

GENERAL NOTES:	LEGEND:	MB MB OP CU F FM FSD FS GC GW HW HY	MAILBOX TO FUTURE DETAIL ACCESS HATCH A/C CONDENSER UNITS FIXED WINDOW FIRE HYDRANT FIRE HOSE REEL FIRE STAIRS GARBAGE CHUTE GREEN WALL HIGHLIGHT WINDOW MECHANICAL RISER TO FUTURE DETAIL	MATERIALS LEGEND: AFG ALUMINUM FRAMED GLAZING AB ALUMINUM BLADE BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL BAL2 ALUMINUM BALUSTRADE BR1 BRICK STRETCHER COURSE BR2 BRICK COLUMN CP CAPPING DETAIL (TO FUTURE DETAIL) PW1 RENDERED WALL / PAINT FINISH P1 PW2 RENDERED WALL / PAINT FINISH P4 RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS							
PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION	SCALE 1:100 @ A1 SCALE 1:200 @ A3 5m
	A	03.09.2021	DA SUBMISSION				
	B	18.07.2022	AMENDED FOR COUNCIL RPT				
	C	16.09.2022	COUNCIL RPT				
CLIENT: THE ANDARY GROUP							SCALE 1:100 @ A1 SCALE 1:200 @ A3 5m

FOR DA SUBMISSION

DRAWING TITLE: COVER PAGE			SEPTEMBER 2020		
SCALE: 1:200 @ A3 / 1:400 @ A2			DRAWING NO: DA002		
PROJECT NO: 2020			ISSUE: C		
DRAWN BY: RA / AL / WT			CHECKED BY: PB		

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Nominated Architect: Paul Bujdavic NSW 7768

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
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- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW
AH
CU
F
FM
FS
GC
GM
HM
HY

AWNING
ACCESS HATCH
A/C CONDENSER UNITS
FIXED WINDOW
FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
GARBAGE CHUTE
GREEN WALL
HIGHLIGHT WINDOW
MECHANICAL RISER TO FUTURE DETAIL

MB
OP
P
SK
ST
WT

MAILBOX TO FUTURE DETAIL
OPADLE GLAZING
3/4" RECYCLING BIN
SKYLIGHT
STORAGE
HOT WATER UNITS

MATERIALS LEGEND:

AFG
AB
BAL1
BAL2
BR1
BR2
CP
PM1
PM2
RD

ALUMINIUM FRAMED GLAZING
ALUMINIUM BLADE
CLEAR GLASS BALUSTRADE WITH TOP RAIL
ALUMINIUM BALUSTRADE
BRICK STRETCHER COURSE
BRICK COLUMN
CAPPING DETAIL (TO FUTURE DETAIL)
RENDERED WALL / PAINT FINISH P3
RENDERED WALL / PAINT FINISH P4
ROLLER DOOR TO FUTURE SELECTION

PROJECT INFORMATION 13.07.2022			
36-38 Gladstone Street & 59-69 Princes Highway, Kogarah			
Site Area by Survey		3589 sqm	
Allowable FSR	4:1	14356	
Zoning	R4 - High Density Residential		
Height Control	33m		

UNIT MIX				
RESIDENTIAL				
Level	Bed: 1	Bed: 2	Bed: 3	Total
GROUND FLOOR		-	-	0
LEVEL 1	-	-	-	0
LEVEL 2	-	-	-	0
LEVEL 3	8	5	3	16
LEVEL 4	8	5	3	16
LEVEL 5	8	5	3	16
LEVEL 6	8	5	3	16
LEVEL 7	8	5	3	16
LEVEL 8	6	6	1	13
LEVEL 9	6	6	1	13
TOTAL	52	37	17	106
	49%	35%	16%	100%

CAR PARKING - RMS Rates				
	Minimum Rate	No. of Units	Minimum allowed	Proposed
Residential (RTA sub-regional)				
1 Bed	0.6 per unit	52	31.2	
2 Bed	0.9 per unit	37	33.3	
3 Bed	1.4 per unit	17	23.8	
			88.3	88
Visitor	1 per 5 units	106	21.2	21

Service Apartment (KDCP2013)				
1 per 5 room (TBC)		112	22.4	
			22.4	23

Commercial (Kogarah North Precint)				
1 space/ 40sqm at ground		631.5	15.7875	16
TOTAL			147.7	148
Accessible (included)	10% of apartments	106	10.6	11

BICYCLE REQUIREMENTS				
	Rate	No. of Units / Carspace	Required	Proposed
Bicycle				
Residential	1 per 2 unit	106	53.00	53
Commercial	1 per 10 carspace	38	3.8	4
TOTAL			56.80	57

SERVICE APARTMENTS			
STUDIO (27-35sqm)	1 BED (30-45 sqm)	2 BED (45sqm +)	Total
9	2	1	11
38	10	2	48
38	10	2	48
			0
85	22	5	112
76%	20%	4%	100%

GFA		
Level		Area
GROUND FLOOR		1,688.00
LEVEL 1		1,998.30
LEVEL 2		1,998.30
LEVEL 3		1,302.20
LEVEL 4		1,271.30
LEVEL 5		1,271.30
LEVEL 6		1,271.30
LEVEL 7		1,271.30
LEVEL 8		1,006.60
LEVEL 9		992.90
ROOF		11.8
TOTAL		14,083.30
Allowable GFA		14,356.00
Proposed FSR		3.92 :1

HOTEL COMMON AREAS & RETAIL	
CONFERRNCING	249.8
CAFÉ - RESTAURANT	174
GYM	65
NEIGHBORING SHOP	142.7
TOTAL	631.5

OTHER REQUIREMENTS			
	ADG Req	Required	Proposed
Deep Soil	7% of the site	251.23	283.2
min dimension of 6m			910.95
Communal Open Space	25% of the site	897.25	
Adaptable Dwellings	10% of total number of dwellings	10.6	11
Livable Dwellings	20% of total number of dwellings	21.2	21
Solar Access	70% of total number of dwellings	> 75 units	77
Cross Ventilation	30% of total number of dwellings (first nine storeys = 86 units)	> 64 units	68
Single South Facing Units	15% of total number of dwellings	< 17 units	0

Area Schedule Block A									
Level	Unit.No	Type	Livable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage within apartment (m3)	Min. Basement Storage (m3)	Total Storage Provided (m3)
LEVEL 3	A 301	3 BED	✓	✓	108	65	11.5	5.0	16.6
	A 302	1 BED	✓		50	55	3.2	3.0	6.2
	A 303	2 BED			78	42	4.6	4.0	8.6
	A 304	2 BED			82	100	4.7	4.0	8.7
	A 305	1 BED			50	21	4.0	3.0	7.0
	A 306	2 BED			84	27	4.3	4.0	8.3
	A 307	1 BED			53	10	6.4	3.0	9.4
	A 308	1 BED			53	10	5.8	3.0	8.8
LEVEL 4	A 401	3 BED	✓	✓	108	10	11.5	5.0	16.5
	A 402	1 BED	✓		50	12	3.2	3.0	6.2
	A 403	2 BED			78	15	4.6	4.0	8.6
	A 404	2 BED			82	12	4.7	4.0	8.7
	A 405	1 BED			50	9	4.0	3.0	7.0
	A 406	2 BED			84	14	4.3	4.0	8.3
	A 407	1 BED			53	10	6.4	3.0	9.4
	A 408	1 BED			53	10	5.8	3.0	8.8
LEVEL 5	A 501	3 BED	✓	✓	108	10	11.5	5.0	16.5
	A 502	1 BED	✓		50	12	3.2	3.0	6.2
	A 503	2 BED			78	15	4.6	4.0	8.6
	A 504	2 BED			82	12	4.7	4.0	8.7
	A 505	1 BED			50	9	4.0	3.0	7.0
	A 506	2 BED			84	14	4.3	4.0	8.3
	A 507	1 BED			53	10	6.4	3.0	9.4
	A 508	1 BED			53	10	5.8	3.0	8.8
LEVEL 6	A 601	3 BED	✓	✓	108	10	11.5	5.0	16.5
	A 602	1 BED	✓		50	12	3.2	3.0	6.2
	A 603	2 BED			78	15	4.6	4.0	8.6
	A 604	2 BED			82	12	4.7	4.0	8.7
	A 605	1 BED			50	9	4.0	3.0	7.0
	A 606	2 BED			84	14	4.3	4.0	8.3
	A 607	1 BED			53	10	6.4	3.0	9.4
	A 608	1 BED			53	10	5.8	3.0	8.8
LEVEL 7	A 701	3 BED	✓	✓	108	10	11.5	5.0	16.5
	A 702	1 BED	✓		50	12	3.2	3.0	6.2
	A 703	2 BED			78	15	4.6	4.0	8.6
	A 704	2 BED			82	12	4.7	4.0	8.7
	A 705	1 BED			50	9	4.0	3.0	7.0
	A 706	2 BED			84	14	4.3	4.0	8.3
	A 707	1 BED			53	10	6.4	3.0	9.4
	A 708	1 BED			53	10	5.8	3.0	8.8
LEVEL 8	A 801	1 BED			50	7	3.6	3.0	6.6
	A 802	1 BED			50	12	3.4	3.0	6.4
	A 803	1 BED			54	15	4.0	3.0	7.0
	A 804	2 BED			81	12	3.2	5.0	8.2
	A 805	2 BED			84	14	4.8	4.0	8.8
	A 806	2 BED			77	10	4.5	4.0	8.5
LEVEL 9	A 901	1 BED			50	8	3.6	3.0	6.6
	A 902	1 BED			50	12	4.8	3.0	7.8
	A 903	1 BED			54	15	4.0	3.0	7.0
	A 904	2 BED			81	12	3.0	5.0	8.0
	A 905	2 BED			84	14	4.8	4.0	8.8
	A 906	2 BED			77	10	4.5	4.0	8.5

Area Schedule Block B									
Level	Unit.No	Type	Livable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage within apartment (m3)	Min. Basement Storage (m3)	Total Storage Provided (m3)
LEVEL 3	B 301	3 BED			95	12	6.2	4.0	10.2
	B 302	1 BED	✓		54	15	5.8	3.0	8.8
	B 303	2 BED			83	11	5.8	4.0	9.8
	B 304	2 BED			80	55	7.1	4.0	11.1
	B 305	1 BED			55	35	4.1	3.0	7.1
	B 306	1 BED	✓	✓	56	17	4.0	3.0	7.0
	B 307	3 BED			105	19	10.9	5.0	16.0
	B 308	1 BED			50	8	4.6	4.0	8.6
LEVEL 4	B 401	3 BED			95	11	6.2	4.0	10.2
	B 402	1 BED	✓		54	15	5.8	3.0	8.8
	B 403	2 BED			83	11	5.8	4.0	9.8
	B 404	2 BED			80	12	7.1	4.0	11.1
	B 405	1 BED			55	20	4.1	3.0	7.1
	B 406	2 BED	✓	✓	58	17	5.0	4.0	9.0
	B 407	3 BED			105	19	10.9	5.0	15.9
	B 408	1 BED			50	8	4.6	3.0	7.6
LEVEL 5	B 501	2 BED			95	10	6.2	4.0	10.2
	B 502	1 BED	✓		54	12	5.8	3.0	8.8
	B 503	2 BED			83	15	5.8	4.0	9.8
	B 504	2 BED			80	12	7.1	4.0	11.1
	B 505	1 BED			55	9	4.1	3.0	7.1
	B 506	2 BED	✓	✓	58	14	5.0	4.0	9.0
	B 507	3 BED			105	10	10.9	5.0	16.0
	B 508	1 BED			50	10	4.6	3.0	7.6
LEVEL 6	B 601	2 BED			95	10	6.2	4.0	10.2
	B 602	1 BED	✓		54	12	5.8	3.0	8.8
	B 603	2 BED			83	15	5.8	4.0	9.8
	B 604	2 BED			80	12	7.1	4.0	11.1
	B 605	1 BED			55	9	4.1	3.0	7.1
	B 606	2 BED	✓	✓	58	14	5.0	4.0	9.0
	B 607	3 BED			105	10	10.9	5.0	15.9
	B 608	1 BED			50	10	4.6	3.0	7.6
LEVEL 7	B 701	2 BED			95	10	6.2	4.0	10.2
	B 702	1 BED	✓		54	12	5.8	3.0	8.8
	B 703	2 BED			83	15	5.8	4.0	9.8
	B 704	2 BED			80	12	7.1	4.0	11.1
	B 705	1 BED			55	9	4.1	3.0	7.1
	B 706	2 BED	✓	✓	58	14	5.0	4.0	9.0
	B 707	3 BED			105	10	10.9	5.0	16.0
	B 708	1 BED			50	10	4.6	3.0	7.6
LEVEL 8	B 801	2 BED			95	11	4.1	4.0	8.1
	B 802	2 BED			82	11	5.5	4.0	9.5
	B 803	2 BED			80	16	6.5	4.0	10.5
	B 804	1 BED			55	20	3.4	3.0	6.4
	B 805	1 BED	✓	✓	58	17	4.0	3.0	7.0
	B 806	3 BED			110	19	11.9	5.0	16.9
	B 807	1 BED			50	8	4.6	4.0	

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPaque GLAZING
SUL SOL. RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

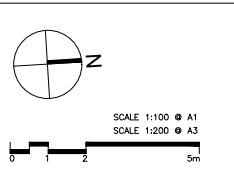
MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
PMT RENDERED WALL / PAINT FINISH PL
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT	A	03.09.2021	DA SUBMISSION			
34-36 Gladstone St. Kogarah						
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: DEMOLITION PLAN		SEPTEMBER 2020	
SCALE: 1:200 @ A1 / 1:400 @ A2	DRAWING NO: DA002	ISSUE: A	CHECKED BY: RA / AL / WT
PROJECT NO: 2100		DRAWN BY: RA / AL / WT	

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Notated Architect: Paul Budjervic NSW 7768
CHECKED BY:
PB

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AW	AWNING
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CU	A/C CONDENSER UNITS
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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
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BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
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RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

Dwelling no.	B707				B807				B907				B802				B902							
	Max. of instruments	Crested floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & other green spaces (m ²)	Max. of instruments	Crested floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & other green spaces (m ²)	Max. of instruments	Crested floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & other green spaces (m ²)	Max. of instruments	Crested floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & other green spaces (m ²)	Max. of instruments	Crested floor area (m ²)	Unconditioned floor area (m ²)	Area of garden & other green spaces (m ²)				
B707.3	3	1134.0	0.0	0.0	B807.2	2	851.0	0.0	0.0	B802.2	2	845.0	0.0	0.0	B802.2	2	845.0	0.0	0.0	B902.2	2	816.0	0.0	0.0
B707.2	2	835.0	0.0	0.0	B807.1	1	589.0	0.0	0.0	B802.1	1	584.0	0.0	0.0	B802.1	1	584.0	0.0	0.0	B902.1	1	511.0	0.0	0.0
B707.1	1	583.0	0.0	0.0	B807.0	0	0.0	0.0	0.0	B802.0	0	0.0	0.0	0.0	B802.0	0	0.0	0.0	0.0	B902.0	0	0.0	0.0	0.0
B907.2	2	835.0	0.0	0.0	B807.3	3	1134.0	0.0	0.0	B902.3	3	1134.0	0.0	0.0	B802.3	3	1134.0	0.0	0.0	B902.3	3	1134.0	0.0	0.0
B907.1	1	583.0	0.0	0.0	B807.0	0	0.0	0.0	0.0	B902.0	0	0.0	0.0	0.0	B802.0	0	0.0	0.0	0.0	B902.0	0	0.0	0.0	0.0

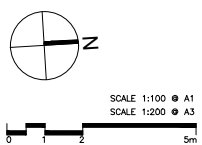
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	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
None	-	-	-	-	-	-	-	-

(i) Energy	Show on DA plans	Show on CC/DC plans & specs	Certifier check
(a) The applicant must comply with the comments listed below in carrying out the development of a dwelling listed in a table below.			
(i) The applicant must specify each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(ii) The applicant must install each bathroom, kitchen, laundry and the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system will have the operation control specified for it in the table.	✓	✓	✓
(iii) The applicant must install the cooling and heating system specified for the dwelling under the "Living areas" and "Bedroom" headings of the "Cooling and heating" columns in the table below, in for at least a living/bedroom area of the dwelling. There is no cooling or heating system specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such area. If the term "room" is specified beside an air conditioning system, then the system must provide for day/night spring between living areas and bedrooms.	✓	✓	✓
(e) This comment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" specified for each such room or area is provided. The "secondary type of artificial lighting" specified for each such room or area is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for the "secondary lighting" or emitting dimmable light.	✓	✓	✓

(a) Energy	Show on DA plans	Show on CC-CDC plans & specs	Certifier check
(i) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is "litified" a window and/or daylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (a) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (b) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	✓	✓	✓
(h) The applicant must install in the dwelling: (a) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (b) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure the appliance has that minimum rating; and (c) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	✓	✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	✓	✓	✓

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	central hot water system 1	individual fan, ducted to facade or roof	manual switch on/off	individual fan, not ducted	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off

[illegible]

FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
BASIX REQUIRMENT

SCALE:

DRAWING NO:

ISSUE:

DRAWN BY:
RA / AL / W

PBD | ARCHITECTS

ABN 36 147 035 558
Level 2, 52 Albion Street, Surry Hills NSW 2015
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljivic NSW 776

CHECKED BY:
PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONSULT WITH ARCHITECT PRIOR TO PROCEEDING WITH WORK. PRIOR DRAWINGS

PROVIDED BY DESIGN SHOWN HEREON IS USED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

DRAWINGS FOR THE PURPOSES OF S.A. ONLY. FURTHER CONSULTANT/ AUTHORITY CONSTRUCTION WILL BE REQUIRED AT C/ STAGE

WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

WITH THE RELEVANT STATUTORY AUTHORITIES, TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY. A FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

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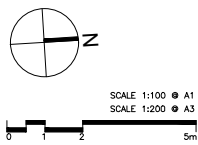
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PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	05.12.2022	UPDATE FOR COSISTENCY			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE:
BASIX REQUIRMENT

SCALE:

DRAWING NO:
DA005

ISSUE:
B

DRAWN BY:
RA / AL / WT

PBD | ARCHITECTS
ABN 36 147 035 556
Level 2, 52 Albion Street, Surry Hills NSW 2011
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W: www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 776
CHECKED BY:
PB

(ii) Energy				
	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔	
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔	
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔	

Common area ventilation system					
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Basement Car Park 1	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	daylight sensor and motion sensor	No
Basement Car Park 2	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	compact fluorescent	daylight sensor and motion sensor	No
Lift car (No.1)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.2)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.3)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.4)	-	-	light-emitting diode	connected to lift call button	No
Lift car (No.5)	-	-	light-emitting diode	connected to lift call button	No
Lift motor room (No. 1)	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	No
Lift motor room (No. 2)	ventilation (supply + exhaust)	interlocked to light	light-emitting diode	manual on / manual off	No
Garbage room	ventilation exhaust only	-	compact fluorescent	manual on / manual off	No
Basement Plant Room	ventilation (supply + exhaust)	thermostatically controlled	compact fluorescent	manual on / manual off	No
Block A Ground floor lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	No

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Version: 3.0 / DARWINIA_3_20_0

Certificate No.: 1235269M_03

Thursday, 18 August 2022

page 19/23

Common area ventilation system			Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Block B Ground floor lobby	air conditioning system	time clock or BMS controlled	light-emitting diode	daylight sensor and motion sensor	No
Block A Hallway/lobby	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No
Block B Hallway/lobby	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	No

Central energy systems	Type	Specification
Central hot water system (No. 1)	gas instantaneous	Piping insulation (riser/main & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.8 (~25 mm)
Lift (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 12
Lift (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 12
Lift (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 12
Lift (No. 4)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 12
Lift (No. 5)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 5

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Certificate No.: 1235269M_03

Thursday, 18 August 2022

page 20/23

4. Commitments for common areas and central systems/facilities for the development (non-building specific)			
(b) Common areas and central systems/facilities			
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.3 but <= 6 L/min)	4 star	4 star	not specified

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

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Certificate No.: 1235269M_03

Thursday, 18 August 2022

page 21/23

Central energy systems	Type	Specification
Other	Common area electric/gas clothes dryer rating: 3 star Common area clothes washer rating: 2.5 Star	-

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Certificate No.: 1235269M_03

Thursday, 18 August 2022

page 22/23

Notes		
1. In these commitments, "applicant" means the person carrying out the development.		
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.		
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.		
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).		
5. If a star or other rating is specified in a commitment, this is a minimum rating.		
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.		
Legend		
1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).		
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.		
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).		

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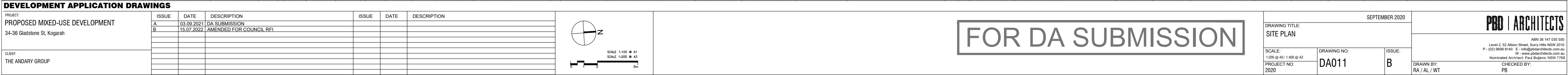
Version: 3.0 / DARWINIA_3_20_0

Certificate No.: 1235269M_03

Thursday, 18 August 2022

page 23/23

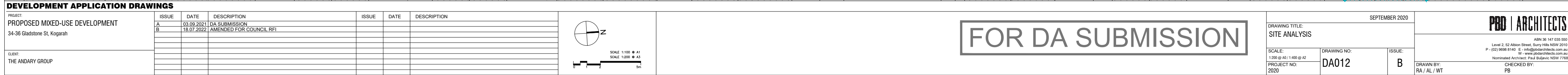
- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (1 TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



- * ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- * CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONSULT WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- * IN THE EVENT OF DESIGN SHOWING DISCREPANCY BETWEEN THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION OF DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER (CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAUNGS)
- * WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, IT SHALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- * ALL MATERIALS SUPPLIED ARE APPROXIMATE - ALLOW FOR FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALLS AND CONSULTANT INPUT WILL BE REQUIRED.

- | | |
|-----|----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MY | MECHANICAL RISE TO FUTURE DETAIL |

- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



GENERAL NOTES:

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- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

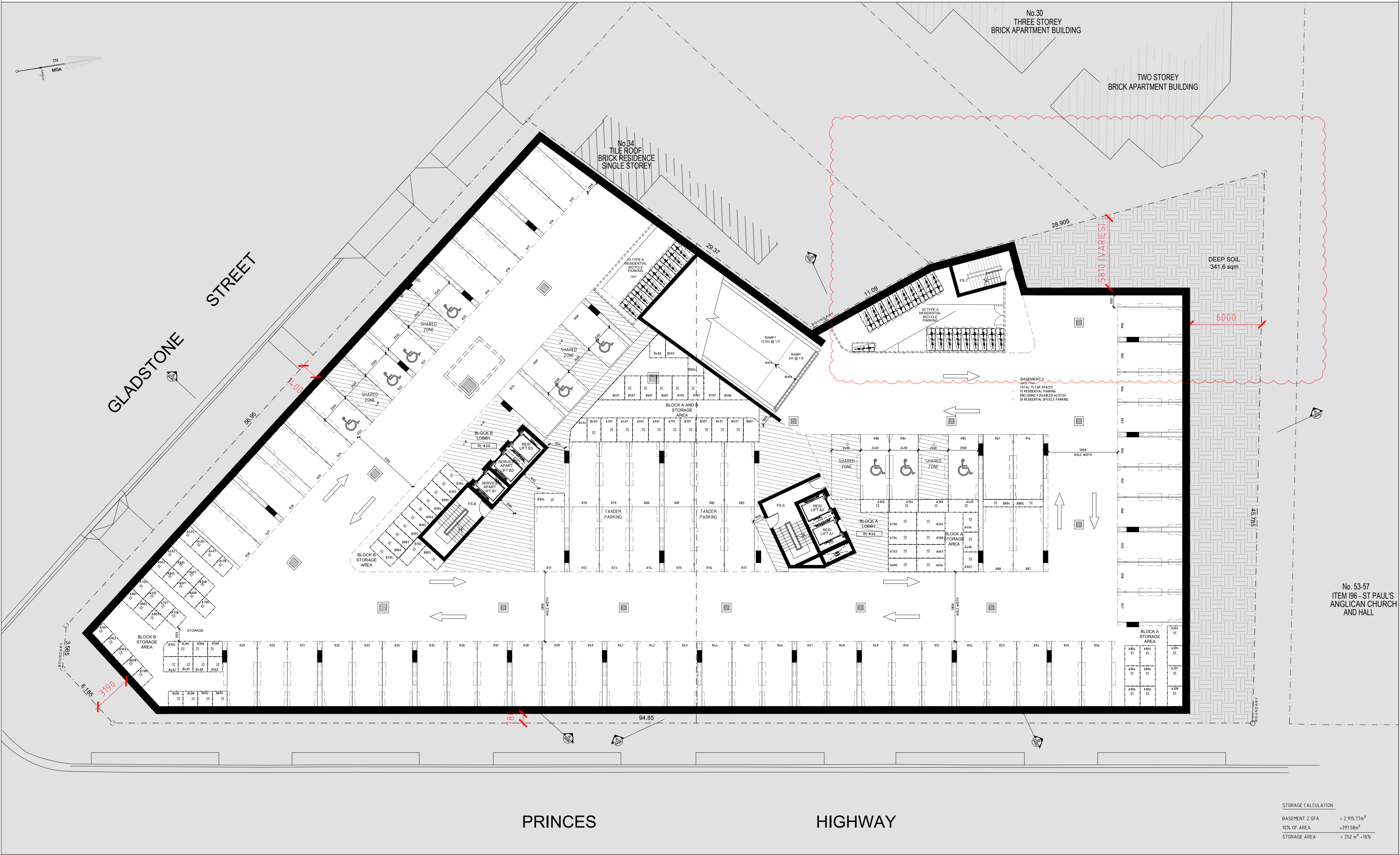
LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPaque GLAZING
S/R SURF. RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

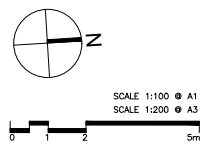
AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (1 TO FUTURE DETAIL)
RMT RENDERED WALL / PAINT FINISH P3
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



STORAGE CALCULATION	
BASEMENT 2 GFA	= 2,915.77m ²
10% OF AREA	= 291.58m ²
STORAGE AREA	= 252 m ² - 10%

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	19.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE:			SEPTEMBER 2020
BASEMENT 2 PLAN			
SCALE:	DRAWING NO:	ISSUE:	
1:100 @ A1 / 1:200 @ A3	DA 080	B	
PROJECT NO:		CHECKED BY:	
2300		PA	

PBD | ARCHITECTS

ABN 36 147 035 550
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Nominated Architect: Paul Bidjovic NSW 7768
CHECKED BY: PB



- GENERAL NOTES:**

 - ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
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 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:**

AW	AWNING	MB	MAILBOX TO FUTURE DETAIL
AM	ACCESS HATCH	OP	OPAGUE GLAZING
CU	A/C CONDENSER UNITS	P	SUN. RECYCLING BIN
F	FIXED WINDOW	SK	SKYLIGHT
FM	FIRE HYDRANT	ST	STORAGE
FHD	FIRE HOSE REEL	WT	HOT WATER UNITS
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
GW	GREEN WALL		
HW	HIGHLIGHT WINDOW		
HY	MECHANICAL RISER TO FUTURE DETAIL		
- MATERIALS LEGEND:**

AF6	ALUMINIUM FRAMED GLAZING
AB	ALUMINIUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINIUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
PM1	RENDERED WALL / PAINT FINISH P3
PM2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL REF			
	C	26.10.2022	RESPONSE TO COUNCIL WASTE REF			

CLIENT:
THE ANDARY GROUP

Scale: 1:100 @ A1
Scale: 1:200 @ A3

FOR DA SUBMISSION

DRAWING TITLE: BASEMENT 1 PLAN		SEPTEMBER 2020
SCALE: 1:100 @ A1 / 1:200 @ A3 PROJECT NO: 2020	DRAWING NO: DA 090	ISSUE: C
CHECKED BY: RA / AL / WT		DRAWN BY: PB

PBD | ARCHITECTS
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P: (02) 9698 8140 E: info@pbdarchitects.com.au W: www.pbdarchitects.com.au
Notified Architect: Paul Bujovic NSW 7768



GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT E.C. STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROVIDING TYPICAL PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- AC ACCESS HATCH
- CU A/C CONDENSER UNITS
- F FIRE WINDOW
- FW FIRE HYDRANT
- FR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- GW GREEN WALL
- HW HIGHLIGHT WINDOW
- HV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
- OP OPaque GLAZING
- SUN. REC. CYCLING BIN SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINUM FRAMED GLAZING
- AB ALUMINUM BLADE
- BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
- BAL2 ALUMINUM BALUSTRADE
- BR1 BRICK STRETCHER COURSE
- BR2 BRICK COLUMN
- CP CAPPING DETAIL (TO FUTURE DETAIL)
- PM1 RENDERED WALL / PAINT FINISH P3
- PM2 RENDERED WALL / PAINT FINISH P4
- RD ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
	C	05/09/2022	AMENDED LOADING DOCK			
	D	26.10.2022	RESPONSE TO COUNCIL WASTE RFI			
	E	10.11.2022	COORDINATION WITH CIVIL			
	F	18.11.2022	INDICATION OF COMMERCIAL KIT EXHAUST			

CLIENT:
THE ANDARY GROUP

SCALE 1:100 @ A1
SCALE 1:200 @ A3

FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE:
1:100 @ A1 / 1:200 @ A2
PROJECT NO:
2020

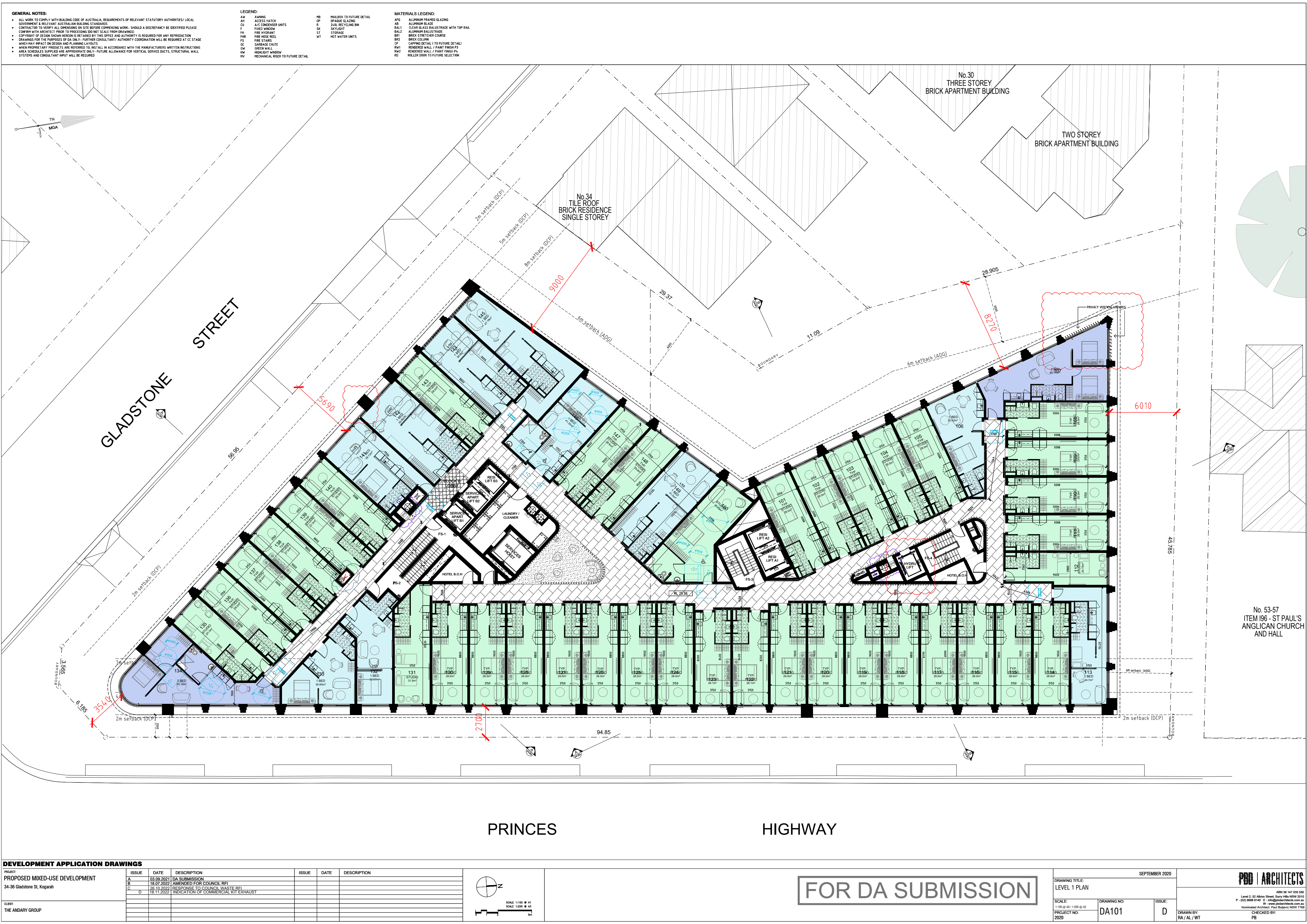
DRAWING NO:
DA100

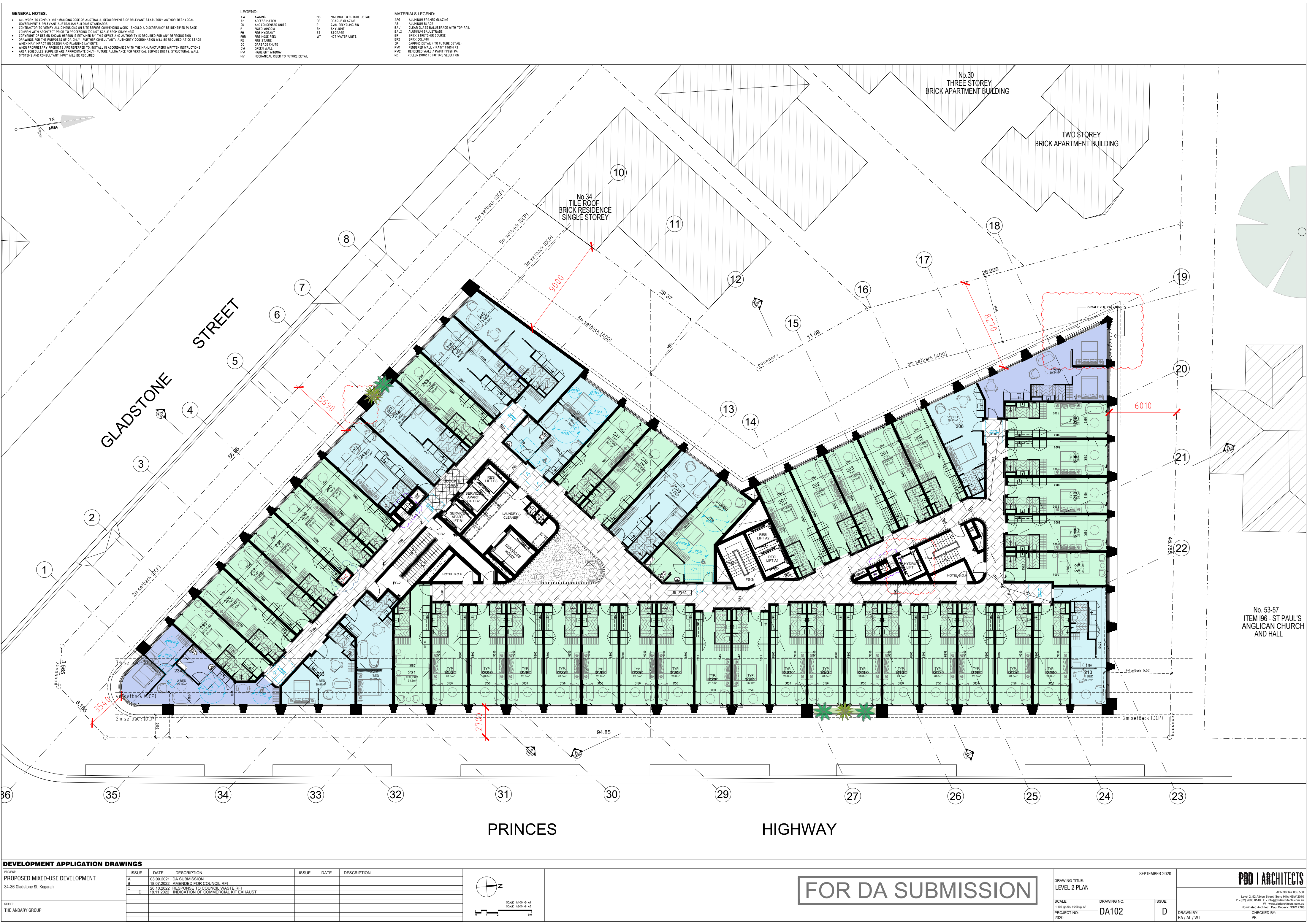
ISSUE:
F

CHECKED BY:
RA / AL / WT

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768





GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT LC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AM AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHD FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPaque GLAZING
SUN REC CYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
PW1 RENDERED WALL / PAINT FINISH P3
PW2 RENDERED WALL / PAINT FINISH P4
RD ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT	A	03.09.2021	DA SUBMISSION
34-36 Gladstone St, Kogarah	B	18.07.2022	AMENDED FOR COUNCIL RFI
	C	26.10.2022	RESPONSE TO COUNCIL WASTE RFI
	D	18.11.2022	INDICATION OF COMMERCIAL KIT EXHAUST

CLIENT:	ISSUE	DATE	DESCRIPTION
THE ANDARY GROUP			

SCALE 1:100 @ A1
SCALE 1:200 @ A3

FOR DA SUBMISSION

DRAWING TITLE:		SEPTEMBER 2020	
LEVEL 2 PLAN			
SCALE:	DRAWING NO:	ISSUE:	
1:100 @ A1 / 1:200 @ A2	DA102	D	
PROJECT NO:	CHECKED BY:		
2020	RA / AL / WT		

PBD | ARCHITECTS

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P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

CHECKED BY: PB



- GENERAL NOTES:**

 - ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:**

AW	AWNING	MB	MAILBOX TO FUTURE DETAIL
AM	ACCESS HATCH	OP	OPaque GLAZING
CU	A/C CONDENSER UNITS	S	SUN, RECYCLING BIN
F	FIXED WINDOW	SK	SKYLIGHT
FW	FIRE HYDRANT	ST	STORAGE
FHB	FIRE HOSE REEL	WT	HOT WATER UNITS
FS	FIRE STAIRS		
GC	GARAGE CHUTE		
GW	GREEN WALL		
HW	HIGHLIGHT WINDOW		
HV	MECHANICAL RISER TO FUTURE DETAIL		
- MATERIALS LEGEND:**

AFG	ALUMINIUM FRAMED GLAZING
AB	ALUMINIUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINIUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
PM1	RENDERED WALL / PAINT FINISH P1
PM2	RENDERED WALL / PAINT FINISH P2
RD	ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION
	B	18.07.2022	AMENDED FOR COUNCIL RFI
	C	10.09.2022	AMENDED LEVELS
	D	26.10.2022	RESPONSE TO COUNCIL WASTE RFI
	E	18.11.2022	INDICATION OF COMMERCIAL KIT EXHAUST

CLIENT:
THE ANDARY GROUP

SCALE: 1:100 @ A1
SCALE: 1:200 @ A3

FOR DA SUBMISSION

DRAWING TITLE: LEVEL 3 PLAN		SEPTEMBER 2020
SCALE: 1:100 @ A1 / 1:200 @ A2 PROJECT NO: 2020	DRAWING NO: DA103	ISSUE: E
DRAWN BY: RA / AL / WT		CHECKED BY: PB

PBD | ARCHITECTS

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P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768



GENERAL NOTES:

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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AM AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FM FIRE MANSARD
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GREEN WALL
GW GREEN WALL
HW HIGHLIGHT WINDOW
HV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPaque GLAZING
SUN REC CYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
PW1 RENDERED WALL / PAINT FINISH P1
PW2 RENDERED WALL / PAINT FINISH P2
RD ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION
	B	18.07.2022	AMENDED FOR COUNCIL RFI
	C	10.09.2022	AMENDED LEVELS
	D	26.10.2022	RESPONSE TO COUNCIL WASTE RFI
	E	18.11.2022	INDICATION OF COMMERCIAL KIT EXHAUST

CLIENT:	ISSUE	DATE	DESCRIPTION
THE ANDARY GROUP			

SCALE 1:100 @ A1
SCALE 1:200 @ A3

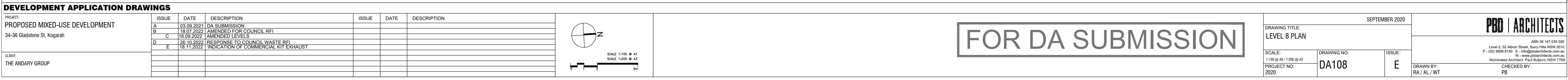
FOR DA SUBMISSION

DRAWING TITLE:		SEPTEMBER 2020	
LEVEL 4-7 PLAN			
SCALE:	DRAWING NO:	ISSUE:	
1:100 @ A1 / 1:200 @ A2	DA104	E	
PROJECT NO:	CHECKED BY:		
2020	PB		

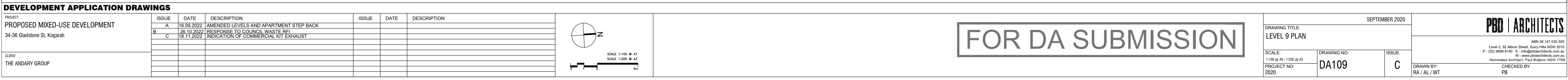
PBD | ARCHITECTS

Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |





GENERAL NOTES:

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LEGEND:

AM	AWNING
AN	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FM	FIRE HYDRANT
FHB	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
HV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
OP	OPaque GLAZING
R	RUN. RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AB	ALUMINIUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINIUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
PM1	RENDERED WALL / PAINT FINISH P1
PM2	RENDERED WALL / PAINT FINISH P2
RD	ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
	C	26.10.2022	RESPONSE TO COUNCIL WASTE RFI			
	D	18.11.2022	INDICATION OF COMMERCIAL KIT EXHAUST			

SCALE 1:100 @ A1
SCALE 1:200 @ A3

FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE: ROOF PLAN	DRAWING NO: DA109	ISSUE: C
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SCALE: 1:100 @ A1 / 1:200 @ A2 PROJECT NO: 2020	CHECKED BY: PB
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PBD | ARCHITECTS

Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

ABN 36 147 035 550
E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

GENERAL NOTES:

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPAGUE GLAZING
S SUB. RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

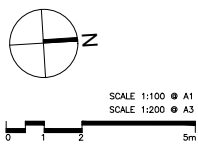
MATERIALS LEGEND:

AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH P3
RW2 RENDERED WALL / PAINT FINISH P4
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	15.07.2022	AMENDED FOR COUNCIL RFI			
	C	15.09.2022	AMENDED LEVELS			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
EAST ELEVATIONSCALE:
1:100 @ A1 / 1:200 @ A2
PROJECT NO:
2020DRAWING NO:
DA200ISSUE:
CDRAWN BY:
RA / AL / WT

PBD | ARCHITECTS

Level 2, 52 Alibon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Bidjovic NSW 7768
CHECKED BY:
PB

GENERAL NOTES:

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LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPAGUE GLAZING
R RAIL
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

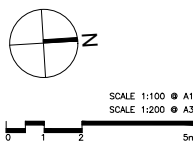
MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PL
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	16.07.2022	AMENDED FOR COUNCIL RFI			
	C	16.09.2022	AMENDED LEVELS			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020			PBD ARCHITECTS
DRAWING TITLE: SOUTH ELEVATION	DRAWING NO: DA201	ISSUE: C	
SCALE: 1:100 @ A1 / 1:200 @ A2 PROJECT NO: 2020			ABN 36 147 035 550 Level 2, 52 Alton Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Budjervic NSW 2768 CHECKED BY: PB

GENERAL NOTES:

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LEGEND:

AW	AWNING	MB	MALBOX TO FUTURE DETAIL
AH	ACCESS HATCH	OP	OPAGUE GLAZING
CU	A/C CONDENSER UNITS	R	RUB. RECYCLING BIN
F	FIXED WINDOW	SK	SKYLIGHT
PH	FIRE HYDRANT	ST	STORAGE
FHB	FIRE HOSE REEL	WT	HOT WATER UNITS
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
GW	GREEN WALL		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AB	ALUMINIUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINIUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH PL
RD	ROLLER DOOR TO FUTURE SELECTION



GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

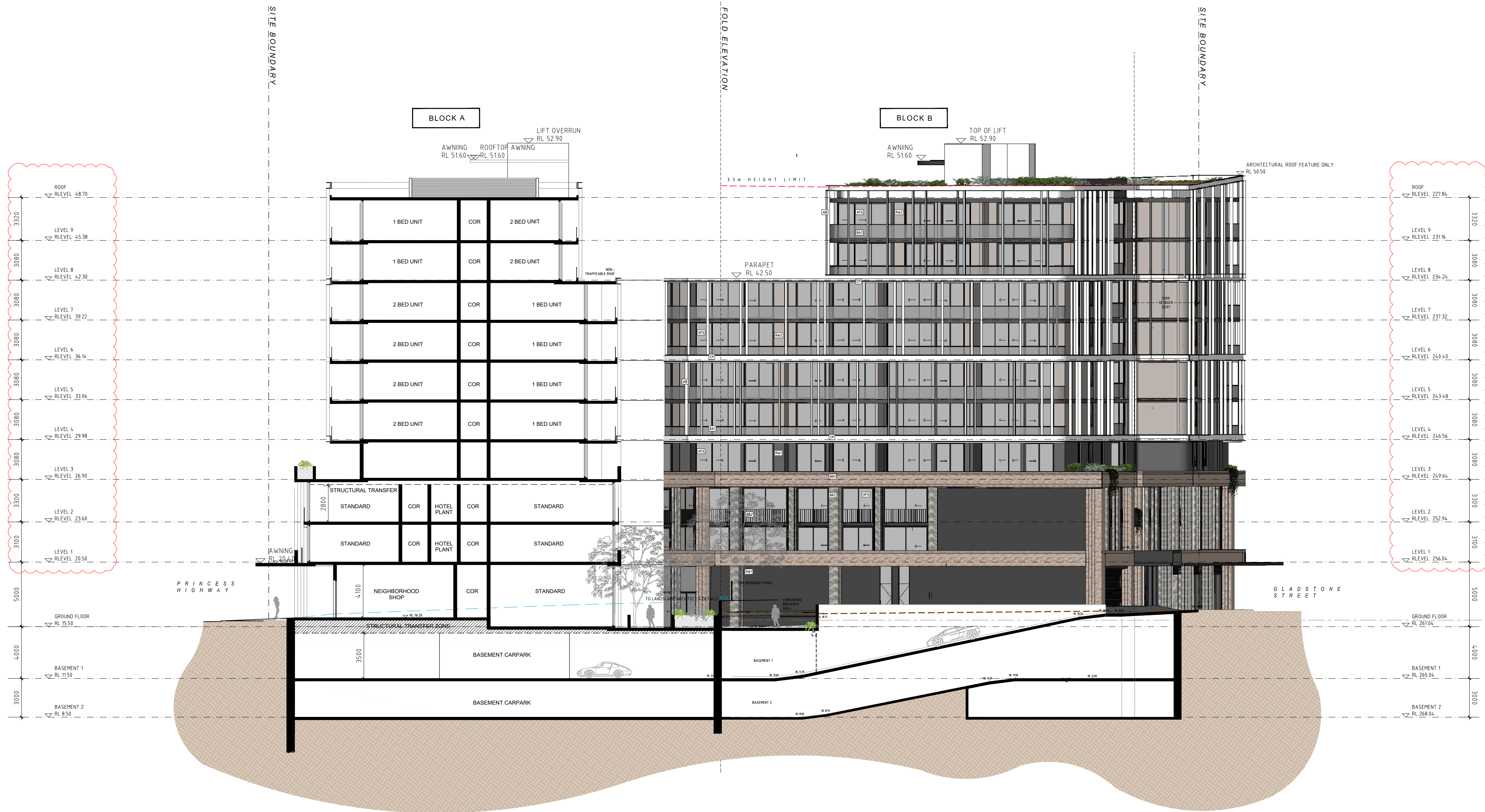
LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPADLE GLAZING
R RAIN RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

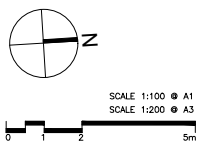
MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH P3
RW2 RENDERED WALL / PAINT FINISH P4
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	15.07.2022	AMENDED FOR COUNCIL RFI			
	C	15.09.2022	AMENDED LEVELS			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020		
DRAWING TITLE:		
WEST ELEVATION		
SCALE:	DRAWING NO:	ISSUE:
1:100 @ A1 / 1:200 @ A2	DA203	C
PROJECT NO:		
2020		

PBD ARCHITECTS	
ABN 36 147 035 550	
Level 2, 52 Albion Street, Surry Hills NSW 2010	
P - (02) 9698 8140 E - info@pbdarchitects.com.au	
W - www.pbdarchitects.com.au	
Nominated Architect: Paul Bidjovic NSW 7768	
DRAWN BY: RA / AL / WT	CHECKED BY: PB

GENERAL NOTES:	LEGEND:	MATERIALS LEGEND:	
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT LC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED	AW AWNING AH ACCESS HATCH CU A/C CONDENSER UNITS F FIXED WINDOW FH FIRE HYDRANT FHB FIRE HOSE REEL FS FIRE STAIRS GC GARBAGE CHUTE GW GREEN WALL HW HIGHLIGHT WINDOW MV MECHANICAL RISER TO FUTURE DETAIL	MB MAILBOX TO FUTURE DETAIL OP OPAGUE GLAZING R RAIL, RECYCLING BIN SK SKYLIGHT ST STORAGE WT HOT WATER UNITS	AFG ALUMINIUM FRAMED GLAZING AB ALUMINIUM BLADE BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL BAL2 ALUMINIUM BALUSTRADE BR1 BRICK STRETCHER COURSE BR2 BRICK COLUMN CP CAPPING DETAIL (TO FUTURE DETAIL) RW1 RENDERED WALL / PAINT FINISH P3 RW2 RENDERED WALL / PAINT FINISH PL RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS									
PROJECT:		ISSUE	DATE	DESCRIPTION		ISSUE	DATE	DESCRIPTION	
PROPOSED MIXED-USE DEVELOPMENT		A	05.12.2022	ADDITIONAL INFORMATION					
34-36 Gladstone St, Kogarah									
CLIENT:									
THE ANDARY GROUP									

N

SCALE 1:100 @ A1

SCALE 1:200 @ A2

0 1 2 3m

FOR DA SUBMISSION

DRAWING TITLE:

NORTH WEST ELEVATION

SCALE:

1:100 @ A0 / 1:200 @ A2

PROJECT NO:

2020

DRAWING NO:

DA204

ISSUE:

A

DRAWN BY:

RA / AL / WT

CHECKED BY:

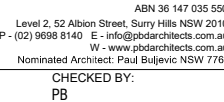
PB

SEPTEMBER 2020

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills, NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (1 TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE ADVISE ARCHITECT PRIOR TO PROCEEDING WITH WORK. PRIOR DRAWINGS

PROVIDED BY DESIGN SHOWN HEREON IS USED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

DRAWINGS FOR THE PURPOSES OF S.A. ONLY. FURTHER CONSULTANT/ AUTHORITY CONSTRUCTION WILL BE REQUIRED AT C STAGE

WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

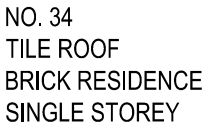
WITH THE RELEVANT DIMENSIONS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY. A FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

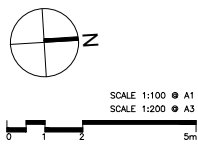
AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

MB	MAILBOX TO FUTURE DETAIL
OP	OPAQUE GLAZING
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BA1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BA2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

DRAWING TITLE: SECTION B		 AIN 36 147 035 505 P - Level 2, 52 Albion Street, Surry Hills NSW 2014 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Bragden/ NSW 178	
SCALE: 1:500 @ A0 / 1:200 @ A2 PROJECT NO: 2020	DRAWING NO: DA301	ISSUE: C	DRAWN BY: RA / AL / WT CHECKED BY: PB

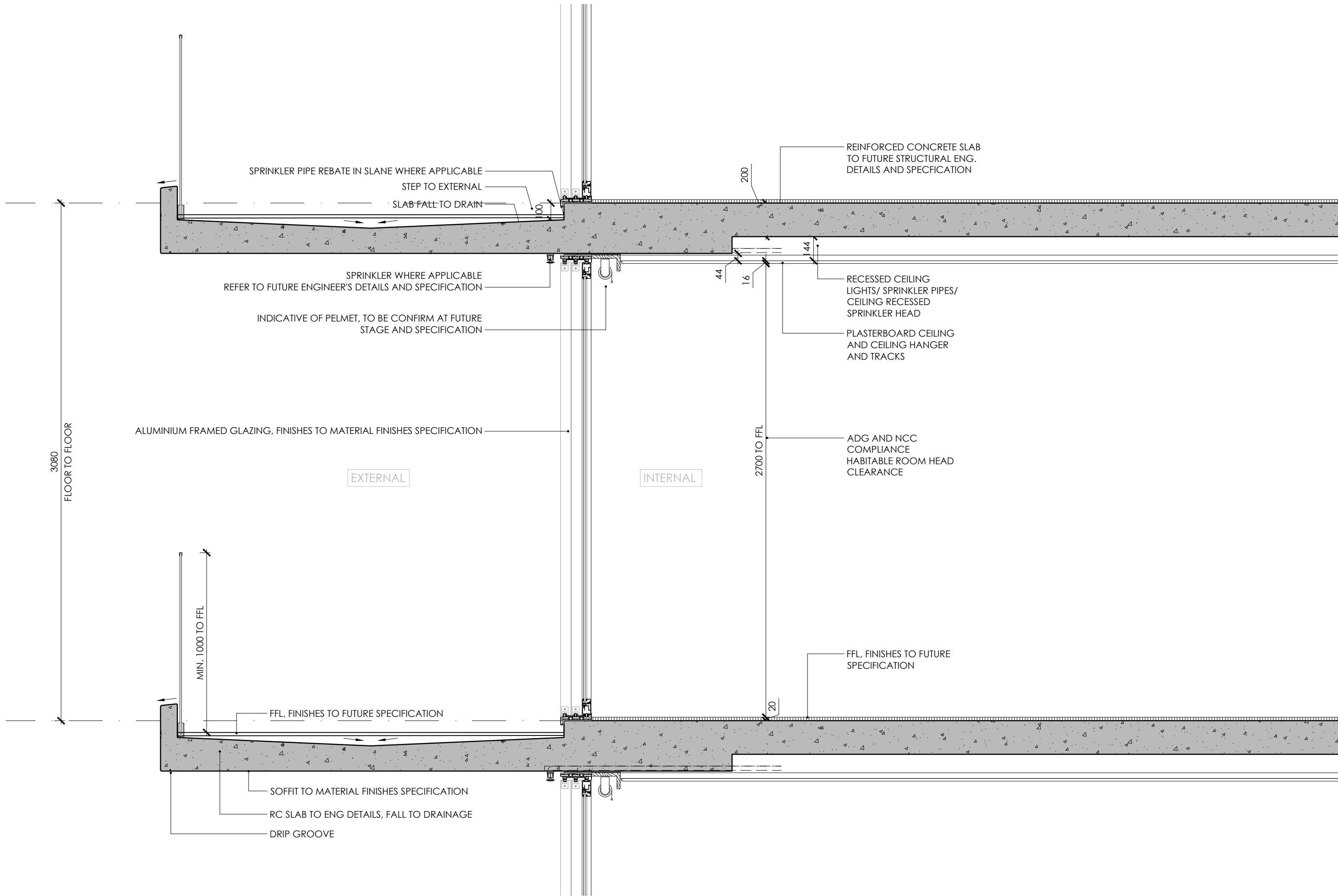
PBD | ARCHITECTS

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONTACT WITH ARCHITECT IMMEDIATELY. DIMENSIONS DO NOT SCALE FROM DRAWINGS
- CONTRACTOR TO DESIGN SHOW HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION DRAWINGS FOR THE PURPOSES OF DESIGN PLANS - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT C / STAGE WHEN ANY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WORK PROVIDED BY THIS OFFICE IS FOR INFORMATION PURPOSES ONLY, IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

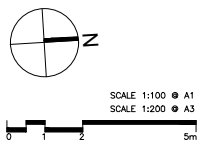
AW	WARNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

NOTE:
THIS IS AN INDICATIVE DRAWING ONLY, FURTHER COORDINATION AND
CONFIRMATION WITH ENGINEERS AT FUTURE STAGES ARE REQUIRED.



PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	26.09.2022	ADDITIONAL INFORMATION			
CLIENT: THE ANDARY GROUP						



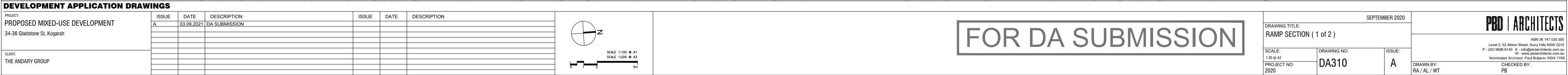
FOR DA SUBMISSION

DRAWING TITLE: TYPICAL FLOOR-TO-FLOOR SECTION			
SCALE: 1:50 @ A2		ADN 36 147 035 550 Level 2, 52 Abbot Street, Surry Hills NSW 2010 P.O. BOX 6140 St. - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Homestead Architects, Postal Address: NSW 2768	
PROJECT NO: 2020	DRAWING NO: DA302	ISSUE: A	CHECKED BY: PB
		DRAWN BY: RA / AL / WT	

- * ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- * CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFER WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
- * CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND AUTHORITY IS DISCREPANCY FOR ANY REPRODUCTION
- * DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE 2 WHICH MAY IMPACT ON DESIGN AND PLANNING LAUNGS
- * WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS
- * ARE SCHEDULE 8 SUPPLIES TO BE INCLUDED IN FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED TO

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MY	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



GENERAL NOTES:

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- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPACQUE GLAZING
S SUR. RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PL
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St. Kogarah

CLIENT: THE ANDARY GROUP

ISSUE	DATE	DESCRIPTION
A	03.09.2021	DA SUBMISSION

ISSUE DATE DESCRIPTION

SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

5m

FOR DA SUBMISSION

DRAWING TITLE: RAMP SECTION (2 of 2)

SCALE: 1:20 @ A2
PROJECT NO: 2020

DRAWING NO: DA311

ISSUE: A

CHECKED BY: RA / AL / WT

SEPTEMBER 2020

PBD | ARCHITECTS

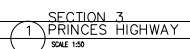
Level 2, 52 Alibon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768

CHECKED BY: PB

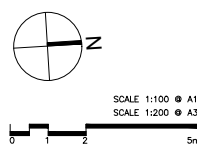
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORITY IS REQUIRED FOR ANY IDENTIFICATION
- DRAWINGS FOR THE PURPOSES OF DESIGN ONLY. FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- FOR PRELIMINARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED APPROXIMATELY. ALLOW FOR FUTURE ALLOWANCE FOR SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MY | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	08.07.2022	ADDITIONAL INFORMATION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SCALE: 1:50 @ A2	DRAWING NO: DA320	ISSUE: B
PROJECT NO: 2020		

PBD | ARCHITECTS
 ABN 36 147 035 550
 Level 2, 52 Albion Street, Surry Hills NSW 2018
 P - (02) 9698 8140 E - info@pbdarchitects.com.au
 W - www.pbdarchitects.com.au
 Nominated Architect: Paul Buljevic NSW 776
 CHECKED BY:
 PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)

THE DESIGN SHALL BE SUBJECT TO REVIEW, RETAIN AND RE-DESIGN BY THE ENGINEER AND AUTHORITY IS REQUIRED FOR ANY IDENTIFIED CHANGES

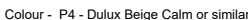
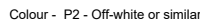
DRAWINGS FOR THE PURPOSES OF DESIGN ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

FOR PRELIMINARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

AREA SCHEDULES SUPPLIED APPROXIMATELY- ALLOW FOR FUTURE ALLOWANCE FOR SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

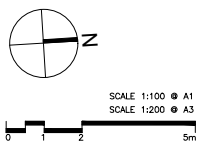
AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



P1	DULUX - MONUMENT (C29) or similar	
	Alumn framed glazing / Alumn Balustrade/ Balustrade with Toprail	
P2	OFF-WHITE	
	Capping / Alumn Blade	
P3	DULUX - CHARCOAL SATIN or similar	
	Rendered Wall	
P4	DULUX - BEIGE CALM or similar	
	Rendered Wall	

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RF1			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: MATERIAL SCHEDULE			
SCALE:		DRAWING NO: DA400	ISSUE: B
PROJECT NO: 2020		DRAWN BY: RA / AL / WT	
		CHECKED BY: PB	

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

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CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AUTHORITY IS REQUIRED FOR ANY IDENTIFICATION

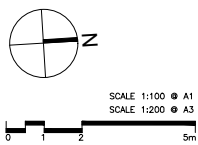
DRAWINGS FOR THE PURPOSES OF DESIGN ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

FOR PRELIMINARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS

AREA SCHEDULES SUPPLIED APPROXIMATELY. ALLOW FOR FUTURE ALLOWANCE FOR SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

[illegible]

FOR DA SUBMISSION

SCALE: -	DRAWING NO: DA401	ISSUE: A
PROJECT NO: 2020		

BER 2020	
ISSUE:	ABN 36 147 035 550 Level 2, 52 Albion Street, Surry Hills NSW 2010 P - (02) 9680 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Buljevic NSW 7768
A	DRAWN BY: RA / AL / WT CHECKED BY: PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)

THE DESIGN SHALL BE SUBJECT TO REVIEW, RETAIN AND RE-DESIGN BY THE ENGINEER AND AUTHORITY IS REQUIRED FOR ANY IDENTIFIED CHANGES

DRAWINGS FOR THE PURPOSES OF DESIGN ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

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AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MY	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION





GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT E.C. STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS ARE A SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING	MB	MAILBOX TO FUTURE DETAIL
AX	ACCESS HATCH	OP	OPADLE GLAZING
CU	A/C CONDENSER UNITS	R	RUB. RECYCLING BIN
F	FIXED WINDOW	SK	SKYLIGHT
PH	FIRE HYDRANT	ST	STORAGE
FHB	FIRE HOSE REEL	WT	HOT WATER UNITS
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
GW	GREEN WALL		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		

MATERIALS LEGEND:

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
PH1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St. Kogarah

CLIENT: THE ANDARY GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DA SUBMISSION			

SCALE 1:1000 @ A1
SCALE 1:2000 @ A3

FOR DA SUBMISSION

DRAWING TITLE: PHOTOMONTAGE 03		SEPTEMBER 2020	
SCALE: PROJECT NO: 2020	DRAWING NO: DA403	ISSUE: A	DRAWN BY: RA / AL / WT

PBD | ARCHITECTS

Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9598 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjervic NSW 7768
CHECKED BY:
PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

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THE DESIGN SHALL BE SUBJECT TO REVIEW, RETAIN AND BE IN THE POWER AND AUTHORITY IS REQUIRED FOR ANY IDENTIFICATION

DRAWINGS FOR THE PURPOSES OF A.D. ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT C/ STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS

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AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MY	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
PHOTOMONTAGE 04

SCALE:

DRAWING NO
DA404

SSUE:

DRAWN BY
RA / AL / W

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2011
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljevic NSW 776

CHECKED BY:
PB

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (1 TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



PBD | ARCHITECTS
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 7768
CHECKED BY:
PB

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LEGEND:

AW

AWING

CU

ACCESS HATCH

CU

A/C CONDENSER UNITS

F

FIXED WINDOW

FM

FIRE HYDRANT

FHD

FIRE HOSE REEL

FS

FIRE STAIRS

GC

GARAGE CHUTE

GM

GREEN WALL

HW

HIGHLIGHT WINDOW

HV

MECHANICAL RISER TO FUTURE DETAIL

MB

MAILBOX TO FUTURE DETAIL

OP

OPADUE GLAZING

P

SUN RECYCLING BIN

SK

SKYLIGHT

ST

STORAGE

WT

HOT WATER UNITS

MATERIALS LEGEND:

AFG

ALUMINUM FRAMED GLAZING

AB

ALUMINUM BLADE

BAL1

CLEAR GLASS BALUSTRADE WITH TOP RAIL

BAL2

ALUMINUM BALUSTRADE

BR1

BRICK STRETCHER COURSE

BR2

BRICK COLUMN

CP

CAPPING DETAIL (TO FUTURE DETAIL)

PM1

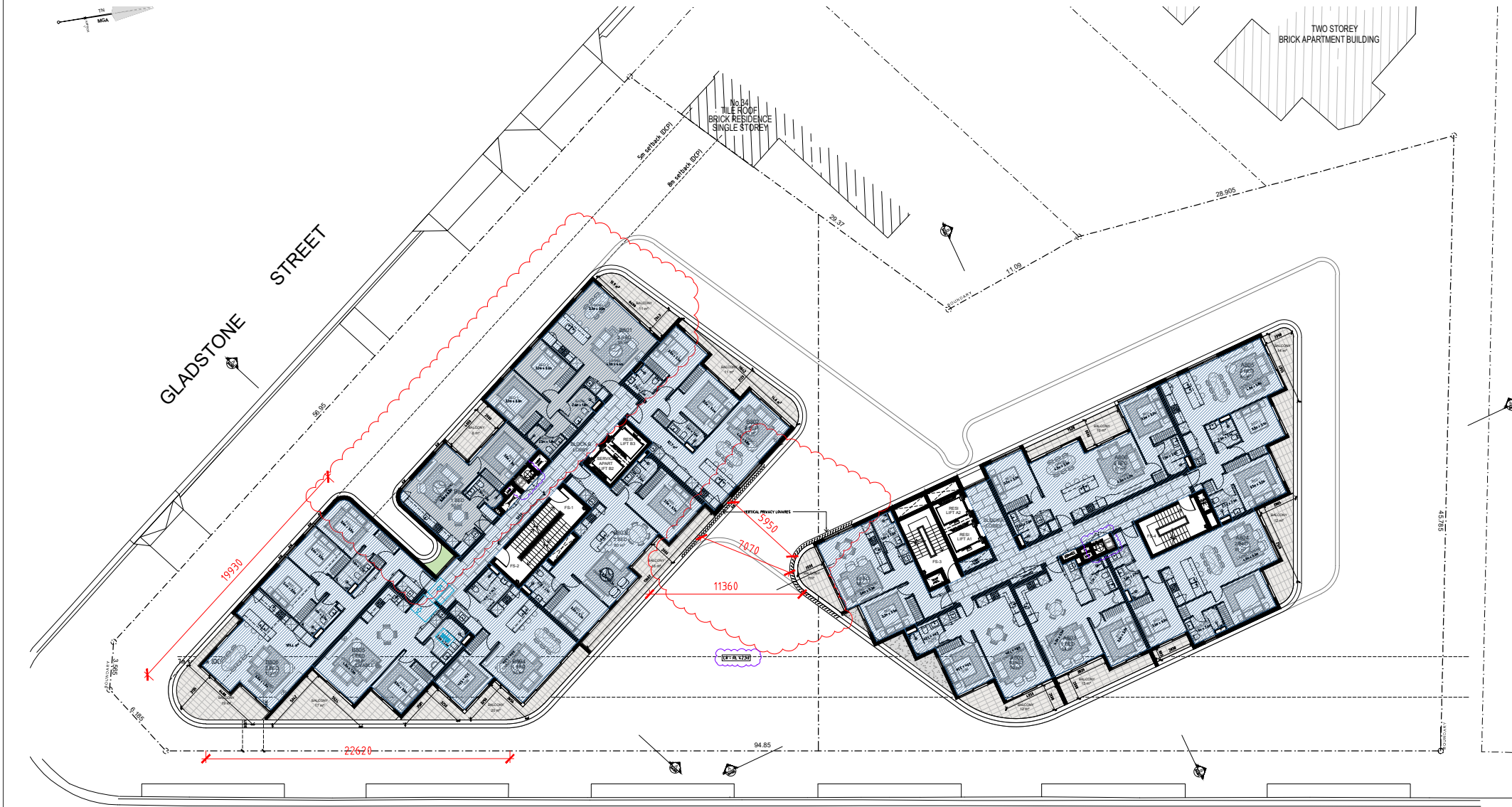
RENDERED WALL / PAINT FINISH P3

PM2

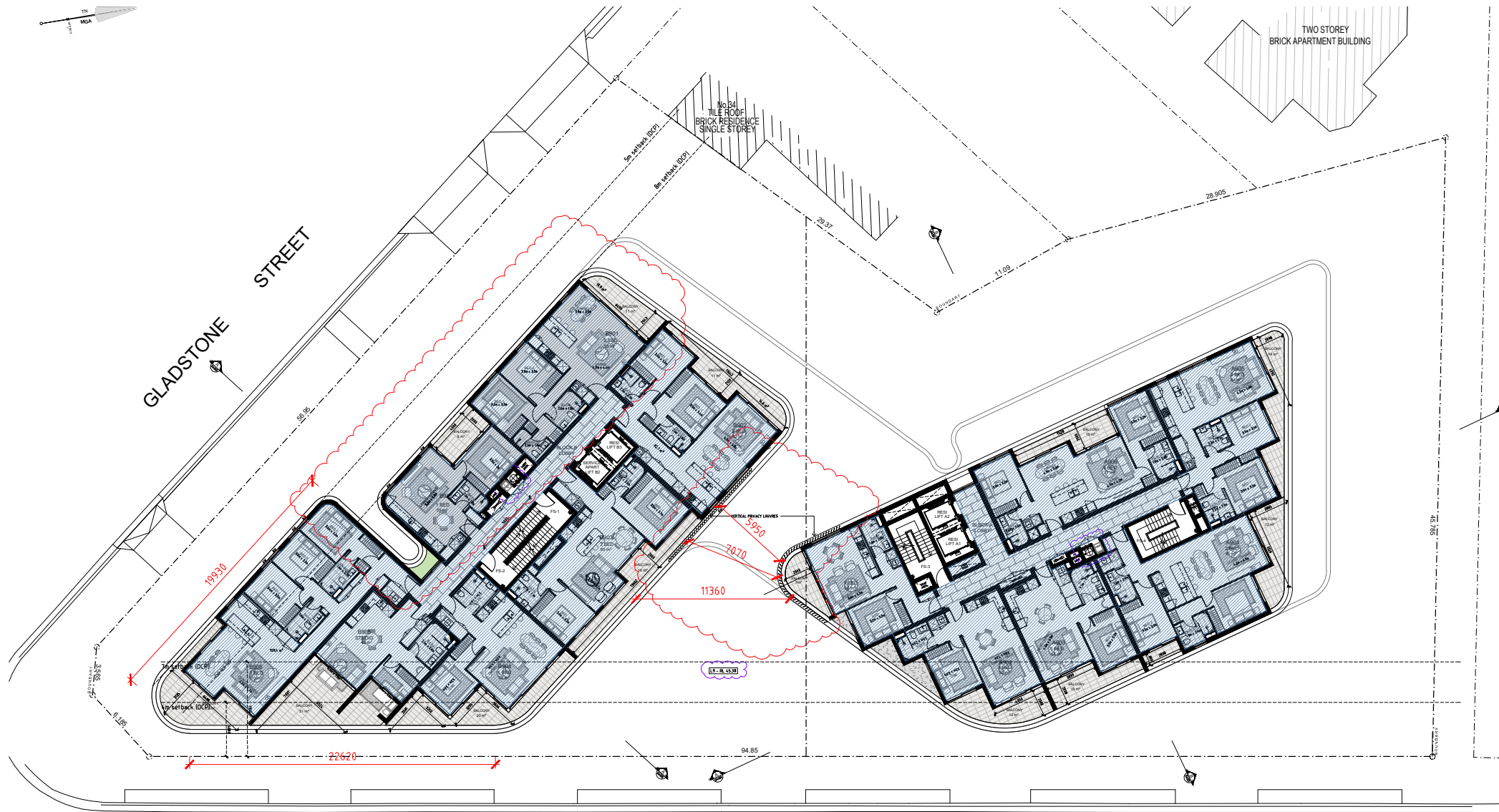
RENDERED WALL / PAINT FINISH P4

RD

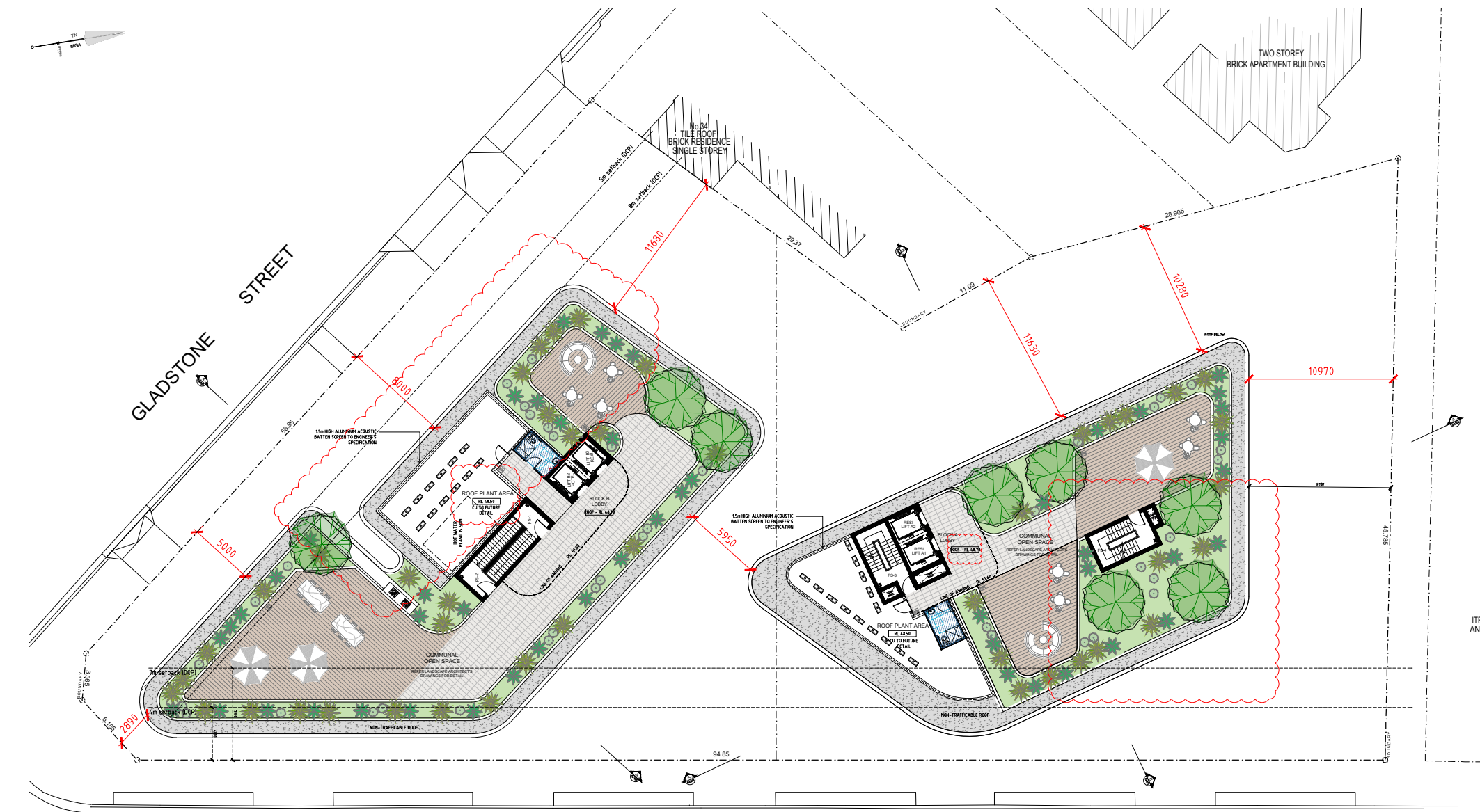
ROLLER DOOR TO FUTURE SELECTION



5 LEVEL 8 PLAN
SCALE 1:200 @ A1



6 LEVEL 9 PLAN
SCALE 1:200 @ A1



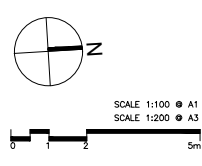
7 ROOF PLAN
SCALE 1:200 @ A1

PROJECT INFORMATION 13.07.2022	
36-38 Gladstone Street & 59-69 Princes Highway, Kogarah	
Site Area by Survey	3589 sqm
Allowable FSR	4 : 1 14356
Zoning	R4 - High Density Residential
Height Control	33m

GFA		
Level		Area
GROUND FLOOR		1,664.90
LEVEL 1		1,998.30
LEVEL 2		1,998.30
LEVEL 3		1,302.20
LEVEL 4		1,271.30
LEVEL 5		1,271.30
LEVEL 6		1,271.30
LEVEL 7		1,271.30
LEVEL 8		1,006.60
LEVEL 9		992.90
ROOF		11.8
TOTAL		14,060.20
Allowable GFA		14,356.00
Proposed FSR		3.92 : 1

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
	C	16.09.2022	AMENDED LEVELS			
	D	26/10/2022	RESPONSE TO WASTE RFI			
	E	10.11.2022	COORDINATION WITH CIVIL			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020			PBD ARCHITECTS ABN 36 147 035 550 Level 2, 52 Albion Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Notated Architect: Paul Bujewicz NSW 7768
DRAWING TITLE: GFA DIAGRAMS (Sheet 2 of 2)			
SCALE:	DRAWING NO:	ISSUE:	
PROJECT NO: 2020	DA501	E	
DRAWN BY: RA / AL / WT			
CHECKED BY: PB			

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



ADG [4B]: NATURAL VENTILATION

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

TOTAL NUMBER OF APARTMENTS

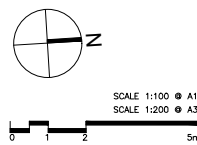
(FIRST 9 STOREYS) 106 UNITS

NATURALLY VENTILATED APARTMENTS 68 UNITS

LEGEND

NATURALLY VENTILATED APARTMENTS

PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

SEPTMBER 2020

DRAWING TITLE:
CROSS VENTILATION DIAGRAMS (Sheet 1 of 2)

SCALE:
1:200 @ A0 / 1:400 @ A2

PROJECT NO:
2020

DRAWING NO:
DA510

SSUE:

DRAWN BY:
RA / AL / W

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2011
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljevic NSW 776

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LEGEND:

AW

AWING

AM

ACCESS HATCH

CU

A/C CONDENSER UNITS

F

FIXED WINDOW

PH

FIRE HYDRANT

FHB

FIRE HOSE REEL

FS

FIRE STAIRS

GC

GARBAGE CHUTE

GW

GREEN WALL

HW

HIGHLIGHT WINDOW

MV

MECHANICAL RISER TO FUTURE DETAIL

MB

MAILBOX TO FUTURE DETAIL

OP

OPaque GLAZING

R

R&L RECYCLING BIN

SK

SKYLIGHT

ST

STORAGE

WT

HOT WATER UNITS

AFG

ALUMINUM FRAMED GLAZING

AB

ALUMINUM BLADE

BAL1

CLEAR GLASS BALUSTRADE WITH TOP RAIL

BAL2

ALUMINUM BALUSTRADE

BR1

BRICK STRETCHER COURSE

BR2

BRICK COLUMN

CP

CAPPING DETAIL (1 TO FUTURE DETAIL)

RW1

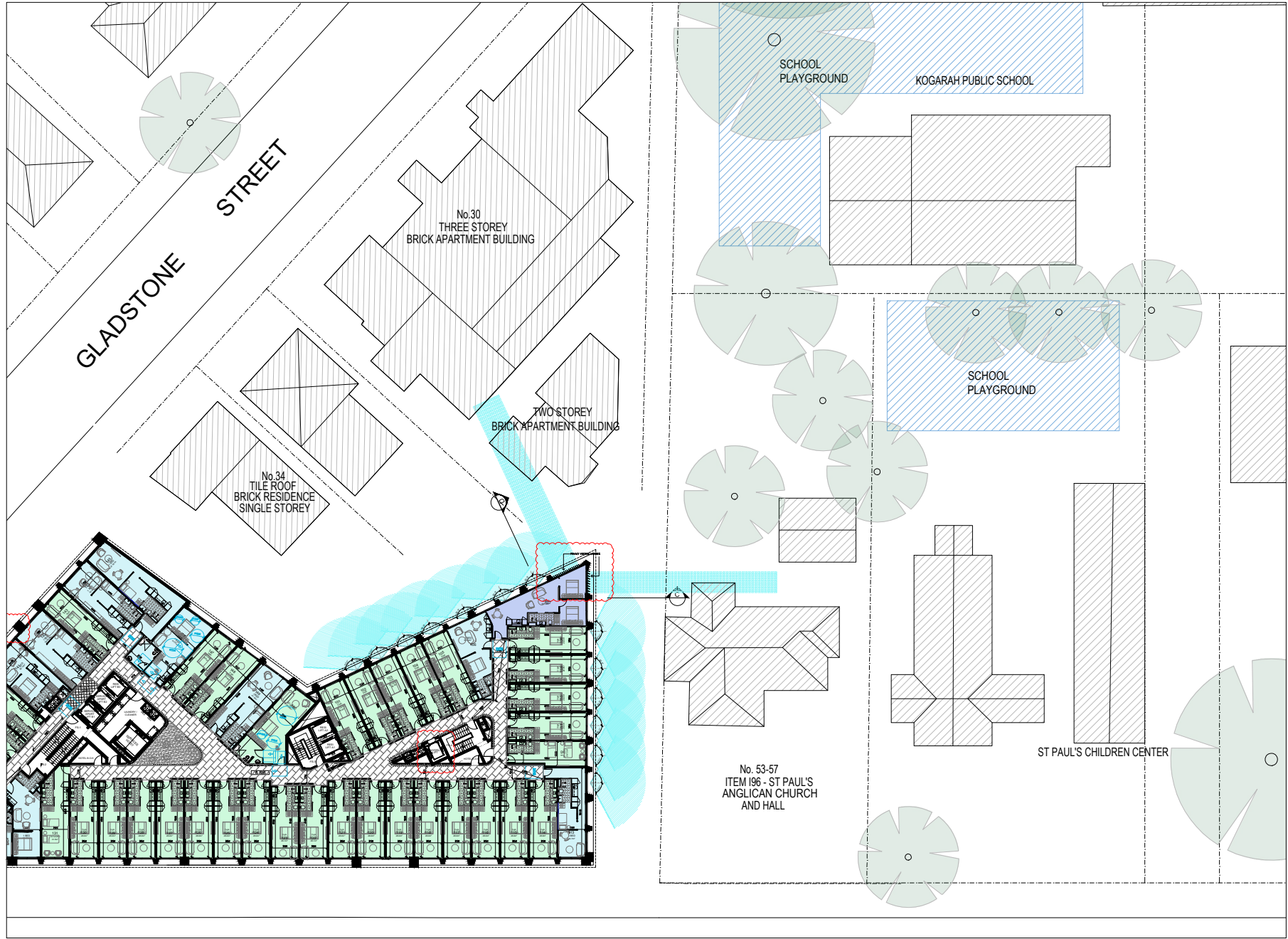
RENDERED WALL / PAINT FINISH P3

RW2

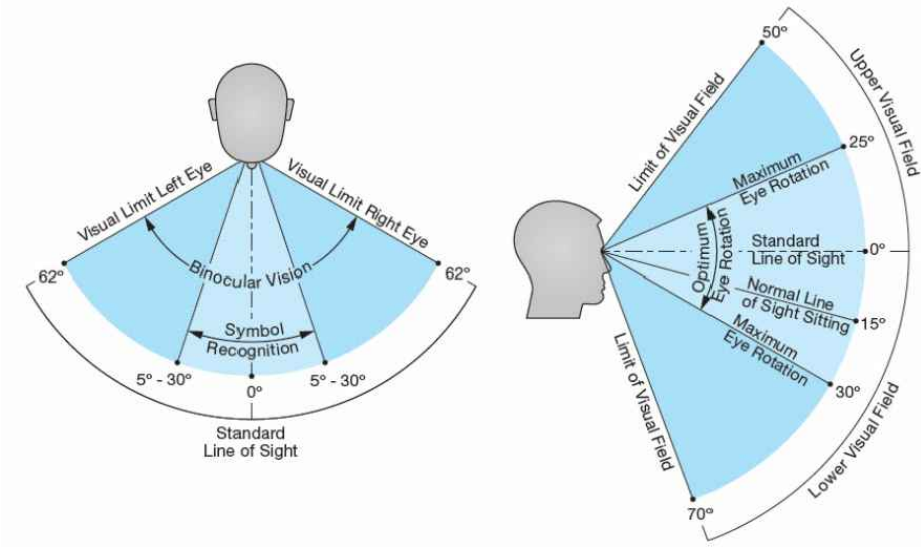
RENDERED WALL / PAINT FINISH P4

RD

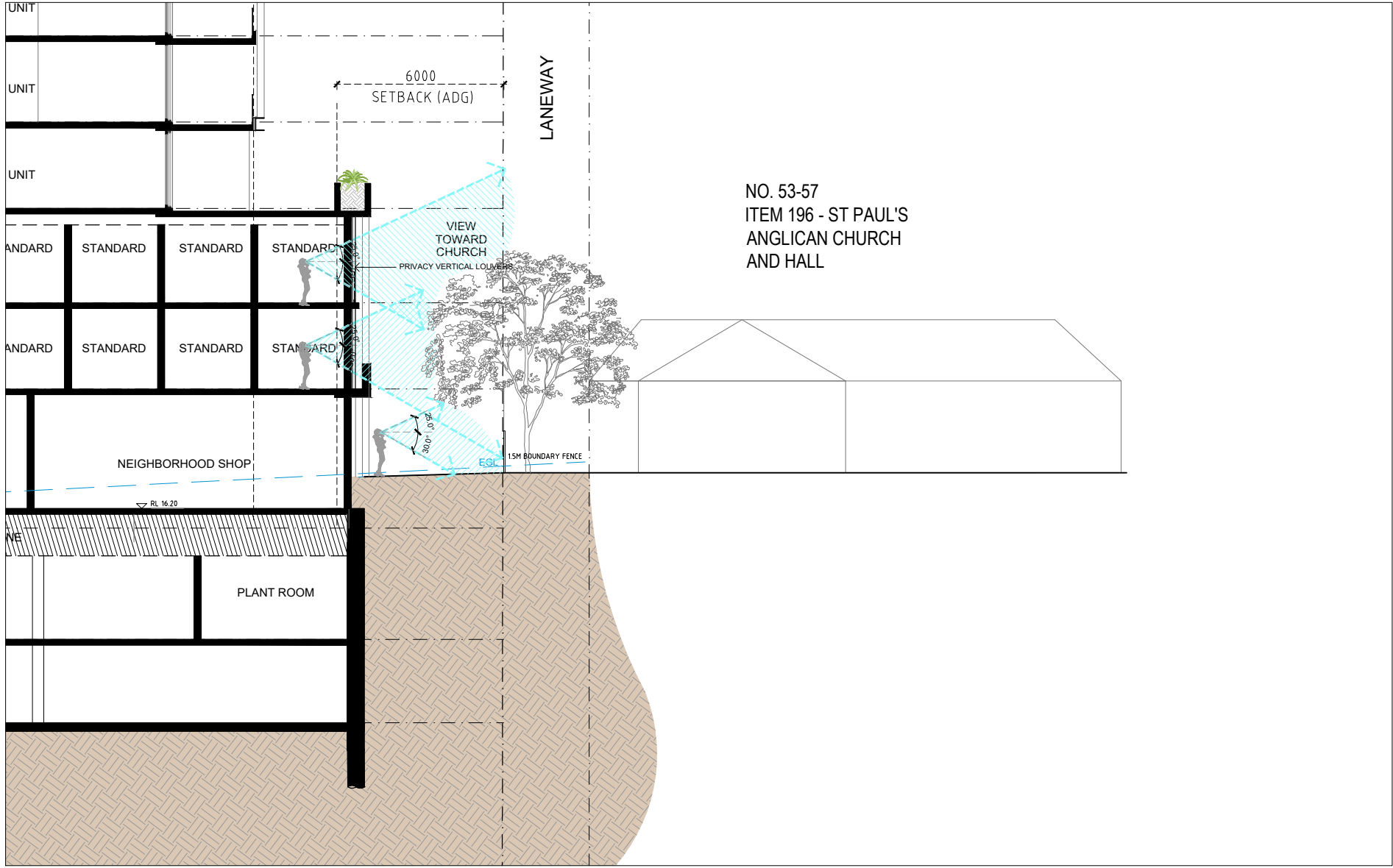
ROLLER DOOR TO FUTURE SELECTION



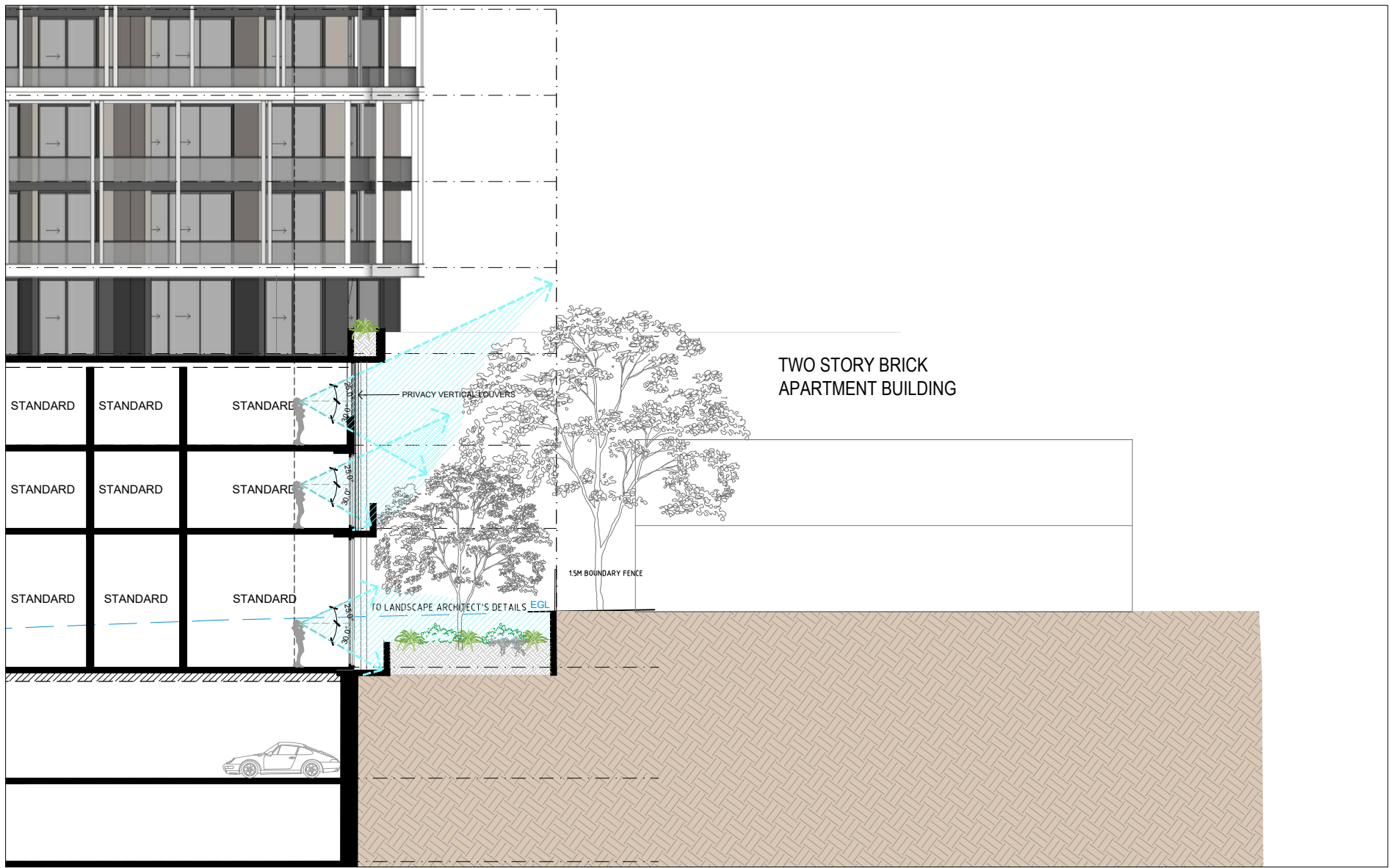
1 PLAN VIEW
SCALE 1:200 @ A1



4 STANDARD OF SIGHT DIAGRAM



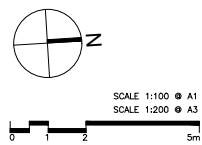
2 SECTION C
SCALE 1:200 @ A1



3 SECTION D
SCALE 1:200 @ A1

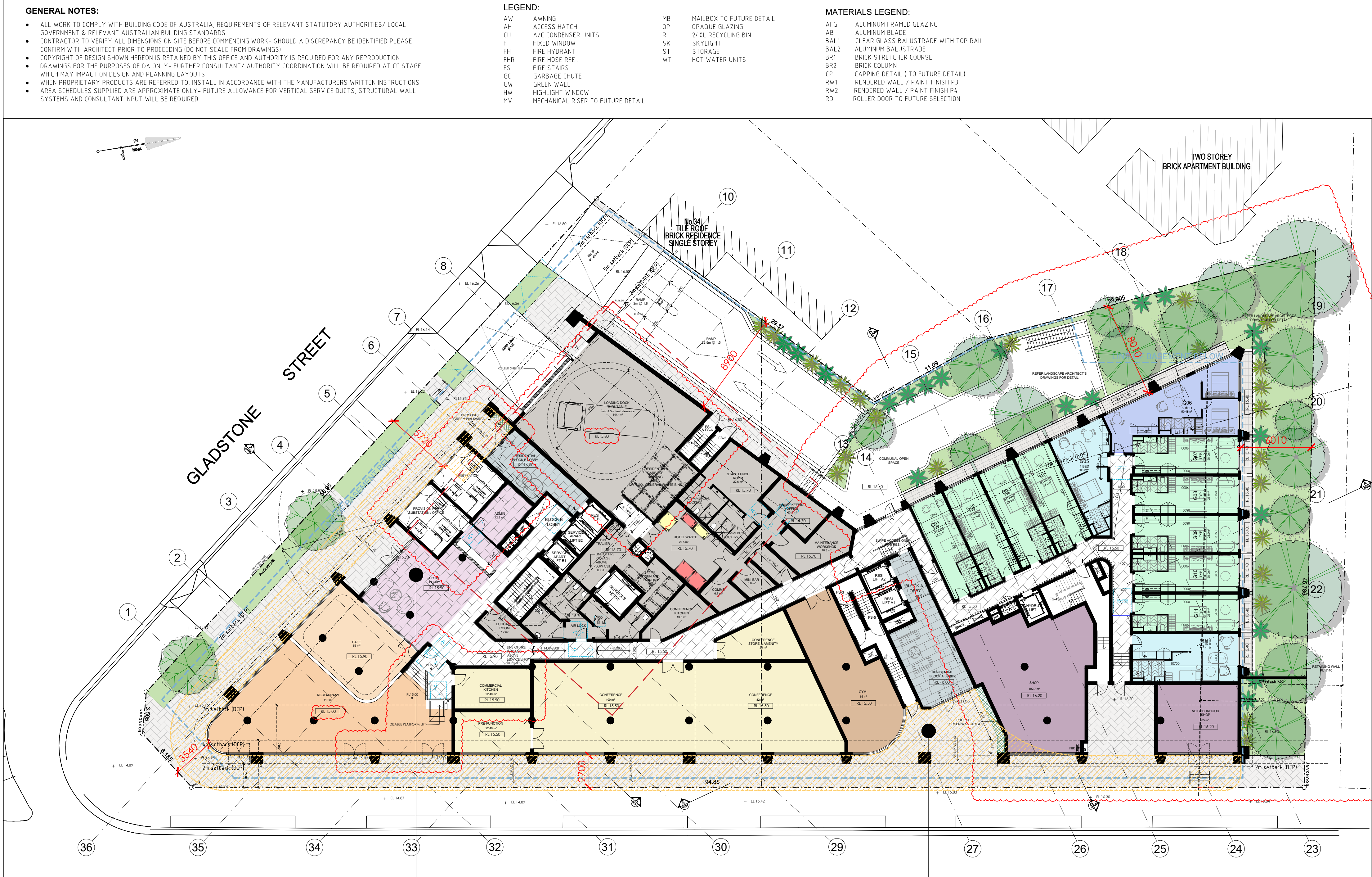
DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	08.07.2022	ADDITIONAL INFORMATION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

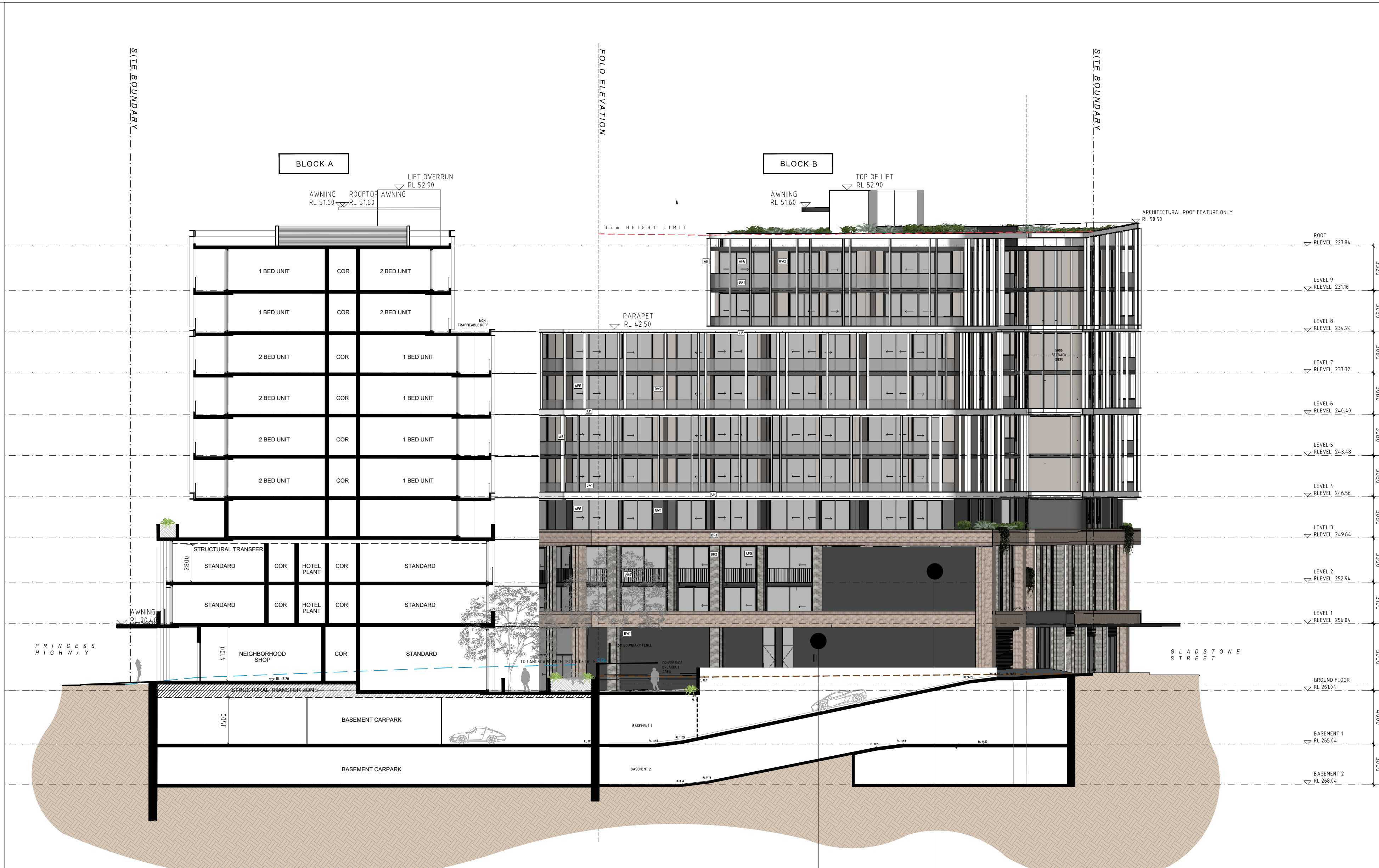
DRAWING TITLE: PRIVACY SIGHTLINE TO SCHOOL PLAYGROUND			SEPTEMBER 2020		PBD ARCHITECTS ABN 36 147 035 550 Level 2, 52 Albion Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Bidjovic NSW 7768
SCALE: 1:100 @ A1 / 1:200 @ A2	DRAWING NO: DA512	ISSUE: B	DRAWN BY: RA / AL / WT		
PROJECT NO: 2020	CHECKED BY: PB				



1 GROUND FLOOR PLAN
SCALE 1:200 @ A1

HOTEL LOBBY COULD BE UTILIZED FOR PUBLIC ART INSTALLATION

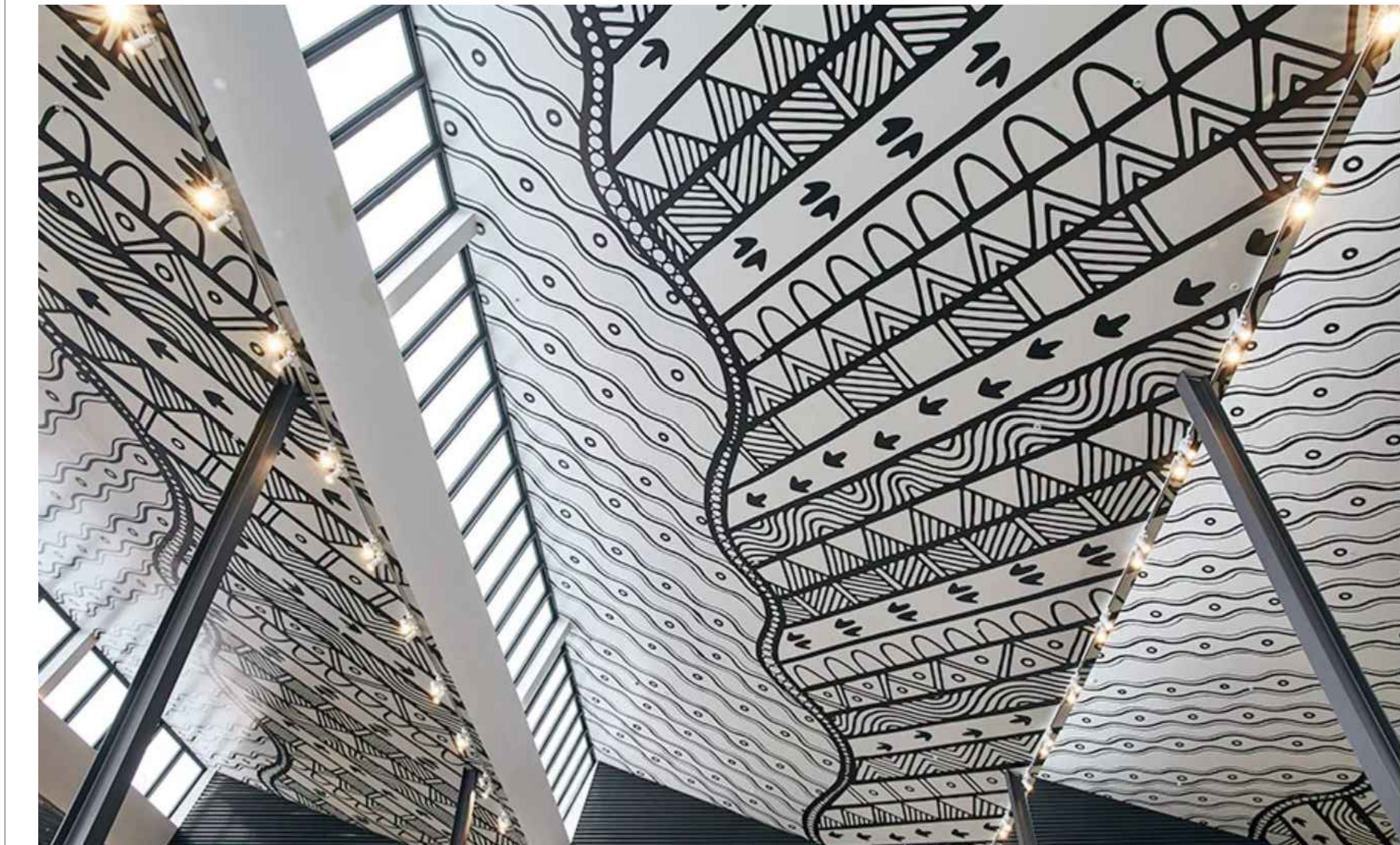
STREET AWNING COULD BE USED TO FOSTER STREET ART



2 WEST ELEVATION
SCALE 1:200 @ A1

BLANK WALLS NEXT TO THE LOADING DOCK COULD BE USED TO FOSTER ART MURALS

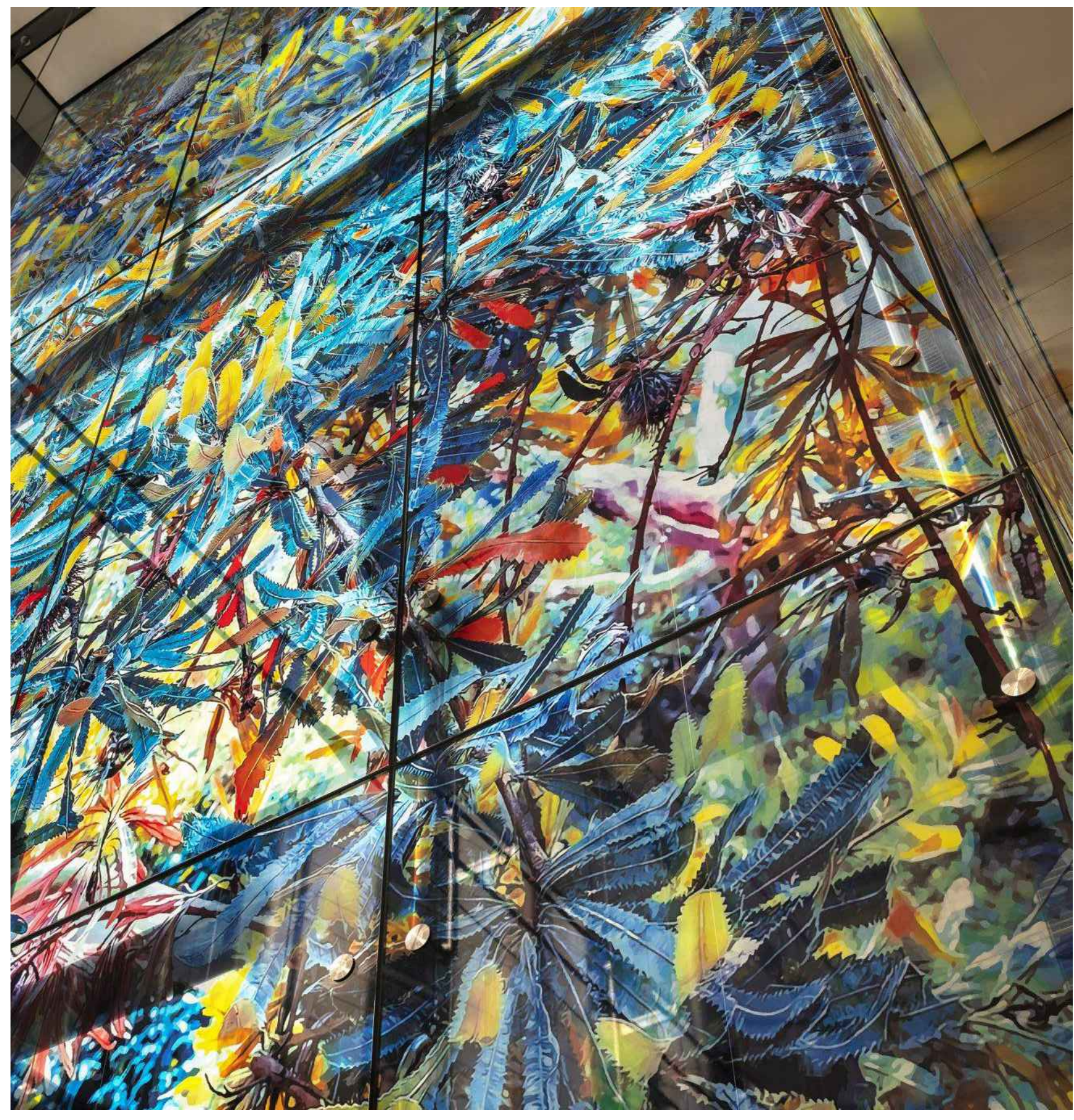
BLANK WALLS NEXT TO THE LOADING DOCK COULD BE USED TO FOSTER ART MURALS



3 PUBLIC MURALS EXAMPLES



4 PUBLIC MURALS EXAMPLES



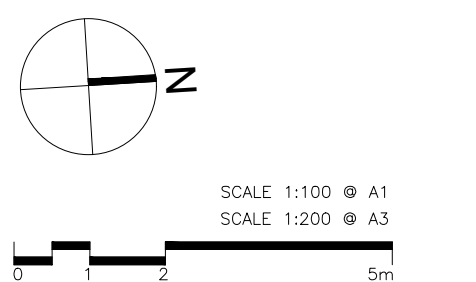
5 PUBLIC MURALS EXAMPLES



6 PUBLIC MURALS EXAMPLES

DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	08/07/2022	ADDITIONAL INFORMATION			
	B	19/07/2022	AMENDED FOR COUNCIL REF			
	C	06/10/2022	AMENDED LOADING DOCK			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

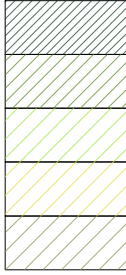
DRAWING TITLE:			SEPTEMBER 2020	
PUBLIC ART OPPORTUNITIES				
SCALE:	DRAWING NO:	ISSUE:		
1:100 @ A0 / 1:200 @ A2	DA515	C		
PROJECT NO:	CHECKED BY:	DRAWN BY:		
2020		RA / AL / WT		

PBD | ARCHITECTS
Address: 36/147 039 000
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9668 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Budjeric NSW 7788
CHECKED BY: PB

- LEGEND:
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| Rw1 | RENDERED WALL / PAINT FINISH P3 |
| Rw2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |

10m
8m
6m
4m
2m



GLADSTONE

No.34
TILE ROOF
BRICK RESIDENCE
SINGLE STOREY

12-21
SITE BOUNDARY

DEEP SO

LIFT PIT

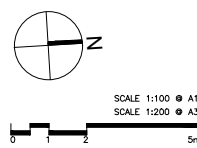
LIFT PI

PRINCES

HIGHWAY

1 EXCAVATION PLAN
SCALE 1:200 @ A0

PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
EXCAVATION DIAGRAM

SCALE:
1:100 @ A1 / 1:200 @ A3
PROJECT NO:
2020

DRAWING NO:
DA530

ISSUE:
B

DRAWN BY:
RA / AL / WT

PBD | ARCHITECTS

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W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 7768

CHECKED BY:
PB

- * ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES' LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- * CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE ADVISE ARCHITECT PRIOR TO PROCEEDING WITH WORK (FOR DRAWING)
- * COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS DISCREPANCY FOR ANY REPRODUCTION
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- * AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

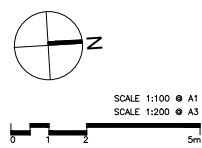
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MY | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|----|--------------------------|
| MB | MAILBOX TO FUTURE DETAIL |
| OP | OPAQUE GLAZING |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- | | |
|------|--------------------------------------|
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| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
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| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

DRAWING TITLE: ADJOINING FUTURE DEVELOPMENT DIAGRAM			
		DRAWING NO: DA550	
PROJECT NO: 2020		DRAWN BY: RA / AL / WT	
			

- GENERAL NOTES:
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
- MB MAILBOX TO FUTURE DETAIL
OP OPAQUE GLAZING
R SUN/ RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

- MATERIALS LEGEND:
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AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PD
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



3 LEVEL 4-7 PLAN
SCALE 1:200 @ A3



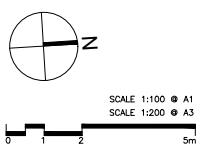
4 LEVEL 8-9 PLAN
SCALE 1:200 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St. Kogarah

CLIENT:
THE ANDARY GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DA SUBMISSION			
B	18.07.2022	AMENDED FOR COUNCIL RFI			



FOR DA SUBMISSION

DRAWING TITLE:
ADJOINING FUTURE DEVELOPMENT DIAGRAM

SCALE:
1:200 @ A3 / 1:400 @ A2
PROJECT NO:
23020

DRAWING NO:
DA551

ISSUE:
B

DRAWN BY:
RA / AL / WT

PBD | ARCHITECTS

Level 2, 52 Albion Street, Surry Hills NSW 2010
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Nominated Architect: Paul Budjervic NSW 7768
ABN 36 147 035 550
CHECKED BY:
PB

- * ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- * CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONSIDER WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
- * CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND AUTHORITY IS DISCREPANCY FOR ANY REPRODUCTION
- * DRAWINGS FOR THE PURPOSES OF DA ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE 1 WHICH MAY IMPACT ON DESIGN AND PLANNING LAUNGS
- * WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS
- * ARE SCHEDULING SUPPLIERS TO PROVIDE A FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED TO

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

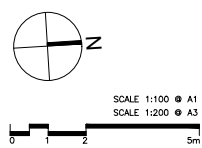
AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



	Minimum Rate	No. of Units	Minimum allowed	Proposed
Residential (RTA sub-regional)				
1 Bed	0.6 per unit	15	9.0	
2 Bed	0.9 per unit	8	7.2	
3 Bed	1.4 per unit	7	9.8	
			26.0	26
Visitor	1 per 5 units	30	6.0	6

[illegible]

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RF1			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SCALE:
1:200 @ A0 / 1:400 @ A2

PROJECT NO:
2020

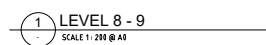
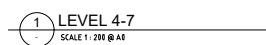
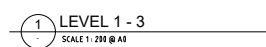
ISSUE:
B

PBD | ARCHITECTS
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Nominated Architect: Paul Buljovic NSW 776
CHECKED BY:
PB

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- DRAWINGS FOR THE PURPOSES OF DESIGN ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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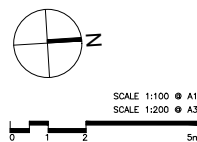
- | | |
|-----|-----------------------------------|
| AW | AWNING |
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| CU | A/C CONDENSER UNITS |
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| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
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| MV | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|------|--------------------------------------|
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| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



<u>GFA CALCULATION</u>	AREA
GROUND	326.10SQM
LEVEL 1 - 3	303.00SQM
LEVEL 4-7	231.05SQM
LEVEL 8-9	185.20SQM
TOTAL	2529.50SQM
ALLOWABLE	3352.00SQM
PROPOSED FSR	3.09:1
<u>LEGEND</u>	

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RF1			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

		SEPTEMBER 2020	
DRAWING TITLE: ADJOINING FUTURE DEVELOPMENT			
GFA DIAGRAM			
SCALE: 1:200 @ A0 / 1:400 @ A2	DRAWING NO: DA553		ISSUE: B
PROJECT NO: 2020			

DRAWN BY:
RA / AL / W

PBD | ARCHITECTS
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 776
CHECKED BY:
PB

GENERAL NOTES:

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LEGEND:

- AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHD FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
HV MECHANICAL RISER TO FUTURE DETAIL

- MB MAILBOX TO FUTURE DETAIL
OP OPAQUE GLAZING
P SUN-RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (1 TO FUTURE DETAIL)
PW1 RENDERED WALL / PAINT FINISH P3
PW2 RENDERED WALL / PAINT FINISH P4
RD ROLLER DOOR TO FUTURE SELECTION



PRINCES

HIGHWAY

GROUND FLOOR
SCALE 1:200 @ A3



PRINCES

HIGHWAY

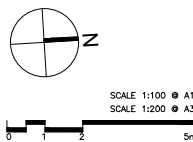
LEVEL 4
SCALE 1:200 @ A3

DEEP SOIL CALCULATION (FUTURE DEVELOPMENT)

SITE AREA	818.00	sqm	
ADG GUIDELINE	57.26	sqm	7.00%
850mm - 1500mm soil depth			
PROPOSED			
GROUND FLOOR	58.50	sqm	7.15%
LEVEL 4	22.70	sqm	2.78%
TOTAL	81.20	sqm	9.93%

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT	A	03.09.2021	DA SUBMISSION			
34-36 Gladstone St. Kogarah	B	18.07.2022	AMENDED FOR COUNCIL RFI			
	C	05/10/2022	AMENDED LOADING DOCK			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE:	SEPTEMBER 2020
ADJOINING FUTURE DEVELOPMENT	
DEEP SOIL DIAGRAM	
SCALE:	DRAWING NO:
1:200 @ A3 / 1:400 @ A2	DA554
PROJECT NO:	ISSUE:
2020	C

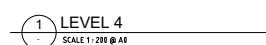
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PBD | ARCHITECTS
Level 2, 52 Alton Street, Surry Hills NSW 2010
P: (02) 9698 8140 E: info@pbdarchitects.com.au
W: www.pbdarchitects.com.au
ABN 56 147 035 550
Nominated Architect: Paul Bujewicz NSW 7768
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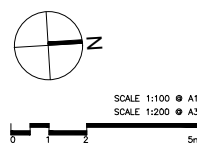
- | | |
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| AW | AWNING |
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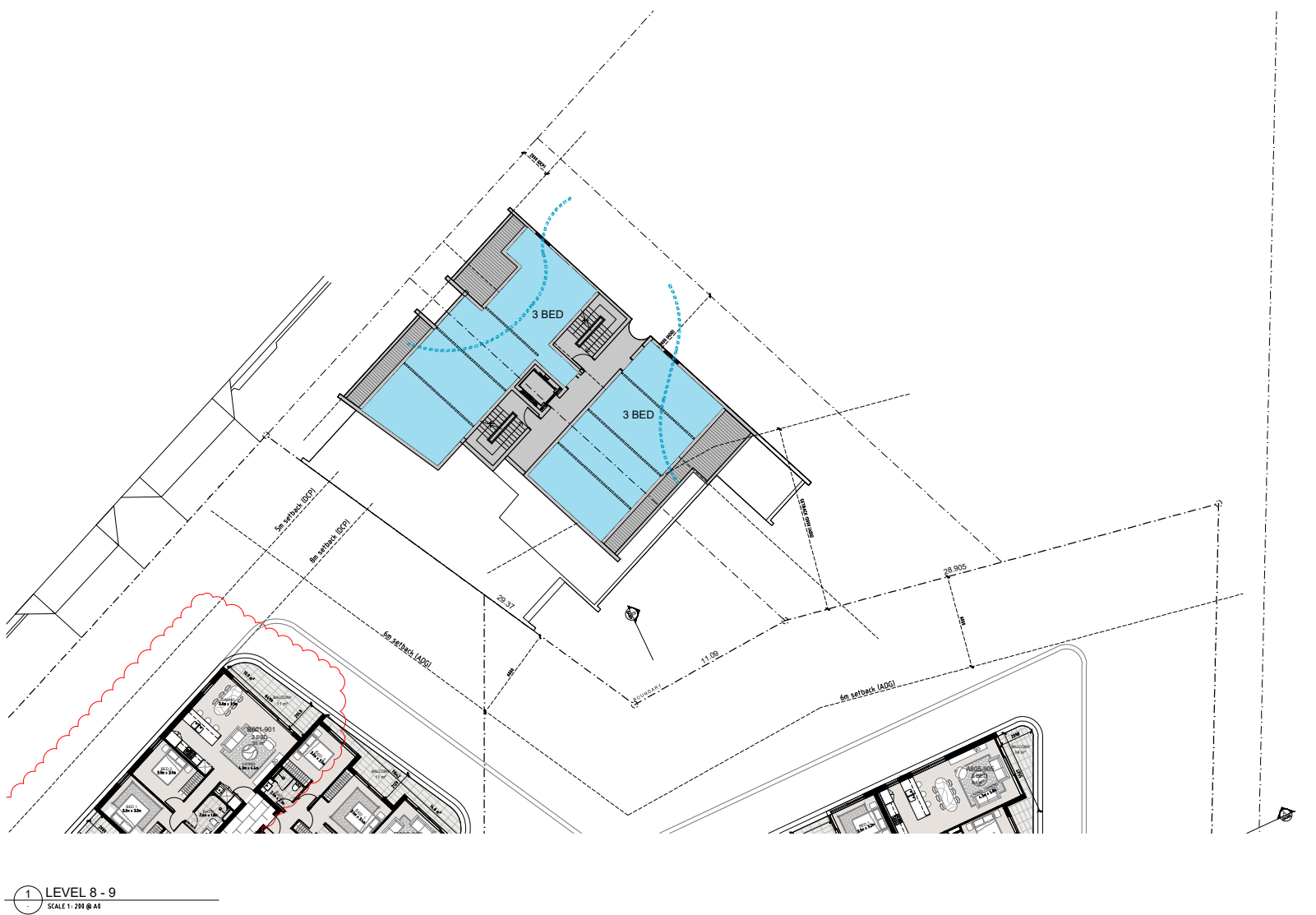
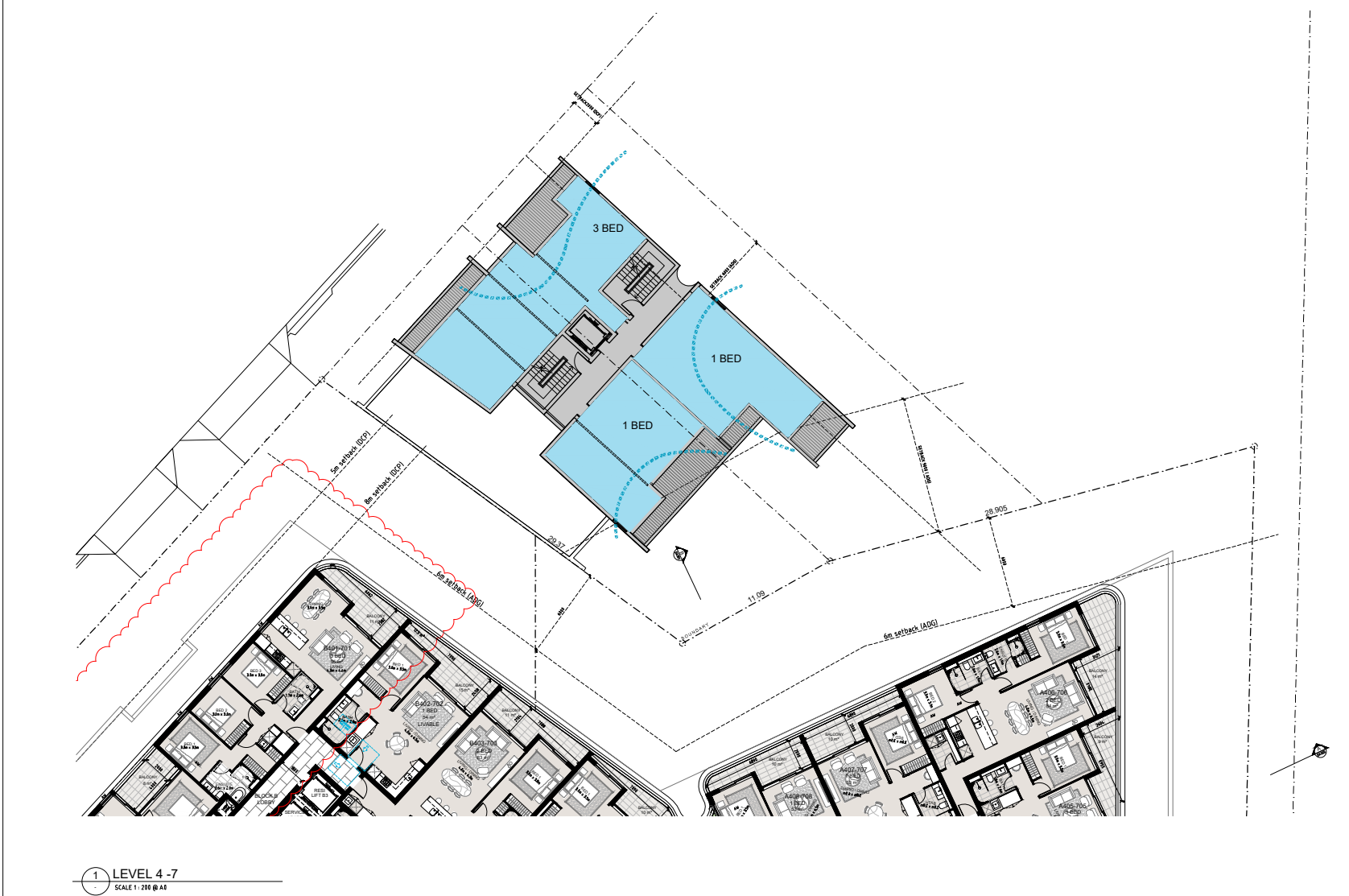
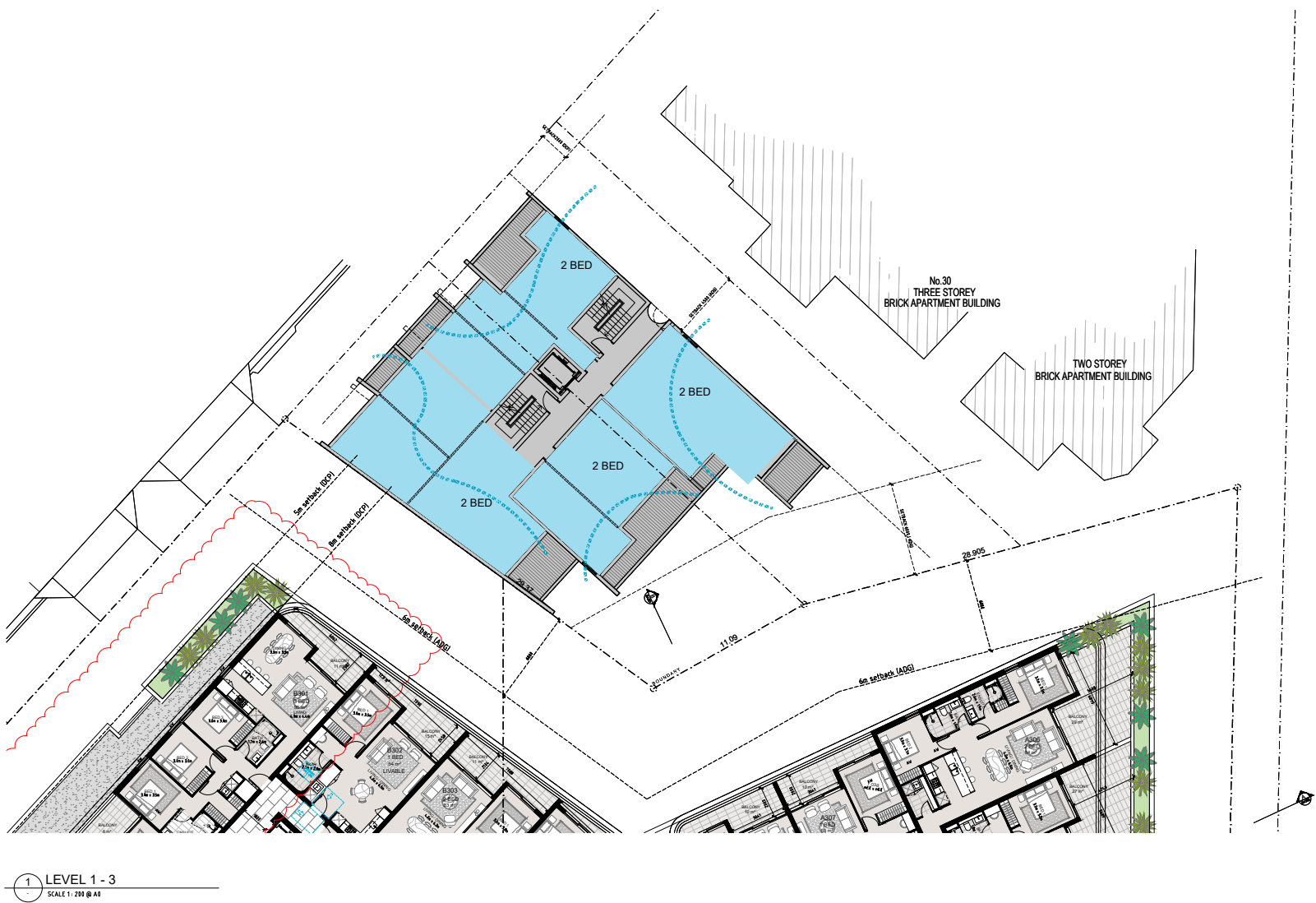
LEVEL	AREA	%
GROUND	189 m ²	23%
LEVEL 4	80 m ²	10

PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

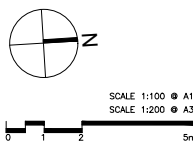
DRAWING TITLE: ADJOINING FUTURE DEVELOPMENT		SEPTEMBER 2020			
SCALE: 1:200 @ 1:100 @ A2		DRAWING NO: DA555		AIN 30 147 035 050 Level 2, 52 Albion Street, Surry Hills NSW 2010 P 02 (08) 9149 1149 E info@pbdarchitects.com.au W www.pbdarchitects.com.au V www.pbdarchitects.com.au Nominated Architect: Paul Bulgarev NSW 7768	
PROJECT NO: 2020		C		CHECKED BY: PB	
		DRAWN BY: BA / AL / WT			



NATURAL VENTILATION SUMMARY	
ADG (48) NATURAL VENTILATION	
- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED - AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING	
TOTAL NUMBER OF APARTMENTS (FIRST 9 STOREYS)	30 UNITS
NATURALLY VENTILATED APARTMENTS :	28 UNITS
	= 93.33%
LEGEND	NATURALLY VENTILATED APARTMENTS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	19.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						

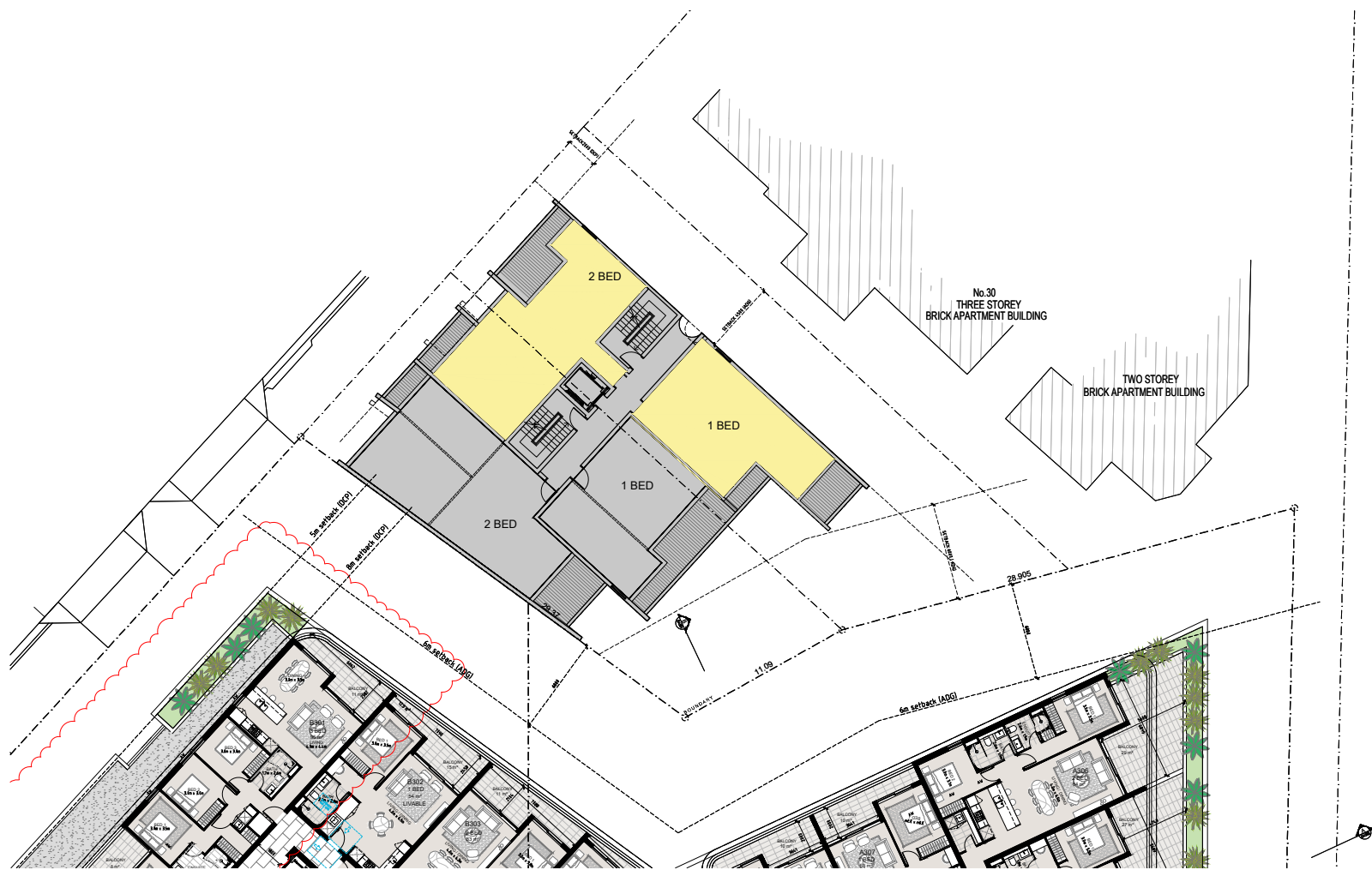


FOR DA SUBMISSION

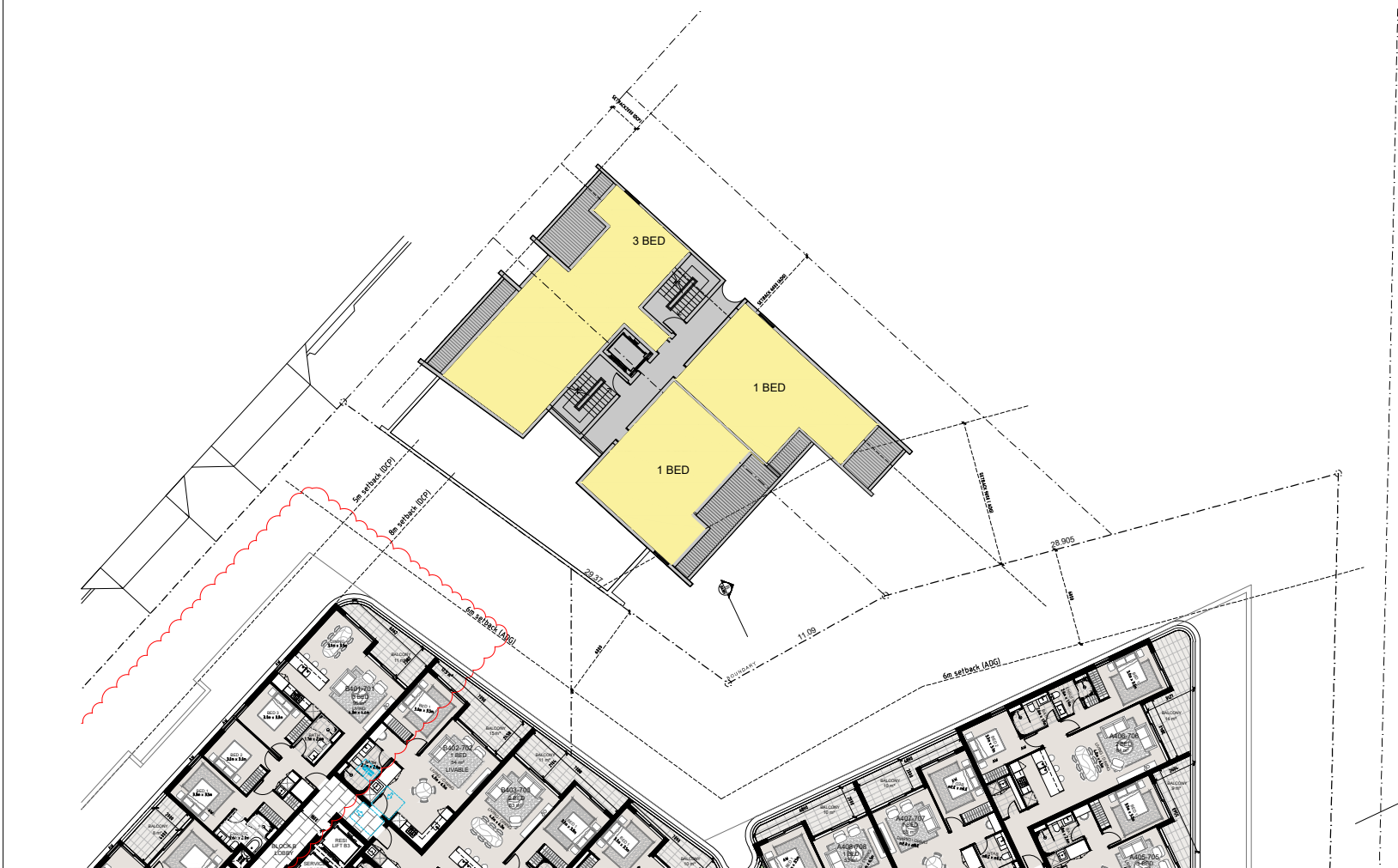
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SCALE: 1:200 @ A1 / 1:400 @ A2	DRAWING NO: DA556	ISSUE: B	DRAWN BY: RA / AL / WT
PROJECT NO: 2020	CHECKED BY: PB	PBD ARCHITECTS	



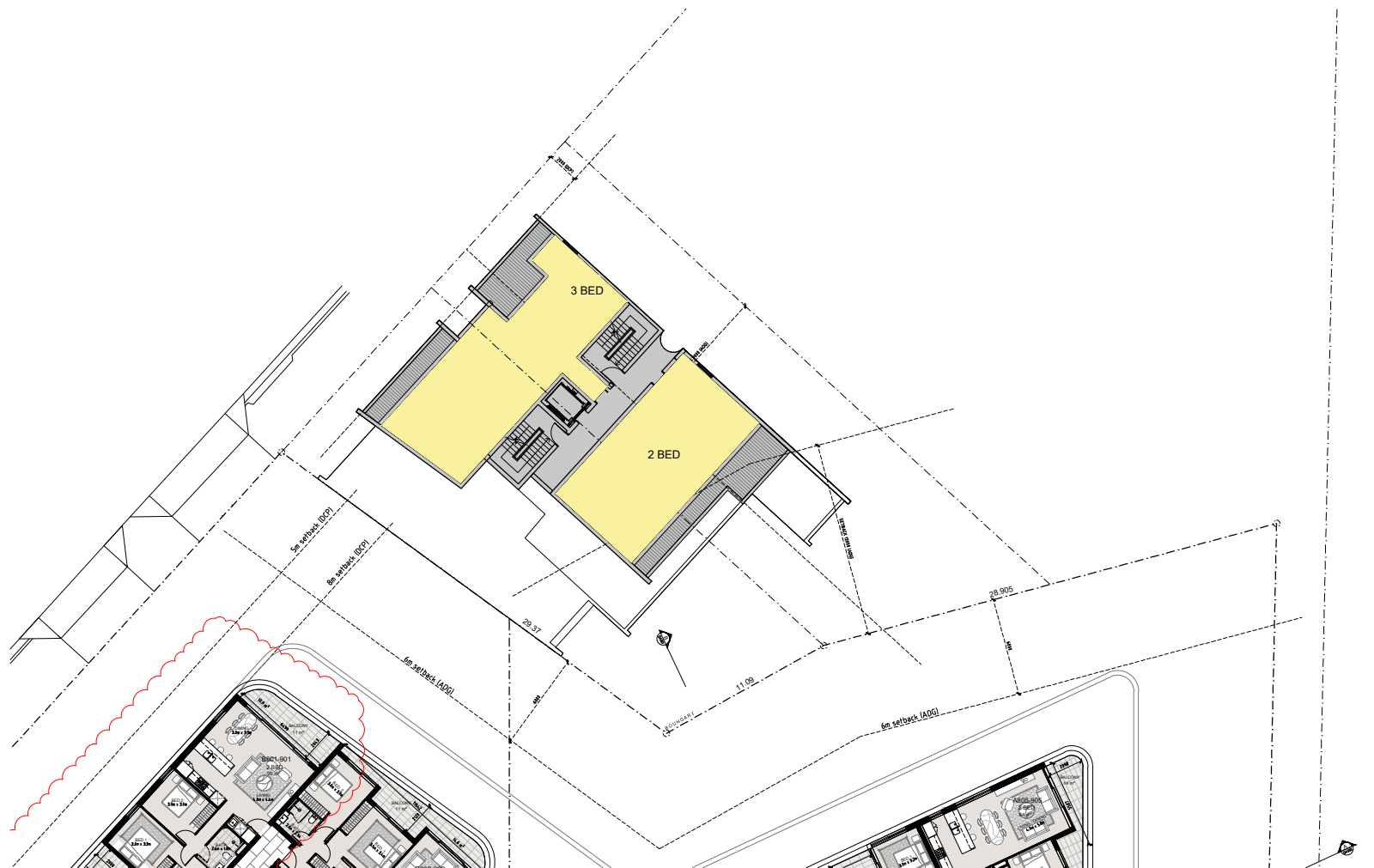
1 LEVEL GROUND
SCALE 1:200 @ A1



1 LEVEL 1-3
SCALE 1:200 @ A1



1 LEVEL 4-7
SCALE 1:200 @ A1



1 LEVEL 8-9
SCALE 1:200 @ A1

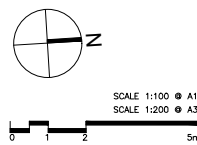
SOLAR ANALYSIS SUMMARY	
TYPICAL PLAN GROUND	1 / 2 UNITS SOLAR ACCESS = 50%
TYPICAL PLAN LEVEL (1-3)	6 / 12 UNITS SOLAR ACCESS = 50%
TYPICAL PLAN LEVEL (4-7)	12 / 12 UNITS SOLAR ACCESS = 100%
TYPICAL PLAN LEVEL (8-9)	4 / 4 UNITS SOLAR ACCESS = 100%
TOTAL NUMBER OF APARTMENTS	30 UNITS
SOLAR ACCESS APARTMENTS	23
	= 76.66%

LEGEND



DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	19.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: ADJOINING FUTURE DEVELOPMENT SOLAR ANALYSIS DIAGRAM SCALE: 1:200 @ A1 / 1:400 @ A2 PROJECT NO: 2020	SEPTEMBER 2020 DRAWING NO: DA557 ISSUE: B CHECKED BY: PB	Level 2, 52 Alibon Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Bidjovic NSW 7768 A/N 36 147 035 550 Level 2, 52 Alibon Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Bidjovic NSW 7768 A/N 36 147 035 550 Level 2, 52 Alibon Street, Surry Hills NSW 2010 P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au Nominated Architect: Paul Bidjovic NSW 7768 A/N 36 147 035 550
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- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- THE DESIGN SHALL BE SUBJECT TO REVIEW, RETAIN AND BE REVIEWED BY THE LOCAL GOVERNMENT AND AUTHORITY IS REQUIRED FOR ANY IDENTIFICATION
- DRAWINGS FOR THE PURPOSES OF A.D.U. ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- FOR PRELIMINARY PRODUCTS ARE REFERRED TO, BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED APPROXIMATELY. ALLOW FOR FUTURE ALLOWANCE FOR SERVICE VESSEL DUES, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED.

- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MY | MECHANICAL RISER TO FUTURE DETAIL |

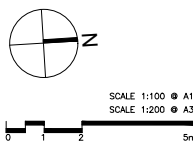
- | | |
|----|--------------------------|
| MB | MAILBOX TO FUTURE DETAIL |
| OP | OPAQUE GLAZING |
| R | 24-IL RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

CLIENT:
THE ANDARY GROUP

[illegible]

SEPTEMBER 2020

DRAWING TITLE:
ADJOINING FUTURE DEVELOPMENT SECTION

SCALE:
1:100 @ A0 / 1:200 @ A2

PROJECT NO:
2020

DRAWING NO
DA558

SSUE:
B

DRAWN BY:
RA / AL / W

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2015
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljevic NSW 776

CHECKED BY:
PB

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE ADVISE ARCHITECT PRIOR TO PROCEEDING (DO NOT DRAWINGS)
- COPY OF DESIGN SHOWN HEREIN IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHEN ANY IMPACT ON DESIGN AND PLANNING LAUNDS
- WHEN PREPARING ANY PRODUCTS ARE REQUIRED TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

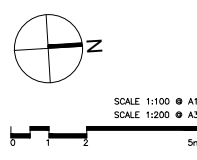
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|----|------------------------|
| MB | MAILBOX TO FUTURE DATA |
| OP | OPAQUE GLAZING |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



DEEP SOIL CALCULATION			
SITE AREA	3,589.00	sqm	
ADG GUIDELINE	251.23	sqm	7.00%
PROPOSED			
GROUND FLOOR (INFINITY DEEP SOIL)	283.20	sqm	7.89%
PLANTING ON STRUCTURE CALCULATION			
PROPOSED			
GROUND FLOOR	125.80	sqm	3.51%
LEVEL 3 - soil depth 850mm +	196.40	sqm	5.47%
ROOF - soil depth 850mm +	353.30	sqm	9.84%
TOTAL	675.50	sqm	18.82%

[illegible]

-  COMMUNAL LANDSCAPED AREA
 PRIVATE LANDSCAPED AREA
 DEEP SOIL AREA (INFINITY SOIL DEPTH)

FOR DA SUBMISSION

DRAWING TITLE: DEEP SOIL DIAGRAM		SEPTEMBER 2020			
SCALE: 1:50 @ A1 : 1:200 @ A3		DRAWING NO: DA560		AIN 36 147 035 050 Level 2, 52 Athlon Street, Surry Hills NSW 2010 P 102 008 9149 E info@pbdarchitects.com.au W www.pbdarchitects.com.au Nominated Architect: Paul Bulgic NSW 7768	
PROJECT NO: 2020		ISSUE: D		CHECKED BY: PB	
		DRAWN BY: RA / AL / WT			

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
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LEGEND:

AW

AWNING

AH

ACCESS HATCH

CU

A/C CONDENSER UNITS

F

FIXED WINDOW

PH

FIRE HYDRANT

FHD

FIRE HOSE REEL

FS

FIRE STAIRS

GC

GARBAGE CHUTE

GW

GREEN WALL

HW

HIGHLIGHT WINDOW

HV

MECHANICAL RISER TO FUTURE DETAIL

MB

MAILBOX TO FUTURE DETAIL

OP

OPADUE GLAZING

R

RAIN RECYCLING BIN

SK

SKYLIGHT

ST

STORAGE

WT

HOT WATER UNITS

MATERIALS LEGEND:

AFG

ALUMINUM FRAMED GLAZING

AB

ALUMINUM BLADE

BAL1

CLEAR GLASS BALUSTRADE WITH TOP RAIL

BAL2

ALUMINUM BALUSTRADE

BR1

BRICK STRETCHER COURSE

BR2

BRICK COLUMN

CP

CAPPING DETAIL (TO FUTURE DETAIL)

PM1

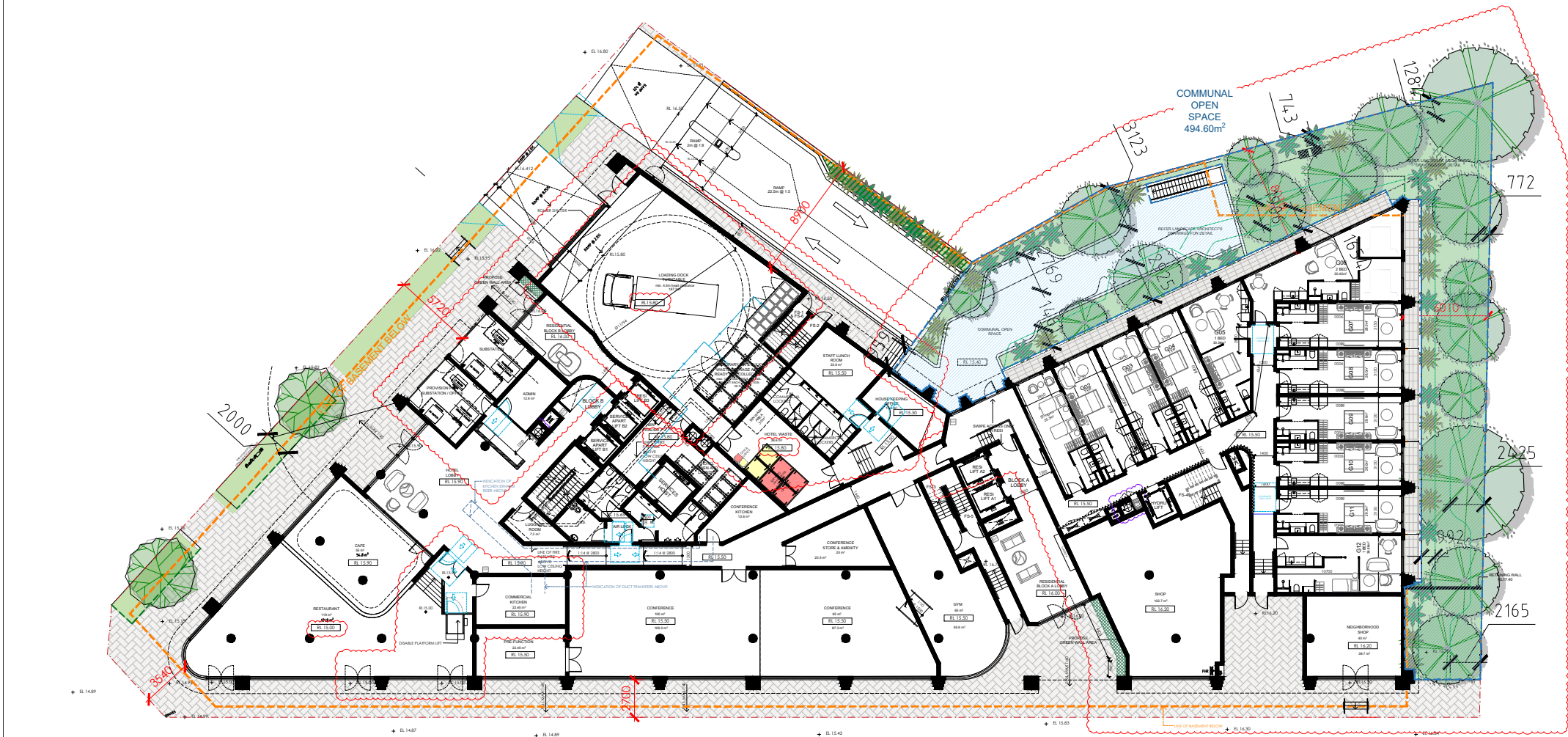
RENDERED WALL / PAINT FINISH P3

PM2

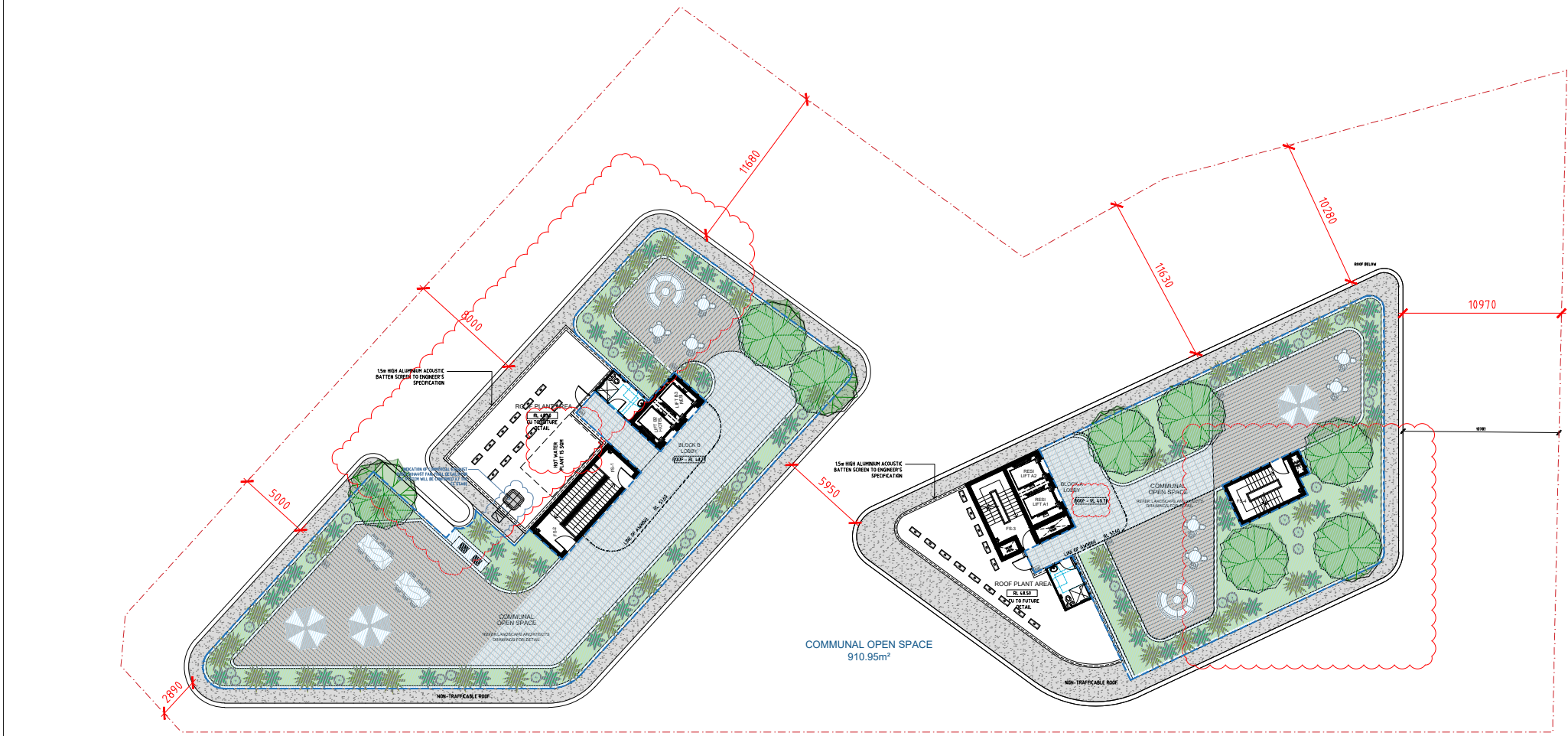
RENDERED WALL / PAINT FINISH P4

RD

ROLLER DOOR TO FUTURE SELECTION



1 GROUND FLOOR
SCALE 1:200 @ A3

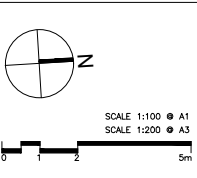


2 ROOF PLAN
SCALE 1:200 @ A3

SITE AREA		= 3589 m ²
ADG REQUIREMENT MIN. 25% COMMUNAL OPEN SPACE		= 897.25 m ² (MIN.)
COMMUNAL OPEN SPACE		
LEVEL	AREA	%
GROUND	494.60m ²	13.78%
ROOF	910.95m ²	25.38%
TOTAL	1,405.55m ²	39.16%

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	08.07.2022	REVISED			
	C	18.07.2022	AMENDED TO COUNCIL REF			
	D	30.11.2022	AMENDED TO COUNCIL REF			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
COMMUNAL OPEN SPACE DIAGRAM

SCALE:
1:100 @ A1 / 1:200 @ A3
PROJECT NO:
2020

DRAWING NO:
DA561

ISSUE:
D

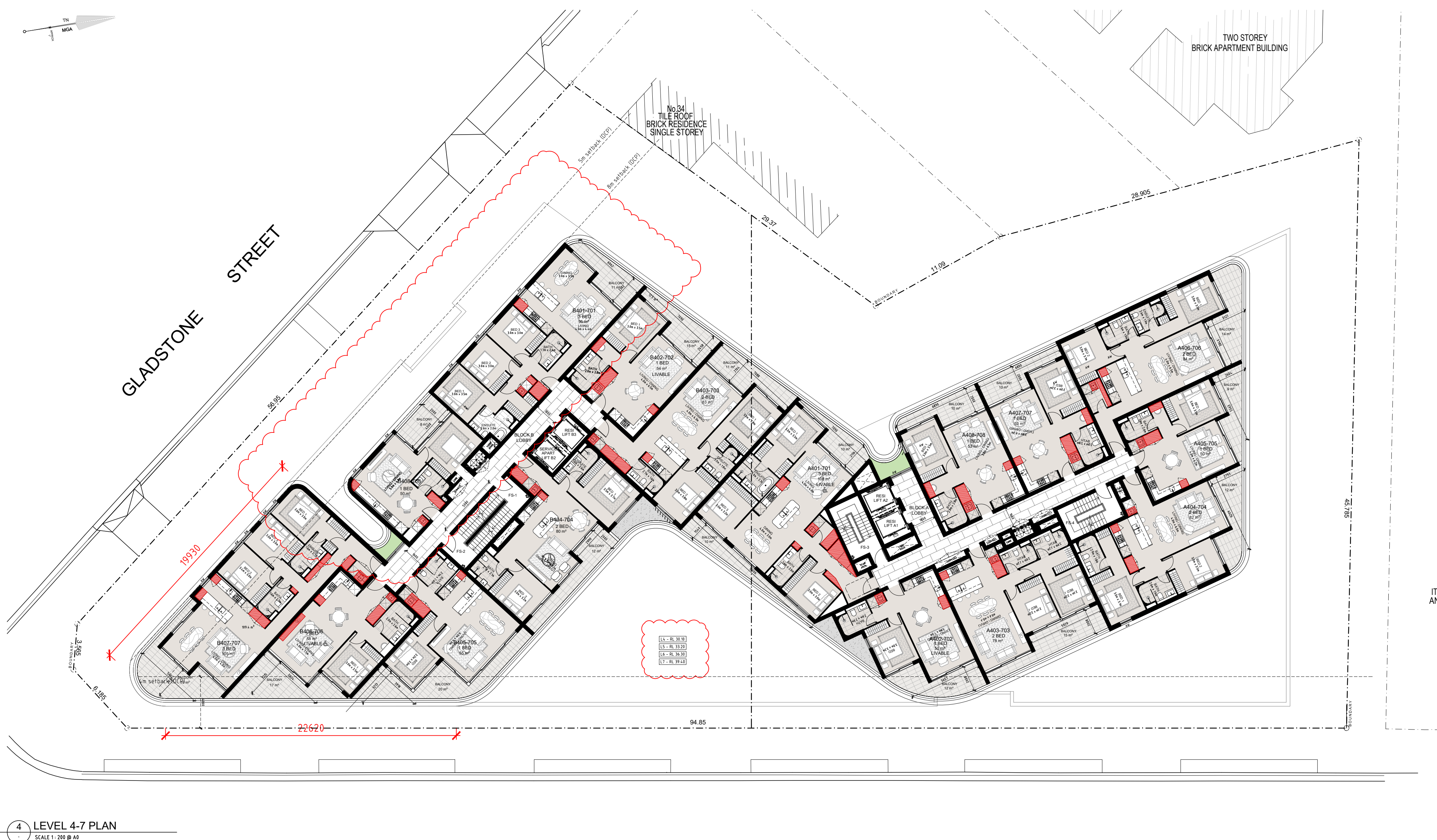
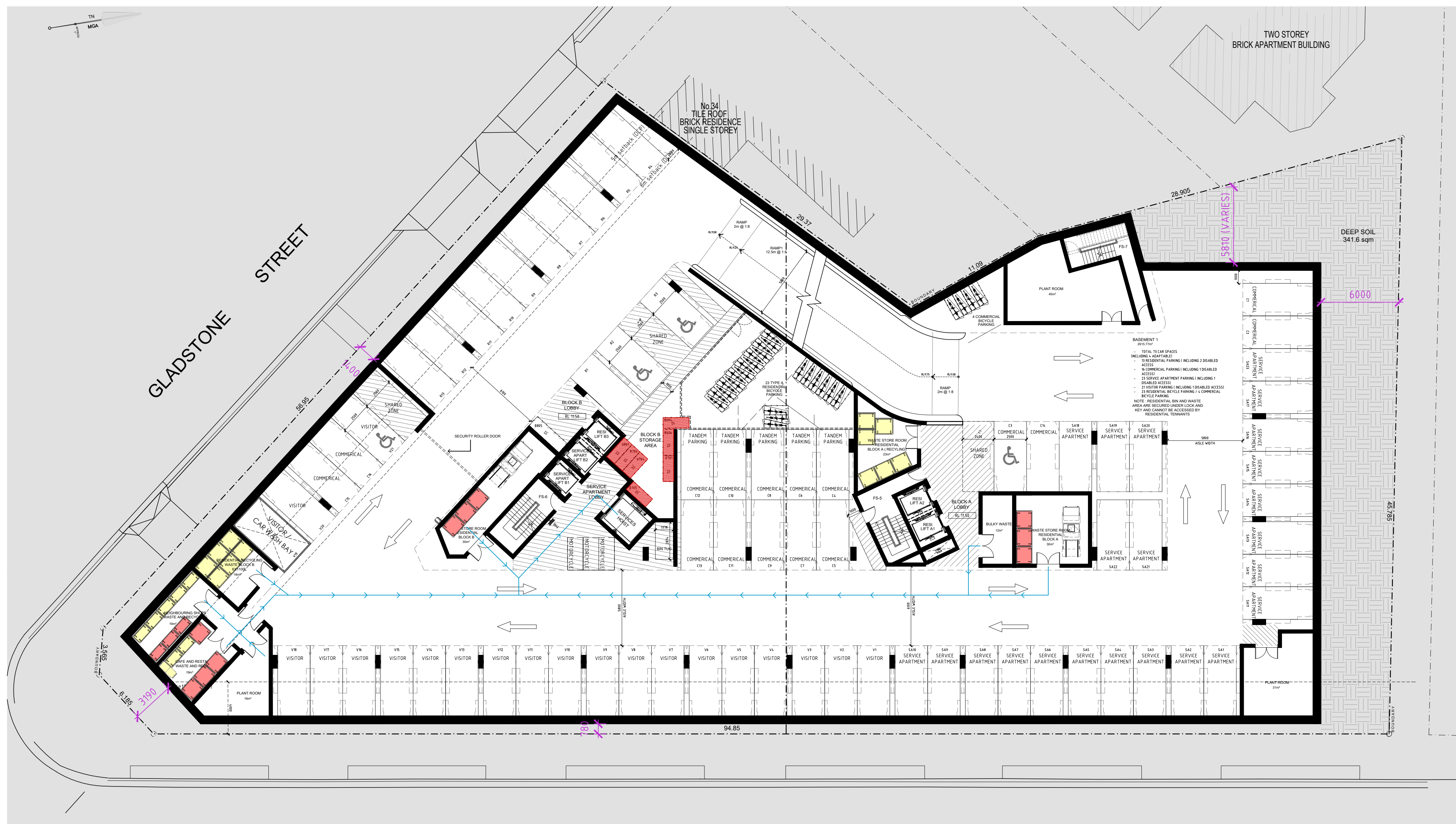
DRAWN BY:
RA / AL / WT

CHECKED BY:
PB

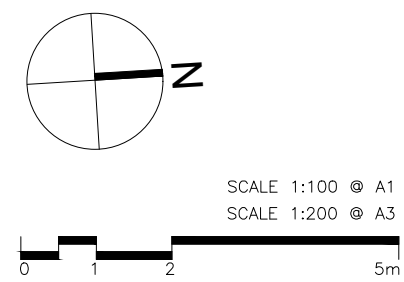
PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Alibon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Bujenicz NSW 7768

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AS | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL 1 TO FUTURE DETAIL 1 |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: STORAGE DIAGRAM			
SCALE: 1:200 @ 60 / 1:400 @ A2		ABN 36 147 035 550 Level 2, 52 Abbot Street, Surry Hills NSW 2010 P (02) 9588 4140 E info@pbdarchitects.com.au W www.pbdarchitects.com.au	
PROJECT NO: 2020		DRAWING NO: DA565	ISSUE: B
		DRAWN BY: RA / AL / WT	CHECKED BY: PB

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- LEGEND:**
- AW AMWING
 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - F FIXED WINDOW
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GE GARBAGE ENLITE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - HV MECHANICAL RISER TO FUTURE DETAIL

- H8 MAILBOX TO FUTURE DETAIL
- OP OPACQUE GLAZING
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINUM FRAMED GLAZING
 - AB ALUMINUM BLADE
 - BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
 - BAL2 ALUMINUM BALUSTRADE
 - B01 BRICK STRETCHER COURSE
 - BR2 BRICK COLUMN
 - CP CLADDING DETAIL (TTO FUTURE DETAIL)
 - RENDERED MALL / PAINT FINISH P4
 - RENDERED MALL / PAINT FINISH P4
 - ROLLER DOOR TO FUTURE SELECTION



Area Schedule Block A

Level	Unit.No	Type	Storage within apartment (m³)	Min. Basement Storage (m³)	Total Storage Provided (m³)
LEVEL 3	A 301	3 BED	11.5	5.0	16.6
	A 302	1 BED	3.2	3.0	6.2
	A 303	2 BED	4.6	4.0	8.6
	A 304	2 BED	4.7	4.0	8.7
	A 305	1 BED	4.0	3.0	7.0
	A 306	2 BED	4.3	4.0	8.3
	A 307	1 BED	6.4	3.0	9.4
	A 308	1 BED	5.8	3.0	8.8
LEVEL 4	A 401	3 BED	11.5	5.0	16.5
	A 402	1 BED	3.2	3.0	6.2
	A 403	2 BED	4.6	4.0	8.6
	A 404	2 BED	4.7	4.0	8.7
	A 405	1 BED	4.0	3.0	7.0
	A 406	2 BED	4.3	4.0	8.3
	A 407	1 BED	6.4	3.0	9.4
	A 408	1 BED	5.8	3.0	8.8
LEVEL 5	A 501	3 BED	11.5	5.0	16.5
	A 502	1 BED	3.2	3.0	6.2
	A 503	2 BED	4.6	4.0	8.6
	A 504	2 BED	4.7	4.0	8.7
	A 505	1 BED	4.0	3.0	7.0
	A 506	2 BED	4.3	4.0	8.3
	A 507	1 BED	6.4	3.0	9.4
	A 508	1 BED	5.8	3.0	8.8
LEVEL 6	A 601	3 BED	11.5	5.0	16.5
	A 602	1 BED	3.2	3.0	6.2
	A 603	2 BED	4.6	4.0	8.6
	A 604	2 BED	4.7	4.0	8.7
	A 605	1 BED	4.0	3.0	7.0
	A 606	2 BED	4.3	4.0	8.3
	A 607	1 BED	6.4	3.0	9.4
	A 608	1 BED	5.8	3.0	8.8
LEVEL 7	A 701	3 BED	11.5	5.0	16.5
	A 702	1 BED	3.2	3.0	6.2
	A 703	2 BED	4.6	4.0	8.6
	A 704	2 BED	4.7	4.0	8.7
	A 705	1 BED	4.0	3.0	7.0
	A 706	2 BED	4.3	4.0	8.3
	A 707	1 BED	6.4	3.0	9.4
	A 708	1 BED	5.8	3.0	8.8
LEVEL 8	A 801	1 BED	3.6	3.0	6.6
	A 802	1 BED	3.4	3.0	6.4
	A 803	1 BED	4.0	3.0	7.0
	A 804	2 BED	3.2	5.0	8.2
	A 805	2 BED	4.8	4.0	8.8
	A 806	2 BED	4.5	4.0	8.5
LEVEL 9	A 901	1 BED	3.6	3.0	6.6
	A 902	1 BED	4.8	3.0	7.8
	A 903	1 BED	4.0	3.0	7.0
	A 904	2 BED	3.0	5.0	8.0
	A 905	2 BED	4.8	4.0	8.8
	A 906	2 BED	4.5	4.0	8.5

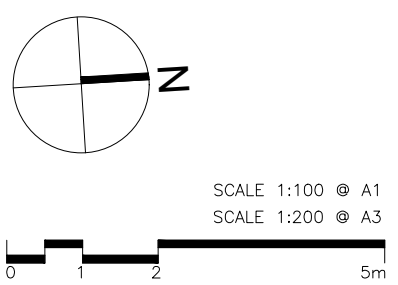
Area Schedule Block B

Level	Unit.No	Type	Storage within apartment (m³)	Min. Basement Storage (m³)	Total Storage Provided (m³)
LEVEL 3	B 301	3 BED	6.2	4.0	10.2
	B 302	1 BED	5.8	3.0	8.8
	B 303	2 BED	5.8	4.0	9.8
	B 304	2 BED	7.1	4.0	11.1
	B 305	1 BED	4.1	3.0	7.1
	B 306	1 BED	4.0	3.0	7.0
	B 307	3 BED	10.9	5.0	16.0
	B 308	1 BED	4.6	4.0	8.6
LEVEL 4	B 401	3 BED	6.2	4.0	10.2
	B 402	1 BED	5.8	3.0	8.8
	B 403	2 BED	5.8	4.0	9.8
	B 404	2 BED	7.1	4.0	11.1
	B 405	1 BED	4.1	3.0	7.1
	B 406	2 BED	5.0	4.0	9.0
	B 407	3 BED	10.9	5.0	15.9
	B 408	1 BED	4.6	3.0	7.6
LEVEL 5	B 501	2 BED	6.2	4.0	10.2
	B 502	1 BED	5.8	3.0	8.8
	B 503	2 BED	5.8	4.0	9.8
	B 504	2 BED	7.1	4.0	11.1
	B 505	1 BED	4.1	3.0	7.1
	B 506	2 BED	5.0	4.0	9.0
	B 507	3 BED	10.9	5.0	16.0
	B 508	1 BED	4.6	3.0	7.6
LEVEL 6	B 601	2 BED	6.2	4.0	10.2
	B 602	1 BED	5.8	3.0	8.8
	B 603	2 BED	5.8	4.0	9.8
	B 604	2 BED	7.1	4.0	11.1
	B 605	1 BED	4.1	3.0	7.1
	B 606	2 BED	5.0	4.0	9.0
	B 607	3 BED	10.9	5.0	15.9
	B 608	1 BED	4.6	3.0	7.6
LEVEL 7	B 701	2 BED	6.2	4.0	10.2
	B 702	1 BED	5.8	3.0	8.8
	B 703	2 BED	5.8	4.0	9.8
	B 704	2 BED	7.1	4.0	11.1
	B 705	1 BED	4.1	3.0	7.1
	B 706	2 BED	5.0	4.0	9.0
	B 707	3 BED	10.9	5.0	16.0
	B 708	1 BED	4.6	3.0	7.6
LEVEL 8	B 801	2 BED	4.1	4.0	8.1
	B 802	2 BED	5.5	4.0	9.5
	B 803	2 BED	6.5	4.0	10.5
	B 804	1 BED	3.4	3.0	6.4
	B 905	1 BED	4.0	3.0	7.0
	B 906	3 BED	11.9	5.0	16.9
	B 907	1 BED	4.6	4.0	8.6
LEVEL 9	B 901	2 BED	4.1	4.0	8.1
	B 902	2 BED	5.5	4.0	9.5
	B 903	2 BED	7.1	4.0	11.1
	B 904	1 BED	4.1	3.0	7.1
	B 905	1 BED	4.0	3.0	7.0
	B 906	3 BED	10.9	5.0	16.0
	B 907	1 BED	4.6	4.0	8.6

- LEGEND
- STORAGE AREA

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A B		03.08.2021	DA SUBMISSION			
		18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE:
STORAGE DIAGRAM

SEPTEMBER 2020

ABN 36 147 036 950
Level 2, 52 Albion Street, Surry Hills NSW 2010
P: (02) 9598 9140 E: info@pbdarchitects.com.au
W: www.pbdarchitects.com.au
Nominated Architect: Paul Buljevic NSW 17768

SCALE:
1:200 @ A1 / 1:400 @ A2
PROJECT NO:
2020

DRAWING NO:
DA566

ISSUE:
B

DRAWN BY:
RA / AL / WT

CHECKED BY:
PB

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT EC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

- MB MAILBOX TO FUTURE DETAIL
OP OPAQUE GLAZING
R SUB. RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PD
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



1 09:00 am
SOLAR ACCESS VIEWS



2 09:30 am
SOLAR ACCESS VIEWS



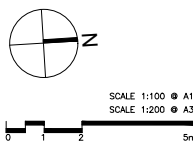
3 10:00 am
SOLAR ACCESS VIEWS



4 10:30 am
SOLAR ACCESS VIEWS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	19.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:
SOLAR ACCESS VIEWS - WINTER 21ST JUNE

SCALE:

DRAWING NO:

ISSUE:

PROJECT NO:
2020

DA601

B

DRAWN BY:
RA / AL / WT

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Bidjovic NSW 7768
CHECKED BY:
PB

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT E.C. STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
AM ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

- MB MAILBOX TO FUTURE DETAIL
OP OPACQUE GLAZING
R RAIN RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

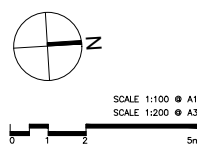
MATERIALS LEGEND:

- AFG ALUMINIUM FRAMED GLAZING
AB ALUMINIUM BLADE
BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2 ALUMINIUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
BR2 BRICK COLUMN
CP CAPPING DETAIL (TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PL
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	A	03.09.2021	DA SUBMISSION			
	B	19.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE:
SOLAR ACCESS VIEWS

SCALE: DRAWING NO: B
PROJECT NO: 2020 DA602
ISSUE: B
DRAWN BY: RA / AL / WT
CHECKED BY: PB

PBD | ARCHITECTS
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Bidjovic NSW 7768
ABN 36 147 035 550
CHECKED BY: PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)

THE DESIGN SHOWN HEREIN IS NOT A DESIGN FOR CONSTRUCTION AND THE CONTRACTOR SHALL OBTAIN ANY IDENTIFICATION/REVISIONS TO THE DESIGN FROM THE ARCHITECT PRIOR TO COMMENCING WORK

DRAWINGS FOR THE PURPOSES OF DAY 1 ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT C STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAUNGS

WHEN PREPARATORY DUTIES ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

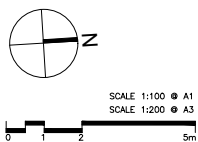
AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - A FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MY	MECHANICAL RISE TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RF1			
CLIENT:						
THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020

DRAWING TITLE:

SOLAR ACCESS VIEWS - WINTER 21ST JUNE

SCALE: 1"	DRAWING NO: DA603	ISSUE: B
PROJECT NO: 2020		

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Nominated Architect: Paul Buljevic NSW 776

CHECKED BY:
PB

GENERAL NOTES:		LEGEND:		MATERIALS LEGEND:	
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED		- AW AWNING - AM ACCESS HATCH - CU A/C CONDENSER UNITS - F FIXED WINDOW - PH FIRE HYDRANT - FHB FIRE HOSE REEL - FS FIRE STAIRS - GC GARBAGE CHUTE - GW GREEN WALL - HW HIGHLIGHT WINDOW - MV MECHANICAL RISER TO FUTURE DETAIL		- MB MAILBOX TO FUTURE DETAIL - OP OPAQUE GLAZING - R 24L RECYCLING BIN - SK SKYLIGHT - ST STORAGE - WT HOT WATER UNITS	
				- AFG ALUMINIUM FRAMED GLAZING - AB ALUMINIUM BLADE - BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL - BAL2 ALUMINIUM BALUSTRADE - BR1 BRICK STRETCHER COURSE - BR2 BRICK COLUMN - CP CAPPING DETAIL (TO FUTURE DETAIL) - PH1 RENDERED WALL / PAINT FINISH P3 - RW2 RENDERED WALL / PAINT FINISH PL - RD ROLLER DOOR TO FUTURE SELECTION	



1 3:00 pm
SOLAR ACCESS VIEWS

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	ISSUE		DATE	DESCRIPTION	ISSUE		DATE	DESCRIPTION
	A		03.09.2021	DA SUBMISSION				
	B		18.07.2022	AMENDED FOR COUNCIL RFI				
CLIENT: THE ANDARY GROUP								

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LEGEND:

AW AWING
AH ACCESS HATCH
CU A/C CONDENSER UNITS
F FIXED WINDOW
FH FIRE HYDRANT
FHB FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
GW GREEN WALL
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL

MB MAILBOX TO FUTURE DETAIL
OP OPaque GLAZING
S SOLAR RECYCLING BIN
SK SKYLIGHT
ST STORAGE
WT HOT WATER UNITS

MATERIALS LEGEND:

AFG ALUMINUM FRAMED GLAZING
AB ALUMINUM BLADE
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BAL2 ALUMINUM BALUSTRADE
BR1 BRICK STRETCHER COURSE
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CP CAPPING DETAIL (I TO FUTURE DETAIL)
RW1 RENDERED WALL / PAINT FINISH PD
RW2 RENDERED WALL / PAINT FINISH PL
RD ROLLER DOOR TO FUTURE SELECTION



1 LEVEL 3 PLAN
SCALE: 1:200 @ A1



2 LEVEL 4-7 PLAN
SCALE: 1:200 @ A1



3 LEVEL 8-9 PLAN
SCALE: 1:200 @ A1

SOLAR ANALYSIS SUMMARY

TYPICAL PLAN LEVEL (3)
11 / 16 UNITS SOLAR ACCESS = 69%

TYPICAL PLAN LEVEL (4-7)
12 / 16 UNITS SOLAR ACCESS = 75%

TYPICAL PLAN LEVEL (8-9)
9 / 13 UNITS SOLAR ACCESS = 69%

TOTAL NUMBER OF APARTMENTS 106 UNITS
SOLAR ACCESS APARTMENTS 77
=72.6%

LEGEND

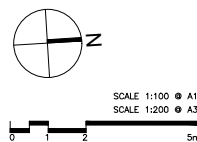


DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St. Kogarah

CLIENT:
THE ANDARY GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DA SUBMISSION			
B	19.07.2022	AMENDED FOR COUNCIL REF1			



FOR DA SUBMISSION

DRAWING TITLE:
SOLAR ANALYSIS DIAGRAMS

SCALE:
1:200 @ A1 / 1:400 @ A2
PROJECT NO:
2020

DRAWING NO:
DA610

ISSUE:
B

DRAWN BY:
RA / AL / WT

PBD | ARCHITECTS
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Bidjovic NSW 7768
CHECKED BY:
PB

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- THE DESIGN SHALL BE SUBJECT TO REVIEW, RETAIN AND RE-DESIGN BY THE ENGINEER AND AUTHORITY IS REQUIRED FOR ANY IDENTIFIED CHANGES
- DRAWINGS FOR THE PURPOSES OF DESIGN ONLY- FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- FOR PRELIMINARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED APPROXIMATELY- ALLOW FOR FUTURE ALLOWANCE FOR SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

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BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



1 09:00 am
SHADOW DIAGRAM - JUNE 21st



3 11:00 am
SHADOW DIAGRAM - JUNE 21st



2 10:00 am
SHADOW DIAGRAM - JUNE 21st

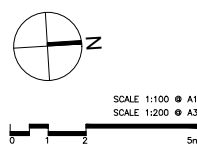


4 12:00 am
SHADOW DIAGRAM - JUNE 21st

EXISTING BUILDING SHADOWS

PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

CLIENT:
THE ANDARY GROUP

[illegible]

FOR DA SUBMISSION

DRAWING TITLE:		SEPTEMBER 2020
SHADOW DIAGRAMS EXISTING - JUNE 21st		
SCALE:	DRAWING NO:	ISSUE:
:	DA620	A
PROJECT NO:		
2020		

DRAWN BY:
RA / AL / W

PBD | ARCHITECTS
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W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 776
CHECKED BY:
PB

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW

AWING

AM

ACCESS HATCH

CU

A/C CONDENSER UNITS

F

FIXED WINDOW

PH

FIRE HYDRANT

FHB

FIRE HOSE REEL

FS

FIRE STAIRS

GC

GARBAGE CHUTE

GW

GREEN WALL

HW

HIGHLIGHT WINDOW

MV

MECHANICAL RISER TO FUTURE DETAIL

MB

MAILBOX TO FUTURE DETAIL

OP

OPaque GLAZING

R

RAIL, RECYCLING BIN

SK

SKYLIGHT

ST

STORAGE

WT

HOT WATER UNITS

MATERIALS LEGEND:

AFG

ALUMINUM FRAMED GLAZING

AB

ALUMINUM BLADE

BAL1

CLEAR GLASS BALUSTRADE WITH TOP RAIL

BAL2

ALUMINUM BALUSTRADE

BR1

BRICK STRETCHER COURSE

BR2

BRICK COLUMN

CP

CAPPING DETAIL (TO FUTURE DETAIL)

RW1

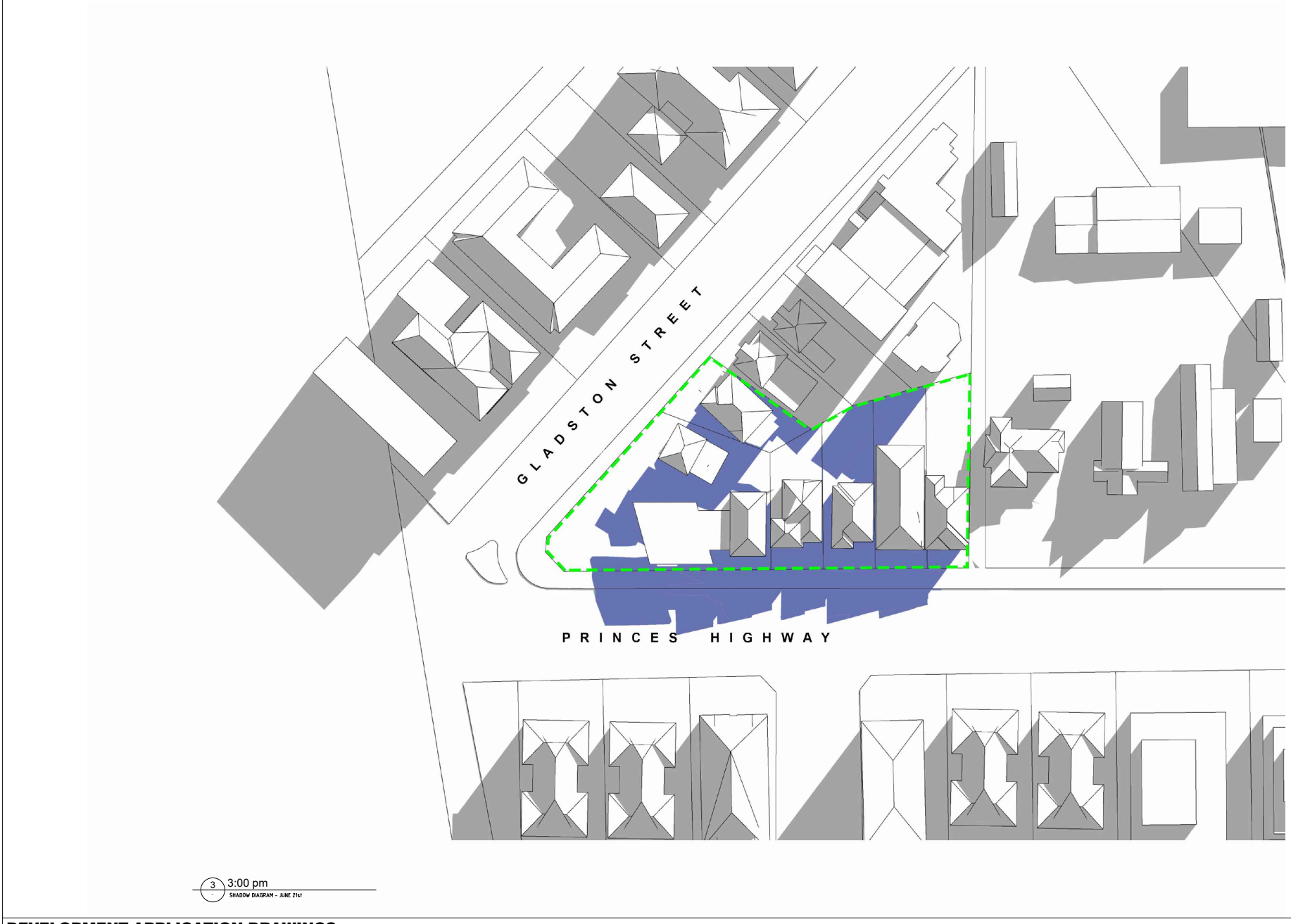
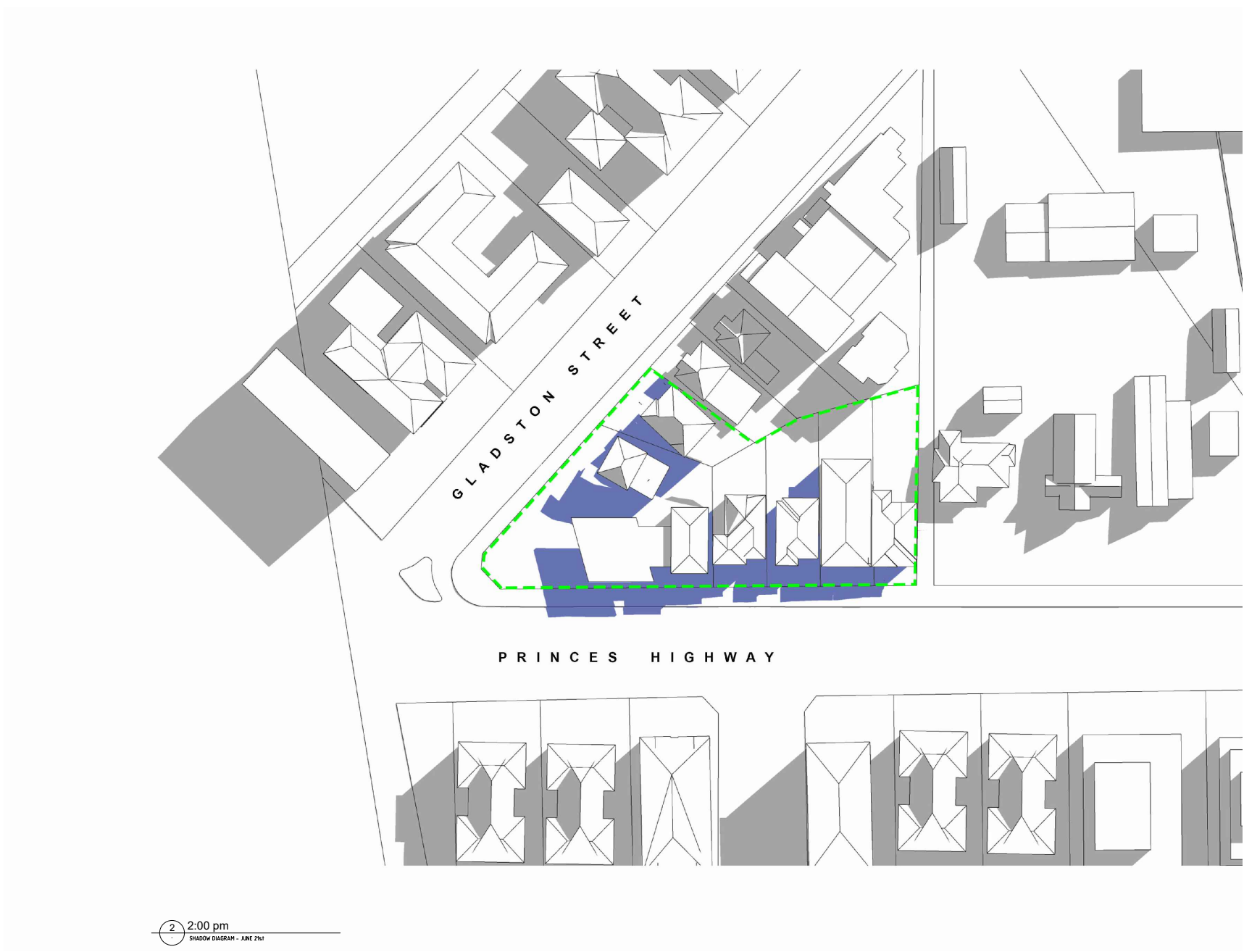
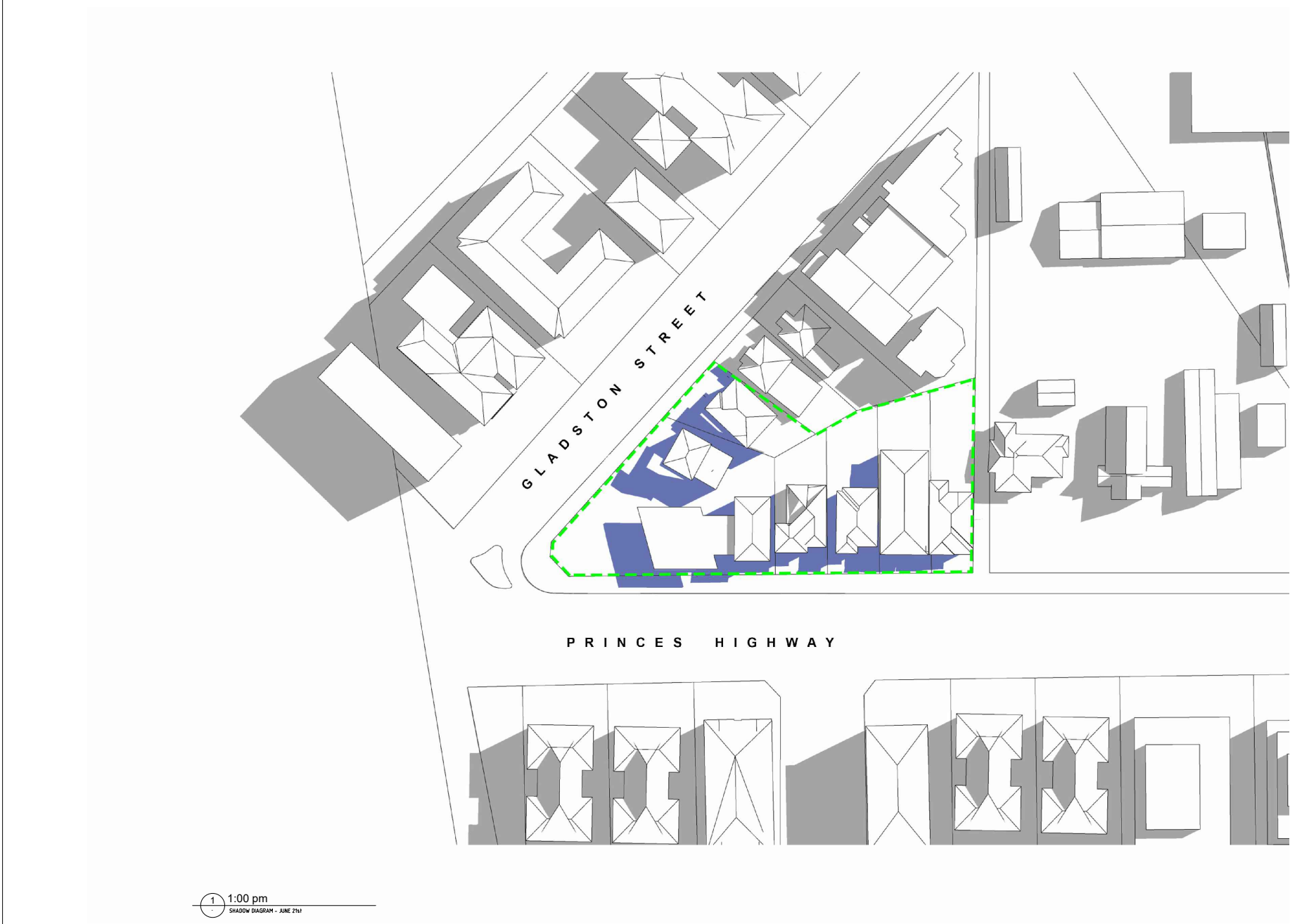
RENDERED WALL / PAINT FINISH PD

RW2

RENDERED WALL / PAINT FINISH PL

RD

ROLLER DOOR TO FUTURE SELECTION



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:

PROPOSED MIXED-USE DEVELOPMENT

34-36 Gladstone St, Kogarah

CLIENT:

THE ANDARY GROUP

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	03.09.2021	DA SUBMISSION			

SCALE 1:1000 @ A1

SCALE 1:2000 @ A3

5m

FOR DA SUBMISSION

DRAWING TITLE:

SHADOW DIAGRAMS EXISTING - JUNE 21st

SCALE:

DRAWING NO:

ISSUE:

PROJECT NO:

2020

DA621

A

DRAWN BY:

RA / AL / WT

CHECKED BY:

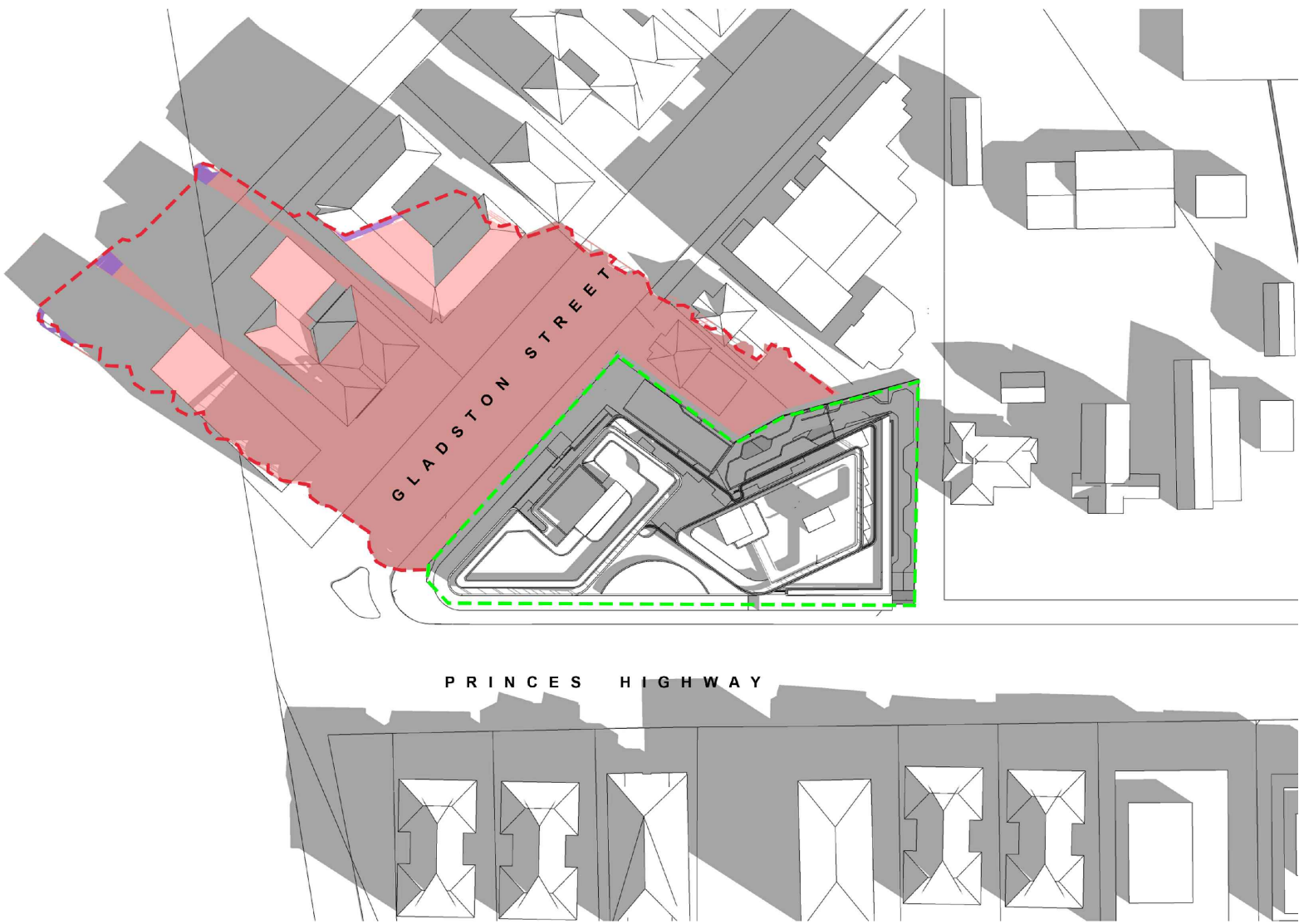
PB

SEPTEMBER 2020

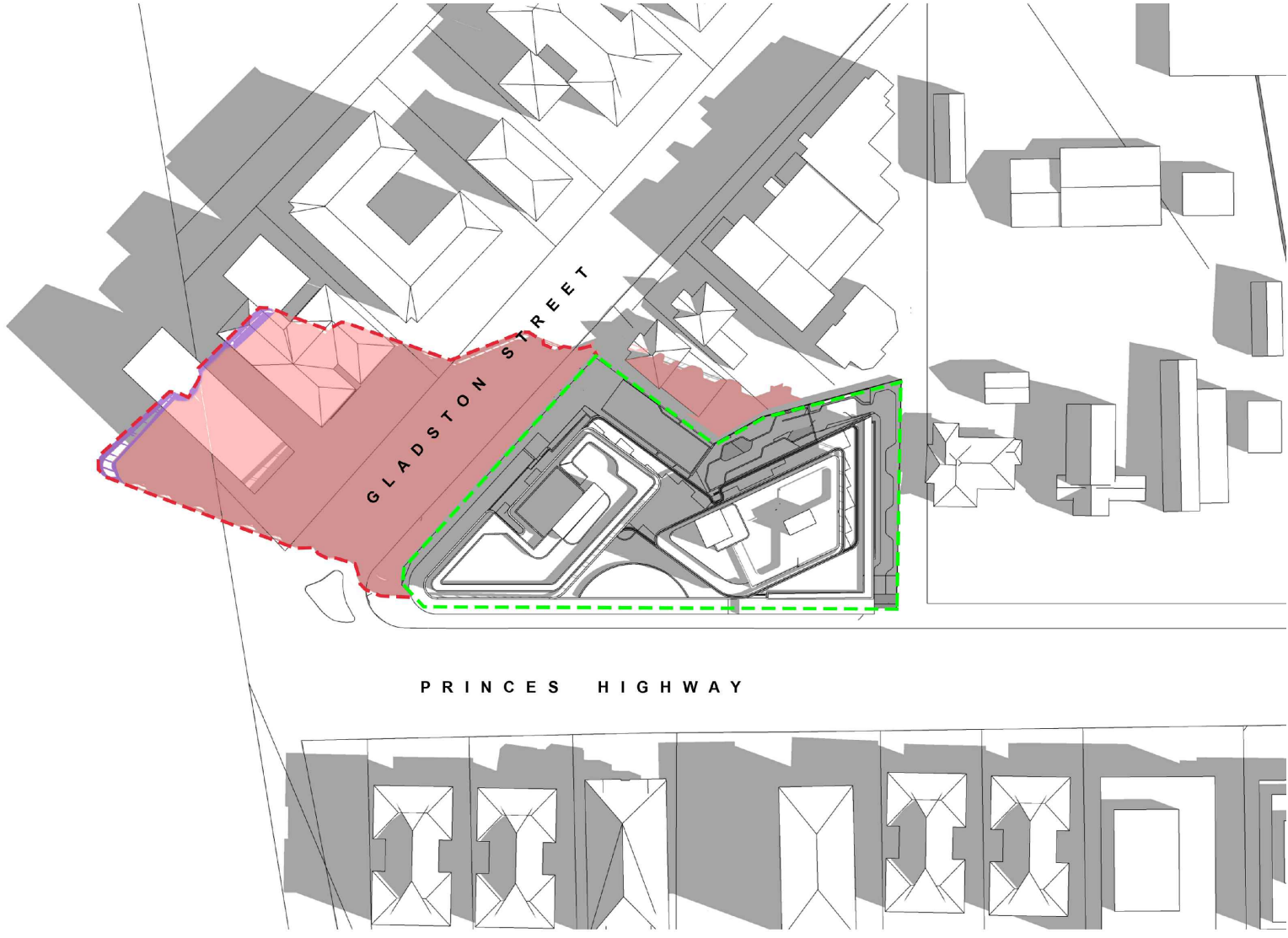
PBD | ARCHITECTS

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Nominated Architect: Paul Budjervic NSW 7768

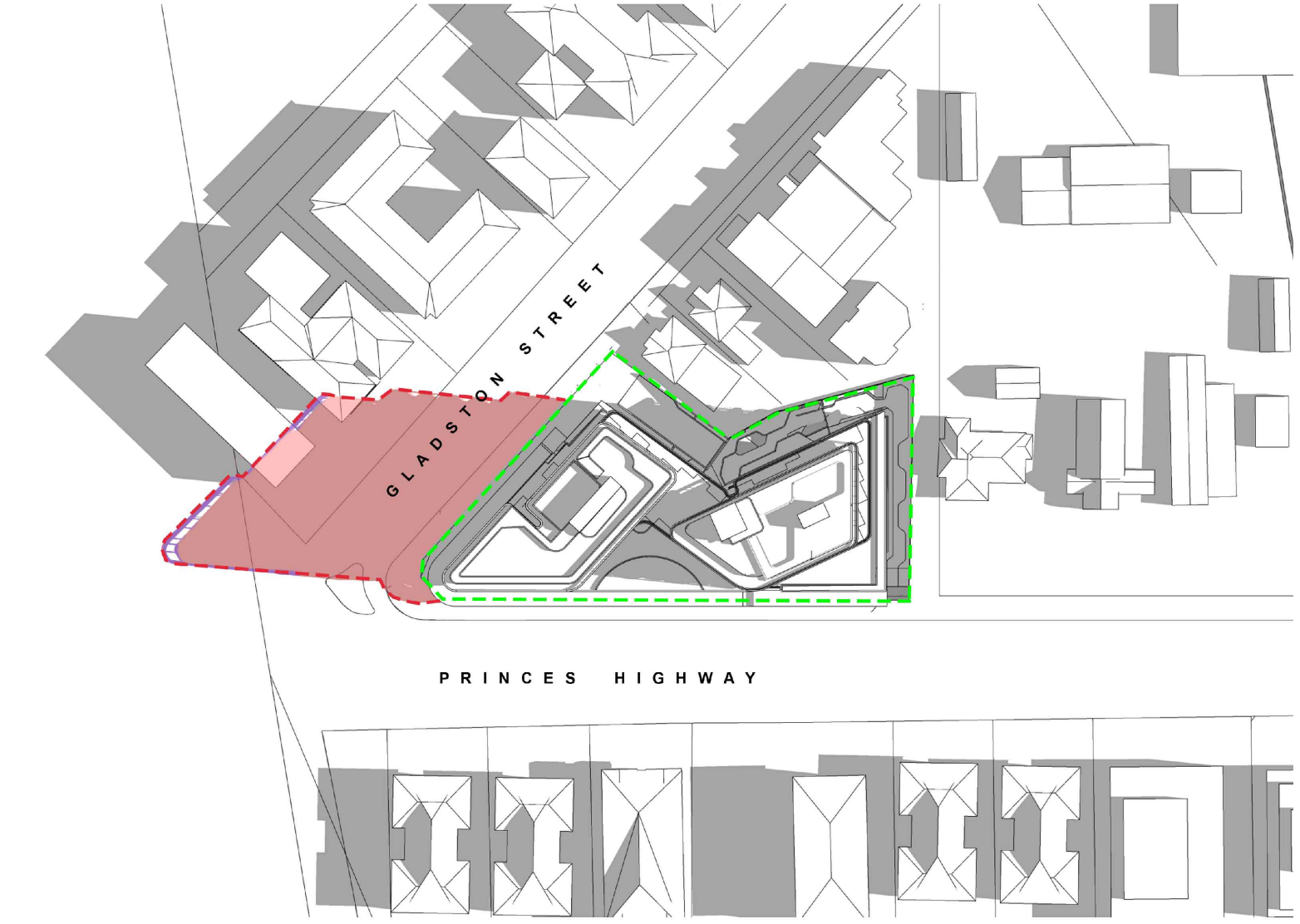
GENERAL NOTES:	- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS) - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT EC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED	LEGEND:				MATERIALS LEGEND:			
		AW	AWNING	MB	MAILBOX TO FUTURE DETAIL	AFG	ALUMINUM FRAMED GLAZING		
		AH	ACCESS HATCH	OP	OPaque GLAZING	AB	ALUMINUM BLADE		
		CU	A/C CONDENSER UNITS	24L	24L RECYCLING BIN	BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL		
		F	FIXED WINDOW	SK	SKYLIGHT	BAL2	ALUMINUM BALUSTRADE		
		PH	FIRE HYDRANT	ST	STORAGE	BR1	BRICK STRETCHER COURSE		
		FHR	FIRE HOSE REEL	WT	HOT WATER UNITS	CBP	BRICK COLUMN		
		EC	ENGINEERING CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT EC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS	WT	HOT WATER UNITS	CRP	CAPPING DETAIL (TO FUTURE DETAIL)		
		GC	GASBAG CHUTE	WT	HOT WATER UNITS	HW1	HANDICAPPED WALL / PAINT FINISH PS		
		GW	GREEN WALL	WT	HOT WATER UNITS	HW2	HANDICAPPED WALL / PAINT FINISH PL		
		HW	HANDICAPPED WINDOW	WT	HOT WATER UNITS	HW3	HANDICAPPED WINDOW / PAINT FINISH PL		
		ME	MECHANICAL RISER TO FUTURE DETAIL	WT	HOT WATER UNITS	HW4	HANDICAPPED WINDOW / PAINT FINISH PL		
				WT	HOT WATER UNITS	HW5	HANDICAPPED WINDOW / PAINT FINISH PL		
				WT	HOT WATER UNITS	HW6	HANDICAPPED WINDOW / PAINT FINISH PL		
				WT	HOT WATER UNITS	HW7	HANDICAPPED WINDOW / PAINT FINISH PL		
				WT	HOT WATER UNITS	HW8	HANDICAPPED WINDOW / PAINT FINISH PL		



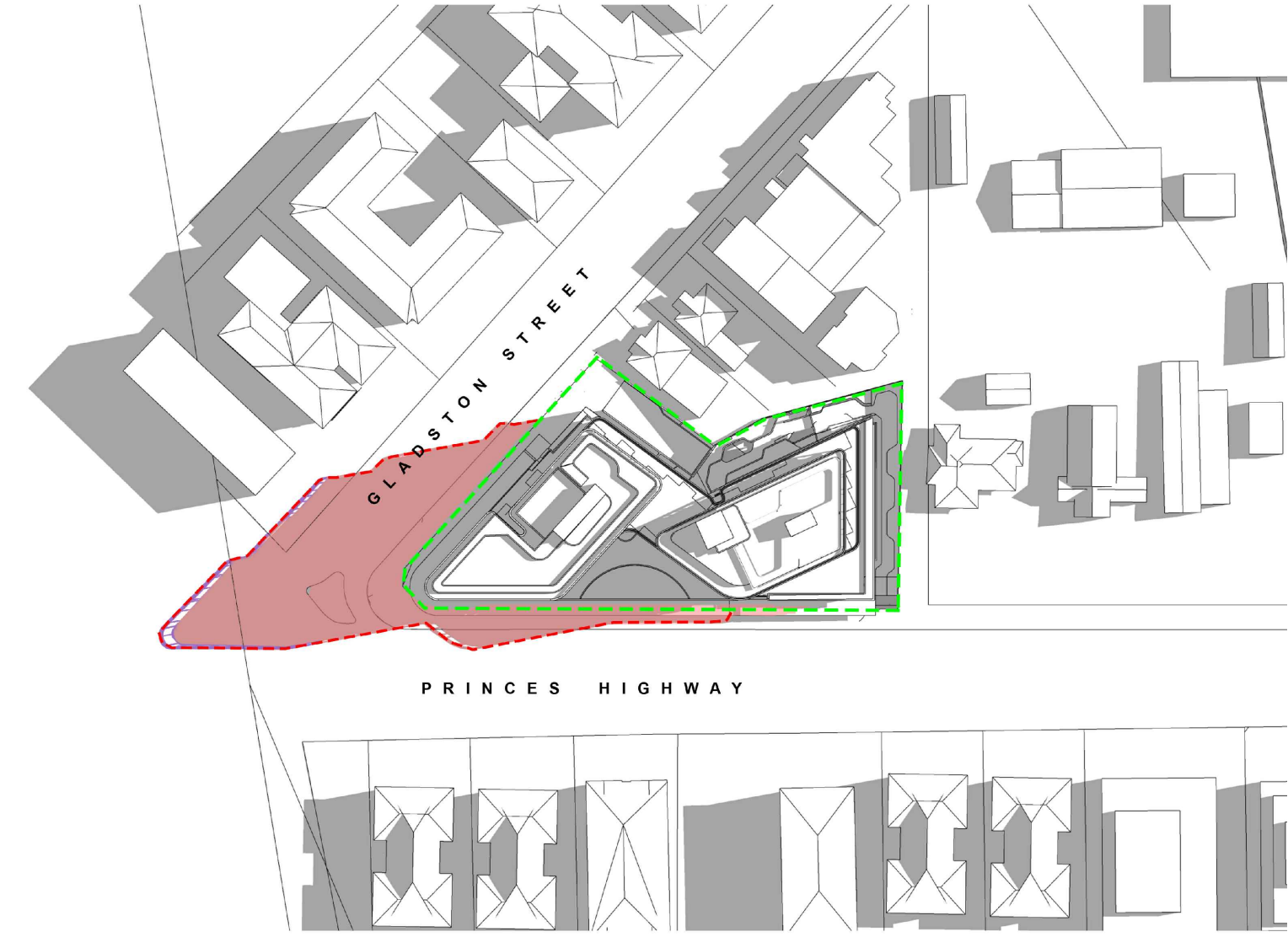
1 09:00 am
SHADOW DIAGRAM - JUNE 21st



2 10:00 am
SHADOW DIAGRAM - JUNE 21st



3 11:00 am
SHADOW DIAGRAM - JUNE 21st



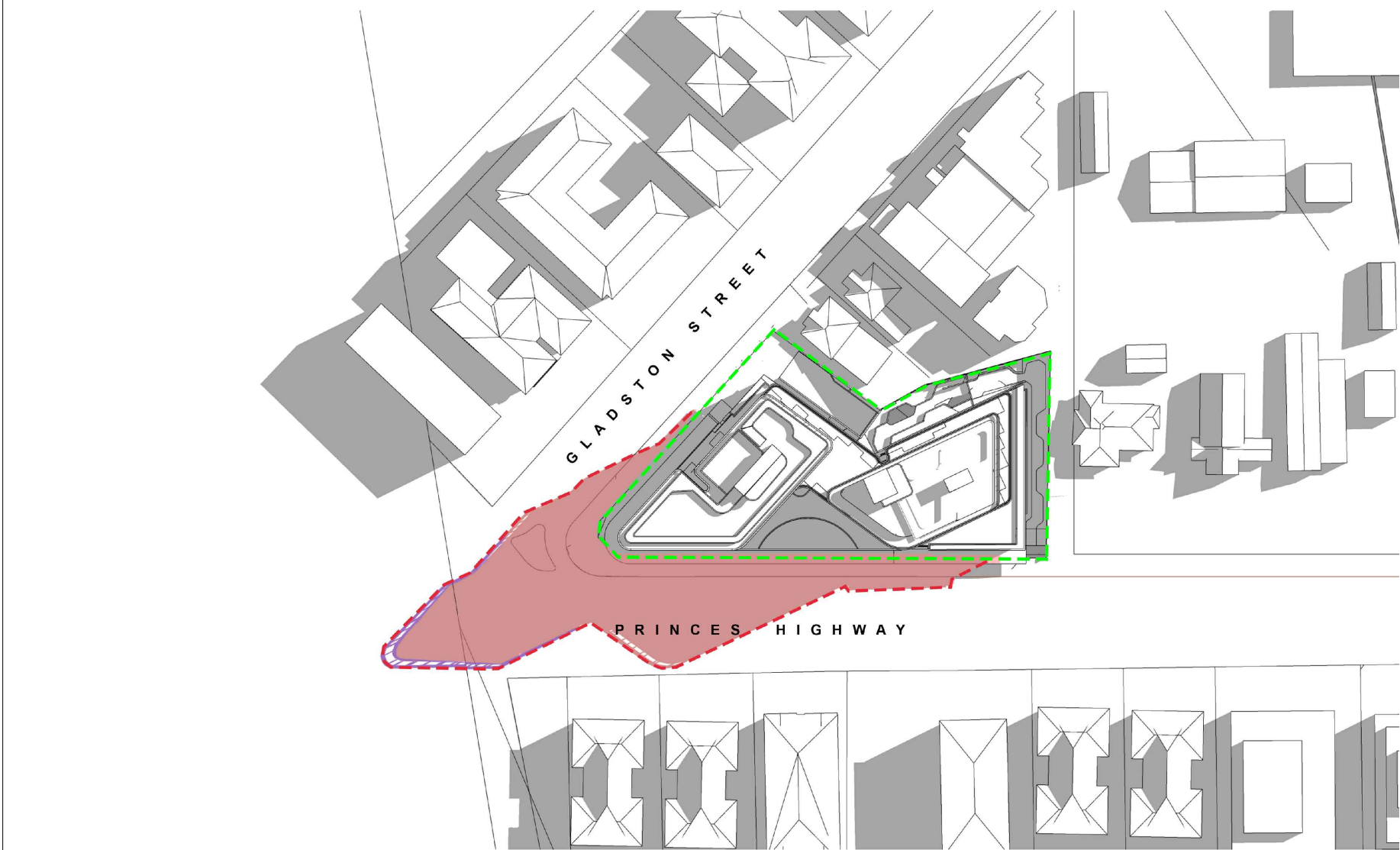
4 12:00 pm
SHADOW DIAGRAM - JUNE 21st

LEGEND	
---	PROPOSED BUILDING SHADOW OUTLINE
■	PROPOSED BUILDING SHADOWS
■	ADDITIONAL SHADOWS ABOVE HEIGHT LIMIT

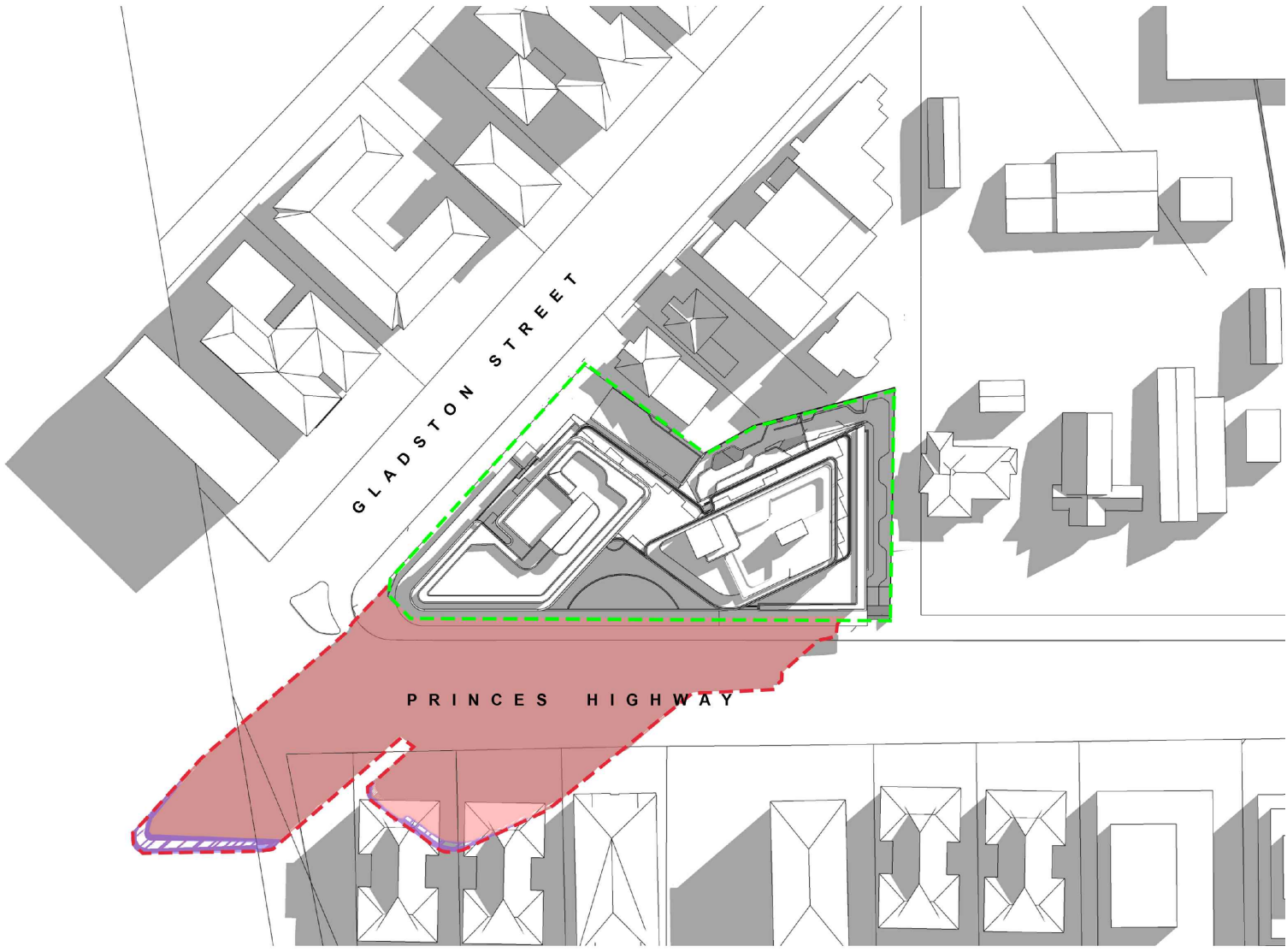
DEVELOPMENT APPLICATION DRAWINGS

PROJECT:			ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah			A	03.09.2021	DA SUBMISSION			
			B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP								

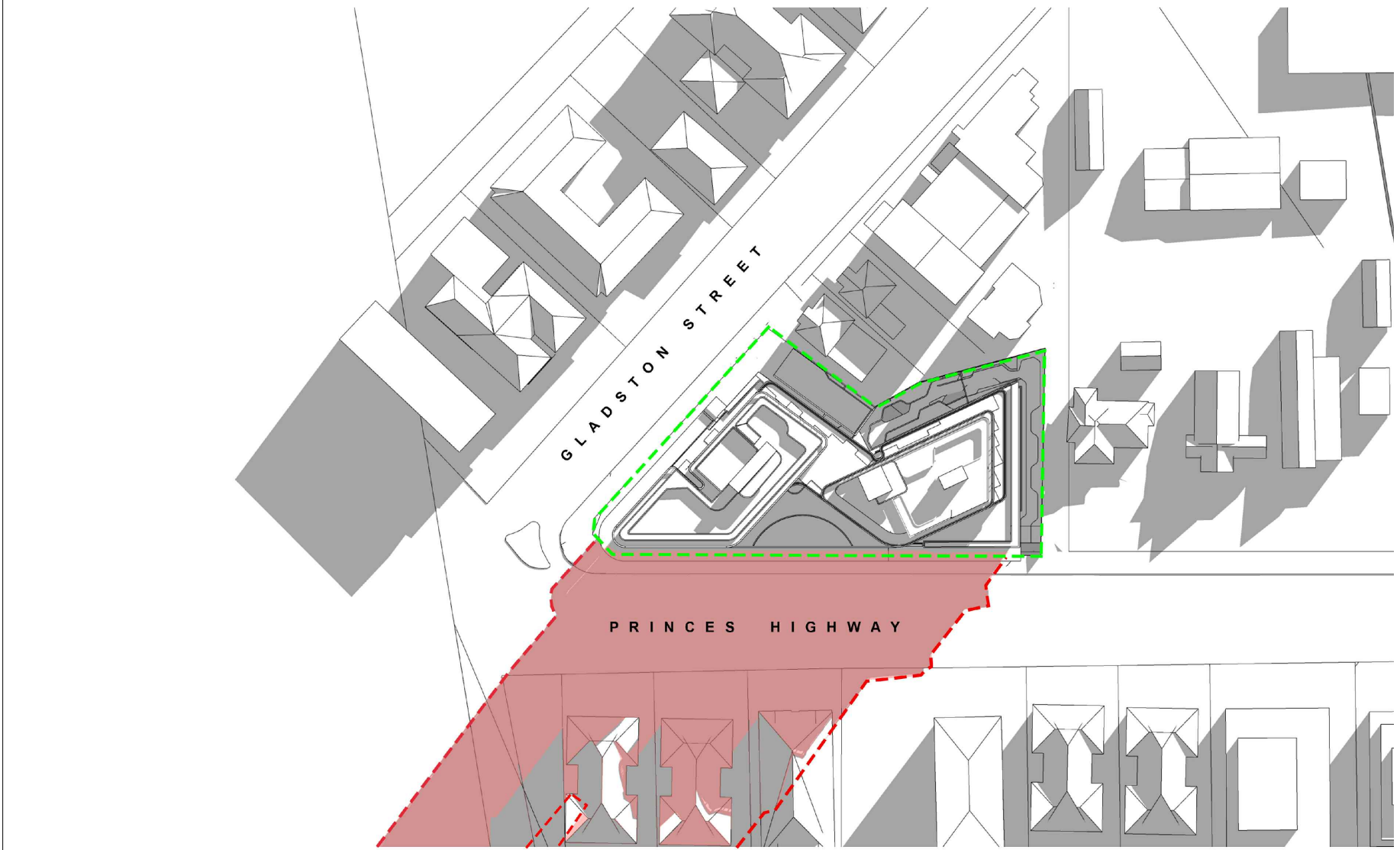
GENERAL NOTES:	- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS) - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT EC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED	LEGEND:				MATERIALS LEGEND:			
		AW	AWNING	MB	MAILBOX TO FUTURE DETAIL	AFG	ALUMINUM FRAMED GLAZING		
		AH	ACCESS HATCH	OP	OPaque GLAZING	AB	ALUMINUM BLADE		
		CU	A/C CONDENSER UNITS	24L	24L RECYCLING BIN	BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL		
		F	FIXED WINDOW	SK	SKYLIGHT	BAL2	ALUMINUM BALUSTRADE		
		PH	FIRE HYDRANT	ST	STORAGE	BR1	BRICK STRETCHER COURSE		
		FHR	FIRE HOSE REEL	WT	HOT WATER UNITS	CBP	BRICK COLUMN		
						BRP	CAPPING DETAIL (TO FUTURE DETAIL)		
						HW1	RENDERED WALL / PAINT FINISH PS		
						HW2	RENDERED WALL / PAINT FINISH PL		
						HW3	ROLLER DOOR TO FUTURE SELECTION		



1 1:00 pm
SHADOW DIAGRAM - JUNE 21st



2 2:00 pm
SHADOW DIAGRAM - JUNE 21st



3 3:00 pm
SHADOW DIAGRAM - JUNE 21st

DEVELOPMENT APPLICATION DRAWINGS

PROJECT: PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St. Kogarah	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						
					</	

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (1 TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



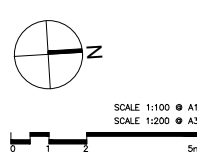
	
ABN 36 147 035 550 Level 2, 52 Albion Street, Surry Hills NSW 2010 P: (02) 9698 8140 E: info@pbdarchitects.com.au W: www.pbdarchitects.com.au Nominated Architect: Paul Buljevic NSW 7768	
DRAWN BY: RA / AL / WT	CHECKED BY: PB

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES' LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE ADVISE ARCHITECT PRIOR TO PROCEEDING WITH WORK (FOR DRAWING)
- COPIES OF DESIGN SHOWN HEREIN IS RETAINED BY THIS OFFICE AND AUTHORITY IS DISCREPANCY FOR ANY REPRODUCTION
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT' AUTHORITY COORDINATION WILL BE REQUIRED AT STAGE 1 WHICH MAY IMPACT ON DESIGN AND PLANNING LAUNGS
- WHENEVER ANY PROPOSAL ARE SUBMITTED, MUST INSTALL IN ACCORDANCE WITH THE MANUFACTURERS' WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|----|--------------------------|
| MB | MAILBOX TO FUTURE DETAIL |
| OP | OPAQUE GLAZING |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- MATERIALS LEGEND:**
- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |

[illegible]

ABN 36 147 035 550
Level 2, 52 Albion Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au
W - www.pbdarchitects.com.au
Nominated Architect: Paul Buljovic NSW 7768

CHECKED BY:
PB

ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING DO NOT SCALE FROM DRAWINGS

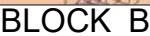
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WHEN PREPARATORY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS

ALL SCHEDULES SUPPLIED ARE APPROXIMATE - A FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

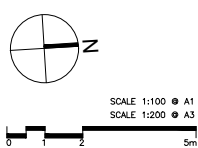
AW	AWNING
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
F	FIXED WINDOW
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
GW	GREEN WALL
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL

AFG	ALUMINUM FRAMED GLAZING
AB	ALUMINUM BLADE
BAL1	CLEAR GLASS BALUSTRADE WITH TOP RAIL
BAL2	ALUMINUM BALUSTRADE
BR1	BRICK STRETCHER COURSE
BR2	BRICK COLUMN
CP	CAPPING DETAIL (TO FUTURE DETAIL)
RW1	RENDERED WALL / PAINT FINISH P3
RW2	RENDERED WALL / PAINT FINISH P4
RD	ROLLER DOOR TO FUTURE SELECTION



 LEVEL 9 - HABITABLE SPACE
2.7M HIGH CEILING LEVEL

PROPOSED MIXED-USE DEVELOPMENT
34-36 Gladstone St, Kogarah

[illegible]

FOR DA SUBMISSION

DRAWING TITLE: HEIGHT PLANE DIAGRAM TO 2.7m HIGH CEILING LEVEL		SEPTEMBER 2020			
SCALE: 1:1	DRAWING NO: DA632	ISSUE: A	AIN 36 147 035 500 Level 2, 52 Abdon Street, Surry Hills NSW 2010 P : 021 896 9140 E : info@pbdarchitects.com.au W : www.pbdarchitects.com.au Nominated Architect, Pearl Building NSW 7768		
PROJECT NO: 2020			DRAWN BY: RA / AL / WT	CHECKED BY: PB	

GENERAL NOTES:

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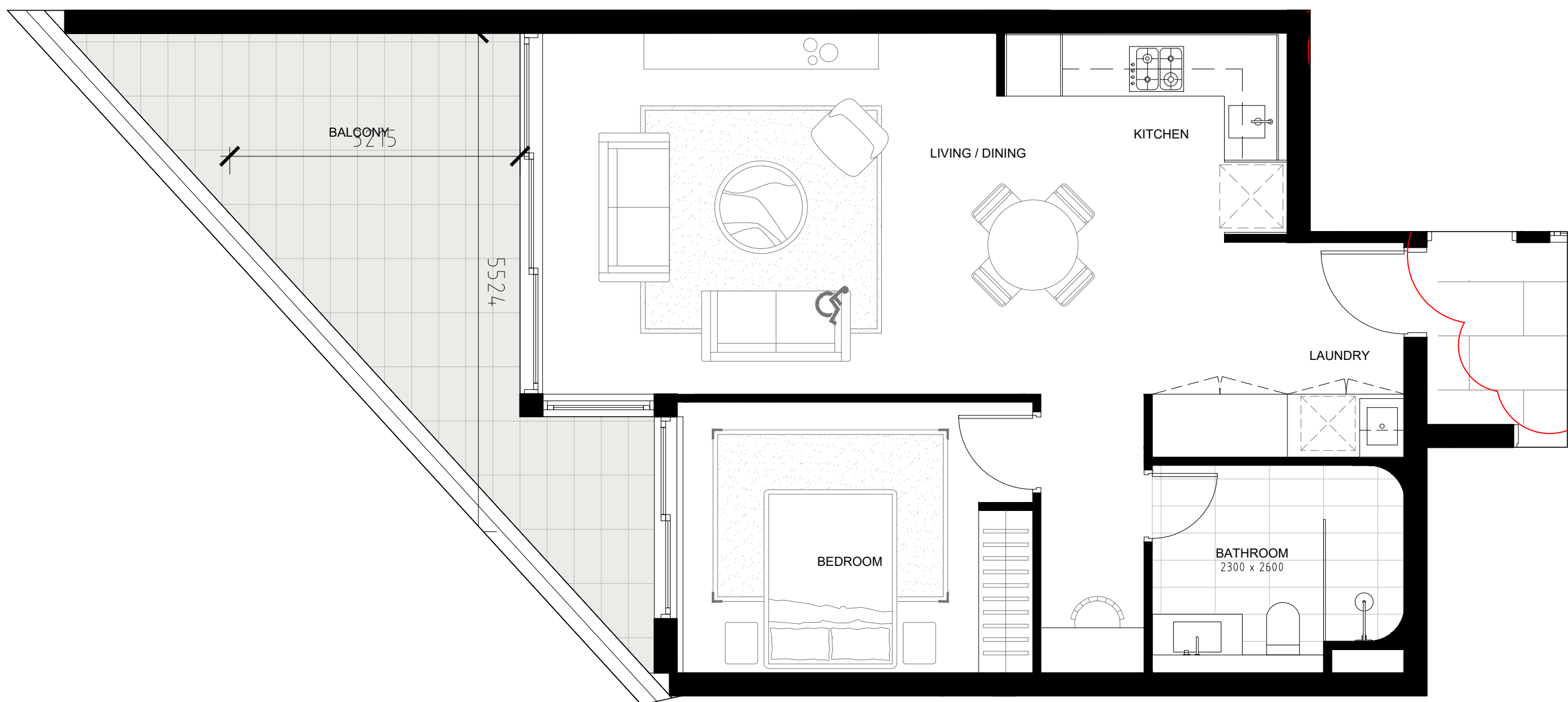
LEGEND:

- AW AMWING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- F FIXED WINDOW
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GE GARBAGE CHUTE
- GW GREEN WALL
- HW HIGHLIGHT WINDOW
- HV MECHANICAL RISER TO FUTURE DETAIL

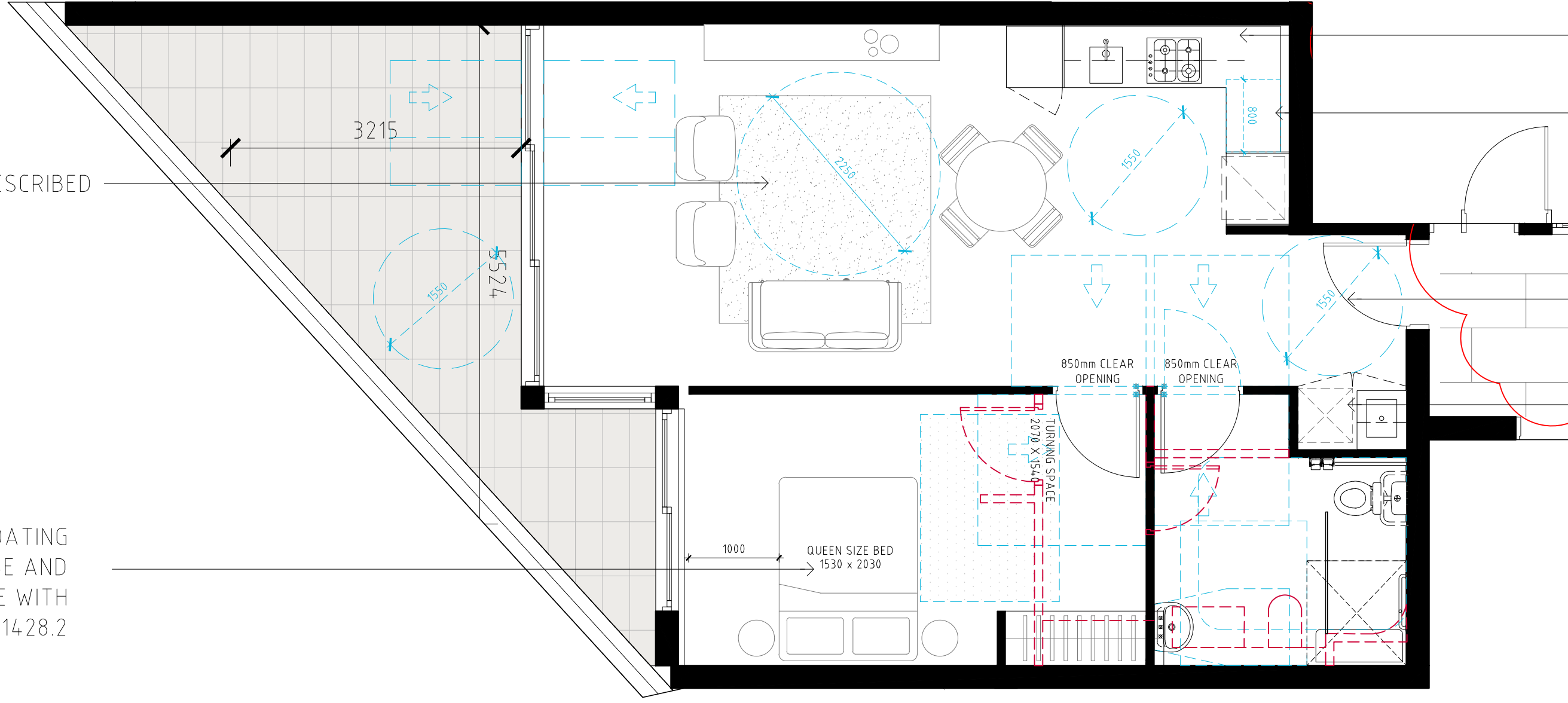
- H8 HALBOX TO FUTURE DETAIL
- OP OPaque GLAZING
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

MATERIALS LEGEND:

- AFG ALUMINUM FRAMED GLAZING
- AB ALUMINUM BLADE
- BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
- BAL2 ALUMINUM BALUSTRADE
- BR1 BRICK STRETCHER COURSE
- BR2 BRICK COLUMN
- CP CLIPPING DETAIL (TO FUTURE DETAIL)
- RM1 RENDERED WALL / PAINT FINISH P3
- RM2 RENDERED WALL / PAINT FINISH P4
- RD ROLLER DOOR TO FUTURE SELECTION



1 PRE-ADAPTATION LAYOUT
SCALE 1:50



1 POST-ADAPTATION LAYOUT
SCALE 1:50

NOTES:

4.3.4 Door handles and hardware Door lever and handles and hardware to AS1428.1

The door handle and related hardware shall be of the type that allows the door to be unlocked and opened with one hand.

Door lever handles and hardware shall be not less than 900 mm nor more than 1100 mm above the plane of the finished floor and shall be in accordance with AS 1428.1. All lockable external doors in the housing unit should be keyed alike, including any garage doors, storeroom door and the like.

4.3.3 Doors

- Doors throughout shall have a minimum clear opening of 820 mm, except where otherwise described.
- Lift off hinges to be provided to all doors

4.3.7 Internal corridors

Internal corridors shall have a minimum width of 1000 mm. After adaptation, circulation spaces at doorways shall comply with AS 1428.1.

4.4 Bathroom

- All sanitary facilities and components shall be adaptable, at minimum cost, to potentially comply with AS 1428.1 as a minimum, and preferably with AS 1428.2.
- provide Slip-resistant floor surface
- Shower recess- no hob. Minimum size 1160 X 1100 to comply with AS 1428.1.
- Shower area waterproofed to AS 3740 with floor to fall to waste
- Recessed soap holder
- Shower taps positioned for easy reach to access side of shower sliding track
- Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook(plumbing and wall - strengthening provision)
- Provision for grabrail in shower to comply with AS 1428.1
- Tap sets to be capstan or lever handles with single outlet
- Provision for washbasin with clearances to comply with AS 1428.1
- Double GPO beside mirror
- WC to be installed in accordance with AS1428.1
- Waterproofing in accordance with AS3740

4.5 Kitchen Area

- Replace existing kitchen with new kitchen in accordance with Clause 4.5
- Minimum width 2.7 m (1550 mm clear between benches)
- benches planned to include at least one work surface of 800 mm length, adjustable in height from 750 mm to 850 mm or replaceable
- Refrigerator adjacent to work surf ace
- Kitchen sink adjustable to heights from 750 mm to 850 mm or replaceable
- Kitchen sink bowl max. 150 mm deep
- Tap set capstan or lever handles or lever mixer
- Tap set located within 300 mm of front of sink
- Cooktops to include either front or side controls with raised cross bars
- Cooktops to include isolating switch
- Worksurf ace min. 800 mm length adjacent to cooktop at same height
- Oven located adjacent to an adjustable height or replaceable work surface
- GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface
- GPO for refrigerator to be easily reachable when the refrigerator is in its operating position
- Provide Slip-resistant floor surface
- Waterproofing in accordance with AS3740

4.7.4 Telephone

A telephone outlet shall be provided in the living-dining area. This should be adjacent to a GPO.

4.8 Laundry Area

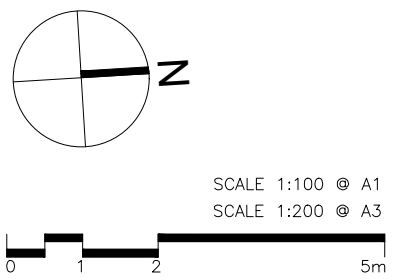
- provide Double GPO
- provide Slip-resistant floor surface
- Waterproofing in accordance with AS374.0

4.10 Lighting

Provide provision for potential min. illumination level 300 lux

DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

SEPTEMBER 2020			PBD ARCHITECTS	
DRAWING TITLE: ADAPTABLE UNIT - TYPE A			ABN 36 147 035 950 Level 2, 52 Albion Street, Surry Hills NSW 2010 P: (02) 9558 9140 E: info@pbdarchitects.com.au W: www.pbdarchitects.com.au Nominated Architect: Paul Bujovic NSW 17168	
SCALE: 1:50	DRAWING NO: DA700	ISSUE: B		
PROJECT NO: 2020			DRAWN BY: RA / AL / WT	CHECKED BY: PB

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- | | |
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| F | FIXED WINDOW |
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| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |

- | | |
|----|--------------------------|
| MB | MAILBOX TO FUTURE DETAIL |
| OP | OPAQUE GLAZING |
| R | 240L RECYCLING BIN |
| SK | SKYLIGHT |
| ST | STORAGE |
| WT | HOT WATER UNITS |

- | | |
|------|--------------------------------------|
| AFG | ALUMINUM FRAMED GLAZING |
| AB | ALUMINUM BLADE |
| BAL1 | CLEAR GLASS BALUSTRADE WITH TOP RAIL |
| BAL2 | ALUMINUM BALUSTRADE |
| BR1 | BRICK STRETCHER COURSE |
| BR2 | BRICK COLUMN |
| CP | CAPPING DETAIL (TO FUTURE DETAIL) |
| RW1 | RENDERED WALL / PAINT FINISH P3 |
| RW2 | RENDERED WALL / PAINT FINISH P4 |
| RD | ROLLER DOOR TO FUTURE SELECTION |



800mm CLEAR MIN. WORK SURFACE.
ADJUSTABLE IN HEIGHT BETWEEN 750mm
TO 850mm OR REPLACEABLE.



Provide provision for potential min. illumination level 300 lux

DRAWING TITLE: ADAPTABLE UNIT - TYPE B		SEPTEMBER 2020			
SCALE: N/A	DRAWING NO: DA701	ISSUE: B		ABN 36 147 033 550 Level 2, 52 Abdon Street, Surry Hills NSW 2010 P : 021 008 8140 E : info@pbdarchitects.com.au www.pbdarchitects.com.au Nominated Architect: Paul Bujdak NSW 7708	
PROJECT NO: 2020		DRAWN BY: RA / AL / WT		CHECKED BY: PB	

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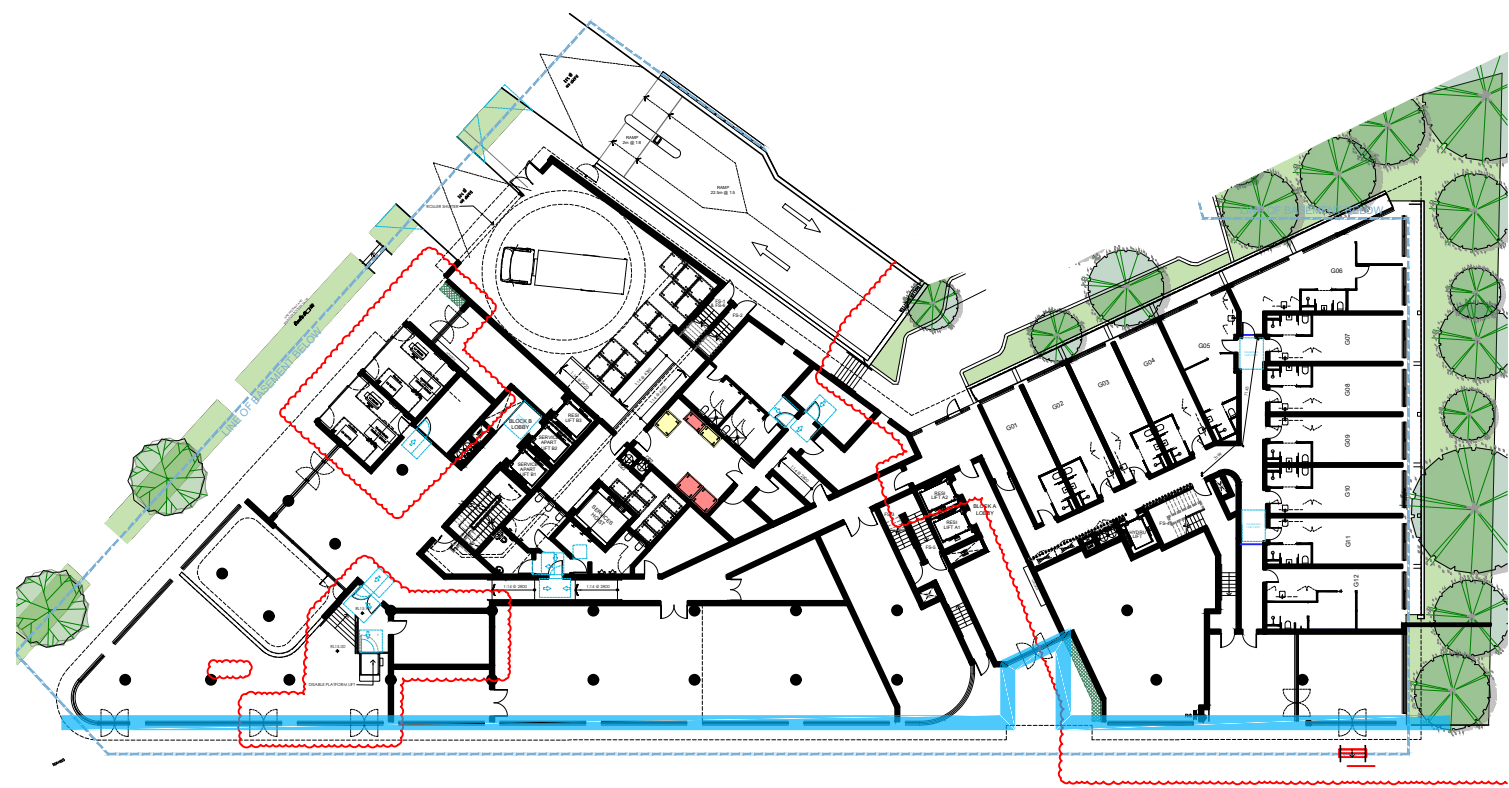
LEGEND:

- AW AIRING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- F FIXED WINDOW
- FH FIRE HYDRANT
- FS FIRE HOSE REEL
- GE GREEN GLAZING
- GW GREEN WALL
- HW HIGHLIGHT WINDOW
- HV MECHANICAL RISER TO FUTURE DETAIL

- H8 HALIBOX TO FUTURE DETAIL
- OP OPPOSITE GLAZING
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

MATERIALS LEGEND:

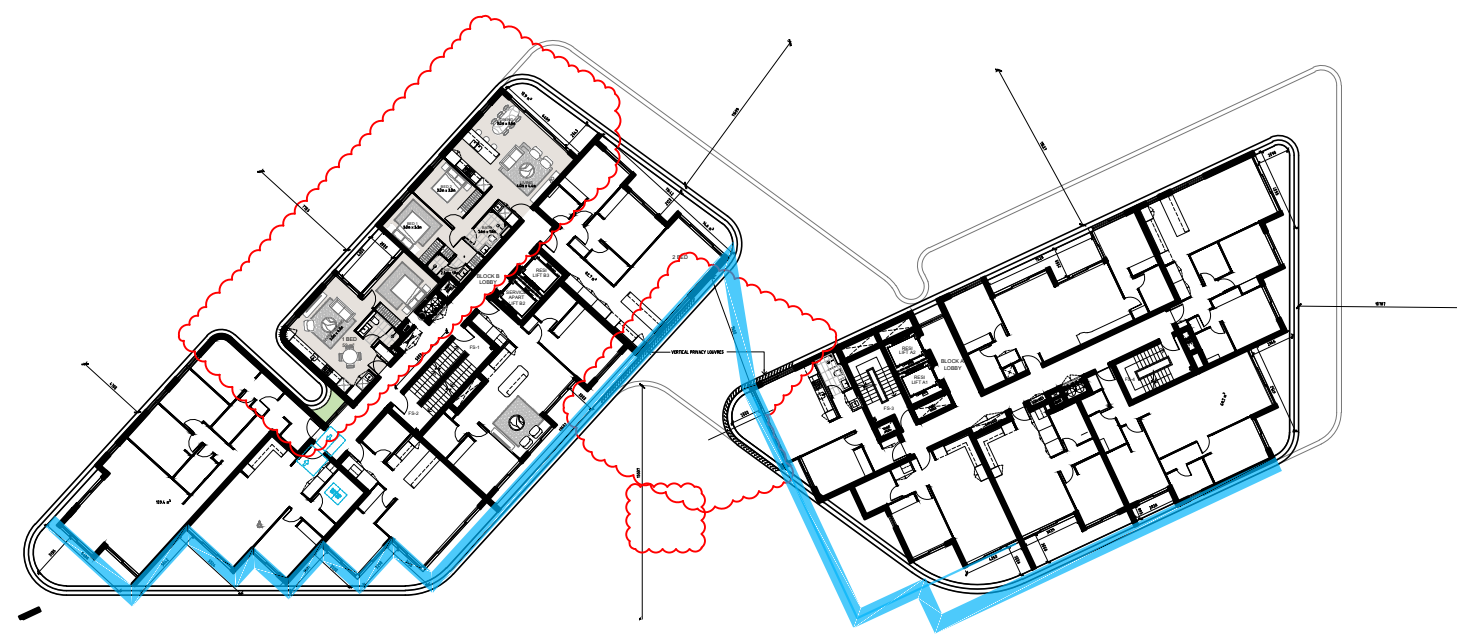
- AFG ALUMINUM FRAMED GLAZING
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- BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
- BAL2 ALUMINUM BALUSTRADE
- BR1 BRICK STRETCHER COURSE
- BR2 BRICK COLUMN
- CP CLADDING DETAIL (TTO FUTURE DETAIL)
- OW RENDERED WALL / PAINT FINISH P3
- PW2 RENDERED WALL / PAINT FINISH P4
- RD ROLLER DOOR TO FUTURE SELECTION



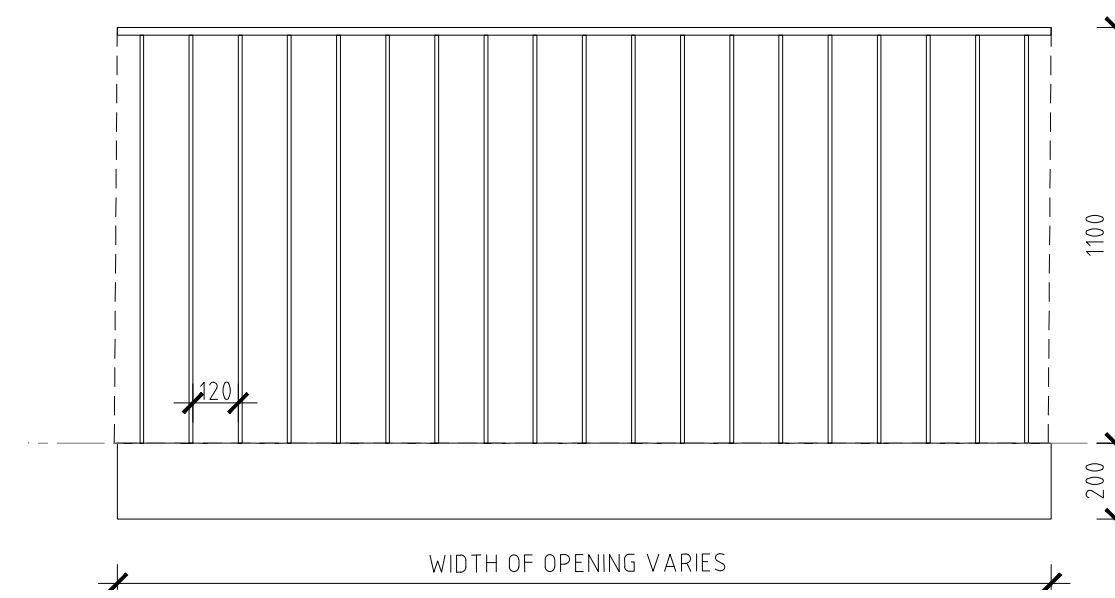
GF - L2
SCALE: 1:200 @ A0



L3 - L7
SCALE: 1:200 @ A0



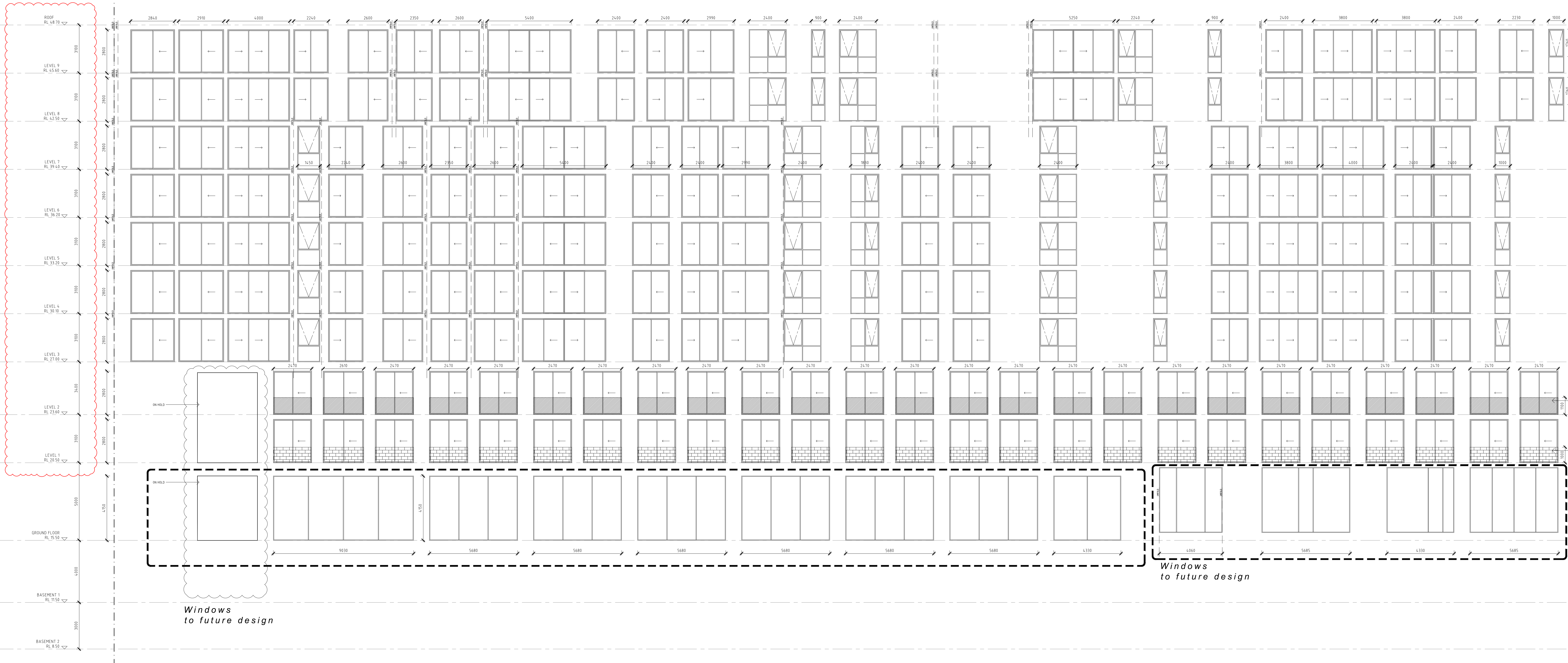
L8 - L9
SCALE: 1:200 @ A0



2 Detail of Open Balustrade
SCALE: 1:20 @ A2

SITE BOUNDARY VARIES

NEIGHBORING BOUNDARY

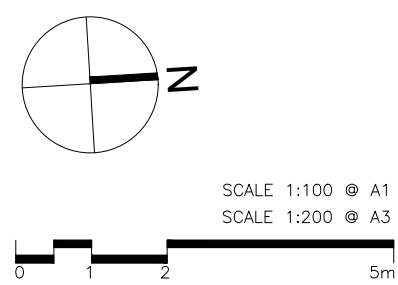


Windows
to future design

Windows
to future design

DEVELOPMENT APPLICATION DRAWINGS

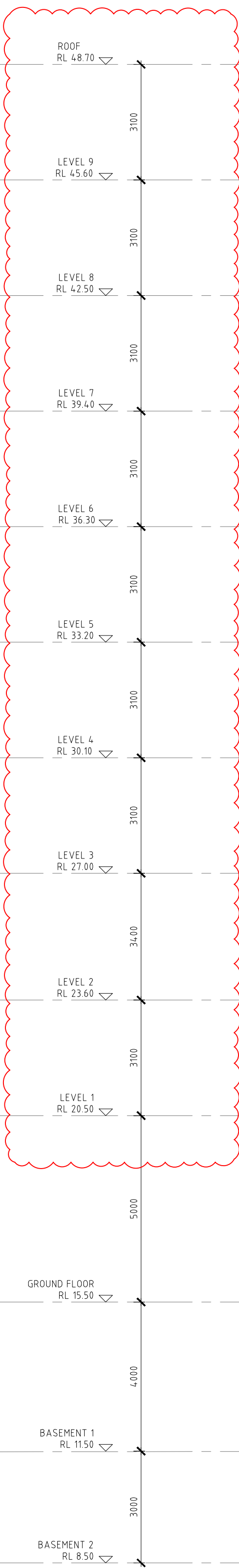
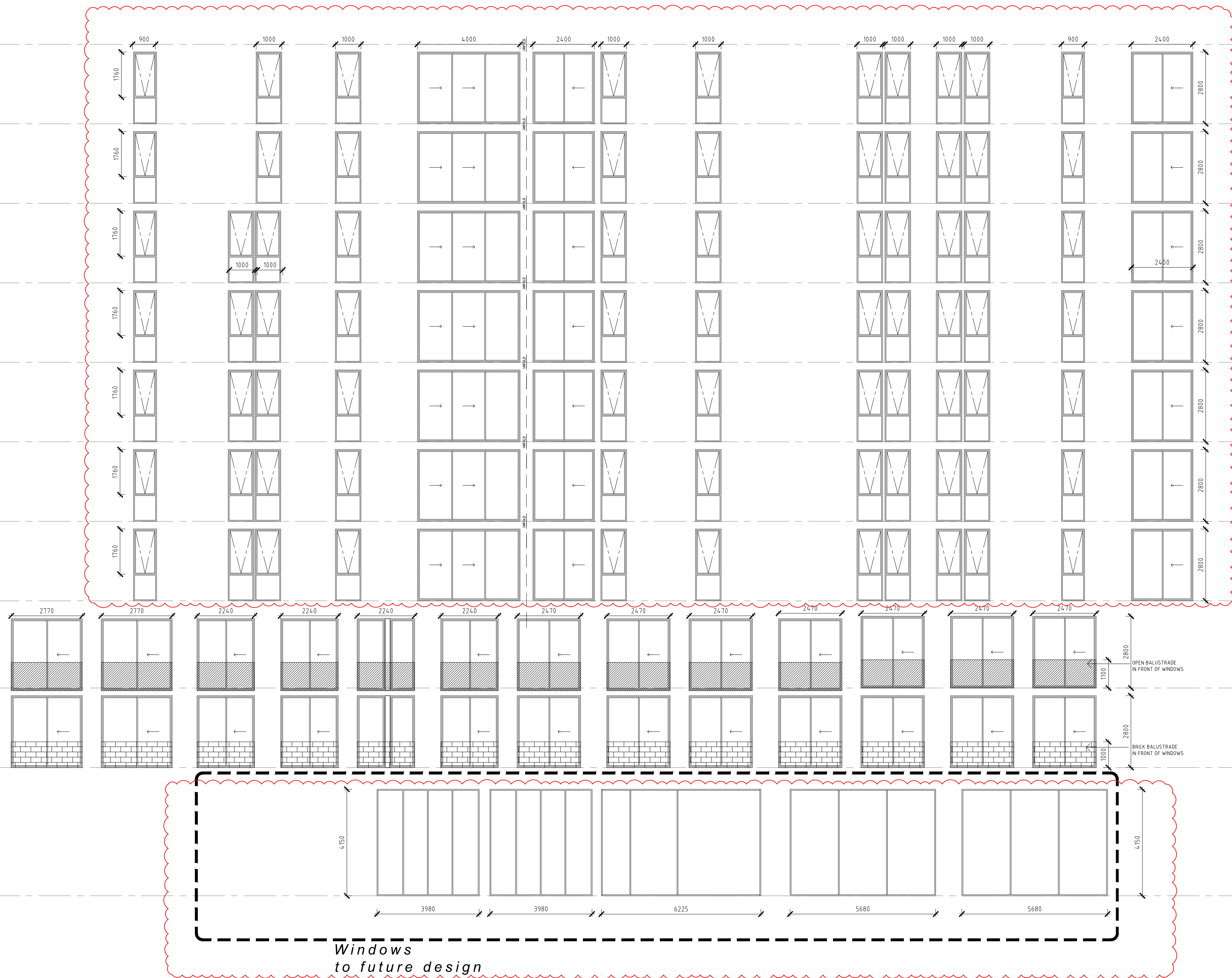
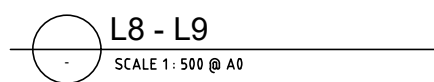
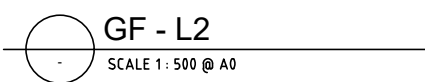
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	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



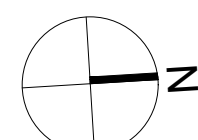
FOR DA SUBMISSION

SEPTEMBER 2020			PBD ARCHITECTS	
DRAWING TITLE: WINDOW SCHEDULE - EAST			ABN 36 147 035 950 Level 2, 52 Albion Street, Surry Hills NSW 2010 P: (02) 9558 8140 E: info@pbdarchitects.com.au www.pbdarchitects.com.au Notified Architect: Paul Buljevic NSW 17768	
SCALE: 1:100 @ A0 / 1:200 @ A2	DRAWING NO: DA800	ISSUE: B		
PROJECT NO: 2020		DRAWN BY: RA / AL / WT		
		CHECKED BY: PB		

- LEGEND:**
- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| CU | A/C CONDENSER UNITS |
| F | FIXED WINDOW |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| GC | GARBAGE CHUTE |
| GW | GREEN WALL |
| HW | HIGHLIGHT WINDOW |
| MV | MECHANICAL RISER TO FUTURE DETAIL |



CLIENT:
THE ANDARY GROUP

[illegible]

SCALE 1:10
SCALE 1:20

FOR DA SUBMISSION

DRAWING TITLE: WINDOW SCHEDULE - SOUTH		SEPTEMBER 2020			
SCALE: 1:100 or 1/30' @ 10" @ A2	DRAWING NO: DA802	ISSUE: B	AIN 36 147 035 550 Level 2, 52 Albion Street, Surry Hills NSW 2010 P : 021 008 8140 E : info@pbdarchitects.com.au www.pbdarchitects.com.au Nominated Architect: Paul Ballew NSW 7706		
PROJECT NO: 2020	DRAWN BY: RA / AL / WT		CHECKED BY: PB		

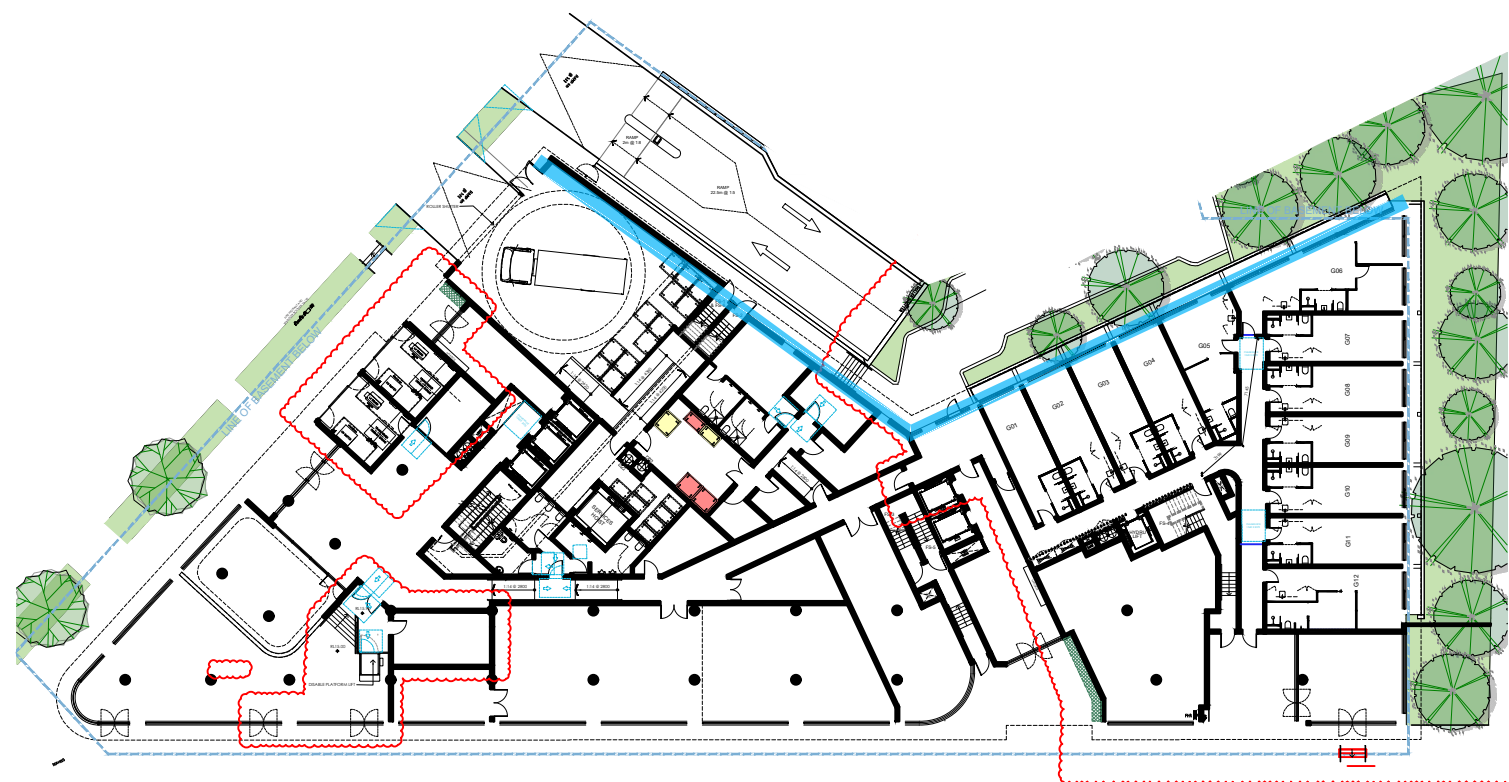
PBD | ARCHITECTS

- GENERAL NOTES:**
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
 - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY THIS OFFICE AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
 - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHEN MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, THEY SHALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
 - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- AW AIRING
 - AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - F FIXED WINDOW
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GE GARBAGE ENITE
 - GW GREEN WALL
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL

- M8 MAILBOX TO FUTURE DETAIL
- OP OPACQUE GLAZING
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

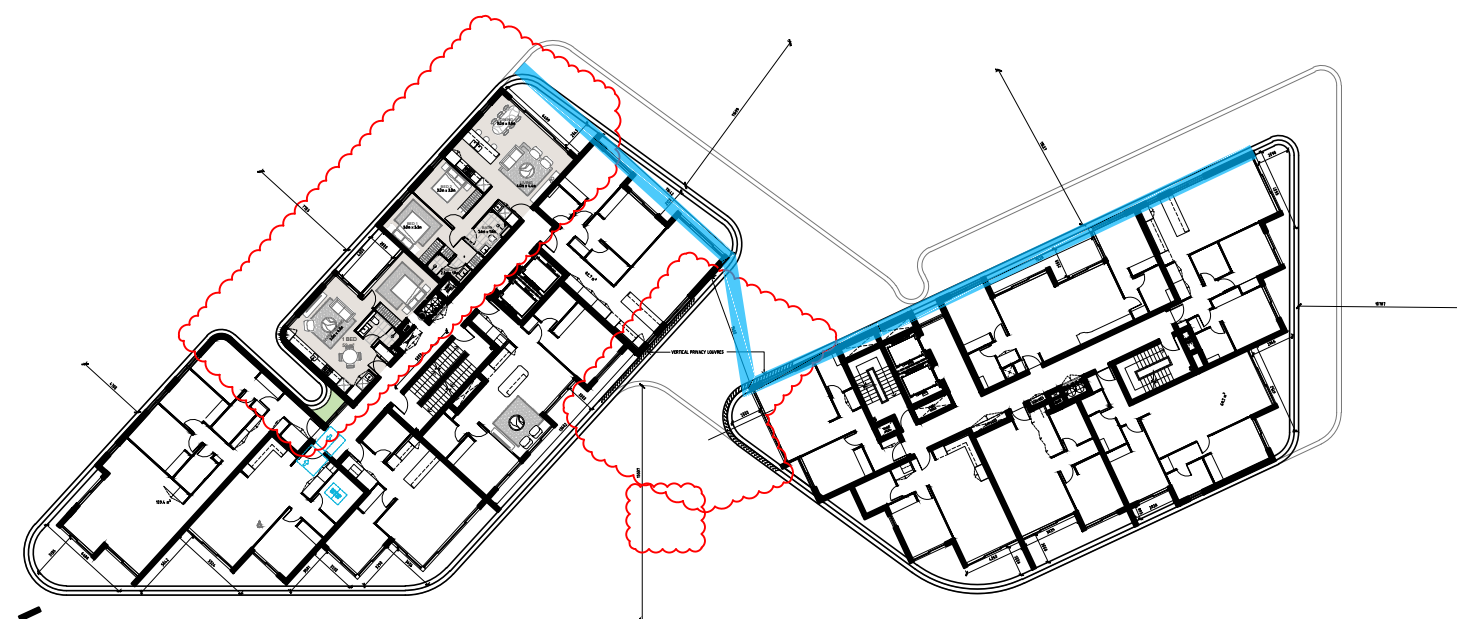
- MATERIALS LEGEND:**
- AFG ALUMINUM FRAMED GLAZING
 - AB ALUMINUM BLADE
 - BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
 - BAL2 ALUMINUM BALUSTRADE
 - B01 BRICK STRETCHER COURSE
 - BR2 BRICK COLUMN
 - CP CLIPPING DETAIL (TTO FUTURE DETAIL)
 - RENDERED WALL / PAINT FINISH P3
 - RENDERED WALL / PAINT FINISH P4
 - ROLLER DOOR TO FUTURE SELECTION



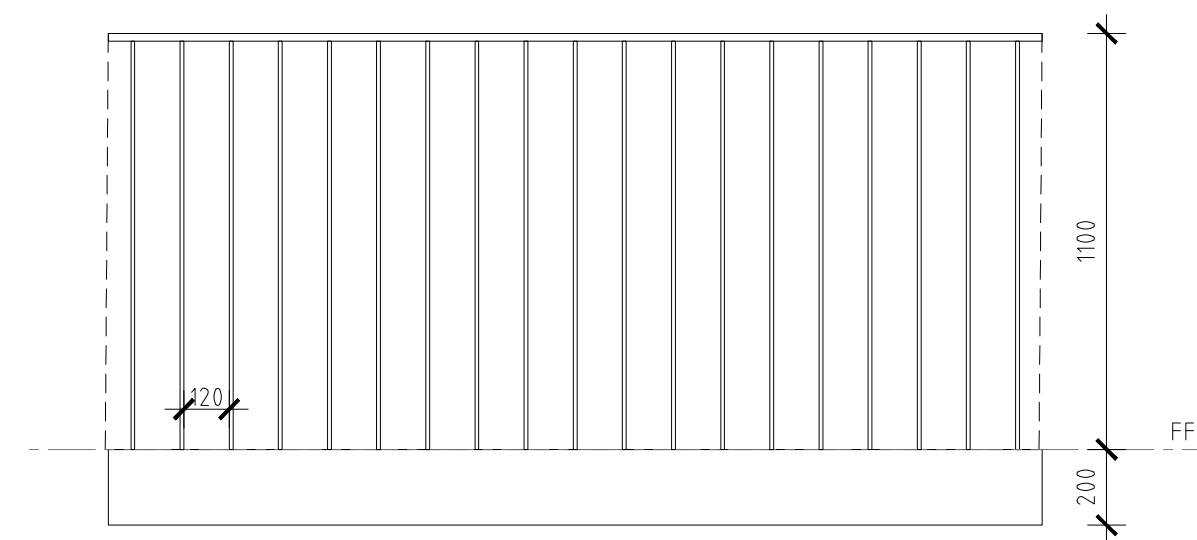
GF - L2
SCALE 1:100 @ A0



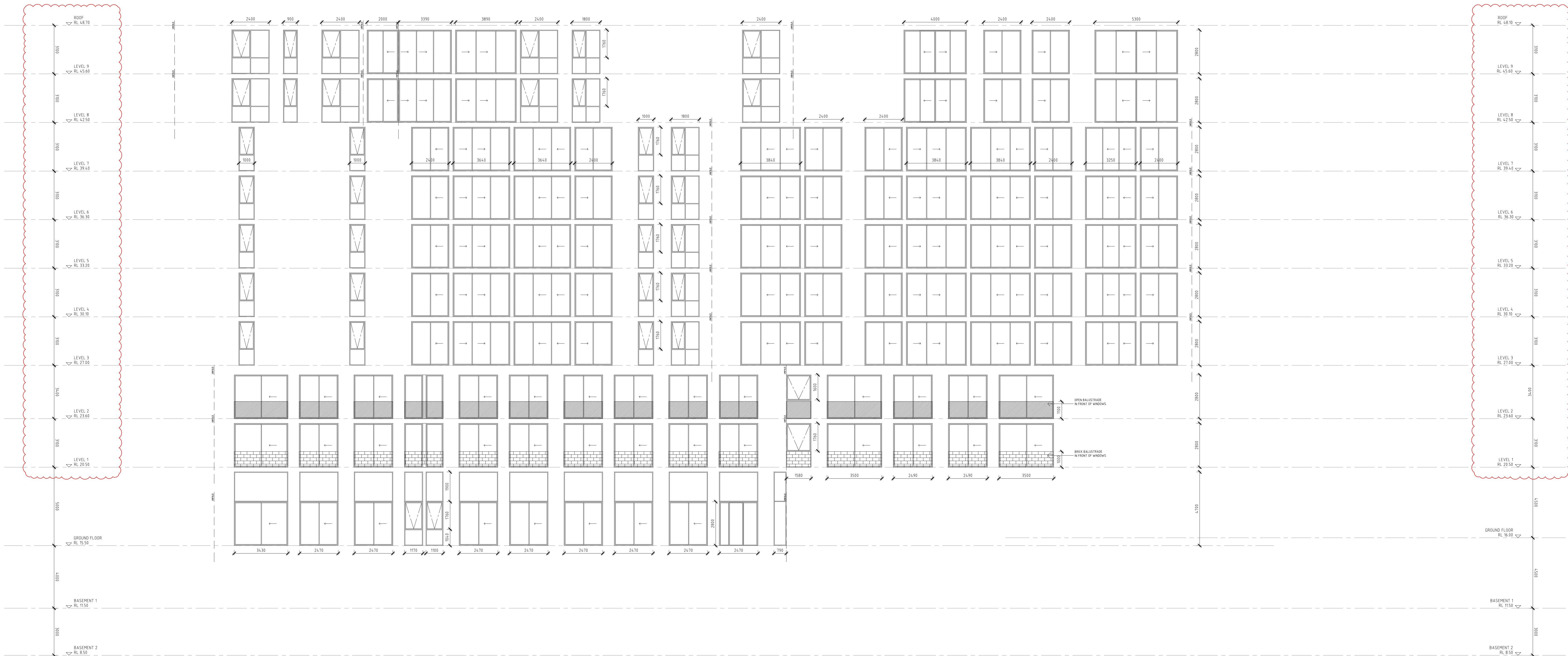
L3 - L7
SCALE 1:100 @ A0



L8 - L9
SCALE 1:100 @ A0

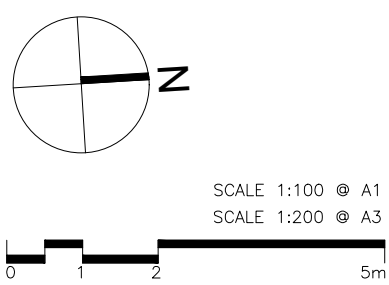


2 Detail of Open Balustrade
SCALE 1:20 @ A0



DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: WINDOW SCHEDULE- WEST			PBD ARCHITECTS	
SCALE: 1:100 @ A / 1:200 @ A2			ABN 36 147 055 550	
DRAWING NO: DA803			Level 2, 52 Albion Street, Surry Hills NSW 2010 P + (02) 9598 8140 E + info@pbdarchitects.com.au www.pbdarchitects.com.au Notified Architect: Paul Bujewicz NSW 2788	
PROJECT NO: 2020			ISSUE: B	
DRAWN BY: RA / AL / WT			CHECKED BY: PB	

GENERAL NOTES:

- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK- SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
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- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, THIS SHALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

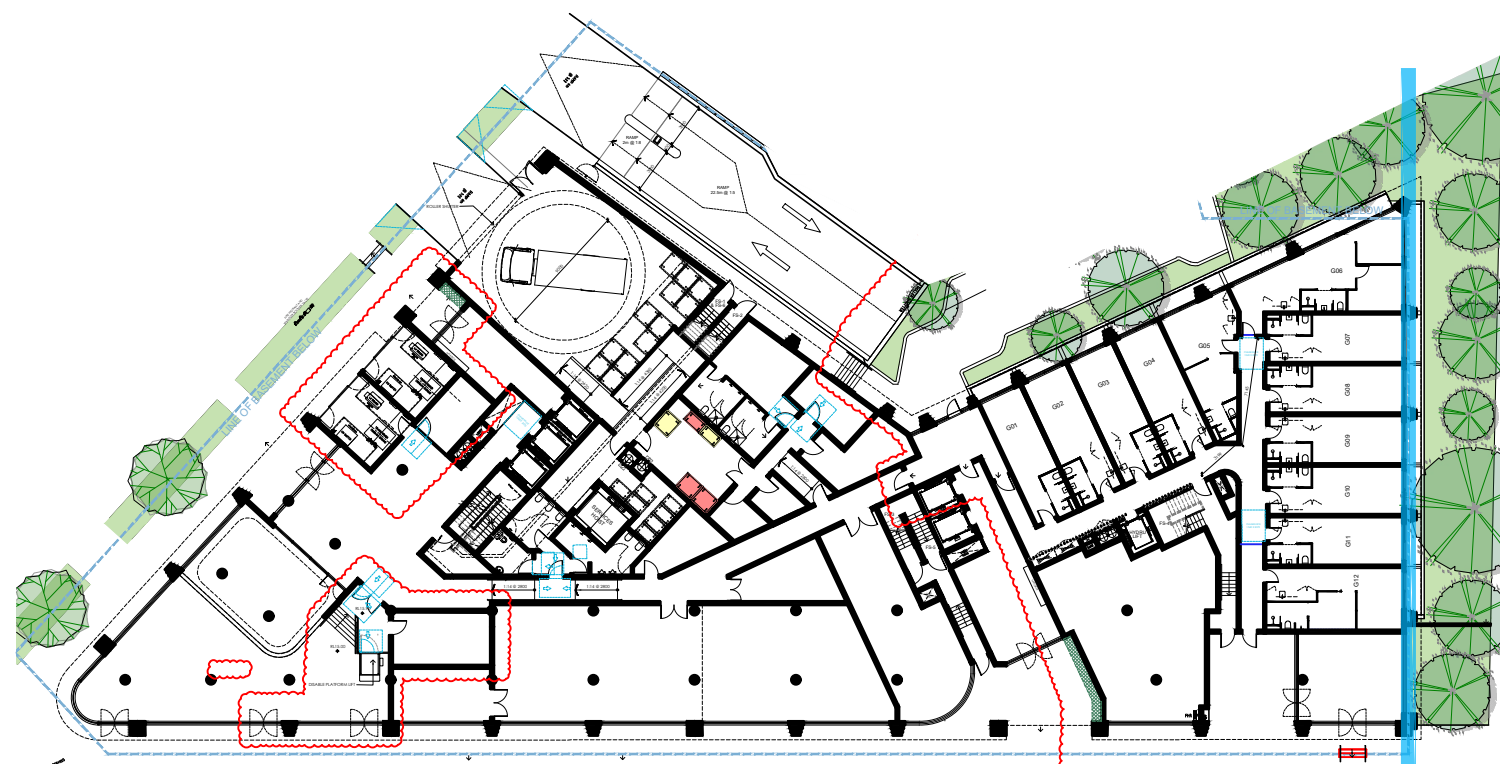
LEGEND:

- AW AMWING
- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- F FIXED WINDOW
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GE GARBAGE ENLITE
- GW GREEN WALL
- HW HIGHLIGHT WINDOW
- MV MECHANICAL RISER TO FUTURE DETAIL

- M8 MAILBOX TO FUTURE DETAIL
- OP OPPOSITE GLAZING
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

MATERIALS LEGEND:

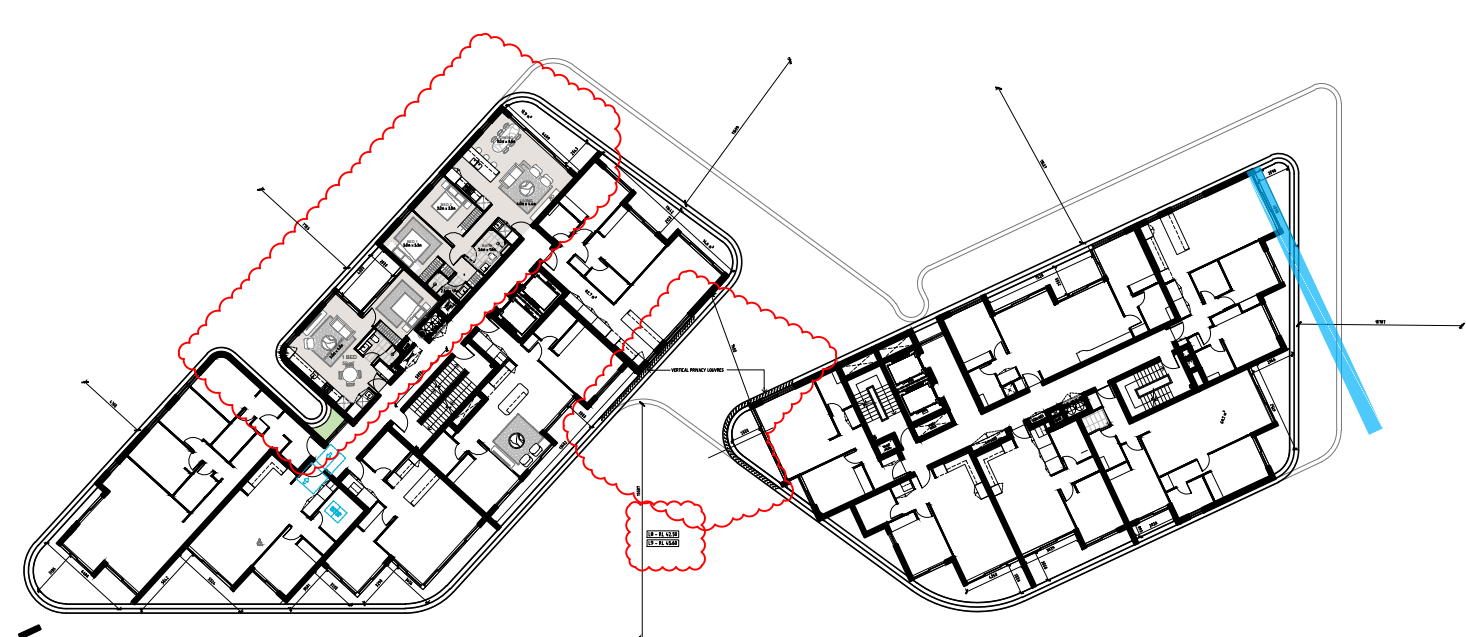
- AFG ALUMINUM FRAMED GLAZING
- AB ALUMINUM BLADE
- BAL1 CLEAR GLASS BALUSTRADE WITH TOP RAIL
- BAL2 ALUMINUM BALUSTRADE
- B01 BRICK STRETCHER COURSE
- BR2 BRICK COLUMN
- CP CLIPPING DETAIL (TO FUTURE DETAIL)
- CP RENDERED WALL / PAINT FINISH P3
- PW2 RENDERED WALL / PAINT FINISH P4
- RD ROLLER DOOR TO FUTURE SELECTION



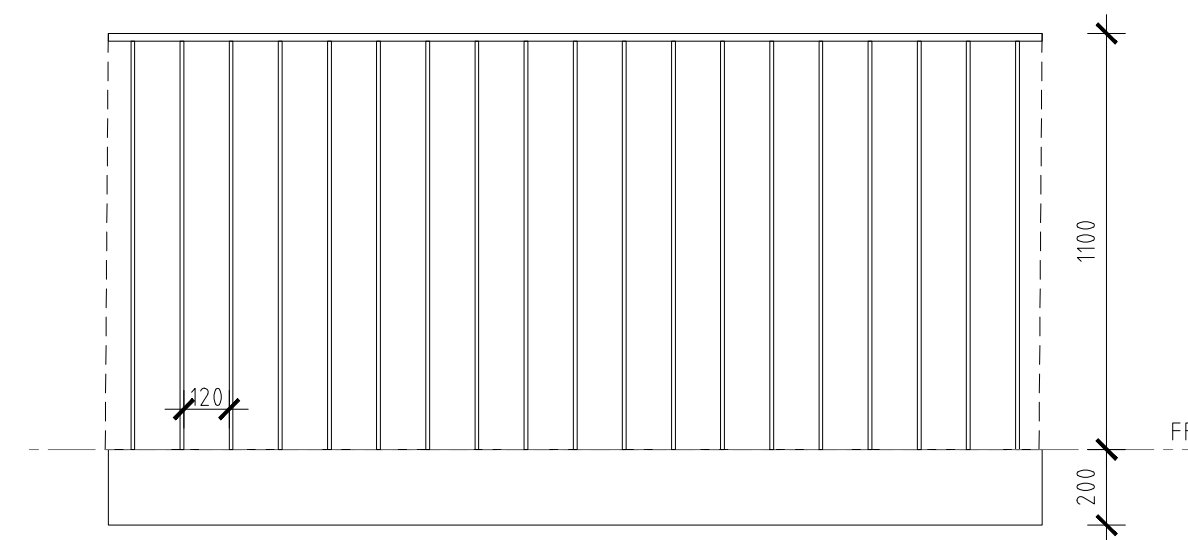
GF - L2
SCALE 1:100 @ A2



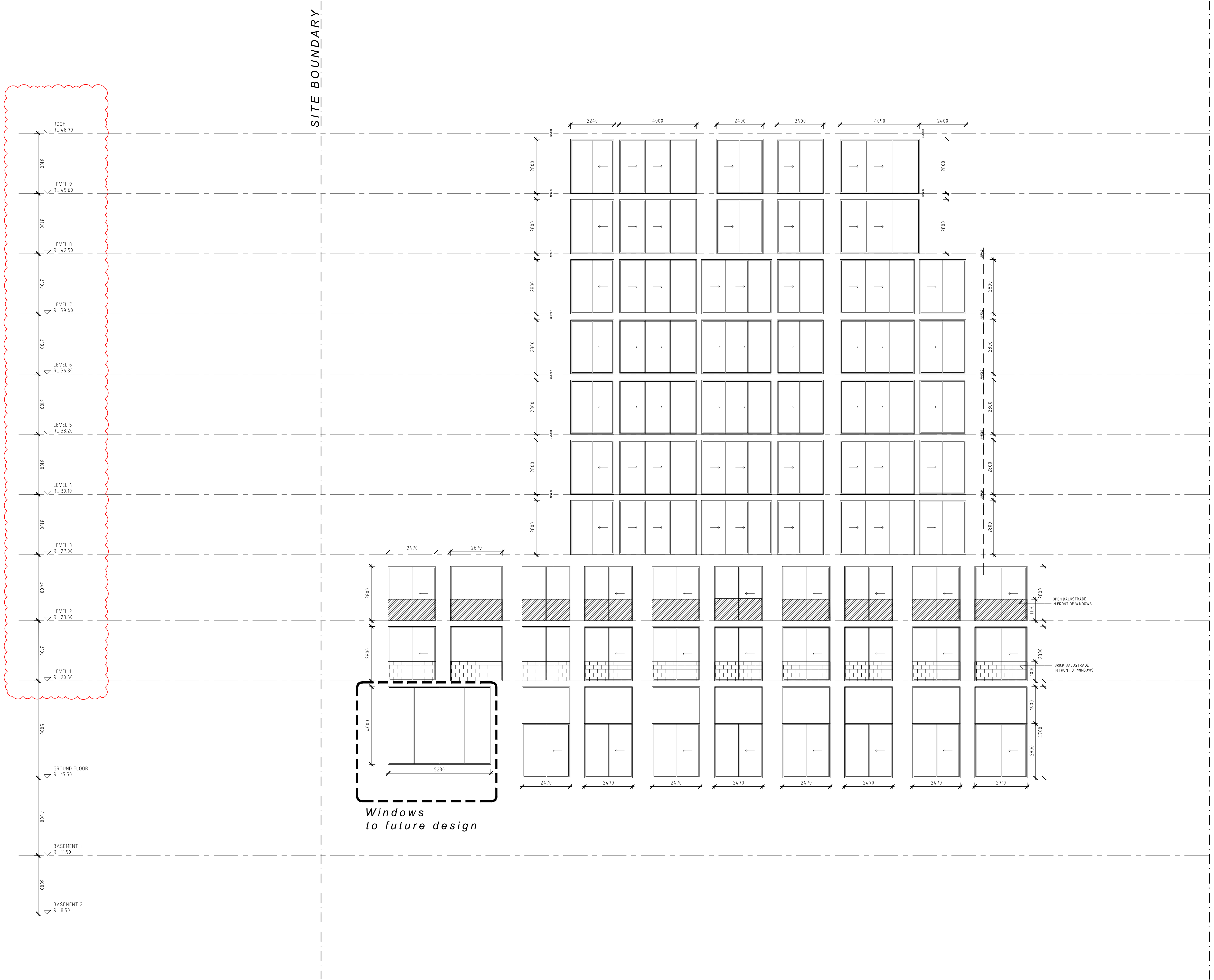
L3 - L7
SCALE 1:100 @ A2



L8 - L9
SCALE 1:100 @ A2



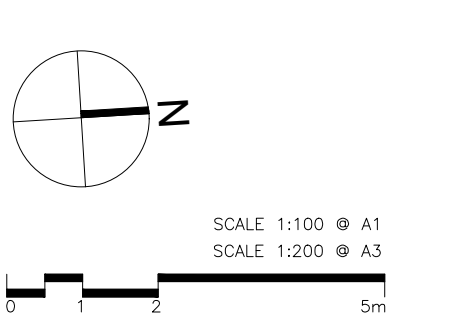
Detail of Open Balustrade
SCALE 1:20 @ A2



Windows
to future design

DEVELOPMENT APPLICATION DRAWINGS

PROJECT	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED MIXED-USE DEVELOPMENT 34-36 Gladstone St, Kogarah	A	03.09.2021	DA SUBMISSION			
	B	18.07.2022	AMENDED FOR COUNCIL RFI			
CLIENT: THE ANDARY GROUP						



FOR DA SUBMISSION

DRAWING TITLE: WINDOW SCHEDULE - NORTH		SEPTEMBER 2020		PBD ARCHITECTS ABN 36 147 036 950 Level 2, 52 Albion Street, Surry Hills NSW 2010 P: (02) 9598 8140 E: info@pbdarchitects.com.au W: www.pbdarchitects.com.au Nominated Architect: Paul Bujevic NSRF 7768
SCALE: 1:100 @ A1 / 1:200 @ A2	DRAWING NO: DA804	ISSUE: B		
PROJECT NO: 2020	DRAWN BY: RA / AL / WT		CHECKED BY: PB	