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



Drawing List

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Certificate No. 0012352830

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103

hstar.com.au/QR/Generate?p=FLYCTvKeO

NCC2022 NatHERS Thermal Performance Specification - Mona Vale			
External Walls			
Wall Type (Steel studs)	***Insulation***	***Colour***	***Comments***
Concrete Panel	R2.5 (Between studs)	Light - SA < 0.475	Throughout
SA - Solar Absorptance			
Internal Walls			
Wall Type (Steel studs)	***Insulation***	***Comments***	
Plasterboard stud	None	Internally inside units	
Concrete Panel + Plast Lining	None	Party walls between units	
Concrete Panel + Plast Lining	None	Shared walls with lobby/stairs/lift	
Floors			
Floor Type	***Insulation***	***Comments***	
Suspended concrete slab	R2.5	All units with suspended slab over carpark	
Suspended concrete slab	R2.5	All units with suspended slab over air	
Concrete	None	All units with adjoining unit below	
Ceilings			
Ceiling Type (Steel Frame)	***Insulation***	***Comments***	
Plasterboard	None	Unit above	
Plasterboard	R4.0 Reflective bulk	Roof/balcony/air above	
Insulation loss due to downlights has been modelled in this assessment. A sealed exhaust fan has been included in every kitchen, bathroom, laundry and ensuite.			
Roof			
Roof Type (Steel Frame)	***Insulation***	***Colour***	***Comments***
Concrete with waterproofing membrane	None	Light - SA < 0.475	Throughout (no roof space)
SA - Solar Absorptance			
Glazing			
Opening type	***U-Value***	***SHGC***	***Glazing & Frame Type***
Sliding + Fixed (Throughout)	4.3	0.53	e.g. Single glazed low-E high performing Aluminium frame
Awning (Throughout)	4.3	0.47	e.g. Single glazed low-E high performing Aluminium frame
U and SHGC values are based on the AFRC Default Windows Set. Glazing systems to be installed must have an equal or lower U value and a SHGC value ± 10% of the above specified values.			
Skylights			
Skylight Type	***Frame Type***	***Comments***	
Single glazed clear	Timber and Aluminium	Units: A 5.04 and C 5.04	
Ceiling fan			
Size	***Location***	***Comments***	
na	na	na	

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

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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: 05/11/2025
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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CAD Technician AK	Checked by GR	05/11/2025
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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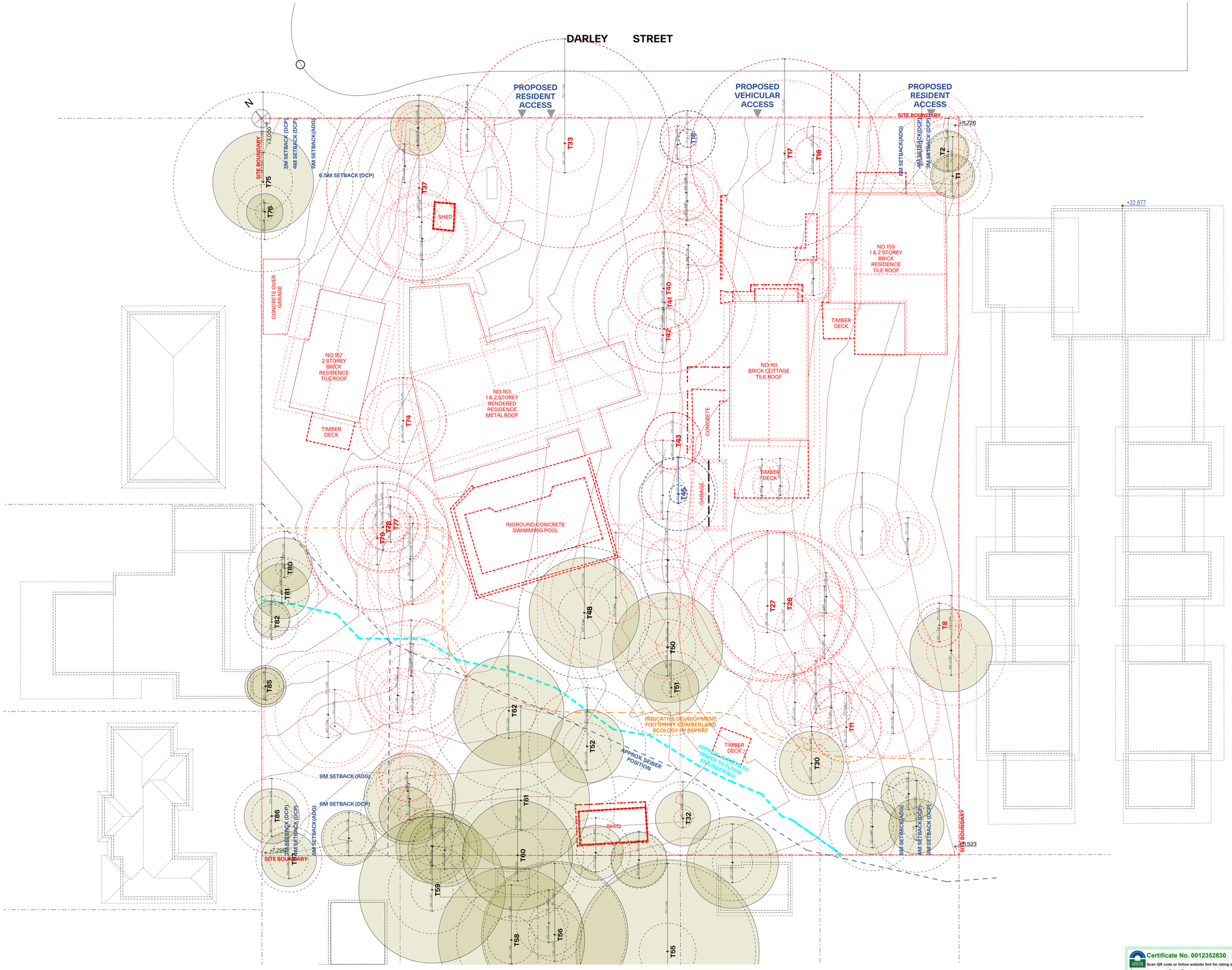
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- TO BE DEMOLISHED
- TO BE DEMOLISHED
- TO BE RETAINED
- TO BE TRANSPLANTED

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

Scale Bar 1 : 200 @ A1

0 1 2 3 4 5m

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:
Demolition Plan

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?r=FLYCTvKeO

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA003**	ISSUE: **A**
PROJECT NO: 2435		



Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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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
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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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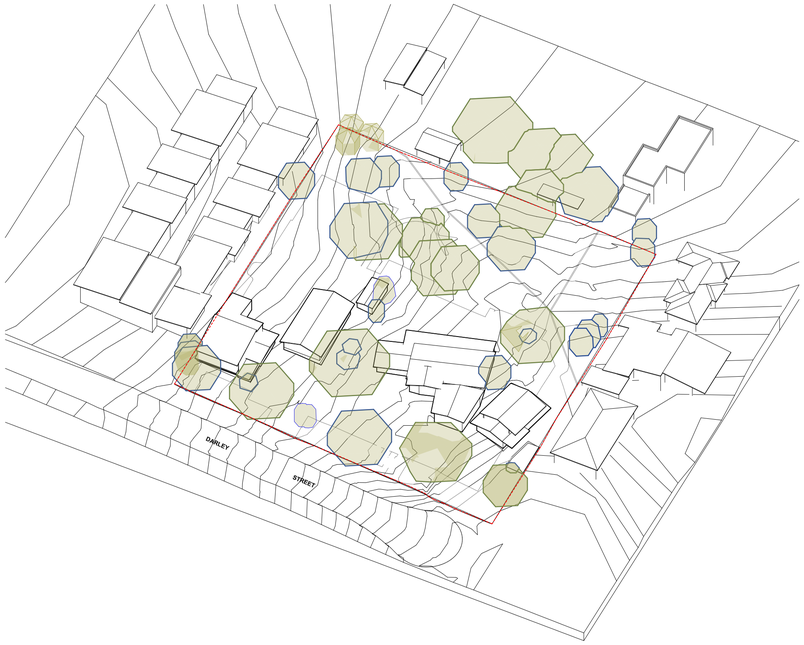
CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
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Nominated Architect: Paul Buljevic NSW 7768

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

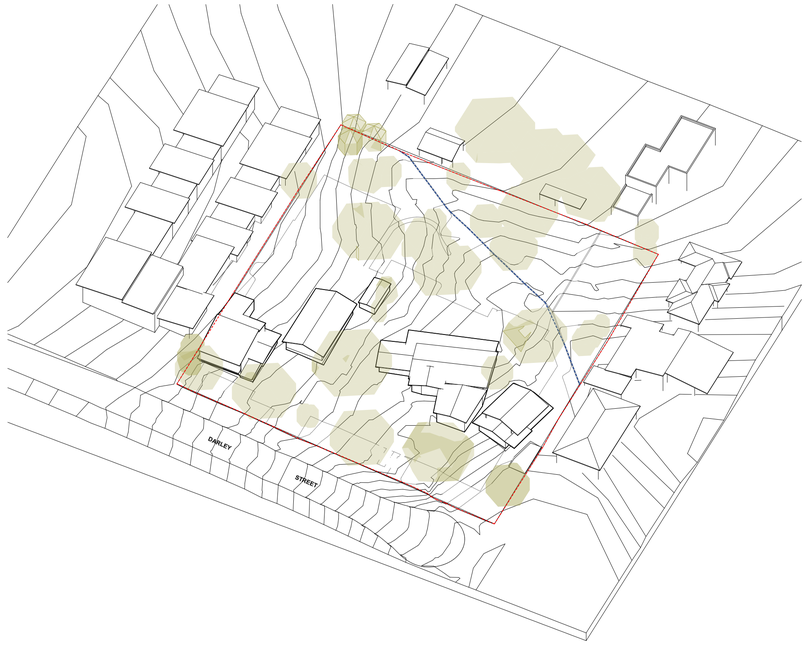
DRAWING TITLE:
Site Analysis

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA004	ISSUE: A
PROJECT NO: 2435		

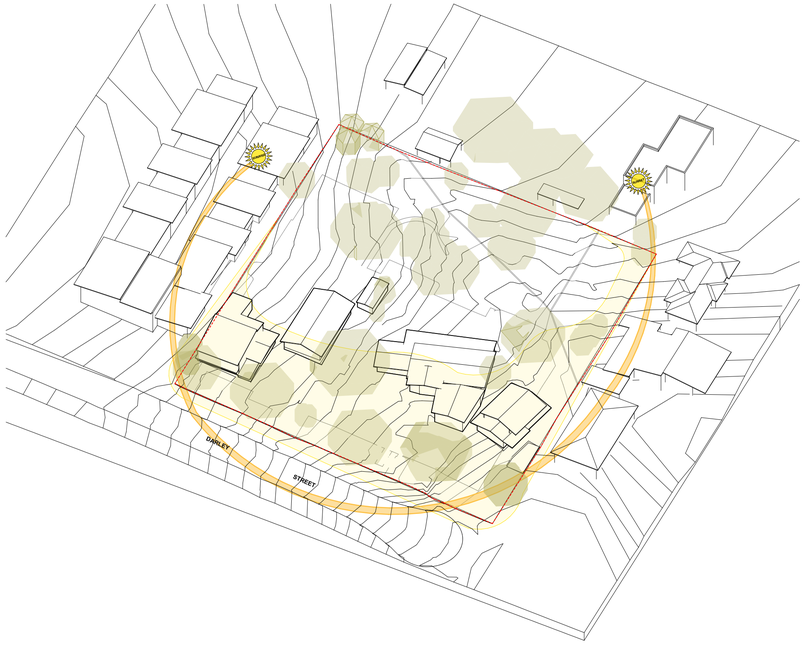


TRANSPLANT
RETENTION VALUE A
RETENTION VALUE B

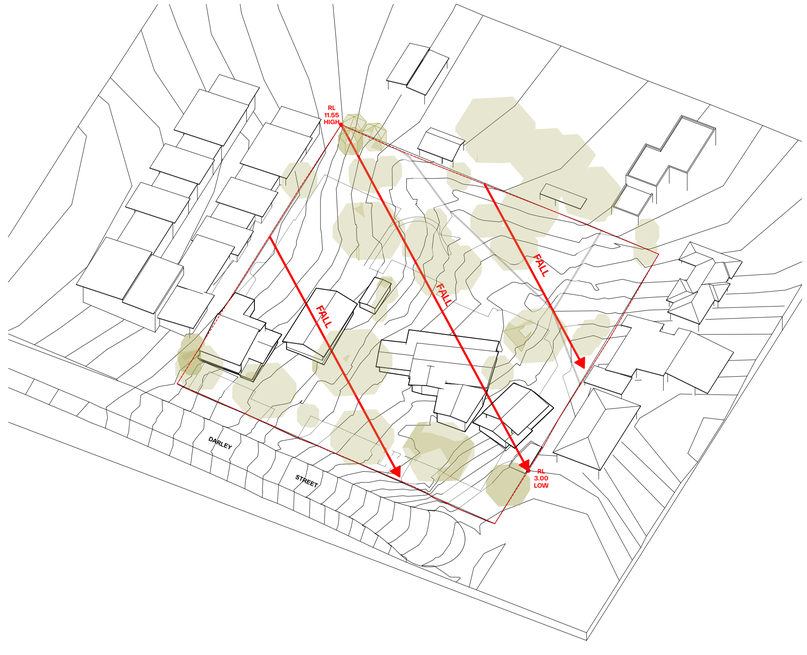
Tree Retention



Overland Flow Path



Solar Access



Topography

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

GENERAL NOTES:

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HWU	HOT WATER UNITS

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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

N

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:
Site Analysis

DRAWING BY: CAD Technician.AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:700@A1	DRAWING NO: **DA005**	ISSUE: **A**
PROJECT NO: 2435		

DARLEY STREET

BUILDING C

PEDESTRIAN ACCESS

BUILDING B

CAR PARK ACCESS

BUILDING A

PEDESTRIAN ACCESS

SITE BOUNDARY

6.5M SETBACK (DCP)

3M SETBACK (DCP)

4M SETBACK (DCP)

6M SETBACK(ADG)

No.10 KUNARI PLACE
2 STOREY
BRICK RESIDENCE
TILE ROOF

No.8 KUNARI PLACE
BRICK COTTAGE
METAL ROOF

No.6 KUNARI PLACE
BRICK COTTAGE
METAL ROOF

No.94
PARK STREET

No.86 PARK STREET
CLAD COTTAGE
METAL ROOF

No.155-157
RENDERED
TOWNHOUSES

29.5M SETBACK

9M SETBACK (ADG)

6M SETBACK (DCP)

INDICATIVE DEVELOPMENT FOOTPRINT - CUMBERLAND ECOLOGY PP REPORT

APPROX. SEWER POSITION

APPROX. FLOW PATH (SUBJECT TO FINAL ENGINEERING)

HABITABLE ROOMS

NON HABITABLE ROOMS

LIFT OVERRUN

HOT WATER PLANT

AREA 372 m²

AREA 694 m²

AREA 767 m²

GENERAL NOTES:

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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

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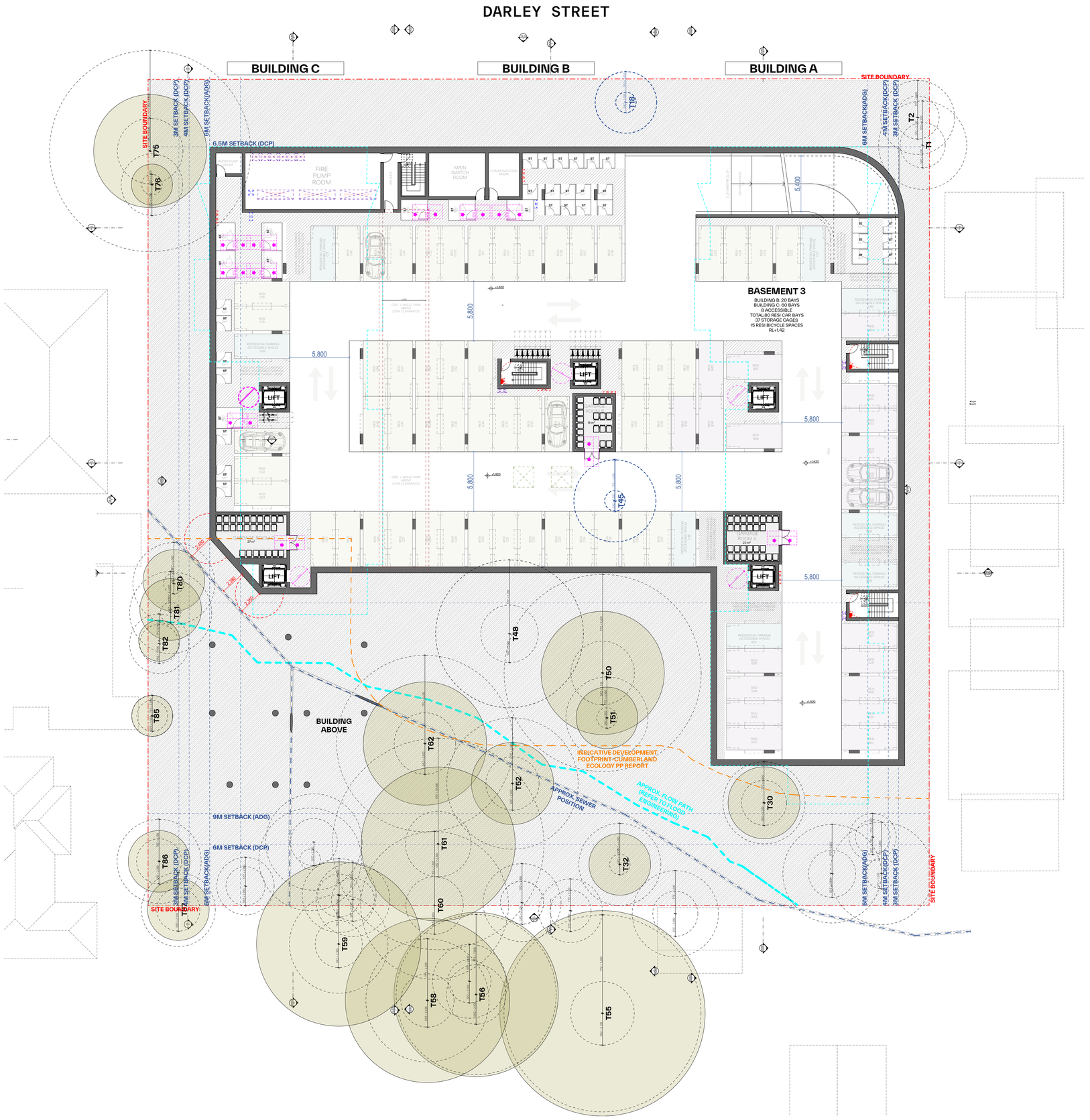
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Site Plan

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA006	ISSUE: A
PROJECT NO: 2435		



GENERAL NOTES:

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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

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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:
Lower Ground Floor

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA100**	ISSUE: **A**
PROJECT NO: 2435		

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

1 Lower Ground 1:200

DARLEY STREET

BUILDING C | PEDESTRIAN ACCESS | BUILDING B | BUILDING A

SITE BOUNDARY

3M SETBACK (DCP)
4M SETBACK (DCP)
6M SETBACK(ADG)
6.5M SETBACK (DCP)
9M SETBACK (ADG)

STORAGE

BASEMENT 2
BUILDING A- 41 BAYS
BUILDING B- 20 BAYS
TOTAL-61 RESI CAR BAYS
35 STORAGE BAYS
3 RESI BICYCLE SPACES
2 RESI MORORBIKE BAYS
RL+4.62

LIFT | LOBBY | BUILDING ABOVE

OSD - UNDER PAVING

INDICATIVE DEVELOPMENT FOOTPRINT-CUMBERLAND ECOLOGY PP REPORT

APPROX. SEWER POSITION

APPROX. FLOW PATH (REFER TO FLOOD ENGINEERING)

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

1 Ground 1:200

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A	5/11/2025	ISSUE FOR DA SUBMISSION

Scale Bar 1 : 200 @ A1
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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:
Ground Floor

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/131645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA101**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 1 1:200

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- ACCESSIBLE CAR BAY

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

Scale Bar 1 : 200 @ A1

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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 1

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY: CAD Technician.AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA102**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 2 1:200

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MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
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

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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

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY: CAD Technician.AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA103**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 3 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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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 7768

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

DRAWING TITLE:
Level 3

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA104**	ISSUE: **A**
PROJECT NO: 2435		

DARLEY STREET



GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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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

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:
Level 4

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
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 33,500 6,000

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

LOBBY

LIFT

KITCHEN

LIVING

DINING

BED 1

BED 2

BED 3

ENS

BATH

WIR

ENTRY

LDRY

PANTRY

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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FHR	FIRE HOSE REEL
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SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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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:

Level 5

Certificate No. 0012352830

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

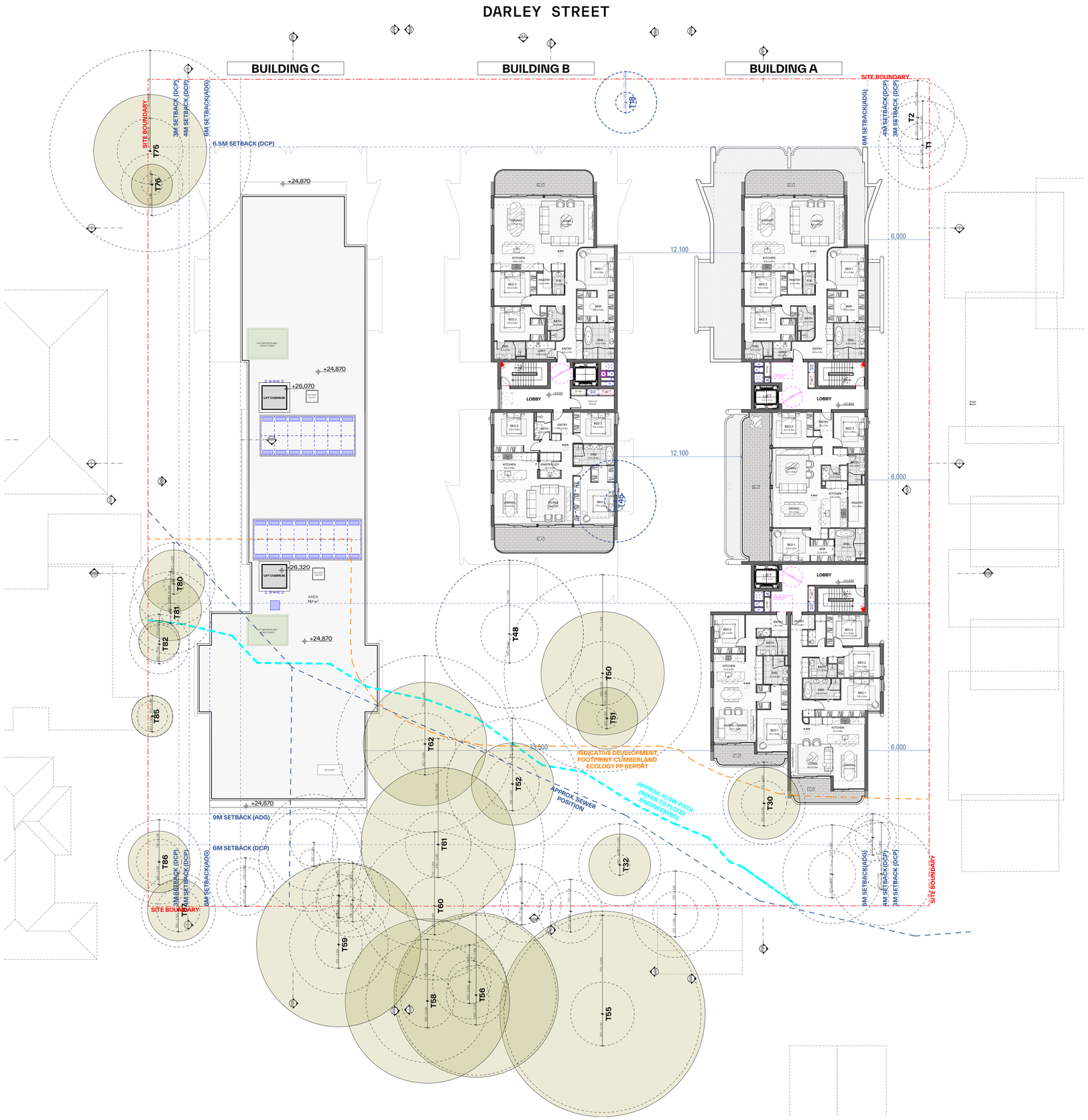
Accreditation No. DMN/13/1645

Property Address 159-167 Darley Street West,MONA VALE NSW,2103

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DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA106**	ISSUE: **A**
PROJECT NO: 2435		

1 Level 5 1:200



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:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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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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Level 2, 52 Albion Street, Surry Hills NSW 2010

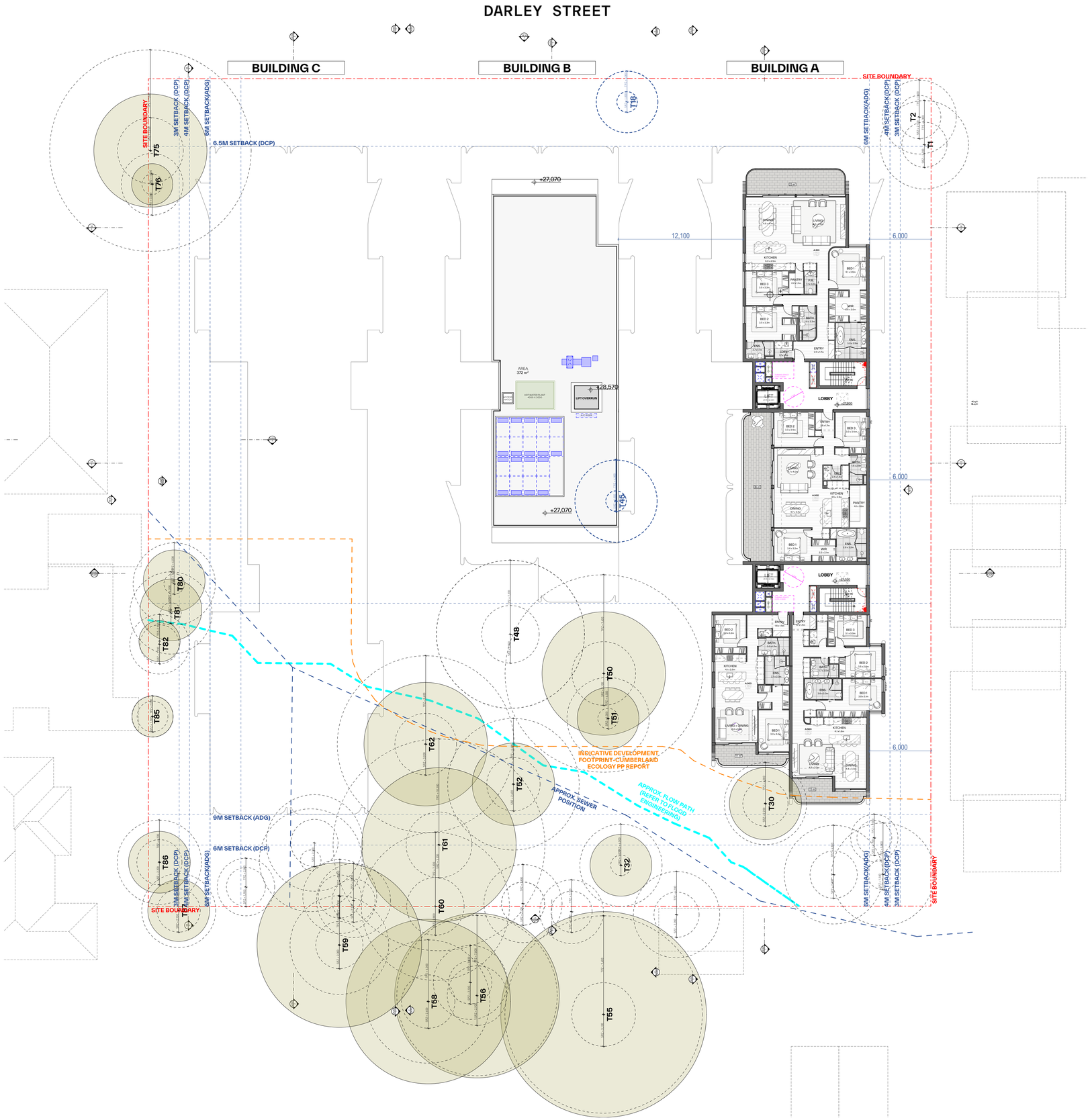
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

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

DRAWING TITLE:
Level 6

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA107**	ISSUE: **A**
PROJECT NO: 2435		



1 Level 7 1:200

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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LEGEND:

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AC	A/C CONDENSER UNITS
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MATERIALS LEGEND:

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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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CLIENT:
IPM

pbd architects

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

Level 2, 52 Albion Street, Surry Hills NSW 2010

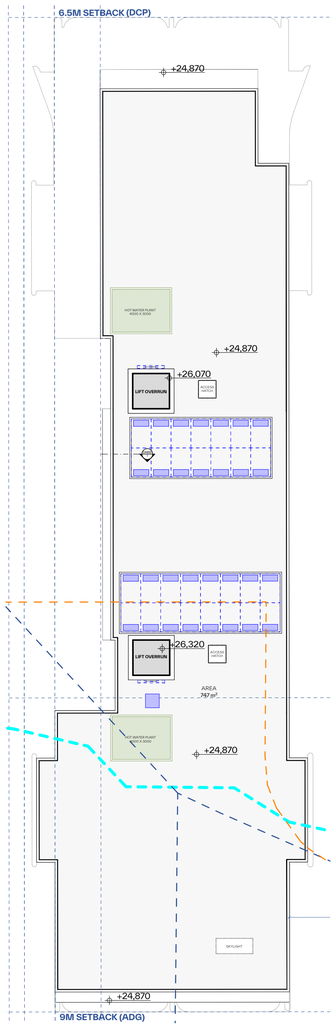
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 7

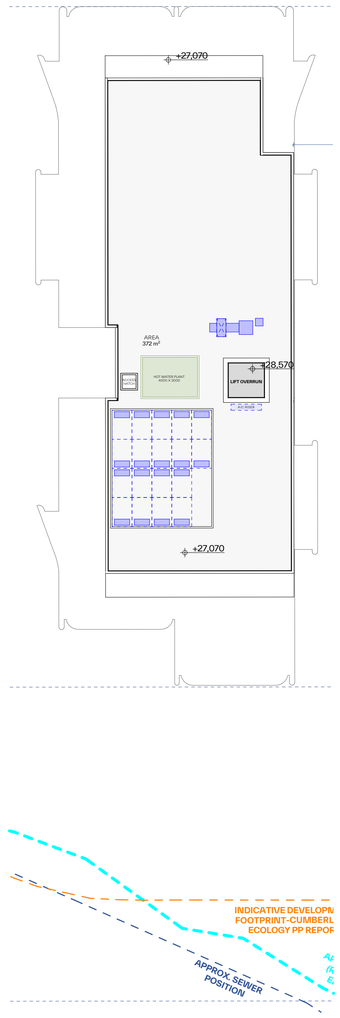
DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA108**	ISSUE: **A**
PROJECT NO: 2435		

BUILDING C



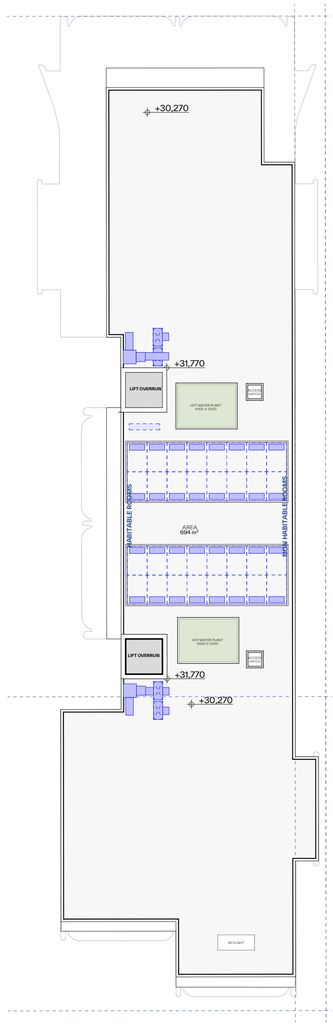
1 Level 6

BUILDING B



2 Level 7

BUILDING A



3 Roof

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
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FS	FIRE STAIRS
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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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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CLIENT:
IPM

pbd architects

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W - pbdarchitects.com.au

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

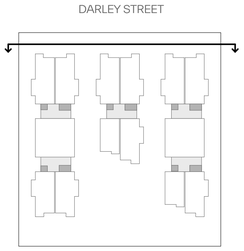
DRAWING TITLE:
Roof

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeD

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA109	ISSUE: A
PROJECT NO: 2435		

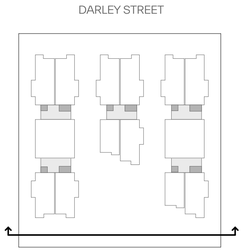


1 Elevation - North 1:200





2 Elevation - South 1:200



Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

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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

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

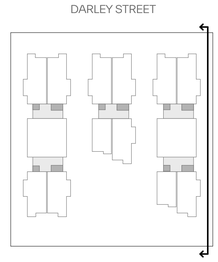
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
North and South Elevation

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA200**	ISSUE: **A**
PROJECT NO: 2435		

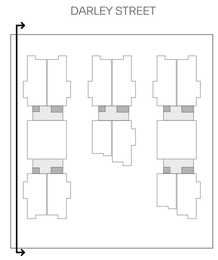


1 Elevation - East 1:200





2 Elevation - West 1:200



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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HWU	HOT WATER UNITS

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Issue	Date	Description
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Scale Bar 1 : 200 @ A1

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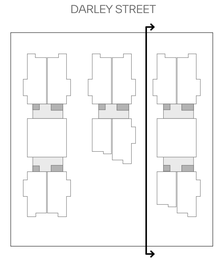
PROJECT:
Residential Flat Building
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:
East and West Elevation

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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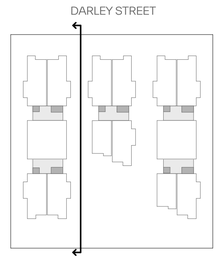
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA201	ISSUE: A
PROJECT NO: 2435		





1 Elevation - Building A 1:200





2 Elevation - Building C 1:200

GENERAL NOTES:

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

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
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PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

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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

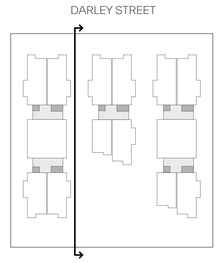
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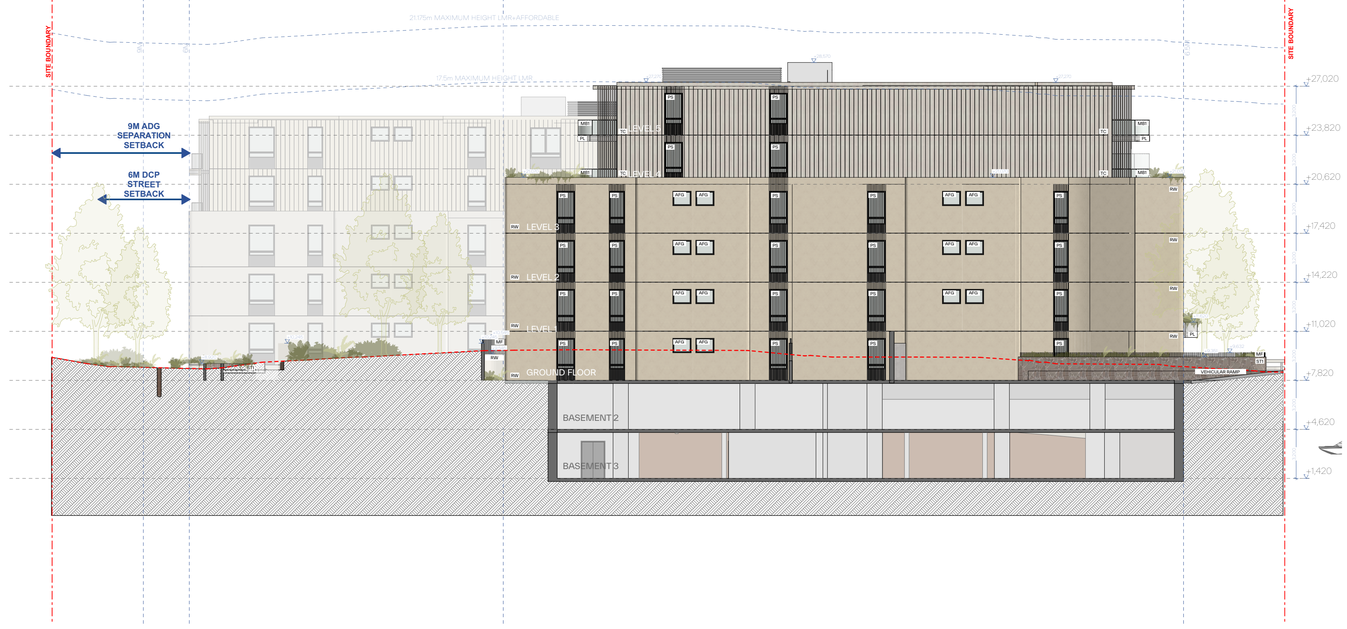
Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA202	ISSUE: A
PROJECT NO: 2435		

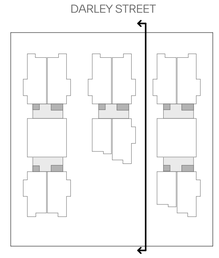


1 Elevation - Building B 1:200





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
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PTx	PAINT FINISH TYPEx
RD	ROLLER DOOR
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VB	EXTERNAL VENETIAN BLINDS

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

Scale Bar 1 : 200 @ A1

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

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

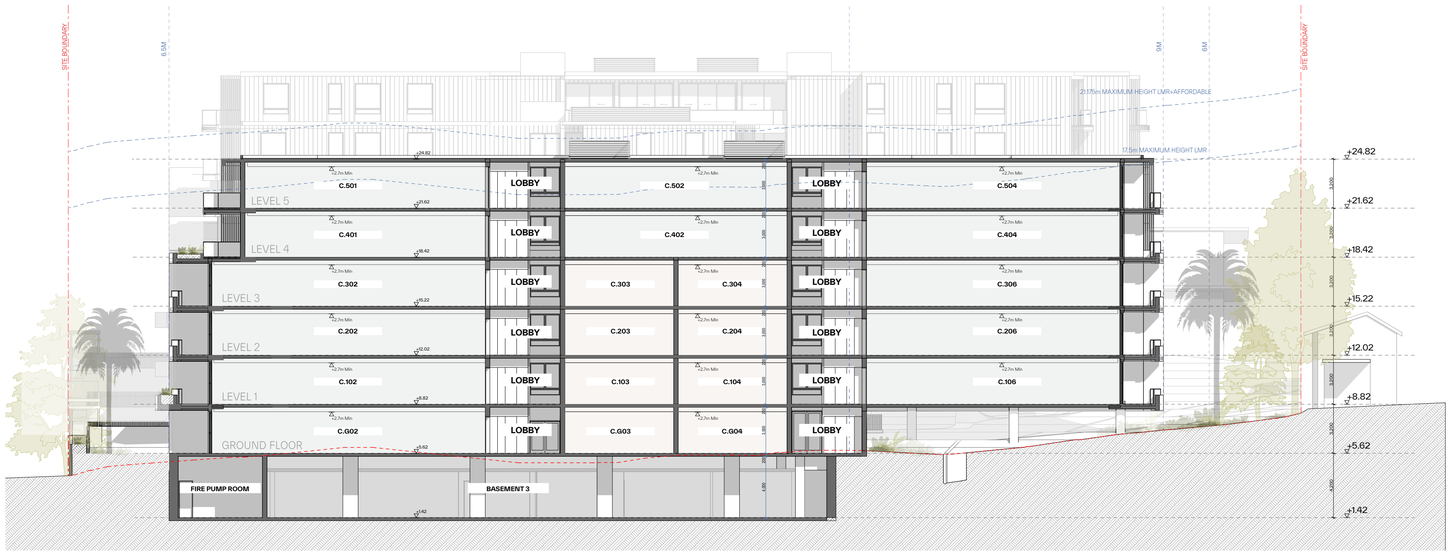
DRAWING TITLE:
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Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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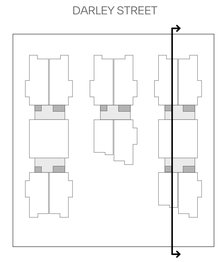
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CAD Technician.AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: **DA203**	ISSUE: **A**
PROJECT NO: 2435		

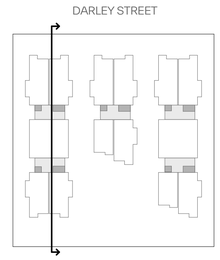


1 Section 1:200



2 Section 1:200





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MATERIALS LEGEND:

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

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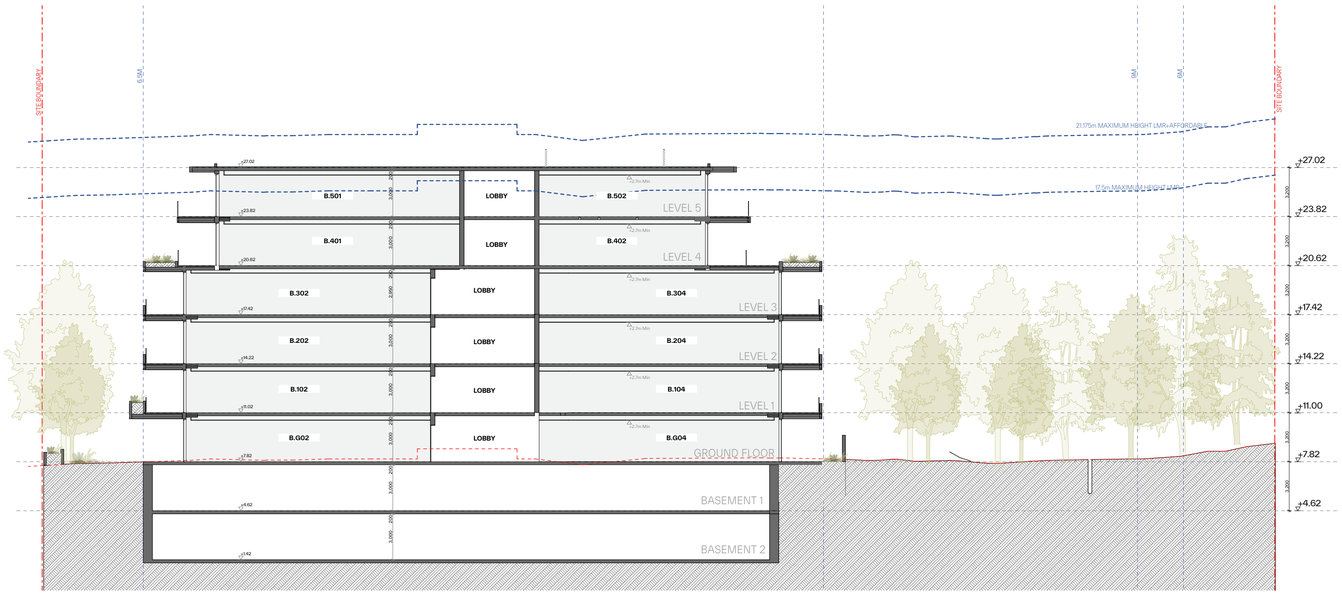
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

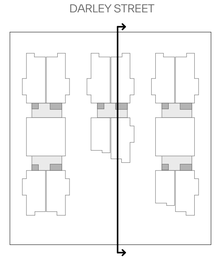
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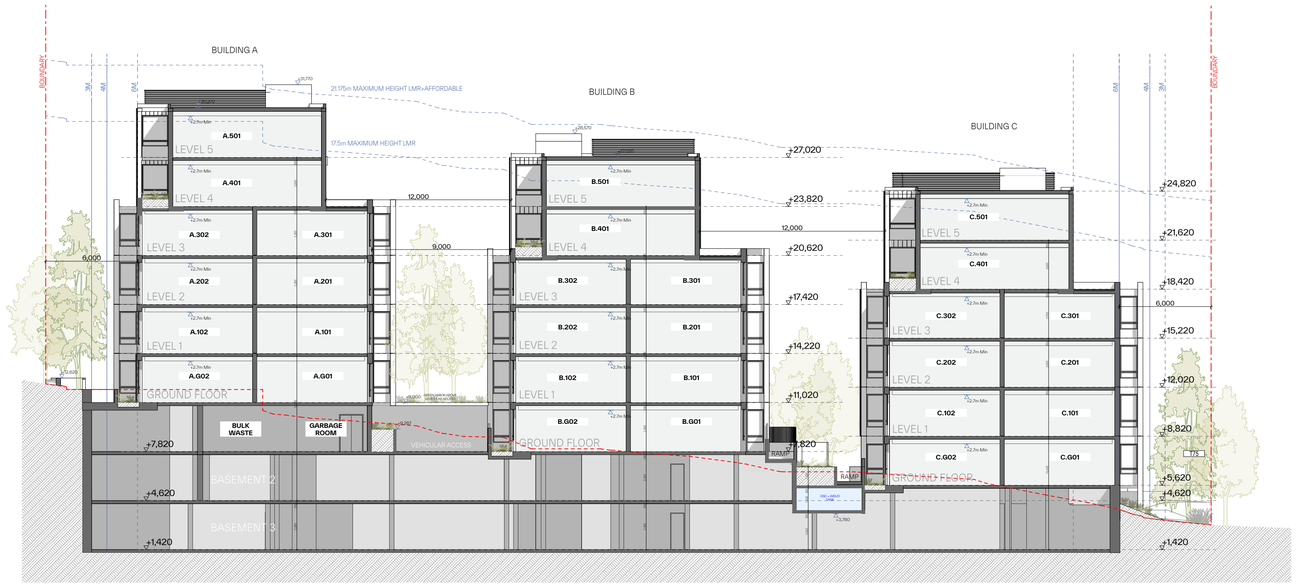
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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA300	ISSUE: A
PROJECT NO: 2435		

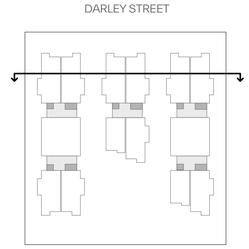


1 Section 1:200





2 Section 1:200



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

Scale Bar 1 : 200 @ A1

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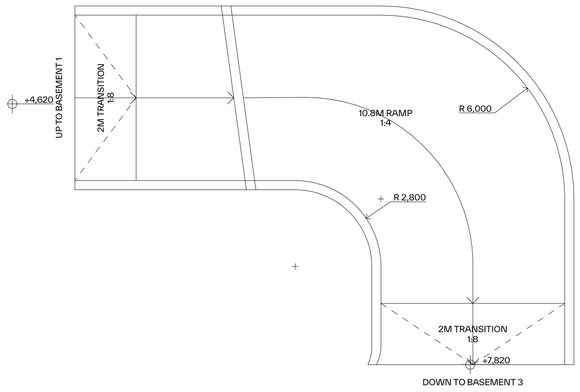
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

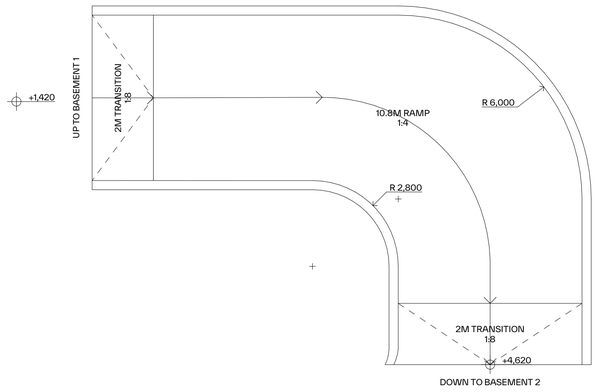
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Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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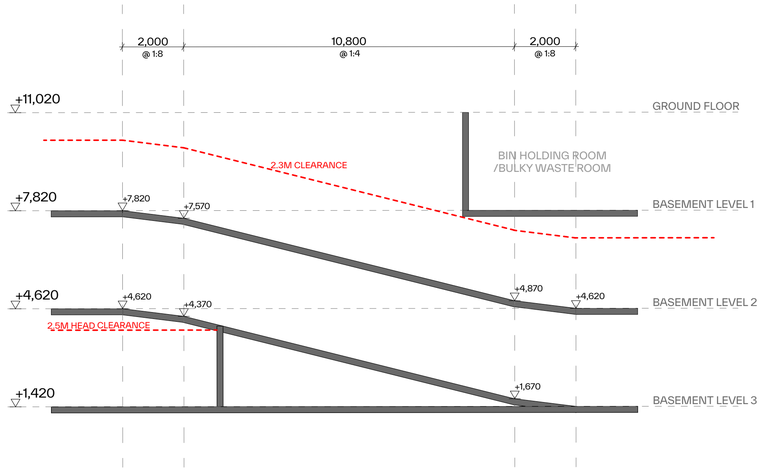
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA301	ISSUE: A
PROJECT NO: 2435		



1 RAMP TO BASEMENT 3 1:100



2 RAMP TO BASEMENT 2 1:100



3 RAMP SECTION 1:100

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LEGEND:

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

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:
Ramp Section

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:100@A1	DRAWING NO: DA302	ISSUE: A
PROJECT NO: 2435		





RW
TEXTURED RENDERED WALL
PAINT FINISH





MF
METAL FENCE
COLOUR DETAIL : P2

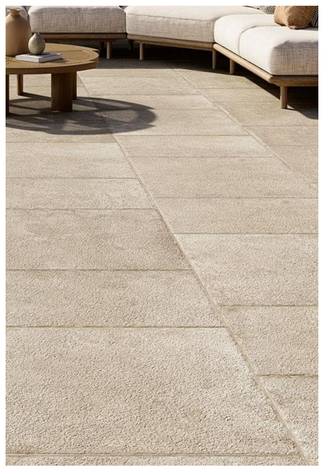


PL
SMOOTH PLASTER
PAINT FINISH





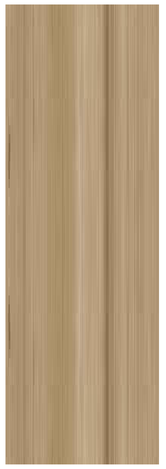
ST1
SANDSTONE



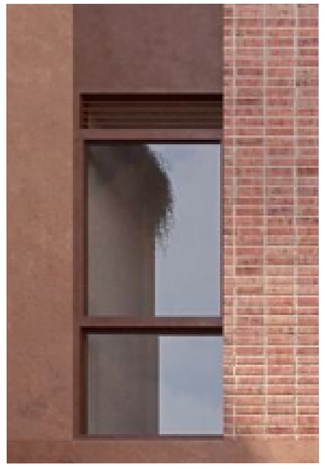


PV
EXTERNAL PAVING



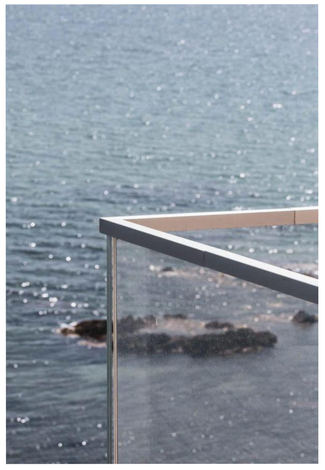


TF
TIMBER LOOK SOFFIT

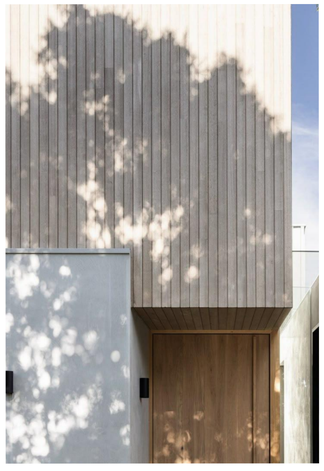




AFG
ALLUMINIUM FRAMED GLAZING
COLOUR DETAIL: P2



MB1
METAL BALUSTRADE
COLOUR DETAIL : P1





TC
NON COMBUSTAILE TIMBER ALUMINIUM CLADDING

P1
WHITE

P2
DULUX MONUMENT
BLACK OR SIMILAR

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTv4aO

GENERAL NOTES:

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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

CLIENT:
IPM

pbd architects

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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: 05/11/2025
SCALE: NTS	DRAWING NO: **DA400**	ISSUE: **A**
PROJECT NO: 2435		



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

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Surry Hills NSW 2010

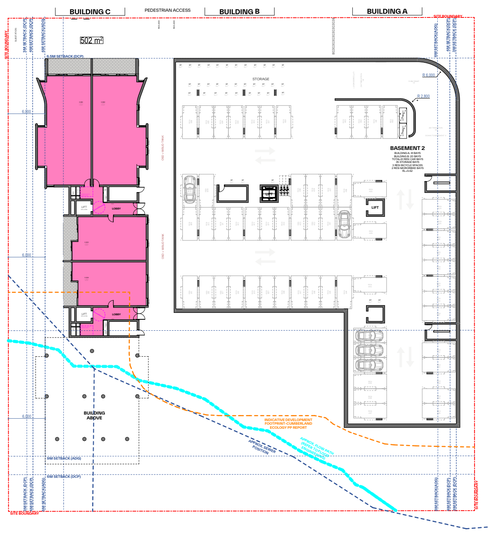
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Photomontage

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

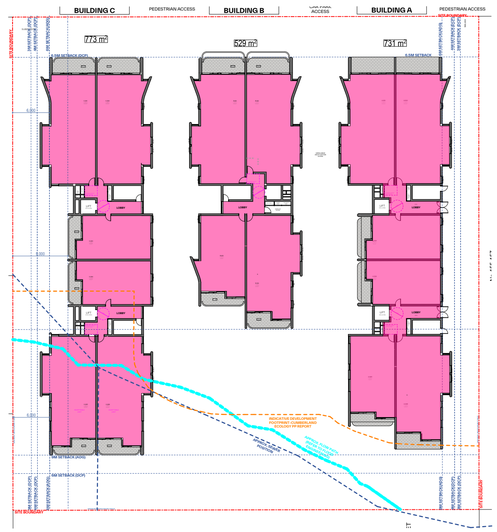
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: NTS	DRAWING NO: DA410	ISSUE: A
PROJECT NO: 2435		



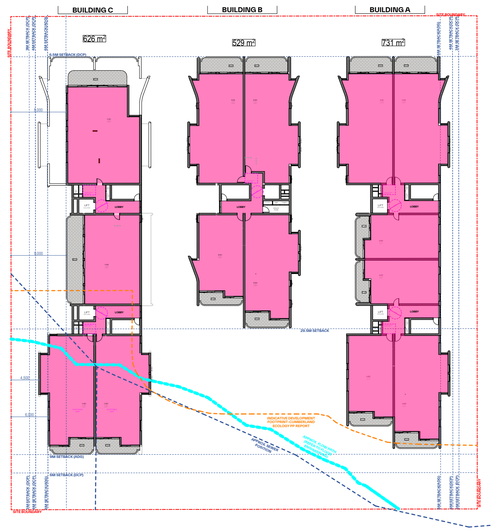
1 Ground



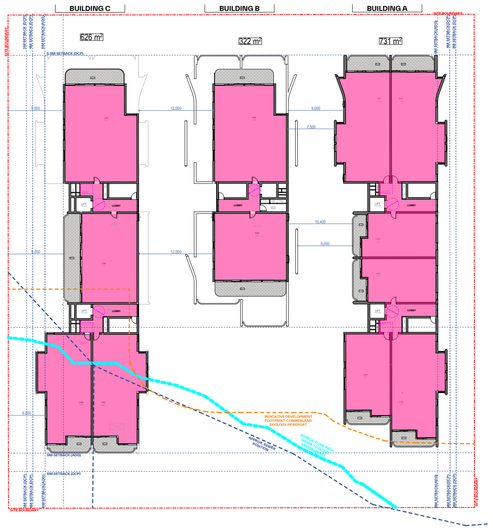
2 Level 1



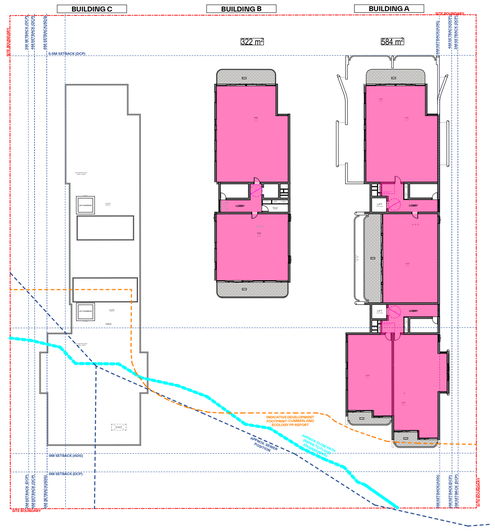
3 Level 2 (Typical 2-3)



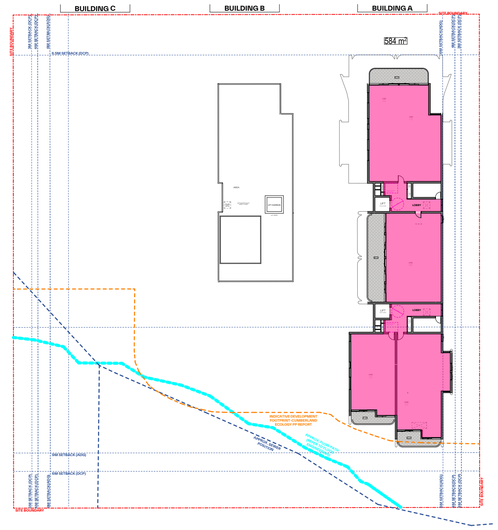
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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FHR	FIRE HOSE REEL
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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

CLIENT:
IPM

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

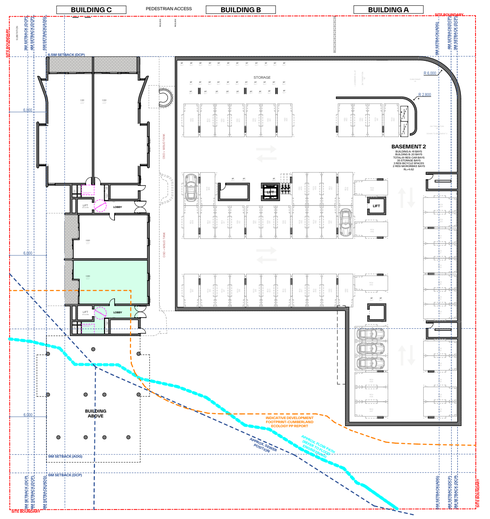
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

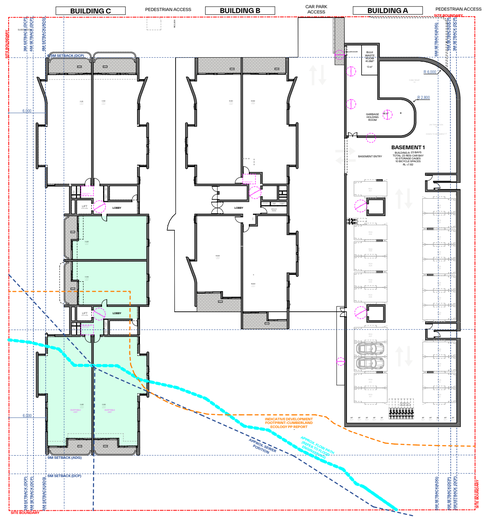
DRAWING TITLE:
GFA Diagram

Certificate No. 0012352830
HOUSE Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvNeO

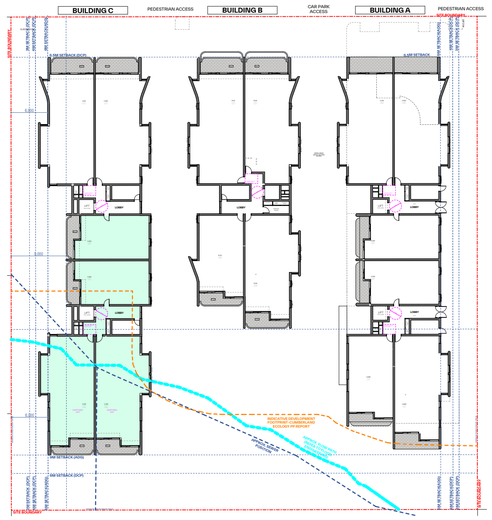
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500, 1:1@A1	DRAWING NO: DA500	ISSUE: A
PROJECT NO: 2435		



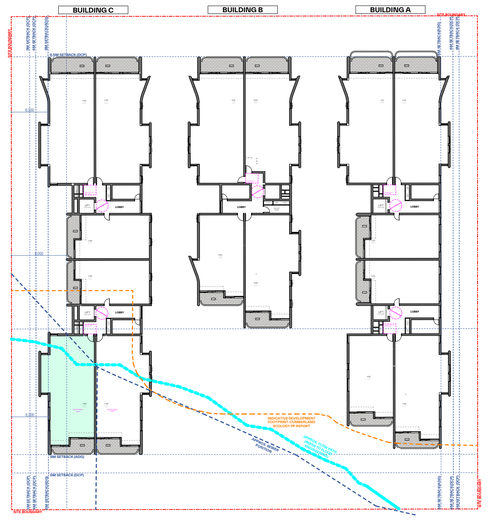
1 Ground



2 Level 1



3 Level 2



4 Level 3

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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:
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:
Infill Affordable GFA Diagram

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?preFLYCT=640

DRAWING BY: CAD Technician AK	CHECKED BY: Checked by GR	DATE: 05/11/2025
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:
IPM

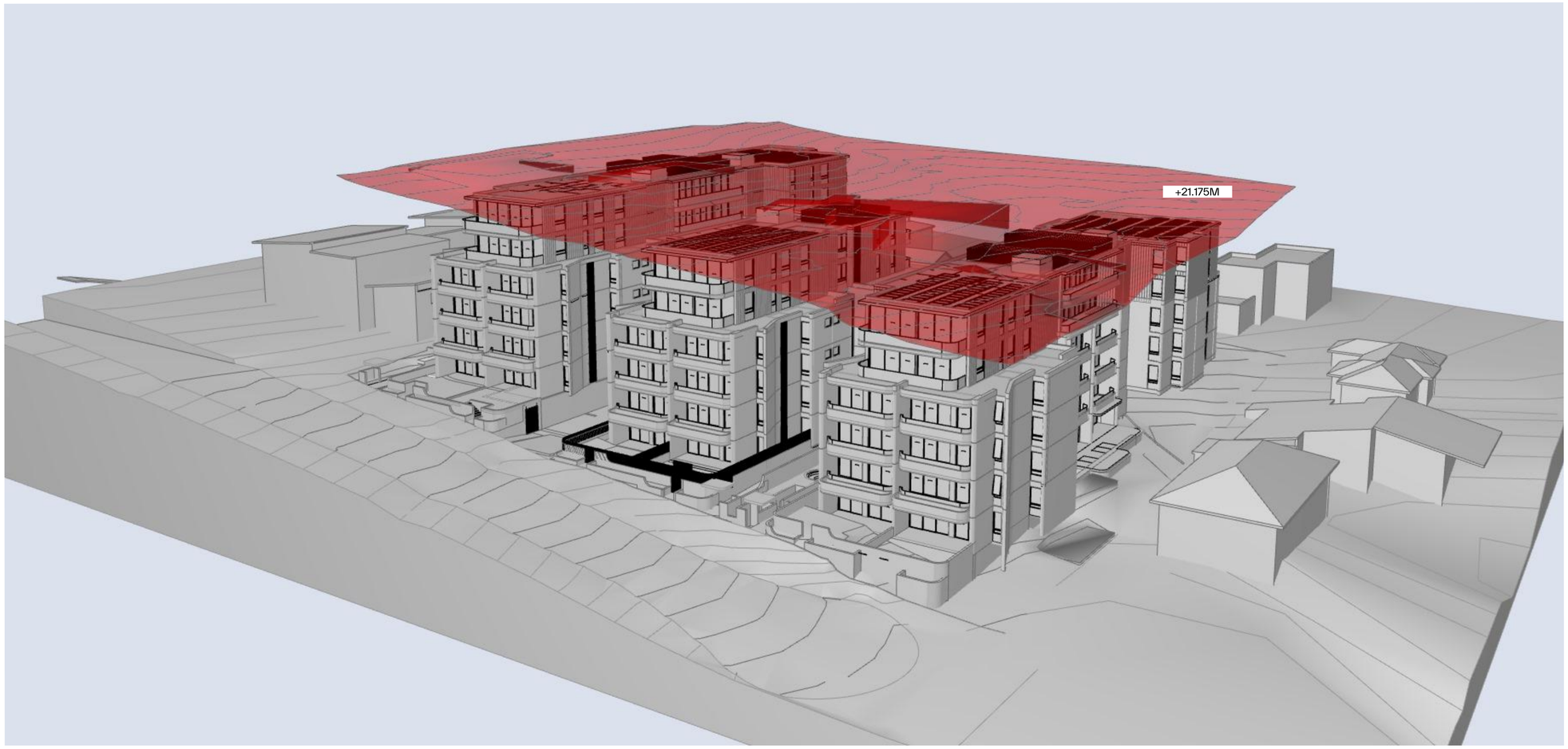
pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

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

DRAWING TITLE:
Deep Soil / Landscape

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:200@A1	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 2435		



1 Height plane 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

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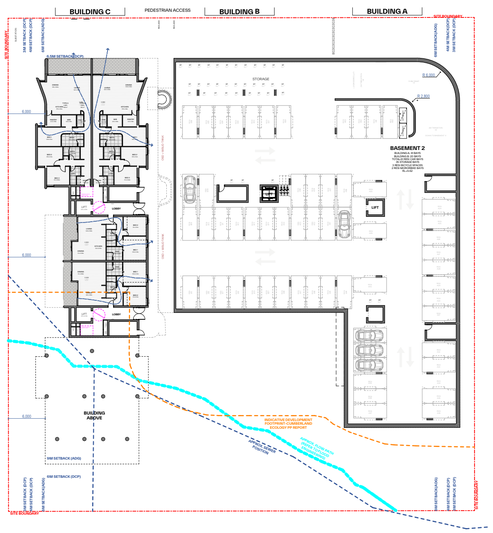
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

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

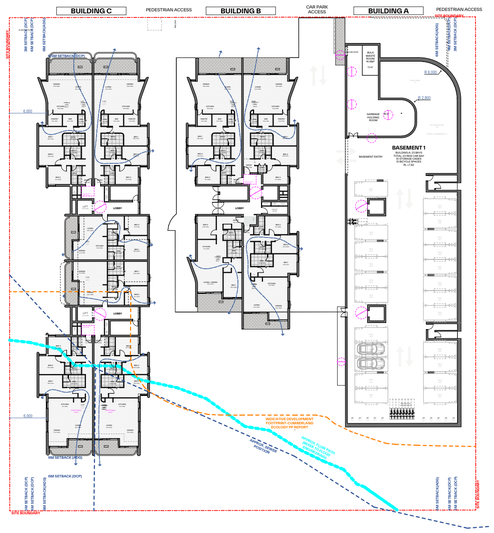
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Height Limit Diagram

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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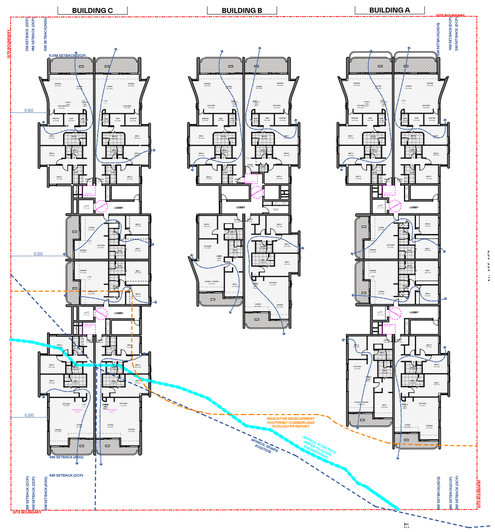
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CAD Technician AK	Checked by GR	05/11/2025
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PROJECT NO: 2435		



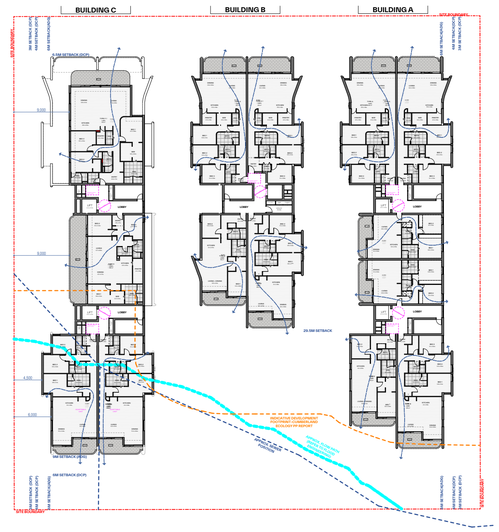
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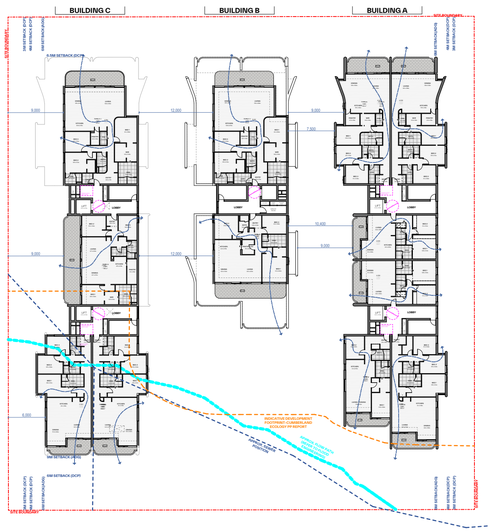
2 Level 1



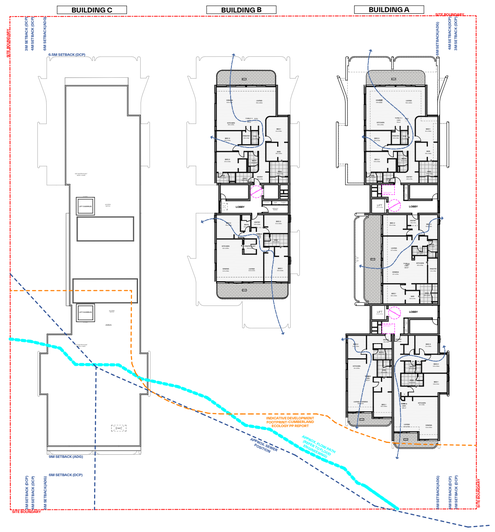
3 Level 2 (Typical 2-3)



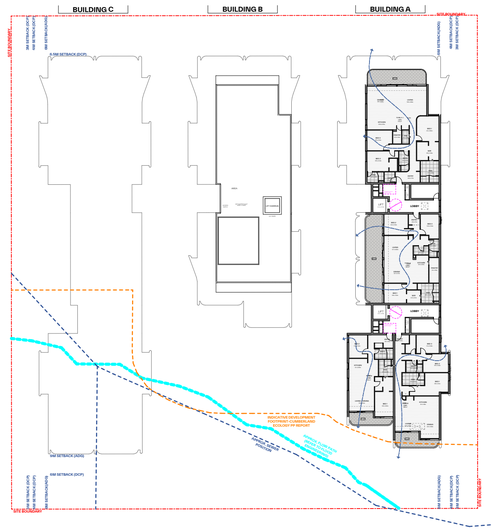
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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

Level 2, 52 Albion Street,
Surry Hills NSW 2010

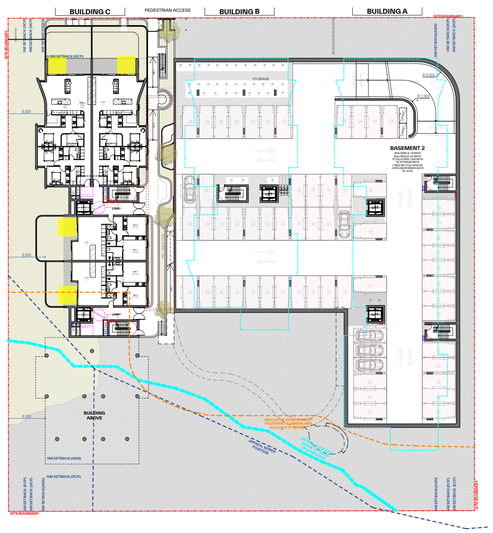
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

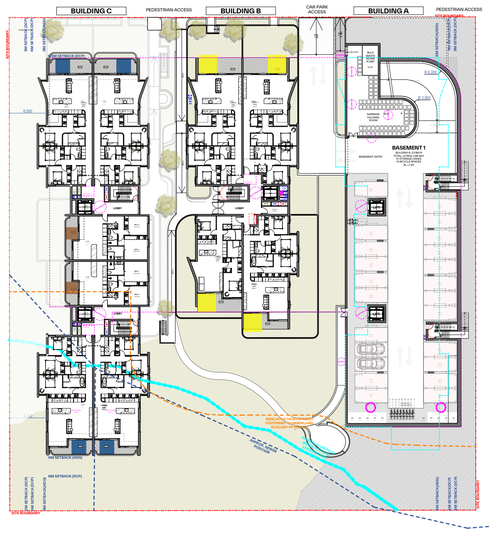
DRAWING TITLE:
Cross Ventilation

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

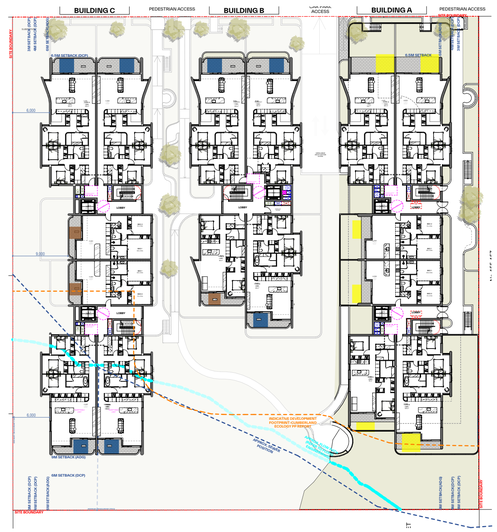
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500@A1	DRAWING NO: DA540	ISSUE: A
PROJECT NO: 2435		



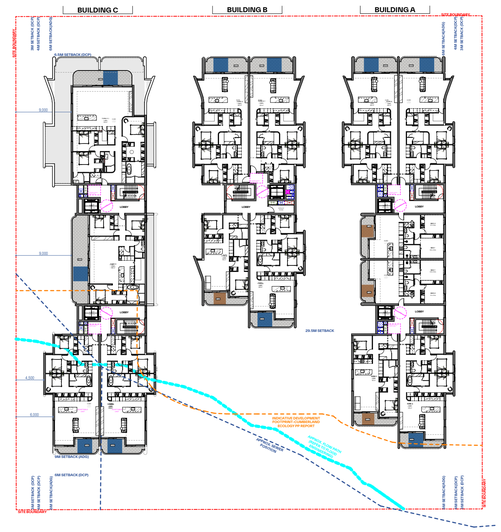
1 Ground



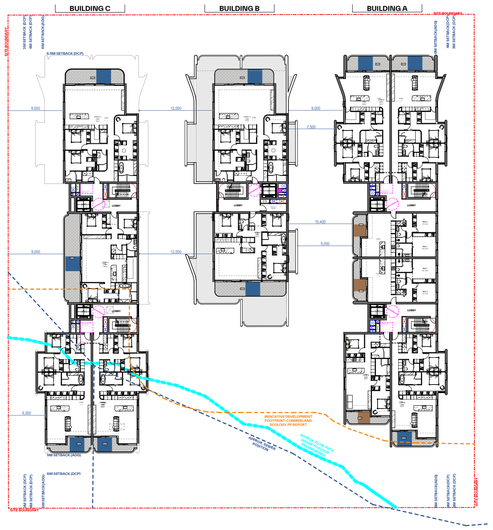
2 Level 1



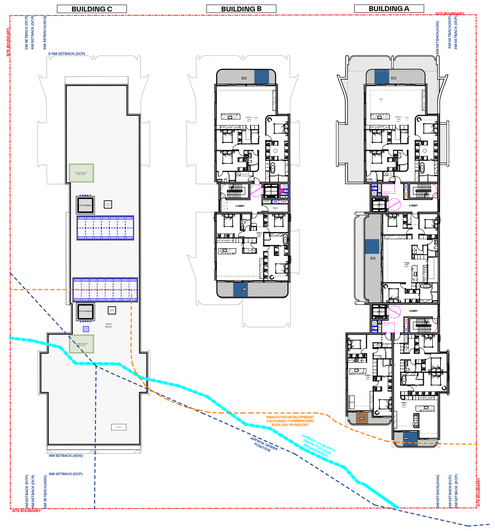
3 Level 2 (Typical 2-3)



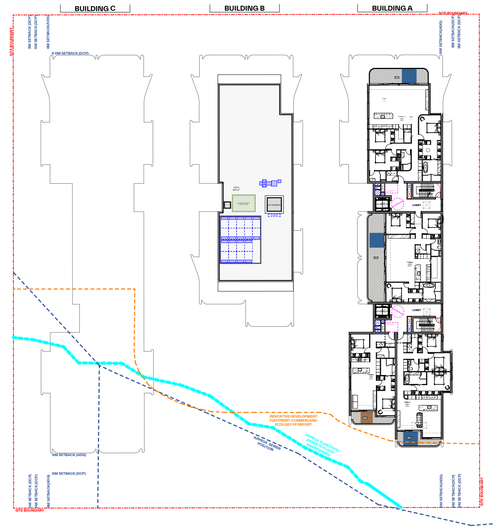
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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LEGEND:

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FS	FIRE STAIRS
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MV	MECHANICAL RISER TO FUTURE DETAIL
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RP	RIVER PEBBLES
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:
IPM

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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:
Private Open Spaces

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500@A1	DRAWING NO: DA550	ISSUE: A
PROJECT NO: 2435		



1 Level 2 1:200

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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

CLIENT:
IPM

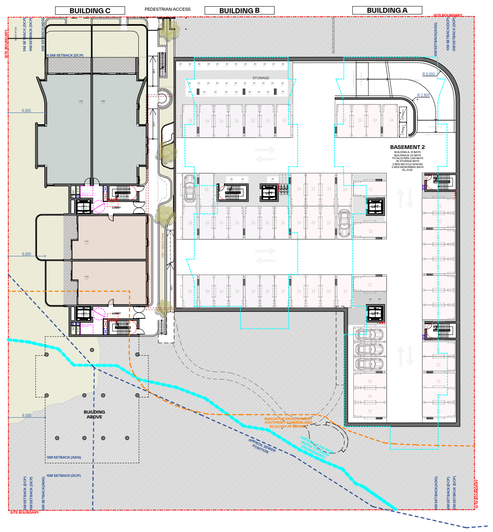
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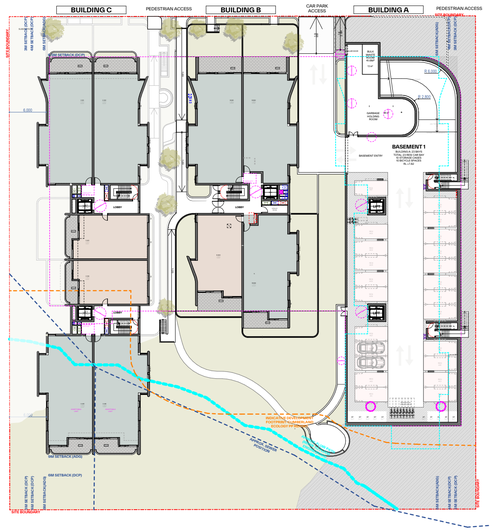
DRAWING TITLE:
Communal Open Space

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

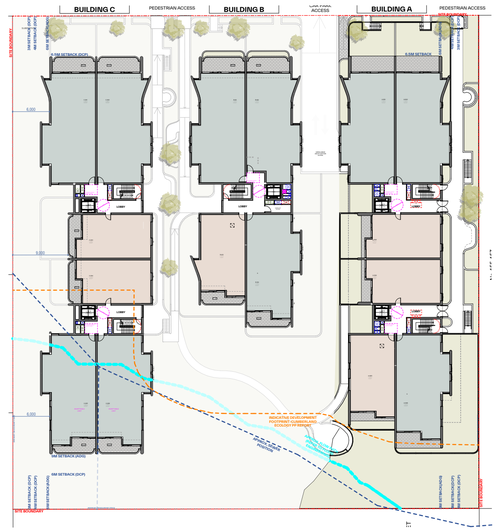
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SCALE: 1:200, 1:1@A1	DRAWING NO: DA551	ISSUE: A
PROJECT NO: 2435		



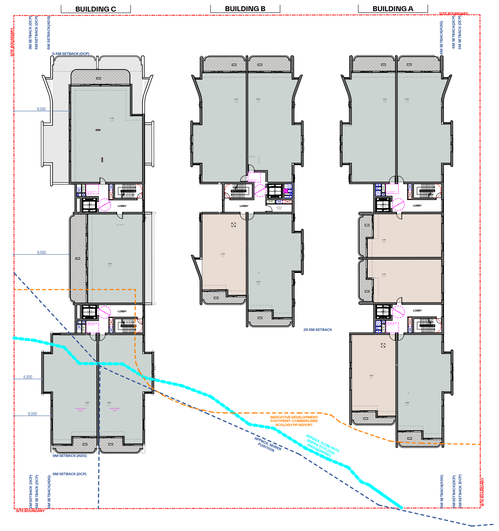
1 Ground



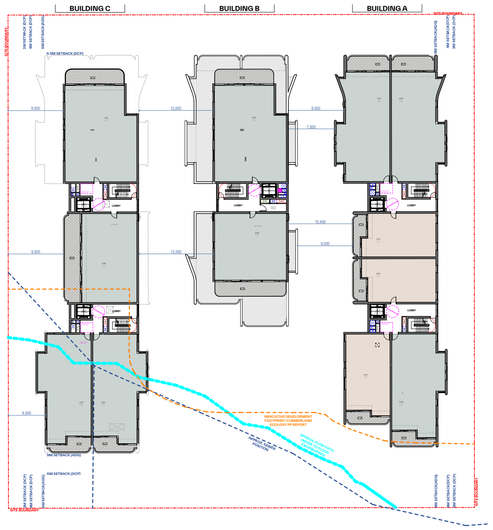
2 Level 1



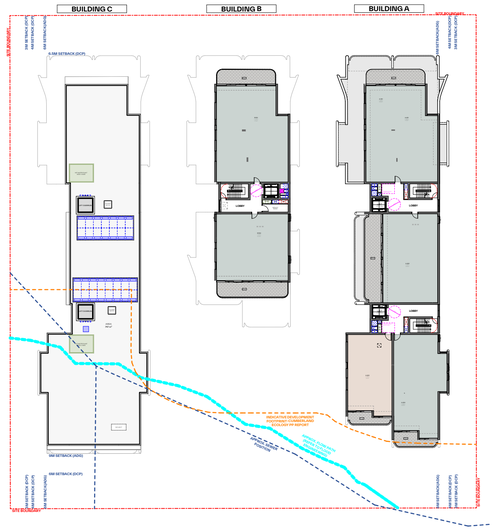
3 Level 2 (Typical 2-3)



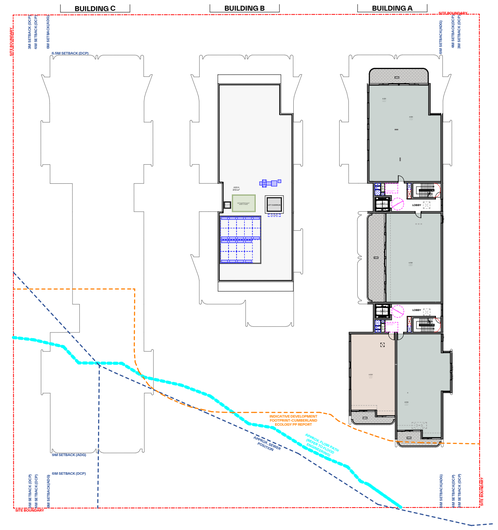
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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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:

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:
IPM

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

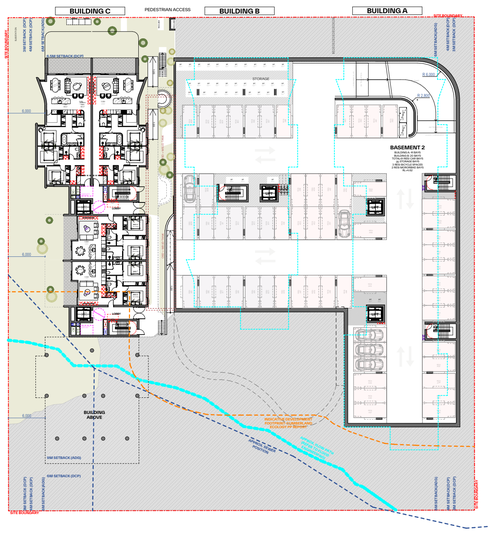
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

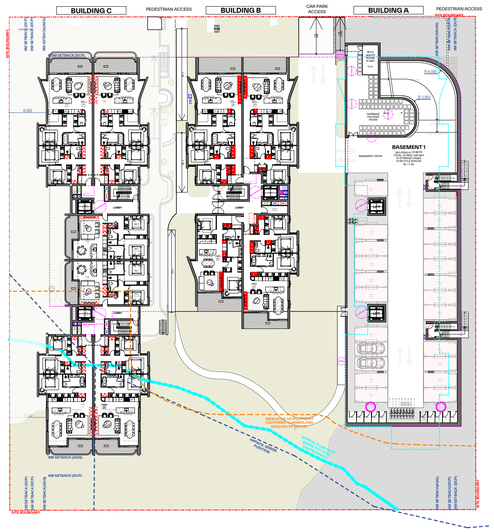
DRAWING TITLE:
Unit Mix Diagram

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

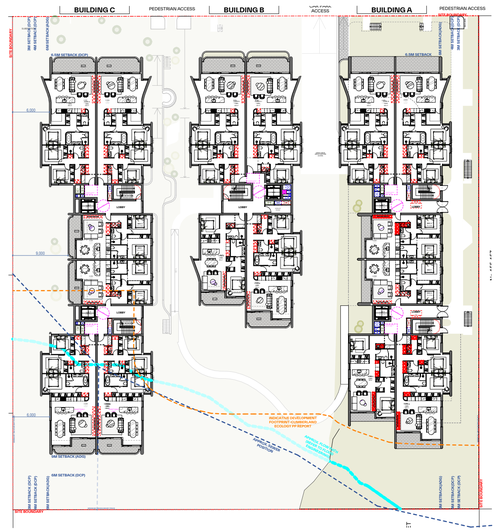
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500@A1	DRAWING NO: DA560	ISSUE: A
PROJECT NO: 2435		



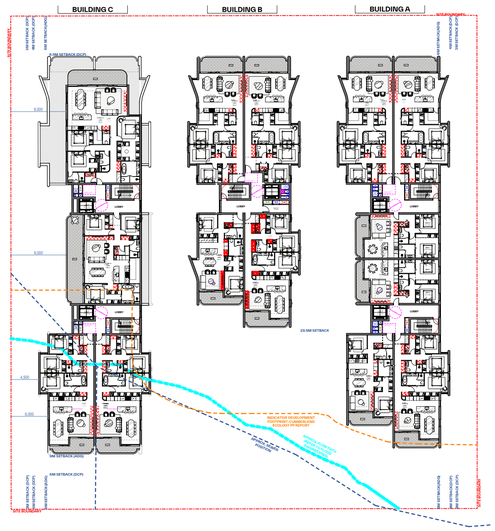
1 Ground



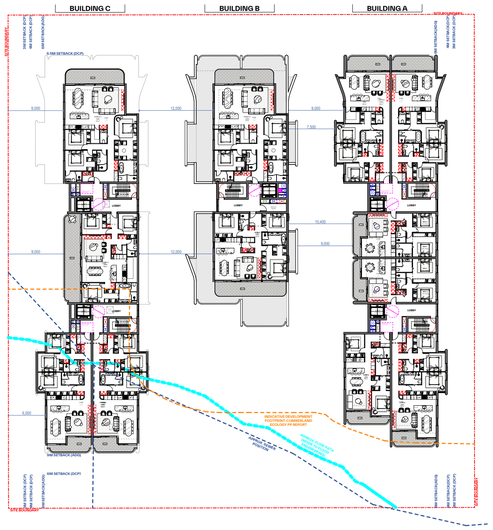
2 Level 1



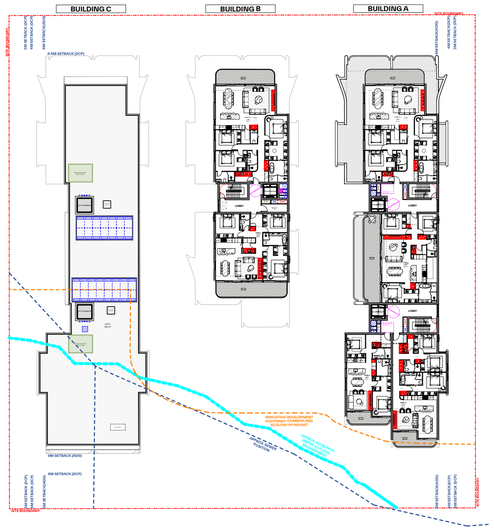
3 Level 2 (Typical 2-3)



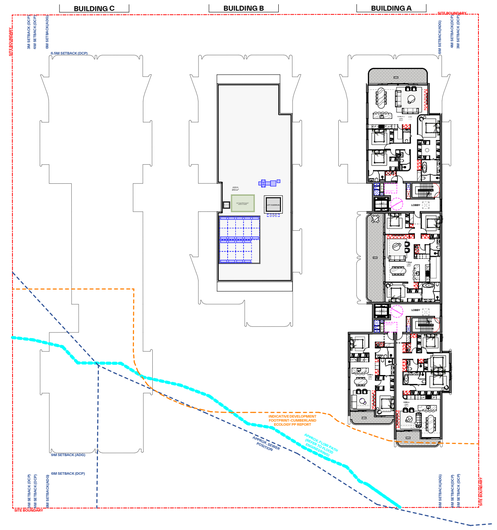
4 Level 4



5 Level 5



6 Level 6



7 Level 7

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

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

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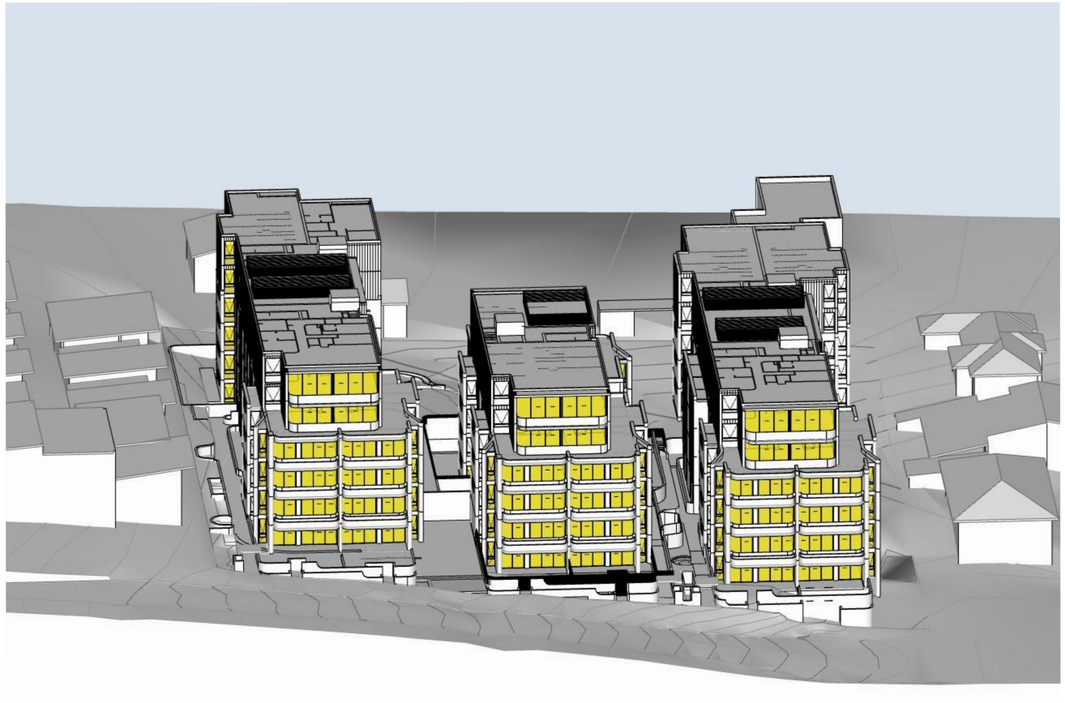
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

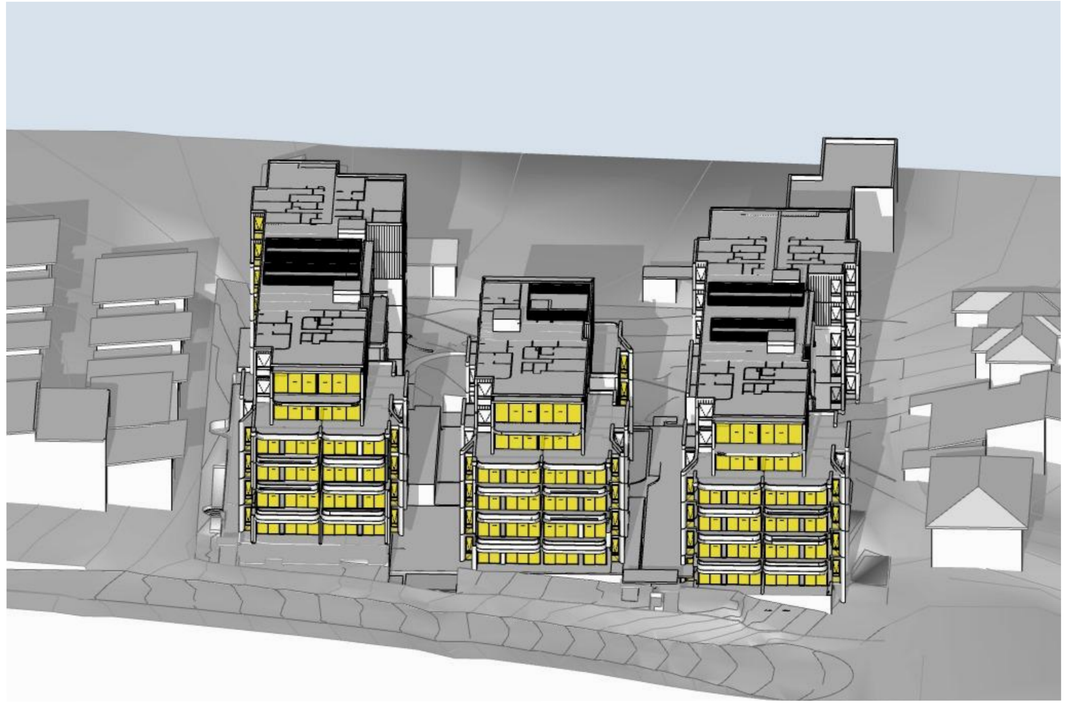
DRAWING TITLE:
Storage Calculation Diagram

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

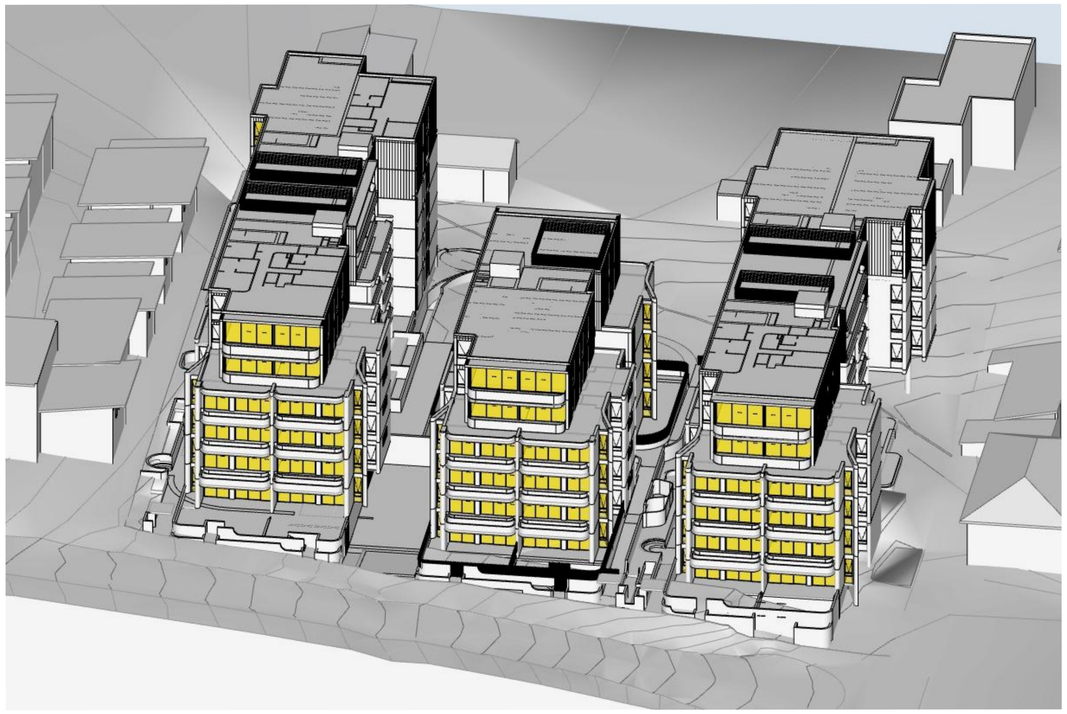
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:500@A1	DRAWING NO: DA570	ISSUE: A
PROJECT NO: 2435		



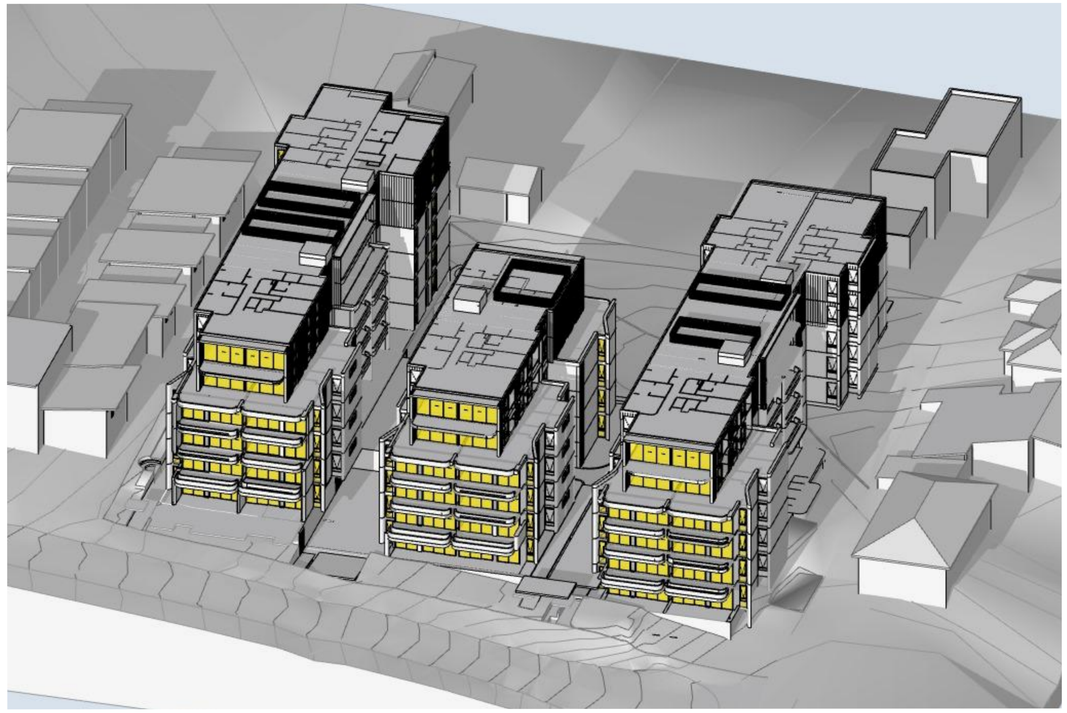
1 9 AM June 21st



2 9:30 AM June 21st



3 10 AM June 21st



4 10:30 AM June 21st

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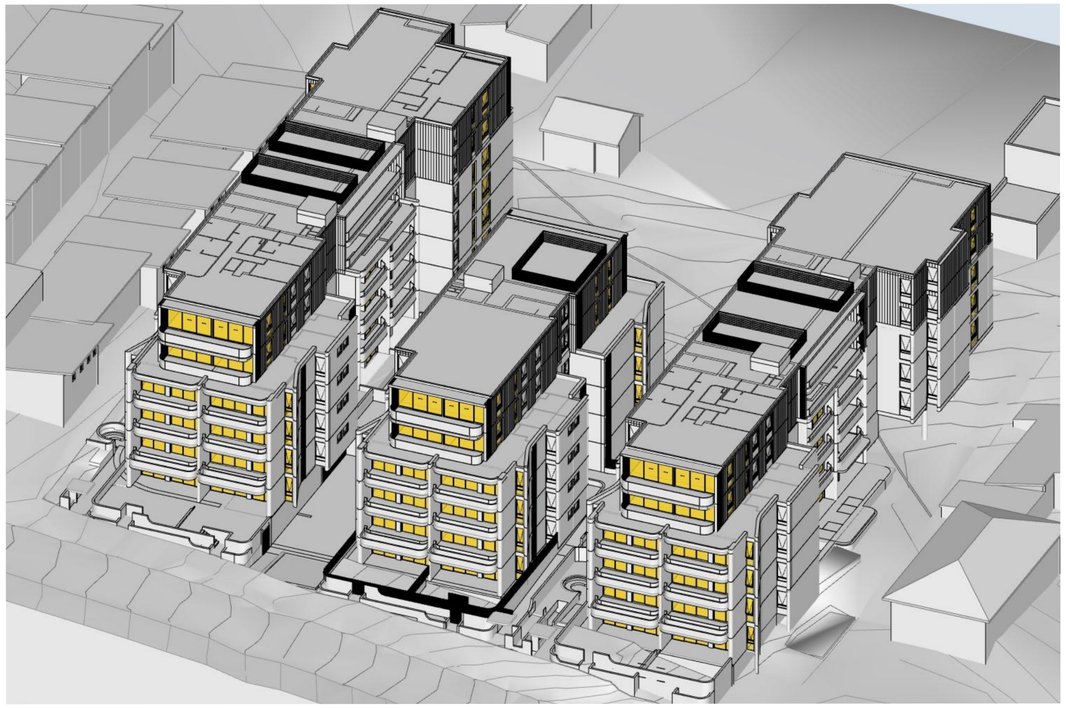
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

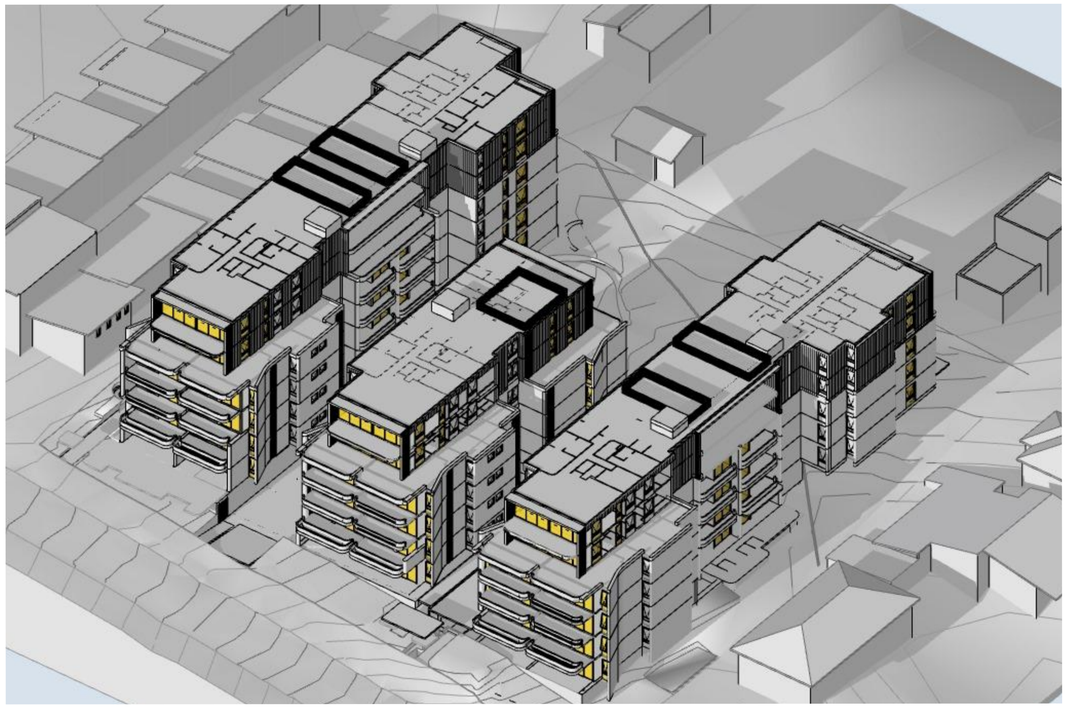
DRAWING TITLE:
Solar Access Diagram 1/3

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTr4xO

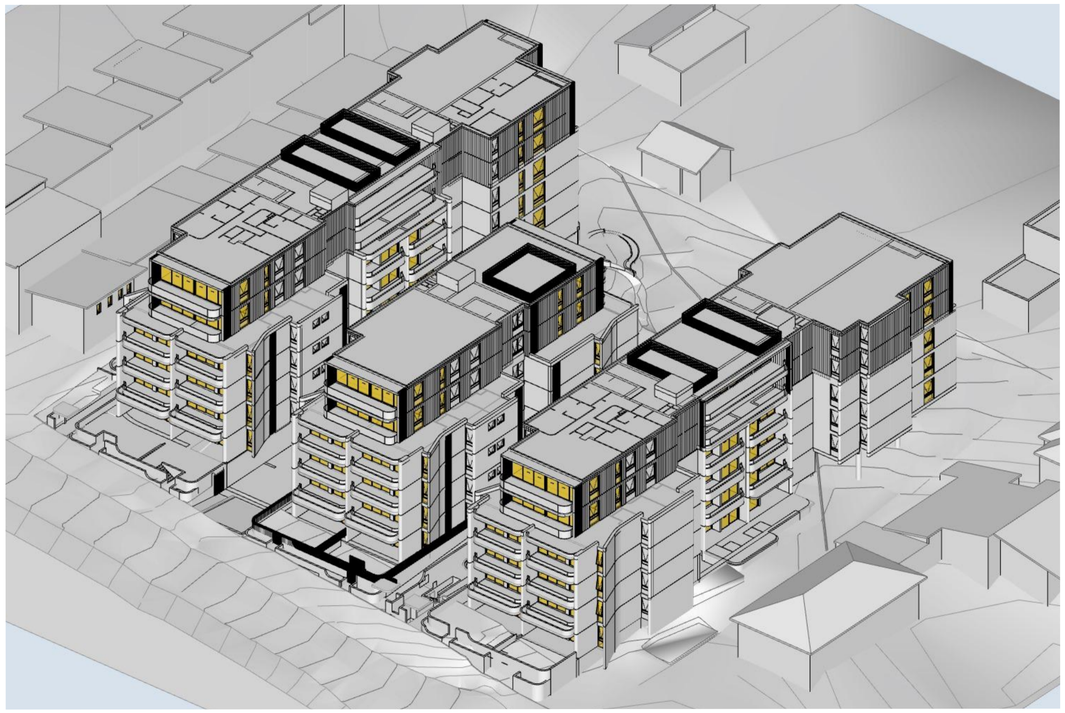
DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:133.33, 1:105.26, 1:125@A1	DRAWING NO: DA600	ISSUE: A
PROJECT NO: 2435		



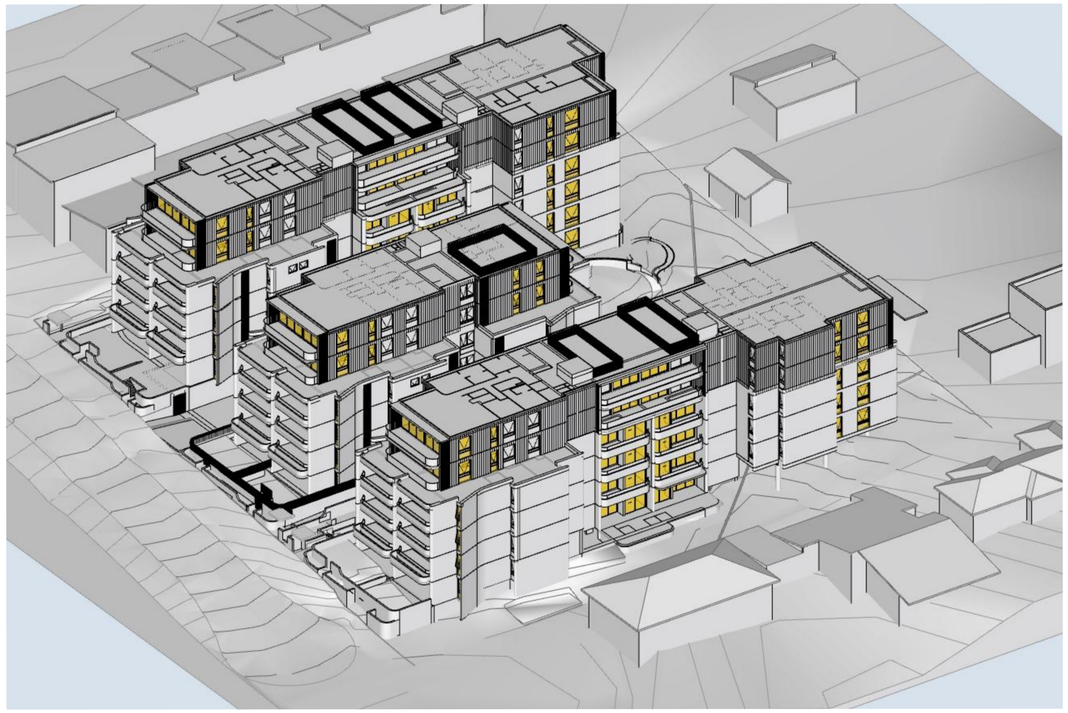
1 11 AM June 21st



2 11:30 AM June 21st



3 12 PM June 21st



4 1 PM June 21st

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

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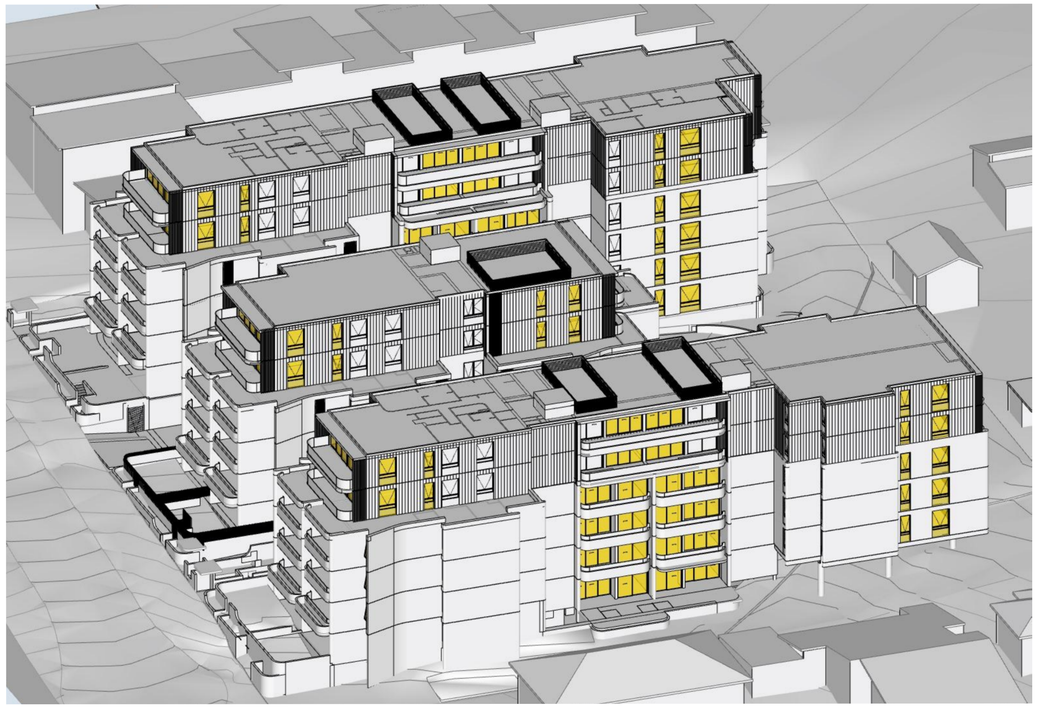
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Solar Access Diagram 2/3

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?prf=YCT4vO

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: NTS @A1	DRAWING NO: DA601	ISSUE: A
PROJECT NO: 2435		



1 2 PM June 21st



2 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					1
	A.G04								0
	A.G05			Y	Y	Y	Y		3
	A.G06	N							1
	B.G01	Y	Y	Y	Y				3
	B.G02	Y	Y	Y					2
	B.G03			Y					1
	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				1
	A.105			Y	Y	Y	Y	Y	4
	A.106	N							1
	B.101	Y	Y	Y	Y				3
	B.102	Y	Y	Y	Y				3
	B.103			Y					1
	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 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	N							1
	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				1
	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	N							1
	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 4	A.401	Y	Y	Y	Y	Y	Y	Y	6
	A.402					Y	Y	Y	2
	A.403			Y	Y	Y	Y	Y	4
	A.404	N							1
	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	3

TOTAL UNIT	82
UNIT COMPLIANT (ADG)	59 (72%)
NO DIRECT SOLAR	9 (11%)

LEGEND
- MIN 2HR SOLAR
- NO DIRECT SOLAR
- LESS THAN 2HR SOLAR
- Y DIRECT SOLAR TO LIVING
- N DIRECT SOLAR TO BEDROOM

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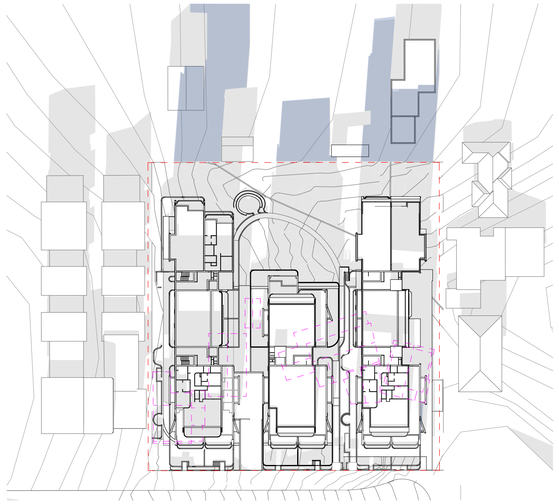
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

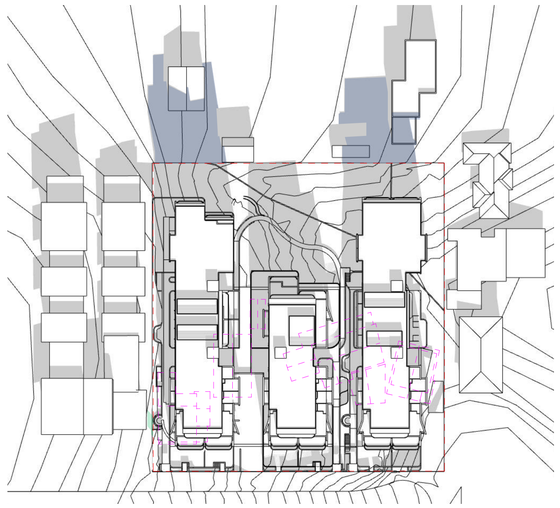
DRAWING TITLE:
Solar Access Diagram 3/3

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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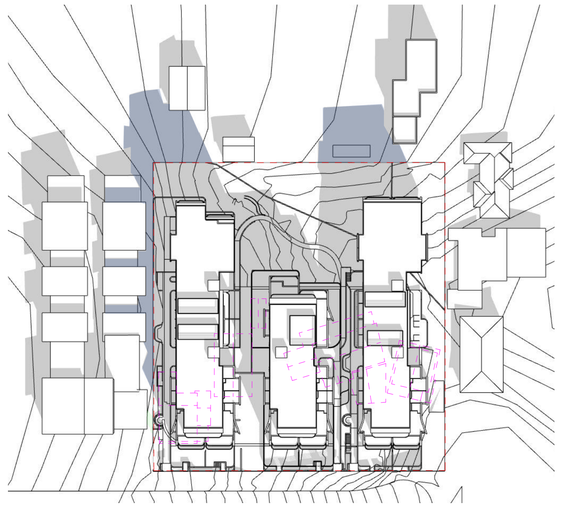
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: NTS	DRAWING NO: DA602	ISSUE: A
PROJECT NO: 2435		



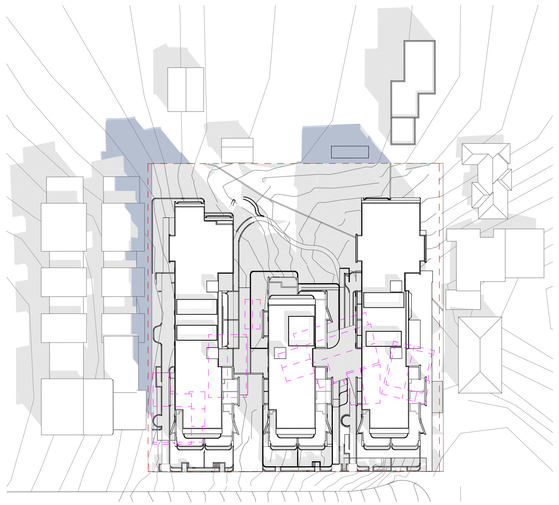
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



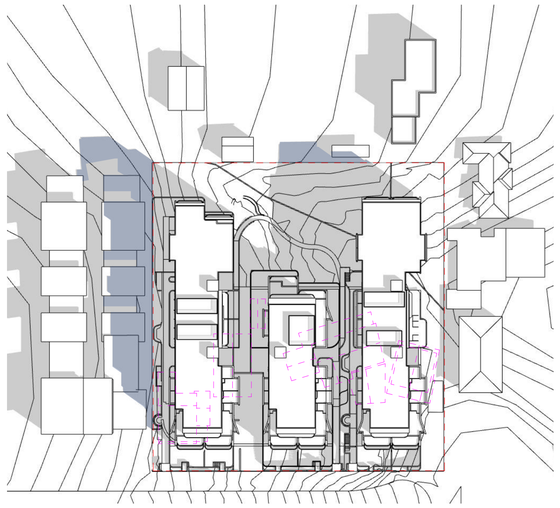
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



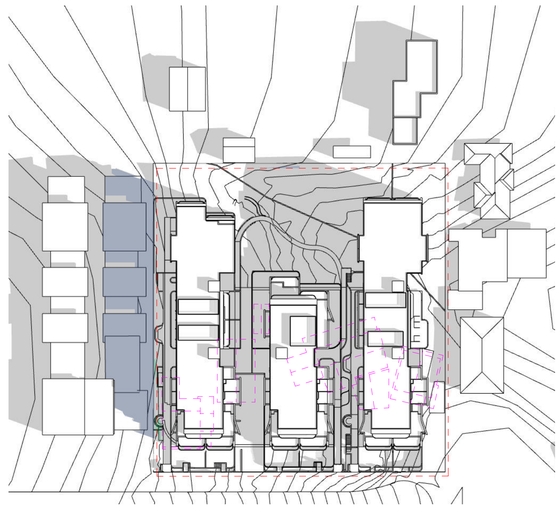
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



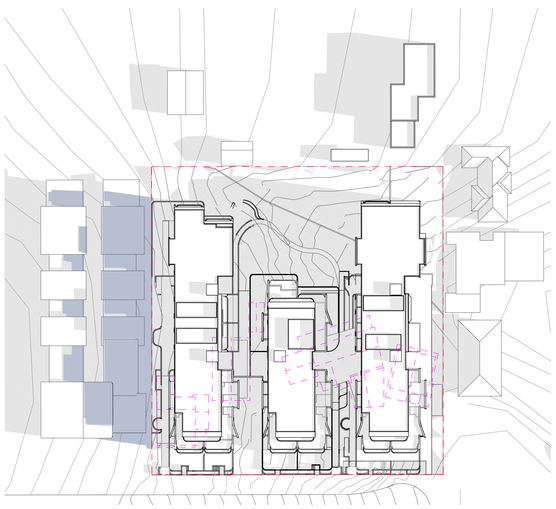
LMR+Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 3:00PM

GENERAL NOTES:

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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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

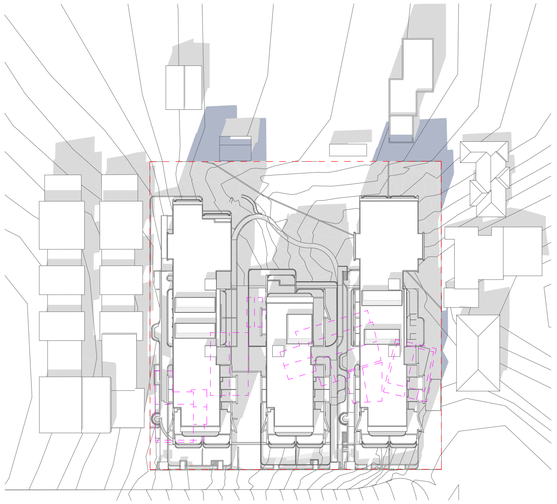
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

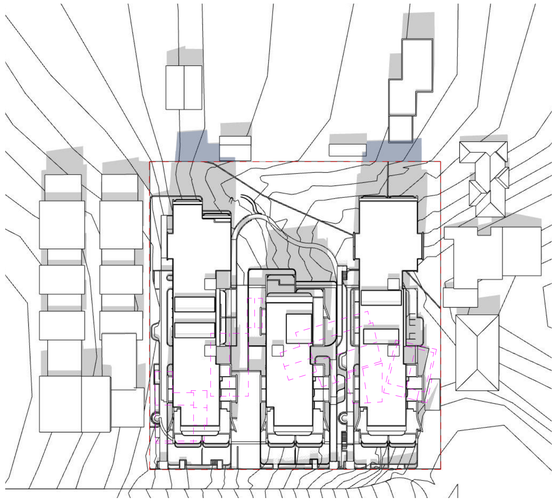
DRAWING TITLE:
Shadow Diagram - 21st June

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

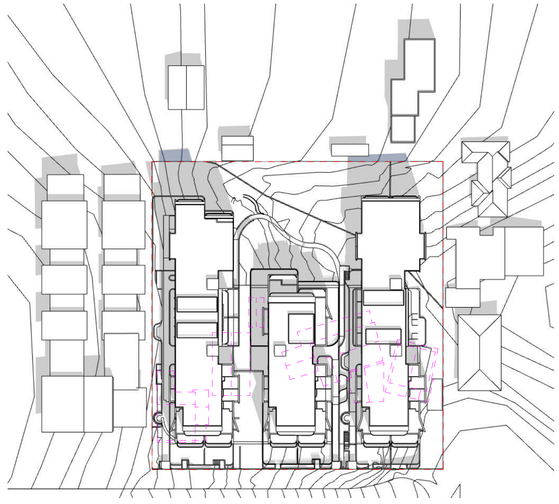
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:800, 1:202.87@A1	DRAWING NO: DA610	ISSUE: A
PROJECT NO: 2435		



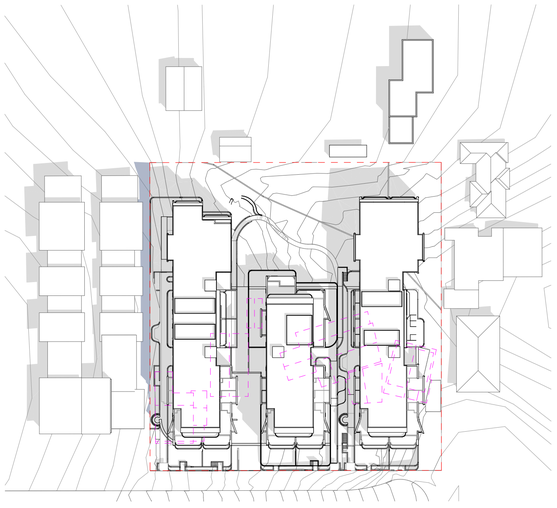
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



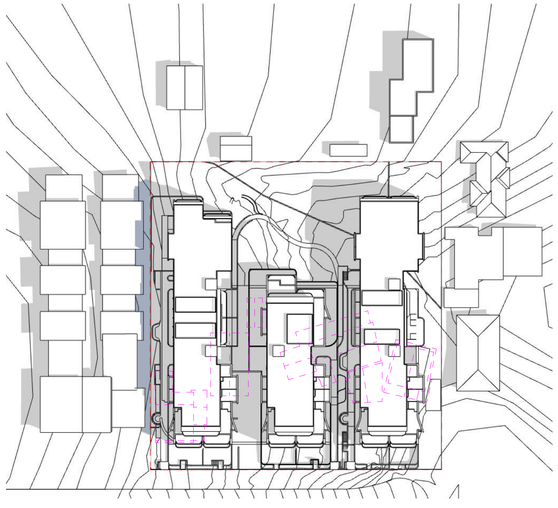
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



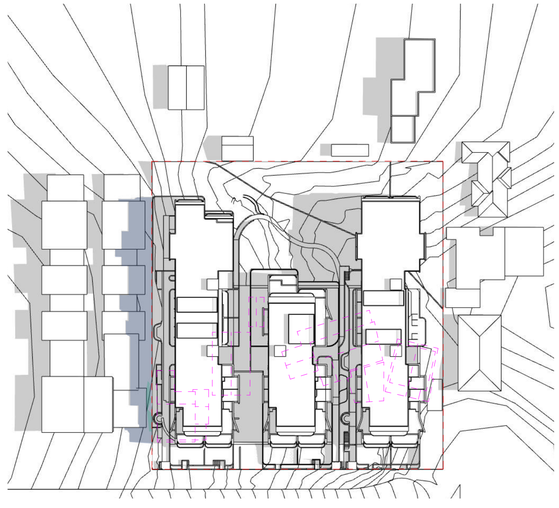
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



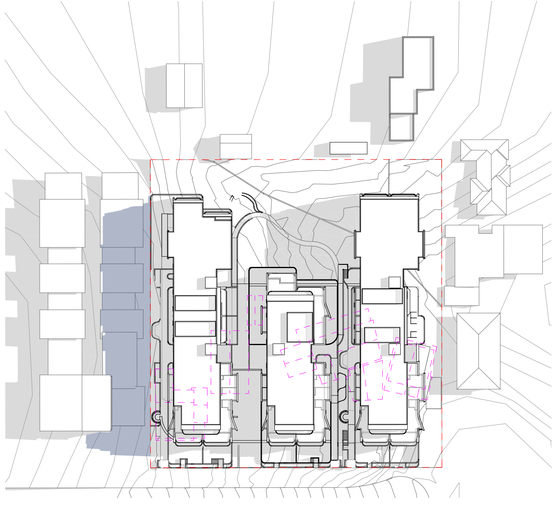
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



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

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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
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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

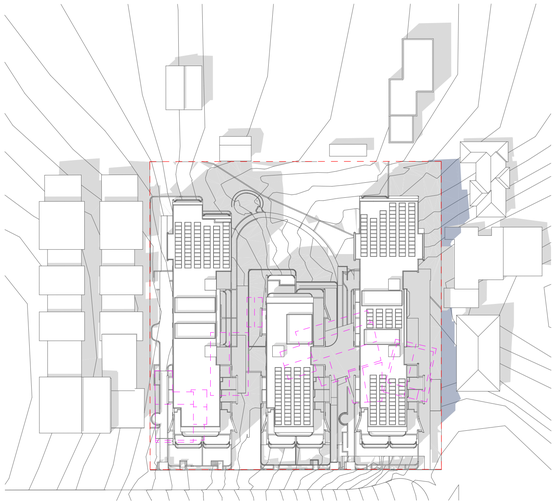
159-167 DARLEY STREET WEST MONA VALE NSW

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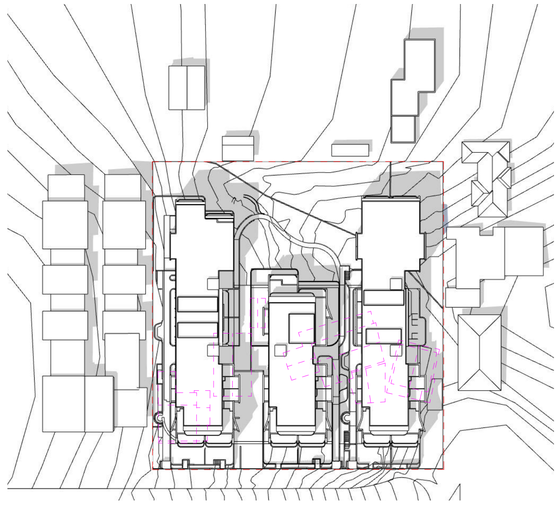
Shadow Diagram - 21st September

Certificate No. 0012352830
HOUSE Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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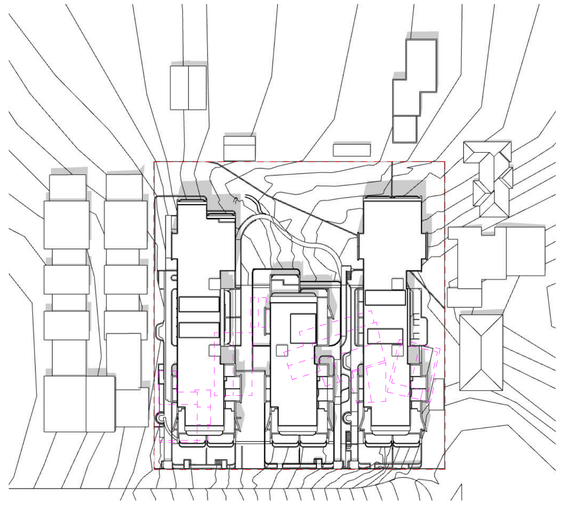
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CAD Technician AK	Checked by GR	05/11/2025
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PROJECT NO: 2435		



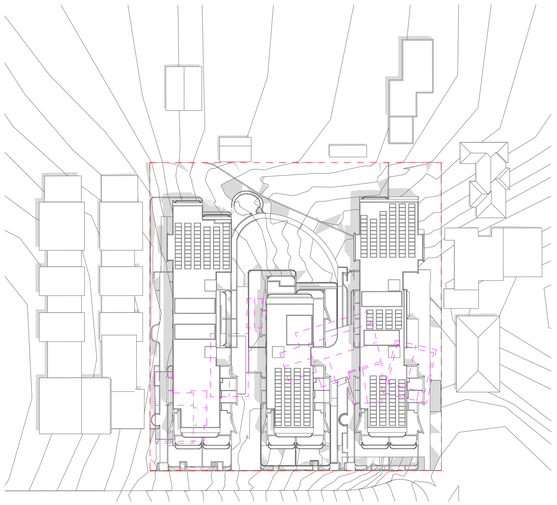
LMR + Infill Affordable - SHADOW ANALYSIS 9:00AM



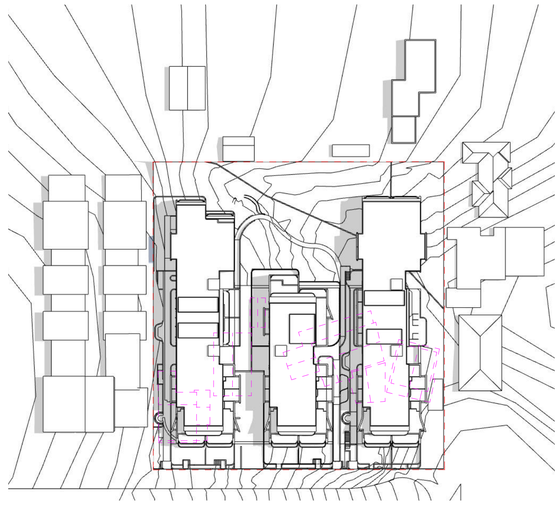
LMR + Infill Affordable - SHADOW ANALYSIS 10:00AM



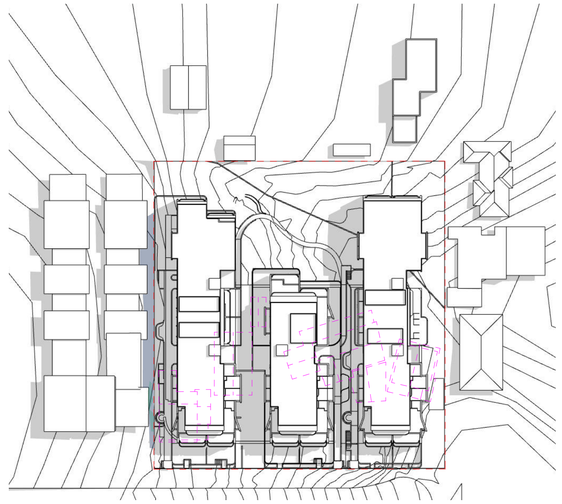
LMR + Infill Affordable - SHADOW ANALYSIS 11:00AM



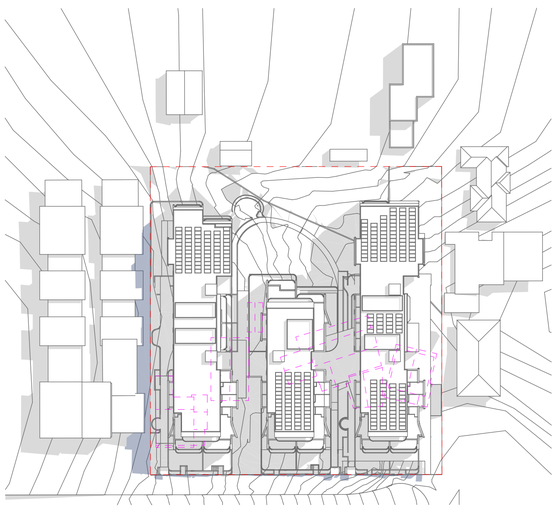
LMR + Infill Affordable - SHADOW ANALYSIS 12:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 1:00PM



LMR + Infill Affordable - SHADOW ANALYSIS 2:00PM



LMR + Infill Affordable- SHADOW ANALYSIS 3:00PM

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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:
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PROJECT:

Residential Flat Building

159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:

Shadow Diagram - 21st December

Certificate No. 0012352830

Scan QR code or follow website link for rating details.

Assessor name Dean Gorman

Accreditation No. DMN/13/1645

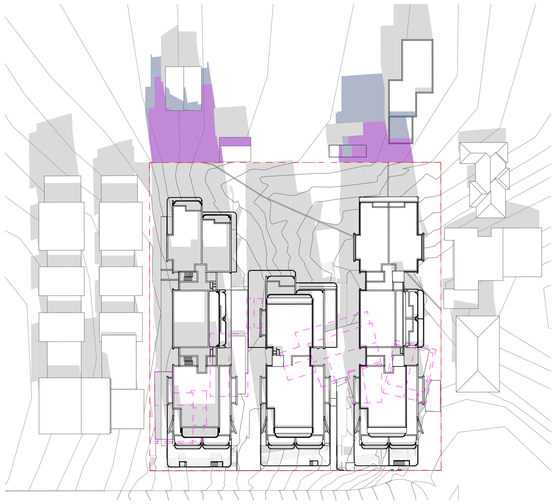
Property Address 159-167 Darley Street West,MONA VALE NSW,2103

hstar.com.au/QR/Generate?p=FLYCTvNeO

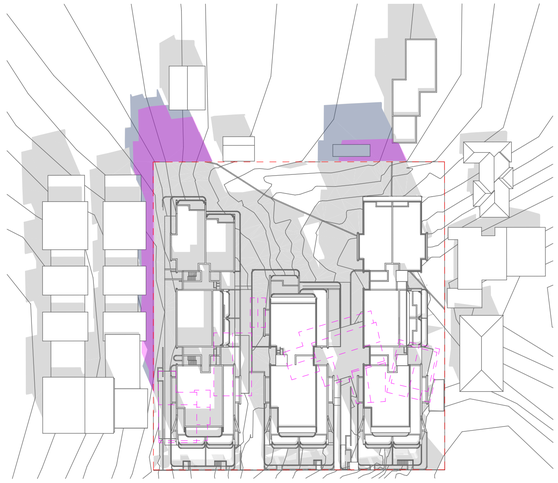
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CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:203.98, 1:800@A1	DRAWING NO: **DA612**	ISSUE: **A**
PROJECT NO: 2435		



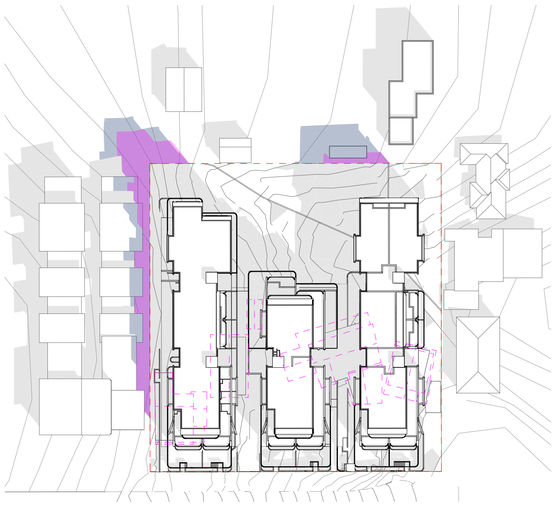
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COMPARISON ANALYSIS - SHADOW ANALYSIS 10:00



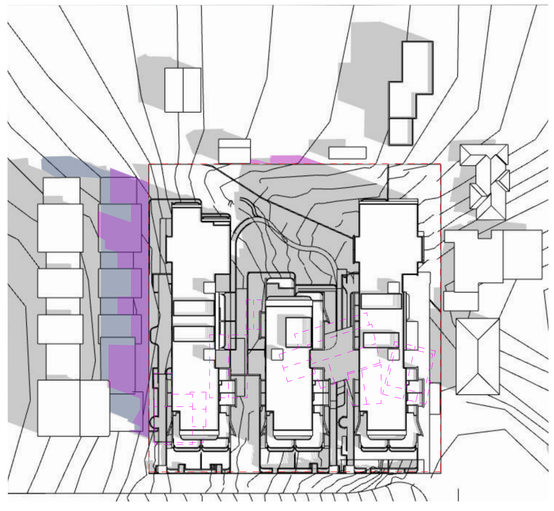
COMPARISON ANALYSIS - SHADOW ANALYSIS 11:00AM



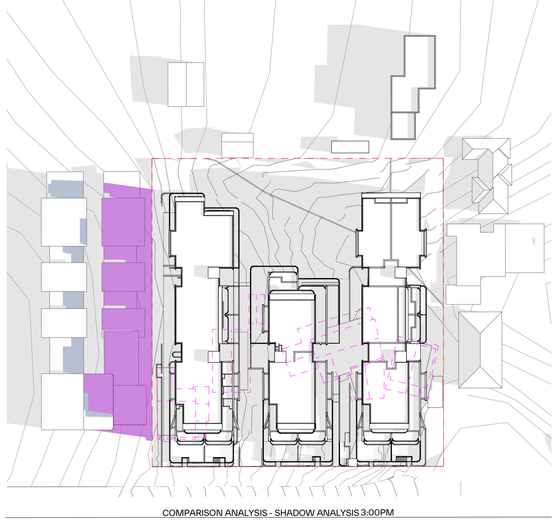
COMPARISON ANALYSIS - SHADOW ANALYSIS 12:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 1:00PM



COMPARISON ANALYSIS - SHADOW ANALYSIS 2:00PM



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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,
Surry Hills NSW 2010

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

PROJECT:

Residential Flat Building

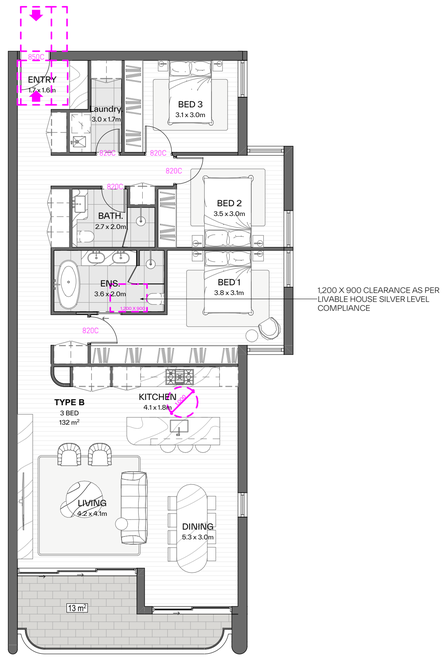
159-167 DARLEY STREET WEST MONA VALE NSW

DRAWING TITLE:

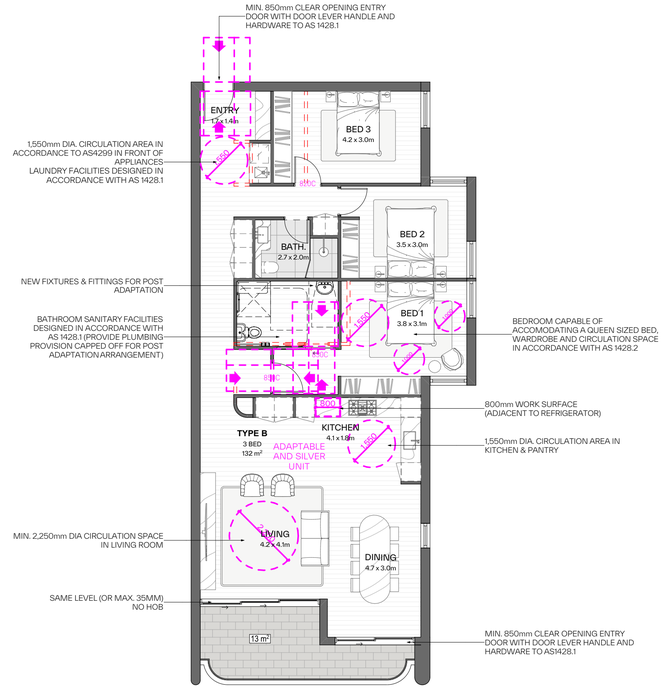
Shadow Diagram - Comparison

Certificate No. 0012352830
Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
hstar.com.au/QR/Generate?p=FLYCTvKeO

DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: 1:800, 1:133.16, 1:147.68@A1	DRAWING NO: DA613	ISSUE: A
PROJECT NO: 2435		



1 PRE ADAPTATION & LIVEABLE 1:100



1 POST ADAPTATION & LIVEABLE 1:100

GENERAL NOTES:

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

LEGEND:

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

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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:
Adaptable Unit

Certificate No. 0012352830
HOUSE Scan QR code or follow website link for rating details.
Assessor name Dean Gorman
Accreditation No. DMN/13/1645
Property Address 159-167 Darley Street West,MONA VALE NSW,2103
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DRAWING BY:	CHECKED BY:	DATE:
CAD Technician AK	Checked by GR	05/11/2025
SCALE: @A1	DRAWING NO: DA700	ISSUE: A
PROJECT NO: 2435		