



NOTES

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LEGEND

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DRAWING SCHEDULE

DRAWING No.	DESCRIPTION
DA-0000	COVER
DA-0001	CALCULATION
DA-0004	SITE PLAN
DA-0005	DEMOLITION PLAN
DA-0101	BASEMENT
DA-0102	LEVEL 0 (GROUND FLOOR)
DA-0103	LEVEL 1
DA-0104	LEVEL 2
DA-0105	LEVEL 3
DA-0106	ROOF
DA-0201	ELEVATIONS
DA-0202	ELEVATIONS
DA-0301	SECTIONS
DA-0302	SECTIONS
DA-0401	GFA CALCULATIONS DIAGRAMS
DA-0407	AFFORDABLE UNITS ALLOCATION
DA-0408	LIVABLE HOUSING - SILVER LEVEL
DA-0409	LIVABLE HOUSING - GOLD LEVEL
DA-0415	STORAGE CALCULATIONS
DA-0600	WINDOW SCHEDULE

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0 5 10
PAPER SIZE: A
6,000 (1:50)
18,000 (1:150)
28,000 (1:280)

VERSION

S4.55

MODEL 26_018 Padstow-CD

COVER

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

20-24 PARMAL AVENUE
PADSTOW

LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



26 018 DA-0000

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CHANGE LIST	
ID	NAME
01	Ventilation louvers & structural fold removed
02	Skylight distance 3m
03	Livable Housing Silver + Gold requirements
04	Facade wall thickness & rationalization
05	Condition 2 facade materials
06	Vertical louvers to rear balconies
07	Services cupboard & risers updated
08	Entry roof extension over stairs
09	Communal area ramp
10	Rear trees removed for Sydney Trains line clearance
11	Condition 4B - 1.5m landscape setback
12	Amendments to Apt. G03 to align with above apt. stack
13	Car park crossing width
14	Pump room & fire stair layout updated
15	Building height
16	Blast wall to boundary
17	Affordable housing amended to 15% minimum

VISITOR: 7

SOLAR ACCESS >2HRS	NO SOLAR ACCESS	CROSS VENT.	COMMUNAL OPEN SPACE	ADAPTABLE	LIVABLE	DEEP SOIL
4	1	4	571	0	0	704
10	0	4		2	6	
10	0	4		1	5	
10	0	10		1	3	
34	1	22	571	4	14	704
97%	3%	63%	26%	11%	40%	32%

COMPLIANCE			
CONTROL	REQUIRED	PROPOSED	
FLOOR SPACE RATIO:	1.3 : 1 MAX	1.3 : 1	✓
GROSS FLOOR AREA:	2,863m ² MAX	2,859m ²	✓
AFFORDABLE RENTAL HOUSING (ARH):	15% MIN	16.85%	✓
TOTAL GFA 2,859m ²	ARH 428.85m ² MIN	482m ²	✓
BUILDING HEIGHT 13+30%	16.9m MAX	14.58m	✓
CARPARKING (TINSW)			
RESIDENT VISITOR	31 MIN 7 MIN	32 7	✓ ✓
TOTAL	38 MIN	39	✓
BIKE PARKING (1/10 VISITOR)	4 MIN	6	✓
SOLAR ACCESS (>2HRS)	70% MIN	97% (34 UNITS)	✓
NO SOLAR ACCESS (0 HRS)	15% MAX	3% (1 UNIT)	✓
CROSS VENTILATION	60% MIN	63% (22 UNITS)	✓
LIVABLE HOUSING	40% MIN (14 UNITS)	40% (14 UNITS)	✓
COMMUNAL OPEN SPACE (DCP)	20% MIN	26% (621m ²)	✓
UNIT STORAGE	1 BED 6m ² MIN	6m ² MIN	✓
[MIN. REQ.: 1/2 WITHIN UNIT; 1/2 IN BASEMENT]	2 BED 8m ² MIN	8m ² MIN	✓
	3 BED 10m ² MIN	10m ² MIN	✓

REFER DRAWING DA-0415 FOR STORAGE DETAILS

Building Component	Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
External Walls*	Fibre Cement	Plasterboard lined	R2.5 + Reflective Foil	As marked on plans	Foil E = 0.05. Steel framing. External walls and walls to corridors.
	Concrete Panel	Plasterboard lined	None	Medium (0.475 to 0.70)	Walls to lifts and stairs.
Internal walls (within)	Plasterboard on studs	Plasterboard lined	None		Steel framed. All walls except below
	Plasterboard on studs	Plasterboard lined	R2.5		Steel framed. G04. A-L3.05, B-L3.05: all walls.
Intertenancy walls	Hebel wall system	Plasterboard lined	None		
Windows/Glazing*	Alum SG High Solar Gain Low-E: U = 5.40: SHGC = 0.58				All except below
	Alum SG Low Solar Gain Low-E: U = 5.60: SHGC = 0.36				G02: W24
	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.47				G02: W15
	Alum DG High Solar Gain low-E -Clear: U = 4.30: SHGC = 0.53				G04: all. A-L3.01: W24. A-L3.03: W11, W05, W22. A-L3.04: W16, W24. B-L3.04: W15, B-L3.05: W17.
Roof/ceiling	Concrete	Plasterboard lined	R3.5	Medium (0.475 to 0.70)	All roof areas to open air
Floor Structure	Concrete		None		Everywhere except below
	Concrete		R2.0		Floors over carpark or open air except below
	Concrete		R3.0		G04 floor over carpark
	Concrete				
Floor Covering	Ceramic Tiles	All other rooms			
	Carpet	Bedrooms			
Ceiling/Wall Penetrations	Sealed in conditioned areas. Unsealed in unconditioned areas. Downlights do not break the insulation.				
External Shading Devices	As drawn				
Roof Windows*	Ventilating. U: 2.61. SHGC: 0.21				All skylights
Skylights*	None				
Ceiling fans	None				
External Walls*	Walls should be battened as required to allow for insulation and foil construction.				
Construction note:	These construction and insulation specifications are for the NatHERS thermal performance requirements of this development. Designers, engineers and builders should ensure building construction satisfies the NCC requirements including, but not limited to; air tightness, fresh air ventilation, natural lighting, thermal bridging and condensation prevention.				
*Glazing Notes:	1. U and SHGC values are according to NFRC. Alternate products may be used if the U value is the same or lower than that specified and the SHGC is within 5% of the above figures.				

VERSION
S4.55

REV B 14/09/26

MODEL 26_018 Padstow-CO

DOCUMENT
CALCULATION

STAGE
MODIFICATION

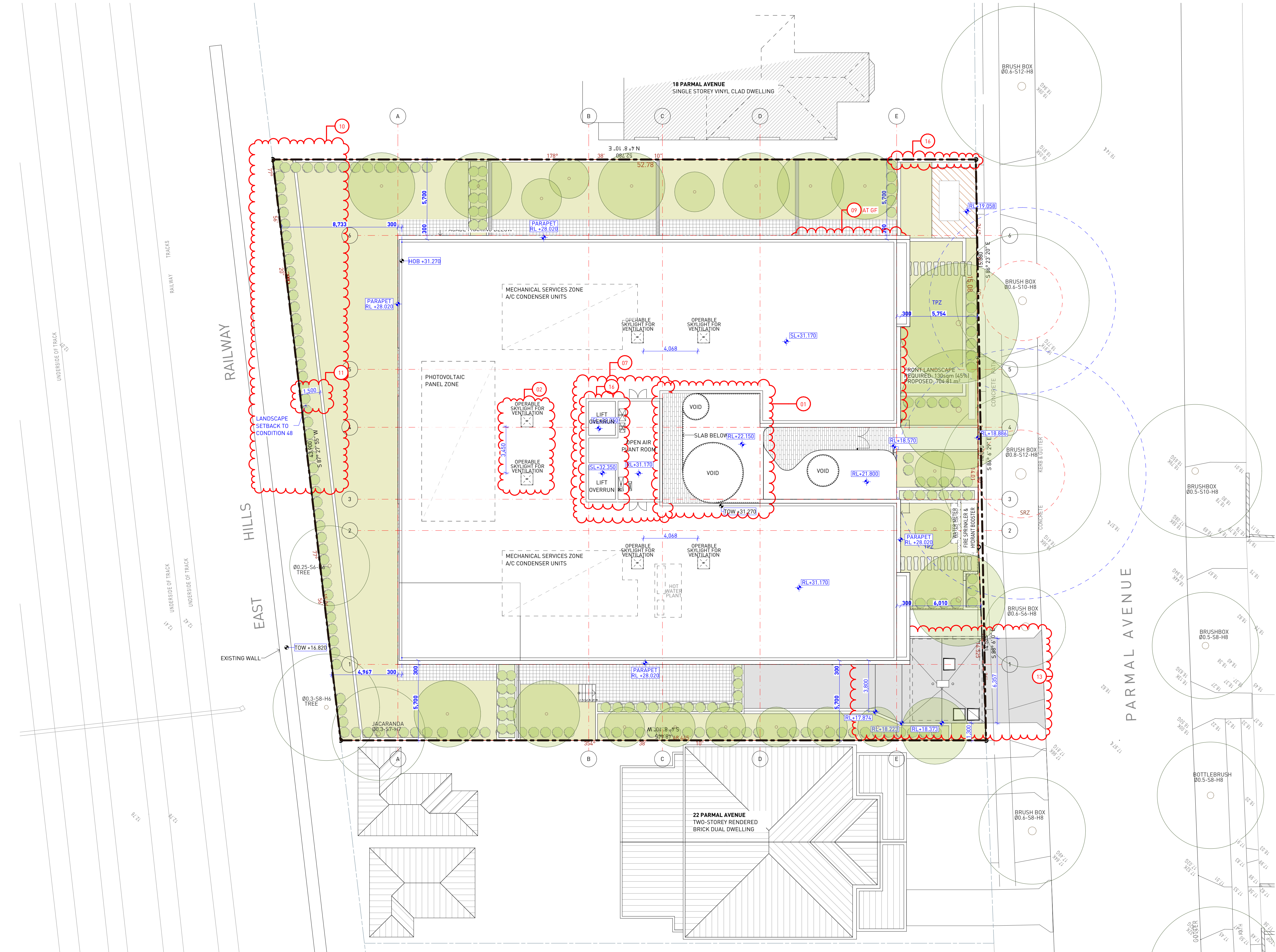
PROJECT
PADSTOW APARTMENTS

20-24 PARMAL AVENUE
PADSTOW

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P 02 9516 2022 E email@smithtzannes.com.au
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SITE PLAN LEGEND

- BOUNDARY
- PROPOSED TREE
- EXISTING TREE
- - - STRUCTURAL ROOT ZONE
- TREE PROTECTION ZONE
- [RL ## ###] LEVELS

VERSION
S4.55
REV C 14/09/26
DOCUMENT
SITE PLAN

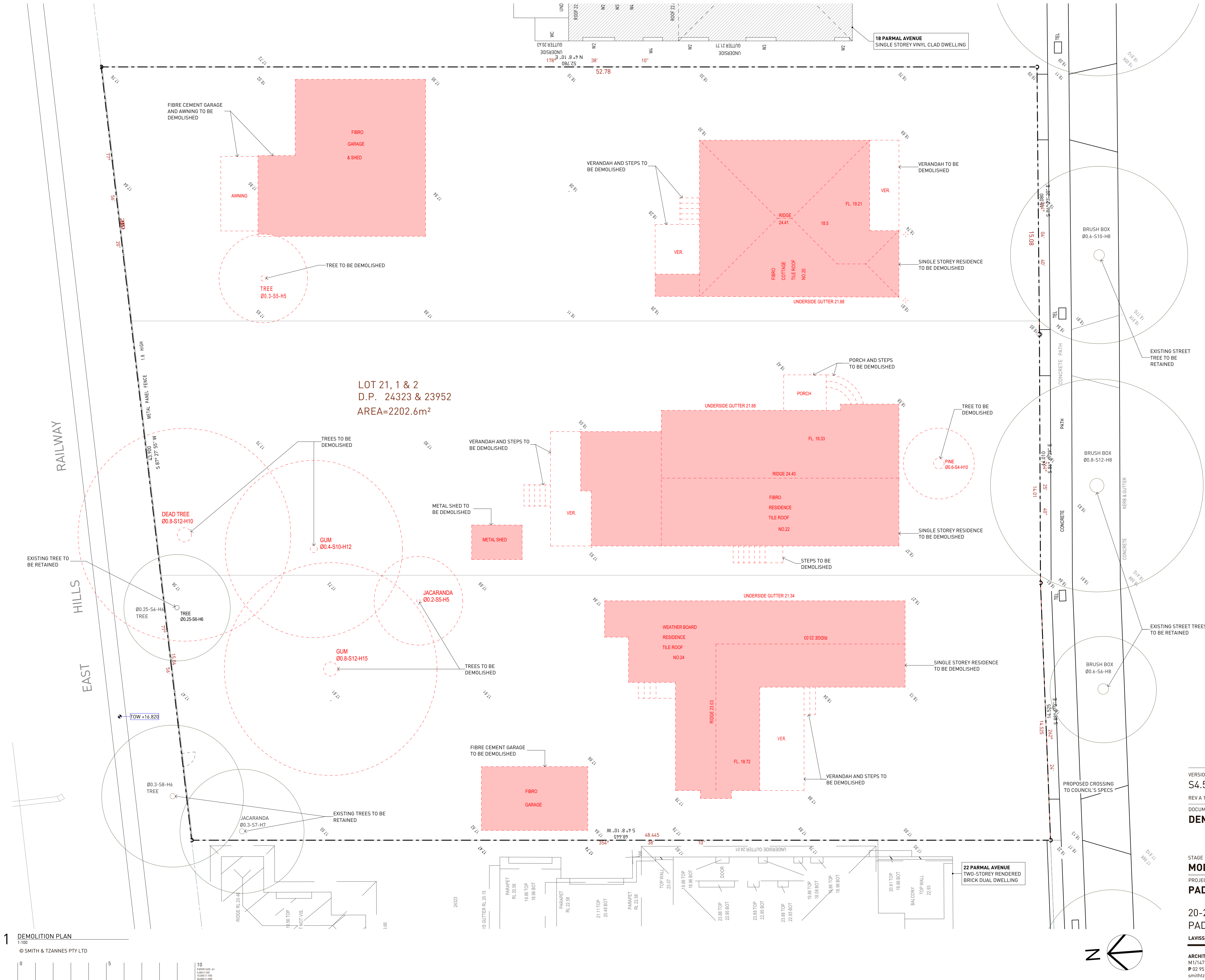
STAGE
MODIFICATION
PROJECT
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26_018 DA-0004



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LEGEND

- BOUNDARY
- EXISTING TREE TO BE RETAINED
- TO BE DEMOLISHED
- TO BE DEMOLISHED

VERSION

S4.55

REV A 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

DEMOLITION PLAN

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

20-24 PARMAL AVENUE

PADSTOW

LAVISS PTY LTD

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26_018 DA-0005



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VERSION
S4.55
REV C 14/09/26
DOCUMENT
LEVEL 0 (GROUND FLOOR)

MODEL 26_018 Padstow-CD

STAGE
MODIFICATION

PROJECT
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smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

26_018 DA-0102

1

LEVEL 1

1:100

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0

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10

10/01/2022, A1

10/01/2022, A1

10/01/2022, A1

10/01/2022, A1

10/01/2022, A1

10/01/2022, A1

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S4.55

REV C 14/09/26

DOCUMENT

LEVEL 1

MODEL 26_018 Padstow-CD

STAGE

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26_018 DA-0103

1

LEVEL 2

1:100

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5

10

PRINTED DATE: 01/09/2022

BY: 01/09/2022

REVISION: 01/09/2022

20/09/2022

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VERSION

S4.55

REV C 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

LEVEL 2

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

20-24 PARMAL AVENUE

PADSTOW

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ARCHITECTURE URBAN PLANNING

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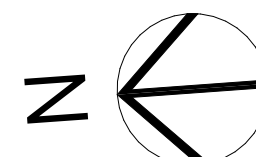
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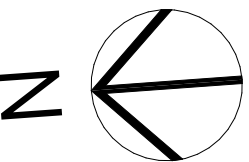
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STZ
SMITH & TZANNES

26_018 DA-0104





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0 5 10
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6,000 (1:50)
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STAGE
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PROJECT
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PADSTOW

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26 018 DA-0106

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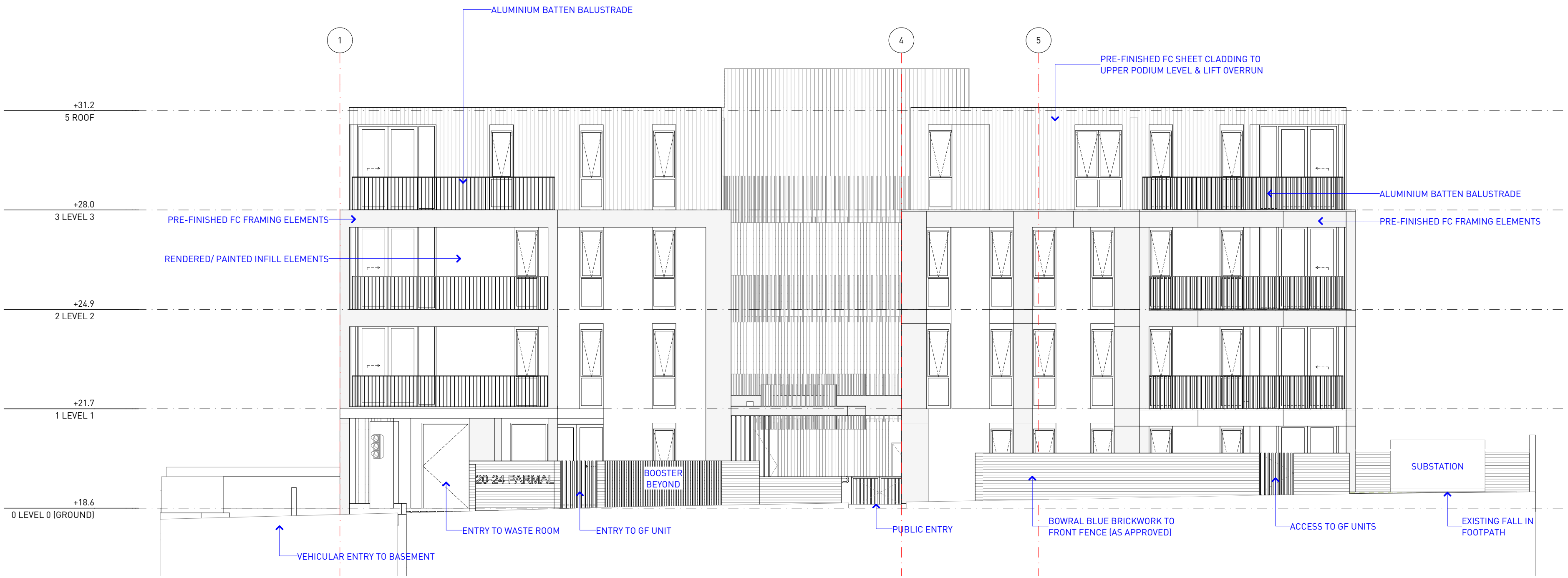
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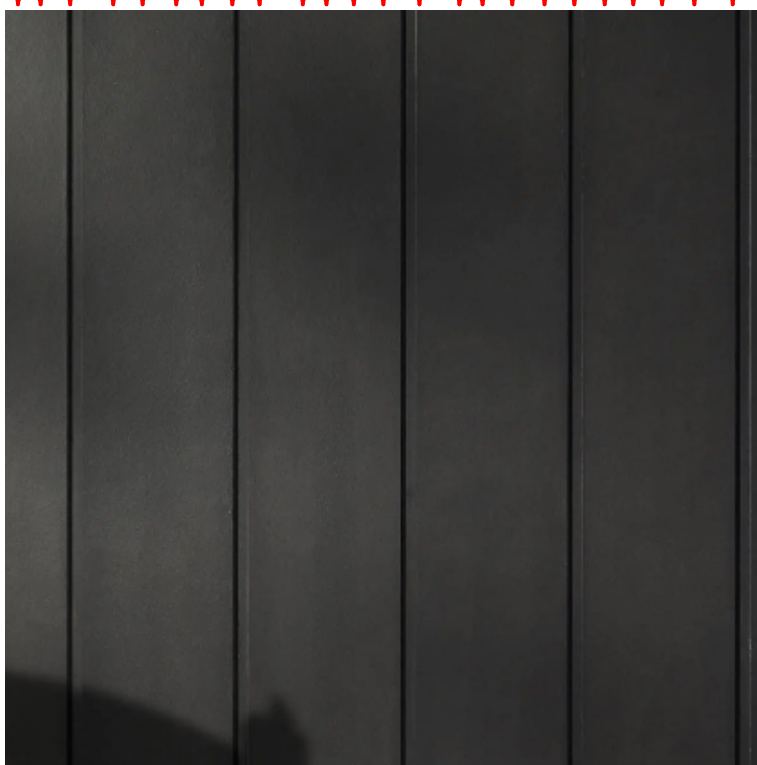
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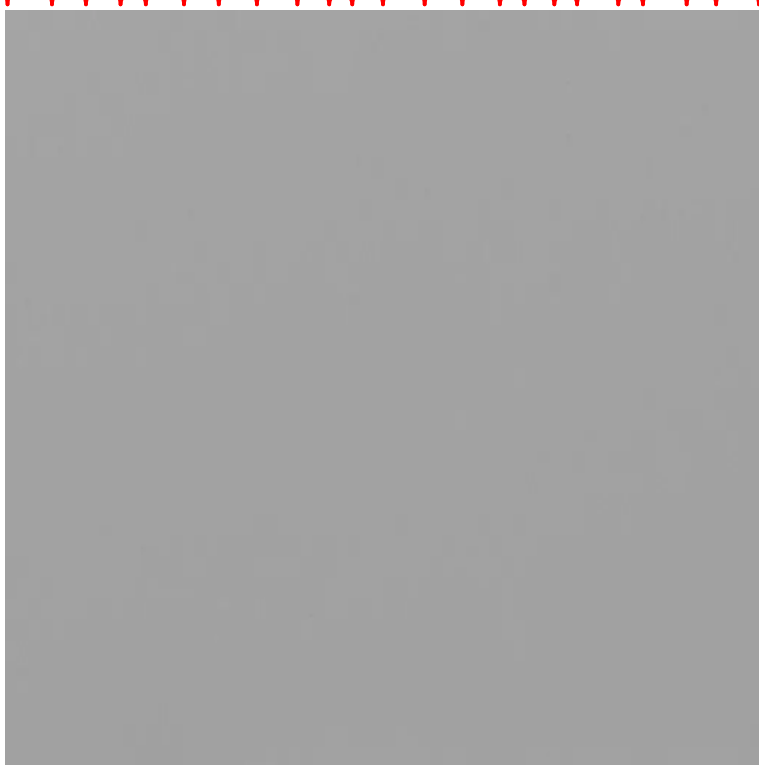
1 SOUTH (STREET) ELEVATION
1:100



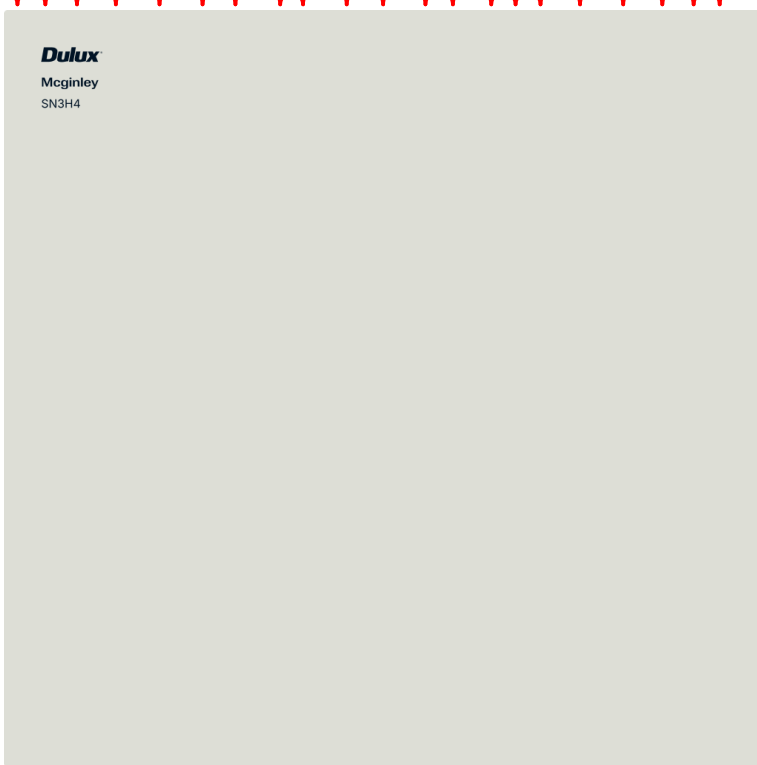
2 WEST ELEVATION
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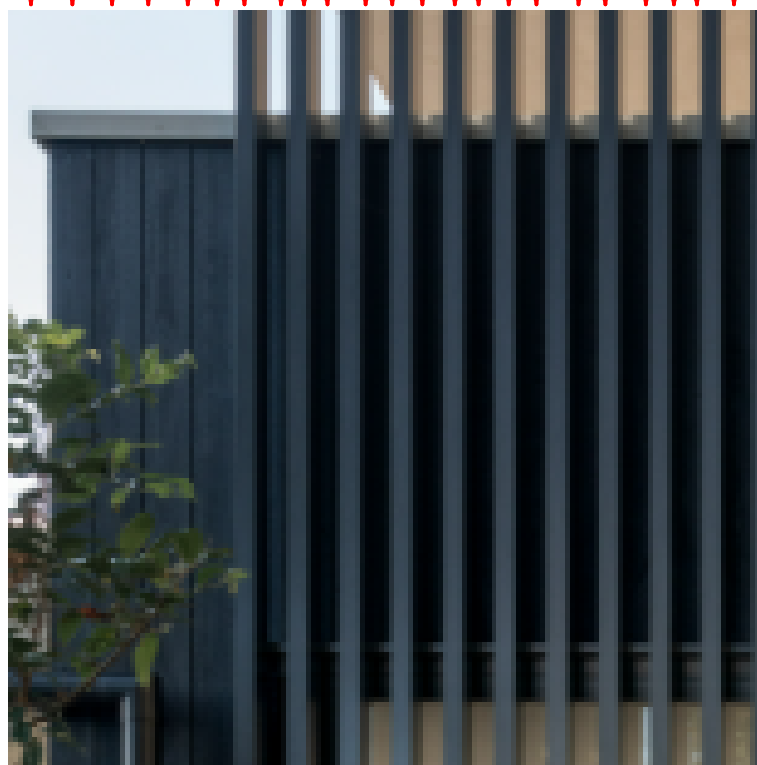
FC CLADDING - DARK COLOUR



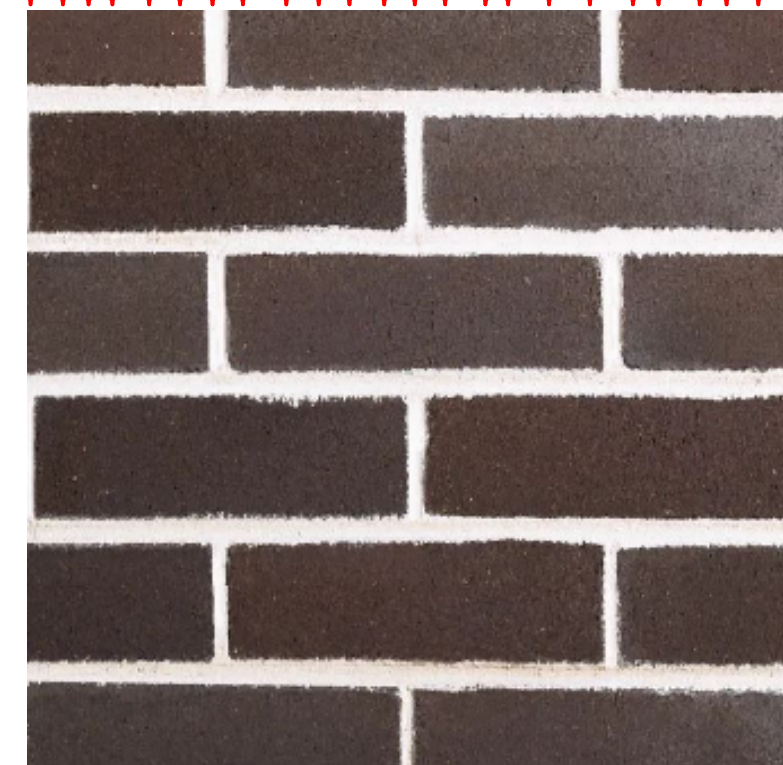
FC CLADDING - MEDIUM GREY COLOUR



RENDERED FINISH - LIGHT COLOUR



ALUMINIUM BATTENS - DARK COLOUR



BOWRAL BLUE BRICKWORK

VERSION
S4.55
REV C 14/09/26
MODEL 26_018 Padstow-CD

DOCUMENT
ELEVATIONS

STAGE
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LEGEND

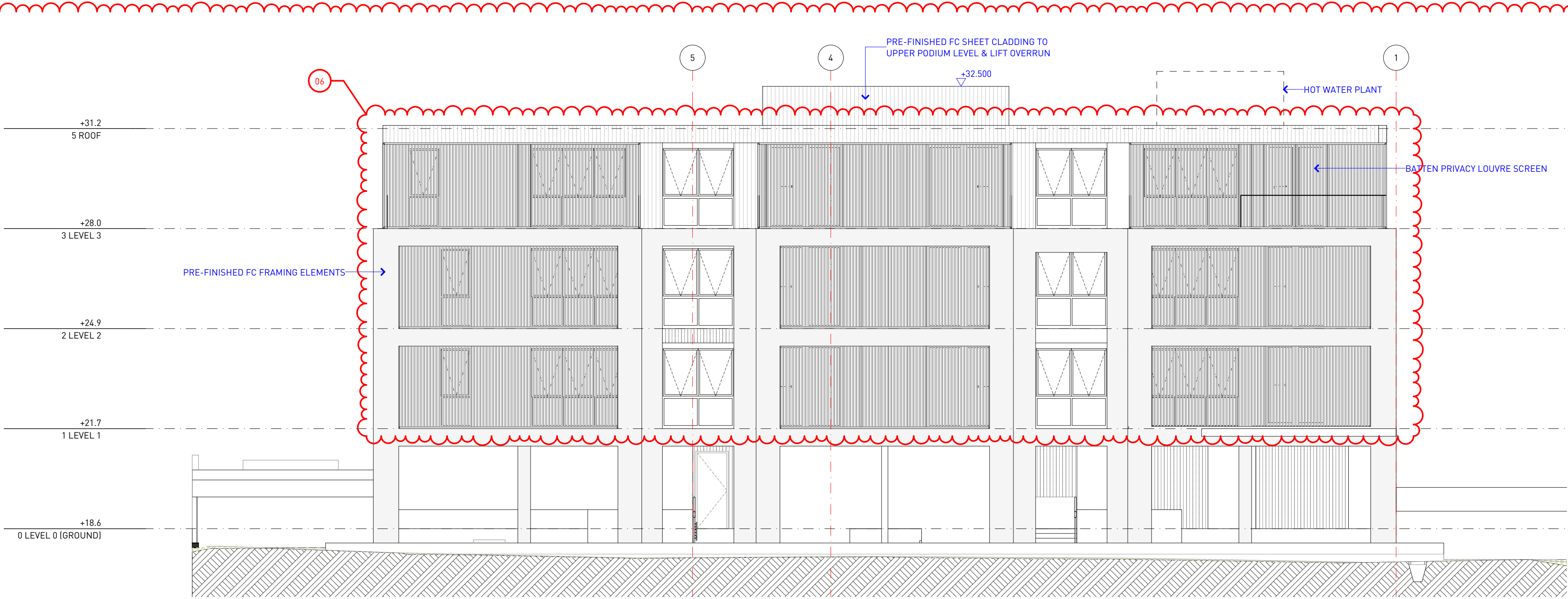
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

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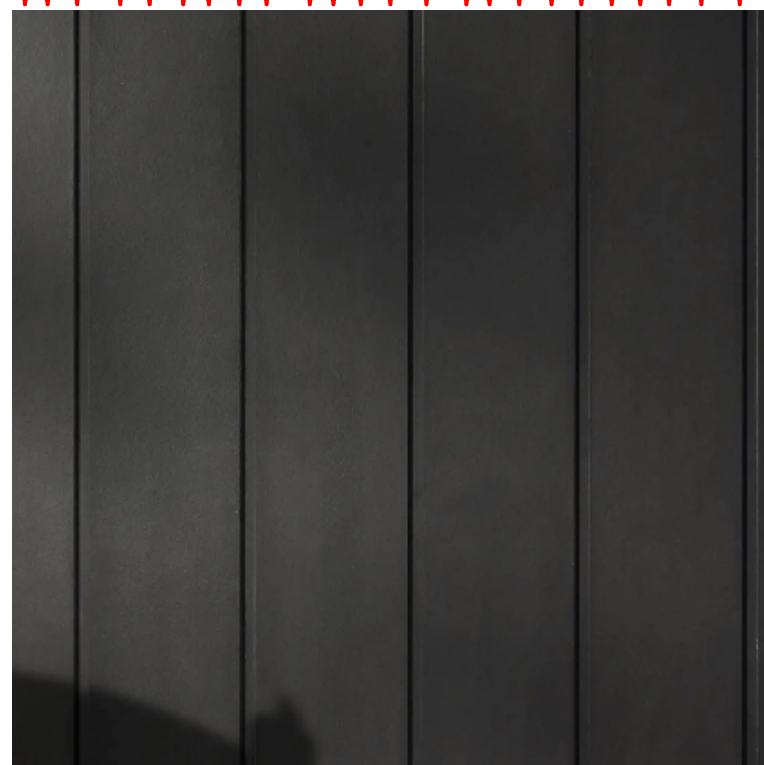
CHANGE LIST	
ID	NAME
01	Ventilation louvres & structural fold removed
02	Skylight distance 3m
03	Livable Housing Silver + Gold requirements
04	Facade wall thickness & rationalization
05	Condition 2 facade materials
06	Vertical louvres to rear balconies
07	Services cupboards & risers updated
08	Entry roof extension over stairs
09	Communal area ramp
10	Rear trees removed for Sydney Trains line clearance
11	Condition 4B - 1.5m landscape setback
12	Amendments to Apt. G03 to align with above apt. stack
13	Car park crossing width
14	Pump room & fire stair layout updated
15	Building height
16	Blast wall to boundary
17	Affordable housing amended to 15% minimum



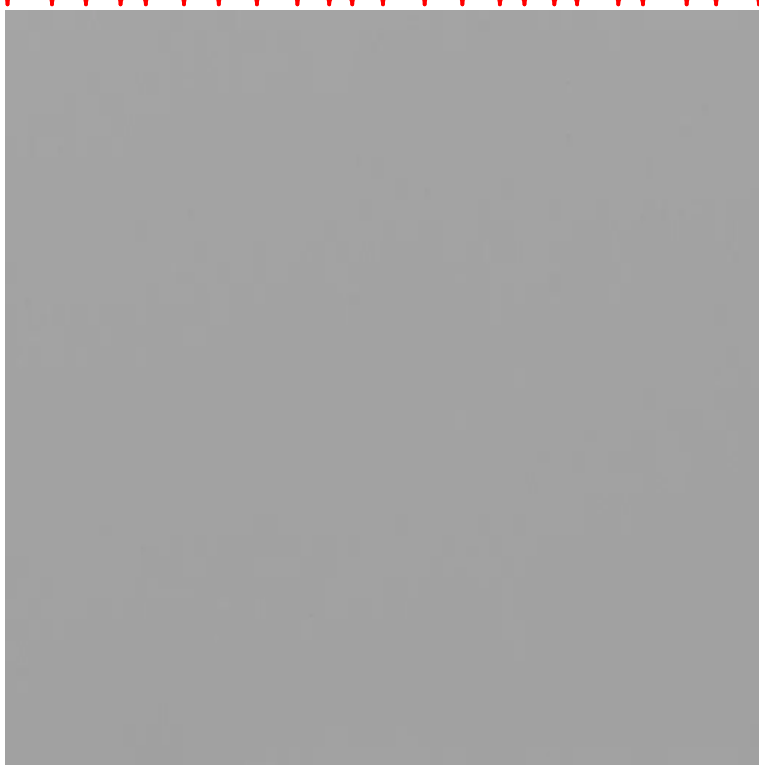
1 NORTH (REAR) ELEVATION
1:100



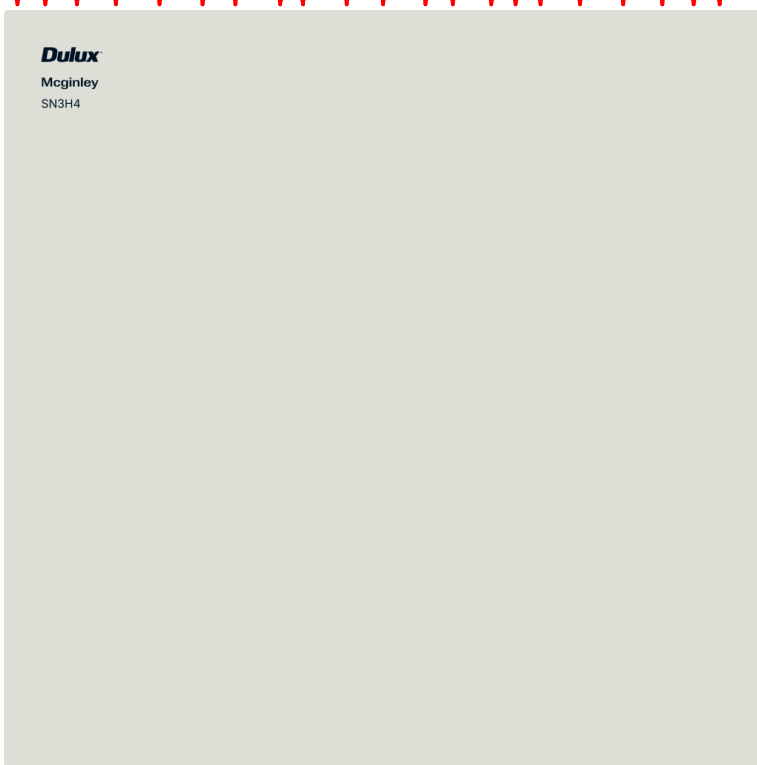
2 EAST ELEVATION
1:100



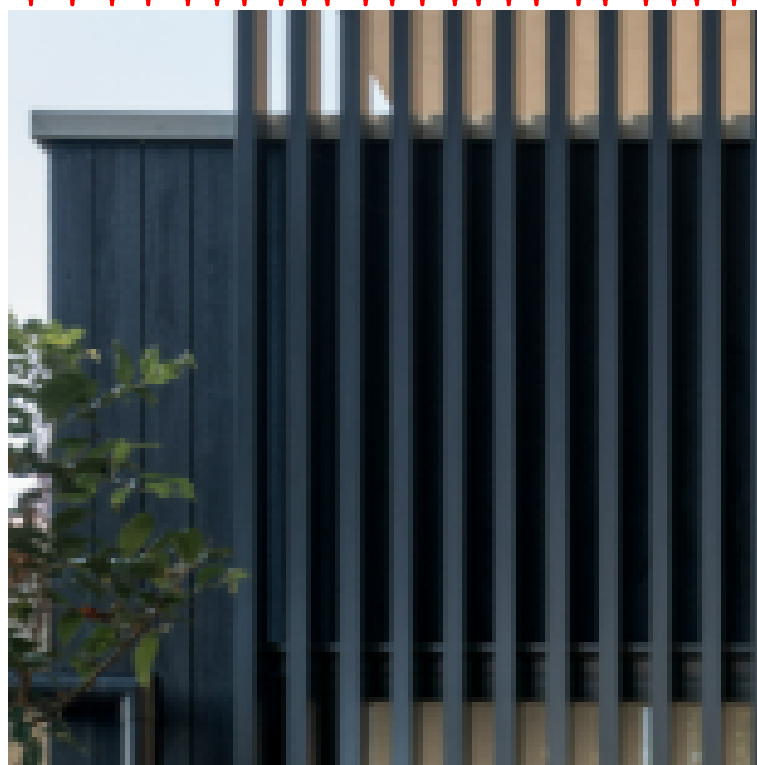
FC CLADDING - DARK COLOUR



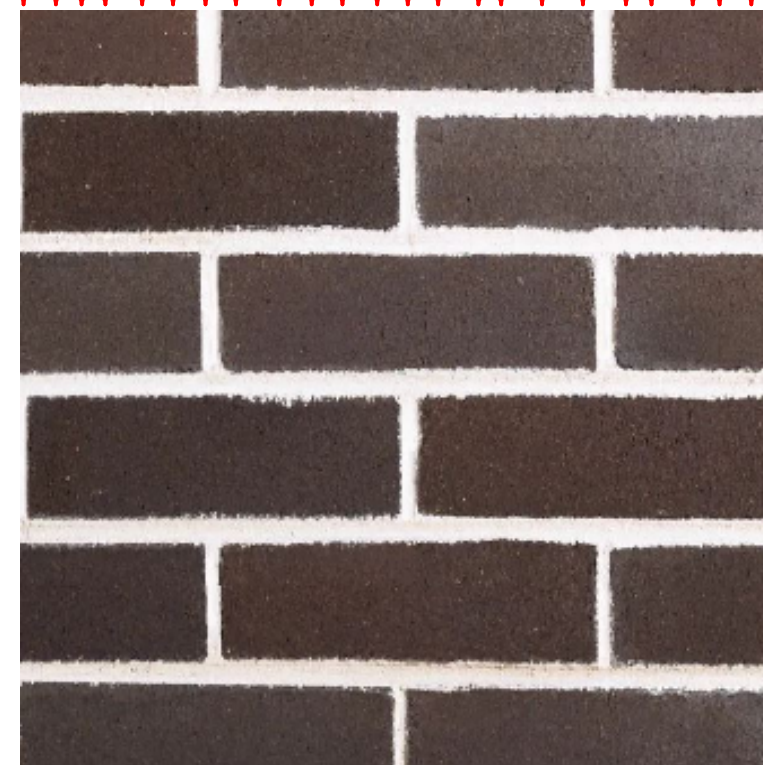
FC CLADDING - MEDIUM GREY COLOUR



RENDERED FINISH - LIGHT COLOUR



ALUMINIUM BATTENS - DARK COLOUR



BOWRAL BLUE BRICKWORK

VERSION

S4.55

REV C 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

ELEVATIONS

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

20-24 PARMAL AVENUE

PADSTOW

LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



26_018 DA-0202

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LEGEND

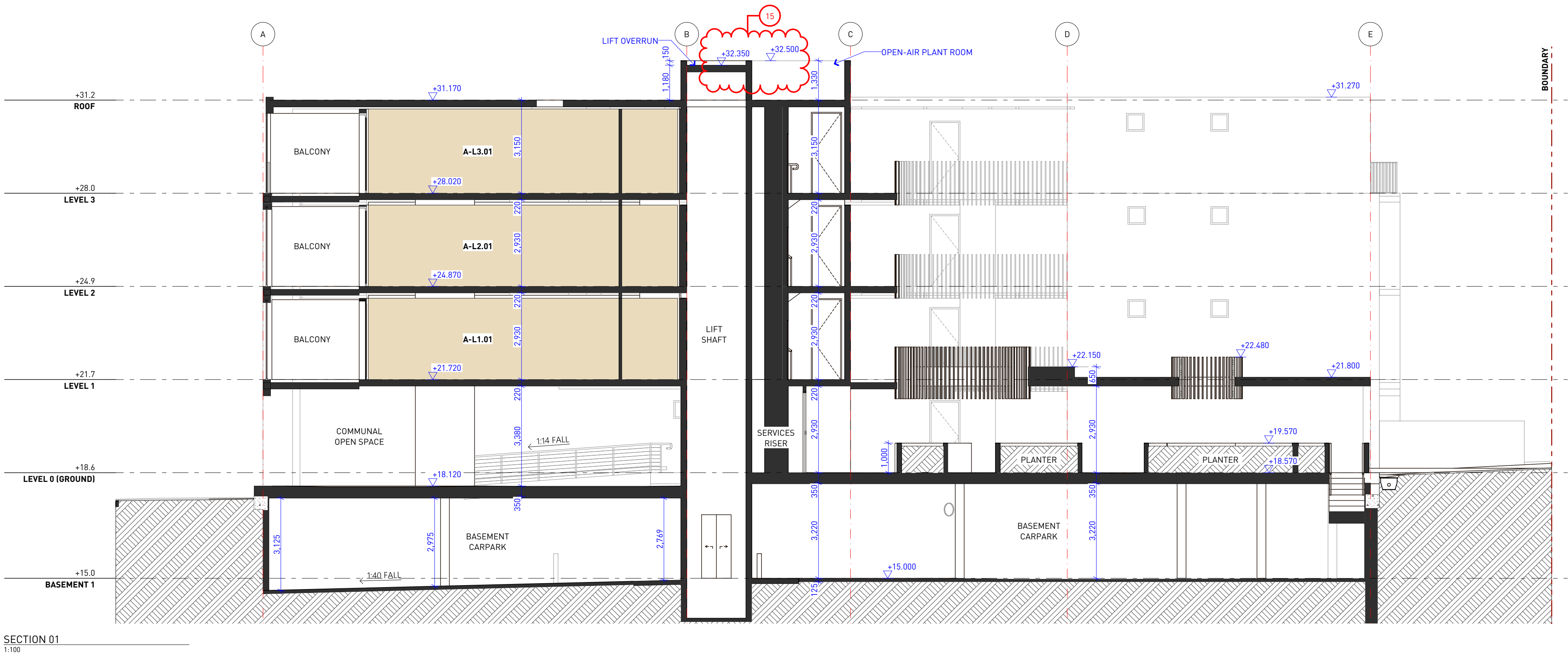
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

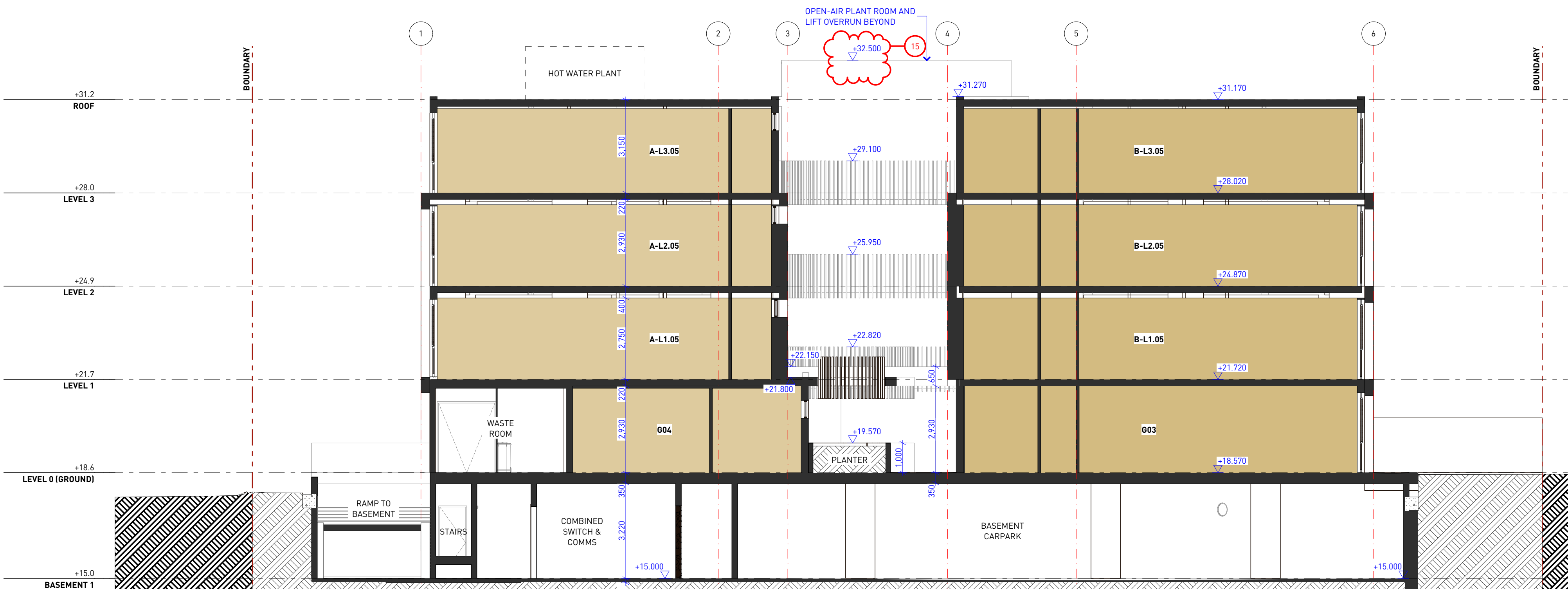
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17	Affordable housing amended to 15% minimum



1 SECTION 01
1:100



2 SECTION 02
1:100

VERSION
S4.55
REV C 14/09/26
DOCUMENT
SECTIONS

MODEL 26_018 Padstow-CD

STAGE
MODIFICATION
PROJECT
PADSTOW APARTMENTS

20-24 PARMAL AVENUE
PADSTOW

LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtannes.com.au
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LEGEND

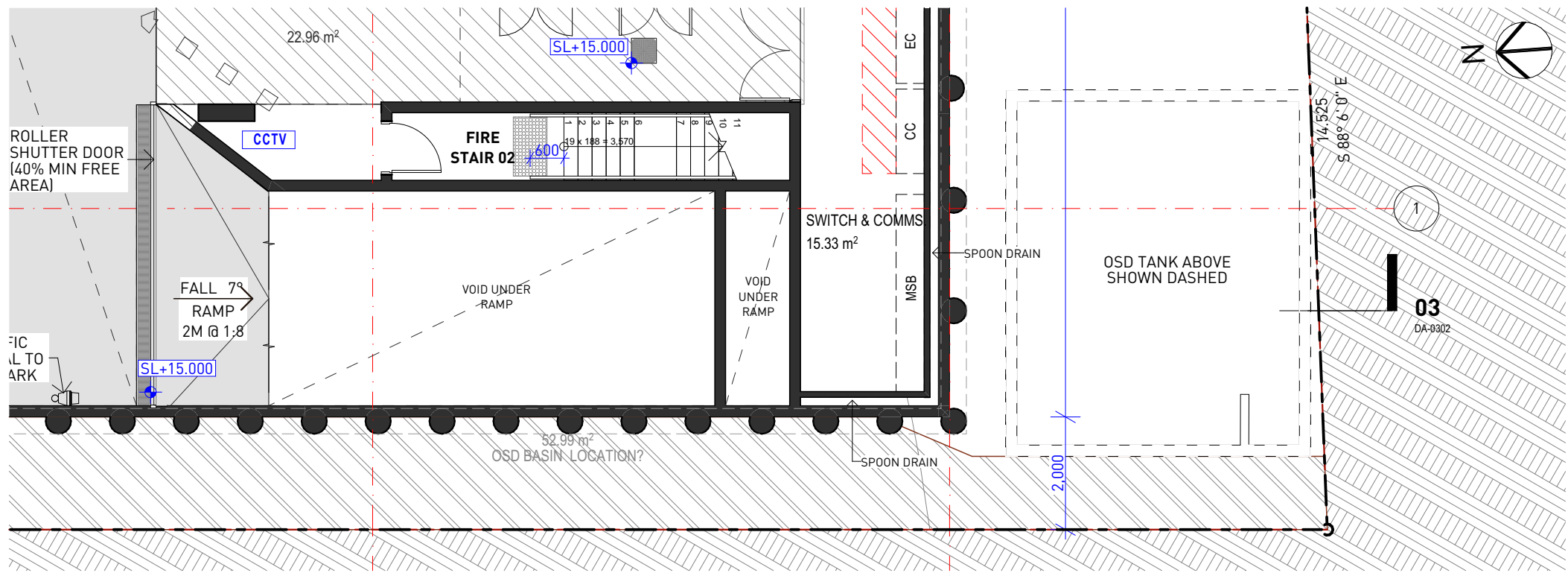
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NOTES REGARDING DEVELOPMENT APPLICATION DRAWINGS

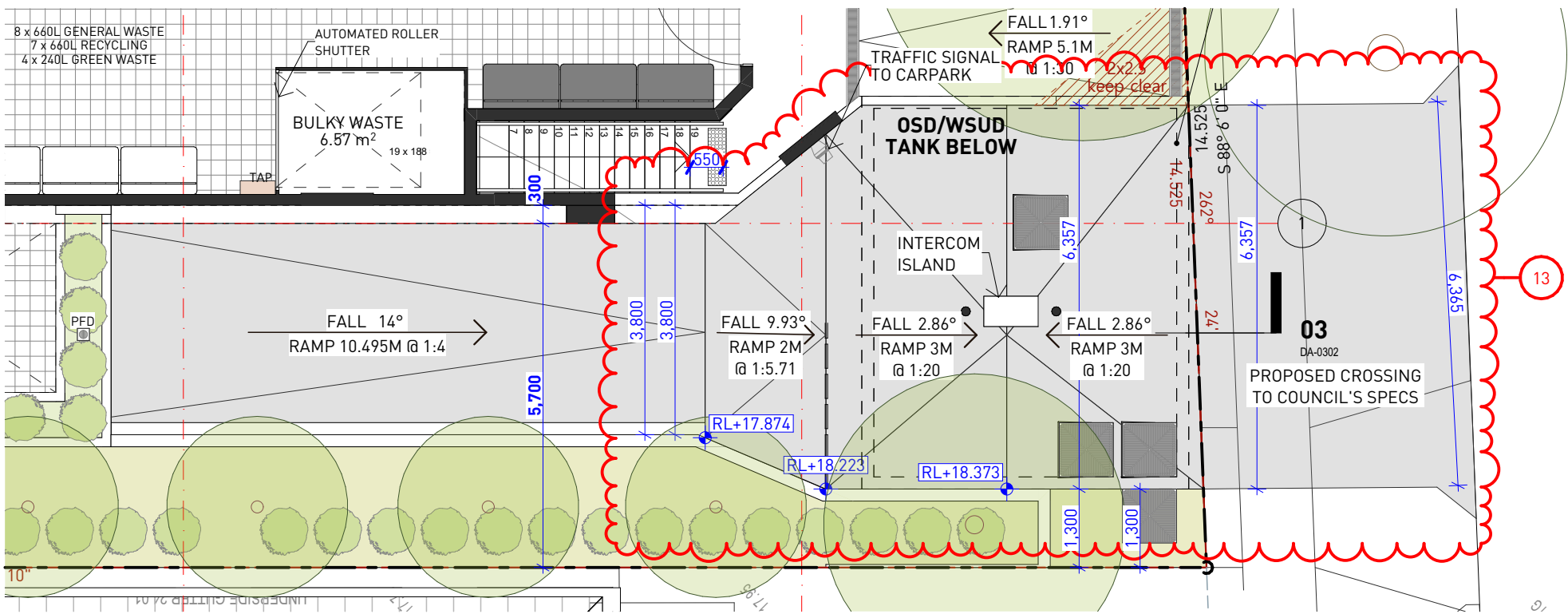
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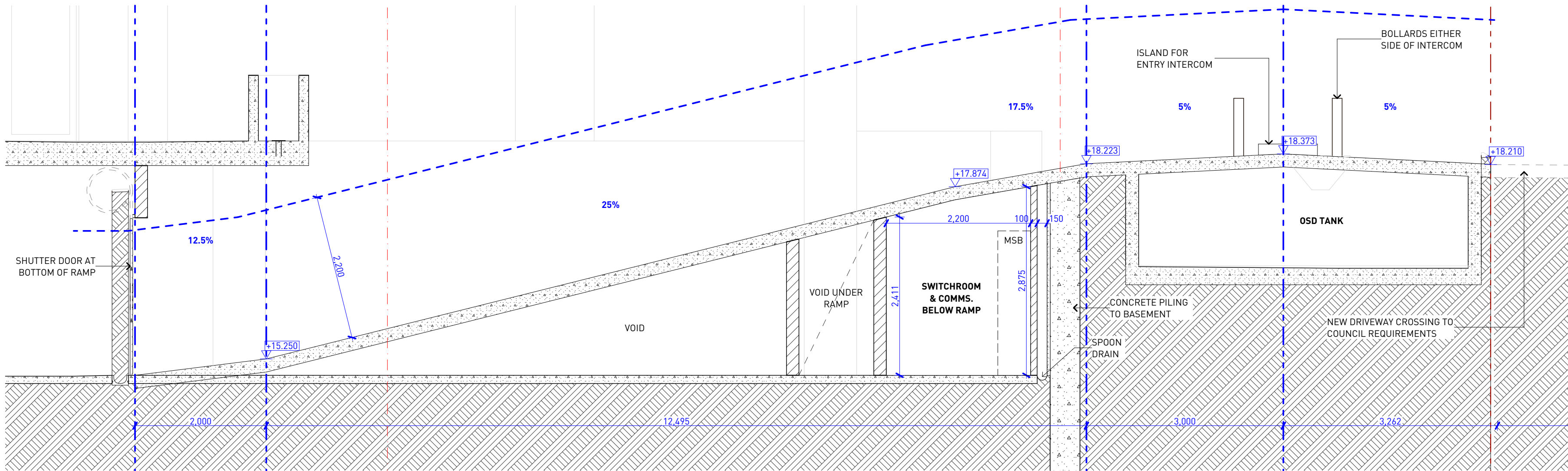
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1 GA BASEMENT 1
1:100



2 LEVEL 0 (GROUND)
1:100



3 DRIVEWAY LONG SECTION
1:50

VERSION
S4.55
REV B 14/09/26
DOCUMENT
SECTIONS

MODEL 26_018 Padstow-CD

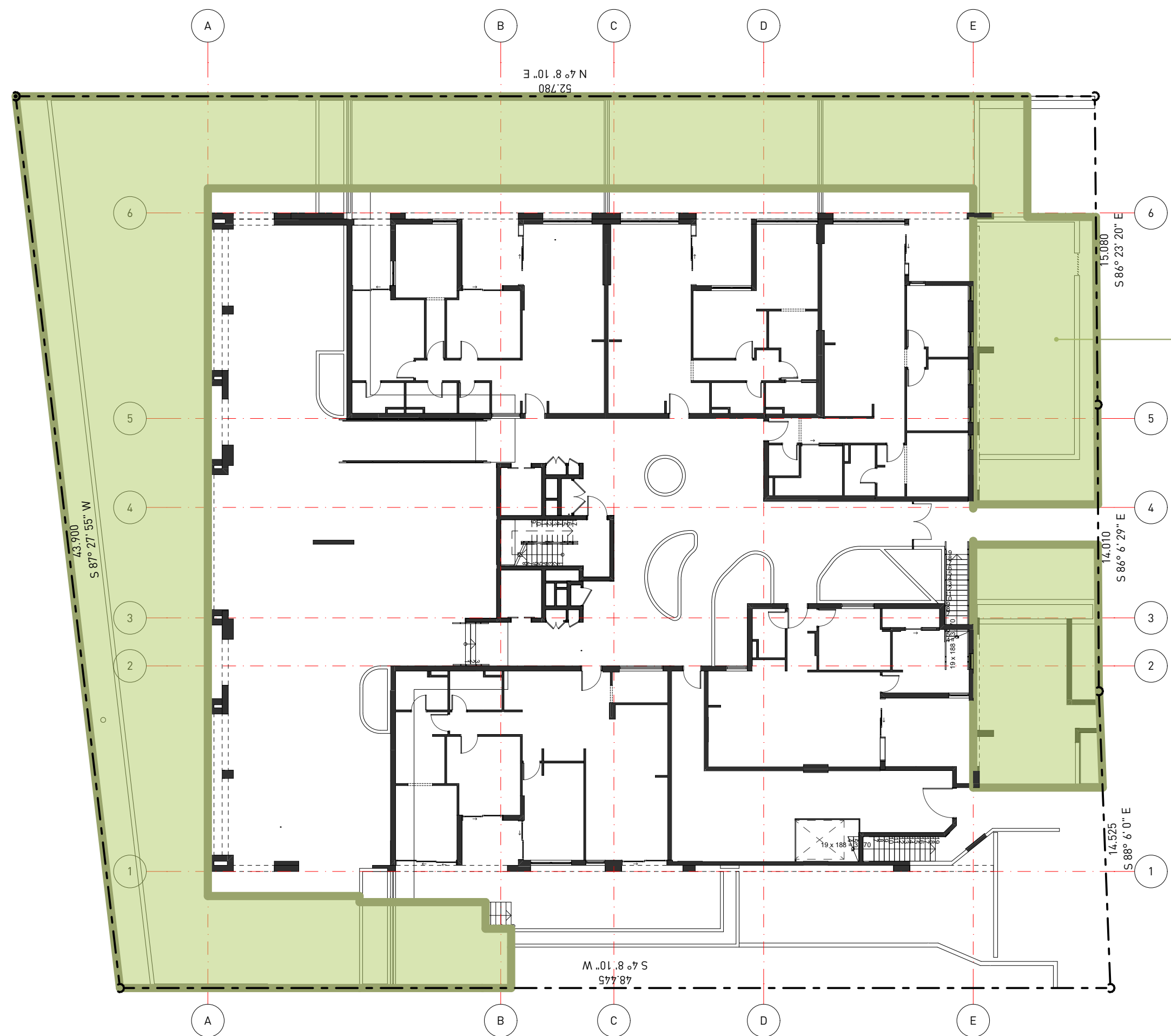
STAGE
MODIFICATION
PROJECT
PADSTOW APARTMENTS

20-24 PARMAL AVENUE
PADSTOW

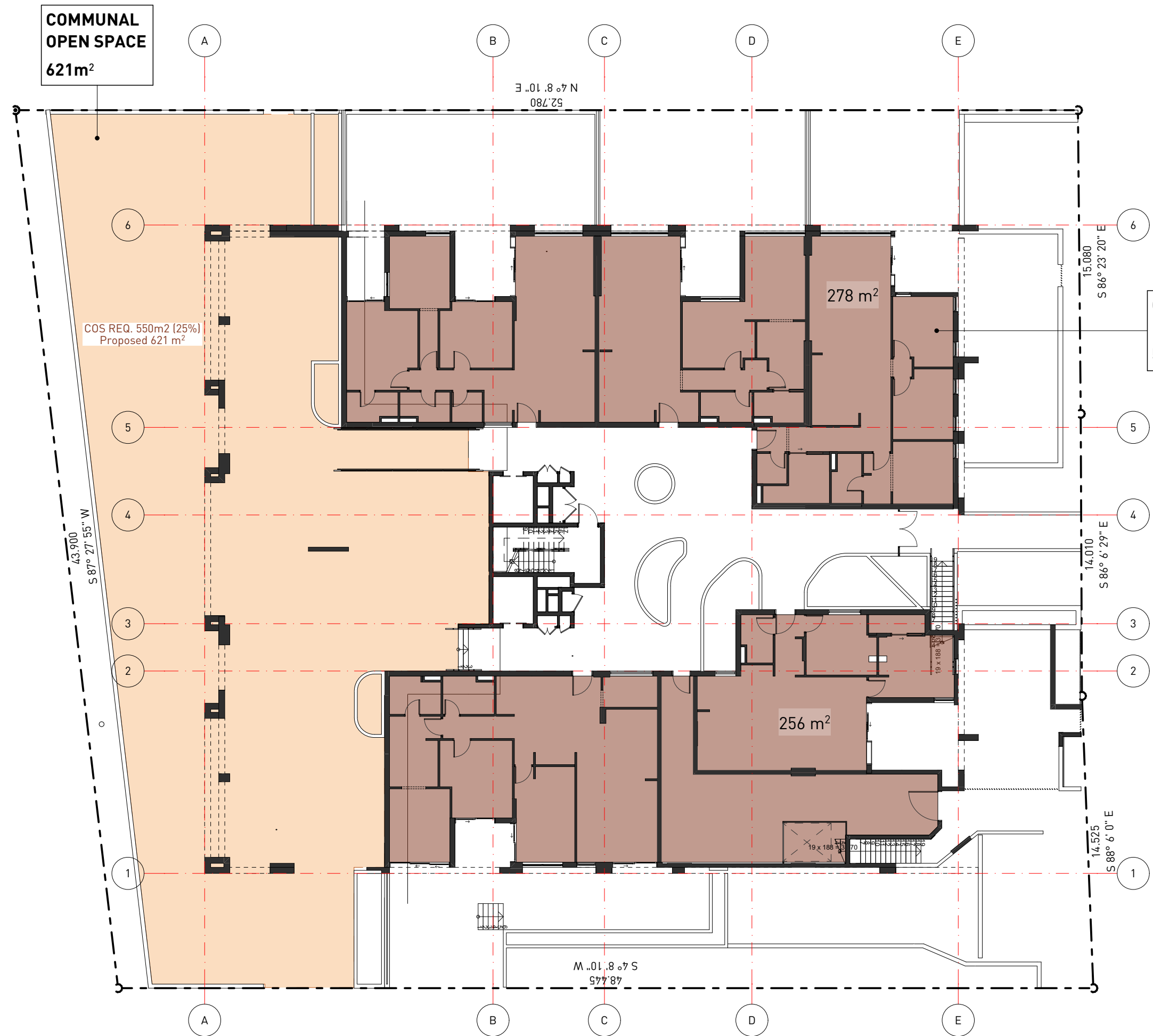
LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024





1 LANDSCAPE PLAN
1:200

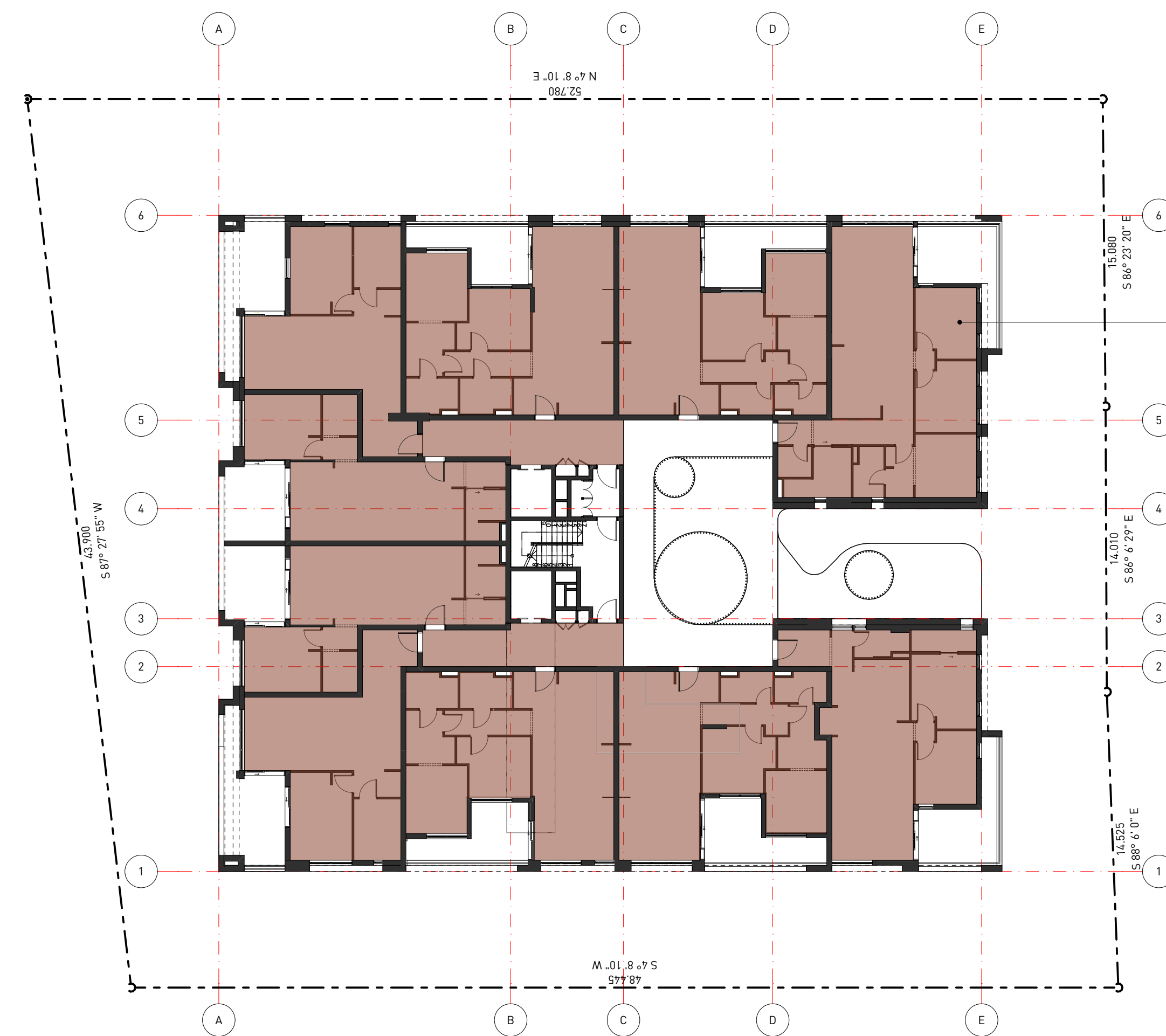


2 GROSS FLOOR AREA - L0 (GROUND)
1:200

© SMITH & TZANNES PTY LTD									
0									
5									
10									

DEEP SOIL
704 m²

GROSS FLOOR AREA
LEVEL 0 (GROUND) TOTAL:
534m²



3 GROSS FLOOR AREA - LEVEL 1 - 3
1:200

GROSS FLOOR AREA
LEVEL 1 TOTAL:
775 m²

SUMMARY	
SITE AREA:	2,202m²
DEEP SOIL:	704m²
COMMUNAL OPEN SPACE	
SITE AREA:	2,202m²
COS:	550m² (25%) MIN

GROSS FLOOR AREA		
LEVEL 0 (GROUND)	534	
LEVEL 1	775	
LEVEL 2	775	
LEVEL 3	775	
	2,859 m²	

CONTROL	REQUIRED	PROPOSED
FLOOR SPACE RATIO:	1.3 : 1 MAX	1.3 : 1 ✓
GROSS FLOOR AREA:	2,863m² MAX	2,859m² ✓
AFFORDABLE RENTAL HOUSING (ARH):	15% MIN	16.85% ✓
TOTAL GFA	2,859m²	
ARH	428.85m² MAX	482m² ✓

17

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LEGEND	
	DEEP SOIL
	GFA
	COMMUNAL OPEN SPACE

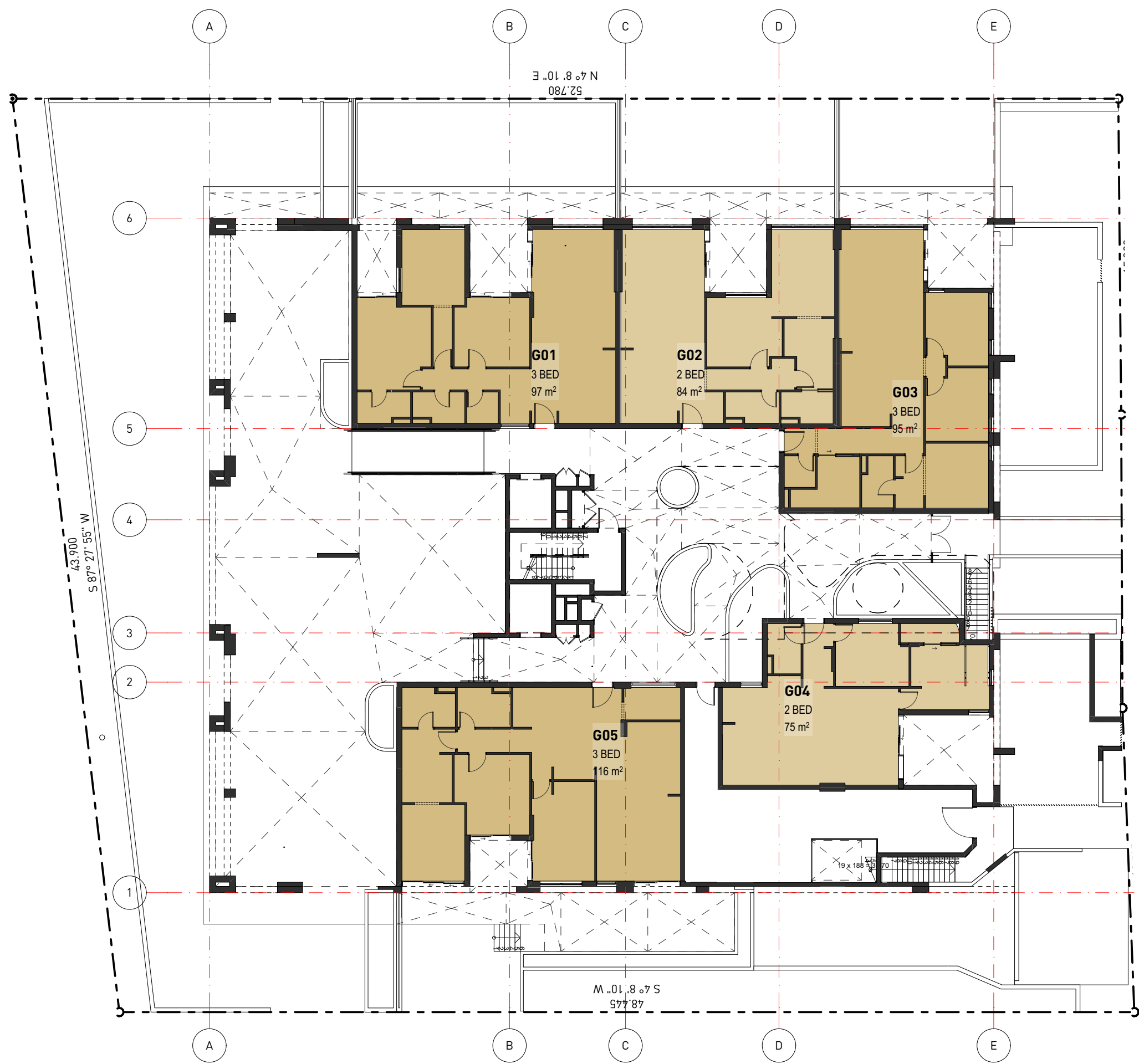
VERSION
S4.55
REV B 14/09/26
DOCUMENT
GFA CALCULATIONS DIAGRAMS
STAGE
MODIFICATION
PROJECT
PADSTOW APARTMENTS
20-24 PARMAL AVENUE
PADSTOW
LAVISS PTY LTD

MODEL 26_018 Padstow-CD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

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26_018 DA-0401



1 LEVEL 0 (GROUND)
1:200



3 LEVEL 2
1:200

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2 LEVEL 1
1:200



4 LEVEL 3
1:200

CONTROL	REQUIRED	PROPOSED
FLOOR SPACE RATIO:	1.3 : 1 MAX	1.3 : 1
GROSS FLOOR AREA:	2,843m² MAX	2,859m² ✓
AFFORDABLE RENTAL HOUSING (ARH):	15% MIN	16.85% ✓
TOTAL GFA	2,859m²	
ARH	428.85m² MAX	482m² ✓

UNIT	BEDS	SIZE	STORAGE IN UNIT	STORAGE IN BASEMENT	TOTAL STORAGE	AFFORDABLE
GROUND FLOOR						
G.01	3	97m²	10.1m³	-	10.1m³	
G.02	2	84m²	8.1m³	-	8.1m³	
G.03	3	95m²	8.4m³	3.4m³	11.8m³	
G.04	2	75m²	8.2m³	-	8.2m³	
G.05	3	116m²	12.4m³	-	12.4m³	

LEVEL 1						
A-L1.01	1	56m²	6.3m³	-	6.3m³	✓
A-L1.02	1	59m²	6m³	-	6m³	✓
A-L1.03	2	81m²	8.6m³	-	8.6m³	✓
A-L1.04	2	79m²	8.8m³	-	8.8m³	
A-L1.05	2	77m²	5.3m³	9.9m³	15.2m³	
B-L1.01	1	56m²	6.3m³	-	6.3m³	✓
B-L1.02	1	59m²	5.7m³	3.4m³	9.1m³	✓
B-L1.03	2	81m²	8.6m³	-	8.6m³	
B-L1.04	2	80m²	8.8m³	-	8.8m³	
B-L1.05	3	95m²	8.4m³	3.4m³	11.8m³	

LEVEL 2						
A-L2.01	1	56m²	6.3m³	-	6.3m³	✓
A-L2.02	1	59m²	6m³	-	6m³	
A-L2.03	2	81m²	8.6m³	-	8.6m³	
A-L2.04	2	79m²	8.8m³	-	8.8m³	
A-L2.05	2	77m²	5.3m³	10m³	15.3m³	
B-L2.01	1	56m²	6.3m³	-	6.3m³	
B-L2.02	1	59m²	5.7m³	9.9m³	15.6m³	
B-L2.03	2	81m²	8.6m³	-	8.6m³	
B-L2.04	2	80m²	8.8m³	-	8.8m³	
B-L2.05	3	95m²	8.4m³	3.4m³	11.8m³	

LEVEL 3						
A-L3.01	1	56m²	6.3m³	-	6.3m³	
A-L3.02	1	59m²	6m³	-	6m³	
A-L3.03	2	81m²	8.6m³	-	8.6m³	
A-L3.04	2	79m²	8.8m³	-	8.8m³	
A-L3.05	2	77m²	5.3m³	4.5m³	9.8m³	
B-L3.01	1	56m²	6.3m³	-	6.3m³	
B-L3.02	1	59m²	5.7m³	4.5m³	10.2m³	
B-L3.03	2	81m²	8.6m³	-	8.6m³	
B-L3.04	2	80m²	8.8m³	-	8.8m³	
B-L3.05	3	95m²	8.4m³	3.4m³	11.8m³	

TOTAL AFFORDABLE 482m²

AFFORDABLE UNITS
LEVEL 1
A-L1.01
A-L1.02
A-L1.03
B-L1.01
B-L1.02
LEVEL 2
A-L2.01
B-L2.01
B-L2.02

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CHANGE LIST

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16	Blast wall to boundary
17	Affordable housing amended to 15% minimum

LEGEND

AFFORDABLE UNITS

17

17

VERSION
S4.55

REV A 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

AFFORDABLE UNITS ALLOCATION

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

20-24 PARMAL AVENUE
PADSTOW

LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024

STZ
SMITH & TZANNES

26_018 DA-0407

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1. Dwelling Access

1. Dwelling Access
Requirements: A safe, continuous, and step-free path from the street or parking to the entrance.

- a) Path must be minimum 1,000mm wide.
- b) Step-free and slip-resistant surface.
- c) Gradient $< 1:14$ for ramps.
- d) Car park dimensions: 3,200 W x 5,400mm L.

Requirement: A step-free, level entrance into the dwelling.

a) At least one entrance must be step-free and have a level landing (1,200mm x 1,200mm minimum).

- b) Doorway width must allow easy access (820mm clear opening).

Requirement: Sufficient width to enable easy movement within the home

a) Doorways must have a clear opening of at least 820mm.

- b) Hallways/corridors must be at least 1,000mm wide.

Requirement: A toilet on the ground entry level that is accessible.

a) Toilet must be on the entry-level.

- b) A clear space of 900 x 1,200mm is to be provided forward of the WC pan clear of the door swing.

Requirement: A bathroom must contain a step-free shower.

a) At least one bathroom must have a hobless step-free shower.

- b) Reinforcement in wall to allow for future grab rail installation.

Requirement: Walls in bathrooms should be reinforced to support grab rails.

a) Reinforcement must be in wall around toilet, shower, and bath to support

- b) Allows for rails to be added later without major renovation.

Internet Scan No. 1474

LEVEL 1
A-L1.01
B-L1.01 & B-L1.05

LEVEL 2
A-L2.01
B-L2.01

LEVEL 3
A-L3.01
B-L3.01

ID	NAME
----	------

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15	Building height
16	Blast wall to boundary
17	Affordable housing amended to 15% minimum

VERSION

S4.55

REV C 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

LIVABLE HOUSING - SILVER LEVEL

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

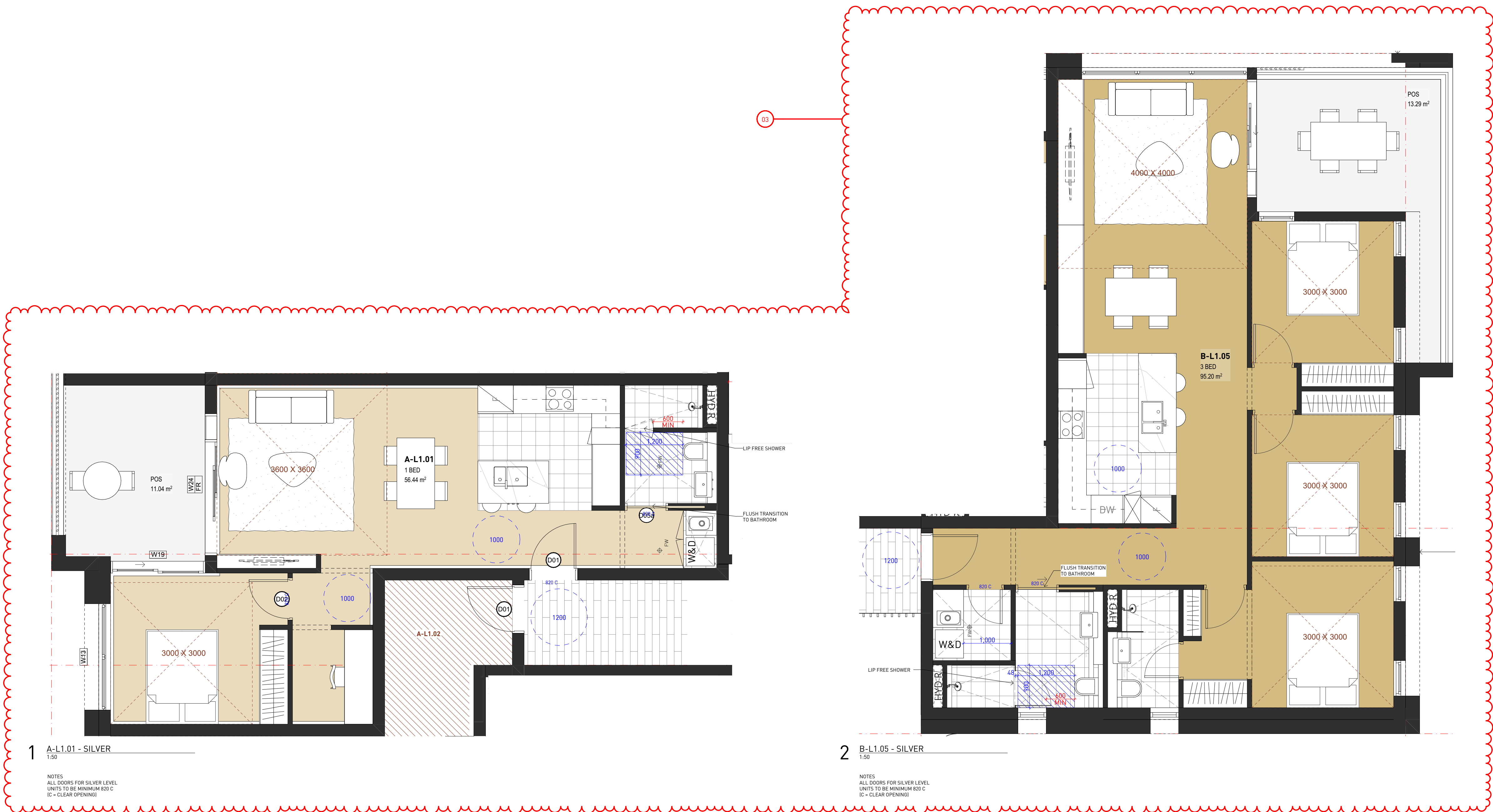
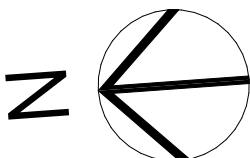
20-24 PARMAL AVENUE
PADSTOW

LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.c
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7



26_018 DA-0408



CHANGE LIST	
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SILVER LEVEL LIVABLE HOUSING (20% OF UNITS)

1. Dwelling Access

- Requirements: A safe, continuous, and step-free path from the street or parking to the entrance.
- Path must be minimum 1,100mm wide.
 - Step-free and slip-resistant surface.
 - Gradient < 1:14 for ramps.
 - Car park dimensions: 3,200 W x 5,400mm L.
 - Covered parking with vertical clearance above of 2,500mm.

2. Dwelling Entrance

- Requirement: A step-free, level entrance into the dwelling.
- At least one entrance must be step-free and have a level landing (1,350mm x 1,350mm minimum).
 - Doorway width must allow easy access (850mm clear opening).

3. Internal Doors and Corridors

- Requirement: Sufficient width to enable easy movement within the home.
- Doorways must have a clear opening of at least 850mm.
 - Hallways/corridors must be at least 1,200mm wide.

4. Toilet

- Requirement: A toilet on the ground entry level that is accessible.
- Toilet must be on the entry-level.
 - A clear space of 1,200 x 1,200mm is to be provided forward of the WC pan clear of the door swing.

5. Shower

- Requirement: A bathroom must contain a step-free shower.
- At least one bathroom must have a hobless step-free shower.
 - Minimum shower space of 900 x 900mm.
 - Clear entry space 1,200 x 1,200mm.
 - Reinforcement in wall to allow for future grab rail installation.

6. Reinforcement at Bathroom Walls

- Requirement: Walls in bathrooms should be reinforced to support grab rails.
- Reinforcement must be in wall around toilet, shower, and bath to support future grab rails. Reinforcement must be a minimum 12mm thickness.
 - Allows for rails to be added later without major renovation.

7. Internal Stairways - N/A

8. Kitchen Space

- Requirement: A kitchen space must support ease of movement:
- At least 1,200mm clearance in front of benches and appliances.
 - Slip Resistant flooring.
 - Floor finishes to be extended under kitchen cabinetry.

9. Laundry Space

- Requirement: A laundry space must support ease of movement:
- At least 1,200mm clear width in front of benches and appliances.
 - Slip resistant flooring.

10. Bedroom Space

- Requirement: One room at entry level:
- At least 10m² clearance exclusive of wardrobes, skirting and wall linings.
 - One side of bed, to have at least 1,000mm path of travel.

11. Switches and Powerpoints

- Requirement: Lightswitches in a consistent location:
- Between 900 - 1,100mm above finished floor and horizontally aligned with door handles.
 - Powerpoints not lower than 300mm above finished floor level.

12. Door and Tap Hardware

- Requirement: Door hardware to be installed:
- Between 900 - 1,100mm above finished floor.

GOLD LEVEL UNITS

LEVEL 1
A-L1.02 & A-L1.03
B-L1.02 & B-L1.03

LEVEL 2
A-L2.02 & A-L2.03
B-L2.02

VERSION

S4.55

REV C 14/09/26

MODEL 26_018 Padstow-CD

DOCUMENT

LIVABLE HOUSING - GOLD LEVEL

STAGE

MODIFICATION

PROJECT

PADSTOW APARTMENTS

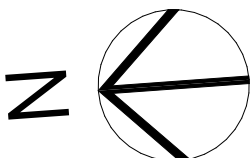
20-24 PARMAL AVENUE

PADSTOW

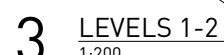
LAVISS PTY LTD

ARCHITECTURE URBAN PLANNING

M1/147 McEvoy St Alexandria NSW 2015
P 02 9516 2022 E email@smithtzannes.com.au
smithtzannes.com.au
Nominated Architect: Peter Smith ARN 7024



26_018 DA-0409



LEVEL 1						
A-L1.01	1	56m ²	6.3m ³	-	6.3m ³	✓
A-L1.02	1	59m ²	6m ³	-	6m ³	✓
A-L1.03	2	81m ²	8.6m ³	-	8.6m ³	✓
A-L1.04	2	79m ²	8.8m ³	-	8.8m ³	
A-L1.05	2	77m ²	5.3m ³	9.9m ³	15.2m ³	
B-L1.01	1	56m ²	6.3m ³	-	6.3m ³	✓
B-L1.02	1	59m ²	5.7m ³	3.4m ³	9.1m ³	✓
B-L1.03	2	81m ²	8.6m ³	-	8.6m ³	
B-L1.04	2	80m ²	8.8m ³	-	8.8m ³	
B-L1.05	3	95m ²	8.4m ³	3.4m ³	11.8m ³	

LEVEL 3					
A-L3.01	1	56m ²	6.3m ³	-	6.3m ³
A-L3.02	1	59m ²	6m ³	-	6m ³
A-L3.03	2	81m ²	8.6m ³	-	8.6m ³
A-L3.04	2	79m ²	8.8m ³	-	8.8m ³
A-L3.05	2	77m ²	5.3m ³	4.5m ³	9.8m ³
B-L3.01	1	56m ²	6.3m ³	-	6.3m ³
B-L3.02	1	59m ²	5.7m ³	4.5m ³	10.2m ³
B-L3.03	2	81m ²	8.6m ³	-	8.6m ³
B-L3.04	2	80m ²	8.8m ³	-	8.8m ³
B-L3.05	3	95m ²	8.4m ³	3.4m ³	11.8m ³

1. NEVER scale off drawings, use figured dimensions only.
2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary
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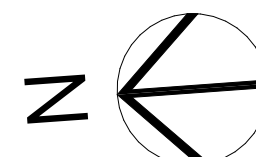
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

Minor changes to form and configuration may be required when drawings are subsequently prepared for construction purposes after the grant of development consent.

The design is not in a form suitable for use in connection with building work.

LEGEND

STORAGE VOLUME (m³)



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LEGEND

DOORS TO ACHIEVE MIN 30% LUMINANCE CONTRAST WITH WALL OF MINIMUM 50MM WIDE DOOR FRAME.

GLAZING STRIPS 75mm MIN TO BE PROVIDED, AT 900mm FROM FFL TO AS1428.1

LEGEND

DOORS TO ACHIEVE MIN 30% LUMINANCE CONTRAST WITH WALL OF MINIMUM 50MM WIDE DOOR FRAME.

GLAZING STRIPS 75mm MIN TO BE PROVIDED, AT 900mm FROM FFL TO AS1428.1

[illegible]

STAGE MODIFICATION

20-24 PARMAL AVENUE
PADSTOW

LAVISS PTY LTD

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