

DRAWING LIST

NUMBER.	NAME.	REV.
A000 GENERAL		
DA 000	COVER SHEET	J
DA 001	BASIX	B
A100 SITE		
DA 100	SITE PLAN ANALYSIS	B

NUMBER.	NAME.	REV.
A200 GENERAL ARRANGEMENT DRAWINGS		
DA 200	EXISTING GROUND FLOOR	B
DA 201	EXISTING ROOF	B
DA 202	EXISTING LONG & CROSS SECTIONS	B
DA 210	DEMOLITION GROUND FLOOR	B
DA 211	DEMOLITION ROOF	B
DA 220	PROPOSED GROUND FLOOR	L
DA 221	PROPOSED FIRST FLOOR	K
DA 222	PROPOSED ROOF	F

NUMBER.	NAME.	REV.
A300 ELEVATIONS		
DA 300	PROPOSED NORTH & SOUTH ELEVATIONS	L
DA 301	PROPOSED EAST & WEST ELEVATIONS	I
A400 SECTIONS		
DA 400	PROPOSED LONG SECTION & CROSS SECTIONS	I
DA 401	PROPOSED LONG SECTION RIDGE POINT	C

NUMBER.	NAME.	REV.
A500 PALETTE		
DA 500	MATERIAL PALETTE	D
A600 DIAGRAMS		
DA 600	SHADOW DIAGRAMS - PLAN	C
A700 AREA		
DA 700	AREA SCHEDULE	H

DRAWING SYMBOLS

SETOUT GRID

DETAIL REFERENCE SYMBOL

SECTION SYMBOL

ELEVATION SYMBOL

INTERNAL ELEVATION SYMBOL

SCALE BAR

NORTH



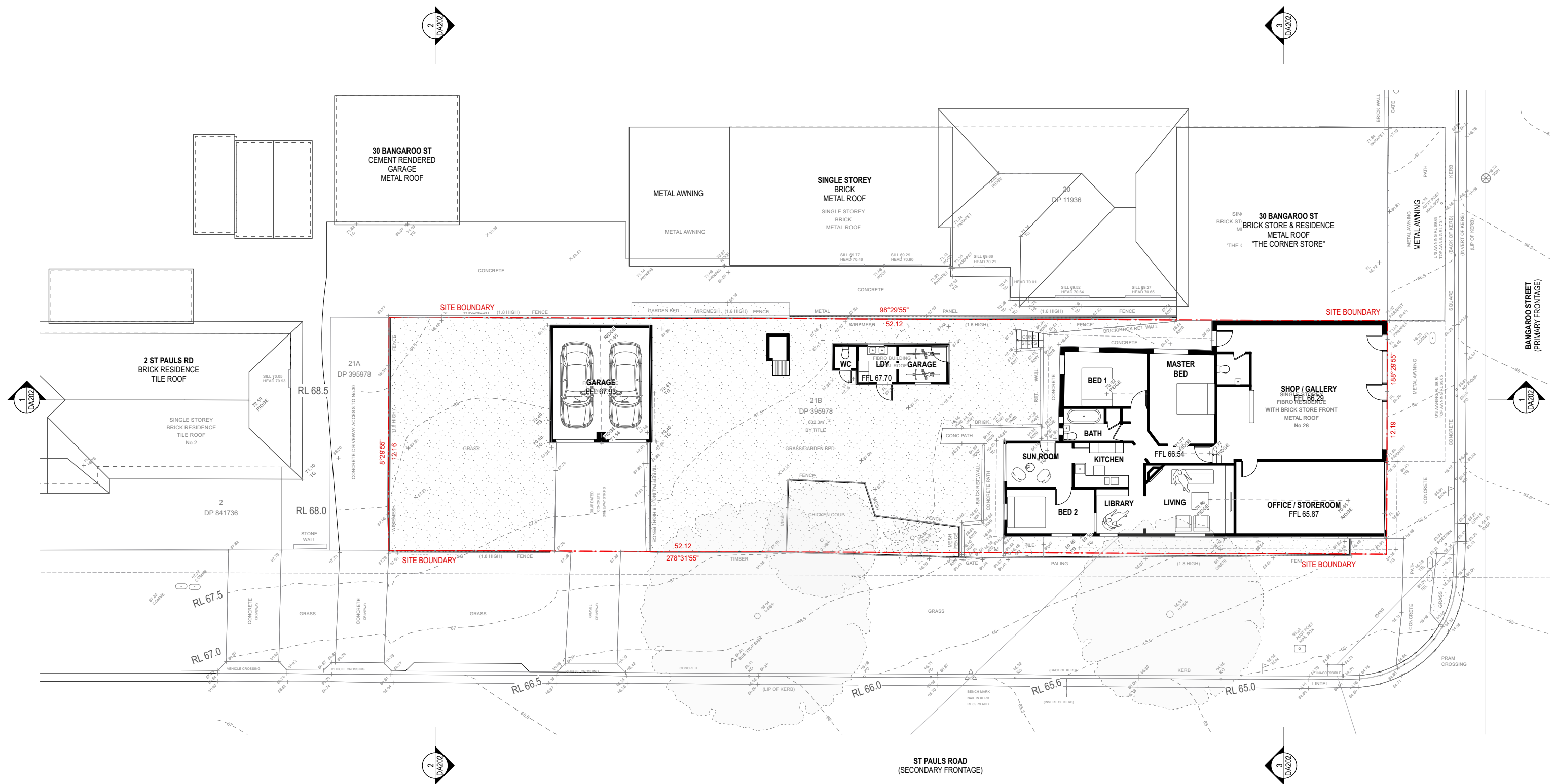


1 CONTEXT PLAN
Scale: 1:1000



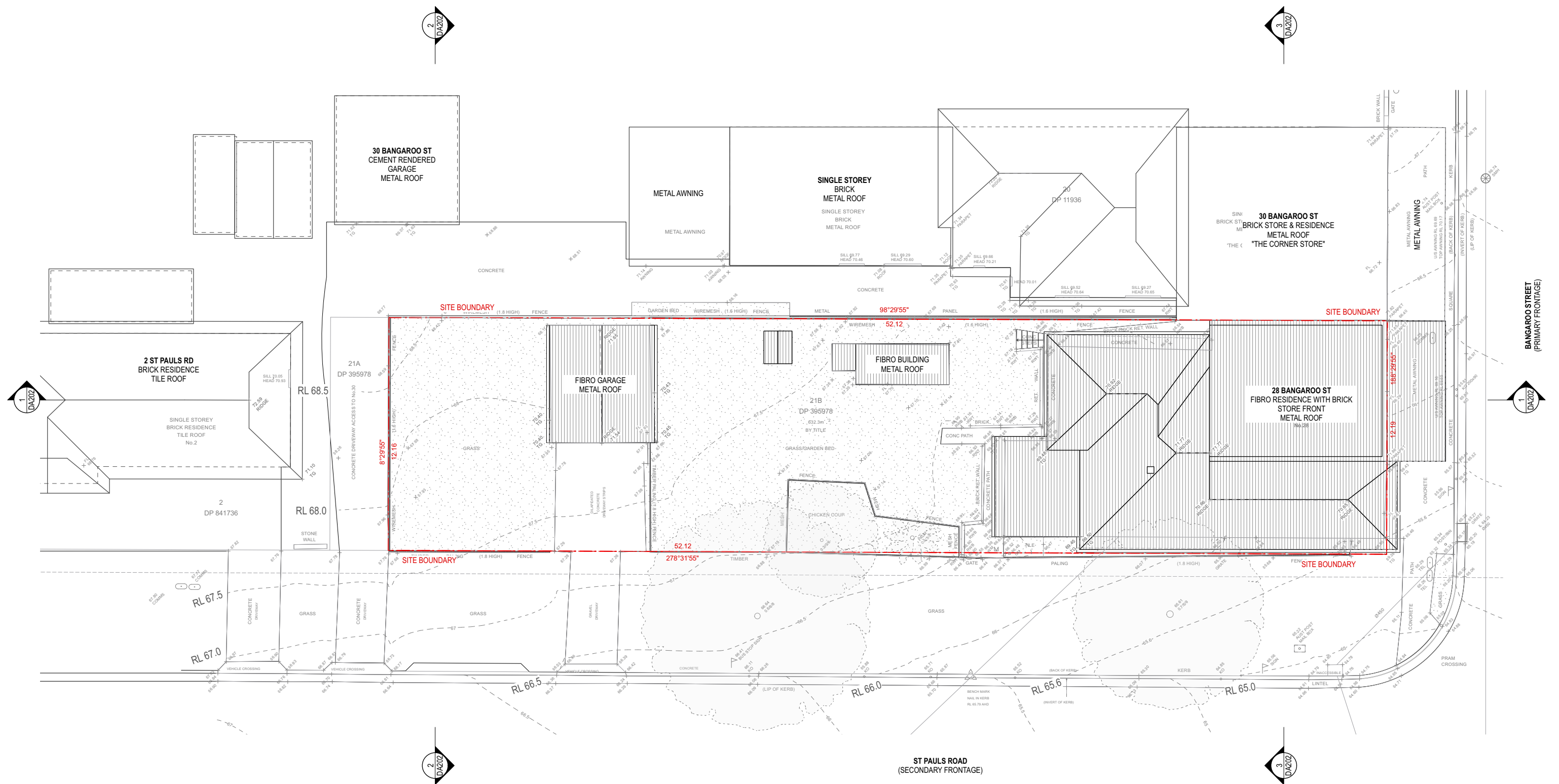
2 SITE ANALYSIS
Scale: 1:500

B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	<div>1:10000</div> <div>0102050</div> <div></div>	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE SITE PLAN ANALYSIS		
						PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION SERIES	SHEET NUMBER	ISSUE
						2113	LH	TB	1:1000	A3	DA	DA100	B



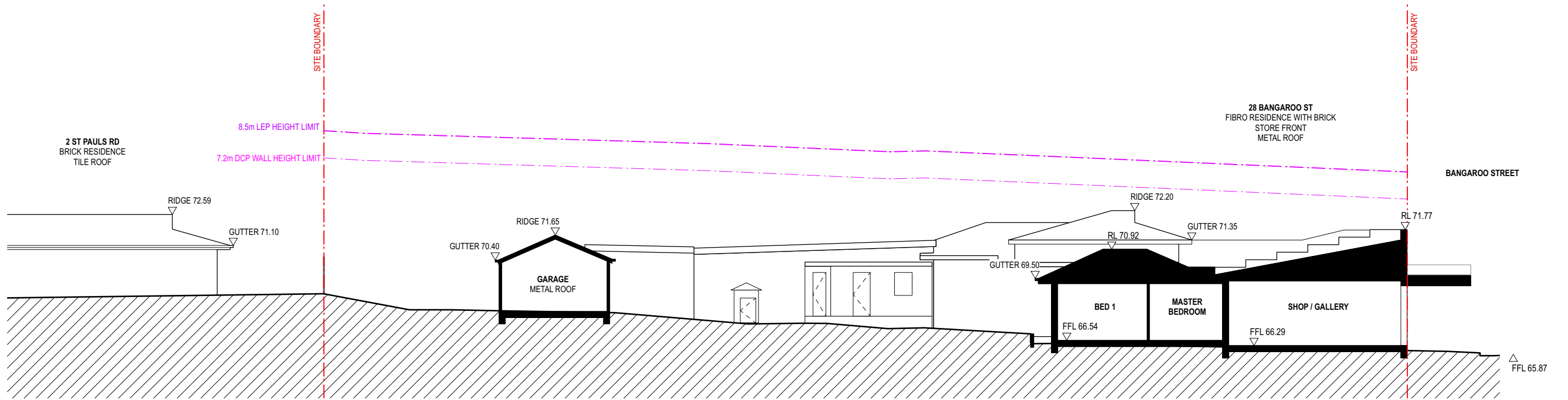
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B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	<div><div>1:200</div><div><div>0</div><div>1</div><div>2</div><div>5</div><div>10</div></div></div>		<div>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.</div>		<div>ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Balgownie Street, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com</div>		<div>PROJECT 28 BANGAROO STREET</div>					<div>SHEET TITLE EXISTING GROUND FLOOR</div>		
			<div></div>	<div>NOT FOR CONSTRUCTION</div>		<div>CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowlah, NSW, 2093</div>		<div>PROJECT NUMBER 2113</div>	<div>DRAWN LH</div>	<div>CHECKED TB</div>	<div>SHEET SCALE 1:200</div>	<div>SHEET SIZE A3</div>	<div>DOCUMENTATION SERIES DA</div>	<div>SHEET NUMBER DA200</div>	<div>ISSUE B</div>	

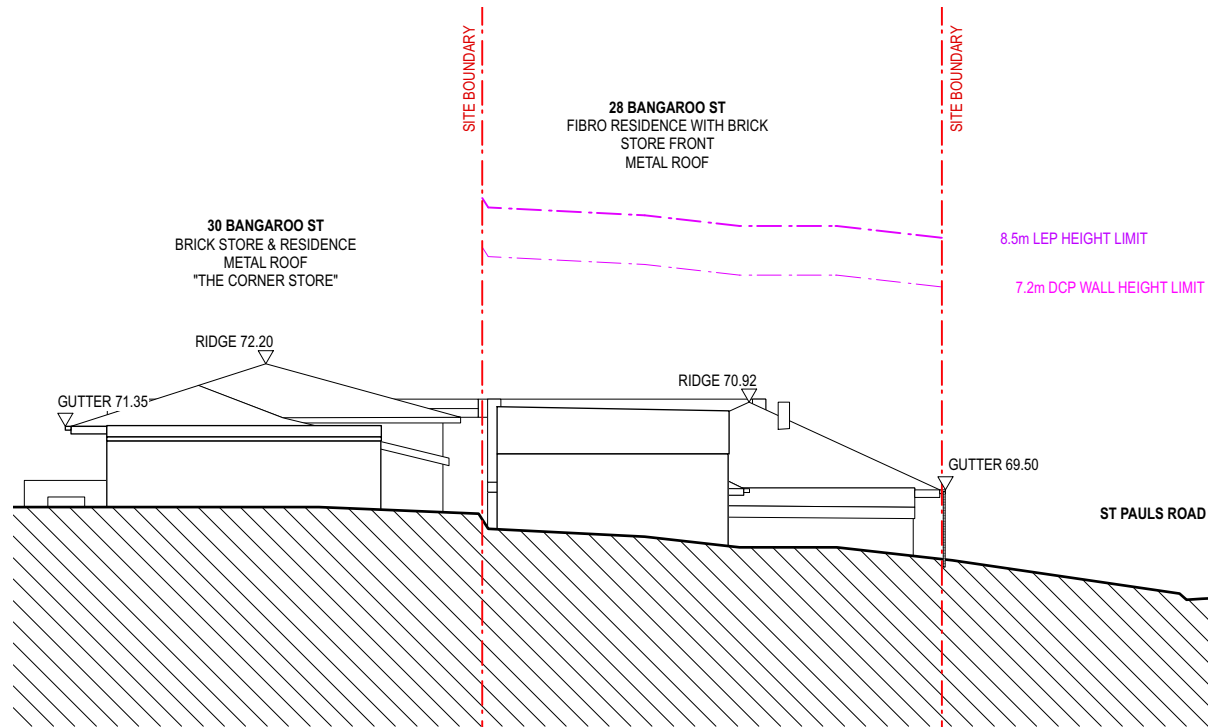


Scale: 1:200

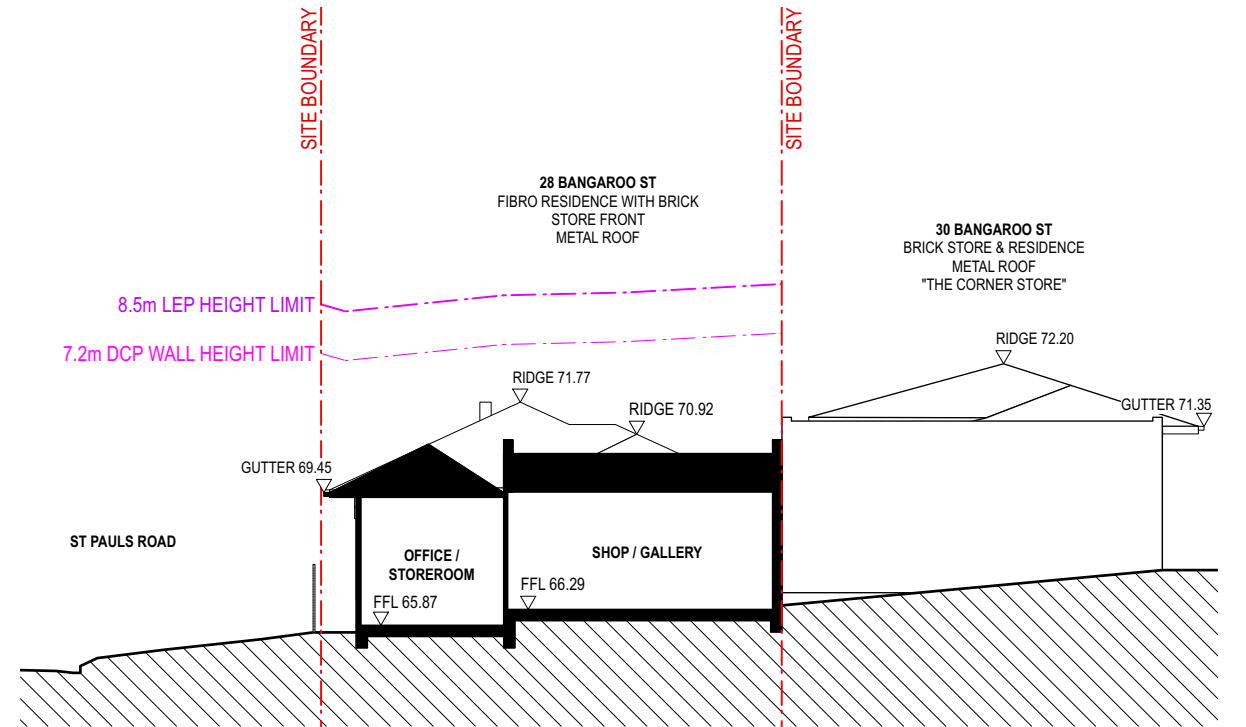
B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	<div><div></div><div>1:200</div><div><div>0</div><div>1</div><div>2</div><div>5</div><div>10</div></div></div>		This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. Dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.		ARCHITECT BREAKSPEAR ARCHITECTS ABN 61 601 670 991 ACN 601 670 991 214 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE EXISTING ROOF		
			<div><div></div><div></div></div>	<div>NOT FOR CONSTRUCTION</div>		CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowlah, NSW, 2093	PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE 1:200	SHEET SIZE A3	DOCUMENTATION SERIES DA	SHEET NUMBER DA201	ISSUE B	



1 EXISTING LONG SECTION
Scale: 1:200



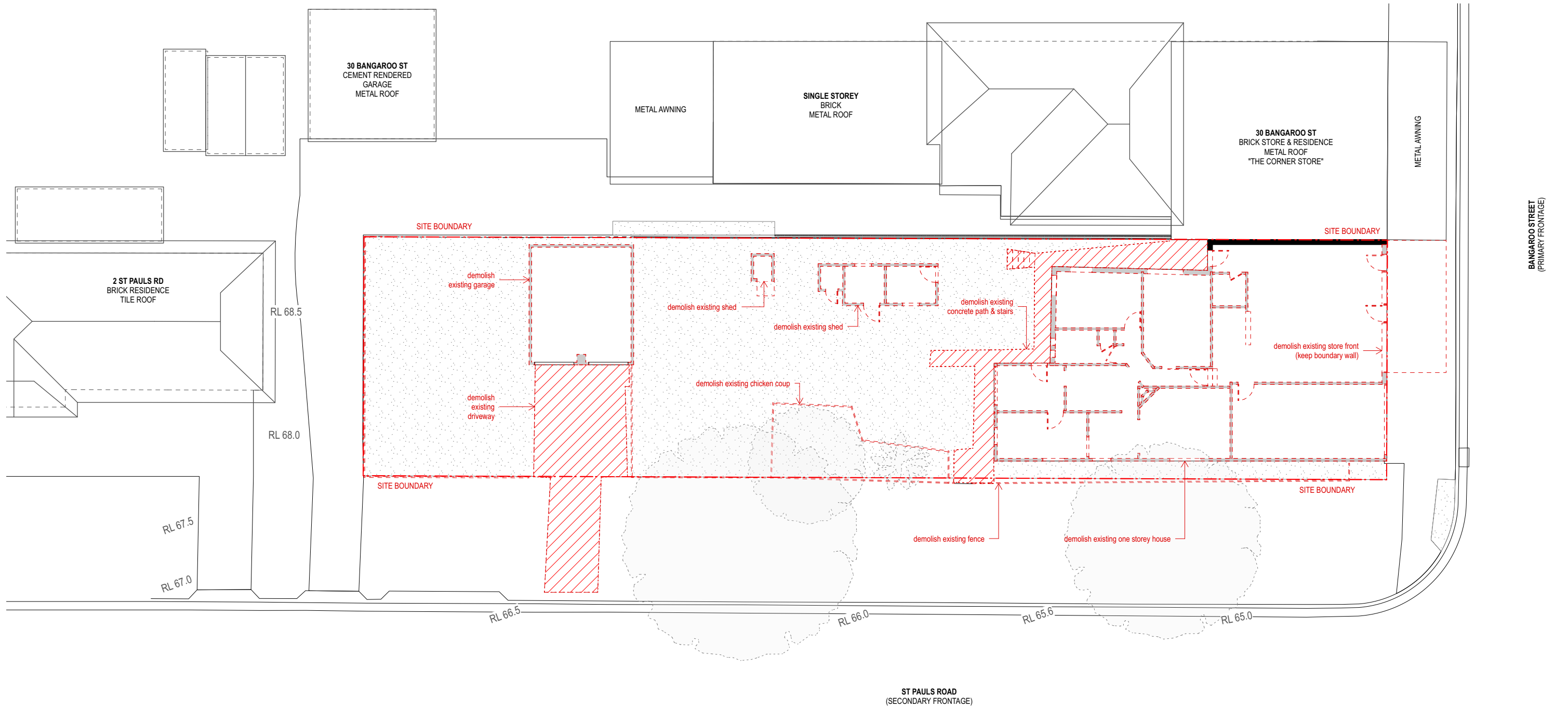
2 EXISTING CROSS SECTION
Scale: 1:200



3 EXISTING CROSS SECTION
Scale: 1:200

KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
	EXISTING RL		PROPOSED RL

B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	1:200 0 1 2 5 10	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE EXISTING LONG & CROSS SECTIONS		
						PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE 1:200	SHEET SIZE A3	DOCUMENTATION SERIES DA	SHEET NUMBER DA202	ISSUE B



1 DEMOLITION GROUND FLOOR
Scale: 1:200

KEY

PROPOSED WALL

EXISTING WALL

DEMOLISHED WALL

LANDSCAPE WORKS

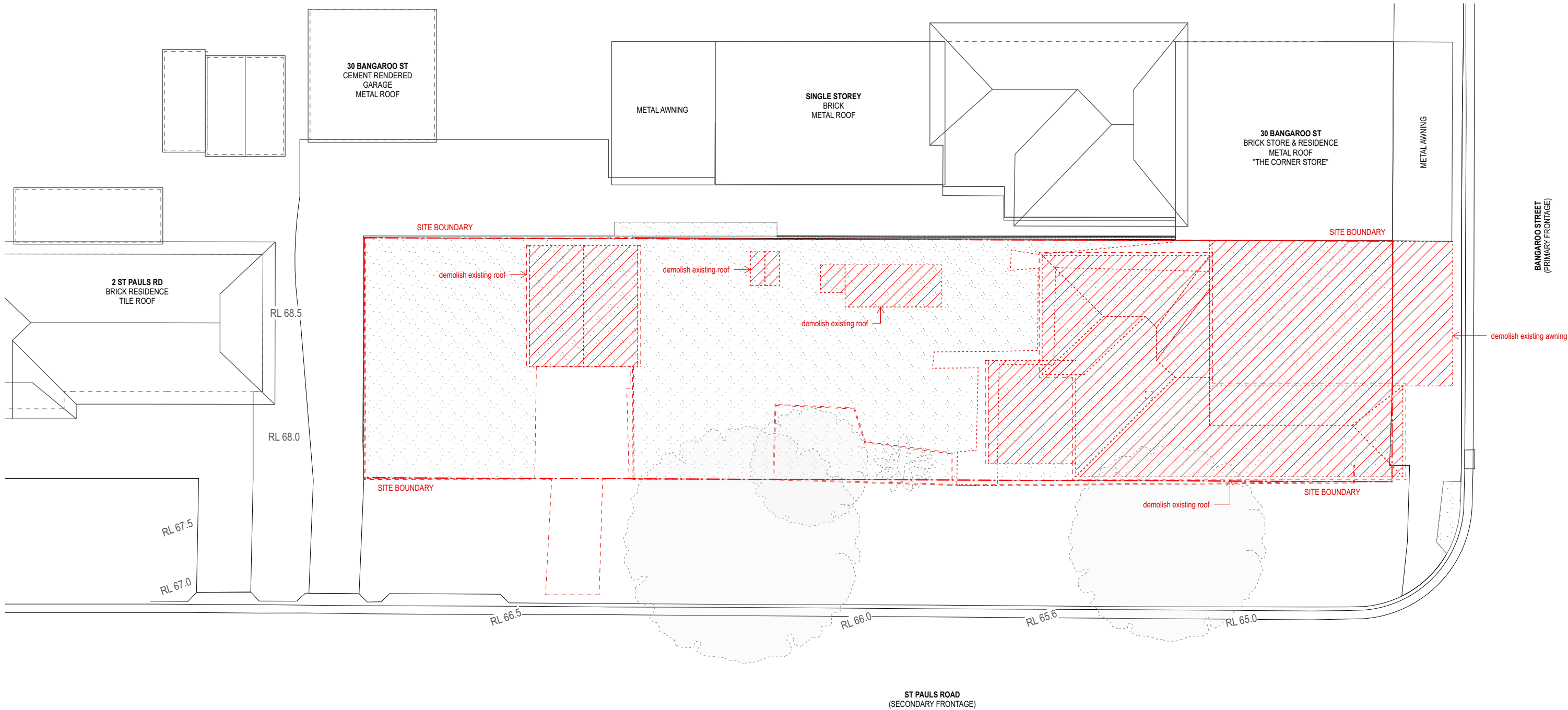
ADDITIONS TO EXISTING

ALTERATIONS TO EXISTING

+39.51 EXISTING RL

✕RL 39.51 PROPOSED RL

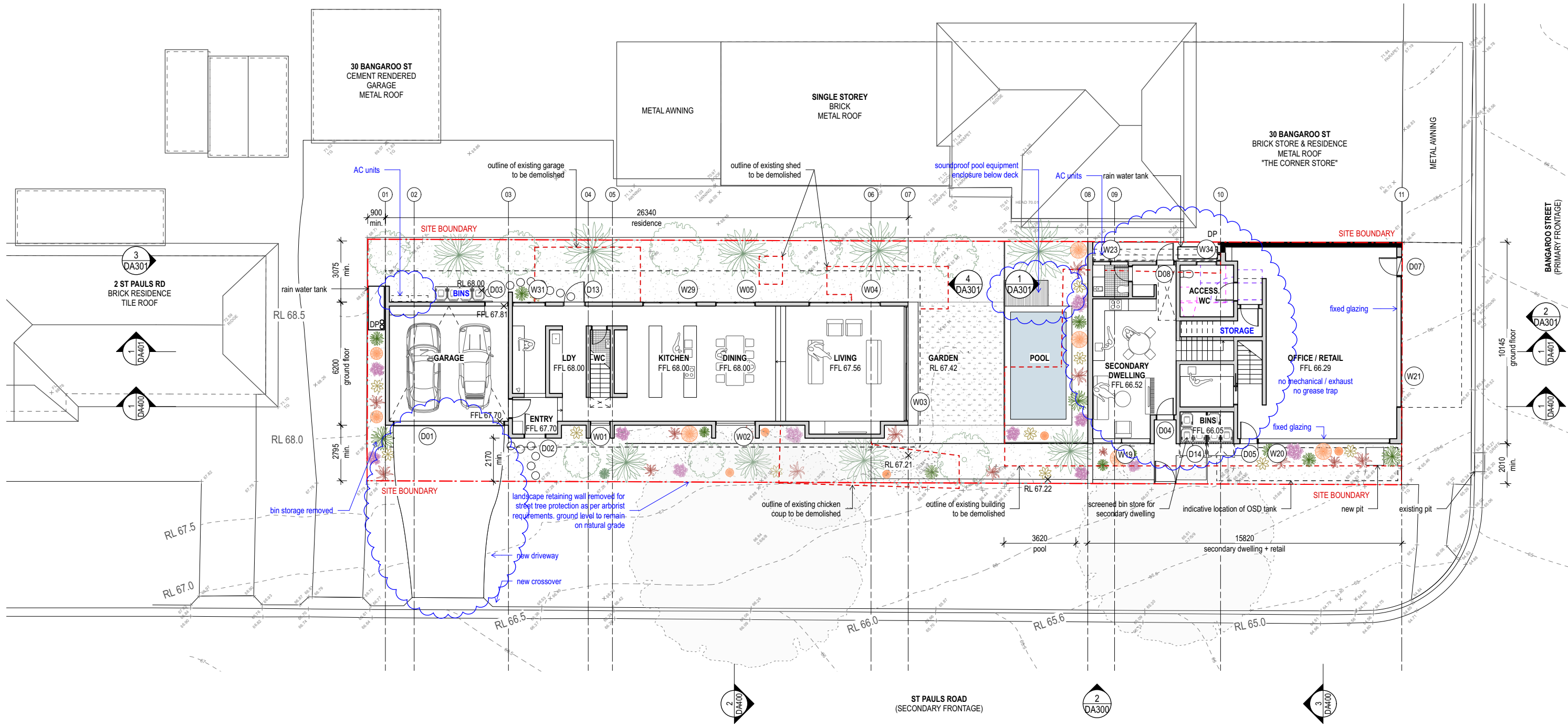
B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	<div>1:200</div> <div><div></div><div>012510</div></div>	<div>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.</div>	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE DEMOLITION GROUND FLOOR		
					PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION SERIES	SHEET NUMBER	ISSUE	
			NOT FOR CONSTRUCTION				CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowlah, NSW, 2093	2113	LH	TB	1:200	A3	DA



1 DEMOLITION ROOF
Scale: 1:200

KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
	EXISTING RL		PROPOSED RL

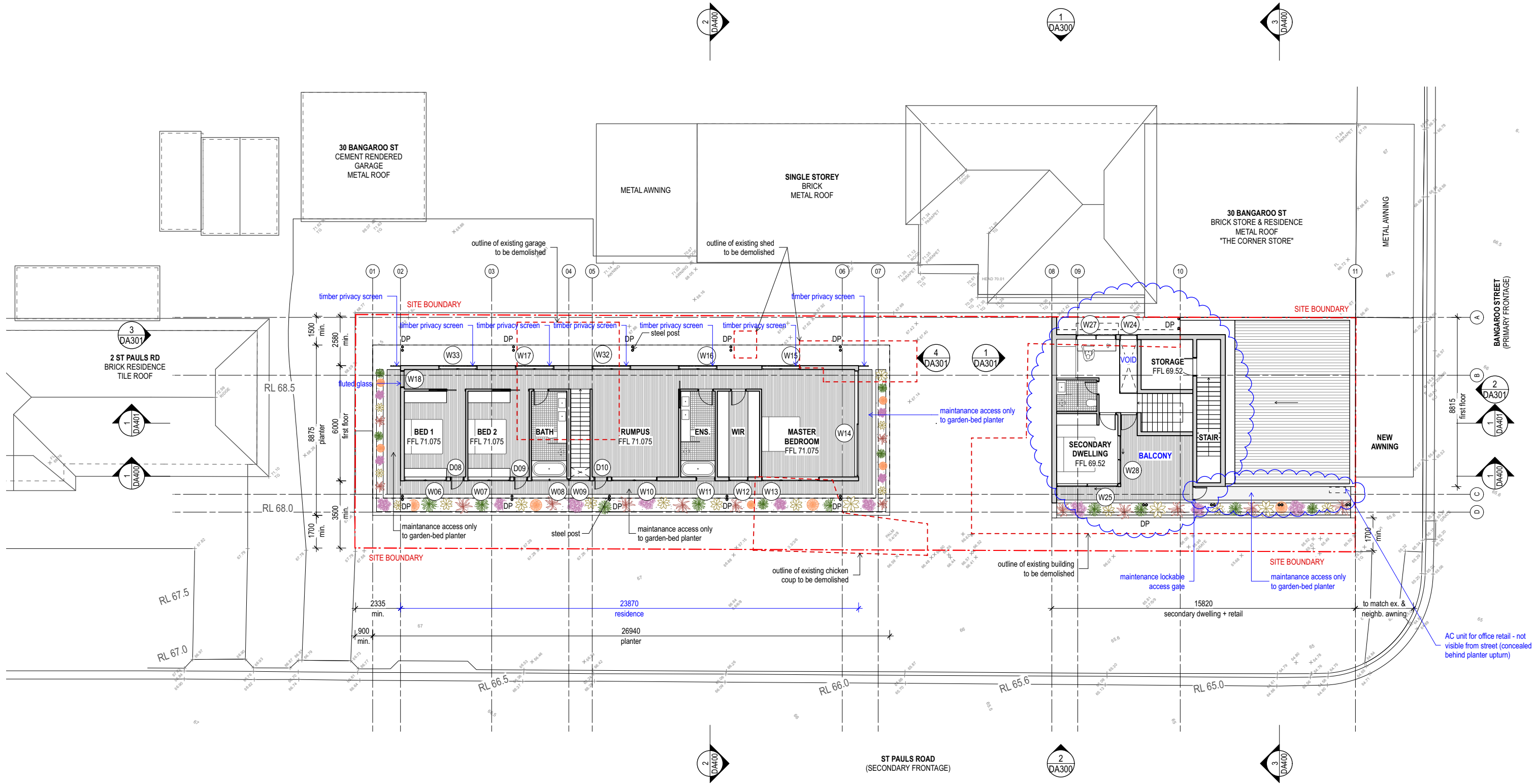
B A REV	18/8/22 6/7/22 DATE	DEVELOPMENT APPLICATION DA DRAFT FOR CONSULTANTS DESCRIPTION	<div>1:200</div> <div><div></div><div>0</div><div>1</div><div>2</div><div>5</div><div>10</div></div> <div></div>	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE DEMOLITION ROOF		
						PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION SERIES	SHEET NUMBER	ISSUE
						2113	LH	TB	1:200	A3	DA	DA211	B



1 PROPOSED GROUND FLOOR
Scale: 1:200

KEY	
	PROPOSED WALL
	EXISTING WALL
	DEMOLISHED WALL
	LANDSCAPE WORKS
	ADDITIONS TO EXISTING
	ALTERATIONS TO EXISTING
	EXISTING RL
	PROPOSED RL

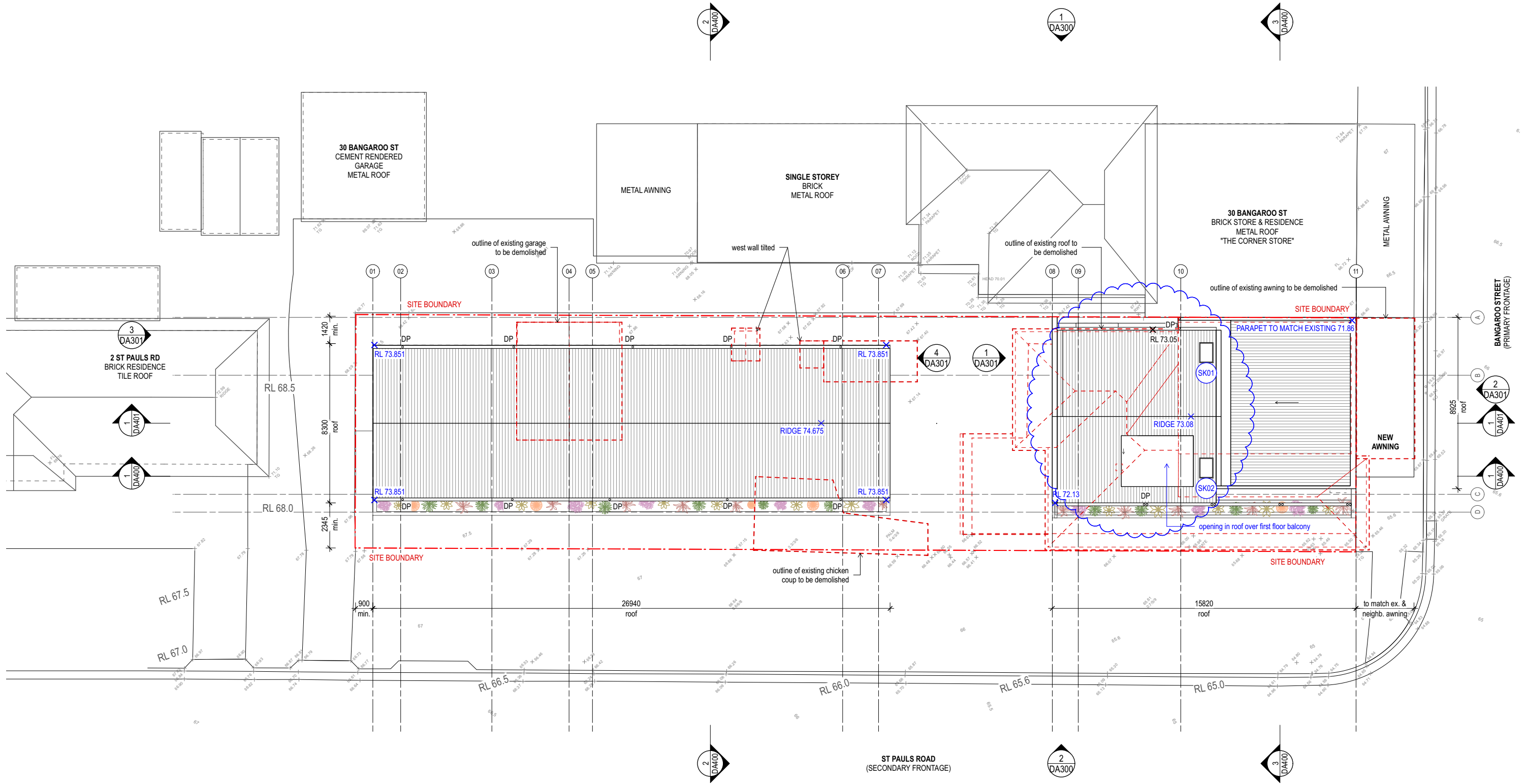
L K J I H G F E D C REV	19/5/2023 5/5/2023 27/11/23 22/11/22 18/8/22 12/8/22 11/8/22 10/8/22 10/8/22 29/7/22	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS AMENDED DEVELOPMENT APPLICATION ISSUE FOR ARBORIST DEVELOPMENT APPLICATION DRAFT FOR COORDINATION DRAFT FOR COORDINATION DRAFT DA FOR COORDINATION DRAFT DA FOR COORDINATION DA DRAFT FOR CONSULTANTS DESCRIPTION	1:200 0 1 2 5 10	NOT FOR CONSTRUCTION	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 981 ACN 601 670 981 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowlah, NSW, 2093	PROJECT 28 BANGAROO STREET	SHEET TITLE PROPOSED GROUND FLOOR
	2113	LH	TB				1:200	A3



1 PROPOSED FIRST FLOOR
Scale: 1:200

KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
			EXISTING RL
			PROPOSED RL

K J I H G F E D C B REV	19/5/2023 9/5/2023 27/1/23 18/8/22 12/8/22 11/8/22 10/8/22 10/8/22 29/7/22 26/7/22	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS AMENDED DEVELOPMENT APPLICATION DRAFT FOR COORDINATION DRAFT FOR COORDINATION DRAFT DA FOR COORDINATION DRAFT FOR COORDINATION DA DRAFT FOR CONSULTANTS DRAFT FOR CONSULTANTS DESCRIPTION	1:200 0 1 2 5 10		This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. Dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects Pty Ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 981 ACN 601 670 981 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE PROPOSED FIRST FLOOR		
							PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE 1:200	SHEET SIZE A3	DOCUMENTATION SERIES DA	SHEET NUMBER DA221	ISSUE K



1 PROPOSED ROOF
Scale: 1:200

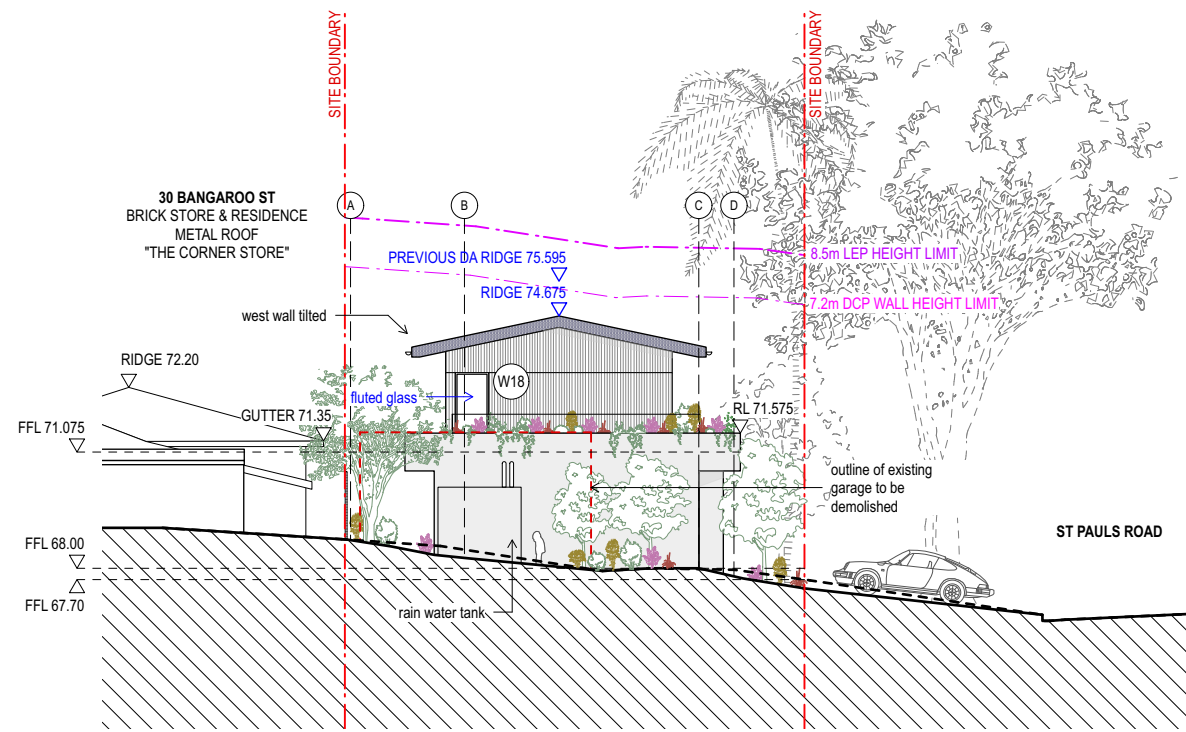
KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
			$\begin{matrix} + 39.51 \\ \times \text{RL } 39.51 \end{matrix}$ EXISTING RL
			PROPOSED RL

F E D C B A REV	19/5/2023	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS DEVELOPMENT APPLICATION DRAFT FOR COORDINATION DRAFT DA FOR COORDINATION DA DRAFT FOR CONSULTANTS DESCRIPTION	1:200 0 1 2 5 10 	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE PROPOSED ROOF		
	9/5/2023					PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION SERIES	SHEET NUMBER	ISSUE
	18/8/22					2113	LH	TB	1:200	A3	DA	DA222	F

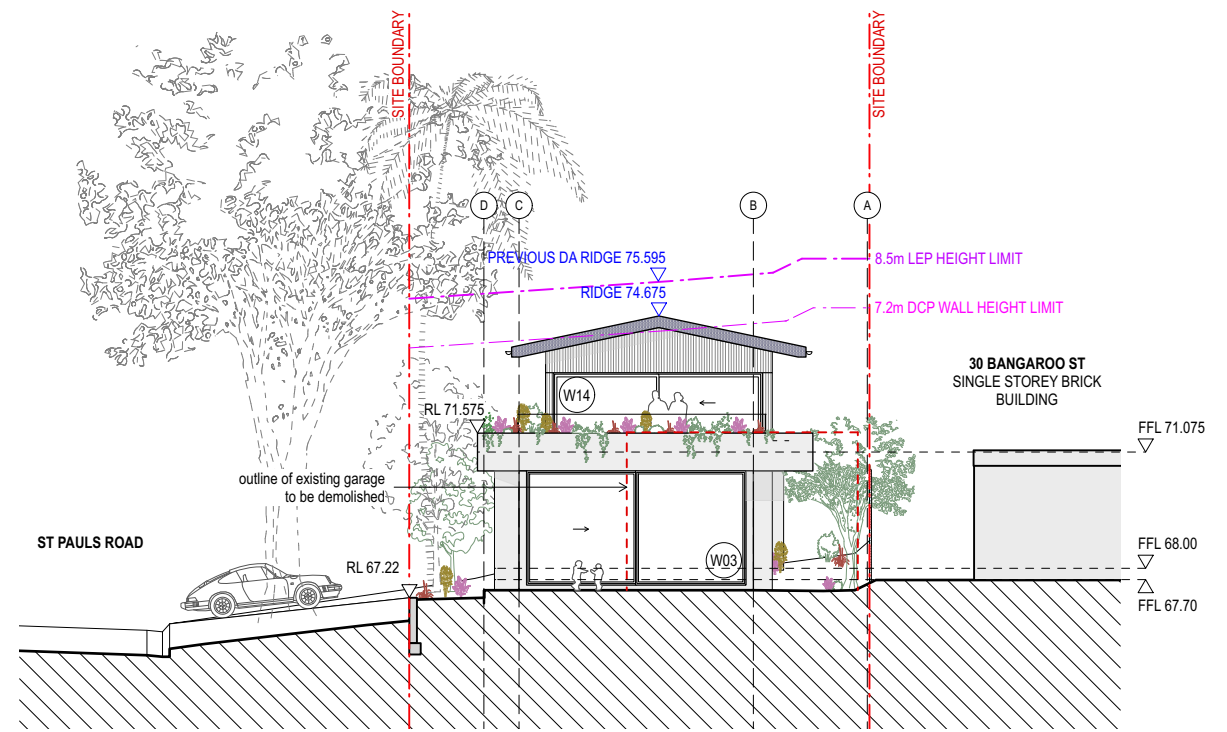


+	39	EXISTING RL
X	RL 39.51	PROPOSED RL

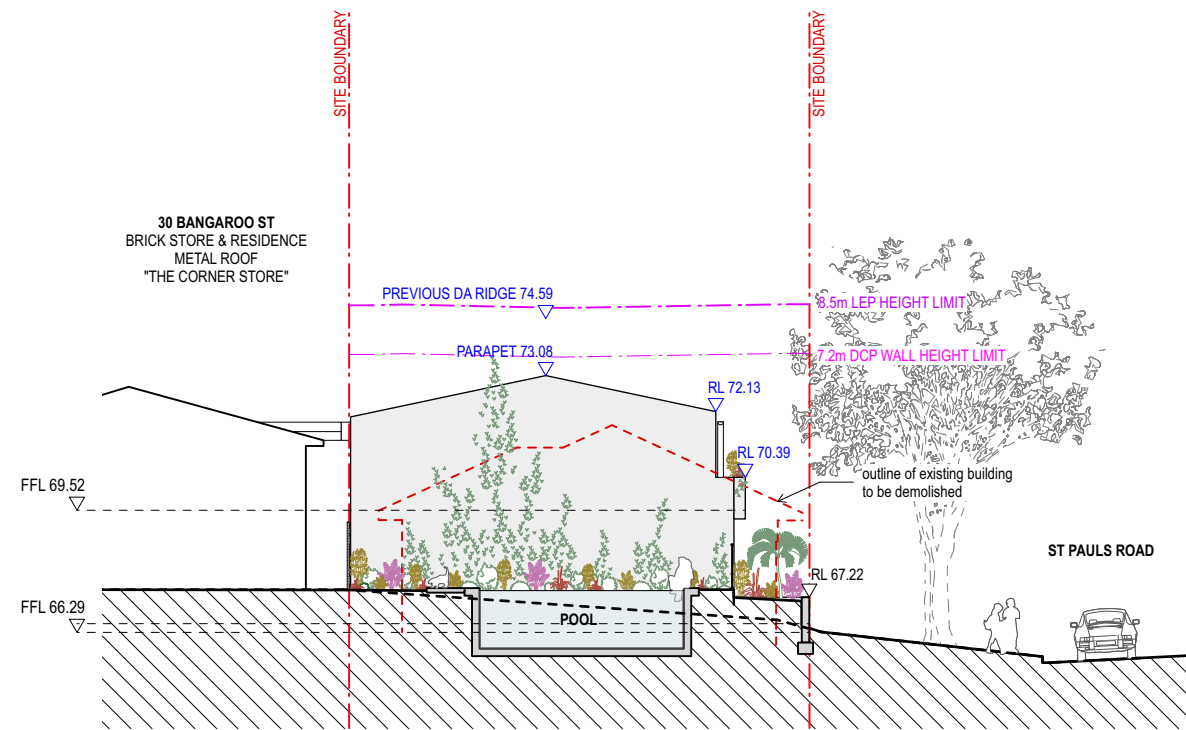
DOCUMENTATION SERIES	SHEET NUMBER	ISSUE
DA	DA300	L



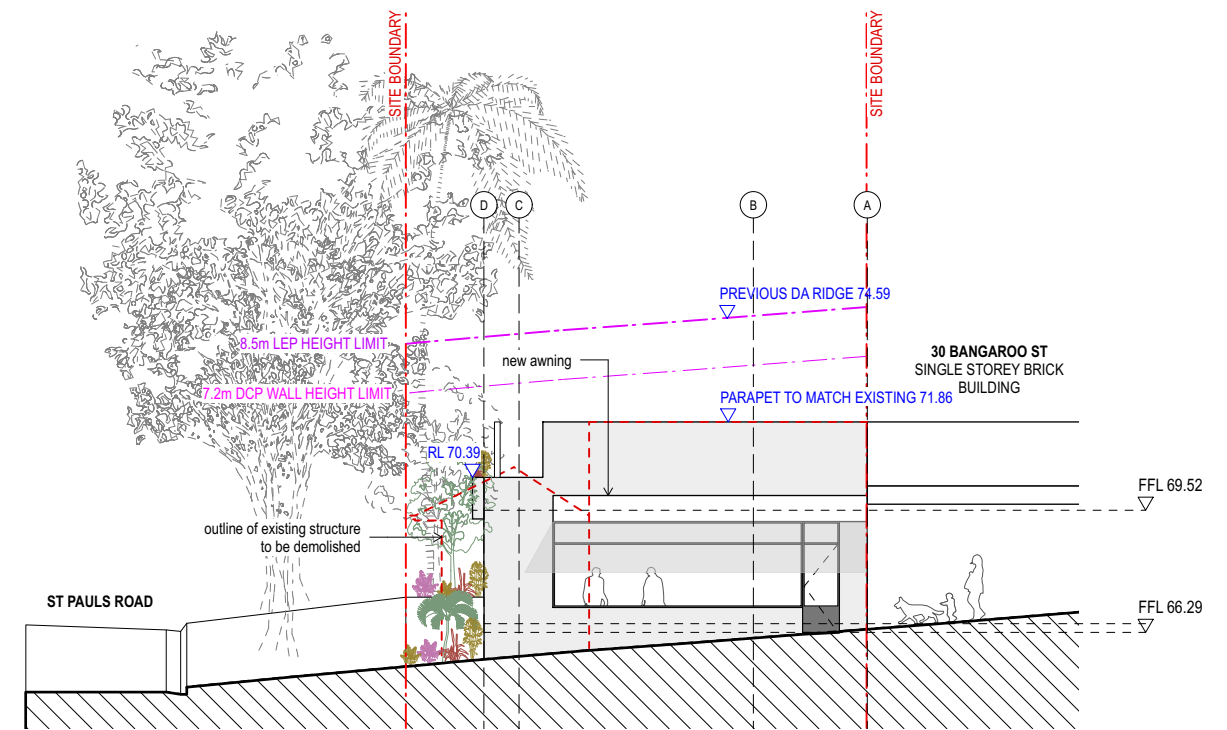
3 PROPOSED WEST ELEVATION - RESIDENTIAL
Scale: 1:200



4 PROPOSED EAST ELEVATION - RESIDENTIAL
Scale: 1:200



1 PROPOSED WEST ELEVATION - COMMERCIAL
Scale: 1:200

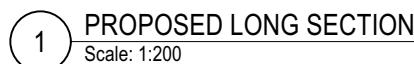


2 PROPOSED EAST ELEVATION - COMMERCIAL
Scale: 1:200

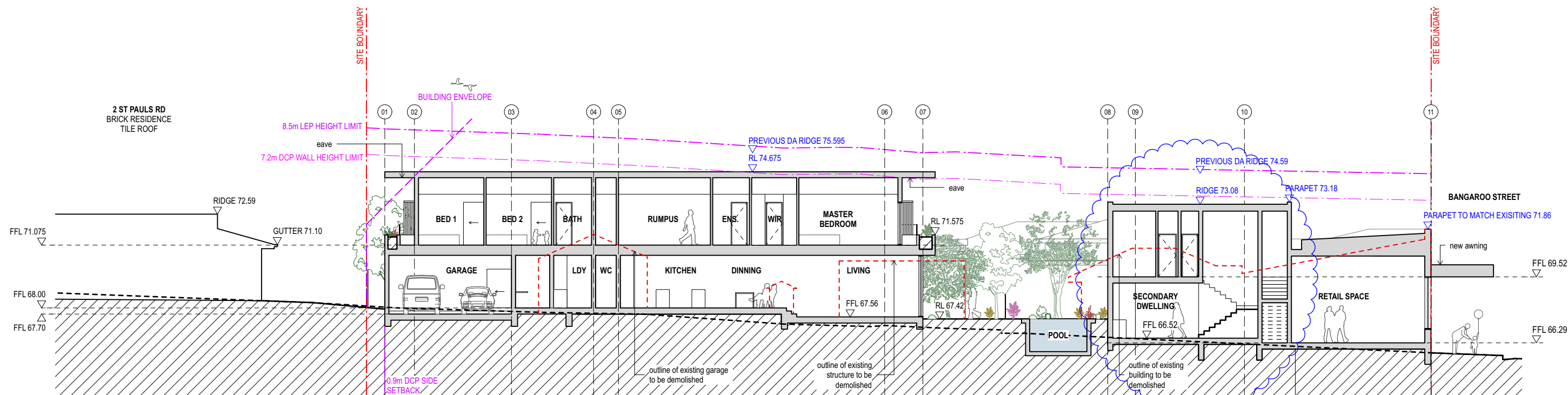
KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
			EXISTING RL
			PROPOSED RL

<div> <div>I</div> <div>H</div> <div>G</div> <div>F</div> <div>E</div> <div>D</div> <div>C</div> <div>B</div> <div>A</div> <div>REV</div> </div> <div> <div>9/5/2023</div> <div>27/1/23</div> <div>18/8/22</div> <div>12/8/22</div> <div>11/8/22</div> <div>10/8/22</div> <div>10/8/22</div> <div>26/7/22</div> <div>6/7/22</div> <div>DATE</div> </div> <div> <div>AMENDED FOR NBC CONTENTIONS</div> <div>AMENDED DEVELOPMENT APPLICATION</div> <div>DEVELOPMENT APPLICATION</div> <div>DRAFT FOR COORDINATION</div> <div>DRAFT FOR COORDINATION</div> <div>DRAFT DA FOR COORDINATION</div> <div>DRAFT FOR COORDINATION</div> <div>DRAFT FOR CONSULTANTS</div> <div>DA DRAFT FOR CONSULTANTS</div> <div>DESCRIPTION</div> </div>	<div>1:200</div> <div>0 1 2 5 10</div>	<div>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.</div>	<div>ARCHITECT</div> <div>BREAKSPEAR ARCHITECTS</div> <div>ABN 81 601 670 981 ACN 601 670 981</div> <div>2/4 Belgrave Street, Manly NSW 2095</div> <div>P: 0421 661 146 E: studio@bkspr.com</div> <div>CLIENT</div> <div>John Cimino & Hayden Zuffo</div> <div>28 Bangaroo Street,</div> <div>North Balgowlah, NSW, 2093</div>	<div>PROJECT</div> <div>28 BANGAROO STREET</div> <div>PROJECT NUMBER</div> <div>2113</div> <div>DRAWN</div> <div>LH</div> <div>CHECKED</div> <div>TB</div> <div>SHEET SCALE</div> <div>1:200</div> <div>SHEET SIZE</div> <div>A3</div>	<div>SHEET TITLE</div> <div>PROPOSED EAST & WEST ELEVATIONS</div> <div>DOCUMENTATION SERIES</div> <div>DA</div> <div>SHEET NUMBER</div> <div>DA301</div> <div>ISSUE</div> <div>I</div>

NOT FOR CONSTRUCTION



I H G F E D C B A REV	19/5/2023 9/5/2023 27/1/23 18/8/22 12/8/22 10/8/22 29/7/22 26/7/22 6/7/22 DATE	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS AMENDED DEVELOPMENT APPLICATION DRAFT FOR COORDINATION DRAFT DA FOR COORDINATION DRAFT DA FOR CONSULTANTS DRAFT FOR CONSULTANTS DA,DRAFT FOR CONSULTANTS DESCRIPTION	1:200 0 1 2 5 10	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawing, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects Pty Ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 801 670 991 271/21 214 Belgrave Street, Marly NSW 2085 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET	PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE 1:200	SHEET SIZE A3	SHEET TITLE PROPOSED LONG & CROSS SECTIONS
<div>NOT FOR CONSTRUCTION</div>				CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowlah, NSW, 2093	DOCUMENTATION SERIES DA		SHEET NUMBER DA400		ISSUE 1			



1 PROPOSED LONG SECTION RIDGE POINT
Scale: 1:200

KEY			
	PROPOSED WALL		LANDSCAPE WORKS
	EXISTING WALL		ADDITIONS TO EXISTING
	DEMOLISHED WALL		ALTERATIONS TO EXISTING
			EXISTING RL
			PROPOSED RL

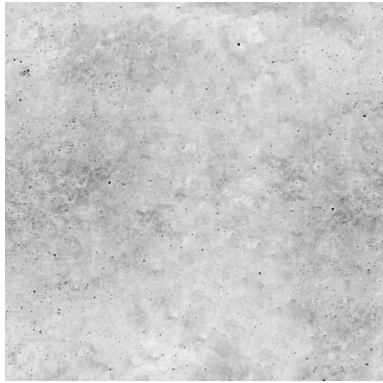
C B A REV	19/5/2023 5/5/2023 27/1/23 DATE	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS AMENDED DEVELOPMENT APPLICATION DESCRIPTION	1:200 0 1 2 5 10	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com	PROJECT 28 BANGAROO STREET					SHEET TITLE PROPOSED LONG SECTION RIDGE POINT		
						PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION SERIES	SHEET NUMBER	ISSUE
						2113	LH	TB	1:200	A3	DA	DA401	C



MT-01
GREY METAL ROOF



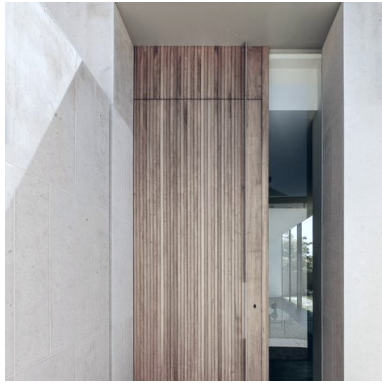
WD-01
ALUMINIUM FRAMED GLASS
WINDOWS & DOORS



CN-01
OFF-FORM CONCRETE



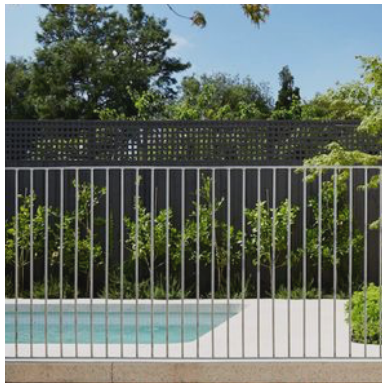
TB-01 & SC-01
FACADE TIMBER CLADDING &
TIMBER PRIVACY SCREEN



TB-02
TIMBER CLAD DOORS



FN-01
TIMBER GATE



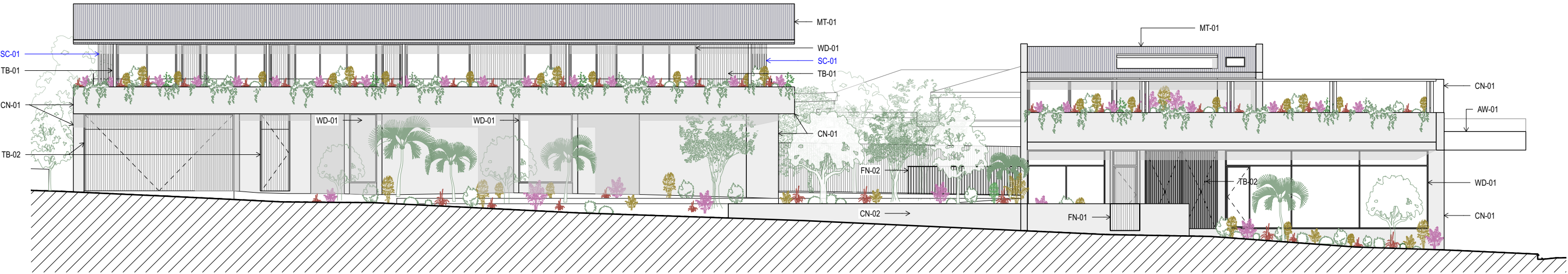
FN-02
METAL POOL FENCE

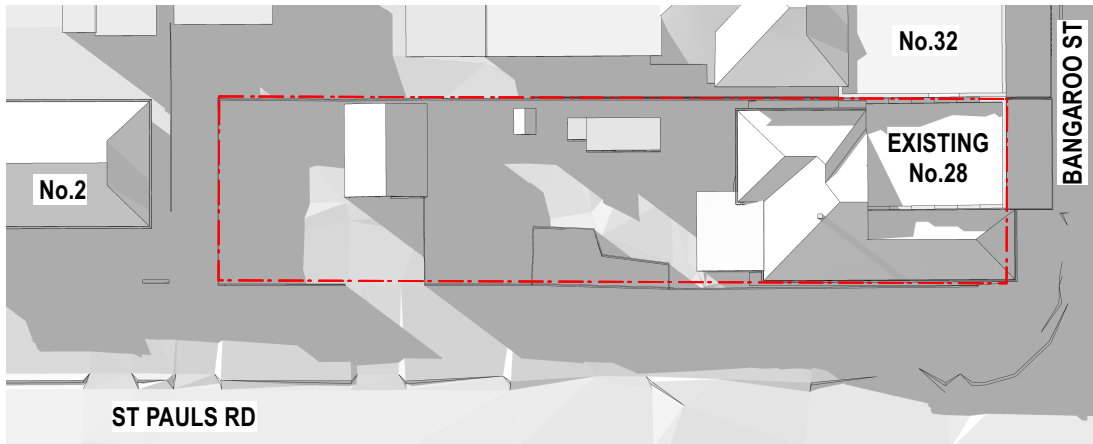


CN-02
CONCRETE RETAINING WALL WITH
NATIVE BUSH & VEGETATION

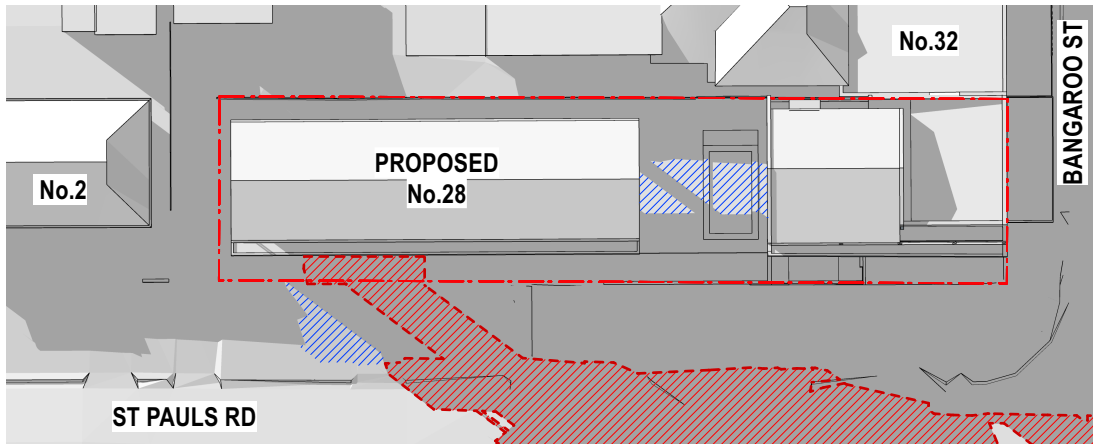


AW-01
METAL AWNING
(TO MATCH EXISTING &
NEIGHBOURING AWNINGS)

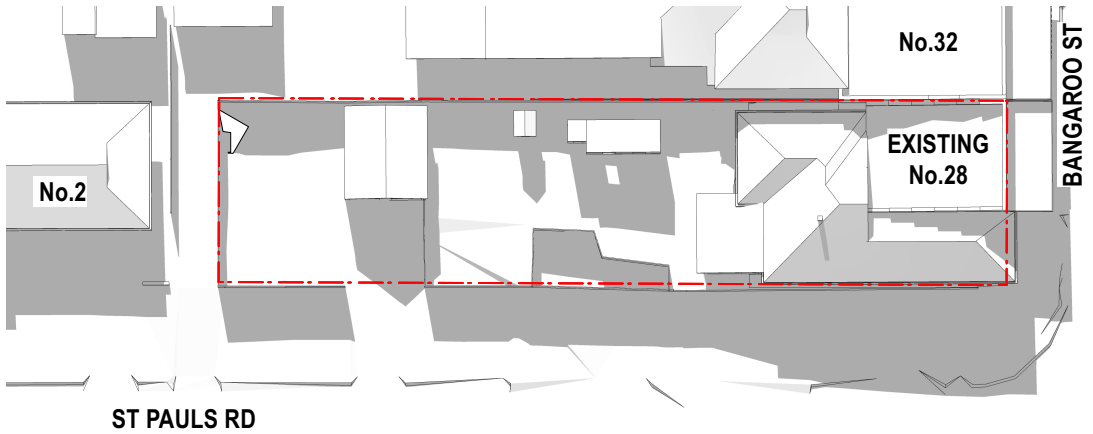




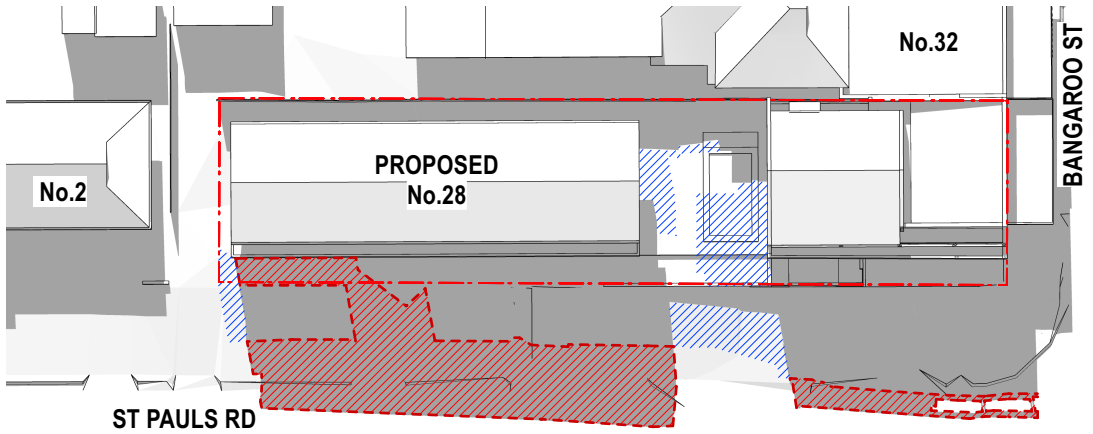
3 SHADOW DIAGRAM 21 JUNE 3 PM - EXISTING
Scale: 1:500



6 SHADOW DIAGRAM WINTER 21 JUNE 3 PM - PROPOSED
Scale: 1:500



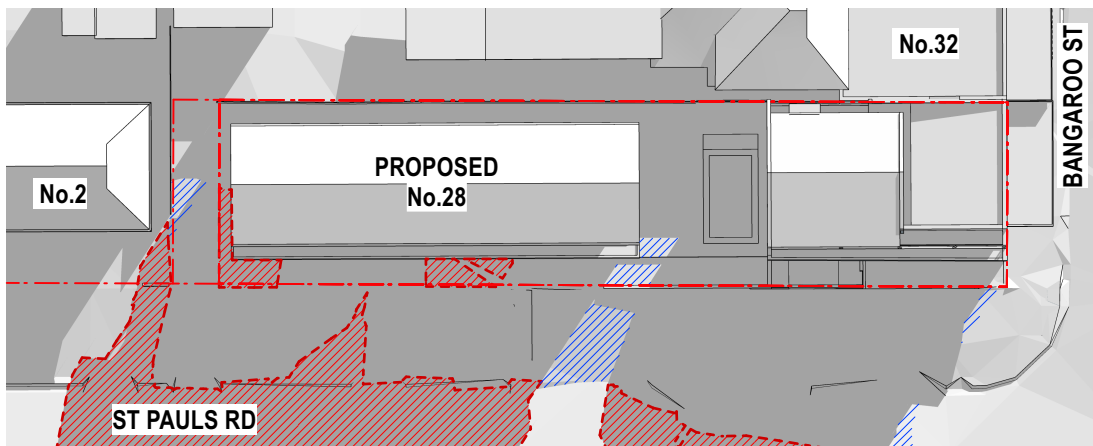
2 SHADOW DIAGRAM 21 JUNE 12 PM - EXISTING
Scale: 1:500





5 SHADOW DIAGRAM 21 JUNE 12 PM - PROPOSED
Scale: 1:500




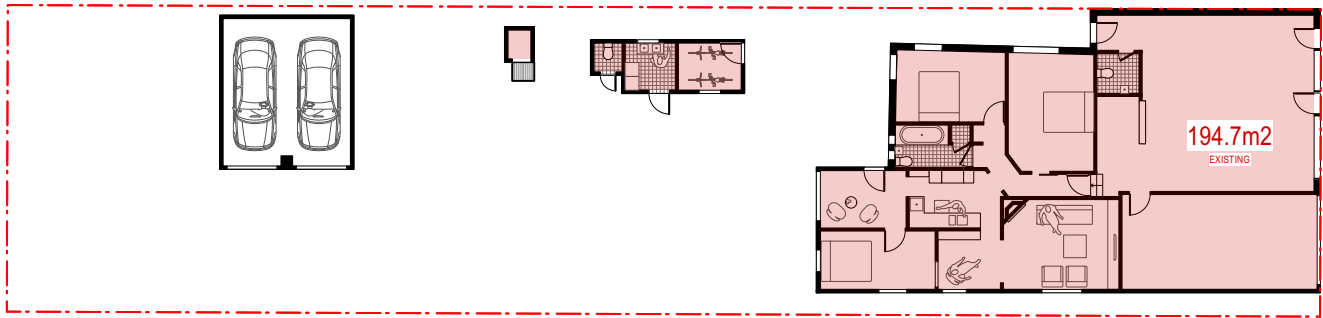
1 SHADOW DIAGRAM 21 JUNE 9 AM - EXISTING
Scale: 1:500



4 SHADOW DIAGRAM 21 JUNE 9 AM - PROPOSED
Scale: 1:500

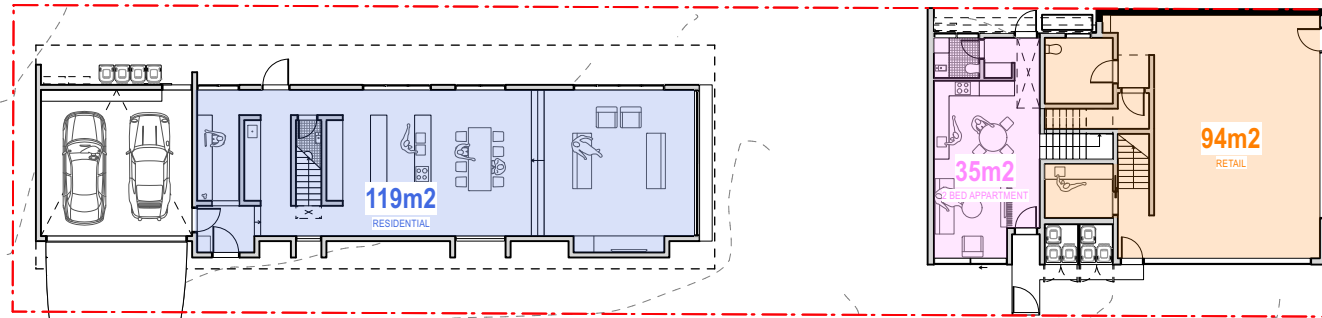
KEY:  Reduced shadow by proposed development of No.28 Bangaroo Street
 Additional shadow cast by proposed development of No.28 Bangaroo Street

C B A REV	9/5/2023 18/8/22 15/8/22 DATE	AMENDED FOR NBC CONTENTIONS DEVELOPMENT APPLICATION DRAFT DA FOR COORDINATION DESCRIPTION	1:500 0 5 10 25		<p>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.</p>	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 2/4 Belgrave Street, Manly NSW 2095 P: 0421 661 146 E: studio@bkspr.com		PROJECT 28 BANGAROO STREET					SHEET TITLE SHADOW DIAGRAMS		
				NOT FOR CONSTRUCTION		CLIENT John Cimino & Hayden Zuffo 28 Bangaroo Street, North Balgowiah, NSW, 2093	PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE 1:300	SHEET SIZE A3	DOCUMENTATION SERIES DA	SHEET NUMBER DA600	ISSUE C	



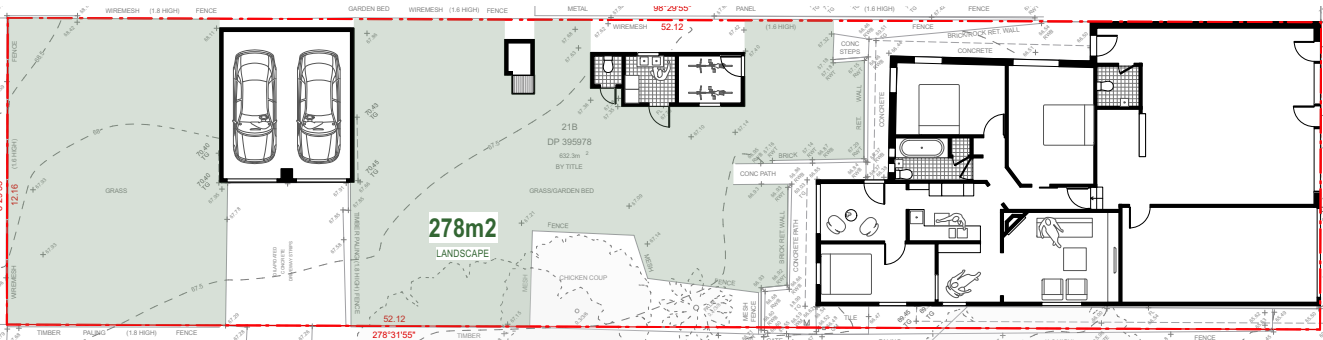
2 EXISTING GROUND FLOOR
Scale: 1:300

EXISTING GROUND FLOOR: 194.7m²



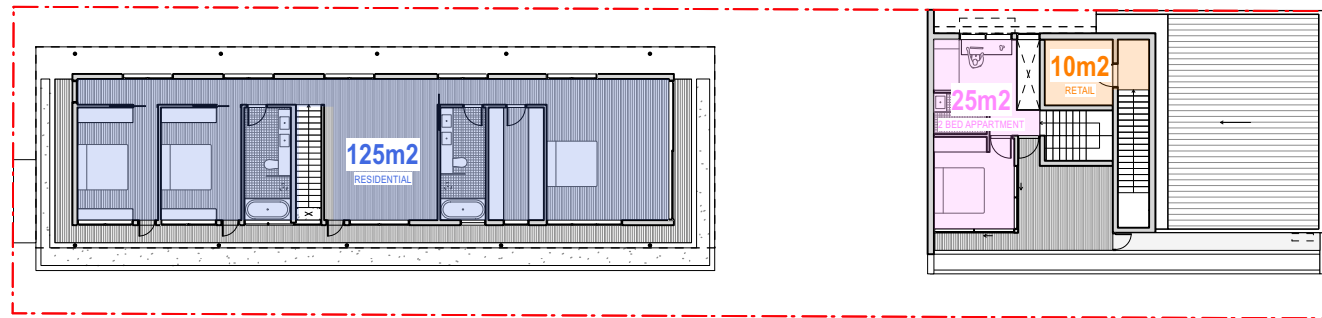
5 PROPOSED GROUND FLOOR
Scale: 1:300

PROPOSED GROUND FLOOR: 254m²



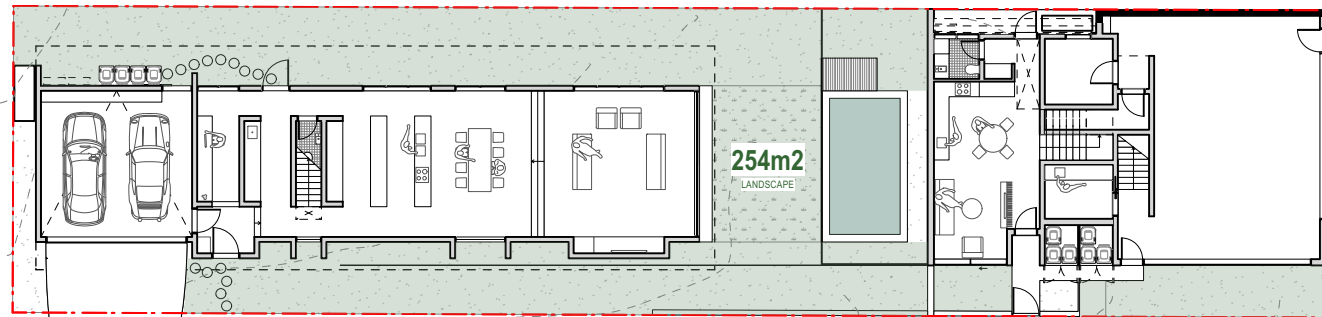
1 EXISTING LANDSCAPE
Scale: 1:300

EXISTING LANDSCAPE: 278m²



4 PROPOSED GROUND FLOOR
Scale: 1:300

PROPOSED FIRST FLOOR: 168m²



3 PROPOSED LANDSCAPE
Scale: 1:300

PROPOSED LANDSCAPE: 254m²

SITE AREA: 632.3m²
EXISTING LANDSCAPE: 44%
278m²

EXISTING GFA
EXISTING GROUND FLOOR: 194.7m²

EXISTING FSR: 0.3:1
TOTAL EXISTING GFA: 194.7m²

DCP CONTROLS
DCP MIN LANDSCAPE AREA: 40%
PROPOSED LANDSCAPE AREA: 254m²
40%

PROPOSED RESIDENTIAL GFA: 244m²
PROPOSED RETAIL GFA: 104m²
PROPOSED SECONDARY DWELLING GFA: 60m²

PROPOSED TOTAL GFA: 408m²

PROPOSED FSR: 0.65:1

H G F E D C B A REV	19/5/2023 5/5/2023 18/8/22 16/8/22 15/8/22 29/7/22 26/7/22 6/7/22 DATE	AMENDED FOR NBC CONTENTIONS AMENDED FOR NBC CONTENTIONS DEVELOPMENT APPLICATION DA DRAFT FOR CLIENT REVIEW DA DRAFT FOR COORDINATION DA DRAFT FOR CONSULTANTS DRAFT FOR CONSULTANTS DA DRAFT FOR CONSULTANTS DESCRIPTION	<div>1:300</div> <div>0251020</div>		<div>This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.</div>	<div>ARCHITECT</div> <div>BREAKSPEAR ARCHITECTS</div> <div>ABN 81 601 670 991 ACN 601 670 991</div> <div>2/4 Belgrave Street, Manly NSW 2095</div> <div>P: 0421 661 146 E: studio@bkspr.com</div>	<div>PROJECT</div> <div>28 BANGAROO STREET</div>					<div>SHEET TITLE</div> <div>AREA SCHEDULE</div>		
	<div><div></div></div>	<div>NOT FOR CONSTRUCTION</div>		<div>PROJECT NUMBER</div> <div>2113</div>			<div>DRAWN</div> <div>LH</div>	<div>CHECKED</div> <div>TB</div>	<div>SHEET SCALE</div> <div>1:300</div>	<div>SHEET SIZE</div> <div>A3</div>	<div>DOCUMENTATION SERIES</div> <div>DA</div>	<div>SHEET NUMBER</div> <div>DA700</div>	<div>ISSUE</div> <div>H</div>	



A REV	27/1/23 DATE	AMENDED DEVELOPMENT APPLICATION DESCRIPTION	This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings, dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.		PROJECT 28 BANGAROO STREET					SHEET TITLE PERSPECTIVE		
			NOT FOR CONSTRUCTION		PROJECT NUMBER 2113	DRAWN LH	CHECKED TB	SHEET SCALE NTS	SHEET SIZE A3	DOCUMENTATION SERIES DA	SHEET NUMBER DA900	ISSUE A