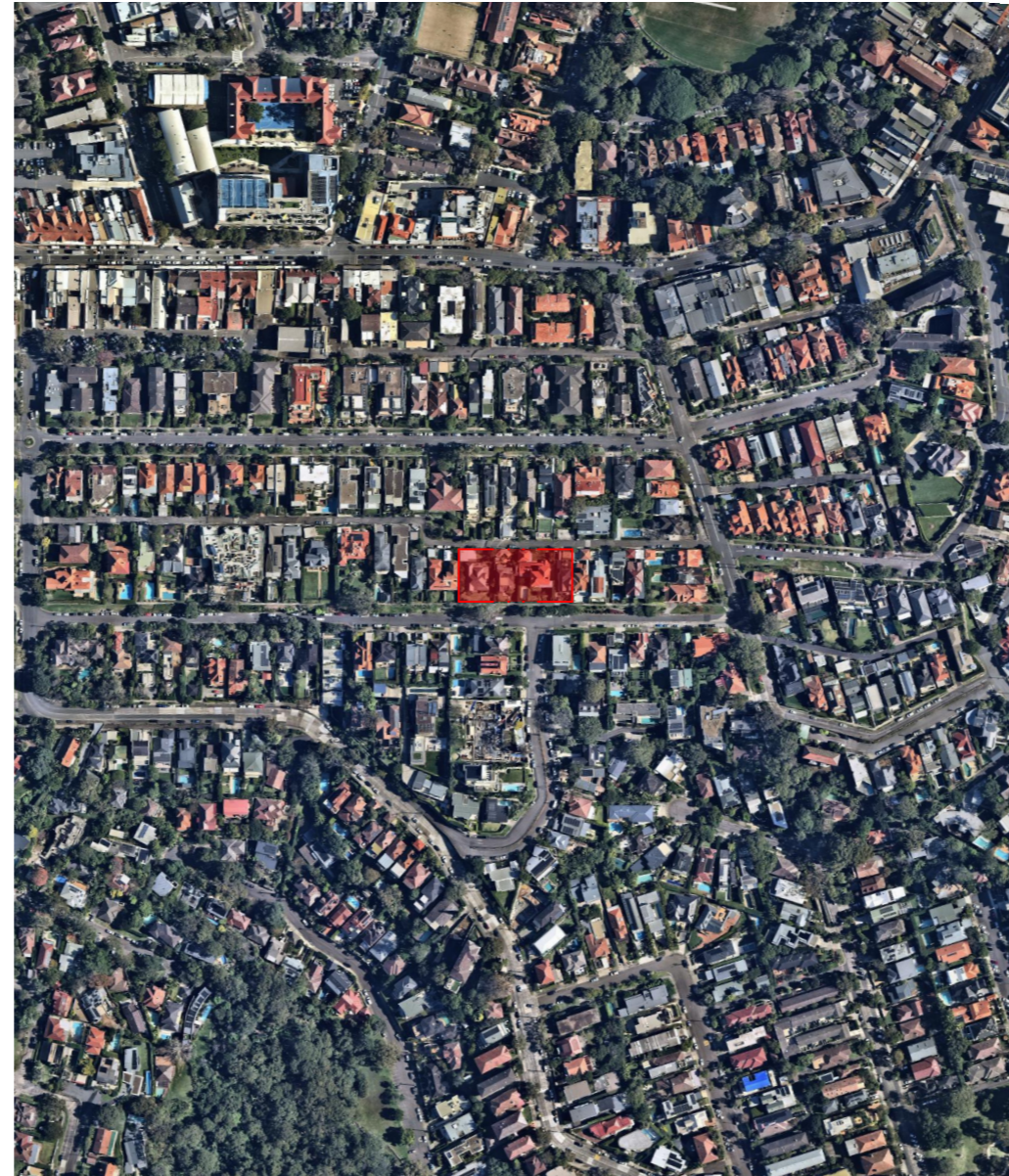
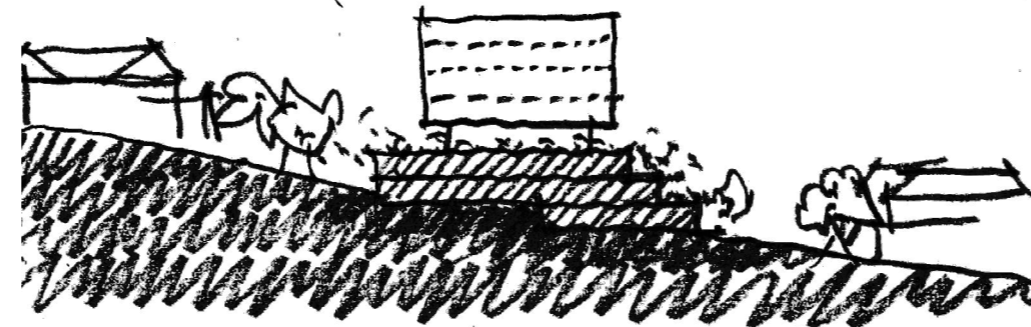


Drawing Schedule			
Subset Name	Layout ID	Layout Name	Current Revision ID
Cover Page			
	0000	Cover Page	B
Site Plan			
	1000	Site Plan	B
	1001	Site Analysis	B
Demolition			
	1501	Demolition Plan	B
GA Floor Plans			
	21B2	Basement 2	B
	21B1	Basement 1	B
	2102	Ground Floor Plan	B
	2103	Level 1 Plan	B
	2104	Level 2 Plan	B
	2105	Level 3 Plan	B
	2106	Level 4 Plan	B
	2107	Level 5 Plan	B
	2108	Level 6 Plan	B
	2109	Level 7 Plan	B
	2110	Level 8 Plan	B
	2111	Level 9 Plan	B
	2112	Level 10 Plant	B
	2113	Roof Plan	B
GFA Plans			
	2800	GFA Plans	B
	2801	GFA Plans	B
Elevations			
	3000	Elevation North	B
	3001	Elevation East - Redan Street	B
	3002	Elevation South	B
	3003	Elevation West - Redan Lane	B
Sections			
	4000	Section 1 EW North	B
	4001	Section 2 EW Centre	B
	4002	Section 3 EW South	B
	4003	Section 4 NS	B
Compliance			
	6000	Solar and No Solar Compliace	B
	6001	Solar and No Solar Compliace	B
	6002	Sun Eye Views	B
	6003	Cross Ventilation	B
	6004	Cross Ventilation	B
	6005	Communal Open Space	B
	6006	Deep Soil Zones	B
	6007	Shadow Analysis June 21 9am-3pm	B
	6008	Adaptable and Silver Living Compliance	B
	6009	Adaptable and Silver Living Compliance	B
	6010	Pre-Adapted and Post-Adapted Apartment Layouts	B
	6011	Pre-Adapted and Post-Adapted Apartment Layouts	B
	6012	Landscaped Area	B
	6020	Elevational Shadows, June 21 9am-3pm, 38 Redan St N	B
	6021	Elevational Shadows, June 21 9am-3pm, 29 Redan St N	B
	6022	Elevational Shadows, June 21 9am-3pm, 29 Redan St W	B



○ Aerial Site Photo
1:5000



○ Concept Sketch
NTS

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

Cover Page
Cover Page

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:5000 @ A3

Code
TPRS

Sheet
0000

Rev
B

0 50 100 200m





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

Site Plan
Site Plan

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	IS	Lodgment

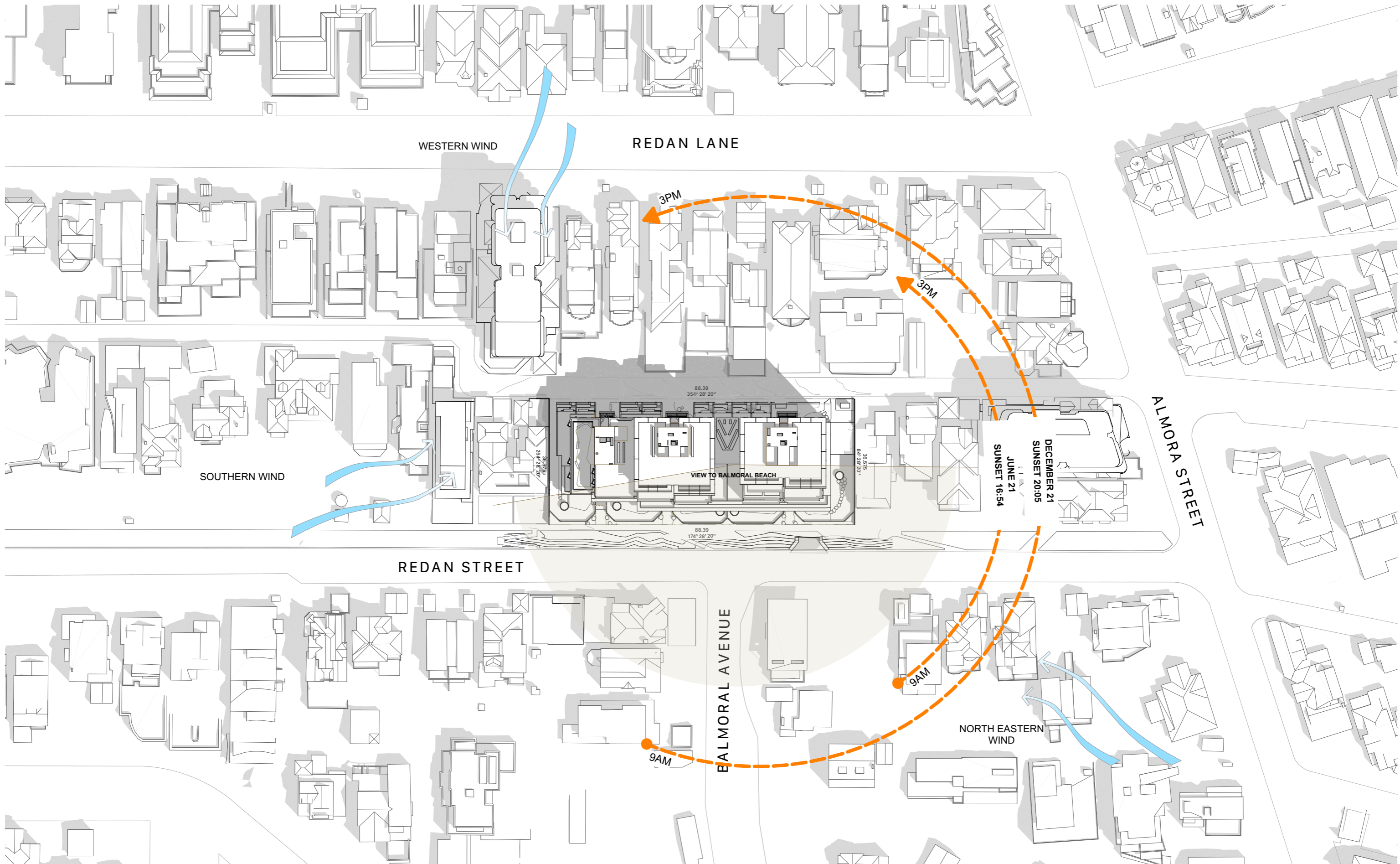
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Rev
B





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

Site Analysis
Site Plan

Rev	Date	Description	By	Chk
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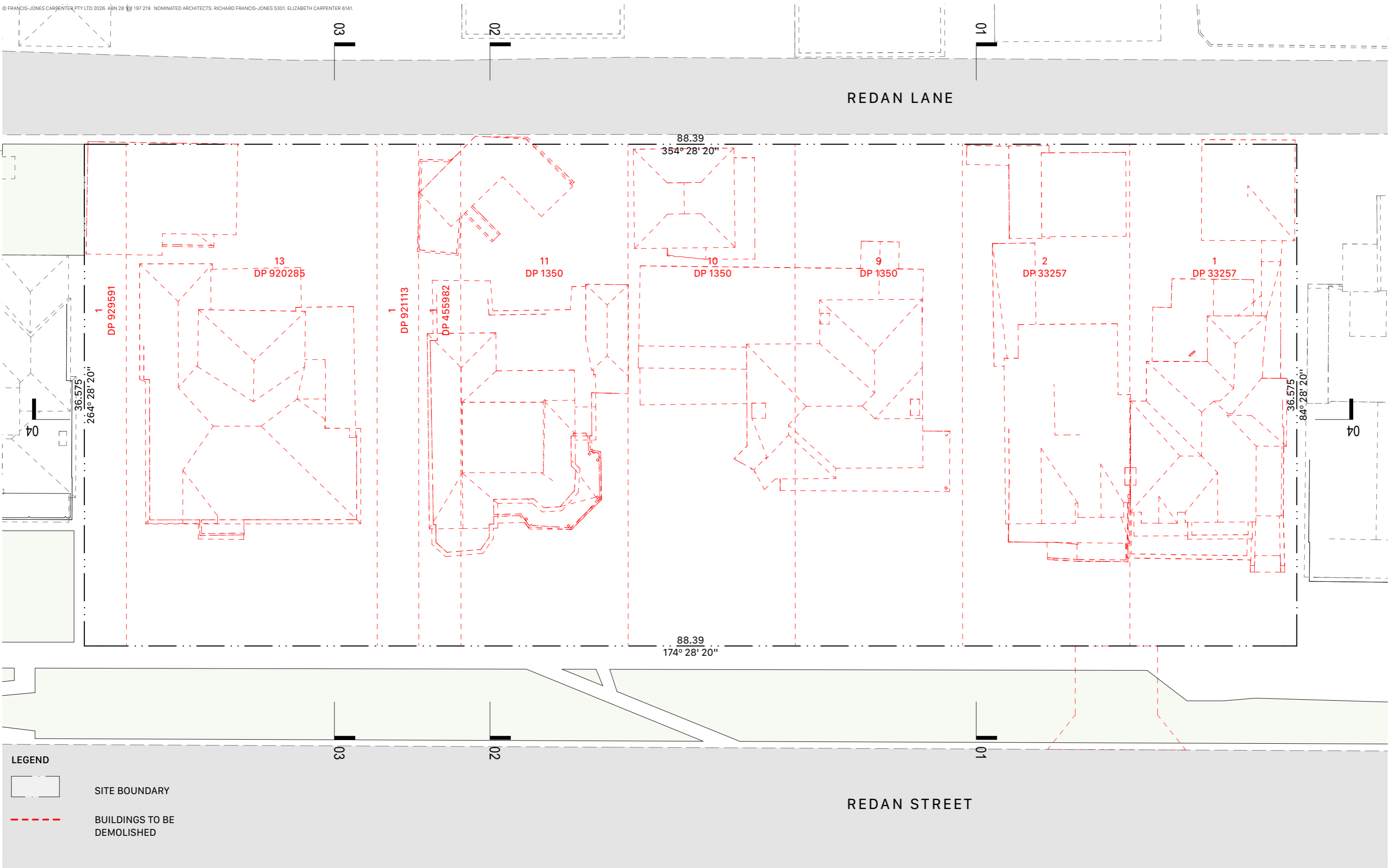
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1001

Rev
B





LEGEND

- SITE BOUNDARY
- BUILDINGS TO BE DEMOLISHED

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

Demolition Plan
Demolition

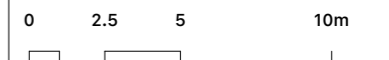
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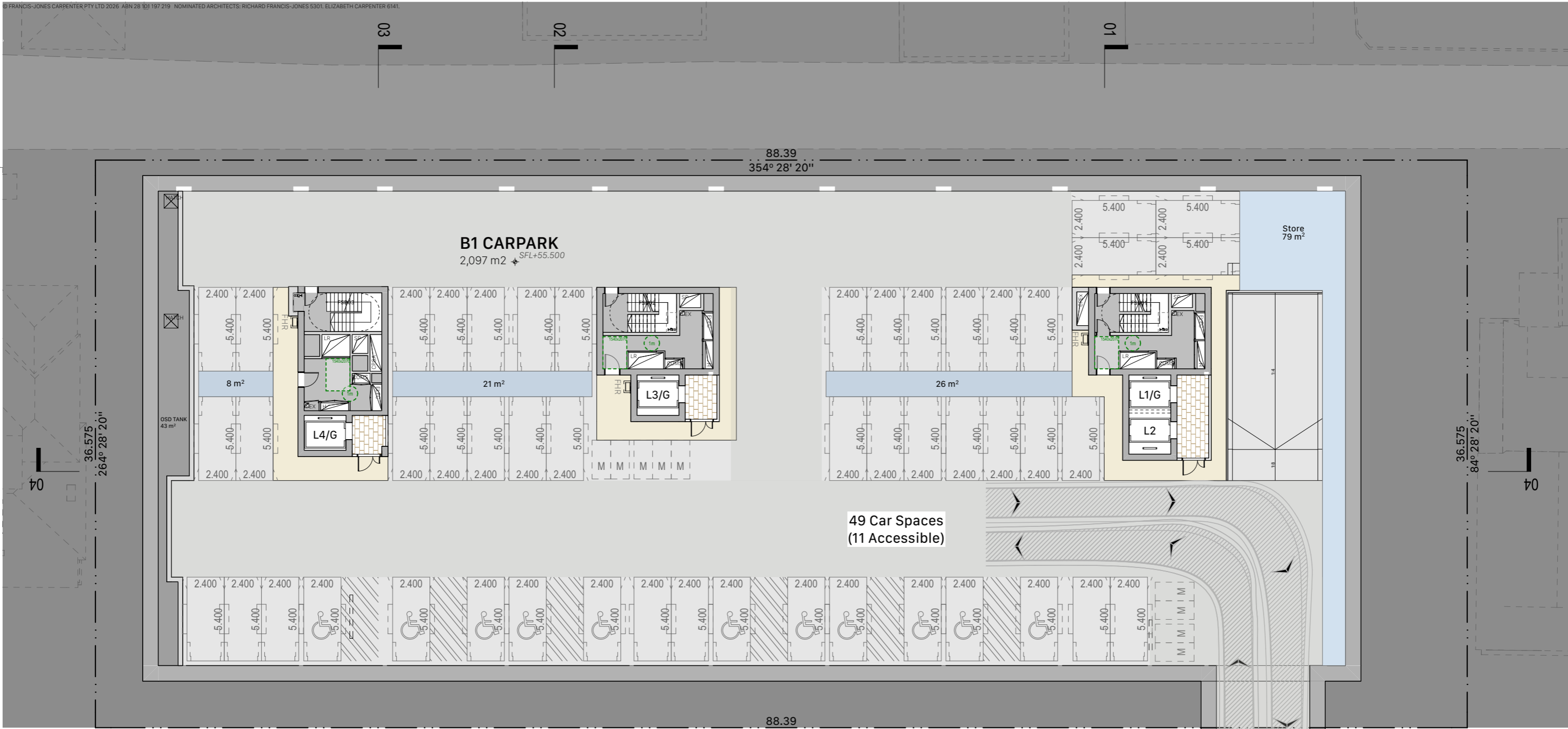
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Sheet
1501

Rev
B





LEGEND

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

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

Basement 1
GA Floor Plans

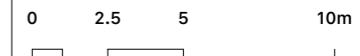
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Scale
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Code
TPRS

Sheet
21B1

Rev
B





LEGEND

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

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

Basement 2
GA Floor Plans

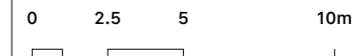
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TPRS

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21B2

Rev
B





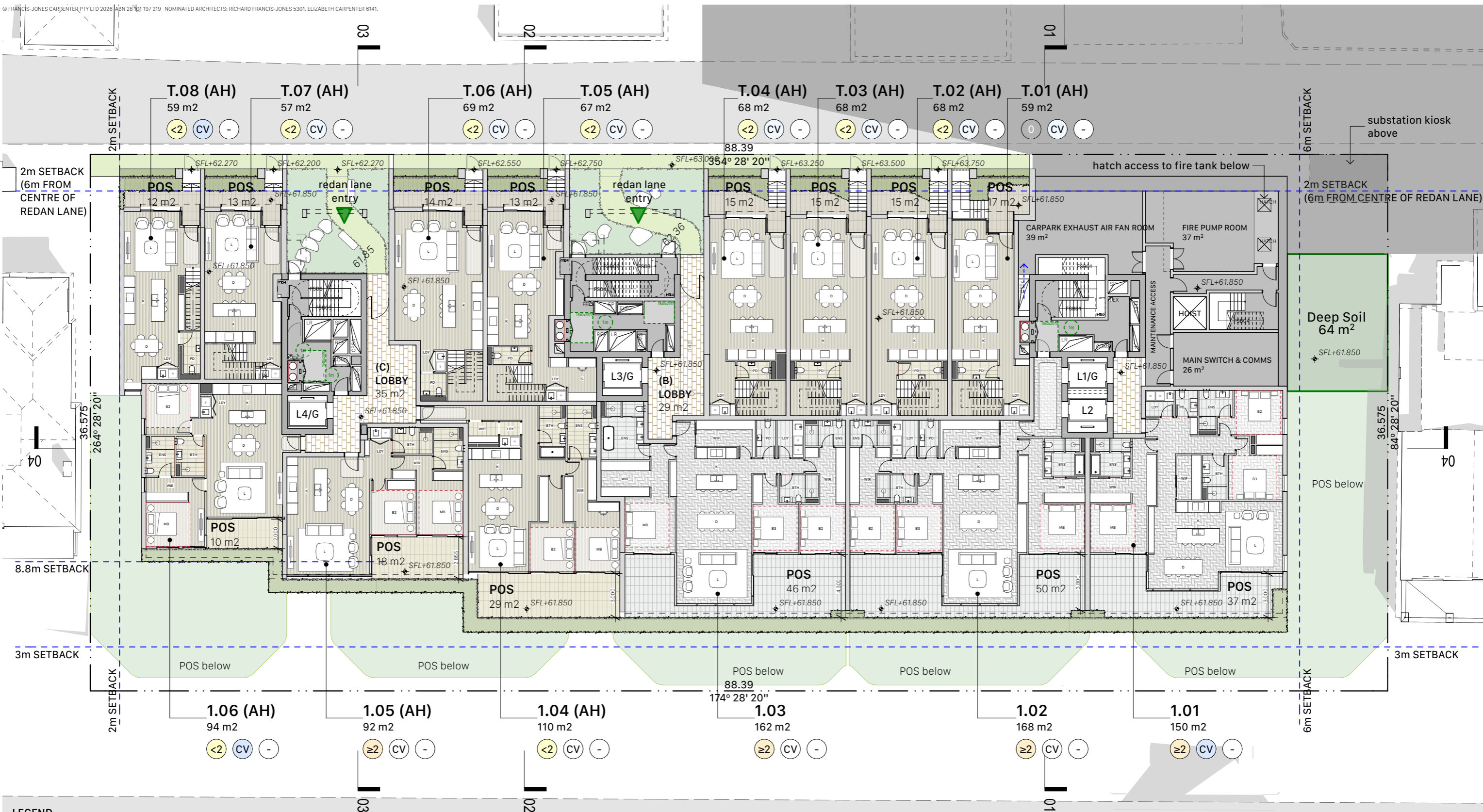
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	SETBACK FROM BOUNDARY	L1/G	LIFT 1/GOODS LIFT	POS	PRIVATE OPEN SPACE		1m CLEARANCE
	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL	STRUCTURAL FLOOR LEVEL		3m x 3m

SANDSTONE BOULDERS
(REFER TO LANDSCAPE DRAWINGS FOR FURTHER DETAIL)

vehicular entry below

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Ground Floor Plan GA Floor Plans	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:250 @ A3	Code TPRS	Sheet 2102	Rev B	0 2.5 5 10m	
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LEGEND

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

REDAN STREET

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

Level 1 Plan
GA Floor Plans

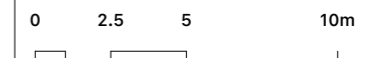
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B	27/2/2026	SSD Submission	Lodgment	IS

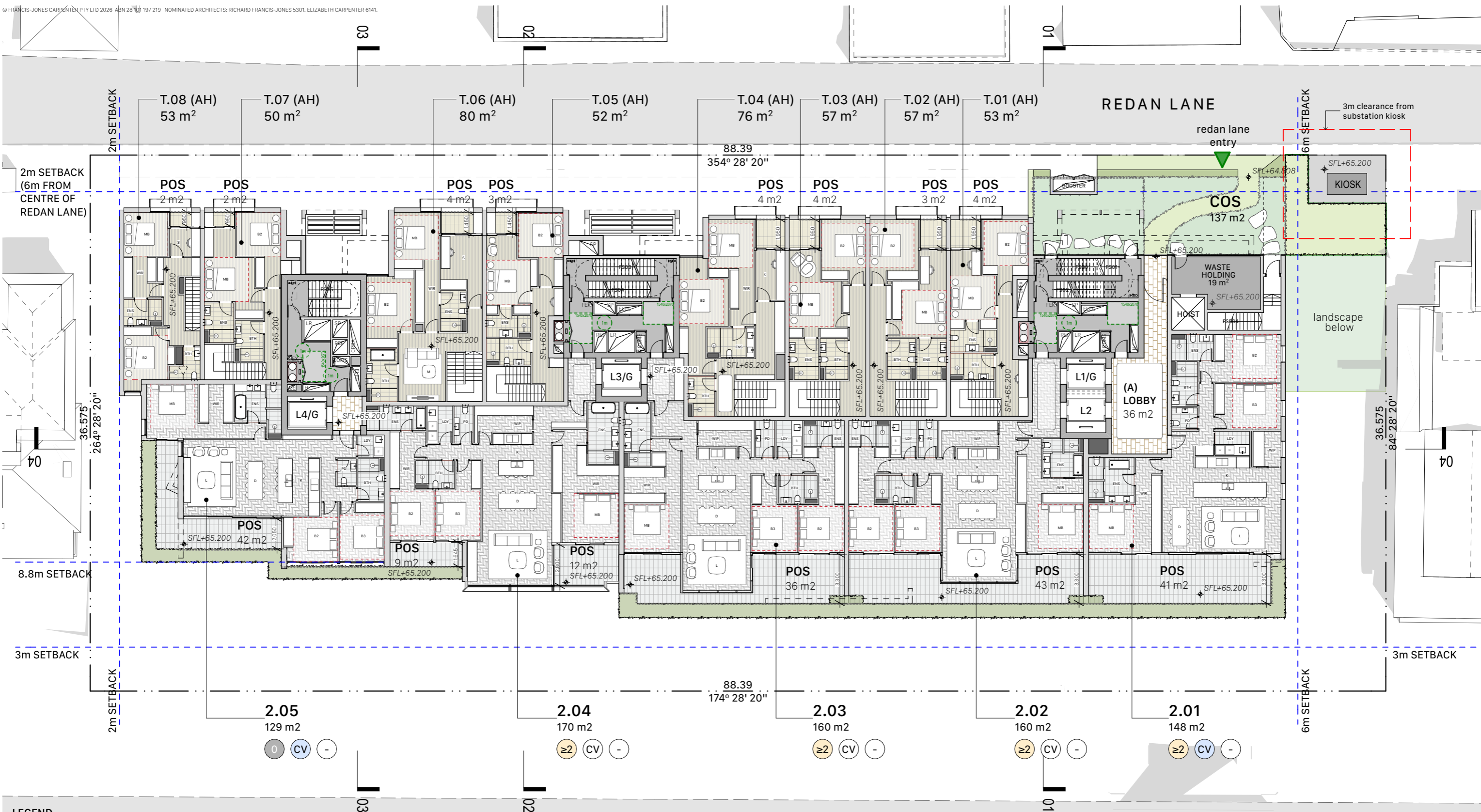
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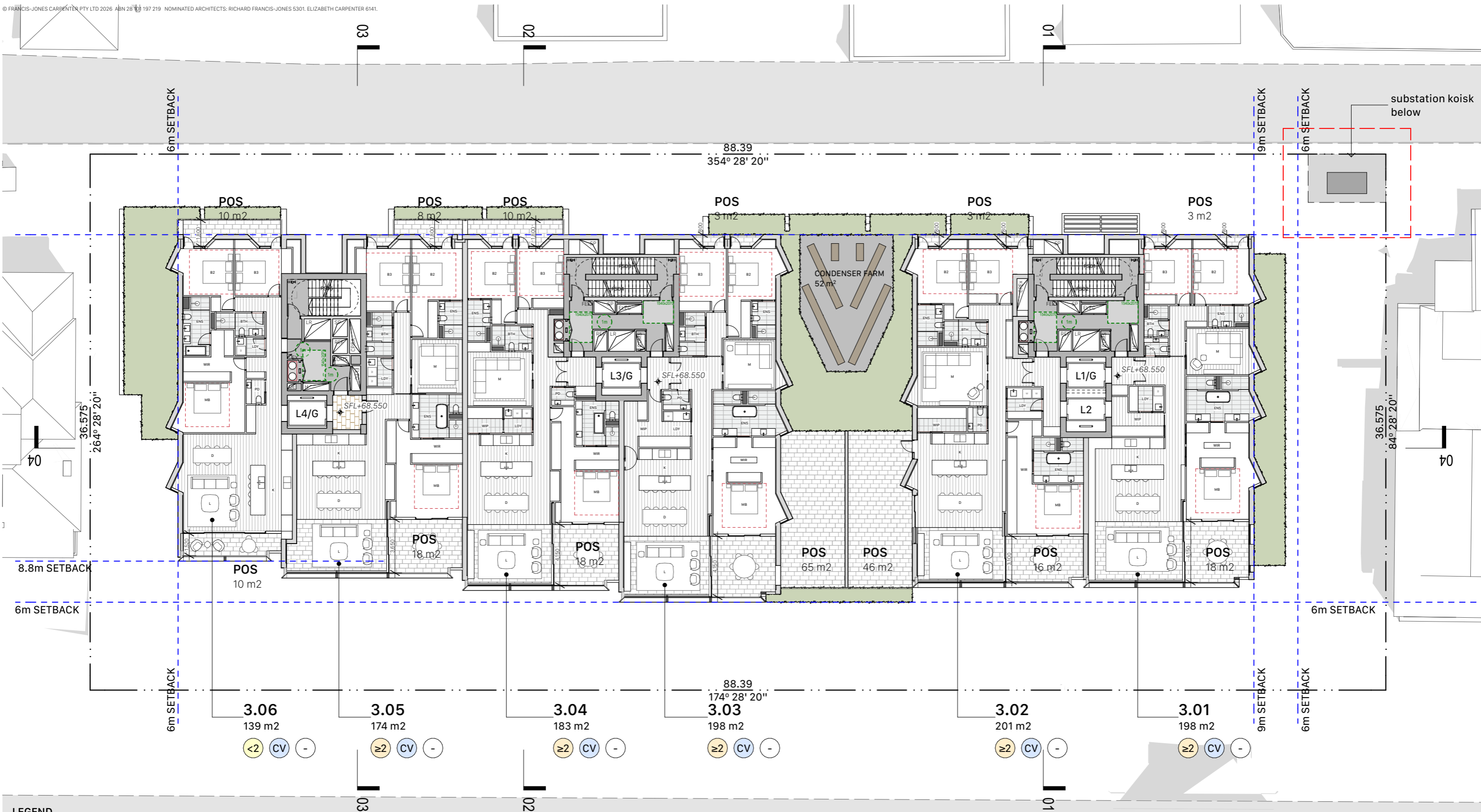
Rev
B





LEGEND	
	SITE BOUNDARY
	SETBACK FROM BOUNDARY
	AFFORDABLE HOUSING
	LIFT 1, LIFT 2...
	LIFT 1/GOODS LIFT
	FIRESTAIR 1, FIRESTAIR 2...
	FSB01, FSB02...
	PRIVATE OPEN SPACE
	STRUCTURAL FLOOR LEVEL
	WHEELCHAIR TURNING SPACE
	1m CLEARANCE
	3m x 3m

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Level 2 Plan GA Floor Plans	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:250 @ A3	Code TPRS	Sheet 2104	Rev B	0 2.5 5 10m
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LEGEND	
	SITE BOUNDARY
	SETBACK FROM BOUNDARY
	AFFORDABLE HOUSING
L1, L2...	LIFT 1, LIFT 2...
L1/G	LIFT 1/GOODS LIFT
FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...
FSB01, FSB02...	BASEMENT FIRESTAIR 1, 2...
POS	PRIVATE OPEN SPACE
SFL	STRUCTURAL FLOOR LEVEL
	WHEELCHAIR TURNING SPACE
	1m CLEARANCE
	3m x 3m

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

Level 3 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

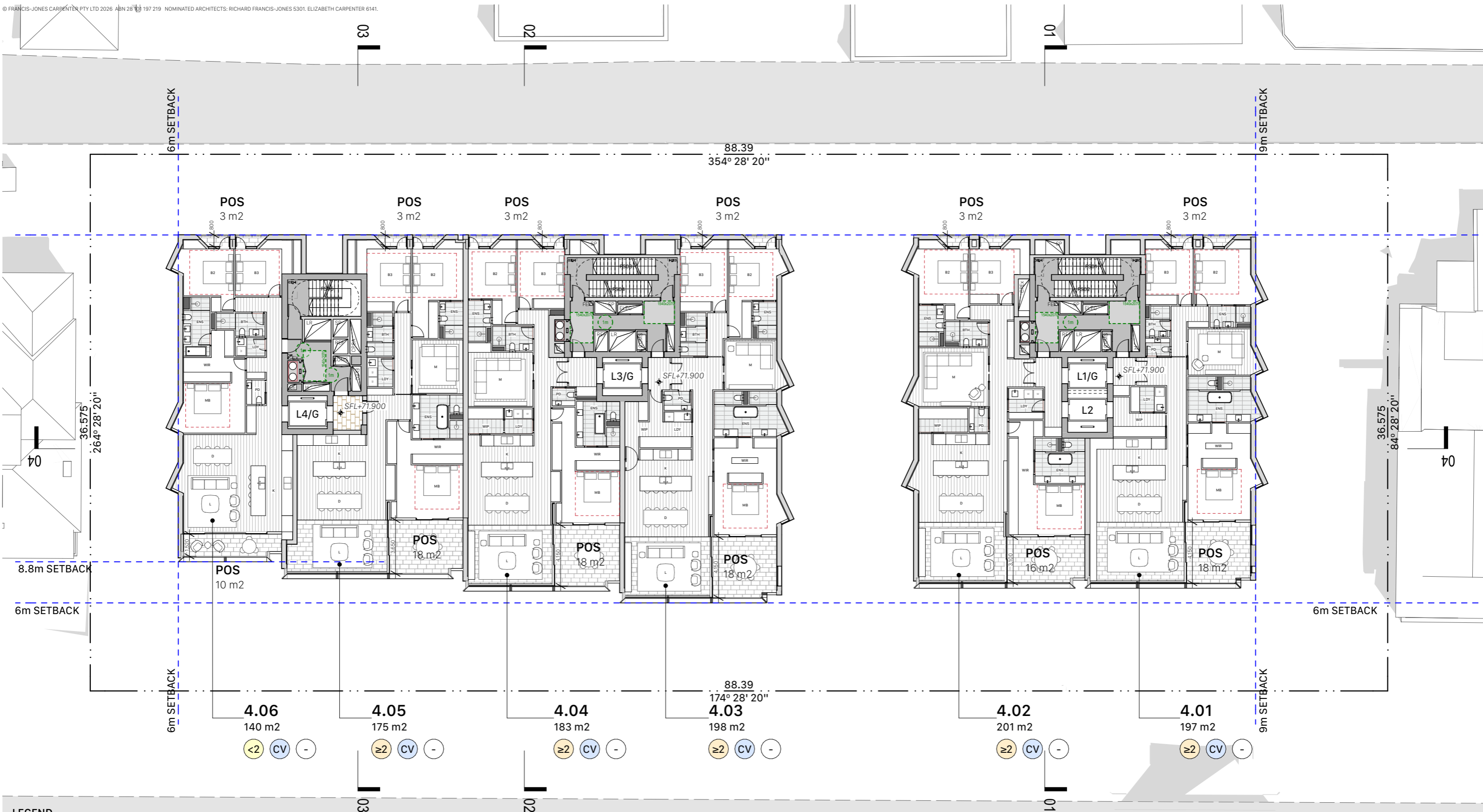
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Code
TPRS

Sheet
2105

Rev
B





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

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

Level 4 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	Lodgment	IS

Scale
1:250 @ A3

Code
TPRS

Sheet
2106

Rev
B





LEGEND

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

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

Level 5 Plan
GA Floor Plans

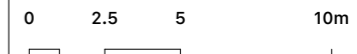
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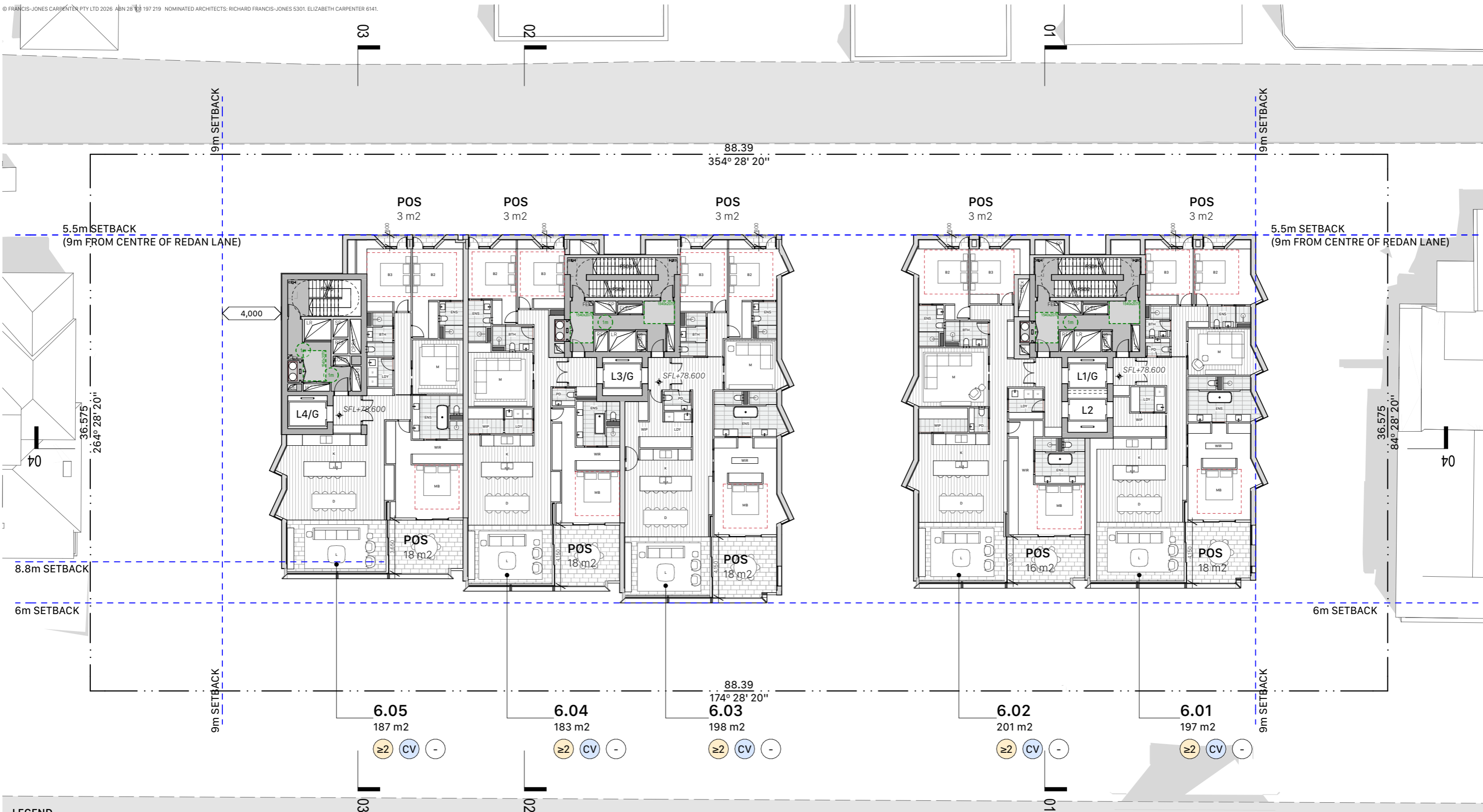
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Code
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Sheet
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Rev
B





LEGEND

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

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

Level 6 Plan
GA Floor Plans

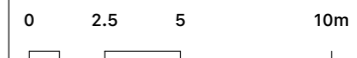
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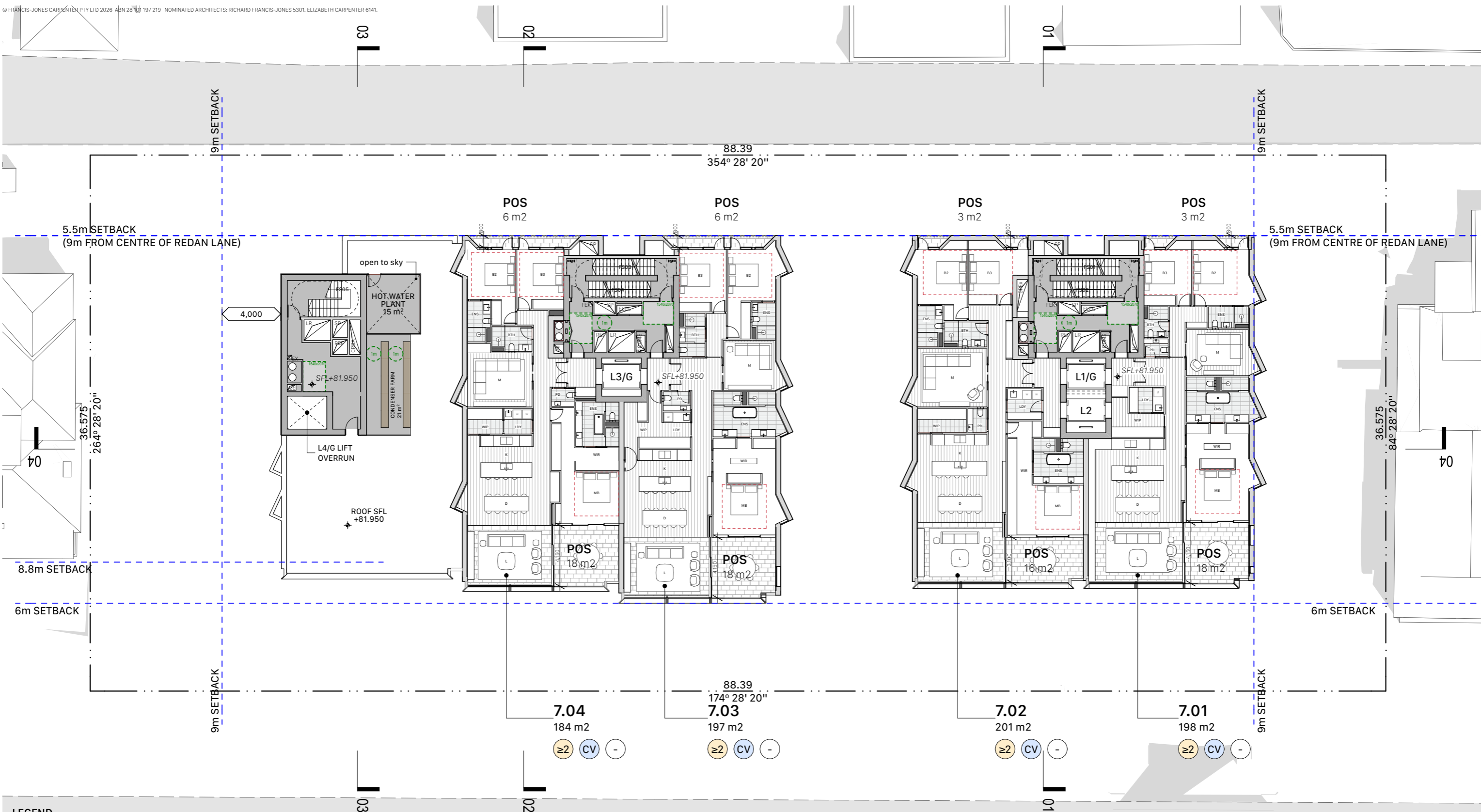
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Sheet
2108

Rev
B





LEGEND

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

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

Level 7 Plan
GA Floor Plans

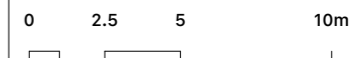
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B	27/2/2026	SSD Submission	Lodgment	IS

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Code
TPRS

Sheet
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Rev
B





LEGEND

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

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

Level 8 Plan
GA Floor Plans

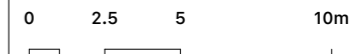
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B	27/2/2026	SSD Submission	Lodgment	IS

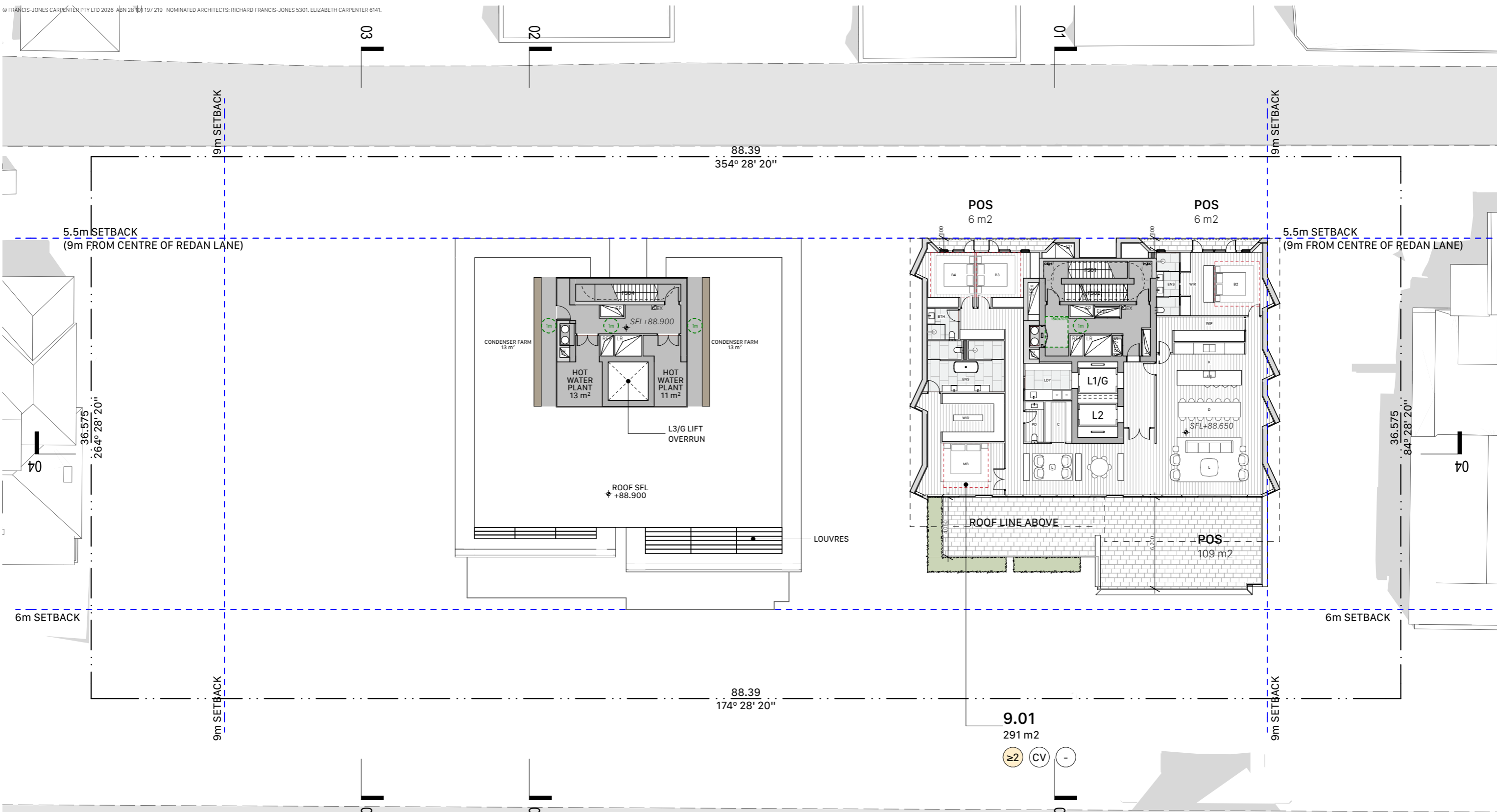
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Code
TPRS

Sheet
2110

Rev
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9.01
291 m2
≥2 CV -

LEGEND

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

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

Level 9 Plan
GA Floor Plans

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission - Lodgment	IS	

Scale
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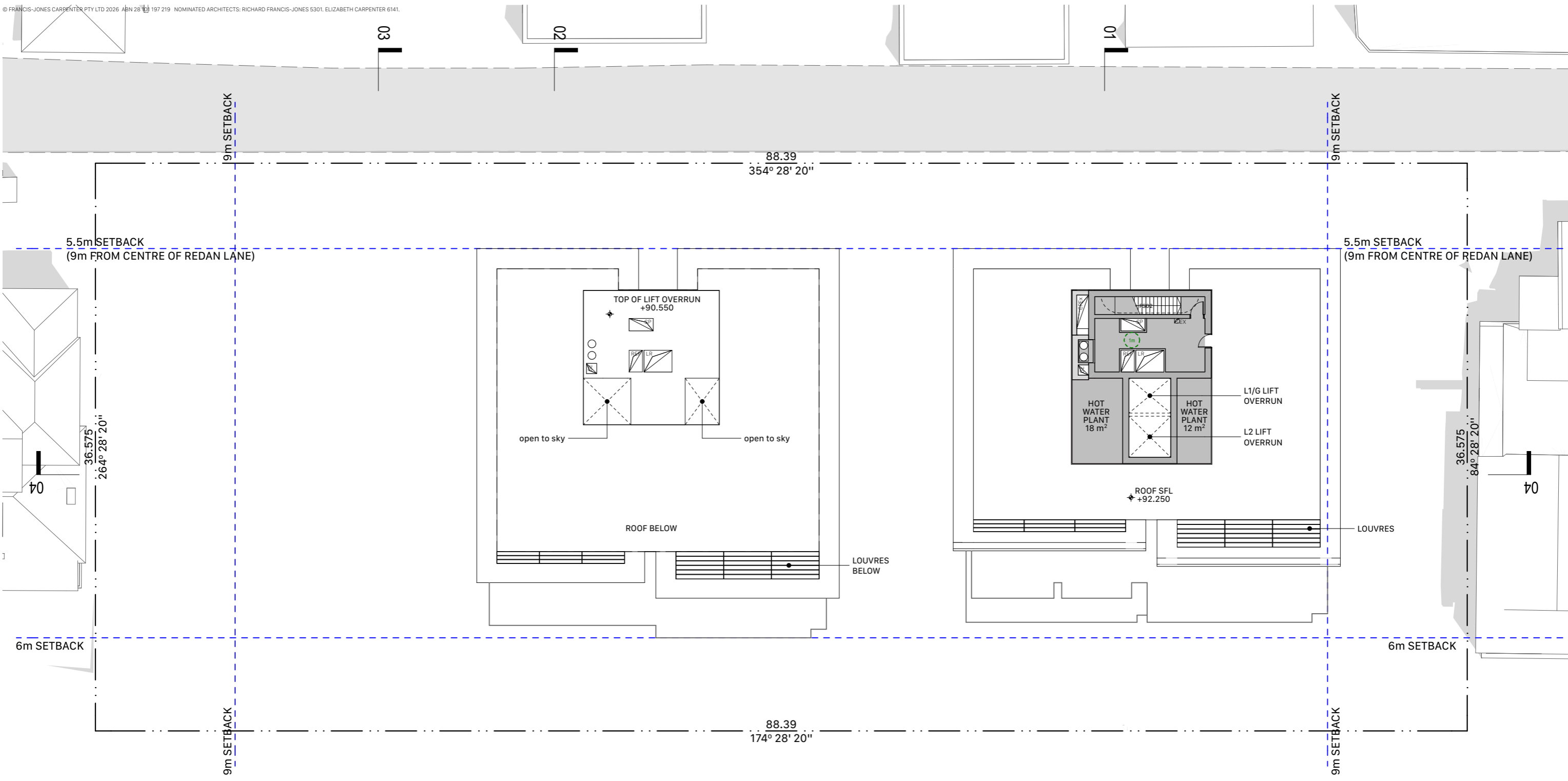
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2111

Rev
B

0 2.5 5 10m





LEGEND

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

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

Level 10 Plant
GA Floor Plans

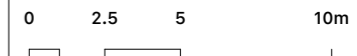
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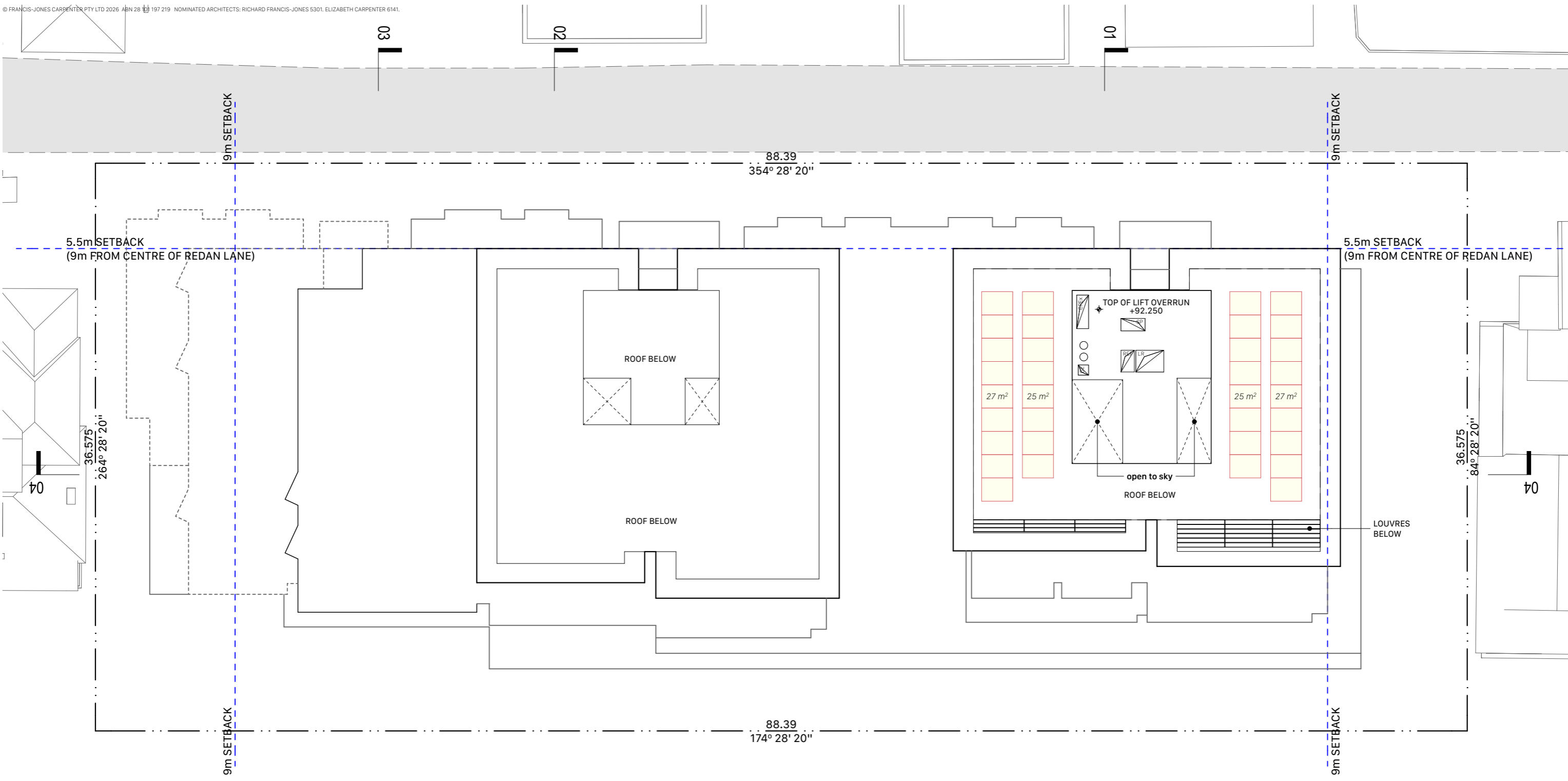
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Rev
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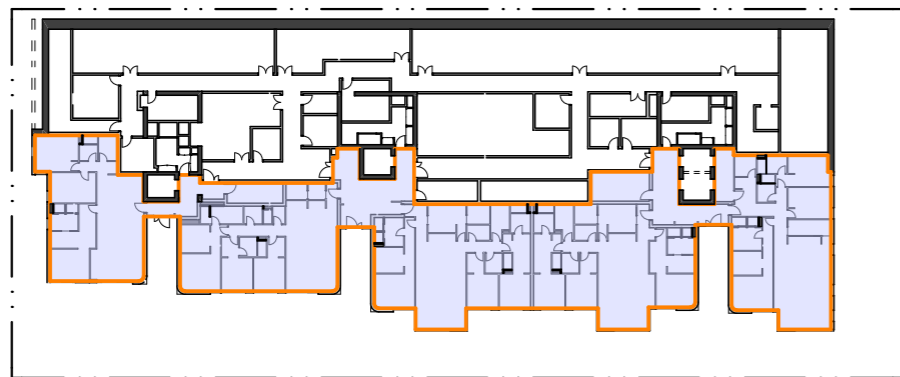




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AH	AFFORDABLE HOUSING	FS01, FS02...	FIRESTAIR 1, FIRESTAIR 2...	SFL STRUCTURAL FLOOR LEVEL
				WHEELCHAIR TURNING SPACE
				1m CLEARANCE
				3m x 3m
				SOLAR PANELS

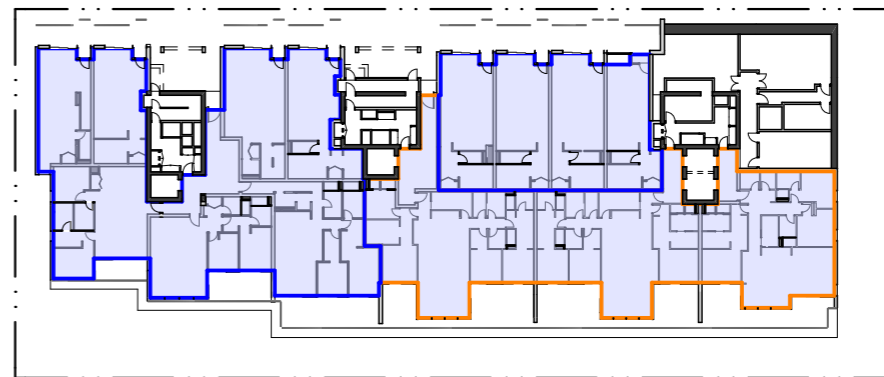
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Roof Plan GA Floor Plans	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:250 @ A3	Code TPRS	Sheet 2113	Rev B	0 2.5 5 10m	
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GROUND
GFA
885.5 m²



PLAN Ground Floor
1:750

LEVEL 01
GFA AH
589.4 m²



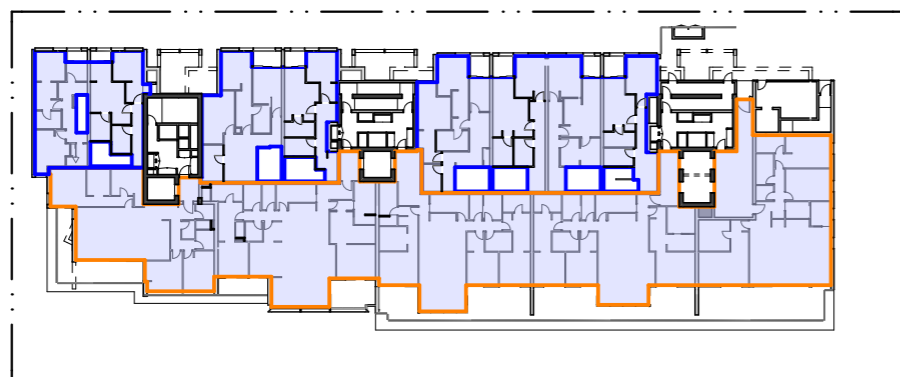
LEVEL 01
GFA AH
272.9 m²

LEVEL 01
GFA
520.9 m²

PLAN Level 01 Redan Lane
1:750

LEVEL 02
GFA AH
105.3 m²

LEVEL 02
GFA AH
135.4 m²

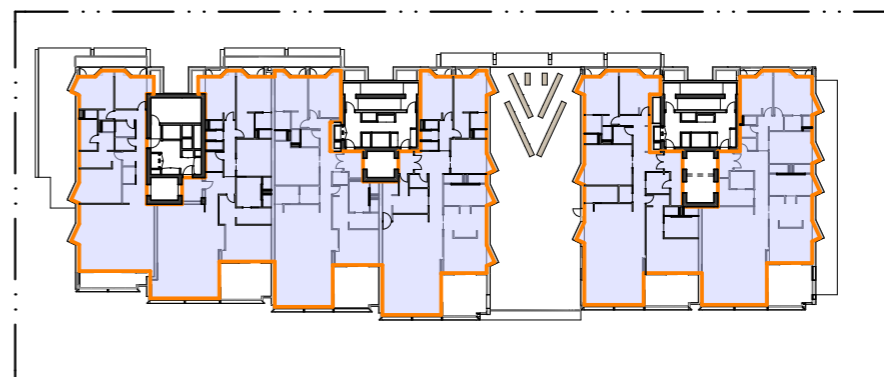


LEVEL 02
GFA AH
250.9 m²

LEVEL 02
GFA
813.0 m²

PLAN Level 02
1:750

LEVEL 03 SOUTH
GFA
694.4 m²



LEVEL 03 NORTH
GFA
392.3 m²

PLAN Level 03
1:750

LEVEL 04 SOUTH
GFA
695.5 m²

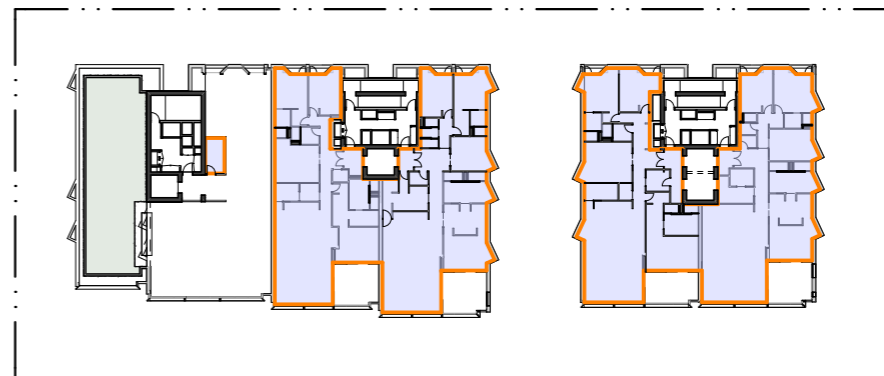


LEVEL 04 NORTH
GFA
391.6 m²

PLAN Level 04
1:750

LEVEL 05 SOUTH
GFA
6.7 m²

LEVEL 05 SOUTH
GFA
374.6 m²





LEVEL 05 NORTH
GFA
392.3 m²

PLAN Level 05
1:750

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

GFA Plans
GFA Plans

 Affordable Housing GFA
 Market Housing GFA

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission - Lodgment	IS	

Scale
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TPRS

Sheet
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Rev
B

0 2.5 5 10m

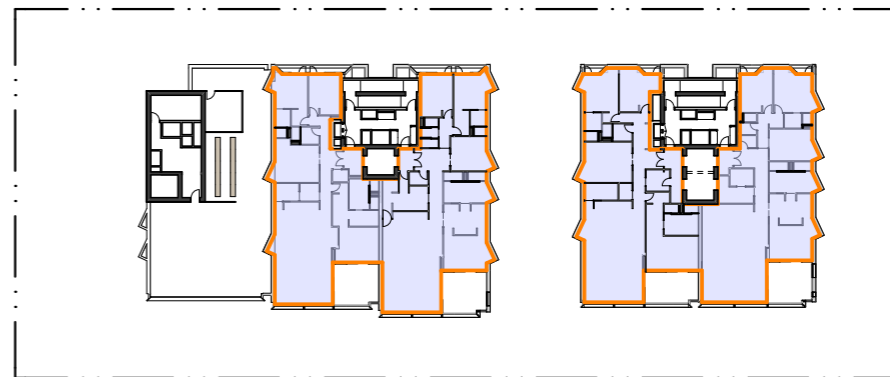


LEVEL 06 SOUTH
GFA
564.1 m²



LEVEL 06 NORTH
GFA
391.6 m²

LEVEL 07 SOUTH
GFA
374.7 m²

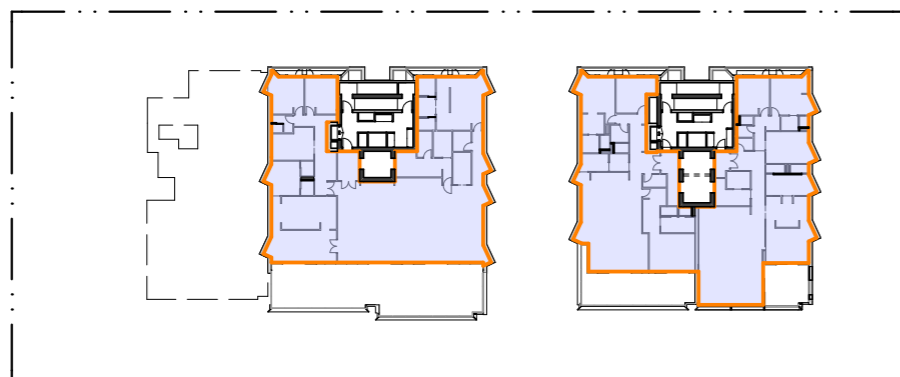


LEVEL 07 NORTH
GFA
392.3 m²

PLAN Level 06
1:750

PLAN Level 07
1:750

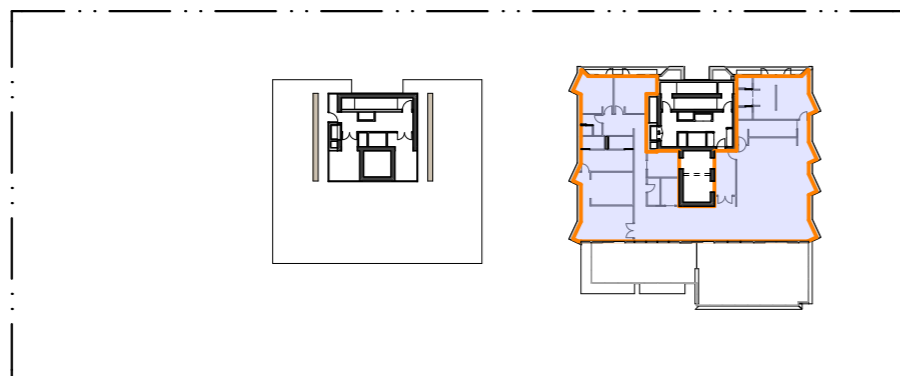
LEVEL 08 SOUTH
GFA
317.1 m²



LEVEL 08 NORTH
GFA
366.1 m²

PLAN Level 08
1:750

LEVEL 09 SOUTH
GFA
288.2 m²



LEVEL 09 NORTH
GFA
288.2 m²

PLAN Level 09
1:750

Apartment Yield			
Apartment Type	Quantity	Zone Name	
APT. 2 BED	1	1.04 (AH)	
APT. 2 BED	1	1.05 (AH)	
APT. 2 BED	1	1.06 (AH)	
APT. 3BED	1	1.01	
APT. 3BED	8	1.02	
APT. 3BED	53	1.03	
APT. 3BED	1	2.01	

Floor (Story)	Zone Category	Room Name	Area
Ground Floor	RESIDENTIAL	GFA	885.5 m ²
Level 01 Redan Lane	RESIDENTIAL	GFA	520.9 m ²
Level 01 Redan Lane	RESIDENTIAL	GFA AH	862.3 m ²
Level 02	RESIDENTIAL	GFA	813.0 m ²
Level 02	RESIDENTIAL	GFA AH	491.6 m ²
Level 03	RESIDENTIAL	GFA	1,086.7 m ²
Level 04	RESIDENTIAL	GFA	1,087.1 m ²
Level 05	RESIDENTIAL	GFA	773.6 m ²
Level 06	RESIDENTIAL	GFA	955.7 m ²
Level 07	RESIDENTIAL	GFA	767.0 m ²
Level 08	RESIDENTIAL	GFA	683.2 m ²
Level 09	RESIDENTIAL	GFA	288.2 m ²
TOTAL GFA			9,214.8 m²

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

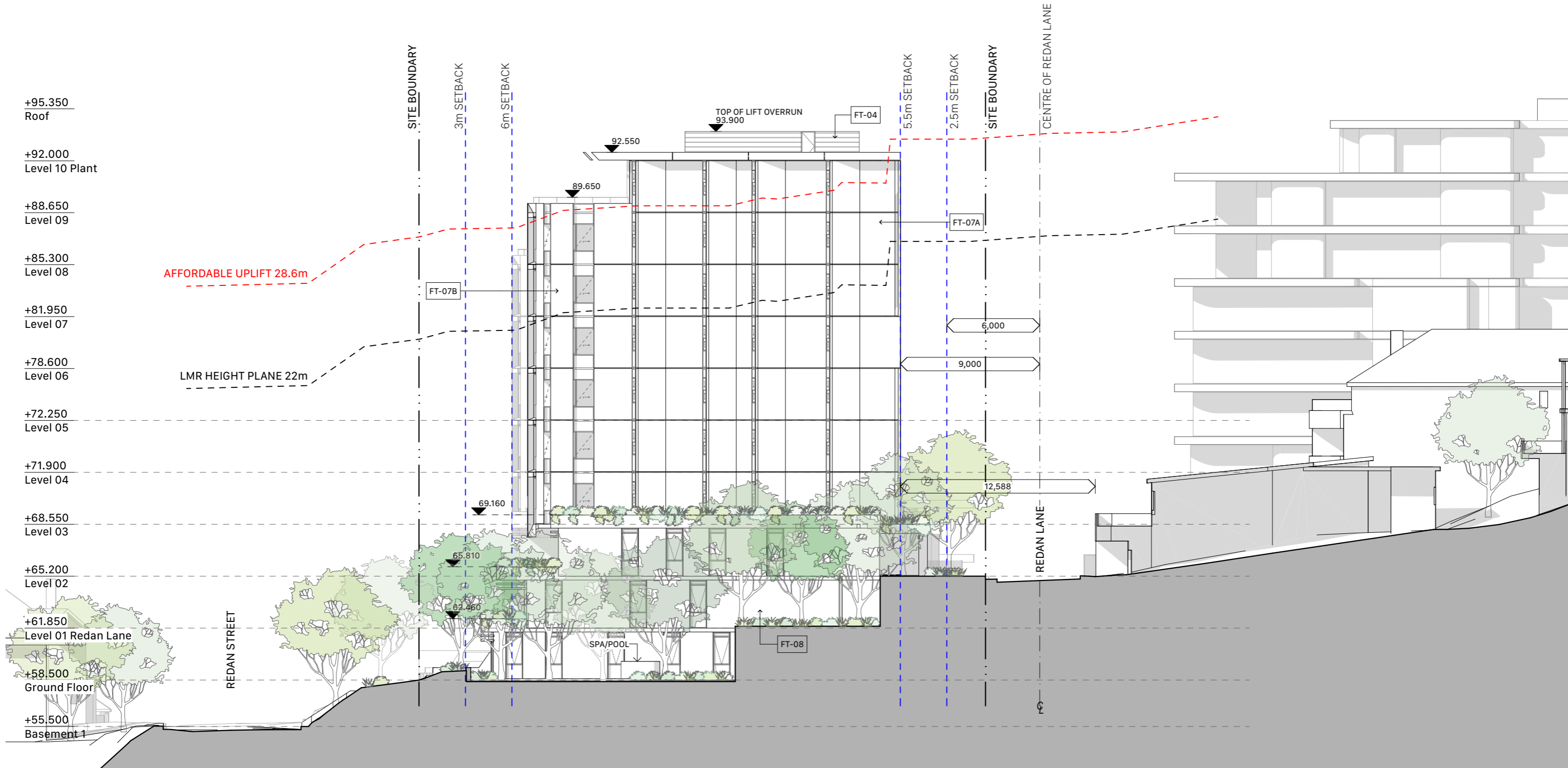
GFA Plans
GFA Plans

Affordable Housing GFA

Market Housing GFA

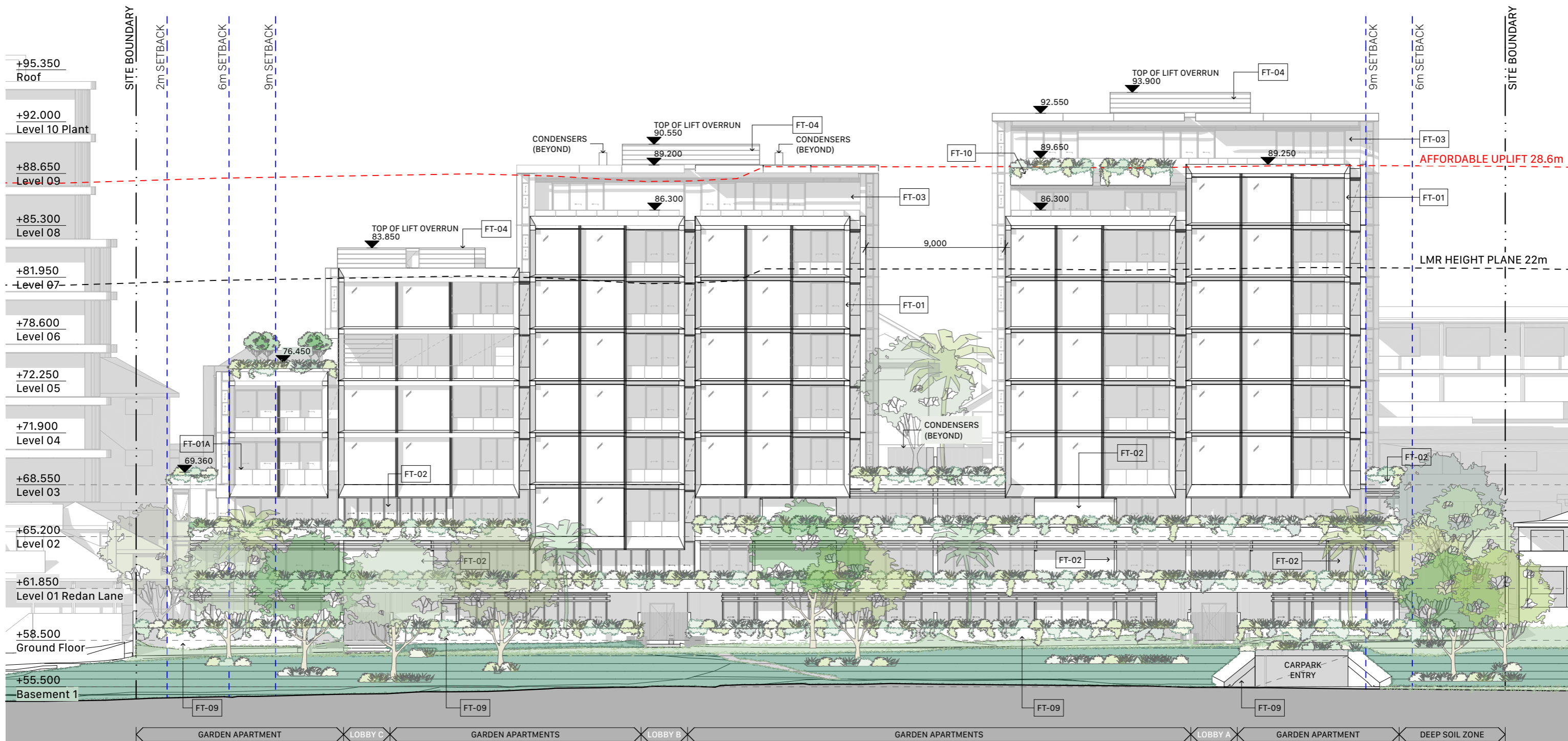
Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission - Lodgment	IS	

Scale 1:250 @ A3	Code TPRS	Sheet 2801	Rev B	0 2.5 5 10m	
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LEGEND	
FT-01 FT-01A	LIGHT COLOURED METAL FRAME ELEMENT (FT-01) WITH CLEAR FIXED GLAZING PANELS (FT-01A) GLASS BALUSTRADE LIGHT COLOURED METAL SLAB EDGE COVER
FT-02	DARK GREY MASONRY FINISH WALLS WITH ALUMINIUM-FRAMED WINDOWS/DOORS OR SIMILAR ALUMINIUM HORIZONTAL LOUVRES METAL PALISADE BALUSTRADE SOLID EXTERNAL PLANTER BOXES
FT-03	FULL HEIGHT GLAZING GLASS BALUSTRADE
FT-04	CHAMPAGNE COLOURED CLADDING OR SIMILAR
FT-05	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH FULL HEIGHT GLAZING AND DOORS WITHIN DEEP REVEALS METAL PALISADE BALUSTRADE METAL TRIM AT SLAB LEVELS
FT-06	WARM-COLOURED MASONRY FINISH TO WALLS, FULL HEIGHT GLAZING AND DOORS WITHIN METAL PORTALS METAL PALISADE BALUSTRADE
FT-07A	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH INTEGRATED POP-OUT WINDOWS ORIENTATED TOWARDS VIEWS METAL TRIM AT SLAB LEVELS
FT-07B	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH METAL TRIM AT SLAB LEVELS
FT-08	DARK GREY MASONRY FINISH WALLS WITH FULL HEIGHT GLAZING
FT-09	SANDSTONE WALLS
FT-10	SOLID EXTERNAL PLANTER BOXES WITH GLASS BALUSTRADE BEHIND

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevation North Elevations	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission - Lodgment</td> <td>IS</td> <td></td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission - Lodgment	IS		Scale 1:250 @ A3	Code TPRS	Sheet 3000	Rev B		
Rev	Date	Description	By	Chk														
B	27/2/2026	SSD Submission - Lodgment	IS															



LEGEND

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

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

Elevation East - Redan Street
Elevations

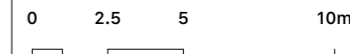
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B	27/2/2026	SSD Submission - Lodgment	IS	

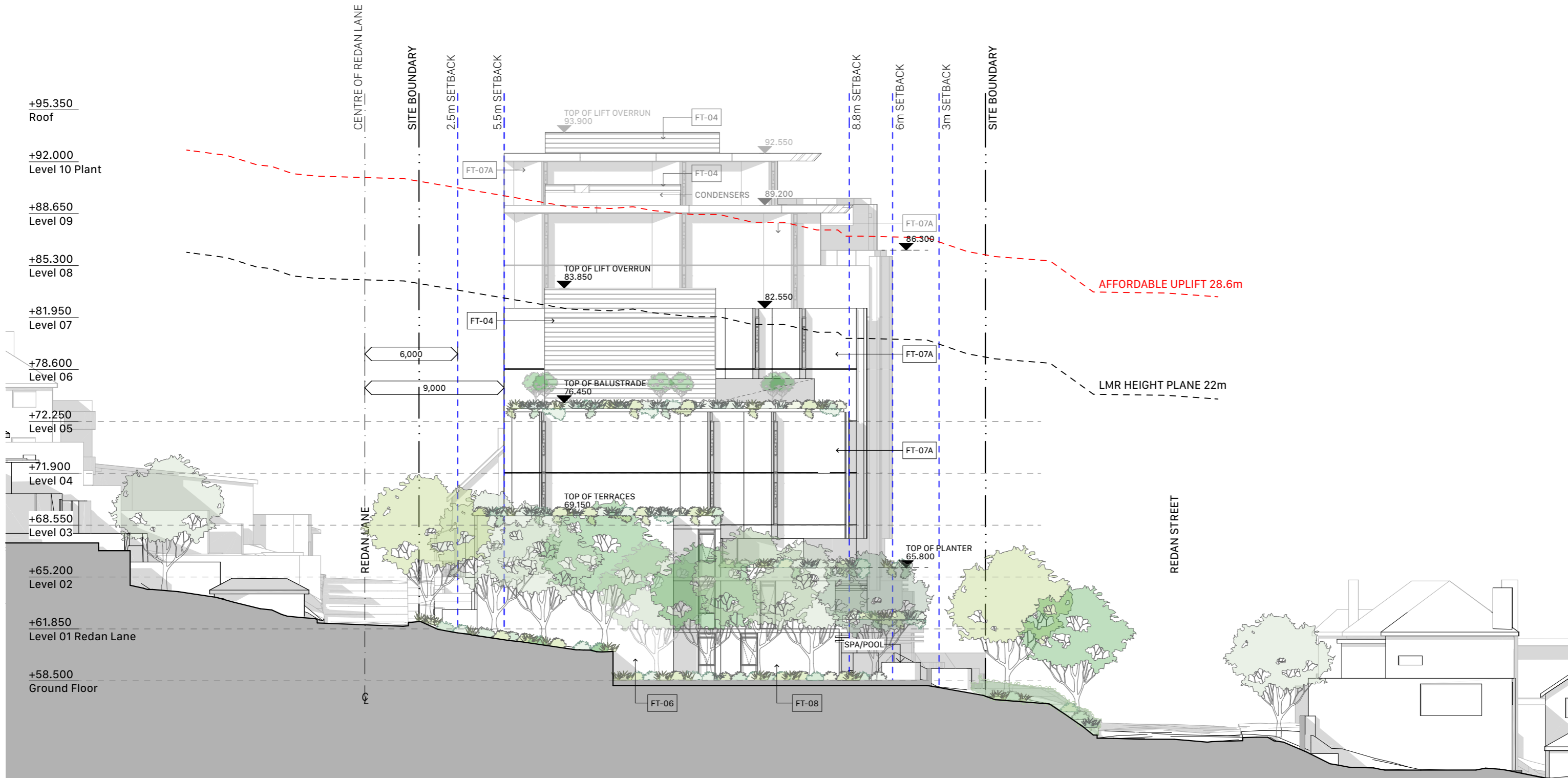
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Code
TPRS

Sheet
3001

Rev
B





LEGEND

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

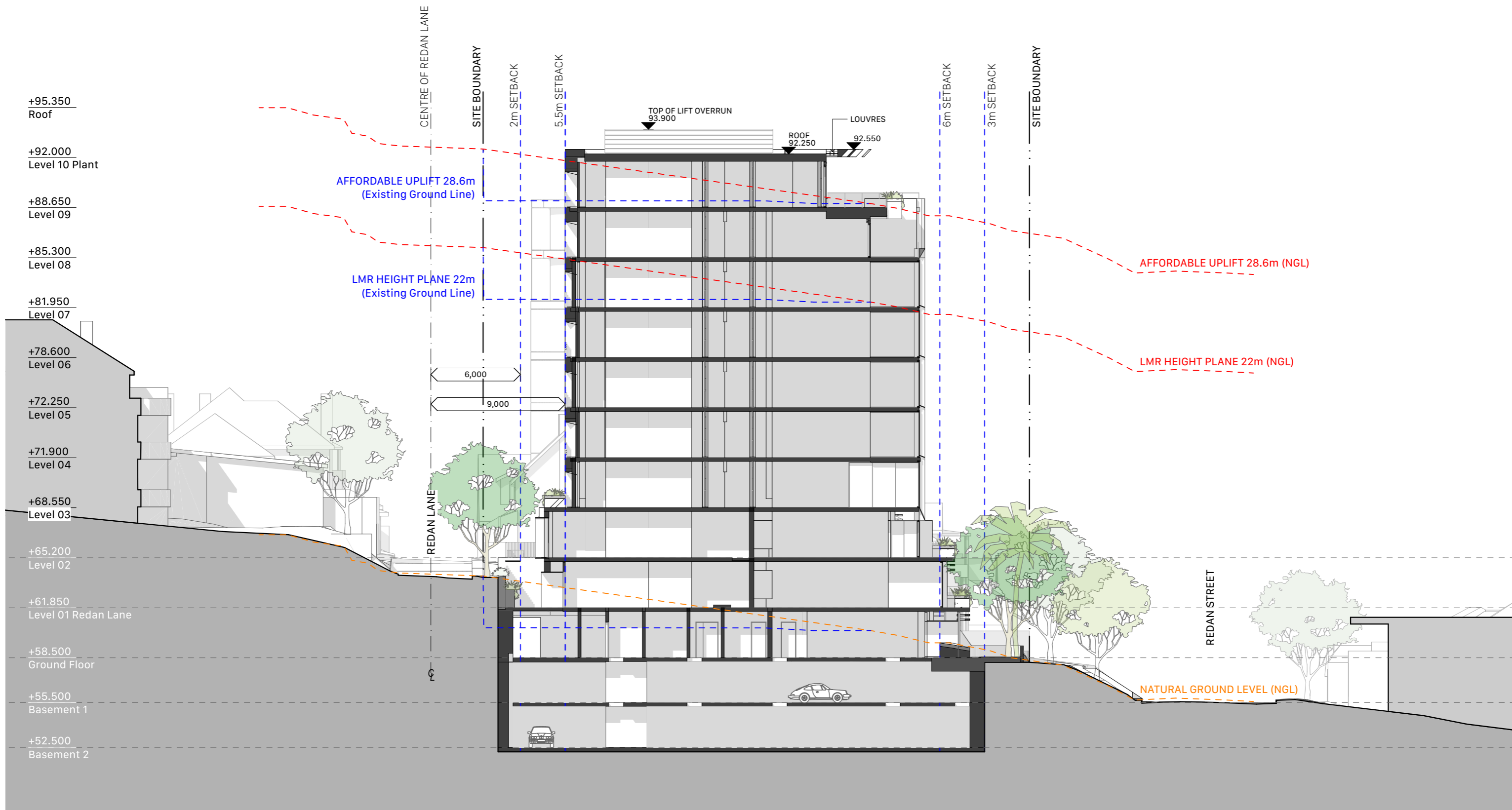
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevation South Elevations	Rev B	Date 27/2/2026	Description SSD Submission - Lodgment	By IS	Chk	Scale 1:250 @ A3	Code TPRS	Sheet 3002	Rev B	0 2.5 5 10m	
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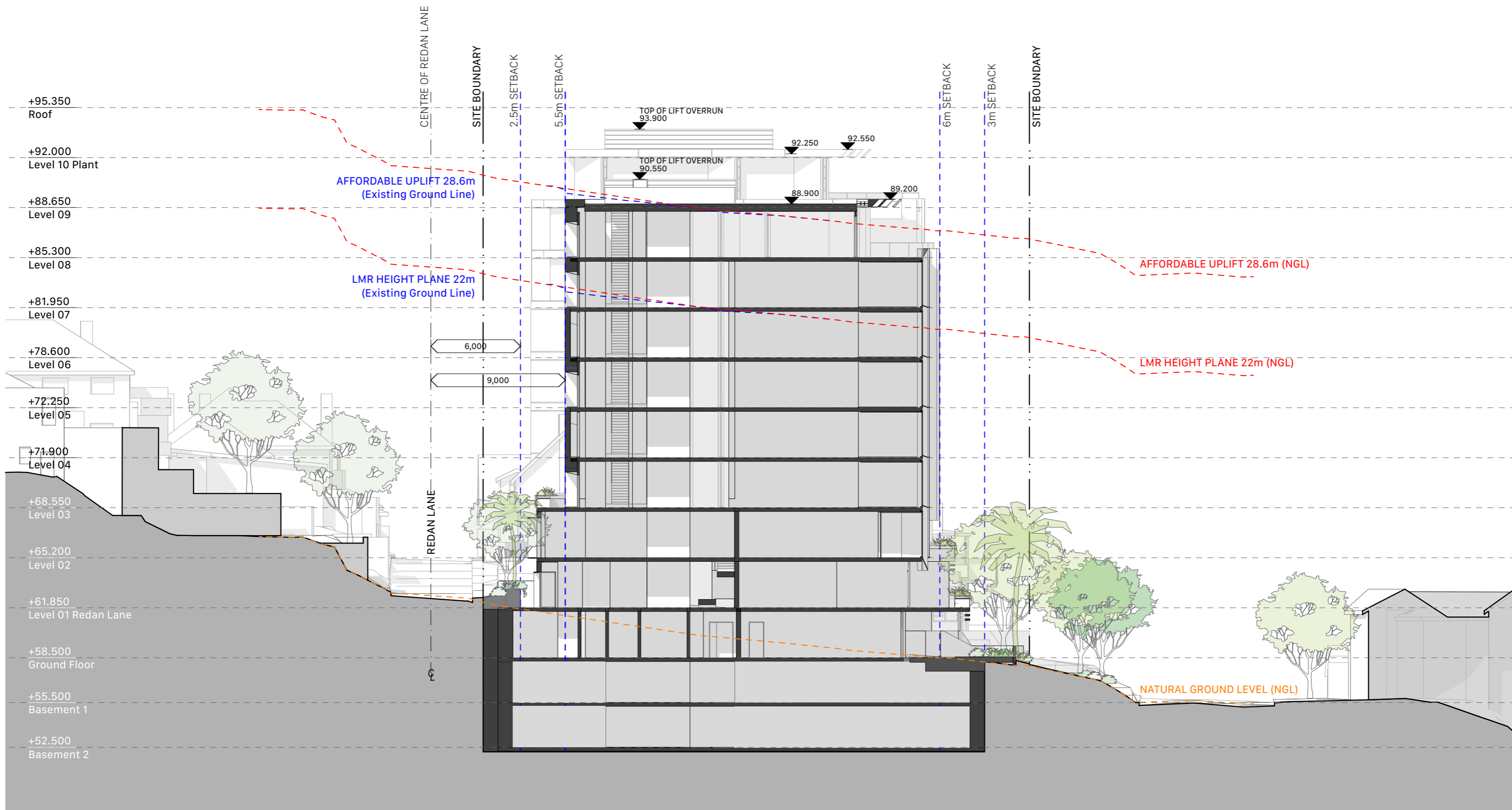
LEGEND

FT-01 FT-01A	LIGHT COLOURED METAL FRAME ELEMENT (FT-01) WITH CLEAR FIXED GLAZING PANELS (FT-01A)	FT-02	DARK GREY MASONRY FINISH WALLS WITH ALUMINIUM-FRAMED WINDOWS/DOORS OR SIMILAR	FT-03	FULL HEIGHT GLAZING GLASS BALUSTRADE	FT-05	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH FULL HEIGHT GLAZING AND DOORS WITHIN DEEP REVEALS	FT-06	WARM-COLOURED MASONRY FINISH TO WALLS, FULL HEIGHT GLAZING AND DOORS WITHIN METAL PORTALS	FT-07A	LIGHT-COLOURED MASONRY FINISH TO WALLS WITH INTEGRATED POP-OUT WINDOWS ORIENTATED TOWARDS VIEWS	FT-08	DARK GREY MASONRY FINISH WALLS WITH FULL HEIGHT GLAZING	FT-10	SOLID EXTERNAL PLANTER BOXES WITH GLASS BALUSTRADE BEHIND
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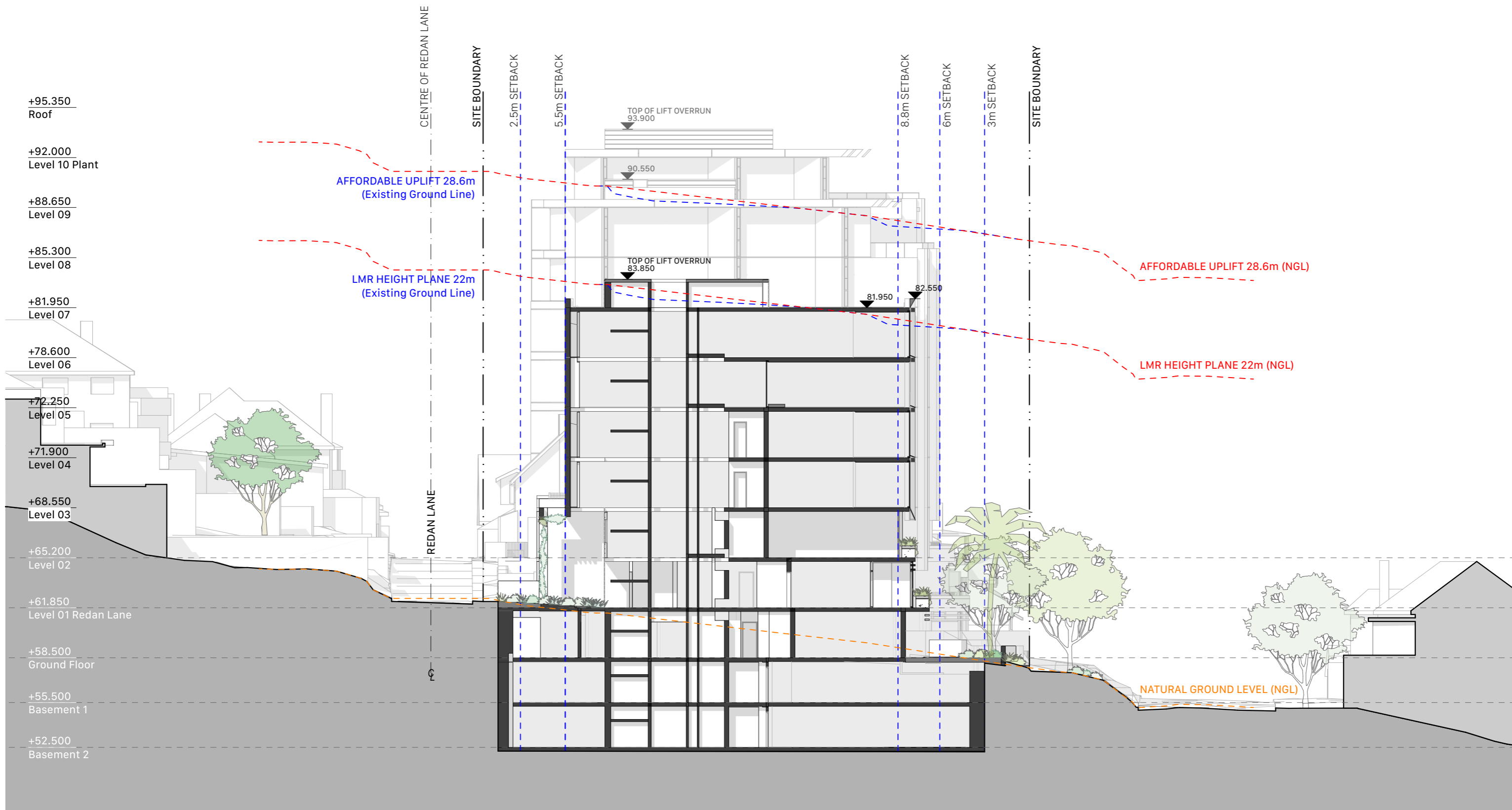
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Elevation West - Redan Lane Elevations	Rev Date Description By Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m
		B 27/2/2026 SSD Submission Lodgment IS	1:250 @ A3	TPRS	3003	B	



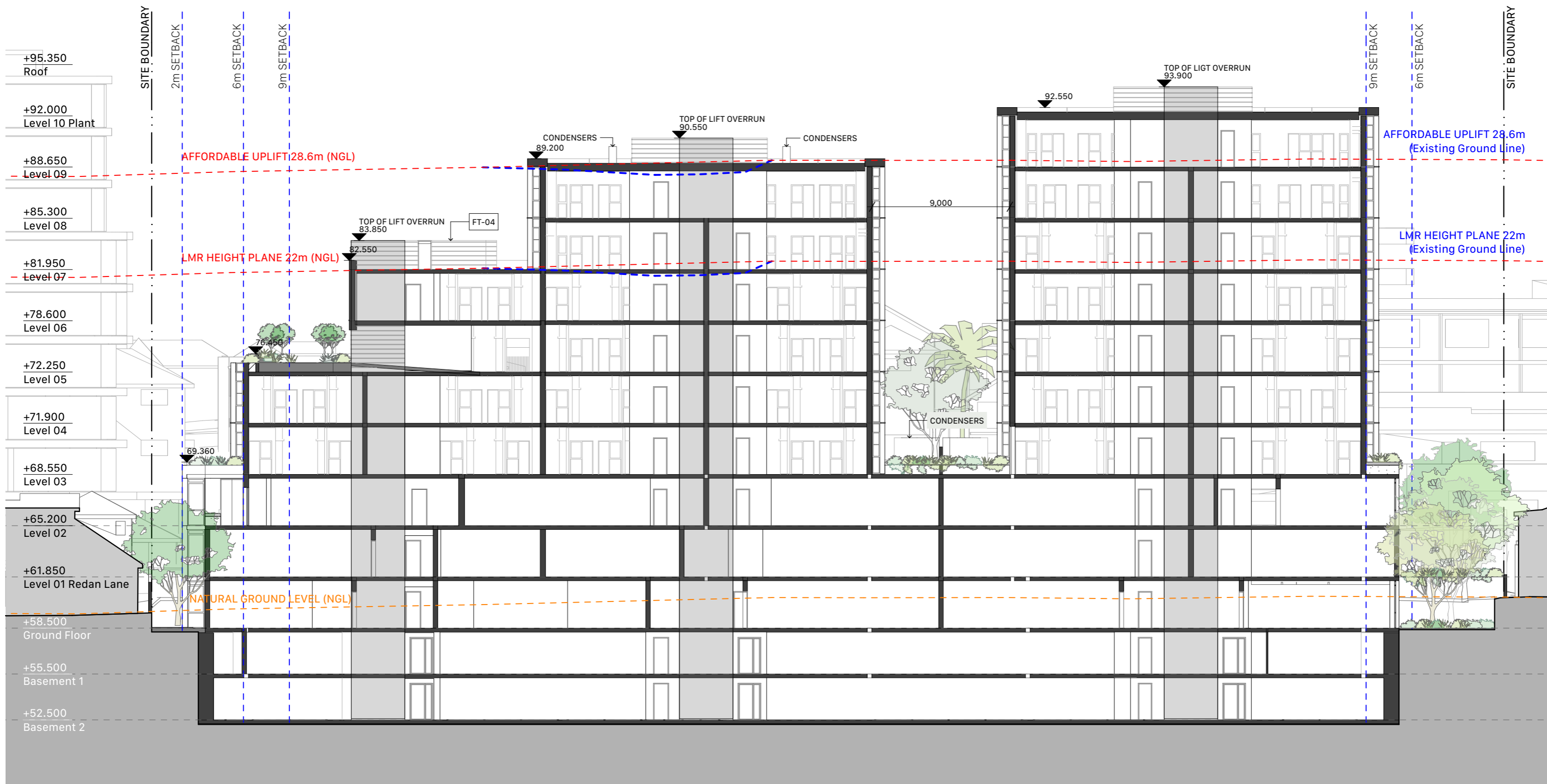
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 2 EW Centre Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m	
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40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Section 3 EW South Sections	Rev	Date	Description	By	Chk	Scale	Code	Sheet	Rev	0 2.5 5 10m	
		B	27/2/2026	SSD Submission - Lodgment	IS	1:250 @ A3	TPRS	4002	B			



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

Section 4 NS
Sections

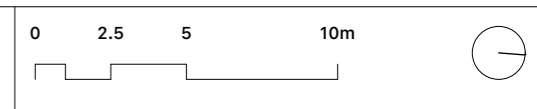
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B	27/2/2026	SSD Submission - Lodgment	IS	

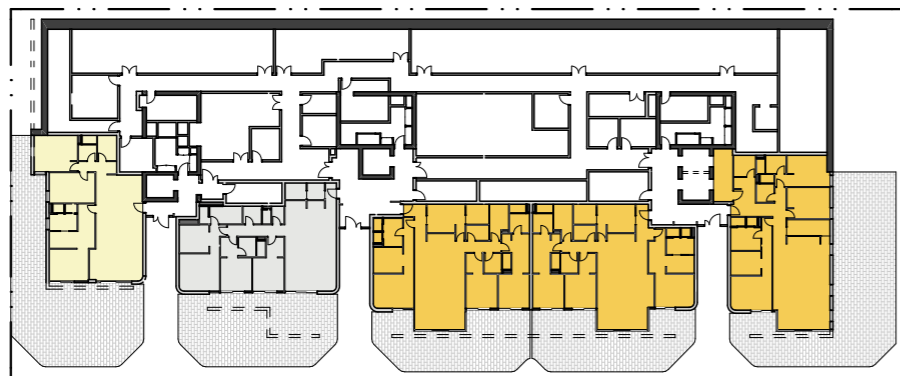
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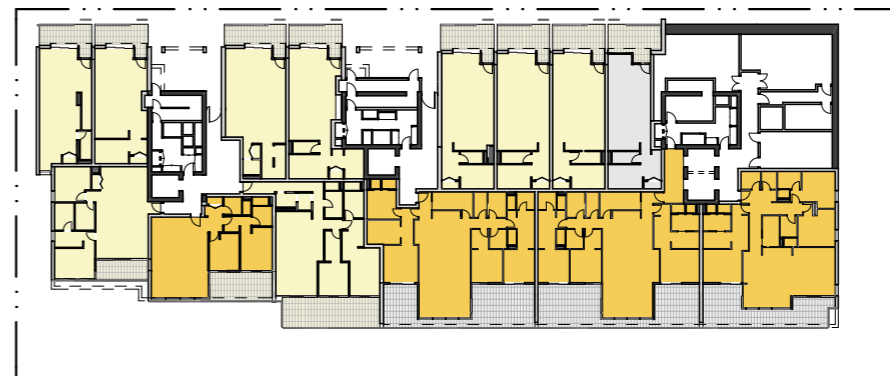
Sheet
4003

Rev
B

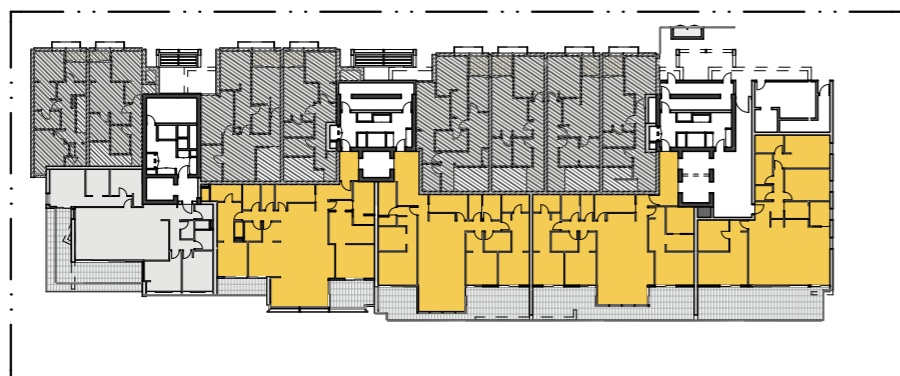




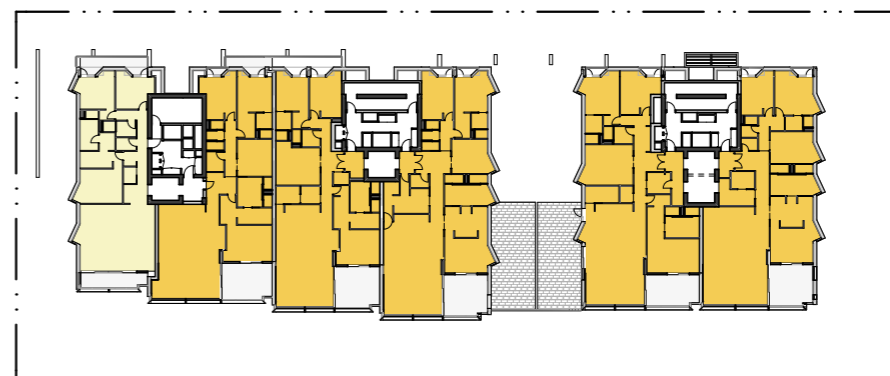
PLAN Ground Floor
1:750



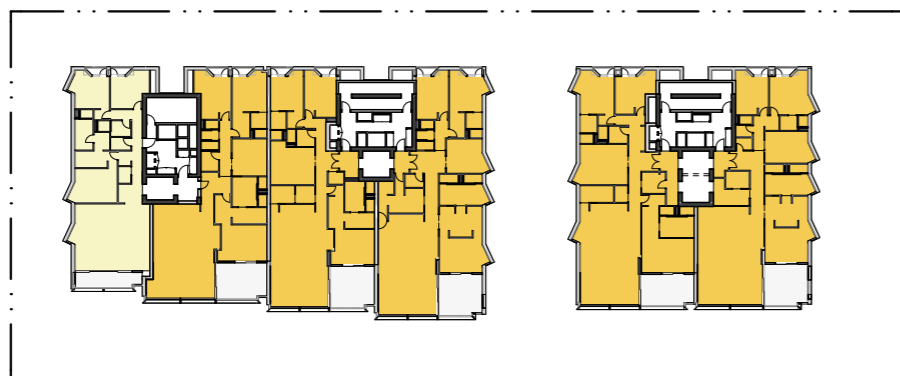
PLAN Level 01 Redan Lane
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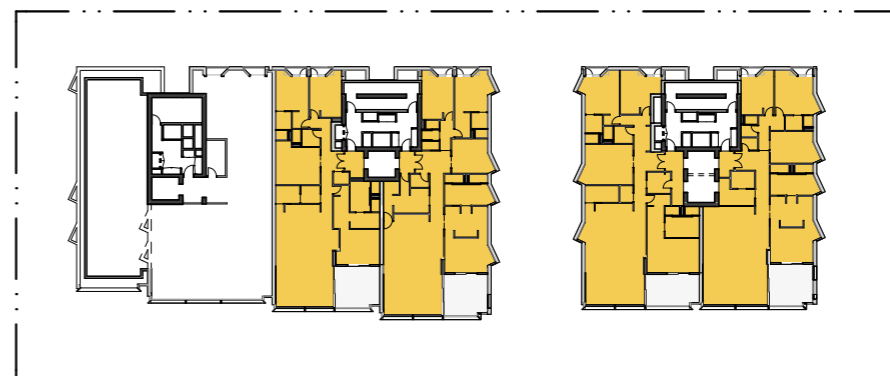
PLAN Level 02
1:750



PLAN Level 03
1:750



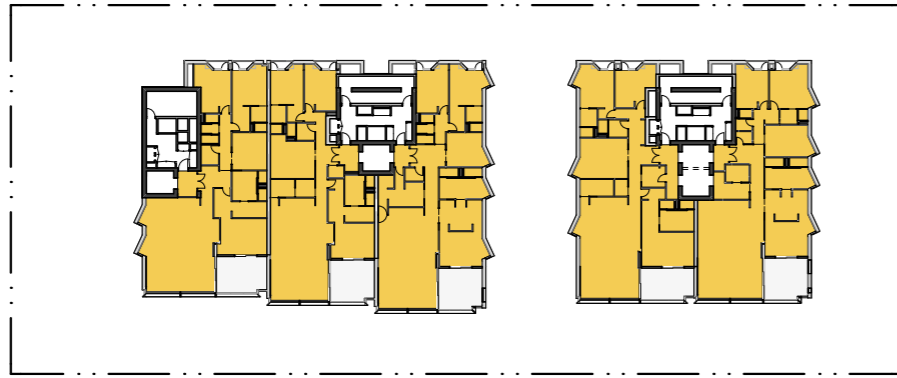
PLAN Level 04
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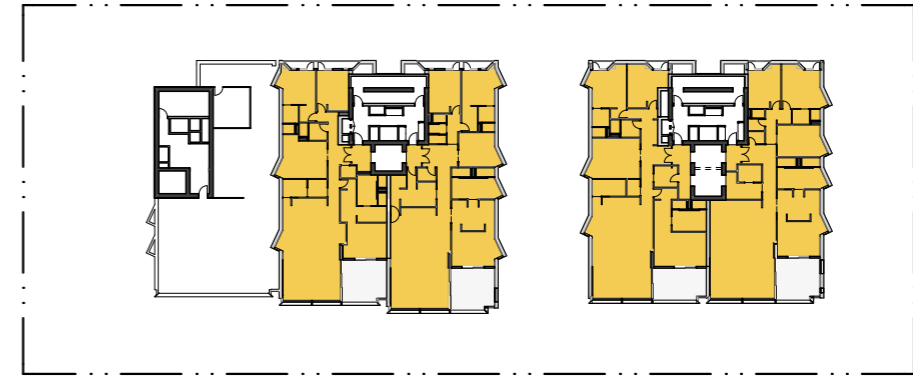
PLAN Level 05
1:750

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

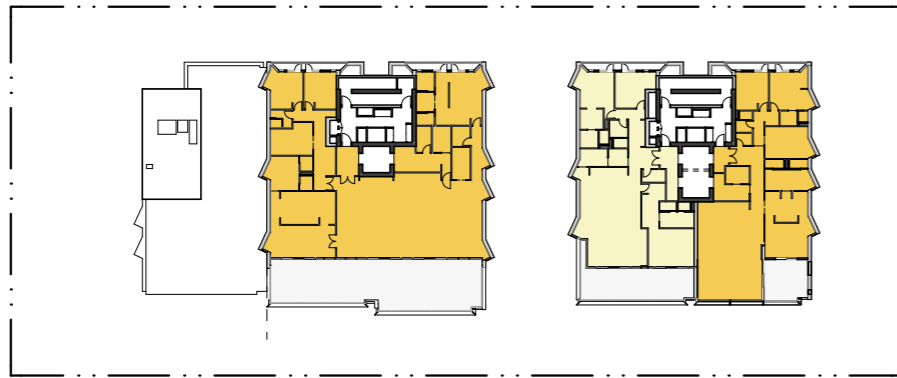
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Solar and No Solar Compliance Compliance	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>IS</td> <td>Lodgment</td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	IS	Lodgment	Scale 1:750 @ A3	Code TPRS	Sheet 6000	Rev B	<table border="1"> <tr> <td>0</td> <td>7.5</td> <td>15</td> <td>30m</td> </tr> </table>	0	7.5	15	30m
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B	27/2/2026	SSD Submission	IS	Lodgment																	
0	7.5	15	30m																		



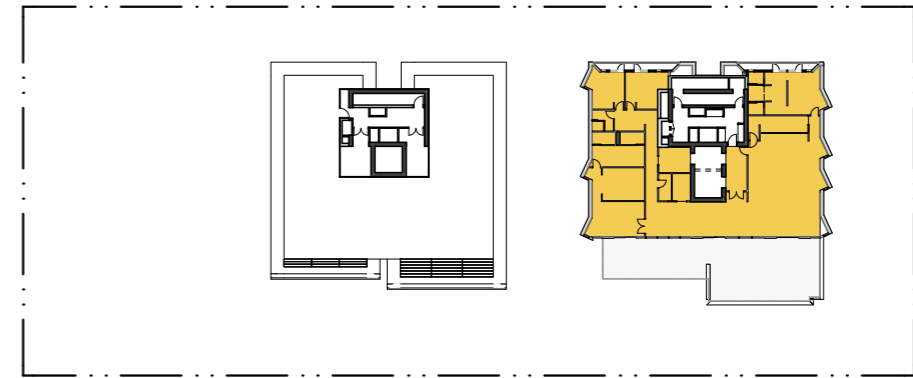
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Solar Access	Solar Compliance	Quantity
Greater than Threshold	More than 2 hours	37 (70 %)
Less than Threshold	Between 1-2 hours	13 (24 %)
No Sun	Less than 15 minutes	3 (6 %)

More than 2 hours Between 1-2 hours Less than 15 Minutes

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Solar and No Solar Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6001	Rev B	0 7.5 15 30m	
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9AM



10AM



11AM



12 MIDDAY



1PM



2PM



3PM

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

Sun Eye Views
Compliance

Rev	Date	Description	By	Chk
B	27/2/2026	SSD Submission	IS	Lodgment

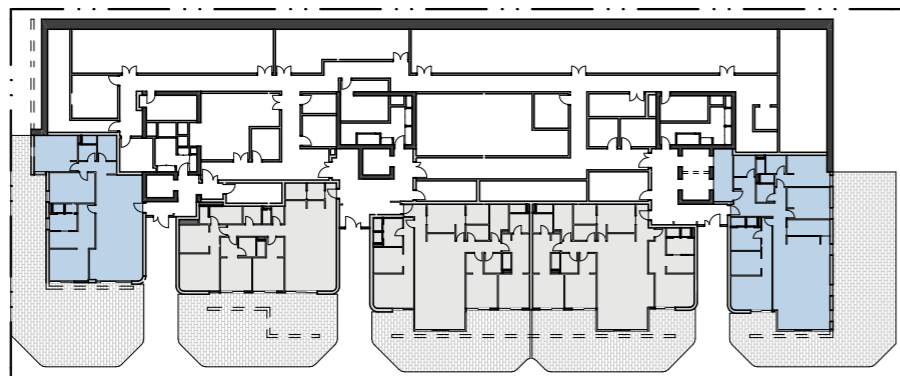
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TPRS

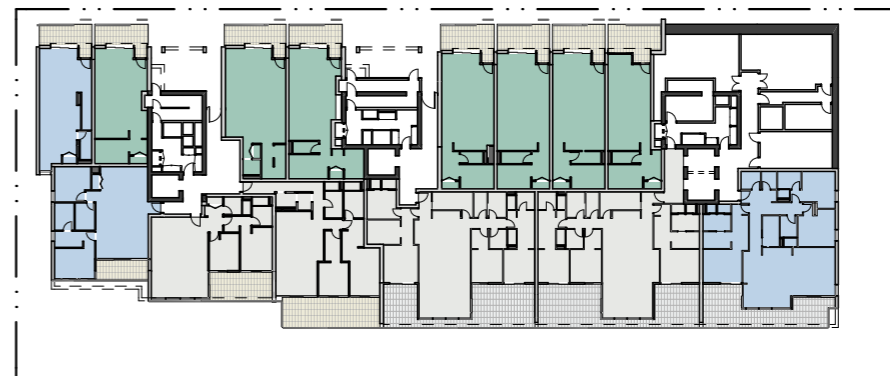
Sheet
6002

Rev
B





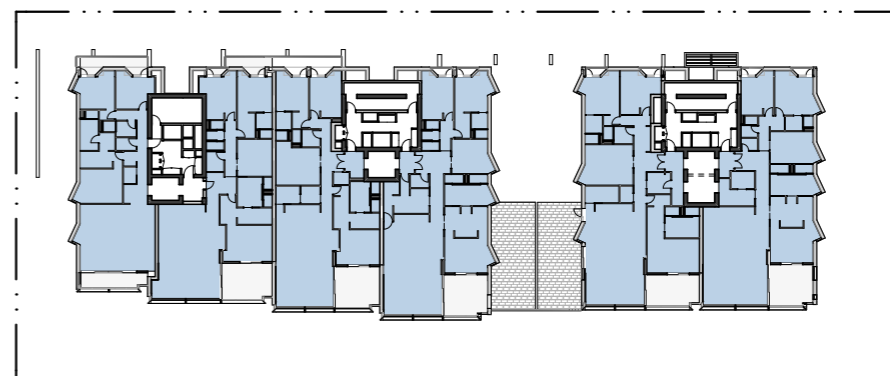
PLAN Ground Floor
1:750



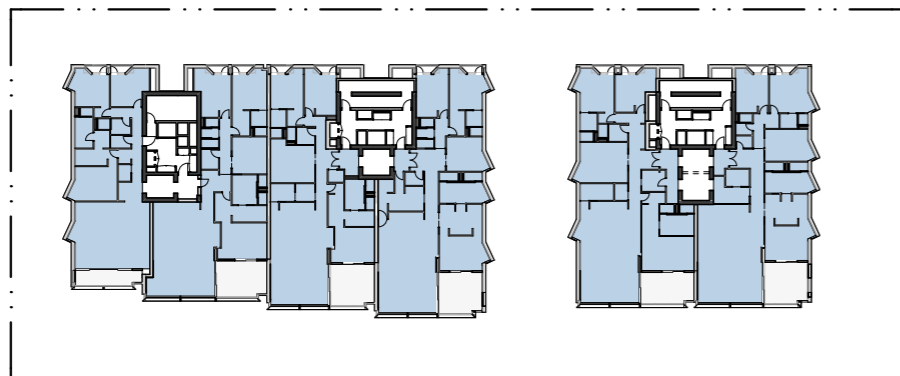
PLAN Level 01 Redan Lane
1:750



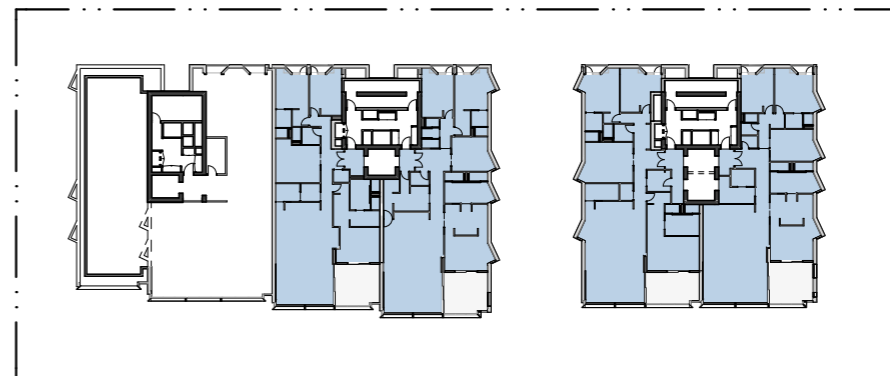
PLAN Level 02
1:750
Note: * denotes two storey terraces which only count once for cross ventilation



PLAN Level 03
1:750



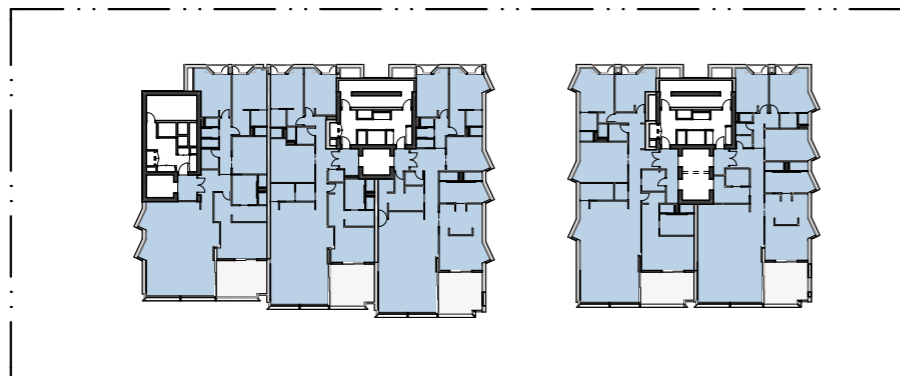
PLAN Level 04
1:750



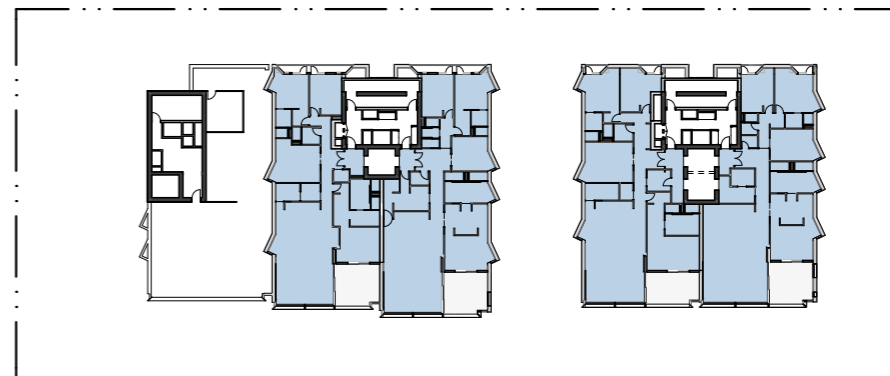
PLAN Level 05
1:750

Cross Ventilation Units
 Assisted Cross Ventilated Units
 Single Aspect/Not Cross Ventilated

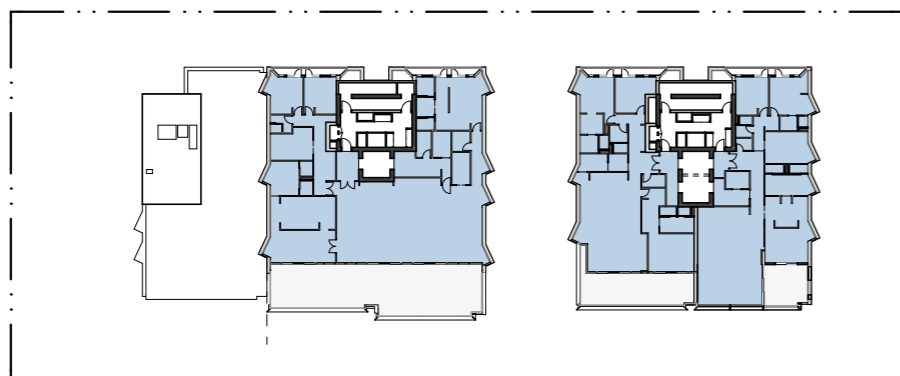
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Cross Ventilation Compliance	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>IS</td> <td>Lodgment</td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	IS	Lodgment	Scale 1:750 @ A3	Code TPRS	Sheet 6003	Rev B	<table border="1"> <tr> <td>0</td> <td>7.5</td> <td>15</td> <td>30m</td> </tr> </table>	0	7.5	15	30m
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0	7.5	15	30m																		



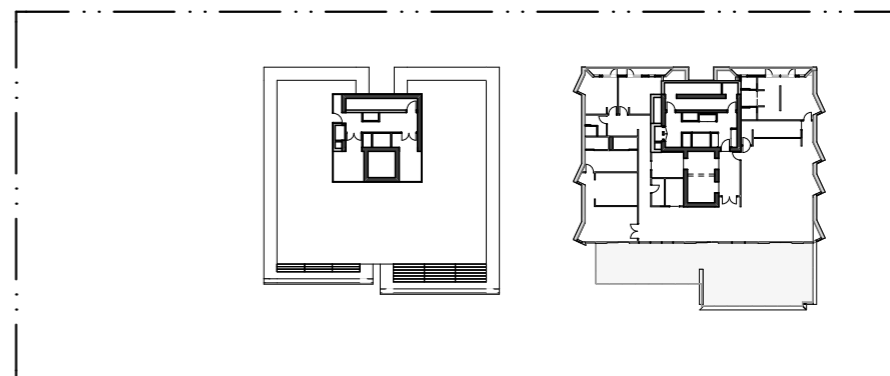
PLAN Level 06
1:750



PLAN Level 07
1:750







PLAN Level 08
1:750



PLAN Level 09
1:750




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



Cross Ventillation	Quantity
Assisted 	7
Cross Ventilated 	35
Non-Applicable 	1
Single Aspect 	10

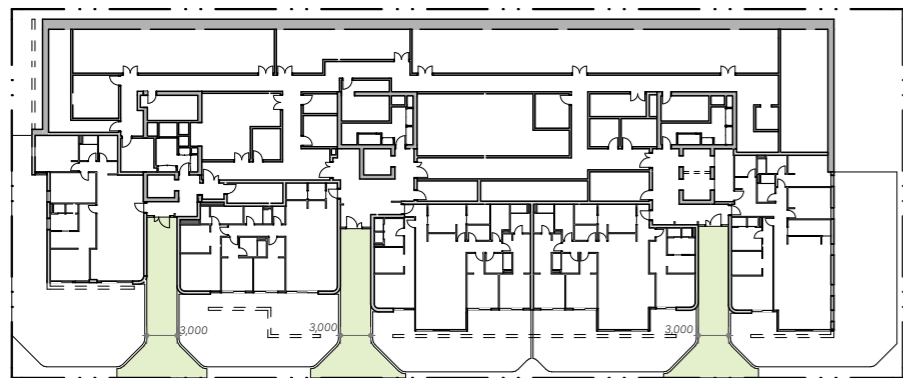
Total number of units in the first 9 storeys of the building: **52 units**

35 out of 52 units are naturally cross ventilated, which is 67%.
(ADG minimum requirement: 60%)

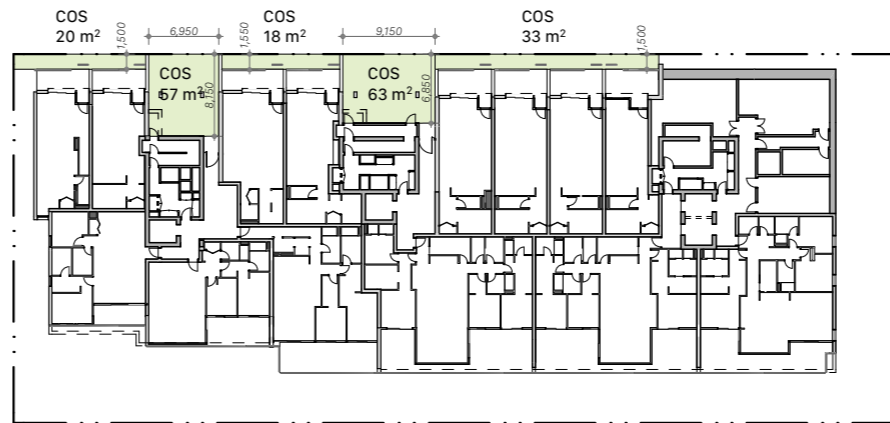
7 units are considered to be cross ventilated with assistance: these are the two storey terraces on Level 1. These units are part of the cross ventilated unit count for ADG compliance.

 Cross Ventilation Units  Assisted Cross Ventilated Units  Single Aspect/Not Cross Ventilated

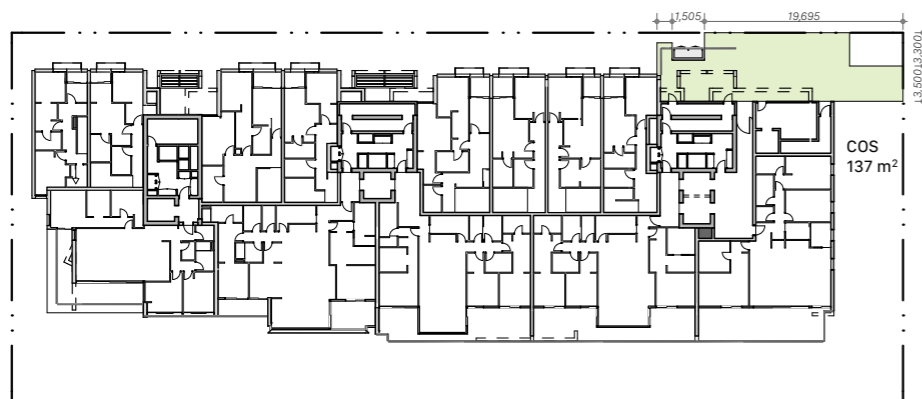
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Cross Ventilation Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6004	Rev B	0 7.5 15 30m 	
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PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750



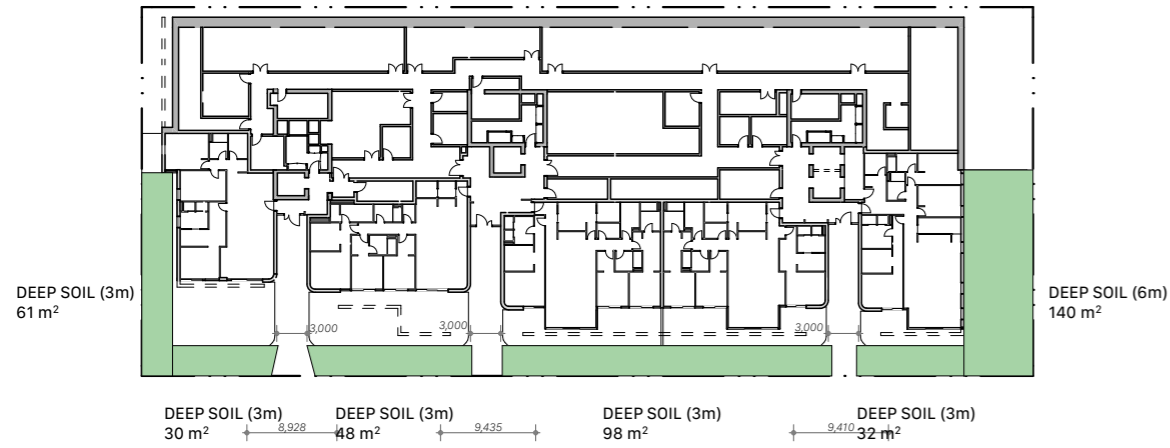
PLAN Level 05
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	COS	173.4
Level 01 Redan Lane		
	COS	189.8
Level 02		
	COS	137.4
Level 05		
	COS	332.1
Total Communal Open Space Area:		832.7 m²

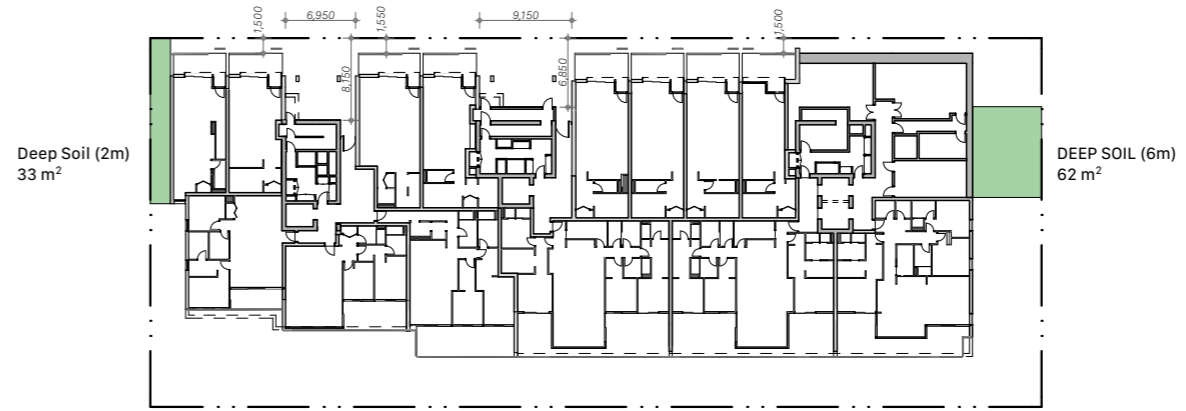
Site Area: 3,233sqm

832.7 / 3233 = 25.76%
(ADG minimum requirement: 25% of site area)

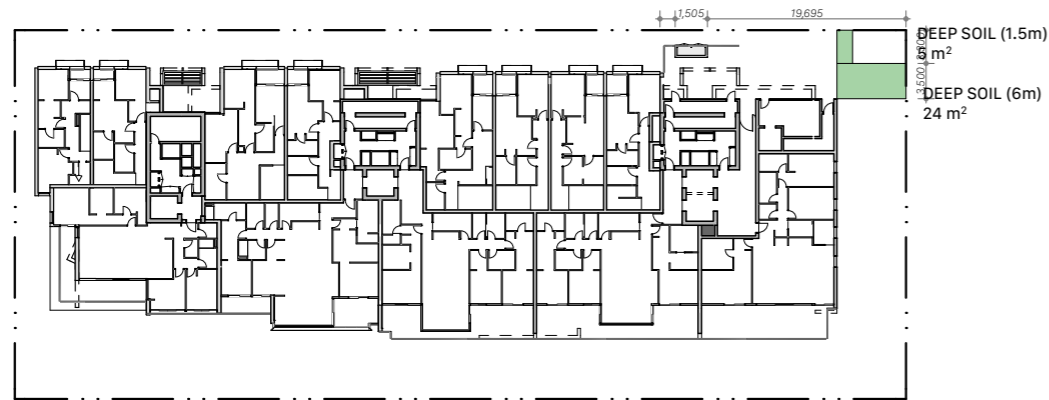




PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750

Floor (Story)	Room Name	Area
Ground Floor		
	DEEP SOIL (6m)	139.9
	DEEP SOIL (3m)	269.7
Level 01 Redan Lane		
	Deep Soil (2m)	32.8
	DEEP SOIL (6m)	61.7
Level 02		
	DEEP SOIL (6m)	24.0
	DEEP SOIL (1.5m)	5.1
Total Deep Soil Area:		533.2 m²

Site Area: 3,233sqm

533.2 / 3233 = 16.49%
(ADG minimum requirement: 7% of site area)

Total Deep Soil Zone (6m): 225.6m²
Total Deep Soil Zone (3m): 269.7m²
Total Deep Soil Zone (1.5-2m): 37.9m²

40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Deep Soil Zones Compliance	Rev Date Description By Chk B 27/2/2026 SSD Submission Lodgment IS	Scale 1:750 @ A3	Code TPRS	Sheet 6006	Rev B	0 7.5 15 30m	
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9AM



10AM



11AM



12 MIDDAY



1PM



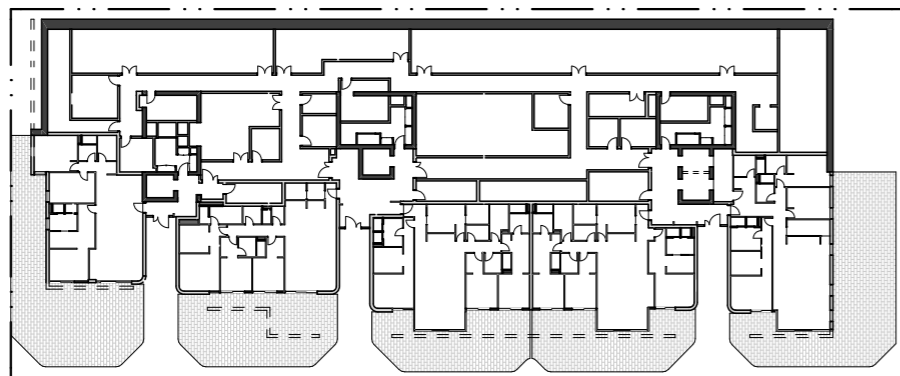
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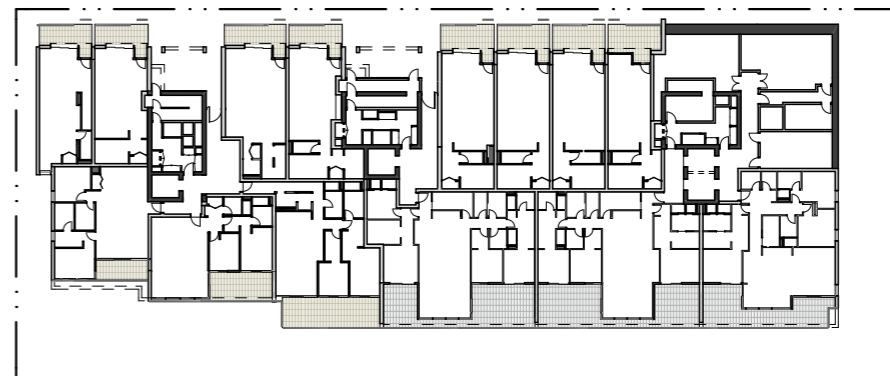
3PM

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

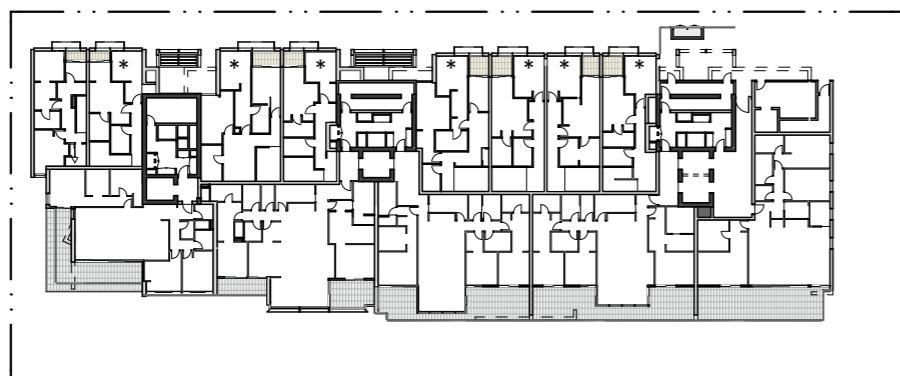
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088		Shadow Analysis June 21 9am-3pm Compliance		<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>Lodgment</td> <td>IS</td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	Lodgment	IS	Scale No Scale @ A3	Code TPRS	Sheet 6007	Rev B	☉
Rev	Date	Description	By	Chk															
B	27/2/2026	SSD Submission	Lodgment	IS															



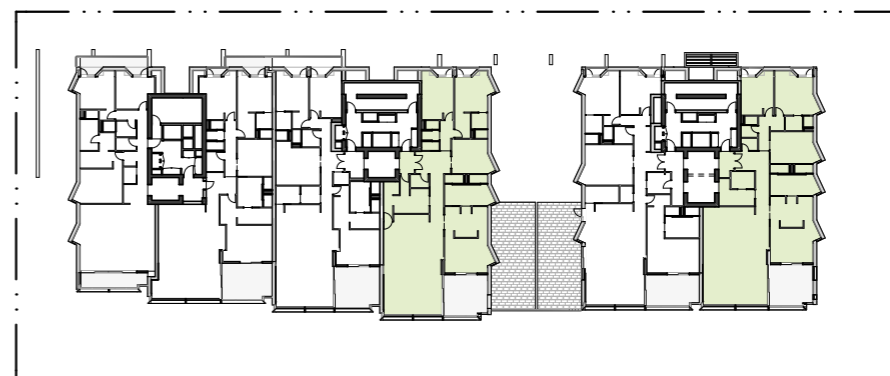
PLAN Ground Floor
1:750



PLAN Level 01 Redan Lane
1:750



PLAN Level 02
1:750
Note: * denotes two storey terraces which only count once for cross ventilation




PLAN Level 03
1:750




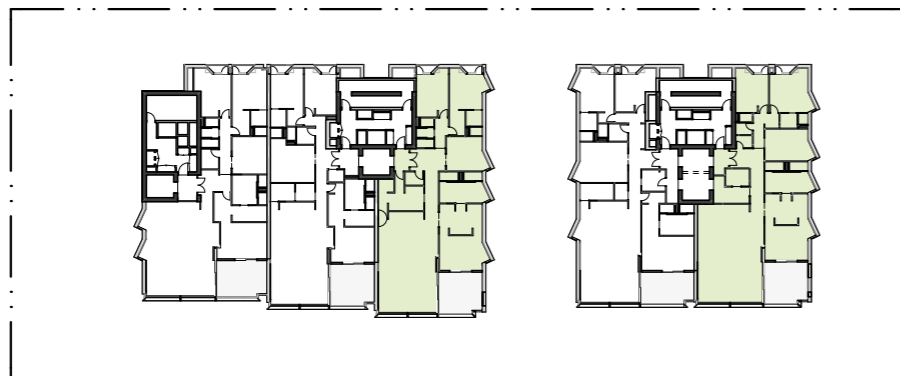
PLAN Level 04
1:750



PLAN Level 05
1:750

 Adaptable and Silver Level Liveable Units

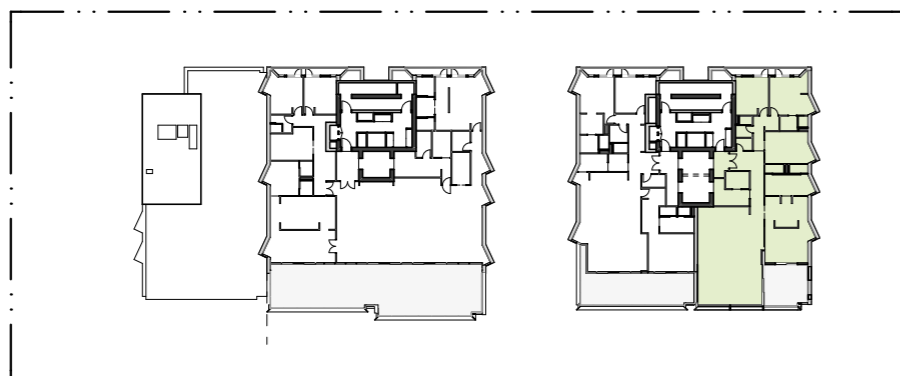
40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088	Adaptable and Silver Living Compliance Compliance	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>IS</td> <td>Lodgment</td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	IS	Lodgment	Scale 1:750 @ A3	Code TPRS	Sheet 6008	Rev B	<table border="1"> <tr> <td>0</td> <td>7.5</td> <td>15</td> <td>30m</td> </tr> </table> 	0	7.5	15	30m
Rev	Date	Description	By	Chk																	
B	27/2/2026	SSD Submission	IS	Lodgment																	
0	7.5	15	30m																		



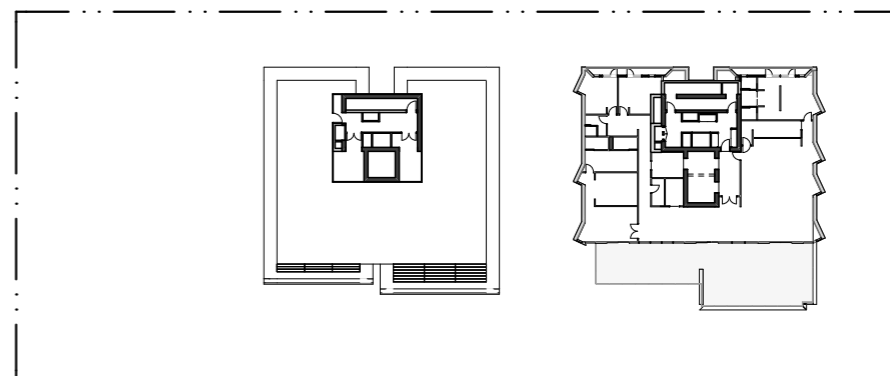
PLAN Level 06
1:750



PLAN Level 07
1:750



PLAN Level 08
1:750



PLAN Level 09
1:750

Floor (Story)	Room Name	Quantity
Level 03		
	3.01	1
	3.03	1
Level 04		
	4.01	1
	4.03	1
Level 05		
	5.03	1
	5.01	1
Level 06		
	6.03	1
	6.01	1

Total: 11



ADAPTABLE UNITS: 11

11/53 units = 21%



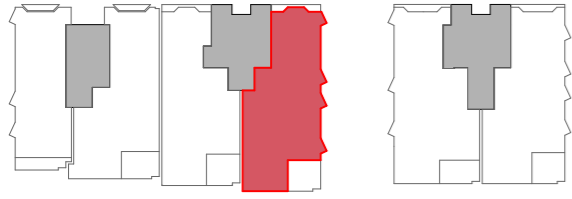
SILVER LEVEL
LIVEABLE UNITS: 11

11/53 units = 21%



Adaptable and Silver Level Liveable Units

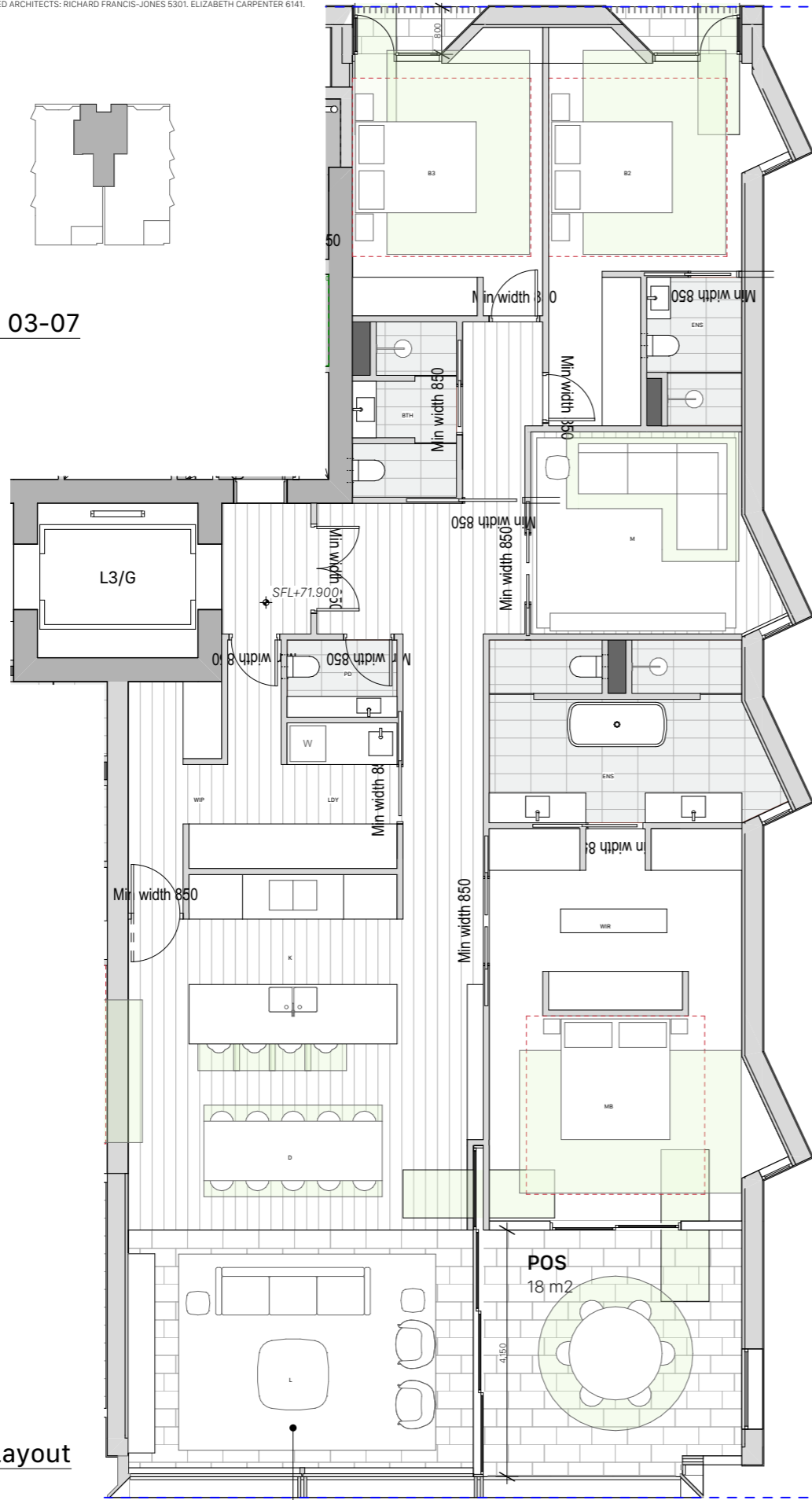




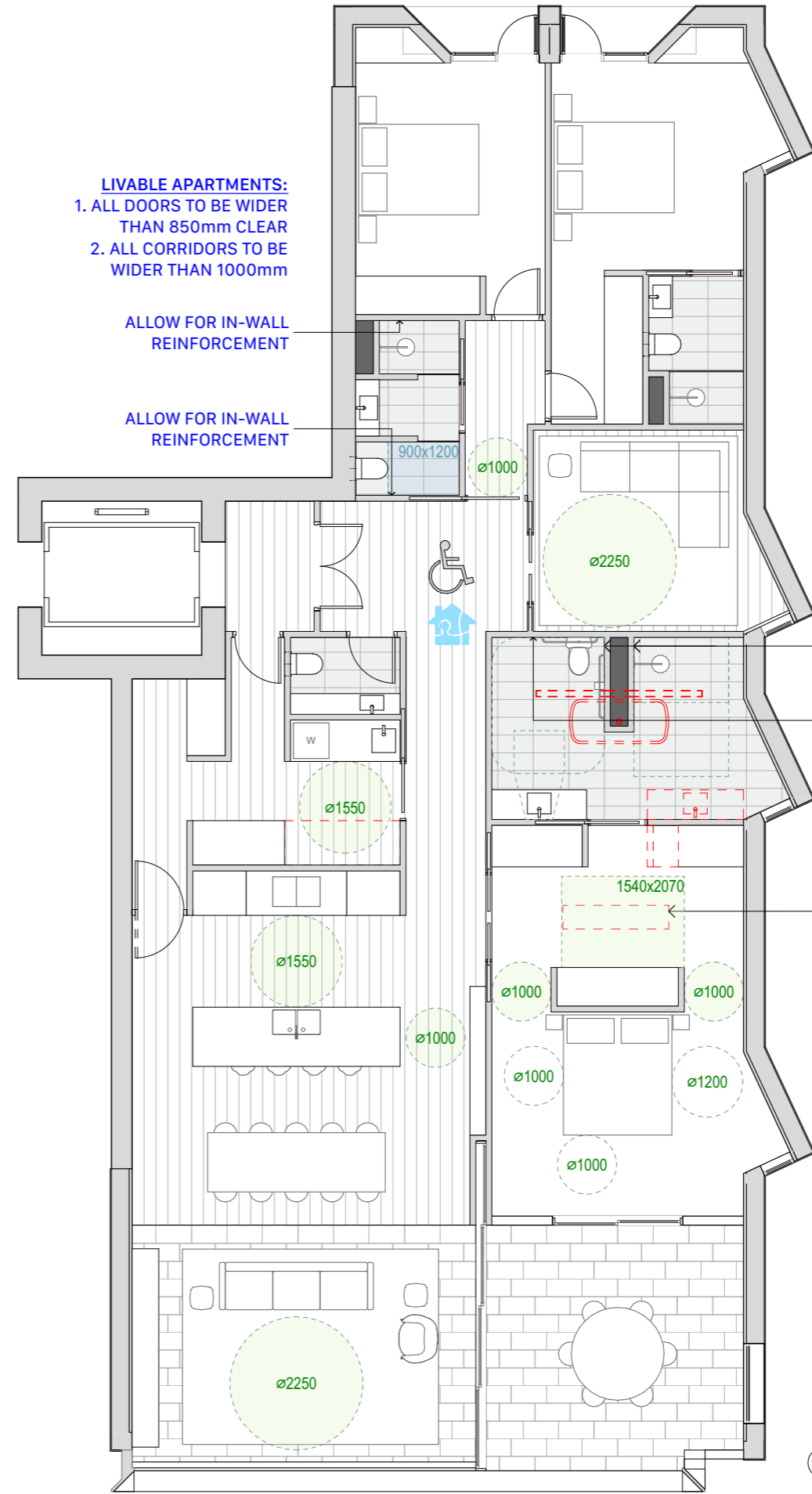
PLAN Key Plan Level 03-07
1:1000

ADAPTABLE UNITS: 5

SILVER LEVEL
LIVEABLE UNITS: 5



PLAN Pre-Adapted Layout
1:100



PLAN Post-Adapted Layout
1:100

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

Pre-Adapted and Post-Adapted Apartment Layouts
Compliance

Rev	Date	Description
B	27/2/2026	SSD Submission - Lodgment

By Chk
IS

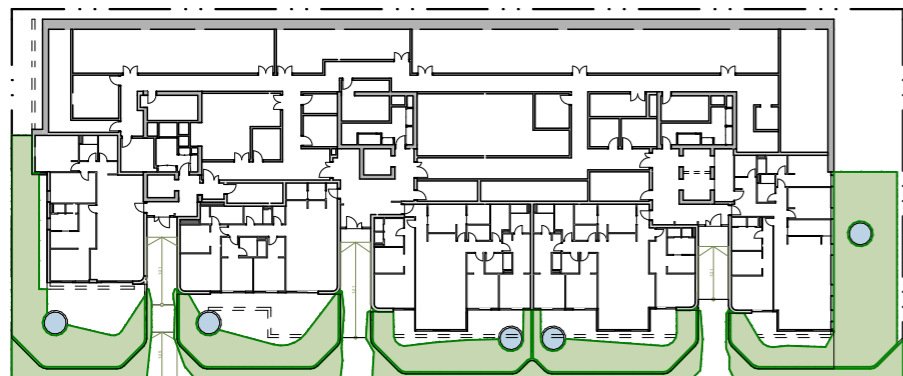
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Code
TPRS

Sheet
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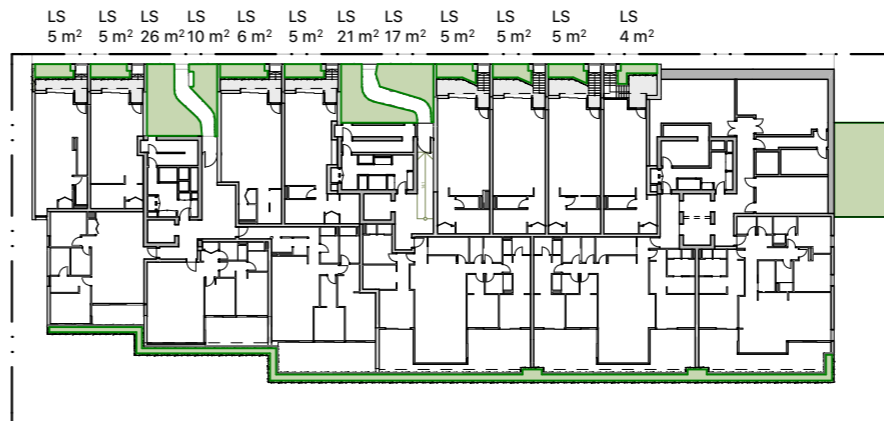
Rev
B





LS 95 m² LS 23 m² LS 22 m² LS 55 m² LS 27 m² LS 48 m² LS 49 m² LS 23 m² LS 139 m²

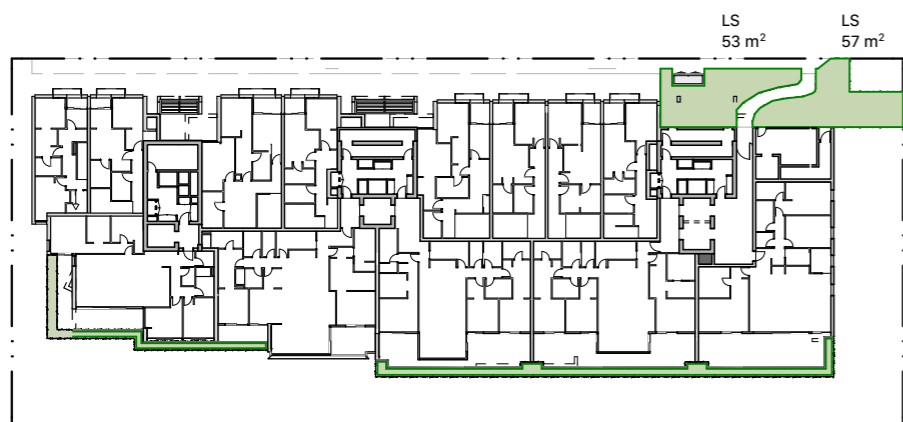
PLAN Ground Floor
1:750



LS 5 m² LS 5 m² LS 26 m² LS 10 m² LS 6 m² LS 5 m² LS 21 m² LS 17 m² LS 5 m² LS 5 m² LS 5 m² LS 4 m²

LS 50 m² LS 64 m²

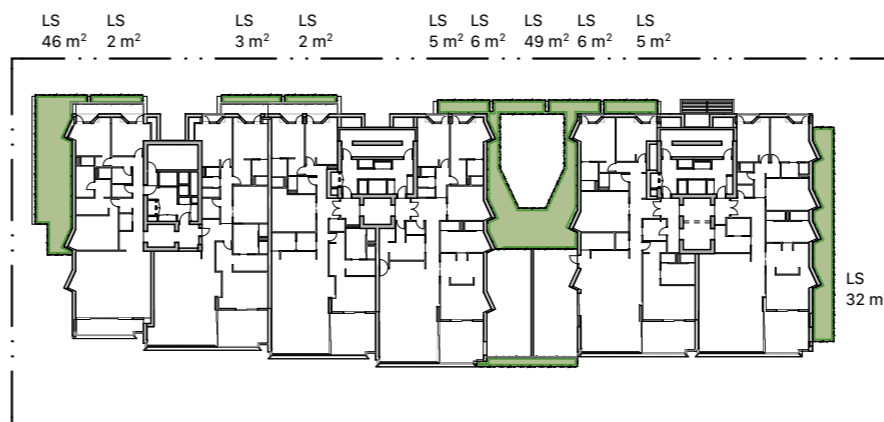
PLAN Level 01 Redan Lane
1:750



LS 53 m² LS 57 m²

LS 16 m² LS 31 m²

PLAN Level 02
1:750



LS 46 m² LS 2 m² LS 3 m² LS 2 m² LS 5 m² LS 6 m² LS 49 m² LS 6 m² LS 5 m²

LS 32 m² LS 5 m²

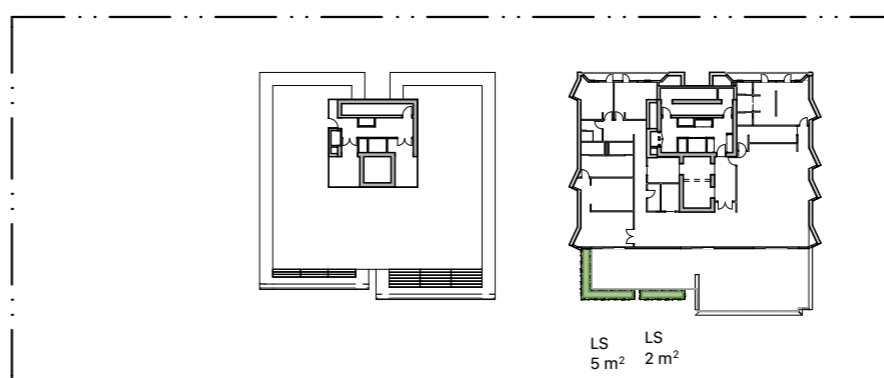
PLAN Level 03
1:750



LS 24 m²

LS 42 m²

PLAN Level 05
1:750



LS 5 m² LS 2 m²

PLAN Level 09
1:750

Floor (Story)	Zone Category	Area
Ground Floor	LANDSCAPE	481.5
		481.5 m ²
Level 01 Redan Lane	LANDSCAPE	229.3
		229.3 m ²
Level 02	LANDSCAPE	157.2
		157.2 m ²
Level 03	LANDSCAPE	162.4
		162.4 m ²
Level 05	LANDSCAPE	65.7
		65.7 m ²
Level 09	LANDSCAPE	8.0
		8.0 m ²
Total Landscaped Area:		1,104.1 m²

Site Area: 3,233sqm

1104.1 / 3233 = 34.2%
(ADG minimum requirement: 30% of site area)

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

Landscaped Area
Compliance

Rev	Date	Description
B	27/2/2026	SSD Submission

By	Chk
IS	

Scale
1:750 @ A3

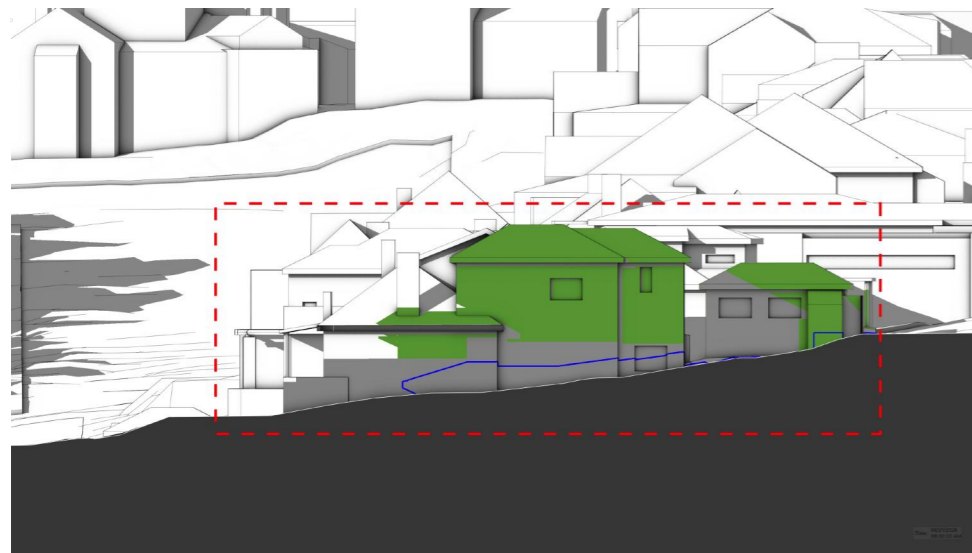
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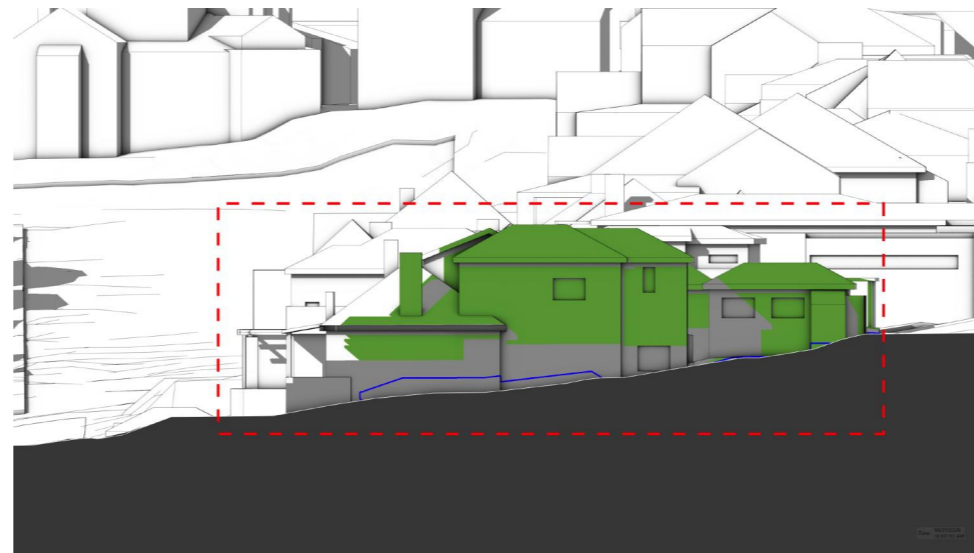
Rev
B

0 7.5 15 30m

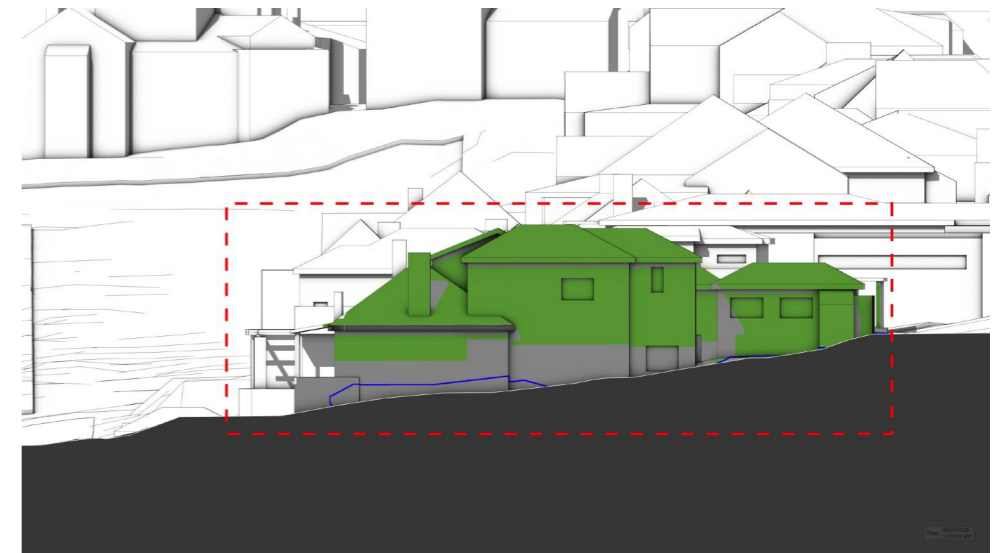




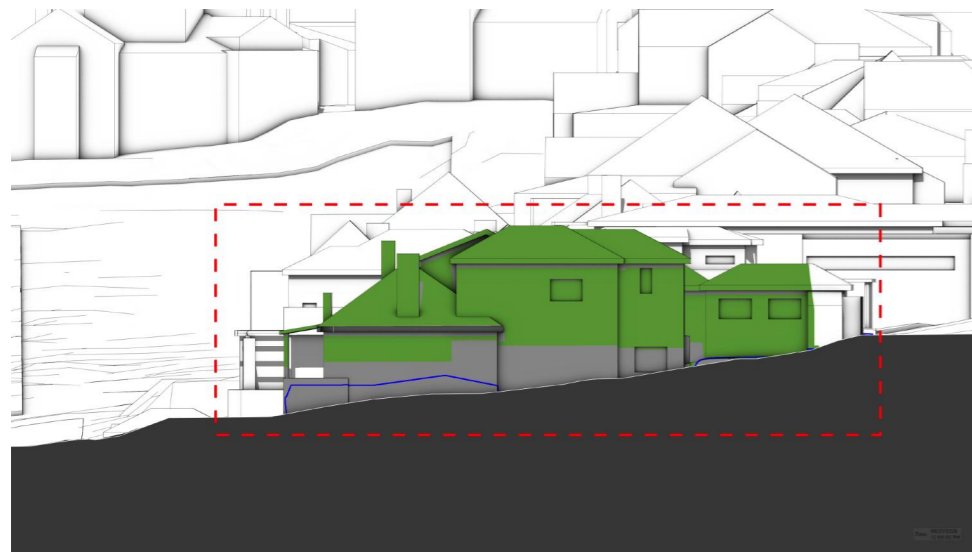
9AM



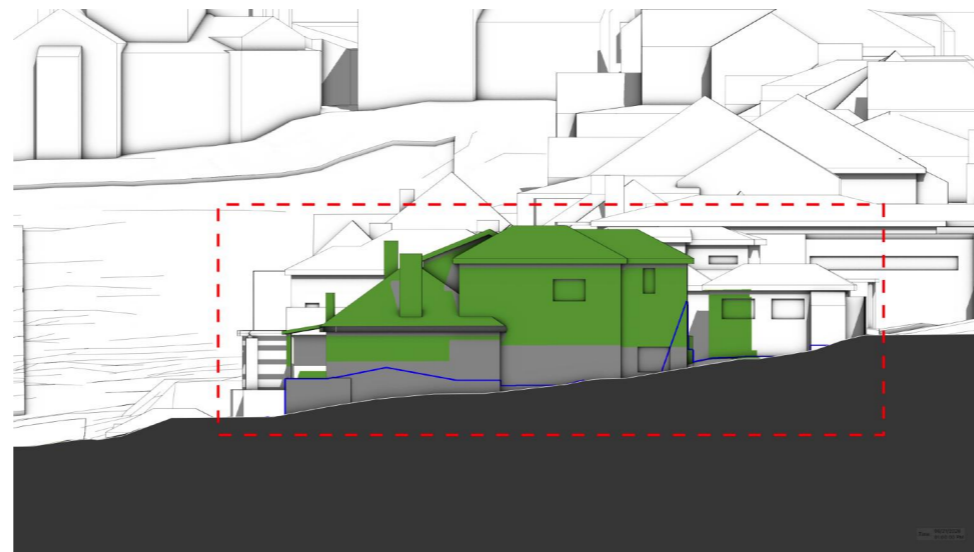
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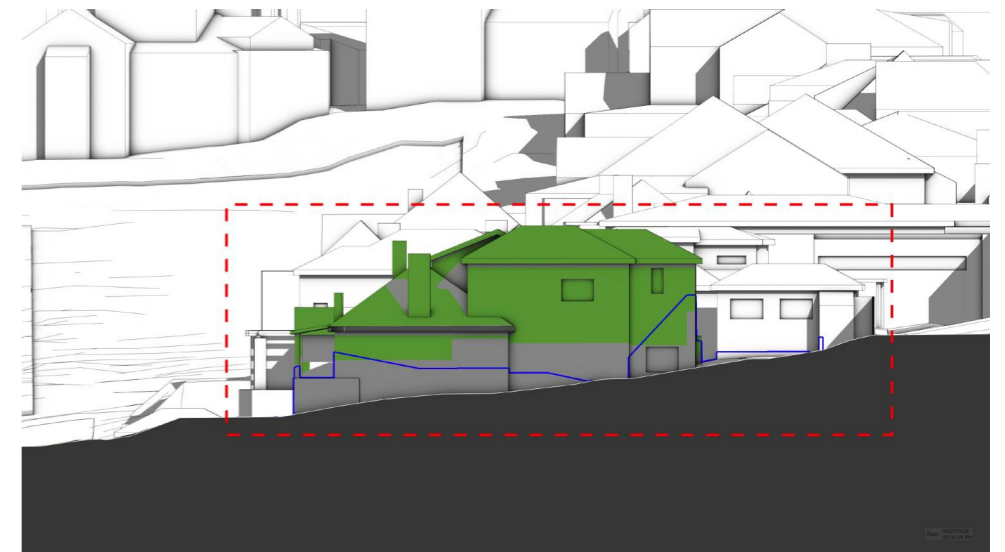
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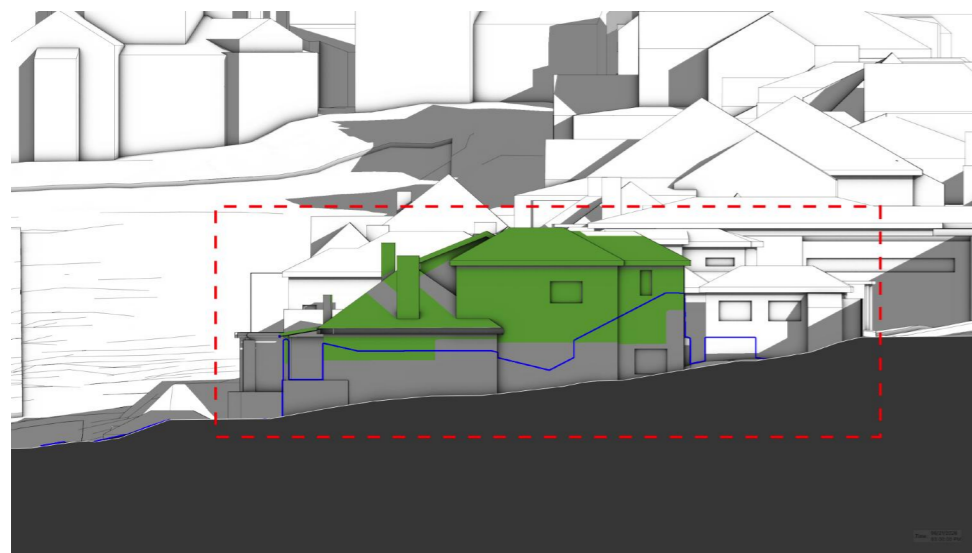
12 MIDDAY



1PM



2PM



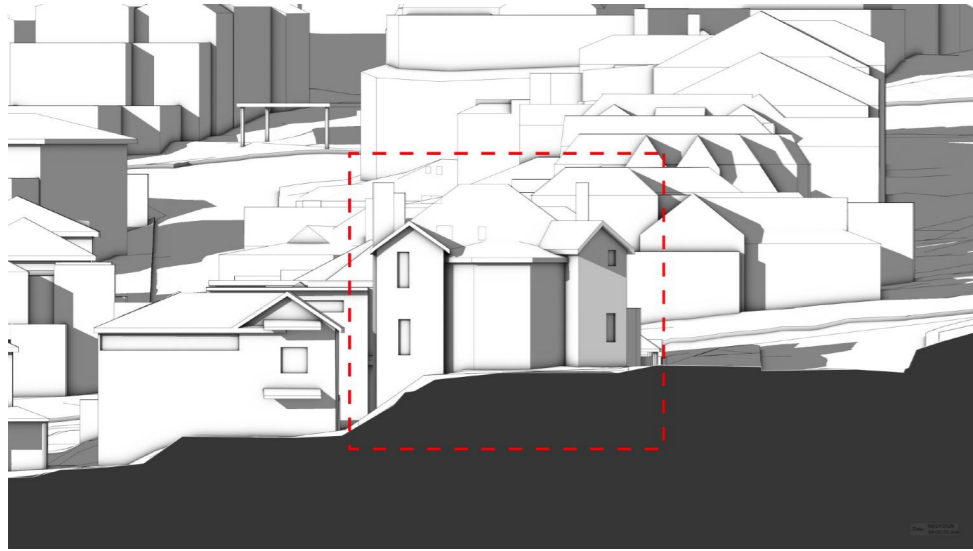
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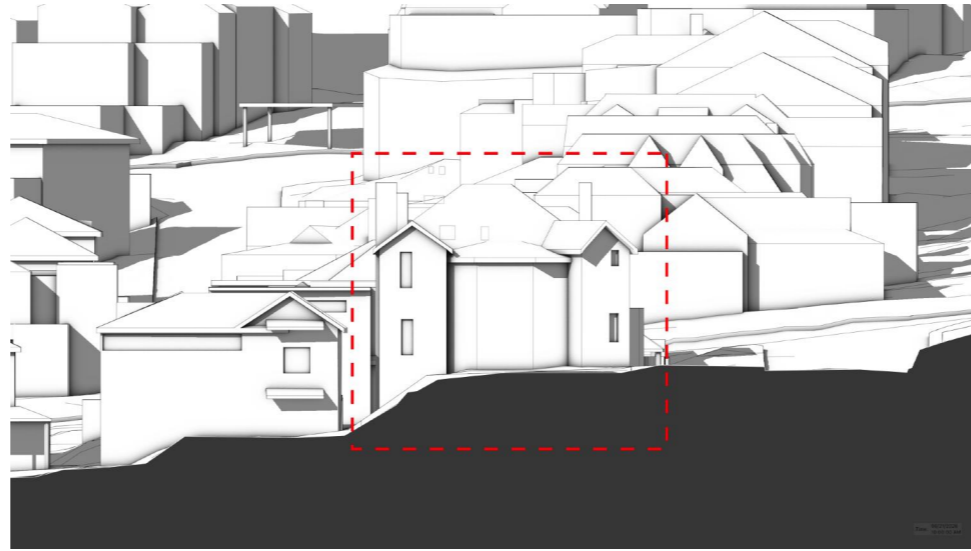
North Elevation of 38 Redan St, Mosman

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

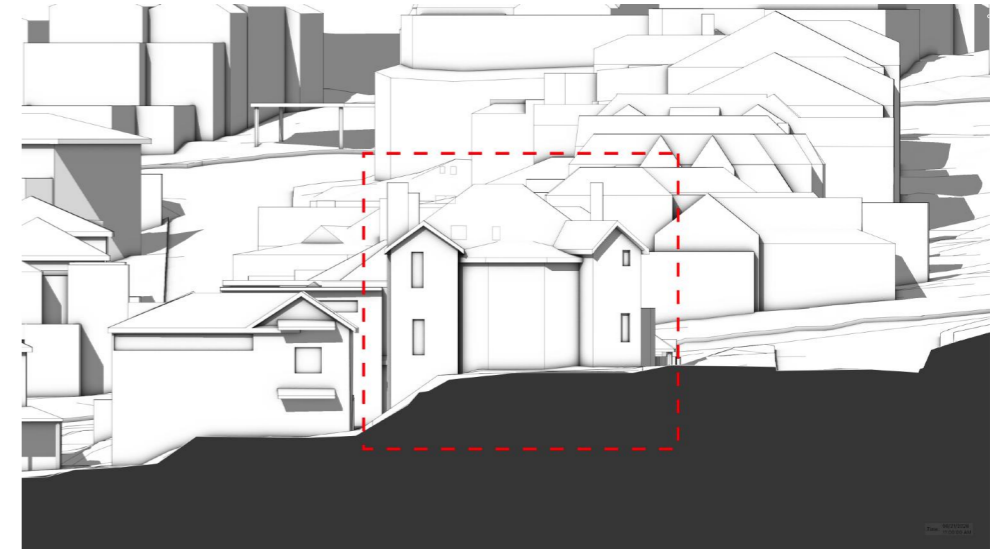
<p>40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088</p>	<p>Elevational Shadows, June 21 9am-3pm, 38 Redan St N Compliance</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>IS</td> <td></td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	IS		<p>Scale No Scale @ A3</p>	<p>Code TPRS</p>	<p>Sheet 6020</p>	<p>Rev B</p>	
Rev	Date	Description	By	Chk													
B	27/2/2026	SSD Submission	IS														



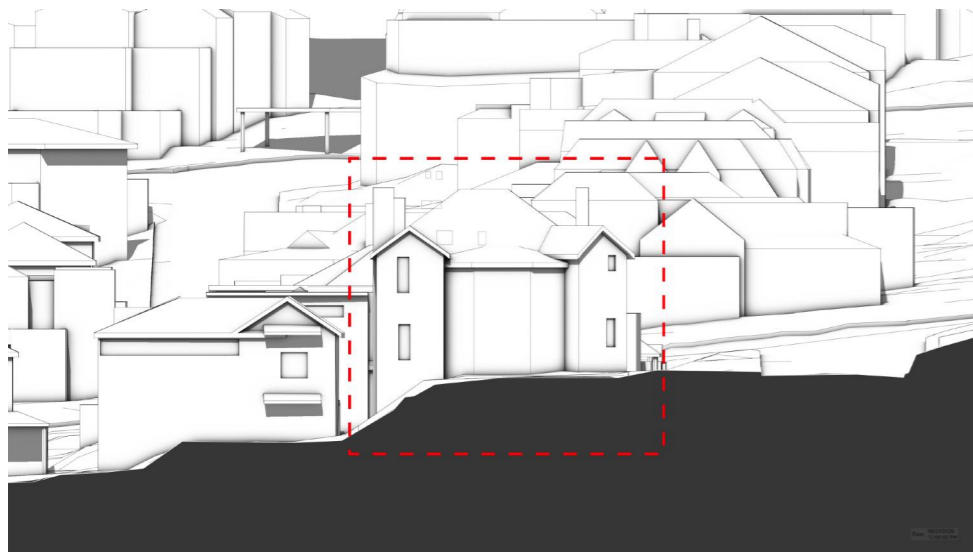
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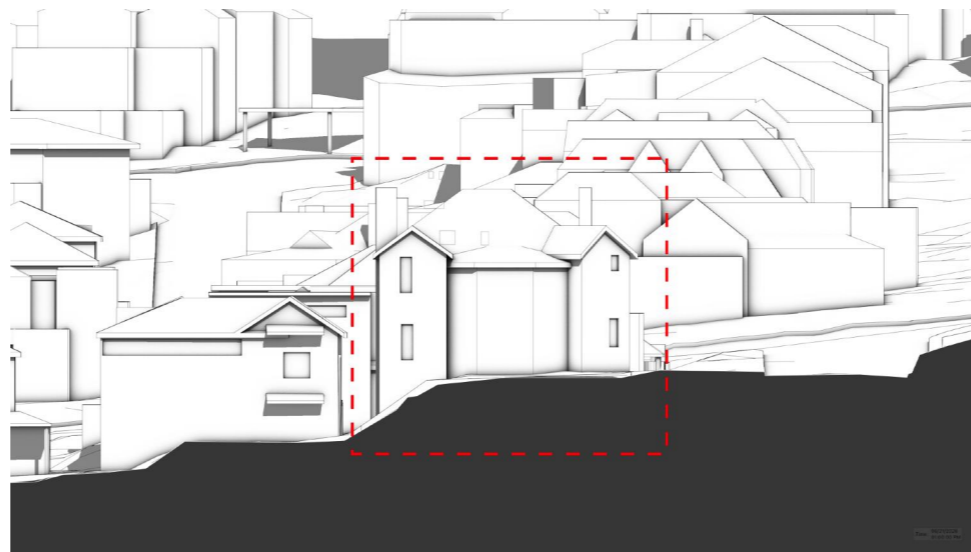
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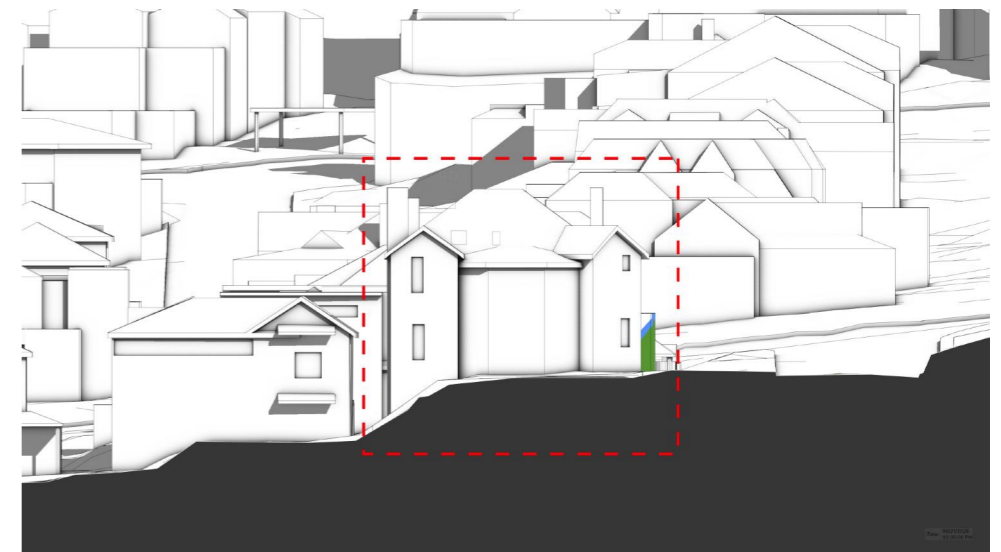
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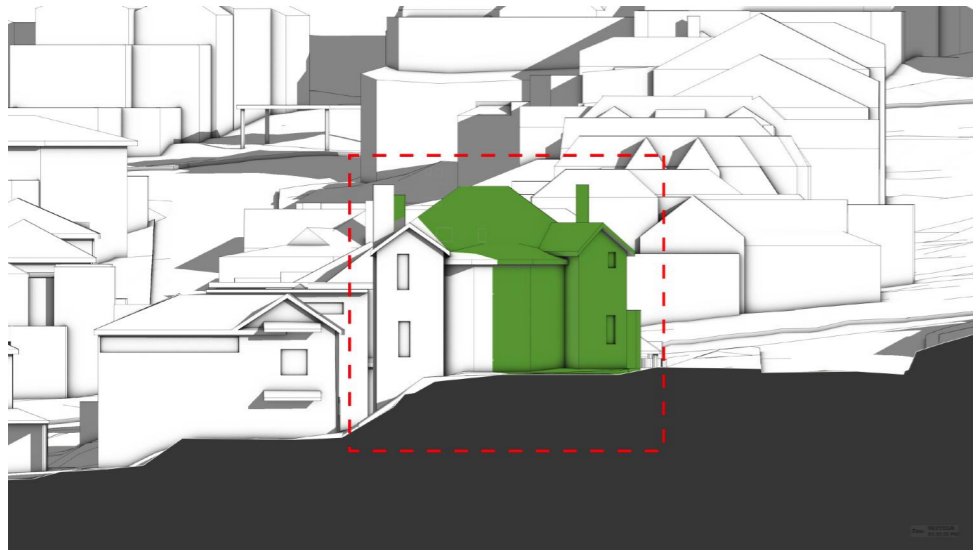
12 MIDDAY



1PM



2PM



3PM



North Elevation of 29 Redan St, Mosman

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

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

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

Rev	Date	Description
B	27/2/2026	SSD Submission

By	Chk
IS	

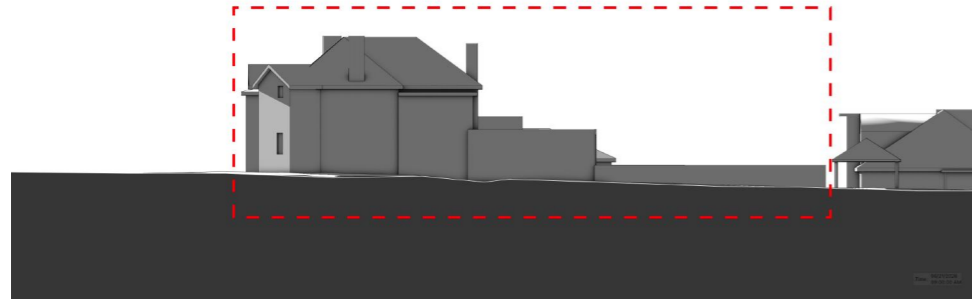
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Code
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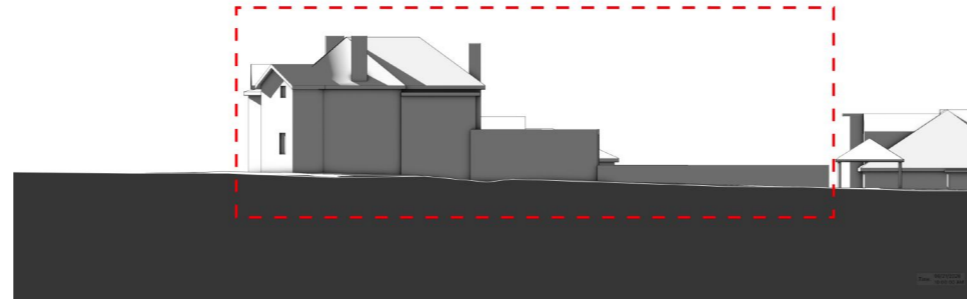
Sheet
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Rev
B

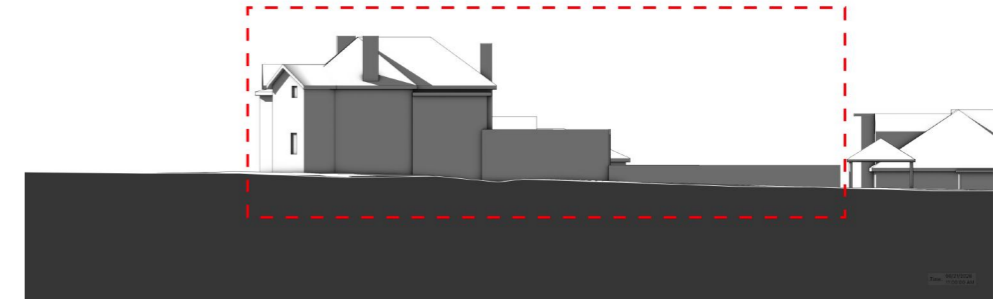




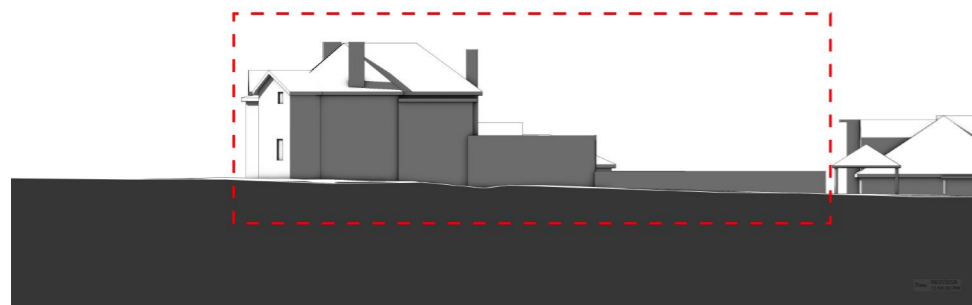
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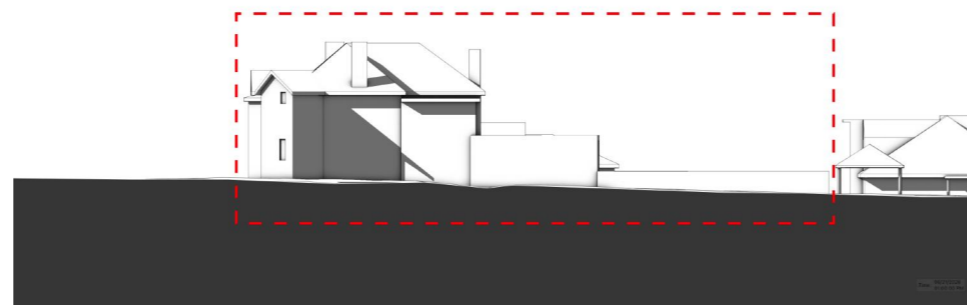
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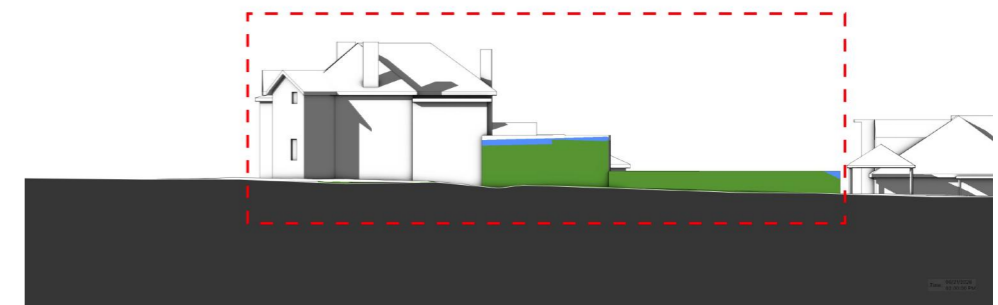
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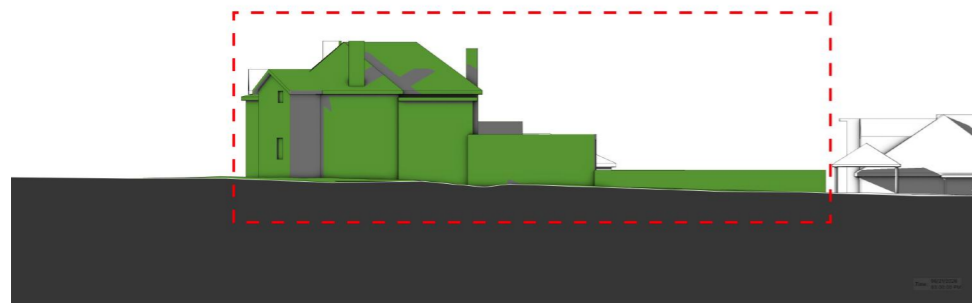
12 MIDDAY



1PM



2PM



3PM



West Elevation of 29 Redan St, Mosman

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

<p>40-48 Redan Street, Mosman 40-48 Redan Street Mosman NSW 2088</p>	<p>Elevational Shadows, June 21 9am-3pm, 29 Redan St W Compliance</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Date</th> <th>Description</th> <th>By</th> <th>Chk</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>27/2/2026</td> <td>SSD Submission</td> <td>IS</td> <td></td> </tr> </tbody> </table>	Rev	Date	Description	By	Chk	B	27/2/2026	SSD Submission	IS		<p>Scale No Scale @ A3</p>	<p>Code TPRS</p>	<p>Sheet 6022</p>	<p>Rev B</p>	
Rev	Date	Description	By	Chk													
B	27/2/2026	SSD Submission	IS														