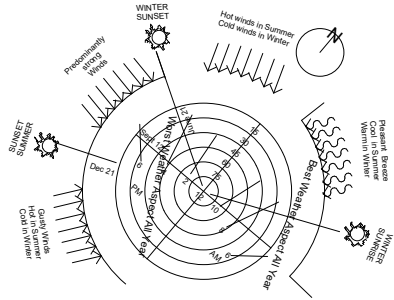




1 SITE PLAN & ANALYSIS
1 : 200

CLIMATIC SITE ANALYSIS

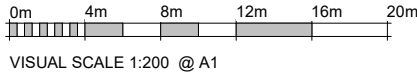


NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETScape ELEVATION.

GENERAL NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATON.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450mm SQ. UP TO 600mm DEEP - 600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS. 12. TOPSOIL SHALL BE STRIPPED ON STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

REVISION SCHEDULE			
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DRAWING TITLE
SITE PLAN & ANALYSIS

DATE
10-01-2024

SCALE @ A1
As indicated

PROJECT NUMBER
039 / 23-24

DRAWING No.
A101

ISSUE
A

PROJECT

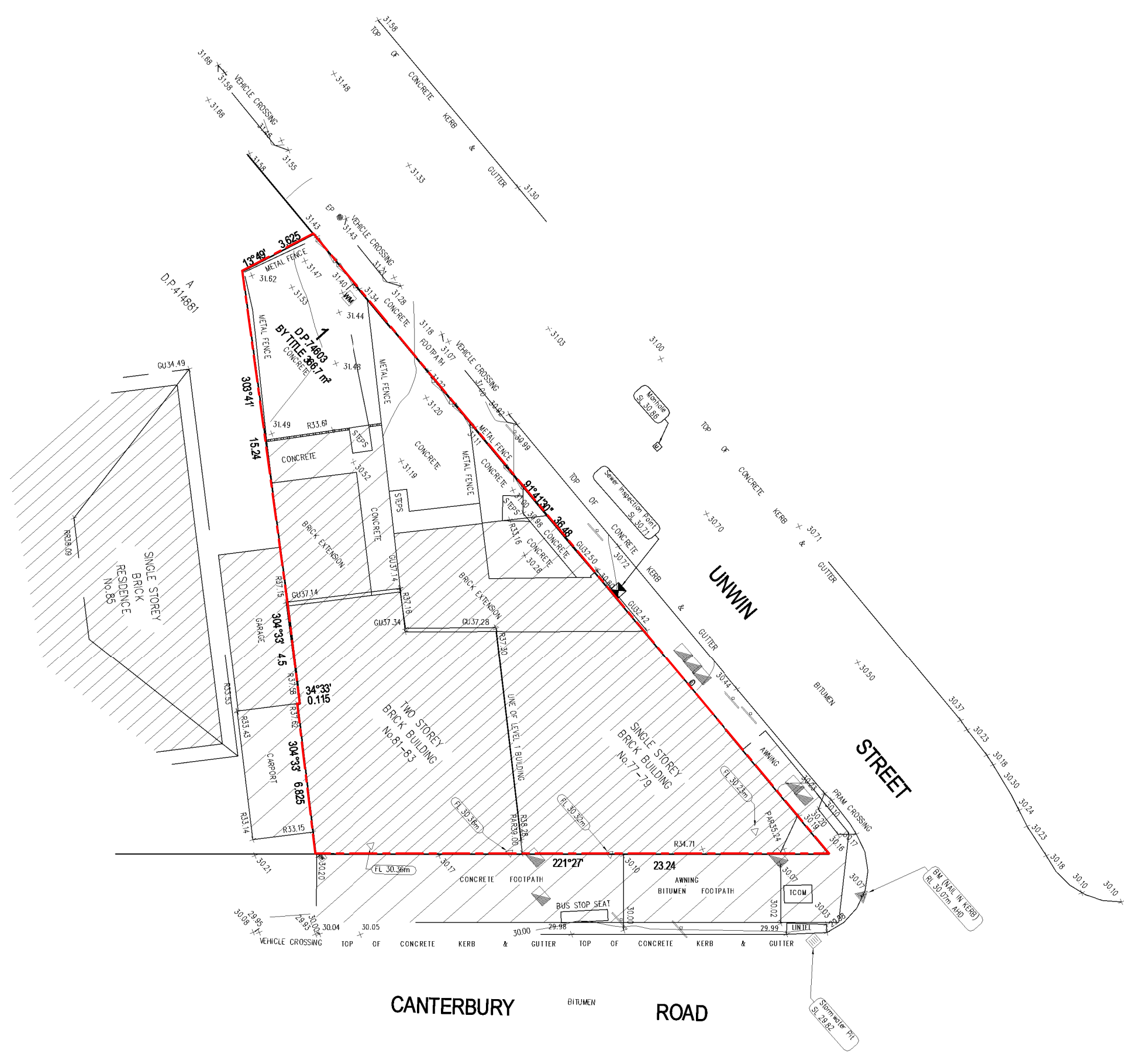
PROPOSED ALTERATION AND ADDITION
77 - 83 CANTERBURY ROAD, CANTERBURY

JS Architects Pty Ltd

Suite 4.04, Level 4, No. 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575

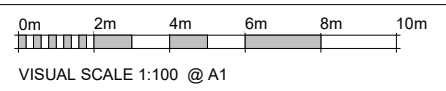
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 SITE SURVEY
1 : 100

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA PROPOSAL	ST	10-01-2024



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DRAWING TITLE		
SITE SURVEY		
DATE	SCALE @ A1	
10-01-2024	1 : 100	
PROJECT NUMBER	DRAWING No.	ISSUE
039 / 23-24	A101A	A

PROJECT

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M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Szymon Ochudzawa (RAIA 6866)

DRAWING NOTES

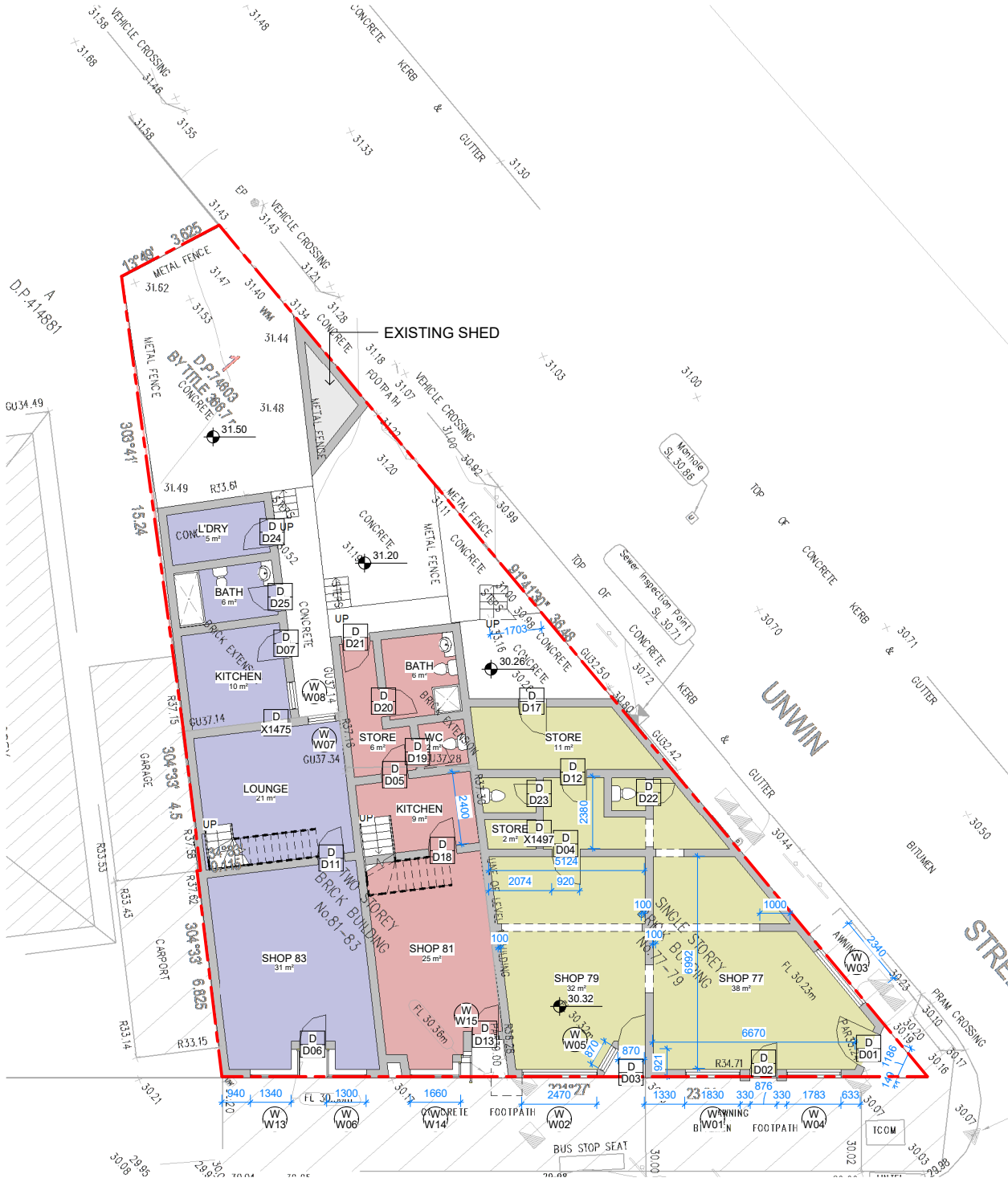
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- STAIR FLOOR FINISHES ARE REQUIRED TO COMPLY WITH PART D1V3 OF THE NCCS (BCA) 2022 - SLIP RESISTANCE (IN ACCORDANCE WITH AS 4586).
- STAIR TO COMPLY WITH PART D1V3 OF NCC (BCA) 2022.
- HANDRAILS TO COMPLY WITH PART D3D22 OF THE NCCS (BCA) 2022.
- 1M HIGH GLASS BALUSTRADE TO COMPLY WITH REQUIREMENTS OF PART D3D17 OF THE NCCS (BCA) 2022.
- ALL SHOWER SCREENS AND WET AREA WINDOWS TO HAVE TOUGHENED GLASS IN ACCORDANCE WITH AS 1288:1994 AND AS/NZS 2208:1996.
- ALL FIRST FLOOR BATHROOM WINDOWS TO HAVE OBSCURED GLASS.

WALL TYPES

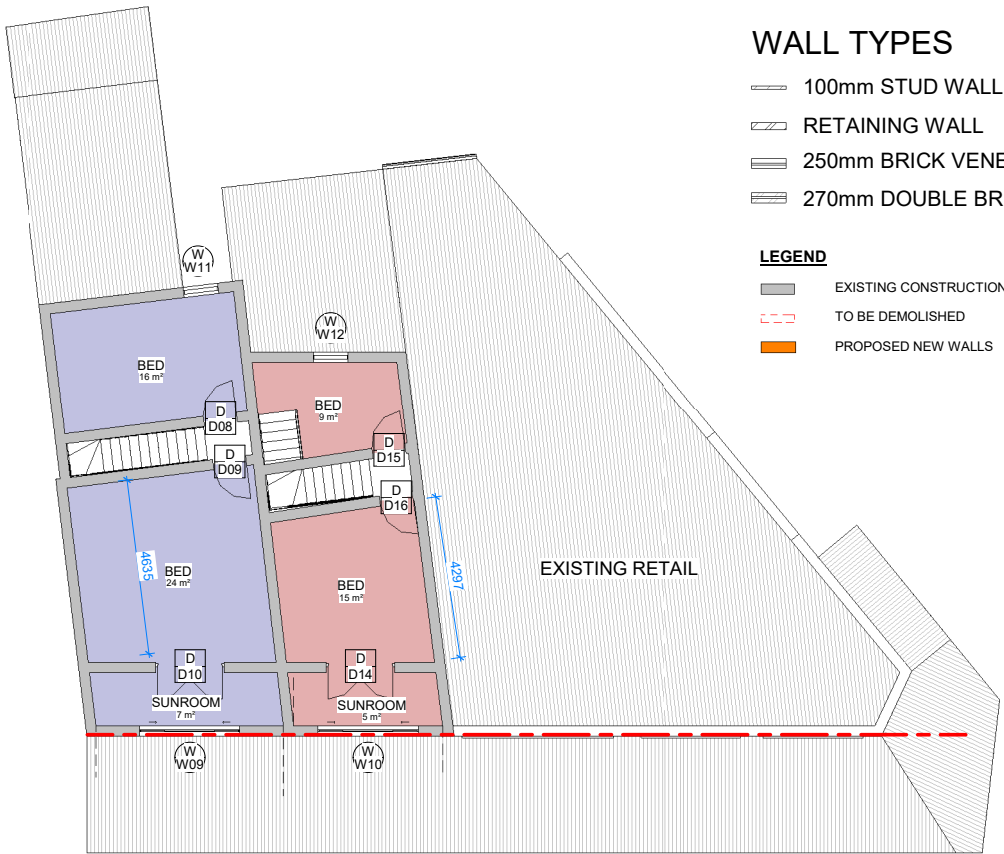
- 100mm STUD WALL
- RETAINING WALL
- 250mm BRICK VENEER WALL
- 270mm DOUBLE BRICK WALL

LEGEND

- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- PROPOSED NEW WALLS

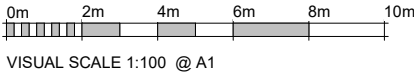


1 EXISTING GROUND FLOOR
1 : 100



2 EXISTING FIRST FLOOR
1 : 100

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ISSUE	DESCRIPTION	ISSUED BY	DATE
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EXISTING FLOOR PLANS

DATE

10-01-2024

SCALE @ A1

1 : 100

PROJECT NUMBER

039 / 23-24

DRAWING No.

A102

ISSUE

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BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

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ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)



DRAWING NOTES

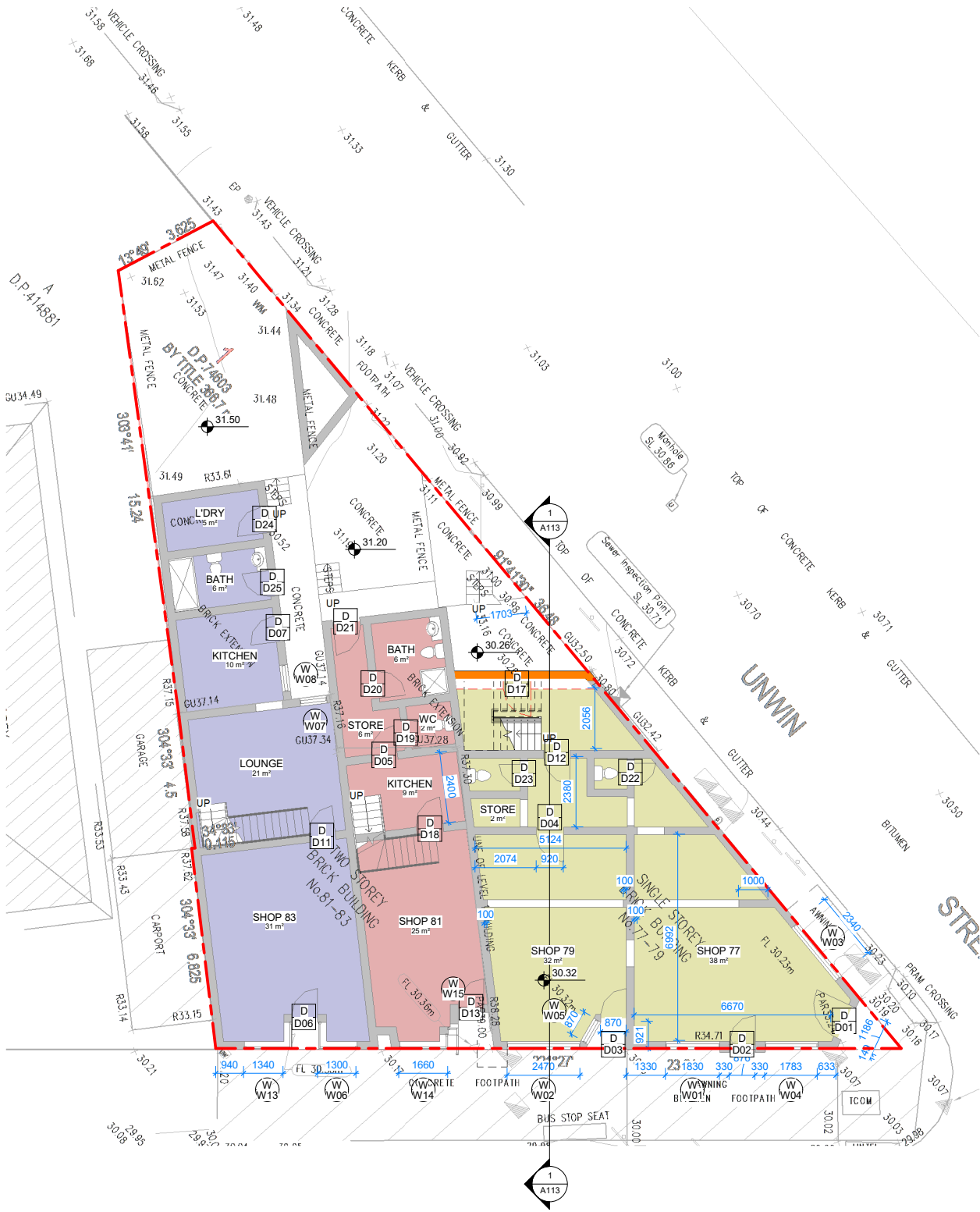
- OPERABLE WINDOWS TO HAVE MAXIMUM WINDOW OPENING OF 125MM AT ANY POINT. TO COMPLY WITH PART D3D29 OF THE NCCS (BCA) 2022.
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WALL TYPES

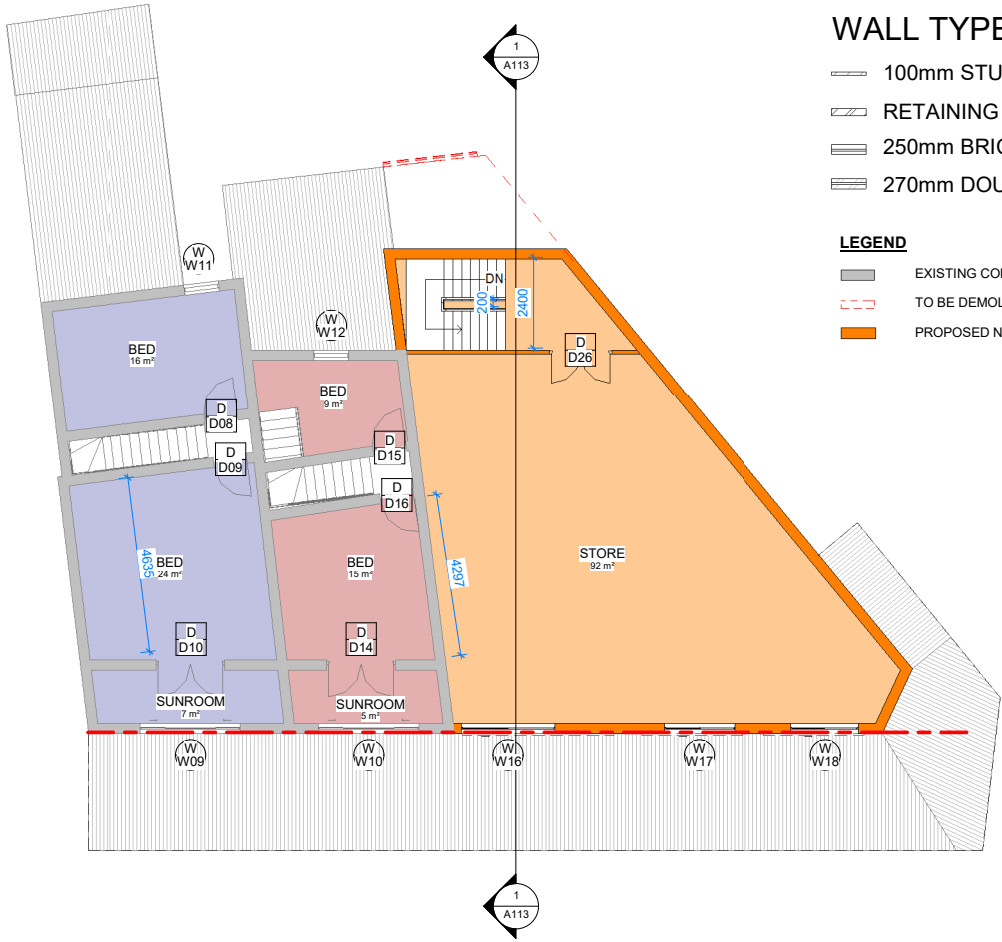
- 100mm STUD WALL
- RETAINING WALL
- 250mm BRICK VENEER WALL
- 270mm DOUBLE BRICK WALL

LEGEND

- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- PROPOSED NEW WALLS

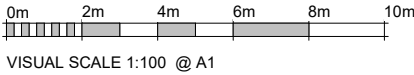


1 PROPOSED GROUND FLOOR
1 : 100



2 PROPOSED FIRST FLOOR
1 : 100

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PROPOSED FLOOR PLANS

DATE
10-01-2024

SCALE @ A1
1 : 100

PROJECT NUMBER
039 / 23-24

DRAWING No.
A103

ISSUE
A

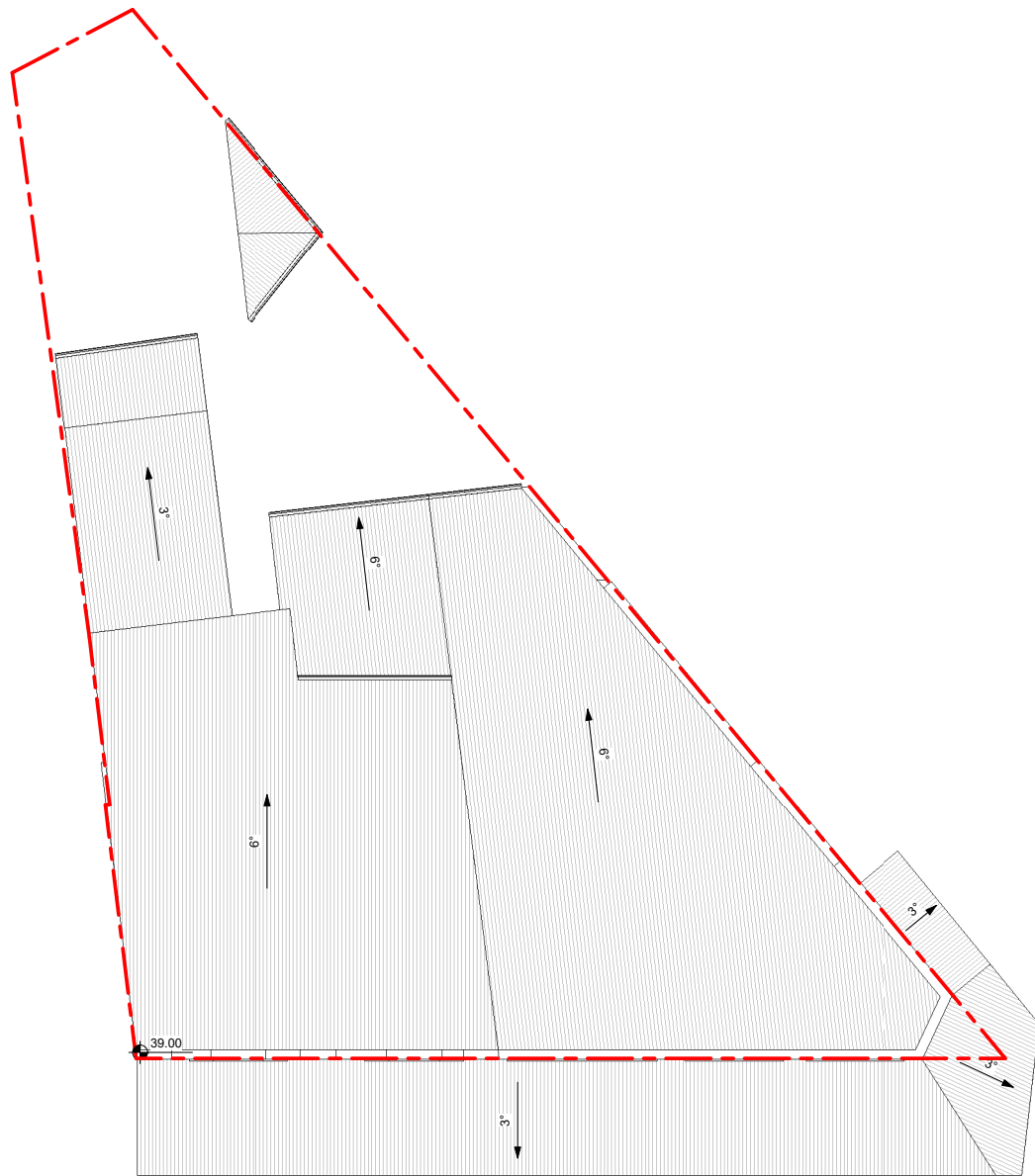
PROJECT

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ADDITION
77 - 83 CANTERBURY ROAD,
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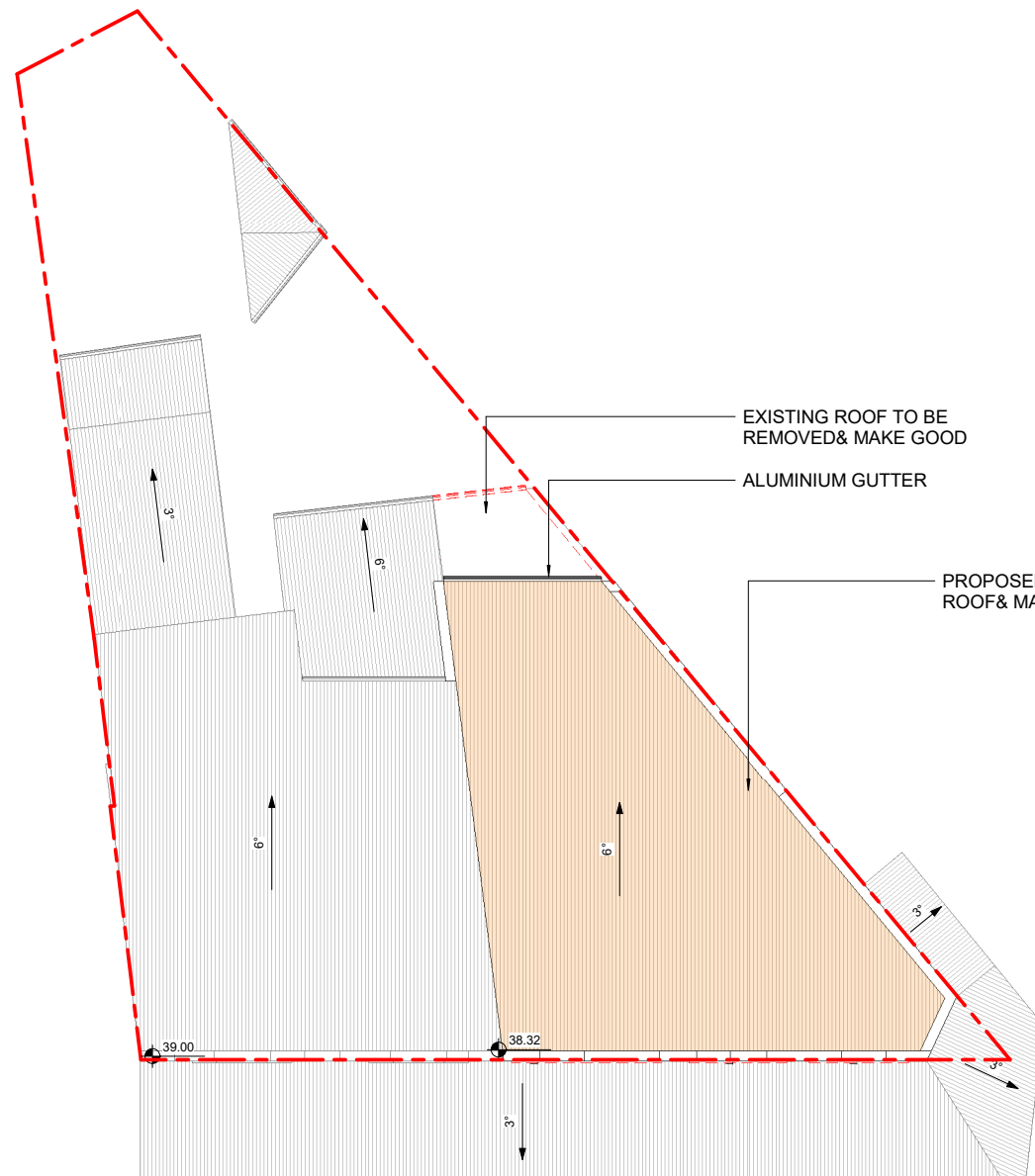
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Suite 4.04, Level 4, No 5 Celebration Drive
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T : 61 2 8814-6991 FAX: 61 2 8814-6992
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E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





2 EXISTING ROOF PLAN
1 : 100



1 PROPOSED ROOF PLAN
1 : 100

REVISION SCHEDULE

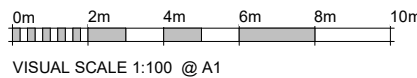
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ROOF PLAN

DATE
10-01-2024

SCALE @ A1
1 : 100

PROJECT NUMBER
039 / 23-24

DRAWING No.
A104

ISSUE
A

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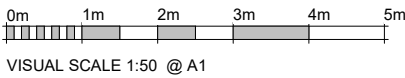
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Suite 4.04, Level 4, No: 5 Celebration Drive
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T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
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Nominated Architect: Stymon Ochudzawa (RAIA 6865)





1 EXISTING EAST ELEVATION
1 : 50

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EXISTING ELEVATION

DATE

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SCALE @ A1

As indicated

PROJECT NUMBER

039 / 23-24

DRAWING No.

A105

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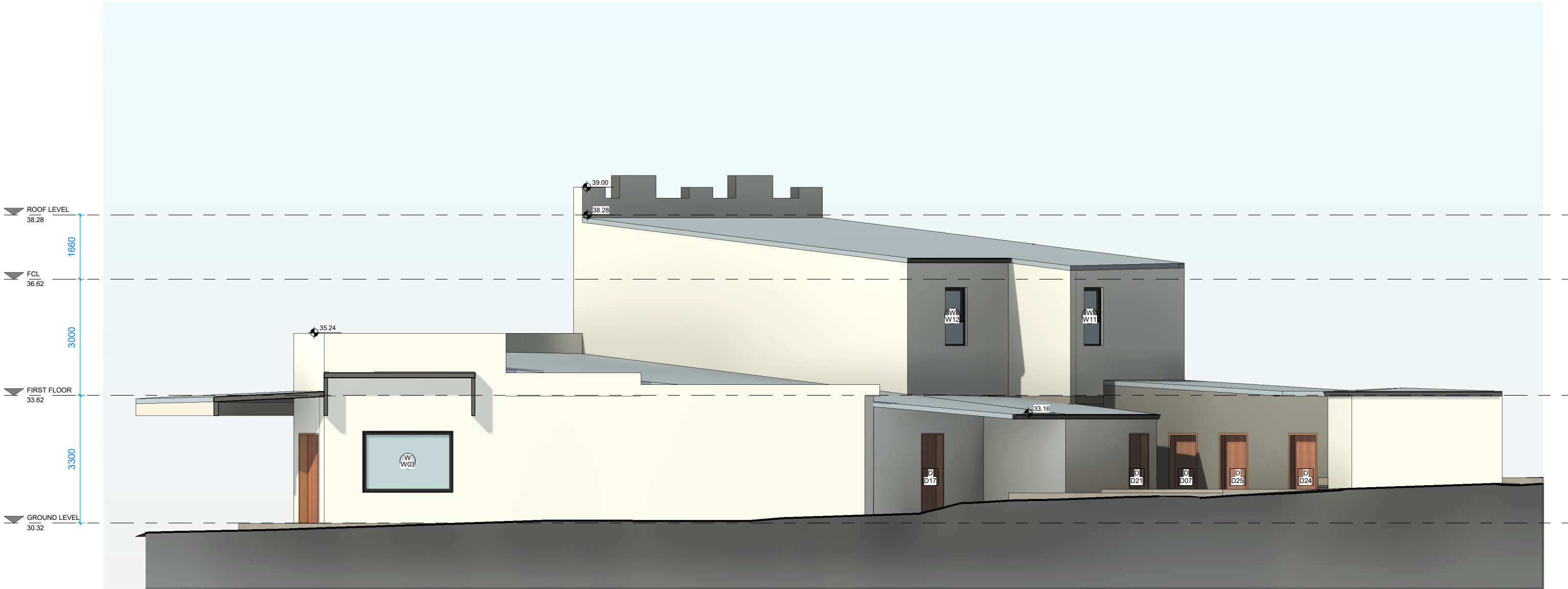
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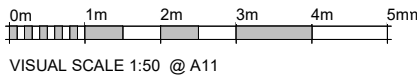
LEGEND

- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- PROPOSED NEW WALLS



1 EXISTING NORTH ELEVATION
1 : 50

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
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10-01-2024

SCALE @ A1
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PROJECT NUMBER
039 / 23-24

DRAWING No.
A106

ISSUE
A

PROJECT
PROPOSED ALTERATION AND
ADDITION

77 - 83 CANTERBURY ROAD,
CANTERBURY

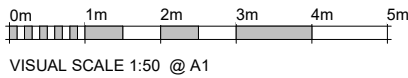
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Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
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Nominated Architect: Stymon Ochudzawa (RAIA 6865)





1 PROPOSED EAST ELEVATION
1 : 50

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DRAWING TITLE

PROPOSED ELEVATION

DATE

10-01-2024

SCALE @ A1

As indicated

PROJECT NUMBER

039 / 23-24

DRAWING No.

A107

ISSUE

A

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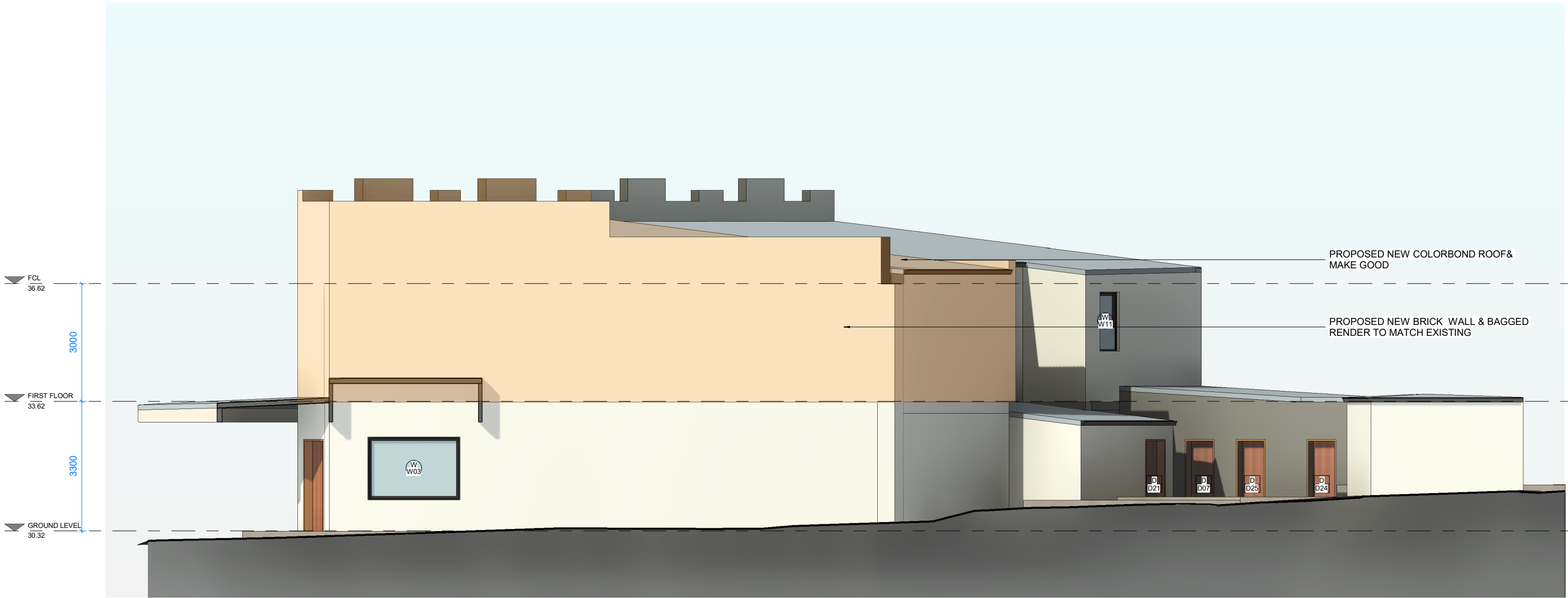
ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6865)



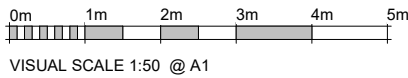
LEGEND

- EXISTING CONSTRUCTION
- TO BE DEMOLISHED
- PROPOSED NEW WALLS



1 PROPOSED NORTH ELEVATION
1 : 50

REVISION SCHEDULE			
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DRAWING TITLE
PROPOSED ELEVATION

DATE
10-01-2024

SCALE @ A1
As indicated

PROJECT NUMBER
039 / 23-24

DRAWING No.
A108

ISSUE
A

PROJECT

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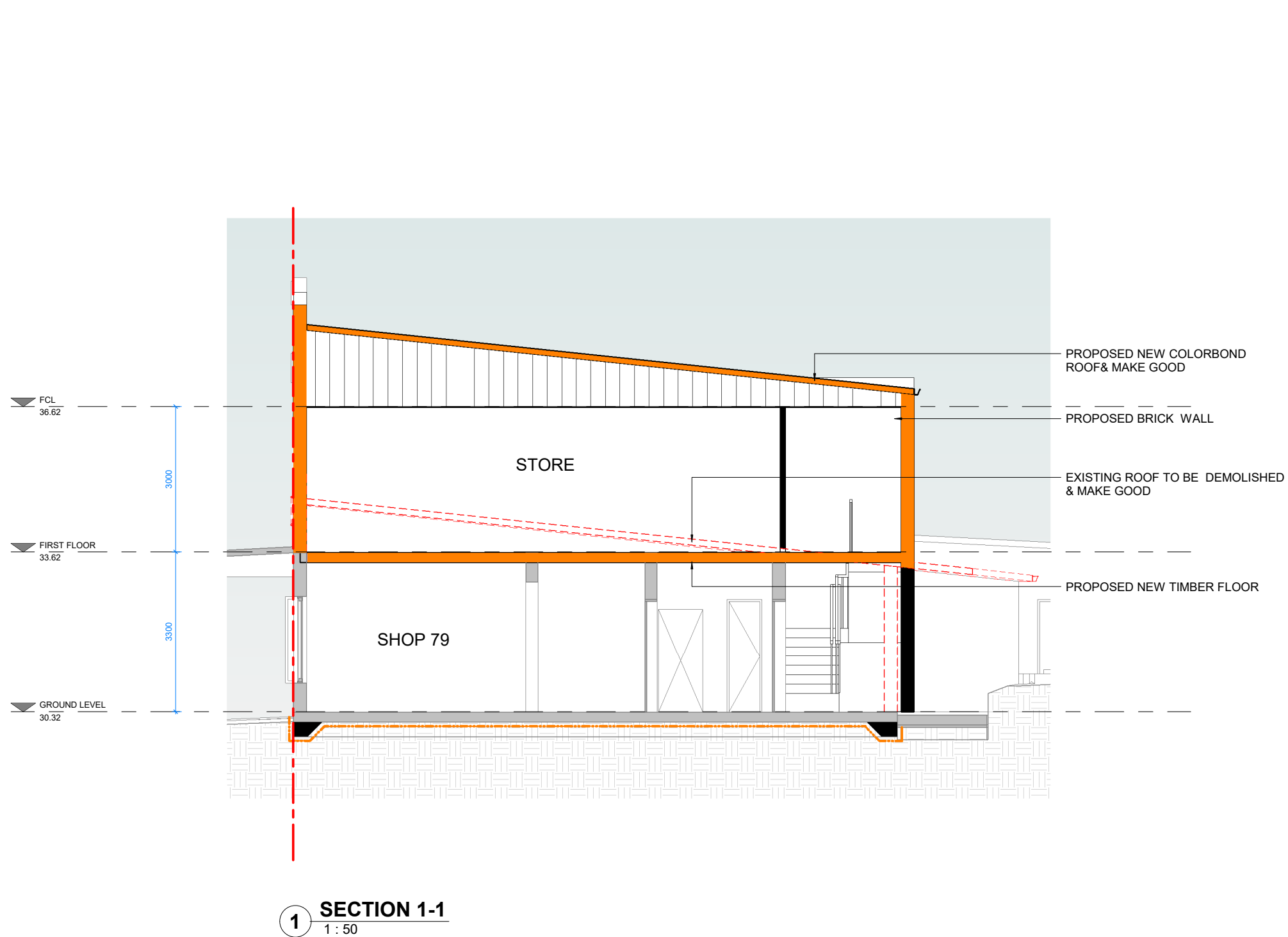
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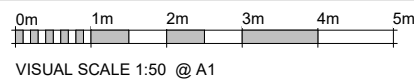
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ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)





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DRAWING TITLE
SECTION 01

DATE
10-01-2024

SCALE @ A1
As indicated

PROJECT NUMBER
039 / 23-24

DRAWING No.
A113

ISSUE
A

PROJECT
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T : 61 2 8814-6991 FAX: 61 2 8814-6992
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E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6866)



Window Schedule								
Mark	Height	Width	Head Height	Sill Height	Level	Description	Phase Created	Phase Demolished
W01	1600	1830	2400	800	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W02	1800	2470	2400	600	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W03	1600	2340	2400	800	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W04	1600	1783	2400	800	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W05	1800	870	2400	600	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W06	1800	1300	2400	600	GROUND LEVEL	Structural corner window with fixed panels	Existing	None
W07	1600	900	2100	500	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W08	1600	900	2100	500	GROUND LEVEL	ALUMINIUM AWNING HIGHLIGHT WINDOW	Existing	None
W09	1460	2650	2400	940	FIRST FLOOR	ALUMINIUM SLIDING WINDOW	Existing	None
W10	1460	2650	2400	940	FIRST FLOOR	ALUMINIUM SLIDING WINDOW	Existing	None
W11	1500	920	2800	1300	FIRST FLOOR	ALUMINIUM AWNING WINDOW WITH FIXED BOTTOM	Existing	None
W12	1500	920	2800	1300	FIRST FLOOR	ALUMINIUM AWNING WINDOW WITH FIXED BOTTOM	Existing	None
W13	1800	1610	2400	600	GROUND LEVEL	Structural corner window with fixed panels	Existing	None
W14	1800	1660	2400	600	GROUND LEVEL	Structural corner window with fixed panels	Existing	None
W15	1800	350	2400	600	GROUND LEVEL	Structural corner window with fixed panels	Existing	None
W16	1460	2470	2400	940	FIRST FLOOR	ALUMINIUM SLIDING WINDOW	New Construction	None
W17	1460	1870	2400	940	FIRST FLOOR	ALUMINIUM SLIDING WINDOW	New Construction	None
W18	1460	1780	2400	940	FIRST FLOOR	ALUMINIUM SLIDING WINDOW	New Construction	None

Door Schedule							
Mark	Width	Height	Head Height	Description	Phase Created	Phase Demolished	From Room: Name
D01	1186	2340	2340	Internal Single Door	Existing	None	SHOP 77
D02	876	2340	2340	Internal Single Door	Existing	None	SHOP 77
D03	870	2340	2340	Internal Single Door	Existing	None	SHOP 79
D04	920	2340	2340	Internal Single Door	Existing	None	SHOP 79
D05	876	2340	2340	Internal Single Door	Existing	None	STORE
D06	870	2340	2340	Internal Single Door	Existing	None	SHOP 83
D07	876	2340	2340	Internal Single Door	Existing	None	KITCHEN
D08	876	2340	2340	Internal Single Door	Existing	None	BED
D09	876	2340	2340	Internal Single Door	Existing	None	BED
D10	1810	2400	2400	DOUBLE DOOR	Existing	None	SUNROOM
D11	876	2340	2340	Internal Single Door	Existing	None	SHOP 83
D12	876	2340	2340	Internal Single Door	Existing	None	STORE
D13	870	2340	2340	Internal Single Door	Existing	None	SHOP 81
D14	1810	2400	2400	DOUBLE DOOR	Existing	None	SUNROOM
D15	876	2340	2340	Internal Single Door	Existing	None	BED
D16	876	2340	2340	Internal Single Door	Existing	None	BED
D17	920	2340	2340	Internal Single Door	Existing	New Construction	STORE
D18	920	2340	2340	Internal Single Door	Existing	None	SHOP 81
D19	920	2340	2340	Internal Single Door	Existing	None	STORE
D20	920	2340	2340	Internal Single Door	Existing	None	STORE
D21	920	2340	2340	Internal Single Door	Existing	None	STORE
D22	720	2340	2340	Internal Single Door	Existing	None	WC
D23	720	2340	2340	Internal Single Door	Existing	None	STORE
D24	876	2340	2340	Internal Single Door	Existing	None	L'DRY
D25	876	2340	2340	Internal Single Door	Existing	None	BATH
D26	1640	2400	2400	DOUBLE DOOR	New Construction	None	STORE

REVISION SCHEDULE			
ISSUE A	DESCRIPTION DA PROPOSAL	ISSUED BY ST	DATE 10-01-2024



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DRAWING TITLE
WINDOW& DOOR SCHEDULE

DATE
10-01-2024

SCALE @ A1

PROJECT NUMBER
039 / 23-24

DRAWING No.
A114

ISSUE
A

PROJECT

PROPOSED ALTERATION AND ADDITION
77 - 83 CANTERBURY ROAD,
CANTERBURY

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T :61 2 8814-6991 FAX: 61 2 8814-6992
M :61 412 06 06 04
E :info@jsarchitects.com.au
W :www.jsarchitects.com.au
ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 SHADOW DIAGRAM @ 9am 21st JUNE
1 : 300



2 SHADOW DIAGRAM @ 12pm 21st JUNE
1 : 300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA PROPOSAL	ST	10-01-2024



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DRAWING TITLE

SHADOW DIAGRAMS 01

DATE

10-01-2024

SCALE @ A1

1 : 300

PROJECT NUMBER

039 / 23-24

DRAWING No.

A115

ISSUE

A

PROJECT

PROPOSED ALTERATION AND
ADDITION

77 - 83 CANTERBURY ROAD,
CANTERBURY

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive

BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)





1 SHADOW DIAGRAM @ 3pm 21st JUNE
1 : 300

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA PROPOSAL	ST	10-01-2024



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DRAWING TITLE

SHADOW DIAGRAMS 02

DATE

10-01-2024

SCALE @ A1

1 : 300

PROJECT NUMBER

039 / 23-24

DRAWING No.

A116

ISSUE

A

PROJECT

PROPOSED ALTERATION AND
ADDITION

77 - 83 CANTERBURY ROAD,
CANTERBURY

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia

T : 61 2 8814-6991 FAX: 61 2 8814-6992

M : 61 412 06 06 04

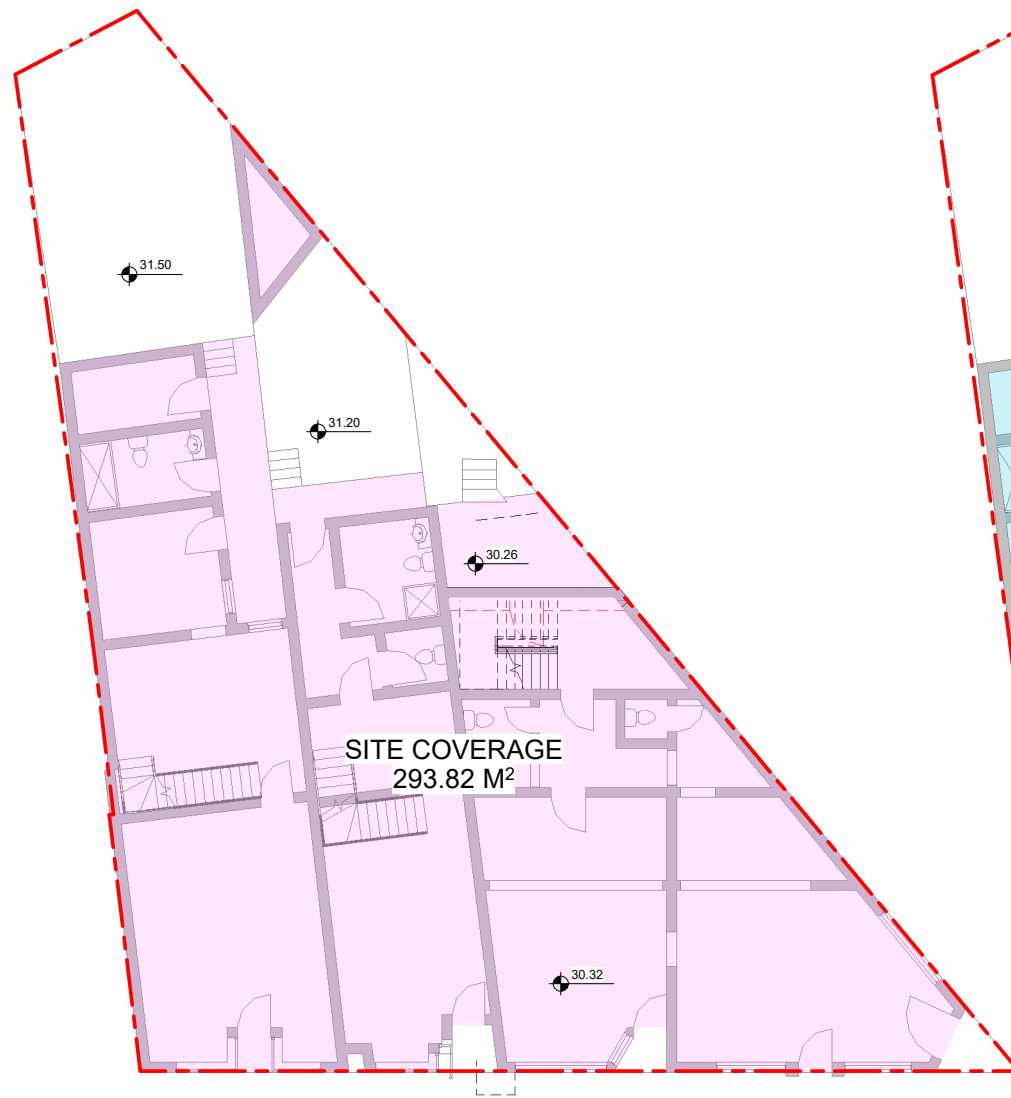
E : info@jsarchitects.com.au

W : www.jsarchitects.com.au

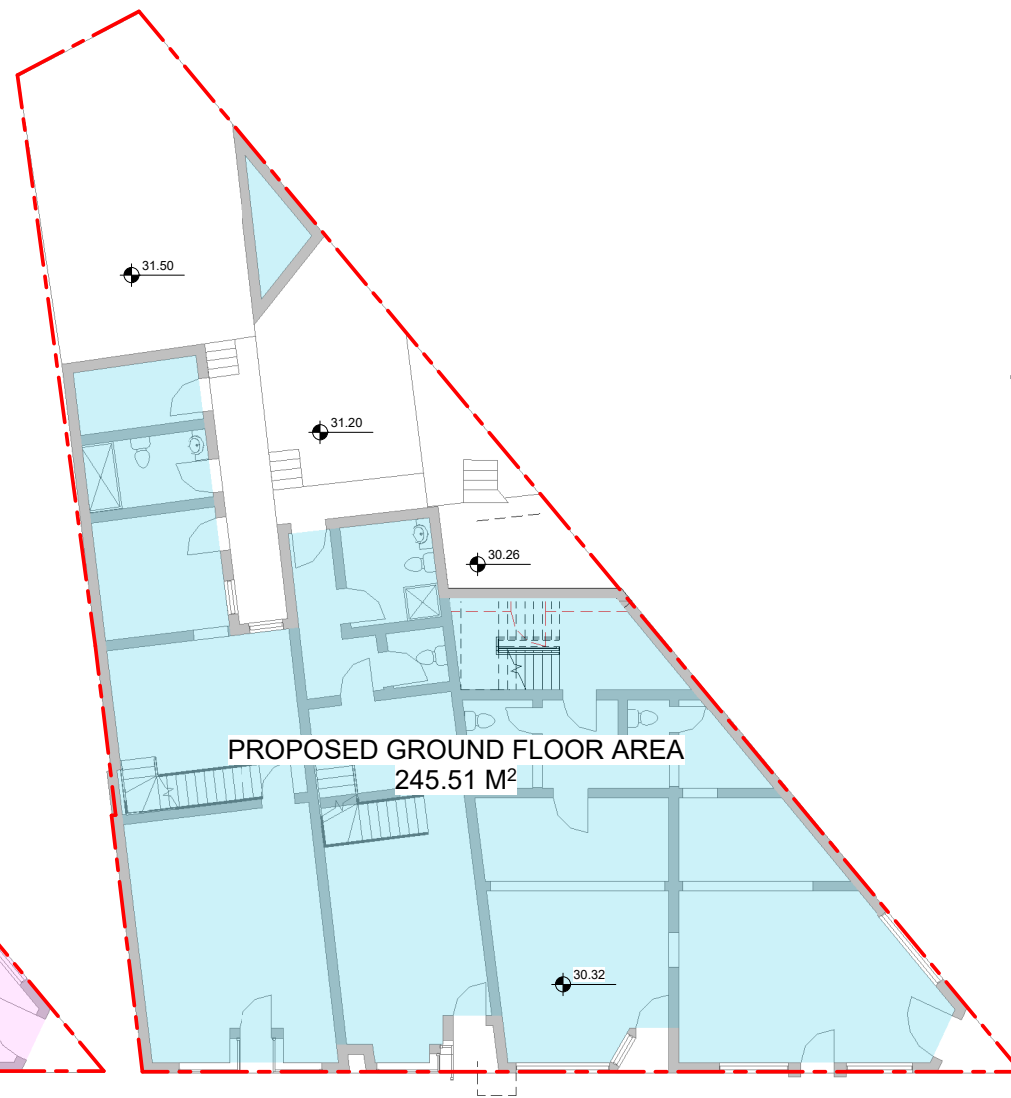
ABN 70 119 946 575

Nominated Architect: Stymon Ochudzawa (RAIA 6866)

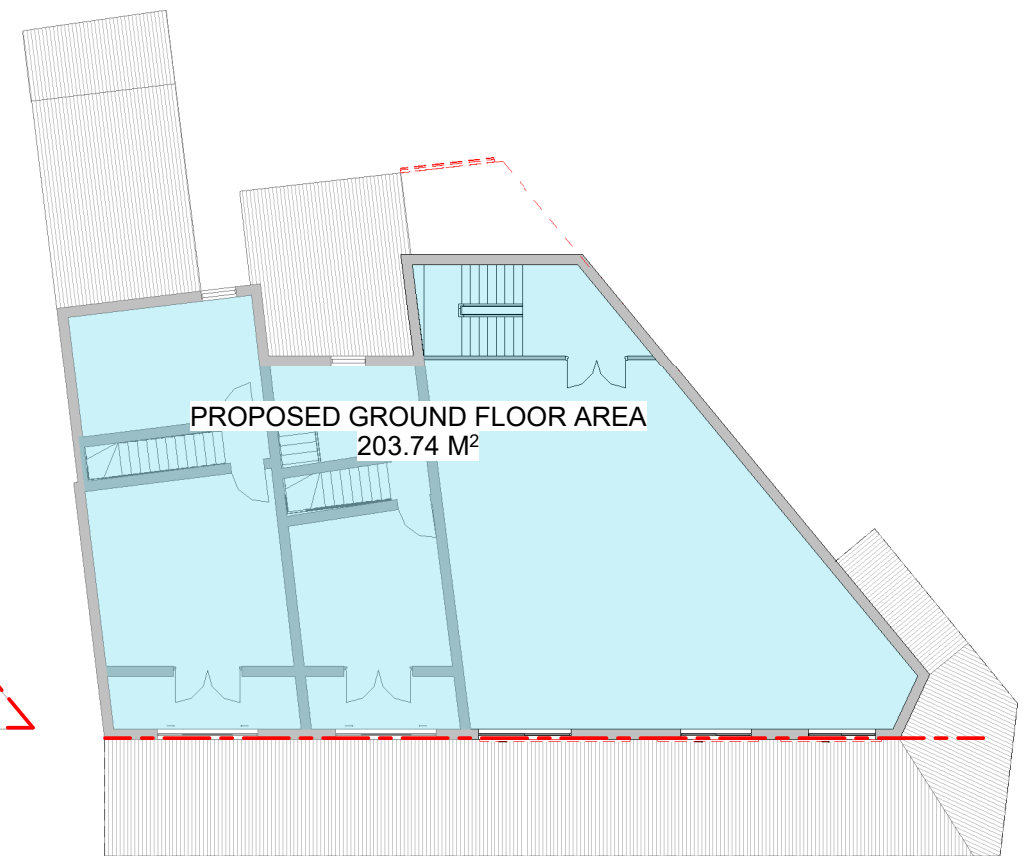




1 SITE COVERAGE DIAGRAM
1 : 100



2 PROPOSED GROUND FLOOR AREA
1 : 100



3 PROPOSED FIRST FLOOR AREA
1 : 100

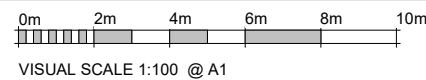
DESIGN CALCULATION DATA

TOTAL SITE AREA	:	366.70 m ²
ALLOWABLE FSR (250%)	:	916.75 m ²
PROPOSED FSR (133%)	:	449.25 m ²

AREA CALCULATION DATA

TOTAL SITE AREA	:	366.70 m ²
SITE COVERAGE DIAGRAM	:	293.82 m ²
GROUND FLOOR AREA	:	245.51 m ²
FIRST FLOOR AREA	:	203.74 m ²
TOTAL	:	449.25 m ²

REVISION SCHEDULE			
ISSUE	DESCRIPTION	ISSUED BY	DATE
A	DA PROPOSAL	ST	10-01-2024



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TONY SEEMAN

DRAWING TITLE

DESIGN CALCULATION DATA

DATE
10-01-2024

SCALE @ A1
1 : 100

PROJECT NUMBER
039 / 23-24

DRAWING No.
A117

ISSUE
A

PROJECT

PROPOSED ALTERATION AND
ADDITION
77 - 83 CANTERBURY ROAD,
CANTERBURY

JS Architects Pty Ltd

Suite 4.04, Level 4, No: 5 Celebration Drive
BELLA VISTA ~ NSW 2153 Australia
T : 61 2 8814-6991 FAX: 61 2 8814-6992
M : 61 412 06 06 04
E : info@jsarchitects.com.au
W : www.jsarchitects.com.au
ABN 70 119 946 575
Nominated Architect: Stymon Ochudzawa (RAIA 6865)

