

11A MUSGRAVE STREET, MOSMAN

DEVELOPMENT APPLICATION

MONTH 2025

DRAWING LIST

DA00	cover
DA01	location plan
DA02	site analysis
DA03	site & roof plan
DA04	basement plan
DA05	ground floor plan
DA06	first floor plan
DA07	second floor plan
DA08	west elevation
DA09	east elevation
DA10	north elevation
DA11	south elevation
DA12	section aa
DA13	section bb
DA14	existing area calculations
DA15	proposed area calculations
DA16	excavation calculations
DA17	schedule of external finishes
DA18	building & wall height plane
DA19	shadow diagram - june - 9am
DA20	shadow diagram - june - 12pm
DA21	shadow diagram - june - 3pm
DA22	photomontage

SITE DETAILS

Address :	11a Musgrave Street, Mosman
Property :	S.P.13791
Site area :	584.5 m²

BASIX CERTIFICATE

The applicant must comply with the requirements of BASIX certificate No. XXX

ABBREVIATIONS LEGEND

AC	air conditioning
BDY	boundary
DP	downpipe
DR.	dryer
EGL	existing ground level
EX.	existing
FR.	fridge
FFL	finished floor level
J	joinery
LV	louvres/privacy screens
NTS	not to scale
RL	relative level
RWH	rainwater head
SK	skylight
TF	Top of the Fence
TW	Top of the Wall
WM.	washing machine

MATERIAL LEGEND

glass	gl	steel/ aluminium	al
timber	tmb	stone	st
concrete	conc	roof tiles	rt
brick	br	existing walls	
		existing walls to be demolished	

MATERIALS AND FINISHES

al	aluminium
br	brick
cr	cement render
conc	concrete
ct	ceramic tiles
eoc	exposed off form concrete
fc	fibre cement sheeting
gl	metal framed glazing
mt	metal
mr	metal roof sheeting
pb	plasterboard
pv	photovoltaic panels
re	stabilized rammed earth
tmb	timber
rt	roof tiles
st	stone

issue	date	description
----	25.07.25	da

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ABN 80 003 635 372
NOM REG NO. 4895

cover page

11a musgrave street

DA00	issue	----
scale	----	
plotdate	7/25/2025 1:28 PM	
cadfile	da00 cover page.dwg	
2421		





site plan
scale 1:500

South Mosman Wharf

Musgrave Street

Raglan Street

Herron Park

Mosman Bay

issue	date	description
-----	25.07.25	da

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location plan
11a musgrave street

DA01
scale -----
plotdate 7/25/2025 1:28 PM
cadfile da01 location plan.dwg
2421





aerial photo
nts

MUSGRAVE STREET

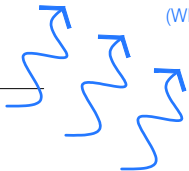


MUSGRAVE STREET

NOTE:
drawing based on site survey and where
unavailable, estimates from aerial photos,
DCP/LEP maps and department of land maps.

site plan
scale 1:200

PREVALENTSOUTH
WEST BREEZES
(WINTER)



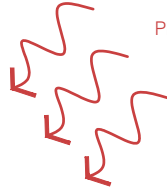
UNAFFECTED ICONIC VIEWS
OF HARBOUR BRIDGE &
CITY SKYLINE

SUMMER SUN

WINTER SUN

MUSGRAVE STRET
REY BRICK & CLAD
HOUSE

PREVALENT NORTH
EAST BREEZES
(SUMMER)



No 14 RAGLAN STREET

No 12 RAGLAN STREET

No 10 RAGLAN STREET

BOUNDARY 18.7

2

3

BOUNDARY 30.99

A B

C

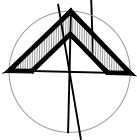
D

E

No 11 MUSGRAVE STRET
2 & 3 STOREY BRICK &
CLAD HOUSE

UNAFFECTED ICONIC VIEWS
OF HARBOUR BRIDGE &
CITY SKYLINE

date description
25.07.25 da



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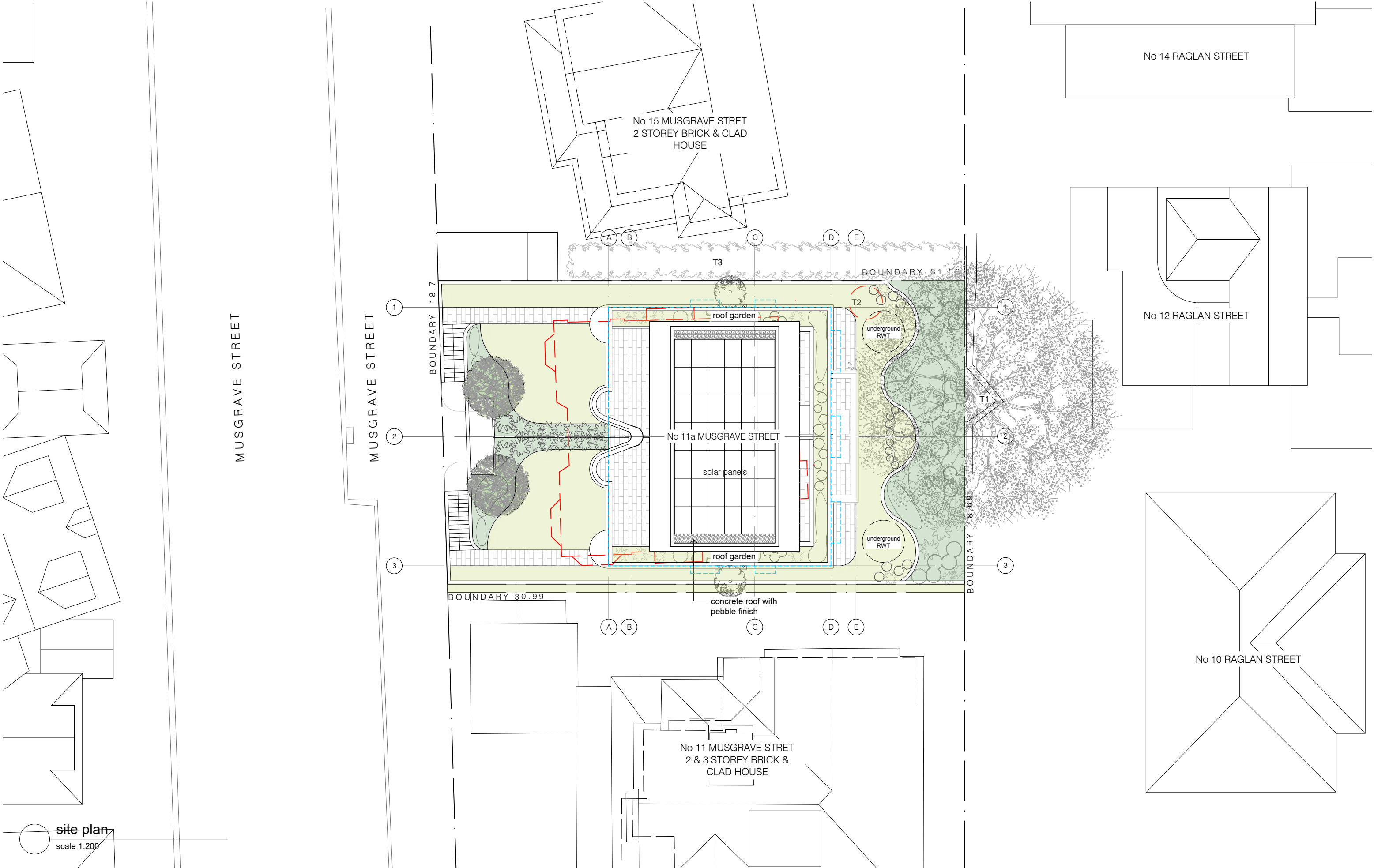
about
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project drawing
site analysis plan
11a musgrave street

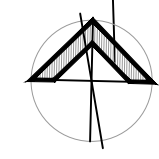
- To be removed/demolished
- Existing building footprint
- Proposed building footprint
- Non-landscape area
- Landscape area

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plan.dwg
2421





site plan
scale 1:200



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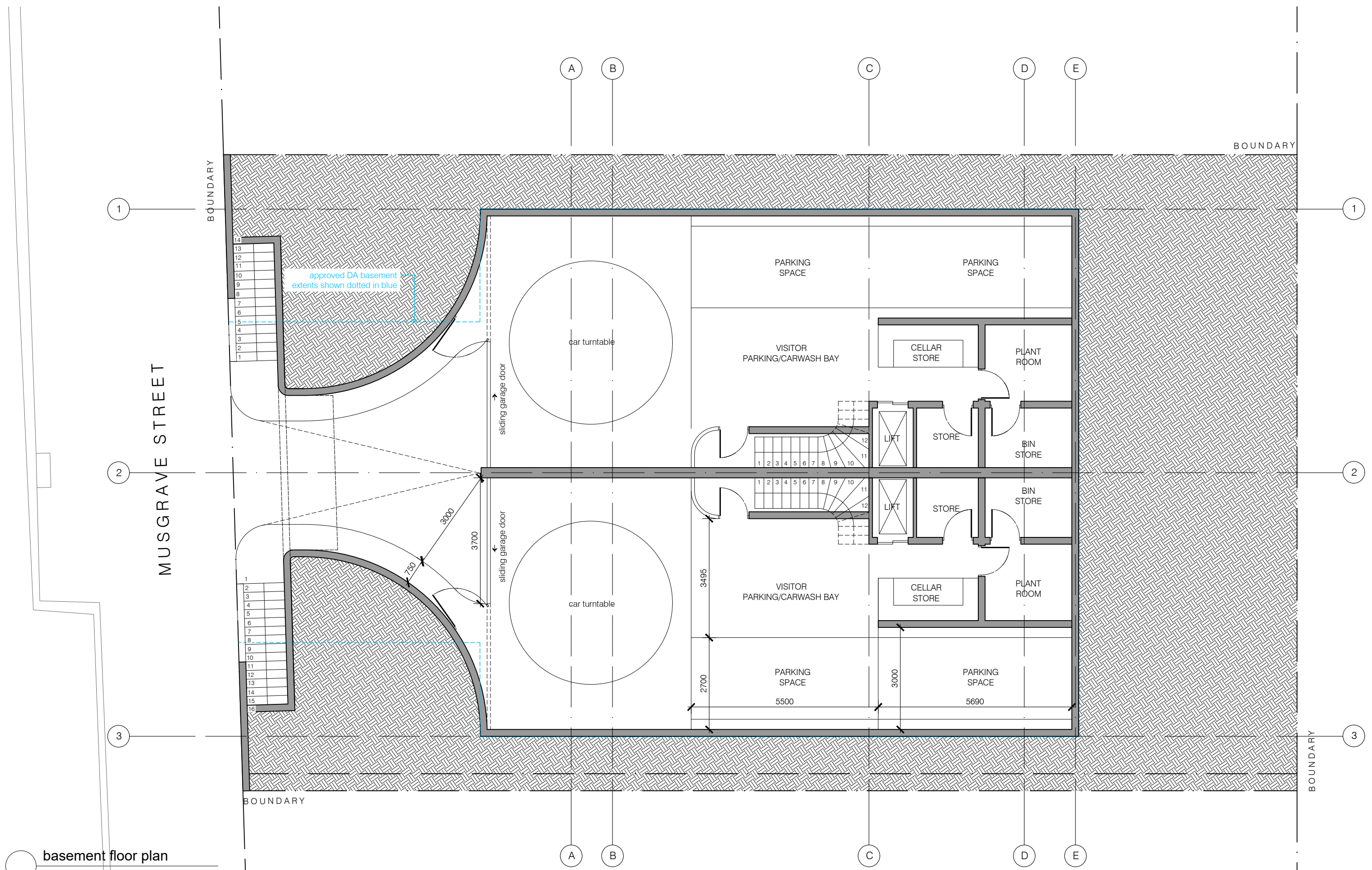
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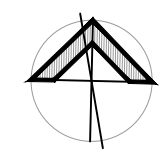
project drawing
site & roof plan
11a musgrave street

job.no. drawing.no. issue
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scale ----
plotdate 7/25/2025 1:28 PM
cadfile da03 site & roof plan.dwg
2421





basement floor plan
scale 1:100



issue	date	description
-----	25.07.25	da

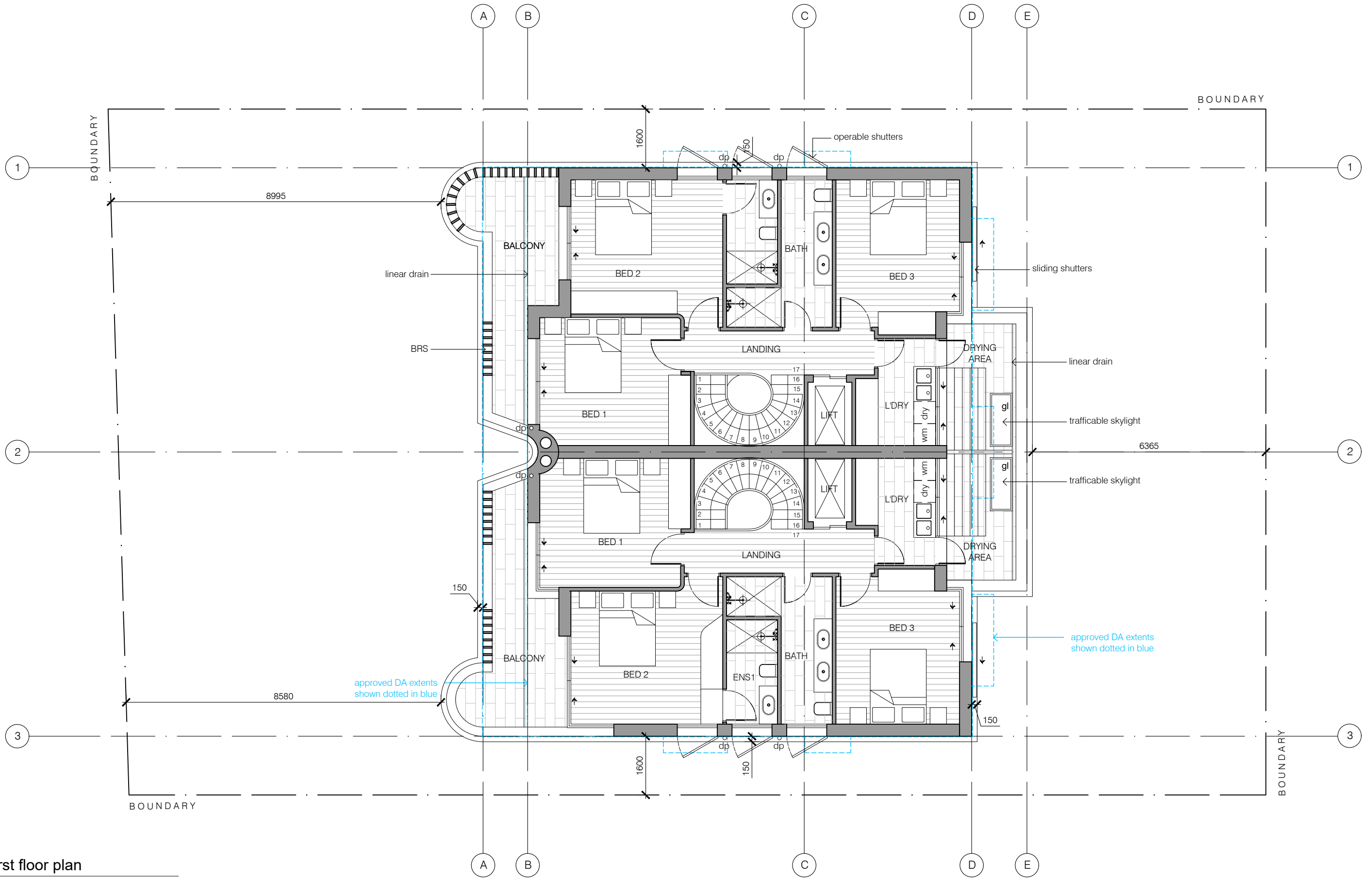
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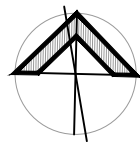
basement floor plan
11a musgrave street

DA04
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2421





first floor plan
scale 1:100



issue	date	description
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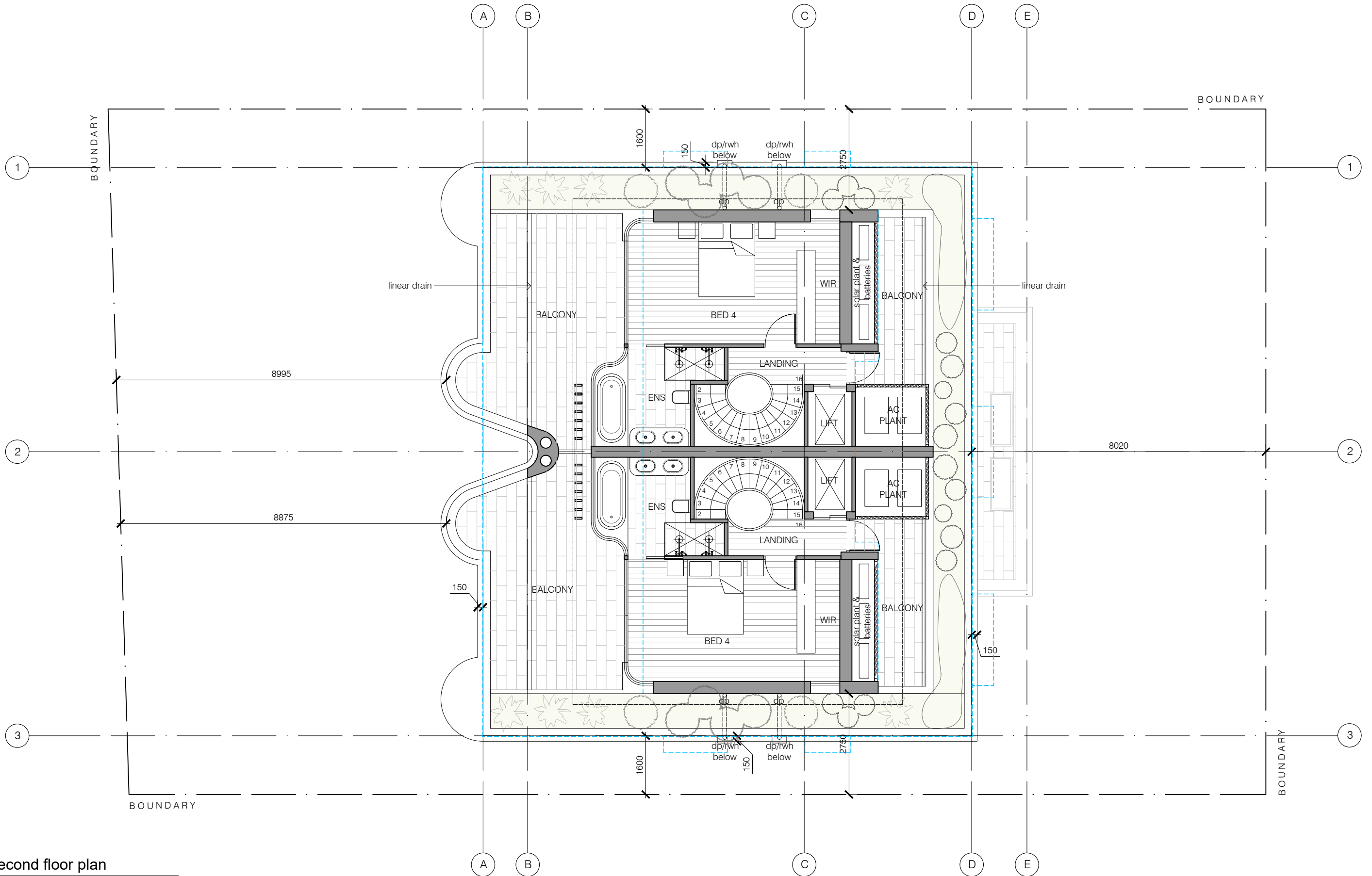
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first floor plan
11a musgrave street

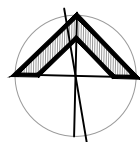
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2421





second floor plan

scale 1:100



issue	date	description
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second floor plan

11a musgrave street

job.no.	drawing.no.	scale	plotdate	cadfile	plan.dwg
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west elevation
scale 1:100

issue	date	description
----	25.07.25	da

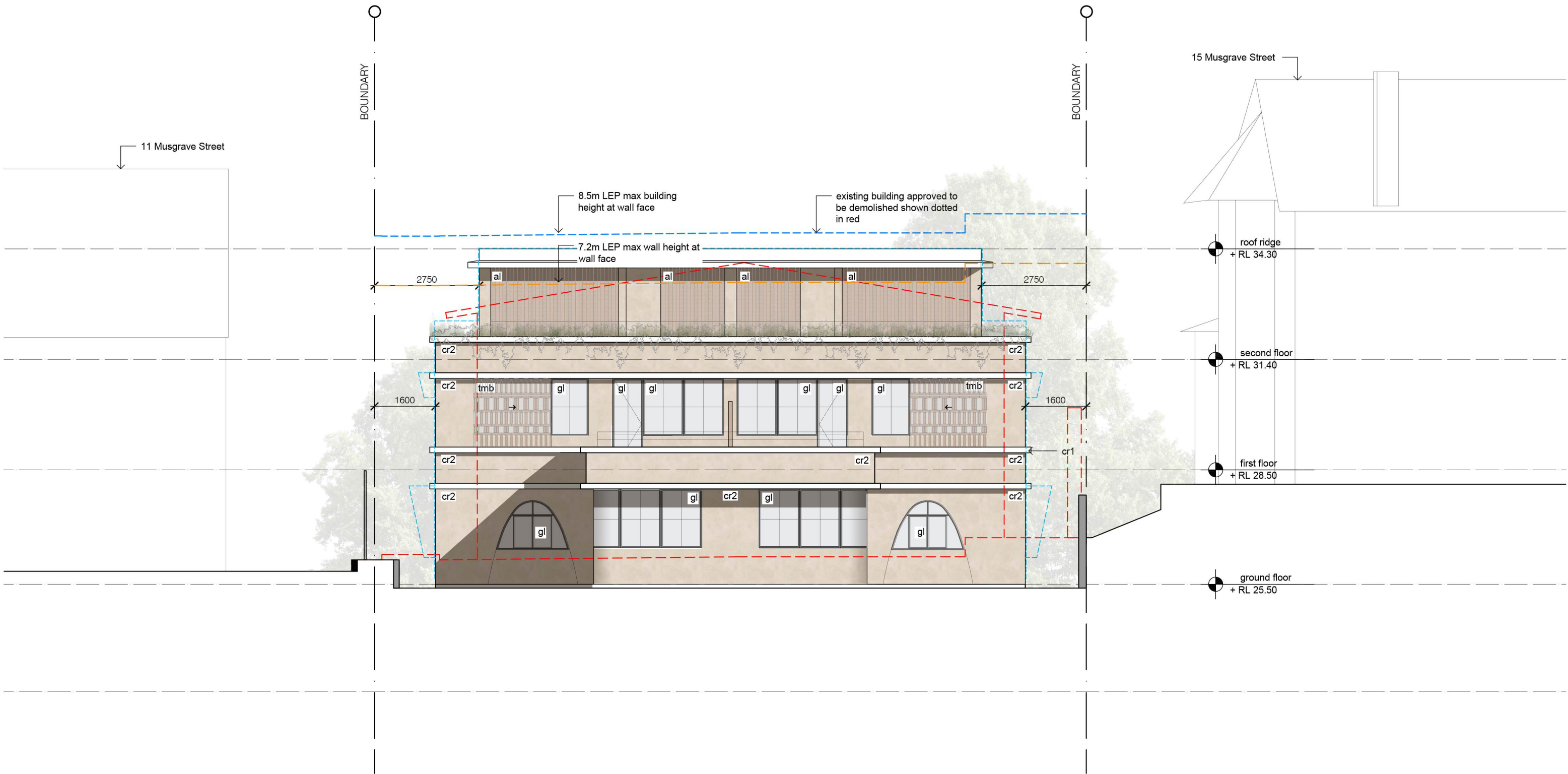
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west elevation
11a musgrave street

DA08 issue ----
scale ----
plotdate 8/11/2025 8:57 AM
cadfile da08 west elevation.dwg
2421





east elevation
scale 1:100

issue	date	description
----	25.07.25	da

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east elevation
11a musgrave street

DA09
scale ----
plotdate 7/25/2025 1:29 PM
cadfile da09 east elevation.dwg
2421





north elevation
scale 1:100

issue	date	description
----	25.07.25	da

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north elevation
11a musgrave street

job.no.	drawing no.	scale	plotdate	cadfile
2421	DA10	----	7/25/2025 1:29 PM	da10 north elevation.dwg

issue ----





○ south elevation
scale 1:100

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----	25.07.25	da

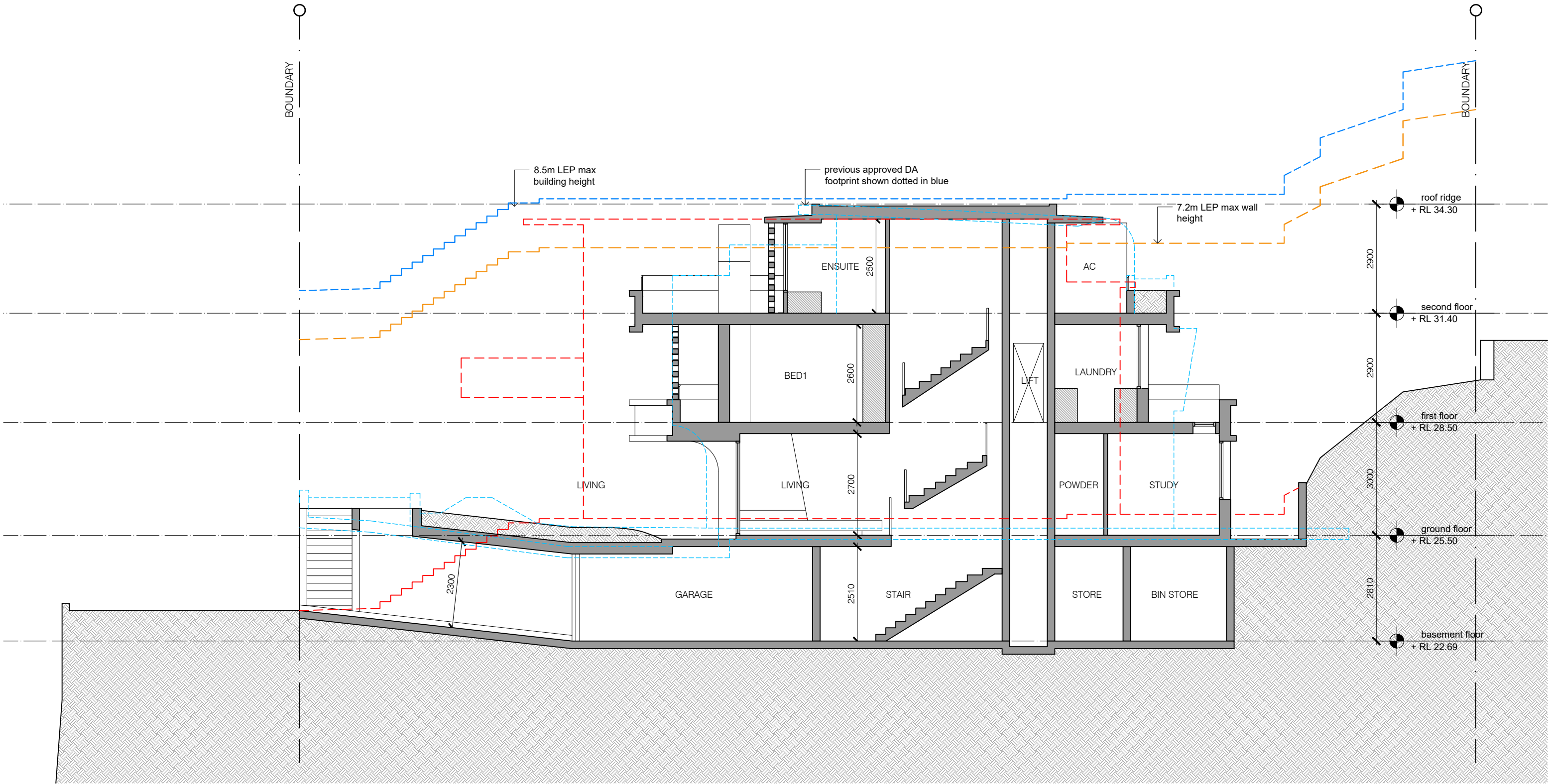
remember
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project drawing
south elevation

11a musgrave street

job.no. drawing.no. issue
DA11
scale -----
plotdate 7/25/2025 1:29 PM
cadfile da11 south elevation.dwg
2421
LUIGI ROSSELLI



section AA
scale 1:100

issue	date	description
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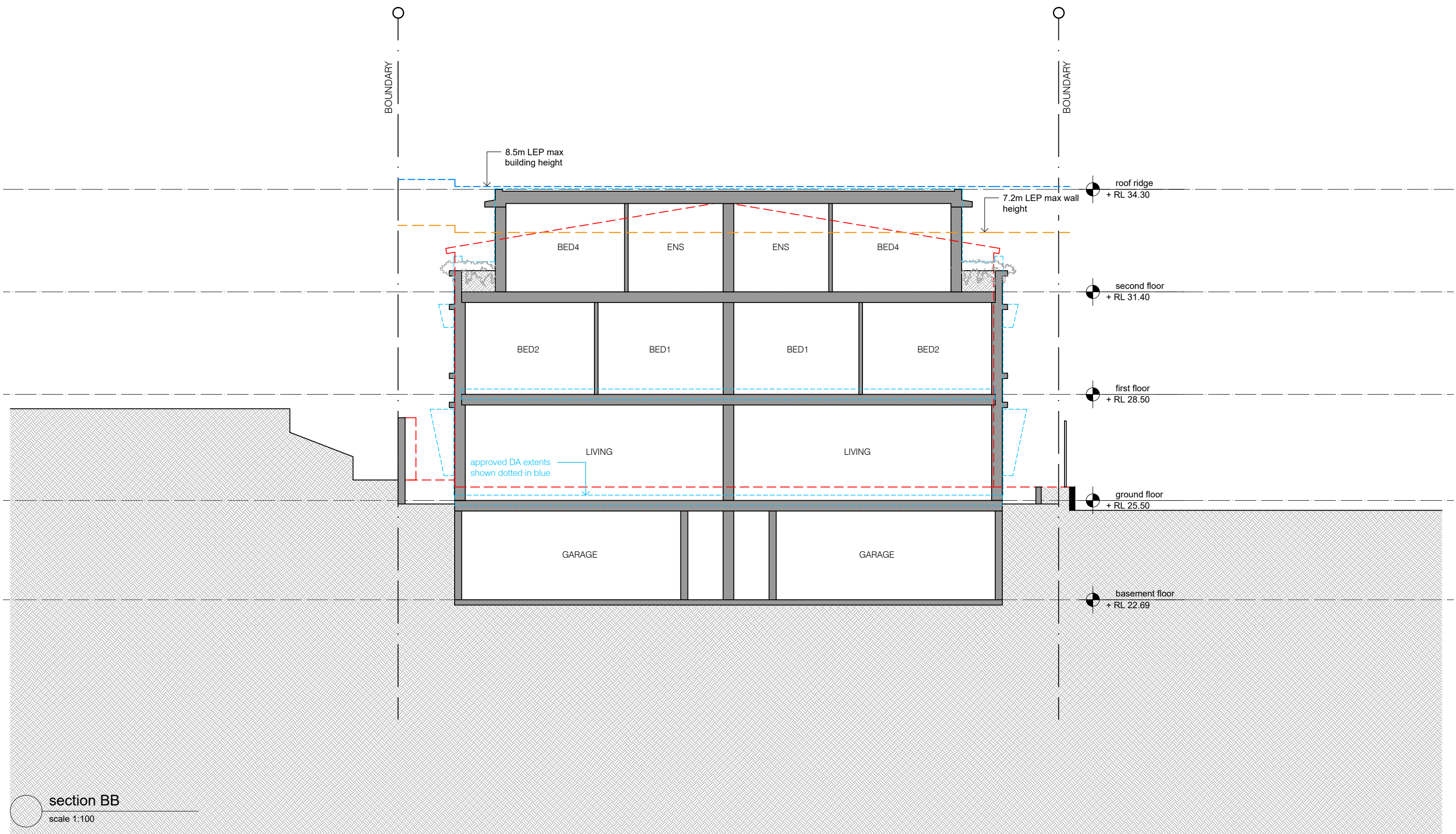
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section aa
11a musgrave street

DA12 issue ----
scale ----
plotdate 7/25/2025 1:29 PM
cadfile da12 section aa.dwg
2421





section BB
scale 1:100

issue	date	description
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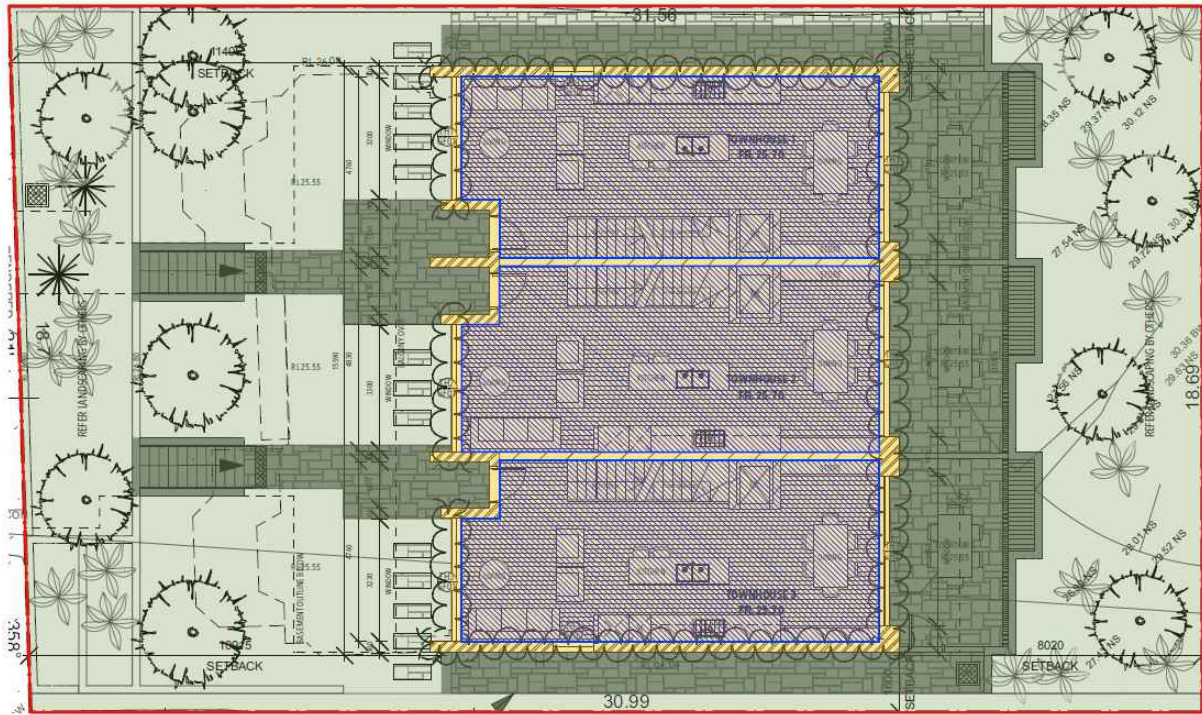
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section bb
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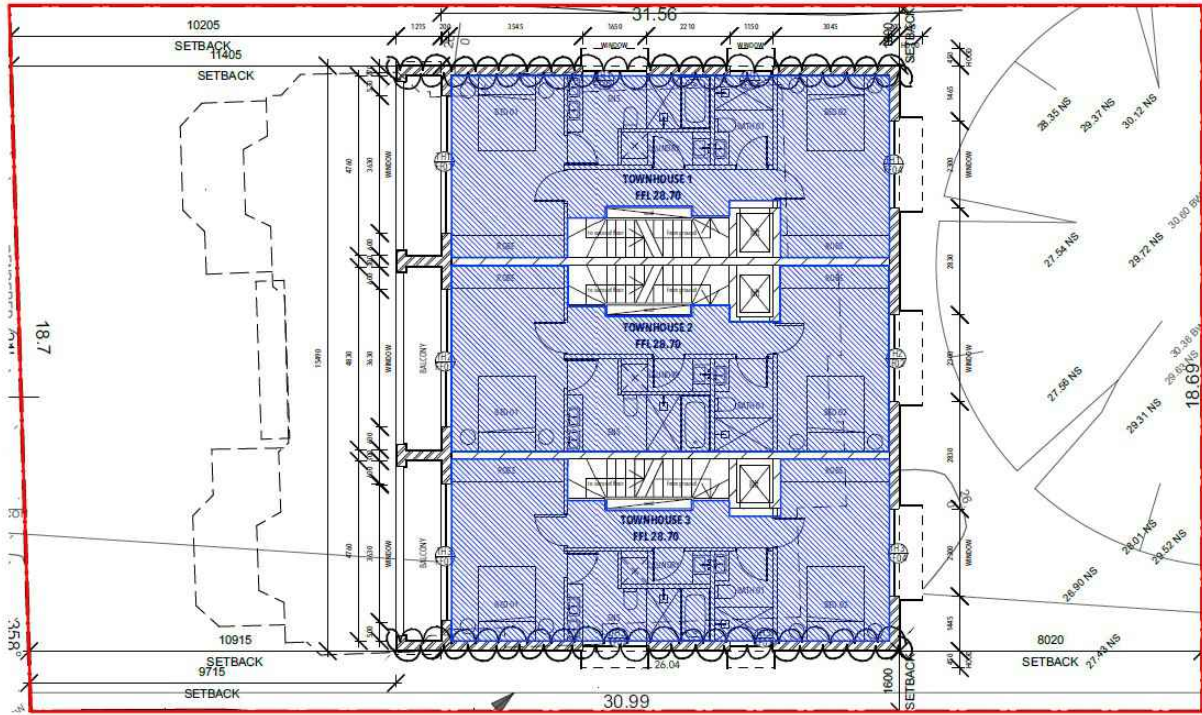
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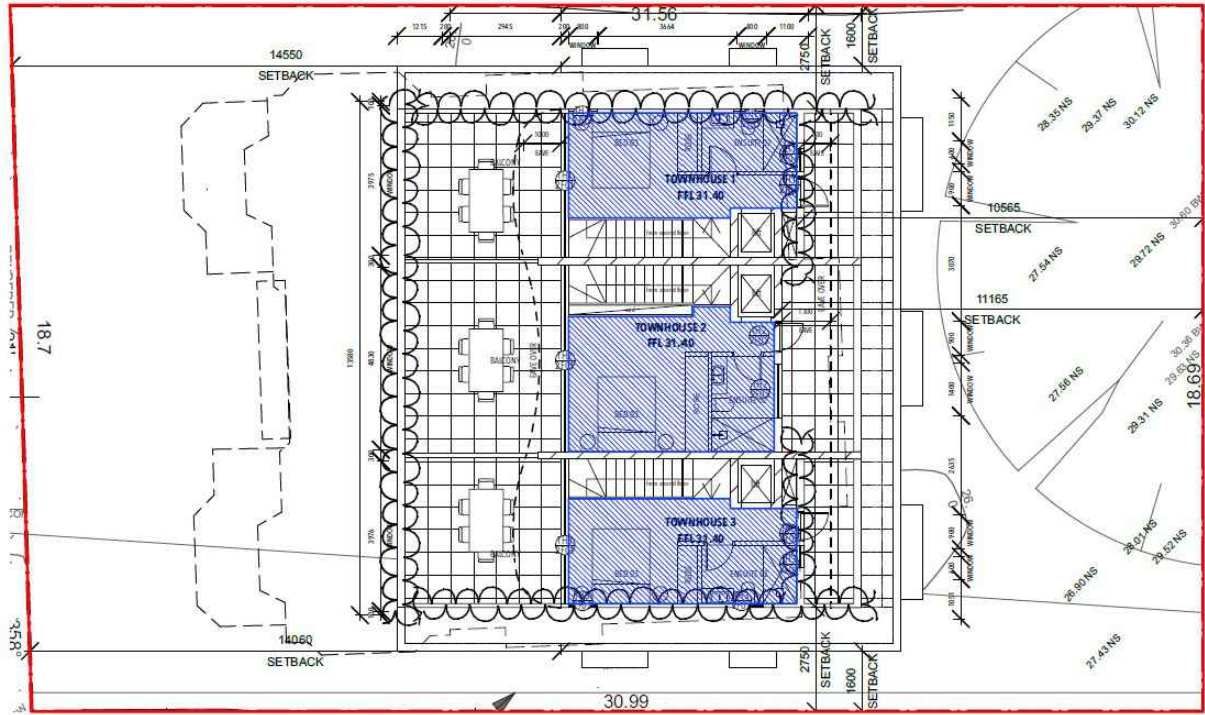


GROUND FLOOR

NUMERIC	REQUIREMENT	PROPOSED
SITE AREA		585m ²
BUILDING FOOTPRINT		177m ²
FSR	(0.6:1) 351m ²	351m ² (0.6:1)
LANDSCAPING	(50%) 292.25m ²	
HARD LANDSCAPING		122m ² (21%)
SOFT LANDSCAPING		286m ² (49%)
		TOTAL - (70%)



FIRST FLOOR



SECOND FLOOR

previous approved DA area calculations
scale 1:200

date description
25.07.25 da

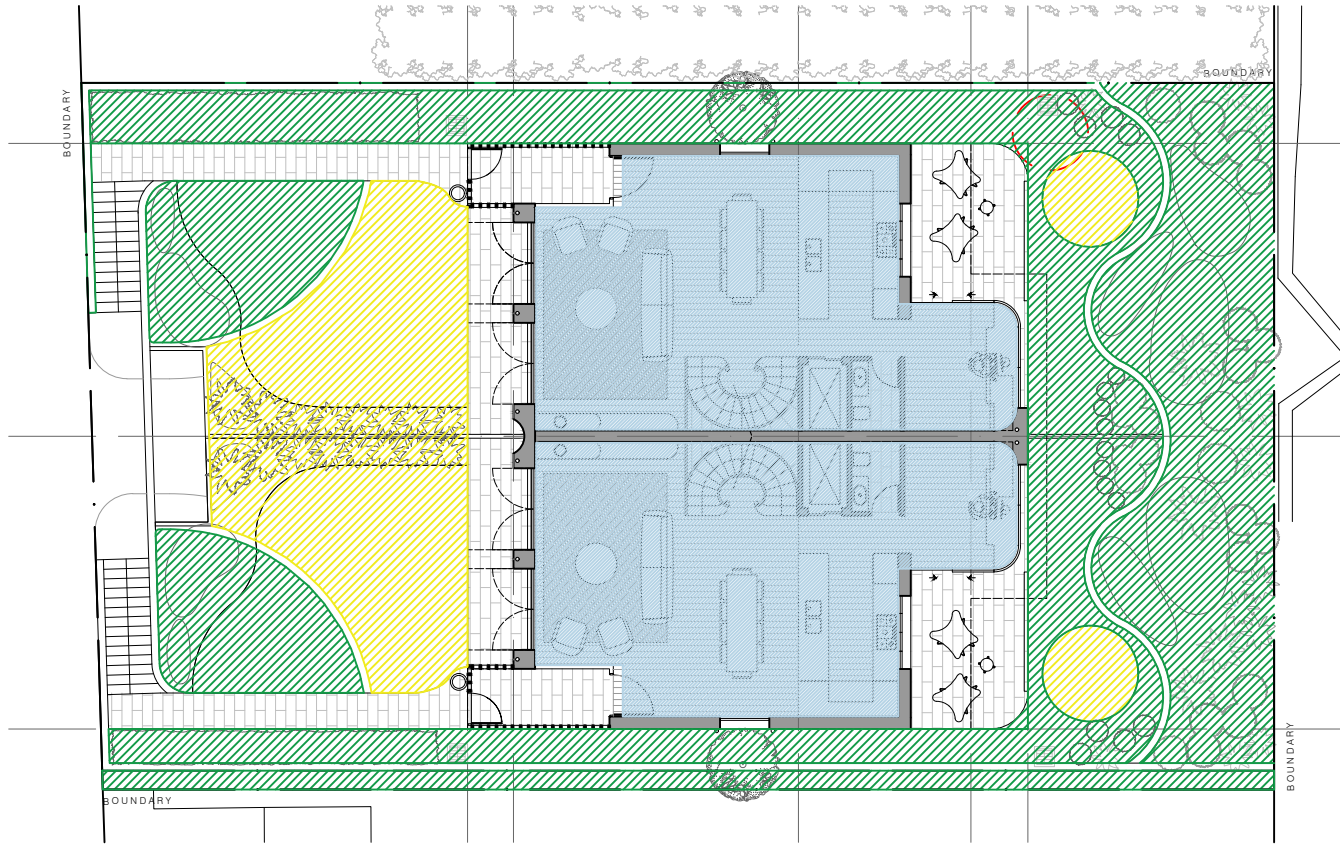
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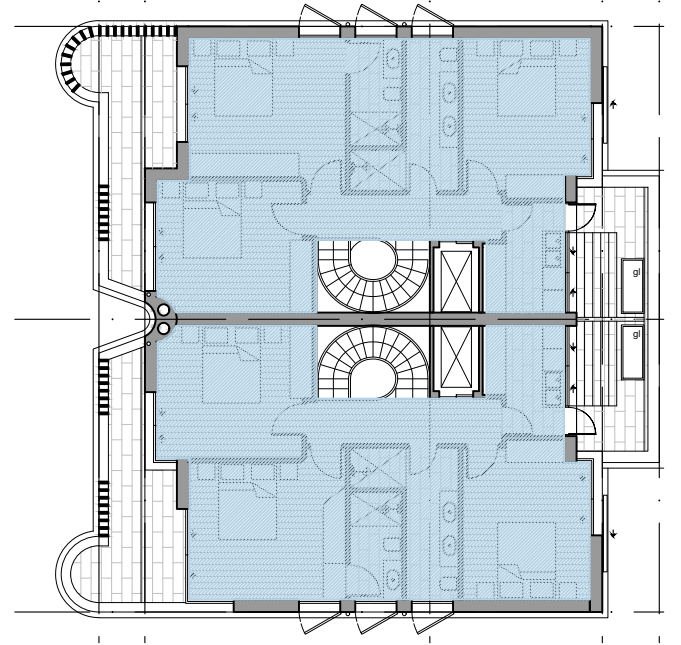
existing area calculations
11a musgrave street

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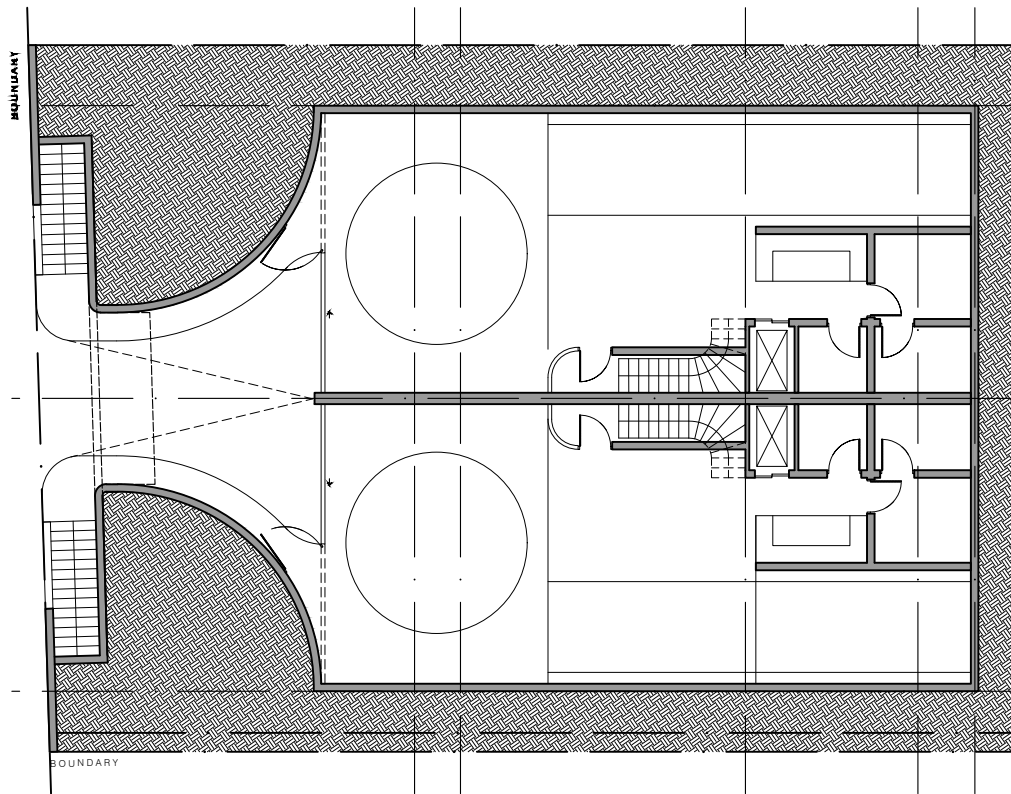




ground floor plan
scale 1:200



first floor plan
scale 1:200

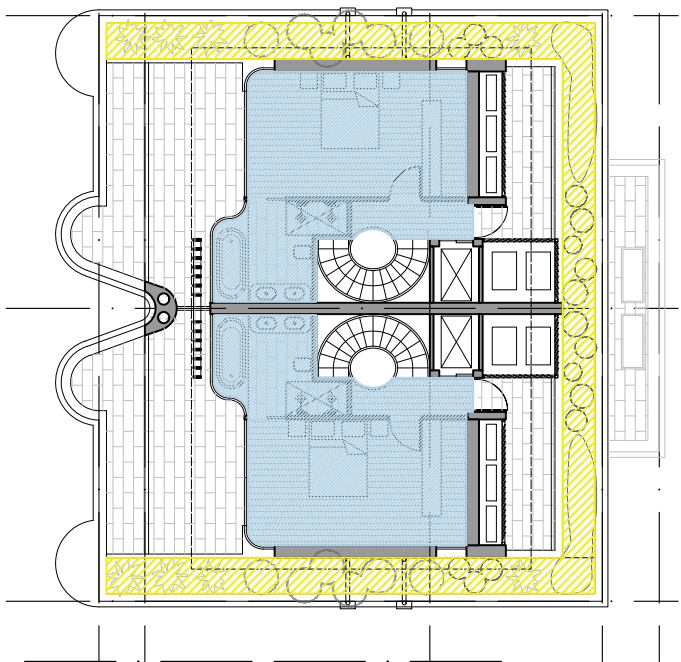


basement floor plan
scale 1:200

COMPLIANCE TABLE				
LEP	CONTROL	APPROVED DA	PROPOSED	COMPLIANCE
Zone:	R3 medium density resi			
Site Area	584.5m2			
Building height:	8.5m	8.4m	no change	complies
Wall height:	7.2m	8.15m	8.15m	existing non-compliance (improved)
FSR	0.6:1 (350.7m2)	0.6:1 (350.7m2)	0.6:1 (350.7m2)	complies
Landscape area:	292.25m2 (50%)	182.5m2 302m2 (incl. over structures)	211.8m2 322.6m2 (incl. over structures)	existing non-compliance (improved)

LEGEND

- included GFA
- deep soil
- deep soil (including planter boxes & planting over basement)



second floor plan
scale 1:200

issue date description
---- 25.07.25 da

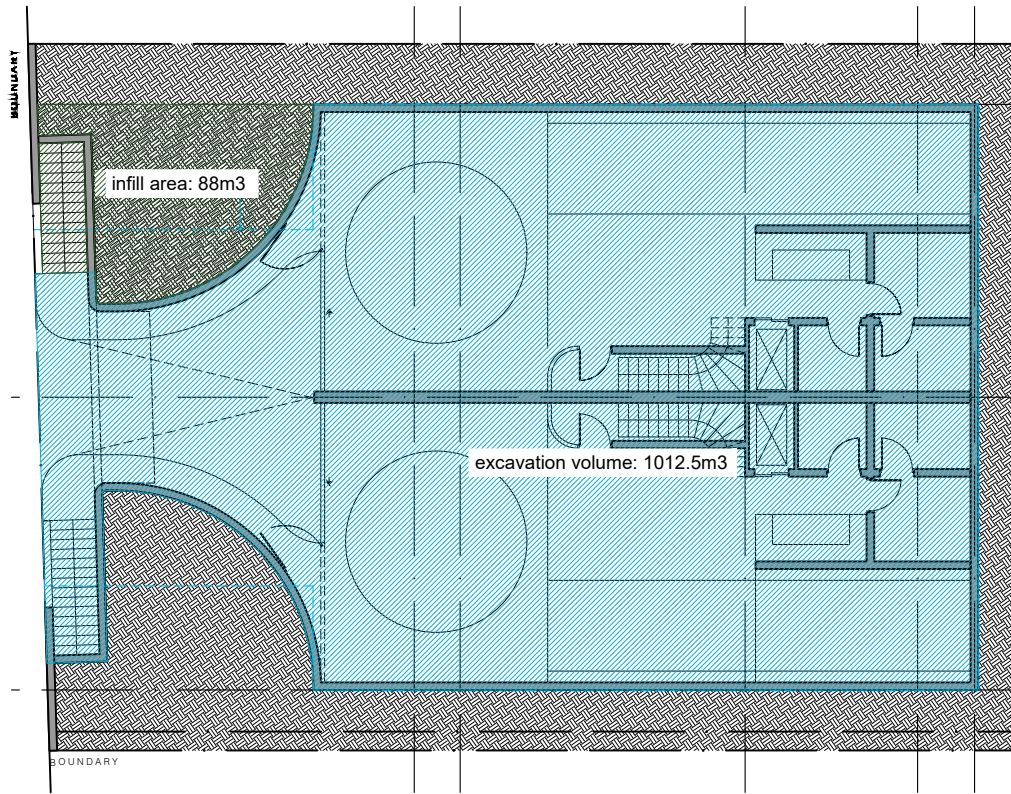
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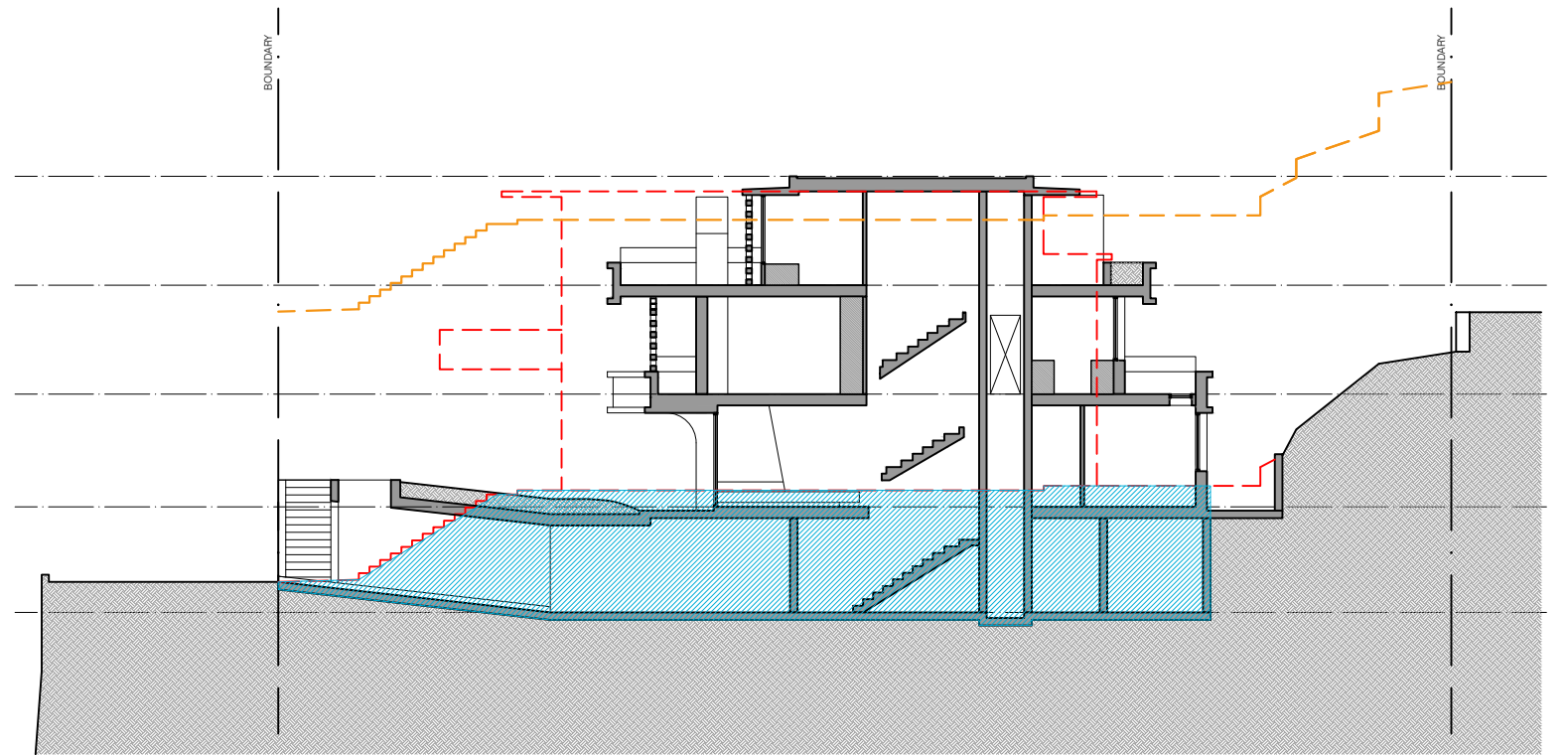
proposed area
calculations
11a musgrave street

DA15 issue ----
scale ----
plotdate 7/25/2025 1:29 PM
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calculations.dwg
2421

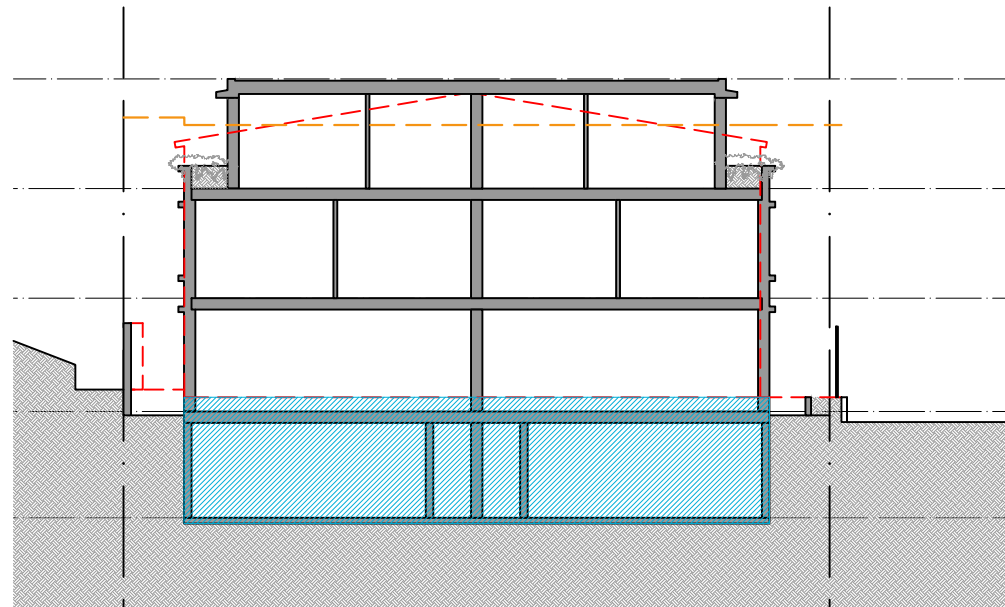




basement floor plan
scale 1:200



section AA
scale 1:200



section BB
scale 1:200

LEGEND	
	Excavation volume
	Infill volume
Proposed Excavation volume = 1012.5m³	
Proposed Infill volume = 88m³	
Net Total of excavation from site	
Excavation volume - volume of fill	
= 1012.5 - 88 = 924.5m³	

issue	date	description
----	25.07.25	da

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excavation
calculations
11a musgrave street

DA16 issue ----
scale ----
plotdate 7/25/2025 1:30 PM
cadfile da16 excavation
calculations.dwg
2421





painted sculptural chimney (similar)



cement render

roughcast cement render

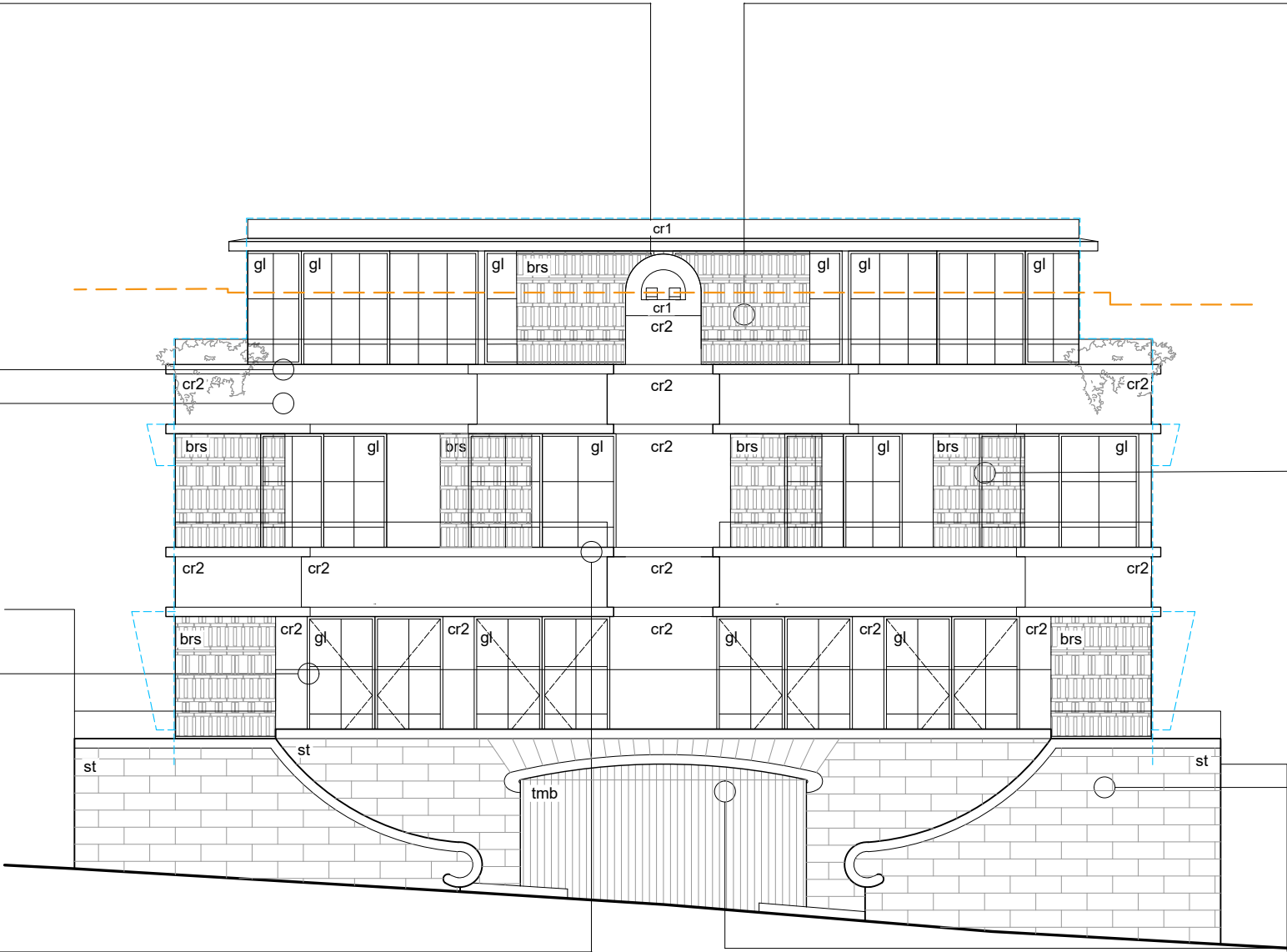


metal framed windows



retractable awning

CODE	COMPONENT	MATERIAL	FINISH	COLOUR
brs	brise soleil	brick	no finish	light terracotta
cr1/cr2	smooth wall render	cement render	paint	white
cr2	roughcast wall render	cement render	paint	light terracotta
dp	downpipe	metal	no finish	to match roof
gl	windows	metal framed	powdercoated/painted	black/white
mr	metal roof sheeting	metal	no finish	grey
st	stone	recycled sandstone	no finish	as per photo
tmb	timber shutters	timber	paint/stain	light
tmb	timber garage door	timber	paint/stain	as per photo



brick brise soleil



sliding timber shutters (to replicate brs pattern)



stone cladding



timber garage door

issue	date	description
----	25.07.25	da

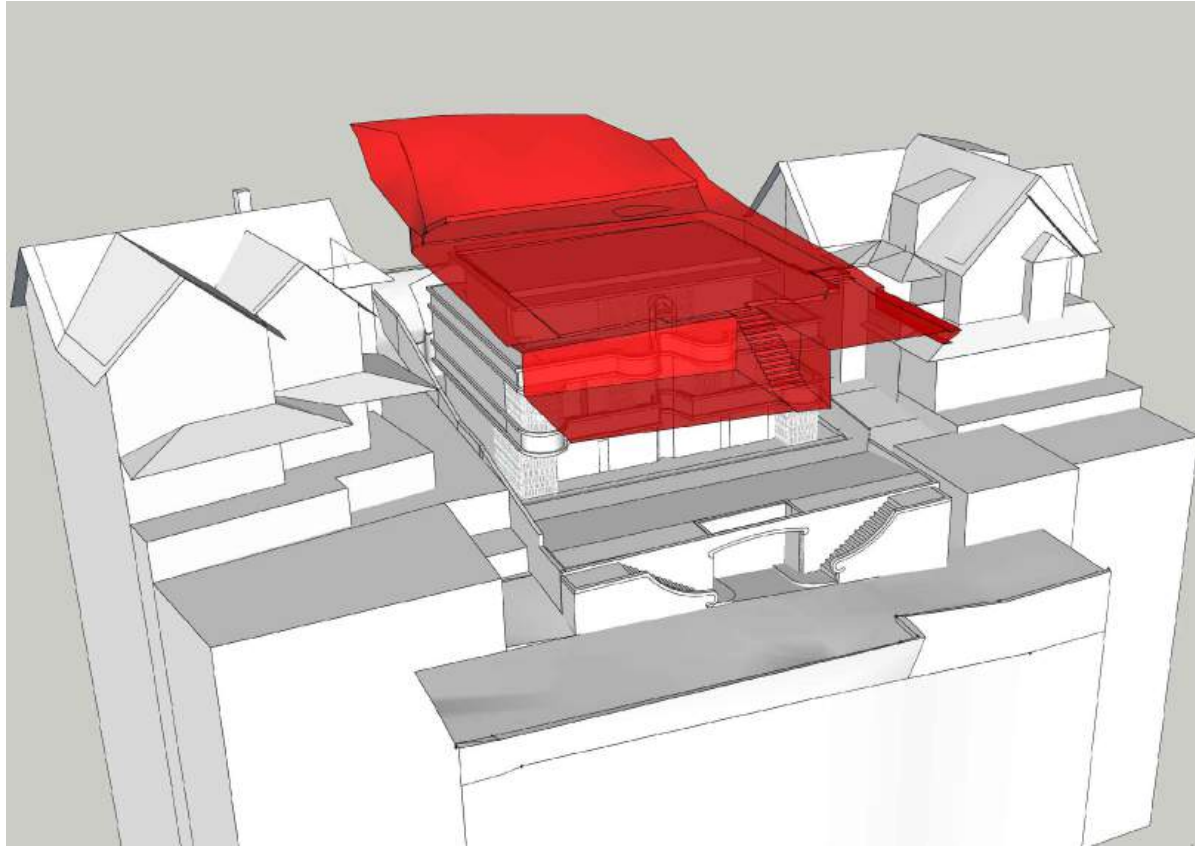
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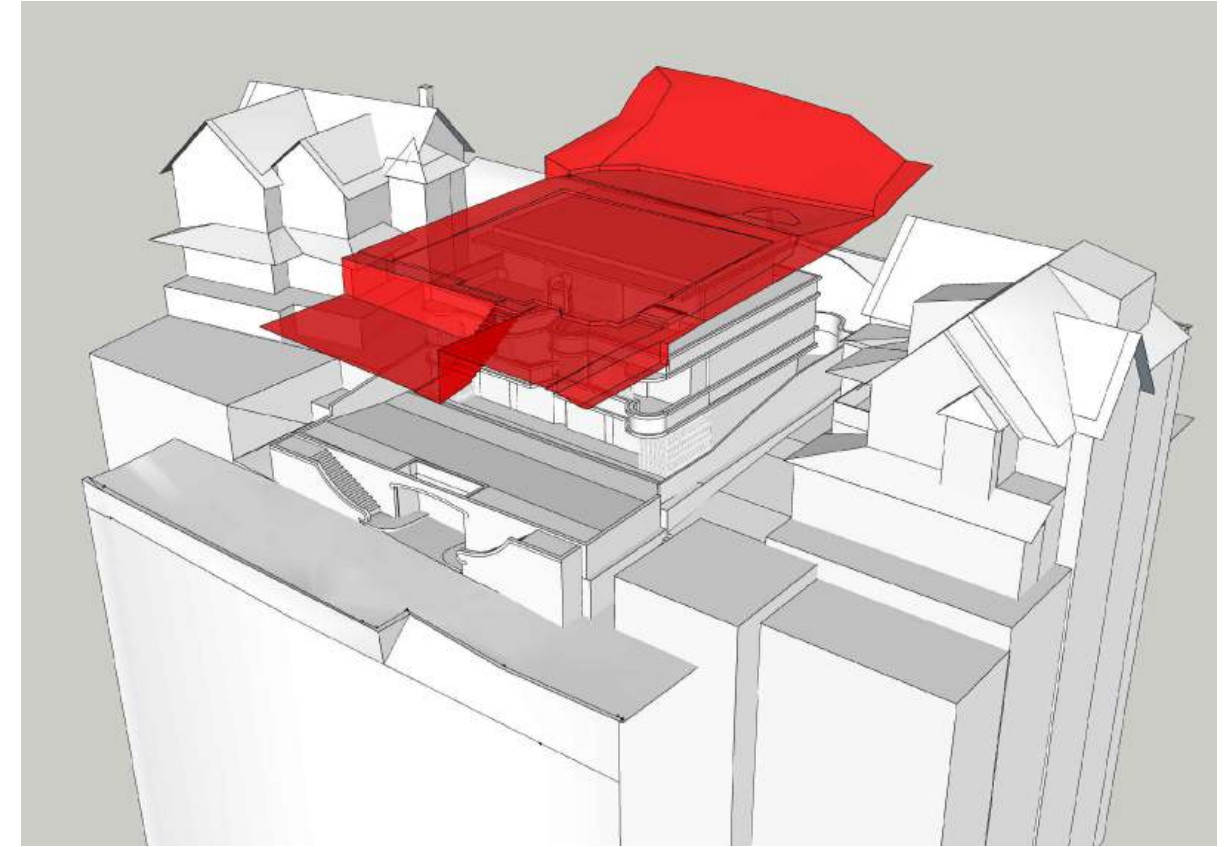
schedule of external finishes
 11a musgrave street

DA17
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 plotdate 7/25/2025 1:30 PM
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2421

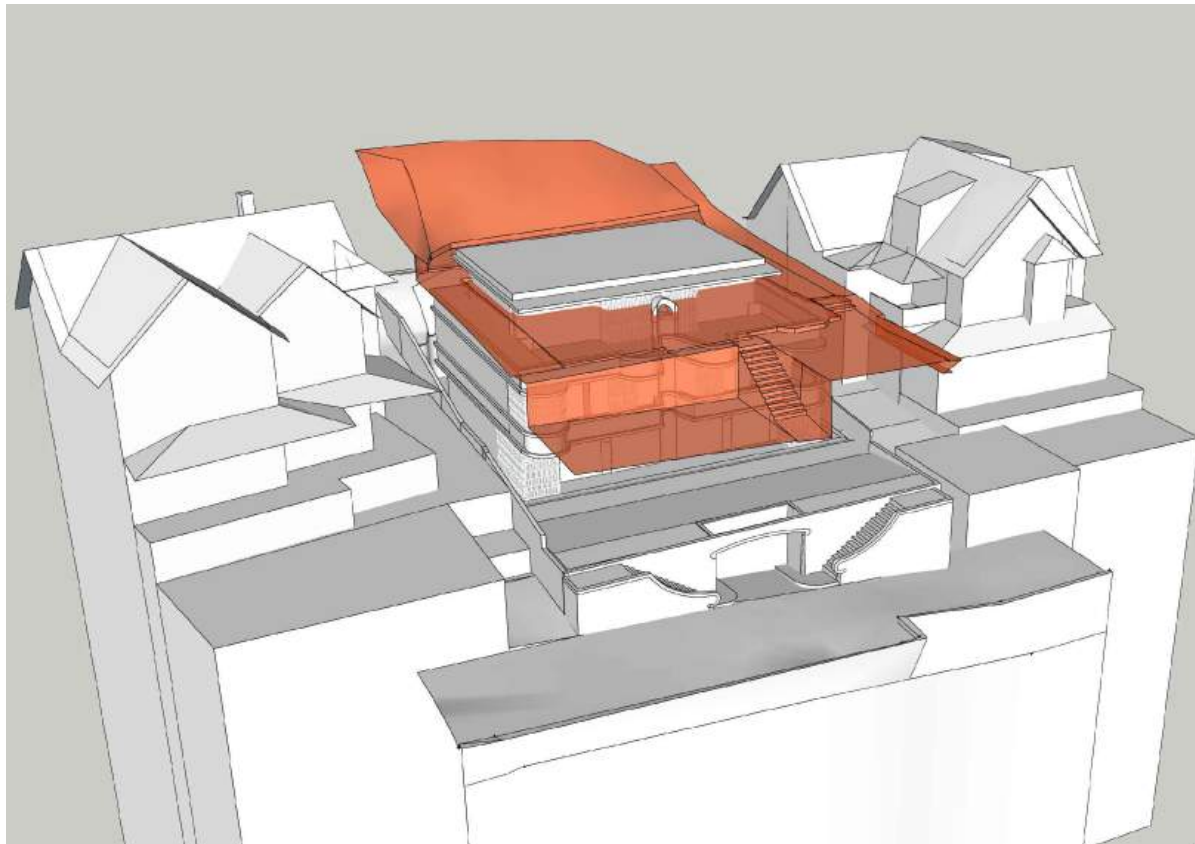




8.5m LEP max building height



8.5m LEP max building height



7.2m LEP max wall height



7.2m LEP max wall height

issue	date	description
-----	25.07.25	da

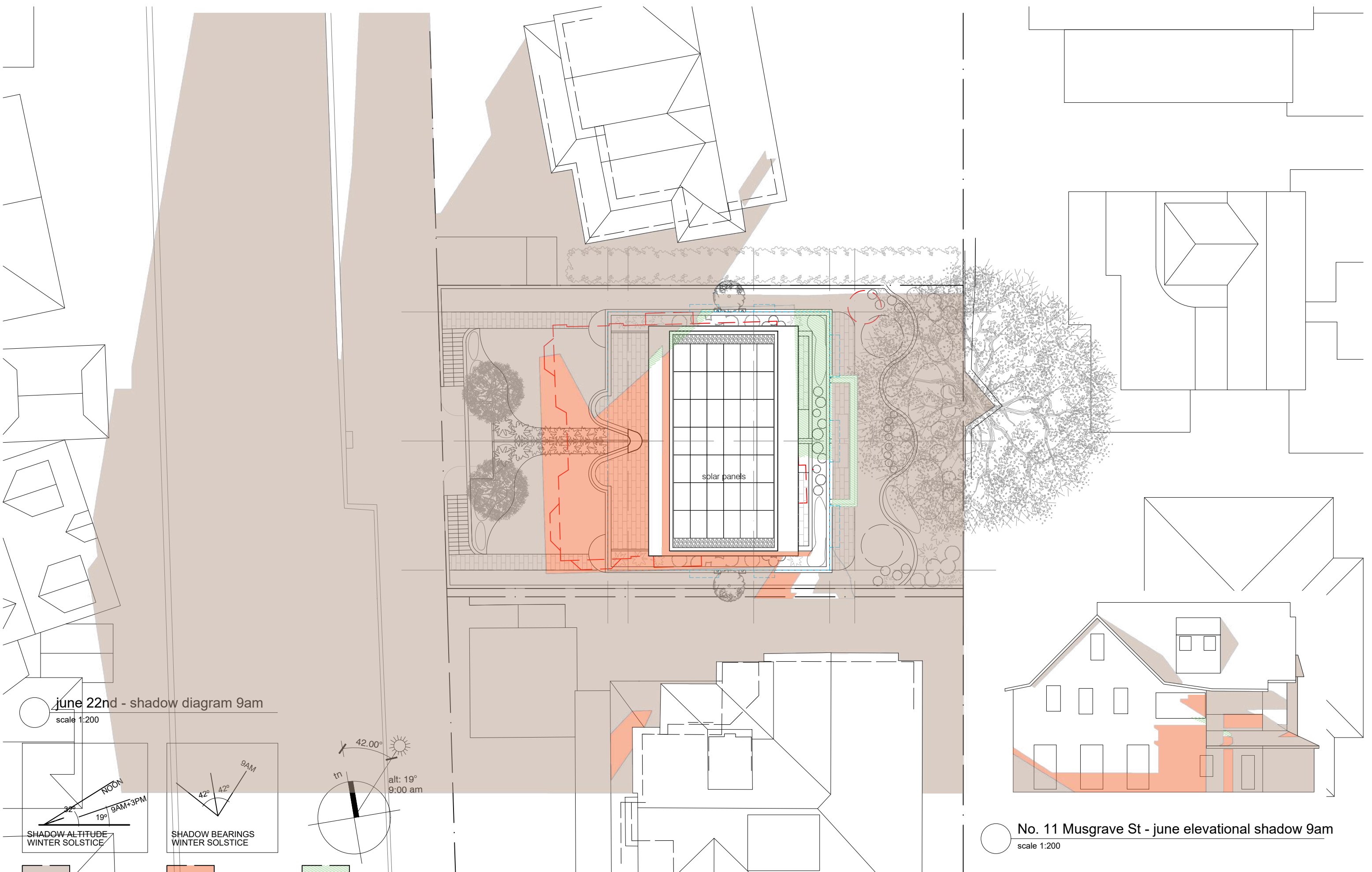
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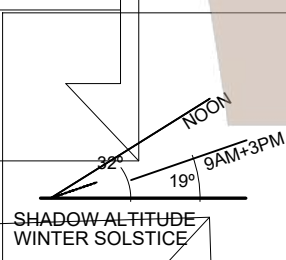
building & wall height plane
11a musgrave street

DA18
scale -----
plotdate 7/25/2025 1:30 PM
cadfile da18 building & wall height plane.dwg
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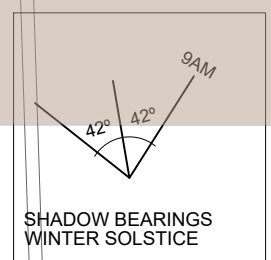




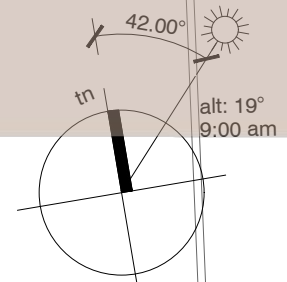
June 22nd - shadow diagram 9am
scale 1:200



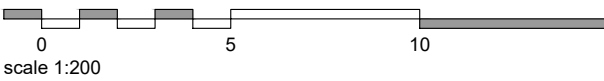
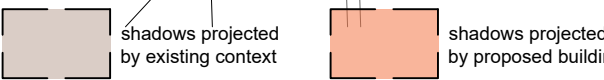
SHADOW ALTITUDE
WINTER SOLSTICE



SHADOW BEARINGS
WINTER SOLSTICE



alt: 19°
9:00 am



NOTE:
drawing based on site survey and where
unavailable, estimates from aerial photos,
DCP/LEP maps and department of land maps

issue	date	description
----	25.07.25	da

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
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NOM REG NO. 4895

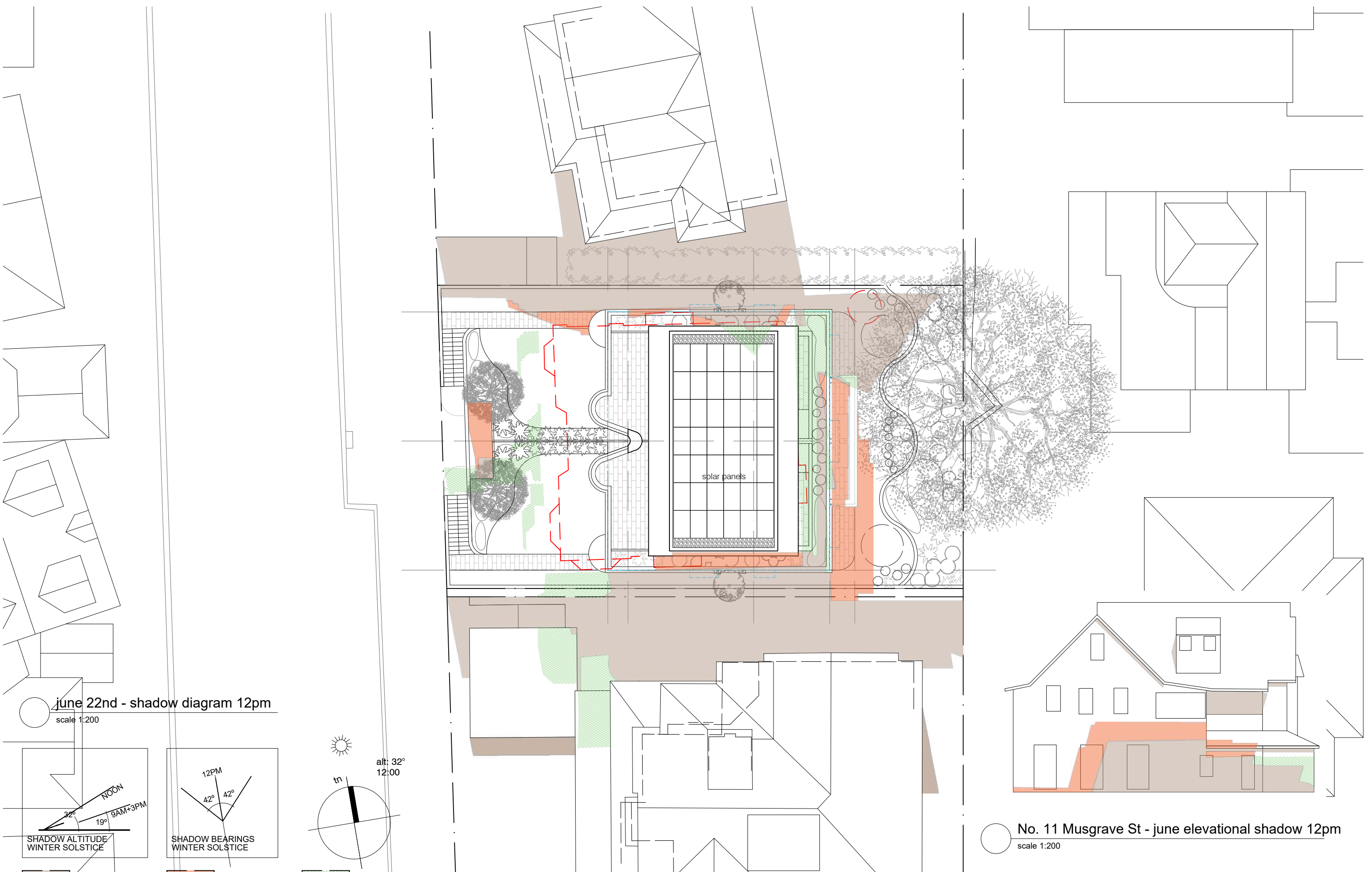
No. 11 Musgrave St - june elevational shadow 9am
scale 1:200



shadow diagrams -
june - 9am
11a musgrave street

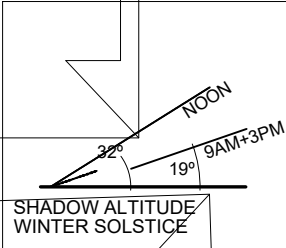
DA19
scale ----
plotdate 7/25/2025 1:48 PM
cadfile da19 shadow diagrams -
june - 9am.dwg
2421



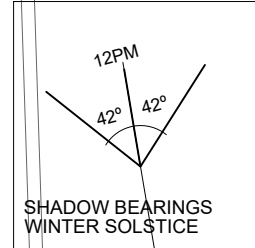


june 22nd - shadow diagram 12pm

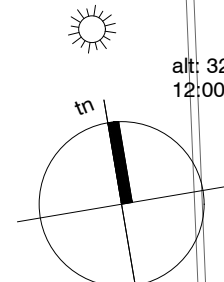
scale 1:200



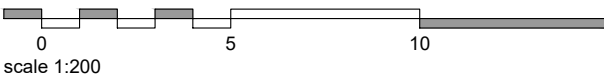
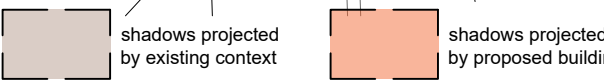
SHADOW ALTITUDE
WINTER SOLSTICE



SHADOW BEARINGS
WINTER SOLSTICE



alt: 32°
12:00



NOTE:
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No. 11 Musgrave St - june elevational shadow 12pm

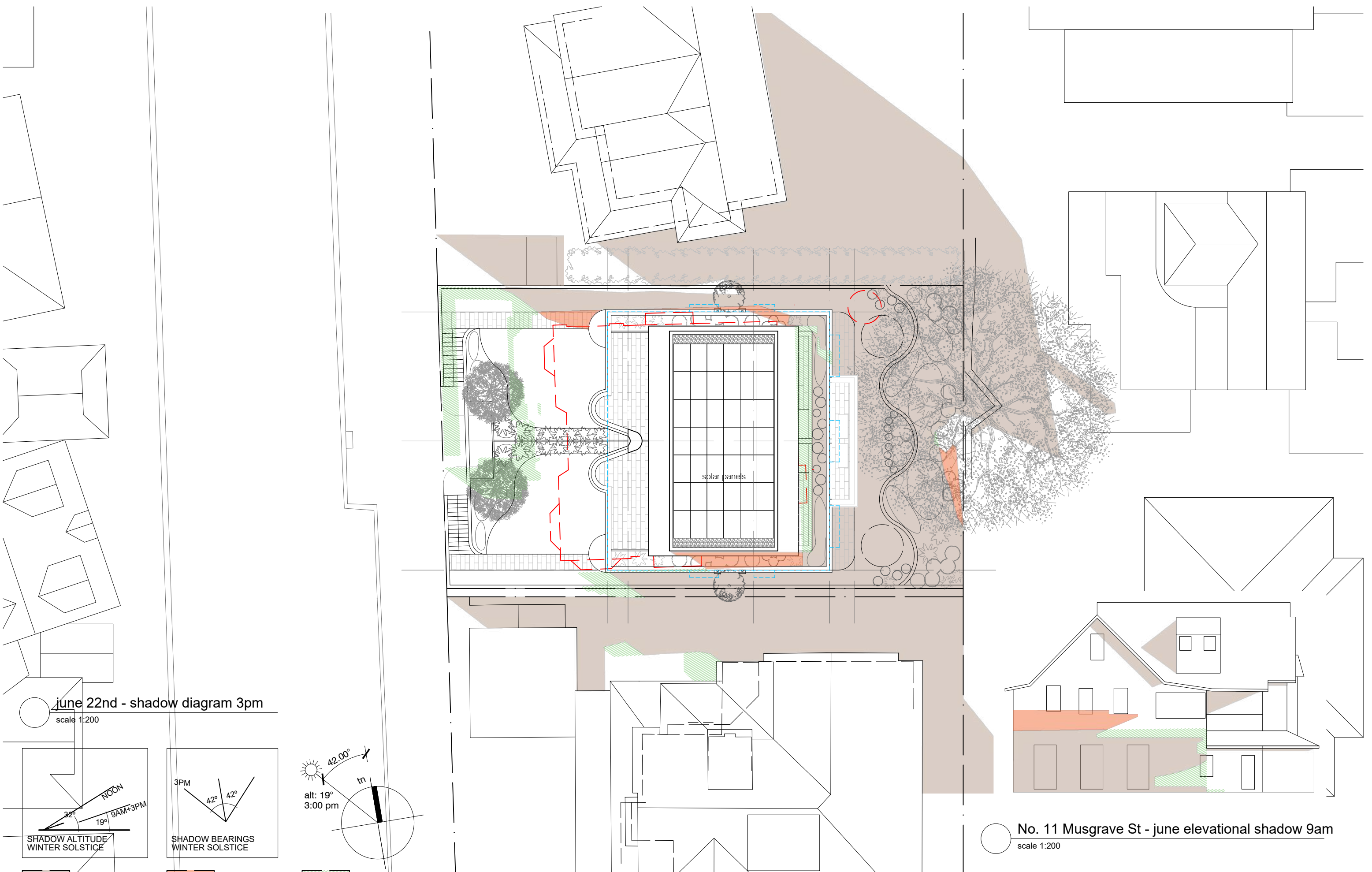
scale 1:200

shadow diagrams -
june - 12pm

11a musgrave street

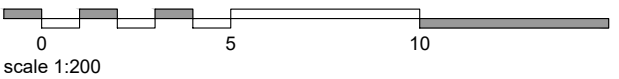
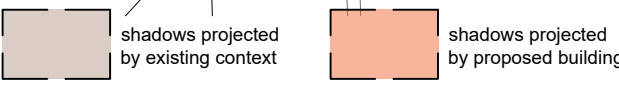
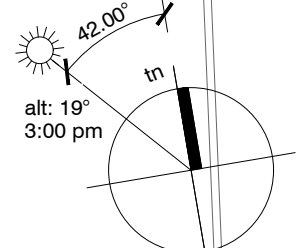
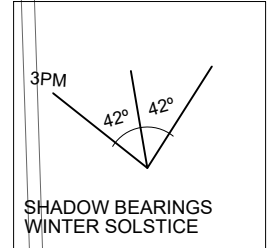
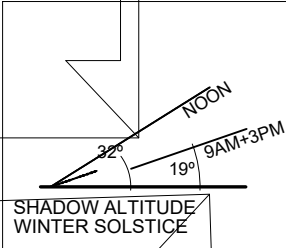
DA20
scale ----
plotdate 7/25/2025 1:49 PM
cadfile da20 shadow diagrams -
june - 12pm.dwg
2421





June 22nd - shadow diagram 3pm

scale 1:200



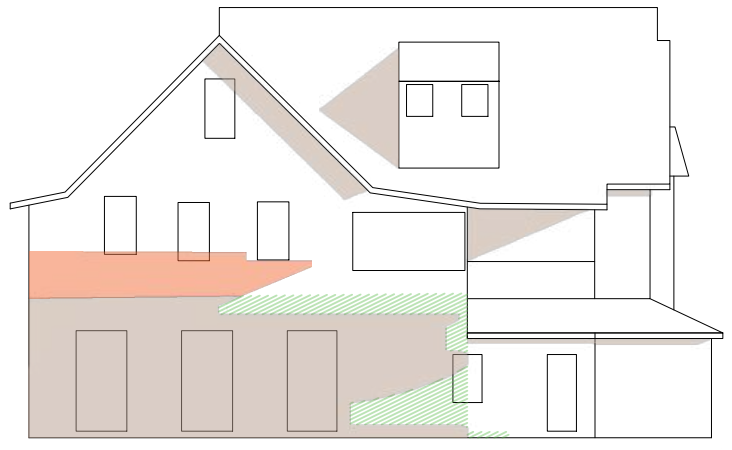
NOTE:
drawing based on site survey and where
unavailable, estimates from aerial photos,
DCP/LEP maps and department of land maps

issue	date	description
-----	25.07.25	da

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No. 11 Musgrave St - June elevational shadow 9am
scale 1:200



shadow diagrams -
June - 3pm
11a musgrave street

DA21
scale -----
plotdate 7/25/2025 1:49 PM
cadfile da21 shadow diagrams -
June - 3pm.dwg
2421



issue	date	description
----	25.07.25	da

remember

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about

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project drawing

photomontage

11a musgrave street

job no. drawing no. issue

DA22

scale -----

plotdate 7/25/2025 1:30 PM

cadfile da22 photomontage.dwg

2421

