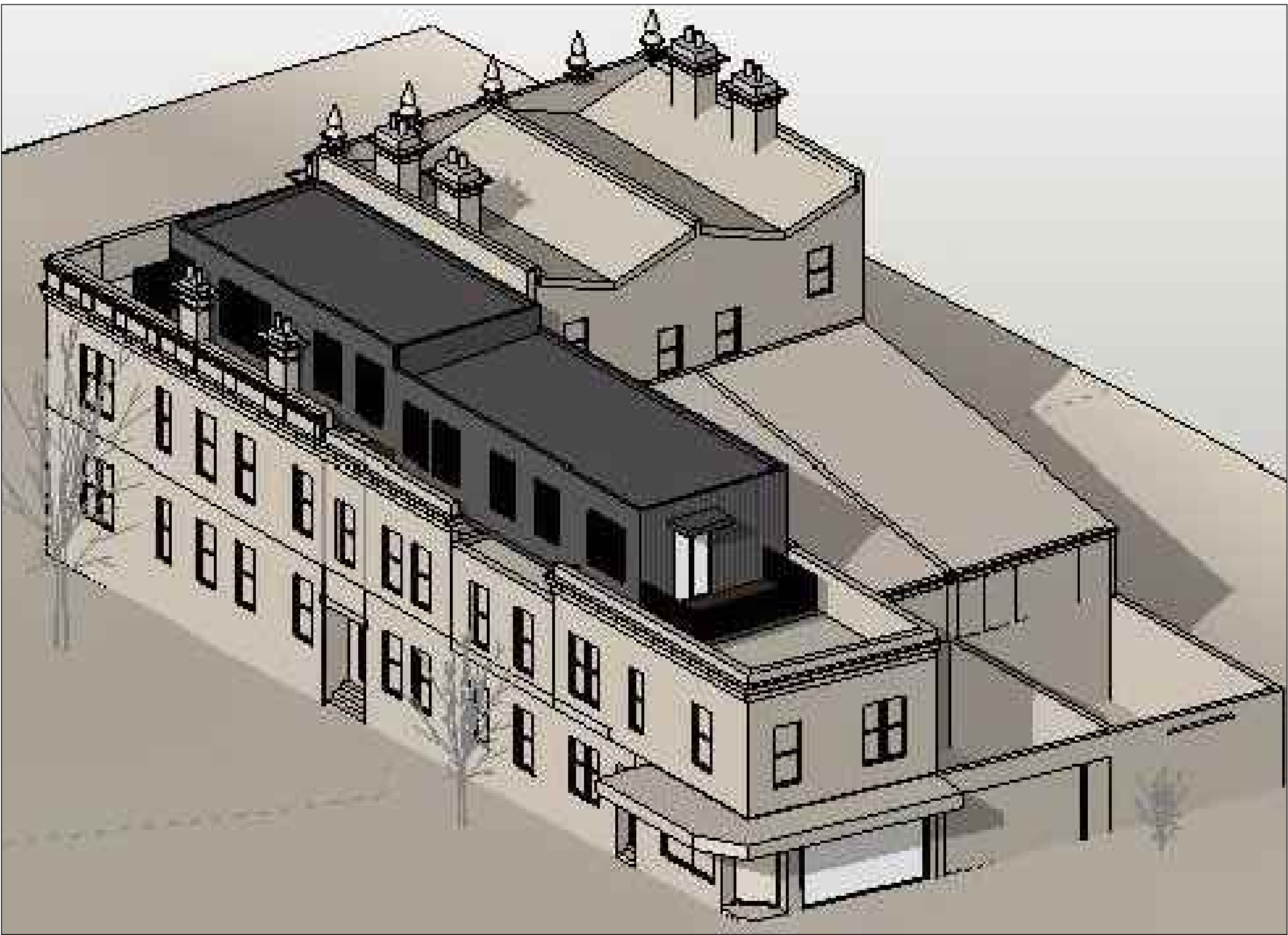
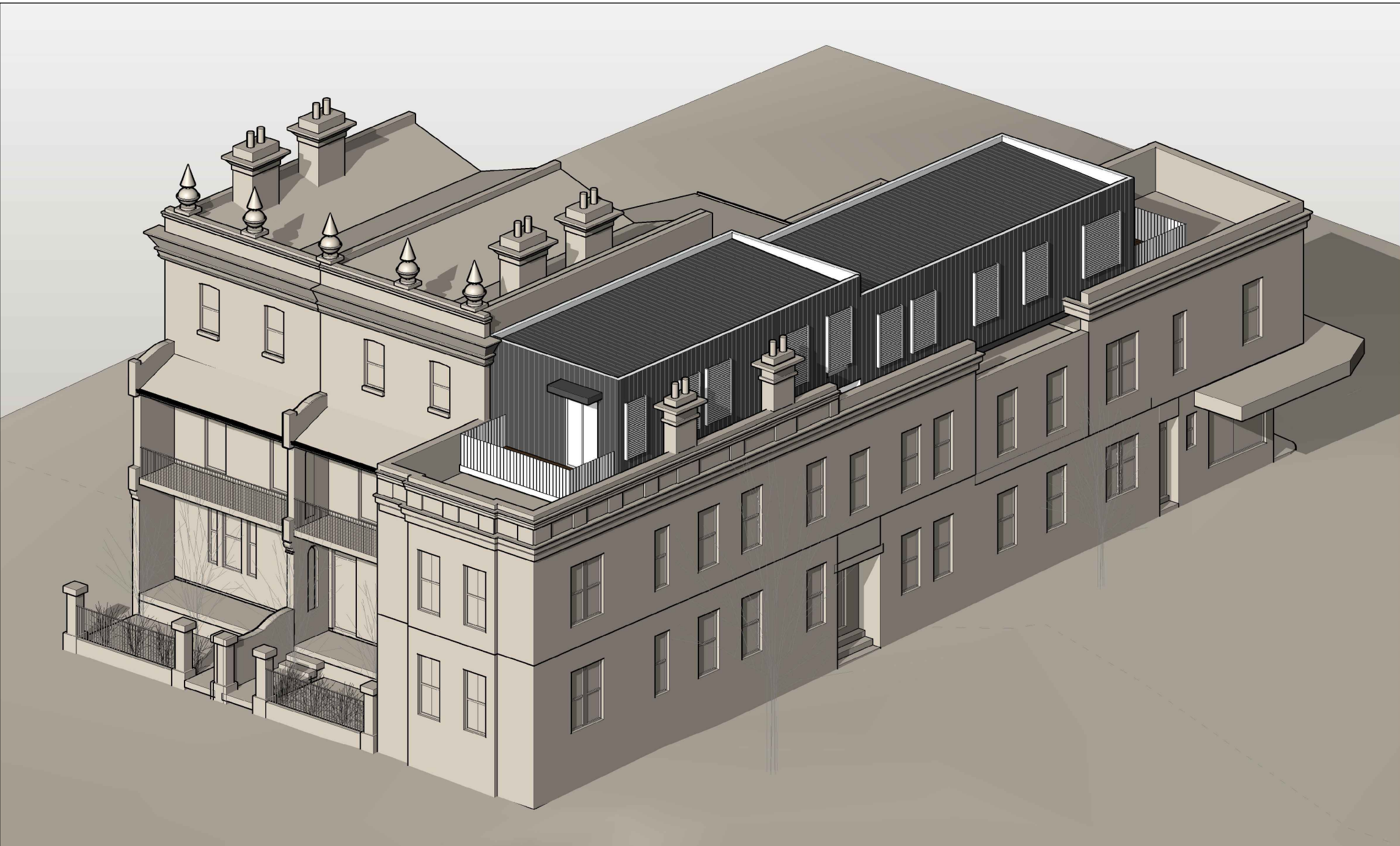


Attachment A

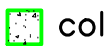
Selected Drawings



GENERAL NOTES:

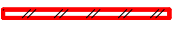
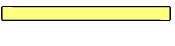
- all new work to be clear of boundaries to be setout by Registered Surveyor
- provide shop drawings for approval of steel structure for approval prior to fabrication

GENERAL KEY:

concrete column location to structural engineer's details	 col
steel column location to structural engineer's details	HSC
steel bollard as specified	B○
fire rated construction joint	cj
acrylic render finish to 75mm "hebel power panel" fire rated (FRL 90/90/90) wall as specified	AR
fixed glazing	fg
texture paint "rockcote quick fine" render to new and existing brickwork as specified	R
prepare existing surface for new texture paint finish as specified	P
anodised aluminium (25 microns)	AN
"colorbond" as specified"	CB
motorised louveres to be selected	lvr
painted plasterboard	PB

LEVELS KEY.	
existing relative level	 RLE 14.3+
proposed structural level	RL 13.70+
proposed finished level	RL fin. 13.70+

WALL KEY:

existing wall	
230x110x76 dry pressed common brickwork	
light steel framed no. 92 stud wall 0.75 gauge frame or 90 H2 grade F8 timber frame (external walls at 450cc)	 90
ex150x50 H2 grade F8 light timber frame where wall height over 3.0m (external wall at 450cc)	 150
light steel framed wall (at 450cc) as above with 3 x 13mm "fyrecek" fire rated plasterboard achieve FRL 90/90/90 in accordance CSR system CSR90/90/90, R1.5 thermal insulation and thermal break as specified, "Zenith Imperial" cladding on furring channels to external colorbond matt basalt finish	

STORMWATER DRAINAGE KEY.
(refer also hydraulic drainage consultant documentation)

grated sump	 sump
grated strip drain	
new down pipe location	○ndp
new down pipe and spreader	○ndps
overflow pipe location	○of
rainhead location	□RH

HYDRAULIC KEY
(refer also building code report and fire engineered solution)

tap location	•tap
fire hose reel location	□FHR
fire hydrant location	 HYDRANT

FIRE SERVICES KEY
(refer also building code report and fire engineered solution)

automatic fire and alarms NCC 2.2(a) C14 AS 1670	•
portable fire extinguishers NCC E1.1, AS 2444-1995	FE
emergency lighting NCC E4.4 AS 2293.1-1995	•em
illuminated exit signs NCC E4.5, E4.6, AS 2293.1-1995	 exit

ACCESSIBILITY KEY

tactile surface indicator to AS 1428.1	 [TSI]
--	---

D	increase communal bin storage	3/10/25	PO
C	DA	16/03/23	PO
B	preliminary DA	29/09/23	PO
A	preliminary issue	16/04/18	PO
Letter	Revisions/Issue	Date	By

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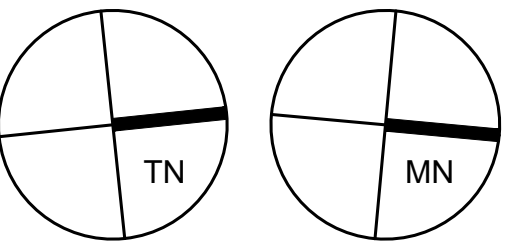
Project
**NEW APARTMENT ADDITIONS
to EXISTING RESIDENTIAL FLAT
BUILDING
for MR F. ESPINOS**

Address
**"KIA ORA FLATS"
32 MOORE PARK ROAD,
PADDINGTON**

Drawing
**COVER SHEET
PERSPECTIVE IMAGES
KEYS**

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	April 2018	
Project Number		Issue
1605 - 0 of 4		D

DA 3/10/25



BASIX COMMITMENTS—1771257M—units 6and7:

Showerheads, toilet cisterns, bathroom taps and kitchen taps to be min. 4 star rating.

All washing machines and clothes dryers to be minimum 4.5star rated.
Dishwasher to be minimum 4.5star rated.

Framed floors to new apartments 6 and 7 to have minimum R1.5 insulation added.
External framed walls to new apartments to have min. R2.5 insulation added.
Internal framed walls to have minimum R2.0 insulation added.
Flat roof with flat ceiling is to have 55mm foil backed roof insulation plus minimum R4.0 bulk ceiling insulation added.

Skylights to be timber framed double glazed operable U-value 2.53 and SHGC 0.21.

All external glazed windows and doors to new apartments and stairwell are to be UPVC coated steel framed glazed with maximum U-value 3.0 and maximum SHGC value 0.48.

Hot water system to be electric boosted solar system to each unit 26to30STC rated.

No air-conditioning is to be installed, ceiling fans only. All exhaust fans to be manual on timer off.

Primary type of artificial lighting for all bedrooms plus study, living and dining area, kitchen area, to bathrooms and toilets, to laundry and hallways to be LED or fluoro (dedicated).

AREA CALCULATIONS EXISTING:

site area	220.6 sq.m.
existing ground gross floor area	172.4 sq.m.
existing level1 gross floor area	173.4 sq.m.
existing roof level gross floor area	20 sq.m.
total gross floor area	365.8 sq.m.
existing Floor Space Ratio	1.66
permissible Floor Space Ratio	1.75 (386 sq.m.)
Bonus Floor Space Ratio (low cost housing)	2.25 (496.35sq.m.)

AREA CALCULATIONS PROPOSED:

proposed ground gross floor area	168.7 sq.m.
existing level1 gross floor area	173.4 sq.m.
proposed level 2 gross floor area	101 sq.m.
total gross floor area	443.1sq.m.
proposed Floor Space Ratio	2.00

Letter	Revisions/Issue	Date	By
D	increase communal bin storage	3/10/25	PO
C	DA	6/02/23	PO
B	preliminary DA	29/09/23	PO
A	preliminary issue	16/04/18	PO

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Project
NEW APARTMENT ADDITIONS
to EXISTING RESIDENTIAL FLAT
BUILDING
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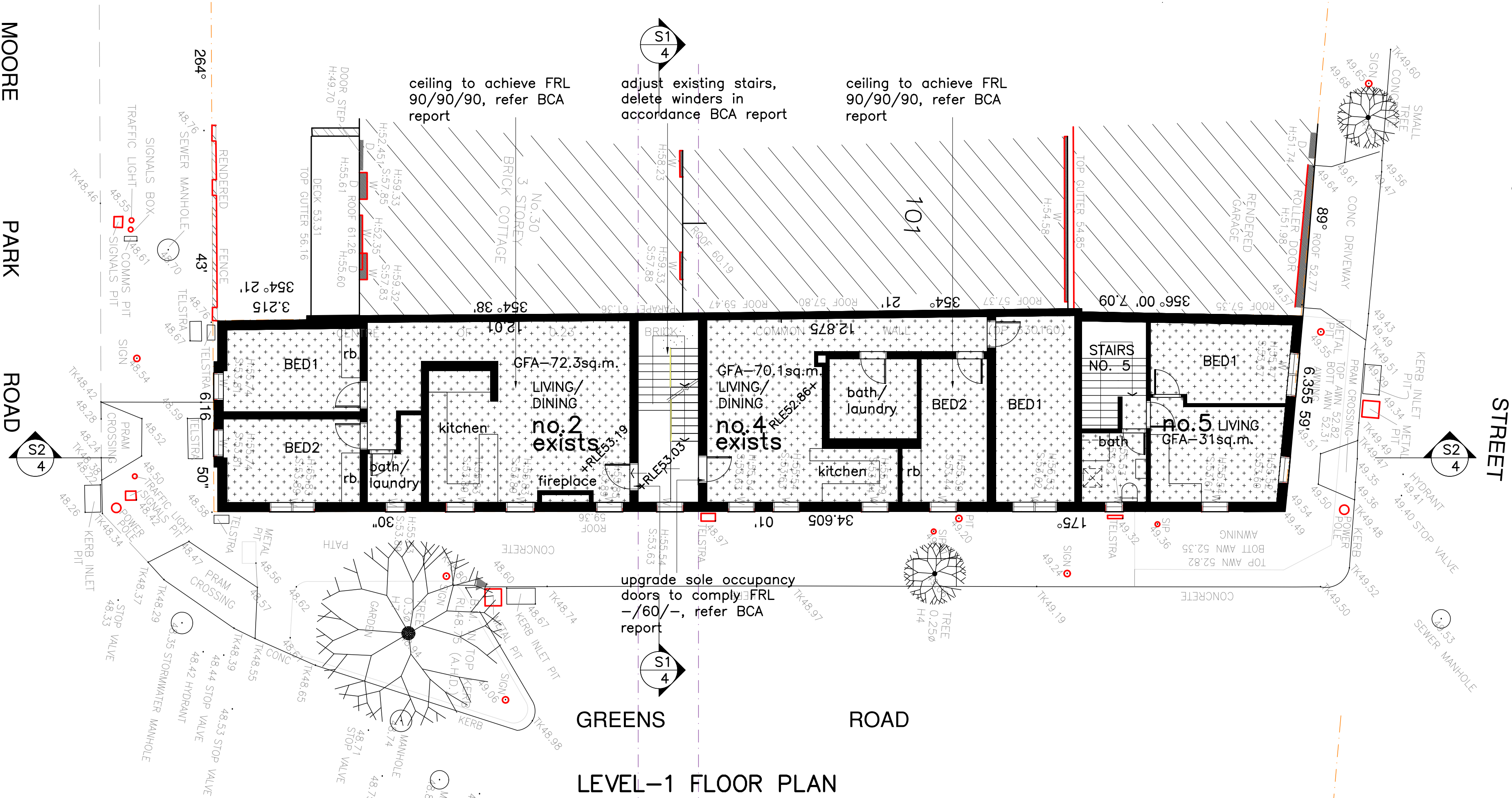
Address
"KIA ORA FLATS"
32 MOORE PARK ROAD,
PADDINGTON

Drawing
SITE PLAN
GROUND FLOOR PLAN
LEVEL 1 FLOOR PLAN

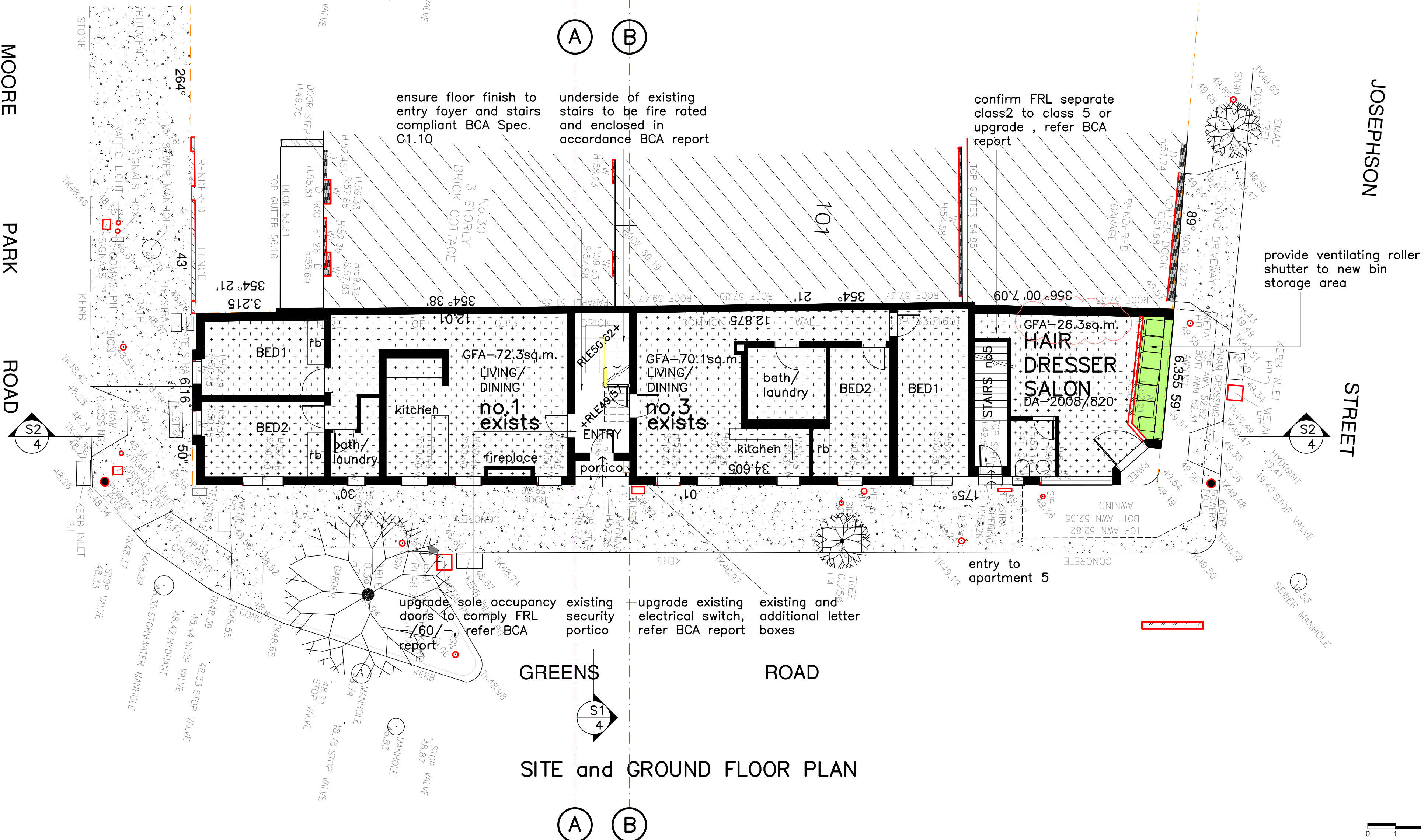
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Date	April 2018	
Project Number		Issue

1605 - 1 of 4

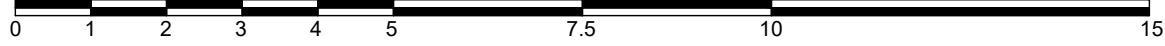
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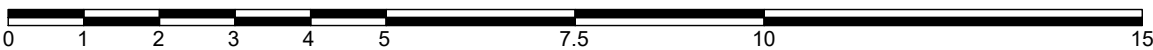
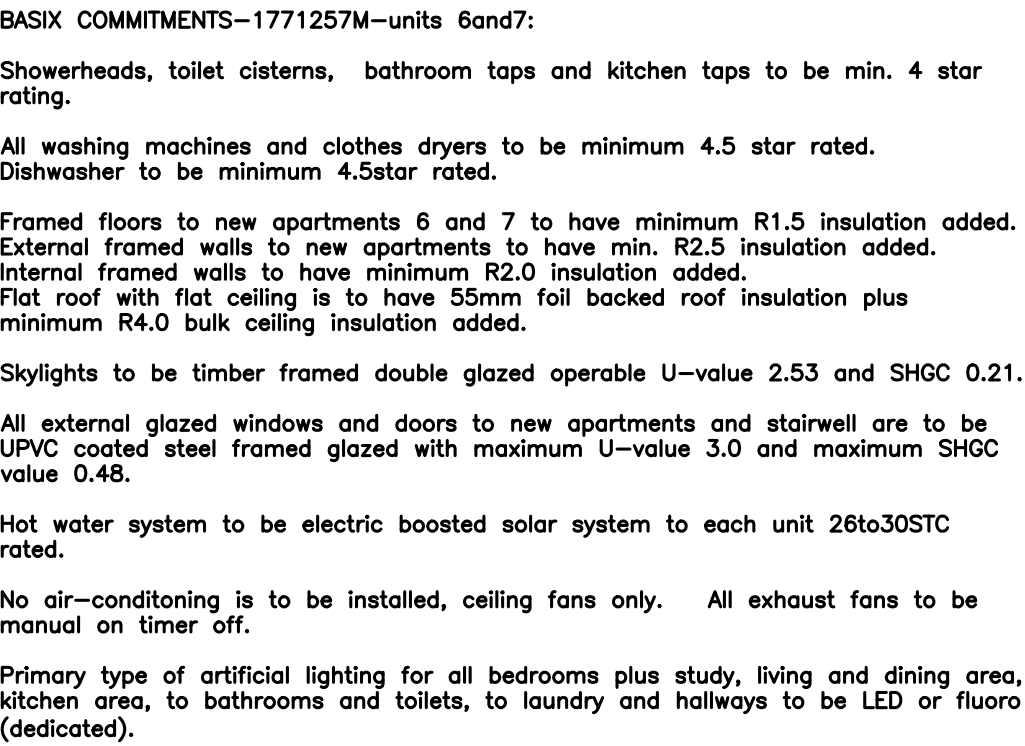


LEVEL-1 FLOOR PLAN



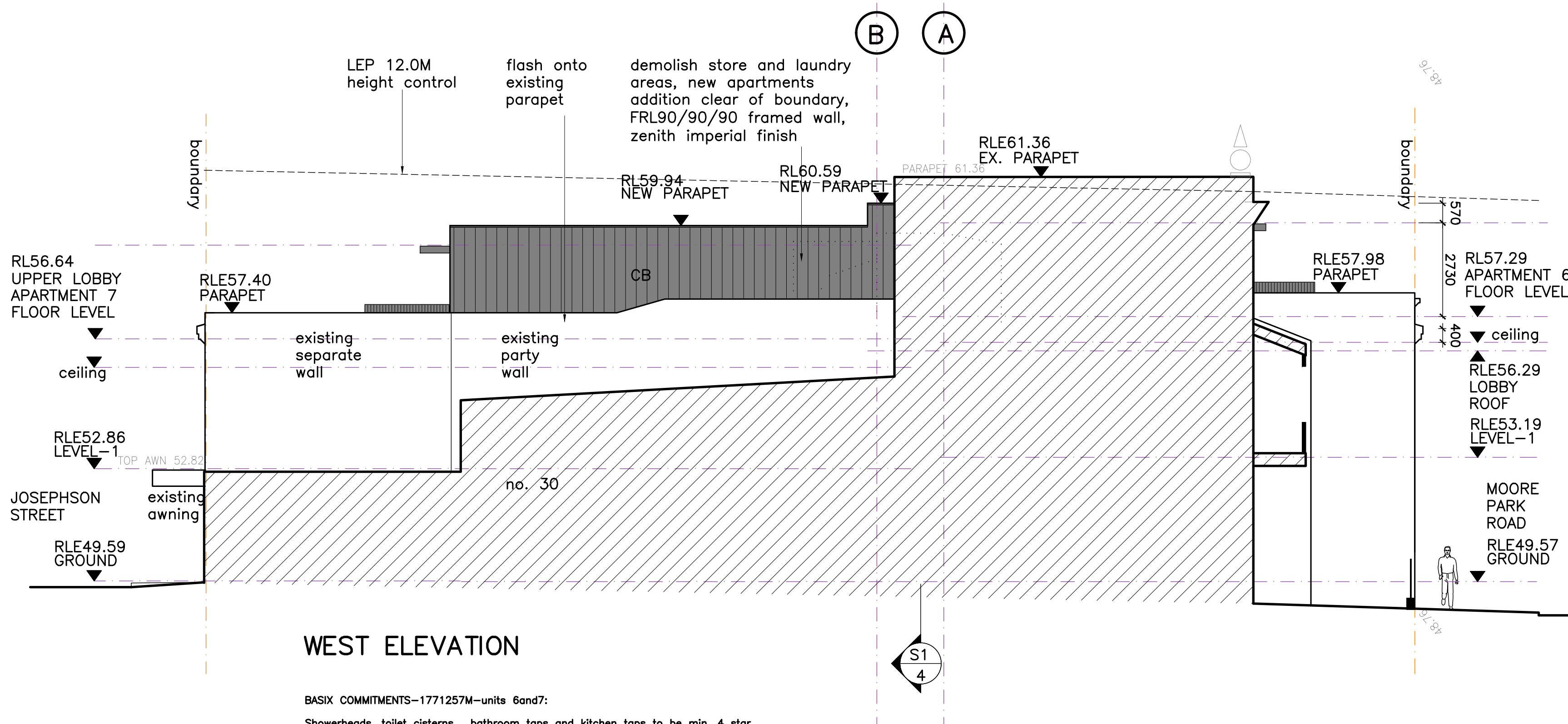
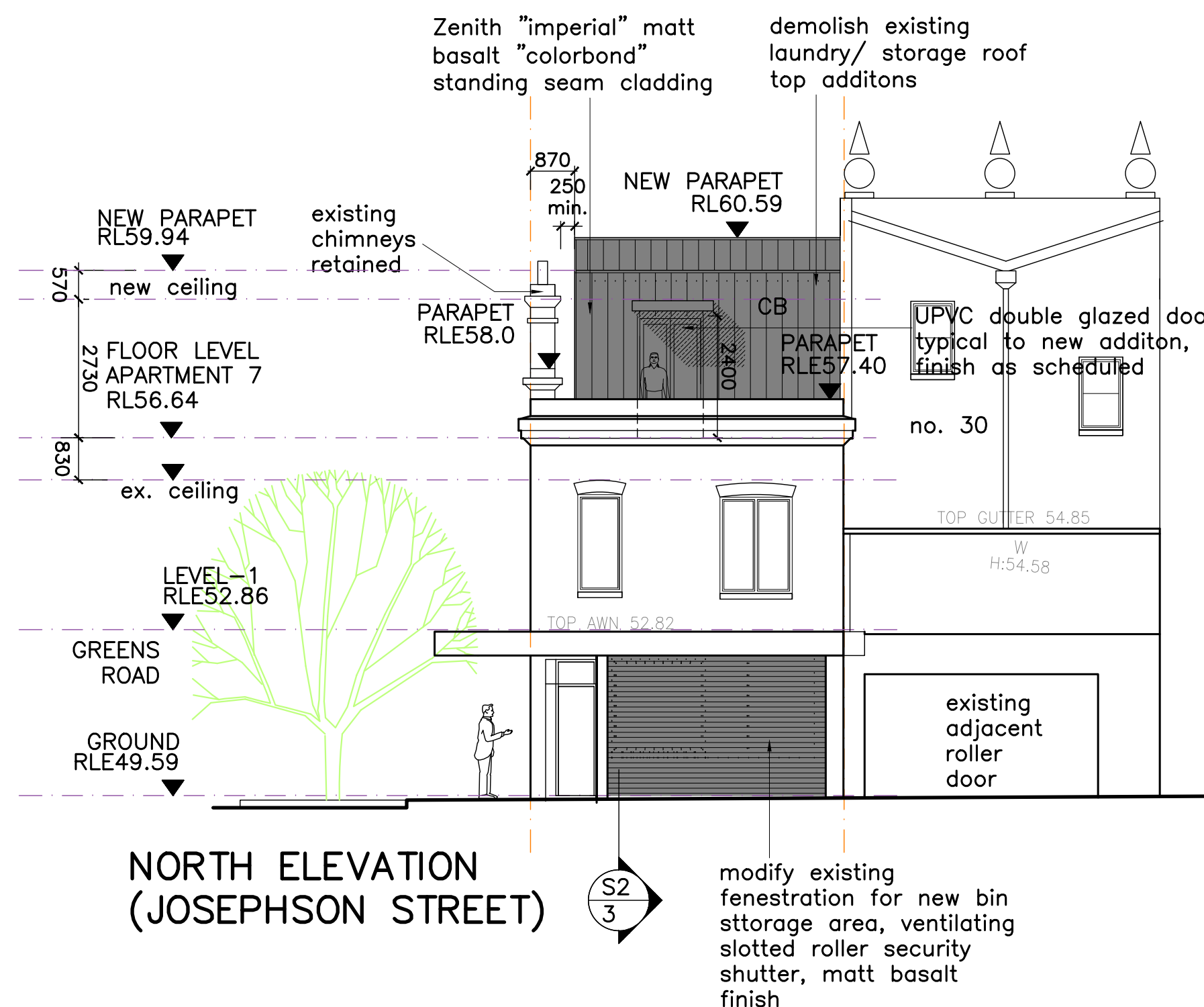
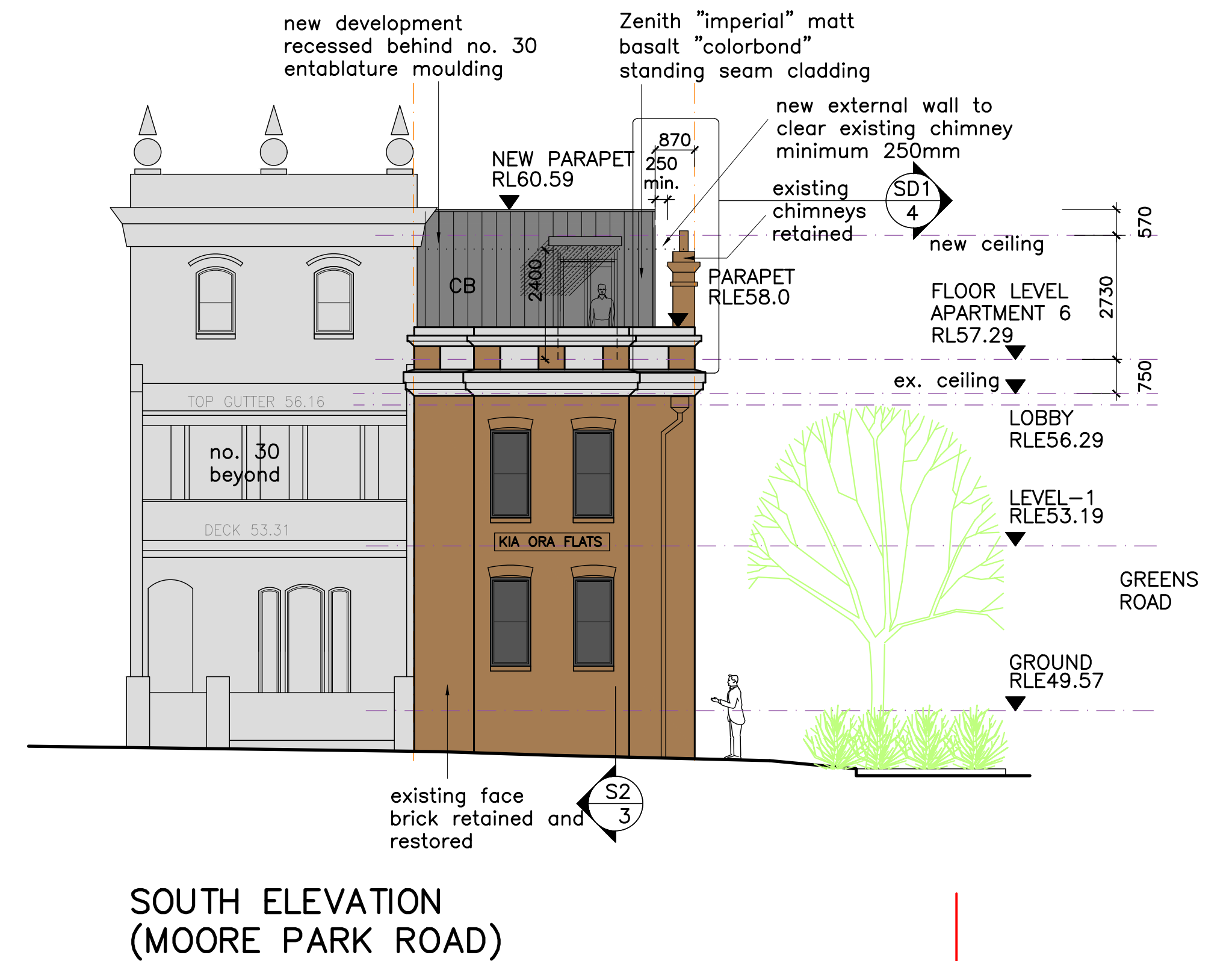
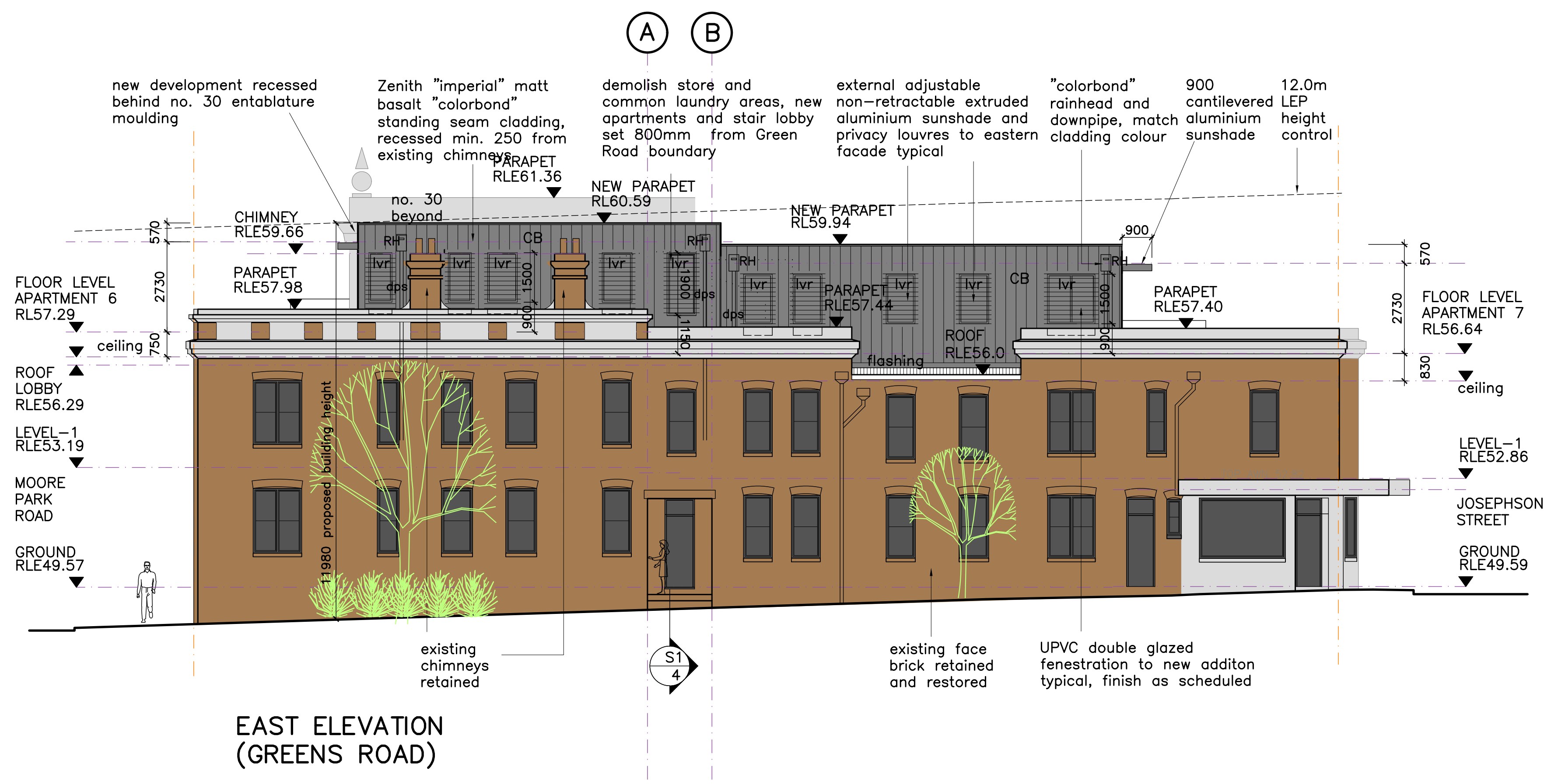
SITE and GROUND FLOOR PLAN





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1605 - 2 of 4 D



Letter	Revisions/Issue	Date	By
D	Revised common storage	3/10/25	PO
C	DA	16/02/23	PO
B	preliminary DA	23/09/23	PO
A	preliminary issue	16/04/20	PO

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Project
NEW APARTMENT ADDITIONS
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BUILDING
for MR F. ESPINOSA

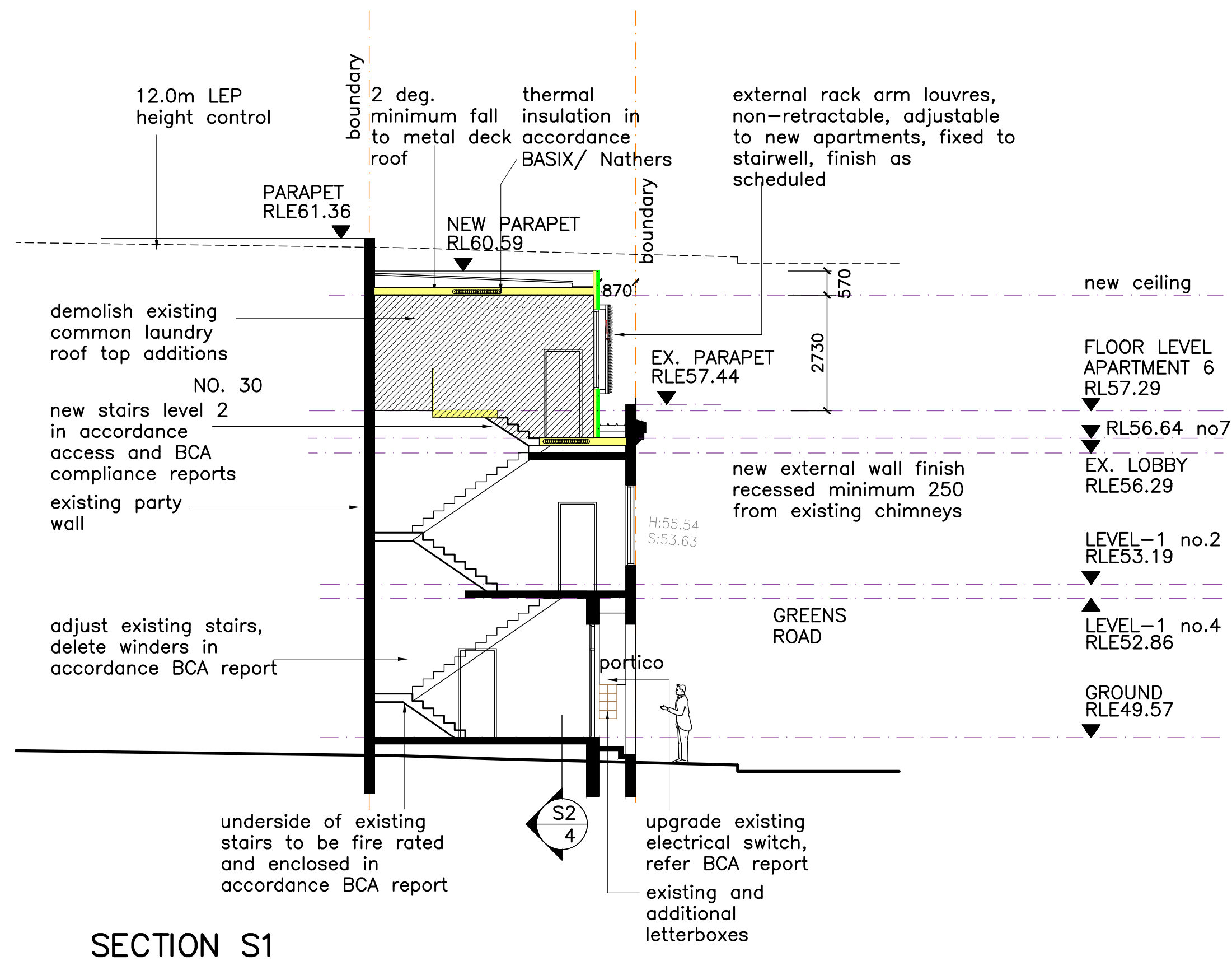
Address
"KIA ORA FLATS"
32 MOORE PARK ROAD,
PADDINGTON

Drawing
ELEVATIONS

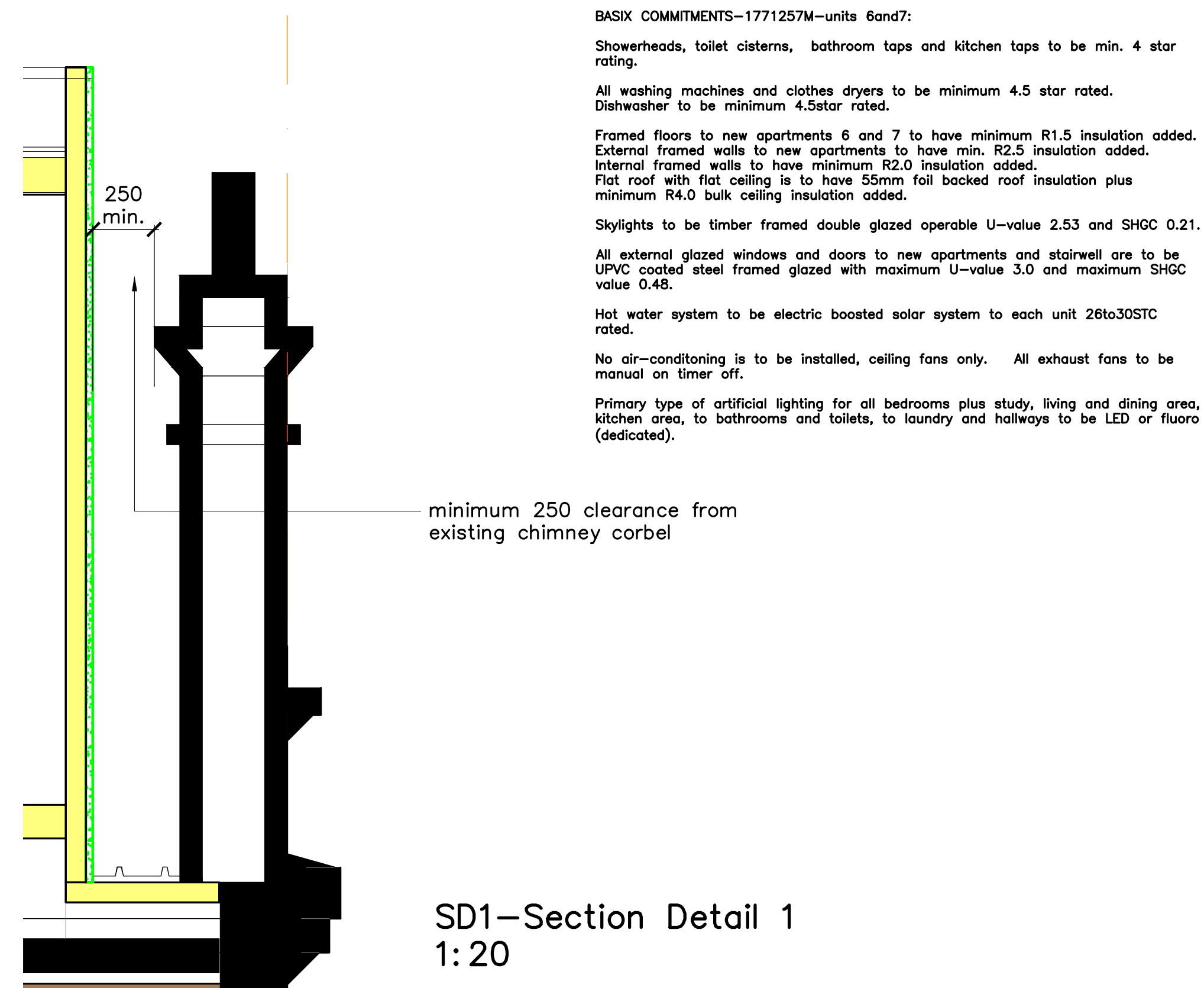
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Date	April 2018	
Project Number	1605 - 3 of 4	Issue
		D



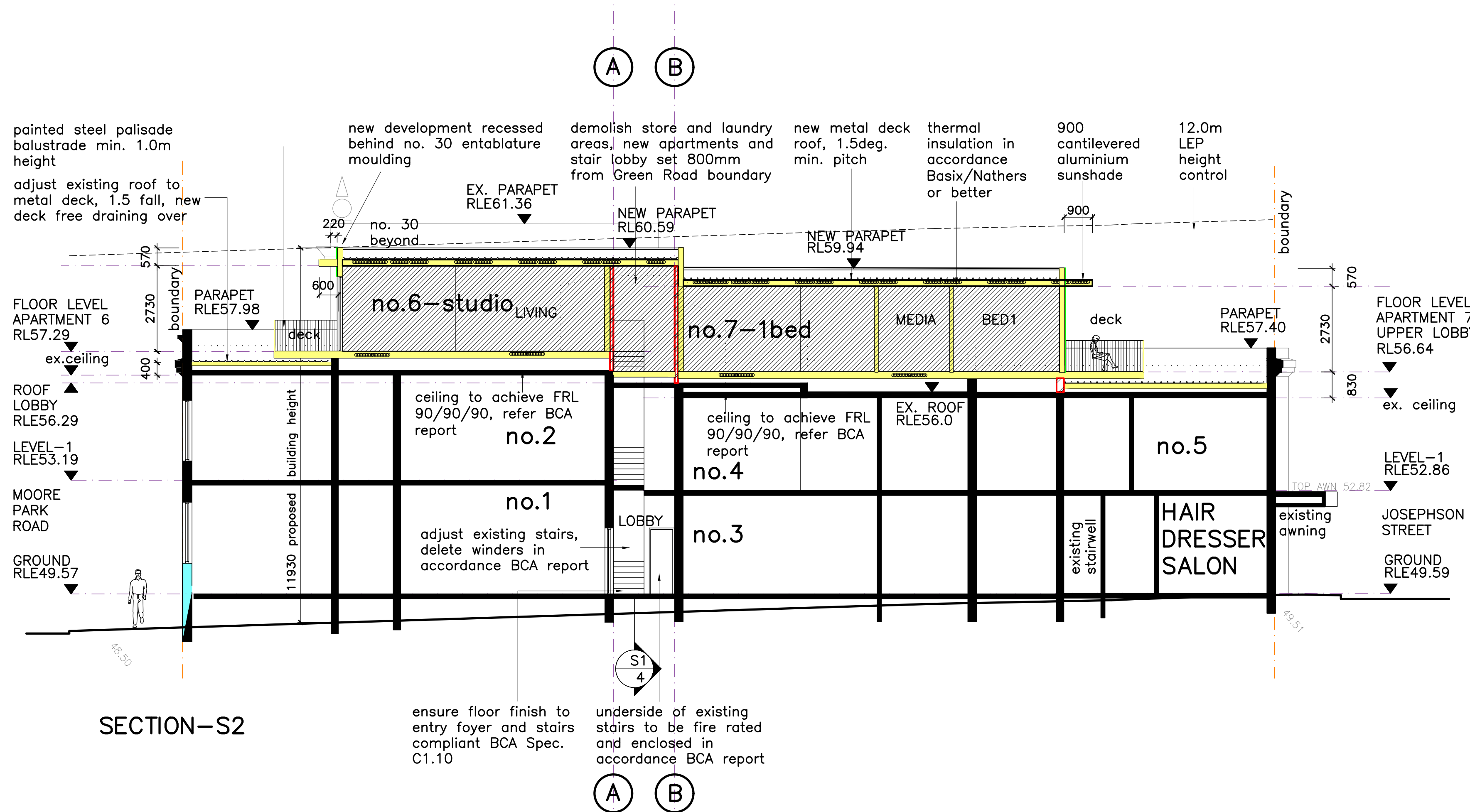
DA 3/10/25



SECTION S1



SD1-Section Detail 1
1:20



SECTION-S2

Letter	Revisions/Issue	Date	By
D	increase communal bin storage	3/10/25	PO
C	DA	16/03/23	PO
B	preliminary DA	29/09/23	PO
A	preliminary issue	16/04/18	PO

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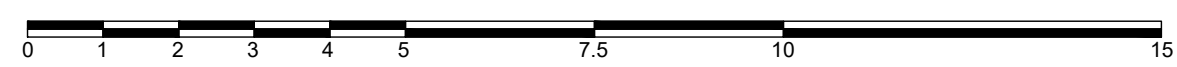
Project
NEW APARTMENT ADDITIONS
to EXISTING RESIDENTIAL FLAT
BUILDING
for MR F. ESPINOS

Address
"KIA ORA FLATS"
32 MOORE PARK ROAD,
PADDINGTON

Drawing
SECTIONS S1&S2

Drawn	PDP	Sheet size
Scales	1:100 (1:200 - A3)	A1
Date	April 2018	
Project Number	1605 - 4 of 4	Issue
		D

DA 3/10/25





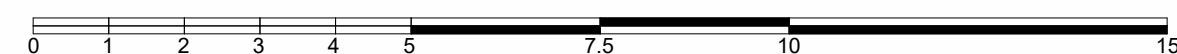
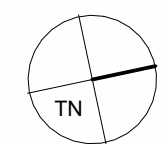
- existing shadows to adjacent sites from existing buildings
- additional potential shadows to adjacent sites due to development
- potential shadows removed due to development

A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By

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Project
NEW APARTMENT ADDITIONS to
EXISTING RESIDENTIAL FLAT
BUILDING
for MR F.ESPINOS
Drawing
SHADOW DIAGRAM - 9AM
JUN 21

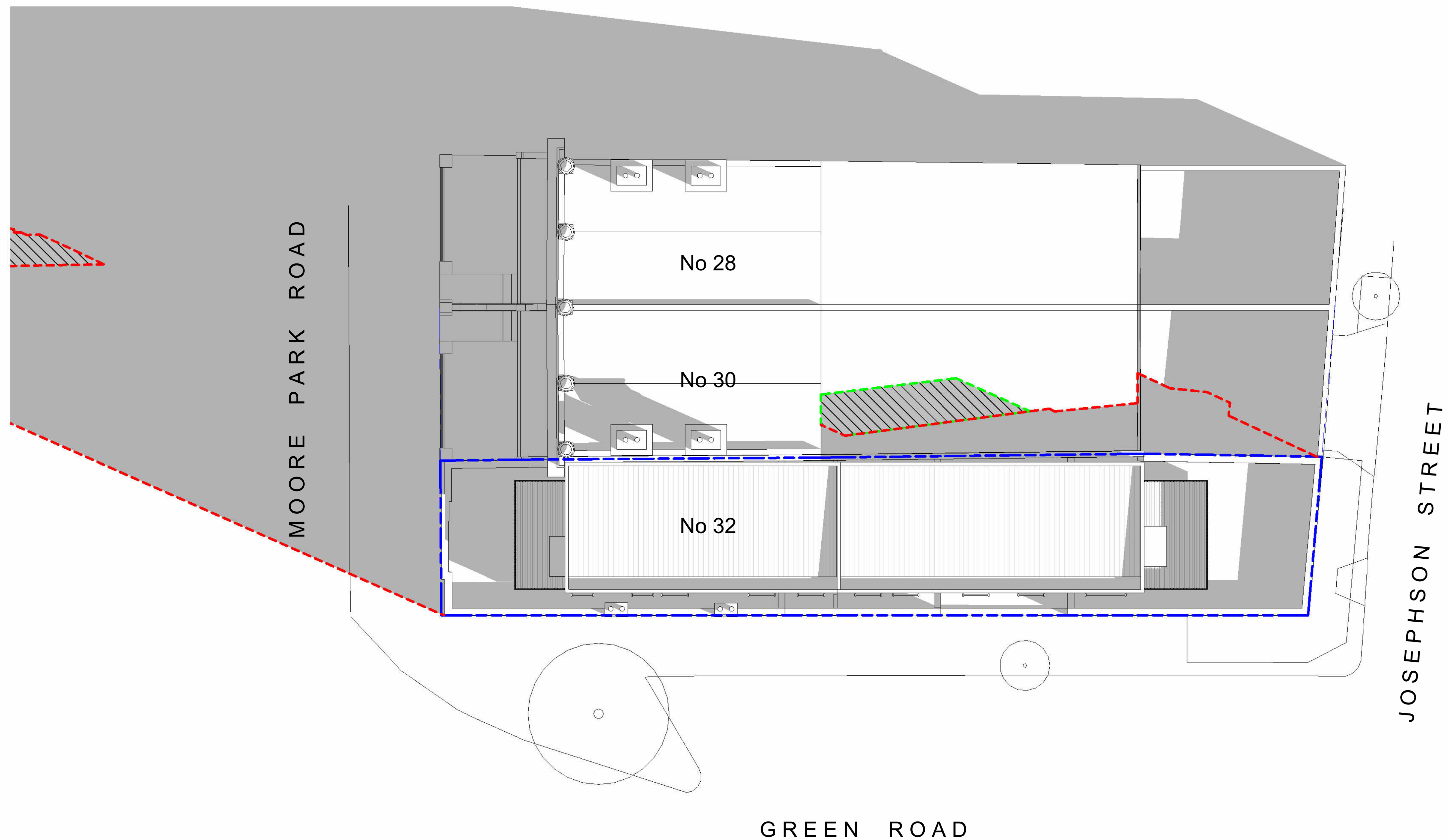
Address
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32 MOORE PARK ROAD,
PADDINGTON

Drawn PDP
Scales 1 : 100 (1:200 - A3)
Date Mar 2023
Sheets in set 1 of 7
Project Number

1605

Sheet size
A1
Issue
Plan ☐
Elevation ☐
Section ☐
Details ☐
Joinery ☐
Other ☐

ISSUE - 20/08/25



GREEN ROAD

ISSUE - 20/08/25

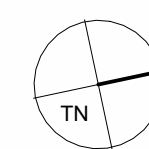
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A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By

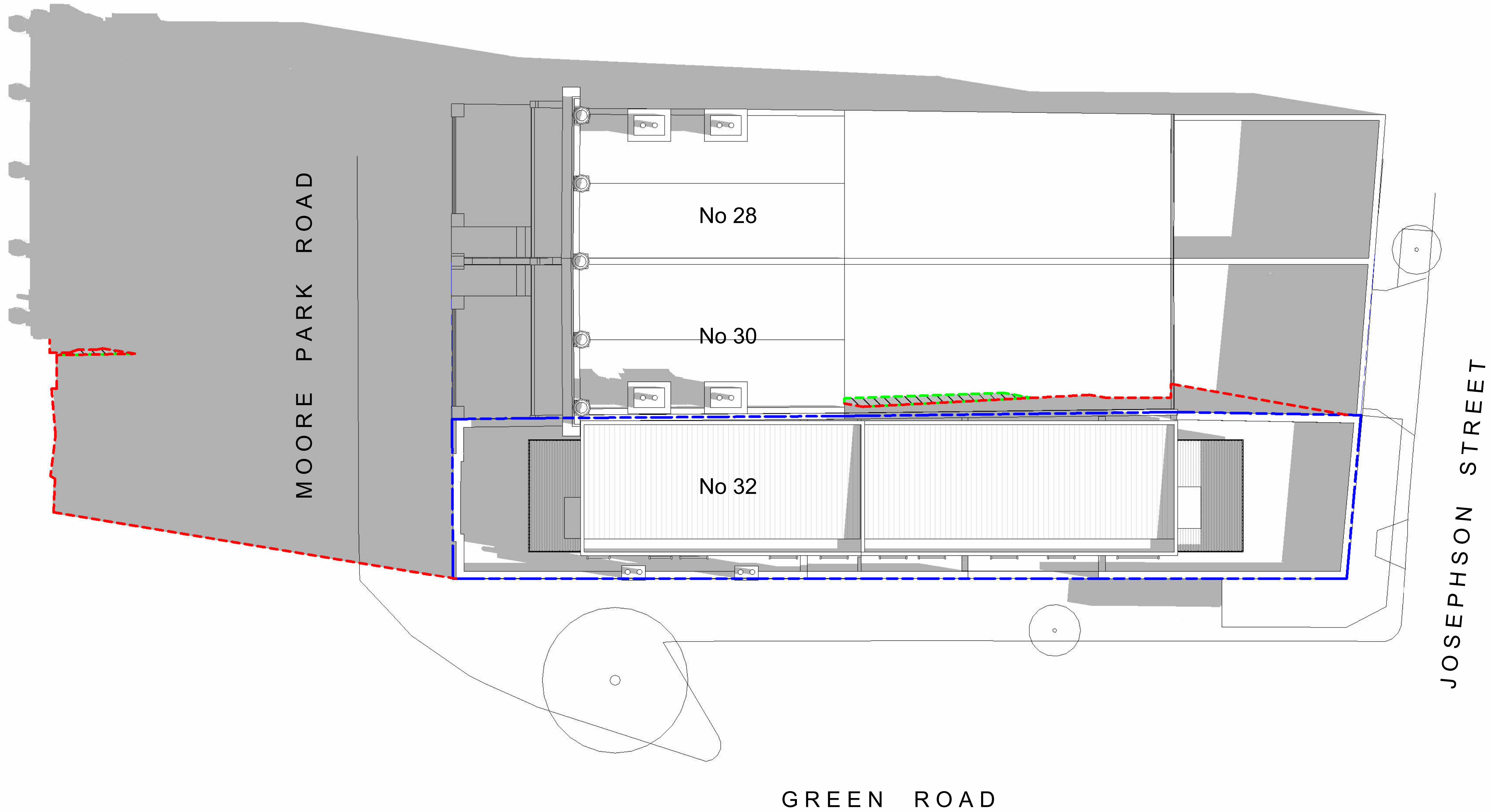
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Project NEW APARTMENT ADDITIONS to EXISTING RESIDENTIAL FLAT BUILDING for MR F.ESPINOS		Address "KIA ORA FLATS" 32 MOORE PARK ROAD, PADDINGTON	
Drawn	PDP	Sheet size	A1
Scales	1 : 100 (1:200 - A3)		
Date	Mar 2023		
Sheets in set	2 of 7		
Project Number	1605	Issue	A
		Plan	☐
		Elevation	☐
		Section	☐
		Details	☐
		Joinery	☐
		Other	☐



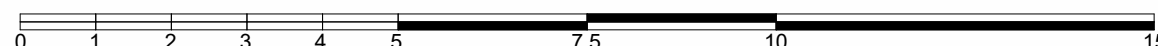
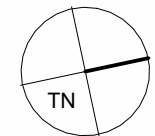
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A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By

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ISSUE - 20/08/25

Project	NEW APARTMENT ADDITIONS to EXISTING RESIDENTIAL FLAT BUILDING for MR F.ESPINOS	Address	"KIA ORA FLATS" 32 MOORE PARK ROAD, PADDINGTON
Drawn	PDP	Sheet size	A1
Scales	1 : 100 (1:200 - A3)		
Date	Mar 2023		
Sheets in set	3 of 7		
Project Number	1605	Issue	A
		Plan	☐
		Elevation	☐
		Section	☐
		Details	☐
		Joinery	☐
		Other	☐

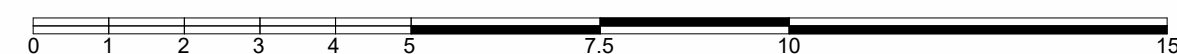
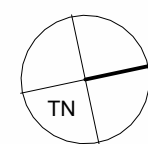


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A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By
SYDNEY ADELAIDE Level2- 386 New South Head Rd., Double Bay, NSW 2028 PO Box 923, Double Bay, NSW 1360 Telephone 02 9363 0977 Email sydney@architectsink.com.au Pierre Della-Putta & Associates Pty Ltd trading as ARCHITECTS INK, ACN 101 247 732, Reg. No. 5492 architectsink.com.au			

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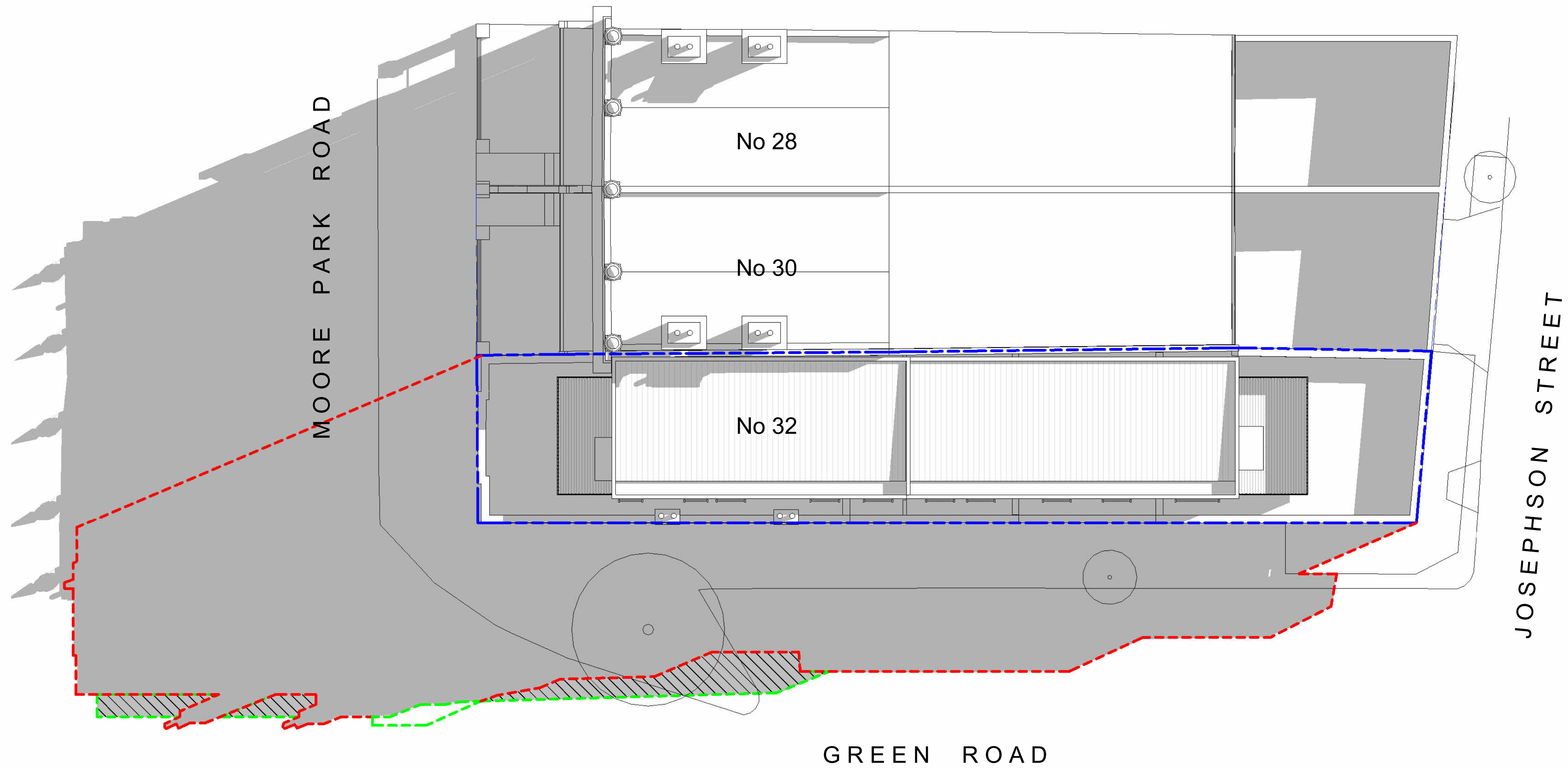
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ISSUE - 20/08/25

Project
NEW APARTMENT ADDITIONS to
EXISTING RESIDENTIAL FLAT
BUILDING
for MR F.ESPINOS
Drawing
SHADOW DIAGRAM - 12PM
JUN 21

Address "KIA ORA FLATS" 32 MOORE PARK ROAD, PADDINGTON		Sheet size A1	
Drawn	PDP	Scale	1 : 100 (1:200 - A3)
Date	Mar 2023	Issue	A
Sheets in set	4 of 7	Plan	☐
Project Number	1605	Elevation	☐
		Section	☐
		Details	☐
		Joinery	☐
		Other	☐

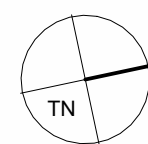


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A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By
SYDNEY ADELAIDE Level2- 386 New South Head Rd., Double Bay, NSW 2028 PO Box 923, Double Bay, NSW 1360 Telephone 02 9363 0977 Email sydney@architectsink.com.au Pierre Della-Putta & Associates Pty Ltd trading as ARCHITECTS INK, ACN 101 247 732, Reg. No. 5492 architectsink.com.au			

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ISSUE - 20/08/25

Project NEW APARTMENT ADDITIONS to EXISTING RESIDENTIAL FLAT BUILDING for MR F.ESPINOS		Address "KIA ORA FLATS" 32 MOORE PARK ROAD, PADDINGTON
Drawn Scales Date Sheets in set	PDP 1 : 100 (1:200 - A3) Mar 2023 5 of 7	Sheet size A1
Project Number 1605	Issue A	Plan Elevation Section Details Joinery Other



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A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By

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ANY DISCREPANCIES ARE TO BE REFERRED TO ARCHITECTS FOR CLARIFICATION BEFORE PROCEEDING WITH FURTHER WORK

0 1 2 3 4 5 7.5 10 15

Project
NEW APARTMENT ADDITIONS to
EXISTING RESIDENTIAL FLAT
BUILDING
for MR F.ESPINOS

Drawing
SHADOW DIAGRAM - 2PM
JUN 21

Scale
1 : 100 (1:200 - A3)

Date
Mar 2023

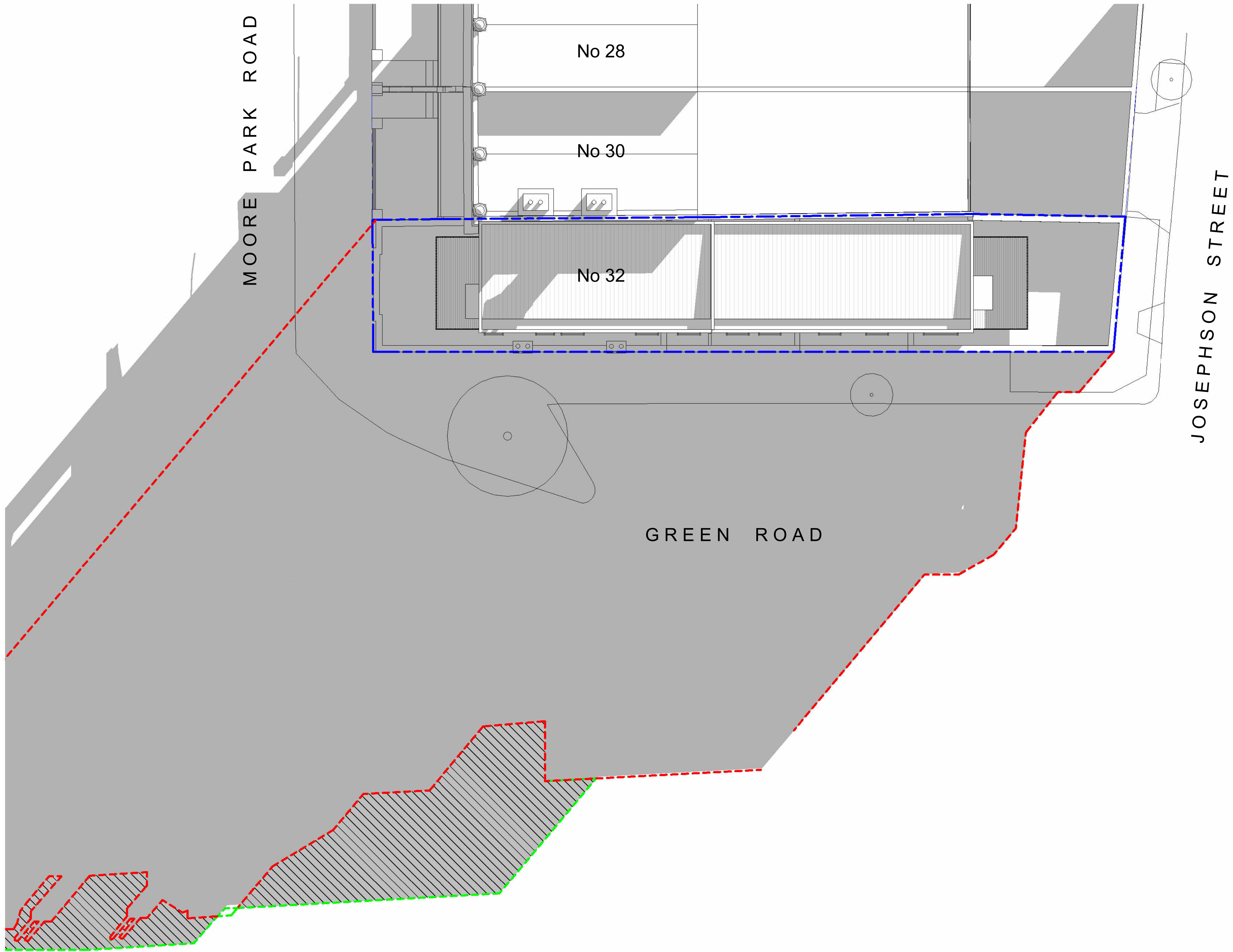
Sheets in set
6 of 7

Project Number
1605

Issue
A

Plan
Elevation
Section
Details
Joinery
Other

ISSUE - 20/08/25

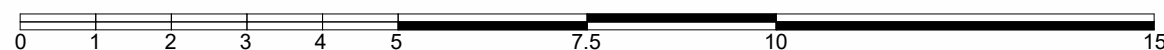
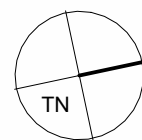


- existing shadows to adjacent sites from existing buildings
- additional potential shadows to adjacent sites due to development
- potential shadows removed due to development

A	shadow diagrams for discussion	20/08/25	PD
Letter	Revisions/Issue	Date	By
SYDNEY ADELAIDE Level2- 386 New South Head Rd., Double Bay, NSW 2028 PO Box 923, Double Bay, NSW 1360 Telephone 02 9363 0977 Email sydney@architectsink.com.au Pierre Della-Putta & Associates Pty Ltd trading as ARCHITECTS INK, ACN 101 247 732, Reg. No. 5492 architectsink.com.au			

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ISSUE - 20/08/25

Project
NEW APARTMENT ADDITIONS to
EXISTING RESIDENTIAL FLAT
BUILDING
for MR F.ESPINOS
Drawing
SHADOW DIAGRAM - 3PM
JUN 21

Address
"KIA ORA FLATS"
32 MOORE PARK ROAD,
PADDINGTON

Drawn PDP
Scales 1 : 100 (1:200 - A3)
Date Mar 2023
Sheets in set 7 of 7
Project Number

1605

Issue
A
Plan ☐
Elevation ☐
Section ☐
Details ☐
Joinery ☐
Other ☐

New Apartment Additions to Existing Residential Flat Building 32 Moore Park Road, Paddington

External Finishes Schedule

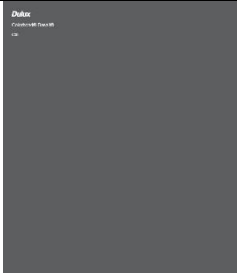
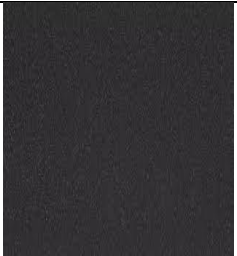


SYDNEY ADELAIDE

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Location	Item	Supplier	Colour	Image
Existing Brickwork	Face brickwork restored to original detail	Existing	Existing	
Colorbond wall and roof to new Level 2	Cladding, standing seam roofing and cladding, downpipes and gutters (CB)	Colorbond	Dulux Basalt matt	
Colorbond Parapet Capping Roof Level	Parapet capping (CB)			
External Windows, Doors New Level 2	UPVC tilt and turn and sliding doors	Aluplast	Anthracite	
Level 2 Sunshade and Privacy Louvres	Rack arm louvres (non retracting) and horizontal sunshade louvres	JW Louvres	Universal Anodisers Satin Slate Grey	