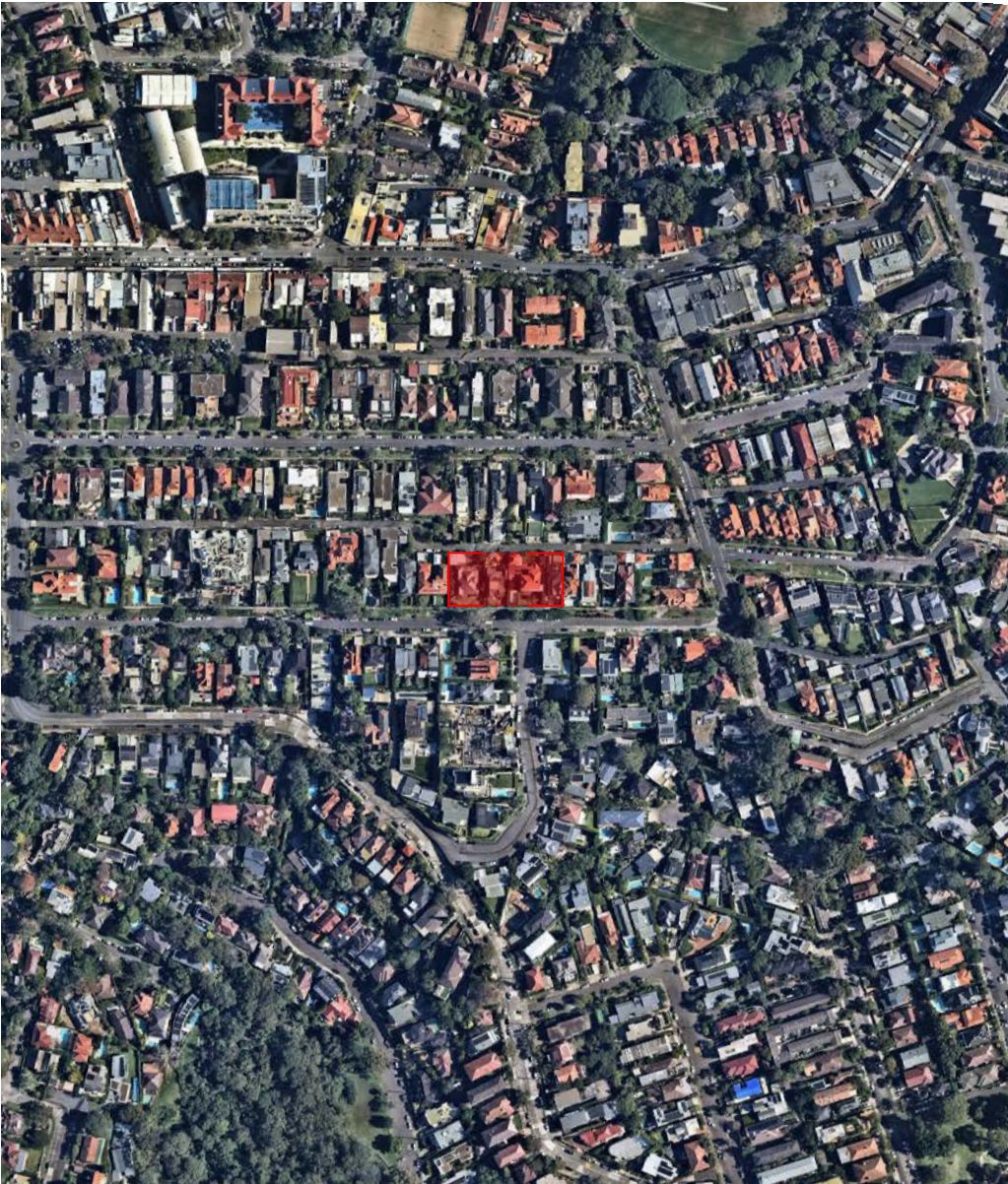


Response to Submissions (RTS) Architectural Drawing List

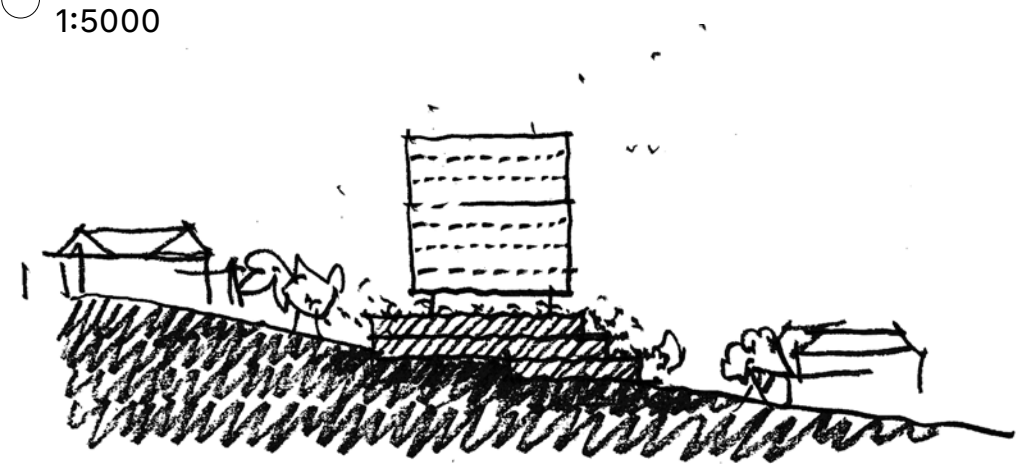
Subset Name	Layout ID	Layout Name	Current Revision ID
Cover Page			
	0000	Cover Page	C
Site Plan			
	1000	Site Plan	C
	1001	Site Analysis	C
Demolition			
	1501	Demolition Plan	C
GA Floor Plans			
	21B2	Basement 2	C
	21B1	Basement 1	C
	2102	Ground Floor Plan	C
	2103	Level 1 Plan	C
	2104	Level 2 Plan	C
	2105	Level 3 Plan	C
	2106	Level 4 Plan	C
	2107	Level 5 Plan	C
	2108	Level 6 Plan	C
	2109	Level 7 Plan	C
	2110	Level 8 Plan	C
	2111	Level 9 Plan	C
	2112	Level 10 Plant	C
	2113	Roof Plan	C
GFA Plans			
	2800	GFA Plans	C
	2801	GFA Plans	C
Elevations			
	3000	Elevation North	C
	3001	Elevation East - Redan Street	C
	3002	Elevation South	C
	3003	Elevation West - Redan Lane	C
Sections			
	4000	Section 1 EW North	C
	4001	Section 2 EW Centre	C
	4002	Section 3 EW South	C
	4003	Section 4 NS	C
	4004	Section 5 NS 2	C
Compliance			
	6000	Solar and No Solar Compliance	C
	6001	Solar and No Solar Compliance	C
	6002	Sun Eye Views	C
	6003	Cross Ventilation	C
	6004	Cross Ventilation	C
	6005	Communal Open Space	C
	6006	Deep Soil Zones	C
	6007	Shadow Analysis June 21 9am-3pm	C
	6008	Adaptable and Silver Living Compliance	C
	6009	Adaptable and Silver Living Compliance	C
	6010	Pre-Adapted and Post-Adapted Apartment Layouts	C
	6011	Pre-Adapted and Post-Adapted Apartment Layouts	C
	6012	Pre-Adapted and Post-Adapted Apartment Layouts	C
	6013	Landscaped Area	C
	6014	Apartment Storage	C
	6015	Apartment Storage	C
	6016	Storage Ground	C
	6017	Storage Basement 1	C
	6018	Storage Basement 2	C
	6020	Elevational Shadows, June 21 9am-3pm, 38 Redan St N	C
	6021	Elevational Shadows, June 21 9am-3pm, 29 Redan St N	C
	6022	Elevational Shadows, June 21 9am-3pm, 29 Redan St W	C
	6100	Apartment Matrix	C
Supplementary Drawings			
	9000	Carpark Entry	C
	9001	Terraces Travel Paths	C
	9002	Materiality	C
ADG Compliance			
	9102	Ground Floor Plan	C
	9103	Level 1 Plan	C
	9104	Level 2 Plan	C
	9105	Level 3 Plan	C
	9106	Level 4 Plan	C
	9107	Level 5 Plan	C
	9108	Level 6 Plan	C
	9109	Level 7 Plan	C
	9110	Level 8 Plan	C
	9111	Level 9 Plan	C

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Cover Page
Cover Page



Aerial Site Photo
1:5000



Concept Sketch
NTS

Rev	Date	Description
C	23/6/2026	RTS Lodgement

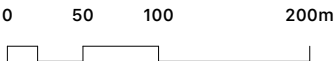
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PP	

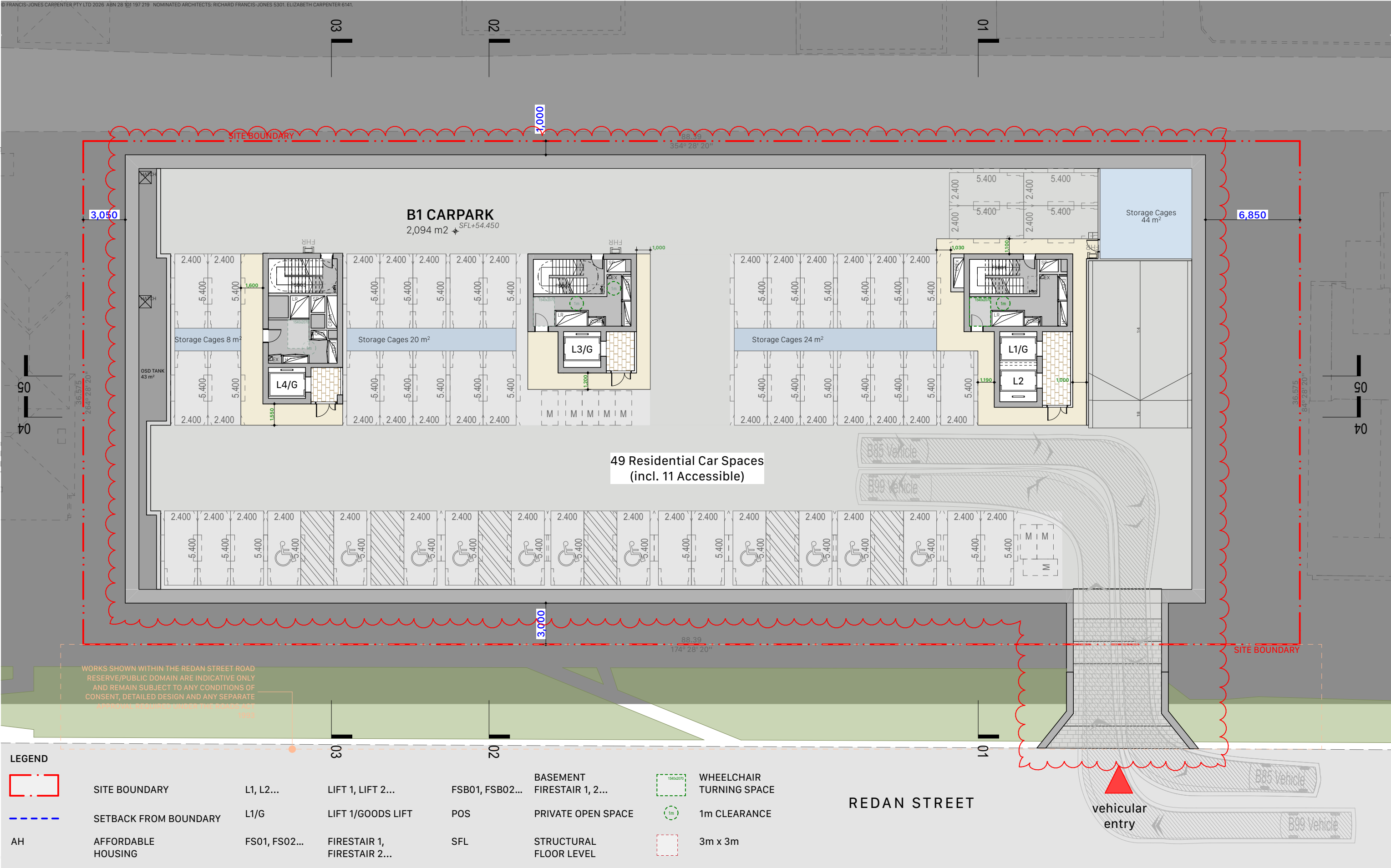
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Rev
C





40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Basement 1
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

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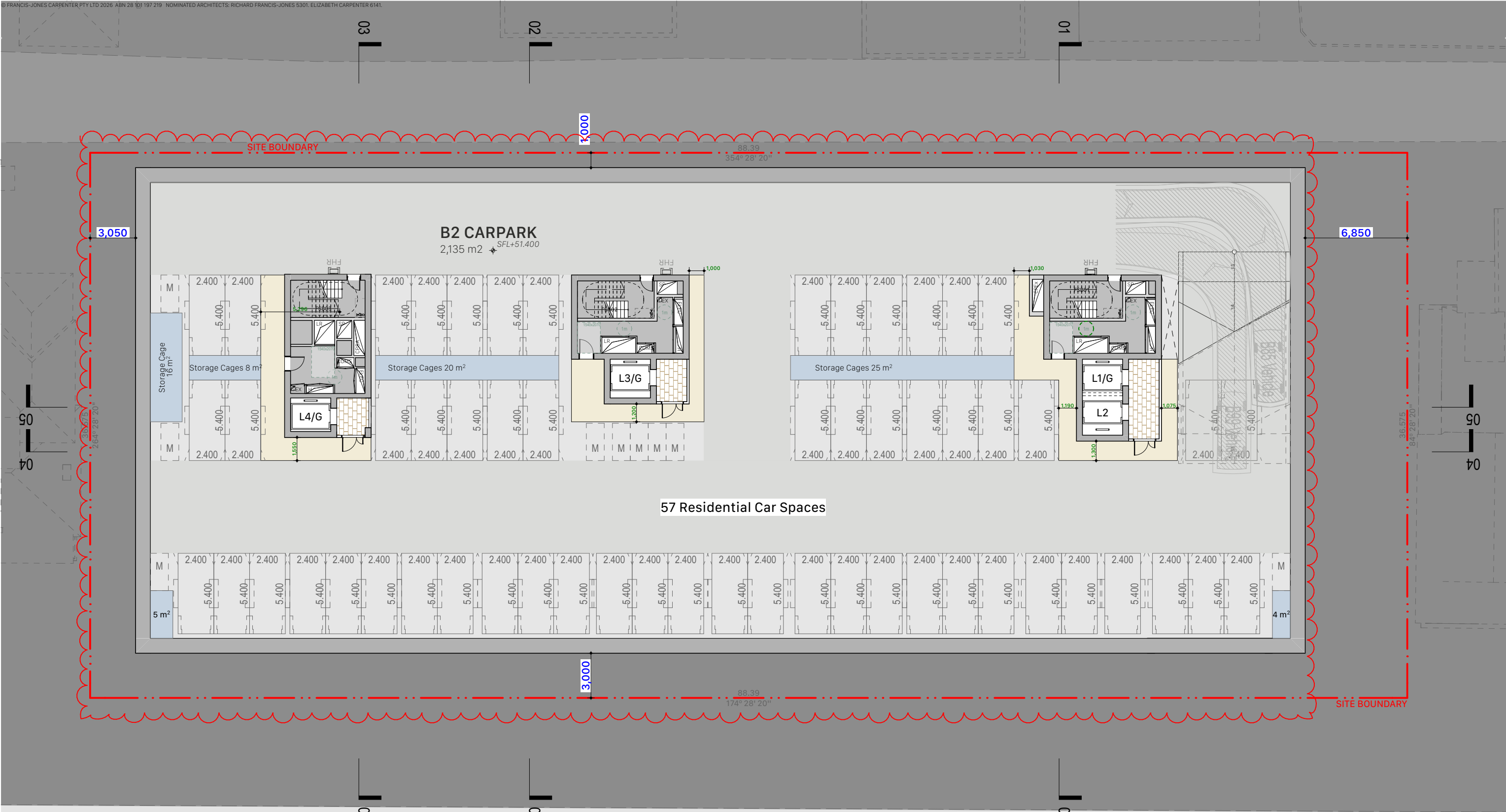
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21B1

Rev
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LEGEND



SITE BOUNDARY



SETBACK FROM BOUNDARY

AH

AFFORDABLE HOUSING

L1, L2...

LIFT 1, LIFT 2...

FSB01, FSB02...

BASEMENT FIRESTAIR 1, 2...



WHEELCHAIR TURNING SPACE

L1/G

LIFT 1/GOODS LIFT

POS

PRIVATE OPEN SPACE



1m CLEARANCE

FS01, FS02...

FIRESTAIR 1, FIRESTAIR 2...

SFL

STRUCTURAL FLOOR LEVEL



3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Basement 2
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
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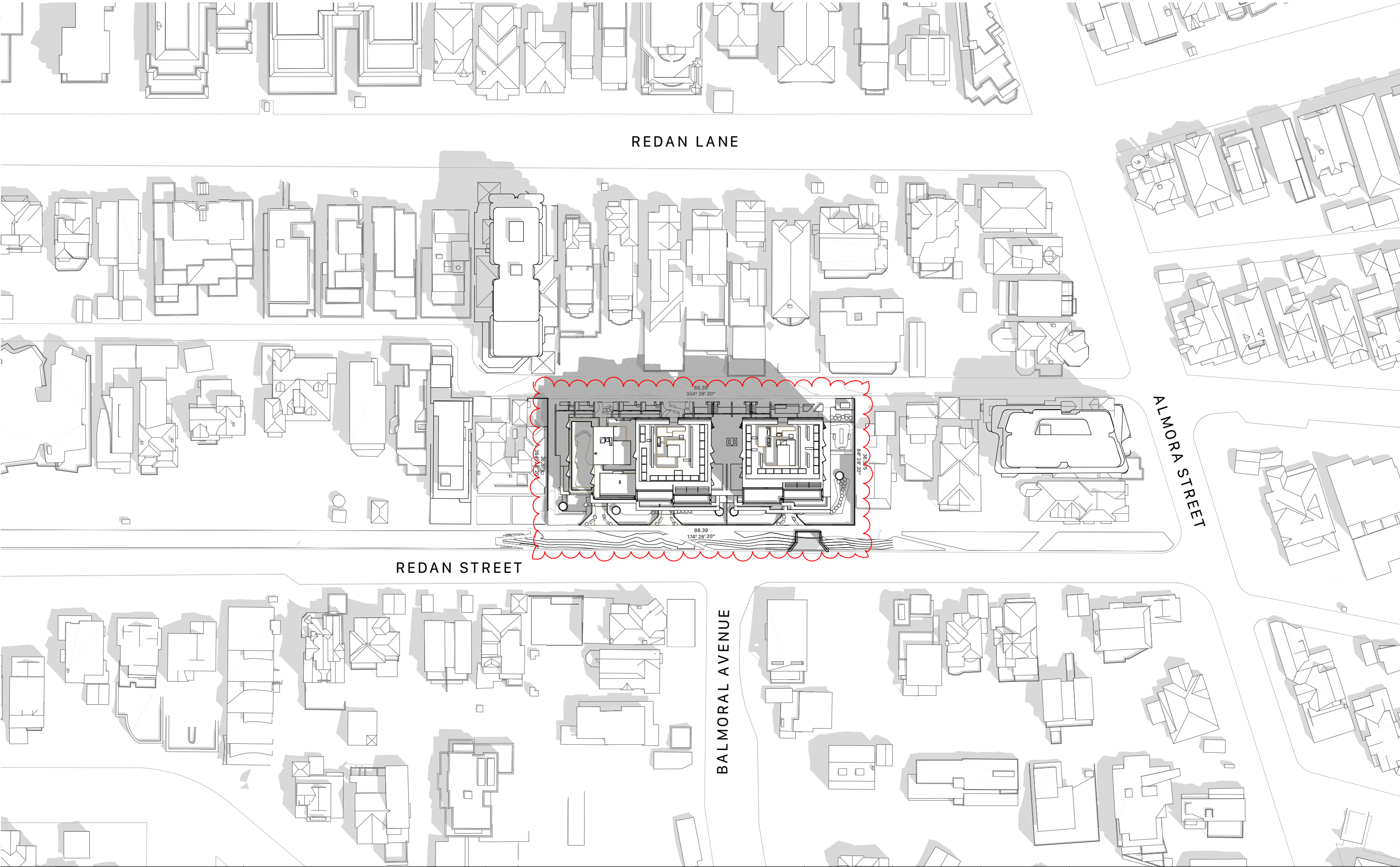
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21B2

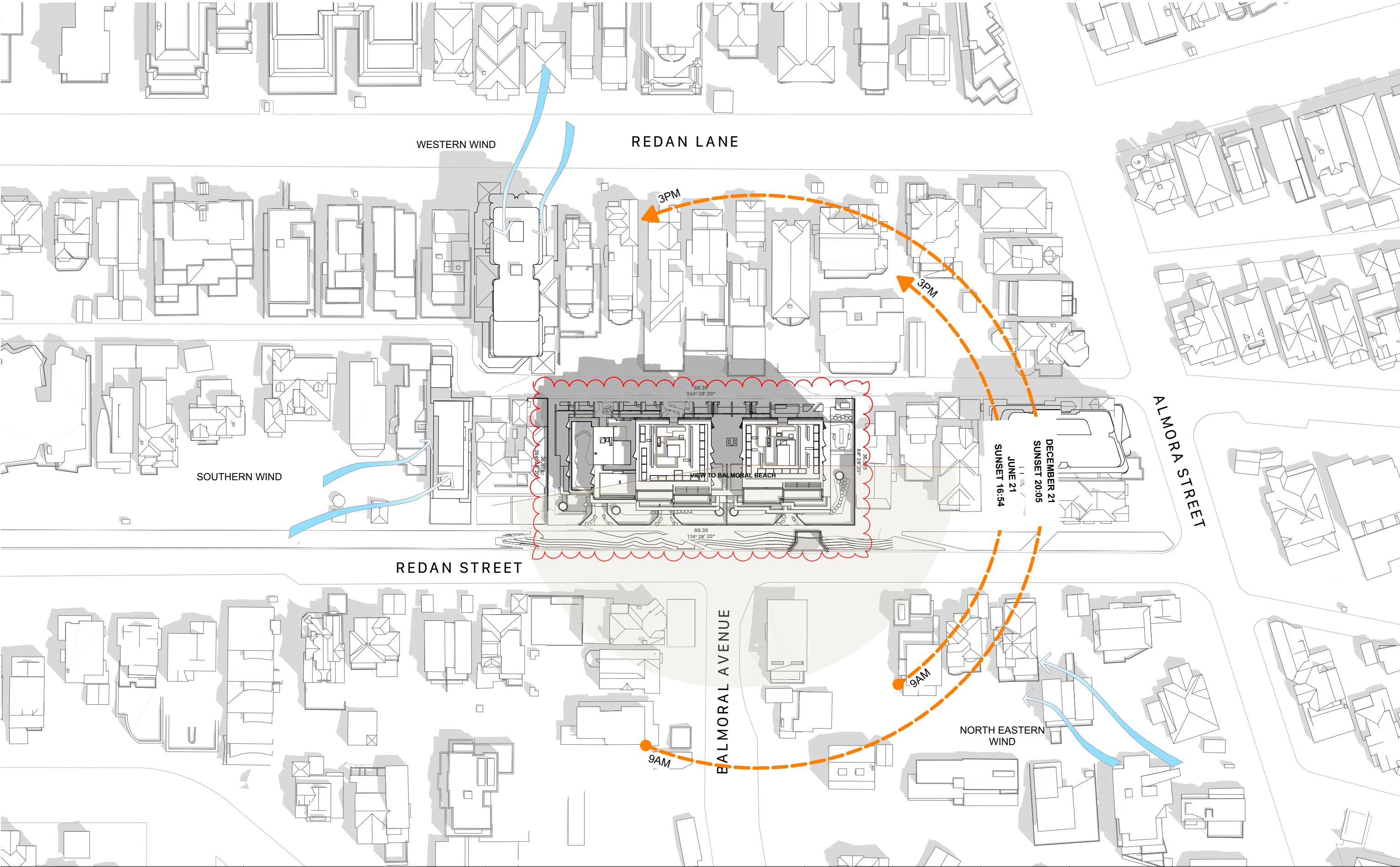
Rev
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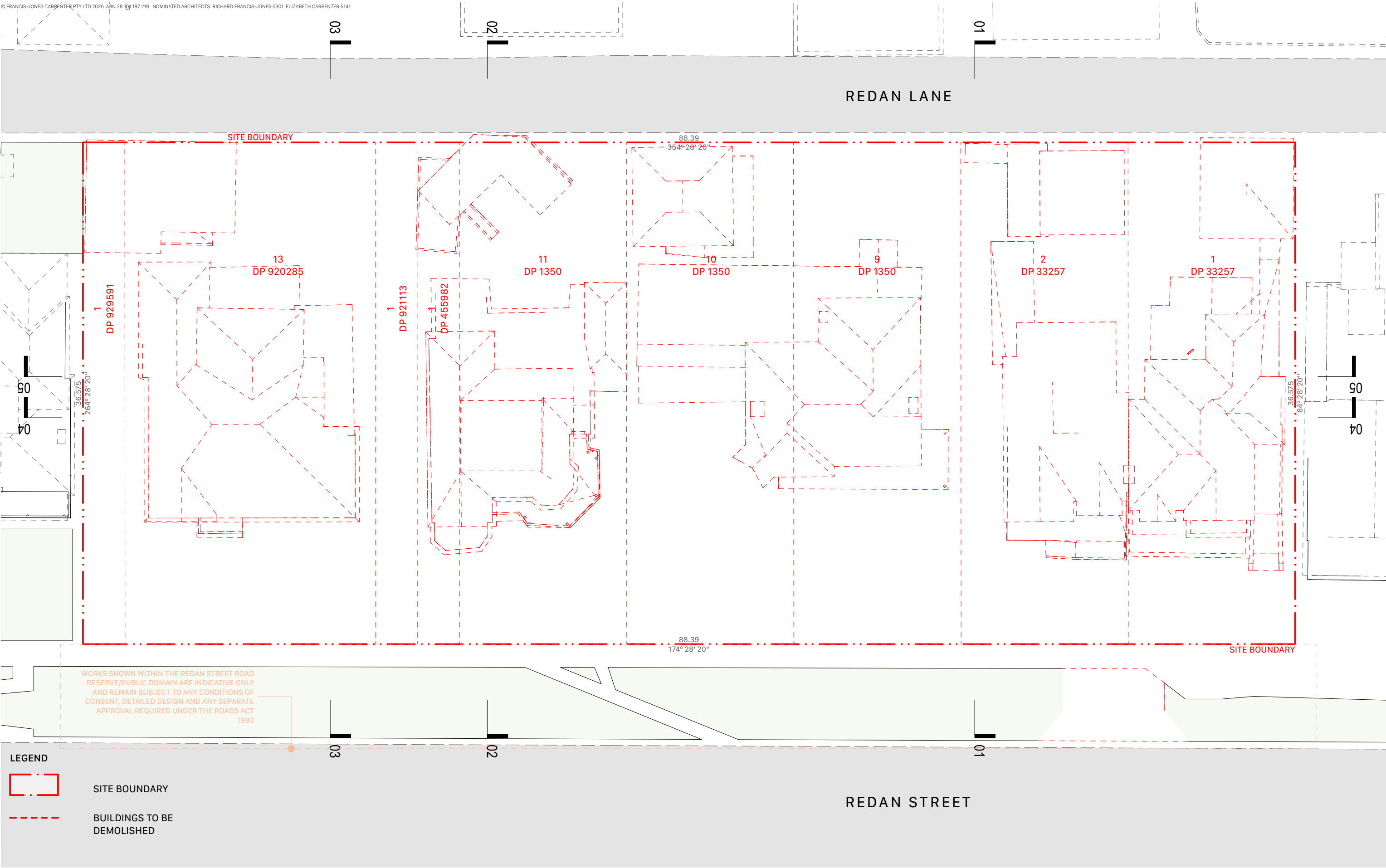




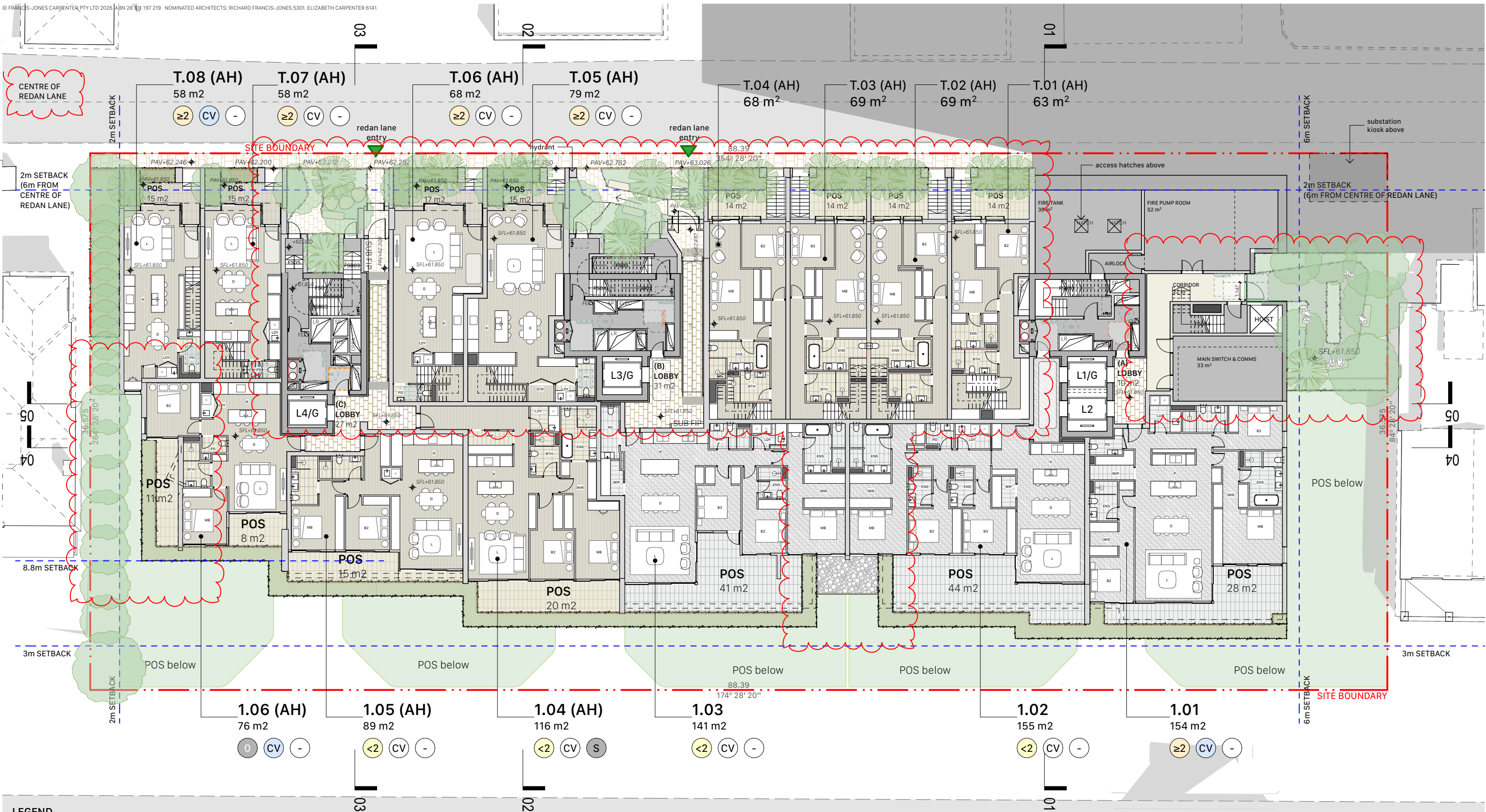
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Site Plan Site Plan	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 10 20 50m	
		C	23/6/2026	RTS Lodgement	PP		1:1000 @ A3	TPRS	1000	C		

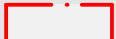
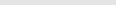


40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Site Analysis Site Plan	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 10 20 50m	
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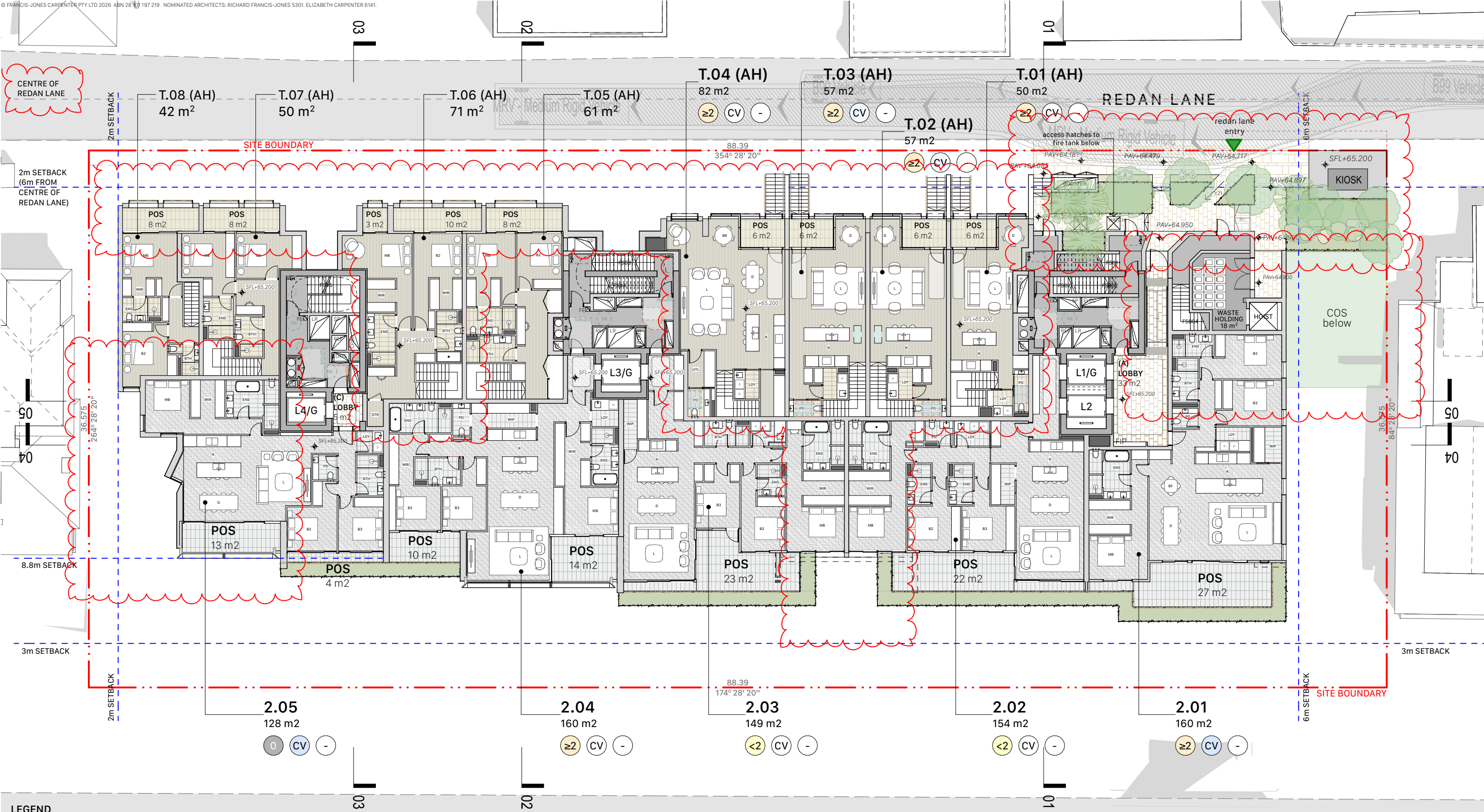


40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Demolition Plan Demolition	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	1501	C					



	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE	REDAN STREET
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE	
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m	

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 1 Plan GA Floor Plans	<table><tr><th>Rev</th><th>Date</th><th>Description</th><th>By</th><th>Chk</th></tr><tr><td>C</td><td>23/6/2026</td><td>RTS Lodgement</td><td>PP</td><td></td></tr></table>	Rev	Date	Description	By	Chk	C	23/6/2026	RTS Lodgement	PP		Scale 1:250 @ A3	Code TPRS	Sheet 2103	Rev C	02.5510m 	
Rev	Date	Description	By	Chk														
C	23/6/2026	RTS Lodgement	PP															



LEGEND													
	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE						
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE						
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m						

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088		Level 2 Plan GA Floor Plans		Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m	
				C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	2104	C		



LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 3 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
2105

Rev
C

0 2.5 5 10m





LEGEND											
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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE				
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m				

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 4 Plan GA Floor Plans	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	02.5510 02.5510
		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	2106	C	



LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 5 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
2107

Rev
C

0 2.5 5 10m





LEGEND

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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 6 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
2108

Rev
C

0 2.5 5 10m





LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 7 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
2109

Rev
C

0 2.5 5 10m





LEGEND



SITE BOUNDARY



SETBACK FROM BOUNDARY

AH

AFFORDABLE HOUSING

L1, L2...

LIFT 1, LIFT 2...

FSB01, FSB02...

BASEMENT FIRESTAIR 1, 2...



WHEELCHAIR TURNING SPACE

L1/G

LIFT 1/GOODS LIFT

POS

PRIVATE OPEN SPACE



1m CLEARANCE

FS01, FS02...

FIRESTAIR 1, FIRESTAIR 2...

SFL

STRUCTURAL FLOOR LEVEL



3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 8 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

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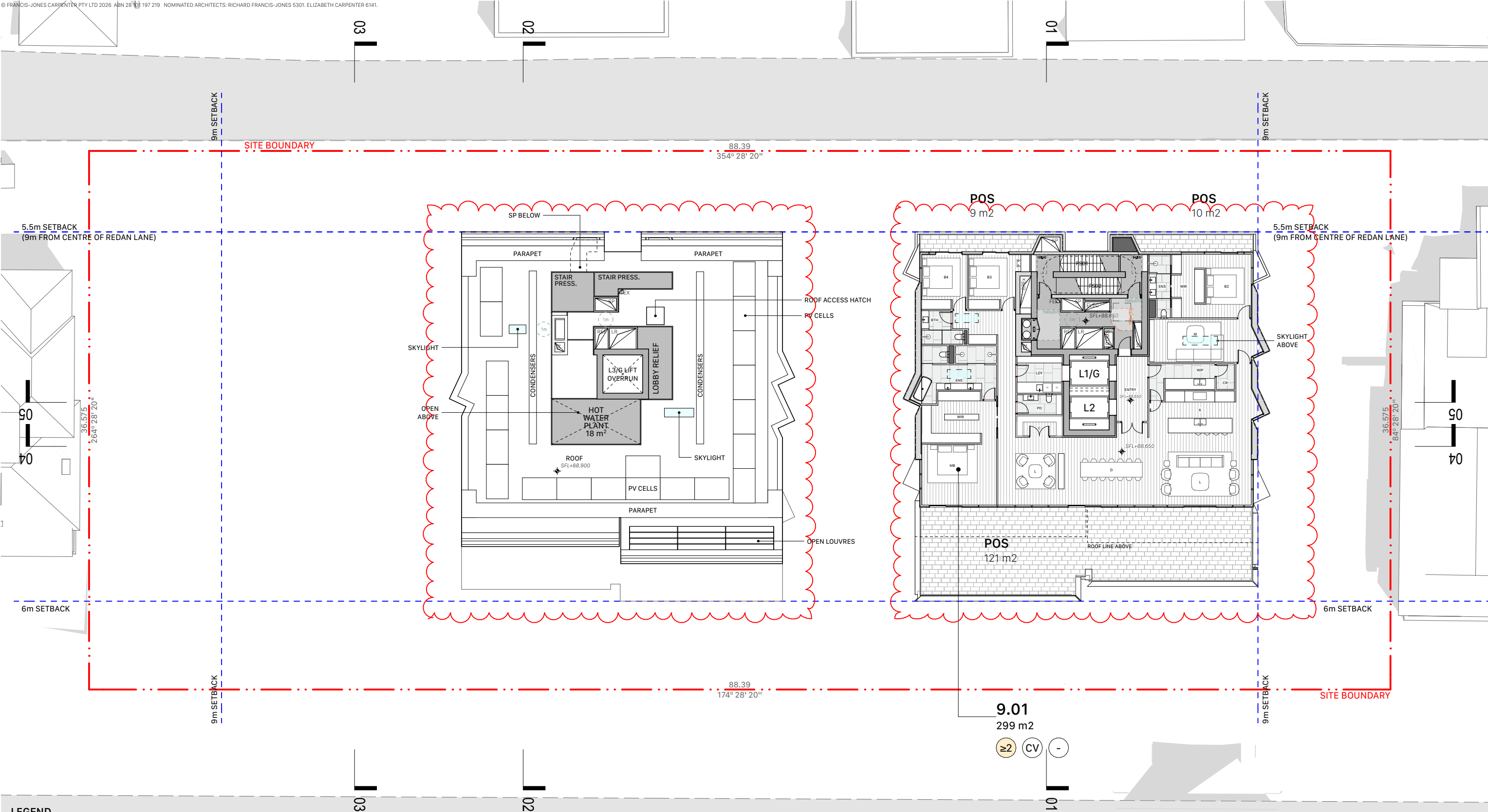
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2110

Rev
C

0 2.5 5 10m





LEGEND

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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 9 Plan
GA Floor Plans

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

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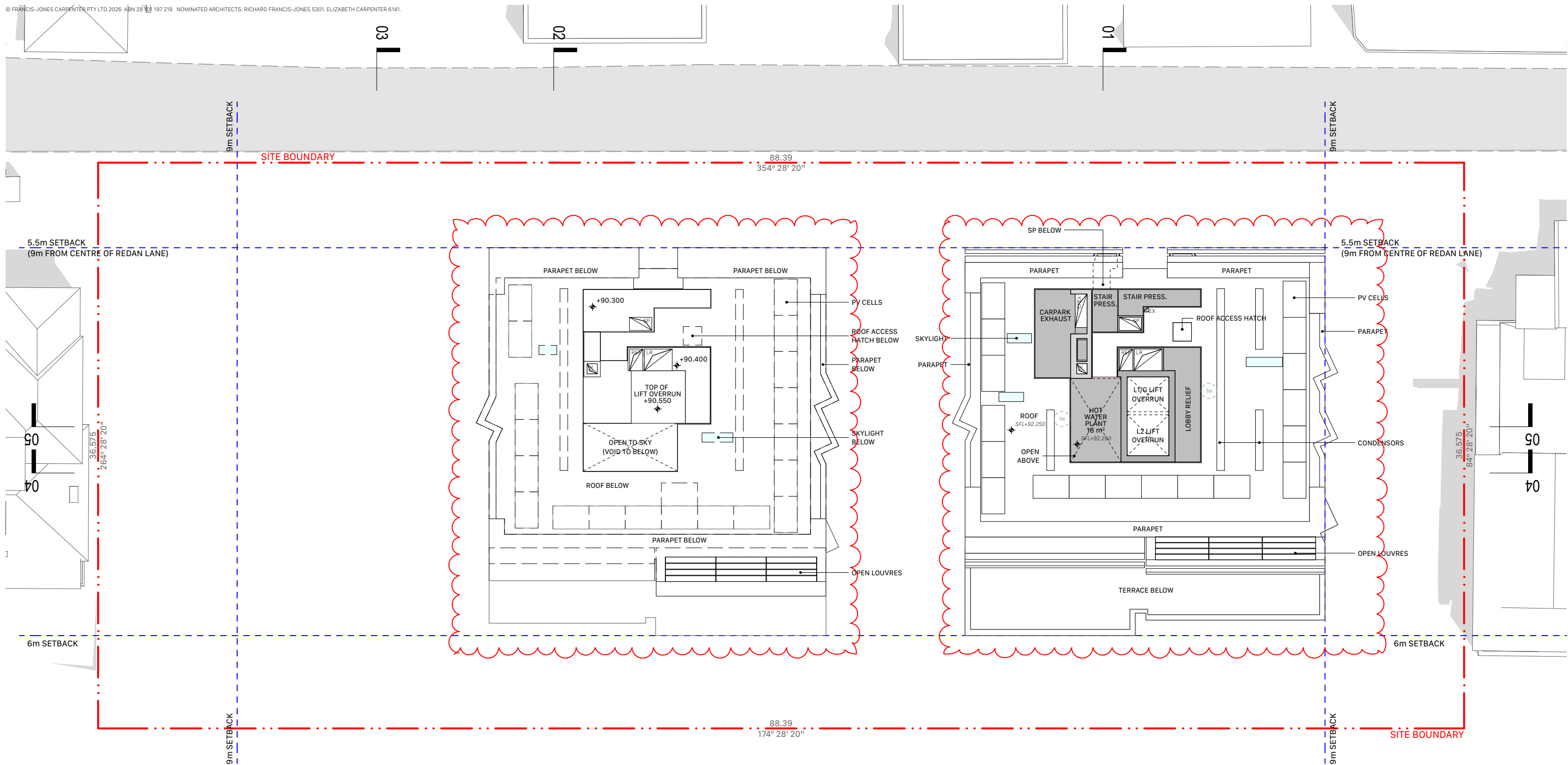
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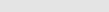
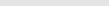
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Rev
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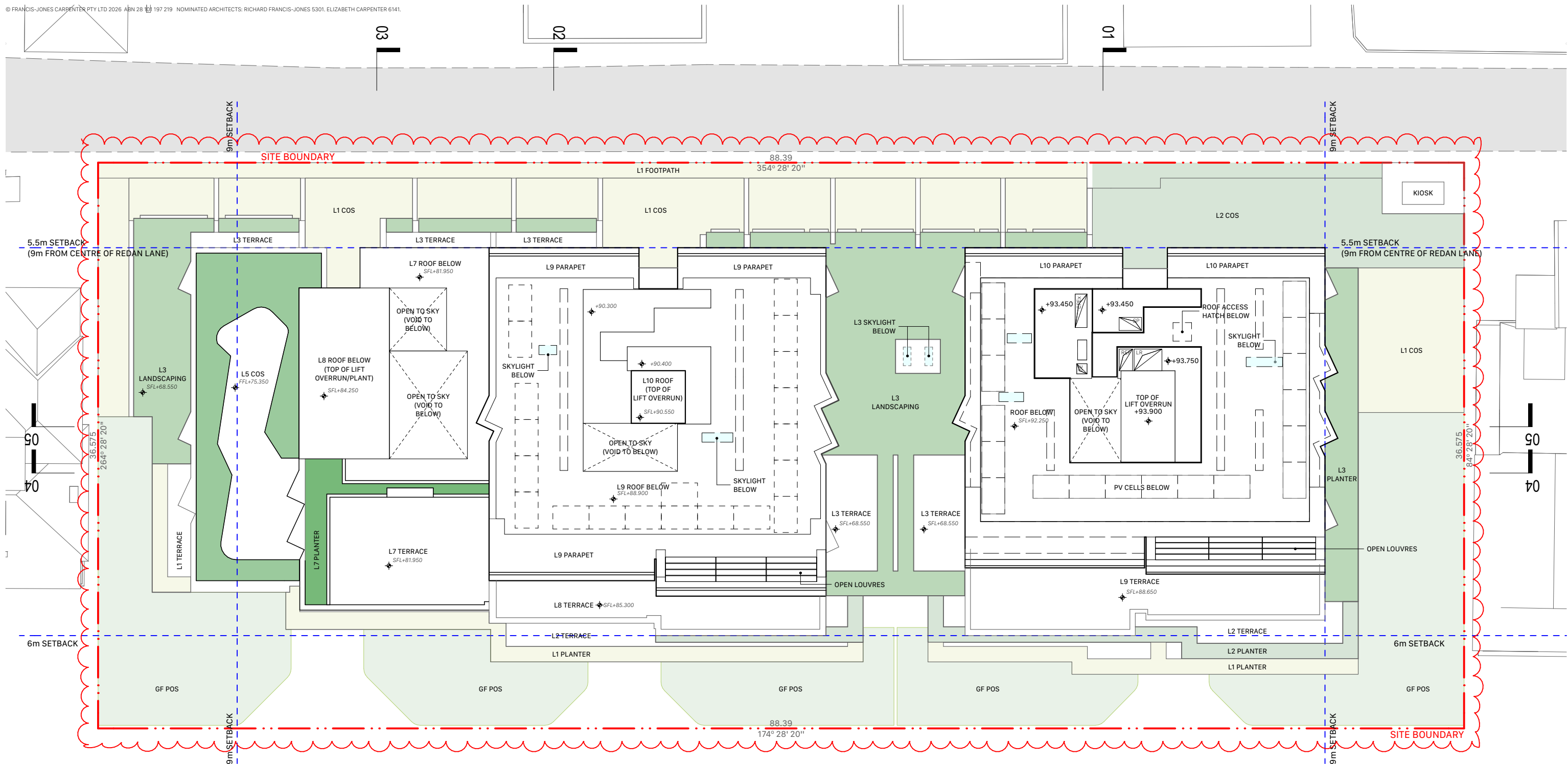
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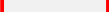




LEGEND		03	02	01		
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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE	 1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL	 3m x 3m

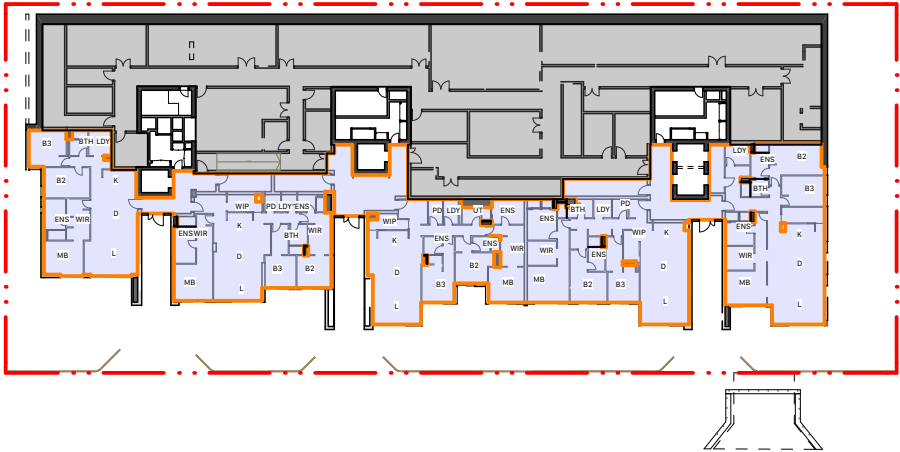
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 10 Plant GA Floor Plans	Rev Date Description By Chk Scale Code Sheet Rev	0 2.5 5 10m	
		C 23/6/2026 RTS Lodgement PP 1:250 @ A3 TPRS 2112 C		



LEGEND		03	02	01
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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	PRIVATE OPEN SPACE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	STRUCTURAL FLOOR LEVEL
				WHEELCHAIR TURNING SPACE
				1m CLEARANCE
				3m x 3m

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Roof Plan GA Floor Plans	Rev Date Description By Chk Scale Code Sheet Rev	0 2.5 5 10m	
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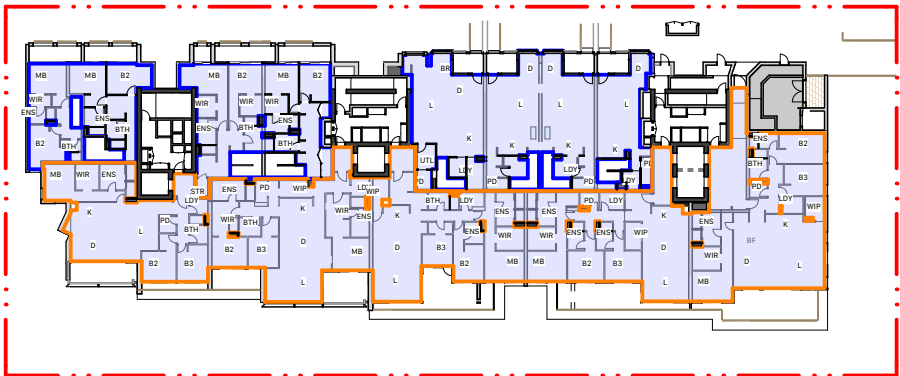
GROUND
GFA
885.5 m²



PLAN Ground Floor
1:750

LEVEL 02
GFA AH
105.3 m²

LEVEL 02
GFA AH
135.4 m²



PLAN Level 02
1:750

LEVEL 04 SOUTH
GFA
695.5 m²

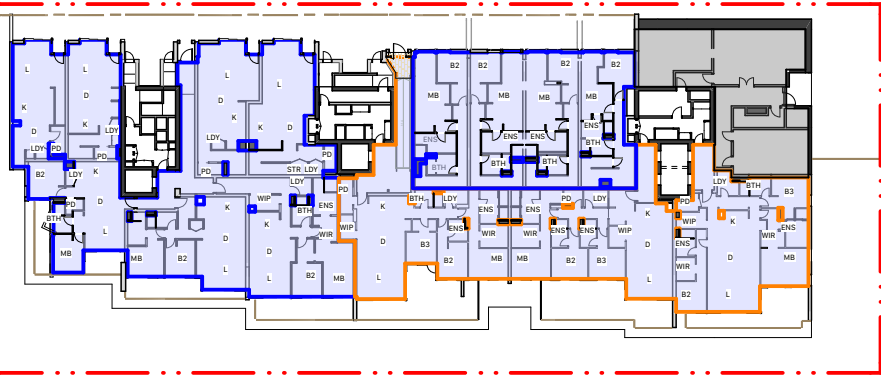


PLAN Level 04
1:750

LEVEL 02
GFA AH
250.9 m²

813.0 m²

LEVEL 01
GFA AH
589.4 m²



PLAN Level 01 Redan Lane
1:750

LEVEL 01
GFA AH
272.9 m²

LEVEL 01
GFA
520.9 m²

LEVEL 03 SOUTH
GFA
694.4 m²



PLAN Level 03
1:750

LEVEL 03 NORTH
GFA
392.3 m²

LEVEL 05 SOUTH
GFA
5.9 m²

LEVEL 05 SOUTH
GFA
374.6 m²



PLAN Level 05
1:750

LEVEL 05 NORTH
GFA
392.3 m²

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

GFA Plans
GFA Plans

 Affordable Housing GFA
 Market Housing GFA

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
2800

Rev
C

0 2.5 5 10m



LEVEL 06 SOUTH
GFA
564.1 m²



LEVEL 06 NORTH
GFA
391.6 m²



374.7 m²

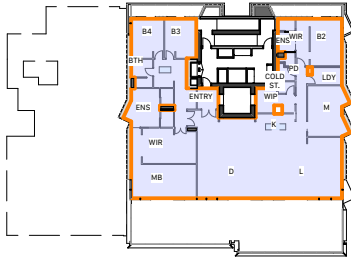


LEVEL 07 NORTH
GFA
392.3 m²

PLAN Level 06
1:750

PLAN Level 07
1:750

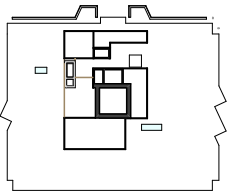
317.1 m²



366.1 m²



PLAN Level 08
1:750



288.2 m²



PLAN Level 09
1:750

Floor (Story)	Zone Category	Room Name	Area
Ground Floor	RESIDENTIAL	GFA	896.5
Level 01 Redan Lane	RESIDENTIAL	GFA	511.4
Level 01 Redan Lane	RESIDENTIAL	GFA AH	891.0
Level 02	RESIDENTIAL	GFA	812.6
Level 02	RESIDENTIAL	GFA AH	496.4
Level 03	RESIDENTIAL	GFA	1,075.1
Level 04	RESIDENTIAL	GFA	1,076.7
Level 05	RESIDENTIAL	GFA	768.7
Level 06	RESIDENTIAL	GFA	949.7
Level 07	RESIDENTIAL	GFA	772.1
Level 08	RESIDENTIAL	GFA	695.4
Level 09	RESIDENTIAL	GFA	299.4
TOTAL GFA			9,245.0 m ²
(AH) GFA			1387.4m ²

TARGET 9246.4 m²

TARGET 1387 m²

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

GFA Plans
GFA Plans

 Affordable Housing GFA
 Market Housing GFA

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
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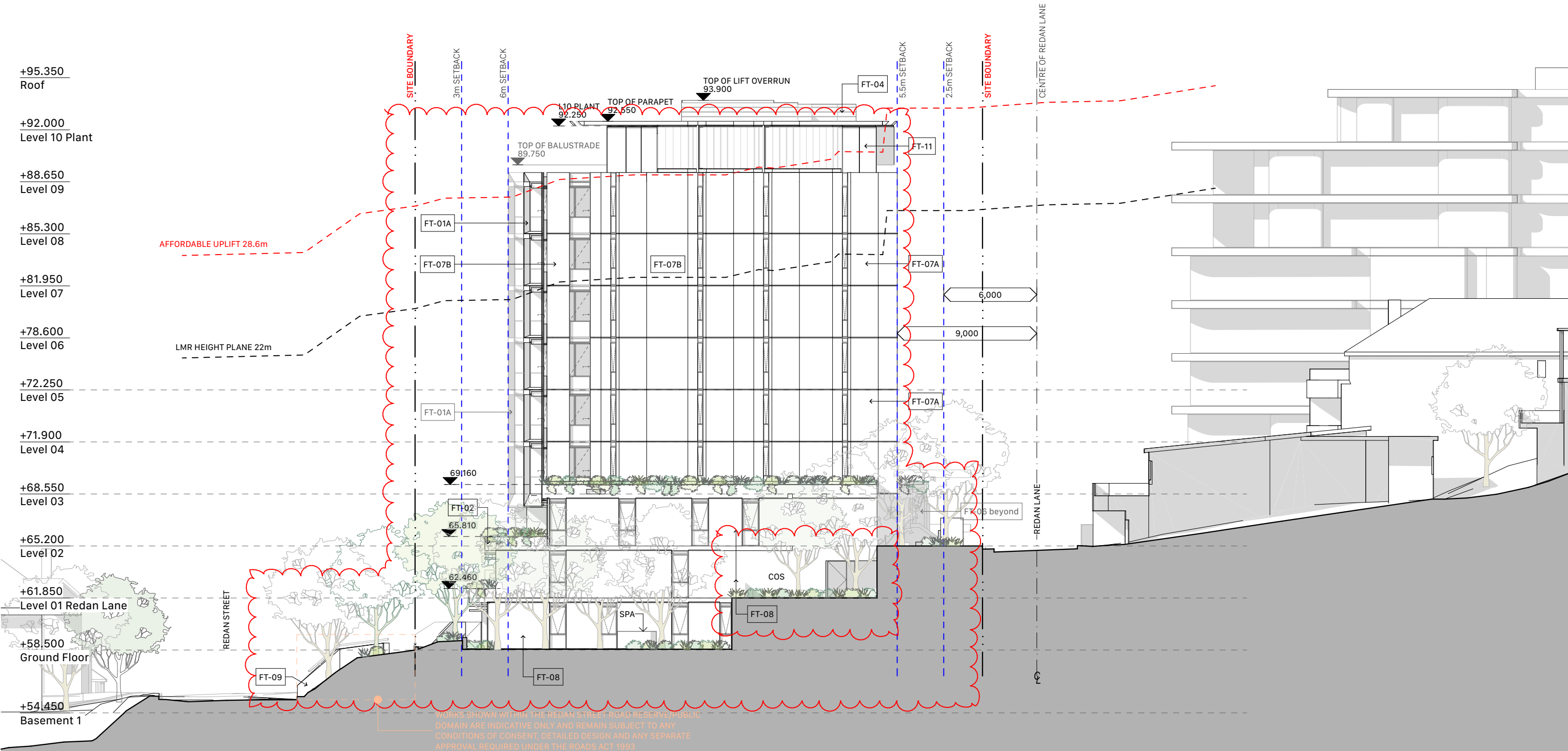
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TPRS

Sheet
2801

Rev
C

0 2.5 5 10m





LEGEND

FT-01 FT-01A	LIGHT COLOURED METAL FRAME ELEMENT (FT-01) WITH CLEAR FIXED GLAZING PANELS (FT-01A)	FT-02	DARK GREY MASONRY FINISH WALLS WITH ALUMINIUM-FRAMED WINDOWS/DOORS OR SIMILAR	FT-03	GLASS BALUSTRADE	FT-05	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH FULL HEIGHT GLAZING AND DOORS WITHIN DEEP REVEALS	FT-06	WARM-COLOURED MASONRY FINISH TO WALLS, FULL HEIGHT GLAZING AND DOORS WITHIN METAL PORTALS	FT-07A	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH INTEGRATED POP-OUT WINDOWS ORIENTATED TOWARDS VIEWS	FT-08	DARK GREY MASONRY FINISH WALLS WITH FULL HEIGHT GLAZING	FT-10	SOLID EXTERNAL PLANTER BOXES WITH GLASS BALUSTRADE BEHIND
	GLASS BALUSTRADE LIGHT COLOURED METAL SLAB EDGE COVER		ALUMINIUM HORIZONTAL LOUVRES METAL PALISADE BALUSTRADE SOLID EXTERNAL PLANTER BOXES	FT-04	CHAMPAGNE COLOURED CLADDING OR SIMILAR (AS1530.1 NON-COMBUSTIBLE)		METAL PALISADE BALUSTRADE METAL TRIM AT SLAB LEVELS		METAL PALISADE BALUSTRADE	FT-07B	METAL TRIM AT SLAB LEVELS LIGHT-COLOURED MASONRY FINISH TO WALLS WITH METAL TRIM AT SLAB LEVELS	FT-09	SANDSTONE WALLS	FT-11	PREMIUM METAL CLADDING OR EQUIVALENT (AS1530.1 NON COMBUSTIBLE)

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevation North
Elevations

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

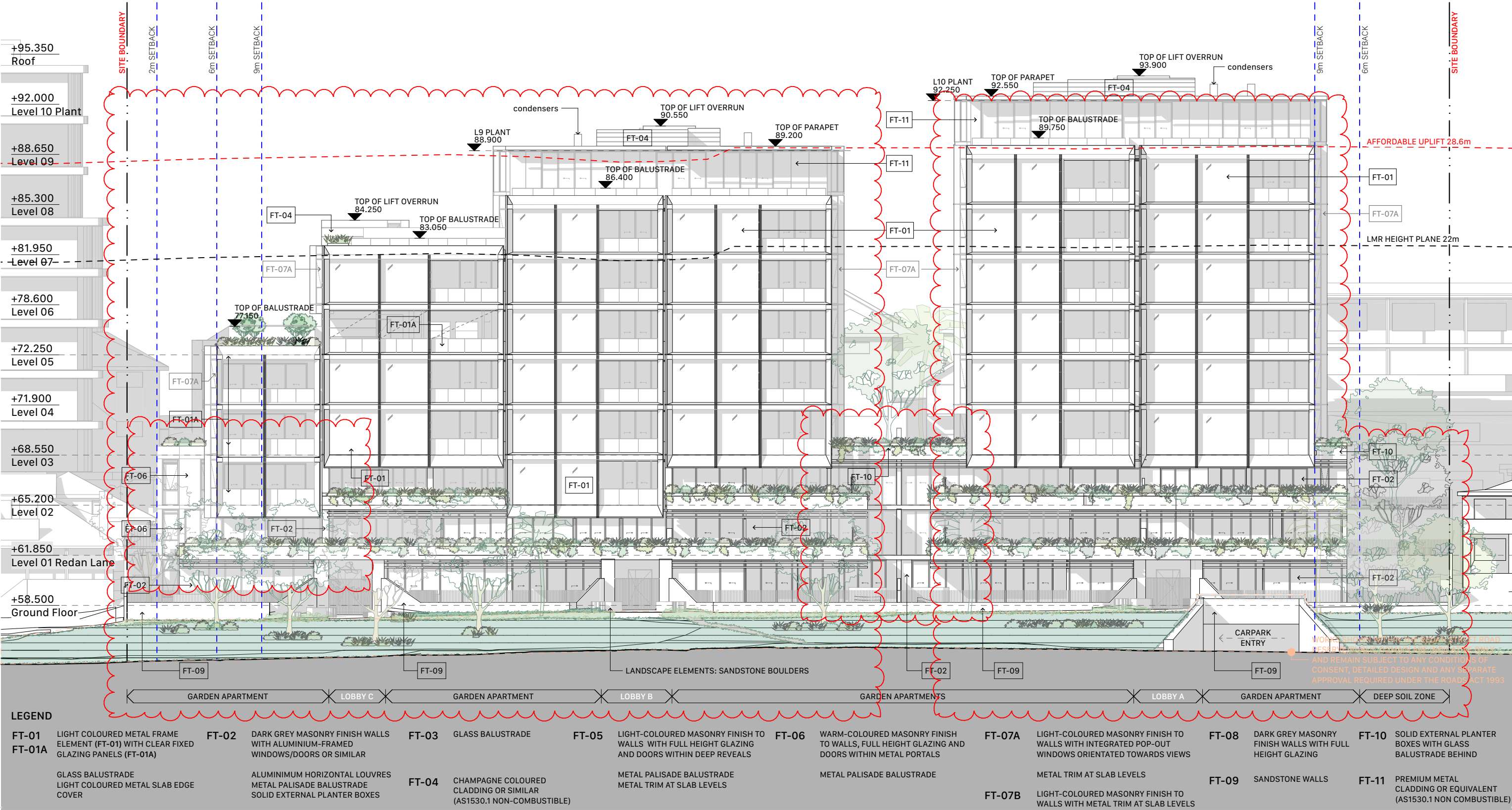
Code
TPRS

Sheet
3000

Rev
C

0 2.5 5 10m





40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevation East - Redan Street
Elevations

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

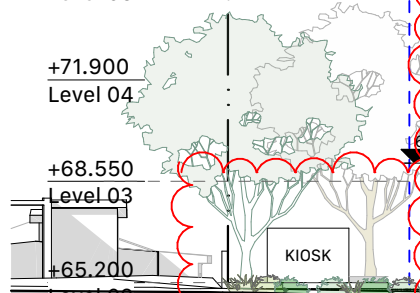
Code
TPRS

Sheet
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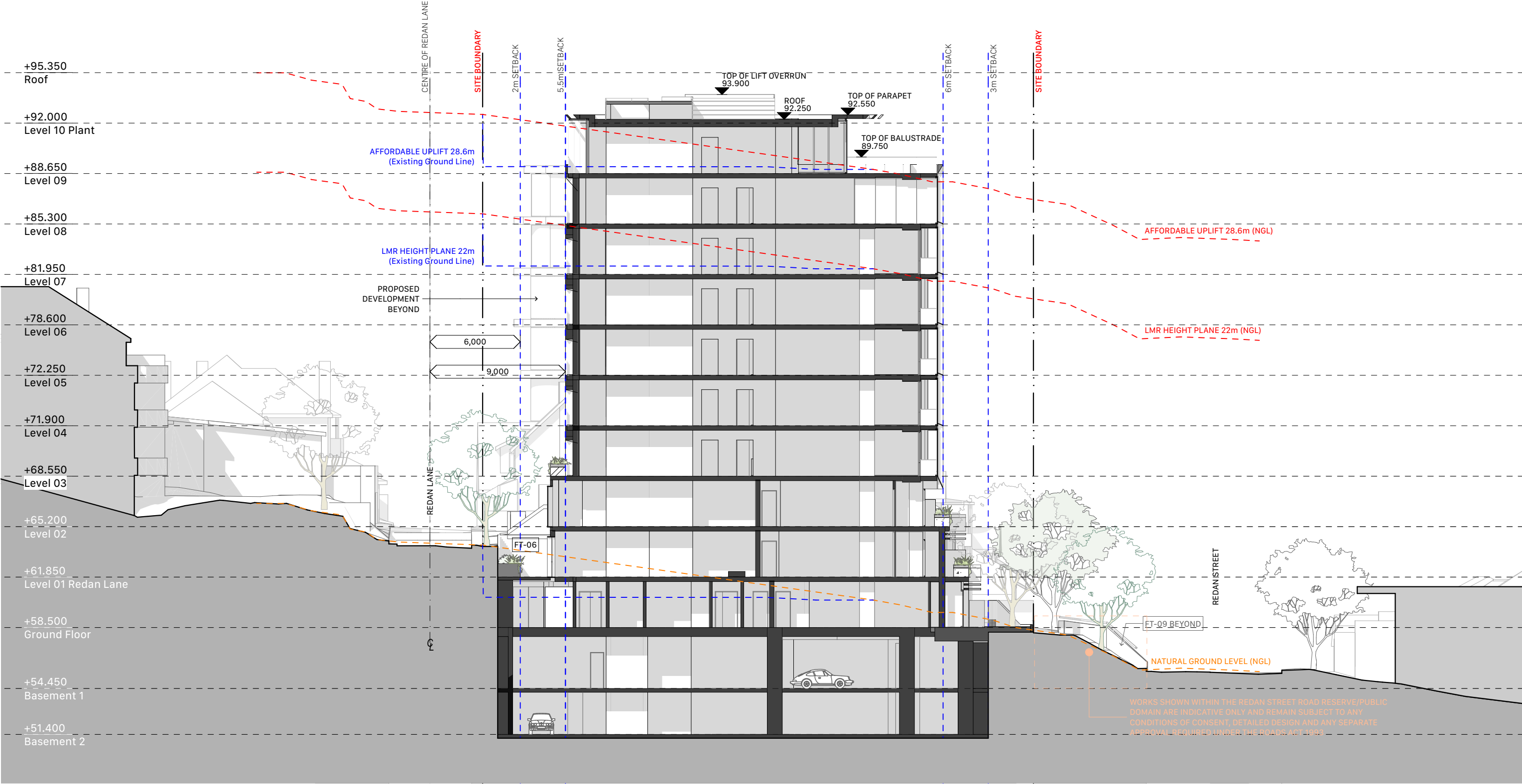
Rev
C

0 2.5 5 10m

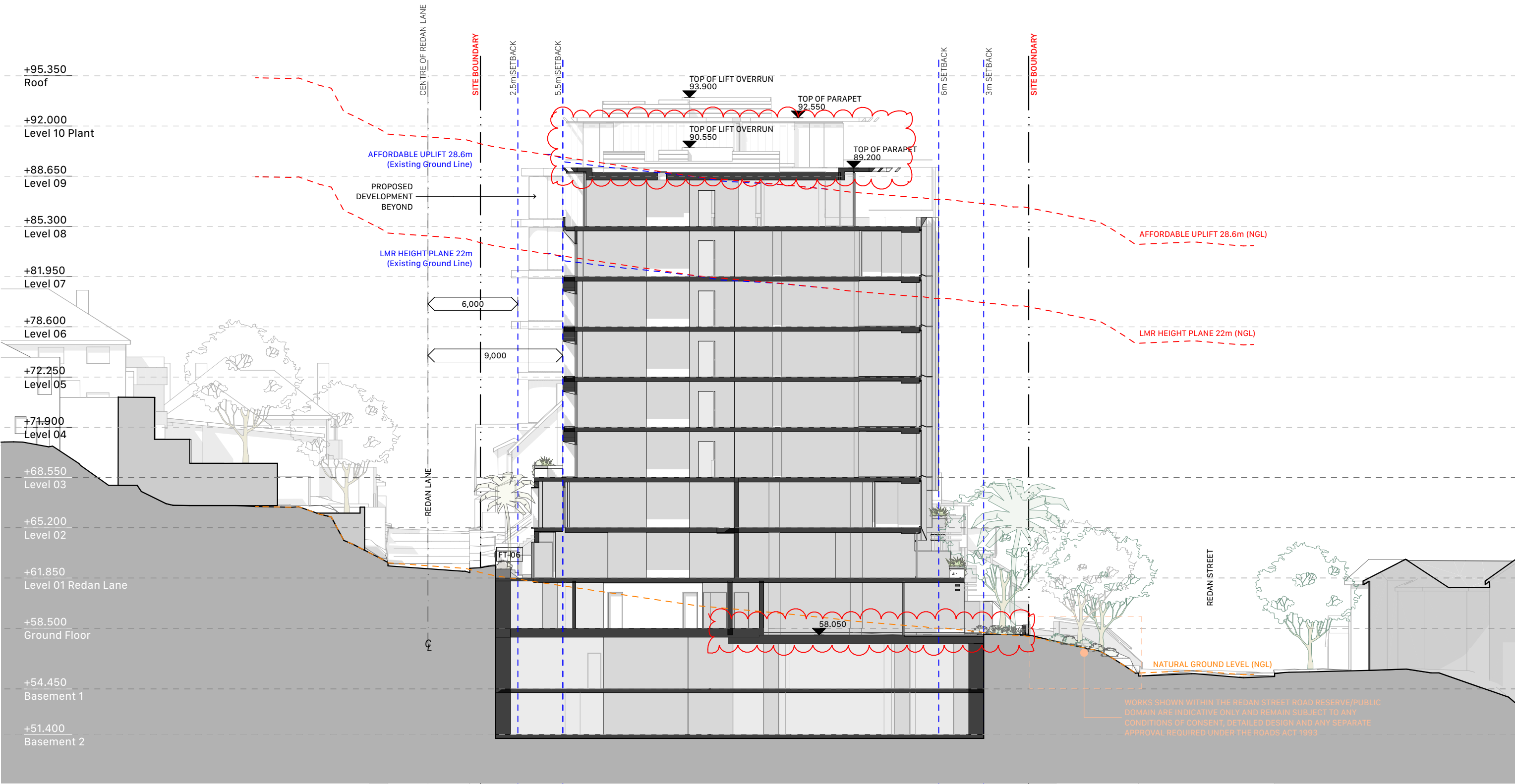




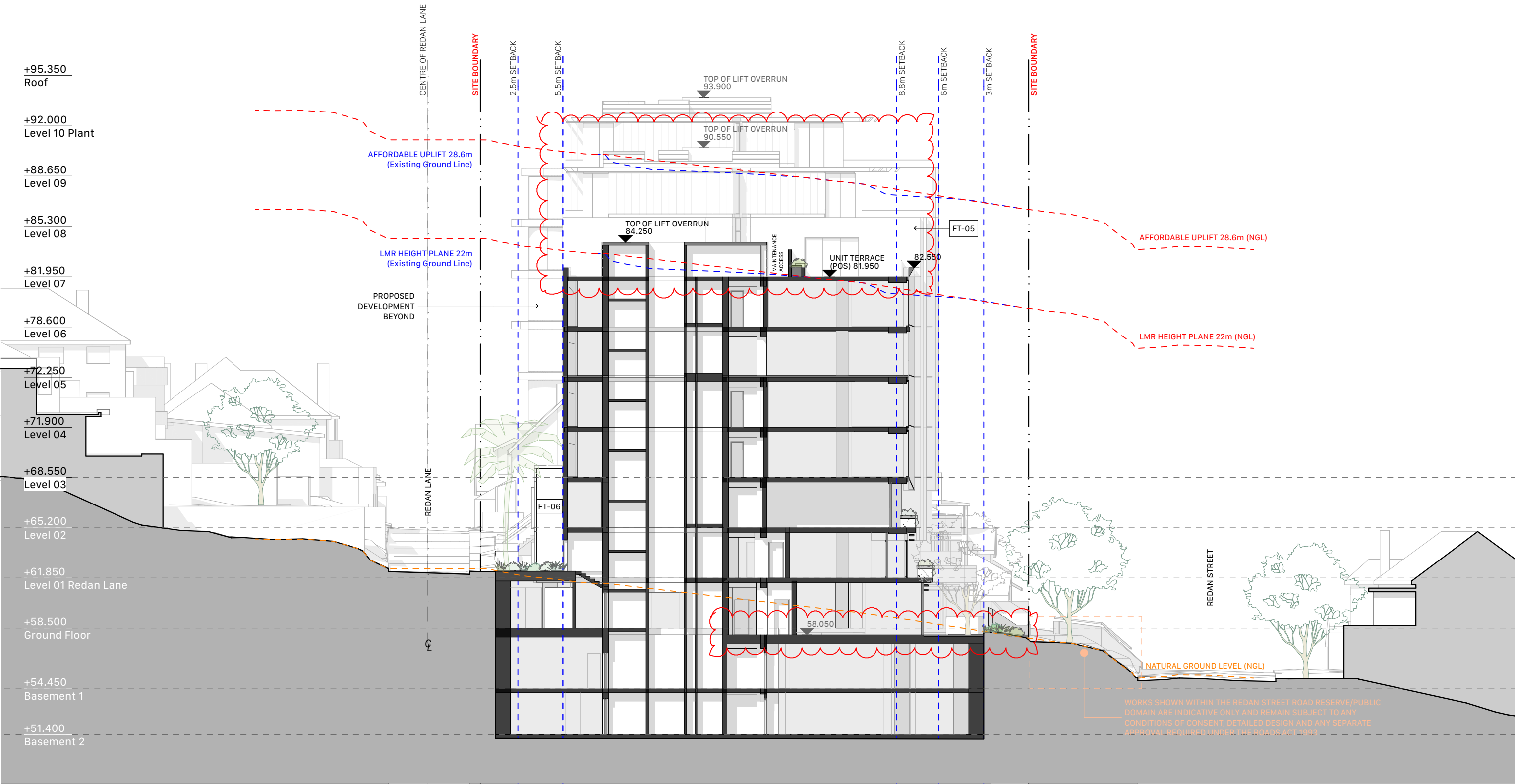
FT-11 PREMIUM METAL
CLADDING OR EQUIVALENT
(AS1530.1 NON COMBUSTIBLE)



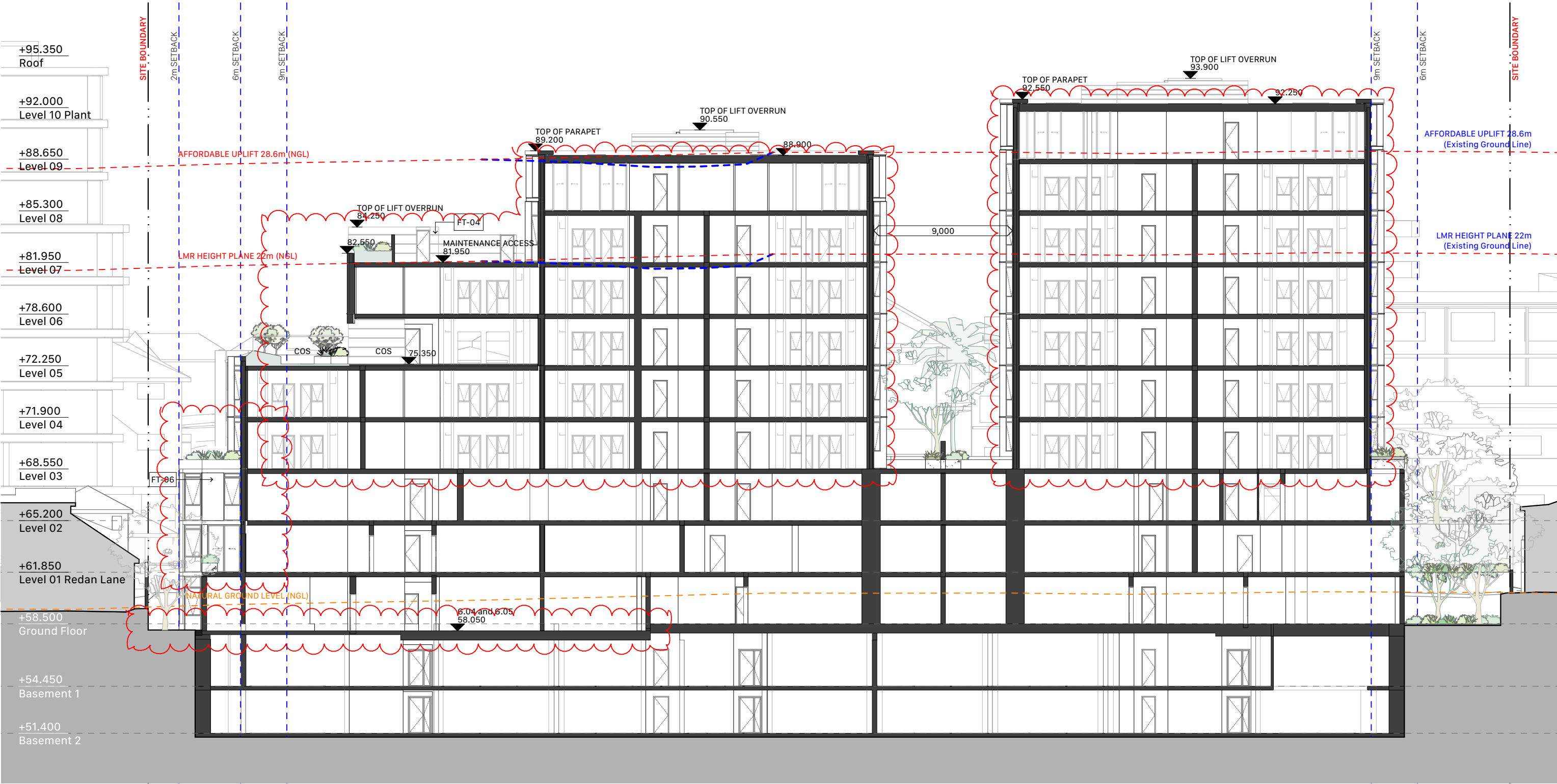
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 1 EW North Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	02.5510m
		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	4000	C	



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 2 EW Centre Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2.5	5	10m	
		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	4001	C					



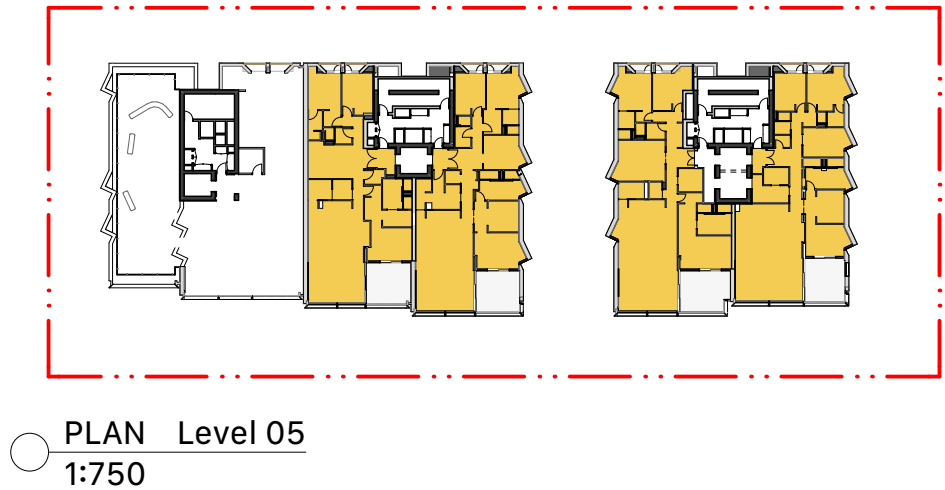
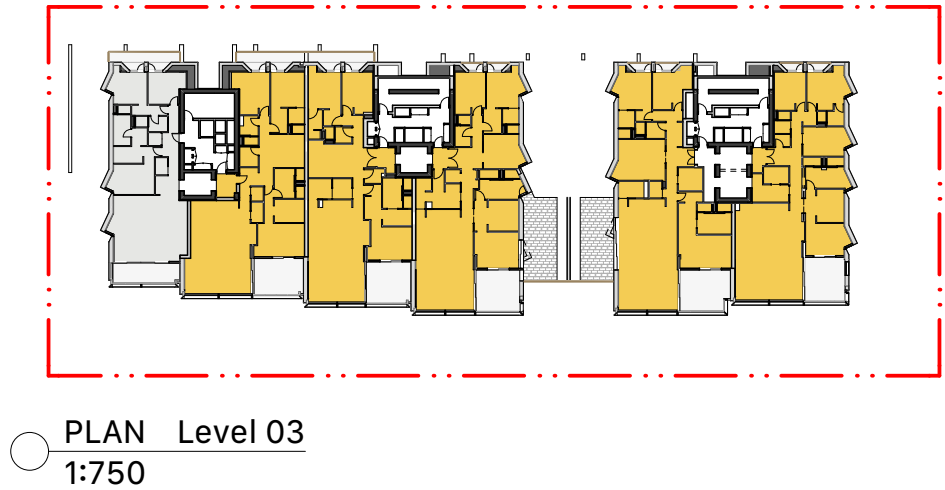
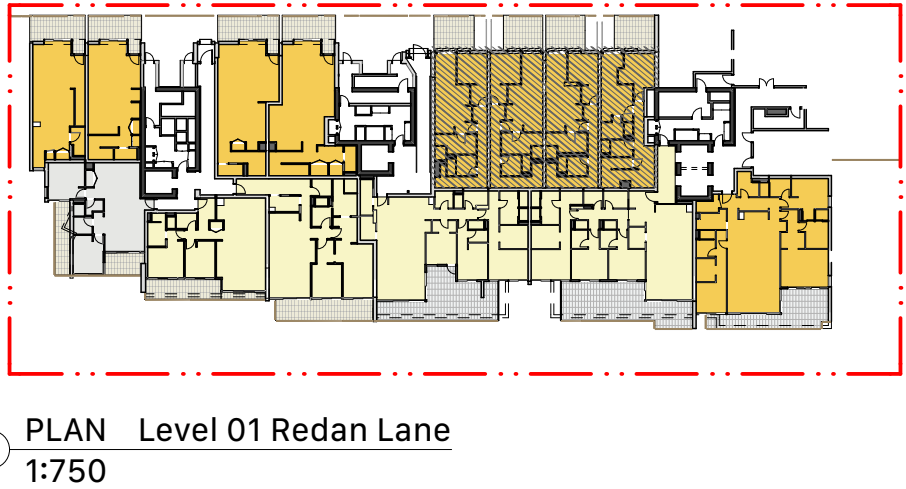
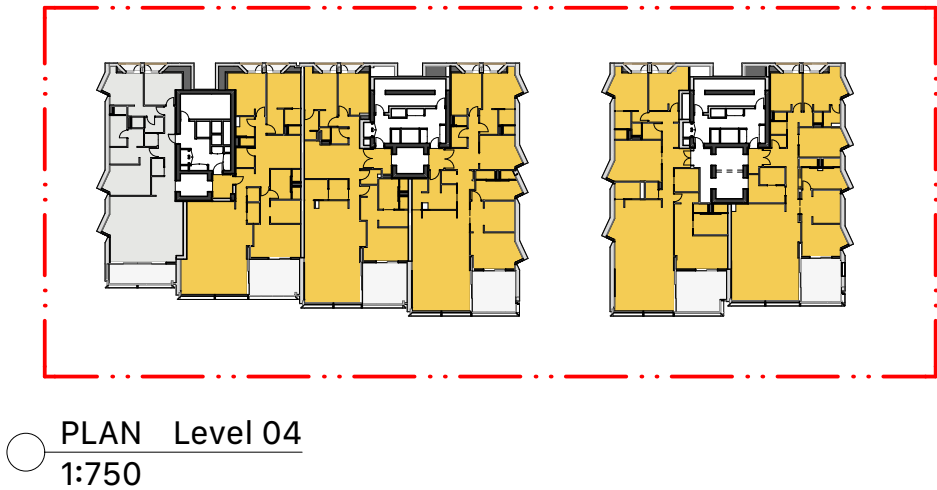
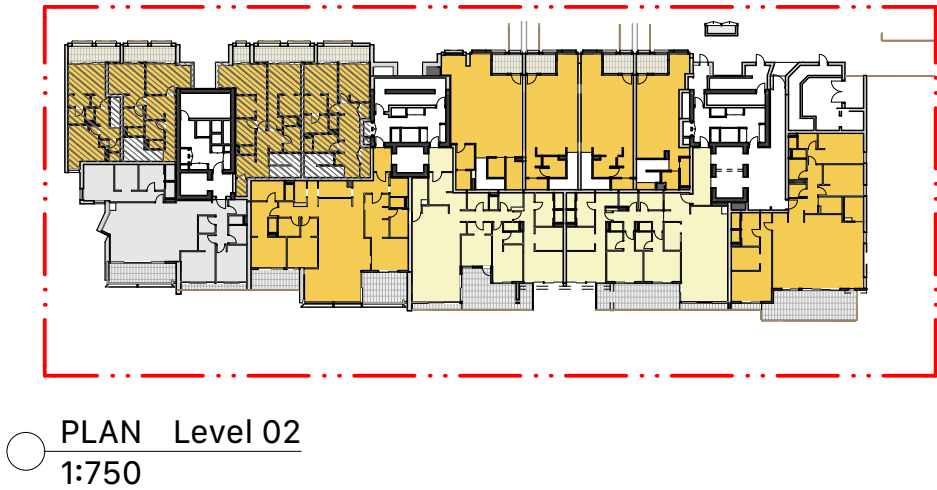
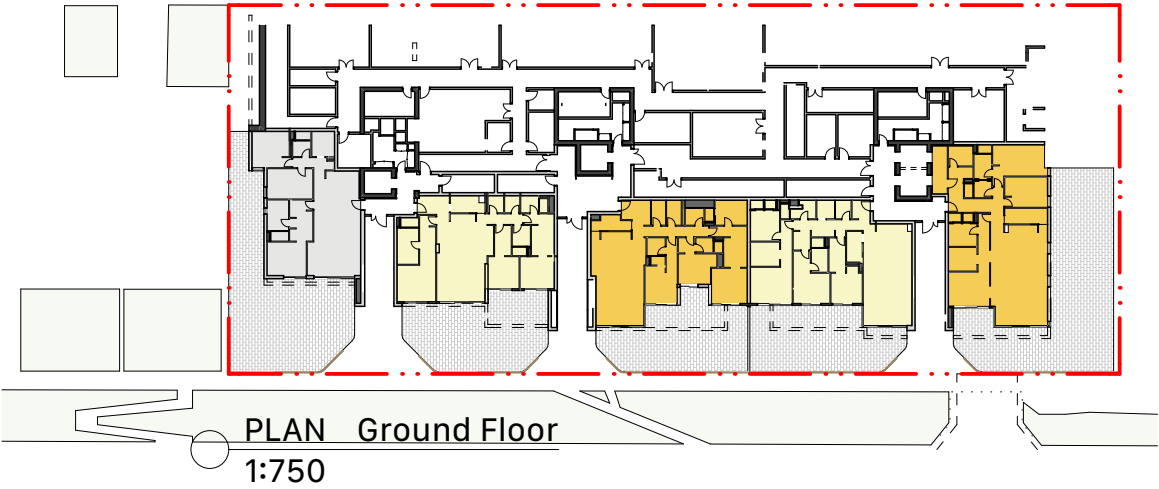
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		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	4002	C					



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 4 NS Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m	
		C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	4003	C		

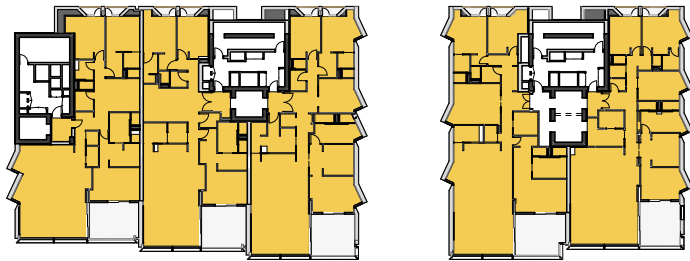
fjcstudio

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 t +61 2 9251 7077 w fjcstudio.com

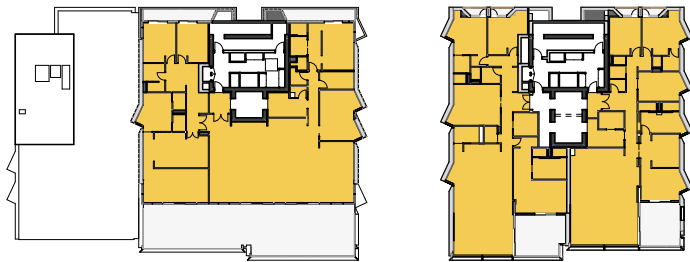


Not included (AH) Bedroom Level
More than 2 hours
Between 1-2 hours
Less than 15 Minutes

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Solar and No Solar Compliance Compliance	Rev Date Description C 23/6/2026 RTS Lodgement	By Chk PP	Scale 1:750 @ A3	Code TPRS	Sheet 6000	Rev C	0 7.5 15 30m	
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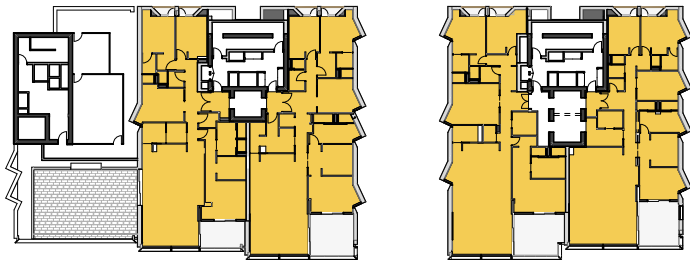
PLAN Level 06
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750



PLAN Level 07
1:750

SOLAR ANALYSIS (9AM - 3PM)

AFFORDABLE APARTMENT/TERRACE HOUSE SCHEDULE - SOLAR

Solar Access	Solar Compliance	Quantity
Greater than Threshold	More than 2 hours	8 (73%)
Less than Threshold	Between 1-2 hours	2 (18%)
No Sun	Less than 15 minutes	1 (9%)
		11

TOTAL BTS APARTMENT SCHEDULE - SOLAR

Solar Access	Solar Compliance	Quantity
Greater than Threshold	More than 2 hours	31
Less than Threshold	Between 1-2 hours	6
No Sun	Less than 15 minutes	4
		42

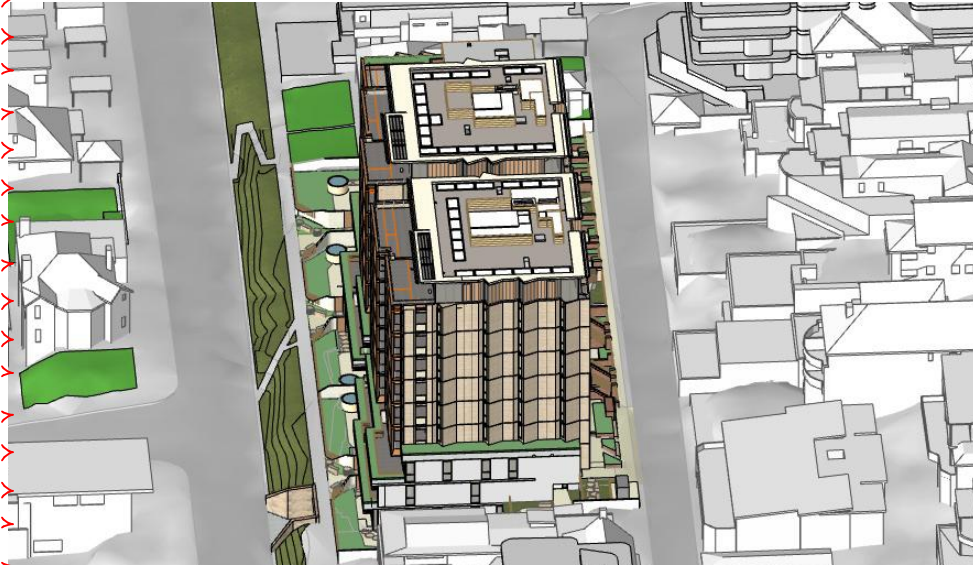
TOTAL APARTMENT SCHEDULE - SOLAR

Solar Access	Solar Compliance	Quantity
Greater than Threshold	More than 2 hours	40 (75 %)
Less than Threshold	Between 1-2 hours	8 (15 %)
No Sun	Less than 15 minutes	5 (10 %)
		53





9AM - JUNE 21



12 MIDDAY



3PM



10AM



1PM

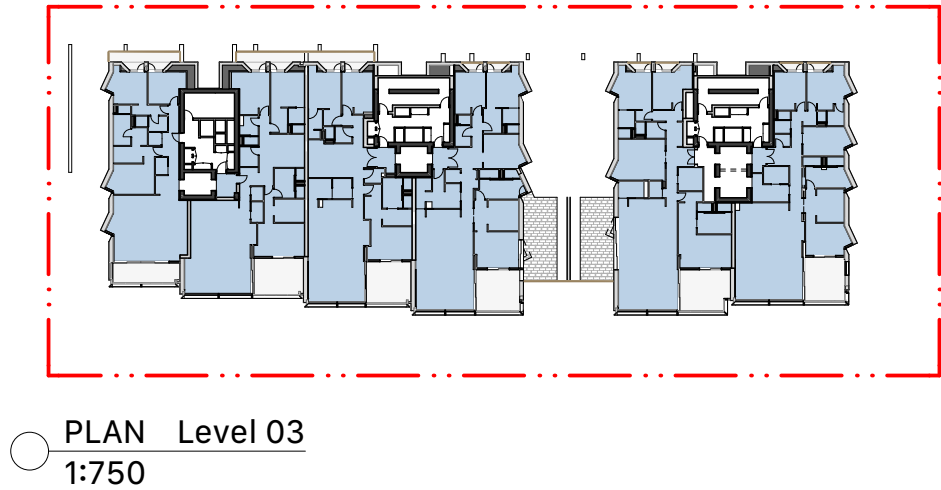
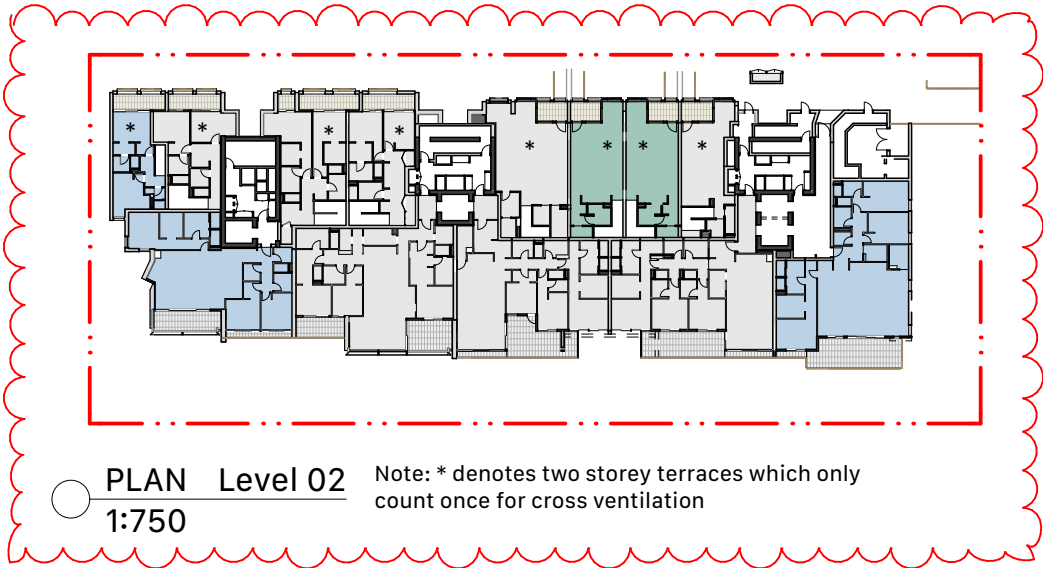
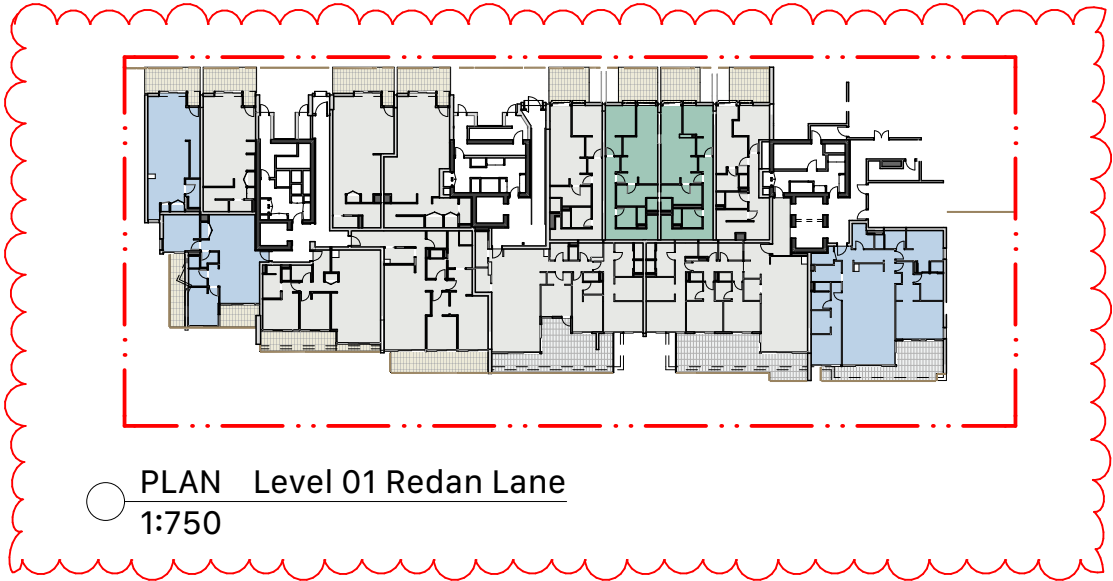
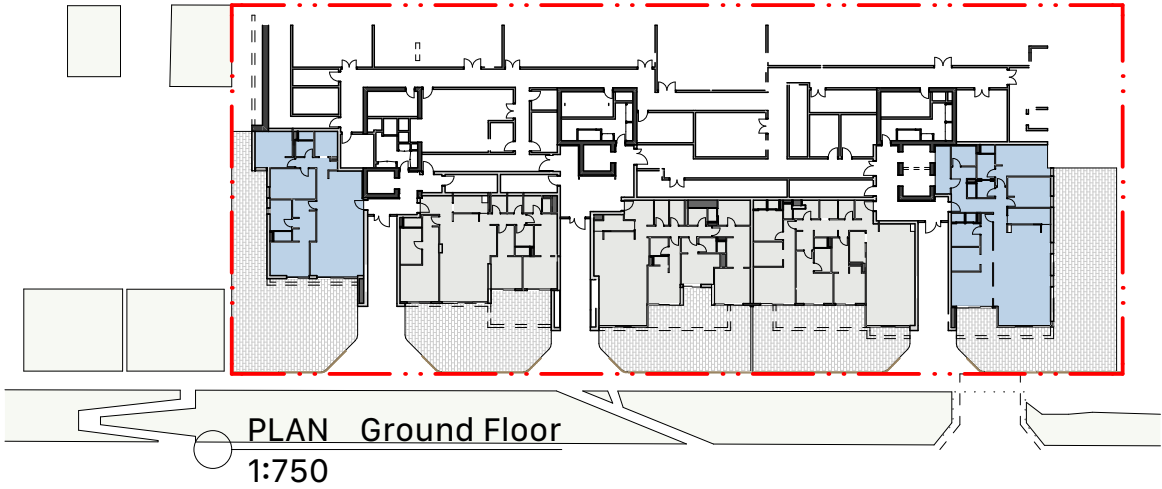


11AM



2PM

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Sun Eye Views Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	
		C	23/6/2026	RTS Lodgement	PP		No Scale @ A3	TPRS	6002	C	



Cross Ventilation Units



Cross Ventilated
Units via Skylight



Single Aspect/Not
Cross Ventilated

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Cross Ventilation
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:750 @ A3

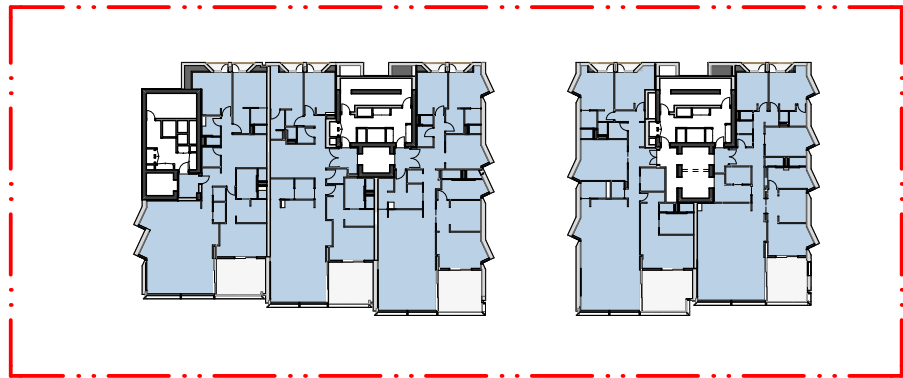
Code
TPRS

Sheet
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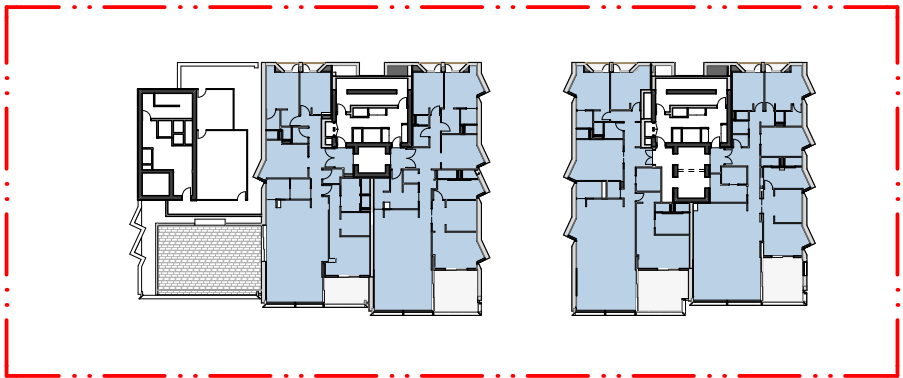
Rev
C

0 7.5 15 30m

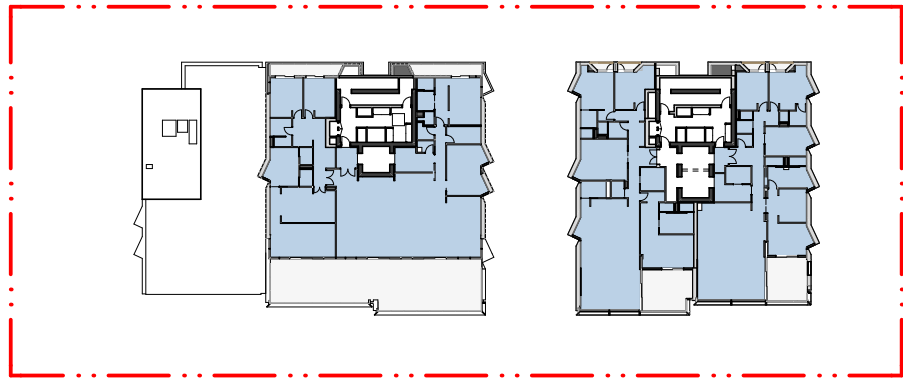




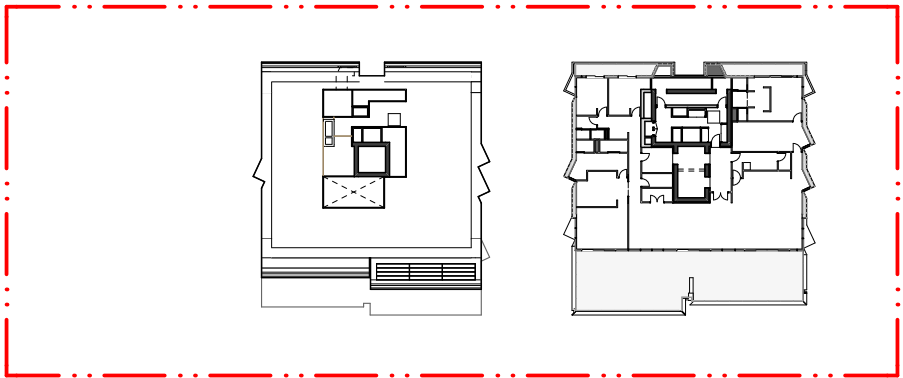
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Note: this level is above 9 storeys, which is not applicable for cross ventilation count for ADG compliance

Cross Ventillation	Quantity
Skylight	2
Cross Ventilated	35
Non-Applicable	1
Single Aspect	20

Total number of units in the first 9 storeys of the building: **52 units**

Overall Development Cross Ventilation:
37 out of 52 units are naturally cross ventilated, which is 71%.
(ADG minimum requirement: 60%)

Affordable Housing Cross Ventilation:
4 out of 11 units are naturally cross ventilated, which is 36%.

Cross Ventilation Units Cross Ventilated Units via Skylight Single Aspect/Not Cross Ventilated

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Cross Ventilation
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:750 @ A3

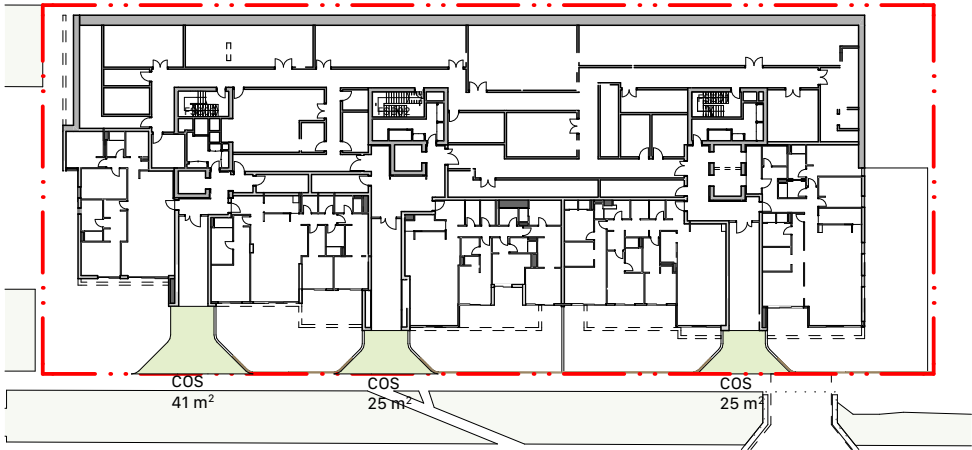
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Sheet
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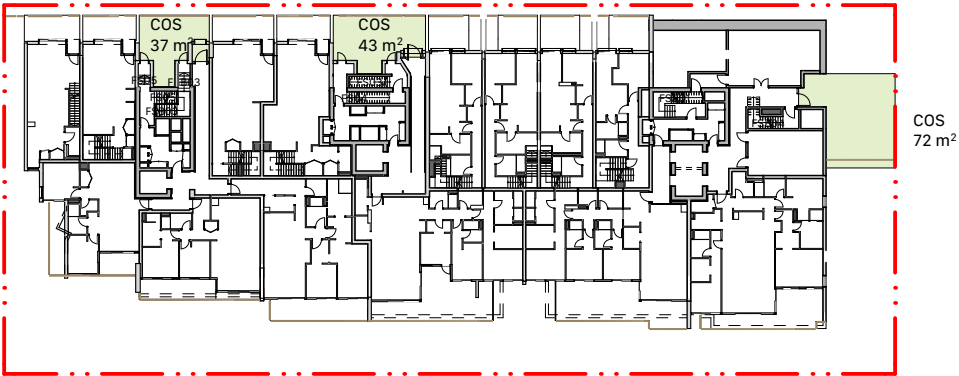
Rev
C

0 7.5 15 30m

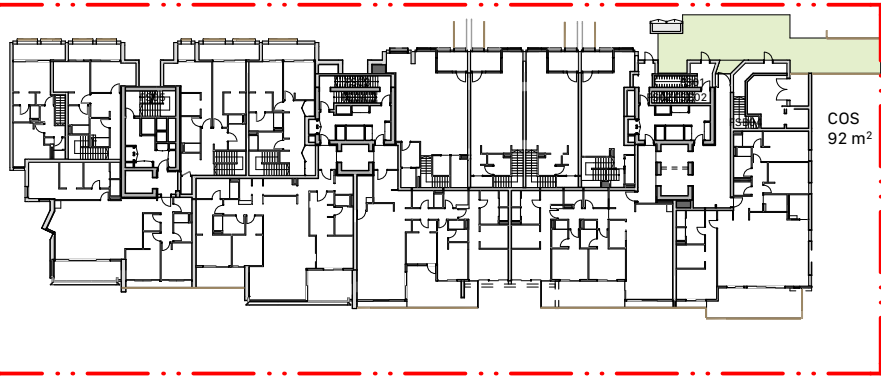




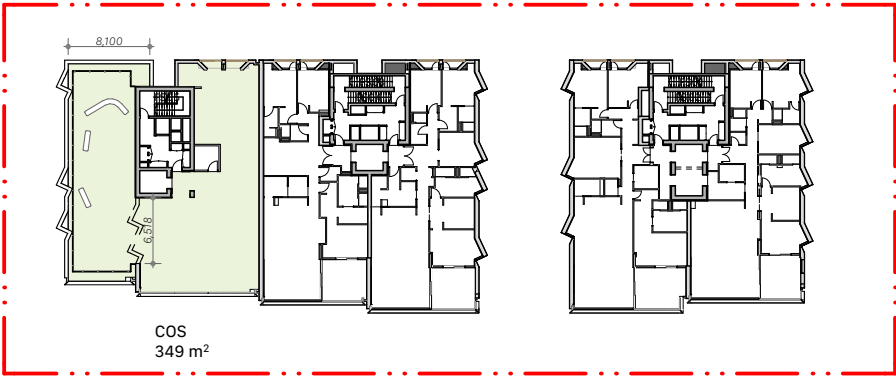
PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

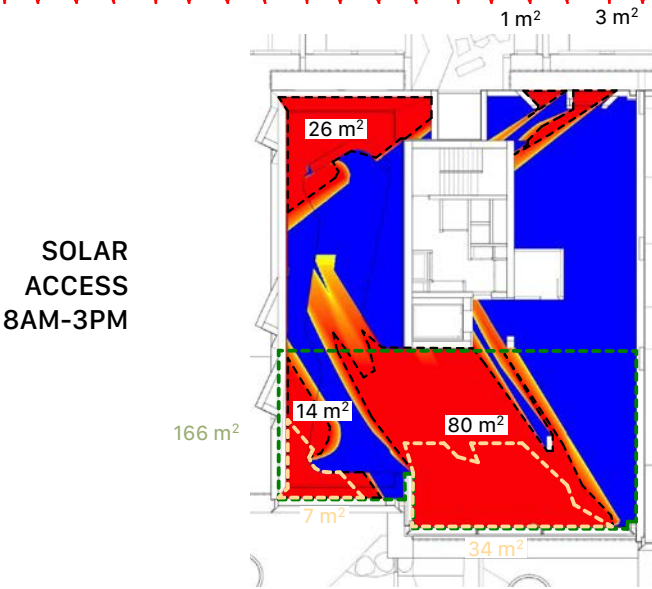


PLAN Level 05
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	COS	91.0
Level 01 Redan Lane		
	COS	151.7
Level 02		
	COS	92.3
Level 05		
	COS	349.3
Total Communal Open Space Area:		684.3 m²

Site Area: 3,233sqm

684.3 / 3233 = 21%
(ADG minimum requirement: 25% of site area = 808.25sqm)



SOLAR
ACCESS
8AM-3PM

- 2HRS Solar at 8am-3pm (June 21)
57% Principal east facing sunrise and water = 94/166 = 57%
- 2HRS Solar at 9am-3pm (June 21)
25% Principal east facing sunrise and water = 41/166 = 25%



40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Communal Open Space
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:750 @ A3

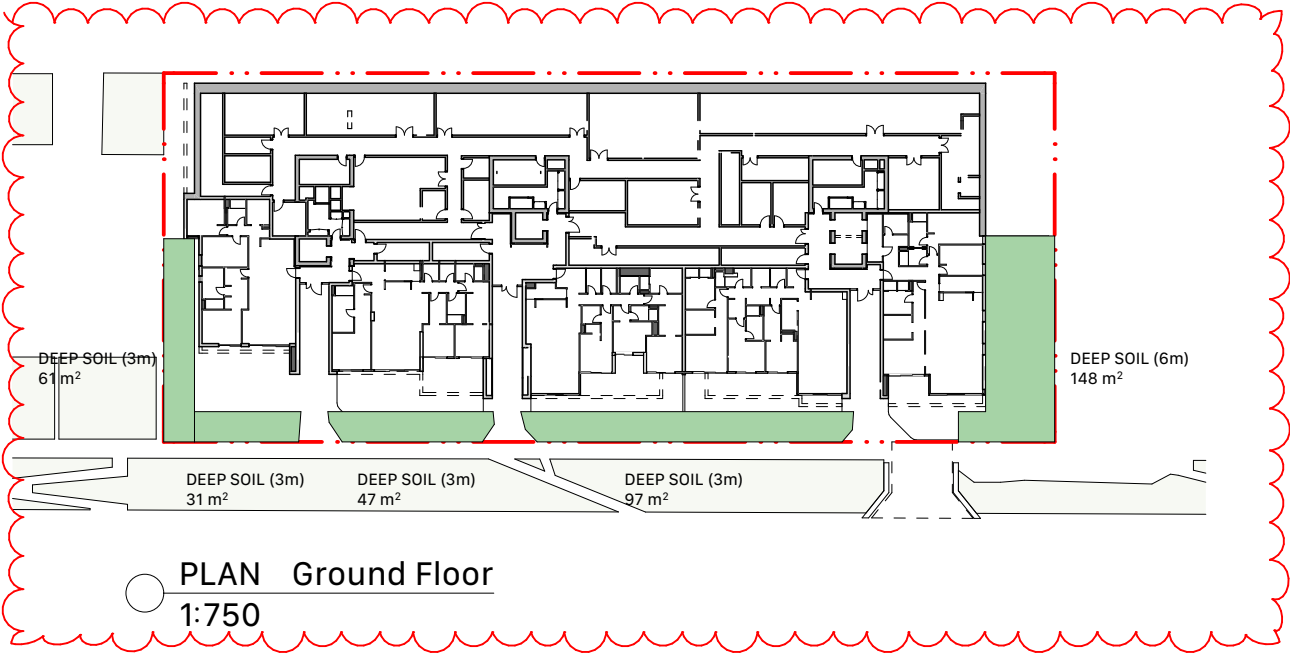
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TPRS

Sheet
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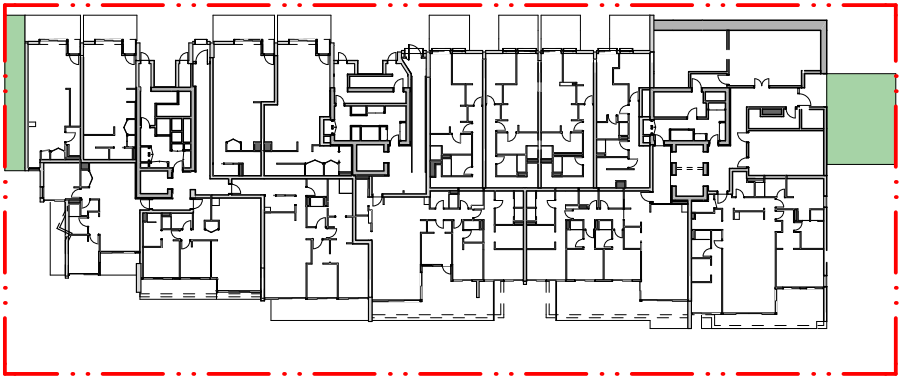
Rev
C

0 7.5 15 30m



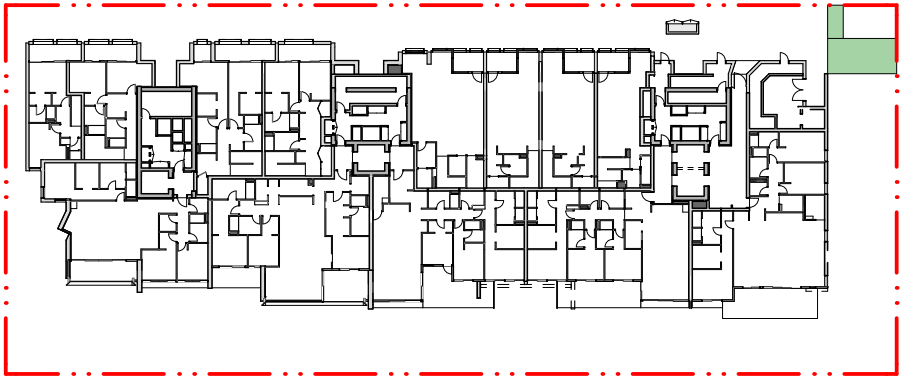


Deep Soil (2m)
31 m²



DEEP SOIL (6m)
62 m²

PLAN Level 01 Redan Lane
1:750



DEEP SOIL (1.5m)
5 m²

DEEP SOIL (6m)
24 m²

PLAN Level 02
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	DEEP SOIL (6m)	148.0
	DEEP SOIL (3m)	236.2
Level 01 Redan Lane		
	Deep Soil (2m)	30.8
	DEEP SOIL (6m)	61.7
Level 02		
	DEEP SOIL (6m)	24.0
	DEEP SOIL (1.5m)	5.1
Total Deep Soil Area:		505.8 m ²

Site Area: 3,233sqm

505.8 / 3233 = 15.6%

(ADG minimum requirement: Deep Soil 7% of site area)

Total Deep Soil Zone (6m):	233.7m ²	7.2%
Total Deep Soil Zone (3m):	236.2m ²	7.3%
Total Deep Soil Zone (1.5-2m):	35.9m ²	1.1%

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Deep Soil Zones
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:750 @ A3

Code
TPRS

Sheet
6006

Rev
C

0 7.5 15 30m





9AM - JUNE 21



12 MIDDAY



3PM



10AM



1PM



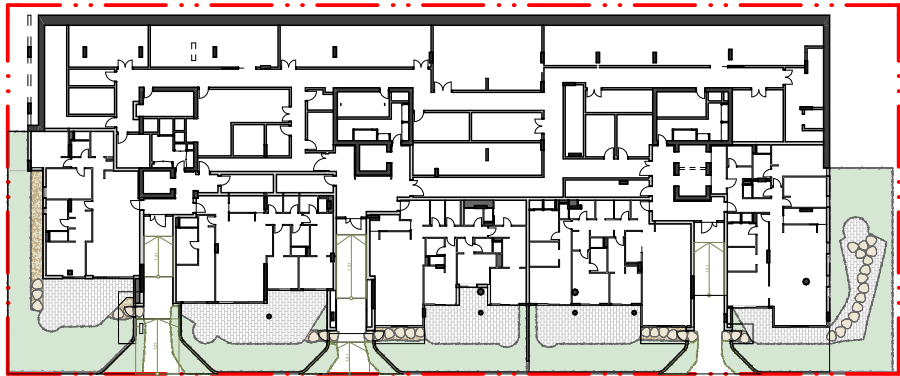
11AM



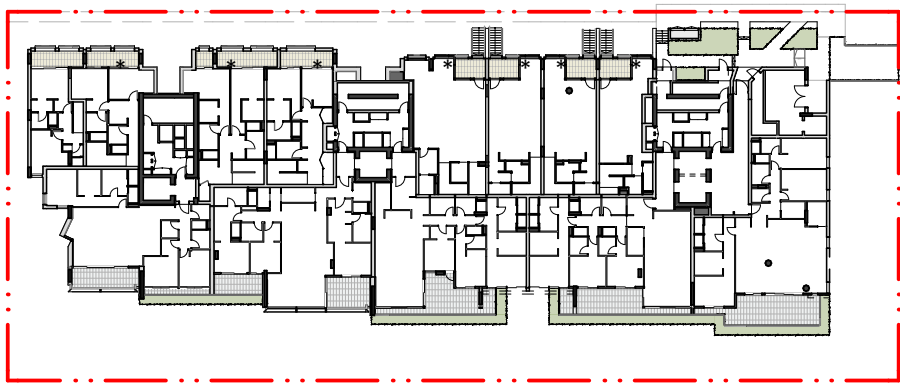
2PM

- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Shadow Analysis June 21 9am-3pm Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale No Scale @ A3	Code TPRS	Sheet 6007	Rev C	
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PLAN Ground Floor
1:750

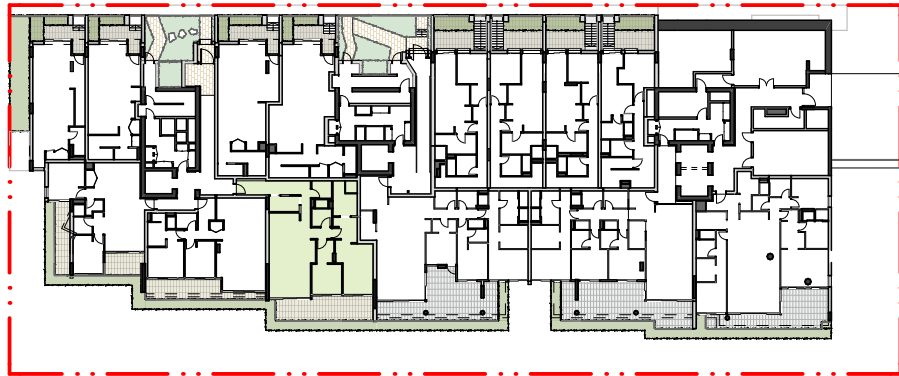


PLAN Level 02
1:750

Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 04
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 03
1:750



PLAN Level 05
1:750

Adaptable and Silver Level Liveable Units

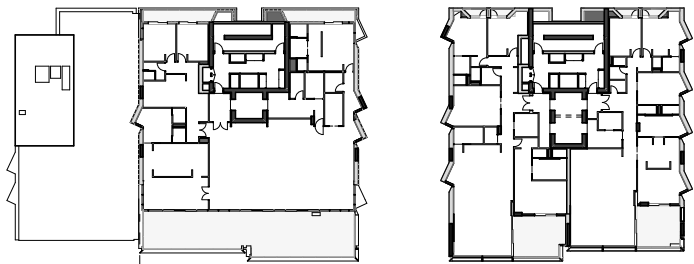
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Adaptable and Silver Living Compliance Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:750 @ A3	Code TPRS	Sheet 6008	Rev C	0 7.5 15 30m	
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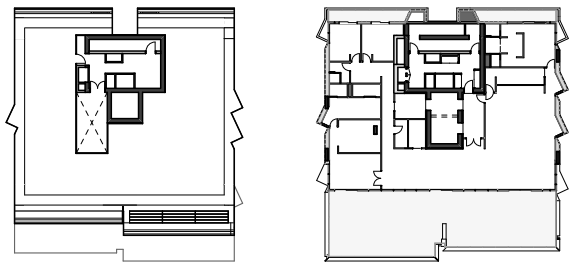
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Floor (Story)	Room Name	Quantity	Floor (Story)	Room Name	Quantity
Level 01 Redan Lane			Level 06		
	1.04 (AH)	1		6.04	1
Level 03				6.03	1
	3.04	1	Level 07		
	3.03	1		7.04	1
Level 04				7.03	1
	4.04	1	Total: 11		
	4.03	1			
Level 05					
	5.04	1			
	5.03	1			



ADAPTABLE UNITS: 11
11/53 units = 21%



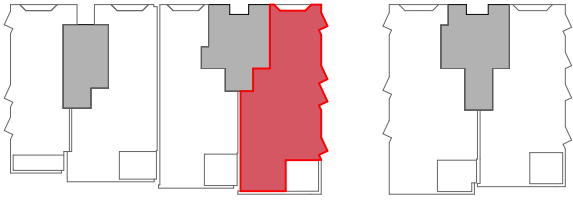
SILVER LEVEL
LIVEABLE UNITS: 11

11/53 units = 21%



Adaptable and Silver Level Liveable Units





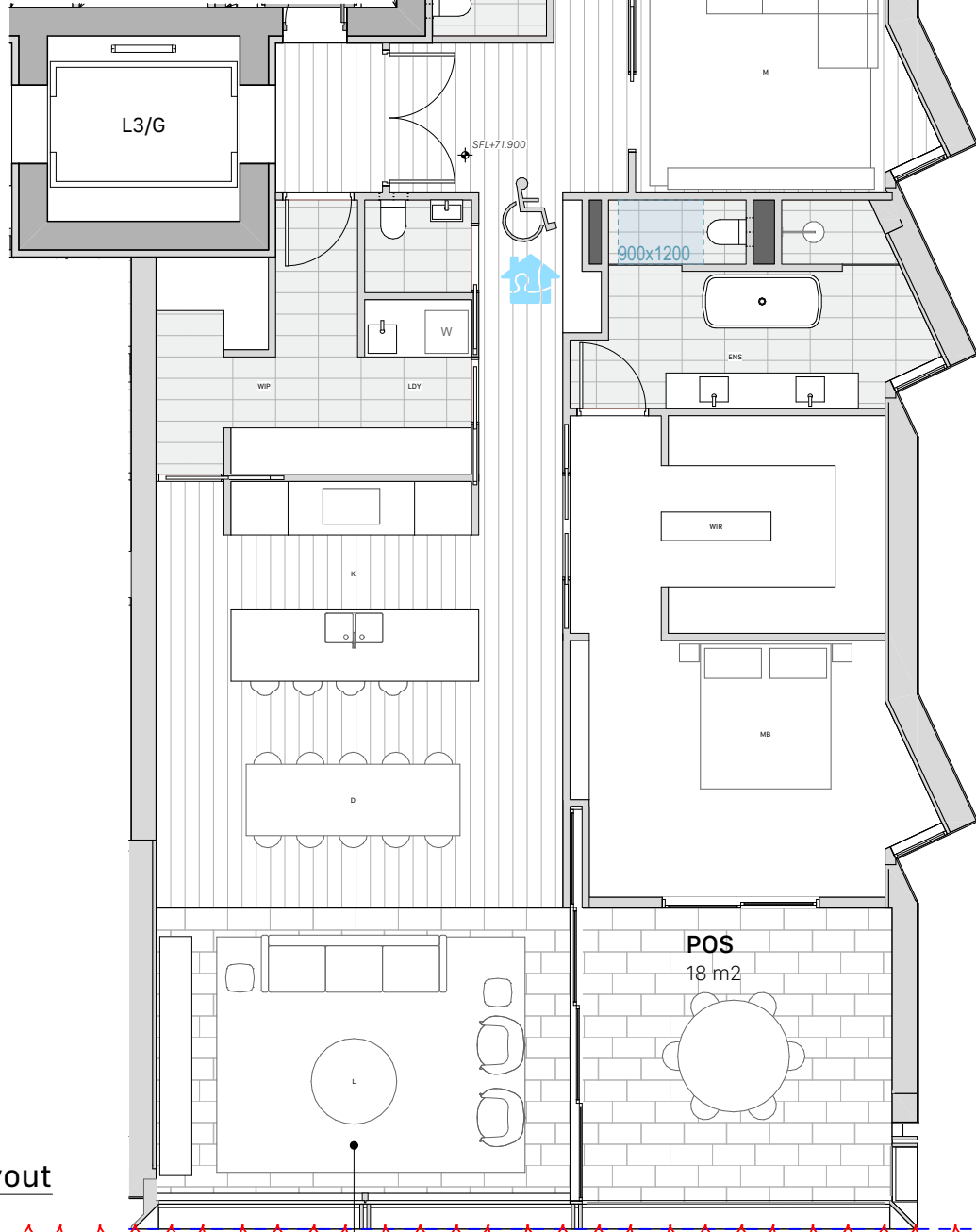
PLAN Key Plan Level 03-07
1:1000



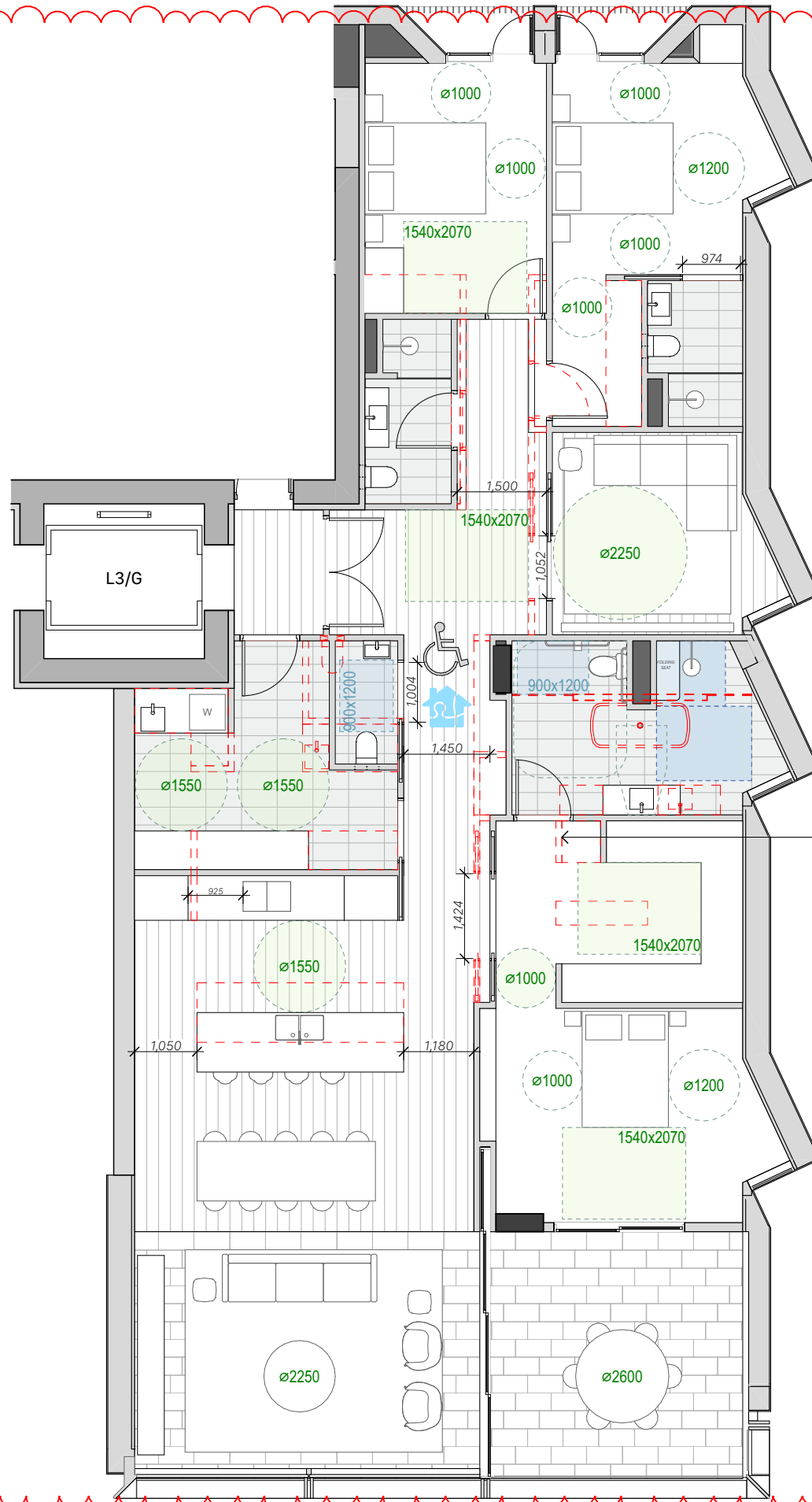
ADAPTABLE UNITS: 5



SILVER LEVEL
LIVEABLE UNITS: 5



PLAN Pre-Adapted Layout
1:100



BATHROOM WALLS
ARE PRE-
STRENGTHENED
FOR SECURE FIXING
OF GRAB RAILS

DENOTES ELEMENTS
TO BE DEMOLISHED
FOR ADAPTATION

NOTE:
WALLS TO BE DEMOLISHED
FOR ADAPTATION ARE
NON-LOAD BEARING, AND
DO NOT CONTAIN PLUMBING
OR ELECTRICAL SERVICES

KITCHEN SERVICES
(INCLUDING PLUMBING)
ARE POSITIONED IN PRE
AND POSTED ADAPTATION
ARRANGEMENTS WITHOUT
MODIFICATION (CAPPED
SERVICES)

PLAN Post-Adapted Layout
1:100

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Pre-Adapted and Post-Adapted Apartment Layouts
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

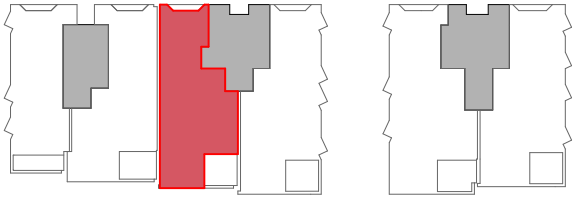
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Code
TPRS

Sheet
6010

Rev
C

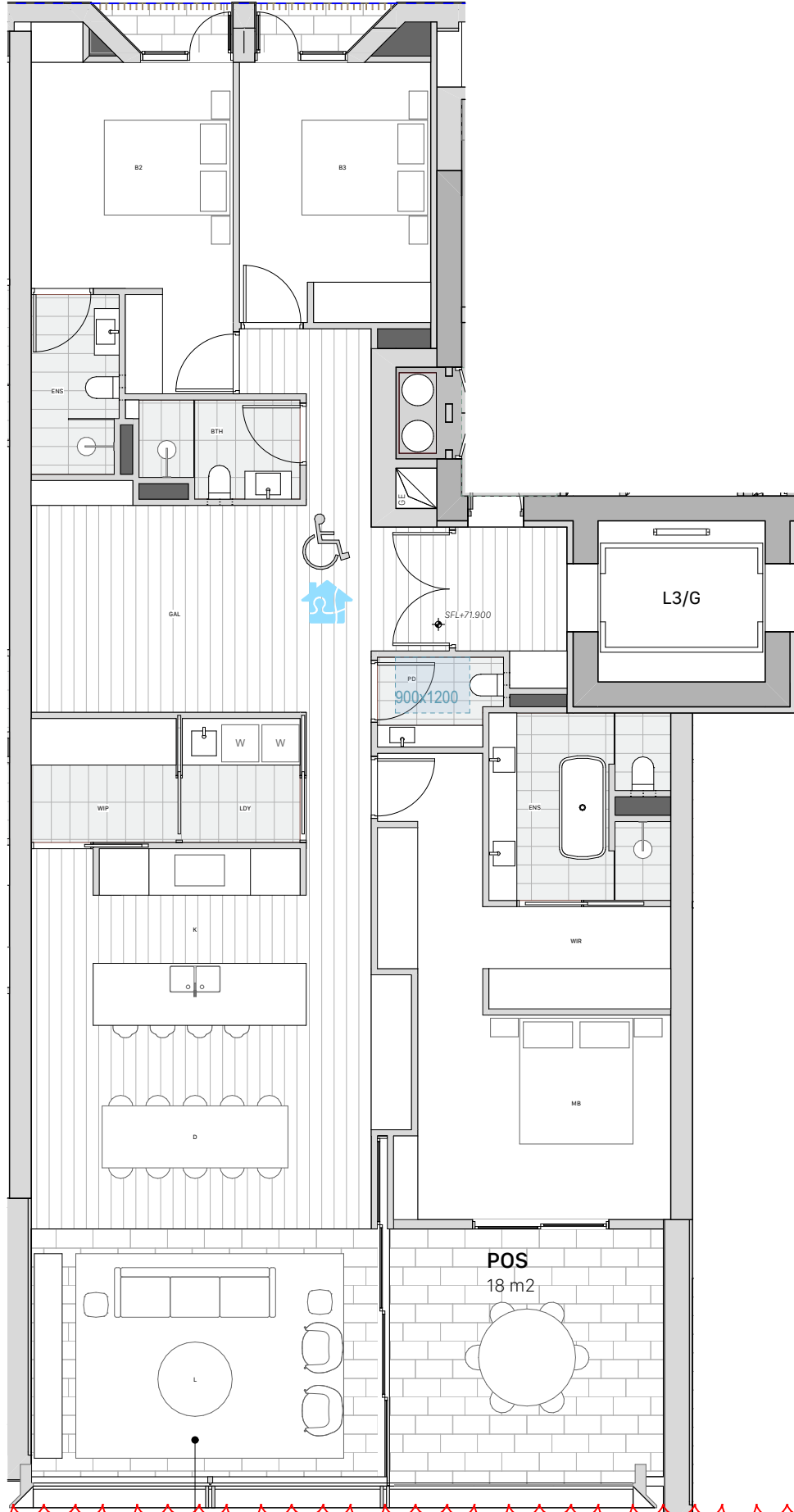
0 1 2 5m



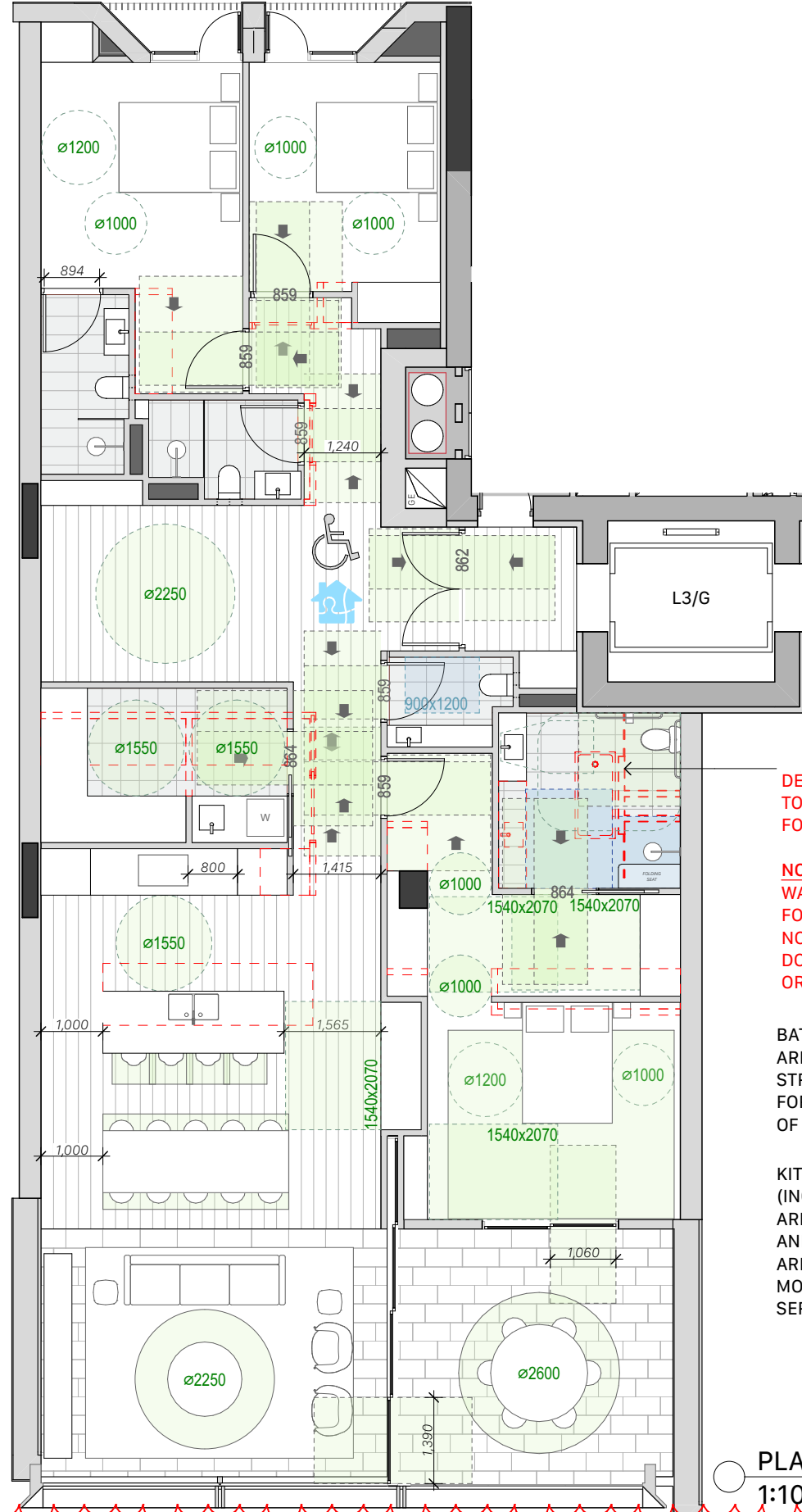
PLAN Key Plan Level 03-08
1:1000

ADAPTABLE UNITS: 5

SILVER LEVEL
LIVEABLE UNITS: 5



PLAN Pre-Adapted Layout
1:100



DENOTES ELEMENTS
TO BE DEMOLISHED
FOR ADAPTATION

NOTE:
WALLS TO BE DEMOLISHED
FOR ADAPTATION ARE
NON-LOAD BEARING, AND
DO NOT CONTAIN PLUMBING
OR ELECTRICAL SERVICES

BATHROOM WALLS
ARE PRE-
STRENGTHENED
FOR SECURE FIXING
OF GRAB RAILS

KITCHEN SERVICES
(INCLUDING PLUMBING)
ARE POSITIONED IN PRE
AND POSTED ADAPTATION
ARRANGEMENTS WITHOUT
MODIFICATION (CAPPED
SERVICES)

PLAN Post-Adapted Layout
1:100

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Pre-Adapted and Post-Adapted Apartment Layouts
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

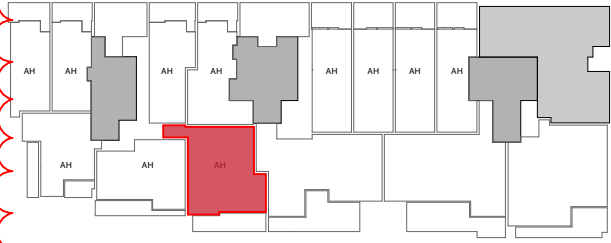
Scale
1:100 @ A3

Code
TPRS

Sheet
6011

Rev
C

0 1 2 5m



PLAN Key Plan Level 01
1:1000

ADAPTABLE UNITS: 1

SILVER LEVEL
LIVEABLE UNITS: 1



PLAN Pre-Adapted Layout
1:100

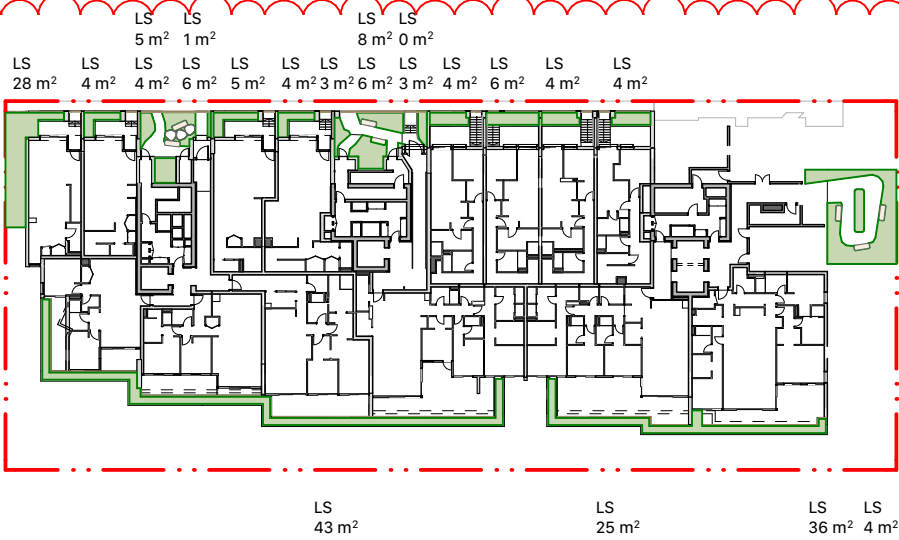


PLAN Post-Adapted Layout
1:100

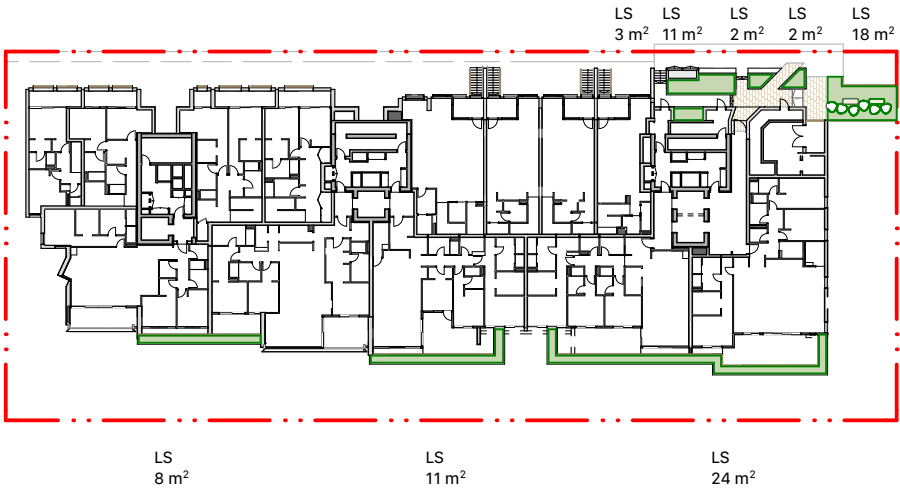
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Pre-Adapted and Post-Adapted Apartment Layouts Compliance	Rev Date Description By Chk	Scale 1:100 @ A3	Code TPRS	Sheet 6012	Rev C	0 1 2 5m
		C 23/6/2026 RTS Lodgement PP					



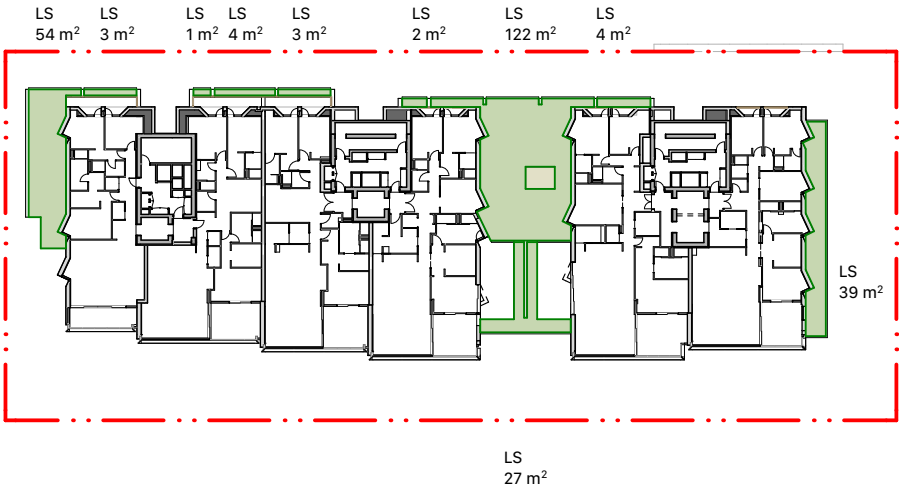
PLAN Ground Floor
1:750



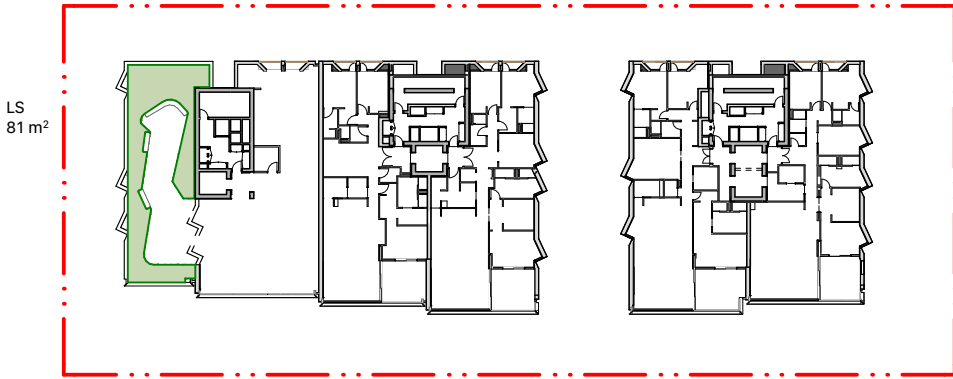
PLAN Level 01 Redan Lane
1:750



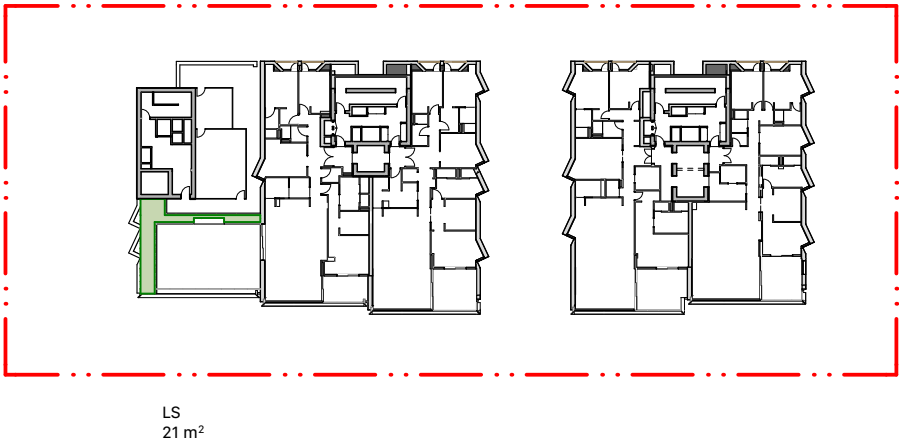
PLAN Level 02
1:750



PLAN Level 03
1:750



PLAN Level 05
1:750



PLAN Level 07
1:750

Floor (Story)	Zone Category	Area
Ground Floor	LANDSCAPE	371.1
		371.1 m ²
Level 01 Redan Lane	LANDSCAPE	204.6
		204.6 m ²
Level 02	LANDSCAPE	80.4
		80.4 m ²
Level 03	LANDSCAPE	259.0
		259.0 m ²
Level 05	LANDSCAPE	80.6
		80.6 m ²
Level 07	LANDSCAPE	20.7
		20.7 m ²
Total Landscaped Area:		1,016.4 m ²

Site Area: 3,233sqm

1016.4 / 3233 = 31.44%
(When calculated under the 'landscaped area' definition of the Housing SEPP, the site provides 31.49% landscaped area and complies with the minimum landscaped area under section 19(b) of the Housing SEPP of 30%.)

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Landscaped Area
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:750 @ A3

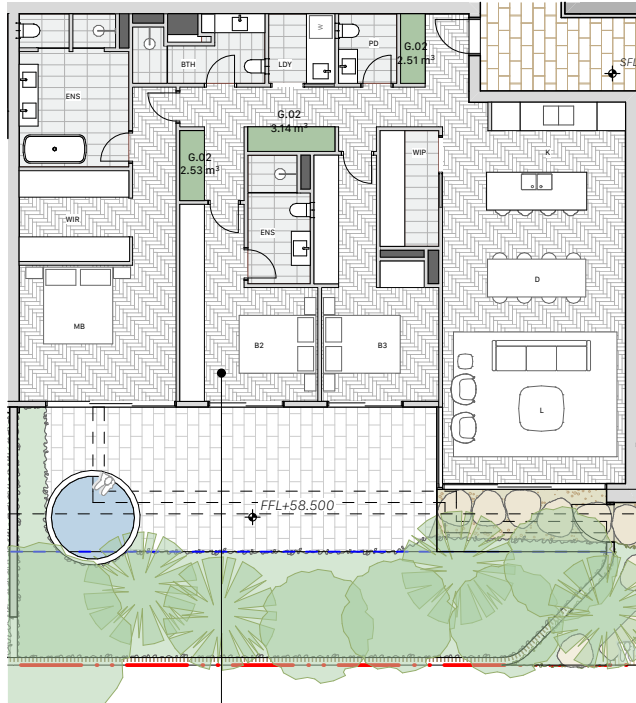
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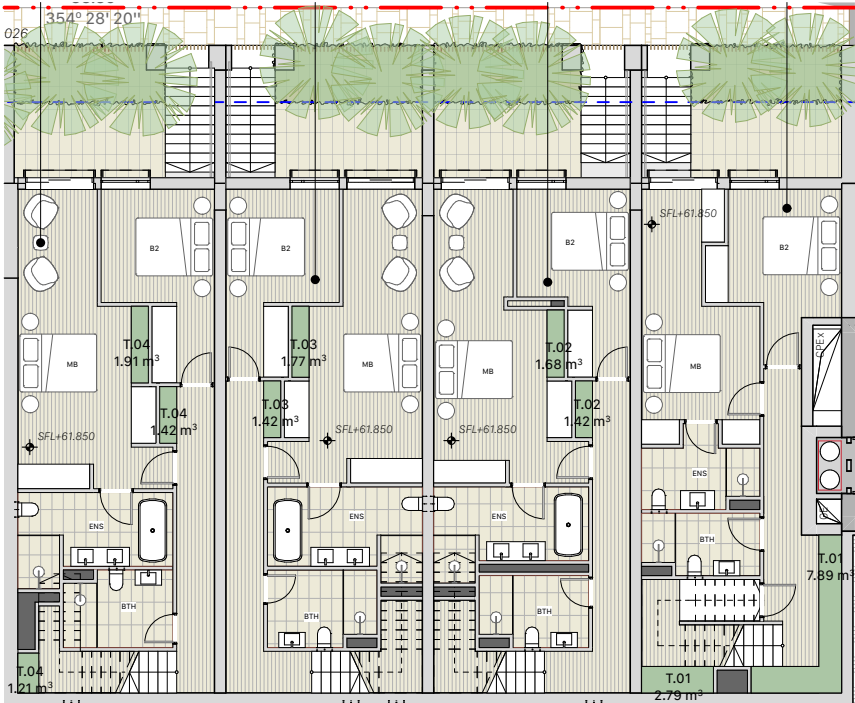
Rev
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0 7.5 15 30m

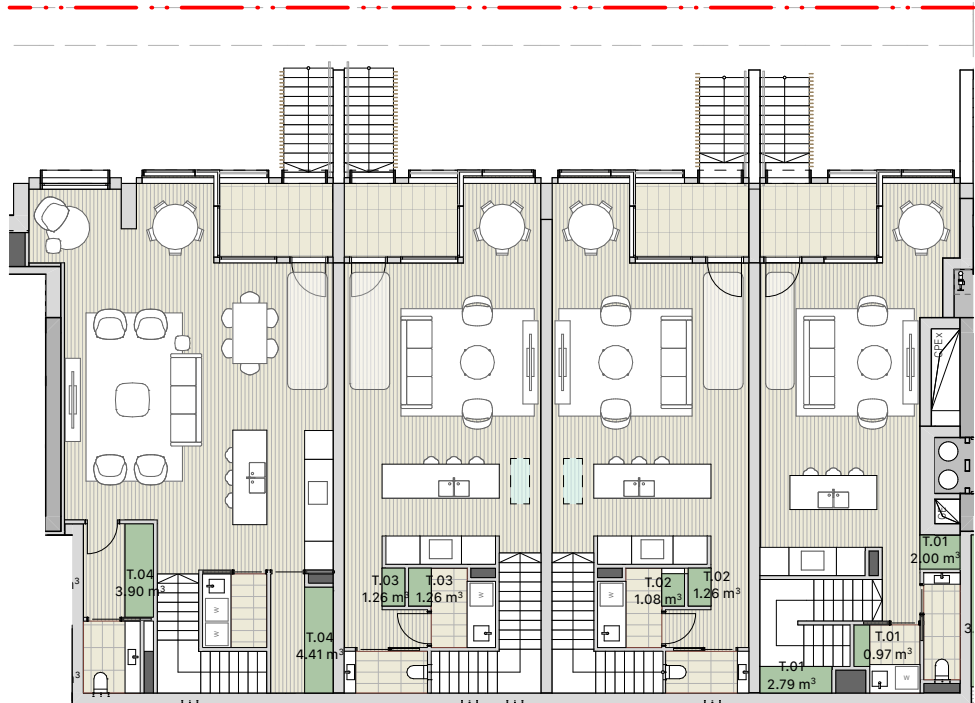




PLAN Ground Floor Unit G.02
1:200



PLAN Level 01 Terraces Lower (AH)
1:200



PLAN Level 02 Terraces Upper (AH)
1:200

Storage Volume within Apartment

Floor (Story)	Zone Category	Room Name		Volume (m³)	
Ground Floor					
	STORAGE	G.01	3BED	5.06	✓
	STORAGE	G.02	3BED	8.18	✓
	STORAGE	G.03	3BED	6.75	✓
	STORAGE	G.04	3BED	8.36	✓
	STORAGE	G.05	3BED	5.75	✓
Level 01 Redan Lane					
	STORAGE	1.01	3BED	5.00	✓
	STORAGE	1.02	3BED	5.00	✓
	STORAGE	1.03	3BED	6.17	✓
	STORAGE	1.04	2BED (AH)	7.08	✓
	STORAGE	1.05	2BED (AH)	7.00	✓
	STORAGE	1.06	2BED (AH)	4.65	✓
	STORAGE	T.01	2BED (AH)	10.68*	✓✓
	STORAGE	T.02	2BED (AH)	3.10 *	✓
	STORAGE	T.03	2BED (AH)	3.19 *	✓
	STORAGE	T.04	2BED (AH)	4.54*	✓✓
	STORAGE	T.05	2BED (AH)	10.66*	✓✓
	STORAGE	T.07	2BED (AH)	5.59*	✓
	STORAGE	T.08	2BED (AH)	5.92*	✓✓

Level 02					Volume (m³)	
	STORAGE	2.01	3BED	5.11	✓	
	STORAGE	2.02	3BED	6.11	✓	
	STORAGE	2.03	3BED	9.56	✓	
	STORAGE	2.04	3BED	6.69	✓	
	STORAGE	2.05	3BED	5.01	✓	
	STORAGE	T.01	2BED (AH)	6.73*		
	STORAGE	T.02	2BED (AH)	2.34*		
	STORAGE	T.03	2BED (AH)	2.52*		
	STORAGE	T.04	2BED (AH)	8.31*		
	STORAGE	T.05	2BED (AH)	14.11*		
	STORAGE	T.06	2BED (AH)	8.41*		
	STORAGE	T.07	2BED (AH)	2.30*		
	STORAGE	T.08	2BED (AH)	2.44*		
Level 03						
	STORAGE	3.01	3BED	10.09	✓✓	
	STORAGE	3.02	3BED	7.61	✓	
	STORAGE	3.03	3BED	6.01	✓	
	STORAGE	3.04	3BED	5.96	✓	
	STORAGE	3.05	3BED	7.12	✓	
	STORAGE	3.06	3BED	5.24	✓	

Objective 4G-1

Adequate, well designed storage is provided in each apartment

Design criteria

1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m³
1 bedroom apartments	6m³
2 bedroom apartments	8m³
3+ bedroom apartments	10m³

At least 50% of the required storage is to be located within the apartment

Design guidance

Storage is accessible from either circulation or living areas

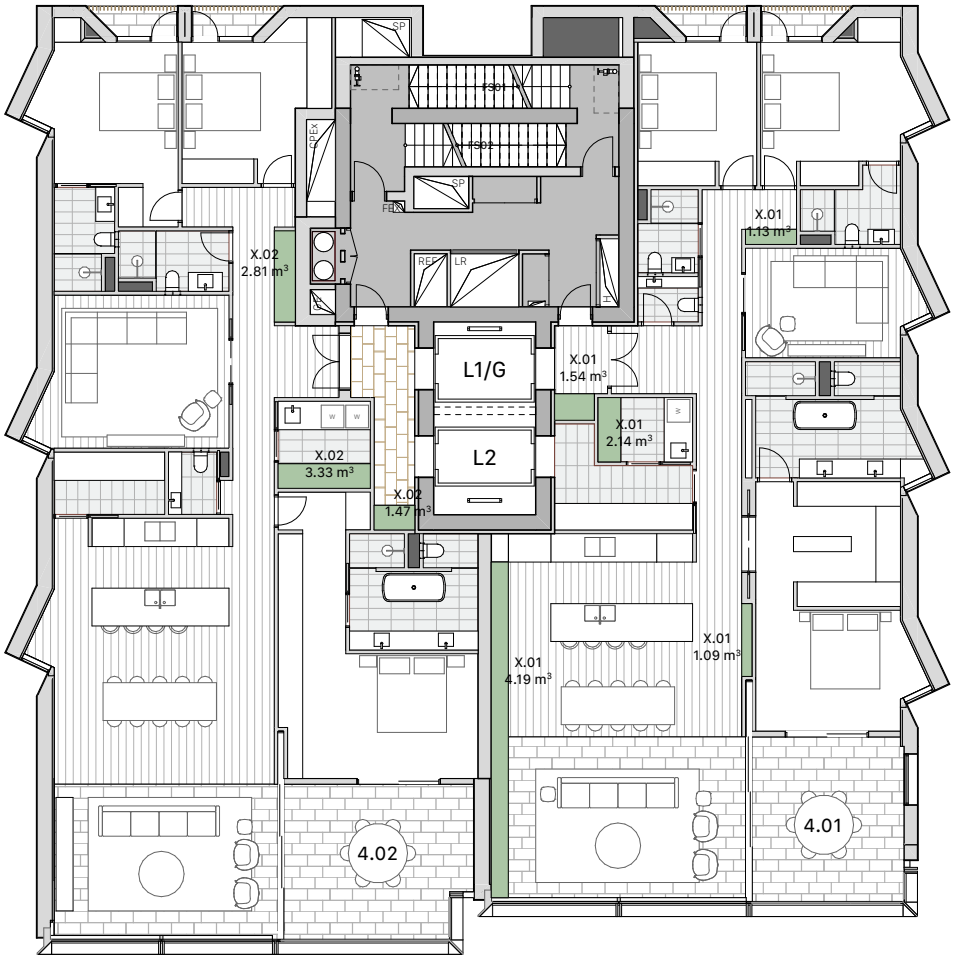
✓ At least 50% of the required storage is located inside the apartment

✓✓ 100% of the required storage is located inside the apartment

* Total storage inside **2-storey terraces** equals figures from L1 (lower) + L2 (upper)

Assumptions in Storage Volume calculations:

Full height joinery:	2.1m high
Joinery in living area:	0.45m (console height)+0.6m (overhead shelving) = 1.05m high
Storage in Laundries:	0.6m high (overhead shelving)



PLAN Level 04
1:200

Storage Volume within Apartment

Level 04				Volume (m³)	
STORAGE	4.01	3BED	10.09	✓✓	
STORAGE	4.02	3BED	7.61	✓	
STORAGE	4.03	3BED	6.01	✓	
STORAGE	4.04	3BED	5.96	✓	
STORAGE	4.05	3BED	7.12	✓	
STORAGE	4.06	3BED	5.24	✓	
Level 05					
STORAGE	5.01	3BED	10.09	✓✓	
STORAGE	5.02	3BED	7.61	✓	
STORAGE	5.03	3BED	6.01	✓	
STORAGE	5.04	3BED	5.96	✓	
Level 06					
STORAGE	6.05	3BED	7.12	✓	
STORAGE	6.01	3BED	10.09	✓✓	
STORAGE	6.02	3BED	7.61	✓	

Level 06				Volume (m³)	
STORAGE	6.03	3BED	6.01	✓	
STORAGE	6.04	3BED	5.96	✓	
Level 07					
STORAGE	7.04	3BED	10.78	✓✓	
STORAGE	7.01	3BED	10.09	✓✓	
STORAGE	7.02	3BED	7.61	✓	
STORAGE	7.03	3BED	6.01	✓	
Level 08					
STORAGE	8.03	4BED	14.17	✓✓	
STORAGE	8.01	3BED	10.09	✓✓	
STORAGE	8.02	3BED	7.61	✓	
Level 09					
STORAGE	9.01	4BED	5.47	✓	

Objective 4G-1
Adequate, well designed storage is provided in each apartment

Design criteria

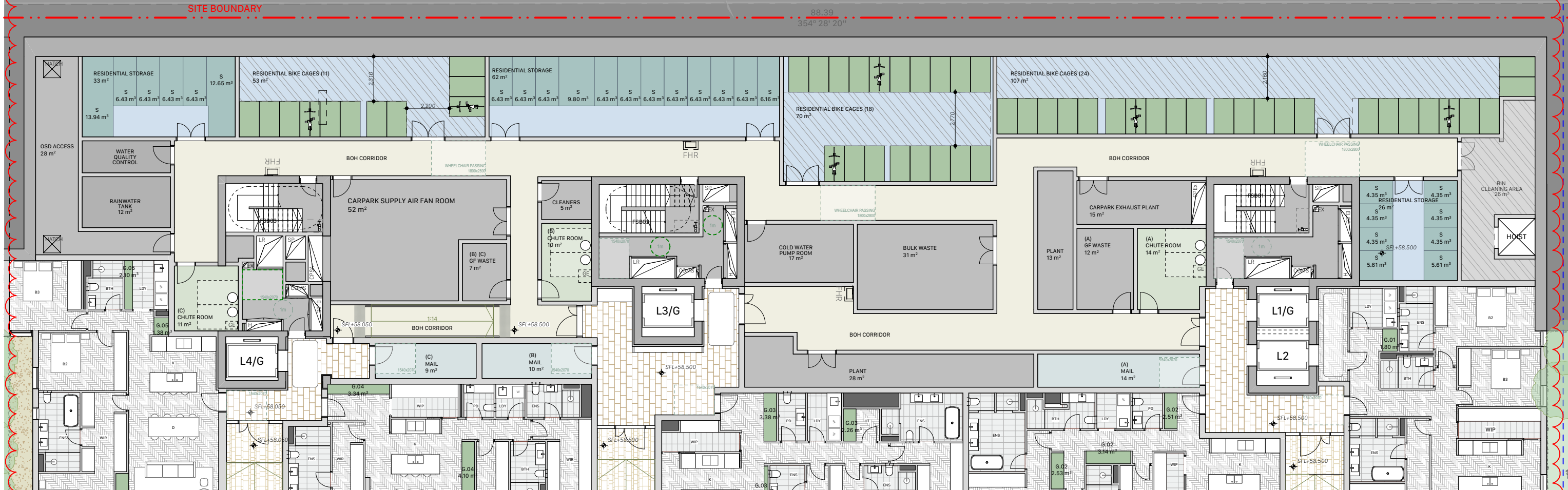
1. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:

Dwelling type	Storage size volume
Studio apartments	4m³
1 bedroom apartments	6m³
2 bedroom apartments	8m³
3+ bedroom apartments	10m³

At least 50% of the required storage is to be located within the apartment

Design guidance
Storage is accessible from either circulation or living areas

- ✓ At least 50% of the required storage is located inside the apartment
- ✓✓ 100% of the required storage is located inside the apartment



Floor (Story)	Zone Category	Room Name	Volume (Net)	Quantity
Basement 2				
	STORAGE	S	158.88	30 cages
Basement 1				
	STORAGE	S	167.75	35 cages
Ground Floor				
	STORAGE	S	169.89	26 cages
			496.52 m³	91 cages

Objective 4G-1

Design criteria

- | Dwelling type | Storage size volume |
|-----------------------|---------------------|
| Studio apartments | 4m ³ |
| 1 bedroom apartments | 6m ³ |
| 2 bedroom apartments | 8m ³ |
| 3+ bedroom apartments | 10m ³ |

Storage Volume calculations:

Storage cage height: 2.1m high



Storage Volume calculations:

Storage cage height: 2.1m high

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Storage Basement 1
Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

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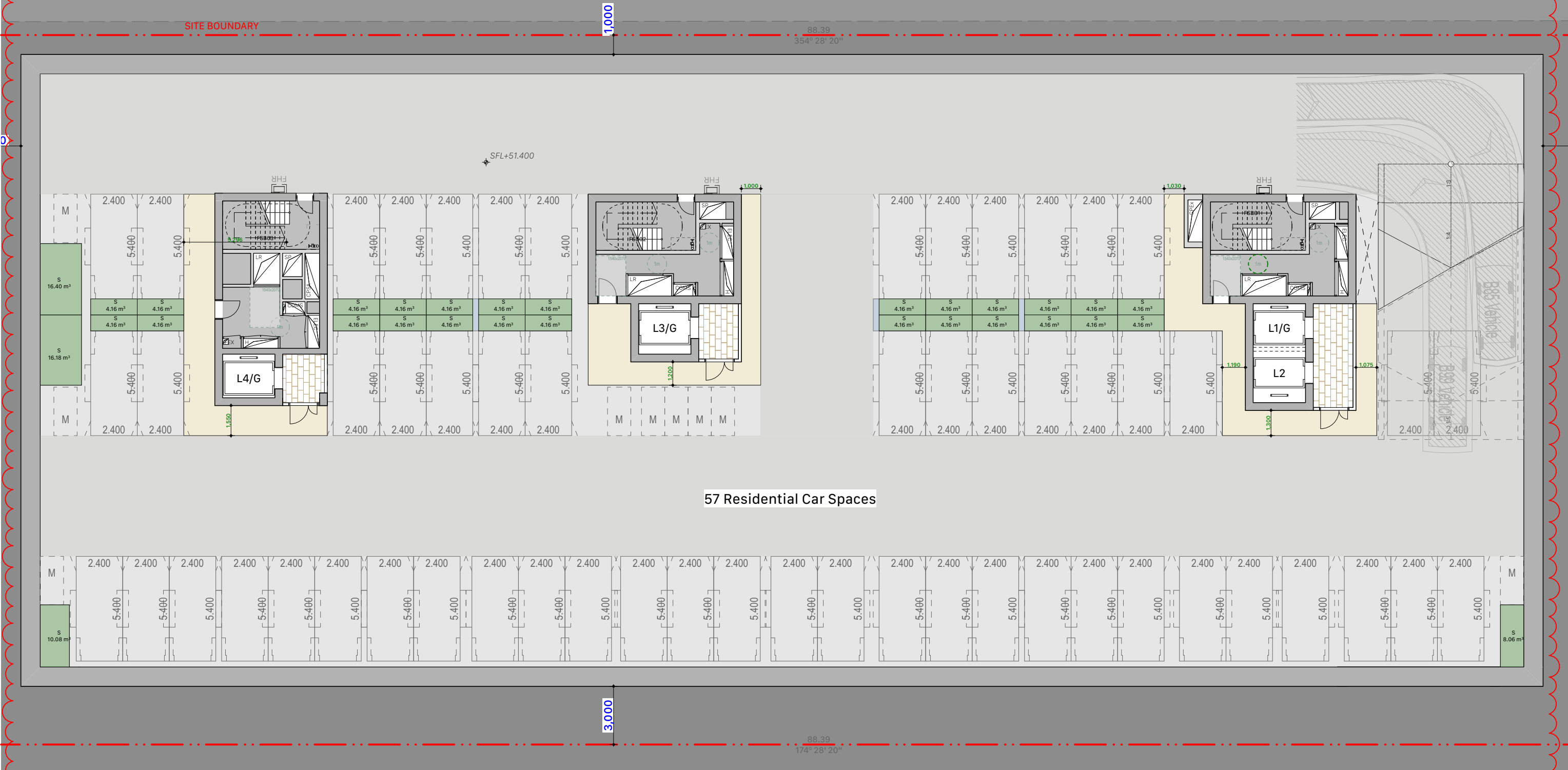
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Rev
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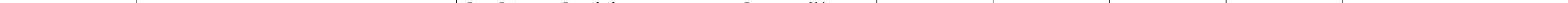


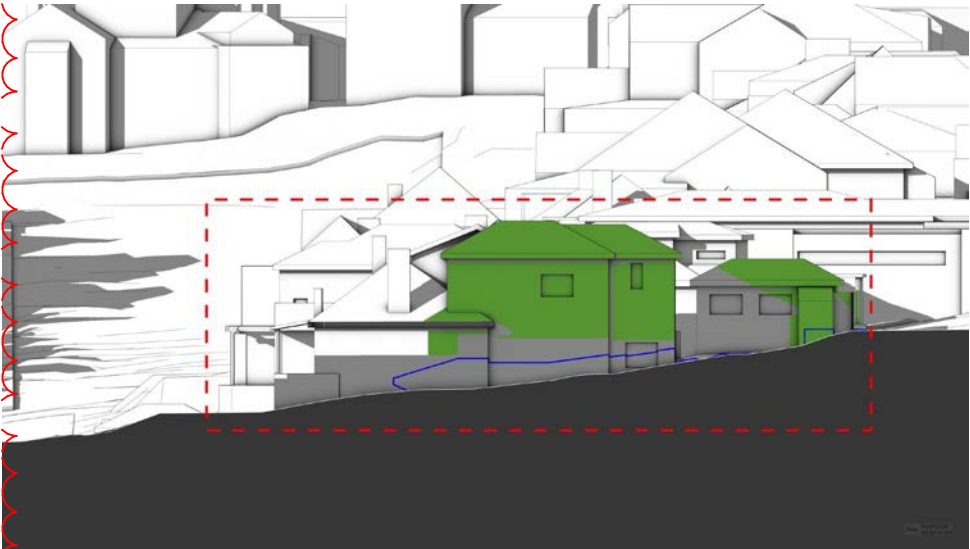


57 Residential Car Spaces

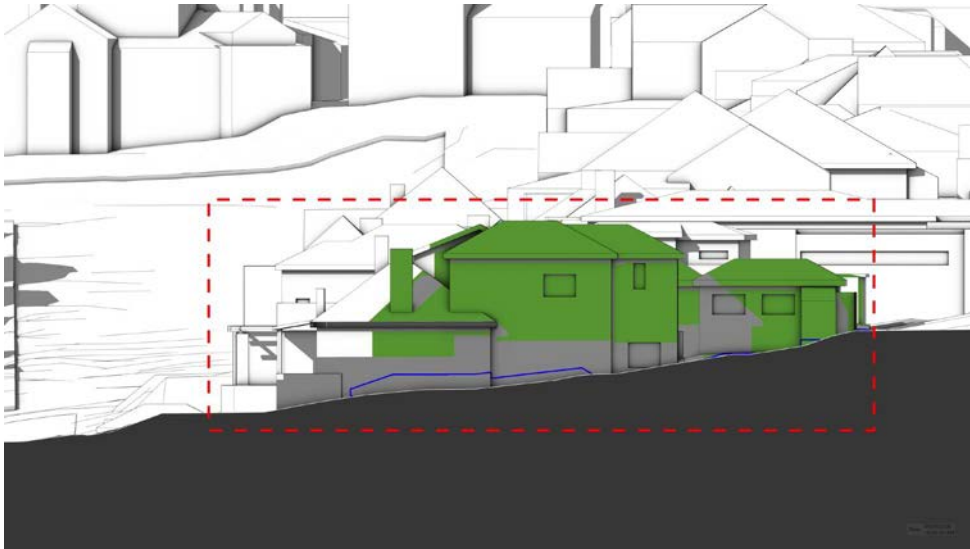
Storage Volume calculations:

Storage cage height: 2.1m high

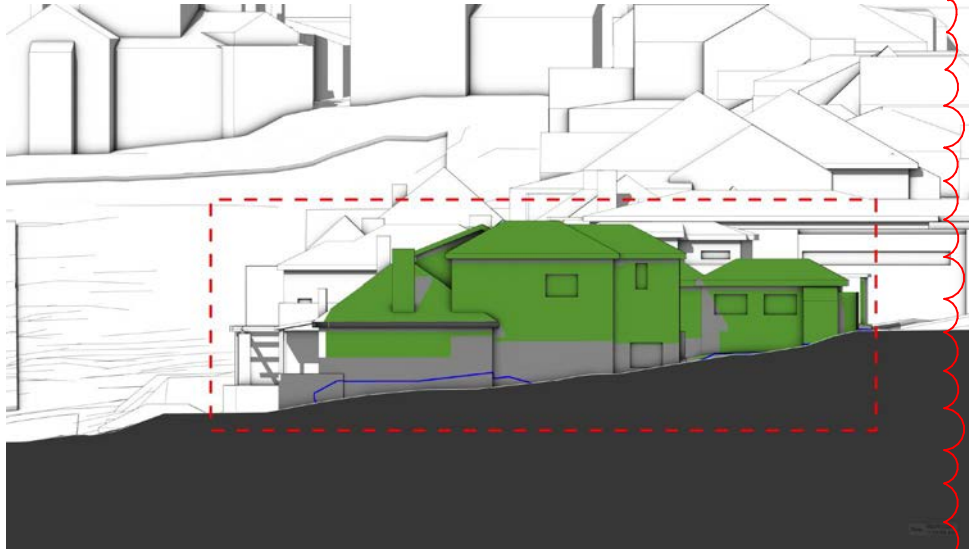
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Storage Basement 2 Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0	2	5	10m	
		C	23/6/2026	RTS Lodgement	PP		1:200 @ A3	TPRS	6018	C					



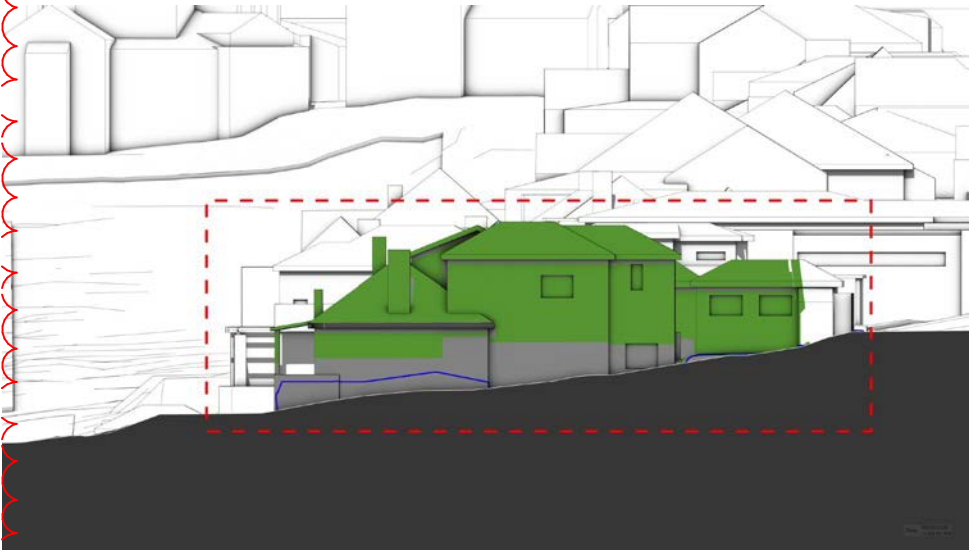
9AM - JUNE 21



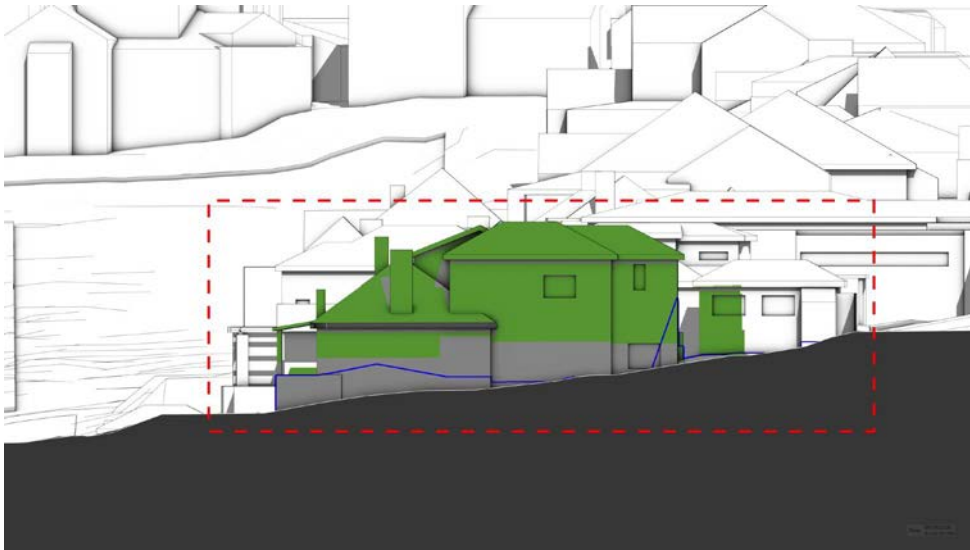
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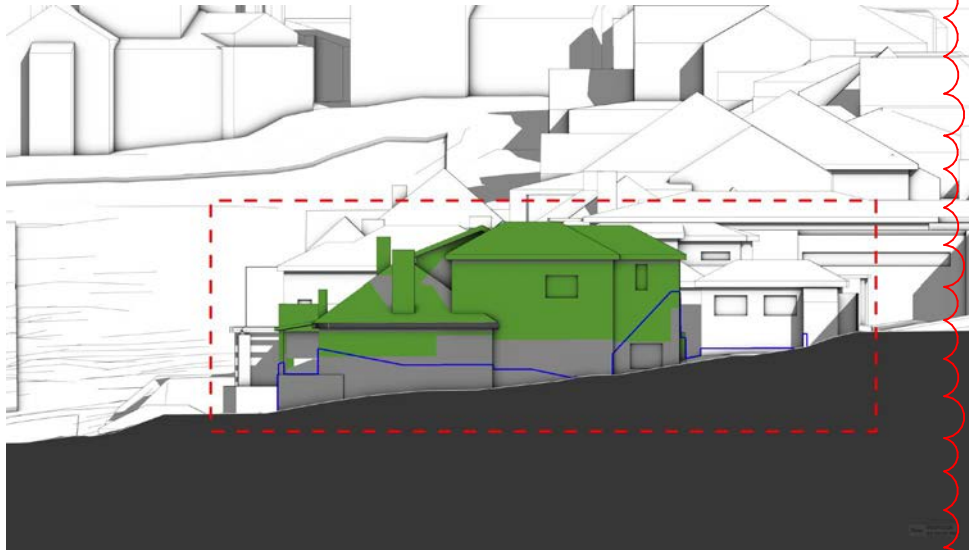
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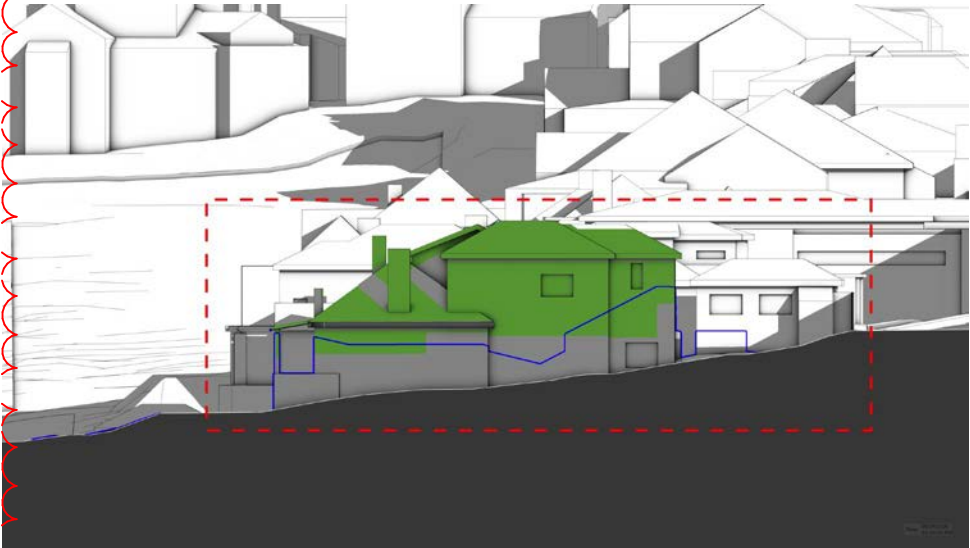
12 MIDDAY



1PM



2PM



3PM



North Elevation of 38 Redan St, Mosman

- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT
- OUTLINE OF SHADOW FROM EXISTING 40 REDAN ST

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevational Shadows, June 21 9am-3pm, 38 Redan St N
Compliance

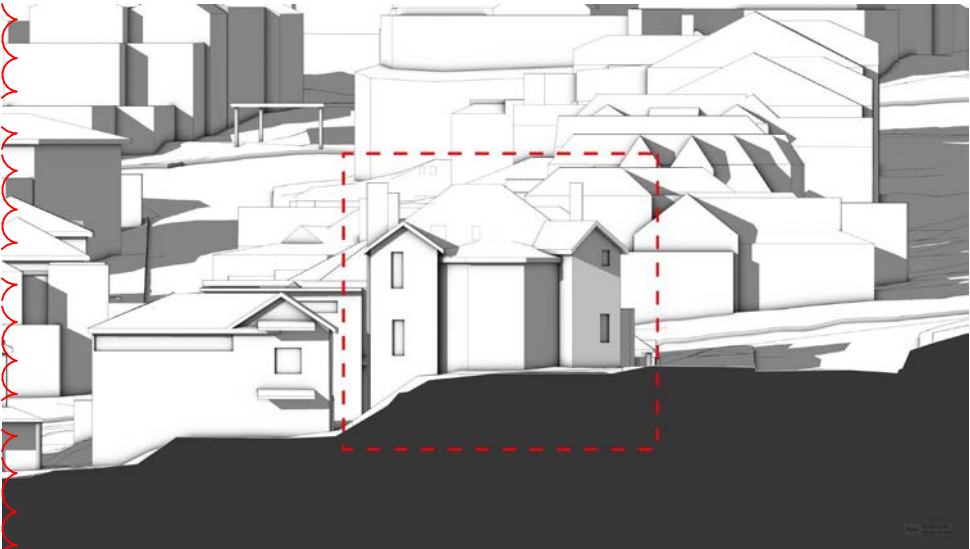
Rev	Date	Description	By	Chk
C	23/6/2026	RTS Lodgement	PP	

Scale
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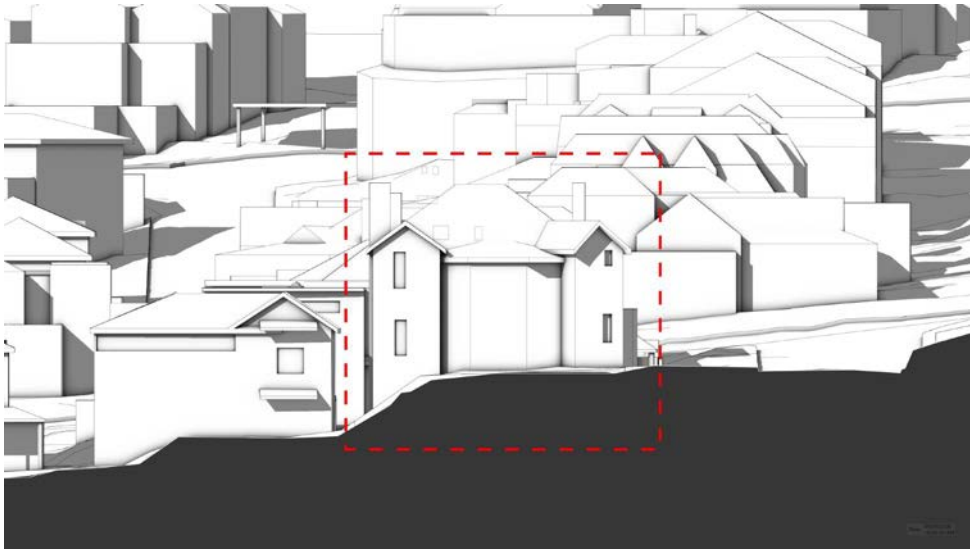
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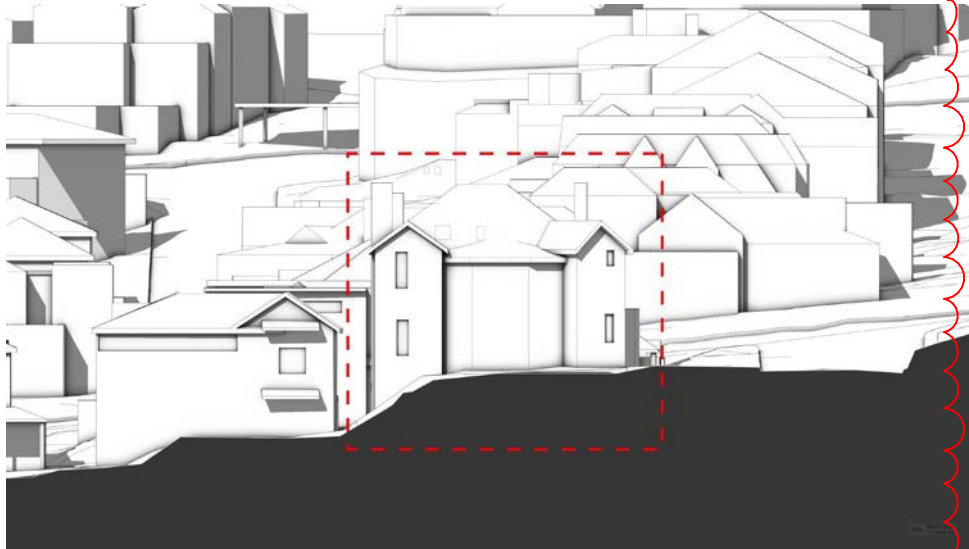
Rev
C



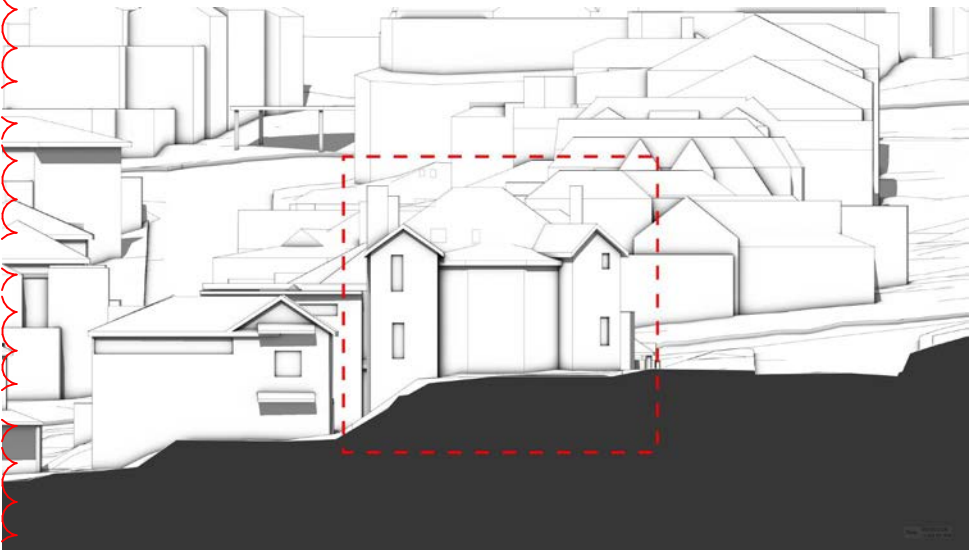
9AM - JUNE 21



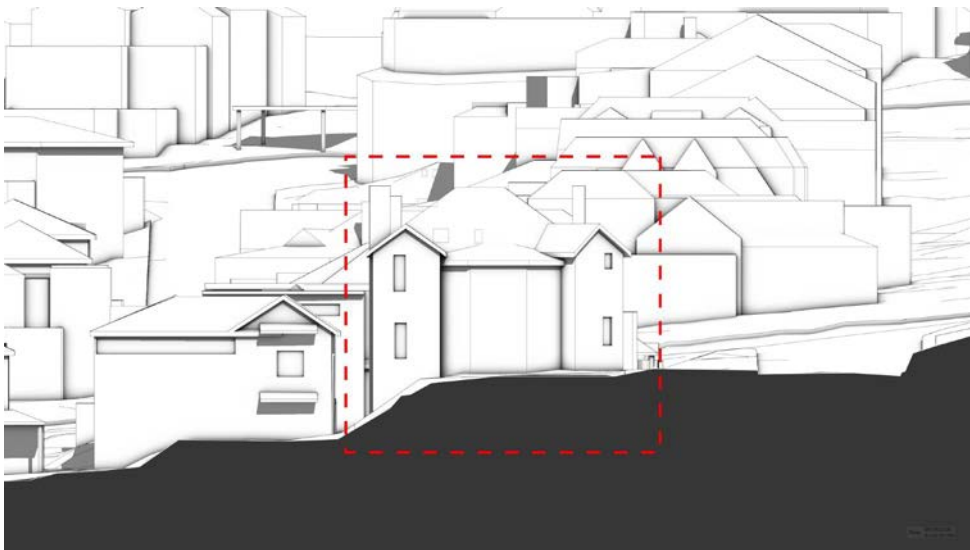
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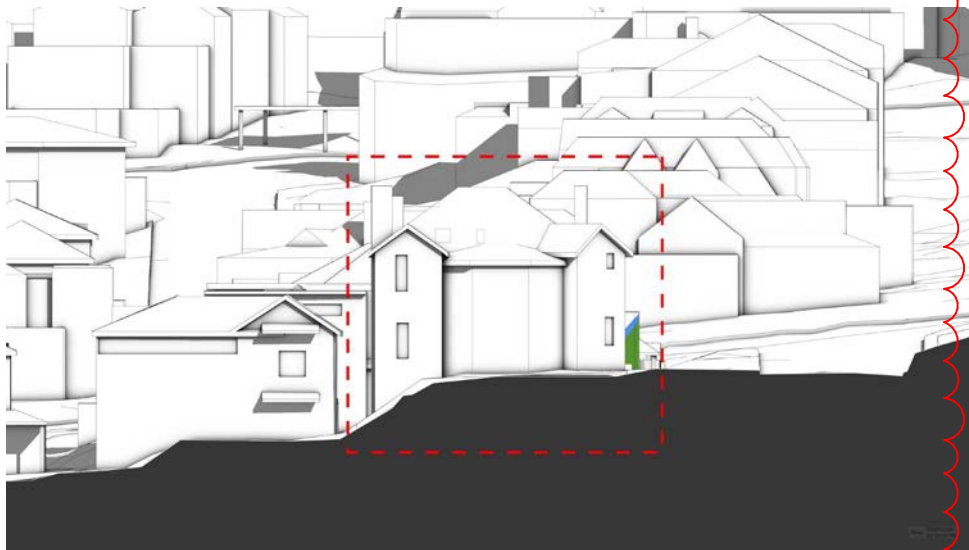
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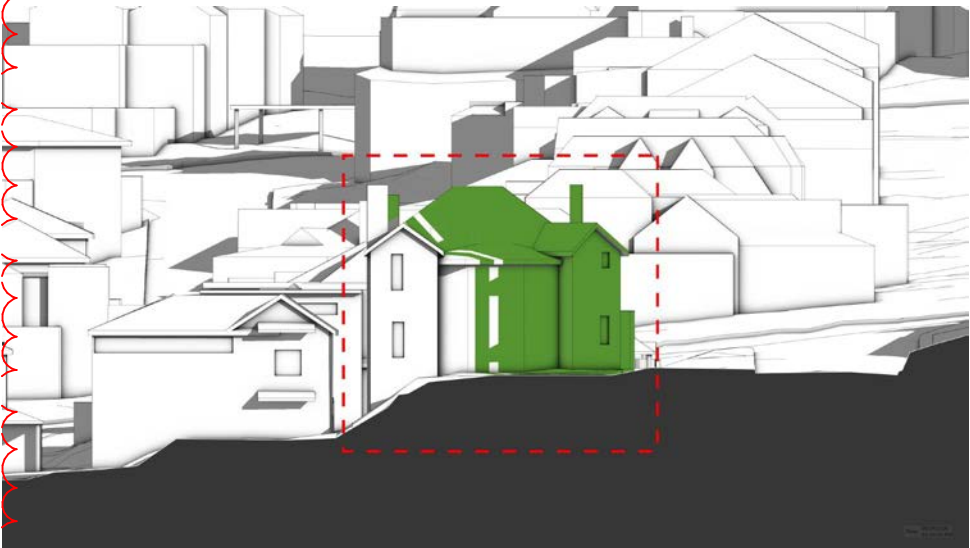
12 MIDDAY



1PM



2PM



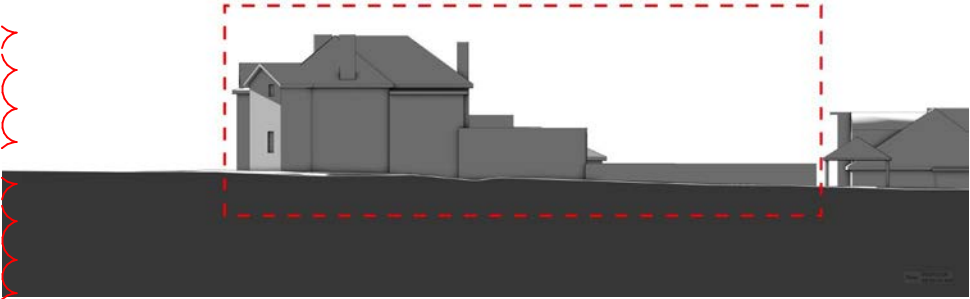
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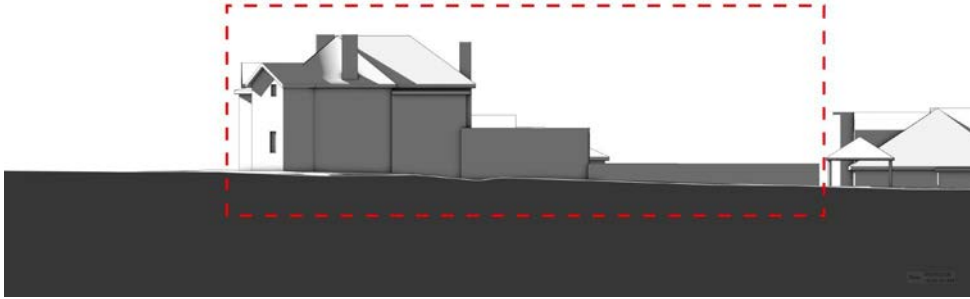
North Elevation of 29 Redan St, Mosman

- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT

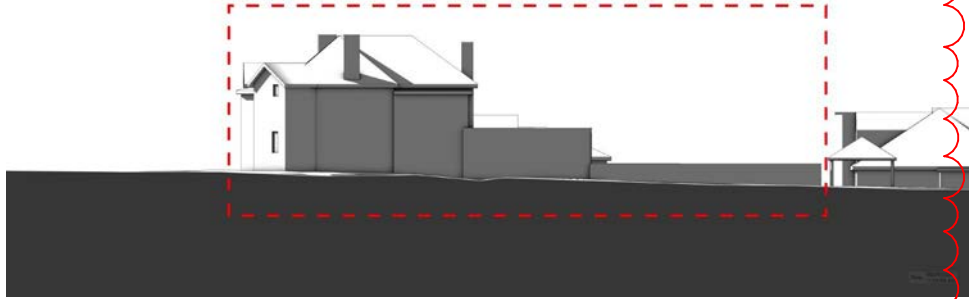
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevational Shadows, June 21 9am-3pm, 29 Redan St N Compliance	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	
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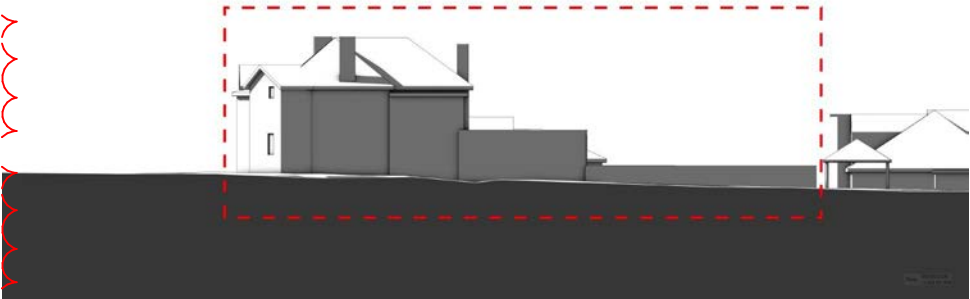
9AM - JUNE 21



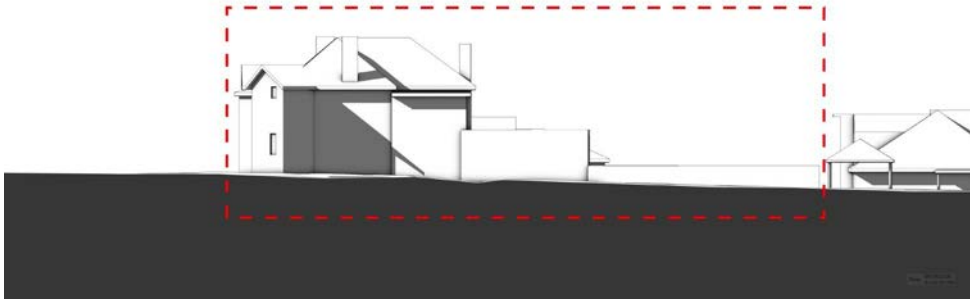
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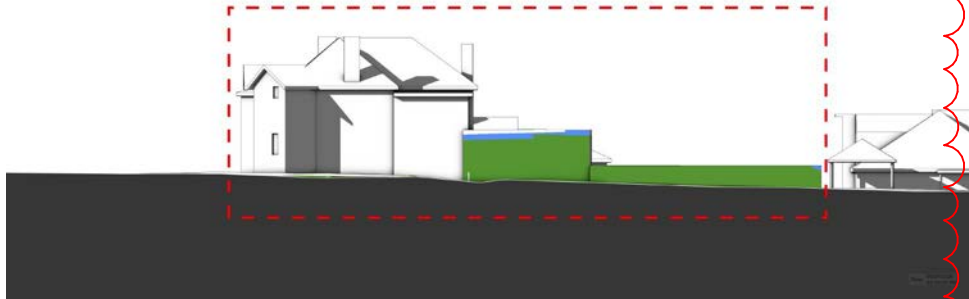
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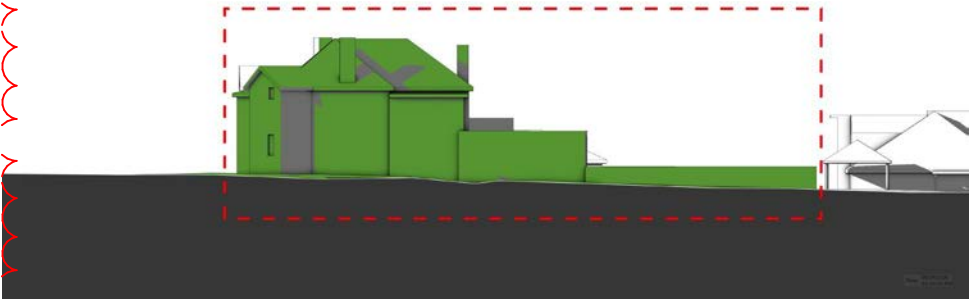
12 MIDDAY



1PM



2PM



3PM



West Elevation of 29 Redan St, Mosman

- EXISTING SHADOW
- PROPOSED SHADOW
- PROPOSED SHADOW ABOVE AFFORDABLE UPLIFT HEIGHT
- PROPOSED FUTURE DEVELOPMENT

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Elevational Shadows, June 21 9am-3pm, 29 Redan St W
Compliance

Rev	Date	Description	By	Chk
C	23/6/2026	RTS Lodgement	PP	

Scale
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Code
TPRS

Sheet
6022

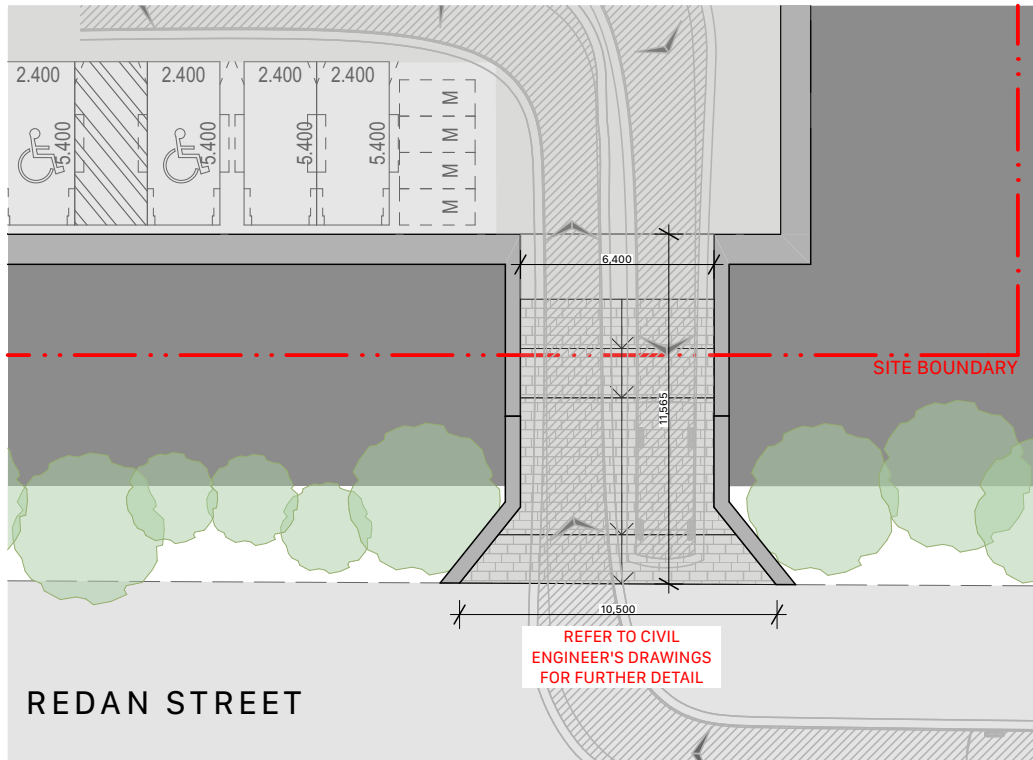
Rev
C

Level	Unit Number	Unit Type	Affordable	Adaptable/Livable (Silver)	Unit Area (m2)	Balcony Area (m2)	Total Storage (Internal)	Solar (Min. 2 Hours)	Solar (1-2 Hours)	No Solar (<15 min.)	Cross Ventilation
Ground Floor	G.01	3Bed	No	No	172.7 m2	175 m2	5.06 m3				
	G.02	3Bed	No	No	162.2 m2	90 m2	8.18 m3				
	G.03	3Bed	No	No	151.9 m2	91 m2	6.75 m3				
	G.04	3Bed	No	No	148.8 m2	98 m2	8.36 m3				
	G.05	3Bed	No	No	127.8 m2	155 m2	5.75 m3				
Level 01 Redan Lane	1.01	3Bed	No	No	153.8 m2	28 m2	5 m3				
	1.02	3Bed	No	No	154.7 m2	44 m2	5 m3				
	1.03	3Bed	No	No	141.5 m2	41 m2	6.17 m3				
	1.04 (AH)	2Bed	Yes	Adaptable and Livable	115.6 m2	20 m2	7.08 m3				
	1.05 (AH)	2Bed	Yes	No	89.3 m2	15 m2	7 m3				
	1.06 (AH)	2Bed	Yes	No	76.1 m2	19 m2	4.65 m3				
	T.01 (AH)	2Bed Terrace (2 storey)	Yes	No	63.4 m2	14 m2	10.68 m3				
	T.02 (AH)	2Bed Terrace (2 storey)	Yes	No	68.9 m2	14 m2	3.1 m3				
	T.03 (AH)	2Bed Terrace (2 storey)	Yes	No	68.9 m2	14 m2	3.19 m3				
	T.04 (AH)	2Bed Terrace (2 storey)	Yes	No	68.3 m2	14 m2	4.54 m3				
	T.05 (AH)	2Bed Terrace (2 storey)	Yes	No	78.8 m2	15 m2	10.66 m3				
	T.06 (AH)	2Bed Terrace (2 storey)	Yes	No	67.8 m2	17 m2	0 m3				
	T.07 (AH)	2Bed Terrace (2 storey)	Yes	No	58.1 m2	15 m2	5.59 m3				
	T.08 (AH)	2Bed Terrace (2 storey)	Yes	No	58.4 m2	15 m2	5.92 m3				
Level 02	2.01	3Bed	No	No	160.2 m2	27 m2	5.11 m3				
	2.02	3Bed	No	No	154 m2	22 m2	6.11 m3				
	2.03	3Bed	No	No	148.9 m2	23 m2	9.56 m3				
	2.04	3Bed	No	No	160.2 m2	24 m2	6.69 m3				
	2.05	3Bed	No	No	128.2 m2	17 m2	5.01 m3				
	T.01 (AH)	2Bed Terrace (2 storey)	Yes	No	50.2 m2	6 m2	6.73 m3				
	T.02 (AH)	2Bed Terrace (2 storey)	Yes	No	57.4 m2	6 m2	2.34 m3				
	T.03 (AH)	2Bed Terrace (2 storey)	Yes	No	57.4 m2	6 m2	2.52 m3				
	T.04 (AH)	2Bed Terrace (2 storey)	Yes	No	82 m2	6 m2	8.31 m3				
	T.05 (AH)	2Bed Terrace (2 storey)	Yes	No	60.9 m2	8 m2	14.11 m3				
	T.06 (AH)	2Bed Terrace (2 storey)	Yes	No	70.8 m2	13 m2	8.41 m3				
	T.07 (AH)	2Bed Terrace (2 storey)	Yes	No	49.6 m2	8 m2	2.3 m3				
	T.08 (AH)	2Bed Terrace (2 storey)	Yes	No	42.4 m2	8 m2	2.44 m3				
Level 03	3.01	3Bed	No	No	190.4 m2	21 m2	10.09 m3				
	3.02	3Bed	No	No	191.6 m2	49 m2	7.61 m3				
	3.03	3Bed	No	Adaptable and Livable	190 m2	47 m2	6.01 m3				
	3.04	3Bed	No	Adaptable and Livable	176.6 m2	28 m2	5.96 m3				
	3.05	3Bed	No	No	175.2 m2	28 m2	7.12 m3				
	3.06	3Bed	No	No	130.1 m2	23 m2	5.24 m3				
Level 04	4.01	3Bed	No	No	190.5 m2	21 m2	10.09 m3				
	4.02	3Bed	No	No	192.4 m2	23 m2	7.61 m3				
	4.03	3Bed	No	Adaptable and Livable	190.8 m2	21 m2	6.01 m3				
	4.04	3Bed	No	Adaptable and Livable	176.6 m2	21 m2	5.96 m3				
	4.05	3Bed	No	No	175.2 m2	21 m2	7.12 m3				
	4.06	3Bed	No	No	129.6 m2	16 m2	5.24 m3				
Level 05	5.01	3Bed	No	No	190.4 m2	21 m2	10.09 m3				
	5.02	3Bed	No	No	192.5 m2	23 m2	7.61 m3				
	5.03	3Bed	No	Adaptable and Livable	190.8 m2	21 m2	6.01 m3				
	5.04	3Bed	No	Adaptable and Livable	176.9 m2	21 m2	5.96 m3				
Level 06	6.01	3Bed	No	No	190.4 m2	21 m2	10.09 m3				
	6.02	3Bed	No	No	192.4 m2	23 m2	7.61 m3				
	6.03	3Bed	No	Adaptable and Livable	190.8 m2	21 m2	6.01 m3				
	6.04	3Bed	No	Adaptable and Livable	176.9 m2	21 m2	5.96 m3				
	6.05	3Bed	No	No	180.5 m2	21 m2	7.12 m3				
Level 07	7.01	3Bed	No	No	190.4 m2	21 m2	10.09 m3				
	7.02	3Bed	No	No	192.4 m2	23 m2	7.61 m3				
	7.03	3Bed	No	Adaptable and Livable	190.8 m2	21 m2	6.01 m3				
	7.04	3Bed	No	Adaptable and Livable	184.8 m2	86 m2	10.78 m3				
Level 08	8.01	3Bed	No	No	190.4 m2	21 m2	10.09 m3				
	8.02	3Bed	No	No	192.4 m2	23 m2	7.61 m3				
	8.03	4Bed	No	No	303.3 m2	117 m2	14.17 m3				
Level 09	9.01	4Bed	No	No	299.5 m2	140 m2	5.47 m3				N/A
Summary	Total Units		Affordable Housing	Adaptable/Livable Units				Solar Min. 2 Hours	Solar (1-2 hours)	No Sun (<15 min.)	Cross Ventilation
	53		11	11 Livable	21%			40	8	5	37
				11 Adaptable	21%			75.5%	15.1%	9.4%	71%

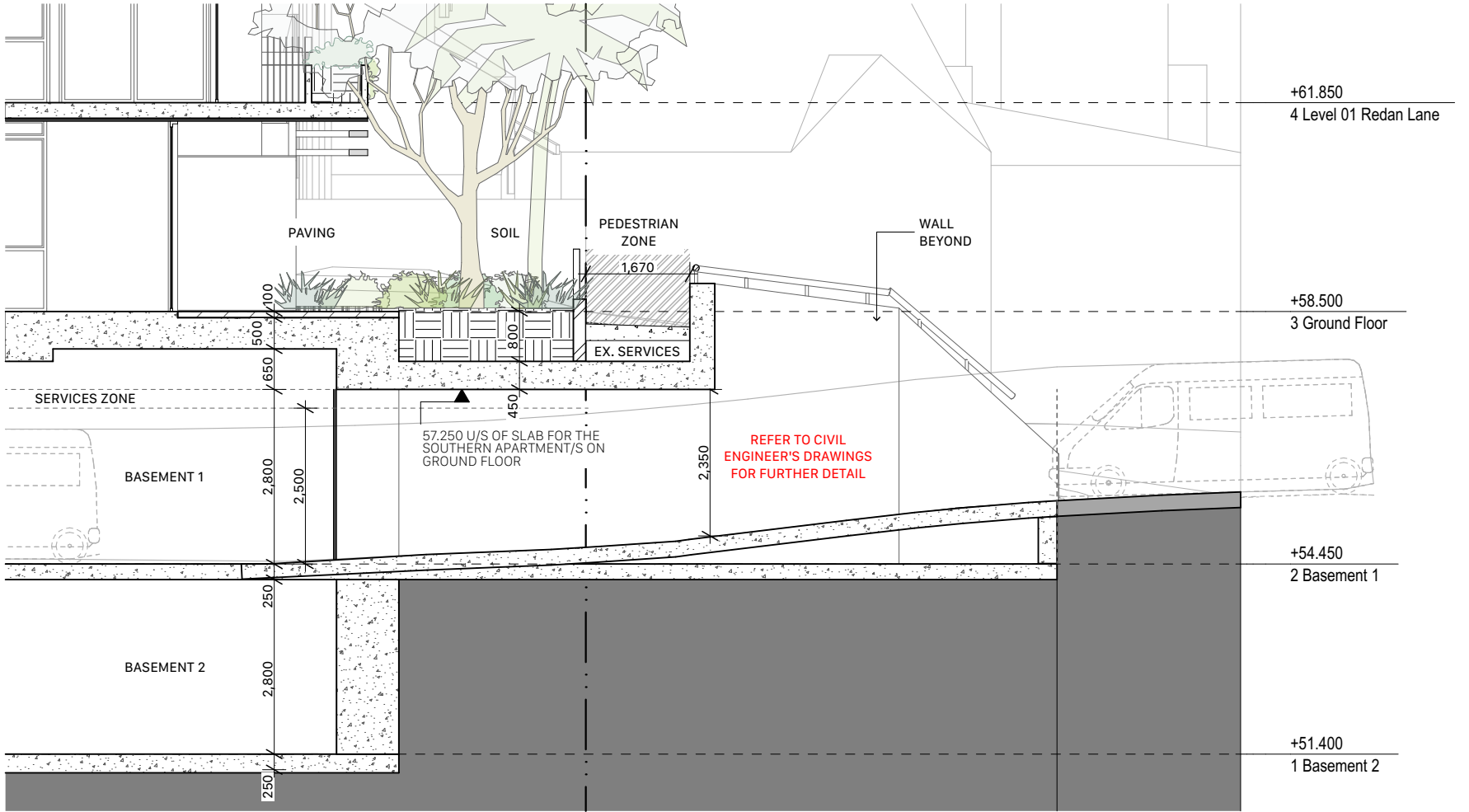
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Apartment Matrix Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale No Scale @ A3	Code TPRS	Sheet 6100	Rev C	
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1 PLAN Ground Floor
1:250



2 PLAN Driveway Plan
1:250



3 SECTION Driveway Section
1:100

WORKS SHOWN WITHIN THE REDAN STREET ROAD RESERVE/PUBLIC DOMAIN ARE INDICATIVE ONLY AND REMAIN SUBJECT TO ANY CONDITIONS OF CONSENT, DETAILED DESIGN AND ANY SEPARATE APPROVAL REQUIRED UNDER THE ROADS ACT 1993



4 3D VIEW Driveway Perspective 2



5 3D VIEW Driveway Perspective 1

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Carpark Entry
Supplementary Drawings

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
See Drawings @ A3

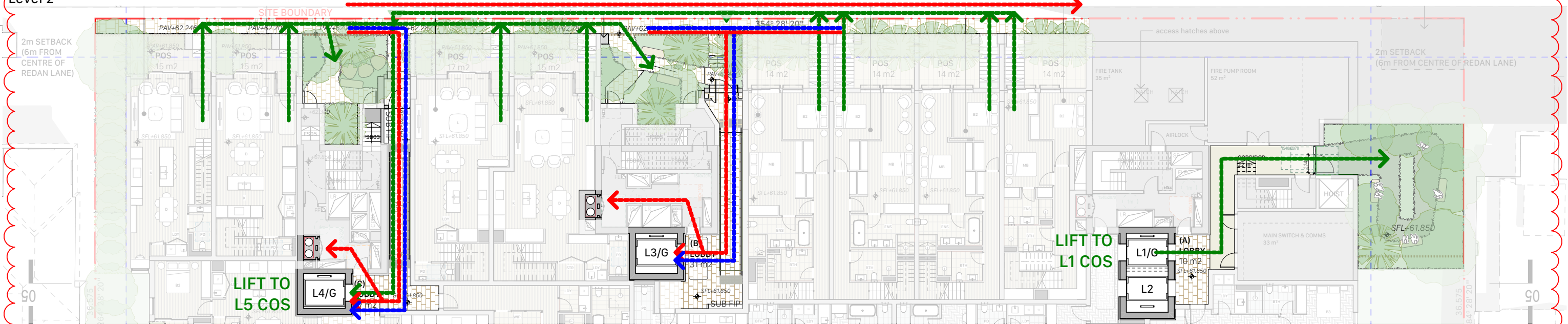
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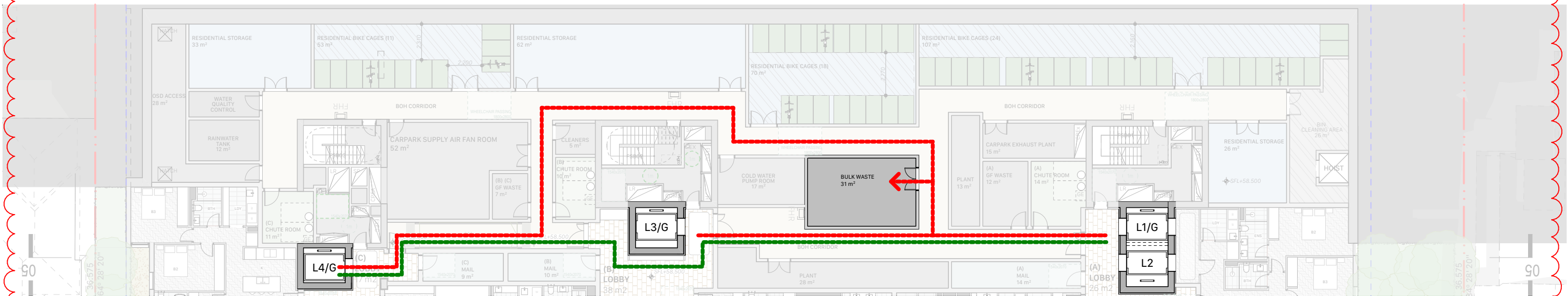
Rev
C



Level 2



Level 1



Ground

40-48 Redan Street, Mosman	Terraces Travel Paths	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev
40-48 Redan Street Mosman NSW 2088	Supplementary Drawings	C	23/6/2026	RTS Lodgement	PP		No Scale @ A3	TPRS	9001	C



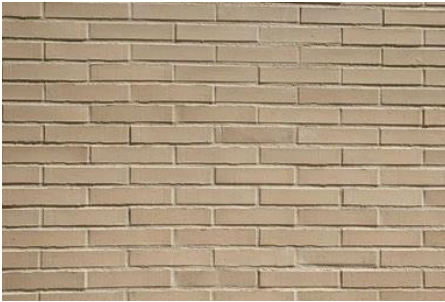
01. Balcony Soffits



02. Lobby Sandstone



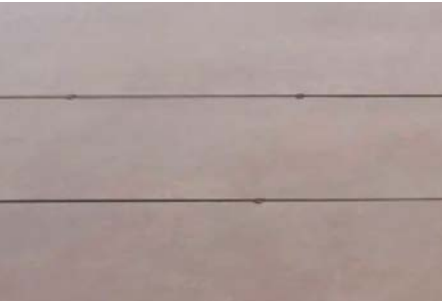
03. Upper-level cladding



04. Brick A



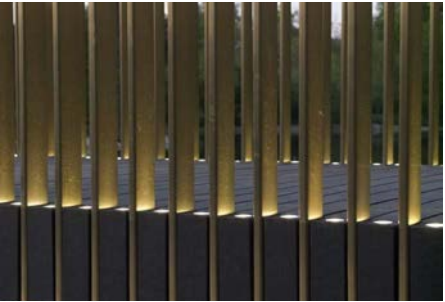
05. Carpark Sandstone



06. Core cladding



07. Facade Framing



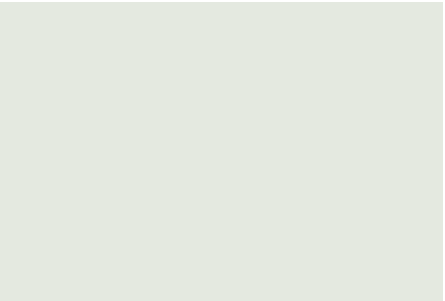
08. Palisade Fencing



09. Brick B



10. Glazing



11. Roof Material



12. Upper Level Sunshading



13. Planter Edges



14. Planter Box



15. Panelised facade

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Materiality
Supplementary Drawings

Rev	Date	Description
C	23/6/2026	RTS Lodgement

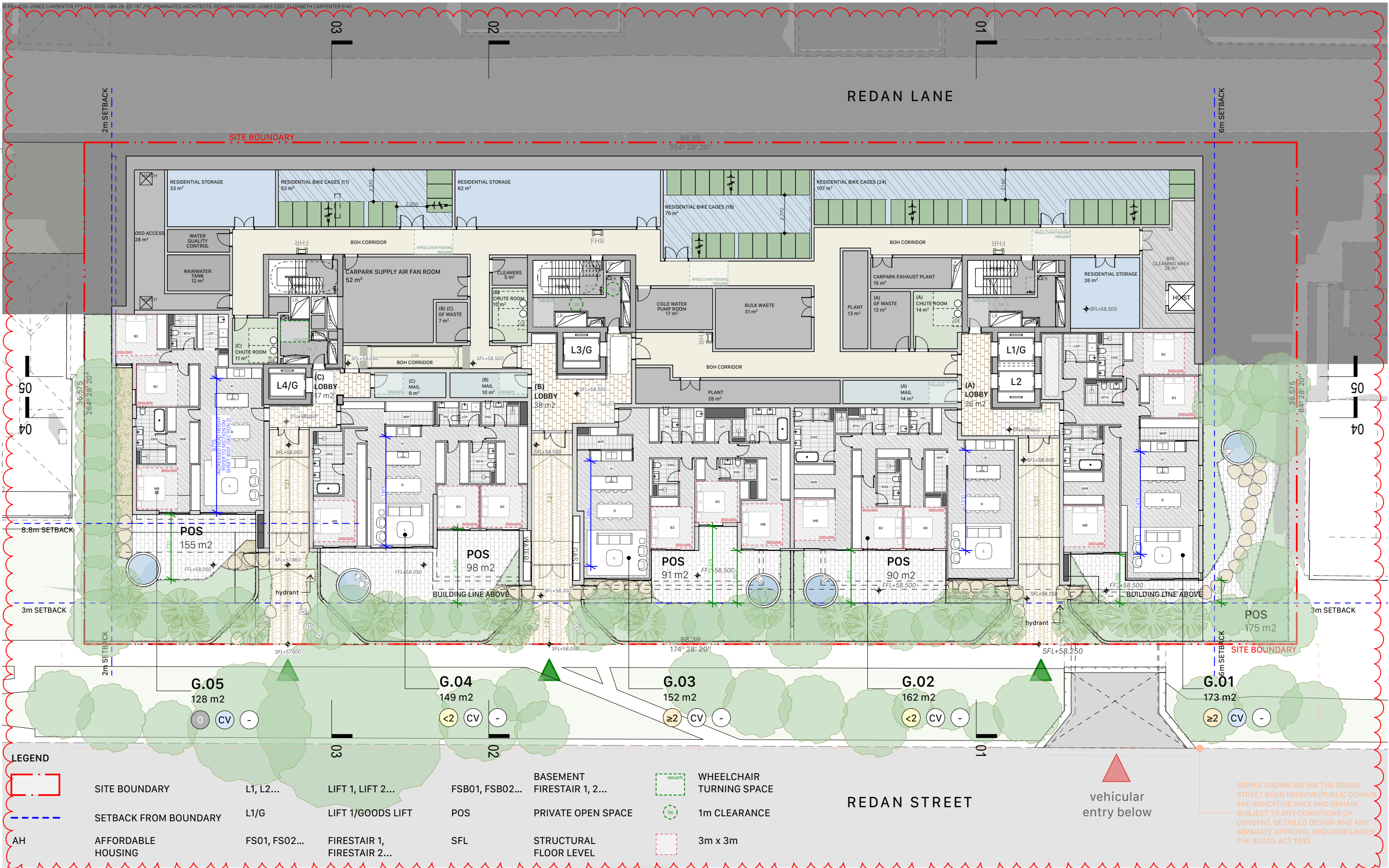
By	Chk
PP	

Scale
No Scale @ A3

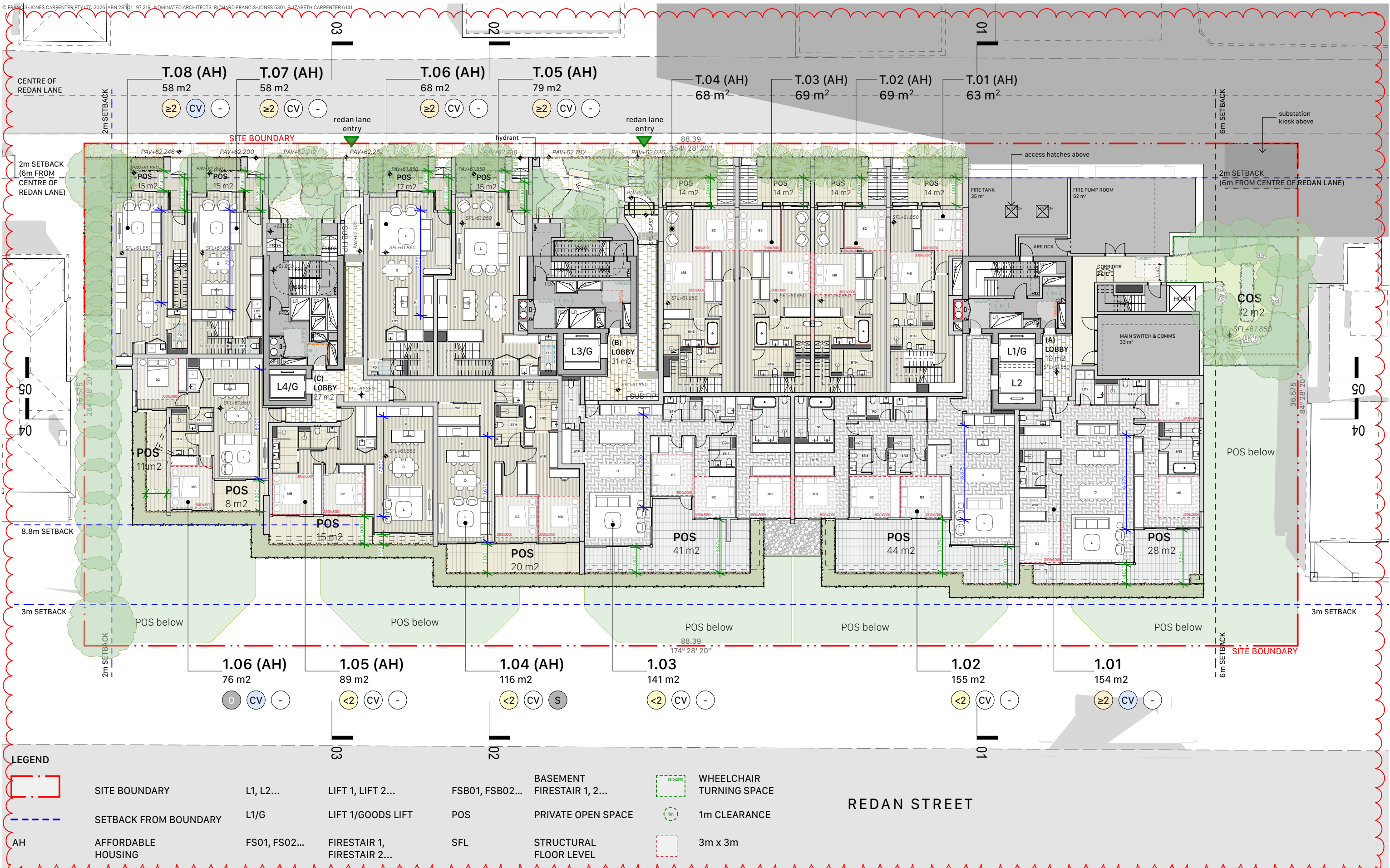
Code
TPRS

Sheet
9002

Rev
C



40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Ground Floor Plan ADG Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 9102	Rev C	0 2.5 5 10m	
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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 1 Plan
ADG Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

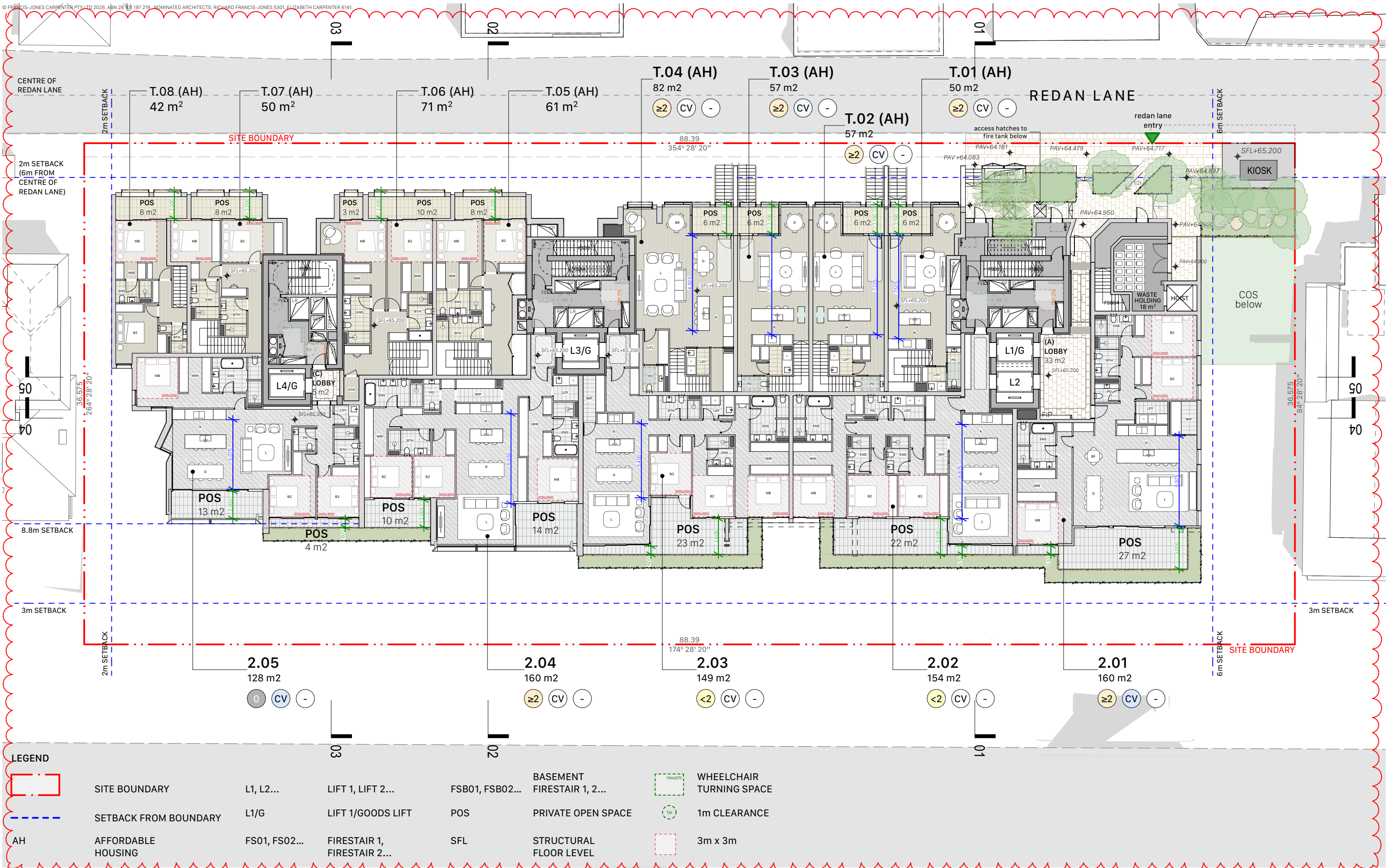
Code
TPRS

Sheet
9103

Rev
C

0 2.5 5 10m





40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 2 Plan ADG Compliance	Rev Date Description C 23/6/2026 RTS Lodgement	By Chk PP	Scale 1:250 @ A3	Code TPRS	Sheet 9104	Rev C	0 2.5 5 10m	
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 3 Plan ADG Compliance	Rev Date C 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 9105	Rev C	0 2.5 5 10m  
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 4 Plan ADG Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 9106	Rev C	0 2.5 5 10m	
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 5 Plan ADG Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 9107	Rev C	0 2.5 5 10m	
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40-48 Redan Street, Mosman
40-48 Redan Street Mosman NSW 2088

Level 6 Plan
ADG Compliance

Rev	Date	Description
C	23/6/2026	RTS Lodgement

By	Chk
PP	

Scale
1:250 @ A3

Code
TPRS

Sheet
9108

Rev
C

0 2.5 5 10m

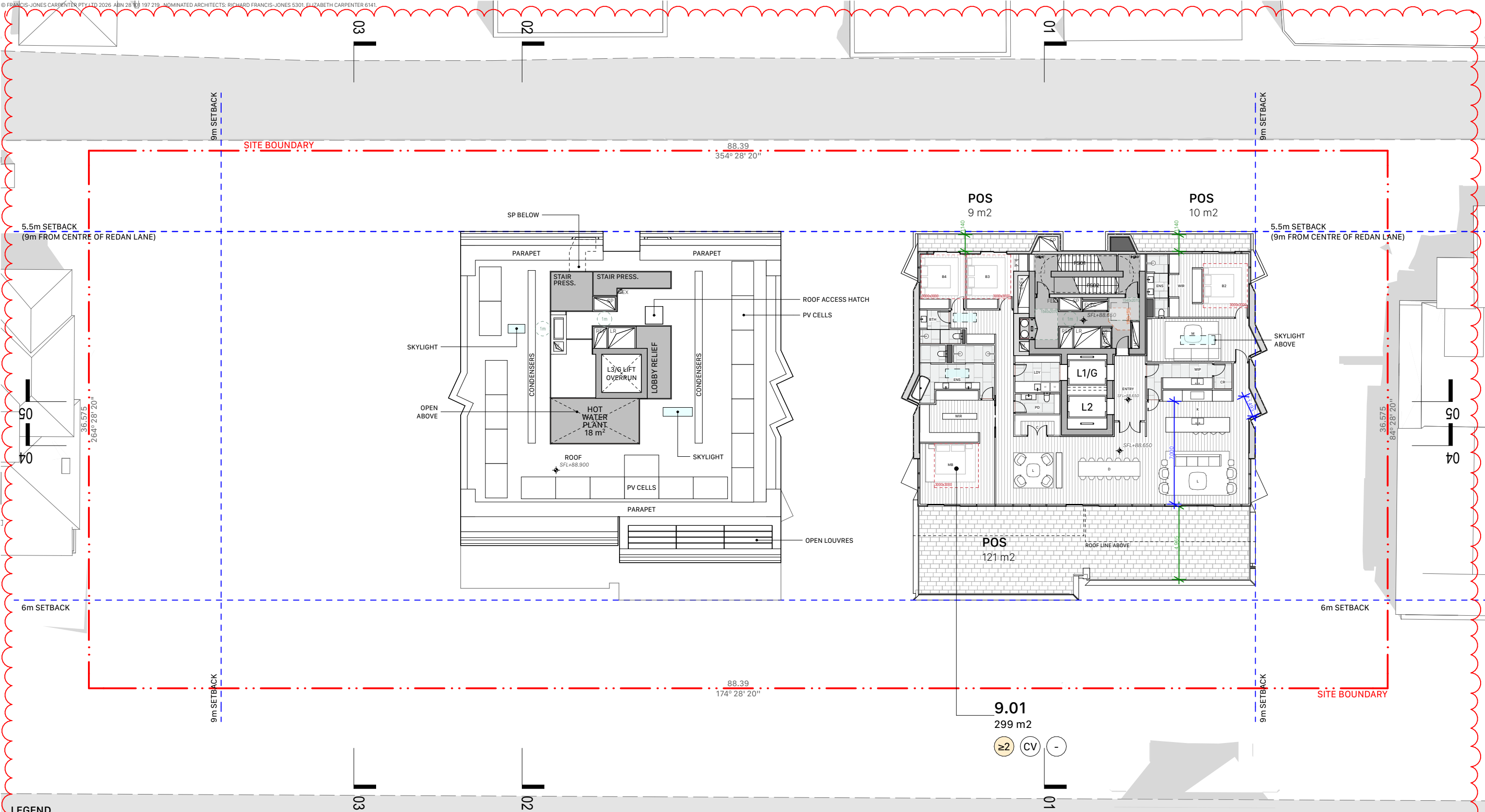




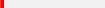
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 7 Plan ADG Compliance	Rev Date Description C 23/6/2026 RTS Lodgement	By Chk PP	Scale 1:250 @ A3	Code TPRS	Sheet 9109	Rev C	0 2.5 5 10m	
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 8 Plan ADG Compliance	Rev C	Date 23/6/2026	Description RTS Lodgement	By PP	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 9110	Rev C	02.5510
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LEGEND

	SITE BOUNDARY	L1, L2...	LIFT 1, LIFT 2...	FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...		WHEELCHAIR TURNING SPACE
	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088		Level 9 Plan ADG Compliance		Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m		
				C	23/6/2026	RTS Lodgement	PP		1:250 @ A3	TPRS	9111	C			