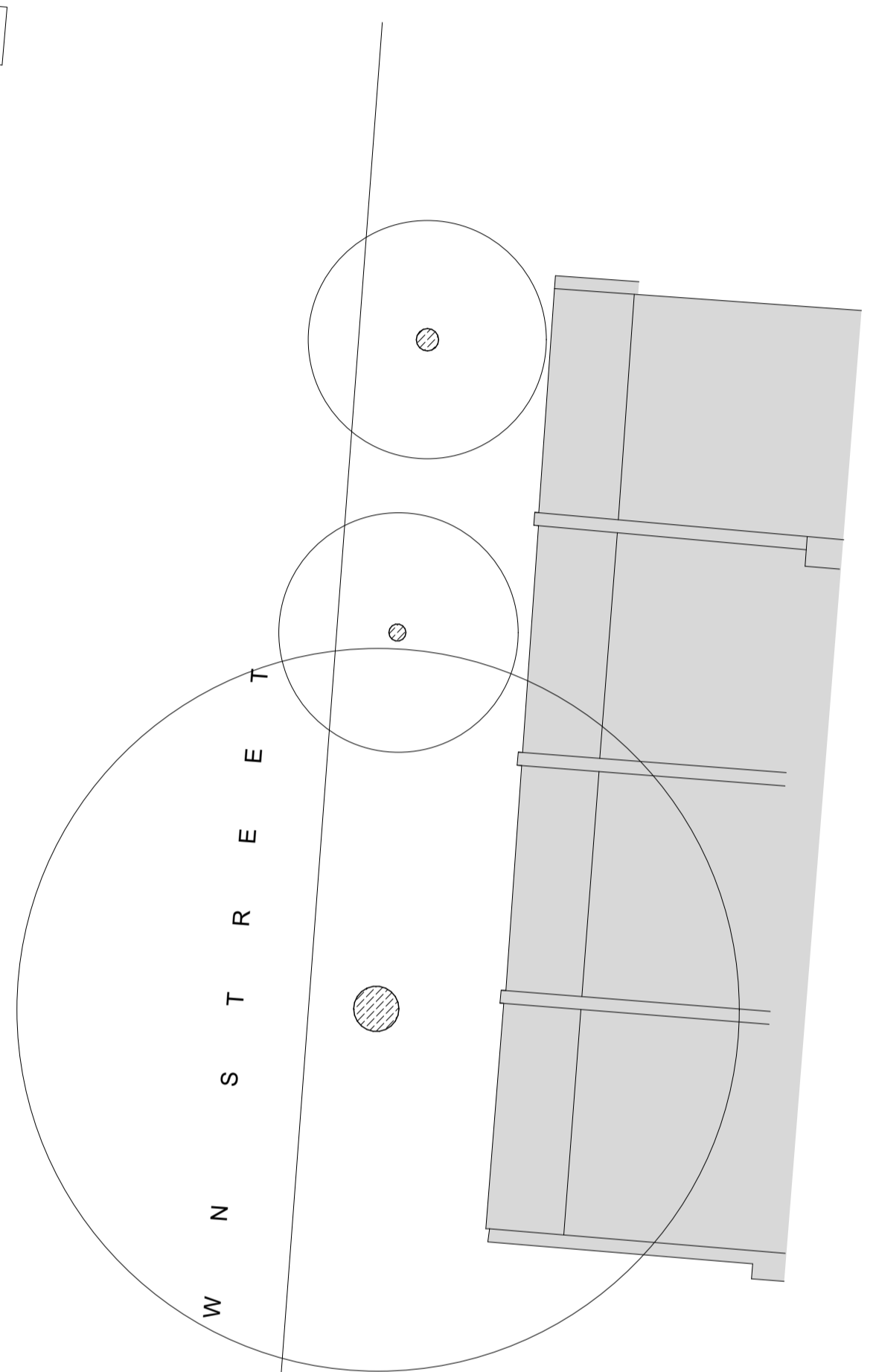
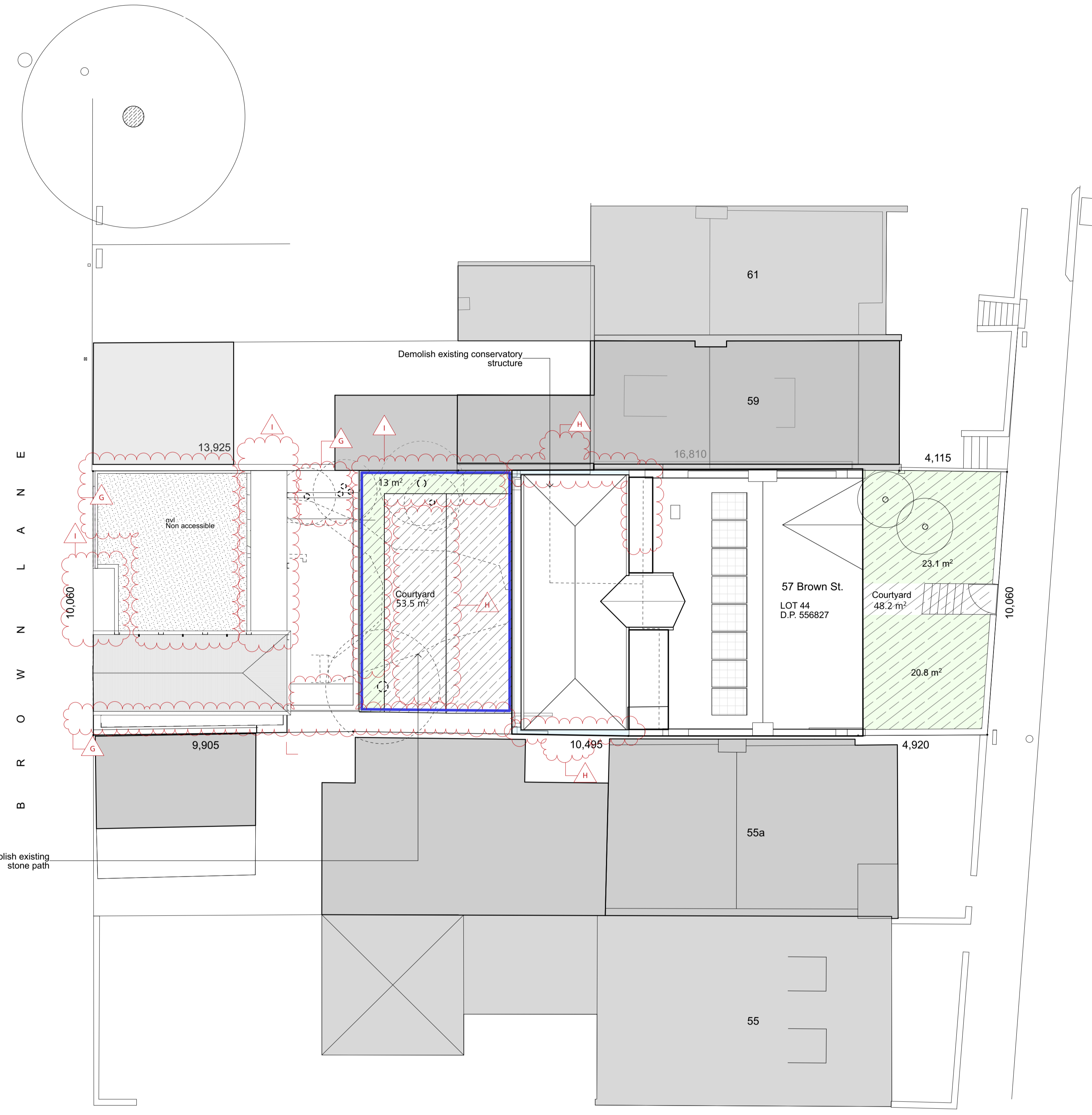
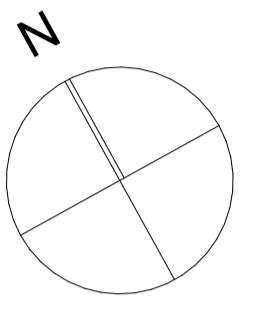


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This drawing has been prepared in conjunction with the following drawings:

- Structural -
- Electrical -
- Mechanical -
- Hydraulic -
- Landscape -
- Survey -



Minimum unbuilt upon area and deep soil landscape requirements

- 1) Minimum deep soil landscaped area = 12% of site area
 = 12% x 346.6 m²
 = 41.6 m²
 Proposed deep soil landscaped area = 56.9 m²
- 2) Minimum unbuilt upon area = 18% of site area
 = 18% x 346.6 m²
 = 62.4 m²
 Proposed unbuilt upon area = 101.7 m²
- 3) Minimum Principle rear area = 35 m²
 (with minimum dimension of 3 m)
 Proposed principle rear area = 51 m²
 (with minimum dimension of 3 m)

- Existing trees retained
- Existing trees to be removed/relocated

I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
G	Section 4.55(4) Application	19/03/24
F	Section 4.55(3) Application	15/06/22
E	Section 4.55(2) Application	20/08/21
D	Preliminary Client Submission	02/06/21
C	Landscape info for S 4.55 APPLICATION	25/11/20
B	SECTION 4.55 APPLICATION	310720
A	PRELIMINARY ISSUE	081019
issue	amendment	date



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 tel +61 (02) 9393 1700 - fax +61(02) 9319 1128 -

Alterations And Additions to

57 Brown Street, Paddington

Site Plan

plot date	scale	drawn	checked
14/5/2025	1:100	@A1 XX	GO
Project No.	drawing No.	revision	

1824 DA.101 I

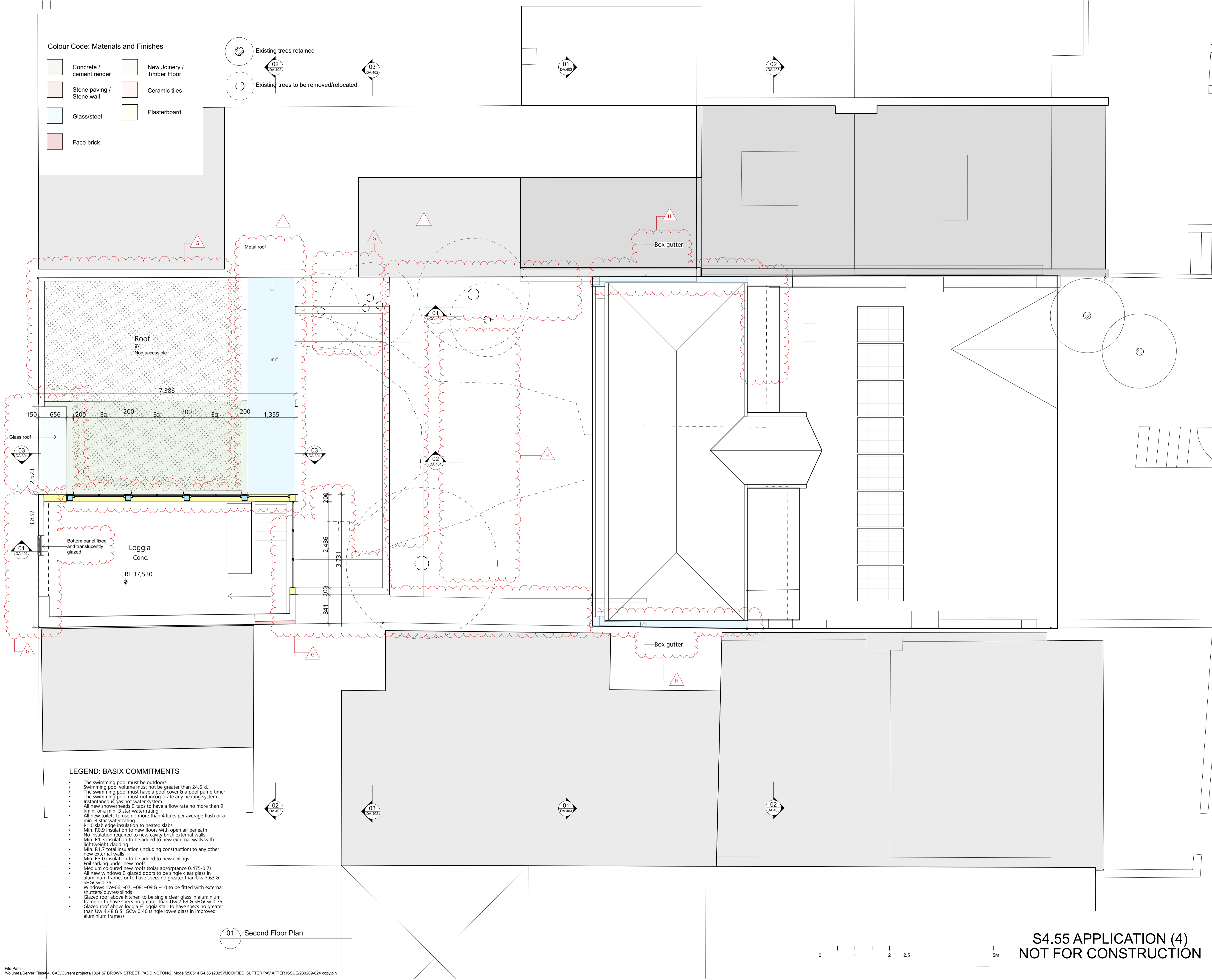
**S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION**

01 Site Plan

Colour Code: Materials and Finishes

- | | | | |
|--|---------------------------|--|----------------------------|
| | Concrete / cement render | | New Joinery / Timber Floor |
| | Stone paving / Stone wall | | Ceramic tiles |
| | Glass/steel | | Plasterboard |
| | Face brick | | |

- | | |
|--|--|
| | Existing trees retained |
| | Existing trees to be removed/relocated |

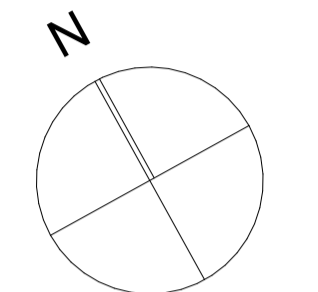


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- Structural -
- Electrical -
- Mechanical -
- Hydraulic -
- Landscape -
- Survey -



a	Adjustable	lv	Louvre
b	Bath	mdf	Med. Density Fibreboard
bhhd	Bulkhead	m	Mirror
bkpv	Brick Paving	mc	Metal Cladding
bsn	Basin	mr	Moisture Resistant
bwk	Brickwork	mrf	Metal Roofing
cltk	Concrete Blockwork	ms	Mild Steel
cbg	Colour backed glass	msb	Main Switchboard
clc	Compressed fibre cement	opgl	Opaque Glazing
clj	Control Joint	ov	Oven
cr	Cement Render	pbd	Plasterboard
crf	Concrete Roof Tiles	pc	Polished Chrome
conc	Concrete	pcconc	Polished Concrete
cos	Check On Site	ply	Plywood
cp	Chrome Plated	ref	Refrigerator
cbd	Cupboard	RL	Reduced Level
cpt	Carpet	rwh	Rainwater Head
ct	Ceramic Tiles	s	Sink
dp	Downpipe	sc	Satin Chrome
dpc	Damp Proof Course	sh	Shadow Line
dw	Dishwasher	shr	Shower
ECL	Existing Ceiling Level	sk	Skirting
EFL	Existing Floor Level	slrf	State Roofing
EGL	Existing Ground Line	sp	Set Plaster
ej	Expansion Joint	ss	Stainless Steel
Fbwk	Face Brickwork	st	Stone
fc	Fibre Cement	stpv	Stone Paving
FCL	Finished Ceiling Level	tc	Terracotta
fg	Fixed Glazing	td	Timber Decking
gpc	Gal coated Fibre Glass	tt	Terracotta Roof Tiles
FGL	Finished Ground Level	tf	Timber Strip Floor
fh	Fire Hydrant	tph	Toilet Paper Holder
fhr	Fire Hose Reel	tpq	Timber Parquet
FFL	Finished Floor Level	tr	Towel Rail
fw	Floor Waste	trz	Terrazzo
FSL	Finished Structural Level	tv	Timber Veneer (MDF)
grano	Granolithic	ur	Urinal
gvl	Gravel	vl	Vinyl
hp	Hot Plate	wb	Weatherboard
hwd	Hardwood	wc	Water Closet
hwu	Hot Water Unit	wpm	Waterproofing Membrane
lam	Laminate Finish	wrc	Wardrobe
		wrc	Western Red Cedar

- Existing structure to be retained
- Existing structure to be demolished
- New structure shown in plan/section

Issue	Description	Date
I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
G	Section 4.55(4) Application	19/03/24
F	Section 4.55(3) Application	15/06/22
E	Section 4.55(2) Application	20/08/21
D	Preliminary Client Submission	02/08/21
C	Landscape info for S 4.55 APPLICATION	25/11/20
B	SECTION 4.55 APPLICATION	310720
A	PRELIMINARY ISSUE	081019



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Alterations And Additions to

57 Brown Street, Paddington

Second Floor Plan

plot date	scale	drawn	checked
14/5/2025	1:50 @ A3	XX	GO
Project No.	1:100 @ A1	XX	GO
drawing No.			revision

1824 DA.203 I

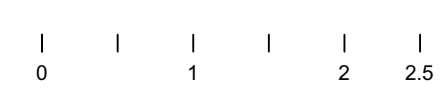
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LEGEND: BASIX COMMITMENTS

- The swimming pool must be outdoors
- Swimming pool volume must not be greater than 24.6 kL
- The swimming pool must have a pool cover & a pool pump timer
- The swimming pool must not incorporate any heating system
- Instantaneous gas hot water system
- All new showerheads & taps to have a flow rate no more than 9 l/min. or a min. 3 star water rating
- All new toilets to use no more than 4 litres per average flush or a min. 3 star water rating
- R1.0 slab edge insulation to heated slabs
- Min. R0.9 insulation to new floors with open air beneath
- No insulation required to new cavity brick external walls
- Min. R1.3 insulation to be added to new external walls with lightweight cladding
- Min. R1.7 total insulation (including construction) to any other new external walls
- Min. R3.0 insulation to be added to new ceilings
- Foil banking under new roofs
- Medium coloured new roofs (solar absorbance 0.475-0.7)
- All new windows & glazed doors to be single clear glass in aluminium frames or to have specs no greater than Uw 7.63 & SHGCw 0.75
- Windows 1W-06, -07, -08, -09 & -10 to be fitted with external shutters/ouvers/blinds
- Glazed roof above kitchen to be single clear glass in aluminium frame or to have specs no greater than Uw 7.63 & SHGCw 0.75
- Glazed roof above loggia & loggia stair to have specs no greater than Uw 4.48 & SHGCw 0.46 (single low-e glass in improved aluminium frames)

01 Second Floor Plan

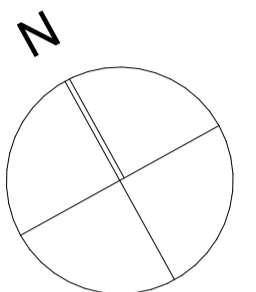
**S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION**



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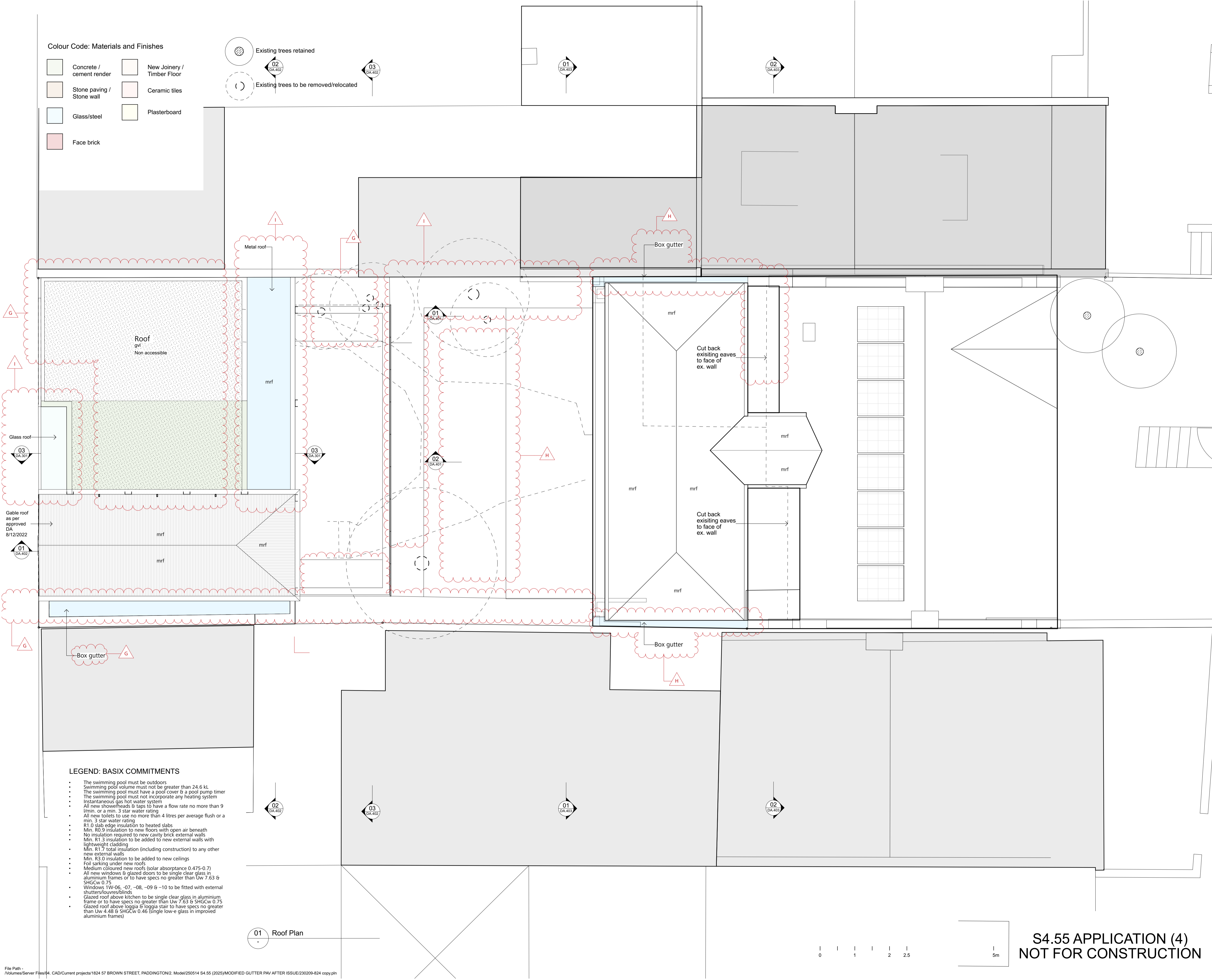
- Structural -
- Electrical -
- Mechanical -
- Hydraulic -
- Landscape -
- Survey -



Colour Code: Materials and Finishes

- Concrete / cement render
- Stone paving / Stone wall
- Glass/steel
- Face brick
- New Joinery / Timber Floor
- Ceramic tiles
- Plasterboard

- Existing trees retained
- Existing trees to be removed/relocated



a	Adjustable	lv	Louvre
b	Bath	mdf	Med. Density Fibreboard
bhhd	Bulkhead	m	Mirror
bkpv	Brick Paving	mc	Metal Cladding
bsn	Basin	mr	Moisture Resistant
bwk	Brickwork	mrf	Metal Roofing
cbk	Concrete Blockwork	ms	Mild Steel
cbg	Colour backed glass	msb	Main Switchboard
clc	Compressed fibre cement	oggl	Opaque Glazing
cj	Control Joint	ov	Oven
cr	Cement Render	pbd	Plasterboard
crt	Concrete Roof Tiles	pc	Polished Chrome
conc	Concrete	pcconc	Polished Concrete
cos	Check On Site	ply	Plywood
cp	Chrome Plated	ref	Refrigerator
cbd	Cupboard	RL	Reduced Level
cpt	Carpet	rwh	Rainwater Head
ct	Ceramic Tiles	s	Sink
dp	Downpipe	sc	Satin Chrome
dpc	Damp Proof Course	sh	Shadow Line
dw	Dishwasher	shr	Shower
ECL	Existing Ceiling Level	sk	Skirting
EFL	Existing Floor Level	slrf	State Roofing
EGL	Existing Ground Line	sp	Set Plaster
ej	Expansion Joint	ss	Stainless Steel
Fbwk	Face Brickwork	st	Stone
fc	Fibre Cement	stp	Stone Paving
FCL	Finished Ceiling Level	tc	Terracotta
fg	Fixed Glazing	td	Timber Decking
gpc	Gal coated Fibre Glass	tt	Terracotta Roof Tiles
FGL	Finished Ground Level	tf	Timber Strip Floor
fh	Fire Hydrant	tph	Toilet Paper Holder
fhr	Fire Hose Reel	tpq	Timber Parquet
FFL	Finished Floor Level	tr	Towel Rail
fw	Floor Waste	trz	Terrazzo
FSL	Finished Structural Level	tv	Timber Veneer (MDF)
grano	Granolithic	ur	Urinal
gvl	Gravel	vi	Vinyl
hp	Hot Plate	wb	Weatherboard
hwd	Hardwood	wc	Water Closet
hwu	Hot Water Unit	wpm	Waterproofing Membrane
lam	Laminate Finish	wr	Wardrobe
		wrc	Western Red Cedar

- Existing structure to be retained
- Existing structure to be demolished
- New structure shown in plan/section

I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
G	Section 4.55(4) Application	19/03/24
F	Section 4.55(3) Application	15/06/22
E	Section 4.55(2) Application	20/08/21
D	Preliminary Client Submission	02/08/21
C	Landscape info for S 4.55 APPLICATION	25/11/20
B	SECTION 4.55 APPLICATION	310720
A	PRELIMINARY ISSUE	081019
issue	amendment	date



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Alterations And Additions to

57 Brown Street, Paddington

Roof Plan

plot date	scale	drawn	checked
14/5/2025	1:50 @ A3	XX	GO
Project No.	1:100 @ A1	XX	revision
	drawing No.		

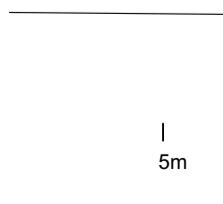
1824 DA.204 I

LEGEND: BASIX COMMITMENTS

- The swimming pool must be outdoors
- Swimming pool volume must not be greater than 24.6 kL
- The swimming pool must have a pool cover & a pool pump timer
- The swimming pool must not incorporate any heating system
- Instantaneous gas hot water system
- All new showerheads & taps to have a flow rate no more than 9 l/min. or a min. 3 star water rating
- All new toilets to use no more than 4 litres per average flush or a min. 3 star water rating
- R1.0 slab edge insulation to heated slabs
- Min. R0.9 insulation to new floors with open air beneath
- No insulation required to new cavity brick external walls
- Min. R1.3 insulation to be added to new external walls with lightweight cladding
- Min. R1.7 total insulation (including construction) to any other new external walls
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- Medium coloured new roofs (solar absorbance 0.475-0.7)
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01 Roof Plan

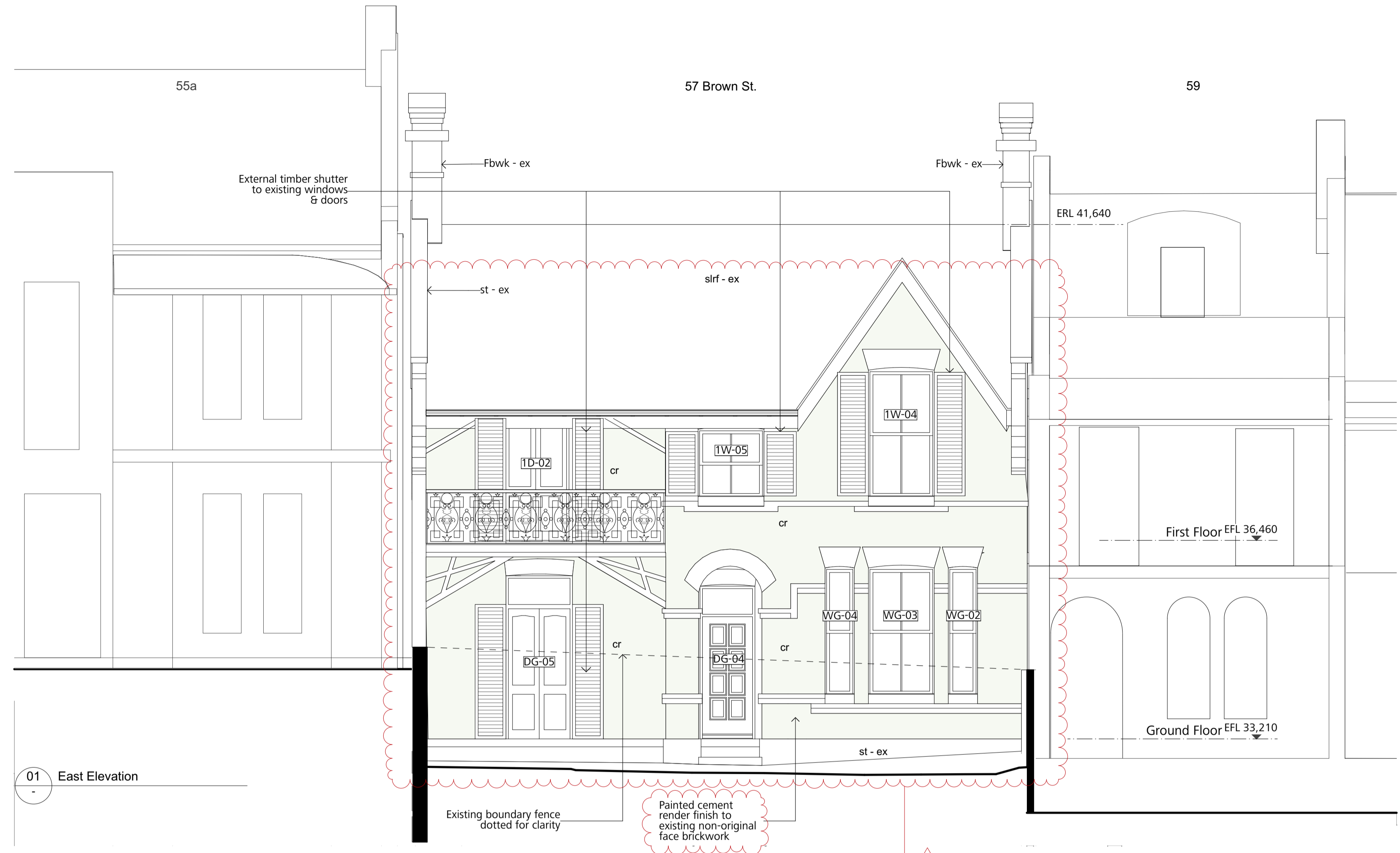
**S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION**



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This drawing has been prepared in conjunction with the following drawings:

Structural	-
Electrical	-
Mechanical	-
Hydraulic	-
Landscape	-
Survey	-



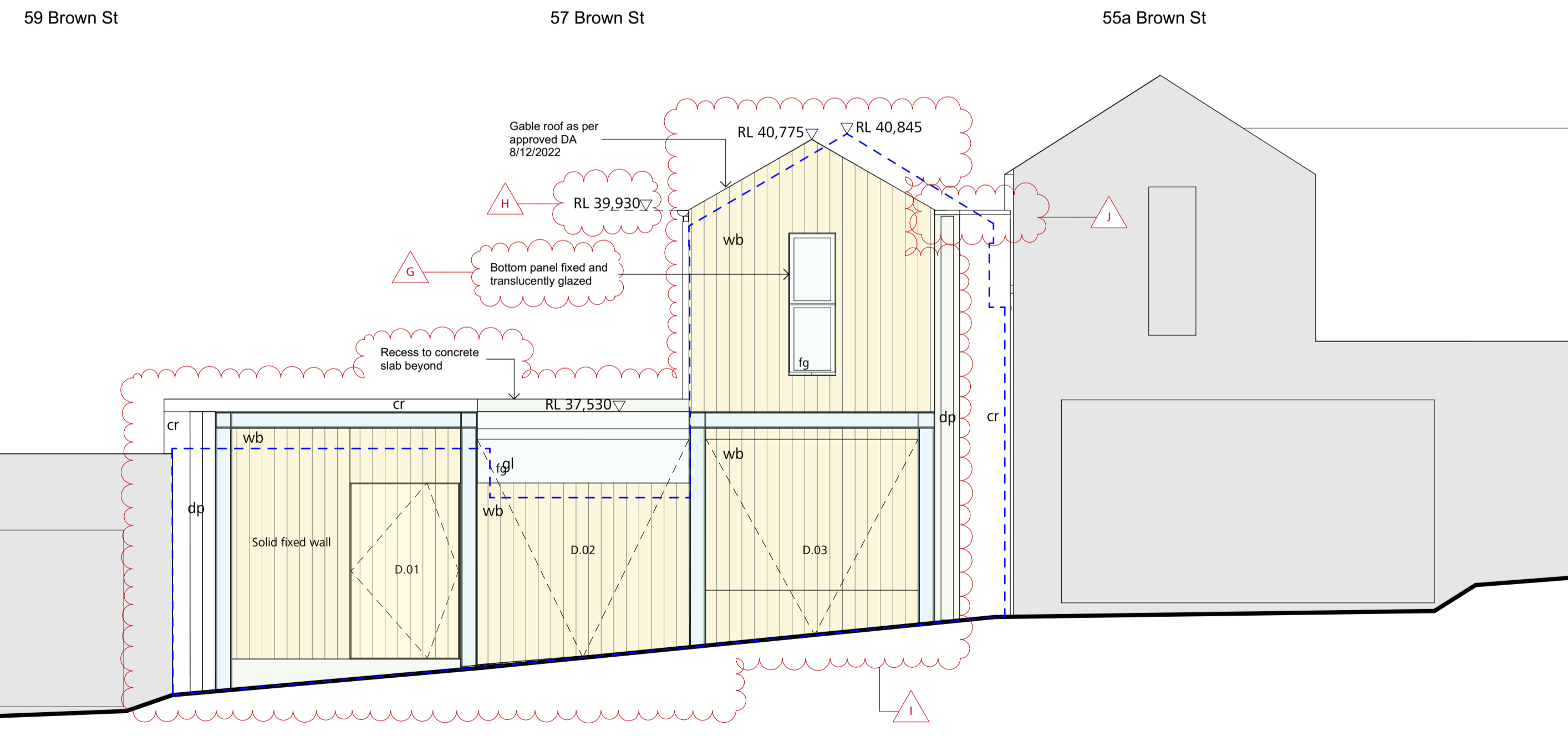
Colour Code: Materials and Finishes

Concrete / cement render	New Joinery / Timber Floor
Stone paving / Stone wall	Ceramic tiles
Glass/steel	Plasterboard
Face brick	

01 East Elevation

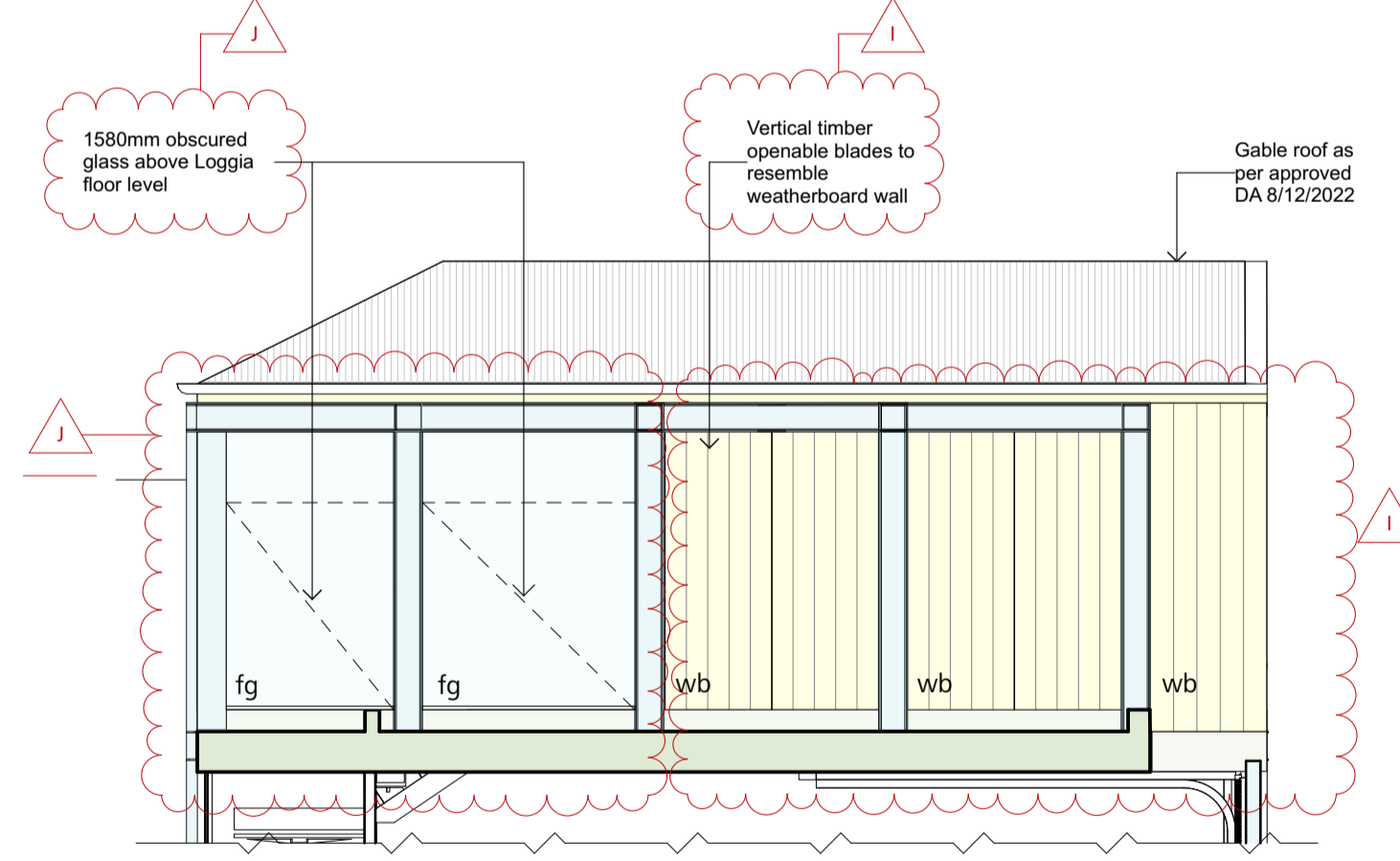
a	Adjustable	lv	Louvre
b	Bath	mdf	Med. Density Fibreboard
bhd	Bulkhead	m	Mirror
bkp	Brick Paving	mc	Metal Cladding
bsn	Basin	mr	Moisture Resistant
bwk	Brickwork	mrf	Metal Roofing
clk	Concrete Blockwork	ms	Mild Steel
cbg	Colour backed glass	msb	Main Switchboard
clc	Compressed fibre cement	ogpl	Opaque Glazing
gj	Control Joint	ov	Oven
cr	Cement Render	pbd	Plasterboard
crf	Concrete Roof Tiles	pc	Polished Chrome
conc	Concrete	pcconc	Polished Concrete
cos	Check On Site	ply	Plywood
cp	Chrome Plated	ref	Refrigerator
cbd	Cupboard	RL	Reduced Level
car	Carpet	rwh	Rainwater Head
ct	Ceramic Tiles	s	Sink
dp	Downpipe	sc	Satin Chrome
dpc	Damp Proof Course	sh	Shadow Line
dw	Dishwasher	shr	Shower
ECL	Existing Ceiling Level	sk	Skirting
EFL	Existing Floor Level	slrf	State Roofing
EGL	Existing Ground Line	sp	Set Plaster
ej	Expansion Joint	ss	Stainless Steel
Fbwk	Face Brickwork	st	Stone
fc	Fibre Cement	stp	Stone Paving
FCL	Finished Ceiling Level	tc	Terracotta
fg	Fixed Glazing	td	Timber Decking
fgc	Gal coated Fibre Glass	tt	Terracotta Roof Tiles
FGL	Finished Ground Level	tf	Timber Strip Floor
fh	Fire Hydrant	tph	Toilet Paper Holder
fhr	Fire Hose Reel	tpq	Timber Parquet
FFL	Finished Floor Level	tr	Towel Rail
fw	Floor Waste	trz	Terrazzo
FSL	Finished Structural Level	tv	Timber Veneer (MDF)
grano	Granolithic	ur	Urinal
gvl	Gravel	vi	Vinyl
hp	Hot Plate	wb	Weatherboard
hw	Hardwood	wc	Water Closet
hwu	Hot Water Unit	wpm	Waterproofing Membrane
lam	Laminate Finish	wr	Wardrobe
		wrc	Western Red Cedar

Existing structure to be retained
Existing structure to be demolished
New structure shown in plan/section



* Note: Dotted line indicates approved S4.55 Application to DA 538/2016/3

02 West Elevation



03 North Elevation

J	Section 4.55(4) Application	14/05/25
I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
G	Section 4.55(4) Application	19/03/24
F	Section 4.55(3) Application	30/11/22
E	Section 4.55(3) Application	15/06/22
D	Section 4.55(2) Application	20/08/21
C	Preliminary Client Submission	02/08/21
B	SECTION 4.55 APPLICATION	31/07/20
A	PRELIMINARY ISSUE	08/10/19
P1	CLIENT PRESENTATION	06/08/19
issue	amendment	date



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Alterations And Additions to

57 Brown Street, Paddington

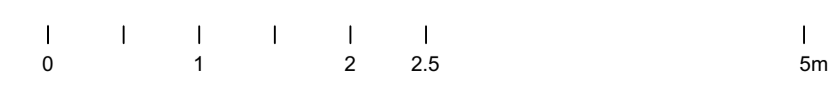
drawing

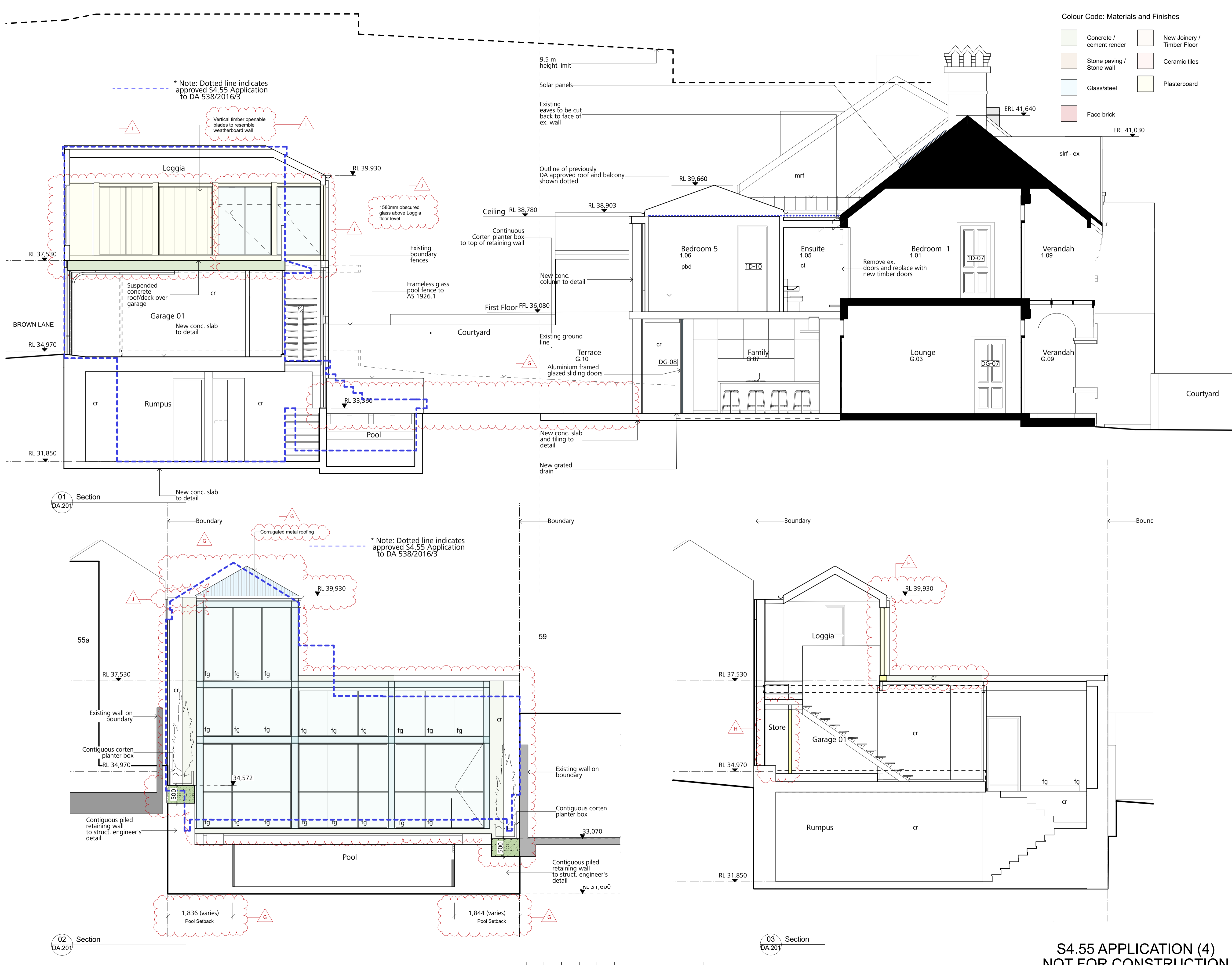
Elevations

plot date	scale	drawn	checked
14/5/2025	1:50 @ A3	XX	GO
Project No.	1:100 @ A1	XX	GO
	drawing No.		revision

1824 DA.301 J

S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION





Colour Code: Materials and Finishes

- Concrete / cement render
- Stone paving / Stone wall
- Glass/steel
- Face brick
- New Joinery / Timber Floor
- Ceramic tiles
- Plasterboard

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- This drawing has been prepared in conjunction with the following drawings:
- Structural -
 - Electrical -
 - Mechanical -
 - Hydraulic -
 - Landscape -
 - Survey -

a	Adjustable	lv	Louvre
b	Bath	mdf	Med. Density Fibreboard
bhhd	Bulkhead	m	Mirror
bkpv	Brick Paving	mc	Metal Cladding
bsn	Basin	mr	Moisture Resistant
bwk	Brickwork	mrf	Metal Roofing
clik	Concrete Blockwork	ms	Mild Steel
cbg	Colour backed glass	msb	Main Switchboard
clc	Compressed fibre cement	opgl	Opaque Glazing
cj	Control Joint	ov	Oven
cr	Cement Render	pbd	Plasterboard
cr	Concrete Roof Tiles	pc	Polished Chrome
conc	Concrete	pconc	Polished Concrete
cos	Check On Site	ply	Plywood
cp	Chrome Plated	ref	Refrigerator
cbd	Cupboard	rl	Reduced Level
cat	Carpet	rwh	Rainwater Head
ct	Ceramic Tiles	s	Sink
dp	Downpipe	sc	Satin Chrome
dpc	Damp Proof Course	sh	Shadow Line
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EFL	Existing Floor Level	slrf	State Roofing
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Fbwk	Face Brickwork	st	Stone
fc	Fibre Cement	stp	Stone Paving
FCL	Finished Ceiling Level	tc	Terracotta
fg	Fixed Glazing	td	Timber Decking
fgc	Gal coated Fibre Glass	trt	Terracotta Roof Tiles
FGL	Finished Ground Level	tf	Timber Strip Floor
fh	Fire Hydrant	tph	Toilet Paper Holder
fhr	Fire Hose Reel	tpq	Timber Parquet
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fw	Floor Waste	trz	Terrazzo
FSL	Finished Structural Level	ur	Timber Veneer (MDF)
grano	Granolithic	ur	Urinal
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hwd	Hardwood	wc	Water Closet
hwu	Hot Water Unit	wpm	Waterproofing Membrane
lam	Laminate Finish	wr	Wardrobe
		wrc	Western Red Cedar

- Existing structure to be retained
- Existing structure to be demolished
- New structure shown in plan/section

J	Section 4.55(4) Application	14/05/25
I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
G	Section 4.55(4) Application	19/03/24
F	Section 4.55(3) Application	30/11/22
E	Section 4.55(3) Application	15/06/22
D	Section 4.55(2) Application	20/08/21
C	Preliminary Client Submission	02/06/21
B	SECTION 4.55 APPLICATION	310720
A	PRELIMINARY ISSUE	081019
P1	CLIENT PRESENTATION	060819
issue	amendment	date



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Alterations And Additions to

57 Brown Street, Paddington

Sections

plot date	scale	drawn	checked
14/5/2025	1:50 @ A3	XX	GO
Project No.	1:100 @ A1	XX	revision
	drawing No.		

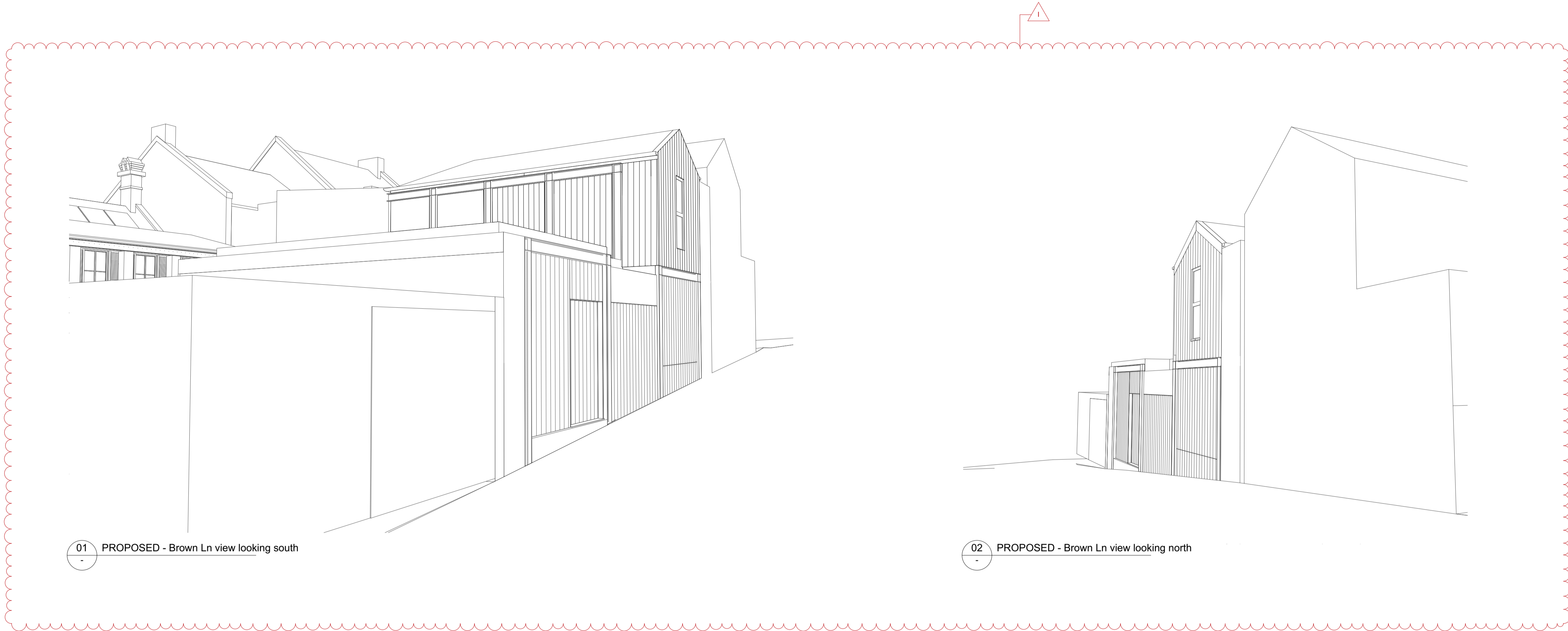
1824 DA.402 J

S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION

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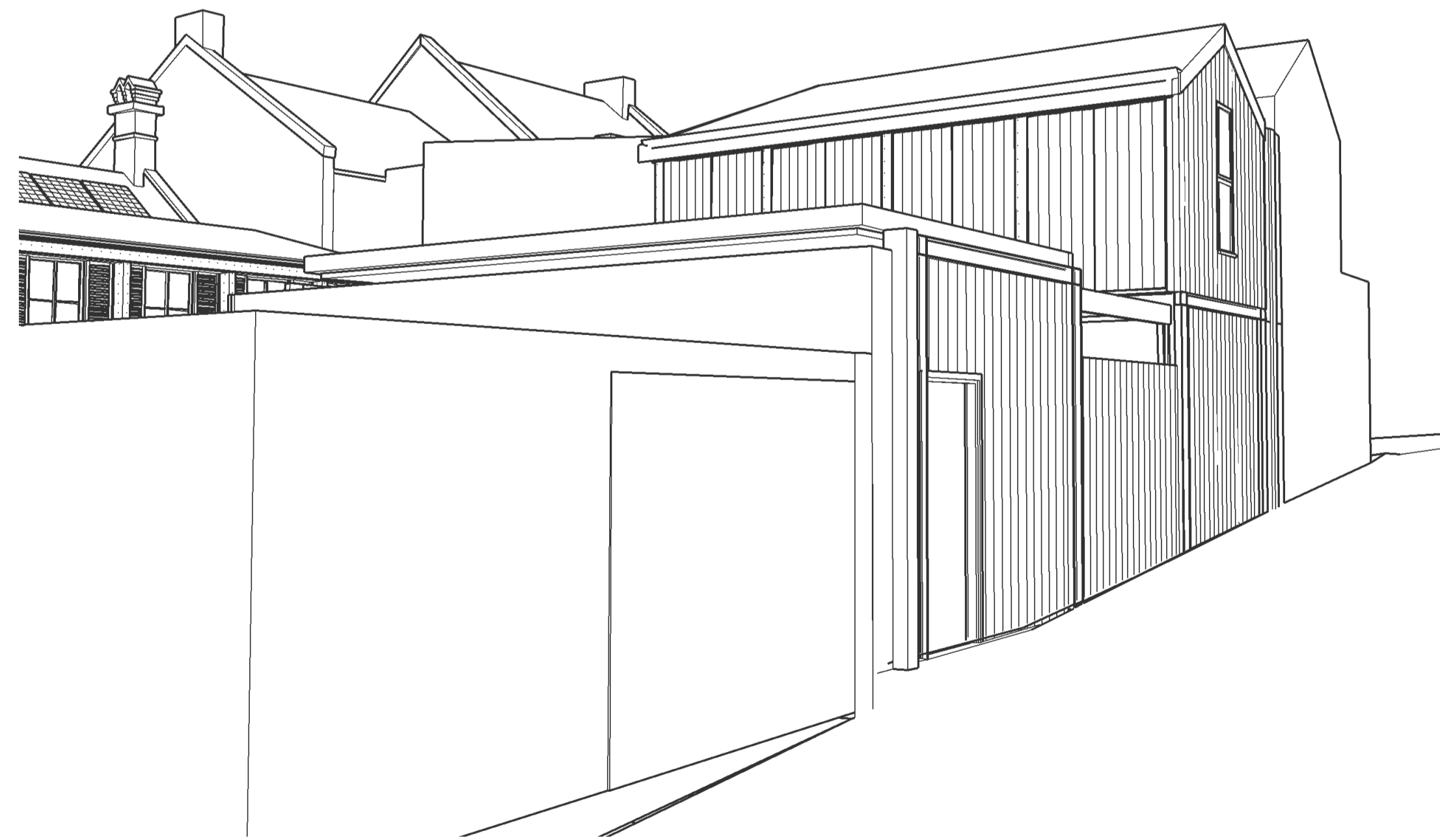
This drawing has been prepared in conjunction with the following drawings:

- Structural - _____
- Electrical - _____
- Mechanical - _____
- Hydraulic - _____
- Landscape - _____
- Survey - _____

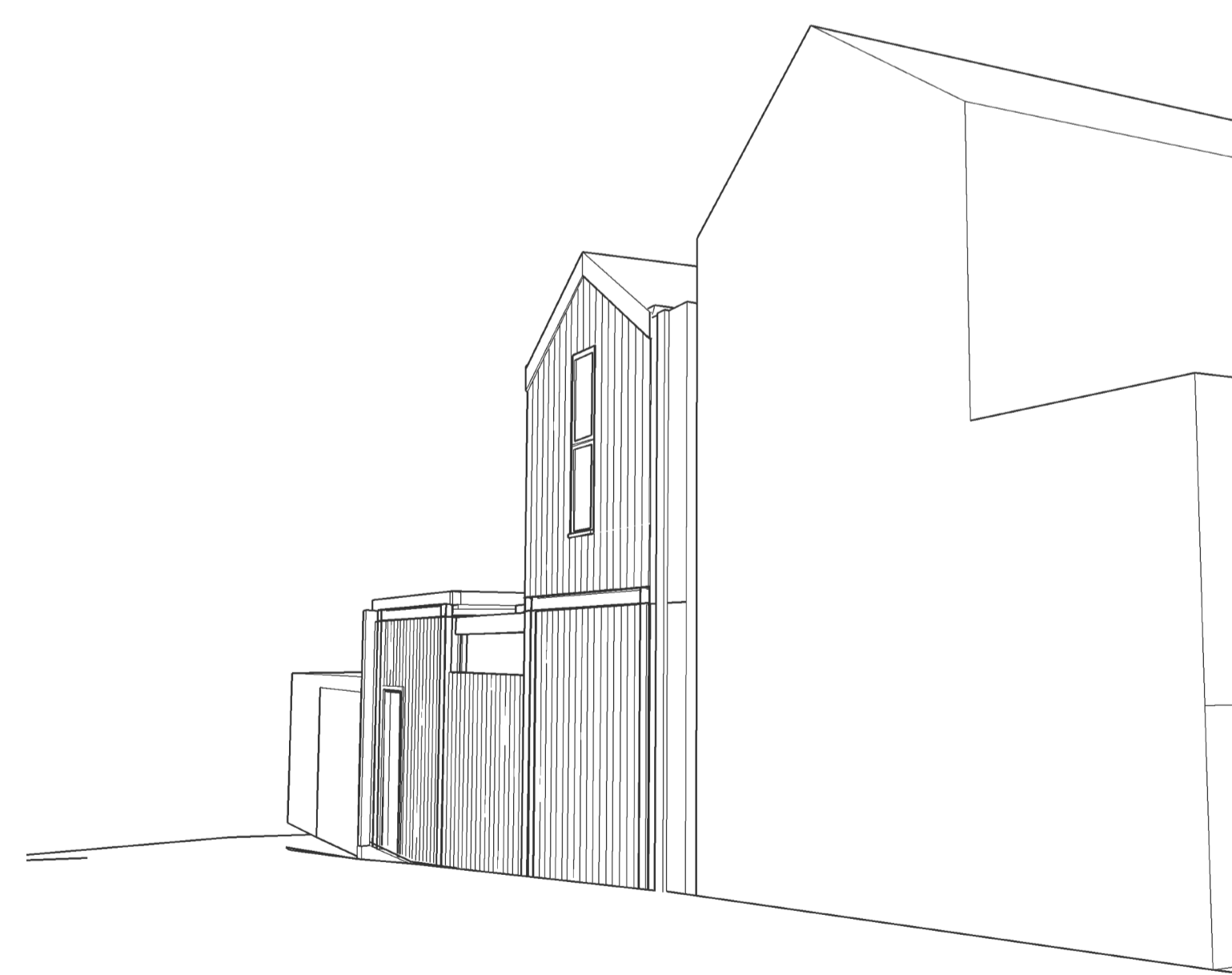


01 PROPOSED - Brown Ln view looking south

02 PROPOSED - Brown Ln view looking north



03 APPROVED - Brown Ln view looking south



04 APPROVED - Brown Ln view looking north

issue	amendment	date
I	Section 4.55(4) Application	28/03/25
H	Section 4.55(4) Application	24/05/24
A	Section 4.55(4) Application	19/03/24



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Alterations And Additions to

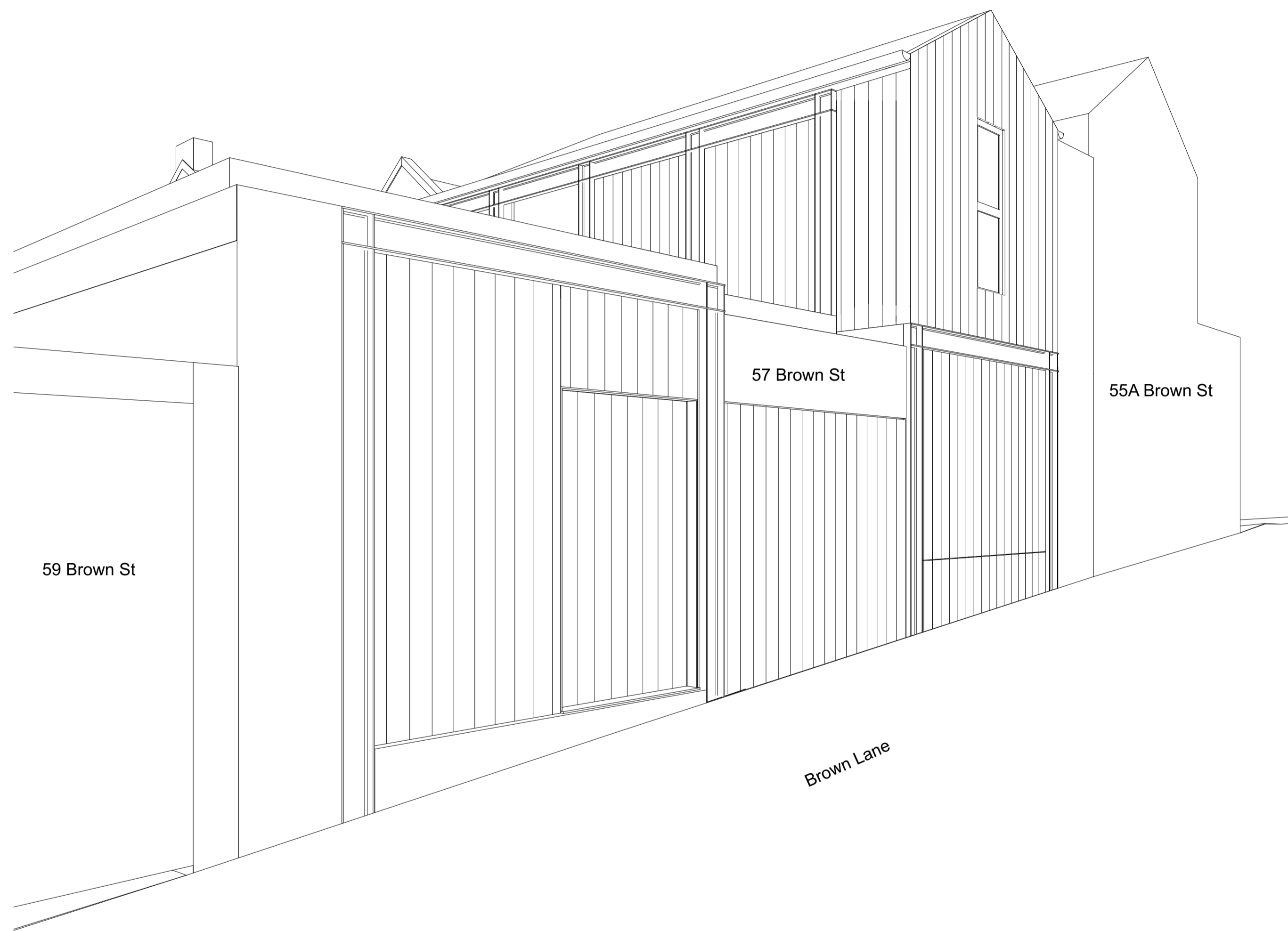
57 Brown Street, Paddington

Brown Ln views_03

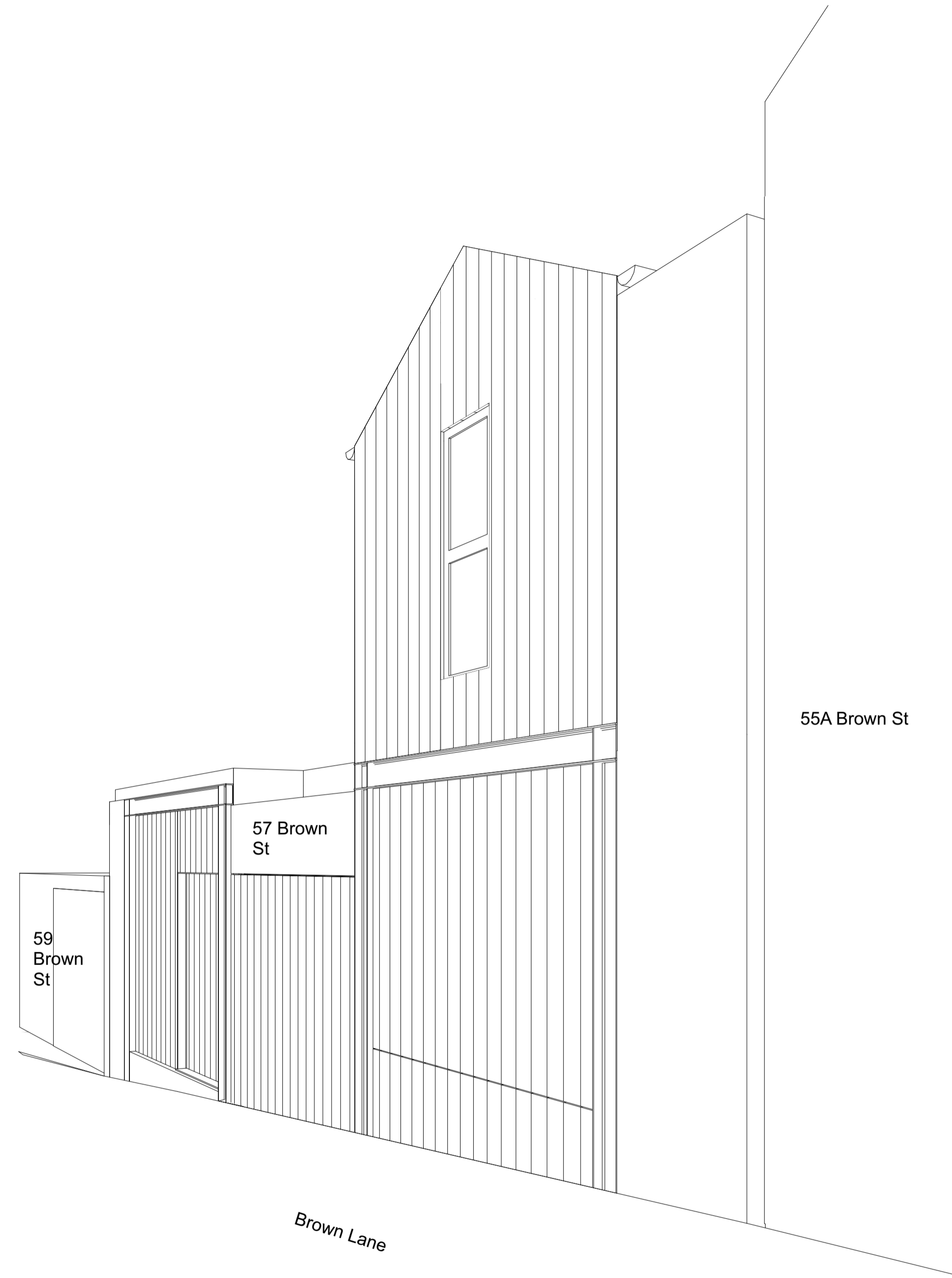
plot date	drawn	checked
14/5/2025	XX	GO

Project No. 1824 DA.430 revision 1

**S4.55 APPLICATION (4)
 NOT FOR CONSTRUCTION**



01 Brown Lane view



02 Brown Lane view

S4.55 APPLICATION (4)
NOT FOR CONSTRUCTION

The contractor shall confirm on site existing dimensions and conditions before commencement of works. All discrepancies should be reported to the architect for instructions.

Architectural Projects does not accept responsibility for the dimensional accuracy of any data contained in CAD or other attachments as it may be based on third party origin information. All information should be verified in writing.

This drawing has been prepared in conjunction with the following drawings:

- Structural -
- Electrical -
- Mechanical -
- Hydraulic -
- Landscape -
- Survey -

issue	amendment	date
A	Section 4.55(4) Application	28/03/25



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project
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Brown Ln views

plot date	drawn	checked
14/5/2025	XX	GO
Project No.	drawing No.	revision
1824	DA.431	A