# **DEVELOPMENT APPLICATION** DEMOLITION OF EXISTING STRUCTURE AND CONSTRUCTION OF A TWO STORY WAREHOUSE

86 Bryant St, Padstow NSW 2211







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### PROJECT DEVELOPMENT APPLYCATION

PROJECT NO

PROJECT NORTH

86 Bryant St, Padstow NSW 2211

24017

AMENDMENTS NO. REVISION

A DA APPLICATION

BY DATE QY 2025.04.03 DRAWING **Titlepage - Titlepage** 

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A103 A104 A105 A106 A107

A001

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A201 A202

A301 A401

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A403 A404

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A502

A503 \_\_\_\_\_

PROF

\_\_\_\_\_ SITE FRO SITE ARE GROUND FIRST FLC TOTAL GF TOTAL LA CAR PAR

\_\_\_\_\_ **EXIS** 

SITE FRO SITE ARE TOTAL GR TOTAL LA CAR PAR

\_\_\_\_\_ DA R

TOTAL G 1:1 TOTAL L m2(site a CAR PAF

## **DRAWING LIST**

LAYOUT	REVISION
Titlepage	A
General Notes	А
Existing Site Plan	А
Existing Floor Plan	А
Demolition Plan	А
Subdivision Plan	А
Site Analysis	А
Proposed Roof Plan	А
Proposed Ground Floor Plan	А
Proposed Mezzanine Floor Plan	А
Proposed - N&S Elevations	А
Proposed - E&W Elevations	А
Proposed - Sections	А
Existing GFA Diagram	А
Proposed GFA Diagram	А
Existing Landscape Diagram	А
Proposed Landscape Diagram	А
Proposed Shadow Diagram	А
Schedule Of Window & Door	А
Schedule Of External Finish & Materials	A
Streetview Elevations	А
POSED AREA INFO	
ONTAGE (m)	15.24
EA ( $m^2$ )	<b>567.5</b>
D FLOOR (m <sup>2</sup> ) LOOR (m <sup>2</sup> )	372.9 187.2
GFA (m <sup>2</sup> )	560.1
ANDSCAPE AREA (m <sup>2</sup> )	25 2
RKING RATES	2
TING AREA INFO	
ONTAGE (m)	15.24
$EA(m^2)$	567.5 420.9
GFA (m²) _ANDSCAPE AREA (m²)	18
RKING RATES	1
REQUIREMENT	
GFA	567.5
	05
LANDSCAPE AREA (m2) area) x = (m2)	25
ARKING RATES	2





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# Ground Floor





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Plans - Site Analysis
SCALE
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DRAWING NO ISSUE

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DEVELOPMENT APPLICATION (DA-1010/2024) APPROVED BUILDING LINE











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**DEVELOPMENT APPLICATION** (DA-1010/2024) **APPROVED BUILDING LINE** 







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**DEVELOPMENT APPLICATION** (DA-1010/2024) **APPROVED BUILDING LINE** 

Roof Ridge Level +31 170		DARY	DARY			Roof Ridge Level +3
	20	BOUN	BOUN		2,100	
Mezzanine FFL +26 070						Mezzanine FFL +2
Ground Floor FCL +25 700					- <mark>1,970</mark>	Ground Floor FCL +2
					~	
	0.500			Render and Paint refer to manufacturer details	6,500	
Ground Floor FFL +19 200		NGL+18,696 NGL+18,702 NGL+18,858	NGL+19,015 NGL+19,170			Ground Floor FFL +1
		NGL				





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NORTH

# SOUTH

PROJECT NORTH AMENDMENTS DRAWING **Elevations - Proposed - N&S Elevations** NO. REVISION BY DATE QY 2025.04.03 A DA APPLICATION SCALE DRAWING NO ISSUE 1:100@A1 A201 Α Copyright BJ Architects International. All rights reserved.

+31 170

+26 070 +25 700

+19 200

Roof Ridge Level +31 170

Mezzanine FFL +26 070

Ground Floor FFL +19 200



WE - Existing wall

WD - To-be-demolished wall

WP - Proposed wall





PROJECT NORTH



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# WEST

 AMENDIMENTS
 BY
 DATE
 DRAWING
 Elevations - Proposed - E&W Elevations

 A
 DA APPLICATION
 QY
 2025.04.03
 Elevations - Proposed - E&W Elevations

 SCALE
 DRAWING NO
 ISSUE

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Roof Ridge Level +31 170

Mezzanine FFL +26 070 Ground Floor FCL +25 700

Ground Floor FFL +19 200

Roof Ridge Level +31 170

Mezzanine FFL +26 070 Ground Floor FCL +25 700













### PROJECT DEVELOPMENT APPLYCATION

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# **Existing Floor Plan**

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DRAWING Diagram - Existing GFA Diagram DRAWING NO ISSUE SCALE 1:100@A1 A401 Copyright BJ Architects International. All rights reserved.

Α

SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
GROUND FLOOR (m <sup>2</sup> )	372.9
FIRST FLOOR (m <sup>2</sup> )	187.2
TOTAL GFA (m²)	560.1
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	25
CAR PARKING RATES	2
EXISTING AREA INFO	
SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
TOTAL GFA (m²)	420.9
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	18
CAR PARKING RATES	1
DA REQUIREMENT	
TOTAL GFA	567.5
1:1	
TOTAL LANDSCAPE AREA (m2)	25
m2(site area) x = (m2)	
CAR PARKING RATES	2







## LEGEND

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PROPOSED AREA INFO	
SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
GROUND FLOOR (m <sup>2</sup> )	372.9
FIRST FLOOR (m <sup>2</sup> )	187.2
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SITE FRONTAGE (m)	15.24
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TOTAL GFA (m²)	420.9
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	18
CAR PARKING RATES	1
DA REQUIREMENT	
	567.5
TOTAL GFA	
TOTAL GFA 1 :1	
	25

Α

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PROJECT NO

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DRAWING Diagram - Existing Landscape Diagram DRAWING NO ISSUE SCALE 1:100@A1 A403 Copyright BJ Architects International. All rights reserved.

Α

15.24
567.5
372.9
187.2
560.1
25
2

# **EXISTING AREA INFO**

SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
TOTAL GFA (m²)	420.9
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	18
CAR PARKING RATES	1

# DA REQUIREMENT

TOTAL GFA	567.5
1:1	
TOTAL LANDSCAPE AREA (m2)	25
m2(site area) x = (m2)	
CAR PARKING RATES	2





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DRAWING Diagram - Proposed Landscape Diagram SCALE DRAWING NO ISSUE 1:100@A1 A404 Α Copyright BJ Architects International. All rights reserved.

## **PROPOSED AREA INFO**

SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
GROUND FLOOR (m <sup>2</sup> )	372.9
FIRST FLOOR (m <sup>2</sup> )	187.2
TOTAL GFA (m <sup>2</sup> )	560.1
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	25
CAR PARKING RATES	2

## **EXISTING AREA INFO**

SITE FRONTAGE (m)	15.24
SITE AREA (m <sup>2</sup> )	567.5
TOTAL GFA (m²)	420.9
TOTAL LANDSCAPE AREA (m <sup>2</sup> )	18
CAR PARKING RATES	1

## DA REQUIREMENT

TOTAL GFA	567.5
1 :1	
TOTAL LANDSCAPE AREA (m2)	25
m2(site area) x = (m2)	
CAR PARKING RATES	2



## Shadow Diagram 09am 06.21



## Shadow Diagram 12pm 06.21



Shadow Diagram 3pm 06.21



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PROJECT NORTH

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Shadow Diagram 10am 06.21



Shadow Diagram 1pm 06.21



Shadow Diagram 11am 06.21



Shadow Diagram 2pm 06.21

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DOOF

UNIT

VIEW

SKYLIGHT NUM

**UNIT DIMENSIO** 

3D Front View



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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												
OR NUMBER	DG.01 DG.02		DG.03	DG.04								
T DIMENSIONS	920×3,000	3,275×5,000	3,275×5,000	920×3,000								
W FROM OPENING SIDE												

SKYLIGHT SCHEDULE											
<b>MBER</b>	SL.01	SL.02	SL.03	SL.04	SL.05	SL.06	SL.07	SL.08			
ONS	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			
iew											

AMENDMENTS

PROJECT NORTH

NO. REVISION A DA APPLICATION BY DATE QY 2025.04.03

DRAWING Additional Info - Schedule Of Window & Door DRAWING NO ISSUE SCALE 1:100@A1 A501 Α Copyright BJ Architects International. All rights reserved.







**RENDER AND PAINT** Refer to manufacturer details



2

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# SCHEDUEL OF EXTERNAL FINISHES





2

**RENDER AND PAINT** Refer to manufacturer details



3

**ALUMINIUM LOUVERS** Refer to manufacturer details

4

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AMENDMENTS

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# **Existing Street Elevation**



# **Proposed Street Elevation**



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PROJECT NO

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# **BRYANT ST**

# **BRYANT ST**

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BY

DATE

QY 2025.04.03

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