



**Burwood** <sup>Inc.1874</sup>

Burwood . Burwood Heights . Croydon . Croydon Park . Enfield . Strathfield

**Attachments Excluded from Agenda**  
**Burwood Local Planning Panel Meeting**  
**Thursday, 18 September, 2025**  
**6:00 PM**

## Table of Contents

### Development Applications

<b>DA11/25</b>	<b>DA.2025.48 - Alterations and additions to an existing sex services premises, including demolition of existing unauthorised outbuildings and construction of a new single-storey extension containing an office, staff room and kitchenette, and new carport awning roof and gate.</b>	
	<b>Attachment 1:</b> Attachment 1 - Recommended Conditions and Reasons for Approval - 10 Elizabeth Street Burwood - DA.2025.48.....	4
	<b>Attachment 2:</b> Attachment 2 - Architectural Plans .....	14
	<b>Attachment 3:</b> Attachment 3 - Land & Environment Court Approval dated 31 October 2002 .....	27
<b>DA12/25</b>	<b>DA.2024.76 - Alterations and additions to a dwelling including a basement, pool, cabana, and new fencing - 4 Woodside Ave BURWOOD</b>	
	<b>Attachment 1:</b> Statement of Environmental Effects - 4 Woodside Avenue Burwood - DA.2024.76.....	32
	<b>Attachment 2:</b> Architectural Plans - 4 Woodside Avenue Burwood - DA.2024.76.....	52
	<b>Attachment 3:</b> Heritage Impact Statement - 4 Woodside Avenue Burwood - DA.2024.76.....	60
	<b>Attachment 4:</b> Heritage Referral Comments - 4 Woodside Avenue Burwood - DA.2024.76.....	108
<b>DA13/25</b>	<b>DA.2021.88 - Section 4.55 Modification - alterations and additions to an existing dwelling for childcare centre - 18 Appian Way BURWOOD</b>	
	<b>Attachment 1:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Response to RFI from applicant.....	118
	<b>Attachment 2:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Statement of Changes .....	124
	<b>Attachment 3:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Amended Architectural Plans .....	128
	<b>Attachment 4:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Amended Landscape Plan .....	155
	<b>Attachment 5:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - AUSGRID Requirements .....	159
	<b>Attachment 6:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Substation Relocation Letter .....	180
	<b>Attachment 7:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Substation Relocation Plan Options.....	184
	<b>Attachment 8:</b> Additional Information - DA.2021.88.2 - 18 Appian Way - Amended Traffic Report.....	187

**Attachment 9:** Additional Information - DA.2021.88.2 - 18 Appian Way -  
BCA Statement ..... 203

**Attachment 10:** Additional Information - DA.2021.88.2 - 18 Appian Way -  
Access Report ..... 205

**Attachment 11:** Additional Information - DA.2021.88.2 - 18 Appian Way -  
Amended Heritage Impact Statement ..... 239

**Attachment 12:** Additional Information - DA.2021.88.2 - 18 Appian Way -  
Amended Arboricultural Impact Assessment..... 266

**ATTACHMENT 1**

**Recommended Reasons for Approval**

1. The sex services premises is an approved existing use, and the development makes use of existing use rights as set out the EP&A Act and EP&A Regulations;
2. The proposed alterations and additions will not unreasonably compromise the amenity of nearby properties or have an adverse impact on surrounding area;
3. Appropriate conditions of approval have been imposed to ensure works are carried out accordance with the National Construction Code (BCA) and relevant Australian Standards, and to minimise any adverse impacts on the surrounding area;
4. The development generally accords with objectives of relevant planning controls.

**Recommended Conditions of Approval**

- 1) Except where otherwise provided in this consent, the development is to be carried out strictly in accordance with the following plans and support documents (stamped approved by Council):

<b>Plan/Document</b>	<b>Prepared by</b>	<b>DWG No.</b>	<b>Project No.</b>	<b>Date</b>
Schedule of Materials & Finishes	Space Up	A1-02	2025-164	3.7.2025
Site Plan	Space Up	A1-01	2025-164	3.7.2025
Demolition Plan	Space Up	B1-02	2025-164	3.7.2025
Demolition Plan - Roof	Space Up	B1-03	2025-164	3.7.2025
Proposed Ground Floor Plan	Space Up	B1-04	2025-164	3.7.2025
Proposed Roof Plan	Space Up	B1-05	2025-164	3.7.2025
East Elevation	Space Up	C-01	2025-164	3.7.2025
North Elevation	Space Up	C-02	2025-164	3.7.2025

**Item Number DA11/25 - Attachment 1**

**Attachment 1 - Recommended Conditions and Reasons for Approval - 10 Elizabeth Street Burwood - DA.2025.48**

---

West Elevation	Space Up	C-03	2025-164	3.7.2025
Long Section	Space Up	D-01	2025-164	3.7.2025
Stormwater Drainage Plan	JAS Engineers	1/1	JS330625	9.7.2025
Waste Management Plan	Space Up	For 10 Elizabeth Street, Burwood.		7.7.2025
RESPONSE TO FLOOD-LEVEL ENQUIRY	Burwood Council	TRIM 25/26096 for 10 Elizabeth Street, Burwood.		28.5.2025

**FEES**

- 2) **Damage Deposit** - security deposit against damage occurring to Council's assets (footpath, road, stormwater drainage system, kerb and gutter, etc.) during construction work - **\$3000.00**. Payment to be made to Council as a bond prior to issue of a Construction Certificate and/or commencement of demolition/ excavation.

**PLANNING & ENVIRONMENTAL HEALTH CONDITIONS**

- 3) Any services or utilities required to be altered in order to complete the development works are to be undertaken in accordance with the requirements of the relevant service provider (e.g. Telstra, Sydney Water, NBN, Jemena, Ausgrid, etc.), with all costs associated with this alteration to be borne by the applicant/owner.
- 4) Any external lighting is to be mounted so as to not cause any glare or spill over light nuisance within the development, neighbouring properties or road users.
- 5) This consent does not alter the hours of operation of the premises.
- 6) This consent does not alter the number of staff permitted to work at the premises at any one time.
- 7) This consent does not approve any new signage.
- 8) No sexual services are to be conducted within the new staff room, office, or kitchenette.
- 9) Car parking areas, driveways and walkways are to be kept clear of goods.

- 10) All loading and unloading in connection with the use of the premises being carried out within the site.
- 11) Waste and recycling bins shall be stored out of public view and kept in a clean and hygienic condition.
- 12) The premises shall be maintained in a clean and hygienic condition and any direction issued by an authorised Council Officer regarding cleanliness is to be complied with as directed.
- 13) The use of the premises, building services, equipment, machinery and ancillary fittings shall not give rise to "offensive noise" as defined under the provision of the *Protection of the Environment Operation Act 1997*. The sound level output shall not exceed 5 dB(A) above the ambient background level at the received boundary.

#### DEMOLITION CONDITIONS

- 14) Any demolition work is to be carried out in accordance with the requirements of Australian Standard AS 2601 – 2001, where applicable.
- 15) Access to the demolition site is to be restricted and the site is to be secured when demolition work is not in progress.
- 16) The demolition site is to be provided with measures to mitigate against dust nuisances arising on adjoining sites and roadways. To achieve this, a fence or barrier is to be erected around the site. The construction may be steel mesh which is covered with a suitable filtering medium or such other construction acceptable to Council. An effective program of watering the site is also required to be maintained.
- 17) The applicant/demolisher/builder shall take all necessary precautions to adequately protect adjoining properties during demolition. This shall include the submission to the Principal Certifier of specific details of the protection to be employed prior to any works commencing.
- 18) Removal of any asbestos must be undertaken in compliance with the requirements of SafeWork NSW. Refer to their Code of Practice "How to Safely Remove Asbestos" dated December 2022.
- 19) A SafeWork NSW licensed contractor must undertake removal of more than 10 square metres of any bonded asbestos. Removal of any friable asbestos must only be undertaken by a contractor that holds a current friable asbestos removal licence.
- 20) Demolition sites that involve the removal of any asbestos must display a standard commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring not less than 400mm x 300mm erected in a prominent visible location at the site to the satisfaction of Council Officers. The sign is to be erected prior to the commencement of demolition works and is to remain in place until such time as all asbestos has been removed from the site to an approved waste facility.

- 21) All asbestos waste must be stored, transported and disposed of in compliance with the Protection of the Environment Operations (Waste) Regulation.
- 22) All asbestos laden waste must be disposed of at an approved waste disposal depot (Refer to the Office of Environment and Heritage or Waste Service NSW for details of sites).
- 23) Written notice must be provided to Council and adjoining neighbours at least two working days prior to commencement of any works.

Such written notice is to include the following details:

- Date of asbestos removal; and
- Name, address contact details (including afterhours contact telephone number) and SafeWork NSW licence number of the asbestos removal contractor.

Work is not to commence prior to the nominated date.

- 24) The applicant/demolisher/builder shall take all necessary precautions to adequately protect adjoining properties during demolition and construction works. This shall include the submission to the Principal Certifier of specific details of the protection to be employed prior to demolition and construction commencing.

#### **BUILDING CONDITIONS**

- 25) **Prior to the commencement of any works**, the following is to be carried out:

- a) Submit to Council a "Notice of Intention to Commence Building Work and Appointment of a Principal Certifier" via the NSW Planning Portal.
- b) Ensure detailed plans and specifications of the building are endorsed with a Construction Certificate by an Accredited Certifier.

(Vide Section 6.6 *Environmental Planning & Assessment Act 1979*)

- 26) **Prior to the commencement of any works**, a sign must be erected and maintained in a prominent position on the site, which contains the following details:

- a) name, address, contractor licence number and telephone number of the *principal contractor*, including a telephone number at which the person may be contacted outside working hours, or *owner-builder* permit details (as applicable);
- b) name, address and telephone number of the *Principal Certifier*;
- c) a statement stating that 'unauthorised entry to the work site is prohibited'.

- 27) Hours of construction work shall be from 7:00am to 7:00pm Mondays to Fridays inclusive (**during daylight savings period**), 7:00am to 6:00pm Mondays to Fridays inclusive (**outside daylight savings period**) and from 7:00am to 4:00pm on Saturdays. No work shall be carried out on Sundays or Public Holidays. The owner/builder shall be

responsible for the compliance of this condition by all sub-contractors, including demolishers.

- 28) Toilet facilities are to be provided at, or in the vicinity of the work site, at the rate of one toilet for every 20 persons or part of 20 persons employed at the site. Each toilet provided:
- a. must be a standard flushing toilet, and
  - b. must be connected:
    - (i) to a public sewer, or
    - (ii) to an approved chemical closet facility.

The toilet facilities are to be completed before any other work is commenced.

- 29) All building works being erected wholly within the boundaries of the property.
- 30) All building work must be carried out in accordance with the National Construction Code (BCA) and any applicable Australian Standards.
- 31) **Prior to the issue of Construction Certificate**, structural engineering design details for footings must be provided to the Principal Certifier for assessment to NCC 2022 Volume 1 specific to construction in a flood prone area. The design to include but not limited to considerations for flood flow and flood - structural stability.
- 32) **Prior to the issue of the Construction Certificate**, detailed design for essential fire safety measures including but not limited to egress from the building must be provided to the Principal Certifier for assessment of Section D and Section E of NCC 2022 Volume 1.
- 33) **Prior to the issue of the Construction Certificate**, design drawings are to be provided to the Principal Certifier including but not limited to fire wall details, fire separation construction details to the underside of roof covering as per Part C2 and Part C3 of NCC 2022 Volume 1.
- 34) **Prior to the issue of the Construction Certificate**, accessibility measures and compliance with AS1428.1 and NCC 2022 must be provided to the Principal Certifier for approval.
- 35) **Prior to issue of the Construction Certificate**, the Principal Certifier is to determine if a Fire Safety Schedule ought to be issued for the proposed use and development to include new or modified essential fire safety measures. The Principal Certifier is to consider adequacy of existing / as-installed essential fire safety measures – including any performance solutions fire engineering applicable.
- 36) **Prior to the issue of the Construction Certificate**, design details for stormwater disposal and discharge of stormwater via downpipes must be provided to the Principal Certifier for approval. Stormwater shall be collected and discharged by means of a

gravity pipe to Council's street drainage system and maintained in compliance with NCC 2022 Volume 1.

- 37) The building must be maintained to comply with the requirements of the NCC 2022 Volume 1 for a Class 5 building.
- 38) Dial Before You Dig is a free national community service designed to prevent damage and disruption to the vast pipe and cable networks which provides Australia with the essential services we use everyday – electricity, gas, communications and water.

Before you dig call “Dial Before You Dig” on 1100 (listen to the prompts) or register on line at [www.1100.com.au](http://www.1100.com.au) for underground utility services information for any excavation areas.

The Dial Before You Dig service is also designed to protect Australia’s excavators. Whether you are a backyard renovator, an individual tradesman or a professional excavator, the potential for injury, personal liability and even death exists everyday. Obtaining accurate information about your work site significantly minimises these risks.

*Reason:* To ensure that essential services such as electricity, gas, communications and water are not affected by excavation or construction works.

- 39) **Building Plan Approval:** The approved plans must be submitted to the Sydney Water **Tap in™** online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The **Tap in™** service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water’s **Tap in™** online service is available on Sydney Water’s website: [www.sydneywater.com.au](http://www.sydneywater.com.au)

Sydney Water recommends you apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

- 40) A hoarding or fence at least 1.8m in height must be provided between the area of works and any adjoining property or public place. Any hoarding, fence or awning erected pursuant this consent is to be removed when the work has been completed.

- 41) The builder shall erect and maintain in good order all necessary hoardings, barricades and warning signs required to provide adequate public safety. Any public place affected by works must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place.
- 42) The building works are to be inspected during construction by the Principal Certifier (PC) or an appropriate Accredited Certifier authorised by the Principal Certifier. The Principal Certifier must be satisfied that the construction satisfies the standards specified in the National Construction Code (BCA) before proceeding beyond the relevant stage of construction.
- 43) Structural Engineer details prepared and certified by a practicing Structural Engineer for all footings and foundations, reinforced concrete and structural members or design with engineering principles being submitted to the Principal certifier for approval **prior to the issuing of a Construction Certificate.**
- 44) The Structural Engineer is to supervise the construction where required. All certificates from the supervising Structural Engineer are to be submitted to the Principal Certifier before an Occupation Certificate is issued stating that all works have been erected in accordance with their certified engineering design drawings.
- 45) All excavations associated with the erection or demolition of the building are to be properly guarded and protected to prevent them from being dangerous to life or property.
- 46) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made:
- a. must preserve and protect the building from possible damage, and
  - b. if necessary, must not compromise the footings-foundations of adjoining building in an approved manner, and
  - c. must, at least 7 days before excavation below the level of the base of the footings of a building on an adjoining allotment of land, give notice of intention to do so to the owner of the adjoining allotment of land and furnish particulars of the excavation to the owner of the building being erected or demolished.
  - d. The notice of intention must include protection works designed by a qualified structural / civil engineer. Those protection works are to be implemented concurrently with the excavation.

The owner of the adjoining allotment of land is not liable for any part of the cost of work carried out for the purposes of this condition, whether carried out on the allotment of land being excavated or on the adjoining allotment of land.

Allotment of land includes a public road and any other public place.

- 47) All plumbing and drainage work being carried out by licenced tradespeople and in accordance with the requirements of the Plumbing Code of Australia.
- 48) The floor of internal wet areas being of a material impervious to moisture and graded and drained to the sewers of Sydney Water.

- 49) All sanitary plumbing being concealed in suitably enclosed ducts. Such ducts are to be constructed internally (i.e. not on the outside face of an external wall) and are to be adequately sound-proofed.
- 50) Smoke alarms are to be installed in accordance with the National Construction Code (BCA) and AS3786.2014. Details of the method of complying with this requirement must be noted on the plans or in the specifications **prior to the issuing of a Construction Certificate.**
- 51) No materials are to be stored on Council's roads, footpaths, nature strips or parks.
- 52) All demolition, excavation and construction materials are to be removed from the site or disposed of on-site using methods that comply with relevant environmental protection legislation. When demolition of any existing building is involved, burning of any demolition materials on the site is prohibited.
- 53) Building operations such as brick cutting, mixing mortar and the washing of tools, paint brushes, form-work, concrete trucks and the like shall not be performed on the public footway or any other locations which may lead to the discharge of materials into Council's stormwater drainage system.
- 54) The approved development must not be utilised until an Occupation Certificate (OC) as referred to in Section 6.4 (c) of the *Environmental Planning and Assessment Act 1979* is issued by the Principal certifier (PC). Copies of all documents relied upon for the issue of the OC must be attached to the OC and registered with Council. A final Occupation Certificate shall not be issued until all conditions relating to demolition, construction and site works of this development consent are satisfied.
- 55) If the Principal Certifier with prescribed new or modified essential fire safety measures issues a fire safety schedule, the owners of the building must issue a Final Fire Safety Certificate prior to occupation and use of part of building relating to the Fire Safety Schedule.

The Final Fire Safety Certificate is to be given to the Principal Certifier prior to applying for an Occupation Certificate. A copy of the Final Fire Safety Certificate and the Fire Safety Schedule are to be given to the Commissioner of Fire and Rescue NSW by the building owner and copies of these documents are to be prominently displayed in the building.

- 56) Thereafter once in every 12-month period, the owners must issue an Annual Fire Safety Statement to Council (collectively for whole of building). A fee is payable to Council. The Annual Fire Safety Statement attests to both the inspection of all essential fire safety measures by a suitably qualified person and to the regular maintenance of the fire safety measures.

Copy each of Annual Fire Safety Statement is to be given to the Commissioner of Fire and Rescue NSW and displayed in the building adjacent to Final Fire safety Certificate.

**ENGINEERING CONDITIONS**

- 57) All activities and works external to the site, or that affect public roads, are to be carried out in accordance with the Council's Policies including but not limited to the Works on Council's Road Reserve Assets Policy, Rubbish Skips Policy, Work Zone Policy and Temporary Road Closure (Including Standing Plant) Policy.
- 58) A road-opening permit and/or a construction permit shall be obtained for all works carried out on public or Council controlled lands. Restoration of landscaping, roads and paths shall be carried out by Council at the applicant's expense in accordance with Council's **Schedule of Fees and Charges**. The applicant or any contractors carrying out works in public or Council controlled lands shall have public liability insurance cover to the value of \$20 million and shall provide proof of such cover to the Principal Certifier prior to carrying out the works. Please see **Burwood Council's web site** [www.burwood.nsw.gov.au](http://www.burwood.nsw.gov.au) - Go to Rates and Payments/ Works on Council Property/ Application for Works on Council Property
- 59) Spoil and building materials shall not be placed, stored, thrown or caused to fall on any public roadway or footpath. Waste containers shall be placed in accordance with Council's Rubbish Skips Policy. Contact Council for a list of approved skip bin suppliers.
- 60) The builder is to ensure footpaths and roads affected by construction works are kept safe and prevent any damage to Council property. The builder shall erect and maintain where necessary approved barricades, warning signs and night warning lamps to ensure public safety. Pedestrian access across the footpath must be always maintained.
- 61) The following matters shall apply to the Damage Deposit listed in Condition no. 2:
- a. This deposit is refundable if no damage occurs. Any damage caused will be repaired at Council's restoration rates, at the applicant's expense. All or part of the deposit will be forfeited to cover damage to Council's property during demolition and/or construction.
  - b. The council will carry out two inspections of the Council's footpath, kerb and gutter, stormwater drainage system and roadway, prior to work commencing and at the completion of all work covered by this consent. The council is aware that damage may be caused by individual contractors that culminate in the damage inspected at the Council's final inspection. The applicant is responsible for attributing any part of the damage to their individual contractors. The council will not refund any part of a damage deposit until the completion of the work is covered by this consent.
  - c. The applicant shall lodge an application to the Council for a refund of damage deposit after obtaining an Occupation Certificate (OC). The OC must be formally submitted to Council prior to lodging the application for refund of damage deposit.

- 62) Temporary measures shall be provided during demolition, excavation and/or construction to prevent sediment and polluted waters discharging from the construction area into Council's laneway.
- 63) All demolition and excavation materials are to be removed from the site or disposed of site using methods that comply with relevant environmental protection legislation
- 64) Flood Control: As per Burwood Council's draft flood study report, the land at No. 10 Elizabeth Street is identified as flood affected. The following flood control measures must be adhered to:
- a. Minimum floor level adopted for any habitable room must not be below Flood Plain Level (FPL), 1% AEP plus 300mm freeboard (26.50 AHD), as obtained from Council by lodging an 'Application for Flood Enquiry' shall be implemented.
  - b. Any part of the dwelling house built below Flood Plain level shall be constructed of flood compatible materials.
  - c. The proposed development must not result in increased flooding elsewhere in the floodplain.

END OF CONDITIONS



**EXTERNAL WALL**

DESCRIPTION: EXTERNAL WEATHERBOARD CLADDING  
 LOCATION: External Wall  
 PRODUCT CODE: -  
 SUPPLIER: James Hardie  
 NOTE: -



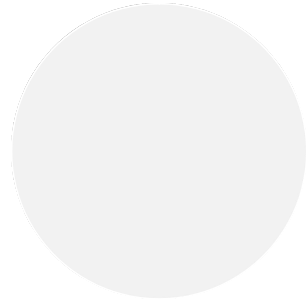
**METAL ROOF**

DESCRIPTION: DARK GREY KLIP LOK METAL ROOF  
 LOCATION: ROOF & AWNING  
 PRODUCT CODE: Klip-Lok / Monument  
 SUPPLIER: Colorbond  
 NOTE: -



**EXTERNAL STAIRCASE**

DESCRIPTION: GALVANIZED STAIRCASE WITH HANDRAIL  
 LOCATION: STAIRCASE  
 PRODUCT CODE: -  
 SUPPLIER: By Contractor  
 NOTE: -



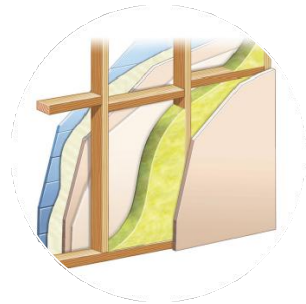
**EXTERNAL WALL PAINT FINISH**

DESCRIPTION: WHITE EXTERNAL WALL PAINT FINISH  
 LOCATION: WALL  
 PRODUCT CODE: Lexicon Quarter  
 SUPPLIER: Dulux  
 NOTE: -



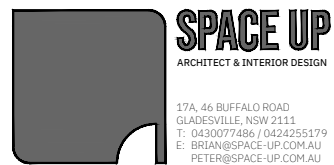
**WINDOW**

DESCRIPTION: DARK GREY ALUMINIUM WINDOW  
 LOCATION: WINDOW  
 PRODUCT CODE: Monument  
 SUPPLIER: By Contractor  
 NOTE: -



**90/90/90 FIRE RATED WALL**

DESCRIPTION: ONE WAY FIRE RATED WALL SYSTEM - 90/90/90  
 LOCATION: External Wall  
 PRODUCT CODE: -  
 SUPPLIER: James Hardie  
 NOTE: -



17A, 46 BUFFALO ROAD  
 GLADESVILLE, NSW 2111  
 T: 0430077486 / 0424255179  
 E: BRIAN@SPACE-UP.COM.AU  
 PETER@SPACE-UP.COM.AU

ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE.  
 THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD.  
 NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD.  
 DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
 CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK)  
 READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS.  
 NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN.  
 VERIFY ALL DIMENSION ON SITE.  
 ALL LICENSE, EXPRESS OF IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.

REV:	DATE:	DESCRIPTION:	CHK
.....	2025.02.20	PROPOSED LAYOUT	B.I./P.C.
.....	2025.03.07	PRE-DA DRAWING SET	B.I./P.C.
.....	2025.05.09	REVISED LAYOUT	B.I./P.C.
.....	2025.07.03	DA DRAWING SET	B.I./P.C.

SCALE:                      SIZE:                      NORTH POINT:

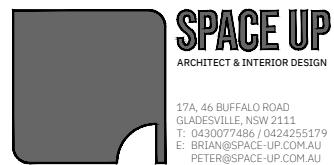
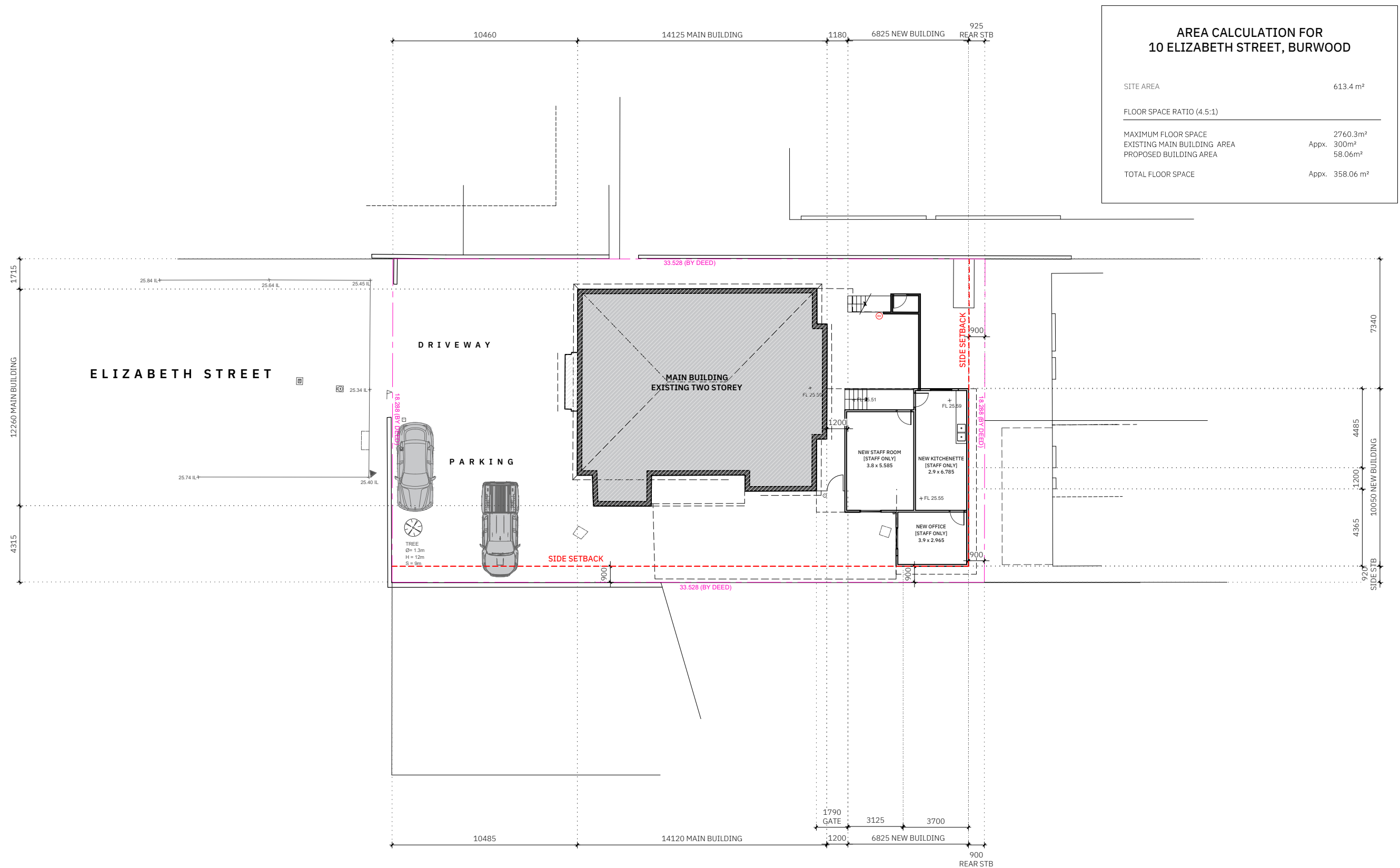
PROJECT TITLE :  
**BURWOOD - 10 Elizabeth Street**

SITE LOCATION :  
 10 ELIZABETH STREET  
 BURWOOD NSW 2134

DRAWING TITLE :  
**SCHEDULE OF MATERIAL & FINISHES**

PROJECT NO. :  
 2025-164

DRAWING NO. :  
**A1-02**



ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE.  
THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD.  
NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD.  
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK)  
READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS.  
NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN.  
VERIFY ALL DIMENSIONS ON SITE.  
ALL LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.

REV:	DATE:	DESCRIPTION:	CHK
1	2025.02.20	PROPOSED LAYOUT	B.I./P.C.
2	2025.03.07	PRE-DA DRAWING SET	B.I./P.C.
3	2025.05.09	REVISED LAYOUT	B.I./P.C.
4	2025.07.03	DA DRAWING SET	B.I./P.C.

SCALE: 1:200  
SIZE: A3  
NORTH POINT:

PROJECT TITLE :  
**BURWOOD - 10 Elizabeth Street**

SITE LOCATION :  
10 ELIZABETH STREET  
BURWOOD NSW 2134

DRAWING TITLE :  
**SITE PLAN**

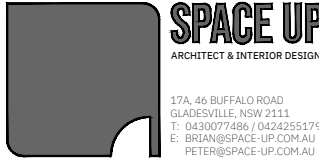
PROJECT NO. :  
2025-164

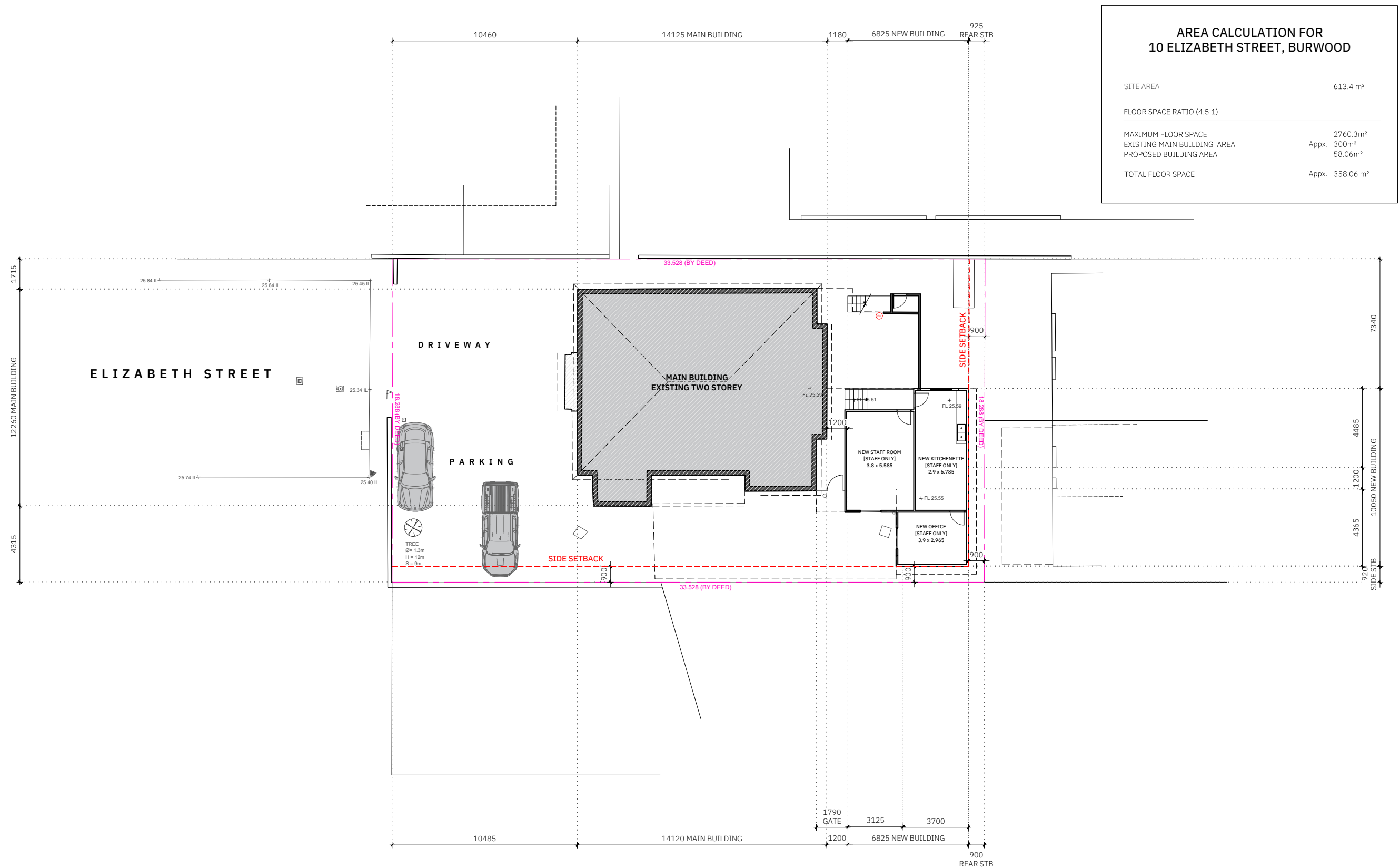
DRAWING NO. :  
**A1-01**

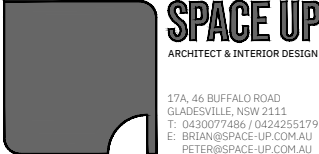


## PROPOSED ALTERATIONS & ADDITIONS

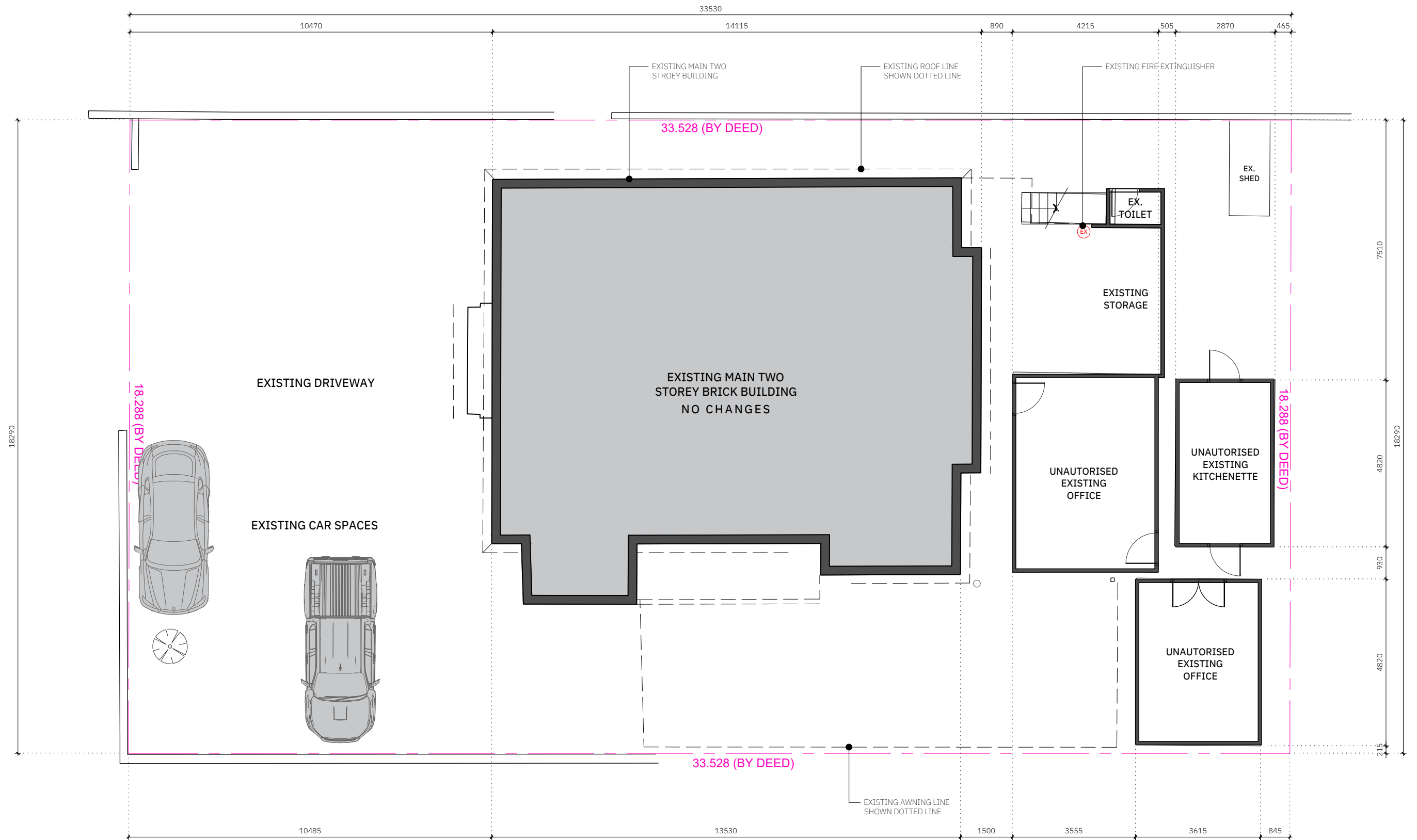
10 ELIZABETH STREET, BURWOOD 2134

- A1-01 SITE PLAN
- B1-01 DEMOLITION PLAN
- B1-02 DEMOLITION PLAN - ROOF
- B1-03 PROPOSED FLOOR PLAN
- B1-04 PROPOSED ROOF PLAN
- C-01 EAST ELEVATION
- C-02 NORTH ELEVATION
- C-03 WEST ELEVATION
- D-01 LONG SECTION

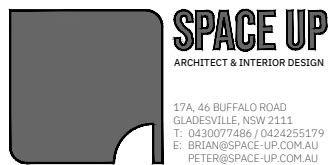
 <p>17A, 46 BUFFALO ROAD GLADESVILLE, NSW 2111 T: 0430077486 / 0424255179 E: BRIAN@SPACE-UP.COM.AU PETER@SPACE-UP.COM.AU</p>	<p><small>ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE. THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD. NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD. DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK) READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN. VERIFY ALL DIMENSION ON SITE. ALL LICENSE, EXPRESS OF IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.</small></p>	<p>REV:    DATE:    DESCRIPTION:    CHK</p>	<p>SCALE:    SIZE:    NORTH POINT:</p>	<p>PROJECT TITLE :</p>	<p>DRAWING TITLE :</p>									
		<table border="1"> <tr> <td>2025.02.20</td> <td>PROPOSED LAYOUT</td> <td>B.I./P.C.</td> </tr> <tr> <td>2025.03.07</td> <td>PRE-DA DRAWING SET</td> <td>B.I./P.C.</td> </tr> <tr> <td>2025.05.09</td> <td>REVISED LAYOUT</td> <td>B.I./P.C.</td> </tr> <tr> <td>2025.07.03</td> <td>DA DRAWING SET</td> <td>B.I./P.C.</td> </tr> </table>	2025.02.20	PROPOSED LAYOUT	B.I./P.C.	2025.03.07	PRE-DA DRAWING SET	B.I./P.C.	2025.05.09	REVISED LAYOUT	B.I./P.C.	2025.07.03	DA DRAWING SET	B.I./P.C.
2025.02.20	PROPOSED LAYOUT	B.I./P.C.												
2025.03.07	PRE-DA DRAWING SET	B.I./P.C.												
2025.05.09	REVISED LAYOUT	B.I./P.C.												
2025.07.03	DA DRAWING SET	B.I./P.C.												
		<p>SITE LOCATION :</p> <p>10 ELIZABETH STREET BURWOOD NSW 2134</p>	<p>PROJECT NO. : 2025-164</p>	<p>DRAWING NO. :</p>										



 <p>17A, 46 BUFFALO ROAD GLADESVILLE, NSW 2111 T: 0430077486 / 0424255179 E: BRIAN@SPACE-UP.COM.AU PETER@SPACE-UP.COM.AU</p>	<p>ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTED OTHERWISE. THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD. NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD. DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK) READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN. VERIFY ALL DIMENSIONS ON SITE. ALL LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.</p>	<p>REV: DATE: DESCRIPTION: CHK</p> <p>2025.02.20 PROPOSED LAYOUT B.L./P.C.</p> <p>2025.03.07 PRE-DA DRAWING SET B.L./P.C.</p> <p>2025.05.09 REVISED LAYOUT B.L./P.C.</p> <p>2025.07.03 DA DRAWING SET B.L./P.C.</p>	<p>SCALE: 1:200</p> <p>SIZE: A3</p> <p>NORTH POINT: </p> <p>0 2 4 6 10m </p>	<p>PROJECT TITLE: BURWOOD - 10 Elizabeth Street</p> <p>SITE LOCATION: 10 ELIZABETH STREET BURWOOD NSW 2134</p>	<p>DRAWING TITLE: SITE PLAN</p> <p>PROJECT NO.: 2025-164</p> <p>DRAWING NO.: A1-01</p>
---	--	---	--	--	--



EXISTING FLOOR PLAN  
1:100@A3



ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE.  
THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD.  
NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD.  
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK)  
READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS.  
NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN.  
VERIFY ALL DIMENSIONS ON SITE.  
ALL LICENSE, EXPRESS OF IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.

REV:	DATE:	DESCRIPTION:	CHK
1	2025.02.20	PROPOSED LAYOUT	B.I./P.C.
2	2025.03.07	PRE-DA DRAWING SET	B.I./P.C.
3	2025.05.09	REVISED LAYOUT	B.I./P.C.
4	2025.07.03	DA DRAWING SET	B.I./P.C.

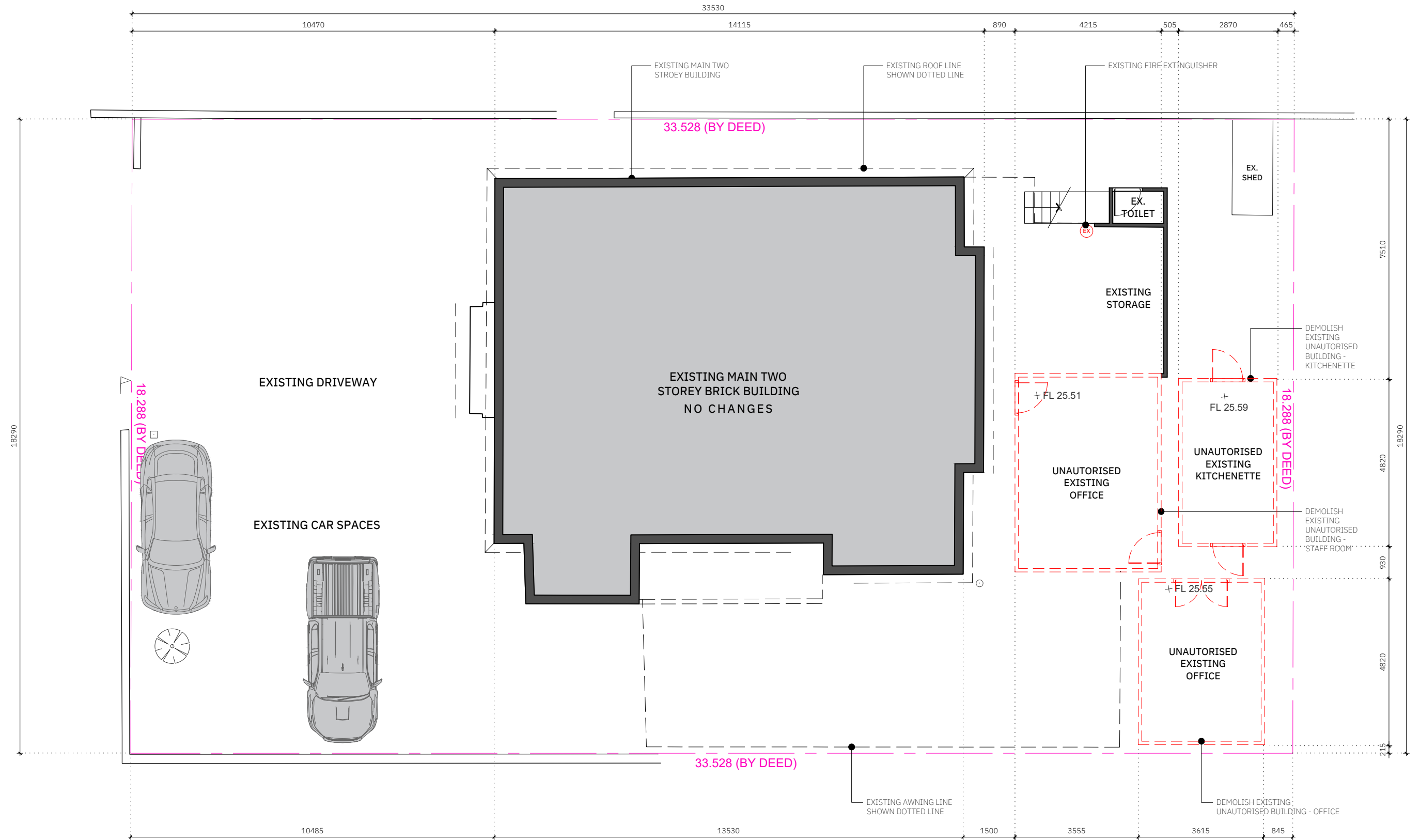
SCALE: 1:100  
SIZE: A3  
NORTH POINT:

PROJECT TITLE:  
**BURWOOD - 10 Elizabeth Street**

SITE LOCATION:  
10 ELIZABETH STREET  
BURWOOD NSW 2134

DRAWING TITLE:  
**EXISTING GROUND FLOOR PLAN**

PROJECT NO.: 2025-164  
DRAWING NO.: B1-01



DEMOLITION PLAN  
1:100@A3

**SPACE UP**  
ARCHITECT & INTERIOR DESIGN

17A, 46 BUFFALO ROAD  
GLADESVILLE, NSW 2111  
T: 0430077486 / 0424255179  
E: BRIAN@SPACE-UP.COM.AU  
PETER@SPACE-UP.COM.AU

ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE.  
THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD.  
NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD.  
DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING.  
CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK)  
READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS.  
NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN.  
VERIFY ALL DIMENSION ON SITE.  
ALL LICENSE, EXPRESS OF IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.

REV:	DATE:	DESCRIPTION:	CHK
.....	2025.02.20	PROPOSED LAYOUT	B.I./P.C.
.....	2025.03.07	PRE-DA DRAWING SET	B.I./P.C.
.....	2025.05.09	REVISED LAYOUT	B.I./P.C.
.....	2025.07.03	DA DRAWING SET	B.I./P.C.

SCALE: 1:100  
SIZE: A3  
NORTH POINT:

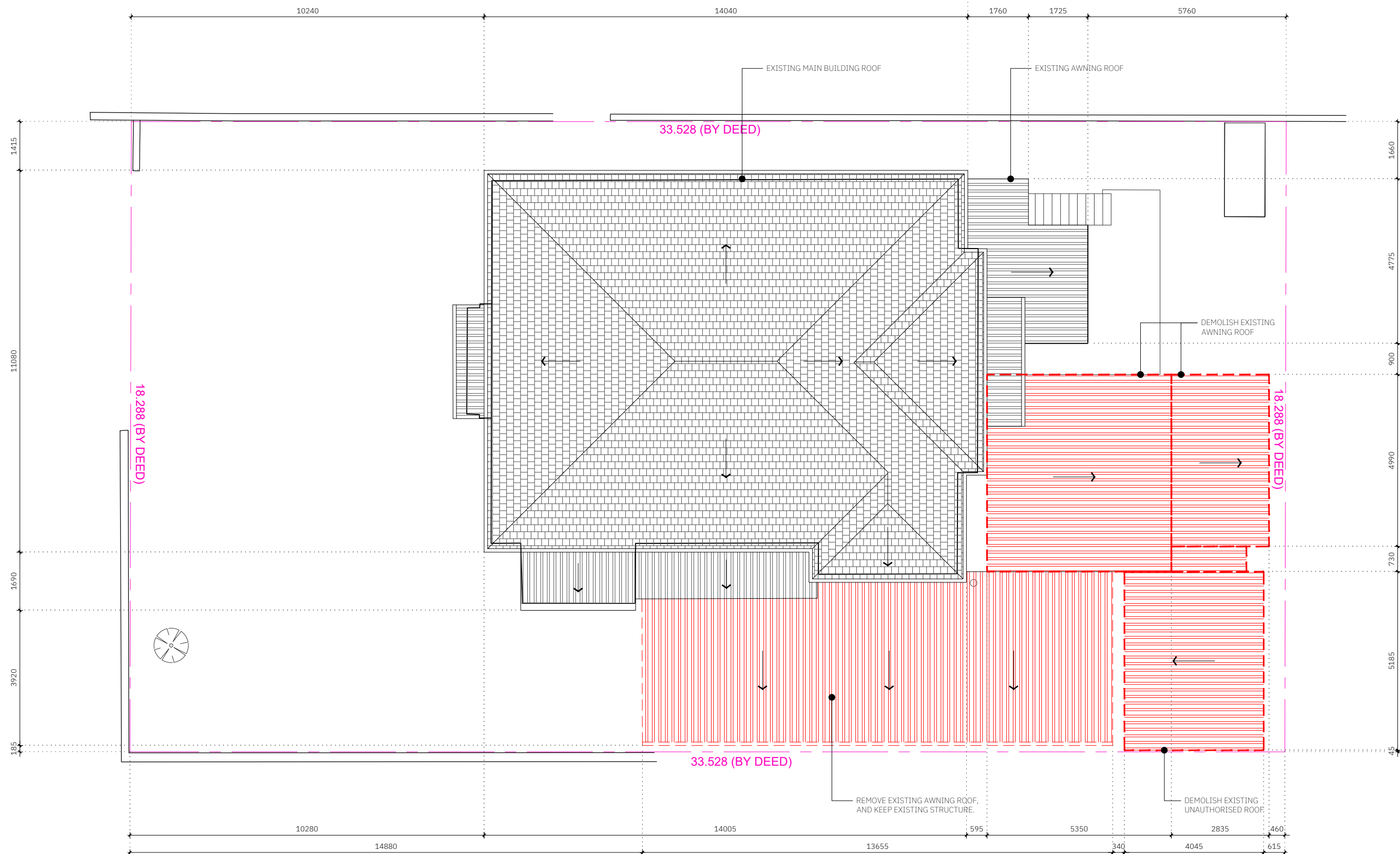
PROJECT TITLE :  
**BURWOOD - 10 Elizabeth Street**

SITE LOCATION :  
10 ELIZABETH STREET  
BURWOOD NSW 2134

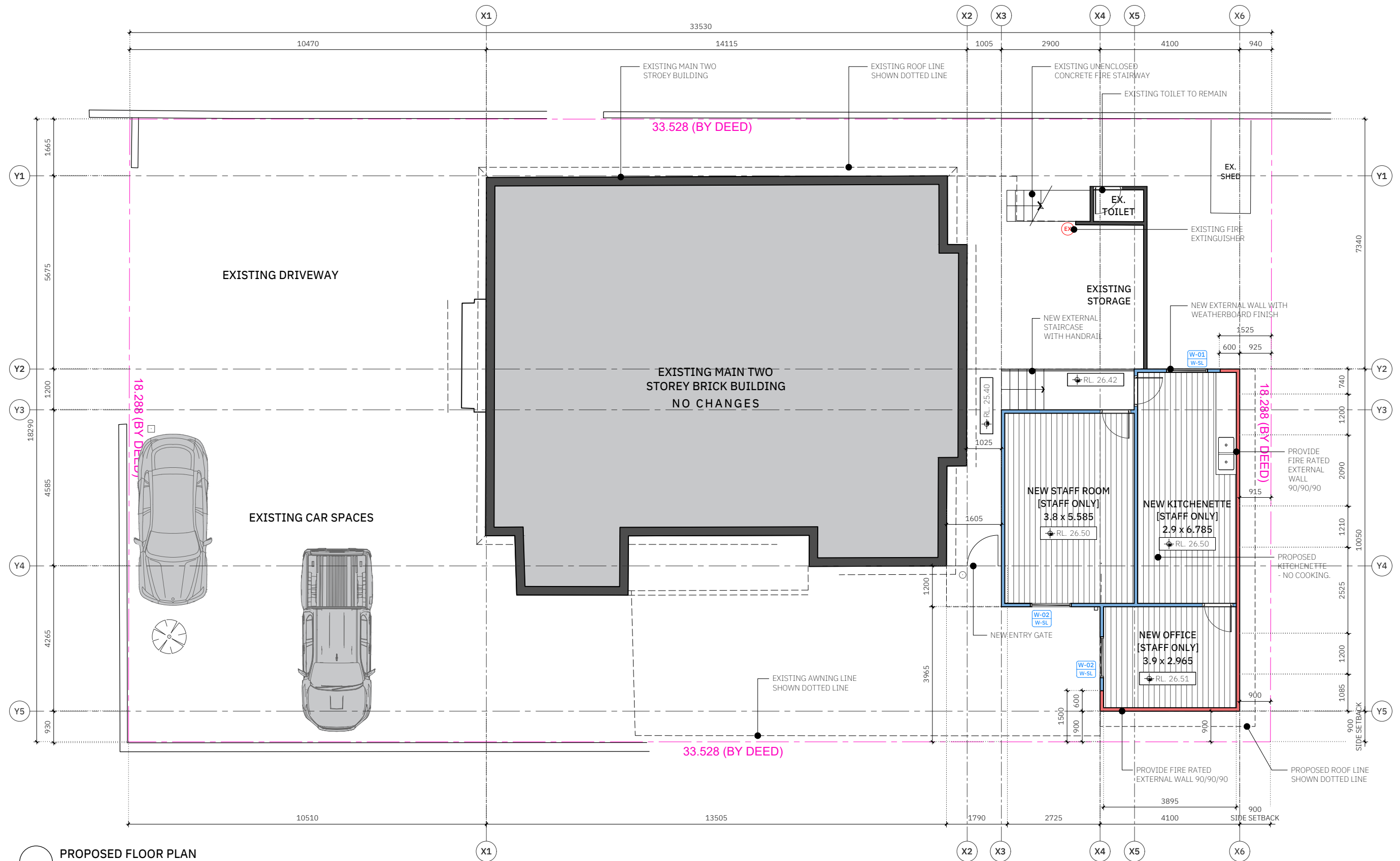
DRAWING TITLE :  
**DEMOLITION PLAN**

PROJECT NO. :  
2025-164

DRAWING NO. :  
**B1-02**



<p>17A, 46 BUFFALO ROAD GLADESVILLE, NSW 2111 T: 0430077486 / 0424255179 E: BRIAN@SPACE-UP.COM.AU PETER@SPACE-UP.COM.AU</p>	<p>ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE. THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD. NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD. DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK) READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN. VERIFY ALL DIMENSIONS ON SITE. ALL LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.</p>	<p>REV: DATE: DESCRIPTION: CHK</p> <p>2025.02.20 PROPOSED LAYOUT B.L./P.C.</p> <p>2025.03.07 PRE-DA DRAWING SET B.L./P.C.</p> <p>2025.05.09 REVISED LAYOUT B.L./P.C.</p> <p>2025.07.03 DA DRAWING SET B.L./P.C.</p>	<p>SCALE: 1:100</p> <p>SIZE: A3</p> <p>NORTH POINT: </p> <p>0 1 2 3 5m</p>	<p>PROJECT TITLE: BURWOOD - 10 Elizabeth Street</p> <p>SITE LOCATION: 10 ELIZABETH STREET BURWOOD NSW 2134</p>	<p>DRAWING TITLE: DEMOLITION PLAN - ROOF</p> <p>PROJECT NO.: 2025-164</p> <p>DRAWING NO.: B1-03</p>
---	--	---	--	--	---



PROPOSED FLOOR PLAN  
1:100@A3

<p>17A, 46 BUFFALO ROAD GLADESVILLE, NSW 2111 T: 0430077486 / 0424255179 E: BRIAN@SPACE-UP.COM.AU PETER@SPACE-UP.COM.AU</p>	<p>ALL DIMENSIONS ARE IN MILLIMETER (MM) UNLESS NOTES OTHERWISE. THIS DRAWING AND THE CONTENTS HEREIN ARE THE COPYRIGHT OF SPACE UP PTY LTD. NO PART OF THE DRAWING AND THE DESIGN CONTAINED HEREIN MAY BE REPRODUCED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DIRECTOR OF SPACE UP PTY LTD. DO NOT TAKE MEASUREMENTS DIRECTLY FROM THIS DRAWING. CHECK AND VERIFY ALL DIMENSIONS ON SITE. (FOR CONSTRUCTION WORK) READ THIS DRAWING IN CONJUNCTION WITH THE SPECIFICATIONS AND ALL OTHER RELATED DRAWINGS. NOTIFY THE DESIGNER IMMEDIATELY OF ANY DISCREPANCY FOUND HEREIN. VERIFY ALL DIMENSIONS ON SITE. ALL LICENSE, EXPRESS OR IMPLIED TO USE THIS DOCUMENT FOR ANY PURPOSE WHATSOEVER IS RESTRICTED TO THE TERMS OF THE AGREEMENT OF IMPLIED AGREEMENT BETWEEN SPACE UP PTY LTD AND INSTRUCTING PARTY.</p>	<p>REV: DATE: DESCRIPTION: CHK</p> <p>..... 2025.02.20. PROPOSED LAYOUT..... B.L.P.C.</p> <p>..... 2025.03.07. PRE-DA DRAWING SET..... B.L.P.C.</p> <p>..... 2025.05.09. REVISED LAYOUT..... B.L.P.C.</p> <p>..... 2025.07.03. DA DRAWING SET..... B.L.P.C.</p>	<p>SCALE: 1:100</p> <p>SIZE: A3</p> <p>NORTH POINT: </p> <p>0 1 2 3 5m</p>	<p>PROJECT TITLE: BURWOOD - 10 Elizabeth Street</p> <p>SITE LOCATION: 10 ELIZABETH STREET BURWOOD NSW 2134</p>	<p>DRAWING TITLE: PROPOSED GROUND FLOOR PLAN</p> <p>PROJECT NO.: 2025-164</p> <p>DRAWING NO.: B1-04</p>
---	--	---	--	--	---

















































































































































































































































































































































































































































































































































