Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW



Drawing List

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DA100	Lower Ground Floor	DA400	Finishes Schedule	DA613	Shadow Diagram - Comparison
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DA107	Level 6	DA550	Private Open Spaces		
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DA109	Roof	DA552	Communal Space - Shadow Diagram - 21st June		

GENERAL NOTES:

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

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

CLIENT:
IPM

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Cover Page

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: NTS	DRAWING NO: **DA000**	ISSUE: **A**
PROJECT NO: 2435		

PROJECT INFORMATION

159-167 Darly Street, West Monavale	
Site Area m²	6,122
Height Control (LMR+21% Infill Affordable)	21.175m
Allowable FSR (LMR+21% Infill Affordable)	1.815:1 = 11,111 sqm
Zoning	R3 - Medium Density Residential, Residential Flat Building
Setbacks	Front to Darley Street 6.5m, Rear Setback 9m

PROPOSED

Proposed FSR	**1.8:1**
Proposed GFA	**10,928 sqm**
Proposed Height	**21.175m**

UNIT MIX

Level	2 Bed	3 Bed	Total
GROUND	2	2	4
LEVEL 1	3	7	10
LEVEL 2	6	10	16
LEVEL 3	6	10	16
LEVEL 4	4	10	14
LEVEL 5	3	9	12
LEVEL 6	1	5	6
LEVEL 7	1	3	4
TOTAL	**26**	**56**	82
	32%	68%	100%

CAR PARKING REQUIREMENTS

	Housing SEPP Parking Rate (per unit)	Pittwater Council Parking Rate (per unit)	No. of Units / Area	Housing SEPP Min.Required	Pittwater Council Min.Required	Proposed
Residential						
Affordable 2 Bed	0.5	2	6	3	12	12
2 Bed	1	2	20	20	40	40
Affordable 3 Bed	1	2	4	4	8	8
3 Bed	1.5	2	52	78	104	104
			Total residential	**105.0**	**164.0**	**164**
Visitor	Not Required					
Accessible	10% dwellings	10% dwellings	82	8	8	8
			TOTAL	**105**	**164**	**164**
OTHER PARKING REQUIREMENTS						
Bicycle		1 / 3 per dwellings	82		27	27
Motorcycle		1 /100 Car Bays	176		1.76	2

OTHER REQUIREMENTS

	DPHI / DCP / ADG Req	Required	Proposed
Landscape	Pittwater DCP Req. 50%	3061	3064
			50%
Landscape	SEPP HOUSING Req. 30% of site area	1836.6	3064
			50%
Deep soil	ADG Req. 7% of site area	428.5	1614
			26%
Communal Open Space	Min. 25% of site area	1530.5	1536
			25.09%
Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	16	16 (12)
			20%
Adaptable	DPHI Req. Min. 10% of all dwellings in residential flat buildings	8	8
			10%
Solar Access	70% of total number of apartments	57.4	59
			72.0%
Cross Ventilation	60% of total number of apartments	49.2	82
			100.0%

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AH	ACCESS HATCH
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FH	FIRE HYDRANT
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
18	Additional wall height for flood prevention
19	Update to Principal Communal Open Space

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	23/04/2026
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **B**
PROJECT NO: 2435		

Area Schedule - Building A

Level	Unit.No	Type	Min Size (m2)	Proposed Size (m2)	Compliance	Terrace/Balcony Min area (m2)	Terrace/ Balcony area (m2)	Compliance	Terrace/Balcony Min Depth (m)	Terrace/Balcony Depth (m)	Compliance	Livable	Adaptable	Infill Affordable	Storage (m3)	Basement Storage (m3)	Total Storage Provided	Compliance	Parking Rates	Proposed Parking	Parking allocation
GF	A.G01	3 BED	90	140	Y	12	52.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B1
	A.G02	3 BED	90	140	Y	12	70.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B1
	A.G03	2 BED	70	82	Y	10	20.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B1
	A.G04	2 BED	70	82	Y	10	20.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B1
	A.G05	2 BED	70	92	Y	10	16.0	Y	2.0	2.0	Y				5.8	4.0	9.8	Y	1.0	2.0	B1
	A.G06	3 BED	90	126	Y	12	75.0	Y	2.4	2.4	Y	✓			8.6	5.0	13.6	Y	1.5	2.0	B1
L1	A.101	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B1
	A.102	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B1
	A.103	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B1
	A.104	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B1
	A.105	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				5.8	4.0	9.8	Y	1.0	2.0	B1
	A.106	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y	✓			8.6	5.0	13.6	Y	1.5	2.0	B1+B2
L2	A.201	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	A.202	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	A.203	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B2
	A.204	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B2
	A.205	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				5.8	4.0	9.8	Y	1.0	2.0	B2
	A.206	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y	✓			8.6	5.0	13.6	Y	1.5	2.0	B2
L3	A.301	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	A.302	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	A.303	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	5.0	12.2	Y	1.0	2.0	B2
	A.304	2 BED	70	82	Y	10	11.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B2
	A.305	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				5.8	5.0	10.8	Y	1.0	2.0	B2
	A.306	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y	✓			7.3	5.0	12.3	Y	1.5	2.0	B2
L4	A.401	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				8.6	5.0	13.6	Y	1.5	2.0	B2
	A.402	3 BED	90	130	Y	12	39.0	Y	2.4	2.7	Y				9.5	5.0	14.5	Y	1.5	2.0	B2
	A.403	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				6.1	4.0	10.1	Y	1.0	2.0	B2
	A.404	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y	✓			13.0	5.0	18.0	Y	1.5	2.0	B2
L5	A.501	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				8.6	5.0	13.6	Y	1.5	2.0	B2
	A.502	3 BED	90	130	Y	12	39.0	Y	2.4	2.7	Y				9.5	5.0	14.5	Y	1.5	2.0	B2
	A.503	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				6.1	4.0	10.1	Y	1.0	2.0	B2
	A.504	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y	✓			13.0	5.0	18.0	Y	1.5	2.0	B2

TOTAL 3682.0

Area Schedule - Building B

Level	Unit.No	Type	Min Size (m2)	Proposed Size (m2)	Compliance	Terrace/Balcony Min area (m2)	Terrace/ Balcony area (m2)	Compliance	Terrace/Balcony Min Depth (m)	Terrace/Balcony Depth (m)	Compliance	Livable	Adaptable	Infill Affordable	Storage (m3)	Basement Storage (m3)	Total Storage Provided	Compliance	Parking Rates	Proposed Parking	Parking Allocation
GF	B.G01	3 BED	90	140	Y	12	66.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	B.G02	3 BED	90	133	Y	12	69.0	Y	2.4	2.4	Y				10.9	5.0	15.9	Y	1.5	2.0	B2
	B.G03	2 BED	70	92	Y	10	69.0	Y	2.0	2.0	Y				6.1	4.0	10.1	Y	1.0	2.0	B2
	B.G04	3 BED	90	126	Y	12	103.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
L1	B.101	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
	B.102	3 BED	90	133	Y	12	16.0	Y	2.4	2.4	Y				9.1	5.0	14.1	Y	1.5	2.0	B2
	B.103	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				6.1	4.0	10.1	Y	1.0	2.0	B2
	B.104	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B2
L2	B.201	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	B.202	3 BED	90	133	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	B.203	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				6.1	4.0	10.1	Y	1.0	2.0	B3
	B.204	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
L3	B.301	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	B.302	3 BED	90	133	Y	12	16.0	Y	2.4	2.4	Y				10.9	5.0	15.9	Y	1.5	2.0	B3
	B.303	2 BED	70	92	Y	10	11.0	Y	2.0	2.0	Y				6.2	4.0	10.2	Y	1.0	2.0	B3
	B.304	3 BED	90	126	Y	12	13.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
L4	B.401	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				10.4	5.0	15.4	Y	1.5	2.0	B3
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L5	B.501	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				10.4	5.0	15.4	Y	1.5	2.0	B2
	B.502	3 BED	90	127	Y	12	27.0	Y	2.4	2.5	Y				5.7	5.0	10.7	Y	1.5	2.0	B2

TOTAL **2566**

Area Schedule - Building C

Level	Unit.No	Type	Min Size (m2)	Proposed Size (m2)	Compliance	Terrace/Balcony Min area (m)	Terrace/ Balcony (m2)	Compliance	Terrace/Balcony Min Depth (m)	Terrace/Balcony Depth (m)	Compliance	Livable	Adaptable	Infill Affordable	Storage (m3)	Basement Storage (m3)	Total Storage Provided	Compliance	Parking Rates	Proposed Parking	Parking Allocation
GF	C.G01	3 BED	90	140	Y	12	55.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.G02	3 BED	90	140	Y	12	55.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.G03	2 BED	70	82	Y	10	41.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B3
	C.G04	2 BED	70	82	Y	10	41.0	Y	2.0	2.0	Y			✓	7.2	4.0	11.2	Y	0.5	2.0	B3
L1	C.101	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.102	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.103	2 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y			✓	7.2	4.0	11.2	Y	0.5	2.0	B3
	C.104	2 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y			✓	7.2	4.0	11.2	Y	0.5	2.0	B3
	C.105	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓	✓	13.0	5.0	18.0	Y	1.0	2.0	B3
	C.106	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓	✓	13.0	5.0	18.0	Y	1.0	2.0	B3
L2	C.201	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.202	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.203	2 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y			✓	7.2	4.0	11.2	Y	0.5	2.0	B3
	C.204	3 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y			✓	7.2	5.0	12.2	Y	0.5	2.0	B3
	C.205	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓	✓	13.0	6.0	19.0	Y	1.0	2.0	B3
	C.206	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓	✓	13.0	7.0	20.0	Y	1.0	2.0	B3
L3	C.301	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.302	3 BED	90	140	Y	12	16.0	Y	2.4	2.4	Y				13.0	5.0	18.0	Y	1.5	2.0	B3
	C.303	2 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B3
	C.304	2 BED	70	82	Y	10	10.0	Y	2.0	2.0	Y				7.2	4.0	11.2	Y	1.0	2.0	B3
	C.305	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓	✓	13.0	5.0	18.0	Y	1.0	2.0	B3
	C.306	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓		13.0	5.0	18.0	Y	1.5	2.0	B3
L4	C.401	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				8.6	5.0	13.6	Y	1.5	2.0	B3
	C.402	3 BED	90	130	Y	12	39.0	Y	2.4	2.5	Y				9.3	5.0	14.3	Y	1.5	2.0	B3
	C.403	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓		13.0	5.0	18.0	Y	1.5	2.0	B3
	C.404	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓	✓		13.0	5.0	18.0	Y	1.5	2.0	B3
L5	C.501	3 BED	90	174	Y	12	23.0	Y	2.4	2.4	Y				8.6	5.0	13.6	Y	1.5	2.0	B3
	C.502	3 BED	90	130	Y	12	39.0	Y	2.4	2.5	Y				9.3	5.0	14.3	Y	1.5	2.0	B3
	C.503	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓			13.0	5.0	18.0	Y	1.5	2.0	B3
	C.504	3 BED	90	132	Y	12	13.0	Y	2.4	2.4	Y	✓			13.0	5.0	18.0	Y	1.5	2.0	B3

TOTAL **3704**

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

01. Minor landscape update
02. Minor Update to building entry
03. Internal layout update (Configuration and service reconfiguration generally)
04. Minor external facade update
05. Additional planter box to Darley street
06. Additional skylight to upper level units
07. Additional Hydrant and Sprinkler booster on street front
08. Update to Glazing detail
09. Minor material finish update
10. Minor glass balastraude fixing update
11. Additional material finish
12. Additional information on ADG compliance
13. Additional platform lift for accessibility
14. Additional communal open space
15. Slight shift to bedroom window to avoid overlooking
16. Minor services reconfigurations
17. Additional information for sewer vertical clearance
18. Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

CLIENT:
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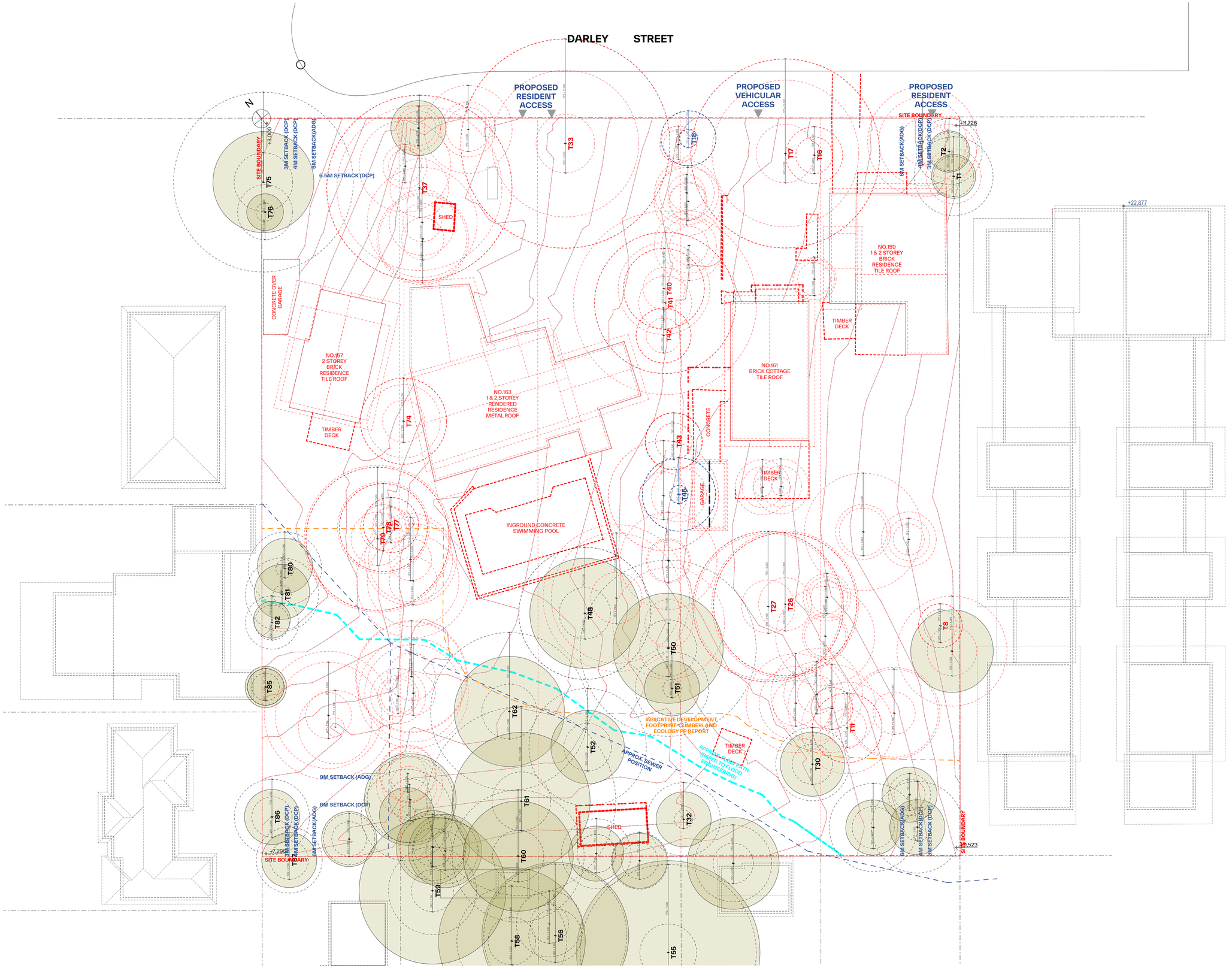
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: NTS	DRAWING NO: DA002	ISSUE: B
PROJECT NO: 2435		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- TO BE DEMOLISHED
- TO BE DEMOLISHED
- TO BE RETAINED
- TO BE TRANSPLANTED

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
IPM

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Demolition Plan

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA003	ISSUE: A
PROJECT NO: 2435		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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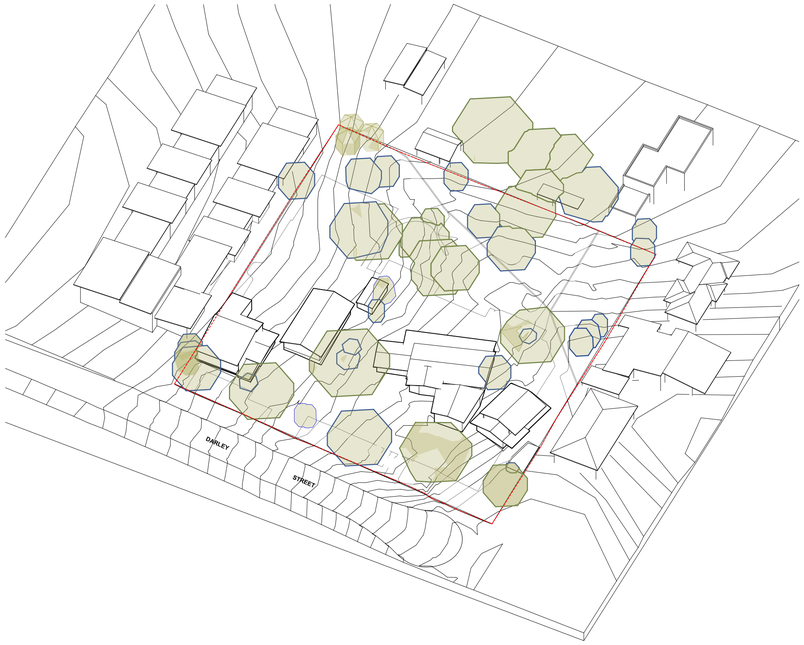
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

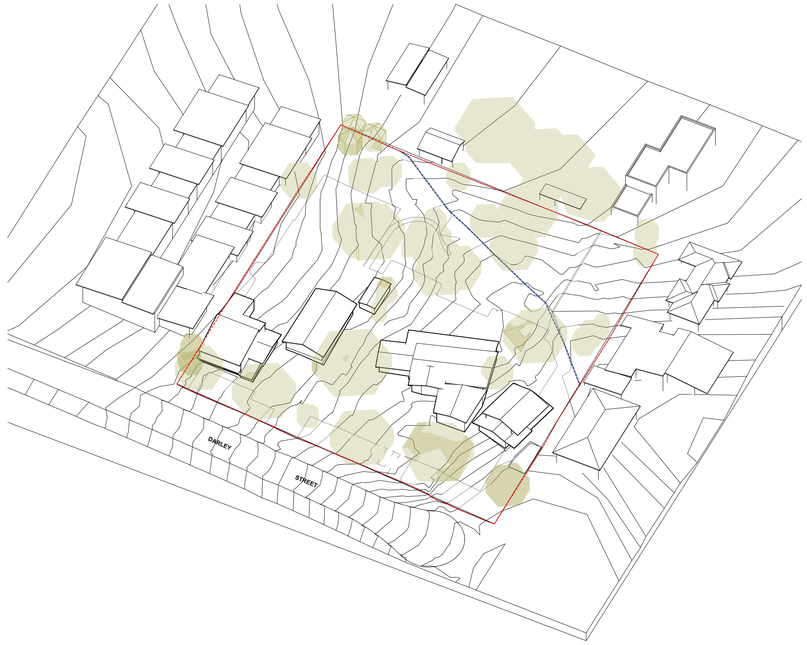
DRAWING TITLE:
Site Analysis

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA004	ISSUE: A
PROJECT NO: 2435		

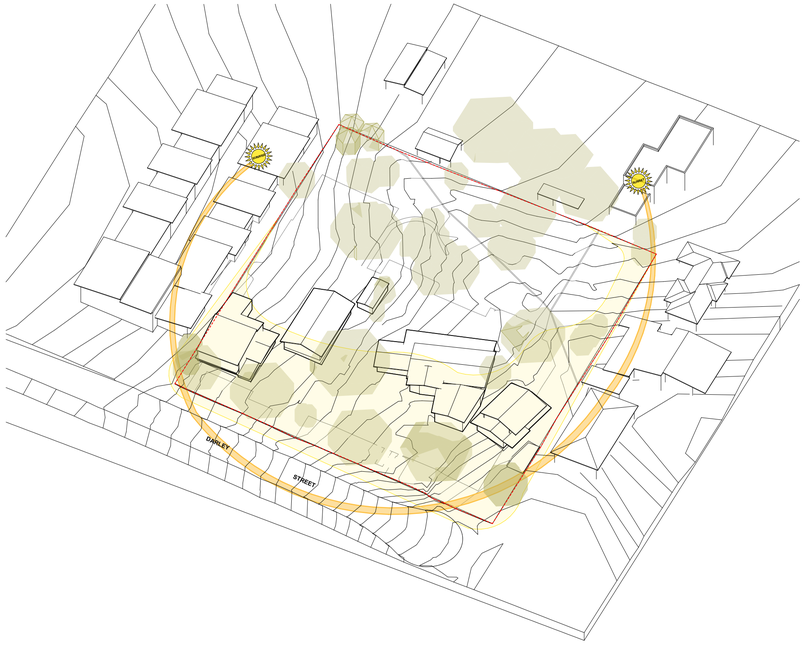


TRANSPLANT
RETENTION VALUE A
RETENTION VALUE B

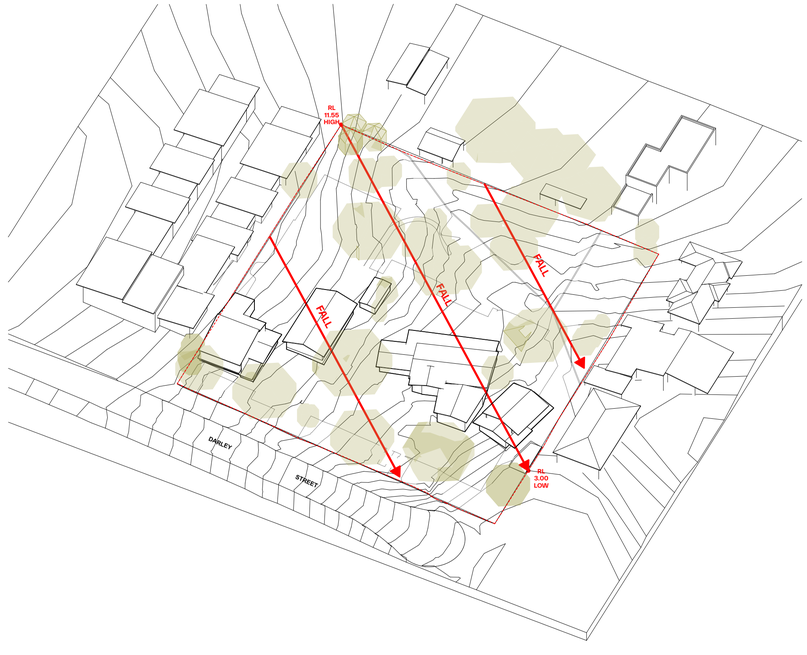
Tree Retention



Overland Flow Path



Solar Access



Topography

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Site Analysis

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:700@A1	DRAWING NO: DA005	ISSUE: A
PROJECT NO: 2435		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND

- TO BE DEMOLISHED
- TO BE RETAINED
- TO BE TRANSPLANTED

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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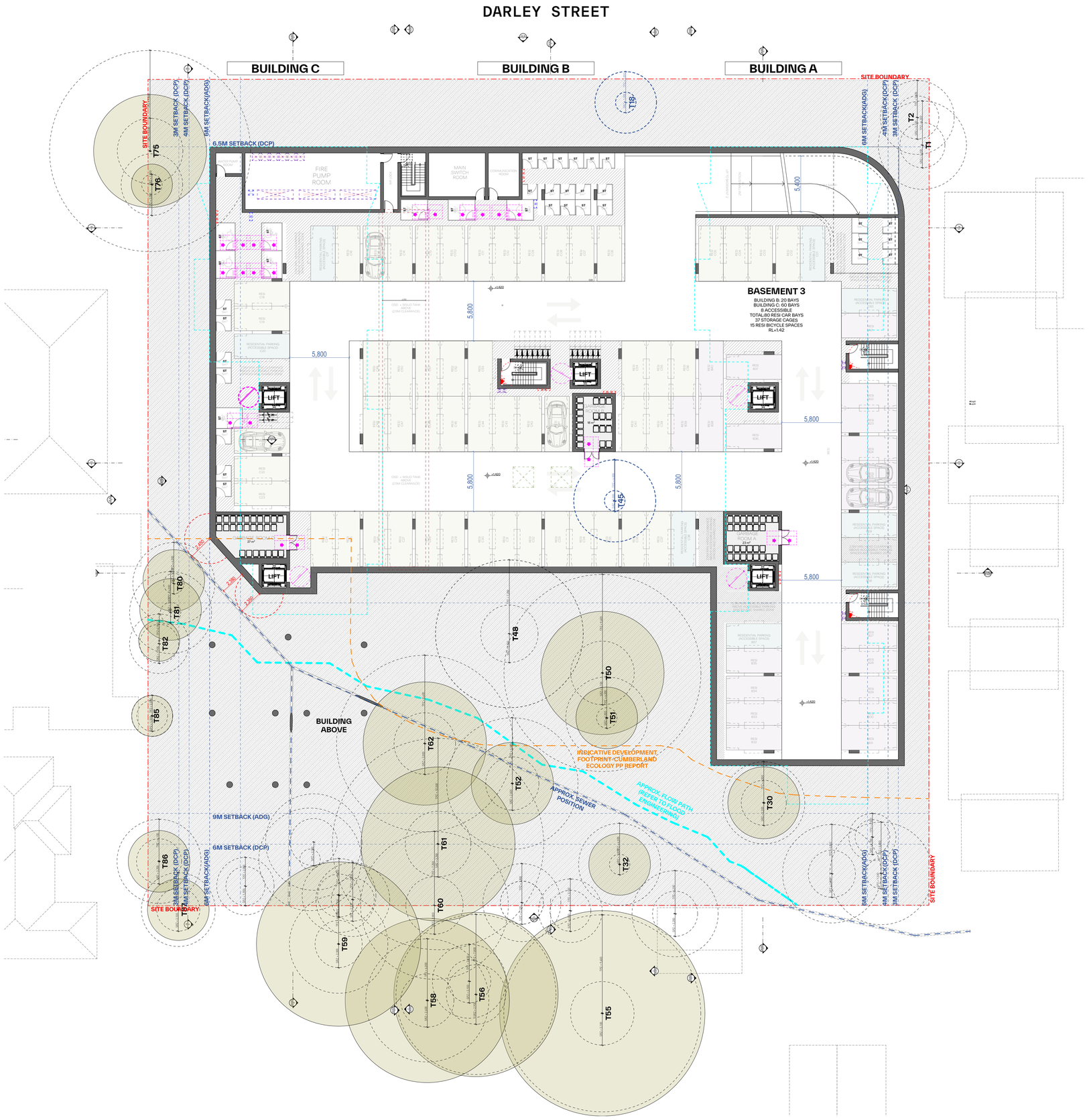
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Site Plan

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA006**	ISSUE: **A**
PROJECT NO: 2435		



1 Lower Ground 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- BUILDING A CAR BAY
- BUILDING B CAR BAY
- BUILDING C CAR BAY
- ACCESSIBLE CAR BAY

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Lower Ground Floor

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA100	ISSUE: A
PROJECT NO: 2435		



LEGEND:

- BUILDING A CAR BAY
- BUILDING B CAR BAY
- BUILDING C CAR BAY
- ACCESSIBLE CAR BAY

1 Ground 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT
C	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Ground Floor

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: 1:200@A1	DRAWING NO: DA101	ISSUE: C
PROJECT NO: 2435		



LEGEND:

- BUILDING A CAR BAY
- BUILDING B CAR BAY
- BUILDING C CAR BAY
- ACCESSIBLE CAR BAY

1 Level 1 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 1

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA102**	ISSUE: **C**
PROJECT NO: 2435		



1 Level 2 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
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VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 2

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA103**	ISSUE: **C**
PROJECT NO: 2435		



1 Level 3 1:200

GENERAL NOTES:

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LEGEND:

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MB	MAILBOX TO FUTURE DETAIL
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ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

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C	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 3

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA104**	ISSUE: **C**
PROJECT NO: 2435		



1 Level 4 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
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AC	A/C CONDENSER UNITS
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FS	FIRE STAIRS
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HW	HIGHLIGHT WINDOW
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AMENDMENT LEGEND

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 4

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA105**	ISSUE: **C**
PROJECT NO: 2435		

DARLEY STREET

BUILDING C

BUILDING B

BUILDING A

SITE BOUNDARY

3M SETBACK (DCP)

4M SETBACK (DCP)

6M SETBACK(ADG)

6.5M SETBACK (DCP)

9M SETBACK (ADG)

6M SETBACK (DCP)

INDICATIVE DEVELOPMENT FOOTPRINT -CUMBERLAND ECOLOGY PP REPORT

APPROX. SEWER POSITION

APPROX. FLOW PATH (REFER TO FLOOD ENGINEERING)

9,000 12,000 9,000 6,000

7,500 10,400 9,000 6,000

6,000 33,500 6,000

T1 T2 T18 T19 T75 T76 T80 T50 T31 T82 T85 T27 T86 T48 T62 T52 T61 T60 T59 T58 T56 T55 T51 T50 T32 T45

1 Level 5 1:200

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FS	FIRE STAIRS
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MATERIALS LEGEND:

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AMENDMENT LEGEND

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

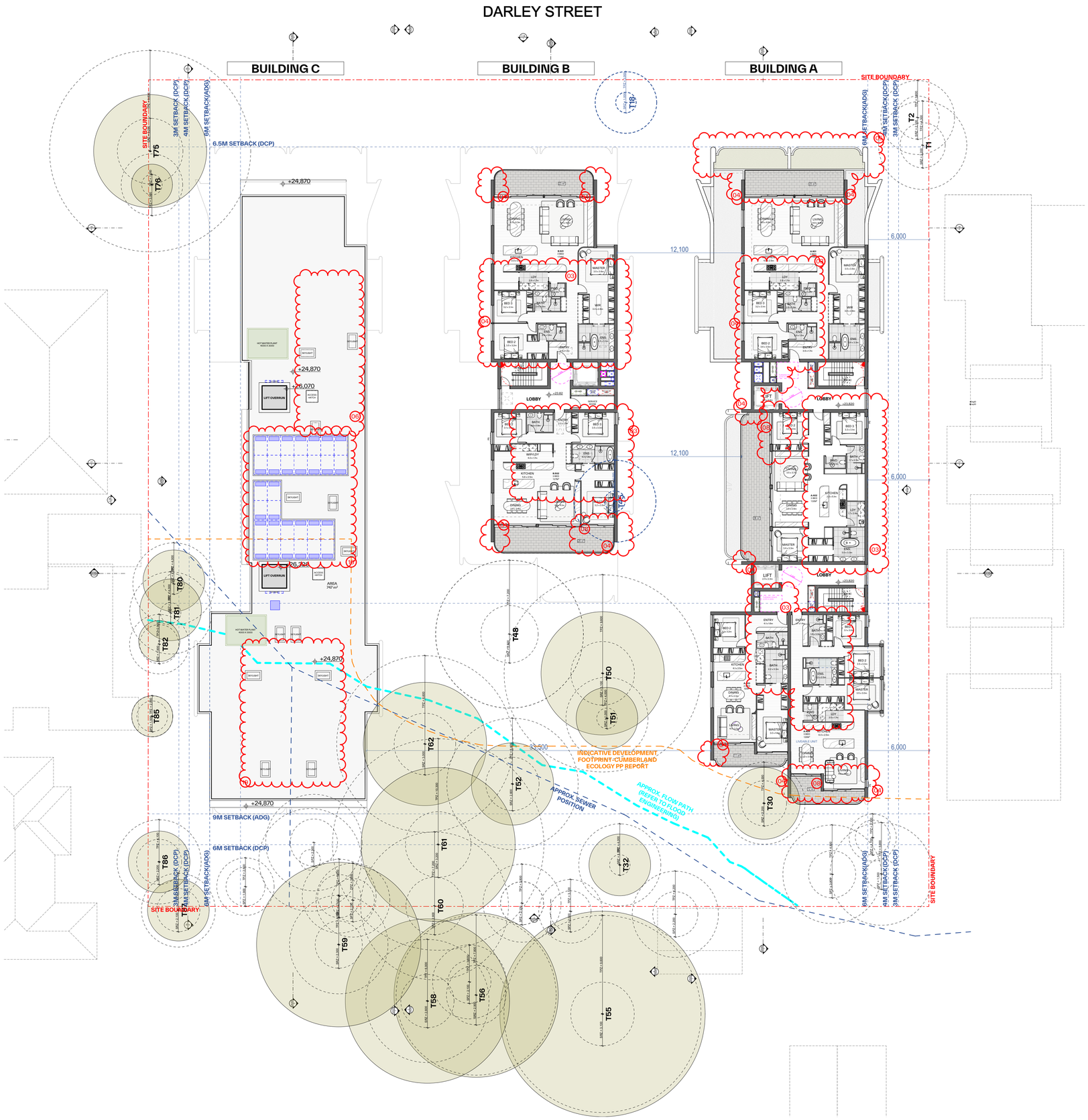
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:

Level 5

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA106**	ISSUE: **C**
PROJECT NO: 2435		



1 Level 6 1:200

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MATERIALS LEGEND:

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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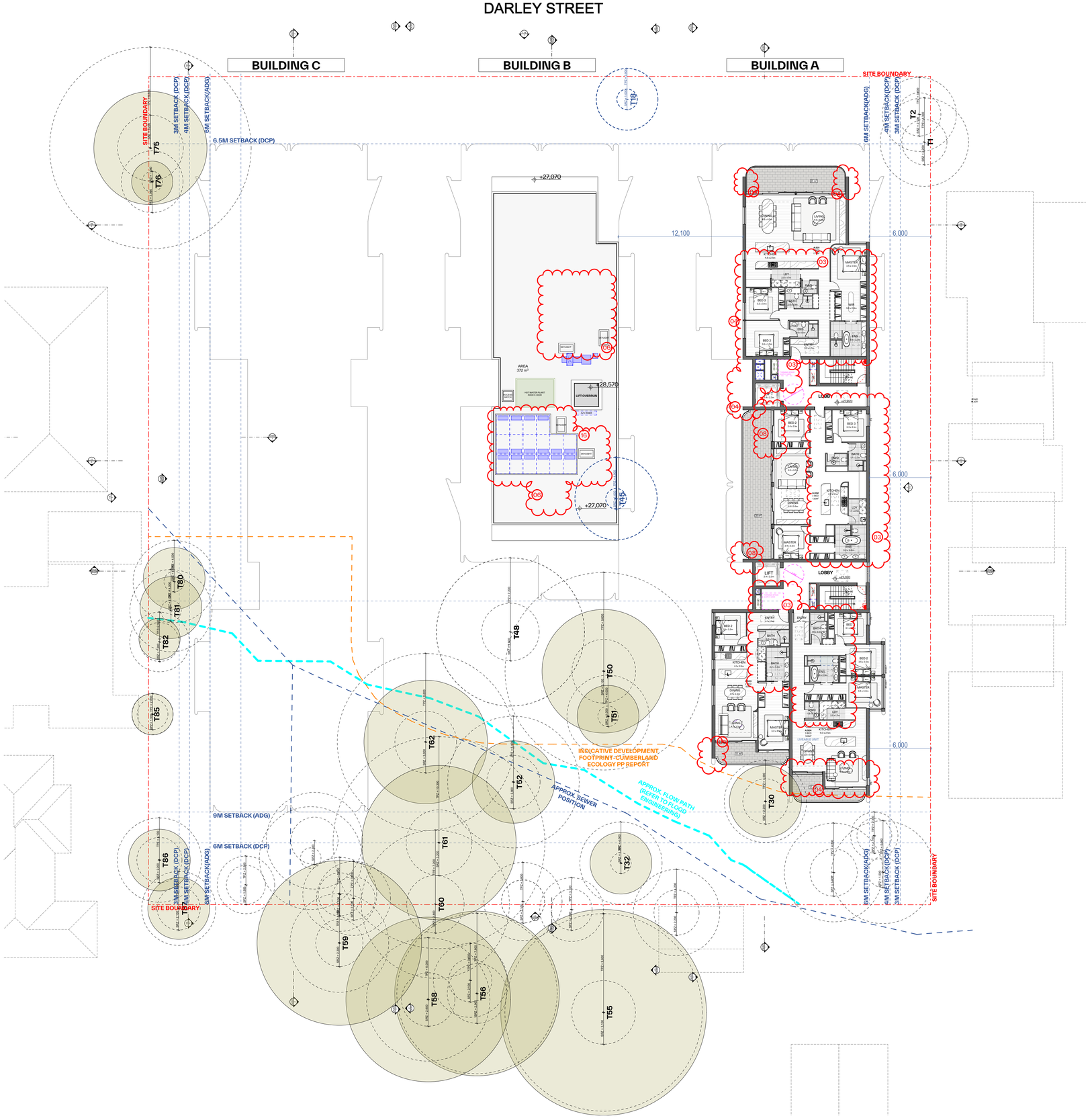
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 6

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA107**	ISSUE: **C**
PROJECT NO: 2435		



1 Level 7 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

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Issue	Date	Description
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B	17/03/2026	UPDATED LAYOUT
C	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street, Surry Hills NSW 2010

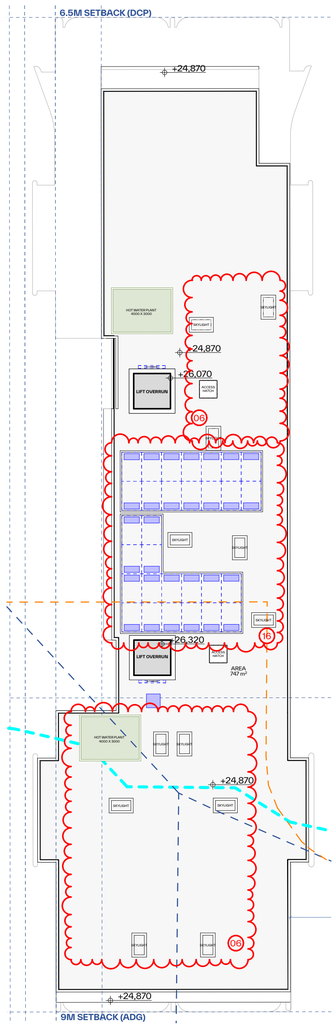
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Level 7

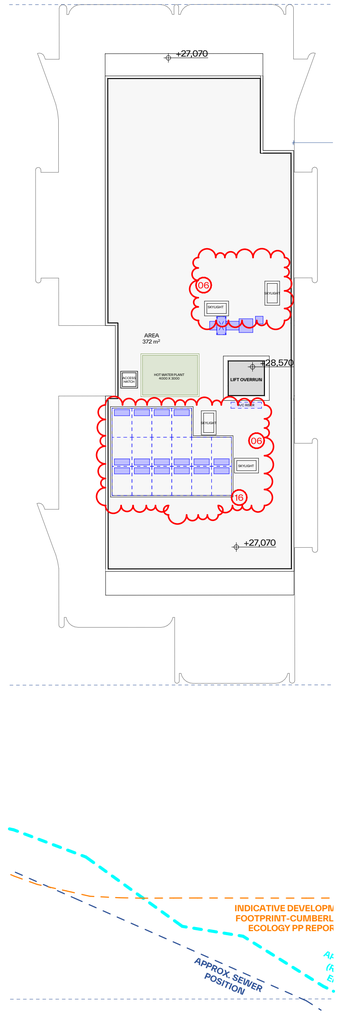
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA108**	ISSUE: **C**
PROJECT NO: 2435		

BUILDING C



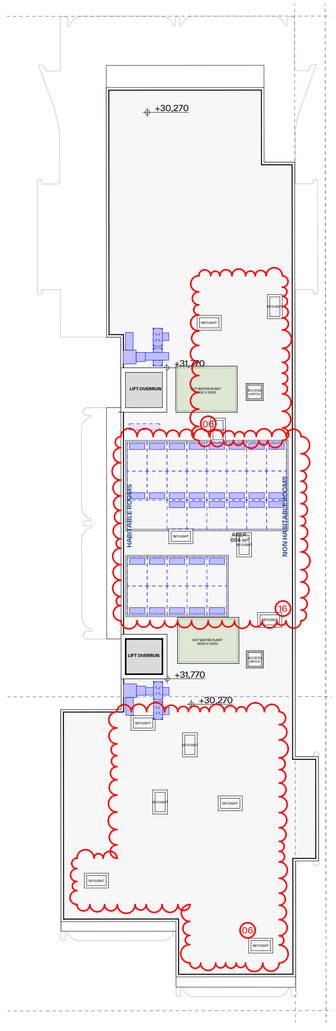
1 Level 6

BUILDING B



2 Level 7

BUILDING A



3 Roof

GENERAL NOTES:

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RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
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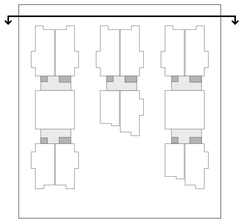
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Roof

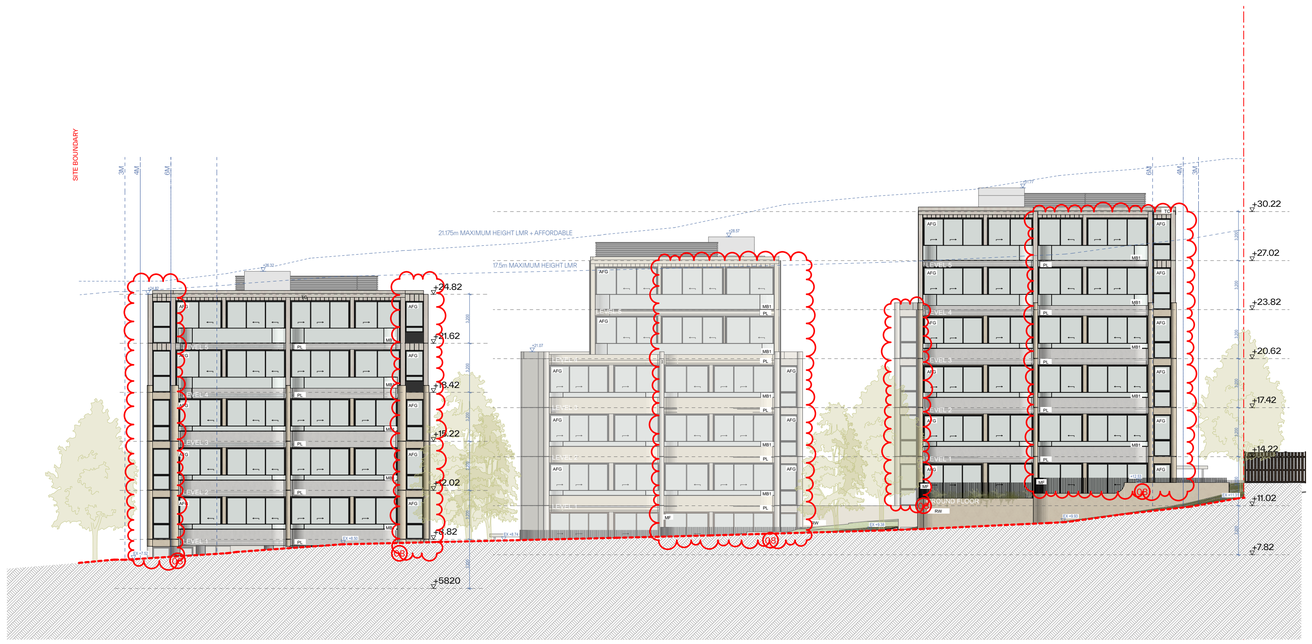
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA109**	ISSUE: **C**
PROJECT NO: 2435		



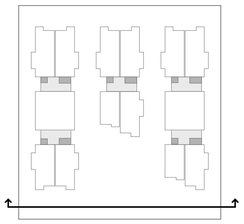
DARLEY STREET



1 Elevation - North 1:200



DARLEY STREET



2 Elevation - South 1:200

GENERAL NOTES:

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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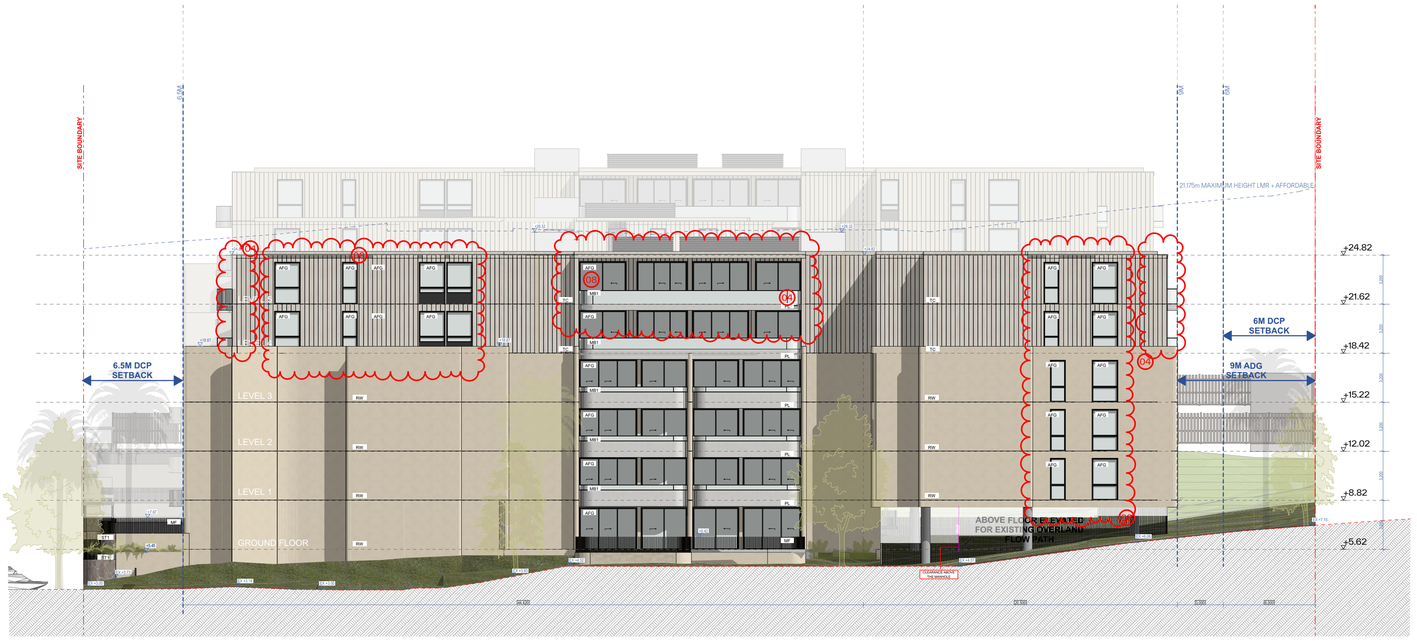
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
North and South Elevation

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA200**	ISSUE: **C**
PROJECT NO: 2435		



1 Elevation - East 1:200



2 Elevation - West 1:200

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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
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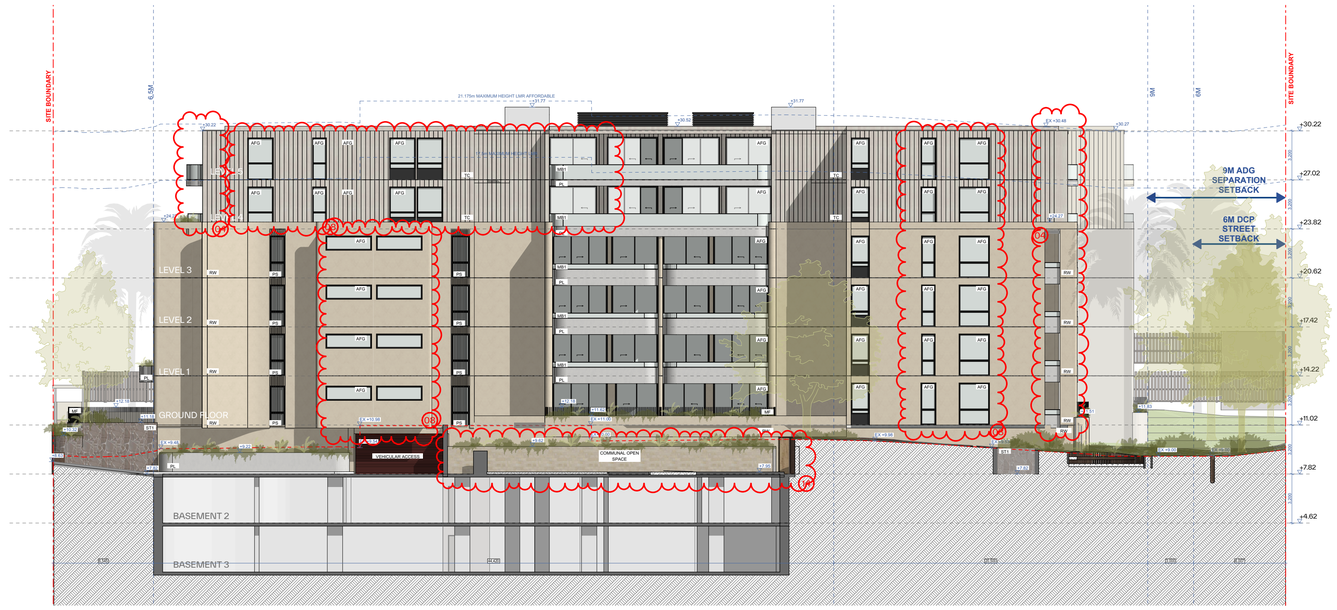
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

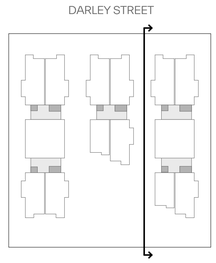
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

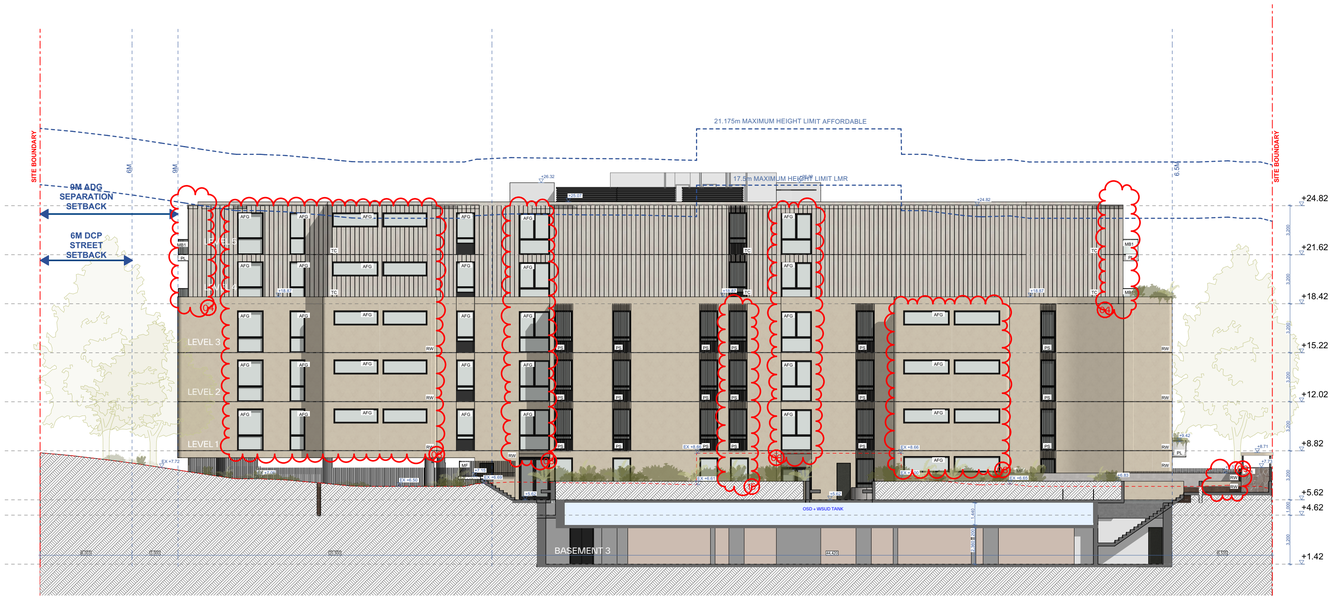
DRAWING TITLE:
East and West Elevation

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA201**	ISSUE: **C**
PROJECT NO: 2435		

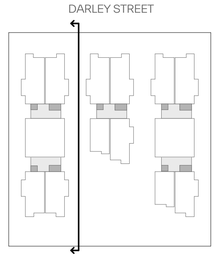


1 Elevation - Building A 1:200





2 Elevation - Building C 1:200



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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
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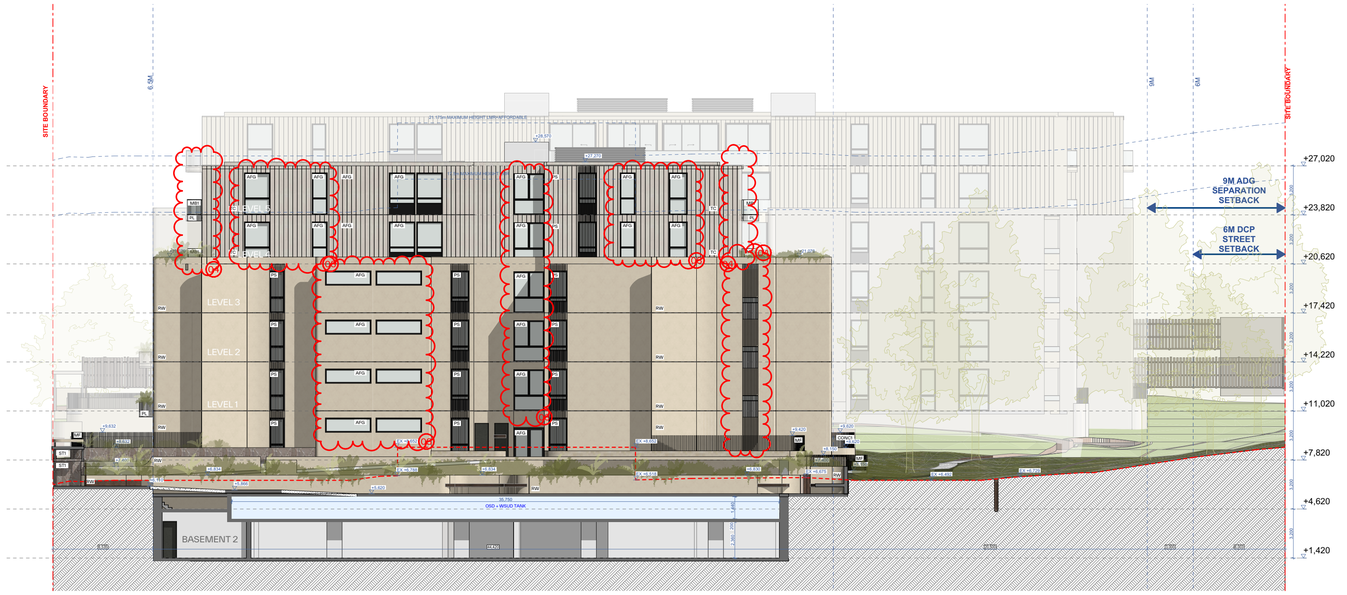
Level 2, 52 Albion Street,
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ABN 36 147 035 550
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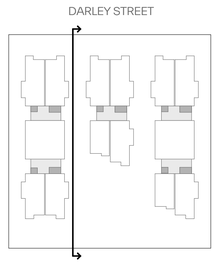
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

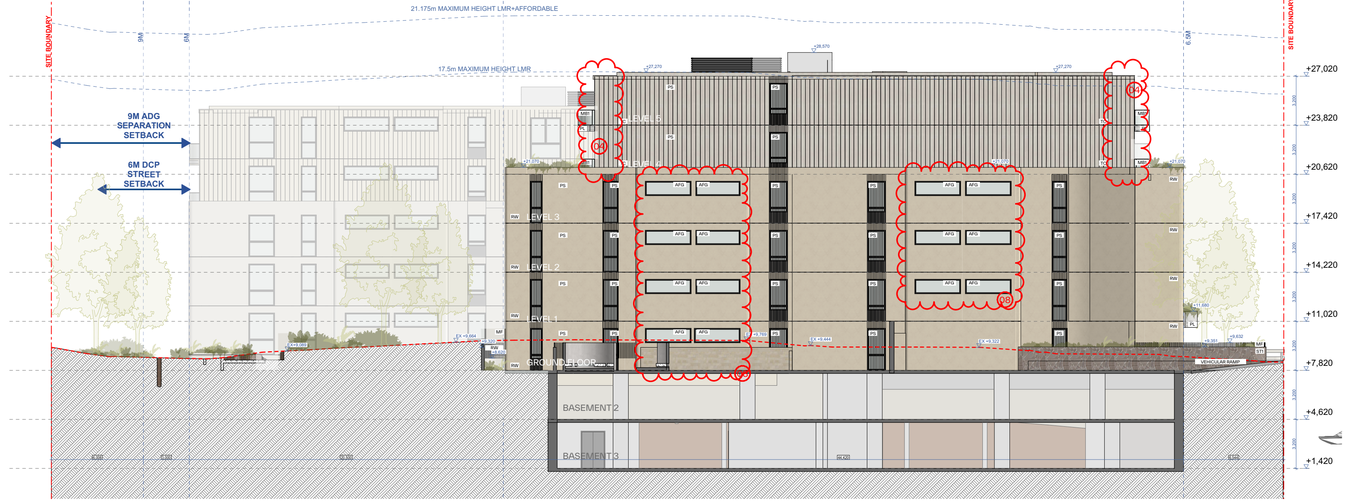
DRAWING TITLE:
Internal ELevation A

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA202**	ISSUE: **C**
PROJECT NO: 2435		

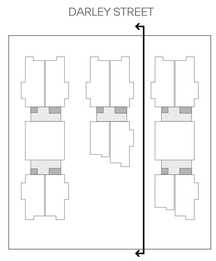


1 Elevation - Building B 1:200





2 Elevation -Building B 1:200



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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
18	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT
C	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

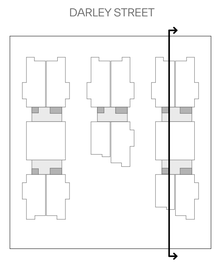
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

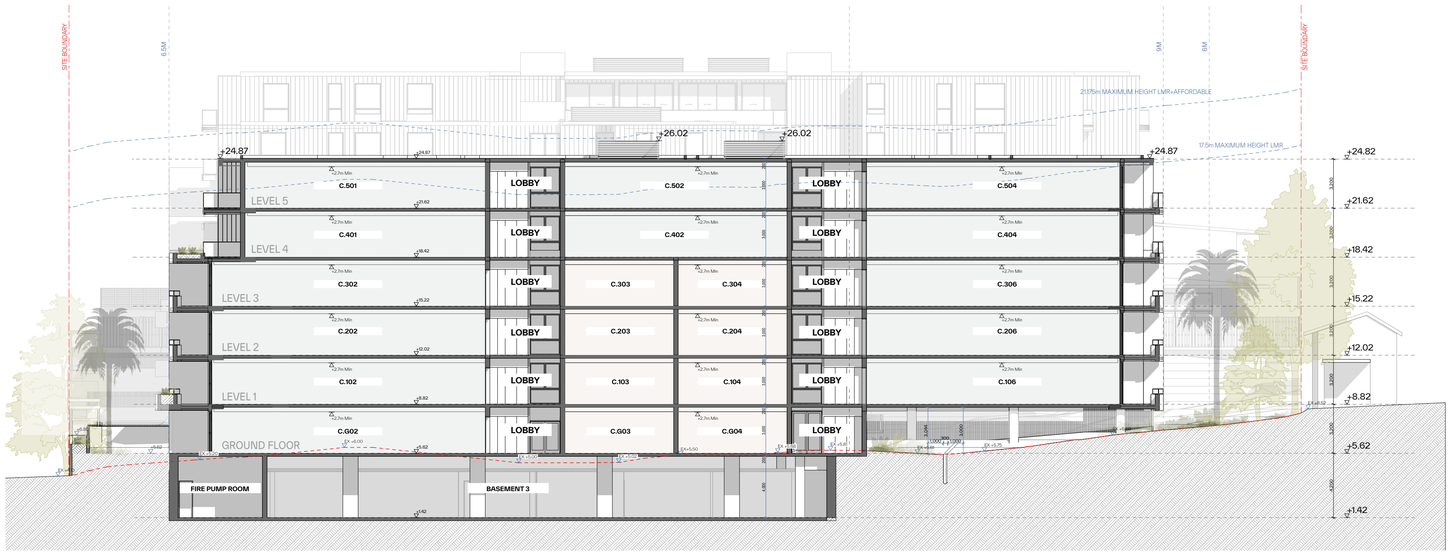
DRAWING TITLE:
Internal Elevation B

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA203**	ISSUE: **C**
PROJECT NO: 2435		

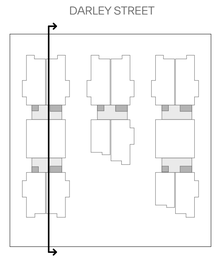


1 Section 1:200





2 Section 1:200



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13.	Additional platform lift for accessibility
14.	Additional communal open space
15.	Slight shift to bedroom window to avoid overlooking
16.	Minor services reconfigurations
17.	Additional information for sewer vertical clearance
18.	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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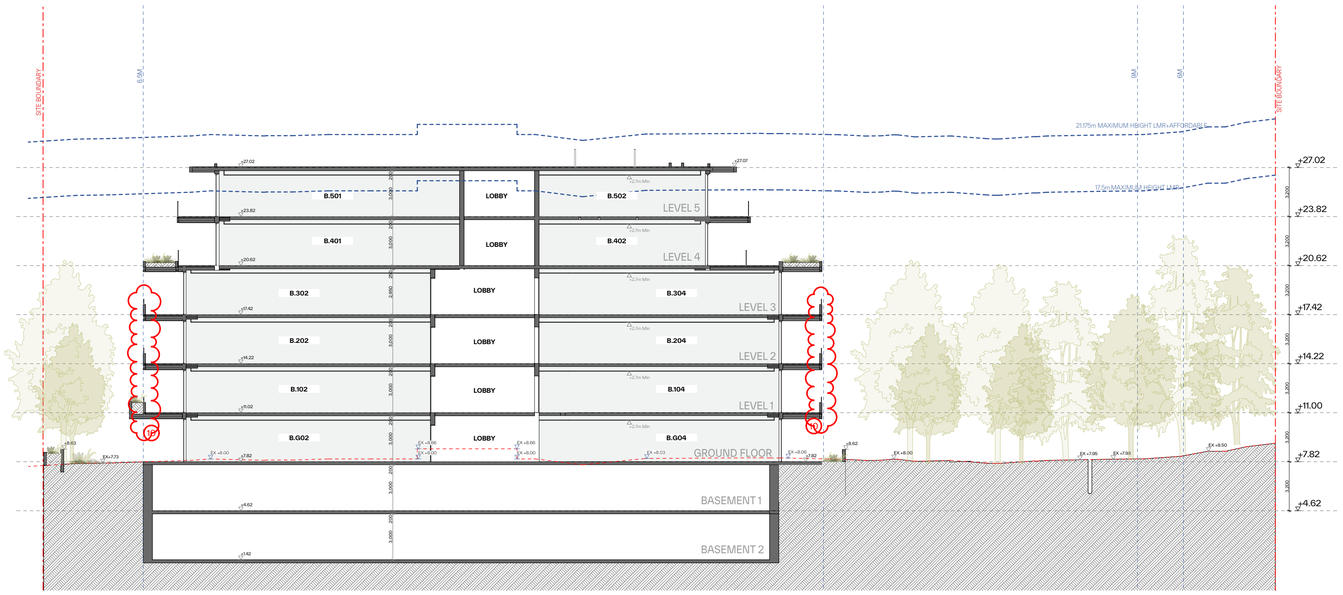
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

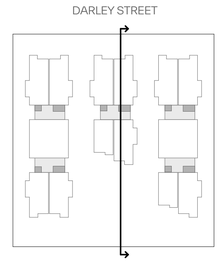
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

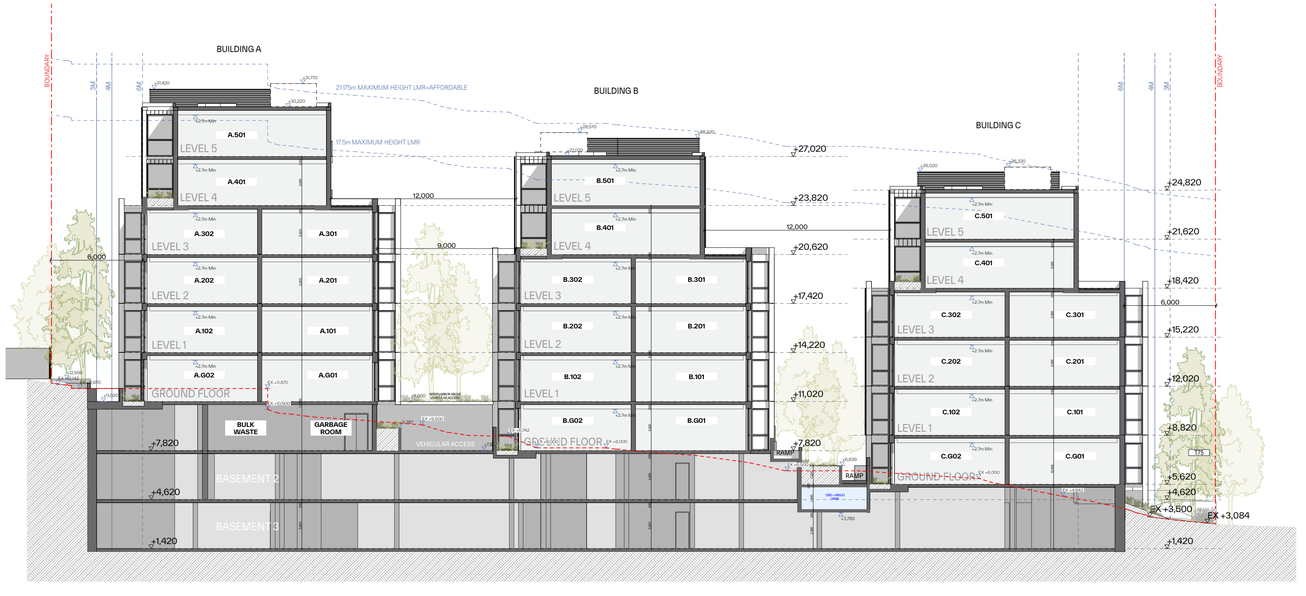
DRAWING TITLE:
Section A

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 18/03/2026
SCALE: 1:200@A1	DRAWING NO: **DA300**	ISSUE: **B**
PROJECT NO: 2435		

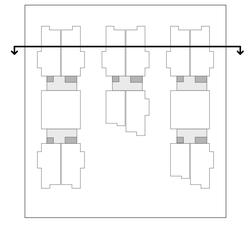


1 Section 1:200





2 Section 1:200



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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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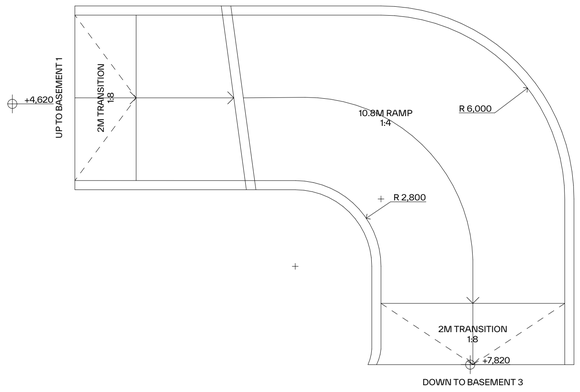
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

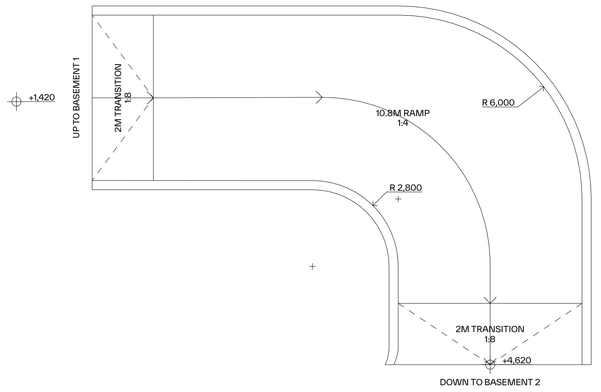
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Section B

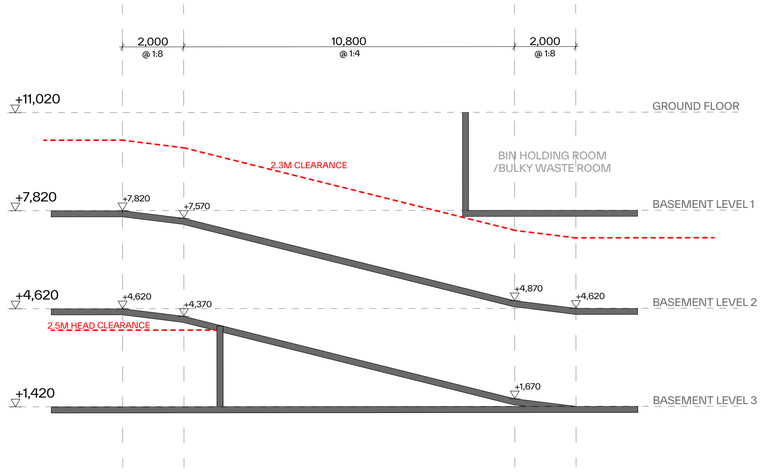
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 17/03/2026
SCALE: 1:200@A1	DRAWING NO: **DA301**	ISSUE: **B**
PROJECT NO: 2435		



1 RAMP TO BASEMENT 3 1:100



2 RAMP TO BASEMENT 2 1:100



3 RAMP SECTION 1:100

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VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Ramp Section

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:100@A1	DRAWING NO: **DA302**	ISSUE: **A**
PROJECT NO: 2435		





RW
TEXTURED RENDERED WALL - PAINT FINISH
COLOUR DETAIL : P2

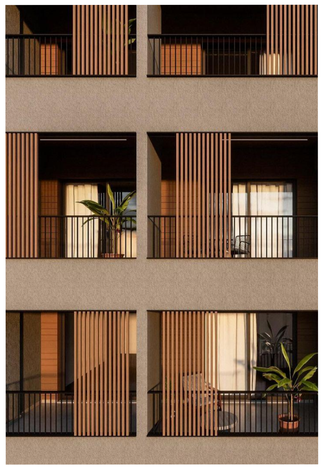


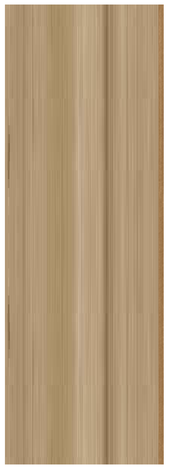


MF
METAL FENCE
COLOUR DETAIL : P3

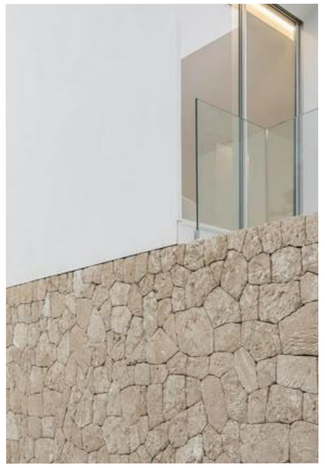


PL
SMOOTH PLASTER-PAINT FINISH
COLOUR DETAIL : P2



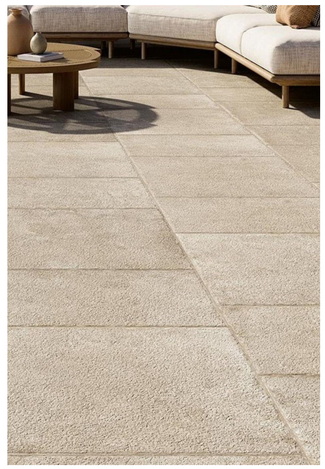


PS
NON COMBUSTABLE TIMBER ALUMINIUM PRIVACY SCREEN
SCULPTFORM WOOD FINISH ALUMINIUM COFFS BLACKBUTT OR SIMILAR





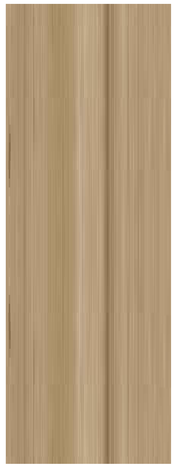
ST1
SANDSTONE
ECO OUTDOOR BARRIMAH OR SIMILAR



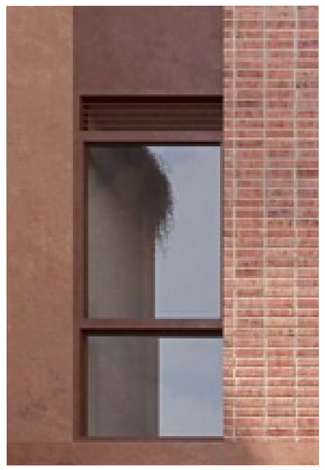


PV
EXTERNAL PAVING
ECO OUTDOOR BEAUFORD OR SIMILAR



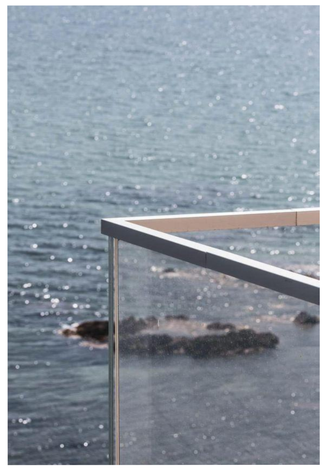


TF
NON COMBUSTABLE TIMBER ALUMINIUM CLADDING
SCULPTFORM WOOD FINISH ALUMINIUM AUSTRALIAN ASH OR SIMILAR

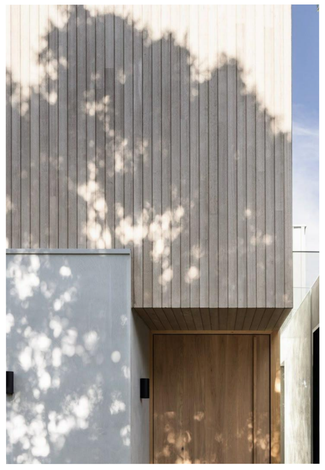




AFG
ALLUMINIUM FRAMED GLAZING
COLOUR DETAIL: P3



MB1
METAL BALUSTRADE
COLOUR DETAIL : P1



TC
NON COMBUSTABLE TIMBER ALUMINIUM CLADDING
SCULPTFORM WOOD FINISH ALUMINIUM WHITEWASH OAK OR SIMILAR

P1
DULUX SURFMIST
WHITE (SATIN) OR
SIMILAR

P2
DULUX SURFMIST
WHITE (FLAT)OR
SIMILAR

P3
DULUX MONUMENT
BLACK OR SIMILAR

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PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Finishes Schedule

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 17/03/2026
SCALE: NTS	DRAWING NO: DA400	ISSUE: B
PROJECT NO: 2435		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

CLIENT:
IPM

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

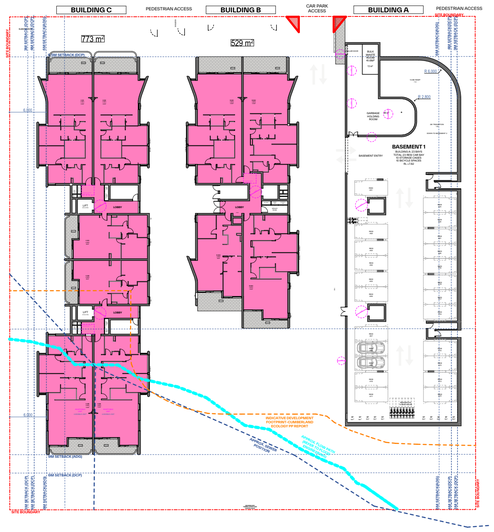
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Photomontage

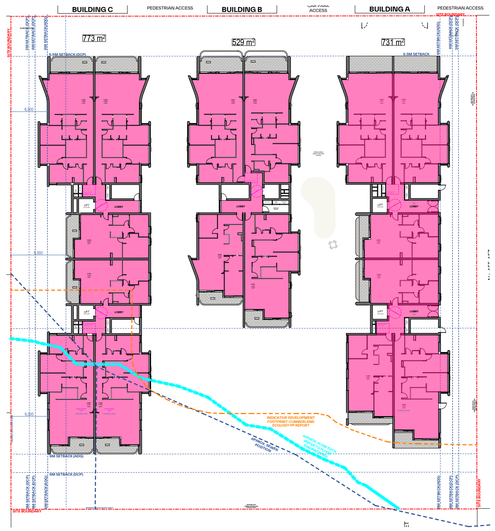
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: NTS	DRAWING NO: DA410	ISSUE: A
PROJECT NO: 2435		



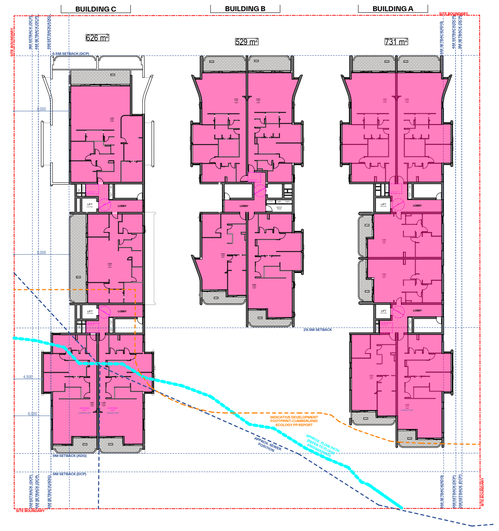
1 Ground



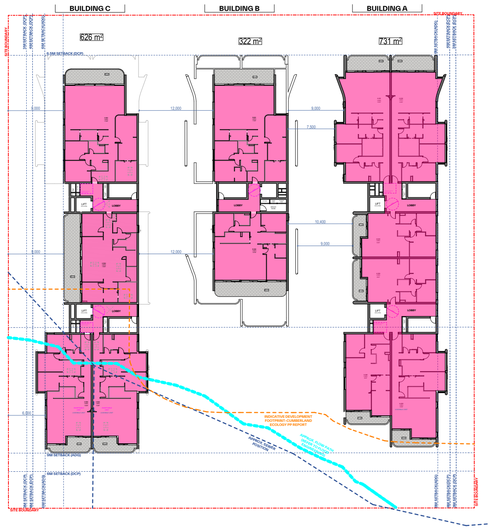
2 Level 1



3 Level 2 (Typical 2-3)



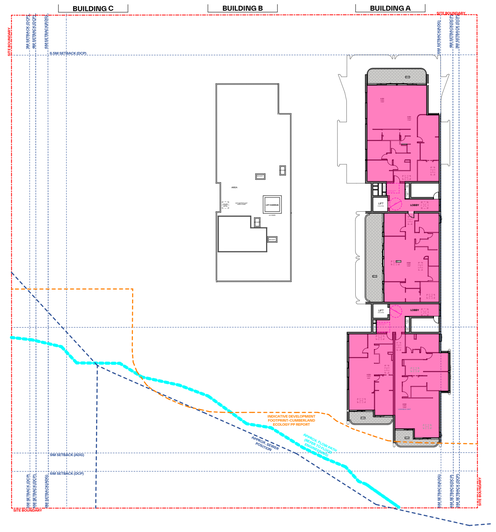
4 Level 4



5 Level 5



6 Level 6



7 Level 7

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 6122
ZONE: R3

	C	B	A	TOTAL
Ground	501.9			501.9
Level 1	773	529		1,302.0
Level 2	773	529	731.2	2,033.3
Level 3	773	529	731.2	2,033.3
Level 4	626	529	731.2	1,886.5
Level 5	626	322	731.2	1,680.1
Level 6		322	584.6	906.6
Level 7			584.4	584.4
				10,928.1 m²

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
18	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1
0 1 2 3 4 5m

N

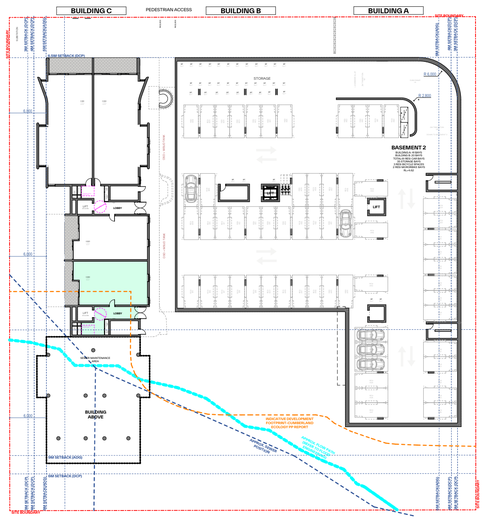
CLIENT:
IPM

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

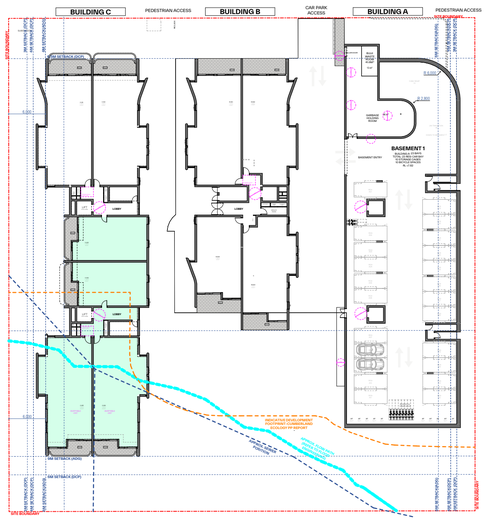
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
GFA Diagram

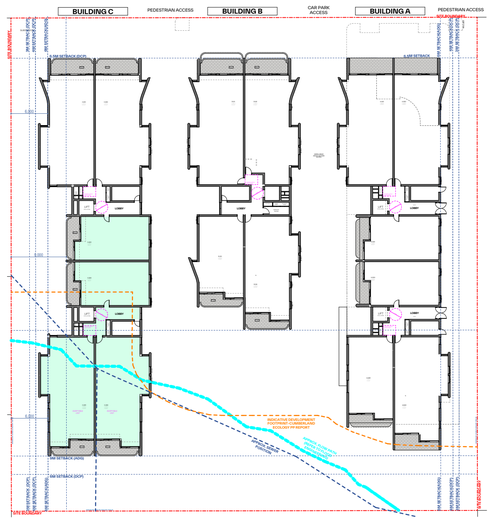
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: 1:500, 1:0.62@A1	DRAWING NO: **DA500**	ISSUE: **B**
PROJECT NO: 2435		



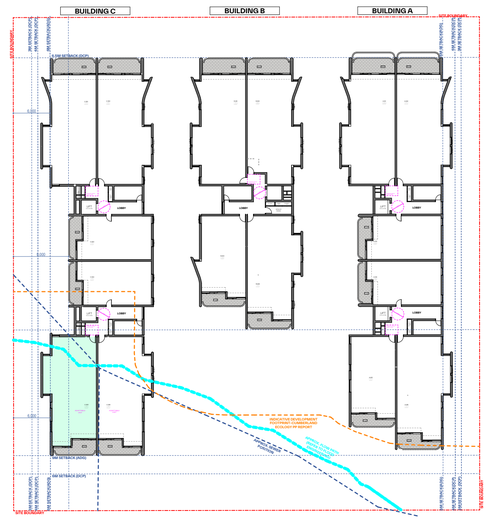
1 Ground



2 Level 1



3 Level 2



4 Level 3

LEGEND:

INFILL AFFORDABLE HOUSING SCHEME AREA

HOUSING SEPP:
MINIMUM REQ: 1092.8 SQM (MIN 10%)
PROPOSED: 1165.6 SQM 10.6%

PITTWATER LEP:
MINIMUM REQ: 546.4 SQM (MIN 5%)
PROPOSED: 1165.6 SQM 10.6%

06C. INFILL AFFORDABLE

Ground	106.8
Level 1	463.2
Level 2	463.2
Level 3	132.4
	1,165.6 m²

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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Infill Affordable GFA Diagram

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:500, 1:0.67@A1	DRAWING NO: DA510	ISSUE: A
PROJECT NO: 2435		



1 Level 2

LEGEND:

DEEP SOIL AREA

LANDSCAPE AREA DESIGN

PROPERTY DETAILS:
AREA: 6122

ADG DEEP SOIL REQ (3E-1):
SITE AREA >1500 SQM: 7% - 428.5 SQM

SEPP HOUSING (2021) REQ LANDSCAPED AREA:
30% OF SITE AREA: 1836.6 SQM

PITTWATER DCP (2021) LANDSCAPED AREA:
50% OF SITE AREA: 3061 SQM

PROPOSED:
DEEP SOIL AREA: 1614 SQM - 26%

LANDSCAPED AREA: 3064 SQM - 50%

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AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

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01.	Minor landscape update
02.	Minor Update to building entry
03.	Internal layout update (Configuration and service reconfiguration generally)
04.	Minor external facade update
05.	Additional planter box to Darley street
06.	Additional skylight to upper level units
07.	Additional Hydrant and Sprinkler booster on street front
08.	Update to Glazing detail
09.	Minor material finish update
10.	Minor glass balastraude fixing update
11.	Additional material finish
12.	Additional information on ADG compliance
13.	Additional platform lift for accessibility
14.	Additional communal open space
15.	Slight shift to bedroom window to avoid overlooking
16.	Minor services reconfigurations
17.	Additional information for sewer vertical clearance
18.	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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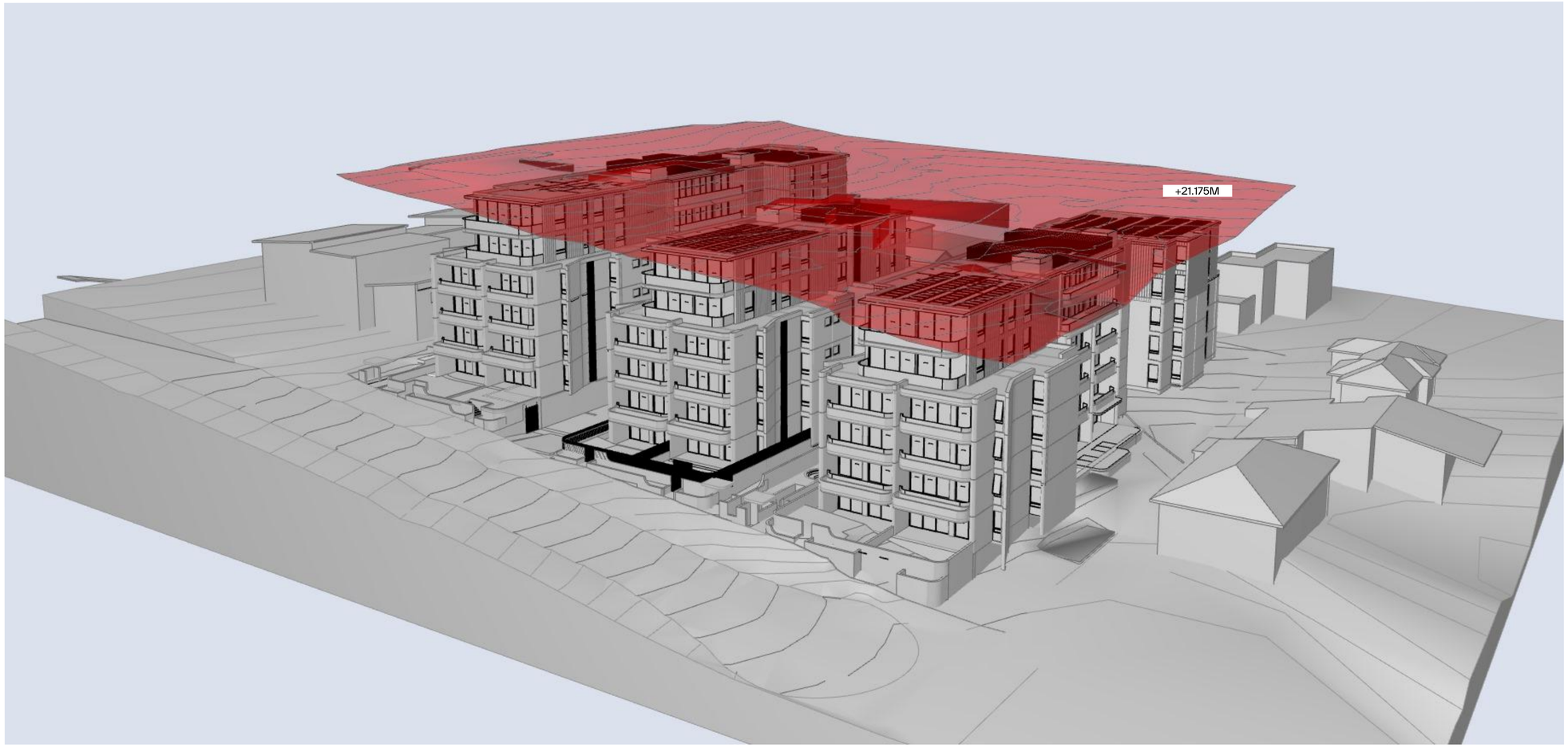
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Deep Soil / Landscape

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: 1:200@A1	DRAWING NO: **DA520**	ISSUE: **B**
PROJECT NO: 2435		



1 Height plane Diagram

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LEGEND:

HEIGHT PLANE

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
IPM

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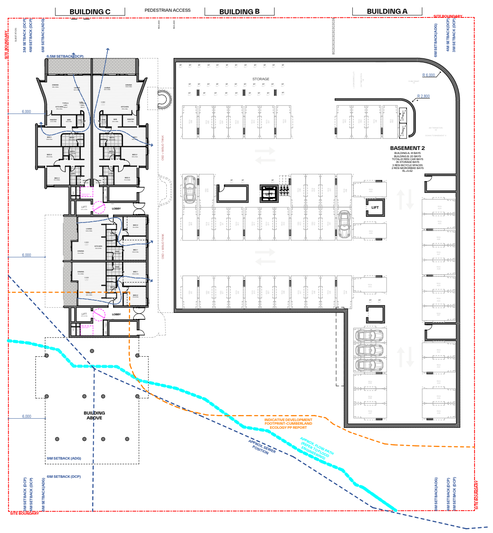
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

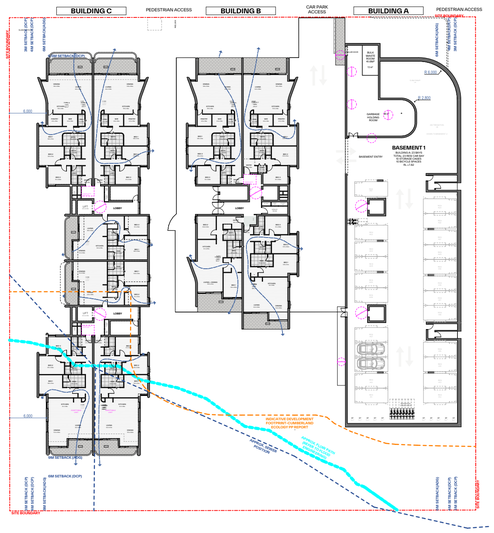
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Height Limit Diagram

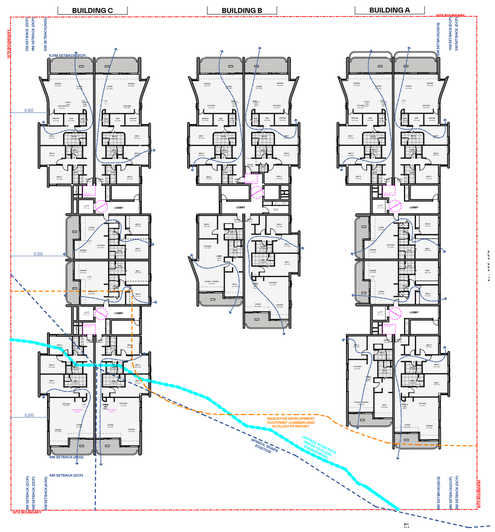
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SCALE: 1:101.18, 1:500@A1	DRAWING NO: DA530	ISSUE: A
PROJECT NO: 2435		



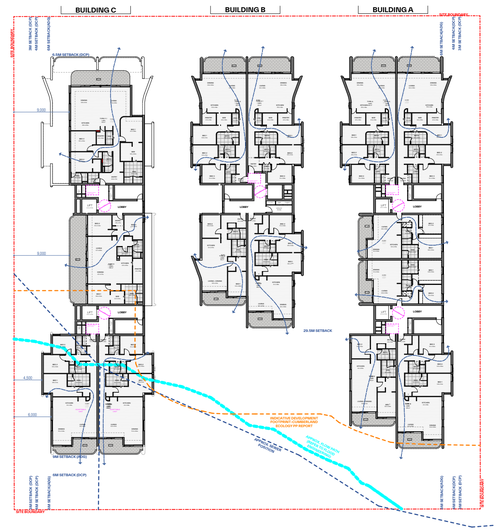
1 Ground



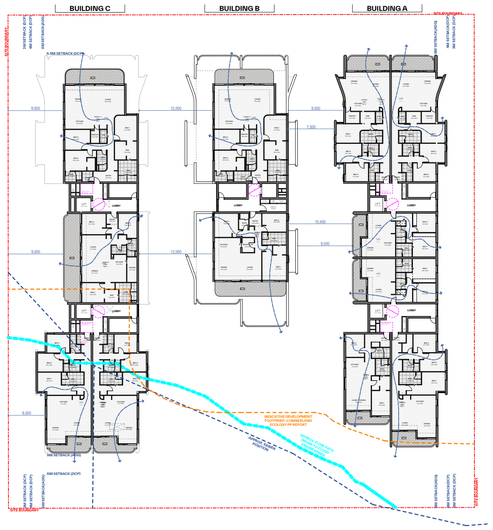
2 Level 1



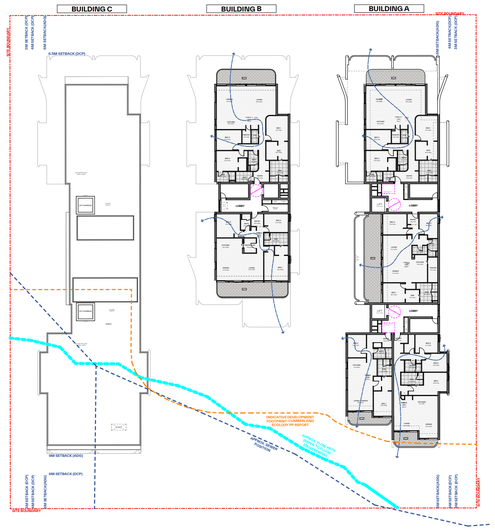
3 Level 2 (Typical 2-3)



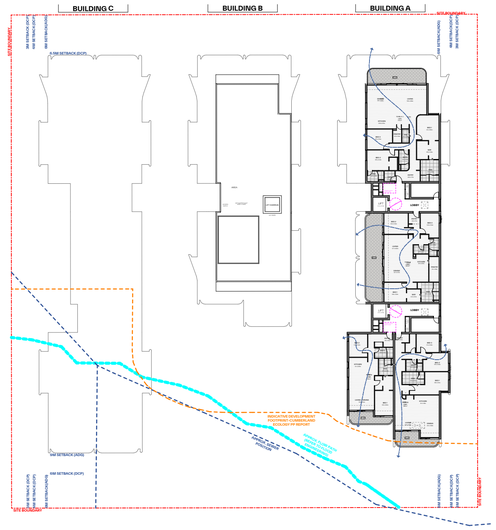
4 Level 4



5 Level 5



6 Level 6



7 Level 7

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

ADG CROSS VENTILATION REQ:
MIN 60% - 49 UNITS/87 UNITS

PROPOSED CROSS VENTILATION:
100% 82 UNITS/82 UNITS

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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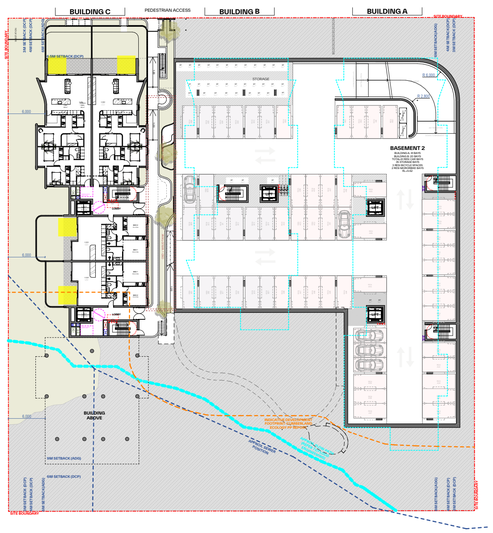
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

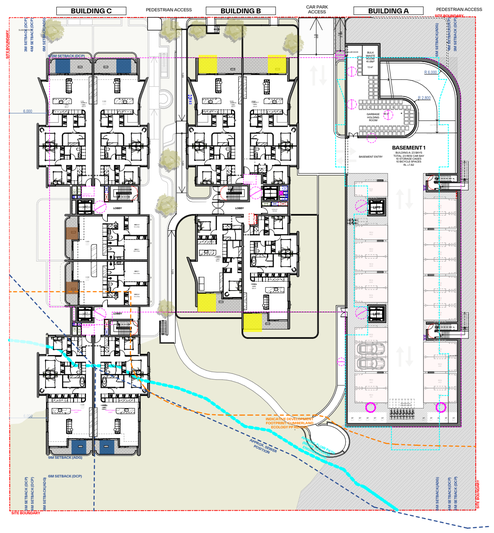
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Cross Ventilation

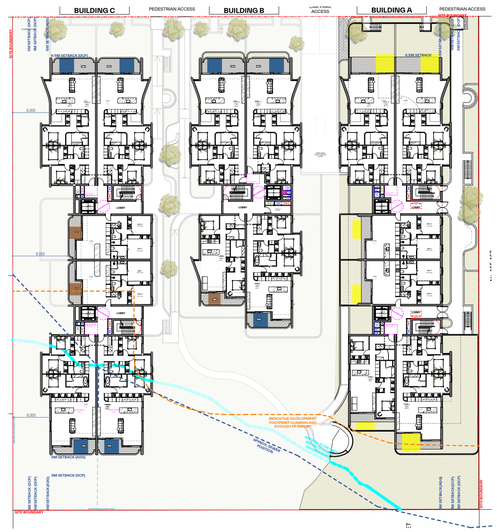
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500@A1	DRAWING NO: **DA540**	ISSUE: **A**
PROJECT NO: 2435		



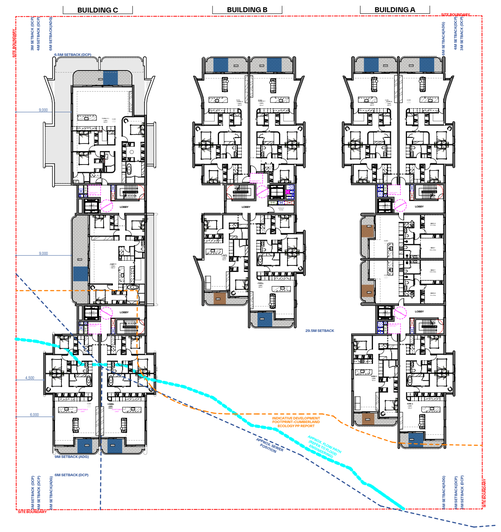
1 Ground



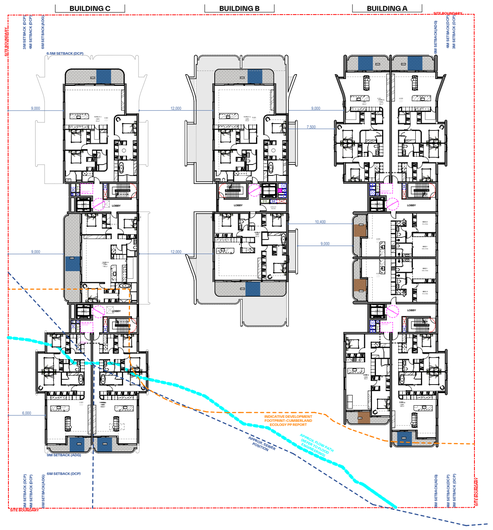
2 Level 1



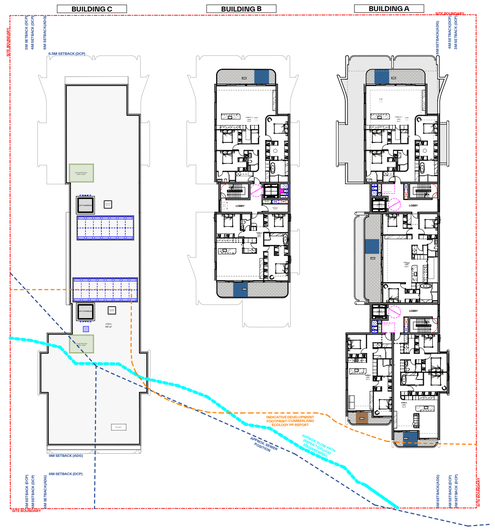
3 Level 2 (Typical 2-3)



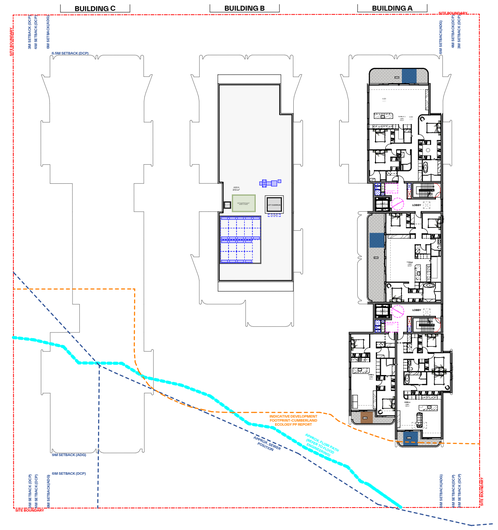
4 Level 4



5 Level 5



6 Level 6



7 Level 7

GENERAL NOTES:

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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

PRIVATE OPEN SPACE (ADG MINIMUM REQ):

~~1 Bedroom~~	~~8m²~~	~~2.0m~~
2 Bedroom	10m²	2.0m
3+ Bedroom	12m²	2.4m

PRIVATE OPEN SPACE - 2 BED
MIN. 2.0mx2.0m

PRIVATE OPEN SPACE - 3 BED
MIN. 2.4mx4.0m

PRIVATE OPEN SPACE - GROUND LEVEL
MIN. 3.0mx3.0m

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Private Open Spaces

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:500@A1	DRAWING NO: **DA550**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 2 1:200

LEGEND:

PRINCIPAL COMMUNAL OPEN SPACE EXTENT

COMMUNAL OPEN SPACE

PROPERTY DETAILS:
AREA: 6122
ZONE: R3

COMMUNAL OPEN SPACE SUMMARY

PRINCIPAL COMMUNAL OPEN SPACE
995 M² (16%)

TOTAL COMMUNAL OPEN SPACE
1,536 M² (25%)

GENERAL NOTES:

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RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
18	Additional wall height for flood prevention
19	Update to Principal Communal Open Space

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT
C	23/04/2026	UPDATED AMENDMENTS

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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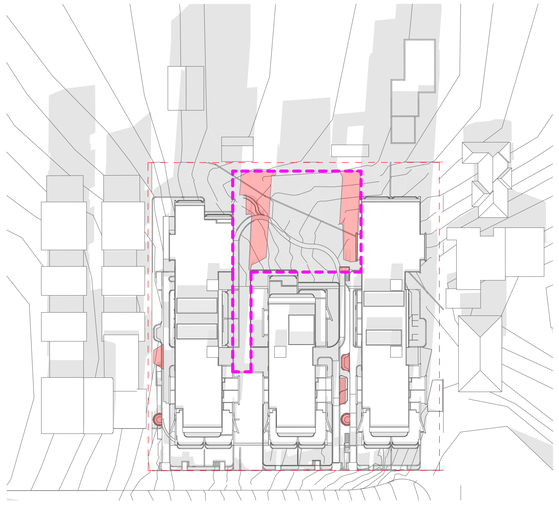
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

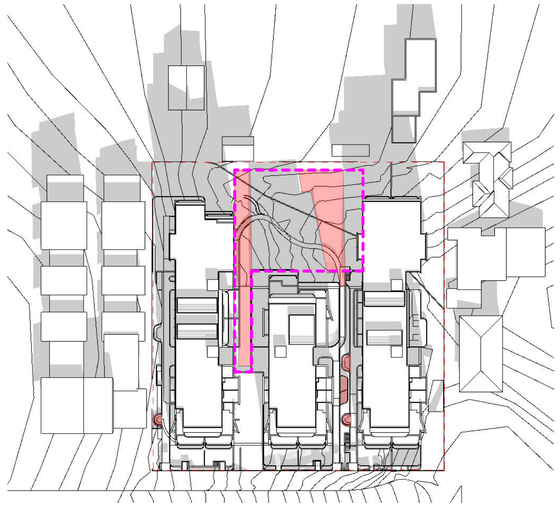
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Communal Open Space

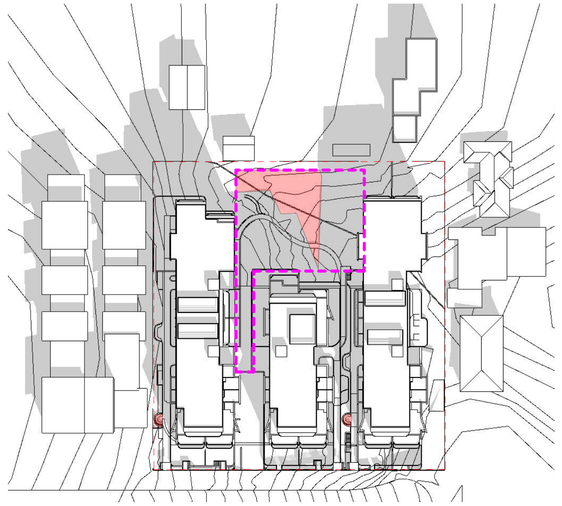
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 23/04/2026
SCALE: 1:200@A1	DRAWING NO: **DA551**	ISSUE: **C**
PROJECT NO: 2435		



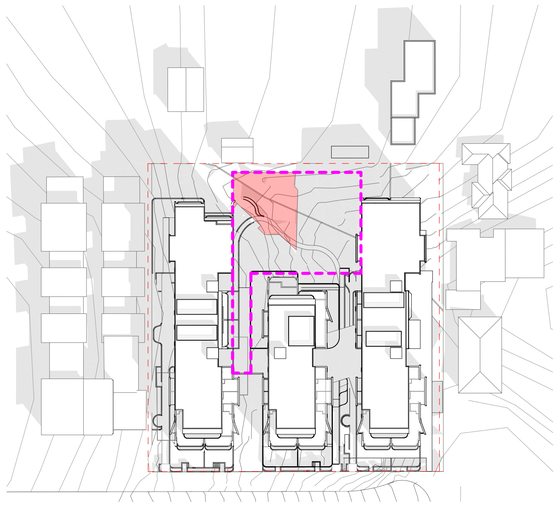
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



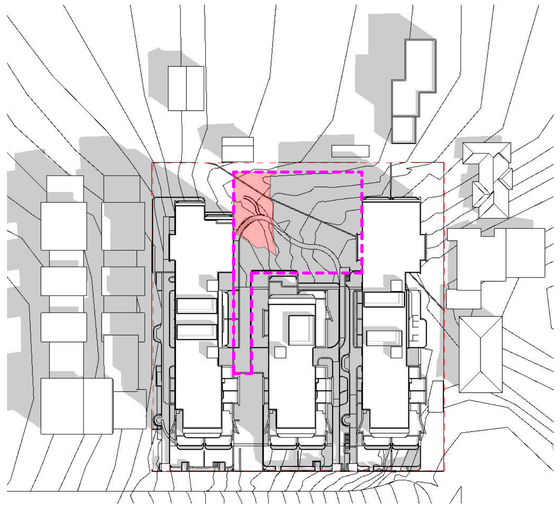
Communal Open Space - SHADOW ANALYSIS 10:00AM



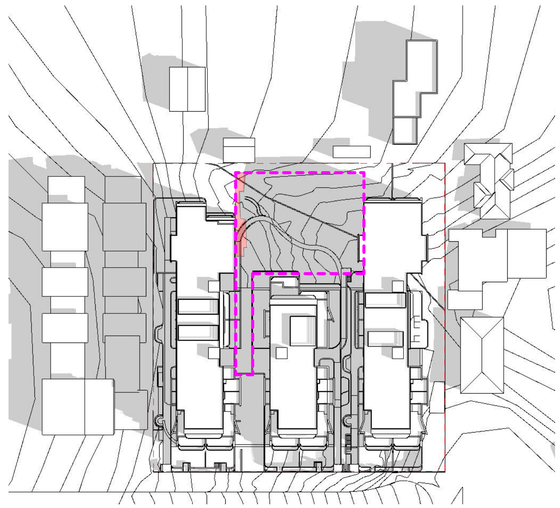
Communal Open Space - SHADOW ANALYSIS 11:00AM



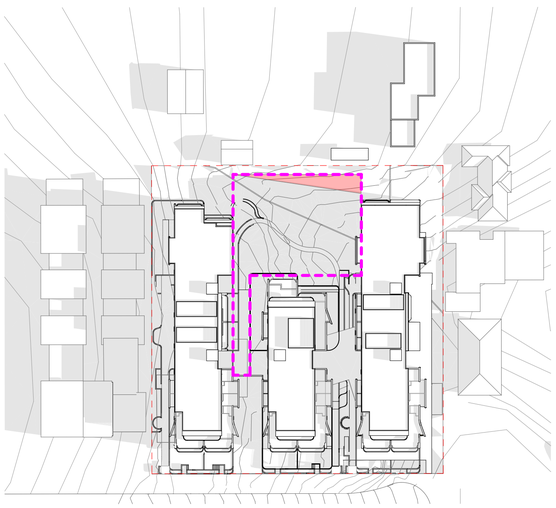
Communal Open Space - SHADOW ANALYSIS 12:00PM



Communal Open Space - SHADOW ANALYSIS 1:00PM



Communal Open Space - SHADOW ANALYSIS 2:00PM



Communal Open Space - SHADOW ANALYSIS 3:00PM

LEGEND:

PRINCIPAL COMMUNAL OPEN SPACE EXTENT

SOLAR-COMMUNAL OPEN SPACE

Developments to achieve a minimum of **50%** direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter).

Total Common open spce: 1,866m^2

Principal usable common open space Area: 961 m2

Required Area for 2h solar compliance - 480.5 m2 50%

Proposed Area for 2h solar compliance - 565 m2 59%

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AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

01.	Minor landscape update
02.	Minor Update to building entry
03.	Internal layout update (Configuration and service reconfiguration generally)
04.	Minor external facade update
05.	Additional planter box to Darley street
06.	Additional skylight to upper level units
07.	Additional Hydrant and Sprinkler booster on street front
08.	Update to Glazing detail
09.	Minor material finish update
10.	Minor glass balastraude fixing update
11.	Additional material finish
12.	Additional information on ADG compliance
13.	Additional platform lift for accessibility
14.	Additional communal open space
15.	Slight shift to bedroom window to avoid overlooking
16.	Minor services reconfigurations
17.	Additional information for sewer vertical clearance
18.	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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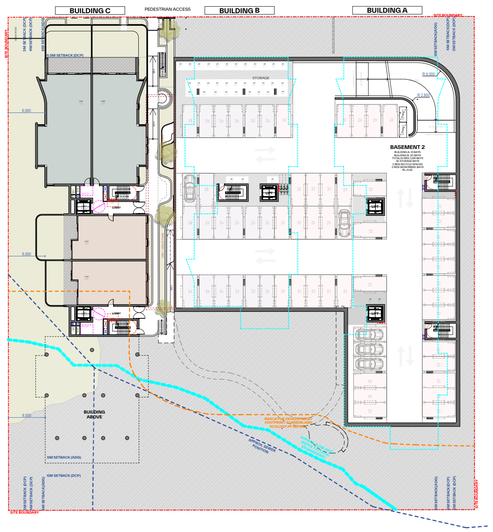
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
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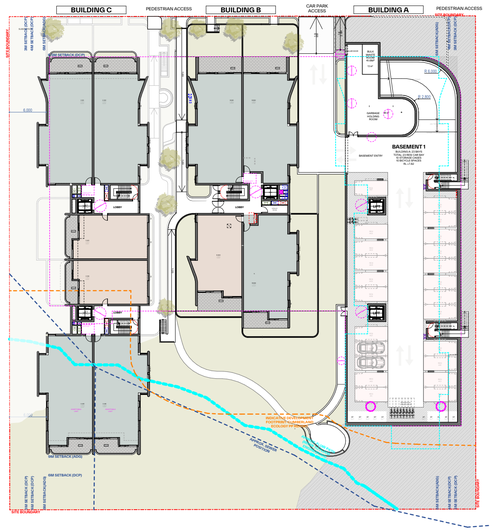
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Communal Space - Shadow Diagram - 21st June

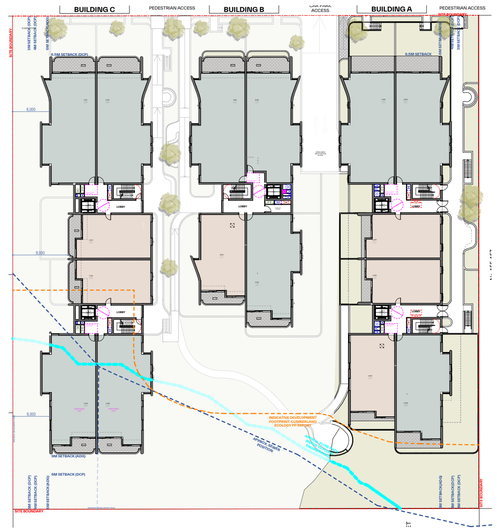
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: 1:800, 1:202.87@A1	DRAWING NO: DA552	ISSUE: B
PROJECT NO: 2435		



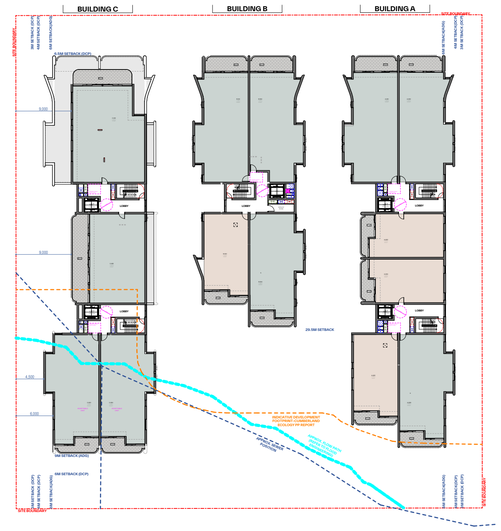
1 Ground



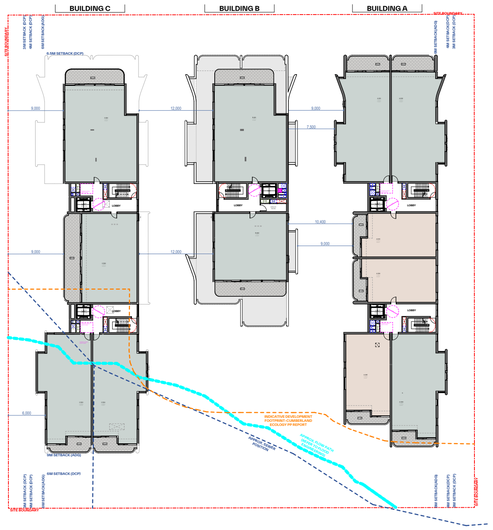
2 Level 1



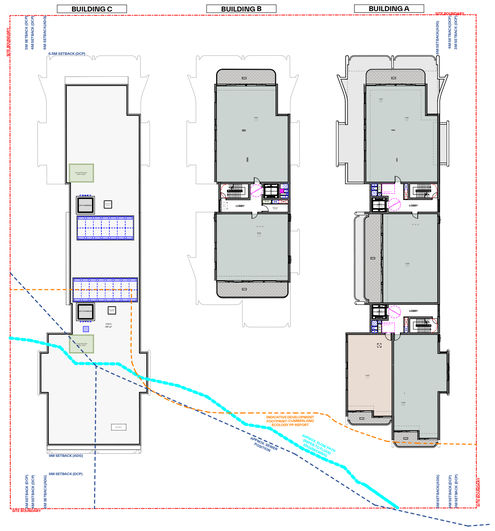
3 Level 2 (Typical 2-3)



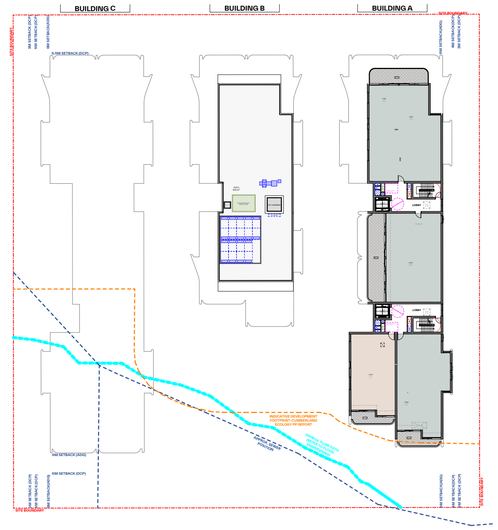
4 Level 4



5 Level 5



6 Level 6



7 Level 7

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

2 BED - 26 (32%)
3 BED _ 56 (68%)

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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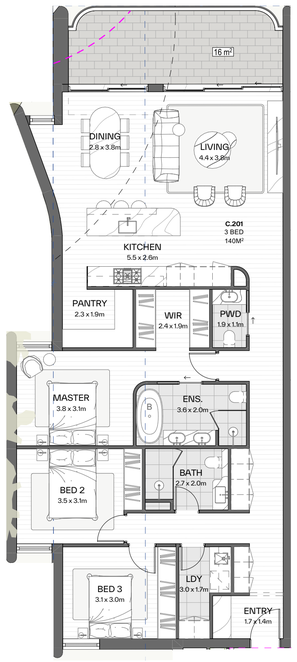
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

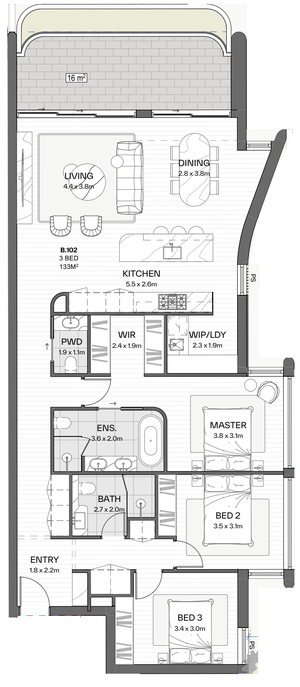
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Unit Mix Diagram

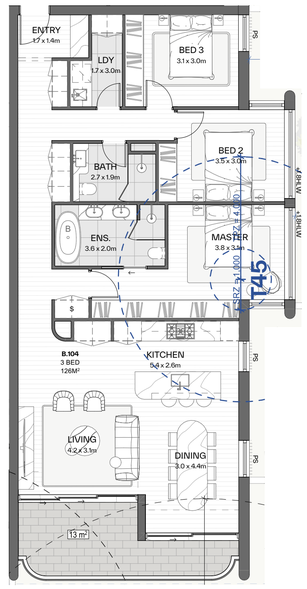
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:500@A1	DRAWING NO: **DA560**	ISSUE: **A**
PROJECT NO: 2435		



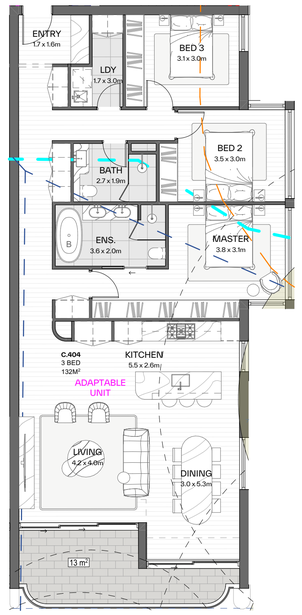
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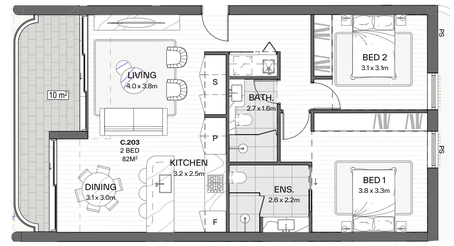
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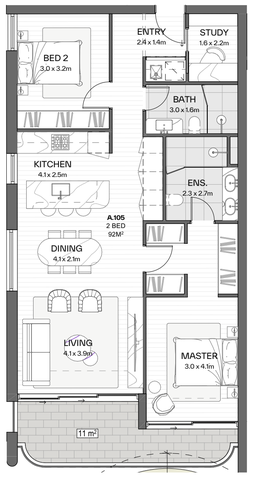
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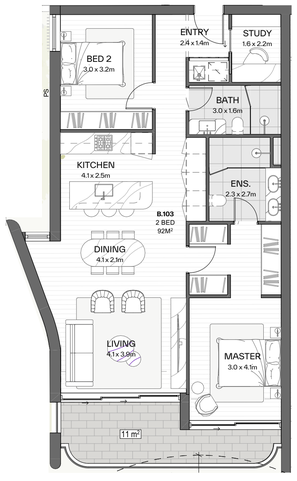
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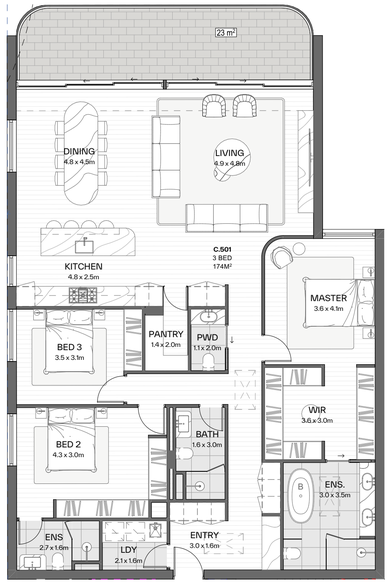
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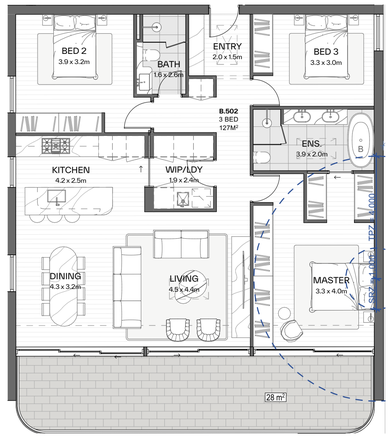
UNIT TYPE E



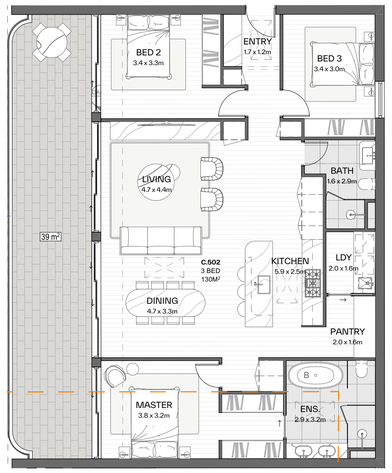
UNIT TYPE E.1



UNIT TYPE F



UNIT TYPE G



UNIT TYPE H

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LEGEND:

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VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

PROPOSED AMENDMENT ITEM NO.
(REFER TO LIST BELOW)

AMENDMENT LIST:

01. Minor landscape update
02. Minor Update to building entry
03. Internal layout update (Configuration and service reconfiguration generally)
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10. Minor glass balastraude fixing update
11. Additional material finish
12. Additional information on ADG compliance
13. Additional platform lift for accessibility
14. Additional communal open space
15. Slight shift to bedroom window to avoid overlooking
16. Minor services reconfigurations
17. Additional information for sewer vertical clearance
18. Additional wall height for flood prevention

Issue	Date	Description
01	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
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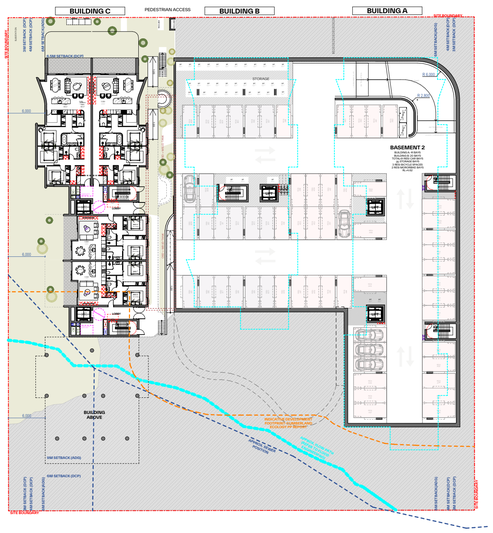
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

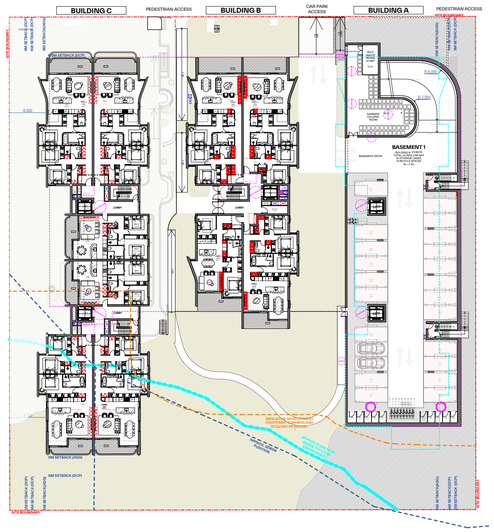
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Unit typology

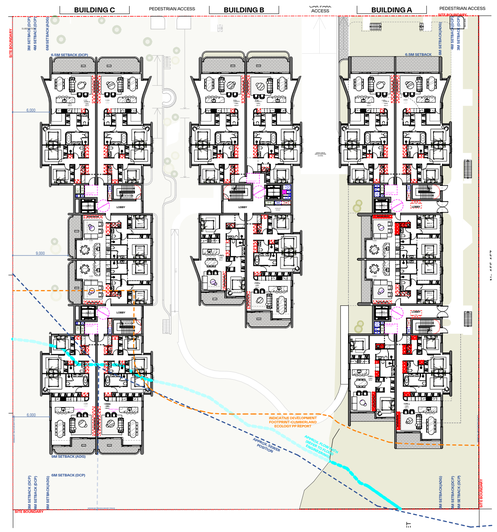
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: 1:100@A1	DRAWING NO: DA561	ISSUE: 01
PROJECT NO: 2435		



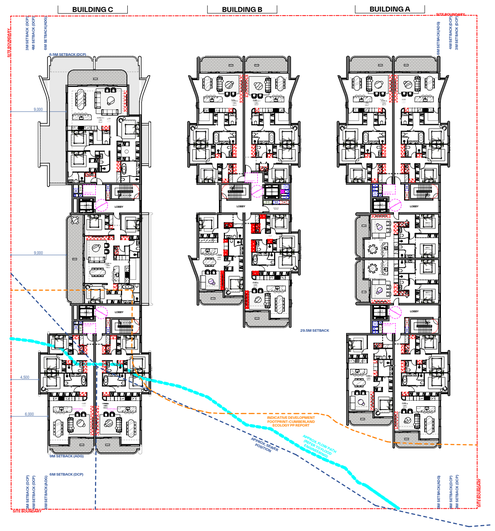
1 Ground



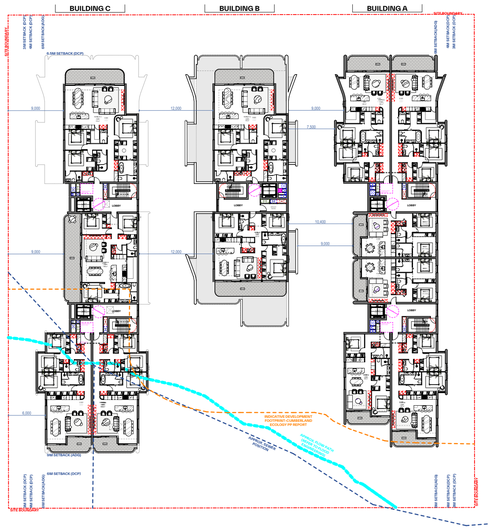
2 Level 1



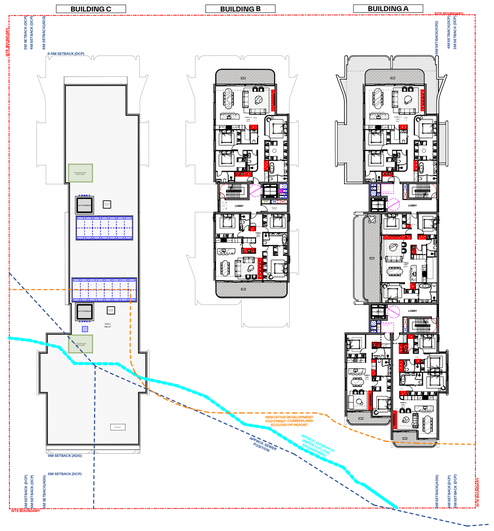
3 Level 2 (Typical 2-3)



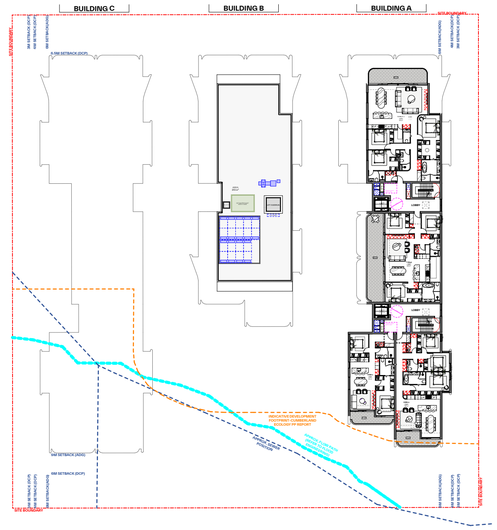
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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LEGEND:

AW	AWNING
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

STORAGE AREA

REFER TO DA002

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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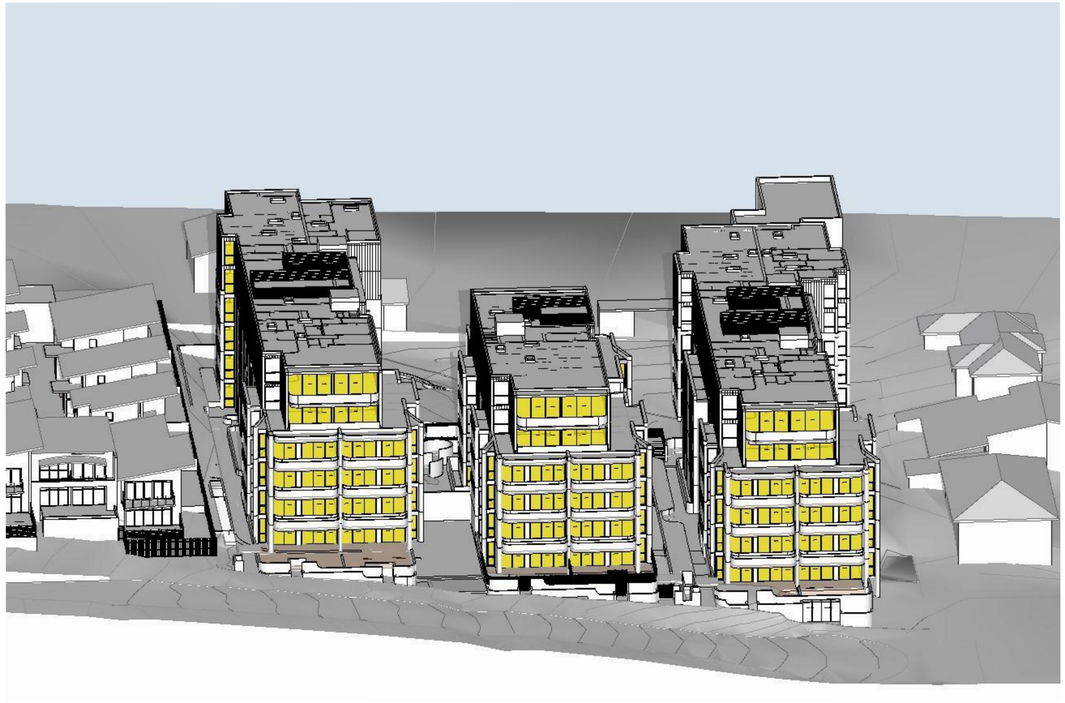
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Storage Calculation Diagram

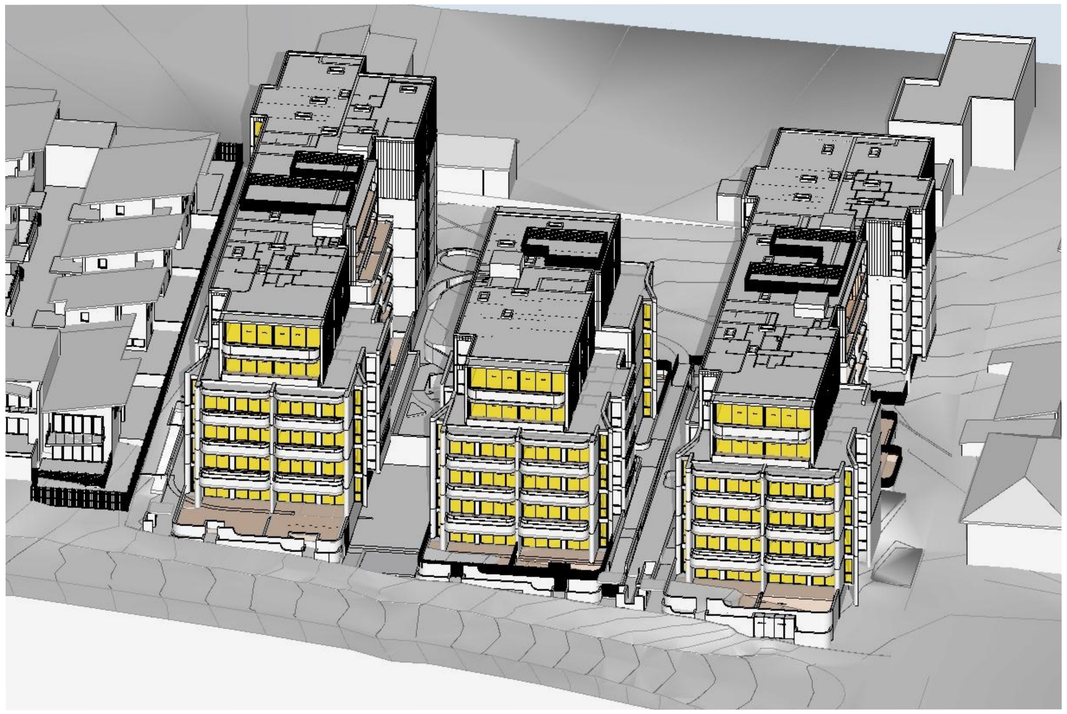
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:500@A1	DRAWING NO: **DA570**	ISSUE: **A**
PROJECT NO: 2435		



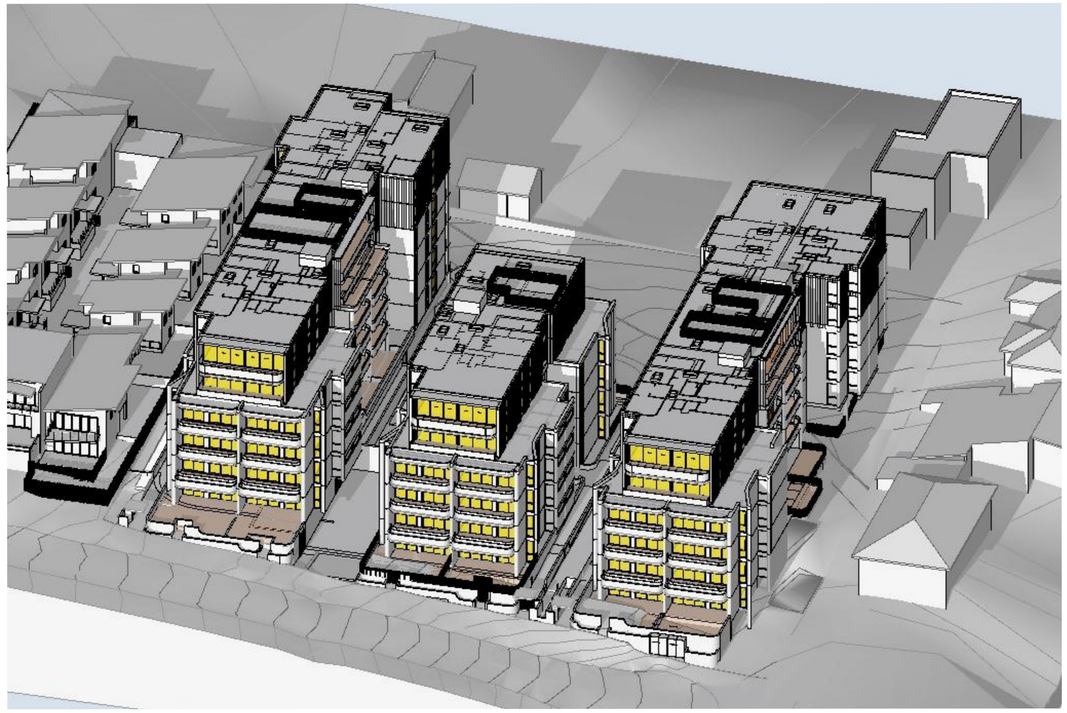
1 9 AM June 21st



2 9:30 AM June 21st



3 10 AM June 21st



4 10:30 AM June 21st

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AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMENDMENT LIST:

01.	Minor landscape update
02.	Minor Update to building entry
03.	Internal layout update (Configuration and service reconfiguration generally)
04.	Minor external facade update
05.	Additional planter box to Darley street
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13.	Additional platform lift for accessibility
14.	Additional communal open space
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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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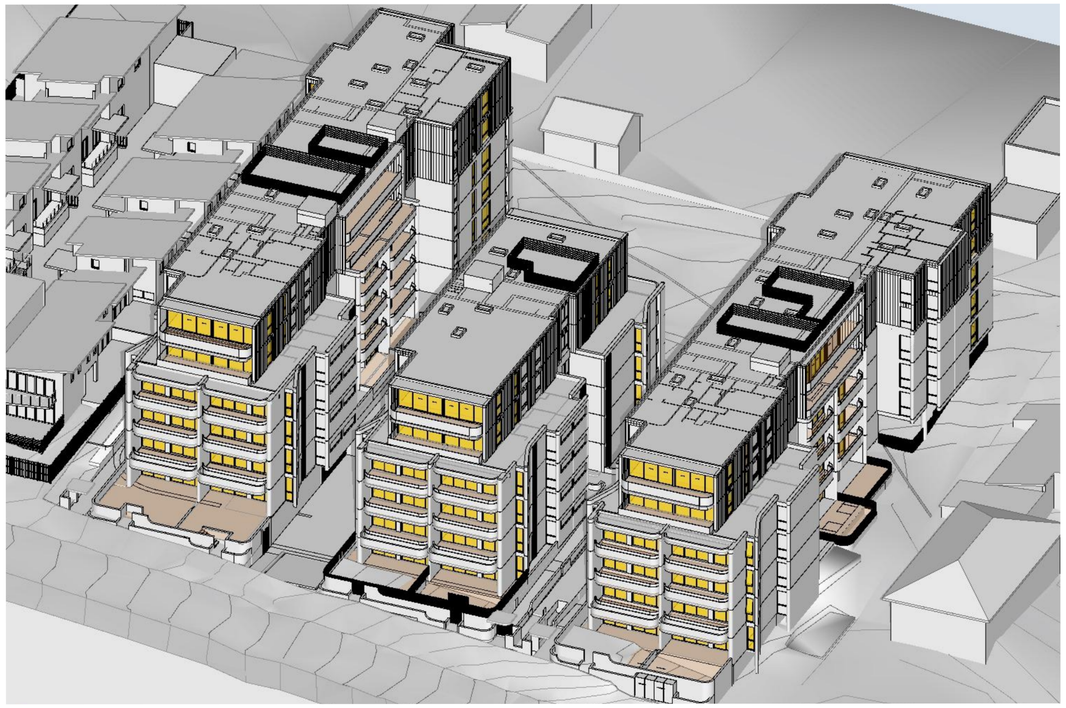
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram 1/3

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 17/03/2026
SCALE: 1:133.33, 1:105.26, 1:125@A1	DRAWING NO: **DA600**	ISSUE: **B**
PROJECT NO: 2435		



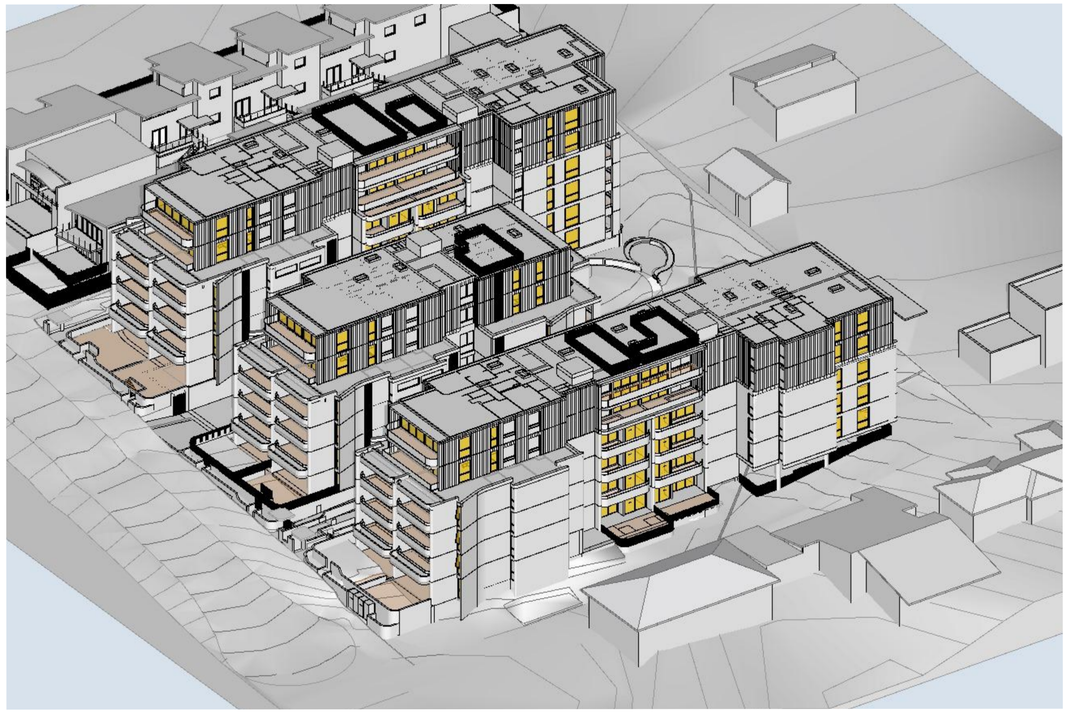
1 11 AM June 21st



2 11:30 AM June 21st



3 12 PM June 21st



4 1 PM June 21st

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18.	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	17/03/2026	UPDATED LAYOUT

CLIENT:
IPM

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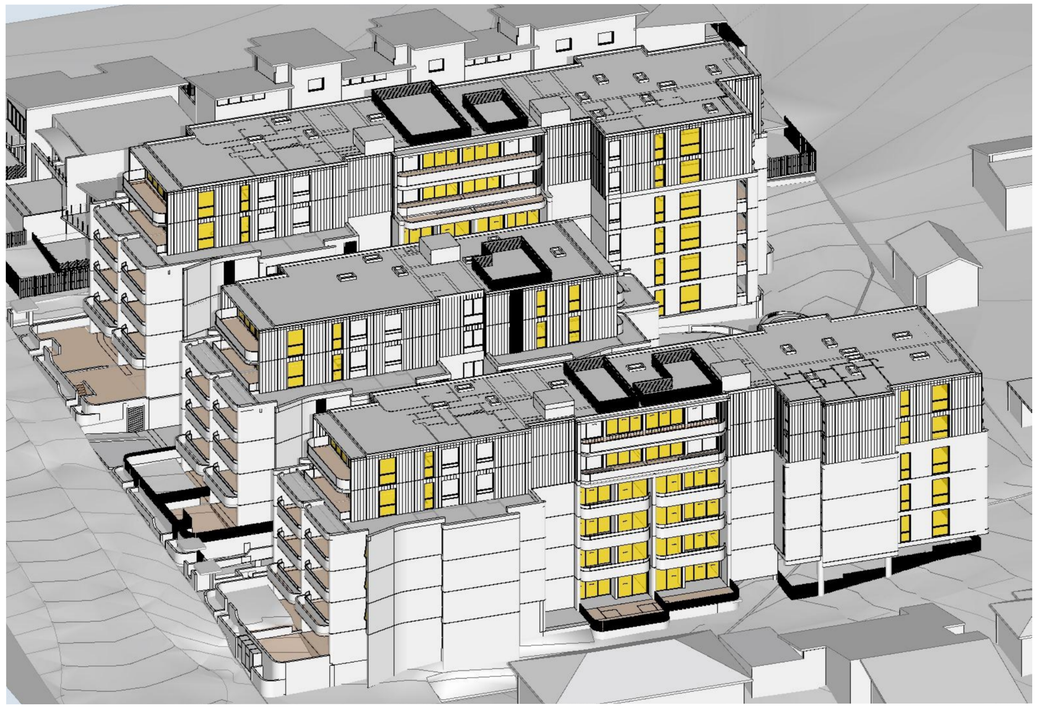
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

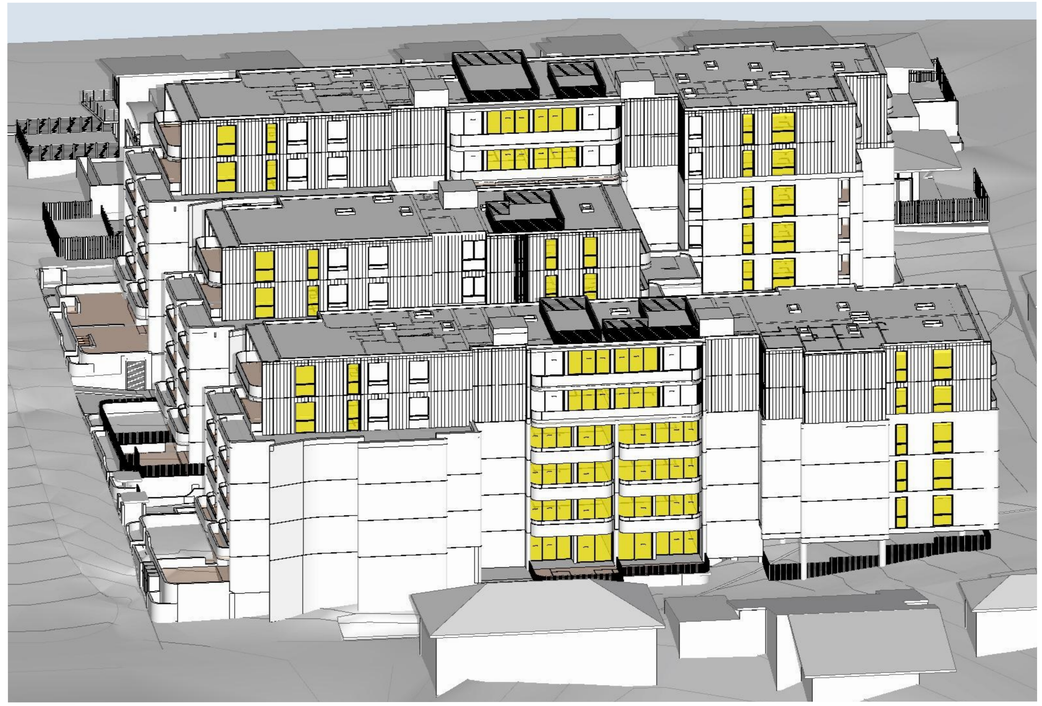
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram 2/3

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: NTS ~~1:133.3 @A1~~	DRAWING NO: **DA601**	ISSUE: **B**
PROJECT NO: 2435		



1 2 PM June 21st



2 3 PM June 21st

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

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VB	EXTERNAL VENETIAN BLINDS

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— PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram 3/3

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: NTS	DRAWING NO: DA602	ISSUE: B
PROJECT NO: 2435		

159-167 Darley St _West Mona Vale
SOLAR COMPLIANCE CHECK

LEVEL	UNIT	LIVING								POS							
		9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL (9am-3pm)	9AM	10AM	11AM	12PM	1PM	2PM	3PM	TOTAL (9am-3pm)
Ground Floor	A.G01	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.G02	Y	Y	Y					2	Y	Y	Y	Y	Y	Y	Y	6
	A.G03			Y					1		Y	Y					1
	A.G04								0		Y	Y					1
	A.G05			Y	Y	Y	Y		3			y	y	y	y		3
	A.G06	N							1							Y	1
	B.G01	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.G02	Y	Y	Y					2	Y	Y	Y	Y	Y	Y	Y	6
	B.G03			Y					1		Y						1
	B.G04								0	Y							1
	C.G01	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.G02	Y	Y	Y					2	Y	Y	Y	Y	Y	Y	Y	6
	C.G03			Y	Y	Y	Y	Y	4		Y	Y	Y	Y	Y	Y	5
	C.G04				Y	Y	Y	Y	2		Y	Y	Y		Y	Y	3
Level 1	A.101	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.102	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.103			Y	Y				1			Y					1
	A.104				Y				1		Y	Y					1
	A.105			Y	Y	Y	Y	Y	4			y	y	y	y		4
	A.106	N							1								0
	B.101	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.102	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.103			Y					1			y					0
	B.104								0								0
	C.101	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.102	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.103			Y	Y	Y	Y	Y	4			Y	Y	Y	Y	Y	3
	C.104				Y	Y	Y	Y	3			Y	Y	Y	Y	Y	3
	C.105			Y	Y	Y	Y	Y	3								0
	C.106								0								0

LEVEL	UNIT	LIVING								POS							
		9AM	10AM	11AM	12PM	1PM	2PM	3PM	ADG TOTAL (9am-3pm)	9AM	10AM	11AM	12PM	1PM	2PM	3PM	ADG TOTAL (9am-3pm)
Level 2	A.201	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.202	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.203			Y	Y	Y			2			Y	Y	y			2
	A.204				Y	Y			1		Y	Y	Y				2
	A.205			Y	Y	Y	Y	Y	4			y	y	y	y	y	4
	A.206	N							1								0
	B.201	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.202	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.203			Y	Y				1		Y	Y	Y				2
	B.204								0								0
	C.201	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.202	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.203			Y	Y		Y	Y	2			Y	Y	Y	Y	Y	4
	C.204				Y		Y	Y	1		Y	Y	Y	Y	Y		4
	C.205			Y	Y				1								0
	C.206								0								0
Level 3	A.301	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.302	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	A.303			Y	Y	Y	Y		3		Y	Y	Y	Y			3
	A.304			Y	Y	Y	Y		3		Y	Y	Y	Y			3
	A.305			Y	Y	Y	Y	Y	5			y	y	y	y	y	4
	A.306	N							1								0
	B.301	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.302	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	B.303			Y	Y	Y			2			y	y	y			2
	B.304								0								0
	C.301	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.302	Y	Y	Y	Y				3	Y	Y	Y	Y	Y	Y	Y	6
	C.303			Y	Y	Y	Y	Y	4			Y	Y	Y	Y	Y	5
	C.304				Y	Y	Y	Y	3			Y	Y	Y	Y	Y	5
	C.305			Y	Y	Y	Y	Y	4								0
	C.306								0								0

LEVEL	UNIT	LIVING								POS							
		9AM	10AM	11AM	12PM	1PM	2PM	3PM	ADG TOTAL (9am-3pm)	9AM	10AM	11AM	12PM	1PM	2PM	3PM	ADG TOTAL (9am-3pm)
Level 4	A.402					Y	Y	Y	2		Y	Y	Y	Y	Y	Y	5
	A.403			Y	Y	Y	Y	Y	4							Y	1
	A.404	N							1							Y	1
	B.401	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6
	B.402				Y	Y	Y	Y	3					y	Y	Y	3
	C.401	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6
	C.402					Y	Y	Y	2		Y	Y	Y	Y	Y	Y	5
	C.403				Y	Y	Y	Y	3							Y	1
	C.404								0							Y	1
Level 5	A.501	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6
	A.502					Y	Y	Y	2		Y	Y	Y	Y	Y	Y	5
	A.503			Y	Y	Y	Y	Y	4	y	y	y	y	y	y	Y	6
	A.504				Y	Y	Y	Y	3	y	y	y	y	y	y	Y	6
	B.501	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6
	B.502				Y	Y	Y	Y	3	Y	Y	Y	Y	y	Y	Y	6
	C.501	Y	Y	Y	Y	Y	Y	Y	6	Y	Y	Y	Y	Y	Y	Y	6
	C.502					Y	Y	Y	2		Y	Y	Y	Y	Y	Y	5
	C.503				Y	Y	Y	Y	3	y	y	y	y	y	y	Y	6
	C.504				Y	Y	Y	Y	3	y	y	y	y	y	y	Y	6

TOTAL UNIT	82	
UNIT COMPLIANT (LIVING)	59 (72%)	
NO DIRECT SOLAR	9 (11%)	
UNIT COMPLIANT (POS)	58 (71%)	
NO DIRECT SOLAR	10 (12%)	

LEGEND

- MIN 2HR SOLAR
- NO DIRECT SOLAR
- LESS THAN 2HR SOLAR
- Y DIRECT SOLAR TO LIVING
- N DIRECT SOLAR TO BEDROOM

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Issue	Date	Description
01	17/03/2026	UPDATED LAYOUT

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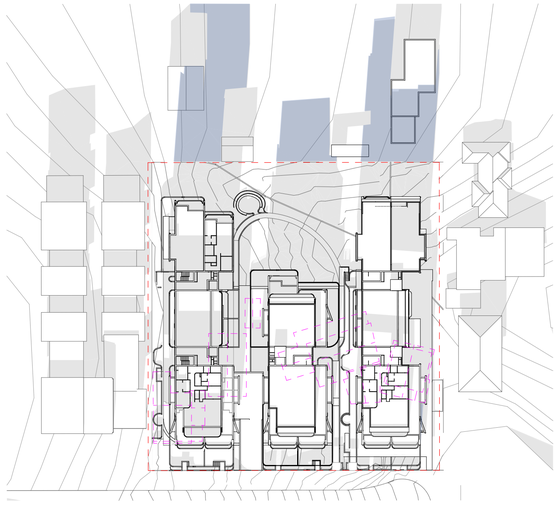
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

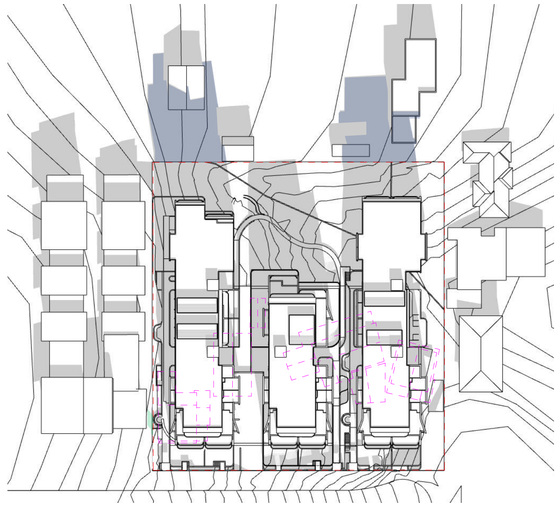
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram

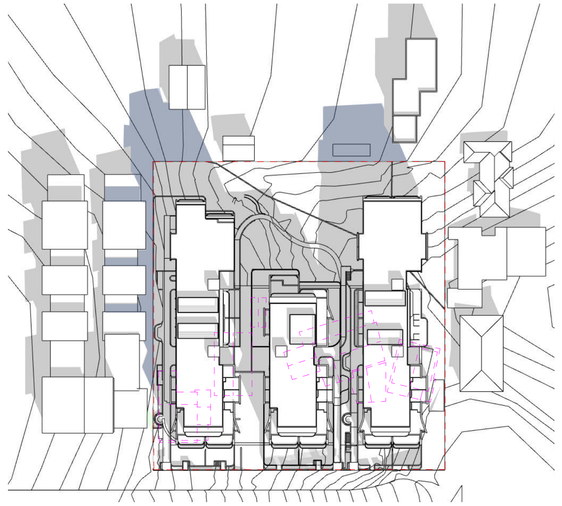
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	17/03/2026
SCALE: NTS	DRAWING NO: DA603	ISSUE: 01
PROJECT NO: 2435		



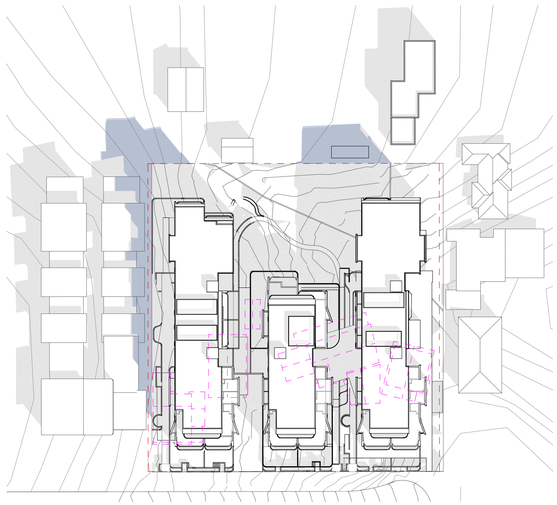
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



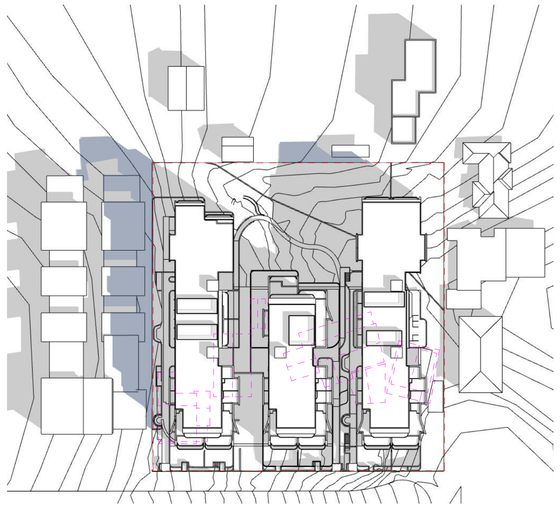
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



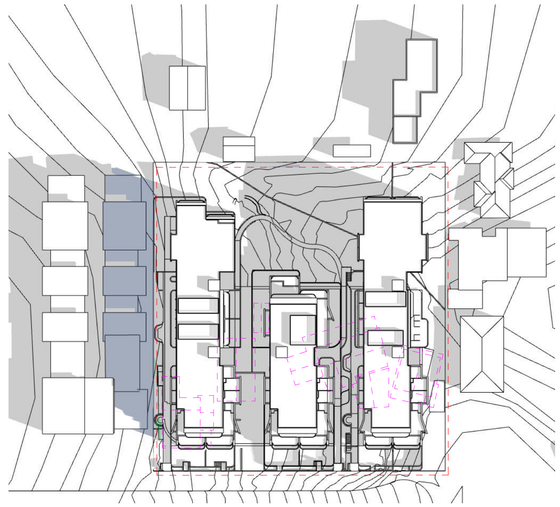
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



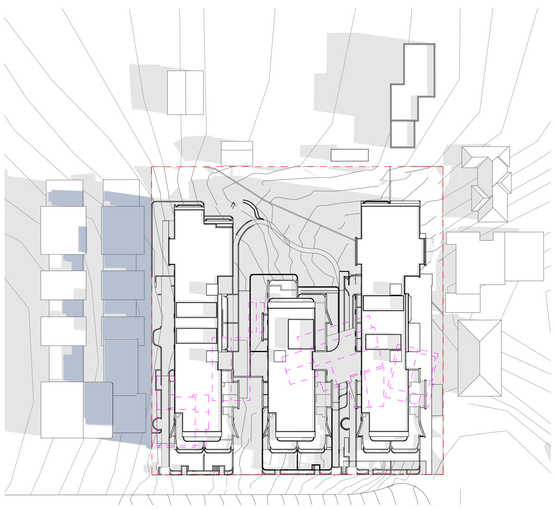
LMR+Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 3:00PM

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LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT LMR + AFFORDABLE
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPMENT LMR
- EXISTING BUILDING LINE
- SITE BOUNDARY

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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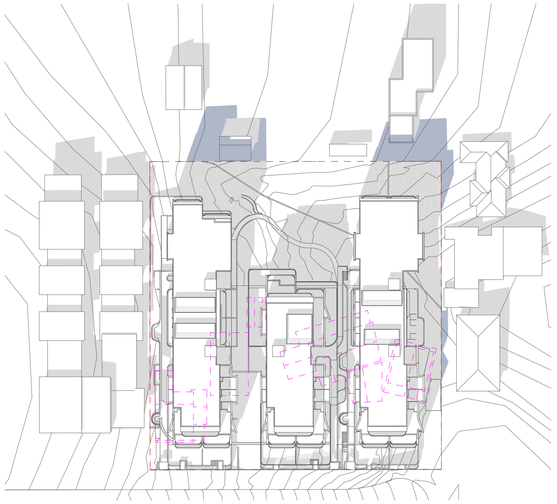
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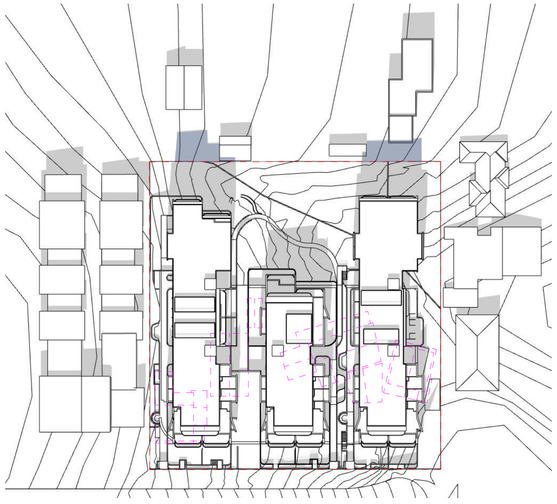
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Shadow Diagram - 21st June

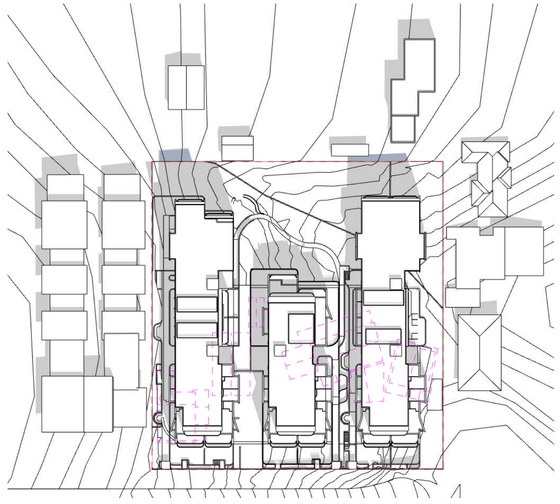
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:800, 1:202.87@A1	DRAWING NO: **DA610**	ISSUE: **A**
PROJECT NO: 2435		



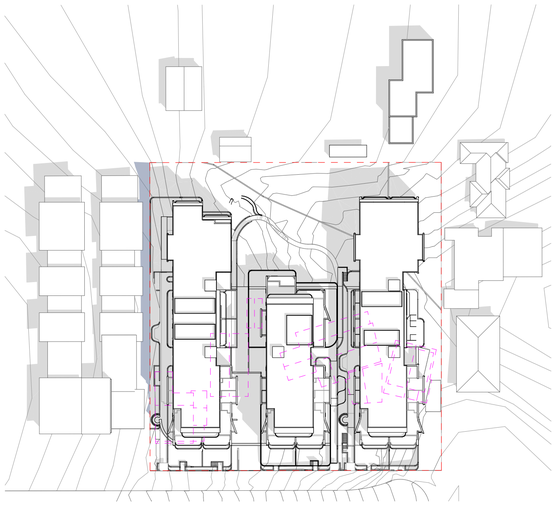
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



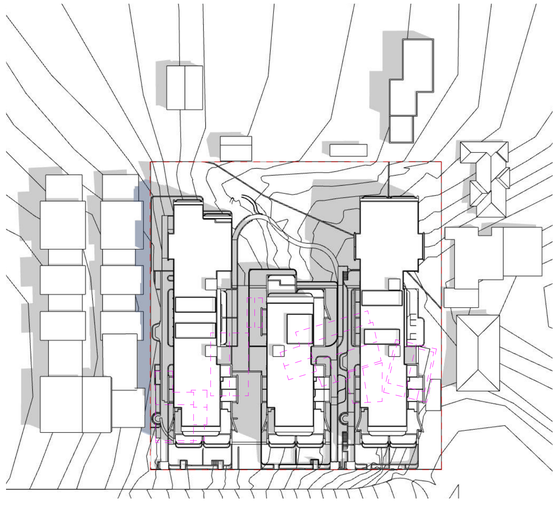
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



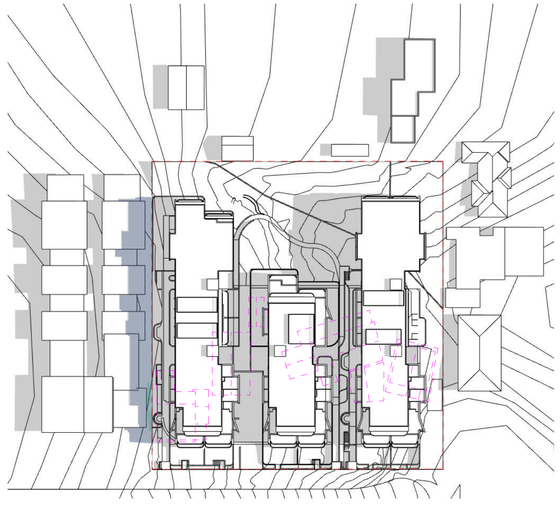
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



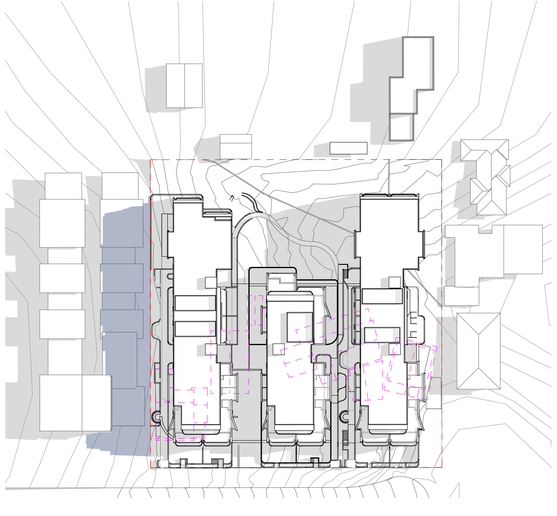
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



LMR ANALYSIS + Infill Affordable - SHADOW ANALYSIS 3:00PM

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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- SITE BOUNDARY

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

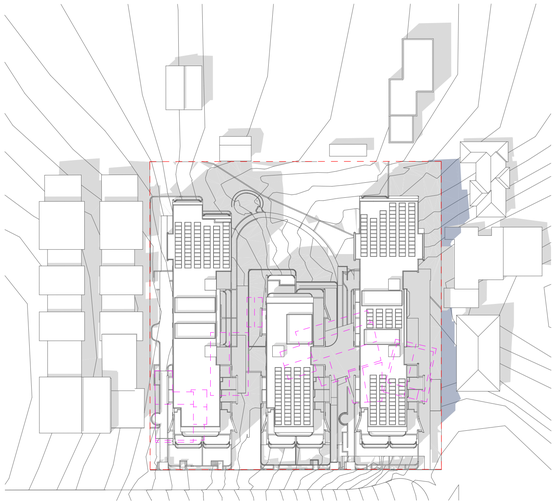
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

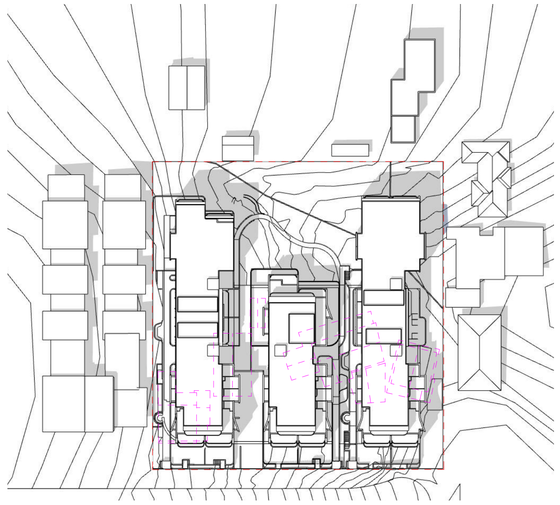
DRAWING TITLE:

Shadow Diagram - 21st September

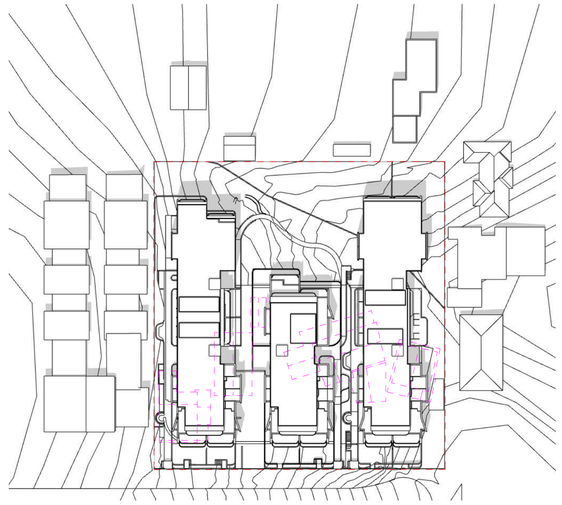
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
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PROJECT NO: 2435		



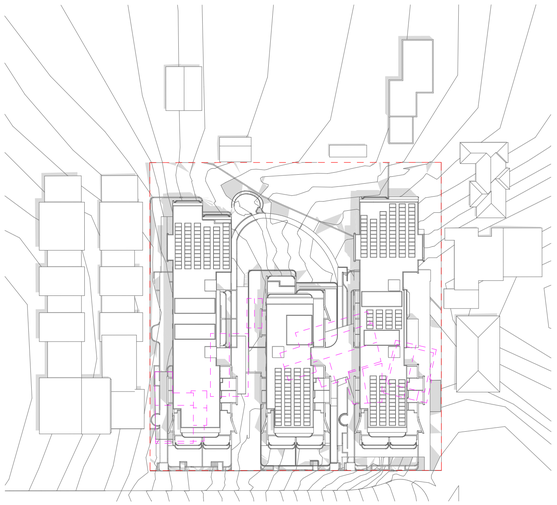
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



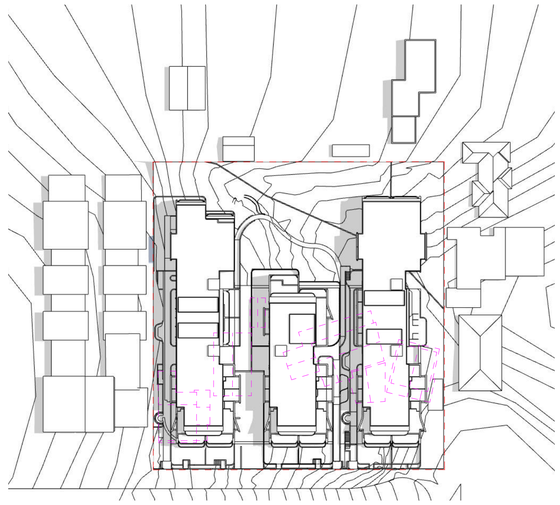
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



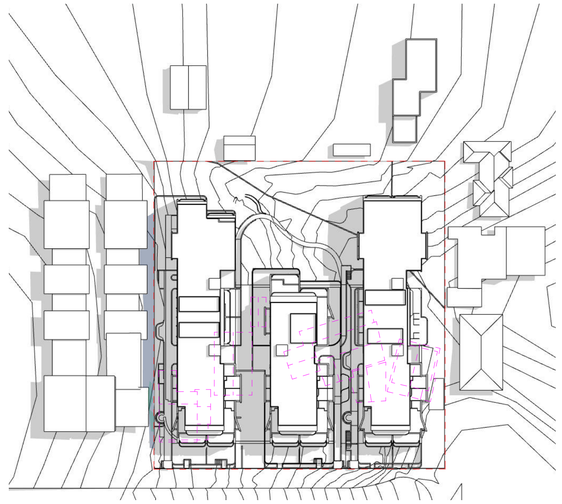
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



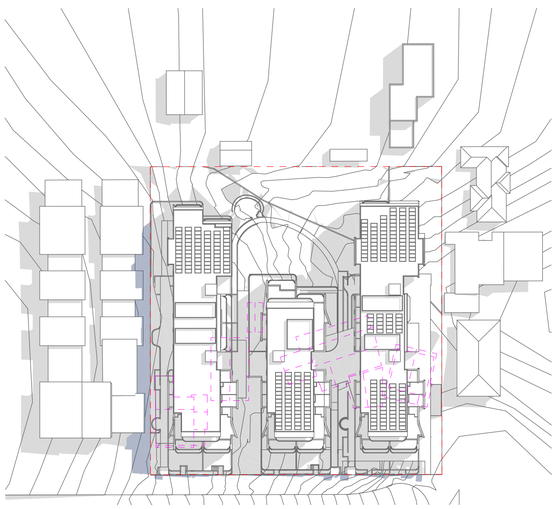
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



LMR + Infill Affordable- SHADOW ANALYSIS 3:00PM

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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

pbd architects

P - 02 9698 8140
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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

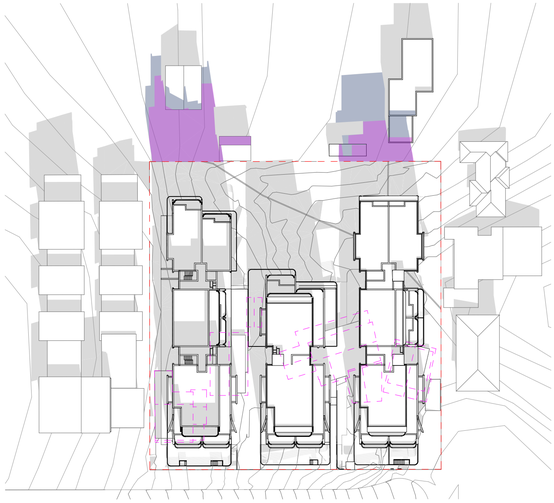
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Shadow Diagram - 21st December

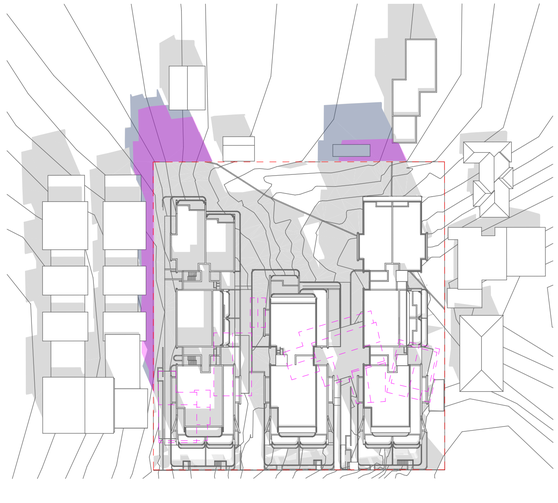
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:203.98, 1:800@A1	DRAWING NO: DA612	ISSUE: A
PROJECT NO: 2435		



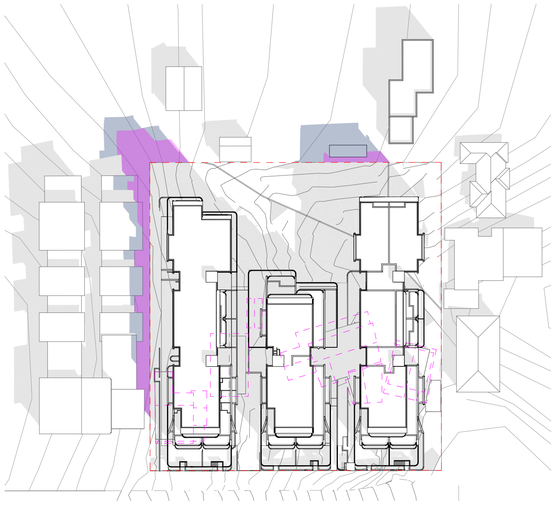
COMPARISON ANALYSIS - SHADOW ANALYSIS 9:00AM



COMPARISON ANALYSIS - SHADOW ANALYSIS 10:00



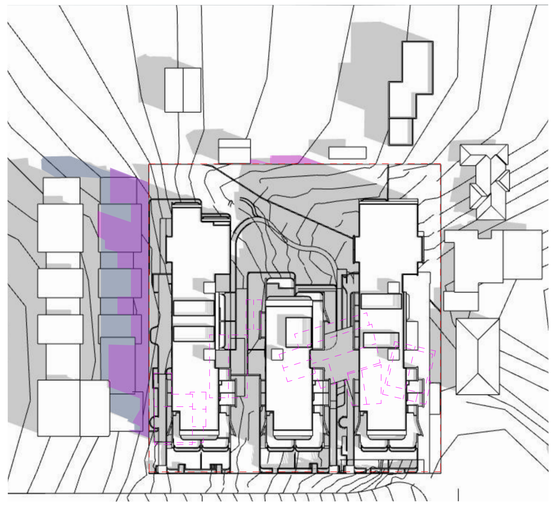
COMPARISON ANALYSIS - SHADOW ANALYSIS 11:00AM



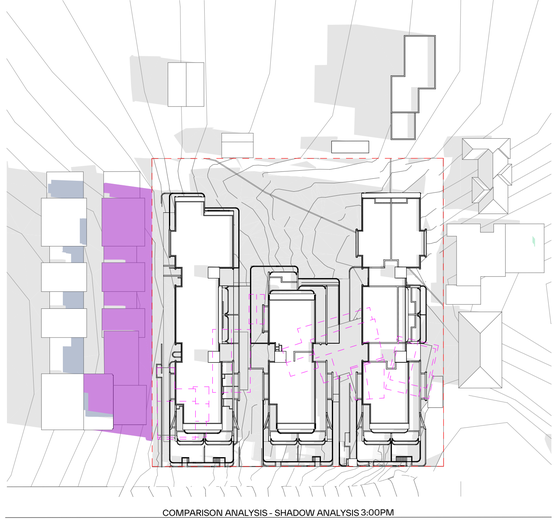
COMPARISON ANALYSIS - SHADOW ANALYSIS 12:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 1:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 2:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 3:00PM

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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

pbd architects

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

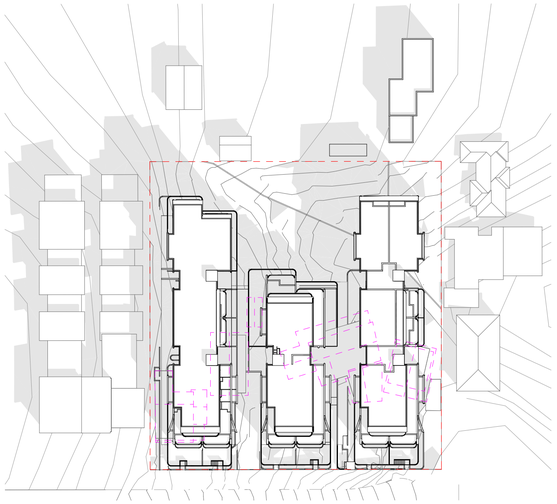
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

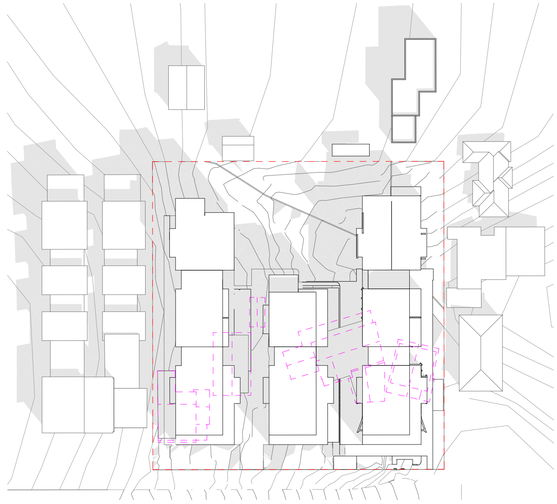
DRAWING TITLE:

Shadow Diagram - Comparison

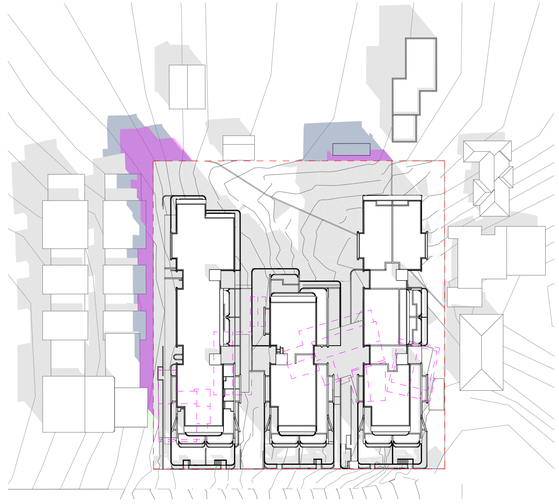
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:800, 1:133.16, 1:147.68@A1	DRAWING NO: DA613	ISSUE: A
PROJECT NO: 2435		



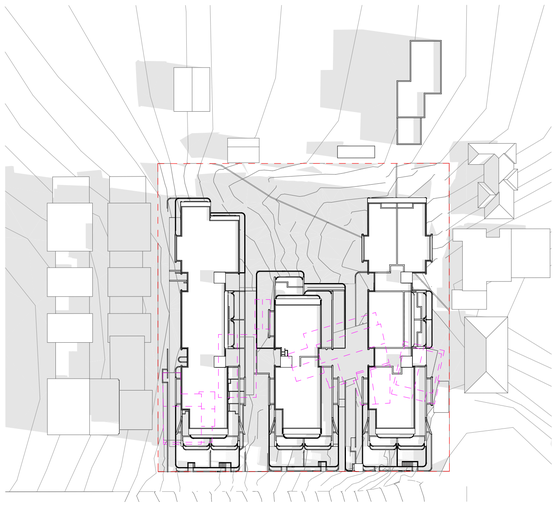
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



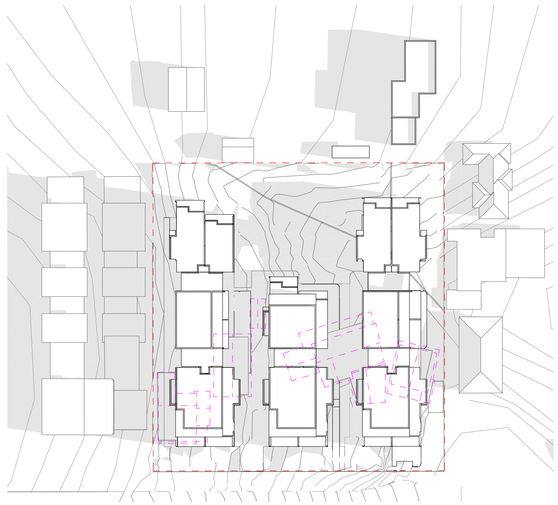
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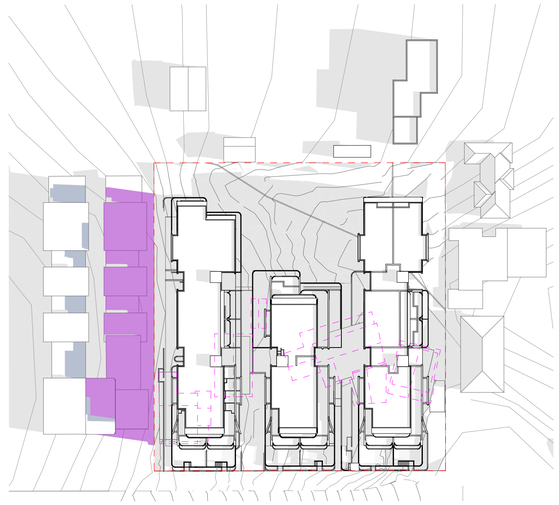
COMPARISON ANALYSIS - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordabe - SHADOW ANALYSIS 3:00PM



LMR ANALYSIS - SHADOW ANALYSIS 3:00PM



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Issue	Date	Description
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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

pbd architects

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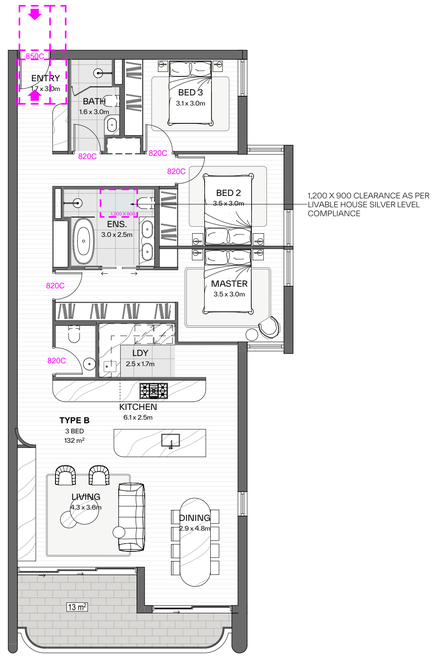
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

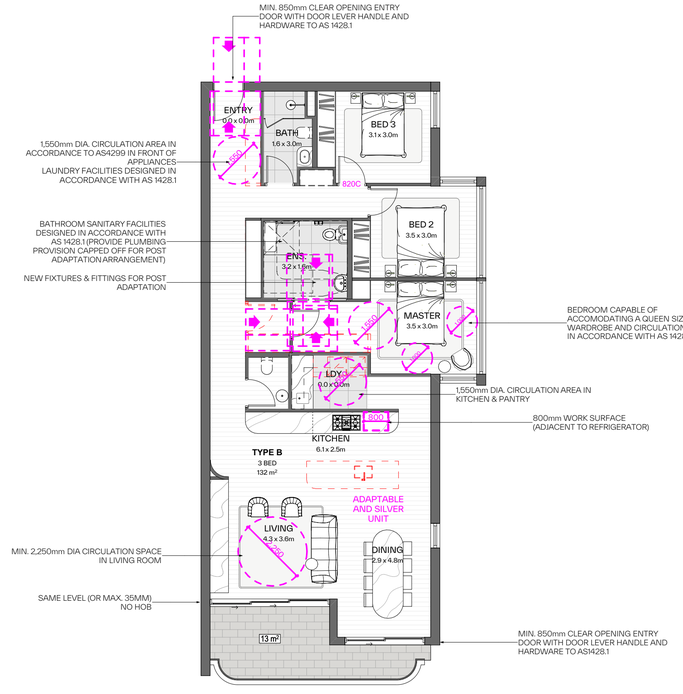
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Shadow Diagram - Comparison

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:800@A1	DRAWING NO: DA614	ISSUE: A
PROJECT NO: 2435		



1 PRE ADAPTATION & LIVEABLE 1:100



1 POST ADAPTATION & LIVEABLE 1:100

03

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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

AMENDMENT LEGEND

(—) PROPOSED AMENDMENT ITEM NO. (REFER TO LIST BELOW)

AMMENDMENT LIST

01	Minor landscape update
02	Minor update to building entry
03	Internal Layout update (configuration and service reconfiguration generally)
04	Minor external facade update
05	Additional planter box to Darley Street
06	Minor update to dimensioning
07	Additional Hydrant and Sprinkler booster on street front
08	Update to Glazing detail
09	Minor material finish update
10	Minor glass balastraude fixing update
11	Additional Material Finish
12	Additional information on ADG compliance
13	Additional platform lift for accessibility
14	Additional Communal Open Space
15	Slight Shift to Bedroom window to avoid overlooking
16	Minor Service reconfiguration
17	Additional information for sewer vertical clearance
18	Additional wall height for flood prevention

Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION
B	2/04/2026	UPDATED INTERNAL LAYOUT

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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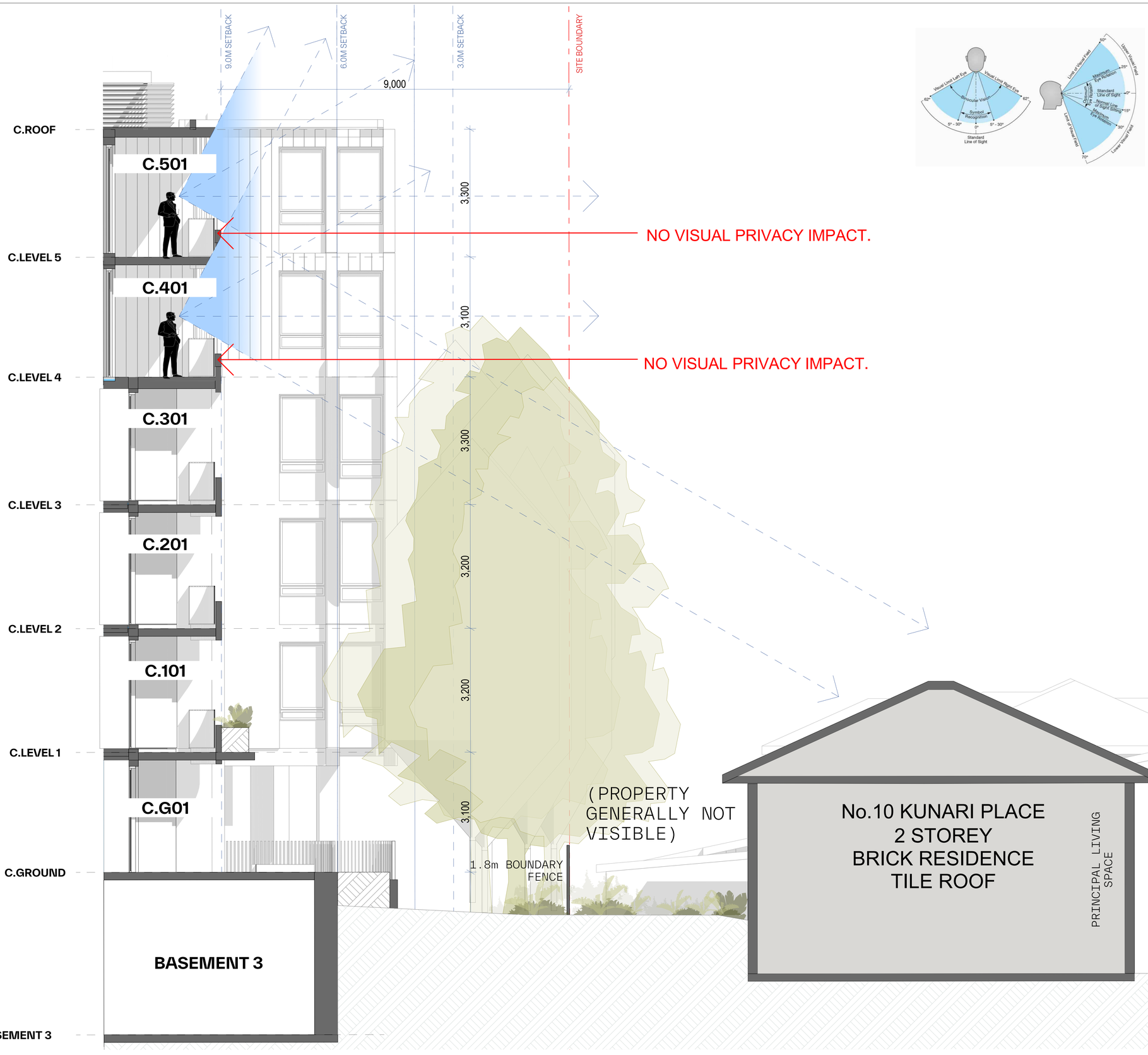
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Adaptable Unit

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 2/04/2026
SCALE: @A1	DRAWING NO: DA700	ISSUE: B
PROJECT NO: 2435		



GENERAL NOTES:

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

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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Issue	Date	Description
A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Sightline Diagram - West Oblique Window

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:50@A1	DRAWING NO: DA800	ISSUE: A
PROJECT NO: 2435		