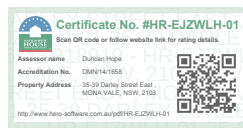


DEVELOPMENT APPLICATION

35-39 DARLEY ST E MONA VALE NSW 2103 AUSTRALIA



DRAWING SCHEDULE

DRAWING SHEDULE	
DRAWING NO	DRAWING NAME
PLA-DA-0000	COVER SHEET
PLA-DA-0001	SITE SURVEY (EXISTING SITE PLAN)
PLA-DA-0002	SITE ANALYSIS
PLA-DA-0003	DEMOLITION PLAN
PLA-DA-0004	PROPOSED SITE PLAN
PLA-DA-10B1	GENERAL FLOOR PLAN - BASEMENT 01
PLA-DA-10B2	GENERAL FLOOR PLAN - BASEMENT 02
PLA-DA-10B3	GENERAL FLOOR PLAN - BASEMENT 03
PLA-DA-1000	GENERAL FLOOR PLAN - GROUND 00
PLA-DA-1001	GENERAL FLOOR PLAN - LEVEL 01-03
PLA-DA-1004	GENERAL FLOOR PLAN - LEVEL 04
PLA-DA-1005	GENERAL FLOOR PLAN - LEVEL 05-06
PLA-DA-1007	GENERAL FLOOR PLAN - LEVEL 07
PLA-DA-1008	GENERAL FLOOR PLAN - ROOF 08
PLA-DA-2000	ELEVATIONS - SHEET 01
PLA-DA-2001	ELEVATIONS - SHEET 02
PLA-DA-3000	SECTIONS - SHEET 01
PLA-DA-4000	SUN EYE VIEW - SHEET 01
PLA-DA-4001	SUN EYE VIEW - SHEET 02
PLA-DA-4100	SHADOW DIAGRAMS - SHEET 01
PLA-DA-4101	SHADOW DIAGRAMS - SHEET 02
PLA-DA-4200	SOLAR AMENITY & CROSS VENTILATION DIAGRAMS
PLA-DA-4201	HEIGHT PLANE DIAGRAM
PLA-DA-5000	AREA & AMENITIES DIAGRAMS
PLA-DA-5001	COS SOLAR AMENITY 9AM-11AM
PLA-DA-6000	ADAPTABLE APARTMENT TYPOLOGIES - SHEET 01
PLA-DA-6001	ADAPTABLE APARTMENT TYPOLOGIES - SHEET 02
PLA-DA-7000	MATERIAL SCHEDULE - SHEET 01
PLA-DA-8000	PERSPECTIVE - SHEET 01
PLA-DA-8001	PERSPECTIVE - SHEET 02

SUMMARY

SITE AREA:
TOTAL GFA:
FSR:
NUMBER OF STOREYS:

2679.4m²
7660.4m²
2.86:1
8

CAR PARKING:
BICYCLES:

124
28



REV

DATE

REVISION DESCRIPTION

BY

CHK

A

A

Issue

WS

JW

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PROJECT TITLE
DARLEY ST E MONA VALE

PROJECT ADDRESS
35-39 DARLEY ST E MONA VALE NSW 2103
AUSTRALIA

CLIENT
Darley Vale Pty Ltd

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DRAWING TITLE
COVER SHEET

PROJECT NUMBER
20895

DRAWING NUMBER
PLA-DA-0000

STAGE
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SP82003

PIT S.L 14.85
PIT I.L 12.54
Ø300 POLY
IL 12.54
CHAMBER 600 X 900
N.T.S.
TO DETRITUS

PIT S.L 14.37
PIT I.L 11.32
Ø300 POLY
IL 11.33
CHAMBER 600 X 900
N.T.S.



DARLEY

STREET

EAST

SP64796
No.30
TWO STOREY BRICK
APARTMENT COMPLEX

SP57603

No.41
TWO STOREY BRICK
APARTMENT COMPLEX
(FLAT ROOF)

SP 57659
No.41
TWO STOREY BRICK
APARTMENT COMPLEX
(FLAT ROOF)

No.41
TWO STOREY BRICK
APARTMENT COMPLEX
(TILED ROOF)

SP 18919

No.35-39
TWO STOREY BRICK
APARTMENT COMPLEX
(TILE ROOF)

No.35-39
TWO STOREY BRICK
APARTMENT COMPLEX
(TILE ROOF)

LOT 1
DP 1213063

No.33
DARLEY STREET EAST
TWO STOREY RENDERED
APARTMENT COMPLEX
(FLAT ROOF)

No.33
DARLEY STREET EAST
TWO STOREY RENDERED
APARTMENT COMPLEX
(FLAT ROOF)



Ø DENOTES EASEMENT TO DRAIN WATER 1 WIDE (AC217658)

NOTES:

- 1) BOUNDARY SURVEY HAS BEEN UNDERTAKEN
- 2) ORIGIN OF LEVELS: SSM24572 RL15.773 (A.H.D.) SCIMS
- 3) SITE COMPRISES SP 18919
- 4) SITE AREA 2679.4m² BY TITLE DIMENSIONS.
- 5) UNDERGROUND SERVICES HAVE NOT BEEN INVESTIGATED.
- 6) (G) DENOTES GUTTER LEVEL, WM DENOTES WATER METER, SIO DENOTES SEWER INSPECTION OUTLET, CJP DENOTES CONCRETE JUNCTION PIT
PP DENOTES POWER POLE, TEL DENOTES TELECOMMUNICATIONS PIT, TF DENOTES TRANSFORMER, BS DENOTES BOTTOM OF STEP
P DENOTES PVC PIPE, POLY DENOTES POLY PIPE, U.T.O. DENOTES UNABLE TO OPEN
TS DENOTES TOP OF STEP, 0.3Ø,10S,8H DENOTES INDICATIVE TREE SIZE 0.3 TRUNK DIAMETER, 10 SPREAD, 8 HIGH.
- 7) TREE NAMES SHOWN CONSTITUTE OUR OPINION ONLY. IF TREE SPECIES IDENTIFICATION IS IMPORTANT FOR DESIGN OR HERITAGE REASONS THEY SHOULD BE DETERMINED BY A QUALIFIED ARBORIST.

ISSUE	DATE	AMENDMENT
A	26.03.26	ADDITIONAL STORMWATER PIT INFORMATION ADDED

TITLE: PLAN SHOWING SELECTED DETAIL & LEVELS OVER
No. 35-39 DARLEY STREET EAST, MONA VALE

LGA: PITTWATER

REFERENCE: 53120

CLIENT : INCA GROUP

DATE: 28.08.25

SHEET

SCALE (AT A2) 1:200

DATUM : AHD

SURVEYOR: RK

1 OF 2

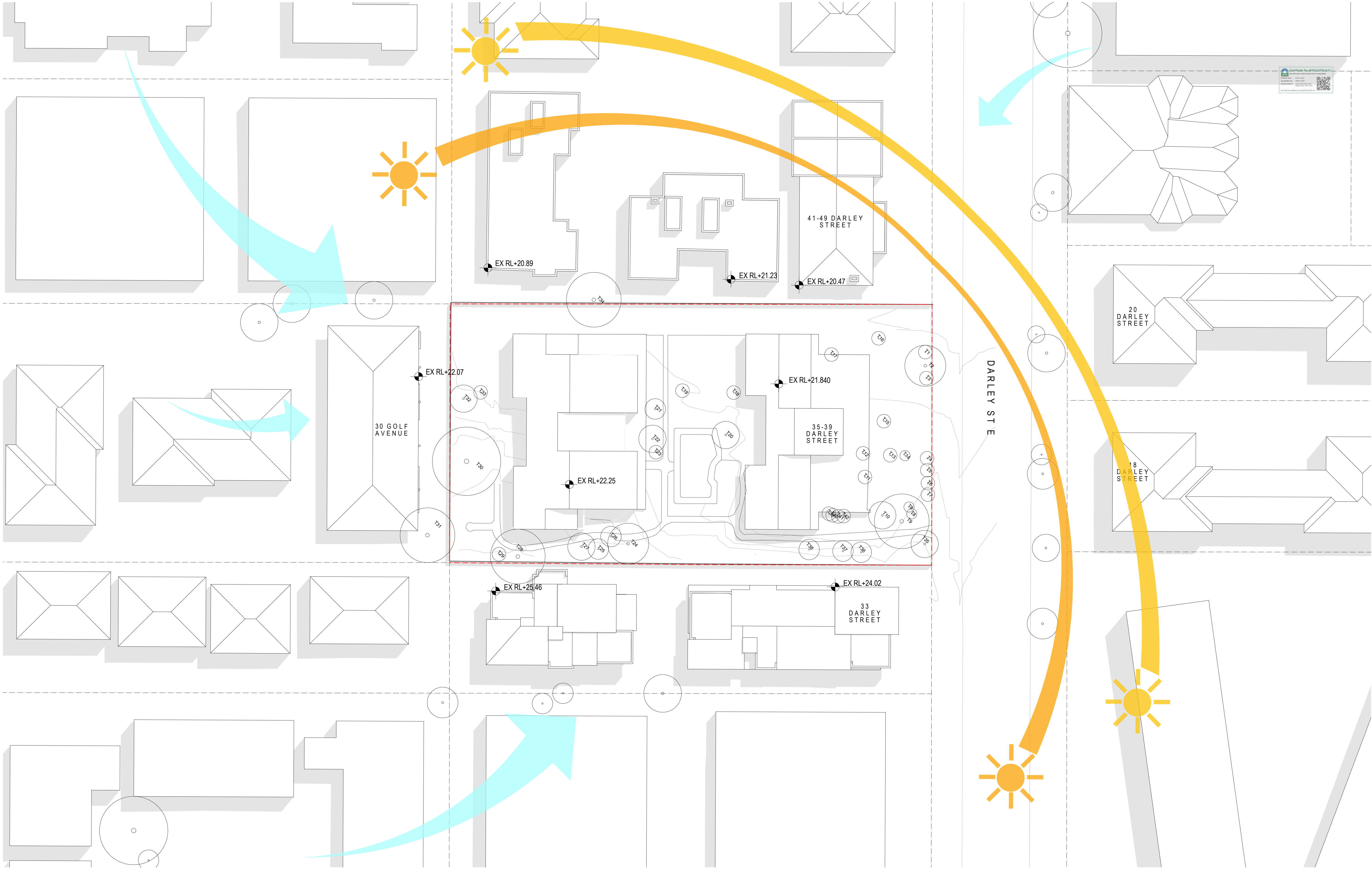
Norton Survey Partners

SURVEYORS & LAND TITLE CONSULTANTS

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PH +61 2 9555 2744
office@nspartners.com.au





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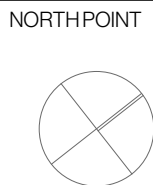
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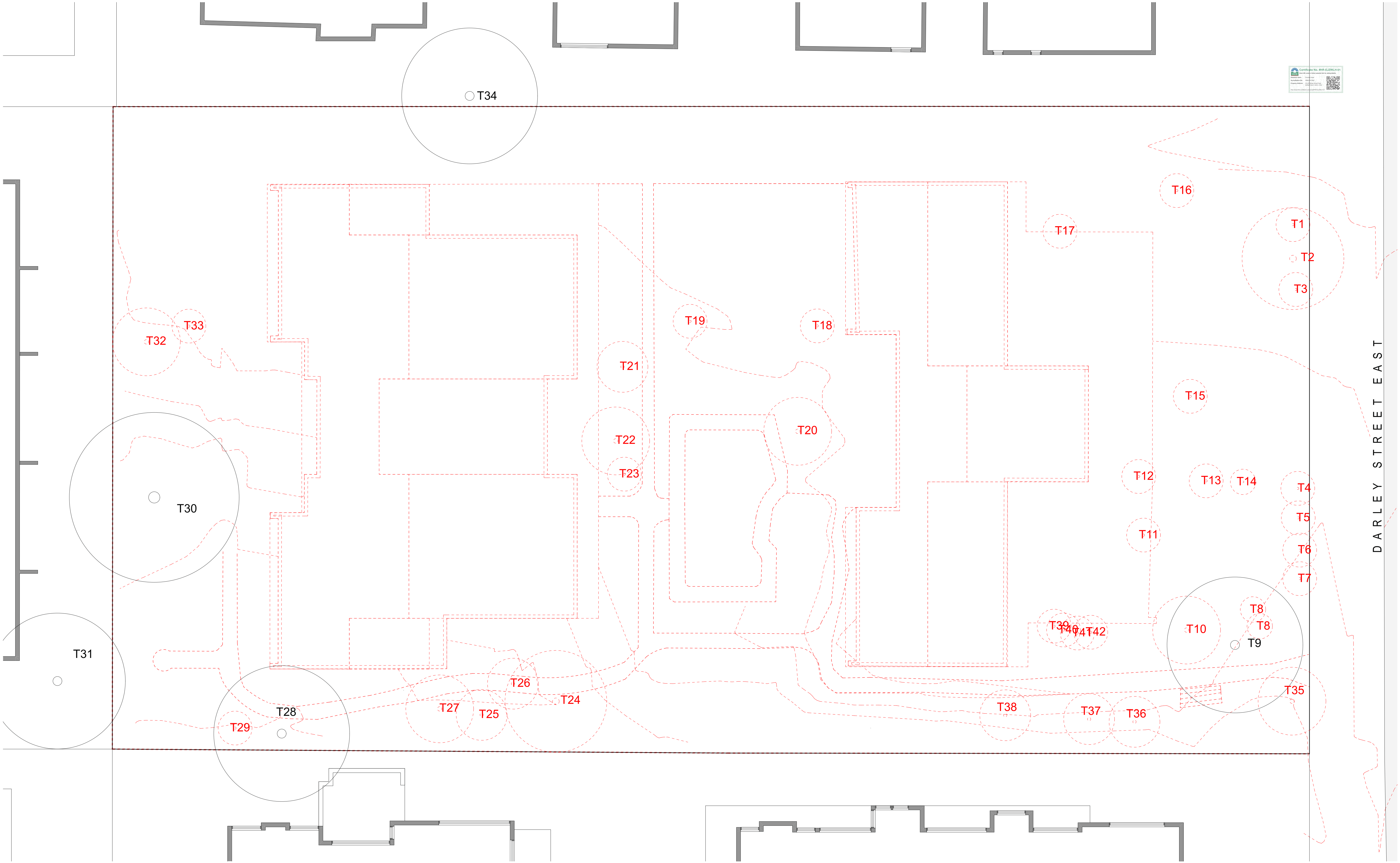
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PROJECT TITLE
DARLEY ST E MONA VALE
PROJECT ADDRESS
35-39 DARLEY ST E MONA VALE NSW 2103
AUSTRALIA
CLIENT
Darley Vale Pty Ltd
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JW
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DRAWING TITLE
SITE ANALYSIS

PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-0002

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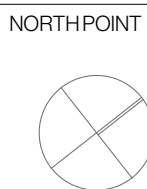
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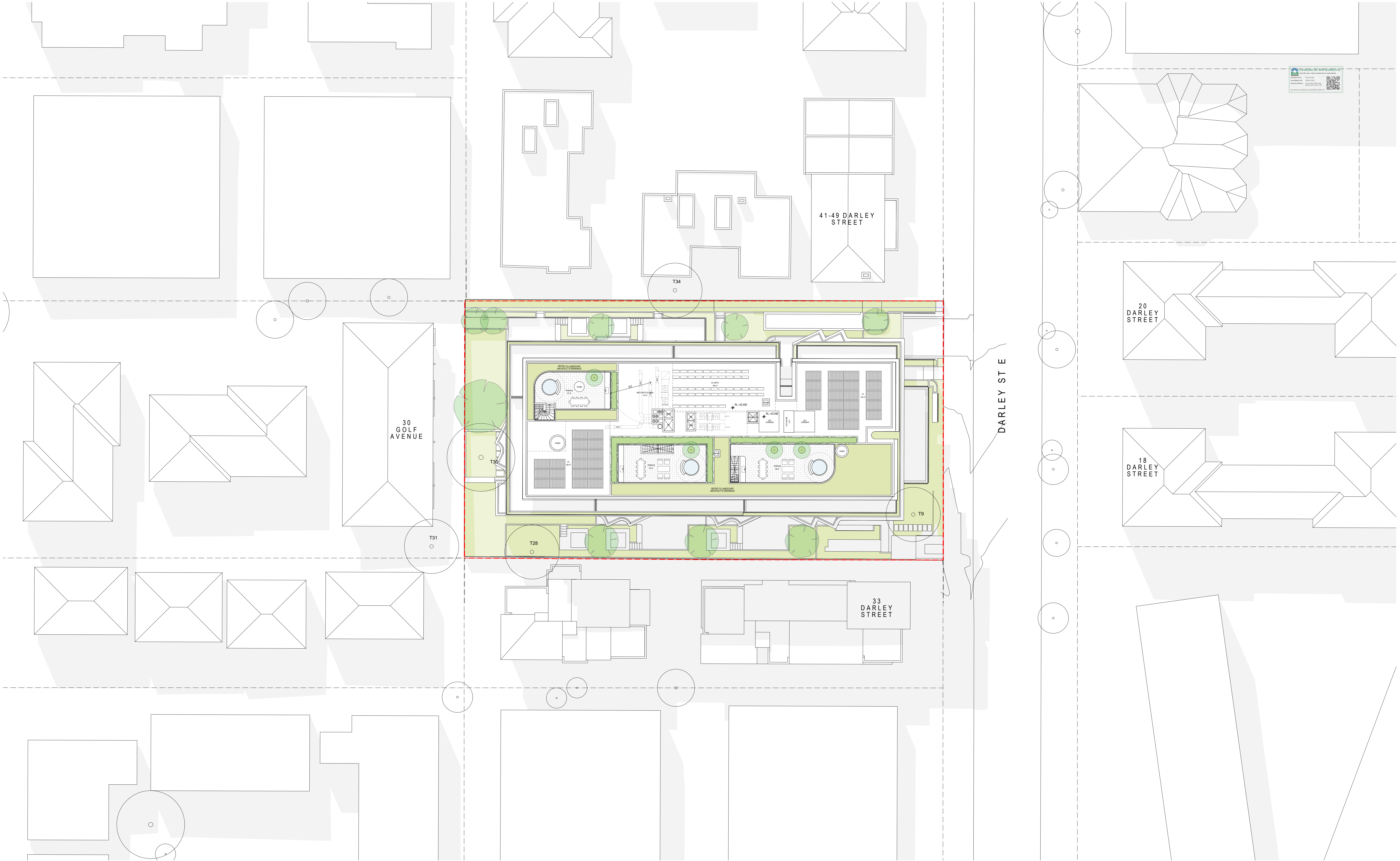
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CLIENT
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DRAWING TITLE
DEMOLITION PLAN

PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-0003

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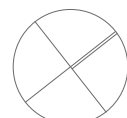
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PROPOSED SITE PLAN

PROJECT NUMBER

20895

DRAWING NUMBER

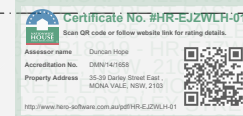
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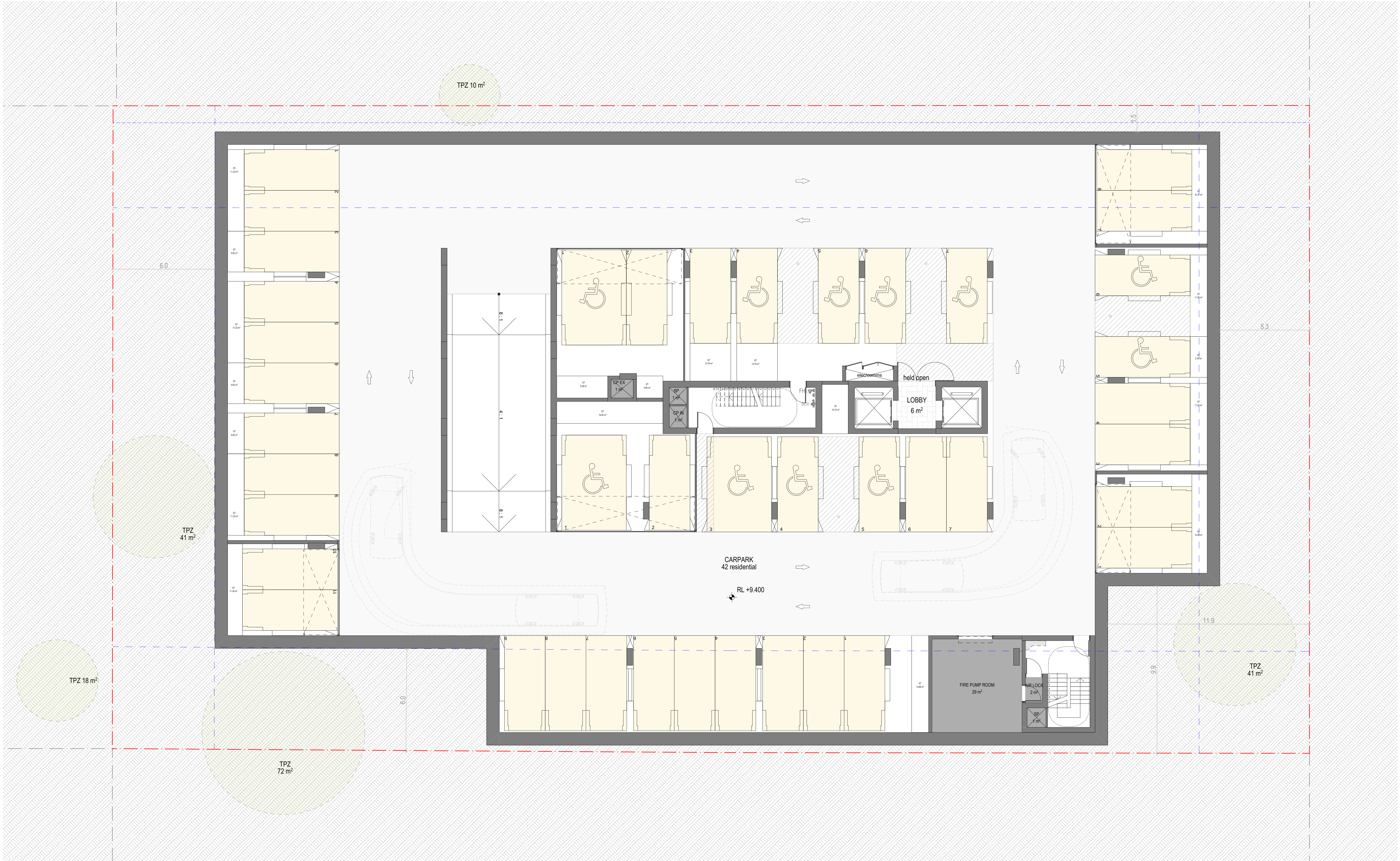
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01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue	WS	JW
A	A	SSDA SUBMISSION - SSD-113872900	WS	JW



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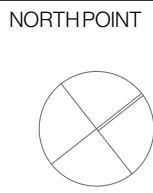
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PROJECT ADDRESS
35-39 DARLEY ST E MONA VALE NSW 2103
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The Trustee for IPG Dev 2 Unit Trust & GOP AFF 1 Unit Trust & IPG AFF 1 Unit Trust
APPROVED
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**GENERAL FLOOR PLAN -
BASEMENT 02**
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-10B2

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Certificate No. AHR-EJZWLM-01
Scan QR code or follow website link for instant details.

Accreditation number	Enrollment Project
Accreditation No.	ENR01747010
Property Address	10-00 Collins Street East McRae Vic 3440, AUSTR.

<http://www.healthcare.aifcare.com.au/ENR01747010>

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* neighbouring existing buildings partly consists of assumptions based on approved DA drawings & real estate plans

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01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue		
A	A	SSDA SUBMISSION - SSD-11387290	WS	JW



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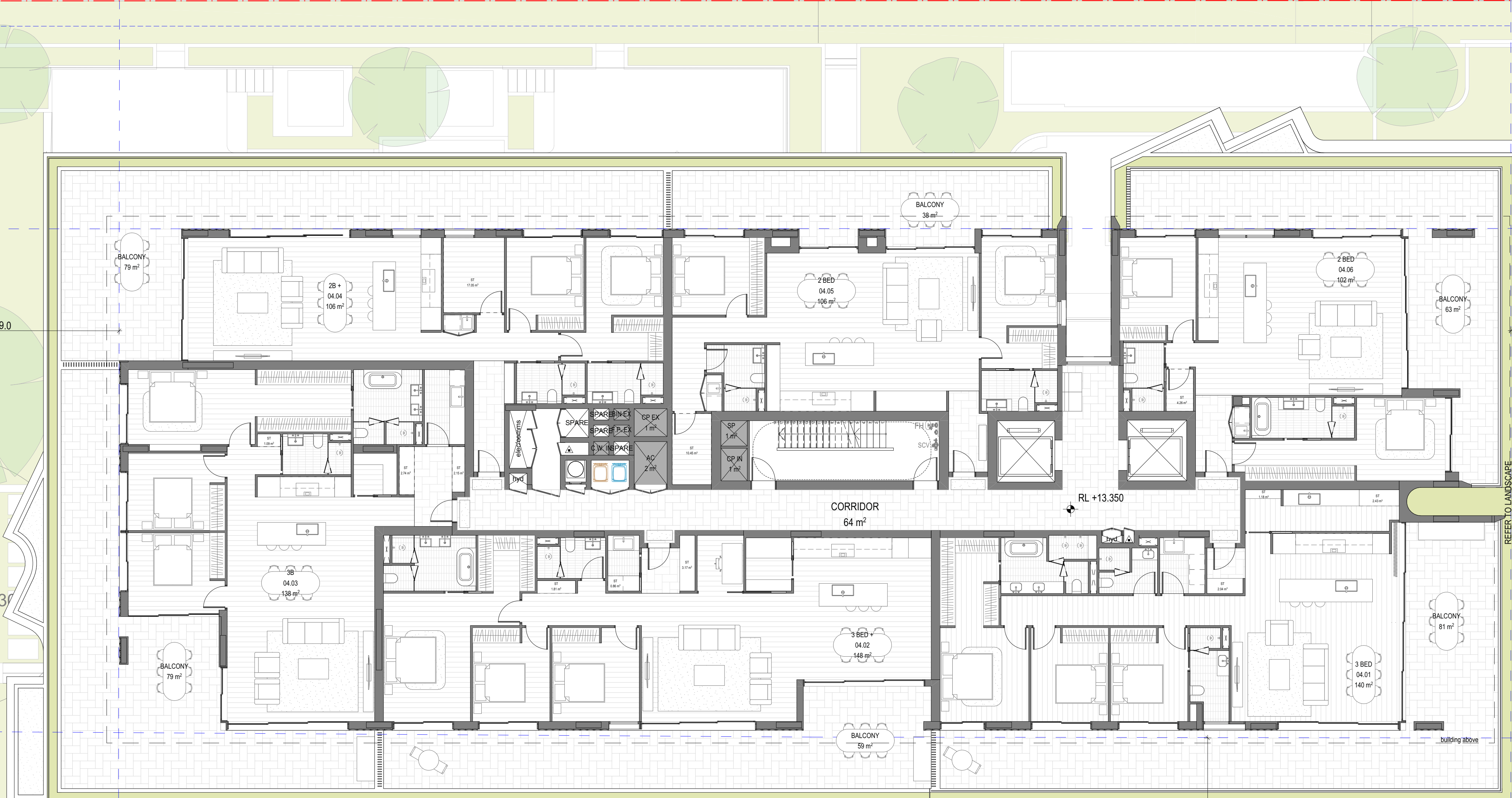
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GENERAL FLOOR PLAN - LEVEL 01-03

PROJECT NUMBER
20895

DRAWING NUMBER
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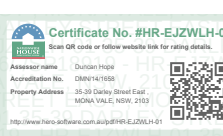
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REFER TO LANDSCAPE ARCHITECT'S DRAWINGS

REV	DATE	REVISION DESCRIPTION	BY	CHK
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02	02	Issue		
03	03	Issue		
04	04	Issue		
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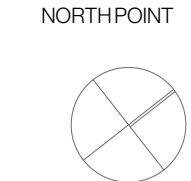
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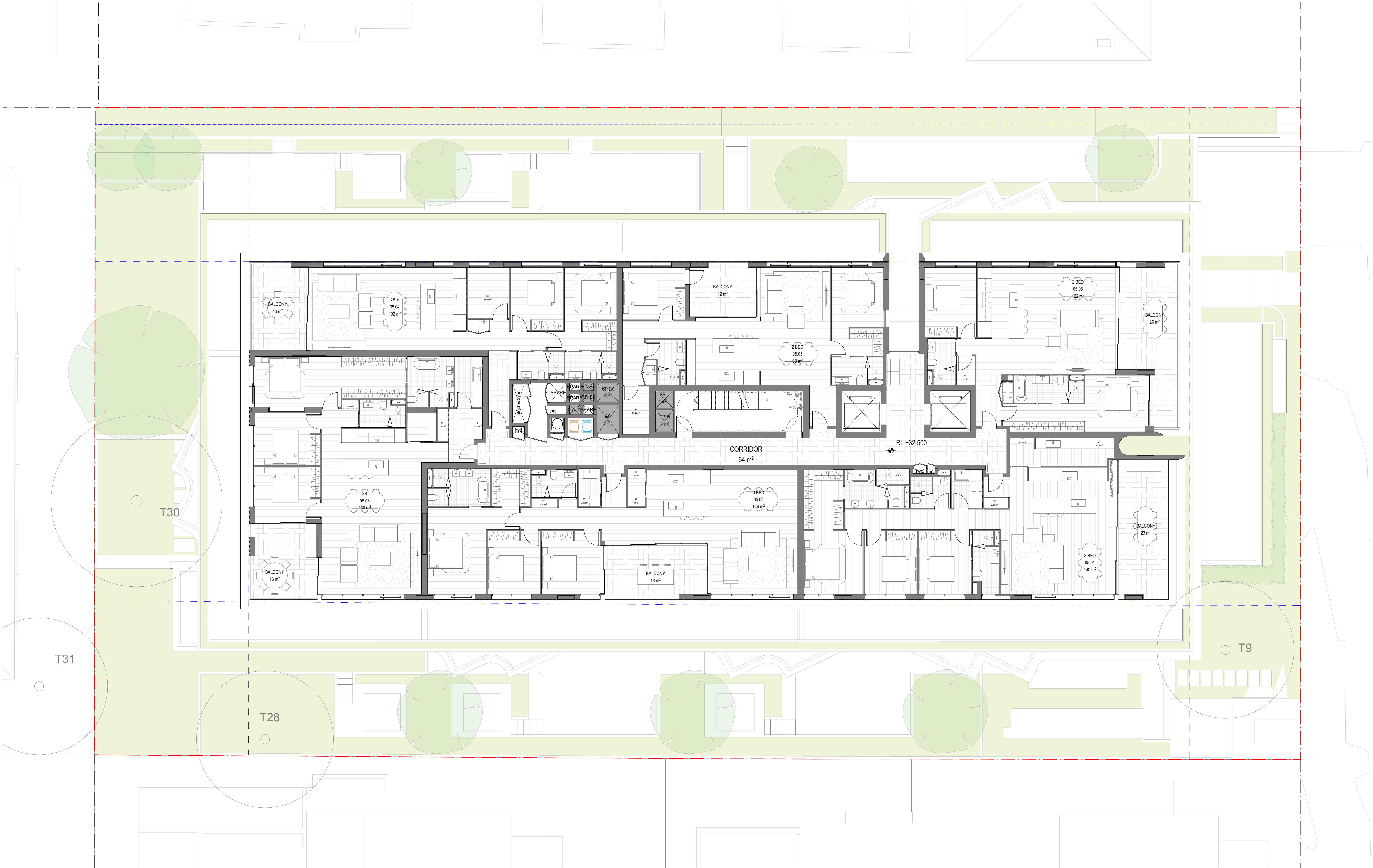
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DRAWING TITLE
GENERAL FLOOR PLAN - LEVEL 04
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-1004
STAGE
DA
REVISION
A



REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue		
A	A	SSDA SUBMISSION - SSD-11387290	WS	JW
			WS	JW



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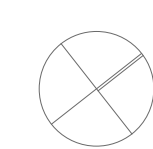
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DRAWING TITLE

GENERAL FLOOR PLAN - LEVEL 05-06

PROJECT NUMBER

20895

DRAWING NUMBER

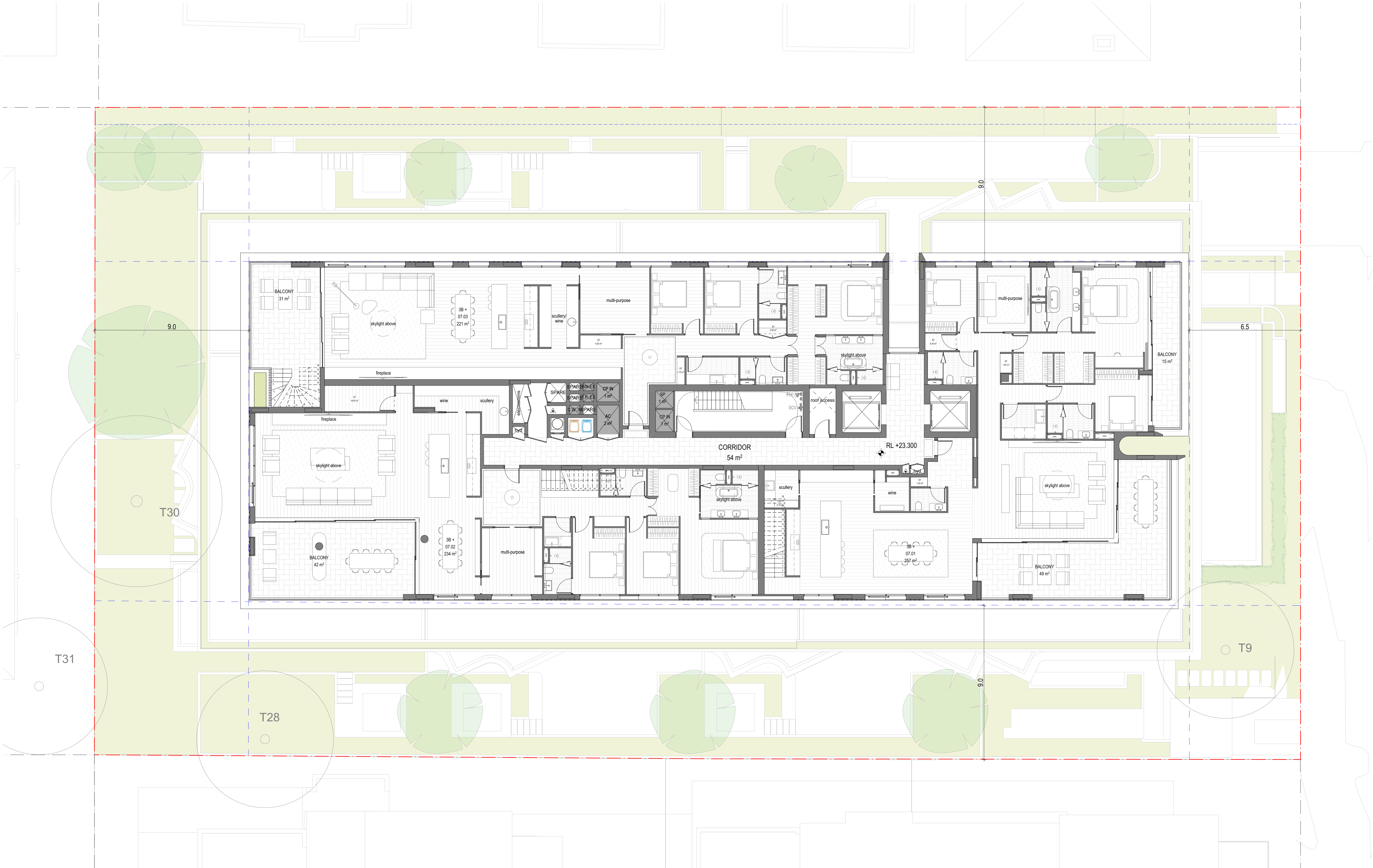
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STAGE

DA

REVISION

A



REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue		
03	03	Issue		
04	04	Issue		
A	A	SSDA SUBMISSION - SSD-11387290	WS	JW
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DRAWING TITLE

GENERAL FLOOR PLAN - LEVEL 07

PROJECT NUMBER

20895

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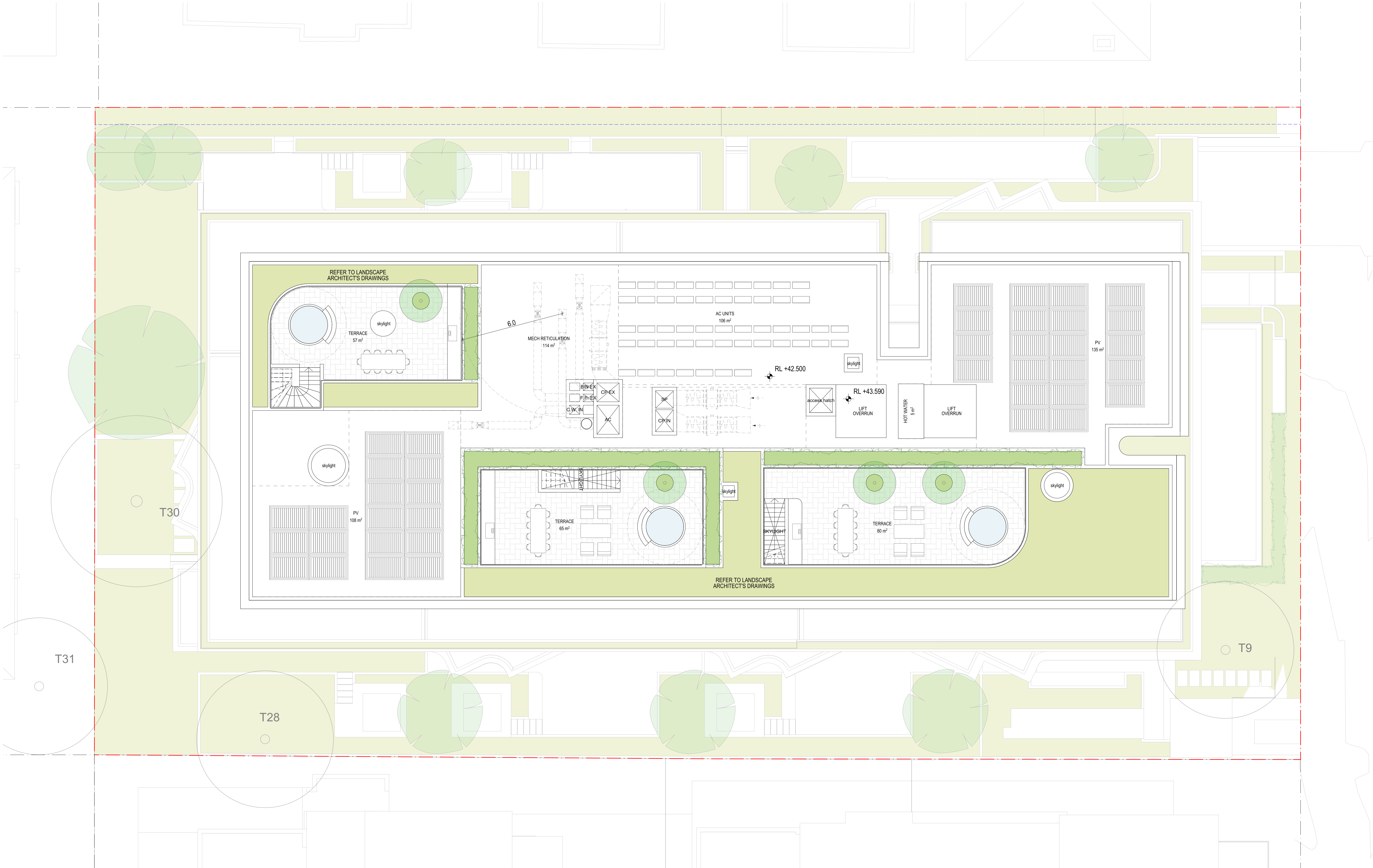
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STAGE

DA

REVISION

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02	02	Issue		
03	03	Issue		
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A	A	SSDA SUBMISSION - SSD-11387290	WS	JW



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GENERAL FLOOR PLAN - ROOF 08

PROJECT NUMBER

20895

DRAWING NUMBER

PLA-DA-1008

STAGE

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REVISION

A

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CL02 - CLADDING TYPE 02, OFF-WHITE

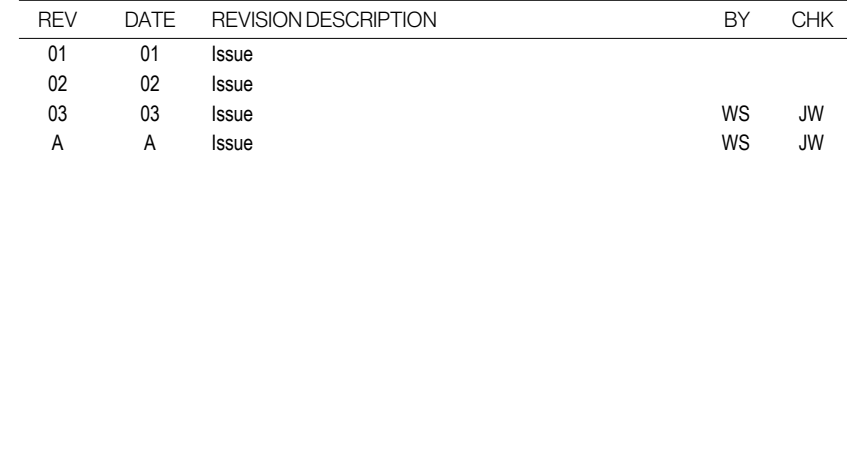
GL01 - GLAZING TYPE 01, CLEAR
GLAZING

BAL01 - BALUSTRADE TYPE 01, CLEAR
GLAZING

Thermal Comfort Commitments

Energy Efficiency Commitments	
Description	Requirements

Lift No. 1	Gasoline traction with VVV motor		Number of Levels Served	1	N/A
	Number of Levels Served		Number of Levels Served	1	
Lift No. 2	Gasoline traction with VVV motor		Number of Levels Served	2	N/A
	Number of Levels Served		Number of Levels Served	2	
Alternative Elevator	Production System	1. 100% VVV with 400V AC 2. 100% VVV with 400V AC 3. 100% VVV with 400V AC	Cooperation System	Gas	Performance 30.0
Hot Water System	Operational Condition				
Ventilation	Bathrooms		Individual fan, ducted to facade	Individual fan, ducted to facade	
	Kitchens		Individual fan, ducted to facade	Individual fan, ducted to facade	
	Laundry		Individual fan, ducted to facade	Individual fan, ducted to facade	
			Manual switch On/Off	Manual switch On/Off	
Cooling System	Manual switch On/Off				
Heating System	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
Artificial Lighting	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
Natural Lighting	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
Appliances	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
Swimming Pool	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	
	Living Room		100% VVV with 400V AC	100% VVV with 400V AC	



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HYDRAULIC	LANDSCAPE
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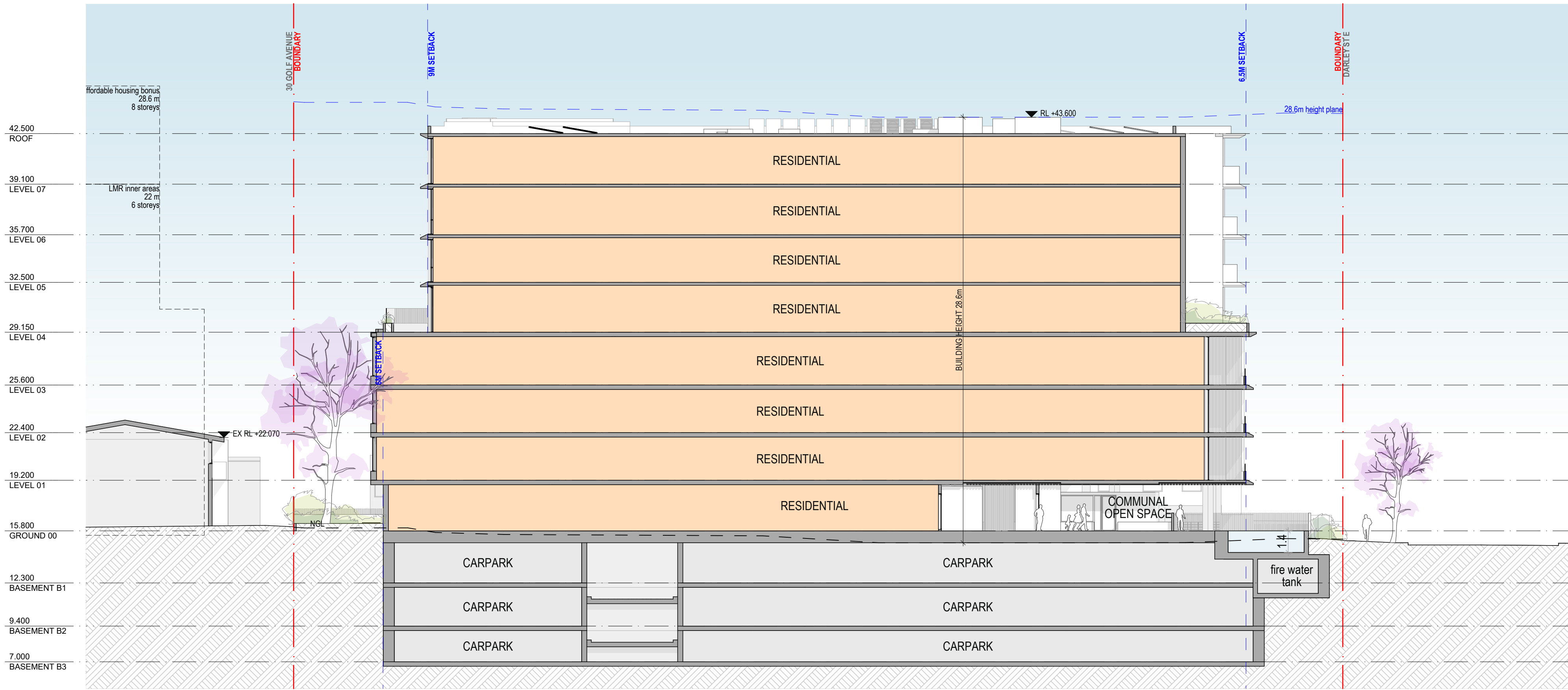
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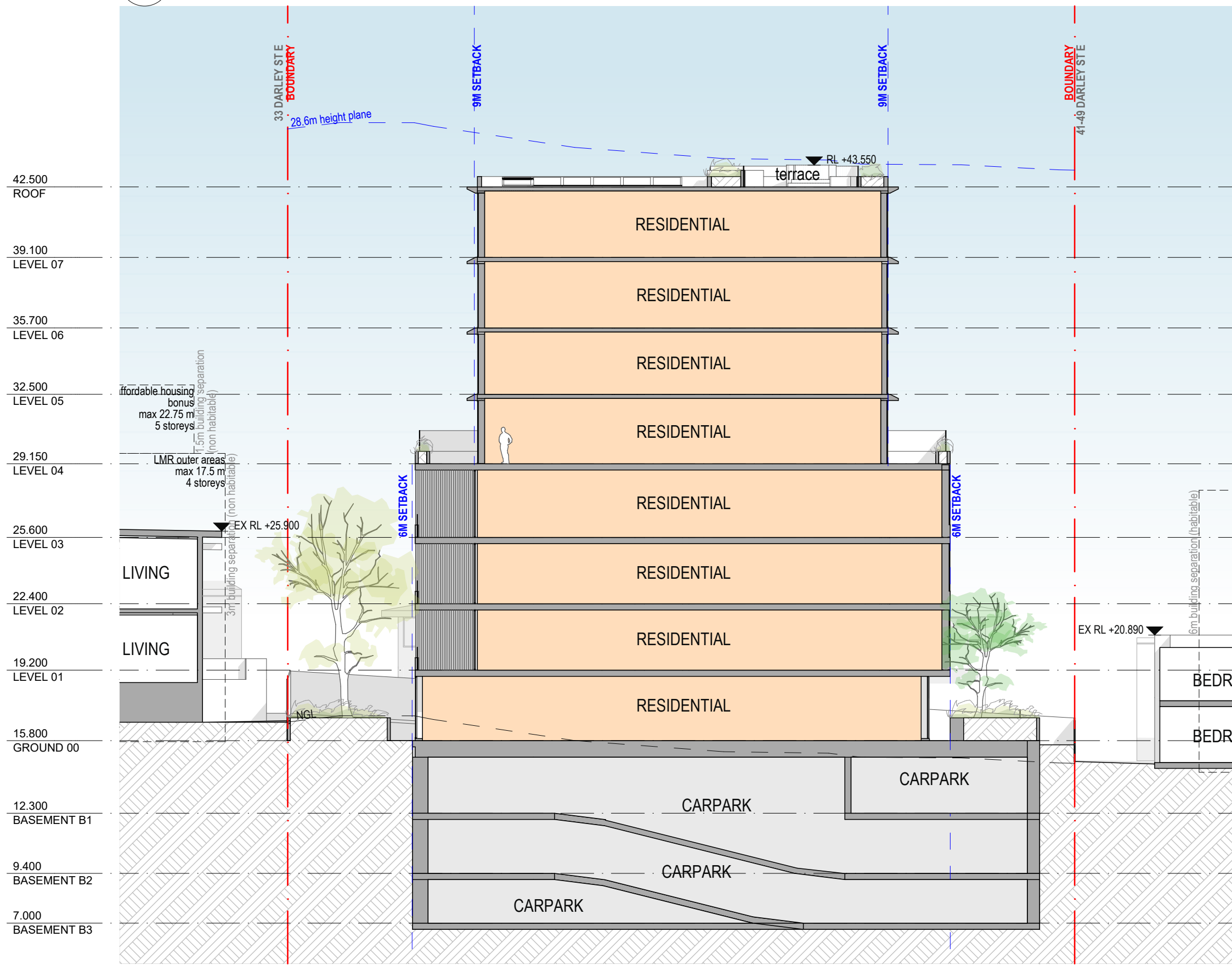


PROJECT TITLE		
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PROJECT ADDRESS		
35-39 DARLEY STE MONA VALE NSW 2103 AUSTRALIA		
CLIENT		
Darley Vale Pty Ltd		
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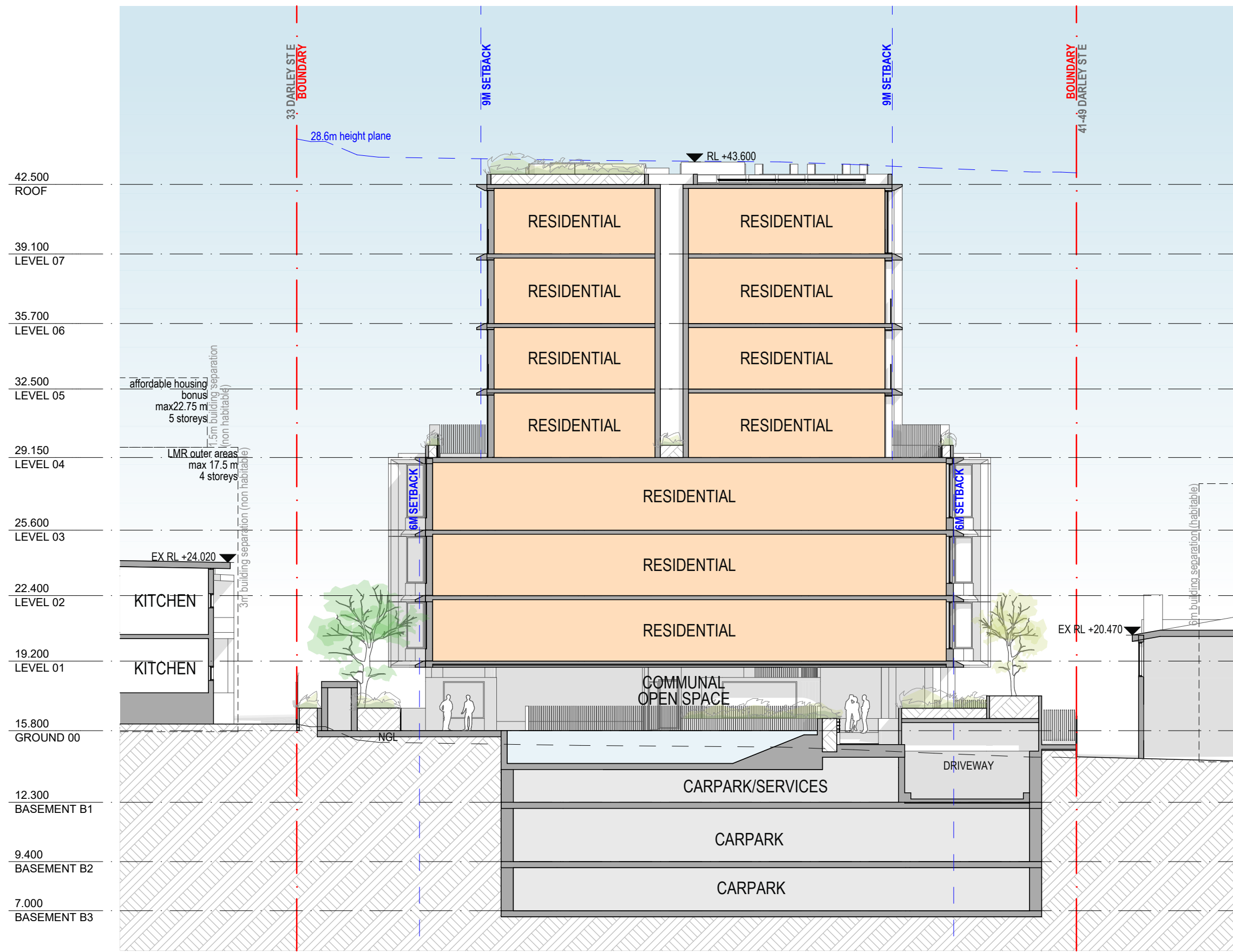
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ELEVATIONS - SHEET 02	
PROJECT NUMBER	STAGE
20895	DA
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PLA-DA-2001	A



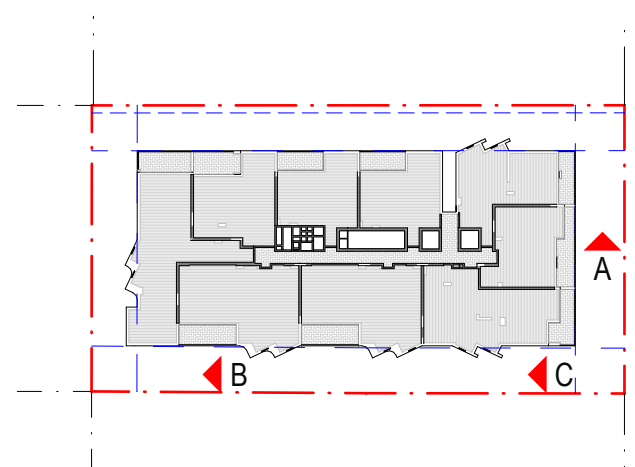
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1 SECTION B-B
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1 SECTION C-C
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01	01	Issue		
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03	03	Issue		
A	A	Issue	WS	JW

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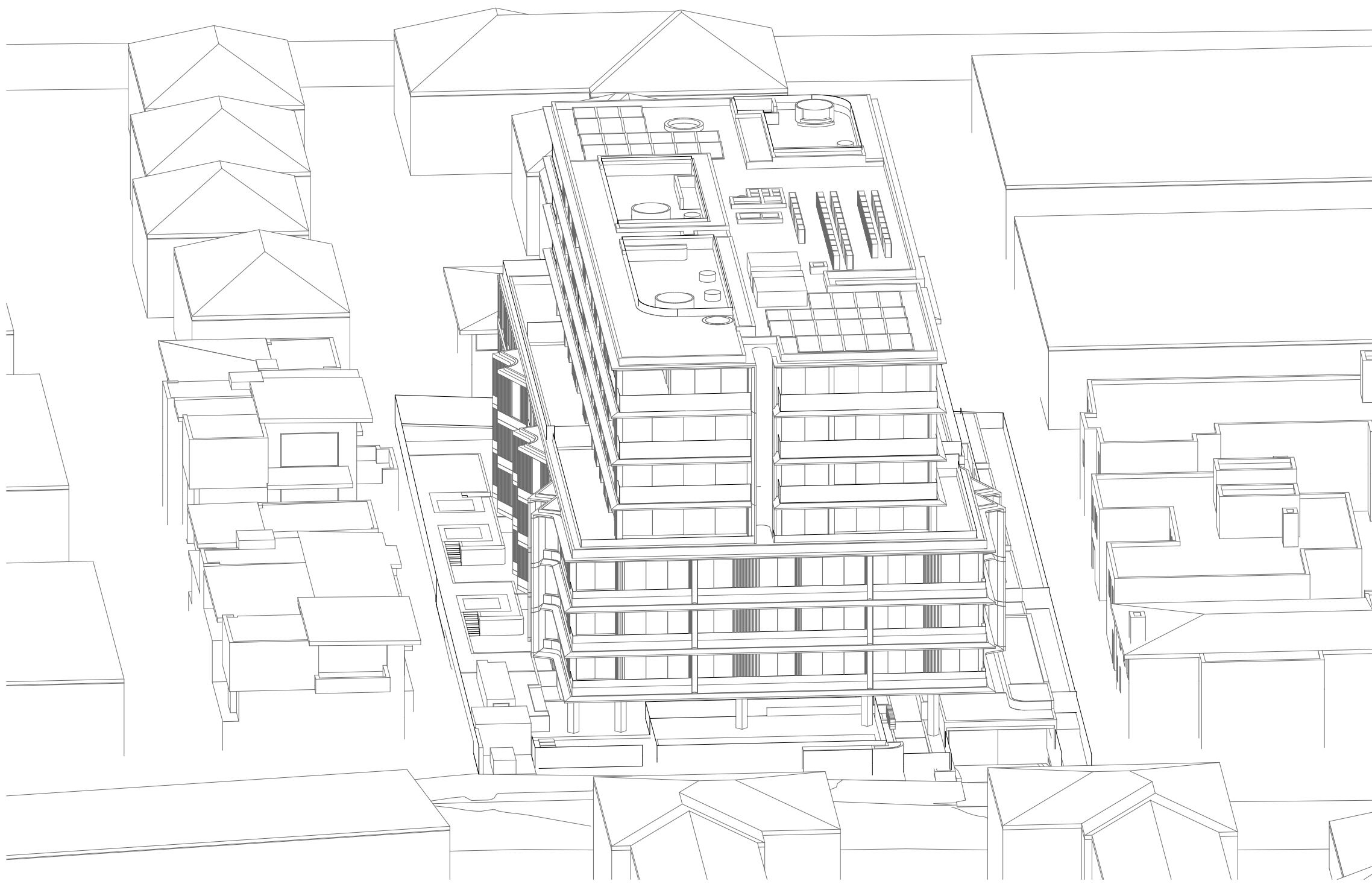
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CLIENT Darley Vale Pty Ltd	APPROVED AJ
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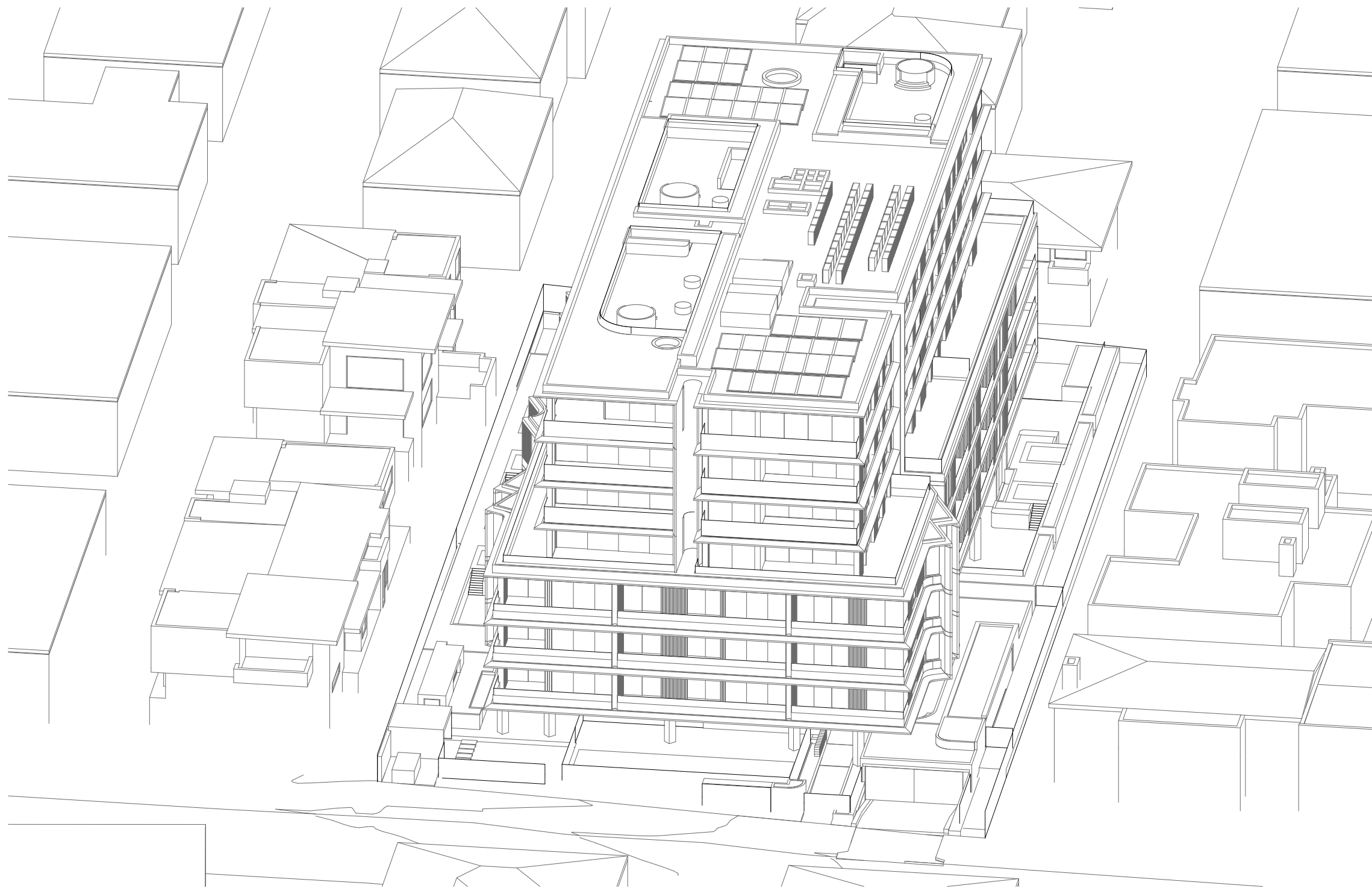
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SECTIONS - SHEET 01

PROJECT NUMBER 20895	DRAWING NUMBER PLA-DA-3000
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STAGE DA	REVISION A
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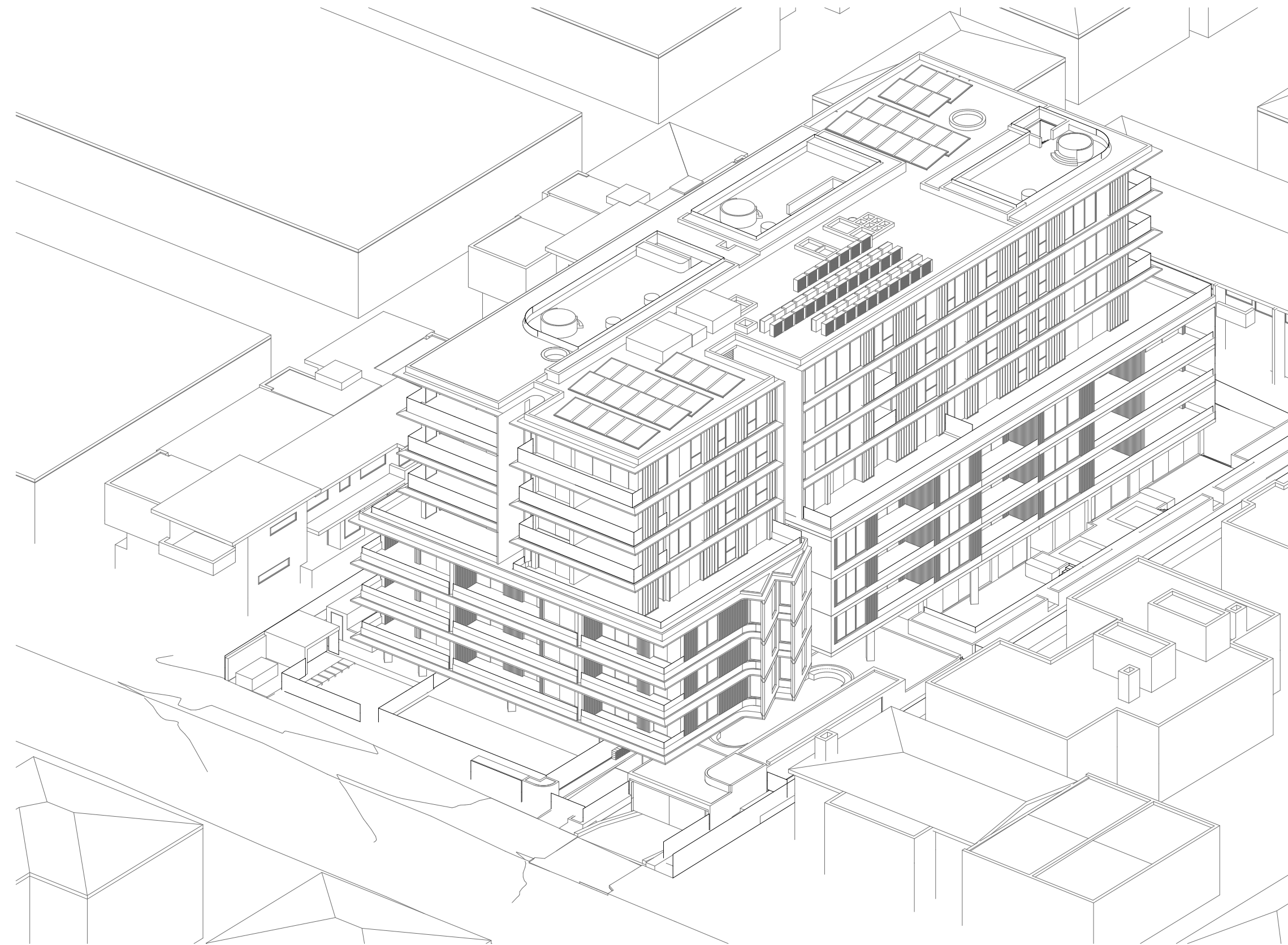
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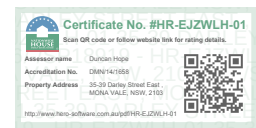
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3 11AM
SCALE: N.T.S.



4 12PM
SCALE: N.T.S.



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DRAWING TITLE

SUN EYE VIEW - SHEET 01

PROJECT NUMBER

20895

DRAWING NUMBER

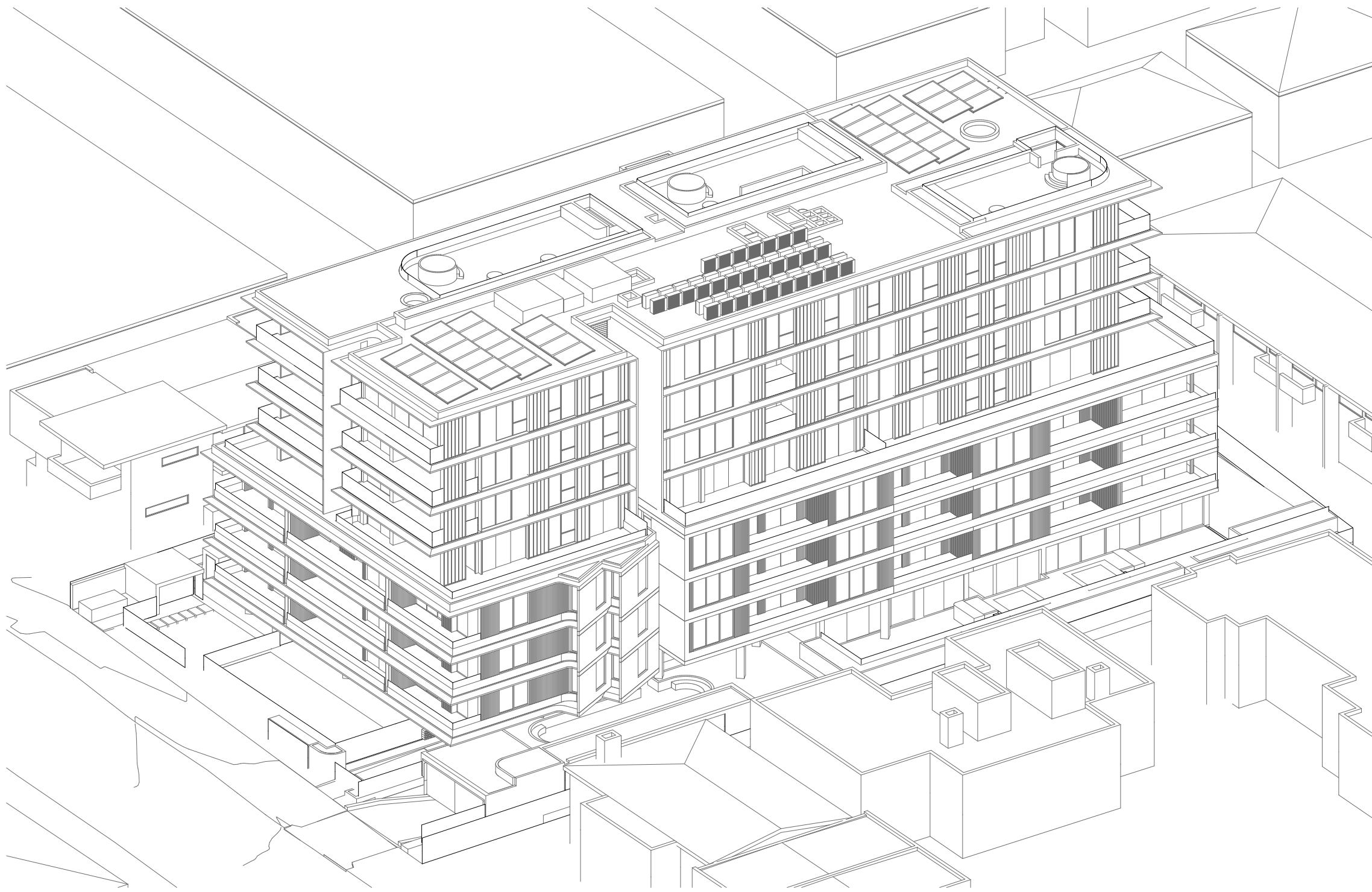
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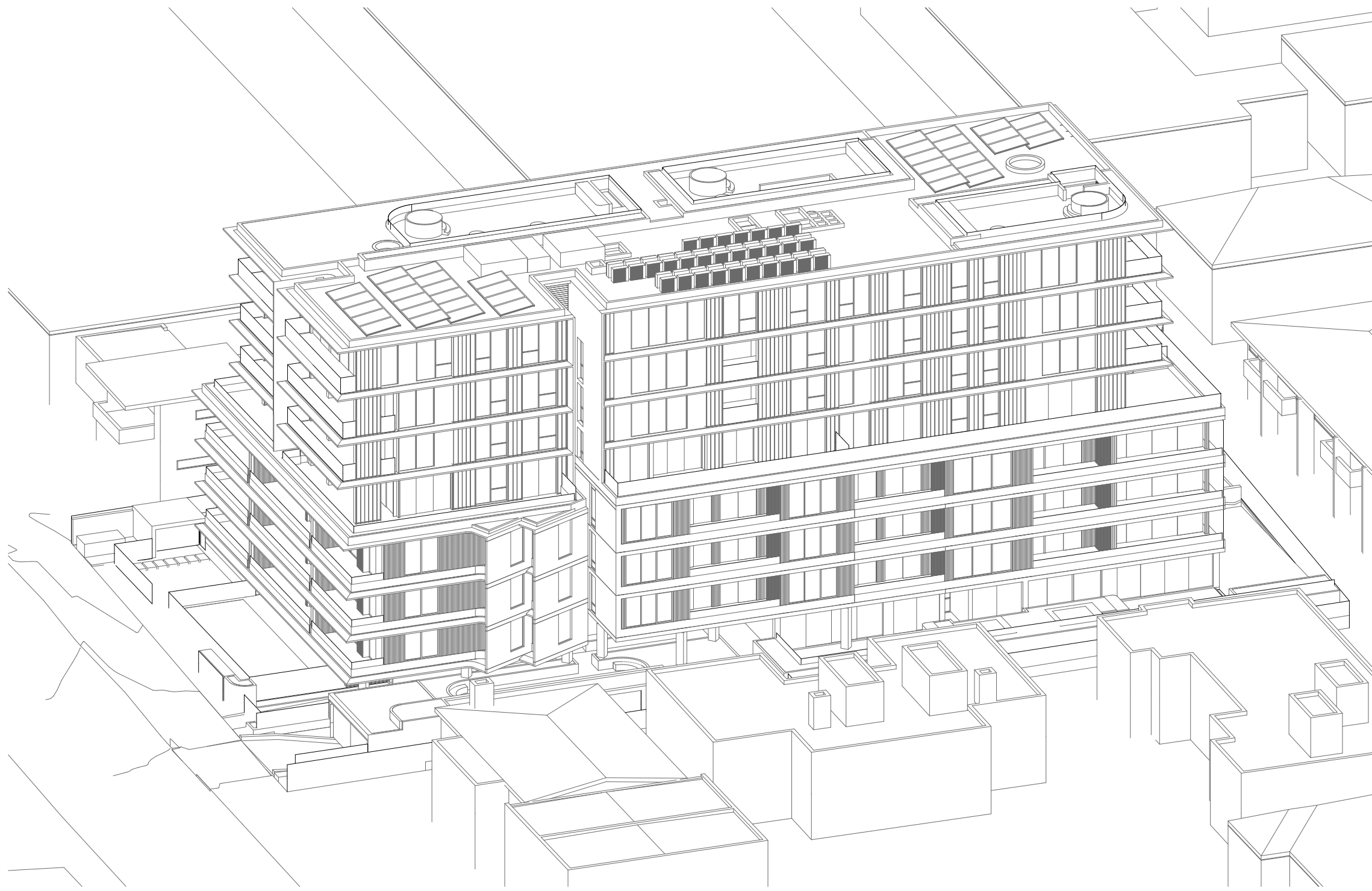
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1 1PM
- SCALE: N.T.S.



2 2PM
- SCALE: N.T.S.



3 3PM
- SCALE: N.T.S.



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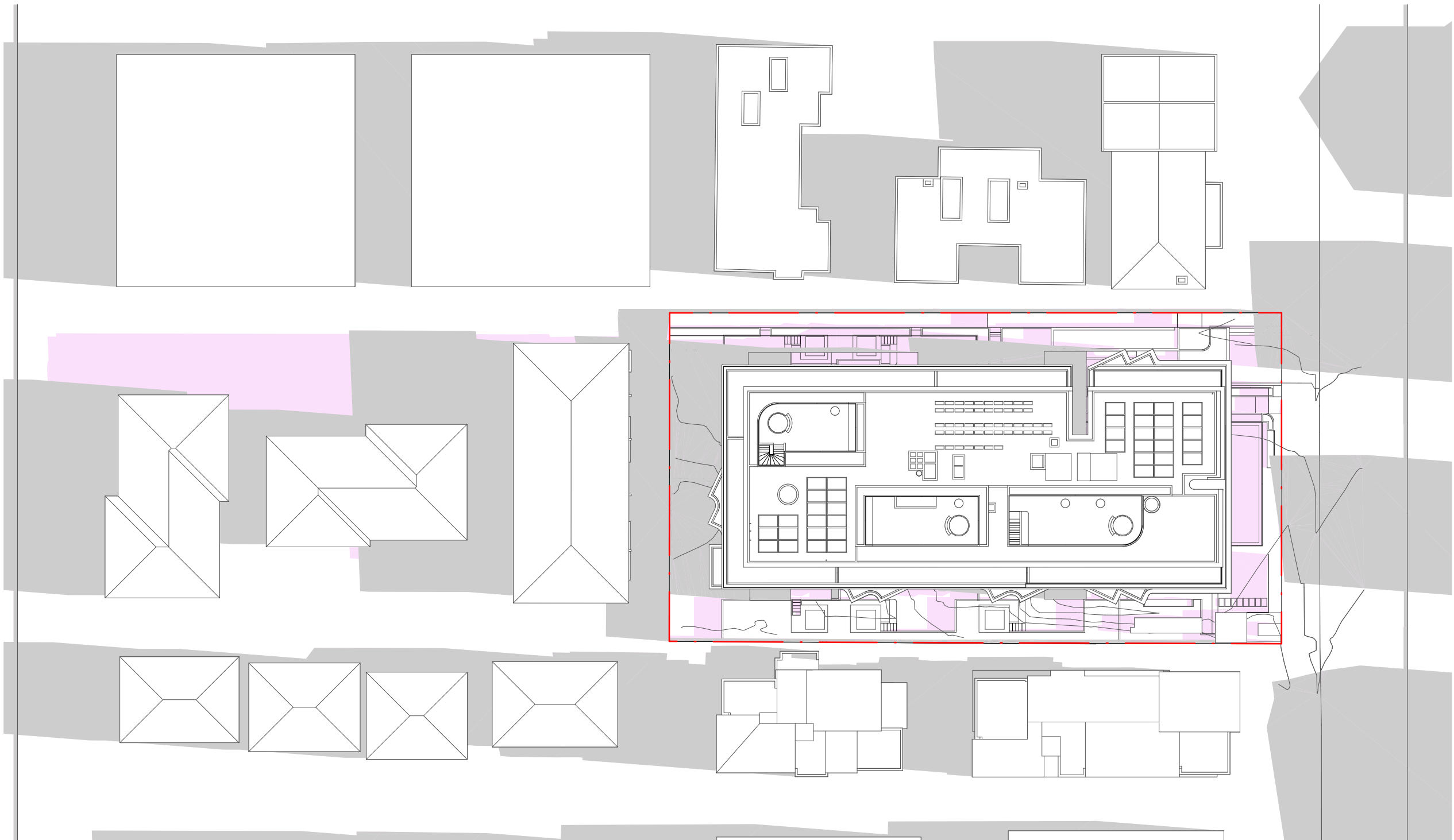
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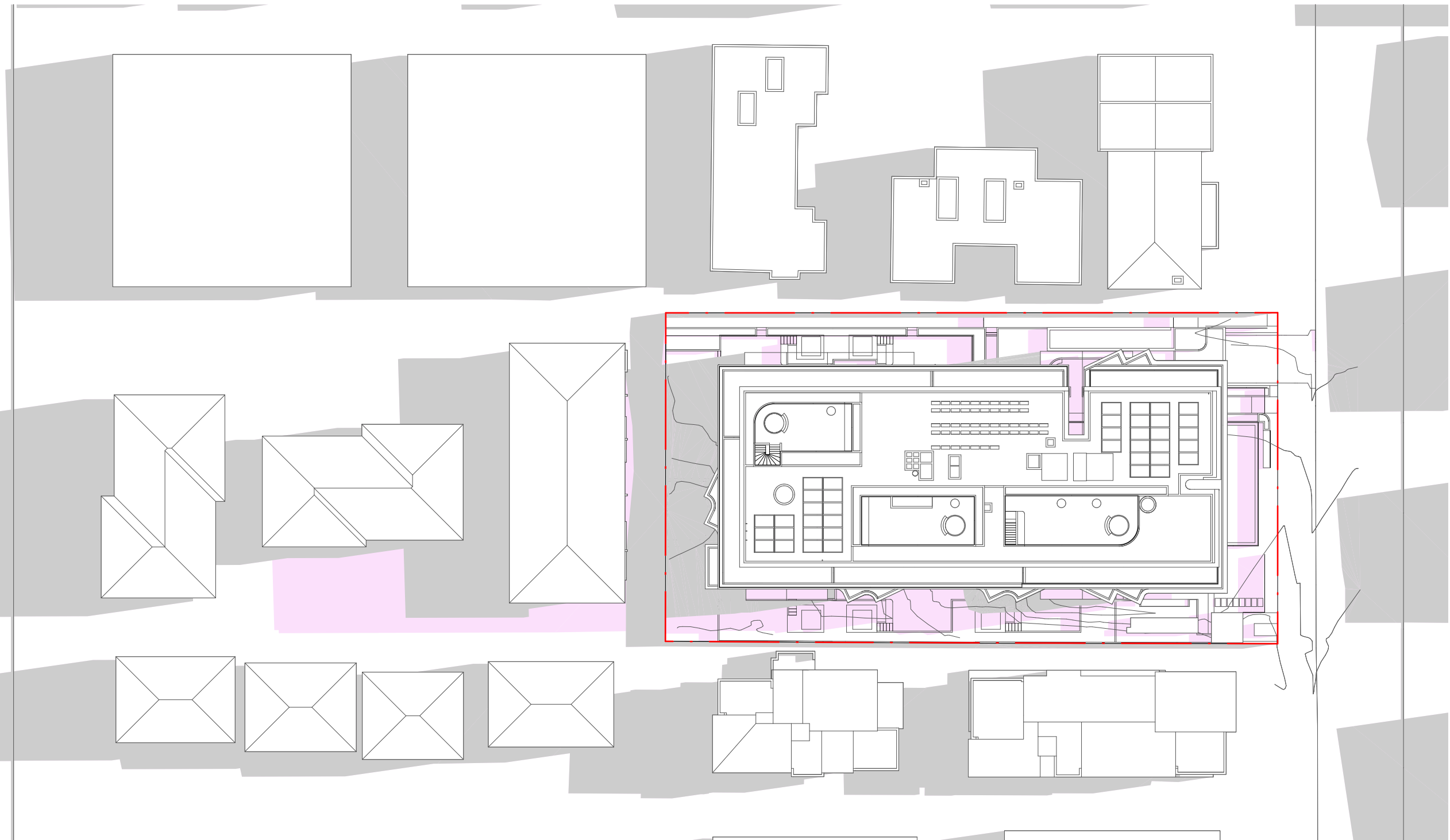
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PROJECT NUMBER 20895	STAGE DA
DRAWING NUMBER PLA-DA-4001	REVISION A

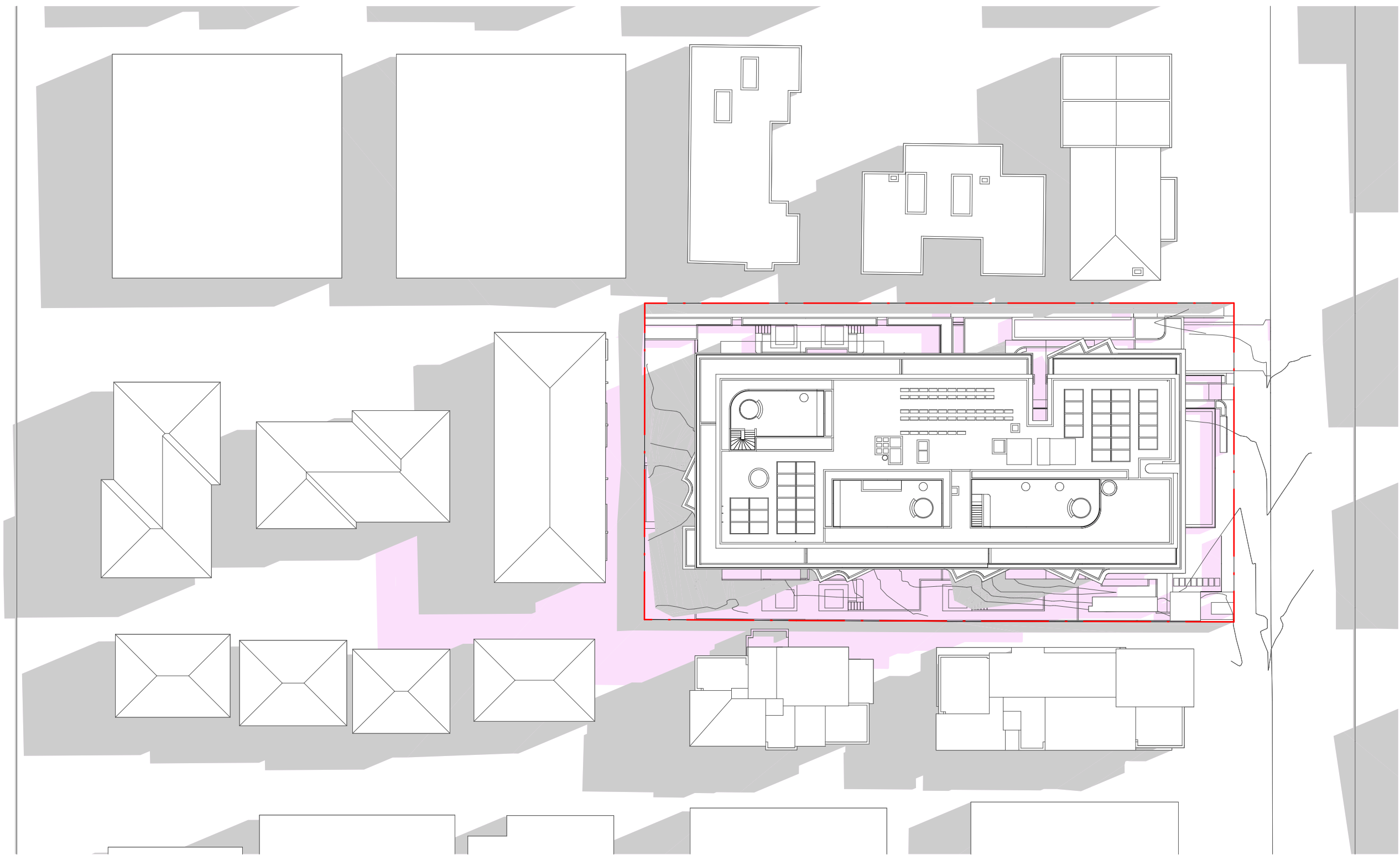
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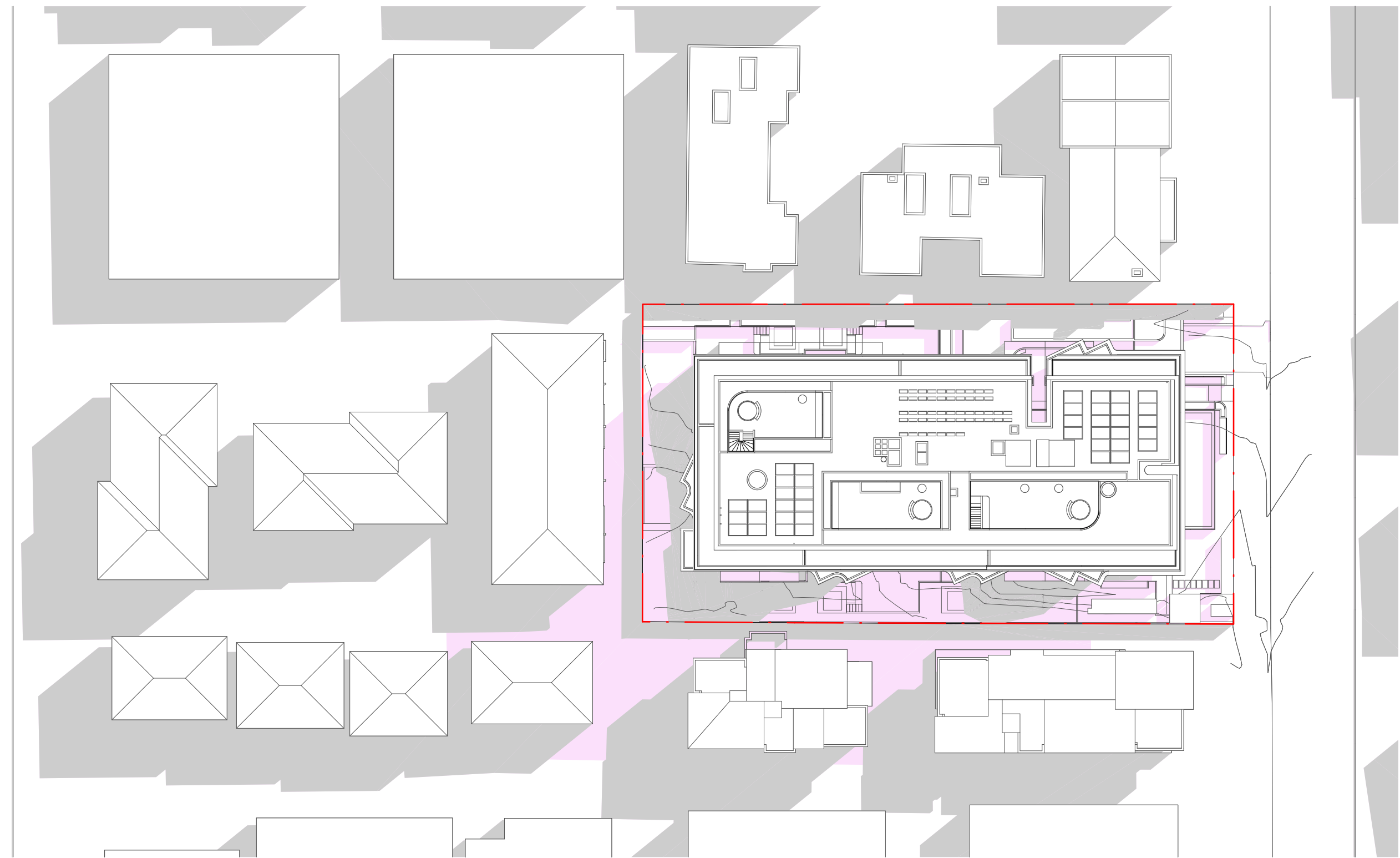
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4 12PM
SCALE: 1:500@A3



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WS

DRAWING TITLE

SHADOW DIAGRAMS - SHEET 01

PROJECT NUMBER

20895

DRAWING NUMBER

PLA-DA-4100

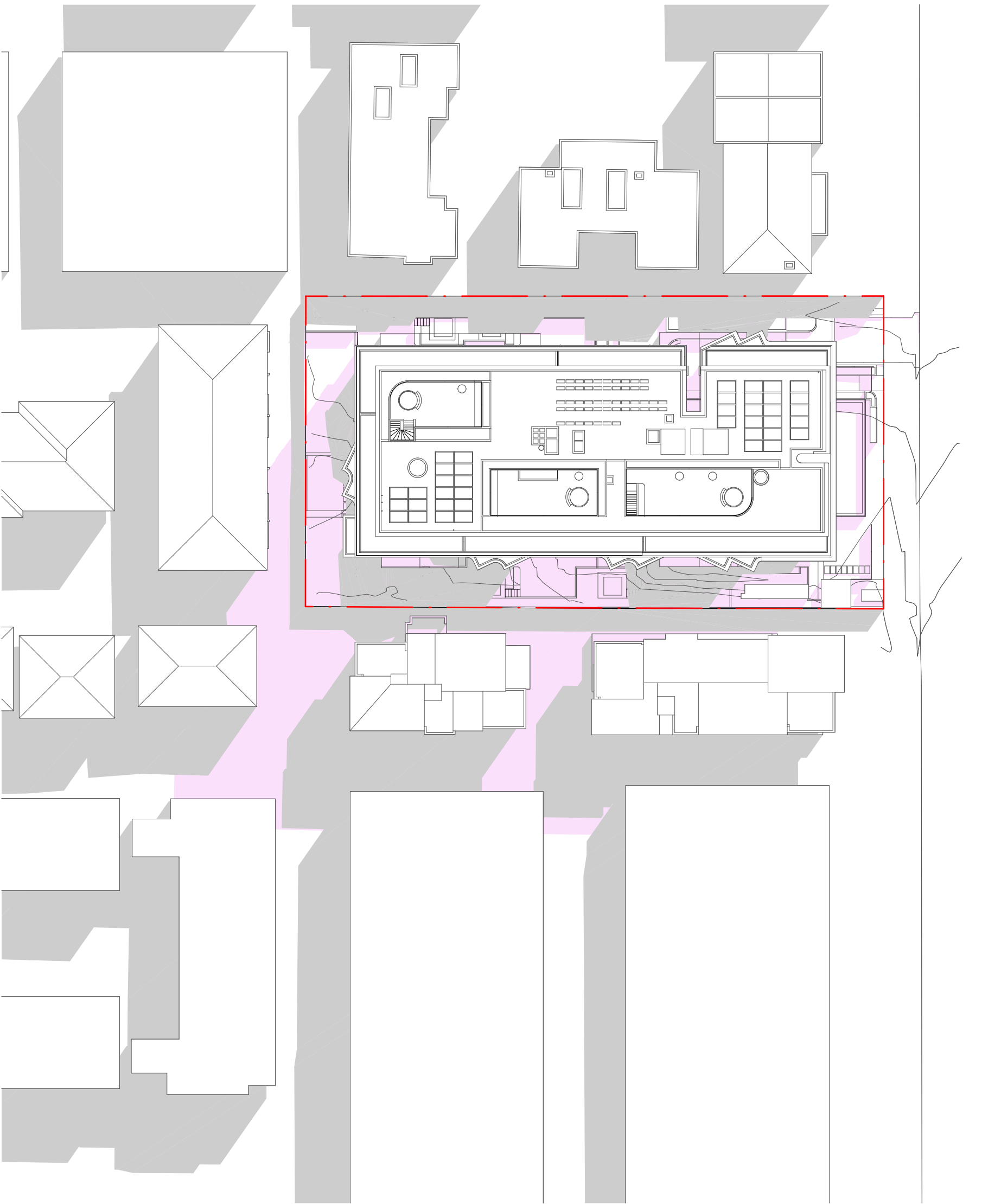
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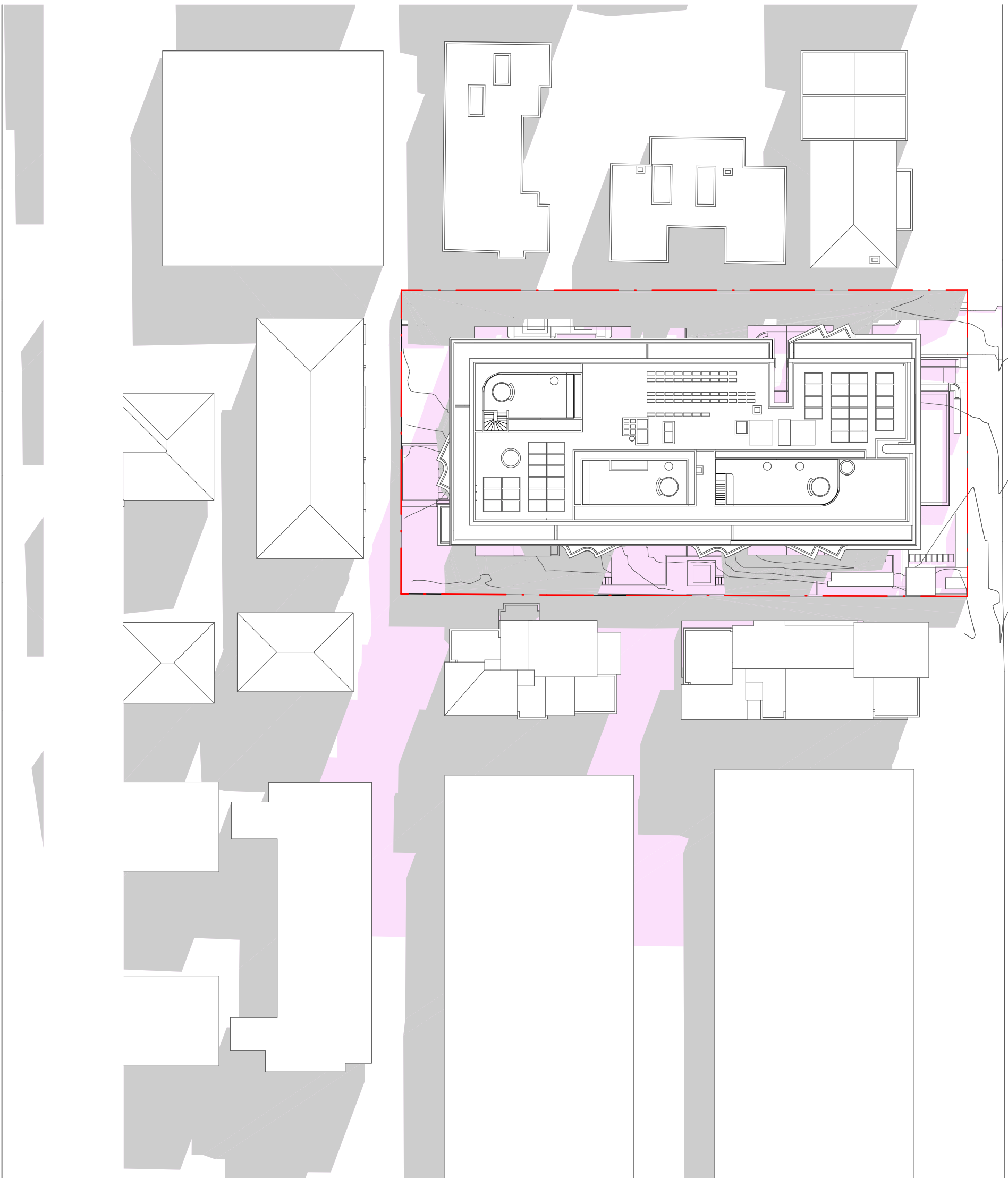
REVISION

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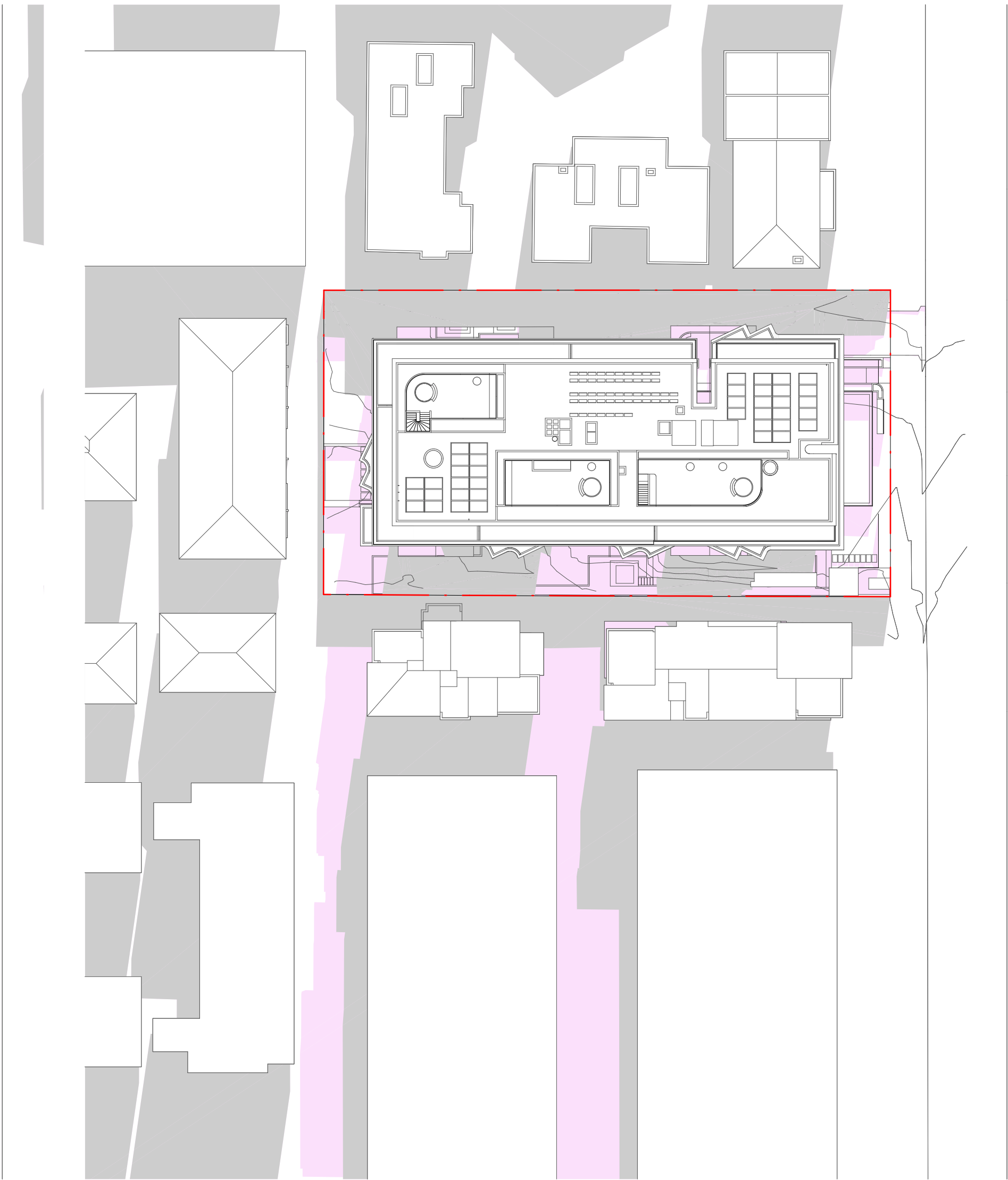
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1 1PM
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2 2PM
SCALE: 1:500@A3



3 3PM
SCALE: 1:500@A3

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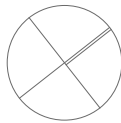
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SHADOW DIAGRAMS - SHEET 02

PROJECT NUMBER

20895

DRAWING NUMBER

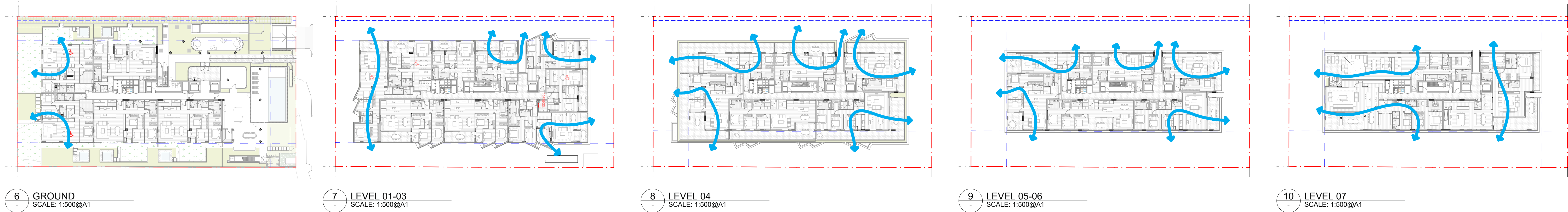
PLA-DA-4101

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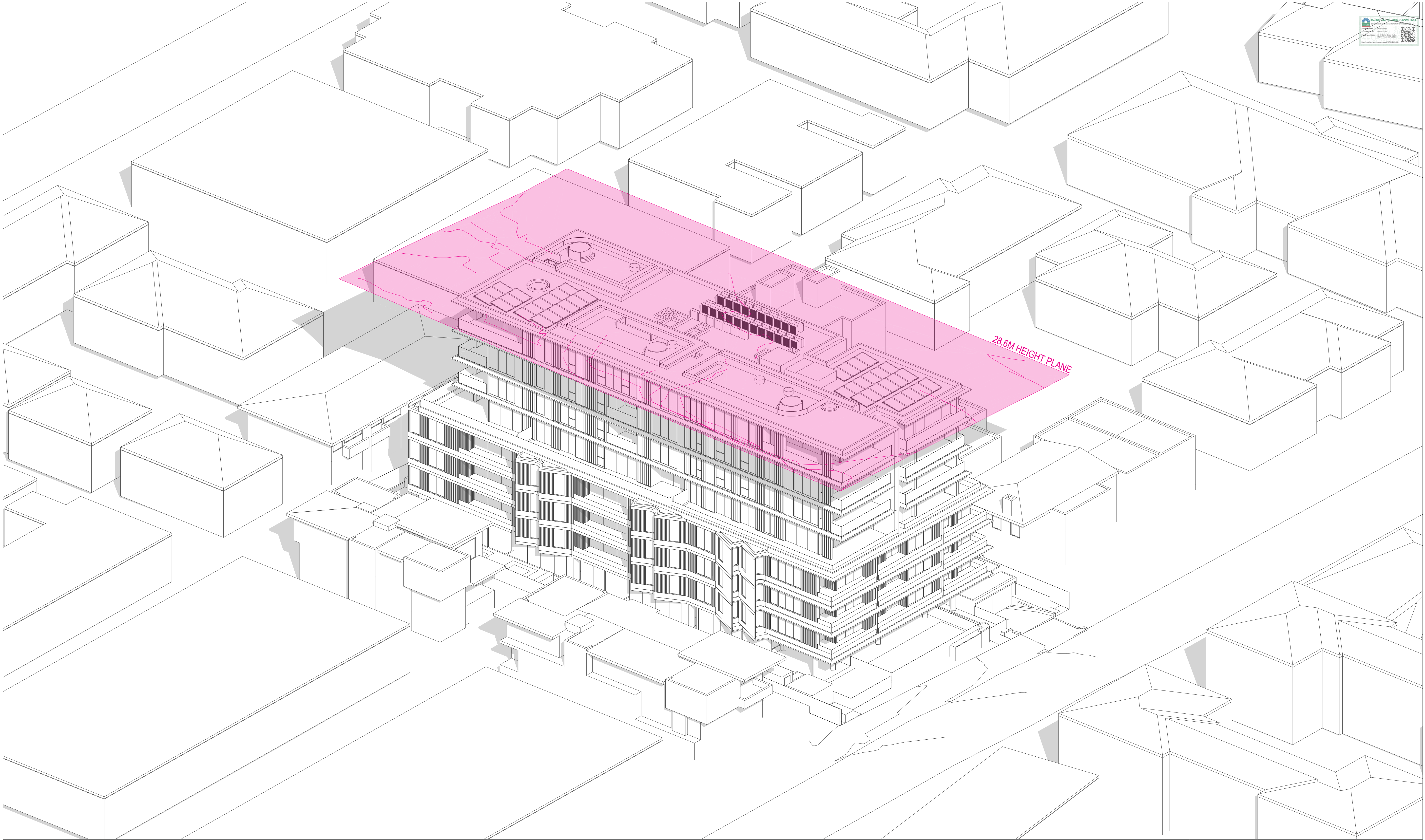
SCALE
1500 @ A1 Size

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PROJECT NUMBER
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DRAWING NUMBER
PLA-DA-4200
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1 HEIGHT PLANE AXO
SCALE: N.T.S.

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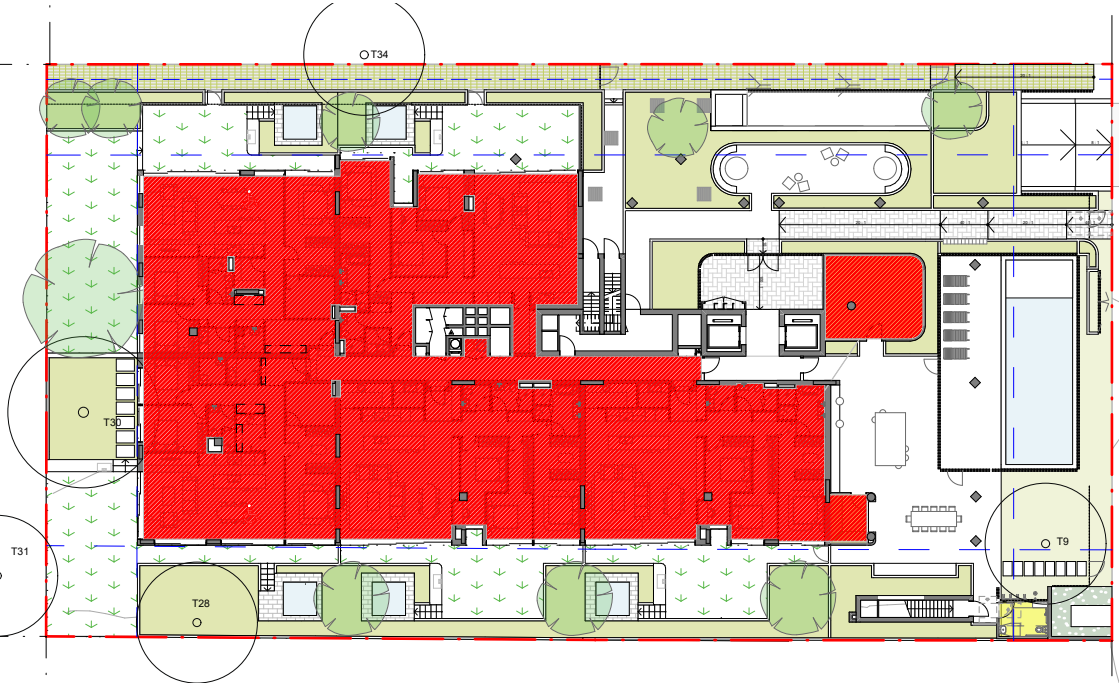
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PROJECT NUMBER
20895
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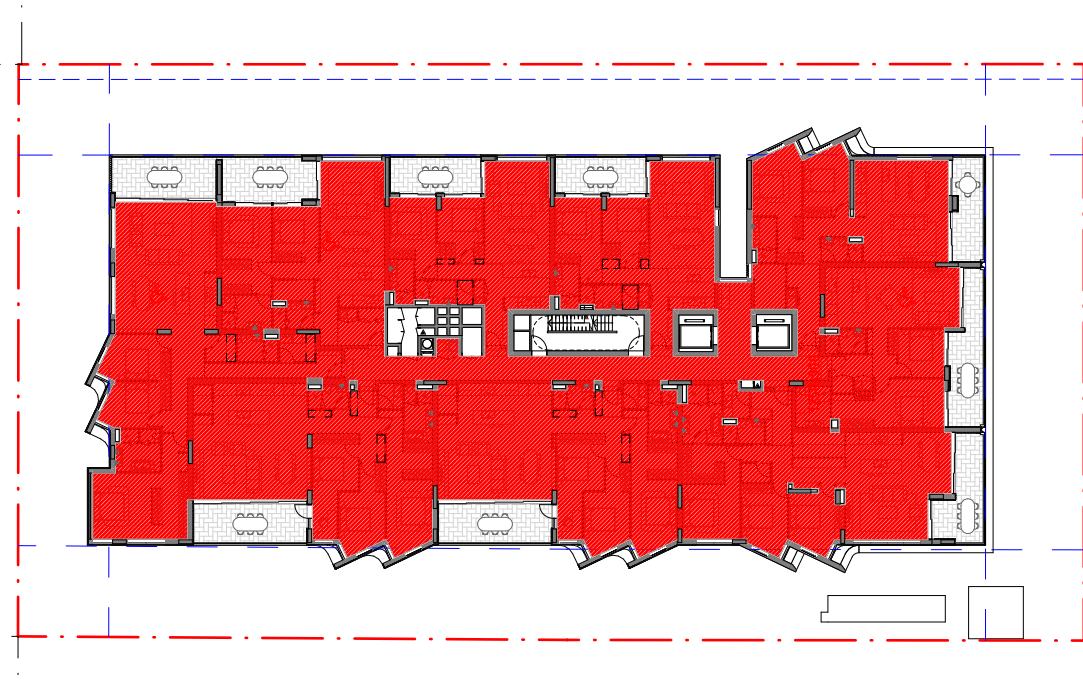
STAGE
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A

SITE AREA	2679.4
ALLOWED FSR	2.86
ALLOWED GFA	7663
MIN. COS	669.9
MIN. DEEP SOIL	187.6

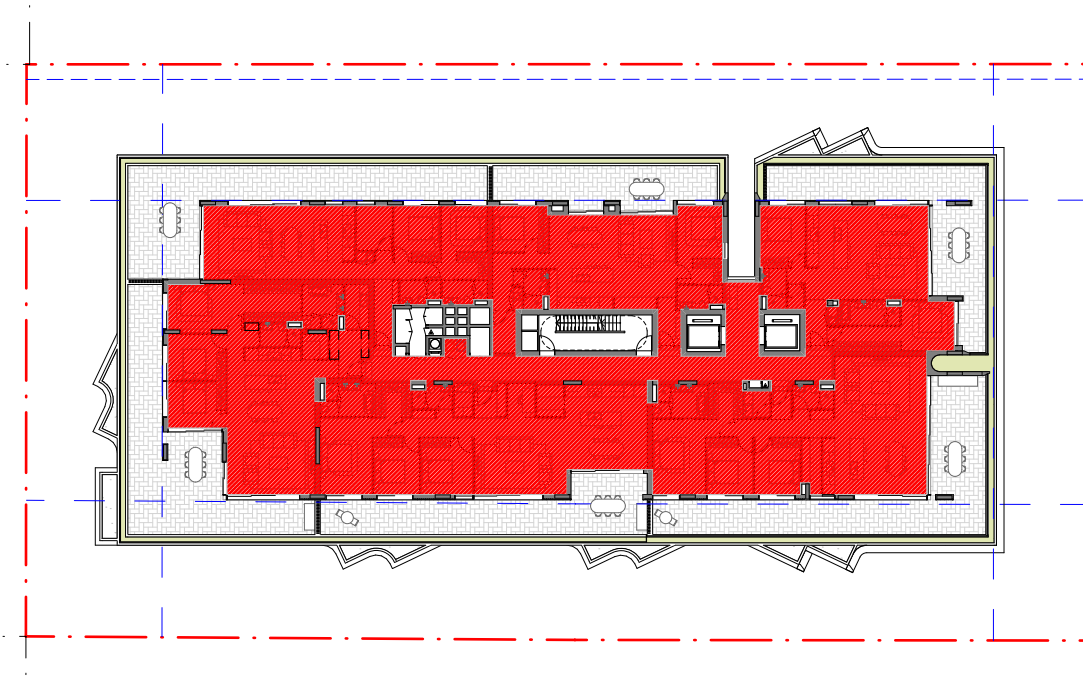
GFA CALCULATIONS										
STOREY	GROUND 00	LEVEL 01	LEVEL 02	LEVEL 03	LEVEL 04	LEVEL 05	LEVEL 06	LEVEL 07	TOTAL GFA	FSR
Area	875.1	1,185.8	1,185.8	1,185.8	831.3	807.3	807.3	782.0	7,660.4 m ²	2.86:1



1 GROUND
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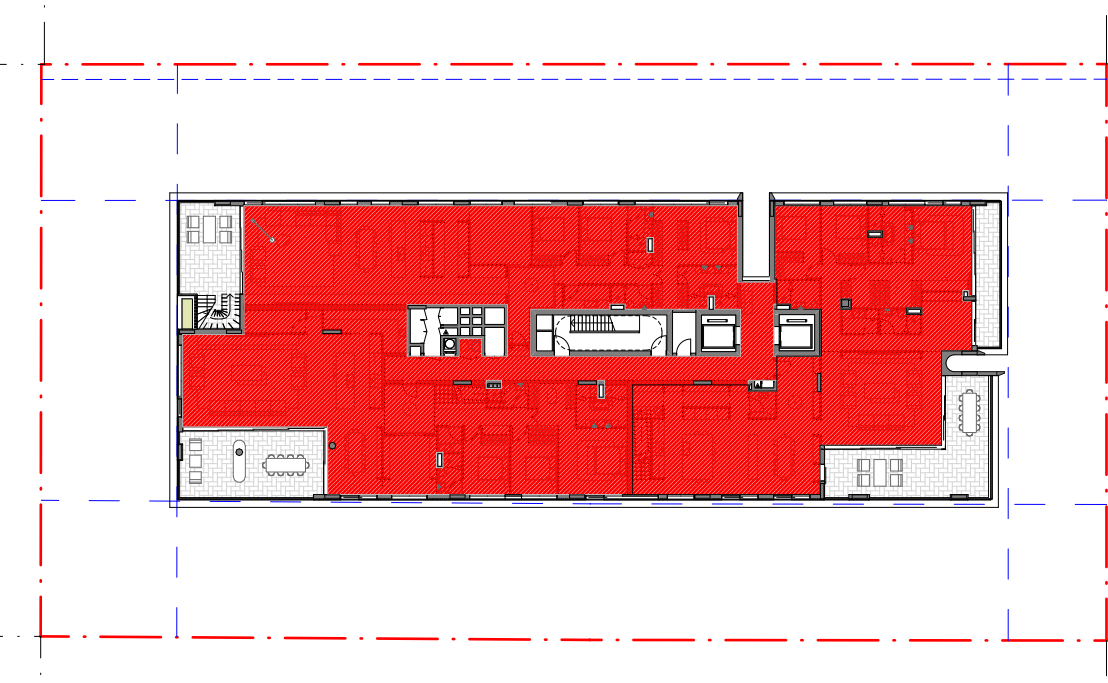
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SCALE: 1:500@A1



3 LEVEL 04
SCALE: 1:500@A1

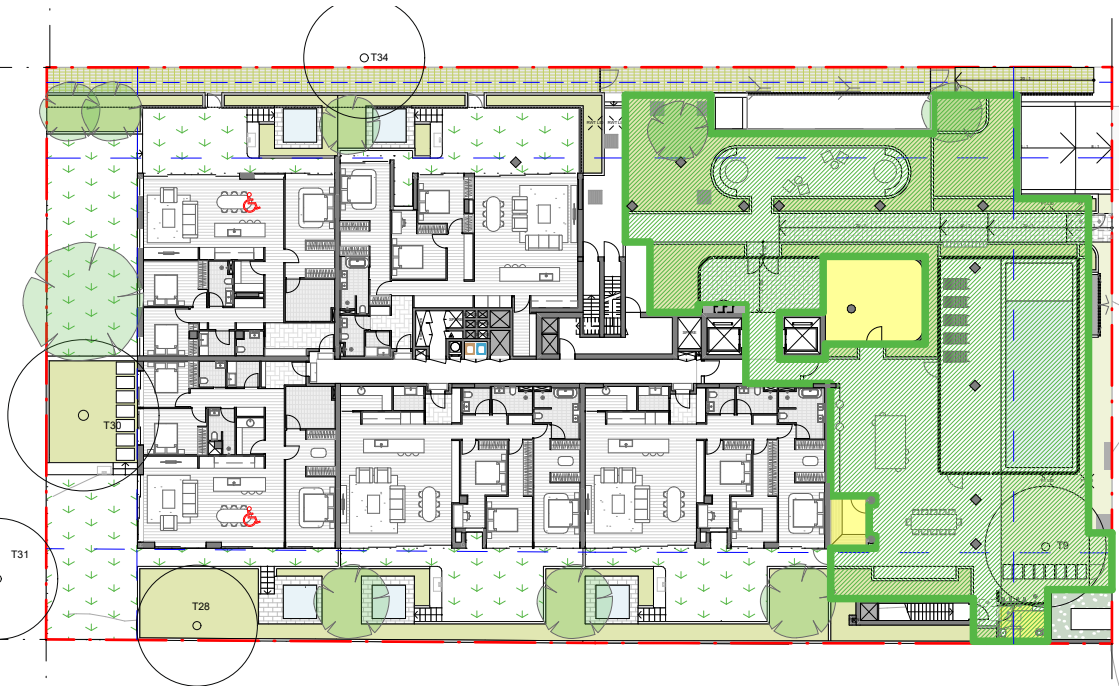


4 LEVEL 05-06
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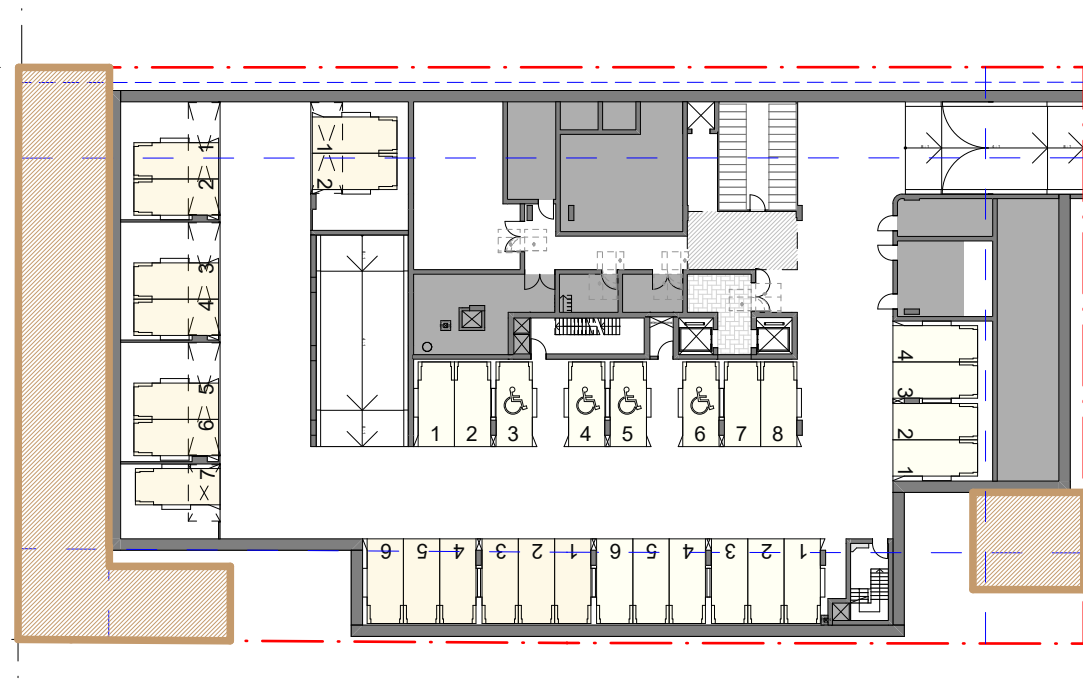


5 LEVEL 07
SCALE: 1:500@A1

COS & DEEP SOIL AREA CALCULATIONS		
	COS	DEEP SOIL
Area	670.4	313.6

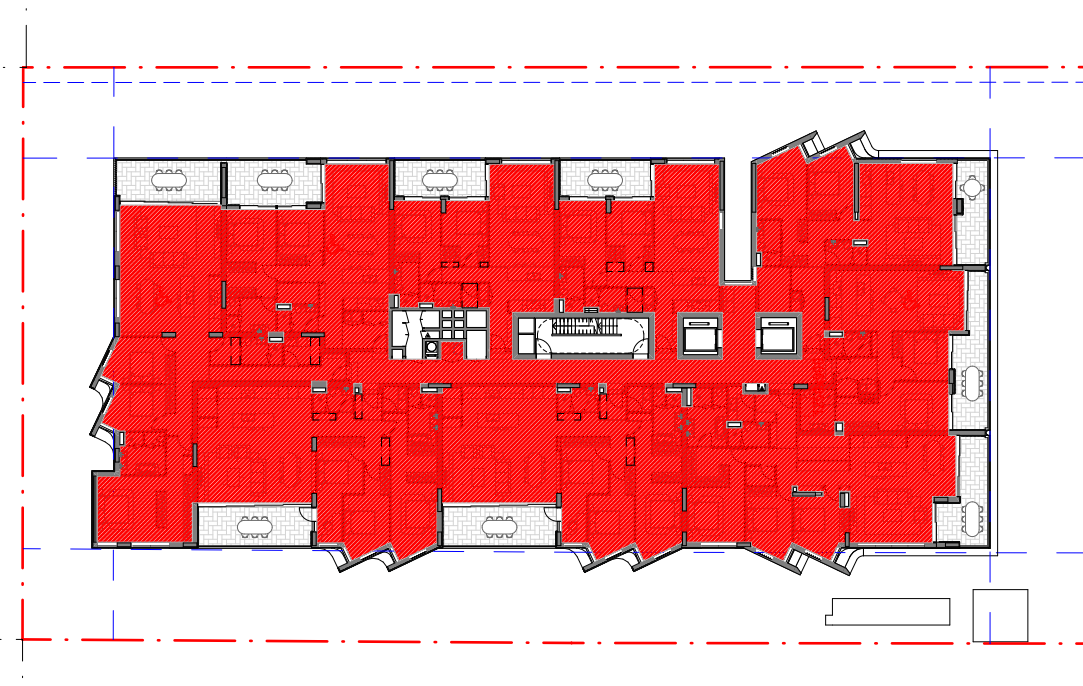


6 COMMUNAL OPEN SPACE AREA
SCALE: 1:500@A1



7 DEEP SOIL AREA
SCALE: 1:500@A1

AFFORDABLE HOUSING AREA CALCULATIONS		
	LEVEL 01	TOTAL
AREA	1,185.8	1,185.8



8 LEVEL 01
SCALE: 1:500@A1

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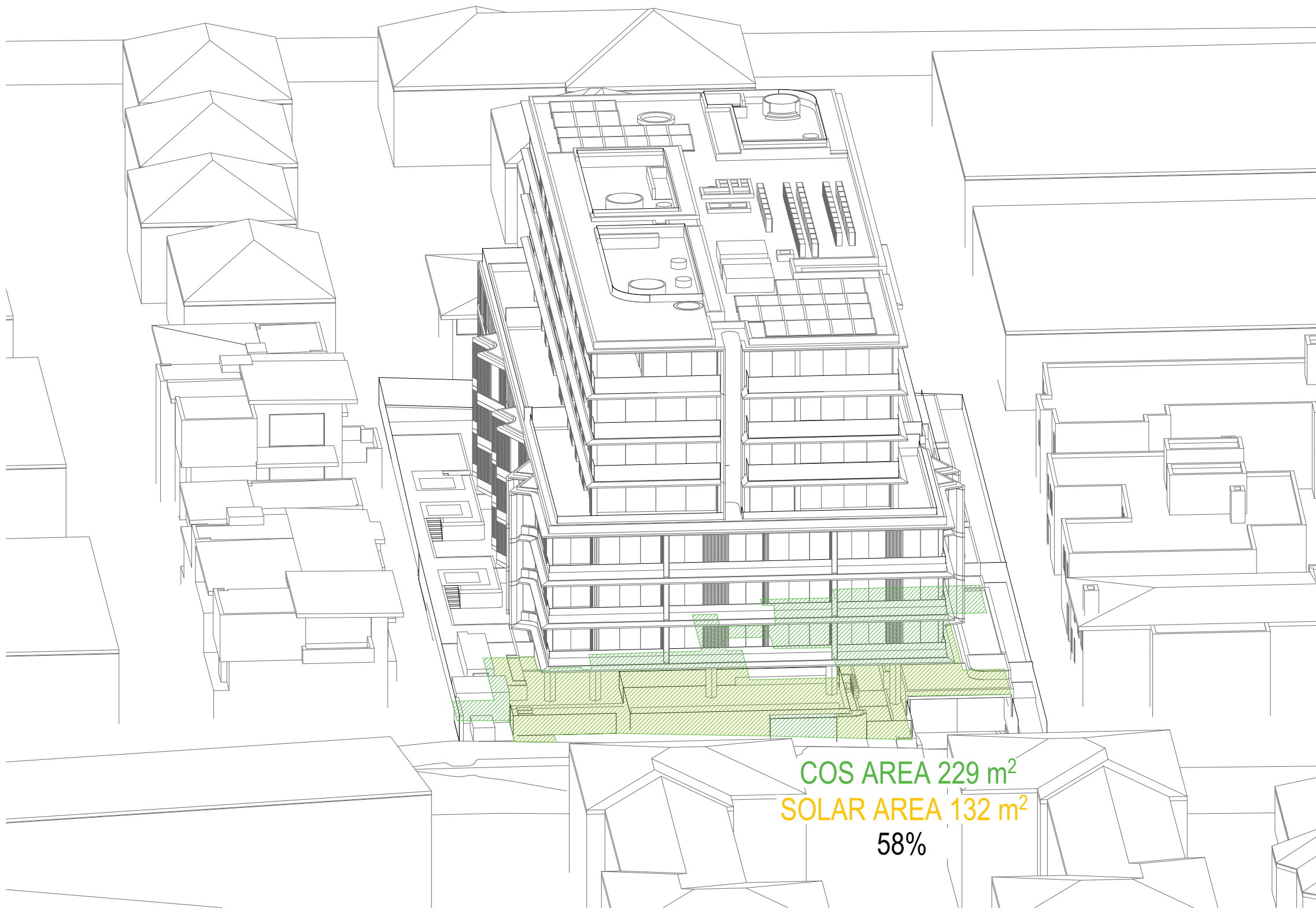
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SCALE 1500:11@ A1 Size
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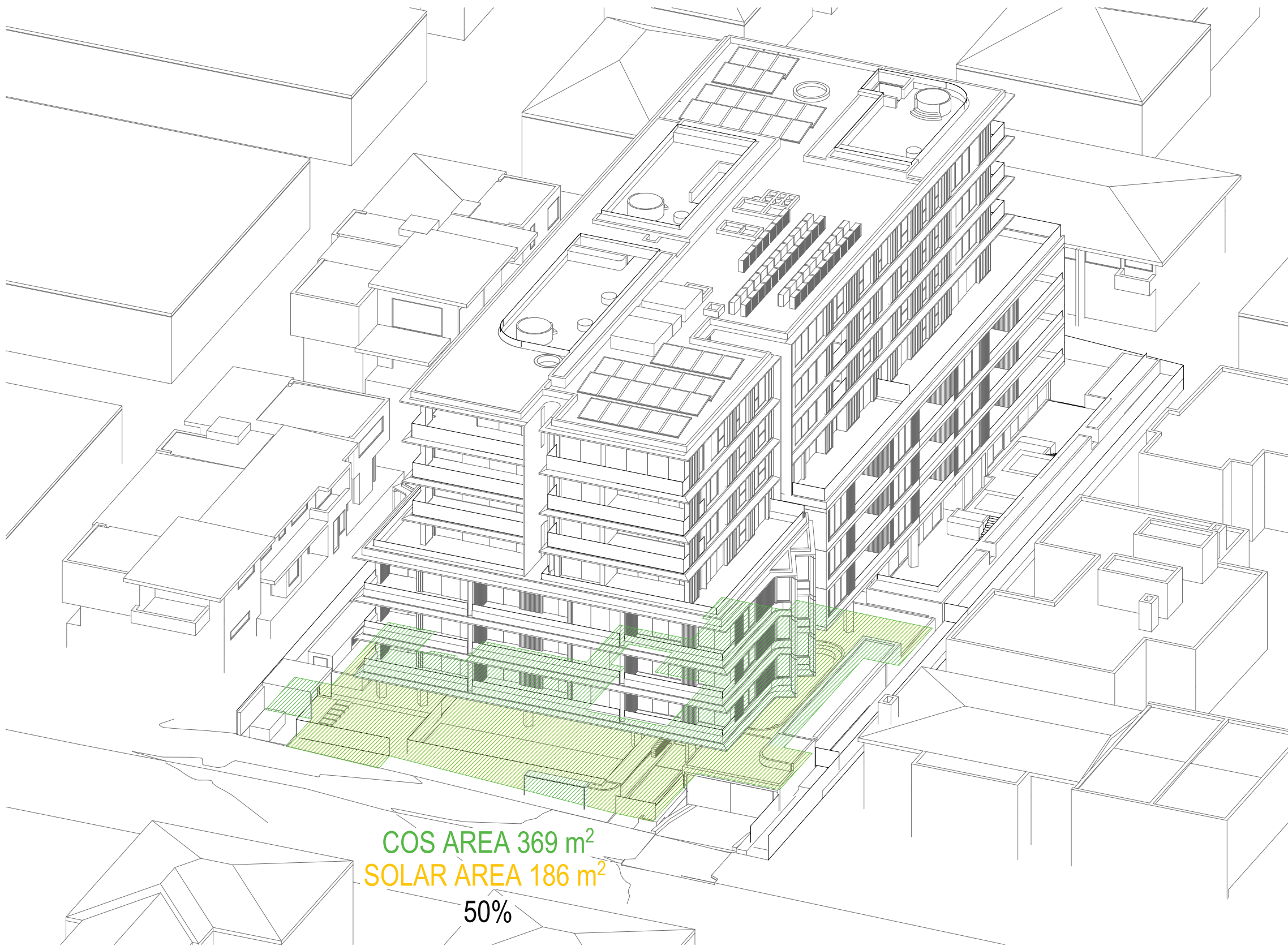
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AREA & AMENITIES DIAGRAMS
PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-5000
STAGE
DA
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A



1 9AM
SCALE: @A3



2 10AM
SCALE: @A3



3 11AM
SCALE: @A3

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COS SOLAR AMENITY 9AM-11AM

PROJECT NUMBER

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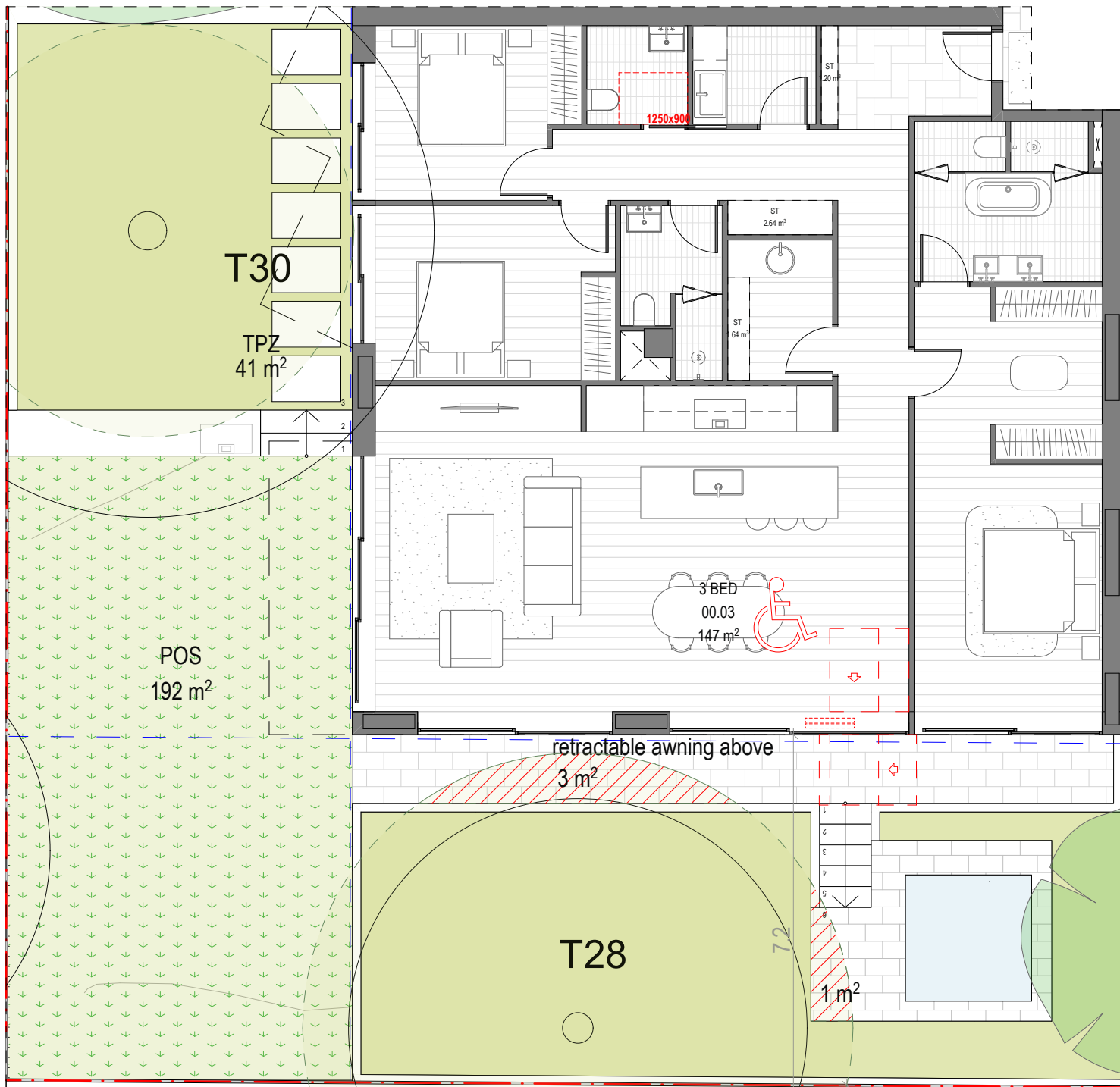
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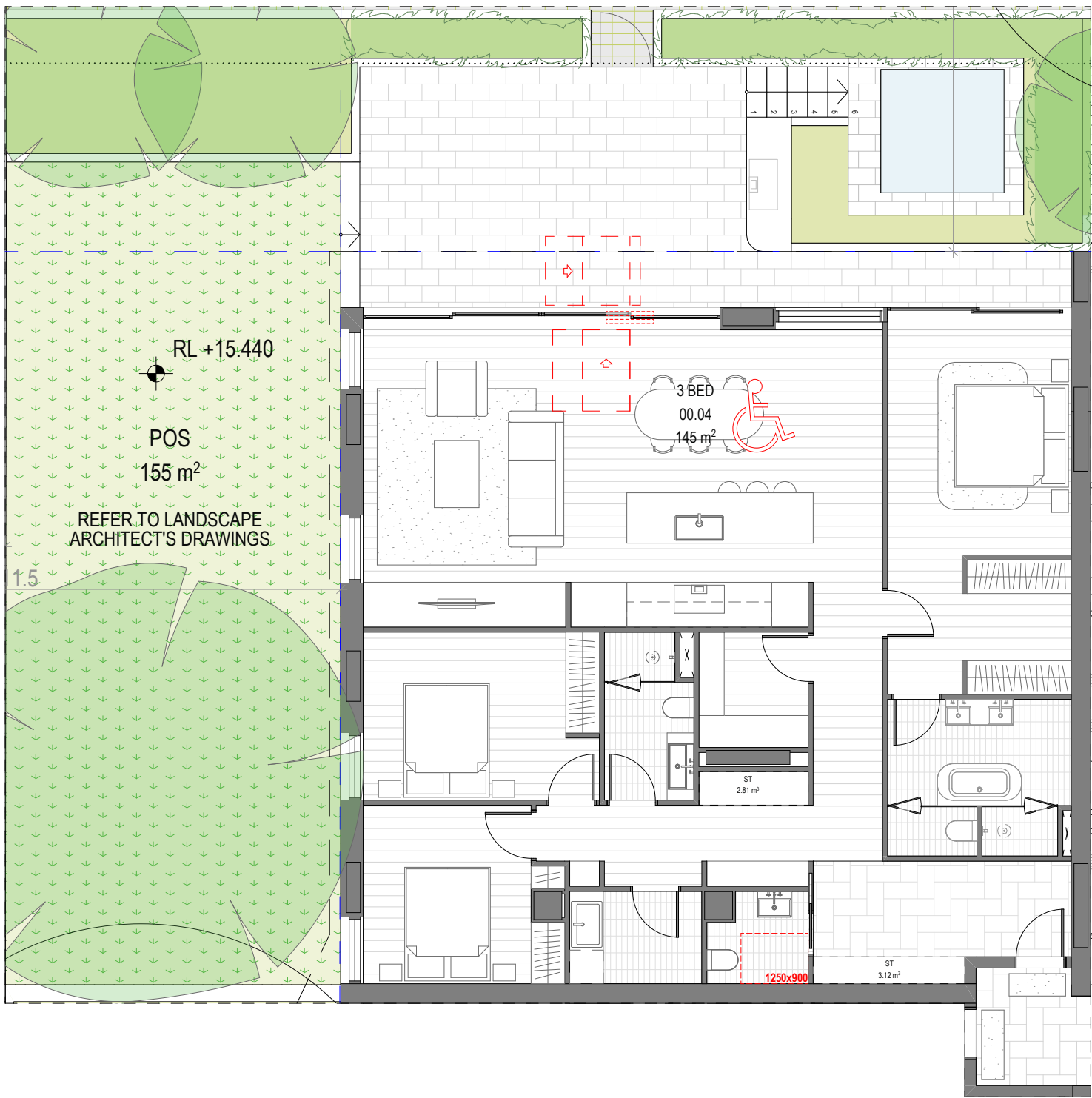
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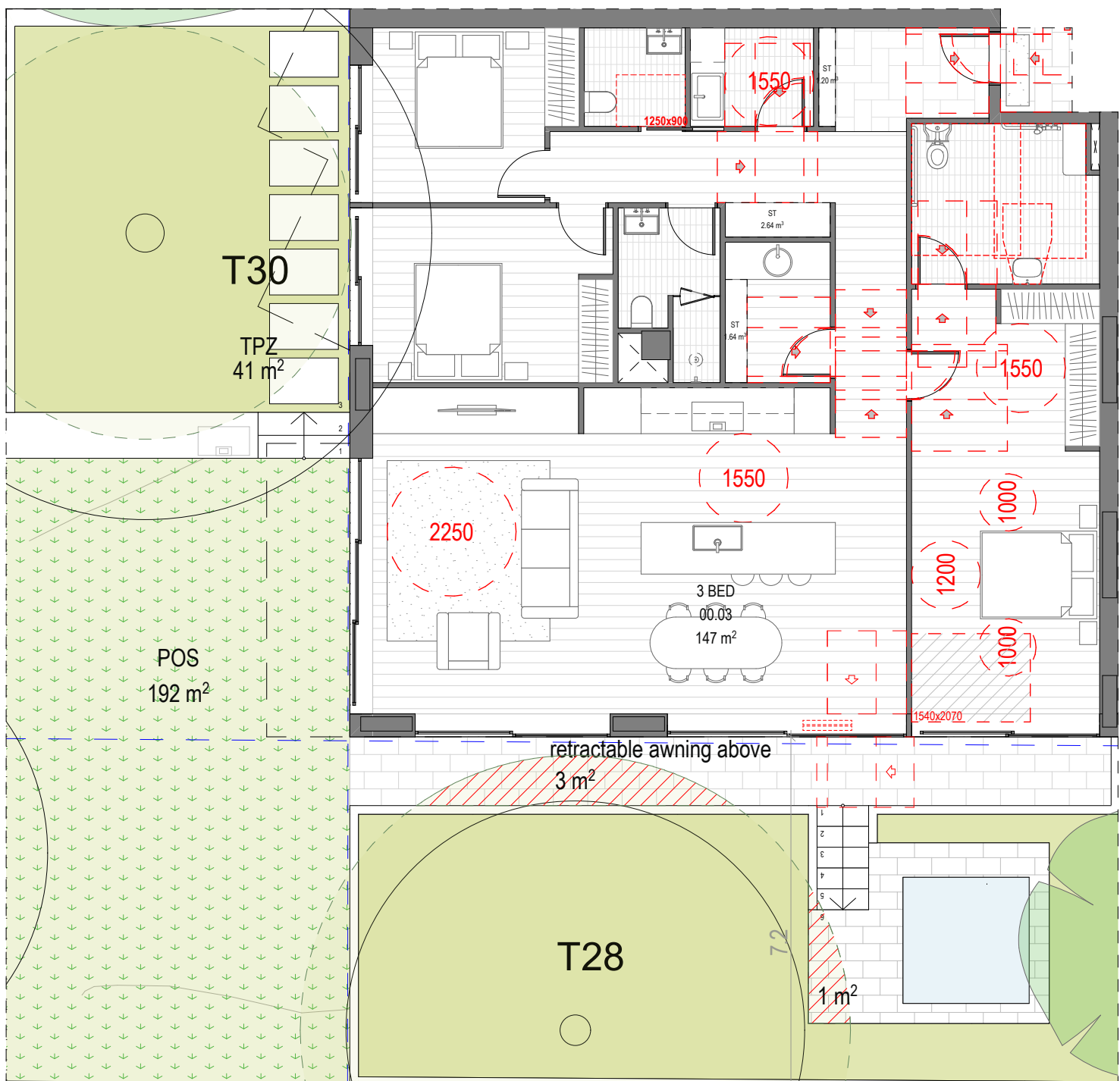
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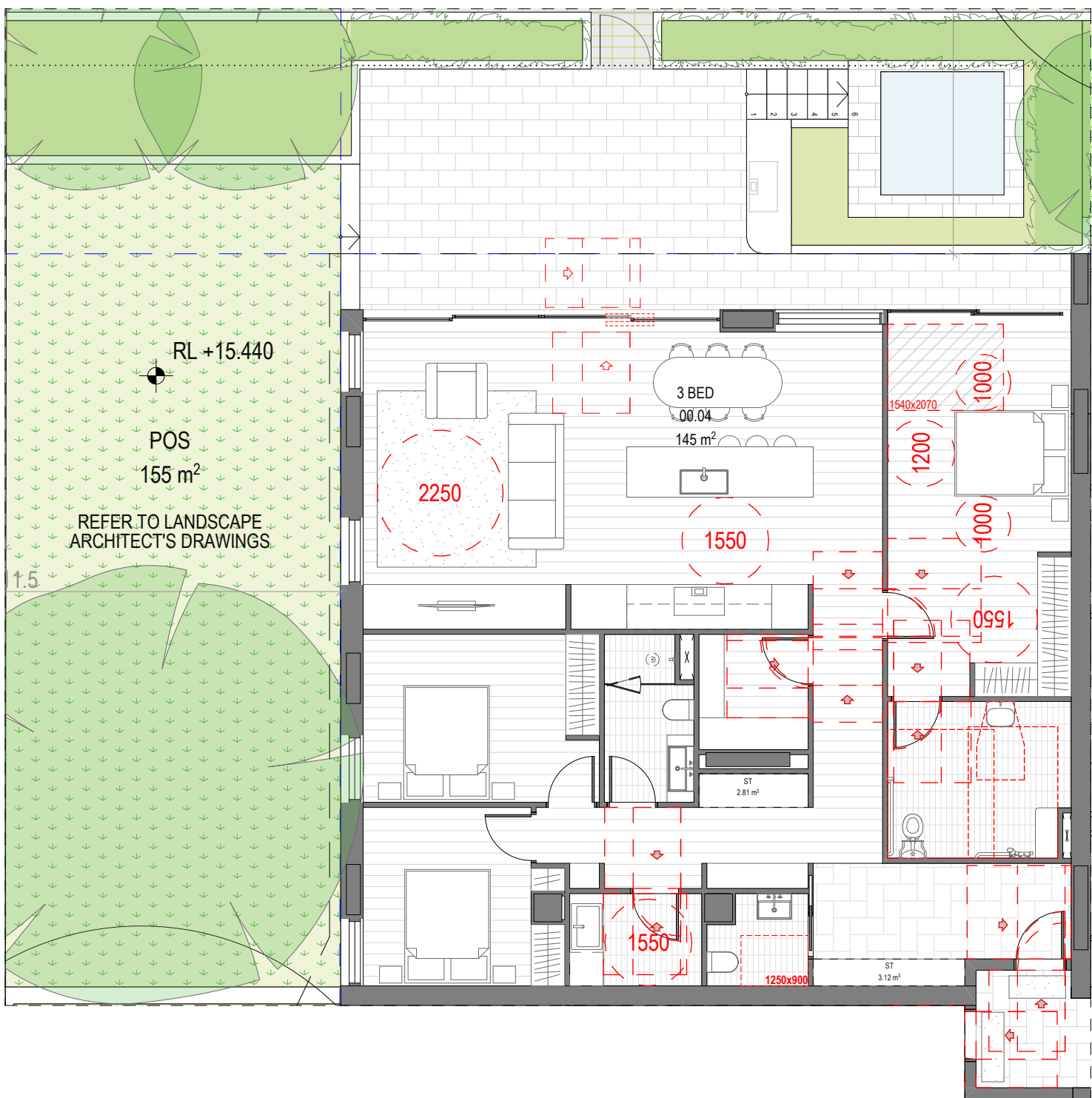
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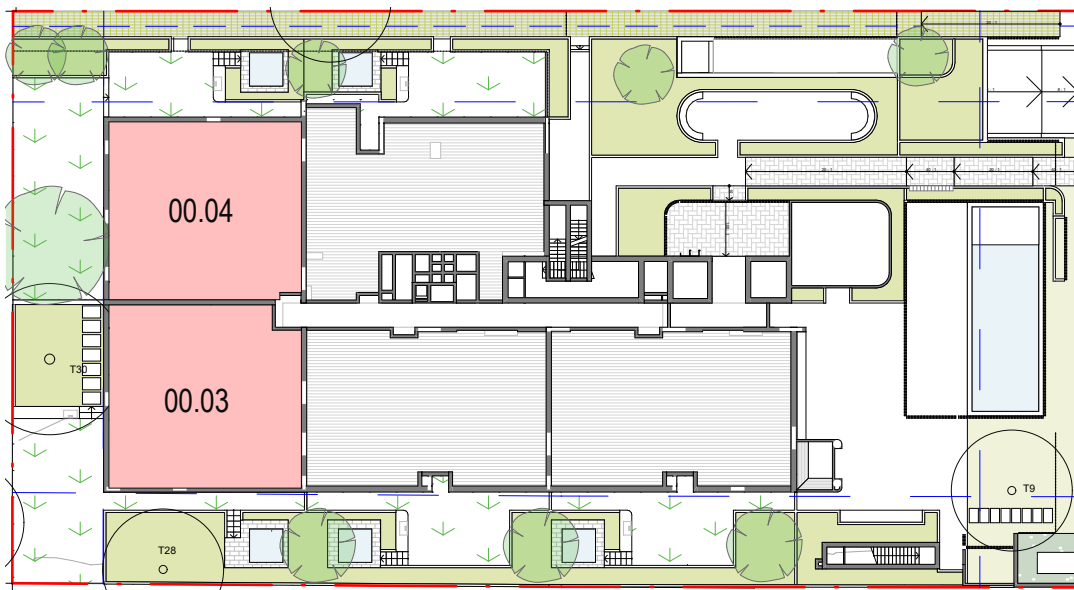
UNIT 00.03 - POST ADAPTABLE LAYOUT



UNIT 00.04 - POST ADAPTABLE LAYOUT



GROUND KEY PLAN



TOTAL CLASS C ADAPTABLE GROUND FLOOR: 2
TOTAL SILVER LEVEL GROUND FLOOR: 2

REV	DATE	REVISION DESCRIPTION	BY	CHK
01	01	Issue		
02	02	Issue	WS	JW
A	A	Issue	WS	JW

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ADAPTABLE APARTMENT
TYPOLOGIES - SHEET 01

PROJECT NUMBER

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DRAWING NUMBER

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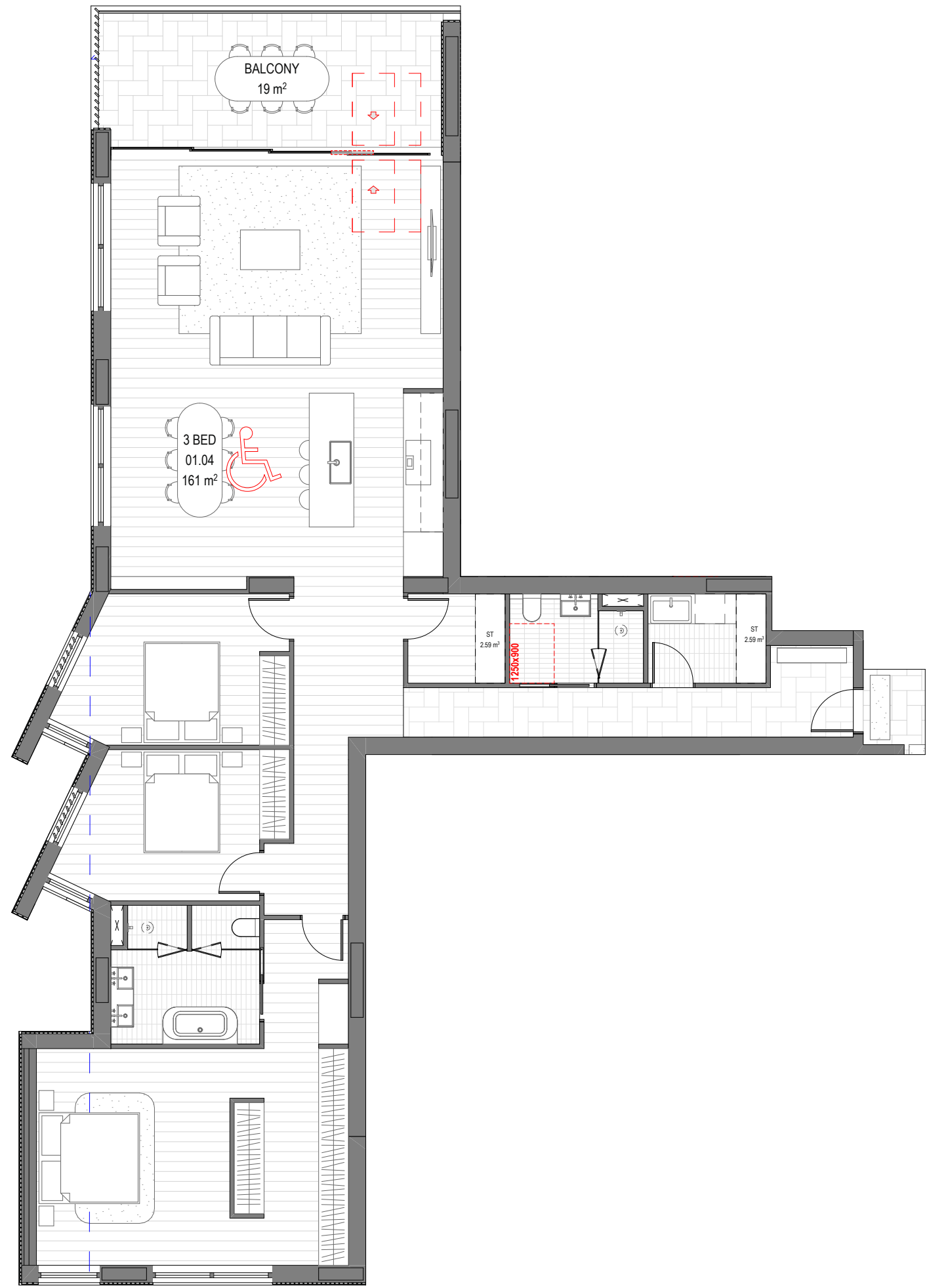
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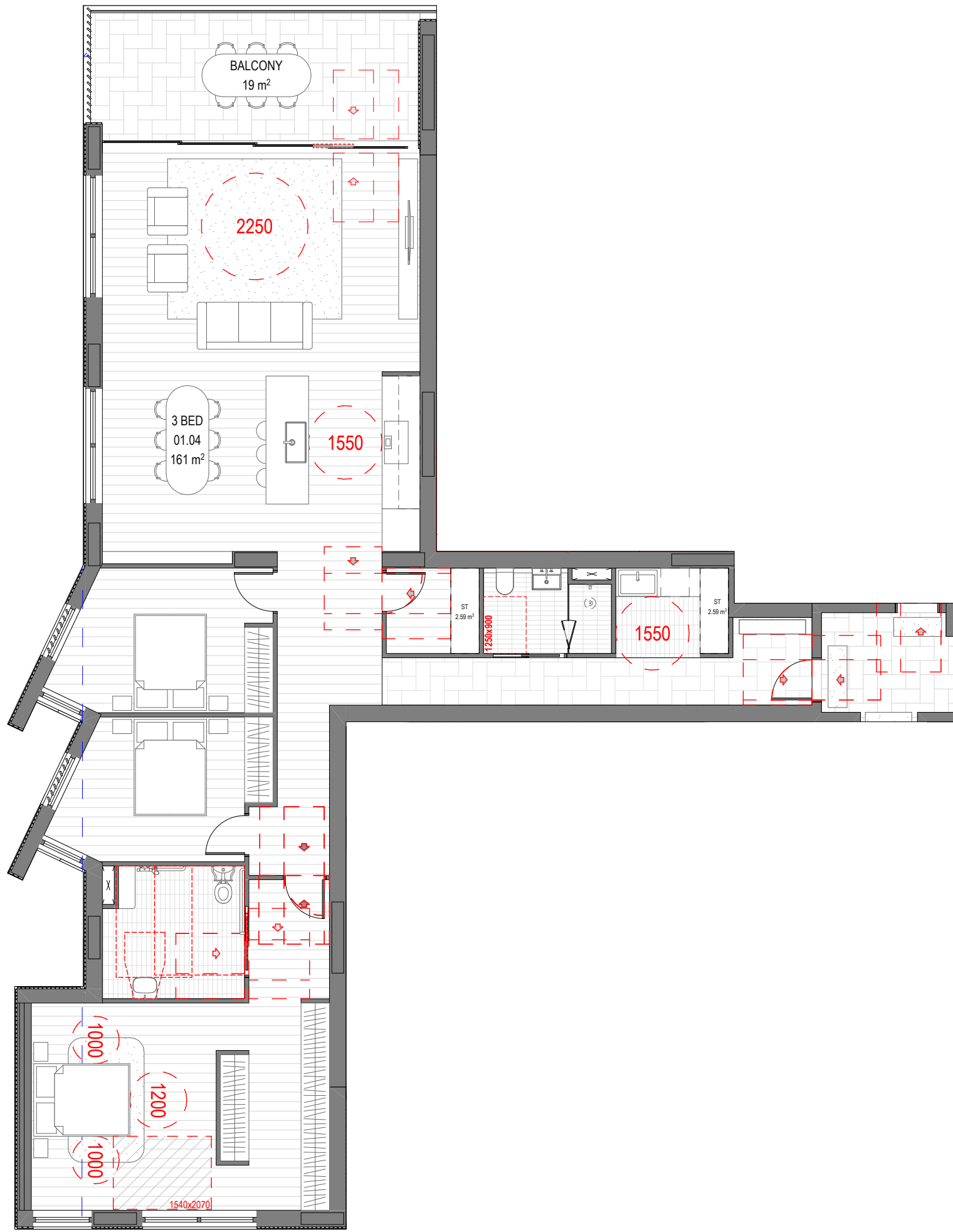
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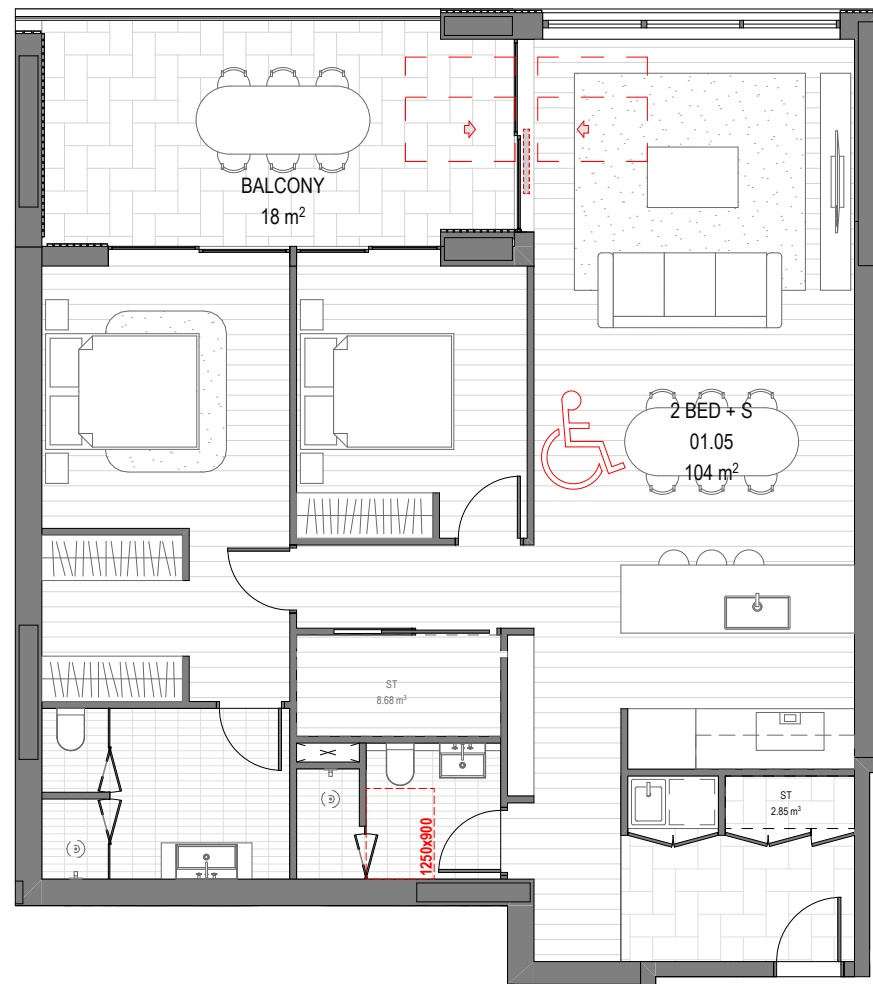
UNIT 01-03.04 - PRE ADAPTABLE LAYOUT



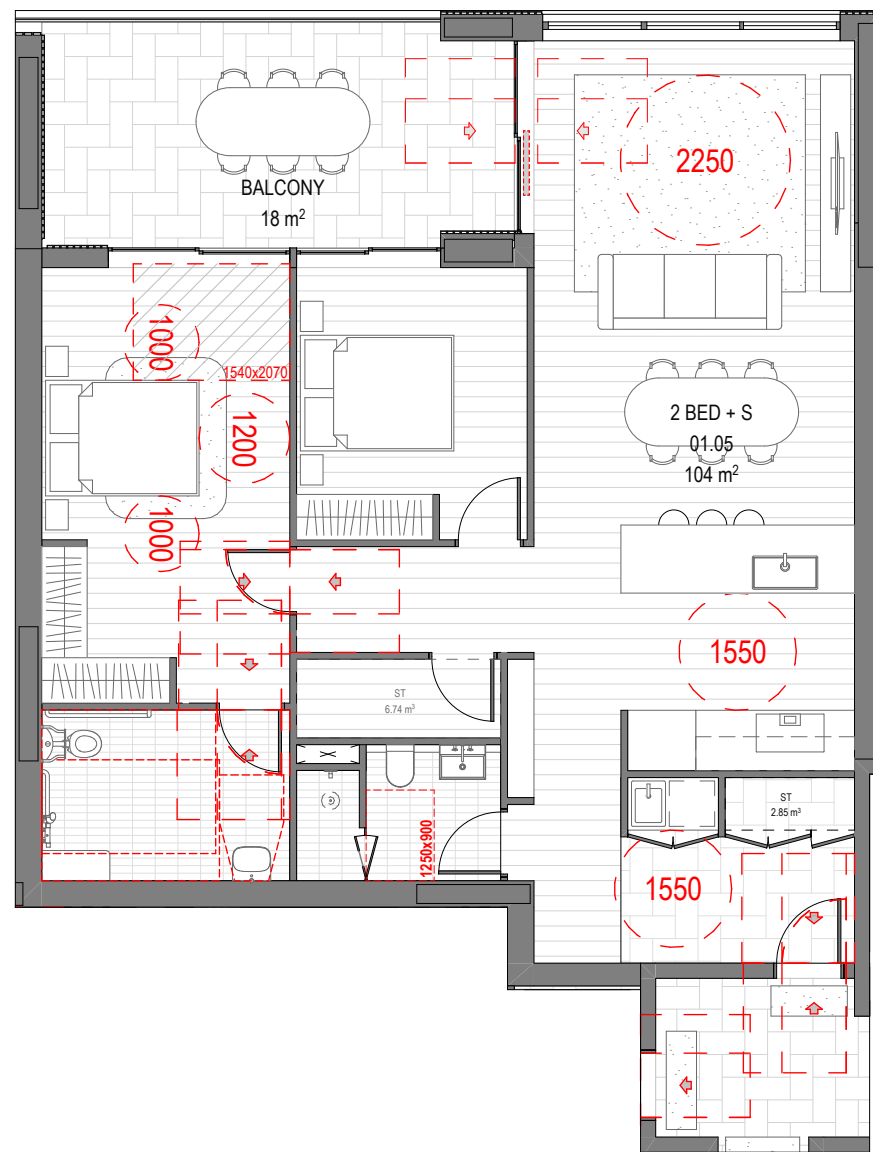
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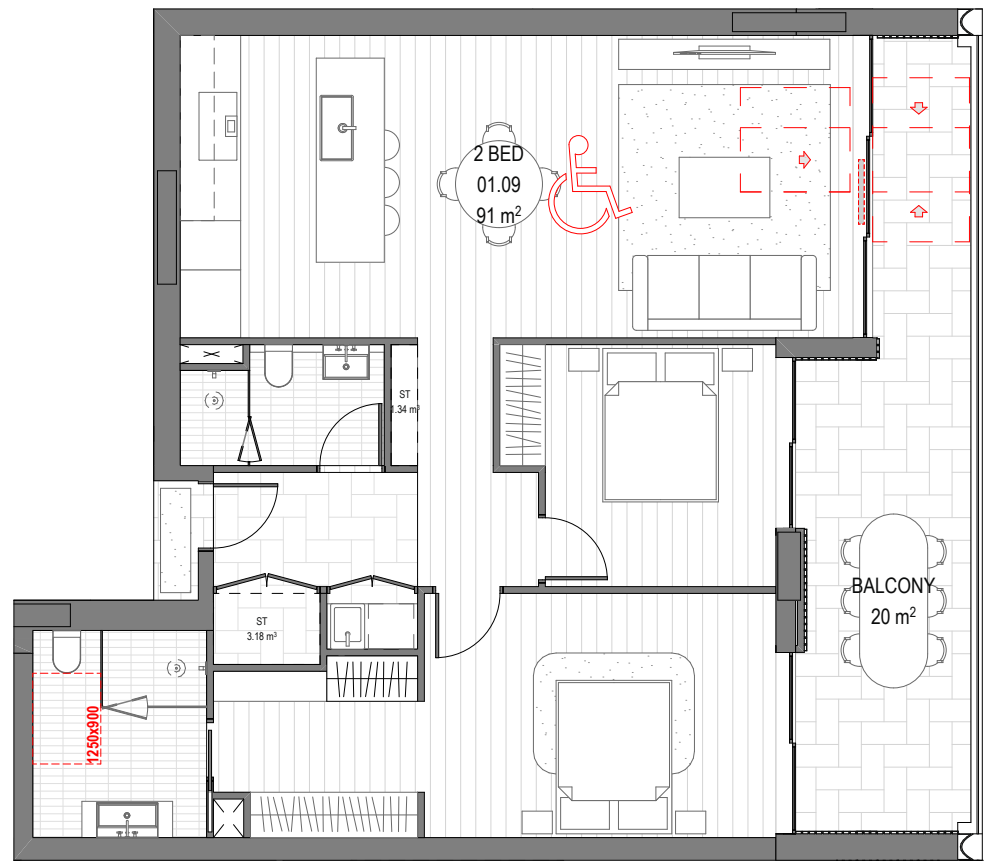
UNIT 01-03.05 - PRE ADAPTABLE LAYOUT



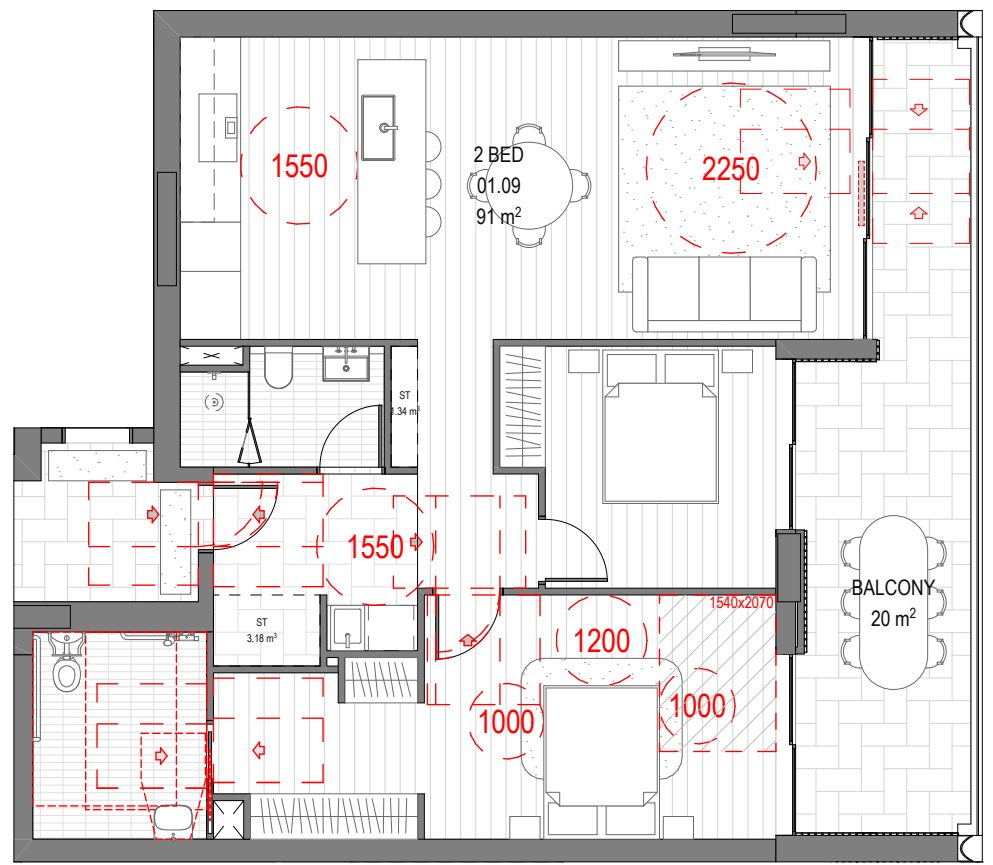
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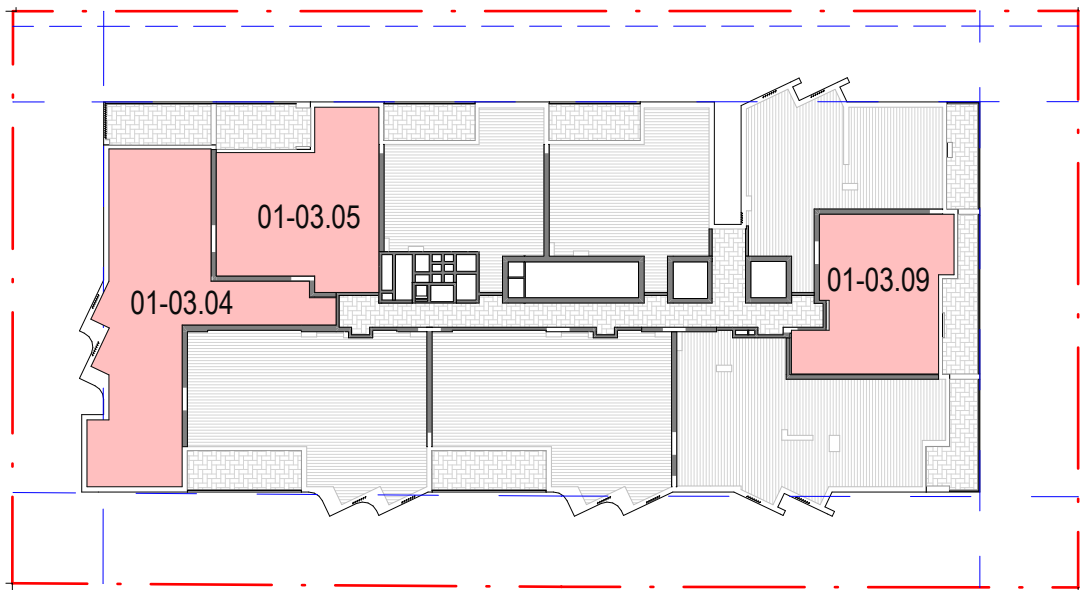
UNIT 01-03.09 - PRE ADAPTABLE LAYOUT



UNIT 01-03.09 - POST ADAPTABLE LAYOUT



LEVEL 01-03 KEY PLAN



TOTAL CLASS C ADAPTABLE LEVEL 01-03: 9
TOTAL SILVER LEVEL LEVEL 01-03: 9

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**PLUS
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PROJECT TITLE
DARLEY ST E MONA VALE
PROJECT ADDRESS
35-39 DARLEY ST E MONA VALE NSW 2103
AUSTRALIA

CLIENT
Darley Vale Pty Ltd

APPROVED
AJ

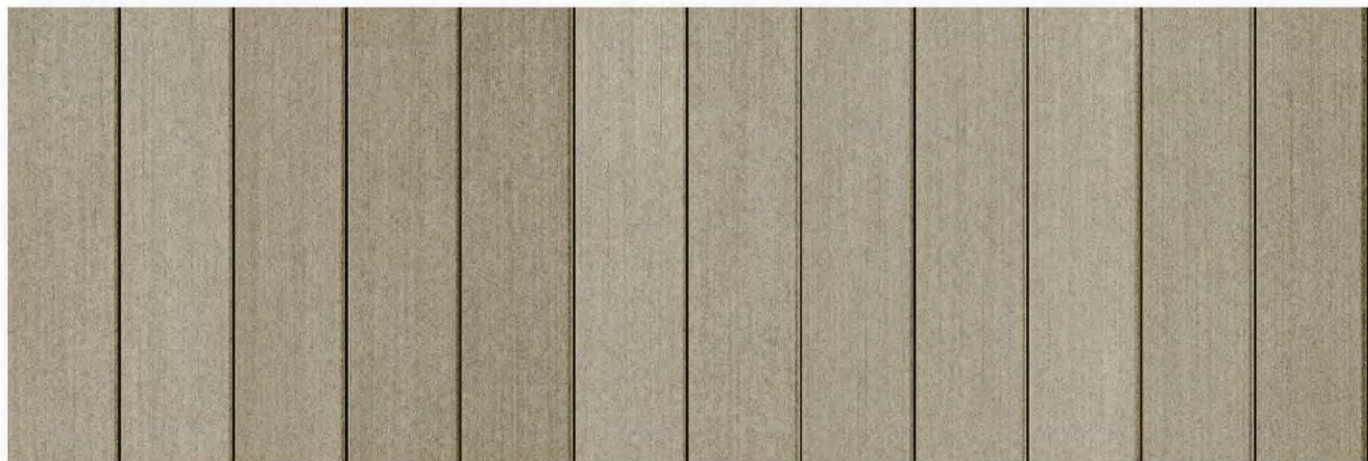
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WS

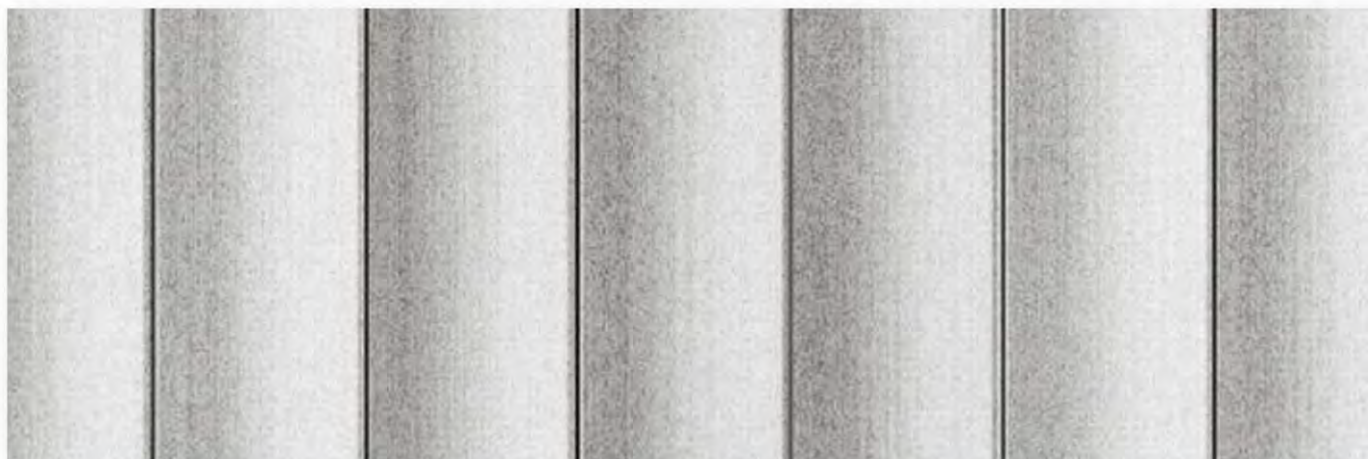
DRAWING TITLE
**ADAPTABLE APARTMENT
TYPOLOGIES - SHEET 02**

PROJECT NUMBER
20895
DRAWING NUMBER
PLA-DA-6001

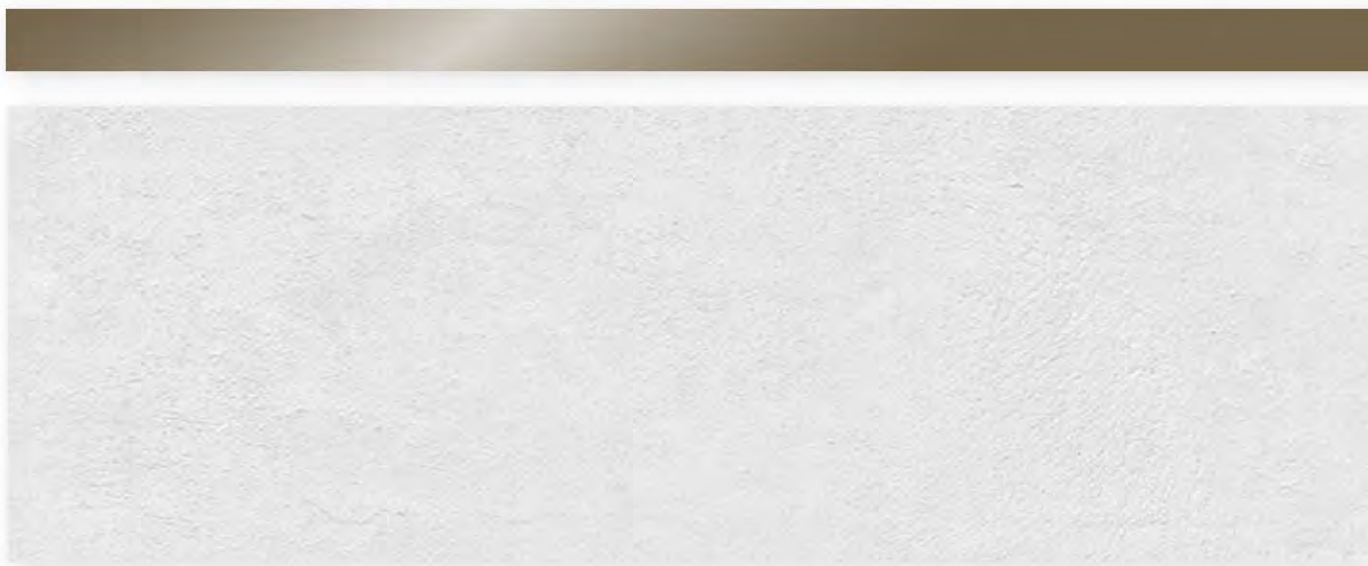
STAGE
DA
REVISION
A



CL01 - CLADDING TYPE 01, BRONZE



CL01 - CLADDING TYPE 02, OFF-WHITE METAL WORK



AF01 - APPLIED FINISH 01, OFF-WHITE



AF02 - APPLIED FINISH 02, OFF-WHITE VERTICAL PROFILE



GL01 - GLAZING TYPE 01, CLEAR GLAZING
BAL01 - BALUSTRADE TYPE 01, CLEAR GLAZING



REV	DATE	REVISION DESCRIPTION	BY	CHK
A	A	Issue	WS	JW

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AUSTRALIA

CLIENT

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DRAWING TITLE

MATERIAL SCHEDULE - SHEET 01

PROJECT NUMBER

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DRAWING NUMBER

PLA-DA-7000

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PROJECT ADDRESS 35-39 DARLEY ST E MONA VALE NSW 2103 AUSTRALIA		
CLIENT Darley Vale Pty Ltd		
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AJ	JW	WS

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PROJECT NUMBER 20895	STAGE DA
DRAWING NUMBER PLA-DA-8000	REVISION A



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A	A	Issue	WS	JW

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DRAWING TITLE	STAGE
PERSPECTIVE - SHEET 02	DA
PROJECT NUMBER	REVISION
20895	A
DRAWING NUMBER	
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