

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL
OCCUPANCY, DETACHED GRANNY FLATS, FRONT FENCE AND ASSOCIATED TORRENS TITLE SUBDIVISION

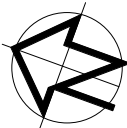
AT 5 GWANDALAN, PADSTOW NSW 2211



GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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DRAWING TITLE:
COVER PAGE

Demolition of existing structures and construction of a two-storey dual occupancy
with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:27:06 PM

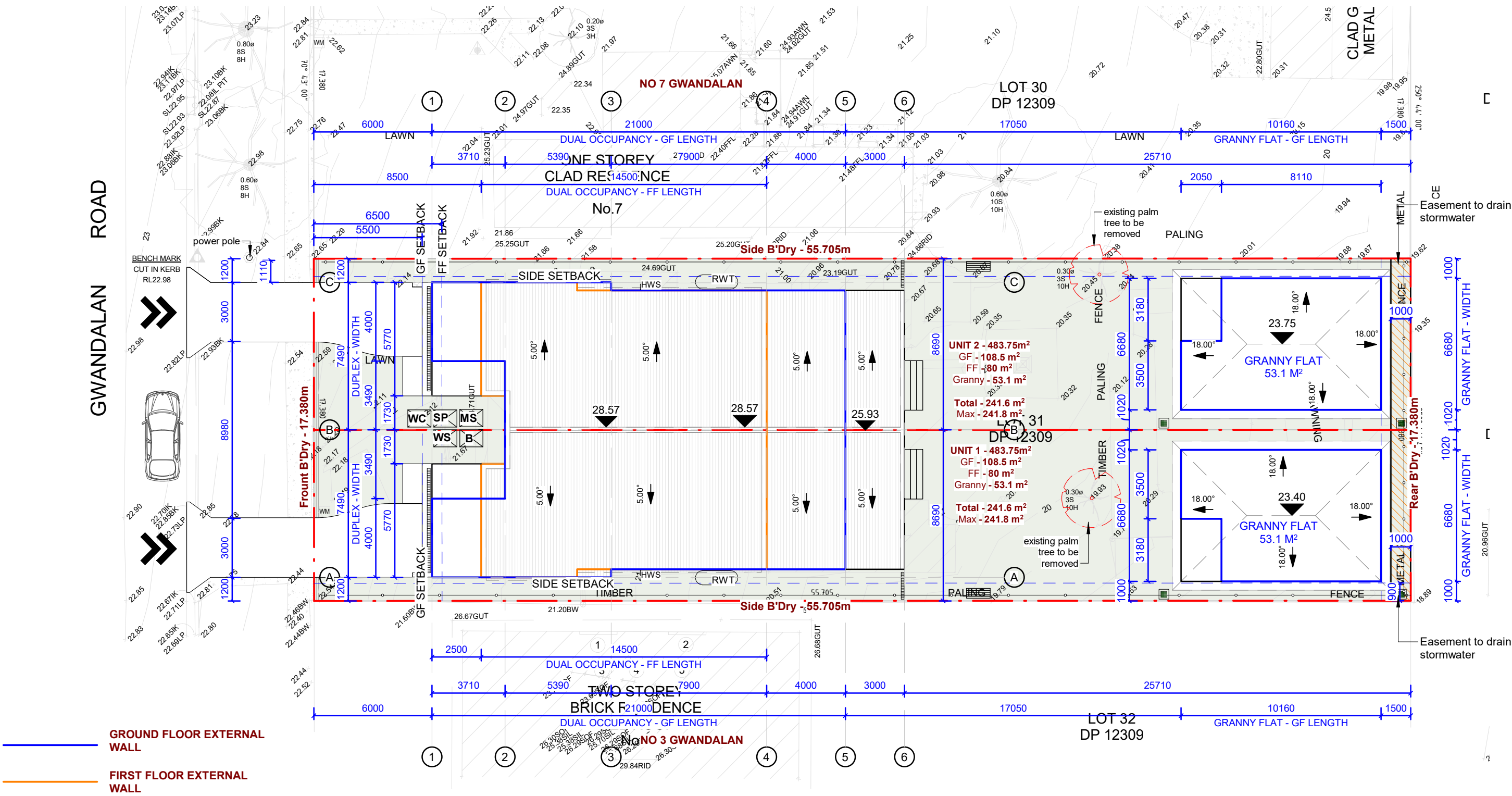
SCALE: (A2)

DRAWING NO: DA 00

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL OCCUPANCY, DETACHED GRANNY FLATS, FRONT FENCE AND ASSOCIATED TORRENS TITLE SUBDIVISION

AT 5 GWANDALAN RD, PADSTOW NSW 2211

BUILDING SUSTAINABILITY SPECIFICATIONS - BASIX COMMITMENTS		
THESE ARE THE SPECIFICATIONS UPON WHICH THE BASIX CERTIFICATE IS BASED. IF THEY VARY FROM DRAWINGS OR OTHER WRITTEN SPECIFICATIONS, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE. IF ONLY ONE SPECIFICATION IS DETAILED FOR A BUILDING ELEMENT, THAT SPECIFICATION APPLIES TO ALL INSTANCES OF THAT ELEMENT. IF ALTERNATE SPECIFICATIONS ARE DETAILED FOR A BUILDING ELEMENT, THE LOCATION AND EXTEND OF ALTERNATE SPECIFICATIONS MUST BE DETAILED BELOW AND/ OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.		
BASIX & SITE INFORMATION		
BASIX CERTIFICATE NO: 1744062M		
ASSESSOR NUMBER : 20731		
CLIMATE : 56		
...		
SITE DETAILS		
LOT NUMBER/SEC:		31
DP NUMBER:		12309
TOTAL SITE AREA 771.4 SQM		
	LOT 1	LOT 2
SITE AREA (m2)	483.75	483.75
STORMWATER		
RAIN WATER TANK		5000L/EACH
THERMAL COMFORT/ENERGY		
EXTERNAL WALL SURFACE:		BRICK VENEER
EXTERNAL WALL INSULATION:		R2.5
ROOF MATERIAL:		METAL
ROOF INSULATION:		ANTICON
ROOF COLOUR:		MEDIUM - SOLAR ABSORPTANCE 0475-0.7
CEILING INSULATION:		R6.0
HOT WATER SYSTEM:		UNIT 1 - GAS INTANTANEOUS - 5 STAR UNIT 2 - GAS INTANTANEOUS - 5 STAR
WINDOWS, GLAZED DOORS AND SKYLIGHTS		
WINDOW FRAME:		ALUMINIUM, SINGLE, CLEAR & LOW E
DOOR FRAME:		ALUMINIUM, SINGLE, CLEAR & LOW E



(M)	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF	(SKL)	VENTILATED SKYLIGHT	(SKL)	SKYLIGHT	(HWS)	WALL MOUNTED HOT WATER SYSTEM	(RWT)	RAINWATER TANK		CLOTHES LINE	(SA)	SMOKE ALARM TO COMPLY WITH AS.3786
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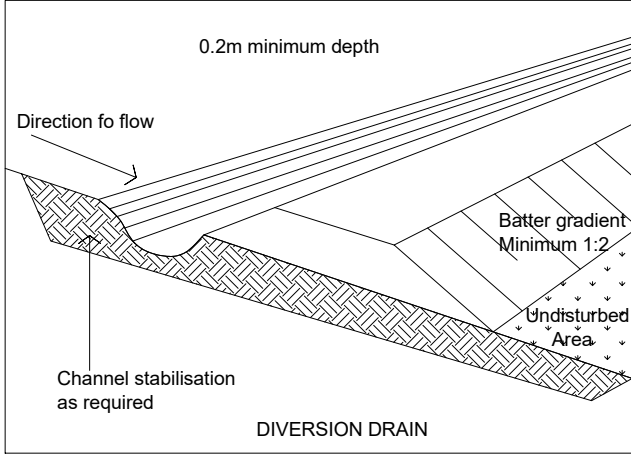
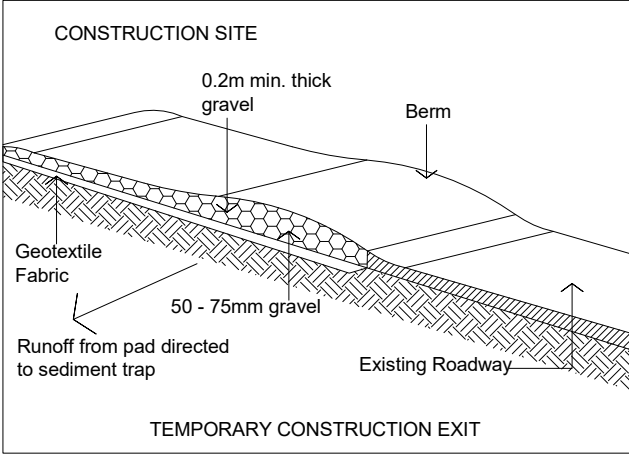
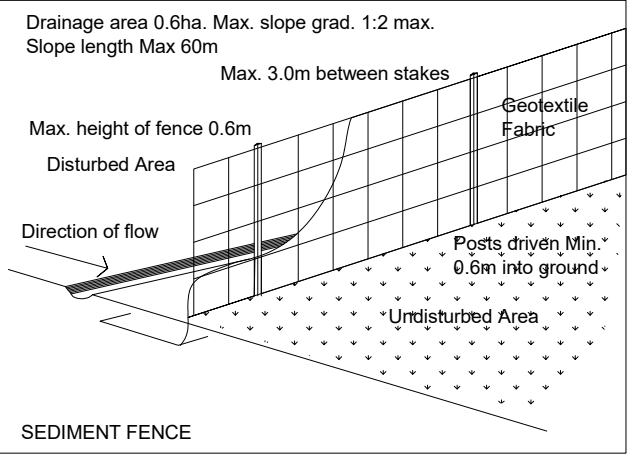
COMPLIANCE TABLE				
SITE AREA (SQM)	967.5 m ²			
	PROPOSED		STANDARD	COMPLIANT
UNITS	UNIT 1	UNIT 2		
AREA (SQM)	483.75	483.75		
	GROUND FLOOR	108.5	108.5	-
	FIRST FLOOR	80	80	-
	GRANNY FLAT	53.1	53.1	-
	TOTAL	241.6	241.6	-
FSR PERMISSIBLE	241.8	241.8	YES	YES
POS	110	110	Min 80 m ²	YES
LANDSCAPE	53.8% of front area to be landscape		40% of front area	YES

NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- MINIMIE DISTURBED AREA
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
- ROADS AND FOOTPATH TO BE SWEEP DAILY
- KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
- IF YOU DO NOT COMPLY YOU MAY LIABLE TO A \$1500 FINE

GENERAL LEGEND

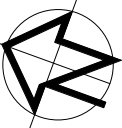
- SILT FENCE
STOCKPILE
MATERIAL STORAGE
WASTE STORAGE & RECYCLING AREA
GARBAGE BIN
ACCESS FOR VEHICLES
TREES TO BE REMOVED
TREES TO BE RETAINED



GENERAL NOTES

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- LEVELS SHOWN ARE APPOX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1		



EPW DESIGNS

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DRAWING TITLE:
SITE PLAN AND EROSION AND SEDIMENT CONTROL PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

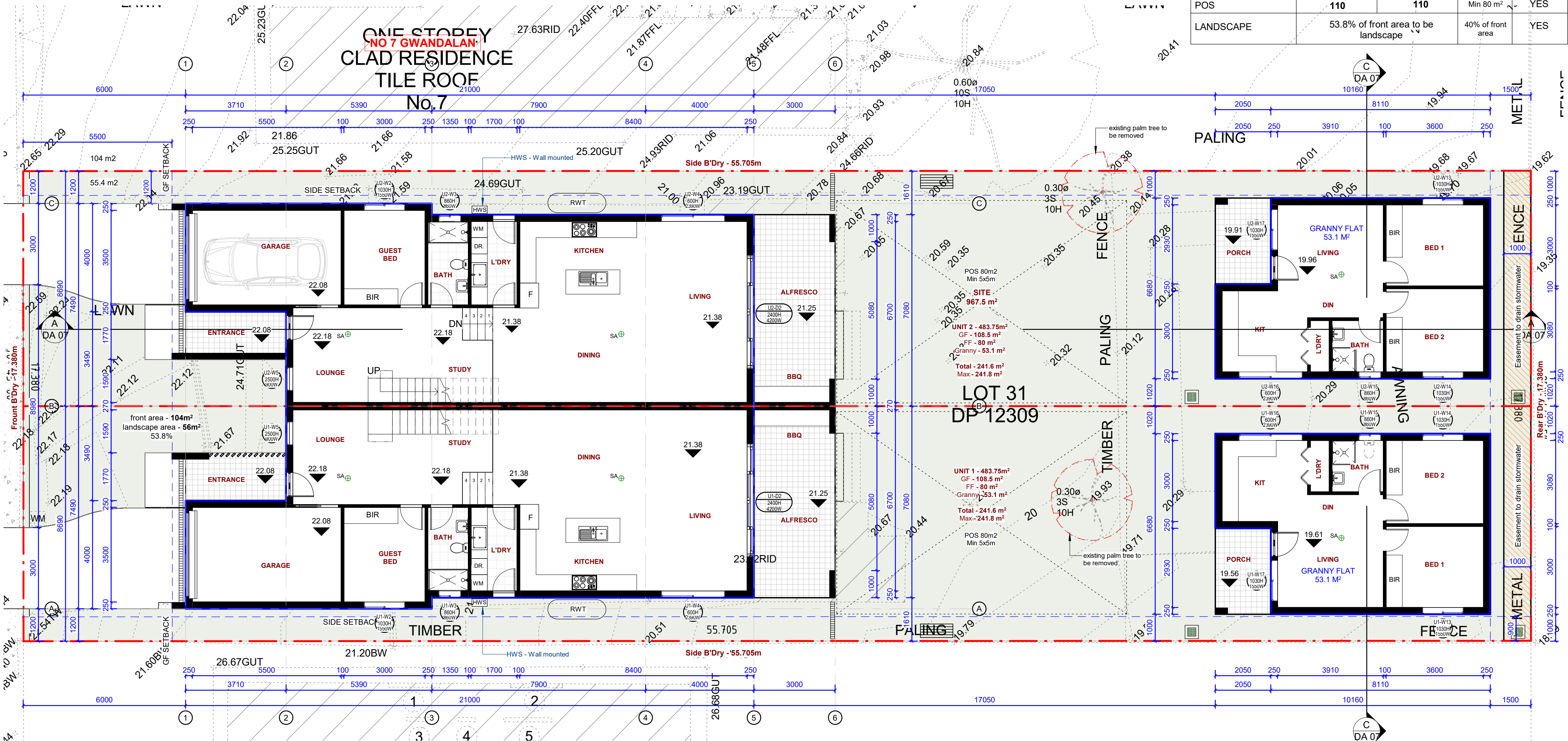
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ISSUE DATE: 17/04/2024 3:27:08 PM

SCALE: As indicated (A2)

DRAWING NO: DA 01

COMPLIANCE TABLE				
SITE AREA (SQM)		967.5 m ²		
		PROPOSED		STANDARD
UNITS		UNIT 1	UNIT 2	COMPLIANT
AREA (SQM)		483.75	483.75	
	GROUND FLOOR	108.5	108.5	-
	FIRST FLOOR	80	80	-
	GRANNY FLAT	53.1	53.1	-
	TOTAL	241.6	241.6	
FSR PERMISSIBLE		241.8	241.8	YES
POS		110	110	Min 80 m ² YES
LANDSCAPE		53.8% of front area to be landscape		40% of front area YES



NO 3 GWANDALAN

BASIX CERTIFICATE NO: 1744062M
ASSESSOR NUMBER : 20731
CLIMATE : 56

GENERAL NOTES

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1		

(M)	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF	(SKL)	VENTILATED SKYLIGHT	(SKL)	SKYLIGHT	(HWS)	WALL MOUNTED HOT WATER SYSTEM	(RWT)	RAINWATER TANK		CLOTHES LINE	(SA)	SMOKE ALARM TO COMPLY WITH AS.3786
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DRAWING TITLE:
GROUND FLOOR PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

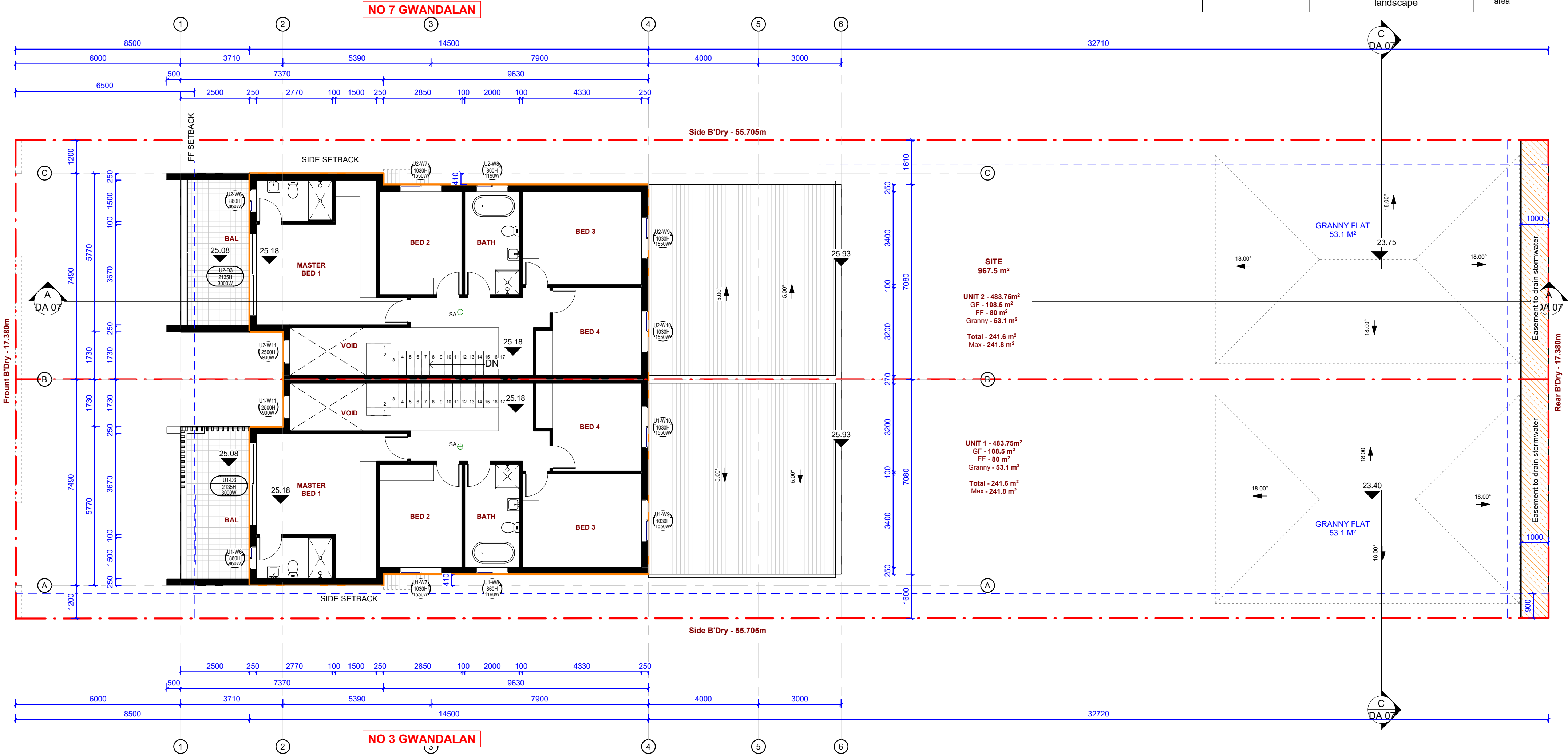
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ISSUE DATE: 17/04/2024
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SCALE: As indicated (A2)

DRAWING NO: DA 02

COMPLIANCE TABLE					
SITE AREA (SQM)		967.5 m ²			
		PROPOSED		STANDARD	COMPLIANT
UNITS		UNIT 1	UNIT 2		
AREA (SQM)		483.75	483.75		
	GROUND FLOOR	108.5	108.5	-	-
	FIRST FLOOR	80	80	-	-
	GRANNY FLAT	53.1	53.1	-	-
	TOTAL	241.6	241.6		
FSR PERMISSIBLE		241.8	241.8	YES	YES
POS		110	110	Min 80 m ²	YES
LANDSCAPE		53.8% of front area to be landscape		40% of front area	YES



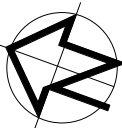
BASIS CERTIFICATE NO: 1744062M
ASSESSOR NUMBER : 20731
CLIMATE : 56

INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF: OPERATION CONTROL: MANUAL SWITCH ON/OFF	VENTILATED SKYLIGHT	SKYLIGHT	WALL MOUNTED HOT WATER SYSTEM	RAINWATER TANK	CLOTHES LINE	SMOKE ALARM SA TO COMPLY WITH AS.3786
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GENERAL NOTES

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1		



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DRAWING TITLE:
FIRST FLOOR PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
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SCALE: As indicated (A2)

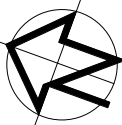
DRAWING NO: DA 04

COMPLIANCE TABLE					
SITE AREA (SQM)		967.5 m ²			
		PROPOSED		STANDARD	COMPLIANT
UNITS		UNIT 1	UNIT 2		
AREA (SQM)		483.75	483.75		
	GROUND FLOOR	108.5	108.5	-	-
	FIRST FLOOR	80	80	-	-
	GRANNY FLAT	53.1	53.1	-	-
	TOTAL	241.6	241.6		
FSR PERMISSIBLE		241.8	241.8	YES	YES
POS		110	110	Min 80 m ²	YES
LANDSCAPE		53.8% of front area to be landscape		40% of front area	YES

GENERAL NOTES

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REV	AMENDMENTS	Date
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EPW DESIGNS

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E epwdesigns@gmail.com

DRAWING TITLE:
CALCULATION

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

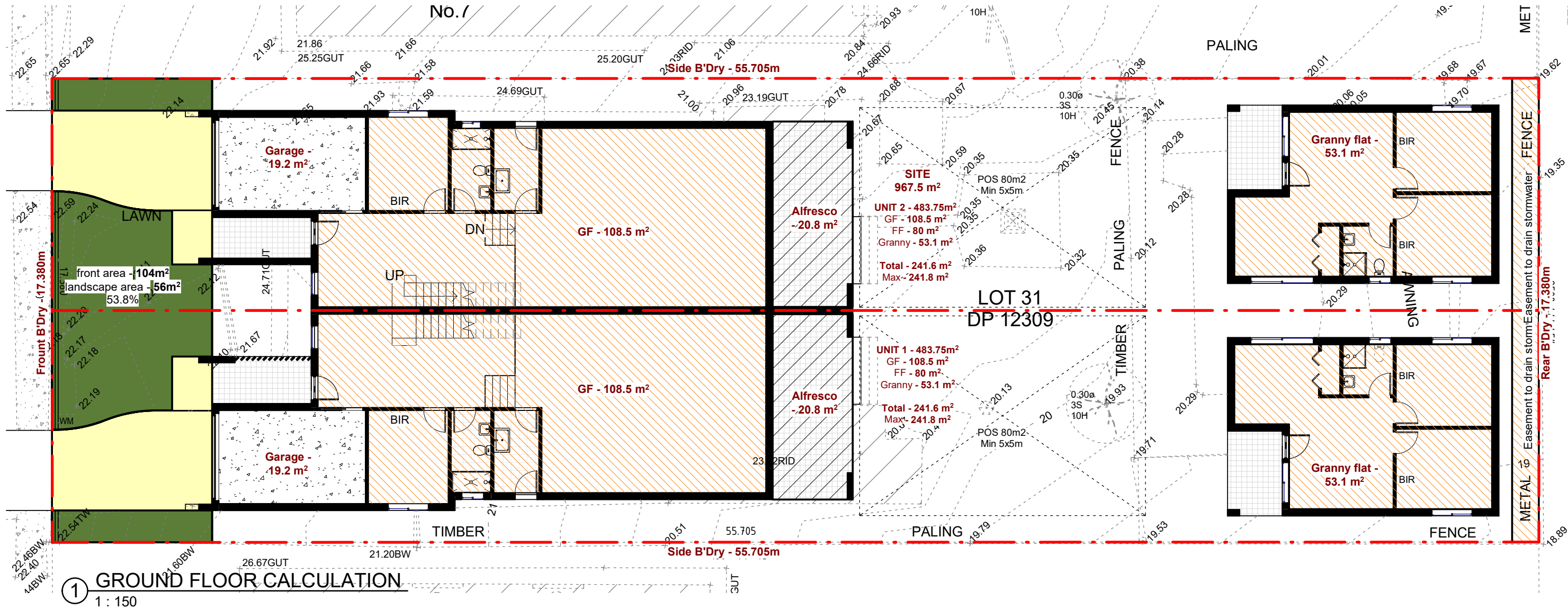
DEVELOPMENT APPLICATION

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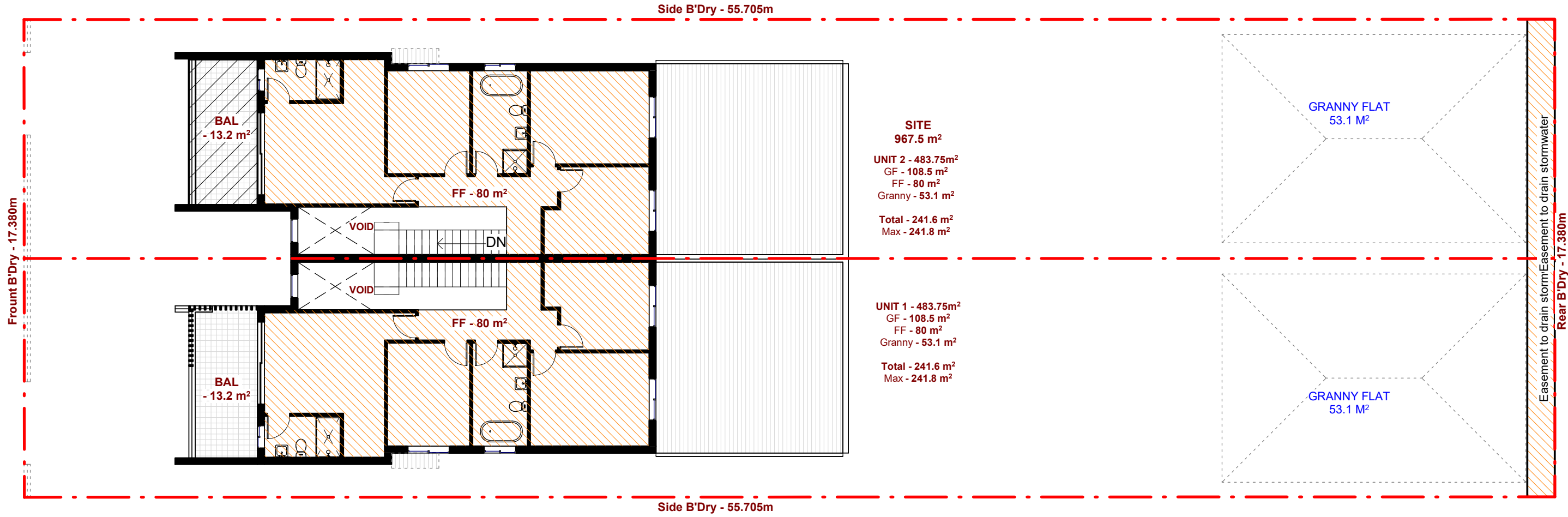
ISSUE DATE: 17/04/2024
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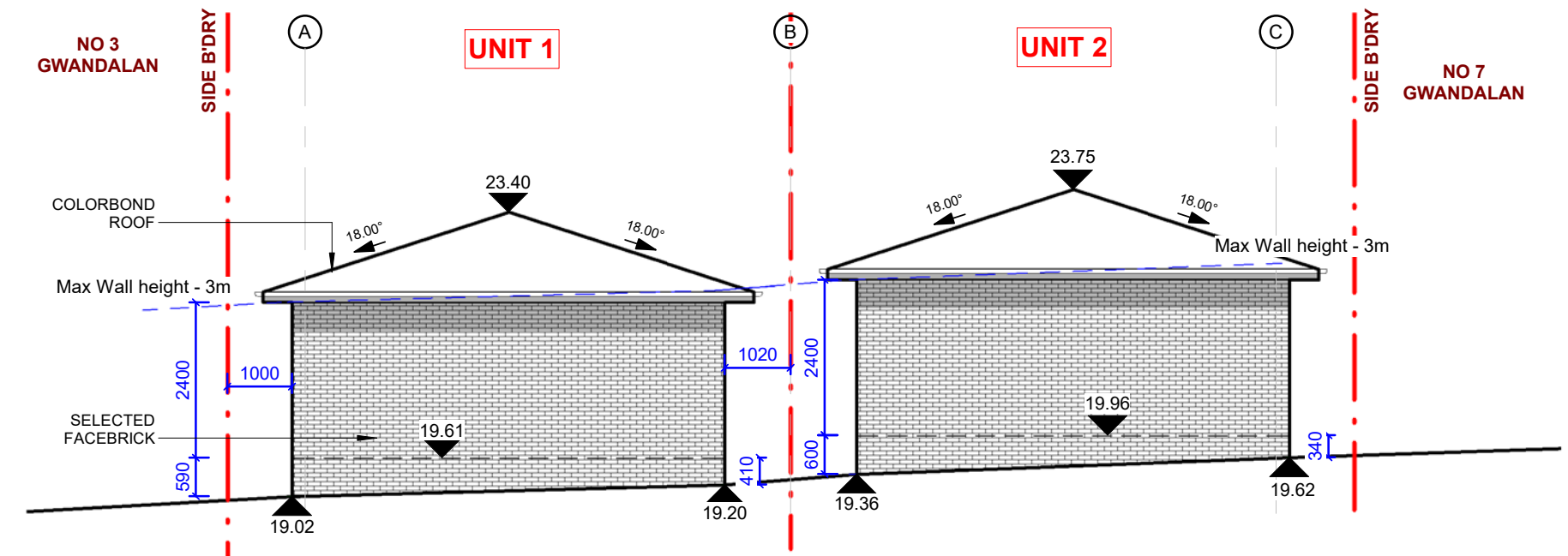
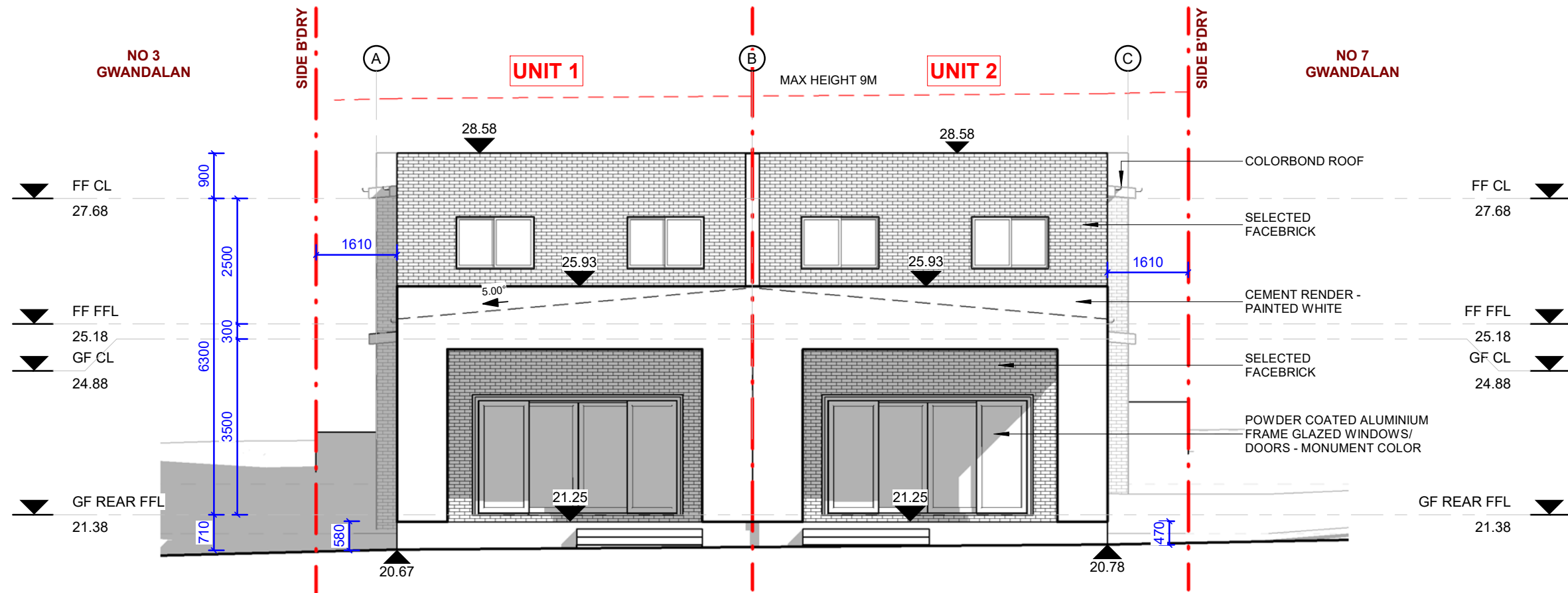
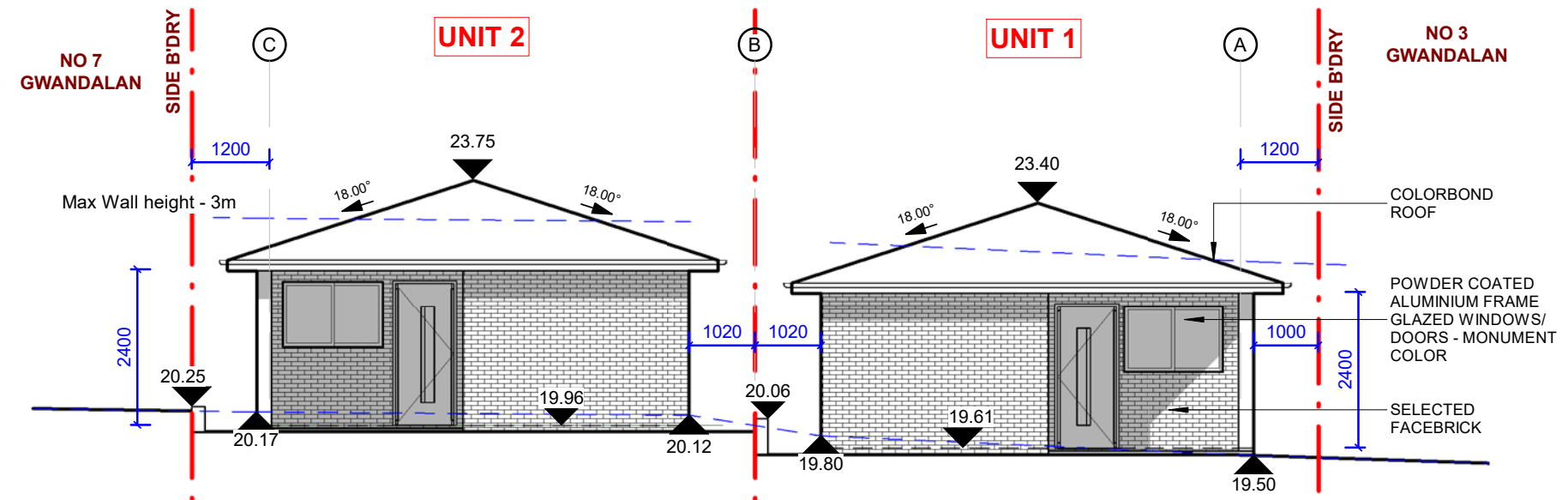
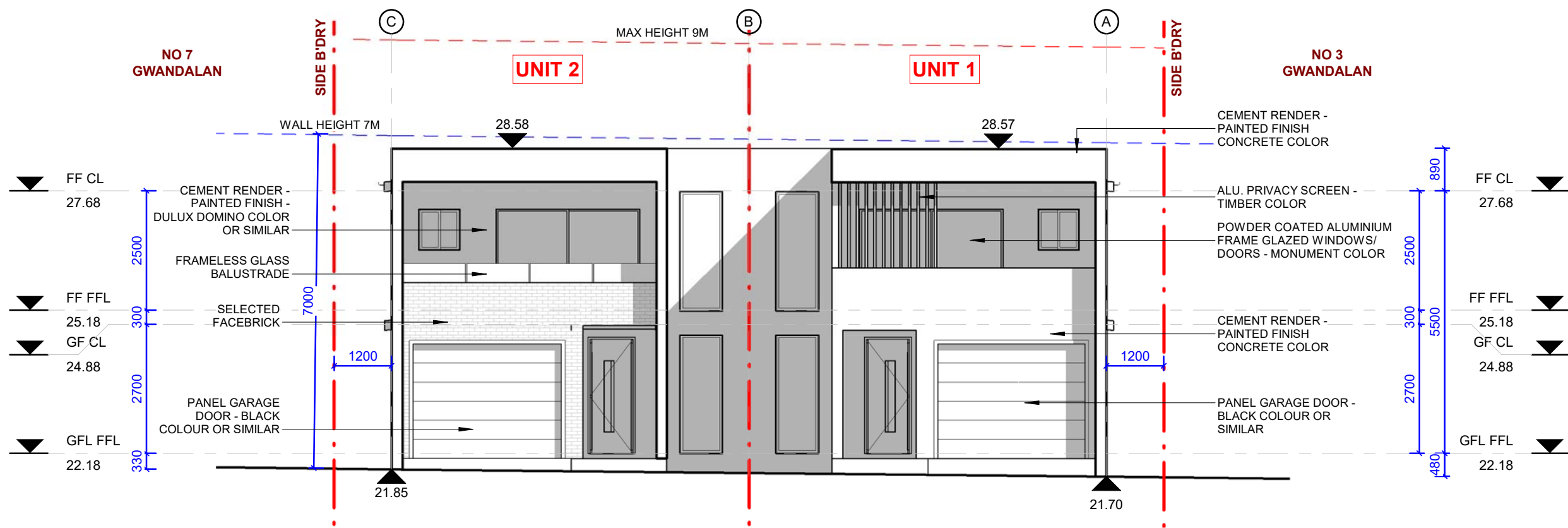
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① GROUND FLOOR CALCULATION
1 : 150

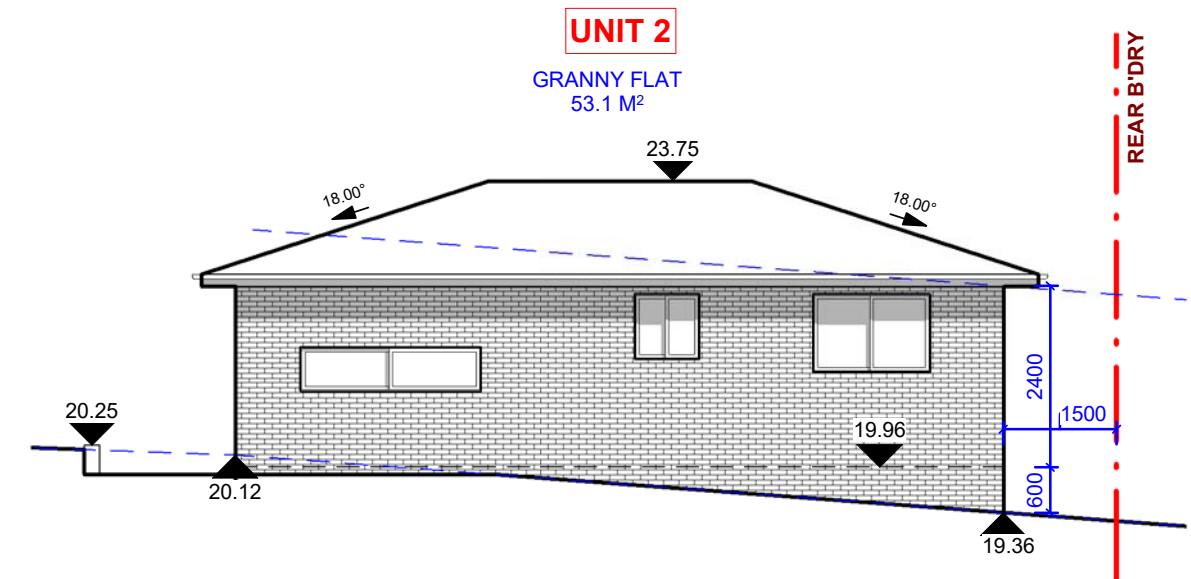
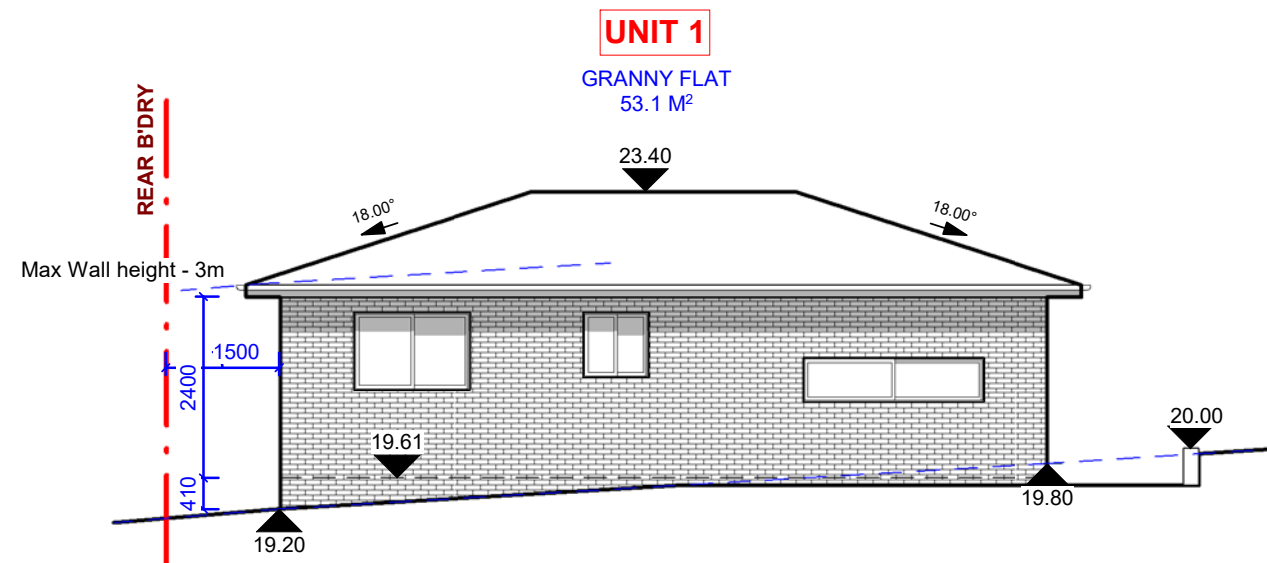


② FIRST FLOOR CALCULATION
1 : 150



1 SOUTH ELEVATION (REAR)
1 : 100

4 SOUTH ELEVATION (REAR)
1 : 100



5 EAST ELEVATION (SIDE)
1 : 100

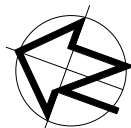
6 WEST ELEVATION (SIDE)
1 : 100

BASIX CERTIFICATE NO: 1744062M
ASSESSOR NUMBER : 20731
CLIMATE : 56

GENERAL NOTES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

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DRAWING TITLE:
ELEVATIONS

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

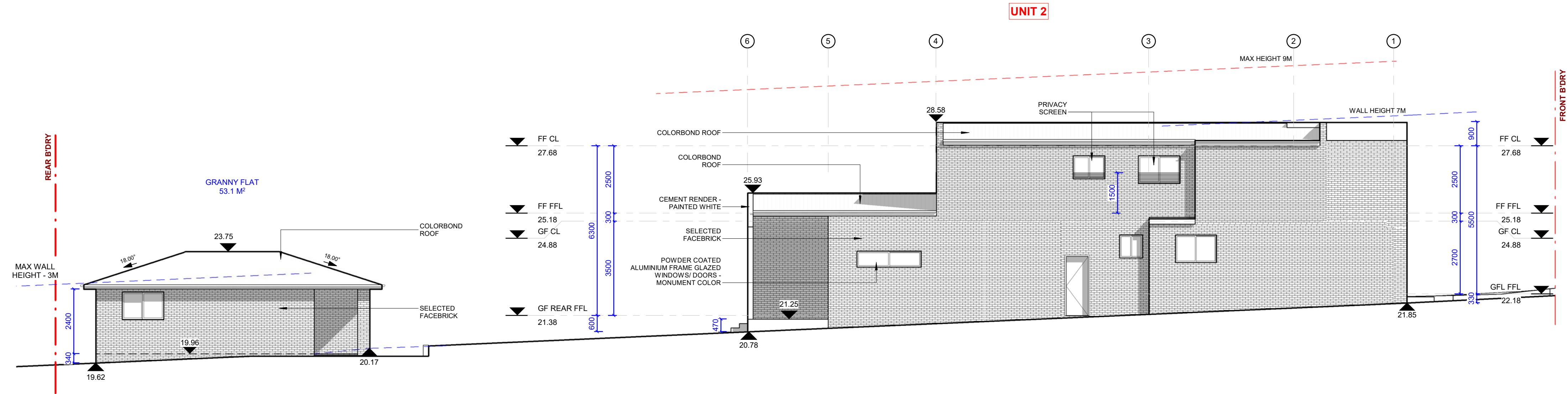
DEVELOPMENT APPLICATION

DRAWN BY: LN

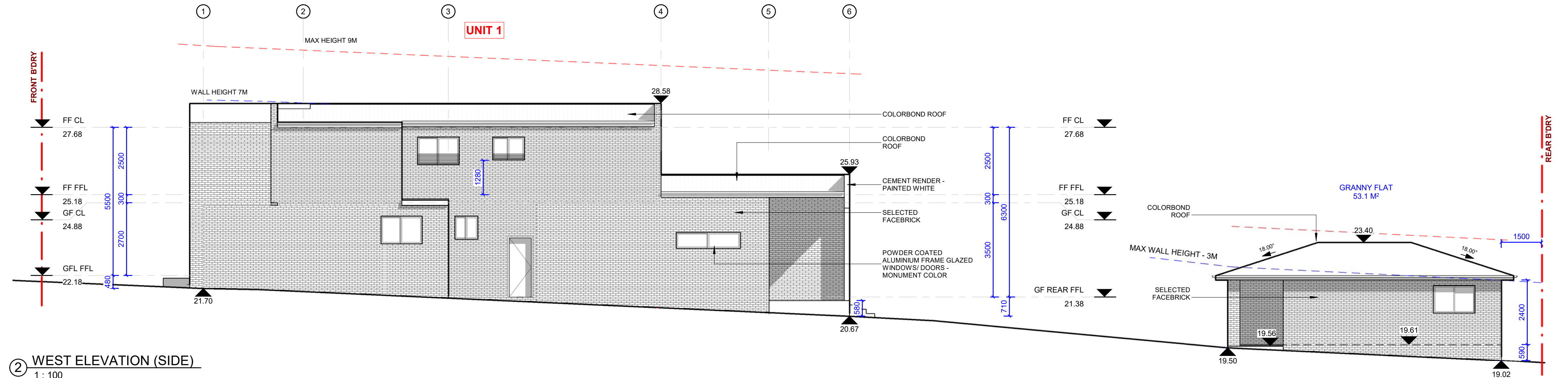
ISSUE DATE: 17/04/2024
3:27:16 PM

SCALE: As indicated (A2)

DRAWING NO: DA 05



① EAST ELEVATION (SIDE)
1 : 100

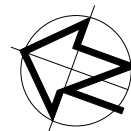


② WEST ELEVATION (SIDE)
1 : 100

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DRAWING TITLE:
ELEVATIONS

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

BASIX CERTIFICATE NO: **1744062M**

ASSESSOR NUMBER : **20731**

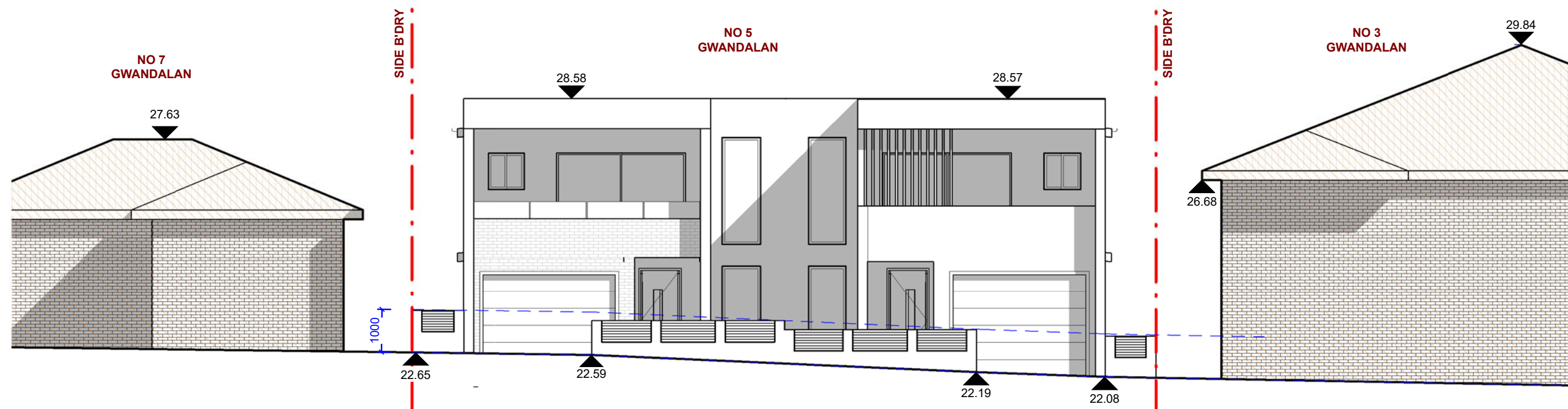
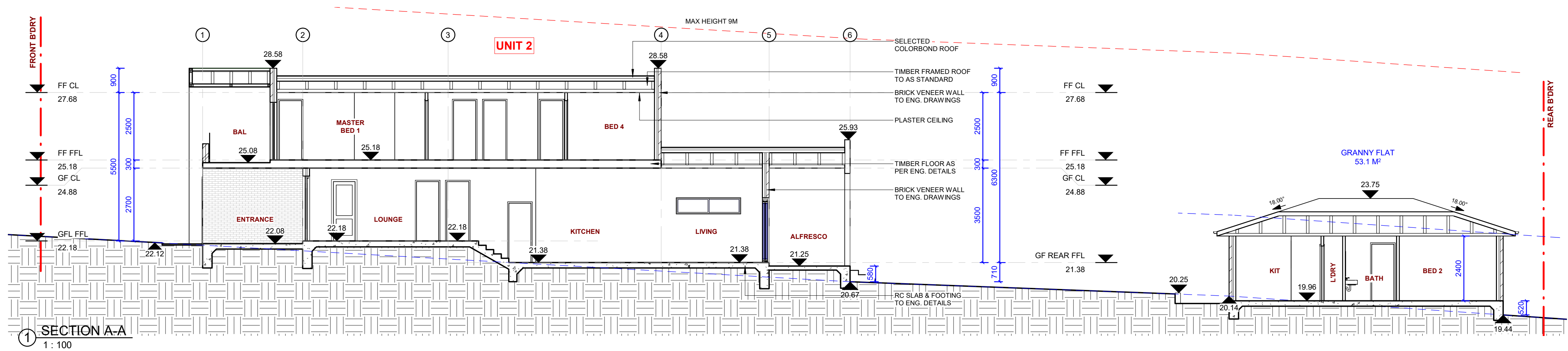
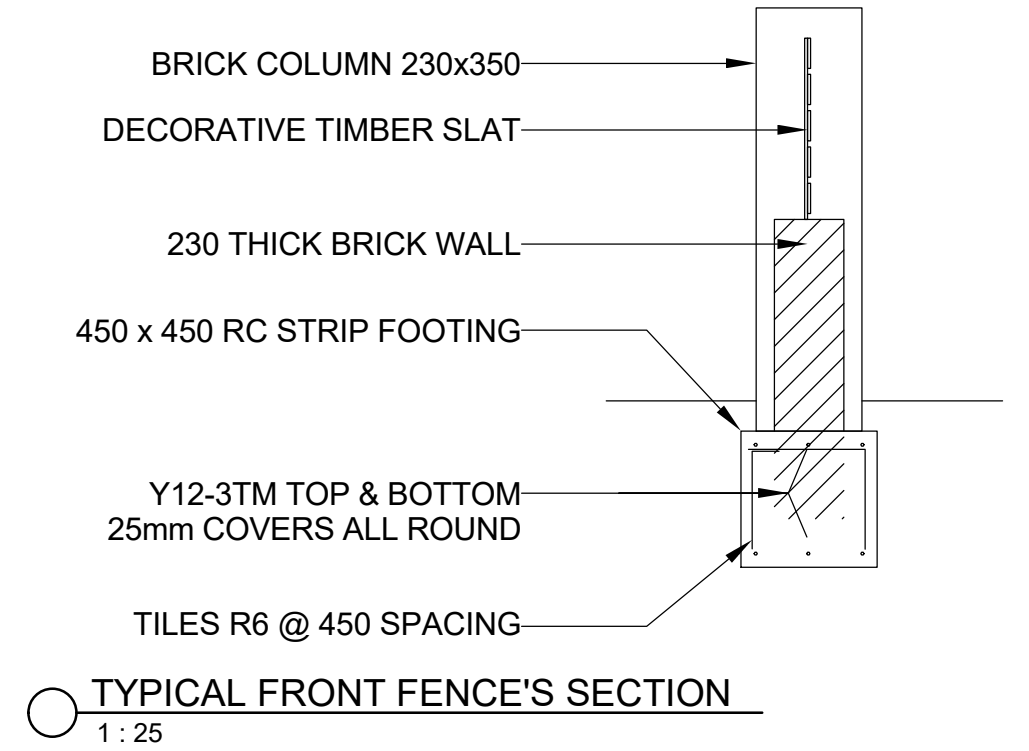
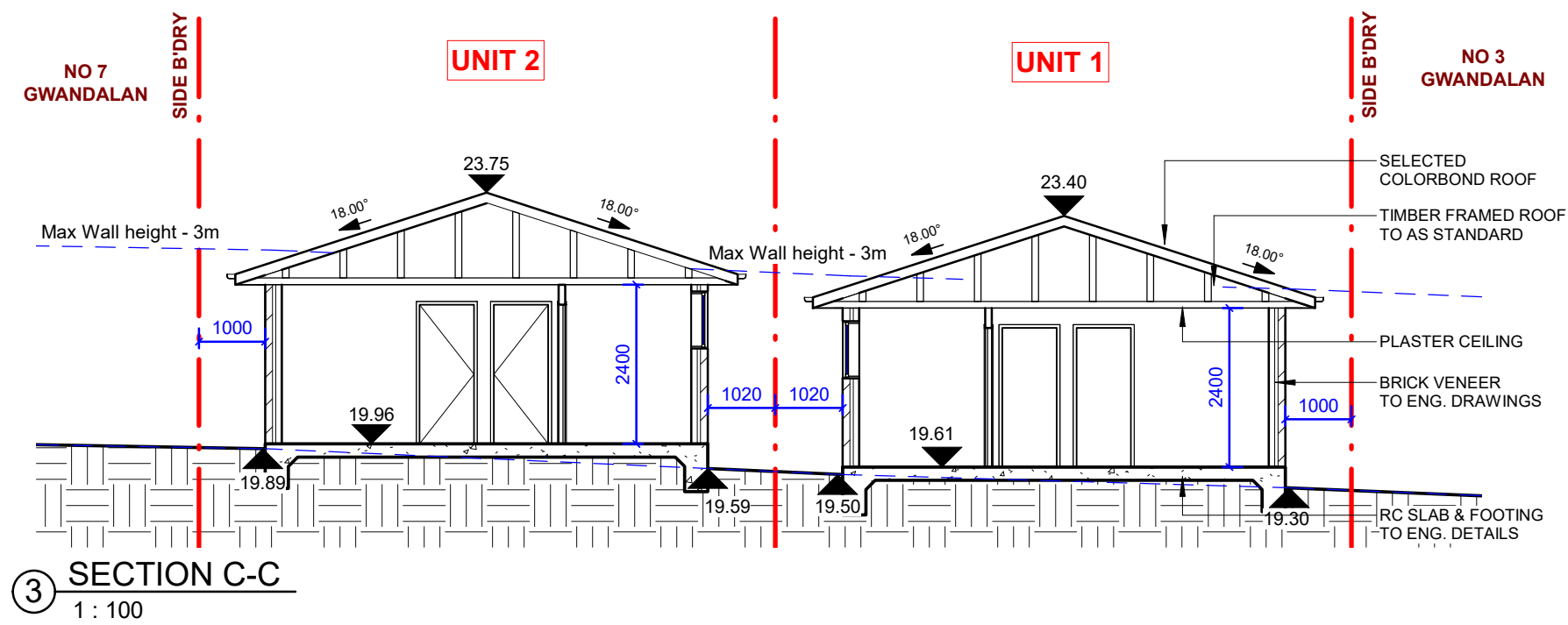
CLIMATE : **56**

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ISSUE DATE: 17/04/2024
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SCALE: As indicated (A2)

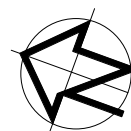
DRAWING NO: DA 06



GENERAL NOTES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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E epwdesigns@gmail.com

DRAWING TITLE:
SECTION AND STREETSCAPE ELEVATION

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

BASIX CERTIFICATE NO: 1744062M

ASSESSOR NUMBER : 20731

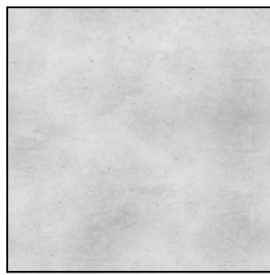
CLIMATE : 56

DRAWN BY: LN

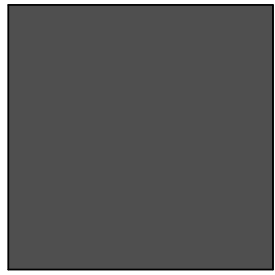
ISSUE DATE: 17/04/2024
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SCALE: As indicated (A2)

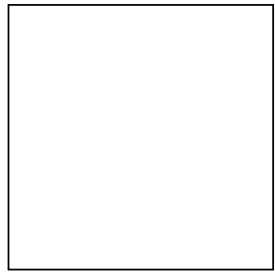
DRAWING NO: DA 07



1 - CEMENT RENDER
PAINTED CONCRETE
EFFECT



2 - CEMENT RENDER
PAINTED DULUX
DOMINO



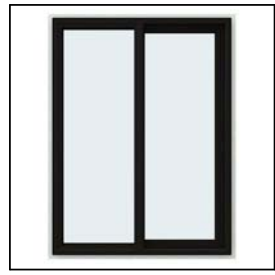
3 - CEMENT RENDER
PAINTED WHITE



4 - SELECTED FACE
BRICK



5 - FRAMELESS
GLASS BALUSTRADE



6 - MONUMENT ALU.
FRAME GLAZED
WINDOWS -DOORS -
MONUMENT COLOR



7 - FRONT DOOR
TIMBER COLOR



8 - ALU. LOUVRES
TIMBER COLOR



9 -PANEL GARAGE
DOOR - DARK COLOR

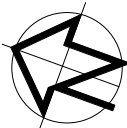


10 - TIMBER
CLADDING

GENERAL NOTES

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M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
MATERIAL SCHEDULE OF FINISHES

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

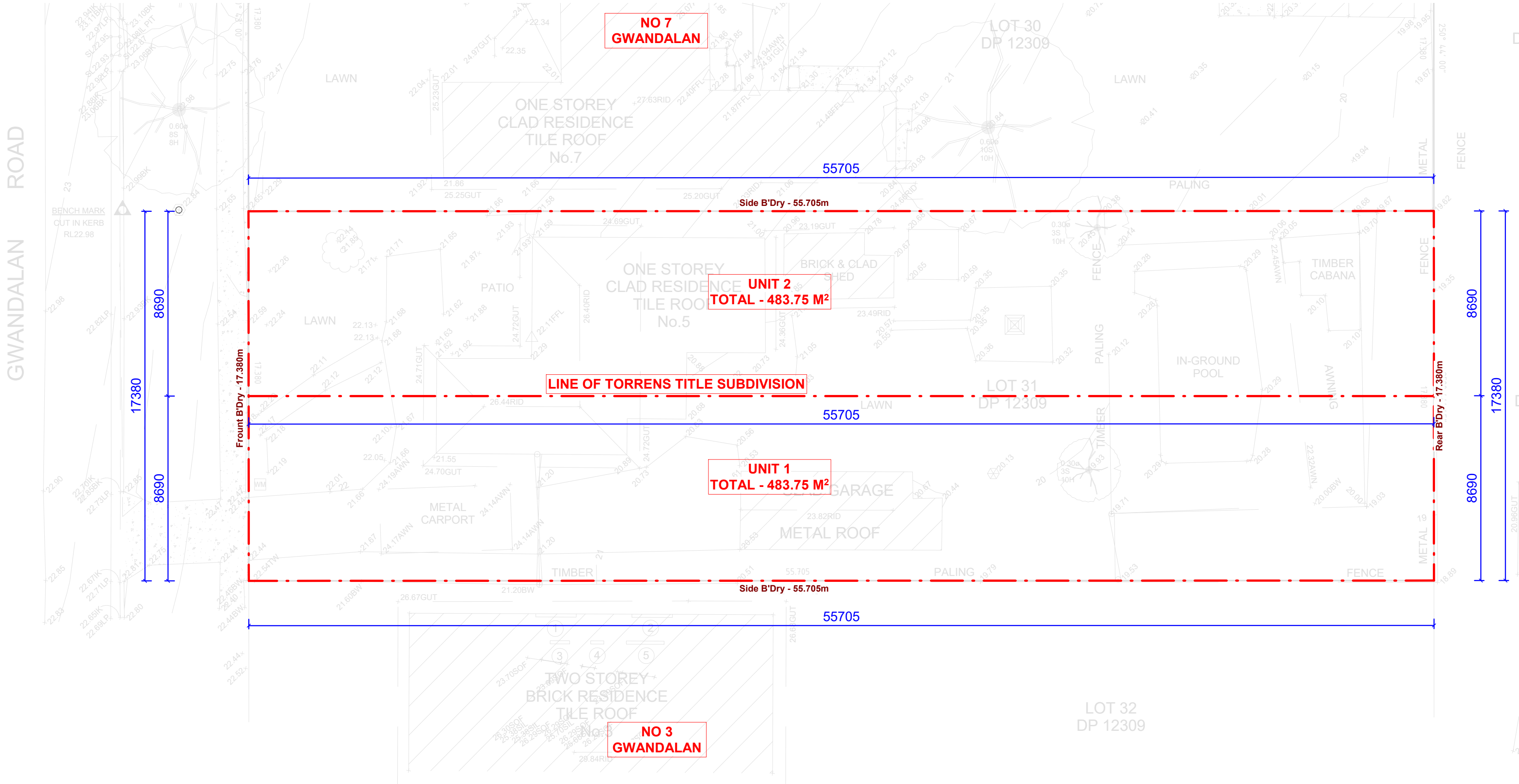
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
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SCALE: (A2)

DRAWING NO: DA 10



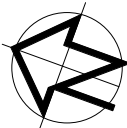
1 SUBDIVISION PLAN
1 : 150

COMPLIANCE TABLE					
SITE AREA (SQM)		967.5 m ²			
		PROPOSED		STANDARD	COMPLIANT
UNITS		UNIT 1	UNIT 2		
AREA (SQM)		483.75	483.75		
	GROUND FLOOR	108.5	108.5	-	-
	FIRST FLOOR	80	80	-	-
	GRANNY FLAT	53.1	53.1	-	-
	TOTAL	241.6	241.6		
FSR PERMISSIBLE		241.8	241.8	YES	YES
POS		110	110	Min 80 m ²	YES
LANDSCAPE		53.8% of front area to be landscape		40% of front area	YES

GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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DRAWING TITLE:
SUBDIVISION PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

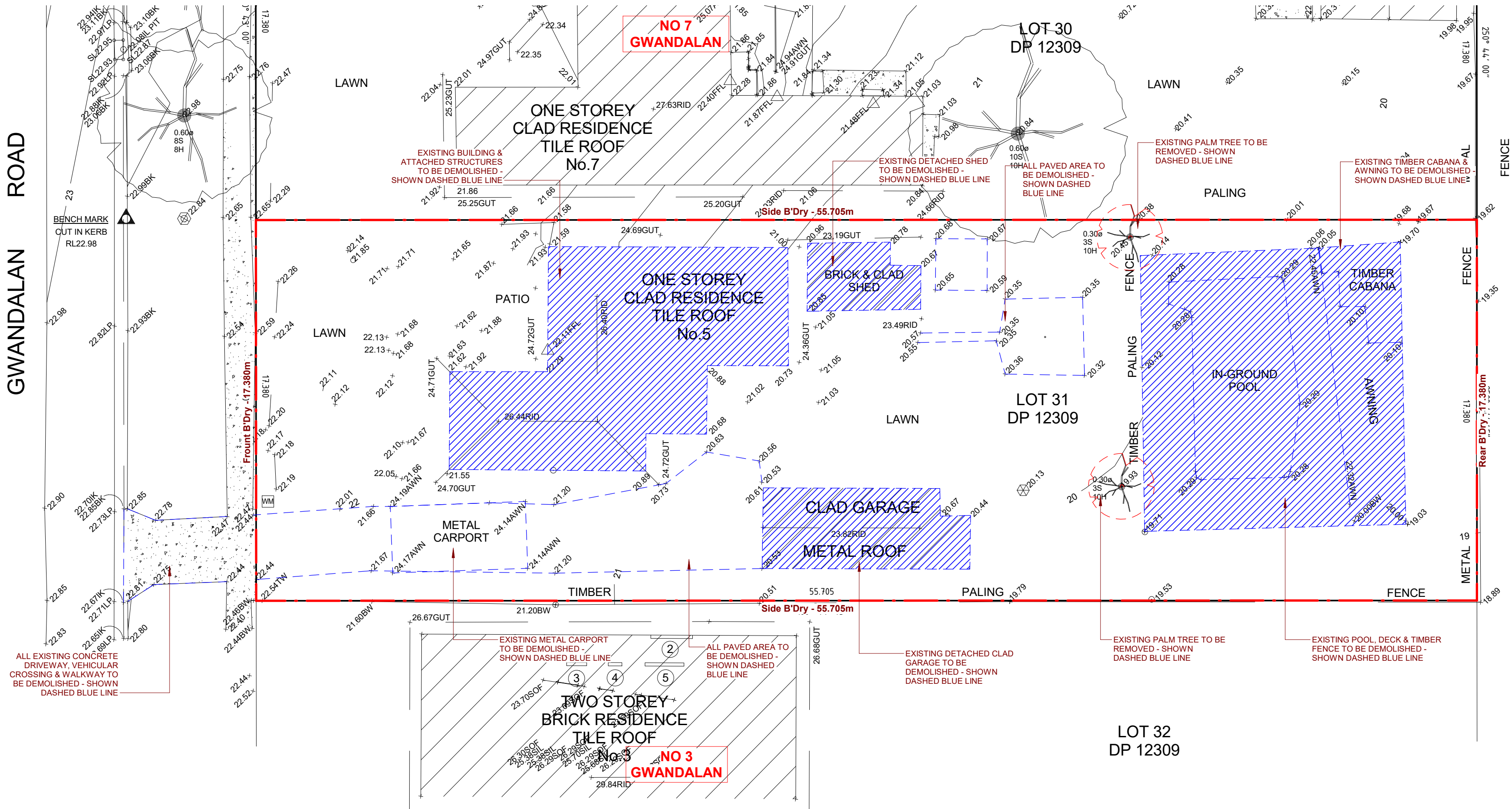
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:27:51 PM

SCALE: As indicated (A2)

DRAWING NO: DA 14

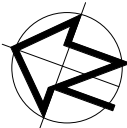


1 DEMOLITION PLAN
1 : 150

GENERAL NOTES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

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DRAWING TITLE:
DEMOLITION PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

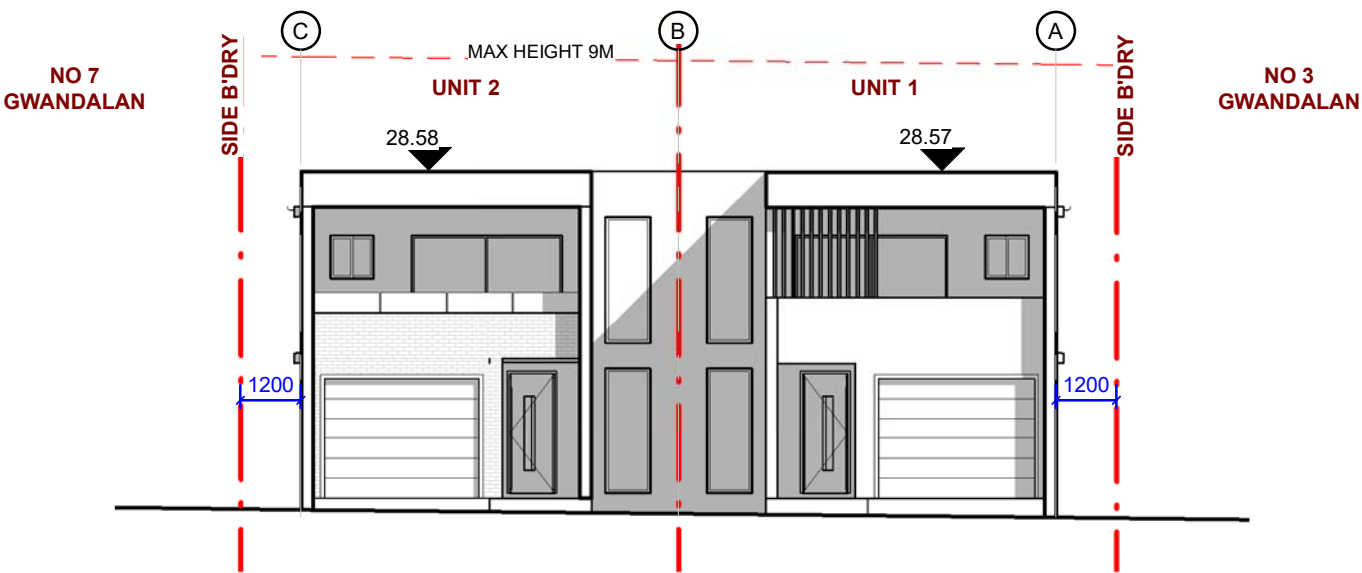
DEVELOPMENT APPLICATION

DRAWN BY: LN

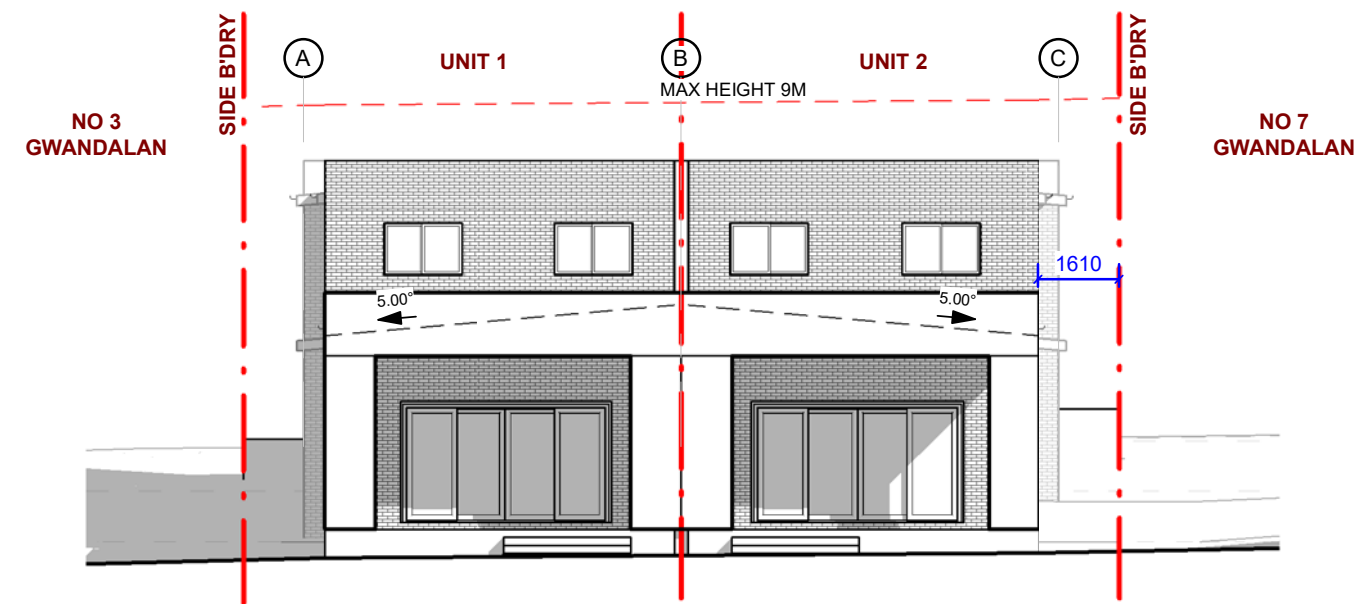
ISSUE DATE: 17/04/2024
3:27:55 PM

SCALE: 1 : 150 (A2)

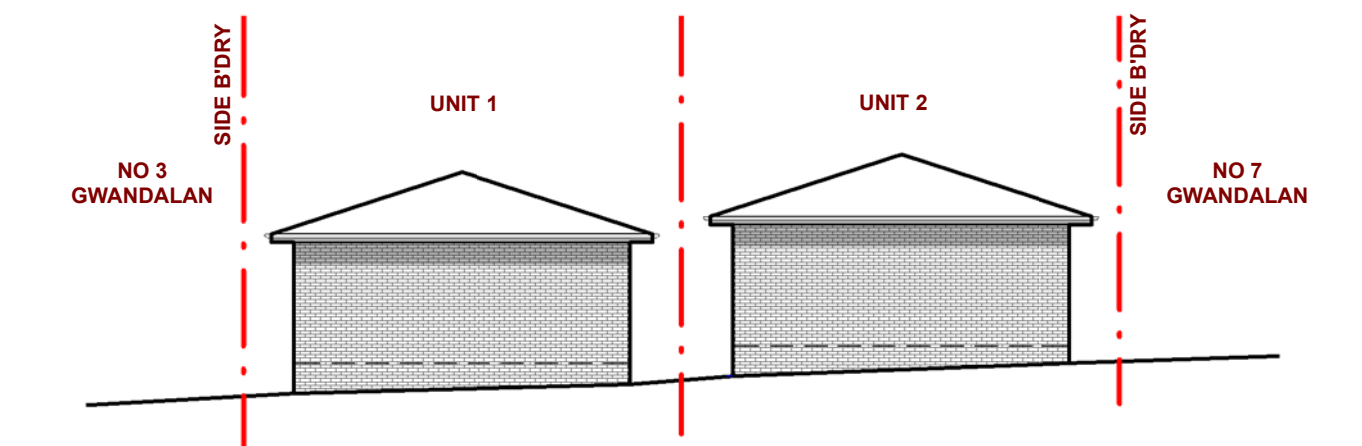
DRAWING NO: DA 16



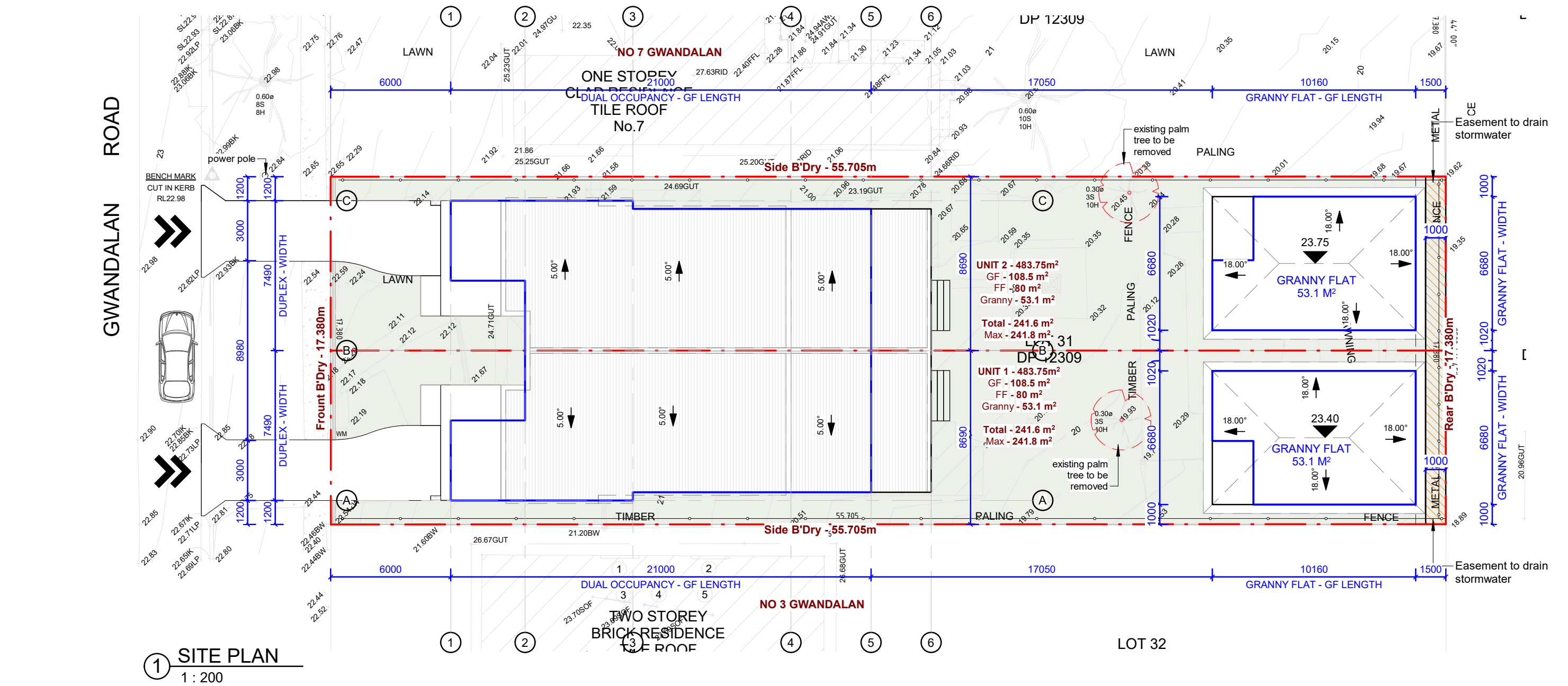
③ NORTH ELEVATION (FRONT)
1 : 150



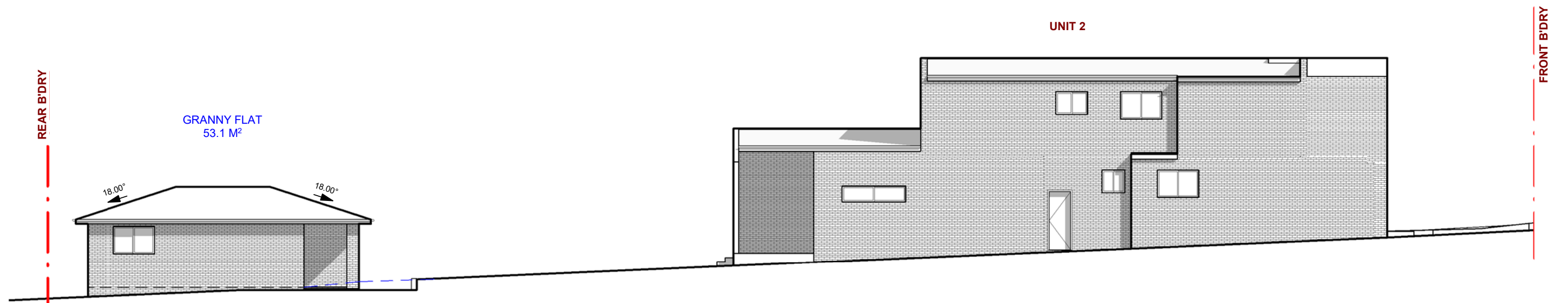
④ SOUTH ELEVATION (REAR)
1 : 150



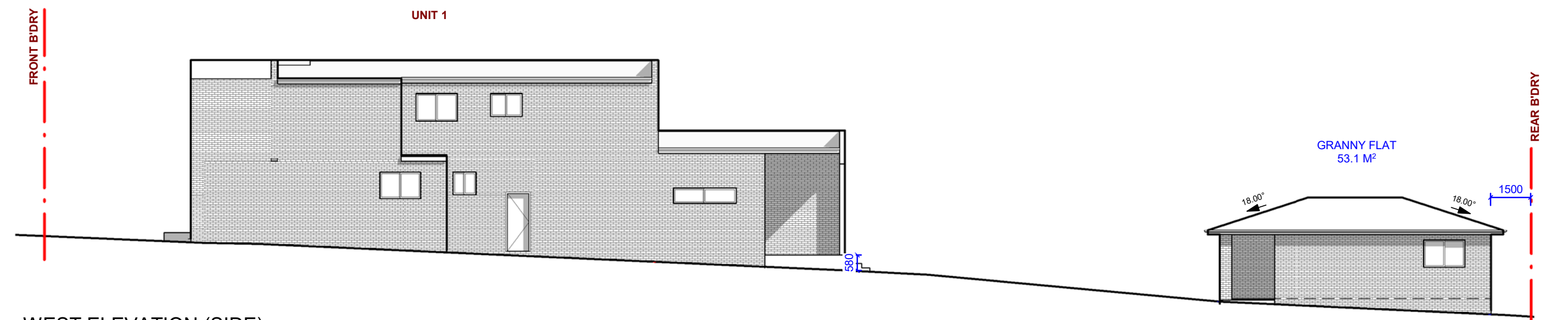
⑥ SOUTH ELEVATION GRANNY FLATS (REAR)
1 : 150



① SITE PLAN
1 : 200



② EAST ELEVATION (SIDE)
1 : 150

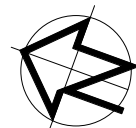


⑤ WEST ELEVATION (SIDE)
1 : 150

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

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DRAWING TITLE:
NOTIFICATION PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:28:02 PM

SCALE: As indicated (A2)

DRAWING NO: DA 17

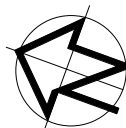
NOISE
NOISE

1 SITE ANALYSIS
1 : 200

GENERAL NOTES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

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DRAWING TITLE:
SITE ANALYSIS

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:28:03 PM

SCALE: 1 : 200 (A2)

DRAWING NO: DA 18

LEGEND

- NOISE
- NEIGHBOURING WINDOWS
- NEIGHBOURING LIVING WINDOWS
- VEHICULAR ENTRY