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



List of amendments

- The building frontage has been revised to include:

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

- Landscape updates include:

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

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

- At the south-west interface:

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

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

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

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

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

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

Car parking numbers remain unchanged
Basement layout remains unchanged

Drawing List

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

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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:
Cover Page

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

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

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

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

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

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

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

Car Parking Requirements for affordable dwellings

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

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

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

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

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

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

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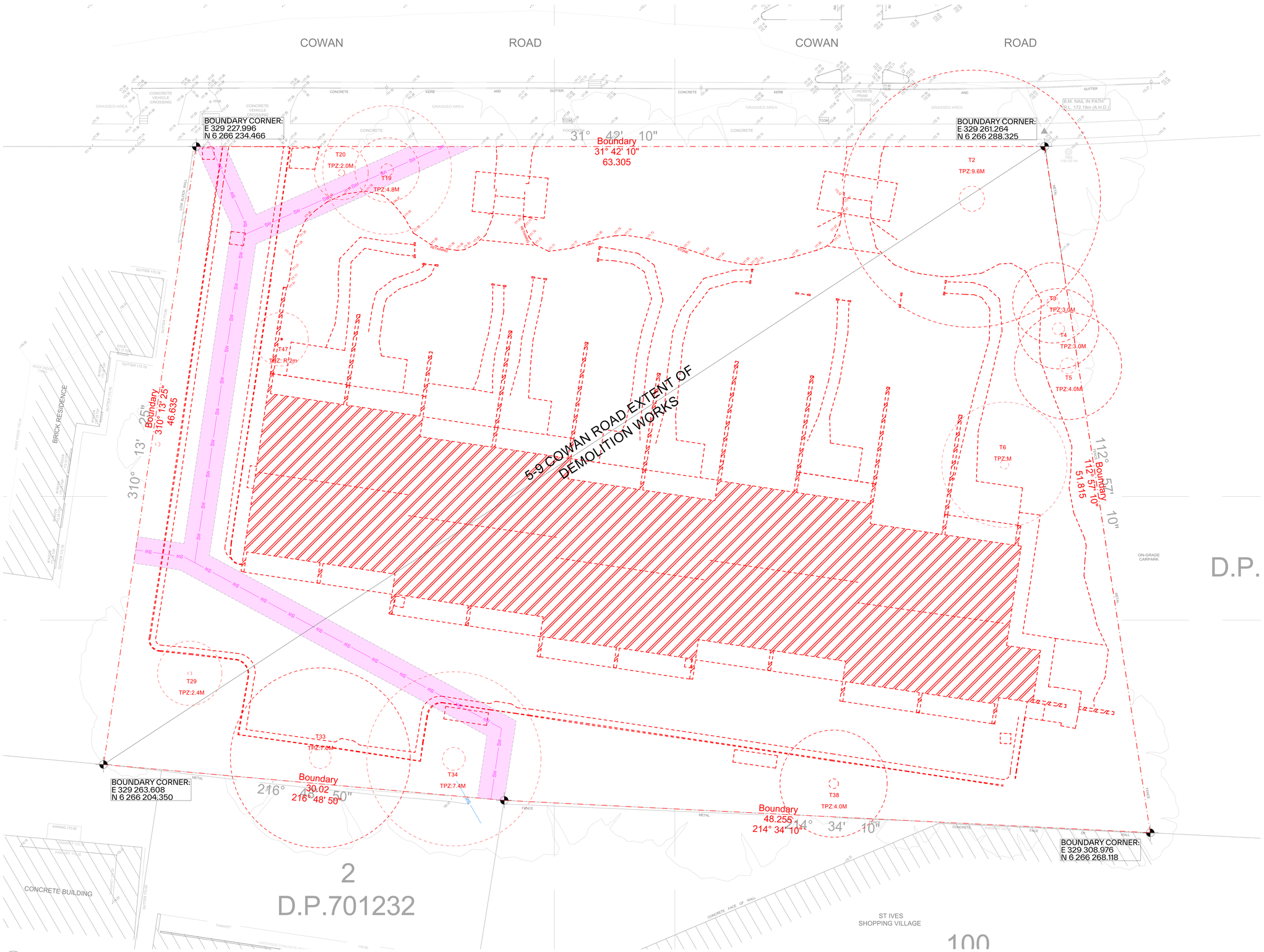
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ABN 36 147 035 550
Nominated Architect: Paul Bulavin NSW 7708

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DRAWING TITLE:
Project Information

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



1 Demolition Plan
1:100

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DEMOLITION LEGEND

STRUCTURE TO BE DEMOLISHED,
REFER TO SITE SURVEY

TREES TO BE REMOVED
REFER TO ARBORIST REPORT

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

DEMOLITION NOTES

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

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

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Paul Bulevich NSW 7766

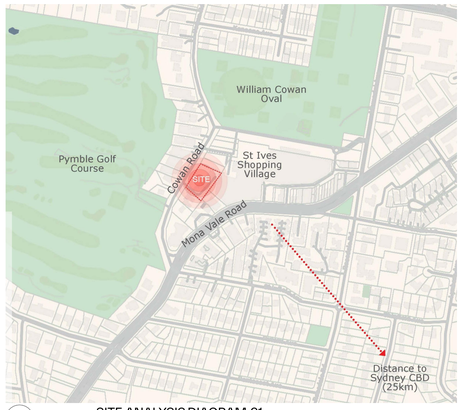
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DRAWING TITLE:
Demolition Plan

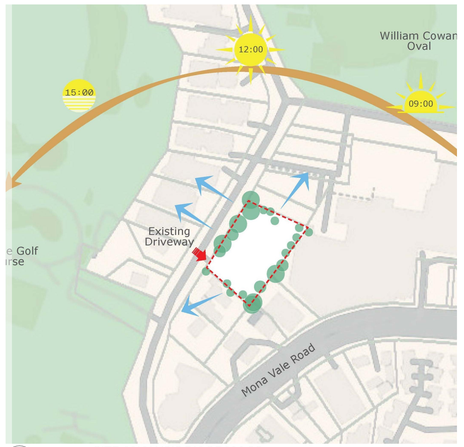
DRAWING BY:	CHECKED BY:	DATE:
NI	LC	
SCALE: 1:100@A0	DRAWING NO: DA002	ISSUE: 04
PROJECT NO: 2518		



1 SITE ANALYSIS



2 SITE ANALYSIS DIAGRAM 01



3 SITE ANALYSIS DIAGRAM 02



3 SITE ANALYSIS DIAGRAM 03

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MATERIALS LEGEND:

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

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

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Level 2, 52 Albion Street,
Surry Hills NSW 2050

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

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

DRAWING TITLE:
Site Analysis

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



1 SITE PLAN 1:100

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

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

DRAWING TITLE:
Site Plan

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Level 2, 52 Albion Street, Surry Hills NSW 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:
Basement 3 plan

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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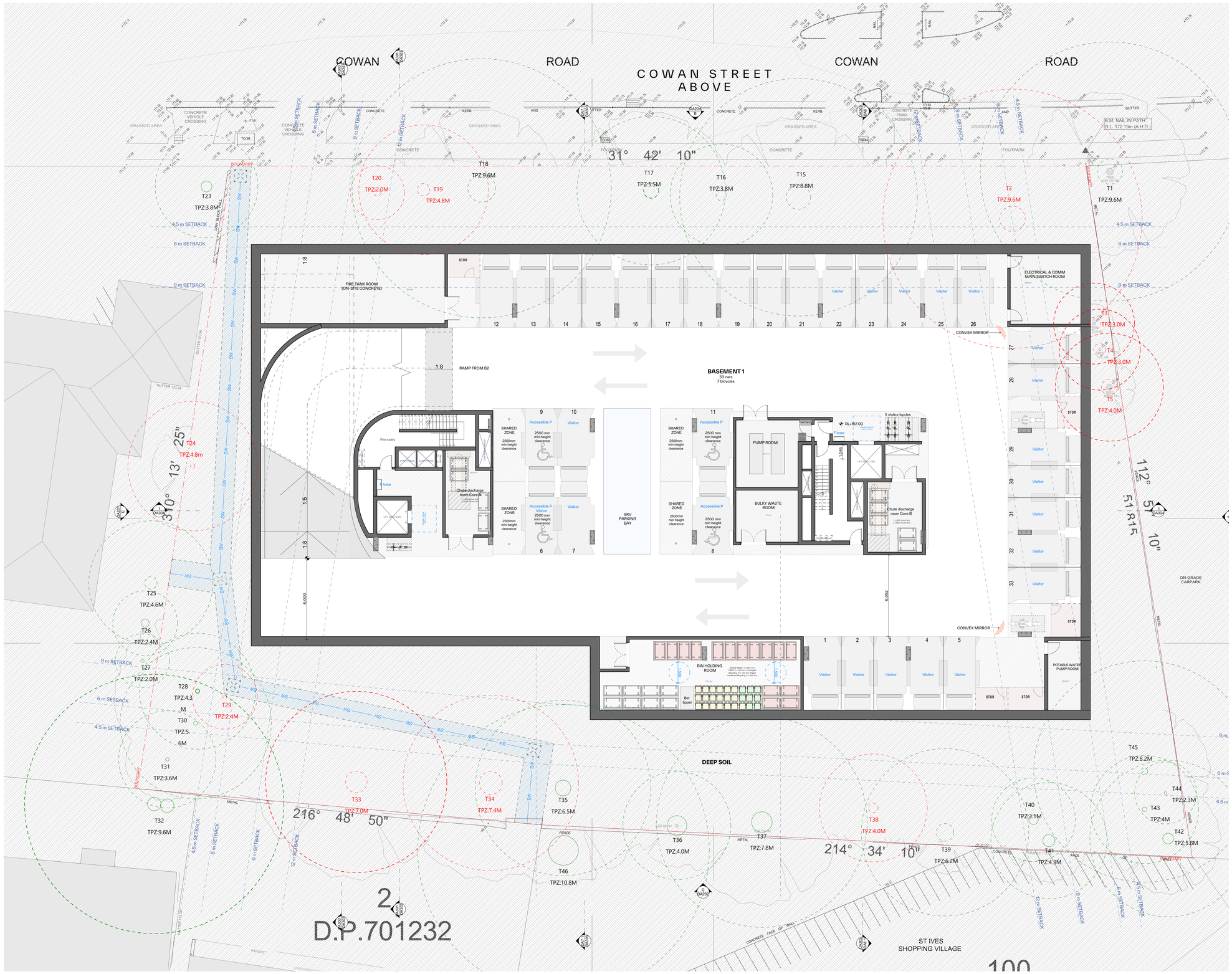
Level 2, 52 Albion Street, Surry Hills NSW 2050

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:
Basement 2 plan

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
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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

TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/06/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

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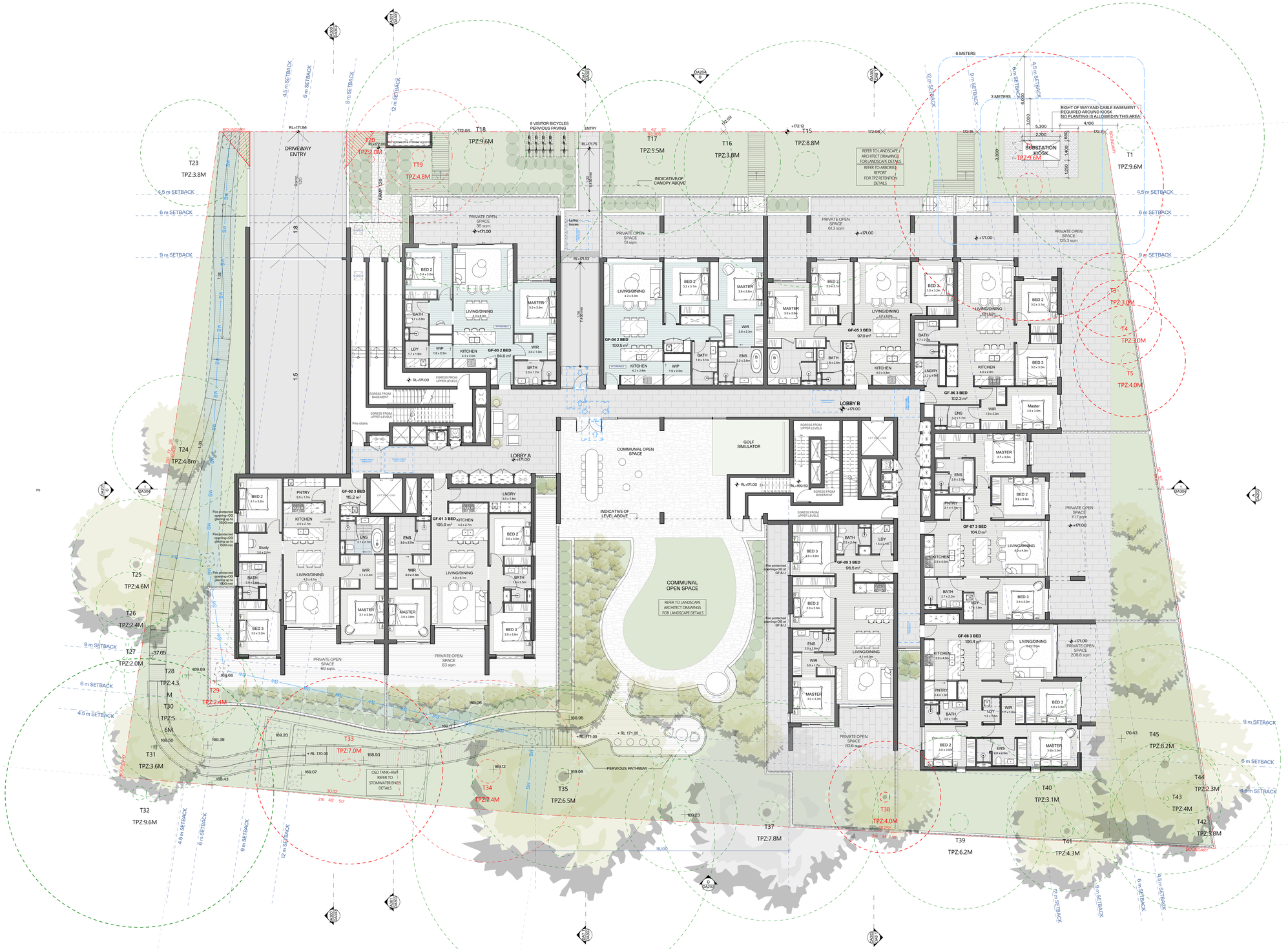
Level 2, 52 Albion Street, Surry Hills NSW 2050

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

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

DRAWING TITLE:
Basement 1 plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA102**	ISSUE: **05**
PROJECT NO: 2518		



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
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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

TREES LEGEND

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
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03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/06/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

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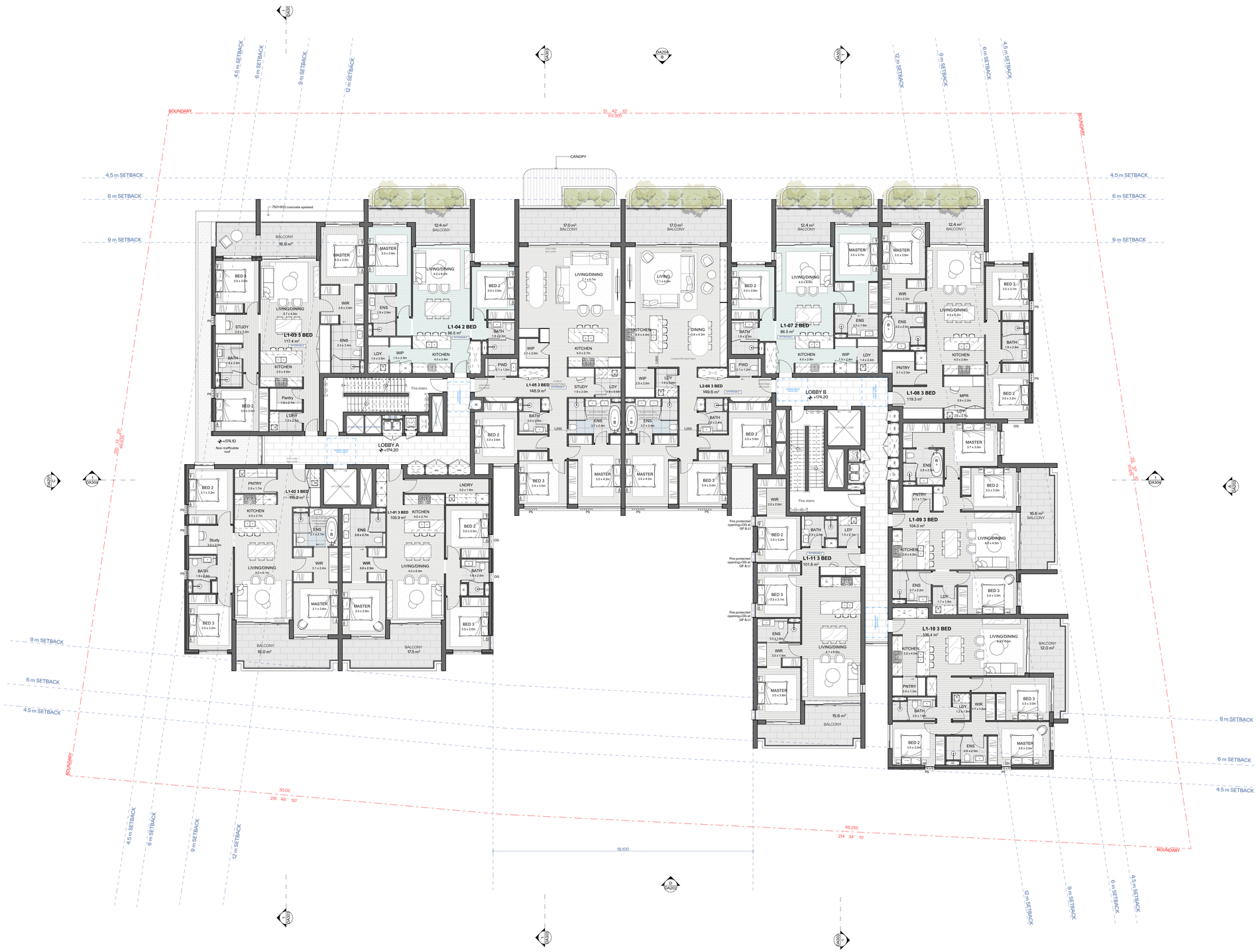
Level 2, 52 Albion Street, Surry Hills NSW 2010

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:
Ground floor plan

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: DA103	ISSUE: 05
PROJECT NO: 2518		



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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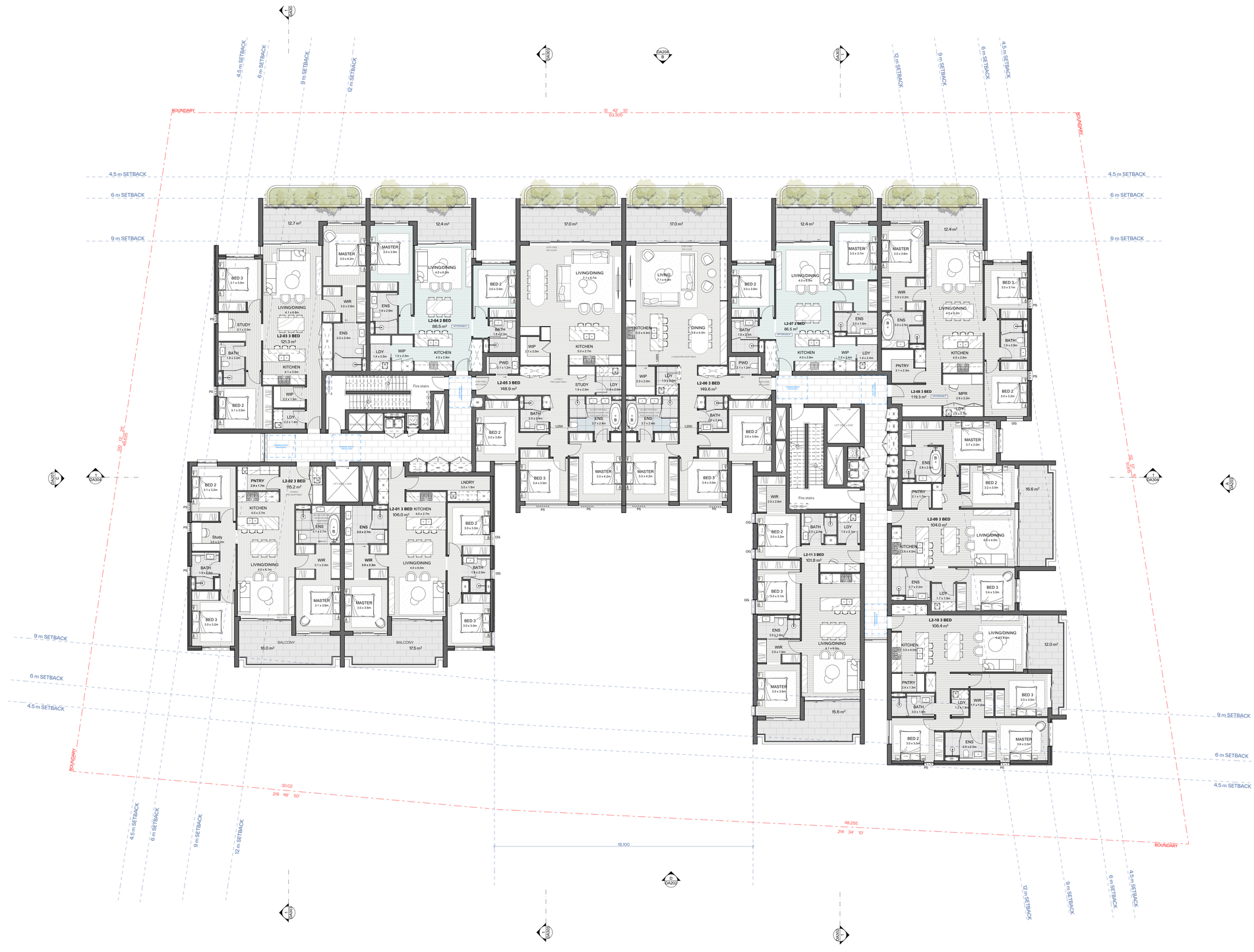
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 1 plan

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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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
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 2 plan

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

GENERAL NOTES:

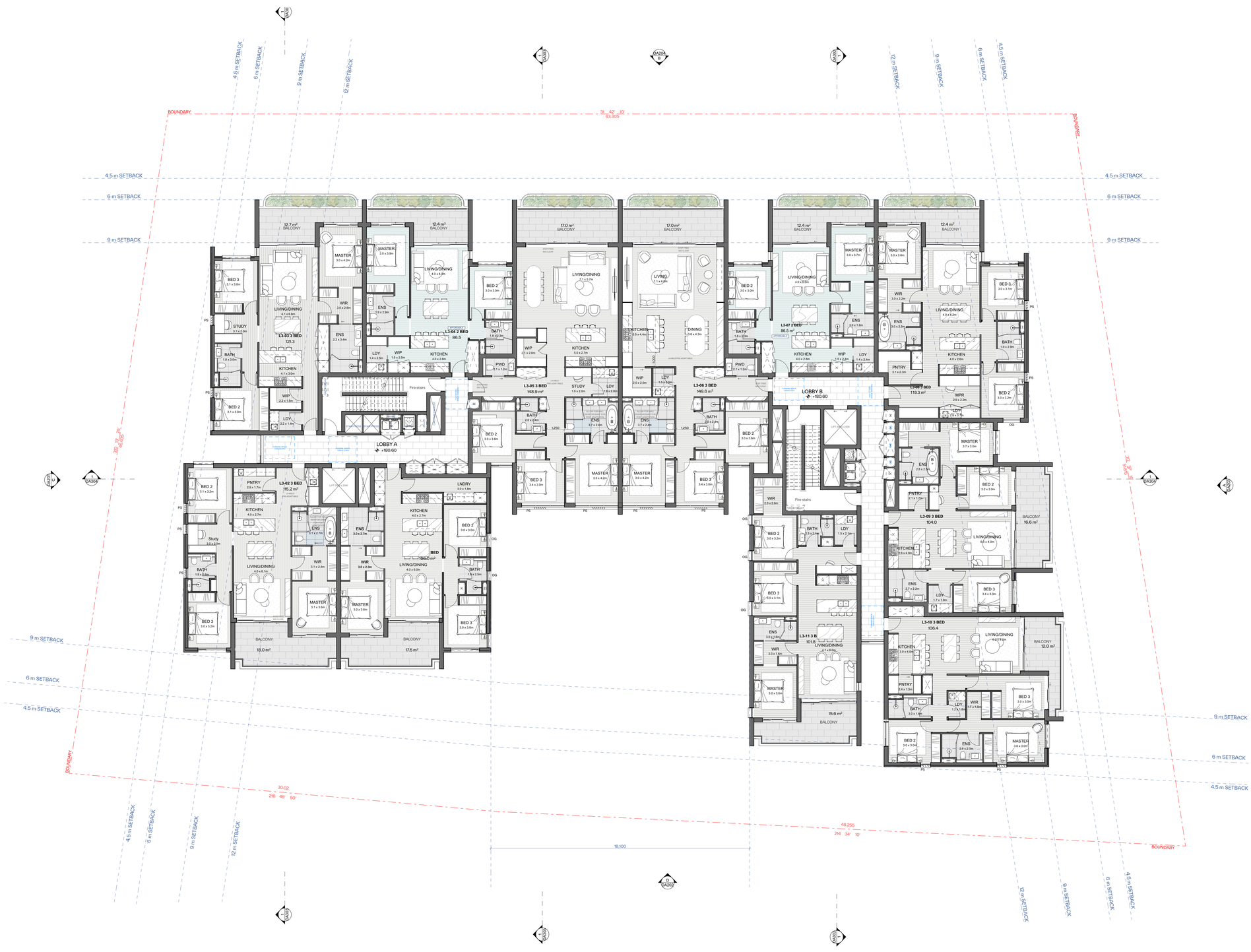
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LEGEND:

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

MATERIALS LEGEND:

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



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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 3 plan

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

GENERAL NOTES:

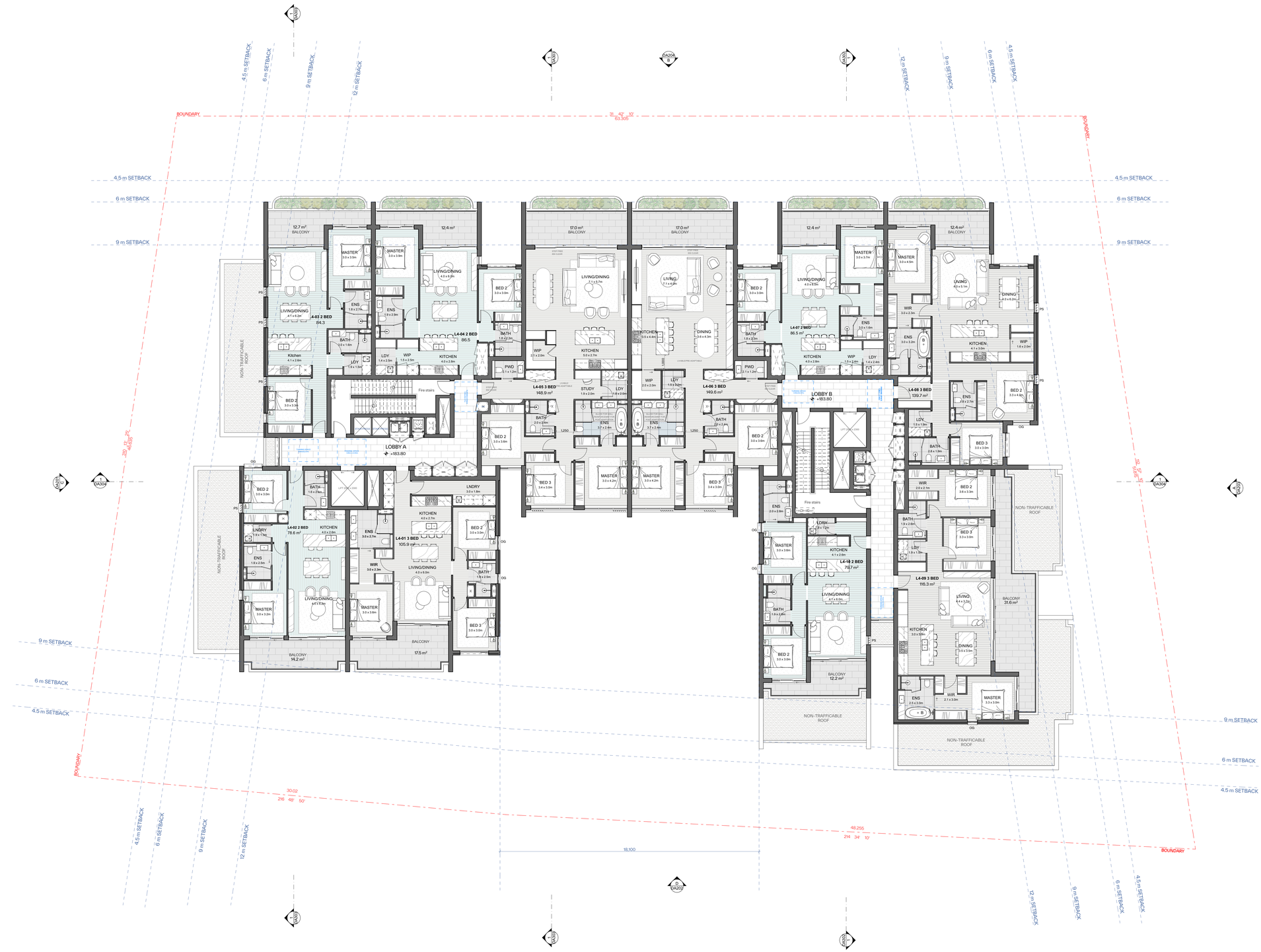
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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS



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

0 1 2 3 4 5m

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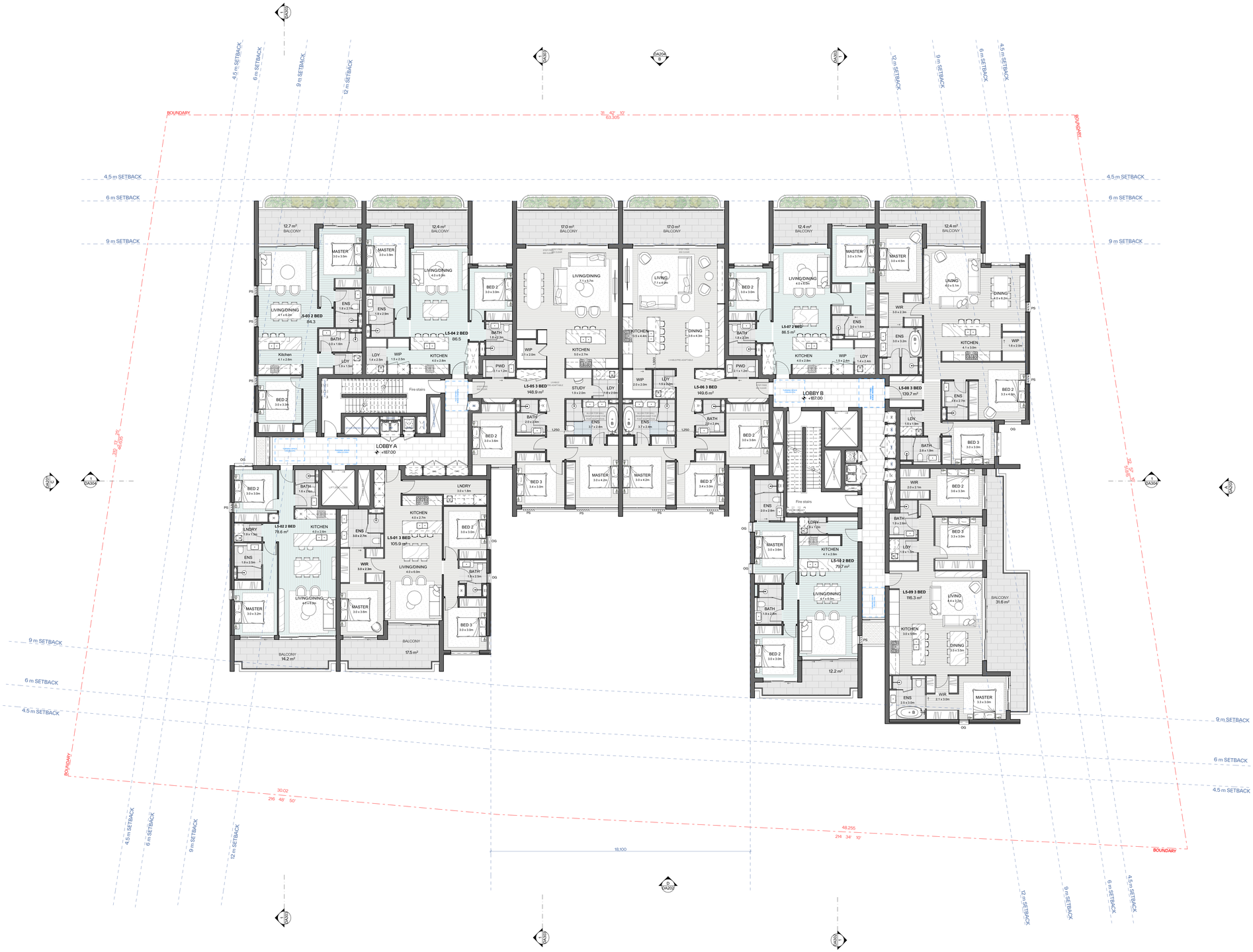
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 4 plan

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



GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	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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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
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Scale Bar 1 : 100 @ A0

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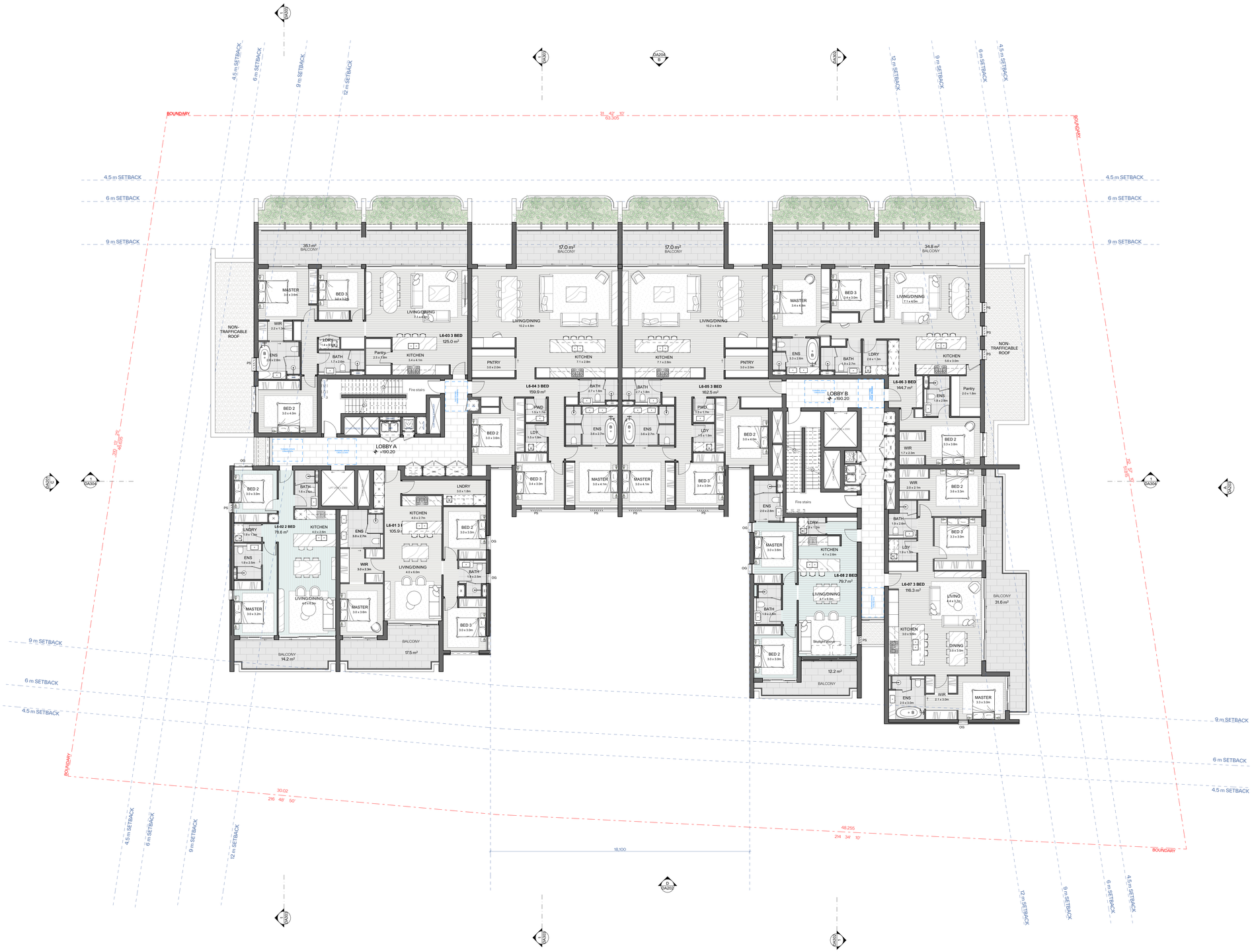
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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 35 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 5 plan

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 100 @ A0

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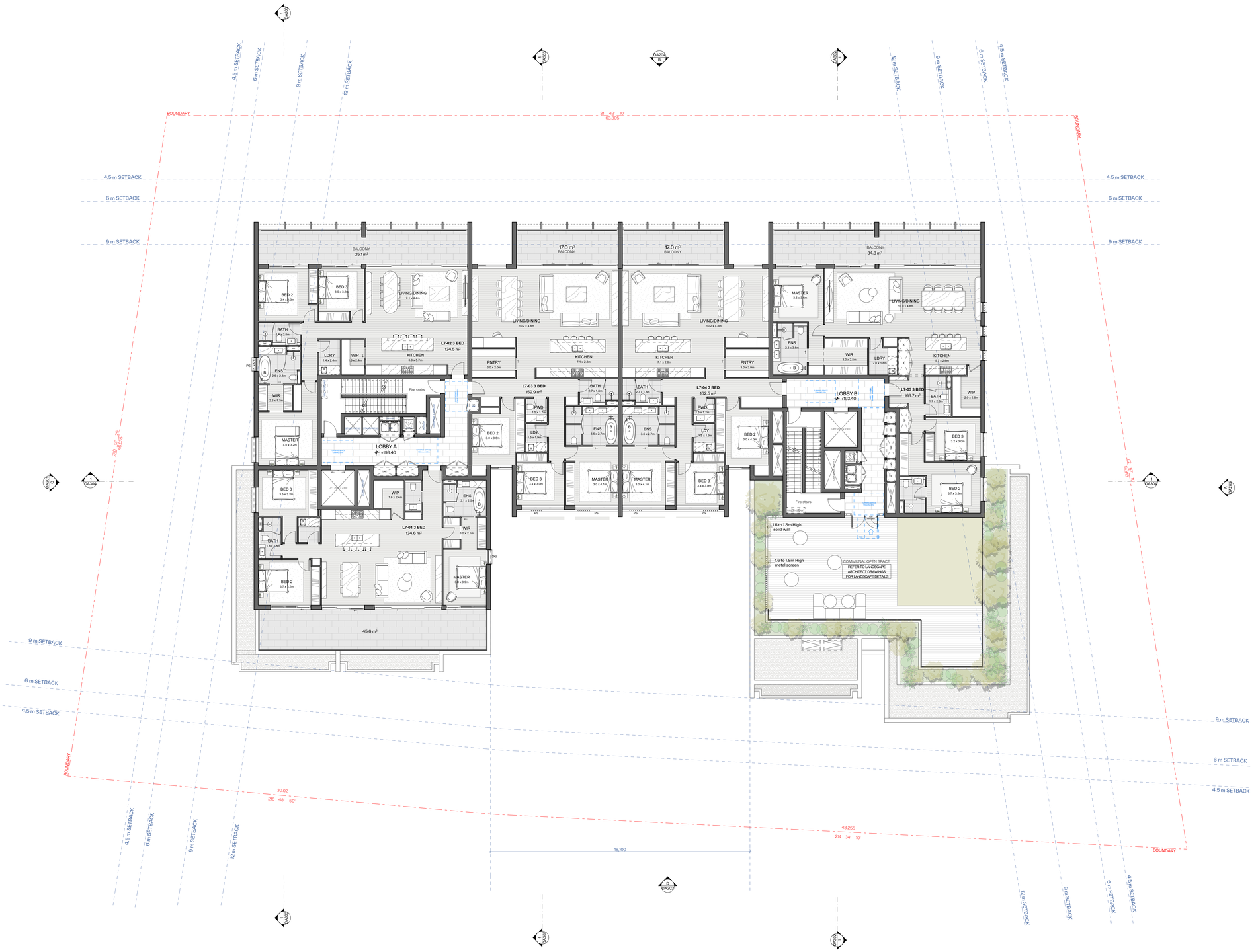
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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:
Level 6 plan

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

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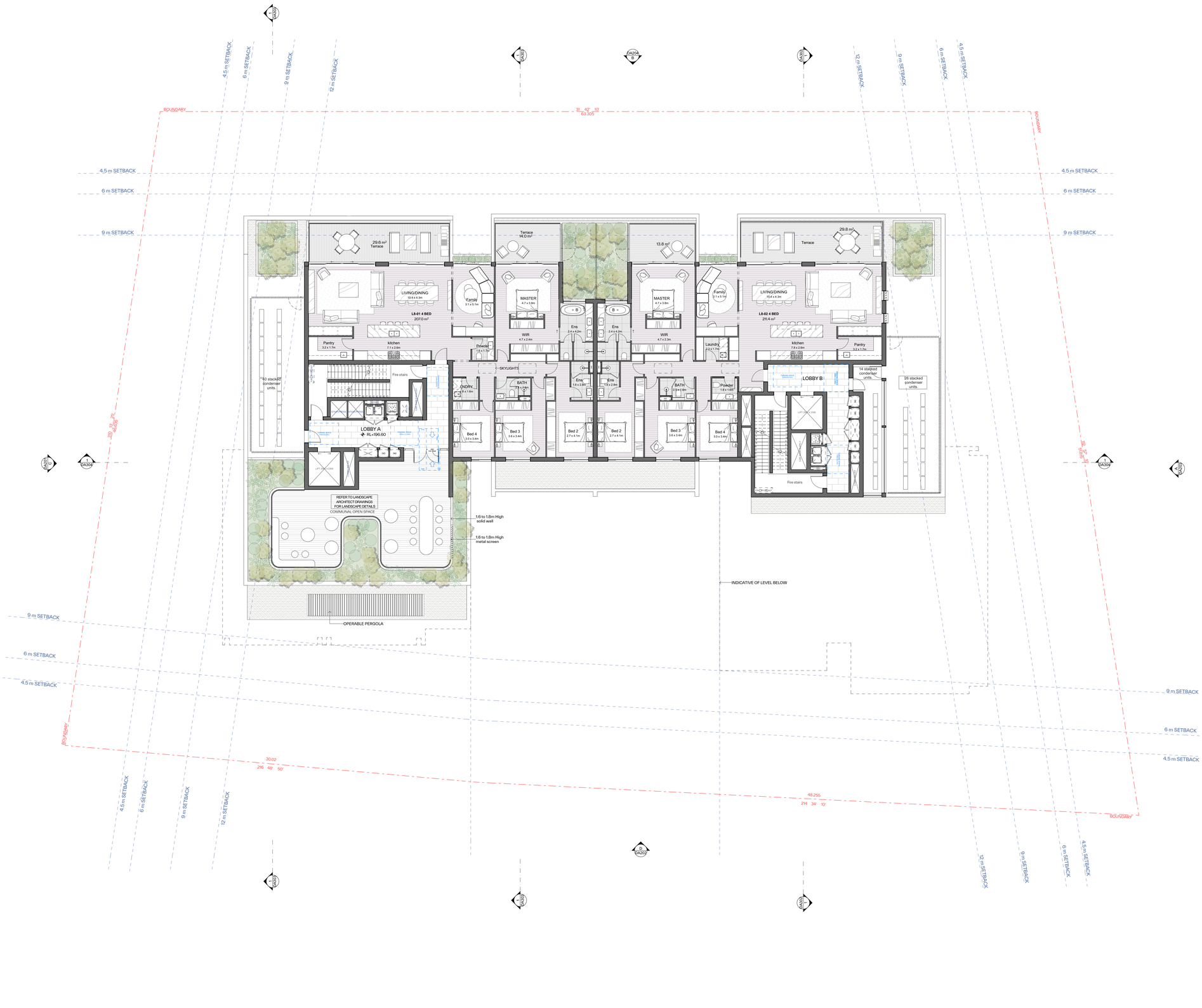
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ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 7 plan

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



GENERAL NOTES:

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FH	FIRE HYDRANT
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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
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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RD	ROLLER DOOR
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Issue	Date	Description
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Scale Bar 1 : 100 @ A0

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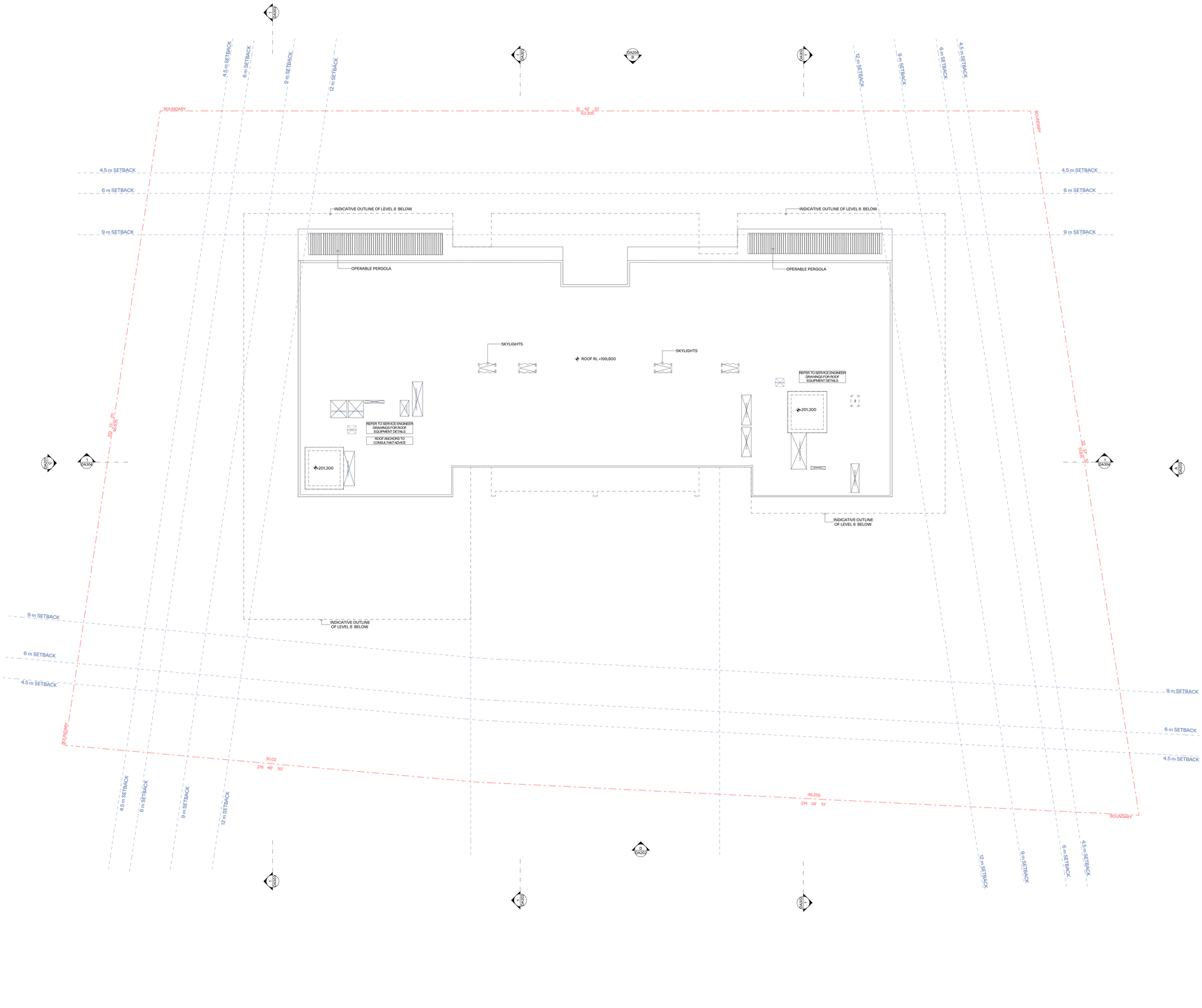
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 35 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 8 plan

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



GENERAL NOTES:

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MATERIALS LEGEND:

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

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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:
Roof plan

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



1 Elevation A-North East
1:100

GENERAL NOTES:

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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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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ABN 36 147 035 550
Nominated Architect
Paul Bulevich NSW 7708

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

DRAWING TITLE:
Elevation Sheet 1

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



2 Elevation B - North West
1:100

GENERAL NOTES:

- 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	HIGH LIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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

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

DRAWING TITLE:
Elevation Sheet 2

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



1 Elevation C - South East
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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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

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

MATERIALS LEGEND:

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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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ABN 35 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Elevation Sheet 3

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



1 Elevation D - South West
1:100

GENERAL NOTES:

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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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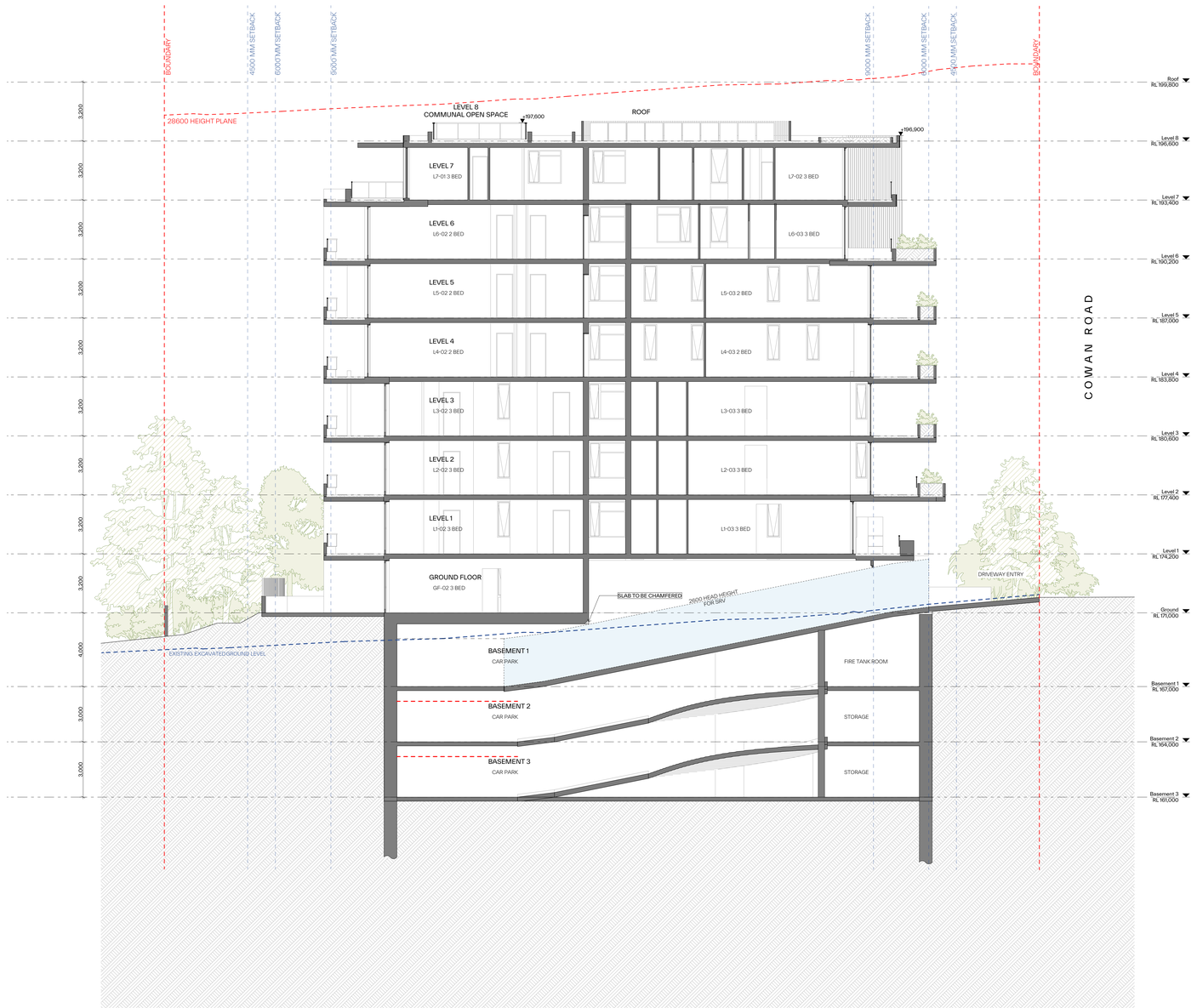
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Elevation Sheet 4

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



1 SECTION A
1:100

GENERAL NOTES:

- 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	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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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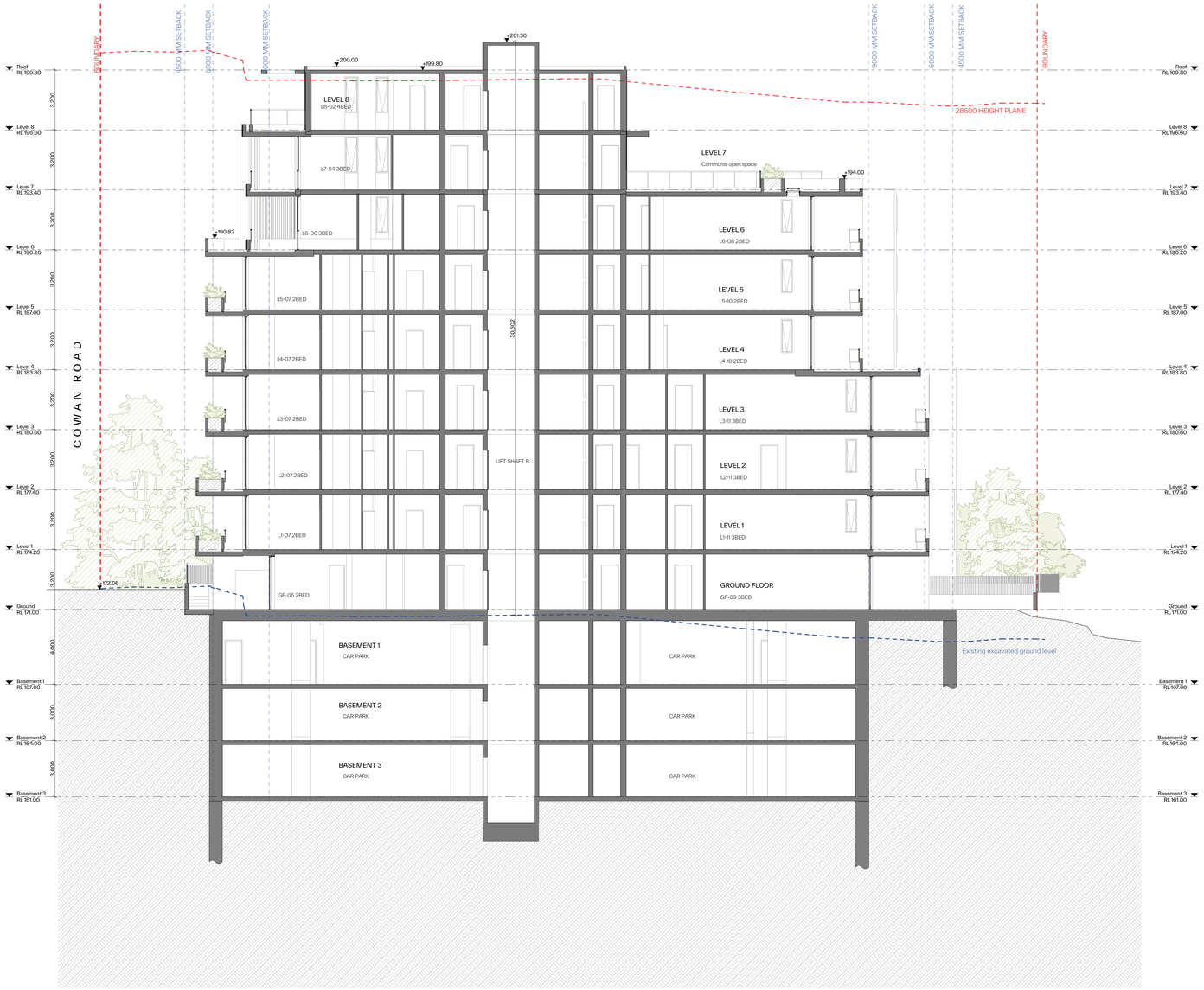
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Section Sheet 1

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

NOTE:

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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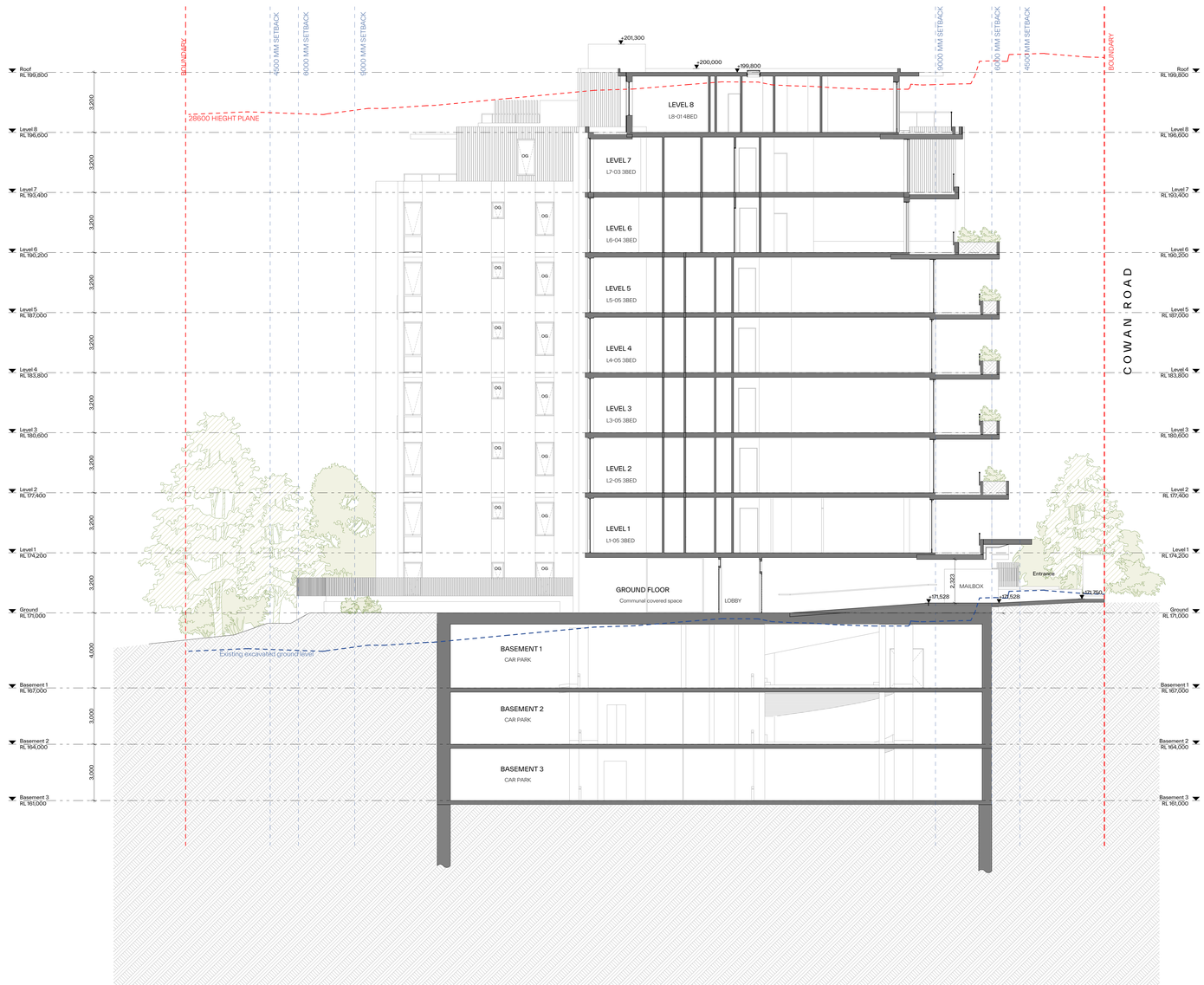
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Section Sheet 2

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



GENERAL NOTES:

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LEGEND:

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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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Paul Buljevic NSW 7168

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

DRAWING TITLE:
Section Sheet 3

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



1 SECTION D
1:100

GENERAL NOTES:

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

MATERIALS LEGEND:

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

NOTE:

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

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

Scale Bar 1 : 100 @ A0

0 1 2 3 4 5m

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PROSPER

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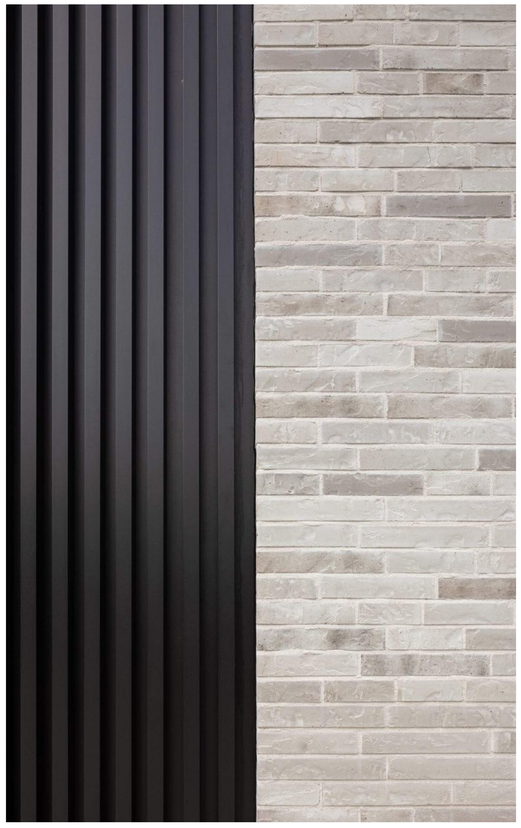
ABN 36 147 035 950
Nominated Architect:
Paul Buljevic NSW 7765

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

DRAWING TITLE:
Section Sheet 4

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







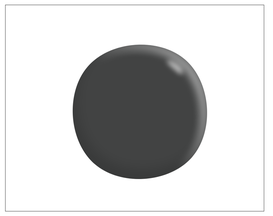
EF01 PGH BRICK

MONTAUK OR SIMILAR



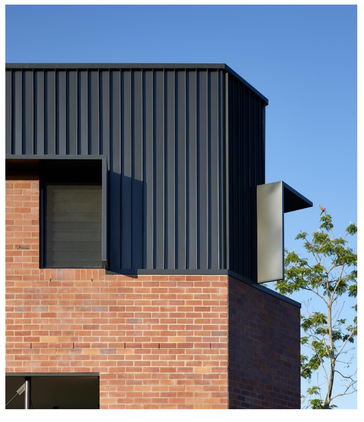
EF02 RENDERED PAINTED WALLS

COLOUR - DULUX NATURAL WHITE OR SIMILAR



EF22 RENDERED PAINTED WALLS

DARK COLOUR - DULUX MONUMENT OR SIMILAR





EF03 1:COLORBOND FROM LYSAGHT

COLOUR : MONUMENT OR SIMILAR



EF04 ALUMINIUM FRAME GLAZING

POWDERCOAT - MONUMENT OR SIMILAR



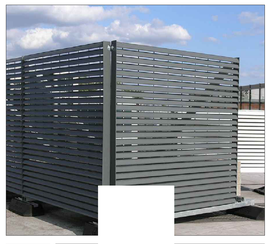
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COLOUR - DULUX NATURAL WHITE OR SIMILAR



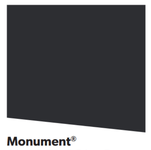
EF05 VERTICAL BATTEN FENCING

POWDERCOAT -MONUMENTOR SIMILAR



EF06 [illegible] SCREEN

POWDERCOAT -MONUMENT OR SIMILAR



Monument®
SA = 0.73. BCA = D

GENERAL NOTES:

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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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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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AW	AWNING (TO FUTURE DETAIL)
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RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/12/2025	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	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 7768

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

DRAWING TITLE:
Finishes Schedule

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



GENERAL NOTES:

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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	18/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION

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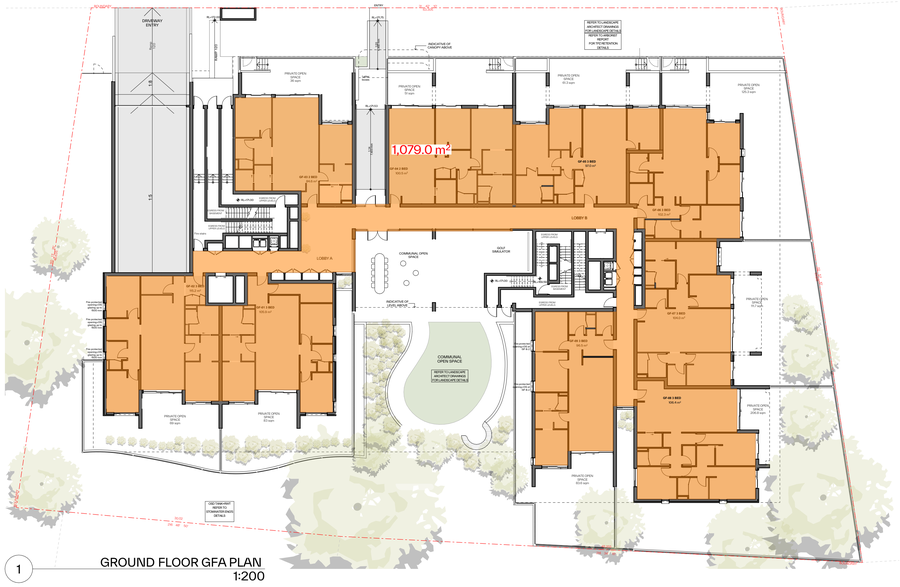
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

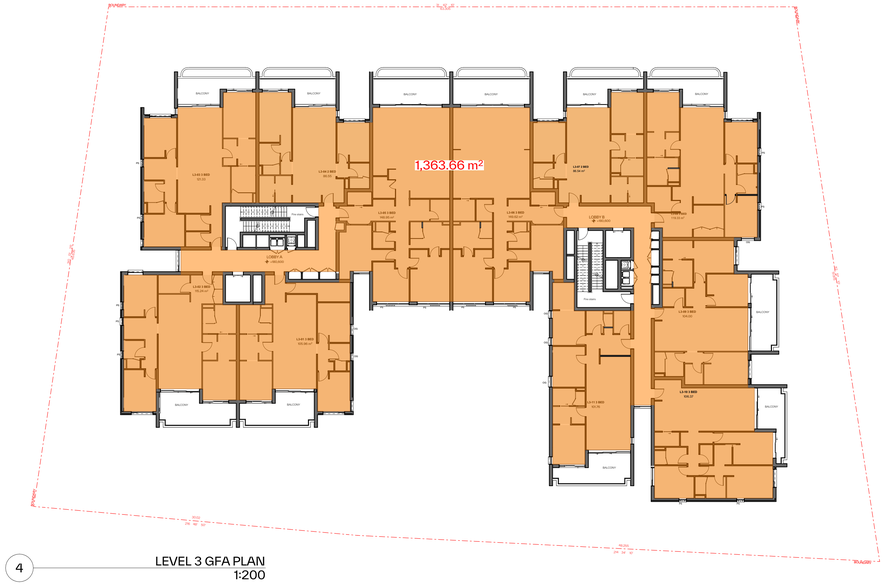
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

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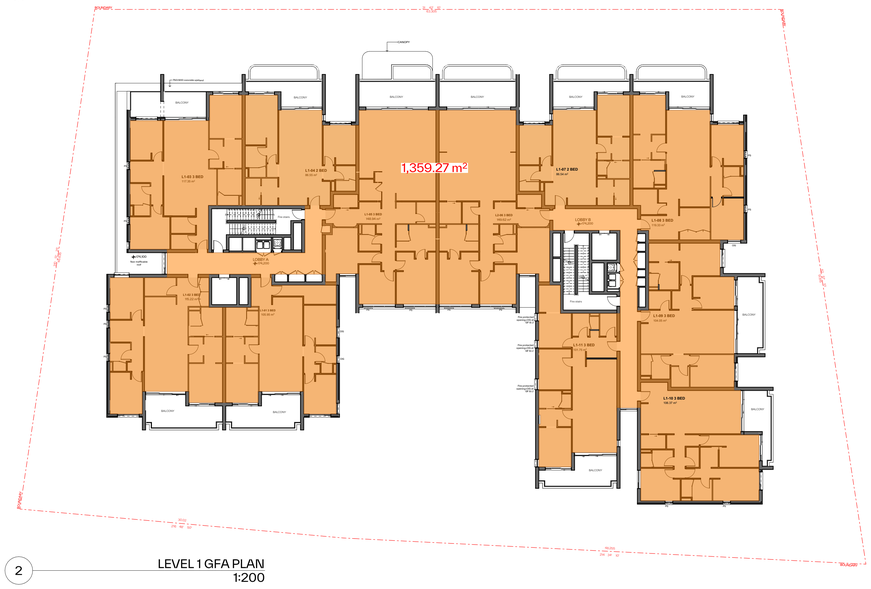
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Nt	LC	
SCALE: @A0	DRAWING NO: **DA410**	ISSUE: **04**
PROJECT NO: 2518		



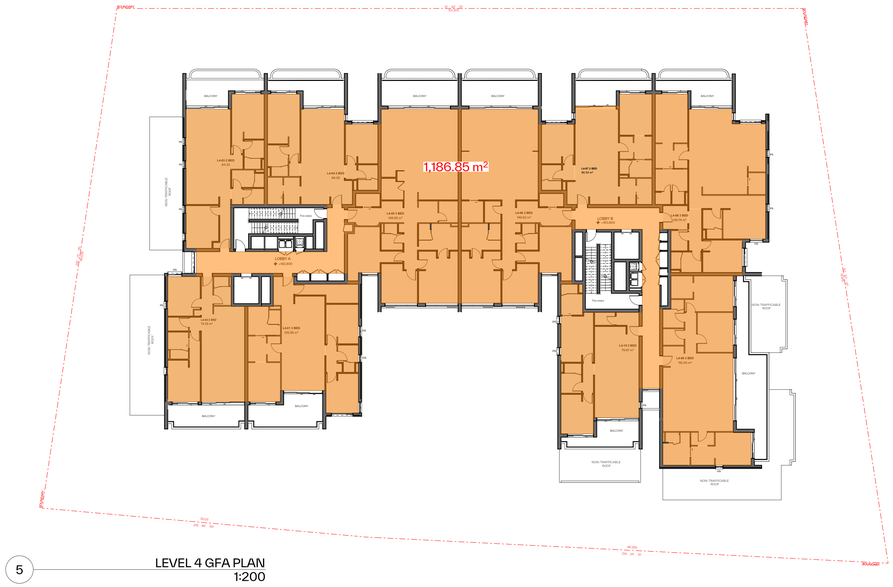
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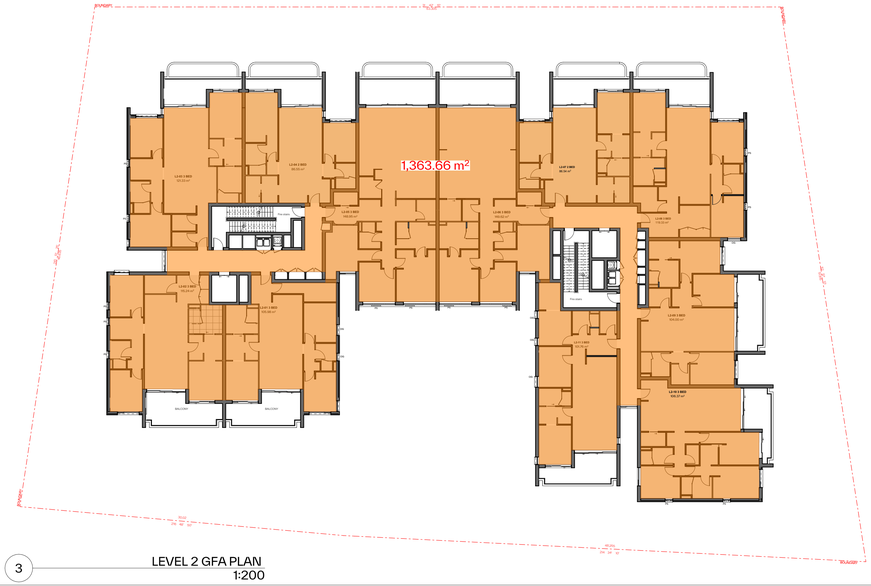
4 LEVEL 3 GFA PLAN
1:200



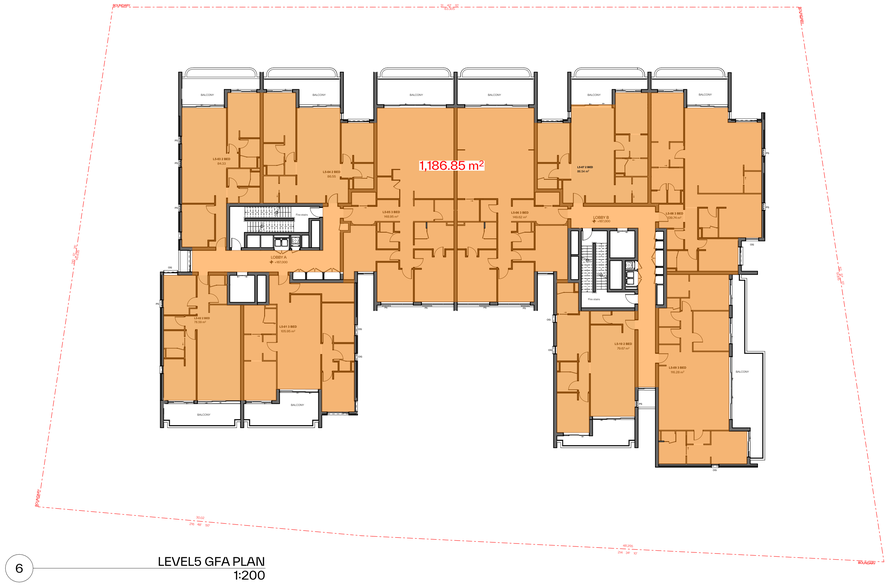
2 LEVEL 1 GFA PLAN
1:200



5 LEVEL 4 GFA PLAN
1:200



3 LEVEL 2 GFA PLAN
1:200



6 LEVEL5 GFA PLAN
1:200

GENERAL NOTES:

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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3467.7
ZONE: R3

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

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

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

Scale Bar 1 : 200 @ A0

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

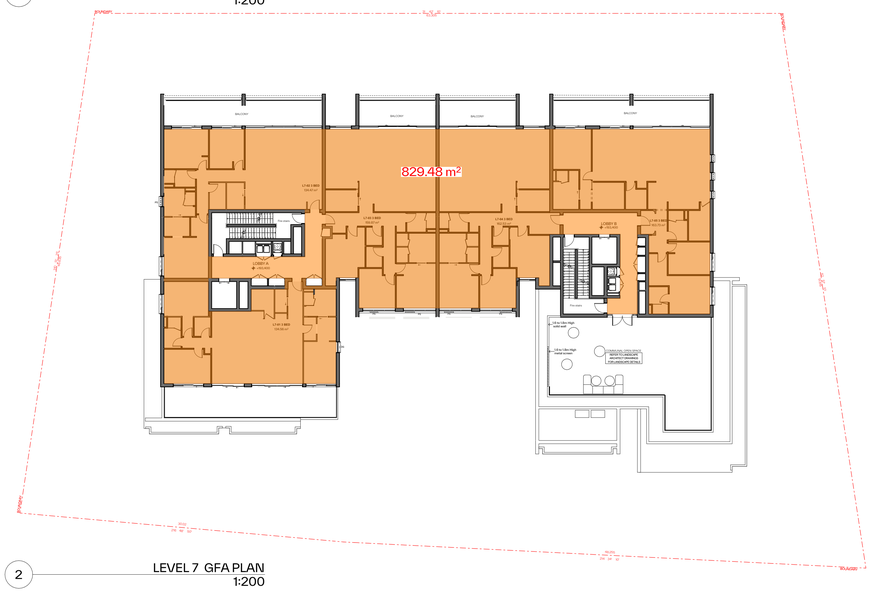
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
GFA Diagram sheet 1

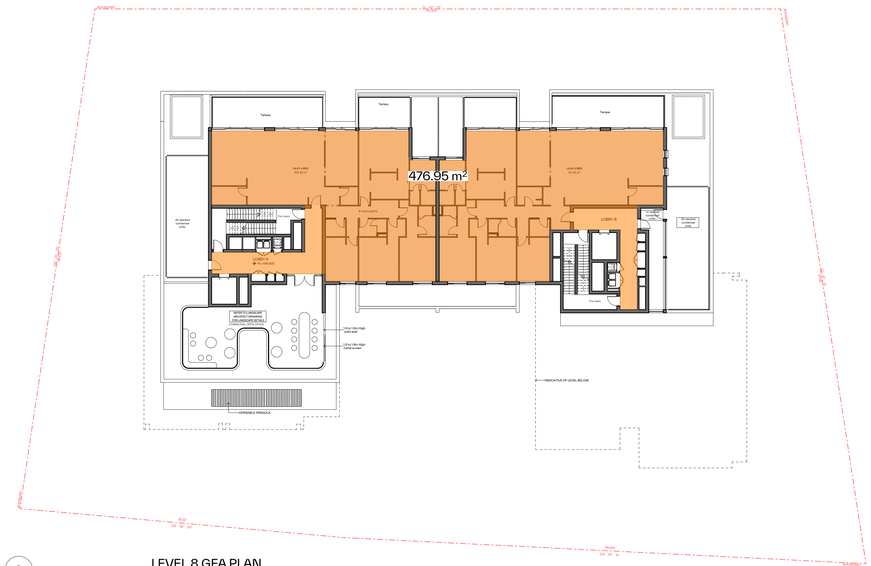
DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:200, 10.8@A0	DRAWING NO: DA500	ISSUE: 04
PROJECT NO: 2518		



1 Level 6 GFA PLAN
1:200



2 LEVEL 7 GFA PLAN
1:200



3 LEVEL 8 GFA PLAN
1:200

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MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
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MATERIALS LEGEND:

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

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3467.7
ZONE: R3

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

GROSS FLOOR AREA	
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Scale Bar 1 : 200 @ A0

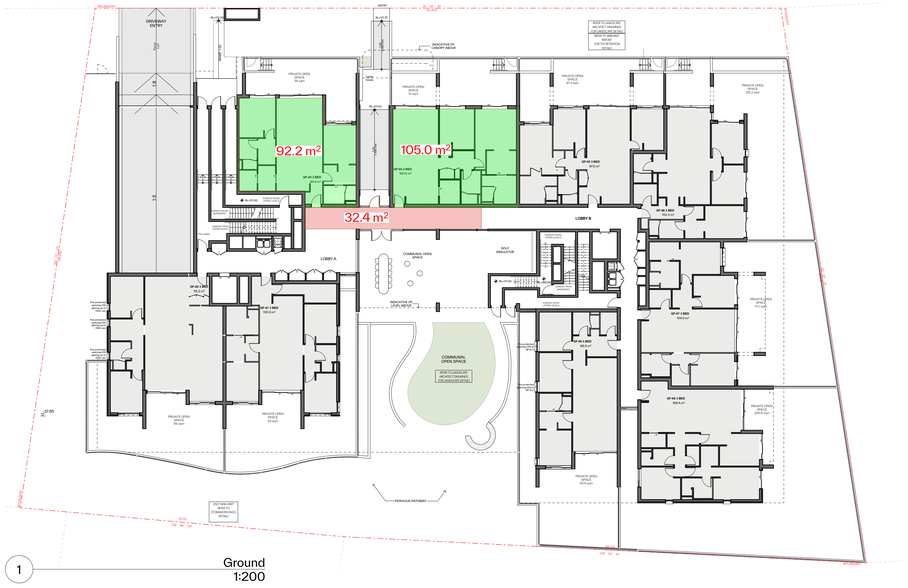
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ABN 36 147 035 550
Nominated Architect: Paul Bulyaev NSW 7765

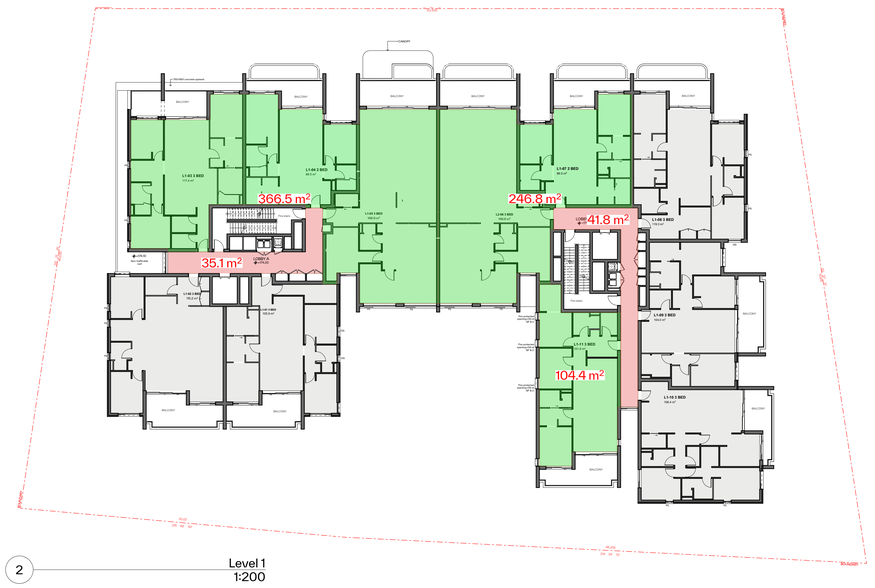
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
GFA Diagram sheet 2

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



1 Ground
1:200



2 Level 1
1:200



3 Level 2
1:200



4 Level 4
1:200

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

GROSS FLOOR AREA

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 3,467.7m²
ZONE: R3

PERMISSIBLE GFA (Utilising affordable housing 30% bonus):
9,917.6m²

AFFORDABLE HOUSING GFA	
PROJECT PERMISSABLE GFA = 9,917.6m²	
AFFORDABLE GFA = 15% X 9,917.6 = 1,487.64m²	
Ground	229.6
Level 1	794.6
Level 2	328.3
Level 4	183.9
Proposed Affordable Housing GFA	1,536.4 m²

AFFORDABLE HOUSING ALLOCATION

Level	Unit No	Solar Access	Natural Ventilation
GF	GF-03	1	0
	GF-04	1	0
Level 01	L1-03	0	1
	L1-04	1	0
	L1-05	1	1
	L1-06	1	1
	L1-07	1	0
	L1-11	0	1
Level 02	L2-04	1	0
	L2-07	1	0
	L2-08	1	1
Level 04	L4-02	0	1
	L4-03	1	1
Total		10	7
Percentage required		70%	60%
Percentage Proposed		**76.92%**	**53.84%**

Issue	Date	Description
01	16/08/2025	ISSUE FOR SSDA SUBMISSION
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03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/06/2026	ISSUE FOR SSDA SUBMISSION

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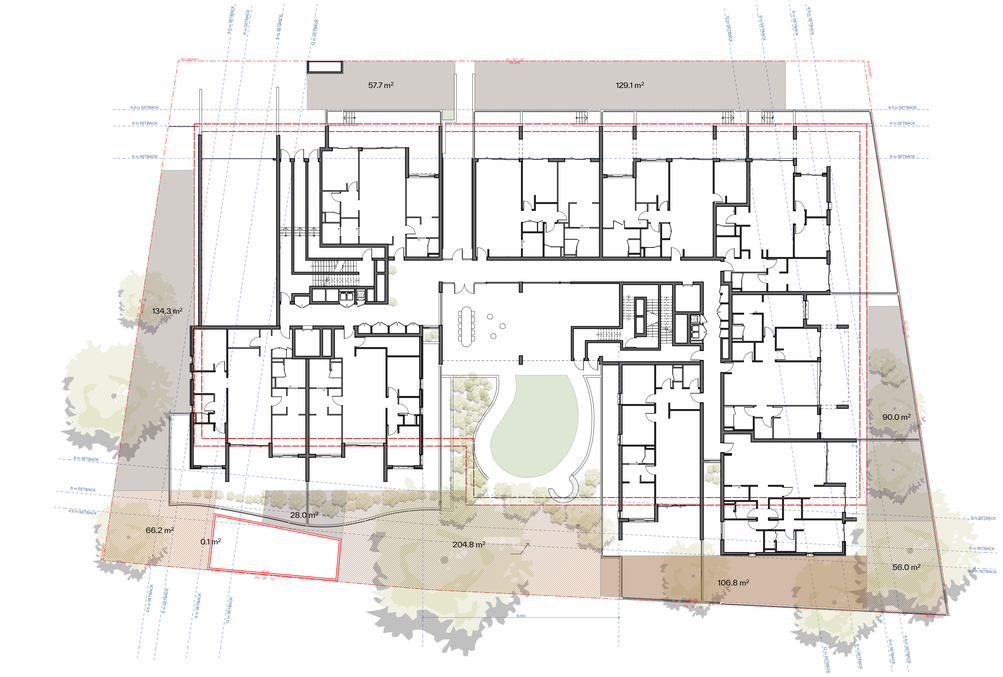
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 26 147 035 550
Nominated Architect: Paul Buljevic NSW 7708

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

DRAWING TITLE:
Affordable housing GFA diagram

DRAWING BY: Nil	CHECKED BY: LC	
SCALE: 1:200, 1100, 2:1@A0	DRAWING NO: **DA502**	ISSUE: **05**
PROJECT NO: 2518		



1 Ground floor deep soil diagram
1:200



2 Ground floor landscape diagram
1:200

GENERAL NOTES:

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LEGEND:

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

DEEP SOIL AREA

LEGEND:

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

PROPERTY DETAILS:

SITE AREA: 3,467.7 sqm

ADG DEEP SOIL REQUIREMENT (SE-1):
Site Area > 1,500 sqm - 7% & (6m Min)
Proposed: 327 sqm (9.4%)

ADDITIONAL PROPOSED DEEP SOIL AREA (3m Min):
545.8 sqm (15.7%)

Total Area :872.8 sqm

LANDSCAPE AREA

LANDSCAPED AREA SUMMARY:

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

TOTAL LANDSCAPE AREA PROPOSED= 1445.3 sqm (41.7%)

Issue	Date	Description
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Scale Bar 1 : 200 @ A0

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Landscape & Deep soil diagram

DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:200, 1:1@A0	DRAWING NO: **DA510**	ISSUE: **05**
PROJECT NO: 2518		

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

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

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

T17 TO BE RETAINED

RAISED DECK PATHWAY/ENTRY

T2 TO BE REPLACED BY A SIMILAR TREE

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

INDICATIVE OF CANOPY ABOVE

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DETAILS

REFER TO ARBORIST REPORT FOR TPZ RETENTION DETAILS

REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR LANDSCAPE DETAILS

INDICATIVE OF LEVEL ABOVE

OSD TANK/RWT REFER TO STORMWATER ENGS DETAILS

BOUNDARY

T1 TPZ:9.6M SRZ3,200

T2 TPZ:9.6M SRZ3,200

T3 TPZ:3.0M

T4 TPZ:3.0M

T5 TPZ:4.0M

T6 TPZ:M SRZ 2,500

T17 TPZ:5.5M SRZ 2,000

T16 TPZ:3.8M SRZ2,300

T15 TPZ:8.8M SRZ 3,200

T18 TPZ:9.6M SRZ 3,400

T19 TPZ:4.8M SRZ 2,400

T20 TPZ:2.0M SRZ1,900

T23 TPZ:3.8M SRZ 2,300

T24 TPZ:4.8m SRZ 2,400

T25 TPZ:4.6M SRZ 2,400

T26 TPZ:2.4M SRZ 2,000

T27 TPZ:2.0M SRZ 1,500

T28 TPZ:4.3M SRZ 2,400

T29 TPZ:2.4M

T30 TPZ:5.6M SRZ 2,700

T31 TPZ:3.6M SRZ 2,100

T32 TPZ:9.6M SRZ 3,300

T33 TPZ:7.0M SRZ 3,000

T34 TPZ:7.4M SRZ 3,100

T35 TPZ:6.5M SRZ 2,600

T36 TPZ:4.0M

T37 TPZ:7.8M SRZ 3,000

T38 TPZ:4.0M

T39 TPZ:6.2M SRZ 2,800

T40 TPZ:3.1M SRZ 2,100

T41 TPZ:4.3M SRZ 2,400

T42 TPZ:5.8M SRZ 2,500

T43 TPZ:4.4M SRZ 2,300

T44 TPZ:2.3M SRZ 1,900

T45 TPZ:8.2M SRZ 1,900

T46 TPZ:10.8M

T47 TPZ: R 2m

RL+171.00

RL+170.00

RL+171.53

RL+171.75

RL+169.50

7,000 min

4,400 min

1:8

1:5

Fire protected opening=OG glazing up to 1500 mm

Fire protected opening=OG glazing up to 1900 mm

Fire protected opening=OG at GF & L1

LIFT DN 1,100

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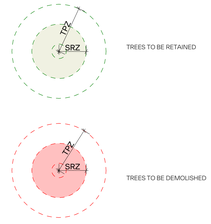
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TREE PROTECTION ZONE DIAGRAM



Issue	Date	Description
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03	25/02/2026	ISSUE FOR SSDA SUBMISSION
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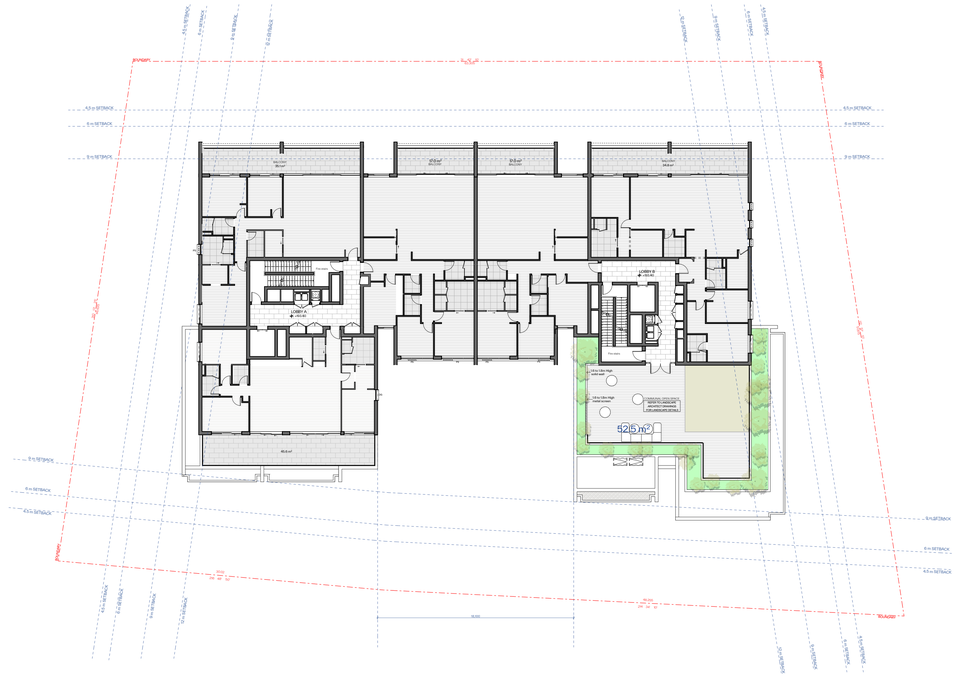
ABN 36 147 035 050
Nominated Architect:
Paul Buljevic NSW 7768

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

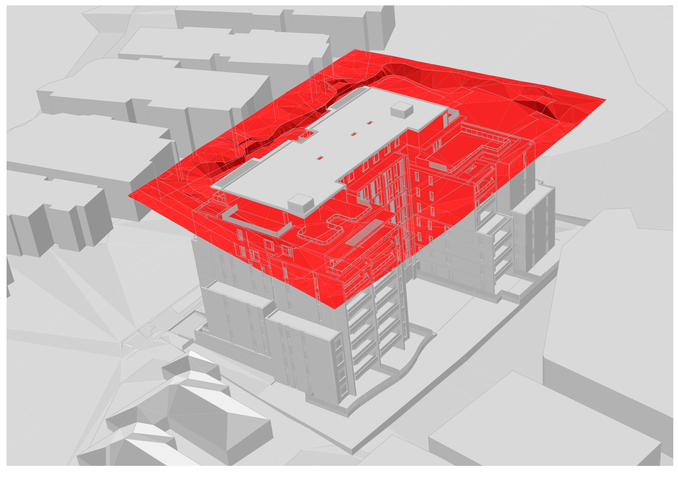
DRAWING TITLE:
TPZ diagram

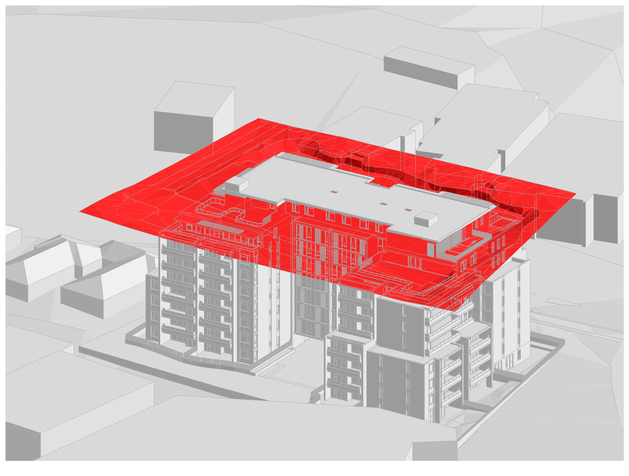
DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:100@A0	DRAWING NO: **DA511**	ISSUE: **04**
PROJECT NO: 2518		

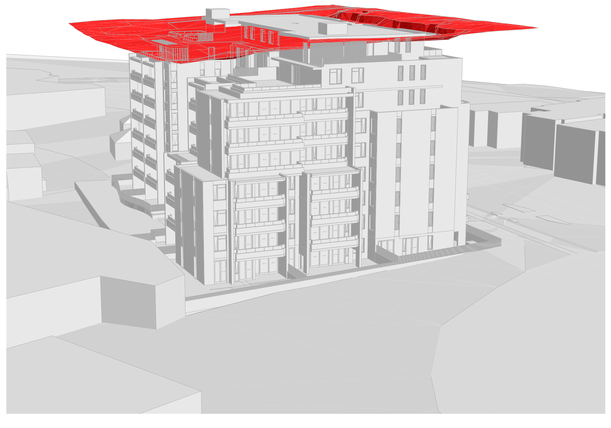

7.3 m²
4.1 m²
7.3 m²
7.3 m²
7.3 m²
LOBBY A
LOBBY B
LIFT
LIFT
LIFT
LIFT
4.5 m SETBACK
6 m SETBACK
9 m SETBACK
6 m SETBACK
3 m SETBACK
9 m SETBACK
6 m SETBACK
4.5 m SETBACK
BOUNDARY
BOUNDARY
BOUNDARY


4.5 m SETBACK
6 m SETBACK
9 m SETBACK
6.5 m SETBACK
8 m SETBACK
9 m SETBACK
9 m SETBACK
8 m SETBACK
4.5 m SETBACK
4.5 m SETBACK
6 m SETBACK
6 m SETBACK
6 m SETBACK
6 m SETBACK
6 m SETBACK
LOBBY A
LOBBY B
Terrace
Terrace
COMMUNAL OPEN SPACE
ROOF TO LANDSCAPE
ACCESS TO BOUNDARY
(SEE LANDSCAPE DETAILS)
521.5 m²
1.8 m Ultra High
solid wall
1.8 m Ultra High
metal screen
40.8 m²
Lift overrun
Lift overrun
Lift overrun









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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

NOTE:

Existing ground plane and building height plane are extrapolated from the survey information provided. Refer to RYGATE surveyor drawing reference 8074-D for further details and disclaimers.

1. Height in meters measured above existing NGL.
2. Building heights are based off the extrapolated ground plane levels where existing development has altered the existing ground plane levels.

HEIGHT LIMITS

LEGEND:

HEIGHT PLANE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/06/2026	ISSUE FOR SSDA SUBMISSION

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ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Height Limit diagram

DRAWING BY:	CHECKED BY:	
NI	LC	
SCALE: 1:40, 1:388.0, 1:77.6, 1:71.4@A0	DRAWING NO. **DA520**	ISSUE: **05**
PROJECT NO. 2518		



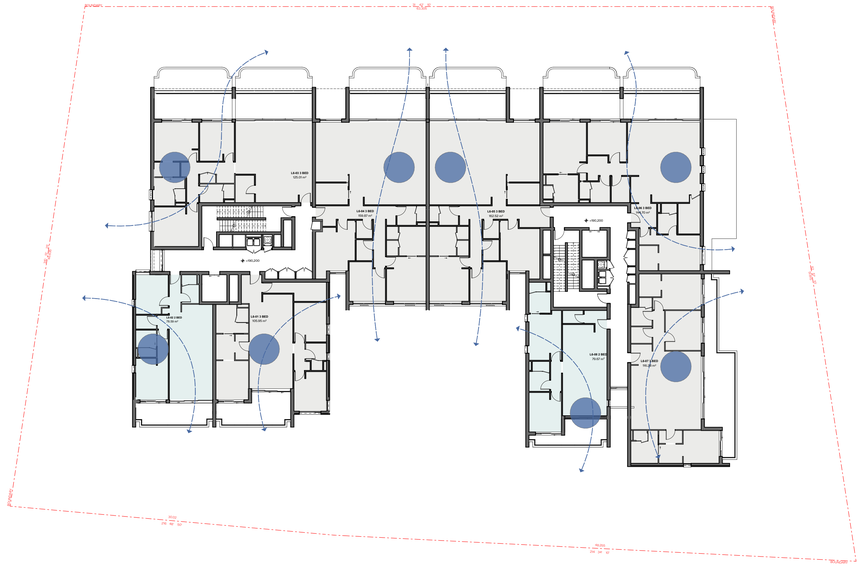
1 Ground 1:200



2 level 1/2/3 1:200



3 level 4/5 1:200



4 Level 6 1:200

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VENTILATION

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

LEGEND:

NATURAL CROSS VENTILATION (ADG(4B))

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

REQUIRED : 46UNITS / 77 (60%)

PROPOSED 60 UNITS / 77 (78%)

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Scale Bar 1 : 200 @ A0

N

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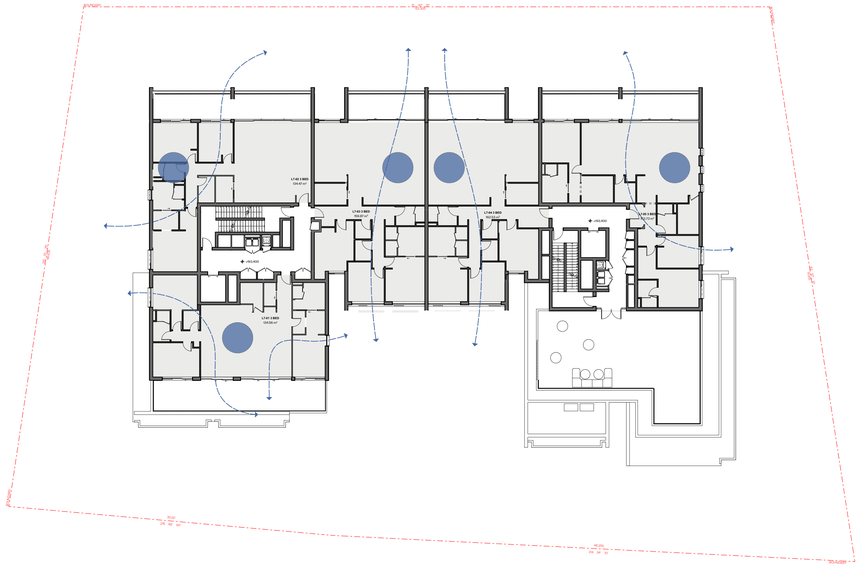
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

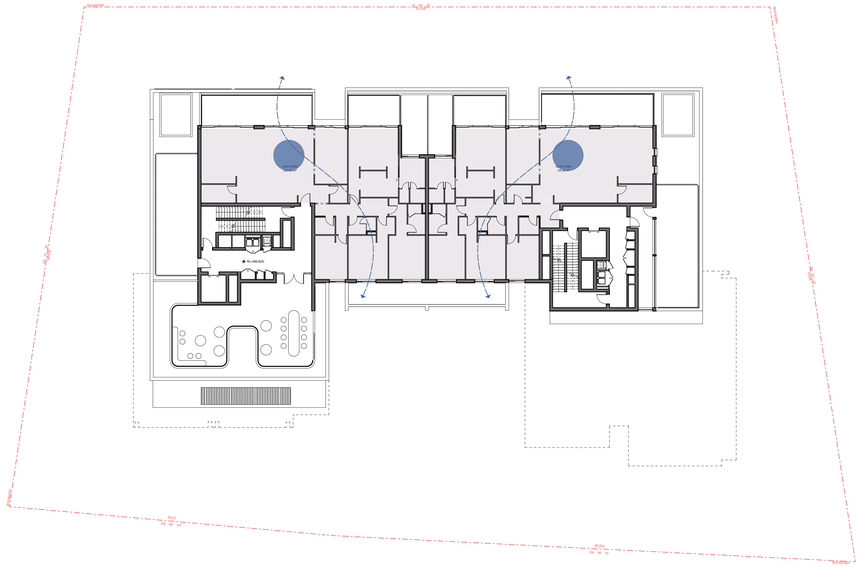
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Cross ventilation diagram sheet 1

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



1 Level 7
1:200



2 Level 8
1:200

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Scale Bar 1 : 200 @ A0

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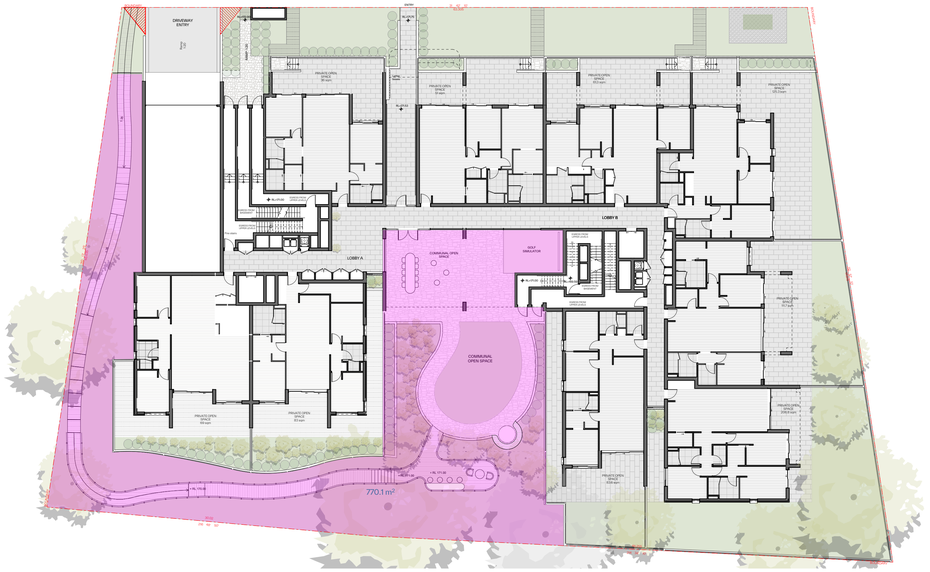
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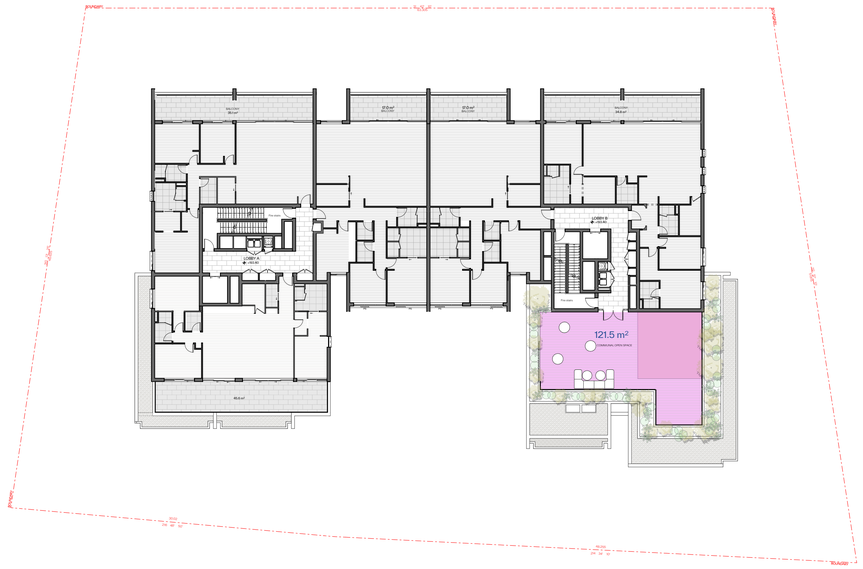
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
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DRAWING TITLE:
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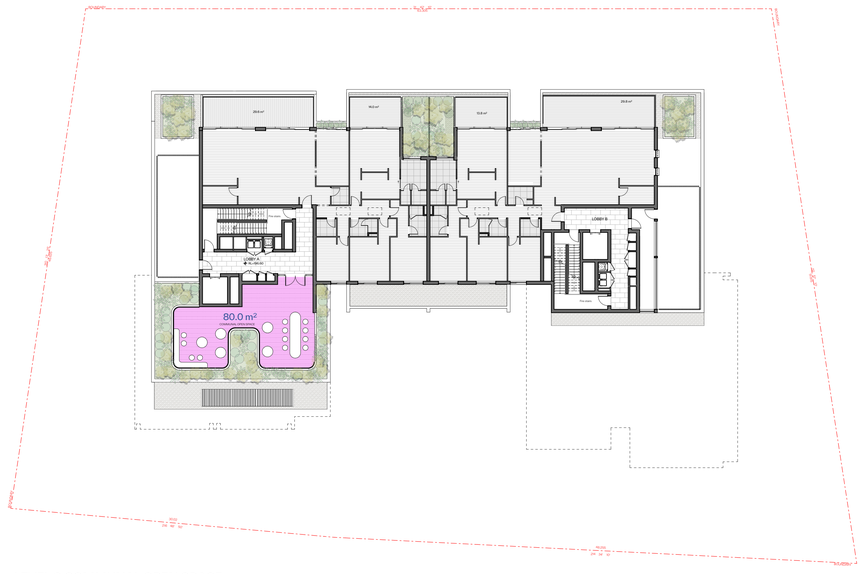
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SCALE: 1:200@A0	DRAWING NO.: **DA531**	ISSUE: **04**
PROJECT NO.: 2518		



1 GROUND COMMUNAL OPEN SPACE
1:200



2 LEVEL 7 COMMUNAL OPEN SPACE
1:200



3 LEVEL 8 COMMUNAL OPEN SPACE
1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

COMMUNAL OPEN SPACE

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:

SITE AREA 3467.7 sqm

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

REQUIRED AREA : 866.9 sqm

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

TOTAL PROPOSED : 971.6sqm (28%)

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

Scale Bar 1 : 200 @ A0

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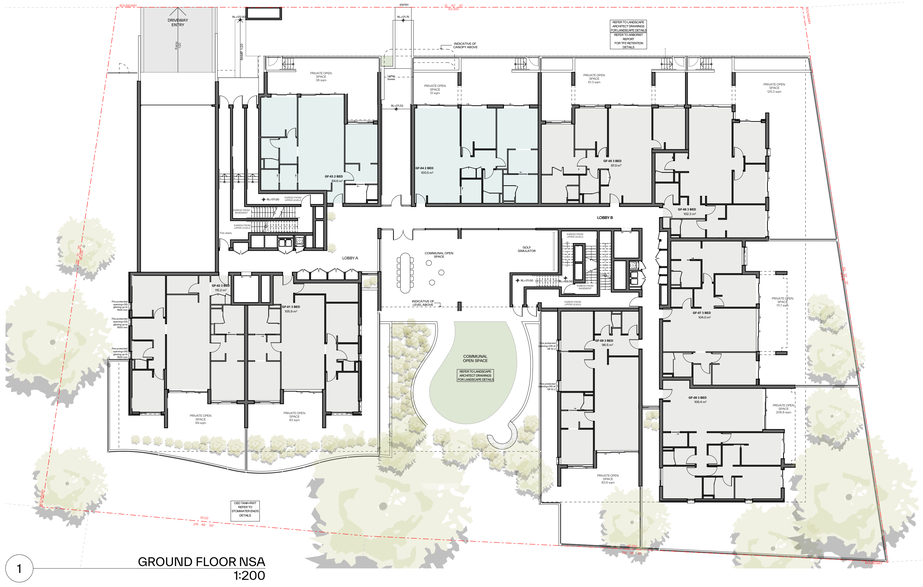
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

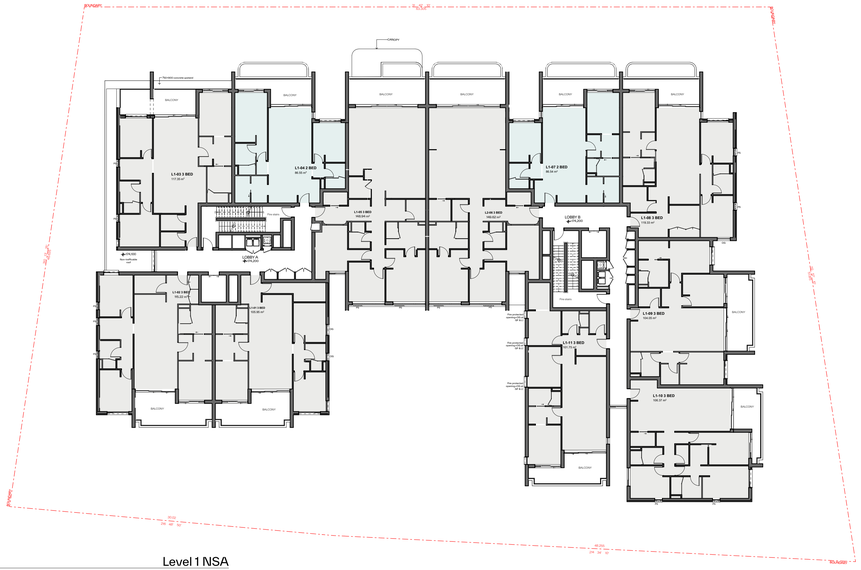
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Communal open space diagram

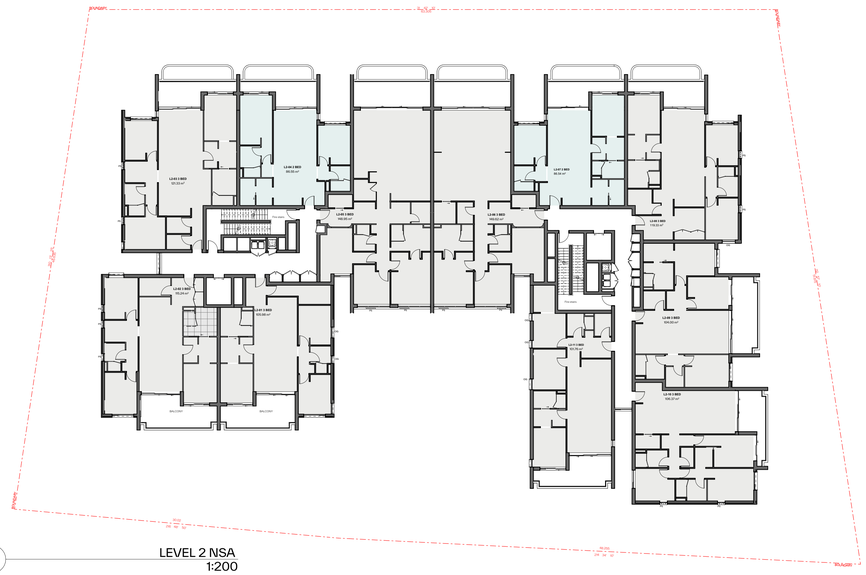
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PROJECT NO: 2518		



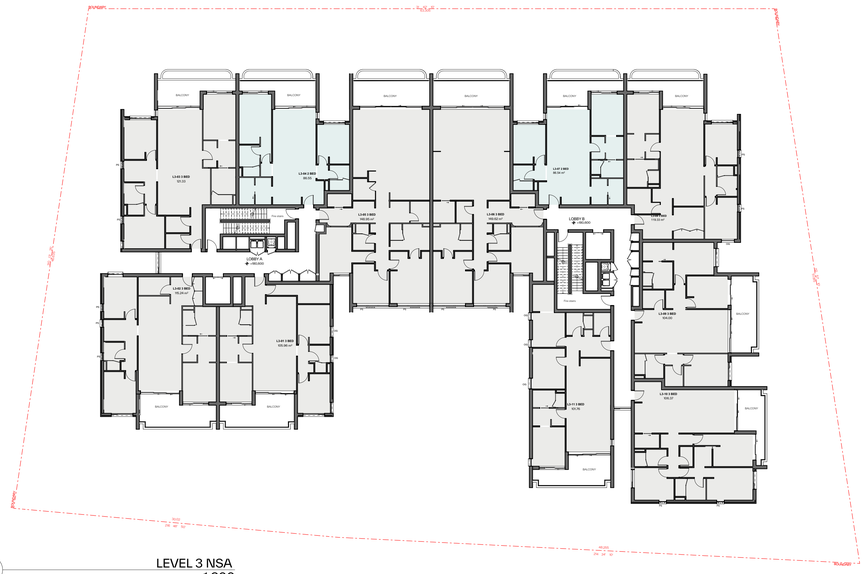
1 GROUND FLOOR NSA
1:200



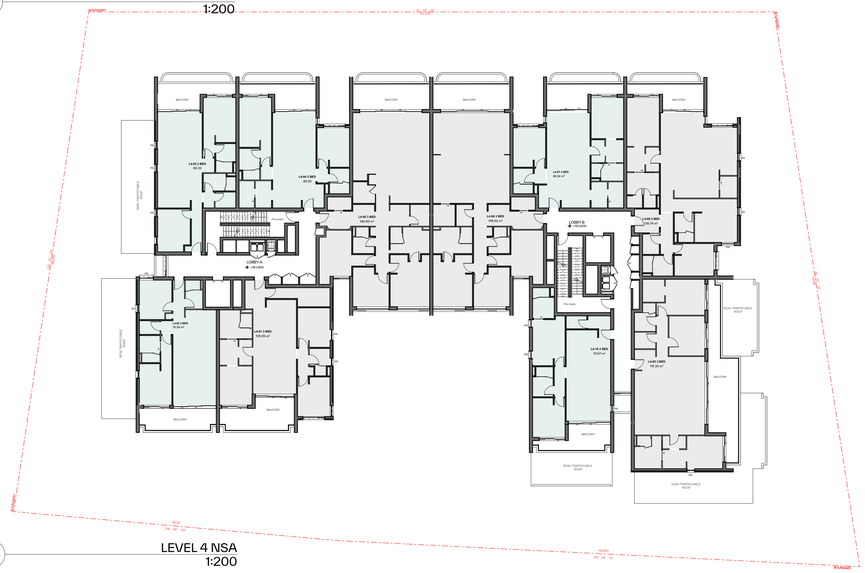
2 Level 1 NSA
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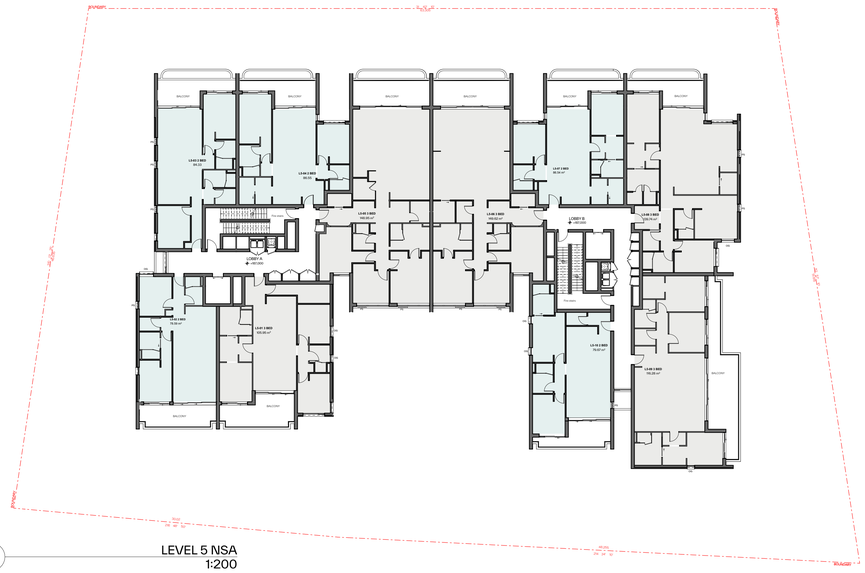
3 LEVEL 2 NSA
1:200



4 LEVEL 3 NSA
1:200



5 LEVEL 4 NSA
1:200



6 LEVEL 5 NSA
1:200

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LEGEND:

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AH	ACCESS HATCH
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FH	FIRE HYDRANT
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GC	GARBAGE CHUTE
HW	HIGH LIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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SK	SKYLIGHT
ST	STORAGE
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CONC	CONCRETE
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GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS#	PRIVACY SCREEN (TO FUTURE SELECTION)
PT#	PAINT FINISH TYPE#
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

UNIT MIX DIAGRAM



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

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

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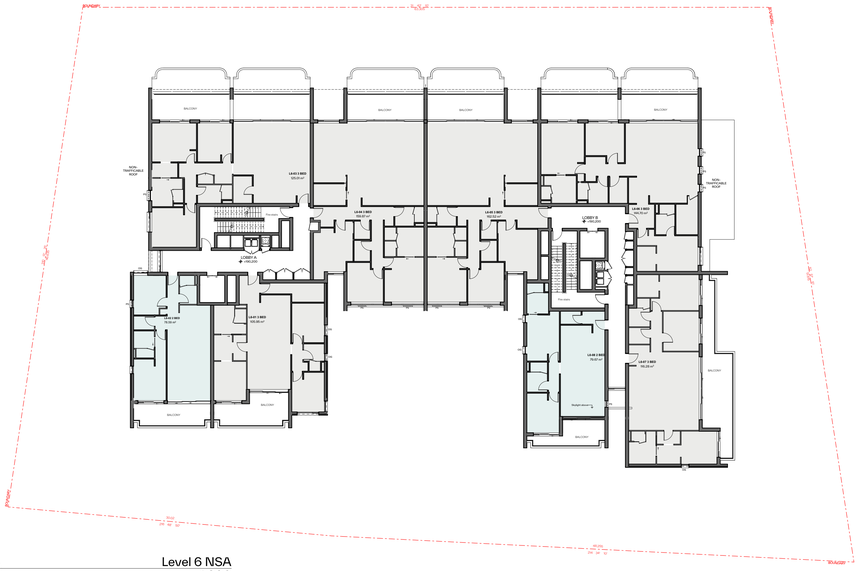
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

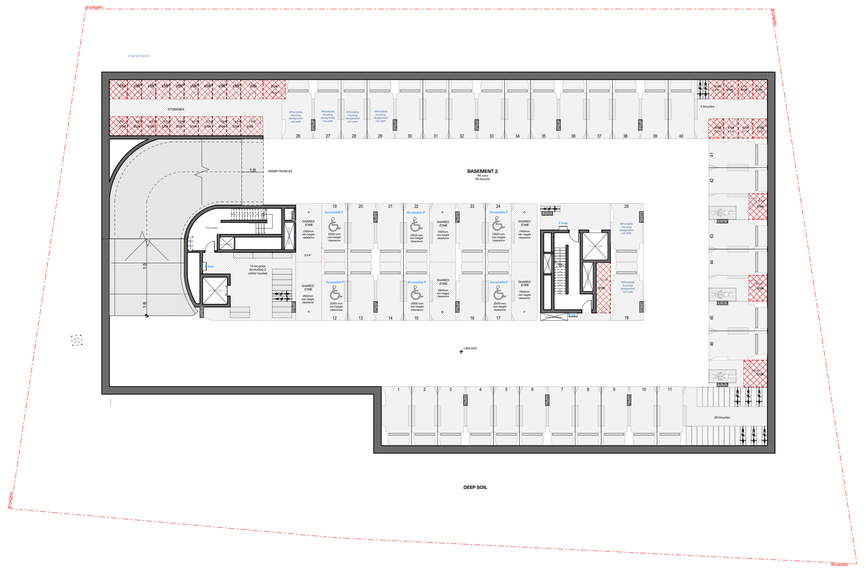
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Unit Mix diagram sheet 1

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

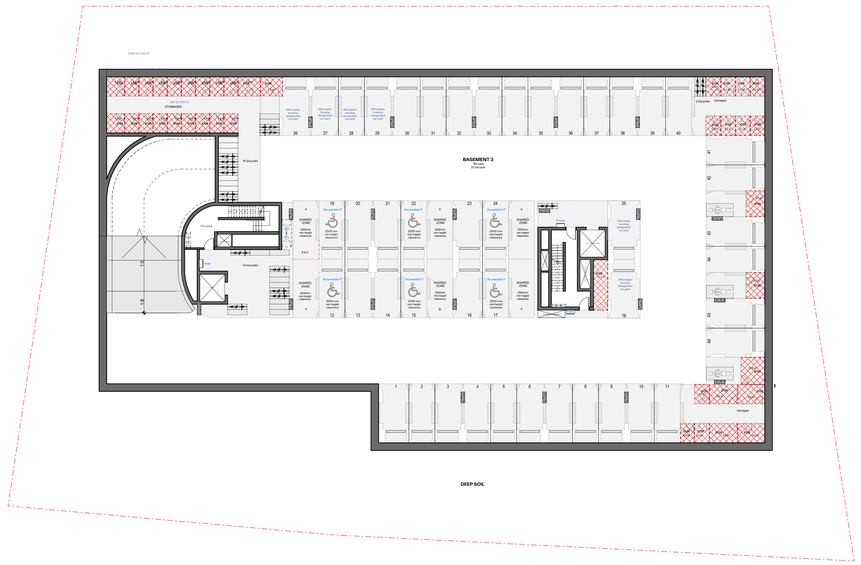

BALCONY
ROOF TRAFFICABLE ROOF
L6.01 2 BED
100.42 m²
L6.02 1 BED
50.00 m²
L6.03 1 BED
50.00 m²
L6.04 2 BED
100.00 m²
LOBBY A
RL 140.400
L6.05 1 BED
50.00 m²
LOBBY B
RL 140.400
L6.06 1 BED
50.00 m²
L6.07 2 BED
100.00 m²
L6.08 1 BED
50.00 m²
Pool below
Weight above
BALCONY
BALCONY
BALCONY



1 BASEMENT 3 STORAGE DIAGRAM
1:200



2 BASEMENT 2 TYPICAL STORAGE DIAGRAM
1:200



3 BASEMENT 1 STORAGE DIAGRAM
1:200



4 GROUND FLOOR STORAGE DIAGRAM
1:200

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

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

B1	39
B2	33
B3	5

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

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

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

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

Scale Bar 1 : 200 @ A0

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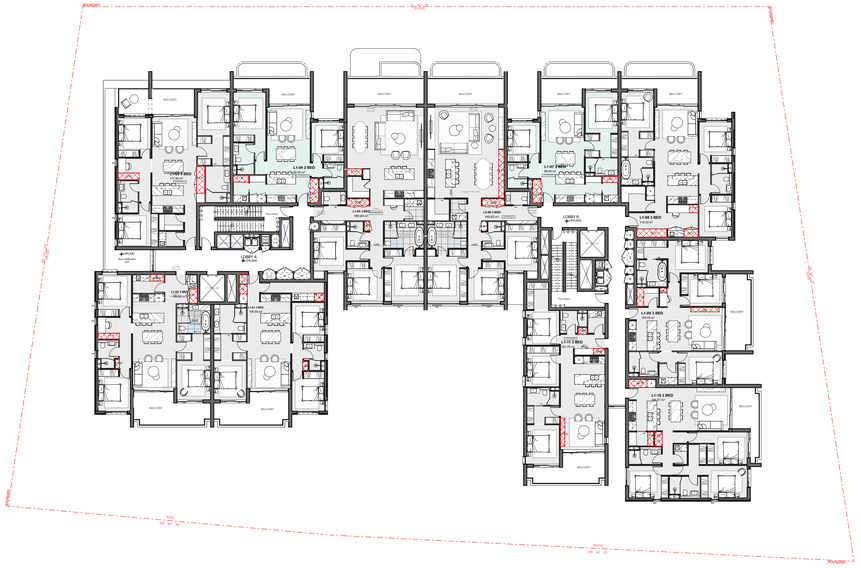
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

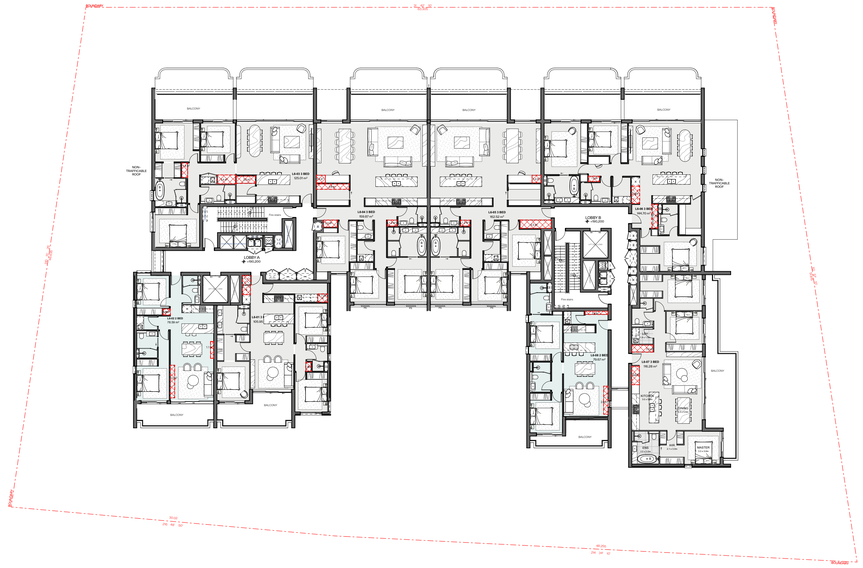
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

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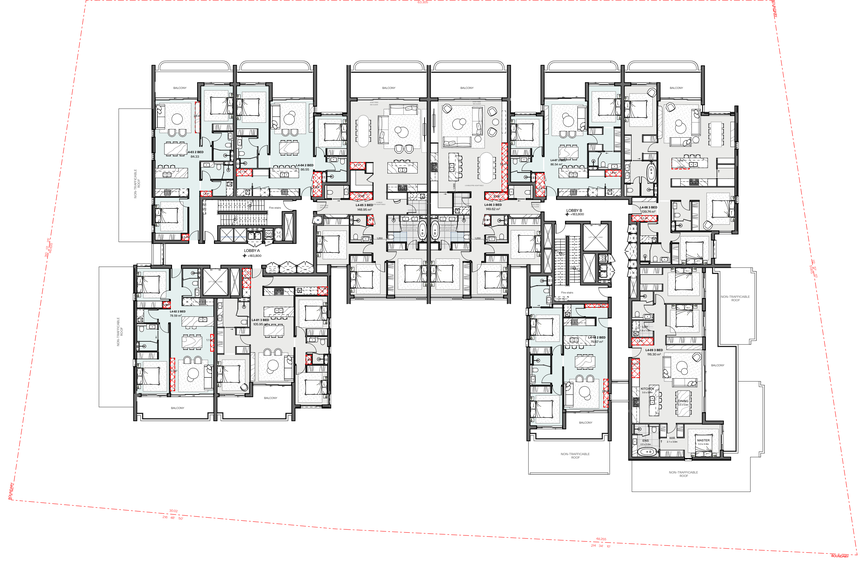
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PROJECT NO: 2518		



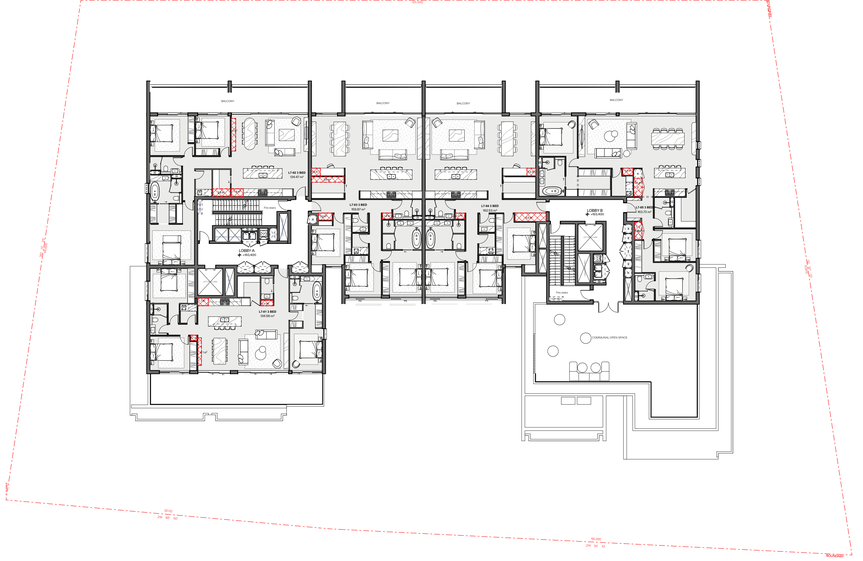
1 LEVEL1/2/3 TYPICAL STORAGE DIAGRAM
1:200



3 LEVEL 6 STORAGE DIAGRAM
1:200



2 LEVEL4/5 TYPICAL STORAGE DIAGRAM
1:200



4 LEVEL 7 STORAGE DIAGRAM
1:200

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

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

B1	39
B2	33
B3	5

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

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

Issue	Date	Description
01	15/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	5/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
PROSPER

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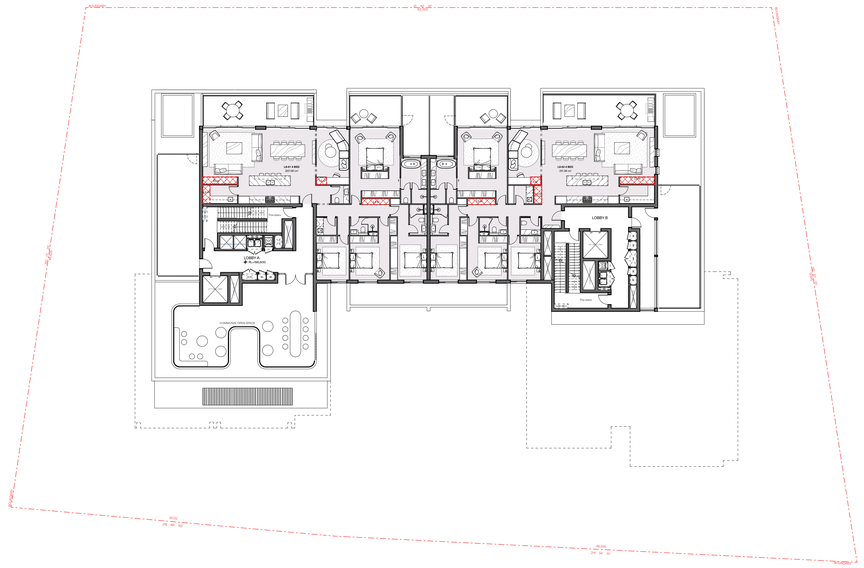
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Storage Calculation diagram sheet 2

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



1 LEVEL 8 STORAGE DIAGRAM
1:200

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

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

B1	39
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FHR	FIRE HOSE REEL
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HW	HIGH-LIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PS×	PRIVACY SCREEN (TO FUTURE SELECTION)
PT×	PAINT FINISH TYPE×
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

STORAGE

LEGEND:

STORAGE AREA

ADG: STORAGE CALCULATIONS

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

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

Scale Bar 1 : 200 @ A0

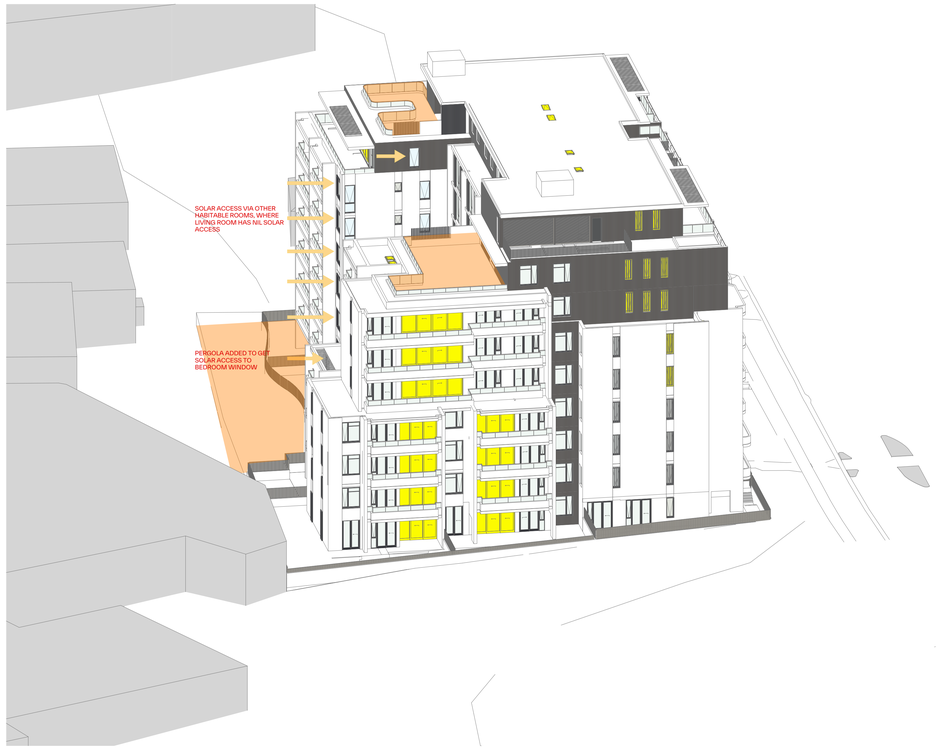
CLIENT:
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pbd architects
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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

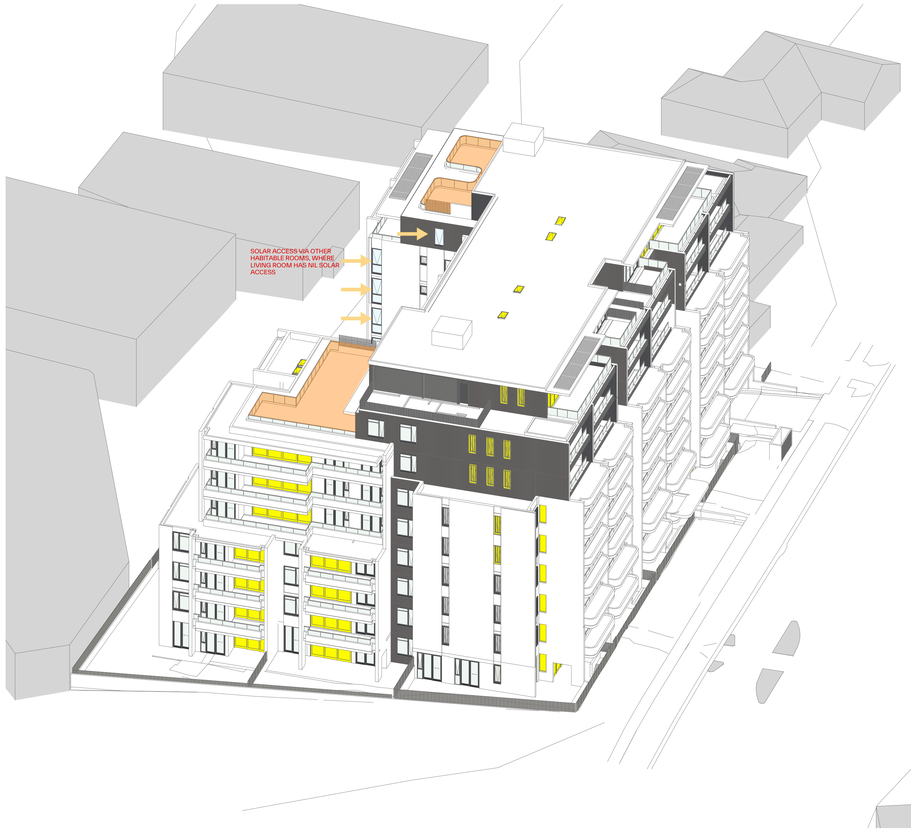
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Storage Calculation diagram sheet 3

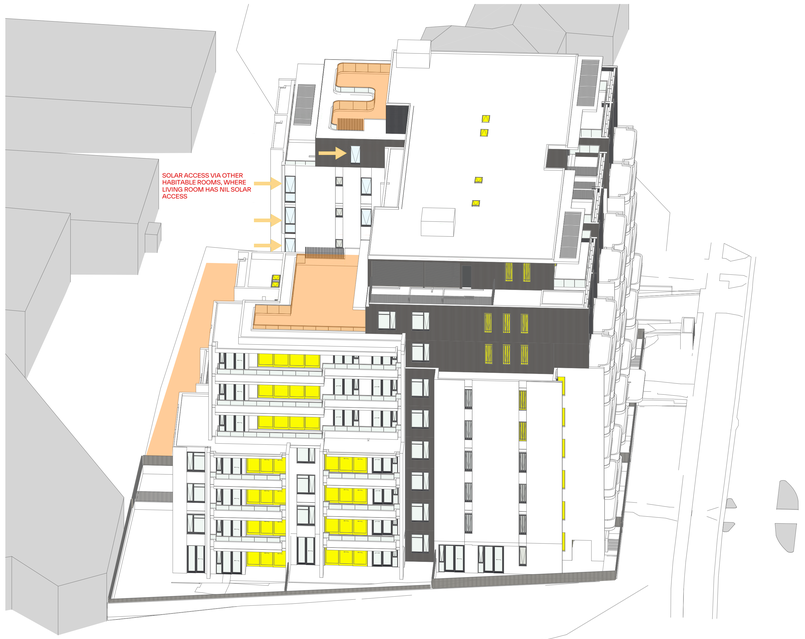
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SCALE: 1:200, 1:0.8@A0	DRAWING NO: DA562	ISSUE: 04
PROJECT NO: 2518		



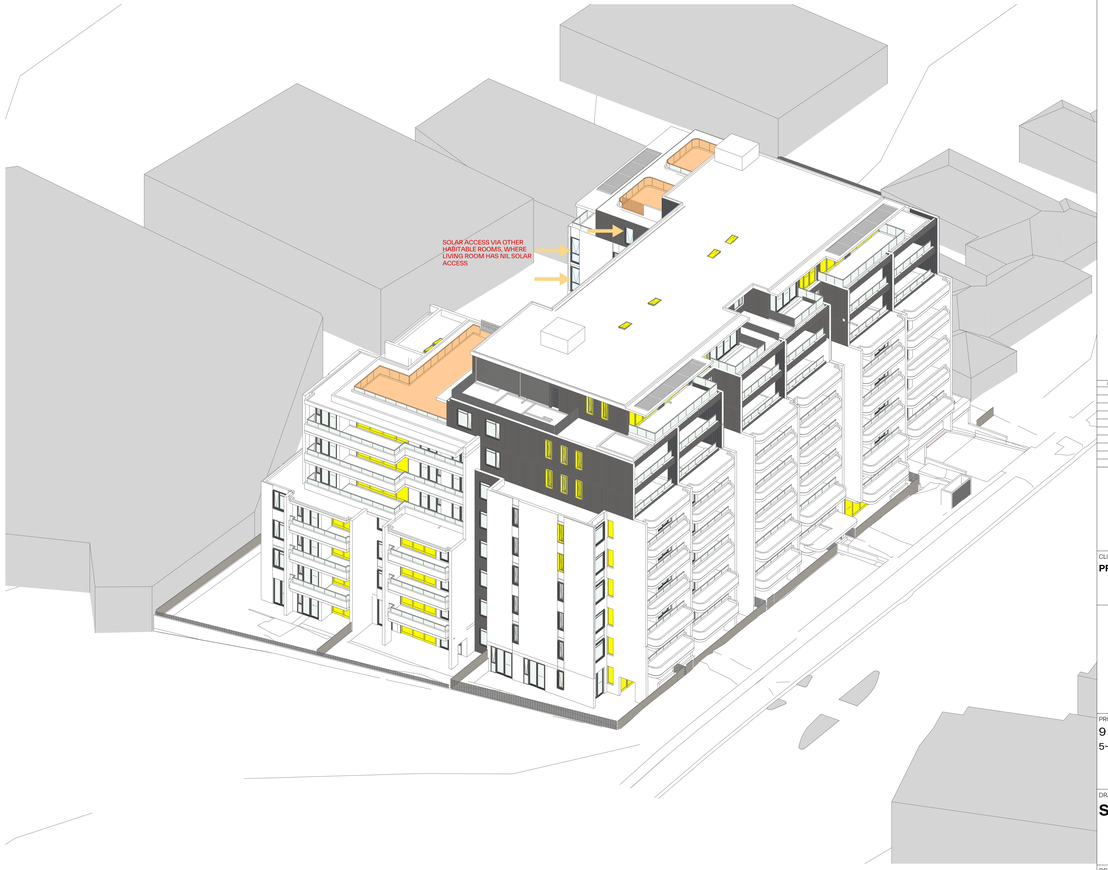
1 Sun Eye View-09am
1:200



2 Sun Eye View-11am
1:200



4 Sun Eye View-10am
1:200



3 Sun Eye View-12pm
1:200

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

LEGEND:

WINDOWS WITH SOLAR ACCESS

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	5/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/06/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
PROSPER

pbd architects

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W - pbdarchitects.com.au

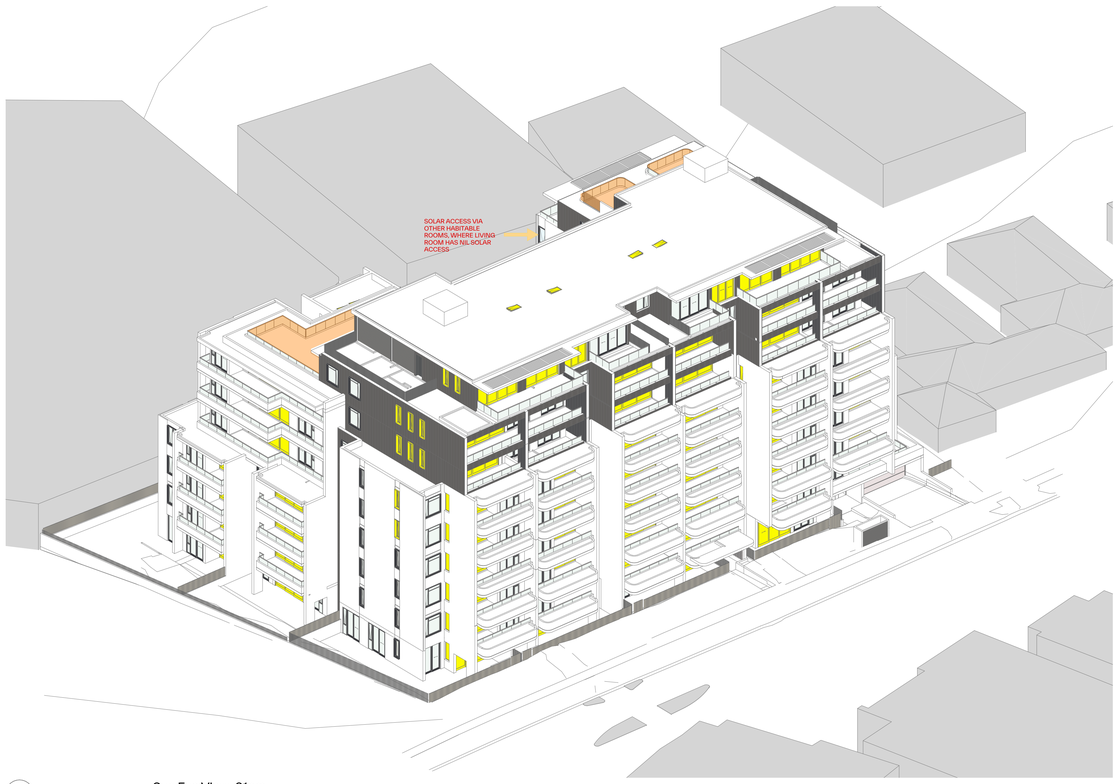
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

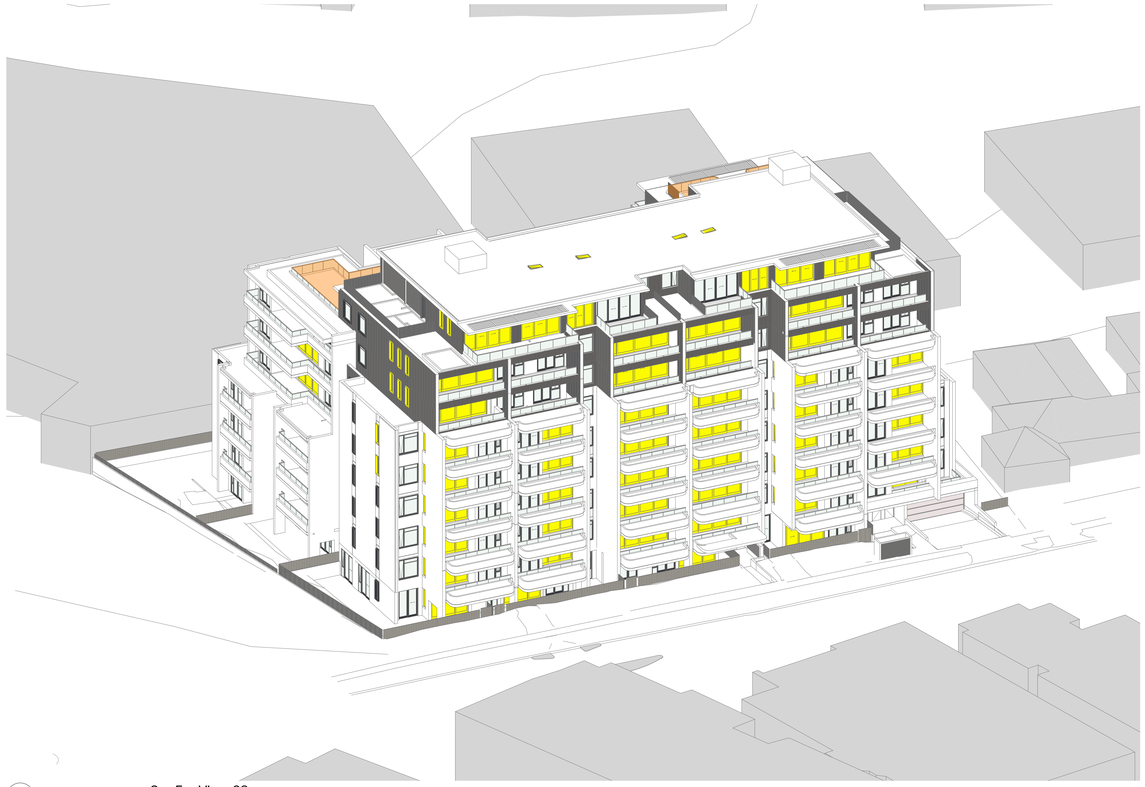
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access diagram Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
Nil	LC	
SCALE: 1:200@A0	DRAWING NO: **DA680**	ISSUE: **05**
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									y							0.00 hr
GF.02									y							0.00 hr
GF.03				y	y	y	y	3.00 hr		y	y	y	y	y	y	5.00 hr
GF.04					y	y	y	2.00 hr		y	y	y	y	y	y	5.00 hr
GF.05					y	y	y	2.00 hr		y	y	y	y	y	y	5.00 hr
GF.06		y	y	y	y	y	y	5.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.07	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.08	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
GF.09									Y	Y						1.00 hr
L1.01									y							0.00 hr
L1.02									y							0.00 hr
L1.03						y	y	1.00 hr					y	y	y	2.00 hr
L1.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L1.05					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L1.06					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L1.07					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L1.08		y	y	y	y	y	y	5.00 hr				y	y	y	y	3.00 hr
L1.09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L1.10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L1.11																
L2.01									y							0.00 hr
L2.02									y							0.00 hr
L2.03					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L2.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L2.05					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L2.06					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L2.07					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L2.08		y	y	y	y	y	y	5.00 hr				y	y	y	y	3.00 hr
L2.09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L2.10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L2.11																
L3.01									y							0.00 hr
L3.02									y							0.00 hr
L3.03					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L3.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L3.05					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L3.06					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L3.07					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L3.08		y	y	y	y	y	y	5.00 hr				y	y	y	y	3.00 hr
L3.09	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L3.10	y	y	y	y	y			4.00 hr	y	y	y	y	y	y	y	6.00 hr
L3.11																
L4.01									y							0.00 hr
L4.02									y							0.00 hr
L4.03					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L4.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L4.05					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L4.06					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L4.07					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L4.08		y	y	y	y	y	y	5.00 hr				y	y	y	y	3.00 hr
L4.09	y	y	y	y	y	y	y	6.00 hr	y	y	y	y	y	y	y	6.00 hr
L4.10																

SOLAR COMPLIANCE SCHEDULE

	LIVING ROOM								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									y							0.00 hr
L5.02									y							0.00 hr
L5.03					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L5.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L5.05					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L5.06					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L5.07					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L5.08		y	y	y	y	y	y	5.00 hr				y	y	y	y	3.00 hr
L5.09	y	y	y	y	y	y	y	6.00 hr	y	y	y	y	y	y	y	6.00 hr
L5.10																
L6.01									y							0.00 hr
L6.02									y							0.00 hr
L6.03					y	y	y	2.00 hr			y	y	y	y	y	4.00 hr
L6.04					y	y	y	2.00 hr			y	y	y	y	y	4.00 hr
L6.05					y	y	y	2.00 hr			y	y	y	y	y	4.00 hr
L6.06	y	y	y	y	y	y	y	6.00 hr			y	y	y	y	y	4.00 hr
L6.07	y	y	y	y				3.00 hr	y	y	y	y	y	y	y	6.00 hr
L6.08	Y	Y	Y	Y	Y			4.00 hr	Y							0.00 hr
L7.01	y							0.00 hr	y	y	y	y				3.00 hr
L7.02					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L7.03					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L7.04					y	y	y	2.00 hr				y	y	y	y	3.00 hr
L7.05	y	y	y	y	y	y	y	6.00 hr			y	y	y	y	y	4.00 hr
L8.01	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
L8.02	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2+ Hrs Solar Access to Living Rooms								55								56
								71.4%								72.7%
								✓								✓

Living Rooms with Nil Solar	20
Units with Solar access via Other Habitable Rooms (L2-01, L3-01, L3-11, L4-01, L5-01, L6-01)	6
Nil solar Total	14
	18.10%

POS with Nil Solar: 5, 6.49%

Y SOLAR ACCESS

NO SOLAR ACCES

	COMMUNAL OPEN							
	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
ROOFTOP COMMUNAL	y	y	y	y	y	y	y	6.00 hr
GROUND FLOOR	y	y						1.00 hr

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	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

LEGEND:

WINDOWS WITH SOLAR ACCESS

SOLAR ACCESS AT COMMUNAL OPEN SPACE

Issue	Date	Description
01	16/09/2025	ISSUE FOR SSDA SUBMISSION
02	4/02/2026	ISSUE FOR SSDA SUBMISSION
03	25/02/2026	ISSUE FOR SSDA SUBMISSION
04	9/04/2026	ISSUE FOR SSDA SUBMISSION
05	9/05/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 200 @ A0

CLIENT:
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P - 02 9698 8940
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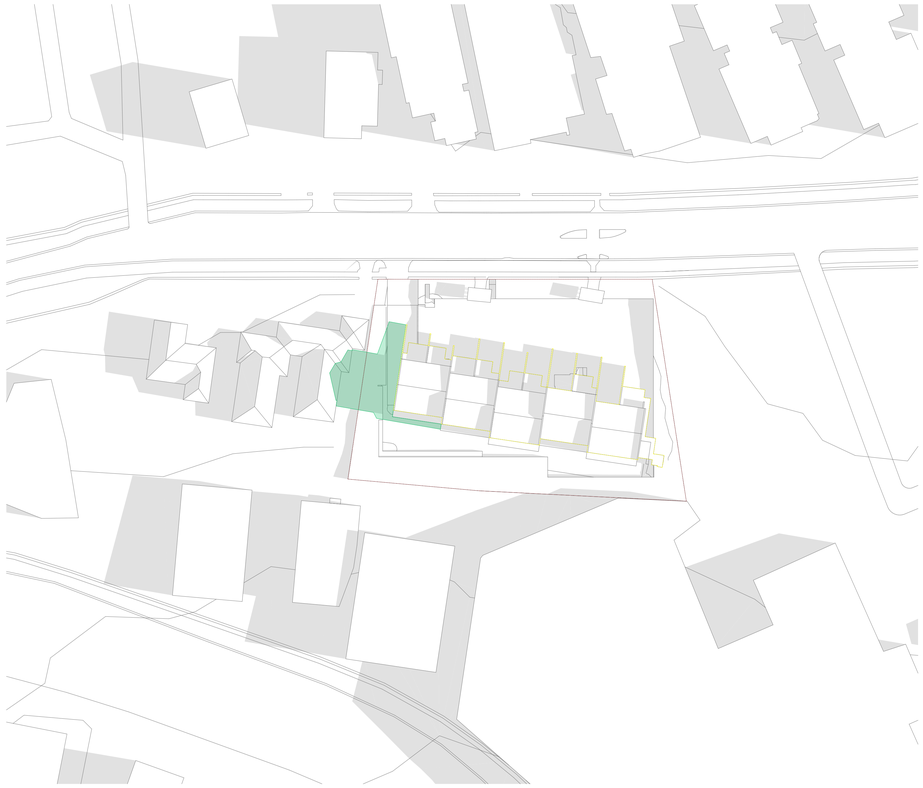
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

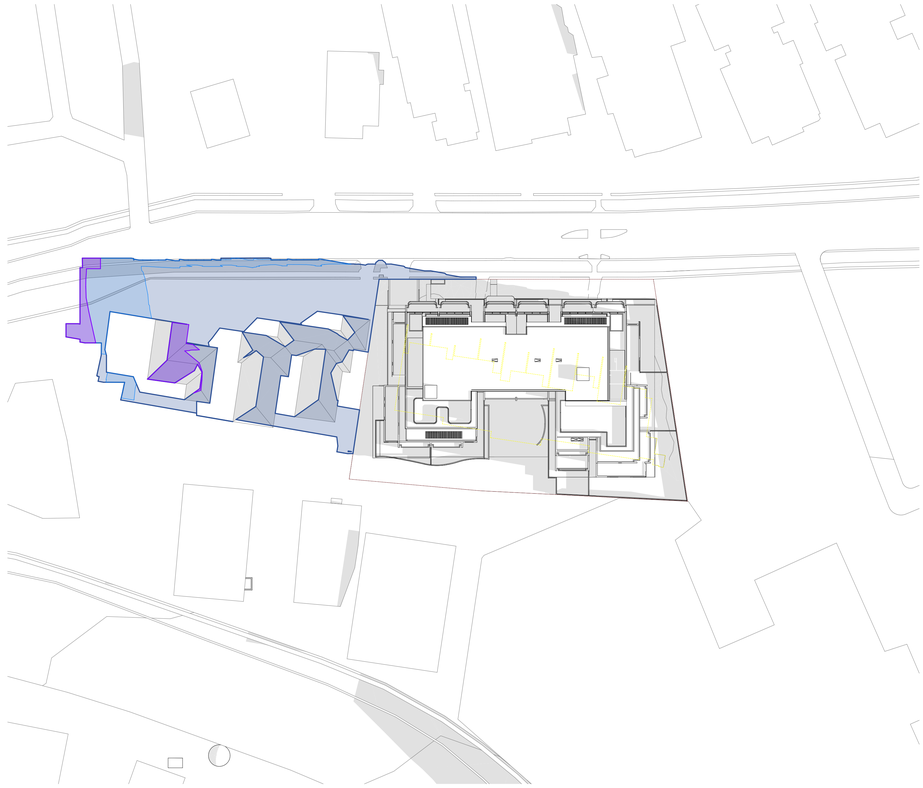
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Solar Access diagram Sheet 2

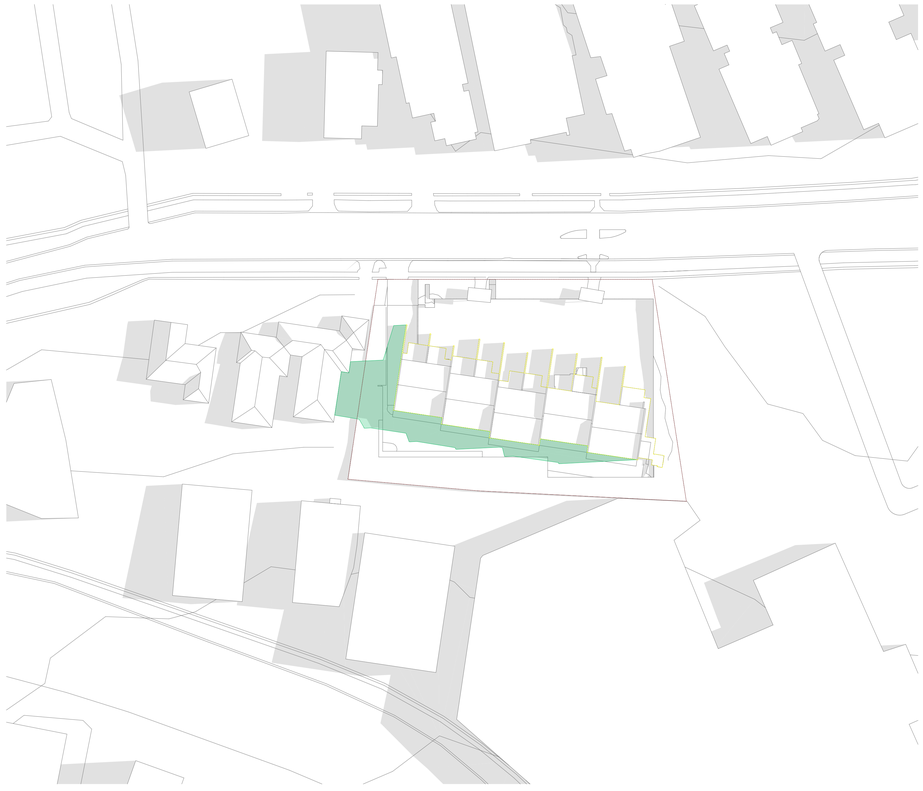
DRAWING BY: NI	CHECKED BY: LC	DATE:
SCALE: 1:200,1:0.3,1:1@A0	DRAWING NO: **DA681**	ISSUE: **05**
PROJECT NO: 2518		



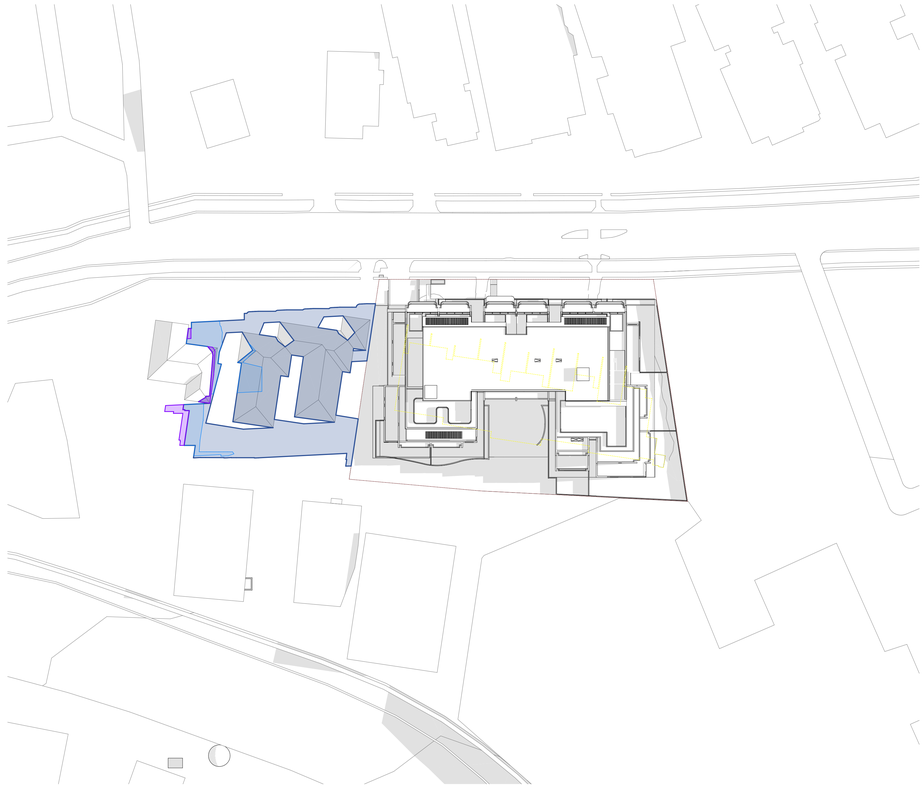
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1:500



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

GENERAL NOTES:

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LEGEND:

AW	AWNING
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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
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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:

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01	16/05/2025	ISSUE FOR SSDA SUBMISSION
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04	9/04/2026	ISSUE FOR SSDA SUBMISSION

Scale Bar 1 : 500 @ A0

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect
Paul Buljevic NSW 7768

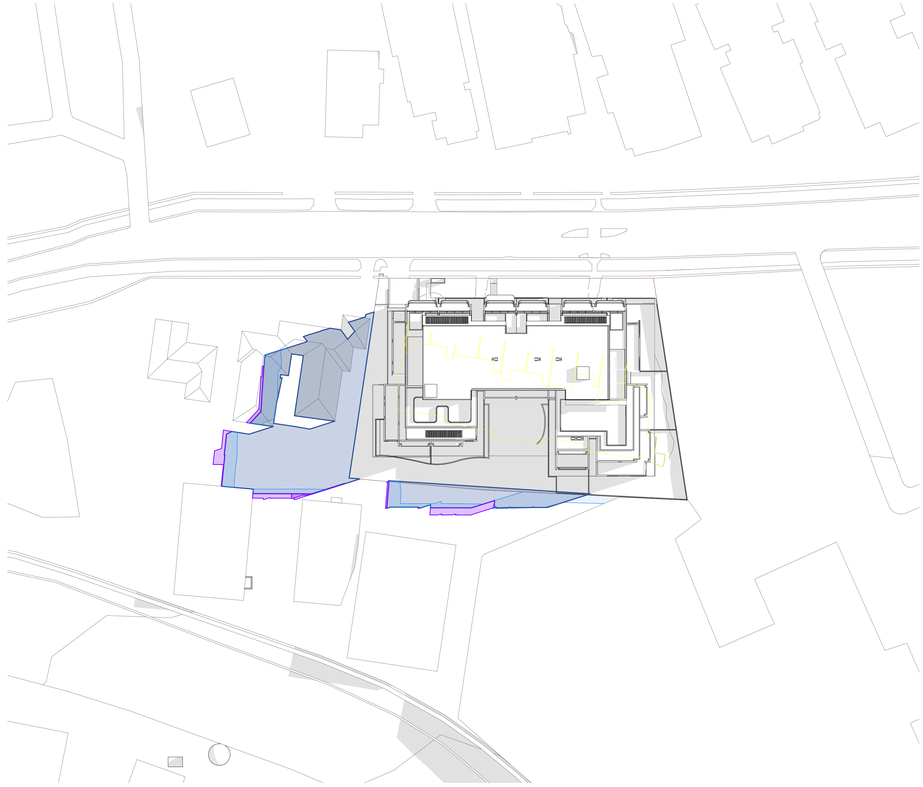
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 1

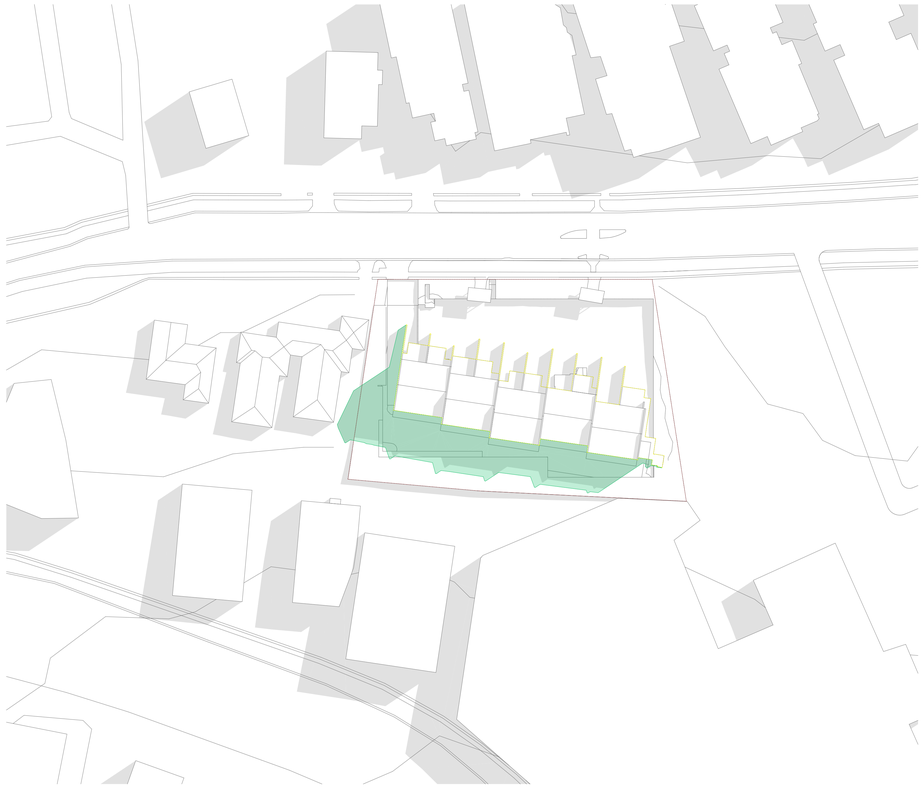
DRAWING BY: NI	CHECKED BY: LC	
SCALE: 1:500@A0	DRAWING NO: **DA710**	ISSUE: **04**
PROJECT NO. 2518		



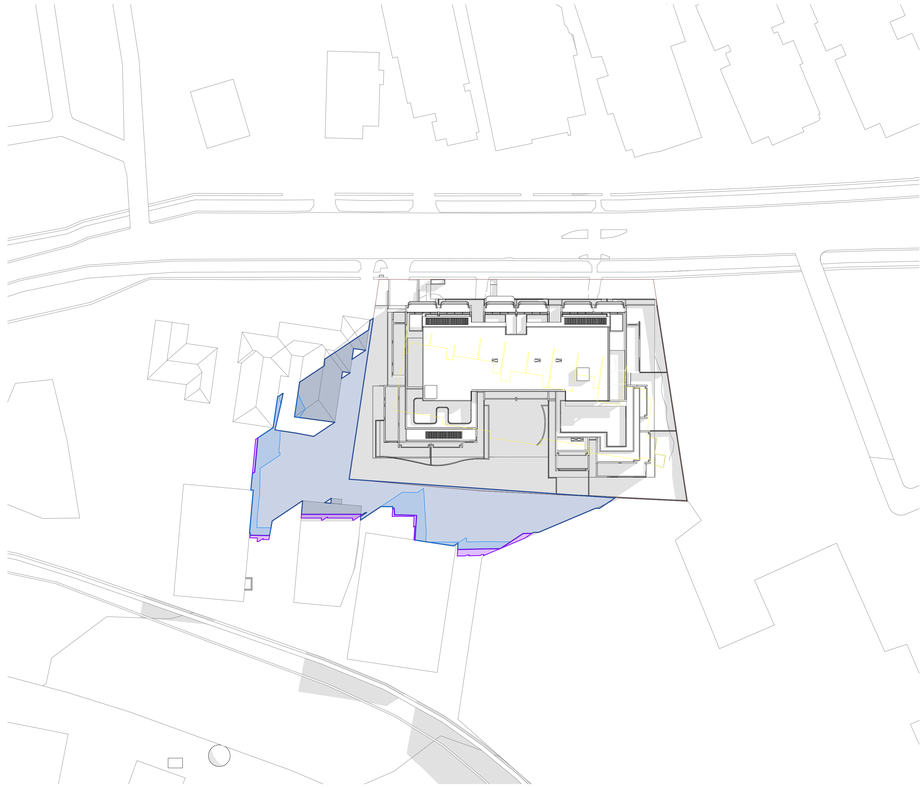
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1:500



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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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

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

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

Scale Bar 1 : 500 @ A0

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

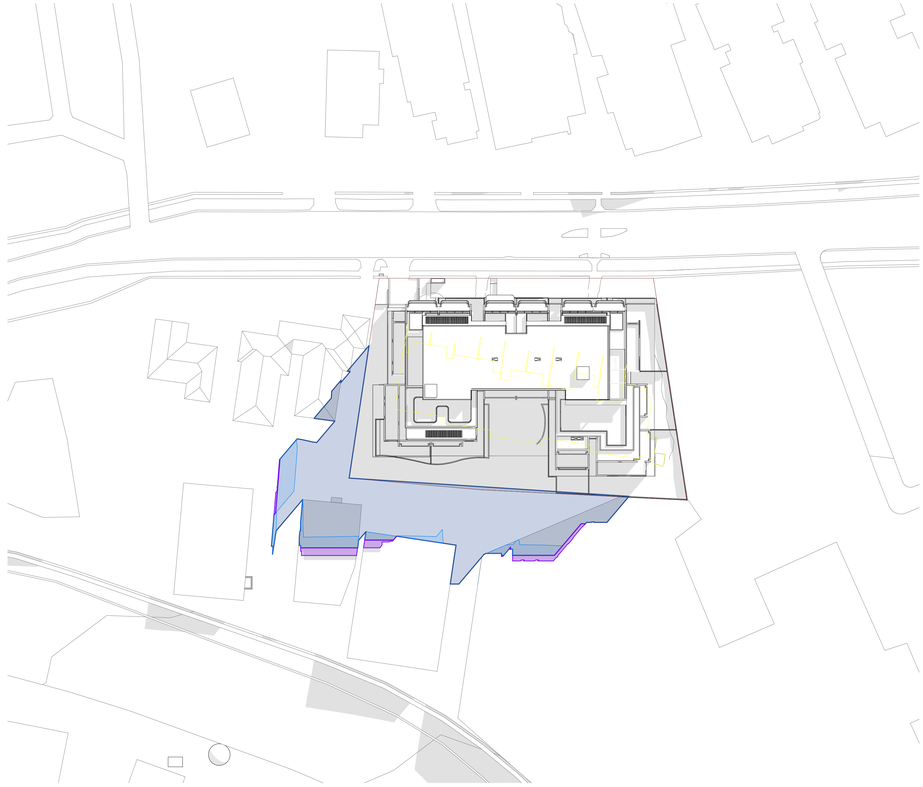
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 2

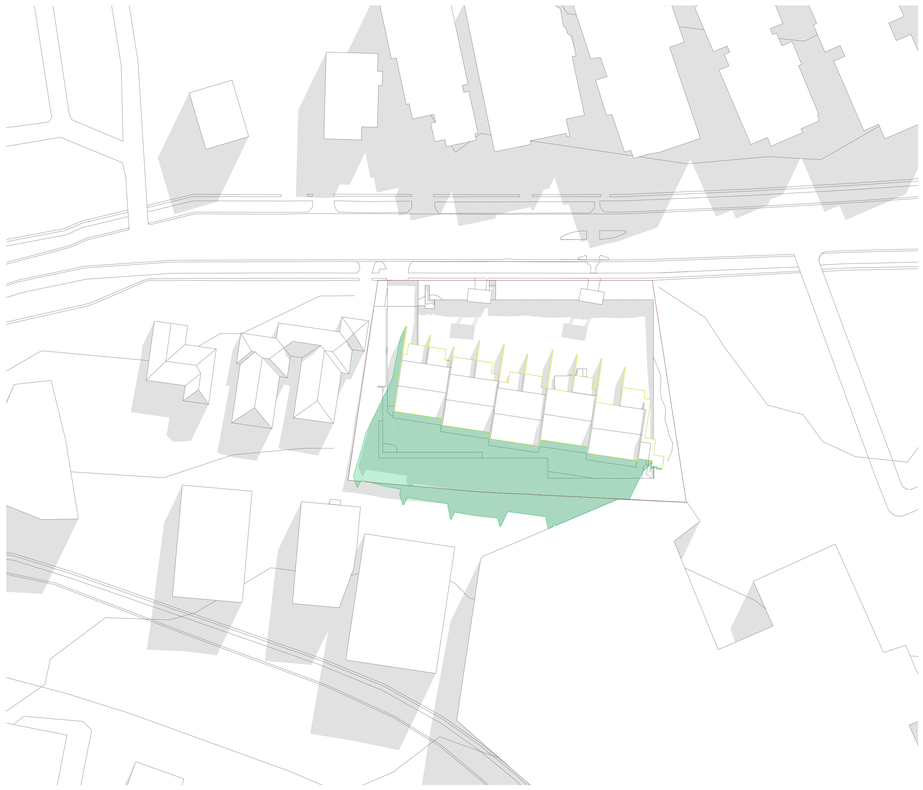
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PROJECT NO. 2518		



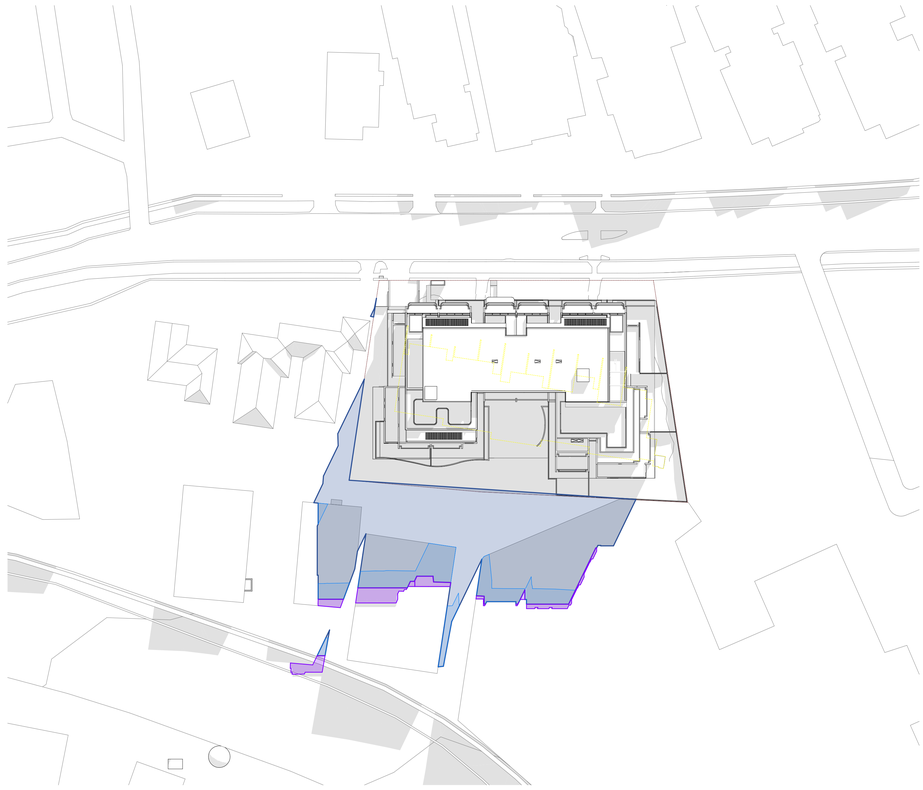
1 Shadow Study-Existing-21 June 01pm
1:500



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:

AW	AWNING
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Scale Bar 1 : 500 @ A0

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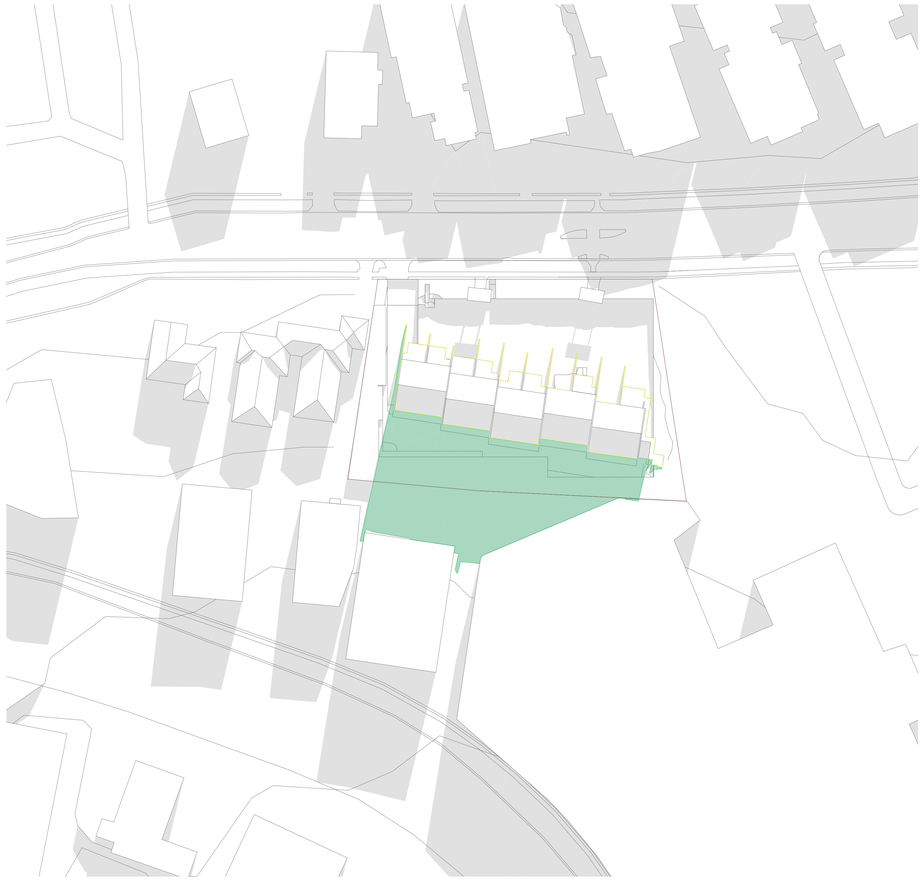
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
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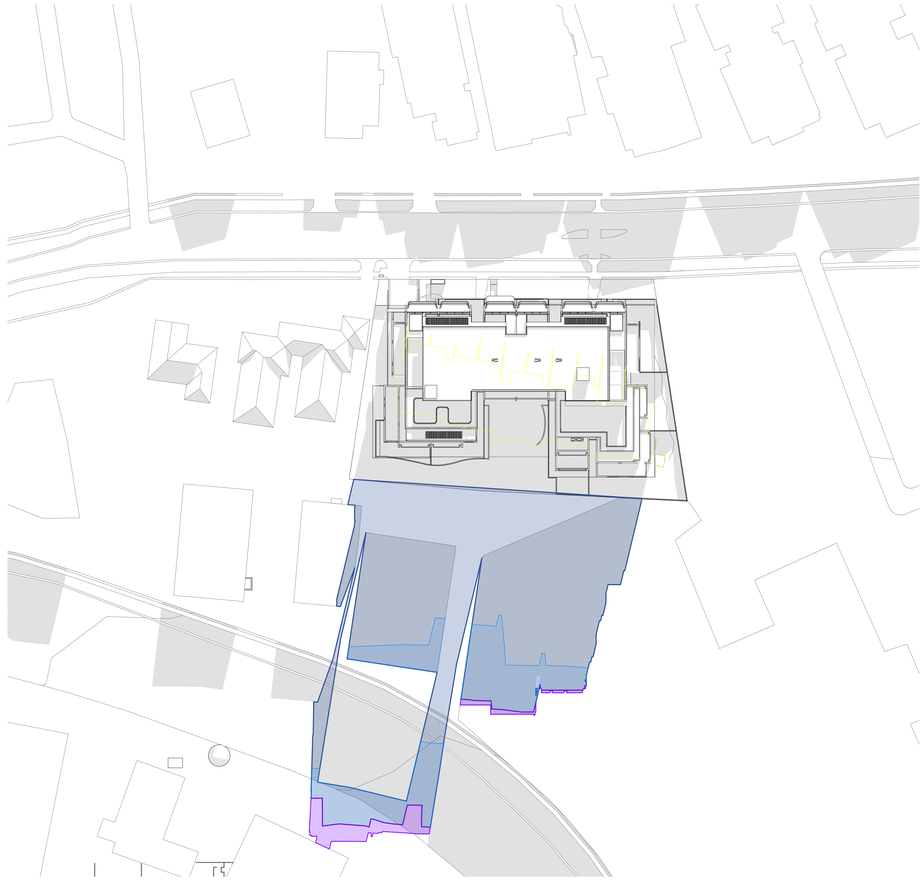
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 3

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



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



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

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- -SITE BOUNDARY

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

Scale Bar 1 : 500 @ A0

CLIENT:
PROSPER

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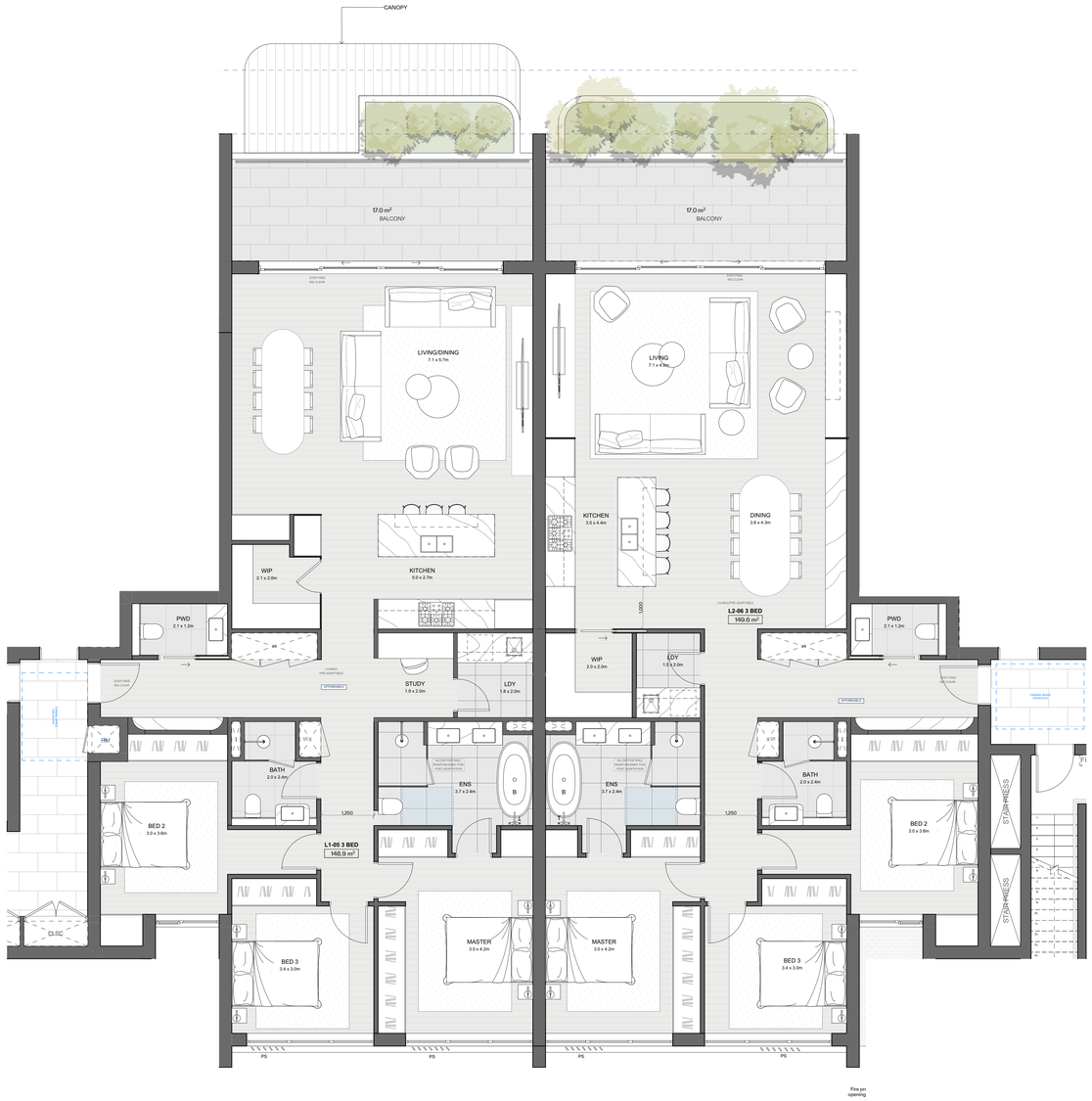
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

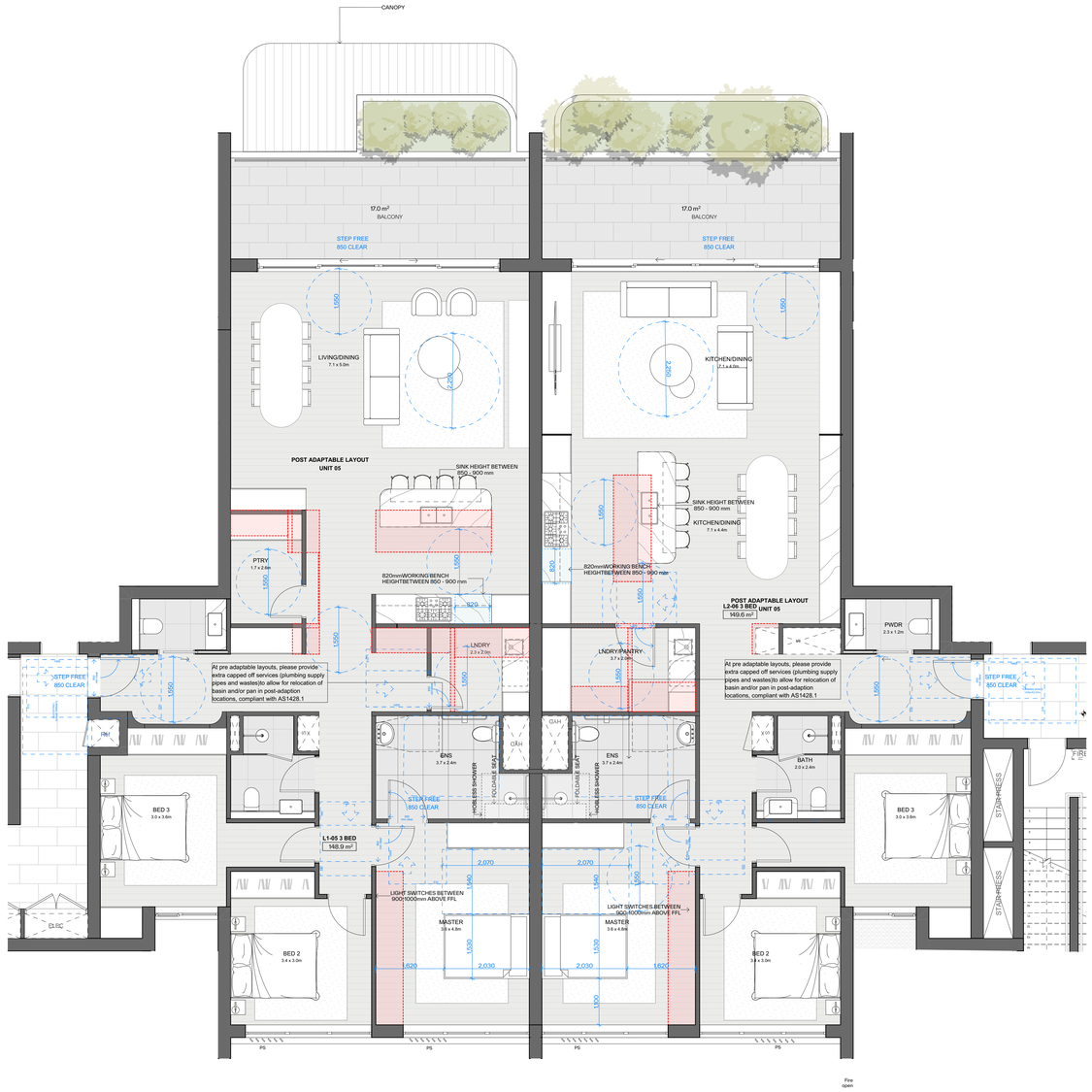
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Shadow diagram sheet 4

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



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



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

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

PROPOSEED PRE/ POST ADAPTABLE UNITS

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

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

LEGEND

CLEARANCE REQUIREMENTS COMPLIANT WITH AS 1428.1

INDICATIVE OUTLINE OF PRE- ADAPTABLE LAYOUTS

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Scale Bar 1 : 50 @ A0
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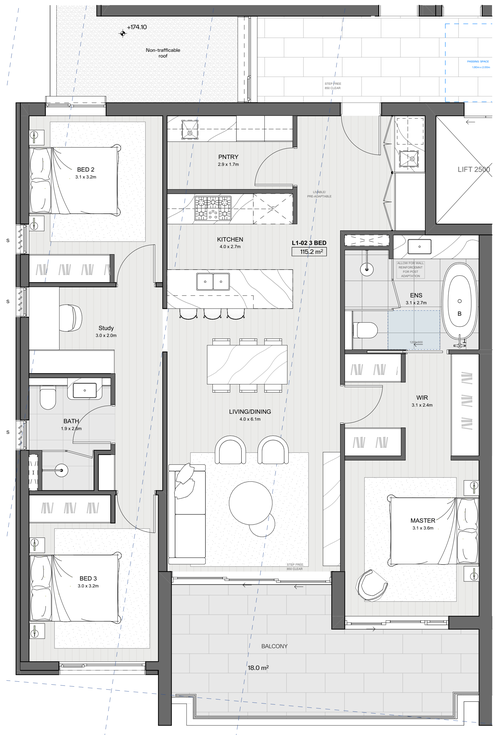
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7708

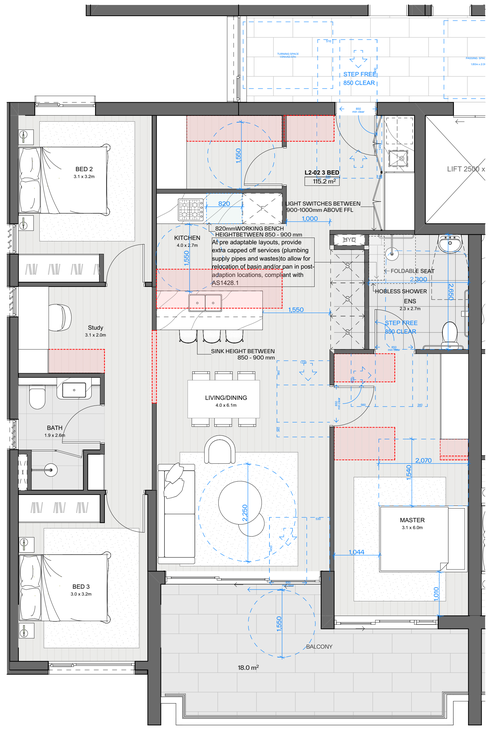
PROJECT:
9 STOREY RESIDENTIAL FLAT BUILDING
5-9 COWAN ROAD ST IVES NSW 2075

DRAWING TITLE:
Pre & post adaptable layouts

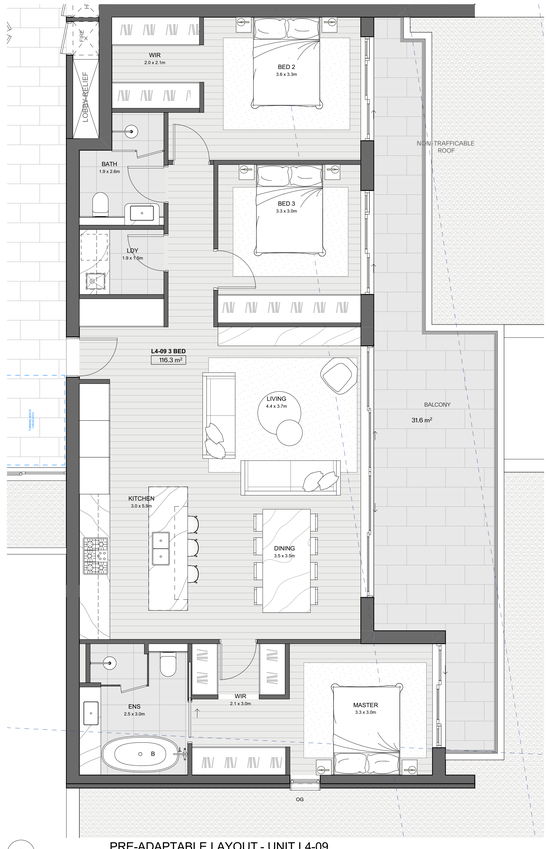
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NI	LC	
SCALE: 150@A0	DRAWING NO: DA800	ISSUE: 04
PROJECT NO. 2518		



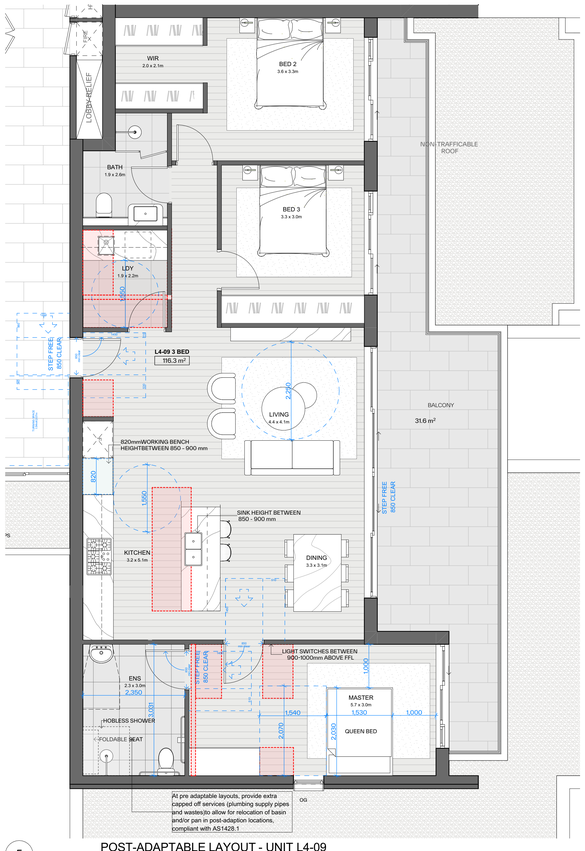
1 PRE-ADAPTABLE LAYOUT - UNIT 02 TYPICAL
1:50



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



3 PRE-ADAPTABLE LAYOUT - UNIT L4-09
1:50



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

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PROPOSEED PRE/ POST ADAPTABLE UNITS

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

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

LEGEND

CLEARANCE REQUIREMENTS COMPLIANT WITH AS 1428.1

INDICATIVE OUTLINE OF PRE- ADAPTABLE LAYOUTS

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Scale Bar 1 : 50 @ A0
0 1 2 3

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

PROJECT:
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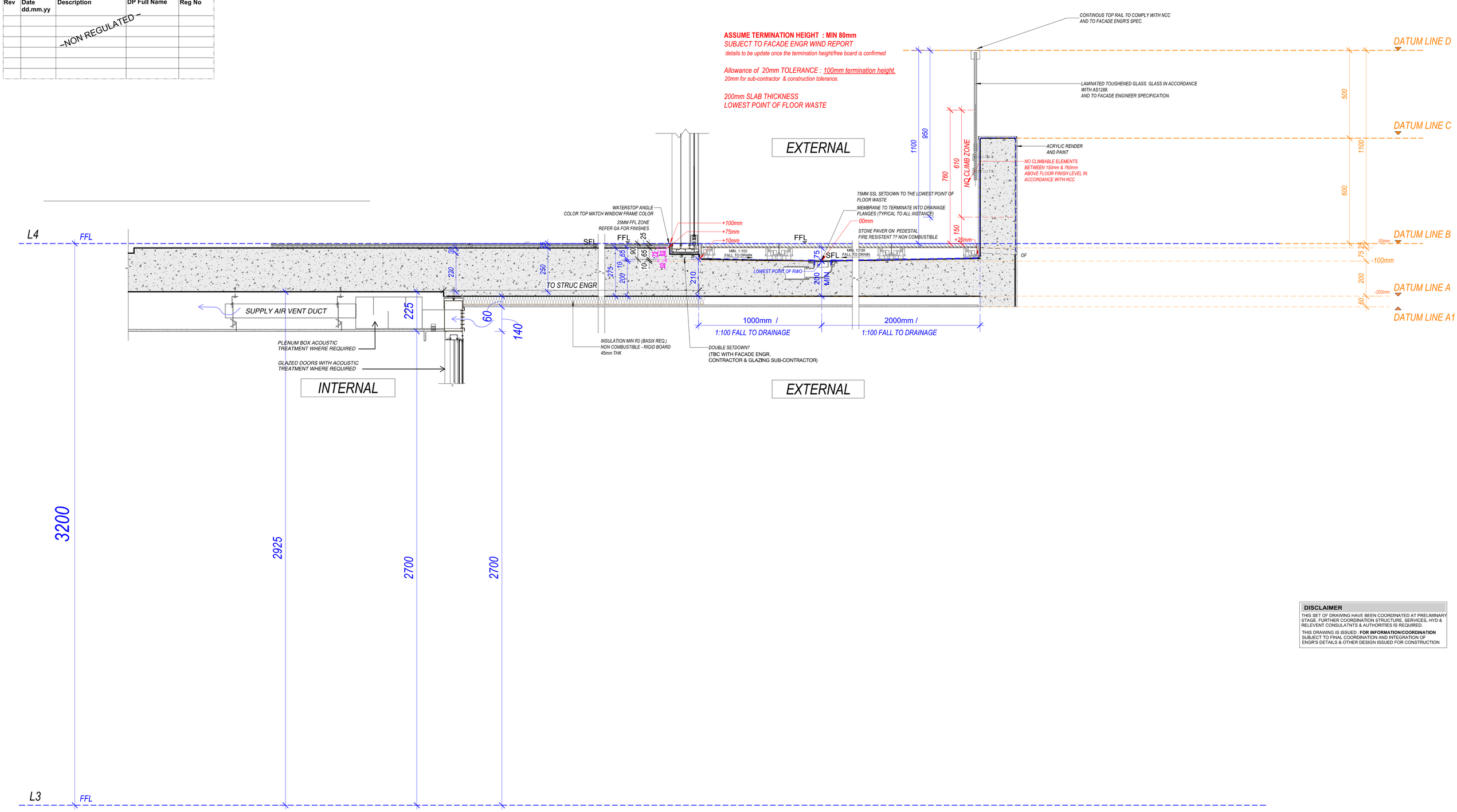
DRAWING TITLE:
Pre & post adaptable layouts

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

Regulated Design Record	
Project Address: PROJECT ADDRESS	
Project Title: PROJECT NAME	
Consent No: to update	Body Corporate Reg No:
Drawing Title: FACADE DETAILS - BALCONY	Drawing No: A4102

Rev	Date dd.mm.yy	Description	DP Full Name	Reg No

~NON REGULATED~



2 Facade Details - TYP BALC 2

SCALE 1 : 10 MM

THIS DRAWING TO BE READ IN-CONJUNCTION WITH A0000 SERIES DRAWING FOR NOTES, REQUIREMENTS & COMPLIANCES COMMITMENTS. REFER A0001~0010 FOR DRAWING LIST.

DISCLAIMER

THIS SET OF DRAWING HAVE BEEN COORDINATED AT PRELIMINARY STAGE. FURTHER COORDINATION STRUCTURE, SERVICES, HYD & RELEVENT CONSULATNTS & AUTHORITIES IS REQUIRED.

THIS DRAWING IS ISSUED : **FOR INFORMATION/COORDINATION** SUBJECT TO FINAL COORDINATION AND INTEGRATION OF ENGR'S DETAILS & OTHER DESIGN ISSUED FOR CONSTRUCTION

GENERAL NOTE :

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK-SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- WHEN PROPRIETARY PRODUCTS ARE REFERRED TO, INSTALL IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
- ALL ARCHITECTURAL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL THE CONSULTANTS AND CONTRACTOR DRAWINGS, SCHEDULE & SPECIFICATION & ALL OTHER RELEVANT DOCUMENTATION.
- ALL WORK TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- BUILDER TO CHECK ALL SITE DIMENSIONS PRIOR TO FABRICATION OF FITMENTS.
- THE GENERAL CONTRACTOR SHALL REVIEW ALL DOCUMENTS AND VERIFY ALL DIMENSIONS AND FIELD CONDITION AND SHALL CONFIRM THAT WORK IS BUILDABLE AS SHOWN. ANY CONFLICTS OR OMISSIONS, ETC. SHALL BE IMMEDIATELY REPORT TO THE ARCHITECTS FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTIONS.
- THIS DRAWING HAS BEEN PREPARED BASED ON INFORMATION FURNISHED BY/CONTRACTOR, AND REPRESENTING TO THE BEST OF OUR KNOWLEDGE THE BUILDING AS INTENTED TO BE CONSTRUCTED WITHIN THE SCOPE OF OUR INVOLVEMENT. THE USED OF THIS DRAWING SHOULD CONSIDERING, FURTHER/INVESTIGATION INCLUDING, BUT LIMITED TO , SITE INSPECTION AND REVIEW OF RELEVANT DOCUMENTATION, AS / NCC COMPLIANT PREPARED FOR THE PROJECT SHOULD BE MADE.

ALL BUILDING WORKS SHALL COMPLY WITH THE **REPORT, DRAWINGS & SPECIFICATION** BUT NOT LIMITED TO THE FOLLOWING :

BASIX CERTIFICATE / NATHERS COMPLIANCE.
CURRENT REVISION OR LATEST REVISION.

BCA, FIRE ENGINEER REPORT
CURRENT REVISION OR LATEST REVISION.

FACADE REPORT, WATERPROOFING REPORT
CURRENT REVISION OR LATEST REVISION.

ACCESS, TRAFFIC, STRUCTURAL, SERVICES
CURRENT REVISION OR LATEST REVISION.

PASSIVE FIRE REPORT
CURRENT REVISION OR LATEST REVISION.

CONDITION OF APPROVAL AND ALL OTHER RELEVANT REPORTS & DOCUMENTATION
CONTRACTOR IS REQUIRED TO BE FAMILIAR WITH & ENSURE ALL COMPLIANCES & REQUIREMENTS ARE COMPLY WITH NCC, ADG & ALL OTHER RELEVANT REGULATION ON THE FINAL REPORT/SPEC PROVIDED.

THIS DRAWING TO BE READ IN-CONJUNCTION WITH ALL OTHER DOCUMENTATION.

CONSULTANTS :

BUILDER	-	BCA	-
STRUCTURAL	WEBBER DESIGN	FER	-
HYDRAULIC	GOLDFISH & BAY	FACADE ENGR	-
ELECTRICAL	GOLDFISH & BAY	WATERPROOF	-
MECHANICAL	GOLDFISH & BAY		
TRAFFIC	GENESIS TRAFFIC	.....	
FIRE SERVICES	-		
ACOUSTIC	-		
PASSIVE FIRE	(TO BE ENGAGED AT		
CC	STAGE)		
LANDSCAPE	ARCADIA		
CIVIL	-		
BASIX/SEC J	-		

REFER CONSULTANTS LIST FOR ALL OTHER CONSULTANTS & CREDENTIALS

Issue	Date	Description
P1	29.05.26	ISSUE FOR INFORMATION / DISCUSSION

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

Project
logo xxx

Client
PROSPER

Drawing
FACADE DETAILS - BALCONY AND SUPPLY AIR VENTILATION

PRELIMINARY
[NOT FOR CONSTRUCTION]

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DRAWING BY: Author	CHECKED BY: Checker
	DATE: 29.05.26
SCALE: 1 : 10 @ A1	DRAWING: SK260604.01
PROJECT NO: 24_6602	ISSUE: P1
	ISSUED FOR: PRELIMINARY