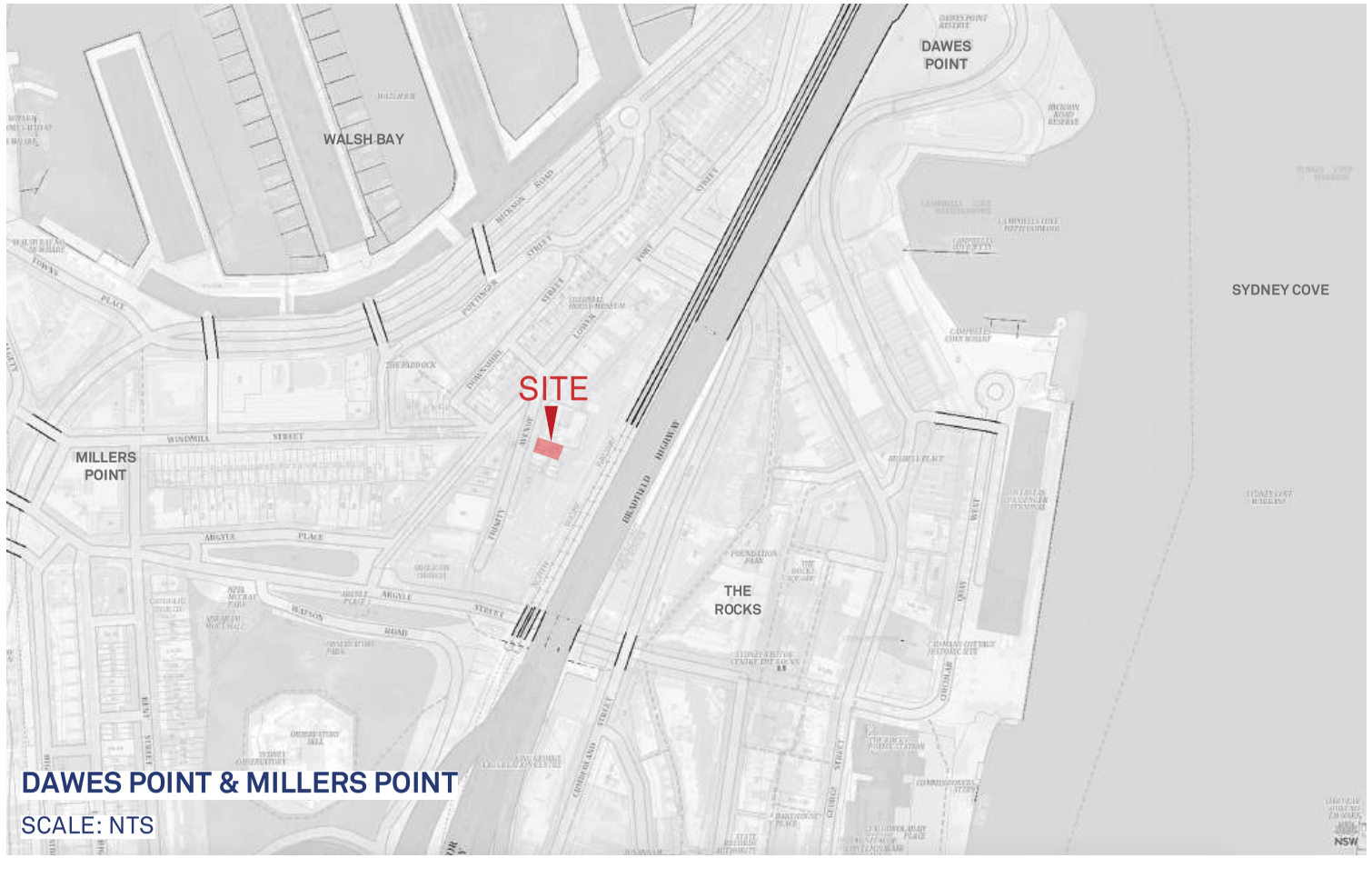
# Attachment B

## Selected Drawings




**DAWES POINT & MILLERS POINT**

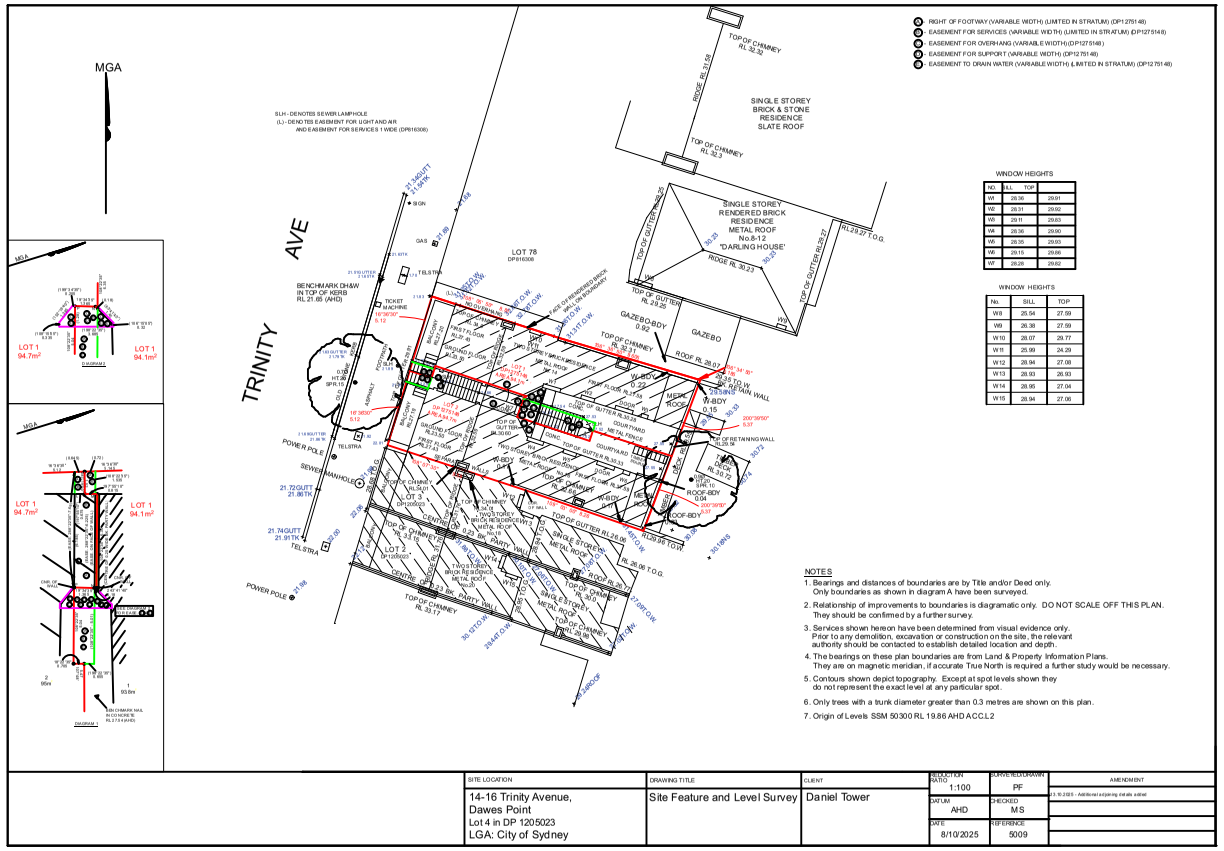
SCALE: NTS

# 14 - 16 Trinity Avenue, Dawes Point, 2000

## LOT 1 & 2, DP 1275148

| SHEET | REV | NAME | SCALE | PAGE SIZE |
|---|---|---|---|---|
| DA00 | B | COVER PAGE / LOCATION /SURVEY (This page) | AS SHOWN | A3 |
| DA01 | B | MATERIALS | - | A3 |
| DA02 | B | EXISTING PLANS | 1:200 | A3 |
| DA03 | B | EXISTING SECTIONS | 1:200 | A3 |
| DA04 | B | DEMOLITION PLAN AND SECTION | 1:200 | A3 |
| DA05 | B | PROPOSED LEVEL 1 FLOOR PLAN | 1:100 | A3 |
| DA06 | B | PROPOSED LEVEL 2 FLOOR PLAN | 1:100 | A3 |
| DA07 | B | PROPOSED ROOF PLAN | 1:100 | A3 |
| DA08 | B | ELEVATION - LANTERN DESIGN | 1:200 | A3 |
| DA09 | B | PROPOSED ELEVATION - NORTH | 1:100 | A3 |
| DA10 | B | PROPOSED ELEVATION - EAST AND WEST | 1:100 | A3 |
| DA11 | B | PROPOSED SECTION AA | 1:100 | A3 |
| DA12 | B | PROPOSED SECTION BB | 1:100 | A3 |
| DA13 | B | PROPOSED SECTION CC AND DETAIL | 1:10/100 | A3 |
| DA14 | B | SHADOW DIAGRAM ANALYSIS | NTS | A3 |






| SITE LOCATION | DRAWING TITLE | CLIENT | SCALE / ELEVATION DATUM | CHECKED / DRAWN | AMENDMENT |
|---|---|---|---|---|---|
| 14-16 Trinity Avenue, Dawes Point Lot 4 in DP 1205023 LGA: City of Sydney | Site Feature and Level Survey | Daniel Tower | 1:100 AHD | PF MS | A 8.2025 - Additional existing levels added |
| | | | DATE 8/10/2025 | REFERENCE 5009 | |

**SURVEY**

SCALE 1:500

**General Notes:**

- Proposal to add a level to the rear single floor. Any additions to be designed by a certified structural engineer.
- Proposed services, including mechanical, hydraulic and electrical to be connected to existing. All new services to be surface mounted not chased into existing walls.
- Lightweight addition to bear mainly on new structural elements or on structurally sound existing walls certified by structural engineer.
- New planters and drainage to design and detailed by landscape designer, certified structural and hydraulic engineer.
- New stair, handrails and balustrades to comply with NCC Part 11.2
- Glazing systems to comply with BASIX and NATHERS certificates

# GFA CALCULATION

**14 Trinity Avenue**
Gross Floor Area (sqm)

| Existing | inside | outside |
|---|---|---|
| Ground | 26.3 | 4.7 |
| Level 1 | 47.8 | 5.5 |
| **Sub-total** | **74.1** | **10.2** |
| Proposed | inside | outside |
| Level 2 | 21.2 | 1.5 |
| **TOTAL** | **95.3** | **11.7** |

**16 Trinity Avenue**
Gross Floor Area (sqm)

| Existing | inside | outside |
|---|---|---|
| Ground | 25.9 | 4.7 |
| Level 1 | 54.6 | 5.5 |
| **Sub-total** | **80.5** | **10.2** |
| Proposed | inside | outside |
| Level 2 | 21.2 | 1.2 |
| **TOTAL** | **101.7** | **11.4** |

David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | | |
|---|---|---|---|
| A | 11/11/25 | Issue for Pre-DA | |
| B | 4/3/26 | Issue for DA | Amended as per Council's 'other information requirements' |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance withAustralian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing: Cover Page

Development Application

Project Number: 2004

Project: 14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3: AS SHOWN

Date Printed: 12/3/26

Drawing Number: DA00

Revision: B

| MATERIALS | |
|---|---|
| ZN-1 | QUARTZ ZINC CLADDING |
| ST-1 | STEEL PAINTED TO MATCH ZINC |
| GL-1 | FRAMELESS GLASS |
| GL-2 | ALUMINIUM WINDOWS / DOOR SYSTEMS |
| PT-1 | EXISTING PAINTED RENDER |
| BR-1 | EXISTING BRICK / PAINT |
| TM-1 | MATCHING EXISTING TIMBER & PAINT |



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Project Number
2004

Drawing
Material

Development Application

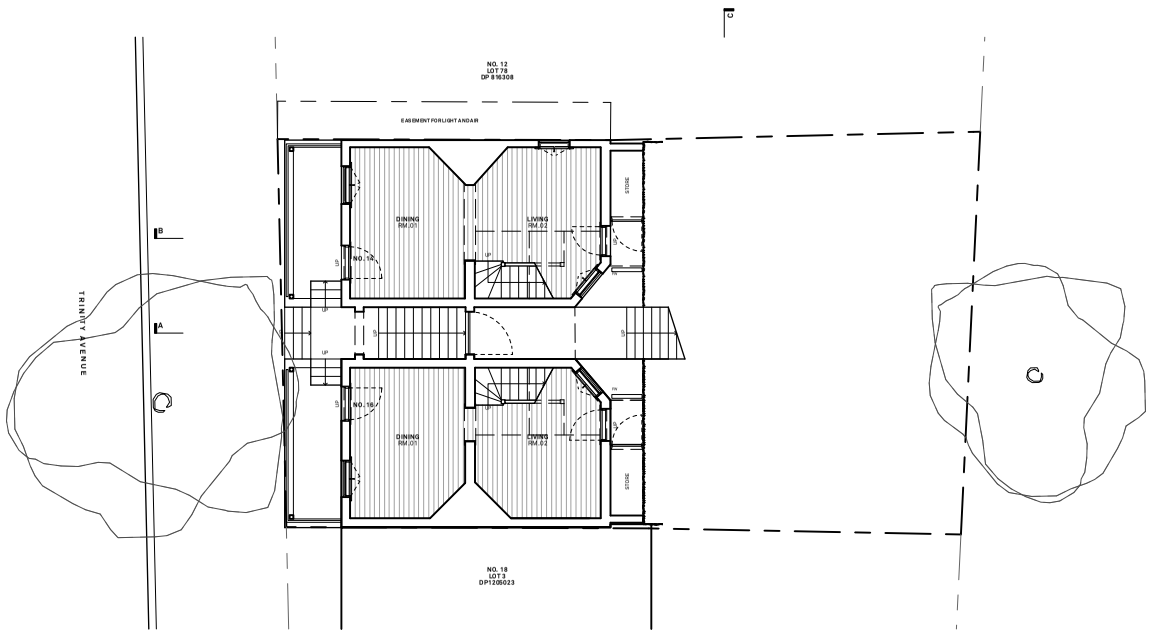
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
NTS

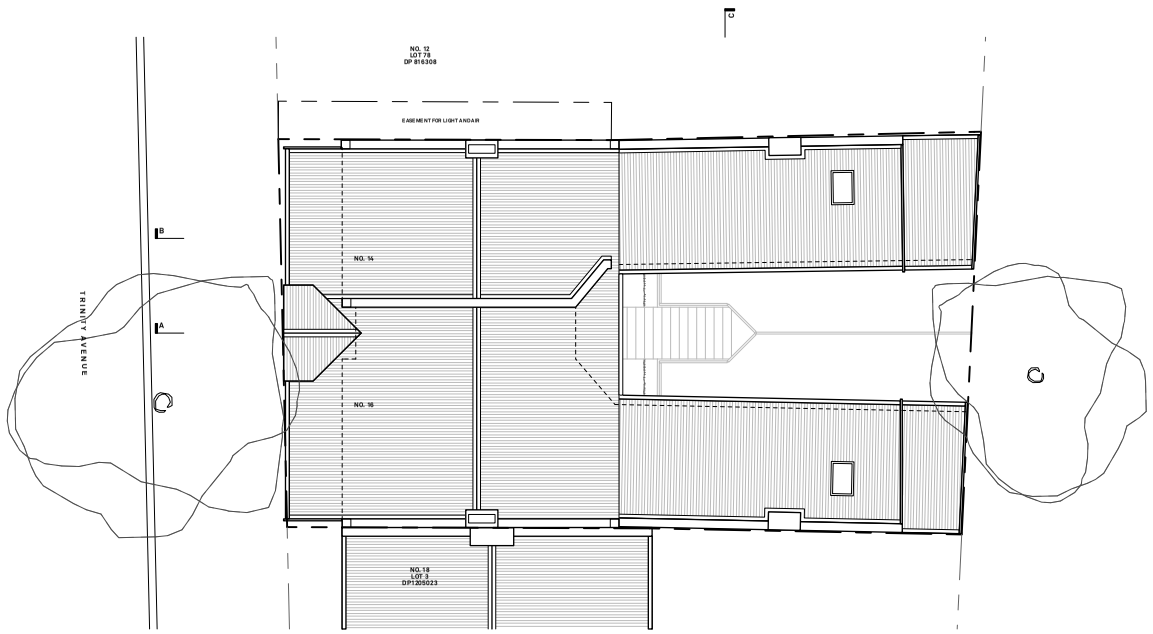
Date Printed
12/3/26

Drawing Number
DA01

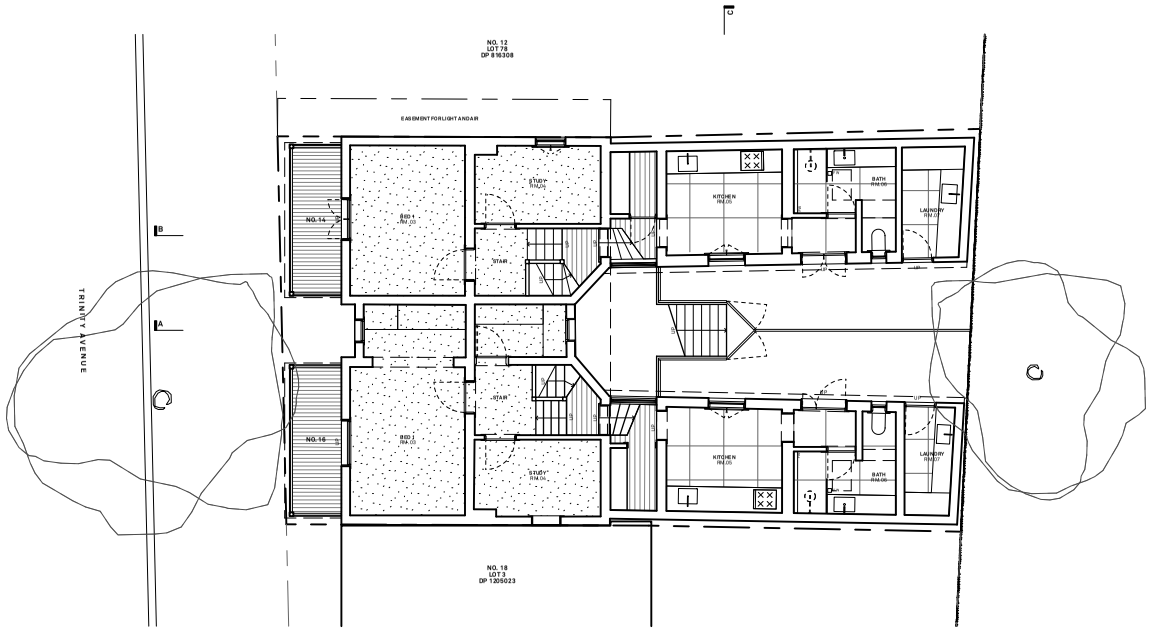
Revision
B




## GROUND FLOOR




## ROOF




## LEVEL 1

David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance withAustralian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Existing Plans
Development Application

Project Number
2004

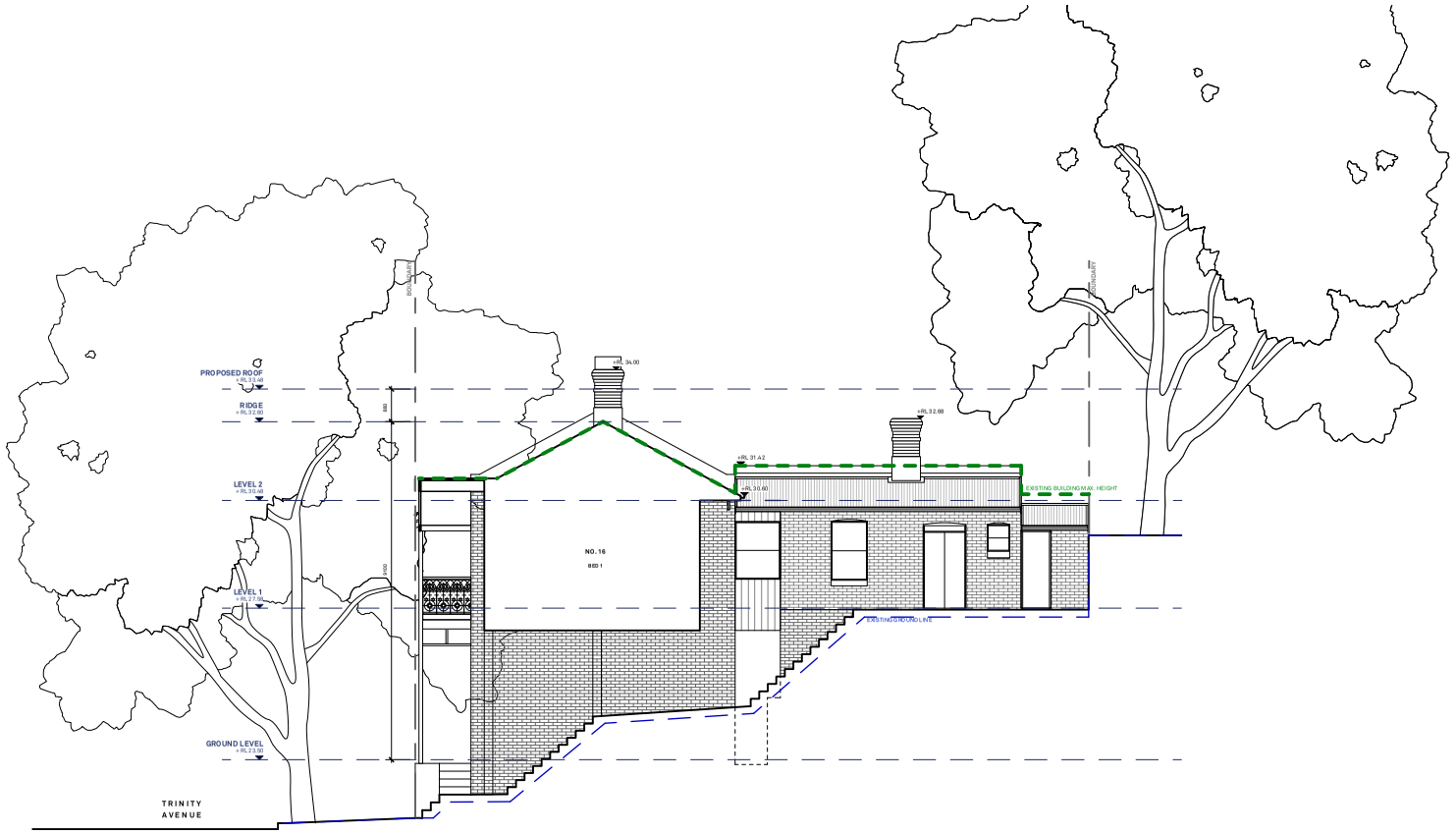
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:200

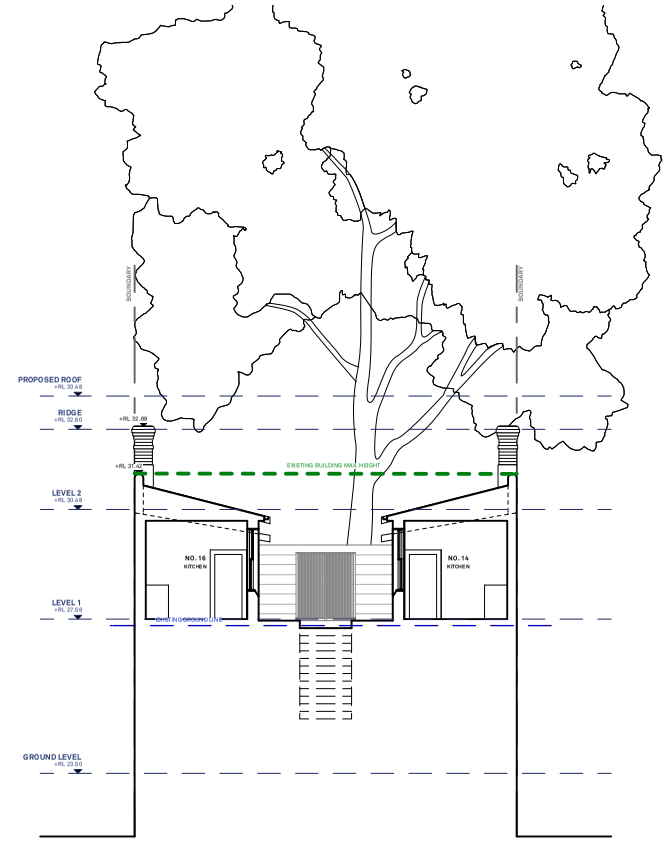
Date Printed
12/3/26

Drawing Number
DA02

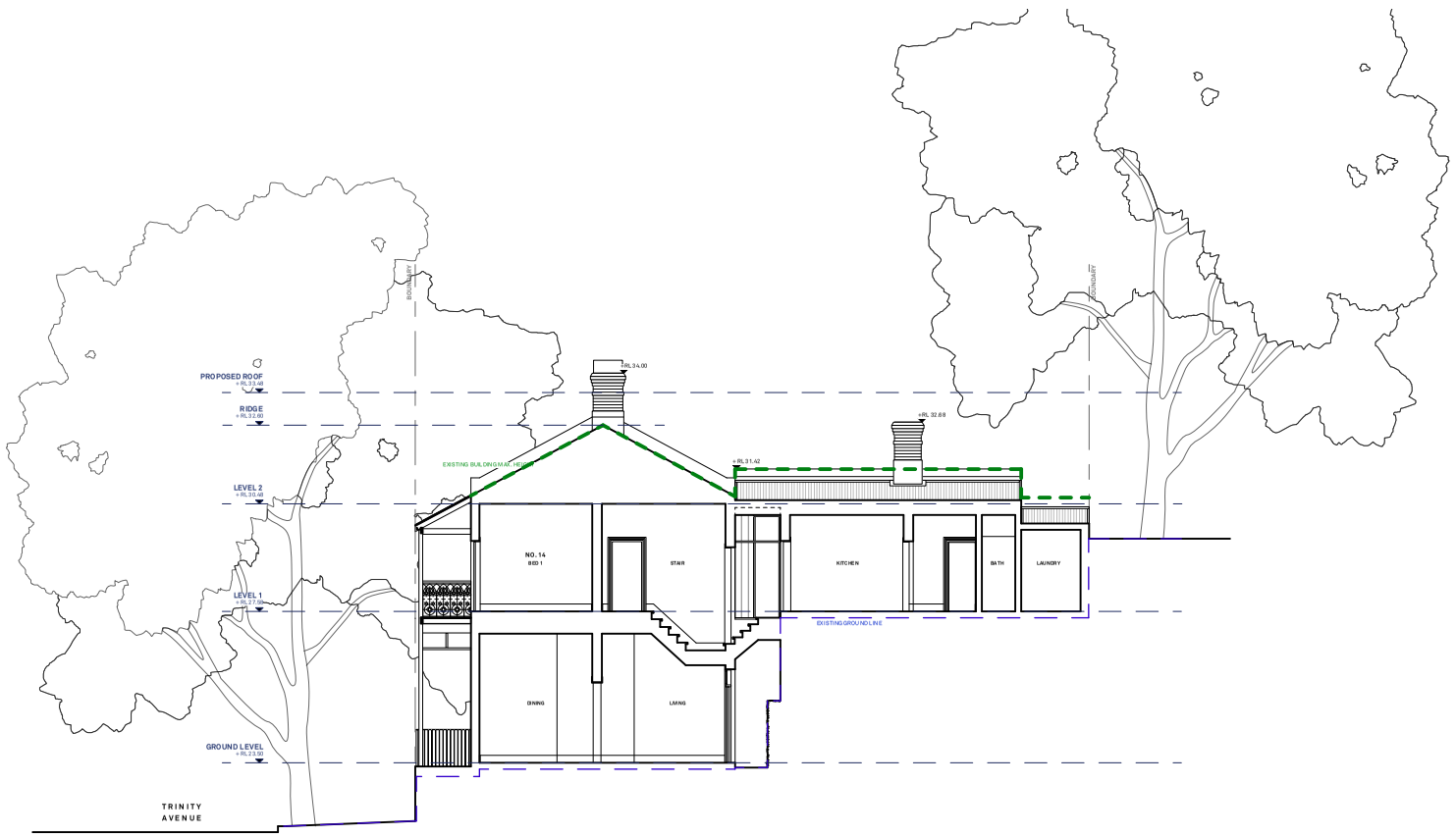
Revision
B




## SECTION AA




## SECTION CC




## SECTION BB



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Exsiting Sections

Development Application

Project Number
2004

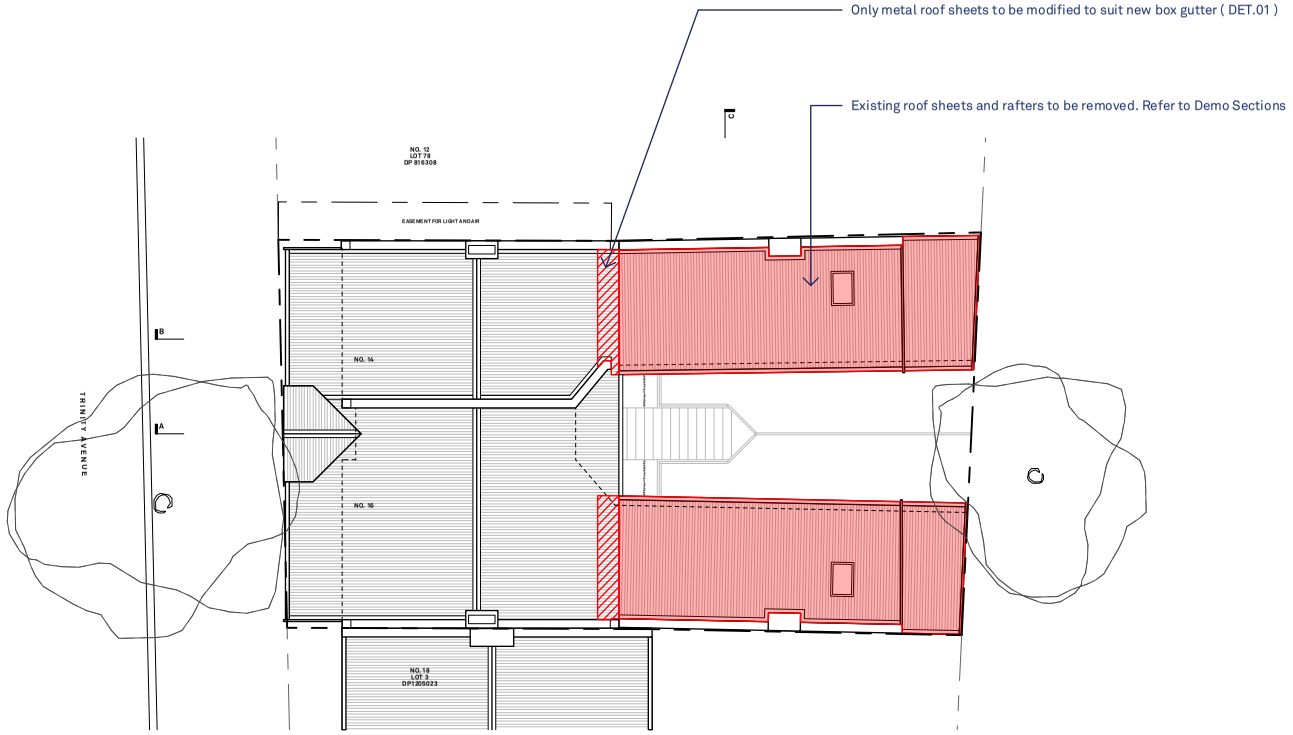
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:200

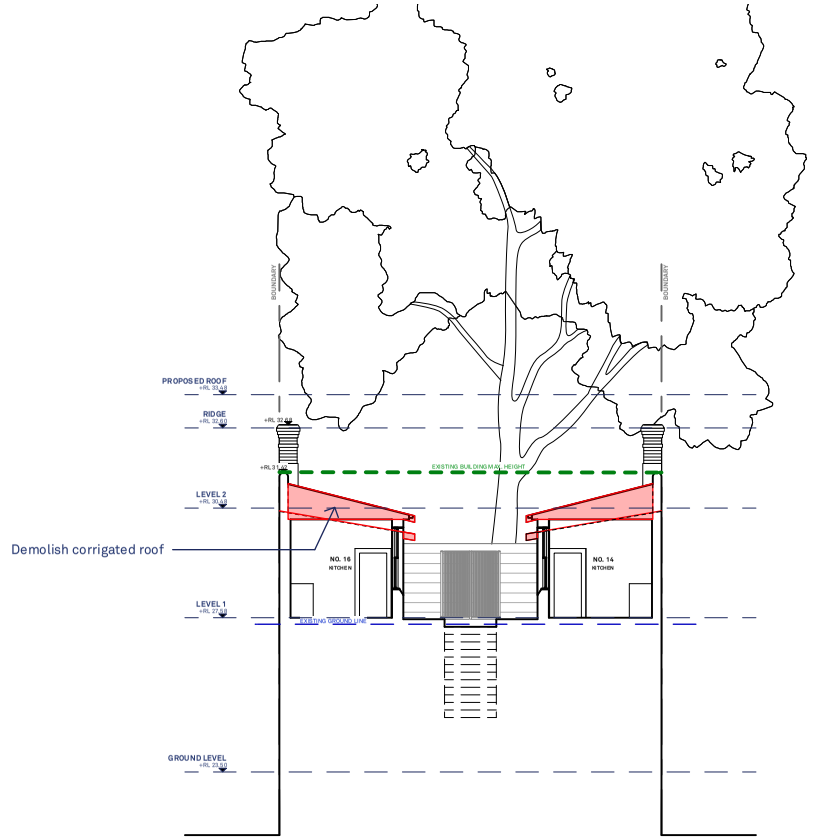
Date Printed
12/3/26

Drawing Number
DA03

Revision
B




**ROOF**




**SECTION CC**



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Demolition Plan and Section
Development Application

Project Number
2004

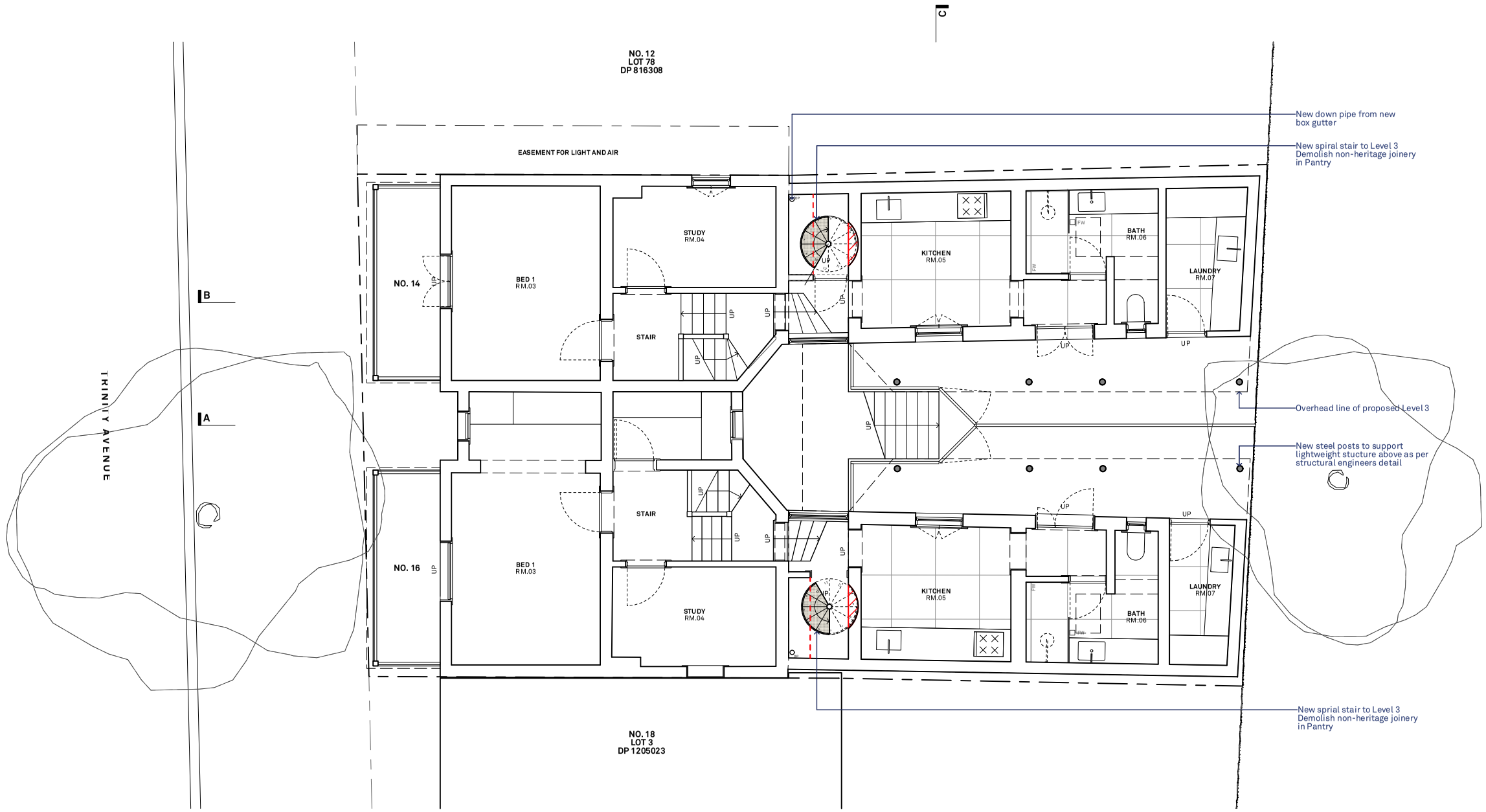
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:200

Date Printed
12/3/26

Drawing Number
DA04

Revision
B




# PROPOSED LEVEL 1



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Level 1 Floor Plan
Development Application

Project Number
2004

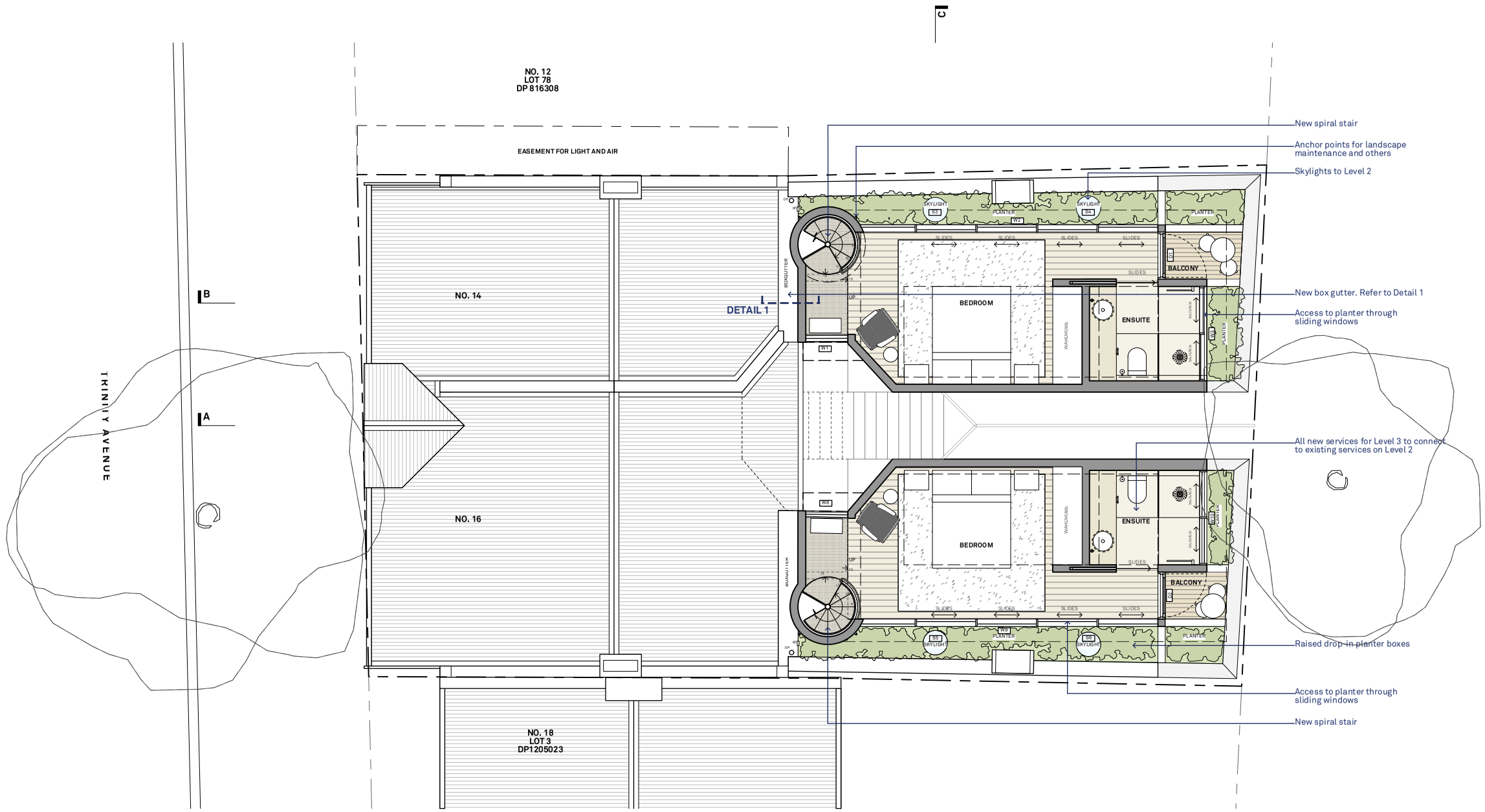
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100

Date Printed
12/3/26

Drawing Number
DA05

Revision
B




# PROPOSED LEVEL 2

David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | | |
|---|---|---|---|
| A | 10/11/25 | Issue for Pre-DA | |
| B | 4/3/26 | Issue for DA | Amended as per Council's 'other information requirements' |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Project Number: 2004

Project: 14-16 Trinity Ave, Dawes Point NSW 2000

Drawing: Proposed Level 2 Floor Plan

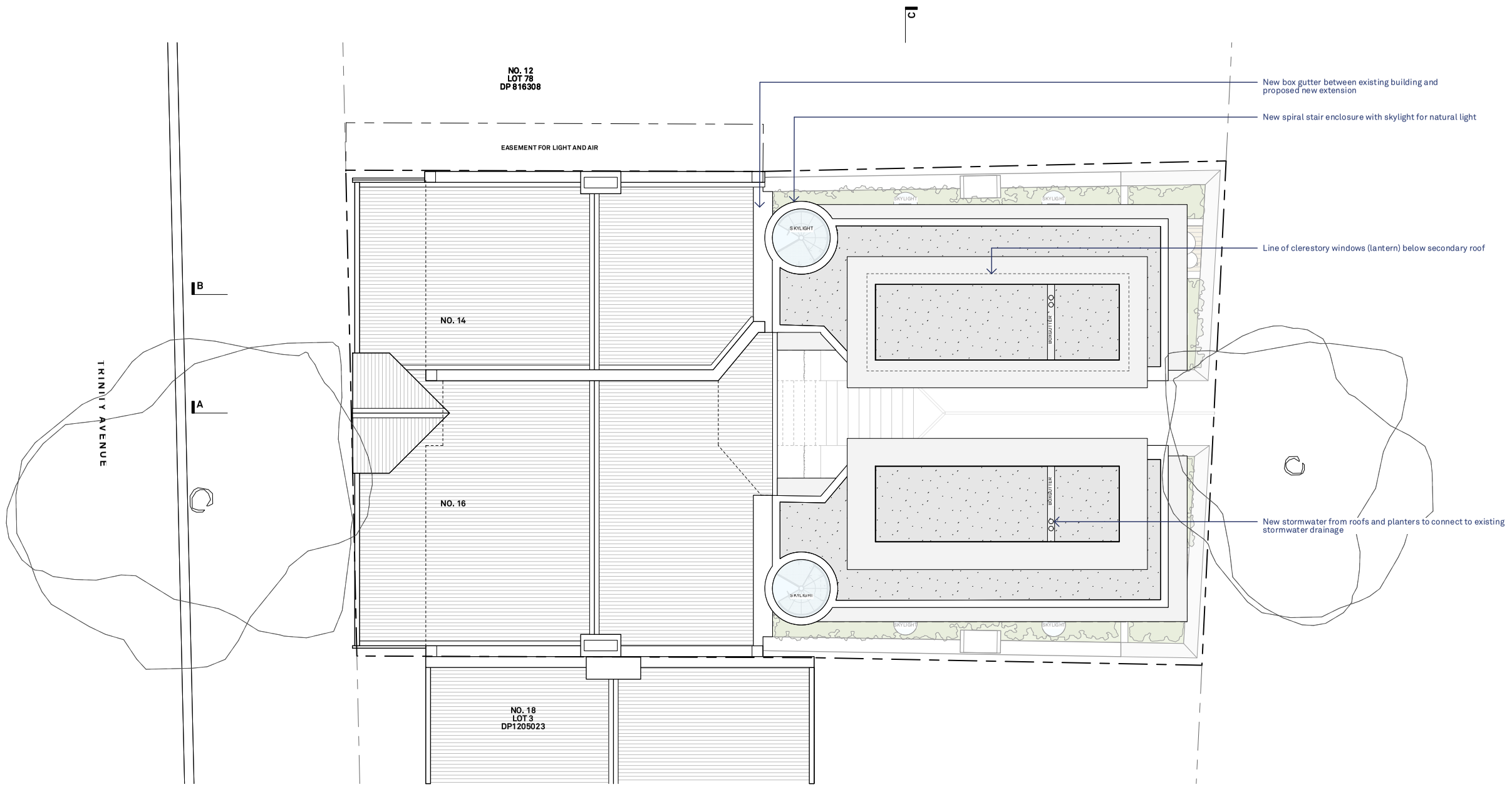
Development Application

Scale on A3: 1:100

Date Printed: 12/3/26

Drawing Number: DA06

Revision: B




## PROPOSED ROOF



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Roof Plan

Development Application

Project Number
2004

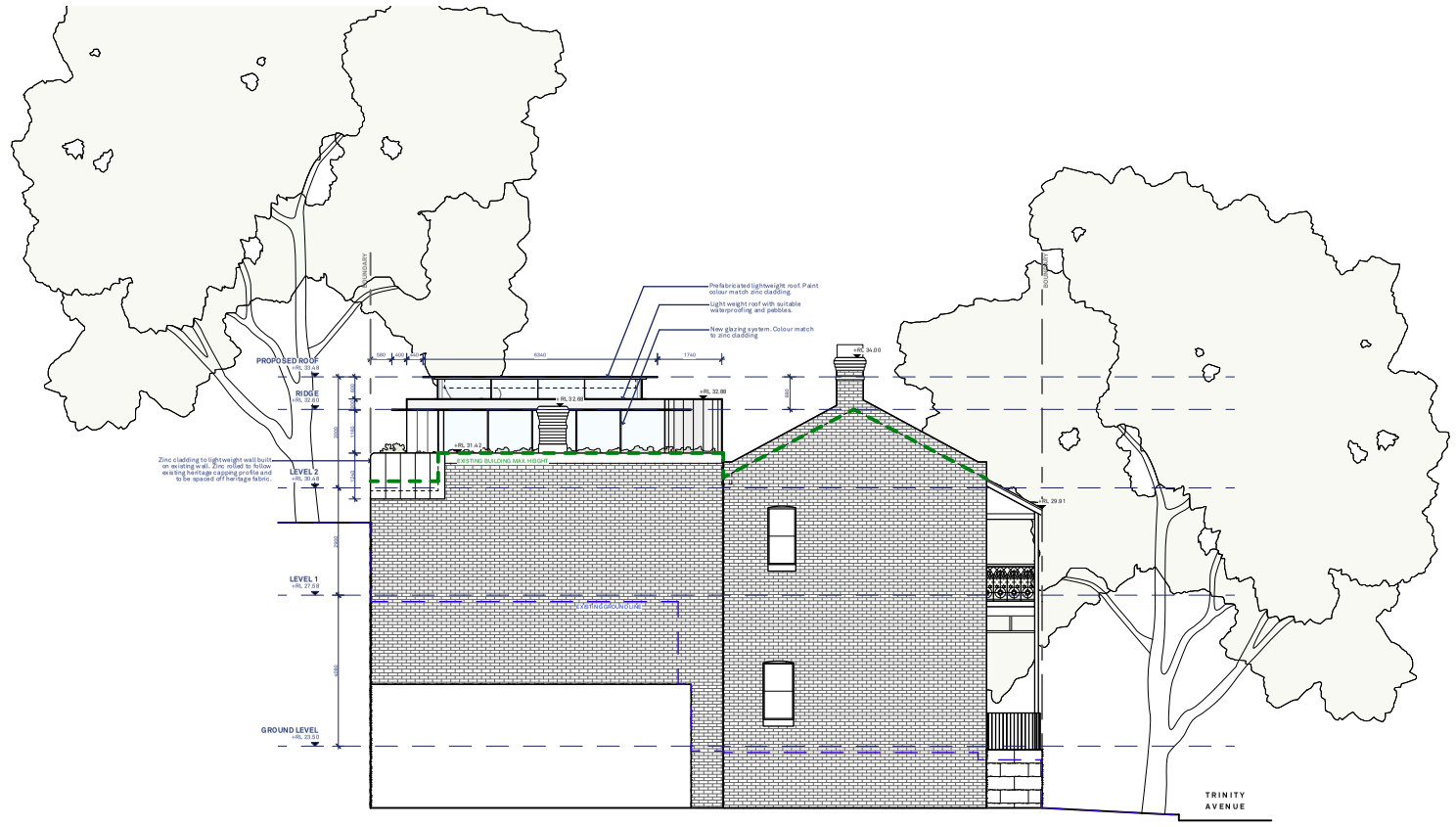
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100

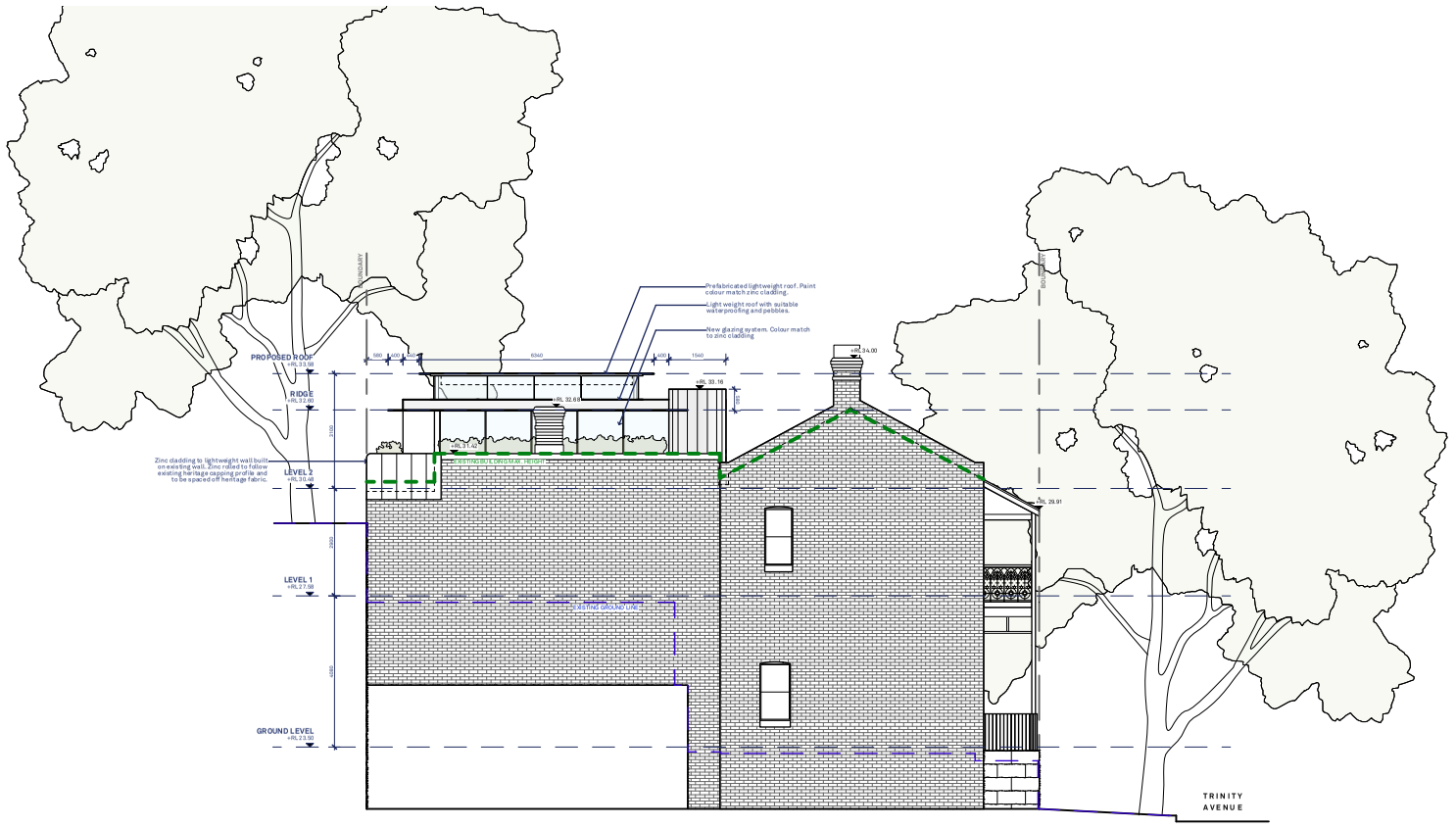
Date Printed
12/3/26

Drawing Number
DA07

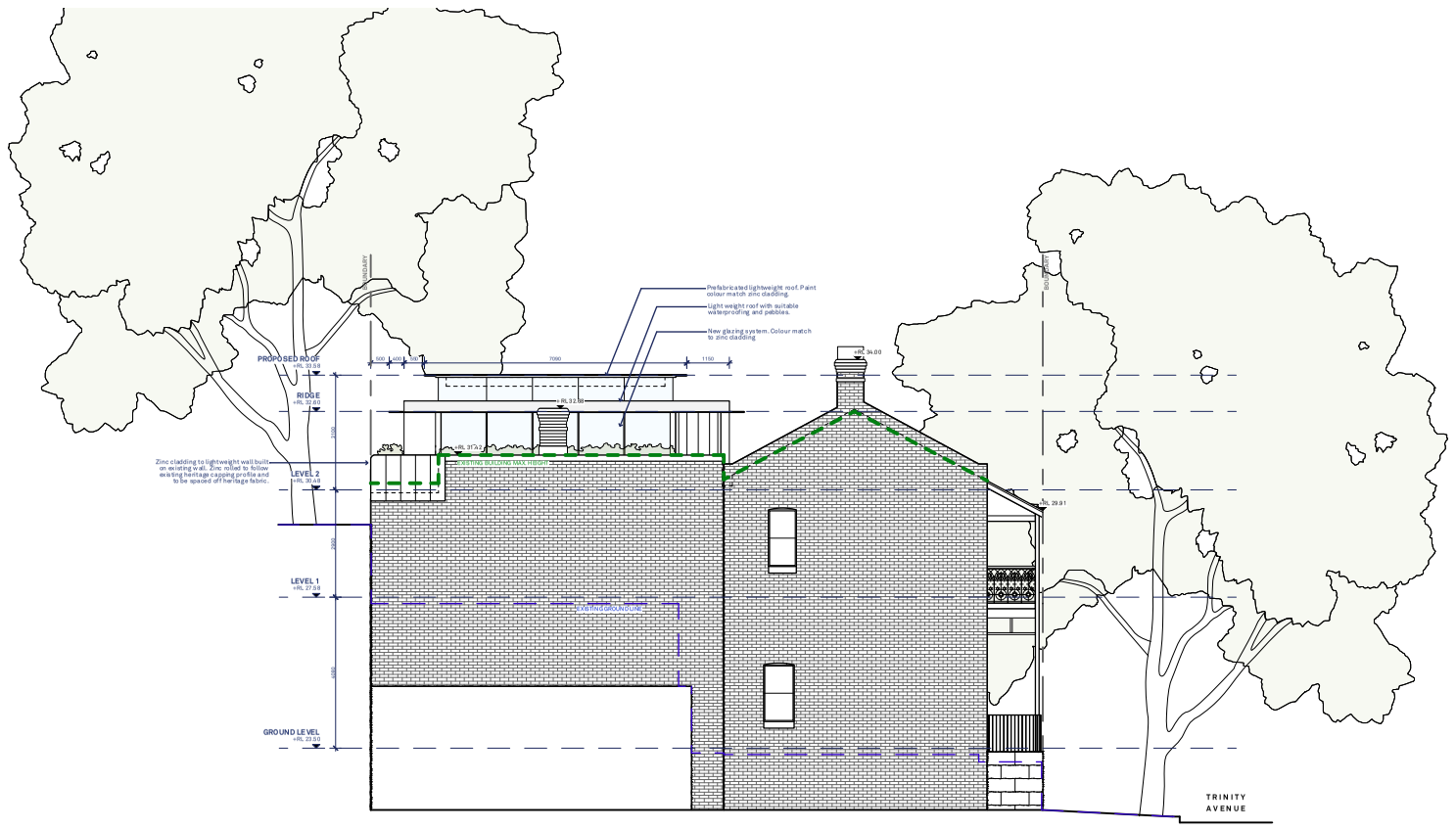
Revision
B



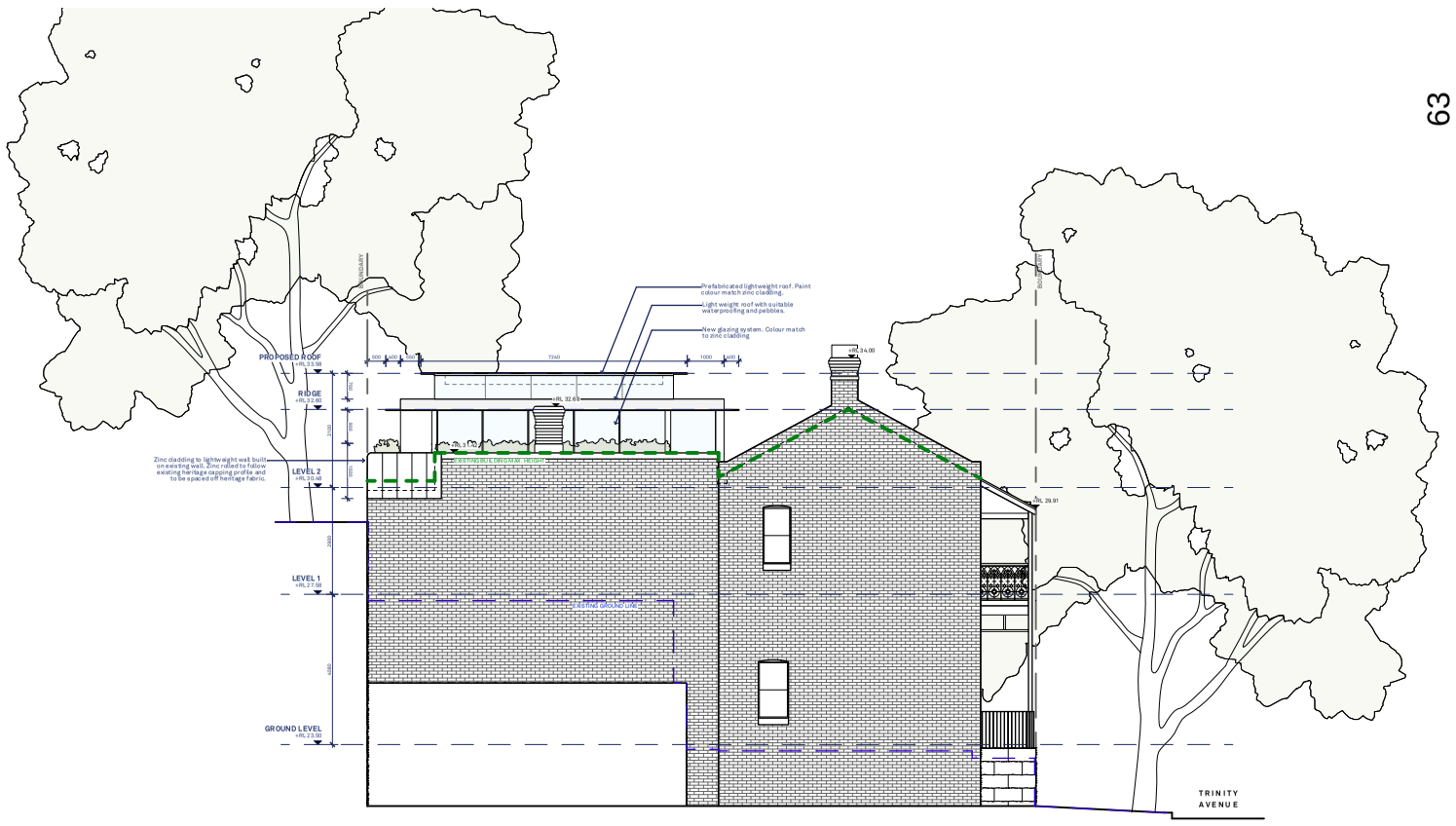

**Revision 4 - CURRENT (2025-07-08)**




**Revision 3 (2025-04-02)**




**Revision 2 (2025-03-28)**




**Revision 1 (2025-02-24)**



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance withAustralian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing

Elevation - North
LANTERN DESIGN
Development Application

Project Number
2004

Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:200

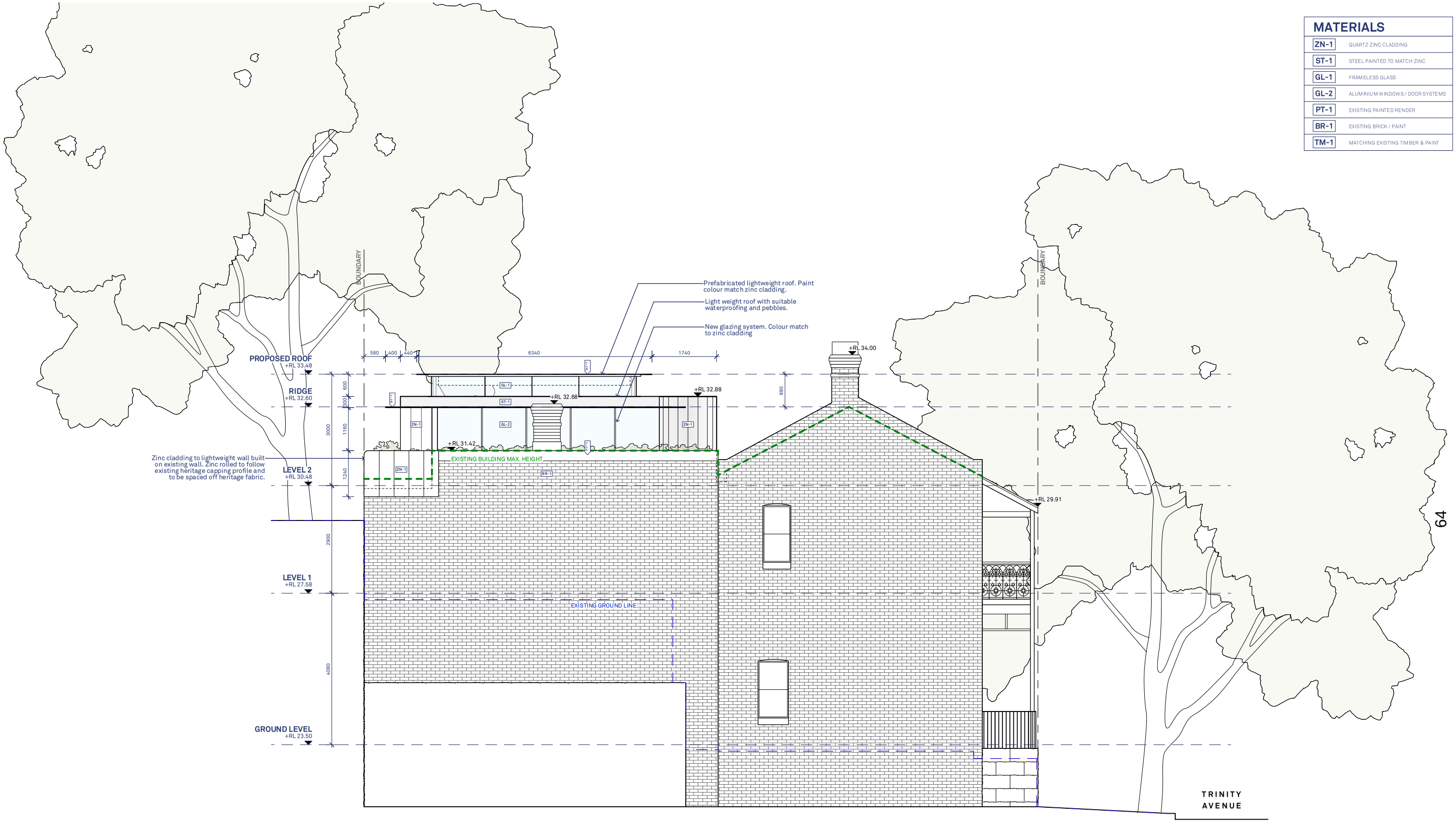
Date Printed
12/3/26

Drawing Number
DA08

Revision
B

## MATERIALS

| | |
|---|---|
| ZN-1 | QUARTZ ZINC CLADDING |
| ST-1 | STEEL PAINTED TO MATCH ZINC |
| GL-1 | FRAMELESS GLASS |
| GL-2 | ALUMINIUM WINDOWS / DOOR SYSTEMS |
| PT-1 | EXISTING PAINTED RENDER |
| BR-1 | EXISTING BRICK / PAINT |
| TM-1 | MATCHING EXISTING TIMBER & PAINT |




64

**Revision 4 - CURRENT (2025-07-08)**


David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011


| Revision | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |


**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance withAustralian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.


Drawing: Proposed Elevation - North

Development Application

Project Number: 2004

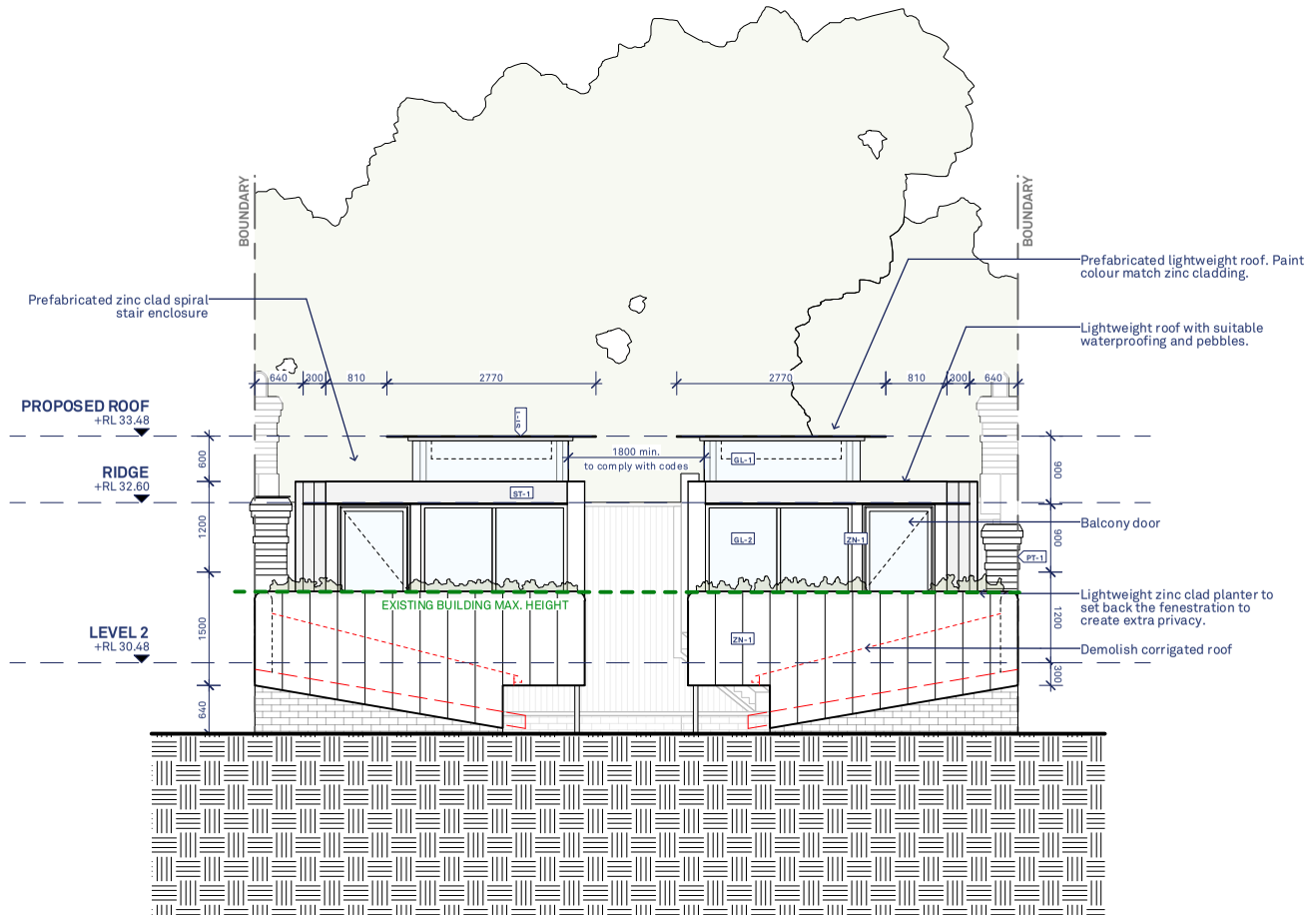
Project: 14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3: 1:100

Date Printed: 12/3/26

Drawing Number: DA09

Revision: B






David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Elevation - East and West
Development Application

Project Number
2004

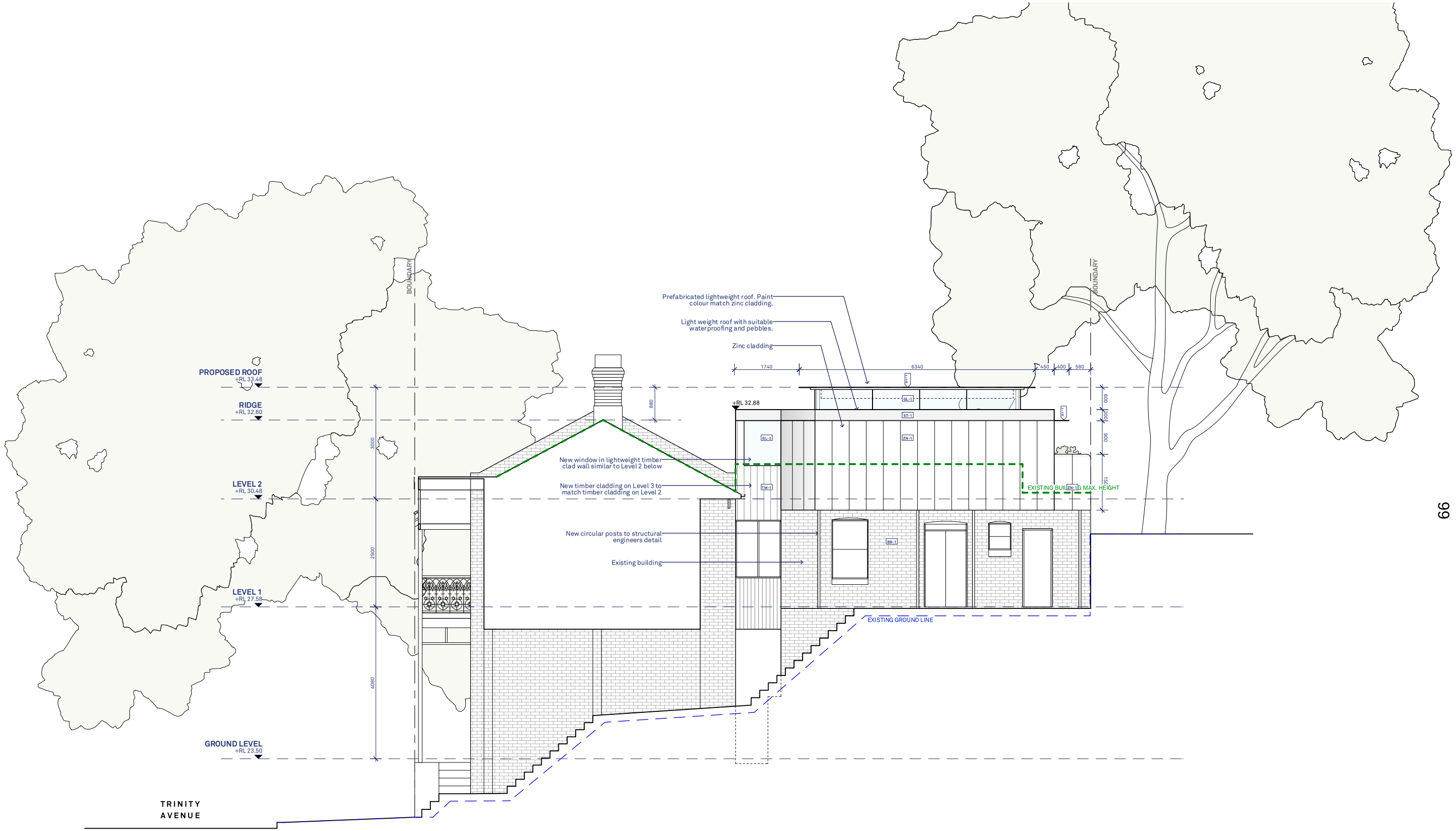
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100

Date Printed
12/3/26

Drawing Number
DA10

Revision
B




## SECTION AA

David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Section AA

Development Application

Project Number
2004

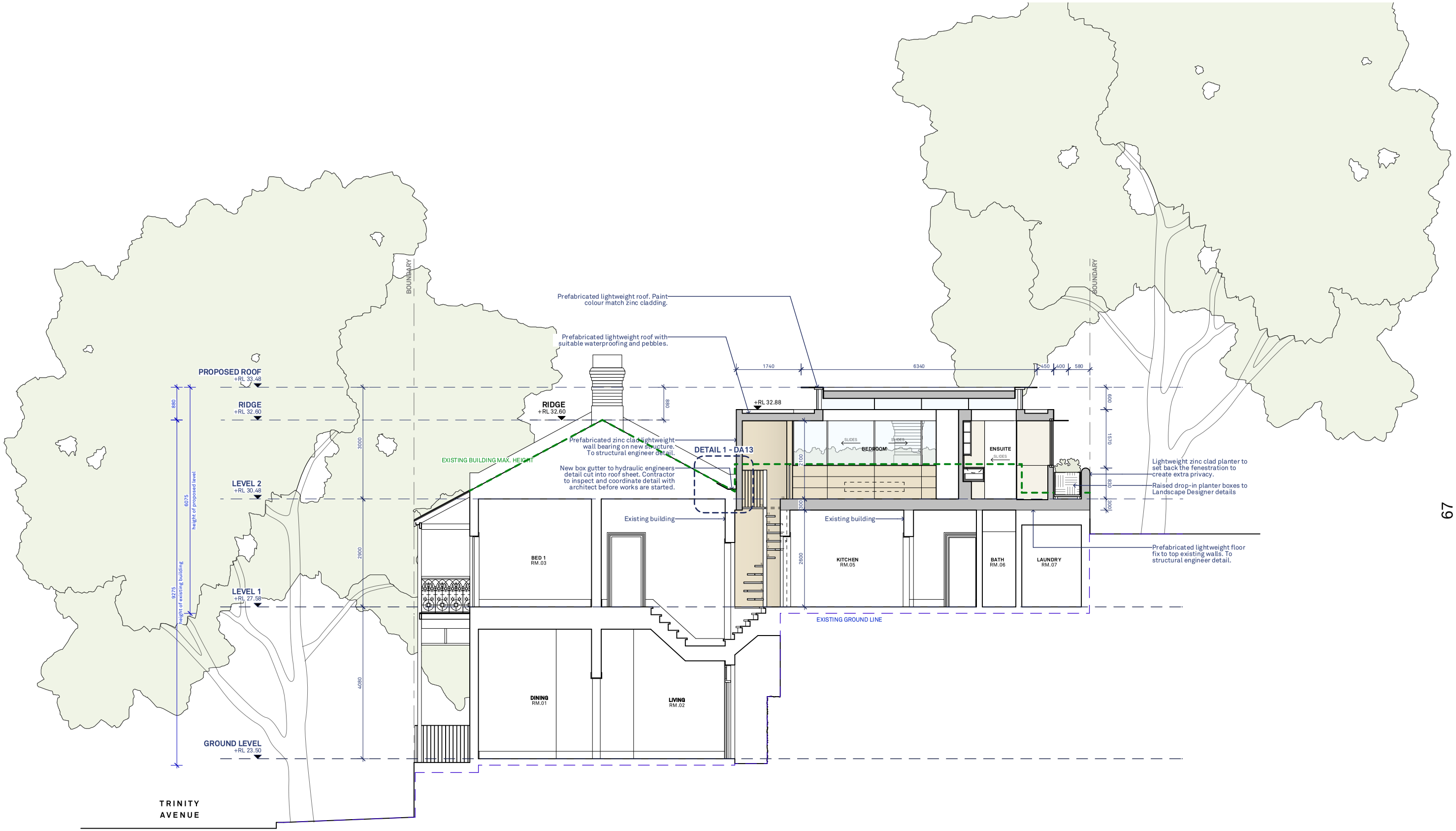
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100

Date Printed
12/3/26

Drawing Number
DA11

Revision
B




## SECTION BB



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

Revision

| | | |
|---|---|---|
| A | 10/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

Please note:

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Section BB

Development Application

Project Number
2004

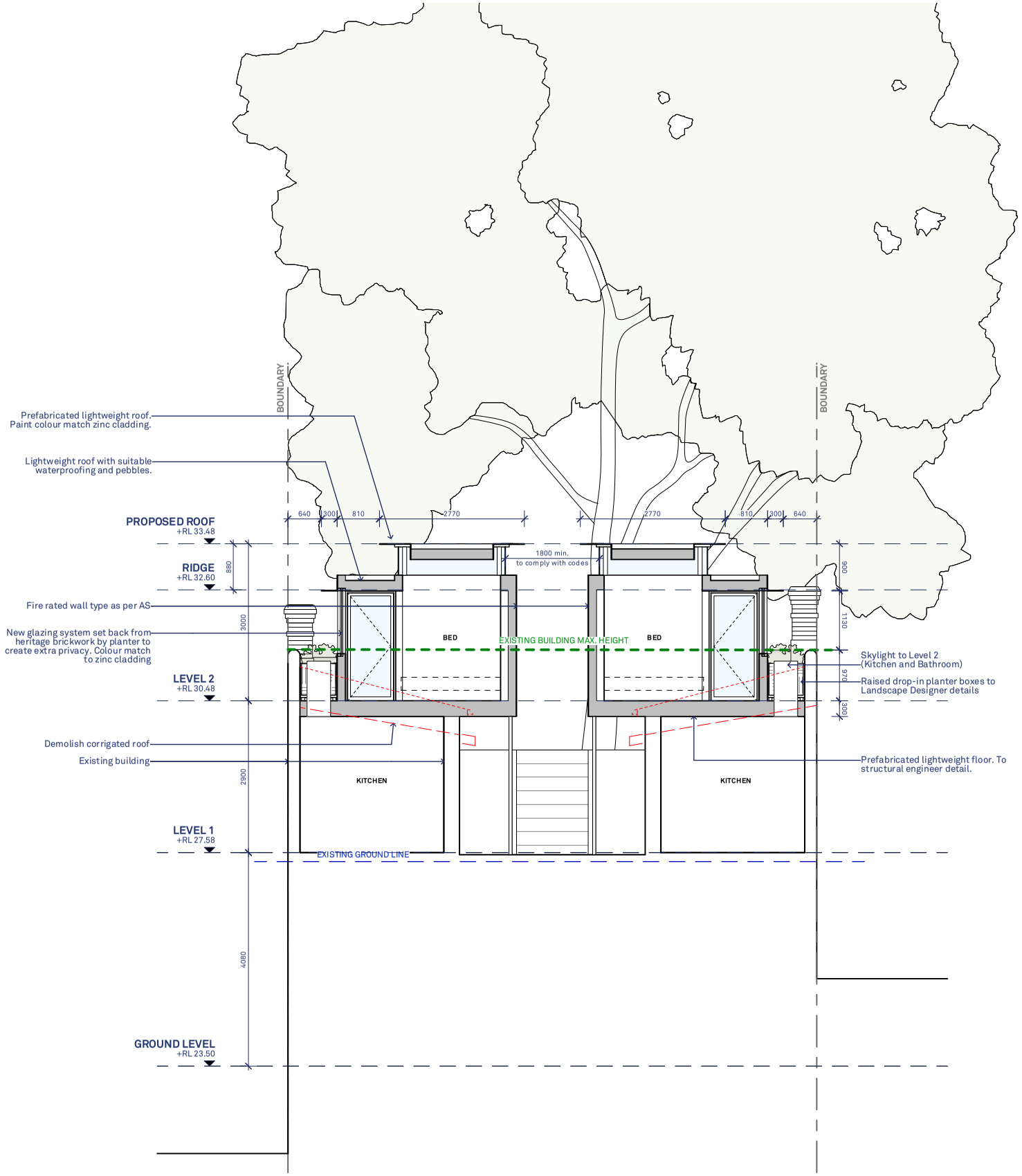
Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100

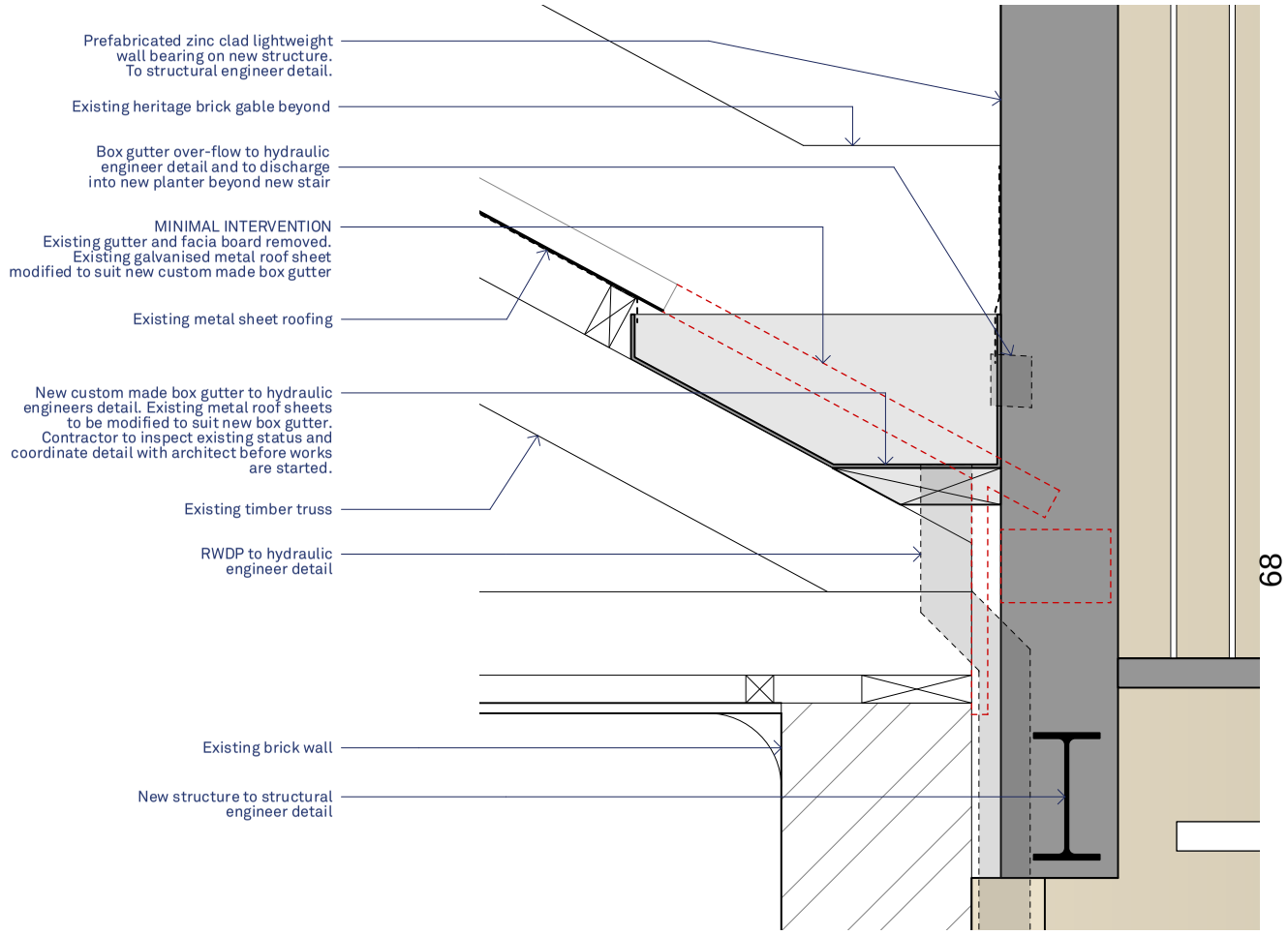
Date Printed
12/3/26

Drawing Number
DA12

Revision
B




## SECTION CC




EXISTING HERITAGE BUILDING

PROPOSED ADDITION

## PRELIMINARY DETAIL 1
SCALE 1:10



David Selden Design

T 02 9332 1044
contact@davidselden.com
www.davidselden.com

Suite 306b
19a Boundary St
Rushcutters Bay
NSW 2011

| Revision | | |
|---|---|---|
| A | 11/11/25 | Issue for Pre-DA |
| B | 4/3/26 | Issue for DA |

**Please note:**

This drawing is copyright and may not be used without written consent. Do not scale off this drawing. Use figured dimensions only. Verify all dimensions on site prior to construction.

All works to be in accordance with Australian standards, The National Construction Code of Australia and other relevant codes, and with manufacturer's recommendations and instructions.

Drawing
Proposed Section CC and Detail

Development Application

Project Number
2004

Project
14-16 Trinity Ave, Dawes Point NSW 2000

Scale on A3
1:100
1:10

Date Printed
12/3/26

Drawing Number
DA13

Revision
B