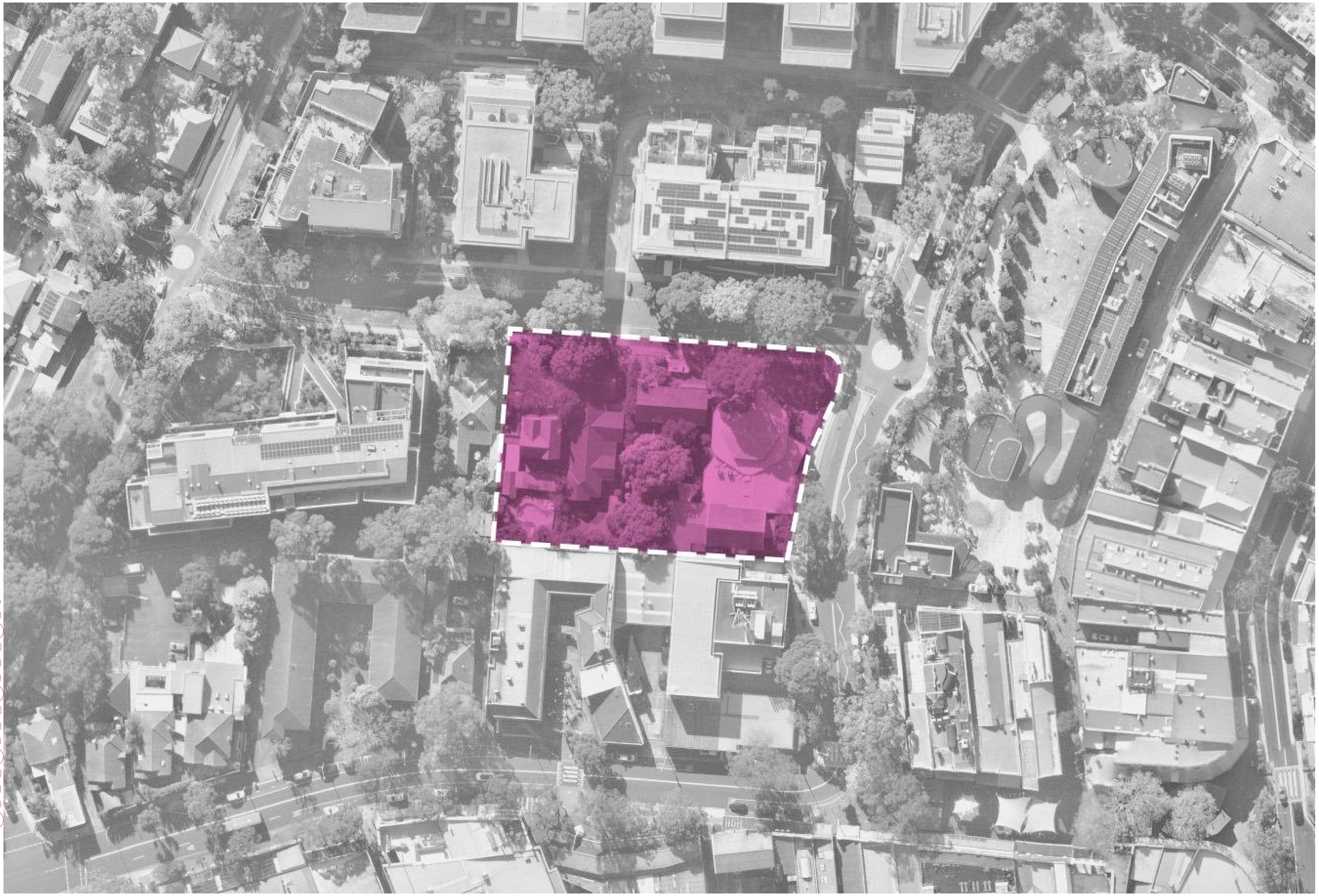
DEVELOPMENT APPLICATION

ST ANDREW'S LANE COVE, 2 - 10 FINLAYSON STREET

DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME
PLA-DA-0000	COVER SHEET
PLA-DA-0001	SITE SURVEY (EXISTING SITE PLAN)
PLA-DA-0002	SITE ANALYSIS
PLA-DA-0003	PROPOSED SITE PLAN
PLA-DA-0004	EXISTING PLAN
PLA-DA-0005	DEMOLITION PLAN
PLA-DA-0006	DEMOLITION ROOF PLAN
PLA-DA-0100	NOTIFICATION PLAN 1 - SITE PLAN
PLA-DA-0101	NOTIFICATION PLAN 2 - ELEVATION 1
PLA-DA-0102	NOTIFICATION PLAN 2 - ELEVATION 2
PLA-DA-10B1	GENERAL FLOOR PLAN - BASEMENT 01
PLA-DA-10B2	GENERAL FLOOR PLAN - BASEMENT 02
PLA-DA-1000	GENERAL FLOOR PLAN - LOWER GROUND 00
PLA-DA-1001	GENERAL FLOOR PLAN - UPPER GROUND 00
PLA-DA-1002	GENERAL FLOOR PLAN - LEVEL 01
PLA-DA-1003	GENERAL FLOOR PLAN - LEVEL 02
PLA-DA-1004	GENERAL FLOOR PLAN - LEVEL 03
PLA-DA-1005	GENERAL FLOOR PLAN - LEVEL 04-05
PLA-DA-1006	GENERAL FLOOR PLAN - LEVEL 06
PLA-DA-1007	GENERAL FLOOR PLAN - ROOF
PLA-DA-2001	ELEVATIONS - SHEET 01
PLA-DA-2001	ELEVATIONS - SHEET 01
PLA-DA-2002	ELEVATIONS - SHEET 02
PLA-DA-2002	ELEVATIONS - SHEET 02
PLA-DA-3000	SECTION A
PLA-DA-3001	SECTION B
PLA-DA-3002	SECTION C
PLA-DA-3003	SECTION D
PLA-DA-3004	STREET SECTIONS
PLA-DA-4000	SUN EYE VIEW (9AM - 12PM)
PLA-DA-4001	SUN EYE VIEW (1PM - 3PM)
PLA-DA-4100	SHADOW DIAGRAMS - SHEET 01
PLA-DA-4101	SHADOW DIAGRAMS - SHEET 02
PLA-DA-4200	SOLAR AMENITY DIAGRAMS - SHEET 01
PLA-DA-4300	CROSS VENTILATION DIAGRAM - SHEET 01
PLA-DA-4400	GFA DIAGRAM
PLA-DA-5000	AREA & AMENITIES DIAGRAM
PLA-DA-5001	HEIGHT PLANE DIAGRAM & SOLID GLAZING RATIO
PLA-DA-5002	SIGNAGE PLAN
PLA-DA-6001	ADAPATABLE APARTMENT LAYOUT
PLA-DA-7001	MATERIAL SCHEDULE - SHEET 01
PLA-DA-8001	PERSPECTIVE - NORTH EAST STREET VIEW
PLA-DA-8002	PERSPECTIVE - EAST STREET VIEW
PLA-DA-8003	3D MODEL



SUMMARY

SITE AREA:	3763m^2
TOTAL GFA:	8406m^2
TOTAL GFA (WITHOUT VPA GFA TRANSFER):	8037m^2
FSR:	2.23:1
FSR (WITHOUT VPA GFA TRANSFER):	2.14:1
NUMBER OF STOREYS:	8
CAR PARKING:	150
MOTORBIKES:	10
BICYCLES:	48

DATE	REVISION	BY	CHK	NO.
31/10/2024	Issue	01	01	01
13/11/2024	Issue	02	02	02
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
COVER SHEET

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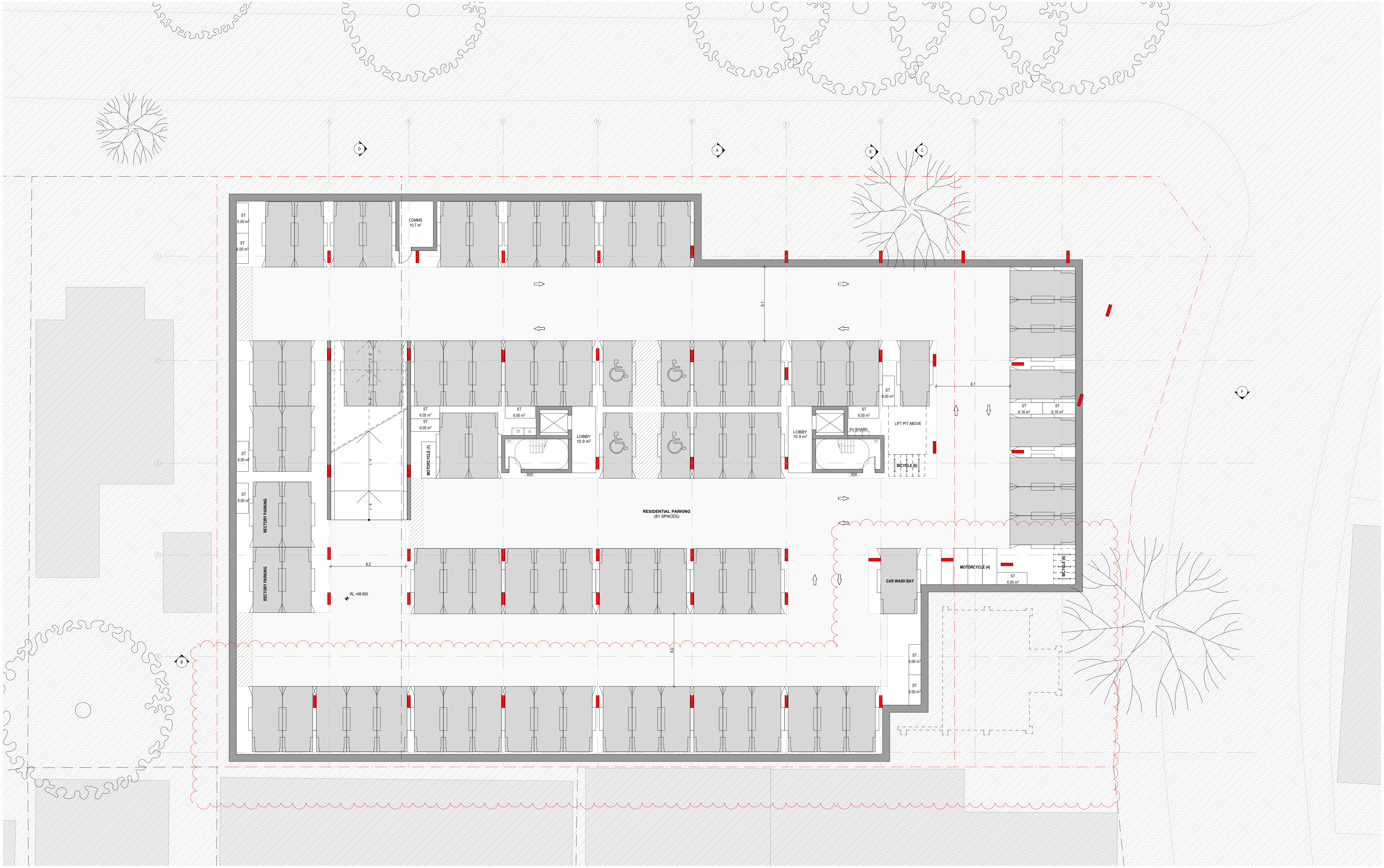
SCALE **NTS**	
DATE **23/05/2025**	PLOT DATE **23/05/2025**
DRAWN **WS, BA, AS**	CHECKED **RP**

JOB NO.	DRAWING NO.	REVISION
20763	**PLA-DA-0000**	**C**



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DATE	REVISION	BY	CHK	NO.
9/07/2024	Issue	01	01	01
30/07/2024	Issue	02	02	02
20/08/2024	Issue	03	03	03
27/08/2024	Issue	04	04	04
9/09/2024	Issue	05	05	05
3/10/2024	Issue	06	06	06
12/10/2024	Issue	07	07	07
20/10/2024	Issue	08	08	08
29/10/2024	Issue	09	09	09
31/10/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
4/11/2024	Issue	11	11	11
5/11/2024	Issue	12	12	12
5/11/2024	Issue	13	13	13
8/11/2024	Issue	14	14	14
13/11/2024	Issue	15	15	15
15/11/2024	Issue	16	16	16
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 02

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DATE 23/05/2025	PLOT DATE 23/05/2025	
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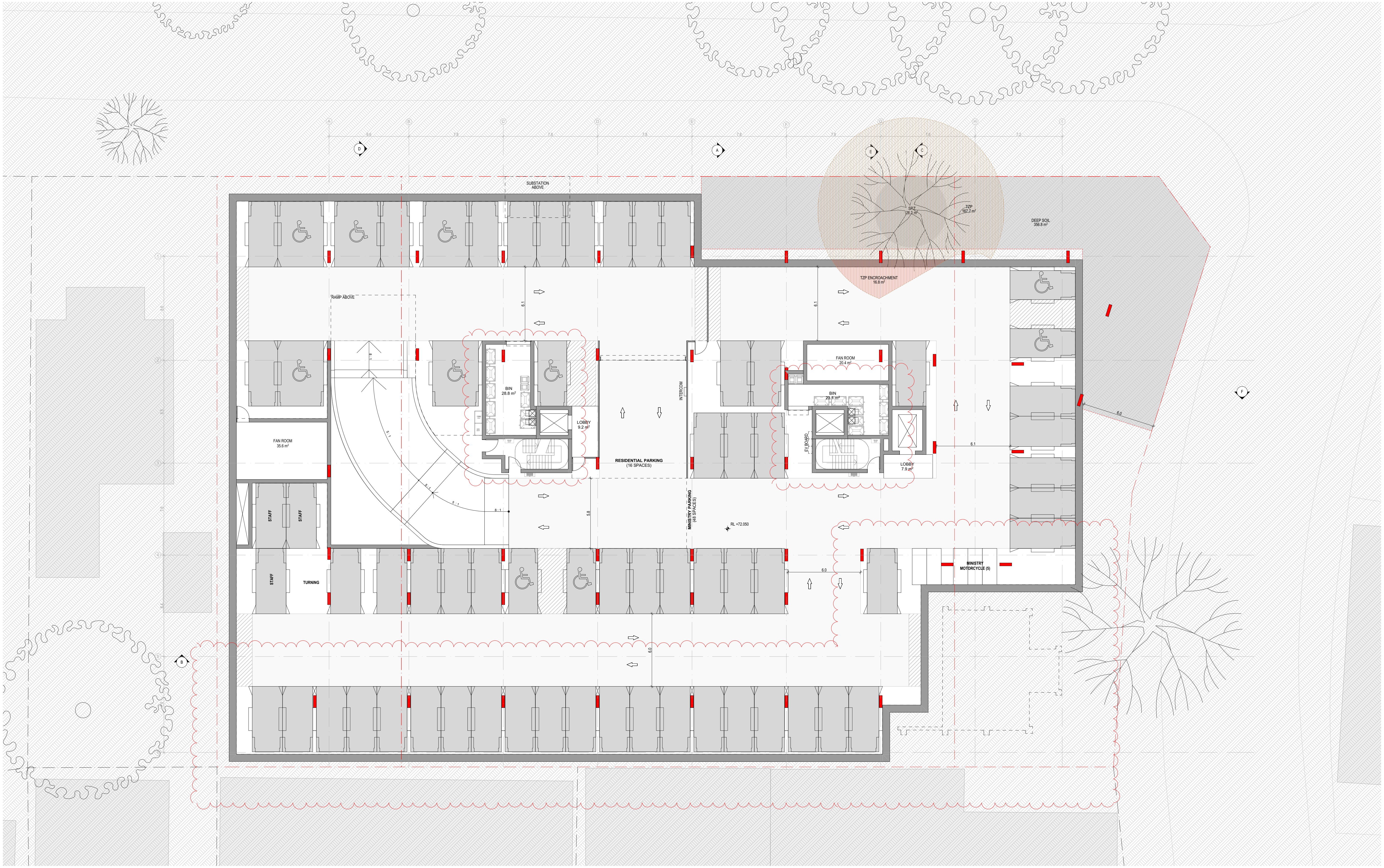
JOB NO. 20763	DRAWING NO. PLA-DA-10B2	REVISION B


SUBSTATION ABOVE
RAMP ABOVE
FAN ROOM 35.6 m²
BIN 28.8 m²
LOBBY 9.2 m²
INTERCOM
RESIDENTIAL PARKING (16 SPACES)
MINISTRY PARKING (48 SPACES)
RL +72.050
FAN ROOM 20.4 m²
BIN 23.1 m²
EV BOARD
LOBBY 7.9 m²
SRZ 28.3 m²
TZP 167.7 m²
DEEP SOIL 356.8 m²
TZP ENCROACHMENT 16.8 m²
STAFF
STAFF
STAFF
TURNING
MINISTRY MOTORCYCLE (5)
A
B
C
D
E
F
6.1
6.1
6.1
5.8
6.0
6.0
6.0
5 : 1
8 : 1

DATE	REVISION	BY	CHK	NO.
9/07/2024	Issue	01	01	01
30/07/2024	Issue	02	02	02
20/08/2024	Issue	03	03	03
27/08/2024	Issue	04	04	04
9/09/2024	Issue	05	05	05
3/10/2024	Issue	06	06	06
12/10/2024	Issue	07	07	07
20/10/2024	Issue	08	08	08
29/10/2024	Issue	09	09	09
31/10/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
4/11/2024	Issue	11	11	11
5/11/2024	Issue	12	12	12
5/11/2024	Issue	13	13	13
8/11/2024	Issue	14	14	14
13/11/2024	Issue	15	15	15
15/11/2024	Issue	16	16	16
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - BASEMENT 01

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DATE
23/05/2025

PLOT DATE
23/05/2025

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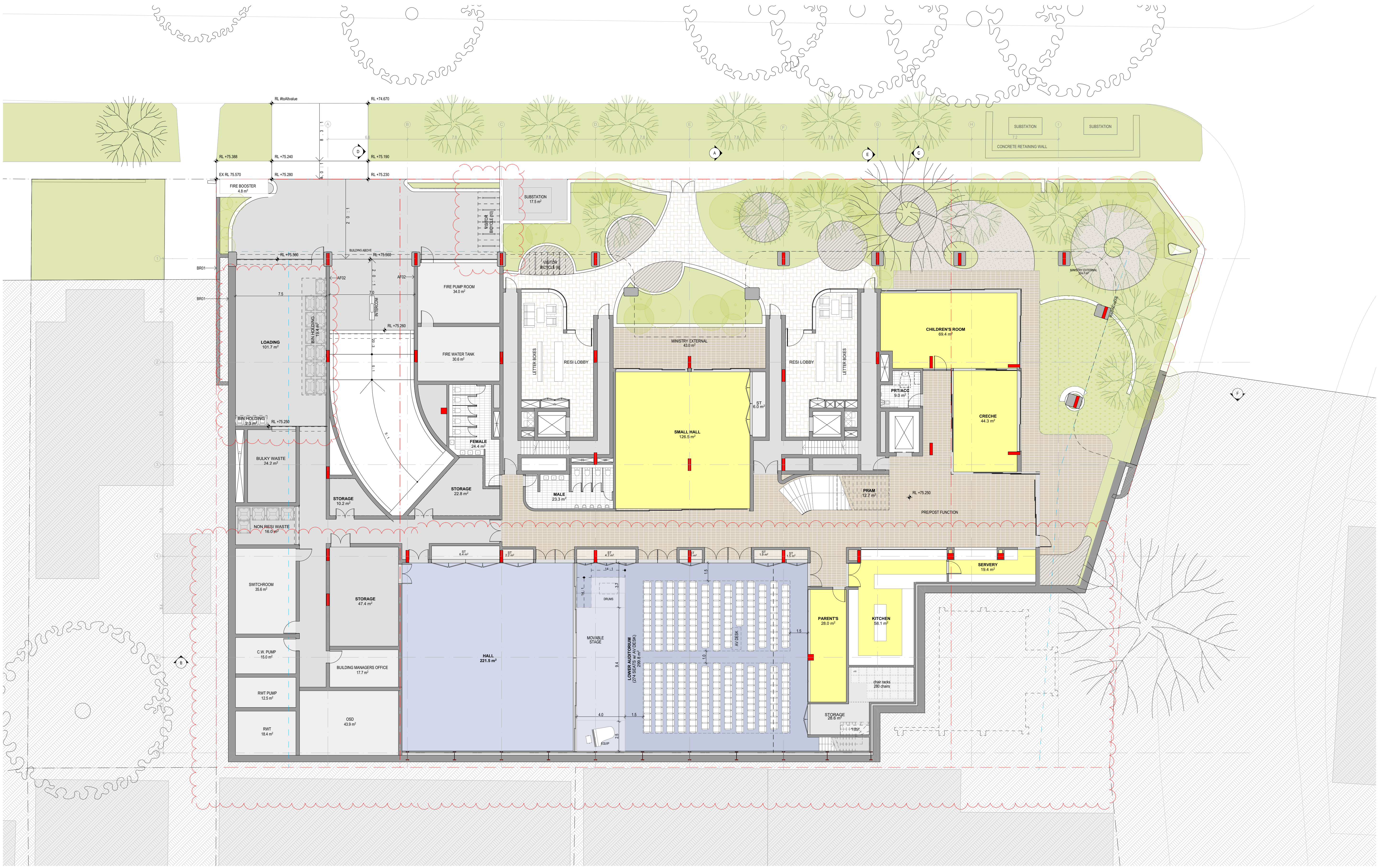
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-10B1

REVISION
B


RL #toAltvalue
RL +74.670
RL +75.388
RL +75.240
RL +75.190
EX RL 75.570
RL +75.280
RL +75.230
FIRE BOOSTER
4.8 m²
SUBSTATION
17.5 m²
VISITOR BICYCLE (70)
VISITOR BICYCLE (8)
SUBSTATION
SUBSTATION
CONCRETE RETAINING WALL
BUILDING ABOVE
RL +75.560
RL +75.560
BR01
BR01
AF02
AF02
LOADING
101.7 m²
BIN HOLDING
19.4 m²
INTERCOM
FIRE PUMP ROOM
34.0 m²
FIRE WATER TANK
30.6 m²
RL +75.260
BIN HOLDING
2.3 m²
RL +75.250
BULKY WASTE
24.2 m²
FEMALE
24.4 m²
STORAGE
10.2 m²
STORAGE
22.8 m²
MALE
23.3 m²
NON RESI WASTE
16.0 m²
LETTER BOXES
RESI LOBBY
MINISTRY EXTERNAL
43.0 m²
SMALL HALL
126.5 m²
ST
6.0 m²
RESI LOBBY
LETTER BOXES
CHILDREN'S ROOM
69.4 m²
PRT/ACC
9.0 m²
CRECHE
44.3 m²
PRAM
12.7 m²
RL +75.250
PRE/POST FUNCTION
MINISTRY EXTERNAL
ST
6.4 m²
ST
2.2 m²
ST
4.3 m²
ST
1.9 m²
ST
1.5 m²
SERVERY
19.4 m²
SWITCHROOM
35.6 m²
STORAGE
47.4 m²
C.W. PUMP
15.0 m²
BUILDING MANAGERS OFFICE
17.7 m²
RWT PUMP
12.5 m²
RWT
18.4 m²
OSD
43.9 m²
HALL
221.5 m²
MOVABLE STAGE
DRUMS
EQUIP
LOWER AUDITORIUM
(274 SEATS w/ AV DESK)
299.6 m²
AV DESK
PARENT'S
28.0 m²
KITCHEN
58.1 m²
chair racks
280 chairs
STORAGE
28.6 m²
A
B
C
D
E
F
7.5
7.0
7.8
7.2
9.4
4.0
1.5
2.5
0 1 2 3 4 5m

DATE	REVISION	BY	CHK	NO.
9/07/2024	Issue	01	01	01
18/07/2024	Issue	02	02	02
19/07/2024	Issue	03	03	03
30/07/2024	Issue	04	04	04
20/08/2024	Issue	05	05	05
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DATE	REVISION	BY	CHK	NO.
29/10/2024	Issue	11	11	11
31/10/2024	Issue	12	12	12
4/11/2024	Issue	13	13	13
5/11/2024	Issue	14	14	14
5/11/2024	Issue	15	15	15
13/11/2024	Issue	16	16	16
13/11/2024	Issue	17	17	17
15/11/2024	Issue	18	18	18
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - LOWER GROUND 00

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SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
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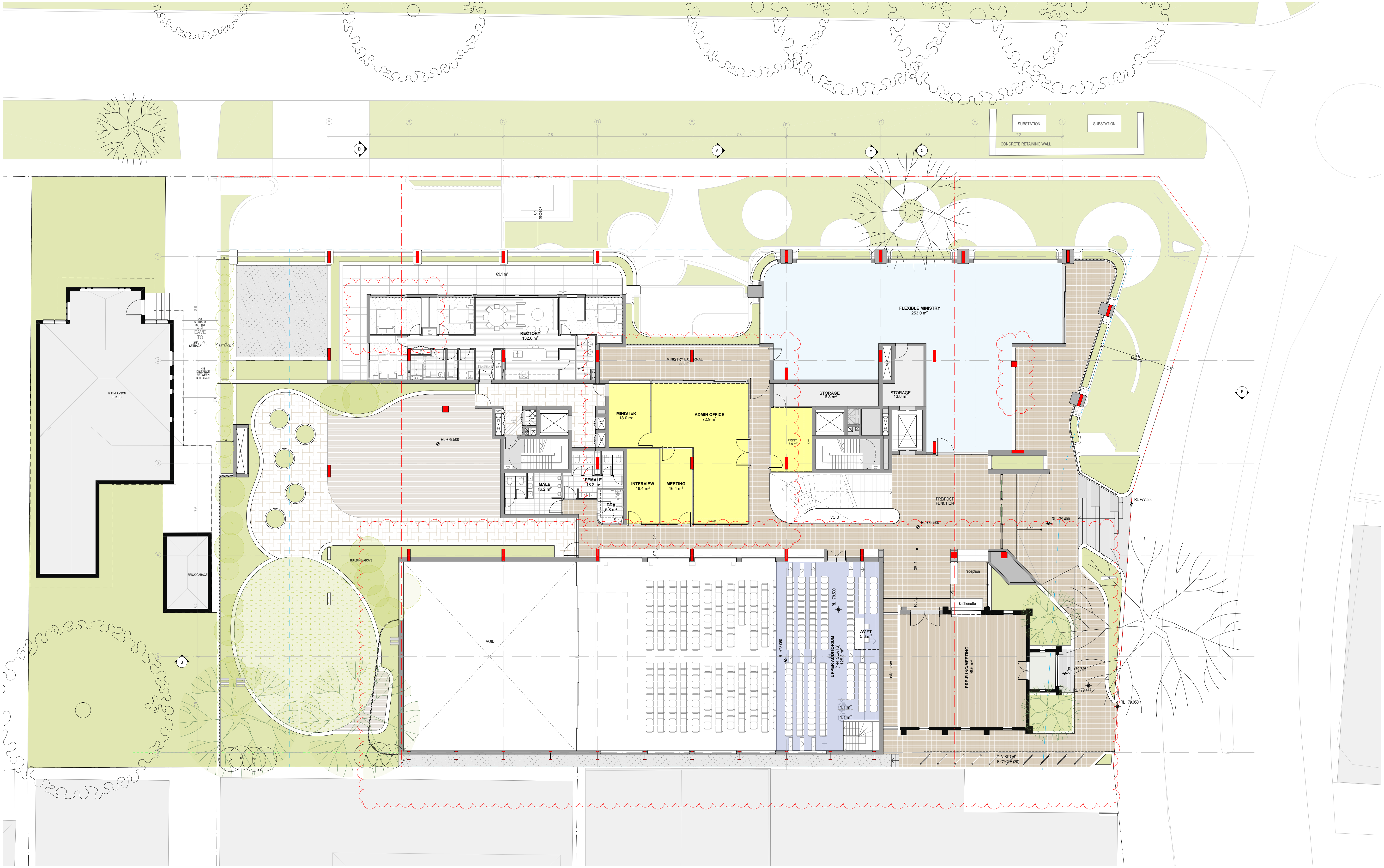
JOB NO. 20763	DRAWING NO. PLA-DA-1000	REVISION B


SUBSTATION
SUBSTATION
CONCRETE RETAINING WALL
A
B
C
D
E
F
G
H
I
6.6
7.8
7.8
7.8
7.8
7.8
7.8
7.2
D
A
E
C
6.0
setback
1
2
3
4
5
1.0
2.8
SETBACK
TO EAVE
3.6
SETBACK
1.3
SETBACK
4.9
DISTANCE
BETWEEN
BUILDINGS
8.6
8.5
7.6
1.3
12 FINLAYSON
STREET
BRICK GARAGE
69.1 m²
RECTORY
132.6 m²
MINISTRY EXTERNAL
38.0 m²
FLEXIBLE MINISTRY
253.0 m²
6.0
setback
STORAGE
16.8 m²
STORAGE
13.8 m²
MINISTER
18.0 m²
ADMIN OFFICE
72.9 m²
PRINT
18.0 m²
EQUIP
RL +79.500
MALE
16.2 m²
FEMALE
18.2 m²
DDA
5.8 m²
INTERVIEW
16.4 m²
MEETING
16.4 m²
VOID
PRE/POST
FUNCTION
RL +79.500
RL +79.400
RL +77.550
20 : 1
2.0
0.7
BUILDING ABOVE
VOID
F
B
20 : 1
10 : 1
reception
kitchenette
RL +79.500
RL +78.060
UPPER AUDITORIUM
(144 SEATS)
125.3 m²
AV YT
5.3 m²
1.1 m²
1.1 m²
skylight over
PRE-FUNC/MEETING
98.6 m²
RL +79.725
RL +79.447
RL +79.050
VISITOR
BICYCLE (20)

0 1 2 3 4 5m

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - UPPER GROUND 00

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SCALE
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DATE
23/05/2025

PLOT DATE
23/05/2025

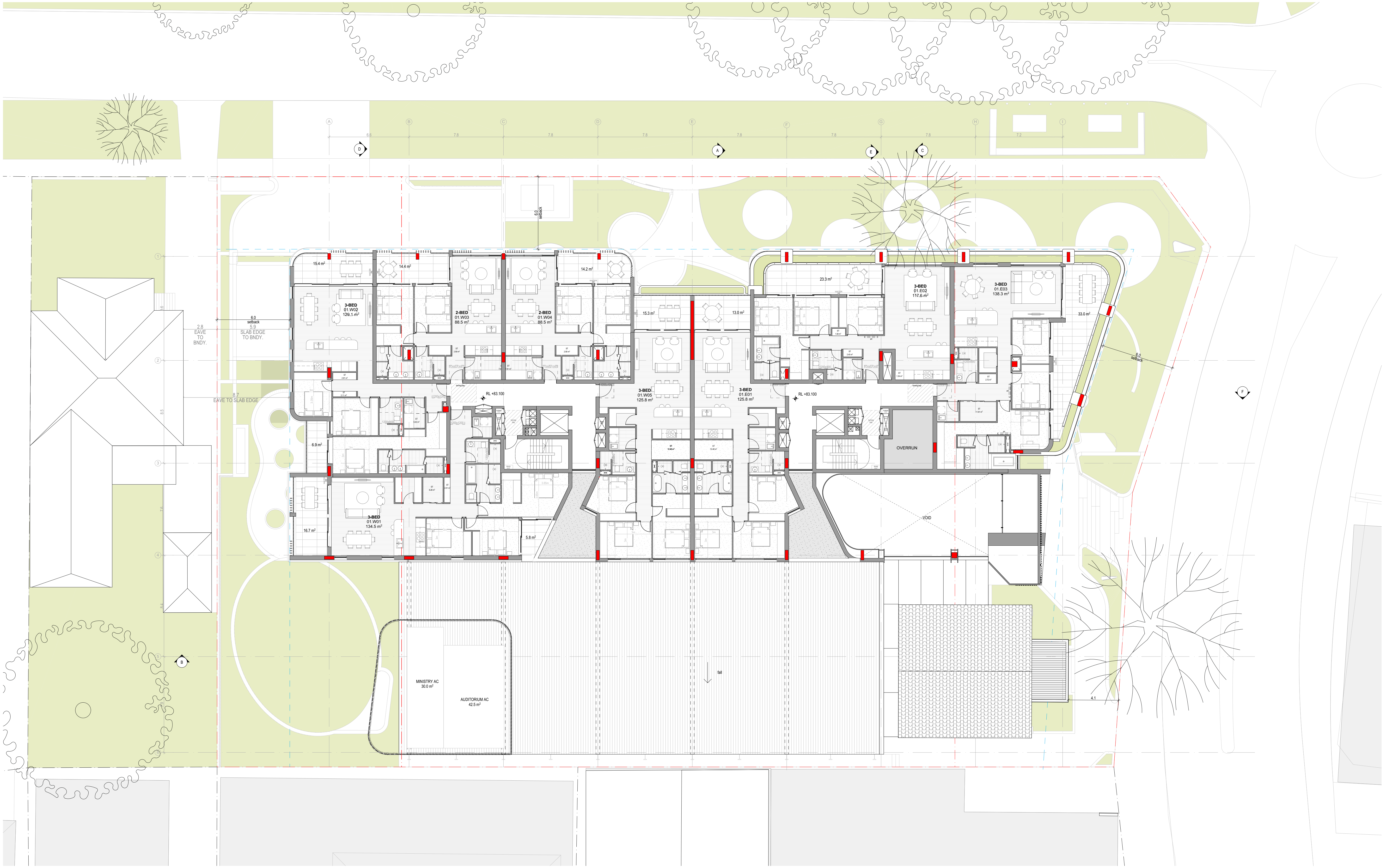
DRAWN
WS, BA, AS

CHECKED
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-1001

REVISION
B


A
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G
H
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7.8
7.8
7.8
7.8
7.8
7.8
7.2
1
2
3
4
5
6.0 setback
15.4 m²
14.4 m²
14.2 m²
3-BED
01.W02
129.1 m²
2-BED
01.W03
88.5 m²
2-BED
01.W04
88.5 m²
15.3 m²
13.0 m²
23.3 m²
3-BED
01.E02
117.6 m²
3-BED
01.E03
138.3 m²
33.0 m²
6.0 setback
2.8
EAVE
TO
BNDY.
6.0
setback
5.9
SLAB EDGE
TO BNDY.
8.7
EAVE TO SLAB EDGE
RL +83.100
3-BED
01.W05
125.8 m²
3-BED
01.E01
125.8 m²
RL +83.100
OVERRUN
6.9 m²
3-BED
01.W01
134.5 m²
16.7 m²
5.8 m²
VOID
fall
MINISTRY AC
30.0 m²
AUDITORIUM AC
42.5 m²
4.1
0 1 2 3 4 5m

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
16/08/2024	Issue	02	02	02
27/08/2024	Issue	03	03	03
9/09/2024	Issue	04	04	04
3/10/2024	Issue	05	05	05
12/10/2024	Issue	06	06	06
14/10/2024	Issue	07	07	07
20/10/2024	Issue	08	08	08
29/10/2024	Issue	09	09	09
31/10/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
5/11/2024	Issue	11	11	11
5/11/2024	Issue	12	12	12
13/11/2024	Issue	13	13	13
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
**2 - 10 FINLAYSON STREET LANE COVE
NSW 2066
AUSTRALIA**

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 01

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SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
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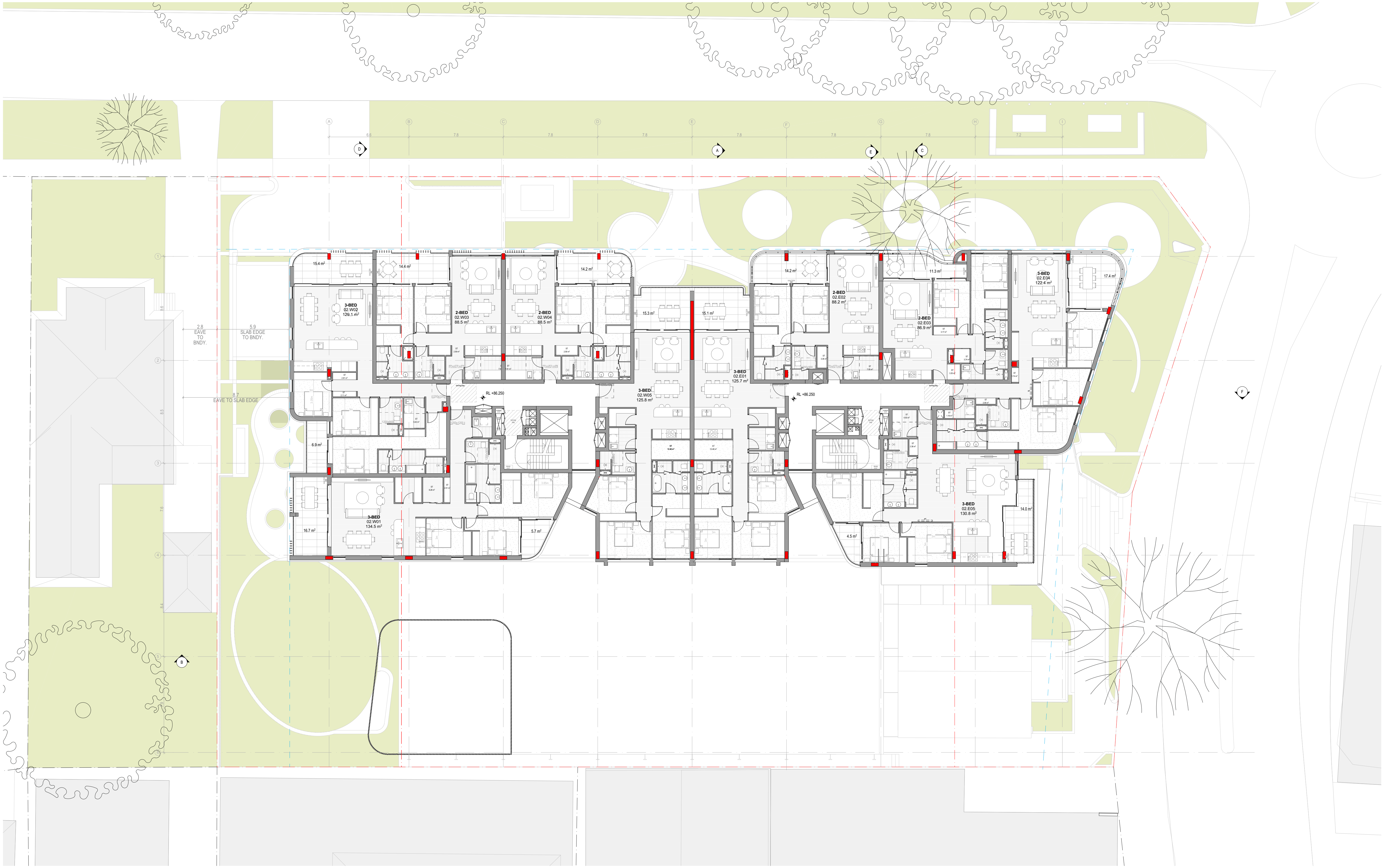
JOB NO. 20763	DRAWING NO. PLA-DA-1002	REVISION B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B
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H
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6.8
7.8
7.8
7.8
7.8
7.8
7.8
7.2
1
2
3
4
5
2.8
EAVE
TO
BNDY.
5.9
SLAB EDGE
TO BNDY.
8.7
EAVE TO SLAB EDGE
8.6
8.5
15.4 m²
14.4 m²
14.2 m²
15.3 m²
15.1 m²
14.2 m²
11.3 m²
17.4 m²
3-BED
02.W02
129.1 m²
2-BED
02.W03
88.5 m²
2-BED
02.W04
88.5 m²
3-BED
02.W05
125.8 m²
3-BED
02.E01
125.7 m²
2-BED
02.E02
88.2 m²
2-BED
02.E03
86.9 m²
3-BED
02.E04
122.4 m²
3-BED
02.W01
134.5 m²
3-BED
02.E05
130.8 m²
6.9 m²
16.7 m²
5.7 m²
4.5 m²
14.0 m²
RL +86.250
RL +86.250
turning bay
WATER
HYDRANT
ST
1200x1200
1200x900
3m

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
16/08/2024	Issue	02	02	02
27/08/2024	Issue	03	03	03
9/09/2024	Issue	04	04	04
3/10/2024	Issue	05	05	05
12/10/2024	Issue	06	06	06
20/10/2024	Issue	07	07	07
29/10/2024	Issue	08	08	08
31/10/2024	Issue	09	09	09
5/11/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
5/11/2024	Issue	11	11	11
13/11/2024	Issue	12	12	12
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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0 1 2 3 4 5m

PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 02

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DATE
23/05/2025

PLOT DATE
23/05/2025

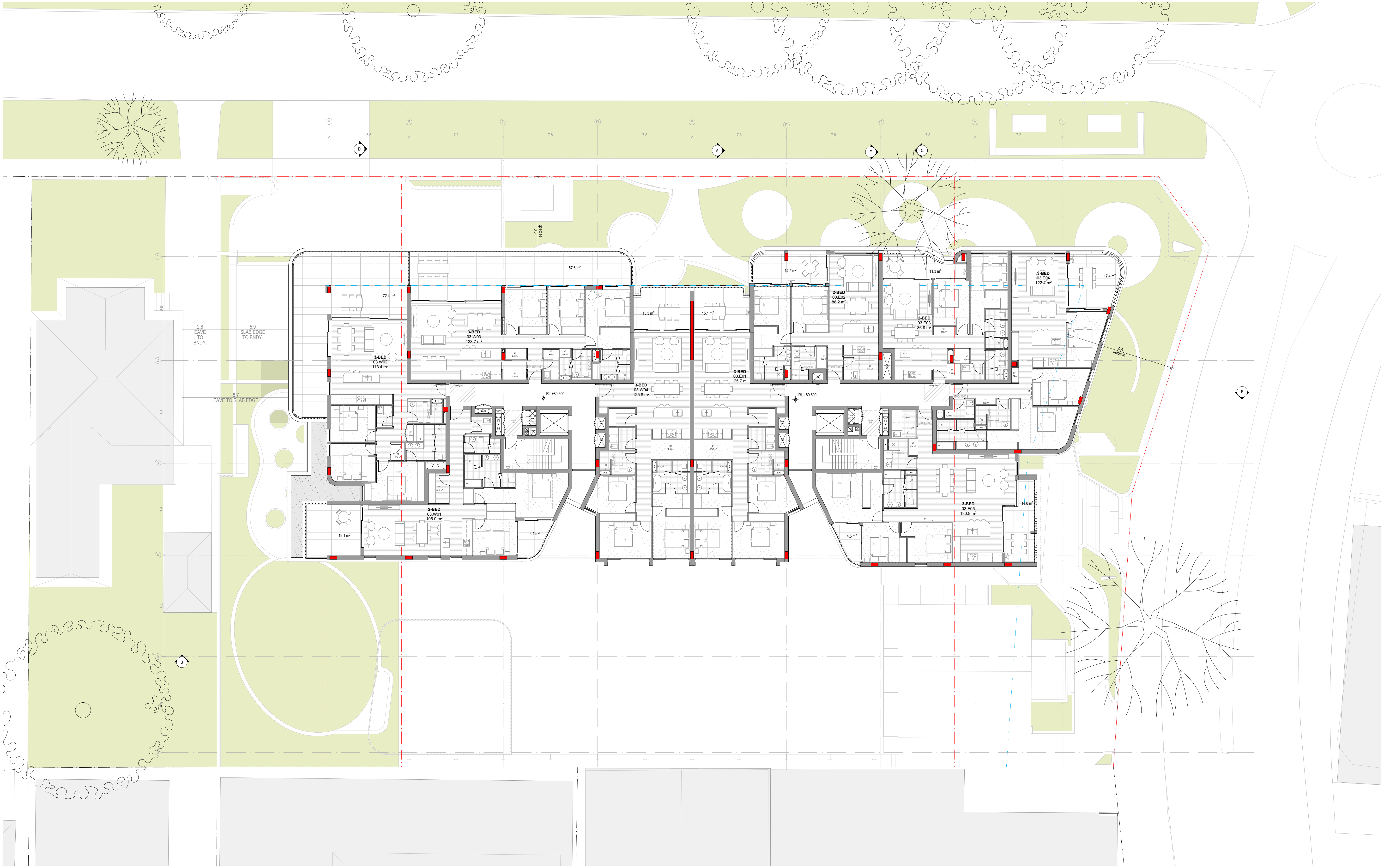
DRAWN
WS, BA, AS

CHECKED
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-1003

REVISION
B


A
B
C
D
E
F
G
H
I
6.8
7.8
7.8
7.8
7.8
7.8
7.8
7.2
1
2
3
4
5
6
9.0 setback
2.8 EAVE TO BNDY.
5.9 SLAB EDGE TO BNDY.
8.7 EAVE TO SLAB EDGE
57.6 m²
72.4 m²
3-BED
03.W03
123.7 m²
3-BED
03.W02
113.4 m²
15.3 m²
15.1 m²
3-BED
03.W04
125.8 m²
3-BED
03.E01
125.7 m²
14.2 m²
2-BED
03.E02
88.2 m²
11.3 m²
2-BED
03.E03
86.9 m²
3-BED
03.E04
122.4 m²
17.4 m²
9.0 setback
RL +89.600
RL +89.600
turning bay
2-BED
03.W01
105.0 m²
19.1 m²
6.4 m²
3-BED
03.E05
130.8 m²
14.0 m²
4.5 m²
0 1 2 3 4 5m

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
16/08/2024	Issue	02	02	02
27/08/2024	Issue	03	03	03
9/09/2024	Issue	04	04	04
3/10/2024	Issue	05	05	05
12/10/2024	Issue	06	06	06
20/10/2024	Issue	07	07	07
29/10/2024	Issue	08	08	08
31/10/2024	Issue	09	09	09
5/11/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
5/11/2024	Issue	11	11	11
13/11/2024	Issue	12	12	12
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
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Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 03

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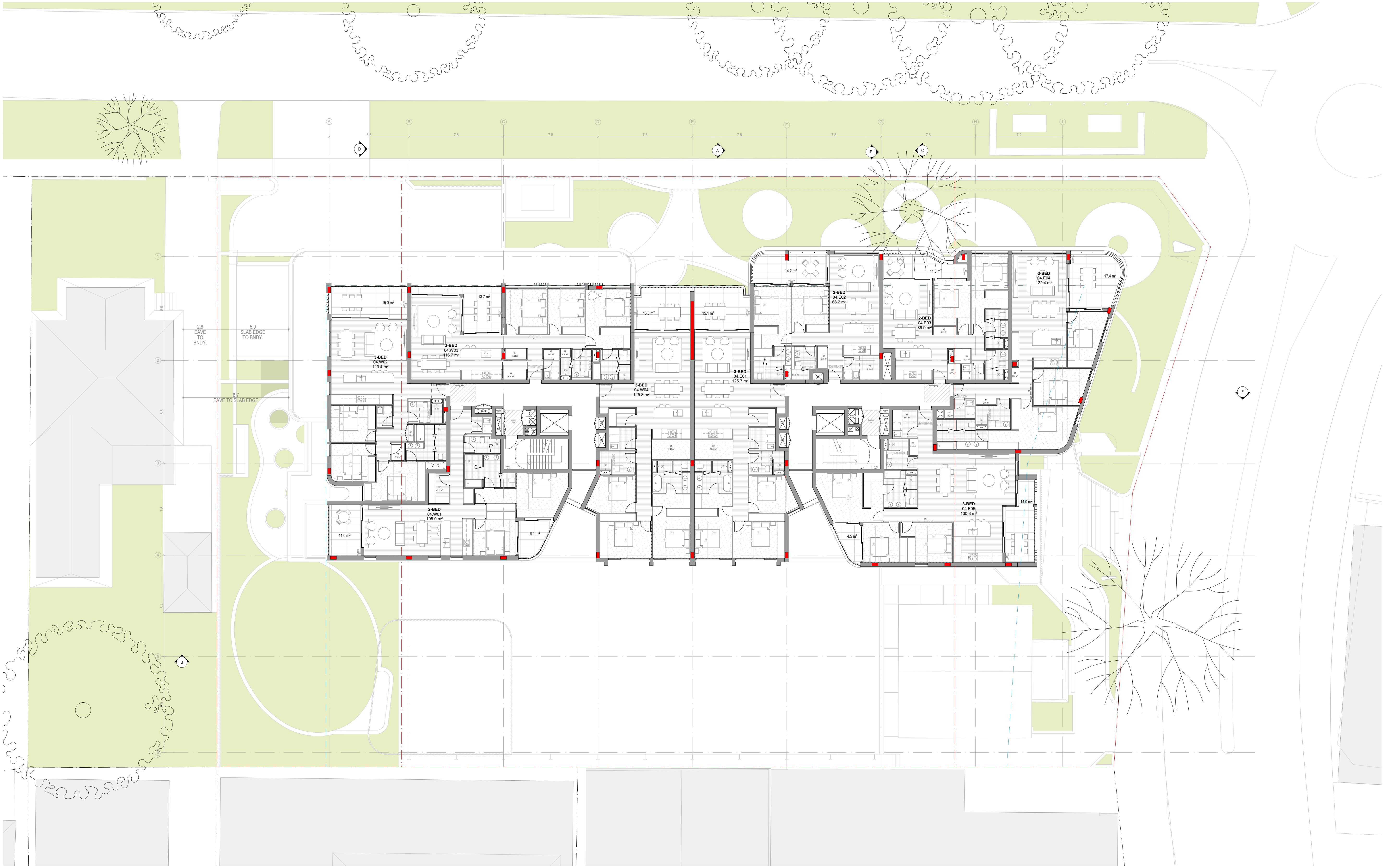
SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-1004	REVISION B


2.8
EAVE TO BNDY.
5.9
SLAB EDGE TO BNDY.
8.7
EAVE TO SLAB EDGE
15.0 m²
3-BED
04.W02
113.4 m²
13.7 m²
3-BED
04.W03
116.7 m²
15.3 m²
15.1 m²
3-BED
04.W04
125.8 m²
3-BED
04.E01
125.7 m²
14.2 m²
2-BED
04.E02
88.2 m²
11.3 m²
2-BED
04.E03
86.9 m²
3-BED
04.E04
122.4 m²
17.4 m²
2-BED
04.W01
105.0 m²
11.0 m²
6.4 m²
3-BED
04.E05
130.8 m²
14.0 m²
4.5 m²
turning bay
ST
WATER
HYDRANT
3m
1200x1200
1200x900
art
A
B
C
D
E
F
1
2
3
4
5
7.8
7.2

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
16/08/2024	Issue	02	02	02
27/08/2024	Issue	03	03	03
9/09/2024	Issue	04	04	04
3/10/2024	Issue	05	05	05
12/10/2024	Issue	06	06	06
20/10/2024	Issue	07	07	07
29/10/2024	Issue	08	08	08
31/10/2024	Issue	09	09	09
5/11/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
5/11/2024	Issue	11	11	11
13/11/2024	Issue	12	12	12
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
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Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04-05

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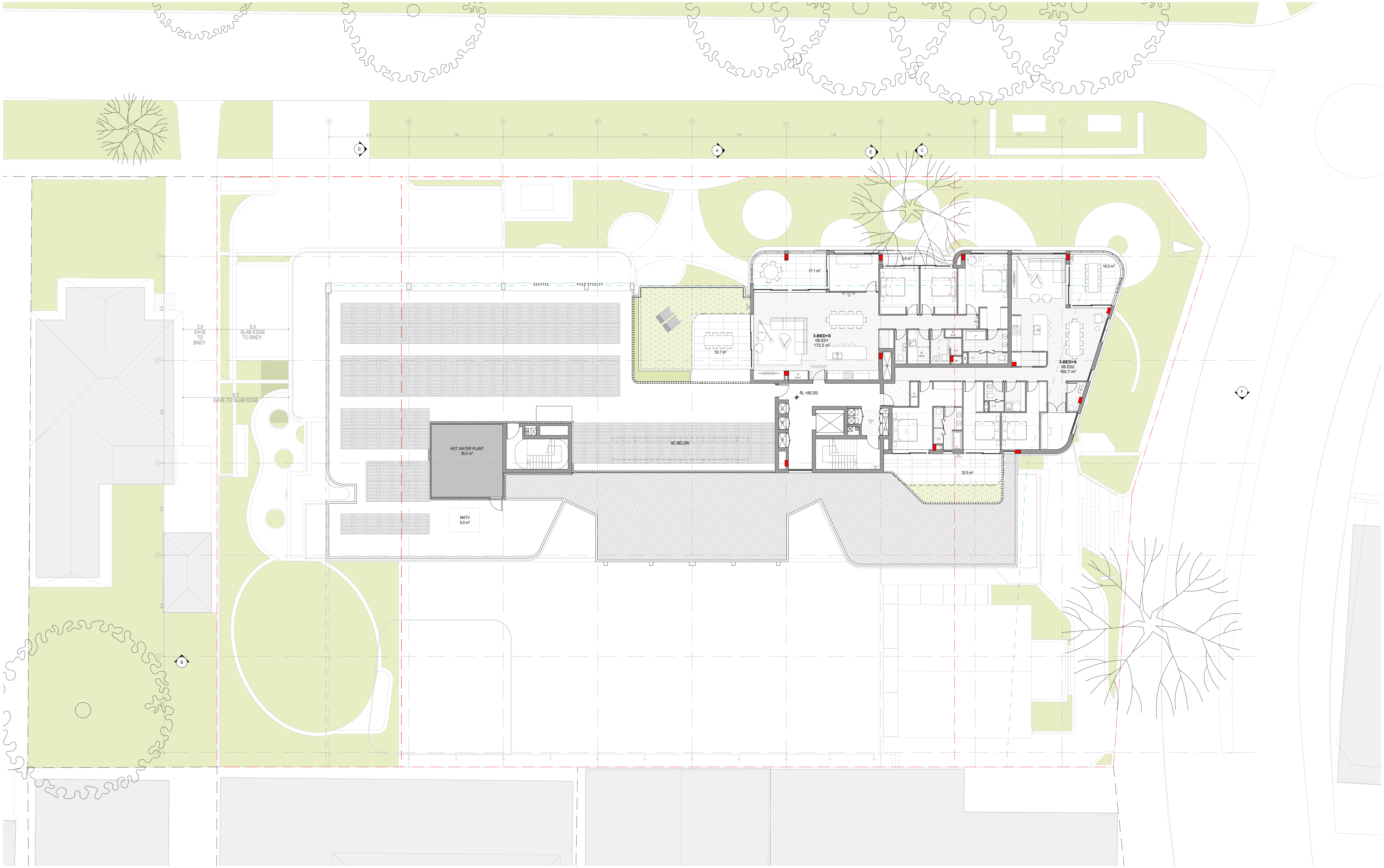
SCALE 1:100 @A0	
DATE 23/05/2025	PLOT DATE 23/05/2025
DRAWN WS, BA, AS	CHECKED RP

JOB NO.	DRAWING NO.	REVISION
20763	PLA-DA-1005	B


A
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6.8
7.8
7.8
7.8
7.8
7.8
7.8
7.2
D
A
E
C
B
F
1
2
3
4
5
2.8
EAVE
TO
BNDY.
5.9
SLAB EDGE
TO BNDY.
8.7
EAVE TO SLAB EDGE
HOT WATER PLANT
36.0 m²
MATV
5.0 m²
AC BELOW
53.7 m²
17.1 m²
3.9 m²
16.0 m²
3-BED+S
06.E01
172.5 m²
3-BED+S
06.E02
160.7 m²
RL +99.250
33.5 m²
ST
2.87 m³
ST
1.97 m³
ST
5.92 m³
ST
2.89 m³
WATER
turning bay

DATE	REVISION	BY	CHK	NO.
19/07/2024	Issue	01	01	01
30/07/2024	Issue	02	02	02
16/08/2024	Issue	03	03	03
27/08/2024	Issue	04	04	04
9/09/2024	Issue	05	05	05
3/10/2024	Issue	06	06	06
12/10/2024	Issue	07	07	07
14/10/2024	Issue	08	08	08
20/10/2024	Issue	09	09	09
29/10/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
31/10/2024	Issue	11	11	11
5/11/2024	Issue	12	12	12
5/11/2024	Issue	13	13	13
13/11/2024	Issue	14	14	14
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
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Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 06

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0 1 2 3 4 5m

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SCALE
1:100 @A0

DATE
23/05/2025

PLOT DATE
23/05/2025

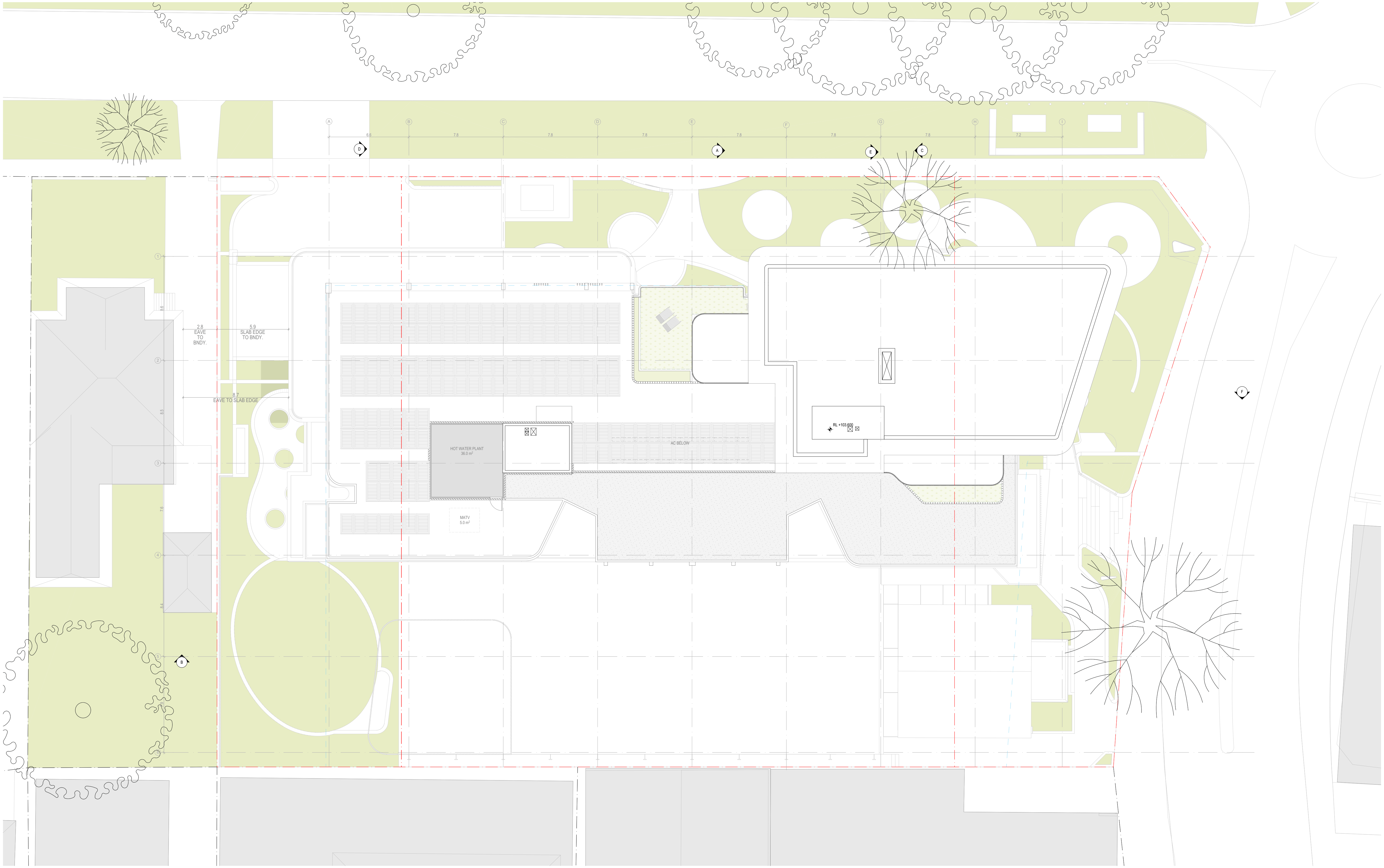
DRAWN
WS, BA, AS

CHECKED
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-1006

REVISION
B



DATE	REVISION	BY	CHK	NO.
19/07/2024	Issue	01	01	01
30/07/2024	Issue	02	02	02
27/08/2024	Issue	03	03	03
9/09/2024	Issue	04	04	04
3/10/2024	Issue	05	05	05
12/10/2024	Issue	06	06	06
20/10/2024	Issue	07	07	07
29/10/2024	Issue	08	08	08
31/10/2024	Issue	09	09	09
5/11/2024	Issue	10	10	10

DATE	REVISION	BY	CHK	NO.
5/11/2024	Issue	11	11	11
13/11/2024	Issue	12	12	12
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GENERAL FLOOR PLAN - ROOF

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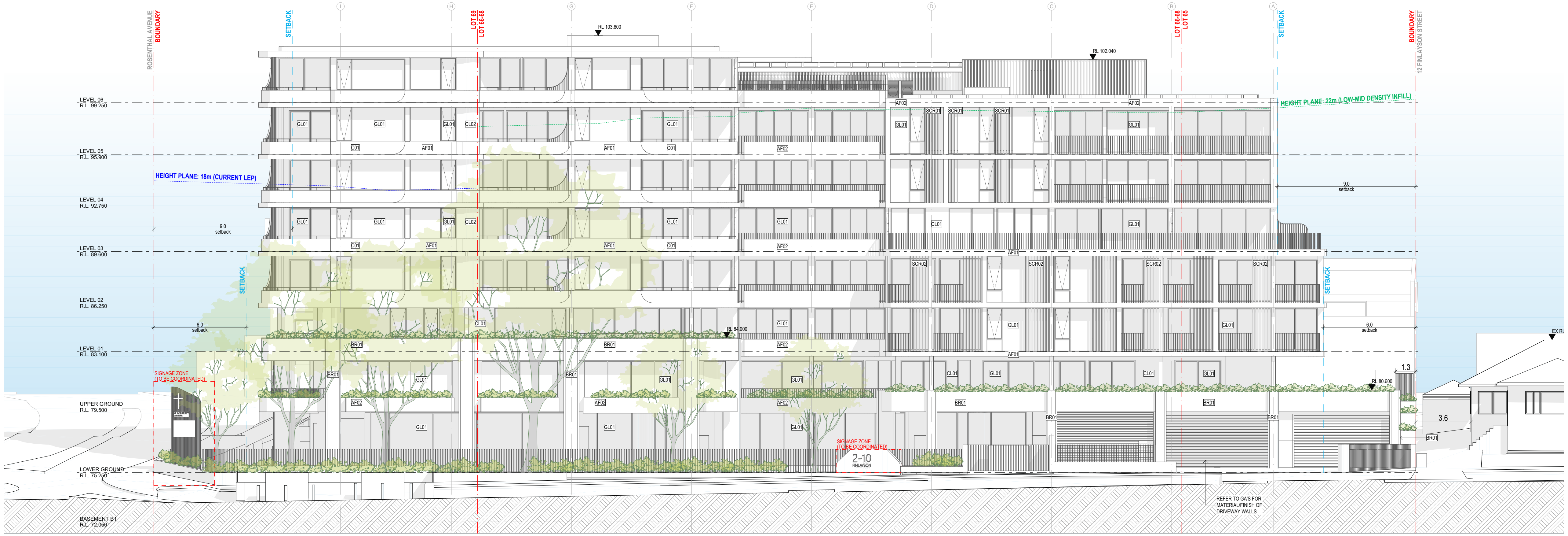
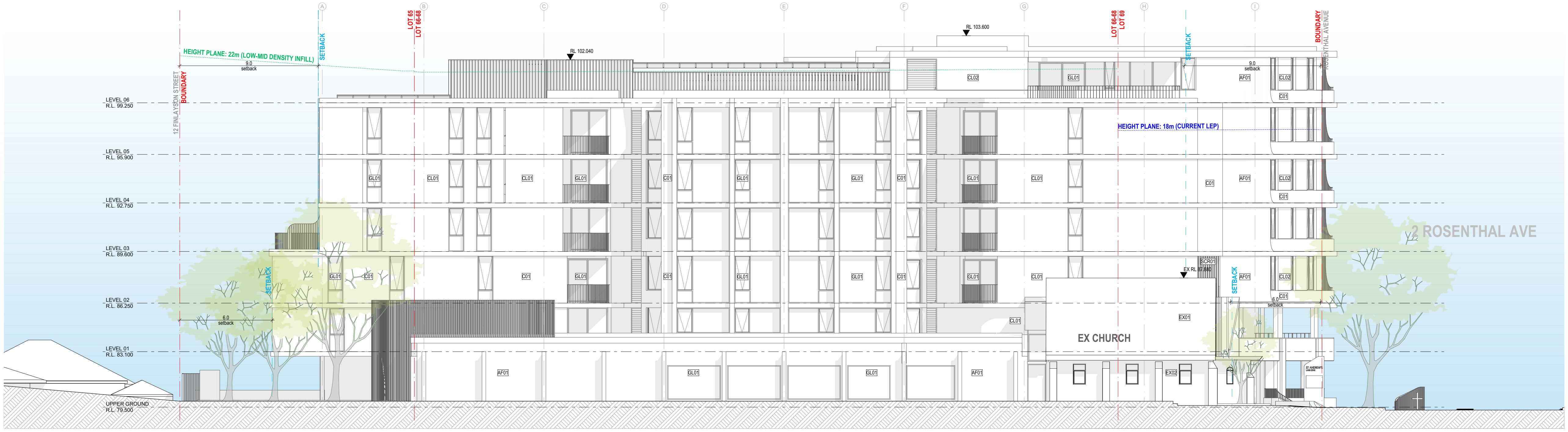
SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-1007	REVISION B


ROSENTHAL AVENUE
BOUNDARY
SETBACK
LOT 69
LOT 66-68
LOT 66-68
LOT 65
SETBACK
BOUNDARY
12 FINLAYSON STREET
RL 103.600
RL 102.040
LEVEL 06
R.L. 99.250
LEVEL 05
R.L. 95.900
LEVEL 04
R.L. 92.750
LEVEL 03
R.L. 89.600
LEVEL 02
R.L. 86.250
LEVEL 01
R.L. 83.100
UPPER GROUND
R.L. 79.500
LOWER GROUND
R.L. 75.250
BASEMENT B1
R.L. 72.050
HEIGHT PLANE: 18m (CURRENT LEP)
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
9.0
setback
6.0
setback
9.0
setback
6.0
setback
1.3
3.6
RL 84.000
RL 80.600
EX RL
SIGNAGE ZONE
(TO BE COORDINATED)
SIGNAGE ZONE
(TO BE COORDINATED)
2-10
FINLAYSON
ST ANDREW'S
LANE COVE
GL01
CL01
CL02
AF01
AF02
BR01
SCR01
SCR02
REFER TO GA'S FOR
MATERIAL/FINISH OF
DRIVEWAY WALLS

N
ELEVATION - NORTH
SCALE: 1:100@A0


SETBACK
LOT 65
LOT 66-68
LOT 66-68
LOT 69
SETBACK
BOUNDARY
ROSENTHAL AVENUE
12 FINLAYSON STREET
BOUNDARY
RL 103.600
RL 102.040
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
HEIGHT PLANE: 18m (CURRENT LEP)
9.0
setback
9.0
setback
6.0
setback
6.0
setback
LEVEL 06
R.L. 99.250
LEVEL 05
R.L. 95.900
LEVEL 04
R.L. 92.750
LEVEL 03
R.L. 89.600
LEVEL 02
R.L. 86.250
LEVEL 01
R.L. 83.100
UPPER GROUND
R.L. 79.500
EX RL 87.850
2 ROSENTHAL AVE
EX CHURCH
EX01
EX02
SCR01
GL01
CL01
CL02
C01
AF01
ST ANDREW'S
LANE COVE

S
ELEVATION - SOUTH
SCALE: 1:100@A0

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
27/08/2024	Issue	02	02	02
20/10/2024	Issue	03	03	03
29/10/2024	Issue	04	04	04
31/10/2024	Issue	05	05	05
7/11/2024	Issue	06	06	06
13/11/2024	Issue	07	07	07
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

Traders In Purple

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Sydney
Western Australia
Auckland

Telephone +61 2 8823 7000
Instagram #plusarchitecture

arch@plusarchitecture.com.au
www.plusarchitecture.com.au

0 1 2 3 4 5m

PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
ELEVATIONS - SHEET 01

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FOR DA

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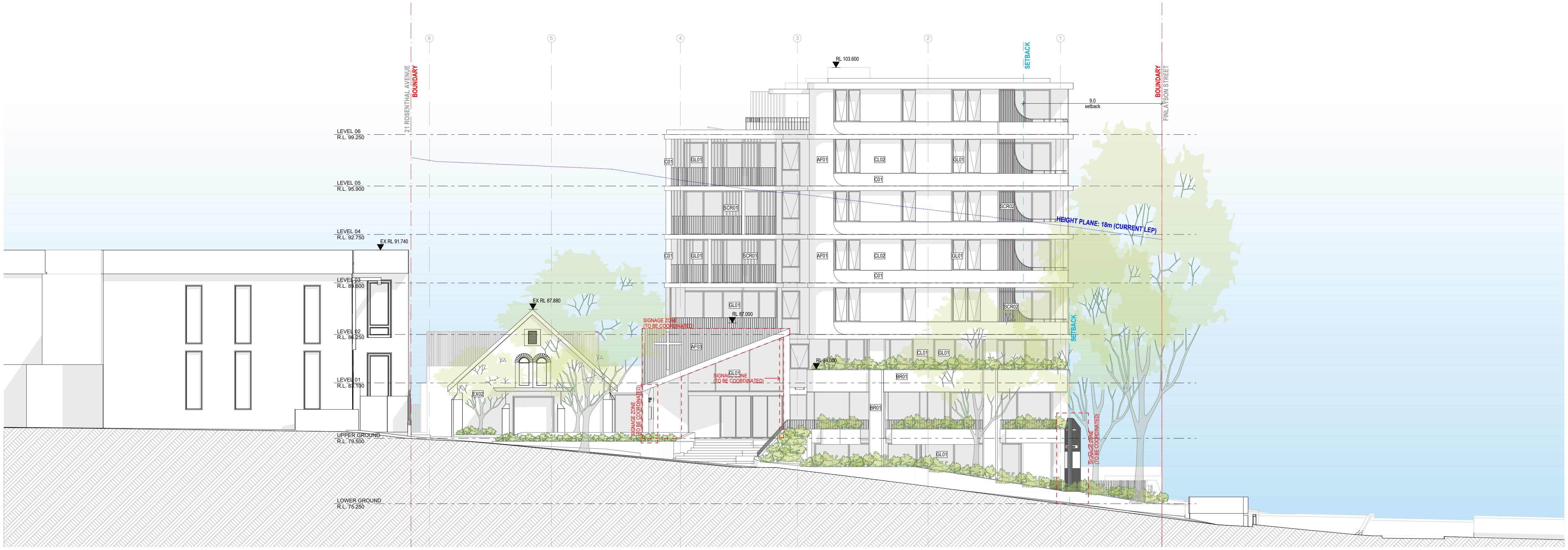
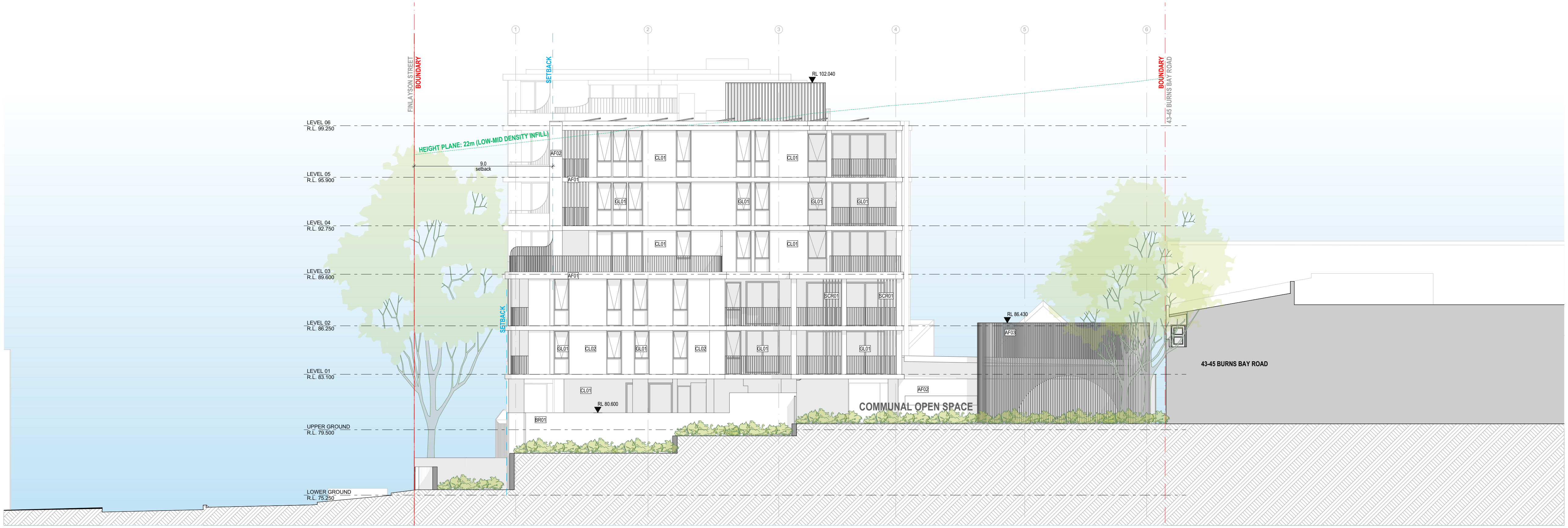
SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-2001	REVISION C


6
5
4
3
2
1
21 ROSENTHAL AVENUE
BOUNDARY
SETBACK
BOUNDARY
FINLAYSON STREET
RL 103.600
9.0
setback
LEVEL 06
R.L. 99.250
LEVEL 05
R.L. 95.900
LEVEL 04
R.L. 92.750
LEVEL 03
R.L. 89.600
LEVEL 02
R.L. 86.250
LEVEL 01
R.L. 83.100
UPPER GROUND
R.L. 79.500
LOWER GROUND
R.L. 75.250
EX RL 91.740
EX RL 87.880
RL 87.000
RL 84.000
HEIGHT PLANE: 18m (CURRENT LEP)
SIGNAGE ZONE
(TO BE COORDINATED)
SIGNAGE ZONE
(TO BE COORDINATED)
SIGNAGE ZONE
(TO BE COORDINATED)
SIGNAGE ZONE
(TO BE COORDINATED)
C01
GL01
SCR01
AF01
CL02
SCR02
GL01
AF03
EX02
CL01
BR01

E ELEVATION - EAST
SCALE: 1:100@A0


1
2
3
4
5
6
FINLAYSON STREET
BOUNDARY
SETBACK
BOUNDARY
43-45 BURNS BAY ROAD
RL 102.040
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
9.0
setback
LEVEL 06
R.L. 99.250
LEVEL 05
R.L. 95.900
LEVEL 04
R.L. 92.750
LEVEL 03
R.L. 89.600
LEVEL 02
R.L. 86.250
LEVEL 01
R.L. 83.100
UPPER GROUND
R.L. 79.500
LOWER GROUND
R.L. 75.250
SETBACK
AF02
AF01
CL01
GL01
CL02
SCR01
BR01
RL 80.600
RL 86.430
AF03
AF02
COMMUNAL OPEN SPACE
43-45 BURNS BAY ROAD

W ELEVATION - WEST
SCALE: 1:100@A0

DATE	REVISION	BY	CHK	NO.
30/07/2024	Issue	01	01	01
27/08/2024	Issue	02	02	02
20/10/2024	Issue	03	03	03
29/10/2024	Issue	04	04	04
31/10/2024	Issue	05	05	05
7/11/2024	Issue	06	06	06
13/11/2024	Issue	07	07	07
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist ☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape ☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA ☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner ☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect ☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste ☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil ☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure ☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical ☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic ☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
ELEVATIONS - SHEET 02

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0 1 2 3 4 5m

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DATE
23/05/2025

PLOT DATE
23/05/2025

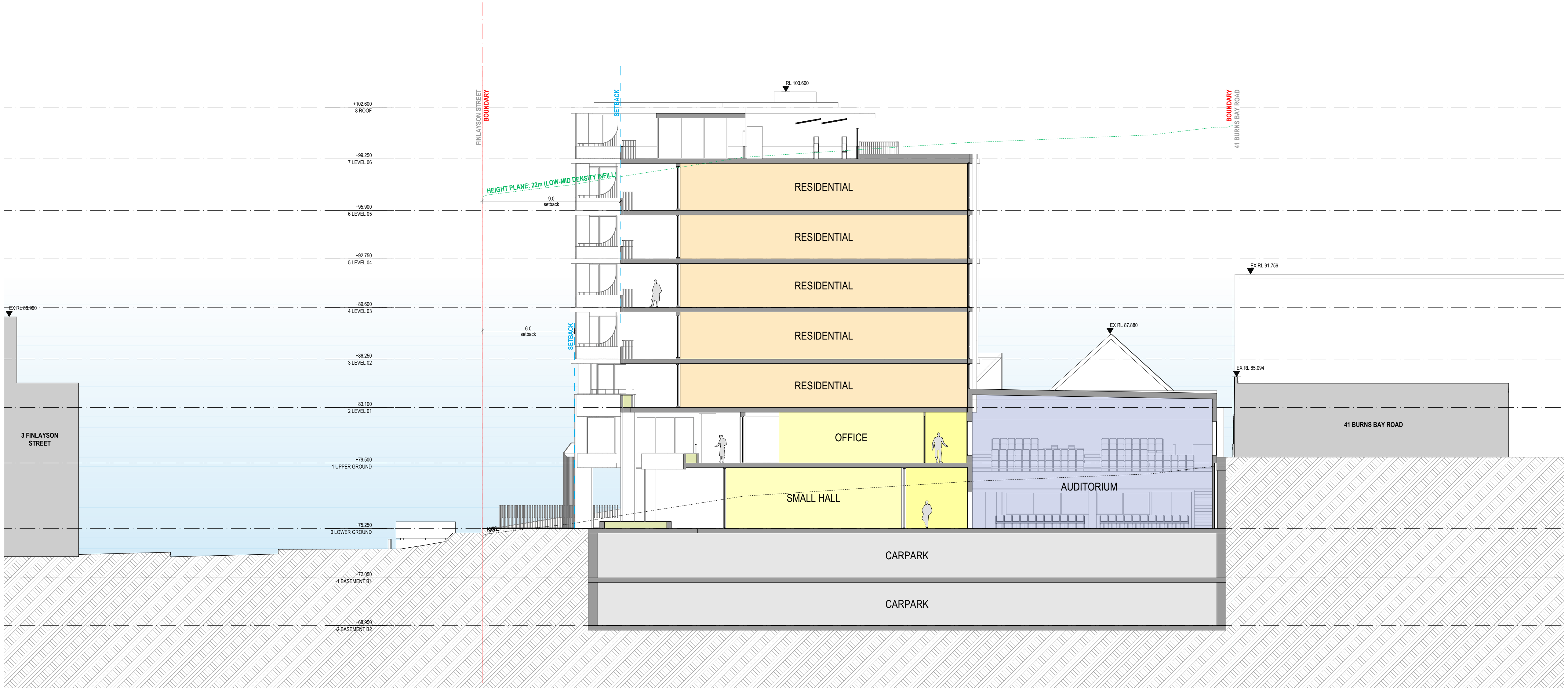
DRAWN
WS, BA, AS

CHECKED
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-2002

REVISION
C


+102.600
8 ROOF
+99.250
7 LEVEL 06
+95.900
6 LEVEL 05
+92.750
5 LEVEL 04
+89.600
4 LEVEL 03
+86.250
3 LEVEL 02
+83.100
2 LEVEL 01
+79.500
1 UPPER GROUND
+75.250
0 LOWER GROUND
+72.050
-1 BASEMENT B1
+68.950
-2 BASEMENT B2
EX RL 88.990
3 FINLAYSON STREET
FINLAYSON STREET
BOUNDARY
SETBACK
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
9.0
setback
6.0
setback
SETBACK
NGL
RL 103.600
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
OFFICE
SMALL HALL
AUDITORIUM
CARPARK
CARPARK
EX RL 87.880
BOUNDARY
41 BURNS BAY ROAD
EX RL 91.756
EX RL 85.094
41 BURNS BAY ROAD

DATE	REVISION	BY	CHK	NO.
9/09/2024	Issue	01	01	01
17/10/2024	Issue	02	02	02
20/10/2024	Issue	03	03	03
29/10/2024	Issue	04	04	04
31/10/2024	Issue	05	05	05
7/11/2024	Issue	06	06	06
13/11/2024	Issue	07	07	07
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

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SECTION A

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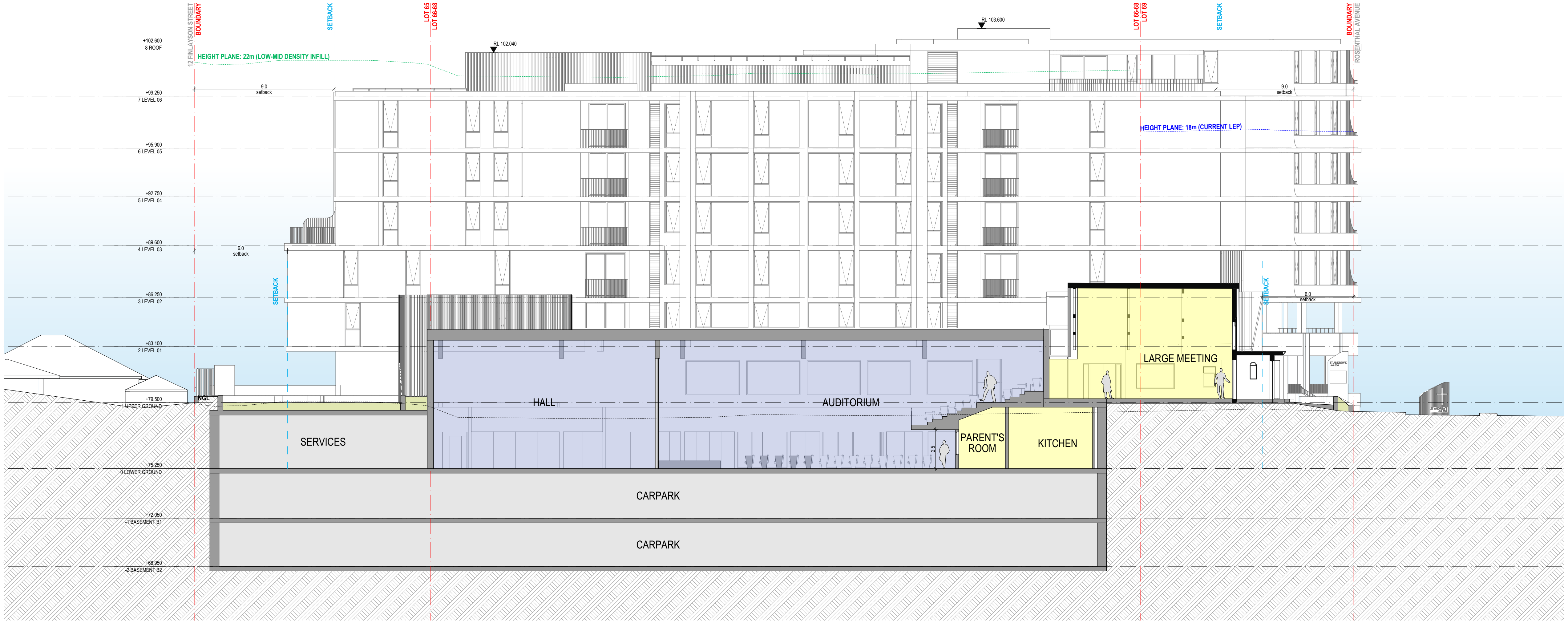
SCALE **1:100 @A0**		
DATE **23/05/2025**	PLOT DATE **23/05/2025**	
DRAWN **WS, BA, AS**	CHECKED **RP**	
JOB NO. **20763**	DRAWING NO. **PLA-DA-3000**	REVISION **C**


+102.600
8 ROOF
12 FINLAYSON STREET
BOUNDARY
SETBACK
LOT 65
LOT 66-68
RL 102.040
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
RL 103.600
LOT 66-68
LOT 69
SETBACK
BOUNDARY
ROSENTHAL AVENUE
+99.250
7 LEVEL 06
9.0
setback
9.0
setback
HEIGHT PLANE: 18m (CURRENT LEP)
+95.900
6 LEVEL 05
+92.750
5 LEVEL 04
+89.600
4 LEVEL 03
6.0
setback
SETBACK
+86.250
3 LEVEL 02
SETBACK
6.0
setback
+83.100
2 LEVEL 01
HALL
AUDITORIUM
LARGE MEETING
ST ANDREW'S
LANE COVE
+79.500
1 UPPER GROUND
NGL
SERVICES
PARENT'S ROOM
KITCHEN
2.5
+75.250
0 LOWER GROUND
CARPARK
+72.050
-1 BASEMENT B1
CARPARK
+68.950
-2 BASEMENT B2
ST ANDREW'S
LANE COVE

DATE	REVISION	BY	CHK	NO.
9/09/2024	Issue	01	01	01
17/10/2024	Issue	02	02	02
20/10/2024	Issue	03	03	03
29/10/2024	Issue	04	04	04
31/10/2024	Issue	05	05	05
7/11/2024	Issue	06	06	06
13/11/2024	Issue	07	07	07
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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ACN 600506303
Nominated Architect (NSW):
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Instagram #plusarchitecture

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

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SECTION B

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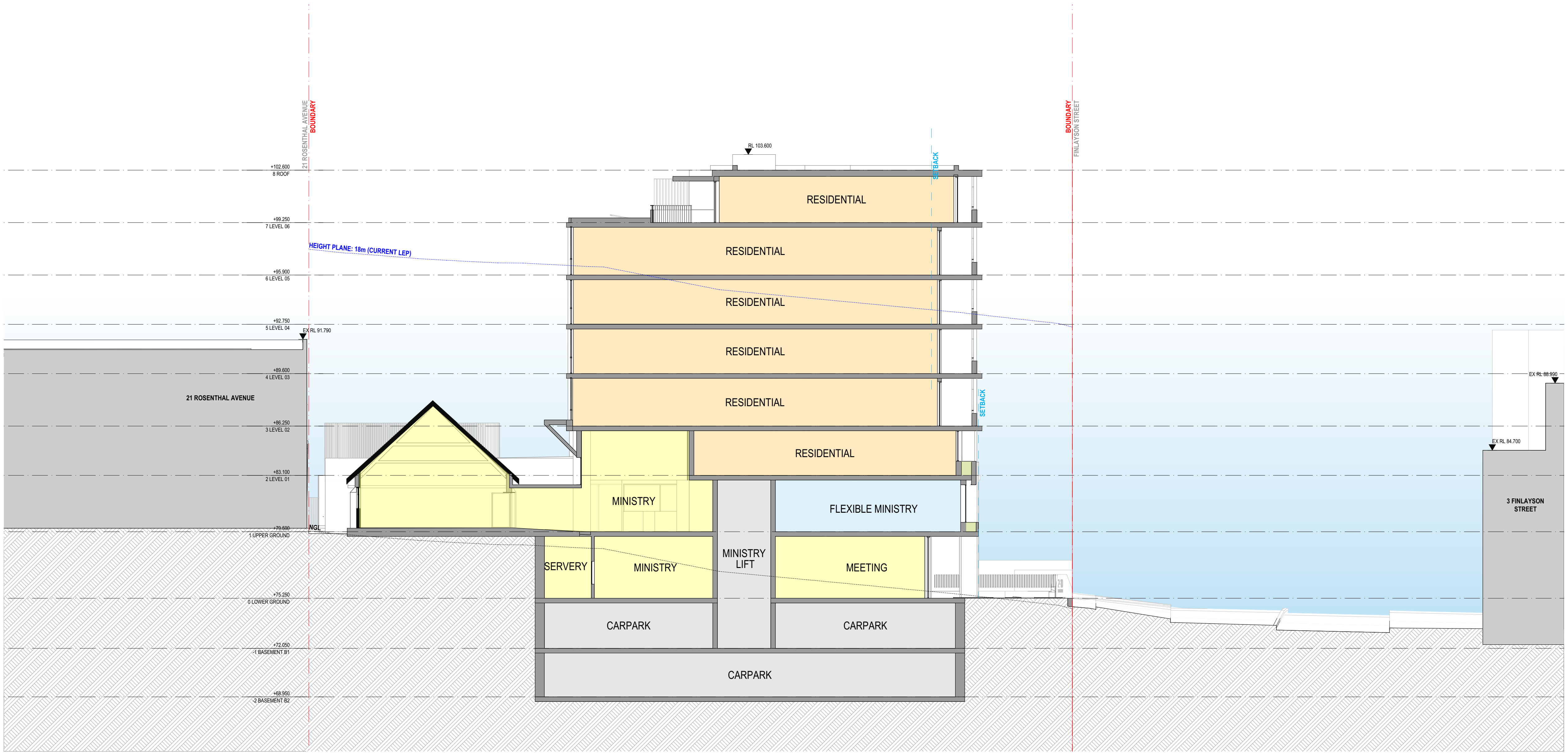
SCALE 1:100 @A0	
DATE 23/05/2025	PLOT DATE 23/05/2025
DRAWN WS, BA, AS	CHECKED RP
JOB NO. 20763	DRAWING NO. PLA-DA-3001

REVISION
C


21 ROSENTHAL AVENUE
BOUNDARY
BOUNDARY
FINLAYSON STREET
RL 103.600
SETBACK
SETBACK
+102.600
8 ROOF
+99.250
7 LEVEL 06
HEIGHT PLANE: 18m (CURRENT LEP)
+95.900
6 LEVEL 05
+92.750
5 LEVEL 04
EX RL 91.790
+89.600
4 LEVEL 03
21 ROSENTHAL AVENUE
+86.250
3 LEVEL 02
+83.100
2 LEVEL 01
+79.500
1 UPPER GROUND
NGL
+75.250
0 LOWER GROUND
+72.050
-1 BASEMENT B1
+68.950
-2 BASEMENT B2
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
MINISTRY
FLEXIBLE MINISTRY
SERVERY
MINISTRY
MINISTRY LIFT
MEETING
CARPARK
CARPARK
CARPARK
EX RL 88.990
EX RL 84.700
3 FINLAYSON STREET

DATE	REVISION	BY	CHK	NO.
9/09/2024	Issue	01	01	01
20/10/2024	Issue	02	02	02
29/10/2024	Issue	03	03	03
31/10/2024	Issue	04	04	04
7/11/2024	Issue	05	05	05
13/11/2024	Issue	06	06	06
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
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SECTION C

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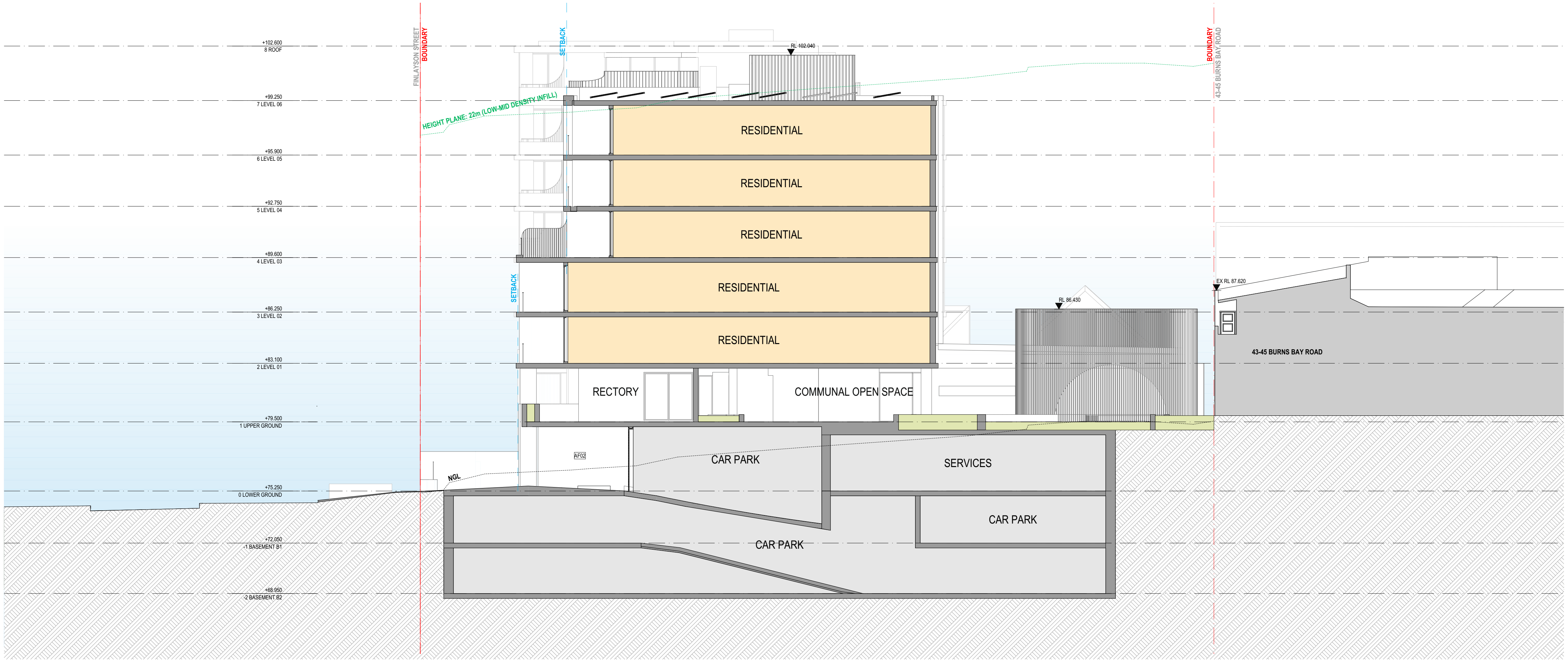
SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-3002	REVISION C


+102.600
8 ROOF
+99.250
7 LEVEL 06
+95.900
6 LEVEL 05
+92.750
5 LEVEL 04
+89.600
4 LEVEL 03
+86.250
3 LEVEL 02
+83.100
2 LEVEL 01
+79.500
1 UPPER GROUND
+75.250
0 LOWER GROUND
+72.050
-1 BASEMENT B1
+68.950
-2 BASEMENT B2
FINLAYSON STREET
BOUNDARY
SETBACK
SETBACK
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
RL 102.040
BOUNDARY
43-45 BURNS BAY ROAD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RECTORY
COMMUNAL OPEN SPACE
RL 86.430
EX RL 87.620
43-45 BURNS BAY ROAD
AF02
NGL
CAR PARK
SERVICES
CAR PARK
CAR PARK

DATE	REVISION	BY	CHK	NO.
17/10/2024	Issue	01	01	01
20/10/2024	Issue	02	02	02
29/10/2024	Issue	03	03	03
31/10/2024	Issue	04	04	04
7/11/2024	Issue	05	05	05
13/11/2024	Issue	06	06	06
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)		Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)		Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)		Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)		Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)		Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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ACN 600506303
Nominated Architect (NSW):
Amit Julka 10002

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architecture

Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland

Telephone +61 2 8823 7000
Instagram #plusarchitecture

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www.plusarchitecture.com.au

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

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SECTION D

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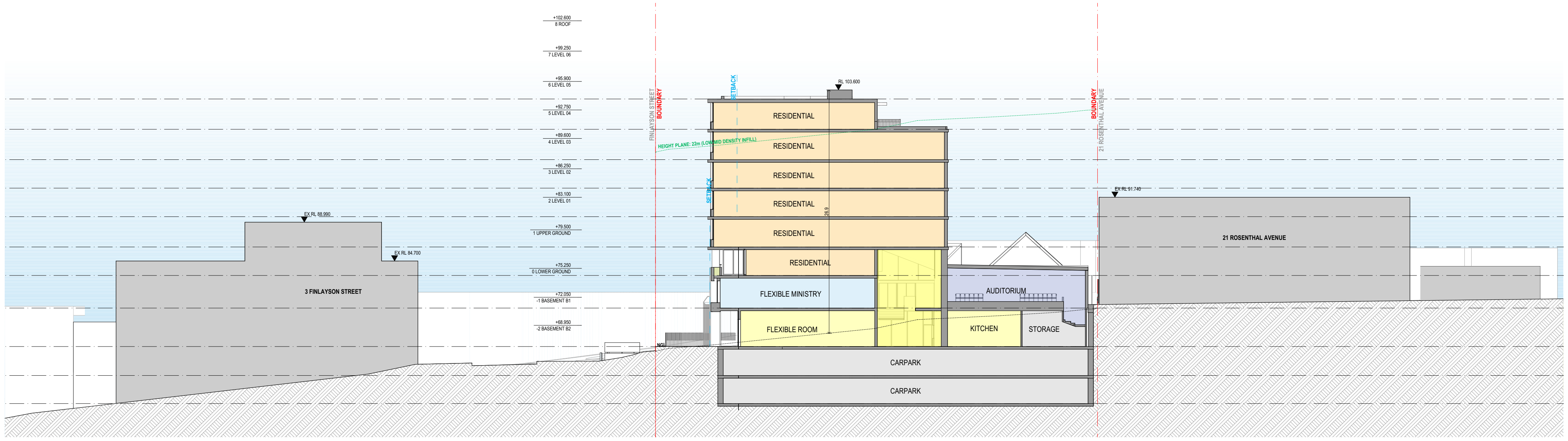
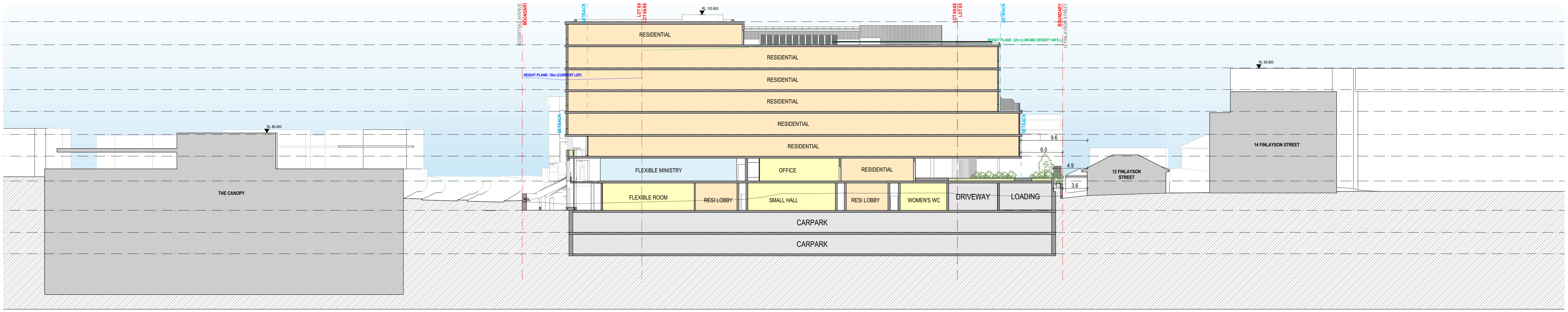
SCALE 1:100 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-3003	REVISION C


+102.600
8 ROOF
+99.250
7 LEVEL 06
+95.900
6 LEVEL 05
+92.750
5 LEVEL 04
+89.600
4 LEVEL 03
+86.250
3 LEVEL 02
+83.100
2 LEVEL 01
+79.500
1 UPPER GROUND
+75.250
0 LOWER GROUND
+72.050
-1 BASEMENT B1
+68.950
-2 BASEMENT B2
FINLAYSON STREET
BOUNDARY
SETBACK
SETBACK
RL 103.600
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
26.9
NGL
EX RL 88.990
EX RL 84.700
3 FINLAYSON STREET
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
FLEXIBLE MINISTRY
FLEXIBLE ROOM
AUDITORIUM
KITCHEN
STORAGE
CARPARK
CARPARK
BOUNDARY
21 ROSENTHAL AVENUE
EX RL 91.740
21 ROSENTHAL AVENUE

1 SECTION E
SCALE: 1:200@A0


ROSENTHAL AVENUE
BOUNDARY
SETBACK
LOT 69
LOT 66-68
RL 103.600
LOT 66-68
LOT 65
SETBACK
BOUNDARY
12 FINLAYSON STREET
HEIGHT PLANE: 22m (LOW-MID DENSITY INFILL)
HEIGHT PLANE: 18m (CURRENT LEP)
RL 86.450
THE CANOPY
SETBACK
SETBACK
NGL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
FLEXIBLE MINISTRY
OFFICE
RESIDENTIAL
FLEXIBLE ROOM
RESI LOBBY
SMALL HALL
RESI LOBBY
WOMEN'S WC
DRIVEWAY
LOADING
CARPARK
CARPARK
9.6
6.0
4.9
1.3
3.6
12 FINLAYSON STREET
RL 95.800
14 FINLAYSON STREET

2 SECTION F
SCALE: 1:200@A0

DATE	REVISION	BY	CHK	NO.
13/11/2024	Issue	01	01	01
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

Traders In Purple

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Nominated Architect (NSW):
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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
STREET SECTIONS

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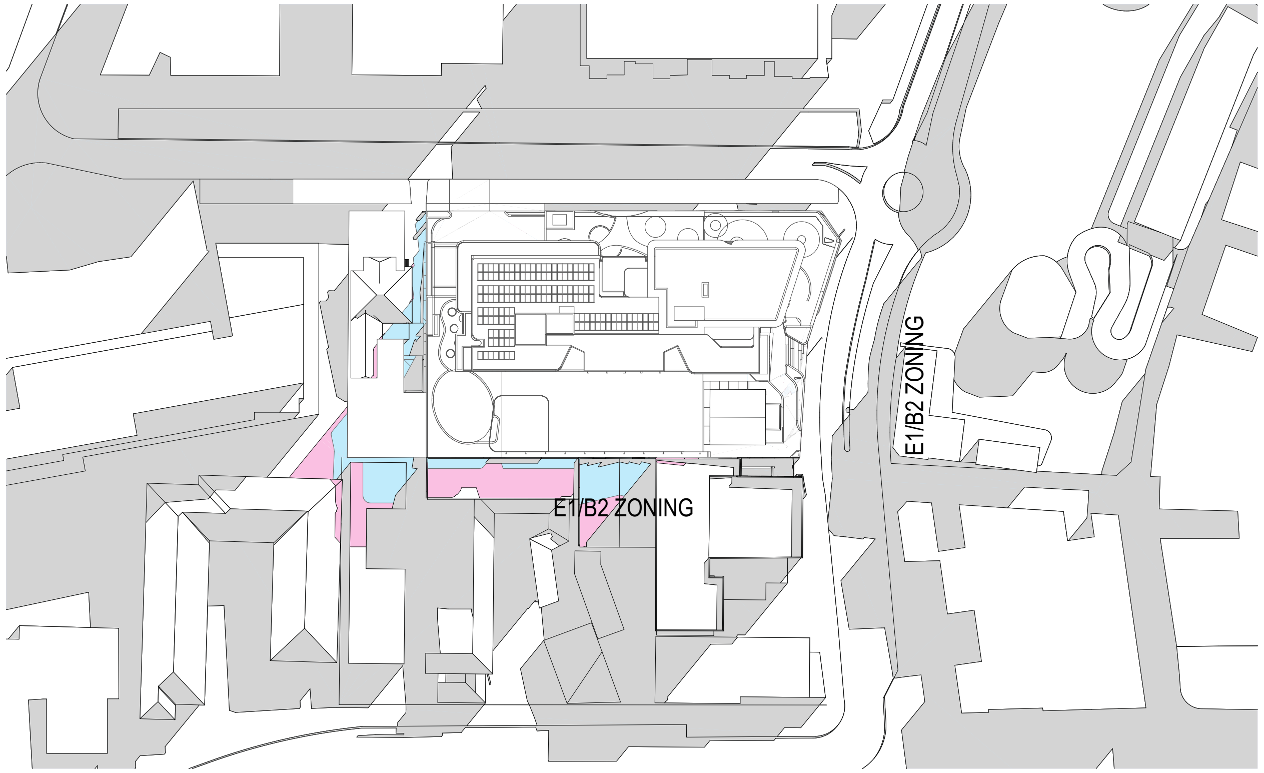
SCALE
1:200 @A0

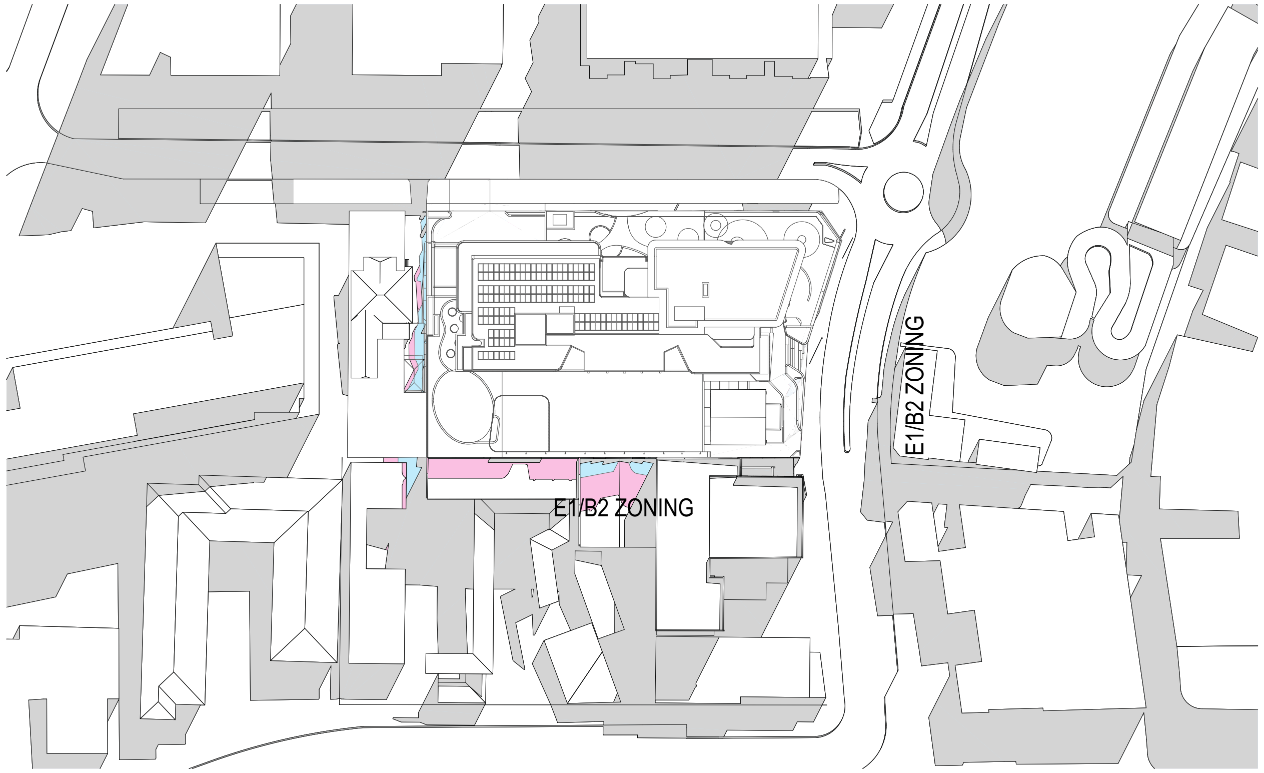
DATE	PLOT DATE
23/05/2025	**23/05/2025**

DRAWN	CHECKED
WS, BA, AS	**RP**

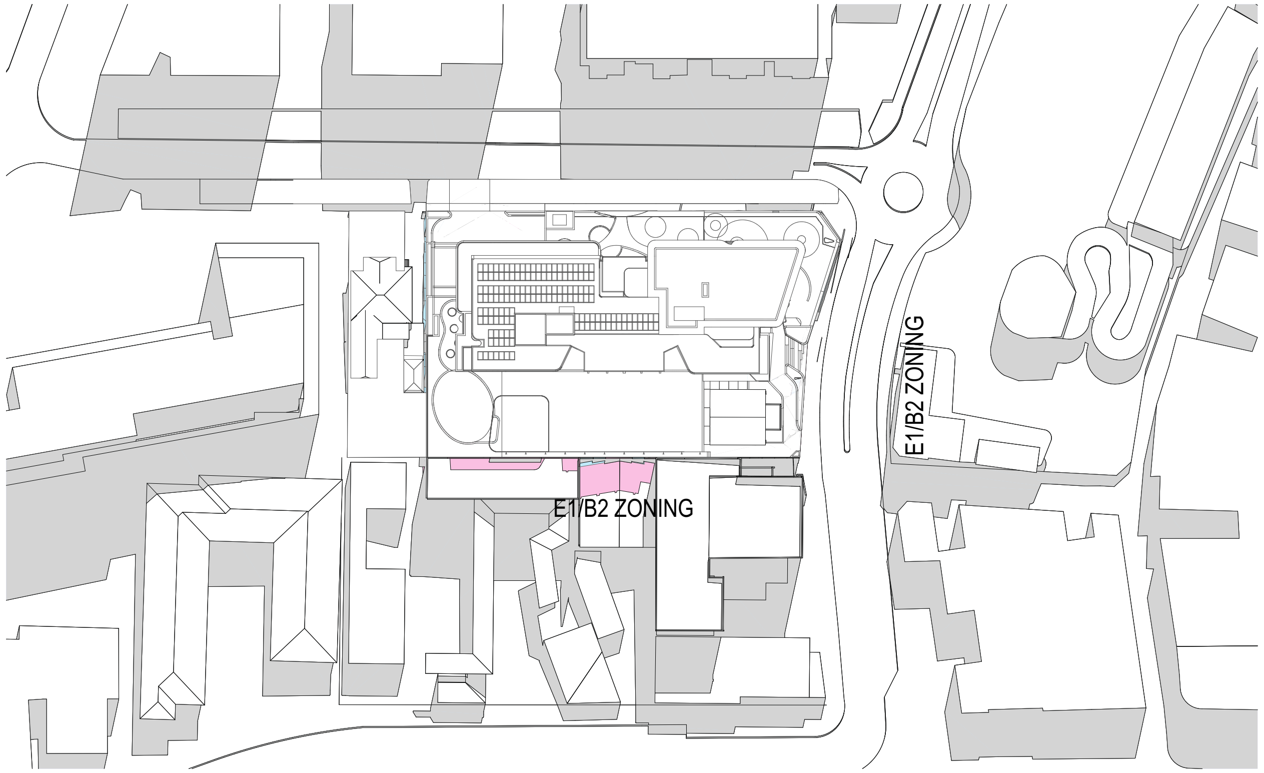
JOB NO.	DRAWING NO.	REVISION
20763	**PLA-DA-3004**	**C**



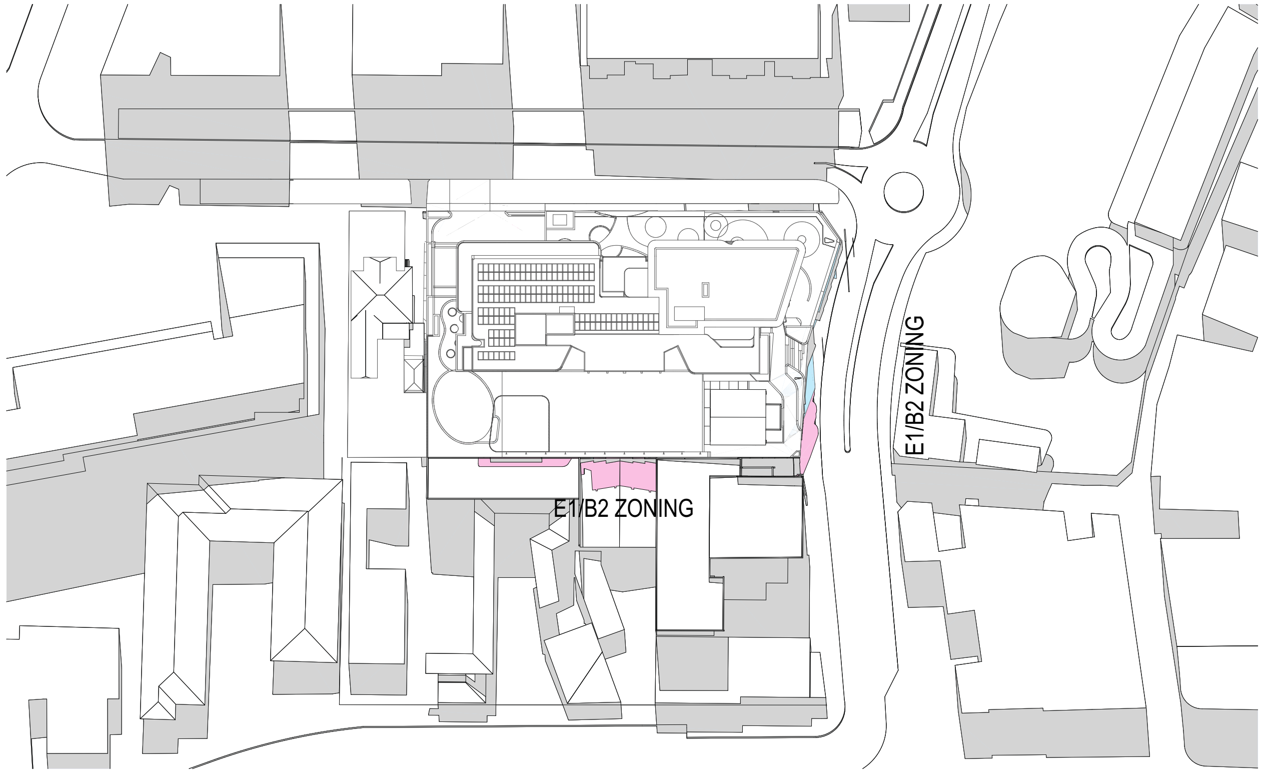
1 SHADOW PROPOSED 9AM - 21 JUNE
SCALE: 1:500@A0



2 SHADOW PROPOSED 10AM - 21 JUNE
SCALE: 1:500@A0



3 SHADOW PROPOSED 11AM - 21 JUNE
SCALE: 1:500@A0



4 SHADOW PROPOSED 12PM - 21 JUNE
SCALE: 1:500@A0

LEGEND:

- ▨ EXISTING BUILDINGS SHADOW
- ▨ 4 STOREY BUILDING SHADOW (CURRENT LEP)
- ▨ PROPOSED BUILDING SHADOW (24M LOW-MEDIUM DENSITY INFILL)

DATE	REVISION	BY	CHK	NO.
23/10/2024	Issue	01	01	01
31/10/2024	Issue	02	02	02
8/11/2024	Issue	03	03	03
13/11/2024	Issue	04	04	04
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
Heritage Architect	☐	Weir Phillips Heritage and Planning	T Alice Fuller (02 8076 5317)	Waste	☐	TTM group	T Thomas Isaac (03 9419 0911)
Civil	☐	Intrax Projects	T Sam McCartney (04 0038 4066)	Structure	☐	Neuron	T Paul Moore (04 6846 8692
Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

Traders In Purple

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Nominated Architect (NSW):
Amit Julka 10002

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arch@plusarchitecture.com.au
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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 01

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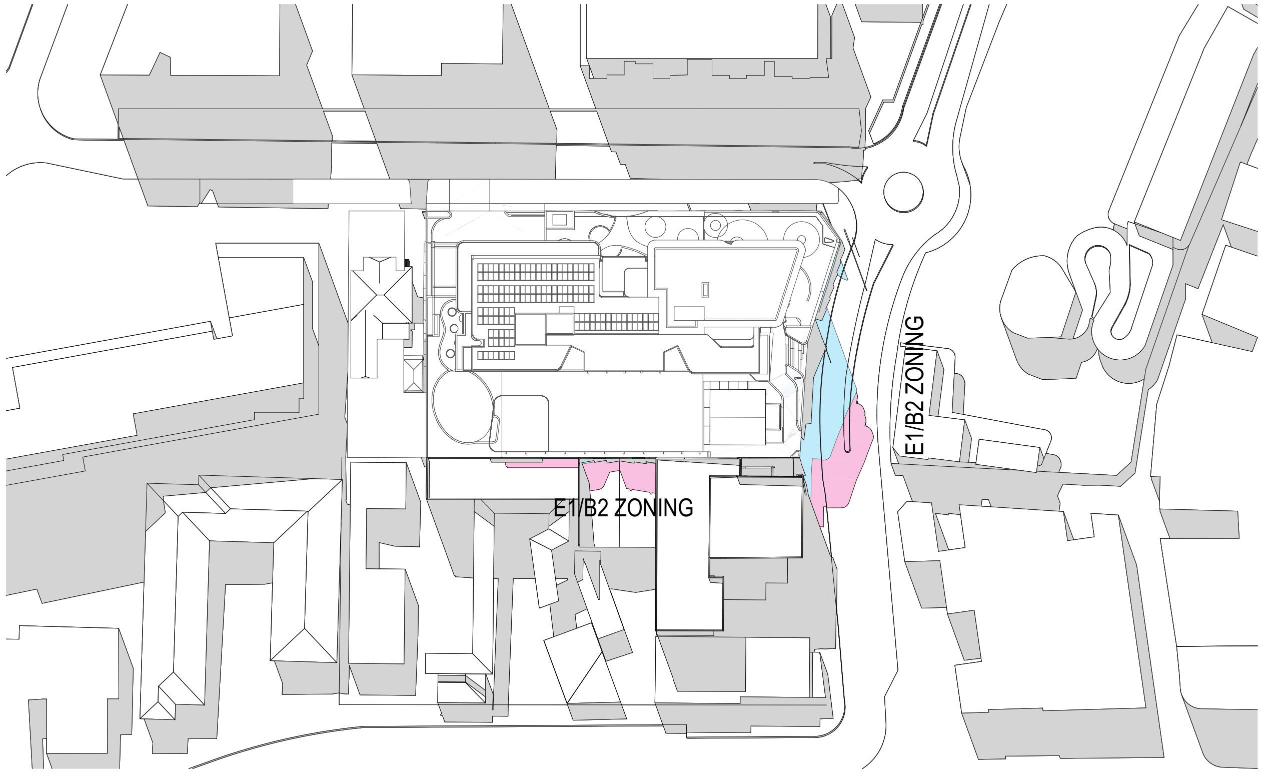
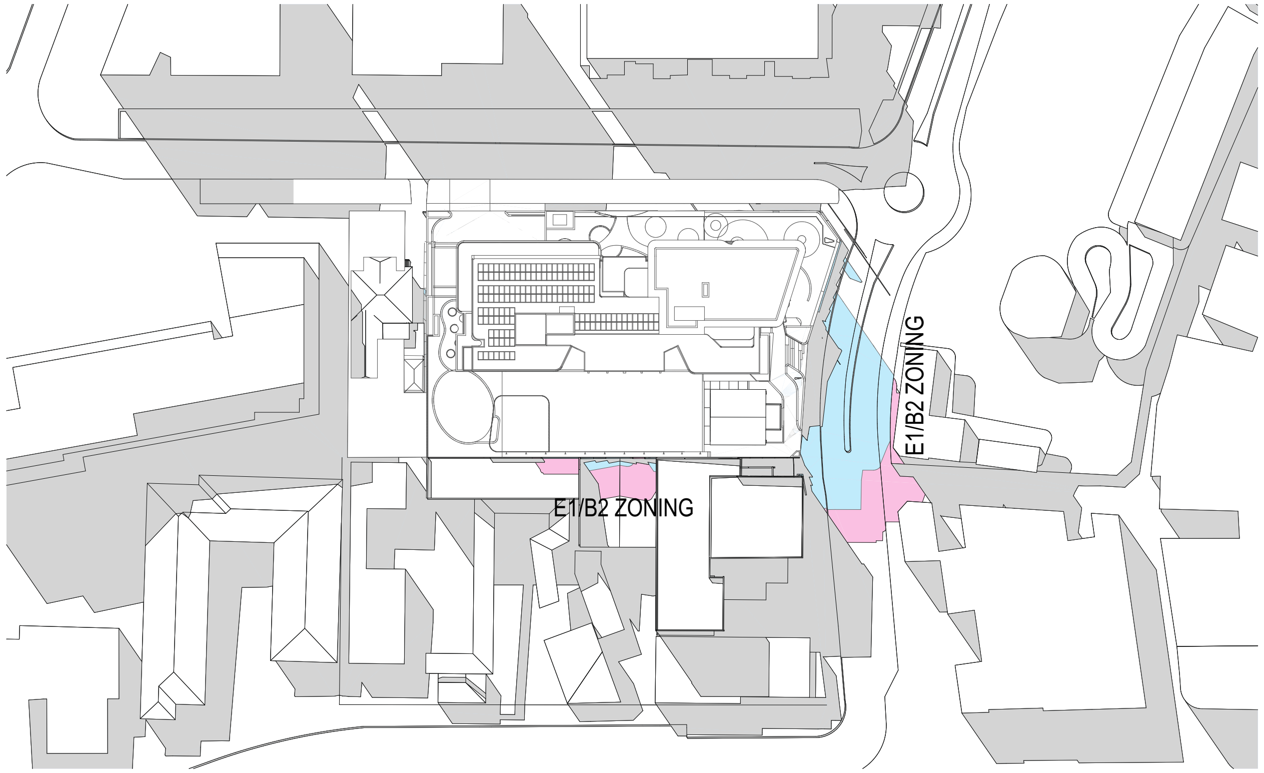
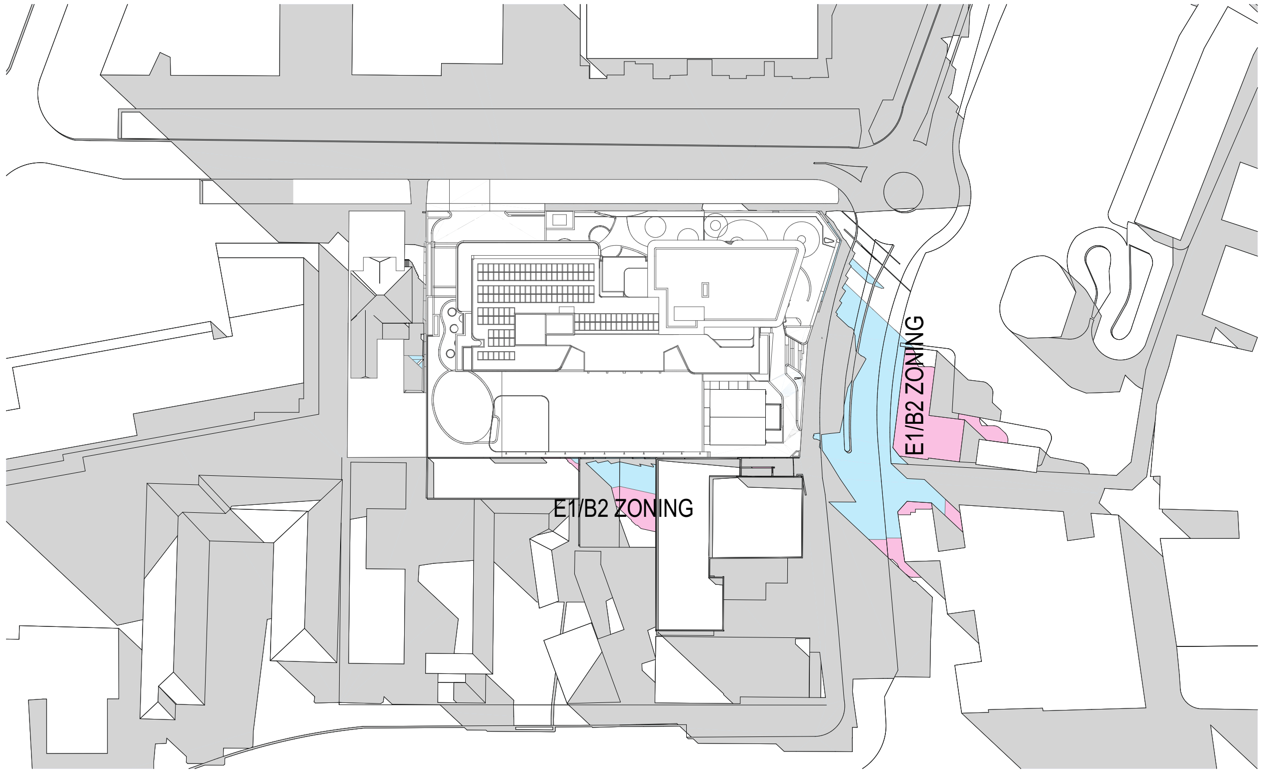
SCALE 1:500 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-4100	REVISION B



1 SHADOW PROPOSED 1PM - 21 JUNE
- SCALE: 1:500@A0



2 SHADOW PROPOSED 2PM - 21 JUNE
- SCALE: 1:500@A0



3 SHADOW PROPOSED 3PM - 21 JUNE
- SCALE: 1:500@A0

LEGEND:

- ▨ EXISTING BUILDINGS SHADOW
- 🟦 4 STOREY BUILDING SHADOW (CURRENT LEP)
- 🟪 PROPOSED BUILDING SHADOW (24M LOW-MEDIUM DENSITY INFILL)

FOR DA

NOT FOR CONSTRUCTION

DATE	REVISION	BY	CHK	NO.
23/10/2024	Issue	01	01	01
31/10/2024	Issue	02	02	02
8/11/2024	Issue	03	03	03
13/11/2024	Issue	04	04	04
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
BCA	☐	Certatude	T Kurtis Lamaro (02 9299 8058)	Planner	☐	Planning&co	T Tom Goode (04 0642 8465)
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Mechanical, Hydraulic, Fire, Electrical	☐	Neuron	T Corey Munro (+61 437 654 141)	Traffic	☐	Ason Group	T Jay Wu (+61 290 836 601)

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PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
SHADOW DIAGRAMS - SHEET 02

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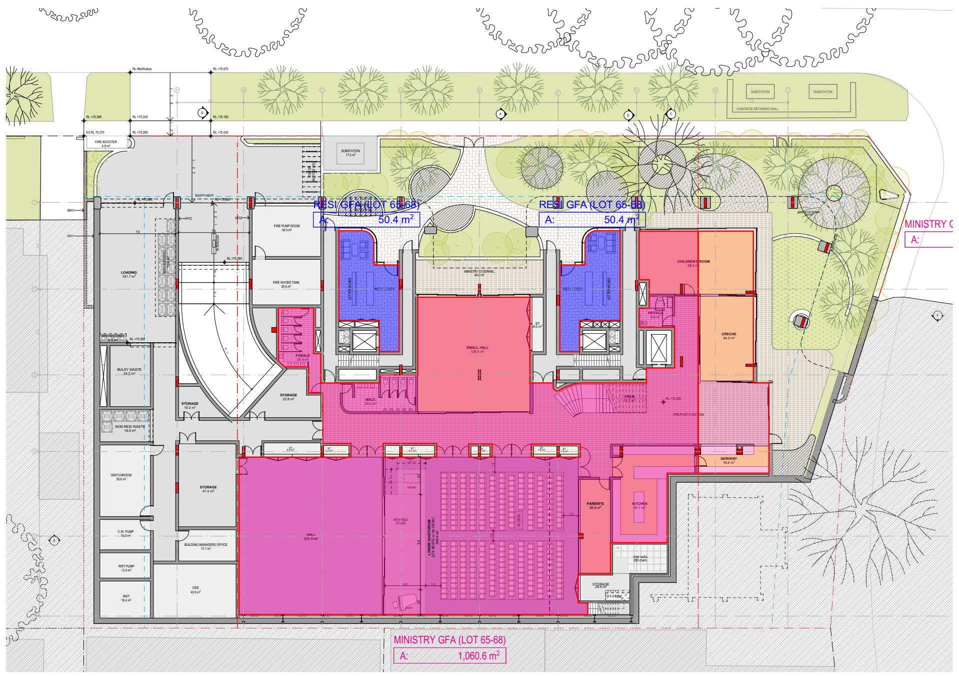
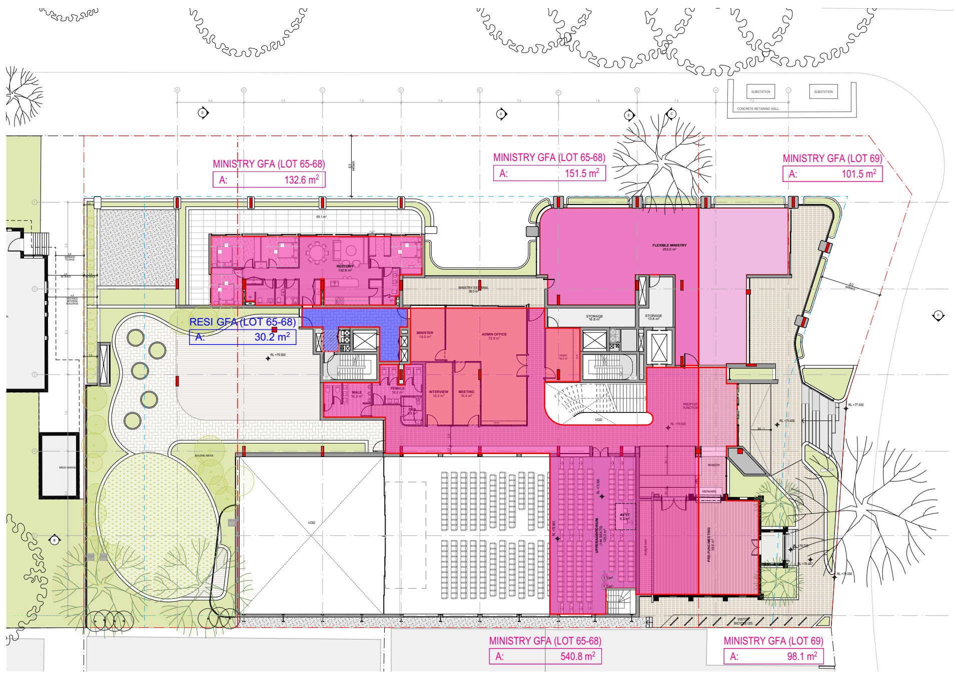
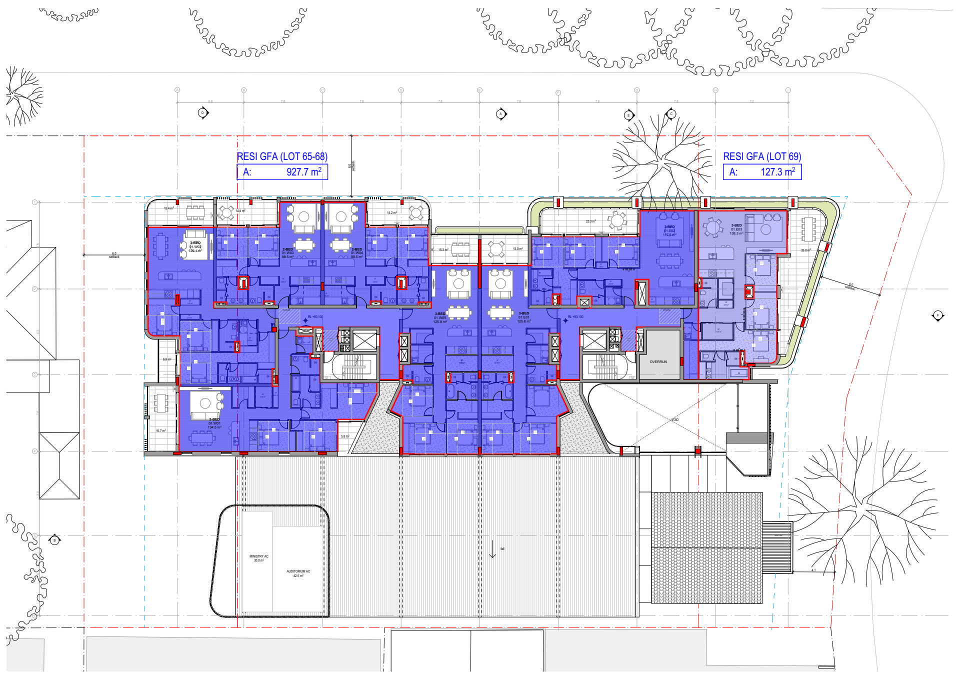
SCALE 1:500, 1:1.43 @A0		
DATE 23/05/2025	PLOT DATE 23/05/2025	
DRAWN WS, BA, AS	CHECKED RP	
JOB NO. 20763	DRAWING NO. PLA-DA-4101	REVISION B


RESI GFA (LOT 65-68)
A: 50.4 m²
RESI GFA (LOT 65-68)
A: 50.4 m²
MINISTRY
A:
MINISTRY GFA (LOT 65-68)
A: 1,060.6 m²

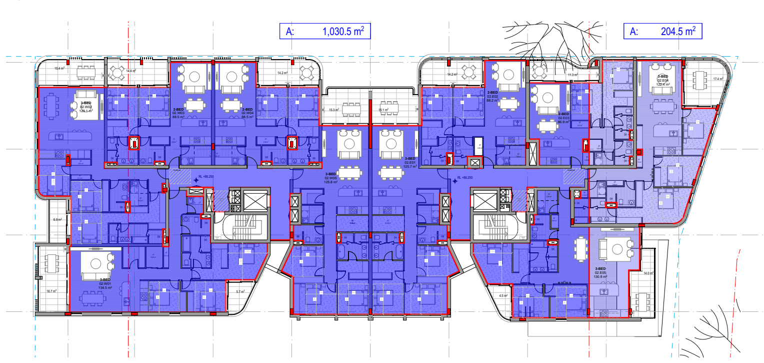
1 LOWER GROUND
SCALE: 1:250@A0


MINISTRY GFA (LOT 65-68)
A: 132.6 m²
MINISTRY GFA (LOT 65-68)
A: 151.5 m²
MINISTRY GFA (LOT 69)
A: 101.5 m²
RESI GFA (LOT 65-68)
A: 30.2 m²
MINISTRY GFA (LOT 65-68)
A: 540.8 m²
MINISTRY GFA (LOT 69)
A: 98.1 m²

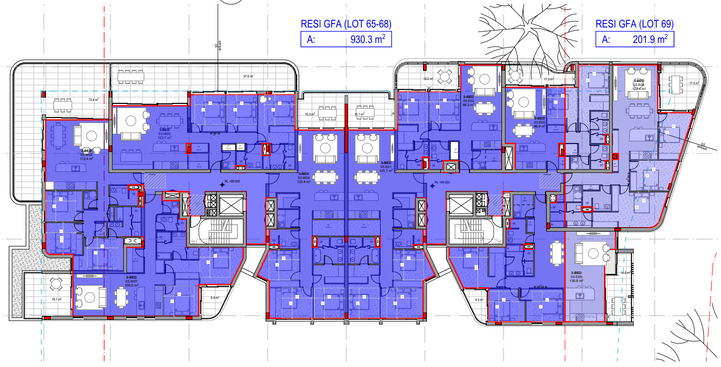
2 UPPER GROUND
SCALE: 1:250@A0


RESI GFA (LOT 65-68)
A: 927.7 m²
RESI GFA (LOT 69)
A: 127.3 m²

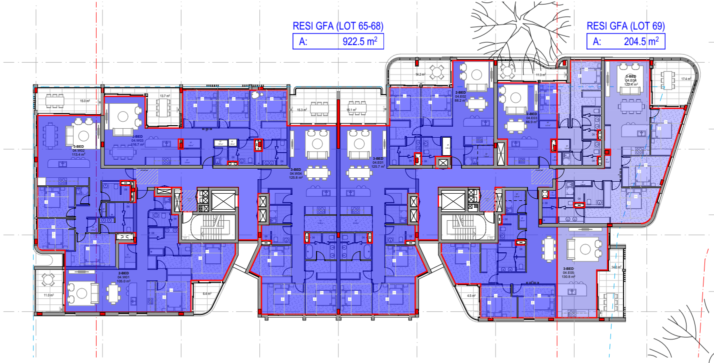
3 LEVEL 01
SCALE: 1:250@A0


A: 1,030.5 m²
A: 204.5 m²

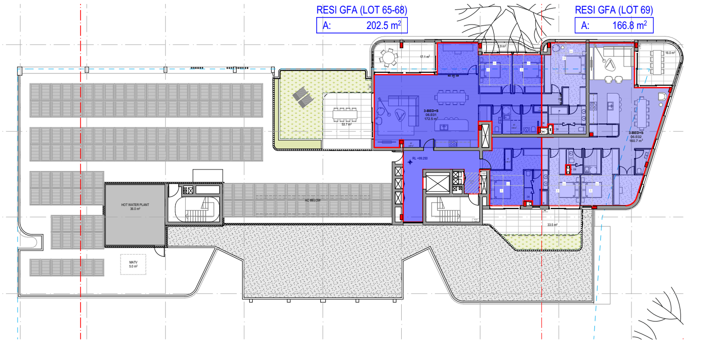
4 LEVEL 02
SCALE: 1:250@A0


RESI GFA (LOT 65-68)
A: 930.3 m²
RESI GFA (LOT 69)
A: 201.9 m²

5 LEVEL 03
SCALE: 1:250@A0


RESI GFA (LOT 65-68)
A: 922.5 m²
RESI GFA (LOT 69)
A: 204.5 m²

6 LEVEL 04-05
SCALE: 1:250@A0


RESI GFA (LOT 65-68)
A: 202.5 m²
RESI GFA (LOT 69)
A: 166.8 m²

7 LEVEL 06
SCALE: 1:250@A0

STOREY	GFA	Measured Area
LEVEL 06		
	RESI GFA (LOT 65-68)	202
LEVEL 05		
	RESI GFA (LOT 65-68)	922
LEVEL 04		
	RESI GFA (LOT 65-68)	922
LEVEL 03		
	RESI GFA (LOT 65-68)	930
LEVEL 02		
	RESI GFA (LOT 65-68)	1,031
LEVEL 01		
	RESI GFA (LOT 65-68)	928
UPPER GROUND		
	MINISTRY GFA (LOT 65-68)	825
	RESI GFA (LOT 65-68)	30
LOWER GROUND		
	MINISTRY GFA (LOT 65-68)	1,061
	RESI GFA (LOT 65-68)	100
TOTAL		**6,951 m²**
SITE AREA (LOT 65-68)		**2974 m²**
FSR ALLOWED (LOW-MID RISE HOUSING)		**2.20:1**
FSR PROPOSED		**2.34:1**

STOREY	GFA	Measured Area
LEVEL 06		
	RESI GFA (LOT 69)	167
LEVEL 05		
	RESI GFA (LOT 69)	205
LEVEL 04		
	RESI GFA (LOT 69)	205
LEVEL 03		
	RESI GFA (LOT 69)	202
LEVEL 02		
	RESI GFA (LOT 69)	205
LEVEL 01		
	RESI GFA (LOT 69)	127
UPPER GROUND		
	MINISTRY GFA (LOT 69)	200
LOWER GROUND		
	MINISTRY GFA (LOT 69)	145
TOTAL		**1,456 m²**
SITE AREA (LOT 69)		**789 m²**
FSR ALLOWED (LEP)		**1.70:1**
FSR PROPOSED		**1.85:1**

OVERALL SITE

TOTAL GFA (LOT 65-69)	**8,406 m²**
TOTAL GFA EXCLUDING VPA GFA TRANSFER (LOT 65-69)	**8,037 m²**
SITE AREA (LOT 65-69)	**3,763 m²**
FSR PROPOSED (LOT 65-69)	**2.23:1**
FSR PROPOSED (EXCLUDING VPA GFA TRANSFER)	**2.14:1**

DATE	REVISION	BY	CHK	NO.
31/10/2024	Issue	01	01	01
5/11/2024	Issue	02	02	02
8/11/2024	Issue	03	03	03
13/11/2024	Issue	04	04	04
13/11/2024	Issue	05	05	05
15/11/2024	Issue	06	06	06
19/11/2024	Issue	A	A	A
12/03/2025	Issue	B	B	B
23/05/2025	Issue	C	C	C

DATE	REVISION	BY	CHK	NO.

CONSULTANTS

Arborist	☐	Blues Bros	T Gordon Blues (04 3999 1122)	Landscape	☐	Land and Form	T Charlie Robinson (04 5757 1831)
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ACN 600506303
Nominated Architect (NSW):
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Brisbane Western Australia
Christchurch Auckland
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arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT
2 - 10 FINLAYSON STREET LANE COVE NSW 2066 AUSTRALIA

DRAWING TITLE
GFA DIAGRAM

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FOR DA

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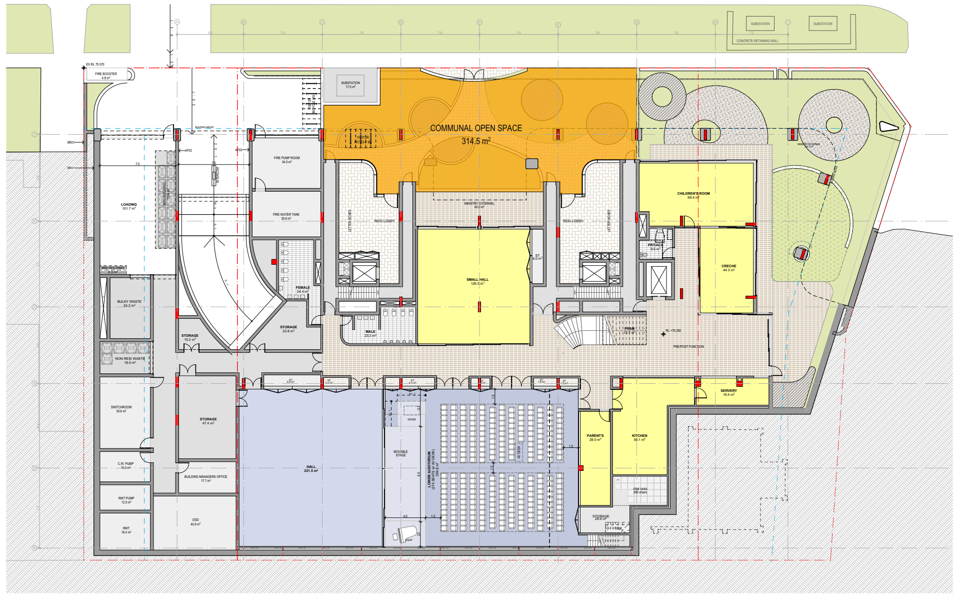
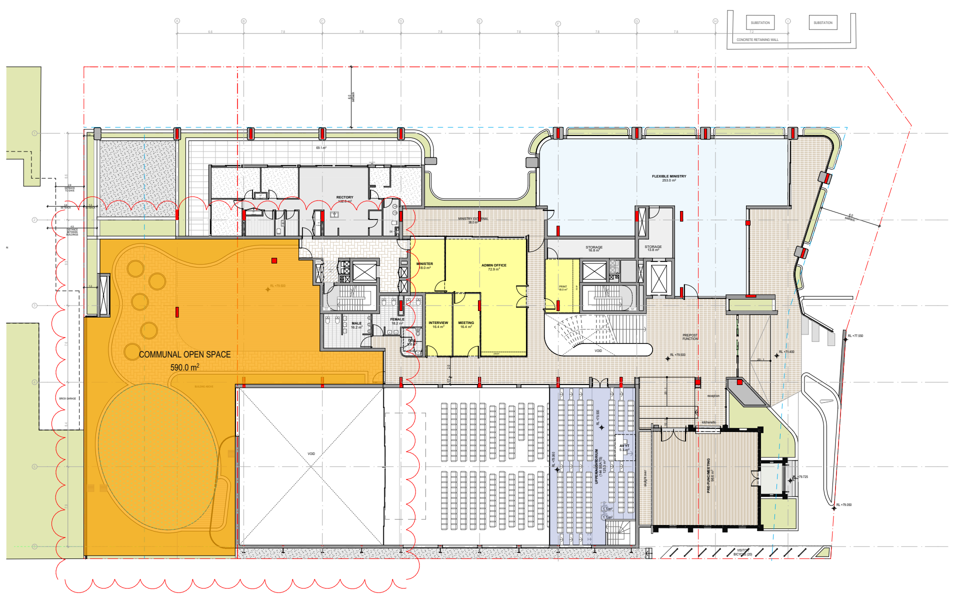
SCALE **1:250, 1:1 @A0**		
DATE **23/05/2025**	PLOT DATE **23/05/2025**	
DRAWN **WS, BA, AS**	CHECKED **RP**	
JOB NO. **20763**	DRAWING NO. **PLA-DA-4400**	REVISION **C**

LEGEND:

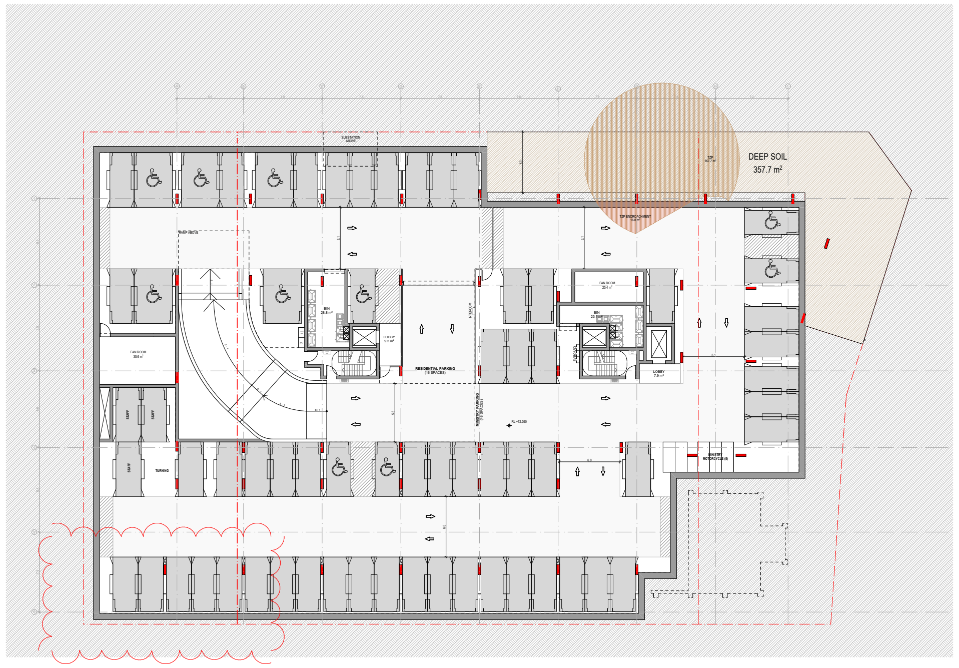
▨ DEEP SOIL
🟧 COMMUNAL OPEN SPACE
🟪 TOTAL SITE
🟦 RESIDENTIAL SITE AREA



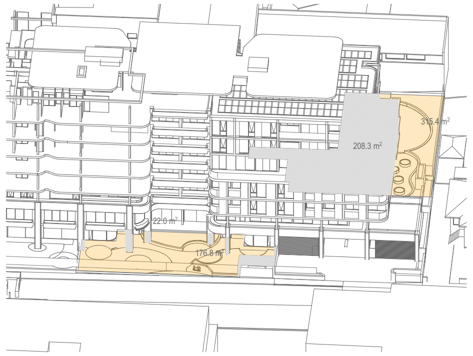
1 LOWER GROUND (COS)
SCALE: 1:250@A1



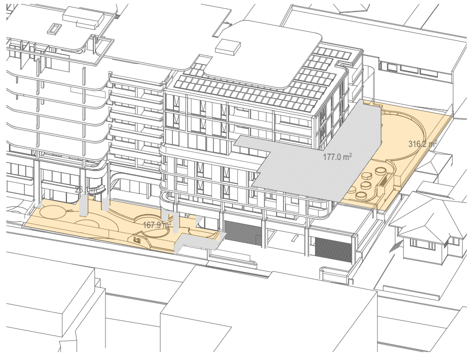
2 UPPER GROUND (COS)
SCALE: 1:250@A1



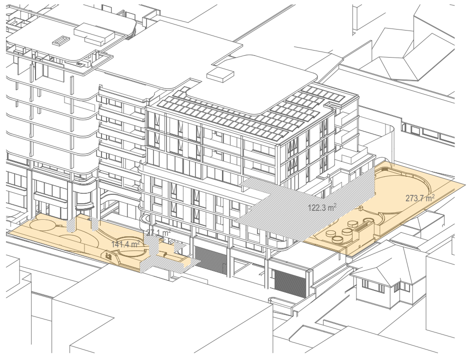
3 BASEMENT B1 (DEEP SOIL)
SCALE: 1:250@A1



SUN EYE VIEW 12PM - 21 JUNE
SCALE: 1:400@A1



SUN EYE VIEW 1PM - 21 JUNE
SCALE: 1:400@A1



SUN EYE VIEW 2PM - 21 JUNE
SCALE: 1:400@A1

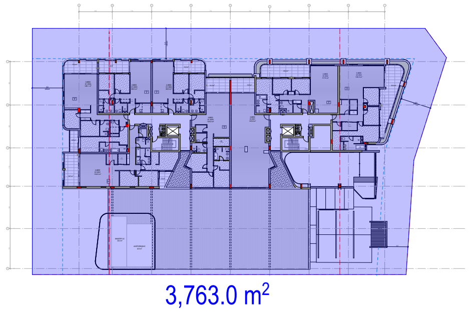
SOLAR ACCESS - COMMUNAL OPEN SPACES:

2hrs SOLAR ACCESS - COMMUNAL OPEN SPACES

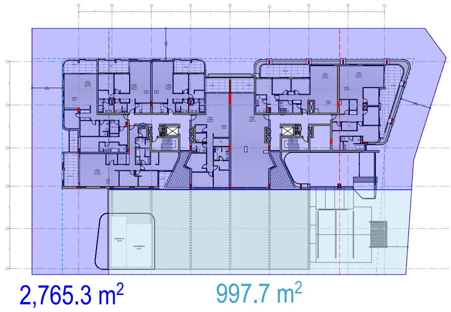
	Residential Entry		%	%	Upper Ground		%	%
	SHADOW M2	TOTAL M2	SHADOW	SUN	SHADOW M2	TOTAL M2	SHADOW	SUN
12PM	22	176.8	12.4	87.6	208	315	66.0	34.0
1PM	26.1	167.9	15.5	84.5	177	316	56.0	44.0
2PM	27.1	141.4	19.2	80.8	122.3	374	32.7	67.3
TOTAL	75.2	486.1	15.5	84.5	507.3	1005	50.5	49.5

2hrs SOLAR ACCESS - COMMUNAL OPEN SPACES

SHADOW M2	TOTAL M2	% SHADOW	% SOLAR
582.5	1491.1	**39.1**	**60.9**



2. TOTAL AREA
SCALE: 1:500@A1



2. DISCOUNTED AREA
SCALE: 1:500@A1

COMMUNAL OPEN SPACE - CALCULATION:

	TOTAL SITE AREA *(3763 m2)*	RESIDENTIAL SITE AREA *(2765.3 m2)*	CURRENTLY ACHIEVED
25%	941 m²	691 m²	**905 m²**

DEEP SOIL - CALCULATION:

	TOTAL SITE AREA *(3763 m2)*	RESIDENTIAL SITE AREA *(2765.3 m2)*	CURRENTLY ACHIEVED
7% *(ADG DESIGN CRITERIA)*	263 m²	194 m²	**358 m²**
15% *(ADG DESIGN GUIDANCE)*	564 m²	415 m²	**358 m²**

DATE	REVISION	BY	CHK	NO.
2/08/2024	Issue	01	01	01
31/10/2024	Issue	02	02	02
8/11/2024	Issue	03	03	03
13/11/2024	Issue	04	04	04
19/11/2024	Issue	A	A	A
23/05/2025	Issue	B	B	B

DATE	REVISION	BY	CHK	NO.

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DRAWING TITLE
AREA & AMENITIES DIAGRAM

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The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

FOR DA

NOT FOR CONSTRUCTION

SCALE
1:250, 1:400, 1:500 @A0

DATE
23/05/2025

PLOT DATE
23/05/2025

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WS, BA, AS

CHECKED
RP

JOB NO.
20763

DRAWING NO.
PLA-DA-5000

REVISION
B