

CONCEPT DESIGN

159-167 DARLEY STREET WEST, MONA VALE
 LOT 1,2,3,4 & 5/DP11108

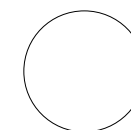


DRAWING LIST		
DRAWING NUMBER	DRAWING NAME	REVISION
A00	SITE PLAN	B
A01	BASEMENT PARKING	C
A02	GROUND FLOOR PLAN	C
A03	LEVEL 1 PLAN	C
A11	SECTIONS 1	C
A12	SECTIONS 2	C
A21	NORTH ELEVATION	C
A30	COMPLIANCE & AREA SUMMARY	A
A31	SHADOW DIAGRAMS	C
A32	SHADOW DIAGRAMS	C
A41	SOLAR ACCESS DIAGRAMS	B
A42	SOLAR ACCESS DIAGRAMS	B

Level 1, 1 Chandos Street
 ST LEONARDS NSW 2065
 Giles Tribe Pty Ltd
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 ABN 50 001259 507



Project:
CONCEPT PLAN
159-167 DARLEY STREET WEST
MONA VALE



Status:
PLANNING PROPOSAL
 Job Ref: **19016**
 Scale: 1:100
 Date: 06/29/21
 Drawn: Author

A | 2021.06.29 | ISSUED FOR SUBMISSION

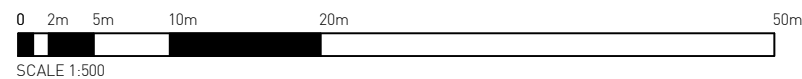
Drawing:
COVER PAGE
 Drawing No: **000** Rev: **A**

Nominated Architects:

Mark G Broadley [5823] Stuart D Hill [6459]

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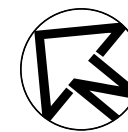


Nominated Architects:

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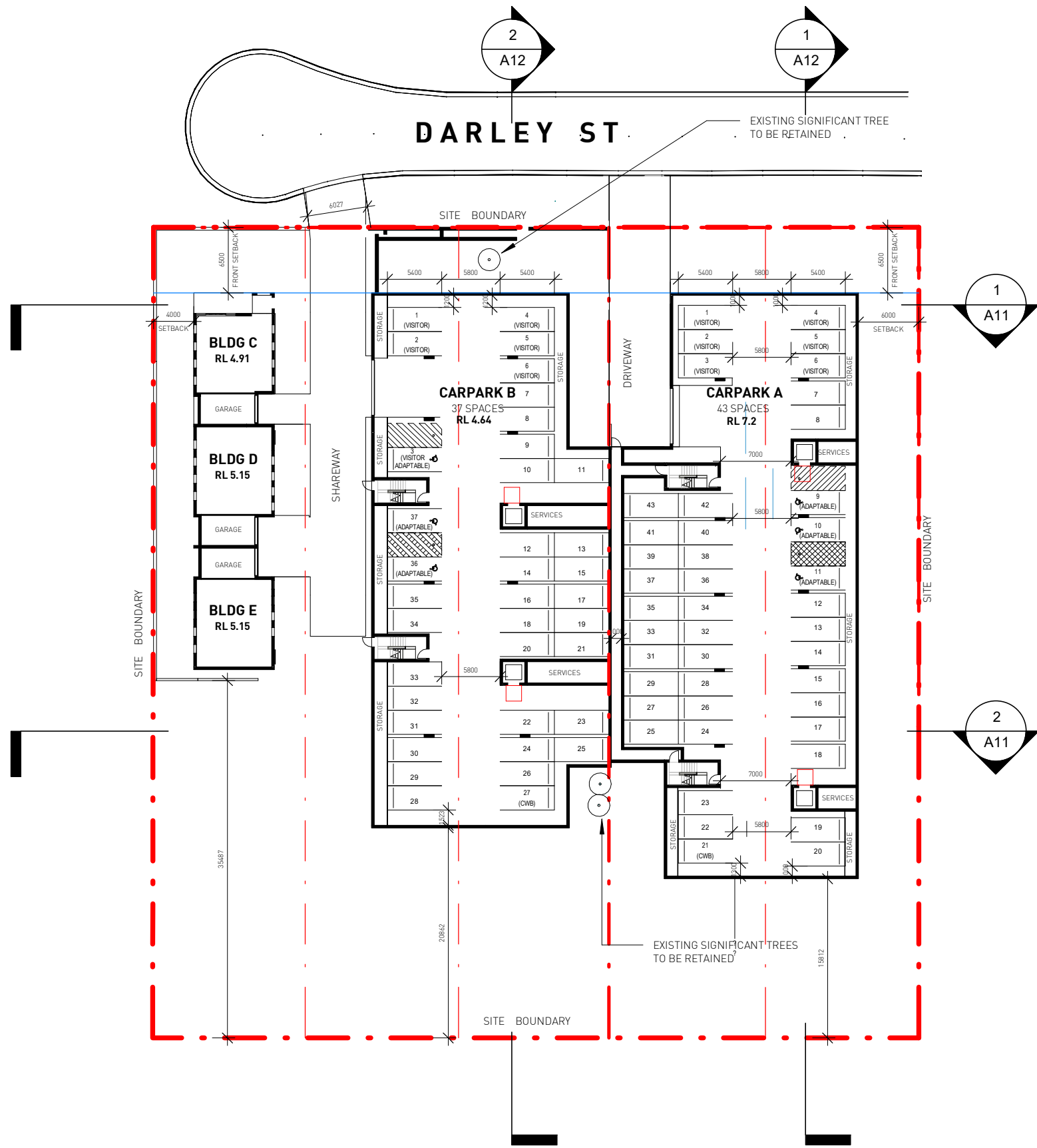
Project:
CONCEPT PLAN
159-167 DARLEY STREET WEST
MONA VALE



Status:
PLANNING PROPOSAL
 Job Ref: **19016** Scale: 1 : 500 @A3
 Date: 05/26/21
 Drawn: Author

B	2021.06.29	ISSUED FOR SUBMISSION
A	2021.05.26	ISSUED FOR SUBMISSION

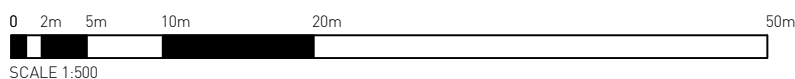
Drawing:
SITE PLAN
 Drawing No: **A00** Rev: **B**



**PITTWATER 21 DCP
PARKING REQUIREMENT**

BUILDING A:
RESIDENTS: 34
VISITOR: 7
CAR WASH BAY: 1
TOTAL REQUIRED: 42
TOTAL PROVIDED: 43

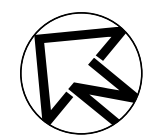
BUILDING B:
RESIDENTS: 30
VISITOR: 6
CAR WASH BAY: 1
TOTAL REQUIRED: 37
TOTAL PROVIDED: 37



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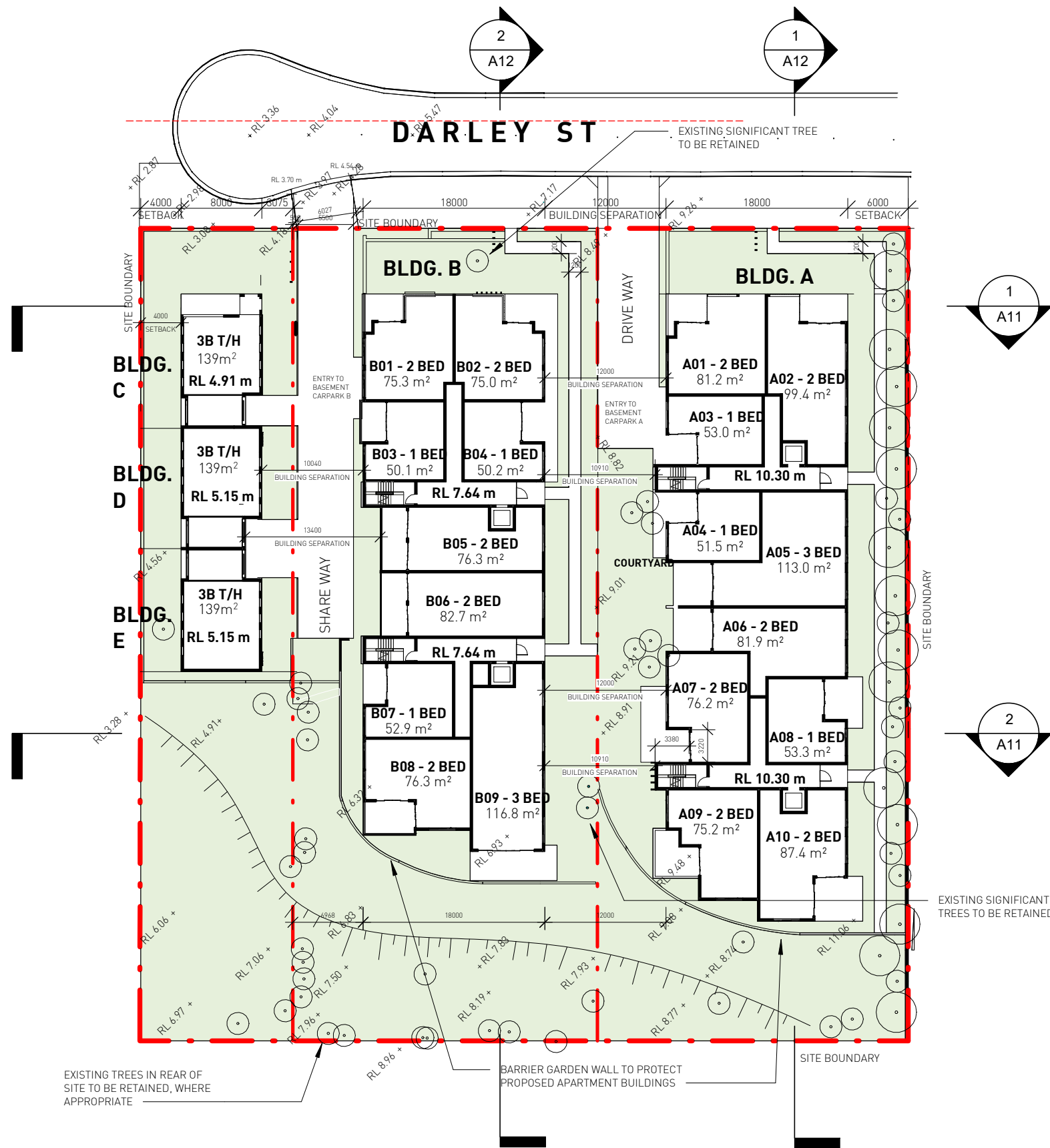
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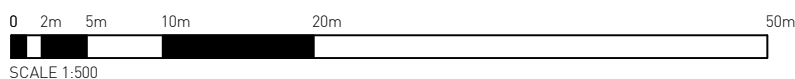
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Job Ref: **19016**
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Date: 10/28/19
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C	2021.06.29	ISSUED FOR SUBMISSION
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A	2021.04.30	ISSUED FOR SUBMISSION

BASEMENT PARKING
Drawing:
Drawing No: **A01**
Rev: **C**



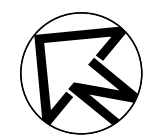
GFA
 BUILDING A: 1748 M²
 BUILDING B: 1518 M²
 THREE 2-STOREY TOWNHOUSES
 (BUILDING C,D,E): 417 M²
 TOTAL FSR: 0.6:1



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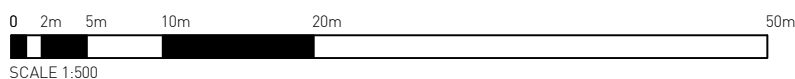
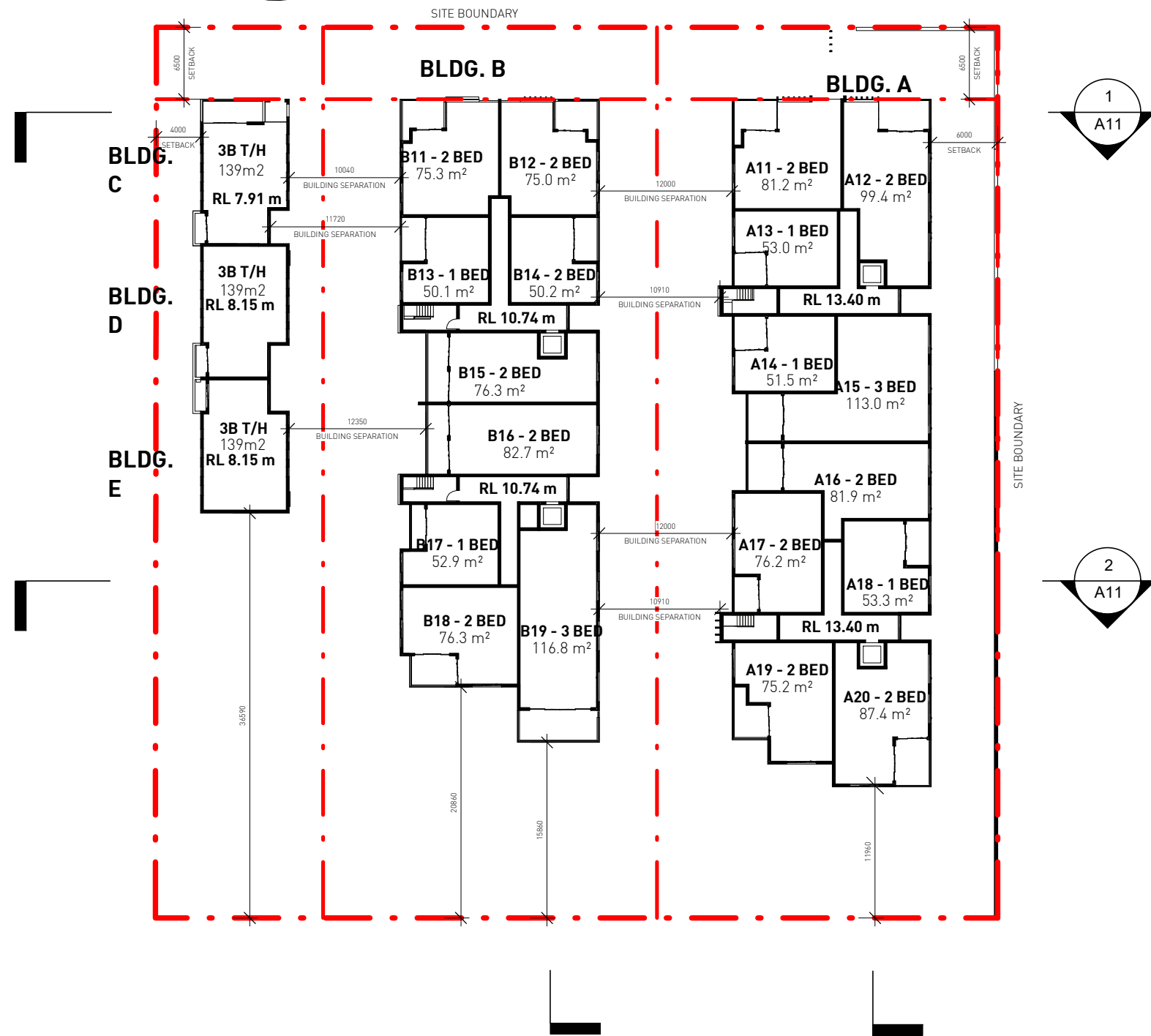
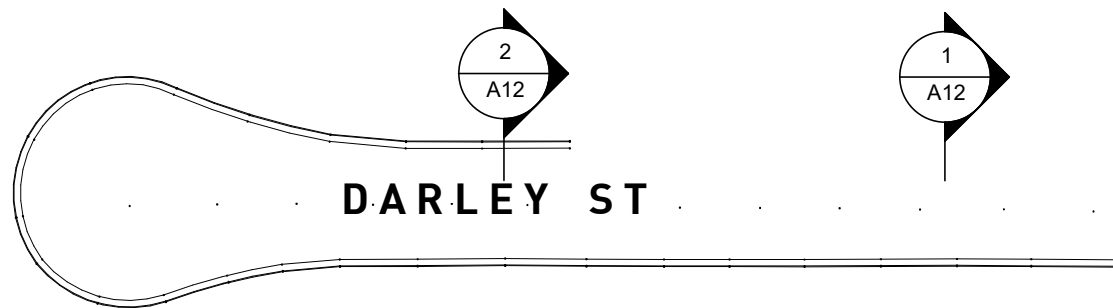


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GROUND FLOOR PLAN
 Drawing: **A02 C**
 Rev.:

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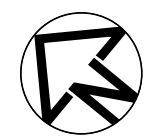


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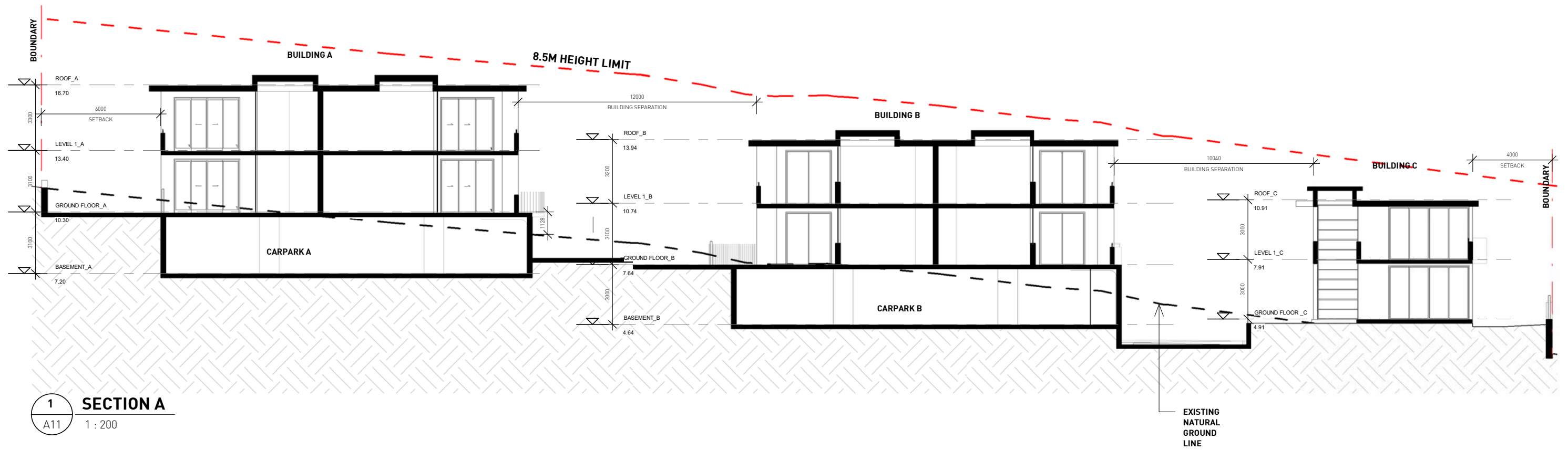
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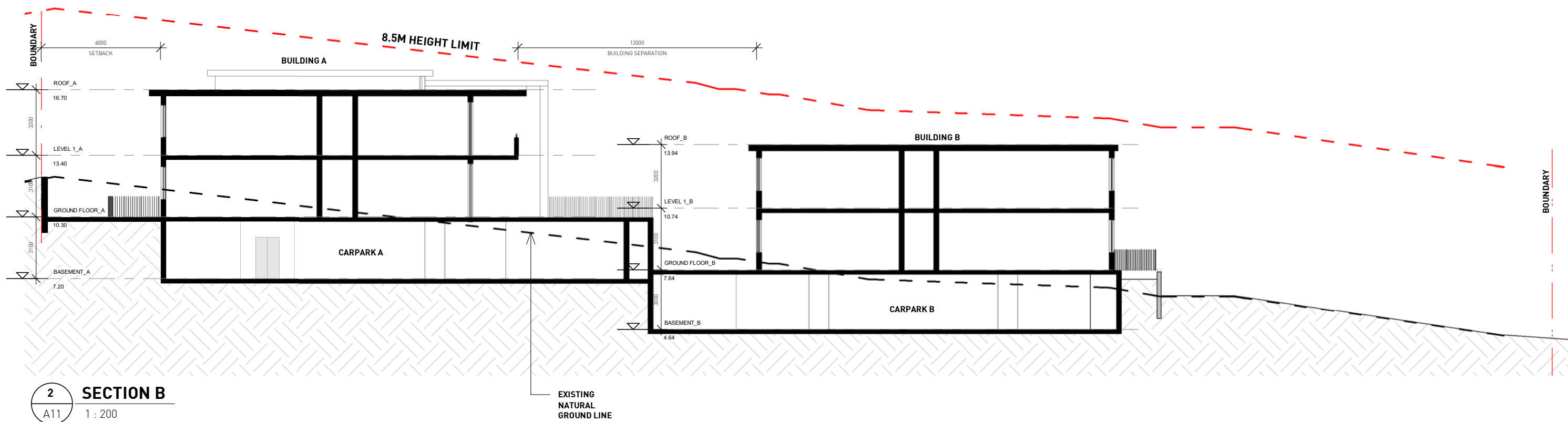
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Drawing:
LEVEL 1 PLAN
 Drawing No: **A03**
 Rev: **C**

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1 SECTION A
A11 1 : 200



2 SECTION B
A11 1 : 200

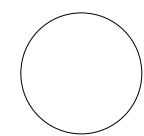


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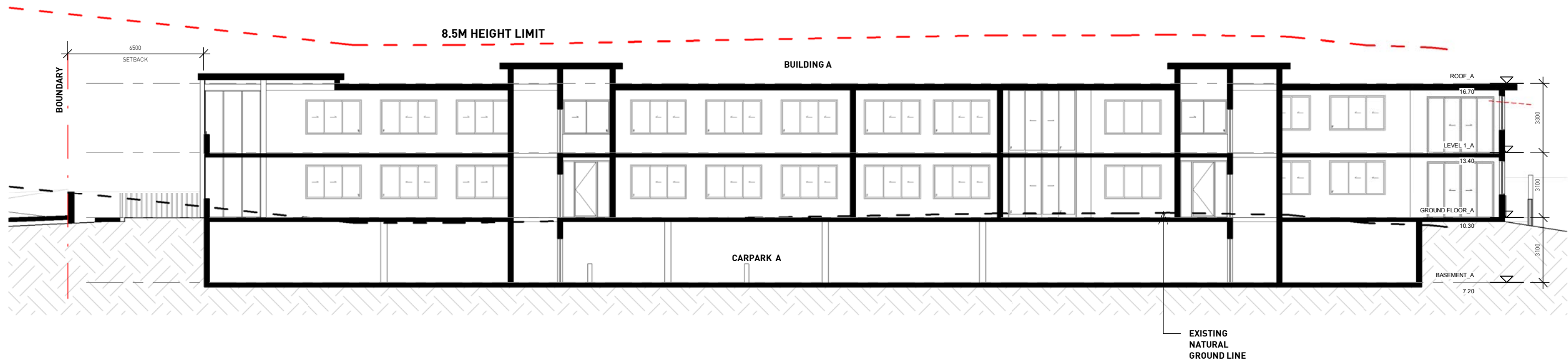
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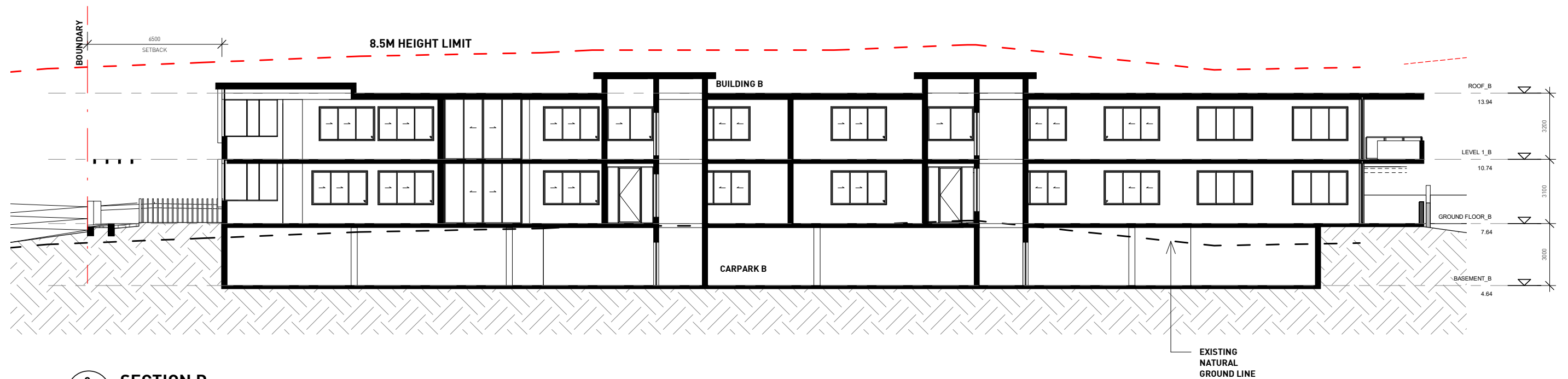
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Drawing:
SECTIONS 1
Drawing No: **A11**
Rev: **C**

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1 SECTION C
A12 1 : 200



2 SECTION D
A12 1 : 200

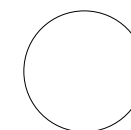


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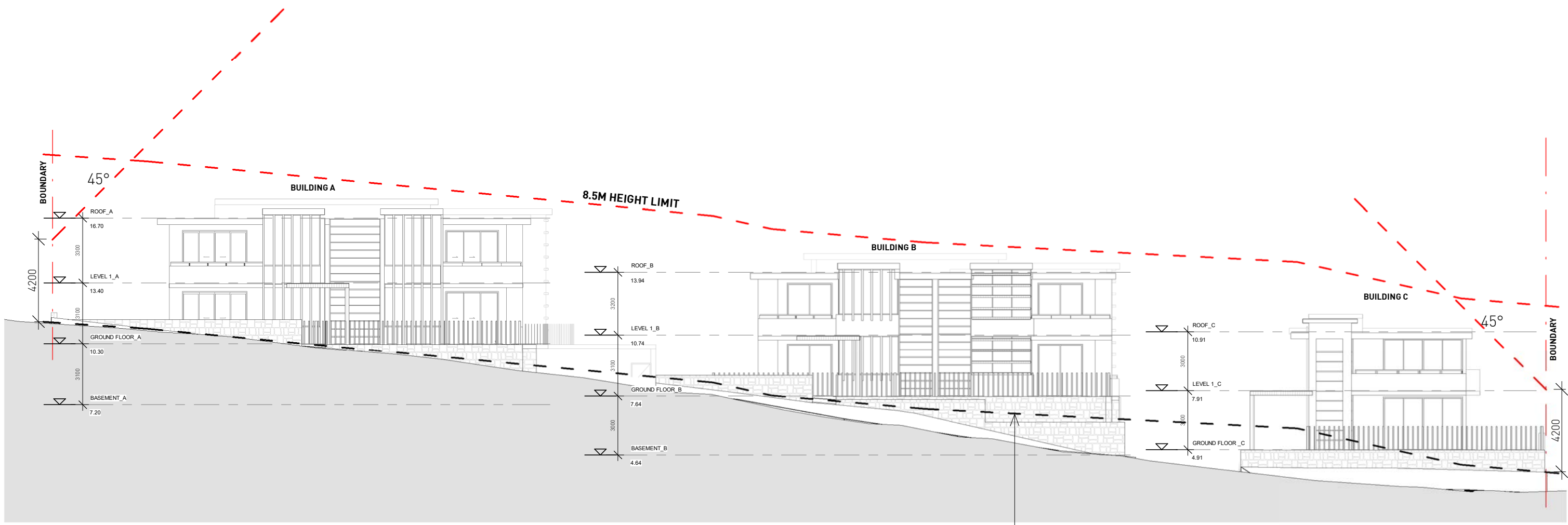


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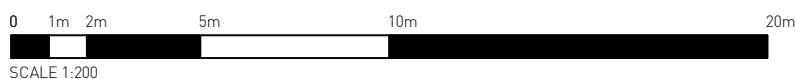
Drawing:
SECTIONS 2
Drawing No: **A12**
Rev: **C**

Nominated Architects: Mark G Broadley [5823] Stuart D Hill [6459]

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1 ELEVATION (DARLEY ST)
A21 1 : 200

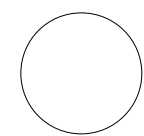


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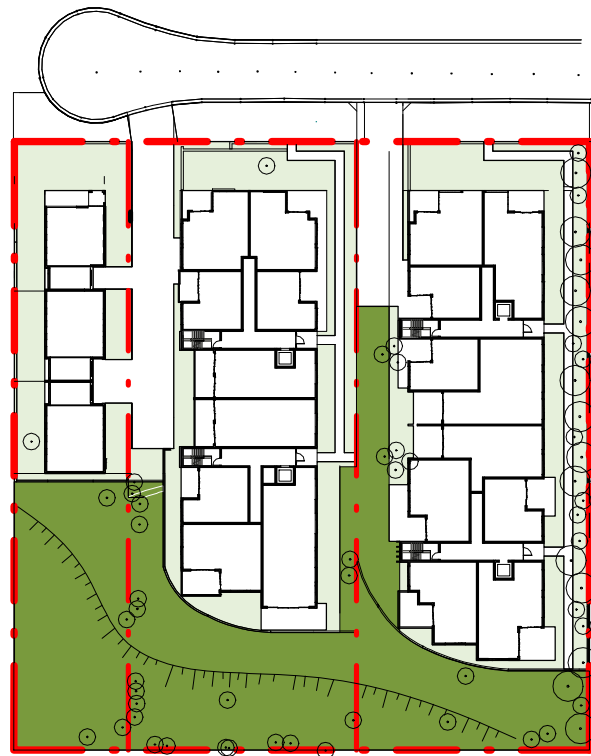
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Drawing:
NORTH ELEVATION
Drawing No: **A21**
Rev: **C**

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AREA CALCULATION - C.O.S

SITE AREA: 6123.461M²

COMMUNAL OPEN SPACE

REQUIREMENT

PROVIDED

MIN. 25% OF SITE AREA,
MIN. DIMENSION 3M

1756.998M² (28.7%)

DEEP SOIL AREA

REQUIREMENT

PROVIDED

MIN. 15% OF SITE AREA,
MIN. DIMENSION 6M)

1772.417M² (28.9%)



AREA CALCULATION - DEEP SOIL

**BUILDING A&B (38 APARTMENTS)
SOLAR ACCESS**

REQUIREMENT

PROVIDED

MIN. 70% OF UNITS RECEIVE MIN. 2 HR
OF SOLAR ACCESS BETWEEN 9AM-3PM
ON 21 JUNE

34 OF 38 UNITS (89.5%) RECEIVE A
MINIMUM 2 HR OF SOLAR ACCESS
BETWEEN 9AM-3PM ON 21 JUNE

MAX. 15% OF UNITS RECEIVE NO DIRECT
SOLAR ACCESS BETWEEN 9AM-3PM ON
21 JUNE

2 OF 38 UNITS (5.3%) RECEIVE NO
DIRECT SOLAR ACCESS BETWEEN
9AM-3PM ON 21 JUNE

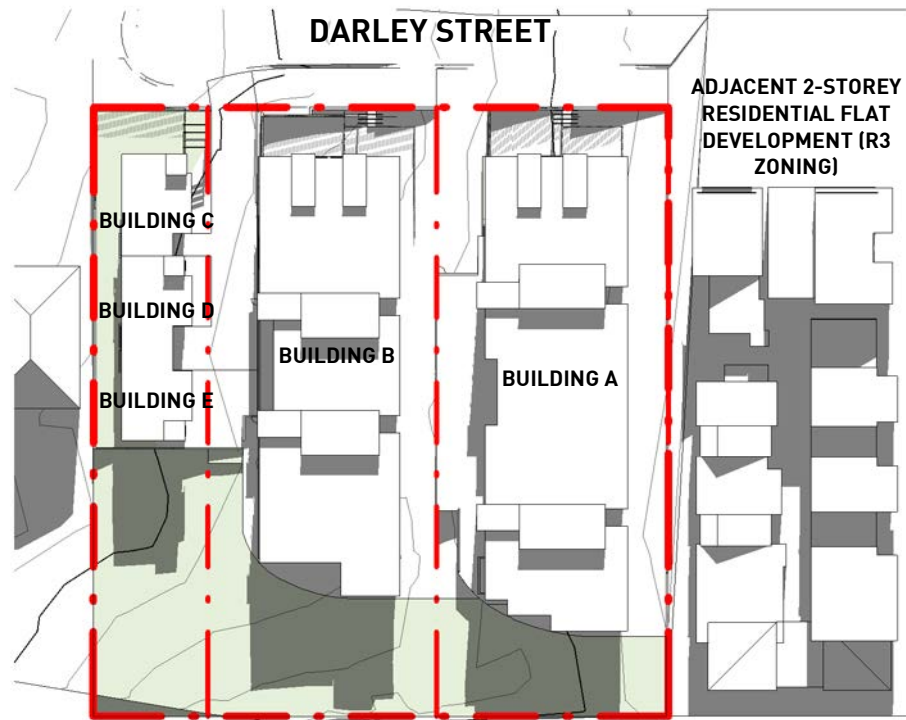
CROSS VENTILATION

REQUIREMENT

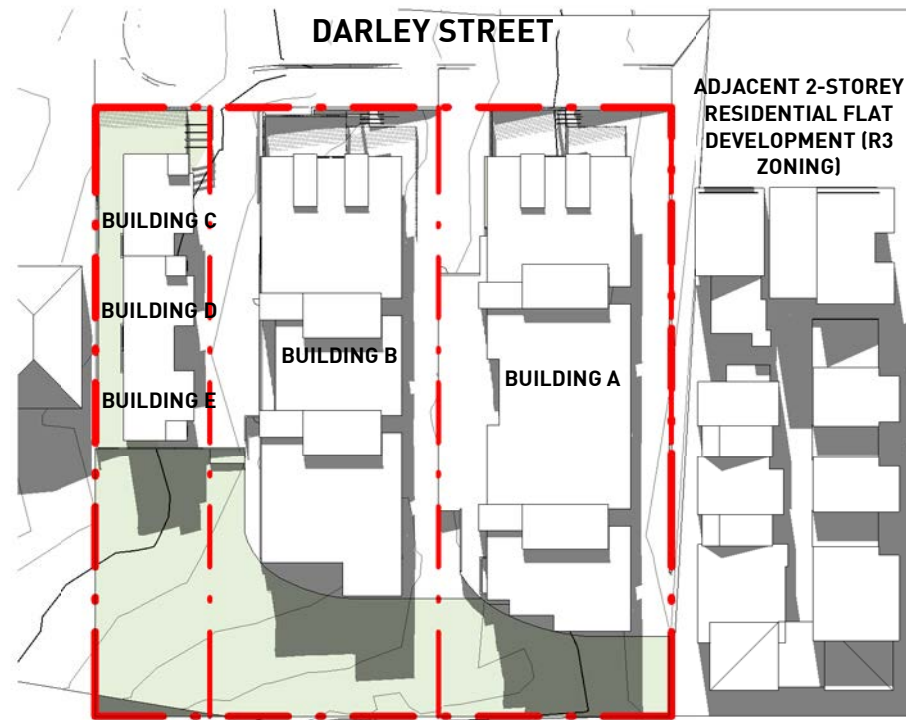
PROVIDED

MIN. 60% OF UNITS NEED TO BE CROSS
VENTILATED

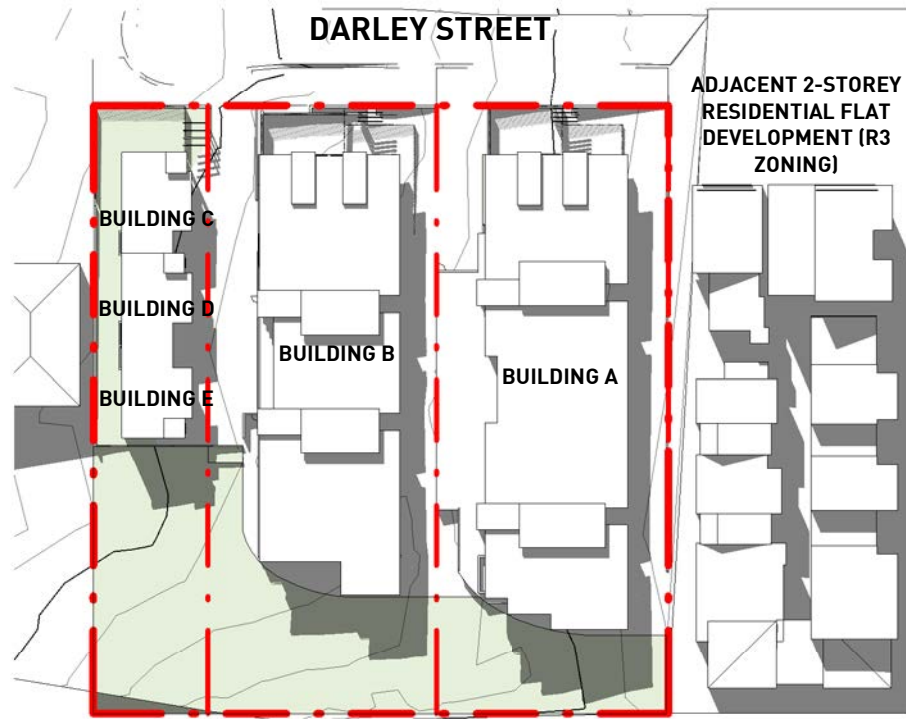
24 OF 38 UNITS (63.15%) ARE
CROSS-VENTILATED UNITS



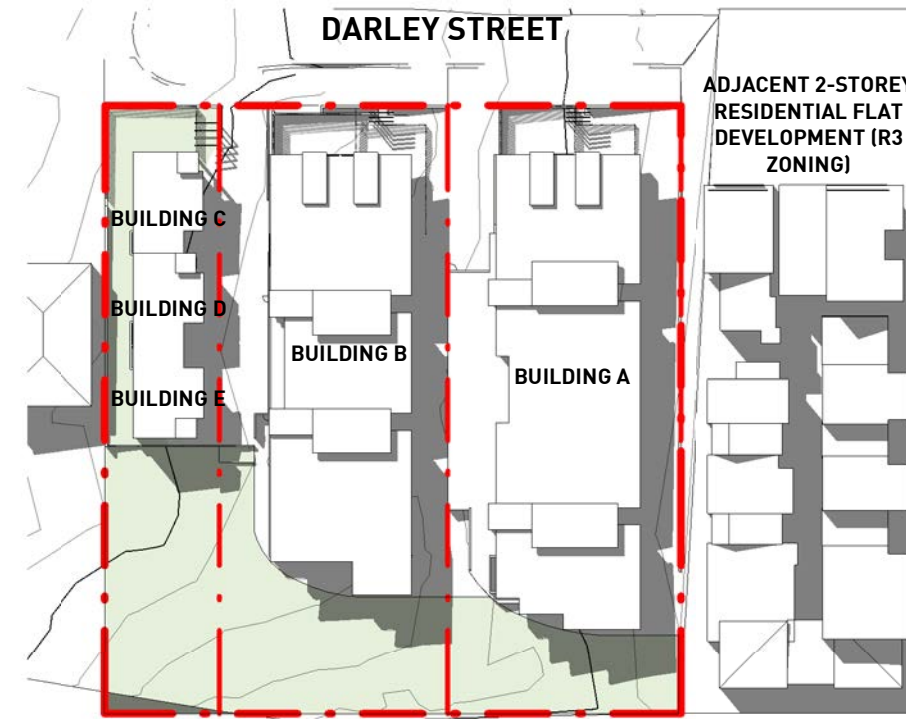
ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 9AM



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 10AM



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 11AM



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 12PM



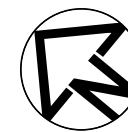
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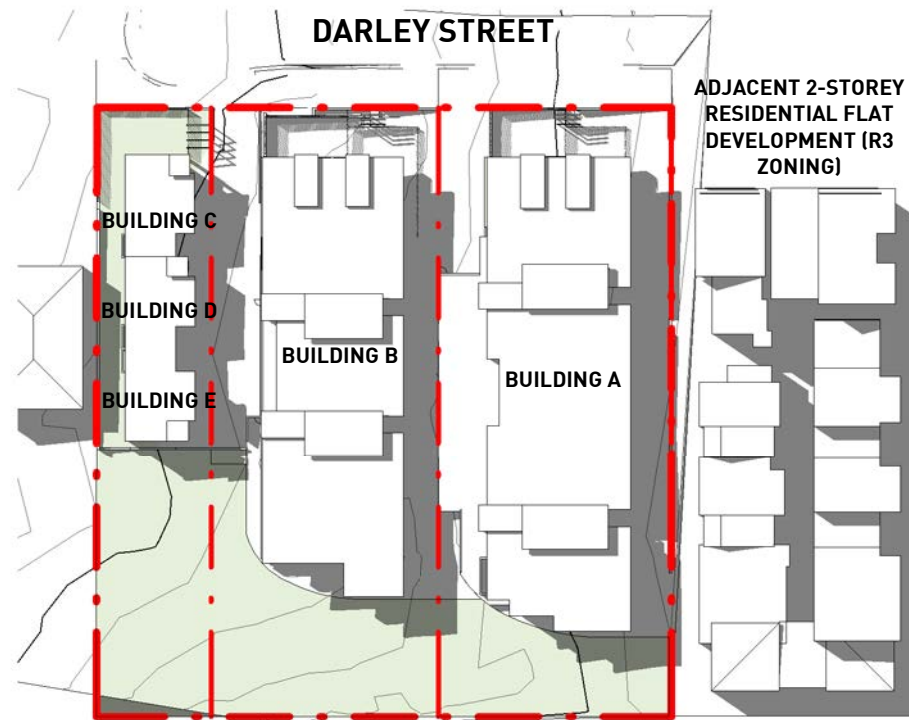
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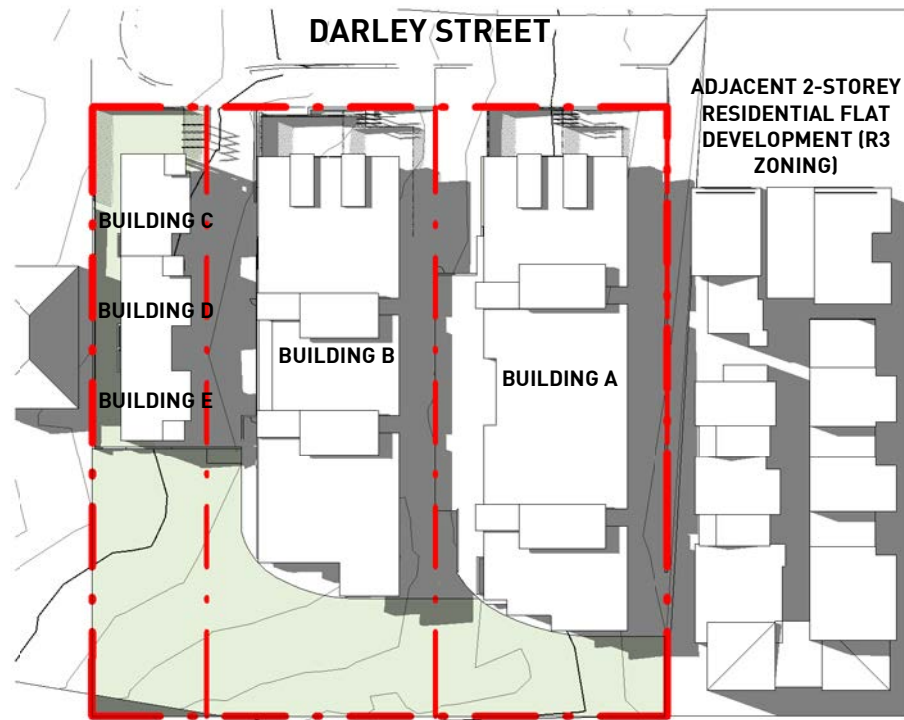
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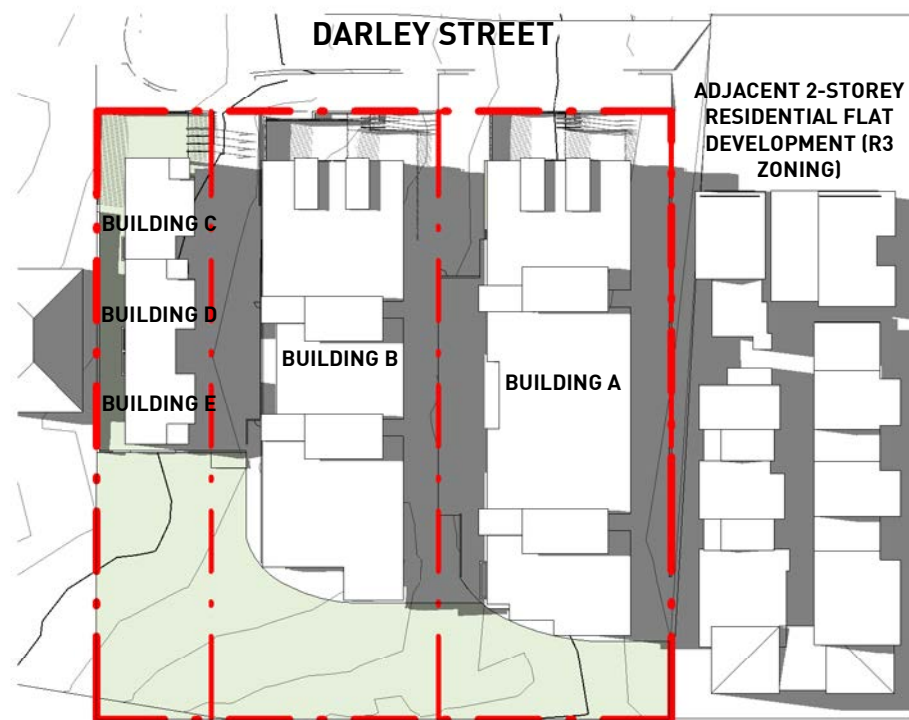
Drawing:
SHADOW DIAGRAMS
 Drawing No: **A31**
 Rev: **C**



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 1PM



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 2PM



ADJACENT 2-STOREY RESIDENTIAL DEVELOPMENT (R2 ZONING)
SHADOW DIAGRAM JUNE 21 3PM

SOLAR ACCESS ON 21 JUNE

TO LIVING AREA/POS - BUILDING A

	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
A01								6.00
A02								6.00
A03								5.00
A04								4.00
A05								5.00
A06								5.00
A07								5.00
A08								0.25
A09								4.00
A10								0.25
A11								6.00
A12								6.00
A13								5.00
A14								4.00
A15								5.00
A16								5.00
A17								5.00
A18								0.00
A19								5.00
A20								0.25

TO LIVING AREA/POS - BUILDING B

	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
B01								6.00
B02								6.00
B03								5.00
B04								0.25
B05								4.00
B06								6.00
B07								5.00
B08								5.00
B09								2.25
B11								6.00
B12								6.00
B13								5.00
B14								0.00
B15								4.25
B16								4.00
B17								5.00
B18								5.00
B19								3.00

TO LIVING AREA/POS - TOWNHOUSE

	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
BUILDING C								6.00
BUILDING D								6.00
BUILDING E								6.00

RECEIVE DIRECT SUNLIGHT
 OVERSHADOWED



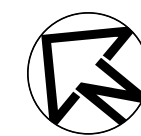
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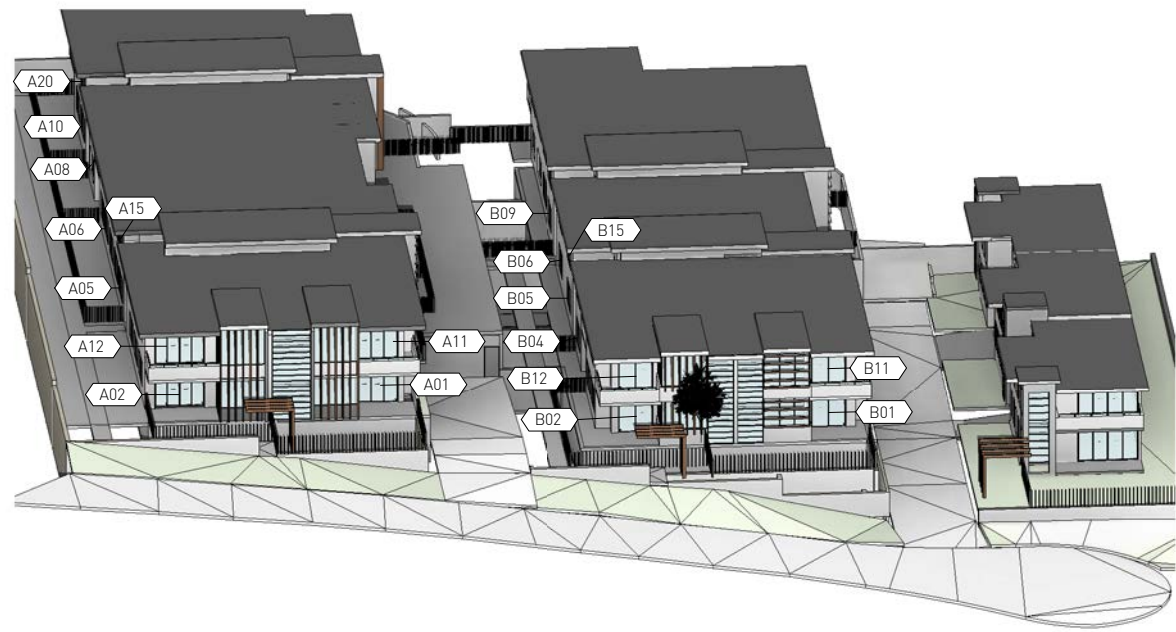


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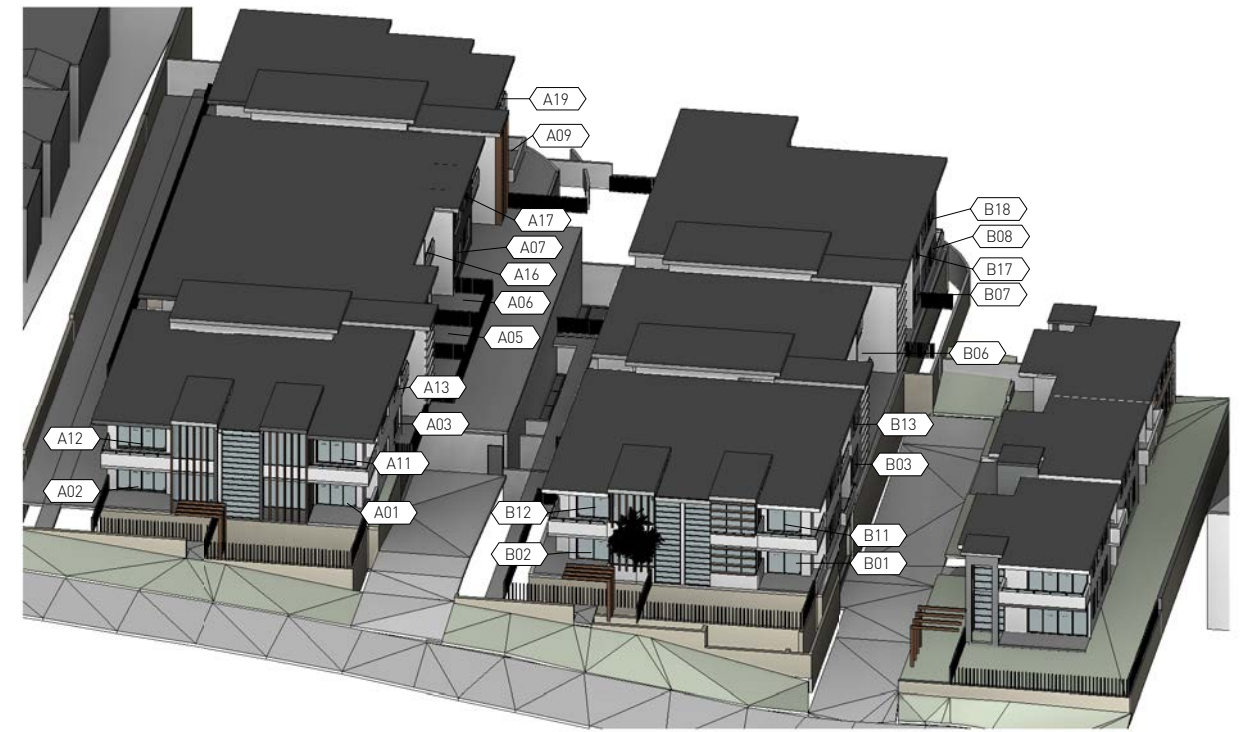
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SHADOW DIAGRAMS
 Drawing No: **A32**
 Rev: **C**

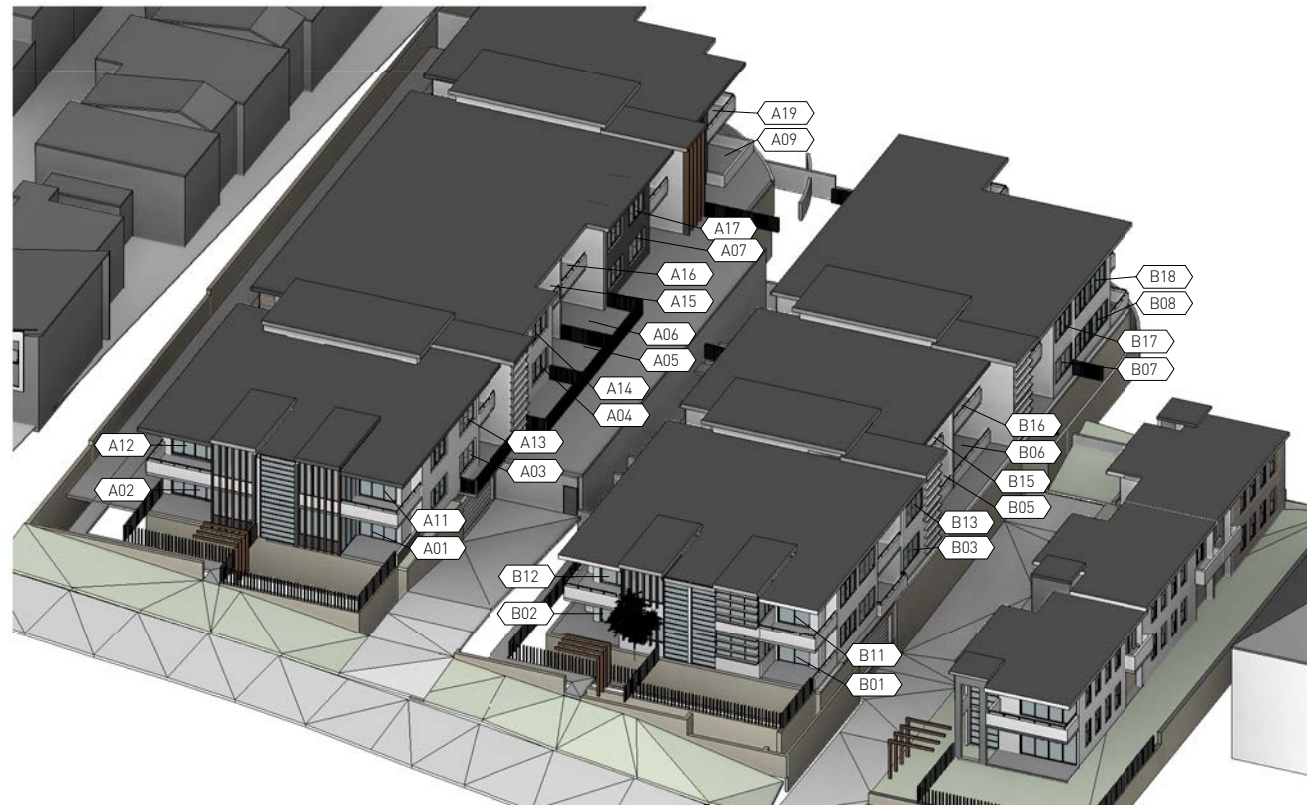
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SOLAR ACCESS JUNE 21 9AM



SOLAR ACCESS JUNE 21 10AM



SOLAR ACCESS JUNE 21 11AM



SOLAR ACCESS JUNE 21 12PM

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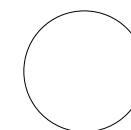


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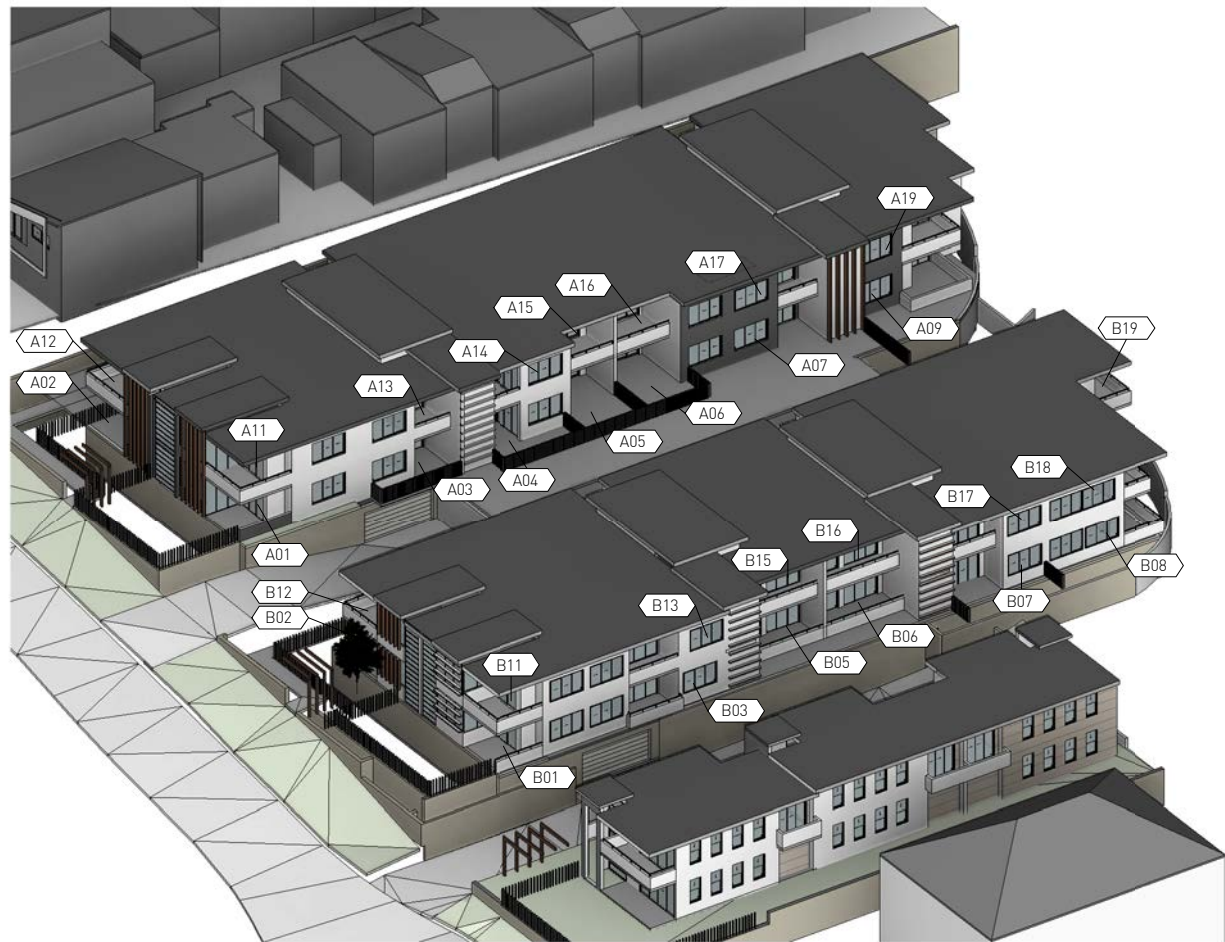
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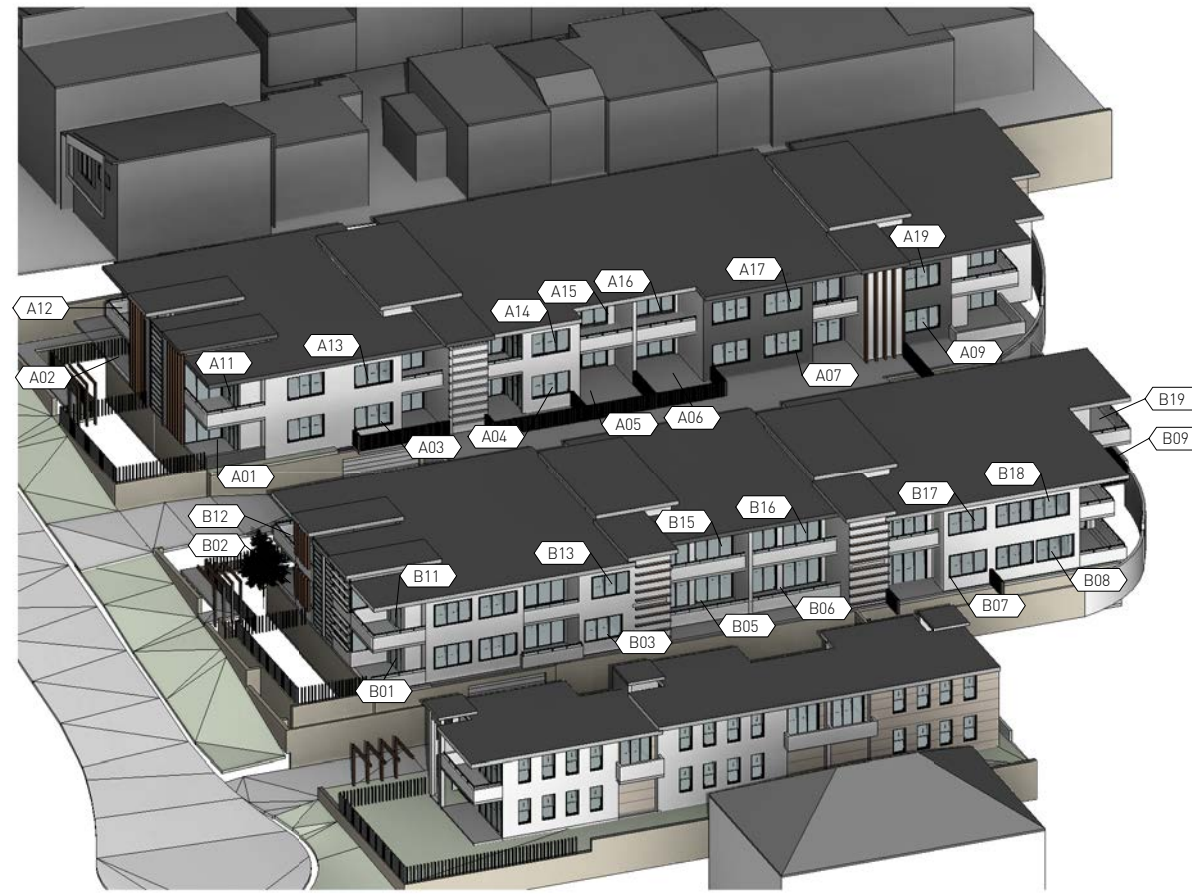
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SOLAR ACCESS DIAGRAMS

Drawing No: **A41** Rev: **B**



SOLAR ACCESS JUNE 21 1PM



SOLAR ACCESS JUNE 21 2PM



SOLAR ACCESS JUNE 21 3PM

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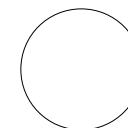


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SOLAR ACCESS DIAGRAMS

Drawing No: **A42** Rev: **B**