9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

List of amendments

- The building frontage has been revised to include:

Updated canopy design
Consolidation to a single primary entry
Changes to unit mix
Revised fire egress strategy

- Landscape updates include:

Retention of two additional Tree Protection Zones (TPZs), including Trees T15 and T16
Reconfiguration of activities within the covered communal open space
Two additional landscape diagrams have been added to illustrate planter distribution across Levels 3 to 6.

- Internal layout modifications have been implemented across typical levels and unit types to improve functionality and efficiency.

- At the south-west interface:

Upper levels (Level 4 and above) have been set back to comply with planning requirements
Unit mix revised from 3-bedroom to 2-bedroom apartments on Levels 4, 5, and 6
Introduction of an additional 3-bedroom apartment on level 7
Relocation of communal open space from Level 7 to Level 8 to maintain compliance with maximum GFA
Penthouse layouts have been optimized to provide 4-bedroom apartments.

- Elevations have been refined to include enhanced glazing treatements incorporating transitions between obscure glazing and privacy screens.

- GFA and NSA diagrams have been updated to reflect the above amendments.

- Affordable housing GFA has been redistributed across different units compared to the previous submission.

- Deep soil, landscape, communal open space,storages, solar, and shadow diagrams have been updated to align with the revised building massing and setbacks.

- Bicycle parking provision in the basement has been revised in response to the updated unit mix, including the addition of one unit, while:

Car parking numbers remain unchanged
Basement layout remains unchanged

Drawing List

DA000	Cover Page	04	DA112	Roof plan	04	DA513	Landscape diagram sheet 2	04	DA801	Pre & post adaptable layouts	04
DA001	Project Information	04	DA201	Elevation Sheet 1	04	DA520	Height Limit diagram	04			
DA002	Demolition Plan	04	DA202	Elevation Sheet 2	04	DA530	Cross ventilation diagram sheet 1	04			
DA003	Site Analysis	04	DA203	Elevation Sheet 3	04	DA531	Cross ventilation diagram sheet 2	04			
DA004	Site Plan	04	DA204	Elevation Sheet 4	04	DA540	Communal open space diagram	04			
DA100	Basement 3 plan	04	DA301	Section Sheet 1	04	DA550	Unit Mix diagram sheet 1	04			
DA101	Basement 2 plan	04	DA302	Section Sheet 2	04	DA551	Unit Mix diagram sheet 2	04			
DA102	Basement 1 plan	04	DA303	Section Sheet 3	04	DA560	Storage Calculation diagram sheet 1	04			
DA103	Ground floor plan	04	DA304	Section Sheet 4	04	DA561	Storage Calculation diagram sheet 2	04			
DA104	Level 1 plan	04	DA400	Finishes Schedule	04	DA562	Storage Calculation diagram sheet 3	04			
DA105	Level 2 plan	04	DA410	Photomontage	04	DA680	Solar Access diagram Sheet 1	04			
DA106	Level 3 plan	04	DA500	GFA Diagram sheet 1	04	DA681	Solar Access diagram Sheet 2	04			
DA107	Level 4 plan	04	DA501	GFA Diagram sheet 2	04	DA710	Shadow diagram sheet 1	04			
DA108	Level 5 plan	04	DA502	Affordable housing GFA diagram	04	DA711	Shadow diagram sheet 2	04			
DA109	Level 6 plan	04	DA510	Landscape & Deep soil diagram	04	DA712	Shadow diagram sheet 3	04			
DA110	Level 7 plan	04	DA511	TPZ diagram	04	DA713	Shadow diagram sheet 4	04			
DA111	Level 8 plan	04	DA512	Landscape diagram sheet 1	04	DA800	Pre & post adaptable layouts	04			

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AC	A/C CONDENSER UNITS
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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Cover Page

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: @A0	DRAWING NO: **DA000**	ISSUE: **04**
PROJECT NO: 2518		

Development summary	
SITE PARTICULARS	
Addresss	5-9 COWAN ROAD, ST IVES, NSW 2075
Site Area	3,467.7 sqm
Zoning	R3 mediuim density Residential
Permissible FSR	2.20 : 1
Permissible FSR (utilising affordable housing 30% bonus)	2.86:1
Permissible GFA	7,628.9 sqm
Permissible GFA (utilising affordable housing 30% bonus)	9917.6 sqm
Permissible Height	Base: 22m (6-storeys)
Permissible height (utilising affordable housing 30% bonus)	28.6 (8- storeys)
Proposed FSR	2.86:1
Proposed Height	30.60 m
Proposed GFA	9917.6 sqm

UNIT MIX				
Level	2 BED	3 Bed	4 Bed	Total
Ground	2	7		9
Level 1	2	9		11
Level 2	2	9		11
Level 3	2	9		11
Level 4	5	5		10
Level 5	5	5		10
Level 6	2	6		8
Level 7		5		5
Level 8			2	2
Total	20	55	2	77
	26%	71%	3%	100%

GFA SCHEDULE	
LEVEL	GFA(sqm)
GROUND FLOOR	1079
LEVEL 1	1359.3
LEVEL 2	1363.7
LEVEL 3	1363.7
LEVEL 4	1186.8
LEVEL 5	1186.8
LEVEL 6	1071.6
LEVEL 7	829.8
LEVEL 8	476.9
TOTAL PROPOSED GFA	9917.6

GFA -AFFORDABLE HOUSING COMPONENT		
GFA REQUIRED	15% X 9917.6 (PERMISSABLE GFA)	1487.6
LEVEL		UNIT ALLOCTAION FOR AFFORDABLE HOUSING
GROUND FLOOR	214.2	GF-03 & GF-04
LEVEL 01	761.1	L1-03, L1-04,L1-05,L1-06,L1-07 & L1-11
LEVEL 02	317.6	L2-04,L2-07& L2-08
LEVEL 03	194.7	L3-04 & L3-07
TOTAL PROPOSED	1487.6	**13 UNITS**

NSA ANALYSIS	
Level	NSA/ Floor (sqm)
Ground floor NSA	912.4
Level 1 NSA	1241.5
Level 2 NSA	1245.5
Level 3 NSA	1245.5
Level 4 NSA	1076
Level 5 NSA	1076
Level 6 NSA	972.6
Level 7 NSA	755.2
Level 8 NSA	418.4
Proposed NSA	8943.1

Housing SEPP 2021 - affordable housing parking rates including minimum car parking rates for affordable dwellings and for non-affordable dwellings

Car Parking Requirements for affordable dwellings

		Space per Unit	No. of units	Required (min.)		Proposed
1 bed		0.4	0	0		0
2 bed		0.5	8	4		1
3 bed		1	5	5		11
4 bed		0	0	0		0
Total			13	9		12

Car Parking Requirements for non- affordable dwellings (SEPP RATES)						
1 bed		0.5	0	0		0
2 bed		1	12	12.0		20
3 + bed		1.5	52	78		83
Total			64	90		103
Car Parking Requirements for adaptable dwellings (AS/NZS 2890.6)						
Accessible		1 per adaptable unit	15	15		15 out of 115
Car Parking Requirements for visitors						
Visitor - Total		1 per 10		10.0		10
Visitor - Accessible		1 per 10	1	1.0		1 out of 10
Total cars				139		125
Bicycle Requirements						
Bicycle resident		1 space per 1 unit		77		77
Bicycle visitor		1 space per 10 unit		8		8
Motorbike		1 space per 10 unit		8		8
Total						85

Basement storage calculations exclude bicycle allocations, which are identified separately on the drawings

Other Requirements					
	Rate		Required (min.)		Proposed
Solar access (2+ HR)	70% of total apartmenst		70%		71.40%
Nil solar	15% of total apartments		15% (max.)		18.1%
Cross ventilation (ADG)	60% of total apartments	60%	45.6 units		60 units (78%)
Deep soil (ADG)	Site area >1,500sqm	Deep soil with Min 6 meter depth	7%		379.6 sqm(10.9%)
		Deep soil with Min 3 meter depth			455.1 sqm(13.3%)
Landscape (Housing SEPP)			30%		1445.3sqm (41.7%)
Communal Open Space		25%	866.925		971.6 sqm (28%)
Livable Units - Silver	20% (ADG)	100% (DCP)	20% (ADG)		15 units
Livable Units - Platinum (DCP)	0% (ADG)	15% (DCP)	0% (ADG)		0
Adaptable Units	0% (ADG)	20% (DCP)	20% (DCP)		15 units

Waste Generation						
	RATE	Litres/Week	Bin size	Bin No		
General waste	L/week	8880	660 L	15		
Recycling	L/week	4440	240 L	19		
cardboard	L/week	4440	660L	8		
FOGO	L/week	1850	240L	9		
				51		
	Chute A		Chute B			
Linear bins	660 L	2	660 L	3		5
service bins	660 L	2	660 L	2		4
		4		5		9

LEVEL	UNIT NO	TYPE/BED	AREA OF UNIT	POS or balcony
GF	GF-01	3 BED	105.9	83
	GF-02	3 BED	115.2	69
	GF-03	2 BED	84.6	36
	GF-04	2 BED	100.5	51
	GF-05	3 BED	97	61.3
	GF-06	3 BED	102.3	125.3
	GF-07	3 BED	104	111.7
	GF-08	3 BED	106.4	206.8
	GF-09	3 BED	96.5	83.6
L1	L1-01	3 BED	105.9	17.5
	L1-02	3 BED	115.2	18
	L1-03	3 BED	117.4	16.9
	L1-04	2 BED	86.5	12.4
	L1-05	3 BED	148.9	17
	L1-06	3 BED	149.6	17
	L1-07	2 BED	86.5	12.4
	L1-08	3 BED	119.3	12.4
	L1-09	3 BED	104	16.6
	L1-10	3 BED	106.4	12
	L1-11	3 BED	101.8	15.6
L2	L2-01	3 BED	106	17.5
	L2-02	3 BED	115.2	18
	L2-03	3 BED	121.3	12.7
	L2-04	2 BED	86.5	12.4
	L2-05	3 BED	148.9	17
	L2-06	3 BED	149.6	17
	L2-07	2 BED	86.5	12.4
	L2-08	3 BED	119.3	12.4
	L2-09	3 BED	104	16.6
	L2-10	3 BED	106.4	12
	L2-11	3 BED	101.8	15.6
L3	L3-01	3 BED	106	17.5
	L3-02	3 BED	115.2	18
	L3-03	3 BED	121.3	12.7
	L3-04	2 BED	86.5	12.4
	L3-05	3 BED	148.9	17
	L3-06	3 BED	149.6	17
	L3-07	2 BED	86.5	12.4
	L3-08	3 BED	119.3	12.4
	L3-09	3 BED	104	16.6
	L3-10	3 BED	106.4	12
	L3-11	3 BED	101.8	15.6
L4	L4-01	3 BED	105.9	17.5
	L4-02	2 BED	78.6	14.2
	L4-03	2 BED	84.3	12.7
	L4-04	2 BED	86.5	12.4
	L4-05	3 BED	148.9	17
	L4-06	3 BED	149.6	17
	L4-07	2 BED	86.5	12.4
	L4-08	3 BED	139.7	12.4
	L4-09	3 BED	116.2	31.6
	L4-10	2 BED	79.7	12.2
L5	L5-01	3 BED	105.9	17.5
	L5-02	2 BED	78.6	14.2
	L5-03	2 BED	84.3	12.7
	L5-04	2 BED	86.5	12.4
	L5-05	3 BED	148.9	17
	L5-06	3 BED	149.6	17
	L5-07	2 BED	86.5	12.4
	L5-08	3 BED	139.7	12.4
	L5-09	3 BED	116.2	31.6
	L5-10	2 BED	79.7	12.2
L6	L6-01	3 BED	105.9	17.5
	L6-02	2 BED	78.6	14.2
	L6-03	3 BED	125	35.1
	L6-04	3 BED	159.9	17
	L6-05	3 BED	162.5	17
	L6-06	3 BED	144.7	34.8
	L6-07	3 BED	116.2	31.6
	L6-08	2 BED	79.7	12.2
L7	L7 -01	3 BED	134.6	45.6
	L7 -02	3 BED	134.5	35.1
	L7 -03	3 BED	159.9	17
	L7 -04	3 BED	162.5	17
	L7 -05	3 BED	163.7	34.8
L8	L8 -01	4 BED	211.4	43.6
	L8 -02	4 BED	211.4	43.6

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ABN 36 147 035 550
Nominated Architect: Paul Bulavin NSW 7708

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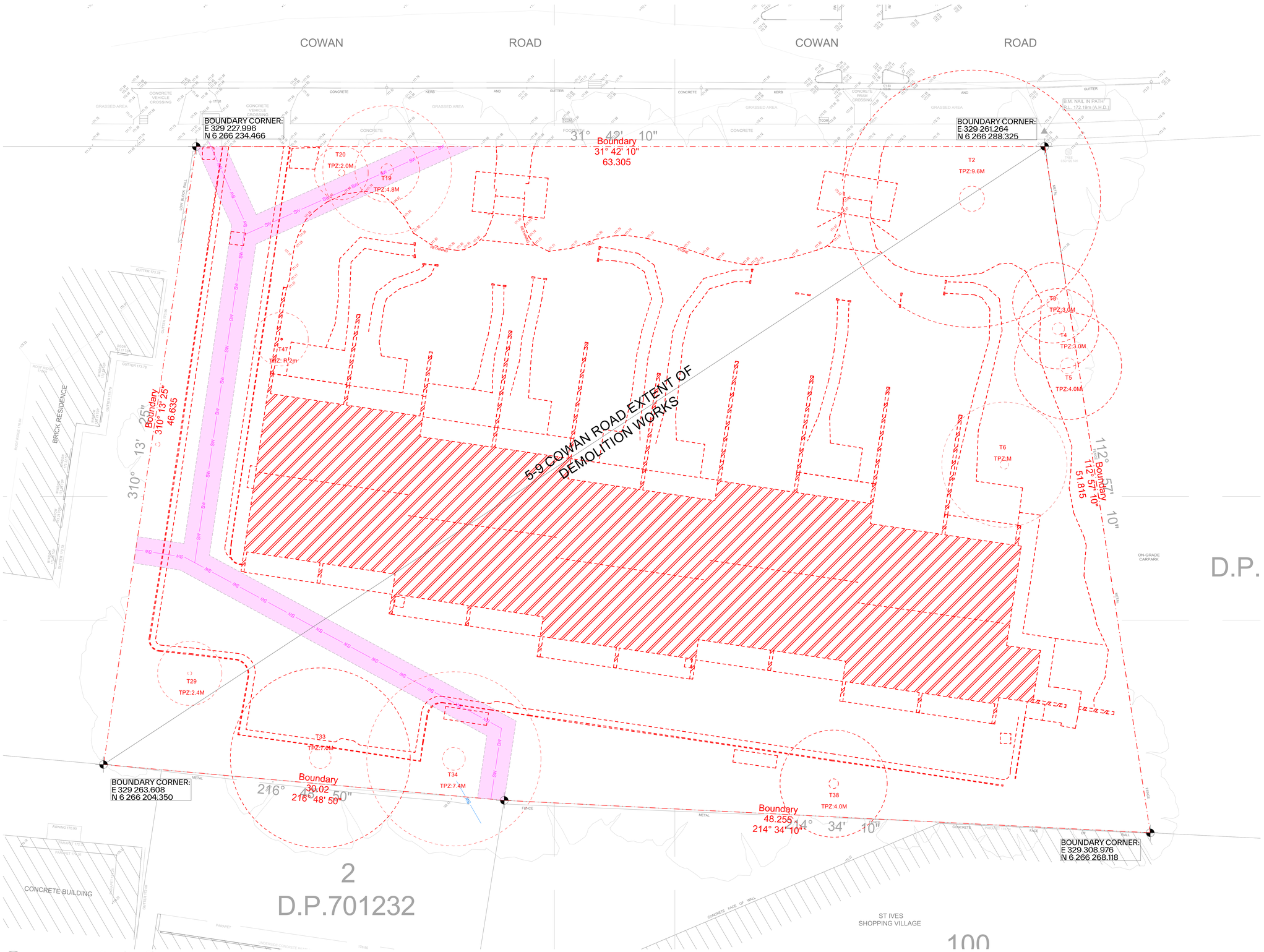
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 2:1@A0	DRAWING NO. DA001	ISSUE: 04
PROJECT NO. 2518		



1 Demolition Plan
1:100

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DEMOLITION LEGEND

STRUCTURE TO BE DEMOLISHED,
REFER TO SITE SURVEY

TREES TO BE REMOVED
REFER TO ARBORIST REPORT

SERVICE TO BE RELOCATED/
DIVERTED.
EXISTING SERVICES AFFECTED BY
DEVELOPMENT SHOWN PURPLE.
WHERE SERVICES ARE TO BE
RELOCATED, APPROVAL BY COUNCIL IS
REQUIRED
PRIOR TO RELOCATION.

DEMOLITION NOTES

ALL EXCAVATIONS AND BACKFILLING
ASSOCIATED WITH THE ERECTION OR
DEMOLITION OF A BUILDING MUST BE
EXECUTED SAFELY AND IN
ACCORDANCE WITH APPROPRIATE
PROFESSIONAL STANDARDS.
ALL EXCAVATIONS ASSOCIATED WITH
THE ERECTION OR DEMOLITION OF A
BUILDING MUST BE PROPERLY GUARDED
AND PROTECTED TO PREVENT THEM
FROM BEING DANGEROUS TO LIFE OR
PROPERTY.
DEMOLITION WORK MUST BE
UNDERTAKEN IN ACCORDANCE
WITH THE PROVISIONS OF
AS2601 - DEMOLITION OF STRUCTURES.

NOTE:
PLAN TO BE READ IN CONJUNCTION
WITH ARBORIST'S REPORTS.
ALL TREES THAT ARE SPECIFICALLY
NOMINATED TO BE RETAINED BY
NOTATION ON PLANS OR BY CONDITION
AS A REQUIREMENT OF THIS
CONSENT MUST BE MAINTAINED AND
PROTECTED DURING
DEMOLITION, EXCAVATION AND
CONSTRUCTION ON THE SITE IN
ACCORDANCE WITH AS4970-2009
(PROTECTION OF TREES ON
DEVELOPMENT SITES).

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Nominated Architect:
Paul Bulevich NSW 7766

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
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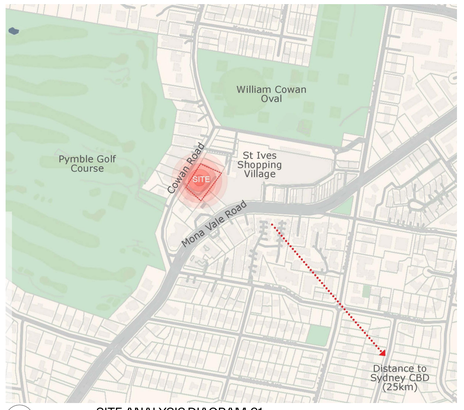
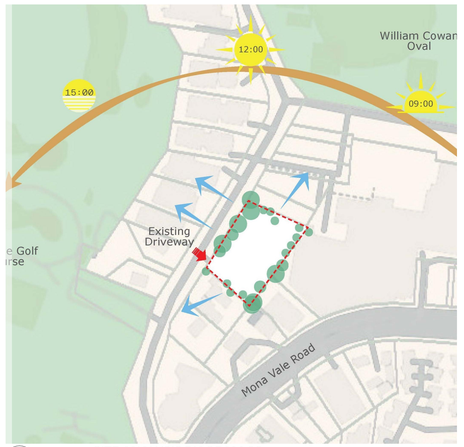
DRAWING TITLE:
Demolition Plan

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO: DA002	ISSUE: 04
PROJECT NO: 2518		

1 SITE ANALYSIS



2 SITE ANALYSIS DIAGRAM 01



3 SITE ANALYSIS DIAGRAM 02

3 SITE ANALYSIS DIAGRAM 03

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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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2050

ABN 36 147 035 550
Nominated Architect:
Paul Bulevich NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Site Analysis

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:166.7, 1:0.6@A0	DRAWING NO. **DA003**	ISSUE: **04**
PROJECT NO. 2518		

1 SITE PLAN
1:100

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	HIGH LIGHT 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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VB	EXTERNAL VENETIAN BLINDS

TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

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04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0
0 1 2 3 4 5m

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ABN 36 147 035 550
Nominated Architect: Paul Bulyaric NSW 7765

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Site Plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA004**	ISSUE: **04**
PROJECT NO. 2518		

COWAN ROAD

COWAN ROAD

BASEMENT 3
46 cars
33 bicycle

DEEP SOIL

ON-GRADE CARPARK

ST IVES SHOPPING VILLAGE

D.P.701232

31° 42' 10"

216° 48' 50"

214° 34' 10"

310° 13' 25"

112° 51' 10"

T1 TPZ:9.6M
T2 TPZ:9.6M
T3 TPZ:3.0M
T4 TPZ:3.0M
T5 TPZ:4.0M
T15 TPZ:8.8M
T16 TPZ:3.8M
T17 TPZ:5.5M
T18 TPZ:9.6M
T19 TPZ:4.8M
T20 TPZ:2.0M
T23 TPZ:3.8M
T24 TPZ:4.8m
T25 TPZ:4.6M
T26 TPZ:2.4M
T27 TPZ:2.0M
T28 TPZ:4.3M
T29 TPZ:2.4M
T30 TPZ:5.6M
T31 TPZ:3.6M
T32 TPZ:9.6M
T33 TPZ:7.0M
T34 TPZ:7.4M
T35 TPZ:6.5M
T36 TPZ:4.0M
T37 TPZ:7.8M
T38 TPZ:4.0M
T39 TPZ:6.2M
T40 TPZ:3.1M
T41 TPZ:4.3M
T42 TPZ:5.8M
T43 TPZ:4.4M
T44 TPZ:2.3M
T45 TPZ:8.2M
T46 TPZ:10.8M

B.M. NAIL IN PATH
R.L. 172.19m (A.H.D.)

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	HIGH-LIGHT 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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PT	PAINT FINISH TYPE
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RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
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TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

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Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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ABN 36 147 035 650
Nominated Architect: Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Basement 3 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO.: **DA100**	ISSUE: **04**
PROJECT NO.: 2518		

GENERAL NOTES:

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FHR	FIRE HOSE REEL
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GC	GARBAGE CHUTE
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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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EXISTING TREES TO BE RETAINED

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Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

N

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ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Basement 2 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO.: **DA101**	ISSUE: **04**
PROJECT NO.: 2518		

COWAN ROAD

COWAN STREET ABOVE

COWAN ROAD

BOULEVARD

FOOTPATH

CONCRETE VEHICLE CROSSING

GRASSED AREA

CONCRETE

KERB

GUTTER

GUTTER

CONCRETE

KERB

CONCRETE VEHICLE CROSSING

CONCRETE

GRASSED AREA

FOOTPATH

GUTTER

B.M. NAIL IN PATH
R.L. 172.19m (A.H.D.)

6 m SETBACK

9 m SETBACK

12 m SETBACK

4.5 m SETBACK

6 m SETBACK

9 m SETBACK

4.5 m SETBACK

6 m SETBACK

9 m SETBACK

T23
TPZ:3.8M

T20
TPZ:2.0M

T19
TPZ:4.8M

T18
TPZ:9.6M

T17
TPZ:5.5M

T16
TPZ:3.8M

T15
TPZ:8.8M

T2
TPZ:9.6M

T1
TPZ:9.6M

31° 42' 10"

T24
TPZ:4.8m

T25
TPZ:4.6M

T26
TPZ:2.4M

T27
TPZ:2.0M

T28
TPZ:4.3M

T29
TPZ:2.4M

T30
TPZ:5.6M

T31
TPZ:3.6M

T32
TPZ:9.6M

T33
TPZ:7.0M

T34
TPZ:7.4M

T35
TPZ:6.5M

T36
TPZ:4.0M

T37
TPZ:7.8M

T38
TPZ:4.0M

T39
TPZ:6.2M

T40
TPZ:3.1M

T41
TPZ:4.3M

T42
TPZ:5.8M

T43
TPZ:4.4M

T44
TPZ:2.3M

T45
TPZ:8.2M

T46
TPZ:10.8M

T3
TPZ:3.0M

T4
TPZ:3.0M

T5
TPZ:4.0M

216° 48' 50"

112° 51' 10"

FIRE TANK ROOM
(ON-SITE CONCRETE)

STOR

ELECTRICAL & COMM
MAIN SWITCH ROOM

CONVEX MIRROR

RAMP FROM B2

BASEMENT 1
33 cars
7 bicycles

Fire stairs

Hose

Chute discharge room Core A

SHARED ZONE
2500mm min height clearance

Accessible P
Visitor
2500 mm min height clearance

SRV PARKING BAY

PUMP ROOM

RL +97.00

5 visitor bycles

Hose

BULKY WASTE ROOM

Chute discharge room Core B

LIFT CORE

STOR

Visitor

ON-GRADE CARPARK

CONVEX MIRROR

BIN HOLDING ROOM

General Waste: 11 x 660L bins
Paper & Cardboard Recycling: 11 x 660L bins
Recycling: 11 x 660L bins Paper
Cardboard Recycling: 8 x 660L Bins

Bin tipper

Visitor

STOR

POTABLE WATER PUMP ROOM

DEEP SOIL

ST IVES SHOPPING VILLAGE

2
D.P.701232

GENERAL NOTES:

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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R	240L RECYCLING BIN
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Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

N

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Surry Hills NSW 2050

ABN 36 147 035 550
Nominated Architect:
Paul Bulevich NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Basement 1 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA102**	ISSUE: **04**
PROJECT NO: 2518		

GENERAL NOTES:

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0 1 2 3 4 5m

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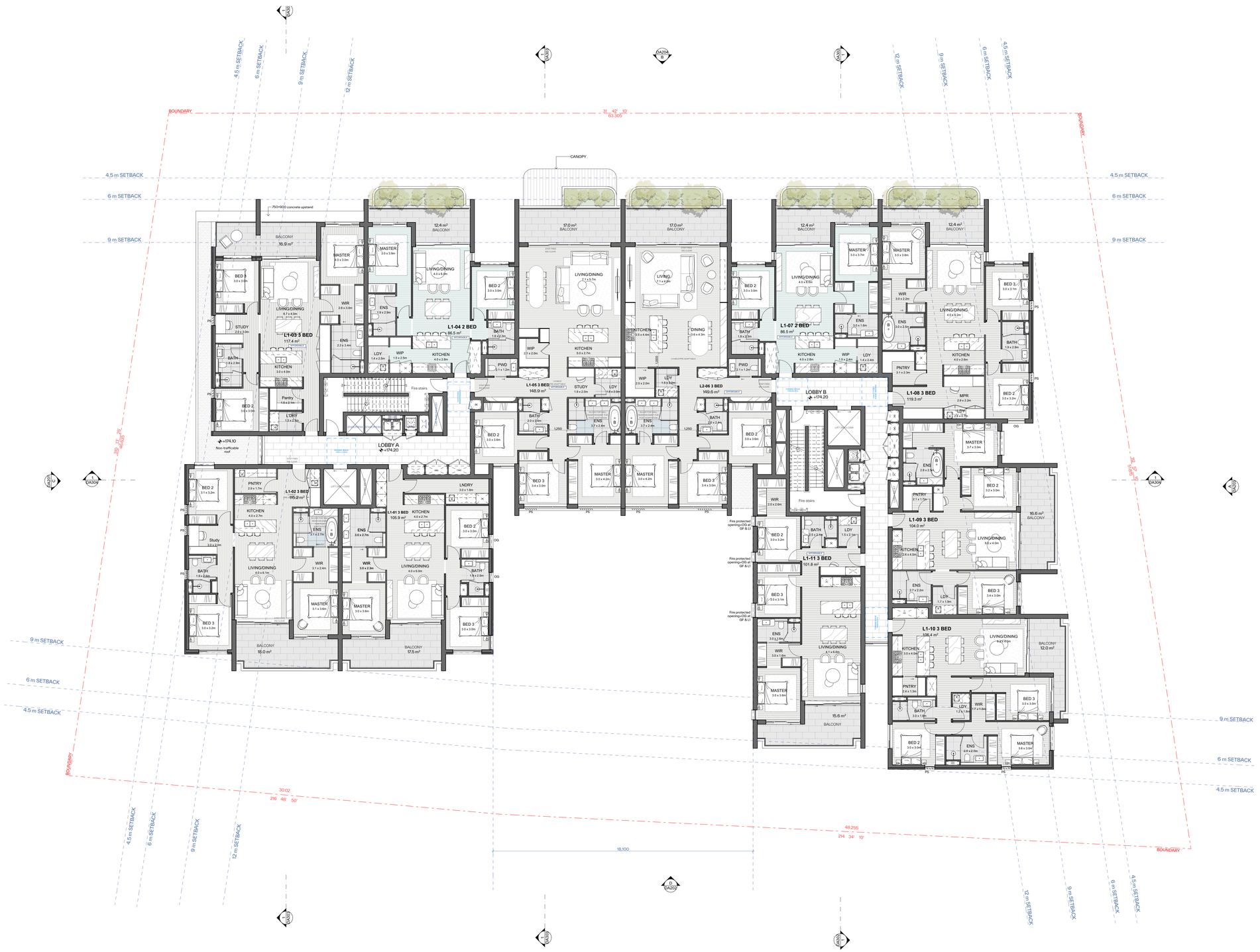
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Ground floor plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO.: **DA103**	ISSUE: **04**
PROJECT NO.: 2518		



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Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

N

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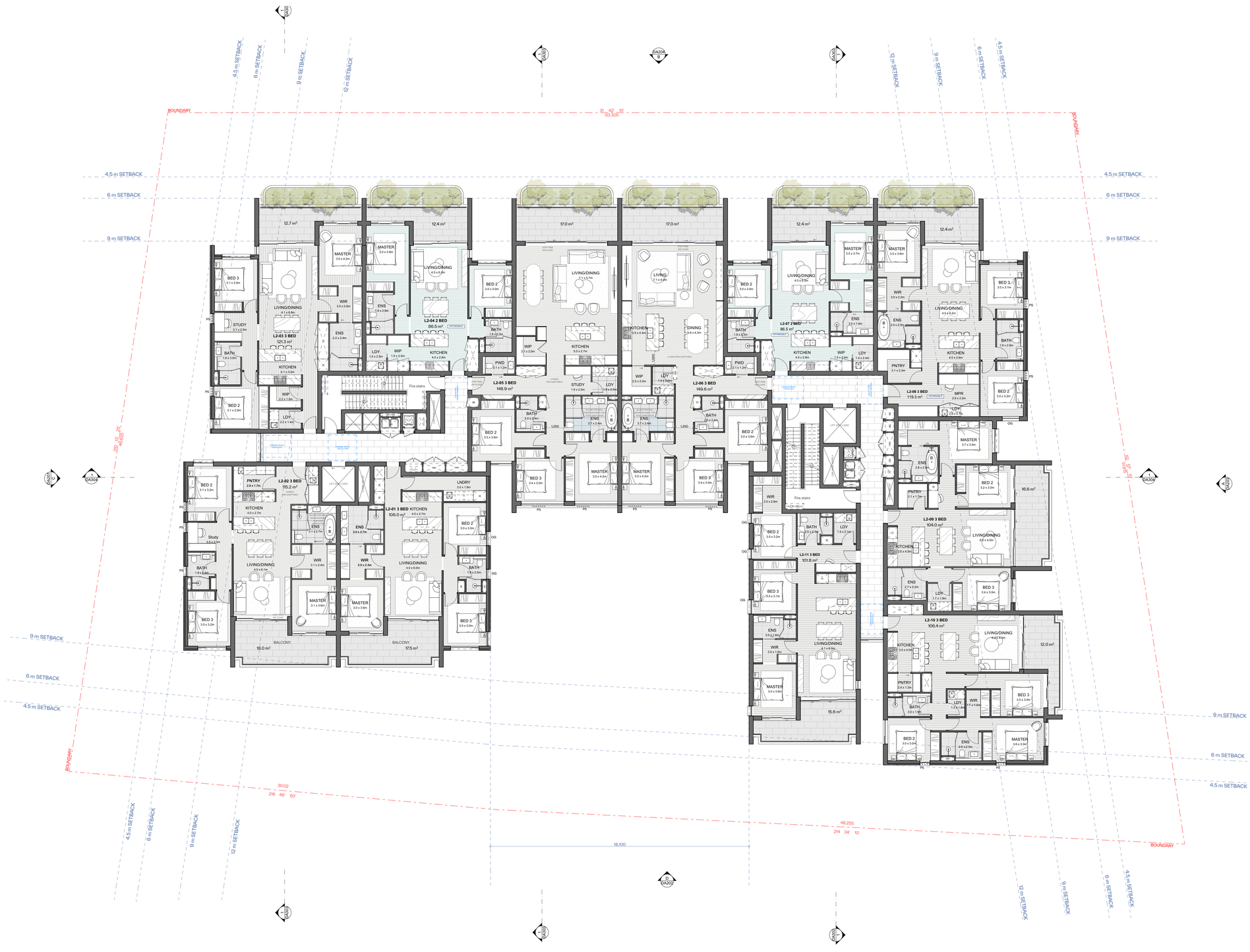
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 1 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA104**	ISSUE: **04**
PROJECT NO. 2518		



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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	HIGH-LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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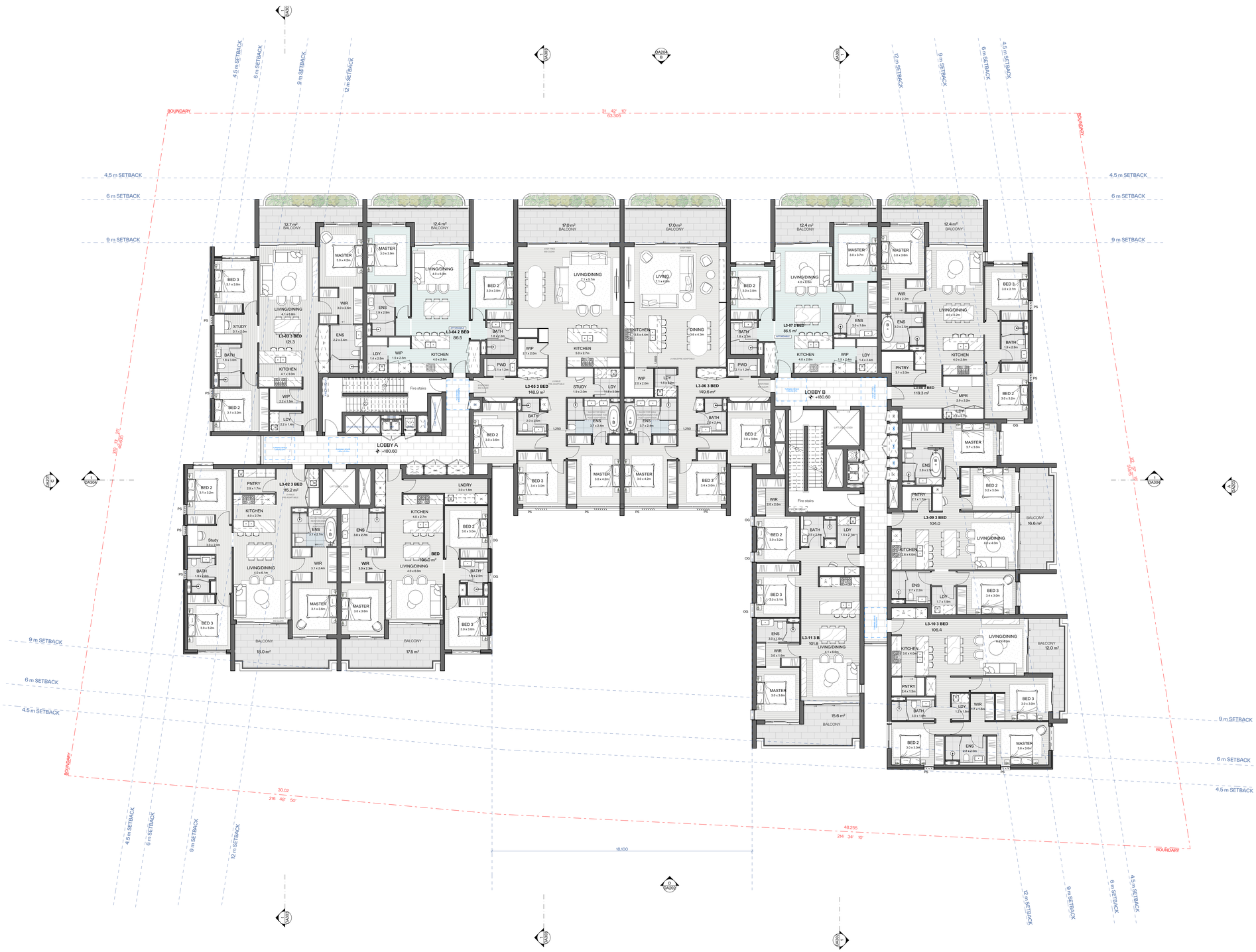
ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 2 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA105**	ISSUE: **04**
PROJECT NO. 2518		



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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	HIGH-LIGHT 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
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
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Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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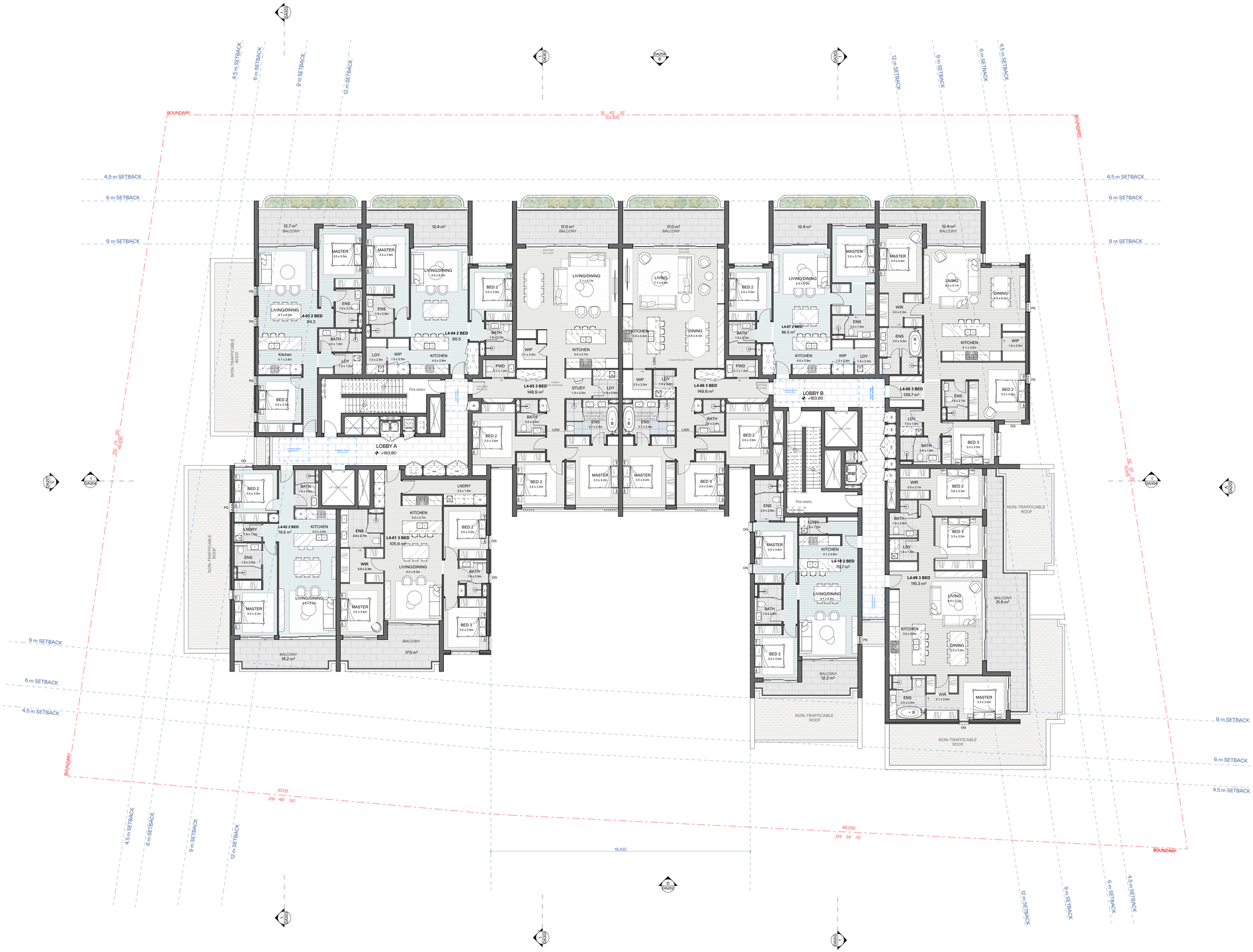
ABN 35 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 3 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: DA106	ISSUE: 04
PROJECT NO. 2518		



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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	HIGH-LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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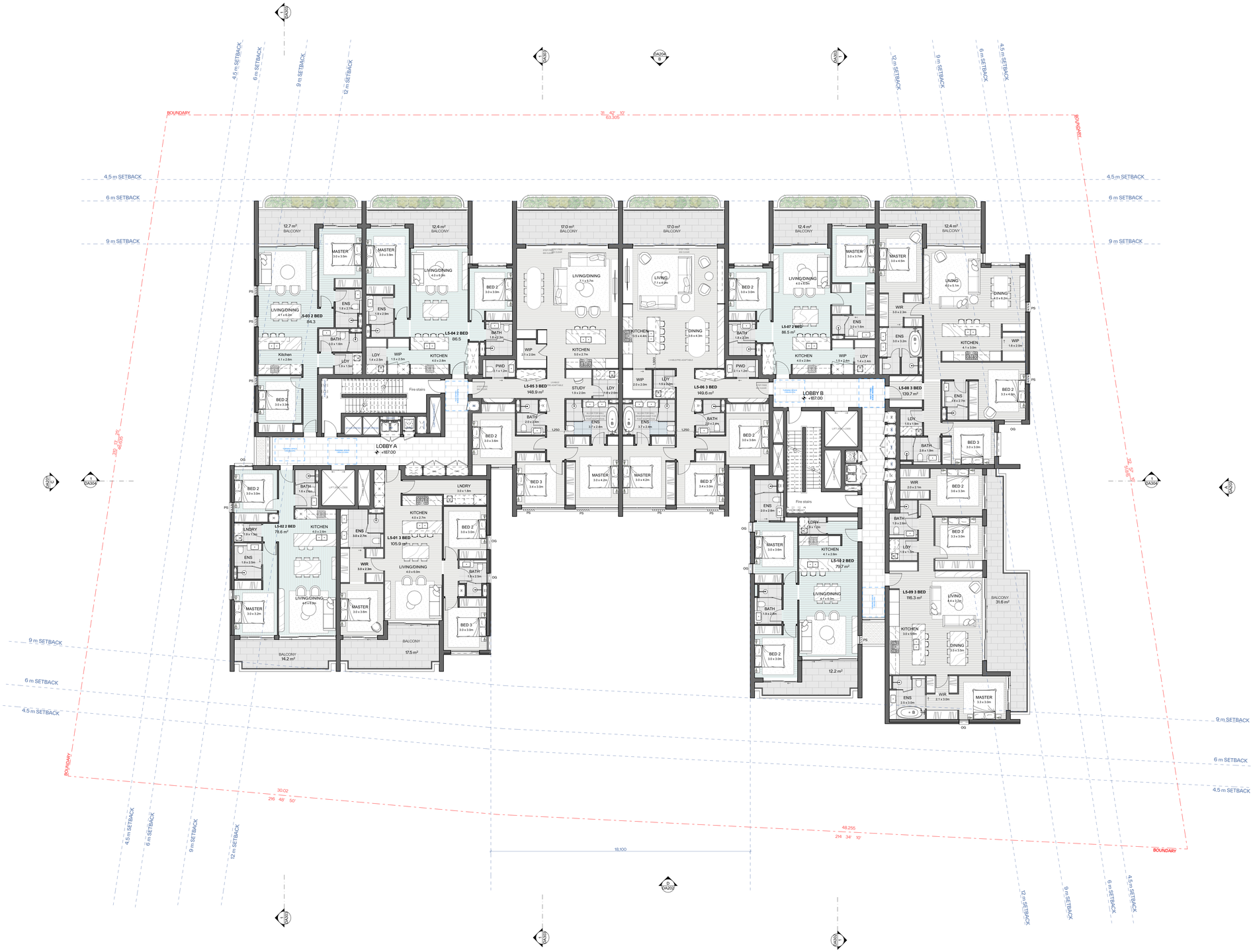
ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 4 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA107**	ISSUE: **04**
PROJECT NO. 2518		



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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	HIGH-LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 35 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 5 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA108**	ISSUE: **04**
PROJECT NO. 2518		

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	HIGH-LIGHT 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 BALLISTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALISTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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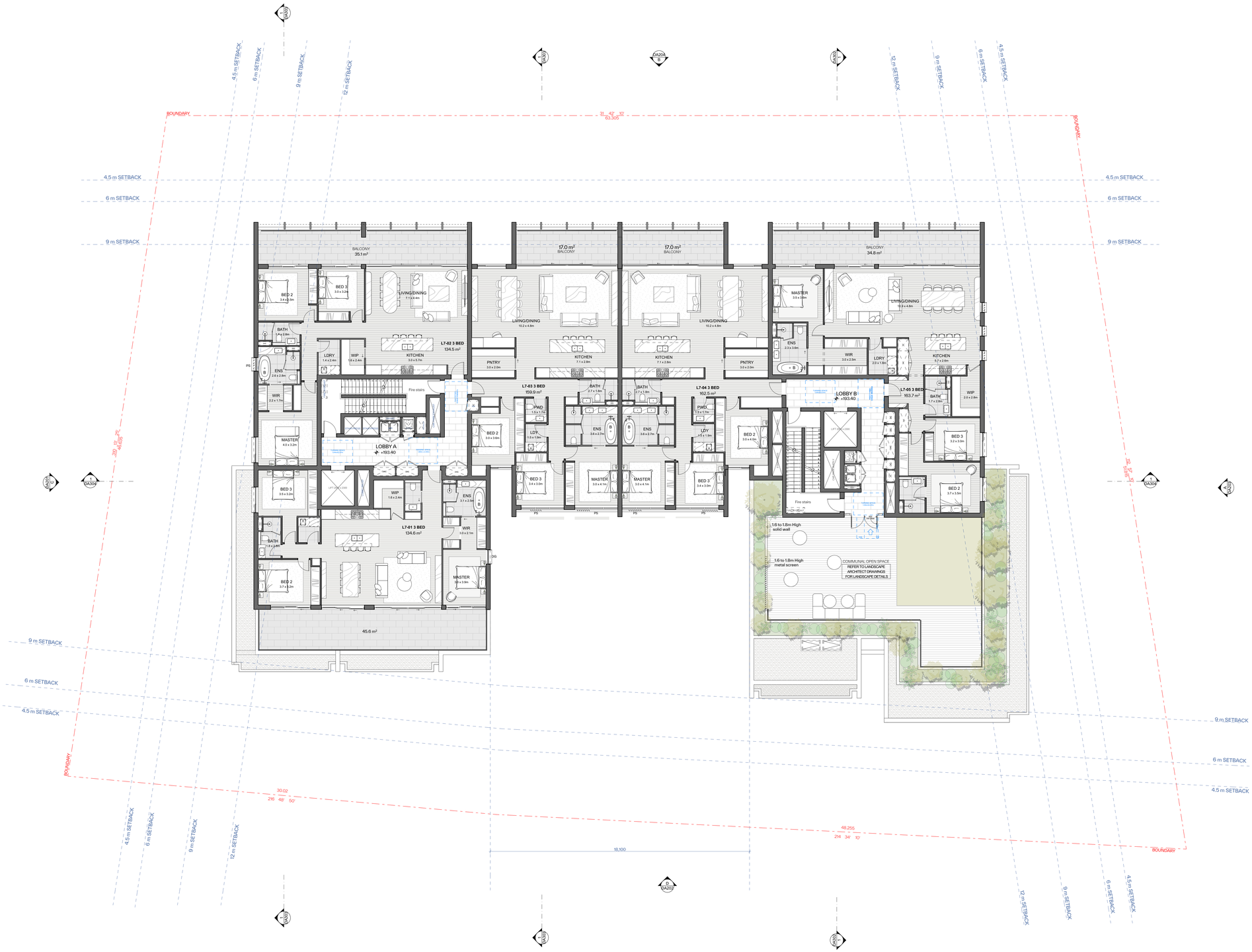
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 6 plan

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:100@A0	DRAWING NO: DA109	ISSUE: 04
PROJECT NO: 2518		



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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	HIGH-LIGHT 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 BALLISTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALISTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 7 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO. DA110	ISSUE: 04
PROJECT NO. 2518		

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	HIGH-LIGHT 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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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS+	PRIVACY SCREEN (TO FUTURE SELECTION)
PT+	PAINT FINISH TYPE+
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
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Scale Bar 1 : 100 @ A0

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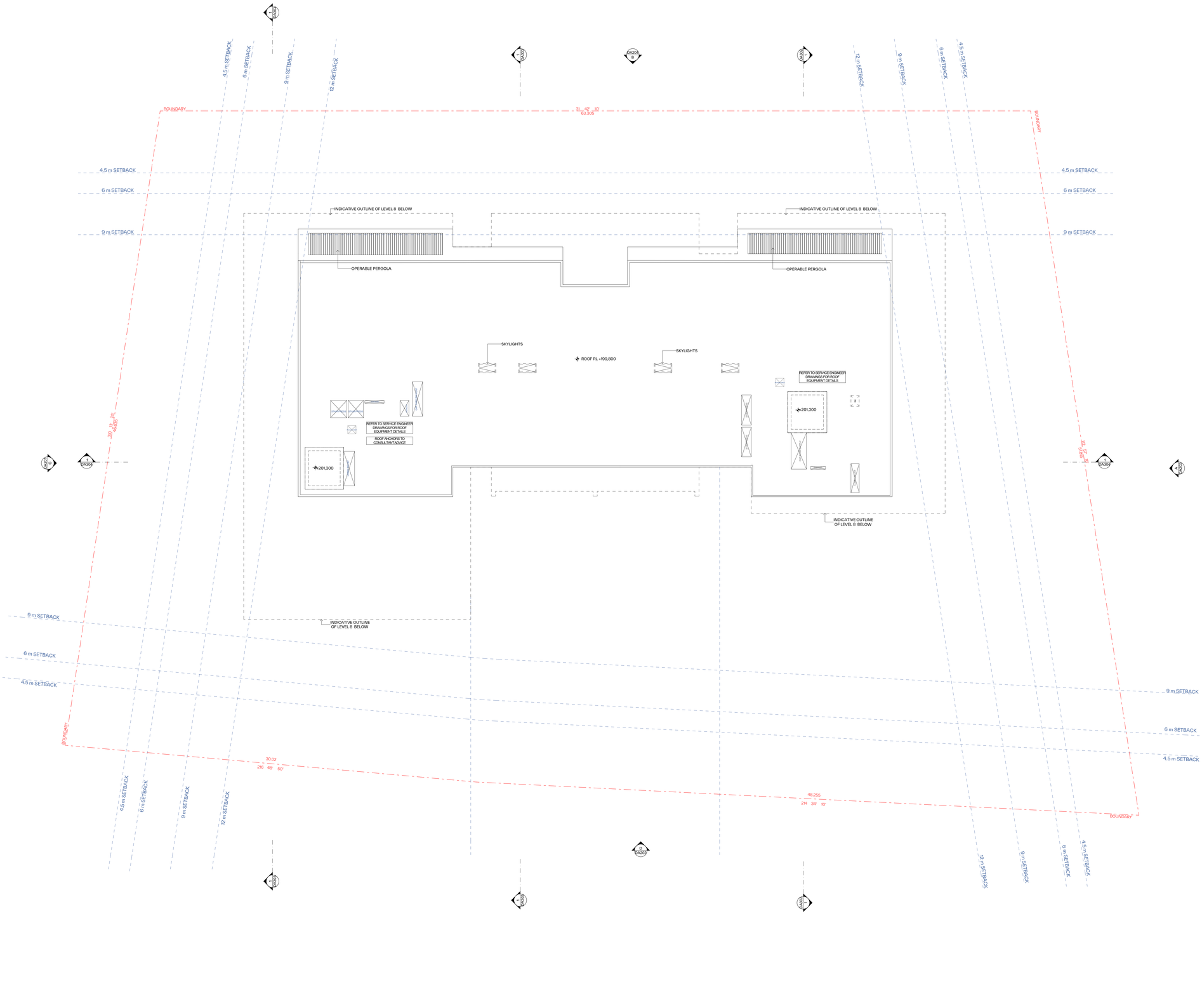
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Level 8 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: DA111	ISSUE: 04
PROJECT NO. 2518		



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LEGEND:

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SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

N

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PROSPER

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7168

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Roof plan

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA112**	ISSUE: **04**
PROJECT NO. 2518		

1 Elevation A-North East
1:100

GENERAL NOTES:

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- 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	HIGH-LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

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 Bulevich NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Elevation Sheet 1

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:100@A0	DRAWING NO: **DA201**	ISSUE: **04**
PROJECT NO: 2518		

2 Elevation B - North West
1:100

GENERAL NOTES:

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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	HIGH LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

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 Bulevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Elevation Sheet 2

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:100@A0	DRAWING NO: **DA202**	ISSUE: **04**
PROJECT NO: 2518		

1 Elevation C - South East
1:100

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	HIGH-LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Elevation Sheet 3

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:100@A0	DRAWING NO: **DA203**	ISSUE: **04**
PROJECT NO: 2518		

1 Elevation D - South West
1:100

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	HIGH LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

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02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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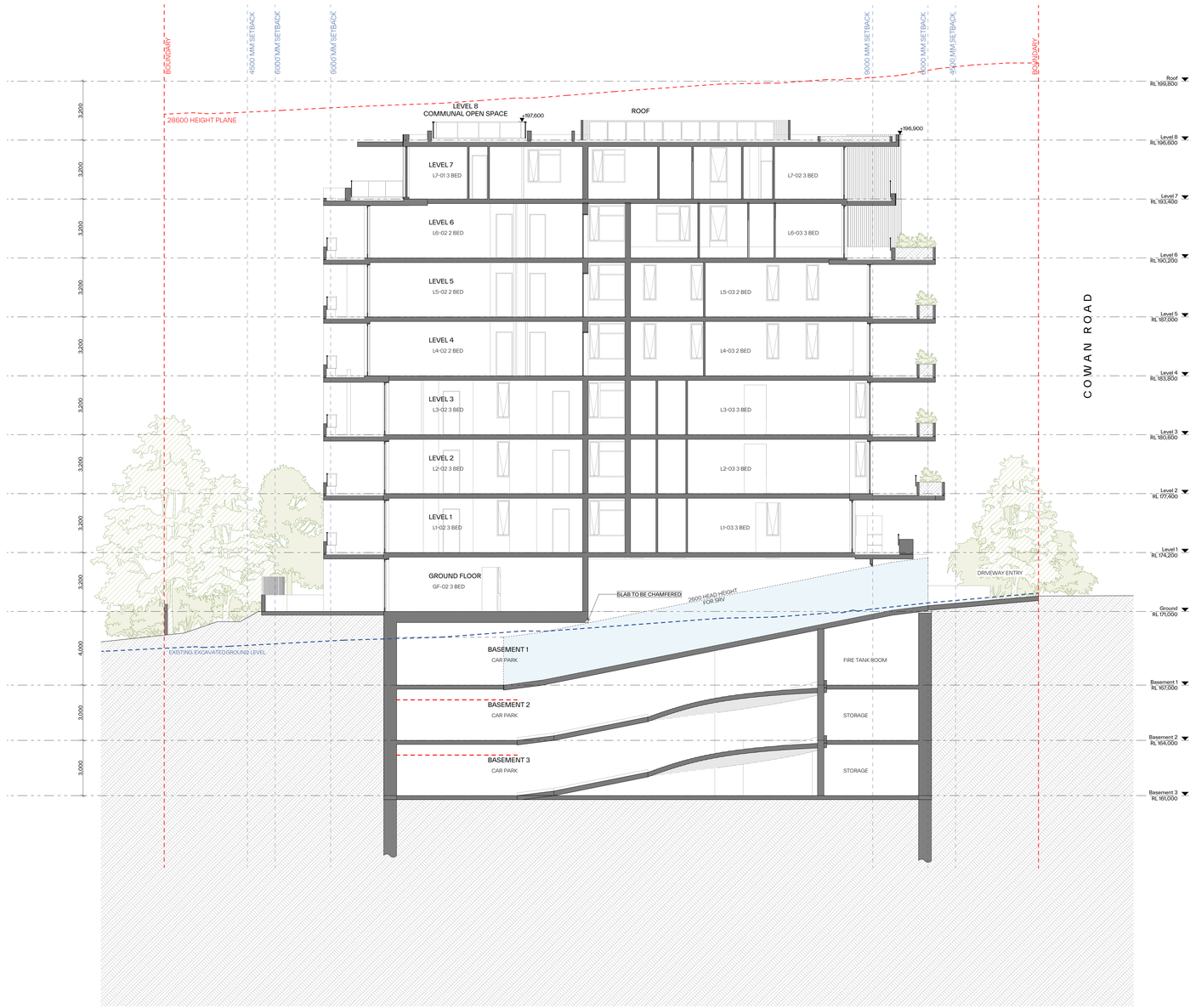
ABN 36 147 035 550
Nominated Architect:
Paul Bulevich NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Elevation Sheet 4

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO. DA204	ISSUE: 04
PROJECT NO. 2518		



1 SECTION A
1:100

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
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FH	FIRE HYDRANT
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HW	HIGH LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

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03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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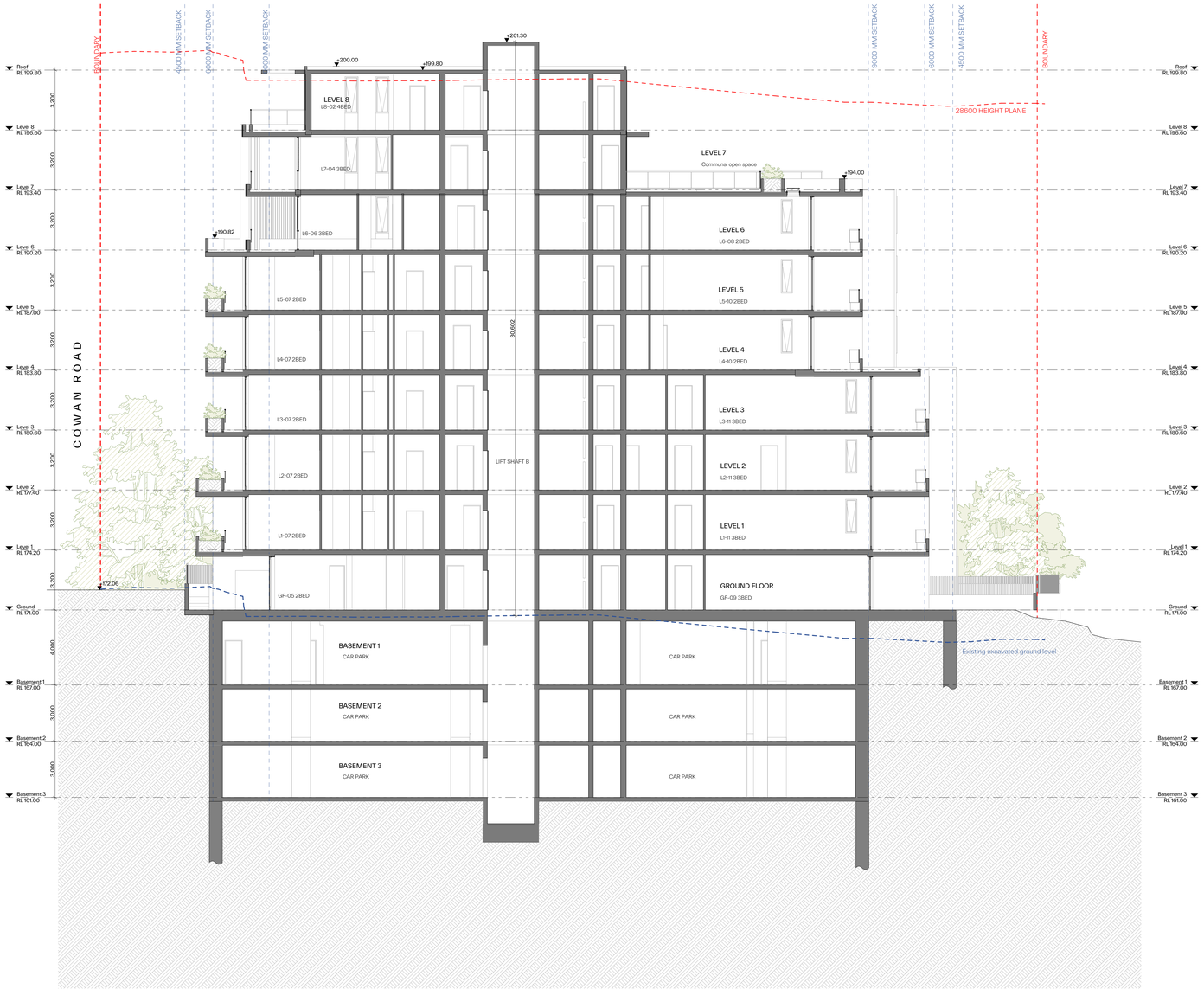
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Section Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO: DA301	ISSUE: 04
PROJECT NO: 2518		



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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGH-LIGHT WINDOW
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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 BALLISTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	5/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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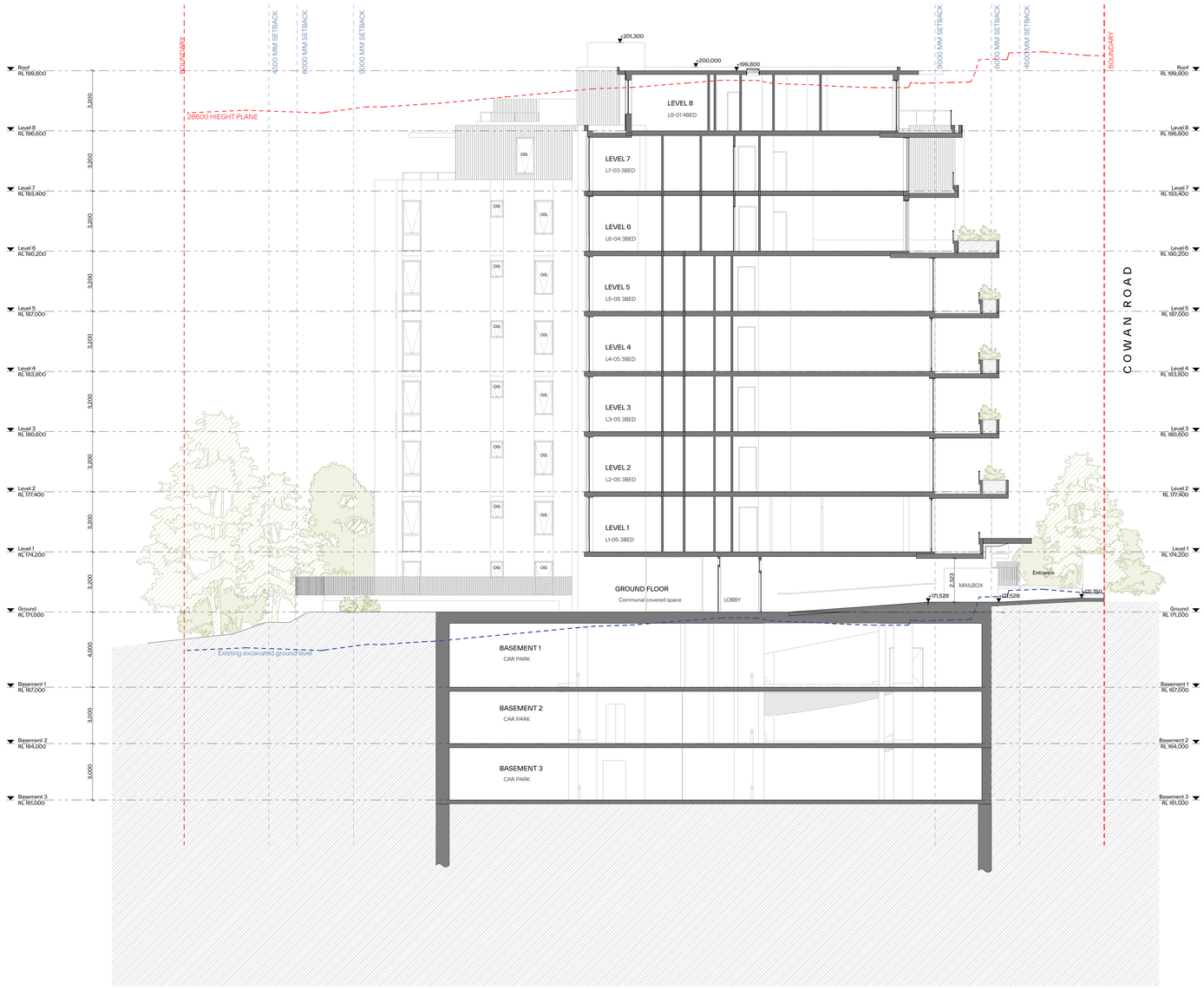
ABN 26 147 035 550
Nominated Architect:
Paul Buljevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Section Sheet 2

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO: **DA302**	ISSUE: **04**
PROJECT NO: 2518		



GENERAL NOTES:

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LEGEND:

AW	AWNING
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FH	FIRE HYDRANT
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GC	GARBAGE CHUTE
HW	HIGH-LIGHT 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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AW	AWNING (TO FUTURE DETAIL)
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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS×	PRIVACY SCREEN (TO FUTURE SELECTION)
PT×	PAINT FINISH TYPE×
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

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Issue	Date	Description
01	19/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

CLIENT:
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Level 2, 52 Albion Street,
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ABN 36 147 035 050
Nominated Architect:
Paul Buljevic NSW 7168

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Section Sheet 3

DRAWING BY: Nil	CHECKED BY: LC	DATE:
SCALE: 1:100@A0	DRAWING NO: **DA303**	ISSUE: **04**
PROJECT NO. 2518		

1 SECTION D
1:100

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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/12/2025	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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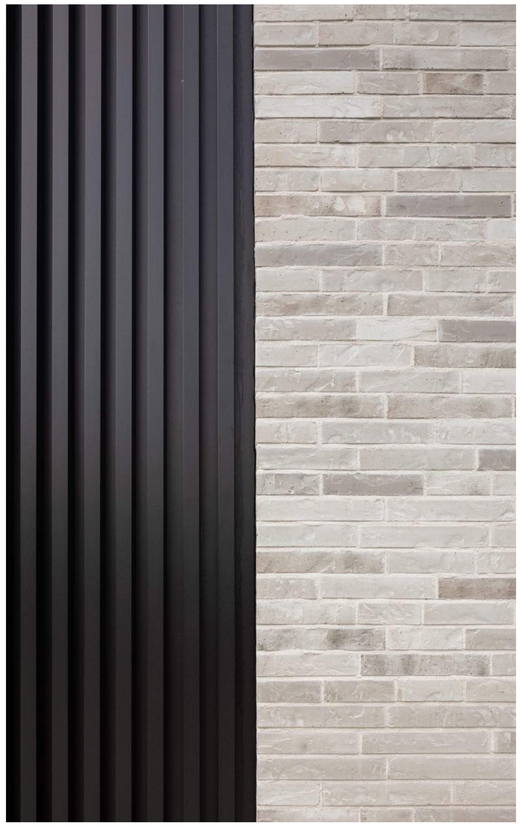
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Bulpett NSW 7765

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Section Sheet 4

DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO: **DA304**	ISSUE: **04**
PROJECT NO. 2518		



EF01 PGH BRICK

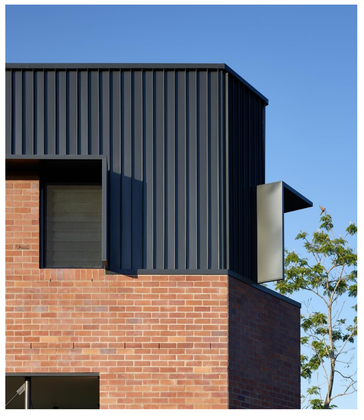
MONTAUK OR SIMILAR

EF02 RENDERED PAINTED WALLS

COLOUR - DULUX NATURAL WHITE OR SIMILAR

EF22 RENDERED PAINTED WALLS

DARK COLOUR - DULUX MONUMENT OR SIMILAR



EF03 1:COLORBOND FROM LYSAGHT

COLOUR : MONUMENT OR SIMILAR

EF04 ALUMINIUM FRAME GLAZING

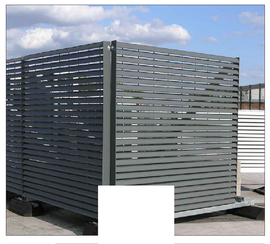
POWDERCOAT - MONUMENT OR SIMILAR

EF08 PAINTED SOFFIT

COLOUR - DULUX NATURAL WHITE OR SIMILAR

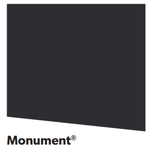
EF05 VERTICAL BATTEN FENCING

POWDERCOAT -MONUMENTOR SIMILAR



EF06 [illegible] SCREEN

POWDERCOAT -MONUMENT OR SIMILAR



Monument®
SA = 0.73. BCA = D

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	HIGH LIGHT 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)
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PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
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RW	RENDERED FINISH/SELECTED PAINT FINISH
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VB	EXTERNAL VENETIAN BLINDS

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01	16/09/2025	ISSUE FOR SSDA SUBMISSION
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04	9/04/2026	ISSUE FOR SSDA SUBMISSION

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Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Finishes Schedule

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: @A0	DRAWING NO: **DA400**	ISSUE: **04**
PROJECT NO. 2518		

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	HIGH-LIGHT 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

Issue	Date	Description
01	18/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

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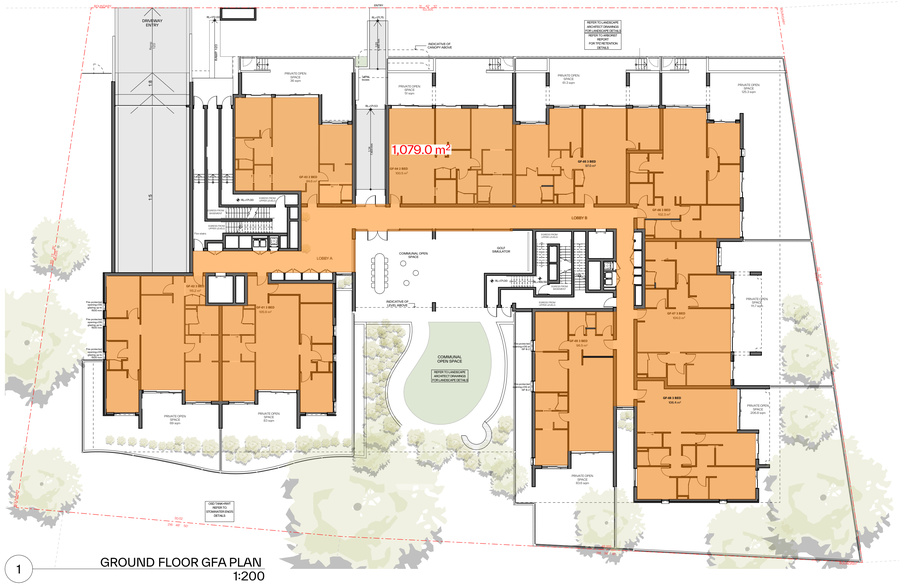
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7168

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Photomontage

DRAWING BY:	CHECKED BY:	DATE:
Nt	LC	
SCALE: @A0	DRAWING NO: **DA410**	ISSUE: **04**
PROJECT NO: 2518		



1 GROUND FLOOR GFA PLAN
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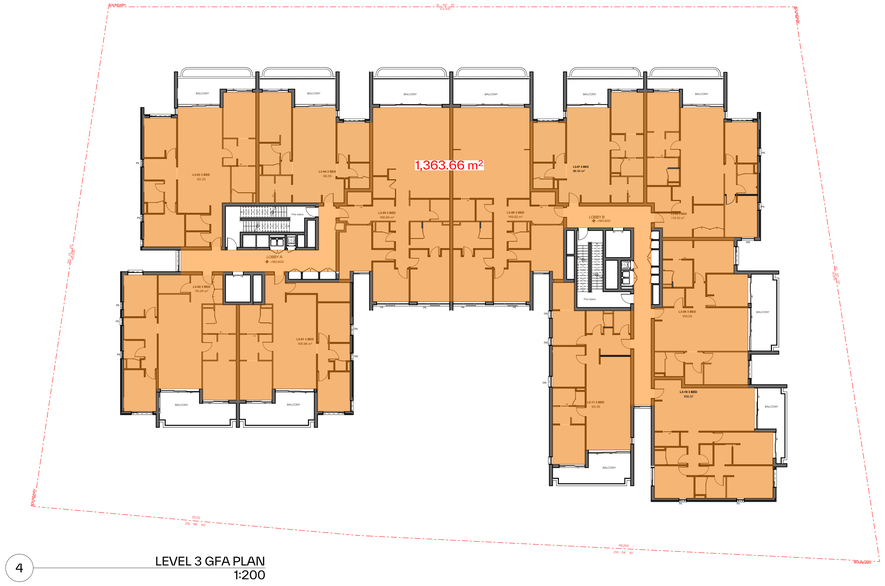
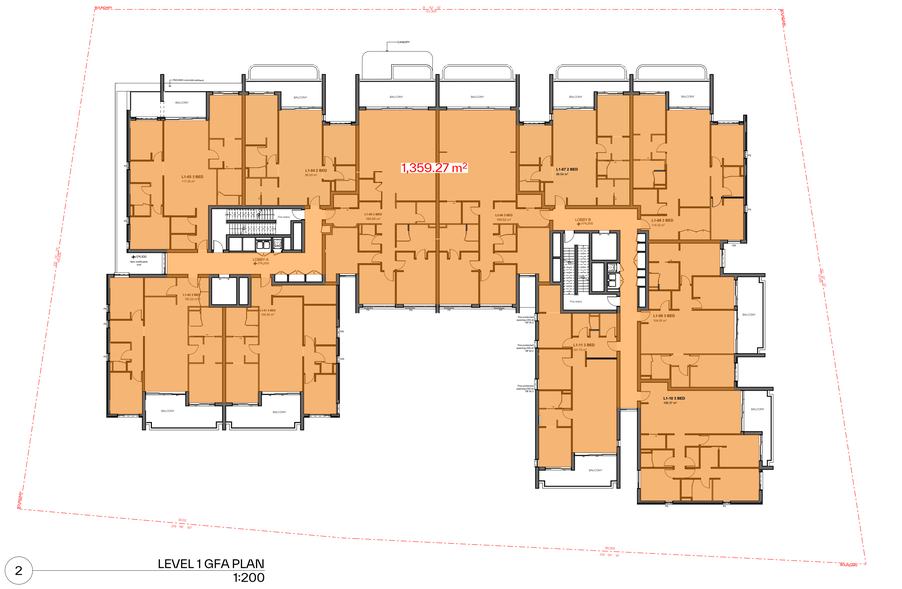


4 LEVEL 3 GFA PLAN
1:200



2 LEVEL 1 GFA PLAN
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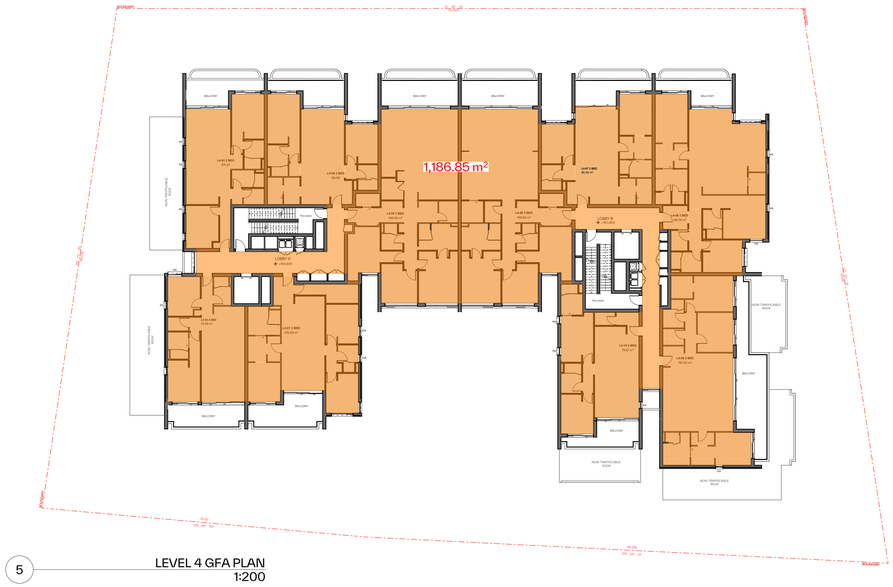

5 LEVEL 4 GFA PLAN
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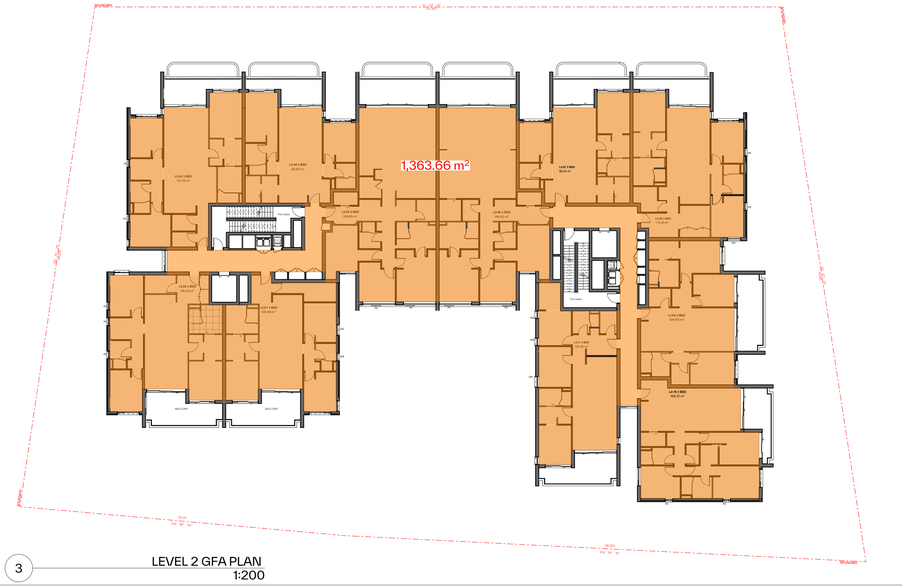

3 LEVEL 2 GFA PLAN
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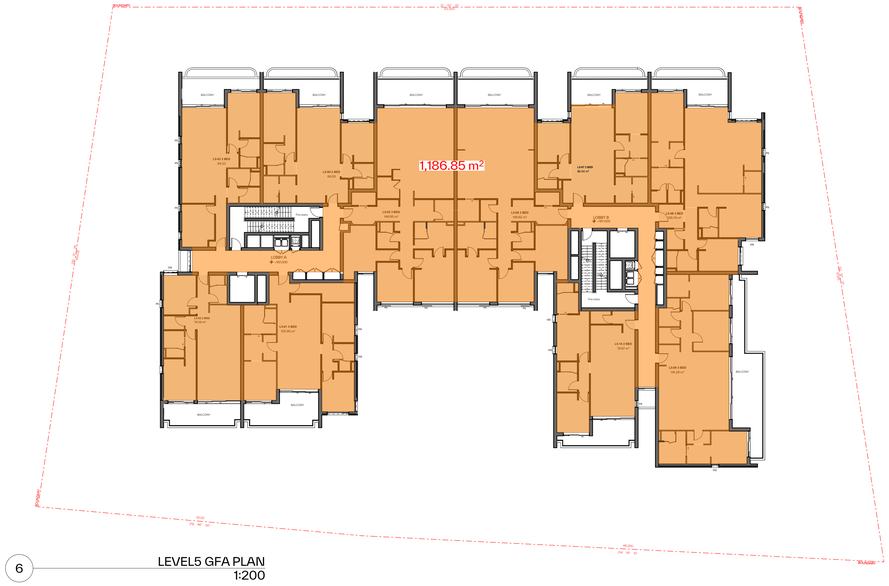

6 LEVEL5 GFA PLAN
1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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HW	HIGH-LIGHT 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 BALLISTRADE (TO BCA/AUS STANDARDS)
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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

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3467.7
ZONE: R3

Permissible GFA (utilising affordable housing 30% bonus): 9917.6 sqm

GROSS FLOOR AREA	
Ground	1,079.0
Level 1	1,359.3
Level 2	1,363.7
Level 3	1,363.7
Level 4	1,186.8
Level 5	1,186.8
Level 6	1,071.6
Level 7	829.8
Level 8	476.9
	9,917.6 m²

Issue	Date	Description
01	4/02/2026	ISSUE FOR SSDA SUBMISSION
02	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

N

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Surry Hills NSW 2010

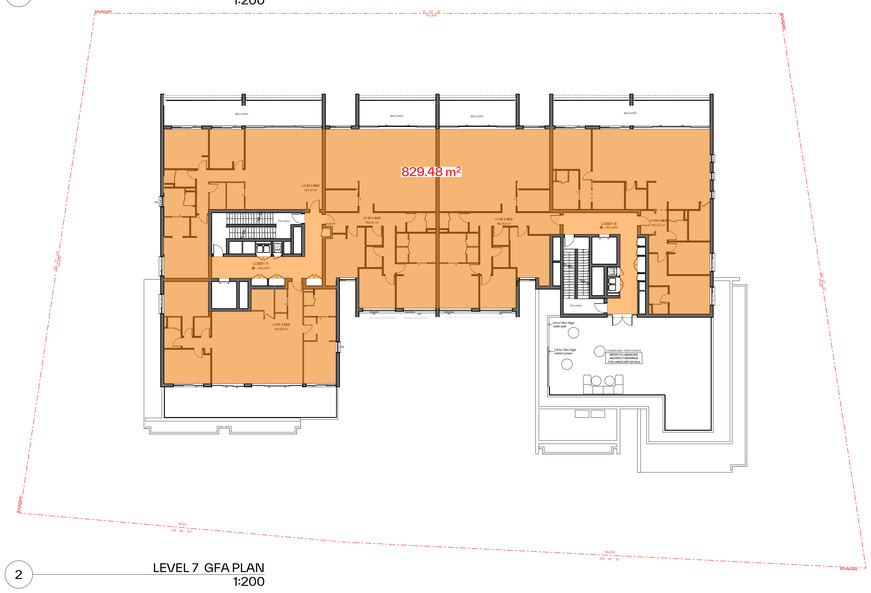
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

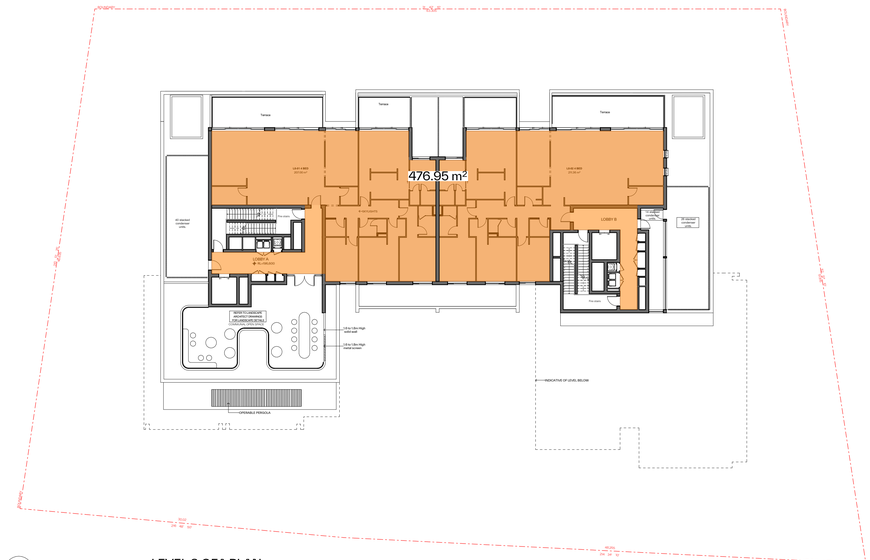
DRAWING TITLE:
GFA Diagram sheet 1

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:200, 10.8@A0	DRAWING NO: DA500	ISSUE: 04
PROJECT NO: 2518		

1 Level 6 GFA PLAN
1:200



2 LEVEL 7 GFA PLAN
1:200



3 LEVEL 8 GFA PLAN
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	HIGH-LIGHT 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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PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3467.7
ZONE: R3

Permissible GFA (utilising affordable housing 30% bonus): 9917.6 sqm

GROSS FLOOR AREA	
Ground	1,079.0
Level 1	1,359.3
Level 2	1,363.7
Level 3	1,363.7
Level 4	1,186.8
Level 5	1,186.8
Level 6	1,071.6
Level 7	829.8
Level 8	476.9
	9,917.6 m²

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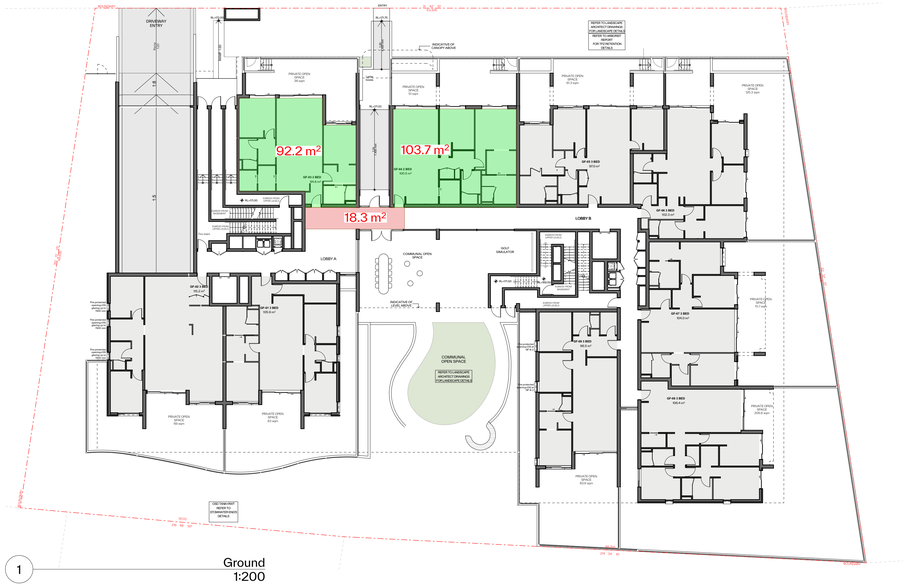
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Bulyaev NSW 7765

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
GFA Diagram sheet 2

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:0.8@A0	DRAWING NO: **DA501**	ISSUE: **04**
PROJECT NO. 2518		



1 Ground
1:200

2 Level 1
1:200

3 Level 2
1:200

4 Level 3
1:200

GENERAL NOTES:

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LEGEND:

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

Affordable unit allocation in addition to part of the circulation.

GF
GF-03
GF-04

Level 1
L1-03
L1-04
L1-05
L1-06
L1-07
L1-11

Level 2
L2-04
L2-07
L2-08

Level3
L3-04
L3-07

PERMISSABLE GFA = 9917.6
AFFORDABLE GFA = 15% X 9917.6 = 1487.64

AFFORDABLE HOUSING-GFA	
Ground	214.2
Level 1	761.1
Level 2	317.6
Level 3	194.7
	1,487.6 m²

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3407.7
ZONE: R3

Permissible GFA (utilising affordable housing 30% bonus): 9917.6 sqm

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
PROSPER

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 26 147 035 550
Nominated Architect: Paul Buljevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Affordable housing GFA diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:100, 2:1@A0	DRAWING NO: **DA502**	ISSUE: **04**
PROJECT NO: 2518		

1 Ground floor deep soil diagram
1:200

2 Ground floor landscape diagram
1:200

GENERAL NOTES:

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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:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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RP	RIVER PEBBLES
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VB	EXTERNAL VENETIAN BLINDS

DEEP SOIL AREA

LEGEND:

- DEEP SOIL AREA (6m- Min)
- DEEP SOIL AREA (3m- Min)
- EXTENT OF BASEMENT AREA

PROPERTY DETAILS:

SITE AREA: 3,467.7 sqm

ADG DEEP SOIL REQUIREMENT (SE-1):
Site Area > 1,500 sqm – 7% & (6m Min)
Proposed: 370.6 sqm (10.9%)

ADDITIONAL PROPOSED DEEP SOIL AREA (3m Min):
463.1 sqm (13.3%)

Total Area :834.9 sqm

LANDSCAPE AREA

LANDSCAPED AREA SUMMARY:

LANDSCAPE AREA PROPOSED AT GF = 1066.7 sqm
LANDSCAPE AREA PROPOSED AT L1 = 33.5 sqm
LANDSCAPE AREA PROPOSED AT L2 = 44.2 sqm
LANDSCAPE AREA PROPOSED AT L3 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L4 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L5 = 25.3 sqm
LANDSCAPE AREA PROPOSED AT L6 = 81.8 sqm
LANDSCAPE AREA PROPOSED AT L7 = 52.5 sqm
LANDSCAPE AREA PROPOSED AT L8 = 90.7 sqm

TOTAL LANDSCAPE AREA PROPOSED= 1445.3 sqm (41.7%)

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02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
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Scale Bar 1 : 200 @ A0

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

ABN 36 147 035 050
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Landscape & Deep soil diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:1@A0	DRAWING NO: **DA510**	ISSUE: **04**
PROJECT NO: 2518		

T20 TO BE REMOVED TREES ARE NOT ALLOWED WITHIN ZONE OF SIGHT TRIANGLE OF DRIVEWAY

T19 TO BE REMOVED BOOSTER NEEDS TO LOCATE NEAR FIRE TANK IN B1

T18 TO BE RETAINED, CANOPY DESIGN HAS BEEN UPDATED TO SUIT

T17 TO BE RETAINED

RAISED DECK PATHWAY/ENTRY

T2 TO BE REPLACED BY A SIMILAR TREE

T24 TO BE RETAINED, PROPOSE CORRECT SITE SUPERVISION FOR INGROUND WORKS AROUND STORMWATER.

INDICATIVE OF LEVEL ABOVE

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DETAILS

REFER TO ARBORIST REPORT FOR TPZ RETENTION DETAILS

OSD TANK/RWT REFER TO STORMWATER ENGS DETAILS

T20 RL=72.00 TPZ:2.0M SRZ1900 — T19 TPZ:4.8M SRZ 2,400 — T18 TPZ:9.6M SRZ 3,400 — T17 TPZ:5.5M SRZ 2,600 — T16 TPZ:3.8M SRZ2,300 — T15 TPZ:8.8M SRZ 3,200 — T2 TPZ:9.6M SRZ3,200 — T1 TPZ:9.6M SRZ3,200 — T23 TPZ:3.8M SRZ 2,300 — T47 TPZ: R 2m — T24 TPZ:4.8m SRZ 2,400 — T25 TPZ:4.6M SRZ 2,400 — T26 TPZ:2.4M SRZ 2,000 — T27 TPZ:2.0M SRZ 1,500 — T28 TPZ:4.3M SRZ 2,400 — T29 TPZ:2.4M — T30 SRZ 2,700 — T31 TPZ:3.6M SRZ 2,100 — T32 TPZ:9.6M SRZ 3,300 — T33 TPZ:7.0M SRZ 3,000 — T34 TPZ:7.4M SRZ 3,100 — T35 TPZ:6.5M SRZ 2,600 — T36 TPZ:4.0M — T37 TPZ:7.8M SRZ 3,000 — T38 TPZ:4.0M — T39 TPZ:6.2M SRZ 2,800 — T40 TPZ:3.1M SRZ 2,100 — T41 TPZ:4.3M SRZ 2,400 — T3 TPZ:3.0M — T4 TPZ:3.0M — T5 TPZ:4.0M — T6 TPZ:M SRZ 2,500 — T45 TPZ:8.2M SRZ 1,900 — T44 TPZ:2.3M SRZ 1,900 — T43 TPZ:4.4M SRZ 2,300 — T42 TPZ:5.8M SRZ 2,500 — T46 TPZ:10.8M

RL=71.00 RL=70.50 RL=71.75 RL=71.53 RL=72.00

Fire protected opening=OG glazing up to 1500 mm

Fire protected opening=OG at GF & L1

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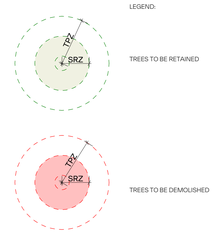
TREE PROTECTION ZONE DIAGRAM



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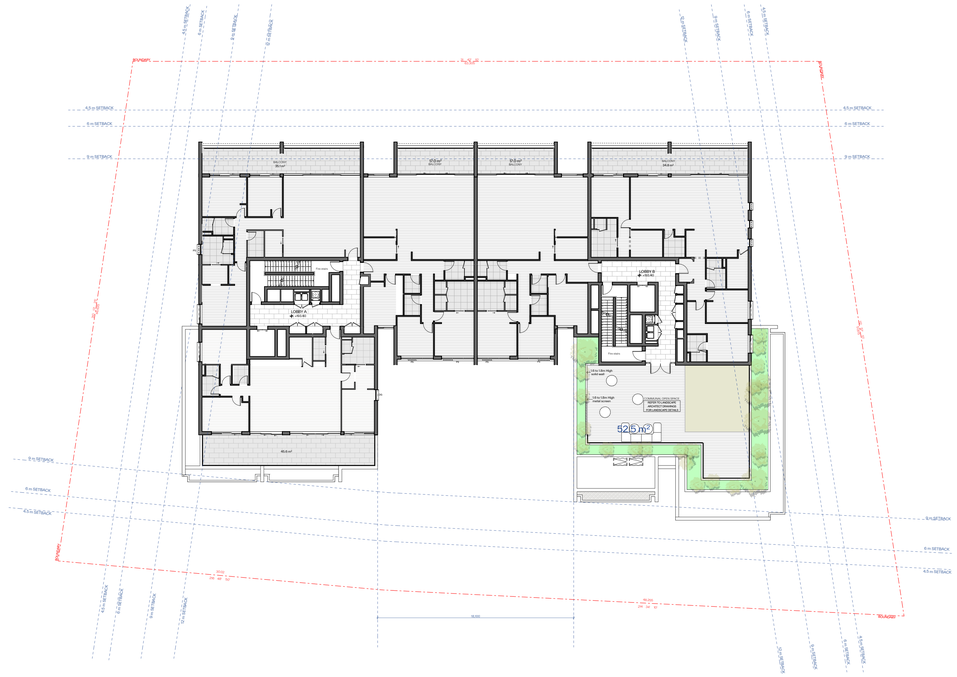
ABN 36 147 035 050
Nominated Architect:
Paul Buljevic NSW 7768

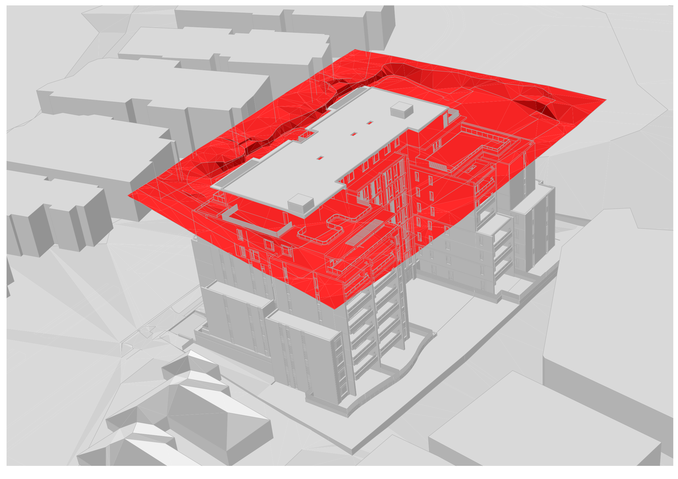
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

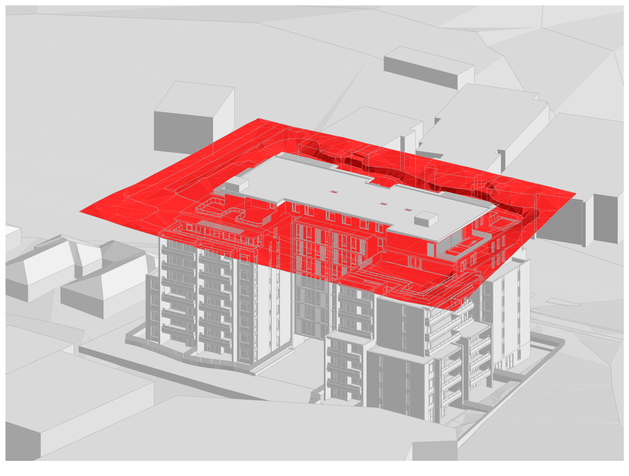
DRAWING TITLE:
TPZ diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA511**	ISSUE: **04**
PROJECT NO: 2518		

7.3 m²
4.1 m²
7.3 m²
7.3 m²
7.3 m²
LOBBY A
LOBBY B
4.5 m SETBACK
6 m SETBACK
9 m SETBACK
6 m SETBACK
3 m SETBACK
9 m SETBACK
6 m SETBACK
4.5 m SETBACK
9 m SETBACK
6 m SETBACK
4.5 m SETBACK
30.48°
30.48°
90.00°
90.00°
90.00


4.5 m SETBACK
6 m SETBACK
9 m SETBACK
LOBBY A
LOBBY B
Terrace
42.15 m²
COMMUNAL OPEN SPACE
REFER TO LANDSCAPE
ARCHITECTS DRAWINGS
FOR APPROVED DETAILS
1.8 m Ultra High
matte screen
1.8 m Ultra High
matte screen
40.8 m²
30.48 m²
30.5 m²
30.5 m²
30.48 m²
Terrace
Terrace
Terrace





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NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 80743-D for further details and disclaimers.

HEIGHT LIMITS

LEGEND:

HEIGHT PLANE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
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ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

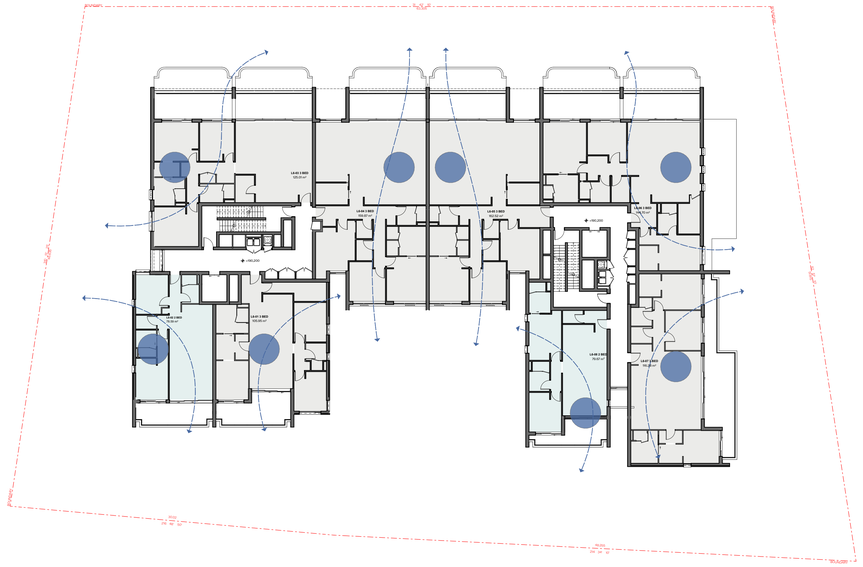
DRAWING TITLE:
Height Limit diagram

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:40, 1:388.0, 1:77.6, 1:71.4@A0	DRAWING NO. **DA520**	ISSUE: **04**
PROJECT NO. 2518		

1 Ground
1:200

2 level 1/2/3
1:200

3 level 4/5
1:200



4 Level 6
1:200

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VENTILATION

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

LEGEND:

NATURAL CROSS VENTILATION (ADG(4B))

AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING

REQUIRED : 46UNITS / 77 (60%)

PROPOSED 60 UNITS / 77 (78%)

Issue	Date	Description
01	15/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
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04	5/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

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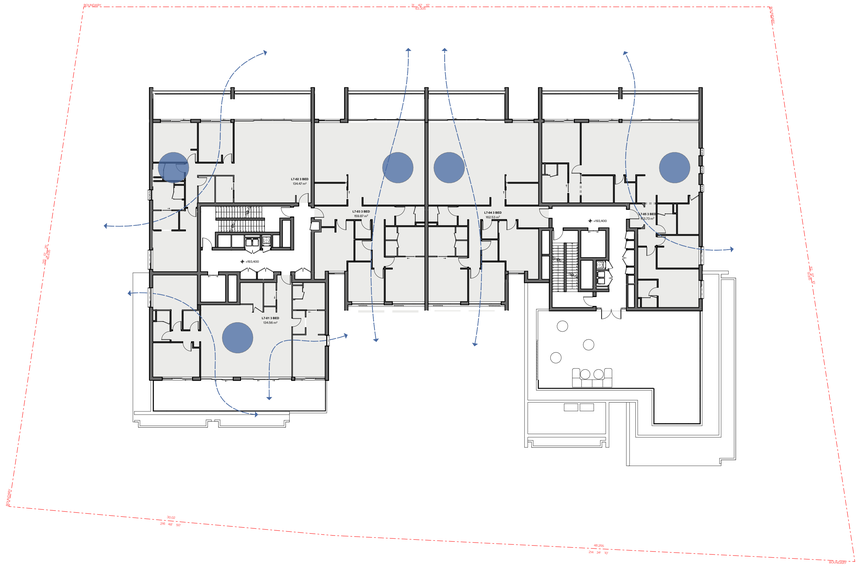
ABN 26 147 035 550
Nominated Architect:
Paul Bulevic NSW 7768

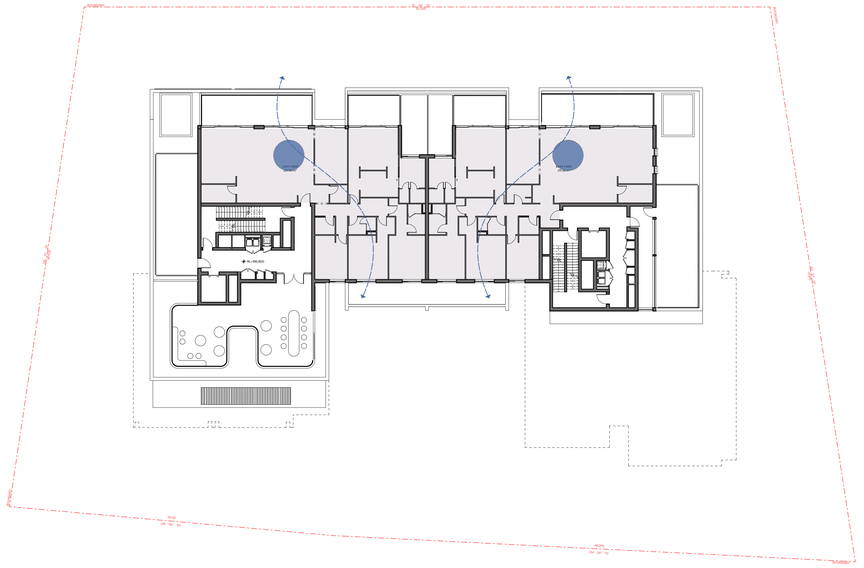
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Cross ventilation diagram sheet 1

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200@A0	DRAWING NO: **DA530**	ISSUE: **04**
PROJECT NO: 2518		



1 Level 7
1:200



2 Level 8
1:200

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Scale Bar 1 : 200 @ A0

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Level 2, 52 Albion Street,
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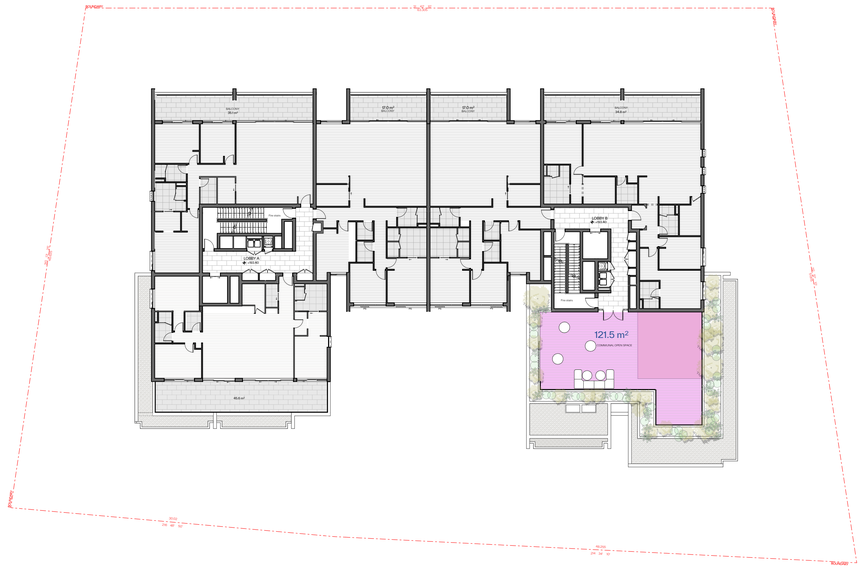
ABN 26 147 035 550
Nominated Architect:
Paul Buljevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

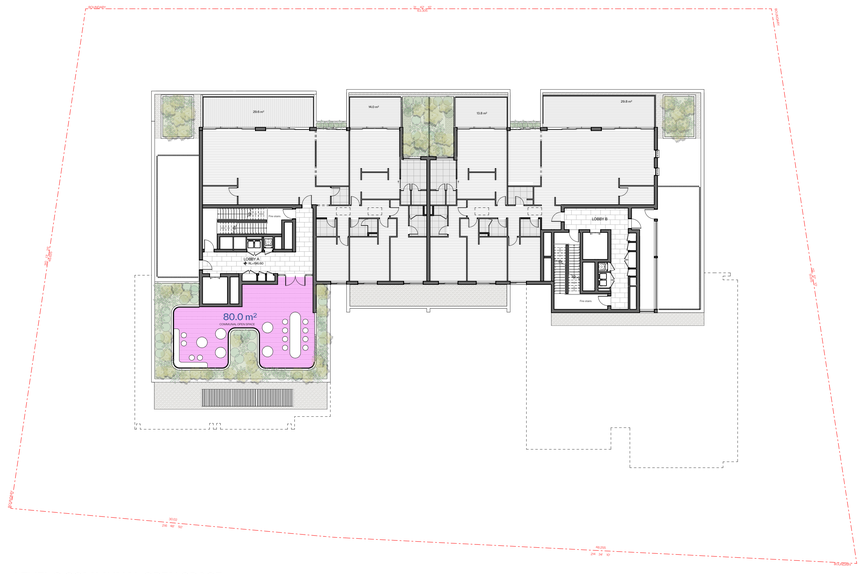
DRAWING TITLE:
Cross ventilation diagram sheet 2

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200@A0	DRAWING NO.: **DA531**	ISSUE: **04**
PROJECT NO.: 2518		

1 GROUND COMMUNAL OPEN SPACE
1:200



2 LEVEL 7 COMMUNAL OPEN SPACE
1:200



3 LEVEL 8 COMMUNAL OPEN SPACE
1:200

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HW	HIGH-LIGHT WINDOW
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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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

COMMUNAL OPEN SPACE

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:

SITE AREA 3467.7 sqm

ADG- OBJECTIVE 3D
COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE

REQUIRED AREA : 866.9 sqm

PROPOSED AREA LB : 80 sqm
PROPOSED AREA L7 : 121.5 sqm
PROPOSED AREA GF : 770.1 sqm

TOTAL PROPOSED : 971.6sqm (28%)

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/12/2025	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
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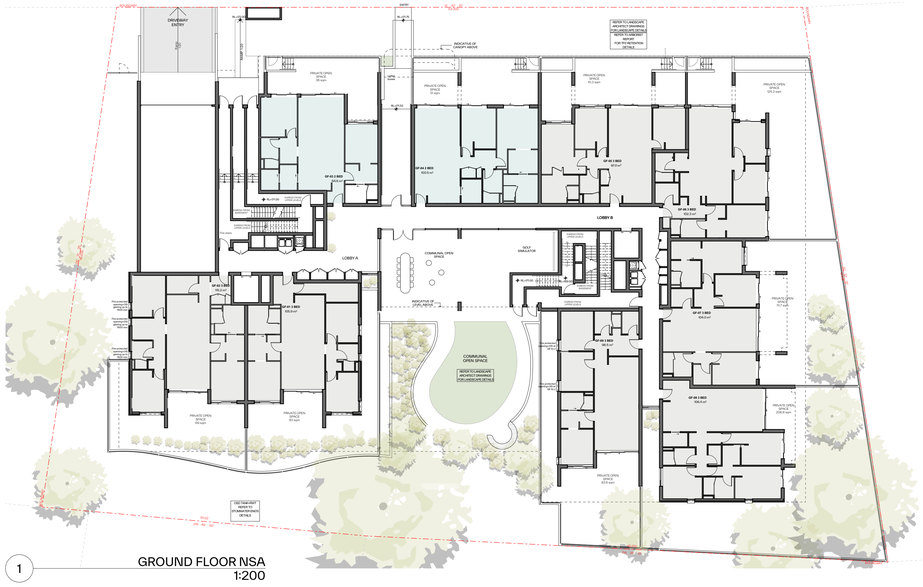
ABN 36 147 035 550
Nominated Architect
Paul Bubevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Communal open space diagram

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200@A0	DRAWING NO: **DA540**	ISSUE: **04**
PROJECT NO: 2518		



1 GROUND FLOOR NSA
1:200

4 LEVEL 3 NSA
1:200

2 Level 1 NSA
1:200

5 LEVEL 4 NSA
1:200

3 LEVEL 2 NSA
1:200

6 LEVEL 5 NSA
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	HIGH-LIGHT 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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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

UNIT MIX DIAGRAM

NET SALE AREA	
Ground	912.4
Level 1	1,241.5
Level 2	1,245.5
Level 3	1,245.5
Level 4	1,076.0
Level 5	1,076.0
Level 6	972.6
Level 7	755.2
Level 8	418.4
	8,943.1 m²

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

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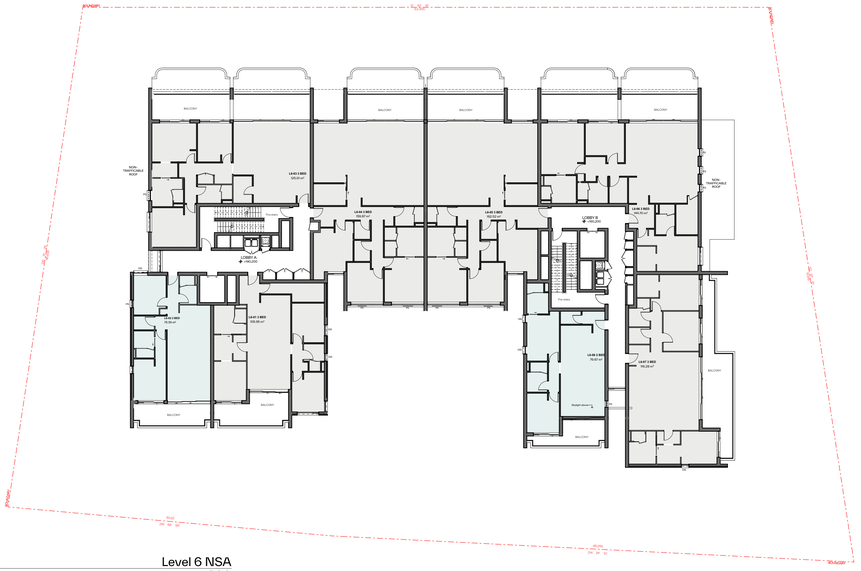
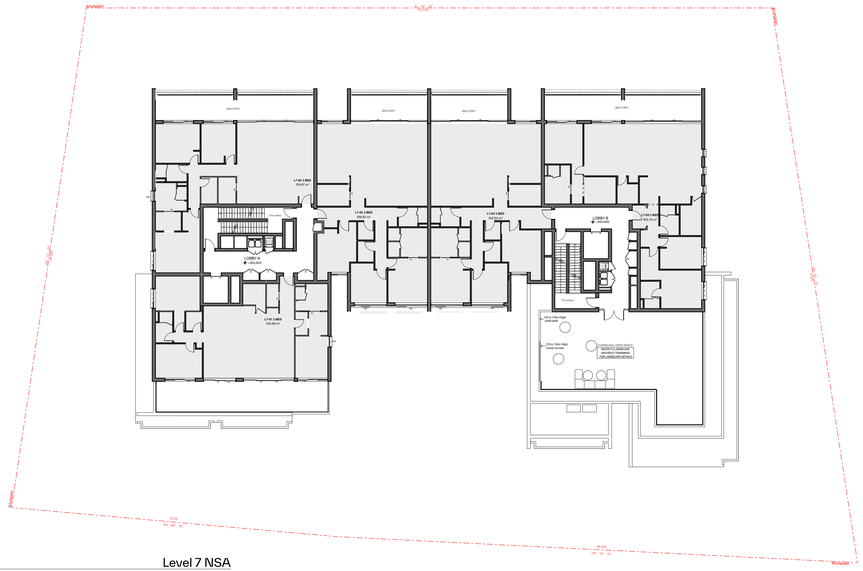
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Unit Mix diagram sheet 1

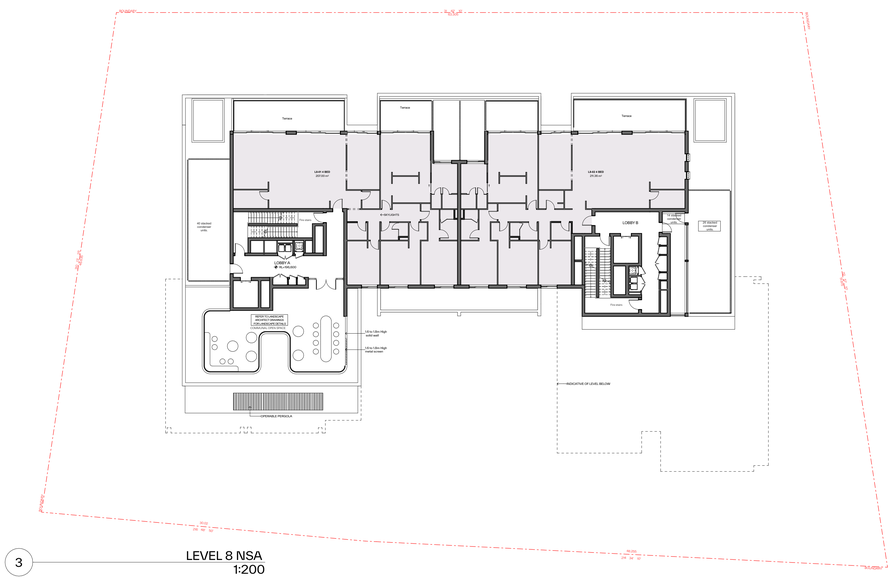
DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:200,11, 1:125@A0	DRAWING NO: **DA550**	ISSUE: **04**
PROJECT NO: 2518		



1 Level 6 NSA
1:200



2 Level 7 NSA
1:200



3 LEVEL 8 NSA
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	HIGH-LIGHT 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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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
PS+	PRIVACY SCREEN (TO FUTURE SELECTION)
PT+	PAINT FINISH TYPE+
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

UNIT MIX DIAGRAM

NET SALE AREA	
Ground	912.4
Level 1	1,241.5
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Level 4	1,076.0
Level 5	1,076.0
Level 6	972.6
Level 7	755.2
Level 8	418.4
	8,943.1 m²

Issue	Date	Description
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7765

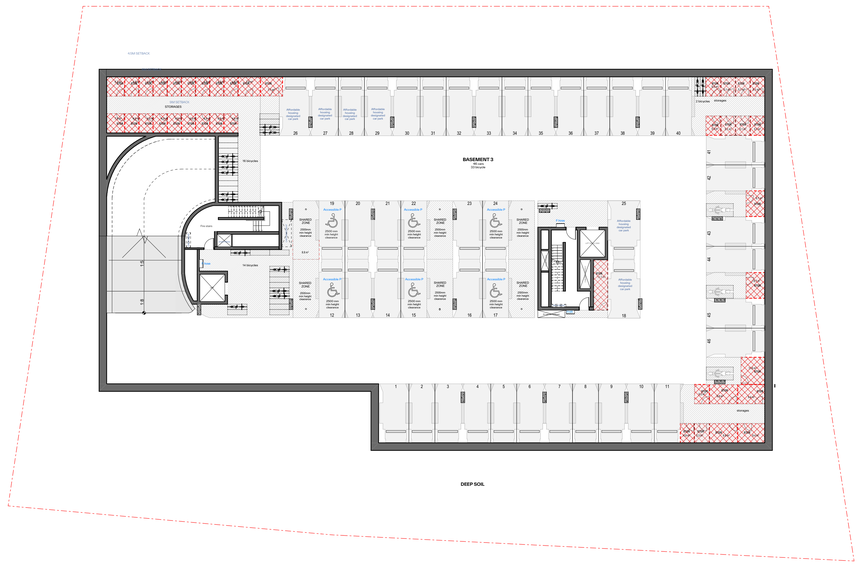
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Unit Mix diagram sheet 2

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:1, 1:125@A0	DRAWING NO: **DA551**	ISSUE: **04**
PROJECT NO: 2518		

1 BASEMENT 3 STORAGE DIAGRAM
1:200

2 BASEMENT 2 TYPICAL STORAGE DIAGRAM
1:200



3 BASEMENT 1 STORAGE DIAGRAM
1:200

4 GROUND FLOOR STORAGE DIAGRAM
1:200

LEVEL	UNIT NO	TYPE/BED	STORAGE WITHIN APARTMENT	"MIN" CAR PARKING STORAGE	MINIMUM TOTAL STORAGE PROVIDED m3
GF	GF-01	3 BED	6	4	10
	GF-02	3 BED	7.2	3	10.2
	GF-03	2 BED	6.8	3	9.8
	GF-04	2 BED	6.9	2	8.9
	GF-05	3 BED	5.6	5	10.6
	GF-06	3 BED	6	4	10
	GF-07	3 BED	6.4	4	10.4
	GF-08	3 BED	7.3	3	10.3
	GF-09	3 BED	5.1	5	10.1
L1	L1-01	3 BED	6	4	10
	L1-02	3 BED	7.9	3	10.9
	L1-03	3 BED	7.7	3	10.7
	L1-04	2 BED	6.3	2	8.3
	L1-05	3 BED	6.2	4	10.2
	L1-06	3 BED	8.7	2	10.7
	L1-07	2 BED	5.9	3	8.9
	L1-08	3 BED	8.9	2	10.9
	L1-09	3 BED	6.4	4	10.4
	L1-10	3 BED	7.3	3	10.3
	L1-11	3 BED	5.4	5	10.4
L2	L2-01	3 BED	6	4	10
	L2-02	3 BED	7.9	3	10.9
	L2-03	3 BED	7.7	3	10.7
	L2-04	2 BED	6.3	2	8.3
	L2-05	3 BED	6.2	4	10.2
	L2-06	3 BED	8.7	2	10.7
	L2-07	2 BED	5.9	3	8.9
	L2-08	3 BED	8.9	2	10.9
	L2-09	3 BED	6.4	4	10.4
	L2-10	3 BED	7.3	3	10.3
	L2-11	3 BED	5.4	5	10.4
L3	L3-01	3 BED	6	4	10
	L3-02	3 BED	7.9	3	10.9
	L3-03	3 BED	7.7	3	10.7
	L3-04	2 BED	6.3	2	8.3
	L3-05	3 BED	6.2	4	10.2
	L3-06	3 BED	8.7	2	10.7
	L3-07	2 BED	5.9	3	8.9
	L3-08	3 BED	8.9	2	10.9
	L3-09	3 BED	6.4	4	10.4
	L3-10	3 BED	7.3	3	10.3
	L3-11	3 BED	5.4	5	10.4
L4	L4-01	3 BED	6	4	10
	L4-02	2 BED	5	3	8
	L4-03	2 BED	5	3	8
	L4-04	2 BED	6.3	2	8.3
	L4-05	3 BED	6.2	4	10.2
	L4-06	3 BED	8.7	2	10.7
	L4-07	2 BED	5.9	3	8.9
	L4-08	3 BED	6.2	4	10.2
	L4-09	3 BED	6.2	4	10.2
	L4-10	2 BED	4.2	4	8.2
L5	L5-01	3 BED	6	4	10
	L5-02	2 BED	5	3	8
	L5-03	2 BED	5	3	8
	L5-04	2 BED	6.3	2	8.3
	L5-05	3 BED	6.2	4	10.2
	L5-06	3 BED	8.7	2	10.7
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	6.2	4	10.2
	L5-09	3 BED	6.2	4	10.2
	L5-10	2 BED	4.2	4	8.2
L6	L6-01	3 BED	6	4	10
	L6-02	2 BED	5	3	8
	L6-03	3 BED	8.2	2	10.2
	L6-04	3 BED	8.4	2	10.4
	L6-05	3 BED	8.1	2	10.1
	L6-06	3 BED	7.2	3	10.2
	L6-07	3 BED	6.2	4	10.2
	L6-08	2 BED	4.2	4	8.2
L7	L7 -01		5.9	5	10.9
	L7 -02		7.7	3	10.7
	L7 -03		8.4	2	10.4
	L7 -04		8.2	2	10.2
	L7-05		7.2	3	10.2
L8	L8 -01		13.3	0	13.3
	L8 -02		13.3	0	13.3

The basement levels provide 77 separate storage units, exclusive of bicycle storage.

B1	39
B2	33
B3	5

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ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
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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

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

6m³ - 1 BEDROOM APARTMENTS
8m³ - 2 BEDROOM APARTMENTS
10m³ - 3 BEDROOM APARTMENTS

Issue	Date	Description
01	15/10/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	6/04/2026	ISSUE FOR SSDA SUBMISSION

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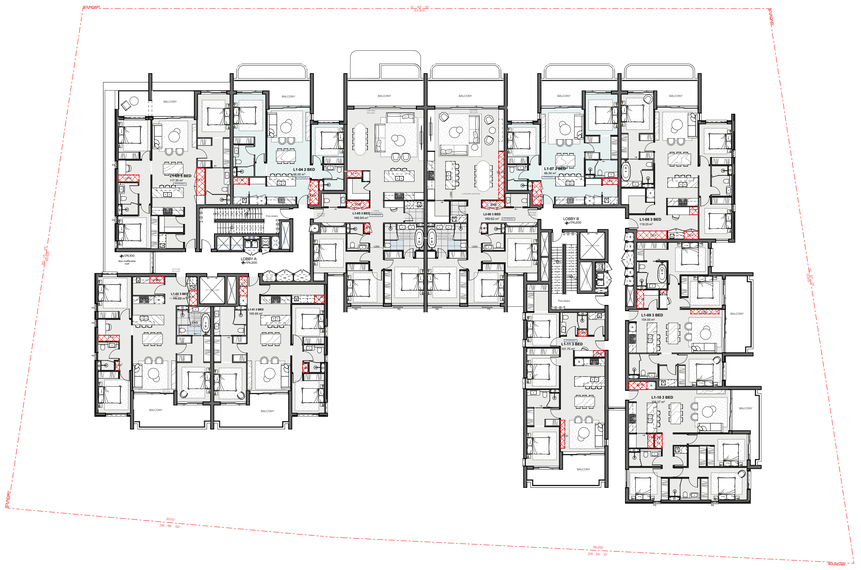
Nominated Architect:
Paul Bulevich: NSW 7708

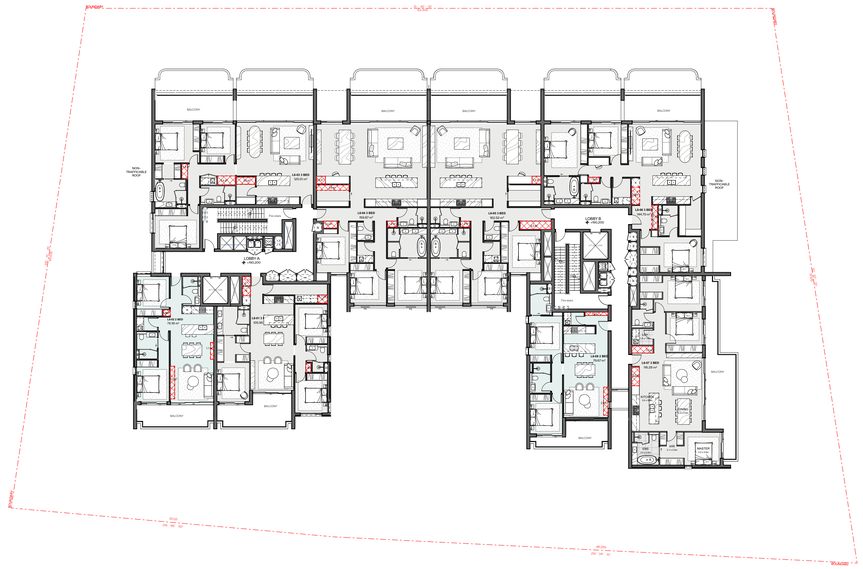
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation diagram sheet 1

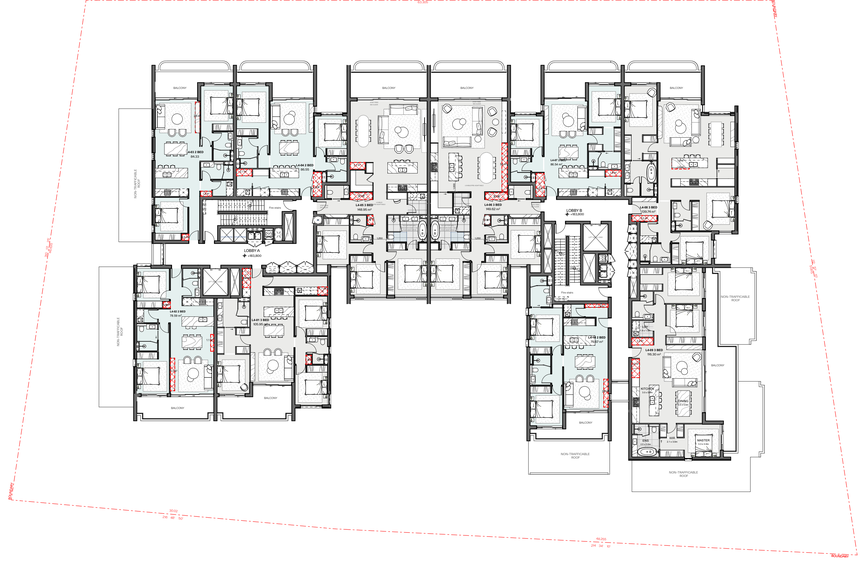
DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200, 1:0.8@A0	DRAWING NO: **DA560**	ISSUE: **04**
PROJECT NO: 2518		



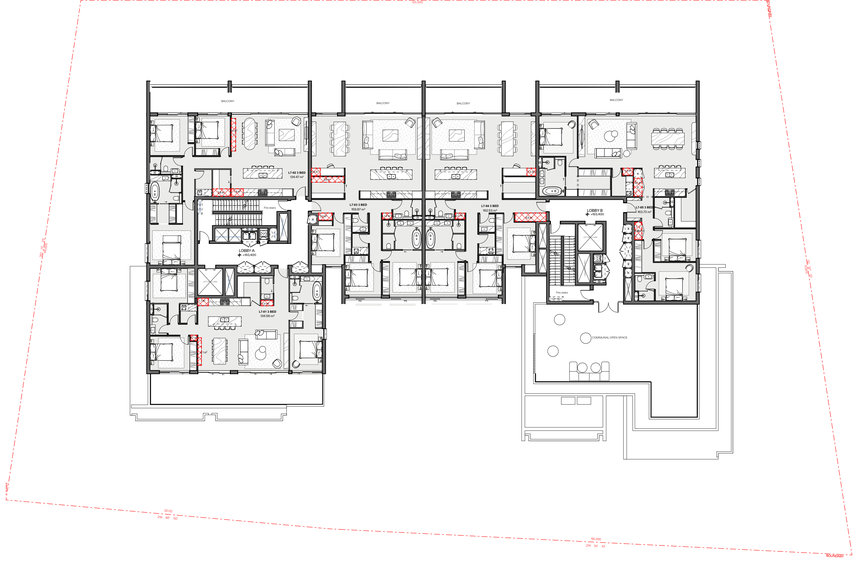
1 LEVEL1/2/3 TYPICAL STORAGE DIAGRAM
1:200



3 LEVEL 6 STORAGE DIAGRAM
1:200



2 LEVEL4/5 TYPICAL STORAGE DIAGRAM
1:200



4 LEVEL 7 STORAGE DIAGRAM
1:200

LEVEL	UNIT NO	TYPE/BED	STORAGE WITHIN APARTMENT	"MIN" CAR PARKING STORAGE	MINIMUM TOTAL STORAGE PROVIDED m3
GF	GF-01	3 BED	6	4	10
	GF-02	3 BED	7.2	3	10.2
	GF-03	2 BED	5.2	3	8.2
	GF-04	2 BED	6.9	2	8.9
	GF-05	2 BED	4.3	4	8.3
	GF-06	3 BED	7.7	3	10.7
	GF-07	3 BED	6.4	4	10.4
	GF-08	3 BED	7.3	3	10.3
	GF-09	3 BED	5.1	5	10.1
L1	L1-01	3 BED	6	4	10
	L1-02	3 BED	7.9	3	10.9
	L1-03	3 BED	7.7	3	10.7
	L1-04	2 BED	6.3	2	8.3
	L1-05	3 BED	6.2	4	10.2
	L1-06	3 BED	8.7	2	10.7
	L1-07	2 BED	5.9	3	8.9
	L1-08	3 BED	8.9	2	10.9
	L1-09	3 BED	6.4	4	10.4
	L1-10	3 BED	7.3	3	10.3
	L1-11	3 BED	5.4	5	10.4
L2	L2-01	3 BED	6	4	10
	L2-02	3 BED	7.9	3	10.9
	L2-03	3 BED	7.7	3	10.7
	L2-04	2 BED	6.3	2	8.3
	L2-05	3 BED	6.2	4	10.2
	L2-06	3 BED	8.7	2	10.7
	L2-07	2 BED	5.9	3	8.9
	L2-08	3 BED	8.9	2	10.9
	L2-09	3 BED	6.4	4	10.4
	L2-10	3 BED	7.3	3	10.3
	L2-11	3 BED	5.4	5	10.4
L3	L3-01	3 BED	6	4	10
	L3-02	3 BED	7.9	3	10.9
	L3-03	3 BED	7.7	3	10.7
	L3-04	2 BED	6.3	2	8.3
	L3-05	3 BED	6.2	4	10.2
	L3-06	3 BED	8.7	2	10.7
	L3-07	2 BED	5.9	3	8.9
	L3-08	3 BED	8.9	2	10.9
	L3-09	3 BED	6.4	4	10.4
	L3-10	3 BED	7.3	3	10.3
	L3-11	3 BED	5.4	5	10.4
L4	L4-01	3 BED	6	4	10
	L4-02	2 BED	5	3	8
	L4-03	2 BED	5	3	8
	L4-04	2 BED	6.3	2	8.3
	L4-05	3 BED	6.2	4	10.2
	L4-06	3 BED	8.7	2	10.7
	L4-07	2 BED	5.9	3	8.9
	L4-08	3 BED	6.2	4	10.2
	L4-09	3 BED	6.2	4	10.2
	L4-10	2 BED	4.2	4	8.2
L5	L5-01	3 BED	6	4	10
	L5-02	2 BED	5	3	8
	L5-03	2 BED	5	3	8
	L5-04	2 BED	6.3	2	8.3
	L5-05	3 BED	6.2	4	10.2
	L5-06	3 BED	8.7	2	10.7
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	6.2	4	10.2
	L5-09	3 BED	6.2	4	10.2
	L5-10	2 BED	4.2	4	8.2
L6	L6-01	3 BED	6	4	10
	L6-02	2 BED	5	3	8
	L6-03	3 BED	8.2	2	10.2
	L6-04	3 BED	8.4	2	10.4
	L6-05	3 BED	8.1	2	10.1
	L6-06	3 BED	7.2	3	10.2
	L6-07	3 BED	6.2	4	10.2
	L6-08	2 BED	4.2	4	8.2
L7	L7 -01		5.9	5	10.9
	L7 -02		7.7	3	10.7
	L7 -03		8.4	2	10.4
	L7 -04		8.2	2	10.2
	L7-05		7.2	3	10.2
L8	L8 -01		13.3	0	13.3
	L8 -02		13.3	0	13.3

The basement levels provide 77 separate storage units, exclusive of bicycle storage.

B1	39
B2	33
B3	5

GENERAL NOTES:

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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

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

6m³ - 1 BEDROOM APARTMENTS
8m³ - 2 BEDROOM APARTMENTS
10m³ - 3 BEDROOM APARTMENTS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	5/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
PROSPER

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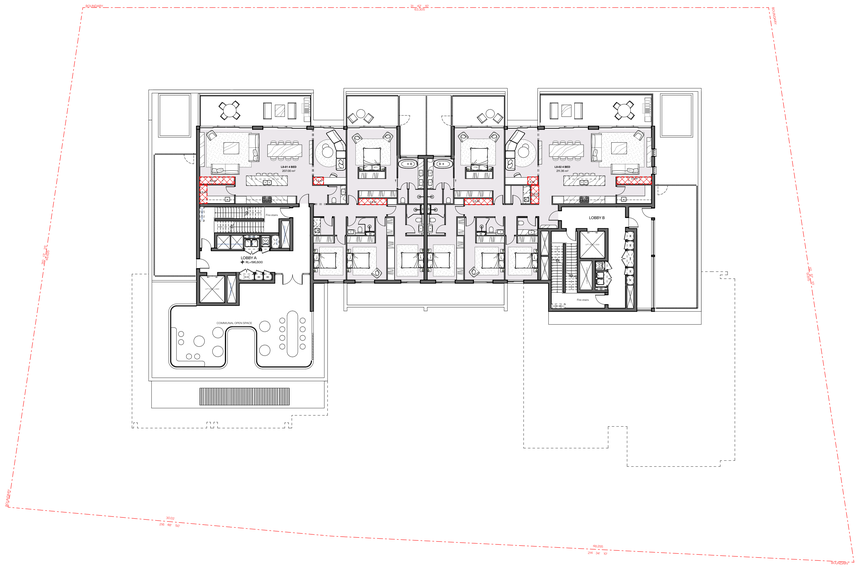
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 26 147 035 550
Nominated Architect: Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation diagram sheet 2

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:0.8@A0	DRAWING NO: **DA561**	ISSUE: **04**
PROJECT NO: 2518		



1 LEVEL 8 STORAGE DIAGRAM
1:200

LEVEL	UNIT NO	TYPE/BED	STORAGE WITHIN APARTMENT	"MIN" CAR PARKING STORAGE	MINIMUM TOTAL STORAGE PROVIDED m3
GF	GF-01	3 BED	6	4	10
	GF-02	3 BED	7.2	3	10.2
	GF-03	2 BED	6.8	3	9.8
	GF-04	2 BED	6.9	2	8.9
	GF-05	3 BED	5.6	5	10.6
	GF-06	3 BED	6	4	10
	GF-07	3 BED	6.4	4	10.4
	GF-08	3 BED	7.3	3	10.3
	GF-09	3 BED	5.1	5	10.1
L1	L1-01	3 BED	6	4	10
	L1-02	3 BED	7.9	3	10.9
	L1-03	3 BED	7.7	3	10.7
	L1-04	2 BED	6.3	2	8.3
	L1-05	3 BED	6.2	4	10.2
	L1-06	3 BED	8.7	2	10.7
	L1-07	2 BED	5.9	3	8.9
	L1-08	3 BED	8.9	2	10.9
	L1-09	3 BED	6.4	4	10.4
	L1-10	3 BED	7.3	3	10.3
	L1-11	3 BED	5.4	5	10.4
L2	L2-01	3 BED	6	4	10
	L2-02	3 BED	7.9	3	10.9
	L2-03	3 BED	7.7	3	10.7
	L2-04	2 BED	6.3	2	8.3
	L2-05	3 BED	6.2	4	10.2
	L2-06	3 BED	8.7	2	10.7
	L2-07	2 BED	5.9	3	8.9
	L2-08	3 BED	8.9	2	10.9
	L2-09	3 BED	6.4	4	10.4
	L2-10	3 BED	7.3	3	10.3
	L2-11	3 BED	5.4	5	10.4
L3	L3-01	3 BED	6	4	10
	L3-02	3 BED	7.9	3	10.9
	L3-03	3 BED	7.7	3	10.7
	L3-04	2 BED	6.3	2	8.3
	L3-05	3 BED	6.2	4	10.2
	L3-06	3 BED	8.7	2	10.7
	L3-07	2 BED	5.9	3	8.9
	L3-08	3 BED	8.9	2	10.9
	L3-09	3 BED	6.4	4	10.4
	L3-10	3 BED	7.3	3	10.3
	L3-11	3 BED	5.4	5	10.4
L4	L4-01	3 BED	6	4	10
	L4-02	2 BED	5	3	8
	L4-03	2 BED	5	3	8
	L4-04	2 BED	6.3	2	8.3
	L4-05	3 BED	6.2	4	10.2
	L4-06	3 BED	8.7	2	10.7
	L4-07	2 BED	5.9	3	8.9
	L4-08	3 BED	6.2	4	10.2
	L4-09	3 BED	6.2	4	10.2
	L4-10	2 BED	4.2	4	8.2
L5	L5-01	3 BED	6	4	10
	L5-02	2 BED	5	3	8
	L5-03	2 BED	5	3	8
	L5-04	2 BED	6.3	2	8.3
	L5-05	3 BED	6.2	4	10.2
	L5-06	3 BED	8.7	2	10.7
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	6.2	4	10.2
	L5-09	3 BED	6.2	4	10.2
	L5-10	2 BED	4.2	4	8.2
L6	L6-01	3 BED	6	4	10
	L6-02	2 BED	5	3	8
	L6-03	3 BED	8.2	2	10.2
	L6-04	3 BED	8.4	2	10.4
	L6-05	3 BED	8.1	2	10.1
	L6-06	3 BED	7.2	3	10.2
	L6-07	3 BED	6.2	4	10.2
	L6-08	2 BED	4.2	4	8.2
L7	L7 -01		5.9	5	10.9
	L7 -02		7.7	3	10.7
	L7 -03		8.4	2	10.4
	L7 -04		8.2	2	10.2
	L7-05		7.2	3	10.2
L8	L8 -01		13.3	0	13.3
	L8 -02		13.3	0	13.3

The basement levels provide 77 separate storage units, exclusive of bicycle storage.

B1	39
B2	33
B3	5

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	HIGH LIGHT 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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

6m³ - 1 BEDROOM APARTMENTS
8m³ - 2 BEDROOM APARTMENTS
10m³ - 3 BEDROOM APARTMENTS

Issue	Date	Description
02	4/02/2025	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

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PROSPER

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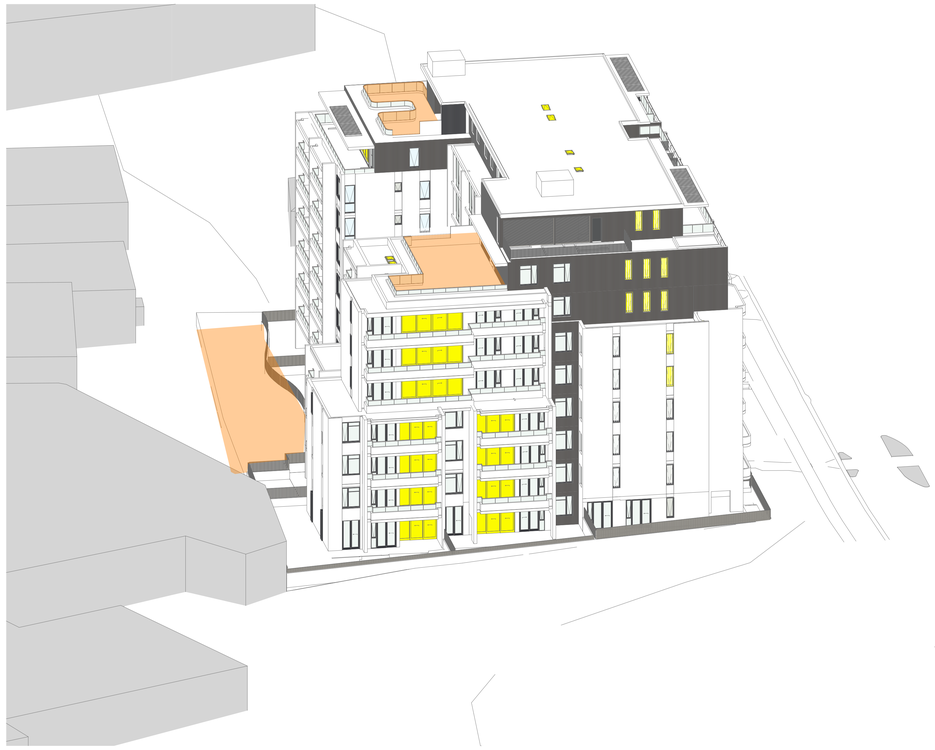
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation diagram sheet 3

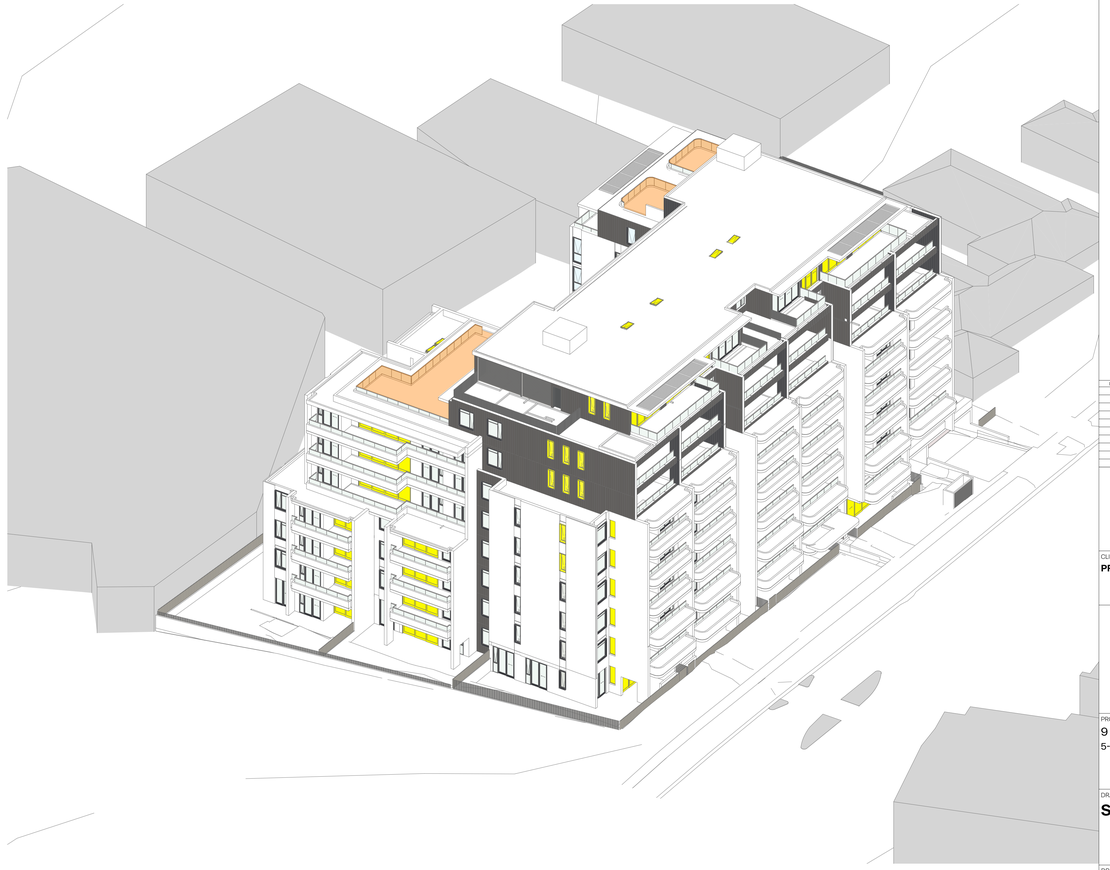
DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200, 1:0.8@A0	DRAWING NO: **DA562**	ISSUE: **04**
PROJECT NO: 2518		



1 Sun Eye View-09am
1:200

2 Sun Eye View-11am
1:200

4 Sun Eye View-10am
1:200



3 Sun Eye View-12pm
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	HIGH-LIGHT 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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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

WINDOWS WITH SOLAR ACCESS

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	5/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
PROSPER

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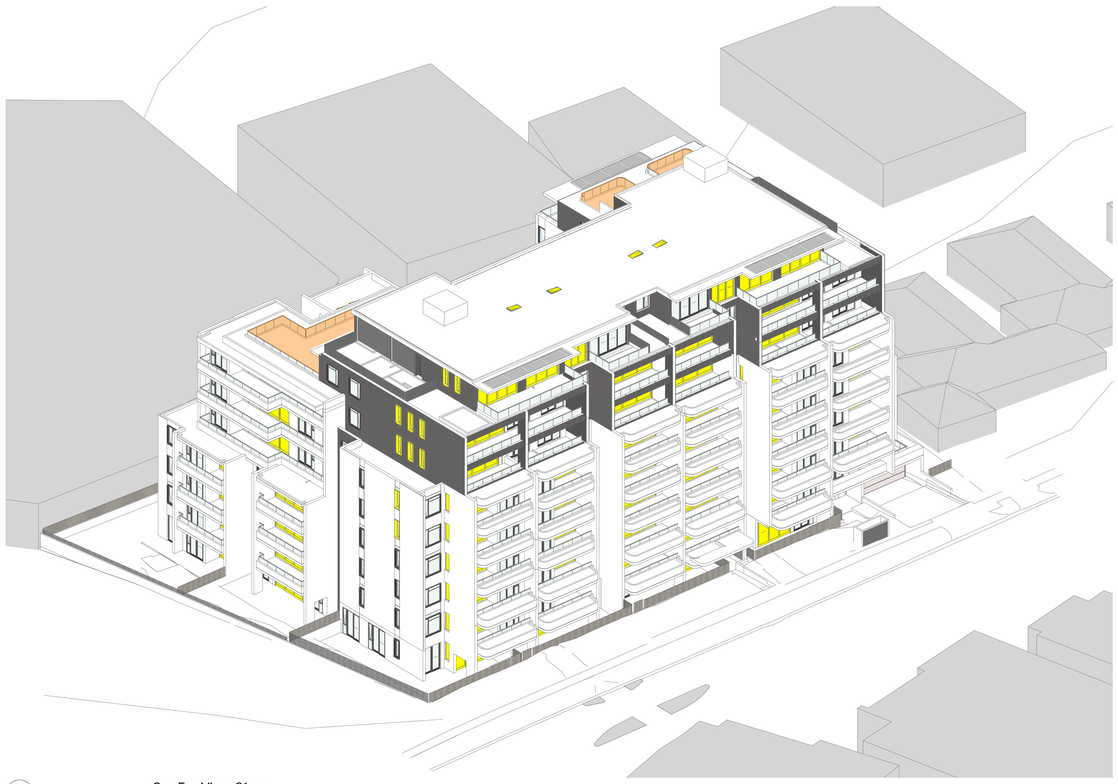
Surry Hills NSW 2010

ABN 26 147 035 550
Nominated Architect:
Paul Bulevic NSW 7768

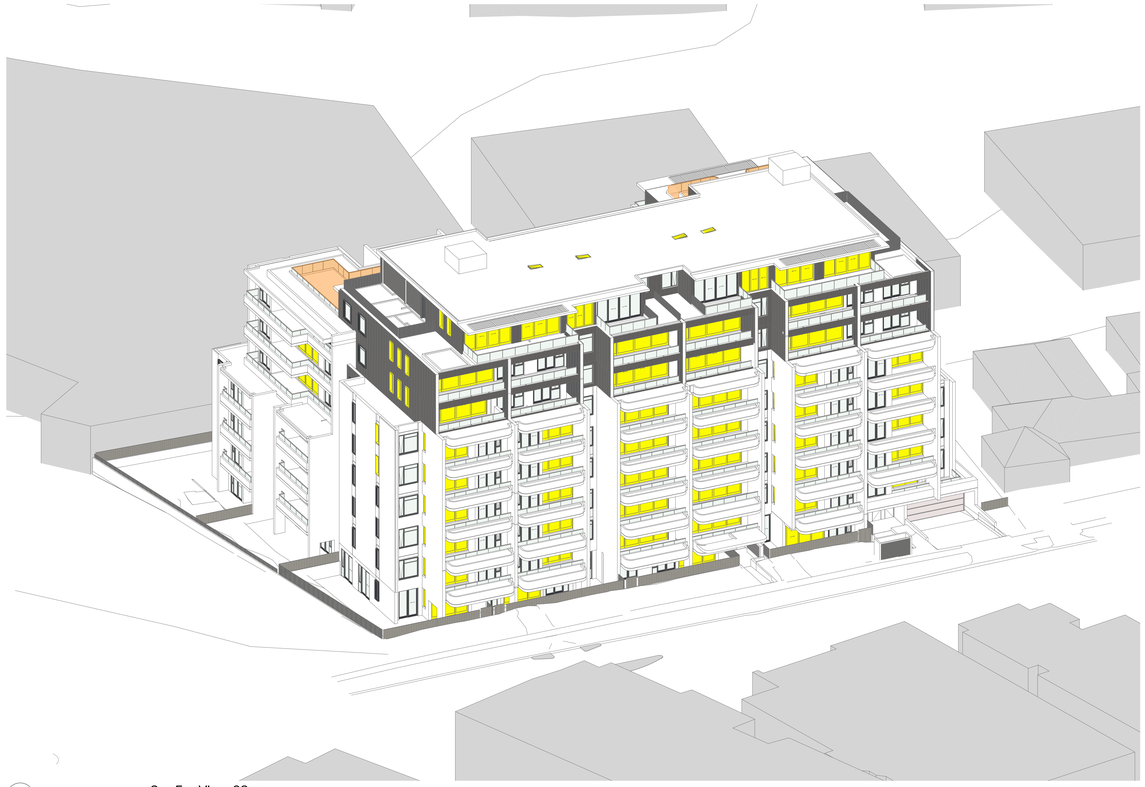
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access diagram Sheet 1

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:200@A0	DRAWING NO: **DA680**	ISSUE: **04**
PROJECT NO: 2518		



1 Sun Eye View-01pm
1:200



2 Sun Eye View-02pm
1:200

3 Sun Eye View-03pm
1:200

SOLAR COMPLIANCE SCHEDULE

	LIVING ROOM							TOTAL	PRIVATE OPEN SPACE							TOTAL
	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM		9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	
GF.01									y							0.00 hr
GF.02									y							0.00 hr
GF.03				y	y	y	y	3.00 hr		y	y	y	y	y	y	5.00 hr
GF.04					y	y	y	2.00 hr		y	y	y	y	y	y	5.00 hr
GF.05					y	y	y	2.00 hr		y	y	y	y	y	y	5.00 hr
GF.06		y	y	y	y	y	y	5.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.07	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.08	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.09																
L1-01									y							0.00 hr
L1-02									y							0.00 hr
L1-03						y	y	1.00 hr					y	y	y	2.00 hr
L1-04					y	y	y	2.00 hr					y	y	y	3.00 hr
L1-05					y	y	y	2.00 hr					y	y	y	3.00 hr
L1-06					y	y	y	2.00 hr					y	y	y	3.00 hr
L1-07					y	y	y	2.00 hr					y	y	y	3.00 hr
L1-08		y	y	y	y	y	y	5.00 hr					y	y	y	3.00 hr
L1-09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L1-10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L1-11																
L2.01									y							0.00 hr
L2.02									y							0.00 hr
L2.03					y	y	y	2.00 hr					y	y	y	3.00 hr
L2.04					y	y	y	2.00 hr					y	y	y	3.00 hr
L2.05					y	y	y	2.00 hr					y	y	y	3.00 hr
L2.06					y	y	y	2.00 hr					y	y	y	3.00 hr
L2.07					y	y	y	2.00 hr					y	y	y	3.00 hr
L2.08		y	y	y	y	y	y	5.00 hr					y	y	y	3.00 hr
L2.09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L2.10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L2.11																
L3.01									y							0.00 hr
L3.02									y							0.00 hr
L3.03					y	y	y	2.00 hr					y	y	y	3.00 hr
L3.04					y	y	y	2.00 hr					y	y	y	3.00 hr
L3.05					y	y	y	2.00 hr					y	y	y	3.00 hr
L3.06					y	y	y	2.00 hr					y	y	y	3.00 hr
L3.07					y	y	y	2.00 hr					y	y	y	3.00 hr
L3.08		y	y	y	y	y	y	5.00 hr					y	y	y	3.00 hr
L3.09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L3.10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L3.11																
L4.01									y							0.00 hr
L4.02									y							0.00 hr
L4.03					y	y	y	2.00 hr					y	y	y	3.00 hr
L4.04					y	y	y	2.00 hr					y	y	y	3.00 hr
L4.05					y	y	y	2.00 hr					y	y	y	3.00 hr
L4.06					y	y	y	2.00 hr					y	y	y	3.00 hr
L4.07					y	y	y	2.00 hr					y	y	y	3.00 hr
L4.08		y	y	y	y	y	y	5.00 hr					y	y	y	3.00 hr
L4.09	y	y	y	y	y	y	y	6.00 hr	y	y	y	y	y	y	y	6.00 hr
L4.10																

SOLAR COMPLIANCE SCHEDULE

	LIVING ROOM							TOTAL	PRIVATE OPEN SPACE							TOTAL
	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM		9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	
L5.01									y							0.00 hr
L5.02									y							0.00 hr
L5.03					y	y	y	2.00 hr					y	y	y	3.00 hr
L5.04					y	y	y	2.00 hr					y	y	y	3.00 hr
L5.05					y	y	y	2.00 hr					y	y	y	3.00 hr
L5.06					y	y	y	2.00 hr					y	y	y	3.00 hr
L5.07					y	y	y	2.00 hr					y	y	y	3.00 hr
L5.08		y	y	y	y	y	y	5.00 hr					y	y	y	3.00 hr
L5.09	y	y	y	y	y	y	y	6.00 hr	y	y	y	y	y	y	y	6.00 hr
L5.10																
L6.01																
L6.02																
L6.03					y	y	y	2.00 hr					y	y	y	4.00 hr
L6.04					y	y	y	2.00 hr					y	y	y	4.00 hr
L6.05					y	y	y	2.00 hr					y	y	y	4.00 hr
L6.06	y	y	y	y	y	y	y	6.00 hr					y	y	y	4.00 hr
L6.07	y	y	y	y				3.00 hr	y	y	y	y	y	y	y	6.00 hr
L6.08	Y	Y	Y	Y	Y			4.00 hr								
L7.01	y							0.00 hr	y	y	y	y				3.00 hr
L7.02					y	y	y	2.00 hr					y	y	y	3.00 hr
L7.03					y	y	y	2.00 hr					y	y	y	3.00 hr
L7.04					y	y	y	2.00 hr					y	y	y	3.00 hr
L7.05	y	y	y	y	y	y	y	6.00 hr					y	y	y	4.00 hr
L8.01	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
L8.02	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
								55								56
								71.4%								72.7%
								✔								✔

Y SOLAR ACCESS

NO SOLAR ACCES *Nil solar* 14

18.10%

	COMMUNAL OPEN							TOTAL
	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	
ROOFTOP COMMUNAL	Y	Y	Y	Y	Y	Y	Y	6.00 hr
GROUND FLOOR	Y	Y						1.00 hr

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
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

WINDOWS WITH SOLAR ACCESS

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

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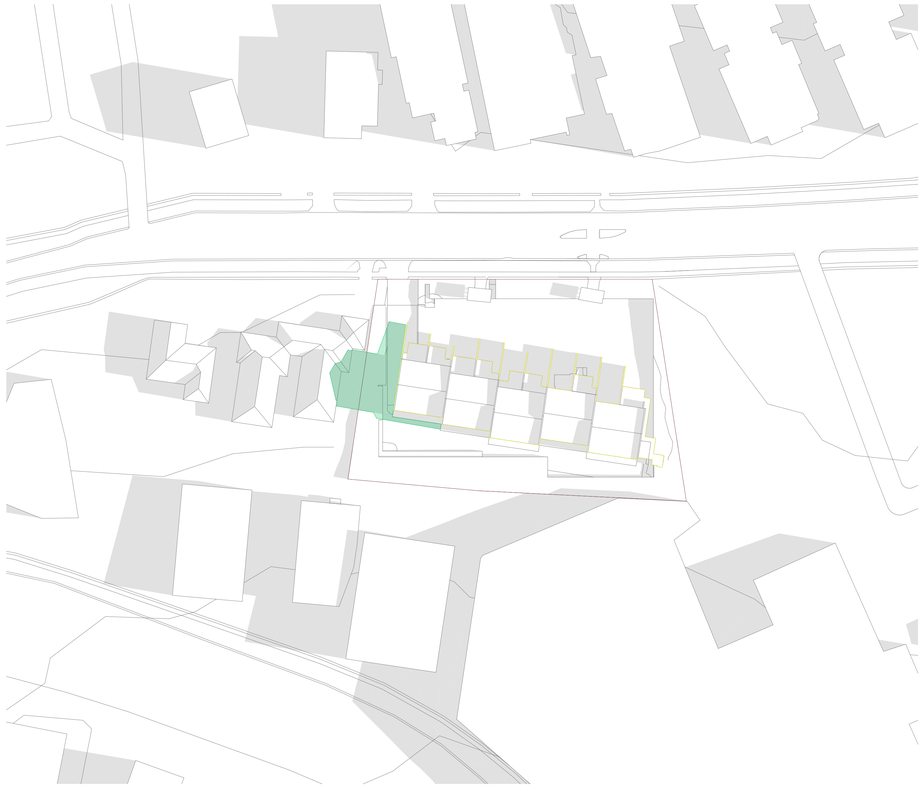
Surry Hills NSW 2010
ABN 36 147 035 050
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access diagram Sheet 2

DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:200, 1:0.3, 1:1@A0	DRAWING NO: **DA681**	ISSUE: **04**
PROJECT NO: 2518		



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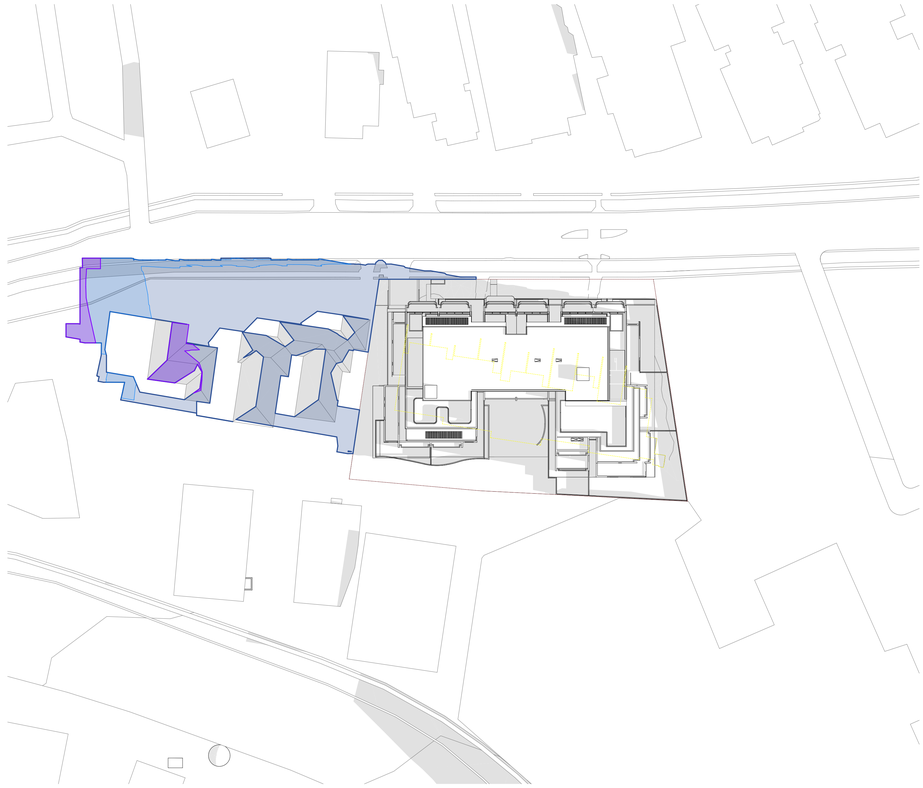

2 Shadow Study-Proposed-21 June 09am
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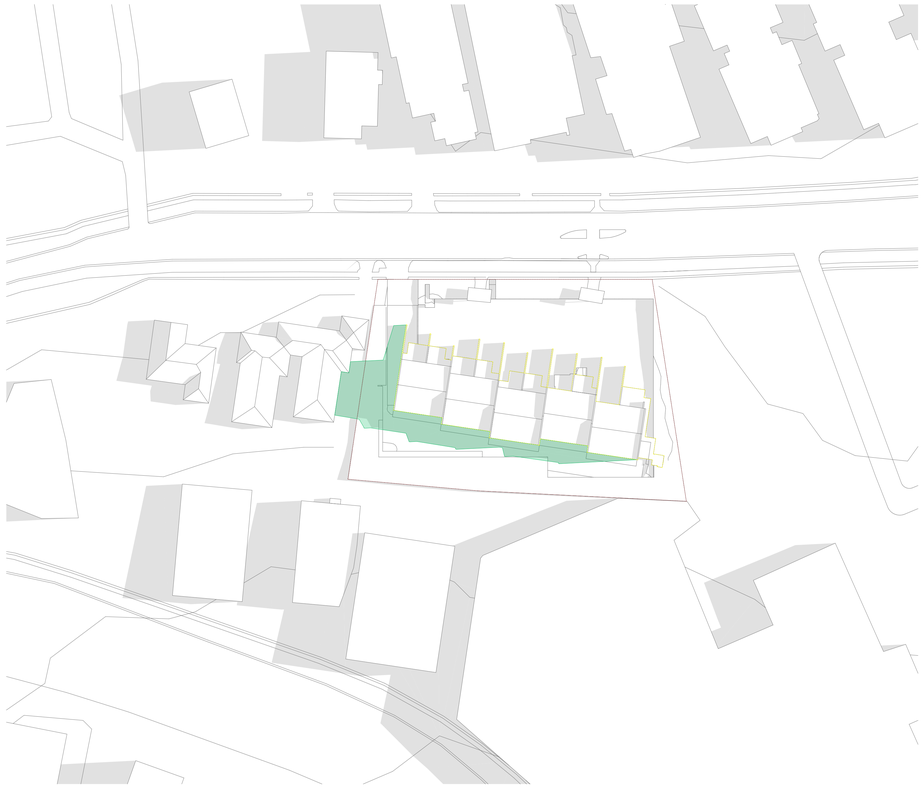

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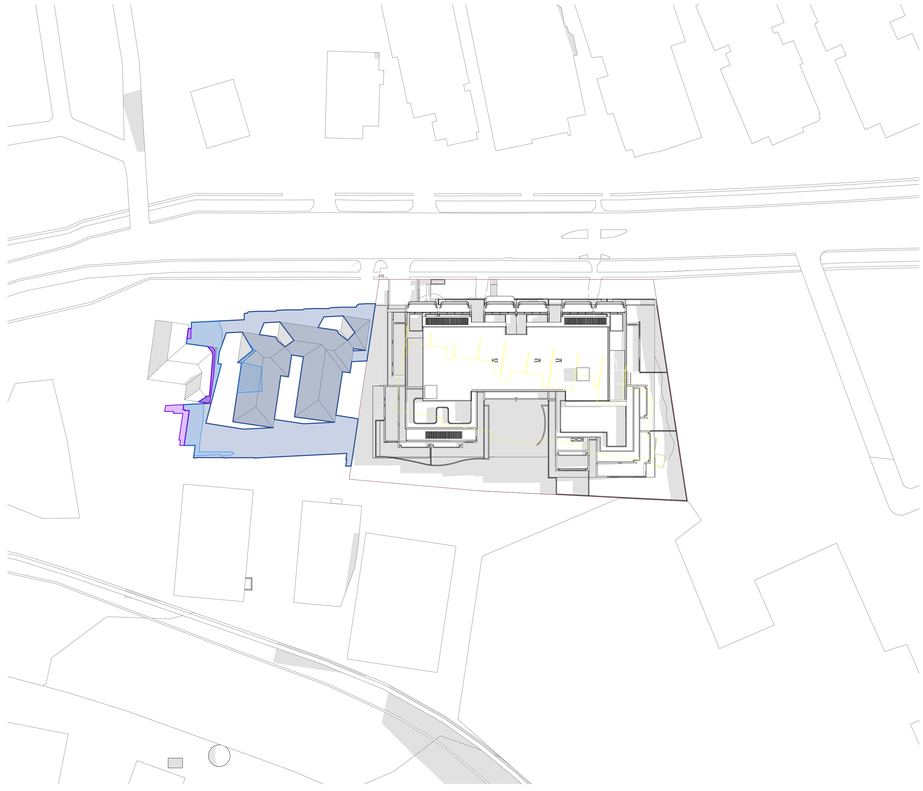

4 Shadow Study-Proposed-21 June 10am
1:500

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	HIGH LIGHT 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

SHADOW DIAGRAM

LEGEND:

- -SHADOW OF EXISTING NEIGHBOR BUILDING
- -SHADOW OF EXISTING SITE BUILDING
- -SHADOW CAST BY PROPOSED ENVELOPE UNDER 22M
- -ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE BETWEEN 22M - 28.6M HEIGHT PLANE
- -ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- -EXISTING BUILDING LINE
- -SITE BOUNDARY

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 500 @ A0

N

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Surry Hills NSW 2010

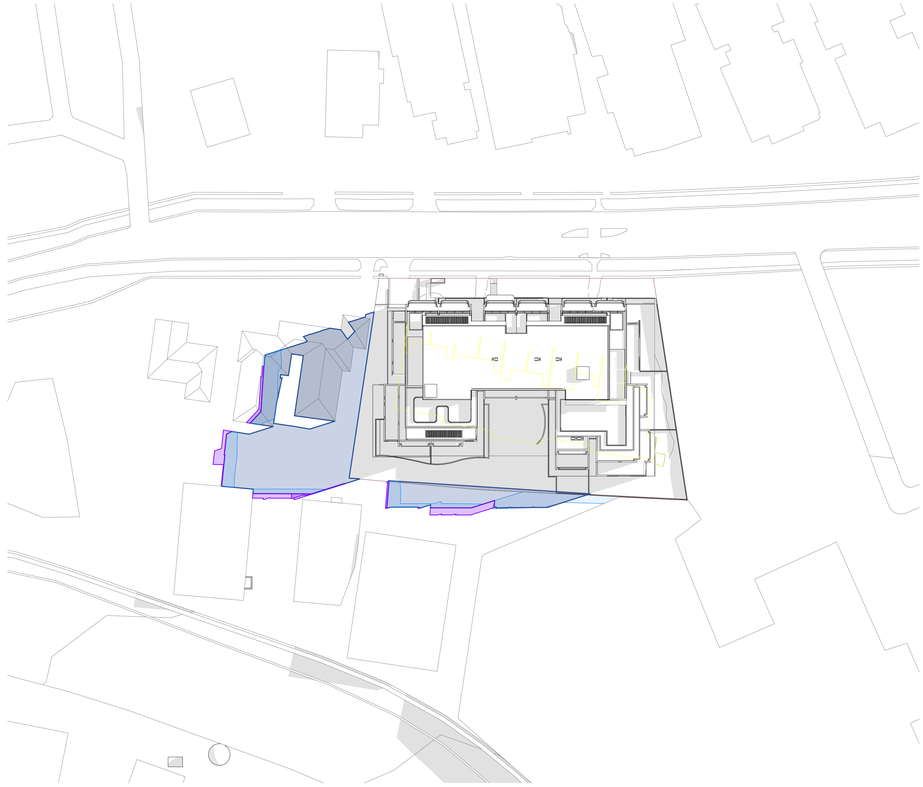
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 1

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:500@A0	DRAWING NO: **DA710**	ISSUE: **04**
PROJECT NO. 2518		

1 Shadow Study-Existing-21 June 11am
1:500



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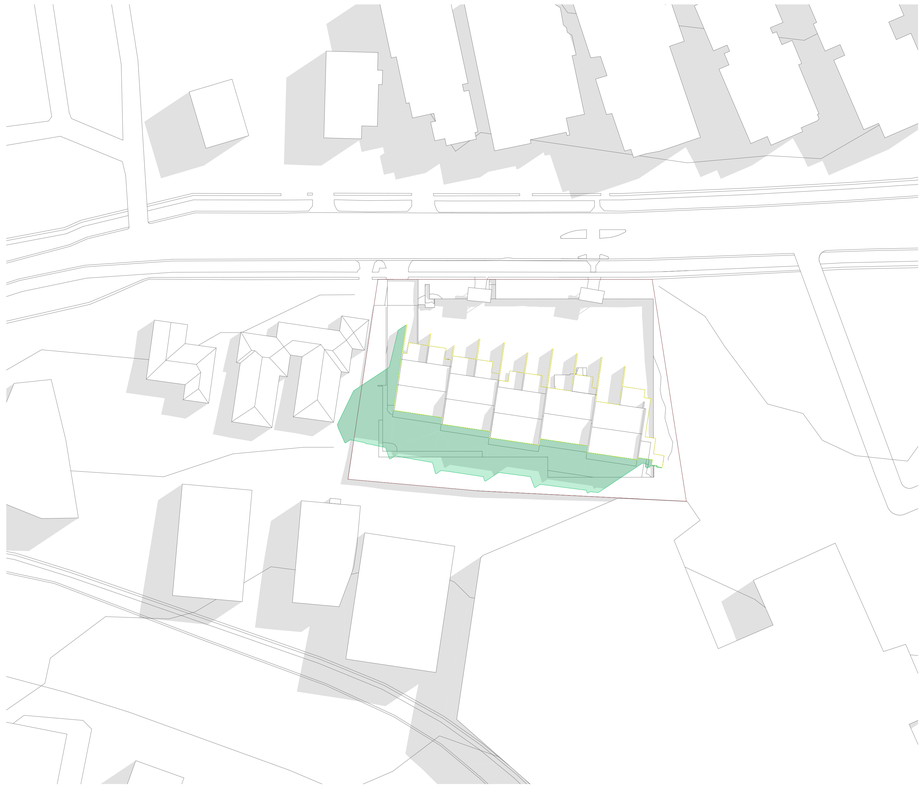

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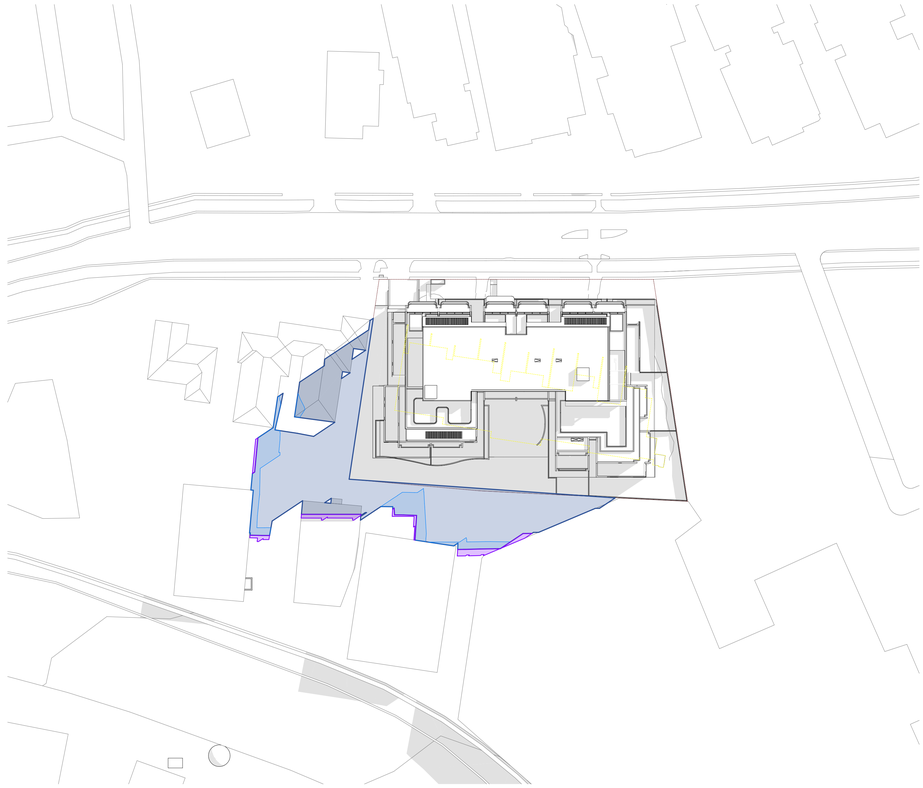
1:500



4 Shadow Study-Proposed-21 June 12pm
1:500

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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AW	AWNING (TO FUTURE DETAIL)
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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

SHADOW DIAGRAM

LEGEND:

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- -SHADOW OF EXISTING SITE BUILDING
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- -ADDITIONAL OVERSHADOWING CAST BY PROPOSED ENVELOPE OVER 28.6M
- -EXISTING BUILDING LINE
- -SITE BOUNDARY

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01	19/09/2025	ISSUE FOR SSDA SUBMISSION
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03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 500 @ A0

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7788

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 2

DRAWING BY: Nt	CHECKED BY: LC	
SCALE: 1:500@A0	DRAWING NO: **DA711**	ISSUE: **04**
PROJECT NO. 2518		

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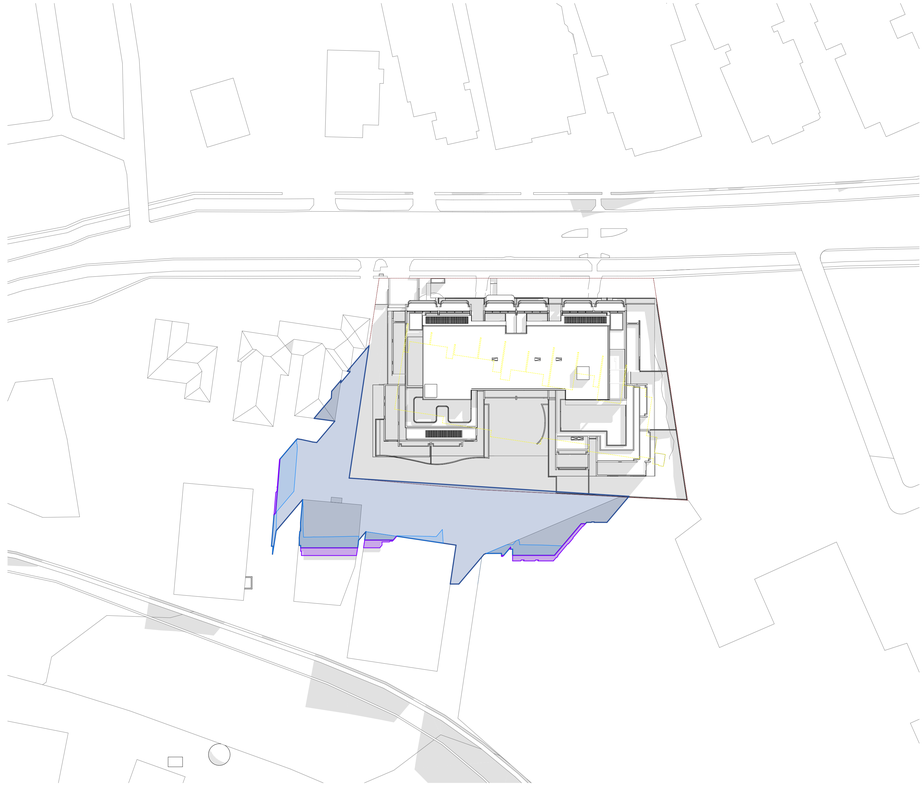

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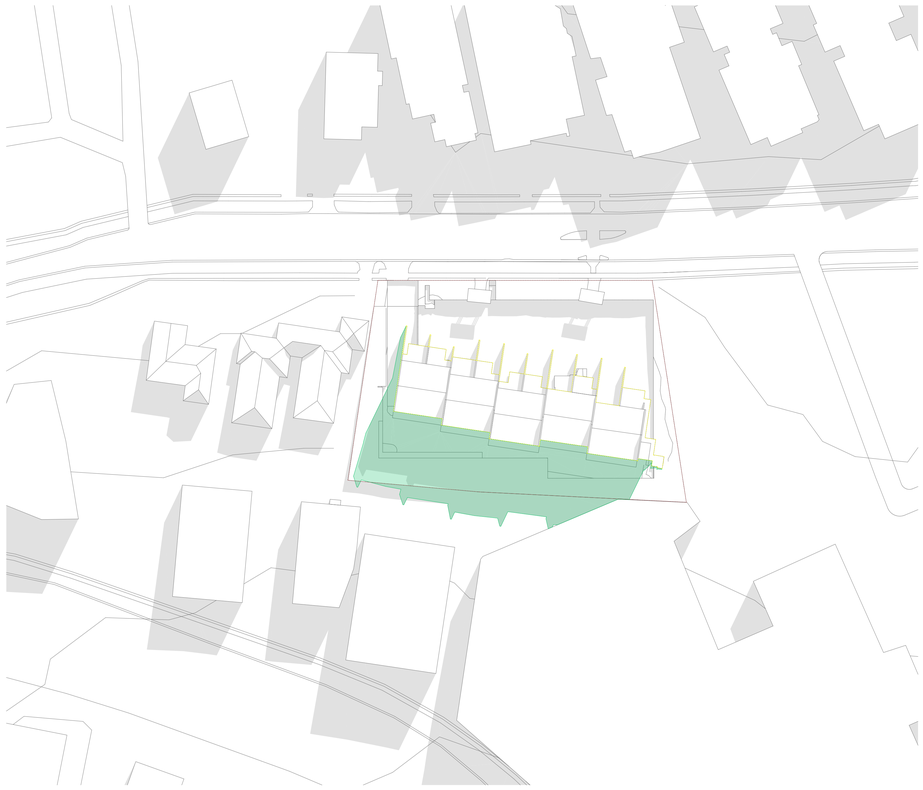

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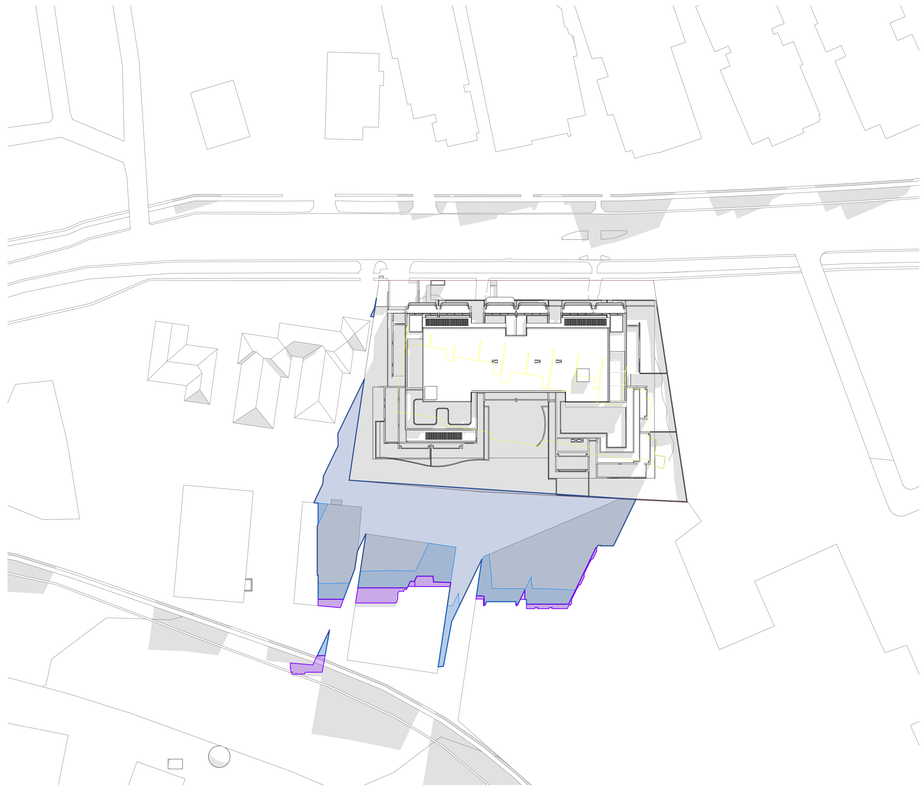

4 Shadow Study-Proposed-21 June 02pm
1:500

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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
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MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

SHADOW DIAGRAM

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Scale Bar 1 : 500 @ A0

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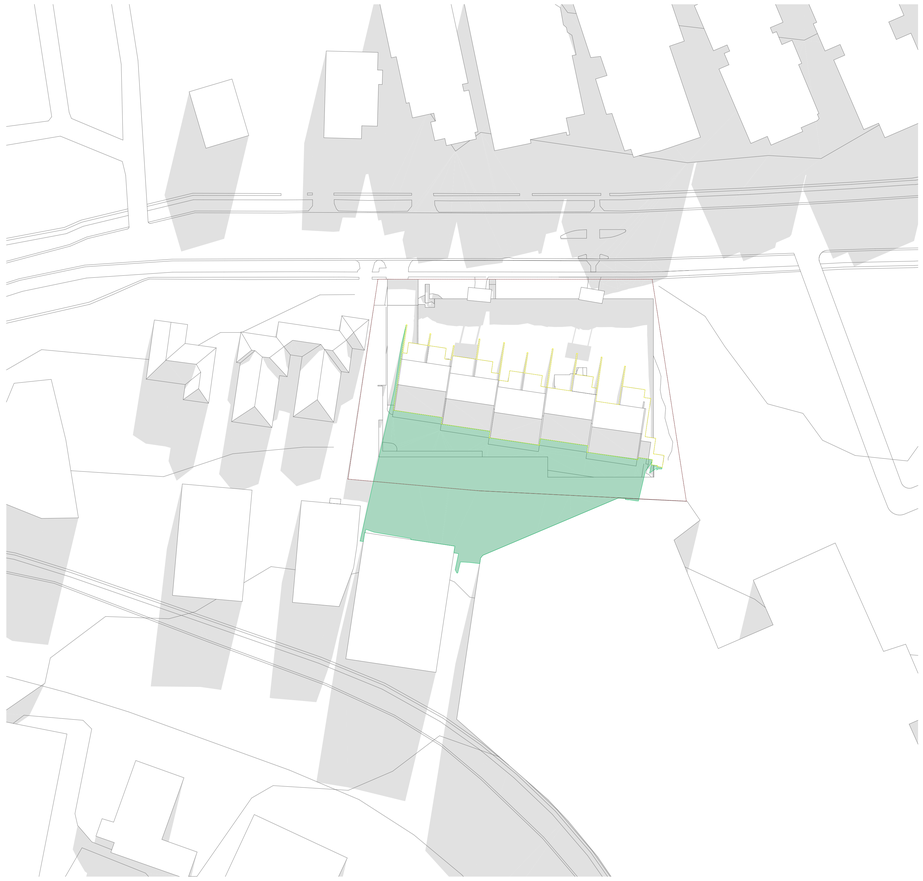
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 3

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1500@A0	DRAWING NO: **DA712**	ISSUE: **04**
PROJECT NO: 2518		



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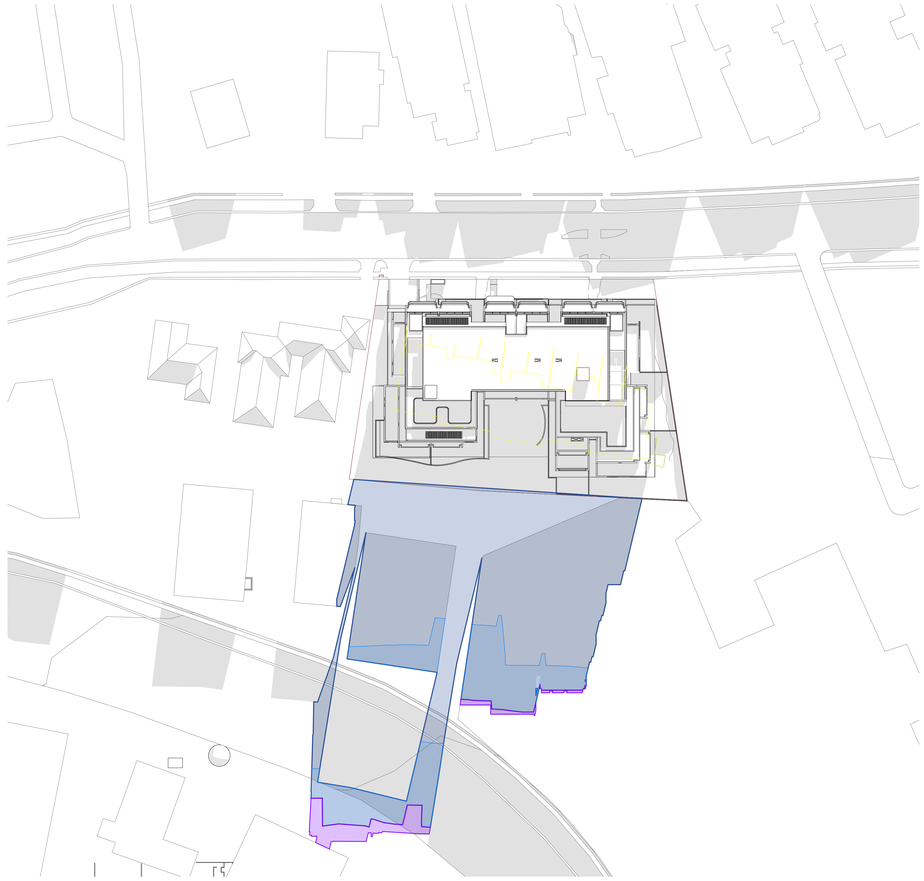

2 Shadow Study-Proposed-21 June 03pm
1:500

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PC	COMPOSITE PANEL CLADDING
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PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
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SHADOW DIAGRAM

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04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 500 @ A0

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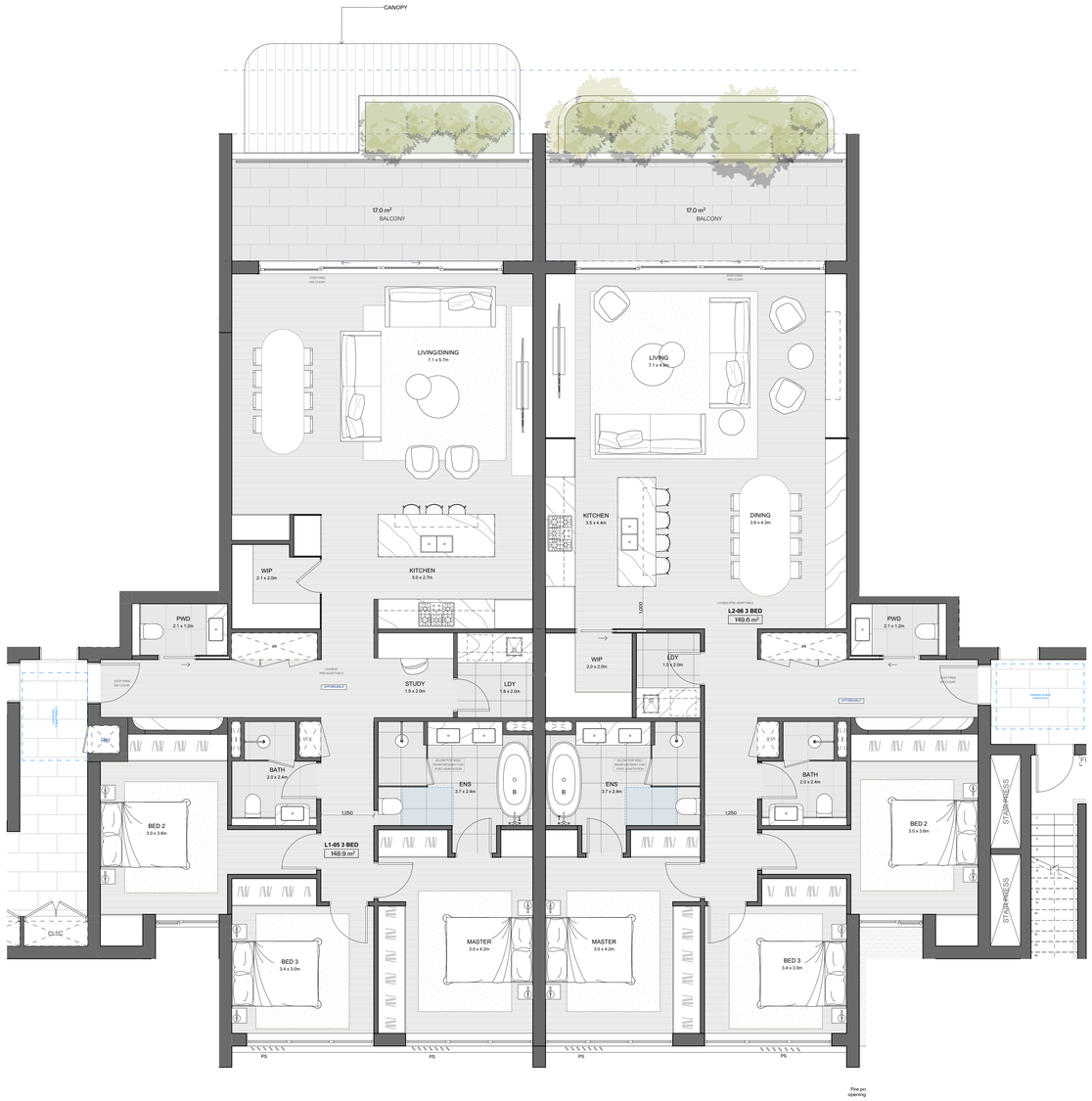
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 950
Nominated Architect:
Paul Buljevic NSW 7768

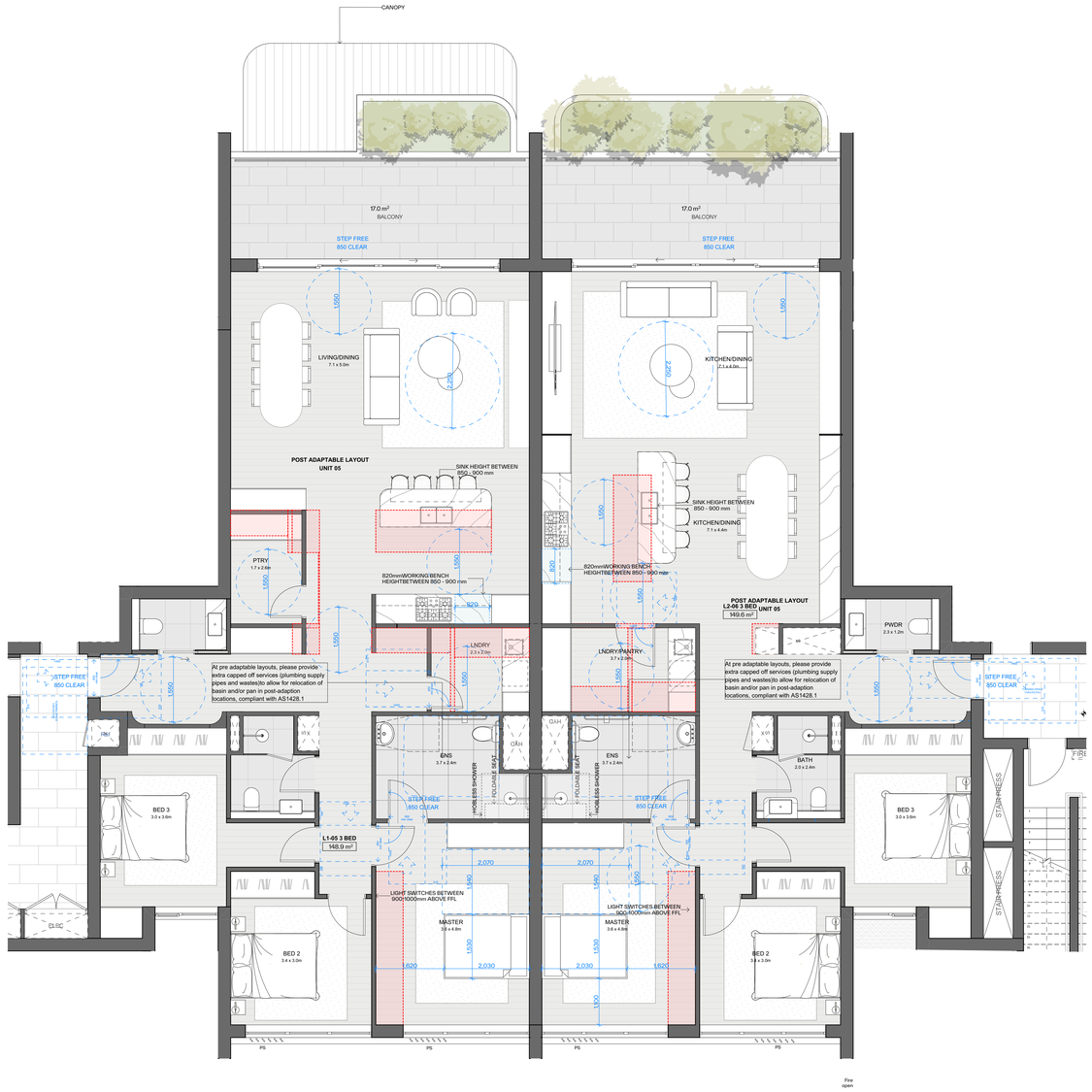
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 4

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1500@A0	DRAWING NO: **DA713**	ISSUE: **04**
PROJECT NO. 2518		



1 PRE-ADAPTABLE LAYOUT - UNIT 05/06 TYPICAL
1:50



2 POST-ADAPTABLE LAYOUT - UNIT 05/06 TYPICAL
1:50

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	HIGH-LIGHT 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
PS+	PRIVACY SCREEN (TO FUTURE SELECTION)
PT+	PAINT FINISH TYPE+
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

PROPOSEED PRE/ POST ADAPTABLE UNITS

L1-02
L2-02
L3-02
L4-09
L5-09

L1-05 L1-06
L2-05 L2-06
L3-05 L3-06
L4-05 L4-06
L5-05 L5-06

LEGEND

CLEARANCE REQUIREMENTS COMPLIANT WITH AS 1428.1

INDICATIVE OUTLINE OF PRE- ADAPTABLE LAYOUTS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 50 @ A0
0 1 2 3

CLIENT:
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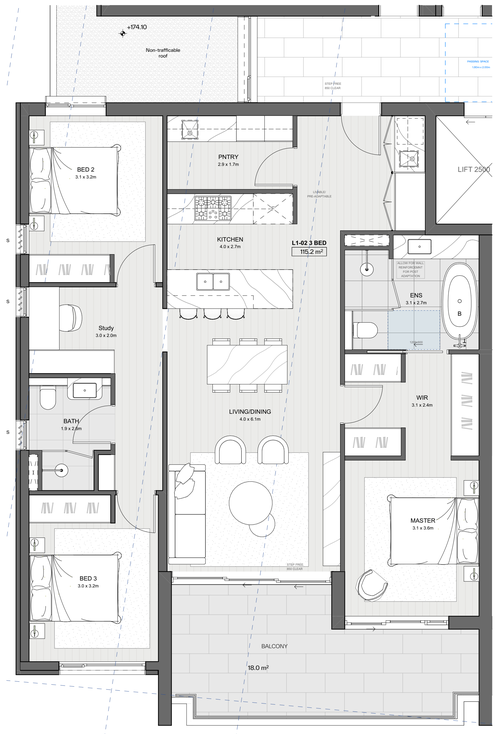
Nominated Architect
Paul Bulevic NSW 7708

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Pre & post adaptable layouts

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 150@A0	DRAWING NO: **DA800**	ISSUE: **04**
PROJECT NO: 2518		



1 PRE-ADAPTABLE LAYOUT - UNIT 02 TYPICAL
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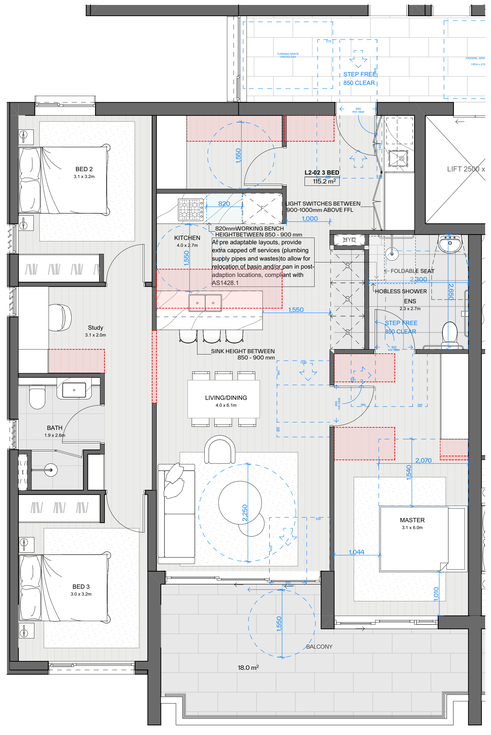

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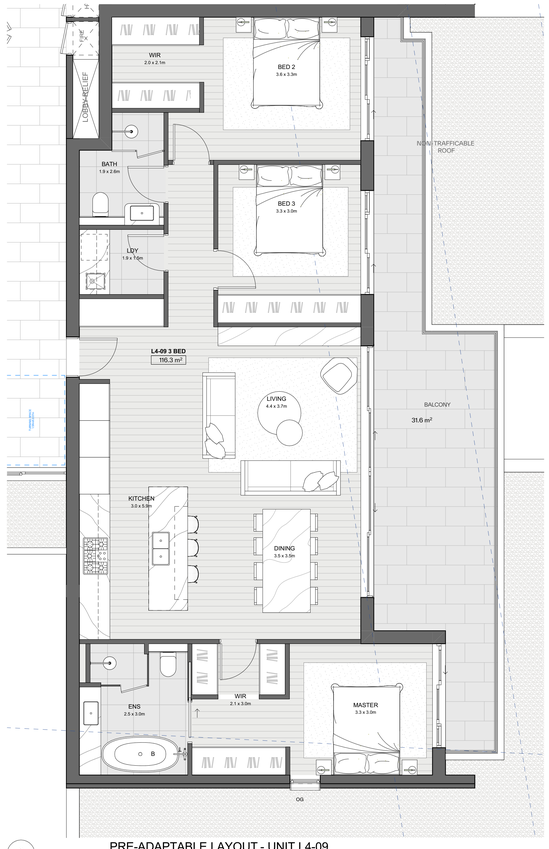

3 PRE-ADAPTABLE LAYOUT - UNIT L4-09
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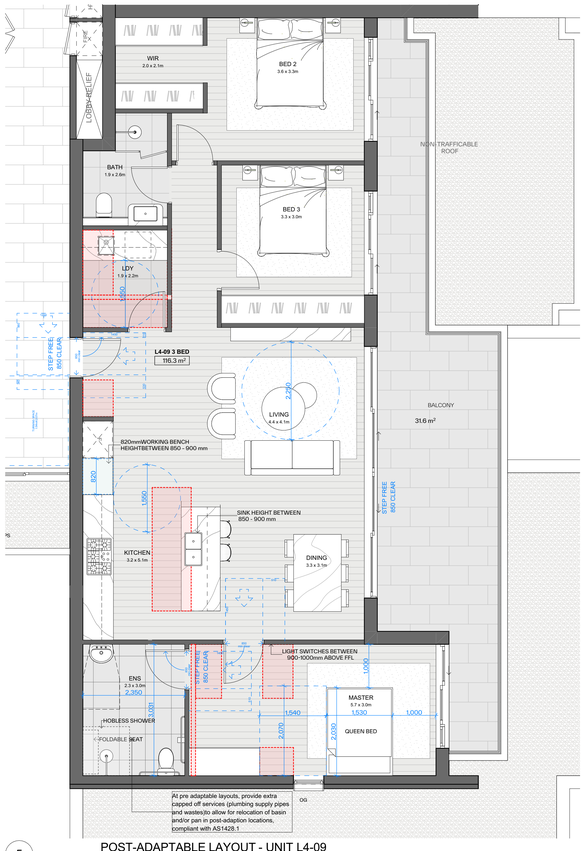

5 POST-ADAPTABLE LAYOUT - UNIT L4-09
1:50

GENERAL NOTES:

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L1-02
L2-02
L3-02
L4-09
L5-09

L1-05	L1-06
L2-05	L2-06
L3-05	L3-06
L4-05	L4-06
L5-05	L5-06

LEGEND

CLEARANCE REQUIREMENTS COMPLIANT WITH AS 1428.1

INDICATIVE OUTLINE OF PRE- ADAPTABLE LAYOUTS

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Level 2, 52 Alison Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Pre & post adaptable layouts

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:50@A0	DRAWING NO. DA801	ISSUE: 04
PROJECT NO. 2518		