

DEVELOPMENT APPLICATION

DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF A TWO STORY WAREHOUSE

86 Bryant St, Padstow NSW 2211



| DRAWING LIST | | |
|--------------|---|----------|
| | LAYOUT | REVISION |
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PROPOSED AREA INFO

| | |
|--|-------|
| SITE FRONTAGE (m) | 15.24 |
| SITE AREA (m ²) | 567.5 |
| GROUND FLOOR (m ²) | 372.9 |
| FIRST FLOOR (m ²) | 187.2 |
| TOTAL GFA (m ²) | 560.1 |
| TOTAL LANDSCAPE AREA (m ²) | 25 |
| CAR PARKING RATES | 2 |

EXISTING AREA INFO

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DA REQUIREMENT

| | |
|---------------------------|-------|
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| 1 : 1 | |
| TOTAL LANDSCAPE AREA (m2) | 25 |
| m2(site area) x = (m2) | |
| CAR PARKING RATES | 2 |



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LEGEND
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PROJECT
DEVELOPMENT APPLICATION

PROJECT NO
24017

PROJECT NORTH

AMENDMENTS
NO. REVISION
A DA APPLICATION

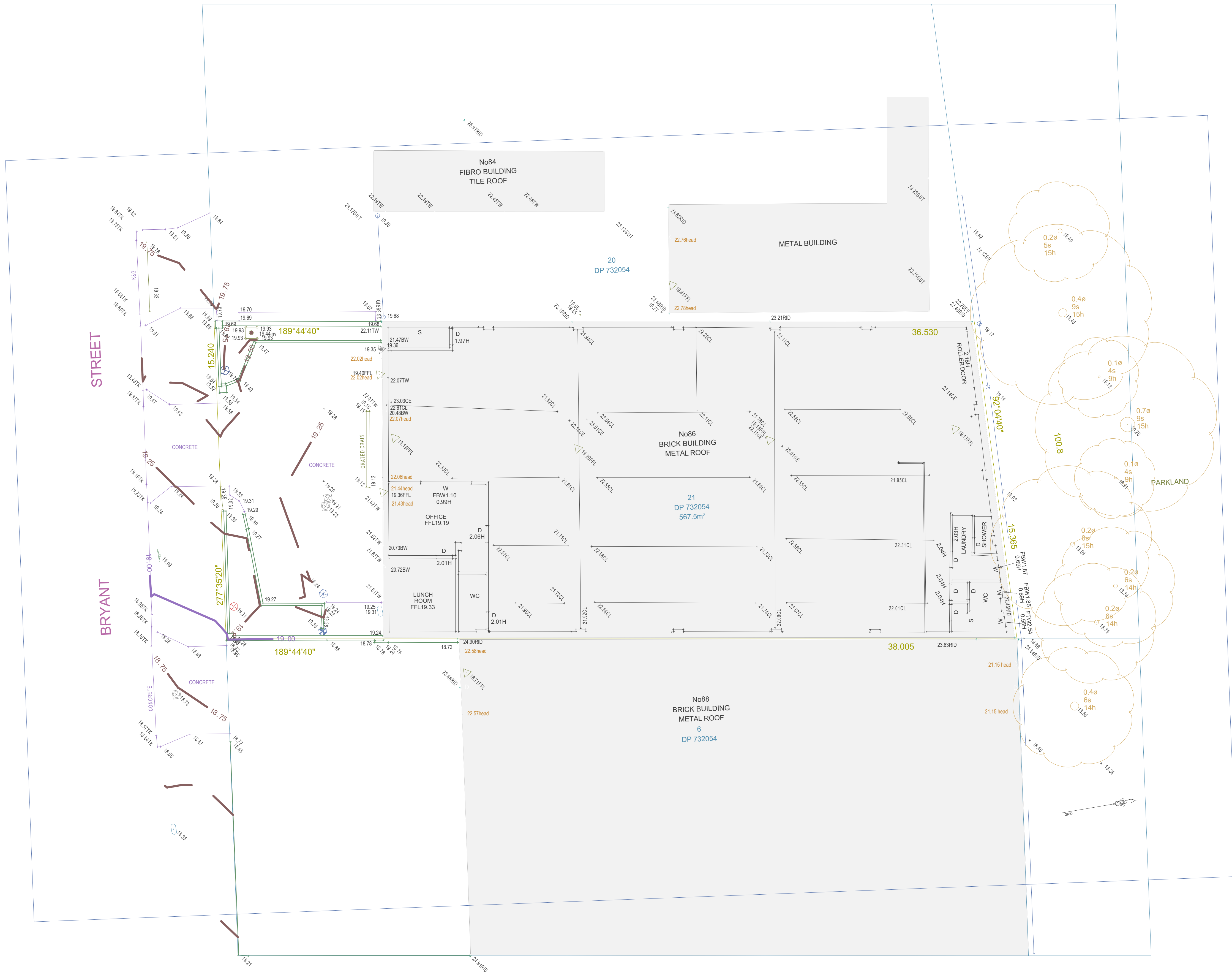
BY DATE
QY 2025.04.03

DRAWING
Titlepage - Titlepage

DRAWING NO
A001
ISSUE
A

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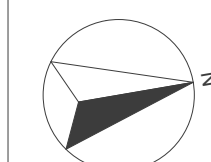
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DRAWING

Plans - Existing Floor Plan

SCALE
1:100@A1

DRAWING NO
A102

ISSUE
A

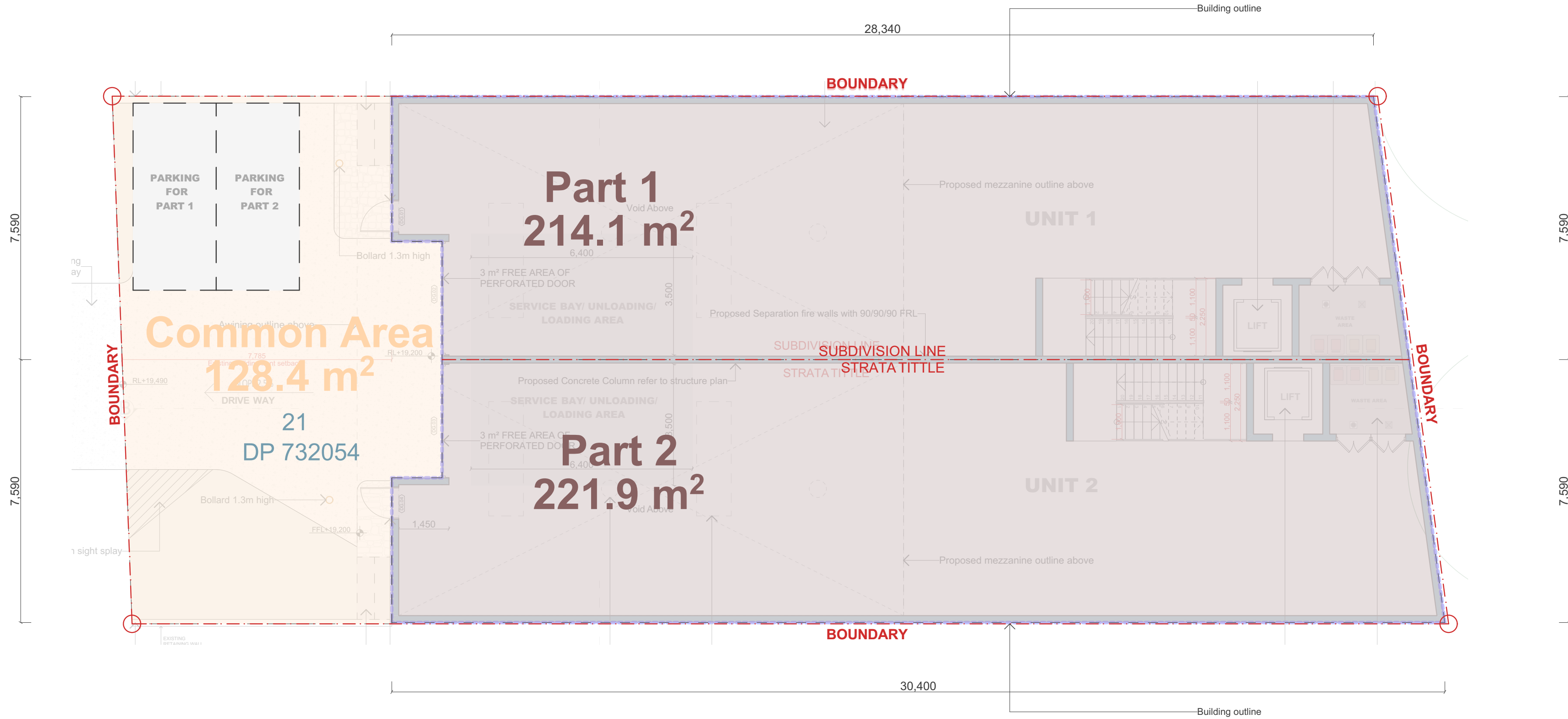
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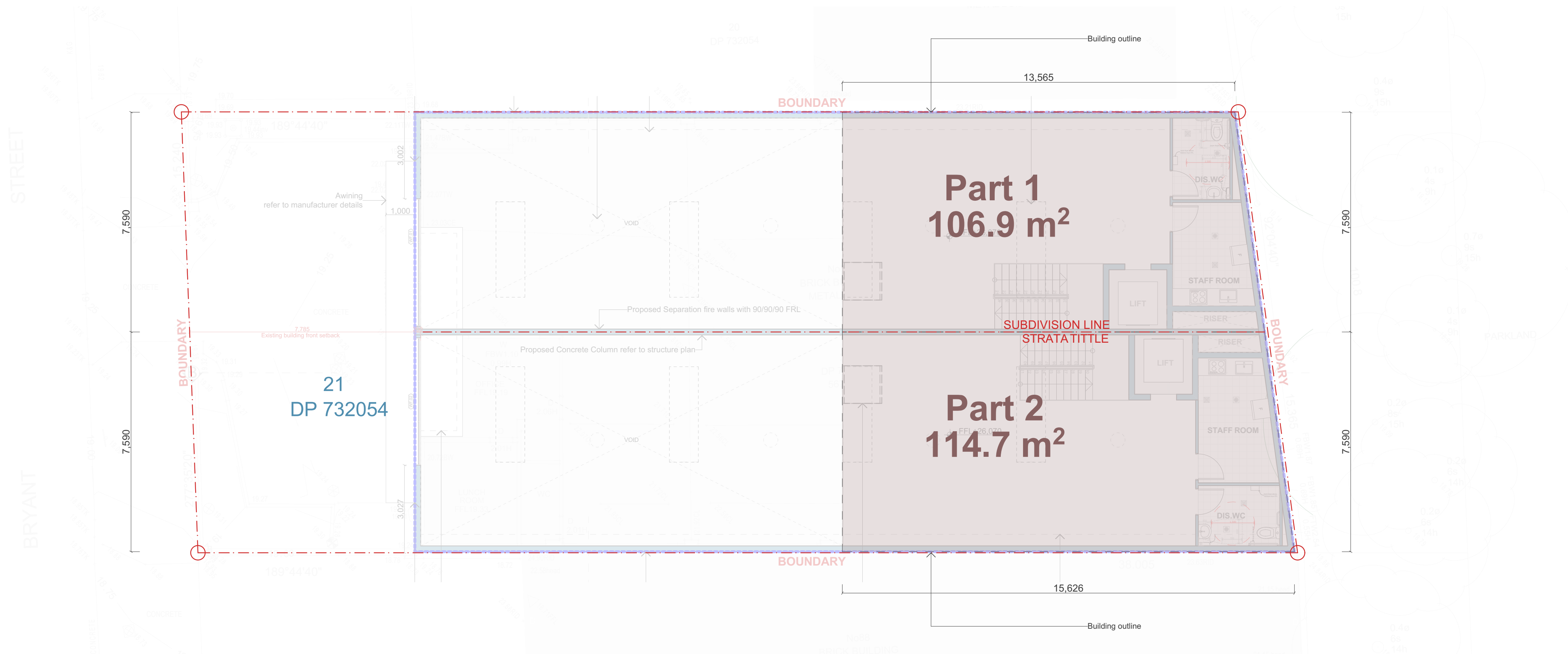


EXISTING STRUCTURE
TO BE DEMOLISHED

EXISTING BUILDING
TO BE DEMOLISHED



Ground Floor



Mezzanine



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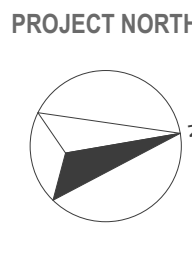
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DRAWING
Plans - Subdivision Plan

SCALE
1:100@A1

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DRAWING NO **ISSUE**
A104 **A**

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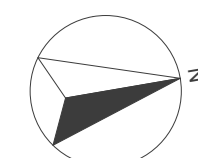
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BY
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DATE
2025.04.03

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Plans - Site Analysis

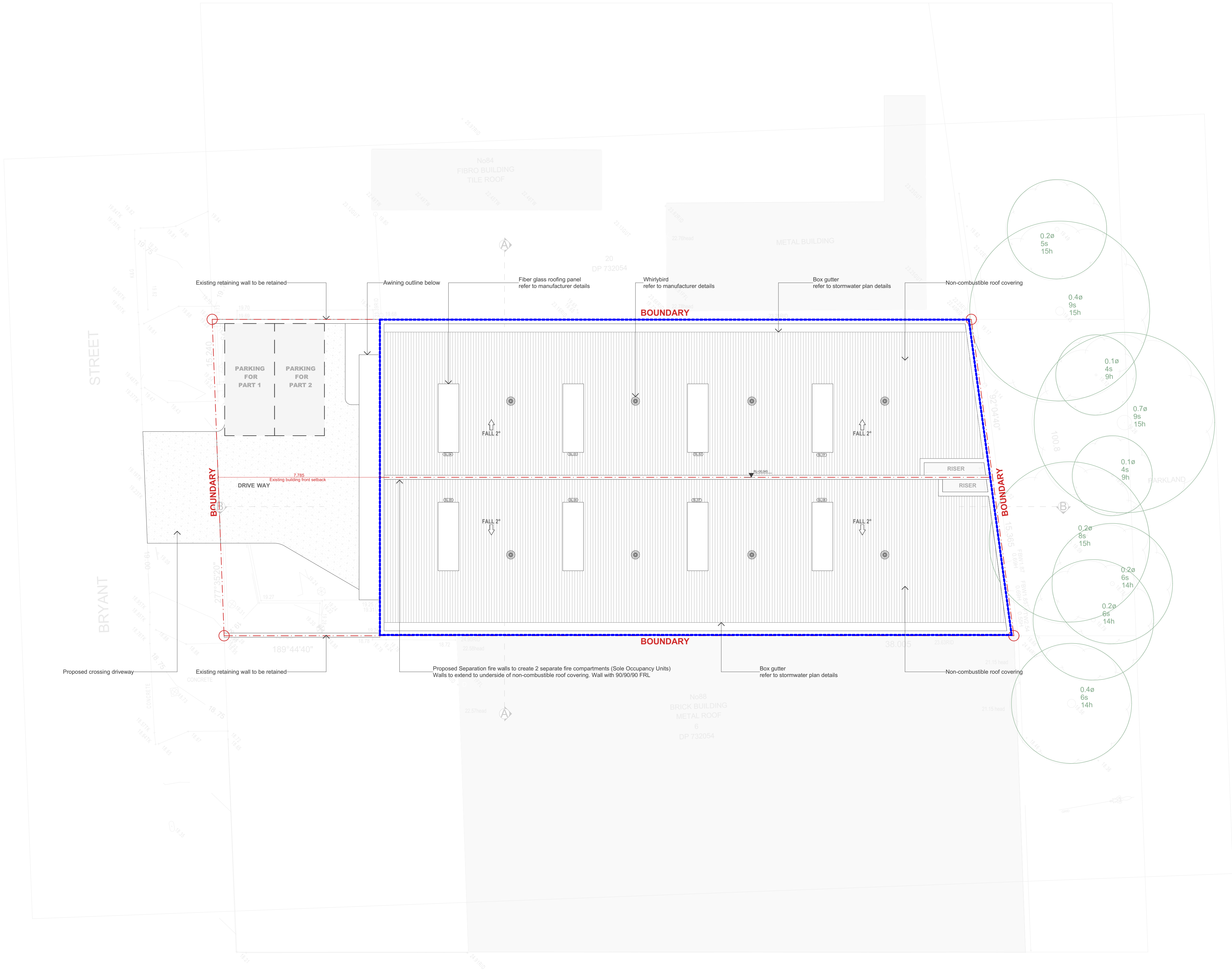
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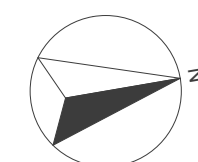
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DRAWING

Plans - Proposed Roof Plan

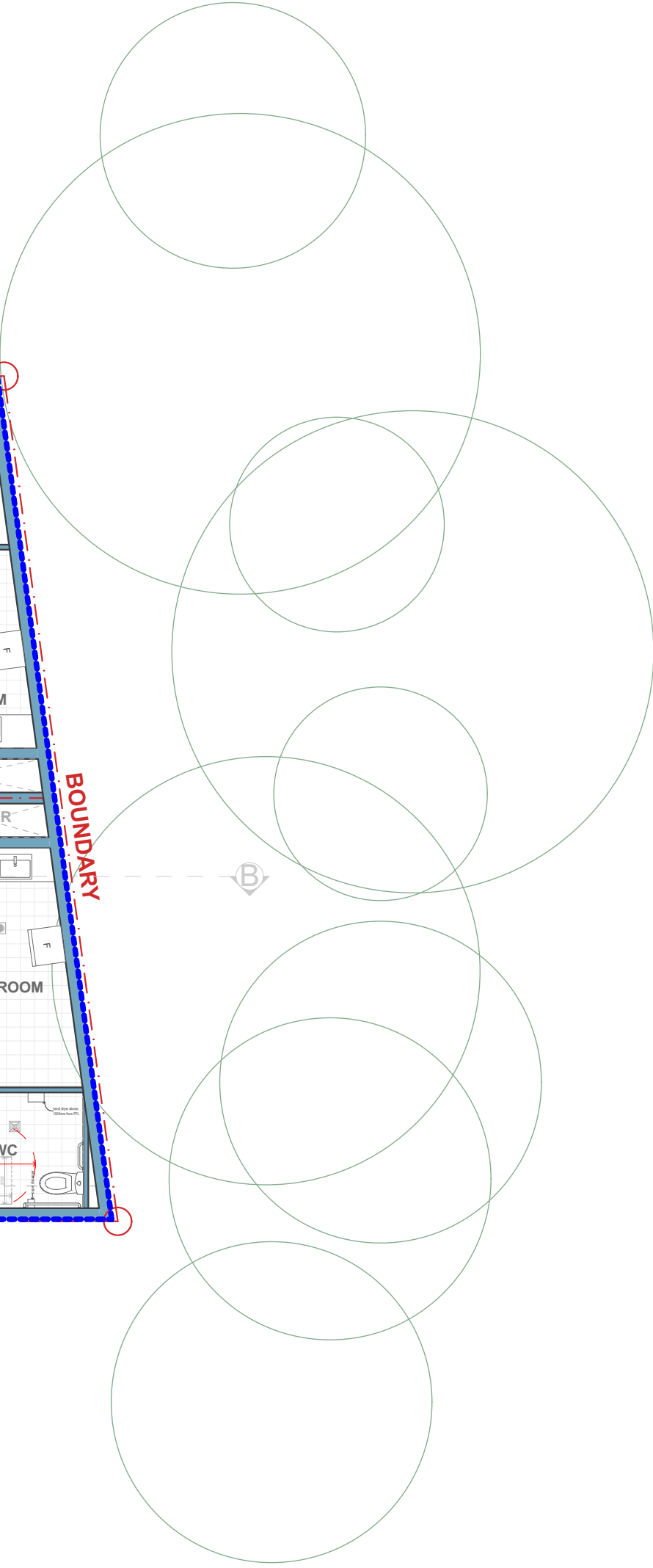
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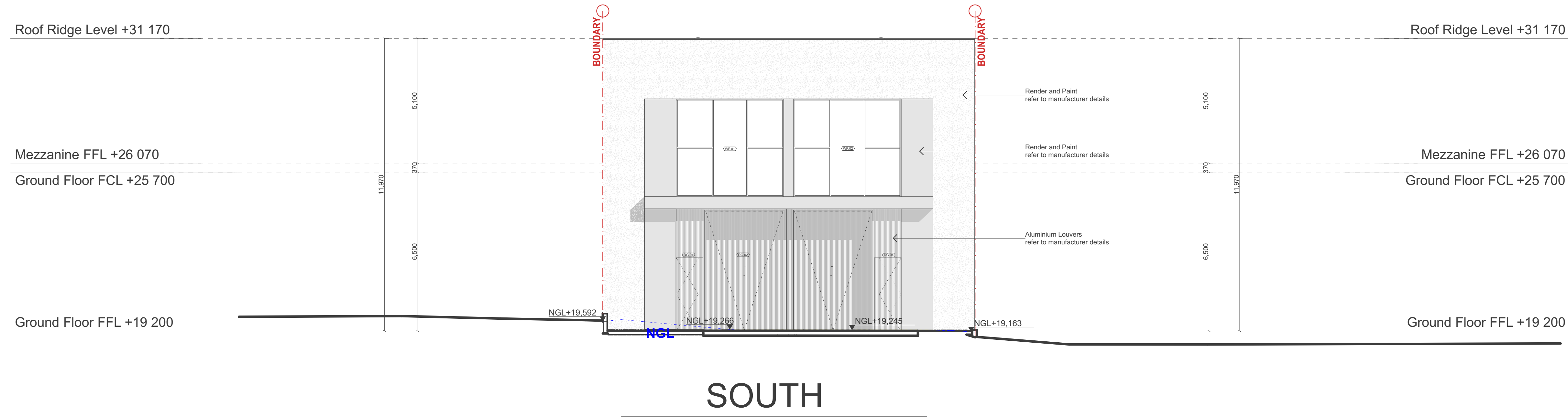
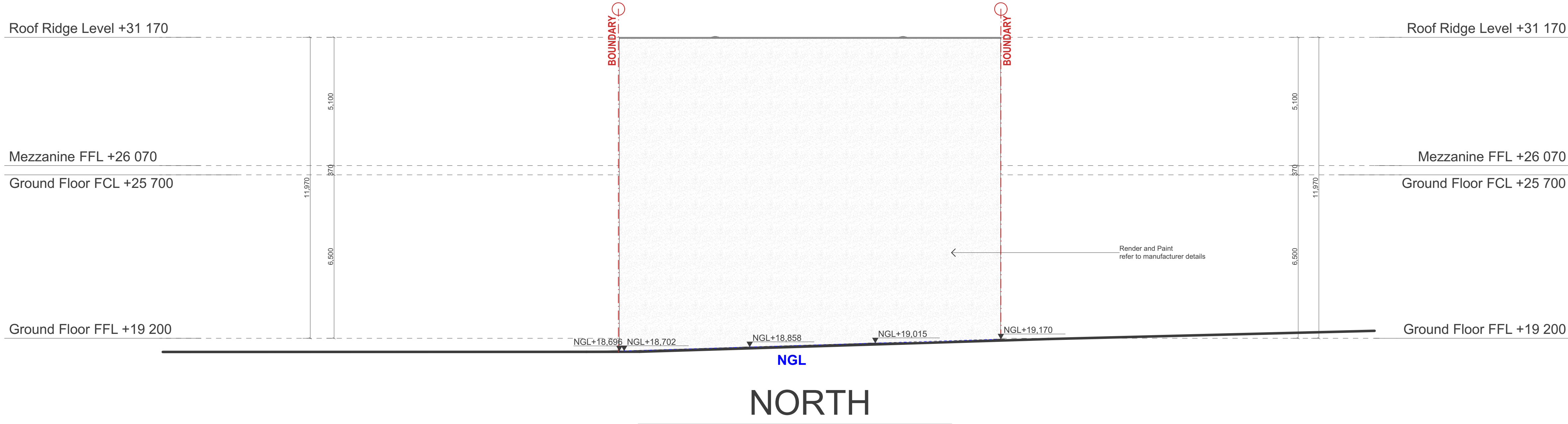
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A106

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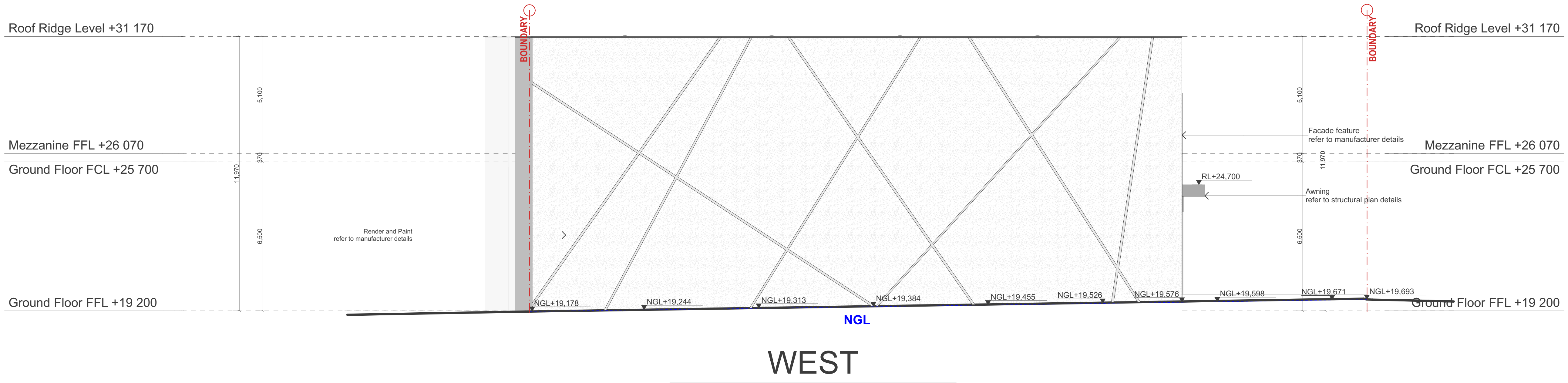
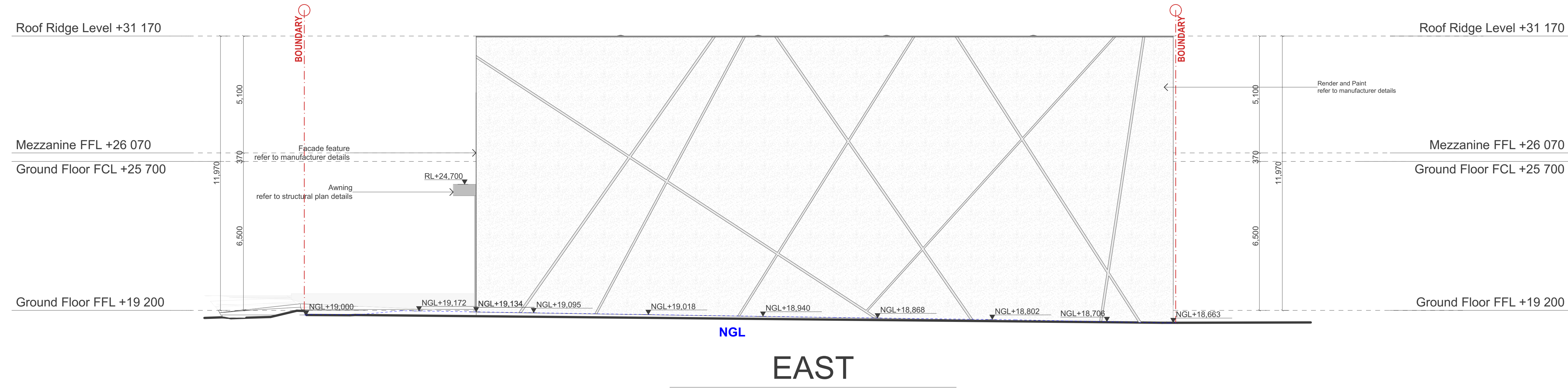
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WALL TYPE SCHEDULE
note: - drawings may not contain all items listed below
- refer to BASIX certificate for insulation requirements

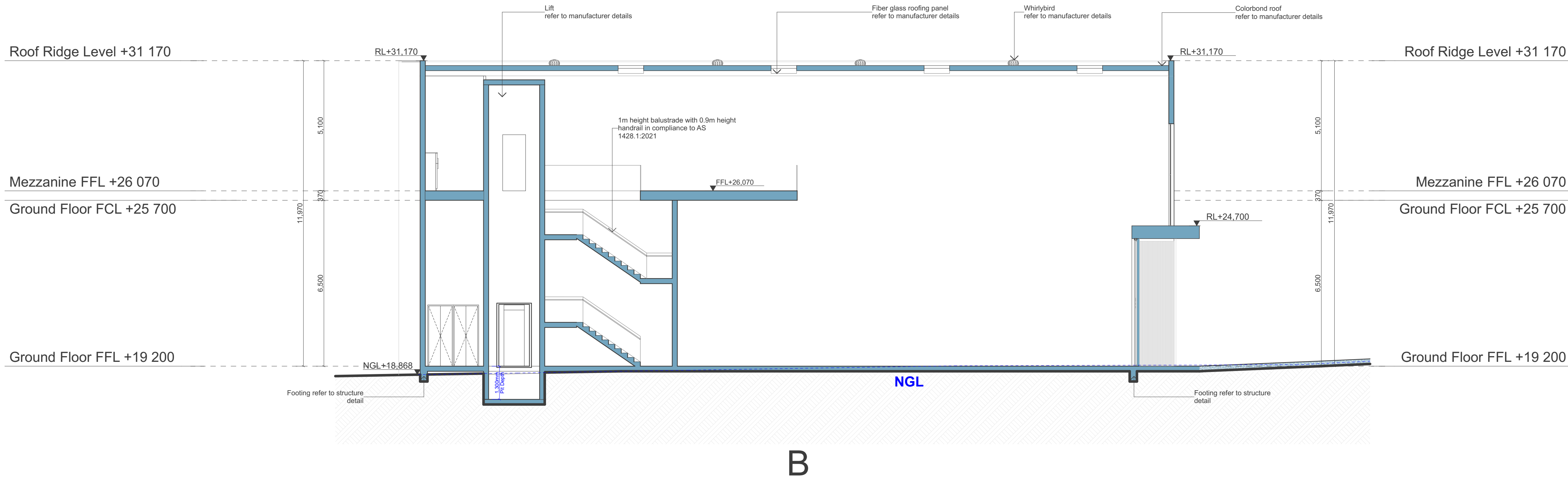
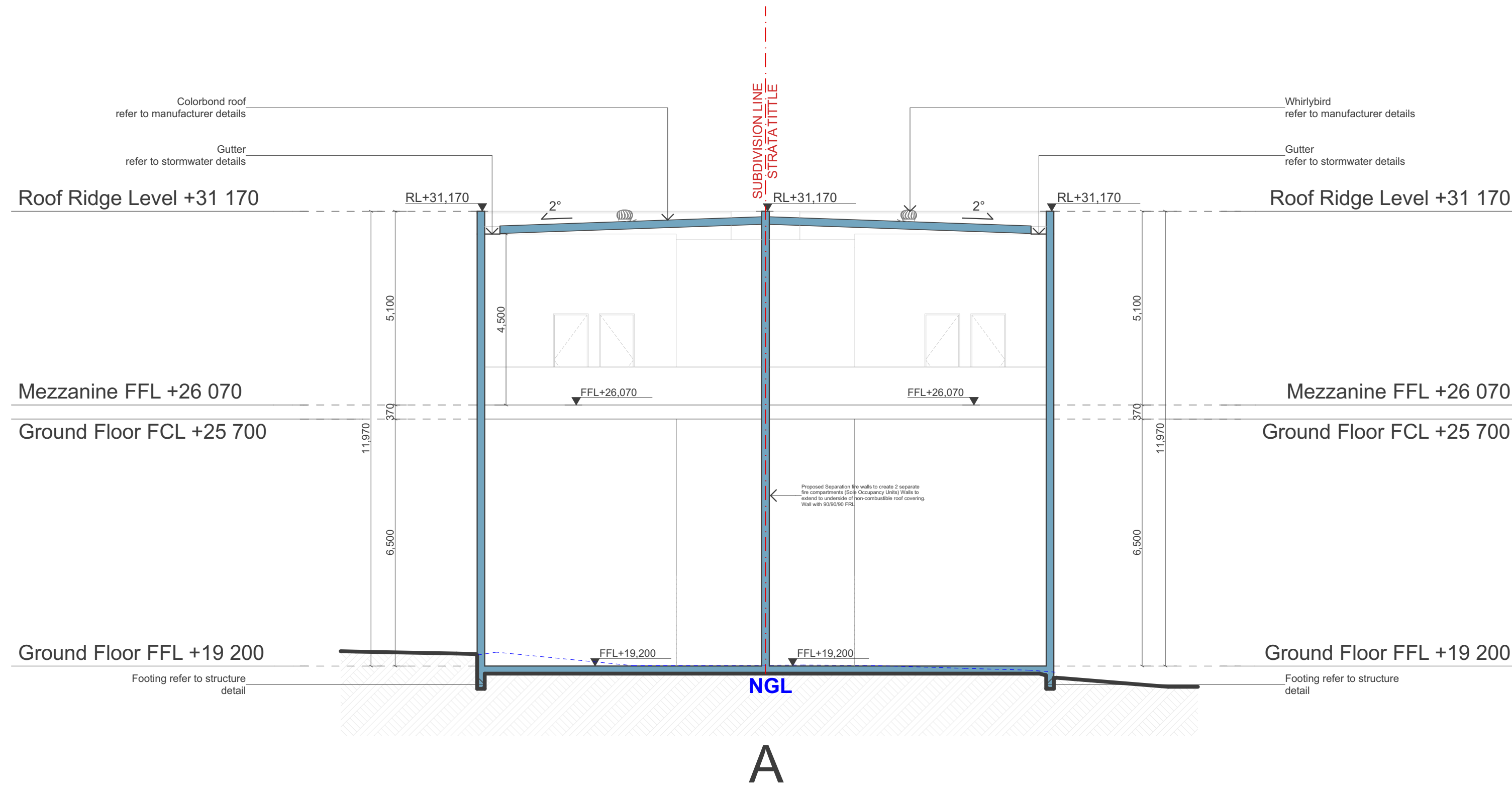
- WE - Existing wall
- WD - To-be-demolished wall
- WP - Proposed wall



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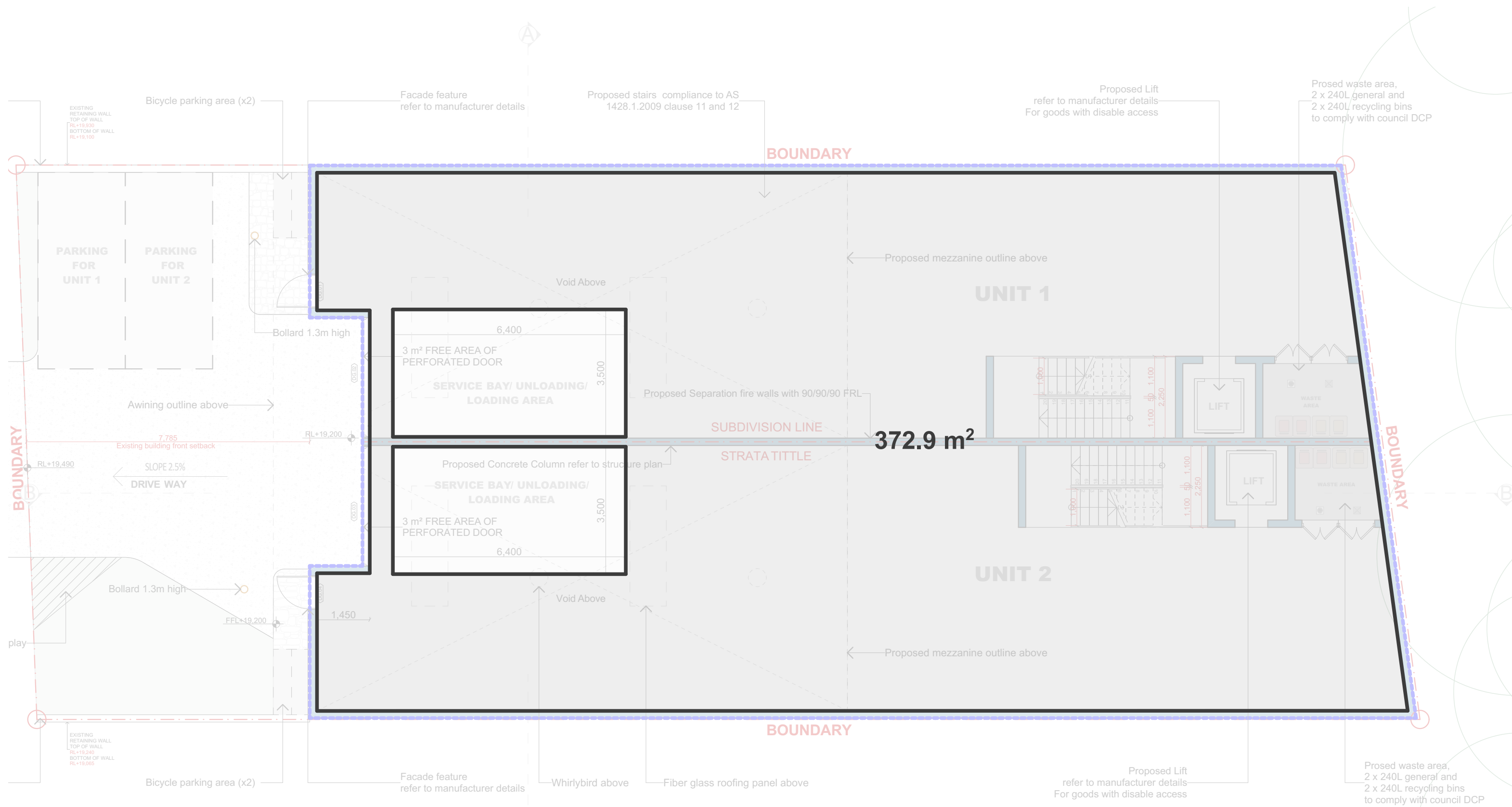


Existing Floor Plan

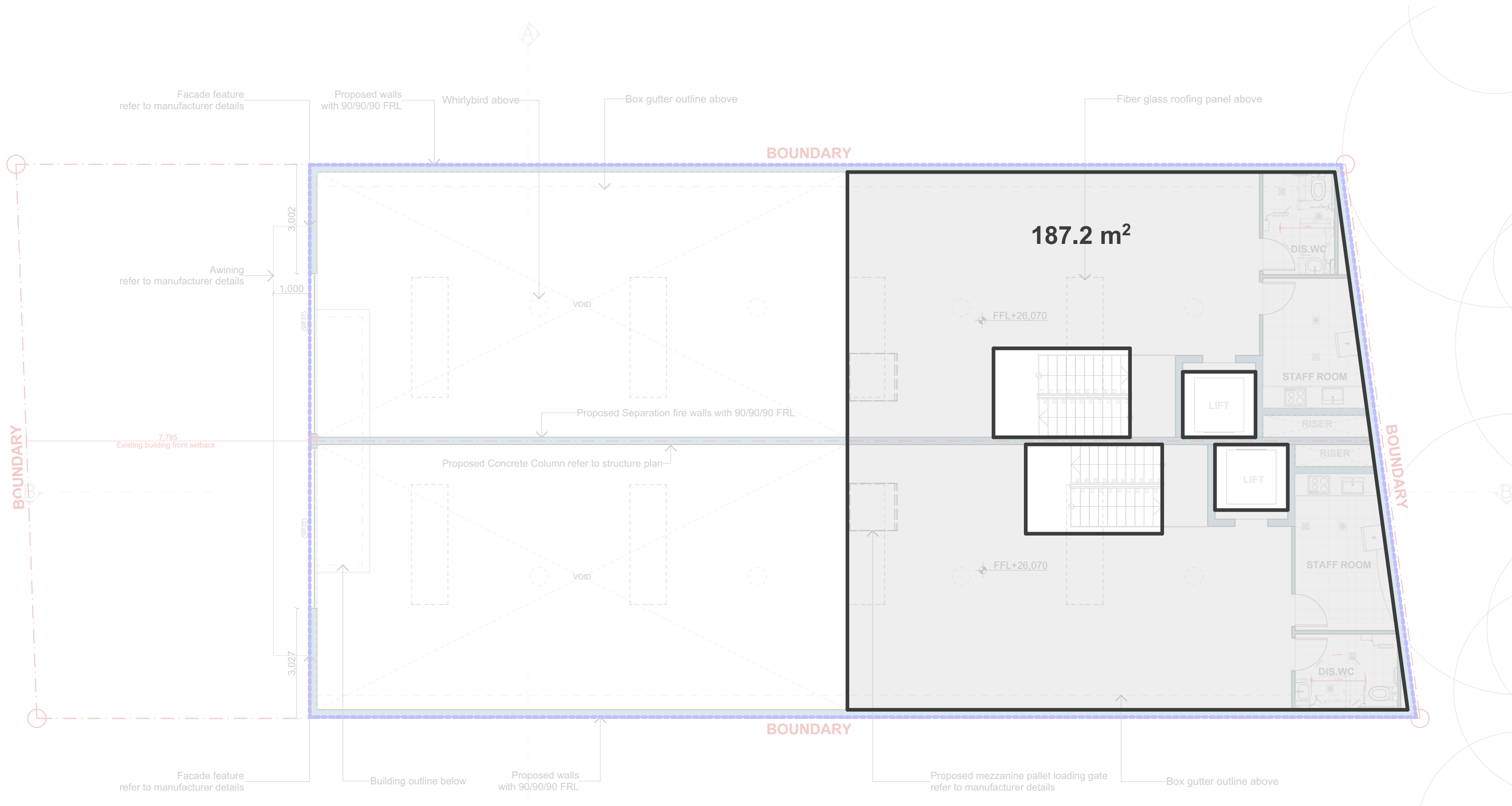
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| DA REQUIREMENT | |
|---------------------------|-------|
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| m2(site area) x = (m2) | |
| CAR PARKING RATES | 2 |



Ground Floor

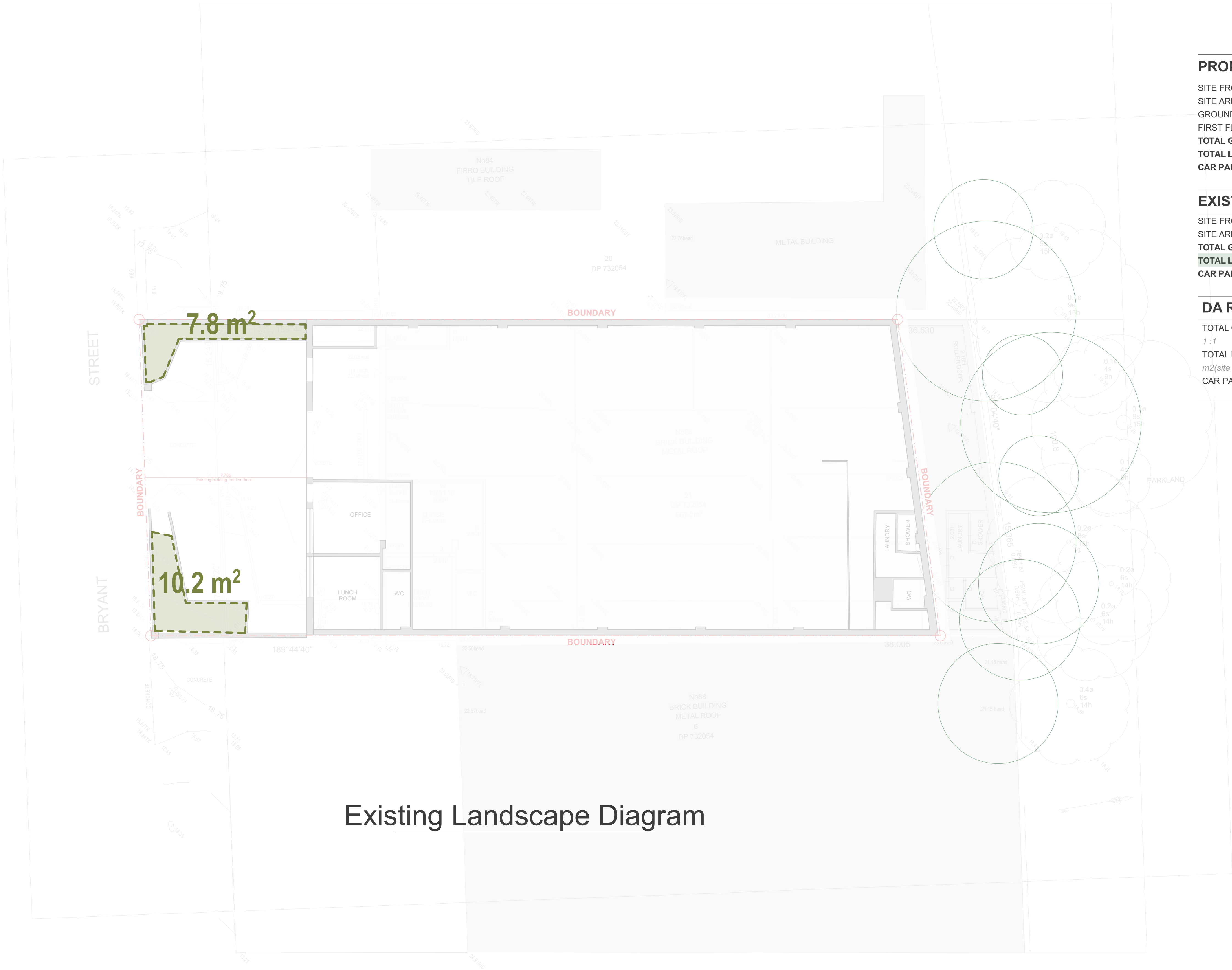


Mezzanine

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Existing Landscape Diagram

PROPOSED AREA INFO

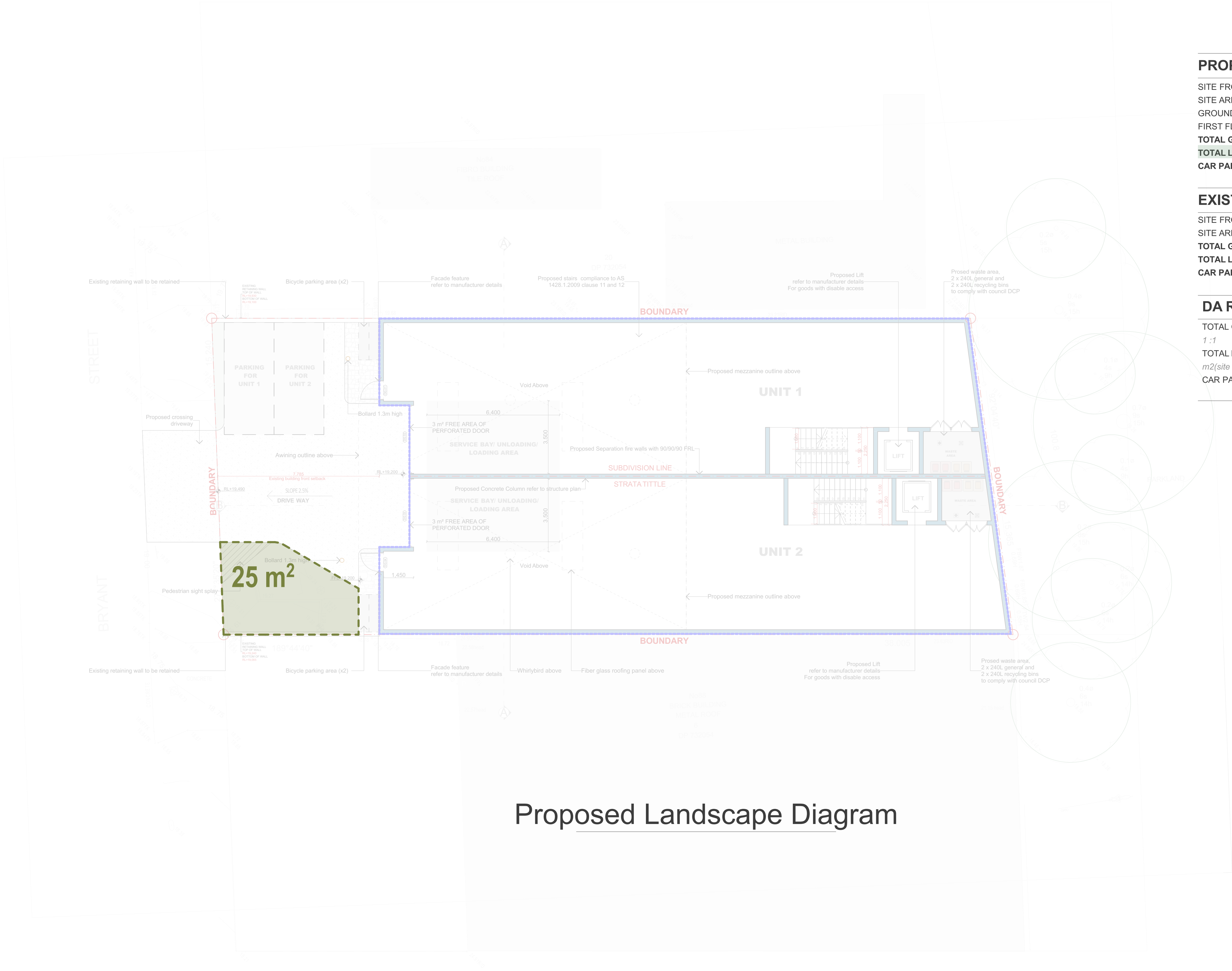
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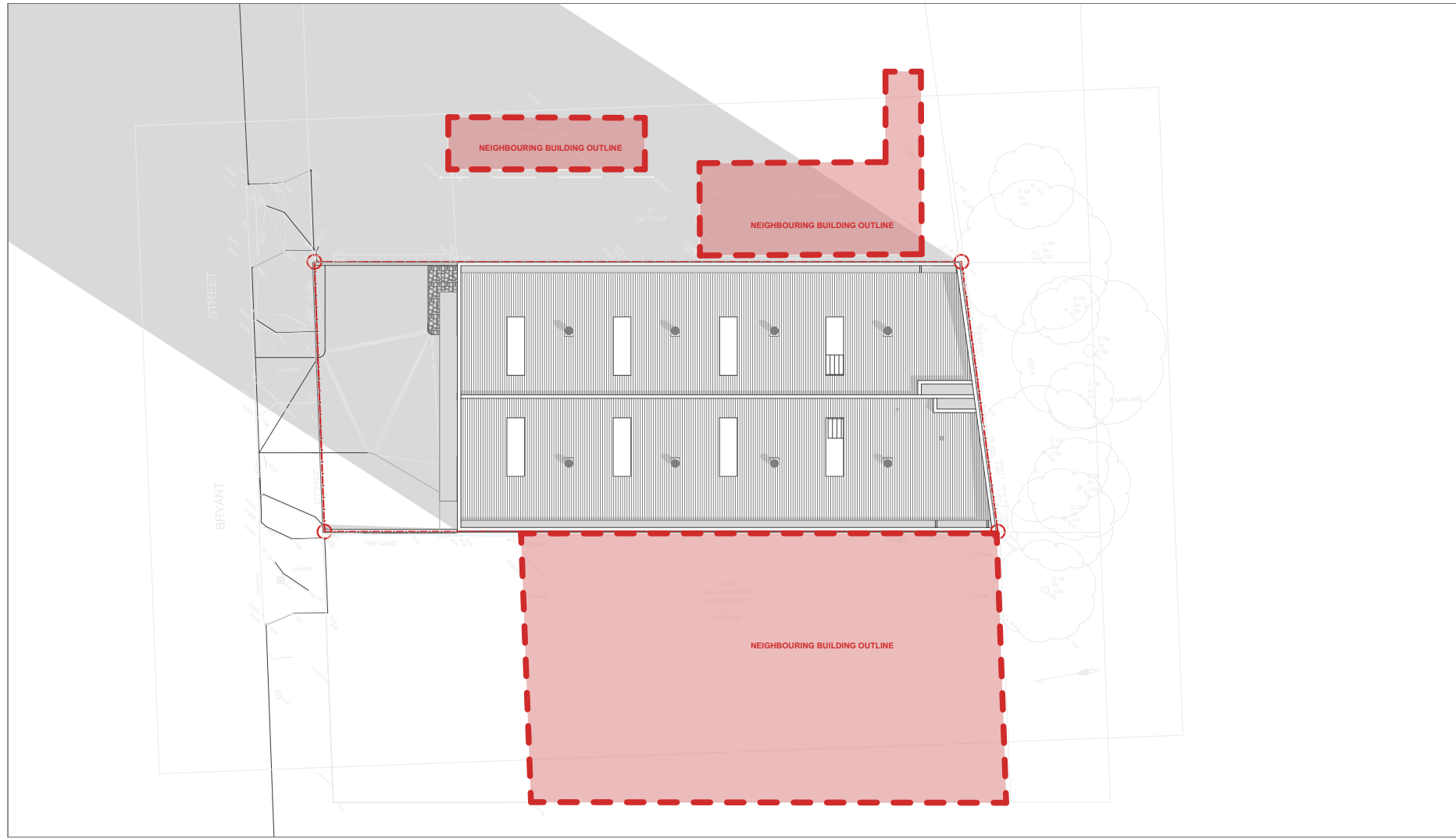


Proposed Landscape Diagram

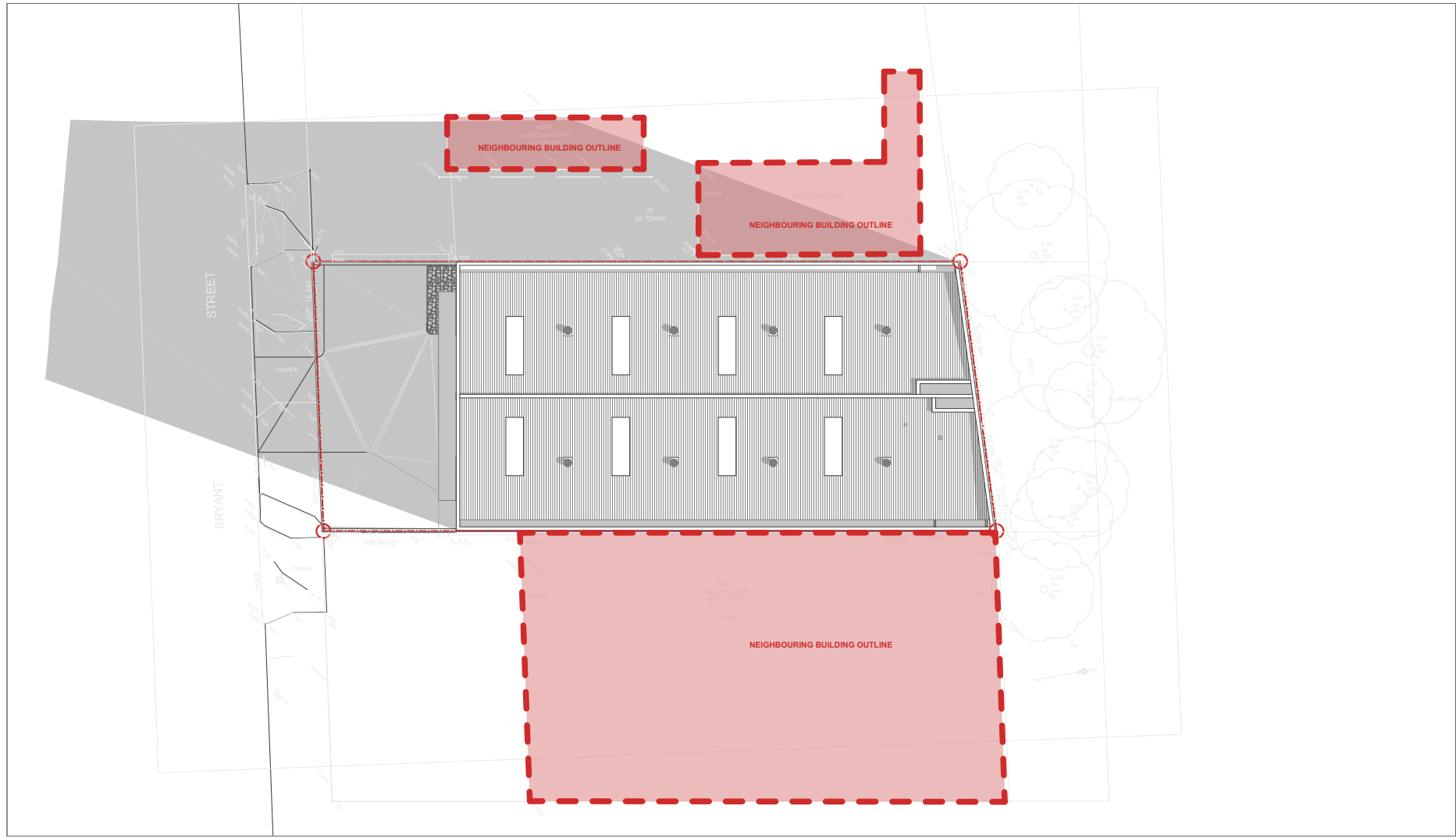
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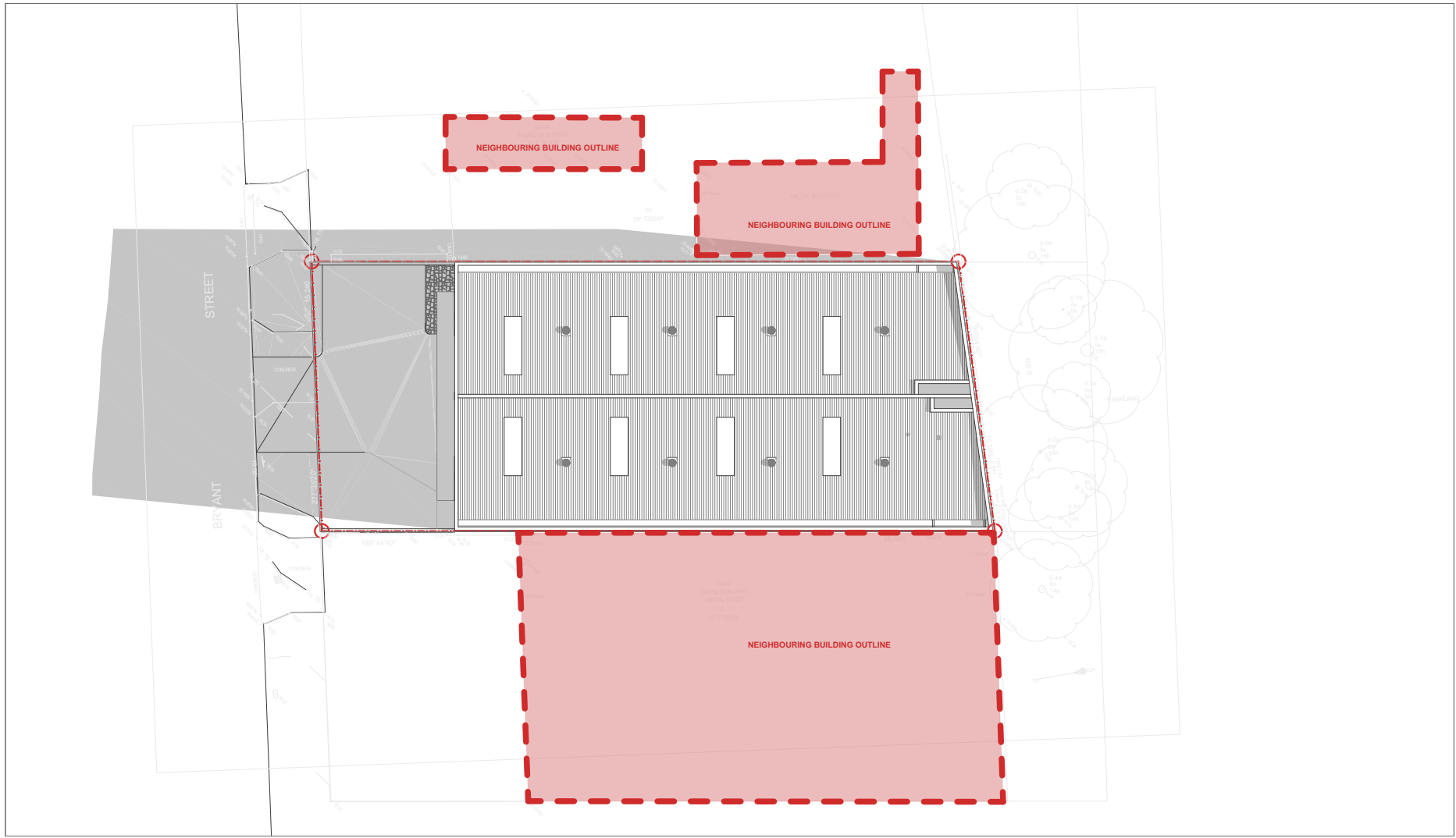
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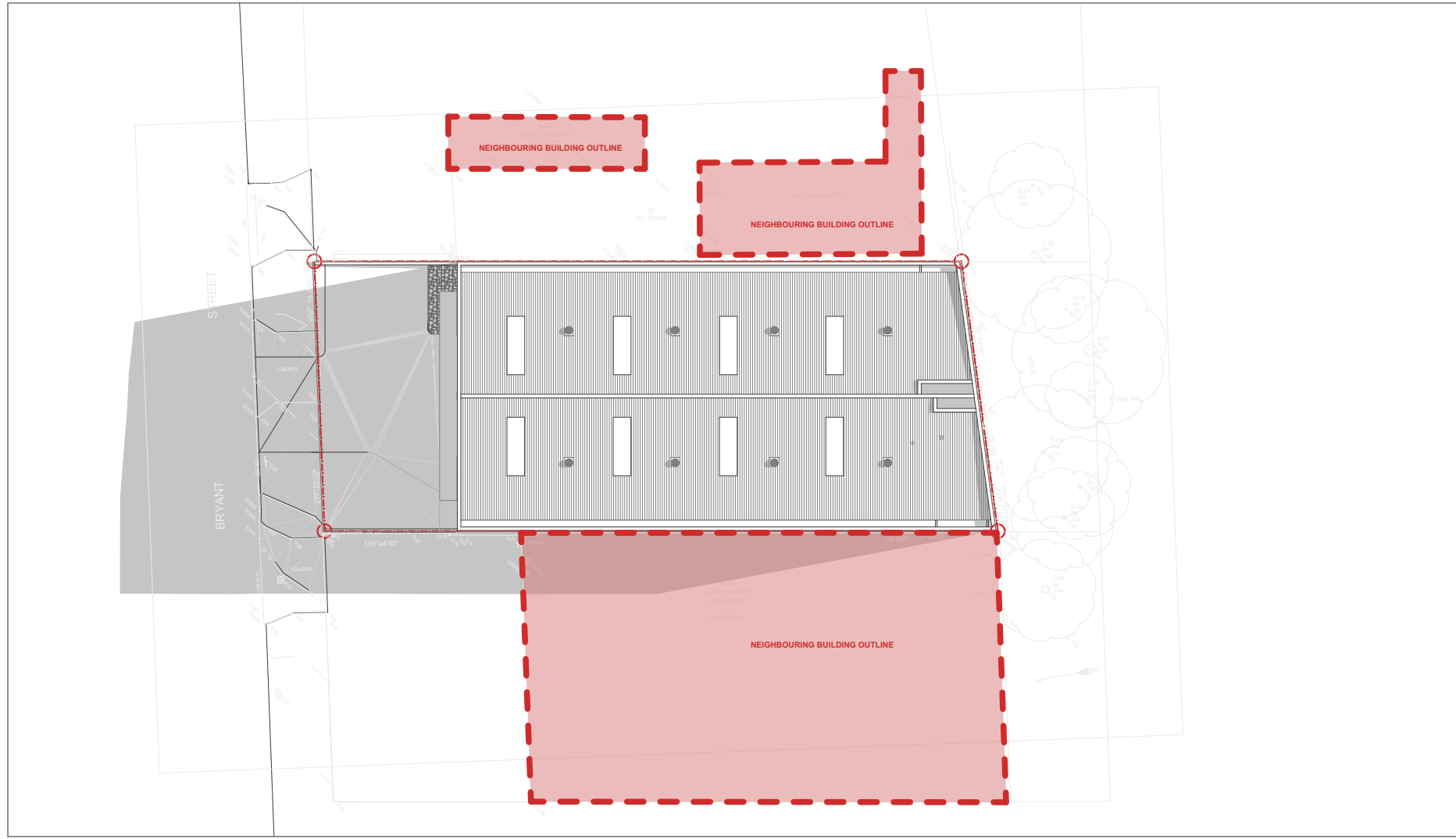
Shadow Diagram 09am 06.21



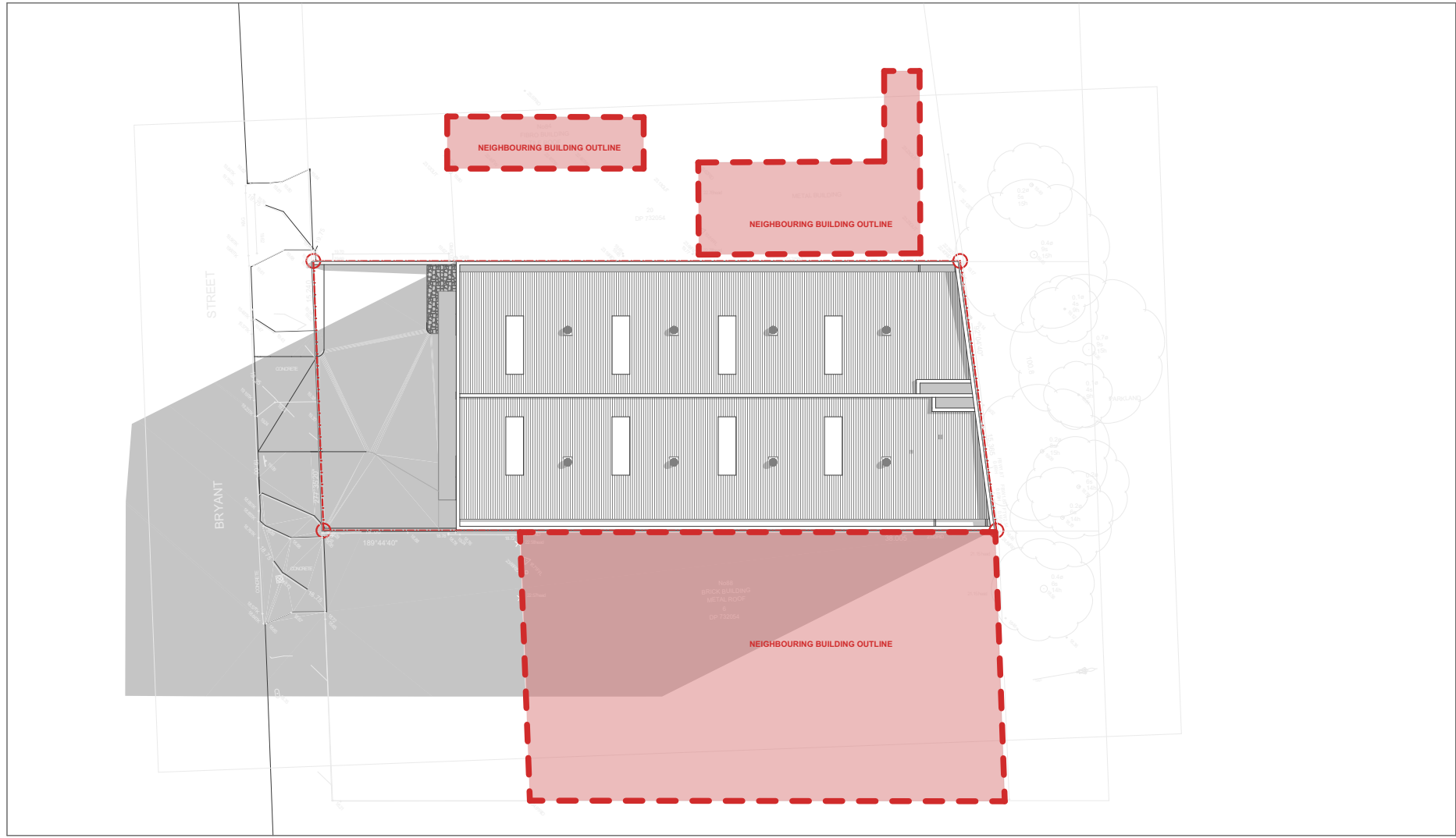
Shadow Diagram 10am 06.21



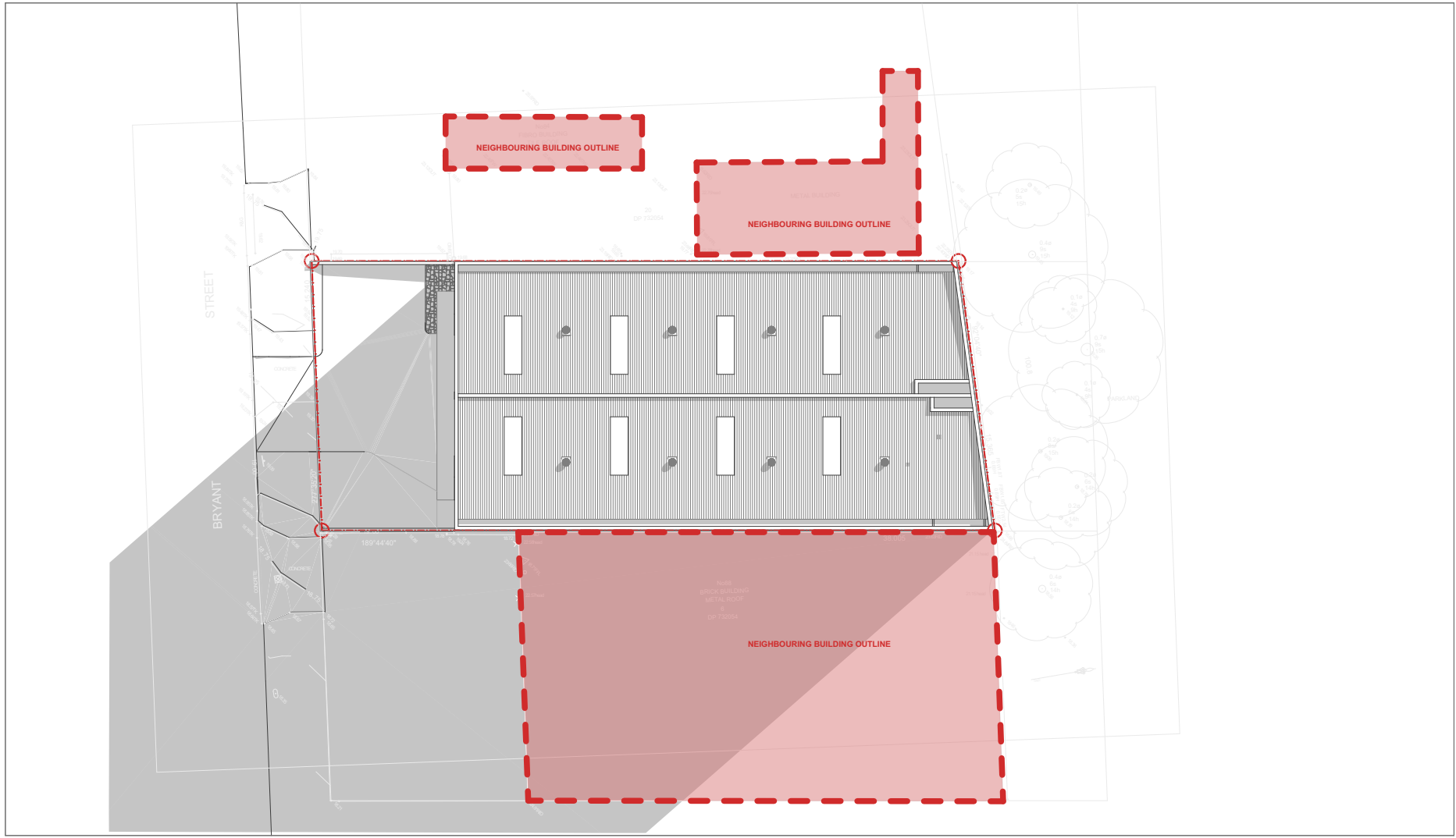
Shadow Diagram 11am 06.21



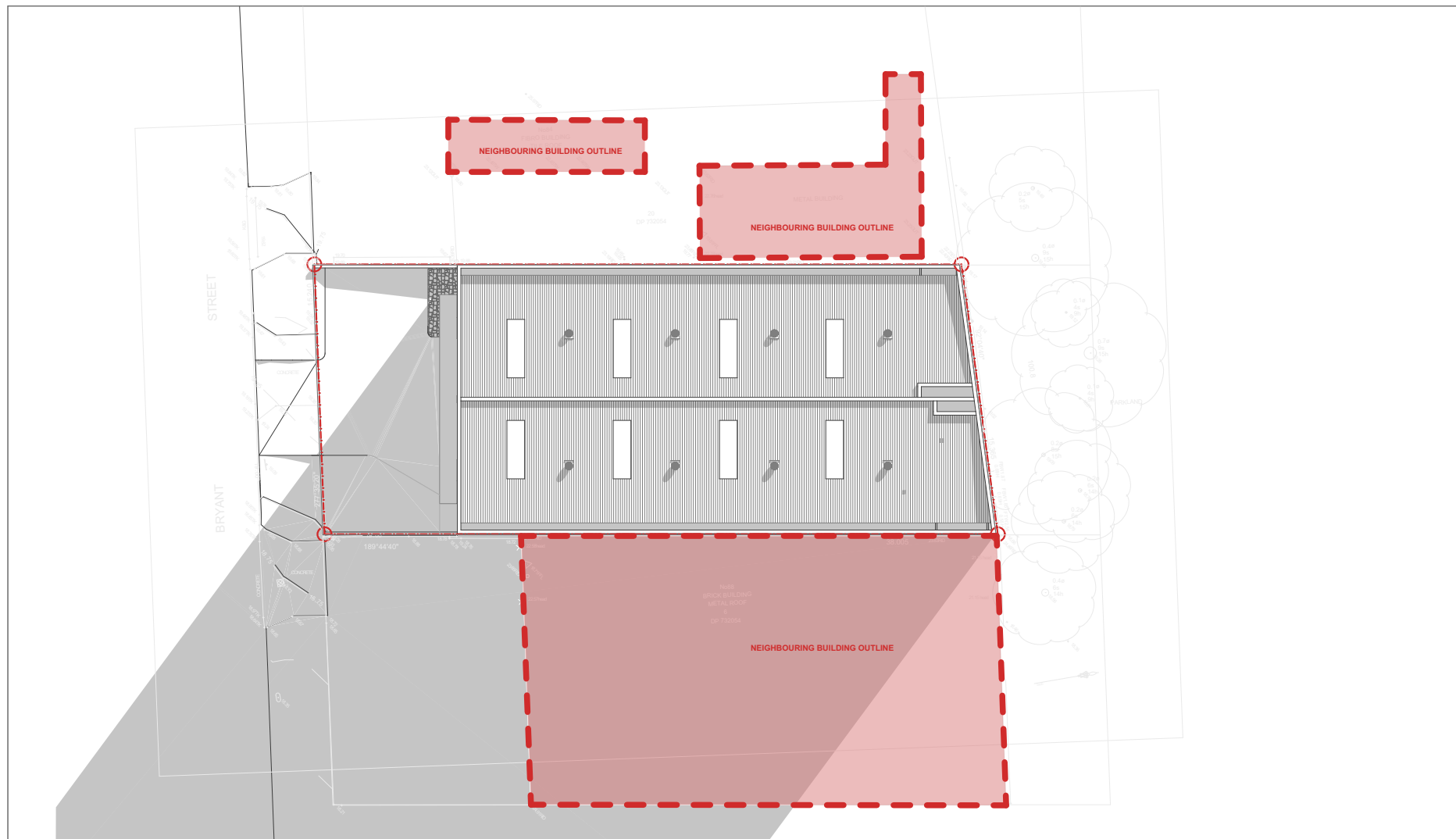
Shadow Diagram 12pm 06.21



Shadow Diagram 1pm 06.21



Shadow Diagram 2pm 06.21



Shadow Diagram 3pm 06.21

NEIGHBOUR PROPERTY



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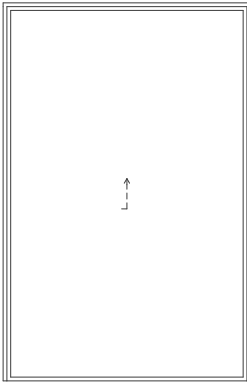
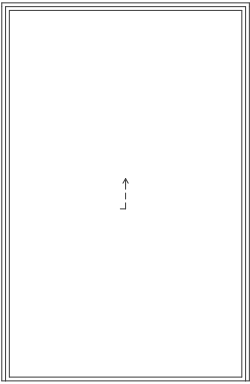

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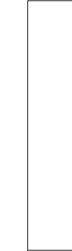
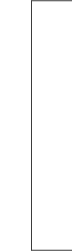
DRAWING
Diagram - Proposed Shadow Diagram

DRAWING NO
A405
ISSUE
A
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ISSUE DATE: 2025.04.03**

| WINDOW SCHEDULE | | |
|--------------------------|---|---|
| WINDOW NUMBER | WF.01 | WF.02 |
| UNIT DIMENSIONS | 4,400×4,000 | 4,400×4,000 |
| W/D NONIMAL SILL HEIGHTS | 0 | 0 |
| VIEW FROM OPENING SIDE |  |  |

| DOOR SCHEDULE | | | | |
|------------------------|---|--|--|---|
| DOOR NUMBER | DG.01 | DG.02 | DG.03 | DG.04 |
| UNIT DIMENSIONS | 920×3,000 | 3,275×5,000 | 3,275×5,000 | 920×3,000 |
| VIEW FROM OPENING SIDE |  |  |  |  |

| SKYLIGHT SCHEDULE | | | | | | | | |
|-------------------|---|---|---|---|---|---|---|---|
| SKYLIGHT NUMBER | SL.01 | SL.02 | SL.03 | SL.04 | SL.05 | SL.06 | SL.07 | SL.08 |
| UNIT DIMENSIONS | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 | 1,000×3,300 |
| 3D Front View |  |  |  |  |  |  |  |  |

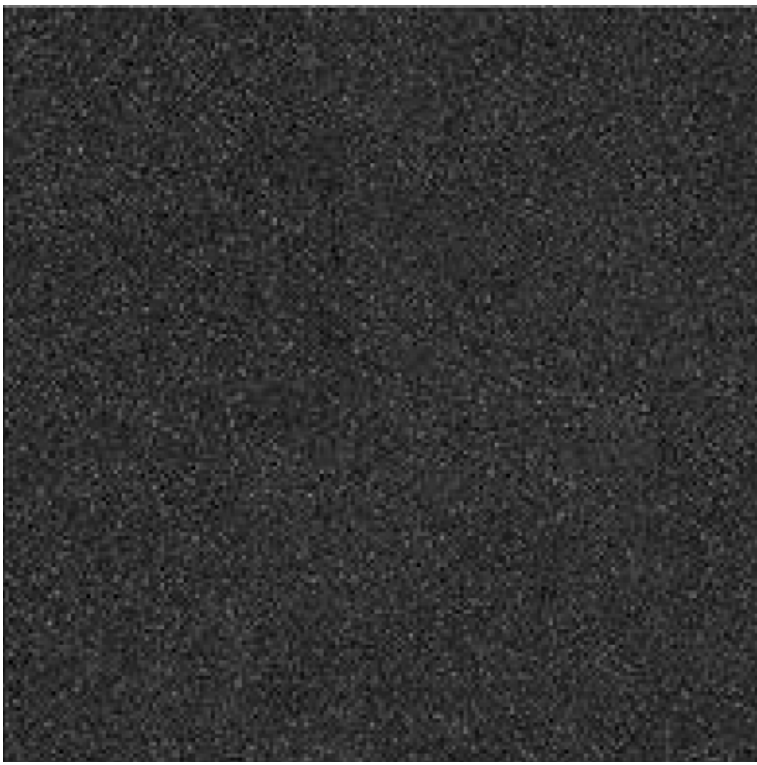


SCHEDUEL OF EXTERNAL FINISHES



1

RENDER AND PAINT
Refer to manufacturer details



2

RENDER AND PAINT
Refer to manufacturer details



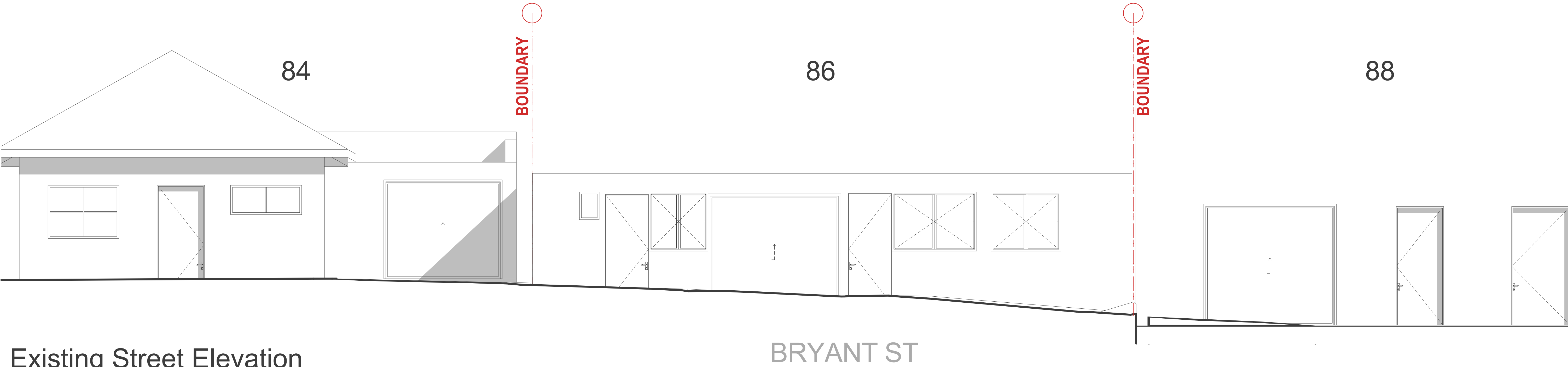
3

CUSTOM WINDOW
Refer to manufacturer details

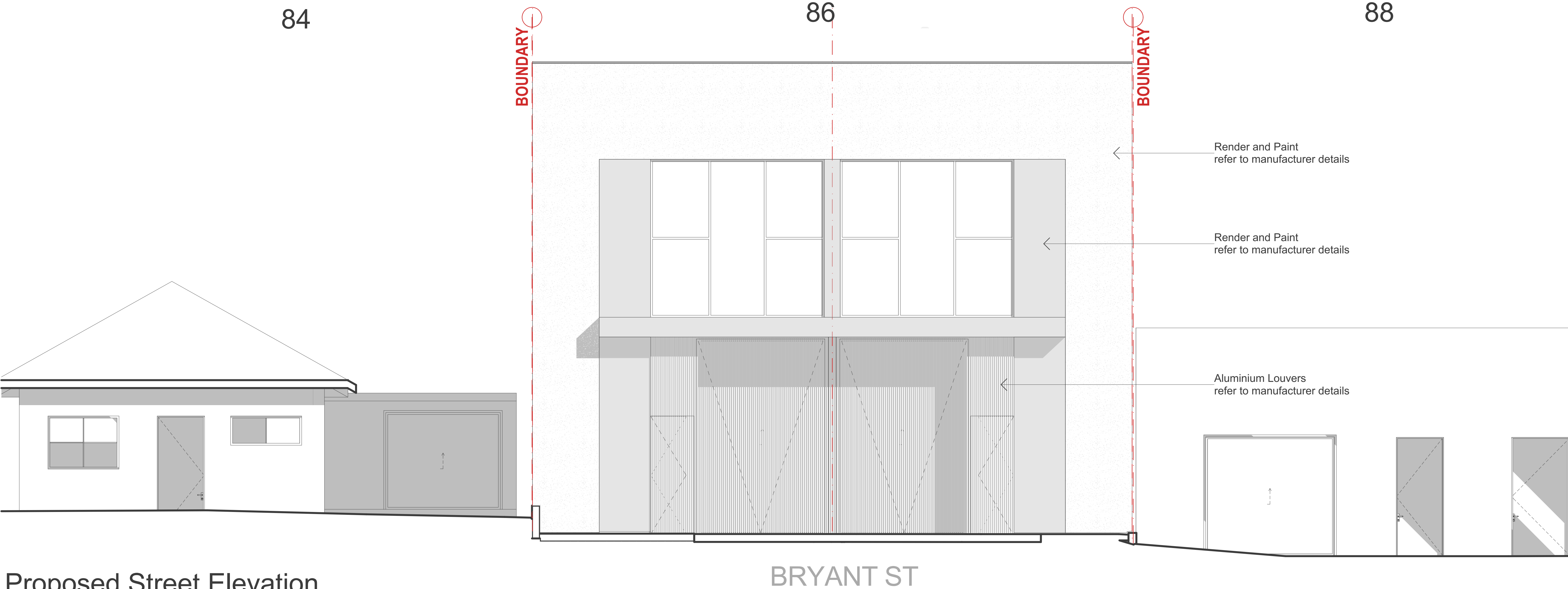


4

ALUMINIUM LOUVERS
Refer to manufacturer details



Existing Street Elevation



Proposed Street Elevation



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NSW APB # 10984

LEGEND

1. Architectural drawings shall be read in conjunction with other consultant drawings and specifications.
Any discrepancies shall be referred to BJ Architects International before proceeding with the work.
2. All dimensions and levels are in millimeters unless noted otherwise. No dimension shall be obtained by
scaling the drawings.
3. All dimensions to be checked on site with any discrepancies referred to BJ Architects International
before proceeding with work.
4. All work to be carried out in accordance with the requirements of the Principal Certifying Authority,
current NCC & Australian Standard.

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**PROJECT
DEVELOPMENT APPLICATION**

86 Bryant St, Padstow NSW 2211

PROJECT NO

24017

PROJECT NORTH

AMENDMENTS

| NO. | REVISION |
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| A | DA APPLICATION |

BY

DATE

QY

2025.04.03

DRAWING

Additional Info - Streetview Elevations

DRAWING NO

A503

ISSUE

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**FOR DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
ISSUE DATE: 2025.04.03**