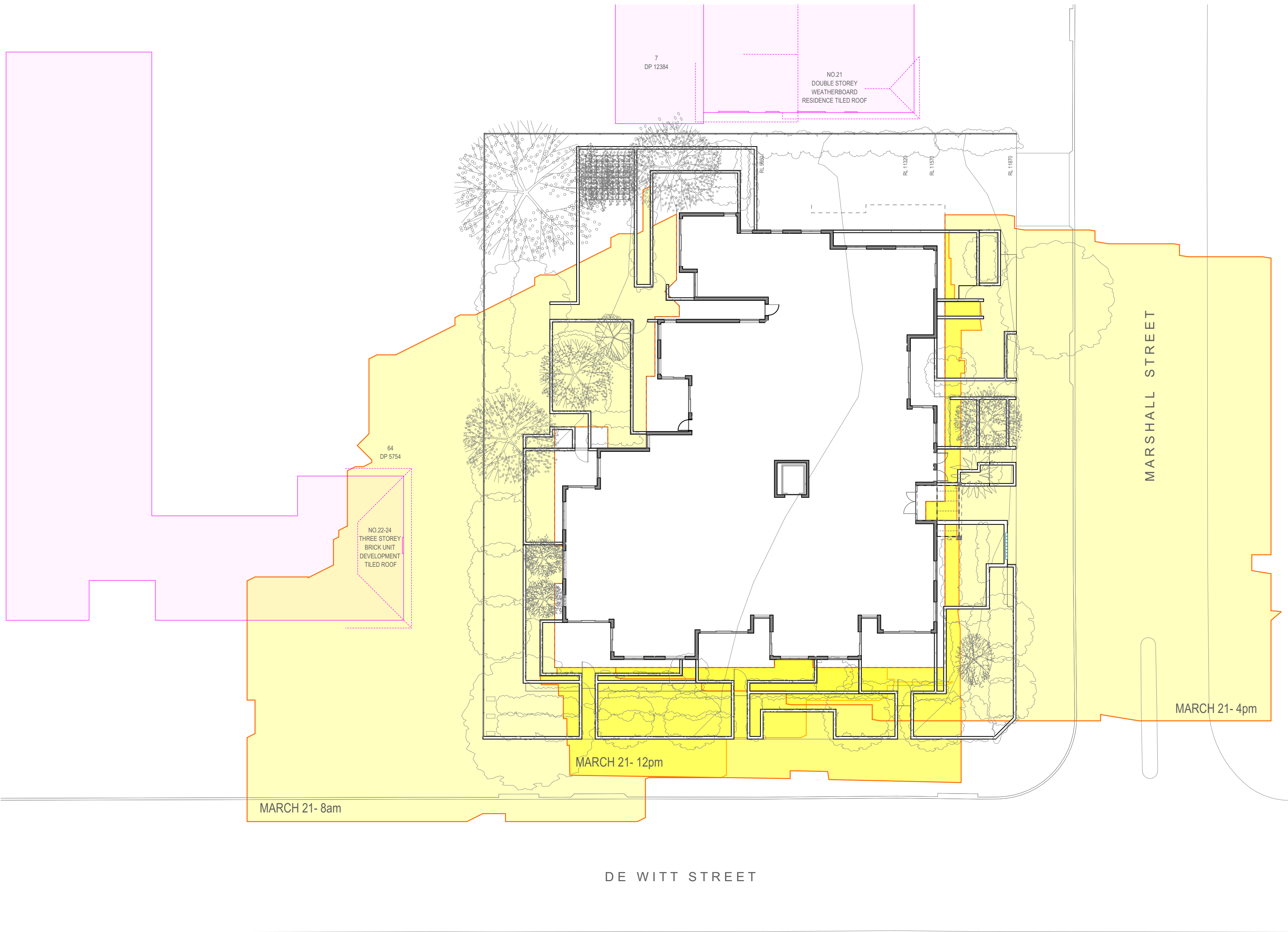
SHEET TITLE:  
Solar Study  
  
DESIGNED: IC  
DRAWN: MR  
COMMENTED: OCT 2015  
SCALE: AS NOTED  
PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:15

ISSUE:  
C





1 Shadows- MARCH 21

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
AMENDMENT		DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM		Drawing is NOT VALID or issued for use, unless checked.		



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PROJECT STATUS:  
**Development Application**

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
**Shadow Diagrams- MARCH**

DESIGNED: IC DRAWN: MR COMMENCED: OCT 2015 SCALE: AS NOTED PRINT: A1 SHEET

L.G.A: Bankstown Council

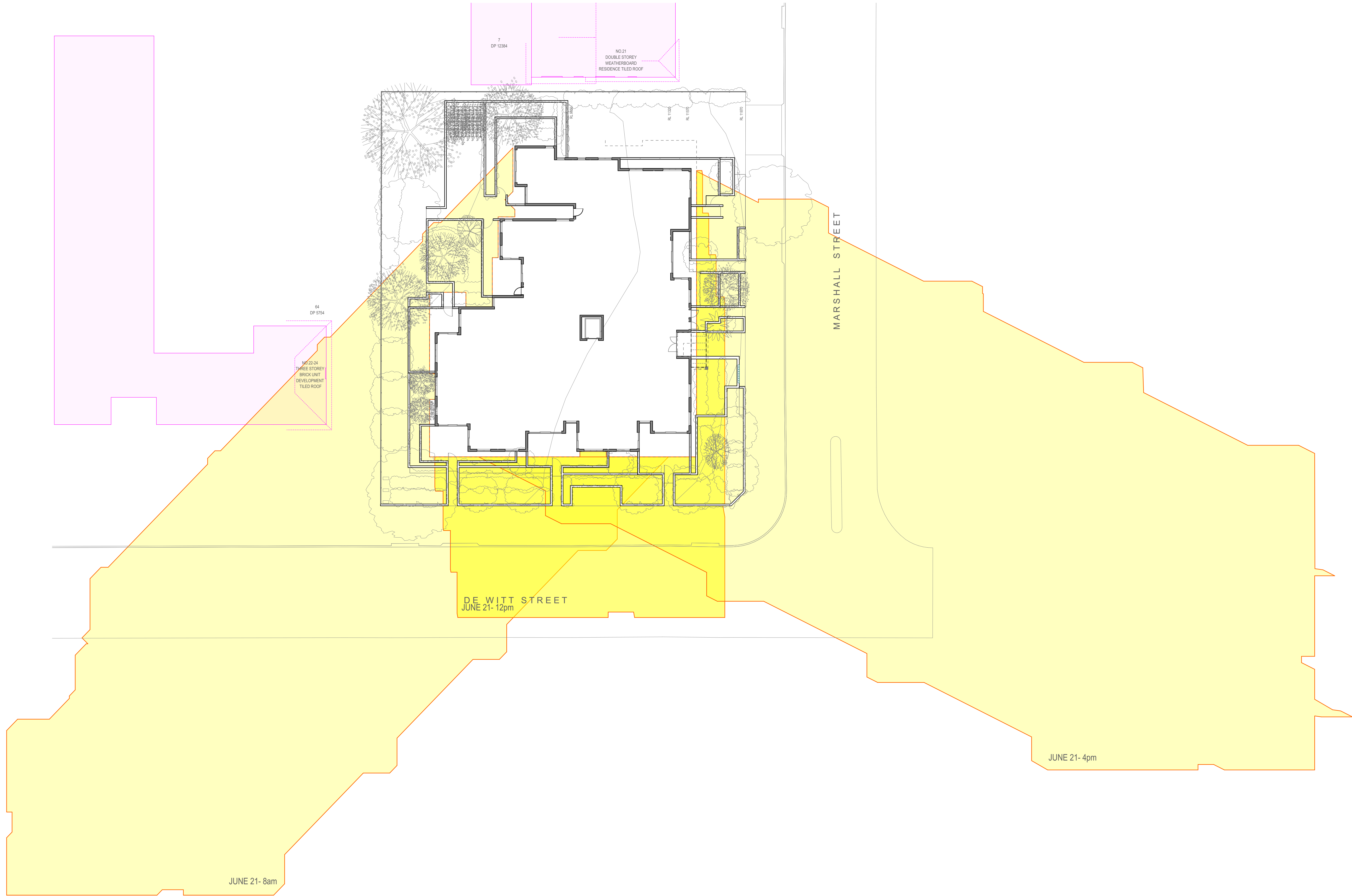


PROJECT:  
**Residential Flat Building**  
23-27 Marshall Street,  
Bankstown NSW 2200

JOB No.:  
**08446 DA-C:16**

ISSUE:  
**C**





2 Shadows- JUNE 21

REV	DESCRIPTION	DATE	DRAWN	CHECKED
DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE				
Print Date: Wednesday, 23 March 2016 3:52 PM				



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PROJECT STATUS:  
**Development Application**

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
**Shadow diagrams- JUNE**

DESIGNED: IC DRAWN: MR COMMENCED: OCT 2015 SCALE: AS NOTED PRINT: A1 SHEET

L.G.A: Bankstown Council

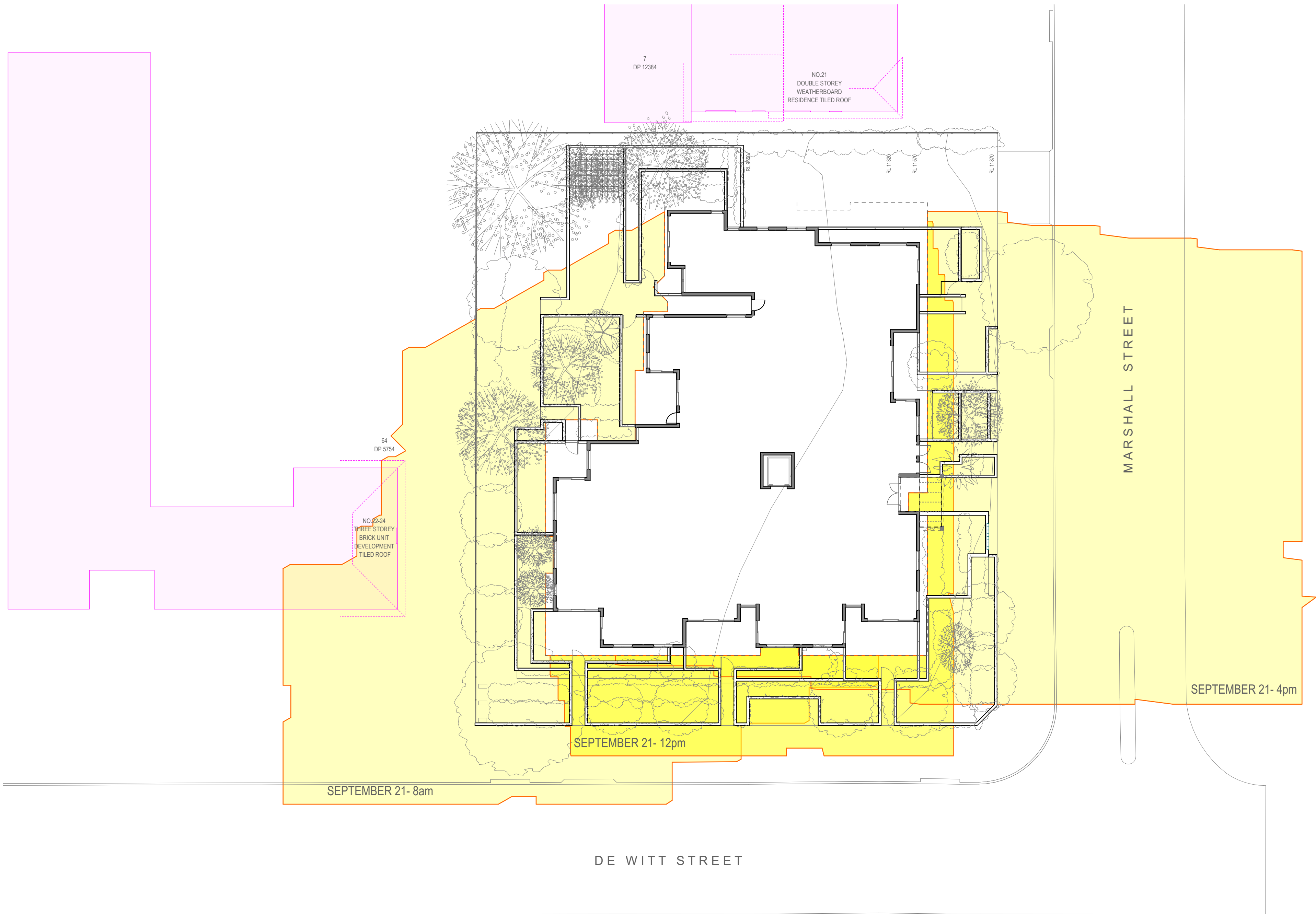


PROJECT:  
**Residential Flat Building**  
23-27 Marshall Street,  
Bankstown NSW 2200

JOB No.:  
**08446 DA-C:17**

ISSUE:  
**C**





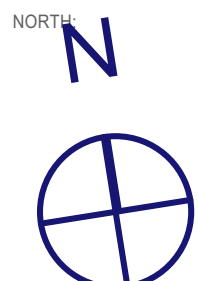
3 Shadows- SEPTEMBER 21

DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
AMENDMENT		DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM		Drawing is NOT VALID or issued for use, unless checked.		



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PROJECT STATUS:  
**Development Application**

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
**Shadow diagrams-  
SEPTEMBER**

DESIGNED: IC  
DRAWN: MR  
COMMENCED: OCT 2015

SCALE: AS NOTED  
PRINT: A1 SHEET

L.G.A: Bankstown Council

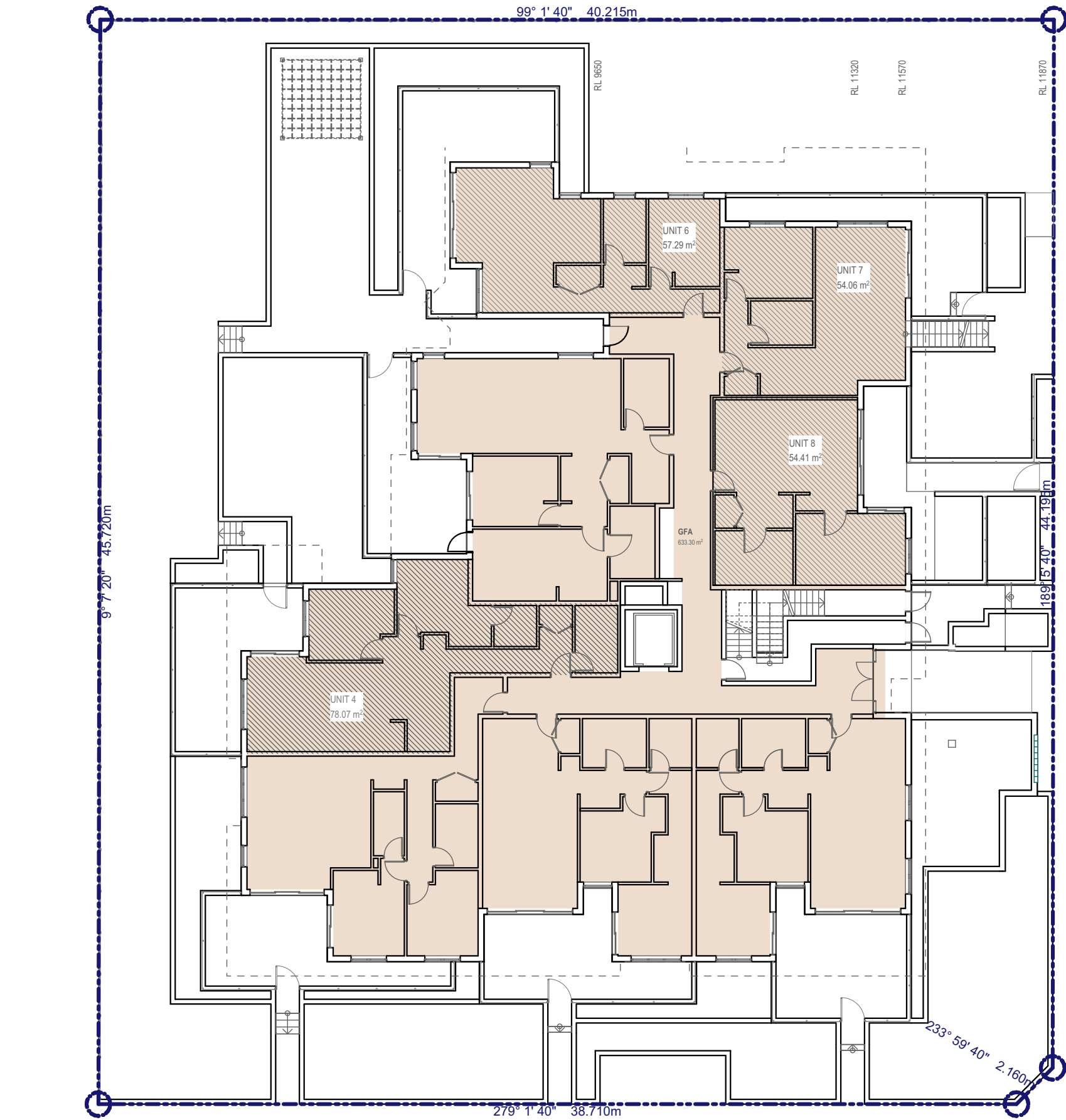


PROJECT:  
**Residential Flat Building**  
23-27 Marshall Street,  
Bankstown NSW 2200

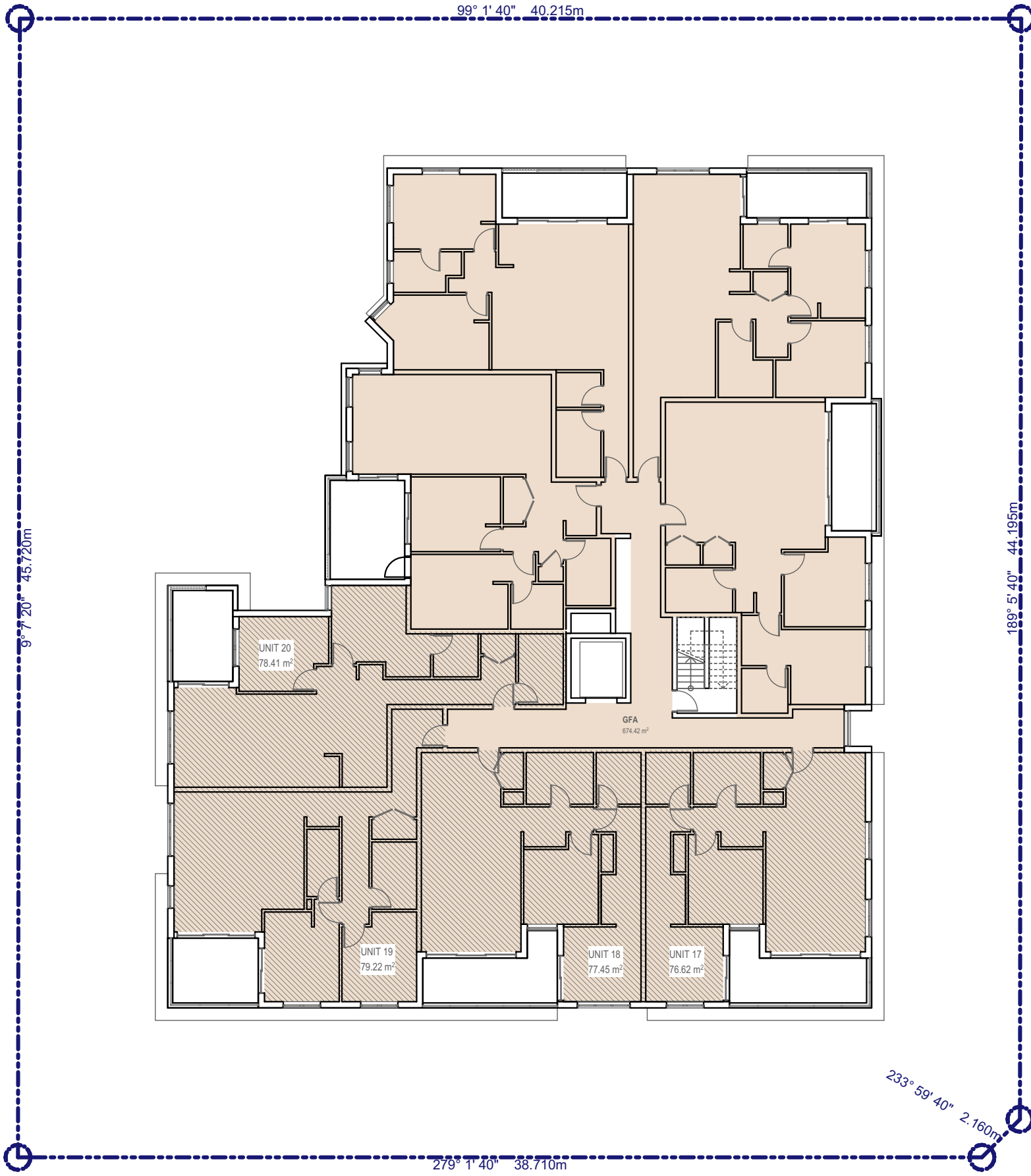
JOB No.:  
**08446 DA-C:18**

ISSUE:  
**C**

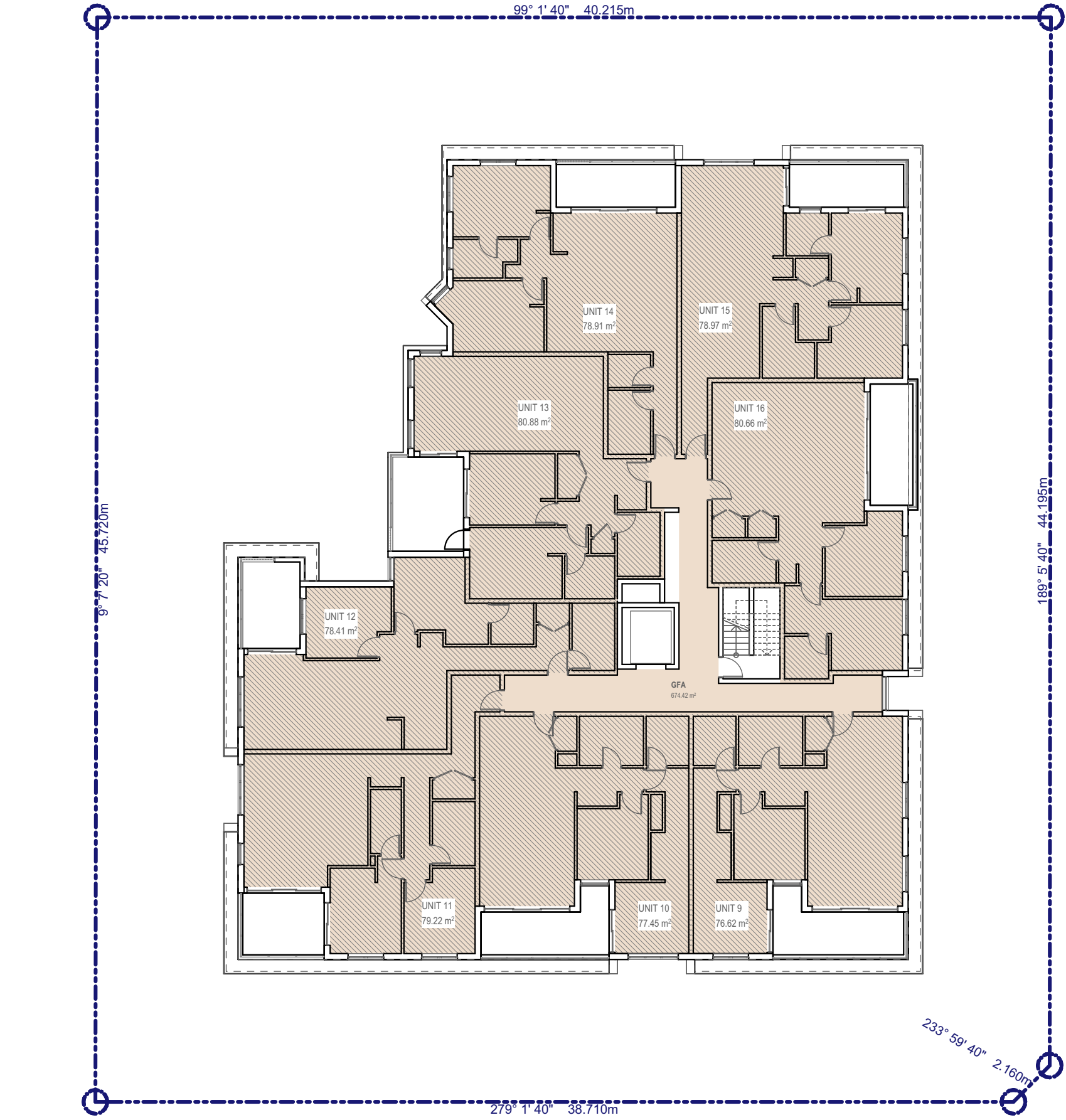




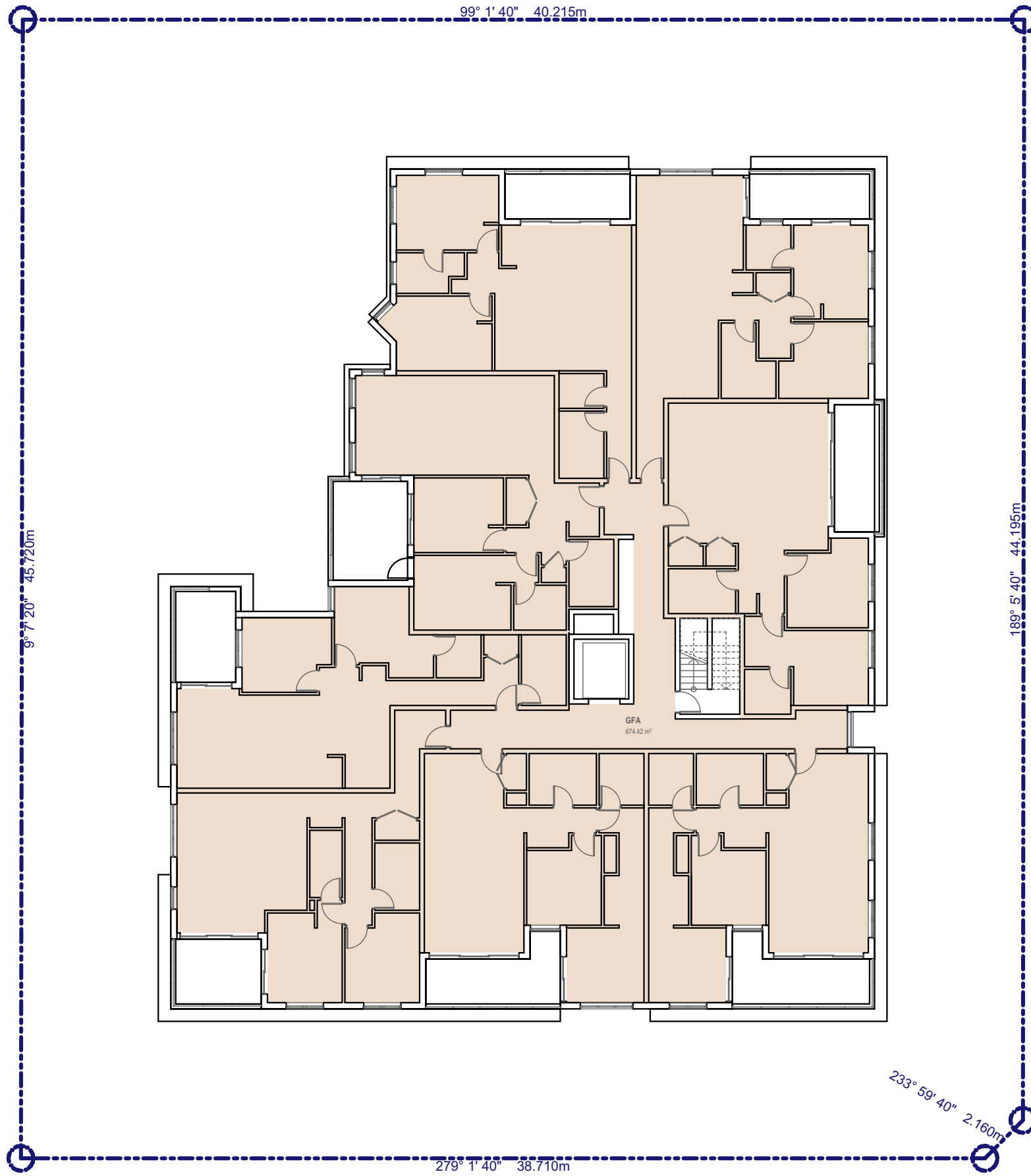
1 Area Calculation- AH Ground Floor



3 Area Calculation- AH Second Floor



2 Area Calculation- AH First Floor



4 Area Calculation-AH Third Floor

## AFFORDABLE UNIT AREA CALCULATION

SITE AREA = 1837.72M<sup>2</sup>

FSR (permissible) = 1:1

FSR (proposed) = 1.44:1

GFA Ground Floor = 633.30m<sup>2</sup>

First Floor = 674.42m<sup>2</sup>

Second Floor = 674.42m<sup>2</sup>

Third Floor = 674.42m<sup>2</sup>

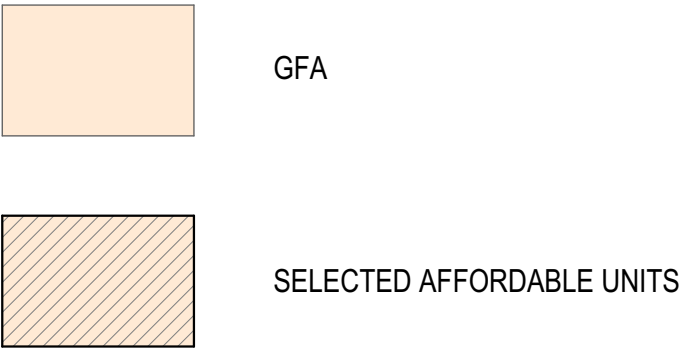
Total GFA = 2656.56m<sup>2</sup>

1:1 + 0.446:1 = 1.446:1

1469.91 + 1186.65 = 2656.56m<sup>2</sup>

## AFFORDABLE UNIT SCHEDULE

NAME	FLOOR	NO. OF BEDS	AREA
UNIT 4	GROUND	2	78.07
UNIT 6	GROUND	1	57.29
UNIT 7	GROUND	1	54.06
UNIT 8	GROUND	1	54.41
UNIT 9	FIRST FLOOR	2	76.62
UNIT 10	FIRST FLOOR	2	77.45
UNIT 11	FIRST FLOOR	2	79.22
UNIT 12	FIRST FLOOR	2	78.41
UNIT 13	FIRST FLOOR	2	80.88
UNIT 14	FIRST FLOOR	2	78.91
UNIT 15	FIRST FLOOR	2	78.97
UNIT 16	FIRST FLOOR	2	80.66
UNIT 17	SECON FLOOR	2	76.62
UNIT 18	SECON FLOOR	2	77.45
UNIT 19	SECON FLOOR	2	79.22
UNIT 20	SECON FLOOR	2	78.41
TOTAL 16 UNITS		TOTAL AREA	1186.65



DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
Print Date:	Wednesday, 23 March 2016 3:52 PM			



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NORTH:

PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Area Calculation- Affordable  
Housing

DESIGNED: IC DRAWN: MR COMMENCED: OCT 2015 SCALE: AS NOTED PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:19

ISSUE:  
C





DA-C	ISSUED FOR ADDITIONAL INFORMATION	MAR 16	MR	IC
DA-B	ISSUED FOR ADDITIONAL INFORMATION	FEB 16	MR	IC
DA-A	ISSUED FOR DEVELOPMENT APPLICATION	NOV 15	MR	IC
ISSUE		DATE	DRAWN	CHECKED
Print Date: Wednesday, 23 March 2016 3:52 PM				



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 manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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NORTH:

PROJECT STATUS:  
Development Application

Zhinar Zhinar Architects  
Pty Ltd

SHEET TITLE:  
Photomontage

DESIGNED: IC    DRAWN: MR    COMMENCED: OCT 2015    SCALE: AS NOTED    PRINT: A1 SHEET  
L.G.A: Bankstown Council



PROJECT:  
Residential Flat Building  
23-27 Marshall Street,  
Bankstown NSW 2200  
JOB No.:  
08446 DA-C:20

ISSUE:  
C