

1 SITE PLAN
1:150

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by Council
and pursuant to Section 4.16 of the Environmental Planning and
Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
FOR DA

REV - 01/05/2023 MODEL 21_112 Model DA (Migrated).pln

DOCUMENT
SITE PLAN

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

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

LEGEND

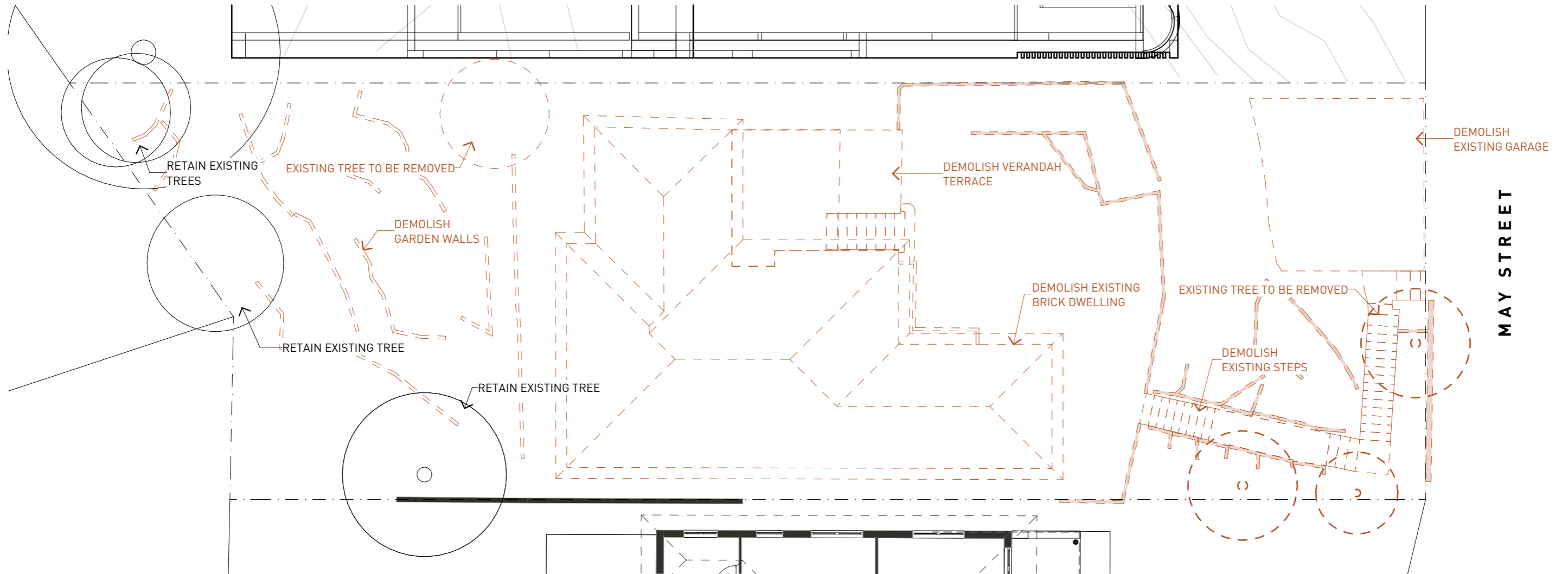
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
5. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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



21_112 DA-A-010



1 DEMOLITION PLAN
1:150

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the
Environmental Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
FOR DA

REV - 01/05/2023 MODEL 21_112 Model DA (Migrated).pln

DOCUMENT
DEMOLITION PLAN

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

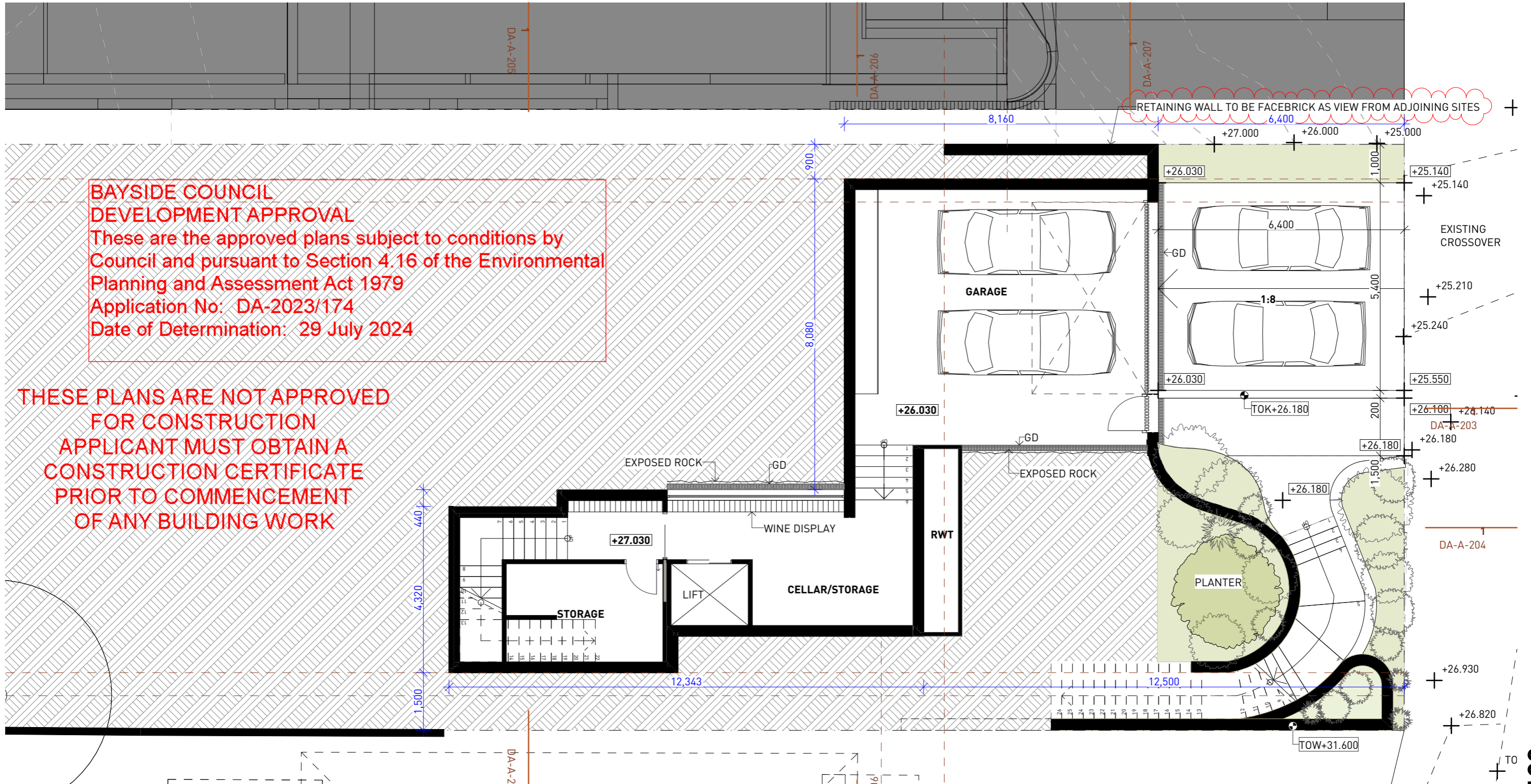
LEGEND

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

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



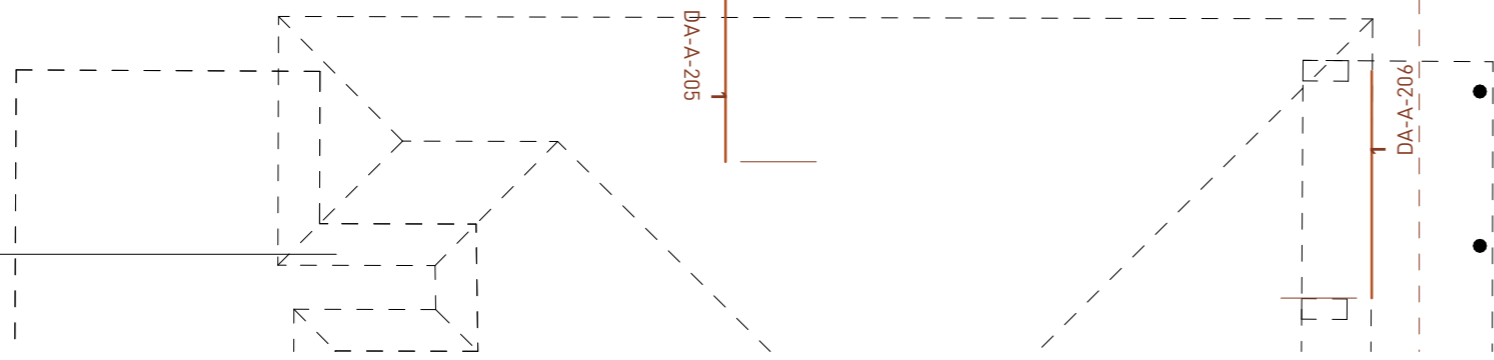
21_112 DA-A-020



**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
 These are the approved plans subject to conditions by
 Council and pursuant to Section 4.16 of the Environmental
 Planning and Assessment Act 1979
 Application No: DA-2023/174
 Date of Determination: 29 July 2024

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

1 GARAGE
1:100



VERSION
DA AMENDMENTS
 REV B 26/02/2024 MODEL 21_112 Model DA June
 DOCUMENT
GARAGE
 STAGE
Development Application
 PROJECT
Bardwell Park
 12 May Street Bardwell Park
 NSW 2207
Natalie Naumovski & Edin Mahir



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

- NOTES**
1. NEVER scale off drawings, use figured dimensions only.
 2. Verify all dimensions on site prior to commencement & report discrepancies to the architect.
 3. Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.
 4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
 5. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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

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



21_112 DA-A-100

No. 14
TWO STOREY
DUAL OCCUPANCY UNDER CONSTRUCTION

HIGHLIGHT WINDOW TO BED HIGHLIGHT WINDOW TO BED HIGHLIGHT WINDOW TO BED

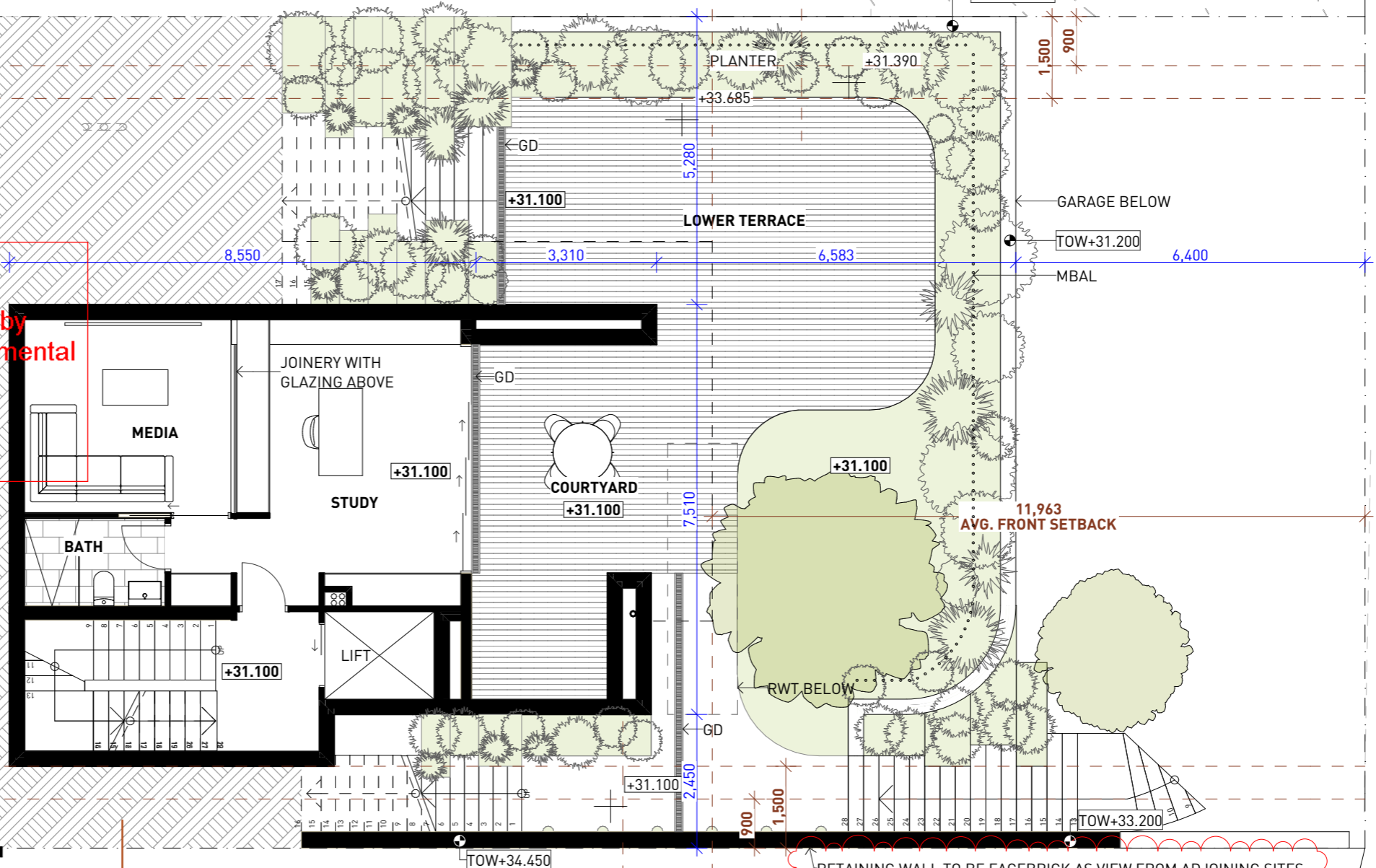
FROSTED HIGHLIGHT WINDOW TO ENS

DA-A-206

DA-A-207

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by Council and pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**



DA-A-203

DA-A-204

1 LOWER GROUND
1:100

No. 10
TWO STOREY
BRICK DWELLING

VERSION
DA AMENDMENTS

REV B 26/02/2024

MODEL 21_112 Model DA June

DOCUMENT
LOWER GROUND

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

LEGEND

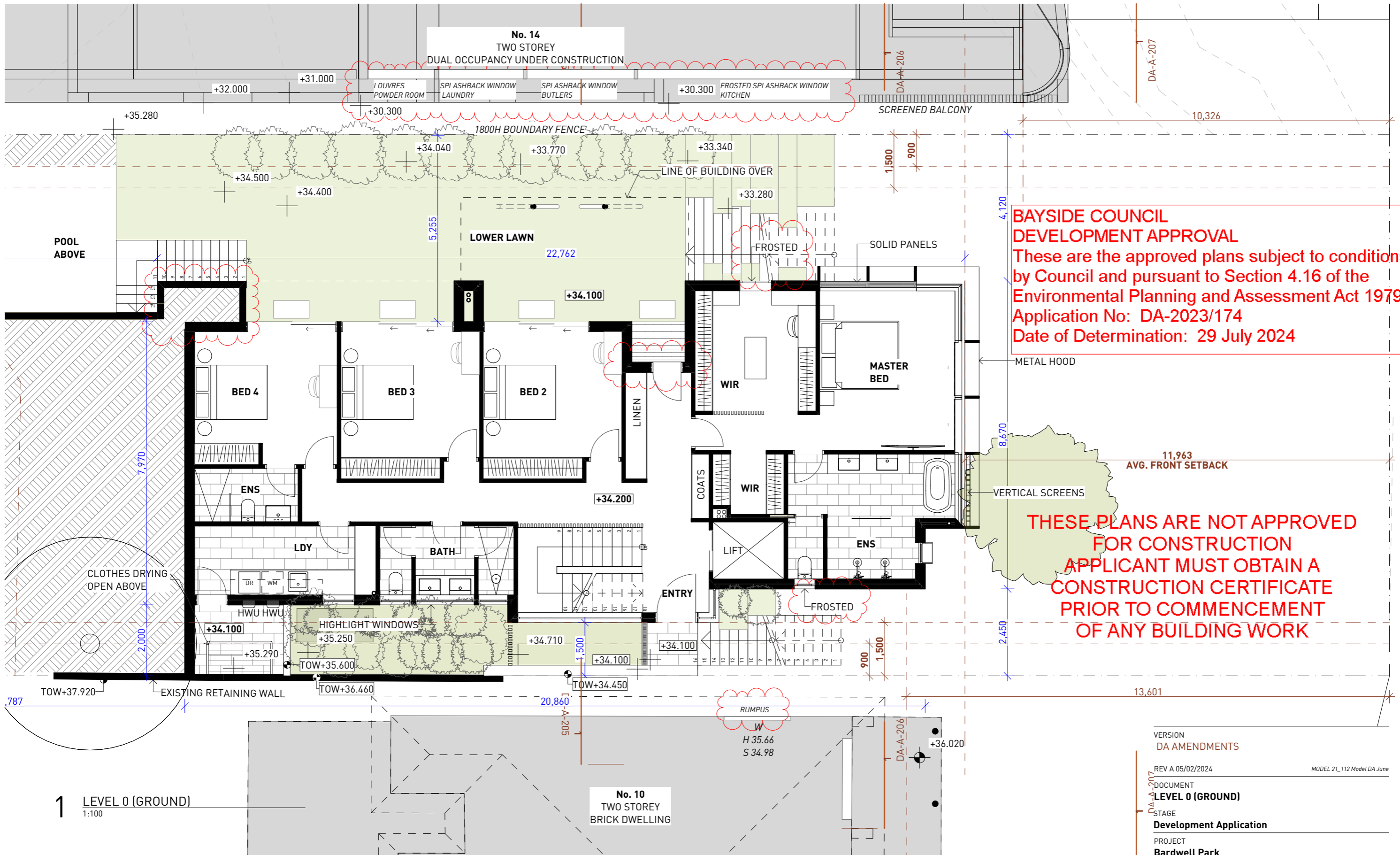
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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



21_112 DA-A-101



**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
 These are the approved plans subject to conditions
 by Council and pursuant to Section 4.16 of the
 Environmental Planning and Assessment Act 1979
 Application No: DA-2023/174
 Date of Determination: 29 July 2024

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

1 LEVEL 0 (GROUND)
1:100

VERSION	DA AMENDMENTS	
REV A	05/02/2024	MODEL 21_112 Model DA June
DOCUMENT	LEVEL 0 (GROUND)	
STAGE	Development Application	
PROJECT	Bardwell Park	



12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD	
10m - 1:200	
5.0m - 1:100	
2.5m - 1:50	
1.25m - 1:25	

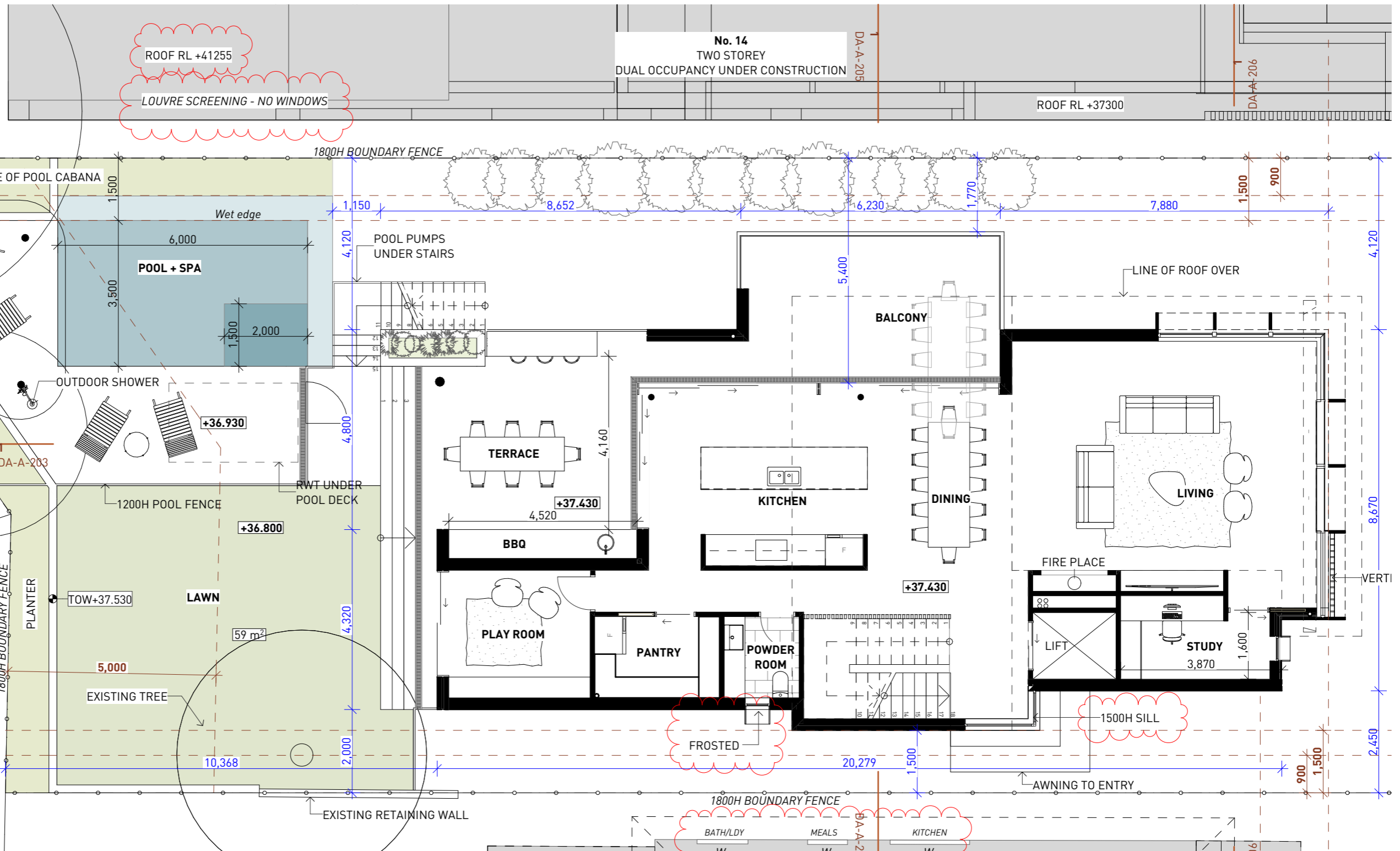
- NOTES**
- NEVER scale off drawings, use figured dimensions only.
 - Verify all dimensions on site prior to commencement & report discrepancies to the architect.
 - Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- LEGEND**
- Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
 - This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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



21_112 DA-A-102



THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION APPLICANT MUST OBTAIN A CONSTRUCTION CERTIFICATE PRIOR TO COMMENCEMENT OF ANY BUILDING WORK

BAYSIDE COUNCIL DEVELOPMENT APPROVAL
 These are the approved plans subject to conditions by Council and pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979
 Application No: DA-2023/174
 Date of Determination: 29 July 2024

VERSION
 DA AMENDMENTS FOR REVIEW
 18/01/2024
 DOCUMENT
 LEVEL 1
 STAGE
 Development Application
 PROJECT
 Bardwell Park
 12 May Street Bardwell Park
 NSW 2207
 Natalie Naumovski & Edin Mahir

1 LEVEL 1
 1:100

© SMITH & TZANNES PTY LTD

10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

- NOTES**
- NEVER scale off drawings, use figured dimensions only.
 - Verify all dimensions on site prior to commencement & report discrepancies to the architect.
 - Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

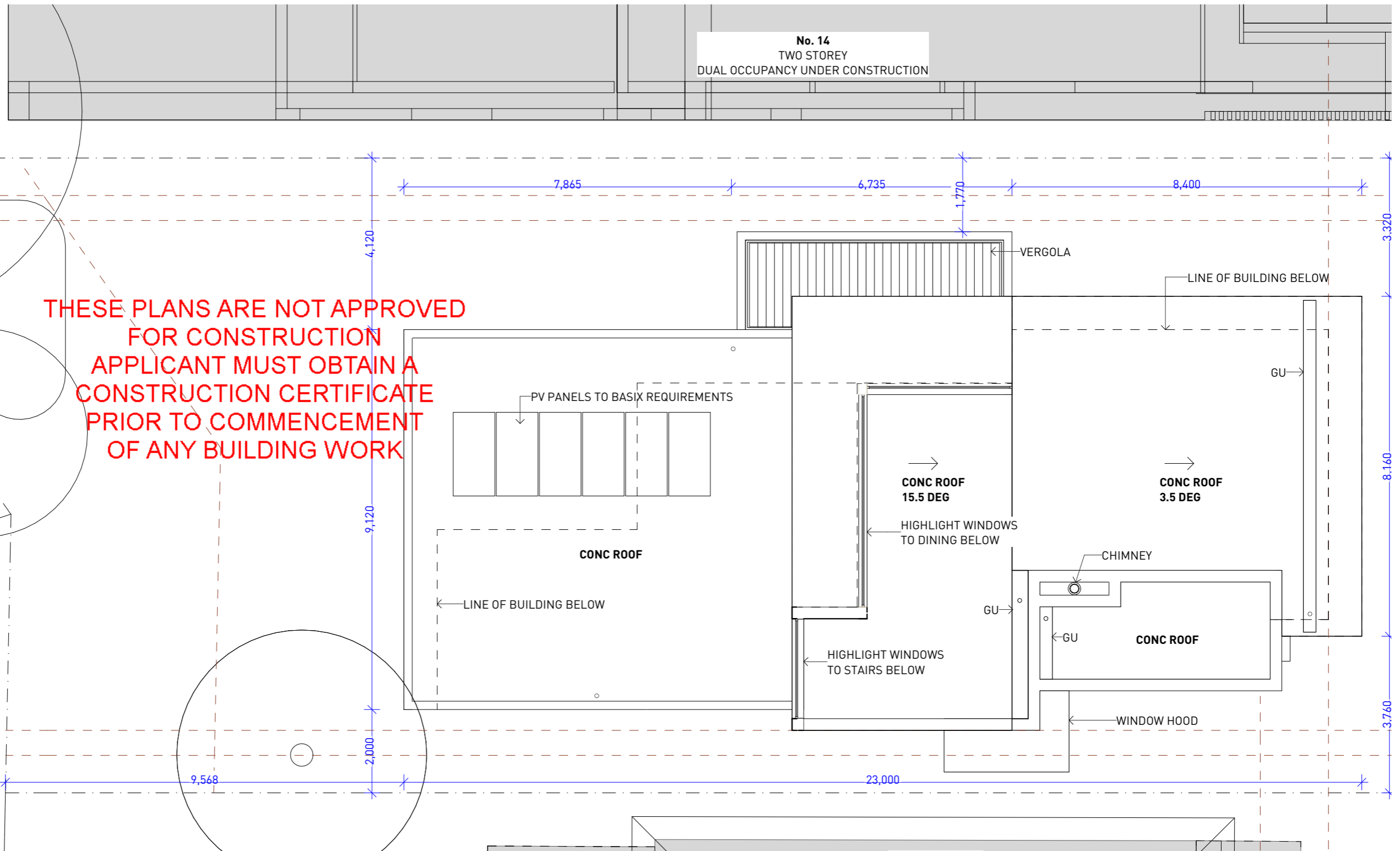
- LEGEND**
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
 - This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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

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



21_112 DA-A-103

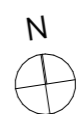


THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION APPLICANT MUST OBTAIN A CONSTRUCTION CERTIFICATE PRIOR TO COMMENCEMENT OF ANY BUILDING WORK

BAYSIDE COUNCIL DEVELOPMENT APPROVAL
 These are the approved plans subject to conditions by Council and pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979
 Application No: DA-2023/174
 Date of Determination: 29 July 2024

1 ROOF
1:100

VERSION FOR DA
 REV - 01/05/2023 MODEL 21_112 Model DA (Migrated).pln
 DOCUMENT **ROOF**
 STAGE **Development Application**
 PROJECT **Bardwell Park**
 12 May Street Bardwell Park NSW 2207
 Natalie Naumovski & Edin Mahir



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

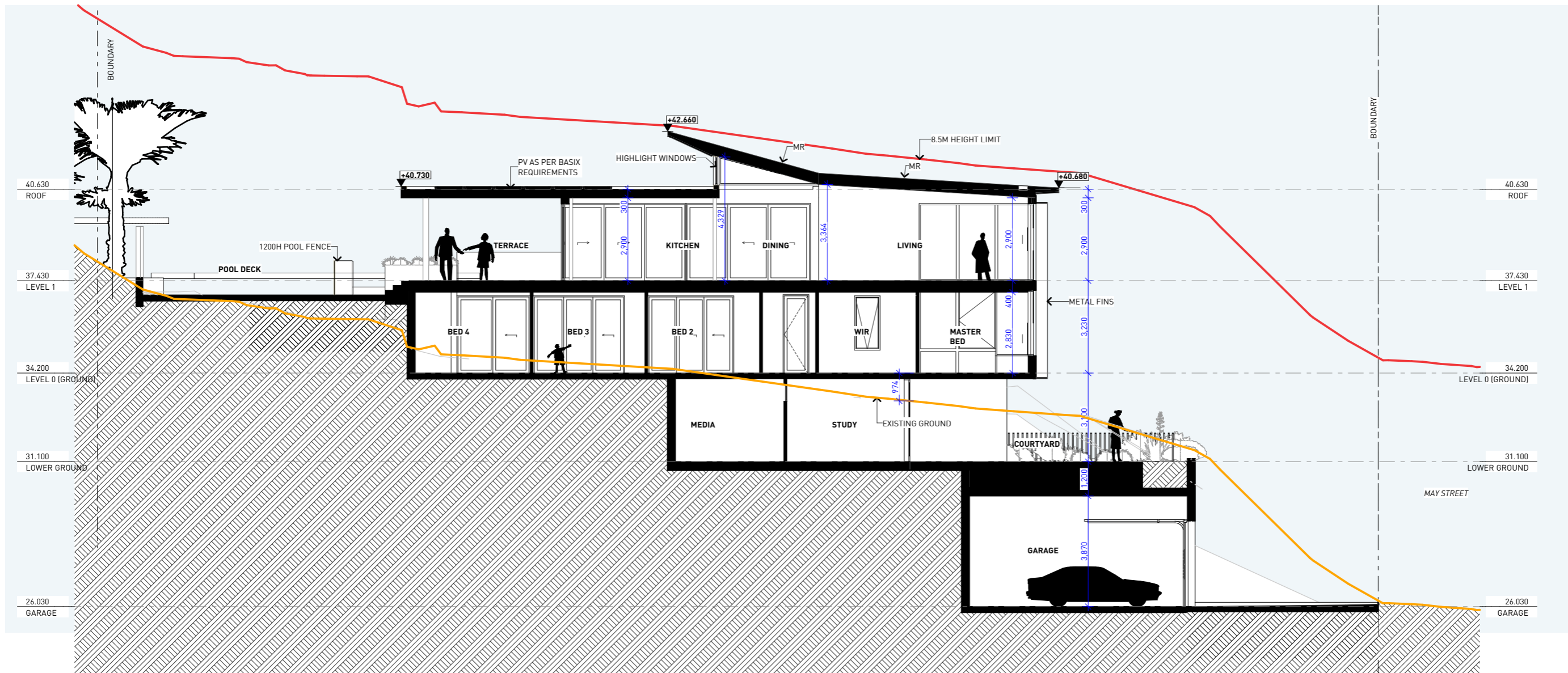
- NOTES**
- NEVER scale off drawings, use figured dimensions only.
 - Verify all dimensions on site prior to commencement & report discrepancies to the architect.
 - Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.
 - The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
 - This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

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

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



21_112 DA-A-104



1 SECTION A
1:150

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by Council and pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
DA AMENDMENTS
REV A 05/02/2024 MODEL 21_112 Model DA June
DOCUMENT
SECTION A
STAGE
Development Application
PROJECT
Bardwell Park
12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

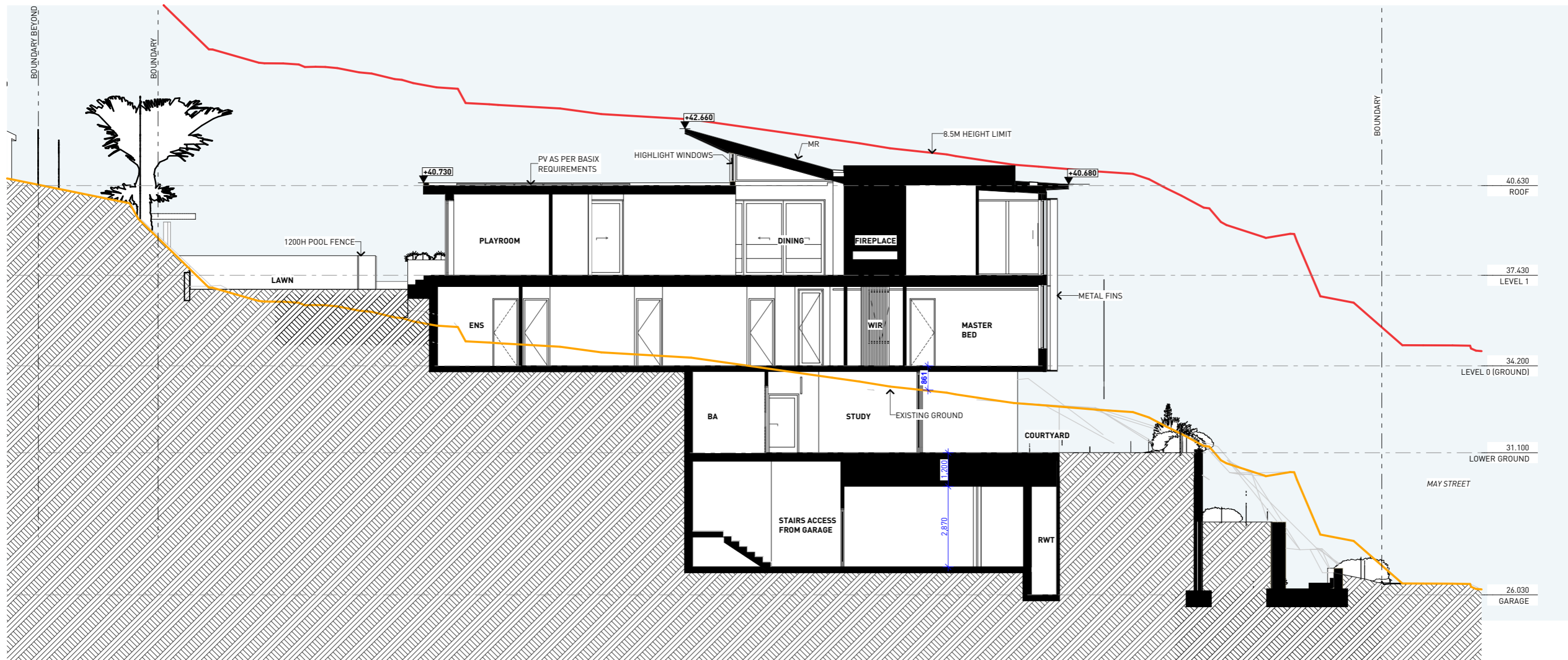
LEGEND

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

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



21_112 DA-A-203



1 SECTION B
1:150

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
FOR DA

REV - 05/02/2024 MODEL 21_112 Model DA June

DOCUMENT
SECTION B

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

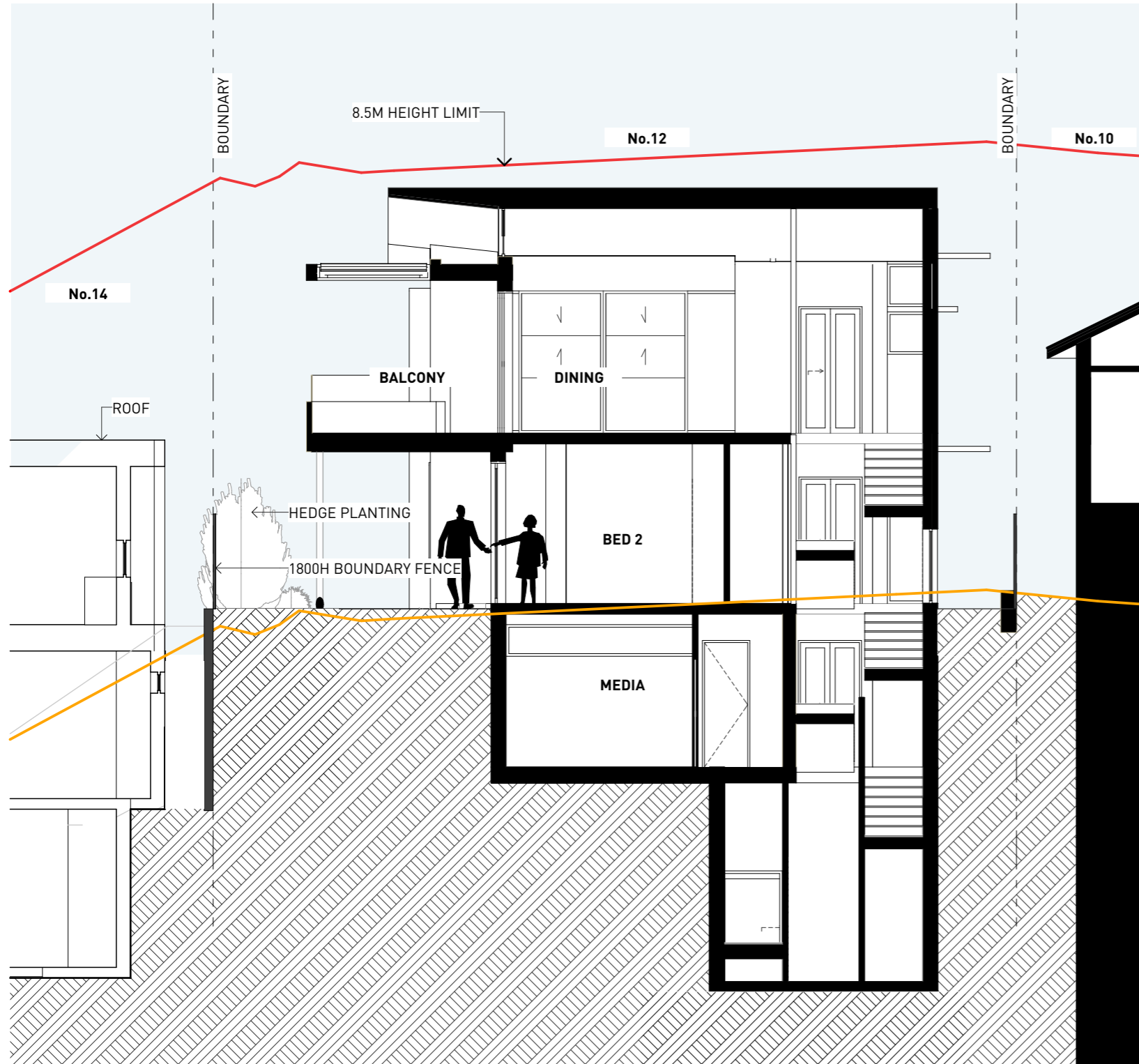
LEGEND

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

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



21_112 DA-A-204



THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK

BAYSIDE COUNCIL
DEVELOPMENT APPROVAL
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

1 SECTION C
1:100

VERSION
FOR DA

REV - 05/02/2024 MODEL 21_112 Model DA June

DOCUMENT
SECTION C

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

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



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

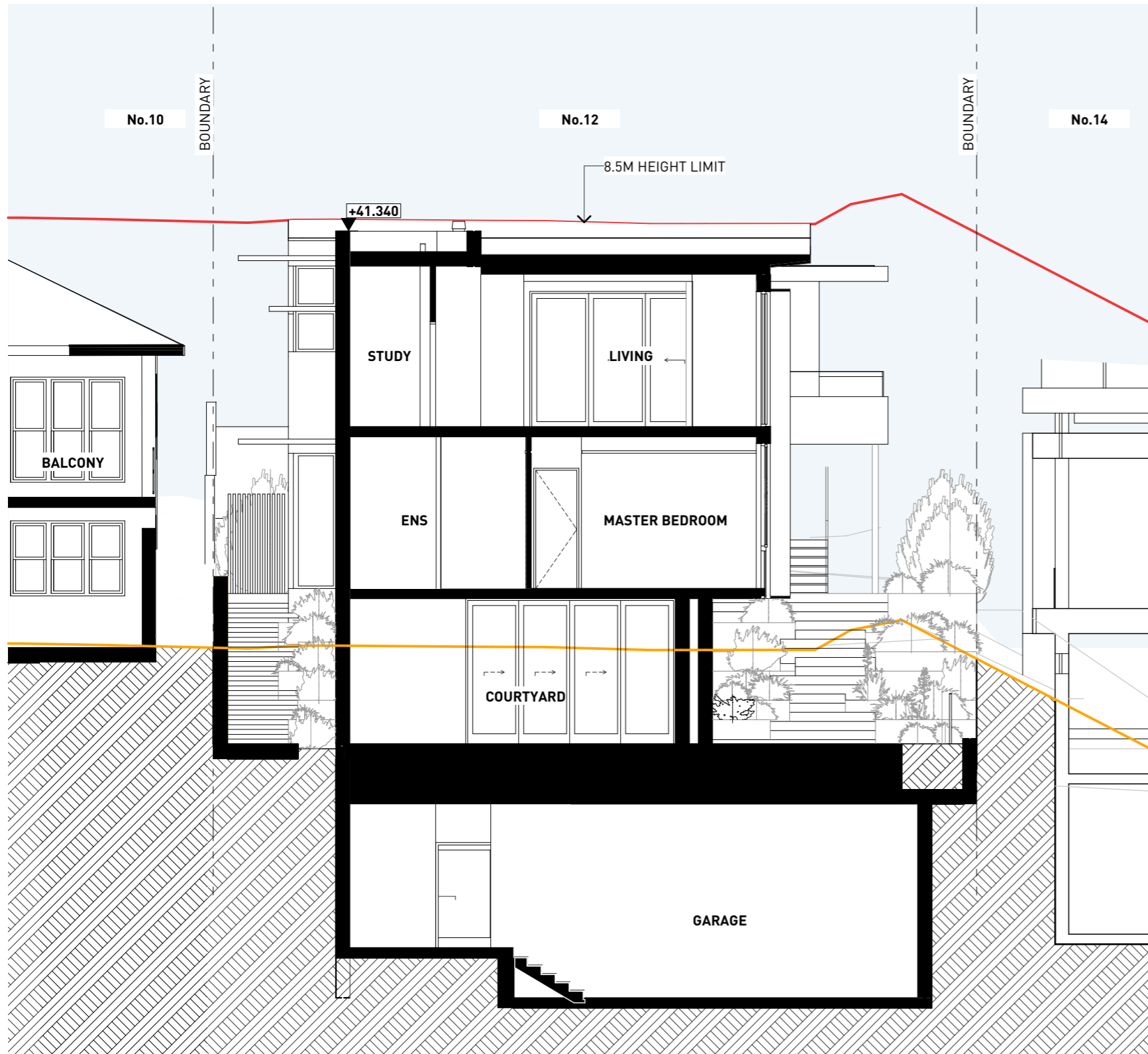
- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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

21_112 DA-A-205



THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK

BAYSIDE COUNCIL
DEVELOPMENT APPROVAL
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

1 SECTION D
1:100

VERSION
FOR DA
REV - 05/02/2024 MODEL 21_112 Model DA June

DOCUMENT
SECTION D

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

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



© SMITH & TZANNES PTY LTD

10m - 1:200
5.0m - 1:100
2.5m - 1:50
1.25m - 1:25

NOTES

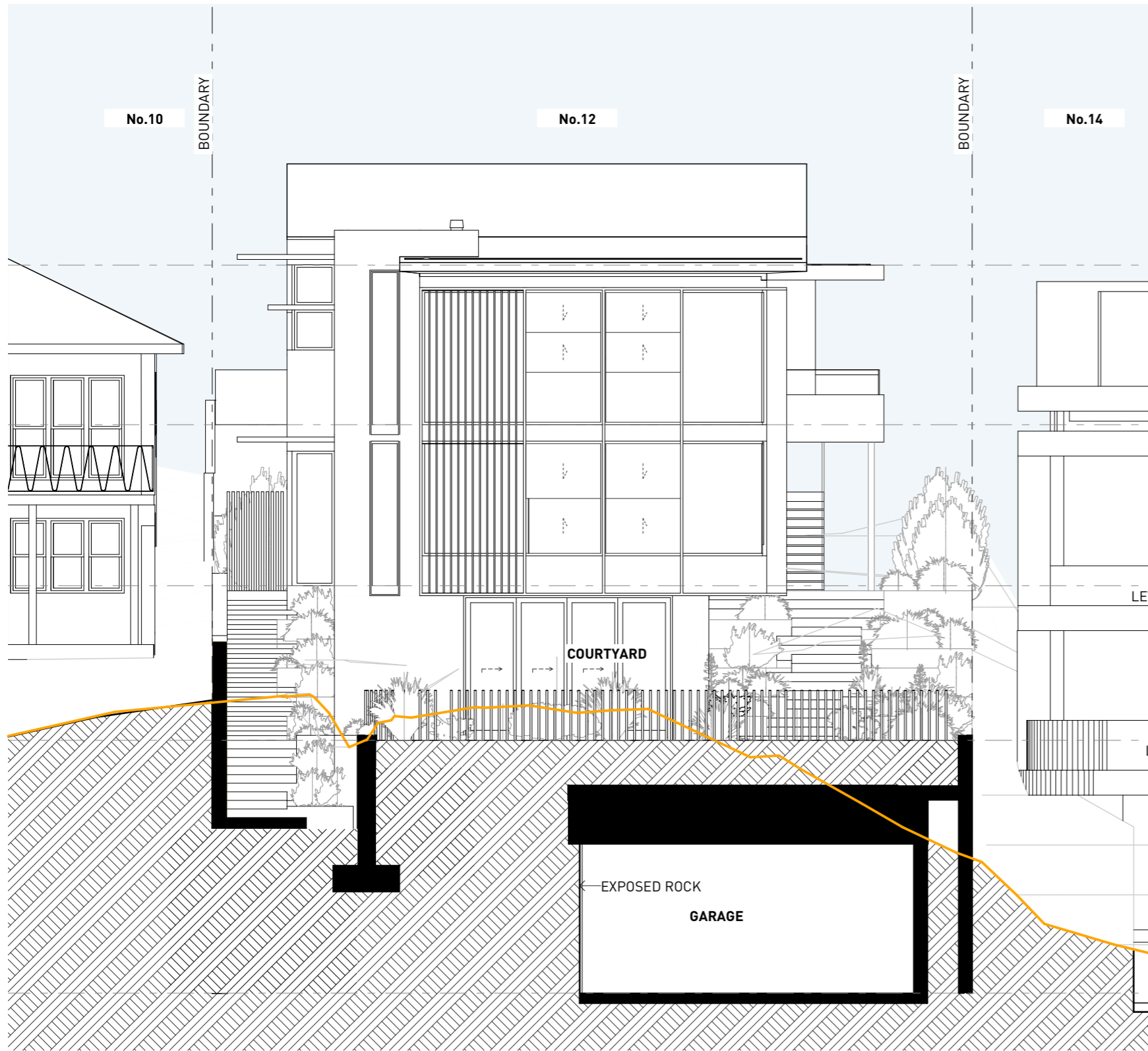
- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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

21_112 DA-A-206



**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

1 SECTION E
1:100

VERSION
FOR DA

REV - 05/02/2024 MODEL 21_112 Model DA June

DOCUMENT
SECTION E

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

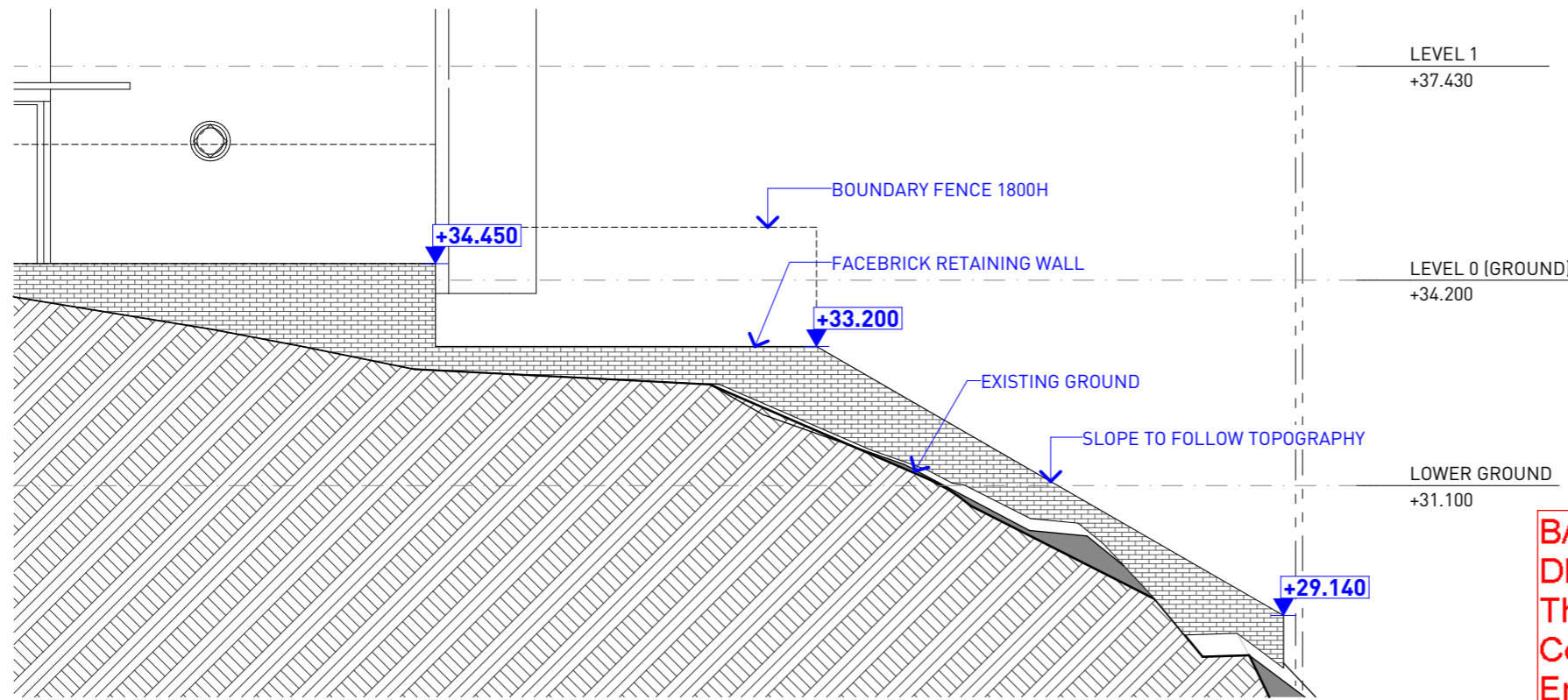
LEGEND

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

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



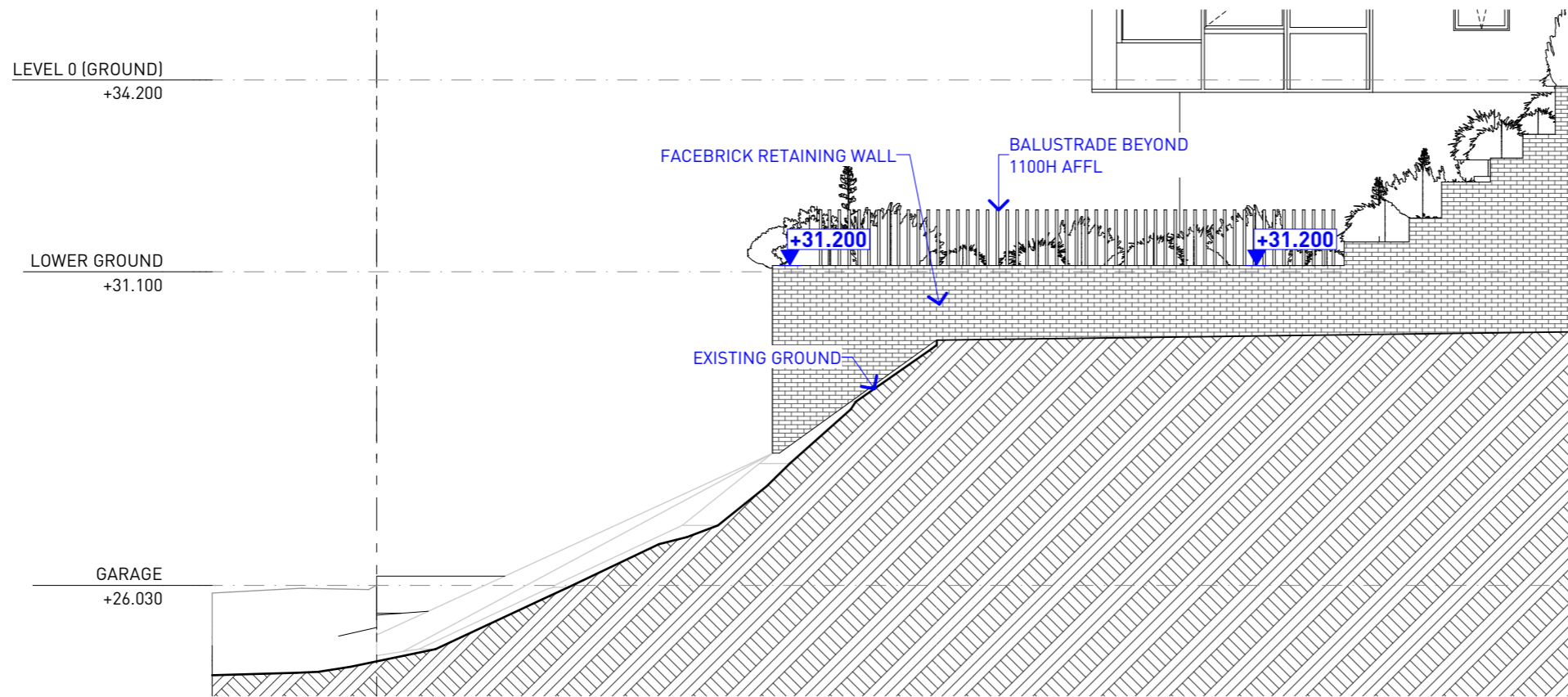
21_112 DA-A-207



1 ELEVATION VIEW FROM NO. 10

THESE PLANS ARE NOT APPROVED FOR CONSTRUCTION APPLICANT MUST OBTAIN A CONSTRUCTION CERTIFICATE PRIOR TO COMMENCEMENT OF ANY BUILDING WORK

BAYSIDE COUNCIL DEVELOPMENT APPROVAL
These are the approved plans subject to conditions by Council and pursuant to Section 4.16 of the Environmental Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024



2 ELEVATION VIEW FROM NO. 14

VERSION FOR DA

REV - 26/02/2024 MODEL 21_112 Model DA June

DOCUMENT RETAINING WALL ELEVATIONS

STAGE Development Application

PROJECT Bardwell Park

12 May Street Bardwell Park NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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

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





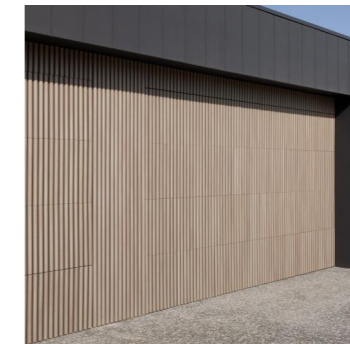
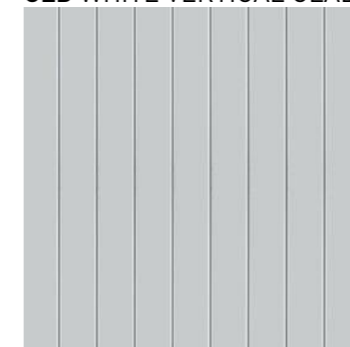
MR METAL ROOF

BRONZE FRAME/FINS

CLD WHITE VERTICAL CLADDING

TIMBER BATTENS

STN SANDSTONE



**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

**THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK**

VERSION
FOR DA

REV - 01/05/2023

MODEL 21_112 Model DA (Migrated).pln

DOCUMENT
EXTERNAL FINISHES

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

ARCHITECTURE URBAN PLANNING
M1/147 McEvoy Street Alexandria NSW 2015
P 02 9516 2022 E email@smithzannes.com.au
smithzannes.com.au
Nominated Architect: Peter Smith (Reg 7024)



© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

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

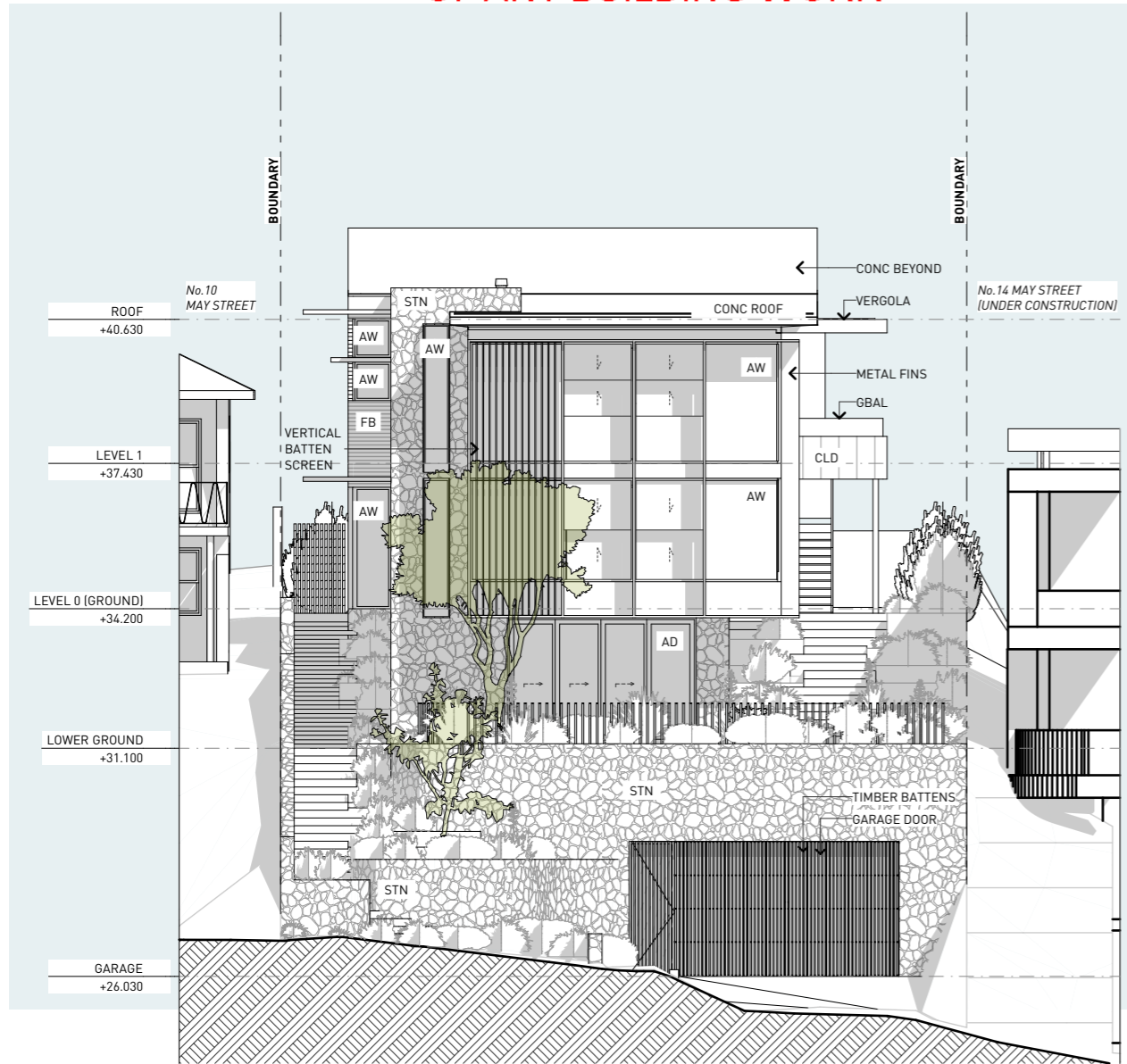
4. The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
5. This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

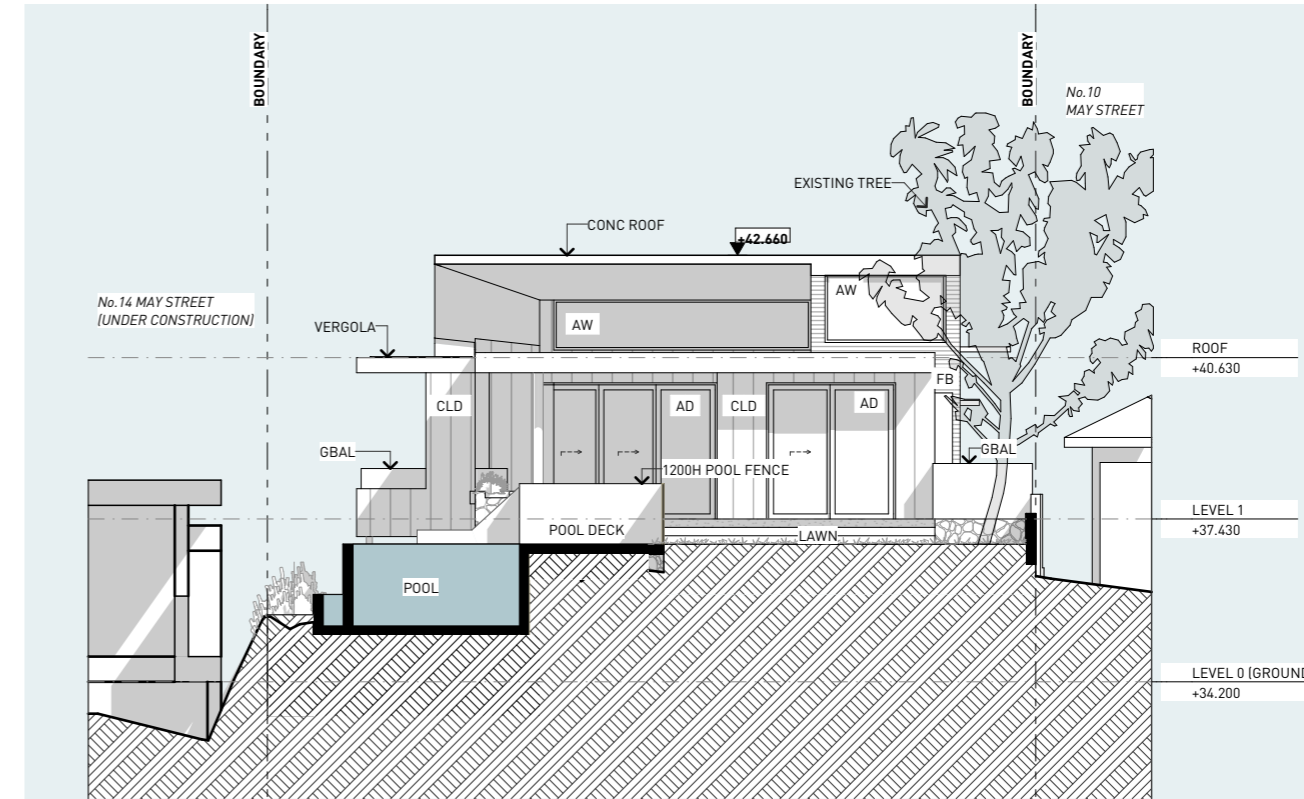
Refer to the notes page for a legend that includes further notes and an explanation of abbreviations.

21_112 DA-A-900

THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK



1 EAST ELEVATION (STREET)
1:150



2 WEST ELEVATION
1:150

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
FOR DA

REV - 01/05/2023 MODEL 21_112 Model DA (Migrated).pln

DOCUMENT
EAST & WEST ELEVATIONS

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

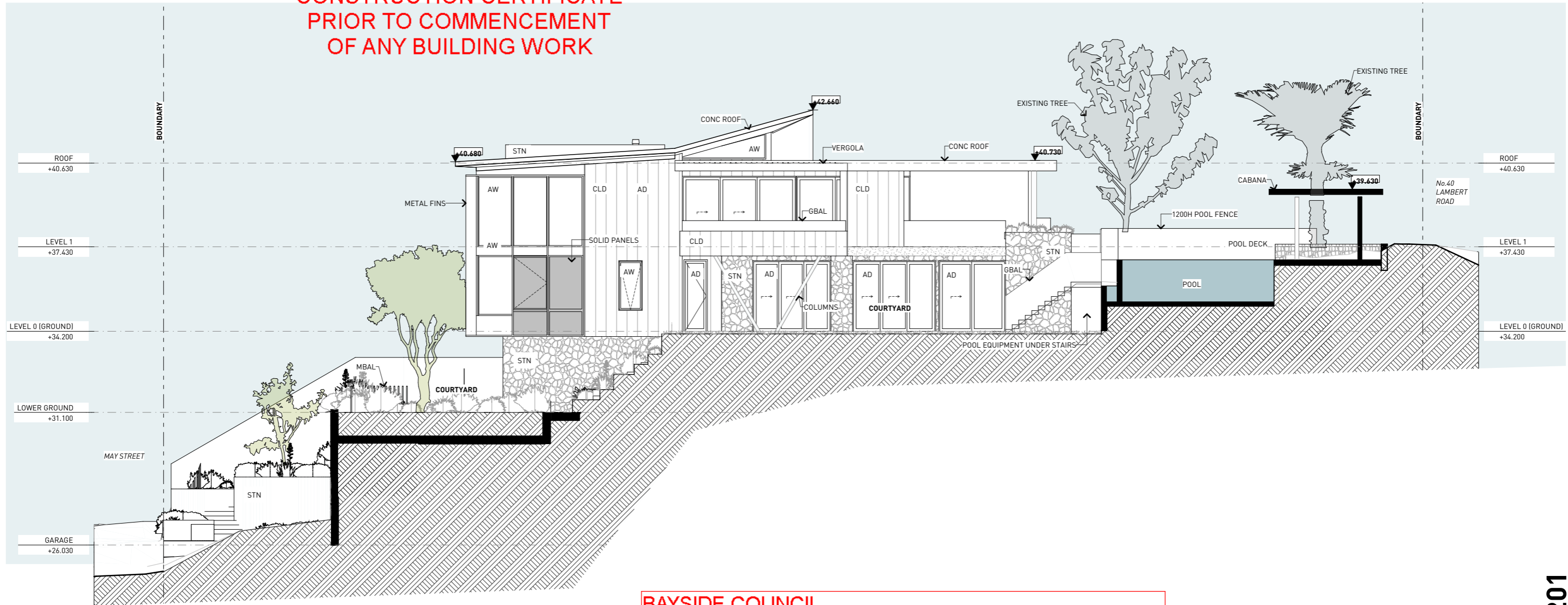
- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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



THESE PLANS ARE NOT APPROVED
FOR CONSTRUCTION
APPLICANT MUST OBTAIN A
CONSTRUCTION CERTIFICATE
PRIOR TO COMMENCEMENT
OF ANY BUILDING WORK



1 NORTH ELEVATION
1:150

**BAYSIDE COUNCIL
DEVELOPMENT APPROVAL**
These are the approved plans subject to conditions by
Council and pursuant to Section 4.16 of the Environmental
Planning and Assessment Act 1979
Application No: DA-2023/174
Date of Determination: 29 July 2024

VERSION
FOR DA

REV - 01/05/2023 MODEL 21_112 Model DA (Migrated).pln

DOCUMENT
NORTH ELEVATION

STAGE
Development Application

PROJECT
Bardwell Park

12 May Street Bardwell Park
NSW 2207
Natalie Naumovski & Edin Mahir

© SMITH & TZANNES PTY LTD

0	10m - 1:200
	5.0m - 1:100
	2.5m - 1:50
	1.25m - 1:25

NOTES

- NEVER scale off drawings, use figured dimensions only.
- Verify all dimensions on site prior to commencement & report discrepancies to the architect.
- Drawings describe scope of works and general set out. These drawings are not shop drawings. Set out to be undertaken by surveyor on site. Shop drawings should be prepared where required or necessary.

- The copyright of this design remains the property of SMITH & TZANNES. This design is not to be used, copied or reproduced without the authority of SMITH & TZANNES.
- This drawing is only to be used by the stated Client in the stated location for the purpose it was created. Do not use this drawing for construction unless designated.

LEGEND

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

21_112 DA-A-201

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



