

GENERAL NOTES:

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

PLAN LEGEND:

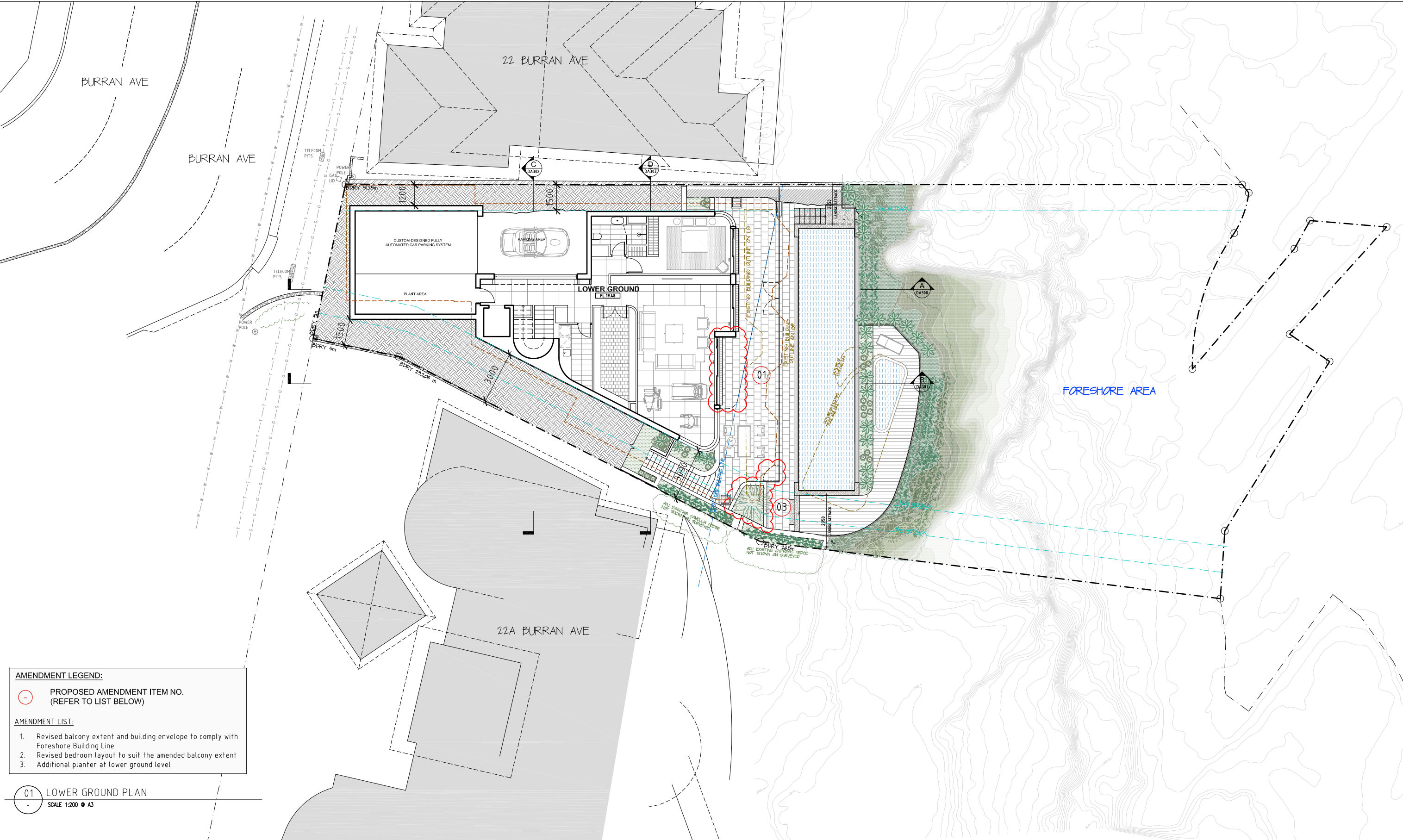
- AWx AWNING TYPE x
CPT. CARPET FLOORING TO FUTURE SELECTION
CONC. CONCRETE FLOORING
FCE1 FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FCE2 FENCE TYPE 2 - VERTICAL METAL SCREEN
GB GLASS BALUSTRADE
LDR LINEAR DRAINAGE
HWT WATER TANK TO HYD. ENG.'S DETAILS

- MB MAILBOX
MTS SERVICES METERS (TO FUTURE DETAIL)
MV MECHANICAL VENTILATION
NGL NATURAL GROUND LEVEL
PTB PLANTER BOX (TO FUTURE DETAIL)
PV PAVEMENT
PS PRIVACY SCREEN (OPERABLE)
RP RIVER PEBBLE
RTN RETAINING WALL

- RWT RAINWATER TANK
SKL SKYLIGHT
SP STORMWATER PIT BY CIVIL ENGINEER
TF. TIMBER FLOORING TO FUTURE SELECTION
TL. TILED FLOORING TO FUTURE SELECTION
WF WATER FEATURE

Notes:

- Perimeter pool safety barrier to comply with AS1926 parts 1 and 2, Swimming Pool Regulation, Swimming Pools Act and other authority requirements



AMENDMENT LEGEND:

- 01 PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 LOWER GROUND PLAN
SCALE 1:200 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION
A	28,09,2020	DEVELOPMENT APPLICATION
B	01,10,2021	AMENDED APPLICATION

ISSUE	DATE	DESCRIPTION



SCALE 1:200 @ A3
0 1 2 5m

DA011

LOWER GROUND PLAN

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

GENERAL NOTES:

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

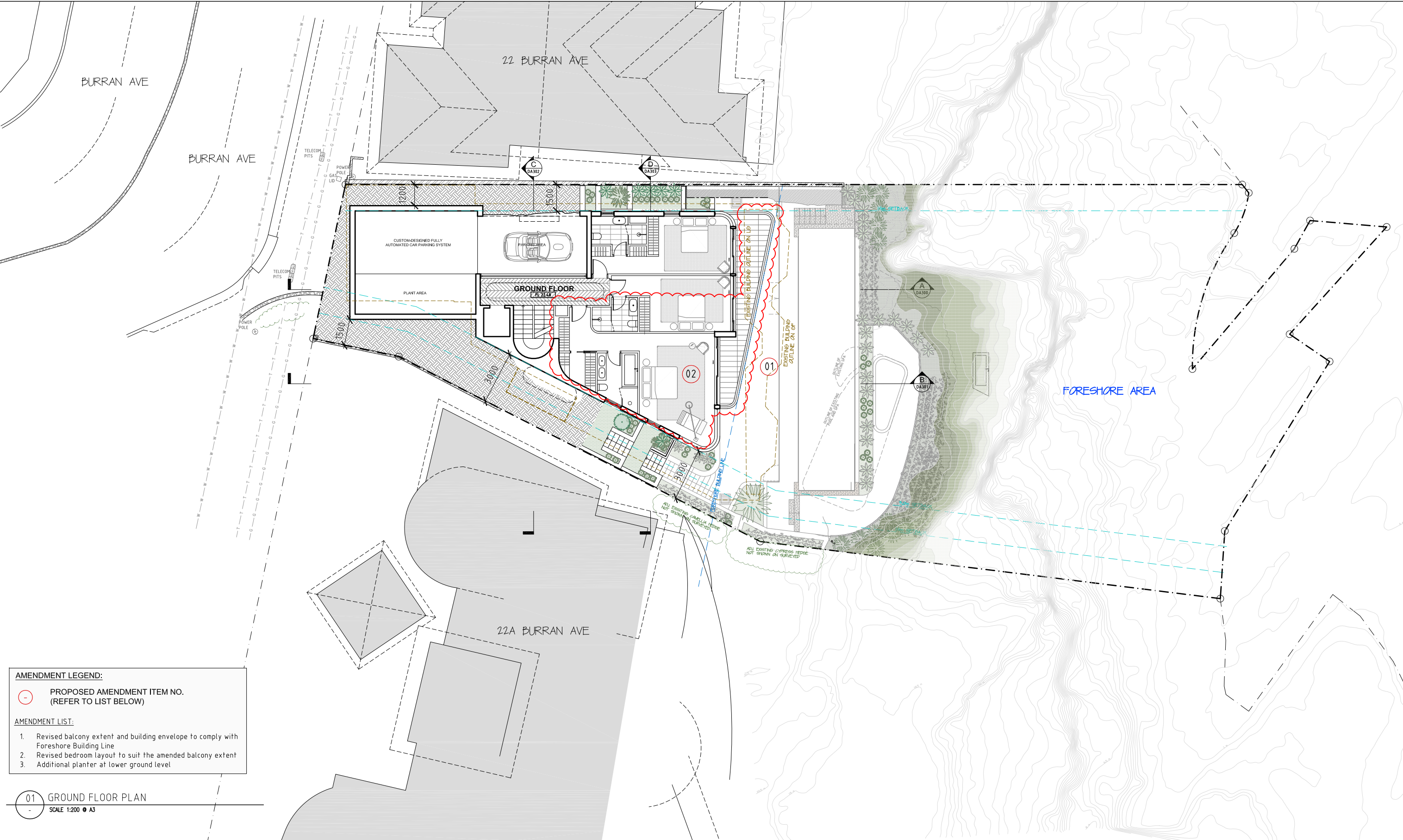
PLAN LEGEND:

AWx AWNING TYPE x
CPT. CARPET FLOORING TO FUTURE SELECTION
CONC. CONCRETE FLOORING
FCE1 FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FCE2 FENCE TYPE 2 - VERTICAL METAL SCREEN
GB GLASS BALUSTRADE
LDR LINEAR DRAINAGE
HWT WATER TANK TO HYD. ENG.'S DETAILS

MB MAILBOX
MTS SERVICES METERS (TO FUTURE DETAIL)
MV MECHANICAL VENTILATION
NGL NATURAL GROUND LEVEL
PTB PLANTER BOX (TO FUTURE DETAIL)
PV PAVEMENT
PS PRIVACY SCREEN (OPERABLE)
RP RIVER PEBBLE
RTN RETAINING WALL

RWT RAINWATER TANK
SKL SKYLIGHT
SP STORMWATER PIT BY CIVIL ENGINEER
TF. TIMBER FLOORING TO FUTURE SELECTION
TL. TILED FLOORING TO FUTURE SELECTION
WF WATER FEATURE

Notes:
Perimeter pool safety barrier to comply with AS1926 parts 1 and 2, Swimming Pool Regulation, Swimming Pools Act and other authority requirements



AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 GROUND FLOOR PLAN
SCALE 1:200 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION			
A	28,09,2020	DEVELOPMENT APPLICATION			
B	01,10,2021	AMENDED APPLICATION			



SCALE 1:200 @ A3
0 1 2 5m

DA012

GROUND FLOOR PLAN

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

GENERAL NOTES:

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

PLAN LEGEND:

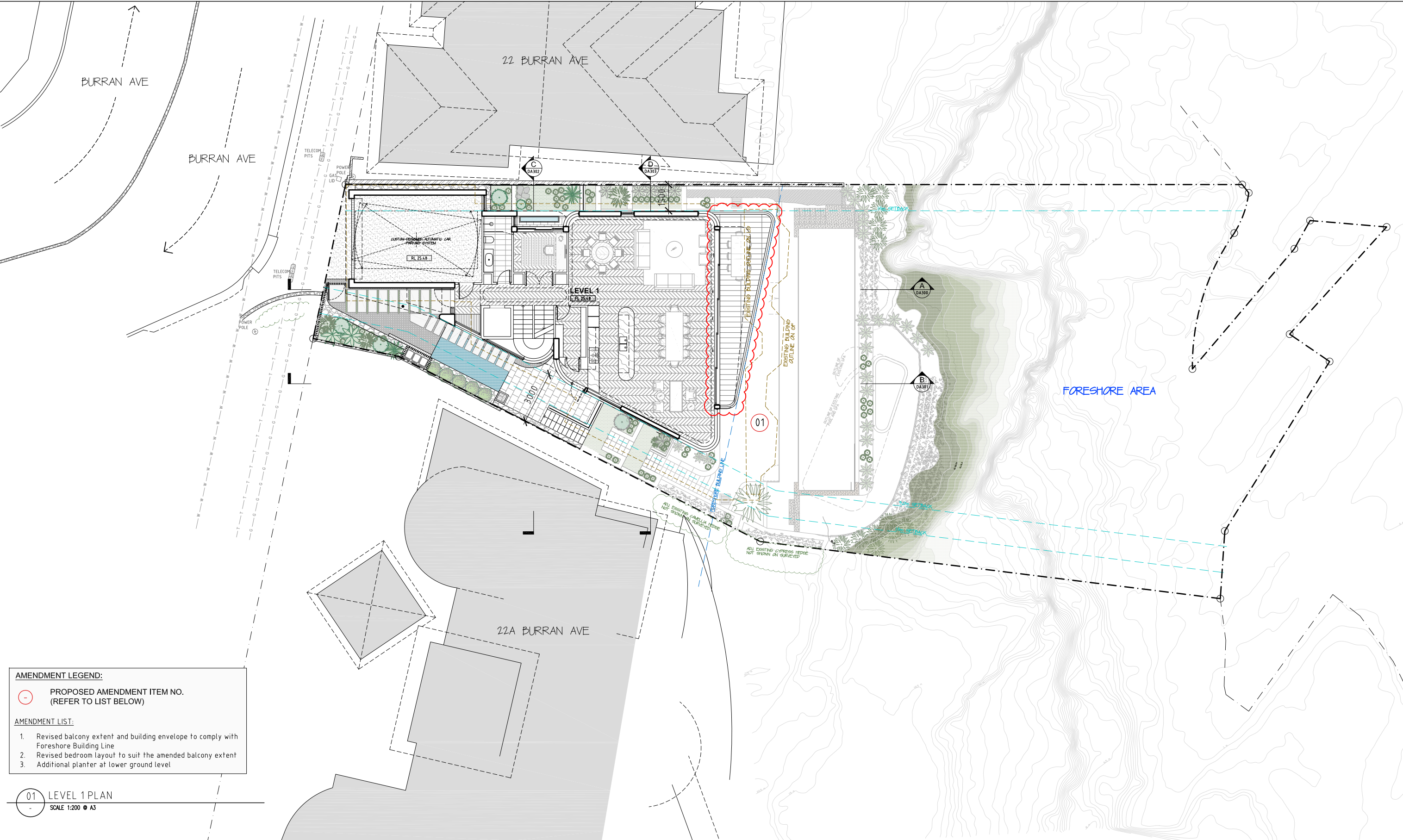
- AWx AWNING TYPE x
CPT. CARPET FLOORING TO FUTURE SELECTION
CONC. CONCRETE FLOORING
FCE1 FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FCE2 FENCE TYPE 2 - VERTICAL METAL SCREEN
GB GLASS BALUSTRADE
LDR LINEAR DRAINAGE
HWT WATER TANK TO HYD. ENG.'S DETAILS

- MB MAILBOX
MTS SERVICES METERS (TO FUTURE DETAIL)
MV MECHANICAL VENTILATION
NGL NATURAL GROUND LEVEL
PTB PLANTER BOX (TO FUTURE DETAIL)
PV PAVEMENT
PS PRIVACY SCREEN (OPERABLE)
RP RIVER PEBBLE
RTN RETAINING WALL

- RWT RAINWATER TANK
SKL SKYLIGHT
SP STORMWATER PIT BY CIVIL ENGINEER
TF. TIMBER FLOORING TO FUTURE SELECTION
TL. TILED FLOORING TO FUTURE SELECTION
WF WATER FEATURE

Notes:

Perimeter pool safety barrier to comply with AS1926 parts 1 and 2, Swimming Pool Regulation, Swimming Pools Act and other authority requirements



AMENDMENT LEGEND:

- 01 PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 LEVEL 1 PLAN
SCALE 1:200 A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: SIF FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION			
A	28,09,2020	DEVELOPMENT APPLICATION			
B	01,10,2021	AMENDED APPLICATION			



SCALE 1:200 A3
0 1 2 5m

DA013

LEVEL 1 PLAN

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

GENERAL NOTES:

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

PLAN LEGEND:

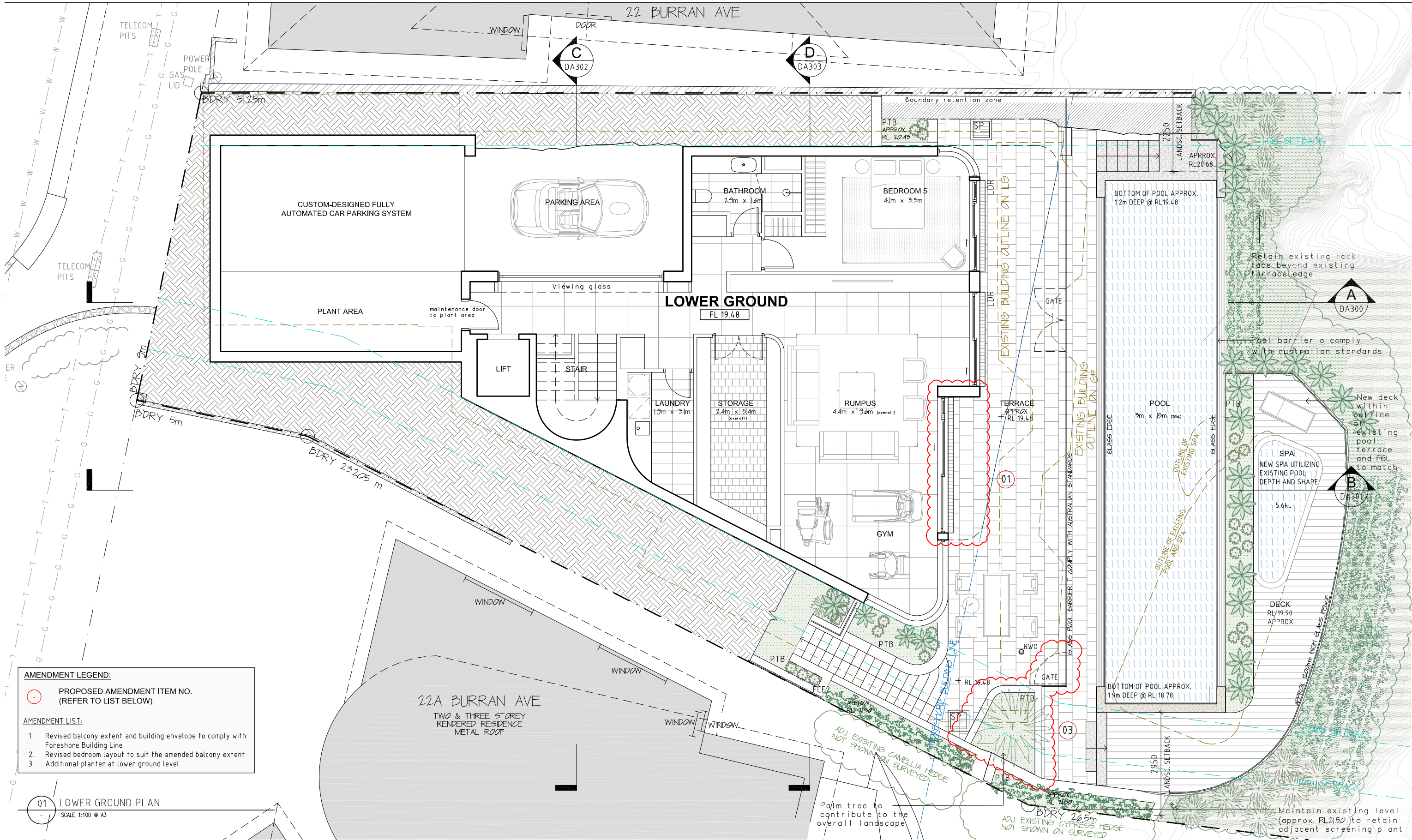
- AWx AWNING TYPE x
CPT. CARPET FLOORING TO FUTURE SELECTION
CONC. CONCRETE FLOORING
FCE1 FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FCE2 FENCE TYPE 2 - VERTICAL METAL SCREEN
GB GLASS BALUSTRADE
LDR LINEAR DRAINAGE
HWT WATER TANK TO HYD. ENG.'S DETAILS

- MB MAILBOX
MTS SERVICES METERS (TO FUTURE DETAIL)
MV MECHANICAL VENTILATION
NGL NATURAL GROUND LEVEL
PTB PLANTER BOX (TO FUTURE DETAIL)
PV PAVEMENT
PS PRIVACY SCREEN (OPERABLE)
RP RIVER PEBBLE
RTN RETAINING WALL

- RWT RAINWATER TANK
SKL SKYLIGHT
SP STORMWATER PIT BY CIVIL ENGINEER
TF. TIMBER FLOORING TO FUTURE SELECTION
TL. TILED FLOORING TO FUTURE SELECTION
WF WATER FEATURE

Notes:

- Perimeter pool safety barrier to comply with AS1926 parts 1 and 2, Swimming Pool Regulation, Swimming Pools Act and other authority requirements



AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

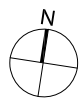
- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 LOWER GROUND PLAN
SCALE 1:100 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: SIF FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION			
A	28,09,2020	DEVELOPMENT APPLICATION			
B	01,10,2021	AMENDED APPLICATION			



SCALE 1:100 @ A3
0 2 3m

LOWER GROUND PLAN

ISSUE: B
JOB No. 1908

DA101
PBD | ARCHITECTS
ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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

AWx	AWNING TYPE x
CPT.	CARPET FLOORING TO FUTURE SELECTION
CONC.	CONCRETE FLOORING
FC1	FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FC2	FENCE TYPE 2 - VERTICAL METAL SCREEN
GB	GLASS BALUSTRADE
LDR	LINEAR DRAINAGE
HWT	WATER TANK TO HYD. ENG.'S DETAILS

RWT	RAINWATER TANK
SKL	SKYLIGHT
SP	STORMWATER PIT BY CIVIL ENGINEER
TF	TIMBER FLOORING TO FUTURE SELECTION
TL	TILED FLOORING TO FUTURE SELECTION
WF	WATER FEATURE

DA102
GROUND FLOOR PLAN

ABN 36 147 035 550
Level 2, 52 Ablon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

01 GROUND FLOOR PLAN
SCALE 1:100 @ A3

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: **SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRU**

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION			
A	28,09,2020	DEVELOPMENT APPLICATION			
B	01,10,2021	AMENDED APPLICATION			



SCALE 1:100 © A.

DA102

GENERAL NOTES:

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

PLAN LEGEND:

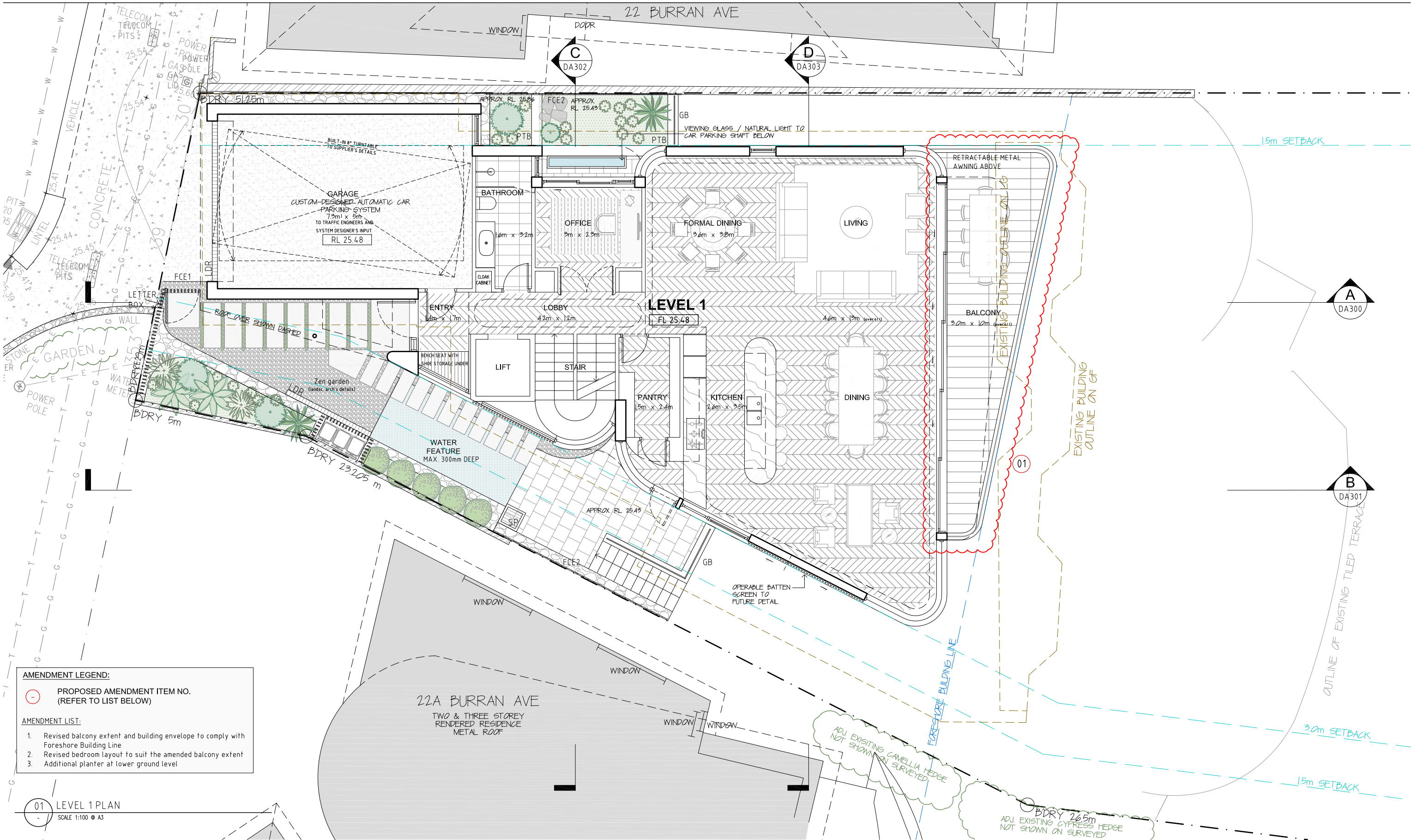
- AWx AWNING TYPE x
CPT. CARPET FLOORING TO FUTURE SELECTION
CONC. CONCRETE FLOORING
FCE1 FENCE TYPE 1 - LAPPED & CAPPED PRIVACY FENCE
FCE2 FENCE TYPE 2 - VERTICAL METAL SCREEN
GB GLASS BALUSTRADE
LDR LINEAR DRAINAGE
HWT WATER TANK TO HYD. ENG.'S DETAILS

- MB MAILBOX
MTS SERVICES METERS (TO FUTURE DETAIL)
MV MECHANICAL VENTILATION
NGL NATURAL GROUND LEVEL
PTB PLANTER BOX (TO FUTURE DETAIL)
PV PAVEMENT
PS PRIVACY SCREEN (OPERABLE)
RP RIVER PEBBLE
RTN RETAINING WALL

- RWT RAINWATER TANK
SKL SKYLIGHT
SP STORMWATER PIT BY CIVIL ENGINEER
TF TIMBER FLOORING TO FUTURE SELECTION
TL TILED FLOORING TO FUTURE SELECTION
WF WATER FEATURE

Notes:

- Perimeter pool safety barrier to comply with AS1926 parts 1 and 2, Swimming Pool Regulation, Swimming Pools Act and other authority requirements



AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 LEVEL 1 PLAN
SCALE 1:100 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2008
Lot 1, DP 730301
CLIENT: SIF FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02,09,2020	PRELIMINARY FOR COORDINATION			
A	28,09,2020	DEVELOPMENT APPLICATION			
B	01,10,2021	AMENDED APPLICATION			



SCALE 1:100 @ A3
0 1 2 3m

DA103

LEVEL 1 PLAN

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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



PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
 22c BURRAN AVENUE, MOSMAN NSW 2088
 Lot 1, DP 730301
 CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	09.09.2020	PRELIMINARY FOR COORDINATION			
P2	10.09.2020	PRELIMINARY FOR COORDINATION			
A	28.09.2020	DEVELOPMENT APPLICATION			
B	01.10.2021	AMENDED APPLICATION			



DA212
ELEVATIONS 03

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

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

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

MATERIALS:

- AFG ALUMINIUM FRAMED GLAZING
BTN VERTICAL ALUMINIUM BATTENS
CONC CONCRETE FINISH
NGL EXISTING GROUND LEVEL
FCEX FENCE TYPE X
GB GLASS BLAUSTRADE
GD GARAGE DOOR
PTX POWDERCOAT FINISH X
PS PRIVACY SCREEN (OPERABLE)
STX VERTICAL ALUMINIUM BATTENS
STX STONE CLADDING TYPE X
TD TIMBER CLAD DOOR

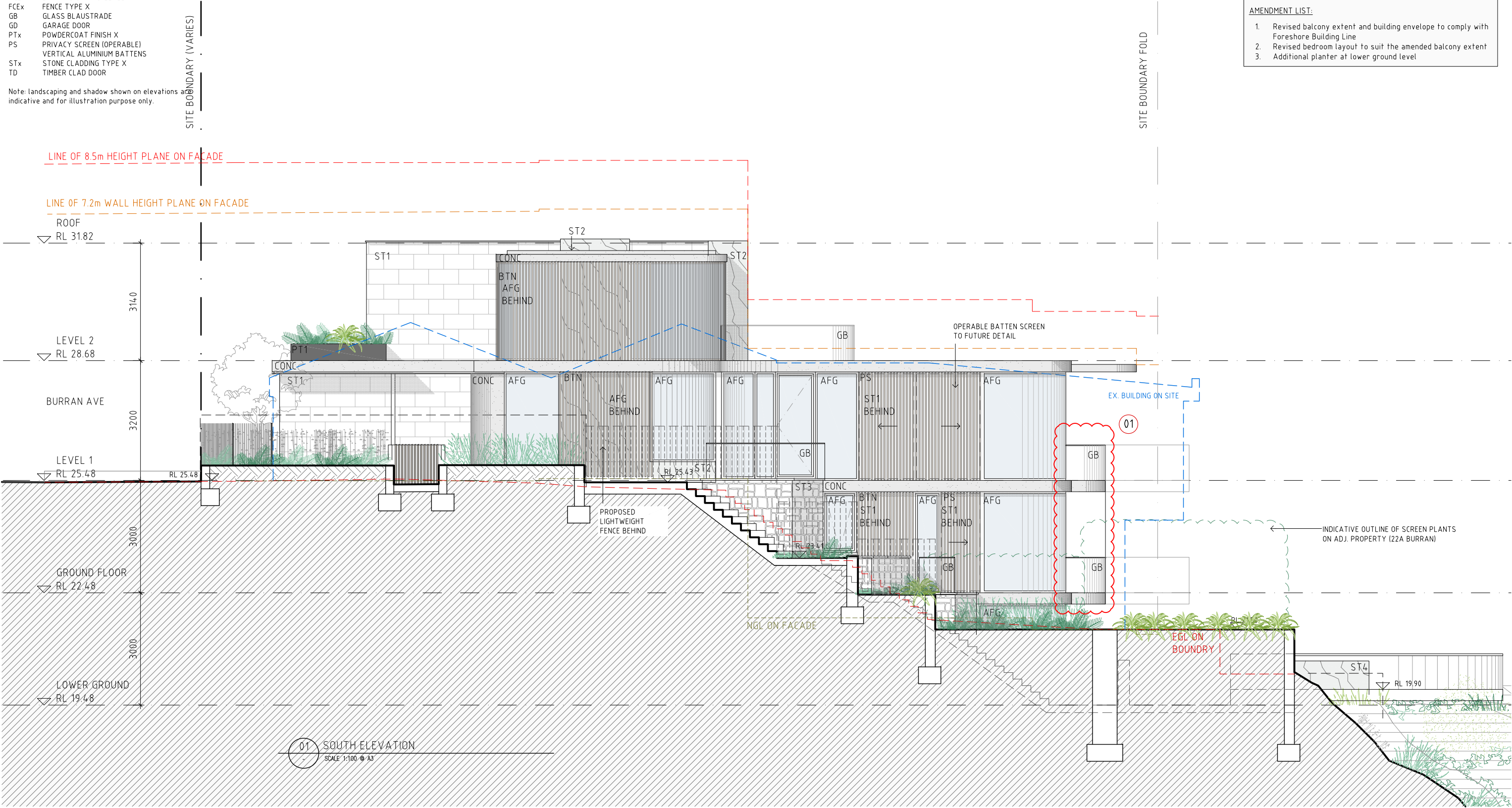
Note: landscaping and shadow shown on elevations are indicative and for illustration purpose only.

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level



DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SINGLE RESIDENTIAL DWELLING 22c BURRAN AVENUE, MOSMAN NSW 2088 Lot 1, DP 730301 CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST	P1	09/09/2020	PRELIMINARY FOR COORDINATION			
	P2	10/09/2020	PRELIMINARY FOR COORDINATION			
	A	28/09/2020	DEVELOPMENT APPLICATION			
	B	01/10/2021	AMENDED APPLICATION			



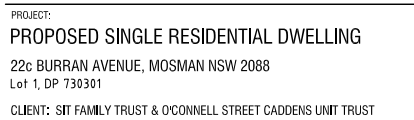
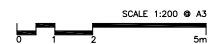
DA213
ELEVATIONS 04

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

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

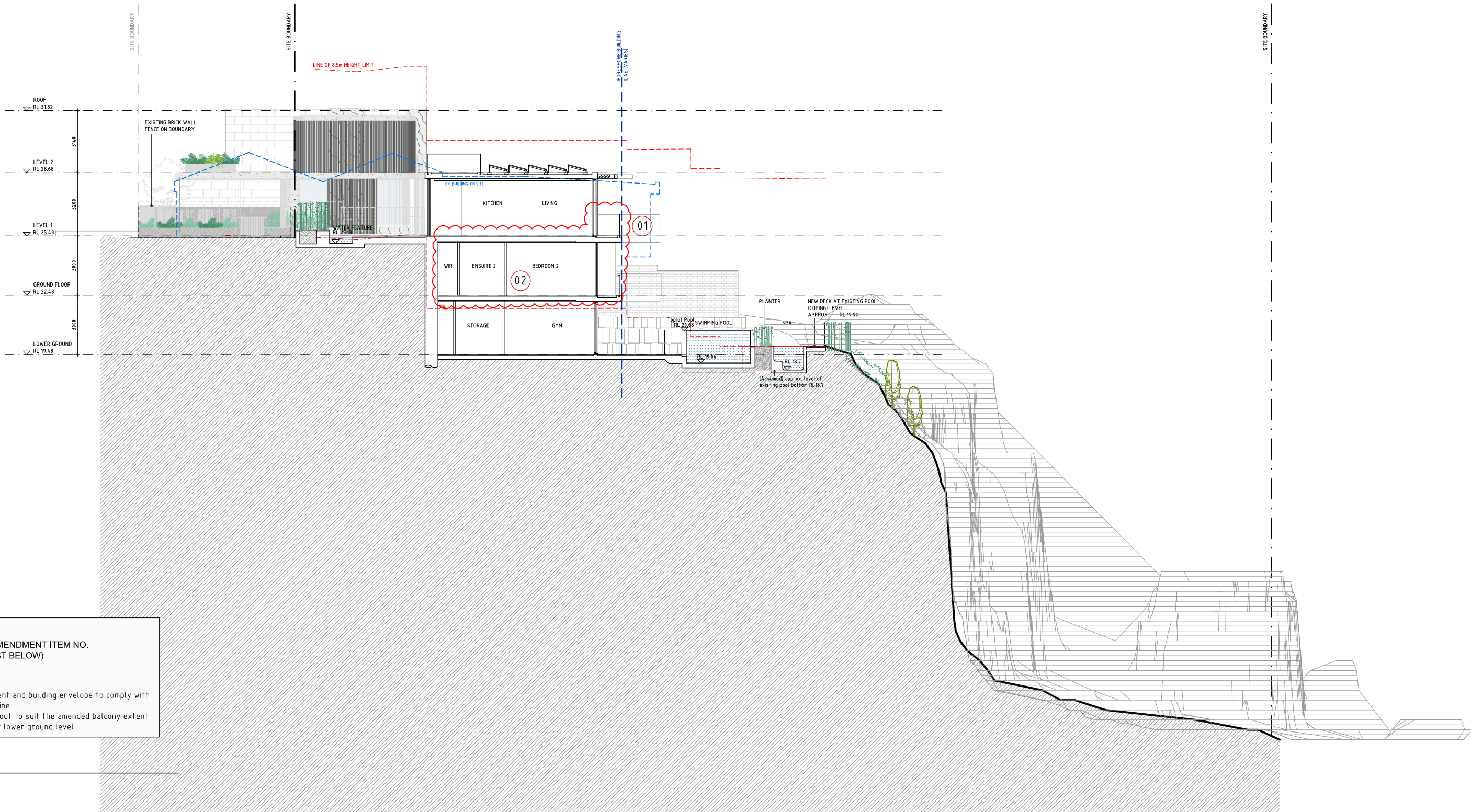
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR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

[illegible]

ISSUE: B
JOB No. 1908

ABN 36 147 035 550
Level 2, 52 Abblon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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



AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

01 SECTION B
SCALE 1:200 @ A3

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING

22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301

CLIENT: SIF FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
P1	02.09.2020	PRELIMINARY FOR COORDINATION			
A	28.09.2020	DEVELOPMENT APPLICATION			
B	01.10.2021	AMENDED APPLICATION			

SCALE 1:200 @ A3
0 1 2 5m

DA301

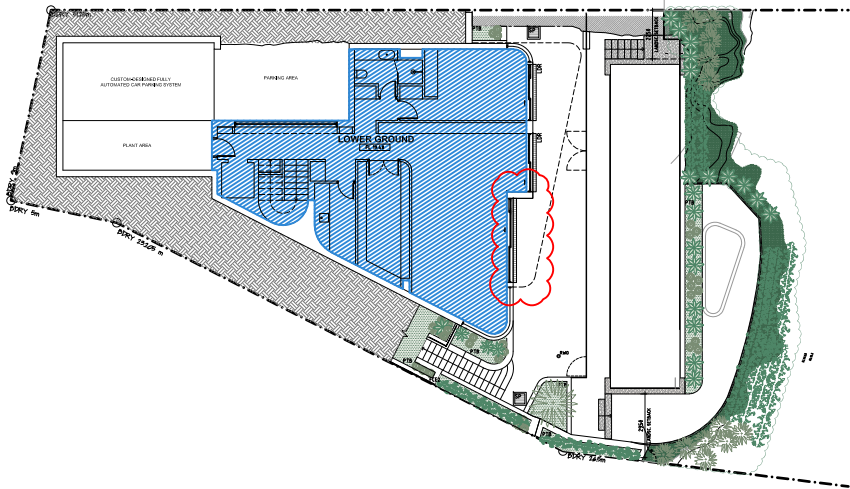
SECTION B

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

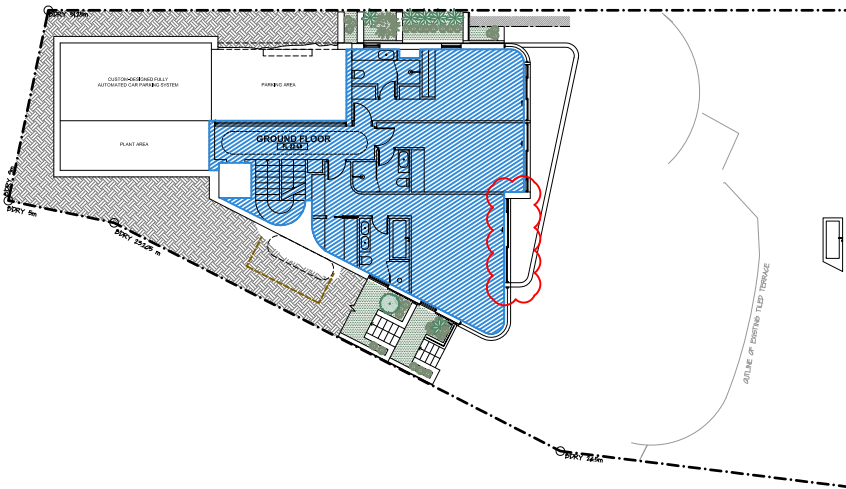
ABN 36 147 035 550
Level 2, 52 Alton Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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



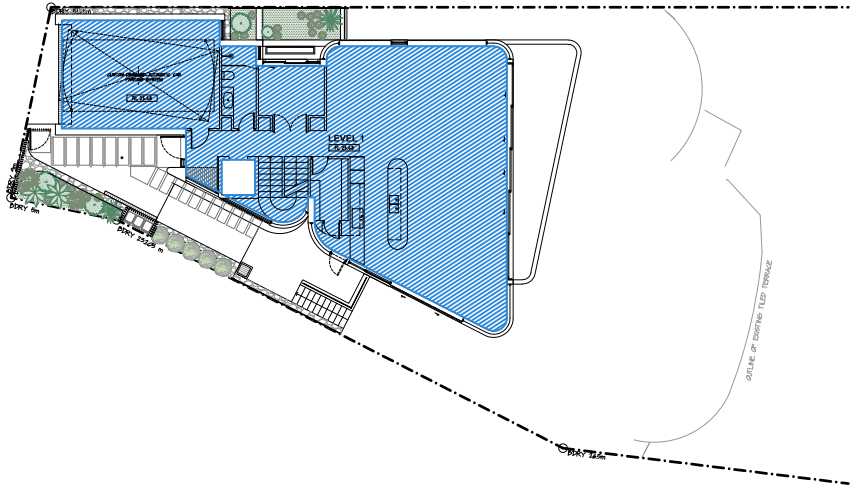
02 LOWER GROUND FLOOR

SCALE 1:350 @ A3



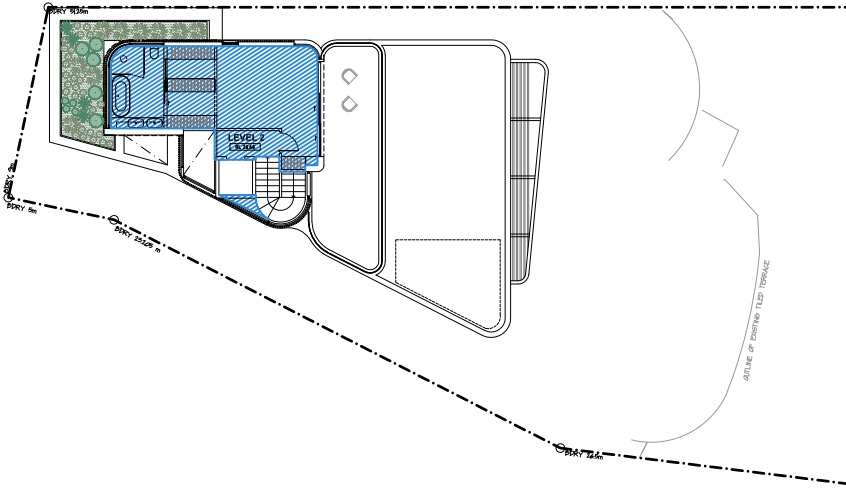
03 GROUND FLOOR PLAN

SCALE 1:350 @ A3



04 LEVEL 1 PLAN

SCALE 1:350 @ A3



05 LEVEL 2 PLAN

SCALE 1:350 @ A3

AMENDMENT LEGEND:

PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

AREA SUMMARY

SITE AREA	= 991.7 m ²
ALLOWABLE FSR	= 0.4706:1 (0.5:1 for 700m ² +0.4:1 for 291.7m ²)
ALLOWABLE GFA	= 466.68 m ² (350m ² + 116.68m ²)
PROPOSED GFA	= 449.86 m ²
FSR	= 0.4536:1
LOWER GROUND FLOOR	= 119.83 m ²
GROUND FLOOR	= 117.40 m ²
LEVEL 1	= 168.24 m ²
LEVEL 2	= 44.39 m ²

LEGEND

GFA AREA

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SINGLE RESIDENTIAL DWELLING	P1	23.09.2020	PRELIMINARY FOR COORDINATION			
22c BURRAN AVENUE, MOSMAN NSW 2088	A	28.09.2020	DEVELOPMENT APPLICATION			
Lot 1, DP 730301	B	01.10.2021	AMENDED APPLICATION			
CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST						



DA500

GFA DIAGRAM

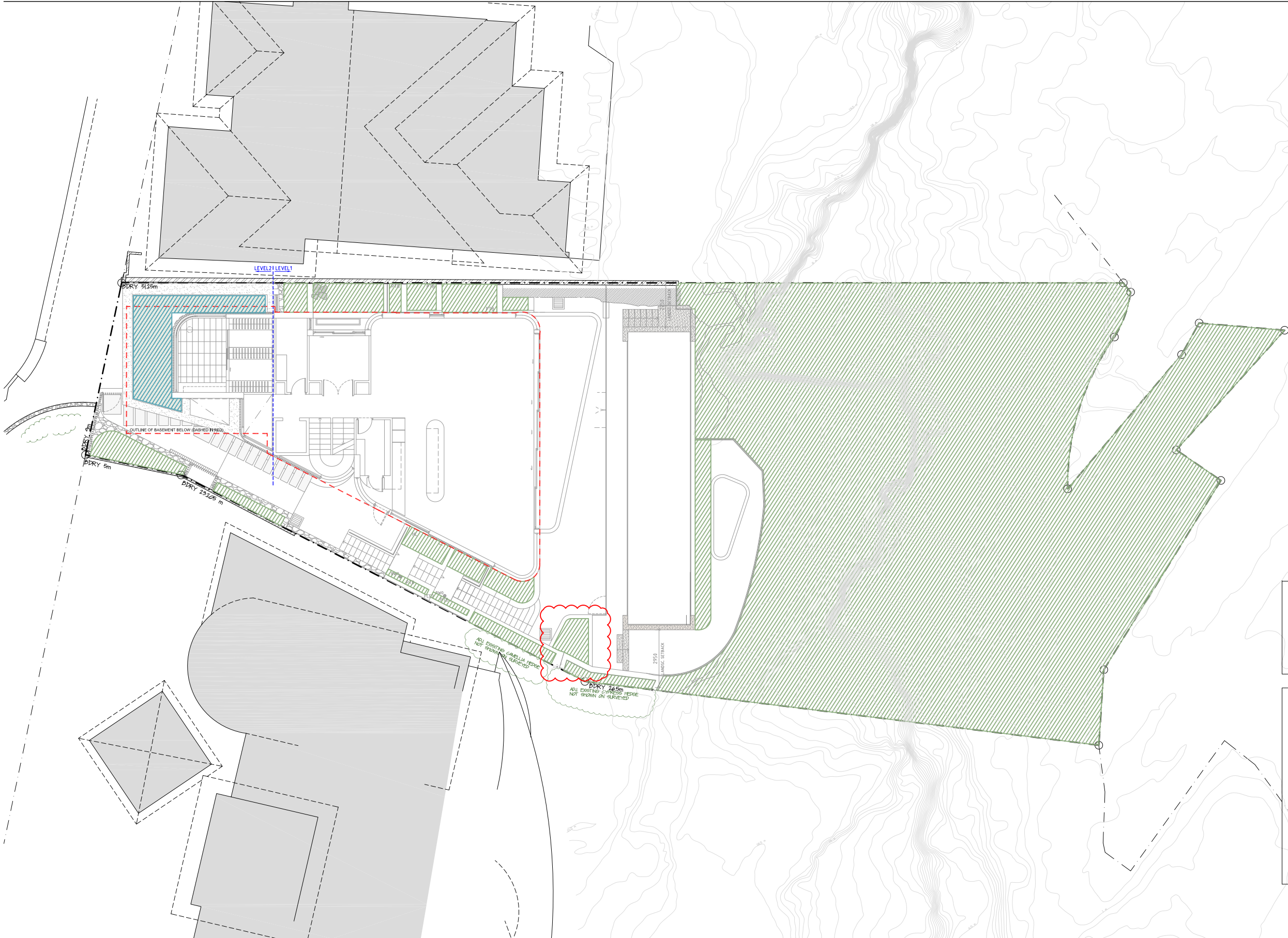
ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Alton Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

GENERAL NOTES:

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



AMENDMENT LEGEND:

⊖ PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

LEGEND

- LANDSCAPED AREA
- LANDSCAPED AREA (WITH STRUCTURE BELOW)
- EXTENT OF LOWER GROUND

LANDSCAPE SUMMARY

MOSMAN LEP 2012

- MINIMUM 50% OF TOTAL SITE AREA

LANDSCAPE CALCULATION

Site area	= 991.7 m ²
Min. landscaped area	= 495.85 m ²
Proposed landscaped area (without any structure below)	= 542.4 m ² (54.6%)
Proposed landscaped area (with structure below)	= 15.4 m ² (1.55%)

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:
PROPOSED SINGLE RESIDENTIAL DWELLING
22c BURRAN AVENUE, MOSMAN NSW 2088
Lot 1, DP 730301
CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST

ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
A	28.09.2020	DEVELOPMENT APPLICATION			
B	01.10.2021	AMENDED APPLICATION			



LANDSCAPE AREA CALCULATION

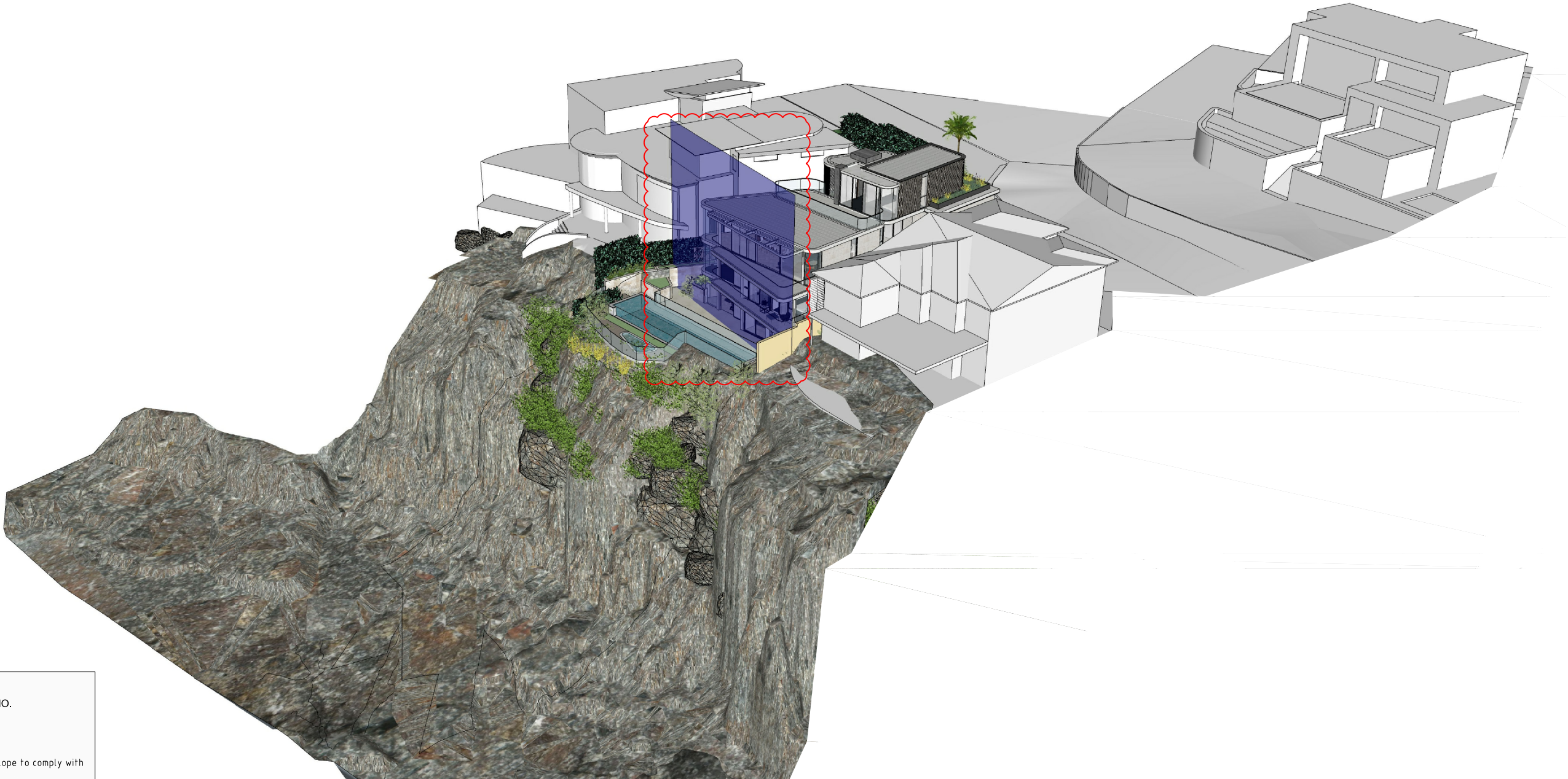
DA510

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Alton Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au

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



AMENDMENT LEGEND:

- PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

- Revised balcony extent and building envelope to comply with Foreshore Building Line
- Revised bedroom layout to suit the amended balcony extent
- Additional planter at lower ground level

DEVELOPMENT APPLICATION DRAWINGS

PROJECT:	ISSUE	DATE	DESCRIPTION	ISSUE	DATE	DESCRIPTION
PROPOSED SINGLE RESIDENTIAL DWELLING 22c BURRAN AVENUE, MOSMAN NSW 2088 Lot 1, DP 730301 CLIENT: SIT FAMILY TRUST & O'CONNELL STREET CADDENS UNIT TRUST	A	28/09/2020	DEVELOPMENT APPLICATION			
	B	01/10/2021	AMENDED APPLICATION			

DA531

FORESHORE BUILDING LINE

ISSUE: B
JOB No. 1908

PBD | ARCHITECTS

ABN 36 147 035 550
Level 2, 52 Abdon Street, Surry Hills NSW 2010
P - (02) 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au