















WALL TYPE, AREAS & MATERIALS LEGEND			
	New concrete cut/elevation		Existing wall retained
	New glazing cut/elevation		Existing building
	New lightweight cut/elevation		FSR Existing
	New masonry cut/elevation		FSR Proposed
	New steel cut/elevation		Increase in floor area
			Landscaped area
			Open area
			Extent of height breach

FOR DEVELOPMENT APPLICATION ONLY



Madeleine Blanchfield Architects Pty Ltd  
Registered Architect 7308  
ABN 51 140 481 518  
83 Paddington St  
Paddington NSW 2021  
office@madeleineblanchfield.com  
www.madeleineblanchfield.com  
+61 2 9212 3343

General Notes :

All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions.

This Drawing Is Copyright And May Not Be Used Without Written Consent.

Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction.

To Be Read In Conjunction With All Other Consultant's Drawings.

The Architect To Be Immediately Notified Of Any Discrepancies.

D	MODIFICATIONS FOR CONCILIATION HEARING	PK	09/02/22
C	MODIFICATIONS FOR CONCILIATION HEARING	PK	04/02/22
B	MODIFIED FOR COUNCIL RESPONSE	PK	16/12/21
A	DA ISSUE	PK	30/07/21
REV.	FOR	DRAWN	DATE

Project

**GARVEY/LEE-JOE RESIDENCE**

29A PARRIM ROAD

MOSMAN

0 1 2 3 4 5 M

Drawing

**REAR FLOOR PLAN**

Scale

1:100@A3

Date

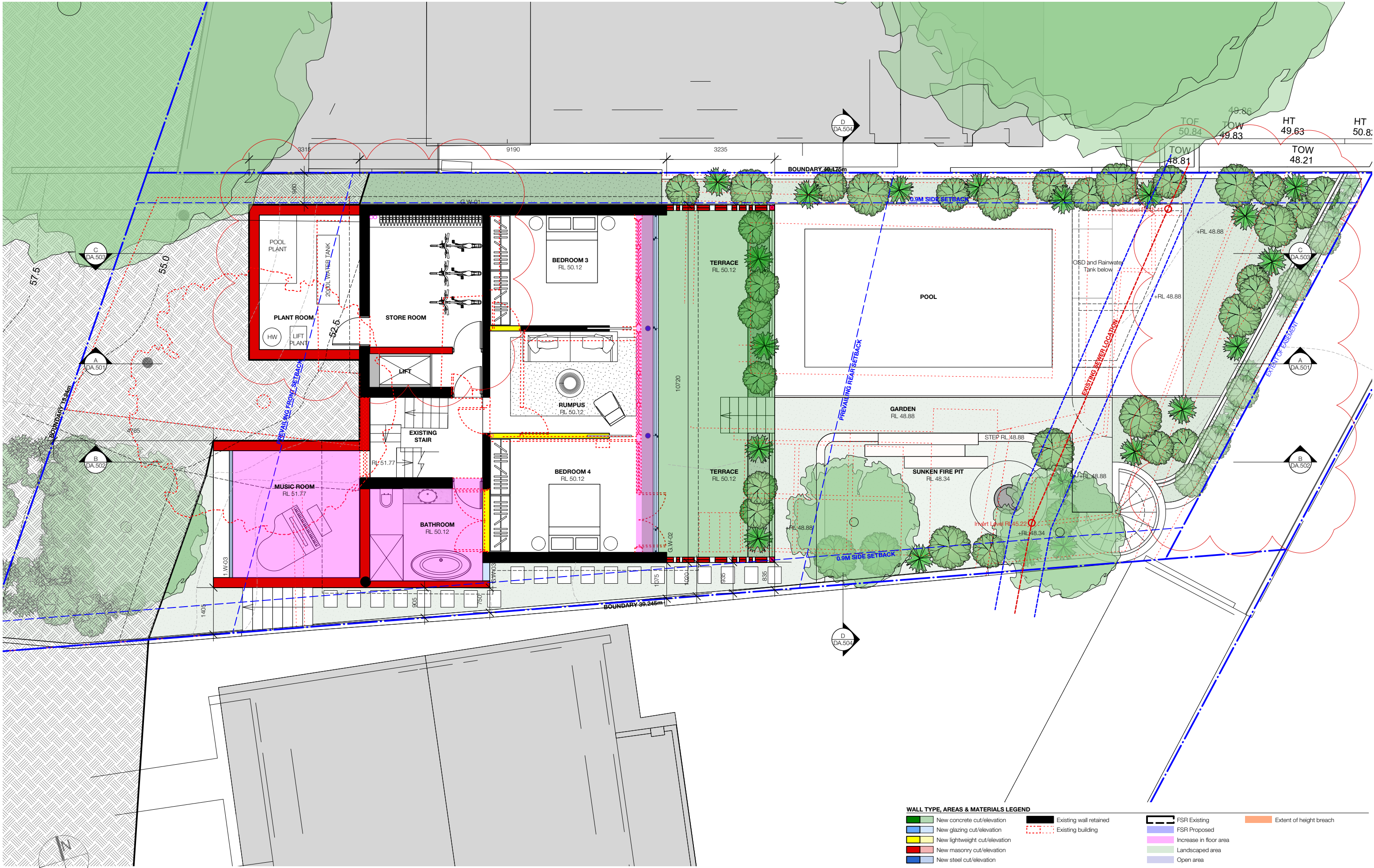
09/02/22

Drawing

**DA.301**

Rev.

**D**



WALL TYPE, AREAS & MATERIALS LEGEND			
	New concrete cut/elevation		Existing wall retained
	New glazing cut/elevation		Existing building
	New lightweight cut/elevation		FSR Existing
	New masonry cut/elevation		FSR Proposed
	New steel cut/elevation		Increase in floor area
			Landscaped area
			Open area
			Extent of height breach

FOR DEVELOPMENT APPLICATION ONLY

General Notes :

All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions.

This Drawing Is Copyright And May Not Be Used Without Written Consent.

Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction.

To Be Read In Conjunction With All Other Consultant's Drawings.

The Architect To Be Immediately Notified Of Any Discrepancies.

Project

**GARVEY/LEE-JOE RESIDENCE**

29A PARRIM ROAD

MOSMAN

Scale

1:100@A3

Date

09/02/22

Drawing

**GROUND FLOOR PLAN**

Scale

1:100@A3

Date

09/02/22

Drawing

**DA.302**

Rev.

**D**

D

MODIFICATIONS FOR CONCILIATION HEARING

C

MODIFICATIONS FOR CONCILIATION HEARING

B

MODIFIED FOR COUNCIL RESPONSE

A

DA ISSUE

REV. FOR

PK

09/02/22

PK

04/02/22

PK

16/12/21

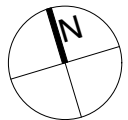
PK

30/07/21

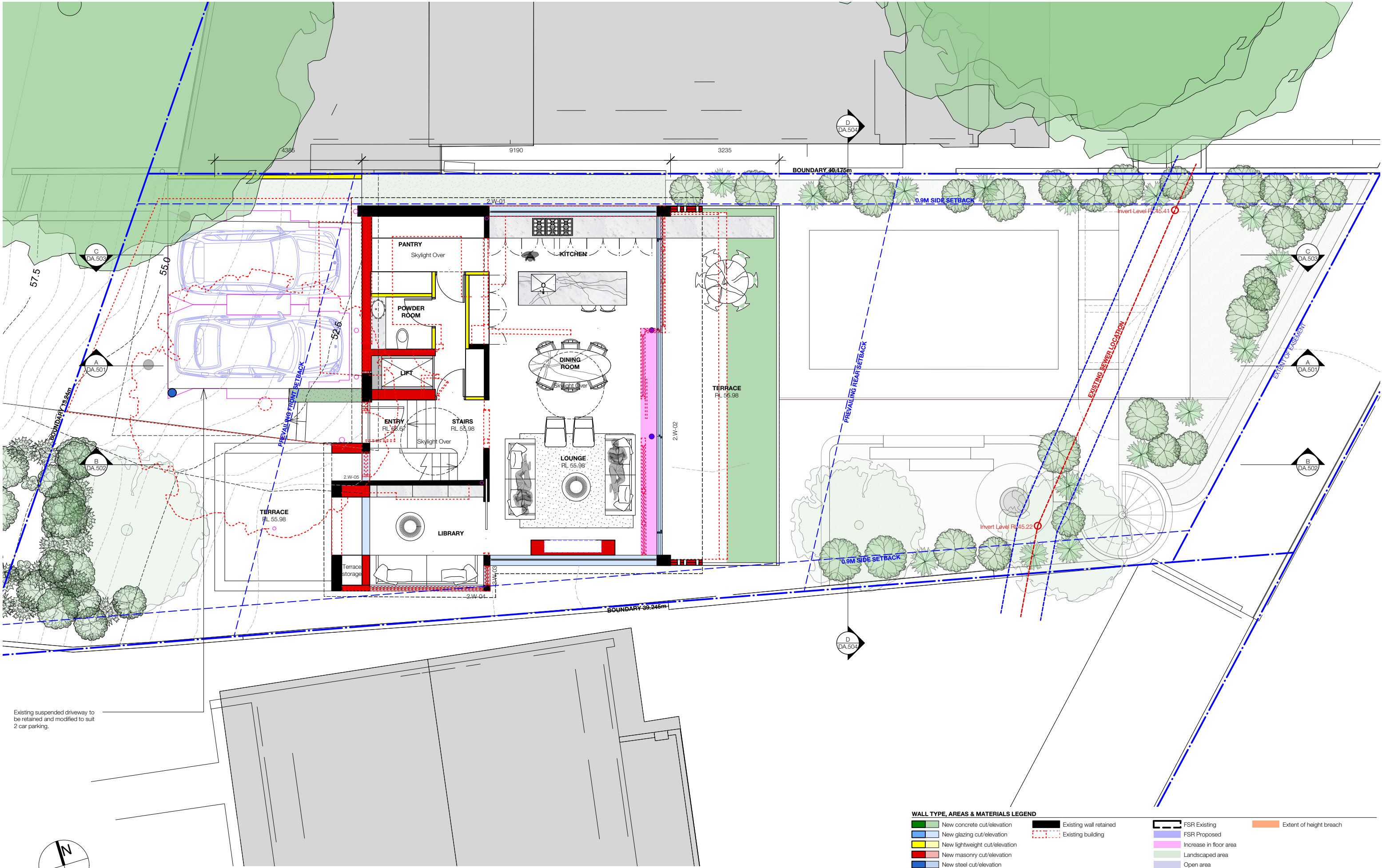
DRAWN

DATE






Drawing      Rev.  
**DA.303      D**



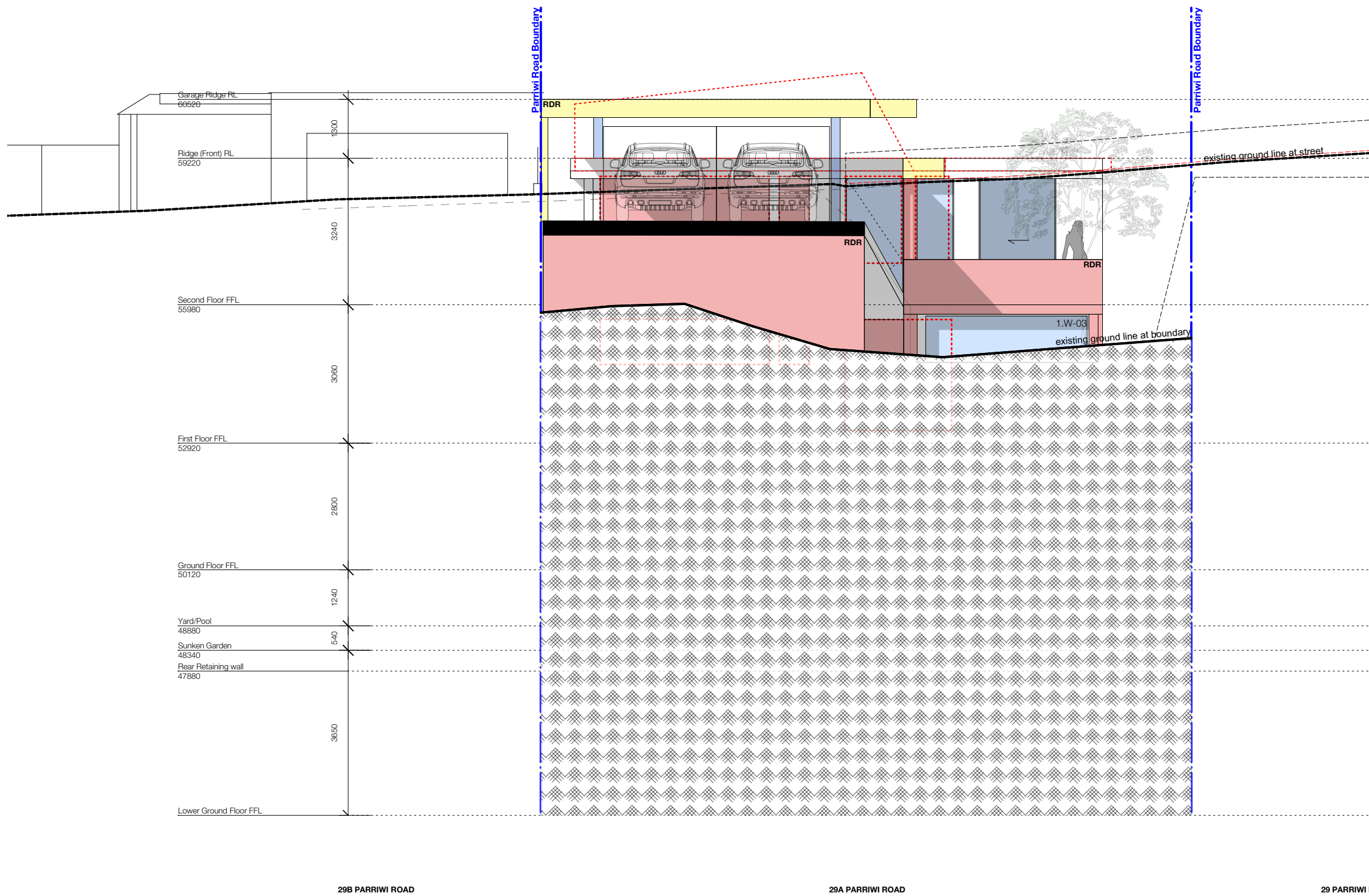
WALL TYPE, AREAS & MATERIALS LEGEND			
	New concrete cut/elevation		Existing wall retained
	New glazing cut/elevation		Existing building
	New lightweight cut/elevation		FSR Existing
	New masonry cut/elevation		FSR Proposed
	New steel cut/elevation		Increase in floor area
			Landscaped area
			Open area
			Extent of height breach

FOR DEVELOPMENT APPLICATION ONLY

	Madeleine Blanchfield Architects Pty Ltd Registered Architect 7308 ABN 51 140 481 518 83 Paddington St Paddington NSW 2021 office@madeleineblanchfield.com www.madeleineblanchfield.com +61 2 9212 3343	General Notes : All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions. This Drawing Is Copyright And May Not Be Used Without Written Consent. Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction. To Be Read In Conjunction With All Other Consultant's Drawings. The Architect To Be Immediately Notified Of Any Discrepancies.	Project <b>GARVEY/LEE-JOE RESIDENCE</b> 29A PARRIM ROAD MOSMAN	Drawing <b>SECOND FLOOR PLAN</b>			
				D C B A REV.	MODIFICATIONS FOR CONCILIATION HEARING MODIFICATIONS FOR CONCILIATION HEARING MODIFIED FOR COUNCIL RESPONSE DA ISSUE FOR	PK PK PK PK DRAWN	09/02/22 04/02/22 16/12/21 30/07/21 DATE






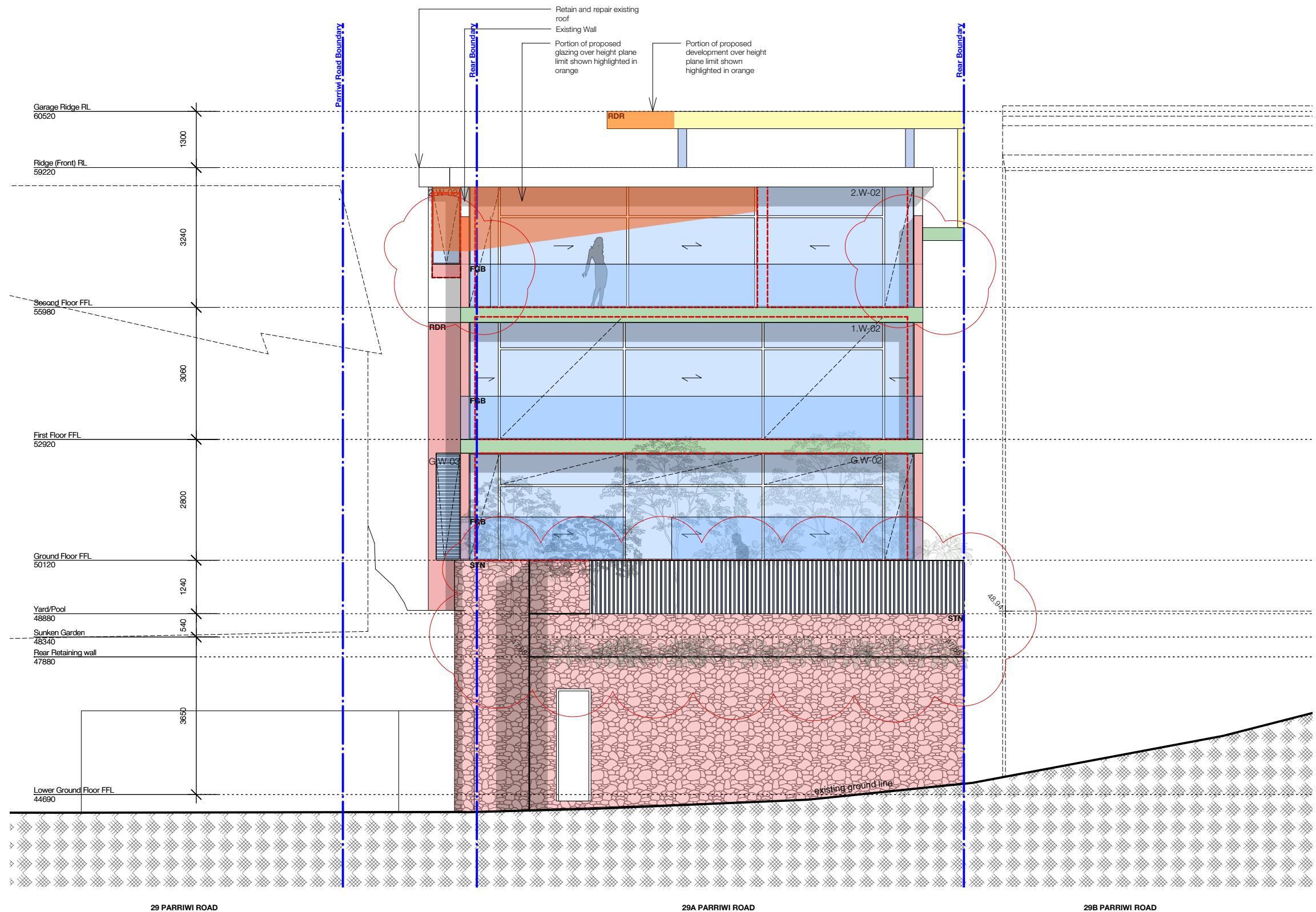


WALL TYPE, AREAS & MATERIALS LEGEND			
	New concrete cut/elevation		Existing wall retained
	New glazing cut/elevation		Existing building
	New lightweight cut/elevation		FSR Existing
	New masonry cut/elevation		FSR Proposed
	New steel cut/elevation		Increase in floor area
			Landscaped area
			Open area
			Extent of height breach

FOR DEVELOPMENT APPLICATION ONLY

	Madeleine Blanchfield Architects Pty Ltd Registered Architect 7308 ABN 51 140 481 518 83 Paddington St Paddington NSW 2021 office@madeleineblanchfield.com www.madeleineblanchfield.com +61 2 9212 3343	General Notes : All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions. This Drawing Is Copyright And May Not Be Used Without Written Consent. Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction. To Be Read In Conjunction With All Other Consultant's Drawings. The Architect To Be Immediately Notified Of Any Discrepancies.	<div>D MODIFICATIONS FOR CONCILIATION HEARING PK 09/02/22</div> <div>C MODIFICATIONS FOR CONCILIATION HEARING PK 04/02/22</div> <div>B MODIFIED FOR COUNCIL RESPONSE PK 16/12/21</div> <div>A DA ISSUE PK 30/07/21</div> <div>REV. FOR DRAWN DATE</div>	Project <b>GARVEY/LEE-JOE RESIDENCE</b> 29A PARRIWI ROAD MOSMAN	Drawing <b>WEST (STREET) ELEVATION</b>
					Scale 1:100@A3      Date 09/02/22      Drawing <b>DA.401</b> Rev. <b>D</b>



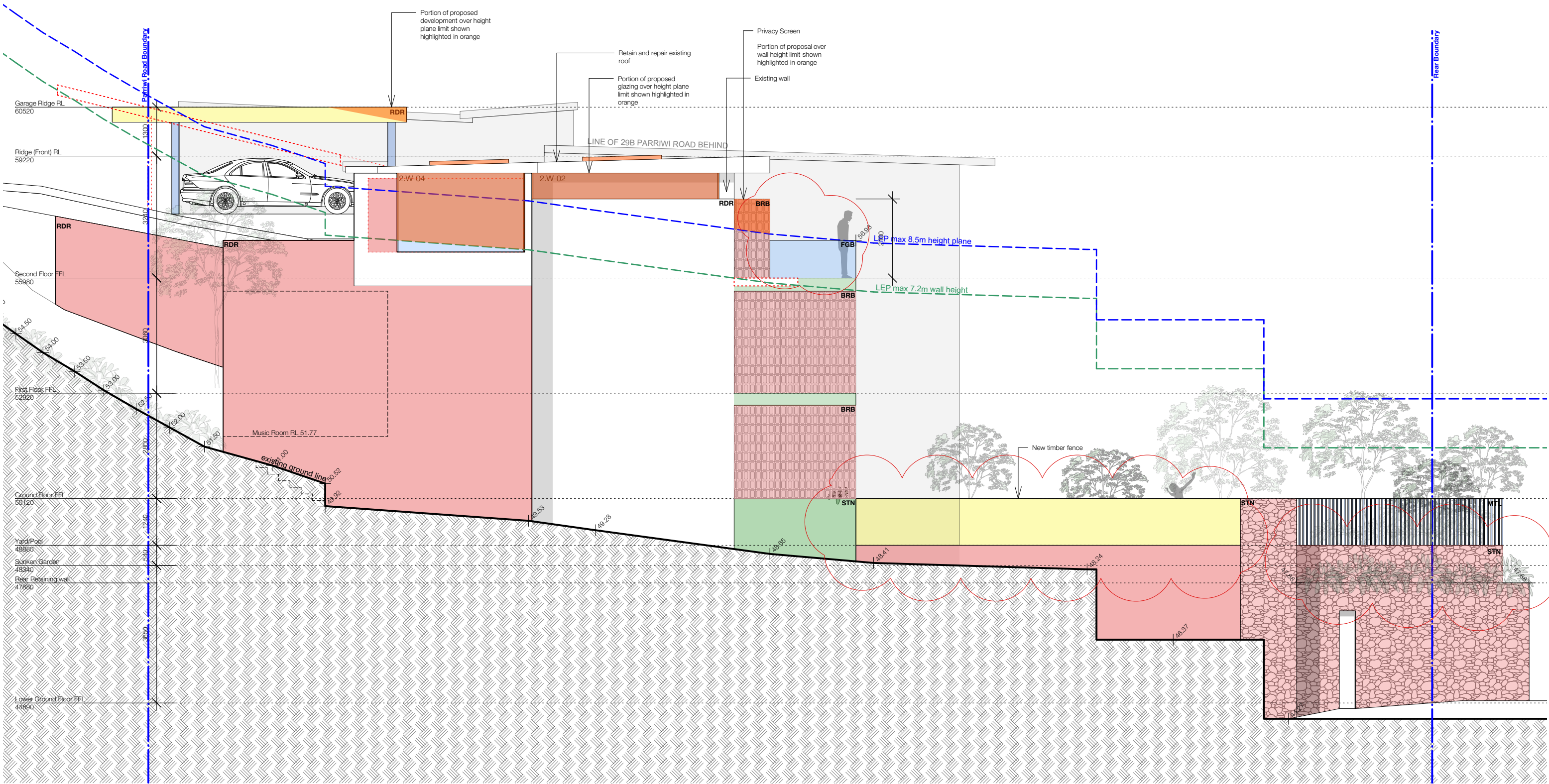


WALL TYPE, AREAS & MATERIALS LEGEND			

FOR DEVELOPMENT APPLICATION ONLY







29A PARRIWI ROAD

WALL TYPE, AREAS & MATERIALS LEGEND

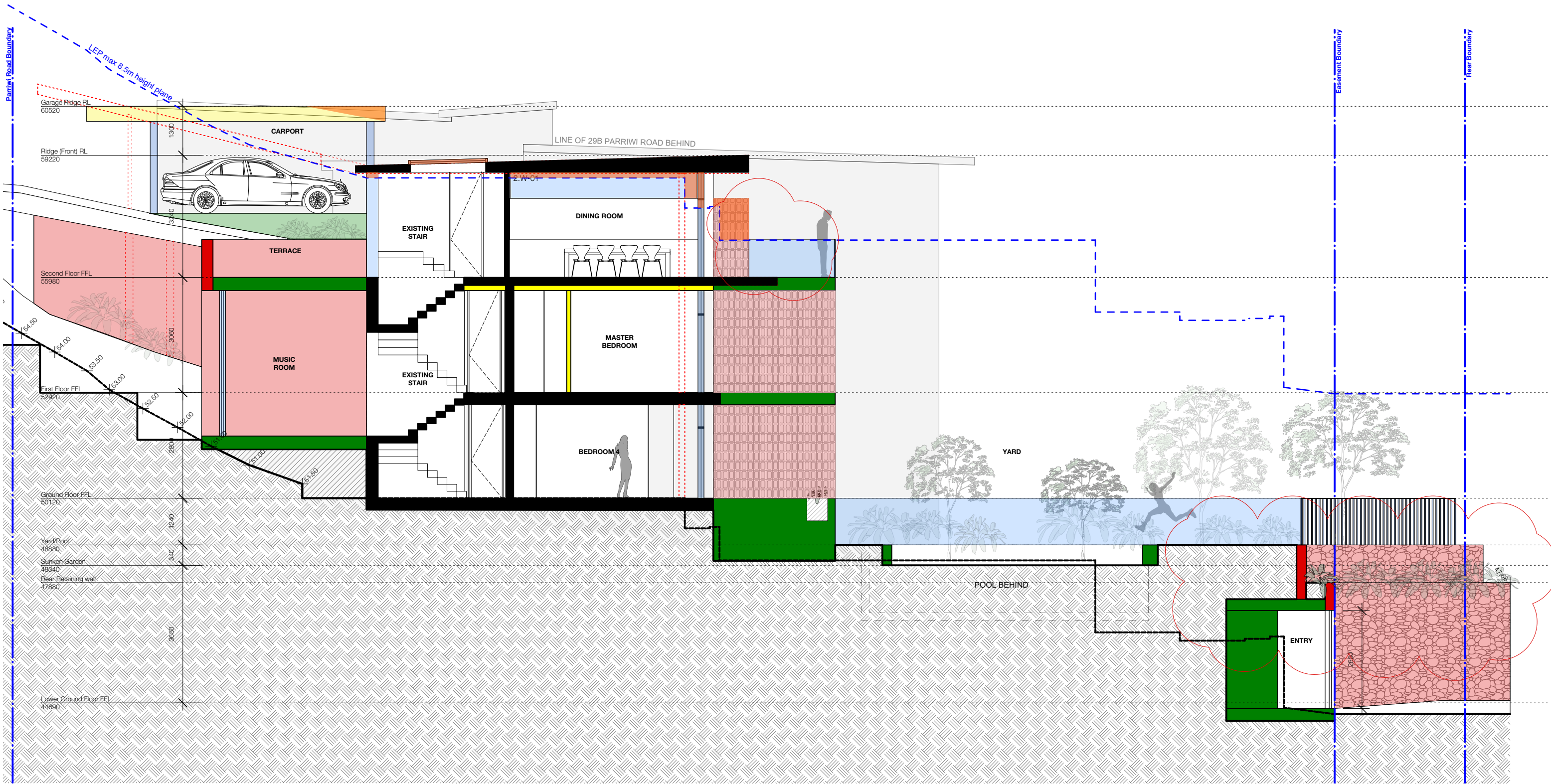
New concrete cut/elevation	Existing wall retained	FSR Existing	Extent of height breach
New glazing cut/elevation	Existing building	FSR Proposed	
New lightweight cut/elevation		Increase in floor area	
New masonry cut/elevation		Landscaped area	
New steel cut/elevation		Open area	

FOR DEVELOPMENT APPLICATION ONLY

<b>madeleine blanchfield architects</b> Madeleine Blanchfield Architects Pty Ltd Registered Architect 7308 ABN 51 140 481 518 83 Paddington St Paddington NSW 2021 office@madeleineblanchfield.com www.madeleineblanchfield.com +61 2 9212 3343	<b>General Notes :</b> All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions. This Drawing Is Copyright And May Not Be Used Without Written Consent. Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction. To Be Read In Conjunction With All Other Consultant's Drawings. The Architect To Be Immediately Notified Of Any Discrepancies.	<b>Project</b> <b>GARVEY/LEE-JOE RESIDENCE</b> 29A PARRIWI ROAD MOSMAN	<b>Drawing</b> <b>SOUTH ELEVATION</b>  Scale 1:100@A3  Date 09/02/22  Drawing <b>DA.404</b> Rev. <b>D</b>
<b>MODIFICATIONS FOR CONCILIATION HEARING</b> C MODIFIED FOR CONCILIATION HEARING B MODIFIED FOR COUNCIL RESPONSE A DA ISSUE REV. FOR	PK 09/02/22 PK 04/02/22 PK 16/12/21 PK 30/07/21 DRAWN DATE		






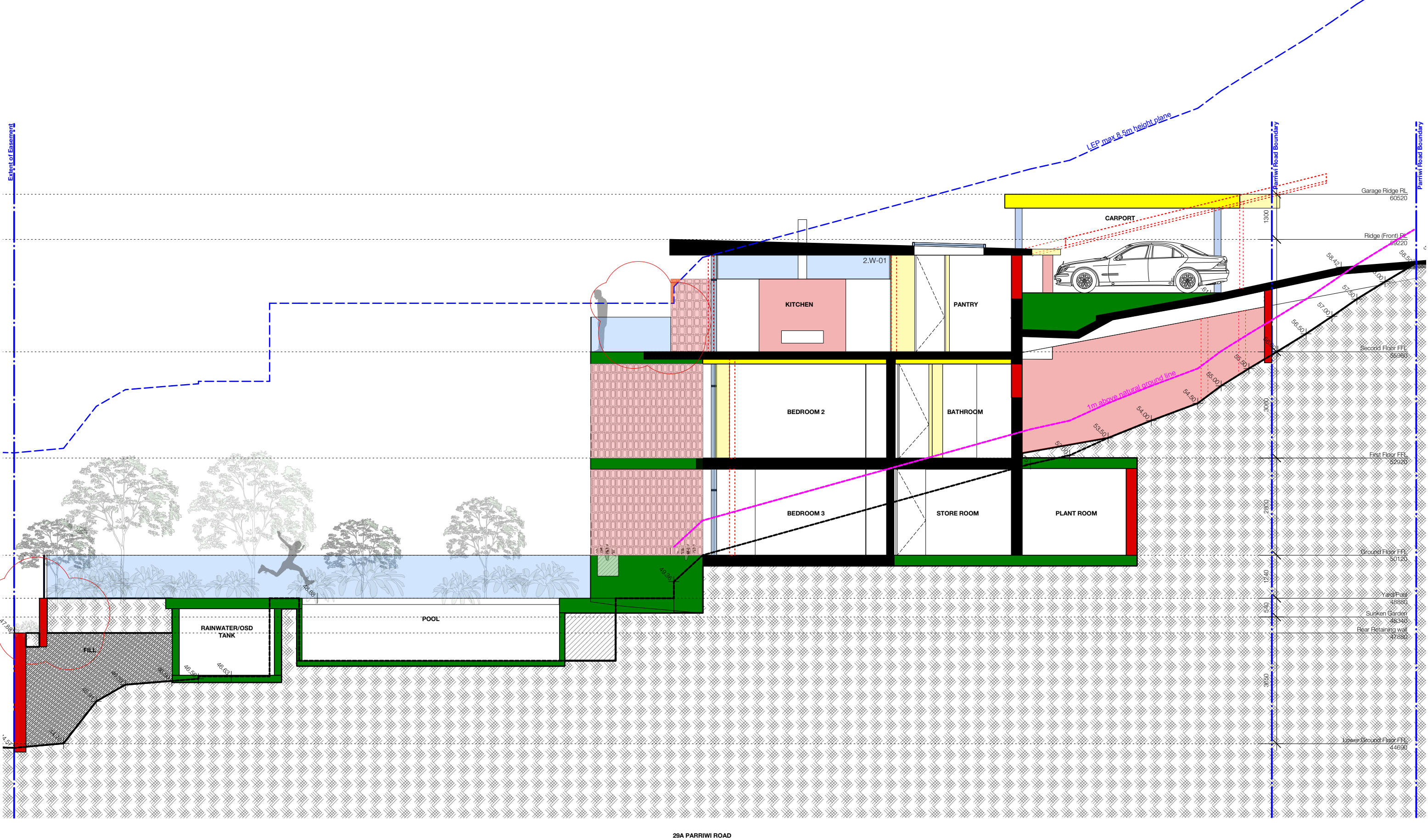


29A PARRIVI ROAD

WALL TYPE, AREAS & MATERIALS LEGEND			

FOR DEVELOPMENT APPLICATION ONLY

	Madeleine Blanchfield Architects Pty Ltd Registered Architect 7308 ABN 51 140 481 518 83 Paddington St Paddington NSW 2021 office@madeleineblanchfield.com www.madeleineblanchfield.com +61 2 9212 3343	General Notes : All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, And Other Relevant Codes And With Manufacturers Instructions. This Drawing Is Copyright And May Not Be Used Without Written Consent. Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction. To Be Read In Conjunction With All Other Consultant's Drawings. The Architect To Be Immediately Notified Of Any Discrepancies.	Project <b>GARVEY/LEE-JOE RESIDENCE</b> 29A PARRIVI ROAD MOSMAN	Drawing <b>SECTION B</b>				Scale 1:100@A3	Date 09/02/22	Drawing <b>DA.502</b>	Rev. <b>D</b>
				D MODIFICATIONS FOR CONCILIATION HEARING PK 09/02/22 C MODIFICATIONS FOR CONCILIATION HEARING PK 04/02/22 B MODIFIED FOR COUNCIL RESPONSE PK 16/12/21 A DA ISSUE PK 30/07/21 REV. FOR DRAWN DATE							



29A PARRILWI ROAD

WALL TYPE, AREAS & MATERIALS LEGEND

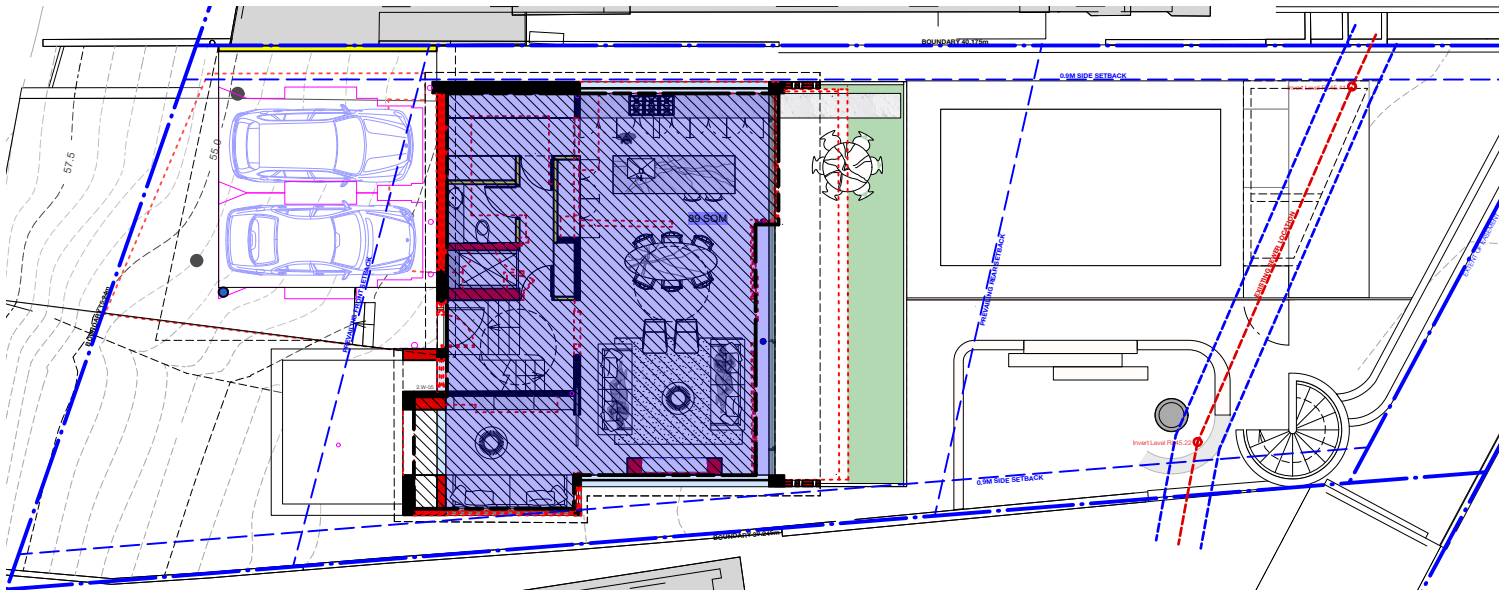
	New concrete cut/elevation		Existing wall retained		FSR Existing		Extent of height breach
	New glazing cut/elevation		Existing building		FSR Proposed		
	New lightweight cut/elevation				Increase in floor area		
	New masonry cut/elevation				Landscaped area		
	New steel cut/elevation				Open area		

FOR DEVELOPMENT APPLICATION ONLY

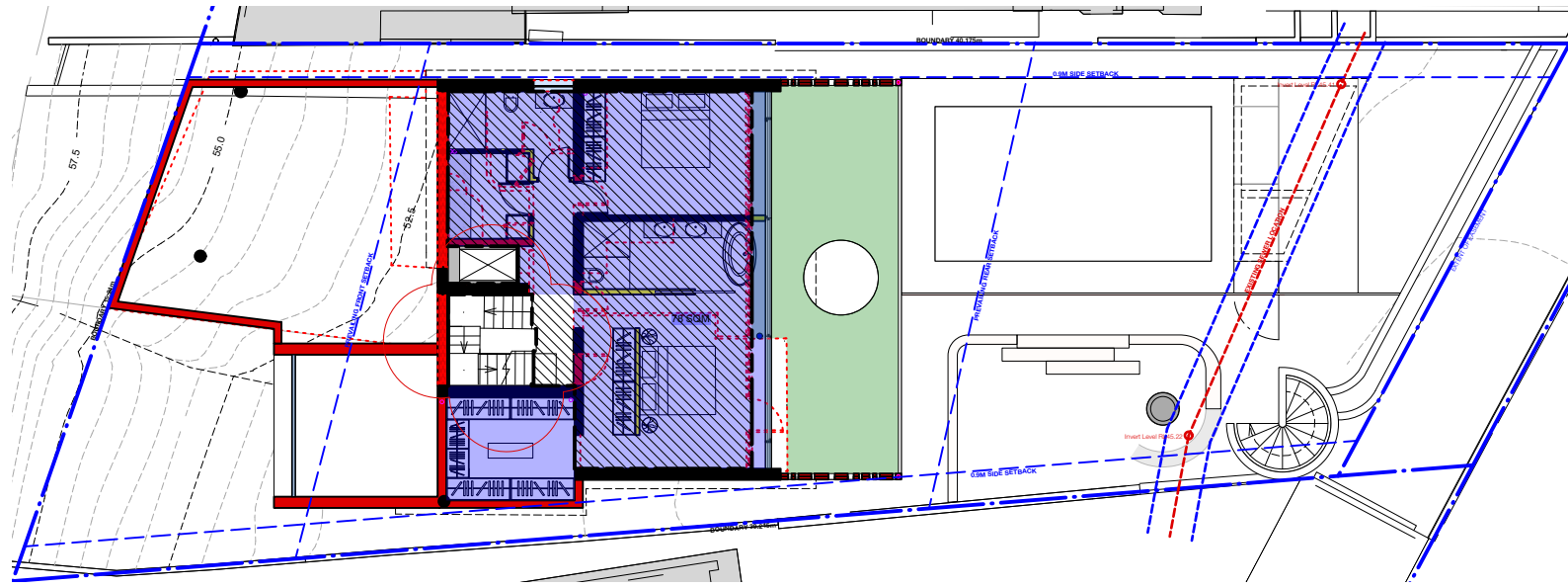
	<p>General Notes :</p> <p>All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions.</p> <p>This Drawing Is Copyright And May Not Be Used Without Written Consent.</p> <p>Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction.</p> <p>To Be Read In Conjunction With All Other Consultant's Drawings.</p> <p>The Architect To Be Immediately Notified Of Any Discrepancies.</p>	<p>Project</p> <p><b>GARVEY/LEE-JOE RESIDENCE</b></p> <p>29A PARRILWI ROAD</p> <p>MOSMAN</p>	<p>Drawing</p> <p><b>SECTION C</b></p> <p>Scale</p> <p>1:100@A3</p> <p>Date</p> <p>09/02/22</p> <p>Drawing</p> <p><b>DA.503</b></p> <p>Rev.</p> <p><b>D</b></p>
<p>Madeleine Blanchfield Architects Pty Ltd</p> <p>Registered Architect 7308</p> <p>ABN 51 140 481 518</p> <p>83 Paddington St</p> <p>Paddington NSW 2021</p> <p>office@madeleineblanchfield.com</p> <p>www.madeleineblanchfield.com</p> <p>+61 2 9212 3343</p>	<p>General Notes :</p> <p>All Works To Be In Accordance With Australian Standards, The Building Code Of Australia, Other Relevant Codes And With Manufacturers Instructions.</p> <p>This Drawing Is Copyright And May Not Be Used Without Written Consent.</p> <p>Do Not Scale Off Drawing. Verify All Dimensions On Site Prior To Construction.</p> <p>To Be Read In Conjunction With All Other Consultant's Drawings.</p> <p>The Architect To Be Immediately Notified Of Any Discrepancies.</p>	<p>D</p> <p>MODIFICATIONS FOR CONCILIATION HEARING</p> <p>C</p> <p>MODIFICATIONS FOR CONCILIATION HEARING</p> <p>B</p> <p>MODIFIED FOR COUNCIL RESPONSE</p> <p>A</p> <p>DA ISSUE</p> <p>REV. FOR</p>	<p>PK</p> <p>09/02/22</p> <p>PK</p> <p>04/02/22</p> <p>PK</p> <p>16/12/21</p> <p>PK</p> <p>30/07/21</p> <p>DRAWN</p> <p>DATE</p>



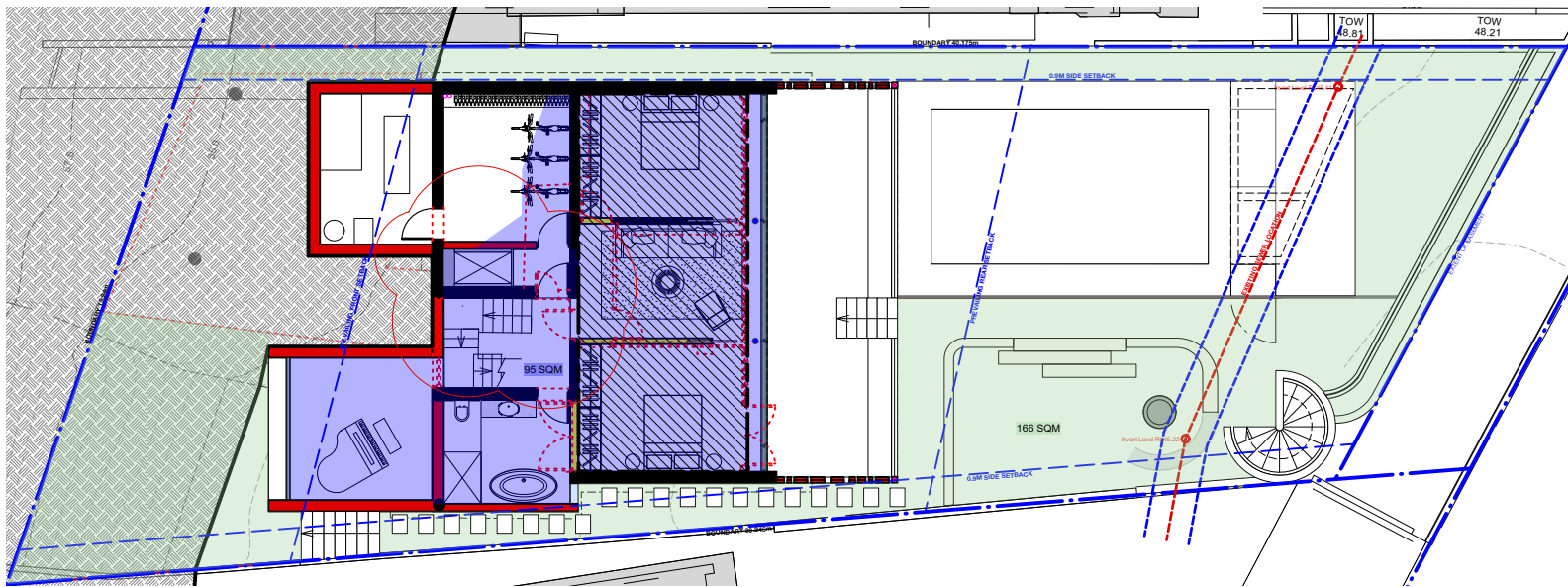




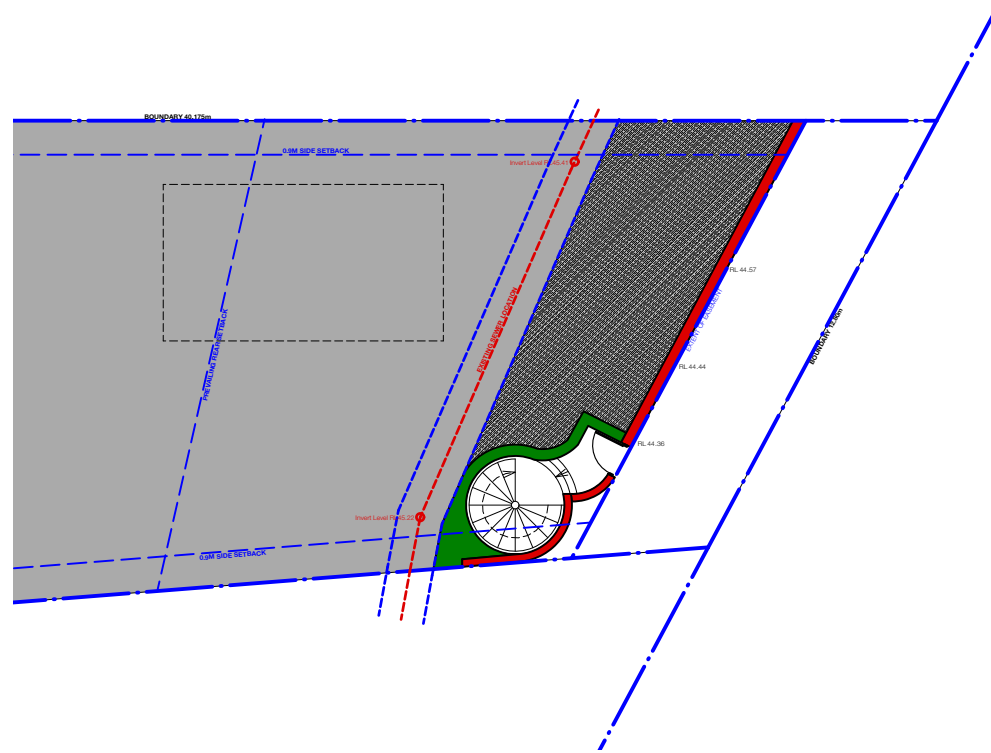
1 SECOND FLOOR GFA  
1:200



2 FIRST FLOOR GFA  
1:200



3 GROUND FLOOR GFA  
1:200



4 GARAGE FLOOR GFA  
1:200

## AREA CALCULATIONS

SITE AREA	500.2m <sup>2</sup>
PERMISSIBLE FSR	0.5:1
PERMISSIBLE GFA	250.1
<b>PROPOSED GROSS FLOOR AREA</b>	
GROUND FLOOR	95m <sup>2</sup>
FIRST FLOOR	78m <sup>2</sup>
SECOND FLOOR	89m <sup>2</sup>
TOTAL PROPOSED GFA	262m <sup>2</sup>
TOTAL PROPOSED FSR	0.52:1
<b>EXISTING GROSS FLOOR AREA</b>	
GROUND FLOOR	46m <sup>2</sup>
FIRST FLOOR	73m <sup>2</sup>
SECOND FLOOR	89m <sup>2</sup>
TOTAL EXISTING GFA	208m <sup>2</sup>
TOTAL EXISTING FSR	0.42:1
<b>LANDSCAPED AREA</b>	
MIN. LANDSCAPED AREA (% OF SITE)	35%
TARGET LANDSCAPED AREA REQUIRED	175m <sup>2</sup>
PROPOSED LANDSCAPED AREA	166m <sup>2</sup> 33%

## DEVELOPMENT KEY

	PROPOSED FSR
	LANDSCAPE
	EXISTING FSR

FOR DEVELOPMENT APPLICATION ONLY