

Sheet List DA

Sheet Number	Sheet Name	Revision
DA000	Cover Page	1
DA001	Location Plan	1
DA002	Site Photos	1
DA003	Site Analysis	1
DA004	Site Plan	1
DA005	Demolition Plan	1
DA101	Ground floor	1
DA102	Level 1 Plan	1
DA103	Roof Plan	1
DA200	Elevation- North/South	1
DA201	Elevation- East	1
DA203	Elevation- West	1
DA300	Section A-A	1
DA301	Section B-B	1
DA600	Schedule of External Finishes	1
DA601	Schedule of External Finishes 2	1
DA700	GFA Diagrams	1
DA701	Landscape Diagrams	1
DA702	Subdivision PIAN	1
DA801	Shadow Diagrams	1
DA802	Shadow Diagrams 2	1
DA803	Shadow Diagrams3	1
DA804	Stage Comparison	1
DA900	Perspective - Sheet 1	1
DA901	Perspective - Sheet 2	1
DA903	Perspective - Sheet 3	1
Grand total: 26		



Client	Issue	Description	Date
	1	S4.55	090528

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of EYA Pty Ltd.

S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Cover Page

Date:
090528

Drawing Number:
DA000

Sheet Size:
A3

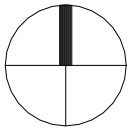
Issue:
1

Scale:
0 2000

EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



EXISTING SITE



Client

Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Location Plan

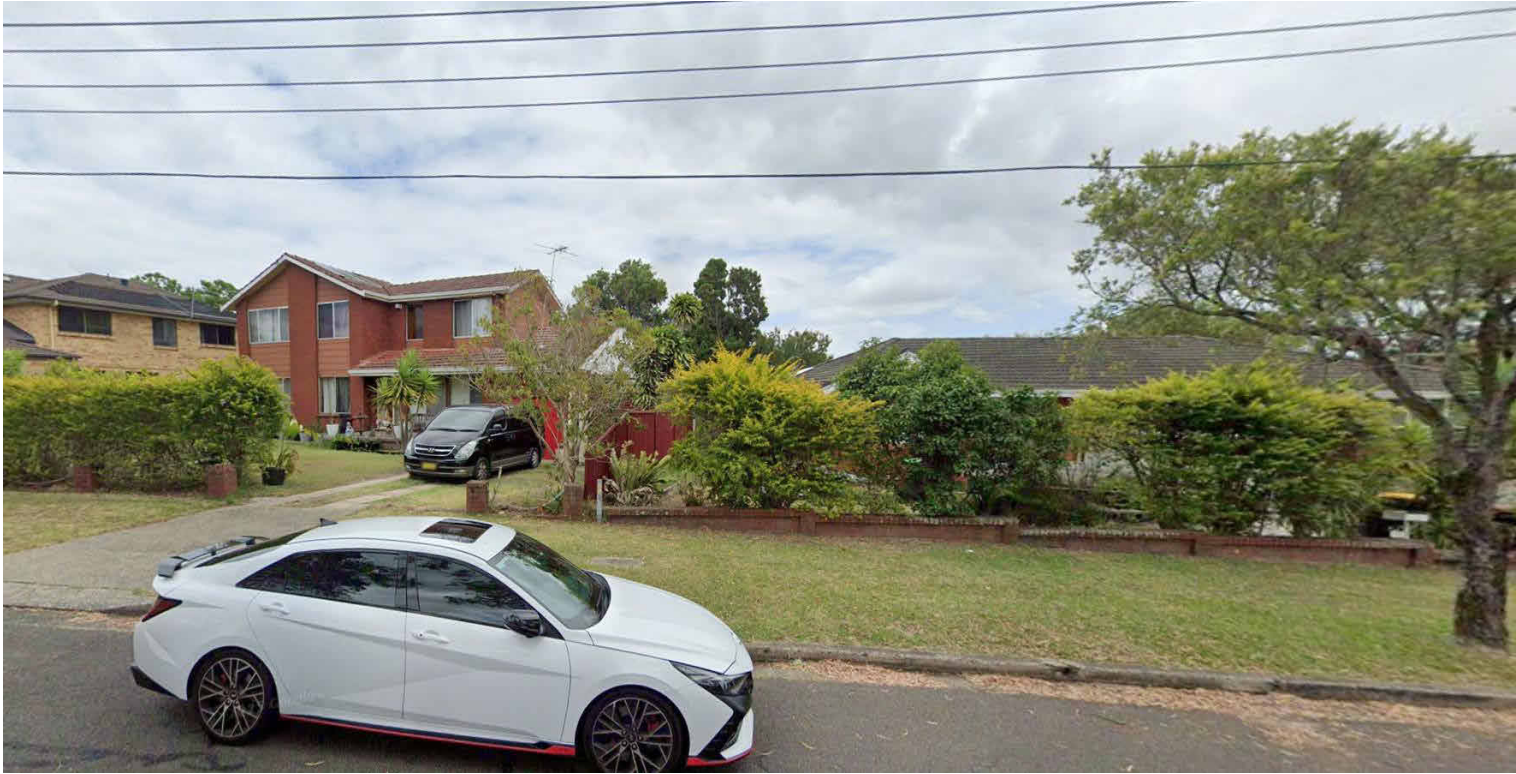
Date:
090528
Drawing Number:
DA001

Sheet Size:
A3
Issue:
1

Scale:
0 2000



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Contact Detail:Ericy@eyarchitecture.com.au



Client

Issue	Description	Date
1	S4.55	090528

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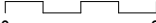
Project Name
50 Adelaide Road Padstow


Project Address
50 Adelaide Road Padstow

Drawing Title:
Site Photos

Date:
090528
Drawing Number:
DA002

Sheet Size:
A3
Issue:
1

Scale:
 0 2000


EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



BASIX™Certificate
Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 17960435

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 19 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	Dual Occ @ U-01 50 Adelaide Rd, Padstow	
Street address	50 ADELAIDE ROAD PADSTOW 2211	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP30120	
Lot no.	33	
Section no.	-	
Project type	dwelling house (attached)	
No. of bedrooms	4	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 73	Target 72
Materials	✓ -14	Target n/a

Certificate Prepared by	
Name / Company Name:	Chen Wang
ABN (if applicable):	

BASIX™Certificate
Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 17960558_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 19 May 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary			
Project name	Dual Occ @ U-02 50 Adelaide Rd, Padstow_02		
Street address	50 ADELAIDE ROAD PADSTOW 2211		
Local Government Area	Canterbury-Bankstown Council		
Plan type and plan number	Deposited Plan DP30120		
Lot no.	33		
Section no.	-		
Project type	dwelling house (attached)		
No. of bedrooms	4		
Project score			
Water	✓ 40		Target 40
Thermal Performance	✓ Pass		Target Pass
Energy	✓ 73		Target 72
Materials	✓ 0		Target n/a

Certificate Prepared by	
Name / Company Name:	Chen Wang
ABN (if applicable):	

1

SITE ANALYSIS

DA200 1 : 200

Client		
Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Site Analysis

Date:
090528

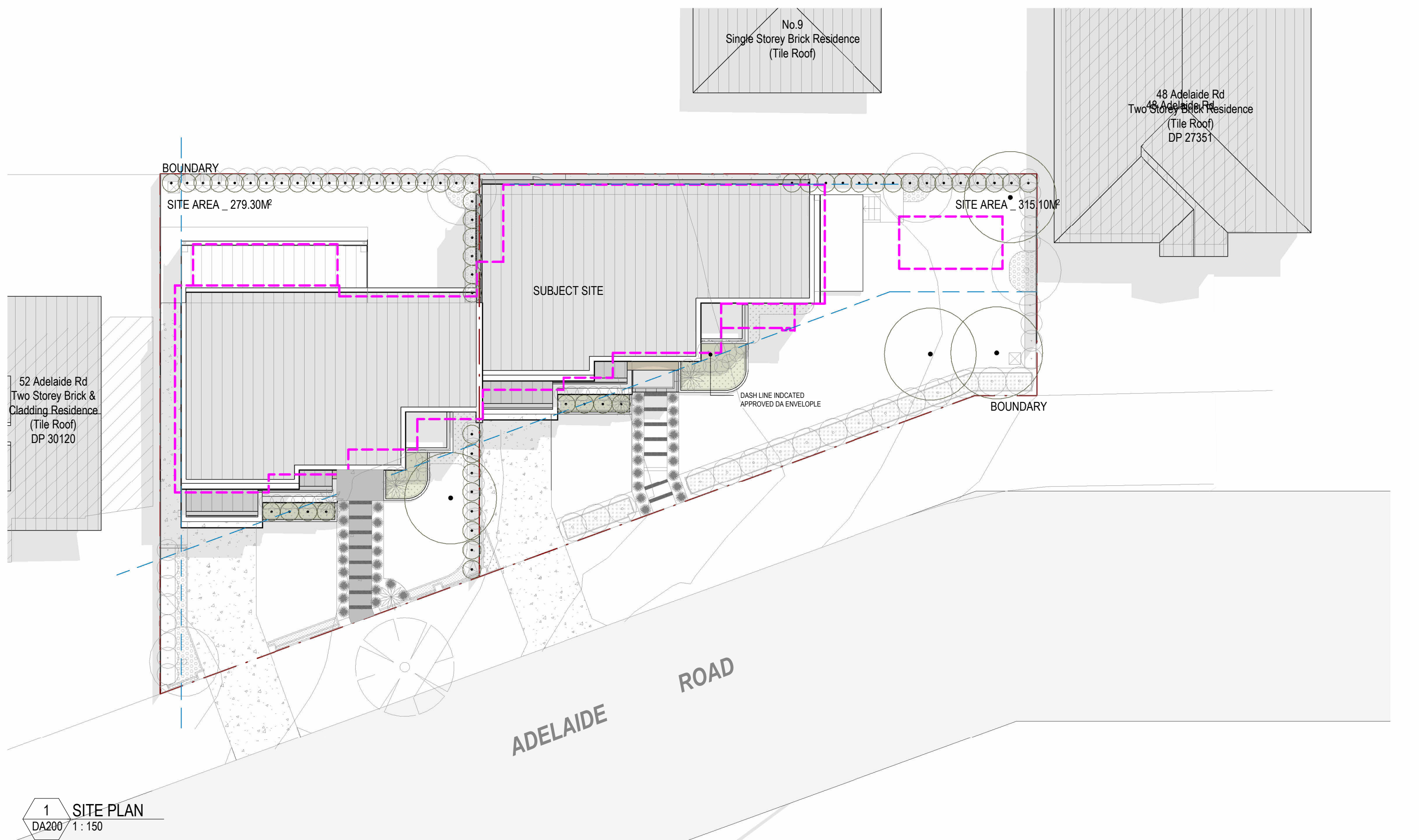
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DA003

Sheet Size:
A3

Issue:
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Scale:
0 2000

EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1 SITE PLAN
DA200 1:150

31/05/2025 2:17:36 PM

Client		
Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Site Plan

Date:
090528

Drawing Number:
DA004

Sheet Size:
A3

Issue:
1

Scale:
0 2000



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Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Demolition Plan

Date:
090528

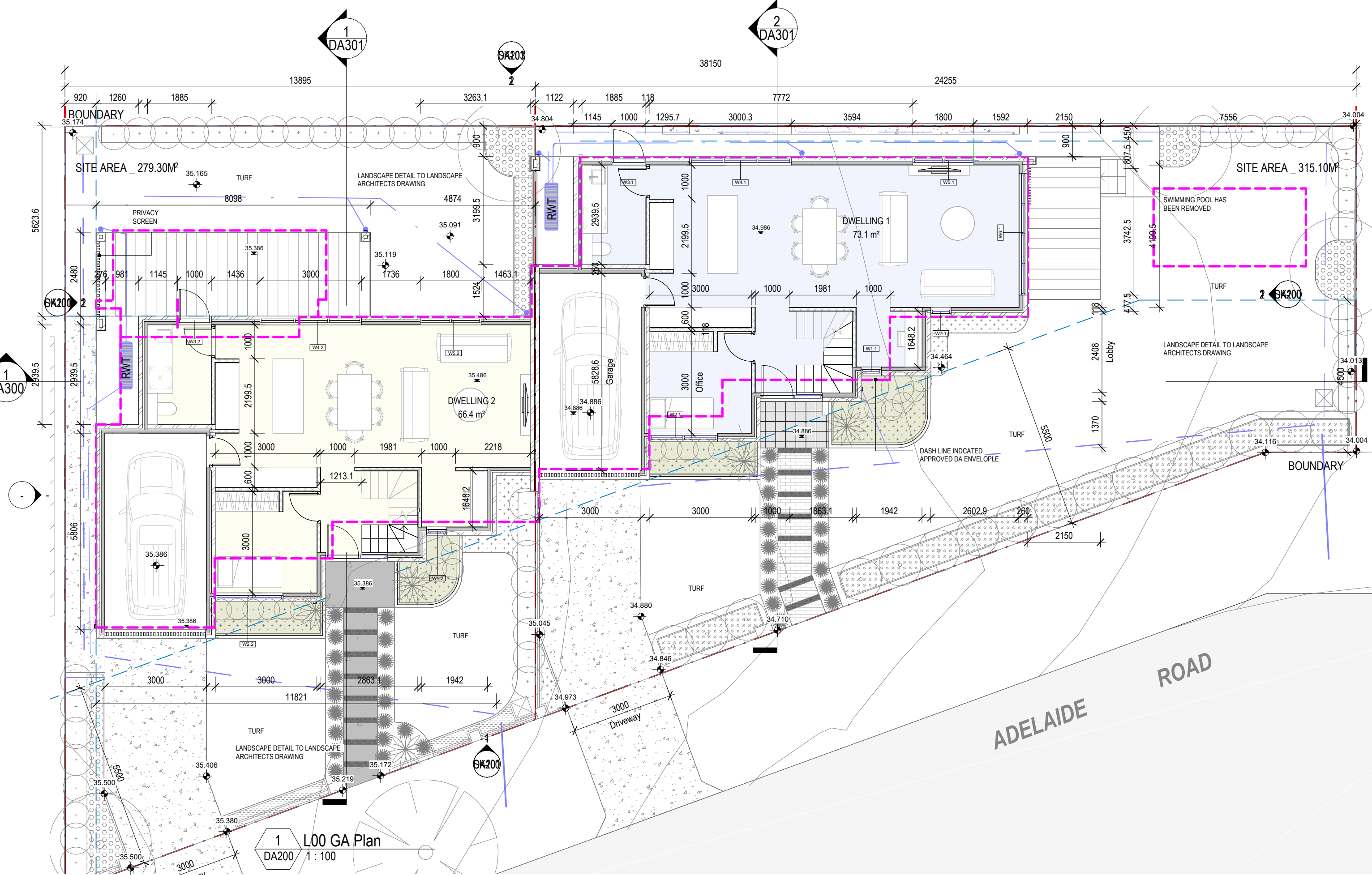
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DA005

Sheet Size:
A3

Scale:
0 2000

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Client

31/05/2025 2:17:39 PM

Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

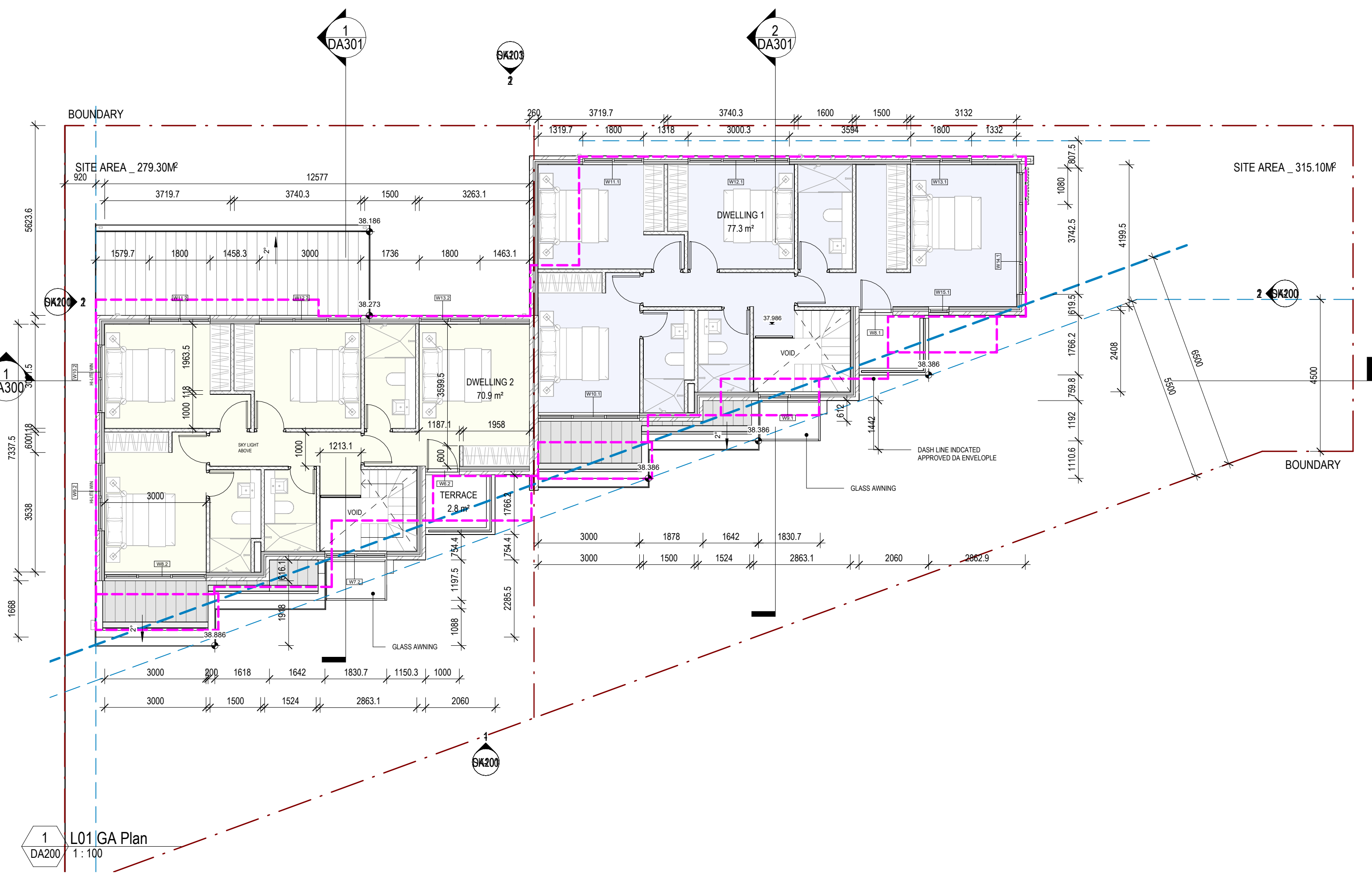
Drawing Title:
Ground floor

Date:
090528
Drawing Number:
DA101

Sheet Size:
A3
Issue:
1

Scale:
0 2000

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EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1
DA200
L01 GA Plan
1 : 100

Client

Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Level 1 Plan

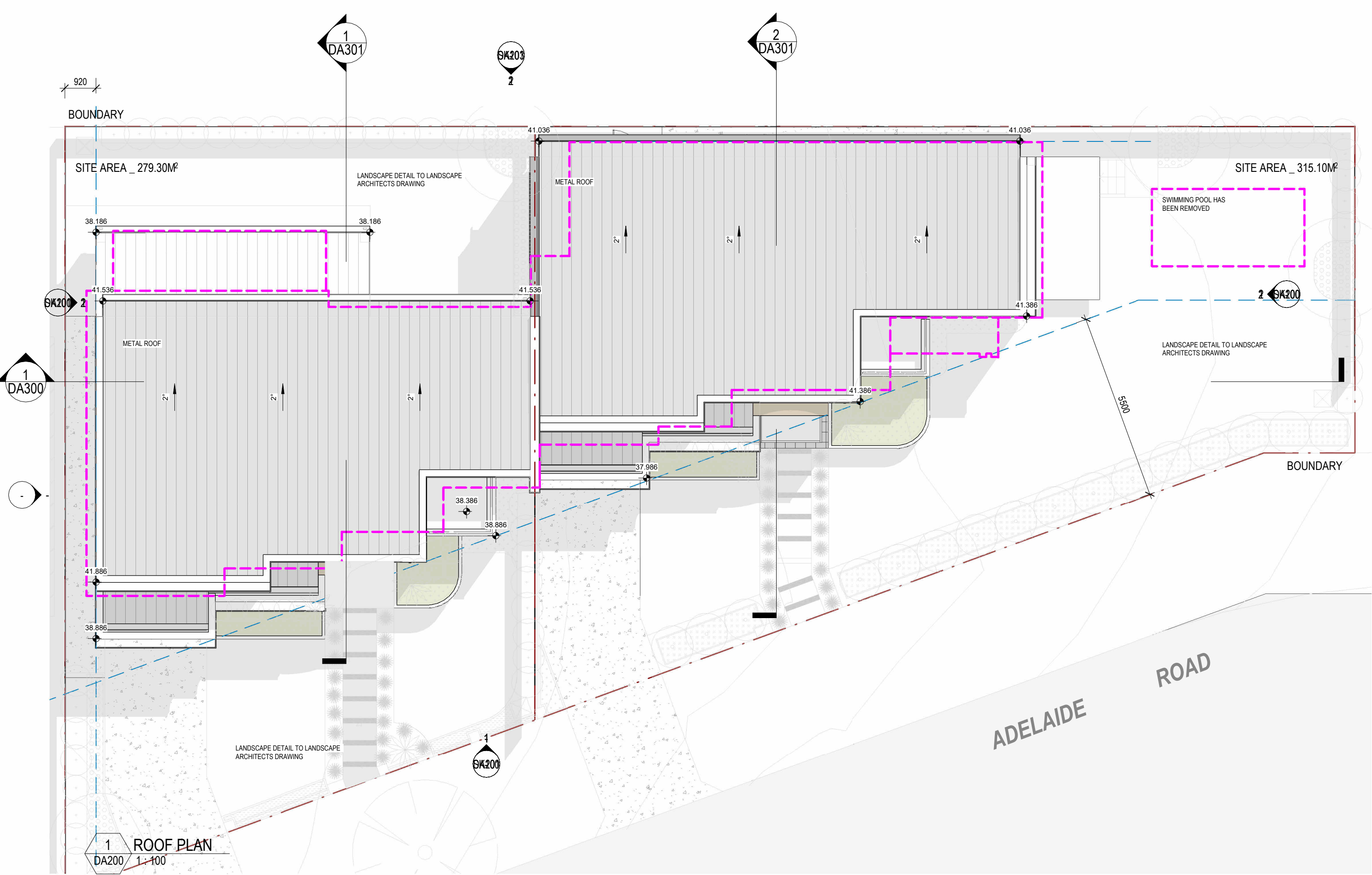
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090528
Drawing Number:
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Sheet Size:
A3
Issue:
1

Scale:
0 2000

EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au

31/05/2025 2:17:41 PM



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Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

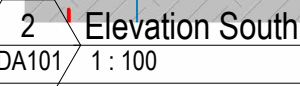
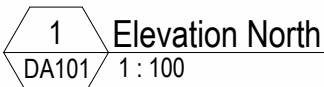
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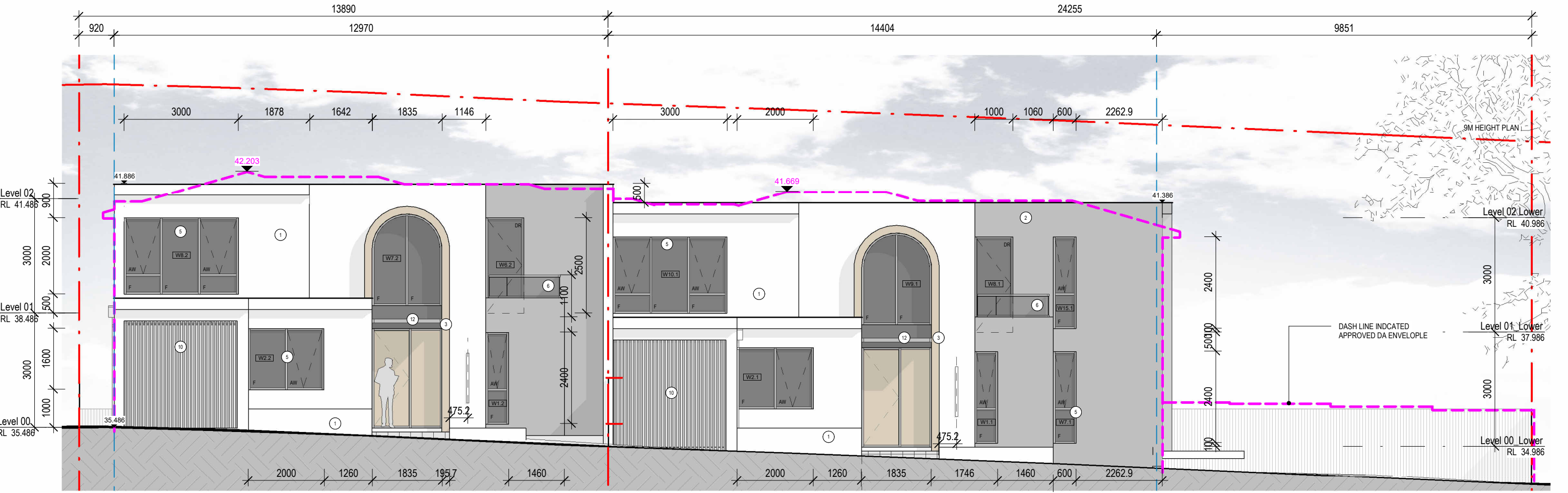
Date:
090528
Drawing Number:
DA103

Sheet Size:
A3
Issue:
1

Scale:
0 2000

EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au





1 Elevation East
DA101 1:100

FINISHES MATERIAL

1. PAINTED AND RENDER WALL _WHITE_ NATURAL WHITE
2. PAINTED AND RENDER WALL _GREY
3. POWDER COATED METAL CLADDING DARK BROWN_Duralloy®_Jasper®_Satin
4. POWDER COATED METAL ROOF DARK BROWN
5. ALUMINUM FRAMED GLASS_ CLEAR GLASS WITH DARK GREY COLOR
6. FRAMELESS GLASS BALUSTRADE
7. POWDERCOATED ALUMINUM PERGOLA_ NAURAL WHITE
8. POWDERCOATED ALUMINUM VERTICAL BATTEN_ NAURAL WHITE
9. POWDERCOATED ALUMINUM VERTICAL BATTEN_ DARK BROWN
10. TIMBER LOOK ALUMINIUM GARAGE DOOR
11. TIMBER- LOOK DECKING
12. FRAMED GLASS AWNING
13. COLORBOND FENCE

Client

Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

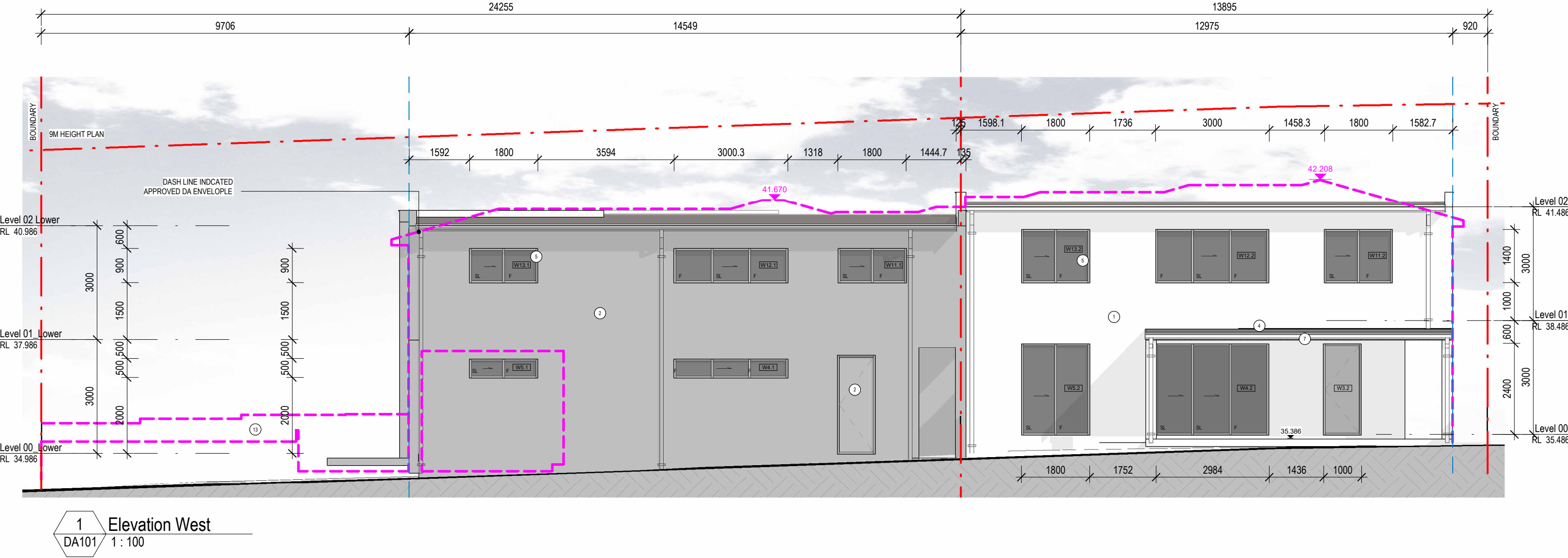
Drawing Title:
Elevation- East

Date:
090528
Drawing Number:
DA201

Sheet Size:
A3
Issue:
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Scale:
0 2000

EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



FINISHES MATERIAL

1. PAINTED AND RENDER WALL _WHITE_ NATURAL WHITE
2. PAINTED AND RENDER WALL _ GREY
3. POWDER COATED METAL CLADDING_ DARK BROWN_ Duralloy®_ Jasper®_ Satin
4. POWDER COATED METAL ROOF_ DARK BROWN
5. ALUMINUM FRAMED GLASS_ CLEAR GLASS WITH DARK GREY COLOR
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10. TIMBER LOOK ALUMINIUM GARAGE DOOR
11. TIMBER- LOOK DECKING
12. FRAMED GLASS AWNING
13. COLORBOND FENCE

31/05/2025 2:17:55 PM

Client		
Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Elevation- West

Date:
090528

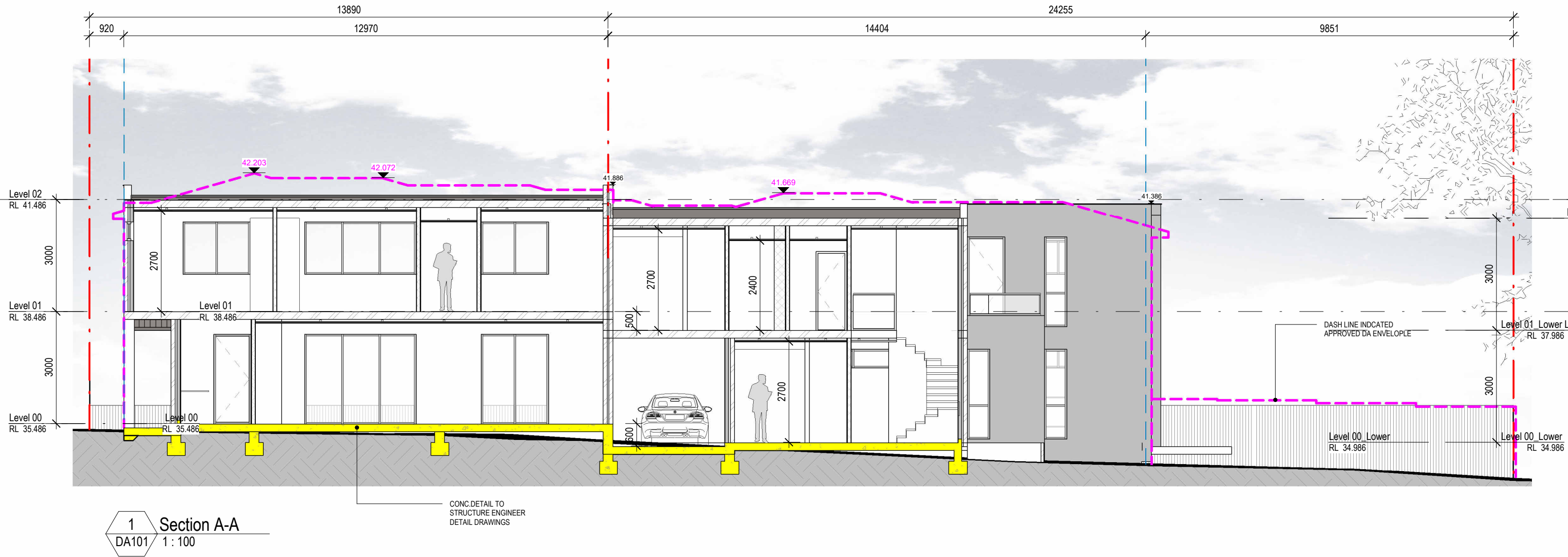
Sheet Size:
A3

Scale:
0 2000

Drawing Number:
DA203

Issue:
1

EYA
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ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
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Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
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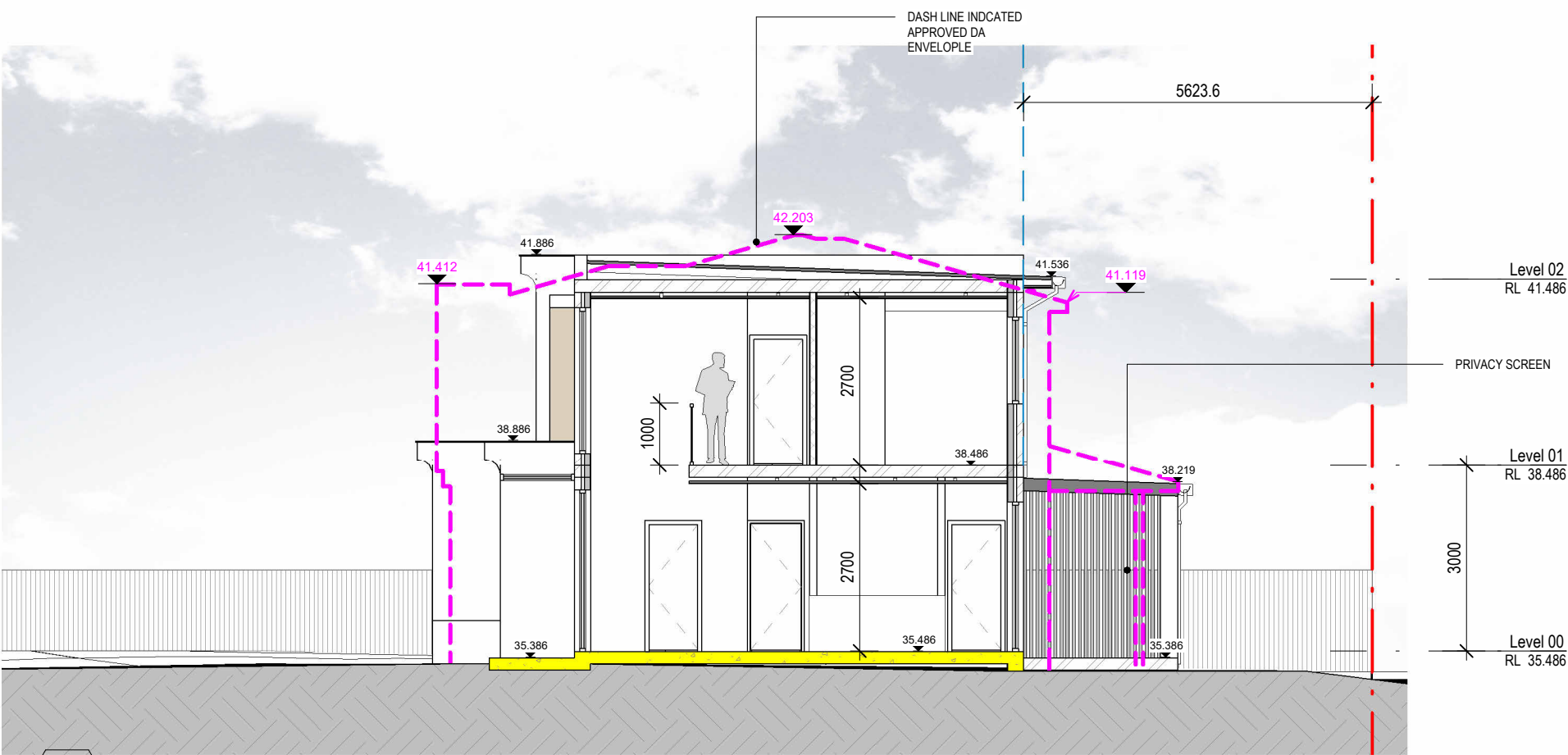
Drawing Title:
Section A-A

Date:
090528
Drawing Number:
DA300

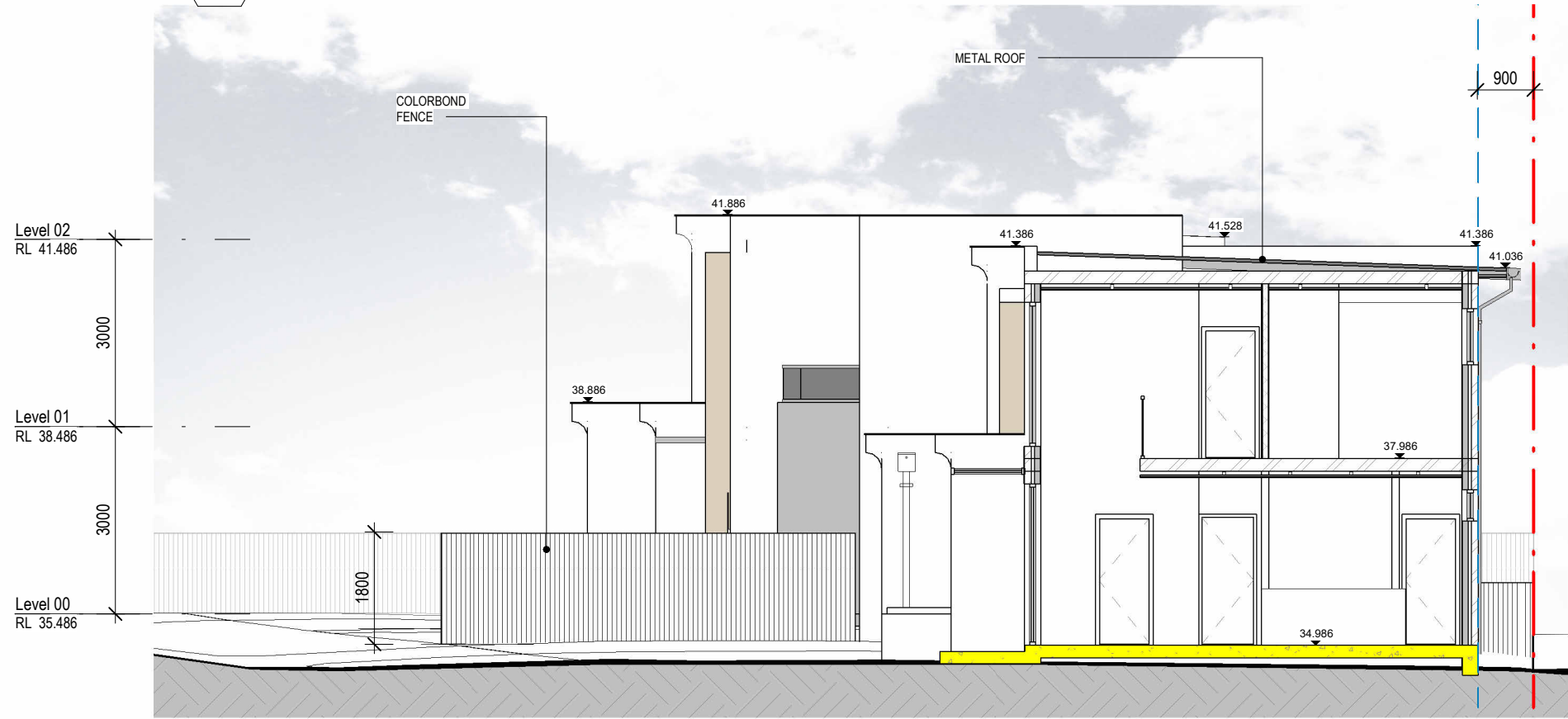
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Issue:
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Scale:
0 2000

EYA
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ABN: 46 831 457 510
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Contact Detail:Ericy@eyarchitecture.com.au



1 Section B-B
DA101 1:100



2 Section C-C
DA101 1:100

Client

Issue	Description	Date
1	S4.55	090528

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Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Section B-B

Date:
090528
Drawing Number:
DA301

Sheet Size:
A3
Issue:
1

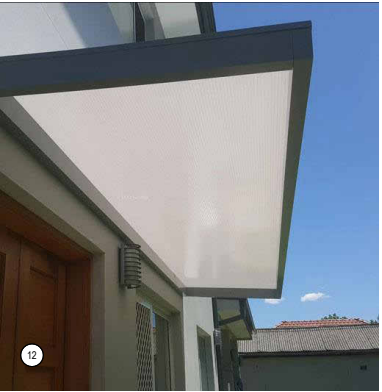
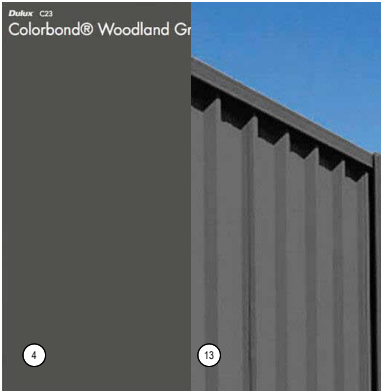
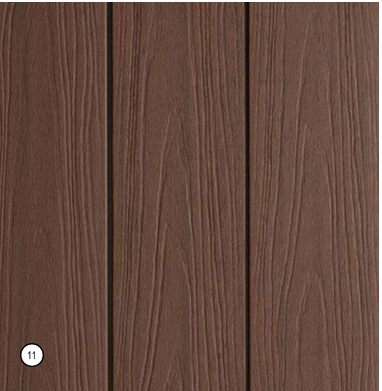
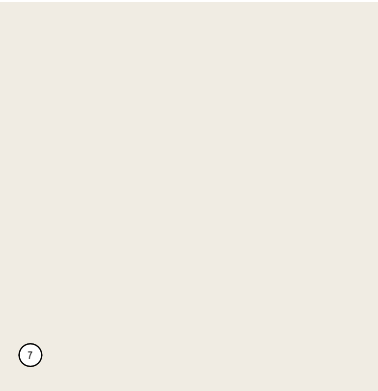
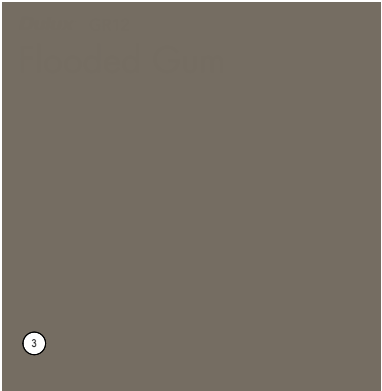
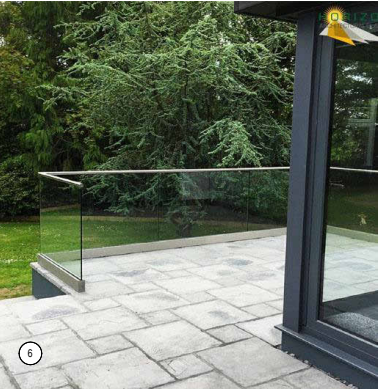
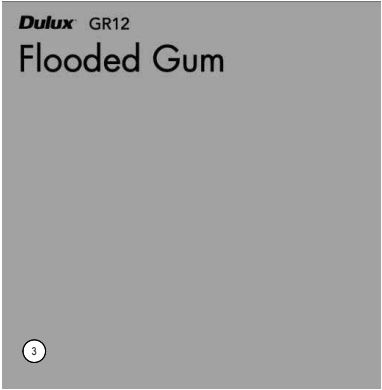
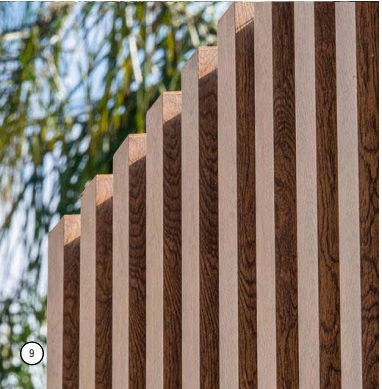
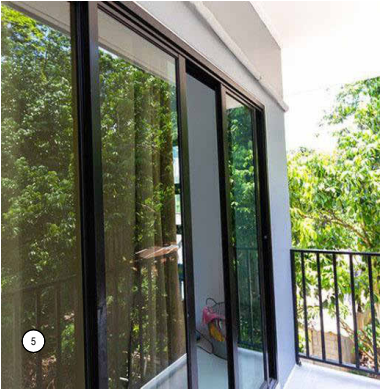
Scale:
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EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



FINISHES MATERIAL

- 1. PAINTED AND RENDER WALL _WHITE_ NATURAL WHITE
- 2. PAINTED AND RENDER WALL _ GREY
- 3. POWDER COATED METAL CLADDING_ DARK BROWN_ Duralloy®_Jasper®_Satin
- 4. POWDER COATED METAL ROOF_ DARK BROWN
- 5. ALUMINUM FRAMED GLASS_ CLEAR GLASS WITH DARK GREY COLOR
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- 9. POWDERCOATED ALUMINUM VERTICAL BATTEN_ DARK BROWN
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- 11. TIMBER- LOOK DECKING
- 12. FRAMED GLASS AWNING
- 13. COLORBOND FENCE



Client	Issue	Description	Date
	1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Schedule of External Finishes

Date:
090528
Drawing Number:
DA600

Sheet Size: A3
Scale: 1
0 2000

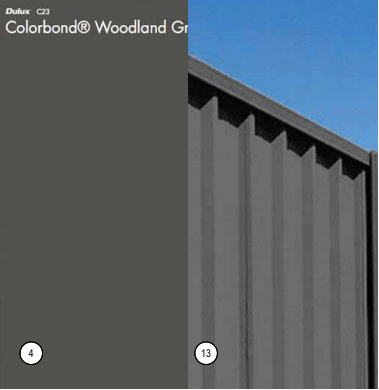
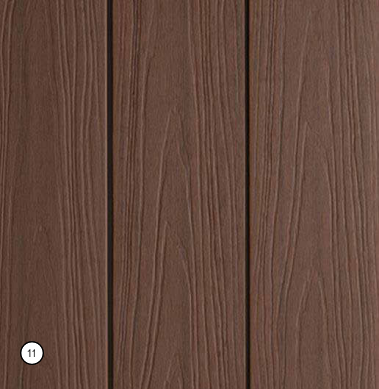
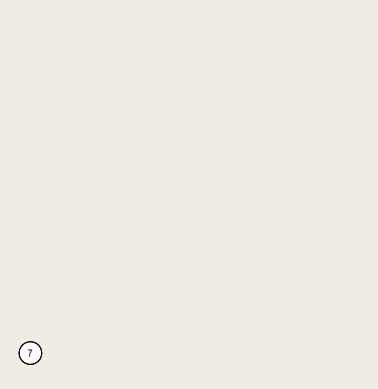
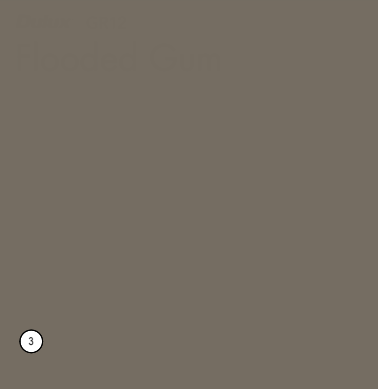
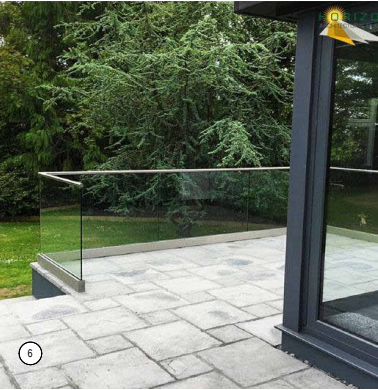
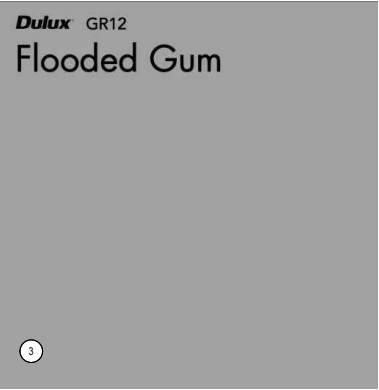
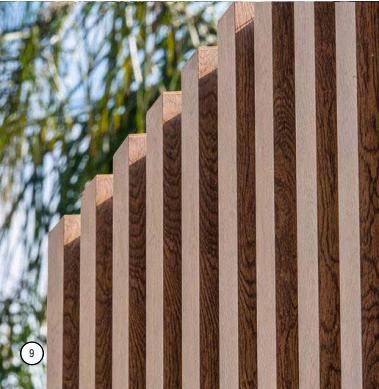
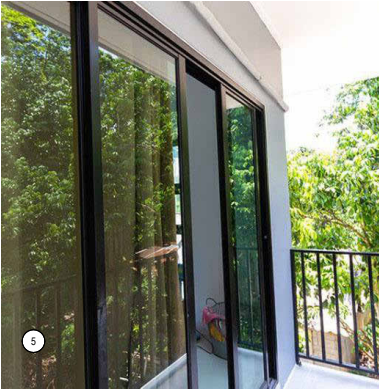


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Contact Detail:Ericy@eyarchitecture.com.au



FINISHES MATERIAL

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Client		
Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Schedule of External Finishes 2

Date:
090528

Drawing Number:
DA601

Sheet Size: A3

Scale: 1

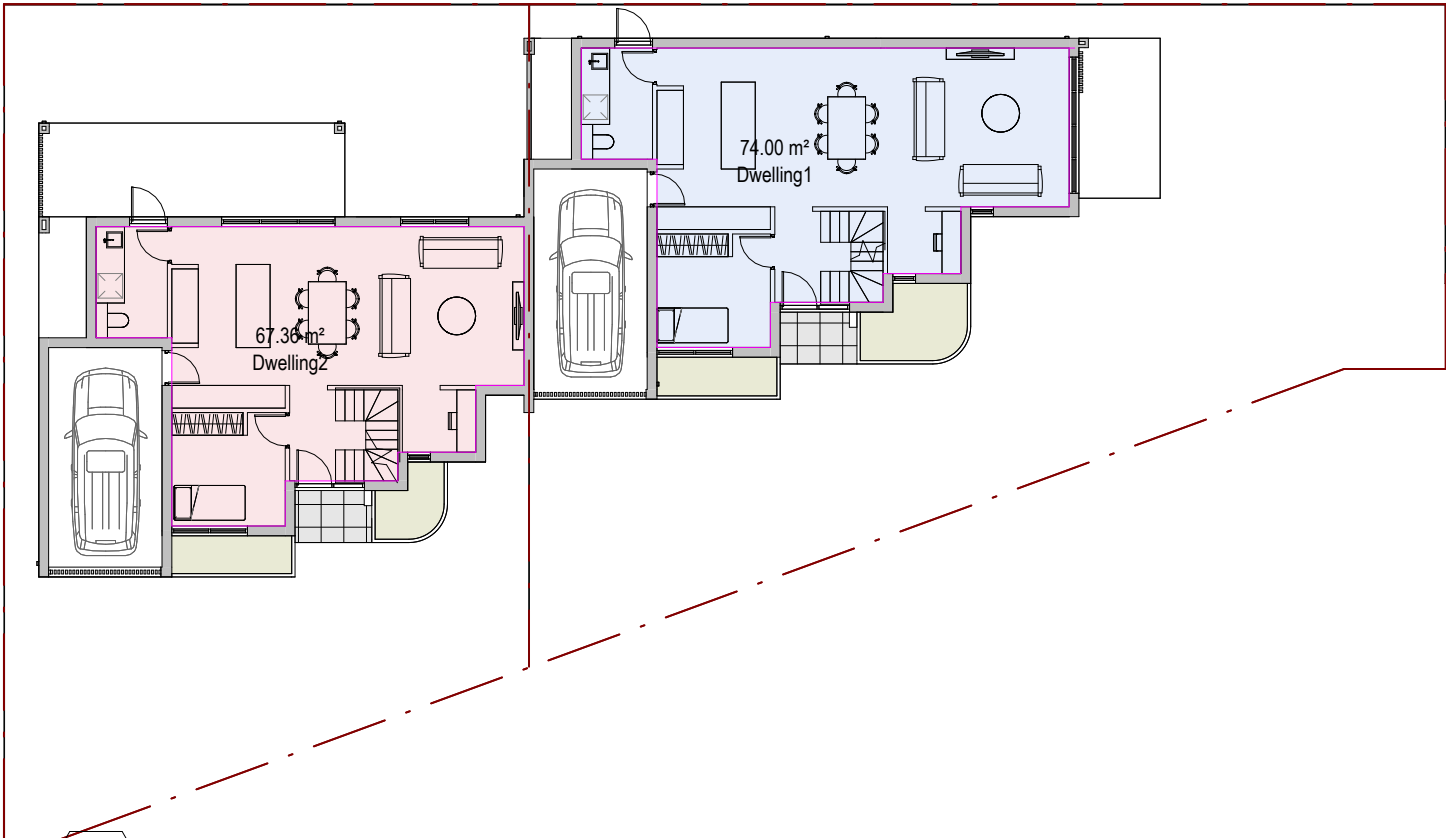
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EYA BUILDING DESIGN

ABN: 46 831 457 510

Nomanit Architect: Xiaocheng Liu NSW ARB 12513

Contact Detail:Ericy@eyarchitecture.com.au



Area Plan GFA Schedule_ S4.55

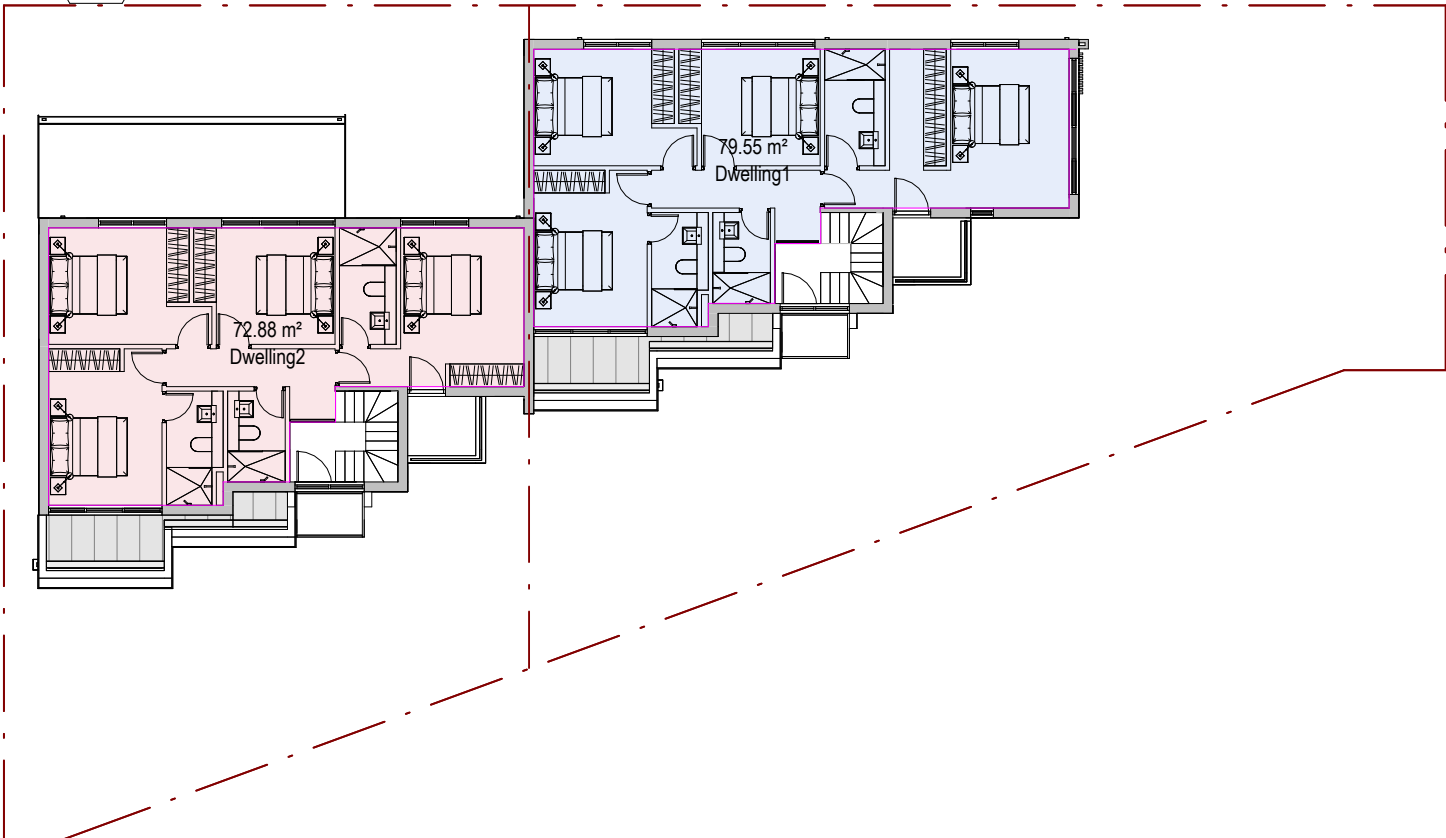
Name	Level	Area
Dwelling1	Level 00	74.00 m²
Dwelling1	Level 01	79.55 m²
		153.55 m²
Dwelling2	Level 00	67.36 m²
Dwelling2	Level 01	72.88 m²
		140.24 m²
Grand total: 4		293.79 m²

SITE AREA _ 594.30M²
PREMISSIBLE FSR _ 0.5:1
PREMISSIBLE GFA _ 297.15M²

GFA (APPROVED DA)_ 130.45+139.65=270.10M²
GFA (S4.55) 153.55+140.24=293.79M²

- D1(DA) _ 51.20+79.25=130.45
- **D1(S4.55) 74.00+79.55=153.55**
- D2(DA) _ 63.80+75.85= 139.65
- **D2(S4.55) 67.36+72.88= 140.24**

FSR(APPROVED DA)_ 0.454:1
FSR(S4.55) 0.49:1



Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

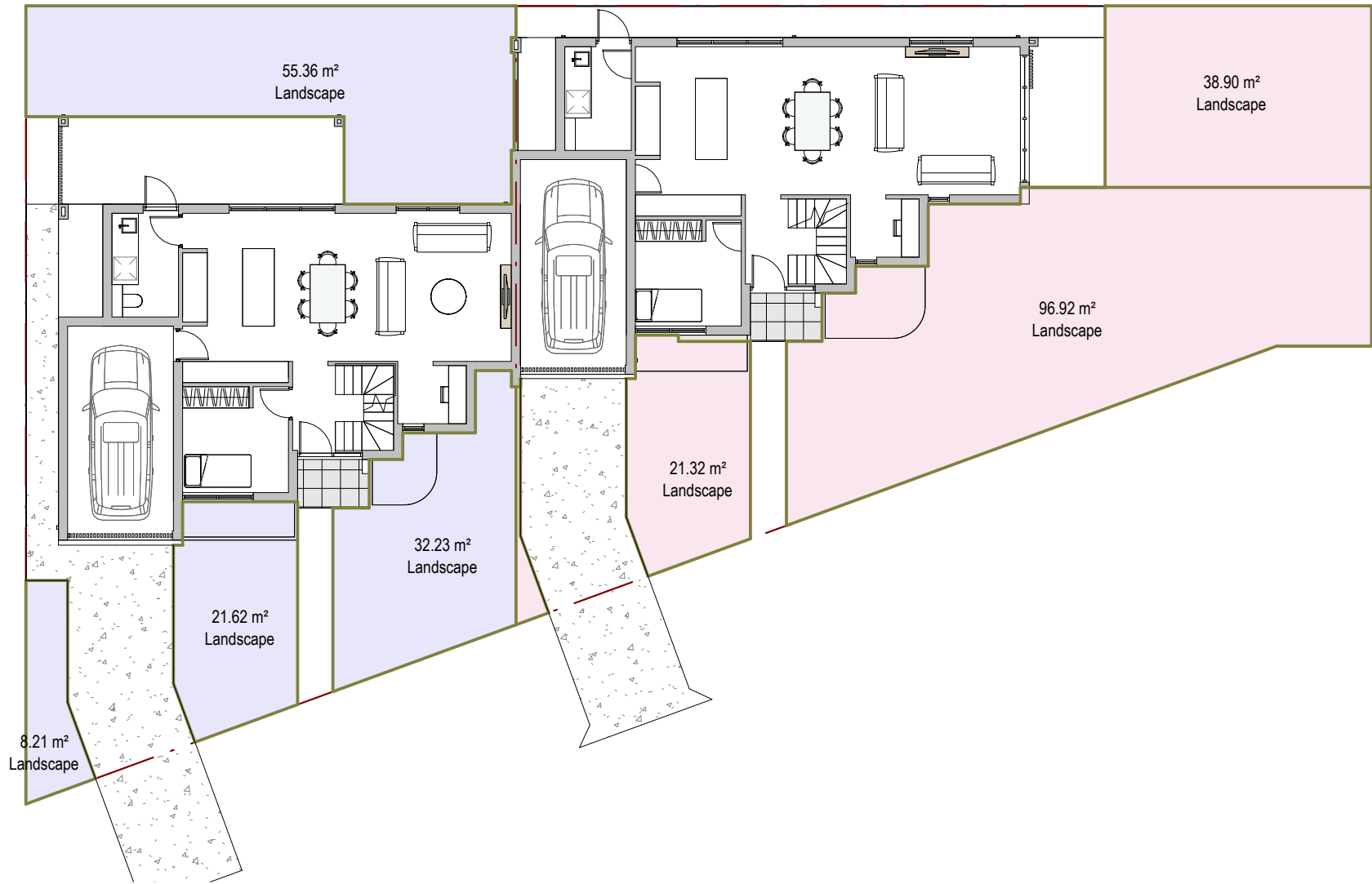
Drawing Title:
GFA Diagrams

Date:
090528
Drawing Number:
DA700

Sheet Size:
A3
Issue:
1

Scale:
0 2000

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ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1 LANDSCAPE DIAGRAM
DA200 1 : 175

Area Schedule (Landscape Plan)

Comments	Area
Dwelling1	38.90 m²
Dwelling1	21.32 m²
Dwelling1	1.83 m²
Dwelling1	96.92 m²
	158.98 m²
Dwelling2	21.62 m²
Dwelling2	32.23 m²
Dwelling2	8.21 m²
Dwelling2	55.36 m²
	117.42 m²
Grand total: 8	276.40 m²

SITE AREA _ 594.30M²

- LANDSCAPE AREA (DA)_272.20M²_45.82%

- LANDSCAPE AREA (S4.55) 276.40M² 46.61%

Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Landscape Diagrams

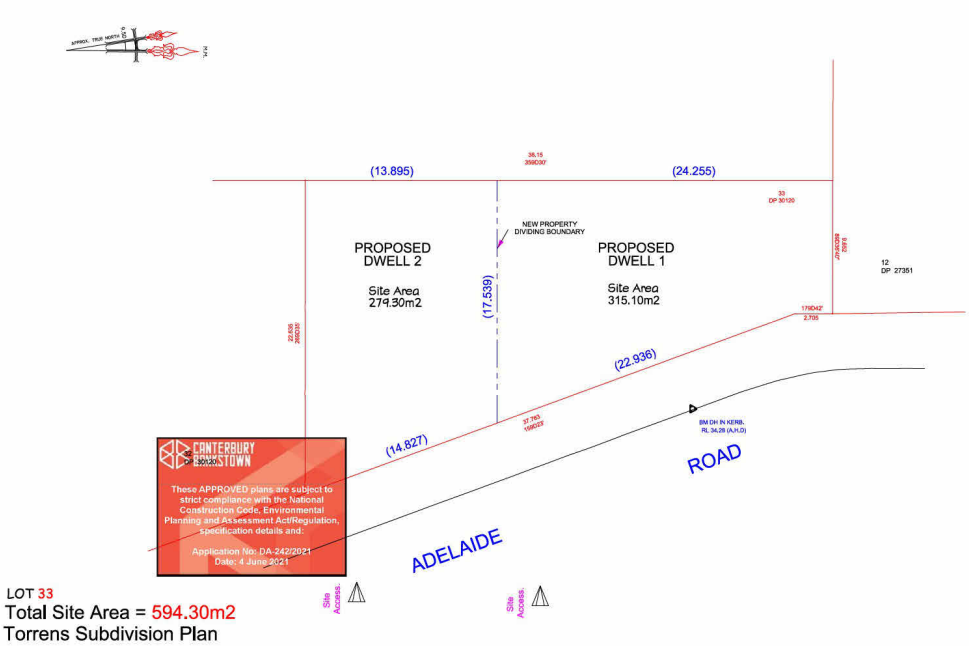
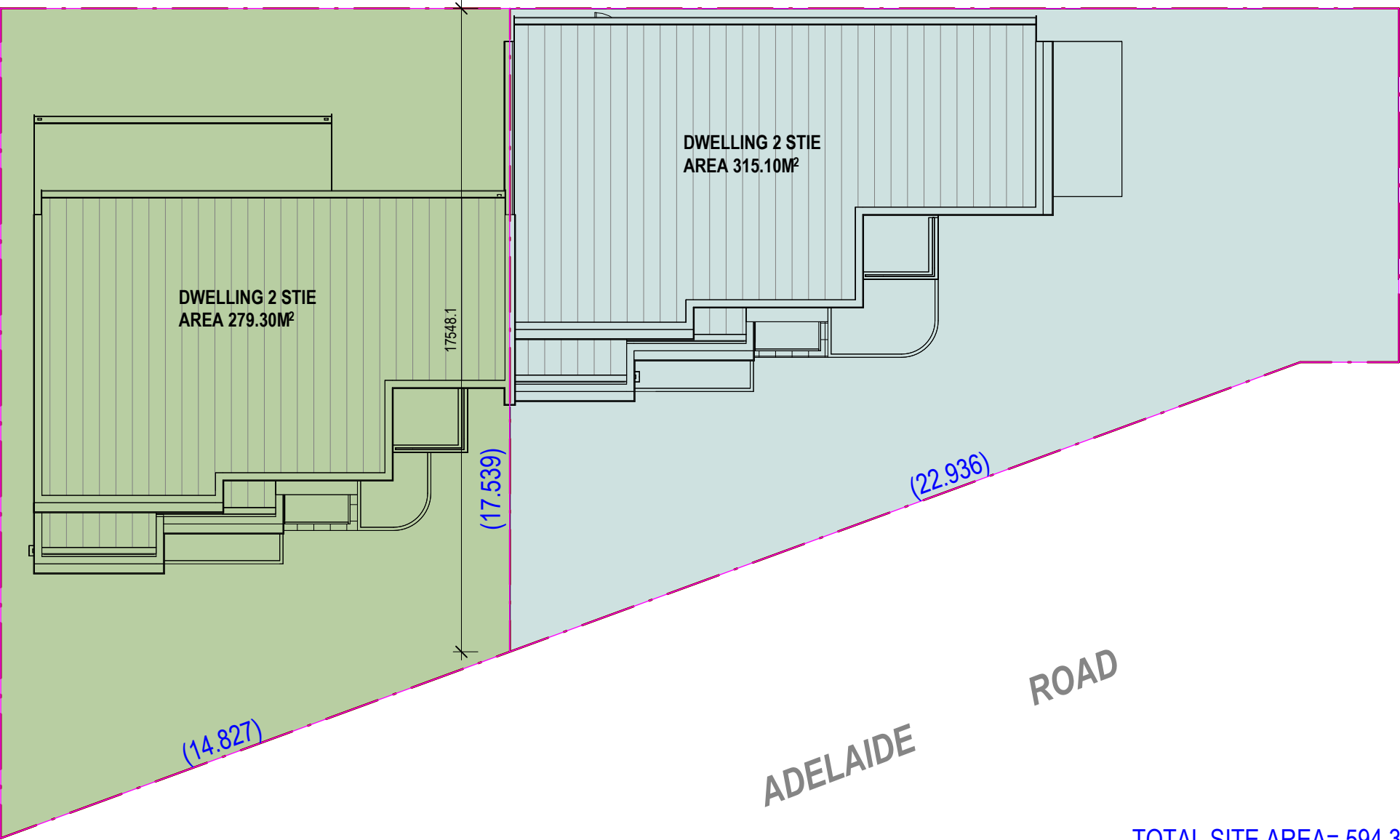
Date:
090528
Drawing Number:
DA701

Sheet Size:
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Issue:
1

Scale:
0 2000



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APPROVED DA SUBDIVISION PLAN
APPLICATION NO. DA-242/2021
DATE: 4 JUNE 2021

The proposed Section 4.55 modification seeks to maintain consistency with the previously approved Development Application. No design changes have been made as part of this application. This submission is intended to formalise and confirm the approved scheme without alteration, in alignment with the original planning consent.

1 SUBDIVISION PLAN
DA200 1 : 150

TOTAL SITE AREA= 594.30M²
Torrens Subdivision Plan

Client		
Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Subdivision PIAN

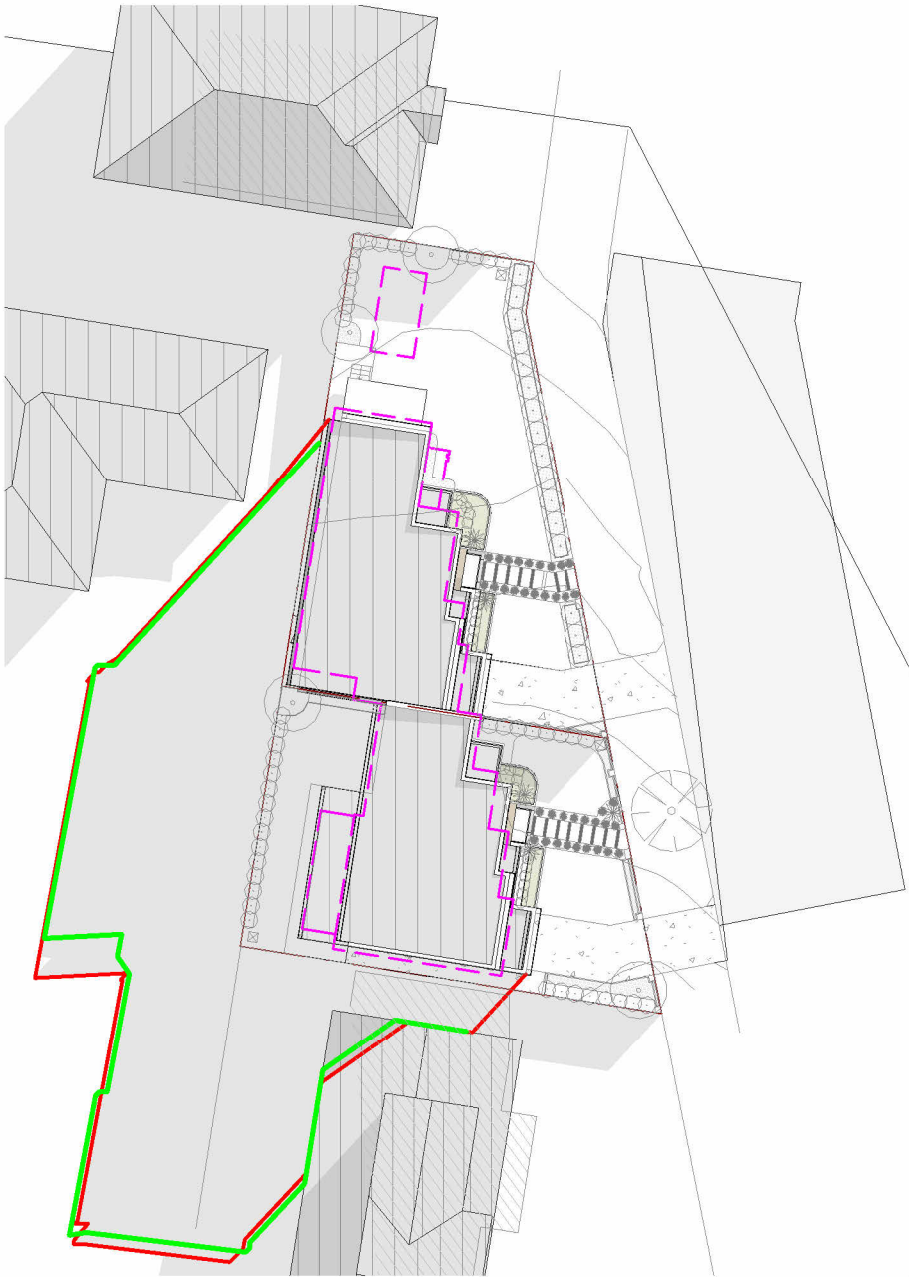
Date:
090528

Sheet Size:
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Scale:
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Drawing Number:
DA702

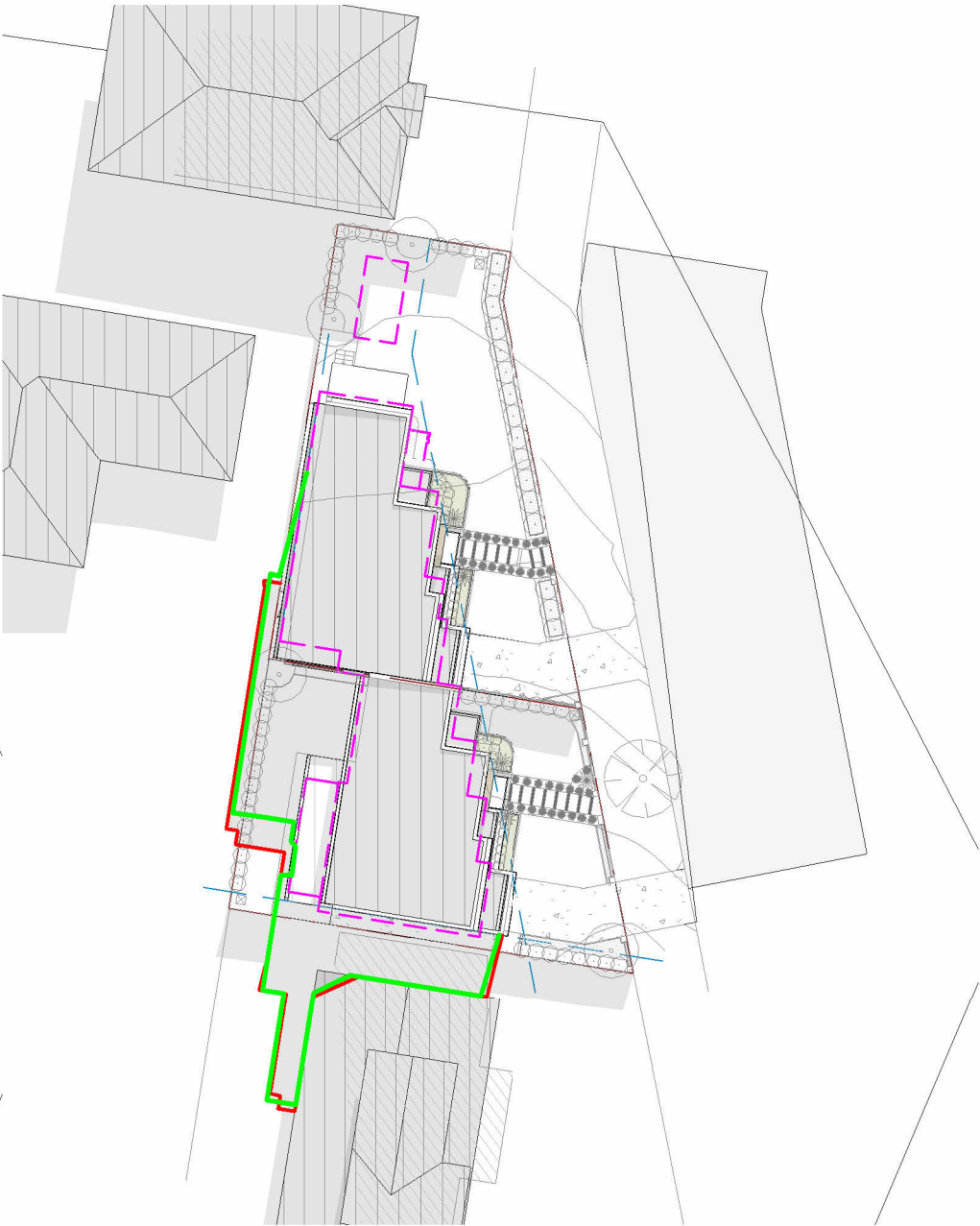
EYA
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



21st June_0900



21st June_1000



21st June_1100

- CASTING SHADOW LINE _S4.55
- CASTING SHADOW LINE _APPROVED DA
- BUILDING ENVELOPE _APPROVED DA

Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow


Drawing Title:
Shadow Diagrams

Date:
090528
Drawing Number:
DA801

Sheet Size:
A3
Issue:
1

Scale:
0 2000

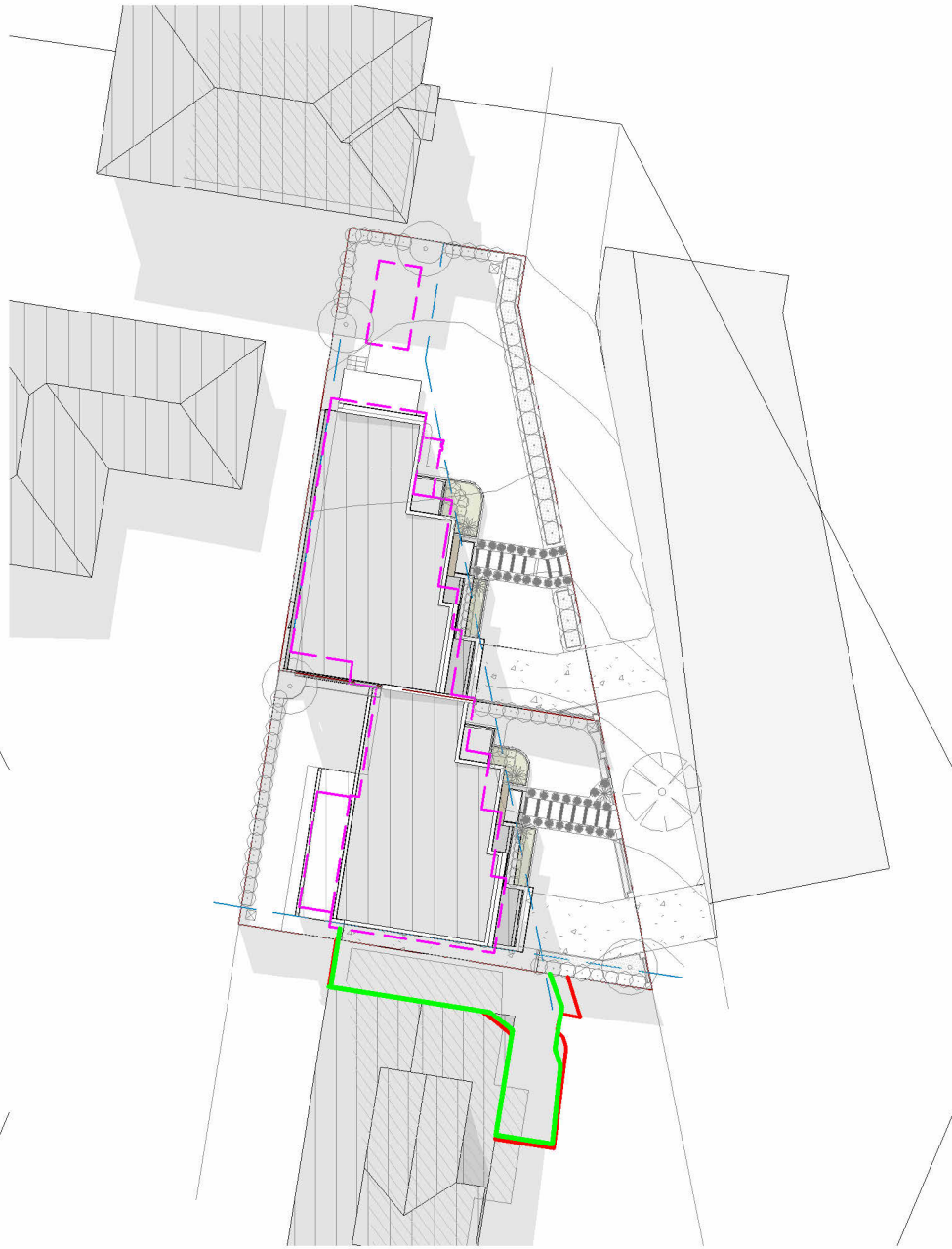




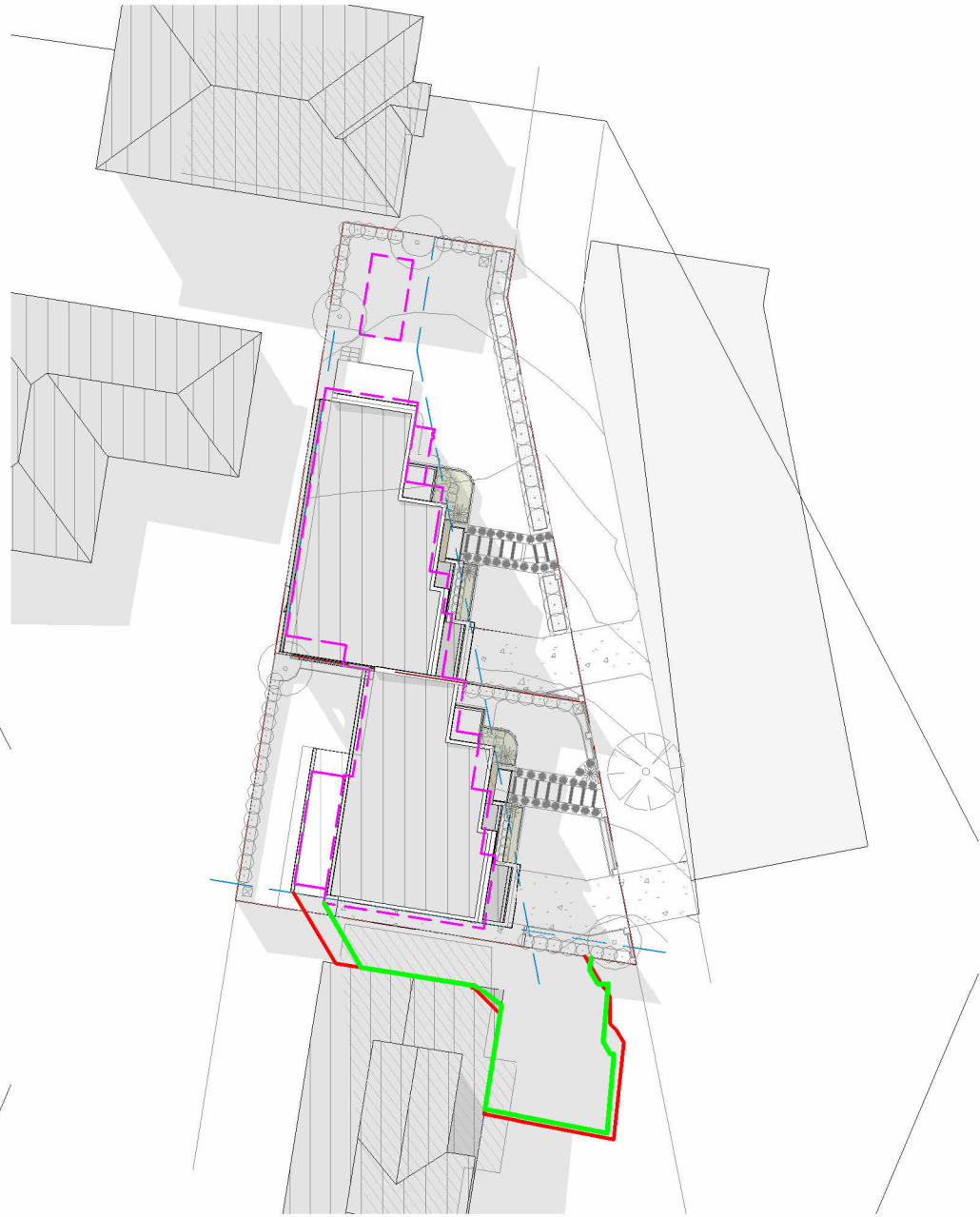
EYA BUILDING DESIGN
ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1 21st June_1200
DA200 1 : 400



2 21st June_1300
DA200 1 : 400



3 21st June_1400
DA200 1 : 400

- CASTING SHADOW LINE _S4.55
- CASTING SHADOW LINE _APPROVED DA
- BUILDING ENVELOPE _APPROVED DA

Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Shadow Diagrams 2

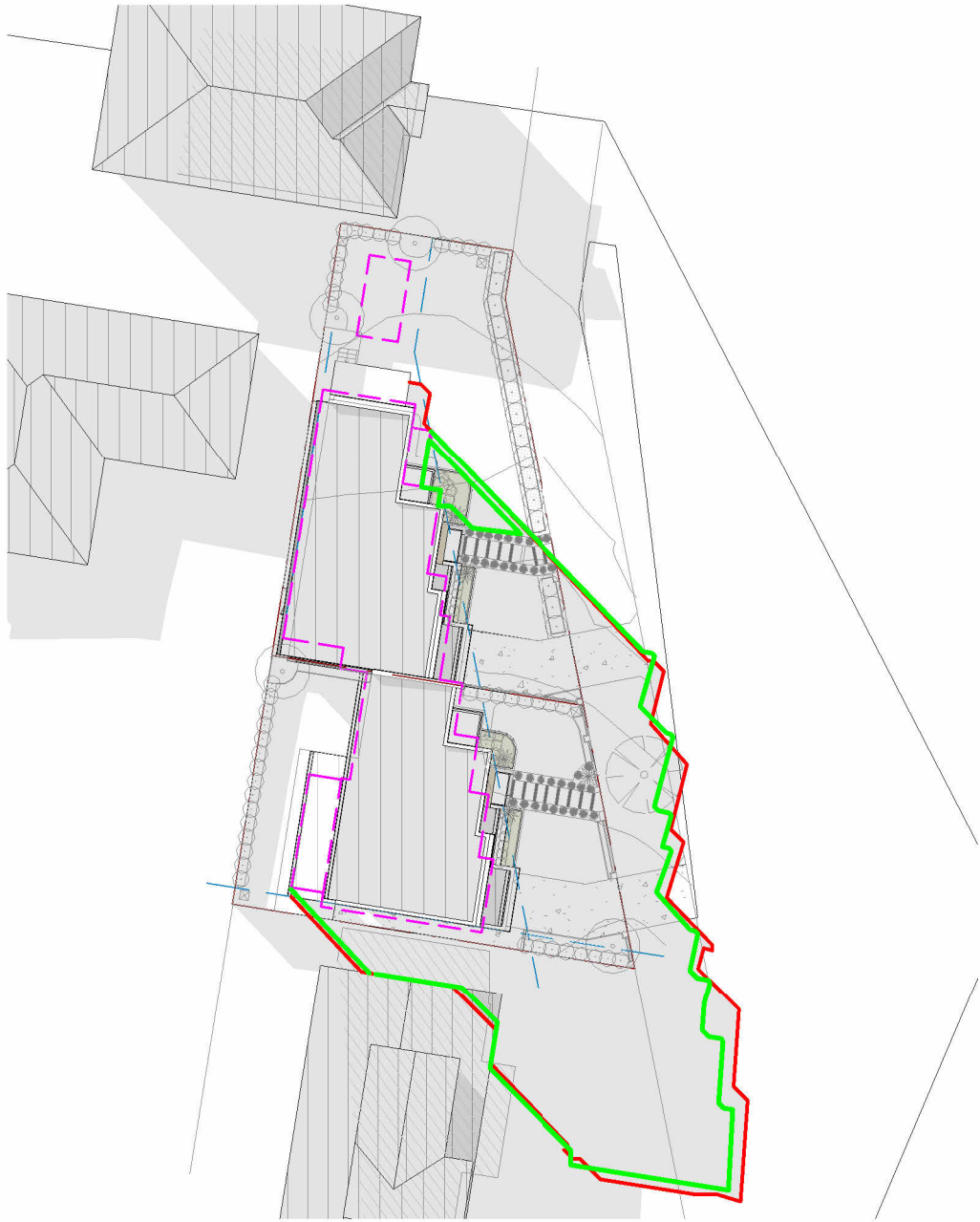
Date:
090528
Drawing Number:
DA802

Sheet Size:
A3
Issue:
1

Scale:
0 2000



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Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1 21st June_1500
DA200 1 : 400

The proposed shadow impact resulting from the Section 4.55 envelope remains consistent with the previously approved DA envelope. The modification focuses on refining the internal room layout and addressing constructability issues, with the aim of improving buildability and achieving a more cost-effective outcome.

- CASTING SHADOW LINE _S4.55
- CASTING SHADOW LINE _APPROVED DA
- BUILDING ENVELOPE _APPROVED DA

Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Shadow Diagrams3

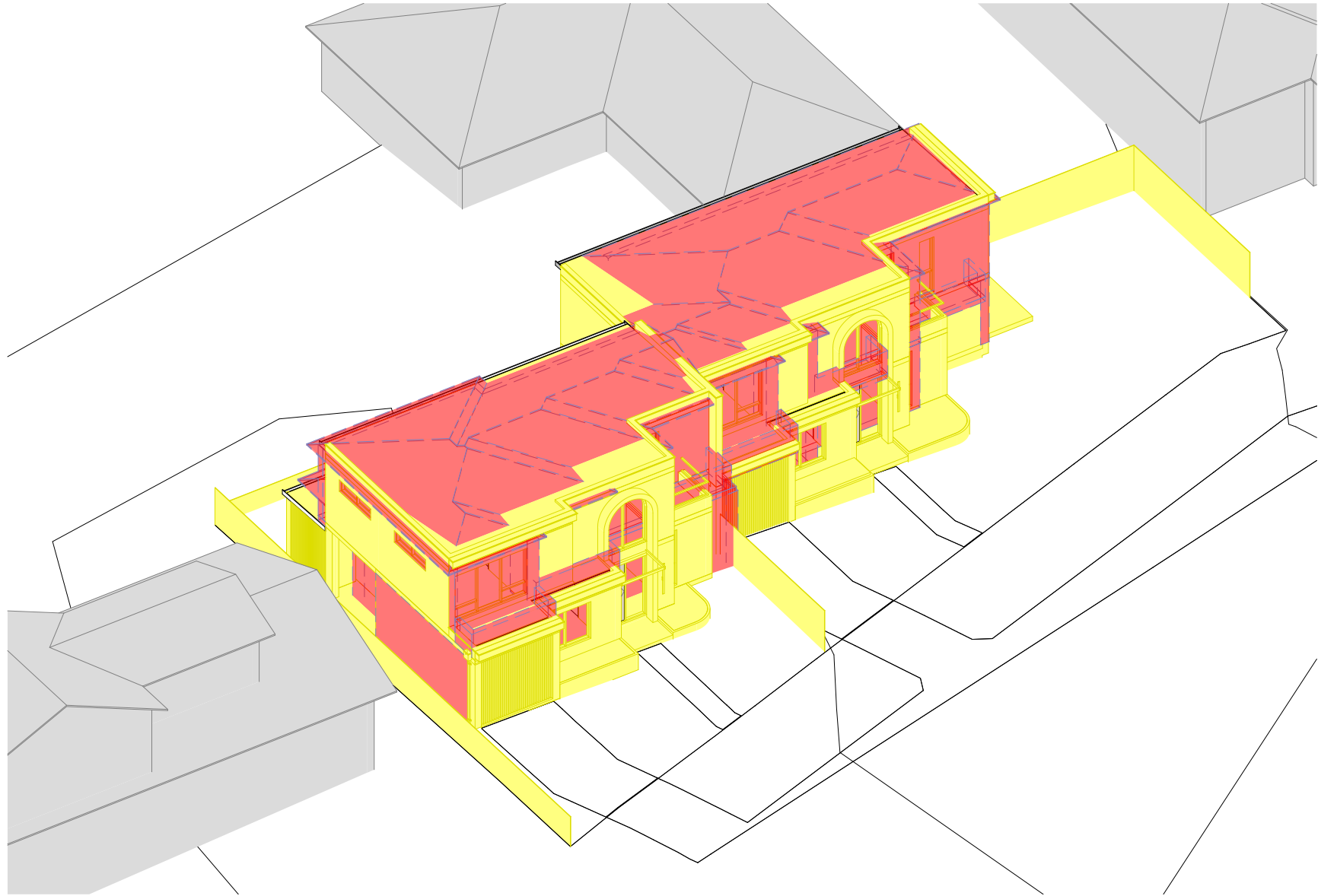
Date:
090528
Drawing Number:
DA803

Sheet Size:
A3
Issue:
1

Scale:
0 2000



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ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



1 Massing Comparison

PROPOSED BUILDING ENVELOPE_S4.55
PROPOSED BUILDING ENVELOPE_APPROVED DA

Client

Issue	Description	Date
1	S4.55	090528

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S4.55

Project Name
50 Adelaide Road Padstow

Project Address
50 Adelaide Road Padstow

Drawing Title:
Stage Comparison

Date:
090528
Drawing Number:
DA804

Sheet Size:
A3
Issue:
1

Scale:
0 2000

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ABN: 46 831 457 510
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Client

Issue	Description	Date
1	S4.55	090528

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S4.55

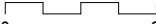
Project Name
50 Adelaide Road Padstow


Project Address
50 Adelaide Road Padstow

Drawing Title:
Perspective - Sheet 1

Date:
090528
Drawing Number:
DA900

Sheet Size:
A3
Issue:
1

Scale:
 0 2000


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Contact Detail:Ericy@eyarchitecture.com.au



Client

Issue	Description	Date
1	S4.55	090528

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S4.55

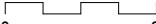
Project Name
50 Adelaide Road Padstow


Project Address
50 Adelaide Road Padstow

Drawing Title:
Perspective - Sheet 2

Date:
090528
Drawing Number:
DA901

Sheet Size:
A3
Issue:
1

Scale:
 0 2000


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ABN: 46 831 457 510
Nomanited Architect: Xiaocheng Liu NSW ARB 12513
Contact Detail:Ericy@eyarchitecture.com.au



Client

Issue	Description	Date
1	S4.55	090528

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S4.55

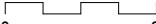
Project Name
50 Adelaide Road Padstow


Project Address
50 Adelaide Road Padstow

Drawing Title:
Perspective - Sheet 3

Date:
090528
Drawing Number:
DA903

Sheet Size:
A3
Issue:
1

Scale:
 0 2000


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