

**Certificate No. 0009382340**
Scan QR code or follow website link for rating details.

Assessor name Brad Hoad
Accreditation No. 20731
Property Address 5 Gwandalan
Road, PADSTOW
NSW, 2211
www.hstar.com.au/QR/Generate?pr=dnGyYfYsq





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

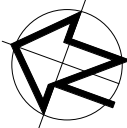
AT 5 GWANDALAN, PADSTOW NSW 2211



GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES 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

P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

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: 12/04/2024
10:57:20 PM

SCALE: (A2)

DRAWING NO: DA 00



ABSA
Australian Building
Sustainability Association

Assessments completed within this accreditation period are part of the ABSA quality audit system

Accreditation Period: 31/03/2024-31/03/2025

Assessor Name: Brad Hoad

Assessor Number: 20731

Assessor Signature: 

This Accredited Assessor is qualified to issue
NATHERIC Accredited
Software and/or sign
to become the ABSA
Code of Practice

 NATHERIC

AT 5 GWANDALAN RD, PADSTOW NSW 2211

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

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

SILT FENCE

STOCKPILE

MATERIAL STORAGE

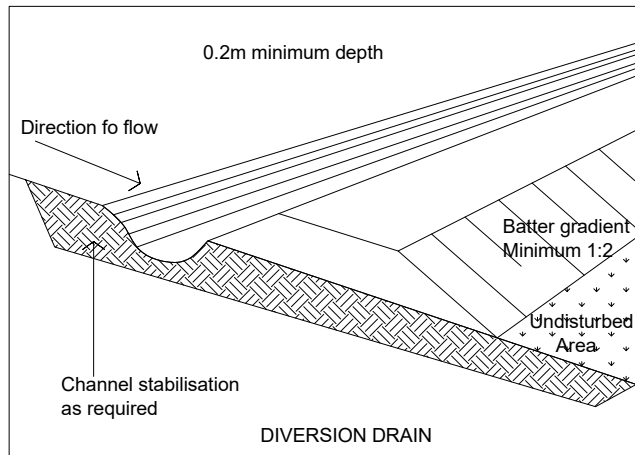
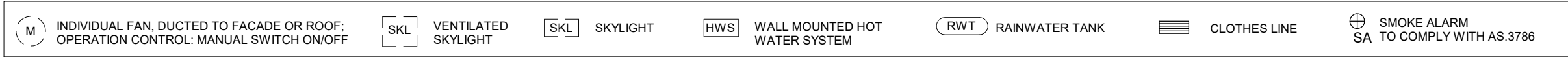
WASTE STORAGE & RECYCLING AREA

GARBAGE BIN

ACCESS FOR VEHICLES

TREES TO BE REMOVED

TREES TO BE RETAINED



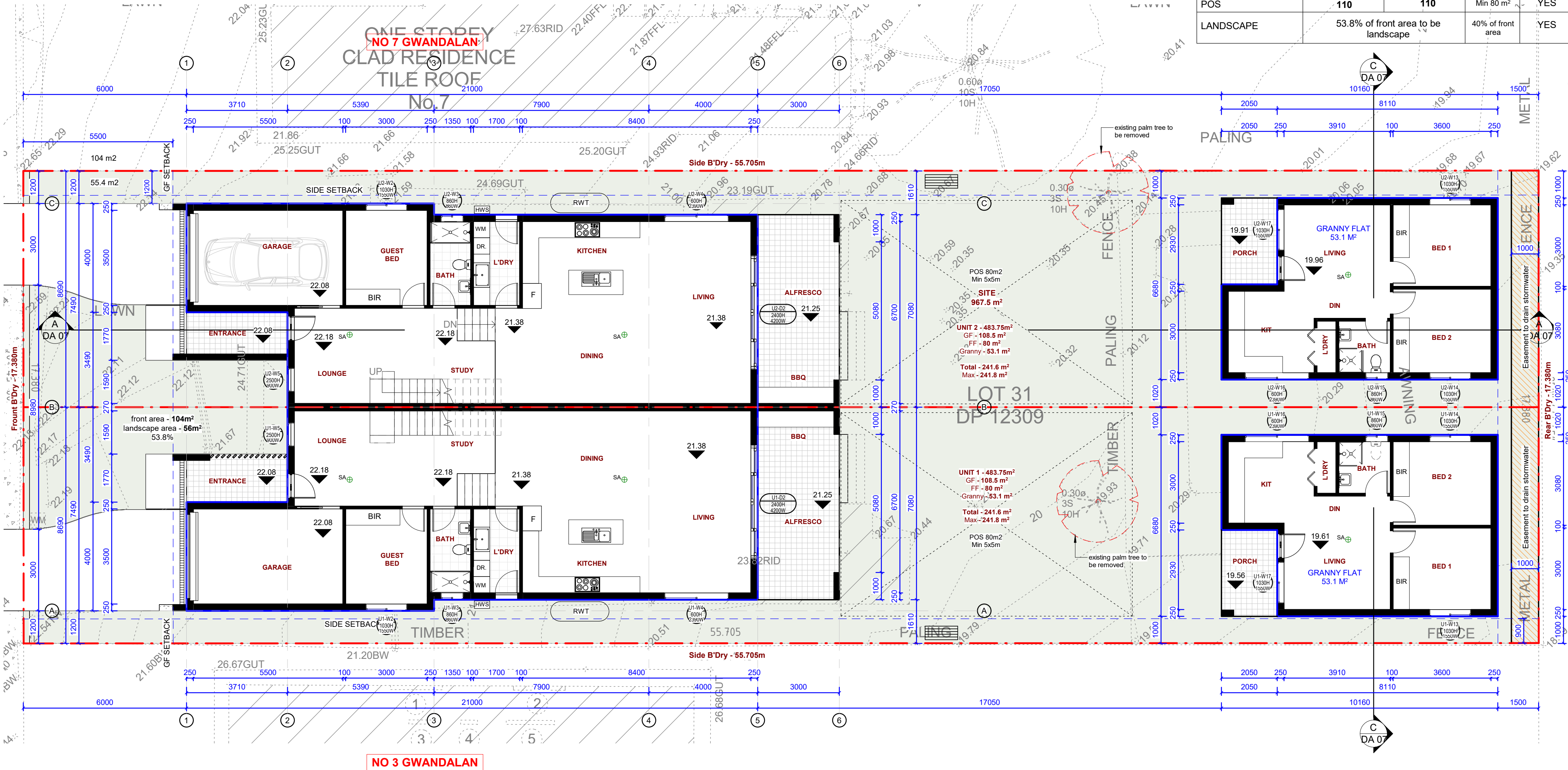
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E epwdesigns@gmail.com

DEVELOPMENT APPLICATION

DRAWING NO: DA 01

Certificate No. 0009382340
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Assessor name Brad Hoad
Accreditation No. 20731
Property Address 5 Gwandalan Road, PADSTOW NSW, 2211
www.nstar.com.au/QR/Generate?pr=dn&yp=fsq

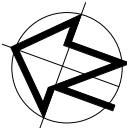


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FSR PERMISSIBLE		241.8	241.8	YES
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LANDSCAPE		53.8% of front area to be landscape		40% of front area YES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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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

DRAWN BY: LN

ISSUE DATE: 12/04/2024
10:57:26 PM

SCALE: As indicated (A2)

DRAWING NO: DA 02

HOUSE

Certificate No. 0009382340

Scan QR code or follow website link for rating details.

Assessor name Brad Hoad

Accreditation No. 20731

Property Address 5 Gwandalan Road, PADSTOW NSW, 2211

www.hstar.com.au/QR/Generate?pr=dp&ypfYsq

ABSA

Accreditation No. 0009382340

Assessment Period 31/03/2024-31/03/2025

Assessor Name Brad Hoad

Assessment Number 20731

Assessor's Signature

ABSA

The Accredited Assessor

Qualifies to assess

and/or their agent

to the relevant

Code of Practice

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REV

AMENDMENTS

Date

1		

EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

P

M

E

(02) 9591 5292

0402206326

epwdesigns@gmail.com

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:

12/04/2024 10:57:28 PM

SCALE:

As indicated (A2)

DRAWING NO:

DA 04

HOUSE

Certificate No. 0009382340

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Assessor name Brad Hoad

Accreditation No. 20731

Property Address 5 Gwandalan Road, PADSTOW NSW, 2211

www.nstar.com.au/QR/Generate?pin=dgYpFysq



ABSA

Accredited Building Surveyors Association

Accreditation Period 31/03/2024-31/03/2025

Assessor Name Brad Hoad

Assessment Number 20731

Assessor's Signature

Specification Main Dwelling

- Thermal
- Colours
 - Medium colour walls
 - Medium colour roof
 - Floor finishes
 - Tiles to wet areas
 - Tiles to living areas
 - Carpet to bedrooms
 - Wafflepod slab
 - Insulation;
 - R2.0 wall insulation (incl. Wall between house/garage, excl. Garage external wall)
 - R4.0 ceiling insulation (excl. Garage)
 - Anticon to roof
 - Masonry party wall with R1.0 partition batt
 - Self sealing exhaust fans to wet areas
 - Surface mounted lights
 - Windows (AWS or Similar DG LB)
 - Sliding/Fixed Uw 6.4 & shgc 0.73 single clear glass
 - Sliding/Stacking door Uw 6.2 & shgc 0.72 single clear glass
 - Sliding/Stacking door Uw 4.4 & shgc 0.45 single low e glass (Unit 1 ground floor living ONLY)

Specification Secondary Dwelling

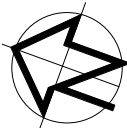
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EPW DESIGNS

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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

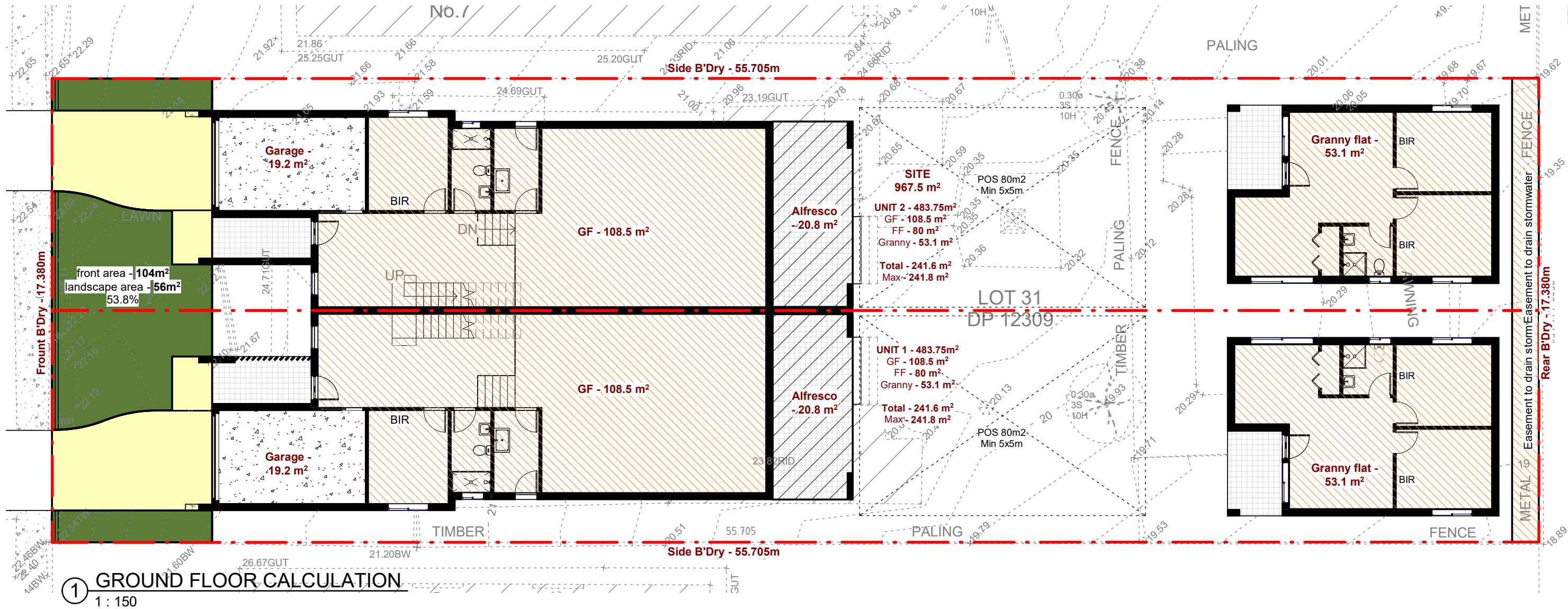
DEVELOPMENT APPLICATION

DRAWN BY: LN

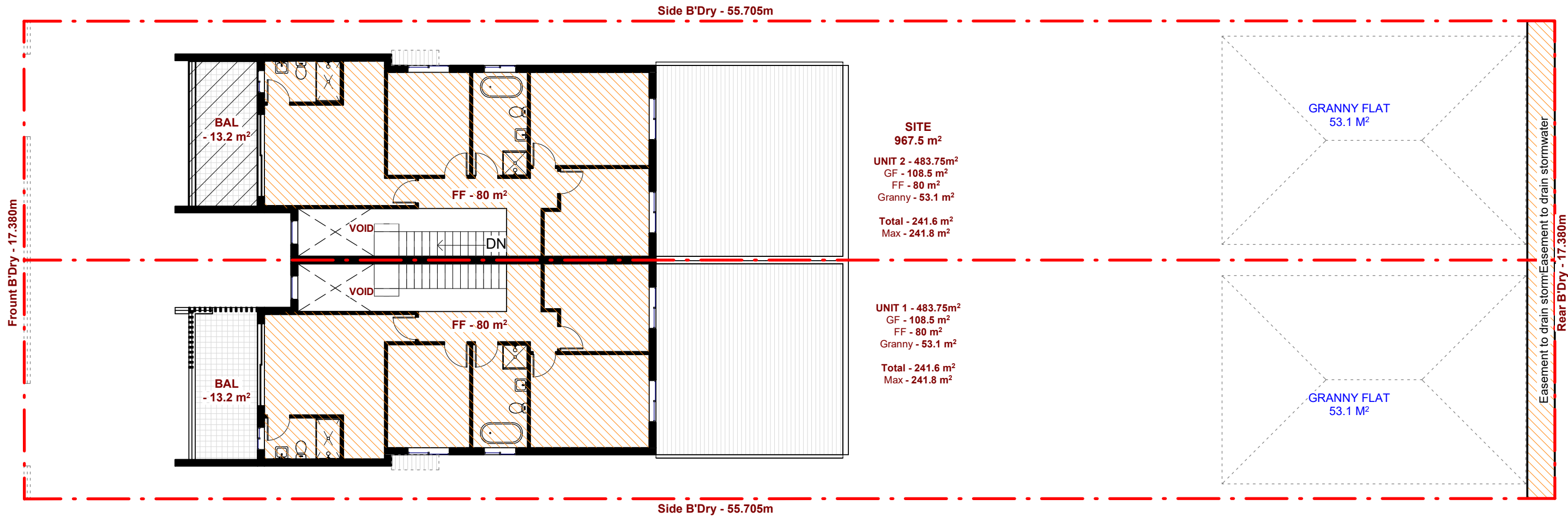
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SCALE: As indicated (A2)

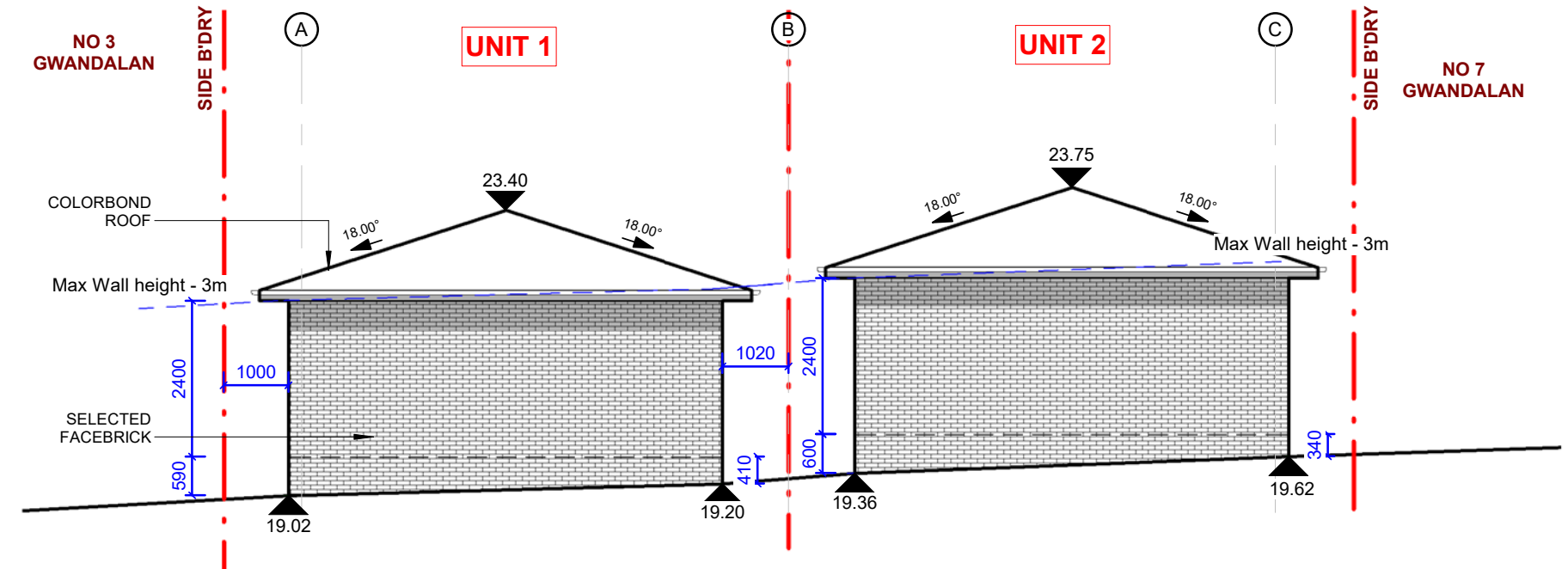
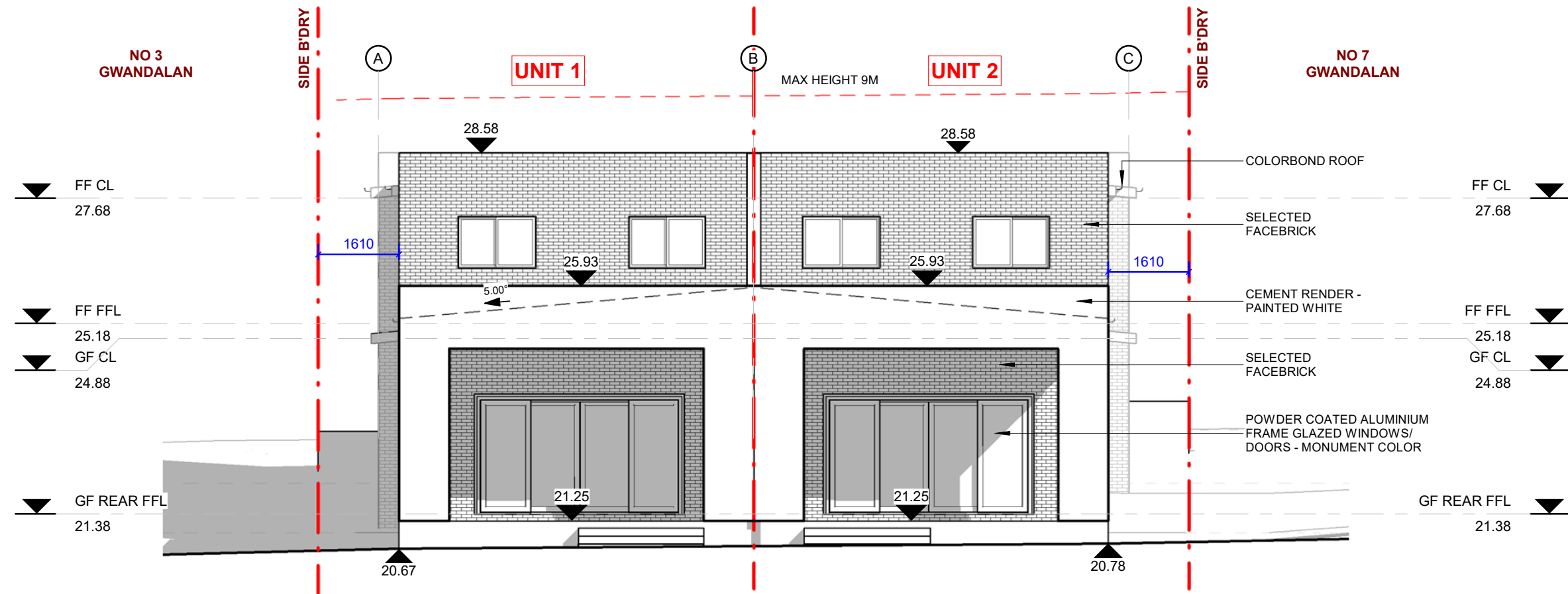
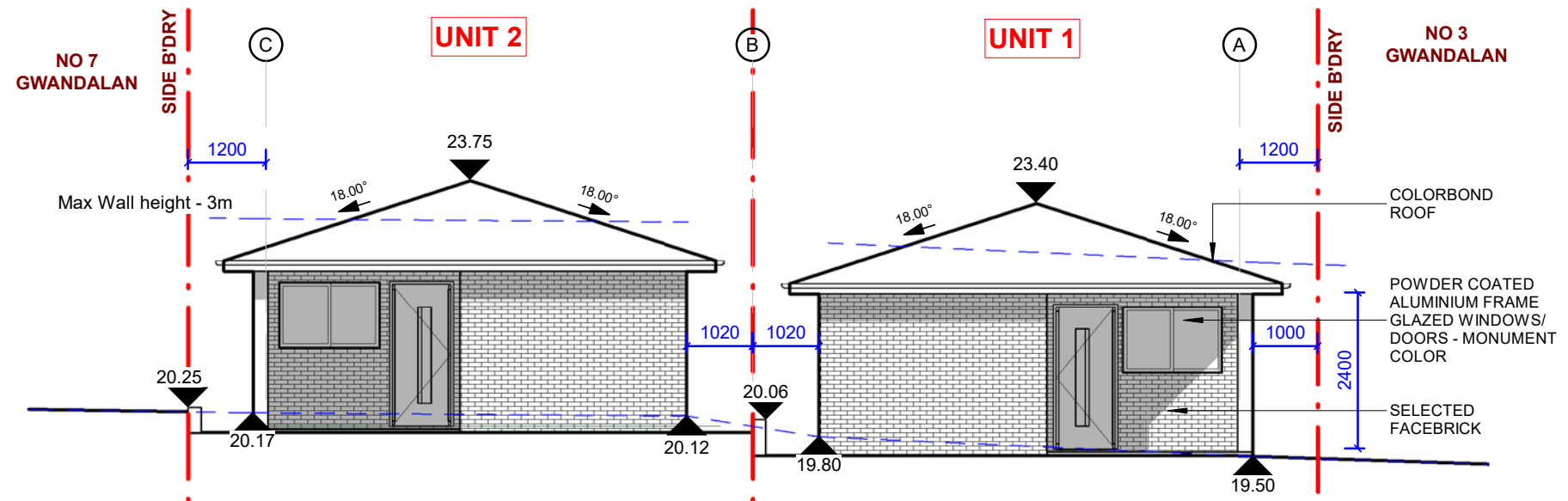
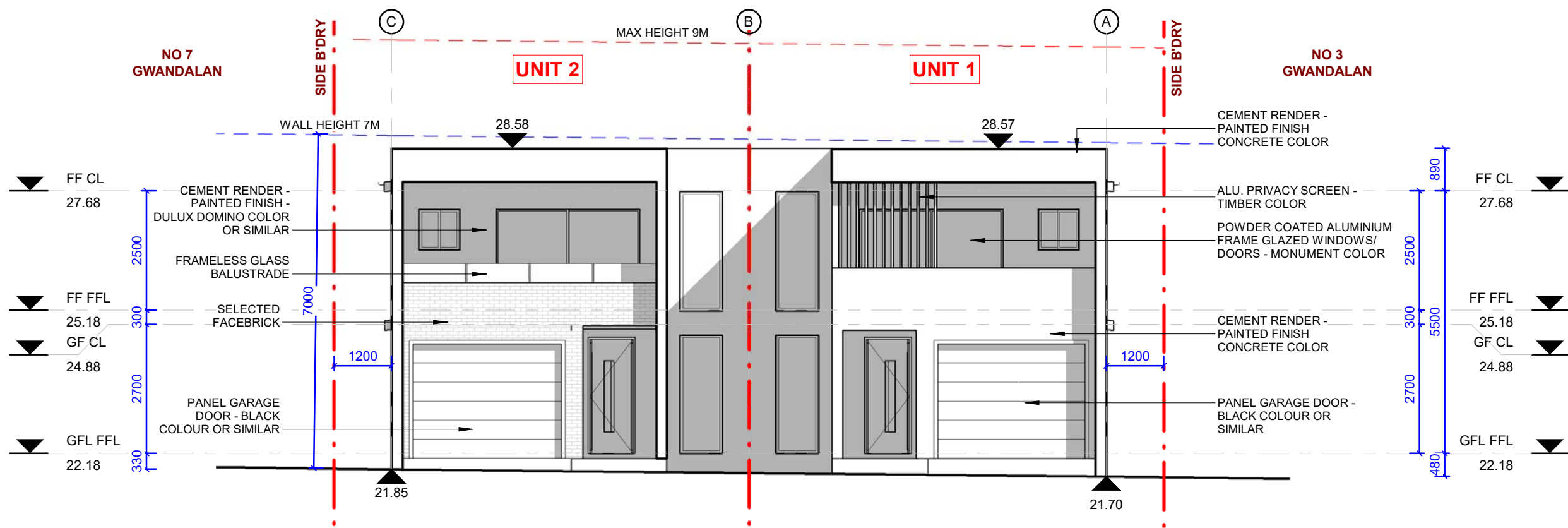
DRAWING NO: DA 15



① GROUND FLOOR CALCULATION
1 : 150

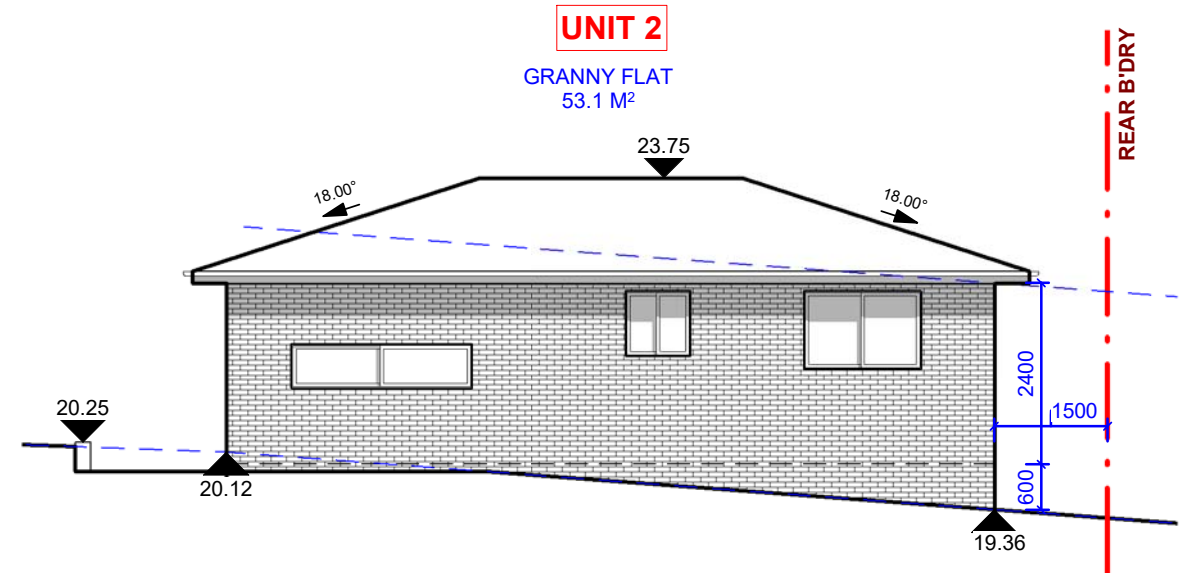
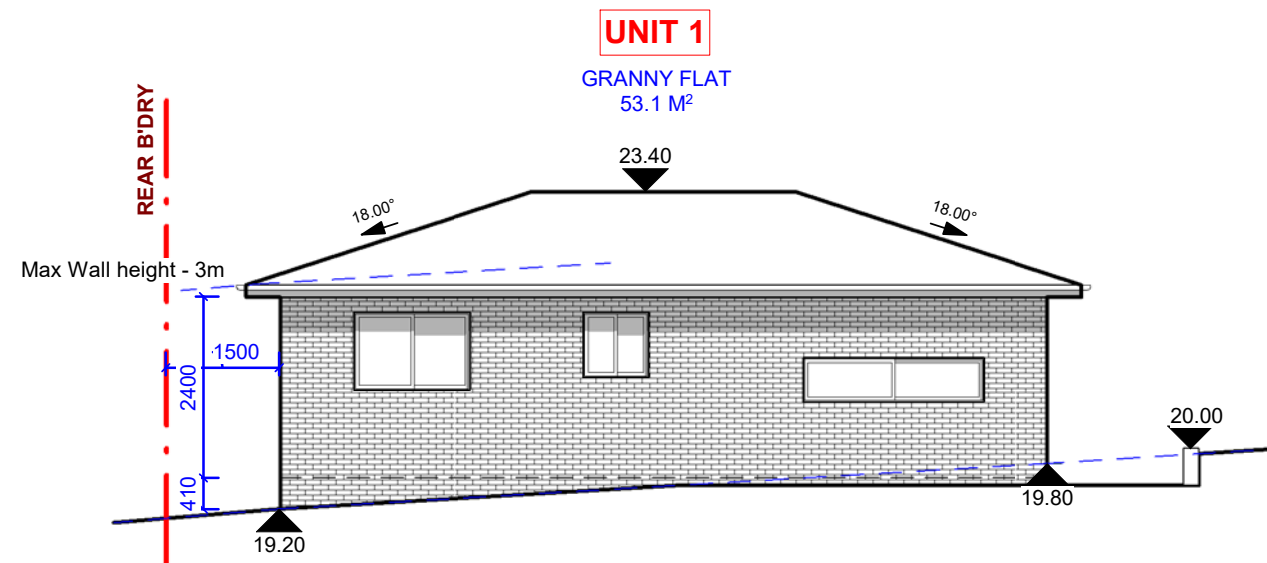


② FIRST FLOOR CALCULATION
1 : 150



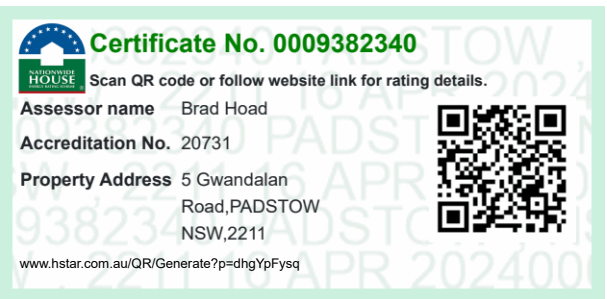
1 SOUTH ELEVATION (REAR)
1 : 100

4 SOUTH ELEVATION (REAR)
1 : 100



5 EAST ELEVATION (SIDE)
1 : 100

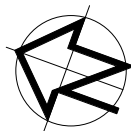
6 WEST ELEVATION (SIDE)
1 : 100



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REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

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

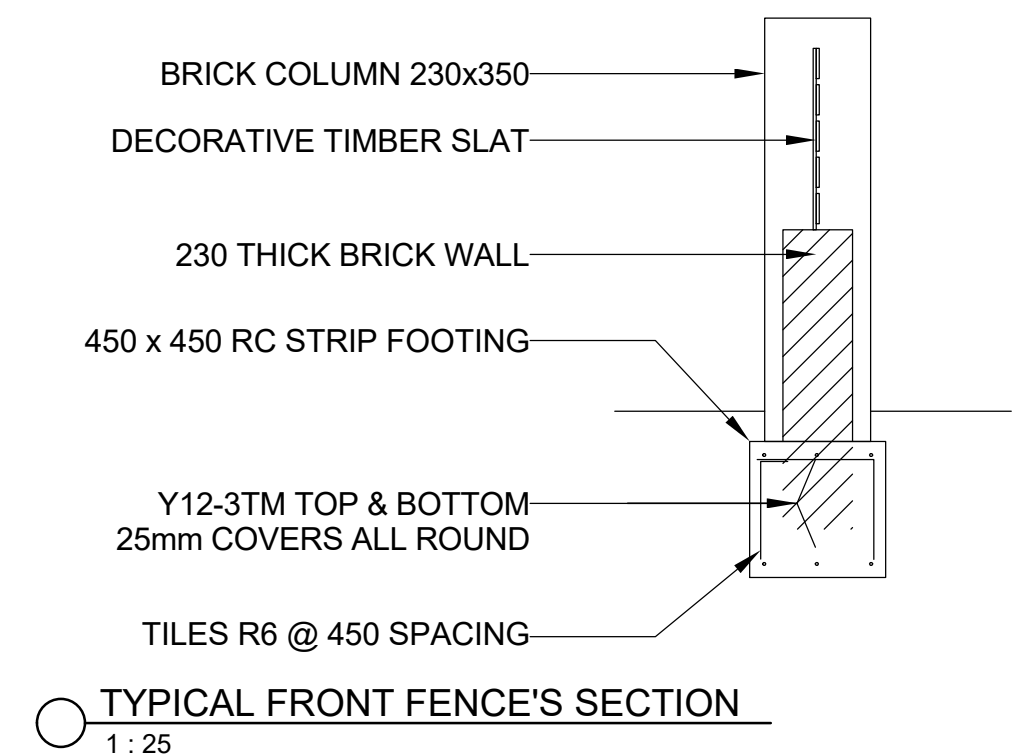
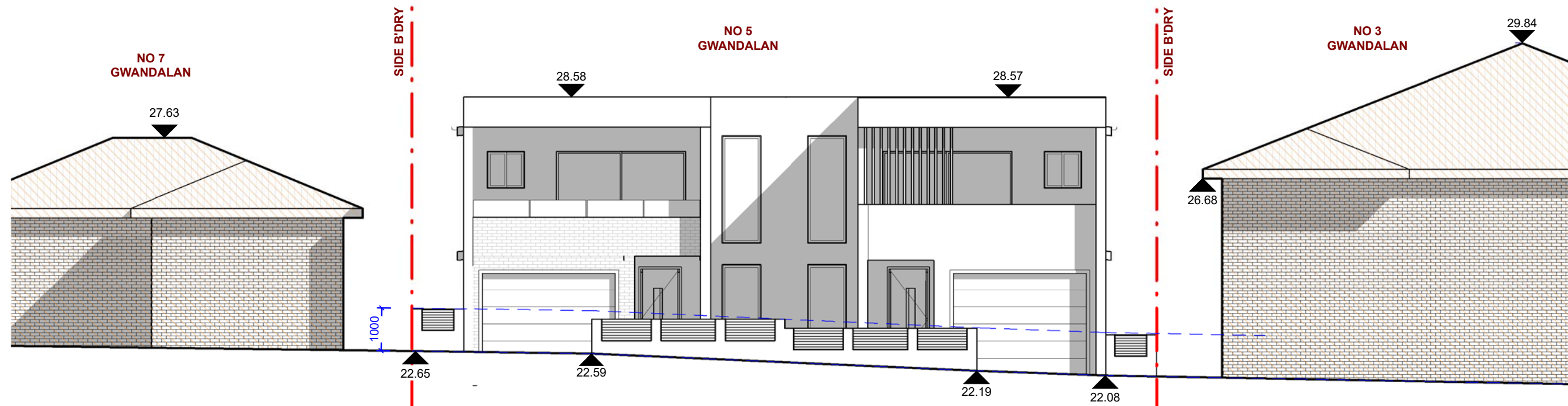
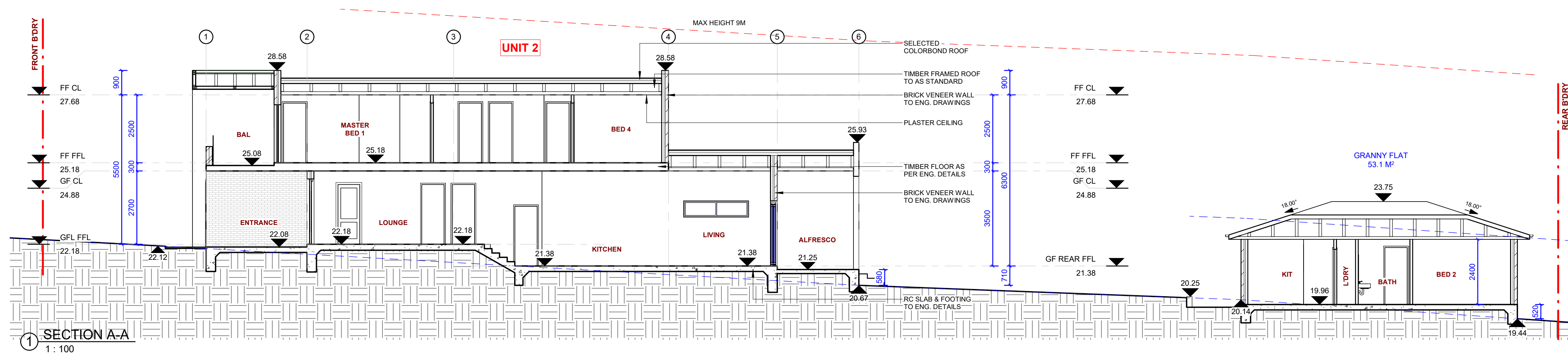
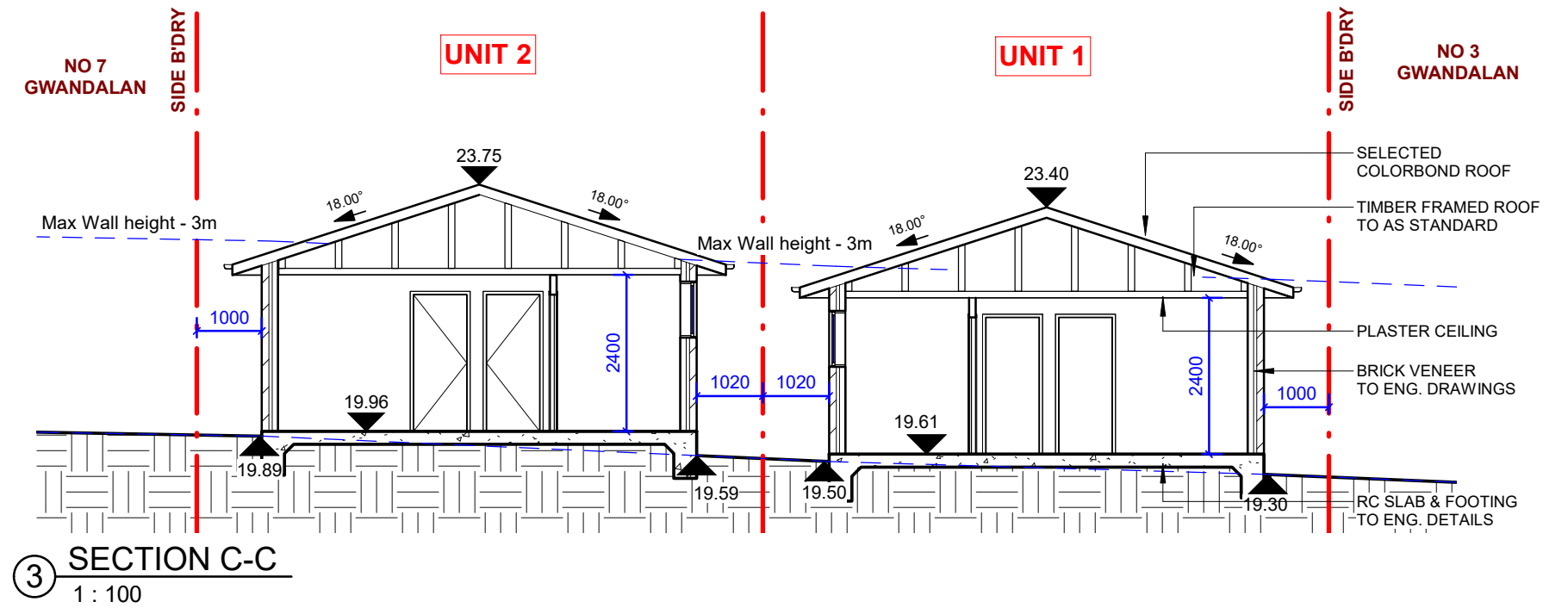
ISSUE DATE: 12/04/2024
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SCALE: 1 : 100 (A2)

DRAWING NO: DA 05



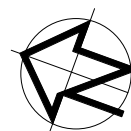
DRAWING NO: DA 06



GENERAL NOTES

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

P (02) 9591 5292
M 0402206326
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

DRAWN BY: LN

ISSUE DATE: 12/04/2024
10:57:37 PM

SCALE: As indicated (A2)

DRAWING NO: DA 07

**Certificate No. 0009382340**
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Assessor name Brad Hoad
Accreditation No. 20731
Property Address 5 Gwandalan Road, PADSTOW NSW, 2211
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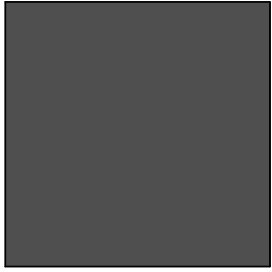
**ABSA**
Accreditation Building Surveying Association

Accreditation Period: 31/03/2024-31/03/2025
Assessor Name: Brad Hoad
Assessor Number: 20731
Assessor's Signature: _____

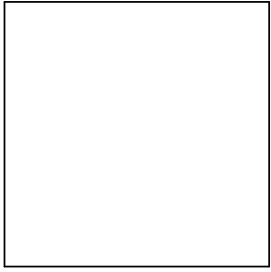

The Accredited Assessor has inspected the building and is satisfied that the building complies with the requirements of the Building Code of Australia.



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

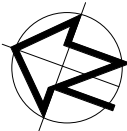


10 - TIMBER
CLADDING

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REV	AMENDMENTS	Date
1		



EPW DESIGNS

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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: 12/04/2024
10:57:43 PM

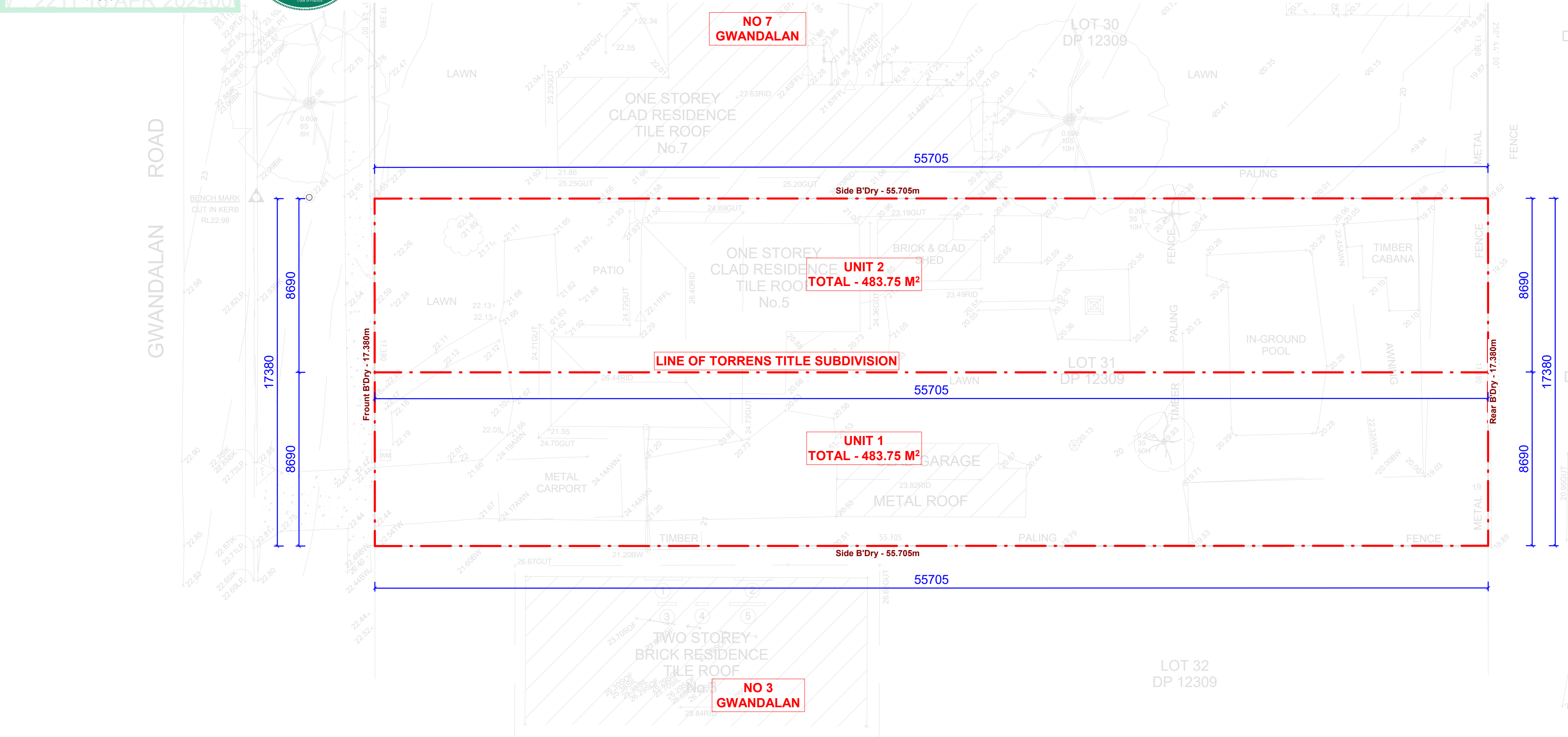
SCALE: (A2)

DRAWING NO: DA 10

**Certificate No. 0009382340**
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Accreditation No. 20731
Property Address 5 Gwandalan Road, PADSTOW NSW, 2211
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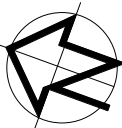
1 SUBDIVISION PLAN
1 : 150

COMPLIANCE TABLE					
SITE AREA (SQM)		967.5 m ²			
		PROPOSED		STANDARD	COMPLIANT
UNITS		UNIT 1	UNIT 2		
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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

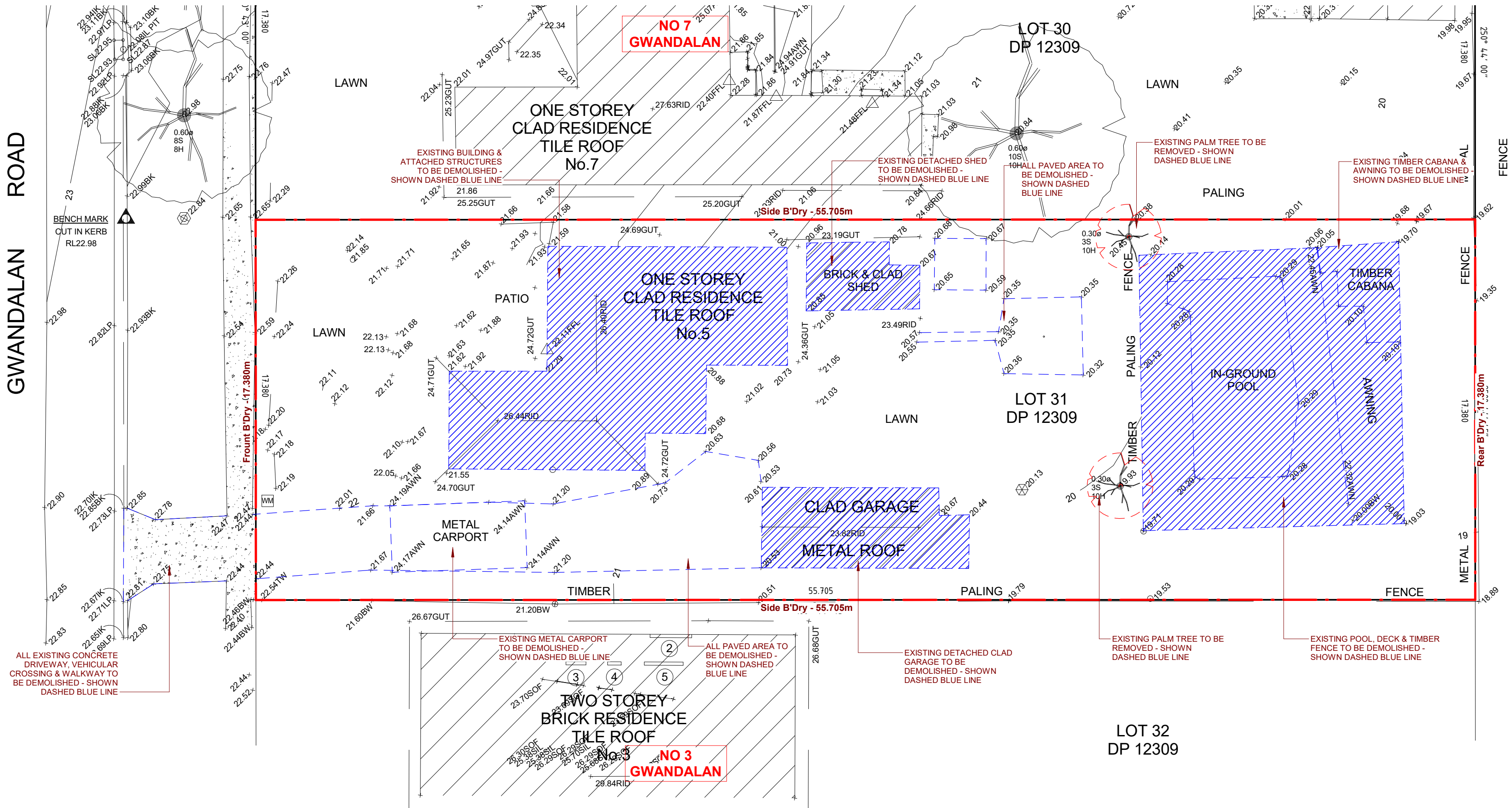
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 12/04/2024 10:58:00 PM

SCALE: As indicated (A2)

DRAWING NO: DA 14

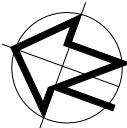


① **DEMOLITION PLAN**
1 : 150

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DEMOLITION PLAN

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DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 12/04/2024
10:58:03 PM

SCALE: 1 : 150 (A2)

DRAWING NO: DA 16

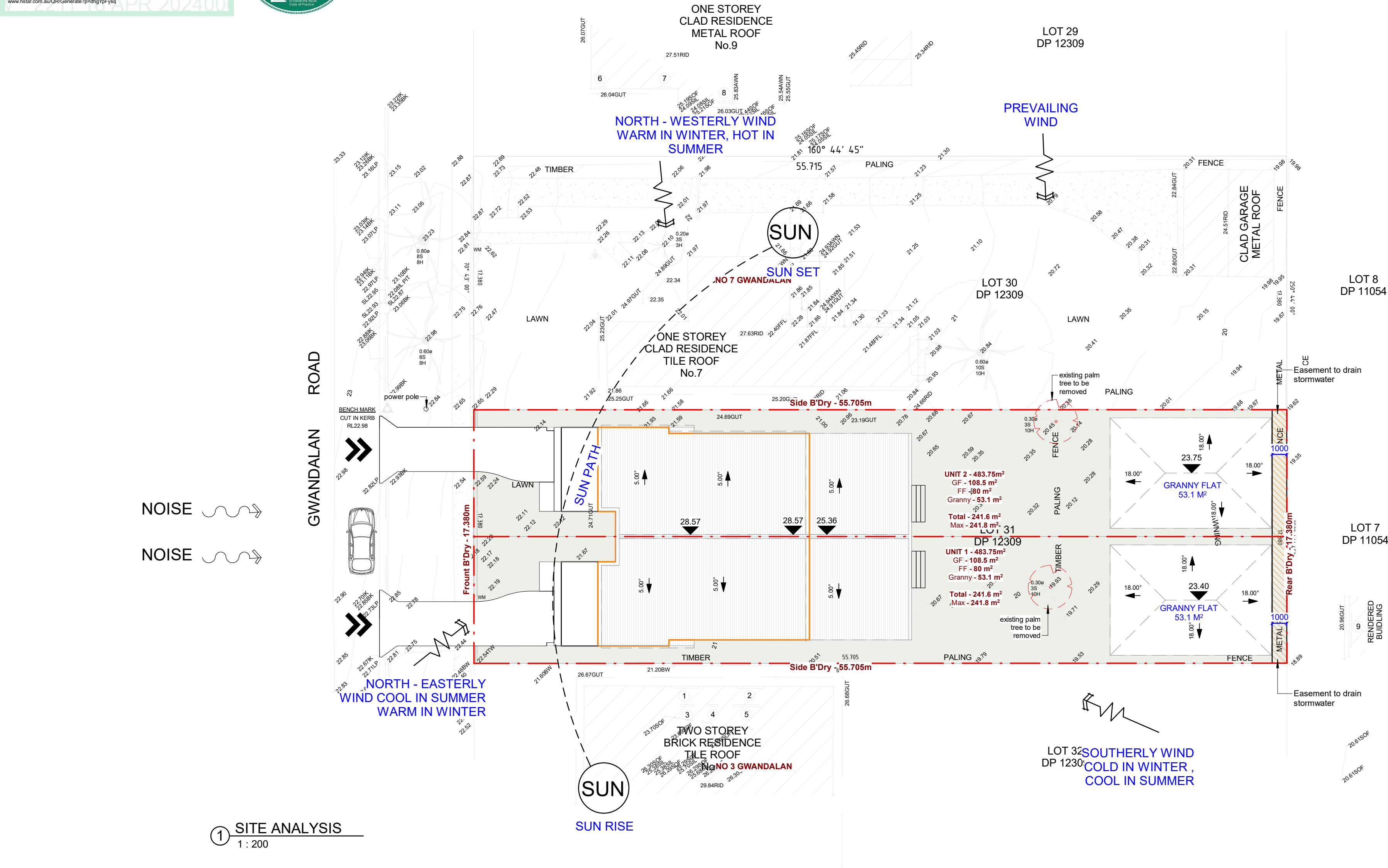


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- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

DRAWING NO: DA 17



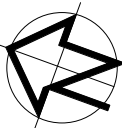
P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com



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:
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: 12/04/2024
10:58:08 PM

SCALE: 1 : 200 (A2)

DRAWING NO: DA 18