Flood Impact and Risk Assessment

159-167 Darley Street West, Mona Vale, NSW



Final Report

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The Trustee for DREP1 Mona Vale Sub Trust

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Director	Daniel Martens
Manager	Stanley Leung
Principal Authors	William Yao & Mark O'Brien

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Suite 201, 20 George St, Hornsby, NSW 2077, Australia
ACN 070 240 890 ABN 85 070 240 890
P +61-2-9476-9999 | mail@martens.com.au | www.martens.com.au

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Glossary of Terms

AEP	Annual exceedance probability: the probability of a flood event occurring within a year. A 1% AEP flood has a 1% chance of occurring in any given year.
ARR	Australian Rainfall & Runoff
BoM	Bureau of Meteorology
NBC	Northern Beaches Council
DPHI	Department of Planning, Housing and Infrastructure
FERP	Flood emergency response plan
FFL	Finished floor level
FPL	Flood planning level
FIRA	Flood Impact and Risk Assessment
FRMM	Flood Risk Management Manual
IFD	Intensity frequency duration: design rainfall data for frequent and infrequent storm events.
MA	Martens & Associates Pty Ltd
PMF	Probable maximum flood: the most extreme flood event possible for a certain location, with an approximate ARI of 100,000 to 10,000,000 years.
SEARs	Secretary's Environmental Assessment Requirements
SSDA	State Significant Development Application

1 Introduction

1.1 Overview

Martens & Associates Pty Ltd (**MA**) have prepared this Flood Impact and Risk Assessment (**FIRA**) on behalf of The Trustee for DREP1 Mona Vale Sub Trust to support a State Significant Development Application (**SSDA**) for a proposed residential development with in-fill affordable housing at 159-167 Darley Street West, Mona Vale, NSW (the **site**). Refer to Attachment A for site survey and Attachment B for proposed site layout.

This FIRA has been prepared in response to the Department of Planning, Housing and Infrastructure (**DPHI**) provided industry specific Secretary's Environmental Assessment Requirements (**SEARs**), dated 22 August 2025, in accordance with the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01(**FRM guide LU01**).

1.2 Secretary's Environmental Assessment Requirements (SEARs)

A list of the relevant flooding requirements from the SEARs and where they are addressed in this report is provided in Table 1 and demonstrates that all the applicable flooding requirements for the proposed development site are effectively addressed by this assessment.

Table 1: SEARs Relating to Flooding and Relevant Report Sections.

Flood Assessment Requirements	Response and Reference in this Assessment
• Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; ○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans, ○ the site access and egress routes, ○ the potential effects of climate change, ○ any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines	• The flood modelling completed to support this FIRA is based on a refined model developed from the Royal HaskoningDHV (2017) McCarrs Creek, Mona Vale and Bayview Flood Study. Flood maps illustrating the flood extent, velocities, and associated risks up to the Probable Maximum Flood (**PMF**) plus climate change have been provided (see Section 3). • Flood-free egress will remain available at all times from the front of the site, travelling east via Darley Street to the Pittwater Road, for all events up to and including the PMF (see Section 4). • The potential impacts of climate change have been assessed using the 1% AEP and PMF events within rainfall increased (30%) and 2100 tailwater conditions (+0.9 m) in accordance with Section B3.12 of the Pittwater 21 DCP. • This assessment has considered the provisions of the Pittwater 21 DCP see Section 5) and the *Flood Impact and Risk Assessment – Flood Risk Management Guideline LU01* (2023) (see Section 6)

Flood Assessment Requirements	Response and Reference in this Assessment
• Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01.When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	• This assessment is a detailed FIRA, and its scope has been developed in accordance with Section 1.3 of the Flood Impact and Risk Assessment – Flood Risk Management Guideline LU01 (2023) (see Section 6).
• Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	• Details of the proposed flood risk management measures (including design solutions, and the Flood Emergency Response Plan) incorporated into the development have been provided (see Section 2.5.2 and Section 6)

1.3 Scope of Assessment

Based on the SEARs and FRM guide LU01, the scope of this report is detailed as follows:

1. Review the Royal HaskoningDHV (2017) McCarrs Creek, Mona Vale and Bayview Flood Study to assess relevant available flood information for the site and assist in developing the flood model for the site.
2. Obtain catchment hydraulic model (**TUFLOW**) from Northern Beaches Council (**NBC**) and determine site flood characteristics for the 20% annual exceedance probability (**AEP**) flood, 1% AEP flood (with and without climate change), and PMF (with and without climate change) events.
3. Comment on flood characteristics and model outcomes for existing and proposed conditions, and prepare flood maps illustrating extents, depths, levels, velocities, hazards, hydraulic categories, and impacts.
4. Assess flood risk and associated management measures for the proposed development.
5. Assess the potential flood impacts of the proposed development on surrounding properties and the broader floodplain.
6. Assess the potential effects of climate change with rainfall increased (30%) and 2100 tailwater conditions (+0.9 m) in accordance with Section B3.12 of the Pittwater 21 DCP.
7. Prepare a preliminary Flood Emergency Response Plan (**FERP**) for the developed site.

1.4 Relevant Guidelines

This report has been prepared in accordance with the following guidelines and policies:

1. Commonwealth of Australia (2019), *Australian Rainfall and Runoff – A Guide to Flood Estimation*.

2. NSW Department of Planning and Environment (2023a), *Flood impact and risk assessment: Flood risk management guideline LU01* (**FRM guide LU01**).

3. NSW Department of Planning and Environment (2023b), *Flood risk management manual* (**FRMM**).

4. Pittwater Council (2014), *Pittwater Local Environmental Plan (**PLEP**).*

5. Pittwater Council (2007), *Pittwater Development Control Plan (**Pittwater 21 DCP**).*

2 Site Background

2.1 Site Description

Existing site description summary is provided in Table 2.

Table 2: Existing site description summary.

Item	Description
Address	159-167 Darley Street West, Mona Vale, NSW
Lot / DP	Lot 1-5 DP 11108
Site Area	Approximately 3,060 m^2
Local Government Area	Northern Beaches Council (**NBC**)
Current Land Use	Residential
Current Zoning	R3 – Medium Density Residential
Site Description	The site comprises multiple lots in a low-density residential area. There are several structures on the site including four buildings and high-density vegetation in the backyard.
Surrounding Land Uses	Golf course to the north, low-density residential to the west, medium-density to the east and high-density vegetation to the south.
Site Elevation	Approximately 3 mAHD at northern site boundary rising to 12 mAHD at southern site boundary.
Site Drainage	The site's drainage characteristics are influenced by a shallow drainage depression runs from south-east to north-west through the site.

2.2 Catchment Description

We note the following regarding the catchment and overland flow mechanisms of the site:

- The site is located within the Cahill Creek catchment.
- Upstream catchment is primarily low-density residential area.
- An unnamed overland flow path flows through the southeastern of the site toward Cahill Creek.

2.3 Site Overland Flow Mechanisms

The site is affected by the local overland flow flooding. An overland flow path, formed by a natural drainage depression in the rear portion of the site, runs in a north-westerly direction. This depression collects runoff from existing residential properties to the south and south-east. The flows traverse through adjoining downstream properties, ultimately discharging towards Kunari Place before flowing into Cahill Creek.

2.4 Royal HaskoningDHV (2017) Flood Study

Royal HaskoningDHV BNC conducted a flood assessment for the catchment of McCarrs Creek, which covers the subject site, on behalf of NBC, and summarised the assessment in the report *McCarrs Creek, Mona Vale and Bayview Flood Study* (2017), hereafter referred to as the Royal HaskoningDHV BNC flood study. As part of this study, XP-RAFTS was used for hydrologic modelling, and TUFLOW was applied for hydraulic modelling.

Council has provided, subject to a paid 'flood model provision' agreement, the Royal HaskoningDHV BNC TUFLOW model to MA. MA has used this model, including the adoption of details of model inputs, parameters, and assumptions as the basis for undertaking detailed hydraulic modelling of the site.

2.5 Proposed Development

2.5.1 Overview

Architectural drawings prepared by PBD Architects Nominated Architect (Attachment B) indicate that the proposed development will include:

- Demolition of existing structures on site.
- Construction of three 6-storey residential flat buildings (Building A, B & C)
- Two levels of basement car parking
- Associated infrastructure and services
- Landscaping and communal open space

2.5.2 Flood Design Details

The following flood mitigation design has been implemented to the proposed development:

- The development has been designed to locate Buildings A and B, and the front portion of Building C, away from the drainage depression and outside the flood extent.
- The rear portion of Building C, which extends across the overland flow path, has been designed as a suspended structure above the maximum flood level, ensuring flood conveyance is not obstructed beneath the structure.
- Habitable floor levels of the proposed buildings are set above the maximum PMF flood level, providing over 500 mm freeboard above the 1% AEP flood level, to comply with the Pittwater 21 DCP Flood Planning Level (**FPL**) requirements.
- Localised velocity increases beneath the suspended portion of Building C will be managed through the provision of riprap armouring along the overland flow path.

- Access to high-hazard areas beneath the suspended portion of Building C will be restricted by open-style fencing (i.e. plenum style) to maintain flood conveyance while preventing access during flood events.

3 Hydraulic Modelling

3.1 Overview

This section outlines the flood modelling approach adopted for the assessment. A site-specific TUFLOW hydraulic model was prepared, building upon the Royal HaskoningDHV (2017) flood study and incorporating updated terrain, survey and boundary data. The refined model has been applied to simulate a range of flood events for both existing and proposed development conditions.

3.2 Scenarios

The hydraulic model was setup to represent the following flood condition scenarios:

1. Existing condition: the catchment and site in their current state as described in Sections 2.2 and Section 2.3.
2. Proposed condition: the catchment in its current state and the site in its proposed state as described in Section 2.5.

The hydraulic model was used to assess flooding for the following events:

1. 20% AEP event.
2. 1% AEP event.
3. PMF event.

In addition, a climate change scenario was adopted to reflect Scenario 2 impacts of sea level rise combined with increased rainfall volume, in accordance with Section B3.12 of the Pittwater 21 DCP. The influence of sea level rise was incorporated using downstream boundary tailwater conditions derived from the Royal HaskoningDHV BNC (2017) model of the downstream study area, based on their climate change scenario results. The following climate change events were assessed:

1. 1% AEP with climate change (30% increased rainfall intensity + 0.9 m sea level rise).
2. PMF with climate change (30% increased rainfall intensity + 0.9 m sea level rise) event.

3.3 Model Setup

3.3.1 Existing Conditions

TUFLOW model construction for existing conditions consisted of:

1. Catchment LIDAR data provided by NBC (2017) was merged with site survey data (Attachment A) provided by LTS (August 2024) to create a 3D surface for the

existing conditions site and the local floodplain environment used in the TUFLOW model.

2. Development of an updated 1.0 m topographic grid from the 3.0 m provided by Royal HaskoningDHV BNC (2017) model.

3. Truncation of model boundary extents was undertaken with a direct rainfall boundary condition based on the site's critical duration. Downstream boundary tailwater levels were adopted from the maximum envelope results of the Royal HaskoningDHV BNC (2017) model of the downstream study area, with critical durations applied as summarised in Table 2.

4. Manning's zones across the site were updated in detail based on the Nearmaps (2024) aerial photography and site survey data (Attachment A) provided by LTS (August 2024), with roughness coefficients adopted as per the Royal HaskoningDHV BNC (2017) model.

5. Inactive areas were applied in the model to represent the existing buildings within the medium-density residential development immediately east of the site.

Table 3: Summary of Adopted Flood Event Inflow and Downstream Boundary Conditions.

Critical Duration Flood Event	Site's Critical Storm Duration	Downstream Tailwater Condition
20% AEP	120 min	1.49 mAHD
1% AEP	120 min	1.93 mAHD
1% AEP (CC)[1]	120 min[1]	2.40 mAHD[2]
PMF	15 min	3.15 mAHD
PMF(CC)[1]	15 min[1]	3.53 mAHD[2]

1. Direct rainfall boundary condition was increased by 30%.
2. Downstream tailwater conditions based on Royal HaskoningDHV BNC (2017) climate change results (30% rainfall increase + 0.9 m sea level rise).

Table 4: Manning's roughness values for TUFLOW modelling.

Catchment Material Type	Manning's Roughness Cofficients[1]
Road Reserve	0.020
Medium Desnsity Allotment	0.200
High Desnsity Allotment	0.400
Densley Vegetated Areas	0.100
Grassed Areas	0.040
Vegetated Allotment	0.100
Vegetated Channel	0.100
Concrete Lined Channel	0.025

1. Based on Royal HaskoningDHV BNC (2017) model

3.3.2 Proposed Conditions

The existing conditions model was modified as followings to simulate proposed conditions:

1. Modification of Manning's roughness to reflect the proposal.
2. Proposed buildings as an inactive model area to model as flow obstructions. Inflow condition of the proposed building roof was modelled as an SA polygon of the proposed roof catchment, discharging to the study area.
3. The proposed building above the overland flow path was modelled as layered flow constrictions. Levels were adopted based on Attachment B and structures blockage of 50% was conservatively adopted.
4. Other existing conditions model elements were unchanged.

3.4 Results

Flood mapping results (flood levels, depths, velocities, hazard categories and water level and velocity afflux) for the critical duration 20%, 1% AEP flood (with and without climate change), and PMF (with and without climate change) events for existing and proposed conditions are provided in Attachment C, withdrawing references summarised in Table 5.

Table 5: Flood Map Drawing References.

Flood Condition Scenario	Critical Duration Flood Event	Water Level & Depth	Water Velocity	ARR Flood Hazard Categories	Water Level Impact	Water Velocity Impact
Existing Conditions	20% AEP	Map 01	Map 02	Map 03	-	-
	1% AEP	Map 04	Map 05	Map 06	-	-
	1% AEP (CC)	Map 07	Map 08	Map 09	-	-
	PMF	Map 10	Map 11	Map 12	-	-
	PMF(CC)	Map 13	Map 14	Map 15	-	-
Proposed Conditions	20% AEP	Map 16	Map 17	Map 18	-	-
	1% AEP	Map 19	Map 20	Map 21	Map 22	-
	1% AEP (CC)	Map 23	Map 24	Map 25	-	-
	PMF	Map 26	Map 27	Map 28	Map 29	Map 30
	PMF(CC)	Map 31	Map 32	Map 33	-	-

1. ARR flood hazard categories are based on ARR flood hazard curve (2019) definitions and are shown in Figure 1.

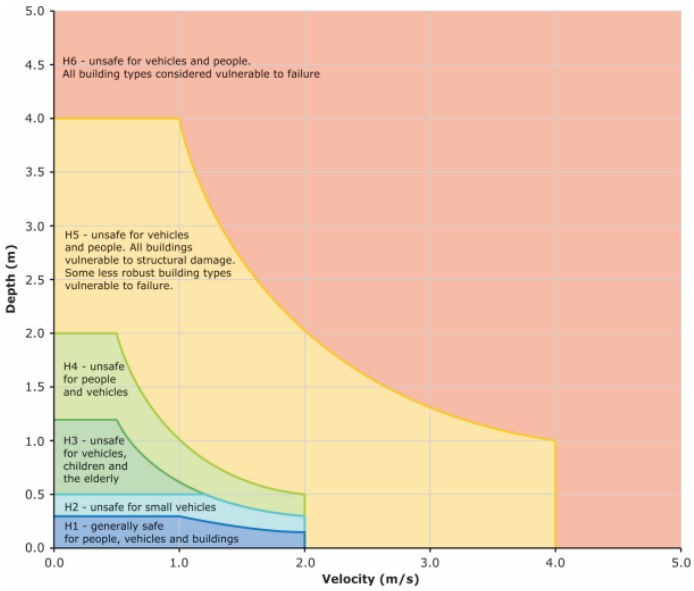


Figure 1: Flood Hazard Curves (Geoscience Australia, 2019).

3.5 Discussion

We note the following regarding modelled flood behaviour:

3.5.1 Existing Conditions

Flooding across the site is primarily due to overland flows within the natural drainage depression, which enters from the south-east rear boundary. Flows travel north-west through the depression and discharge via downstream properties towards Kunari Place and ultimately into Cahill Creek.

The northern portion of the site remains flood-free in all modelled events. The detailed modelling results for the existing conditions are summarised below:

3.5.1.1 20% AEP and 1% AEP Event

1. Floodwaters are largely contained within the drainage depression at the south and south-west of the site, with overflow depths generally less than 0.2 m and portion of areas reaching 0.5 m.
2. Flood levels peak at approximately 9.5 mAHD at the upstream entry point and reduce to approximately 4.0 mAHD near the south-western boundaries, where flows discharge onto the adjacent property.
3. Flow velocities are low, primarily ranging from 0.1 to 1.0 m/s, with some areas up to approximately 1.1 m/s in the 1% AEP flood.
4. Hydraulic hazards are low, primarily H1, except for a small patch of H3 adjacent to the west boundary.

3.5.1.2 PMF event

1. The PMF event results in increased broader flood extent within flow path. Flood depths within the drainage depression reach up to approximately 0.5 m, with some isolated areas up to approximately 0.8 m.
2. Water levels range from approximately 10.2 mAHD at the upstream entry point and reduce to approximately 4.1 mAHD at the downstream discharge location.
3. Flow velocities are generally less than 1.5 m/s except for patches in the centre of the flow path and adjacent to the west boundary at a steeper section of the depression where velocities are up to 1.8 m/s.
4. Hydraulic hazard is primarily classified as H2 within the channel, with some localised areas up to H4.

3.5.1.3 Climate Change Conditions

1. Under climate change conditions, both the 1% AEP and PMF events result in greater overtopping and broader inundation extents compared with baseline conditions.
2. Flood depths relative to without climate change:
    a. 1% AEP + CC depths increased approximately 25 – 50 mm, with depths largely below 0.3 m.
    b. PMF + CC depths increased approximately 45 – 70 mm, with depths largely below 0.6 m.
3. Velocities relative to without climate change:
    a. 1% AEP + CC velocities increased approximately 10%, with velocities largely below 1.2 m/s.
    b. PMF + CC velocities increased approximately 0.1 m/s, with velocities below 2.0 m/s.
4. Hydraulic hazard relative to without climate change:
    a. 1% AEP + CC hazards are still largely H1 but the previously isolated patches of H2 were increased along the flow path.
    b. PMF + CC hazards increased notably with patches of H4 growing and connecting in the centre of the flow path.

3.5.2 Proposed Conditions

The modelling results indicate that under the proposed development scenario, floodwaters continue to follow the existing drainage depression and discharge downstream consistent with current flow patterns. Overall flood characteristics remain largely unchanged from existing conditions, with only minor and localised changes

beneath the suspended rear portion of Building C due to partial flow constriction. These changes are characterised as follows:

1. **Flood Levels:** Increases in flood levels are observed beneath Building C. All proposed Finished Floor Levels (**FFL**s) are elevated above the modelled PMF (including climate change) and exceed the adopted FPL, defined as the 1% AEP flood level plus 500 mm. The proposed levels are summarised in Table 5.

2. **Flood Velocities:** Increased velocities above 2 m/s are observed beneath Building C during the 1% AEP and larger events. While velocities greater than 2 m/s are typically considered a potential trigger for scour or erosion, they will be managed through riprap armouring along the overland flow path.

3. **Flood Hazard:** Elevated hazard levels up to H5 are observed beneath Building C during the 1% AEP and larger events. This area will be designated as non-accessible during flood conditions, with open style fencing and restricted access incorporated into the design to mitigate potential safety risks while maintaining flood conveyance.

Table 6: Proposed FFLs with design flood levels and FPLs.

Building	20% AEP Flood Level (mAHD)	1% AEP Flood Level (mAHD)	1% AEP + CC Flood Level (mAHD)	PMF Flood Level (mAHD)	PMF + CC Flood Level (mAHD)	FPL [1] (mAHD)	Proposed FFL (mAHD)
A	9.14	9.56	9.70	9.90	10.00	10.06	11.02
B	7.10	7.14	7.20	7.26	7.30	7.54	7.82
C (Northern Section)	4.40	4.50	4.51	4.67	4.70	5.00	5.82
C (Southern Section - Suspended)	5.50	6.54	6.57	6.78	6.86	7.04	8.82

[1.] The Flood Planning Level (FPL) of 1% AEP flood level plus 500 mm freeboard has been adopted.

In summary, the results confirm that the proposed development retains the natural drainage depression and preserves existing flood characteristics, with only minor localised changes confined beneath Building C. These changes are effectively managed through the proposed measures, including maintaining adequate freeboard above the FPL, installing riprap armouring, and restricting access to high-hazard areas, ensuring the development remains consistent with acceptable floodplain behaviour.

3.6 Flood Impact Assessment

This assessment has been undertaken with reference to Control A1 of Part B3.11 of the Pittwater 21 DCP, which defines “adverse impacts” for development on flood prone land as follows:

1. Will result in less than 0.02 m increase in the 1% AEP.

2. Will result in less than 0.05 m increase in the PMF.

3. Will result in less than a 10% increase in PMF peak velocity.

4. Will have no loss in flood storage or floodway in the 1% AEP

Based on the modelling results, the following outcomes are noted for the proposed development:

1. The development results in no material change to the existing floodplain characteristics, with flood extents and levels remaining generally consistent with existing conditions. Increases in flood depth are limited to no more than 20 mm in the 1% AEP and less than 50 mm in the PMF, which is considered acceptable under the DCP criteria.

2. Offsite velocity increases in the PMF event are generally below 10%. Very minor scattered areas above 10% occur where velocities are low (<0.5 m/s). A small area near the north-western corner of the site results in increases above 10% with velocities slightly exceeding 2 m/s. As this occurs on road (paved), the risk is negligible, and no adverse impacts are expected..

3. There is no material loss of flood storage or floodway. The suspended portion of Building C will be supported on piers located outside the 1% AEP flood extent, ensuring flood conveyance pathways are maintained.

In summary, the proposed development does not materially alter flood behaviour, and all identified flood level and velocity changes are minor and acceptable when assessed against the adverse impact criteria in Control A1 of Part B3.11 of the Pittwater 21 DCP, and with regard to accepted engineering practice for velocity thresholds.

4 Preliminary Flood Emergency Response Plan

The site is subject to short-duration flash flooding from the upstream catchment. Flood-free egress is available at any time from the front of the site, travelling east via Darley Street to Pittwater Road, for all events up to and including the PMF + CC.

All the habitable and communal area floor levels have been designed above PMF level. Given the short duration of the potential flash flooding, shelter-in-place (**SIP**) is the preferred emergency response strategy over evacuation. However, evacuation will be available at any time as a backup if required or advised by the SES.

The following preliminary comments are provided to mitigate risks associated with flooding.

1. In a flood emergency, residents should move inside of their units to avoid potentially being exposed to hazardous floodwaters.
2. If required or advised by the NSW SES residents can evacuate the site during flood events by travelling east via Darley Street to Pittwater Road.
3. Site management and residents should be aware of weather forecasts and warnings by subscribing to NSW SES, BoM, Early Warning Network and other relevant warning systems.
4. Warning signage shall be installed at the site, that states that the flood affected areas in the southern portion of the site are unsafe during a flood and should not be accessed during a rain event.
5. Any affected structures should be designed to withstand flood forces up to and including the PMF. This will ensure damage to the property is minimal and safety to residents is maintained.

5 Flooding Compliance Assessment

5.1 LEP Flooding Compliance Assessment

NBC flood specific controls relevant to the site are provided in Clause 5.21 (2), 5.21 (3) & 5.22 (3) of the Pittwater Local Environmental Plan (PLEP) 2014, and a compliance assessment against these controls is summarised in Table 7. Table 7 demonstrates that all the applicable LEP flood planning requirements for the proposed development site are effectively addressed, and compliance with Pittwater LEP is achieved.

Table 7: Compliance with Pittwater LEP (2014) flooding controls Clause 5.21 (2), 5.21 (3) & 5.22 (3)

Pittwater LEP (2014) Requirement	Compliance Assessment
5.21 (2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—	
(a) is compatible with the flood function and behaviour on the land, and	(1) Refer to Sections 3.5 and 3.6. The hydraulic modelling results show that the proposed development will not cause offsite impacts and will therefore not increase the risk to people or property.
(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and	(2) Refer to Section 3.6. The modelling results show that in the 1% AEP event the proposed development does not materially alter the local flood characteristics. Overall, the proposed flooding conditions are largely unchanged from the existing condition, and the flood impacts of the development are considered to be acceptable.
(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and	(3) Refer to Section 4. A preliminary FERP has been prepared to safely and effectively manage the risk to life of future occupants in the event of major flood at the site. (4) Flood free egress is available at all times for all events from the front of the site travelling east via Darley Street to the Pittwater Road. Occupants can also SIP as all habitable floor areas have been designed to remain flood free in all events.
(d) incorporates appropriate measures to manage risk to life in the event of a flood, and	(5) As discussed at (3).
(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.	(6) As discussed in (1) and (2), there are no significant offsite flood impacts, hence the proposed development will not adversely affect the environment or cause increased risk of erosion, siltation destruction of riparian vegetation or bank stability issues.
5.21 (3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters—	

Pittwater LEP (2014) Requirement	Compliance Assessment
(a) the impact of the development on projected changes to flood behaviour as a result of climate change,	(7) Refer to Section 3.6. As the proposed development does not materially change flood conditions in the 1% AEP flood event and PMF, no material change in proposed flood conditions is likely as a result of climate change.
(b) the intended design and scale of buildings resulting from the development,	(8) Refer to Section 3.5. The proposed buildings have been assessed through detailed site flood modelling and have been found to be compatible with the site flood characteristics.
(c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood,	(9) As discussed at (3).
(d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	(10) The proposed development has been sited and iterated to ensure compatibility with the existing site flood characteristics. Since the proposed development does not cause material offsite impacts or increase risk to life, there will be no need to modify or relocate the proposed buildings.
5.22 (3) Development consent must not be granted to development on land to which this clause applies unless the consent authority has considered whether the development—	
(a) will affect the safe occupation and efficient evacuation of people in the event of a flood, and	(11) Refer to Section 4. A preliminary FERP has been prepared to safely manage risk to life. Flood-free egress is available at all times via Darley Street to Pittwater Road, and all habitable floor areas remain flood-free in all events up to the PMF event, ensuring safe occupation and evacuation.
(b) incorporates appropriate measures to manage risk to life in the event of a flood, and	(12) As discussed at (11), the combination of flood-free egress, SIP provisions, and a preliminary FERP ensures that risk to life is appropriately managed.
(c) will adversely affect the environment in the event of a flood.	(13) As discussed in Sections 3.6, the development does not result in significant offsite flood impacts. The proposal will not adversely affect the environment in the event of a flood, including erosion, siltation, vegetation loss, or bank stability issues.

5.2 DCP Flooding Compliance Assessment

Compliance of the proposed development with NBC flood planning policies and guidelines relating to flood risk management is outlined in Table 8. NBC requires compliance with the Pittwater 21 DCP for the proposed development. Flood specific controls are provided at B3.11 Flood Prone Land. We note that:

1. The subject site is affected by low-risk and medium-risk flood hazards in accordance with the Council's Flood Hazard Map adopted in 2019.

2. The proposed development is a residential development with in-fill affordable housing which is categorised as a residential land use.

This assessment demonstrates that the proposed development complies with Council's flood requirements.

		Medium Flood Risk Precinct				
		Vulnerable & Critical Use	Residential Use	Business & Industrial Use	Recreational & Environmental Use	Subdivision & Civil Works
A	Flood effects caused by Development	A1 A2	A1 A2	A1 A2	A1 A2	A1 A2
B	Building Components & Structural	B1 B2 B3	B1 B2 B3	B1 B2 B3	B1 B2 B3	
C	Floor Levels	C2 C3	C1 C3 C4 C6	C1 C3 C4 C6 C7	C3	C5
D	Car Parking	D1 D2 D3 D4 D7	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1 D2 D3 D4 D5 D6	D1
E	Emergency Response	E1 E2	E1	E1	E1	E3
F	Fencing	F1	F1	F1	F1	F1
G	Storage of Goods	G1	G1	G1	G1	
H	Pools	H1	H1	H1	H1	H1

Figure 2: Medium Flood Risk Precinct Matrix from Pittwater 21 DCP - B3.11 with Residential Use.

Table 8: Compliance with Pittwater 21 DCP development matrix control.

PDCP (2014) Requirements	Compliance Assessment
A. FLOOD EFFECTS CAUSED BY DEVELOPMENT	
A1 Development shall not be approved unless it can be demonstrated in a Flood Management Report that it has been designed and can be constructed so that in all events up to the 1% AEP event:	
(a) There are no adverse impacts on flood levels or velocities caused by alterations to the Flood conveyance; and	(1) There are no offsite water level increases above 20mm in the 1% AEP flood event. (2) There are no offsite water level increases above 50mm in the PMF event.

PDCP (2014) Requirements	Compliance Assessment
	(3) Offsite velocity increases in the PMF are generally below 10%. Very minor areas of increase above 10% are predicted, but these are confined to low-velocity zones (i.e. <0.5 m/s) or road corridors and therefore do not result in any material adverse impacts to surrounding properties. (4) There are no adverse impacts on flood levels or velocities, as all supporting piers are to be located outside the 1% AEP flood extent, and therefore do not alter flood conveyance.
(b) There are no adverse impacts on surrounding properties; and	(5) As discussed at (1) to (3).
(c) It is sited to minimise exposure to flood hazard.	(6) The proposed development has been sited and iterated to minimise exposure to flood hazard and ensure compatibility with the site flood characteristics.
Major developments and developments likely to have a significant impact on the PMF Flood regime will need to demonstrate that there are no adverse impacts in the Probable Maximum Flood.	(7) As discussed at (2) and (3). The assessment has demonstrated that there are no adverse impacts in the PMF.
A2 Development shall not be approved unless it can be demonstrated in a Flood Management Report that in all events up to the 1% AEP event there is no net loss of flood storage. Consideration may be given for exempting the volume of standard piers from Flood storage calculations. If Compensatory Works are proposed to balance the loss of Flood storage from the development, the Flood Management Report shall include detailed calculations to demonstrate how this is achieved.	(8) As discussed at (4).
B. BUILDING COMPONENTS AND STRUCTURAL SOUNDNESS	
B1 All buildings shall be designed and constructed with flood compatible materials in accordance with "Reducing Vulnerability of Buildings to Flood Damage: Guidance on Building in Flood Prone Areas", Hawkesbury-Nepean Floodplain Management Steering Committee (2006).	(9) All structures are to be constructed from flood compatible building components level in accordance with Hawkesbury-Nepean Floodplain Management Steering Committee (2006) guidance.
B2 All new development must be designed and constructed to ensure structural integrity up to the Flood Planning Level, taking into account the forces of floodwater, wave action, flowing water with debris, buoyancy and immersion.	(10) All structures should also be designed considering the forces of the floodwater, wave action, flowing water with debris, buoyancy and immersion up to the PMF level to ensure structural integrity. Details will be provided at detailed design stage.

PDCP (2014) Requirements		Compliance Assessment
	Where shelter-in-place refuge is required, the structural integrity for the refuge is to be up to the Probable Maximum Flood level. Structural certification shall be provided confirming the above.	
B3	All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections must be waterproofed and/or located above the Flood Planning Level. All existing electrical equipment and power points located below the Flood Planning Level within the subject structure must have residual current devices installed that turn off all electricity supply to the property when Flood waters are detected.	(11) All new electrical equipment, power points, wiring, fuel lines, sewerage systems or any other service pipes and connections should be waterproofed and/or located above the FPL. Details will be provided at detailed design stage.
C. FLOOR LEVELS		
C1	New floor levels within the development shall be at or above the Flood Planning Level.	(12) Refer to Section 3.5.2. All habitable floor levels are above the PMF level.
C3	All new development must be designed and constructed so as not to impede the Floodway or Flood conveyance on the site, as well as ensuring no net loss of Flood storage in all events up to the 1% AEP event. For suspended pier/pile footings:	
(a)	The underfloor area of the dwelling below the 1% AEP flood level is to be designed and constructed to allow clear passage of floodwaters, taking into account the potential for small openings to block; and	(13) The southern section of building C has been suspended with minimum supporting columns and large spacing to maximise the clear passage of floodwaters and ensure no adverse impacts.
(b)	At least 50% of the perimeter of the underfloor area is of an open design from the natural ground level up to the 1% AEP flood level; and	(14) The perimeter of the suspended section of building C is an open design from the natural ground level up to above the peak water level all flood events. (15) Any fencing adjacent to or beneath the suspended structure will be designed in accordance with flood-compatible requirements (i.e. plenum-style or ≥50% open) to avoid obstruction of floodwaters. Detailed fencing design will be provided at the detailed design stage to demonstrate full compliance.
(c)	No solid areas of the perimeter of the underfloor area would be permitted in a floodway	(16) As discussed at (14).
C4	A one-off addition or alteration below the Flood Planning Level of less than 30 square metres (in total, including walls) may be considered only where:	
(a)	it is an extension to an existing room; and	(17) Not applicable.

PDCP (2014) Requirements		Compliance Assessment
(b)	the Flood Planning Level is incompatible with the floor levels of the existing room; and	(18) Not applicable.
(c)	the Flood Planning Level is incompatible with the floor levels of the existing room; and This control will not be permitted if this provision has previously been utilised since the making of this Plan. The structure must be Floodproofed to the Flood Planning Level, and the Flood Management Report must demonstrate that there is no net loss of Flood storage in all events up to the 1% AEP event.	(19) Not applicable.
C6	Consideration may be given to the retention of an existing floor level below the Flood Planning Level when undertaking a first floor addition provided that:	
(a)	it is not located within a Floodway; and	(20) Not applicable.
(b)	the original foundations are sufficient to support the proposed final structure above them. The Flood Management Report must include photos and the structural certification required as per Control B2 must consider whether the existing foundations are adequate or should be replaced; and	(21) Not applicable.
(c)	none of the structural supports/framing of existing external walls of are to be removed unless the building is to be extended in that location; and	(22) Not applicable.
(d)	the ground floor is Floodproofed.	(23) Not applicable.
D. CAR PARKING		
D1	Open carpark areas and carports shall not be located within a Floodway.	(24) Not applicable. No open carpark areas and carports are proposed as part of the development.
D2	The lowest floor level of open carparks and carports shall be constructed no lower than the natural ground levels, unless it can be shown that the carpark or carport is free draining with a grade greater than 1% and that flood depths are not increased.	(25) Not applicable.
D3	Carports must be of open design, with at least 2 sides completely open such that flow is not obstructed up to the 1% AEP Flood level. Otherwise it will be considered to be enclosed. When undertaking a like-for-like replacement and the existing garage/carport is located on the street	(26) Not applicable.

	PDCP (2014) Requirements	Compliance Assessment
	boundary and ramping is infeasible, consideration may be given for dry Floodproofing up to the 1% AEP Flood level.	
D4	Where there is more than 300mm depth of flooding in a car park or carport during a 1% AEP Flood event, vehicle barriers or restraints are to be provided to prevent floating vehicles leaving the site. Protection must be provided for all events up to the 1% AEP Flood event	(27) Not applicable.
D5	Enclosed Garages must be located at or above the 1% AEP level	(28) Not applicable.
D6	All enclosed car parks (including basement carparks) must be protected from inundation up to the Flood Planning Level. All access, ventilation, driveway crests and any other potential water entry points to any enclosed car parking shall be above the Flood Planning Level. Where a driveway is required to be raised it must be demonstrated that there is no net loss to available Flood storage in any event up to the 1% AEP Flood event and no impact on Flood conveyance through the site. Council will not accept any options that rely on electrical, mechanical or manual exclusion of the Floodwaters from entering the enclosed carpark	(29) The proposed basement driveway entrance on Darley Street remains flood-free for all events up to and including the PMF with climate change.
E. EMERGENCY RESPONSE		
E1	If the property is affected by a Flood Life Hazard Category of H3 or higher, then Control E1 applies and a Flood Emergency Assessment must be included in the Flood Management Report. If the property is affected by a Flood Life Hazard Category of H6, then development is not permitted unless it can be demonstrated to the satisfaction of the consent authority that the risk level on the property is or can be reduced to a level below H6 or its equivalent. If the property is flood affected but the Flood Life Hazard Category has not been mapped by Council, then calculations for its determination must be shown in the Flood Management Report, in accordance with the "Technical Flood Risk Management Guideline: Flood Hazard", Australian Institute for Disaster Resilience (2012).	(30) Refer to Section 4. Flood-free egress is available at any time from the front of the site, travelling east via Darley Street to the Pittwater Road, for all events up to and including the PMF + CC.

PDCP (2014) Requirements		Compliance Assessment
	Where flood-free evacuation above the Probable Maximum Flood level is not possible, new development must provide a shelter-in-place refuge where:	
(a)	The floor level is at or above the Probable Maximum Flood level; and	(31) Refer to Section 3.5.2. All floor levels are above the PMF level.
(b)	The floor space provides at least $2m^2$ per person where the flood duration is long (6 or more hours) in the Probable Maximum Flood event, or $1m^2$ per person for less than 6 hours;	(32) All units provide sufficient above-PMF floor space for future residents to shelter in place for less than 6 hours in a PMF event.
(c)	It is intrinsically accessible to all people on the site, plainly evident, and self-directing, with sufficient capacity of access routes for all occupants without reliance on an elevator; and	(33) All residential units are above the PMF level and can be easily accessed by future residents. Safe access is available through fire stairs, and each unit has enough internal space for occupants to shelter.
(d)	It must contain as a minimum: sufficient clean water for all occupants; portable radio with spare batteries; torch with spare batteries; and a first aid kit Class 10 classified buildings and structures (as defined in the Building Codes of Australia) are excluded from this control. In the case of change of use or internal alterations to an existing building, a variation to this control may be considered if justified appropriately by a suitably qualified professional. Note that in the event of a Flood, occupants would be required to evacuate if ordered by Emergency Services personnel regardless of the availability of a shelter-in-place refuge.	(34) The FERP will advise residents to keep basic emergency supplies in their units, including clean water, a portable radio with spare batteries, a torch with spare batteries, and a first aid kit, so they can safely SIP during short flood events. Detailed requirements will be provided at the Construction Certificate stage and handed over to strata management for ongoing implementation.
F. FENCING		
F1	Fencing, (including pool fencing, boundary fencing, balcony balustrades and accessway balustrades) shall be designed so as not to impede the flow of flood waters and not to increase flood affectation on surrounding land. At least 50% of the fence must be of an open design from the natural ground level up to the 1% AEP Flood level. Less than 50% of the perimeter fence would be permitted to be solid. Openings should be a minimum of 75 mm x 75mm.	(35) All fencing, including boundary fencing and fencing around the suspended section of Building C, will be designed to avoid impeding flood flows or increasing flood affectation on surrounding land, with an open design (i.e. plenum style). Fencing will be at least 50% open from natural ground level up to the 1% AEP flood level, with minimum 75 mm × 75 mm openings, and detailed designs will be provided at the Construction Certificate stage.
G. STORAGE OF GOODS		
G1	Hazardous or potentially polluting materials shall not be stored below the Flood Planning Level unless adequately	(36) No hazardous or potentially polluting materials will be stored on site. Any

PDCP (2014) Requirements	Compliance Assessment
protected from floodwaters in accordance with industry standards.	storage will be above the FPL and protected in the PMF.
H. POOLS	
H1 Pools located within the 1% AEP Flood extent are to be in-ground, with coping flush with natural ground level. Where it is not possible to have pool coping flush with natural ground level, it must be demonstrated that the development will result in no net loss of Flood storage and no impact on Flood conveyance on or from the site. All electrical equipment associated with the pool (including pool pumps) is to be waterproofed and/or located at or above the Flood Planning Level. All chemicals associated with the pool are to be stored at or above the Flood Planning Level.	(37) Not applicable. No pools are proposed as part of the development.

6 Flood Impact Assessment (LU01, 2023)

Flood risk management measures have been assessed for the proposed development against the typical risk reduction measures outlined in Table 4 of Section 3.4 of the *Flood Risk Management Guideline LU01* (2023). Responses to these measures are summarised in Table 9, demonstrating that the applicable risk reduction measures have been appropriately addressed and that the site is capable of being developed.

Table 9: Response to Typical Measures to Minimise Impacts Outlined in Table 4 of the FRM guide LU01 (2023).

Typical Measure	MA Response
Avoid floodways and flowpaths	The natural drainage depression and overland flow path running through the southern portion of the site has been retained in its existing form. Buildings A and B, and the front of Building C, are sited outside the floodway. The rear portion of Building C is suspended above the flow path, ensuring flood conveyance is maintained.
Avoid other highly constrained areas	Development has been located outside mapped high flood risk areas where possible. The only interface with higher hazard areas occurs beneath the suspended structure, where no habitable or accessible uses are proposed.
Provide management measures to manage risks to existing development	Flood modelling confirms that the proposed development does not result in adverse offsite impacts. Predicted water level increases are less than 20 mm in the 1% AEP and less than 50 mm in the PMF, and offsite velocity increases are generally less than 10% in the PMF. Very minor areas of velocity increase above 10% are predicted in the PMF. These are confined to low-velocity zones (i.e. <0.5 m/s) or road corridors and therefore do not result in any material adverse impacts to surrounding properties.
Consider compatibility of land uses/development types with the flood constraints on the land	The proposed residential use is compatible with the site's low–medium flood risk classification under the Pittwater 21 DCP. All habitable floors are above or protected to the FPL, which is higher than all modelled events including the PMF + CC.
Determine and apply controls required to manage risk to the development and its users	Risk controls include setting habitable FFLs higher than the PMF + CC level, ensuring flood-safe egress via Darley Street to Pittwater Road, and restricting access to high-hazard areas with fencing. Together, these measures provide a robust and acceptable level of flood risk management for the development.

7 Conclusion

This detailed FIRA has been prepared in accordance with LU01 (2023) and the DPHI SEARs (August, 2025). A site-specific TUFLOW hydraulic model was developed using a refined version of Council's adopted Royal HaskoningDHV BNC TUFLOW model.

The model was used to replicate local flood characteristics and assess existing and proposed conditions for the 20% AEP, 1% AEP (with and without climate change), and PMF events (with and without climate change).

This assessment finds that the site can be developed with appropriate flood mitigation measures in place, ensuring flood risks are effectively managed and the site is suitable for the proposed residential development. In summary:

1. The existing natural drainage depression and overland flow path through the southern portion of the site is retained, with flows conveyed beneath the suspended rear section of Building C, maintaining existing drainage patterns to Kunari Place and Cahill Creek.

2. All proposed habitable floor levels have been designed above the FPL in compliance with the Pittwater 21 DCP.

3. The proposed development results in no material adverse flood impacts on adjoining properties or the broader floodplain, with predicted water level increases of less than 20 mm in the 1% AEP and less than 50 mm in the PMF, consistent with the Pittwater 21 DCP adverse impact criteria.

4. Localised increases in velocity occur beneath the suspended portion of Building C, but these will be effectively managed through riprap armouring and fencing to restrict access to high-hazard areas, ensuring safe and sustainable floodplain behaviour.

5. The potential effects of climate change have been assessed, with the proposed design maintaining compliance under the 1% AEP (+30% rainfall, +0.9 m sea level rise) and PMF climate change scenarios, with no additional adverse offsite impacts.

6. Flood-safe egress will remain available at all times via Darley Street to Pittwater Road, with shelter-in-place as the preferred emergency response strategy and evacuation available if required under the FERP.

7. The development complies with LU01 (2023), the SEARs (2025), the Pittwater LEP and Pittwater 21 DCP, achieving an acceptable level of flood risk for future occupants.

8 References

Ball J, Babister M, Nathan R, Weeks W, Weinmann E, Retallick M, Testoni I, (Editors) (2019), *Australian Rainfall and Runoff: A Guide to Flood Estimation*, Commonwealth of Australia.

NSW Department of Planning and Environment (2023a), *Flood impact and risk assessment: Flood risk management guideline LU01*.

NSW Department of Planning and Environment (2023b), *Flood risk management manual (FRMM).*

Pittwater Council (2014), *Pittwater Local Environmental Plan.*

Pittwater Council (2007), *Pittwater Development Control Plan.*

9 Attachment A – Site Survey

MGA

TN

APPROX 1½°

LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	ELP
POWER POLE	PP
GRATED INLET PIT	GIP
KERB INLET PIT	KIP
SEWER INSPECTION POINT	SIP
SEWER VENT	SEV
SEWER MANHOLE	SMH
STOP VALVE	SV
HYDRANT	HYD
WATER METER	WM
WATER VALVE	WV
GAS METER	GM
GAS VALVE	GAS
STREET SIGN	SS
BOLLARD	BOL
GATE	
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
WINDOW	W
DOOR	D
HEAD/SILL	H/S
COMMUNICATIONS (DBYD)	C
ELECTRICITY (U'GROUND DBYD)	E
ELECTRICITY (OVERHEAD)	P
SEWER (DBYD)	S
WATER (DBYD)	W
GAS (DBYD)	G

WINDOW SCHEDULE

No.	HEAD	SILL
'W1'	12.56	12.20
'W2'	12.56	10.60
'W3'	12.56	11.78
'W4'	15.90	14.71

NOTES

1. THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
2. THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
3. ORIGIN OF **MGA2020** COORDINATES IS TAKEN FROM **SSM 149500** - E:**342499.455**, N:**6272962.011** IN DARLEY STREET WEST **(15/08/2024)**
4. ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM **SSM 149500** R.L. **15.962** (A.H.D.) IN DARLEY STREET WEST
5. CONTOUR INTERVAL **0.5 m**
6. CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
7. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
8. KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
9. FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
10. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
11. 8/.4/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
12. SHOWS APPROXIMATE POSITION OF ROAD LINEMARKING AND IS INDICATIVE ONLY
13. BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH

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GDA2020

0 4 8 12 16 20

SCALE 1: 200 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	01/11/24	ADDITIONAL DETAIL & LEVELS ADDED	002
A	29/08/24	BOUNDARY INFORMATION UPDATED	002

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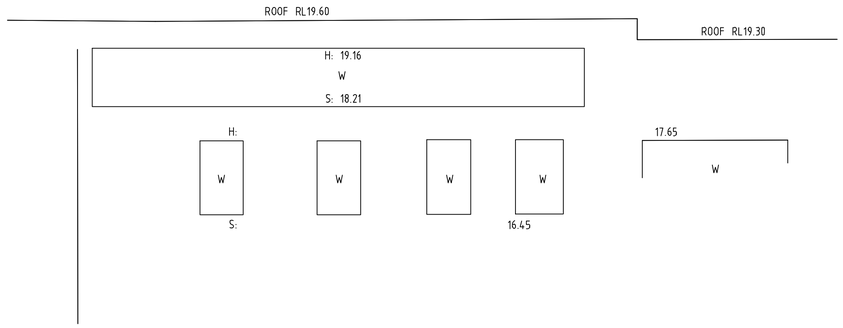
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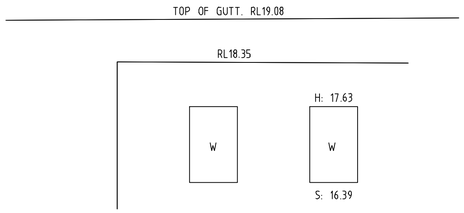
Joseph Manarick No 129
Registered Surveyor NSW

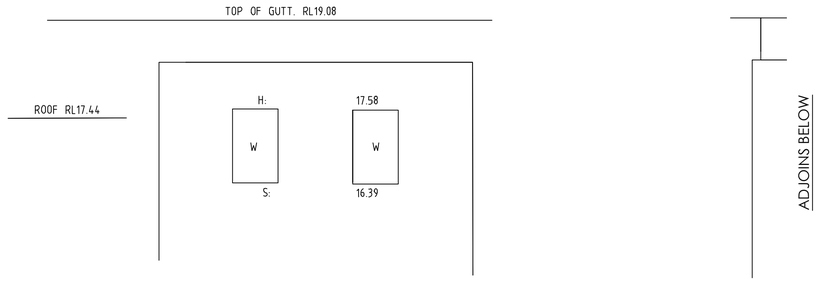
Client DARLEYDEV PTY LTD

Drawing title
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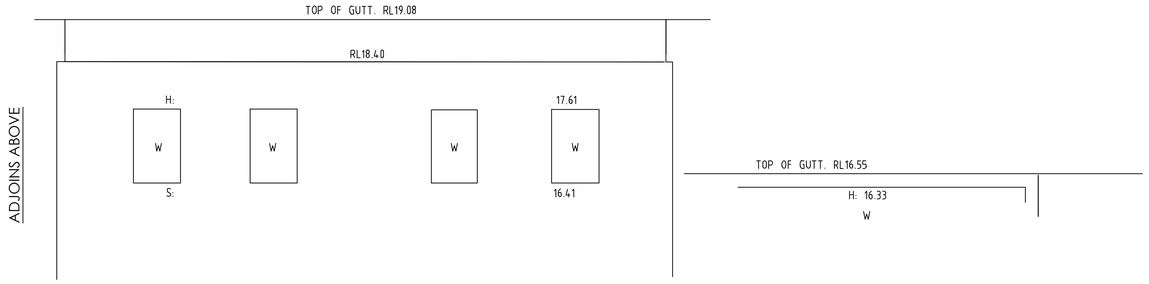
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LGA NORTHERN BEACHES	SHEET OF 2	1	



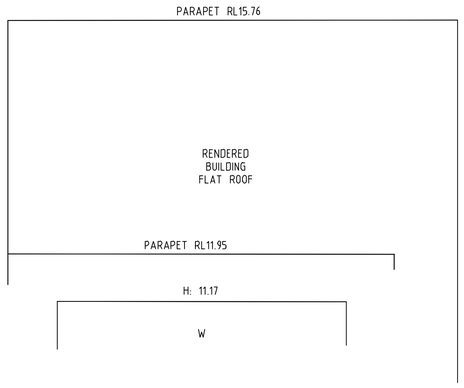




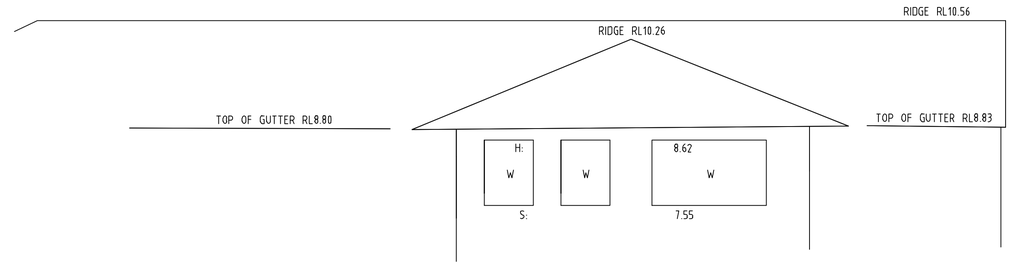
SEE ELEVATION 1
No.155-157
RENDERED TOWNHOUSES



SEE ELEVATION 1 - CONTINUATION
No.155-157
RENDERED TOWNHOUSES



ELEVATION 2
No.94 PARK STREET
RENDERED BUILDING
FLAT ROOF



ELEVATION 3
No.6 KUNARI PLACE
BRICK COTTAGE
METAL ROOF

BEFORE YOU DIG www.byda.com.au Zero Damage - Zero Harm

GDA2020

SEE SHEET 1 FOR LEGEND & NOTES

0 2 4 6 8 10
SCALE 1:100 @ A1

Revision	Date	Description	Reference
H	00/00/00	–	00
G	00/00/00	–	00
F	00/00/00	–	00
E	00/00/00	–	00

Revision	Date	Description	Reference
D	00/00/00	–	00
C	00/00/00	–	00
B	01/11/24	ADDITIONAL DETAIL & LEVELS ADDED	002
A	29/08/24	BOUNDARY INFORMATION UPDATED	002

LTS CONFIDENCE TOGETHER
www.ltsl.com.au | P 1300 587 000

THIS IS THE PLAN REFERRED TO IN MY LETTER DATED:21-08-24
Joseph Manarck No 129
Registered Surveyor NSW

Client DARLEYDEV PTY LTD
Drawing title
PLAN OF DETAIL AND LEVELS OVER LOTS 1-5 IN DP 11108, No.159-167 DARLEY STREET WEST, MONA VALE

datum AHD
reference number 52336 001DT
site Area 6123m²
scale 1:100 @A1
date of survey 09-08-24
LGA NORTHERN BEACHES
SHEET 2 OF 2

10 Attachment B – Proposed Site Layout

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



Drawing List

DA000	Cover Page	DA200	North and South Elevation	DA600	Solar Access Diagram
DA001	Project Information	DA201	East and West Elevation	DA601	Solar Access Diagram
DA002	Project Information	DA202	Internal ELevation A	DA610	Shadow Diagram - 21st June
DA003	Demolition Plan	DA203	Internal Elevation B	DA611	Shadow Diagram - 21st September
DA004	Site Analysis	DA300	Section A	DA612	Shadow Diagram - 21st December
DA005	Site Analysis	DA301	Section B	DA613	Shadow Diagram - Comparison
DA006	Site Plan	DA302	Ramp Section	DA614	Shadow Diagram - Comparison
DA100	Lower Ground Floor	DA400	Finishes Schedule	DA700	Adaptable Unit
DA101	Ground Floor	DA410	Photomontage	DA800	Sightline Diagram - West Oblique Window
DA102	Level 1	DA500	GFA Diagram		
DA103	Level 2	DA510	Infill Affordable GFA Diagram		
DA104	Level 3	DA520	Deep Soil / Landscape		
DA105	Level 4	DA530	Height Limit Diagram		
DA106	Level 5	DA540	Cross Ventilation		
DA107	Level 6	DA550	Private Open Spaces		
DA108	Level 7	DA551	Communal Open Space		
DA109	Roof	DA570	Storage Calculation Diagram		

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

CLIENT:
IPM

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Cover Page

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

PROJECT INFORMATION

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

PROPOSED

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

UNIT MIX

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

CAR PARKING REQUIREMENTS

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

OTHER REQUIREMENTS

	DPHI / DCP / ADG Req	Required	Proposed
Landscape	Pittwater DCP Req. 50%	3061	3033
			50%
Landscape	SEPP HOUSING Req. 30% of site area	1836.6	3033
			50%
Deep soil	ADG Req. 7% of site area	428.5	2266
			37%
Communal Open Space	Min. 25% of site area	1530.5	1554
			25.38%
Livable	ADG Req. Min. 20% of all dwellings in residential flat buildings	16	16
			20%
Adaptable	DPHI Req. Min. 10% of all dwellings in residential flat buildings	8	8
			10%
Solar Access	70% of total number of apartments	57.4	59
			72.0%
Cross Ventilation	60% of total number of apartments	49.2	82
			100.0%

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

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

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: NTS	DRAWING NO: DA001	ISSUE: A
PROJECT NO: 2435		

Area Schedule - Building A

Level	Unit.No	Type	Internal Area (m2)	Terrace/ Balcony (m2)	Livable	Adaptable	Storage (m3)	Basement Storage (m3)	Total Storage Provided (m3)
GF	A.G01	3 BED	140	52.0			13.0	5.0	18.0
	A.G02	3 BED	140	70.0			13.0	5.0	18.0
	A.G03	2 BED	82	20.0			7.2	4.0	11.2
	A.G04	2 BED	82	20.0			7.2	4.0	11.2
	A.G05	2 BED	92	16.0			5.8	4.0	9.8
	A.G06	3 BED	126	75.0	✓		8.6	5.0	13.6
L1	A.101	3 BED	140	16.0			13.0	5.0	18.0
	A.102	3 BED	140	16.0			13.0	5.0	18.0
	A.103	2 BED	82	11.0			7.2	4.0	11.2
	A.104	2 BED	82	11.0			7.2	4.0	11.2
	A.105	2 BED	92	11.0			5.8	4.0	9.8
	A.106	3 BED	126	13.0	✓		8.6	5.0	13.6
L2	A.201	3 BED	140	16.0			13.0	5.0	18.0
	A.202	3 BED	140	16.0			13.0	5.0	18.0
	A.203	2 BED	82	11.0			7.2	4.0	11.2
	A.204	2 BED	82	11.0			7.2	4.0	11.2
	A.205	2 BED	92	11.0			5.8	4.0	9.8
	A.206	3 BED	126	13.0	✓		8.6	5.0	13.6
L3	A.301	3 BED	140	16.0			13.0	5.0	18.0
	A.302	3 BED	140	16.0			13.0	5.0	18.0
	A.303	2 BED	82	11.0			7.2	5.0	12.2
	A.304	2 BED	82	11.0			7.2	4.0	11.2
	A.305	2 BED	92	11.0			5.8	5.0	10.8
	A.306	3 BED	126	13.0	✓		7.3	5.0	12.3
L4	A.401	3 BED	174	23.0			8.6	5.0	13.6
	A.402	3 BED	130	39.0			9.5	5.0	14.5
	A.403	2 BED	92	11.0			6.1	4.0	10.1
	A.404	3 BED	126	13.0	✓		13.0	5.0	18.0
L5	A.501	3 BED	174	23.0			8.6	5.0	13.6
	A.502	3 BED	130	39.0			9.5	5.0	14.5
	A.503	2 BED	92	11.0			6.1	4.0	10.1
	A.504	3 BED	126	13.0	✓		13.0	5.0	18.0
TOTAL			**3692.0**						

Area Schedule - Building B

Level	Unit.No	Type	Internal Area (m2)	Terrace/ Balcony (m2)	Livable	Adaptable	Storage (m3)	Basement Storage (m3)	Total Storage Provided (m3)
GF	B.G01	3 BED	140	66.0			13.0	5.0	18.0
	B.G02	3 BED	133	69.0			10.9	5.0	15.9
	B.G03	2 BED	92	69.0			6.1	4.0	10.1
	B.G04	3 BED	126	103.0			13.0	5.0	18.0
L1	B.101	3 BED	140	16.0			13.0	5.0	18.0
	B.102	3 BED	133	16.0			9.1	5.0	14.1
	B.103	2 BED	92	11.0			6.1	4.0	10.1
	B.104	3 BED	126	13.0			13.0	5.0	18.0
L2	B.201	3 BED	140	16.0			13.0	5.0	18.0
	B.202	3 BED	133	16.0			13.0	5.0	18.0
	B.203	2 BED	92	11.0			6.1	4.0	10.1
	B.204	3 BED	126	13.0			13.0	5.0	18.0
L3	B.301	3 BED	140	16.0			13.0	5.0	18.0
	B.302	3 BED	133	16.0			10.9	5.0	15.9
	B.303	2 BED	92	11.0			6.2	4.0	10.2
	B.304	3 BED	126	13.0			13.0	5.0	18.0
L4	B.401	3 BED	174	23.0			10.4	5.0	15.4
	B.402	3 BED	127	27.0			5.7	5.0	10.7
L5	B.501	3 BED	174	23.0			10.4	5.0	15.4
	B.502	3 BED	127	27.0			5.7	5.0	10.7
TOTAL			**2566**						

Area Schedule - Building C

Level	Unit.No	Type	Internal Area (m2)	Terrace/ Balcony (m2)	Livable	Adaptable	Storage (m3)	Basement Storage (m3)	Total Storage Provided (m3)
GF	C.G01	3 BED	140	55.0			13.0	5.0	18.0
	C.G02	3 BED	140	55.0			13.0	5.0	18.0
	C.G03	2 BED	82	41.0			7.2	4.0	11.2
	C.G04	2 BED	82	41.0			7.2	4.0	11.2
L1	C.101	3 BED	140	16.0			13.0	5.0	18.0
	C.102	3 BED	140	16.0			13.0	5.0	18.0
	C.103	2 BED	82	10.0			7.2	4.0	11.2
	C.104	2 BED	82	10.0			7.2	4.0	11.2
	C.105	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
	C.106	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
L2	C.201	3 BED	140	16.0			13.0	5.0	18.0
	C.202	3 BED	140	16.0			13.0	5.0	18.0
	C.203	2 BED	82	10.0			7.2	4.0	11.2
	C.204	3 BED	82	10.0			7.2	5.0	12.2
	C.205	3 BED	132	13.0	✓	✓	13.0	6.0	19.0
	C.206	3 BED	132	13.0	✓	✓	13.0	7.0	20.0
L3	C.301	3 BED	140	16.0			13.0	5.0	18.0
	C.302	3 BED	140	16.0			13.0	5.0	18.0
	C.303	2 BED	82	10.0			7.2	4.0	11.2
	C.304	2 BED	82	10.0			7.2	4.0	11.2
	C.305	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
	C.306	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
L4	C.401	3 BED	174	23.0			8.6	5.0	13.6
	C.402	3 BED	130	39.0			9.3	5.0	14.3
	C.403	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
	C.404	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
L5	C.501	3 BED	174	23.0			8.6	5.0	13.6
	C.502	3 BED	130	39.0			9.3	5.0	14.3
	C.503	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
	C.504	3 BED	132	13.0	✓	✓	13.0	5.0	18.0
TOTAL			**3704**						

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DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: NTS	DRAWING NO: DA002	ISSUE: A
PROJECT NO: 2435		

DARLEY STREET

PROPOSED RESIDENT ACCESS

PROPOSED VEHICULAR ACCESS

PROPOSED RESIDENT ACCESS

SITE BOUNDARY

3M SETBACK (DCP)

4M SETBACK (DCP)

6M SETBACK(ADG)

6.5M SETBACK (DCP)

NO.167
2 STOREY
BRICK
RESIDENCE
TILE ROOF

NO.163
1 & 2 STOREY
RENDERED
RESIDENCE
METAL ROOF

NO.159
1 & 2 STOREY
BRICK
RESIDENCE
TILE ROOF

NO.161
BRICK COTTAGE
TILE ROOF

CONCRETE OVER GARAGE

TIMBER DECK

SHED

CONCRETE

GARAGE

INGROUND CONCRETE SWIMMING POOL

INDICATIVE DEVELOPMENT FOOTPRINT CUMBERLAND ECOLOGY PP REPORT

APPROX SEWER POSITION

APPROX FLOOD PATH (REFER TO FLOOD ENGINEERING)

9M SETBACK (ADG)

+22.877

+11.726

+5.523

+1.729

T1 T2 T8 T16 T17 T19 T26 T27 T30 T32 T33 T37 T48 T50 T51 T52 T55 T56 T58 T59 T60 T61 T62 T74 T75 T76 T77 T78 T79 T80 T81 T82 T85 T86 T87 T140 T141 T142 T143 T145

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FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

CLIENT:
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pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Demolition Plan

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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pbd architects

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

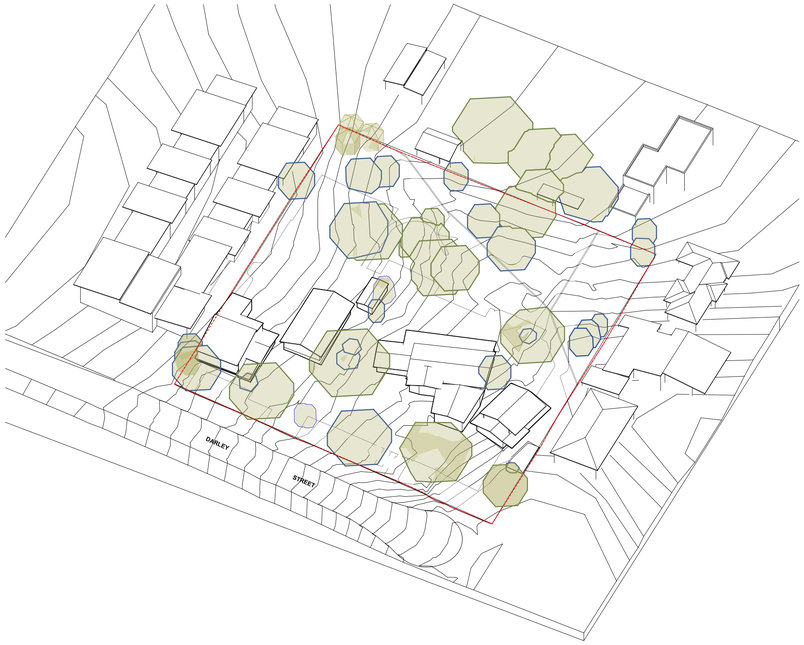
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

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

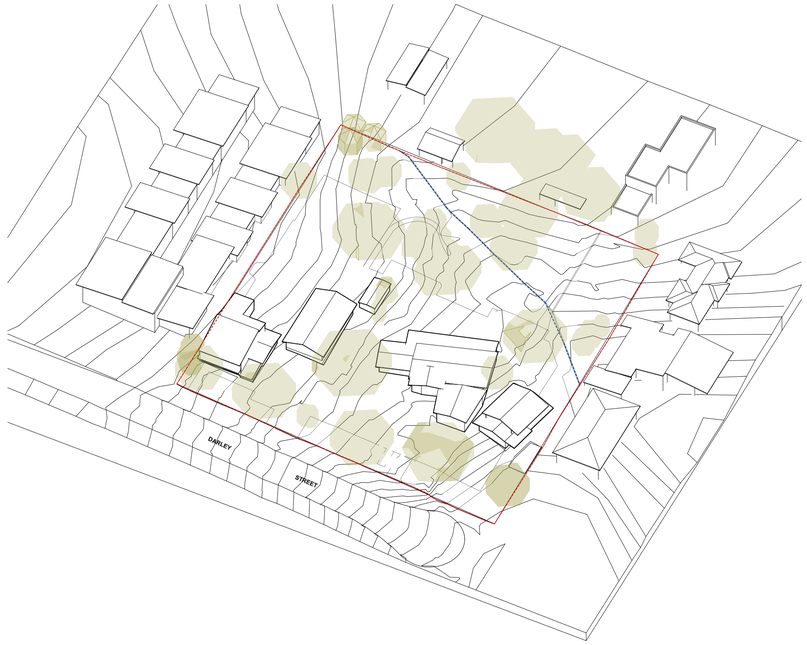
DRAWING TITLE:
Site Analysis

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

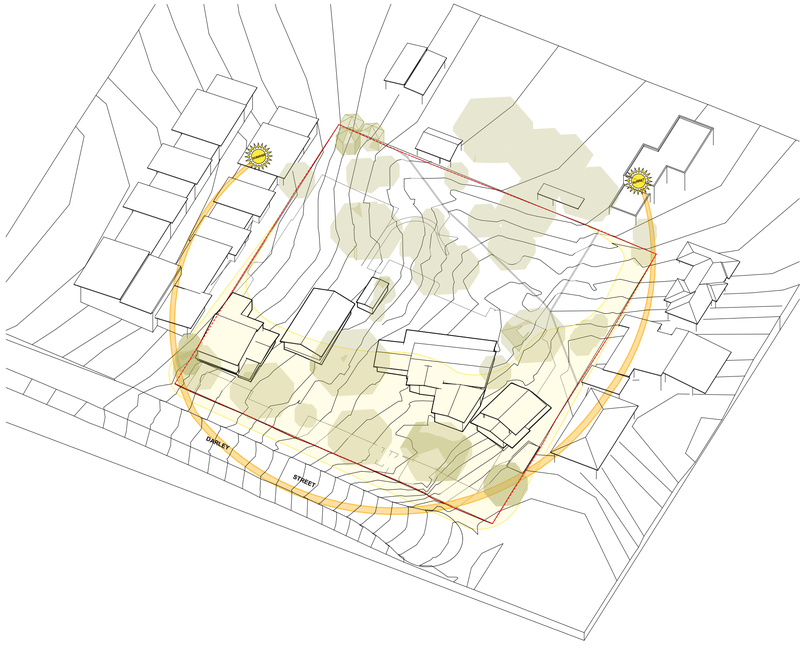


TRANSPLANT
RETENTION VALUE A
RETENTION VALUE B

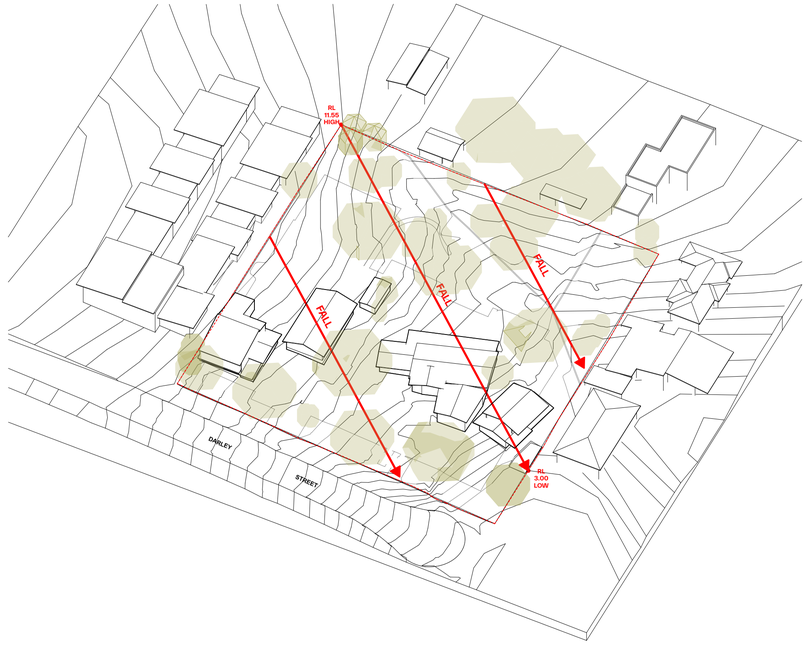
Tree Retention



Overland Flow Path



Solar Access



Topography

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
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pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Site Analysis

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



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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P - 02 9698 8140
E - info@pbdarchitects.com.au
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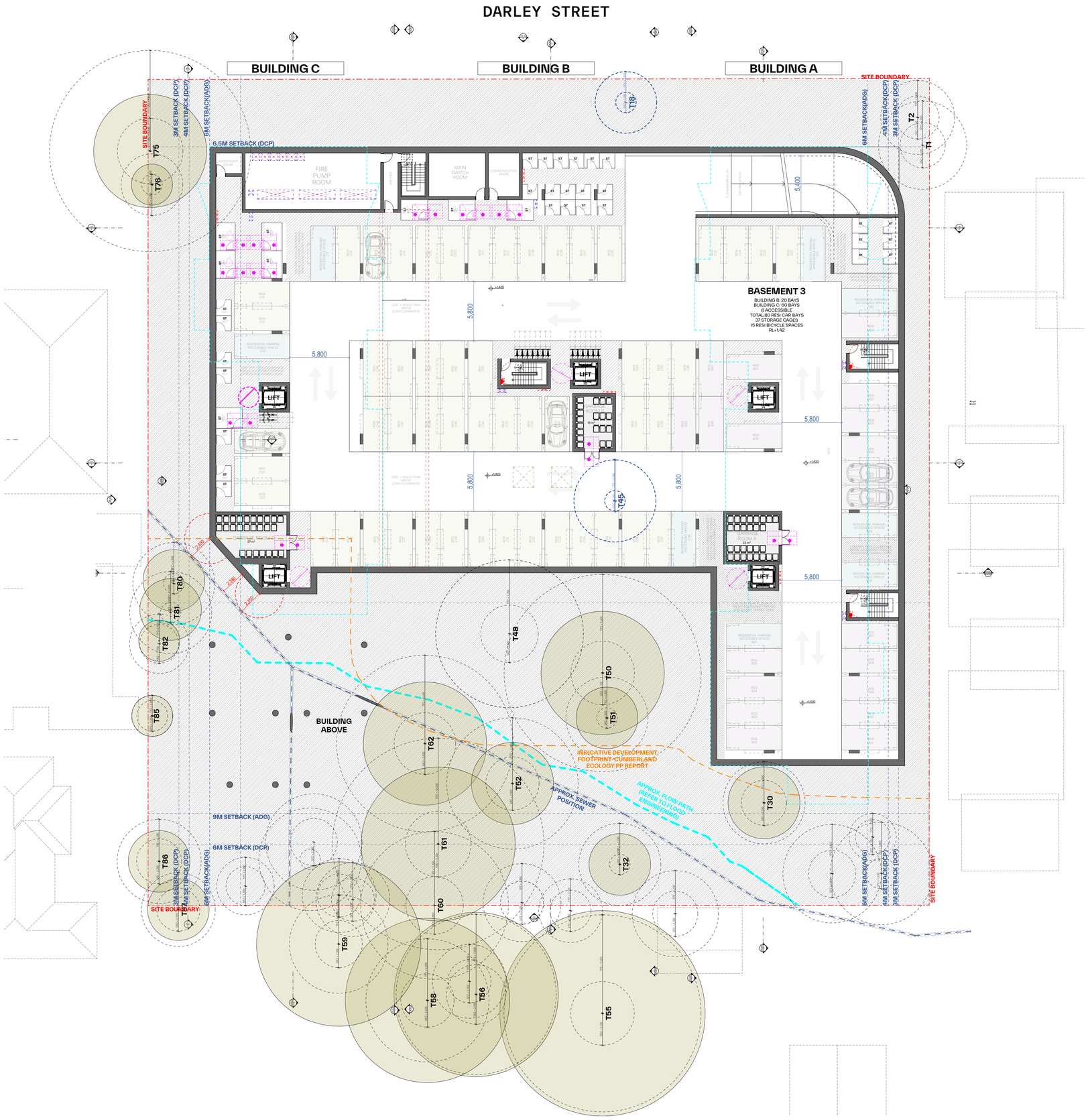
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Site Plan

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



1 Lower Ground 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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

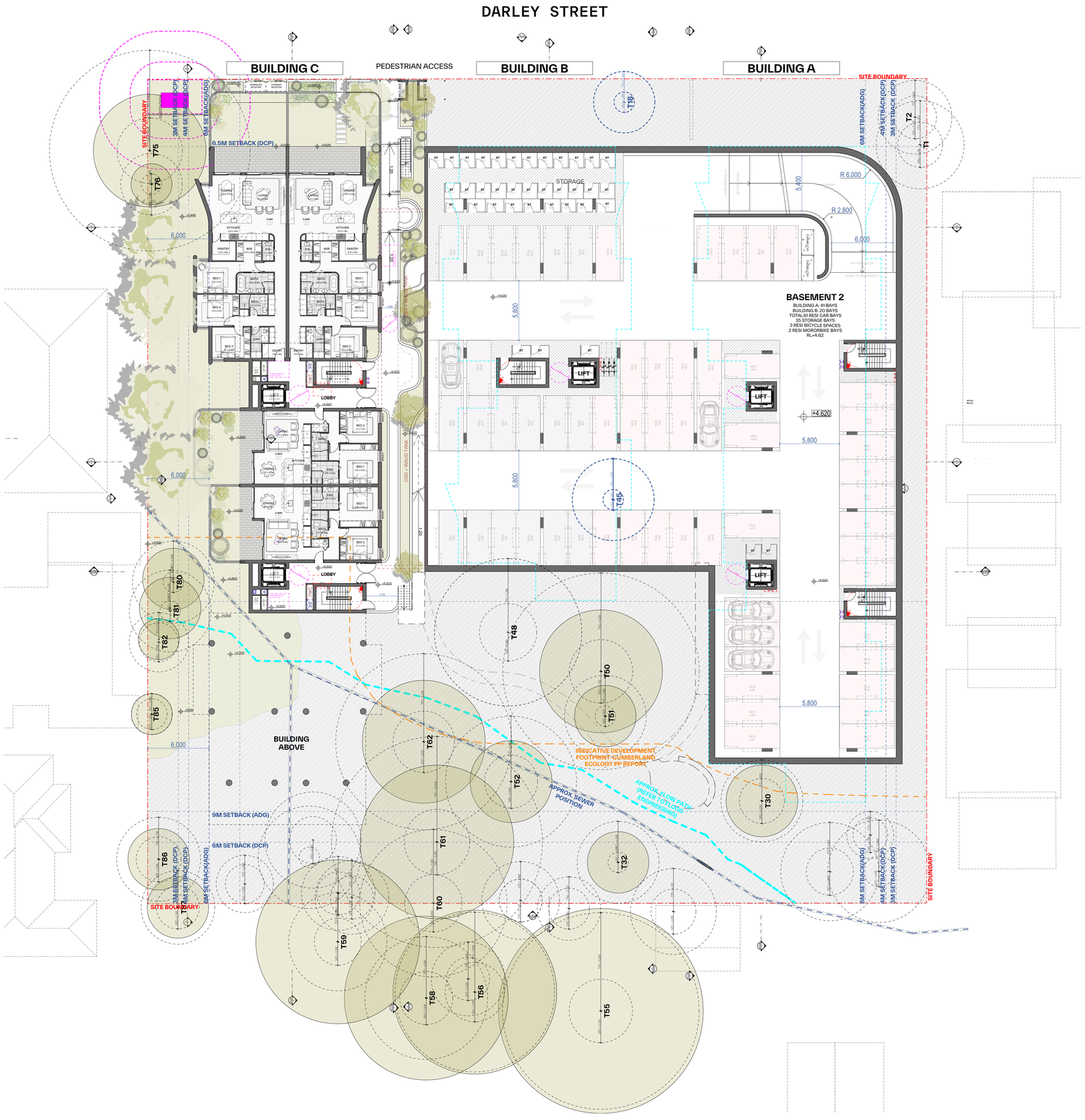
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

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

DRAWING TITLE:
Lower Ground Floor

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



1 Ground 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

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pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:

Ground Floor

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA101**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 1 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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IPM

pbd architects

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

Level 2, 52 Albion Street, Surry Hills NSW 2010

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

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

DRAWING TITLE:
Level 1

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA102**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 2 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
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R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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P - 02 9698 8140
E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Level 2

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:200@A1	DRAWING NO: DA103	ISSUE: A
PROJECT NO: 2435		



1 Level 3 1:200

GENERAL NOTES:

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SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Level 3

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA104**	ISSUE: **A**
PROJECT NO: 2435		

DARLEY STREET

BUILDING C

BUILDING B

BUILDING A

SITE BOUNDARY

3M SETBACK (DCP)

4M SETBACK (DCP)

6M SETBACK(ADG)

6.5M SETBACK (DCP)

9M SETBACK(ADG)

29.5M SETBACK

INDICATIVE DEVELOPMENT FOOTPRINT-CUMBERLAND ECOLOGY PP REPORT

APPROX. SEWER POSITION

APPROX. FLOW PATH (REFER TO FLOOD ENGINEERING)

9,000

6,000

7,500

10,500

4,500

33,500

T1 T2 T19 T75 T76 T80 T81 T82 T85 T62 T52 T61 T60 T59 T58 T56 T55 T48 T50 T51 T30 T32 T86 T87

1

Level 4

1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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P - 02 9698 8140
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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 4

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA105**	ISSUE: **A**
PROJECT NO: 2435		

DARLEY STREET

BUILDING C

BUILDING B

BUILDING A

SITE BOUNDARY

6.5M SETBACK (DCP)

3M SETBACK (DCP)

4M SETBACK (DCP)

6M SETBACK(ADG)

9M SETBACK (ADG)

INDICATIVE DEVELOPMENT FOOTPRINT-CUMBERLAND ECOLOGY PP REPORT

APPROX. FLOW PATH (REFER TO FLOOD ENGINEERING)

APPROX. SEWER POSITION

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

7,500

10,400

6,000

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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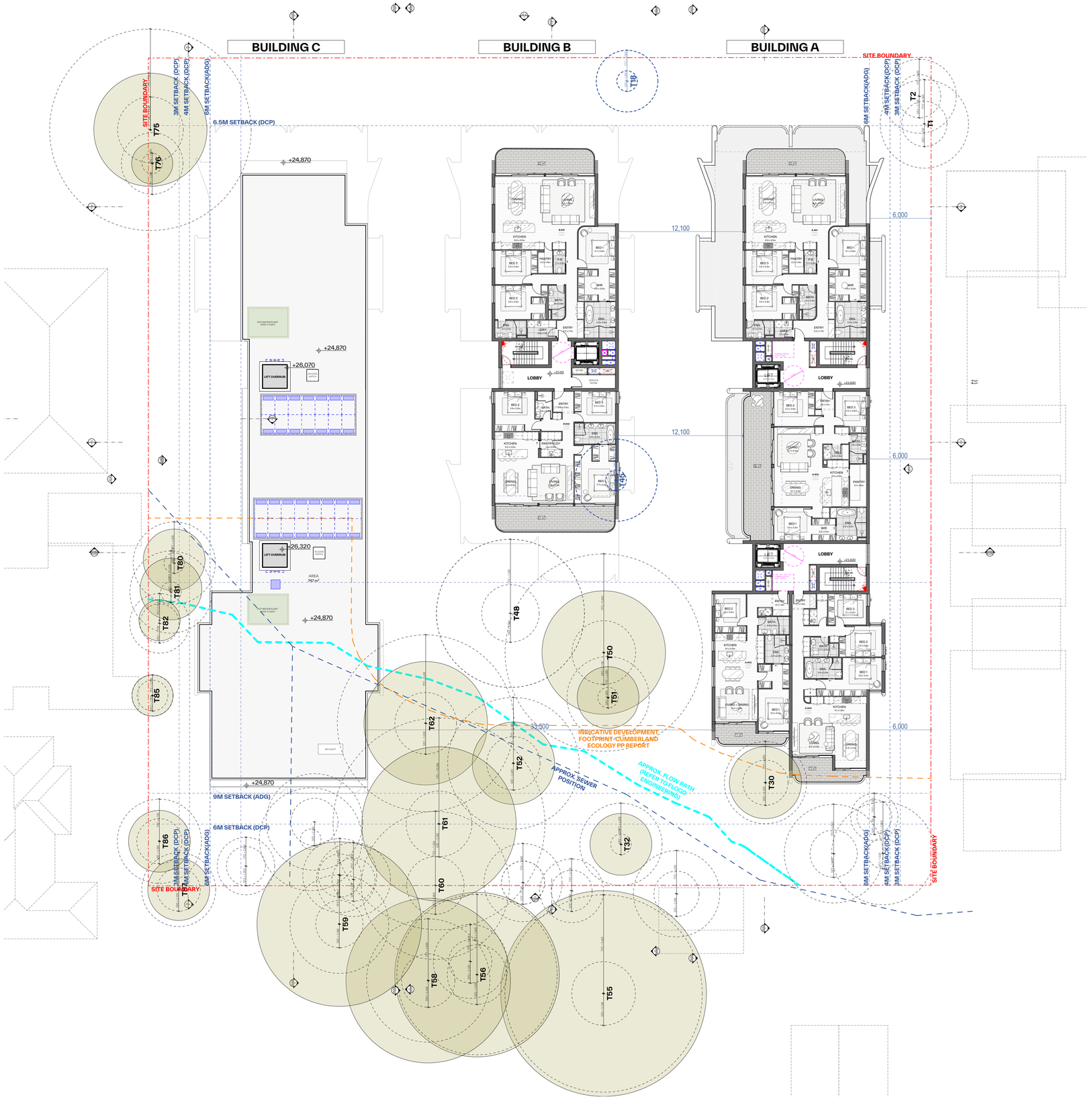
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 5

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA106**	ISSUE: **A**
PROJECT NO: 2435		

DARLEY STREET



1 Level 6 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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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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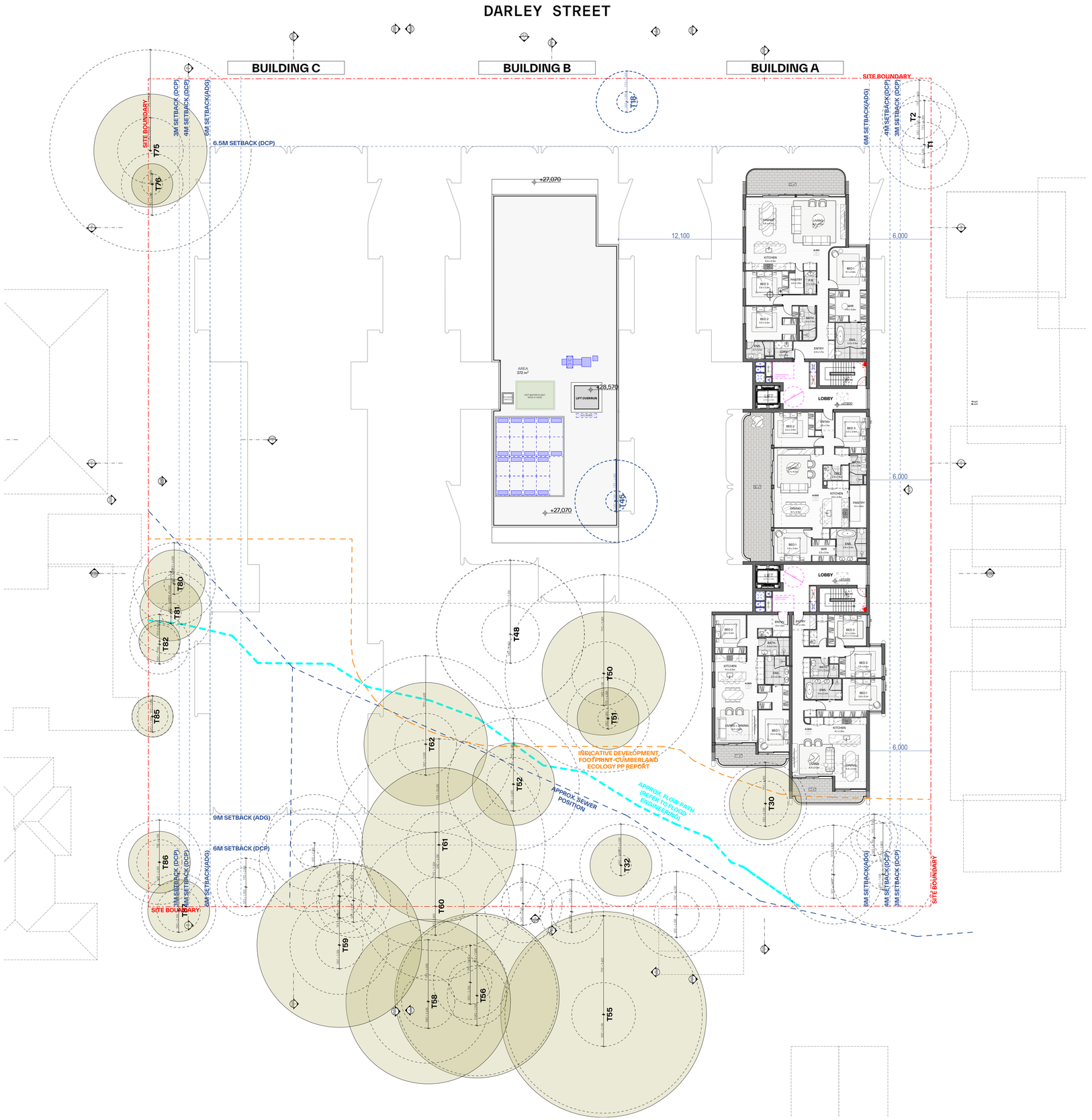
Level 2, 52 Albion Street, Surry Hills NSW 2010

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

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

DRAWING TITLE:
Level 6

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA107**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 7 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

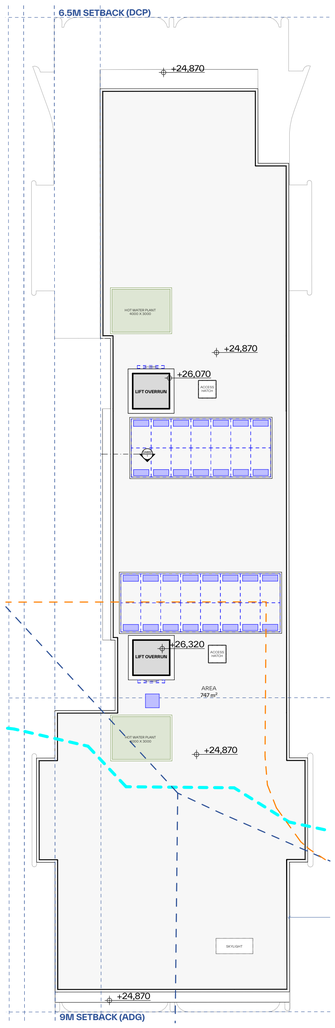
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 7

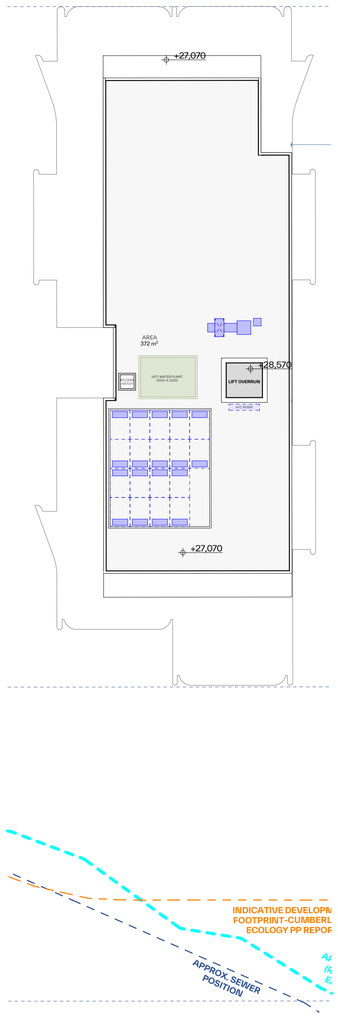
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA108**	ISSUE: **A**
PROJECT NO: 2435		

BUILDING C



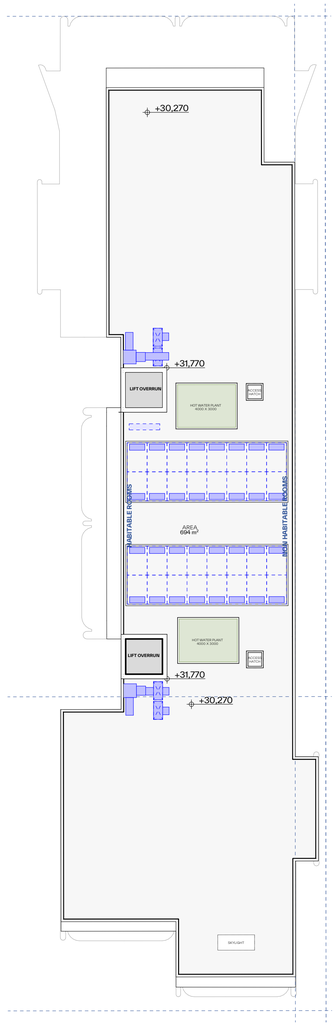
1 Level 6

BUILDING B



2 Level 7

BUILDING A



3 Roof

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)
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

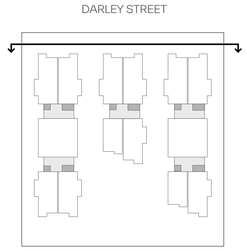
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Roof

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA109**	ISSUE: **A**
PROJECT NO: 2435		

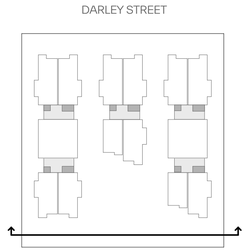


1 Elevation - North 1:200





2 Elevation - South 1:200



GENERAL NOTES:

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

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0 1 2 3 4 5m

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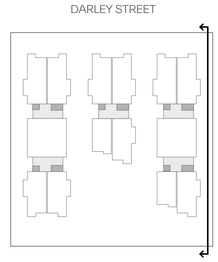
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
North and South Elevation

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:200@A1	DRAWING NO: DA200	ISSUE: A
PROJECT NO: 2435		

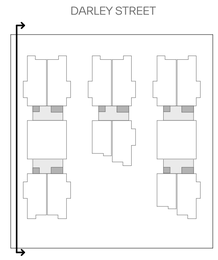


1 Elevation - East 1:200





2 Elevation - West 1:200



GENERAL NOTES:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

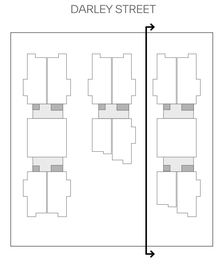
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
East and West Elevation

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA201**	ISSUE: **A**
PROJECT NO: 2435		

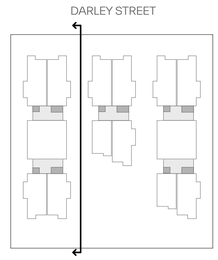


1 Elevation - Building A 1:200





2 Elevation - Building C 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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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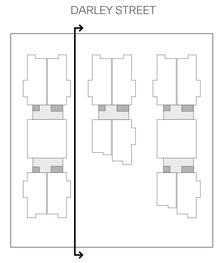
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

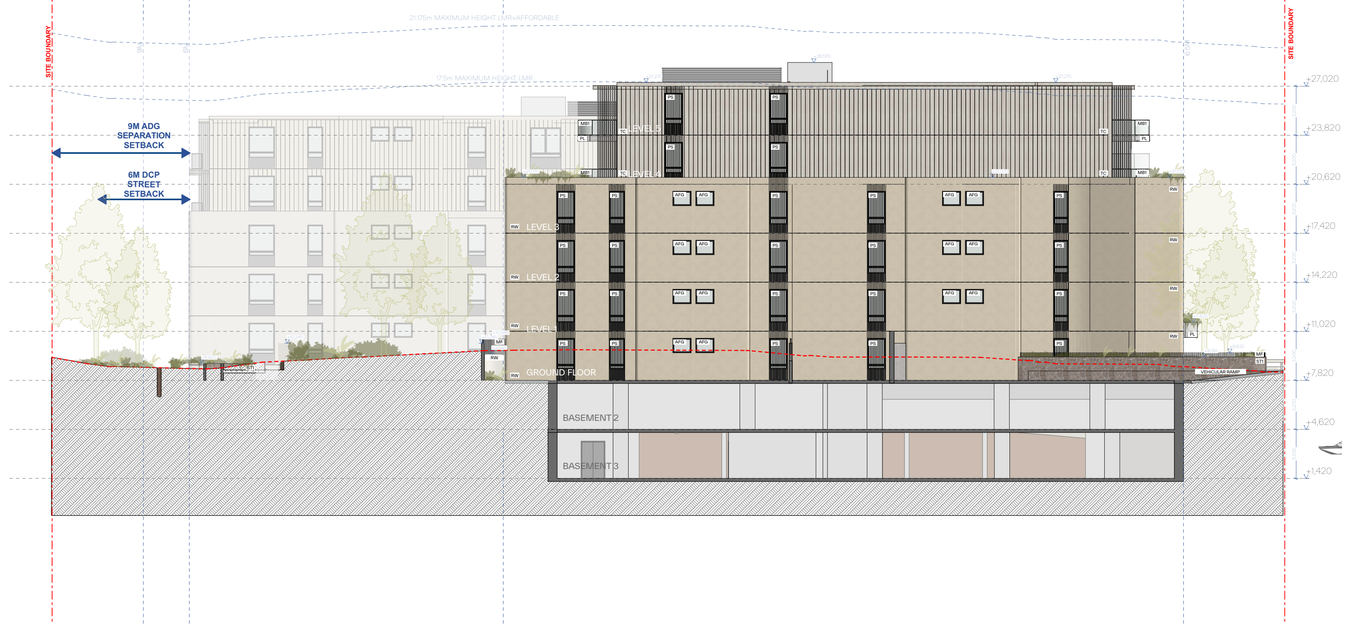
DRAWING TITLE:
Internal ELevation A

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA202**	ISSUE: **A**
PROJECT NO: 2435		

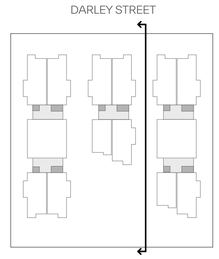


1 Elevation - Building B 1:200





2 Elevation -Building B 1:200



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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
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MB	METAL BALUSTRADE
MC	METAL CLADDING
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

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P - 02 9698 8140
E - info@pbdarchitects.com.au
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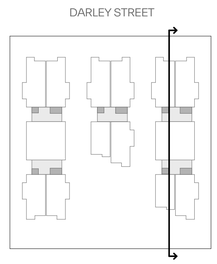
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

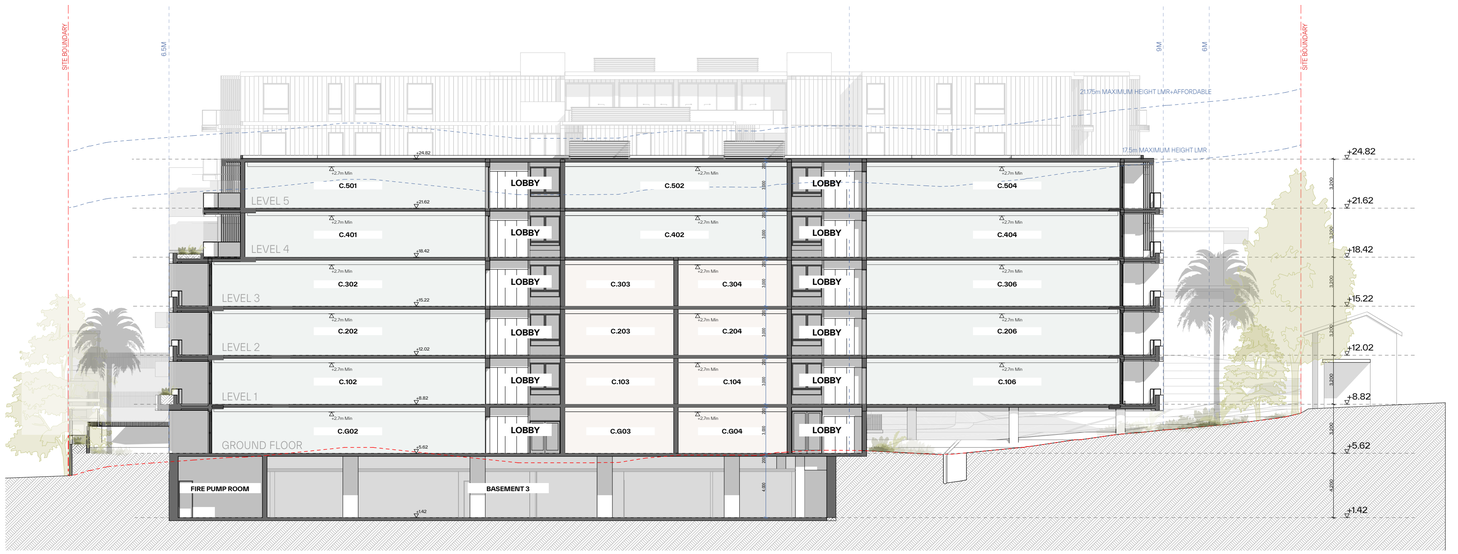
DRAWING TITLE:
Internal Elevation B

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA203**	ISSUE: **A**
PROJECT NO: 2435		

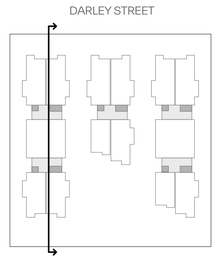


1 Section 1:200





2 Section 1:200



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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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VB	EXTERNAL VENETIAN BLINDS

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

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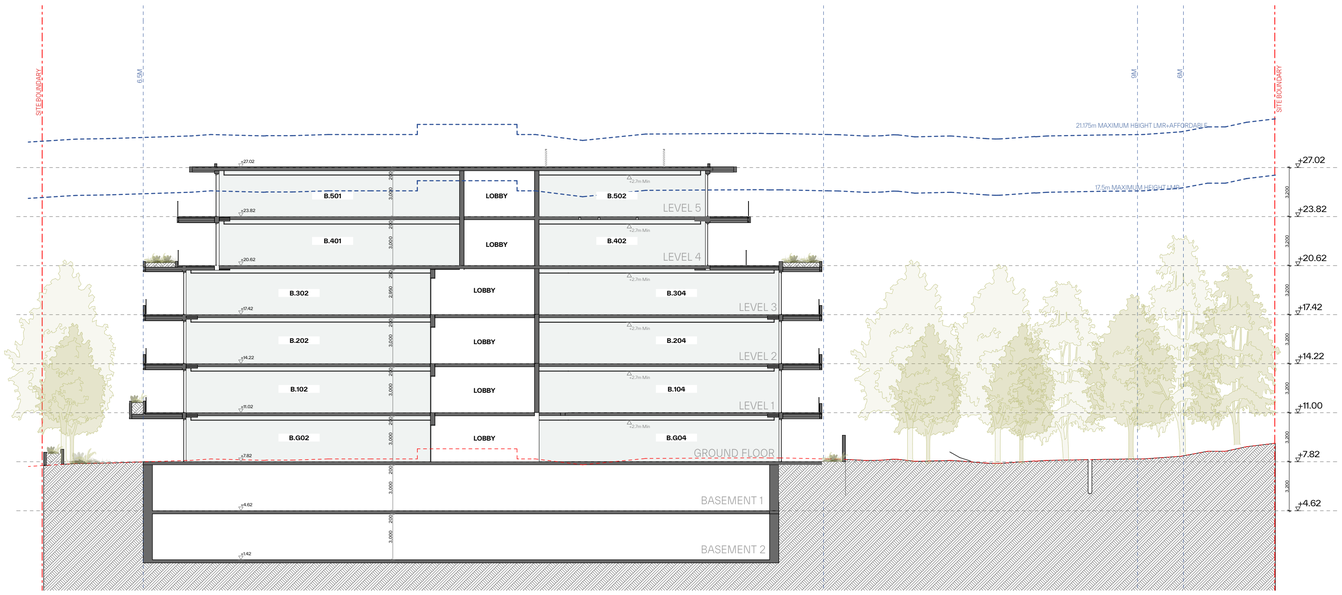
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

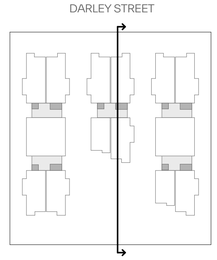
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

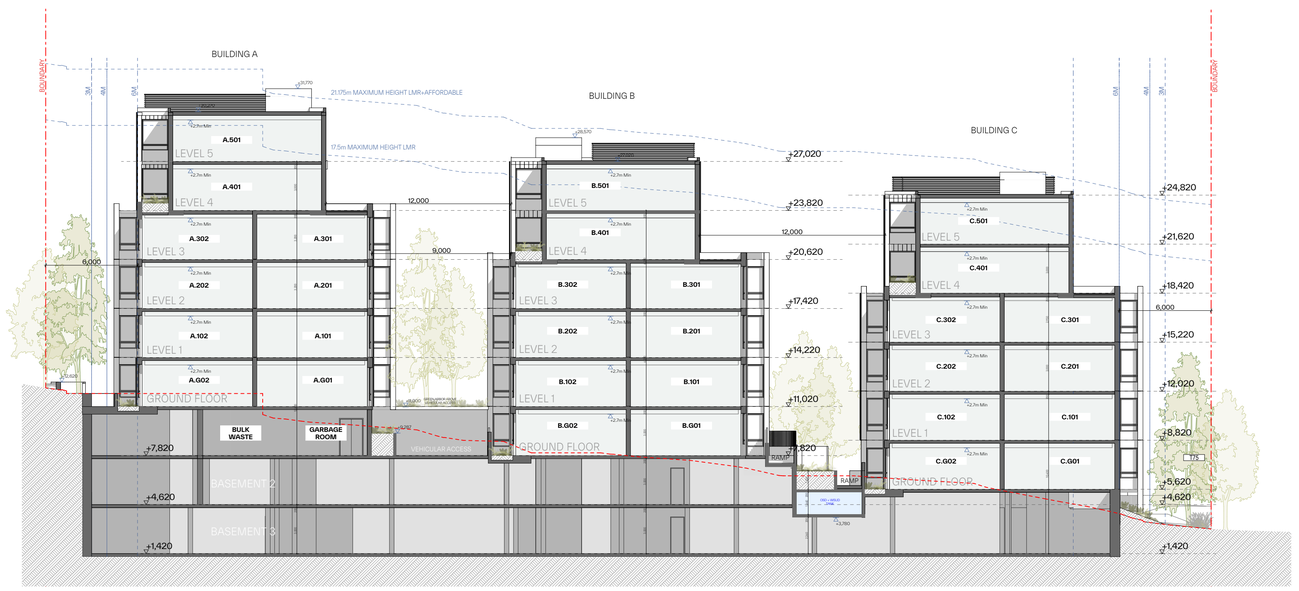
DRAWING TITLE:
Section A

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA300**	ISSUE: **A**
PROJECT NO: 2435		

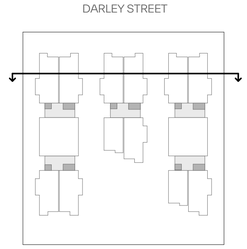


1 Section 1:200





2 Section 1:200



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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
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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Issue	Date	Description
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P - 02 9698 8140
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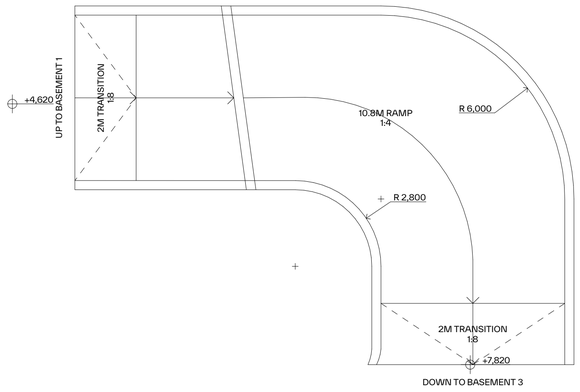
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
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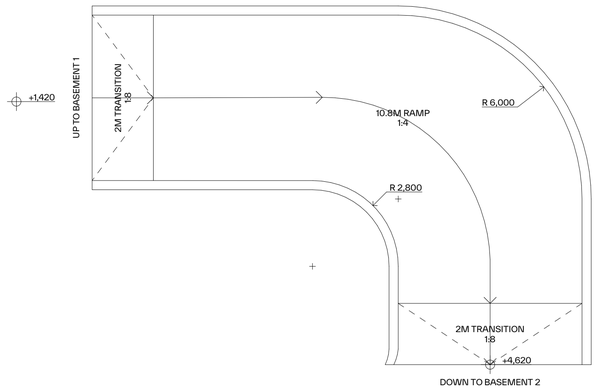
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Section B

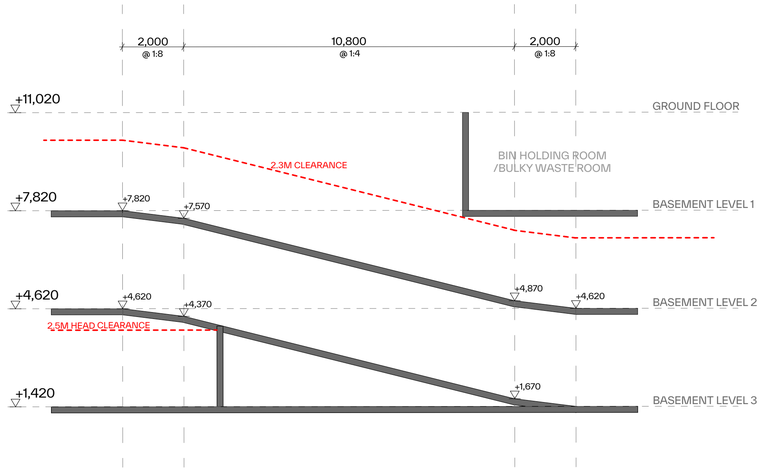
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA301**	ISSUE: **A**
PROJECT NO: 2435		



1 RAMP TO BASEMENT 3 1:100



2 RAMP TO BASEMENT 2 1:100



3 RAMP SECTION 1:100

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LEGEND:

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Issue	Date	Description
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CLIENT:
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Ramp Section

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



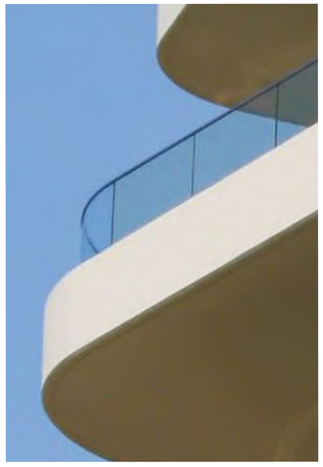


RW
TEXTURED RENDERED WALL
PAINT FINISH

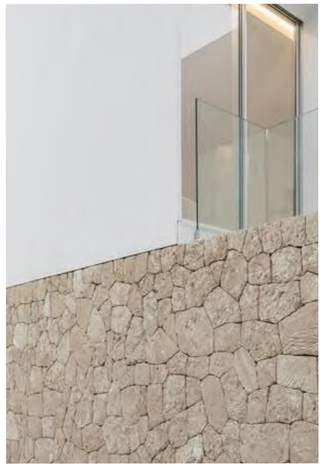




MF
METAL FENCE
COLOUR DETAIL : P2



PL
SMOOTH PLASTER
PAINT FINISH





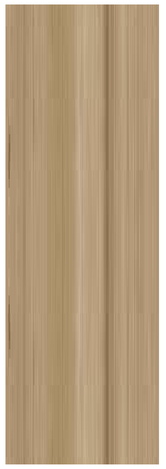
ST1
SANDSTONE



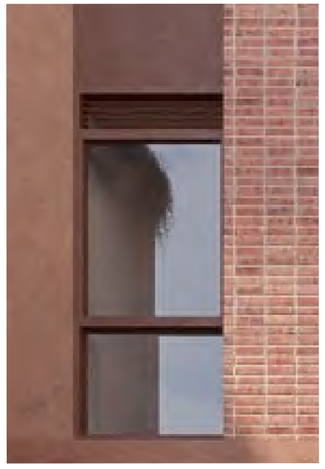


PV
EXTERNAL PAVING



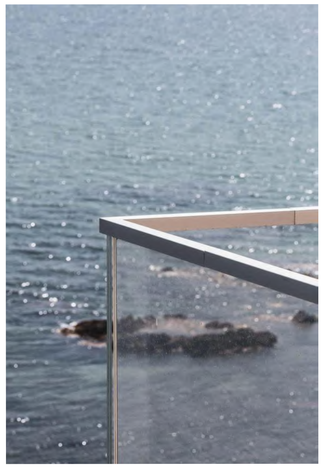


TF
TIMBER LOOK SOFFIT





AFG
ALLUMINIUM FRAMED GLAZING
COLOUR DETAIL: P2



MB1
METAL BALUSTRADE
COLOUR DETAIL : P1



TC
NON COMBUSTAILE TIMBER ALUMINIUM CLADDING

P1
WHITE

P2
DULUX MONUMENT
BLACK OR SIMILAR

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

MATERIALS LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Finishes Schedule

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: NTS	DRAWING NO: DA400	ISSUE: A
PROJECT NO: 2435		



1 Photomontage 1:1.97

GENERAL NOTES:

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LEGEND:

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

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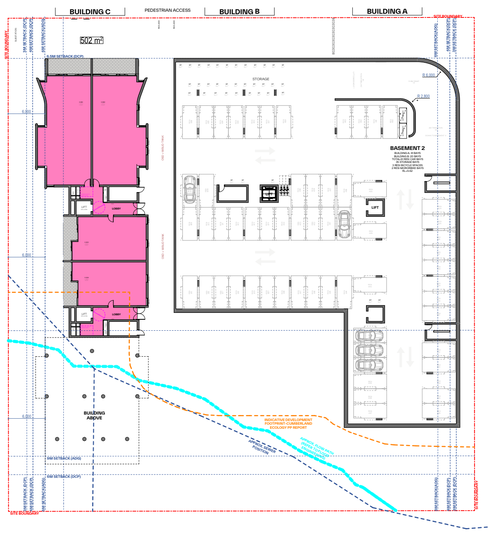
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Photomontage

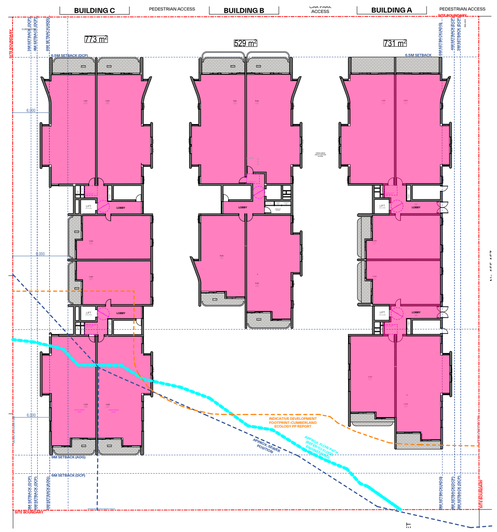
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SCALE: NTS	DRAWING NO: **DA410**	ISSUE: **A**
PROJECT NO: 2435		



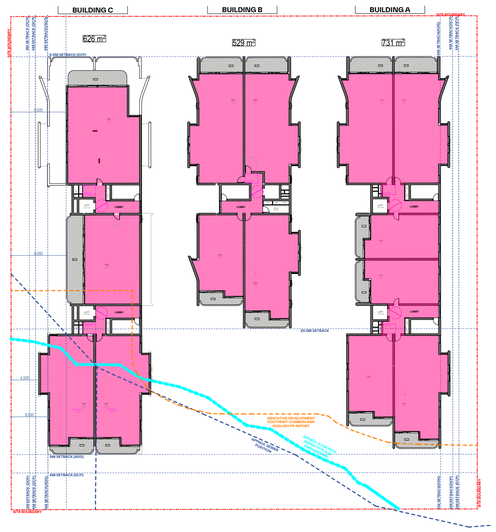
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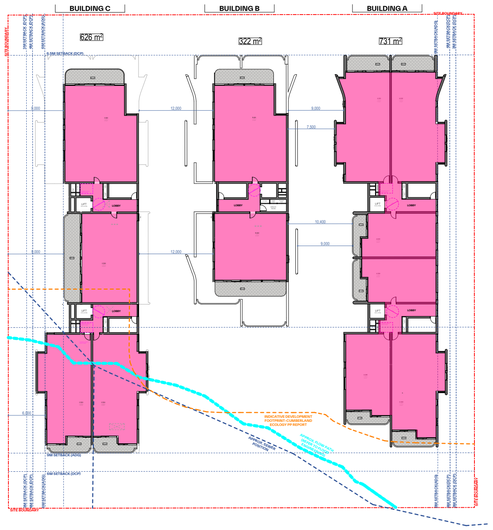
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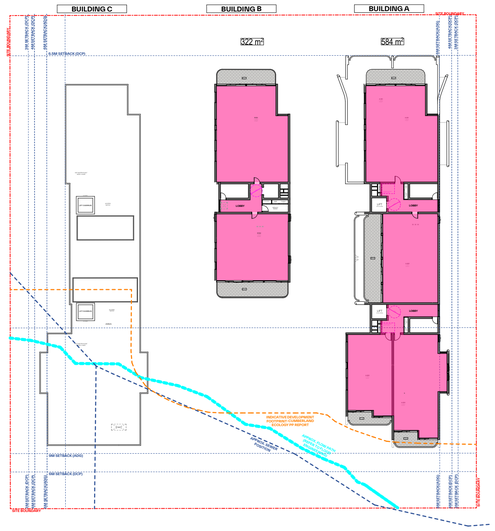
3 Level 2 (Typical 2-3)



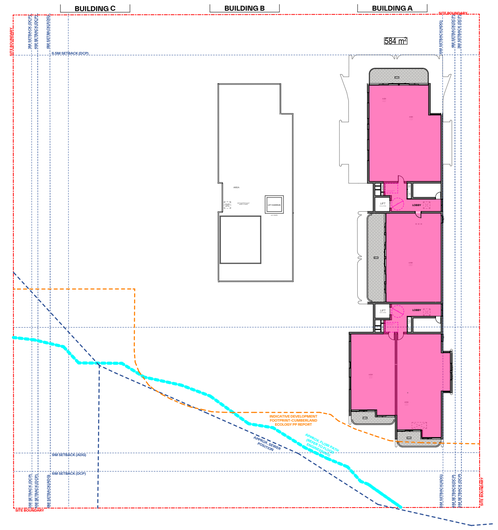
4 Level 4



5 Level 5



6 Level 6



7 Level 7

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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RD	ROLLER DOOR
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RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

GROSS FLOOR AREA

PROPERTY DETAILS:
AREA: 6122
ZONE: R3

TOTAL AREA

Ground	501.9
Level 1	1,302.0
Level 2	2,033.3
Level 3	2,033.3
Level 4	1,886.5
Level 5	1,680.1
Level 6	906.6
Level 7	584.4
	10,928.1 m²

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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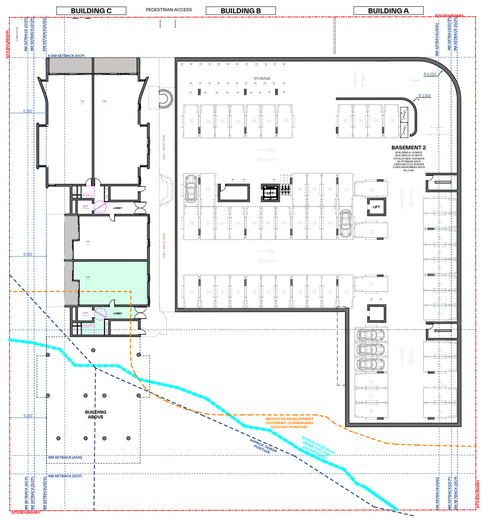
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

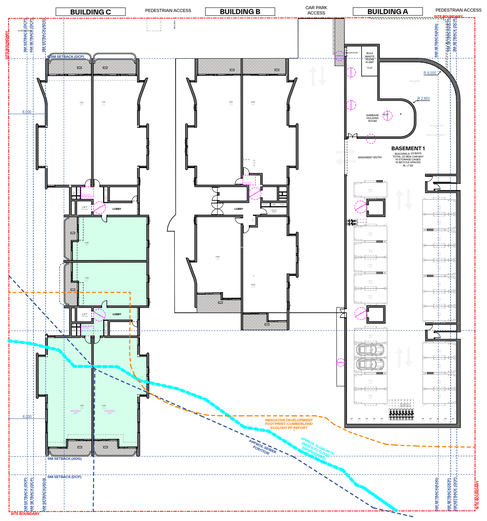
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
GFA Diagram

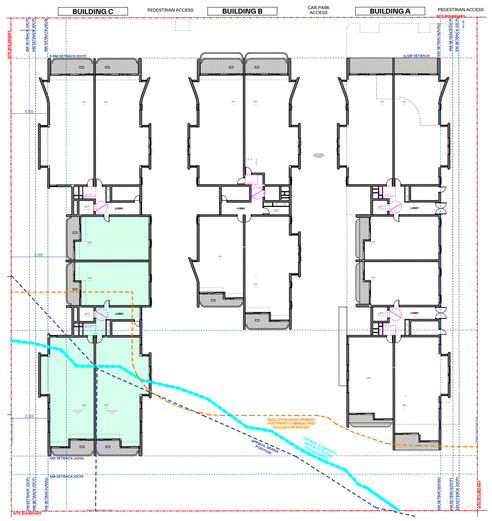
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:500, 1:1@A1	DRAWING NO: DA500	ISSUE: A
PROJECT NO: 2435		



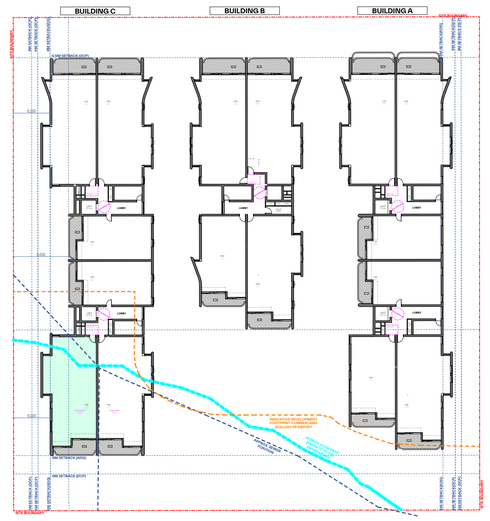
1 Ground



2 Level 1



3 Level 2



4 Level 3

GENERAL NOTES:

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LEGEND:

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MATERIALS LEGEND:

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

INFILL AFFORDABLE HOUSING SCHEME AREA

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

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

06C. INFILL AFFORDABLE

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Infill Affordable GFA Diagram

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



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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

DEEP SOIL AREA

LANDSCAPE AREA DESIGN

PROPERTY DETAILS:
AREA: 6122

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

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

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

PROPOSED:
DEEP SOIL AREA: 2320 SQM - 38%

LANDSCAPED AREA: 3091 SQM - 50.5%

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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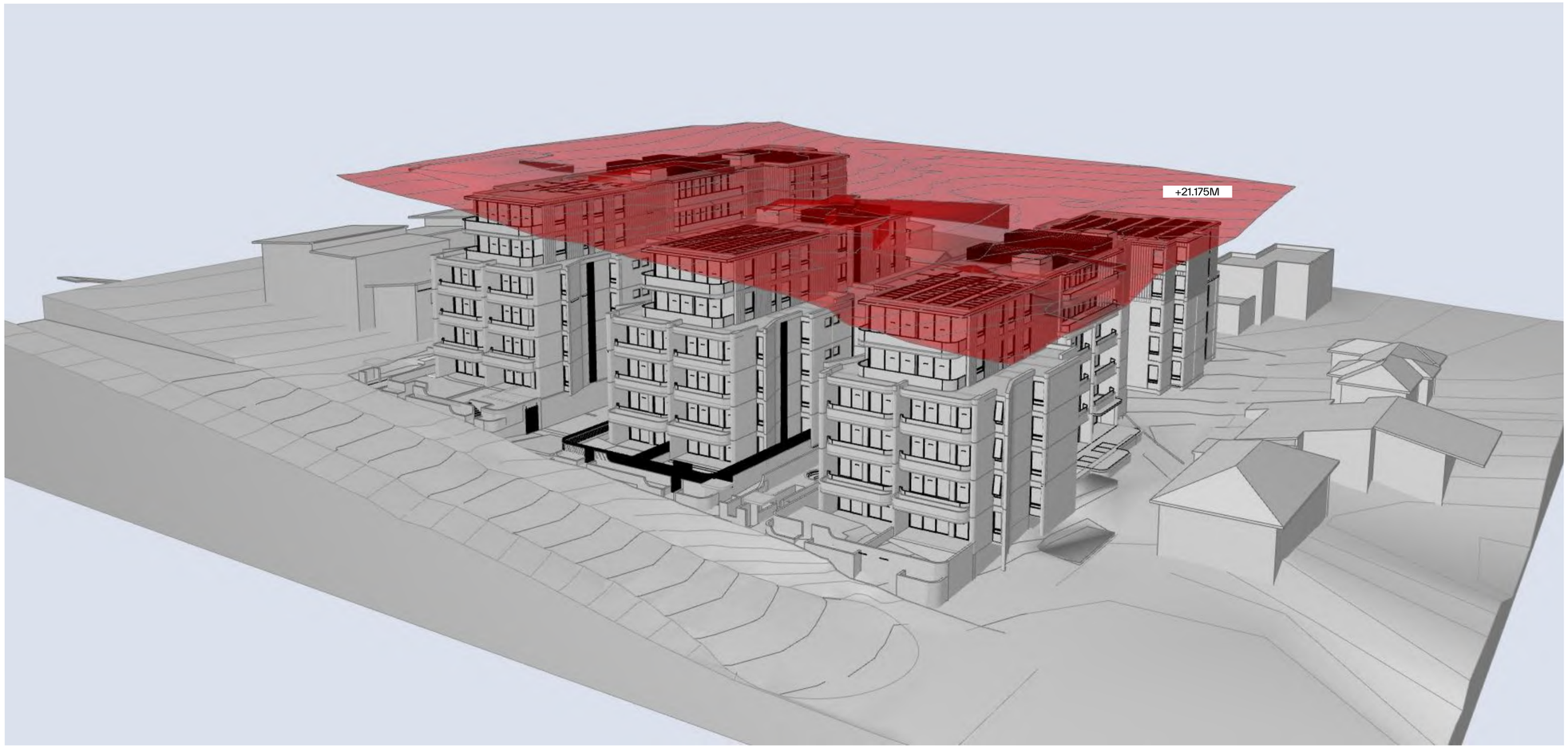
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

DRAWING TITLE:
Deep Soil / Landscape

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:200@A1	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 2435		



1 Height plane Diagram

GENERAL NOTES:

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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

HEIGHT PLANE

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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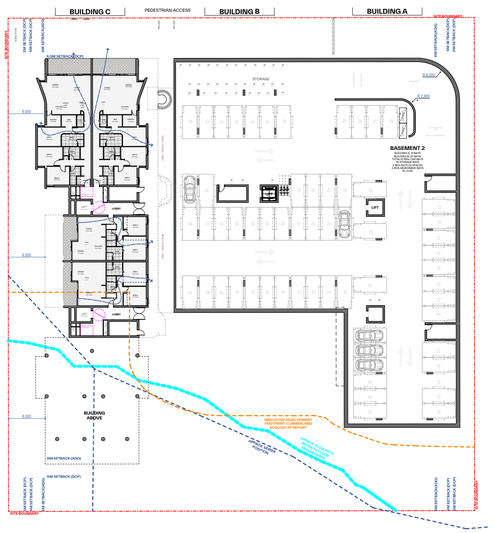
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

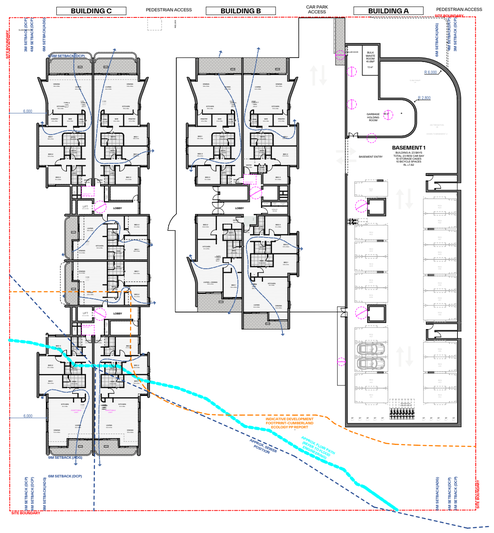
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Height Limit Diagram

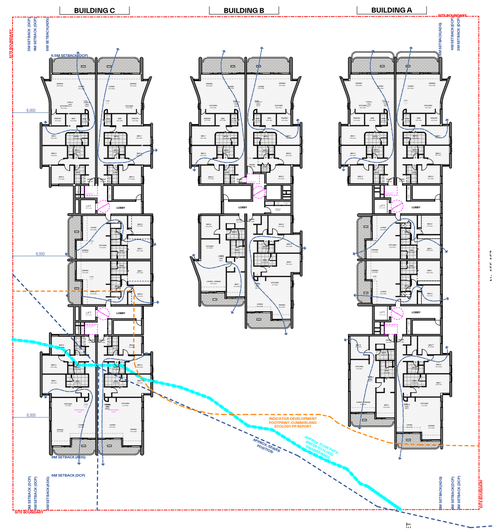
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 11/11/2025
SCALE: 1:101.18, 1:500@A1	DRAWING NO: **DA530**	ISSUE: **A**
PROJECT NO: 2435		



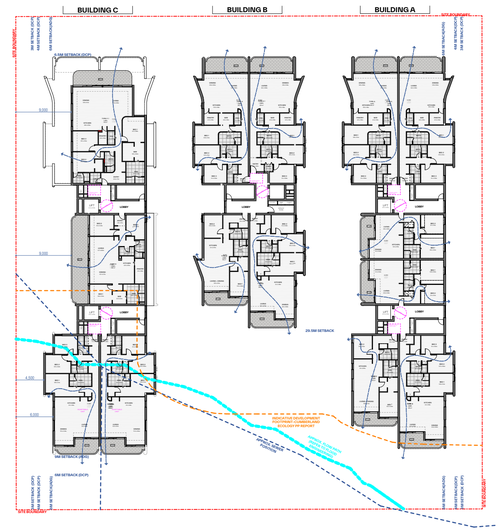
1 Ground



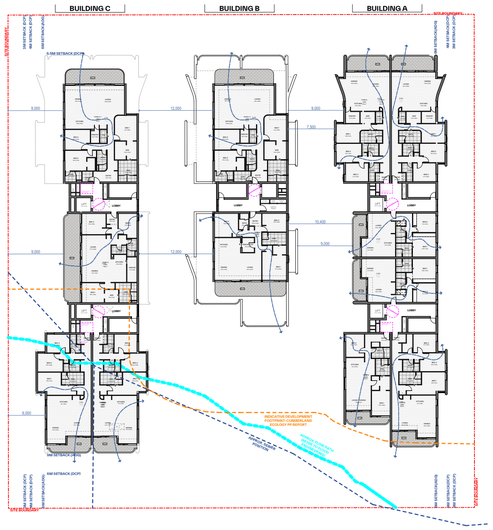
2 Level 1



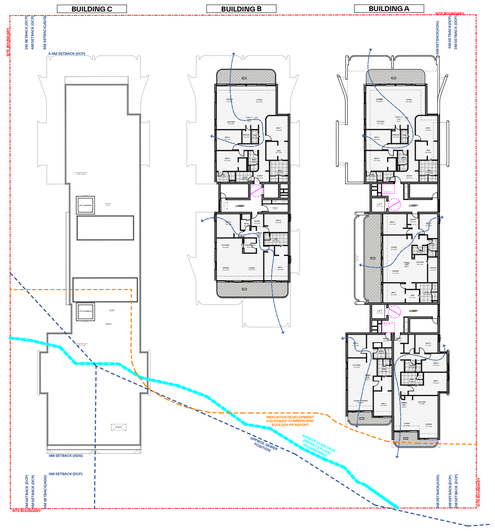
3 Level 2 (Typical 2-3)



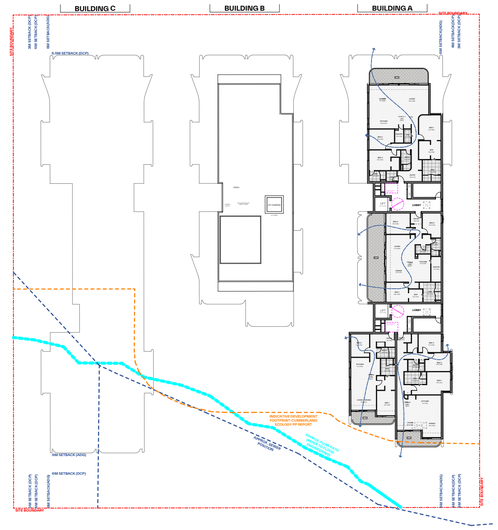
4 Level 4



5 Level 5



6 Level 6



7 Level 7

GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

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

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

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

PROPOSED CROSS VENTILATION:
100% 82 UNITS/82 UNITS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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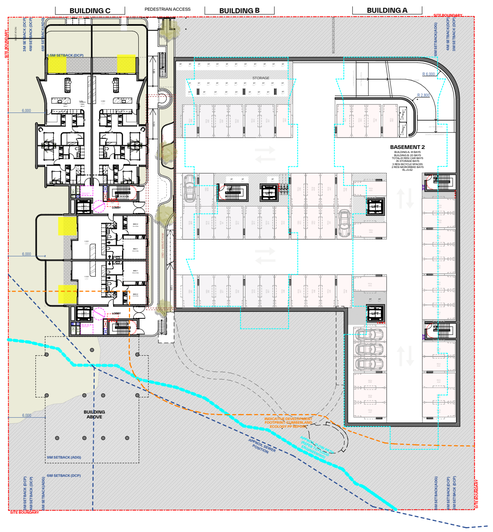
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

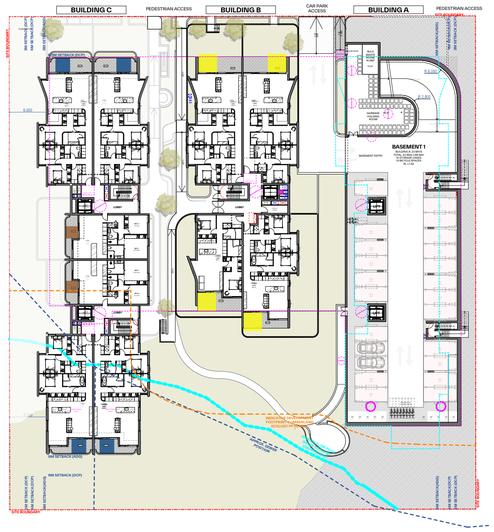
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Cross Ventilation

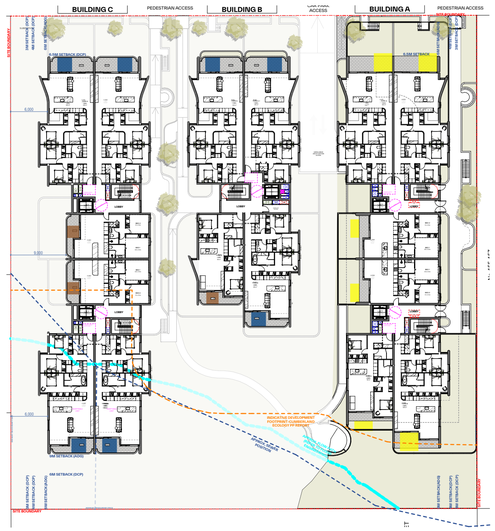
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:500@A1	DRAWING NO: **DA540**	ISSUE: **A**
PROJECT NO: 2435		



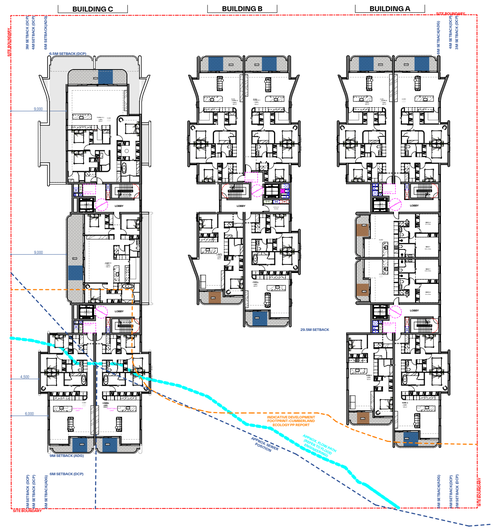
1 Ground



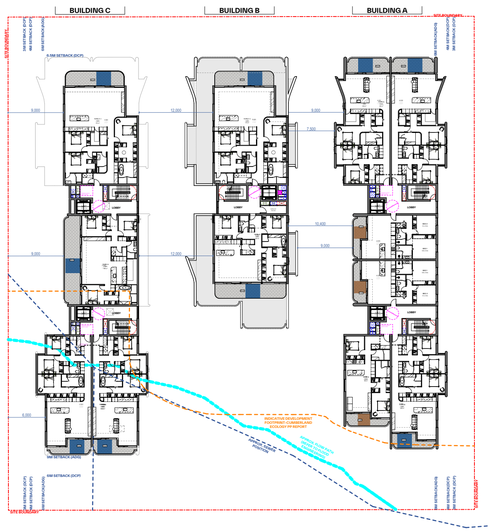
2 Level 1



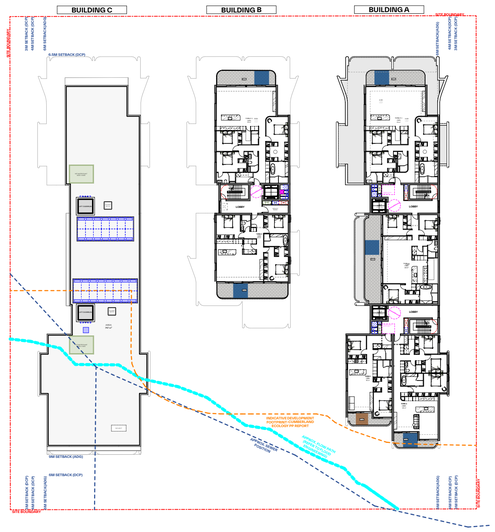
3 Level 2 (Typical 2-3)



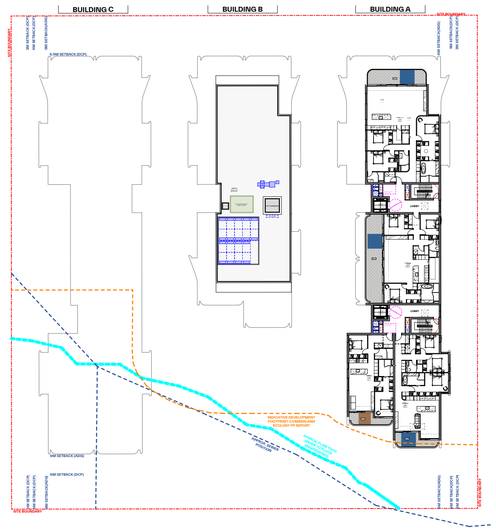
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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

LEGEND:

PRIVATE OPEN SPACE (ADG MINIMUM REQ):

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

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

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

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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

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

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

DRAWING TITLE:
Private Open Spaces

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



1 Level 2 1:200

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

LEGEND:

COMMUNAL OPEN SPACE

PROPERTY DETAILS:
AREA: 6122
ZONE: R3

MINIMUM REQUIRED COS:
1530.5 (MIN 25%)

COMMUNAL OPEN SPACE SUMMARY

Level 2	1,554.1
	1,554.1 m²

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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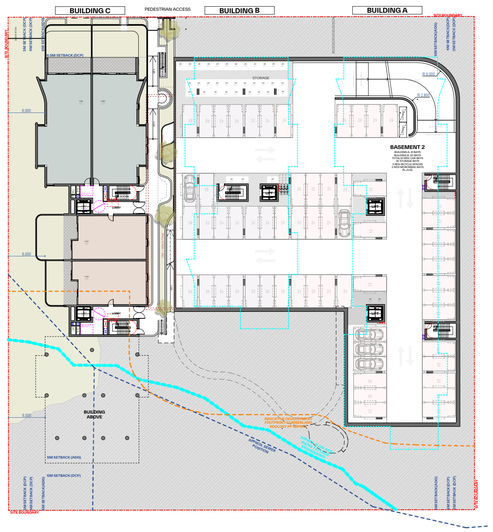
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

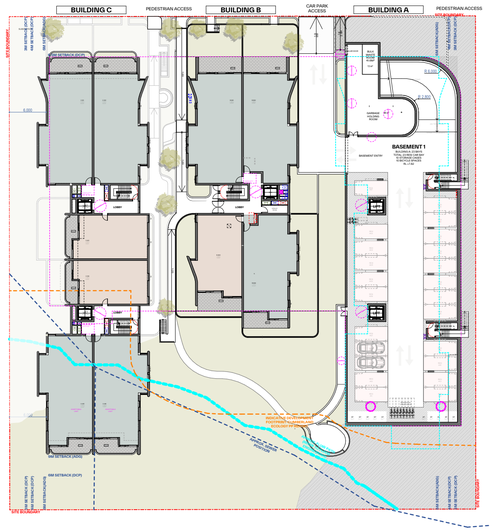
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Communal Open Space

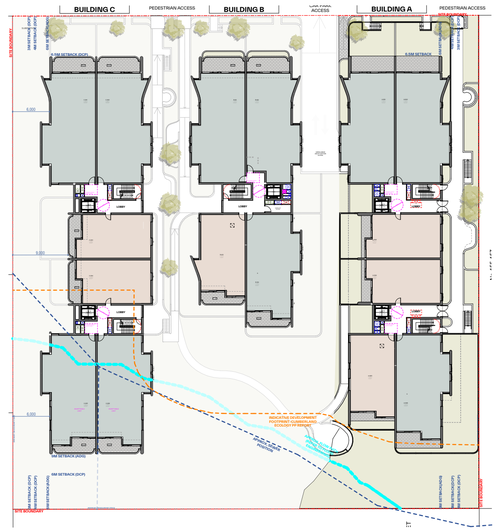
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SCALE: 1:200, 1:1@A1	DRAWING NO: **DA551**	ISSUE: **A**
PROJECT NO: 2435		



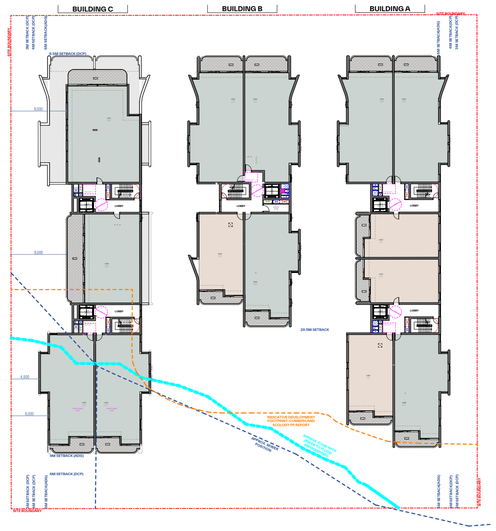
1 Ground



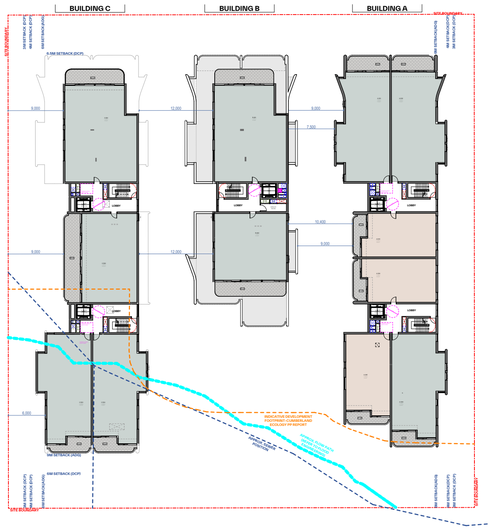
2 Level 1



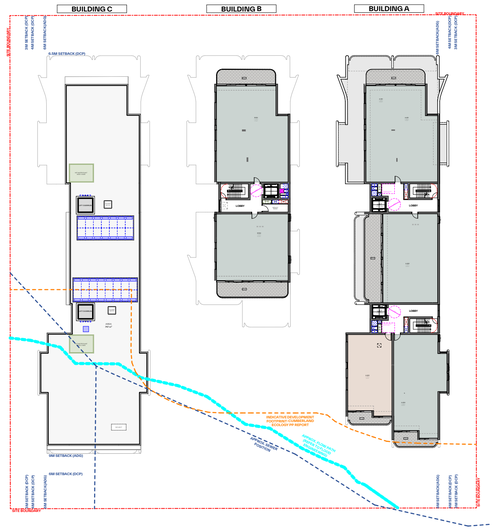
3 Level 2 (Typical 2-3)



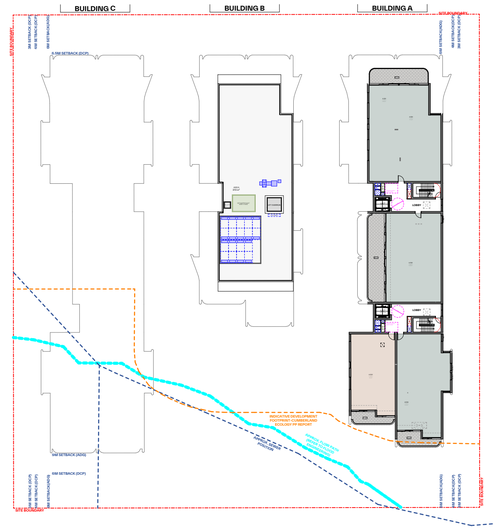
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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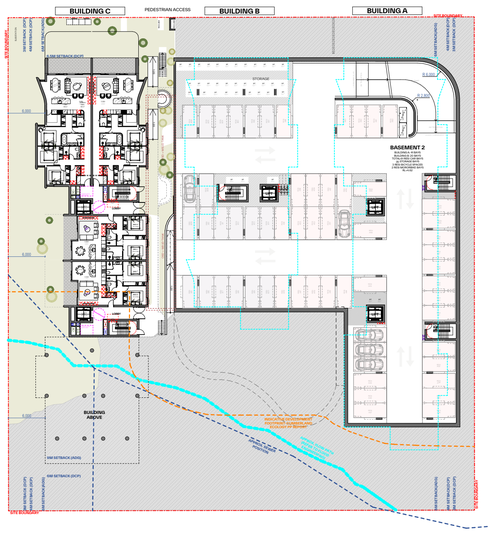
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

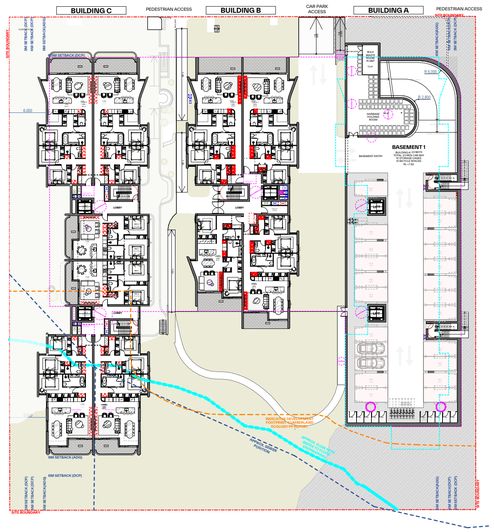
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Unit Mix Diagram

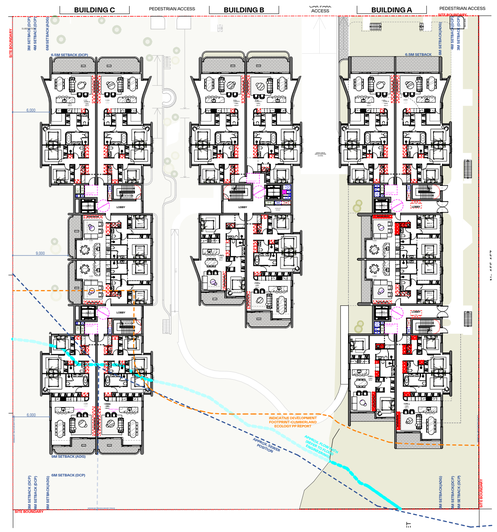
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SCALE: 1:500@A1	DRAWING NO: **DA560**	ISSUE: **A**
PROJECT NO: 2435		



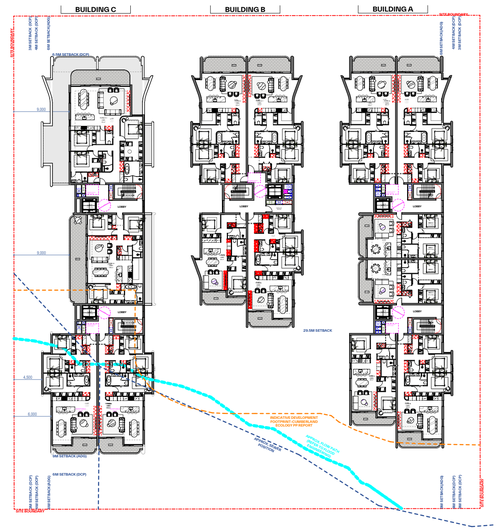
1 Ground



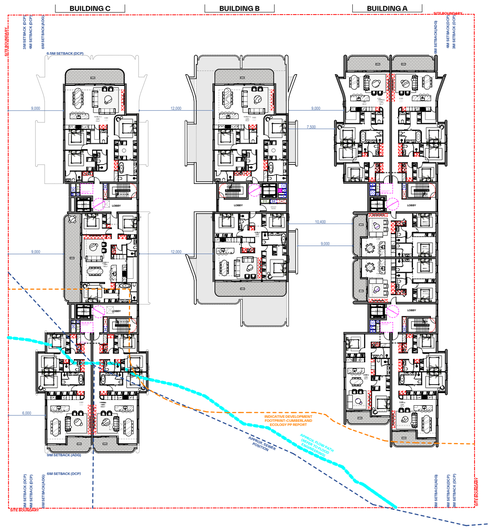
2 Level 1



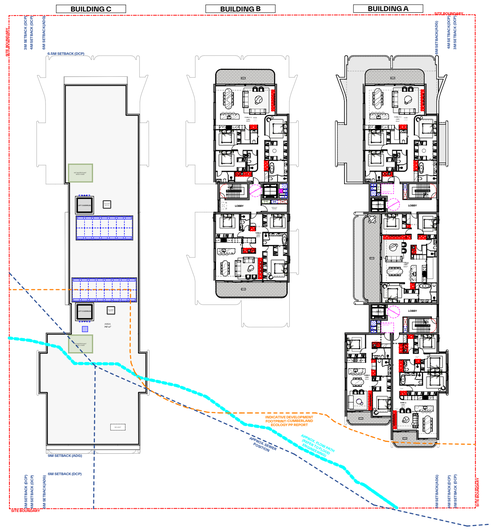
3 Level 2 (Typical 2-3)



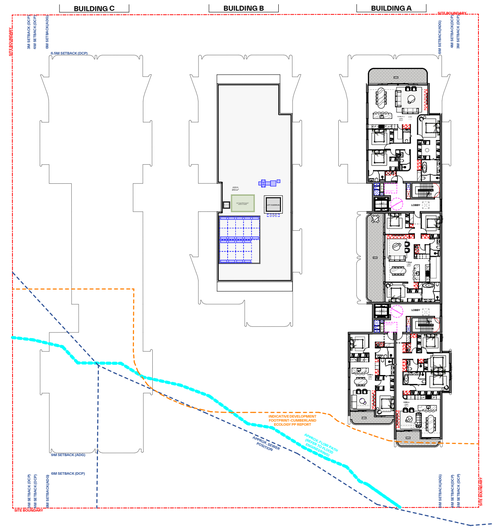
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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LEGEND:

STORAGE AREA

REFER TO DA002

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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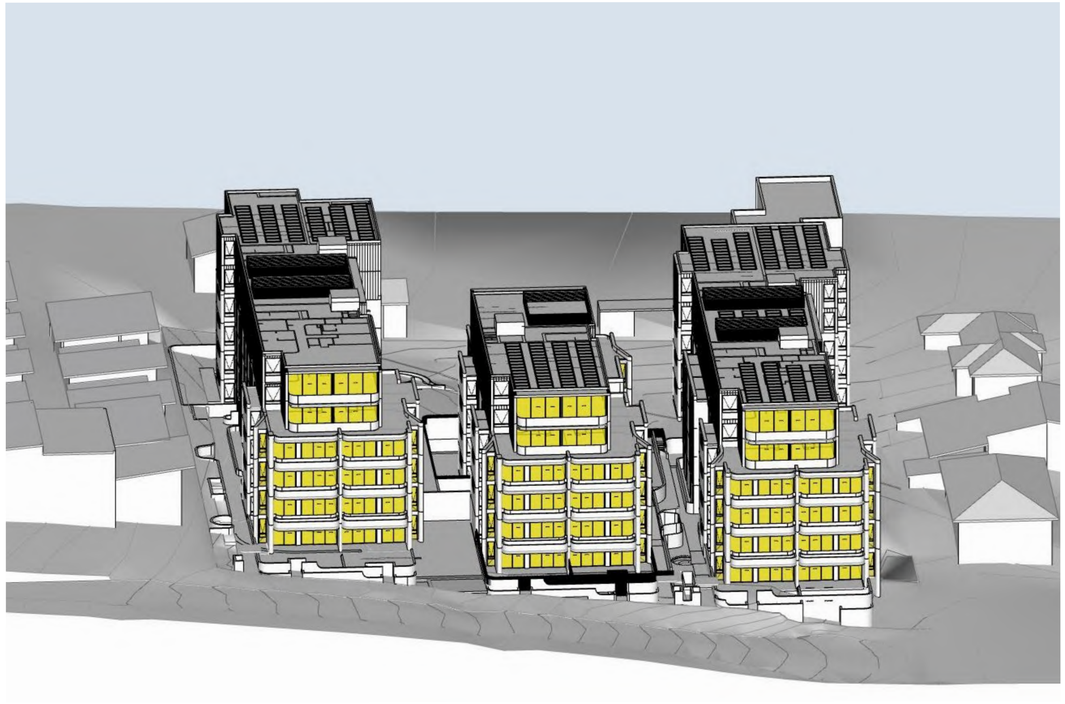
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
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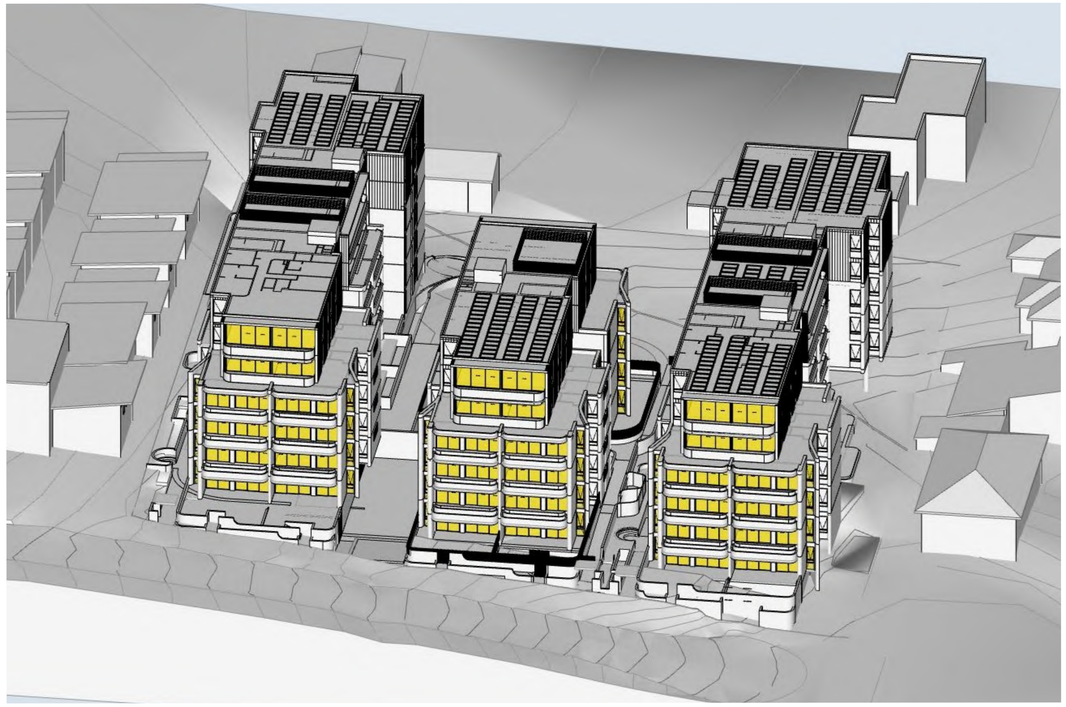
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Storage Calculation Diagram

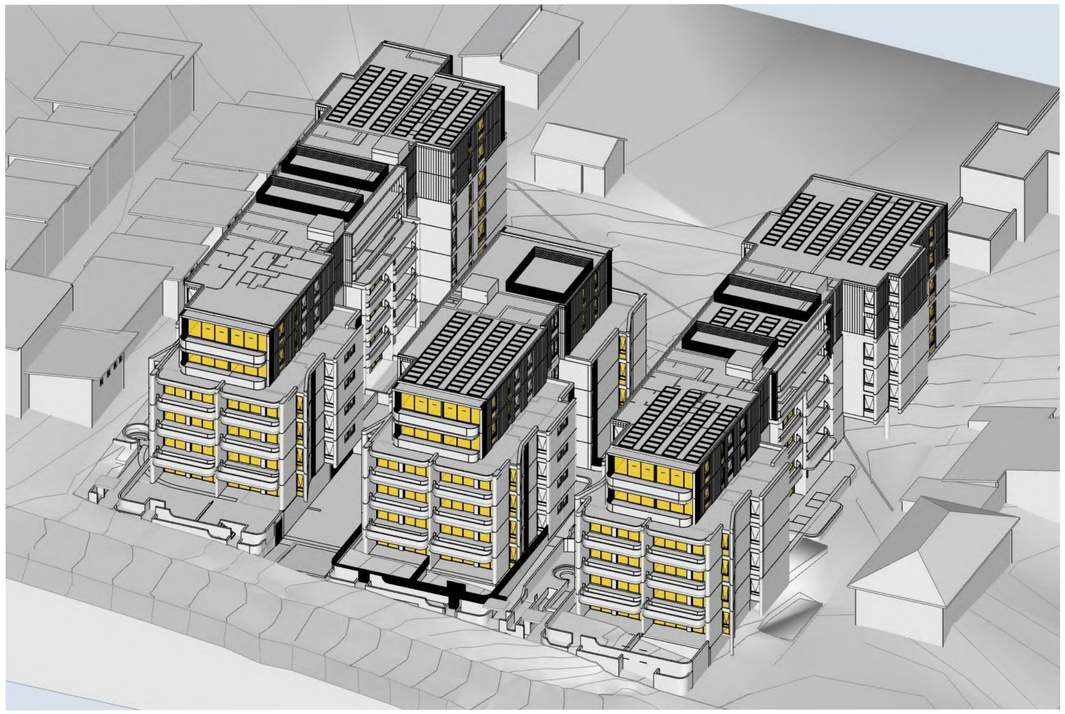
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:500@A1	DRAWING NO: DA570	ISSUE: A
PROJECT NO: 2435		



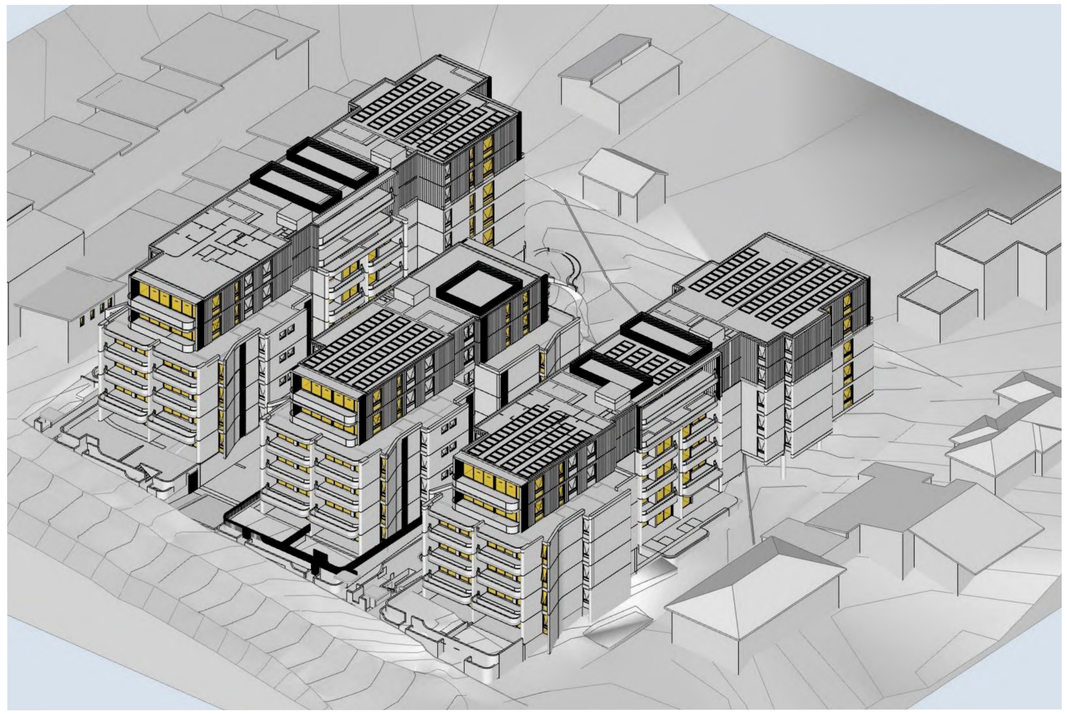
1 9 AM June 21st



2 10 AM June 21st



3 11 AM June 21st



4 12 PM June 21st

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:
IPM

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

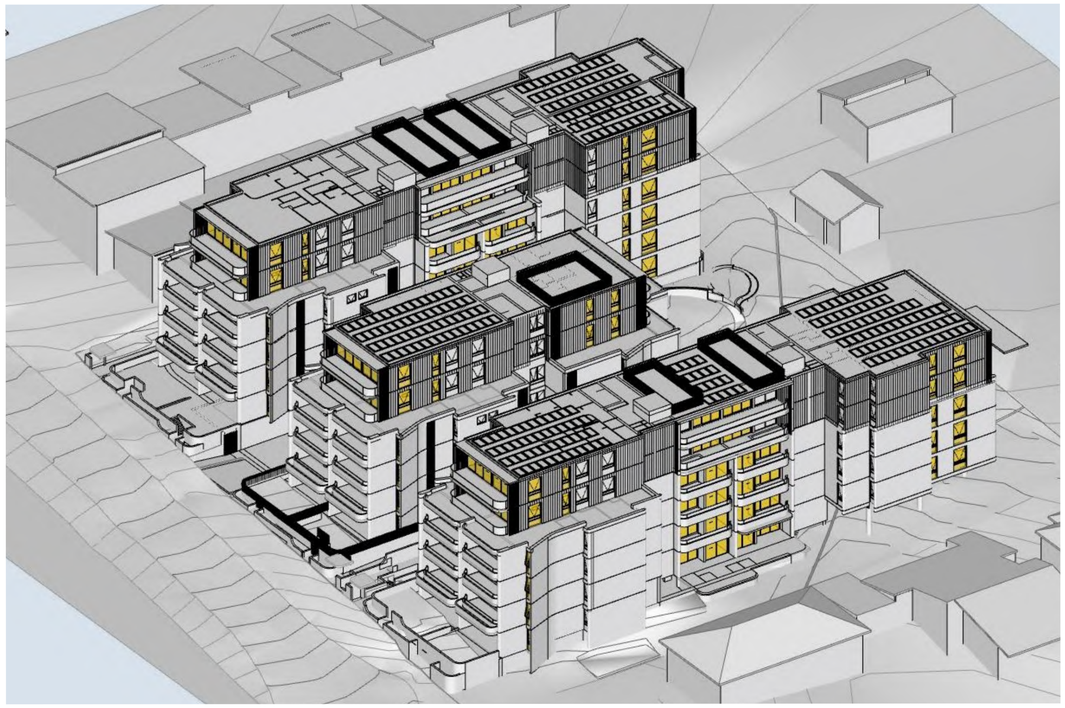
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

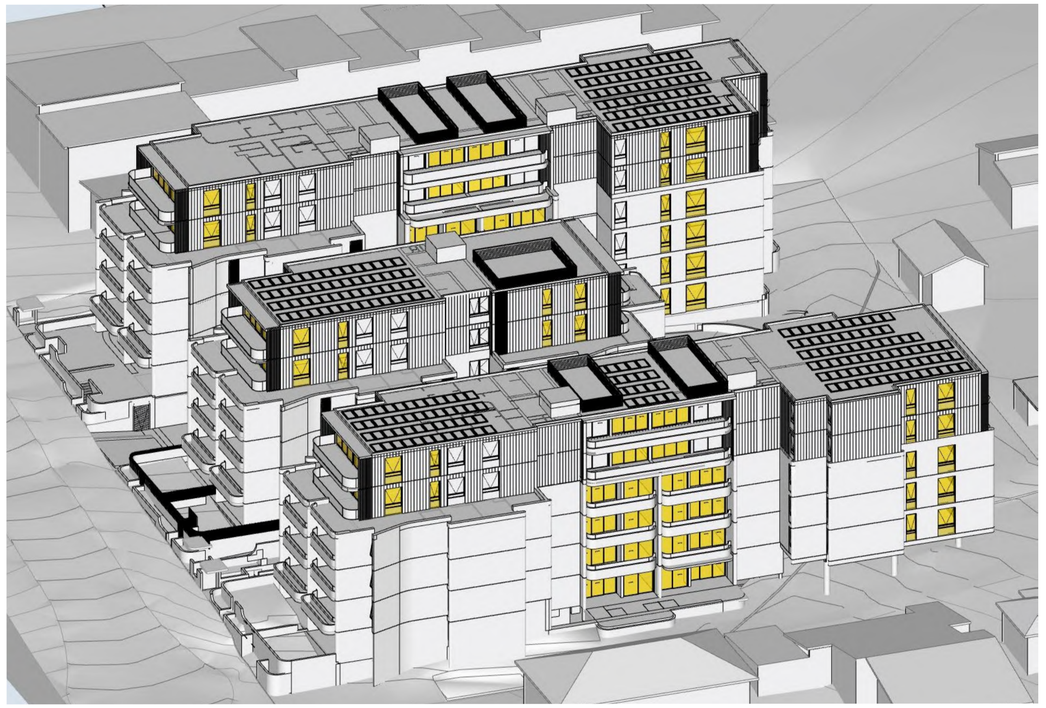
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:133.33, 1:166.67@A1	DRAWING NO: DA600	ISSUE: A
PROJECT NO: 2435		



1 1 PM June 21st



2 2 PM June 21st



3 3 PM June 21st

159-167 Darley St _West Mona Vale
SOLAR COMPLIANCE CHECK

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

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

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

TOTAL UNIT	82
UNIT COMPLIANT (ADG)	59 (72%)
NO DIRECT SOLAR	14 (17%)

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

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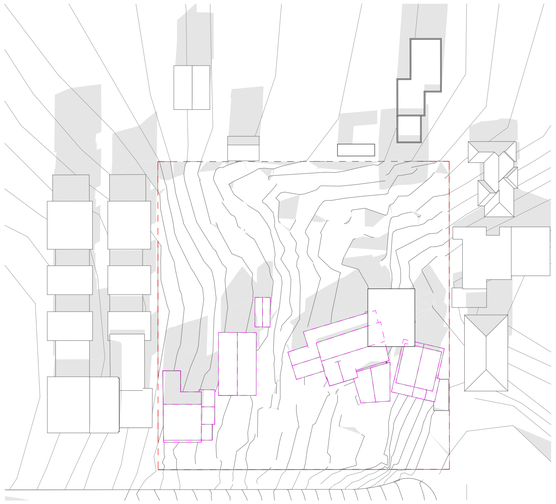
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

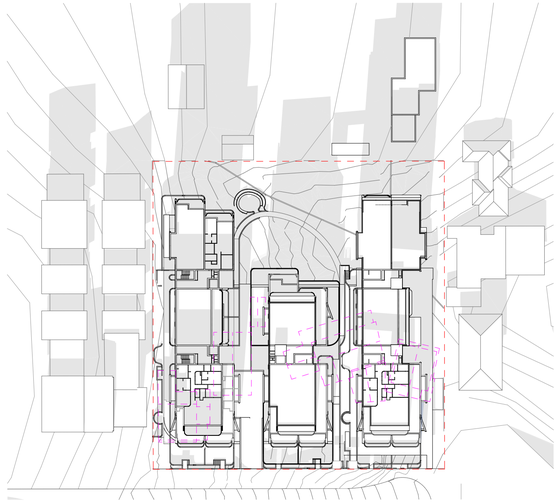
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Solar Access Diagram

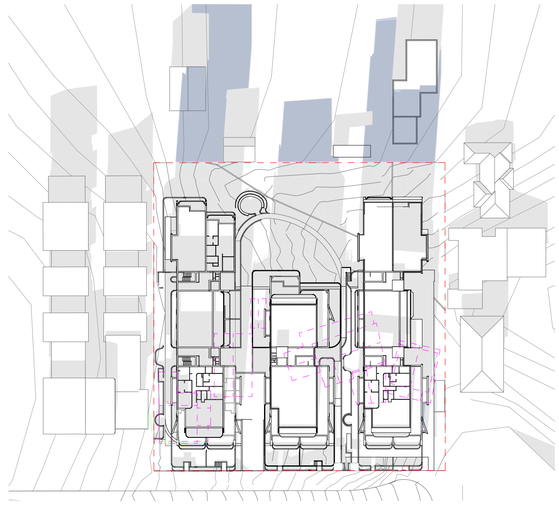
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CAD Technician AK	Checked by GR	11/11/2025
SCALE: NTS	DRAWING NO: DA601	ISSUE: A
PROJECT NO: 2435		



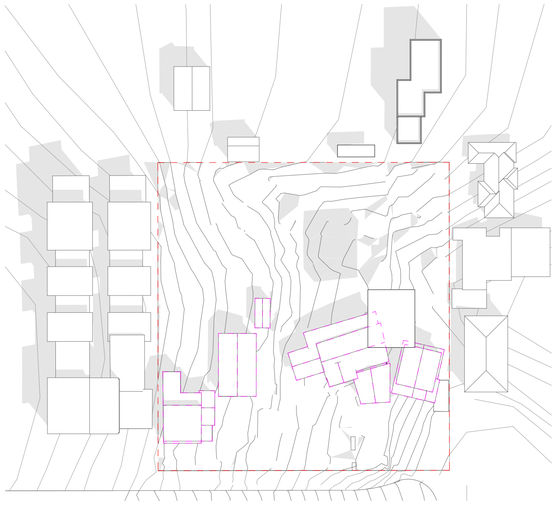
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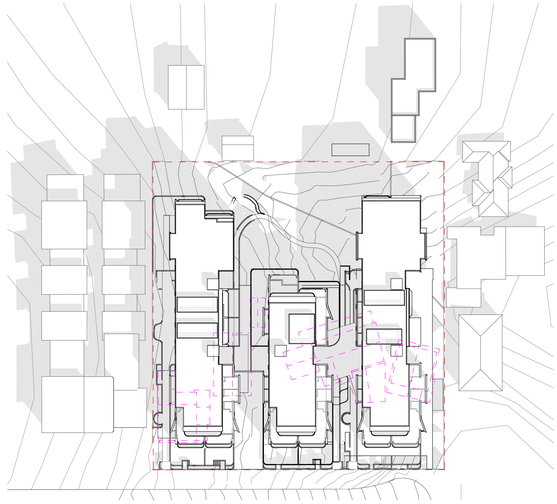
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



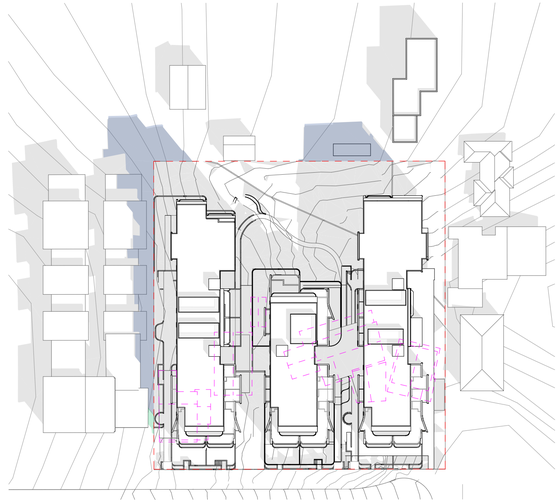
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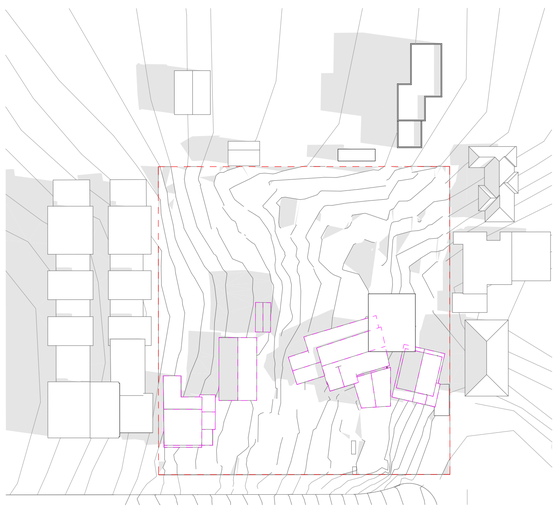
12 PM June 21st (existing)



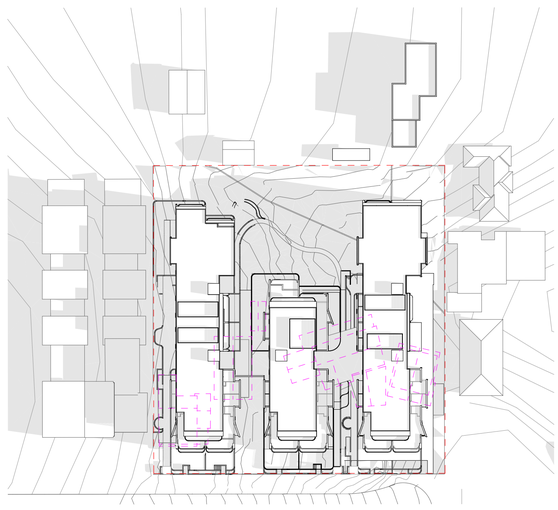
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



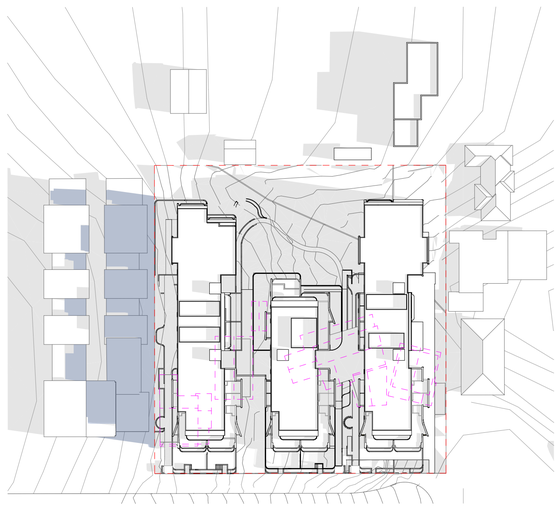
COMPARISON ANALYSIS - SHADOW ANALYSIS 12:00PM



3 PM June 21st (existing)



LMR ANALYSIS - SHADOW ANALYSIS 3:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 3:00PM

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LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

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

PROJECT:

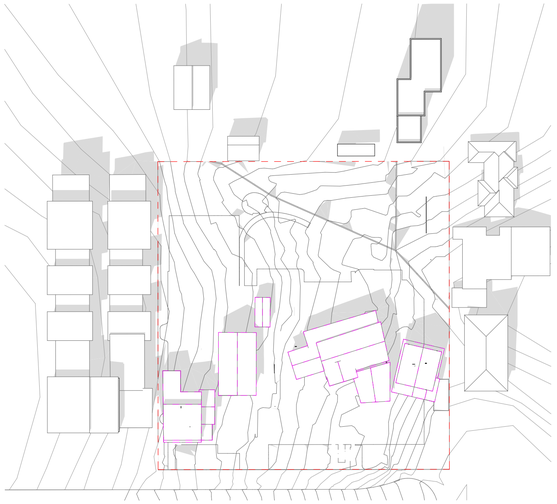
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

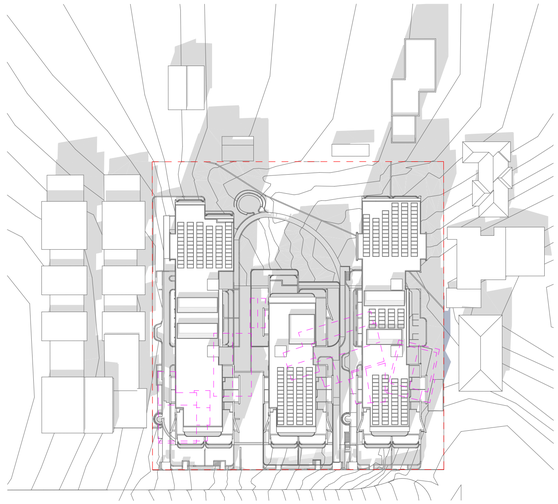
DRAWING TITLE:

Shadow Diagram - 21st June

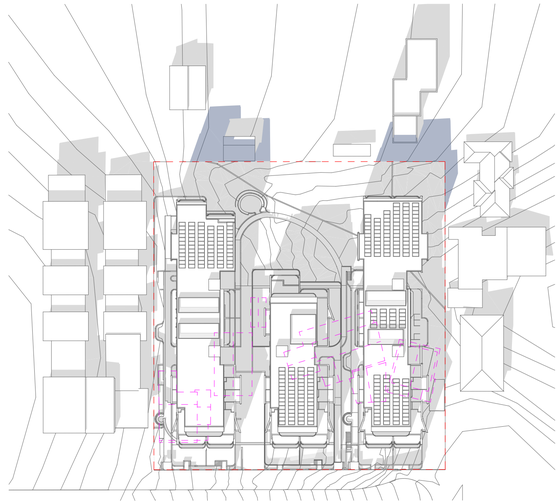
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SCALE: 1:800@A1	DRAWING NO: DA610	ISSUE: A
PROJECT NO: 2435		



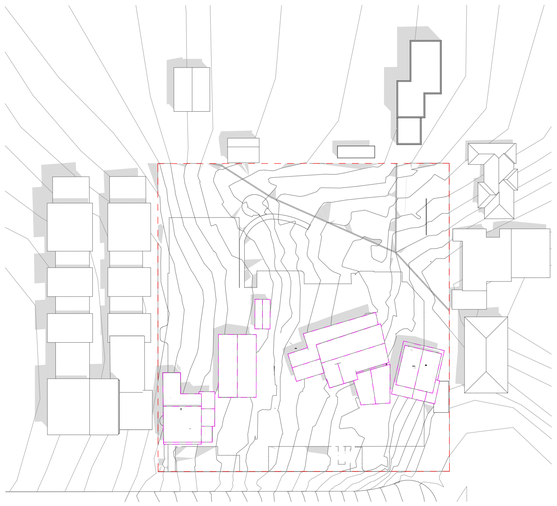
1 9:00AM SEPT 21ST existing



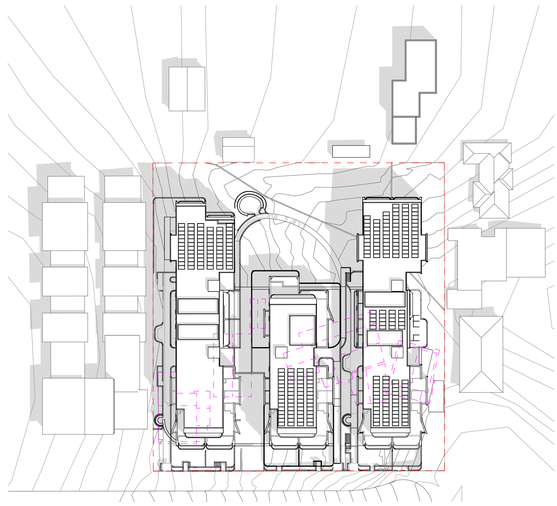
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



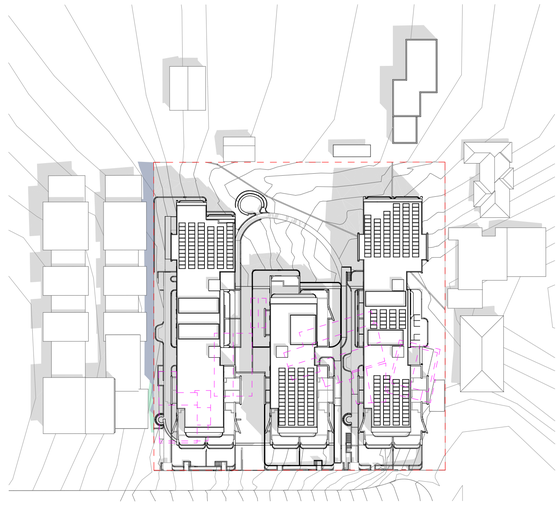
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



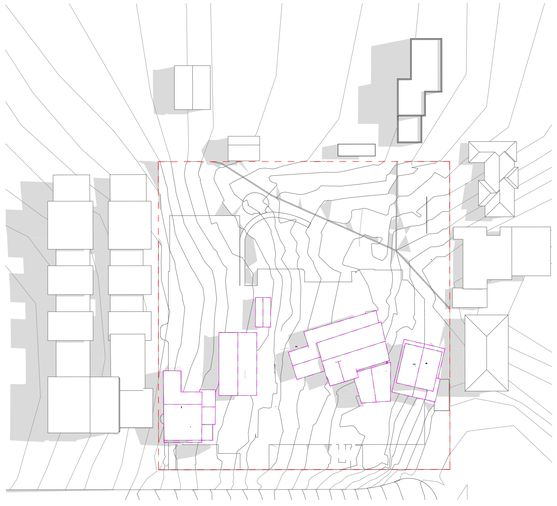
12:00PM SEPT 21ST existing



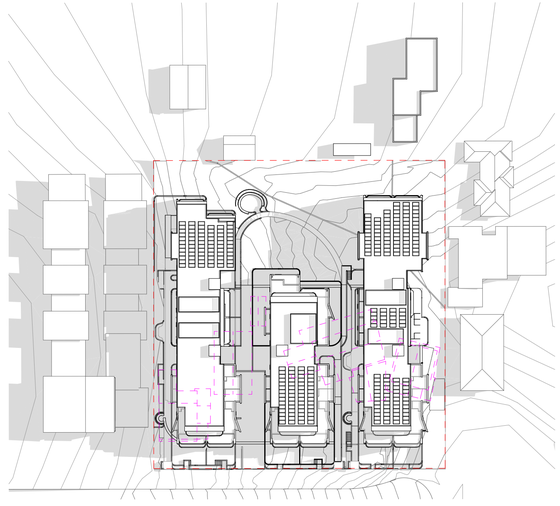
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



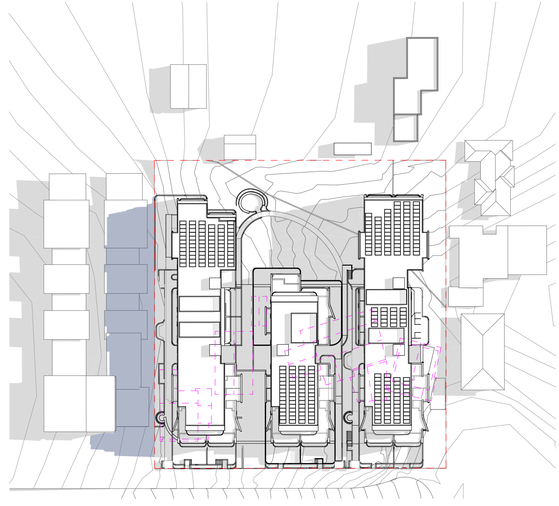
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



3:00PM SEPT 21ST existing



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



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

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GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

pbd architects

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

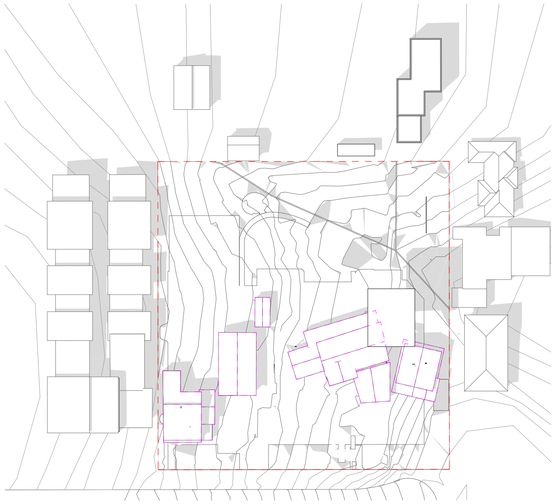
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

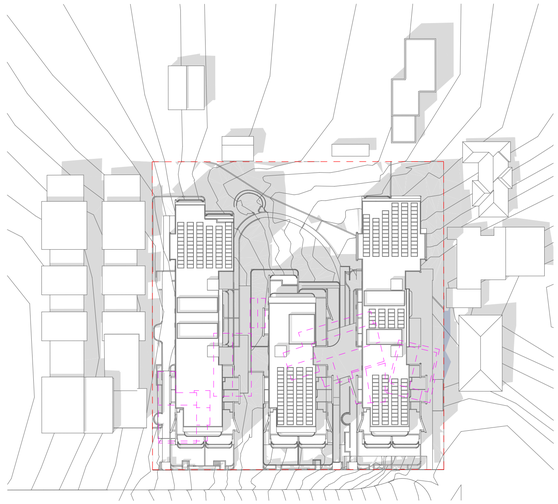
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Shadow Diagram - 21st September

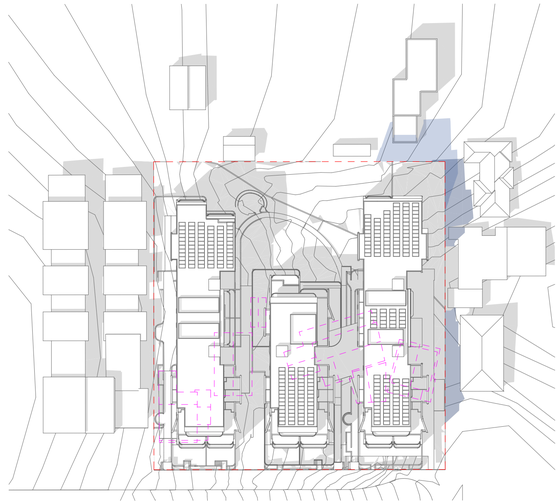
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:800@A1	DRAWING NO: DA611	ISSUE: A
PROJECT NO: 2435		



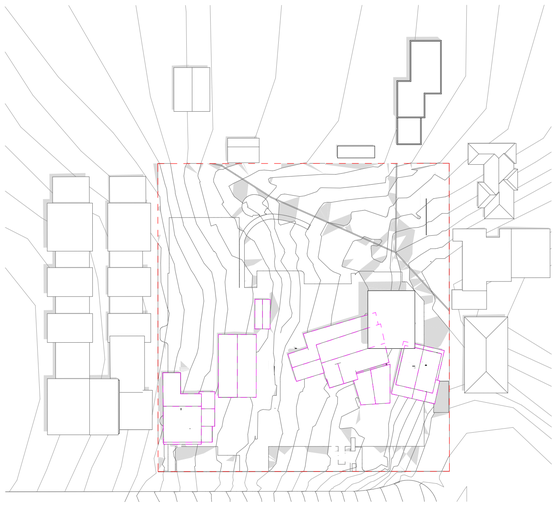
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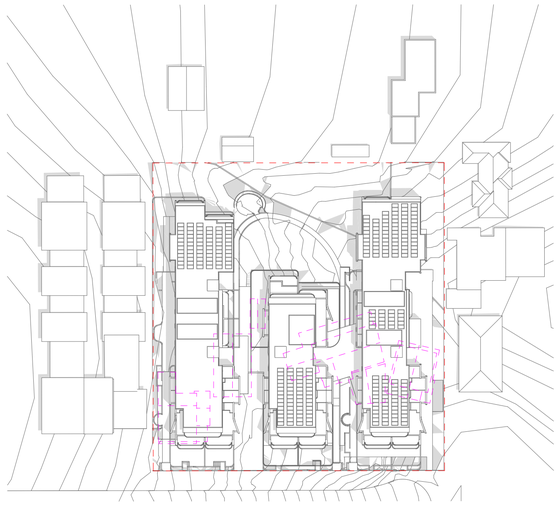
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



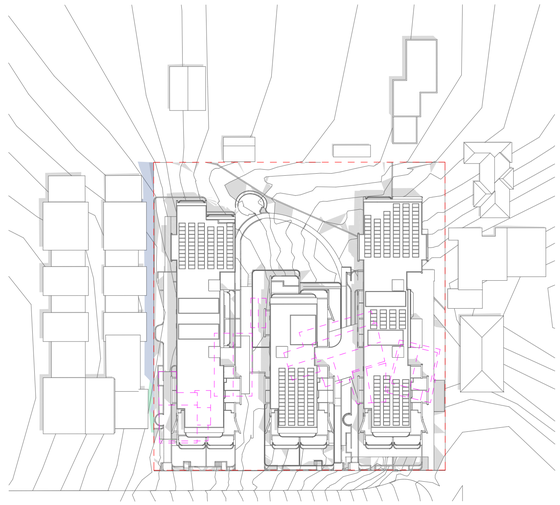
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



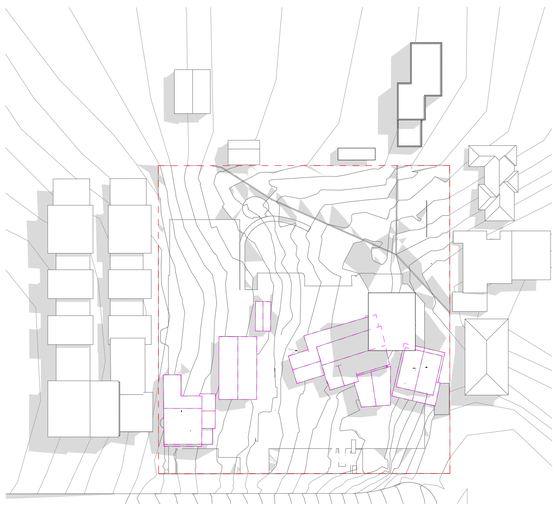
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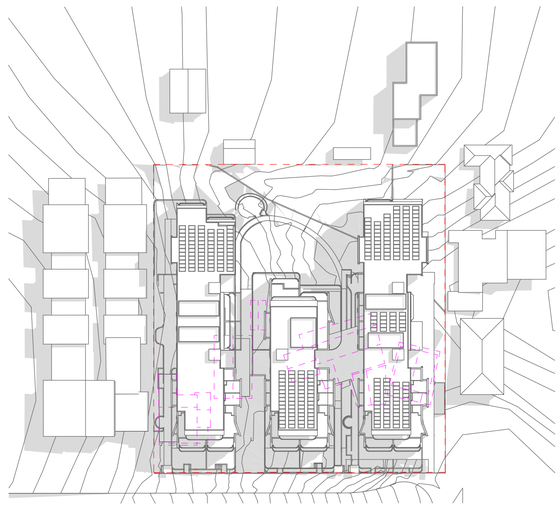
LMR + Infill Affordable - SHADOW ANALYSIS 9:00PM



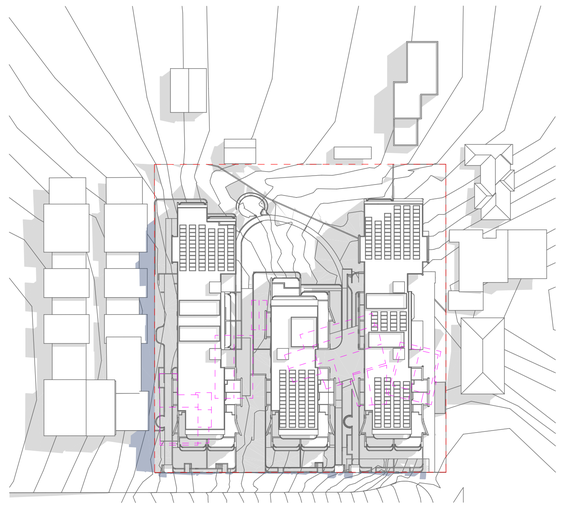
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



3:00PM DEC 22ND existing



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



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

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LEGEND:

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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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Issue	Date	Description
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Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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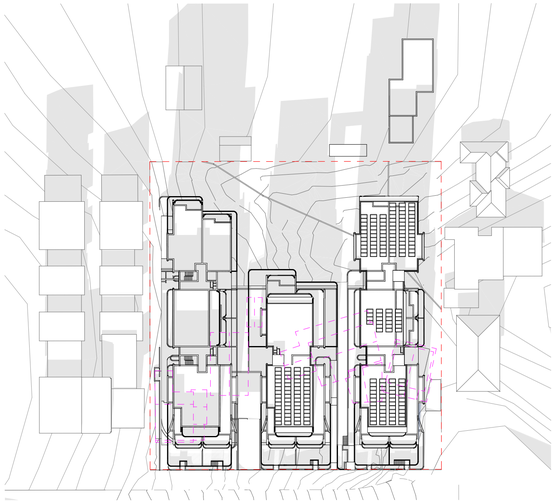
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

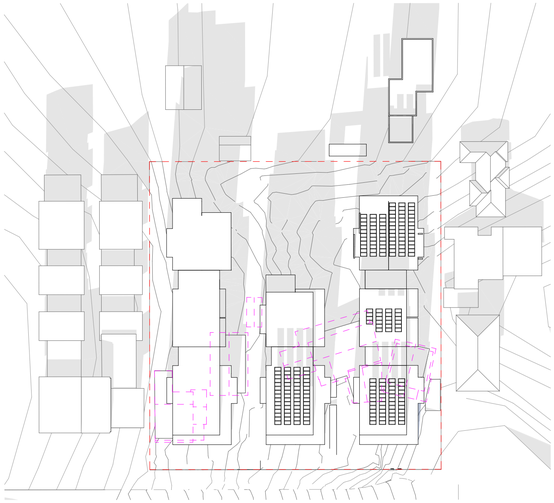
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Shadow Diagram - 21st December

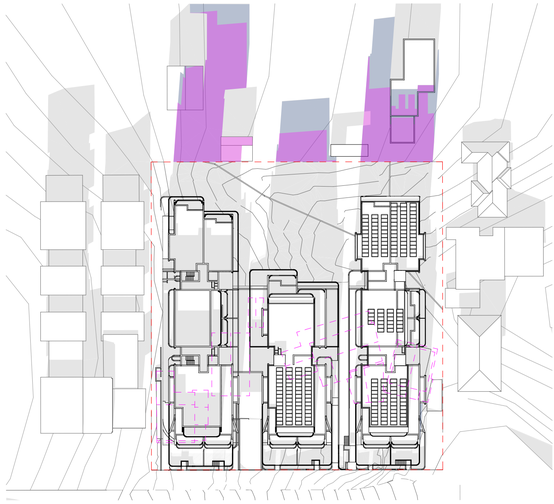
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: 1:800@A1	DRAWING NO: DA612	ISSUE: A
PROJECT NO: 2435		



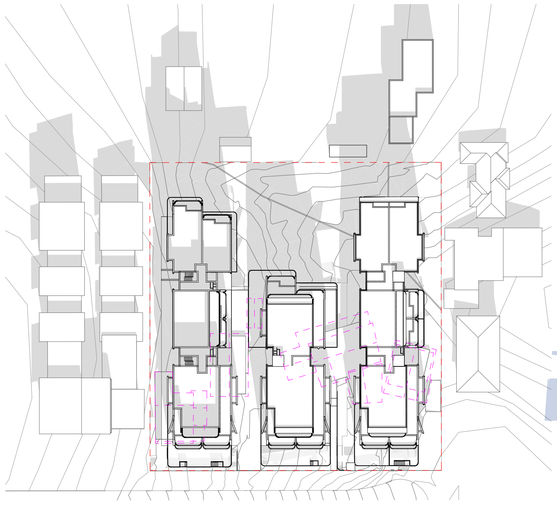
LMR+Infill Affordable - SHADOW ANALYSIS 9:00AM



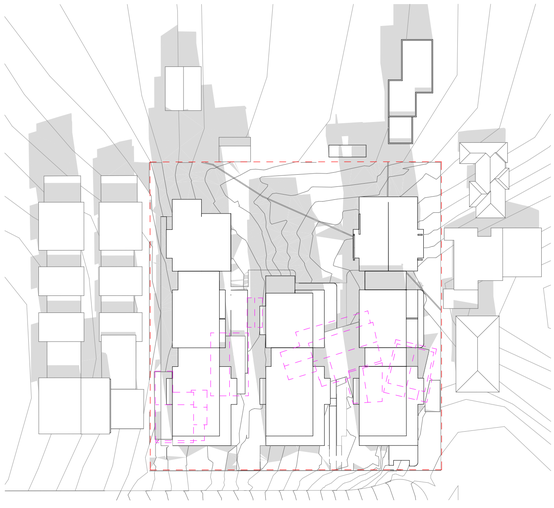
LMR ANALYSIS - SHADOW ANALYSIS 9:00AM



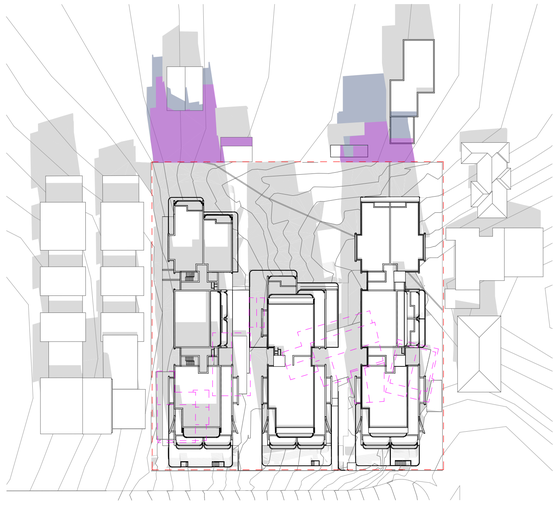
COMPARISON ANALYSIS - SHADOW ANALYSIS 9:00AM



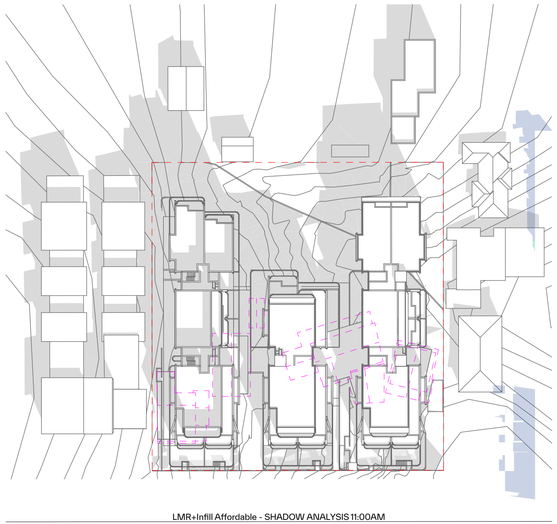
LMR+Infill Affordable - SHADOW ANALYSIS 10:00AM



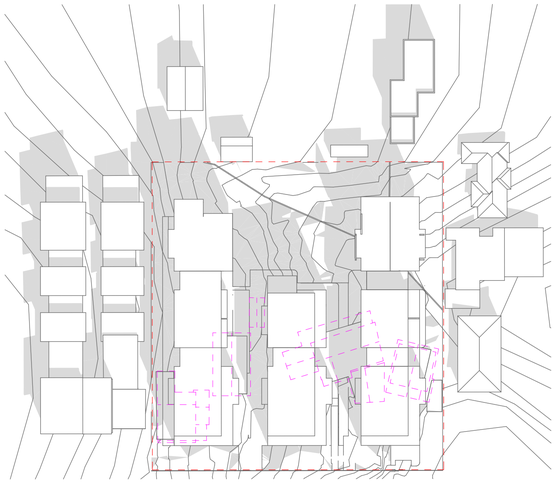
LMR ANALYSIS- SHADOW ANALYSIS 10:00AM



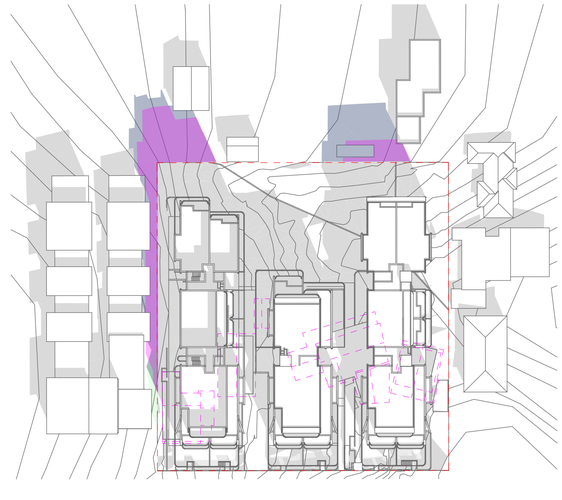
COMPARISON ANALYSIS - SHADOW ANALYSIS 10:00



LMR+Infill Affordable - SHADOW ANALYSIS 11:00AM



LMR ANALYSIS- SHADOW ANALYSIS 11:00AM



COMPARISON ANALYSIS - SHADOW ANALYSIS 11:00AM

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LEGEND:

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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
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MATERIALS LEGEND:

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LEGEND:

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

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

CLIENT:

IPM

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

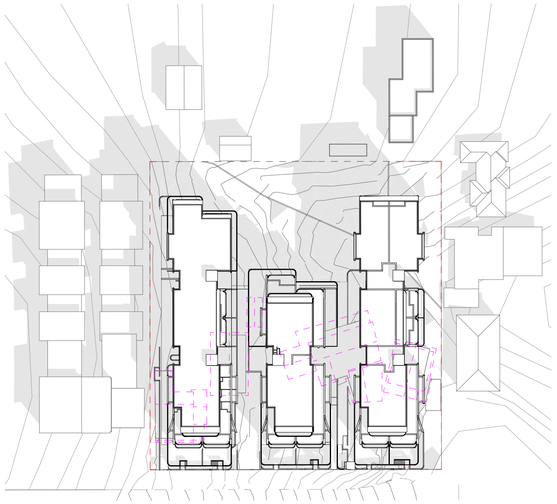
Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

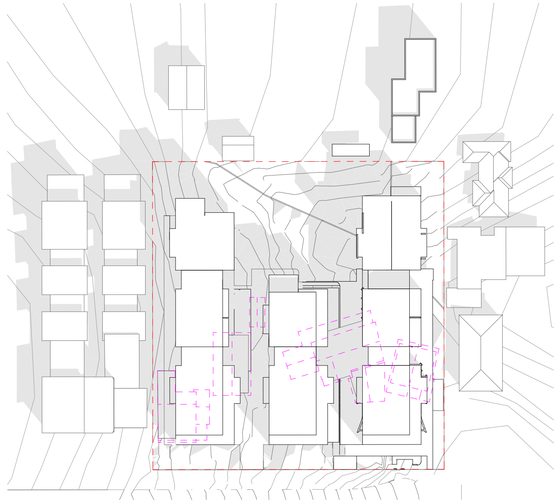
DRAWING TITLE:

Shadow Diagram - Comparison

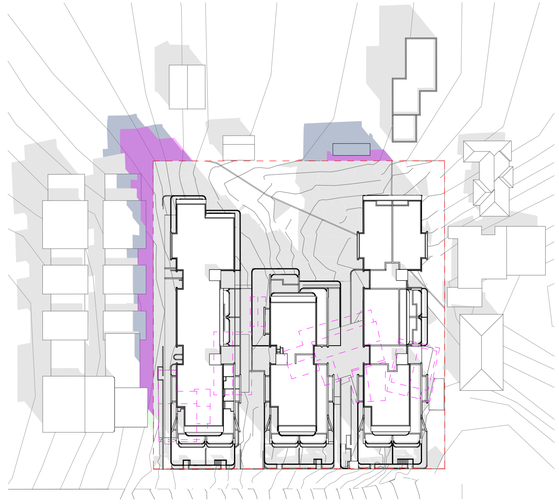
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SCALE: 1:800@A1	DRAWING NO: DA613	ISSUE: A
PROJECT NO: 2435		



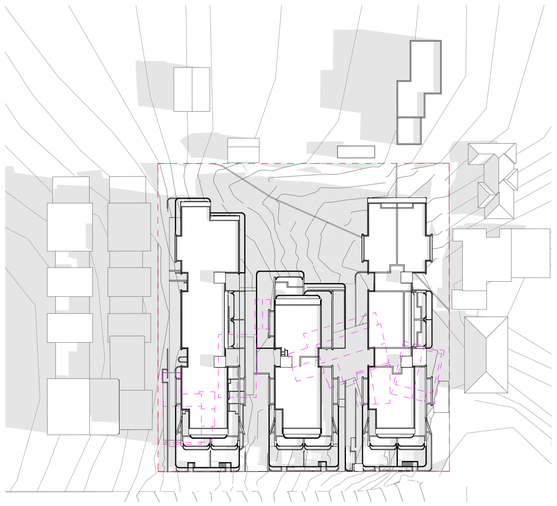
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



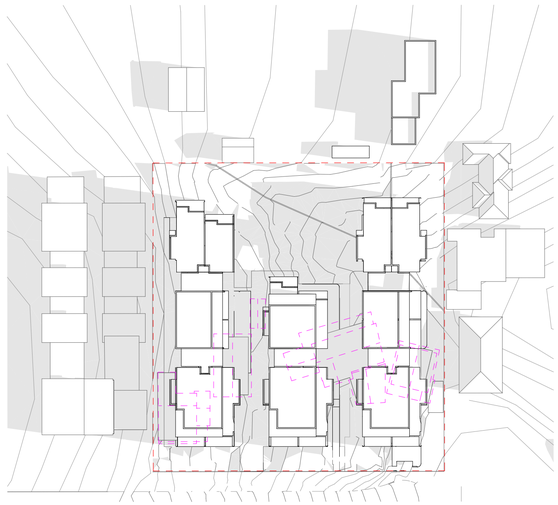
LMR ANALYSIS - SHADOW ANALYSIS 12:00PM



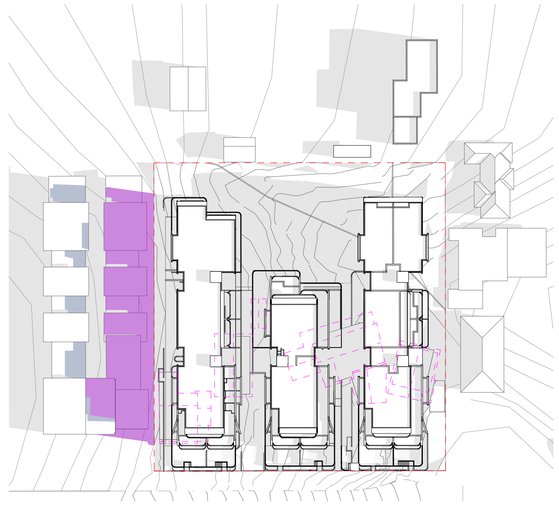
COMPARISON ANALYSIS - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordabe - SHADOW ANALYSIS 3:00PM



LMR ANALYSIS - SHADOW ANALYSIS 3:00PM



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A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

N

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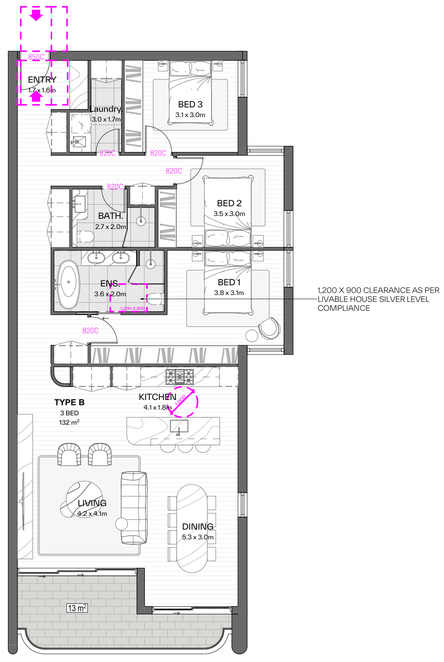
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ABN 36 147 035 550
Nominated Architect:
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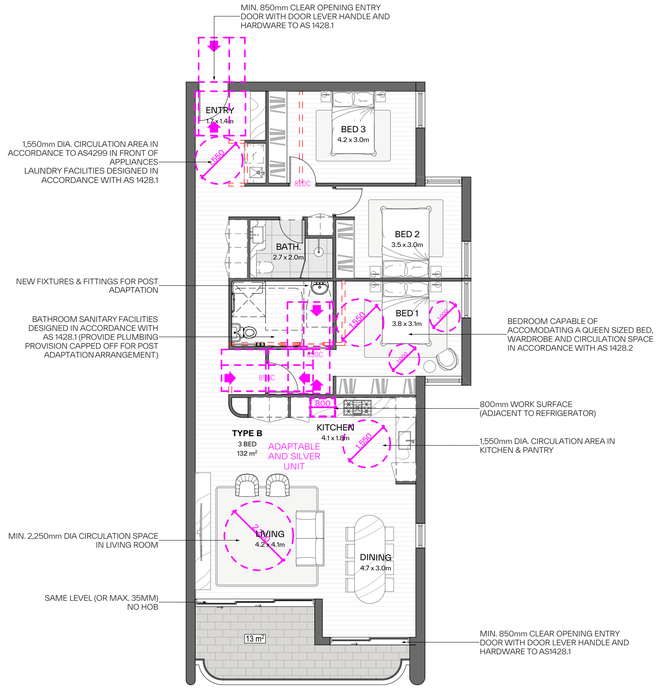
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Shadow Diagram - Comparison

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



1 PRE ADAPTATION & LIVEABLE 1:100



1 POST ADAPTATION & LIVEABLE 1:100

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0 1 2 3 4 5m

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159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
Adaptable Unit

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	11/11/2025
SCALE: @A1	DRAWING NO: DA700	ISSUE: A
PROJECT NO: 2435		

11 Attachment C – Flood Maps



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

20% AEP Existing Conditions Water Level and Water Depth

Map 01	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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Map Title / Figure:

20% AEP Existing Conditions Water Velocity

Map 02	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

20% AEP Existing Conditions ARR Flood Hazard Categories

Map 03	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

1% AEP Existing Conditions Water Level and Water Depth

Map 04	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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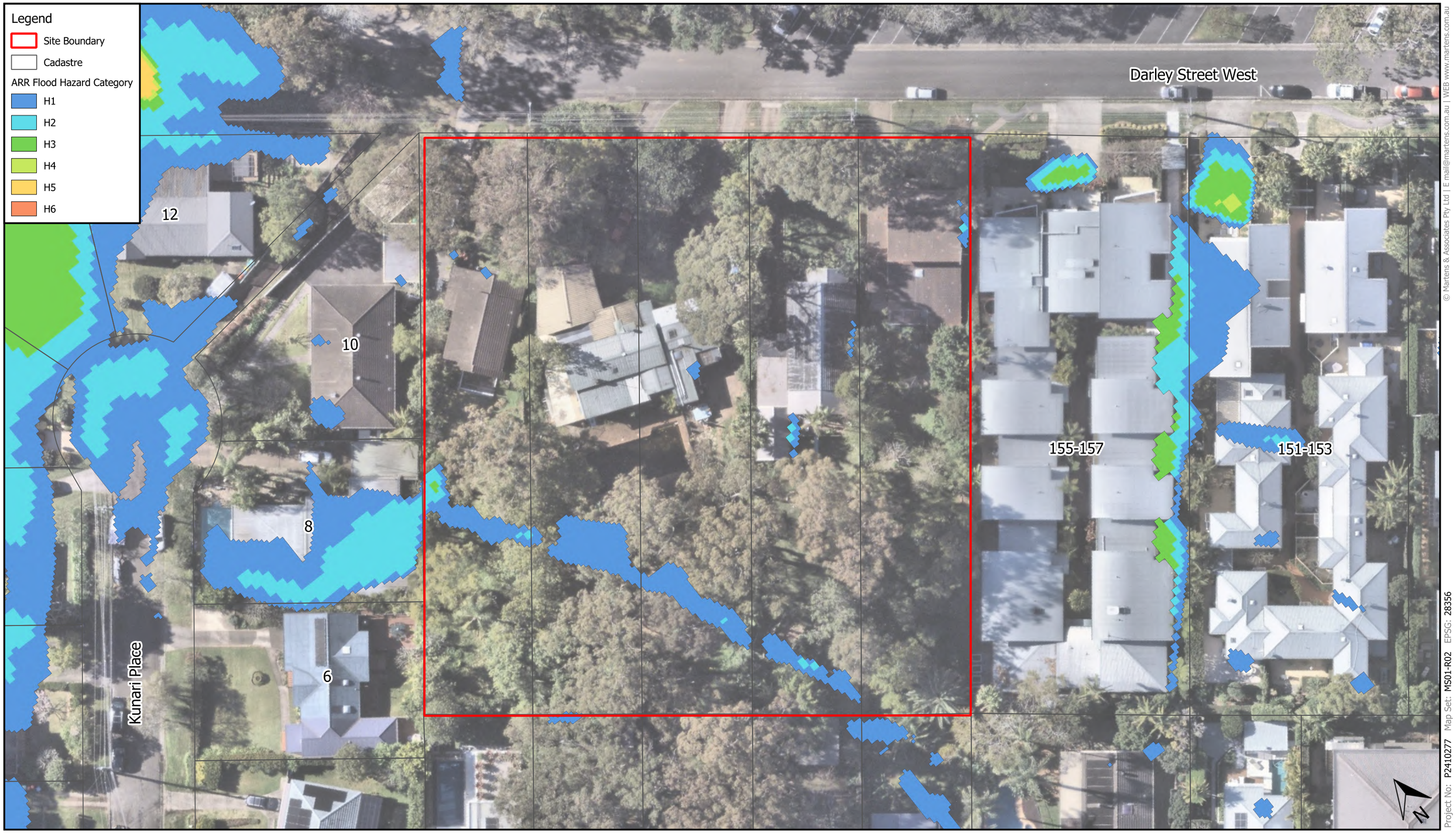
Map Title / Figure:

1% AEP Existing Conditions Water Velocity

Map 05	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

1% AEP Existing Conditions ARR Flood Hazard Categories

Map 06	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

1% AEP (with Climate Change) Existing Conditions Water Level and Water Depth

Map 07	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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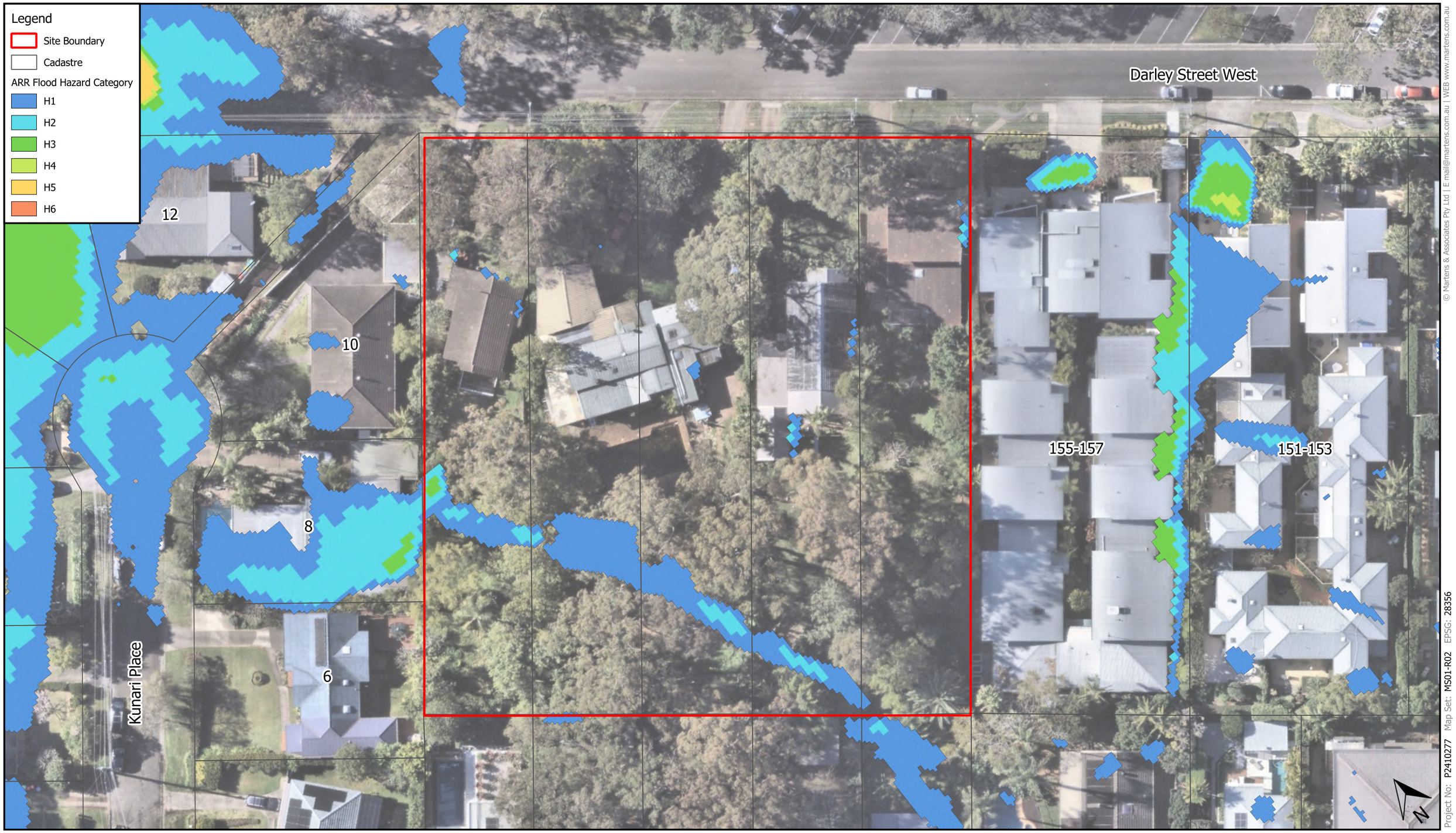
Map Title / Figure:

1% AEP (with Climate Change) Existing Conditions Water Velocity

Map 08	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

1% AEP (with Climate Change) Existing Conditions ARR Flood Hazard Categories

Map 09	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Viewport

Notes:
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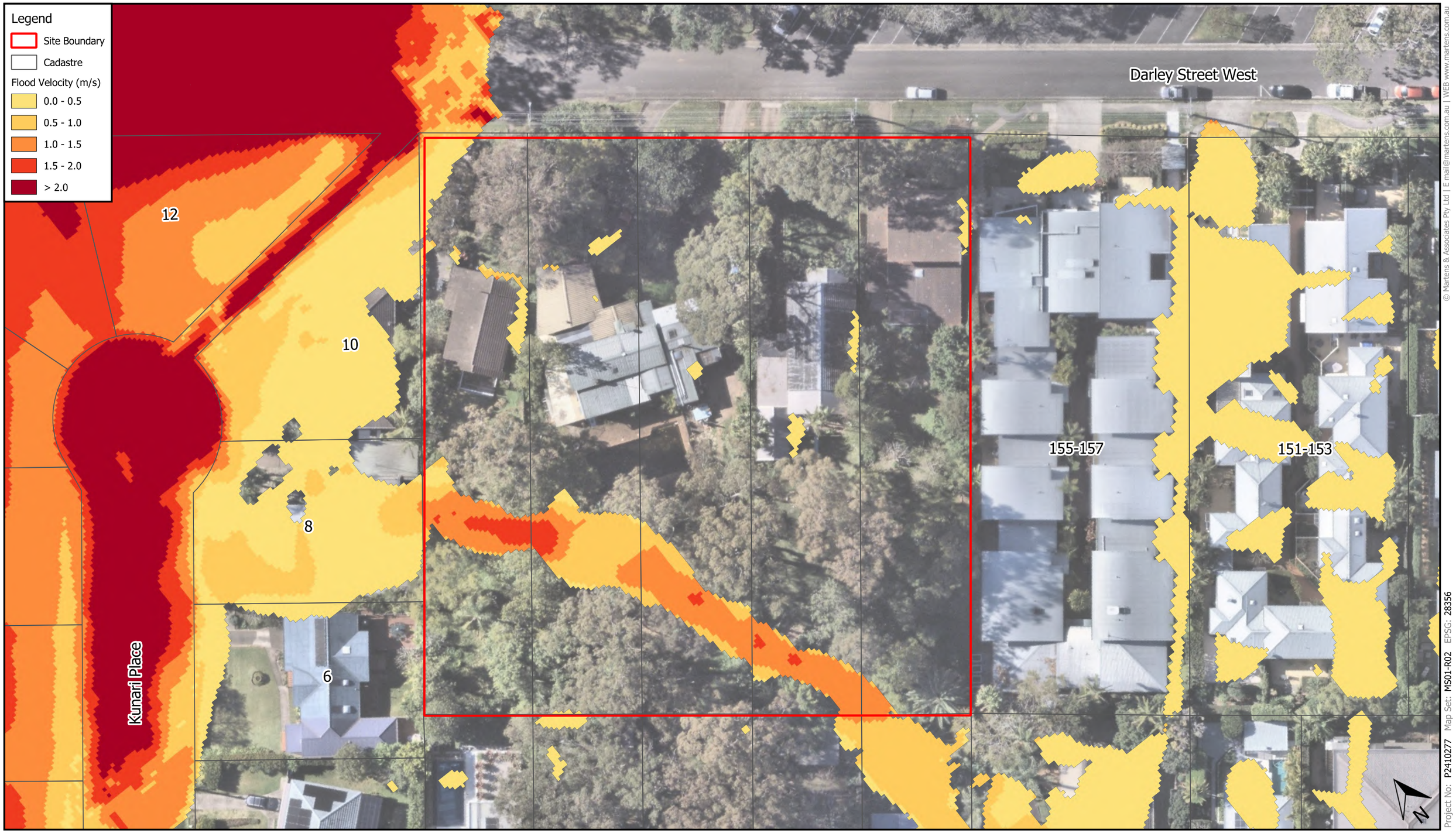
Map Title / Figure:

PMF Existing Conditions Water Level and Water Depth

Map 10	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Project No: P2410277 Map Set: MS01-R02 EPSG: 28356



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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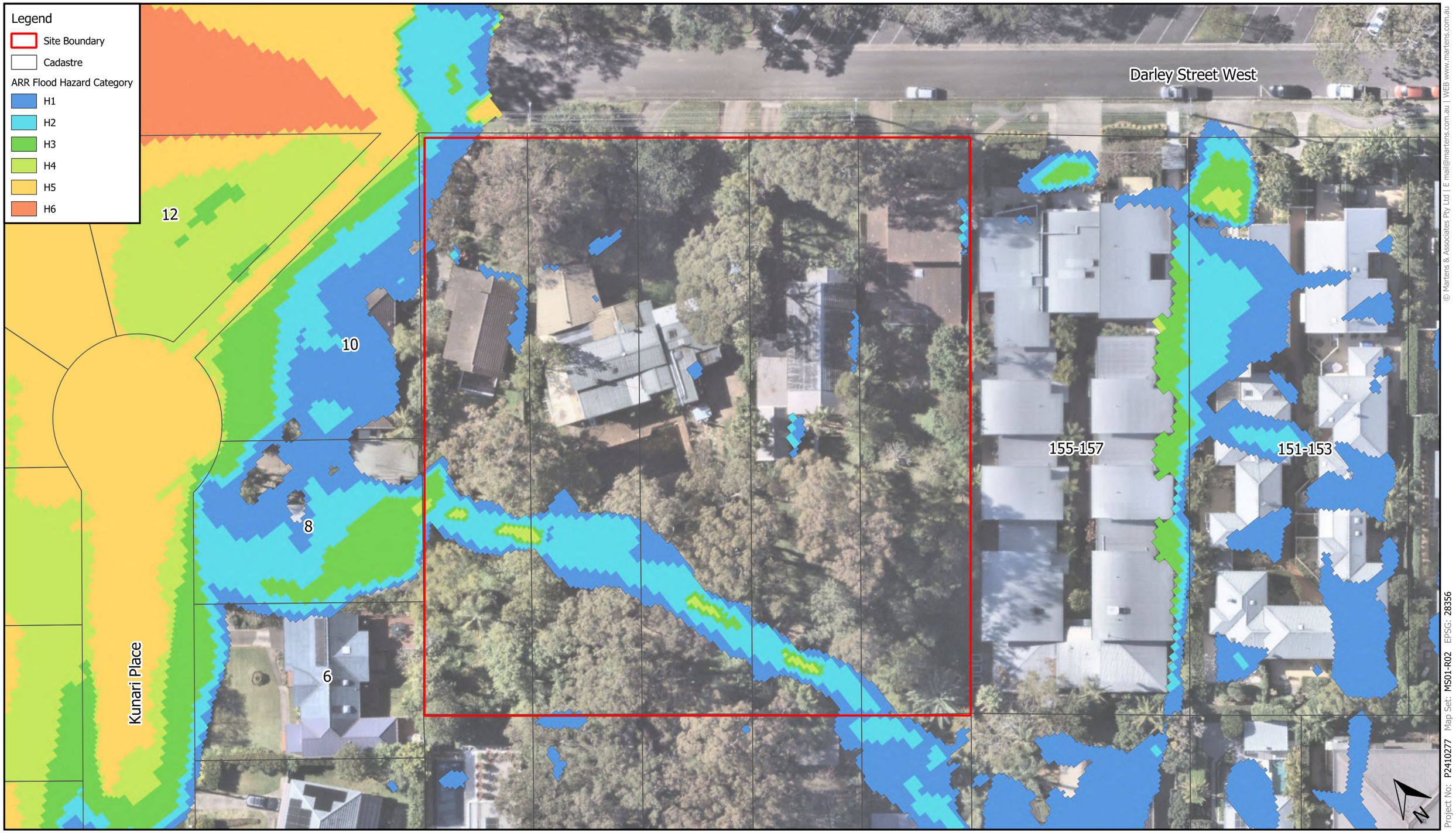
Map Title / Figure:

PMF Existing Conditions Water Velocity

Map 11	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

PMF Existing Conditions
ARR Flood Hazard Categories

Map 12	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

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Viewport

Notes:
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- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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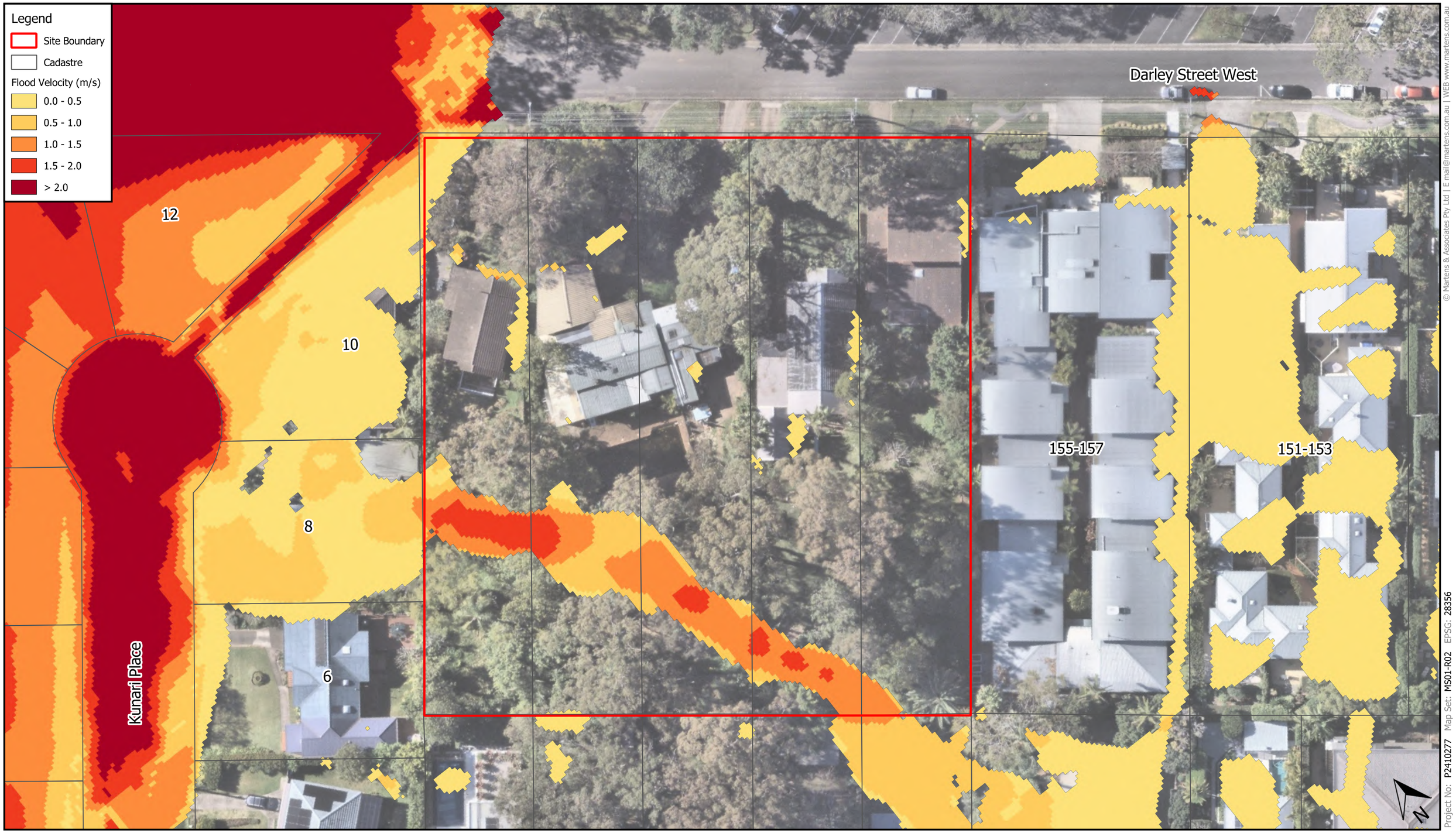
Map Title / Figure:

PMF (with Climate Change) Existing Conditions Water Level and Water Depth

Map 13	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Viewport

Notes:
- Aerial from Nearmap (2024).
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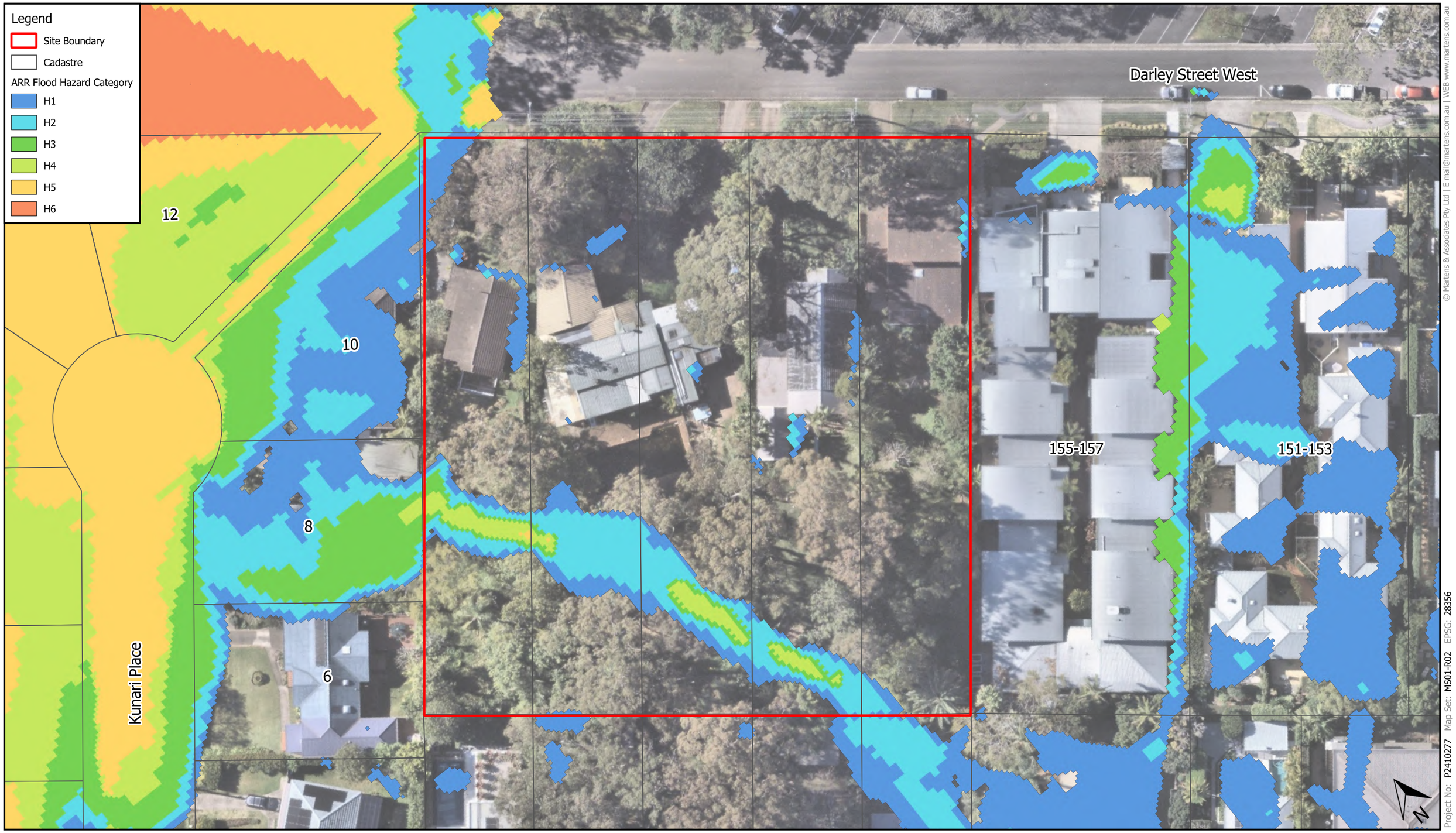
Map Title / Figure:

PMF (with Climate Change) Existing Conditions Water Velocity

Map 14	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

PMF (with Climate Change) Existing Conditions ARR Flood Hazard Categories

Map 15	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure
- Maximum Adjacent Water Level (mAHD)
- Water Level (mAHD)

Flood Depth (m)

- 0.15 - 0.20
- 0.20 - 0.30
- 0.30 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- > 1.00

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

WL: 4.40

WL: 5.50

WL: 7.10

WL: 9.14

10

8

6

Kunari Place

155-157

151-153

1:9

4.0

3.8

3.7

3.2

3.3

3.4

3.5

3.6

2.7

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Water Level (WL) lines represents the highest flood level adjacent to the highest corner of the building.

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Map Title / Figure:

20% AEP Proposed Conditions Water Level and Water Depth

Map 16	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure

Flood Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

10

8

6

Kunari Place

155-157

151-153

Building C
Suspened Floor
FFL: 8.82 mAHD

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

20% AEP Proposed Conditions Water Velocity

Map 17	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

20% AEP Proposed Conditions ARR Flood Hazard Categories

Map 18	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure
- Maximum Adjacent Water Level (mAHD)
- Water Level (mAHD)

Flood Depth (m)

- 0.15 - 0.20
- 0.20 - 0.30
- 0.30 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- > 1.00

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

WL: 4.50
WL: 6.54
WL: 7.14
WL: 9.56

10
8
6
Kunari Place
155-157
151-153

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Water Level (WL) lines represents the highest flood level adjacent to the highest corner of the building.

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Map Title / Figure:

1% AEP Proposed Conditions Water Level and Water Depth

Map 19	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

1% AEP Proposed Conditions Water Velocity

Map 20	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

1% AEP Proposed Conditions ARR Flood Hazard Categories

Map 21	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure

Flood Level Afflux (m)

- < -0.50
- -0.50 - -0.20
- -0.20 - -0.10
- -0.10 - -0.05
- -0.05 - -0.02
- -0.02 - 0.02
- 0.02 - 0.05
- 0.05 - 0.10
- 0.10 - 0.20
- 0.20 - 0.50
- > 0.50

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

10

8

6

Kunari Place

155-157

151-153

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Areas coloured blue represent water level decrease. Areas coloured white represent negligible change. Areas coloured yellow / red represent water level increase.

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Map Title / Figure:

1% AEP Proposed Conditions Water Level Impact

Map 22	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure
- Maximum Adjacent Water Level (mAHD)
- Water Level (mAHD)

Flood Depth (m)

- 0.15 - 0.20
- 0.20 - 0.30
- 0.30 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- > 1.00

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

WL: 4.51

WL: 7.20

WL: 6.57

WL: 9.70

10

8

6

155-157

151-153

Kunari Place

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Water Level (WL) lines represents the highest flood level adjacent to the highest corner of the building.

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Map Title / Figure:

1% AEP (with Climate Change) Proposed Conditions Water Level and Water Depth

Map 23	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure

Flood Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

10

8

6

Kunari Place

155-157

151-153

Building C
Suspened Floor
FFL: 8.82 mAHD

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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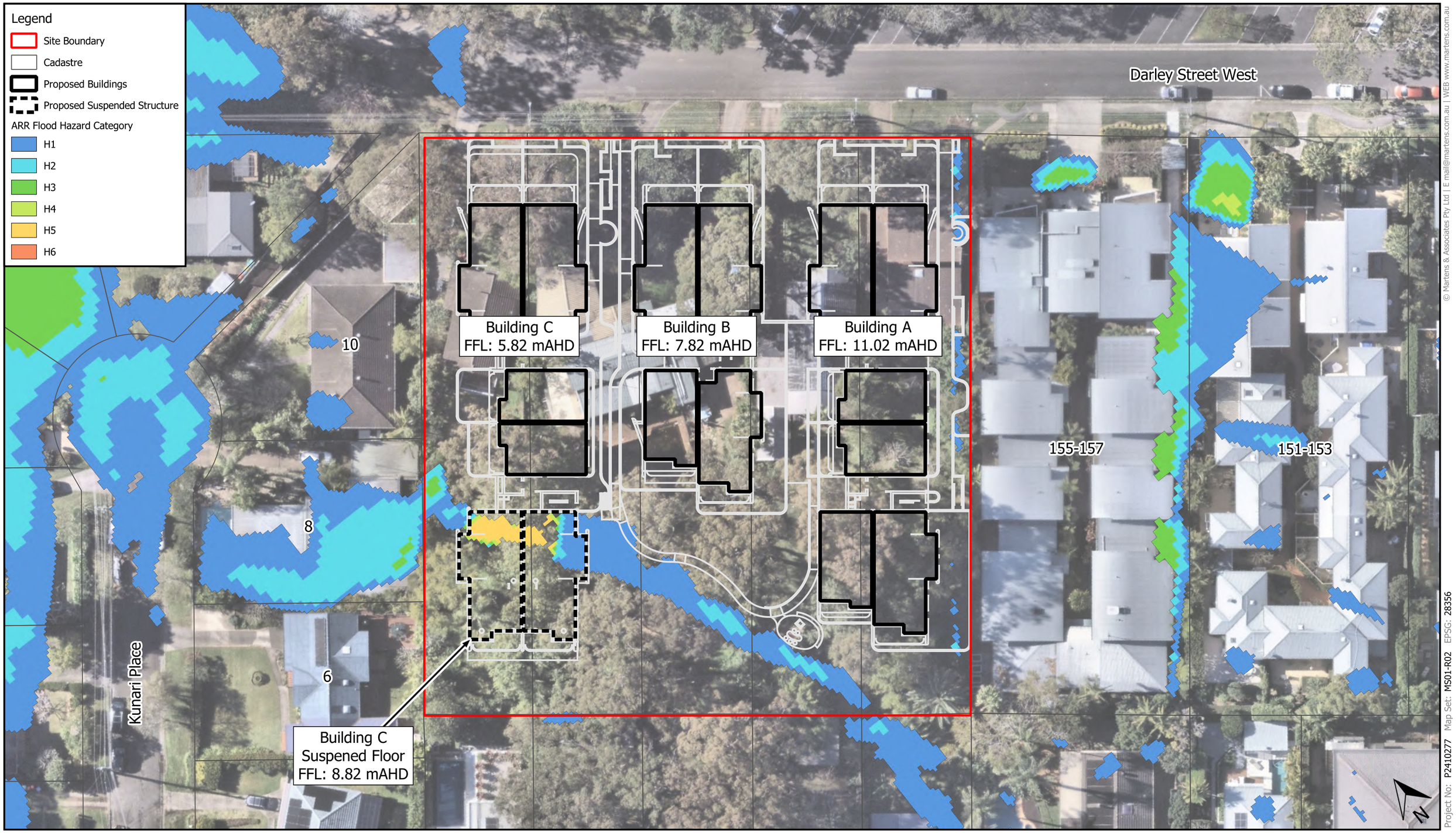
Map Title / Figure:

1% AEP (with Climate Change) Proposed Conditions Water Velocity

Map 24	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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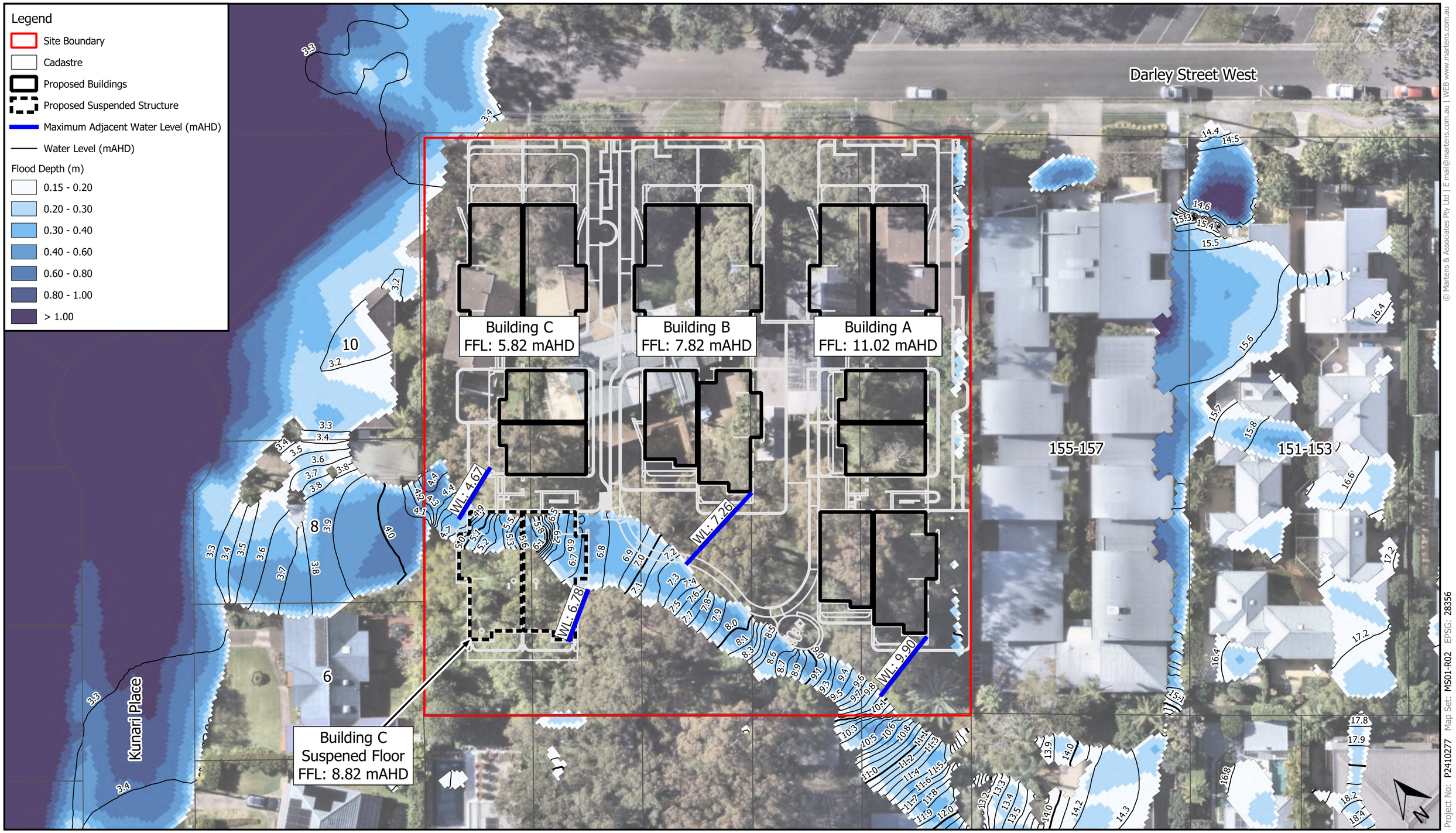
Map Title / Figure:

1% AEP (with Climate Change) Proposed Conditions ARR Flood Hazard Categories

Map 25	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Water Level (WL) lines represents the highest flood level adjacent to the highest corner of the building.

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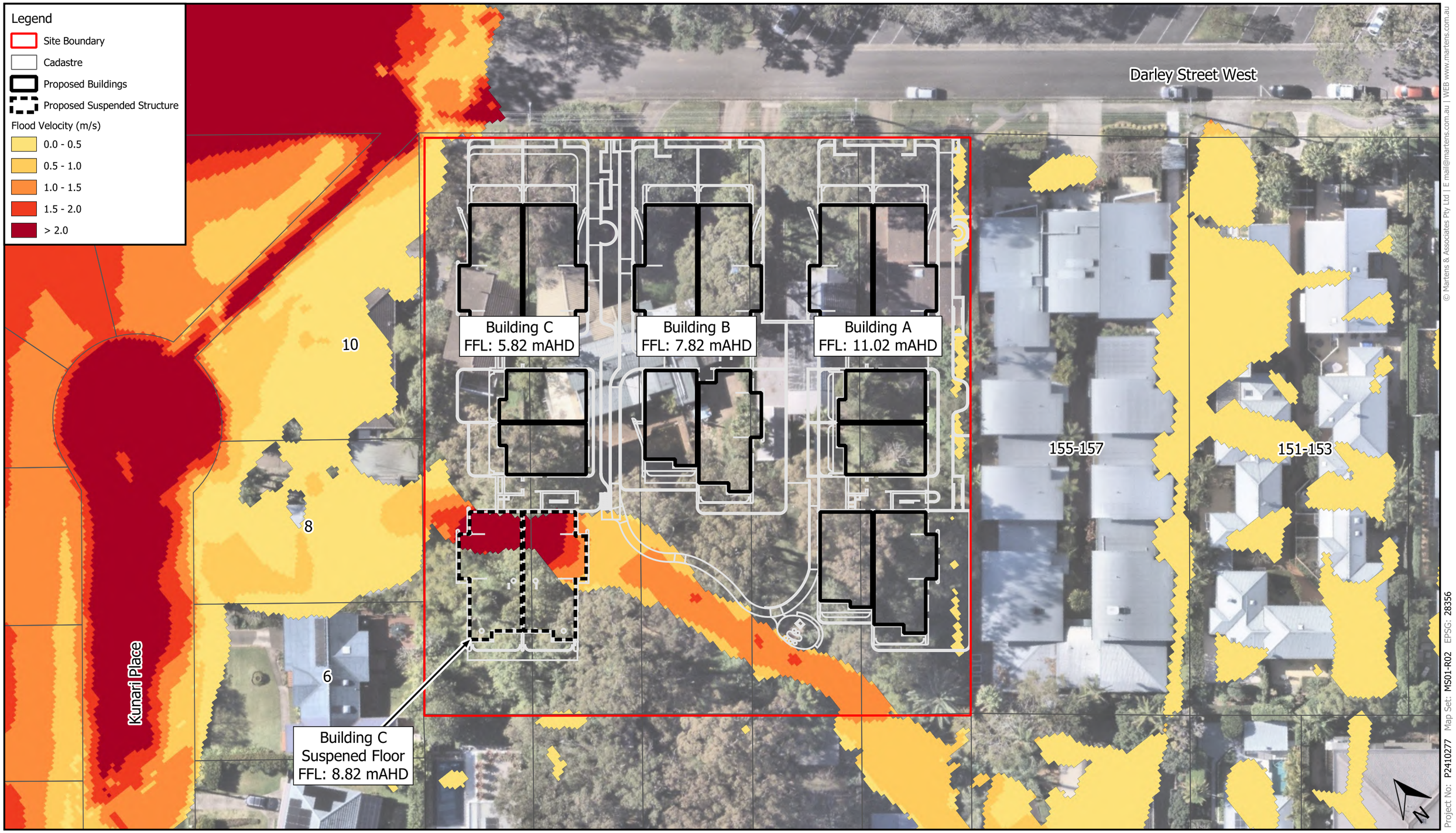
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Map Title / Figure:

PMF Proposed Conditions
Water Level and Water Depth

Map 26	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



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Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

0 6 12 18 24 30 m

1:500 @ A3

Viewport

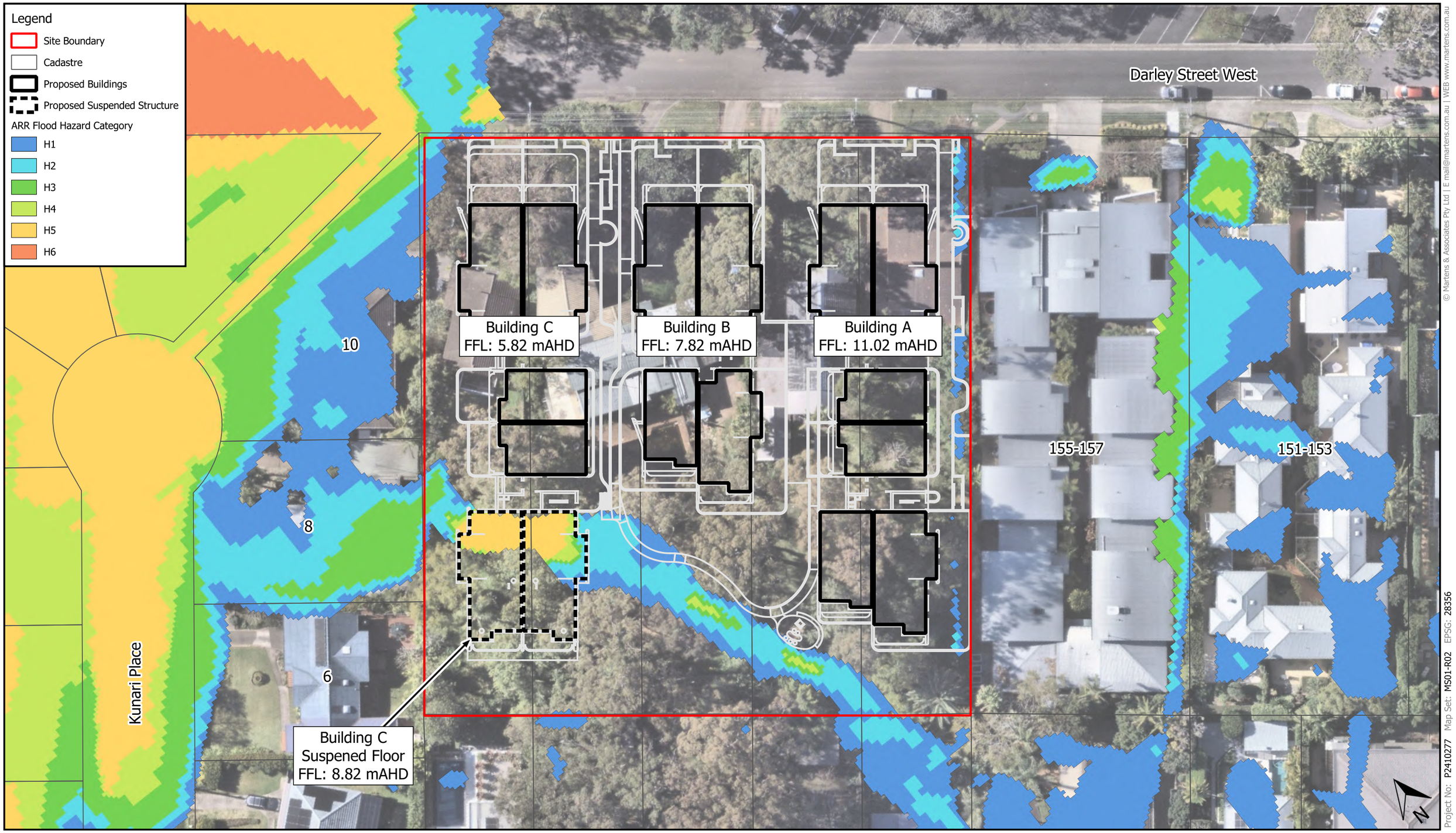
Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

PMF Proposed Conditions Water Velocity

Map 27	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date



0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

PMF Proposed Conditions
ARR Flood Hazard Categories

Map 28	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Areas coloured blue represent water level decrease. Areas coloured white represent negligible change. Areas coloured yellow / red represent water level increase.

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Map Title / Figure:

PMF Proposed Conditions Water Level Impact

Map 29	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure
- Water Velocity Increase >10%
- New Areas Above Water Velocity Threshold (2 m/s)

Flood Velocity Afflux (m/s)

- < -1.0
- -1.0 - -0.5
- -0.5 - -0.3
- -0.3 - -0.2
- -0.2 - -0.1
- -0.1 - 0.1
- 0.1 - 0.2
- 0.2 - 0.3
- 0.3 - 0.5
- 0.5 - 1.0
- > 1.0

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

10

8

6

Kunari Place

155-157

151-153

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Areas coloured blue represent velocity decrease. Areas coloured white represent negligible change. Areas coloured yellow / red represent velocity increase.

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Map Title / Figure:

PMF Proposed Conditions
Water Velocity Impact

Map 30	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure
- Maximum Adjacent Water Level (mAHD)
- Water Level (mAHD)

Flood Depth (m)

- 0.15 - 0.20
- 0.20 - 0.30
- 0.30 - 0.40
- 0.40 - 0.60
- 0.60 - 0.80
- 0.80 - 1.00
- > 1.00

Darley Street West

Kunari Place

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

WL: 4.70

WL: 7.30

WL: 6.86

WL: 10.00

10

8

6

155-157

151-153

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Water Level (WL) lines represents the highest flood level adjacent to the highest corner of the building.

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Map Title / Figure:

PMF (with Climate Change) Proposed Conditions Water Level and Water Depth

Map 31	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure

Flood Velocity (m/s)

- 0.0 - 0.5
- 0.5 - 1.0
- 1.0 - 1.5
- 1.5 - 2.0
- > 2.0

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

10

8

6

Kunari Place

155-157

151-153

Building C
Suspened Floor
FFL: 8.82 mAHD

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.

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Map Title / Figure:

PMF (with Climate Change) Proposed Conditions Water Velocity

Map 32	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

Project No: P2410277 Map Set: MS01-R02 EPSG: 28356

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Legend

- Site Boundary
- Cadastre
- Proposed Buildings
- Proposed Suspended Structure

ARR Flood Hazard Category

- H1
- H2
- H3
- H4
- H5
- H6

Darley Street West

Building C
FFL: 5.82 mAHD

Building B
FFL: 7.82 mAHD

Building A
FFL: 11.02 mAHD

Building C
Suspened Floor
FFL: 8.82 mAHD

10

8

6

Kunari Place

155-157

151-153

N

0 6 12 18 24 30 m

1:500 @ A3

Viewport

Notes:
- Aerial from Nearmap (2024).
- Cadastre from NSW Spatial Services (2024) 'Clip & Ship' SIX Maps Website.
- Flood hazard based on Australian Rainfall and Runoff (2019) 'A Guide to Flood Estimation' combined flood hazard curves.

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Map Title / Figure:

PMF (with Climate Change) Proposed Conditions
ARR Flood Hazard Categories

Map 33	Map
159-167 Darley Street West, Mona Vale, NSW	Site
Residential Development	Project
Flood Assessment	Sub-Project
Darley Services Pty Ltd	Client
11/11/2025	Date

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