

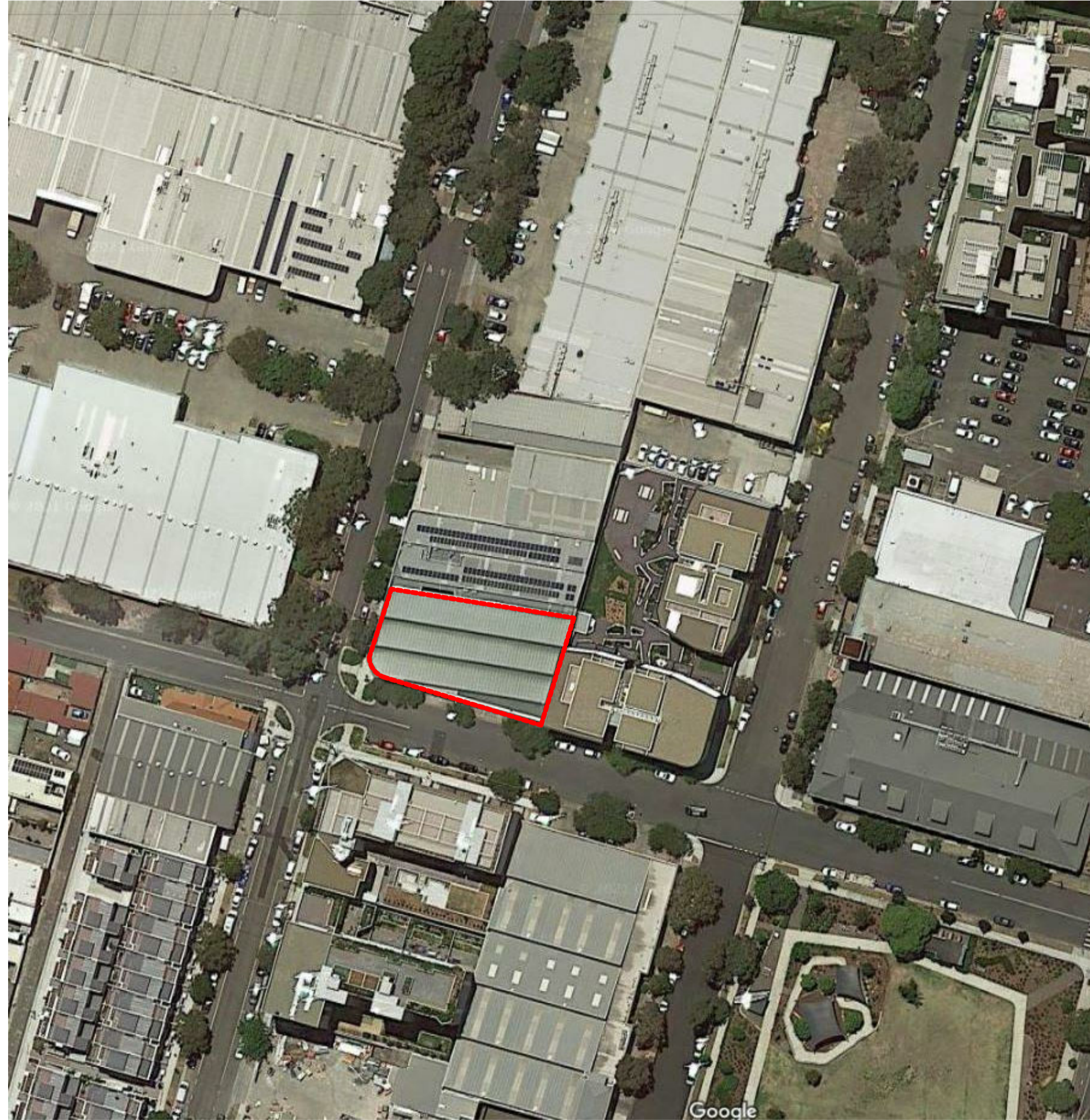
Attachment A

Draft Architectural Plans

25-27 DUNNING AVENUE, ROSEBERY

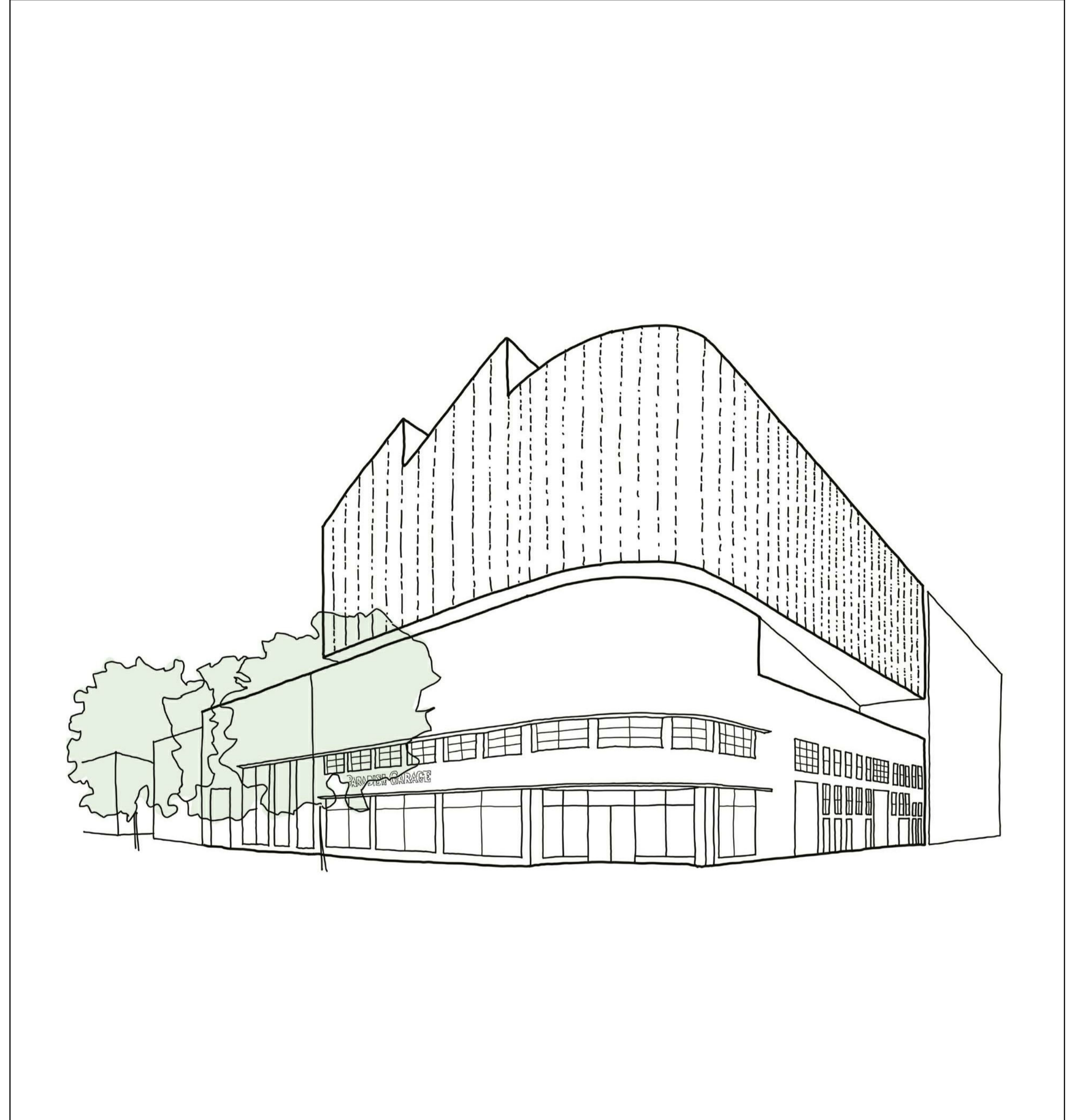
SITE CONTEXT

Address | 25 - 27 Dunning Avenue, Rosebery
 NSW Land Registry | DP 192683, Lots 35 and 36
 Site Area | 956.1m2



DRAWING LIST

Dwg No.	Drawing Title	Revision
000	Cover Sheet	A
010	Existing Floor Plans	D
020	Existing Elevations	C
030	Existing Sections	C
050	Proposed Site & Roof Plan	G
100	Level 1 Plan	L
101	Level 2 Plan	H
102	Level 3 Plan	H
103	Level 4 Plan	H
104	Level 5 Plan	H
200	South Elevation	G
201	West Elevation	F
202	North Elevation	E
203	East Elevation	E
300	Section 01	E
301	Section 02 and 03	H
302	Section 04	E
600	Area Schedule	B
601	Material and Finishes Schedule	A
800	Solar Study_Elevation Existing	C
801	Solar Study_Elevation Proposed	C
802	Solar Study_Plan Existing	C
803	Solar Study_Plan Proposed	C
810	View Study Diagrams	D
811	View Study Diagrams	B
812	View Study Diagrams	B



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Nominated Architect
 Alec Tzannes 4174

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Rev	Date	For
A	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale

North

Project
 Dunning Avenue Rosebery

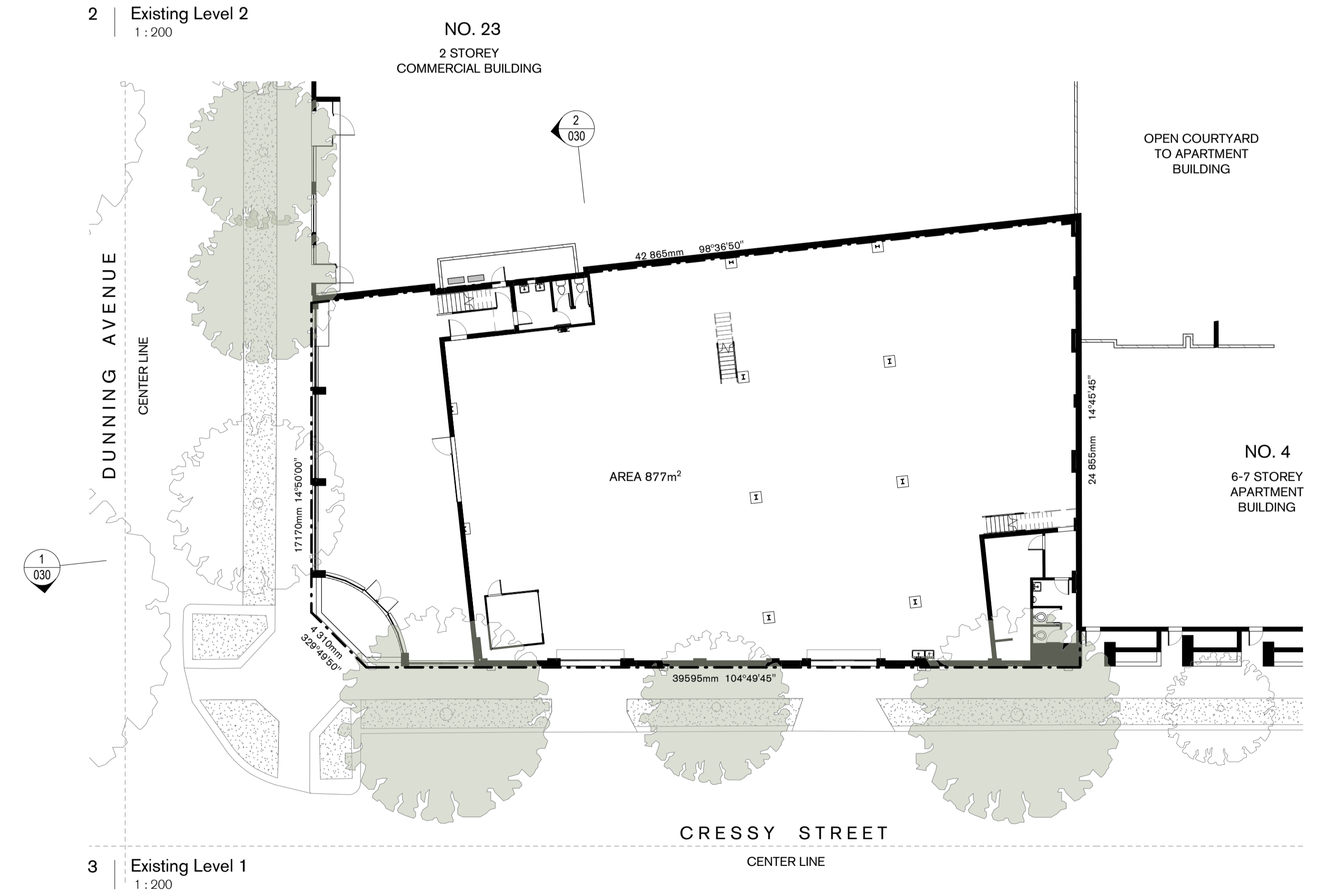
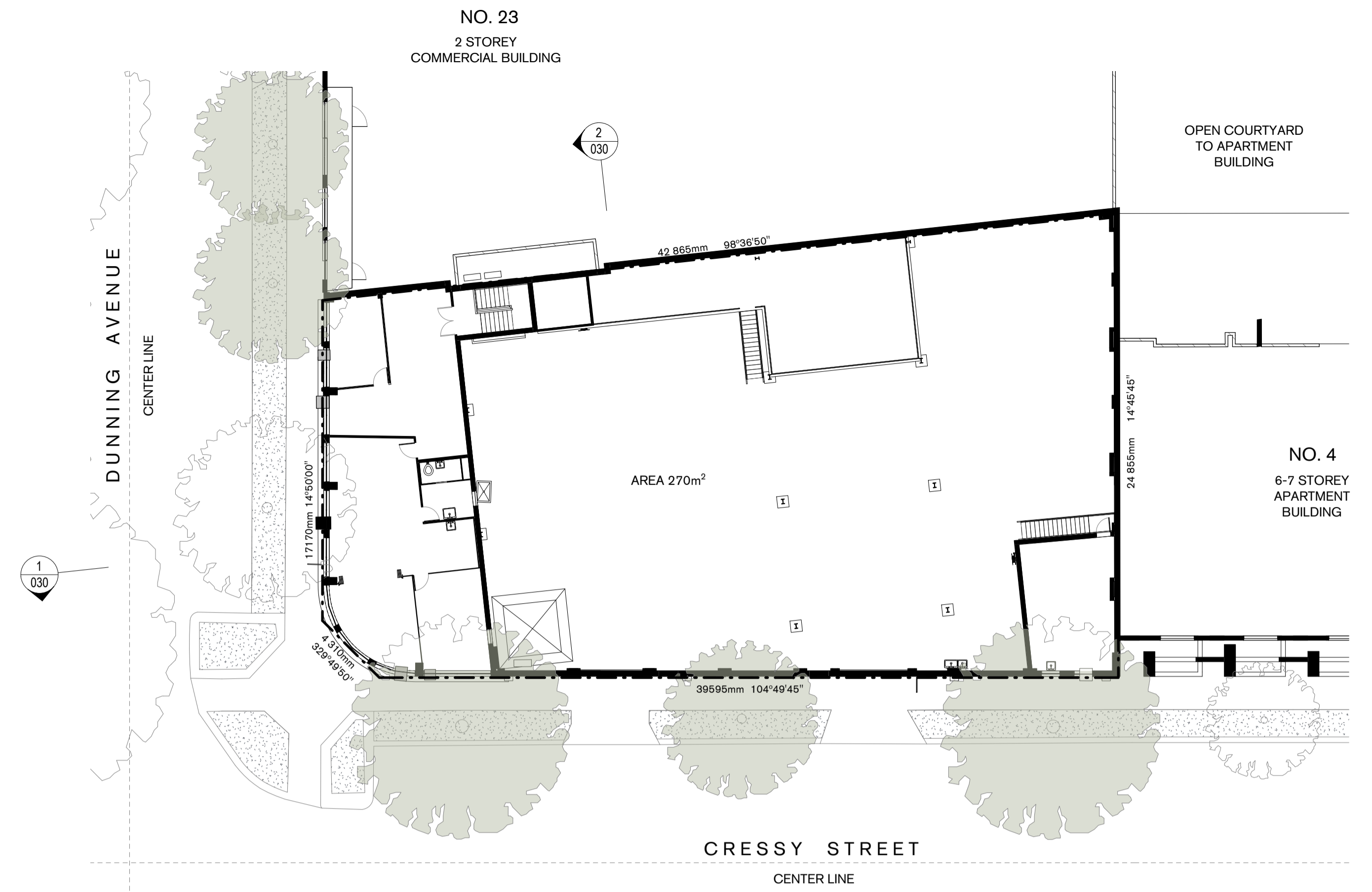
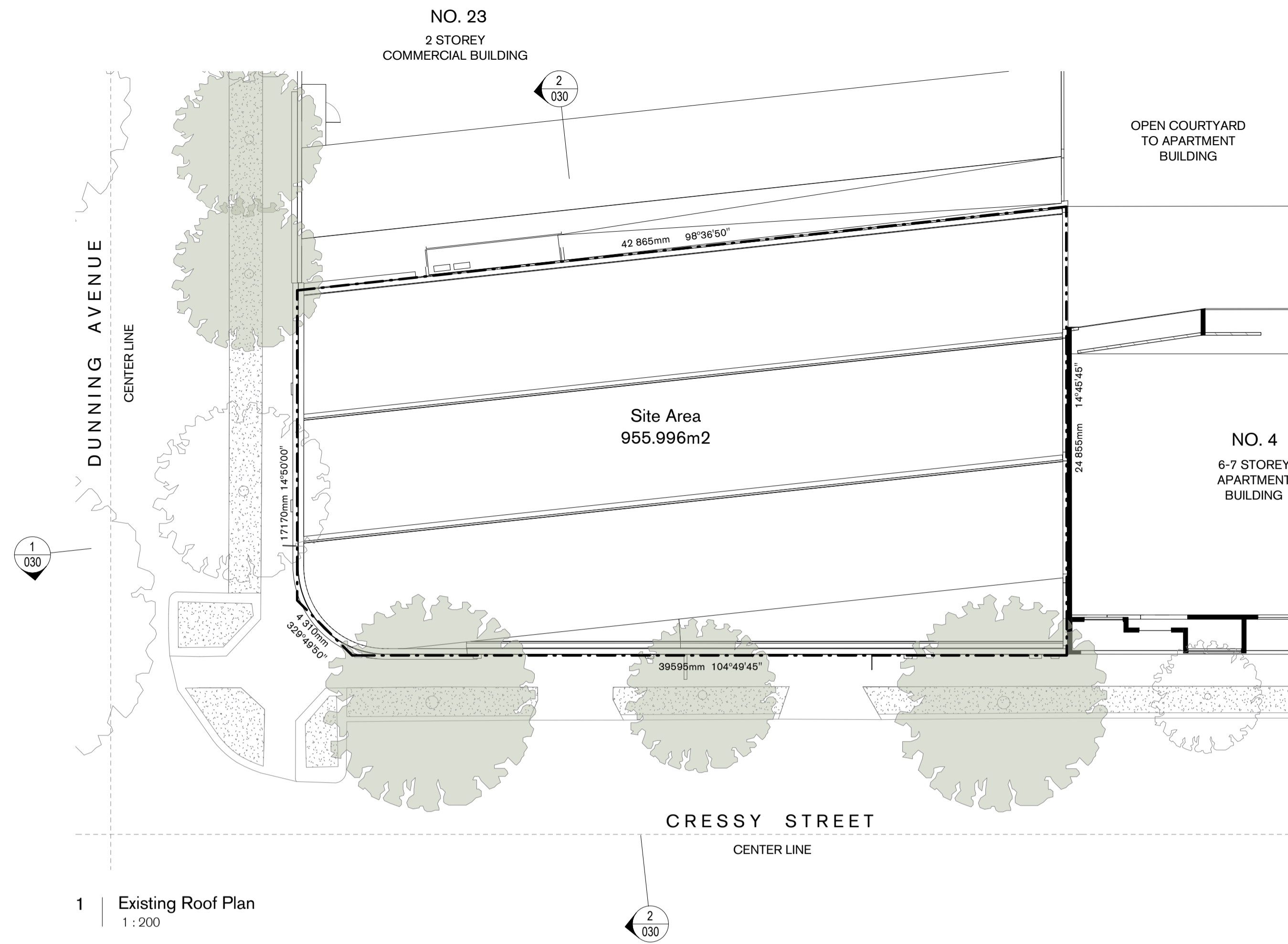
Address
 25-27 Dunning Avenue
 Rosebery, NSW 2018

Status
 NOT FOR CONSTRUCTION

Drawing
 Cover Sheet

Date Created	Drawn	Checked
27.05.20	TZ	TZ

Project No.	Drawing No.	Revision
20009	000	A



48

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Rev	Date	For
A	06.08.20	Consultant Information
B	05.11.20	For Comment
C	05.03.21	For Review
D	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptlaw.com.au toly@ptlaw.com.au

Legend

Tzannes

Scale 1:200 @ A1

North

0 1000 2000 3000 4000 5000 mm

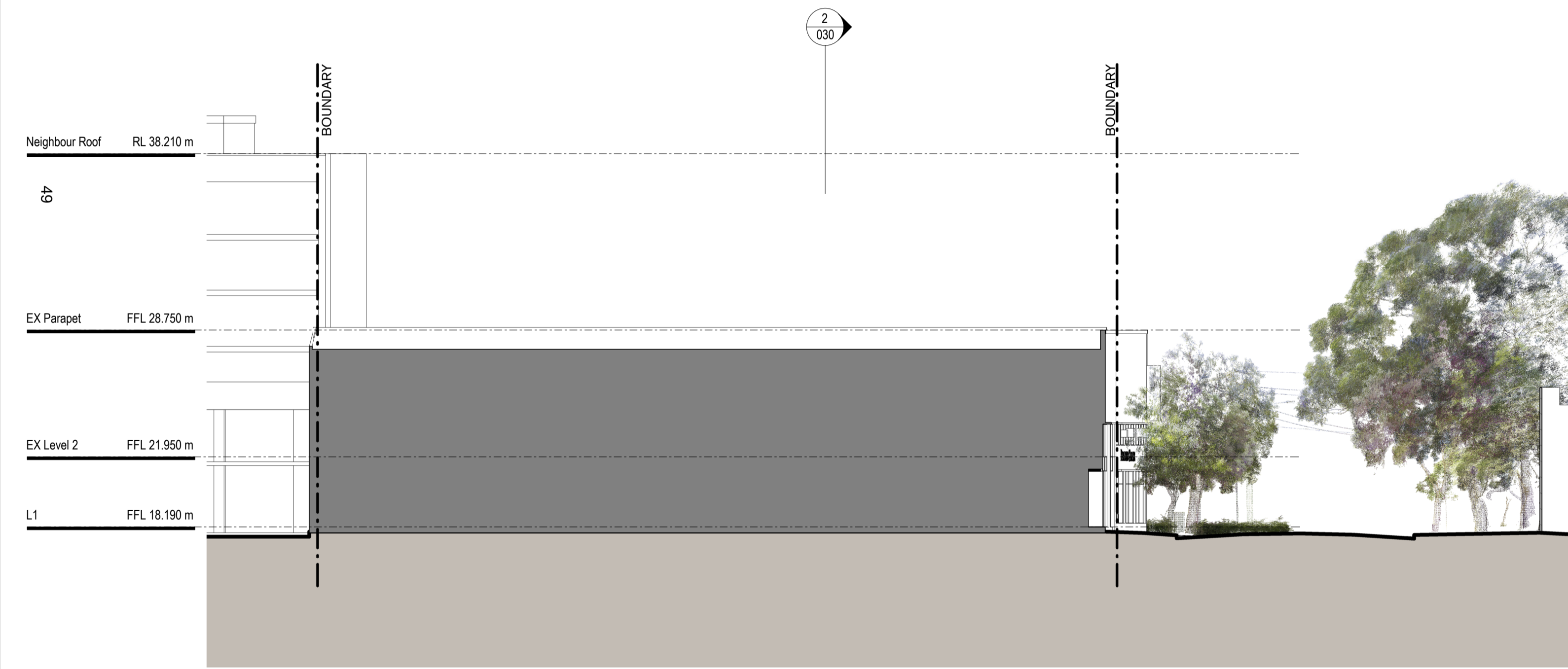
Project		Drawing		
Dunning Avenue Rosebery		Existing Floor Plans		
Address 25-27 Dunning Avenue Rosebery, NSW 2018		Date Created 27.05.20	Drawn TZ	Checked TZ
Status NOT FOR CONSTRUCTION		Project No. 20009	Drawing No. 010	Revision D



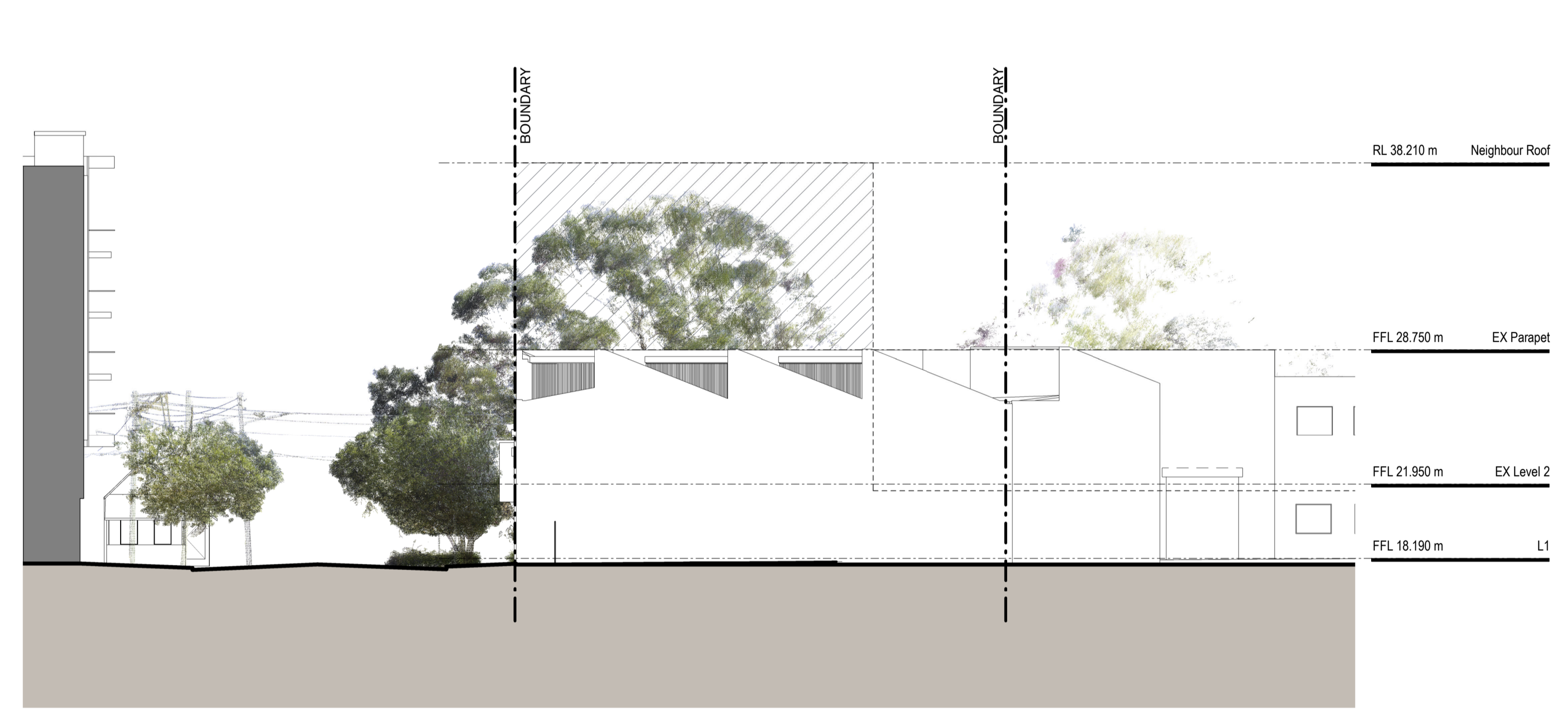
1 Existing South Elevation
1:200



2 Existing West Elevation
1:200



3 Existing North Elevation
1:200



4 Existing East Elevation
1:200



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Rev

Rev	Date	For
A	05.11.20	For Comment
B	05.03.21	For Review
C	06.12.21	Development Application

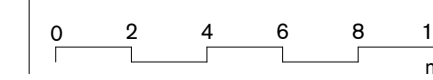
Client

Dunning Proprietor Pty Ltd
robert@ptwaw.com.au toly@ptwaw.com.au

Legend

Tzannes

Scale
1:200 @ A1



North

Project

Dunning Avenue Rosebery

Address

25-27 Dunning Avenue
Rosebery, NSW 2018

Status

NOT FOR CONSTRUCTION

Drawing

Existing Elevations

Date Created

30/10/20

Drawn

TZ

Checked

TZ

Project No.

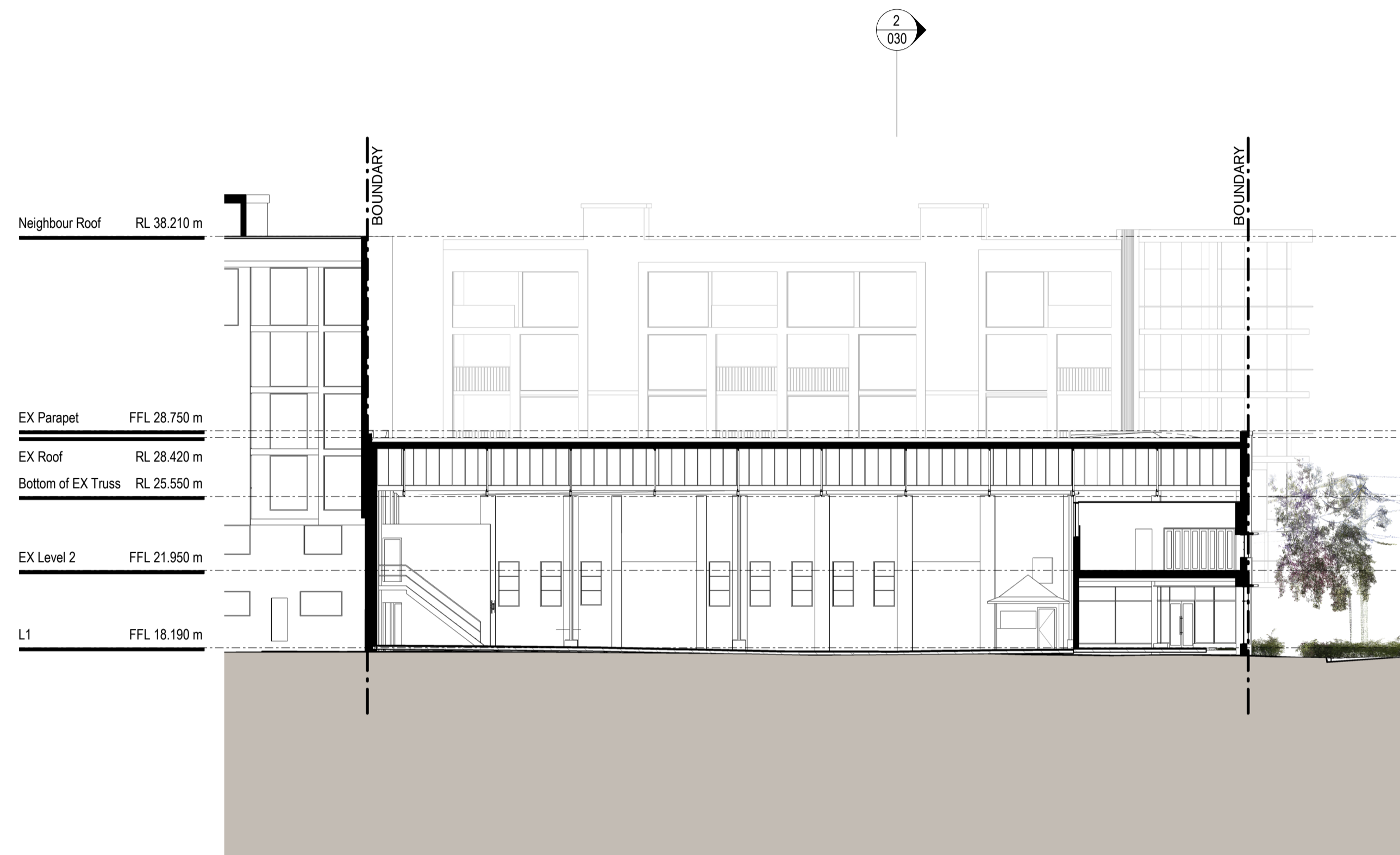
20009

Drawing No.

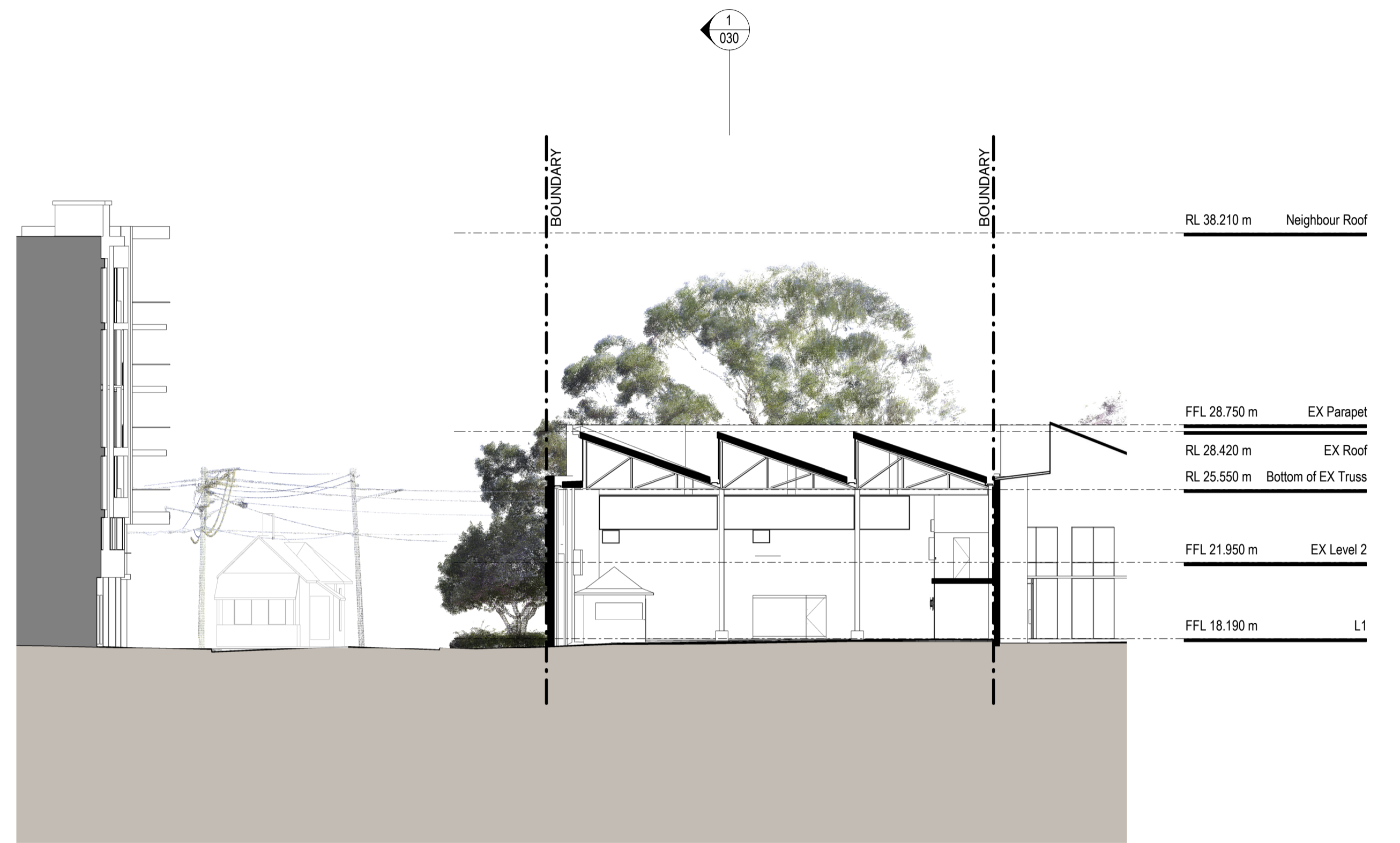
020

Revision

C



1 | Section 1 Existing
1 : 200



2 | Section 2 Existing
1 : 200



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Rev	Date	For
A	05.11.20	For Comment
B	05.03.21	For Review
C	06.12.21	Development Application

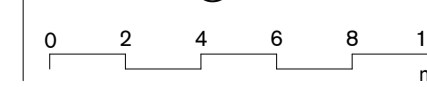
Client

Dunning Proprietor Pty Ltd
robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
1 : 200 @ A1



North

Project
Dunning Avenue Rosebery

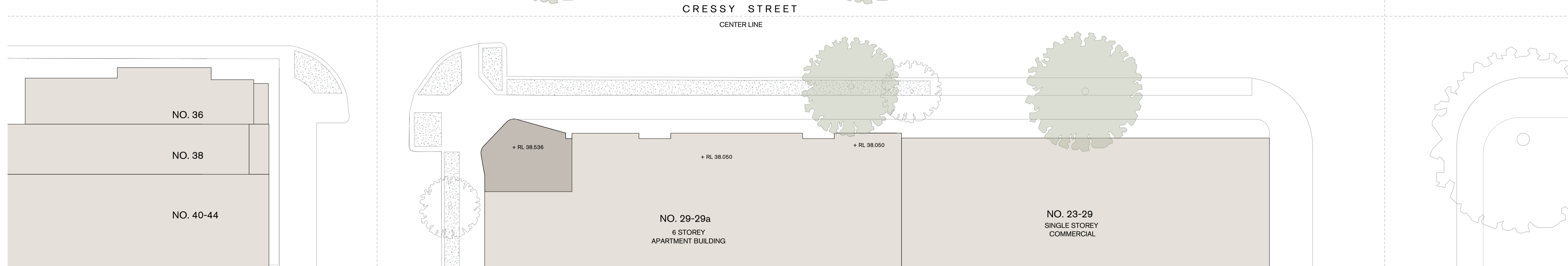
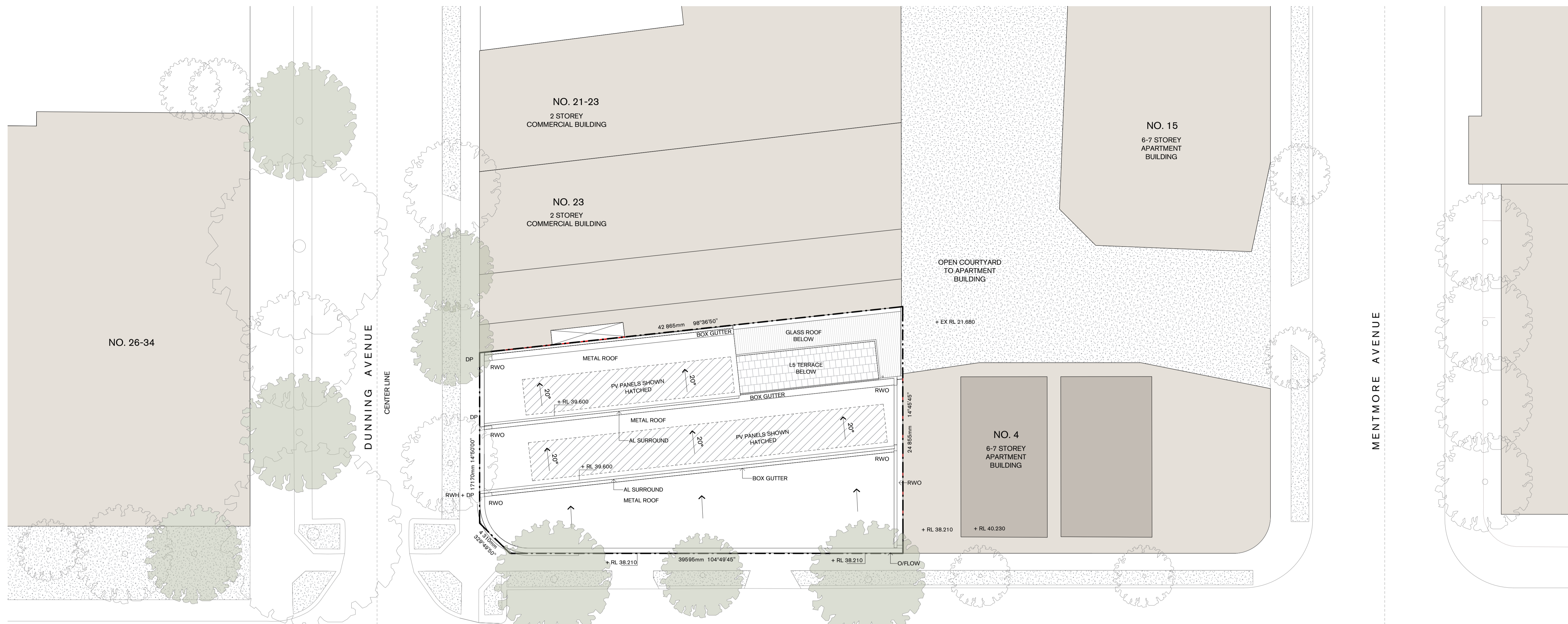
Address
25-27 Dunning Avenue
Rosebery, NSW 2018

Status
NOT FOR CONSTRUCTION

Drawing
Existing Sections

Date Created 30/10/20
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 030
Revision C



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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	04.11.21	Draft DA
F	24.11.21	PV added
G	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

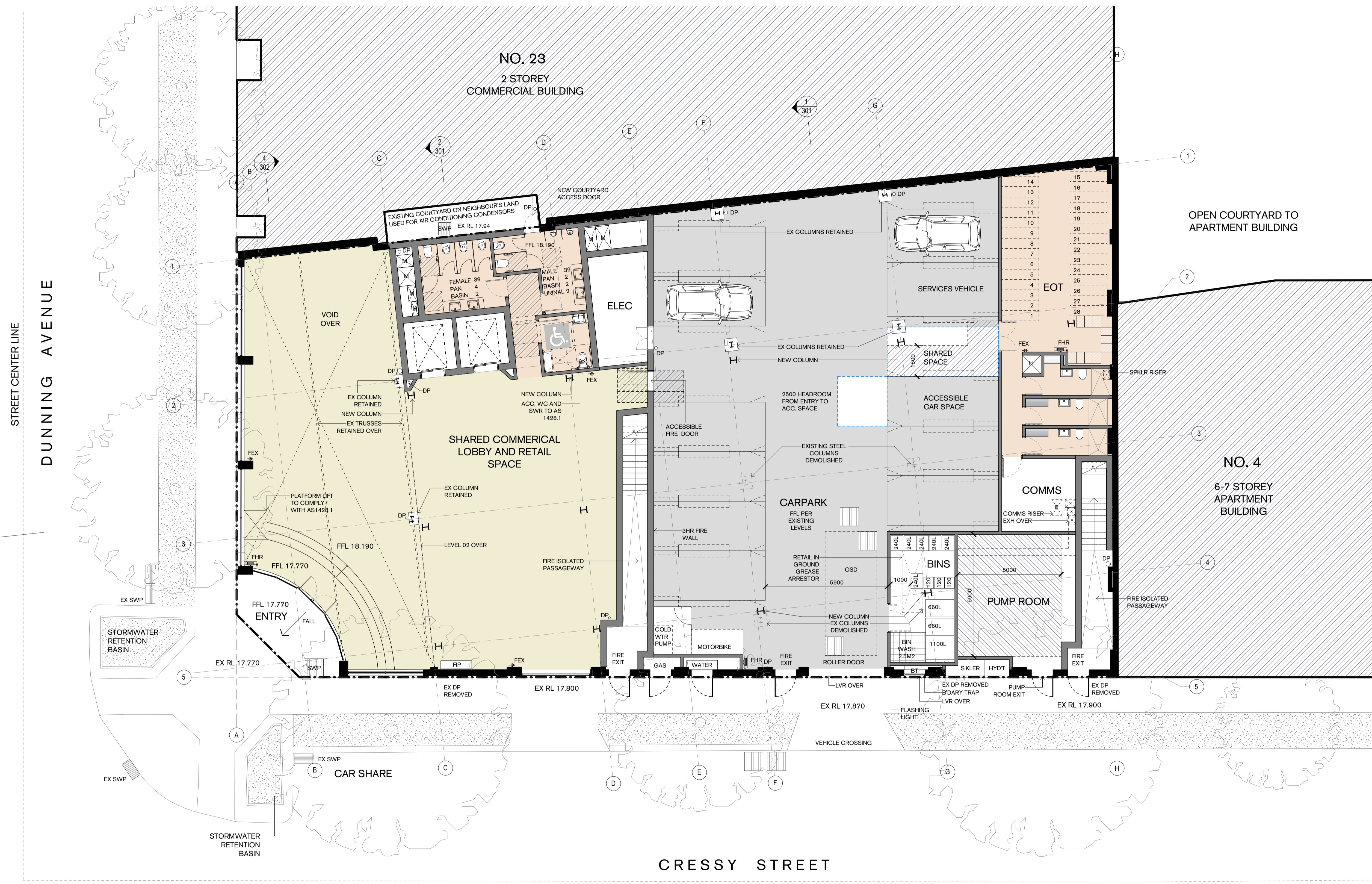
Tzannes

Scale
 1 : 200 @ A1

0 1000 2000 3000 4000 5000 mm

North

Project	Drawing	Date Created	Drawn	Checked
Dunning Avenue Rosebery	Proposed Site & Roof Plan	27.05.20	TZ	TZ
Address 25-27 Dunning Avenue Rosebery, NSW 2018	Project No. 20009	Drawing No. 050	Revision G	
Status NOT FOR CONSTRUCTION				



CRESSY STREET

STREET CENTER LINE



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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	27.07.21	For Co-ordination
F	07.09.21	For Co-ordination
G	16.09.21	For Co-ordination
H	07.10.21	For Co-ordination
I	21.10.21	For Co-ordination
J	04.11.21	Draft DA
K	16.11.21	Revised L1
L	06.12.21	Development Application

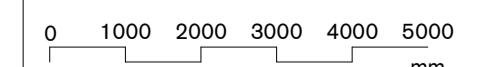
Client
Dunning Proprietor Pty Ltd
robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
1 : 100 @ A1

North



Project
Dunning Avenue Rosebery

Address
25-27 Dunning Avenue
Rosebery, NSW 2018

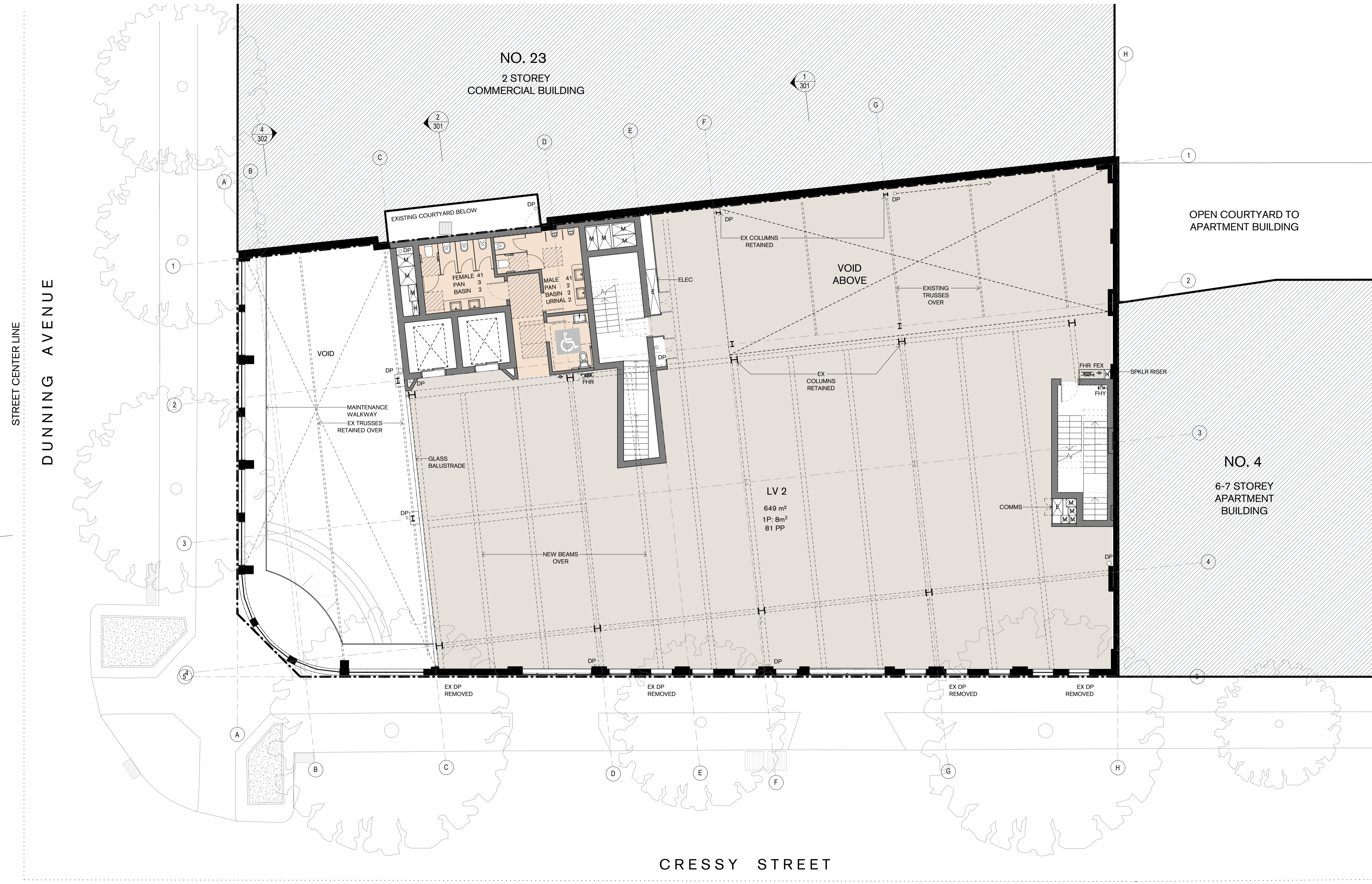
Status
NOT FOR CONSTRUCTION

Drawing
Level 1 Plan

Date Created 27.05.20
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 100
Revision L

1
202



CRESSY STREET

STREET CENTER LINE

4
302

2
301

1
200

1
301



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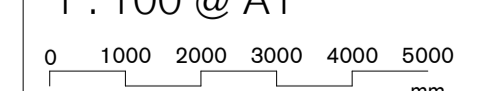
Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	18.09.21	For Co-ordination
F	07.10.21	For Co-ordination
G	04.11.21	Draft DA
H	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
1 : 100 @ A1



North



Project
 Dunning Avenue Rosebery

Address
 25-27 Dunning Avenue
 Rosebery, NSW 2018

Status
 NOT FOR CONSTRUCTION

Drawing
 Level 2 Plan

Date Created 27.05.20
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 101
Revision H

53

1
202

1
301

2
301

4
302

1
300

1
203

4
302

2
301

1
200

1
301

NO. 23
2 STOREY
COMMERCIAL BUILDING

OPEN COURTYARD TO
APARTMENT BUILDING

NO. 4
6-7 STOREY
APARTMENT
BUILDING

LV3
443 m²
1P: 8m²
56 PP

TERRACE LV3

CRESSY STREET

STREET CENTER LINE

STREET CENTER LINE
DUNNING AVENUE

54

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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	18.09.21	For Co-ordination
F	07.10.21	For Co-ordination
G	04.11.21	Draft DA
H	06.12.21	Development Application

Client
Dunning Proprietor Pty Ltd
robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
1 : 100 @ A1

0 1000 2000 3000 4000 5000 mm

North

Project
Dunning Avenue Rosebery

Address
25-27 Dunning Avenue
Rosebery, NSW 2018

Status
NOT FOR CONSTRUCTION

Drawing
Level 3 Plan

Date Created
27.05.20

Drawn
TZ

Checked
TZ

Project No.
20009

Drawing No.
102

Revision
H

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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	18.09.21	For Co-ordination
F	07.10.21	For Co-ordination
G	04.11.21	Draft DA
H	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale 1 : 100 @ A1

0 1000 2000 3000 4000 5000 mm

North

Project
 Dunning Avenue Rosebery

Address
 25-27 Dunning Avenue
 Rosebery, NSW 2018

Status
 NOT FOR CONSTRUCTION

Drawing
 Level 4 Plan

Date Created
 27.05.20

Drawn
 TZ

Checked
 TZ

Project No.
 20009

Drawing No.
 103

Revision
 H



Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	18.09.21	For Co-ordination
F	07.10.21	For Co-ordination
G	04.11.21	Draft DA
H	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale 1 : 100 @ A1

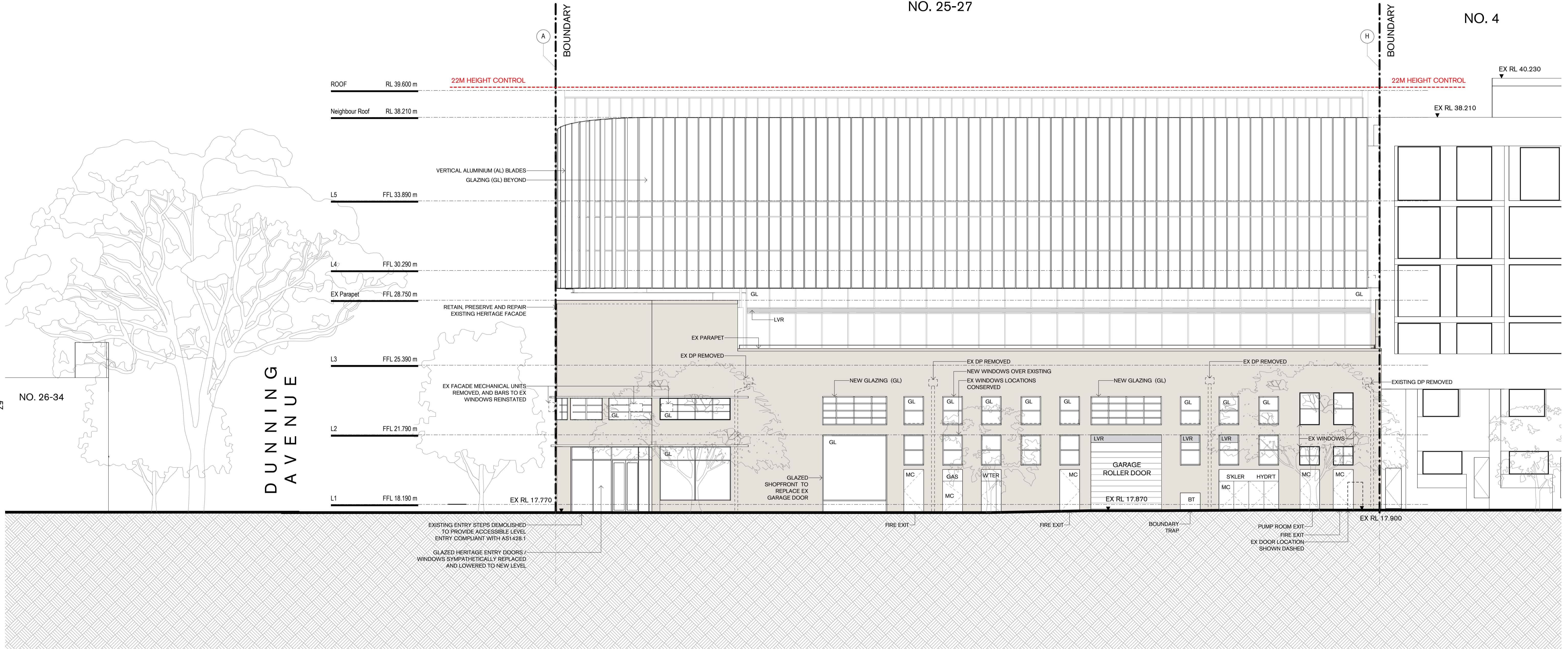
0 1000 2000 3000 4000 5000 mm

North

Project Dunning Avenue Rosebery	Drawing Level 5 Plan
Address 25-27 Dunning Avenue Rosebery, NSW 2018	Date Created 27.05.20
Status NOT FOR CONSTRUCTION	Drawn TZ
Project No. 20009	Checked TZ
Drawing No. 104	Revision H

NO. 25-27

NO. 4



57

NO. 26-34

DUNNING AVENUE

ROOF RL 39.600 m

Neighbour Roof RL 38.210 m

L5 FFL 33.890 m

L4 FFL 30.290 m

EX Parapet FFL 28.750 m

L3 FFL 25.390 m

L2 FFL 21.790 m

L1 FFL 18.190 m

EX RL 40.230

EX RL 38.210

EX RL 17.870

EX RL 17.900

EXISTING ENTRY STEPS DEMOLISHED TO PROVIDE ACCESSIBLE LEVEL ENTRY COMPLIANT WITH AS1428.1

GLAZED HERITAGE ENTRY DOORS / WINDOWS SYMPHETICALLY REPLACED AND LOWERED TO NEW LEVEL

GLAZED SHOPFRONT TO REPLACE EX GARAGE DOOR

FIRE EXIT

BOUNDARY TRAP

PUMP ROOM EXIT

FIRE EXIT

EX DOOR LOCATION SHOWN DASHED

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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	07.10.21	For Co-ordination
E	04.11.21	Draft DA
F	22.11.21	Revised South Facade
G	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

AL	ALUMINIUM BLADES
DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL CLADDING

Tzannes

Scale As indicated @ A1

0 1000 2000 3000 4000 5000 mm

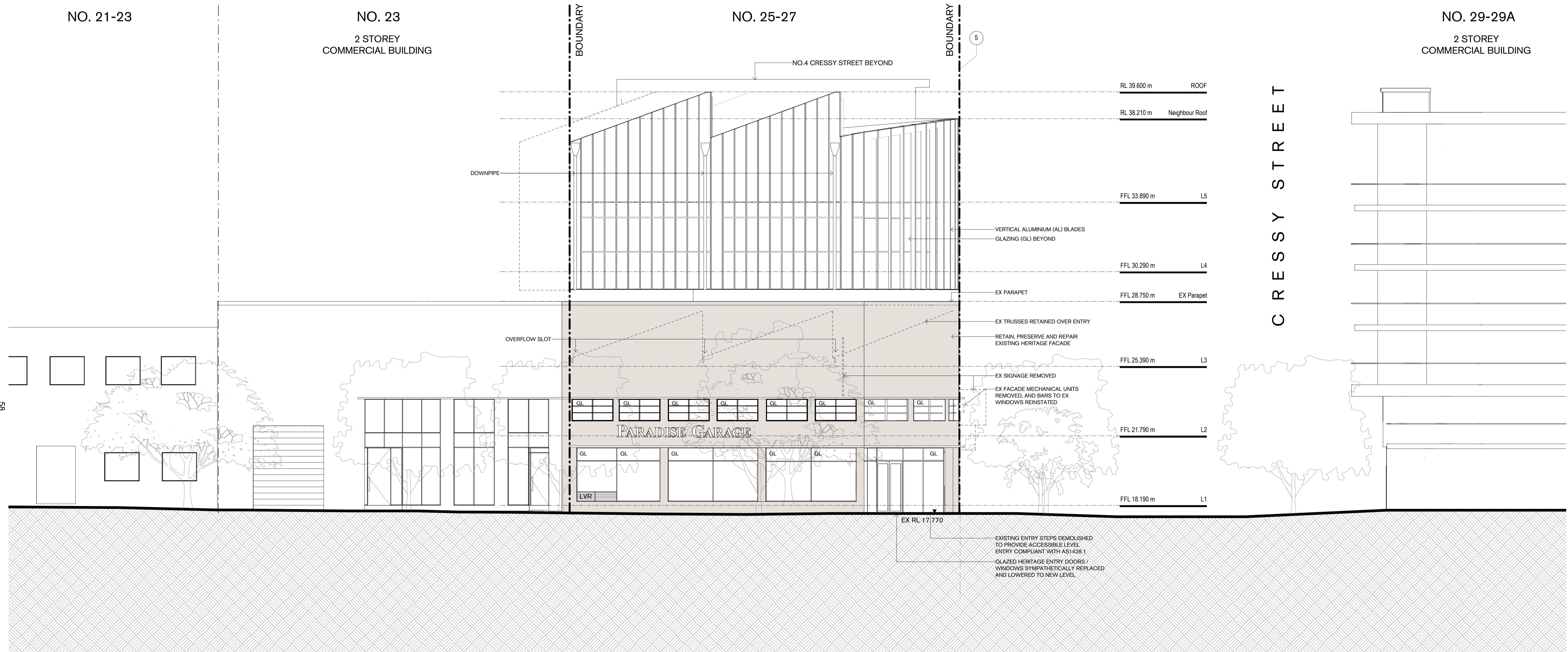
Project		Drawing		
Dunning Avenue Rosebery		South Elevation		
Address	25-27 Dunning Avenue Rosebery, NSW 2018	Date Created	Drawn	Checked
Status	NOT FOR CONSTRUCTION	28.05.20	TZ	TZ
Project No.	20009	Drawing No.	200	Revision
				G

NO. 21-23

NO. 23
2 STOREY
COMMERCIAL BUILDING

NO. 25-27

NO. 29-29A
2 STOREY
COMMERCIAL BUILDING



85

CRESSY STREET



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E. tzannes@tzannes.com.au Sydney, Australia

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Nominated Architect
Alec Tzannes 4174

General Notes
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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	07.10.21	For Co-ordination
E	04.11.21	Draft DA
F	06.12.21	Development Application

Client
Dunning Proprietor Pty Ltd
robert@ptwaw.com.au toly@ptwaw.com.au

Legend	
AL	ALUMINIUM BLADES
DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL CLADDING

Tzannes

Scale As indicated @ A1
0 1000 2000 3000 4000 5000 mm

North

Project
Dunning Avenue Rosebery

Address
25-27 Dunning Avenue
Rosebery, NSW 2018

Status
NOT FOR CONSTRUCTION

Drawing
West Elevation

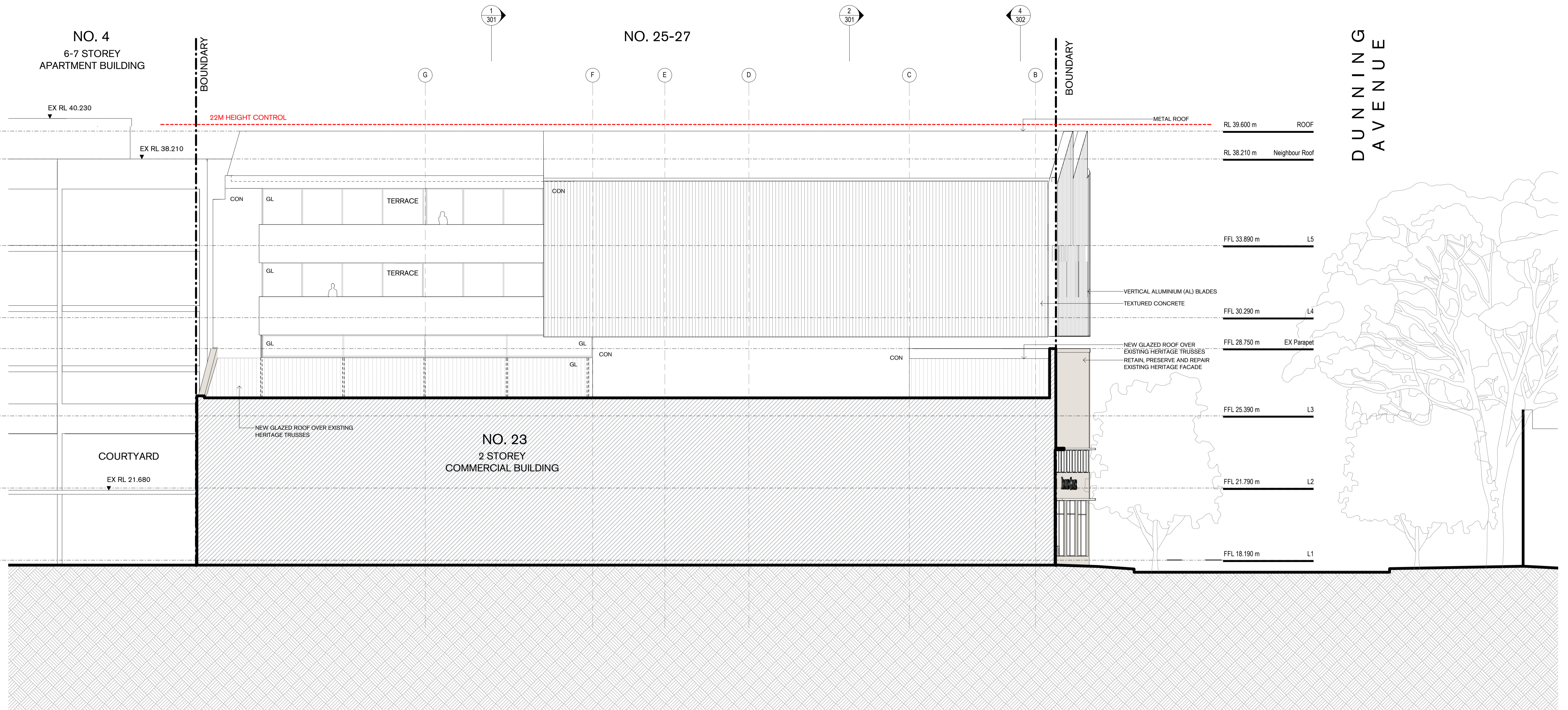
Date Created 28.05.20
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 201
Revision F

NO. 4
6-7 STOREY
APARTMENT BUILDING

NO. 25-27

DUNNING
AVENUE



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A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	04.11.21	Draft DA
E	06.12.21	Development Application

Client

Dunning Proprietor Pty Ltd
robert@ptwlaw.com.au toly@ptwlaw.com.au

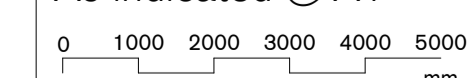
Legend

AL	ALUMINIUM BLADES
DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL GLAZING

Tzannes

Scale North

As indicated @ A1



Project
Dunning Avenue Rosebery

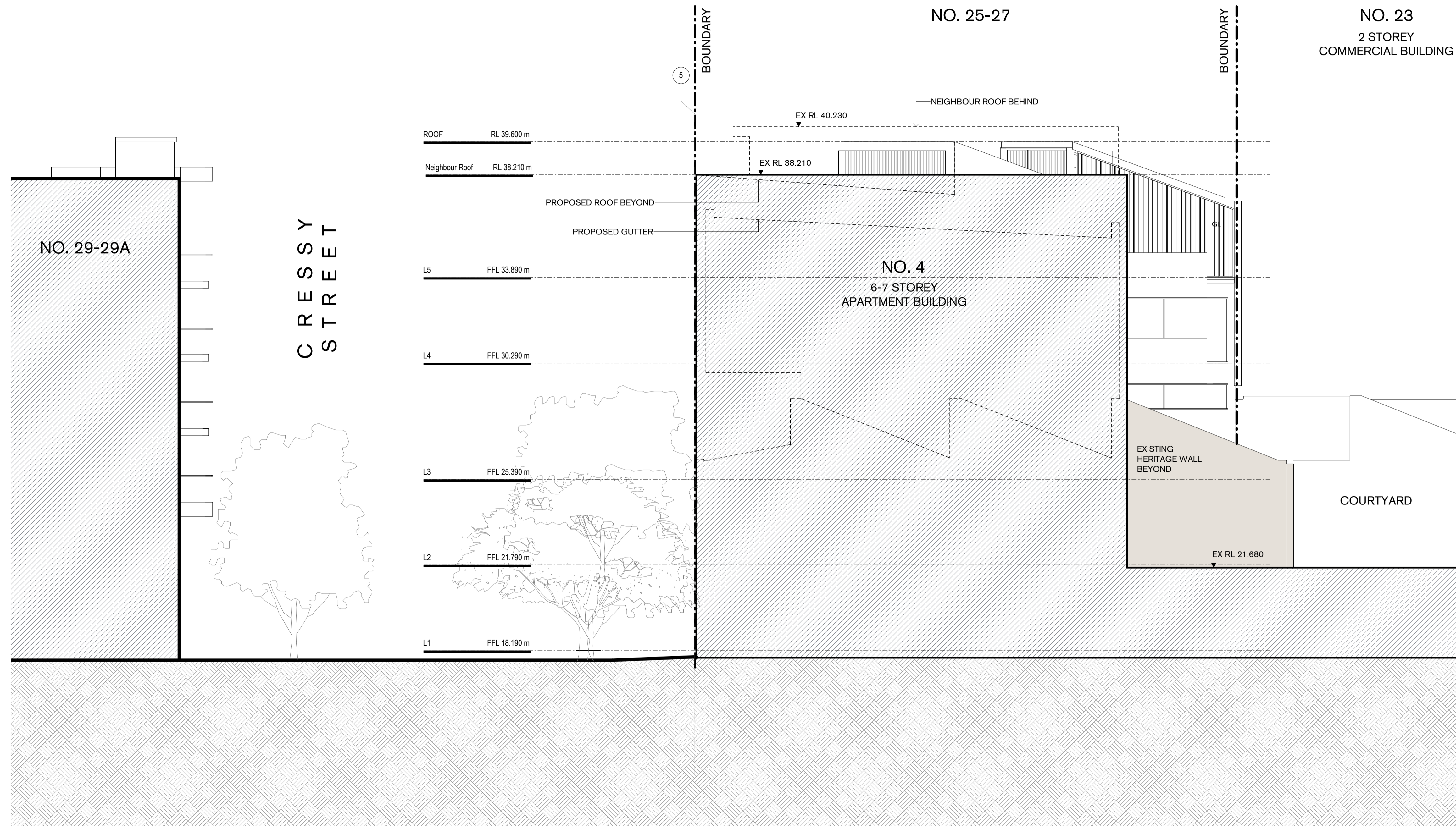
Address
25-27 Dunning Avenue
Rosebery, NSW 2018

Status
NOT FOR CONSTRUCTION

Drawing
North Elevation

Date Created 28.05.20
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 202
Revision E



09



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B	15.02.21	For Review
C	05.03.21	For Review
D	04.11.21	Draft DA
E	06.12.21	Development Application

Client

Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

- AL ALUMINIUM BLADES
- DP DOWNPIPE
- EK EXISTING
- GL GLAZING
- LVR LOUVRE
- MC METAL CLADDING



Scale As indicated @ A1
 0 1000 2000 3000 4000 5000 mm

North

Project

Dunning Avenue Rosebery

Address

25-27 Dunning Avenue
 Rosebery, NSW 2018

Status

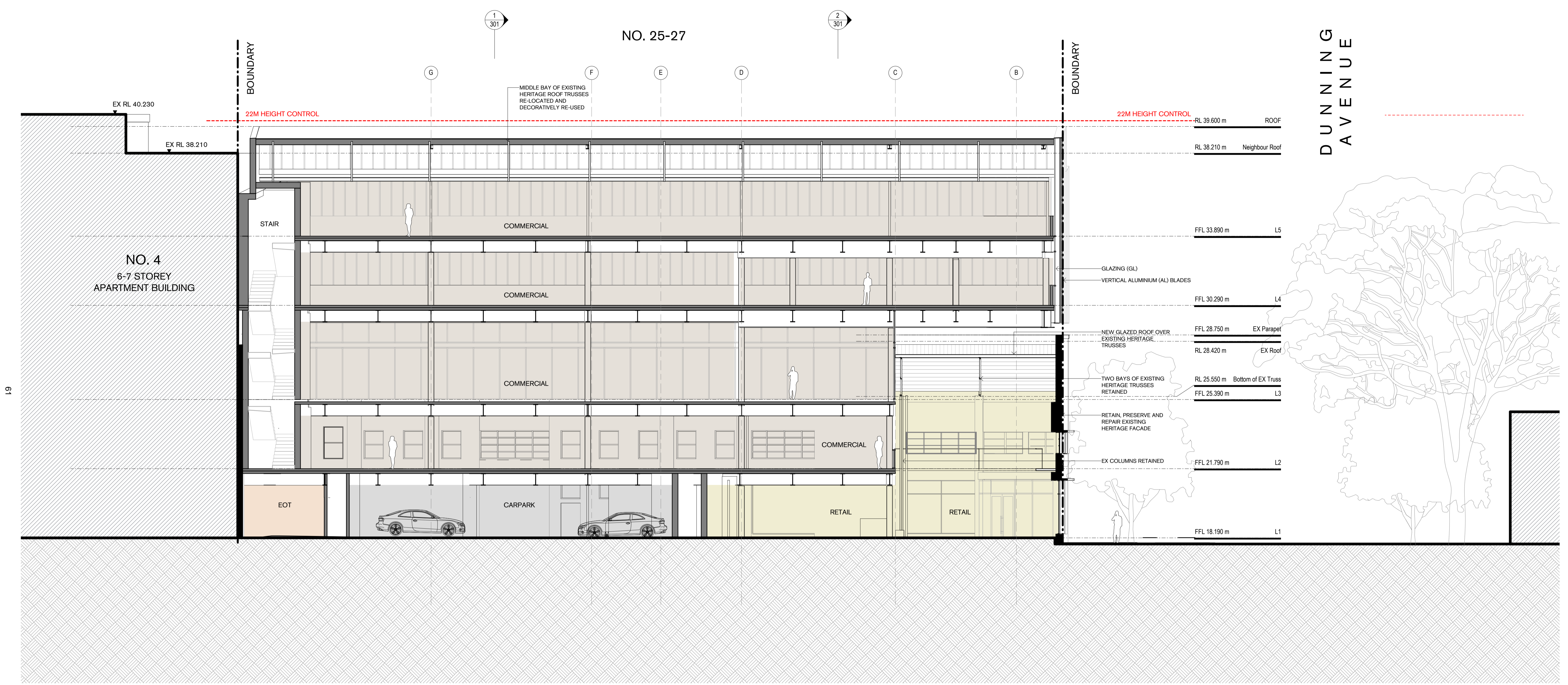
NOT FOR CONSTRUCTION

Drawing

East Elevation

Date Created 28.05.20
 Drawn TZ
 Checked TZ

Project No. 20009
 Drawing No. 203
 Revision E



19

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 Alec Tzannes 4174

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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	04.11.21	Draft DA
E	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptlaw.com.au toly@ptlaw.com.au

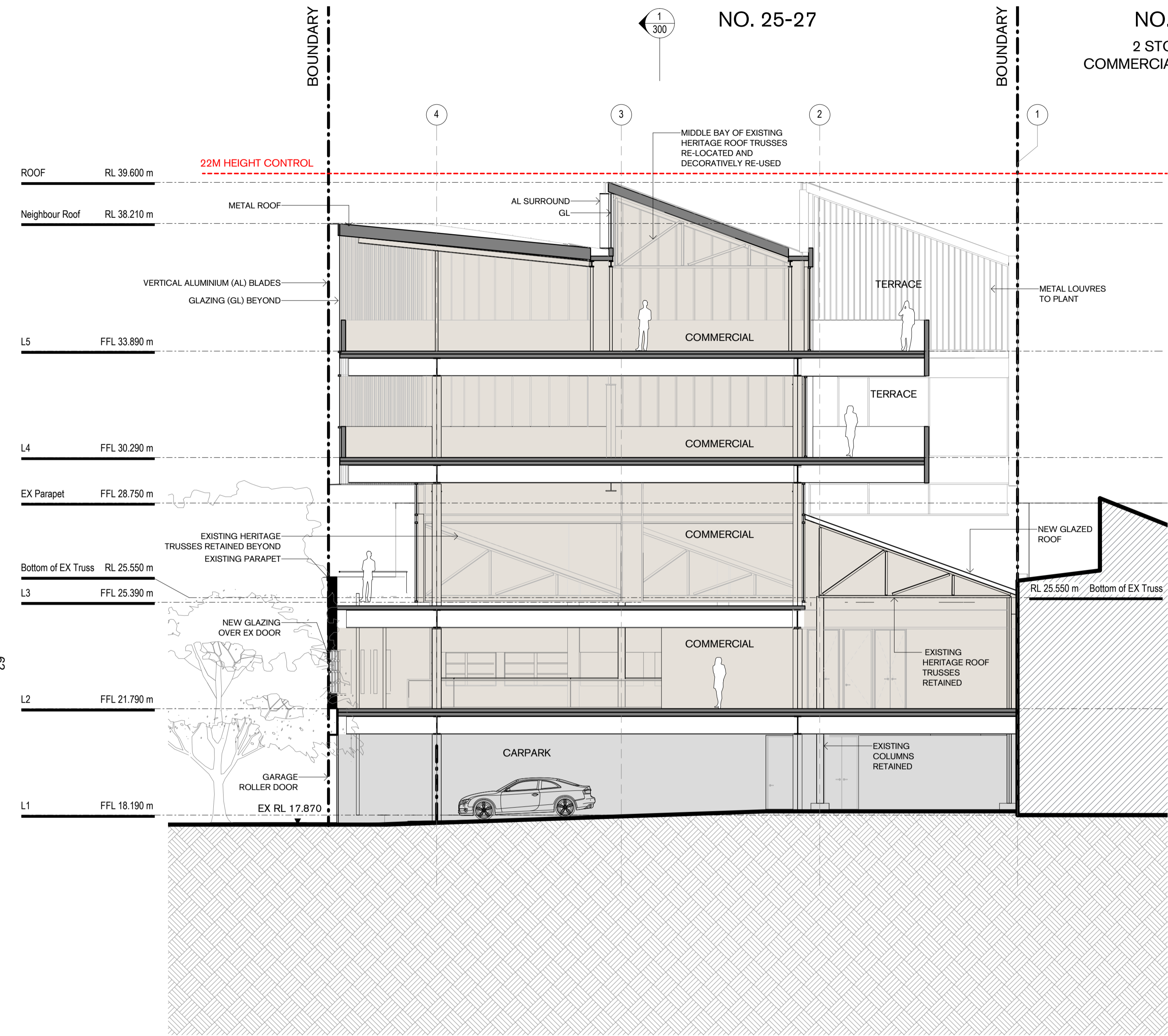
Legend

AL	ALUMINIUM BLADES
DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL CLADDING

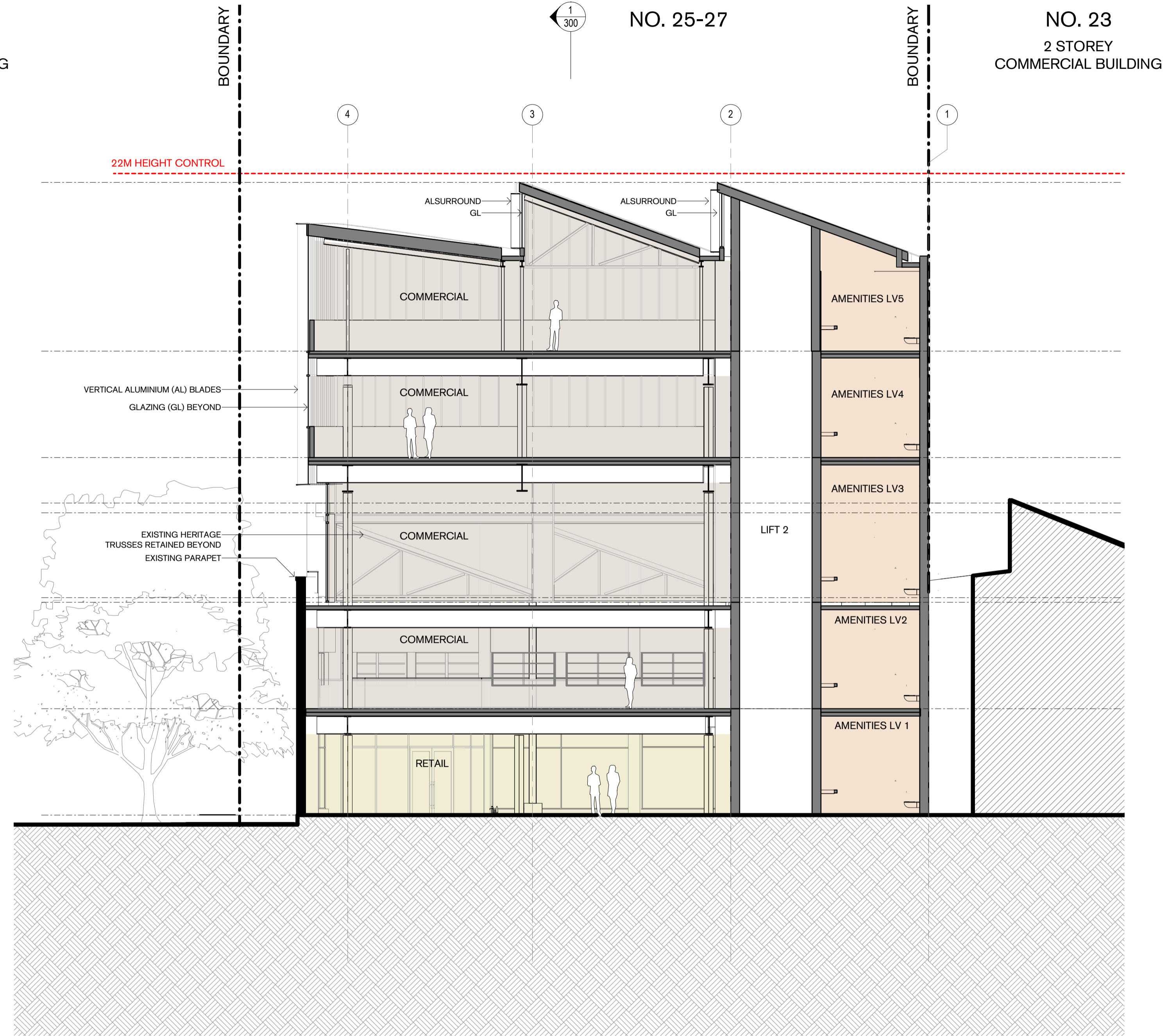
Tzannes

Scale North
 As indicated @ A1
 0 1000 2000 3000 4000 5000 mm

Project		Drawing	
Dunning Avenue Rosebery		Section 01	
Address	25-27 Dunning Avenue Rosebery, NSW 2018	Date Created	28.05.20
Status	NOT FOR CONSTRUCTION	Drawn	TZ
		Checked	TZ
		Project No.	20009
		Drawing No.	300
		Revision	E



1 | SECTION 02
1 : 100



2 | SECTION 03
1 : 100

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Rev	Date	For
A	05.11.20	For Comment
B	15.02.21	For Review
C	05.03.21	For Review
D	30.03.21	Pre-DA Additional Information
E	27.07.21	For Co-ordination
F	04.11.21	Draft DA
G	22.11.21	Revised South Facade
H	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwaw.com.au toly@ptwaw.com.au

Legend

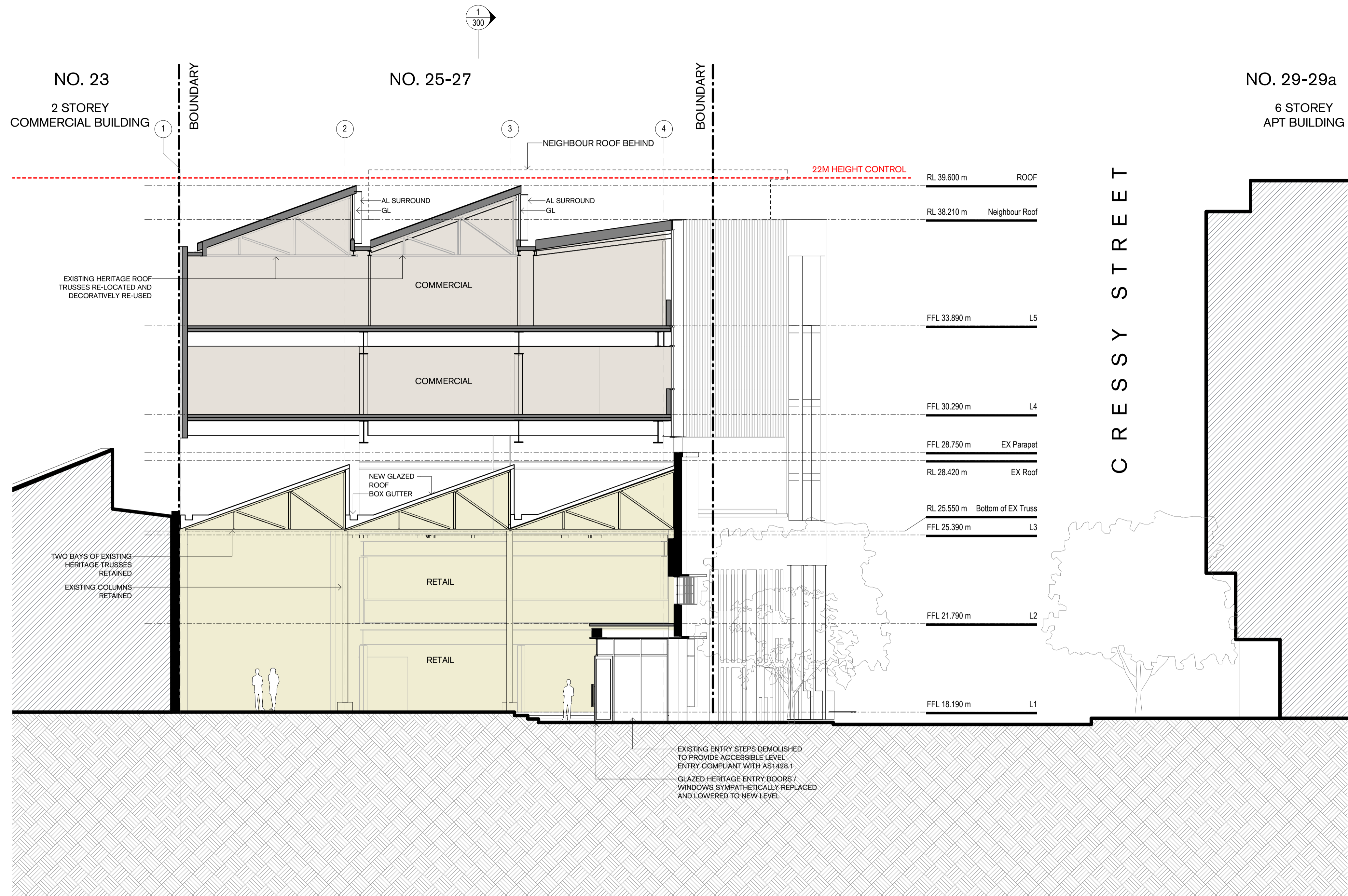
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DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL CLADDING

Tzannes

Scale: As indicated @ A1
 0 1000 2000 3000 4000 5000 mm

North

Project		Drawing	
Dunning Avenue Rosebery		Section 02 and 03	
Address: 25-27 Dunning Avenue Rosebery, NSW 2018		Date Created: 28.05.20	Drawn: TZ
Status: NOT FOR CONSTRUCTION		Project No: 20009	Checked: TZ
		Drawing No: 301	Revision: H



63



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 Alec Tzannes 4174

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Rev	Date	For
A	15.02.21	For Review
B	05.03.21	For Review
C	30.03.21	Pre-DA Additional Information
D	04.11.21	Draft DA
E	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwaw.com.au toly@ptwaw.com.au

Legend

AL	ALUMINIUM BLADES
DP	DOWNPIPE
EX	EXISTING
GL	GLAZING
LVR	LOUVRE
MC	METAL CLADDING

Tzannes

Scale North
 As indicated @ A1
 0 1000 2000 3000 4000 5000 mm

Project
 Dunning Avenue Rosebery

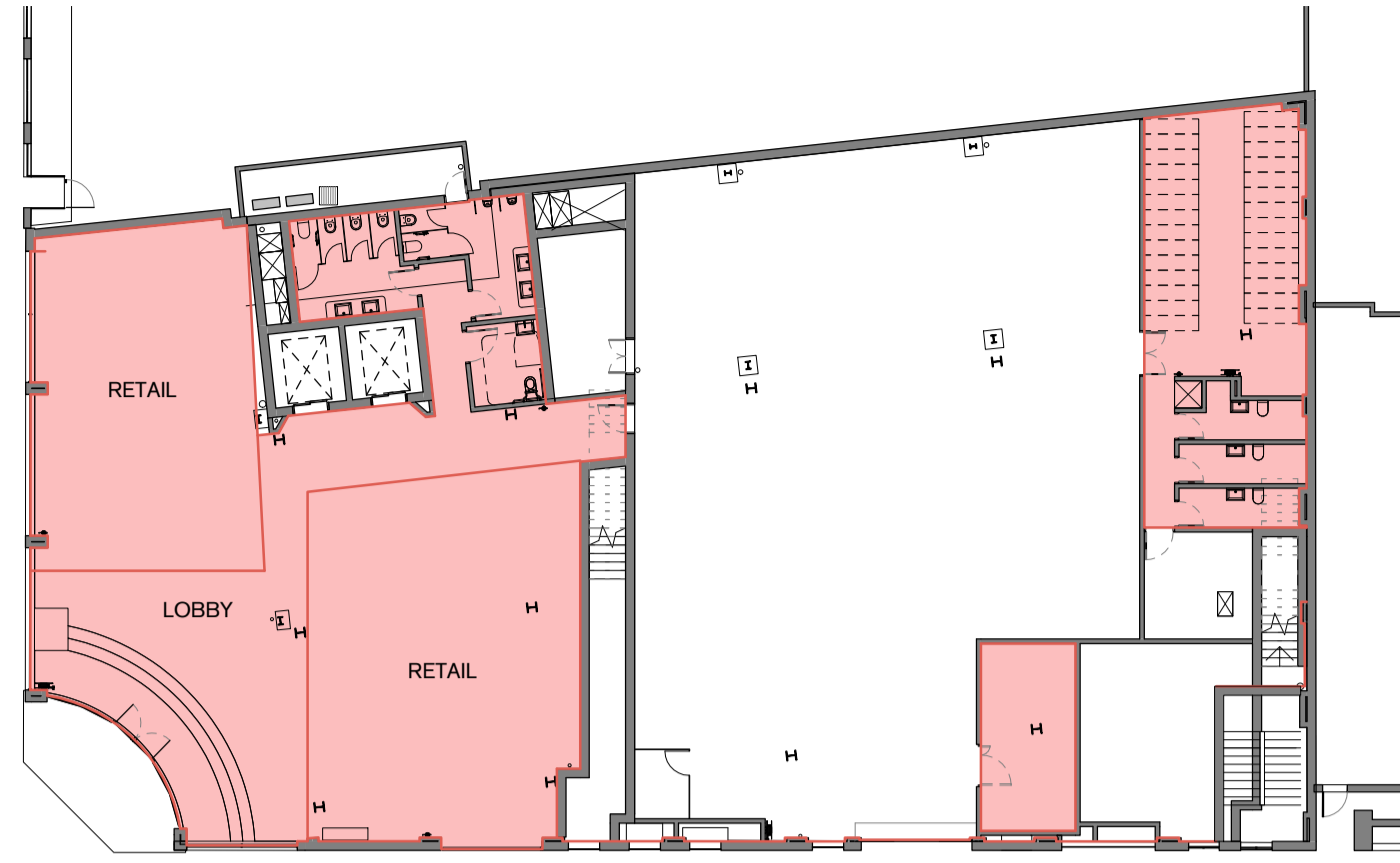
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 Rosebery, NSW 2018

Status
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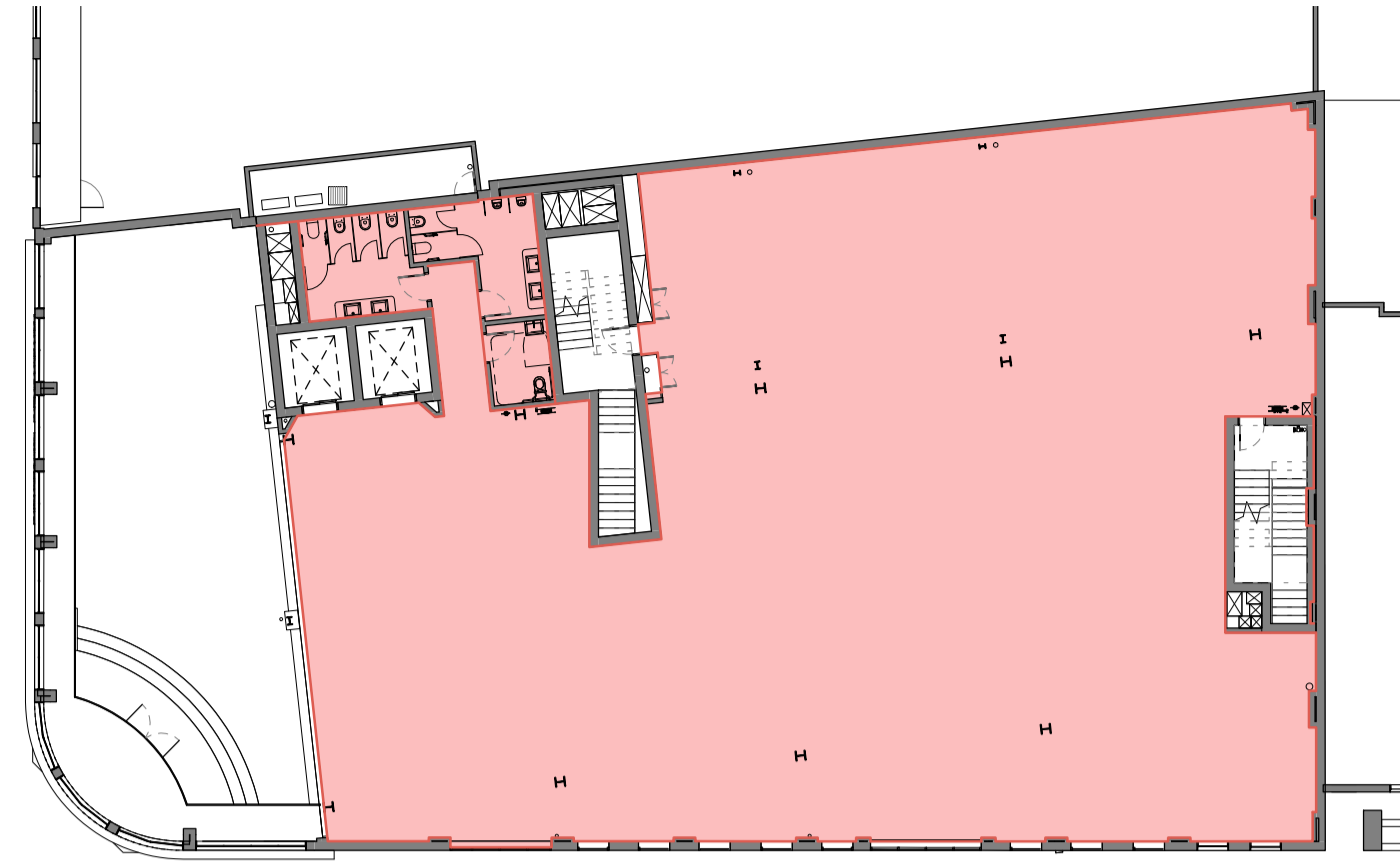
Drawing
 Section 04

Date Created	Drawn	Checked
28.05.20	TZ	TZ

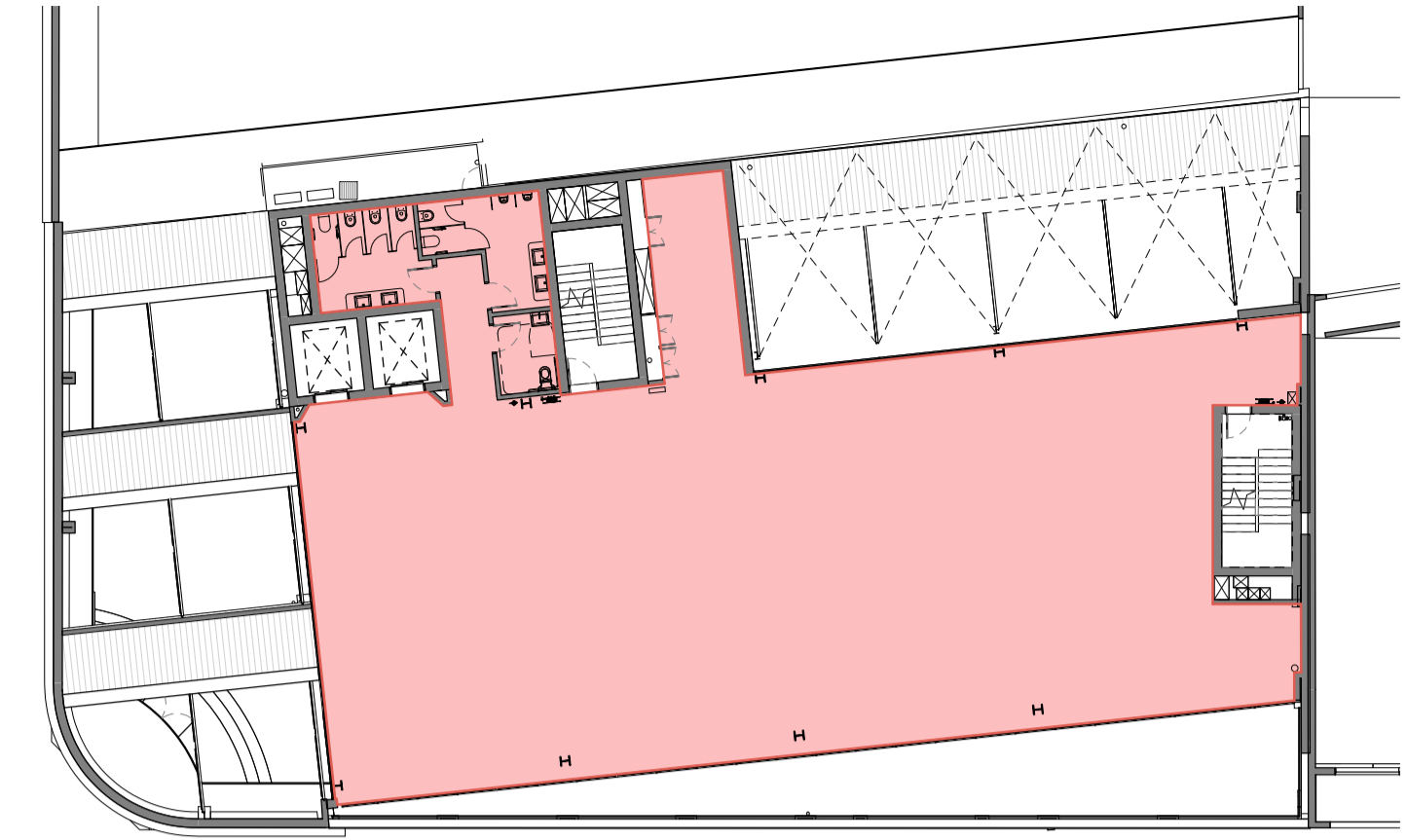
Project No.	Drawing No.	Revision
20009	302	E



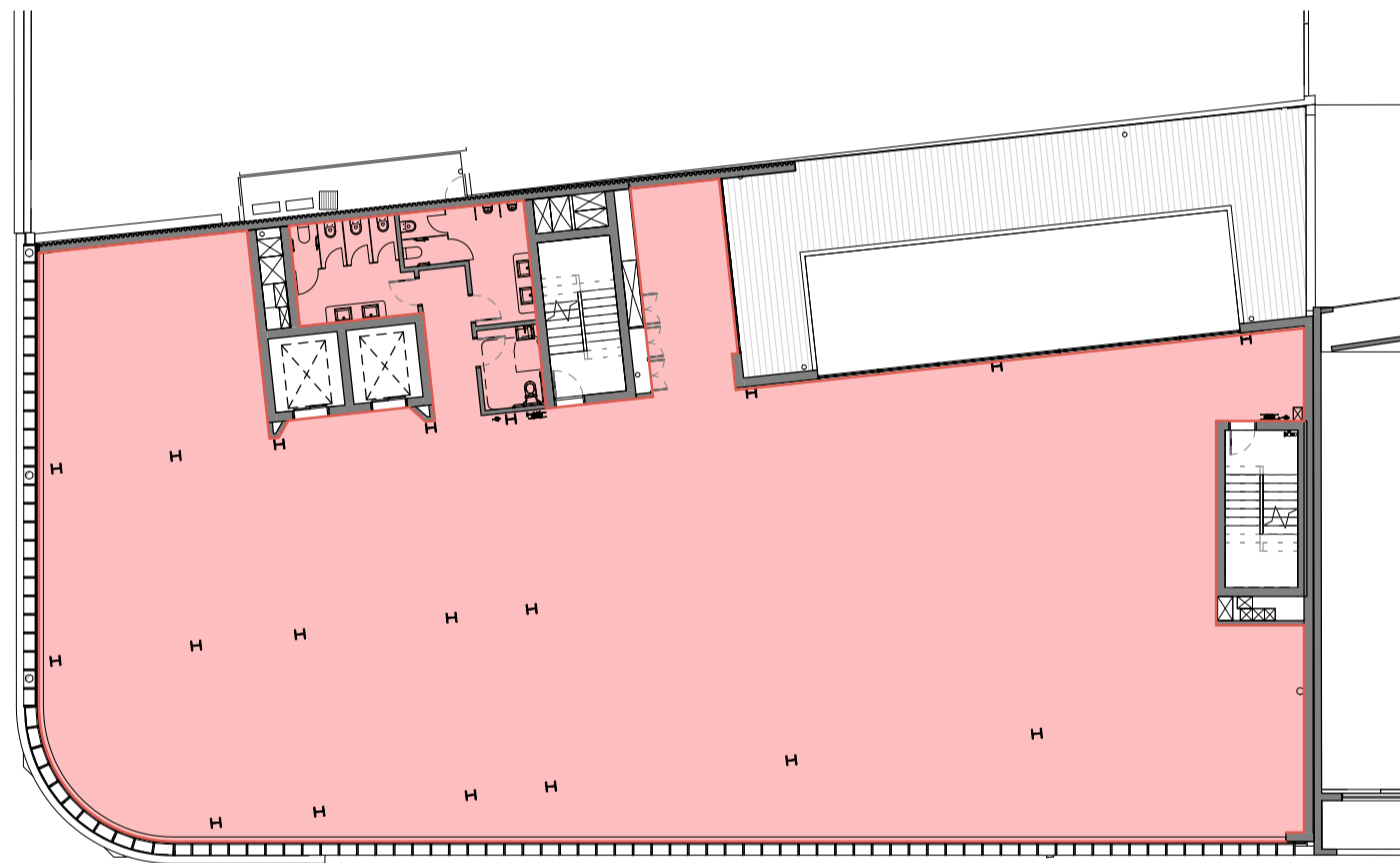
1 | L1
1:250



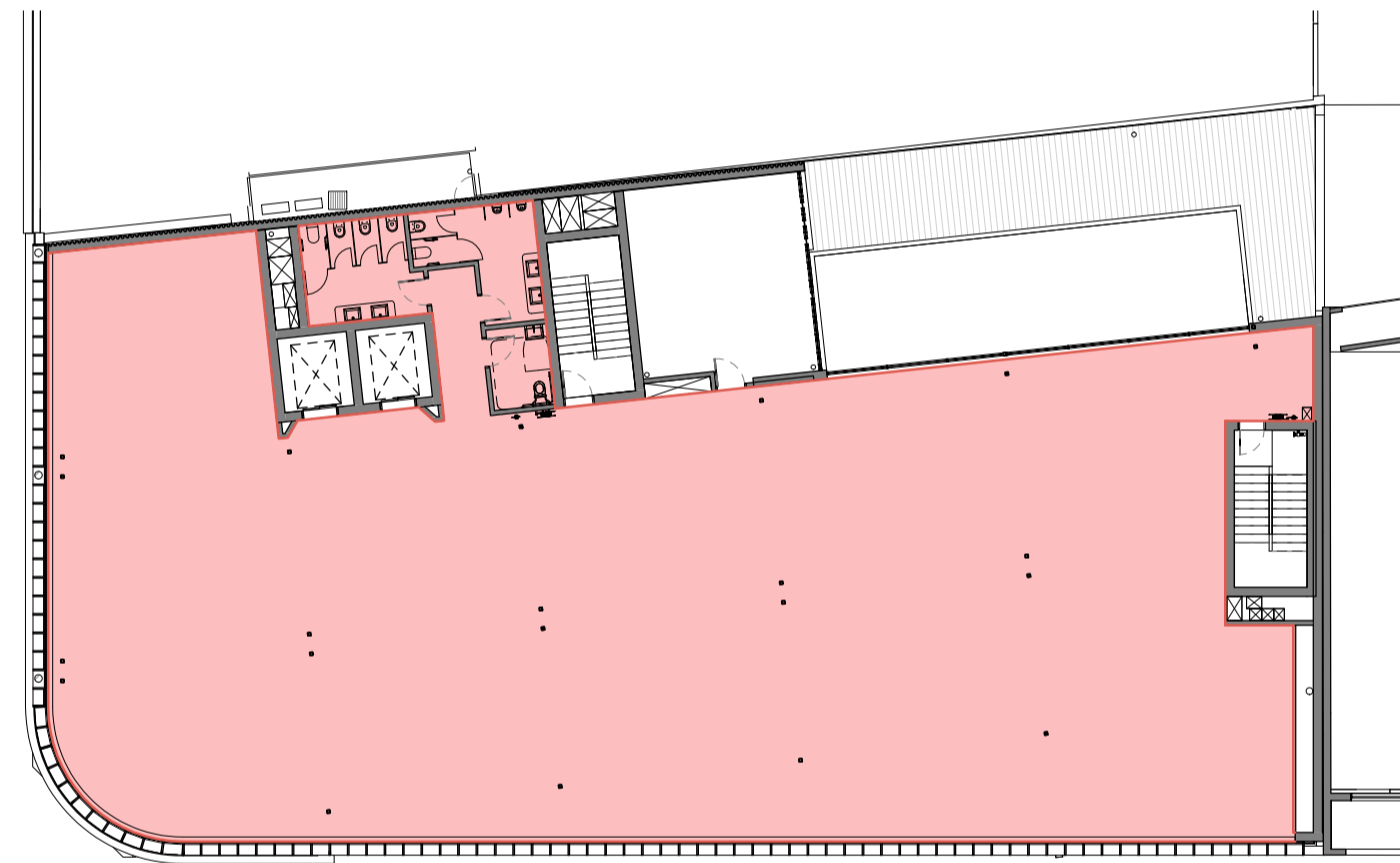
2 | L2
1:250



3 | L3
1:250



4 | L4
1:250



5 | L5
1:250

Area Schedule - GFA		
Level	Name	Area
L1	Commercial Lobby	134 m ²
L1	EOT	73 m ²
L1	Garbage	19 m ²
L1	Retail	84 m ²
L1	Retail	108 m ²
L2	Commercial	684 m ²
L3	Commercial	479 m ²
L4	Commercial	705 m ²
L5	Commercial	681 m ²
Total GFA		2966 m ²

64



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Rev	Date	For
A	04.11.21	Draft DA
B	02.12.21	Development Application

Client
Dunning Proprietor Pty Ltd
robert@ptwaw.com.au toly@ptwaw.com.au

Legend

Tzannes

Scale
1:250 @ A1

North

Project
Dunning Avenue Rosebery

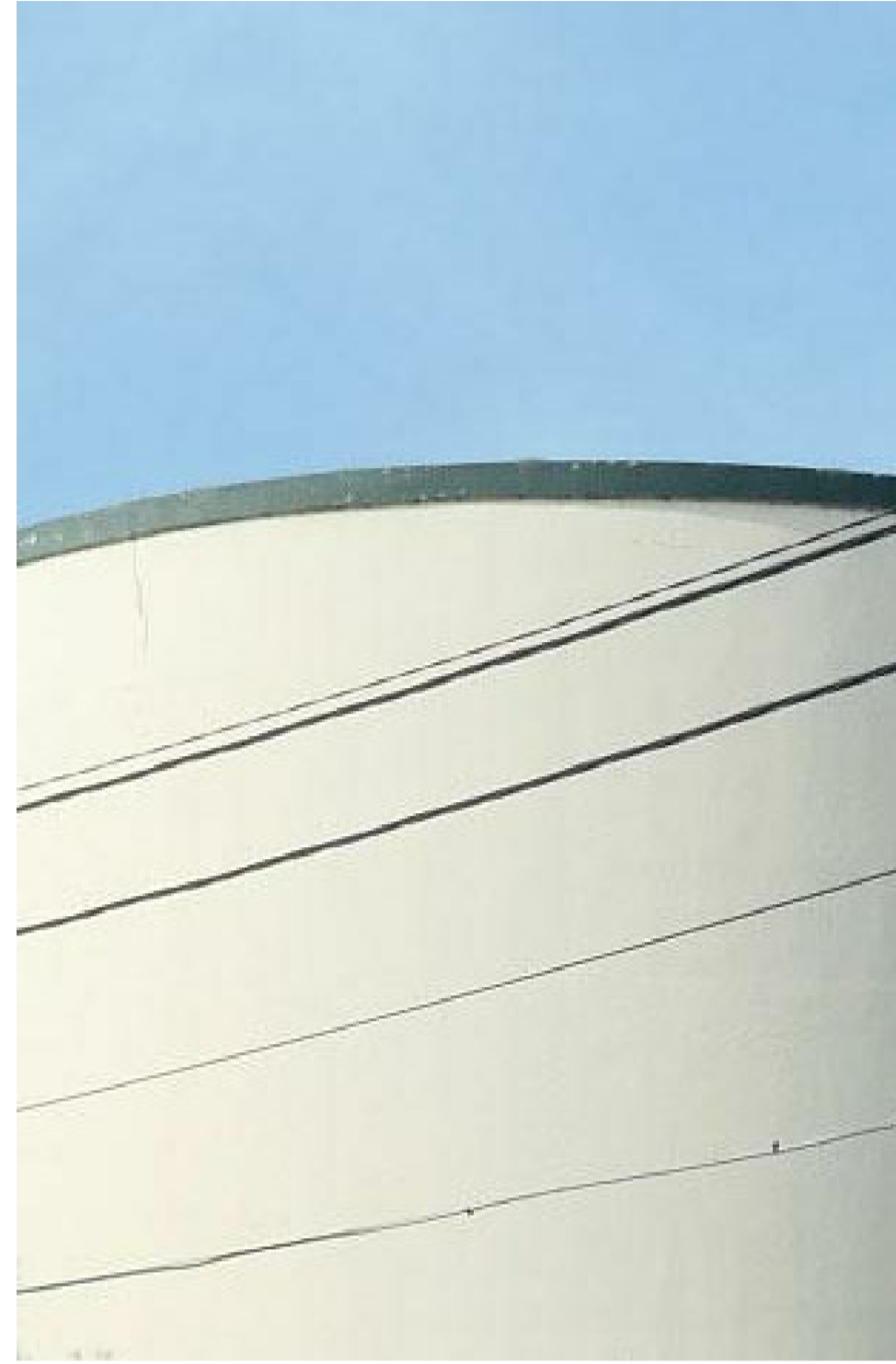
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25-27 Dunning Avenue
Rosebery, NSW 2018

Status
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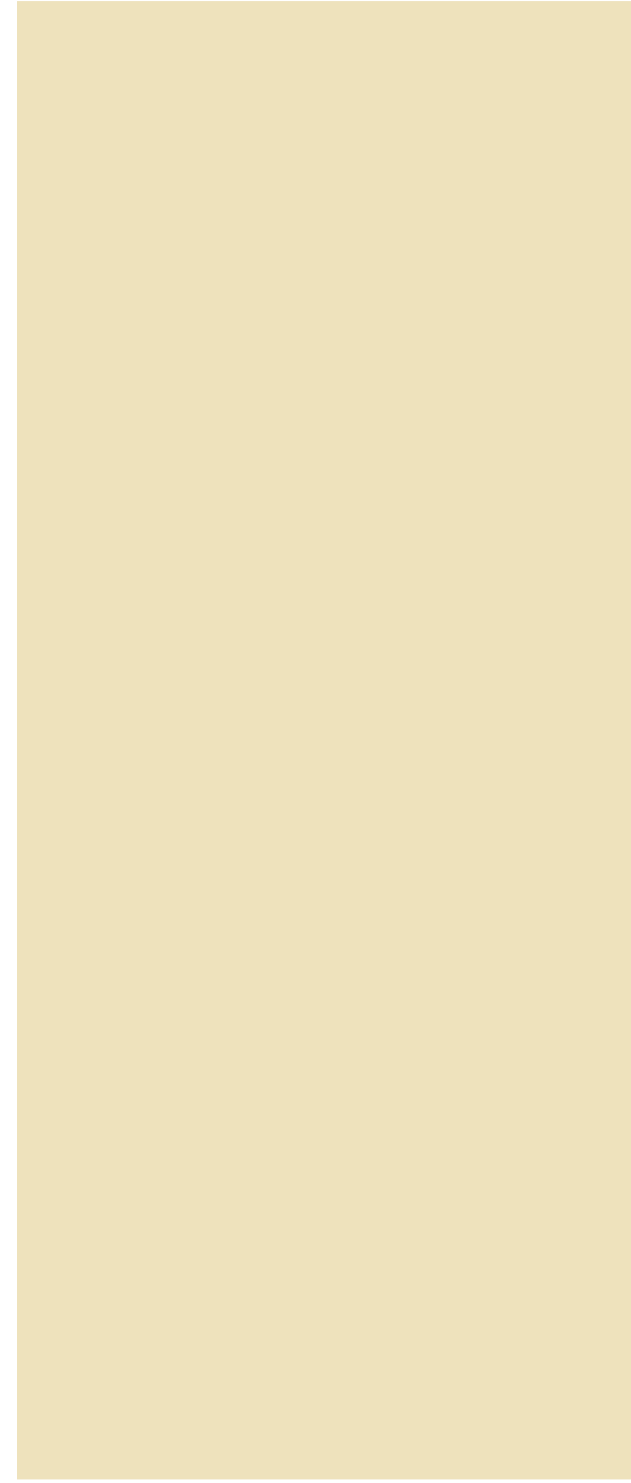
Drawing
Area Schedule

Date Created 11/03/21
Drawn TZ
Checked TZ

Project No. 20009
Drawing No. 600
Revision B



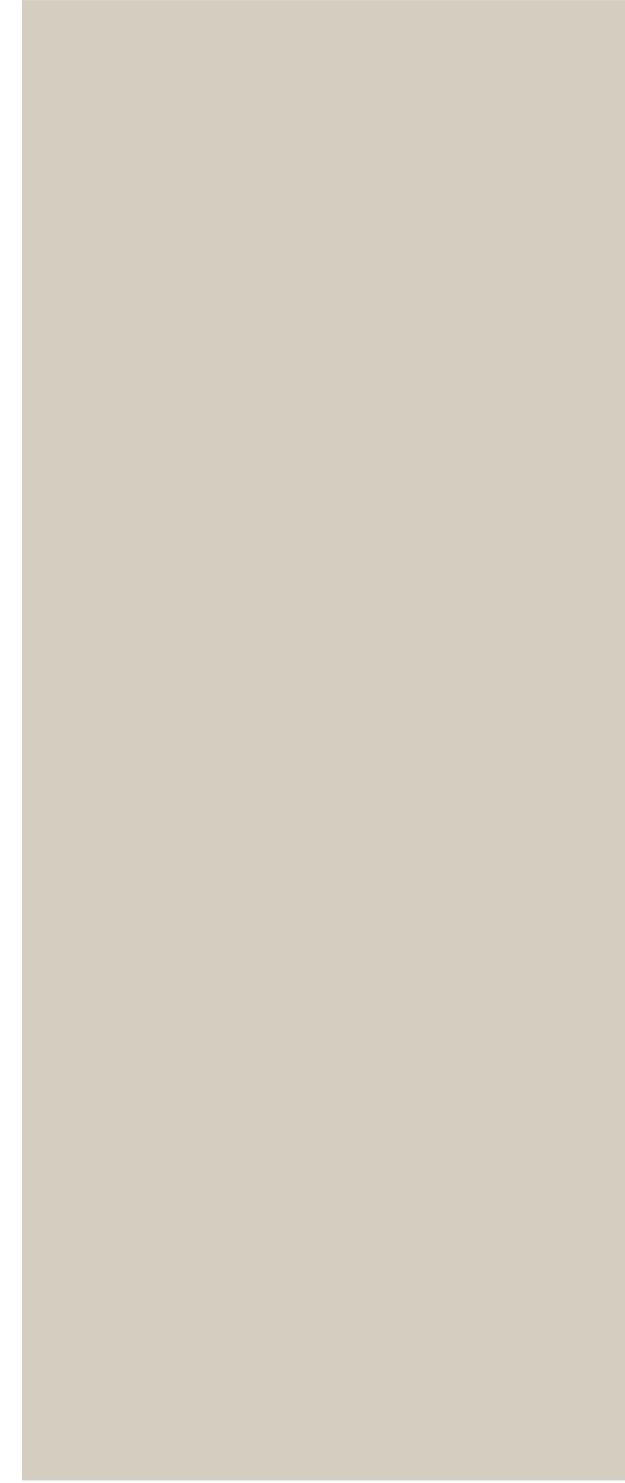
EXISTING RENDER COLOUR
CONSERVED AND REPAIRED



MATT POWERCOAT
SERVICES ENCLOSURES
TO MATCH EXISTING
RENDER - COLOUR TBC
ON SITE



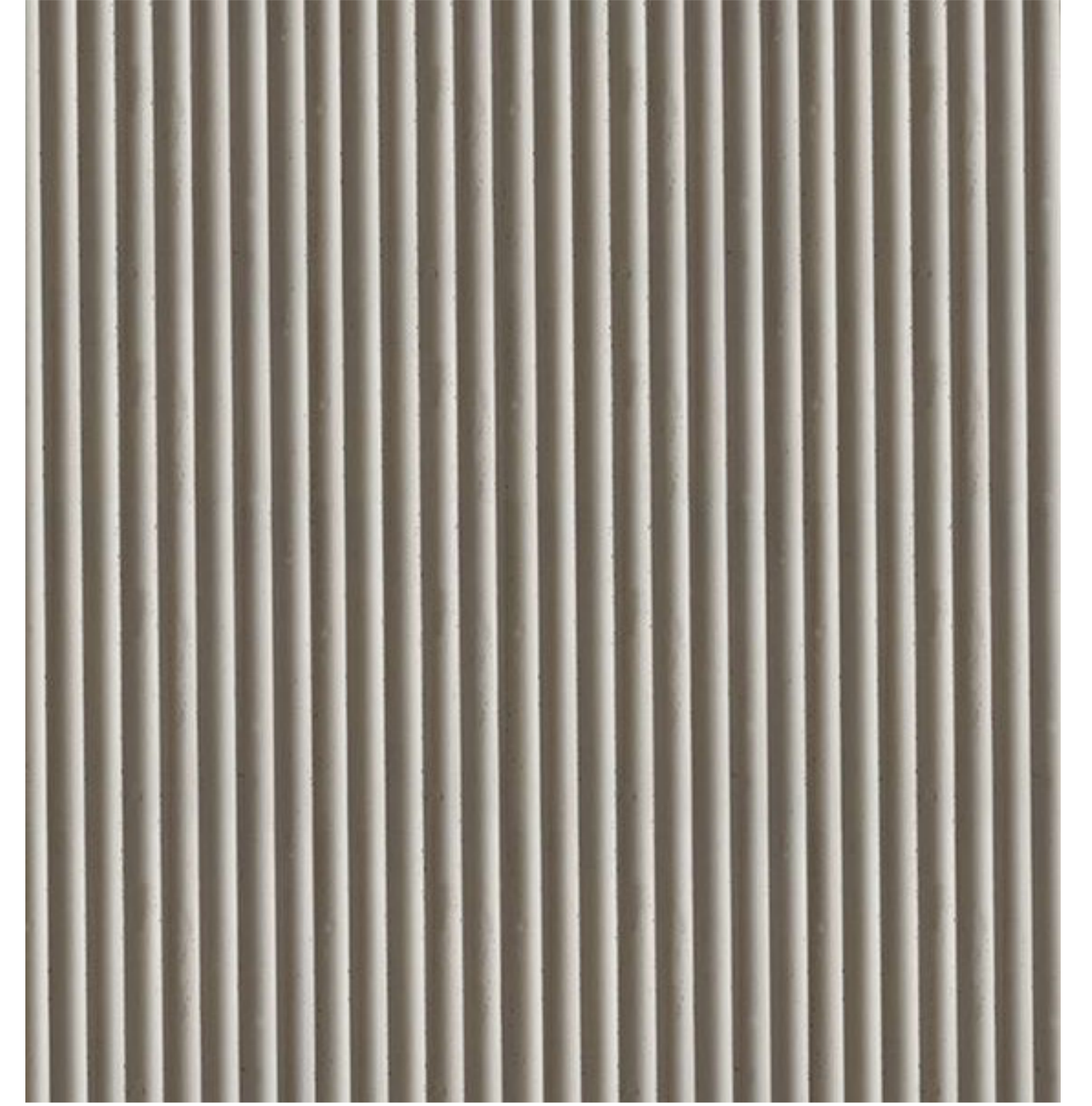
VERTICAL ALUMINIUM BLADES IN MATT
POWERCOAT, LIGHT WARM GREY



MATT POWDERCOAT
LIGHT WARM GREY



OFF-FORM CONCRETE
WARM GREY



TEXTURED CONCRETE
WARM GREY

99



DARK GREEN OF EXISTING FACADE
ELEMENTS CONSERVED AND
REPAIRED



EXISTING INTERNAL HERITAGE
TRUSSES AND COLUMNS, REPAINTED
WARM MID GREY



WARM MID GREY



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Nominated Architect
Alec Tzannes 4174

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Rev

A 06.12.21

Date

For Development Application

Client

Dunning Proprietor Pty Ltd
robert@ptwaw.com.au toly@ptwaw.com.au

Legend



Scale

North

Project

Dunning Avenue Rosebery

Address

25-27 Dunning Avenue
Rosebery, NSW 2018

Status

NOT FOR CONSTRUCTION

Drawing

Material and Finishes
Schedule

Date Created

12/02/21

Project No.

20009

Drawn

TZ

Drawing No.

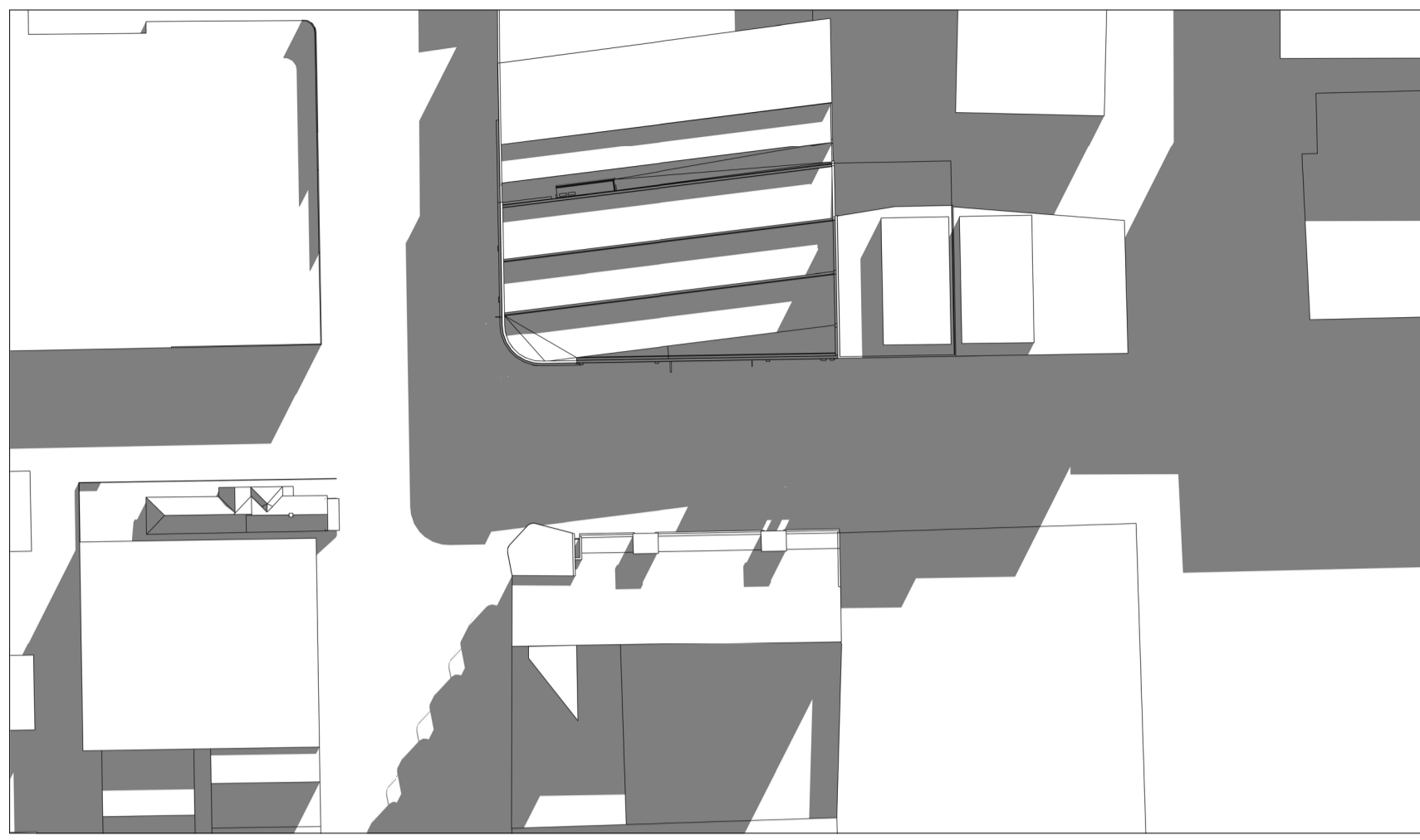
601

Checked

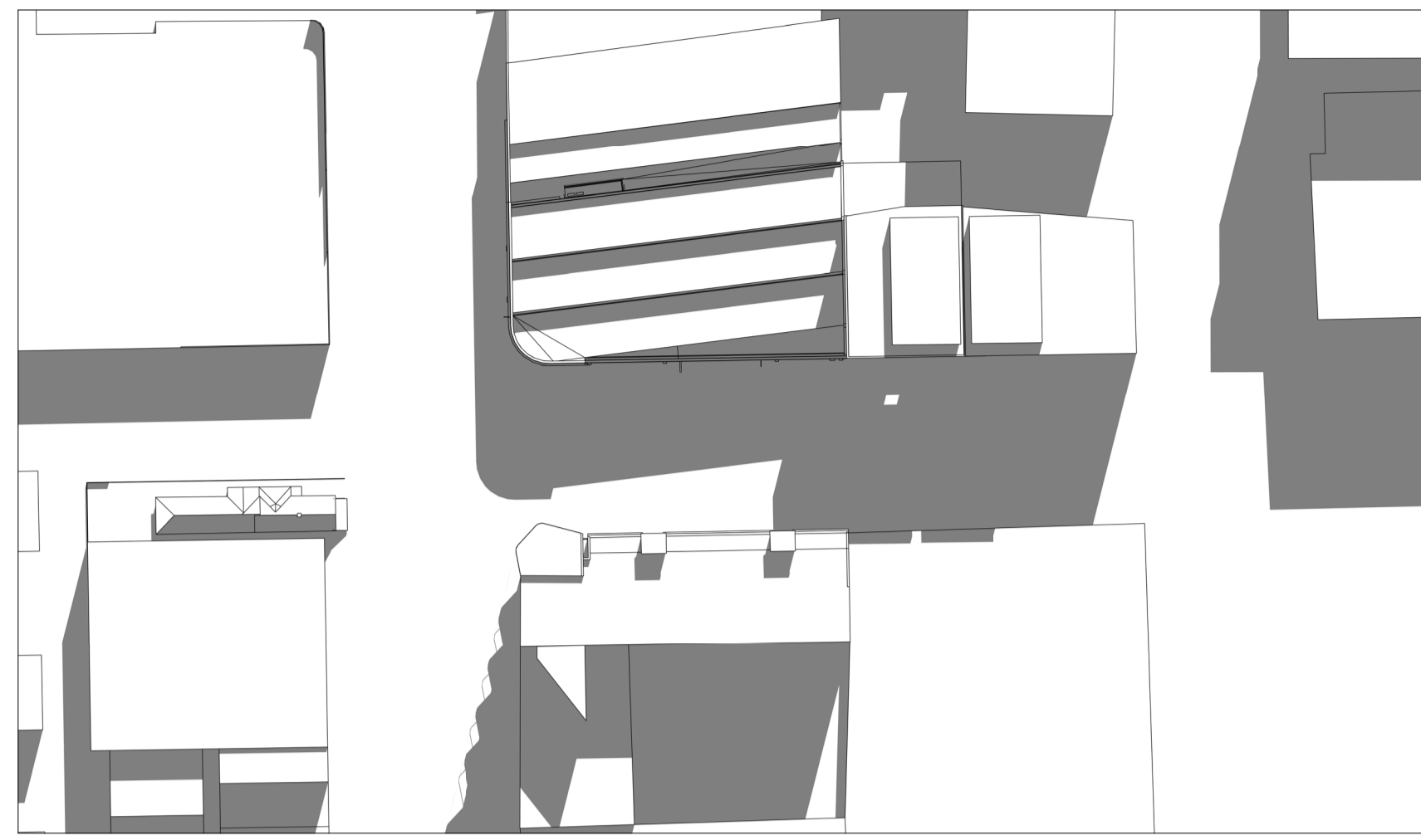
TZ

Revision

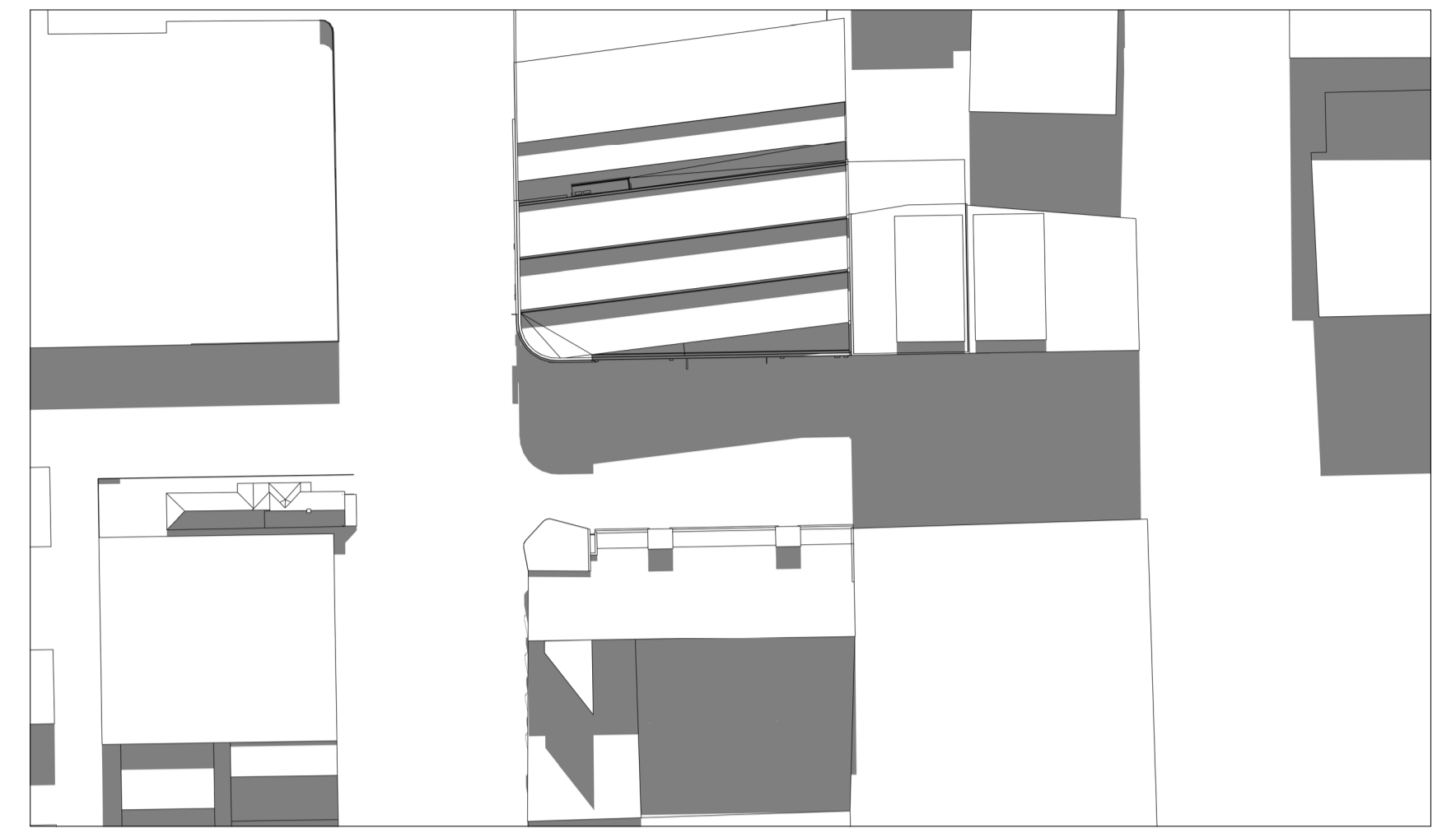
A



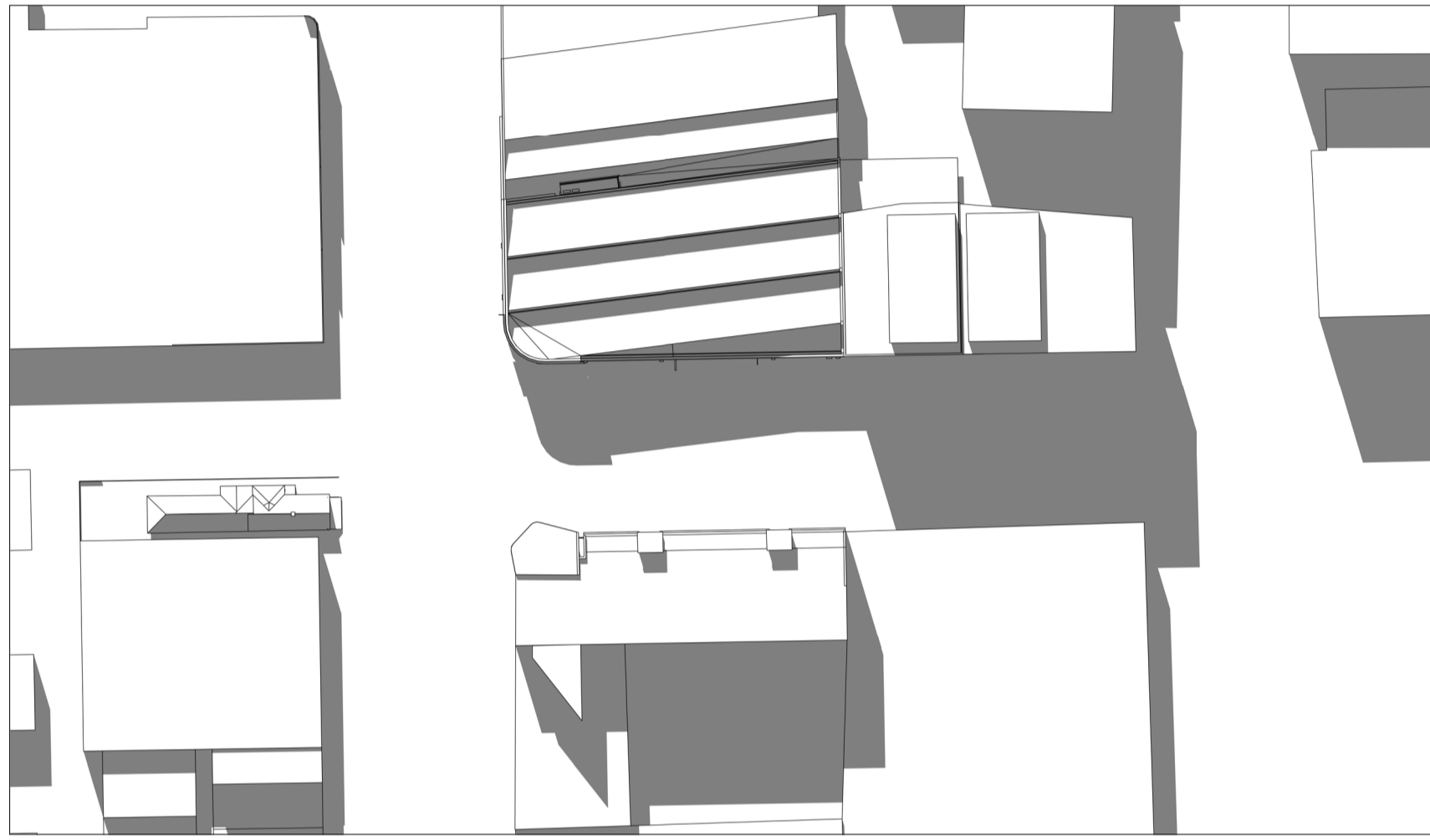
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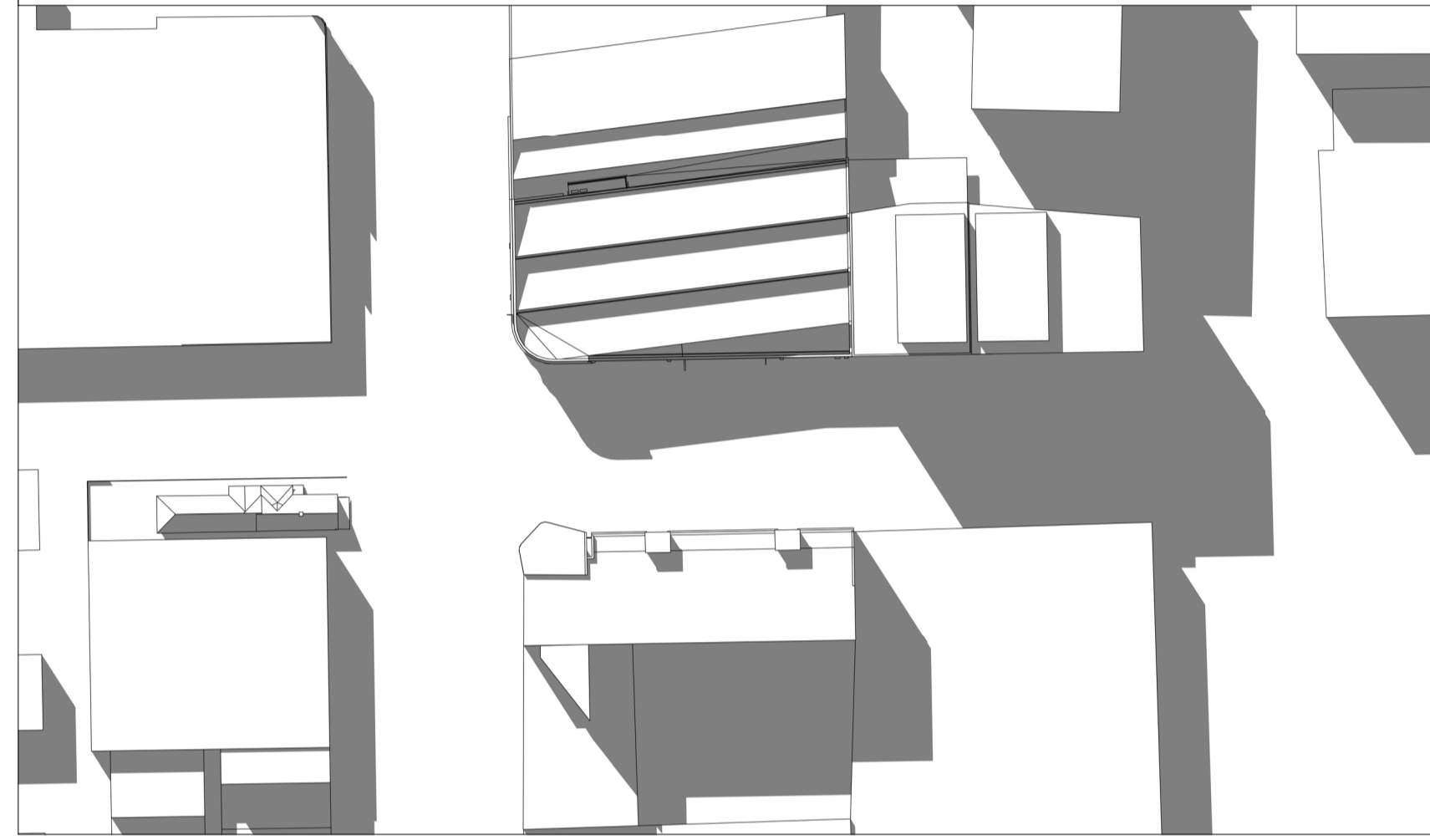
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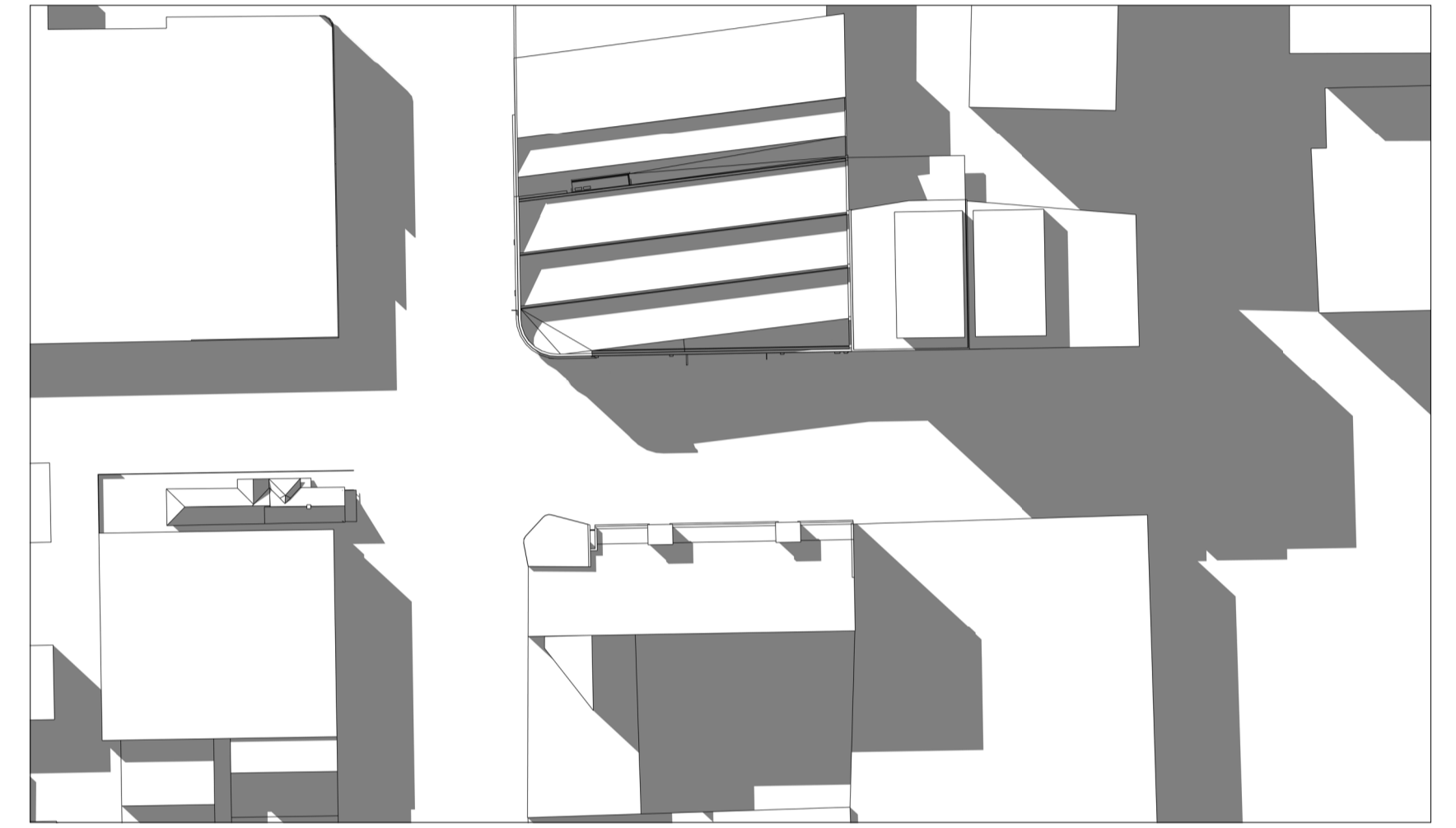
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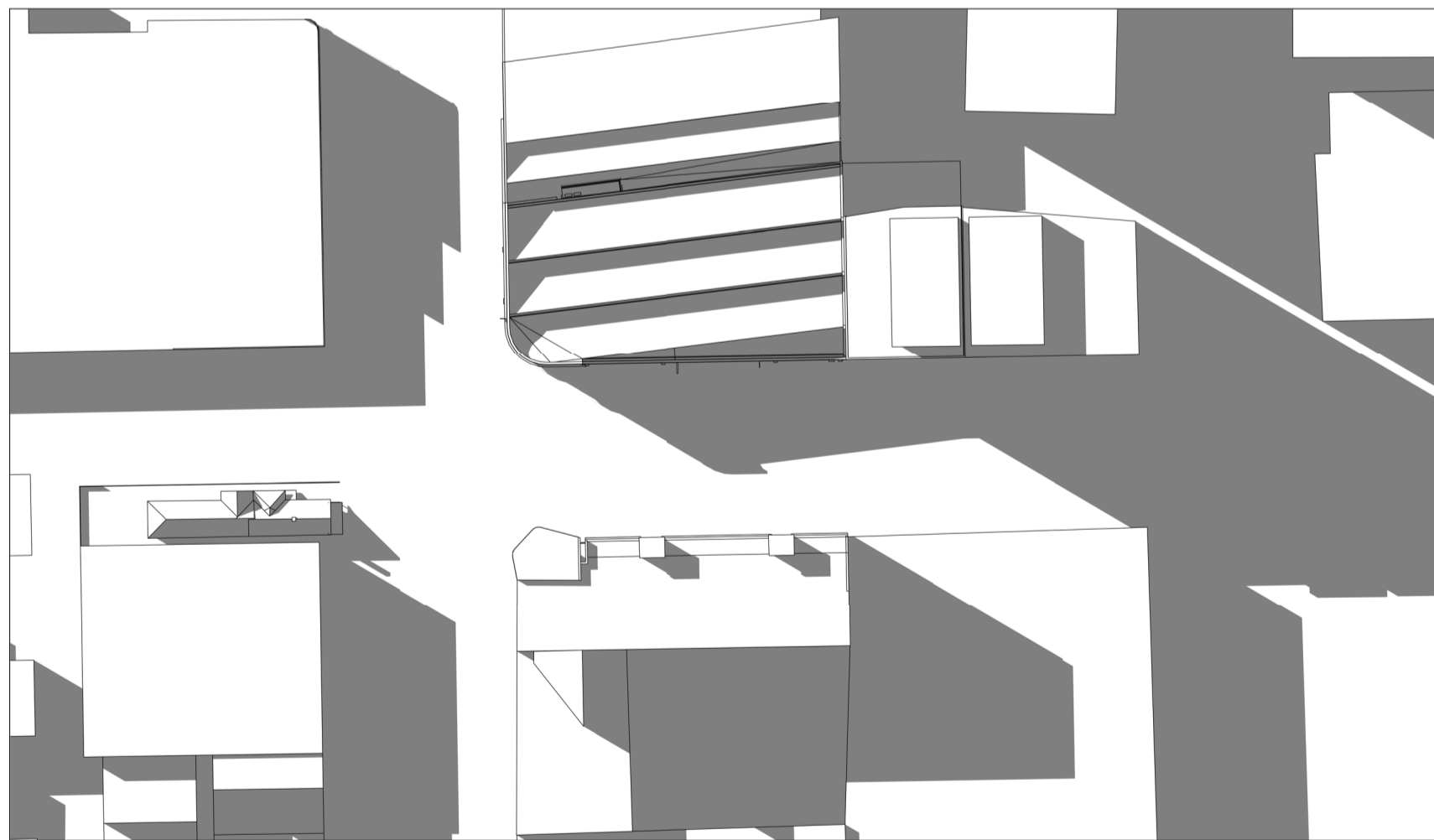
4 Existing_Plan 12pm



5 Existing_Plan 1pm



6 Existing_Plan 2pm



7 Existing_Plan 3pm

89



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Nominated Architects
 Alec Tzannes 4174
 Mladen Prnjatovic 7468
 Ben Green 7066
 Chi Melhem 7754

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Rev	Date	For
A	15.02.21	For Review
B	05.03.21	For Review
C	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
 @ A1



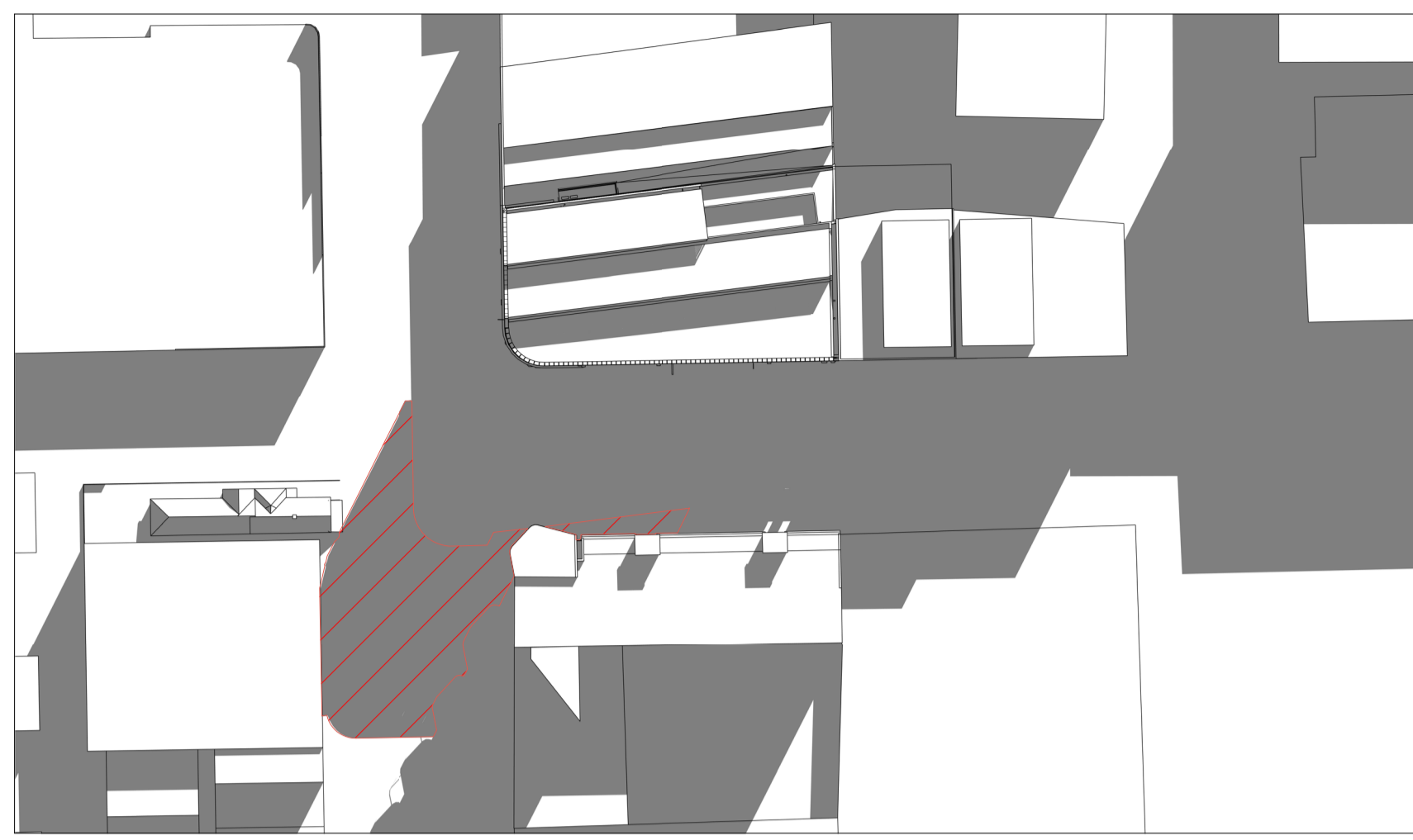
Project
 Dunning Avenue Rosebery

Address
 25-27 Dunning Avenue
 Rosebery, NSW 2018
Status
 NOT FOR CONSTRUCTION

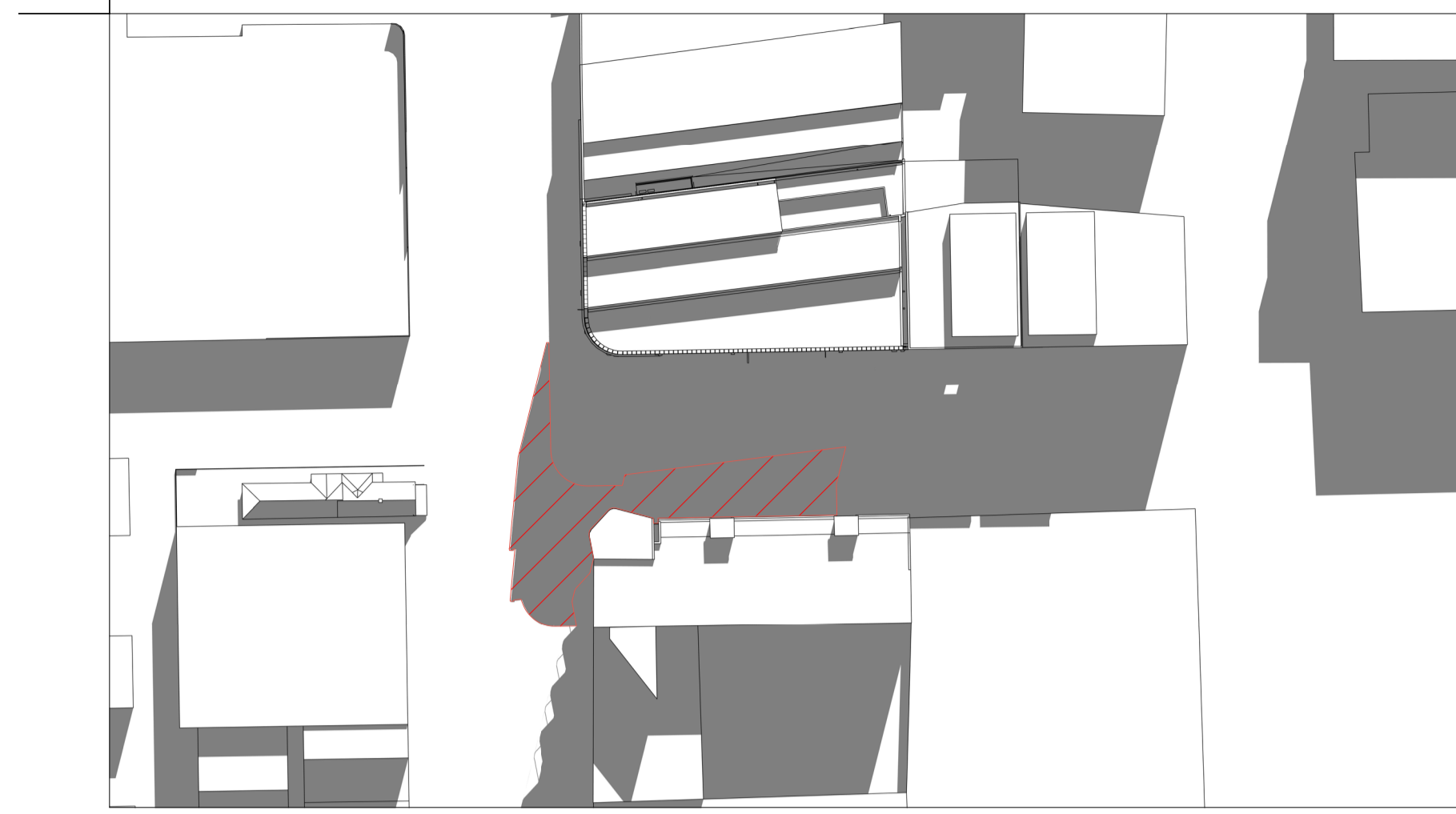
Drawing
 Solar Study_Plan
 Existing

Date Created	Drawn	Checked
15.12.20	CD/AB	TZ

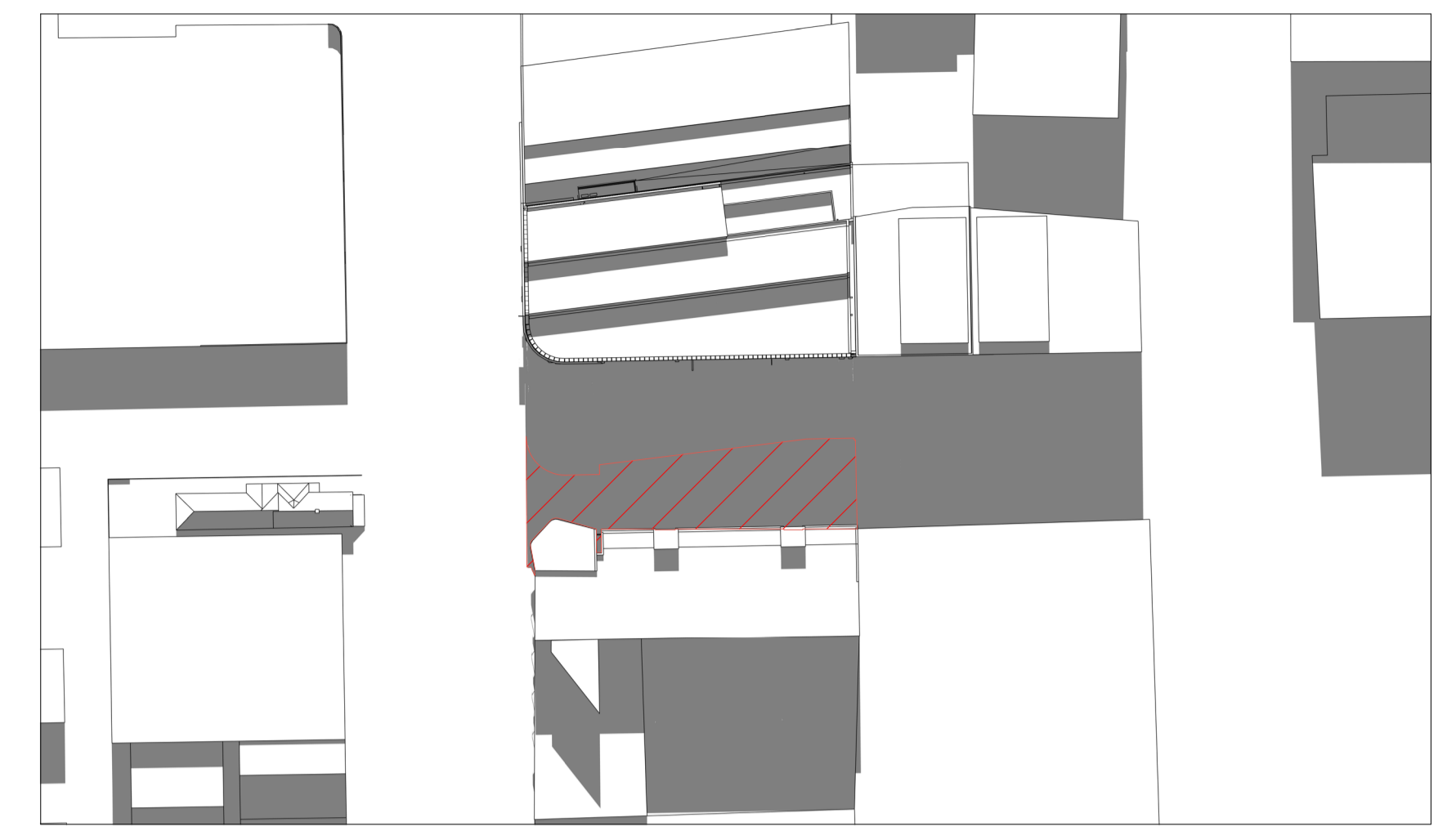
Project No.	Drawing No.	Revision
20009	802	C



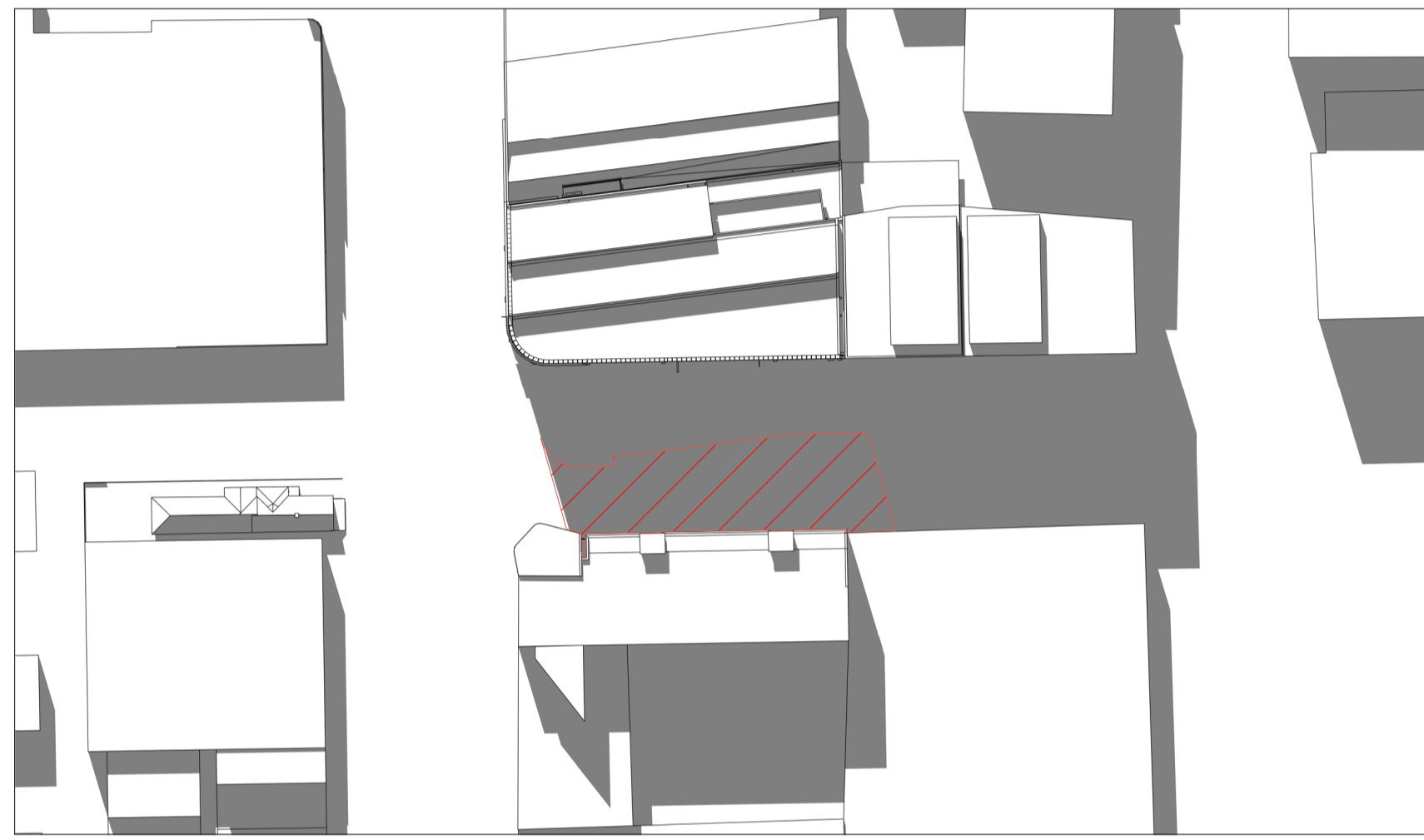
1 | Proposed_Plan 9am



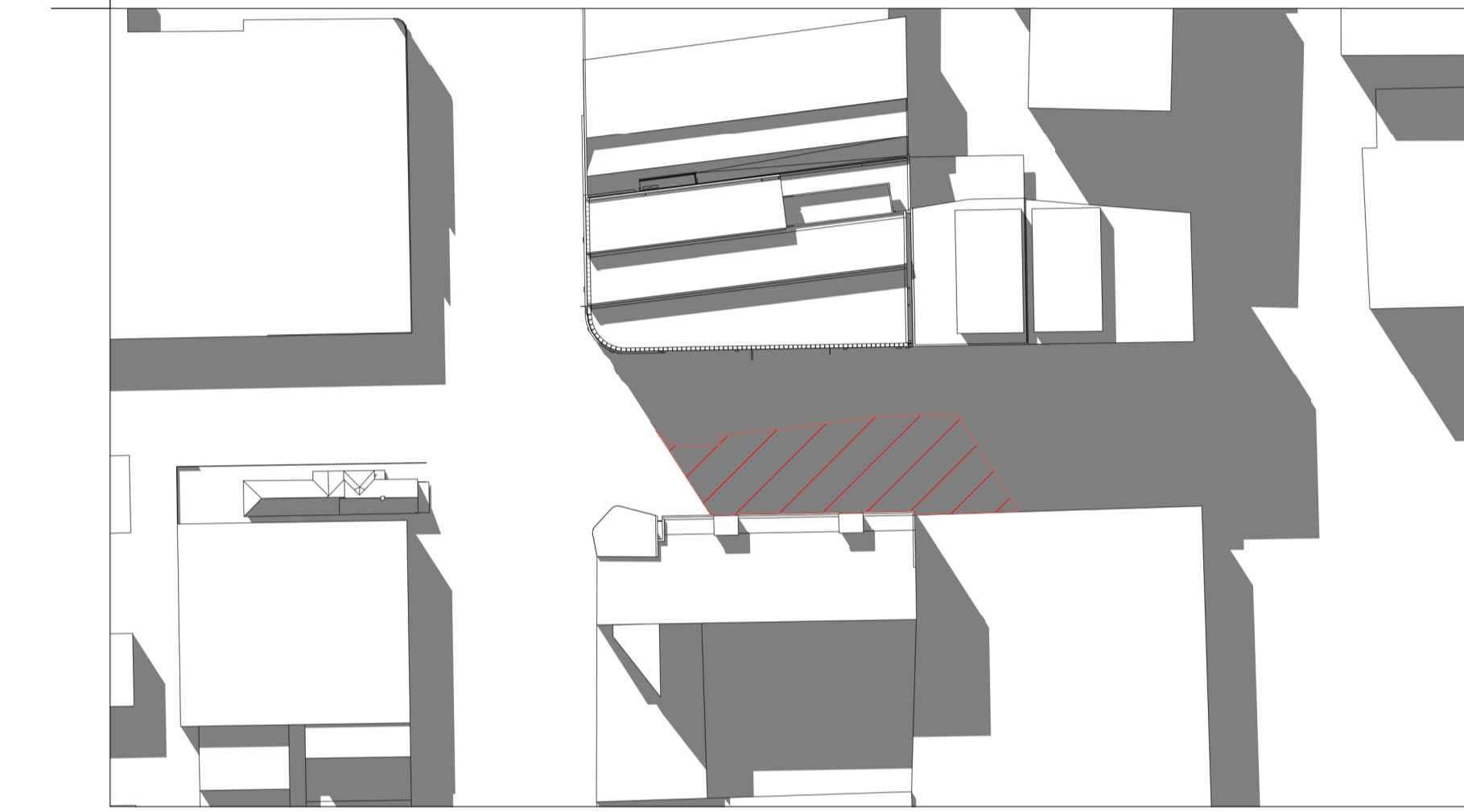
2 | Proposed_Plan 10am



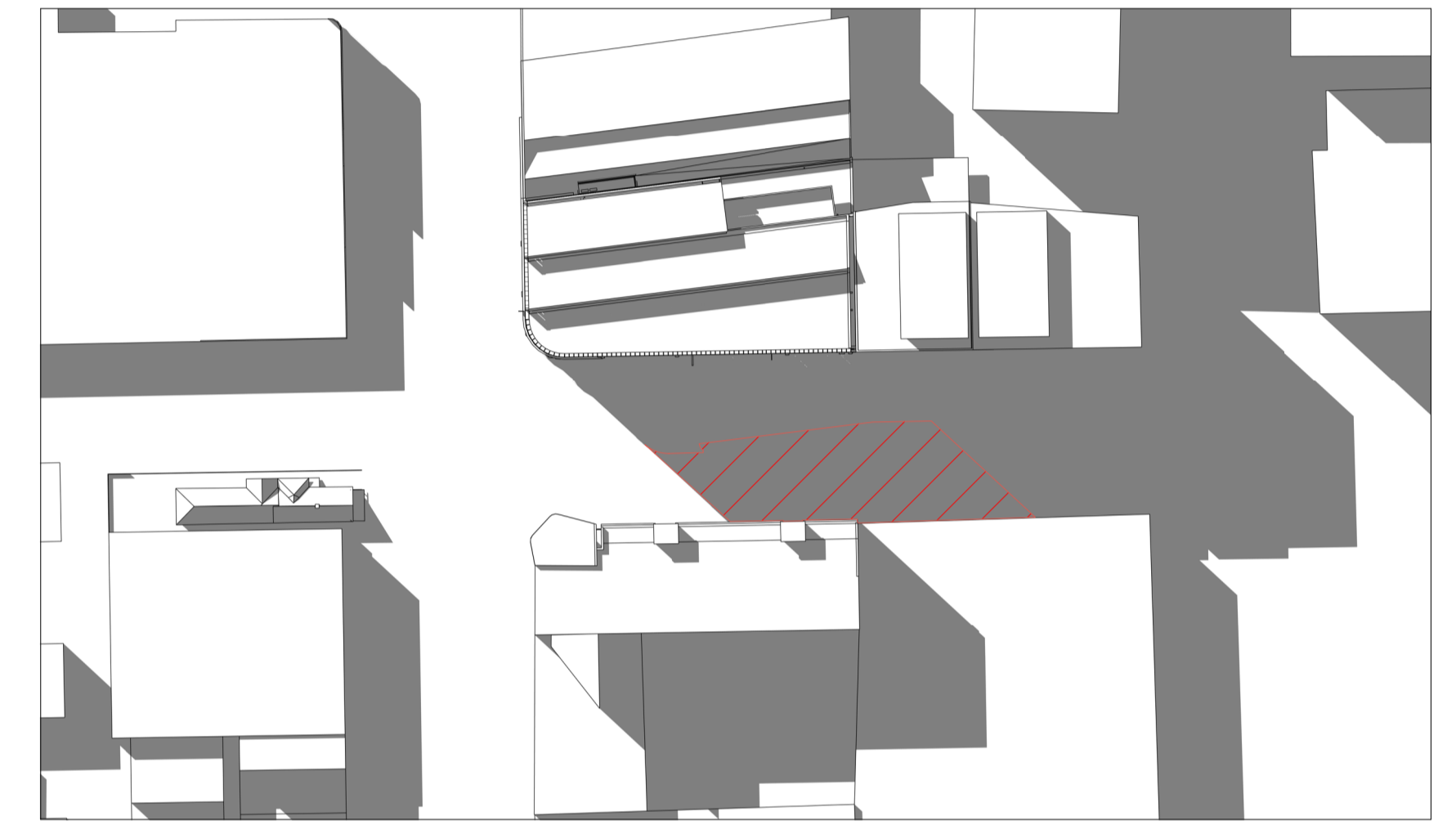
3 | Proposed_Plan 11am



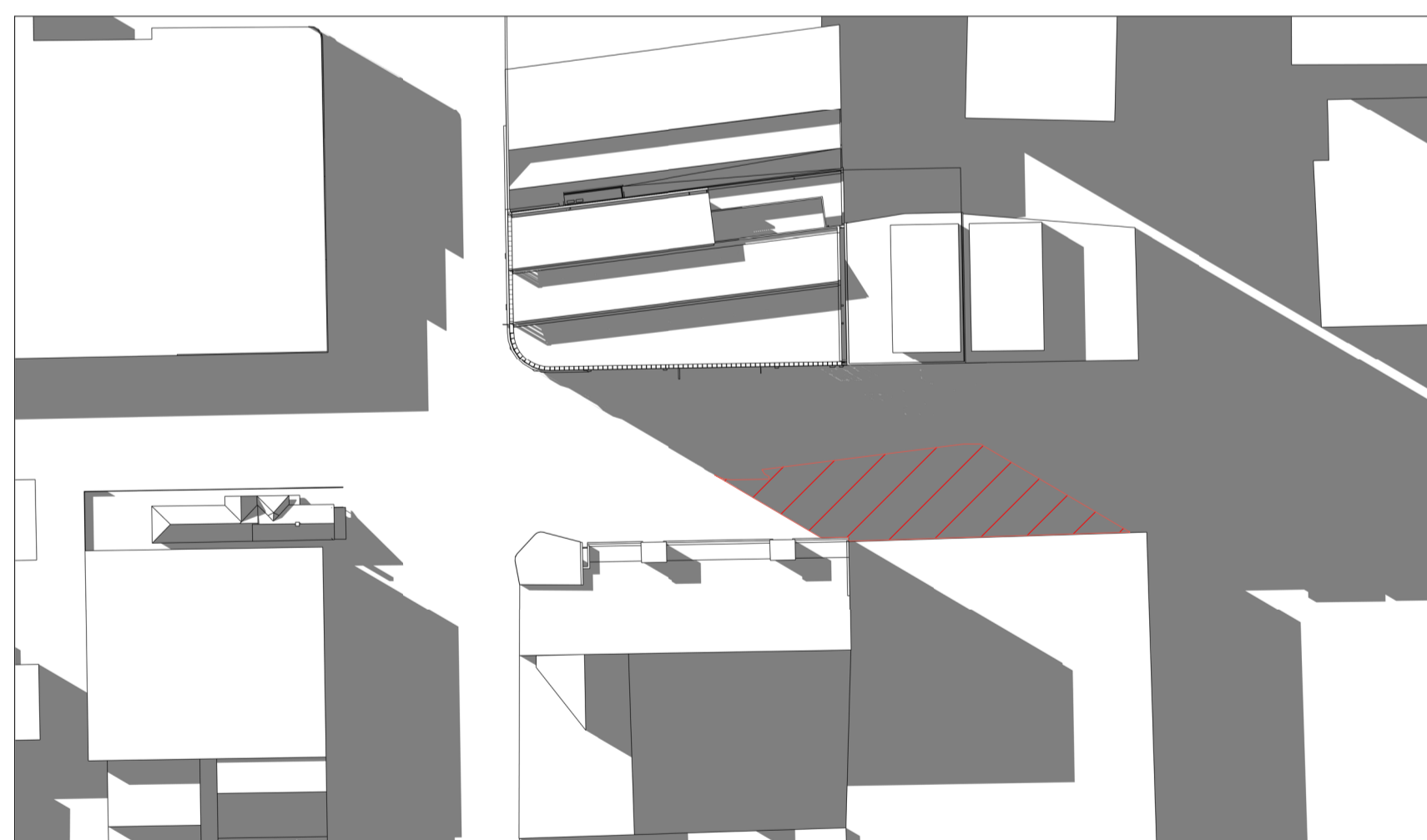
4 | Proposed_Plan 12pm



5 | Proposed_Plan 1pm



6 | Proposed_Plan 2pm



7 | Proposed_Plan 3pm



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Nominated Architects
 Alec Tzannes 4174
 Mladen Prnjatovic 7468
 Ben Green 7066
 Chi Melhem 7754

General Notes
 Verify dimensions on site prior to commencement of work. Check existing RL's on site. Advise Architect of any discrepancies before commencement. Allow for adjustments to suit discrepancies. Comply with relevant authorities requirements. Comply with Building Code of Australia requirements. Comply with relevant Australian Standards for materials and construction practice. Comply with Basix Certificate. Do not scale from drawings.

Notes Regarding "For Construction Documents"
 Tzannes Associates (TZ) believes that the information shown on this drawing (when read with the applicable specification) is sufficient for a reasonably competent and experienced builder to understand the design intent; understand the process of construction required to achieve a finished product conforming with the design intent and understand what building materials, techniques and methods are required to achieve that finished product

Rev	Date	For
A	15.02.21	For Review
B	05.03.21	For Review
C	06.12.21	Development Application

Client
 Dunning Proprietor Pty Ltd
 robert@ptwlaw.com.au toly@ptwlaw.com.au

Legend

Tzannes

Scale
 1 : 200 @ A1



Project
 Dunning Avenue Rosebery

Address
 25-27 Dunning Avenue
 Rosebery, NSW 2018

Status
 NOT FOR CONSTRUCTION

Drawing
 Solar Study_Plan
 Proposed

Date Created	Drawn	Checked
15.12.20	CD/AB	TZ

Project No.	Drawing No.	Revision
20009	803	C