LEGEND:

AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



Drawing List

DA000	Cover Page	DA114	Level 15 Plan	DA541	Communal Open Space - Shadow Analysis
DA001	Project Information	DA115	Roof Plan	DA550	Storage Calculation Diagram
DA002	Demolition Plan	DA200	Elevation Sheet 1	DA551	Storage Calculation Diagram
DA003	Site Plan	DA201	Elevation Sheet 2	DA600	Solar Access Diagram - Sheet 1
DA100	Basement 2 Plan	DA202	Elevation Sheet 3	DA601	Solar Access Diagram - Sheet 2
DA101	Basement 1 Plan	DA300	Section Sheet 1	DA602	Solar Access Diagram - Sheet 3
DA102	Lower Ground Floor Plan	DA301	Section Sheet 2	DA610	Shadow Diagram - Existing Sheet 1
DA103	Ground Floor Plan	DA302	Section Sheet 3	DA611	Shadow Diagram - Existing Sheet 2
DA104	Level 1 Plan	DA303	Driveway Section	DA620	Shadow Diagram - Proposed Sheet 1
DA105	Level 2-6 Plan	DA400	Finishes Schedule	DA621	Shadow Diagram - Proposed Sheet 2
DA106	Level 7 Plan	DA410	Photomontage	DA630	Shadow Diagram - Proposed March 21 Sheet 1
DA107	Level 8 Plan	DA500	GFA Diagram	DA631	Shadow Diagram - Proposed March 21 Sheet 2
DA108	Level 9 Plan	DA501	GFA Diagram	DA640	Shadow Diagram - Proposed Sept 21 Sheet 1
DA109	Level 10 Plan	DA502	Affordable Housing Allocation Diagram	DA641	Shadow Diagram - Proposed Sept 21 Sheet 2
DA110	Level 11 Plan	DA510	Deep Soil Diagram	DA700	Pre and Post Adaptable Unit Layout
DA111	Level 12 Plan	DA520	Height Plane Diagram		
DA112	Level 13 Plan	DA530	Cross Ventilation Diagram		
DA113	Level 14 Plan	DA540	Communal Open Space		

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Cover Page

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: **DA000**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

PROJECT INFORMATION	
300 Burns Bay Road , Lane Cove	
Site Area (m2)	7595
Zone	R4 - High Density Residential
Permissible FSR	2.00:1
Permissible GFA (m2)	15190sqm
Permissible height	21m
Housing SEPP Bonus	30.00%
Bonus GFA (m2)	4557sqm
max. GFA m2 (incl. bonus)	19747sqm
max. FSR (incl. bonus)	2.6:1
max. HOB (incl. bonus)	27.3m

Unit Mix				
Level	1 Bed	2 Bed	3 Bed	Total
Lower Ground	0	2	3	5
Ground Floor	1	6	6	13
Level 1	2	12	4	18
Level 2	3	12	5	20
Level 3	3	12	5	20
Level 4	3	12	5	20
Level 5	3	12	5	20
Level 6	3	12	5	20
Level 7	3	11	4	18
Level 8	3	7	4	14
Level 9	3	7	4	14
Level 10	3	7	3	13
Level 11	3	5	3	11
Level 12	3	3	2	8
Level 13	1	1	2	4
Level 14	1	1	2	4
Level 15	1	1	1	3
Total	39	123	63	225
	17%	55%	28%	100%

Car Parking Requirements (SEPP Housing 2021)				
		No. of units	Required (min.)	Proposed
1 bed	0.5 space per dwelling	34	17	17
2 bed	1 space per dwelling	104	104	104
3 bed	1.5 space per dwelling	53	79.5	80
1 bed (Housing SEPP)	0.4 space per dwelling	5	2	2
2 bed (Housing SEPP)	0.5 space per dwelling	19	9.5	10
3 bed (Housing SEPP)	1 space per dwelling	10	10	10
Total Residential			222	223
Accessible	1 per each adaptable dwelling		Inclusive of above	
Visitor (GTIA 2024)	1 per 7 dwelling	225	32.1	14
Car Wash	1 space per 50 dwellings		2 (shared with visitor)	
			TOTAL	237

Bicycle Requirements (DCP)			
		Required (max.)	Proposed
Bicycle	1 / 4 dwelling	56.25	57
Bicycle (visitor)	1+ 1 / 10 dwelling	23.5	24
Motorcycle	1 per 15 spaces	15.8	16
Other requirements			
		Required	Proposed
Deep Soil (ADG)	7%	531.65	1385.7
Communal Open Space	25%	1898.75	1958.8
Visitable / Silver Livable	20%	45	170
Adaptable	20%	45	45
Solar Access	70%	157.5	158
Cross Ventilation	60% (First 9 Storeys)	93	99

(Refer to Landscape Architect Report for details)		
	Required	Proposed
Landscape (Housing SEPP)	30%	32%

Affordable GFA Schedule	
Level	GFA(m2)
Lower Ground	671.4
Level 1	1924.8
Level 2 (Building A & B)	1074.5
Proposed Affordable GFA	3670.7

Target Affordable GFA - 15% *3663.0*

Proposed Affordable housing	
1 Bed	5
2 Bed	19
3 Bed	10
Units	34

Area Schedule

Level	Building	Unit.No	Type		Affordable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage (m3)
LOWER GROUND	A	A.LG.01	2	BED	✓		89.7	27.9	5.4	5.0	10.4
	A	A.LG.02	3	BED	✓		110.9	62.3	8.2	5.0	13.2
	A	A.LG.03	3	BED	✓		122.9	47.8	7.7	5.0	12.7
	B	B.LG.01	3	BED	✓		124.4	60.7	5.2	4.0	9.2
	C	C.LG.01	2	BED	✓		101	56.2	4.9	4.0	8.9
GROUND	A	A.G.01	3	BED			111.2	16.8	6.6	5.0	11.6
	A	A.G.02	2	BED		✓	95.9	26.4	6.2	5.0	11.2
	A	A.G.03	3	BED			111.1	27.8	6.2	5.0	11.2
	A	A.G.04	3	BED			129.3	26.3	8.3	5.0	13.3
	B	B.G.01	1	BED			54.3	22.9	5.2	5.0	10.2
	B	B.G.02	2	BED		✓	82.6	31.3	4.2	4.0	8.2
	B	B.G.03	3	BED			129.4	27.2	5.6	5.0	10.6
	C	C.G.01	3	BED			106.6	33.7	5.0	4.0	9.0
	C	C.G.02	2	BED			91.9	34.2	6.4	5.0	11.4
	C	C.G.03	2	BED			102.9	38.6	5.5	5.0	10.5
	C	C.G.04	3	BED			130.5	48.6	5.9	5.0	10.9
	C	C.G.05	2	BED			87.7	18.1	5.0	3.0	8.0
	C	C.G.06	2	BED			100.9	18.8	4.0	4.0	8.0
LEVEL 1	A	A.L1.01	3	BED	✓		111.2	17.3	6.6	5.0	11.6
	A	A.L1.02	2	BED	✓	✓	95.9	26.4	6.2	3.0	9.2
	A	A.L1.03	3	BED	✓		139.8	38.7	13.8	4.0	17.8
	A	A.L1.04	2	BED	✓	✓	82.6	21.1	4.2	5.0	9.2
	A	A.L1.05	1	BED	✓		54.3	13	5.3	5.0	10.3
	B	B.L1.01	1	BED	✓		54.3	13	5.3	5.0	10.3
	B	B.L1.02	2	BED	✓	✓	82.6	21	4.2	5.0	9.2
	B	B.L1.03	2	BED	✓		81.1	23.7	6.6	5.0	11.6
	B	B.L1.04	2	BED	✓		87.4	16.7	7.2	5.0	12.2
	B	B.L1.05	2	BED	✓	✓	80.9	16.7	4.1	5.0	9.1
	B	B.L1.06	2	BED	✓		81.1	23.3	6.6	5.0	11.6
	B	B.L1.07	2	BED	✓		81.9	20.2	4.2	5.0	9.2
	C	C.L1.01	2	BED	✓		76.6	12.3	4.0	5.0	9.0
	C	C.L1.02	2	BED	✓		91.9	12.4	6.4	5.0	11.4
	C	C.L1.03	2	BED	✓		102.9	16.4	8.2	4.0	12.2
	C	C.L1.04	3	BED	✓		130.5	17.1	5.2	4.0	9.2
	C	C.L1.05	2	BED	✓		87.7	18.6	5.0	4.0	9.0
	C	C.L1.06	3	BED	✓		139.8	30.5	13.8	5.0	18.8
LEVEL 2 -6	A	A.LX.01	3	BED	✓		111.2	17.3	6.6	5.0	11.6
	A	A.LX.02	2	BED	✓	✓	95.9	19.8	6.2	3.0	9.2
	A	A.LX.03	3	BED			139.8	35.5	13.8	5.0	18.8
	A	A.LX.04	2	BED		✓	82.6	20.7	4.2	5.0	9.2
	A	A.LX.05	1	BED			54.3	13	5.3	5.0	10.3
	A	A.LX.06	3	BED	✓		108.1	28	5.9	5.0	10.9
	A	A.LX.07	1	BED	✓		64.2	14.3	7.8	5.0	12.8
	B	B.LX.01	1	BED			54.3	13	5.3	4.0	9.3
	B	B.LX.02	2	BED		✓	82.6	20.9	4.2	5.0	9.2
	B	B.LX.03	2	BED			81.1	23.3	6.6	5.0	11.6
	B	B.LX.04	2	BED			87.4	18.6	7.2	5.0	12.2
	B	B.LX.05	2	BED		✓	80.9	18.6	4.1	5.0	9.1
	B	B.LX.06	2	BED			81.1	23.3	6.6	5.0	11.6
	B	B.LX.07	2	BED			81.9	20	4.2	5.0	9.2
	C	C.LX.01	2	BED			76.6	12.5	4.0	4.0	8.0
	C	C.LX.02	2	BED			91.9	12.3	6.4	4.0	10.4
	C	C.LX.03	2	BED			102.9	16.4	8.2	4.0	12.2
	C	C.LX.04	3	BED			130.5	17.1	5.2	5.0	10.2
	C	C.LX.05	2	BED			87.7	19.1	5.0	5.0	10.0
	C	C.LX.06	3	BED			139.8	31.4	13.8	4.0	17.8
LEVEL 7	A	A.L7.01	3	BED			111.2	17.3	6.6	5.0	11.6
	A	A.L7.02	2	BED		✓	95.9	19.8	6.2	3.0	9.2
	A	A.L7.03	3	BED			139.8	36	13.8	5.0	18.8
	A	A.L7.04	2	BED		✓	82.6	23.4	4.2	5.0	9.2
	A	A.L7.05	1	BED			54.3	12.6	5.3	5.0	10.3
	A	A.L7.06	3	BED			108.1	29.3	5.9	5.0	10.9
	A	A.L7.07	1	BED			64.2	14.3	8.8	5.0	13.8
	B	B.L7.01	1	BED			54.3	12.6	8.9	4.0	12.9
	B	B.L7.02	2	BED		✓	82.6	23.6	8.8	5.0	13.8
	B	B.L7.03	2	BED			81.1	23.5	6.6	5.0	11.6
	B	B.L7.04	2	BED			87.4	17.1	7.2	5.0	12.2
	B	B.L7.05	2	BED		✓	80.9	17.1	4.1	5.0	9.1
	B	B.L7.06	2	BED			81.1	23.5	6.6	4.0	10.6
	B	B.L7.07	2	BED			81.9	23.7	4.2	4.0	8.2
	C	C.L7.01	2	BED			76.6	14.6	4.0	4.0	8.0
	C	C.L7.02	2	BED			91.9	11.7	6.4	5.0	11.4
	C	C.L7.03	2	BED			87.7	17.9	5.0	5.0	10.0
	C	C.L7.04	3	BED			139.8	31	13.8	5.0	18.8

Area Schedule

Level	Building	Unit.No	Type		Affordable	Adaptable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage (m3)
LEVEL 8	A	A.L8.01	3	BED			111.2	17.3	6.6	6.0	12.6
	A	A.L8.02	3	BED			155.3	32.3	6.4	5.0	11.4
	A	A.L8.03	2	BED		✓	81.9	21.2	4.2	5.0	9.2
	A	A.L8.04	1	BED			54.3	11.9	5.3	5.0	10.3
	A	A.L8.05	3	BED			108.1	27.1	5.9	5.0	10.9
	A	A.L8.06	1	BED			64.2	14.3	7.8	4.0	11.8
	B	B.L8.01	1	BED			54.3	12	5.3	5.0	10.3
	B	B.L8.02	2	BED		✓	82.6	21.6	4.2	5.0	9.2
	B	B.L8.03	2	BED			87.4	19.3	7.2	4.0	11.2
	B	B.L8.04	2	BED		✓	80.9	19.3	4.1	4.0	8.1
	B	B.L8.05	2	BED			81.9	22	4.2	4.0	8.2
	C	C.L8.01	2	BED			76.6	12.9	4.0	5.0	9.0
	C	C.L8.02	2	BED			91.9	23.7	6.4	5.0	11.4
	C	C.L8.03	3	BED			142.2	29.3	5.0	5.0	10.0
LEVEL 9	A	A.L9.01	3	BED			111.2	17.3	6.6	3.0	9.6
	A	A.L9.02	3	BED			155.3	28.6	6.4	5.0	11.4
	A	A.L9.03	2	BED		✓	81.9	23.4	4.2	5.0	9.2
	A	A.L9.04	1	BED			54.3	12.6	5.3	5.0	10.3
	A	A.L9.05	3	BED			108.1	29.2	5.9	4.0	9.9
	A	A.L9.06	1	BED			64.2	14.3	7.8	5.0	12.8
	B	B.L9.01	1	BED			54.3	12.5	5.3	5.0	10.3
	B	B.L9.02	2	BED		✓	82.6	23.7	4.2	4.0	8.2
	B	B.L9.03	2	BED			87.4	17.1	7.2	4.0	11.2
	B	B.L9.04	2	BED		✓	80.9	17.1	4.1	4.0	8.1
	B	B.L9.05	2	BED			81.9	23.7	4.2	5.0	9.2
	C	C.L9.01	2	BED			76.6	14.6	4.0	5.0	9.0
	C	C.L9.02	2	BED			91.9	23.7	6.4	5.0	11.4
	C	C.L9.03	3	BED			142.2	26.5	5.0	5.0	10.0
LEVEL 10	A	A.L10.01	3	BED			111.2	17.3	6.6	3.0	9.6
	A	A.L10.02	3	BED			155.3	32.3	6.4	5.0	11.4
	A	A.L10.03	2	BED		✓	81.9	21.2	4.2	5.0	9.2
	A	A.L10.04	1	BED			54.3	11.9	5.3	5.0	10.3
	A	A.L10.05	3	BED			108.1	27.1	5.9	4.0	9.9
	A	A.L10.06	1	BED			64.2	14.3	7.8	5.0	12.8
	B	B.L10.01	1	BED			54.3	12	5.3	5.0	10.3
	B	B.L10.02	2	BED			82.6	21.6	4.2	4.0	8.2
	B	B.L10.03	2	BED			87.4	19.3	7.2	4.0	11.2
	B	B.L10.04	2	BED			80.9	19.3	4.1	4.0	8.1
	B	B.L10.05	2	BED			81.9	22	4.2	5.0	9.2
	C	C.L10.01	2	BED			76.6	12.9	4.0	5.0	9.0
	C	C.L10.02	2	BED			91.9	24	6.4	5.0	11.4
LEVEL 11	A	A.L11.01	3	BED			111.2	17.3	6.6	3.0	9.6
	A	A.L11.02	3	BED			155.3	28.6	8.8	5.0	13.8
	A	A.L11.03	2	BED		✓	82.6	23.3	4.2	5.0	9.2
	A	A.L11.04	1	BED			54.3	12.6	5.3	5.0	10.3
	A	A.L11.05	3	BED			108.1	24.6	5.9	4.0	9.9
	A	A.L11.06	1	BED			64.2	14.3	5.4	5.0	10.4
	B	B.L11.01	1	BED			54.3	12.6	5.3	5.0	10.3
	B	B.L11.02	2	BED		✓	82.6	24.4	4.2	4.0	8.2
	B	B.L11.03	2	BED			87.4	17.1	7.2	4.0	11.2
	B	B.L11.04	2	BED			80.9	17.1	4.1	4.0	8.1
	B	B.L11.05	2	BED			81.9	23.7	4.2	5.0	9.2
LEVEL 12	A	A.L12.01	1	BED			68.2	14.2	5.6	3.0	8.6
	A	A.L12.02	3	BED			155.3	32.3	6.4	5.0	11.4
	A	A.L12.03	2	BED		✓	82.6	21.2	4.2	5.0	9.2
	A	A.L12.04	1	BED			54.3	11.9	5.3	5.0	10.3
	A	A.L12.05	3	BED			108.1	22.6	5.9	4.0	9.9
	B	B.L12.01	1	BED			54.3	12	5.3	5.0	10.3
	B	B.L12.02	2	BED		✓	82.6	21.6	4.2	5.0	9.2
	B	B.L12.03	2	BED			81.9	22	4.2	4.0	8.2
LEVEL 13	A	A.L13.01	3	BED			155.3	28.6	6.4	3.0	9.4
	A	A.L13.02	2	BED		✓	82.6	23.4	4.2	5.0	9.2
	A	A.L13.03	1	BED			54.3	12.6	5.3	5.0	10.3
	A	A.L13.04	3	BED			147.8	41.8	6.2	5.0	11.2
LEVEL 14	A	A.L14.01	3	BED			155.3	33.7	6.4	3.0	9.4
	A	A.L14.02	2	BED		✓	82.6	21.2	6.6	5.0	11.6
	A	A.L14.03	1	BED			54.3	11.9	5.3	5.0	10.3
	A	A.L14.04	3	BED			147.8	39.8	6.2	5.0	11.2
LEVEL 15	A	A.L15.01	3	BED			147.8	41.8	6.2	3.0	9.2
	A	A.L15.02	2	BED		✓	82.6	23.9	4.2	5.0	9.2
	A	A.L15.03	1	BED			54.3	12.6	5.3	5.0	10.3

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Project Information

DRAWING BY: AL.HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

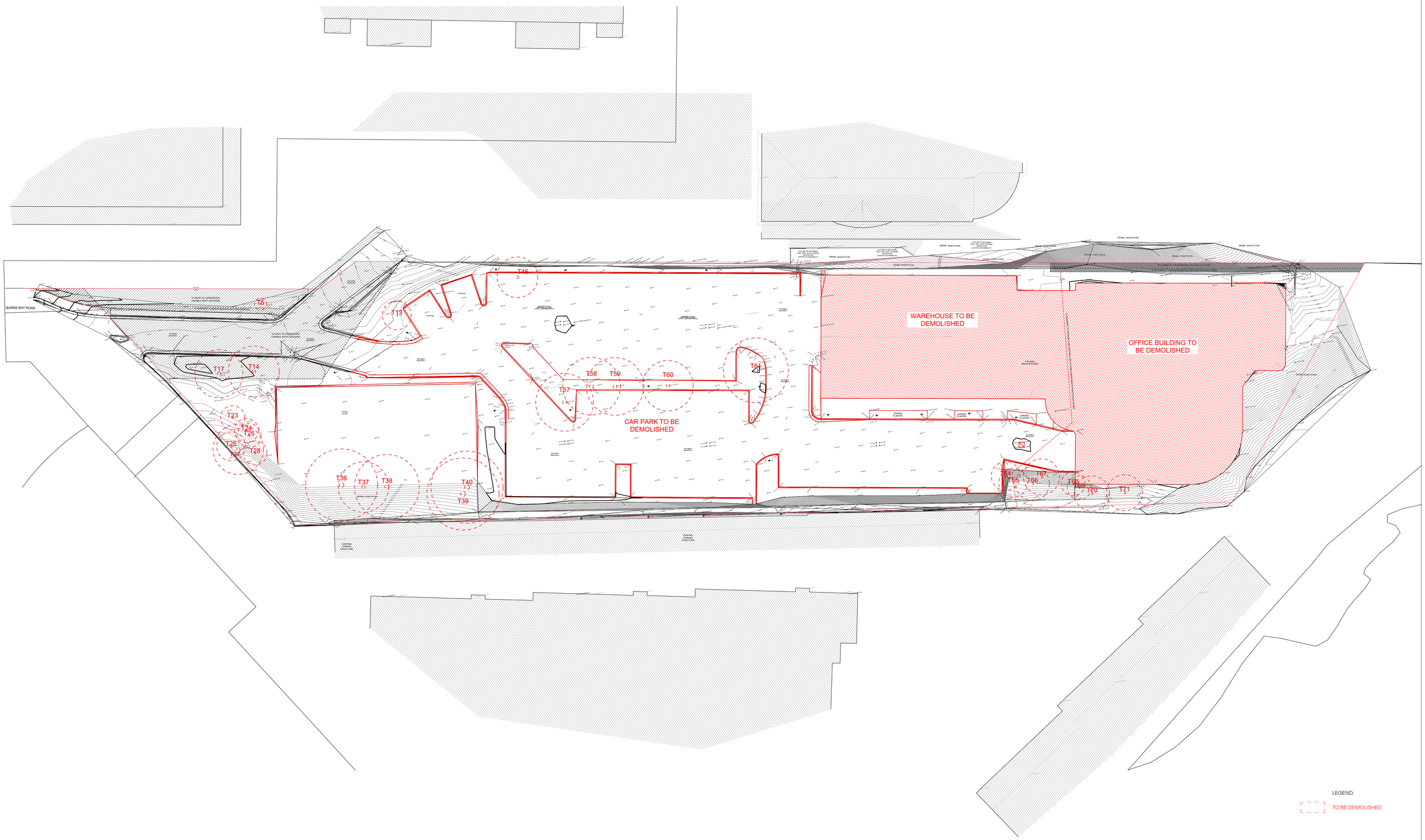
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



LEGEND:

TO BE DEMOLISHED

GENERAL NOTES:

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ABN 36 147 035 550
Nominated Architect,
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Demolition Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:300@A1	DRAWING NO: **DA002**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

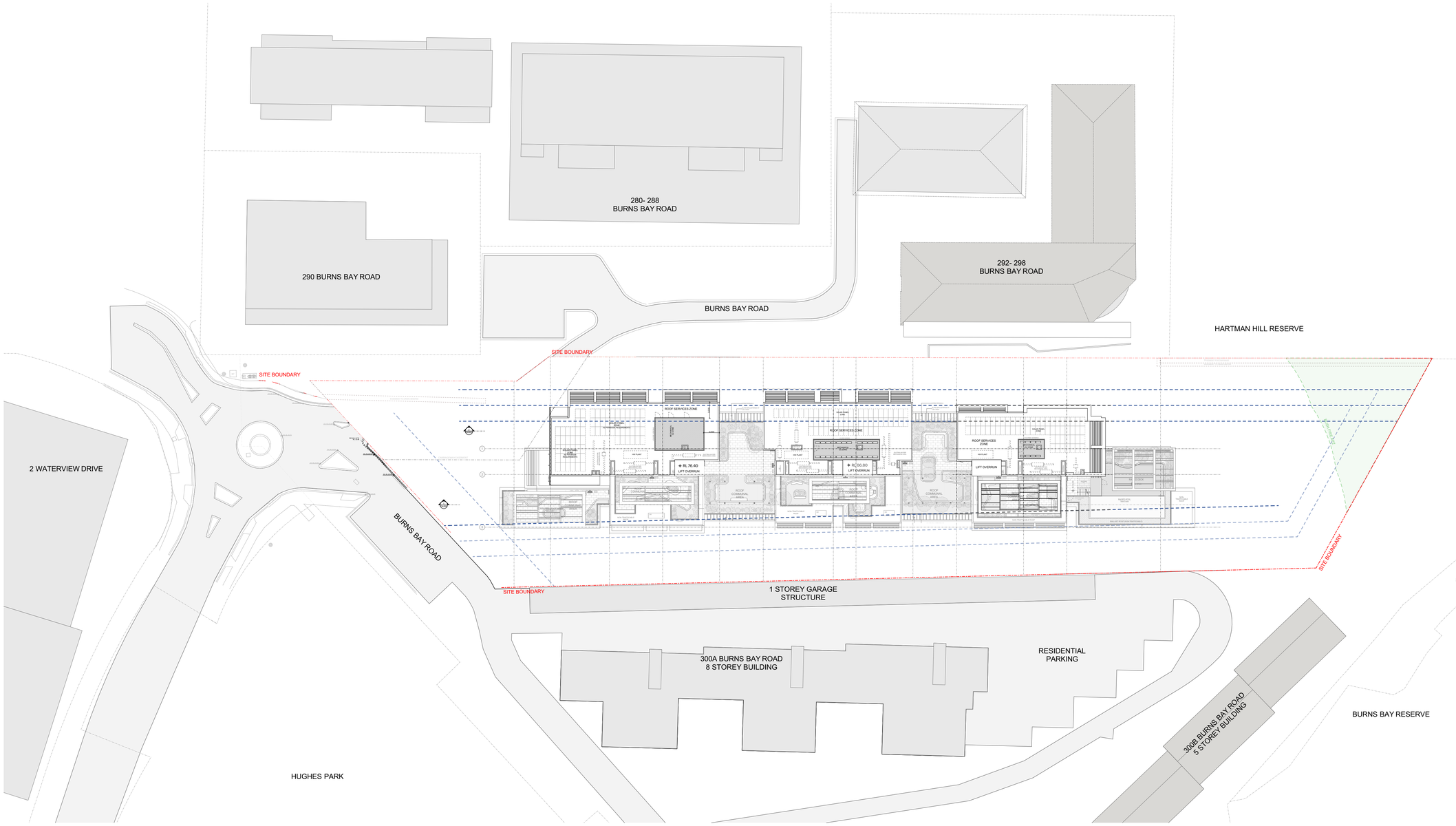
AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING	PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS	PTx	PAINT FINISH TYPEx
AW	AWNING (TO FUTURE DETAIL)	RP	ROOF RIVER PEBBLES
CONC	CONCRETE	RW	RENDERED FINISH/SELECTED PAINT FINISH
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)		
MB	METAL BALUSTRADE		
MC	METAL CLADDING		
MF	METAL FENCING (TO FUTURE SELECTION)		

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Site Plan

DRAWING BY: AL.HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:400@A1	DRAWING NO: **DA003**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

6,900 | 11,300 | 10,000 | 10,800 | 8,300 | 13,300 | 4,300 | 10,800 | 8,300 | 12,700 | 8,200 | 17,800

BASEMENT 2

114 X RESIDENTIAL BAYS
(INCL. 22 ACCESSIBLE)

RL 13.70

CARRIAGEWAY EASEMENT

BURNS BAY ROAD

SITE BOUNDARY

1 STOREY GARAGE STRUCTURE

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Basement 2 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: DA100	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

BURNS BAY ROAD

SITE BOUNDARY

1 STOREY GARAGE STRUCTURE

BASEMENT 1
2 x VISITOR BAYS
109 X RESIDENTIAL BAYS
(INCL. 23 ACCESSIBLE)

RL 16.70

SUSPENDED OSD TANK REFER TO STORMWATER ENG DETAILS

GARBAGE/WAY EASEMENT

GENERAL NOTES:

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Basement 1 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: DA101	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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(AH)	AFFORDABLE HOUSING UNITS

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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

LOWER GROUND

12 x VISITOR BAYS (INCL. 2 CAR WASH)

WASTE ROOM A 77.3 m²

BULKY WASTE AREA 32.0 m²

CHUTE AREA 29.0 m²

PLANT ROOM

FIRE CONTROL ROOM 29.2 m²

FIRE PUMP ROOM

BIN HOLDING ROOM 40.5 m²

LOADING BAY/ TURNING CIRCLE

BIN HOLDING ROOM 122.8 m²

PAPER/ CARDBOARD (RECYCLING)

4.5m HEIGHT CLEARANCE

LOBBY A

LOBBY B

LOBBY C

WASTE ROOM B 24.2 m²

FOGO BIN AREA 19.3 m²

WASTE ROOM C 32.2 m²

STORAGE AREA

UNIT A.LG.01 2 BED 89.7 m² (AH)

UNIT A.LG.02 3 BED 110.9 m² (AH)

UNIT A.LG.03 3 BED 122.9 m² (AH)

UNIT B.LG.01 3 BED 124.6 m² (AH)

UNIT C.LG.01 2 BED 92.5 m² (AH)

COMMUNAL 77.1 m²

BICYCLE VISITOR - 24

BICYCLE RESIDENT 57

OSD TANK IN GROUND REFER STORMWATER ENG. DETAILS

ACCESS TO PARK AREA

ACCESS TO STREET LEVEL

1 STOREY GARAGE STRUCTURE

BURNS BAY ROAD

SITE BOUNDARY

T4 T5 T6 T7 T8 T9 T10 T11 T12 T15 T16 T29 T30 T31 T32 T33 T34 T35 T41 T42 T43 T44 T45 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T62 T63 T72 T73

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Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Lower Ground Floor Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: DA102	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

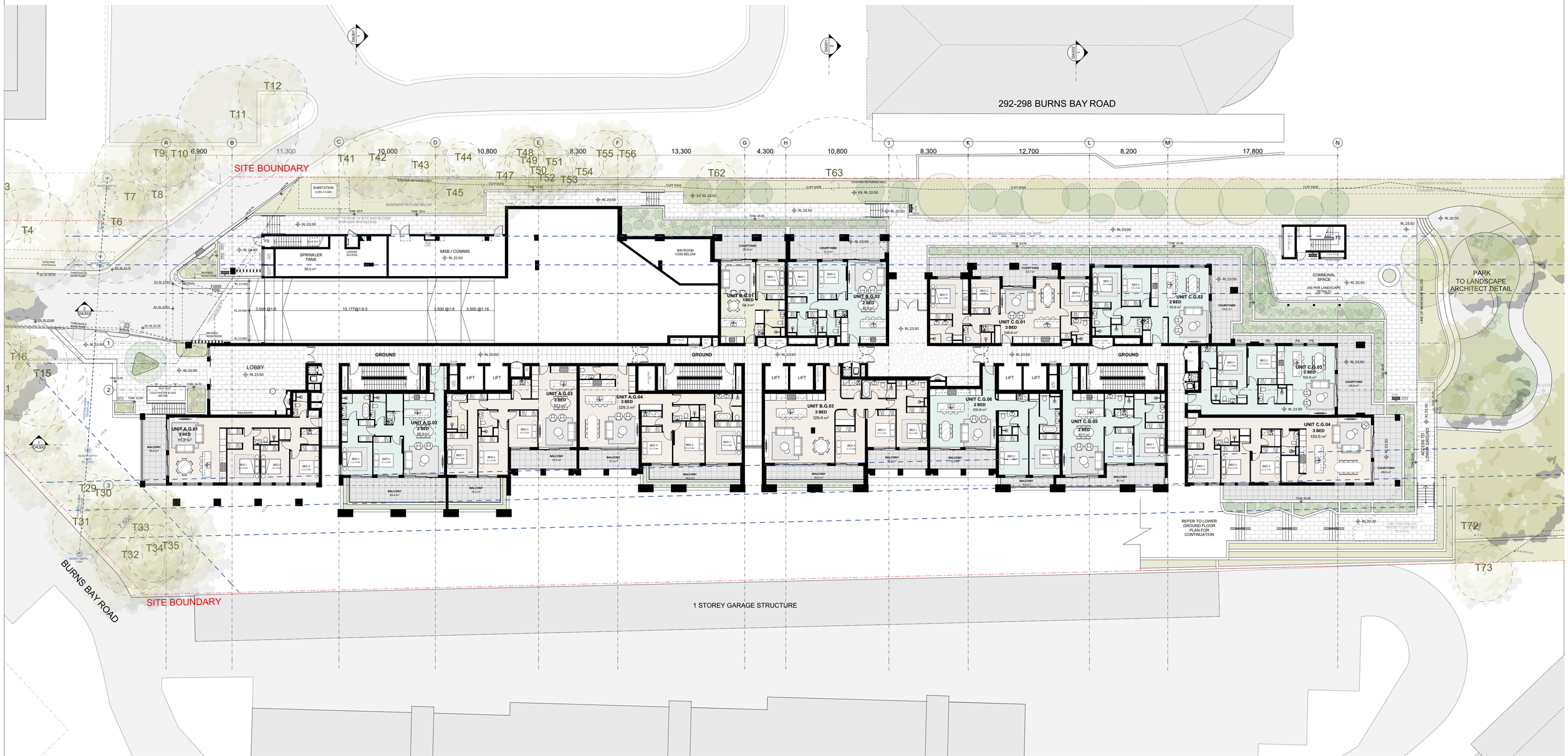
AW	AWNING
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MB	MAILBOX TO FUTURE DETAIL
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STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

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RP	ROOF RIVER PEBBLES
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TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Ground Floor Plan

DRAWING BY: AL.HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA103**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

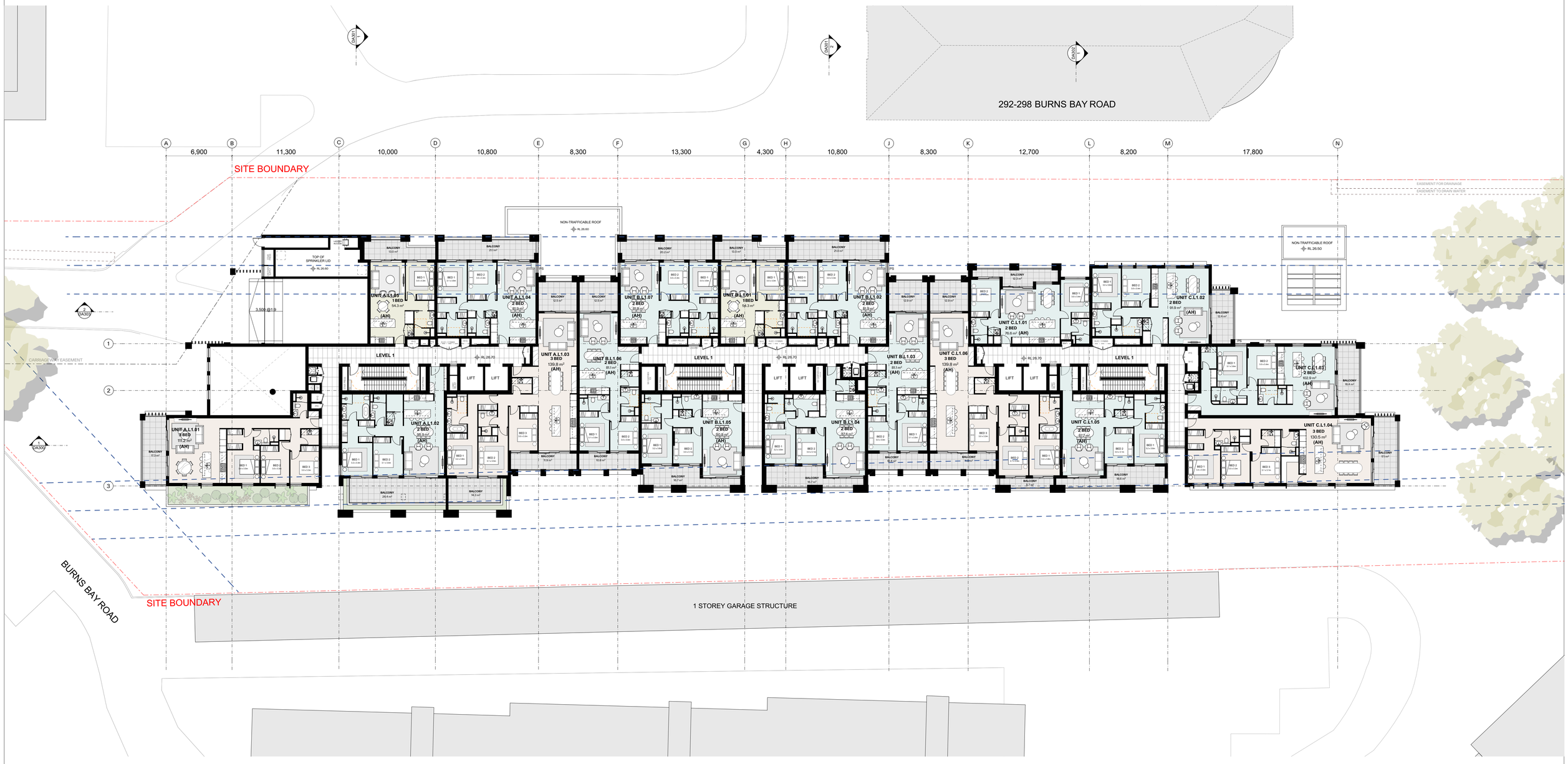
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

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TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 1 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA104**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

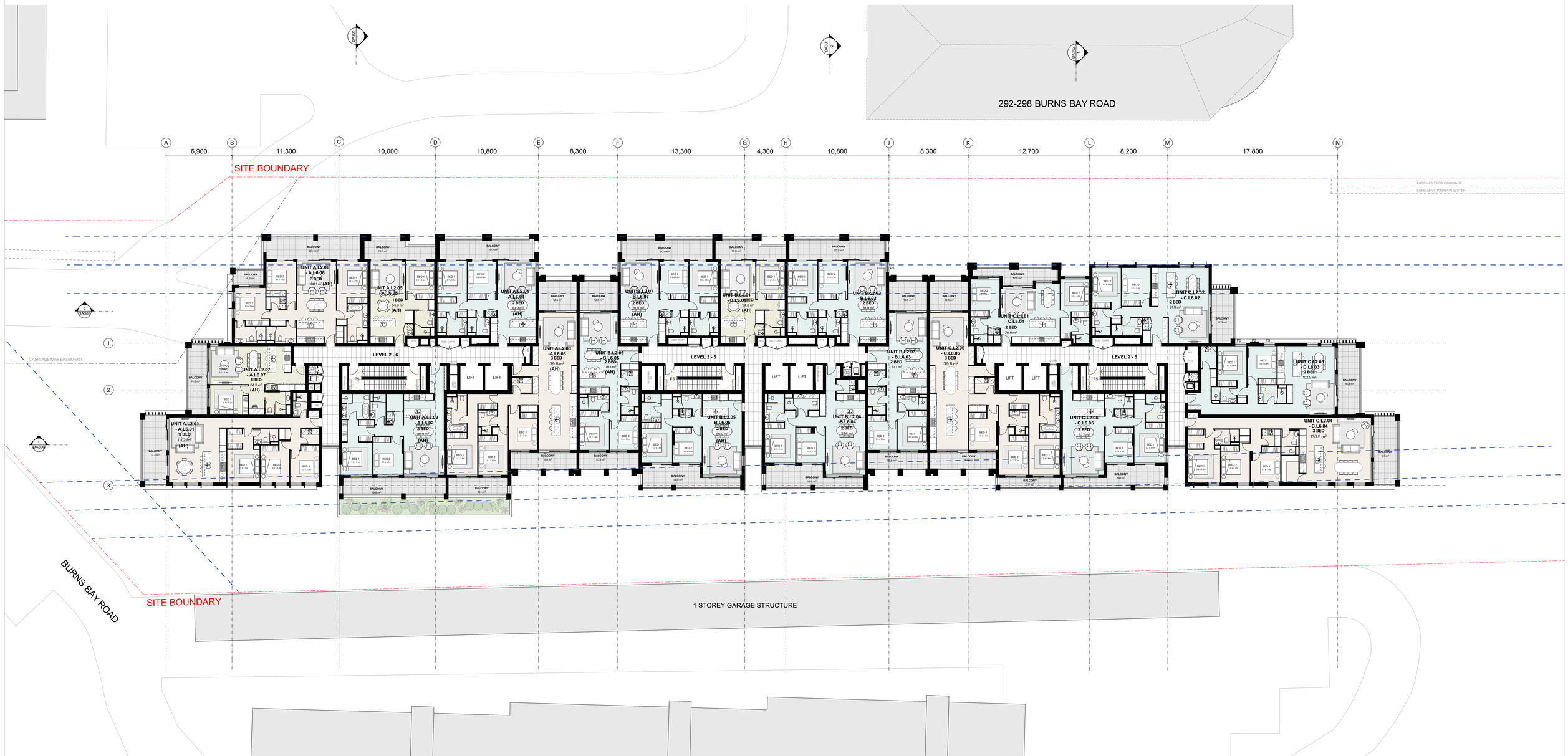
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 2-6 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA105**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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SK	SKYLIGHT
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HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

BURNS BAY ROAD

SITE BOUNDARY

1 STOREY GARAGE STRUCTURE

CARRIAGEWAY EASEMENT

EASEMENT FOR DRAINAGE 1.5m WIDE

EASEMENT TO DRAIN WATER

RAISED DECK RL 47.20

RAISED POOL 14m X 4m

BALLAST ROOF (NON-TRAFFICABLE)

NON-TRAFFICABLE ROOF RL 46.00

GLASS BALUSTRADE AT 1.5m HIGH

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 7 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA106**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

CARRIAGEWAY EASEMENT

EASEMENT FOR DRAINAGE

EASEMENT TO DRAIN WATER

ROOF COMMUNAL AREA

ROOF COMMUNAL AREA

COMMUNAL ROOF AREA BELOW

BURNS BAY ROAD

SITE BOUNDARY

1 STOREY GARAGE STRUCTURE

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 8 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026
SCALE: 1:200@A1	DRAWING NO: **DA107**	ISSUE: **01**
PROJECT NO: 2424		

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 9 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026
SCALE: 1:200@A1	DRAWING NO: **DA108**	ISSUE: **01**
PROJECT NO: 2424		

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 10 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA109**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ

292-298 BURNS BAY ROAD

SITE BOUNDARY

CARRIAGEWAY EASEMENT

EASEMENT FOR DRAINAGE

EASEMENT TO DRAIN WATER

6,900 | 11,300 | 10,000 | 10,800 | 8,300 | 13,300 | 4,300 | 10,800 | 8,300 | 12,700 | 8,200 | 17,800

LEVEL 11 RL 59.00

UNIT A.L11.01 3 BED 108.1 m²

UNIT A.L11.04 1 BED 54.3 m²

UNIT A.L11.03 2 BED 80.8 m²

UNIT A.L11.06 1 BED 54.2 m²

UNIT A.L11.01 3 BED 111.2 m²

UNIT A.L11.02 3 BED 155.3 m²

UNIT B.L11.05 2 BED 80.8 m²

UNIT B.L11.04 1 BED 54.3 m²

UNIT B.L11.02 2 BED 80.8 m²

UNIT B.L11.04 2 BED 80.8 m²

UNIT B.L11.03 2 BED 80.8 m²

ROOF SERVICES ZONE

SOLAR PANEL ZONE

LOUVRED SCREENS

MECHANICAL CU ZONE

HW PLANT

LIFT OVERRUN

DOCTING AS PER MECHANICAL ENG

1 STOREY GARAGE STRUCTURE

BURNS BAY ROAD

SITE BOUNDARY

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 11 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA110**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 12 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA111**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

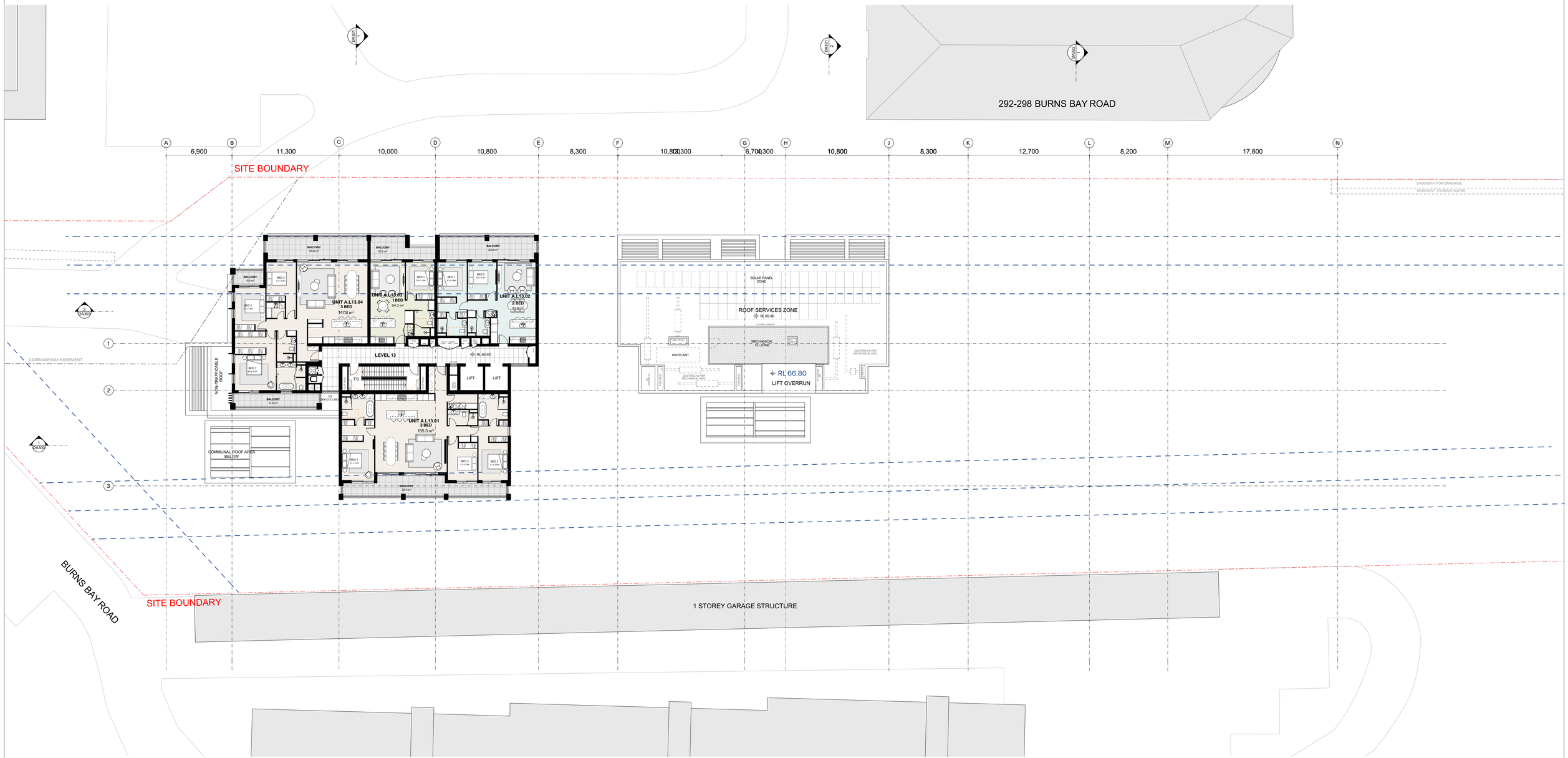
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 13 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA112**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 14 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA113**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Level 15 Plan

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA114**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

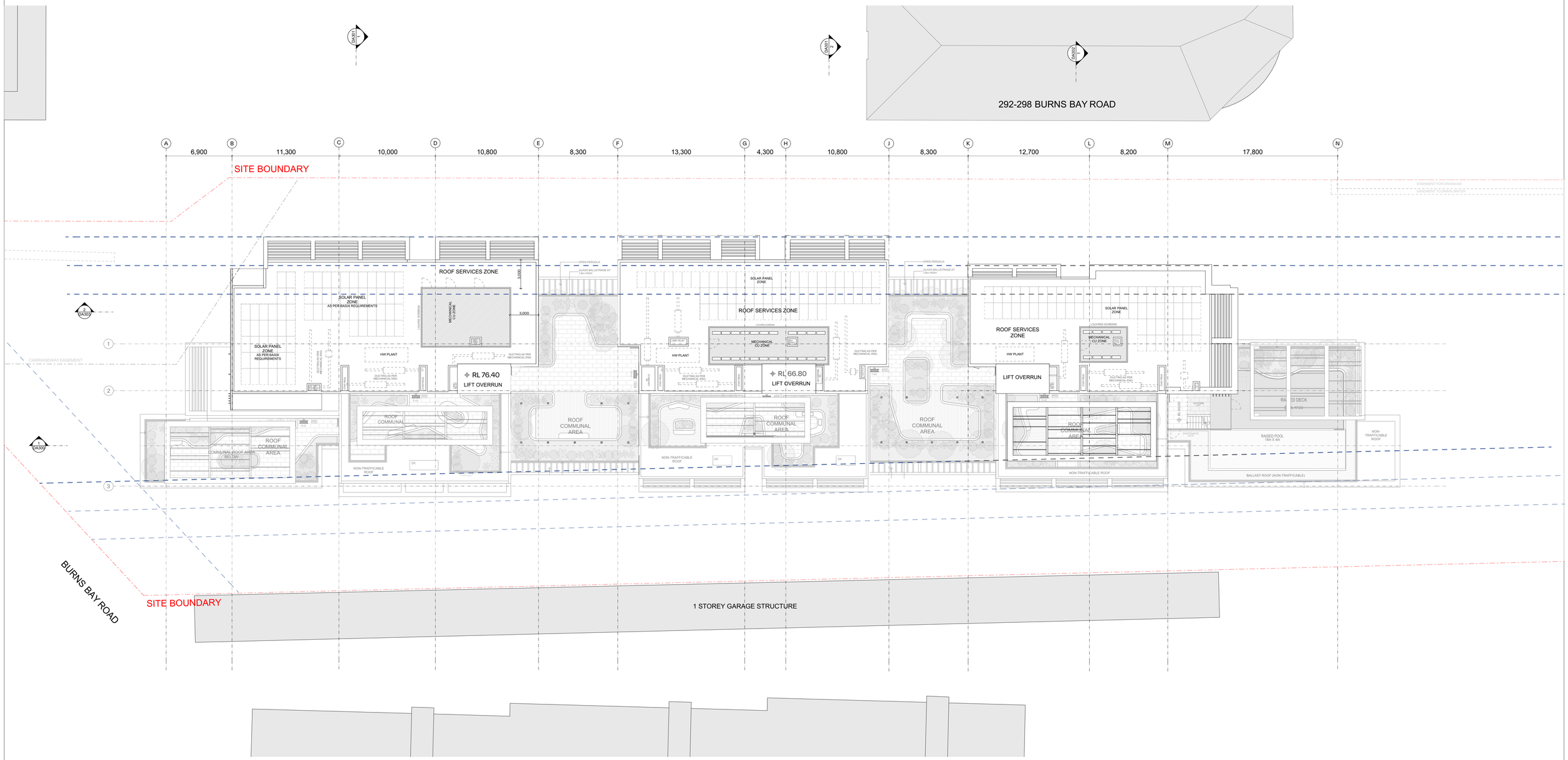
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



GENERAL NOTES:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Roof Plan

DRAWING BY: AL.HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA115**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Elevation - North
Scale 1:200

GENERAL NOTES:

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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA200**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Elevation - South
Scale 1:200

GENERAL NOTES:

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Elevation Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA201**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

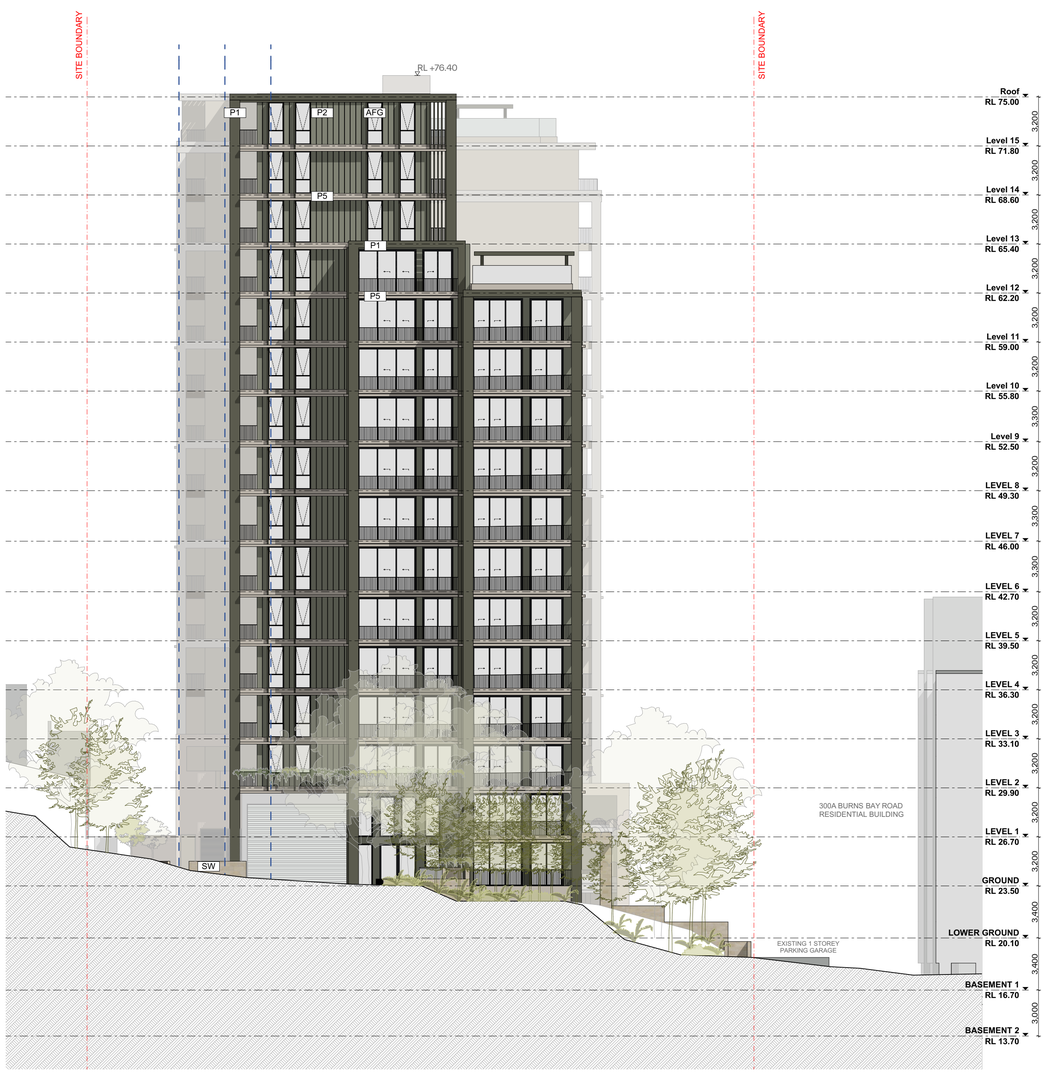
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

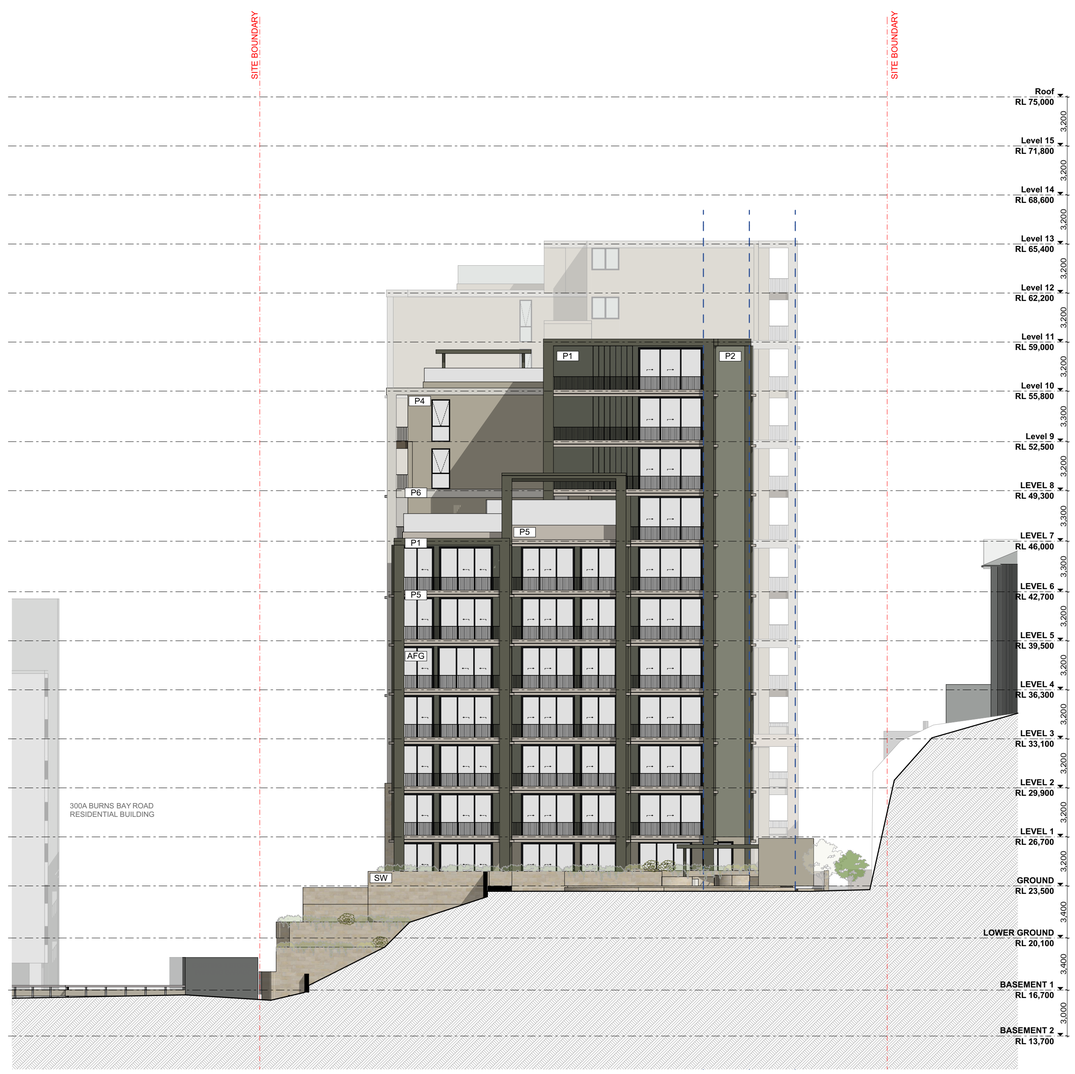
AFG	ALUMINIUM FRAMED GLAZING
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Elevation - West
Scale 1:200



2 - Elevation - East
Scale 1:200

GENERAL NOTES:

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01	30/01/2026	Issue For SSDA Submission

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7158

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Elevation Sheet 3

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: **DA202**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

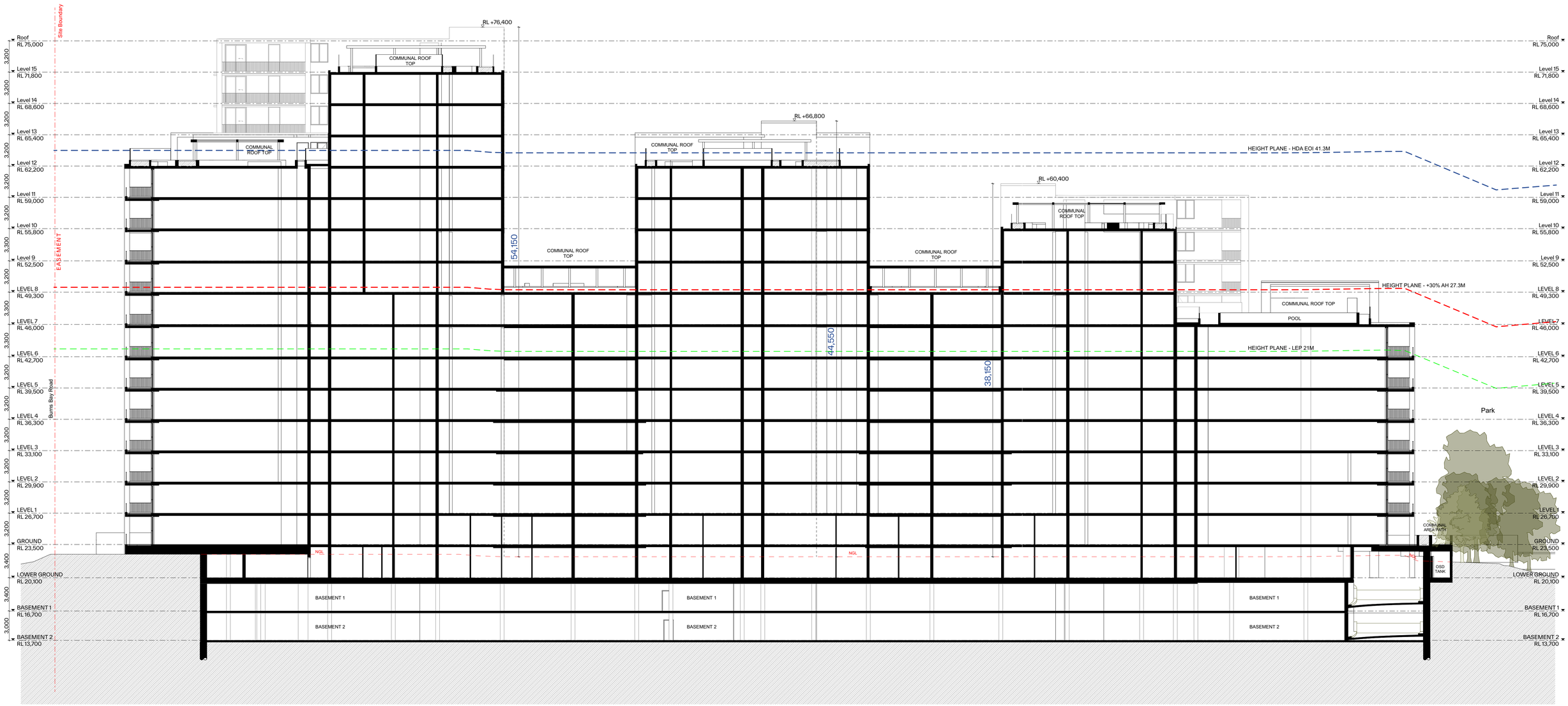
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Section A
Scale 1:200

GENERAL NOTES:

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Section Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: DA300	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

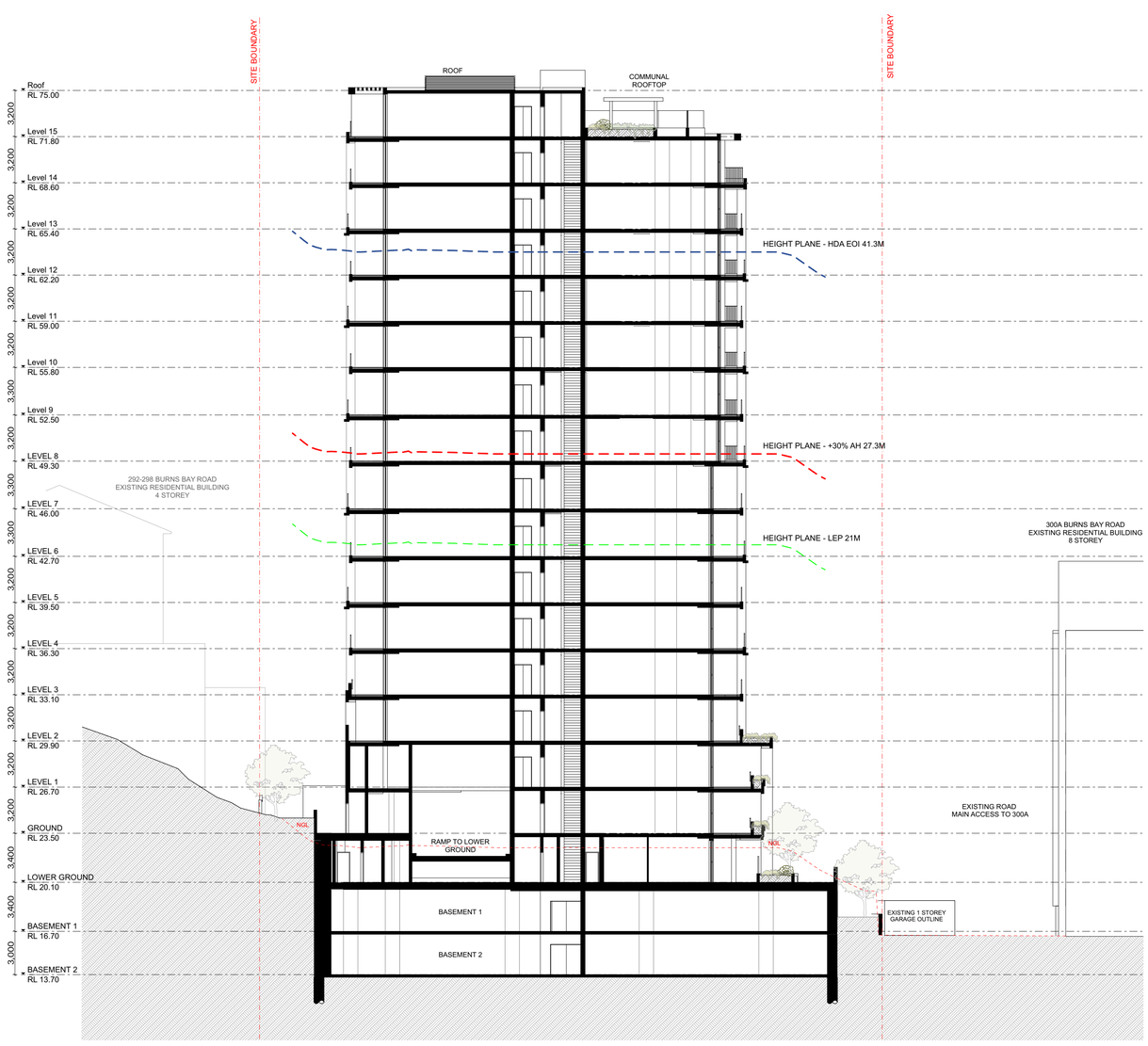
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
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GC	GARBAGE CHUTE
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HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

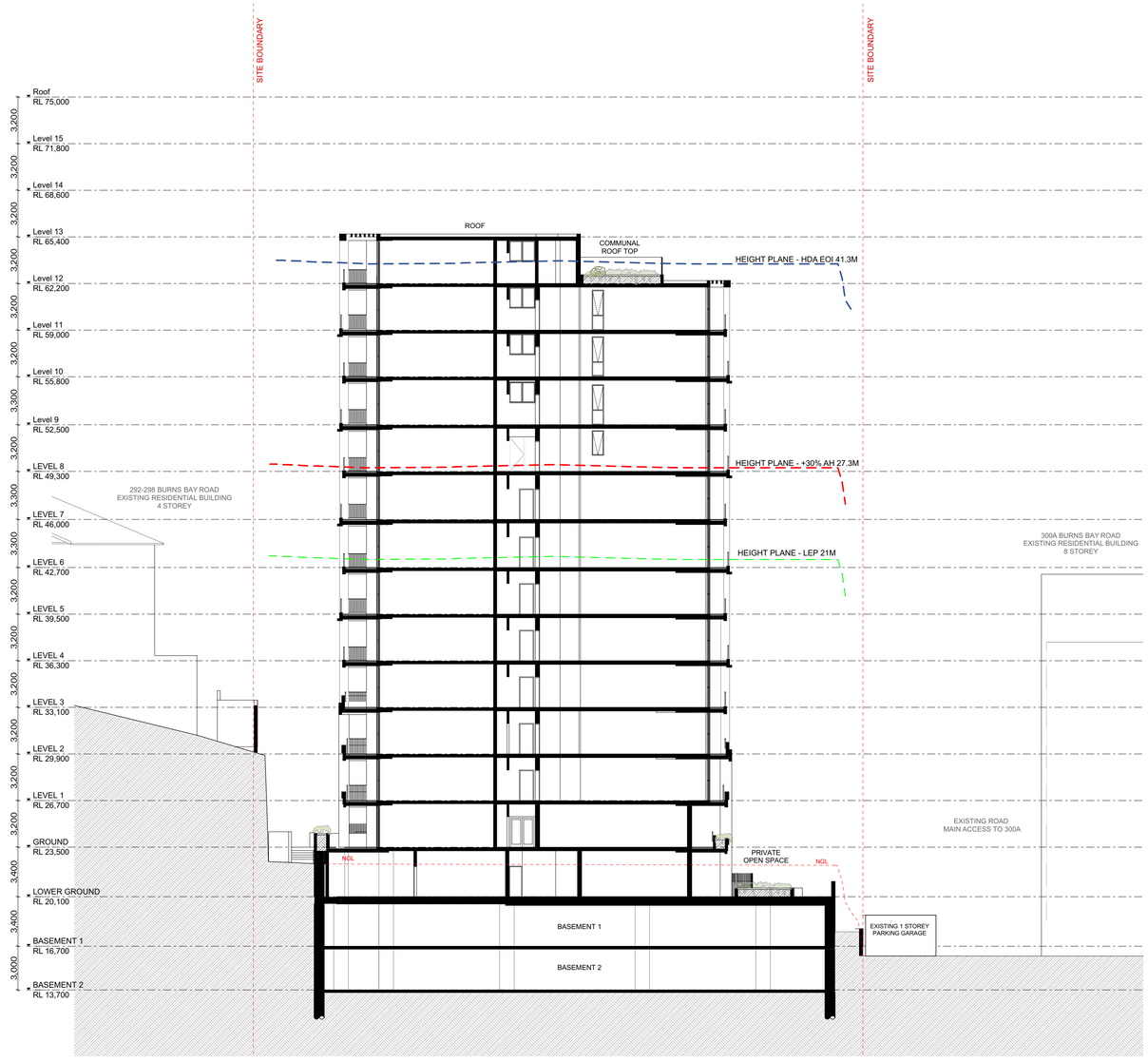
AFG	ALUMINIUM FRAMED GLAZING
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Section B
Scale 1:200



2 - Section C
Scale 1:200

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Section Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:200@A1	DRAWING NO: DA301	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

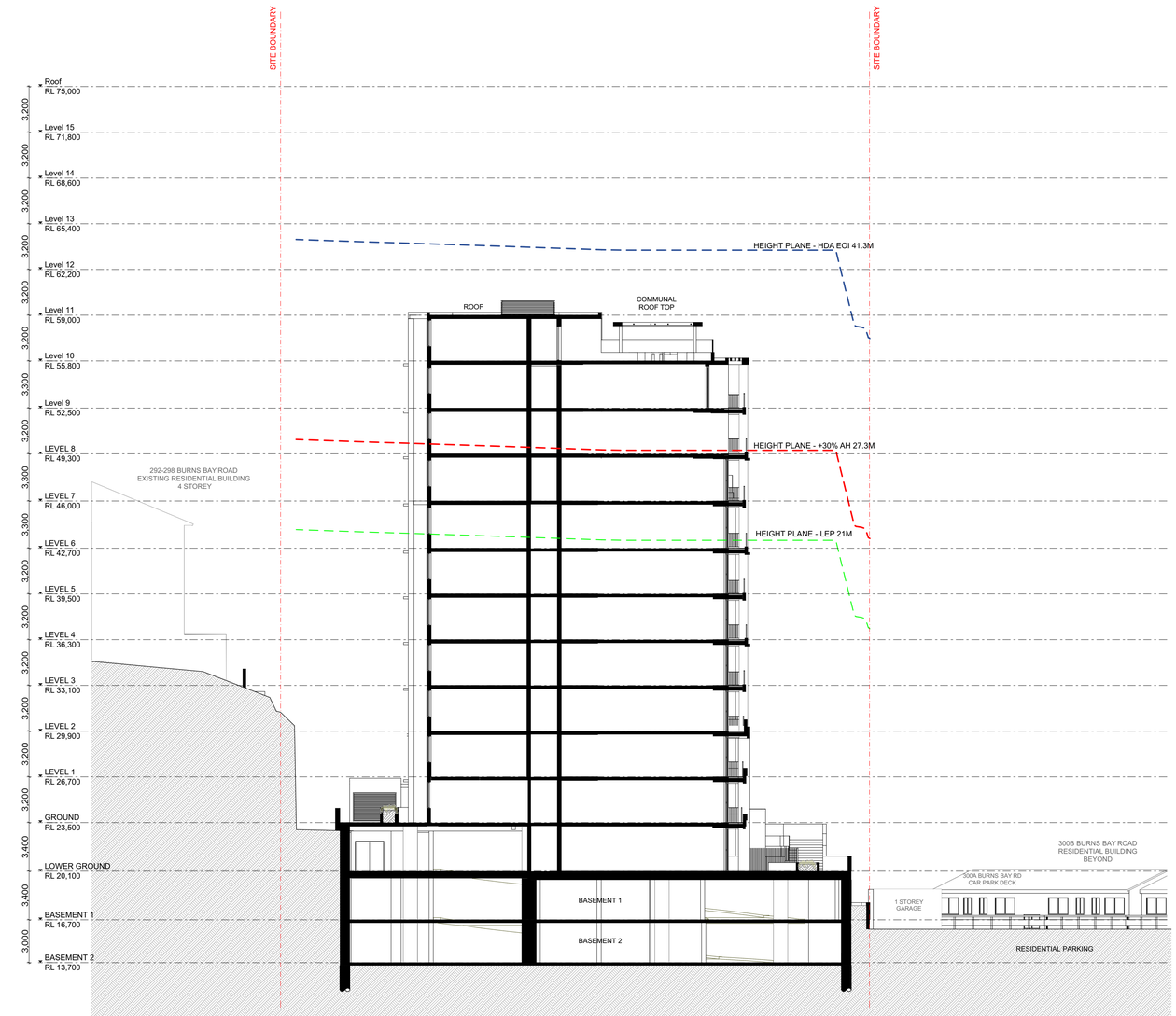
AW	AWNING
AH	ACCESS HATCH
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Section D
Scale 1:200

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

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PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Section Sheet 3

DRAWING BY:	AL,HK
CHECKED BY:	KS
DATE:	30/01/2026
SCALE:	1:200@A1
DRAWING NO:	DA302
PROJECT NO:	2424
ISSUE:	01

LEGEND:

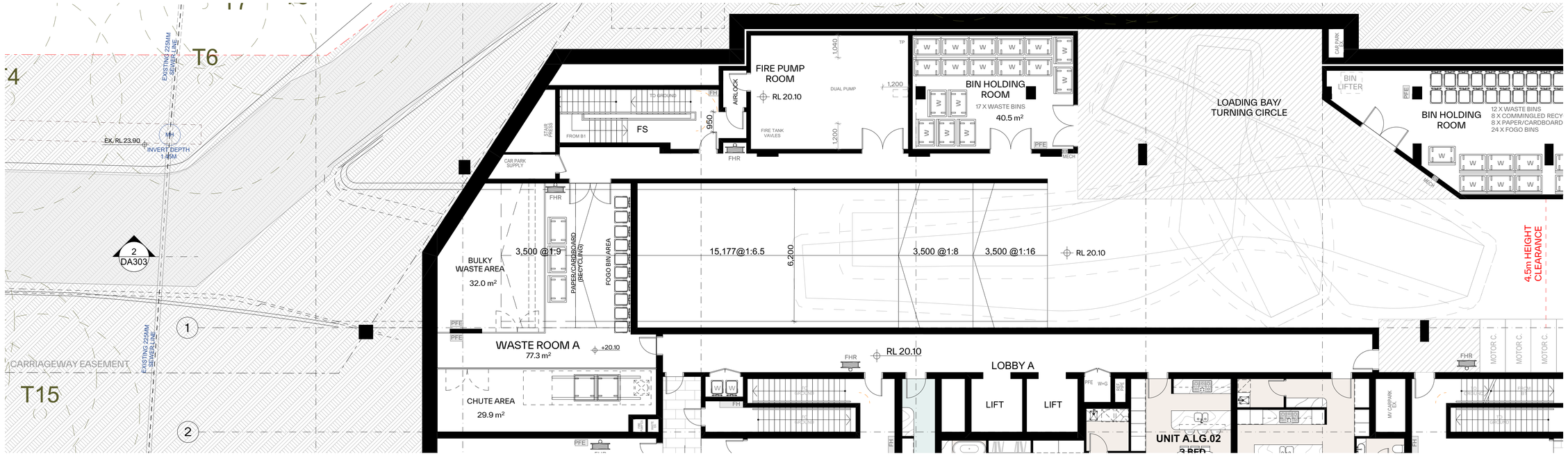
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

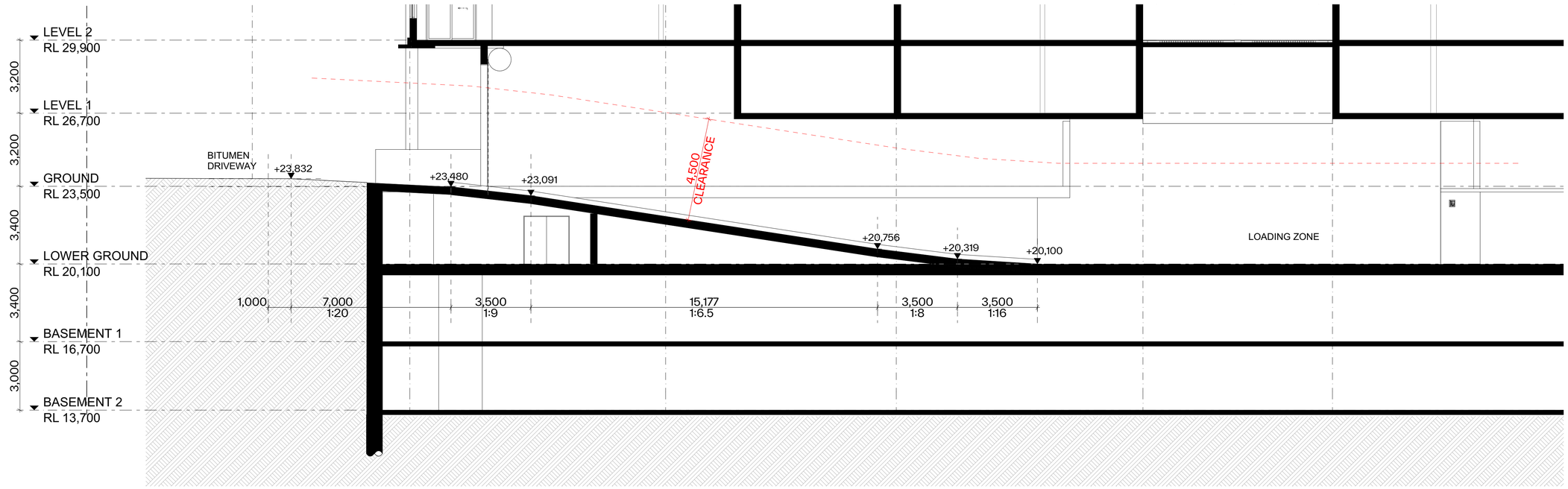
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 LOWER GROUND
Scale 1:100



2 Driveway Section
Scale 1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Driveway Section

DRAWING BY: AL.HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:100@A1	DRAWING NO: DA303	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING	PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS	PTx	PAINT FINISH TYPEx
AW	AWNING (TO FUTURE DETAIL)	RP	ROOF RIVER PEBBLES
CONC	CONCRETE	RW	RENDERED FINISH/SELECTED PAINT FINISH
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)		
MB	METAL BALUSTRADE		
MC	METAL CLADDING		
MF	METAL FENCING (TO FUTURE SELECTION)		

TREE LEGEND:

TREE TPZ







P1 Painted Render Finish
Dulux- Amazon Depths or similar

P2 Painted Render Finish
Dulux- Tarzan Green or similar

P3 Painted Render Finish
Dulux- Harold or similar

P4 Painted Render Finish
Dulux- Candle Bark or similar



P5 Painted Render Finish
Dulux- Natural Grain or similar

P6 Painted Render Finish
Dulux- Beige Royal quater or similar



SW Sandstone or similar



AFG Aluminium Framed Glazing
- Powdercoat Monument Matt or similar

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300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Finishes Schedule

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: @A1 NTS	DRAWING NO: DA400	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
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TREE LEGEND:

TREE TPZ





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DRAWING TITLE:
Photomontage

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026
SCALE: @A1 NTS	DRAWING NO: **DA410**	ISSUE: **01**
PROJECT NO: 2424		

LEGEND:

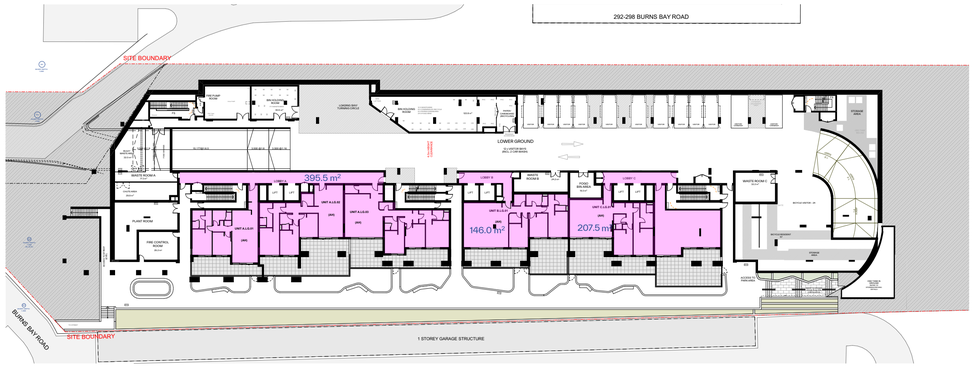
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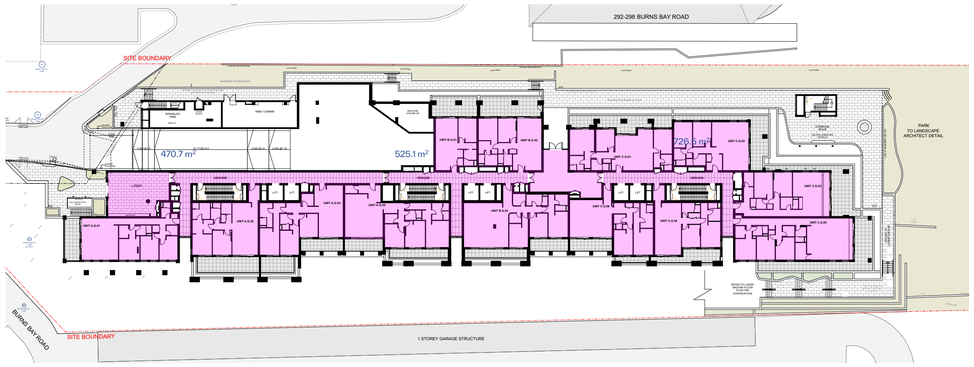
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RP	ROOF RIVER PEBBLES
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TREE LEGEND:

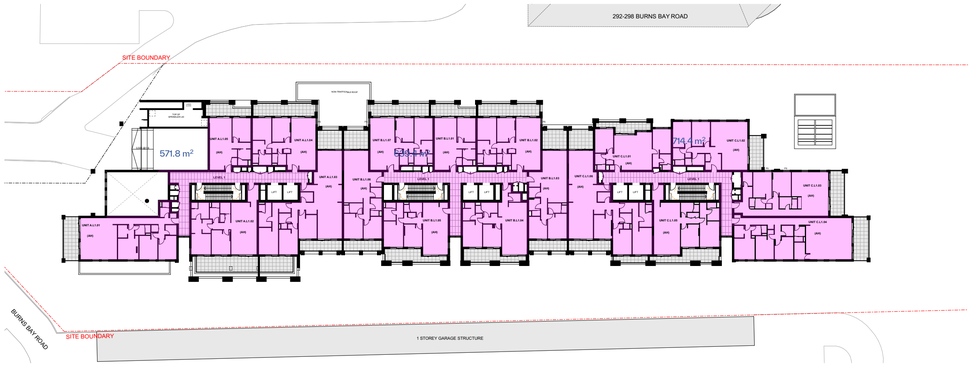
TREE TPZ



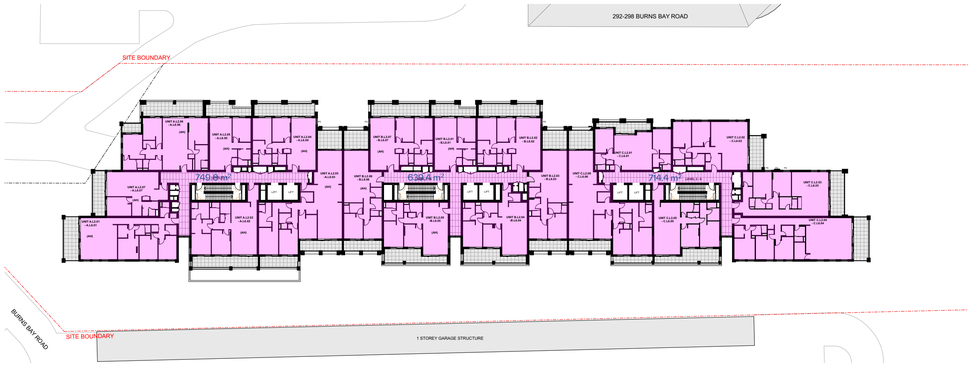
1 LOWER GROUND
Scale 1:500



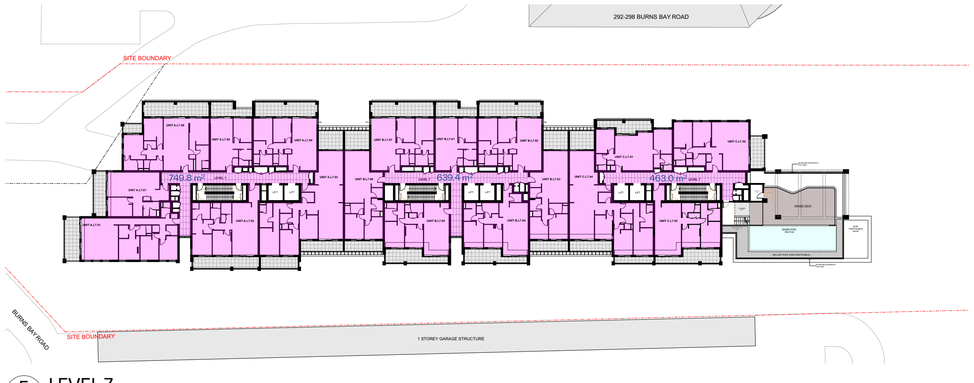
2 GROUND
Scale 1:500



3 LEVEL 1
Scale 1:500



4 LEVEL 2-6
Scale 1:500



5 LEVEL 7
Scale 1:500



6 LEVEL 8
Scale 1:500

GROSS FLOOR AREA

SITE AREA : 7,595m²

PERMISSIBLE FSR : 2:1
PERMISSIBLE GFA : 15,190m²

INFILL AFFORDABLE HOUSING BONUS 30%

PERMISSIBLE FSR (+30% BONUS) : 2.6:1
PERMISSIBLE GFA (+30% BONUS) : 19,747m²

PROPOSED GFA : 24,419.9m²
PROPOSED FSR : 3.22:1

GROSS FLOOR AREA - RESIDENTIAL

LOWER GROUND	749.0
GROUND	1,722.3
LEVEL 1	1,925.6
LEVEL 2	2,103.6
LEVEL 3	2,103.6
LEVEL 4	2,103.6
LEVEL 5	2,103.6
LEVEL 6	2,103.6
LEVEL 7	1,852.2
LEVEL 8	1,498.7
Level 9	1,498.7
Level 10	1,356.2
Level 11	1,130.8
Level 12	821.8
Level 13	501.9
Level 14	501.9
Level 15	342.8
	24,419.9 m²

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DRAWING TITLE:
GFA Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500@A1	DRAWING NO: **DA500**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
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TREE LEGEND:

TREE TPZ



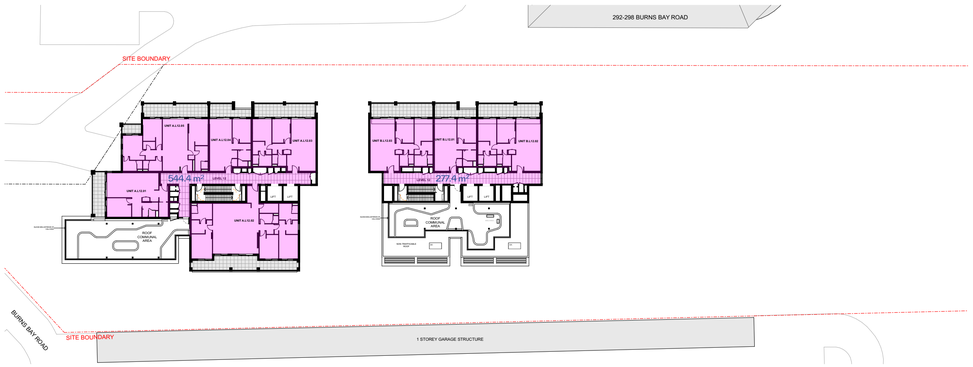
1 - Level 9
Scale 1:500



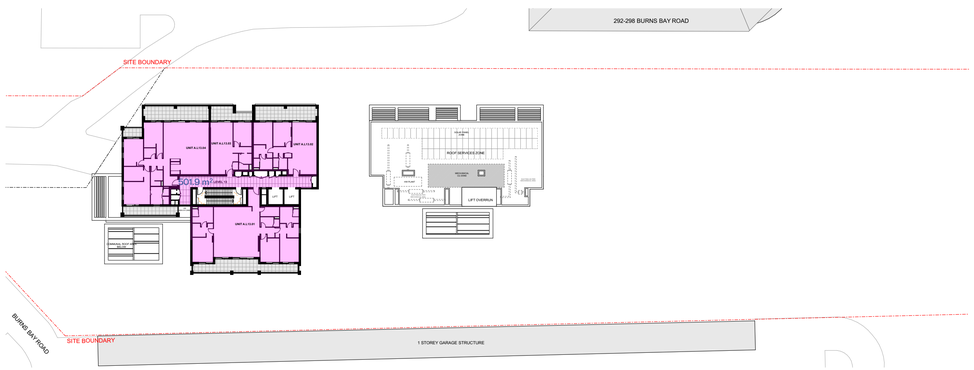
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Scale 1:500



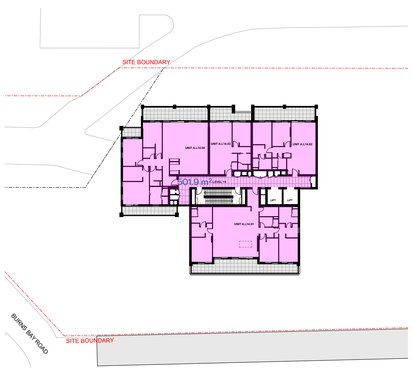
3 - Level 11
Scale 1:500



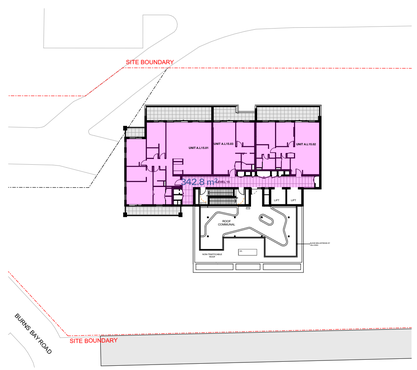
4 - LEVEL 12
Scale 1:500



5 - Level 13
Scale 1:500



6 - Level 14
Scale 1:500



7 - Level 15
Scale 1:500

GROSS FLOOR AREA

SITE AREA : 7,595m²

PERMISSIBLE FSR	: 2:1
PERMISSIBLE GFA	: 15,190m²

INFILL AFFORDABLE HOUSING BONUS 30%

PERMISSIBLE FSR (+30% BONUS)	: 2.6:1
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GFA Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500@A1	DRAWING NO: DA501	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

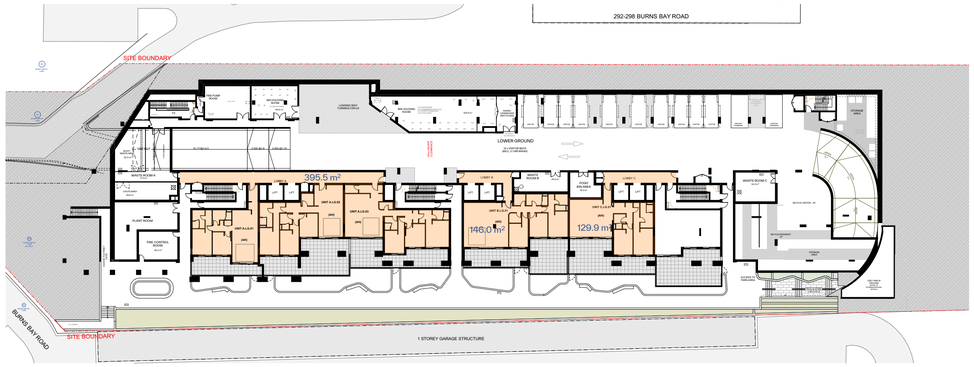
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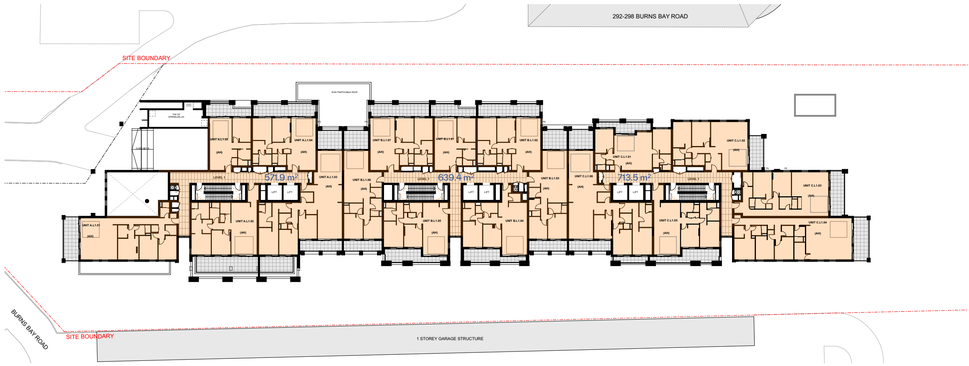
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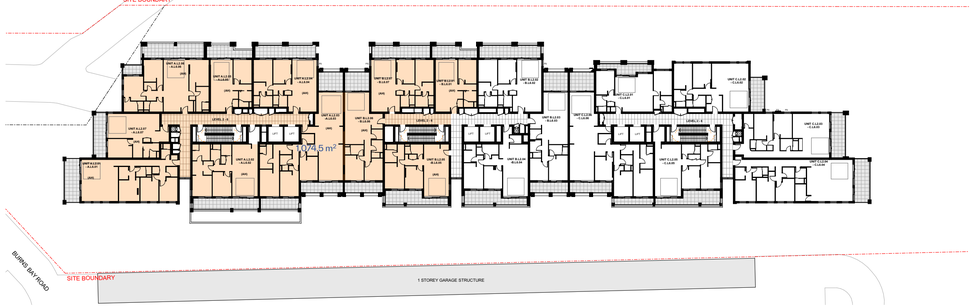
TREE TPZ



1 - LOWER GROUND
Scale 1:500



2 - LEVEL 1
Scale 1:500



3 - LEVEL 2
Scale 1:500

LEGEND:

AREA / UNITS FOR INFILL AFFORDABLE HOUSING

SITE AREA : 7,595m²

PERMISSIBLE FSR : 2:1
PERMISSIBLE GFA : 15,190m²

INFILL AFFORDABLE HOUSING BONUS 30%

PERMISSIBLE FSR (+30% BONUS) : 2.6:1
PERMISSIBLE GFA (+30% BONUS) : 19,747m²

INFILL AFFORDABLE HOUSING ALLOCATION

15% OF PROPOSED GFA (24,419.9m²) : 3662.9m²

PROPOSED TOTAL AREA = 3670.7m² (15%)

Affordable Housing Unit Breakdown				
Level	Building	Unit No.	Type	
Lower Ground	A	A.LG.01	2	BED
	A	A.LG.02	3	BED
	A	A.LG.03	3	BED
	B	B.LG.01	3	BED
	C	C.LG.01	2	BED
Level 1	A	A.L1.01	3	BED
	A	A.L1.02	2	BED
	A	A.L1.03	3	BED
	A	A.L1.04	2	BED
	A	A.L1.05	1	BED
	B	B.L1.01	1	BED
	B	B.L1.02	2	BED
	B	B.L1.03	2	BED
	B	B.L1.04	2	BED
	B	B.L1.05	2	BED
	B	B.L1.06	2	BED
	B	B.L1.07	2	BED
	C	C.L1.01	2	BED
	C	C.L1.02	2	BED
	C	C.L1.03	2	BED
	C	C.L1.04	3	BED
	C	C.L1.05	2	BED
	C	C.L1.06	3	BED
Level 2	A	A.L2.01	3	BED
	A	A.L2.02	2	BED
	A	A.L2.03	3	BED
	A	A.L2.04	2	BED
	A	A.L2.05	1	BED
	A	A.L2.06	3	BED
	A	A.L2.07	1	BED
	B	B.L2.01	1	BED
	B	B.L2.05	2	BED
	B	B.L2.06	2	BED
	B	B.L2.07	2	BED

Lower Ground : 5 units

Level 1 : 18 Units

Level 2 : 11 Units

Total Units : 34 / 225

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Affordable Housing Allocation Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500, 1:1.1@A1	DRAWING NO: DA502	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

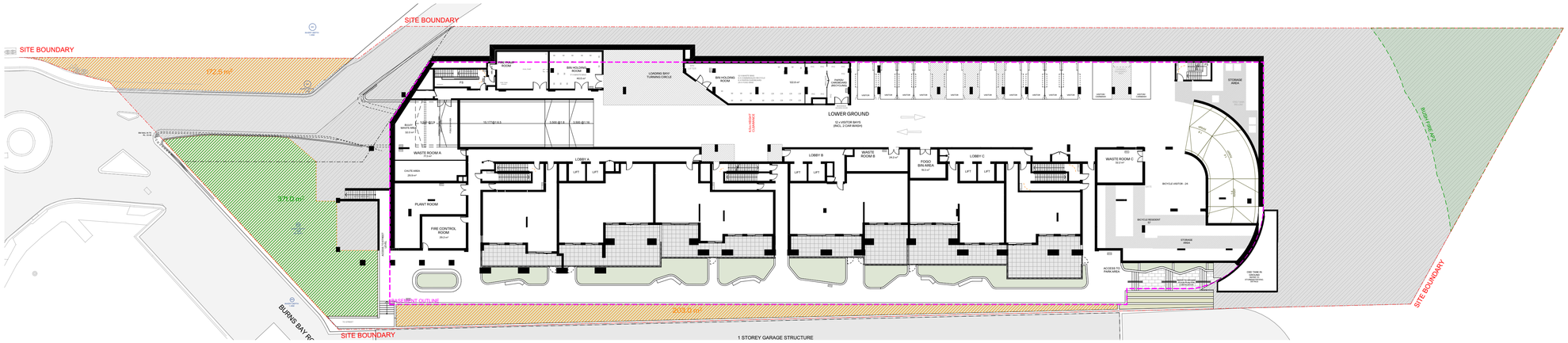
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

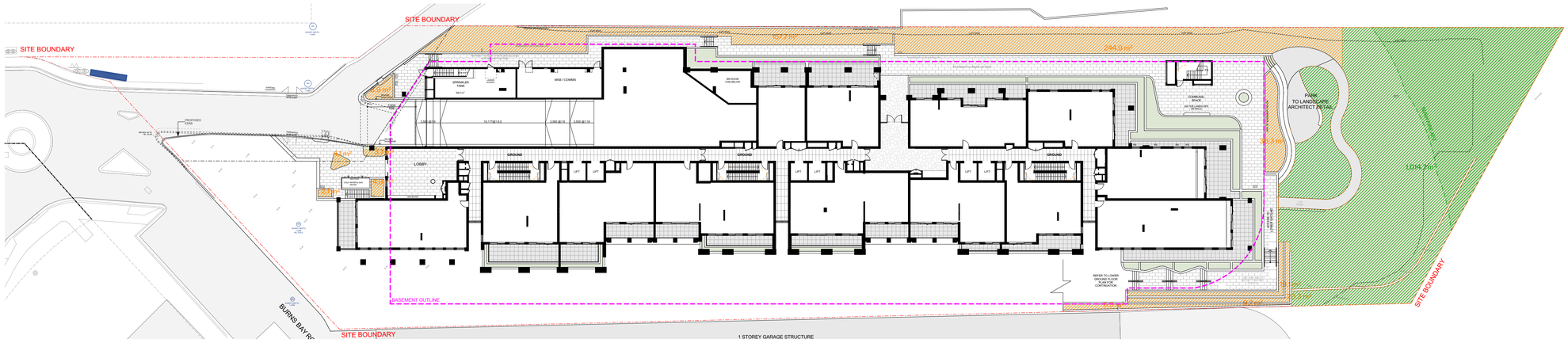
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 LOWER GROUND
Scale 1:350



2 GROUND
Scale 1:350

LEGEND:

- LANDSCAPED AREA
- DEEP SOIL AREA LESS THAN 6m
- DEEP SOIL AREA EQUAL OR GREATER THAN 6m
- BASEMENT OUTLINE

SITE AREA	7595m²

ADG DEEP SOIL REQUIREMENT (3E-1) :

SITE AREA > 1,500 sqm - 7%	= 531.65m²

PROPOSED

DEEP SOIL AREA :

EQUAL OR GREATER THAN 6m	1385.7m² (18%)
LESS THAN 6m	642.6m² (8.5%)

GENERAL NOTES:

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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Deep Soil Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:350@A1	DRAWING NO: DA510	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

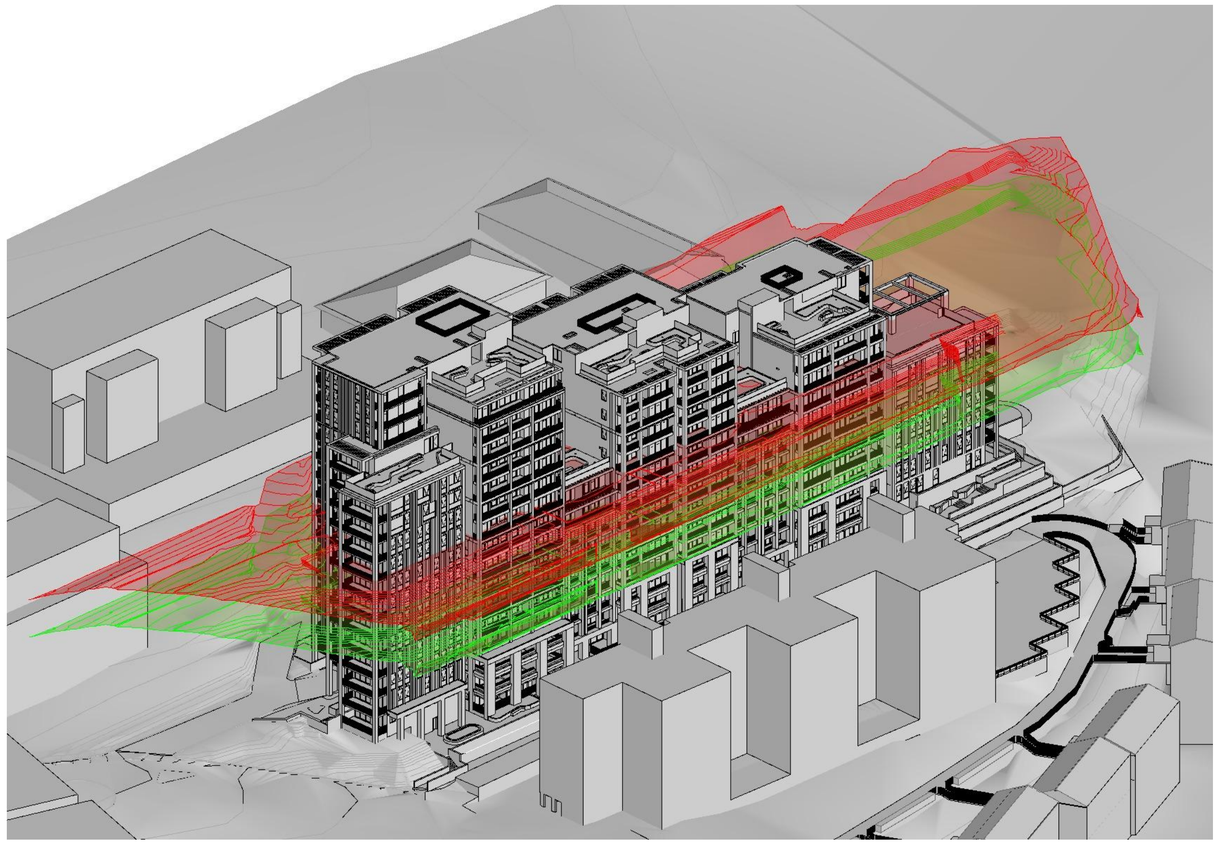
AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

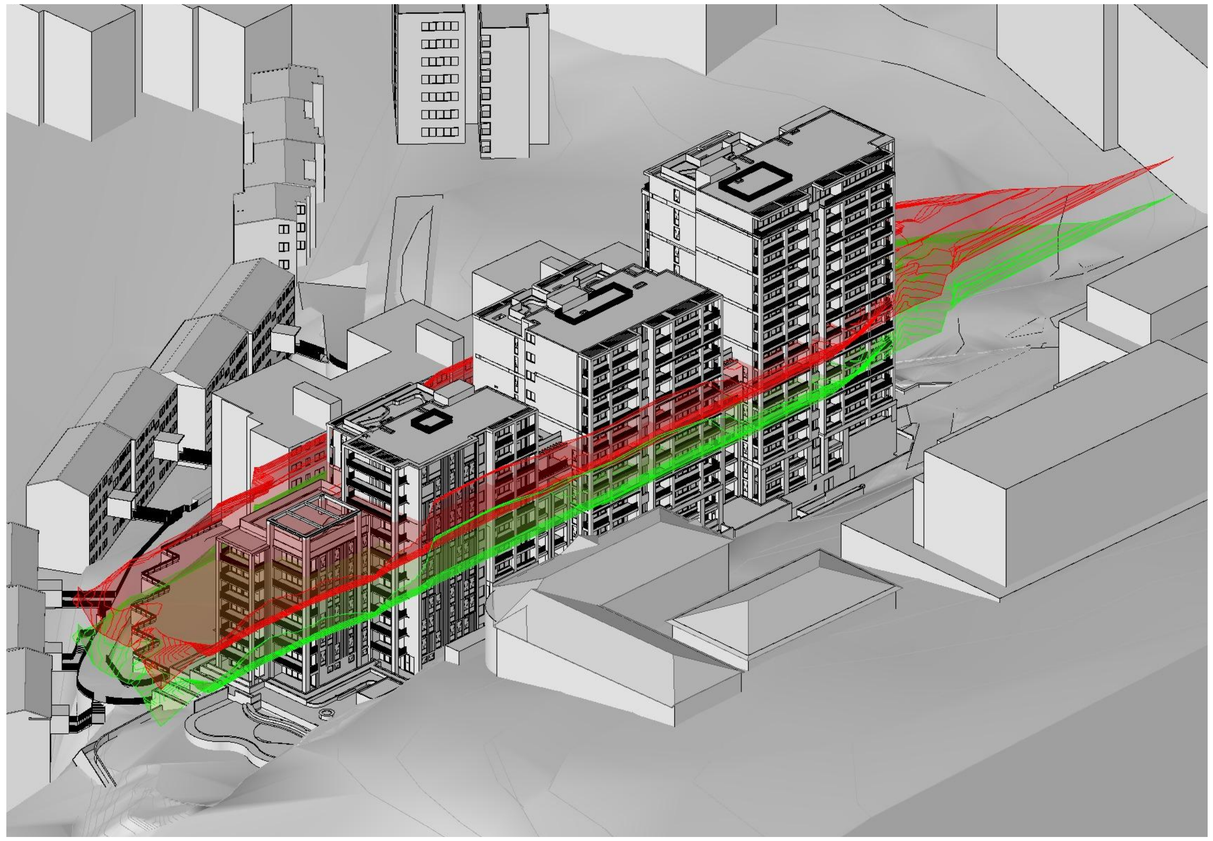
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - Height Plane Diagram 1
Scale 1:1.54



2 - Height Plane Diagram 2
Scale 1:1.54

LEGEND:

HEIGHT PLANE - LEP 21m

HEIGHT PLANE - INFILL AFFORDABLE HOUSING +30% - 27.3m

GENERAL NOTES:

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Height Plane Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 3/02/2026	
SCALE: ~~1:75~~ @A1	DRAWING NO: **DA520**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

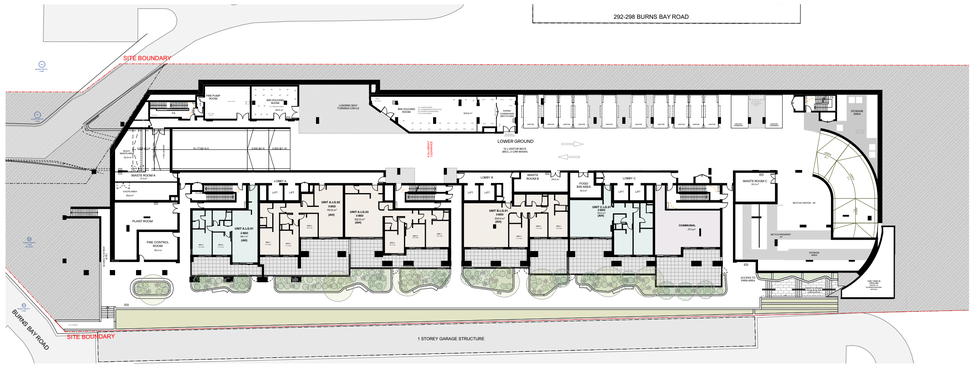
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(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

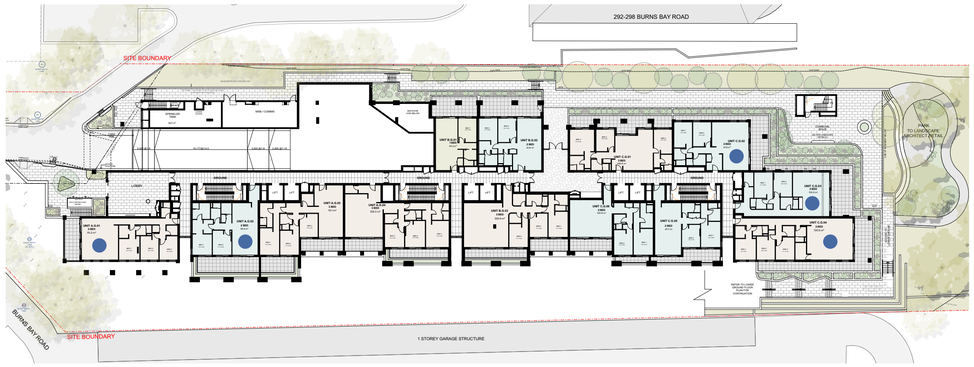
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - LOWER GROUND
Scale 1:500



2 - GROUND
Scale 1:500



3 - LEVEL 1
Scale 1:500



4 - LEVEL 2-6
Scale 1:500



5 - LEVEL 7
Scale 1:500

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS IN THE BUILDING

TOTAL UNITS IN THE FIRST NINE STOREYS - 154 UNITS

REQUIRED: 93 UNITS / 154 (60%)

PROPOSED: 99 UNITS / 154 (64.3%)

GENERAL NOTES:

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Cross Ventilation Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500@A1	DRAWING NO: **DA530**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

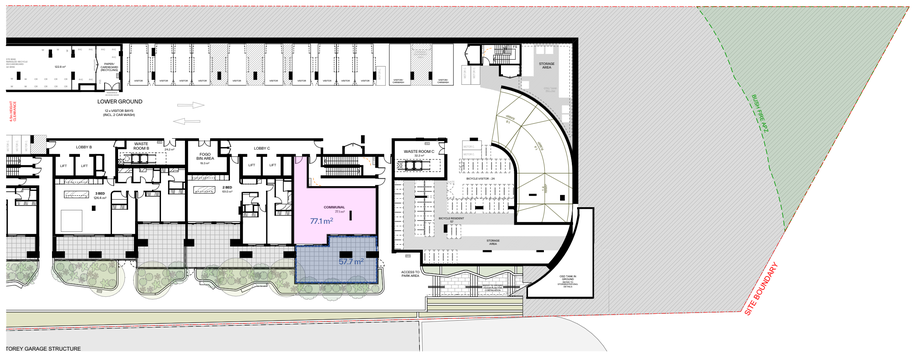
AW	AWNING
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STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

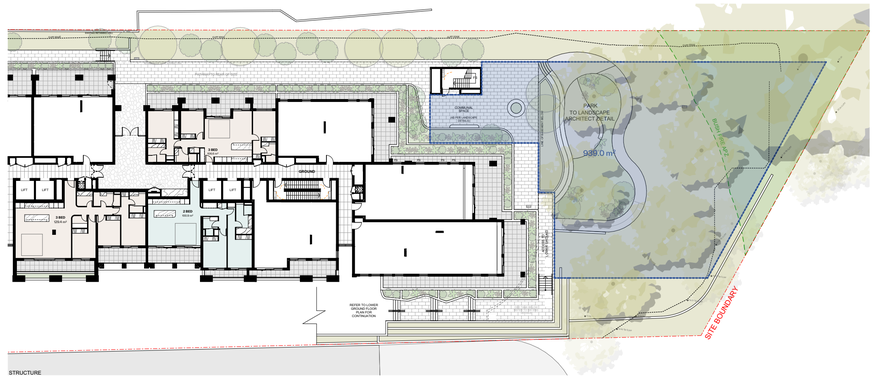
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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 LOWER GROUND
Scale 1:400



2 GROUND
Scale 1:400

LEGEND:

INDOOR COMMUNAL AREA

OUTDOOR COMMUNAL OPEN SPACE

SITE AREA : 7595m²

ADG-OBJECTIVE 3D & LANE COVE DCP (PART J)

COMMUNAL OPEN SPACE REQUIREMENT 25% OF THE SITE : 1,898.75m²

PROPOSED AREA :

INDOOR COMMUNAL AREA:

Lower Ground - 77.1m²

OUTDOOR COMMUNAL AREA :

Lower Ground - 57.7m²

Ground - 939m²

Level 7 - 185.5m²

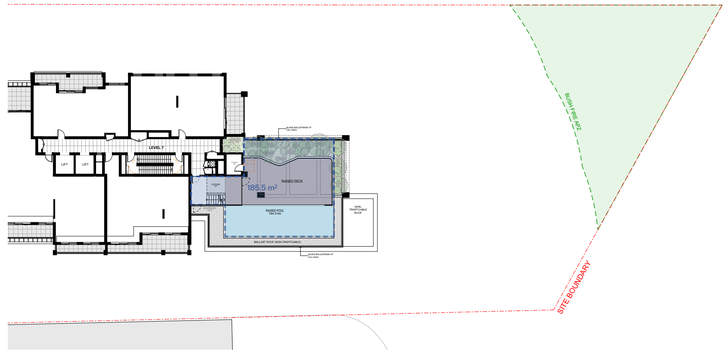
Level 8 - 402.5m²

Level 10 - 132.7m²

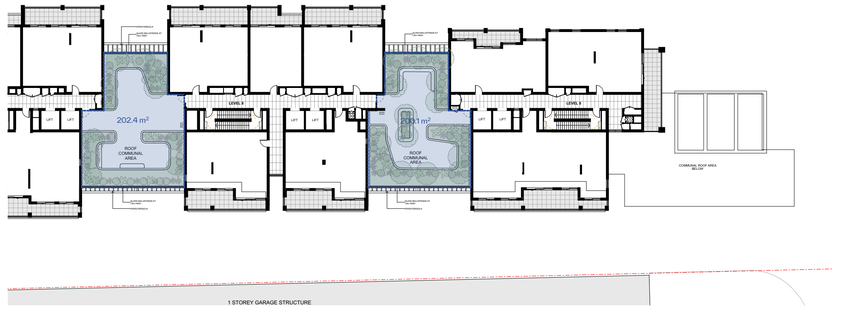
Level 12 - 127.3m²

Level 15 - 114.1m²

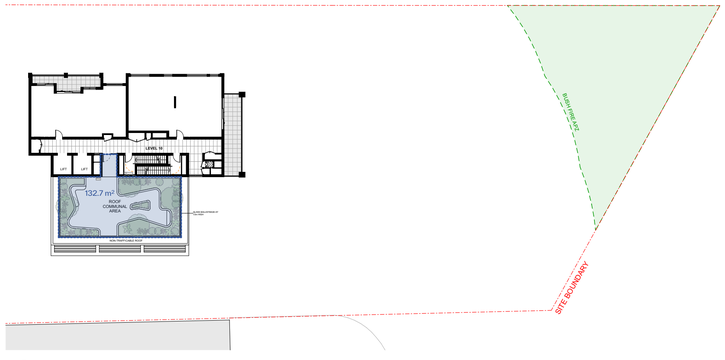
TOTAL AREA : **1,958.8m² (25.8%)**



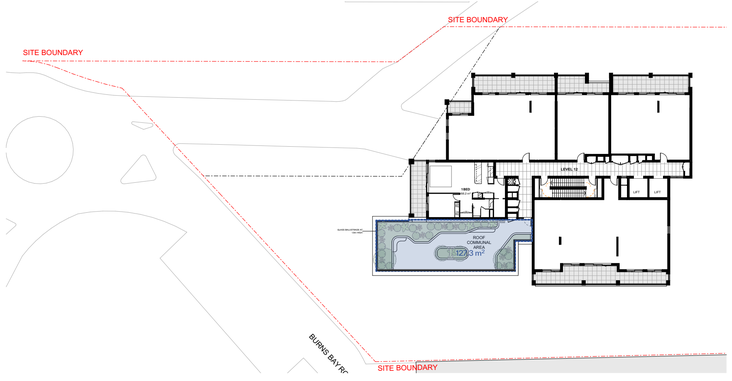
3 LEVEL 7 - BUILDING C
Scale 1:400



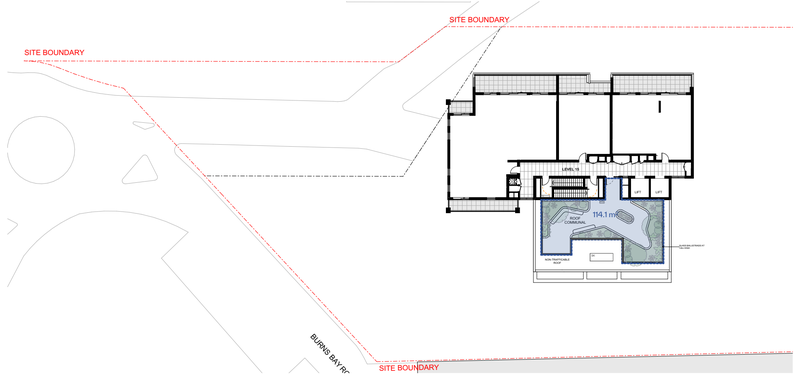
4 LEVEL 8
Scale 1:400



5 LEVEL 10 - BUILDING C
Scale 1:400



6 Level 12 - Building A
Scale 1:400



7 Level 15 - Building A
Scale 1:400

GENERAL NOTES:

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Communal Open Space

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:400@A1	DRAWING NO: **DA540**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

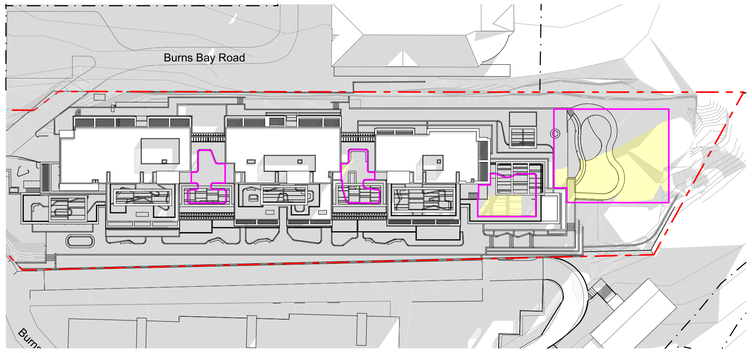
AW	AWNING
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MATERIALS LEGEND:

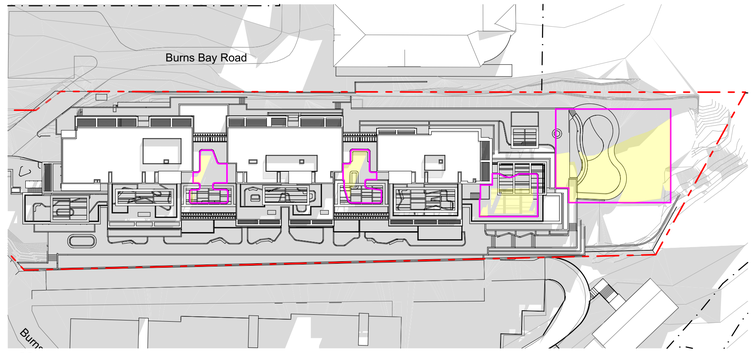
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TREE LEGEND:

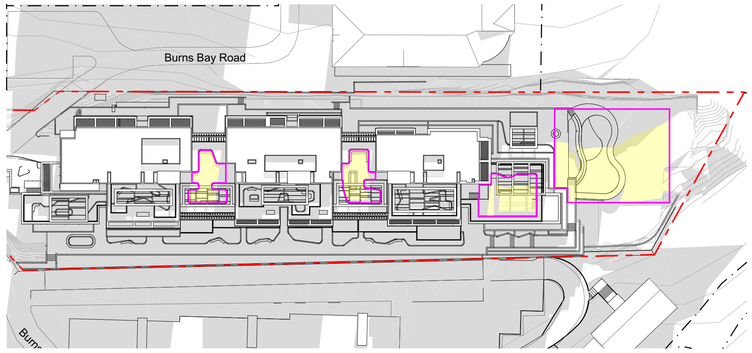
TREE TPZ



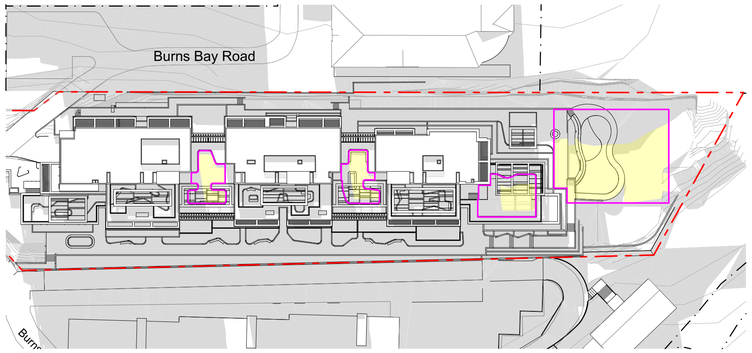
1 - 9am - June 21st
Scale 1:750



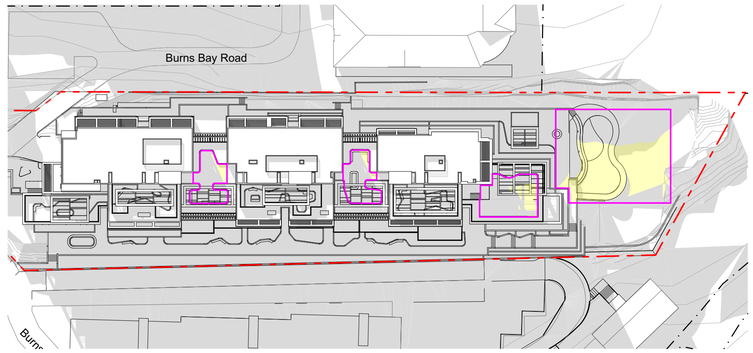
2 - 10am - June 21st
Scale 1:750



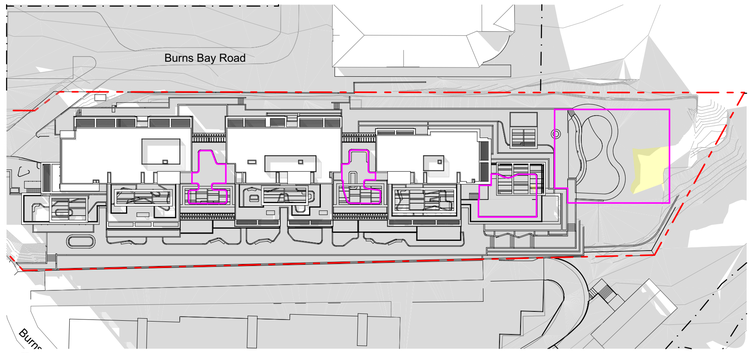
3 - 11am - June 21st
Scale 1:750



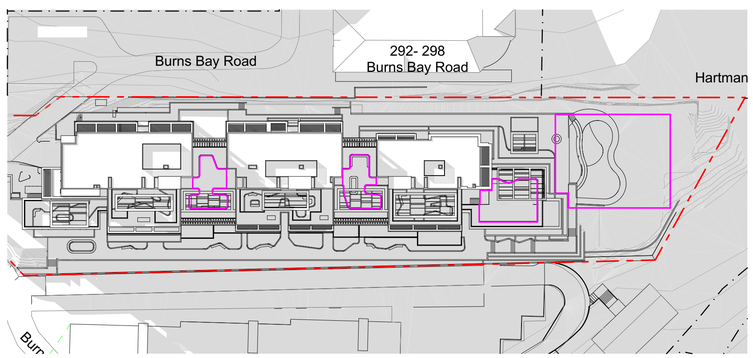
4 - 12pm - June 21st
Scale 1:750



5 - 1pm - June 21st
Scale 1:750



6 - 2pm - June 21st
Scale 1:750



7 - 3pm - June 21st
Scale 1:750

LEGEND:

SITE BOUNDARY

SOLAR ACCESS TO COMMUNAL OPEN SPACE

PRINCIPAL USABLE AREA OF COMMUNAL OPEN SPACE

SUMMARY
ADG [3D-1.2] : SOLAR ACCESS TO COMMUNAL & PUBLIC OPEN SPACE

- DEVELOPMENT ACHIEVE A MINIMUM OF 50% DIRECT SOLAR ACCESS TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2HRS BETWEEN 9AM - 3PM ON 21 JUNE (MID WINTER)

USABLE COMMUNAL OPEN SPACE AREA - 948.4m²

- AREA ACHIEVING SOLAR ACCESS TO USABLE COMMUNAL OPEN SPACE

- 9AM	388.8m² (41%)
-10AM	480.6m² (50.7%)
-11AM	593.9m² (62.6%)
-12PM	562.8m² (59.3%)
-1PM	343.8m² (36.3%)
-2PM	83.5m² (8.8%)
-3PM	0m² (0%)

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects
P - 02 9698 8140
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Communal Open Space - Shadow Analysis

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: DA541	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

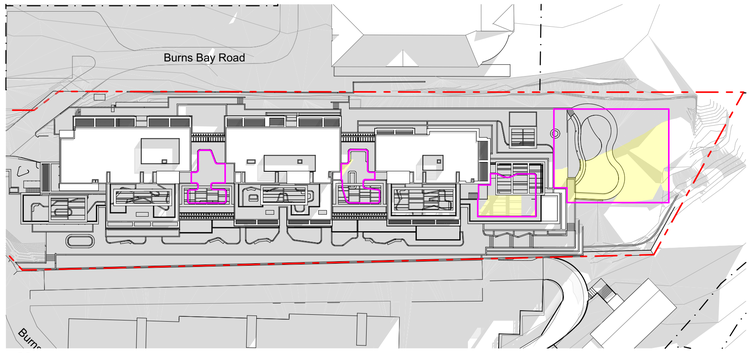
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

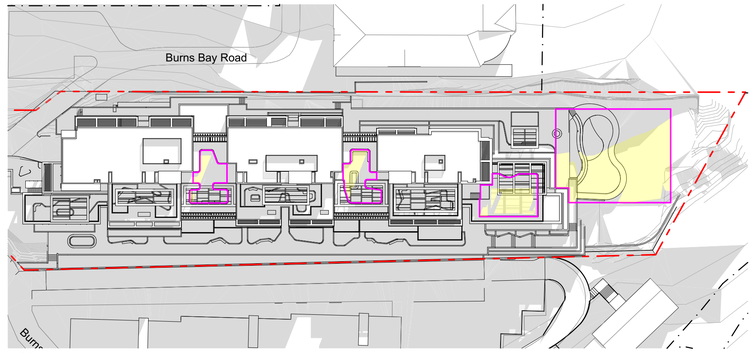
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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PTx	PAINT FINISH TYPEx
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TREE LEGEND:

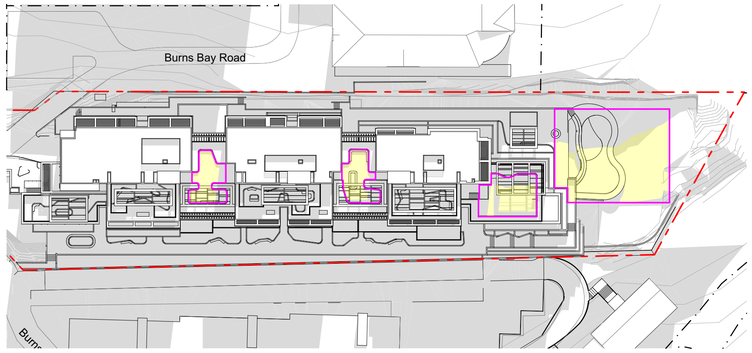
TREE TPZ



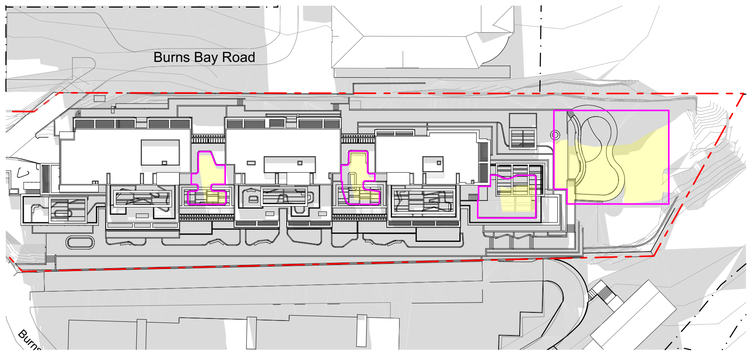
1 - 9am - June 21st
Scale 1:750



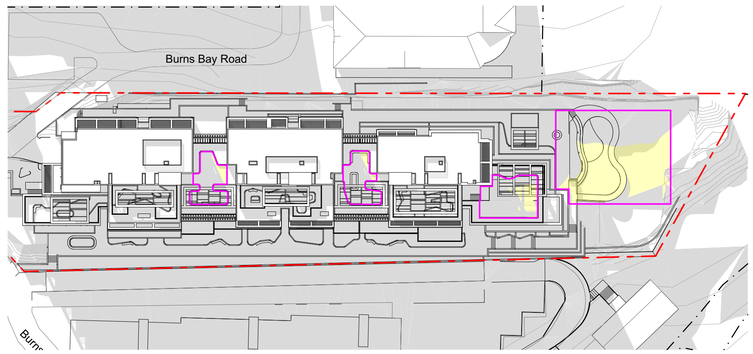
2 - 10am - June 21st
Scale 1:750



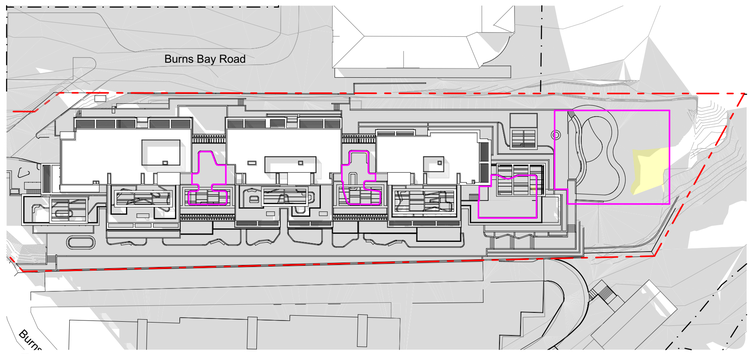
3 - 11am - June 21st
Scale 1:750



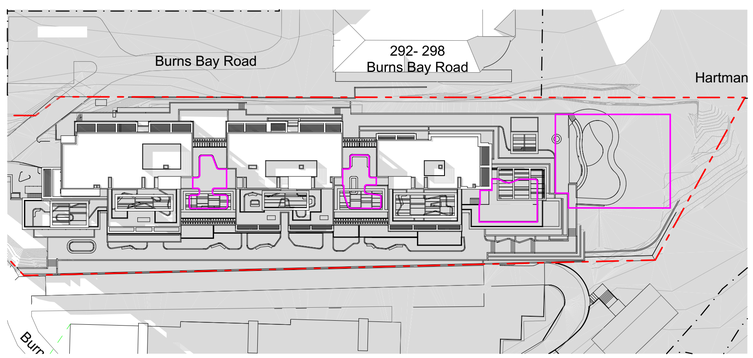
4 - 12pm - June 21st
Scale 1:750



5 - 1pm - June 21st
Scale 1:750



6 - 2pm - June 21st
Scale 1:750



7 - 3pm - June 21st
Scale 1:750

LEGEND:

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PRINCIPAL USABLE AREA OF COMMUNAL OPEN SPACE

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DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: DA541	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

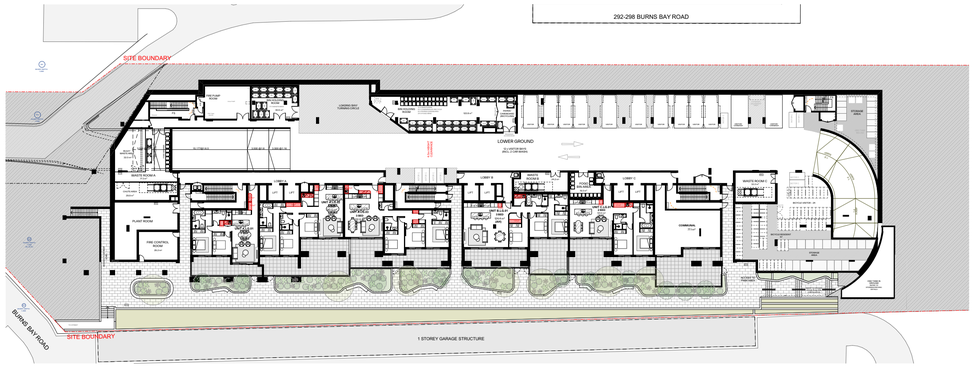
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

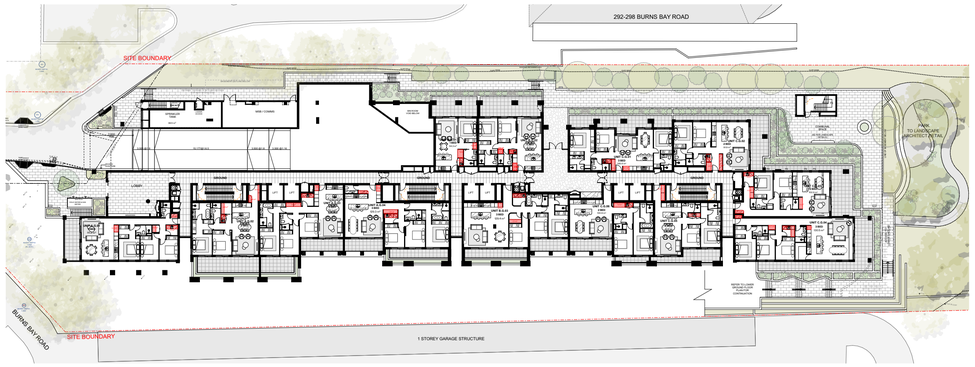
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



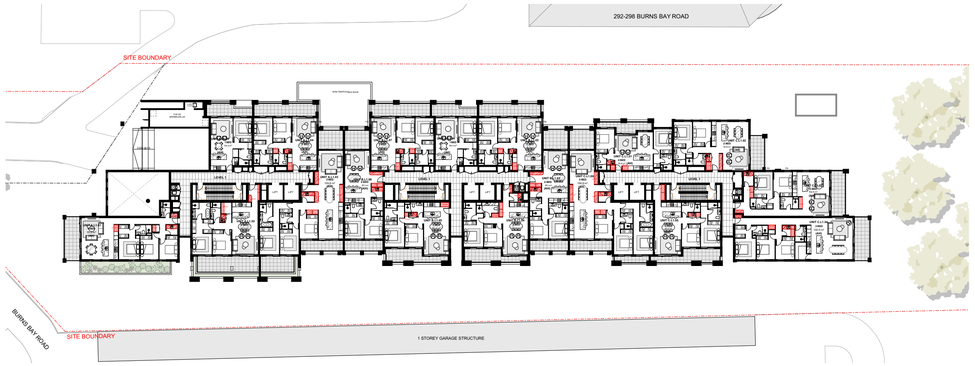
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Scale 1:500



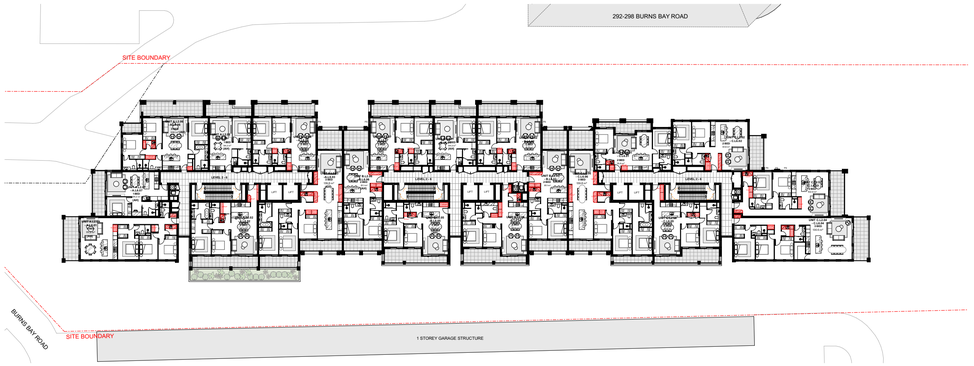
2 - GROUND
Scale 1:500

LEGEND:

STORAGE AREA



3 - LEVEL 1
Scale 1:500



4 - LEVEL 2-6
Scale 1:500



5 - LEVEL 7
Scale 1:500



6 - LEVEL 8
Scale 1:500

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ABN 36 147 035 550
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PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500@A1	DRAWING NO: DA550	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

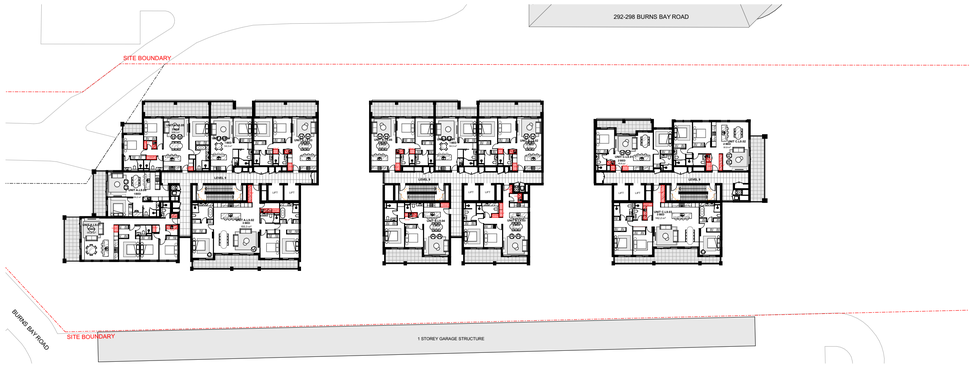
AW	AWNING
AH	ACCESS HATCH
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PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
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TREE LEGEND:

TREE TPZ



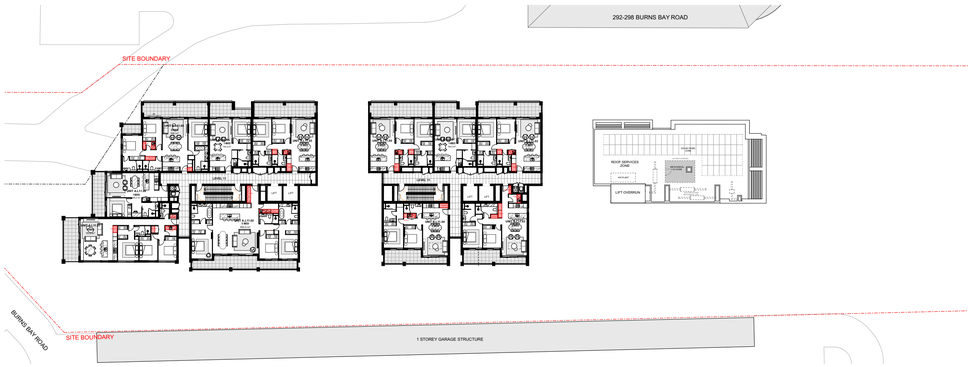
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Scale 1:500



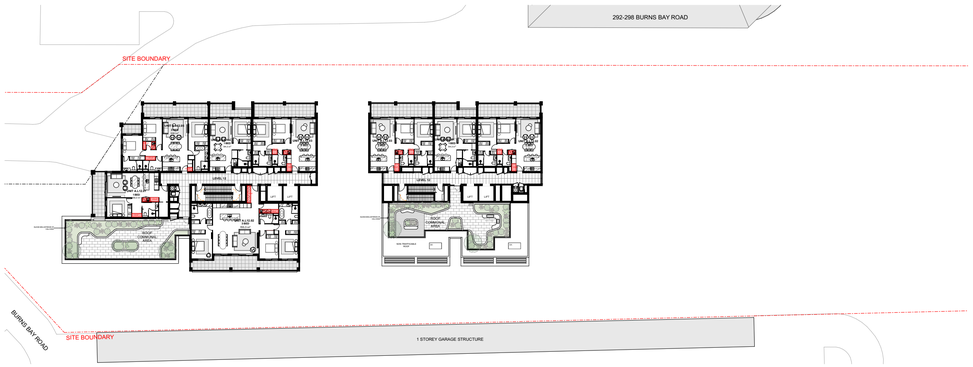
2 - Level 10
Scale 1:500

LEGEND:

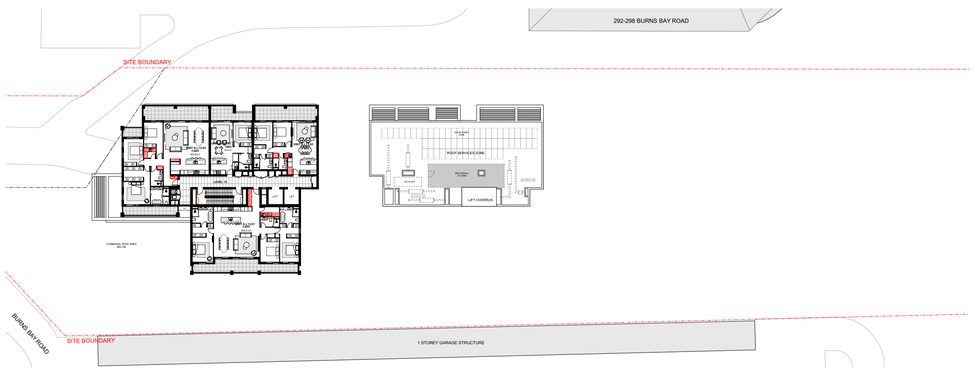
STORAGE AREA



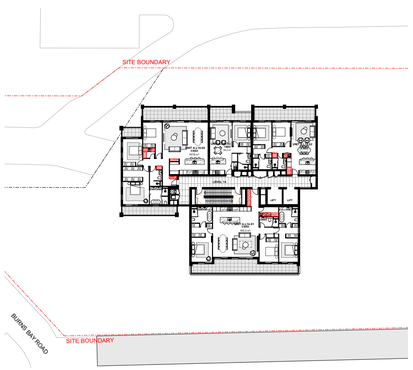
3 - Level 11
Scale 1:500



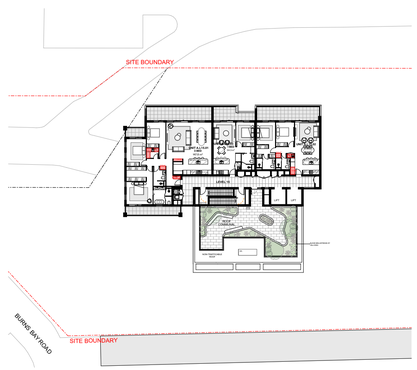
4 - LEVEL 12
Scale 1:500



5 - Level 13
Scale 1:500



6 - Level 14
Scale 1:500



7 - Level 15
Scale 1:500

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300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:500@A1	DRAWING NO: **DA551**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

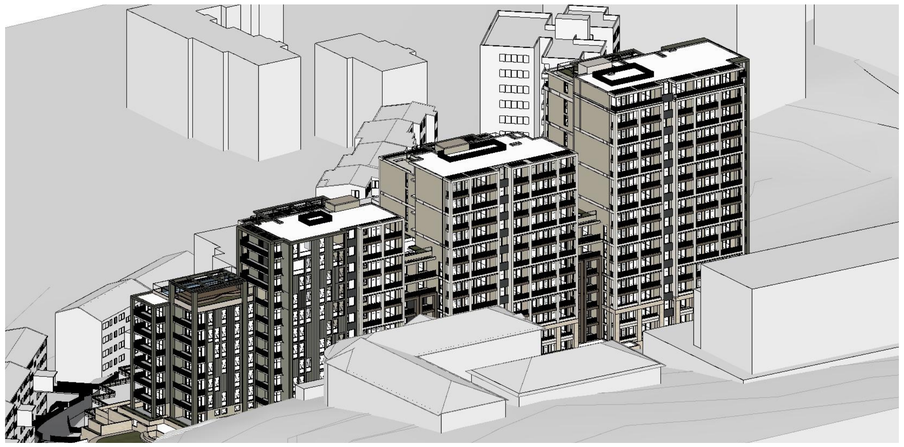
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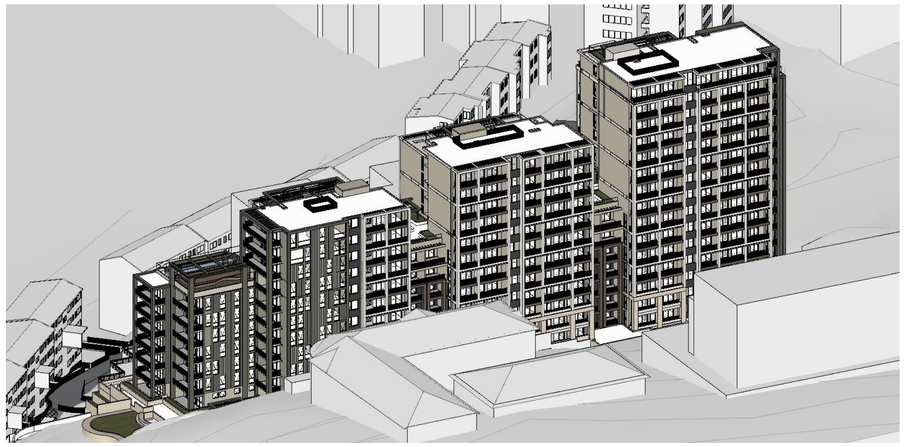
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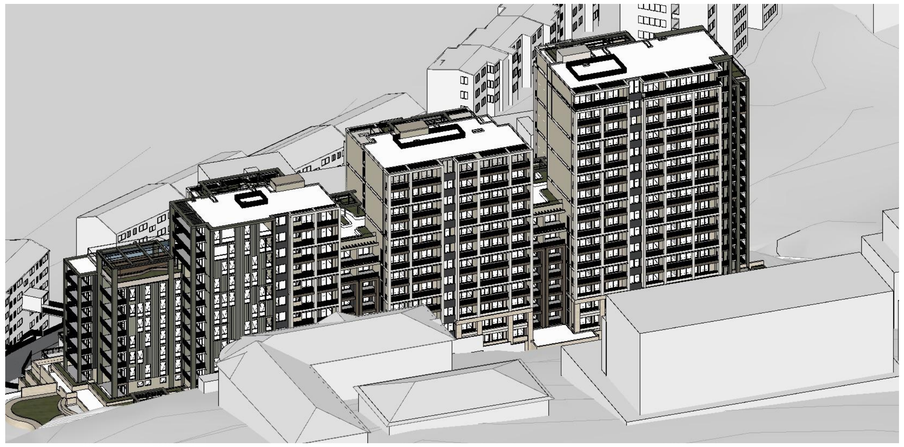
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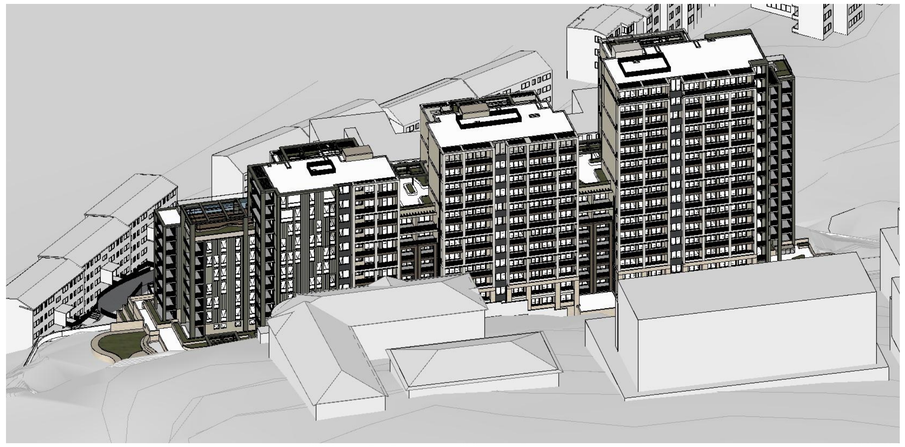
1 - 9am - June 21st
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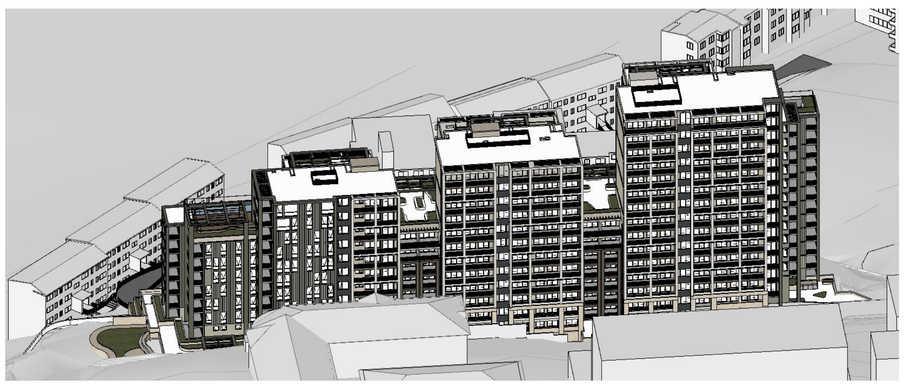
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Scale: NTS



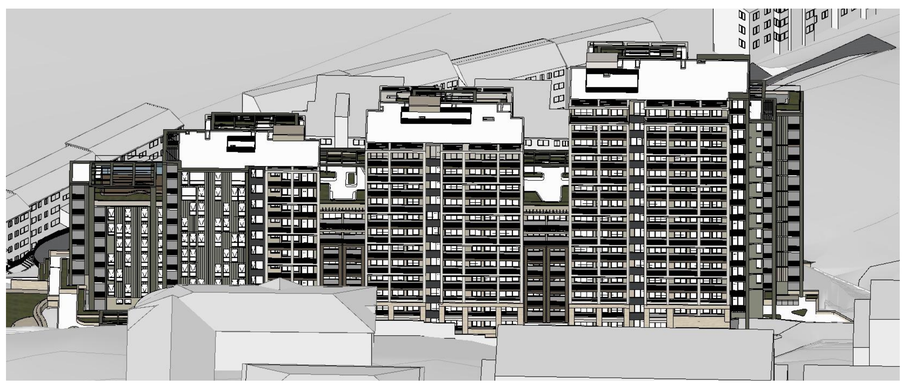
3 - 10am - June 21st
Scale: NTS



4 - 10:30am - June 21st
Scale: NTS



5 - 11am - June 21st
Scale NTS



6 - 11:30am - June 21st
Scale NTS

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DRAWING TITLE:
Solar Access Diagram - Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: **DA600**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

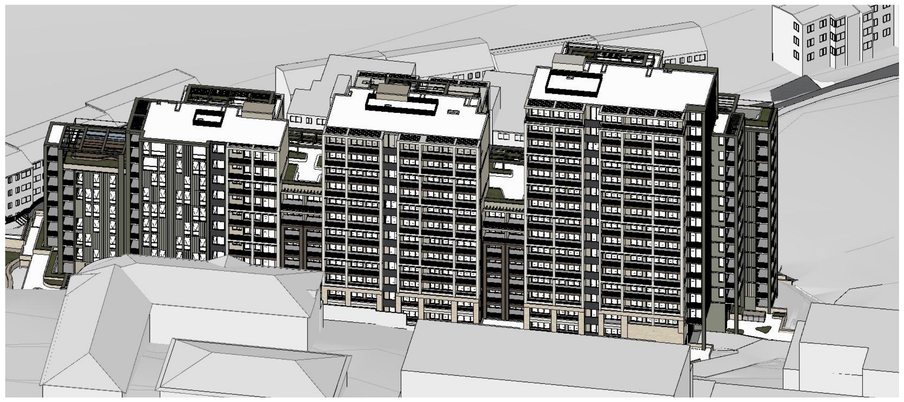
AW	AWNING	STR	STORAGE
AH	ACCESS HATCH	HWU	HOT WATER UNITS
AC	A/C CONDENSER UNITS		
FH	FIRE HYDRANT	(AH)	AFFORDABLE HOUSING UNITS
FHR	FIRE HOSE REEL		
FS	FIRE STAIRS		
GC	GARBAGE CHUTE		
HW	HIGHLIGHT WINDOW		
MV	MECHANICAL RISER TO FUTURE DETAIL		
MB	MAILBOX TO FUTURE DETAIL		
SK	SKYLIGHT		

MATERIALS LEGEND:

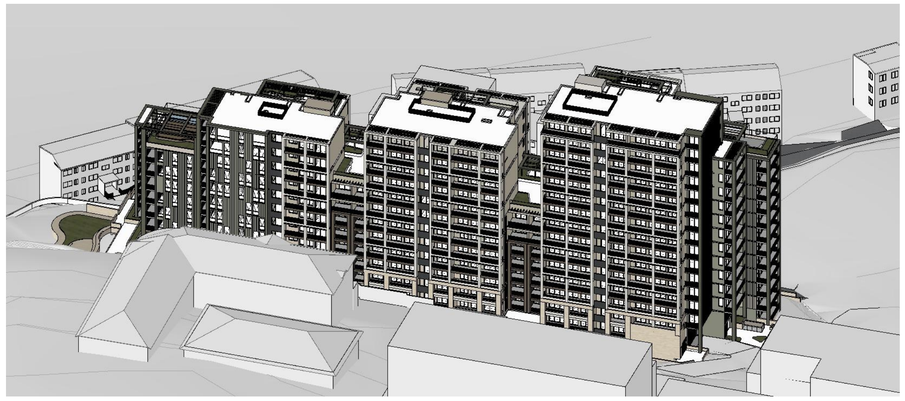
AFG	ALUMINIUM FRAMED GLAZING	PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS	PTx	PAINT FINISH TYPEx
AW	AWNING (TO FUTURE DETAIL)	RP	ROOF RIVER PEBBLES
CONC	CONCRETE	RW	RENDERED FINISH/SELECTED PAINT FINISH
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)		
MB	METAL BALUSTRADE		
MC	METAL CLADDING		
MF	METAL FENCING (TO FUTURE SELECTION)		

TREE LEGEND:

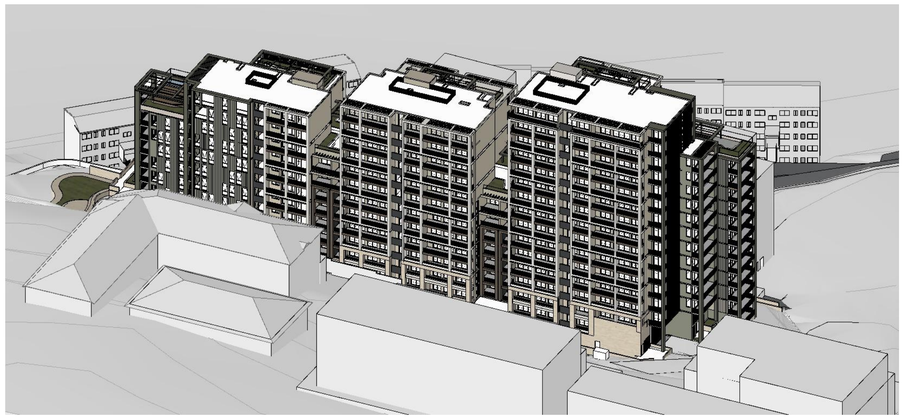
TREE TPZ



1 - 12pm - June 21st
Scale NTS



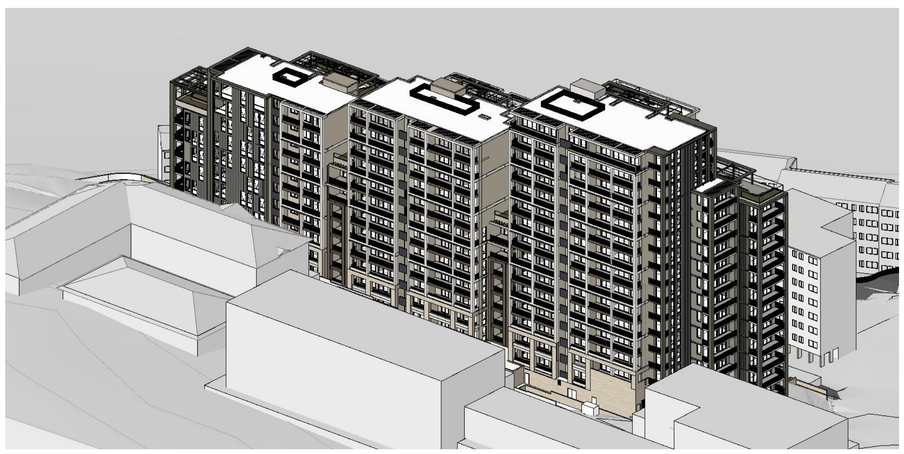
2 - 12:30pm - June 21st
Scale NTS



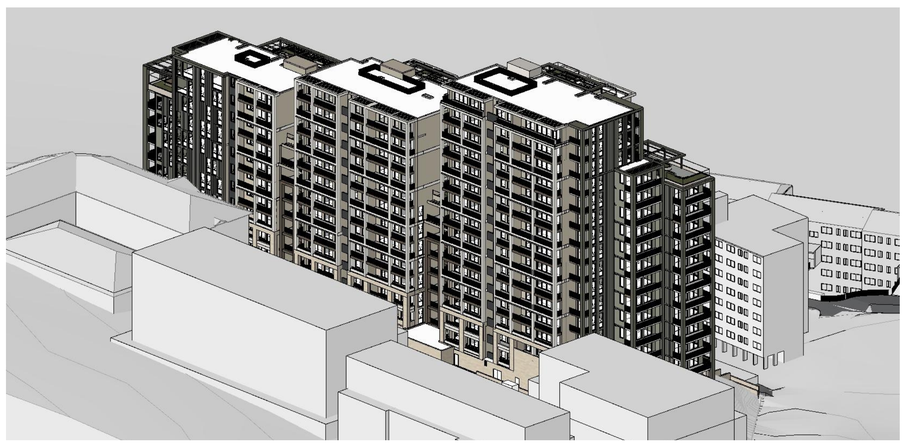
3 - 1 pm - June 21st
Scale NTS



4 - 1:30pm - June 21st
Scale NTS



5 - 2pm - June 21st
Scale NTS



6 - 2:30pm - June 21st
Scale NTS

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Solar Access Diagram - Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: NTS	DRAWING NO: **DA601**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



1 - 3 pm - June 21st
Scale NTS

LEGEND:

DAYLIGHT & SOLAR ACCESS (ADG[4A])

AT LEAST 70% OF APARTMENTS SHOULD RECEIVE A MINIMUM OF 2HRS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER 21ST OF JUNE

REQUIRED : 158 UNITS / 225 (70%)

PROPOSED 158 UNITS / 225 (70.2%)

A MAXIMUM OF 15% OF APARTMENT IN A BUILDING RECEIVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER 21ST OF JUNE

REQUIRED : 34 UNITS / 225 (15%)

PROPOSED 43 UNITS / 225 (19.1%)

LEVEL	UNIT	LIVING ROOM												TOTAL
		9:00:00 AM	9:30:00 AM	10:00:00 AM	10:30:00 AM	11:00:00 AM	11:30:00 AM	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM	
LOWER GROUND	A.LG.01														
	A.LG.02														
	A.LG.03														
	B.LG.01														
	C.LG.01														
GROUND	A.G.01										Y	Y	Y	1.00 hr	1.00 hr
	A.G.02														
	A.G.03														
	A.G.04														
	B.G.01														
	B.G.02														
	B.G.03														
	C.G.01														
	C.G.02														
	C.G.03	Y	Y	Y	Y	Y									2.00 hr
	C.G.04	Y	Y	Y	Y	Y									2.00 hr
	C.G.05														
	C.G.06														
LEVEL 1	A.1.01									Y	Y	Y	Y	Y	2.50 hr
	A.1.02														
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
	A.1.04	Y	Y	Y	Y			Y	Y	Y	Y	Y	Y	Y	5.00 hr
	A.1.05	Y						Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.1.01					Y	Y	Y	Y	Y					3.50 hr
	B.1.02							Y	Y	Y					1.50 hr
	B.1.03							Y	Y						0.50 hr
	B.1.04														
	B.1.05														
	B.1.06		Y	Y	Y	Y	Y	Y	Y	Y					4.50 hr
	B.1.07	Y	Y	Y	Y	Y	Y	Y	Y	Y					5.00 hr
	C.1.01										Y	Y			0.50 hr
	C.1.02	Y	Y	Y	Y										1.50 hr
	C.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					2.00 hr
	C.1.04	Y	Y	Y	Y	Y	Y								2.00 hr
	C.1.05														
	C.1.06							Y	Y	Y					1.00 hr
LEVEL 2	A.2.01							Y	Y	Y	Y	Y	Y	Y	2.50 hr
	A.2.02														
	A.2.03		Y	Y	Y	Y	Y	Y	Y						3.50 hr
	A.2.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.2.05				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	A.2.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	A.2.07				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.00 hr
	B.1.21		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.2.02				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.2.03							Y	Y	Y					0.50 hr
	B.2.04														
	B.2.05														
	B.2.06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.2.07	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.2.01										Y	Y	Y	Y	1.00 hr
	C.2.02	Y	Y	Y	Y	Y									1.50 hr
	C.2.03	Y	Y	Y	Y	Y									2.00 hr
	C.2.04	Y	Y	Y	Y	Y									2.00 hr
	C.2.05														
	C.2.06									Y	Y	Y	Y	Y	1.00 hr
LEVEL 3	A.3.01			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.3.02														
	A.3.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
	A.3.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.3.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.3.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
	A.3.07					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.31			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
	B.1.32						Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.1.33				Y	Y	Y	Y	Y						2.00 hr
	B.1.34														
	B.1.35														
	B.1.36				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.37	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.31					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	C.1.32	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			5.00 hr
	C.1.33	Y	Y	Y	Y	Y									2.00 hr
	C.1.34	Y	Y	Y	Y	Y									2.00 hr
	C.1.35														
	C.1.36				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr

UNIT	PRIVATE OPEN SPACE													TOTAL
	9:00:00 AM	9:30:00 AM	10:00:00 AM	10:30:00 AM	11:00:00 AM	11:30:00 AM	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00PM	2:30:00 PM	3:00:00 PM	
A.LG.01														
A.LG.02														
A.LG.03														
B.LG.01														
C.LG.01														
A.G.01					Y	Y	Y	Y	Y	Y	Y			3.00 hr
A.G.02														
A.G.03														
A.G.04														
B.G.01														
B.G.02														
B.G.03														
C.G.01														
C.G.02				Y										0.00 hr
C.G.03	Y	Y	Y	Y	Y	Y	Y							3.00 hr
C.G.04	Y	Y	Y	Y	Y	Y	Y							3.50 hr
C.G.05														2.00 hr
C.G.06														2.00 hr
A.1.01			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
A.1.02														
A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
B.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
B.1.02								Y	Y	Y	Y	Y	Y	2.00 hr
B.1.03														0.00 hr
B.1.04														
B.1.05														
B.1.06														
B.1.07	Y		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
B.1.08														0.00 hr
C.1.01														0.00 hr
C.1.02	Y	Y	Y	Y										1.50 hr
C.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
C.1.04	Y	Y	Y	Y	Y	Y	Y							3.50 hr
C.1.05														
C.1.06									Y	Y	Y	Y	Y	2.00 hr
A.2.01			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
A.2.02														0.00 hr
A.2.03	Y	Y	Y	Y	Y	Y	Y	Y						4.00 hr
A.2.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.2.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.2.06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
A.2.07			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
B.1.21		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
B.2.02			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
B.2.03								Y	Y	Y				1.00 hr
B.2.04														0.00 hr
B.2.05														0.00 hr
B.2.06	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
B.2.07	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
C.2.01														0.00 hr
C.2.02	Y	Y	Y	Y	Y									2.00 hr
C.2.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
C.2.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
C.2.05														0.00 hr
C.2.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	2.00 hr
A.3.01			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
A.3.02														0.00 hr
A.3.03	Y	Y	Y	Y	Y	Y	Y	Y						4.00 hr
A.3.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.3.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.3.06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr
A.3.07			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
B.1.31	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
B.1.32				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr
B.1.33				Y	Y	Y	Y	Y						3.00 hr
B.1.34														0.00 hr
B.1.35														0.00 hr
B.1.36			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
B.1.37	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
C.1.31					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
C.1.32	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y			5.00 hr
C.1.33	Y	Y	Y	Y	Y									2.00 hr
C.1.34	Y	Y	Y	Y	Y									2.00 hr
C.1.35														0.00 hr
C.1.36					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr

LEVEL	UNIT	LIVING ROOM												TOTAL
		9:00:00 AM	9:30:00 AM	10:00:00 AM	10:30:00 AM	11:00:00 AM	11:30:00 AM	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM	
LEVEL 4	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y		3.50 hr
	A.1.02														0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y						4.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
	B.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.1.02														0.00 hr
	B.1.03														0.00 hr
	B.1.04														0.00 hr
	B.1.05														0.00 hr
	B.1.06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	C.1.01														0.00 hr
	C.1.02	Y	Y	Y	Y										1.50 hr
	C.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
	C.1.04	Y	Y	Y	Y	Y	Y	Y							3.50 hr
	C.1.05														0.00 hr
	C.1.06									Y	Y	Y	Y	Y	2.00 hr
LEVEL 5	A.1.01									Y	Y	Y	Y	Y	3.50 hr
	A.1.02														0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
	A.1.06	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.02														0.00 hr
	B.1.03														0.00 hr
	B.1.04														0.00 hr
	B.1.05														0.00 hr
	B.1.06	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.07	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03	Y													0.00 hr
	C.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
LEVEL 6	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02														0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y						4.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
	B.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.1.02														0.00 hr
	B.1.03														0.00 hr
	B.1.04														0.00 hr
	B.1.05														0.00 hr
	B.1.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
	B.1.07	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
LEVEL 7	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02														0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y						4.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.02														0.00 hr
	B.1.03														0.00 hr
	B.1.04														0.00 hr
	B.1.05														0.00 hr
	B.1.06			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.07	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03	Y													0.00 hr
	C.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr

UNIT	PRIVATE OPEN SPACE													TOTAL
	9:00:00 AM	9:30:00 AM	10:00:00 AM	10:30:00 AM	11:00:00 AM	11:30:00 AM	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM	
A.1.01														
A.1.02														
A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y					4.00 hr
A.1.06		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.50 hr
B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
B.1.02														
B.1.03														
B.1.04														
B.1.05														
B.1.06														
B.1.07														
C.1.01														
C.1.02														
C.1.03														
C.1.04														
C.1.05														
C.1.06														
A.2.01														
A.2.02														
A.2.03														
A.2.04														
A.2.05														
A.2.06														
A.2.07														
B.1.21														
B.2.02														
B.2.03														
B.2.04														
B.2.05														
B.2.06														
B.2.07														
C.2.01														
C.2.02														
C.2.03														
C.2.04														
C.2.05														
C.2.06														
A.3.01														
A.3.02														
A.3.03														
A.3.04														
A.3.05														
A.3.06														
A.3.07														
B.1.31														
B.1.32														
B.1.33														
B.1.34														
B.1.35														
B.1.36														
B.1.37														
C.1.31														
C.1.32														
C.1.33														
C.1.34														
C.1.35														
C.1.36														

LEVEL	UNIT	LIVING ROOM												TOTAL
		9:00:00 AM	9:30:00 AM	10:00:00 AM	10:30:00 AM	11:00:00 AM	11:30:00 AM	12:00:00 PM	12:30:00 PM	1:00:00 PM	1:30:00 PM	2:00:00 PM	2:30:00 PM	3:00:00 PM	
LEVEL 8	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02		Y												0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
	B.1.02		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
	B.1.03	Y													0.00 hr
	B.1.04		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03														0.00 hr
LEVEL 9	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02		Y												0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr
	B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	5.00 hr
	B.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.03	Y													0.00 hr
	B.1.04		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03														0.00 hr
LEVEL 10	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02		Y												0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.03	Y													0.00 hr
	B.1.04		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	C.1.03														0.00 hr
LEVEL 11	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02		Y												0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.04					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.04					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.00 hr
	B.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
LEVEL 12	A.1.01					Y	Y	Y	Y	Y	Y	Y	Y	Y	3.50 hr
	A.1.02		Y												0.00 hr
	A.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.04	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	A.1.06					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr
	B.1.01	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.02	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.03	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	B.1.04					Y	Y	Y	Y	Y	Y	Y	Y	Y	4.50 hr
	B.1.05	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y

LEGEND:

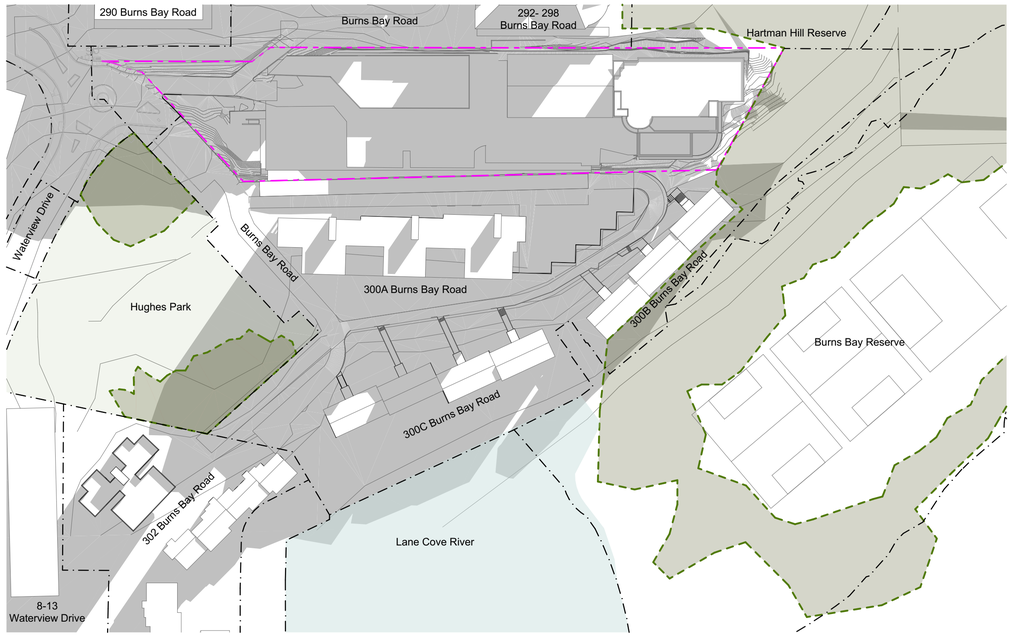
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

TREE TPZ



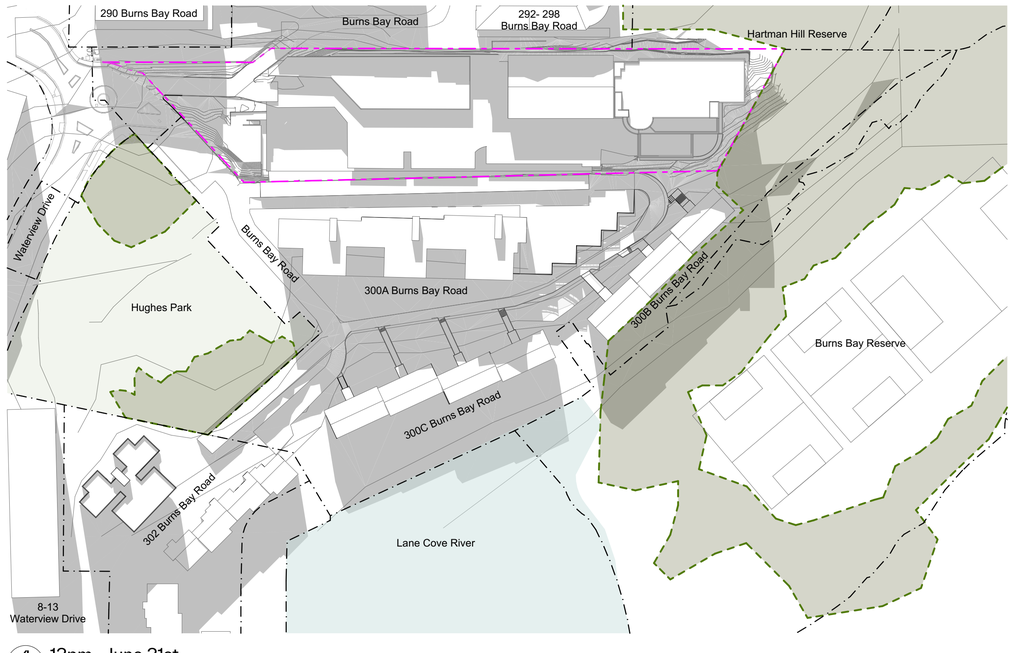
1 - 9am - June 21st
Scale 1:1000



2 - 10am - June 21st
Scale 1:1000



3 - 11am - June 21st
Scale 1:1000



4 - 12pm - June 21st
Scale 1:1000

LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- INDICATIVE DENSE VEGETATION AT HUGHES PARK, BURNS BAY RESERVE AND HARTMAN HILL RESERVE

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Existing Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: **DA610**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

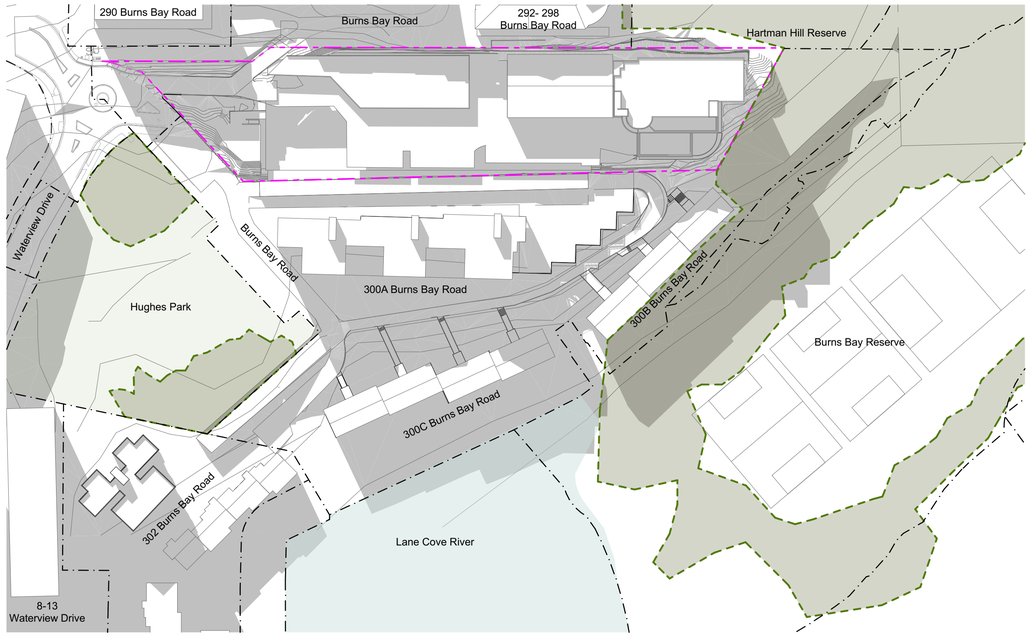
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

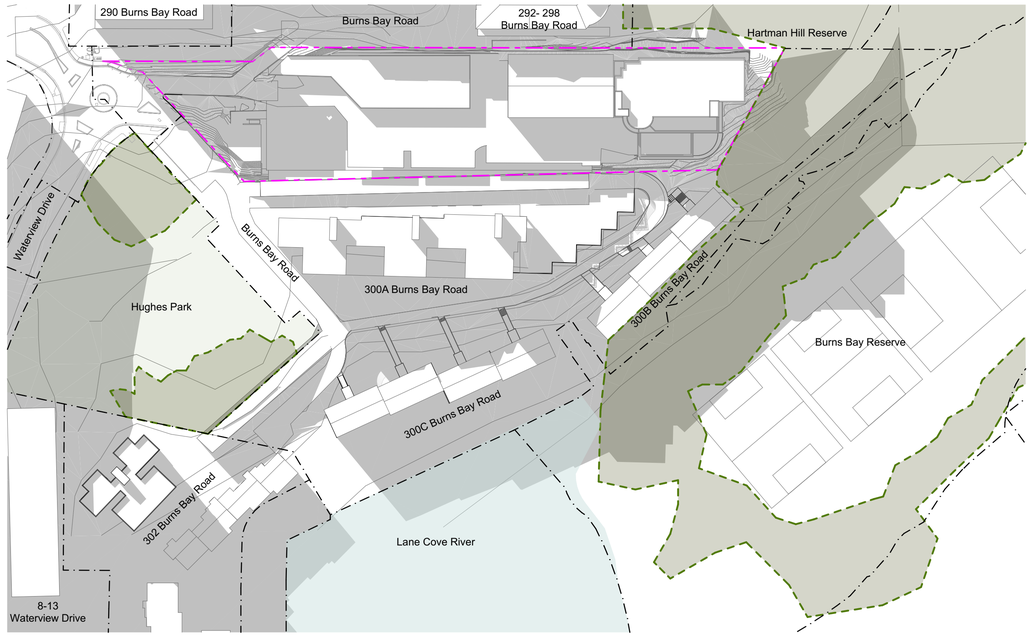
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

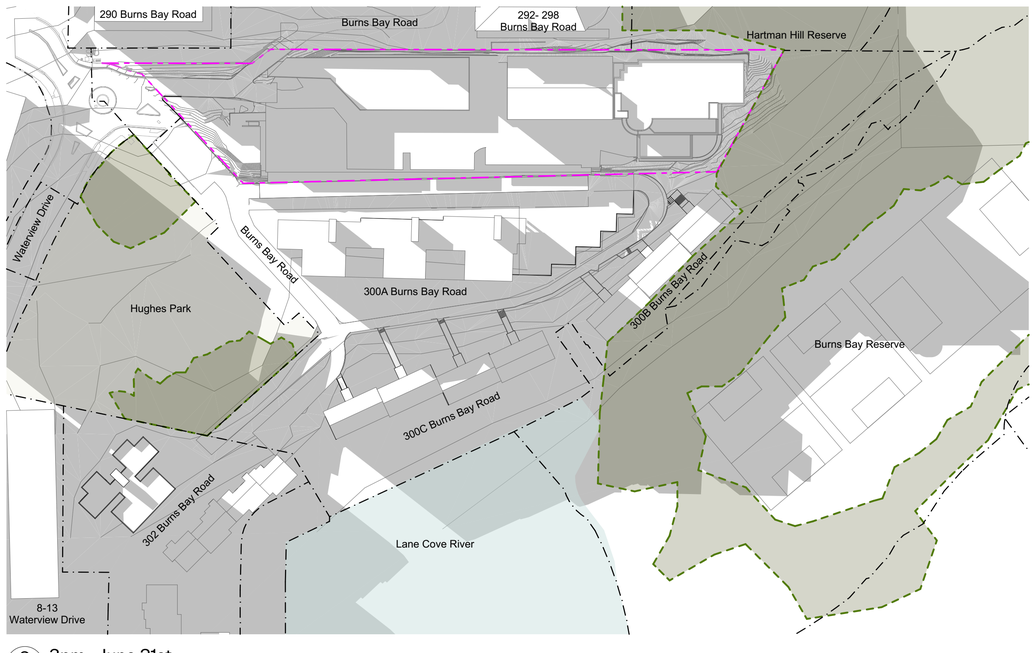
TREE TPZ



1 - 1pm - June 21st
Scale 1:1000



2 - 2pm - June 21st
Scale 1:1000



3 - 3pm - June 21st
Scale 1:1000

LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- INDICATIVE DENSE VEGETATION AT HUGHES PARK, BURNS BAY RESERVE AND HARTMAN HILL RESERVE

GENERAL NOTES:

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Existing Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: **DA611**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

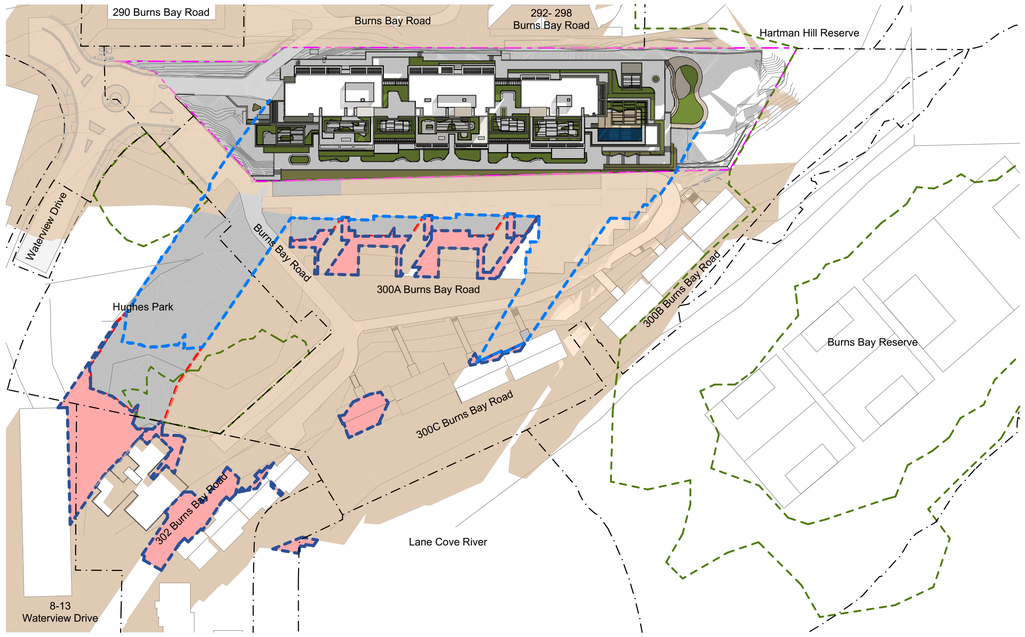
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

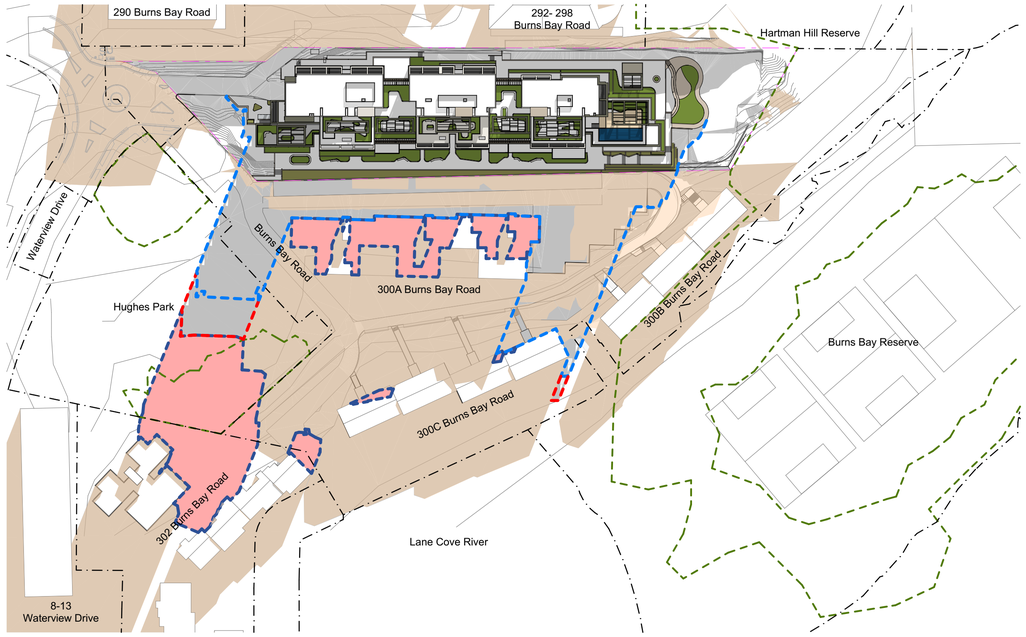
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

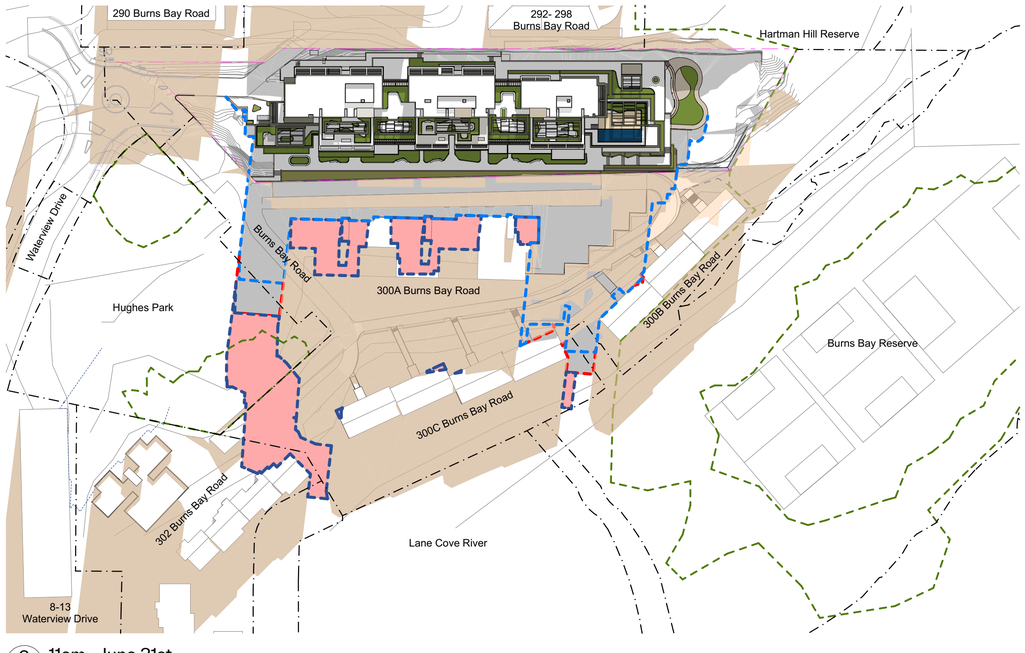
TREE TPZ



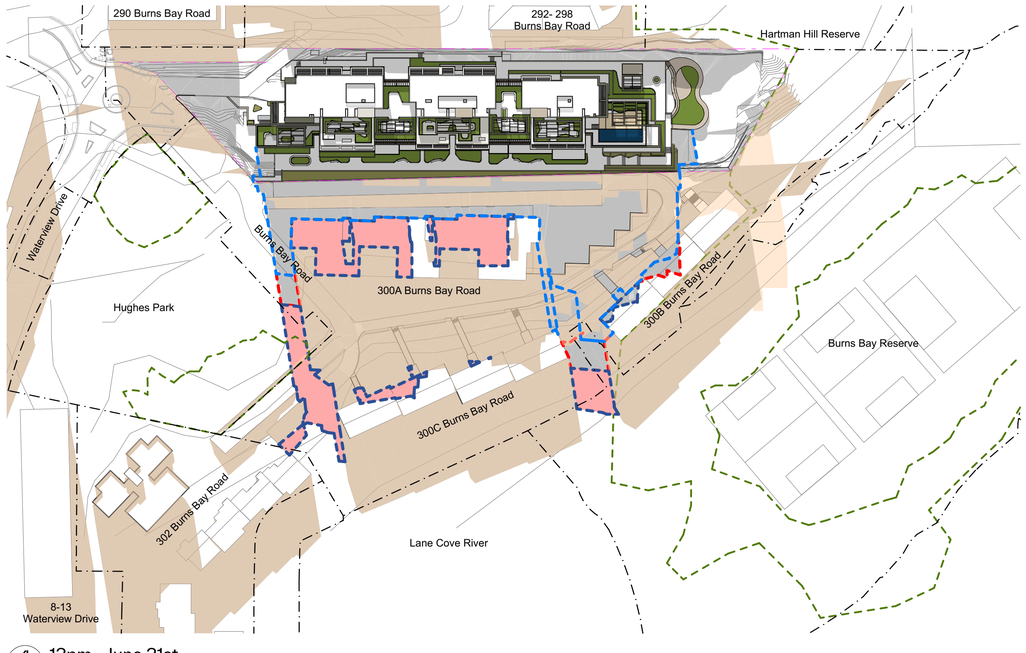
1 - 9am - June 21st
Scale 1:1000



2 - 10am - June 21st
Scale 1:1000



3 - 11am - June 21st
Scale 1:1000



4 - 12pm - June 21st
Scale 1:1000

LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- PROPOSED SHADOW
- LEP HEIGHT PLANE SHADOW OUTLINE - 21m
- LEP +30% HEIGHT PLANE SHADOW OUTLINE - 27.3m
- ADDITIONAL SHADOWS ABOVE LEP +30% HEIGHT PLANE
- INDICATIVE DENSE VEGETATION AT HUGHES PARK , BURNS BAY RESERVE AND HARTMAN HILL RESERVE

GENERAL NOTES:

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N

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: DA620	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

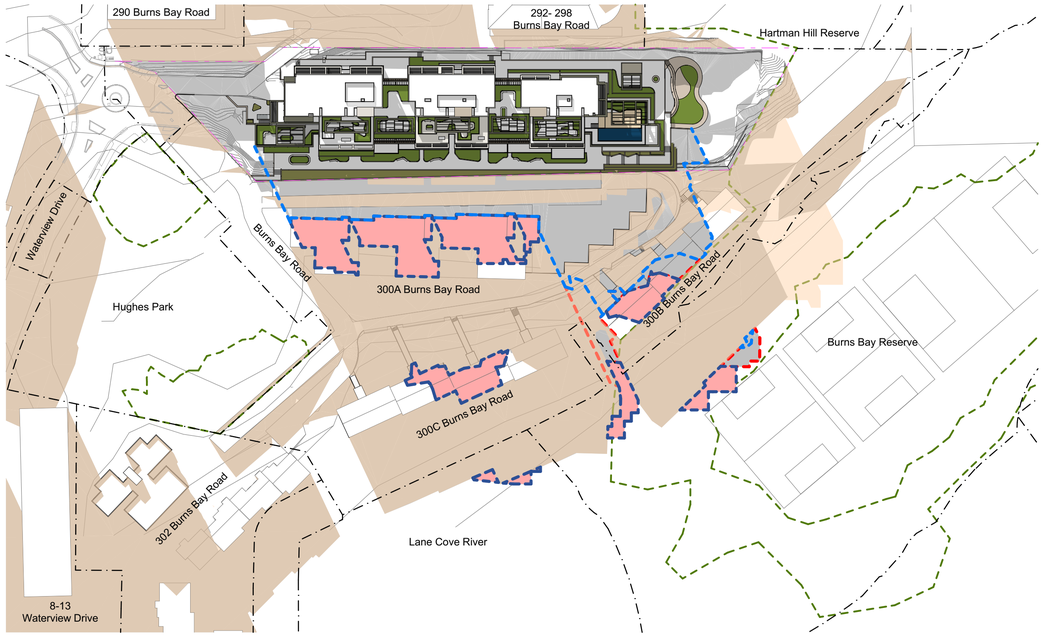
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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GC	GARBAGE CHUTE
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

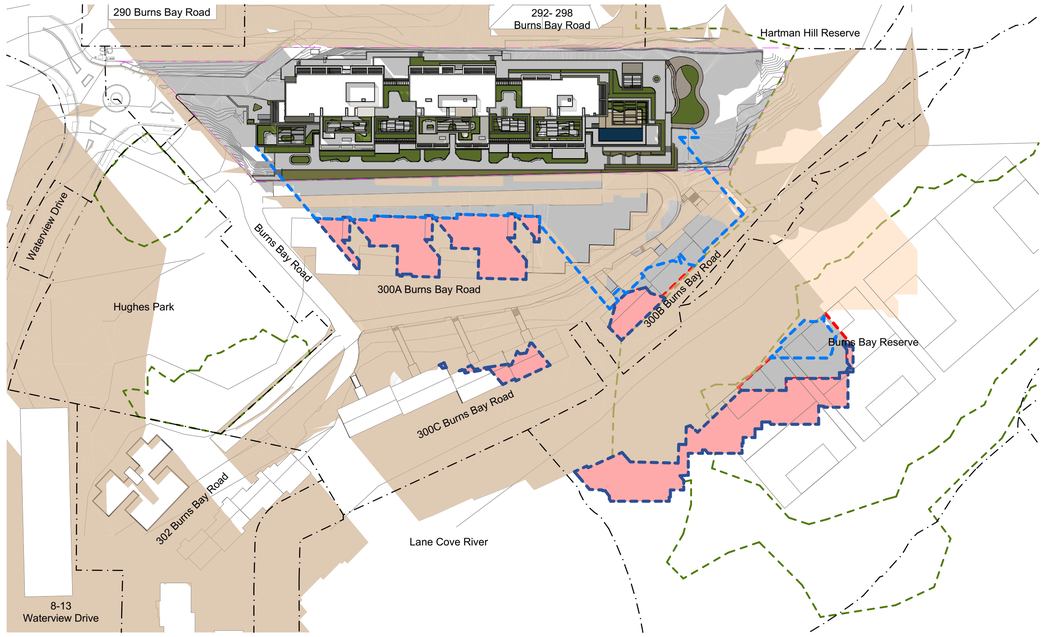
AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
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PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

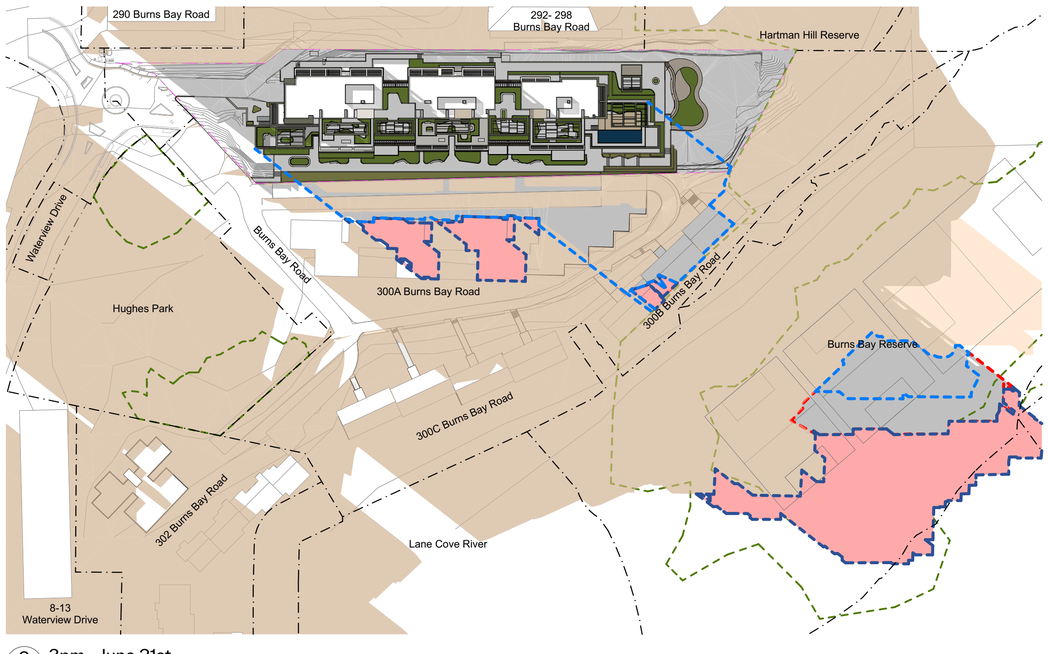
TREE TPZ



1 - 1pm - June 21st
Scale 1:1000



2 - 2pm - June 21st
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3 - 3pm - June 21st
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LEGEND:

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- LEP +30% HEIGHT PLANE SHADOW OUTLINE - 27.3m
- ADDITIONAL SHADOWS ABOVE LEP +30% HEIGHT PLANE
- INDICATIVE DENSE VEGETATION AT HUGHES PARK , BURNS BAY RESERVE AND HARTMAN HILL RESERVE

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Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: **DA621**	ISSUE: **01**	
PROJECT NO: 2424			

LEGEND:

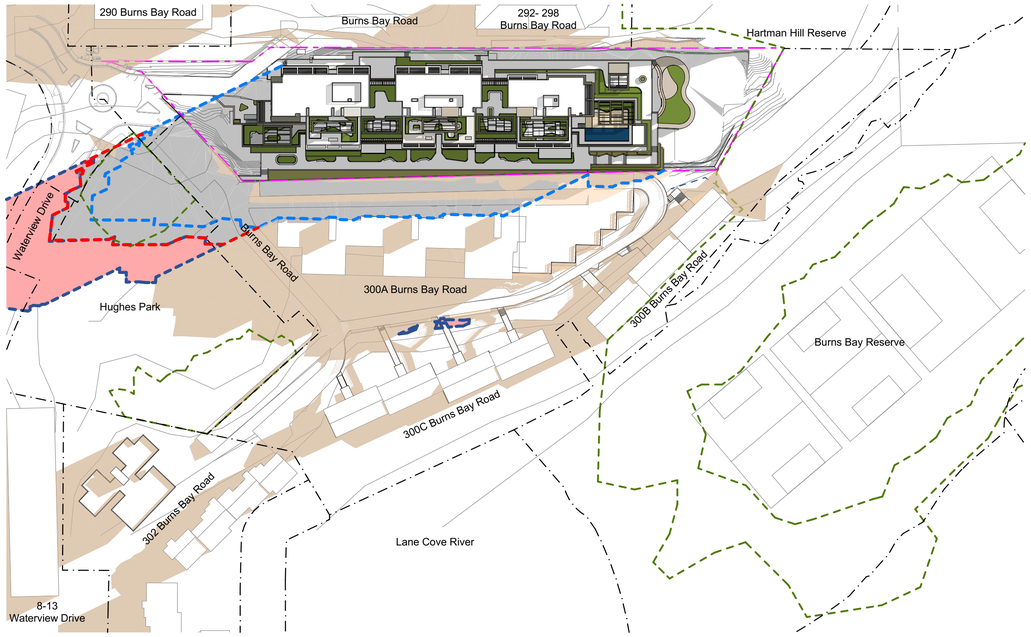
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

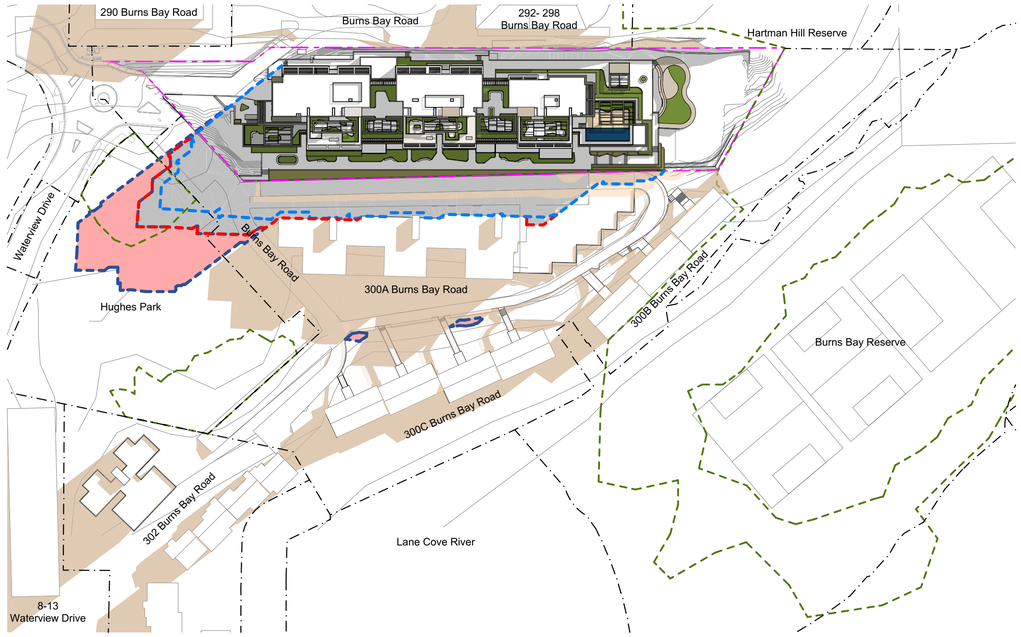
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

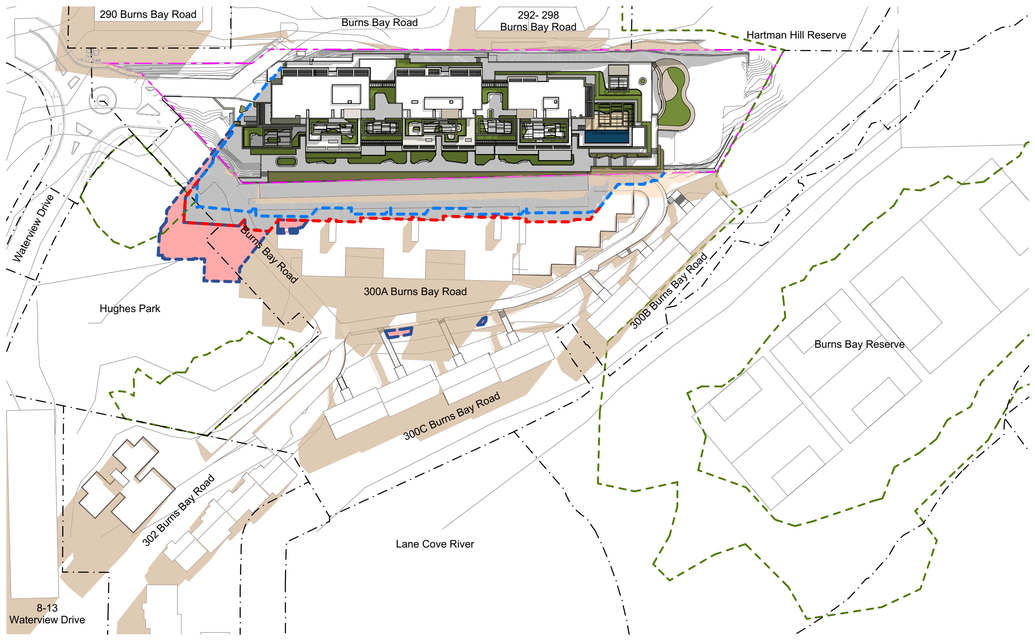
TREE TPZ



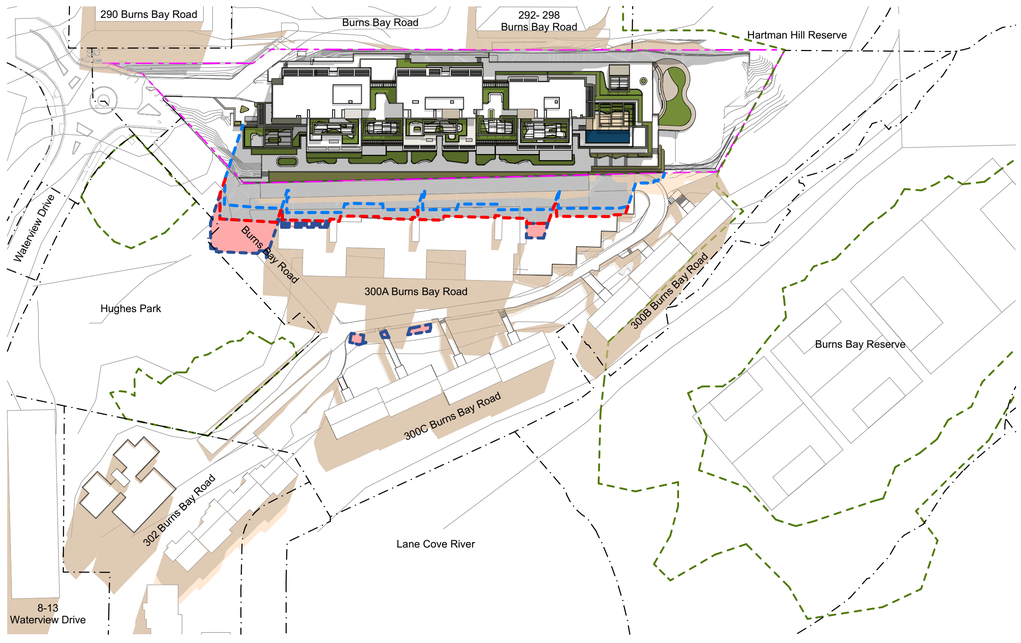
1 - 9am
Scale 1:1000



2 - 10am
Scale 1:1000



3 - 11am
Scale 1:1000



4 - 12pm
Scale 1:1000

LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- PROPOSED SHADOW
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed March 21 Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: DA630	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

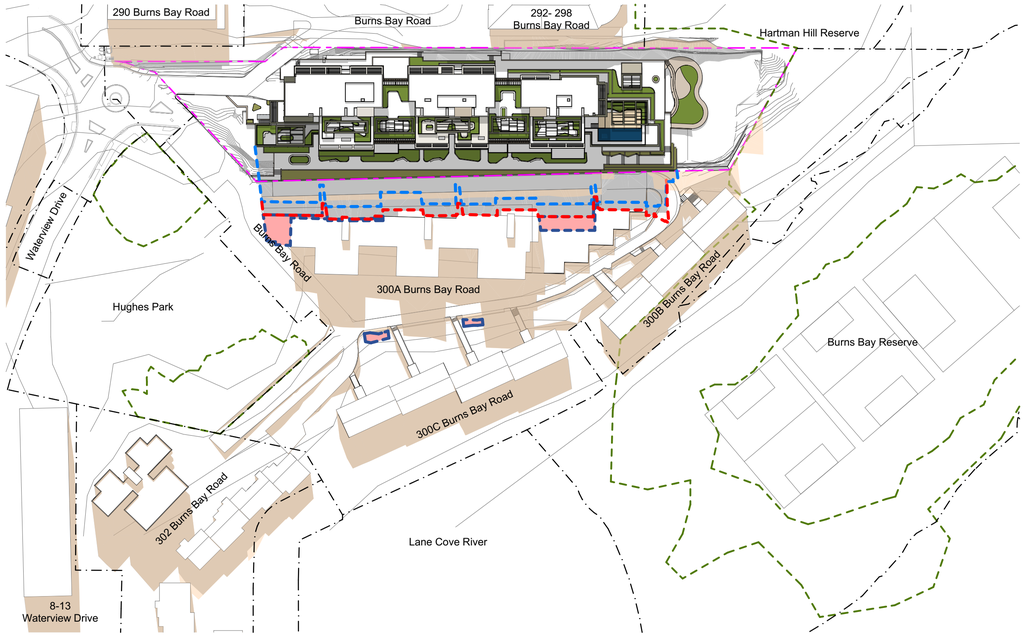
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

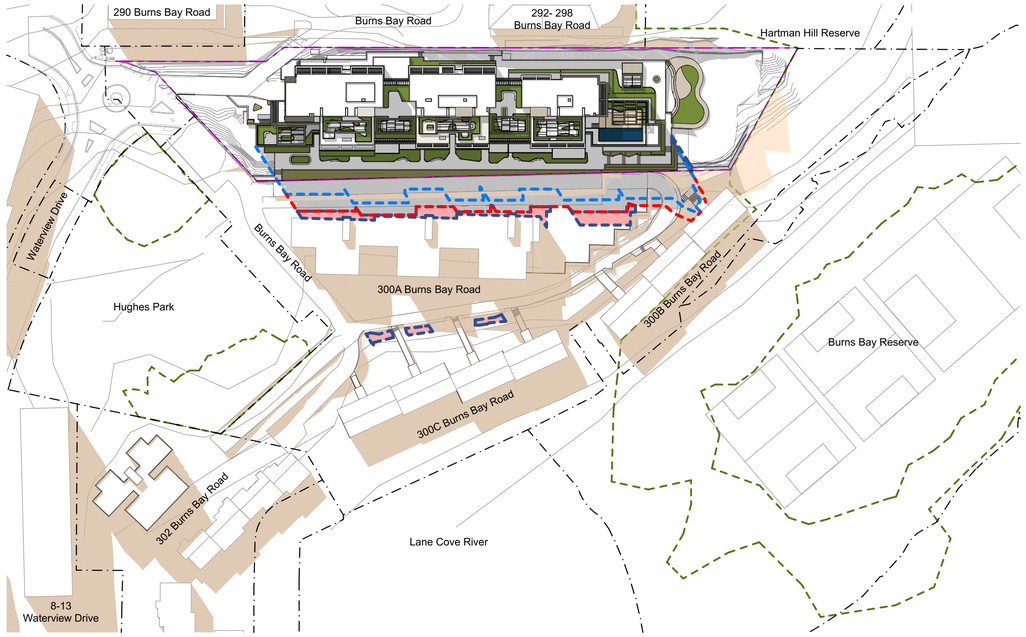
AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

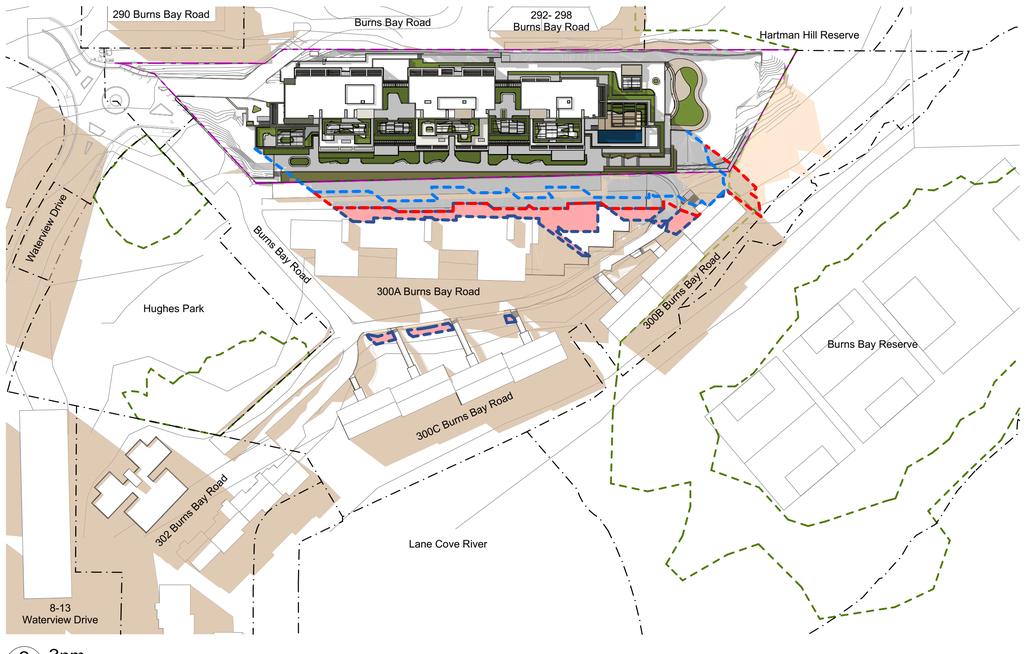
TREE TPZ



1 - 1pm
Scale 1:1000



2 - 2pm
Scale 1:1000



3 - 3pm
Scale 1:1000

LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- PROPOSED SHADOW
- LEP HEIGHT PLANE SHADOW OUTLINE - 21m
- LEP +30% HEIGHT PLANE SHADOW OUTLINE - 27.3m
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N

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed March 21 Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: DA631	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

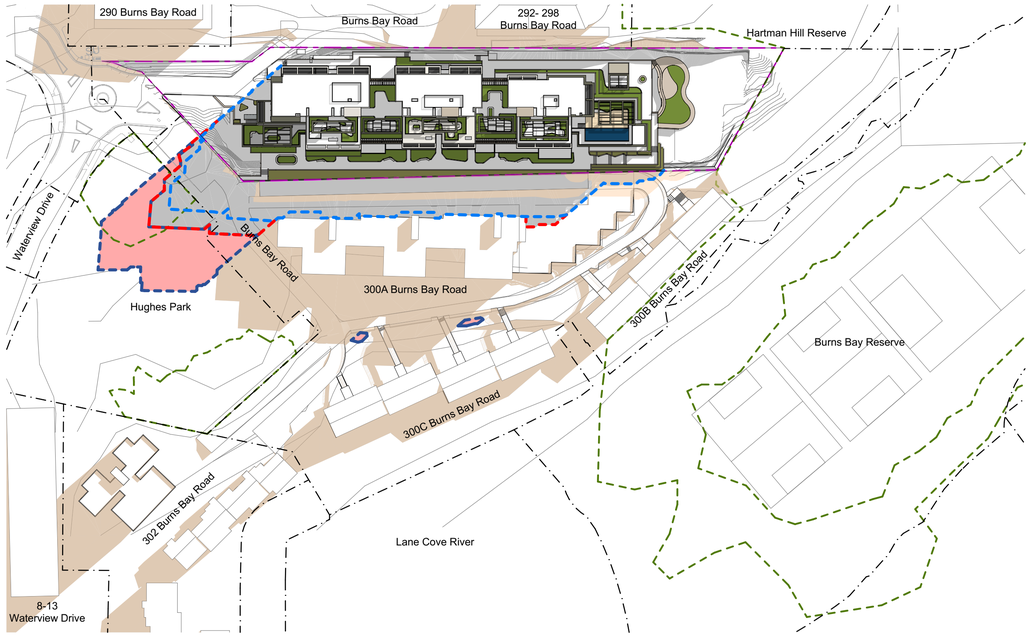
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

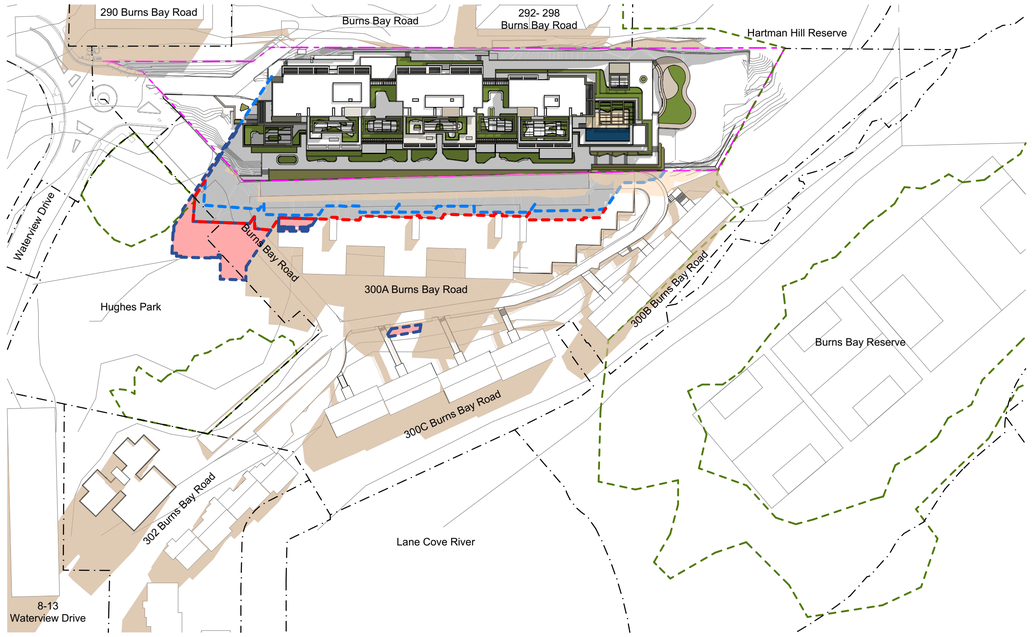
AFG	ALUMINIUM FRAMED GLAZING
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PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

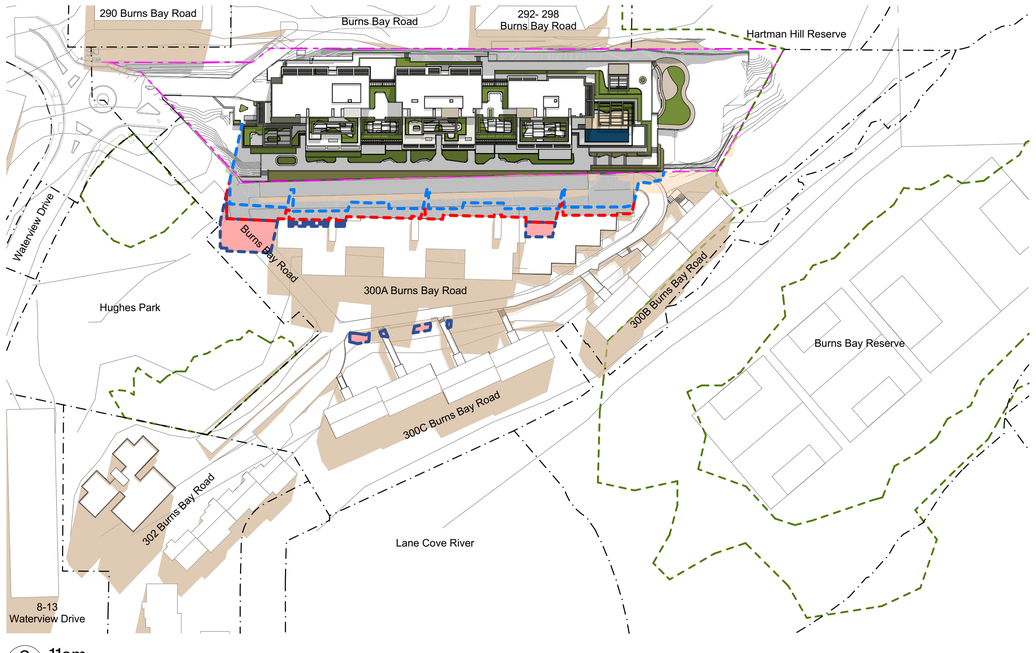
TREE TPZ



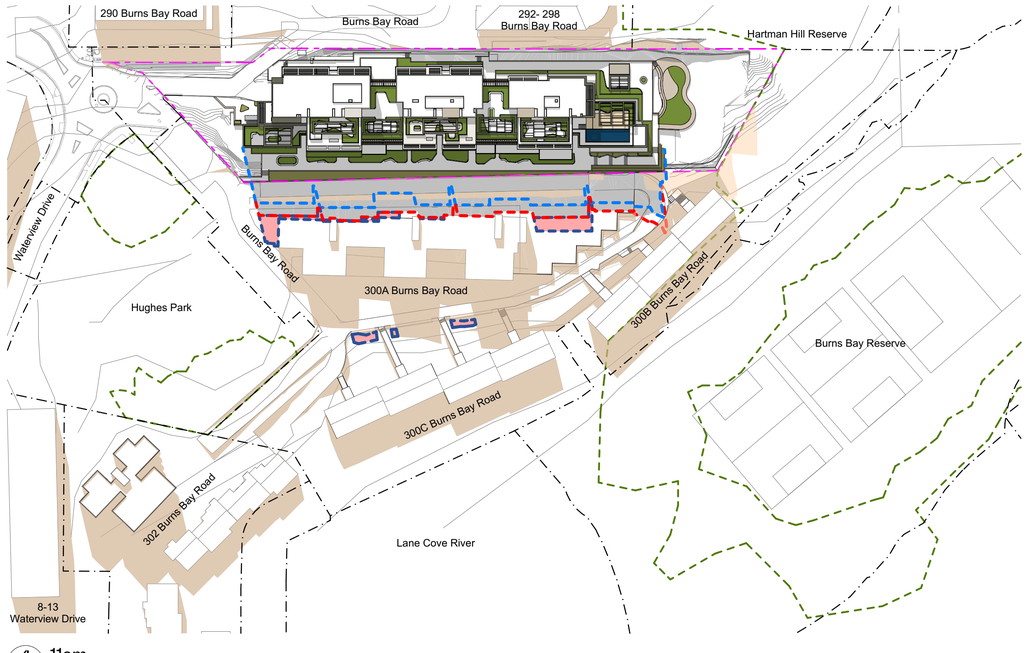
1 - 9am
Scale 1:1000



2 - 10am
Scale 1:1000



3 - 11am
Scale 1:1000



4 - 11am
Scale 1:1000

LEGEND:

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N

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ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed Sept 21 Sheet 1

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: DA640	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

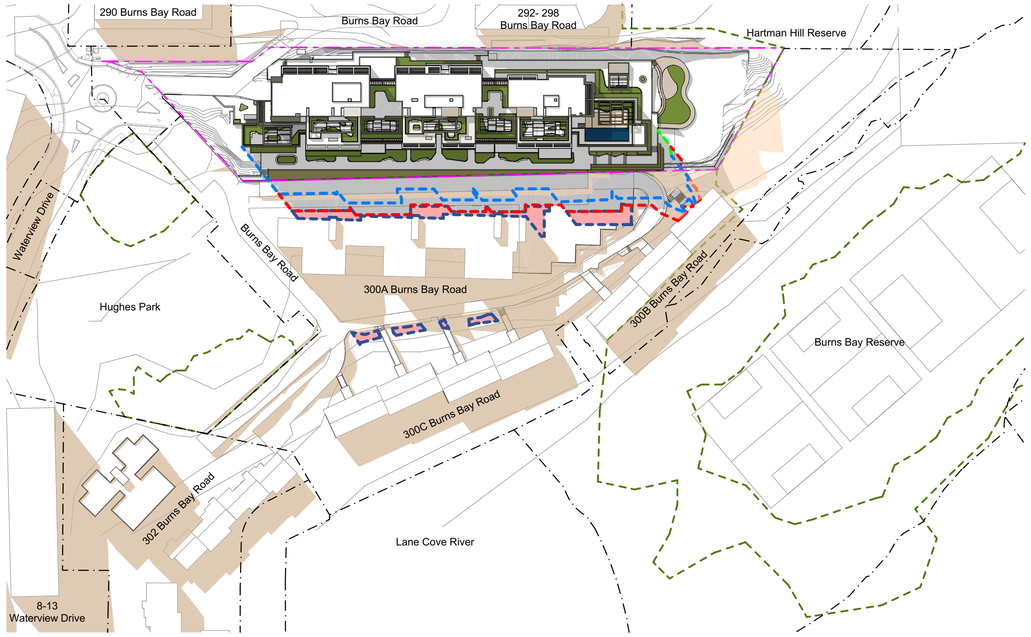
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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SK	SKYLIGHT
STR	STORAGE
HWU	HOT WATER UNITS
(AH)	AFFORDABLE HOUSING UNITS

MATERIALS LEGEND:

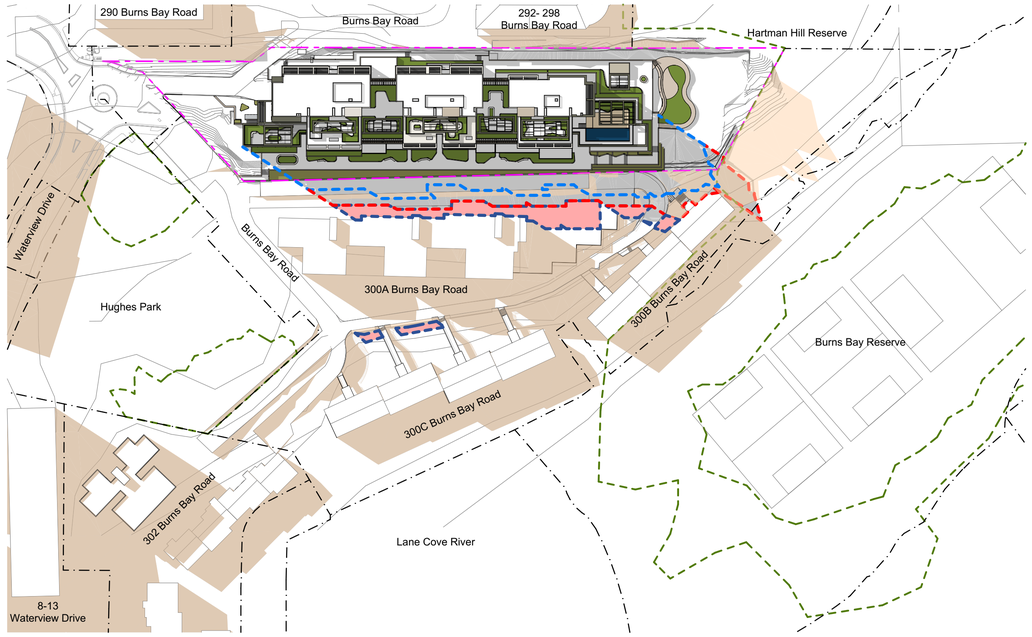
AFG	ALUMINIUM FRAMED GLAZING
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PTx	PAINT FINISH TYPEx
RP	ROOF RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH

TREE LEGEND:

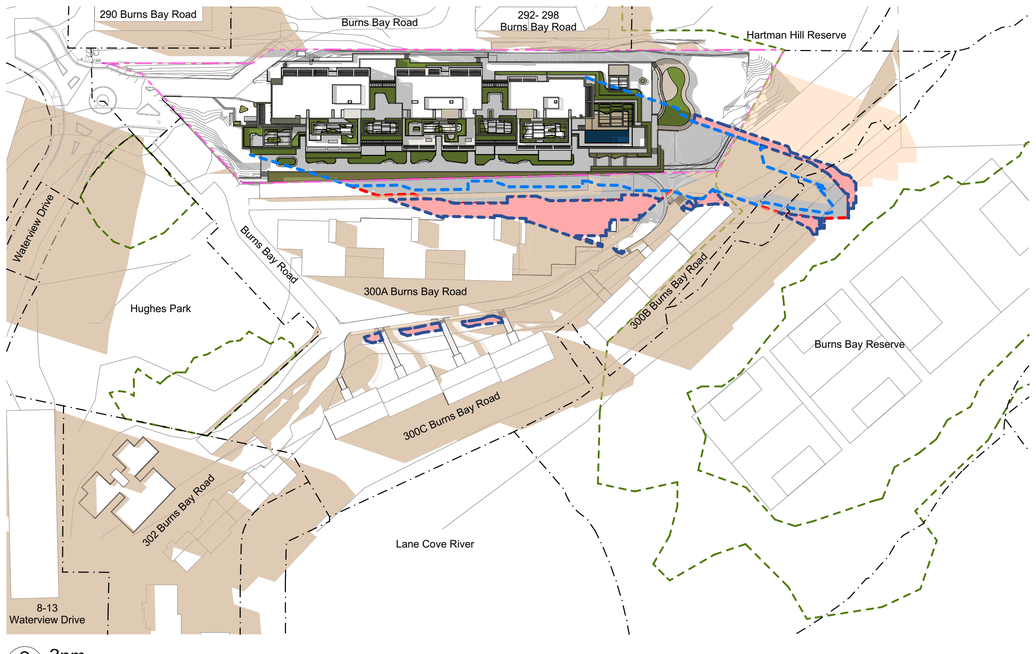
TREE TPZ



1 - 1pm
Scale 1:1000



2 - 2pm
Scale 1:1000



3 - 3pm
Scale 1:1000

LEGEND:

- SITE BOUNDARY
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PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Shadow Diagram - Proposed Sept 21 Sheet 2

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:1000@A1	DRAWING NO: DA641	ISSUE: 01	
PROJECT NO: 2424			

LEGEND:

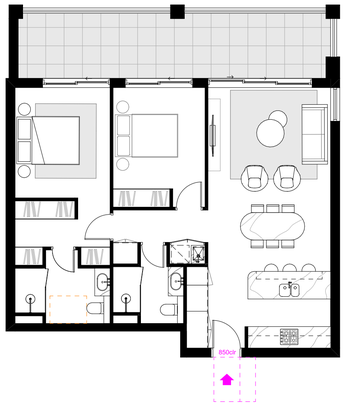
AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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TREE LEGEND:

TREE TPZ

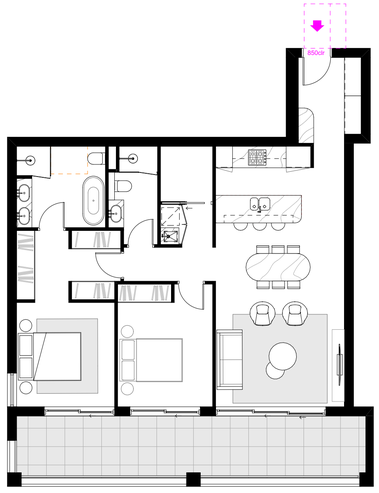


UNITS

A.L1.04	B.G.02
A.L2.04	B.L1.02
A.L3.04	B.L2.02
A.L4.04	B.L3.02
A.L5.04	B.L4.02
A.L6.04	B.L5.02
A.L7.04	B.L6.02
A.L8.03	B.L7.02
A.L9.03	B.L8.02
A.L10.03	B.L9.02
A.L11.03	B.L10.02
A.L12.03	B.L11.02
A.L13.02	B.L12.02
A.L14.02	
A.L15.02	

TOTAL : 28

1 - TYPE 1 - PRE-ADAPTION LAYOUT
Scale 1:100

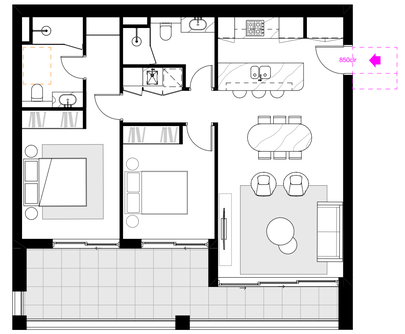


UNITS

A.G.02
A.L1.02
A.L2.02
A.L3.02
A.L4.02
A.L5.02
A.L6.02
A.L7.02

TOTAL : 8

3 - TYPE 2 - PRE-ADAPTION LAYOUT
Scale 1:100

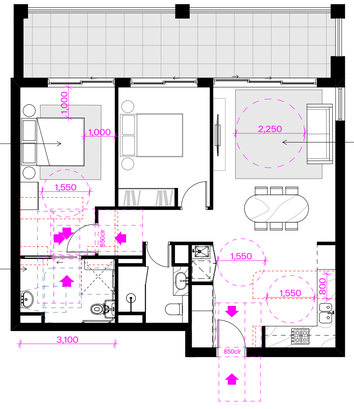


UNITS

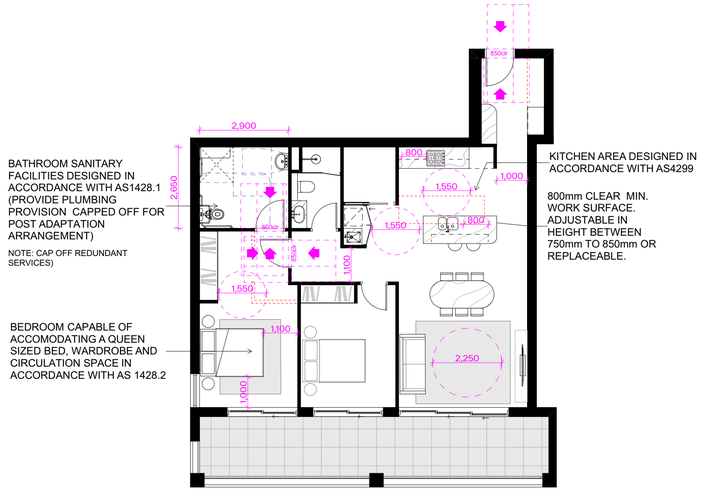
B.L1.05
B.L2.05
B.L3.05
B.L4.05
B.L5.05
B.L6.05
B.L7.05
B.L8.04
B.L9.04

TOTAL : 9

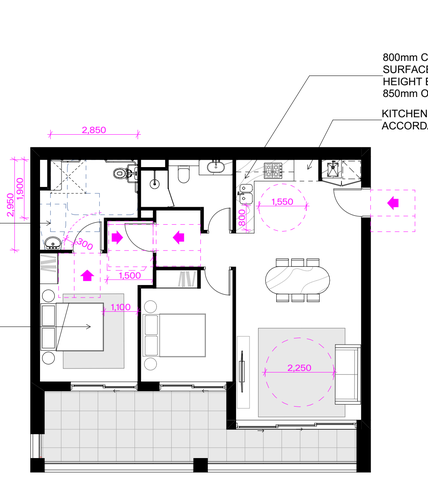
5 - TYPE 3 - PRE-ADAPTION LAYOUT
Scale 1:100



2 - TYPE 1 - POST-ADAPTION LAYOUT
Scale 1:100



4 - TYPE 2 - POST-ADAPTION LAYOUT
Scale 1:100



6 - TYPE 3 - POST-ADAPTION LAYOUT
Scale 1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

Issue	Date	Description
01	30/01/2026	Issue For SSDA Submission

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
PROPOSED RESIDENTIAL FLAT BUILDING
300 Burns Bay Road, Lane Cove, NSW 2066

CLIENT:
Lane Cove Developments No.1 Pty Ltd

DRAWING TITLE:
Pre and Post Adaptable Unit Layout

DRAWING BY: AL,HK	CHECKED BY: KS	DATE: 30/01/2026	
SCALE: 1:100@A1	DRAWING NO: DA700	ISSUE: 01	
PROJECT NO: 2424			