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



Drawing List

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DA003	Site Analysis	DA204	Elevation Sheet 4	DA681	Solar Access Diagram Sheet 2
DA004	Site Plan	DA301	Section Sheet 1	DA710	Shadow Diagram sheet 1
DA100	Basement 3 plan	DA302	Section Sheet 2	DA711	Shadow Diagram sheet 2
DA101	Basement 2 plan	DA303	Section Sheet 3	DA712	Shadow Diagram sheet 3
DA102	Basement 1 plan	DA304	Section Sheet 4	DA713	Shadow Diagram sheet 4
DA103	Ground floor plan	DA400	Finishes Schedule	DA800	Pre & post adaptable layouts
DA104	Level 1&2 plan	DA410	Photomontage	DA801	Pre & post adaptable layouts
DA105	Level 3 plan	DA500	GFA Diagram		
DA106	Level 4 plan	DA501	Affordable housing GFA Diagram & ADG 4D		
DA107	Level 5 plan	DA510	Landscape & Deep soil diagram		
DA108	Level 6 plan	DA520	Height Limit Diagram		
DA109	Level 7 plan	DA530	Cross ventilation diagram		
DA110	Level 8 plan	DA540	Communal open space diagram		
DA111	Roof plan	DA550	Unit Mix Diagram		

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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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	15/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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

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

DRAWING TITLE:
Cover Page

DRAWING BY: NI	CHECKED BY: LC	
SCALE: @A0	DRAWING NO: **DA000**	ISSUE: **01**
PROJECT NO: 2518		

Preliminary development summary	
SITE PARTUCULARS	
Addresss	5-9 COWAN ROAD, ST IVES, NSW 2075
Site Area	3,467.7 sqm
Zoning	R3 meduim 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	29.69 m

UNIT MIX

Level	2 BED	3 Bed	Total
Ground	3	6	9
Level 1	2	9	11
Level 2	2	9	11
Level 3	2	9	11
Level 4	3	7	10
Level 5	3	7	10
Level 6	1	7	8
Level 7		4	4
Total	16	58	74
	22%	78%	100%

GFA SCHEDULE	
LEVEL	GFA(sqm)
GROUND FLOOR	1150.9
LEVEL 1	1381
LEVEL 2	1381
LEVEL 3	1381
LEVEL 4	1284.2
LEVEL 5	1284.7
LEVEL 6	1131.8
LEVEL 7	723
LEVEL 8	200
TOTAL PROPOSED	9917.6

Preliminary NSA analysis	
Level	NSA/ Floor (sqm)
Ground floor NSA	914
Level 1 NSA	1261.2
Level 2 NSA	1261.2
Level 3 NSA	1261.2
Level 4 NSA	1168.6
Level 5 NSA	1168.6
Level 6 NSA	1025.8
Level 8 NSA	649.4
Level 7 NSA	196.4
Proposed NSA	8906.4

Development will offer 15% Affordable housing = 12 units

Car Parking Requirements					
		Space per Unit	No. of units	Required (min.)	Proposed
Residential					
1 bed		0	0	0	
2 bed		1.25	16	20.0	
3 bed		2.0	58	116.0	
Accessible		1 per adaptable unit			15 out of 150
Total				136	150
Visitor					
Visitor - Total		1 space per 10 unit		8.0	8 out of 150
Visitor - Accessible		1 out of 8			1 out of 8
Affordable units car spaces		11 out of 150	12(2x2 Bed +10x3Bed)	11.0	11 out of 150
Car Share		1 per 90 apartments		0	0
Total cars				144	150
Bicycle resident		1 space per 1 unit		74	78
Bicycle visitor		1 space per 10 unit		7	7
Total				81	85

Other Requirements				
		Rate	Required (min.)	Proposed
Solar access (2+ HR)	70% of total apartmenst	70%	70%	71.60%
	2hr from 9am-3pm			
Nil solar			15% (max.)	13%
Cross ventilation (ADG)	60% of total apartments	60%	46	49(66%)
Deep soil (Housing SEPP)	Site area >1,500sqm	15%	520.0	576.6 (16.6%)
Landscape				1306(sqm)
Communal Open Space		25%	866.925	1228.33(35%)
Livable Units - Silver	20% (ADG)	100% (DCP)	20% (ADG)	20% (ADG)
Livable Units - Platinum (DCP)	0% (ADG)	15% (DCP)	0% (ADG)	0% (ADG)
Adaptable Units	0% (ADG)	20% (DCP)	20% (DCP)	20% (DCP)

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

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Scale Bar 1 : 100 @ A1

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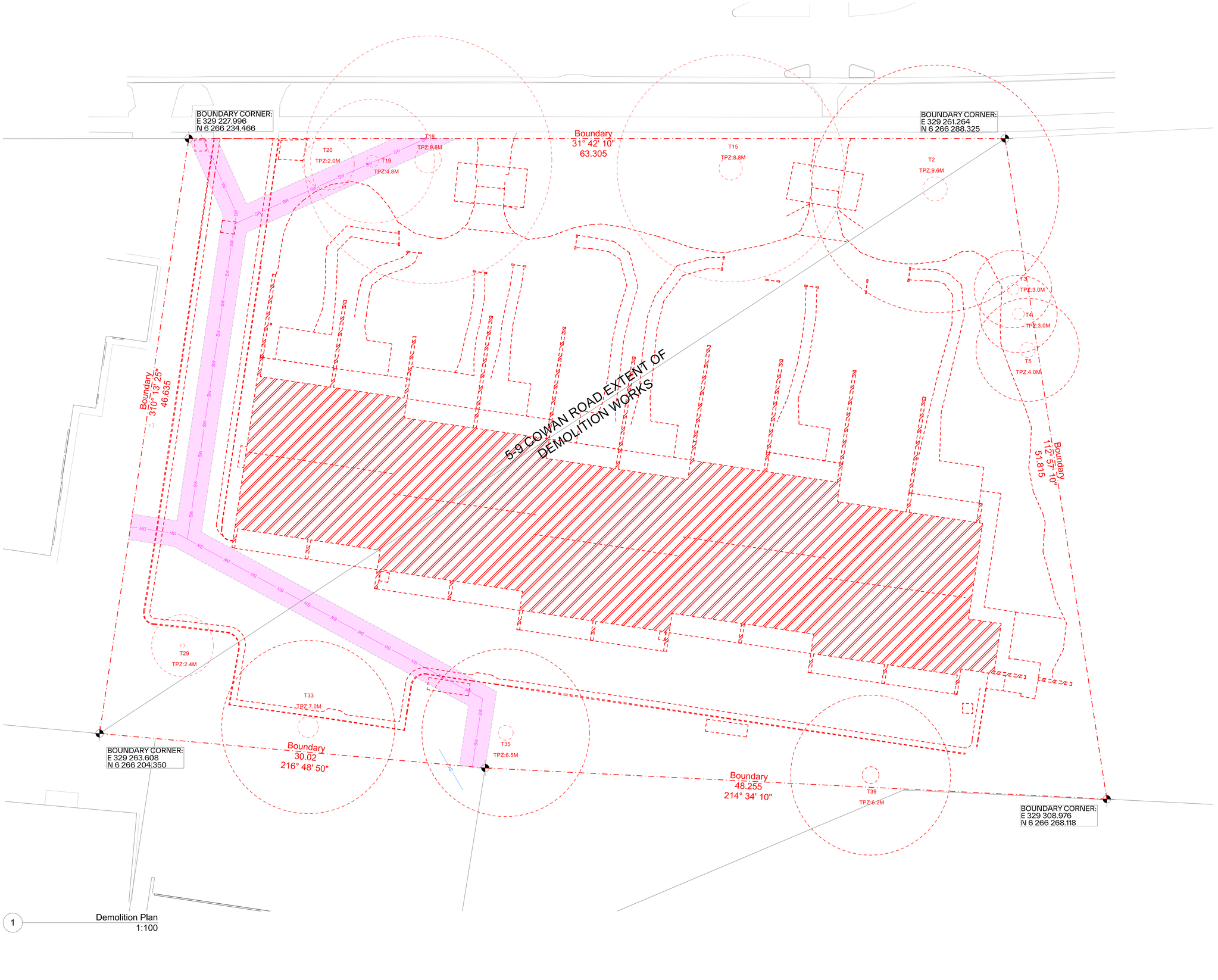
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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:
Project Information

DRAWING BY:	CHECKED BY:	
Nil	LC	
SCALE: 1:0.4@A0	DRAWING NO: DA001	ISSUE: 01
PROJECT NO: 2518		



1 Demolition Plan
1:100

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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

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).

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
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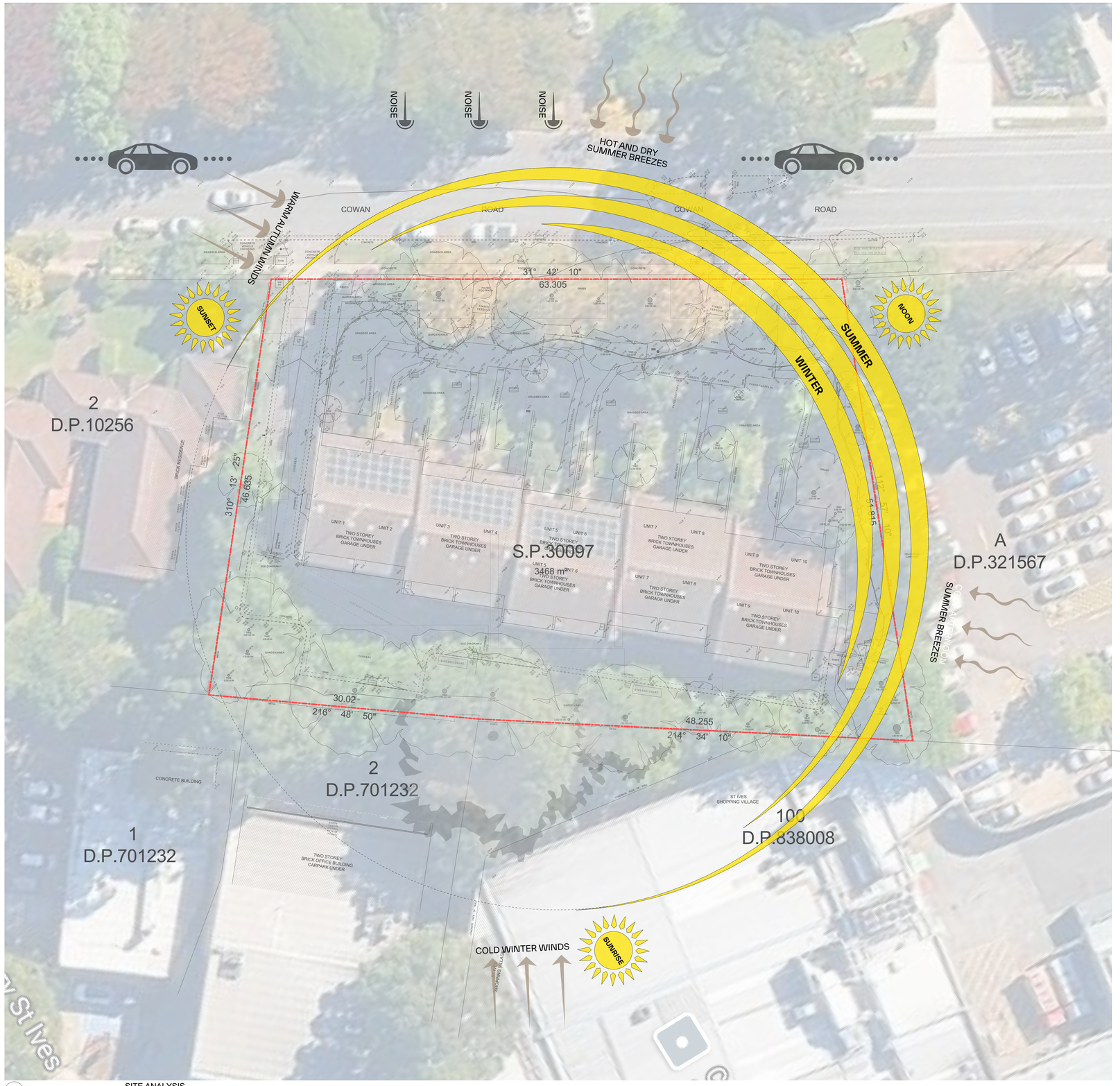
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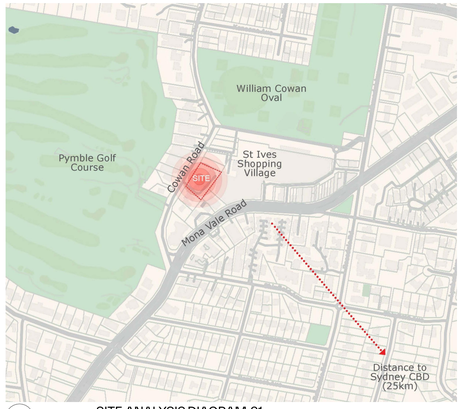
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Demolition Plan

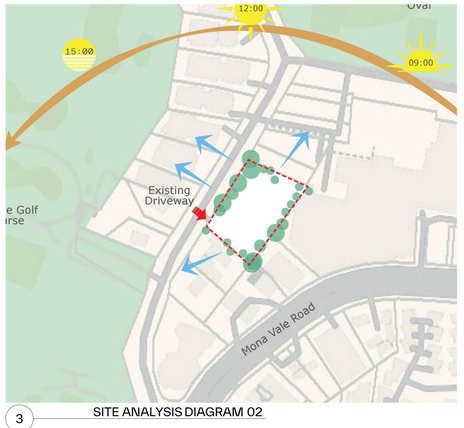
DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO. **DA002**	ISSUE: **01**
PROJECT NO. 2518		



1 SITE ANALYSIS



2 SITE ANALYSIS DIAGRAM 01



3 SITE ANALYSIS DIAGRAM 02



3 SITE ANALYSIS DIAGRAM 03

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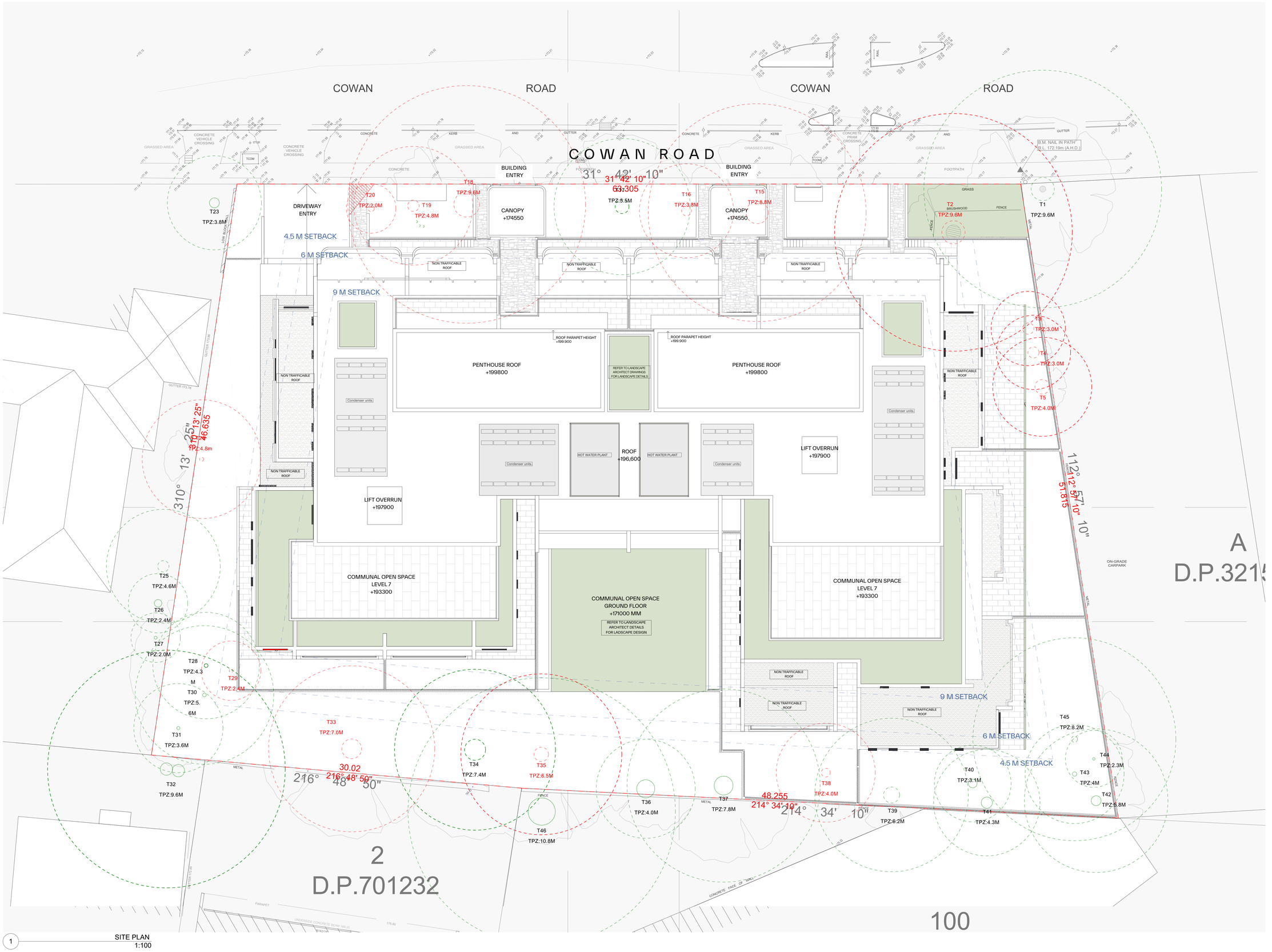
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DRAWING TITLE:
Site Analysis

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200, 1:166.7, 1:0.6@A0	DRAWING NO: **DA003**	ISSUE: **01**
PROJECT NO: 2518		



1 SITE PLAN
1:100

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TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

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Scale Bar 1 : 100 @ A1 (0 1 2 3 4 5m)

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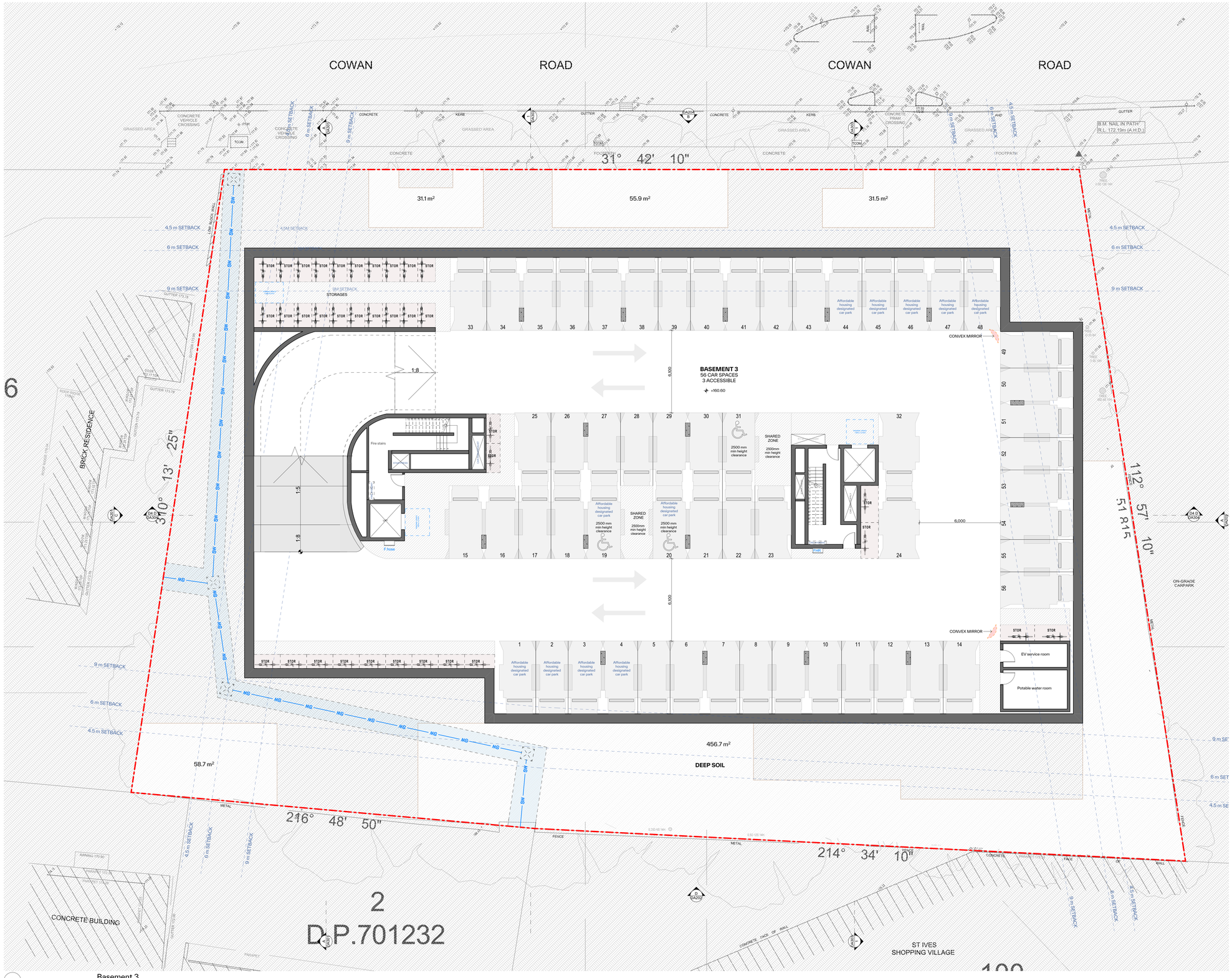
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Nominated Architect: Paul Bulbeck: NSW 7708

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

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA004**	ISSUE: **01**
PROJECT NO: 2518		



1 Basement 3
1:100

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EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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pbd architects

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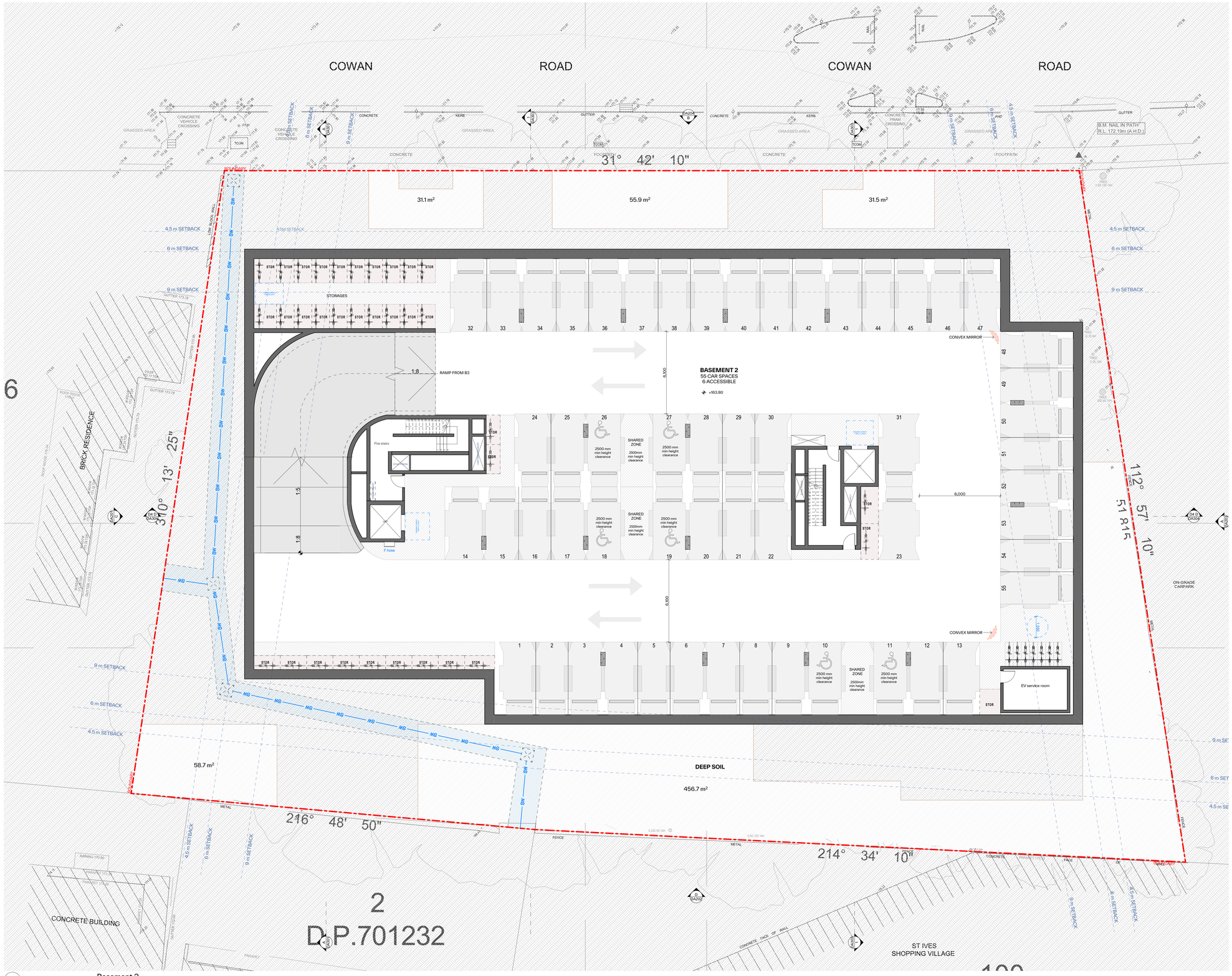
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Basement 3 plan

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA100**	ISSUE: **01**
PROJECT NO: 2516		



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

TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

Issue	Date	Description
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0 1 2 3 4 5m

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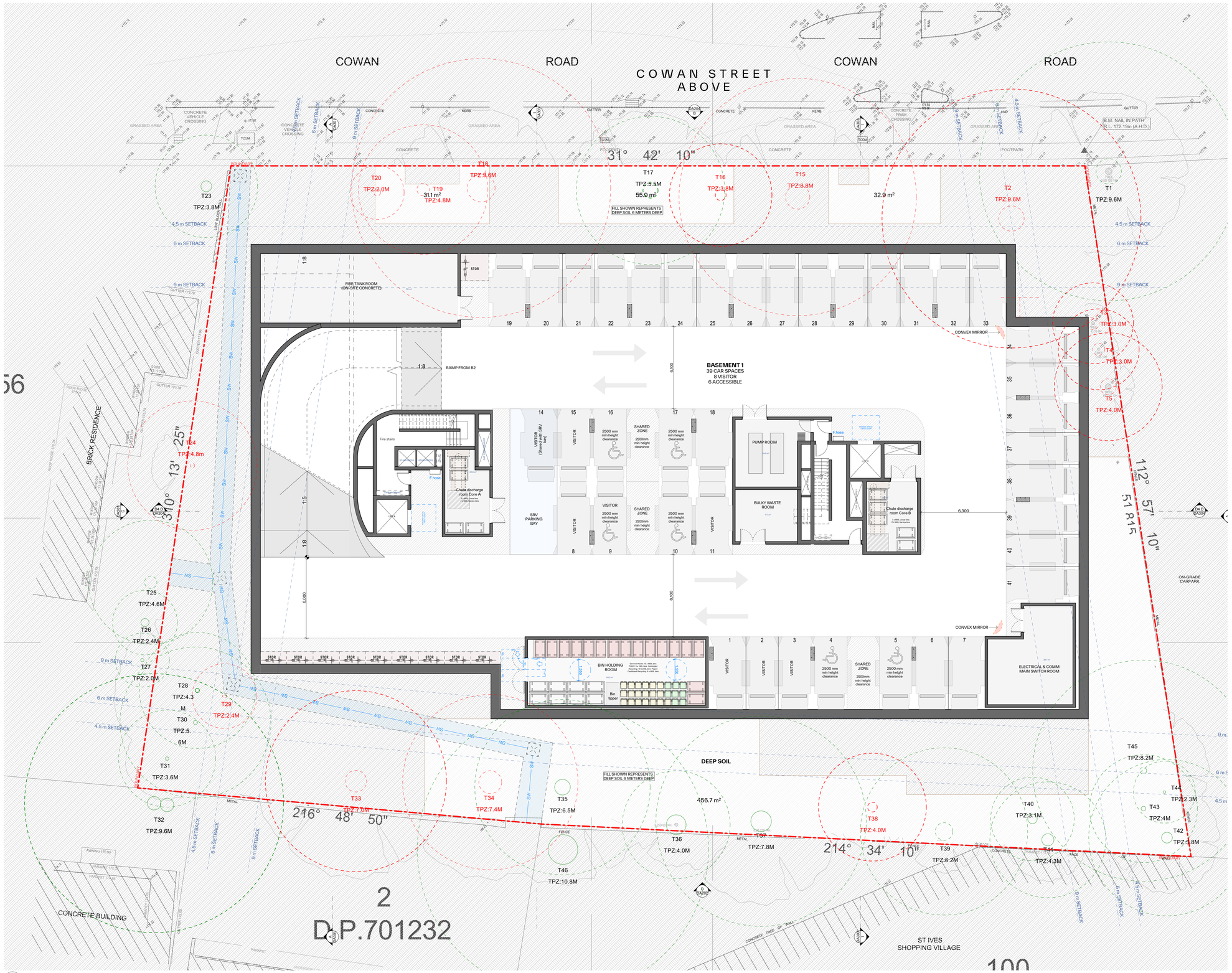
Level 2, 52 Albion Street, Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect: Paul Bulevich 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: **01**
PROJECT NO.: 2518		



1 Basement 1
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
HAI	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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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

TREES LEGEND

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EXISTING TREES TO BE REMOVED

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01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

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:
Basement 1 plan

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA102**	ISSUE: **01**
PROJECT NO. 2518		


COWAN STREET
DRIVEWAY ENTRY
ENTRY
Letter boxes
CANOPY SHOWN DOTTED ABOVE
TPZ SHOWN IN RED TO BE REMOVED
SUBSTATION KIOSK
T2
TPZ:9.6M
RIGHT OF WAY AND CABLE EASEMENT REQUIRED AROUND KIOSK NO PLANTING IS ALLOWED IN THIS AREA
T1
TPZ:9.6M
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
T3
TPZ:3.0M
T4
TPZ:3.0M
T5
TPZ:4.0M
T24
TPZ:4.8m
T25
TPZ:4.6M
T26
TPZ:2.4M
T27
TPZ:2.0M
T28
TPZ:4.3
M
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:4M
T44
TPZ:2.3M
T45
TPZ:8.2M
T46
TPZ:10.8M
PRIVATE OPEN SPACE 47 sqm
PRIVATE OPEN SPACE 60 sqm
PRIVATE OPEN SPACE 46.8 sqm
PRIVATE OPEN SPACE 120.1 sqm
PRIVATE OPEN SPACE 117.7 sqm
PRIVATE OPEN SPACE 124.3 sqm
PRIVATE OPEN SPACE 186.3 sqm
PRIVATE OPEN SPACE 31.6 sqm
PRIVATE OPEN SPACE 67.3 sqm
COMMUNAL COVERED SPACE
MUSIC ROOM
COMMUNAL OPEN SPACE
REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DETAILS
LEVEL 01 PERIMETER ABOVE SHOWN DOTTED
GLAZING TREATMENT REQUIRED AT GF & L1
FIRE TANK BELOW
OSD TANK+RWT REFER TO STORMWATER ENGS DETAILS
FOR FINAL TPZ PLANS REFER TO ARBORIST REPORT BY ADVANCED TREESCAPE CONSULTING Issue 1.1; 01/09/2025
LOBBY A
LOBBY B
RAMP 1:20
GF-03 2 BED 80.3 m²
GF-04 3 BED 127.6 m²
GF-05 2 BED 87.2 m²
GF-06 2 BED 88.0 m²
GF-02 3 BED 194.4 m²
GF-01 3 BED 109.6 m²
GF-07 3 BED 104.3 m²
GF-09 3 BED 96.5 m²
GF-08 3 BED 106.1 m²
1:6 to 1:8 BLOCKWALL ADJACENT TO FIRE EGRESS
4.5 m SETBACK
6 m SETBACK
9 m SETBACK
6 METERS
3 METERS
RL+171.84
RL +171.00
+172.00
+171.00
+172.12
+172.04
+171.04
+170.92
+170.88
+170.84
+170.80
+170.76
+170.72
+170.68
+170.64
+170.60
+170.56
+170.52
+170.48
+170.44
+170.40
+170.36
+170.32
+170.28
+170.24
+170.20
+170.16
+170.12
+170.08
+170.04
+170.00
+169.96
+169.92
+169.88
+169.84
+169.80
+169.76
+169.72
+169.68
+169.64
+169.60
+169.56
+169.52
+169.48
+169.44
+169.40
+169.36



1 LEVEL 1&2 TYPICAL PLAN
1:100

GENERAL NOTES:

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FS	FIRE STAIRS
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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

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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

iT OF UNIT NUMBERS DEDICATED R AFFORDABLE HOUSING

vel	Unit No	GFA(sqm) required	GFA(sqm) proposed
vel 01	1- L1-01	1480.62	1379.37
	2- L1-02		
	3- L1-03		
	4- L1-04		
	5- L1-05		
	6- L1-06		
	7- L1-07		
	8- L1-08		
	9- L1-09		
	10- L1-10		
	11- L1-11		
vel 02	12- L2-10		101.77
otal			1481.14

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 050
Nominated Architect: Paul Bulavin NSW 7708

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

DRAWING TITLE:
Level 1&2 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA104**	ISSUE: **01**
PROJECT NO: 2518		

GENERAL NOTES:

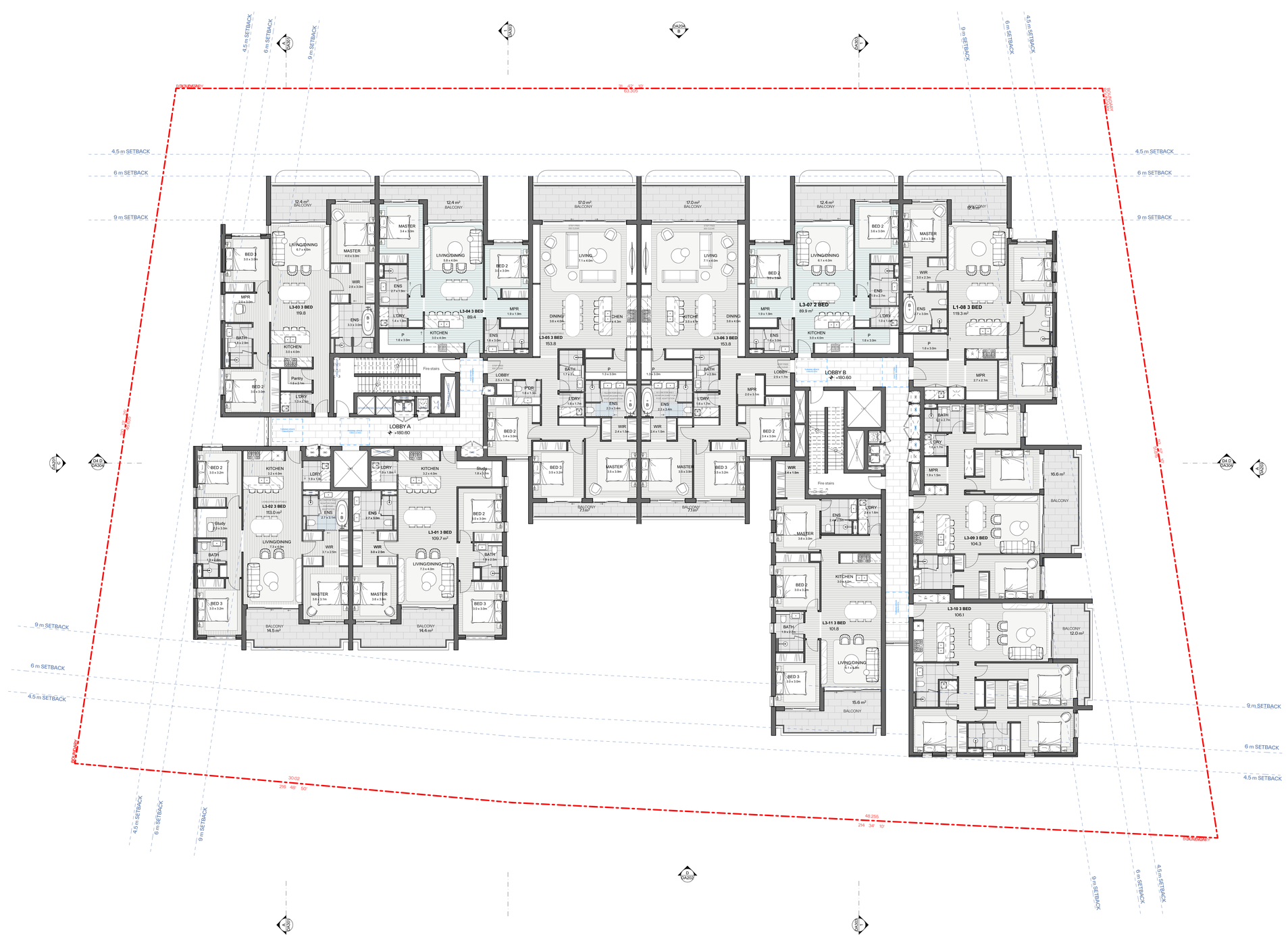
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PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS



1 Level 3
1:100

Issue	Date	Description
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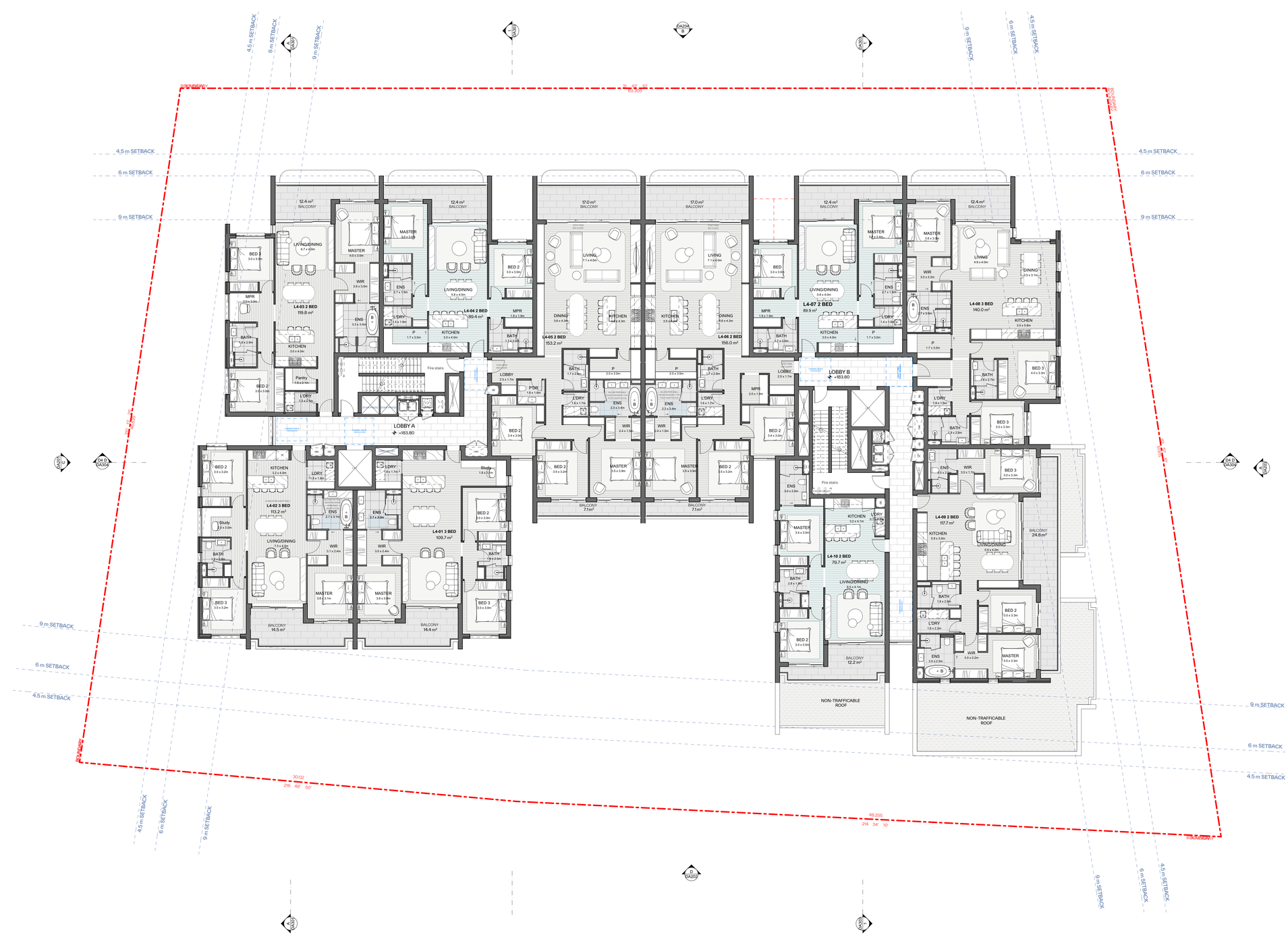
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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:
Level 3 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1100@A0	DRAWING NO: **DA105**	ISSUE: **01**
PROJECT NO. 2518		



1 Level 4
1:100

GENERAL NOTES:

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PC	COMPOSITE PANEL CLADDING
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Issue	Date	Description
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Scale Bar 1 : 100 @ A1
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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 4 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA106**	ISSUE: **01**
PROJECT NO: 2518		

GENERAL NOTES:

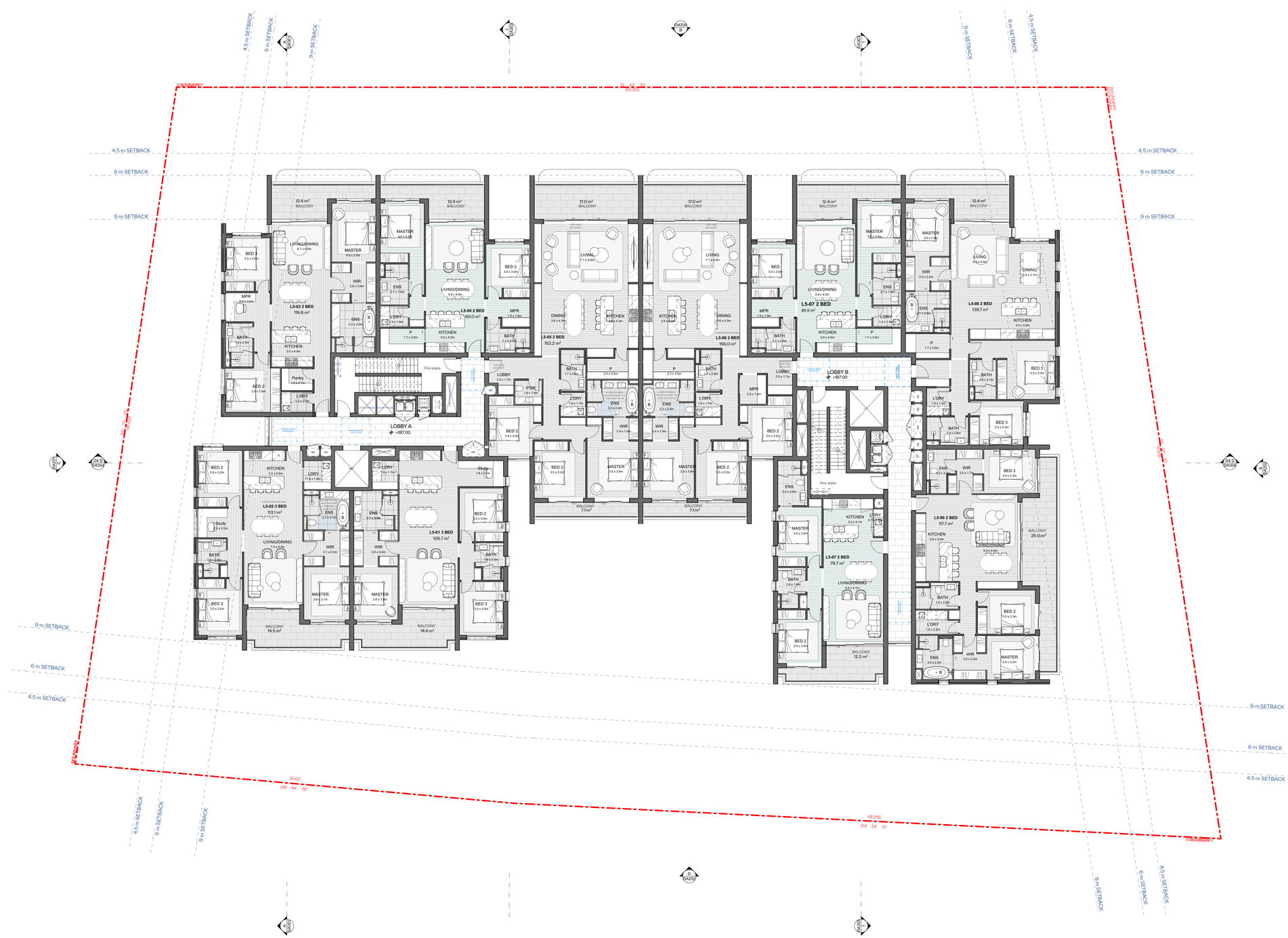
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS



1 Level 5
1:100

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

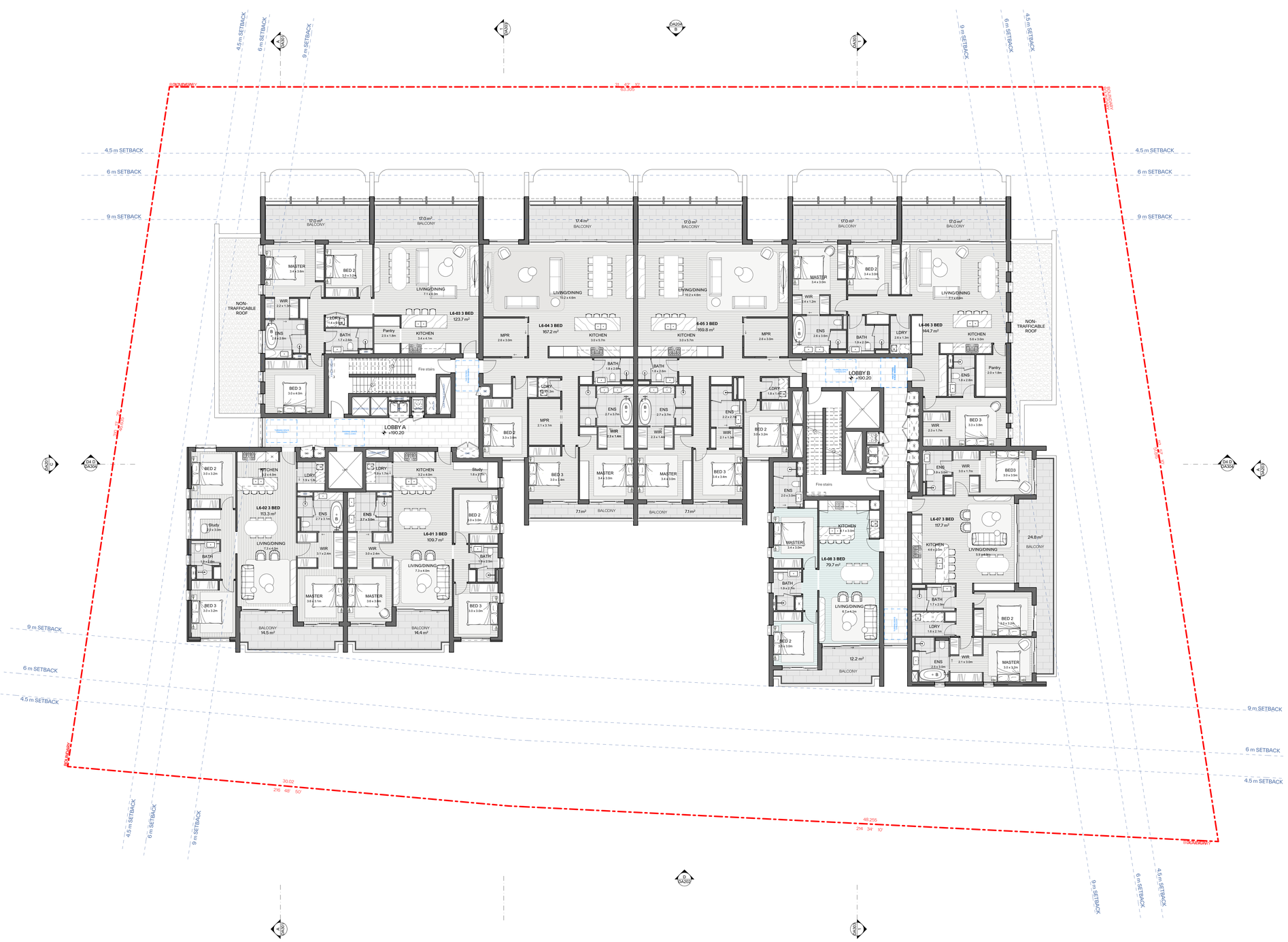
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Nominated Architect - Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 5 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA107**	ISSUE: **01**
PROJECT NO: 2518		



1 Level 6
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	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 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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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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:
Level 6 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO. **DA108**	ISSUE: **01**
PROJECT NO. 2518		



1 LEVEL 7
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
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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

Scale Bar 1 : 100 @ A1
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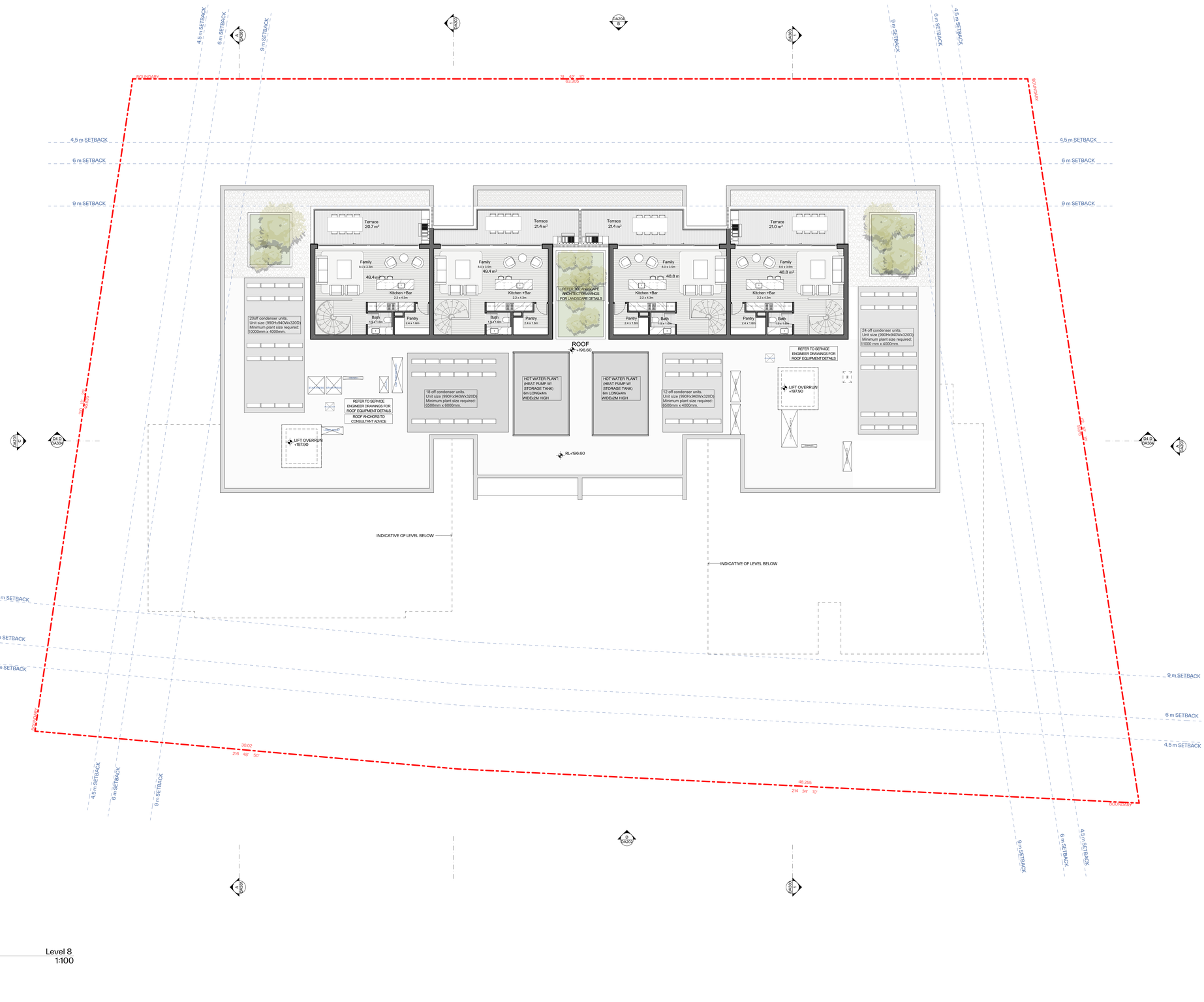
CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN: 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
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: **DA109**	ISSUE: **01**
PROJECT NO. 2518		



1 Level 8
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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
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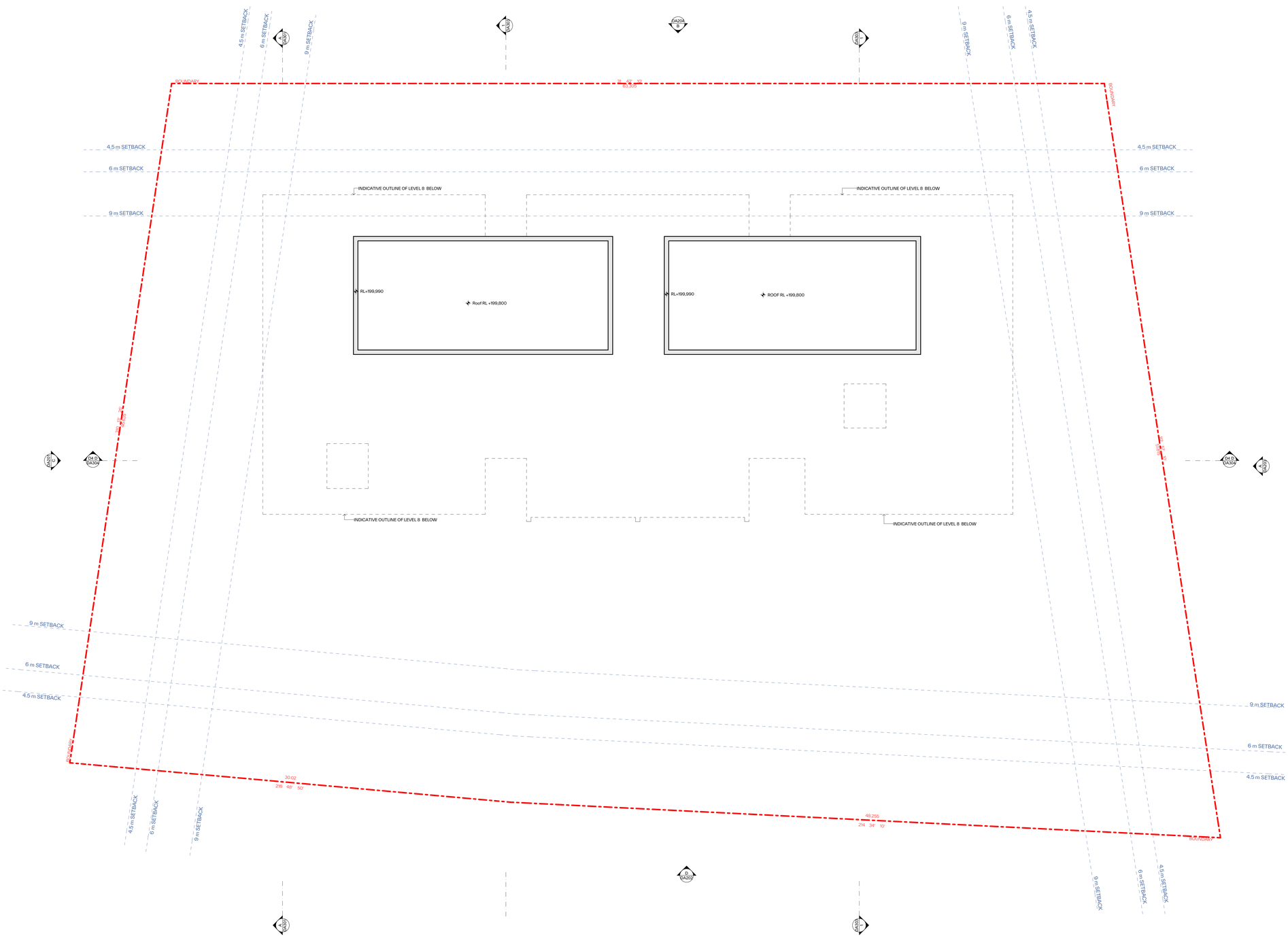
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Bulevich NSW 7768

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: **DA110**	ISSUE: **01**
PROJECT NO: 2518		



1 Roof
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
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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

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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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:
Roof plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO. **DA111**	ISSUE: **01**
PROJECT NO. 2518		



1 Elevation A-North East
1:100

GENERAL NOTES:

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AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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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	15/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

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ABN 36 147 035 050
Nominated Architect
Paul Buljevic 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	
SCALE: 1:100@A0	DRAWING NO: **DA201**	ISSUE: **01**
PROJECT NO: 2518		



2 Elevation B - North 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
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CONC	CONCRETE
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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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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Nominated Architect
Paul Buljevic NSW 7765

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	
SCALE: 1:100@A0	DRAWING NO: **DA202**	ISSUE: **01**
PROJECT NO. 2518		



1 Elevation C - 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
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AW	AWNING (TO FUTURE DETAIL)
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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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

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:
Elevation Sheet 3

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA203**	ISSUE: **01**
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
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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
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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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

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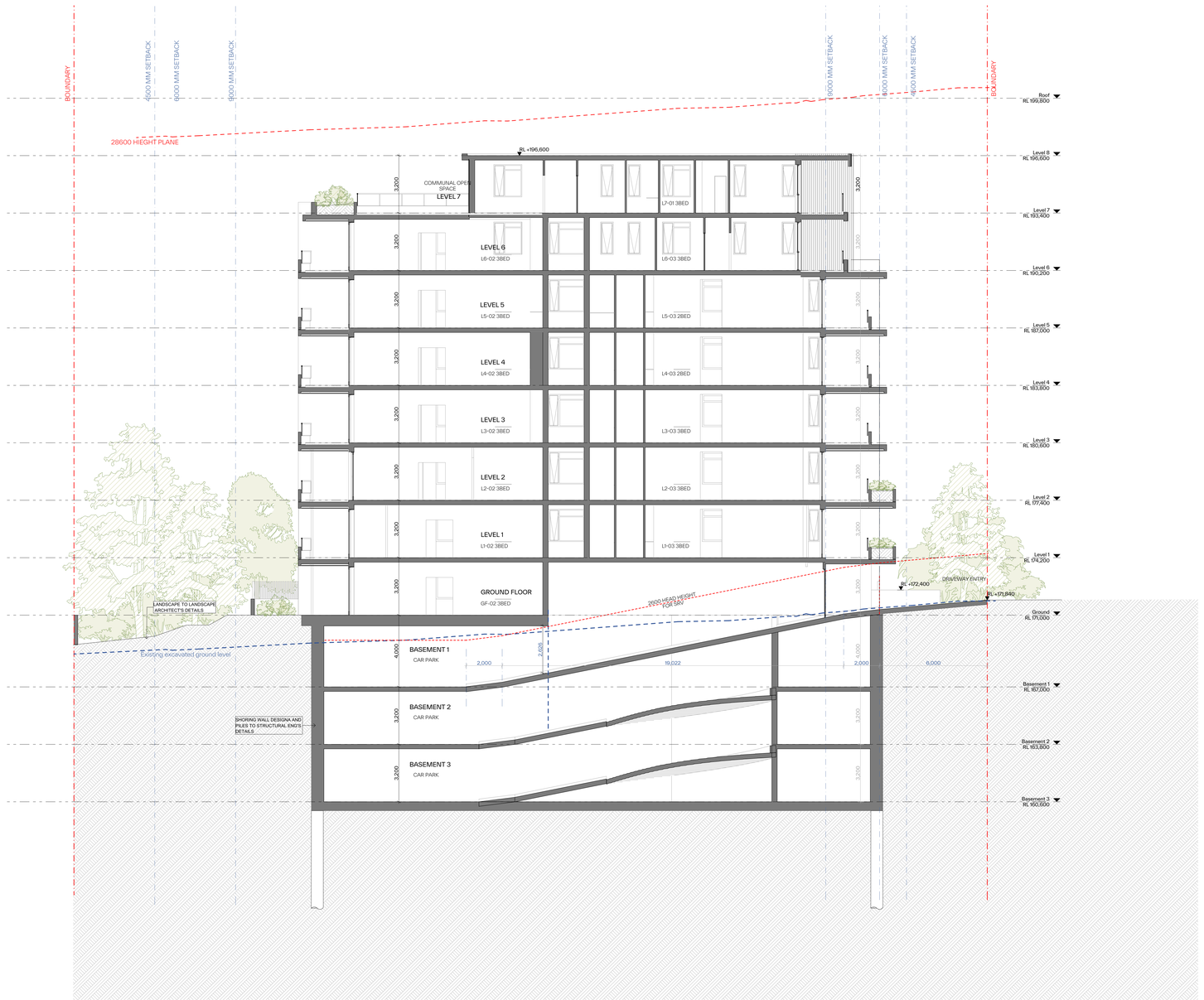
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ABN 36 147 035 550
Nominated Architect
Paul Bulevic NSW 7708

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

DRAWING TITLE:
Elevation Sheet 4

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA204**	ISSUE: **01**
PROJECT NO: 2518		



1 SECTION A
1:100

GENERAL NOTES:

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LEGEND:

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MATERIALS LEGEND:

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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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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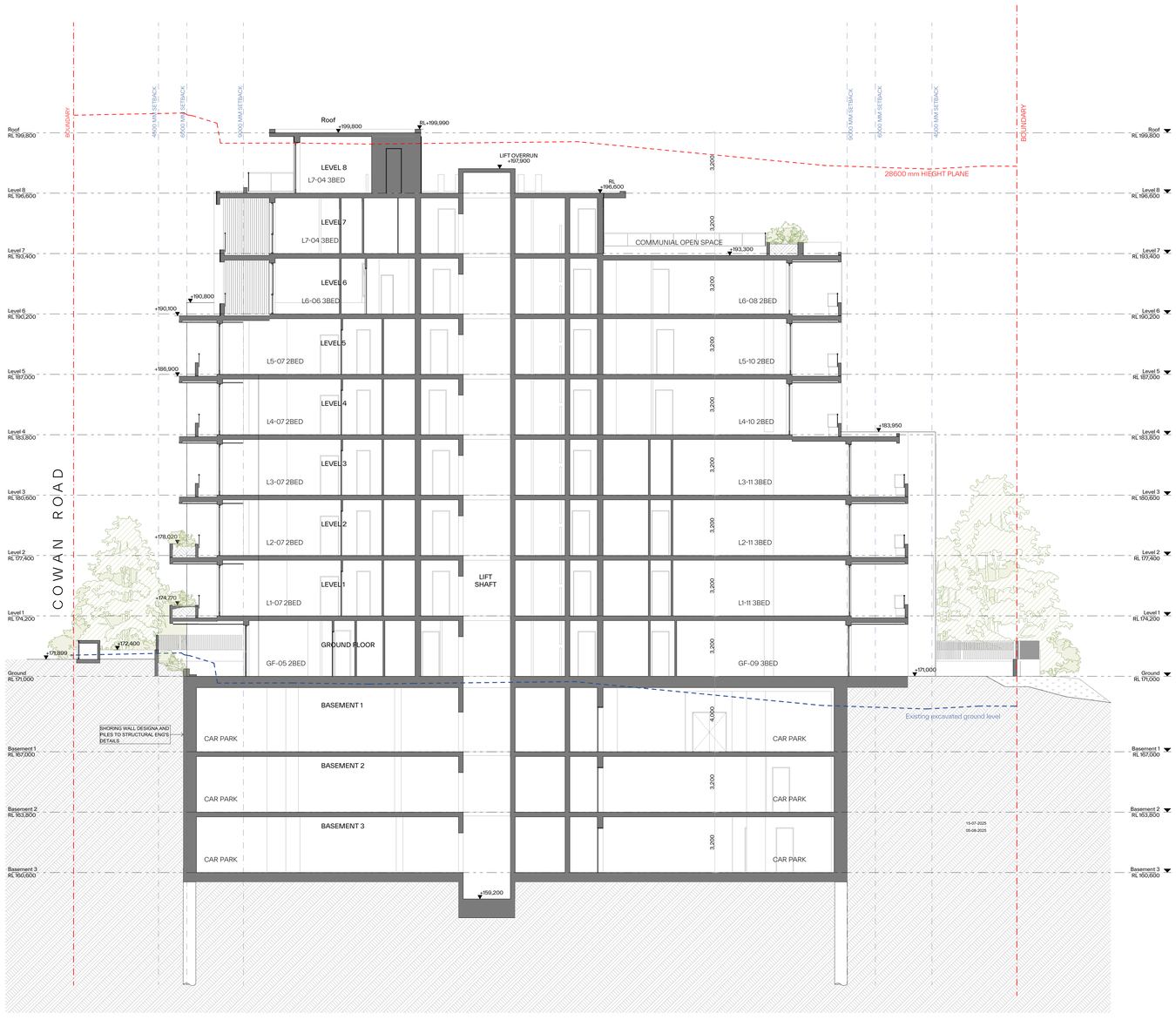
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Section Sheet 1

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA301**	ISSUE: **01**
PROJECT NO: 2518		



1 SECTION B
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 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

Issue	Date	Description
01	15/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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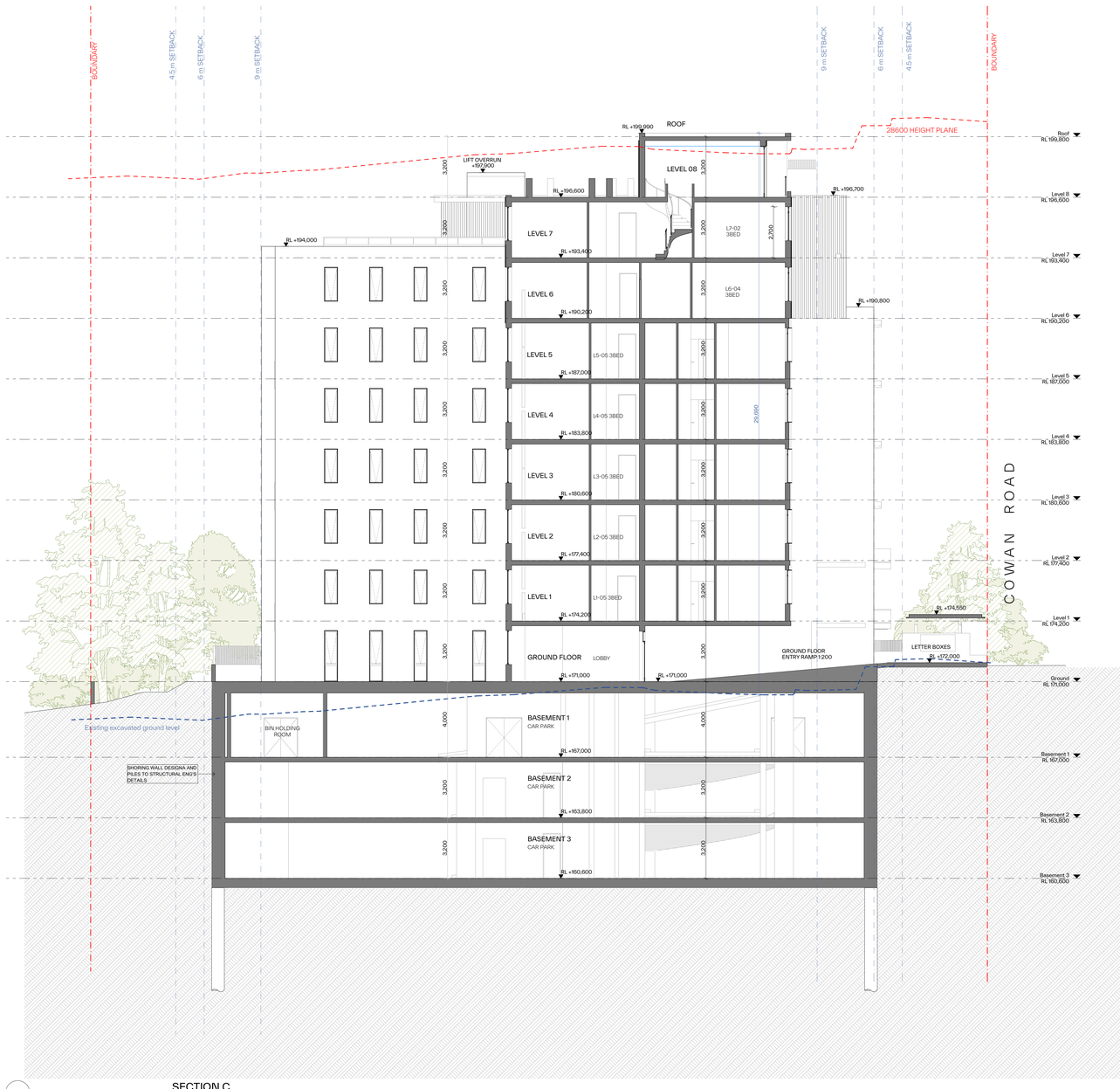
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Section Sheet 2

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA302**	ISSUE: **01**
PROJECT NO: 2518		



1 SECTION C
1:100

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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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 BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
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

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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

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

DRAWING TITLE:
Section Sheet 3

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO. **DA303**	ISSUE: **01**
PROJECT NO. 2518		



1 SECTION D
1:100

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
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HW	HIGHLIGHT WINDOW
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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CONC	CONCRETE
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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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

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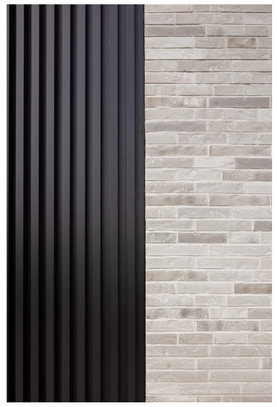
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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:
Section Sheet 4

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:100@A0	DRAWING NO: DA304	ISSUE: 01
PROJECT NO. 2518		





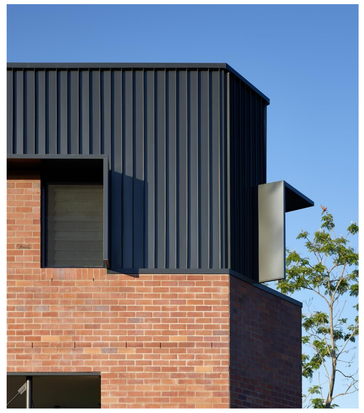
EF01 PGH BRICK

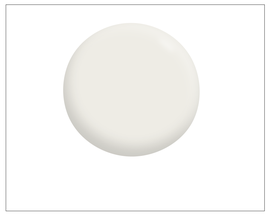
OPTION 1 MONTAUK



EF11 PGH BRICK

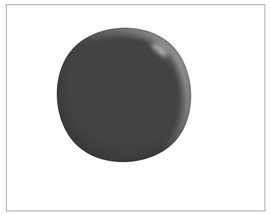
OPTION 2 GRANITA





EF02 RENDERED PAINTED WALLS

COLOUR - DULUX NATURAL WHITE
SUPERFINE, DULUX CASPER WHITE QUARTER



EF22 RENDERED PAINTED WALLS

DARK COLOUR - DULUX MONUMENT



EF03 1:COLORBOND FROM LYSAGHT

COLOUR OPTION 1 : MONUMENT
COLOUR OPTION 2 : WOODLAND GREY



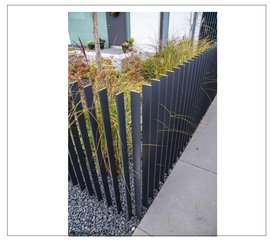
EF04 ALUMINIUM FRAME GLAZING

POWDERCOAT - MONUMENT



EF08 TIMBER SOFFIT (FOR PENTHOUSE ONLY)

OPTION COLOUR - SUPASURFACE EMU OAK OR SIMILAR



EF05 VERTICAL BATTEN FENCING

OPTION 1 : POWDERCOAT - DUNE
OPTION 2: POWDERCOAT -MONUMENT/WOODLANDGREY



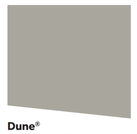
EF06 ACOUSTIC SCREEN

OPTION 1 : POWDERCOAT - DUNE
OPTION 2: POWDERCOAT -MONUMENT/WOODLAND GREY



EF07 RENDERED CONCRETE

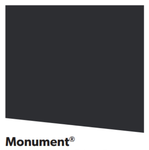
COLOUR FOR LIFT WALL AND ROOF UPTURNS



Dune®
SA = 0.48. BCA = M



Woodland Grey®
SA = 0.70. BCA = D



Monument®
SA = 0.73. BCA = D

NTS

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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
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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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:
Finishes Schedule

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100, 1:50@A0	DRAWING NO: **DA400**	ISSUE: **01**
PROJECT NO: 2518		



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Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

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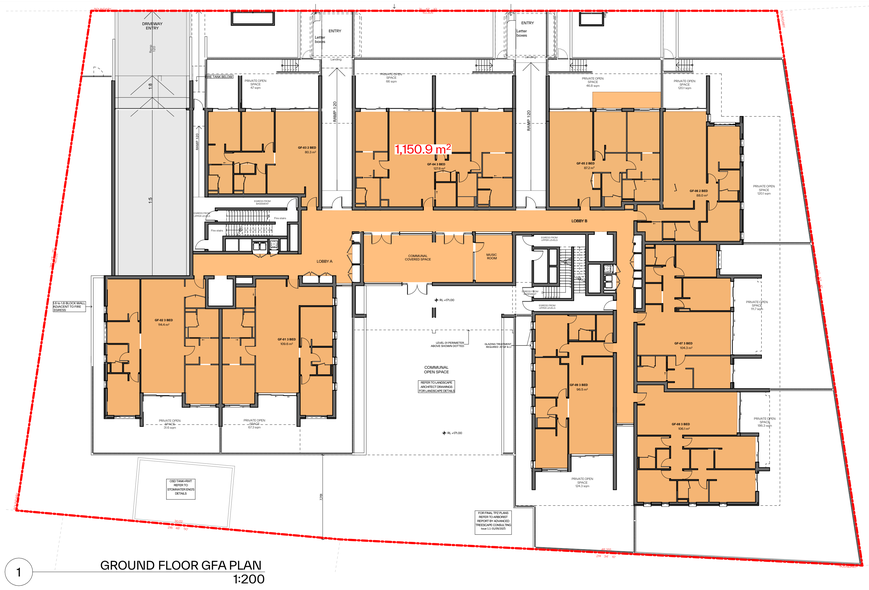
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

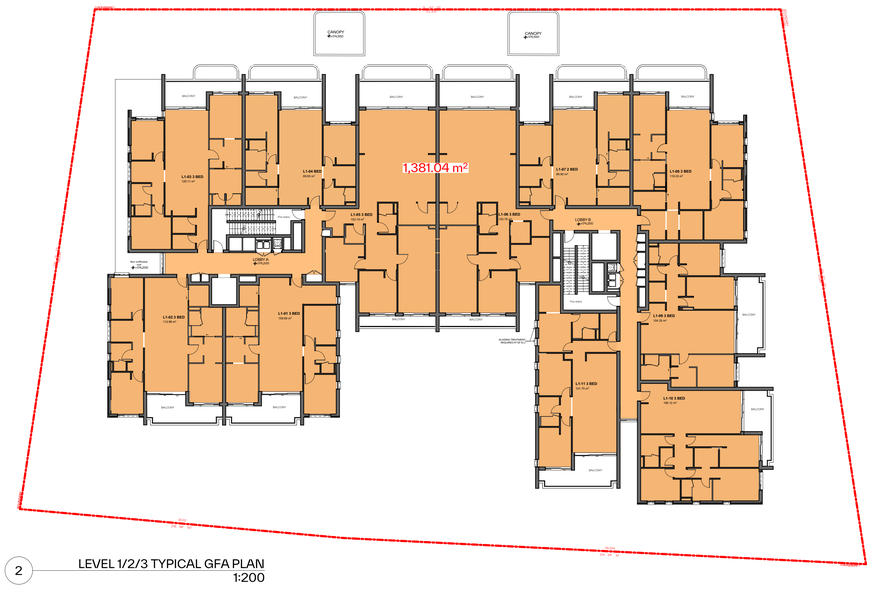
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
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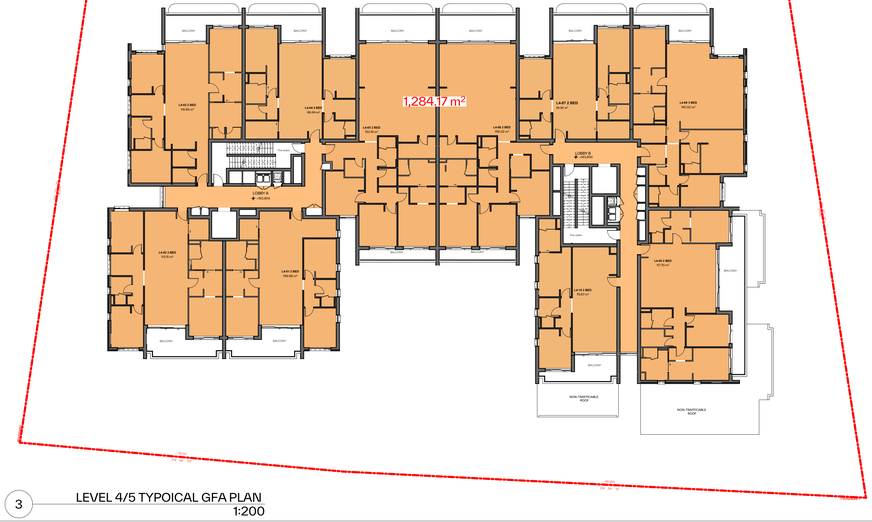
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SCALE: @A0	DRAWING NO: **DA410**	ISSUE: **01**
PROJECT NO: 2518		



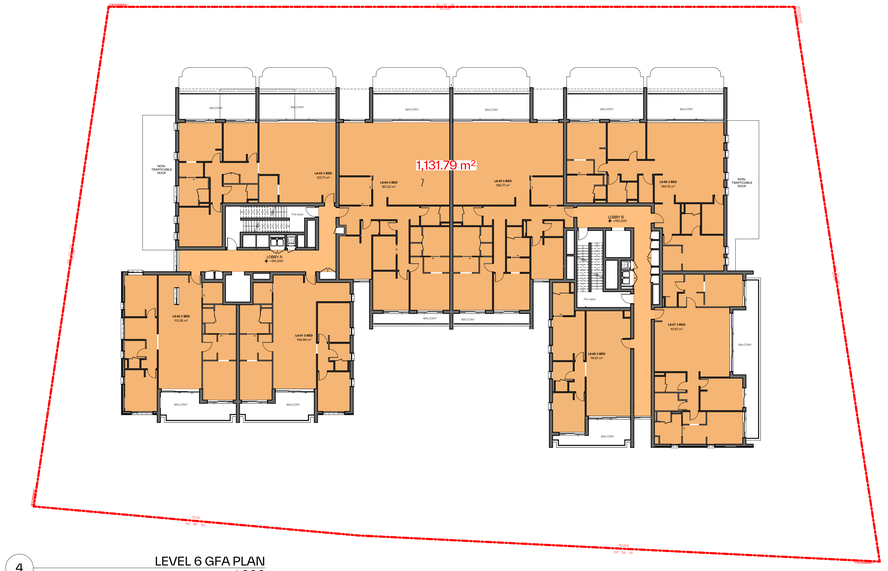
1 GROUND FLOOR GFA PLAN
1:200



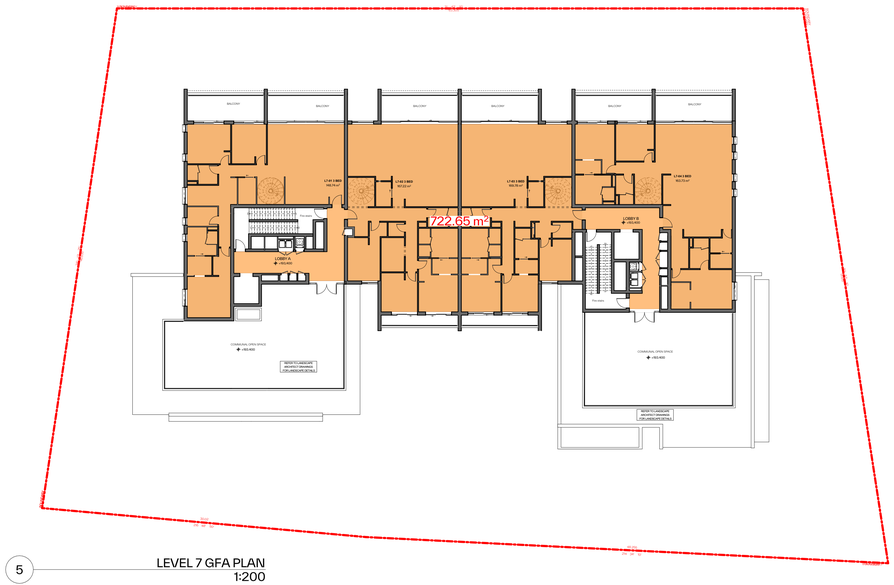
2 LEVEL 1/2/3 TYPICAL GFA PLAN
1:200



3 LEVEL 4/5 TYPOICAL GFA PLAN
1:200



4 LEVEL 6 GFA PLAN
1:200



5 LEVEL 7 GFA PLAN
1:200



6 LEVEL 8 GFA PLAN
1:200

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GROSS FLOOR AREA

Ground	1,150.9
Level 1	1,381.0
Level 2	1,381.0
Level 3	1,381.0
Level 4	1,284.2
Level 5	1,284.7
Level 6	1,131.8
Level 7	723.0
Level 8	200.0
	9,917.6 m²

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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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:
GFA Diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:1.8@A0	DRAWING NO: **DA500**	ISSUE: **01**
PROJECT NO: 2518		



1 Level 1
1:200



2 Level 2
1:200

LEVEL	UNIT NO	TYPE/BED	MINIMUM INTERNAL AREA	Number of additional bathrooms	Additional bathrooms increase the minimum internal area by 5m2 each	AREA OF UNIT	COMPLY
GF	GF-01	3 BED	90	1	95	109.6	YES
	GF-02	3 BED	90	1	95	114.4	YES
	GF-03	2 BED	70	1	75	80.3	YES
	GF-04	3 BED	90	2	100	127.6	YES
	GF-05	2 BED	70	1	75	87.2	YES
	GF-06	2 BED	70	1	75	88	YES
	GF-07	3 BED	90	1	95	104.3	YES
	GF-08	3 BED	90	1	95	106.1	YES
	GF-09	3 BED	90	1	95	96.5	YES
L1	L1-01	3 BED	90	1	95	109.7	YES
	L1-02	3 BED	90	1	95	113.2	YES
	L1-03	3 BED	90	1	95	120	YES
	L1-04	2 BED	70	1	75	90	YES
	L1-05	3 BED	90	2	100	153.2	YES
	L1-06	3 BED	90	1	95	153.8	YES
	L1-07	2 BED	70	1	75	89.9	YES
	L1-08	3 BED	90	1	95	119.3	YES
	L1-09	3 BED	90	1	95	104.3	YES
	L1-10	3 BED	90	1	95	106.1	YES
	L1-11	3 BED	90	1	95	101.8	YES
L2	L2-01	3 BED	90	1	95	109.7	YES
	L2-02	3 BED	90	1	95	113.2	YES
	L2-03	3 BED	90	1	95	120	YES
	L2-04	2 BED	70	1	75	90	YES
	L2-05	3 BED	90	2	100	153.2	YES
	L2-06	3 BED	90	1	95	153.8	YES
	L2-07	2 BED	70	1	75	89.9	YES
	L2-08	3 BED	90	1	95	119.3	YES
	L2-09	3 BED	90	1	95	104.3	YES
	L2-10	3 BED	90	1	95	106.1	YES
	L2-11	3 BED	90	1	95	101.8	YES
L3	L3-01	3 BED	90	1	95	109.7	YES
	L3-02	3 BED	90	1	95	113.2	YES
	L3-03	3 BED	90	1	95	120	YES
	L3-04	2 BED	70	1	75	90	YES
	L3-05	3 BED	90	2	100	153.2	YES
	L3-06	3 BED	90	1	95	153.8	YES
	L3-07	2 BED	70	1	75	89.9	YES
	L3-08	3 BED	90	1	95	119.3	YES
	L3-09	3 BED	90	1	95	104.3	YES
	L3-10	3 BED	90	1	95	106.1	YES
	L3-11	3 BED	90	1	95	101.8	YES
L4	L4-01	3 BED	90	1	95	109.7	YES
	L4-02	3 BED	90	1	95	113.2	YES
	L4-03	3 BED	90	1	95	119.8	YES
	L4-04	2 BED	70	1	75	89.4	YES
	L4-05	3 BED	90	2	100	153.2	YES
	L4-06	3 BED	90	1	95	156	YES
	L4-07	2 BED	70	1	75	89.9	YES
	L4-08	3 BED	90	2	100	140	YES
	L4-09	3 BED	90	2	100	117.7	YES
	L4-10	2 BED	70	1	75	79.7	YES
L5	L5-01	3 BED	90	1	95	109.7	YES
	L5-02	3 BED	90	1	95	113.1	YES
	L5-03	3 BED	90	1	95	119.8	YES
	L5-04	2 BED	70	1	75	90	YES
	L5-05	3 BED	90	2	100	153.2	YES
	L5-06	3 BED	90	1	95	156	YES
	L5-07	2 BED	70	1	75	89.9	YES
	L5-08	3 BED	90	1	100	139.7	YES
	L5-09	3 BED	90	1	100	117.7	YES
	L5-10	2 BED	70	1	75	79.7	YES
L6	L6-01	3 BED	90	1	95	109.7	YES
	L6-02	3 BED	90	1	95	113.3	YES
	L6-03	3 BED	90	1	95	123.7	YES
	L6-04	3 BED	90	1	95	167.2	YES
	L6-05	3 BED	90	1	95	169.8	YES
	L6-06	3 BED	90	2	100	144.7	YES
	L6-07	3 BED	90	2	100	117.7	YES
	L6-08	2 BED	70	1	75	79.7	YES
L7	L7 -01	3 BED	90	2	100	198.1	YES
	L7 -02	3 BED	90	2	100	216.6	YES
	L7 -03	3 BED	90	3	105	218.6	YES
	L7 -04	3 BED	90	3	105	212.5	YES

3 ADG - 4D.pdf

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

LIST OF UNIT NUMBERS DEDICATED FOR AFFORDABLE HOUSING

Level	Unit No	GFA(sqm) required	GFA(sqm) proposed
Level 01	1- L1-01	1480.62	1379.37
	2- L1-02		
	3- L1-03		
	4- L1-04		
	5- L1-05		
	6- L1-06		
	7- L1-07		
	8- L1-08		
	9- L1-09		
	10- L1-10		
	11- L1-11		
Level 02	12- L2-10		101.77
Total			1481.14

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

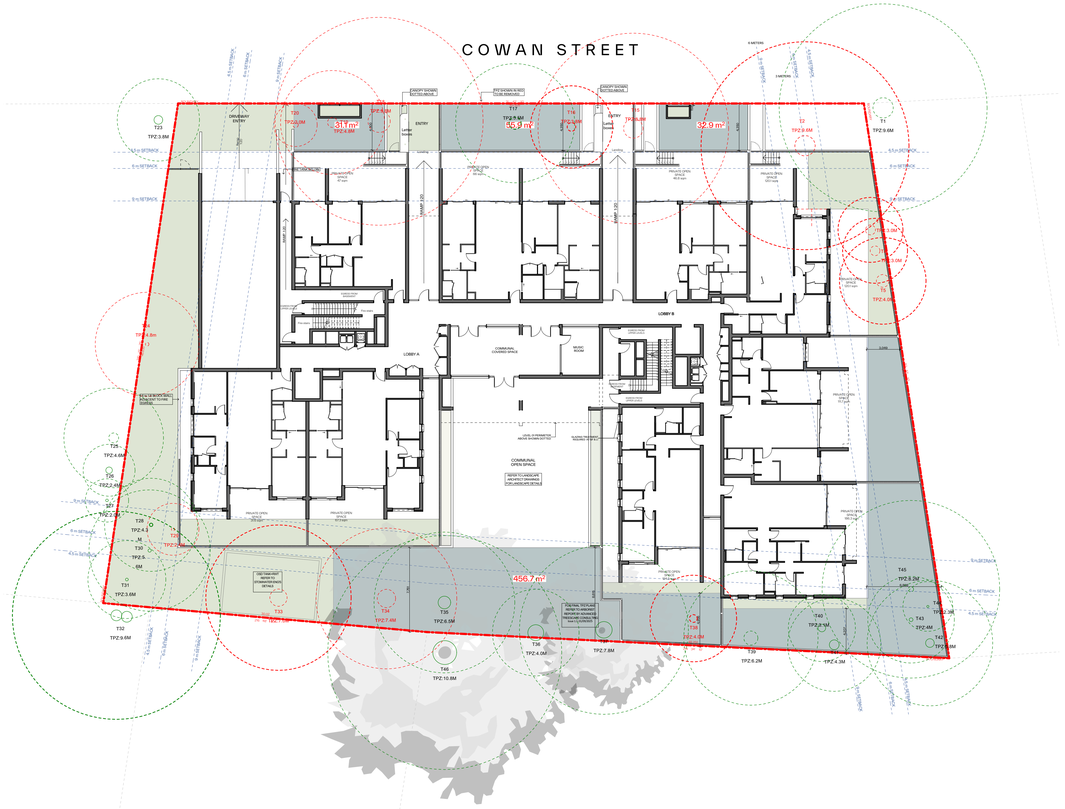
CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2050
ABN 36 147 035 550
Nominated Architect: Paul Bulevic NSW 7708

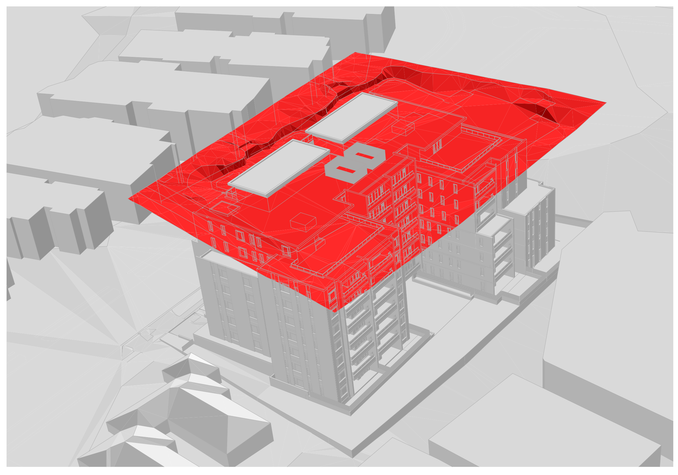
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

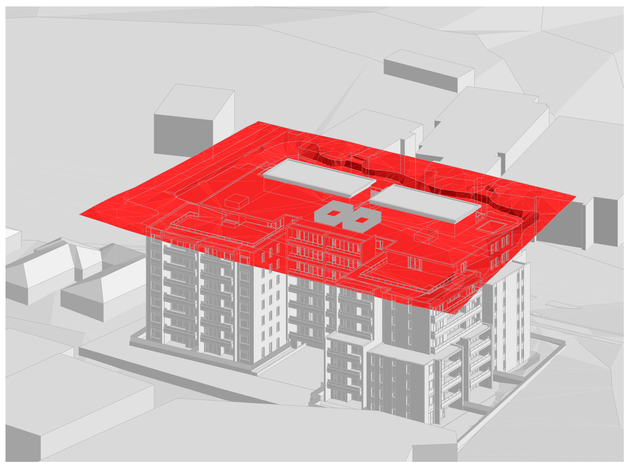
DRAWING TITLE:
Affordable housing GFA Diagram & ADG 4D

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:100@A0	DRAWING NO: **DA501**	ISSUE: **01**
PROJECT NO: 2518		


COWAN STREET
DRIVEWAY ENTRY
ENTRY
LOBBY A
LOBBY B
COMMUNAL OPEN SPACE
456.7 m²
31.1 m²
55.9 m²
32.9 m²
T1
T2
T3
T4
T5
T6
T7
T8
T9
T10
T11
T12
T13
T14
T15
T16
T17
T18
T19
T20
T21
T22
T23
T24
T25
T26
T27
T28
T29
T30
T31
T32
T33
T34
T35
T36
T37
T38
T39
T40









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

HEIGHT LIMITS

LEGEND:

HEIGHT PLANE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
PROSPER

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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:
Height Limit Diagram

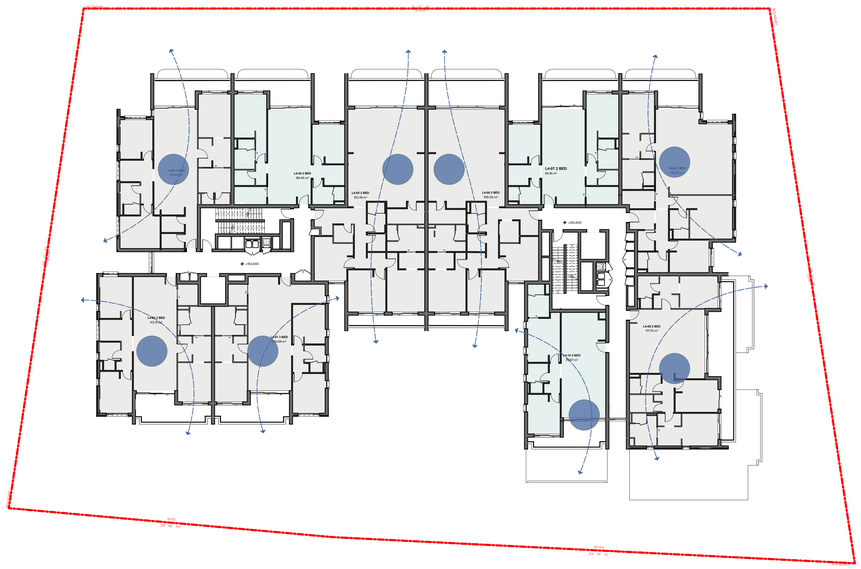
DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:40, 1:388.0, 1:77.6, 1:21.4@A0	DRAWING NO: **DA520**	ISSUE: **01**
PROJECT NO: 2518		



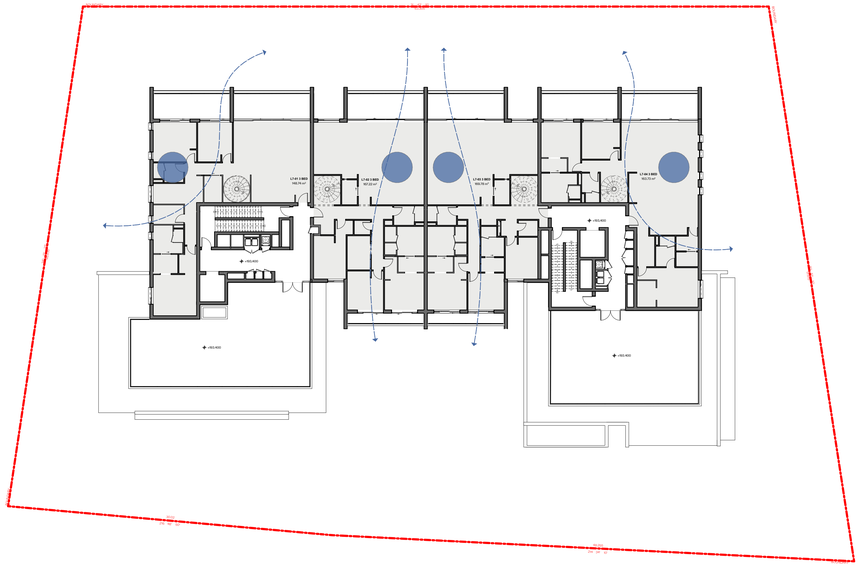
1 Ground
1:200



2 level 1/2/3
1:200



3 level 4/5
1:200



4 Level 7
1:200

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LEGEND:

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FHR	FIRE HOSE REEL
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LEGEND:

NATURAL CROSS VENTILATION (ADG(4B)

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

REQUIRED : 45 UNITS / 74 (60%)

PROPOSED 49 UNITS / 74 (66%)

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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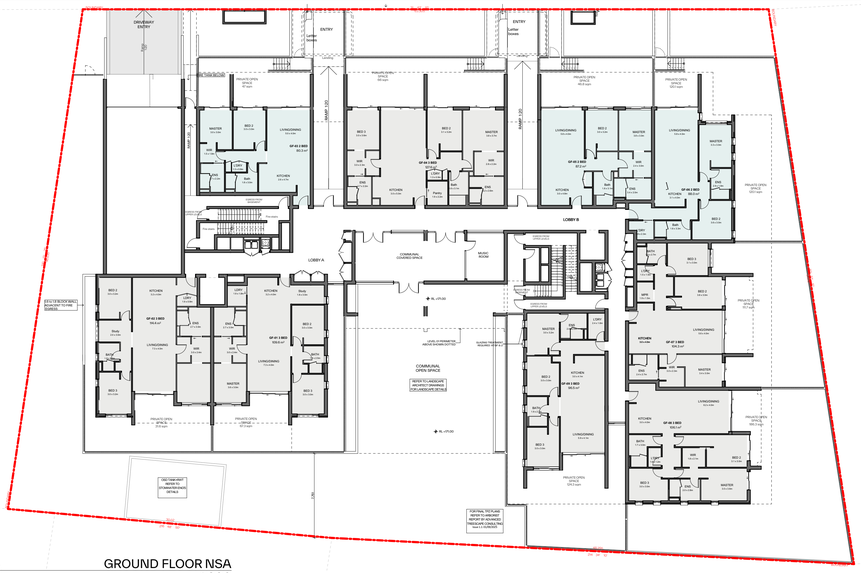
ABN 26 147 035 550
Nominated Architect:
Paul Bulevic NSW 7768

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

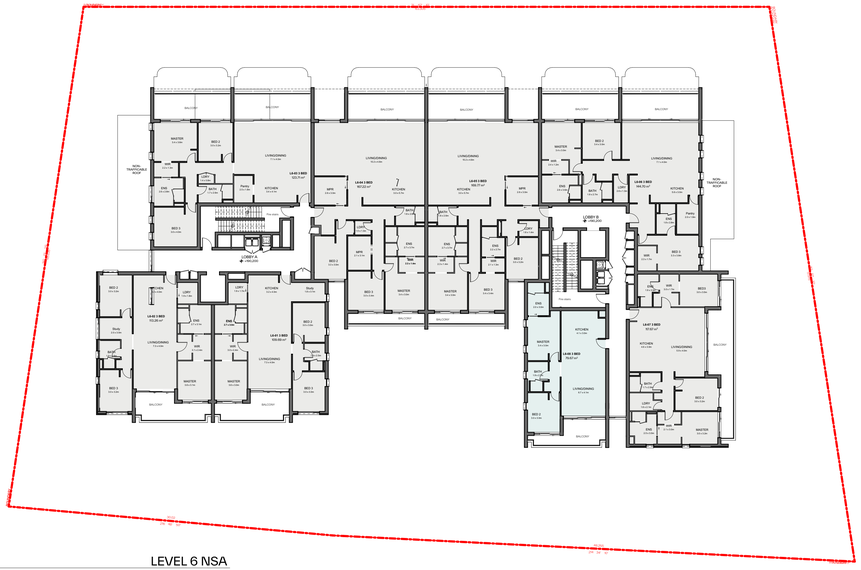
DRAWING TITLE:
Cross ventilation diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200@A0	DRAWING NO: **DA530**	ISSUE: **01**
PROJECT NO: 2518		


DRIVEWAY ENTRY
ENTRY
LOBBY A
LOBBY B
COMMUNAL COVERED SPACE
COMMUNAL OPEN SPACE
737.7 m²
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE
PRIVATE OPEN SPACE



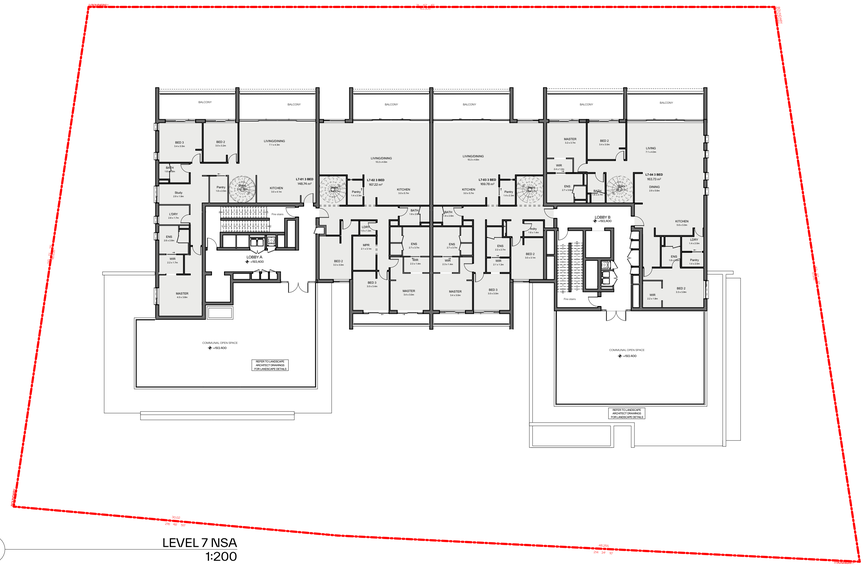
1 GROUND FLOOR NSA
1:200



4 LEVEL 6 NSA
1:200



2 Level 1,2,3 NSA
1:200



5 LEVEL 7 NSA
1:200



3 LEVEL 4.5 NSA
1:200



6 ROOF NSA
1:200

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

UNIT MIX DIAGRAM



NET SALE AREA	
Ground	914.0
Level 1	1,261.2
Level 2	1,261.1
Level 3	1,260.9
Level 4	1,158.6
Level 5	1,158.8
Level 6	1,025.8
Level 7	649.4
Level 8	196.4
	8,906.2 m²

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

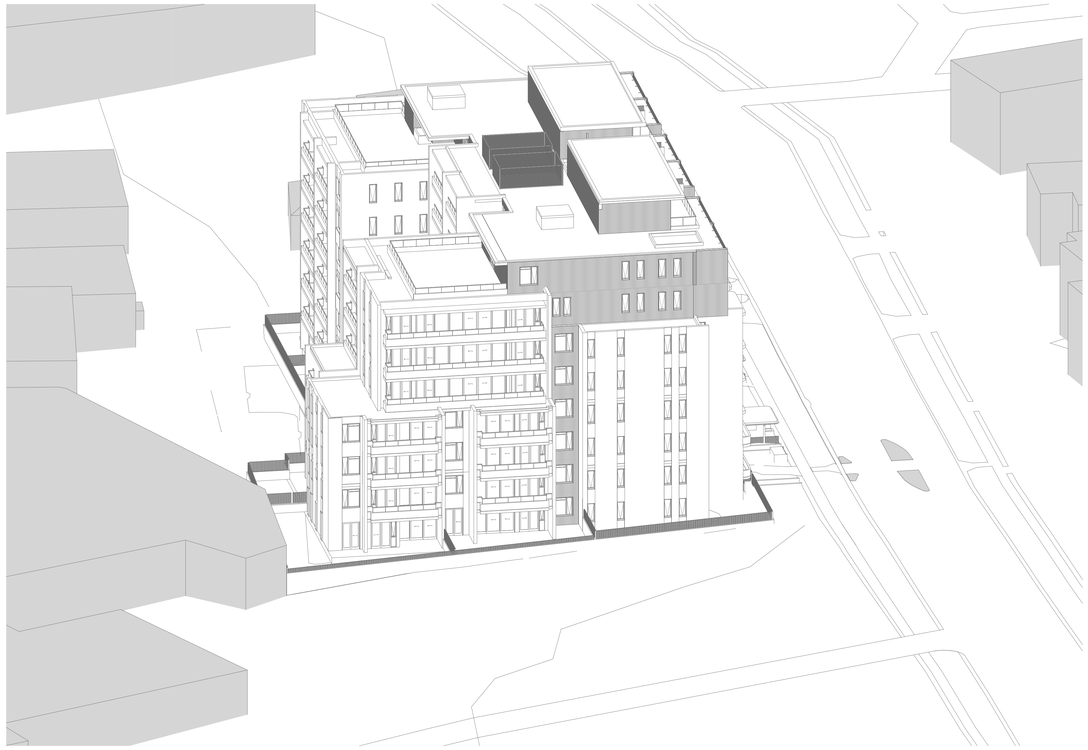
CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

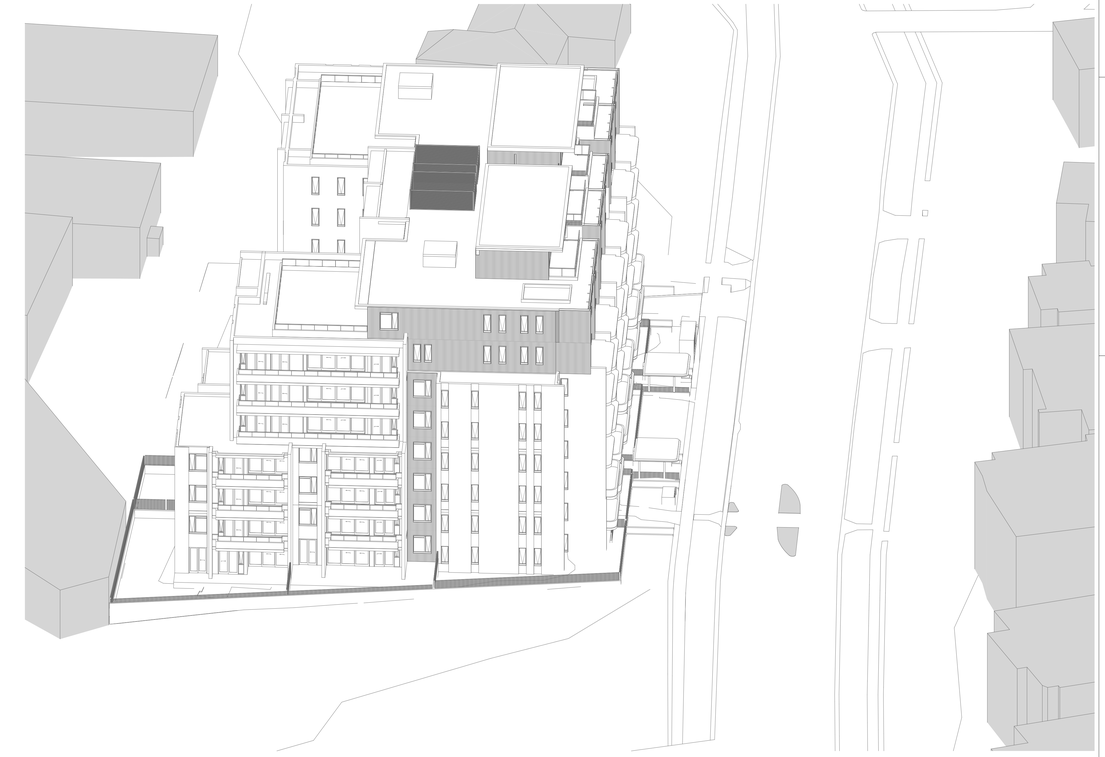
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Unit Mix Diagram

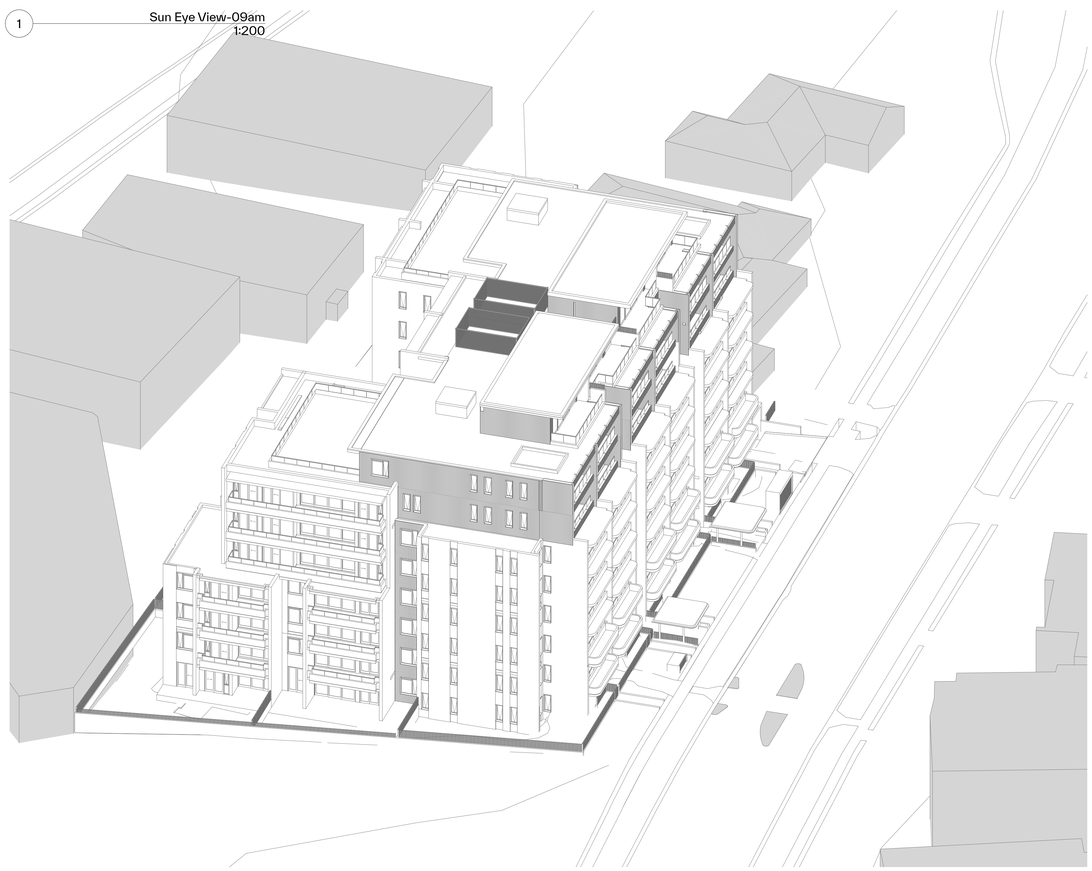
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PROJECT NO. 2518		



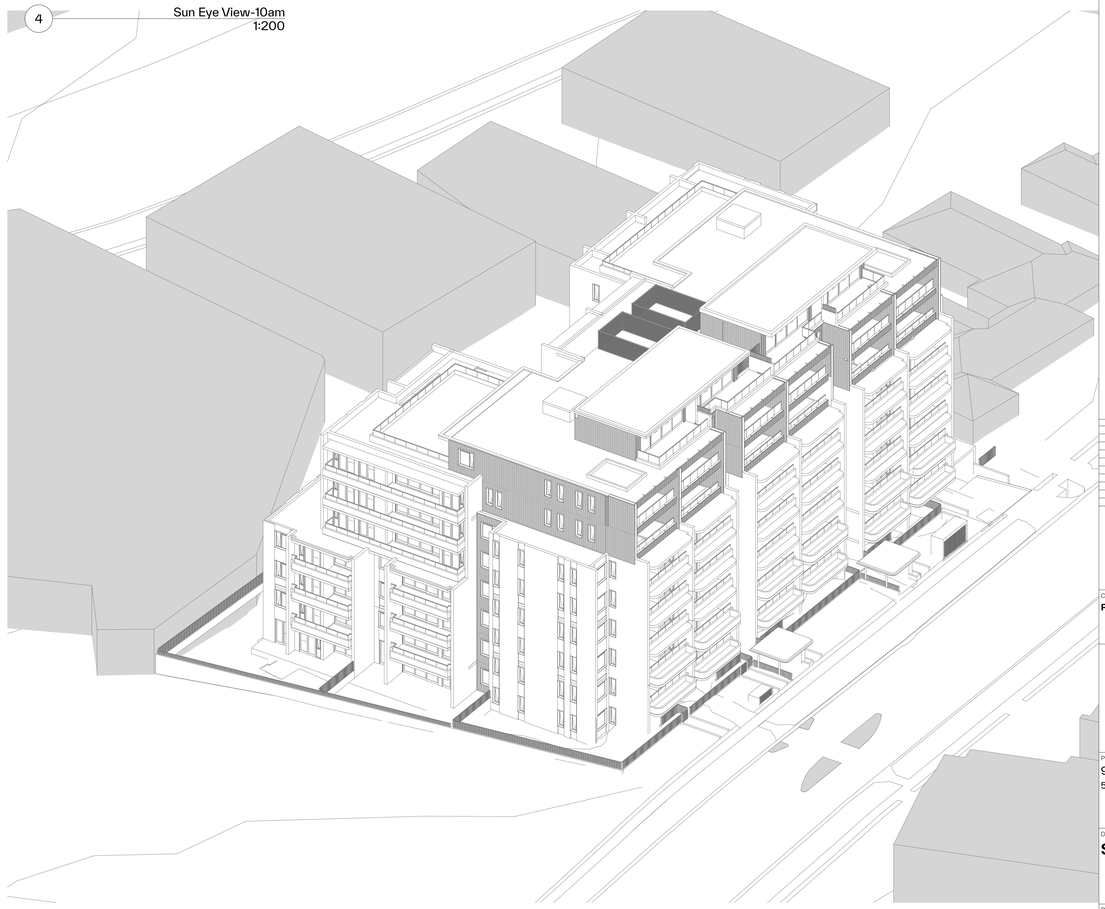
1 Sun Eye View-09am
1:200



4 Sun Eye View-10am
1:200



2 Sun Eye View-11am
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

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

LEGEND:

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
PROSPER

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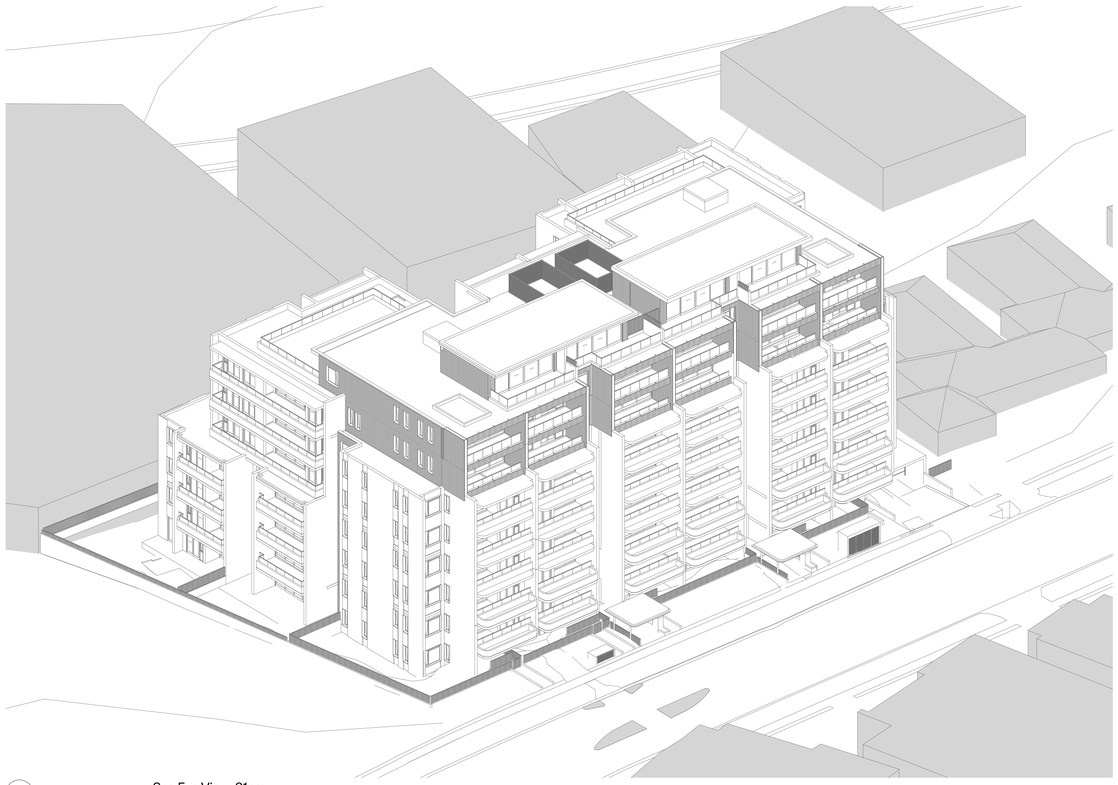
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

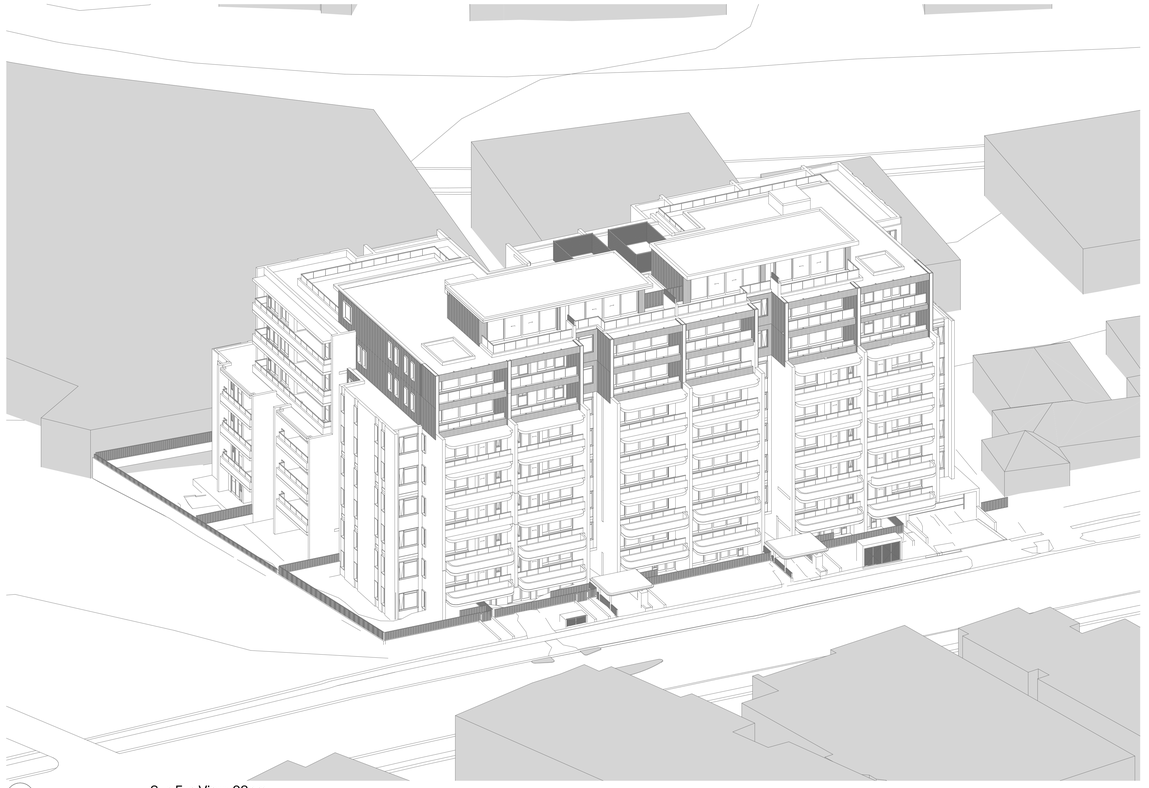
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access Diagram Sheet 1

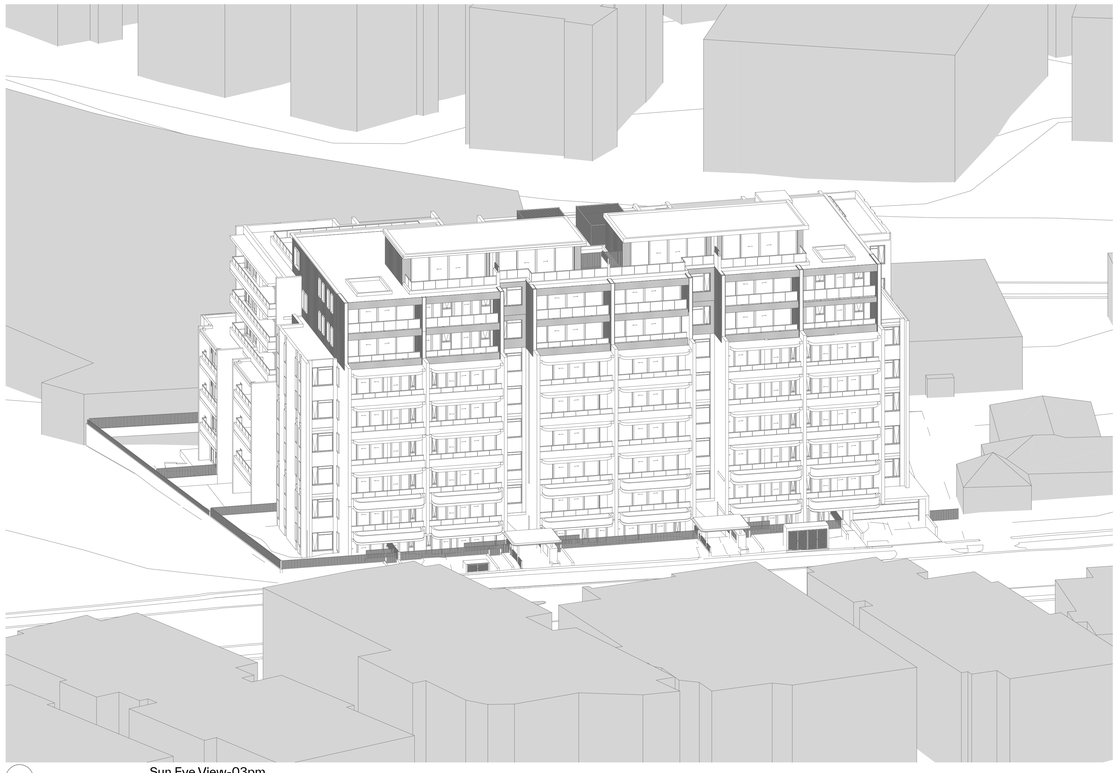
DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200@A0	DRAWING NO. **DA680**	ISSUE: **01**
PROJECT NO. 2518		



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								PRIVATE OPEN SPACE							
	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	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	TOTAL
GF.01																
GF.02																
GF.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
GF.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
GF.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
GF.06				y	y	y	y	3.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.07	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
GF.08	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
GF.09																
L1-01																
L1-02																
L1-03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-07				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-08				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L1-09	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L1-10	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L1-11																
L2.01																
L2.02																
L2.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.07				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.08				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L2.09	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L2.10	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L2.11																
L3.01																
L3.02																
L3.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.07				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.08				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L3.09	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L3.10	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L3.11																
L4.01																
L4.02																
L4.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.07				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.08				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L4.09	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L4.10																

SOLAR COMPLIANCE SCHEDULE

	LIVING ROOM								PRIVATE OPEN SPACE							
	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	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	TOTAL
L5.01																
L5.02																
L5.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.07				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.08				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L5.09	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L5.10																
L6.01																
L6.02																
L6.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L6.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L6.05				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L6.06				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L6.07	y	y	y	y	y	y		5.00 hr	y	y	y	y	y	y		5.00 hr
L6.08																
L7.01				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L7.02				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L7.03				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
L7.04				y	y	y	y	3.00 hr				y	y	y	y	3.00 hr
								53								53
								71.6% ✓								71.6% ✓

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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
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pbd architects

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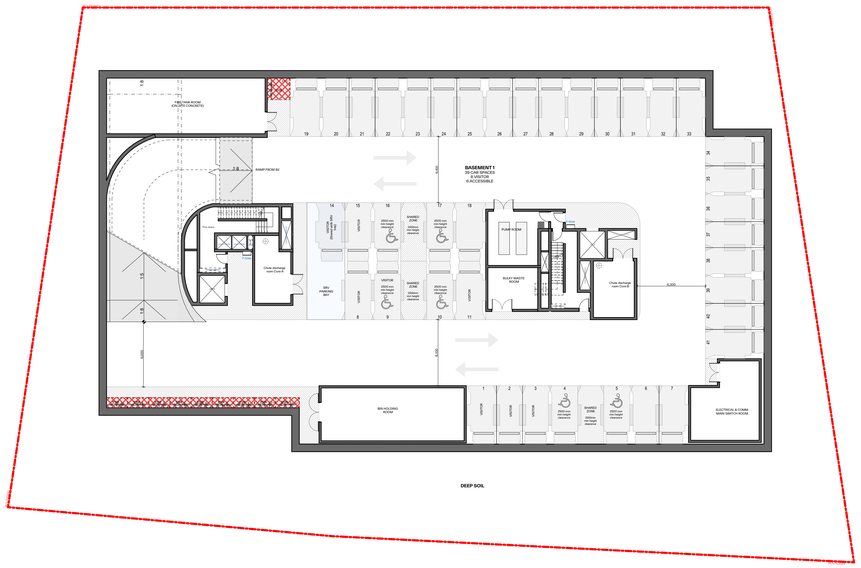
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

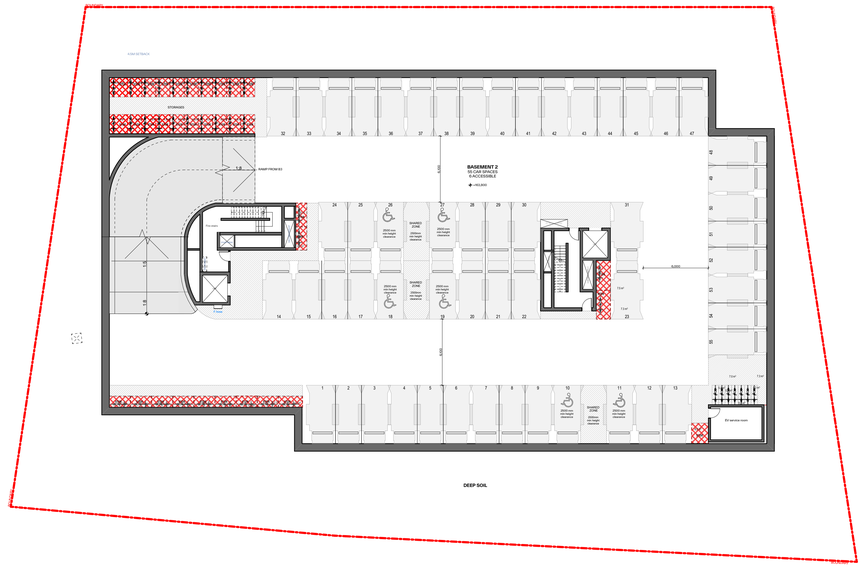
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access Diagram Sheet 2

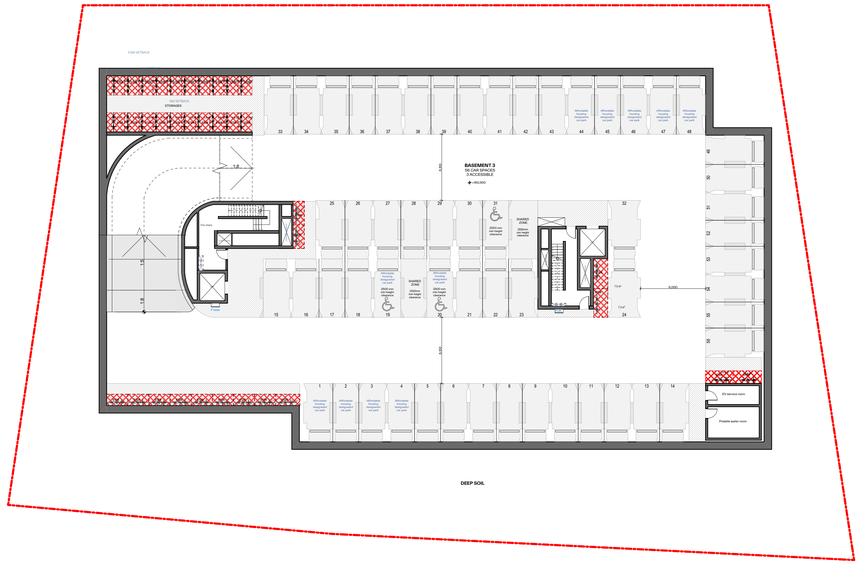
DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200,1:0.3@A0	DRAWING NO: **DA681**	ISSUE: **01**
PROJECT NO: 2518		



1 BASEMENT 3 STORGAE DIAGRAM
1:200



2 BASEMENT 2 TYPICAL STORGAE DIAGRAM
1:200



3 BASEMENT1 TYPICAL STORGAE DIAGRAM
1:200



4 GROUND FLOOR STORGAE DIAGRAM
1:200

LEVEL	UNIT NO	TYPE/BED	STORAGE WITHIN APARTMENT	"MIN" CAR PARKING STORAGE	MINIMUM TOTAL STOARGE PROVIDED m3
GF	GF-01	3 BED	7.2	3	11
	GF-02	3 BED	6.3	4	10.3
	GF-03	2 BED	4.1	4	8.1
	GF-04	3 BED	5.3	5	10.3
	GF-05	2 BED	4	4	8
	GF-06	2 BED	4	4	8
	GF-07	3 BED	5.4	5	10.4
	GF-08	3 BED	5.5	5	10.5
	GF-09	3 BED	5.7	5	10.7
L1	L1-01	3 BED	7.2	3	10.2
	L1-02	3 BED	6.3	4	10.3
	L1-03	3 BED	5.3	5	10.3
	L1-04	2 BED	5.3	3	8.3
	L1-05	3 BED	8.2	2	10.2
	L1-06	3 BED	8.9	2	10.9
	L1-07	2 BED	5.9	3	8.9
	L1-08	3 BED	5.8	5	10.8
	L1-09	3 BED	5.4	5	10.4
	L1-10	3 BED	7.4	3	10.4
	L1-11	3 BED	5.7	5	10.7
L2	L2-01	3 BED	7.2	3	10.2
	L2-02	3 BED	6.3	4	10.3
	L2-03	3 BED	5.3	5	10.3
	L2-04	2 BED	5.3	3	8.3
	L2-05	3 BED	8.2	2	10.2
	L2-06	3 BED	8.9	2	10.9
	L2-07	2 BED	5.9	3	8.9
	L2-08	3 BED	5.8	5	10.8
	L2-09	3 BED	5.4	5	10.4
	L2-10	3 BED	7.4	3	10.4
	L2-11	3 BED	5.7	5	10.7
L3	L3-01	3 BED	7.2	3	10.2
	L3-02	3 BED	6.3	4	10.3
	L3-03	3 BED	5.3	5	10.3
	L3-04	2 BED	5.3	3	8.3
	L3-05	3 BED	8.2	2	10.2
	L3-06	3 BED	8.9	2	10.9
	L3-07	2 BED	5.9	3	8.9
	L3-08	3 BED	5.8	5	10.8
	L3-09	3 BED	5.4	5	10.4
	L3-10	3 BED	7.4	3	10.4
	L3-11	3 BED	5.7	5	10.7
L4	L4-01	3 BED	7.2	3	10.2
	L4-02	3 BED	6.3	4	10.3
	L4-03	3 BED	5.3	5	10.3
	L4-04	2 BED	4.3	4	8.3
	L4-05	3 BED	8.9	2	10.9
	L4-06	3 BED	5.9	2	7.9
	L4-07	2 BED	5.9	3	8.9
	L4-08	3 BED	5	5	10
	L4-09	3 BED	5.6	5	10.6
	L4-10	2 BED	4.2	4	8.2
L5	L5-01	3 BED	7.2	3	10.2
	L5-02	3 BED	6.3	4	10.3
	L5-03	3 BED	5.3	5	10.3
	L5-04	2 BED	8.2	2	10.2
	L5-05	3 BED	8.9	2	10.9
	L5-06	3 BED	5.9	2	7.9
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	5	4	9
	L5-09	3 BED	5.6	5	10.6
	L5-10	2 BED	4.2	4	8.2
L6	L6-01	3 BED	7.2	3	10.2
	L6-02	3 BED	6.3	4	10.3
	L6-03	3 BED	5.1	5	10.1
	L6-04	2 BED	5.8	3	8.8
	L6-05	3 BED	6.3	2	8.3
	L6-06	3 BED	6.8	2	8.8
	L6-07	2 BED	5.6	3	8.6
	L6-08	3 BED	4.1	4	8.1
L7	L7 -01	3 BED	6.8	4	10.8
	L7 -02	3 BED	6.9	4	10.9
	L7 -03	3 BED	5	5	10
	L7 -04	3 BED	5.9	5	10.9

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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 - 1 BEDROOM APARTMENTS
10m³ - 1 BEDROOM APARTMENTS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

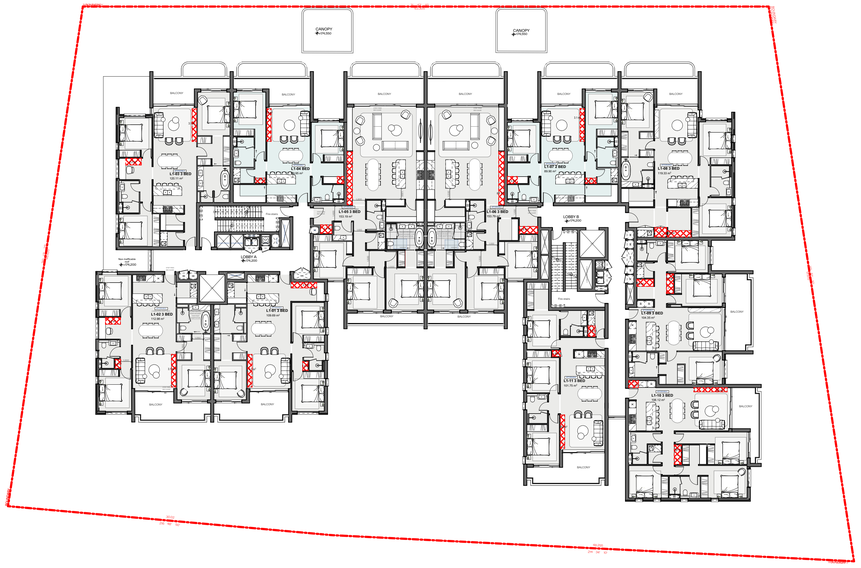
CLIENT:
PROSPER

pbd architects
P - 02 9698 8940
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 26 147 035 550
Nominated Architect: Paul Bulevic NSW 7768

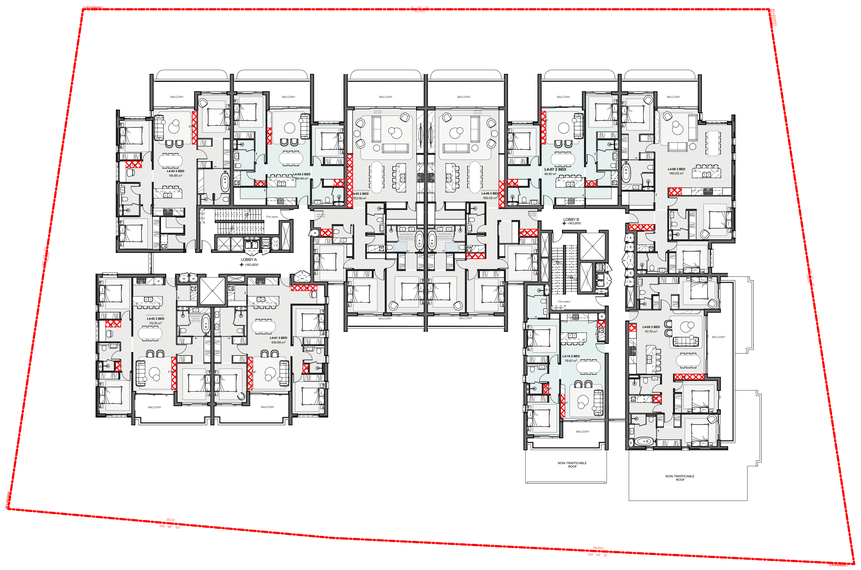
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation Diagram

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SCALE: 1:200, 1:0.8@A0	DRAWING NO: **DA560**	ISSUE: **01**
PROJECT NO: 2518		



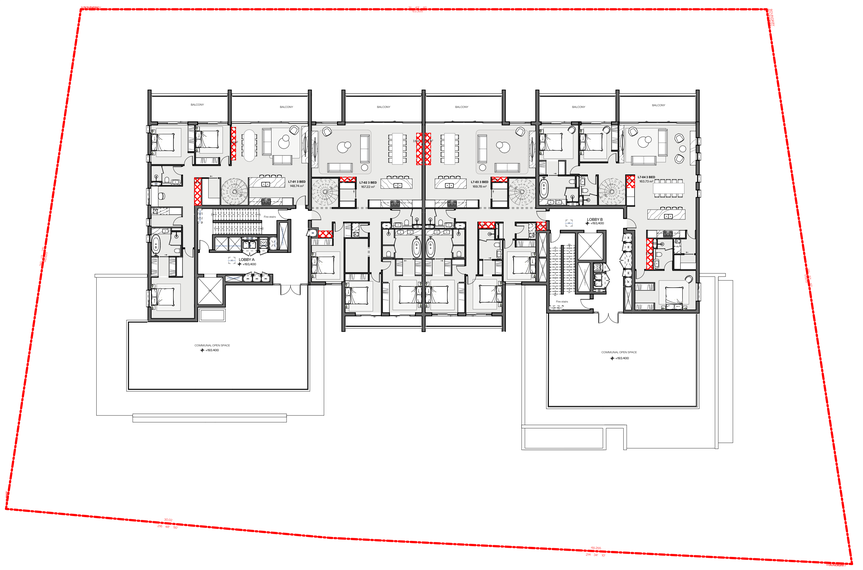
1 LEVEL1/2/3 TYPICAL STORGAE DIAGRAM
1:200



2 LEVEL4/5 TYPICAL STORGAE DIAGRAM
1:200



3 LEVEL 6 STORGAE DIAGRAM
1:200



4 LEVEL 7 STORGAE DIAGRAM
1:200

LEVEL	UNIT NO	TYPE/BED	STORAGE WITHIN APARTMENT	"MIN" CAR PARKING STORAGE	MINIMUM TOTAL STOARGE PROVIDED m3
GF	GF-01	3 BED	7.2	3	11
	GF-02	3 BED	6.3	4	10.3
	GF-03	2 BED	4.1	4	8.1
	GF-04	3 BED	5.3	5	10.3
	GF-05	2 BED	4	4	8
	GF-06	2 BED	4	4	8
	GF-07	3 BED	5.9	5	10.9
	GF-08	3 BED	7.4	3	10.4
	GF-09	3 BED	5.7	5	10.7
L1	L1-01	3 BED	7.2	3	10.2
	L1-02	3 BED	6.3	4	10.3
	L1-03	3 BED	5.3	5	10.3
	L1-04	2 BED	5.3	3	8.3
	L1-05	3 BED	8.9	2	10.9
	L1-06	3 BED	8	2	10
	L1-07	2 BED	5.9	3	8.9
	L1-08	3 BED	5.1	5	10.1
	L1-09	3 BED	5.9	5	10.9
	L1-10	3 BED	7.4	3	10.4
	L1-11	3 BED	5.7	5	10.7
L2	L2-01	3 BED	7.2	3	10.2
	L2-02	3 BED	6.3	4	10.3
	L2-03	3 BED	5.3	5	10.3
	L2-04	2 BED	5.3	3	8.3
	L2-05	3 BED	8.9	2	10.9
	L2-06	3 BED	8	2	10
	L2-07	2 BED	5.9	3	8.9
	L2-08	3 BED	5.1	5	10.1
	L2-09	3 BED	5.9	5	10.9
	L2-10	3 BED	7.4	3	10.4
	L2-11	3 BED	5.7	5	10.7
L3	L3-01	3 BED	7.2	3	10.2
	L3-02	3 BED	6.3	4	10.3
	L3-03	3 BED	5.3	5	10.3
	L3-04	2 BED	5.3	3	8.3
	L3-05	3 BED	8.9	2	10.9
	L3-06	3 BED	8	2	10
	L3-07	2 BED	5.9	3	8.9
	L3-08	3 BED	5.1	5	10.1
	L3-09	3 BED	5.9	5	10.9
	L3-10	3 BED	7.4	3	10.4
	L3-11	3 BED	5.7	5	10.7
L4	L4-01	3 BED	7.2	3	10.2
	L4-02	3 BED	6.3	4	10.3
	L4-03	3 BED	5.3	5	10.3
	L4-04	2 BED	5.3	3	8.3
	L4-05	3 BED	8.9	2	10.9
	L4-06	3 BED	8	2	10
	L4-07	2 BED	5.9	3	8.9
	L4-08	3 BED	6.5	4	10.5
	L4-09	3 BED	5.5	5	10.5
	L4-10	2 BED	4.2	4	8.2
L5	L5-01	3 BED	7.2	3	10.2
	L5-02	3 BED	6.3	4	10.3
	L5-03	3 BED	5.3	5	10.3
	L5-04	2 BED	5.3	3	8.3
	L5-05	3 BED	8.9	2	10.9
	L5-06	3 BED	8	2	10
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	6.5	4	10.5
	L5-09	3 BED	5.5	5	10.5
	L5-10	2 BED	4.2	4	8.2
L6	L5-01	3 BED	7.2	3	10.2
	L5-02	3 BED	6.3	4	10.3
	L5-03	3 BED	5.3	5	10.3
	L5-04	2 BED	5.3	3	8.3
	L5-05	3 BED	8.9	2	10.9
	L5-06	3 BED	8	2	10
	L5-07	2 BED	5.9	3	8.9
	L5-08	3 BED	6.5	4	10.5
	L5-09	3 BED	5.5	5	10.5
	L5-10	2 BED	4.2	4	8.2
L7	L6 -01	3 BED	5.9	5	10.9
	L6 -02	3 BED	7.1	3	10.1
	L6 -03	3 BED	6.6	4	10.6
	L6 -04	3 BED	5.9	5	10.9

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LEGEND:

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

MATERIALS LEGEND:

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

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

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

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
PROSPER

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Level 2, 52 Albion Street, Sony Hills NSW 2010
ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7765

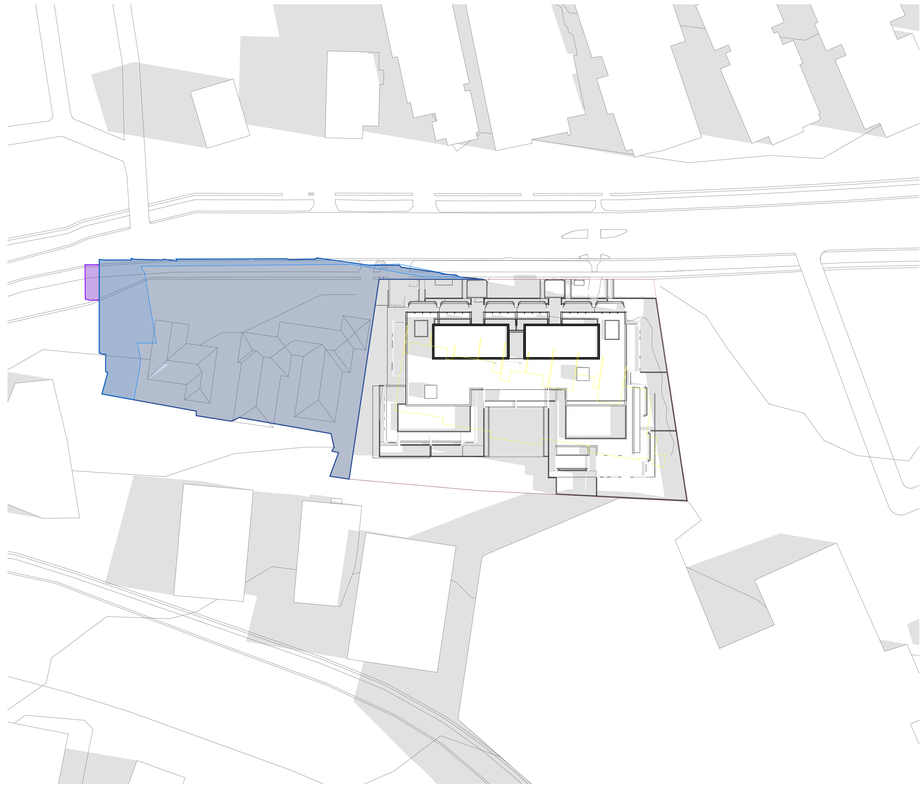
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation Diagram

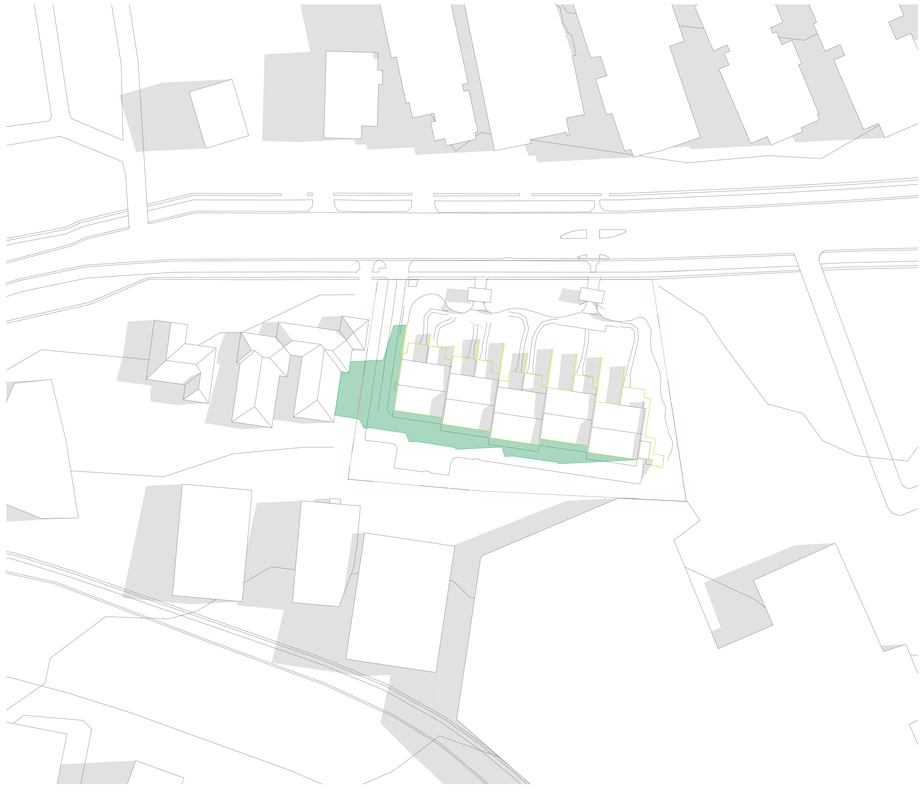
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NI	LC	
SCALE: 1:200, 1:0.8@A0	DRAWING NO: DA561	ISSUE: 01
PROJECT NO. 2518		



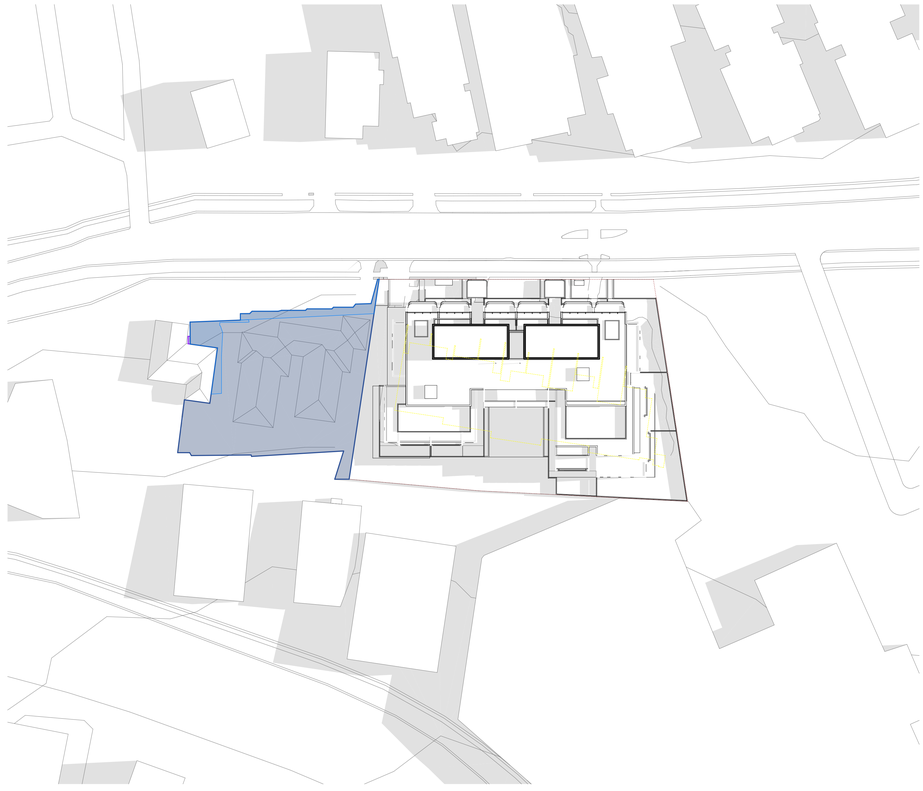
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2 Shadow Study-Proposed-21 June 09am
1:500



3 Shadow Study-Existing-21 June 10am
1:500



4 Shadow Study-Proposed-21 June 10am
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
HW	HIGH LIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

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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

SHADOW DIAGRAM

LEGEND:

- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- 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

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
PROSPER

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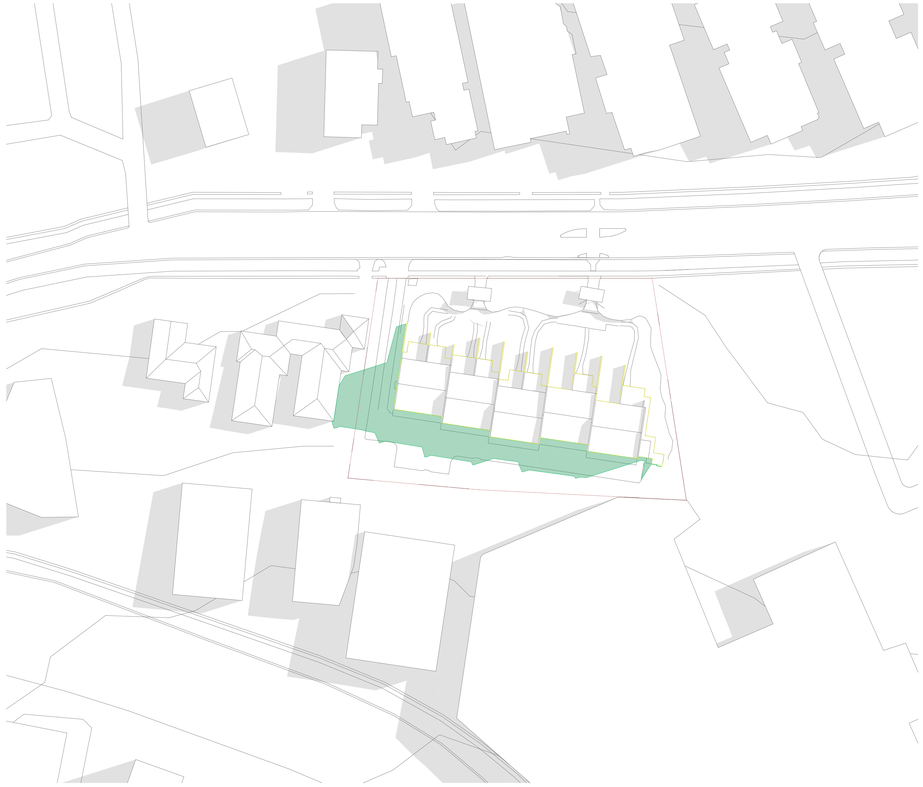
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

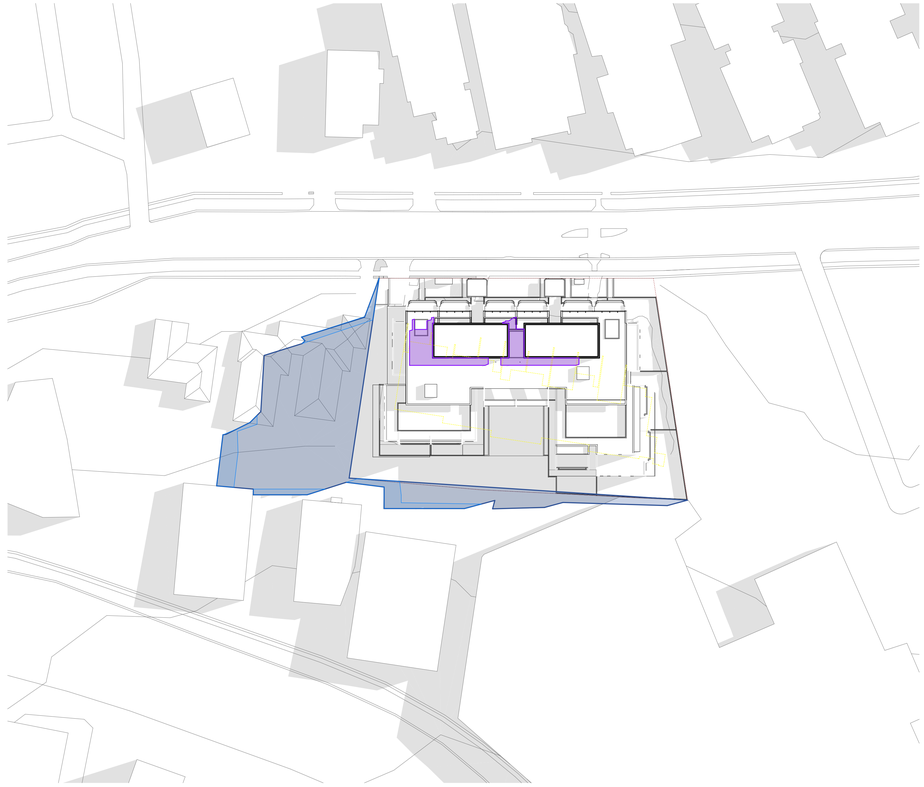
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
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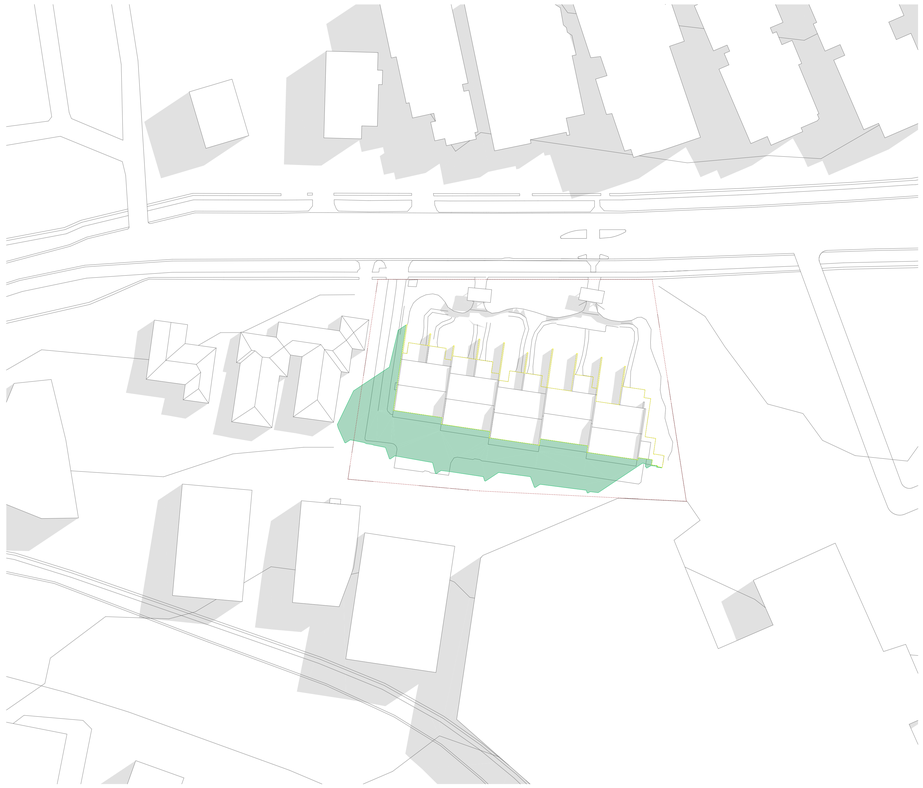
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PROJECT NO: 2518		



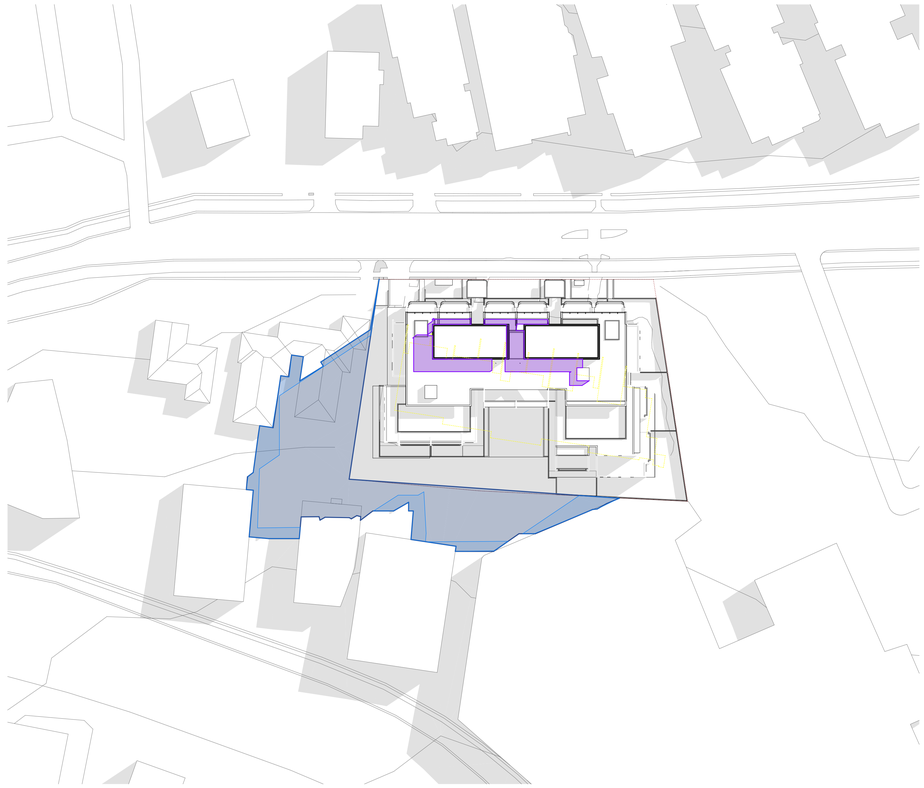
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2 Shadow Study-Proposed-21 June 11am
1:500



3 Shadow Study-Existing-21 June 12pm
1:500



4 Shadow Study-Proposed-21 June 12pm
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
HW	HIGH-LIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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RP	RIVER PEBBLES
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

SHADOW DIAGRAM

LEGEND:

- SHADOW OF EXISTING NEIGHBOR BUILDING
- SHADOW OF EXISTING SITE BUILDING
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- 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

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

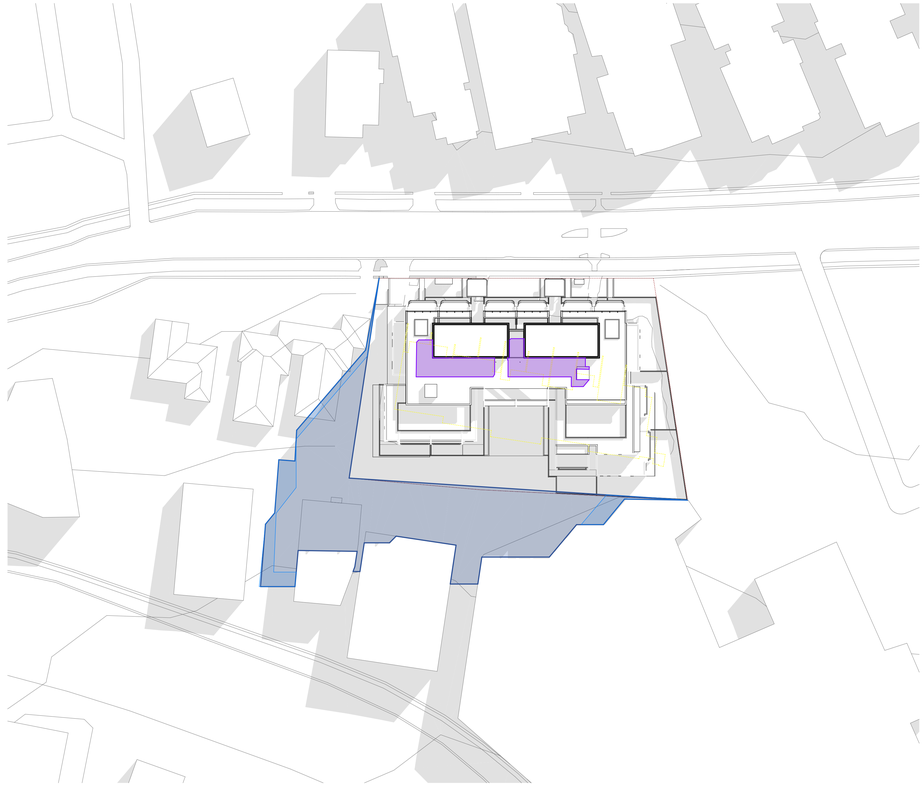
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow Diagram sheet 2

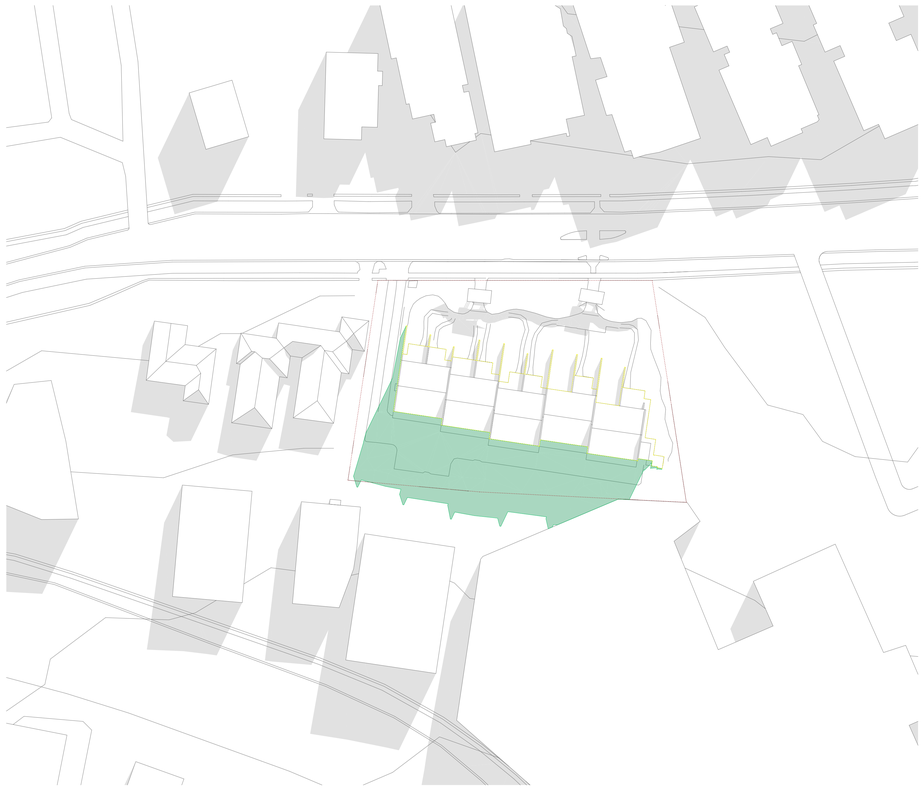
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SCALE: 1:500@A0	DRAWING NO: **DA711**	ISSUE: **01**
PROJECT NO. 2518		



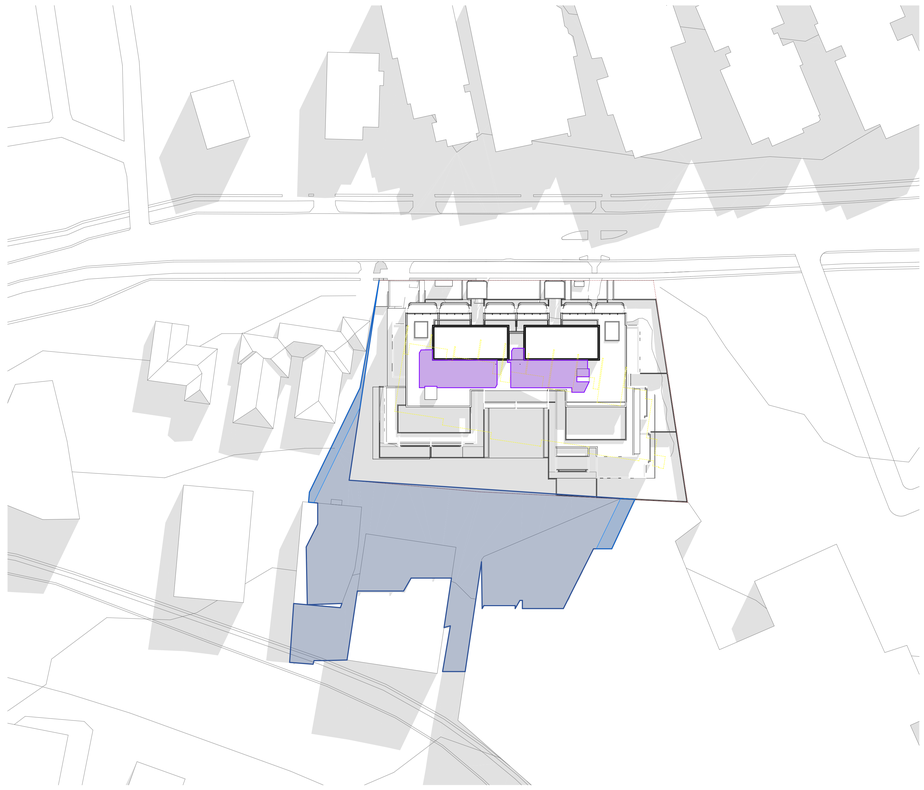
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1:500



2 Shadow Study-Proposed-21 June 01pm
1:500



3 Shadow Study-Existing-21 June 02pm
1:500



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

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LEGEND:

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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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MATERIALS LEGEND:

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RD	ROLLER DOOR
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

SHADOW DIAGRAM

LEGEND:

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- SITE BOUNDARY

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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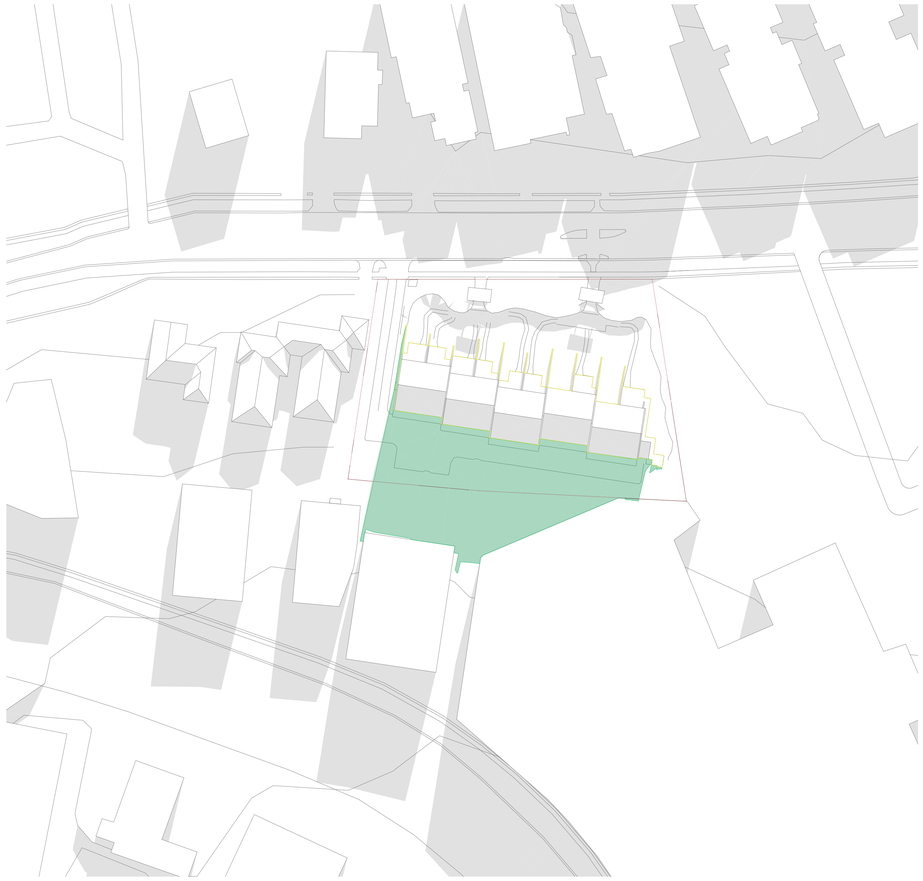
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

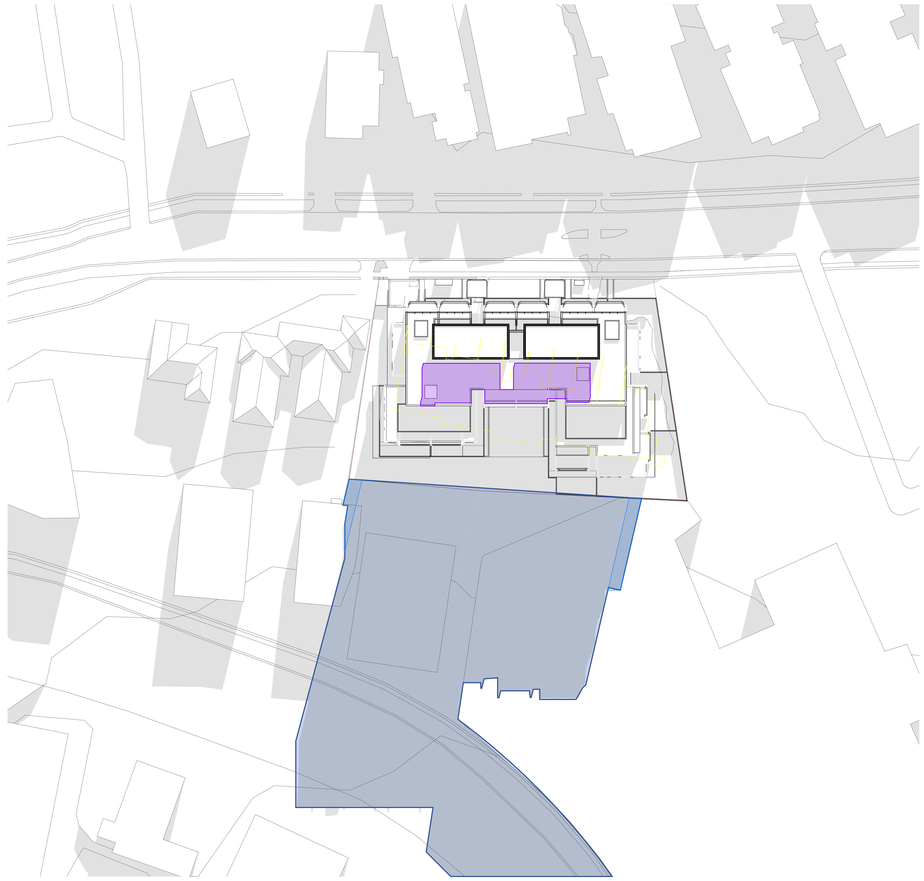
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow Diagram sheet 3

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1500@A0	DRAWING NO: **DA712**	ISSUE: **01**
PROJECT NO: 2518		



1 Shadow Study-Existing-21 June 03pm
1:500



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

GENERAL NOTES:

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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
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- 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

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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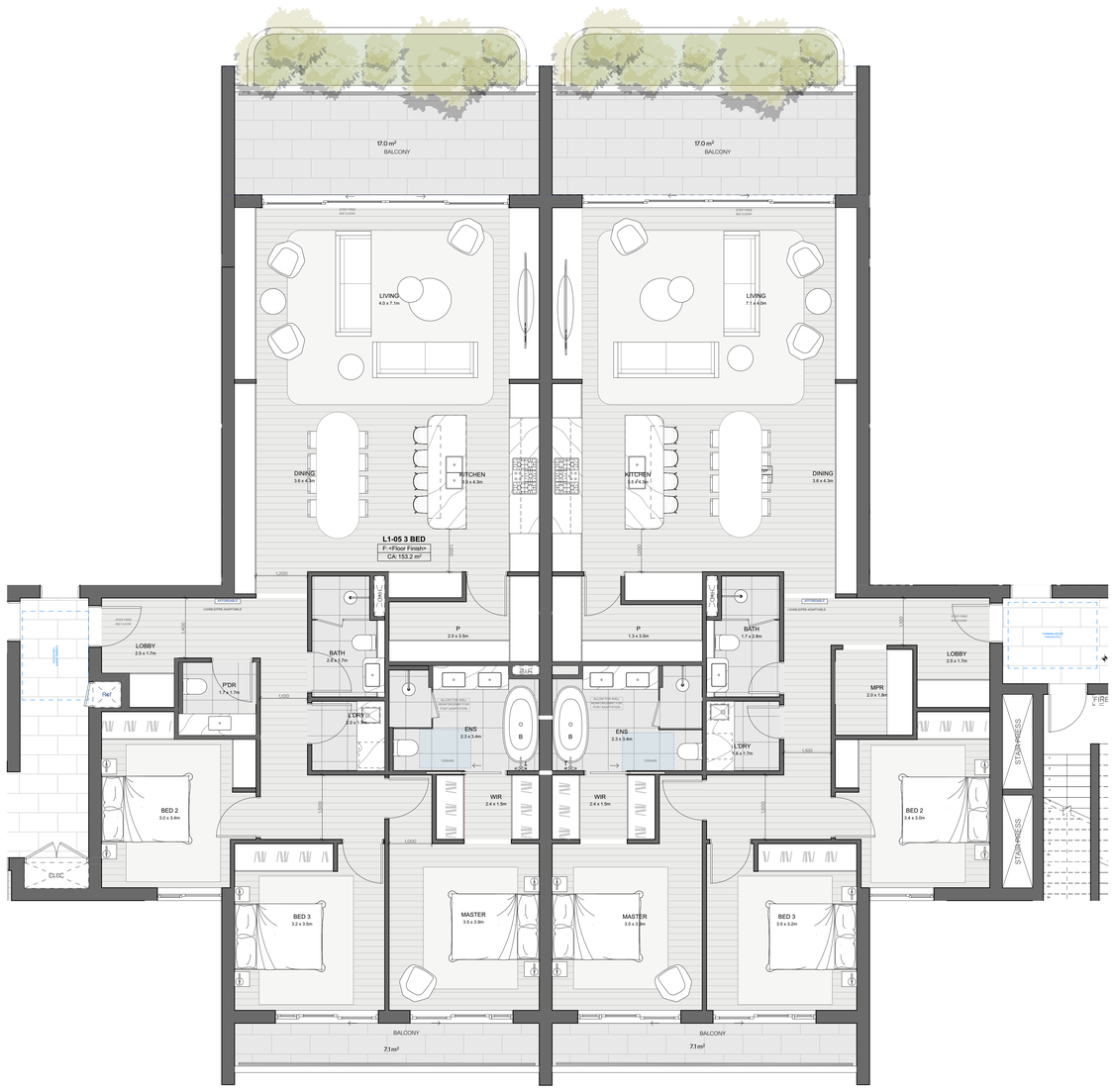
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

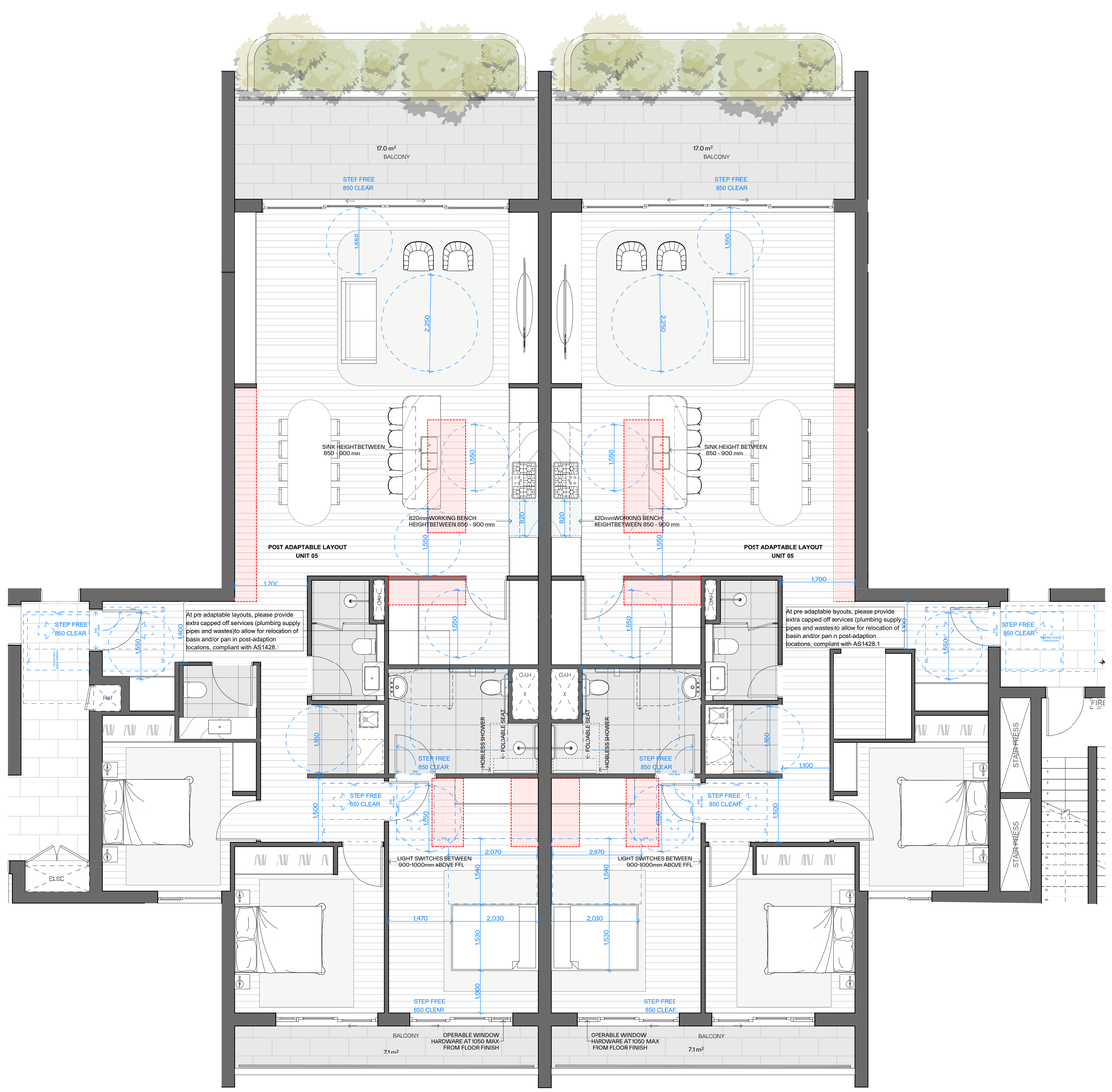
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow Diagram sheet 4

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1500@A0	DRAWING NO: **DA713**	ISSUE: **01**
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:

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

LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
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PROPOSEED PRE/ POST ADAPTABLE UNITS

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

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

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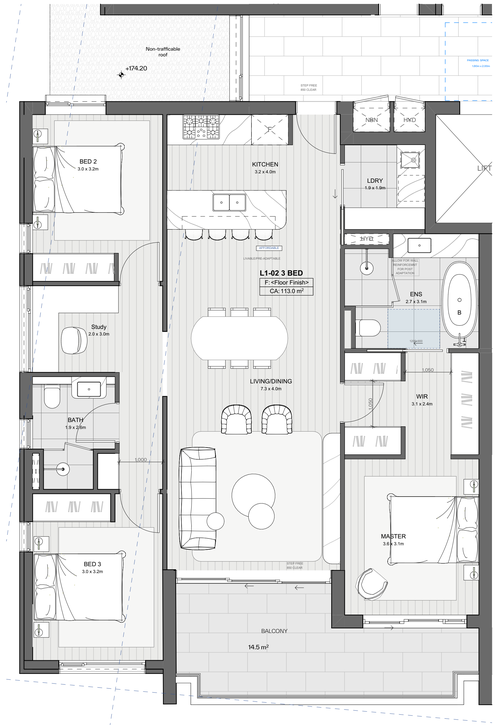
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Level 2, 52 Albion Street, Surry Hills NSW 2050
ABN 36 147 035 850
Nominated Architect: Paul Bulevic NSW 7768

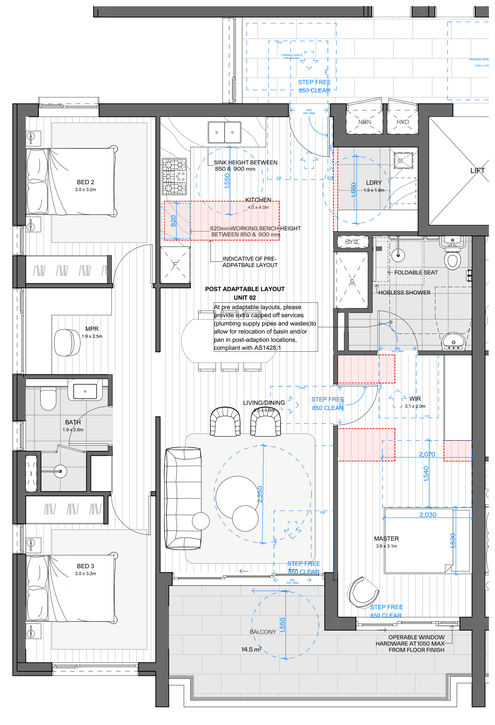
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Pre & post adaptable layouts

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 150@A0	DRAWING NO: **DA800**	ISSUE: **01**
PROJECT NO: 2518		



1 PRE-ADAPTABLE LAYOUT - UNIT 02 TYPICAL
1:50



2 POST-ADAPTABLE LAYOUT - UNIT 02 TYPICAL
1:50

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L1-02
L2-02
L3-02
L4-02
L5-02
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
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0 1 2 3 4 5m

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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: **DA801**	ISSUE: **01**
PROJECT NO: 2518		