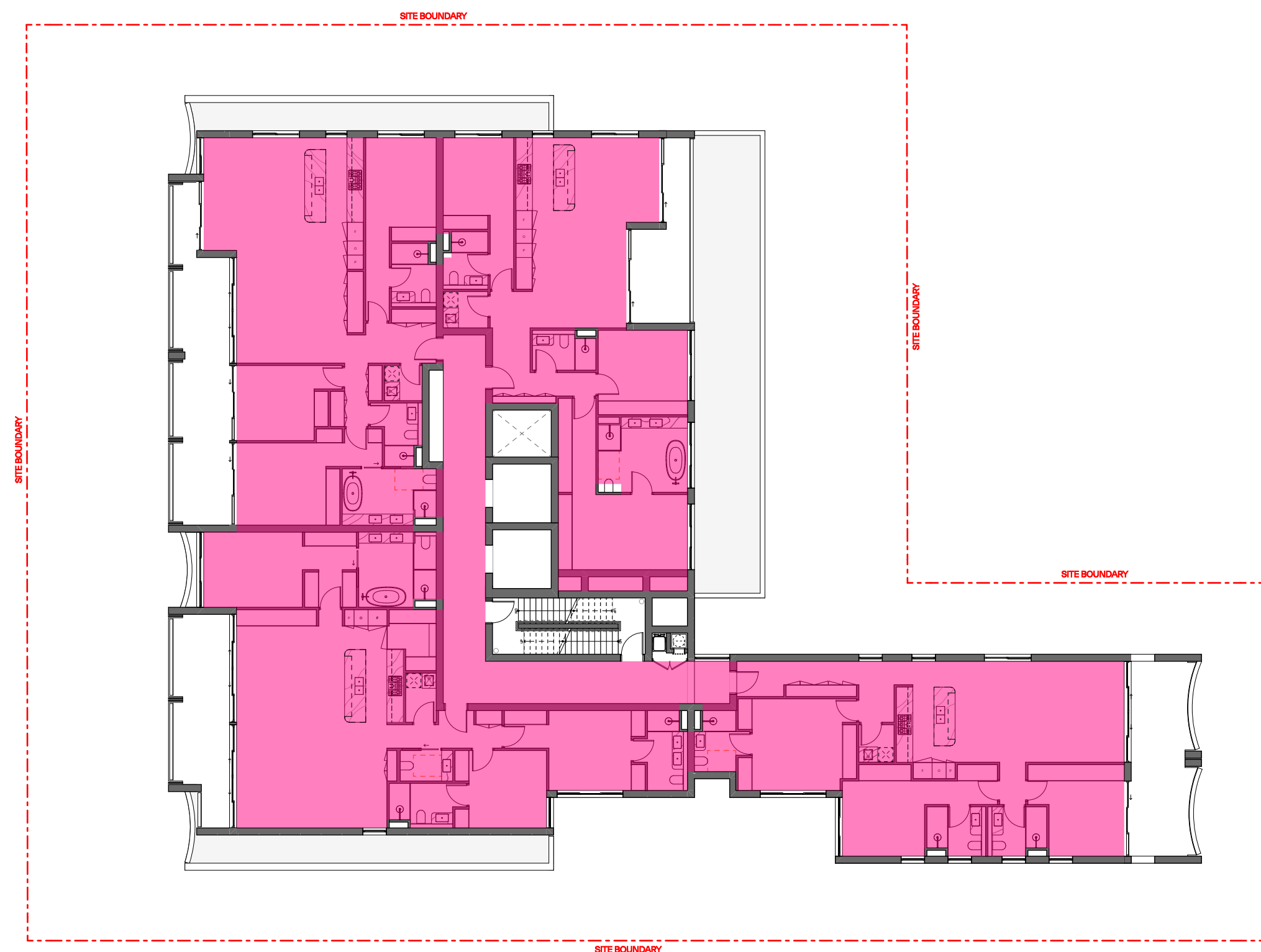
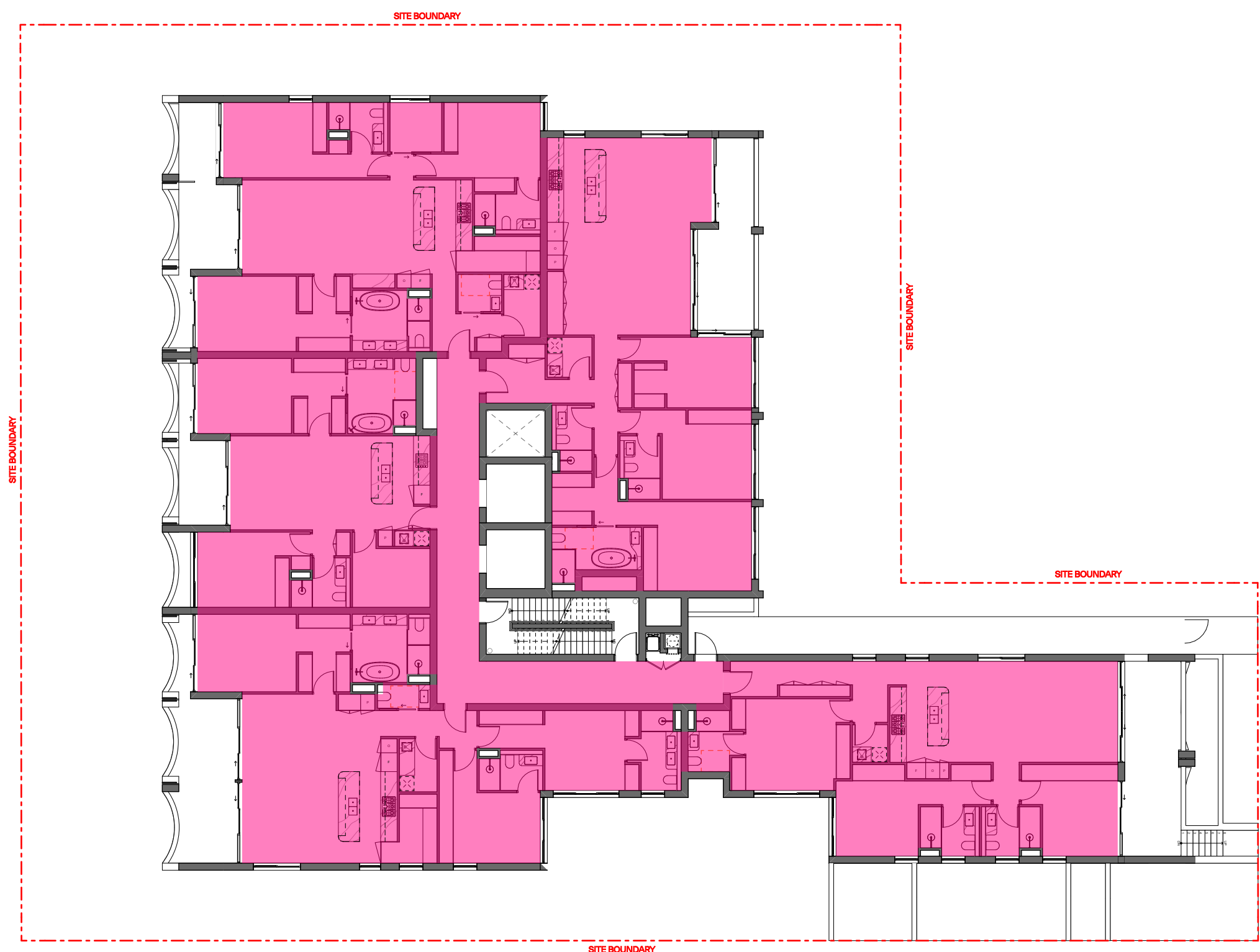
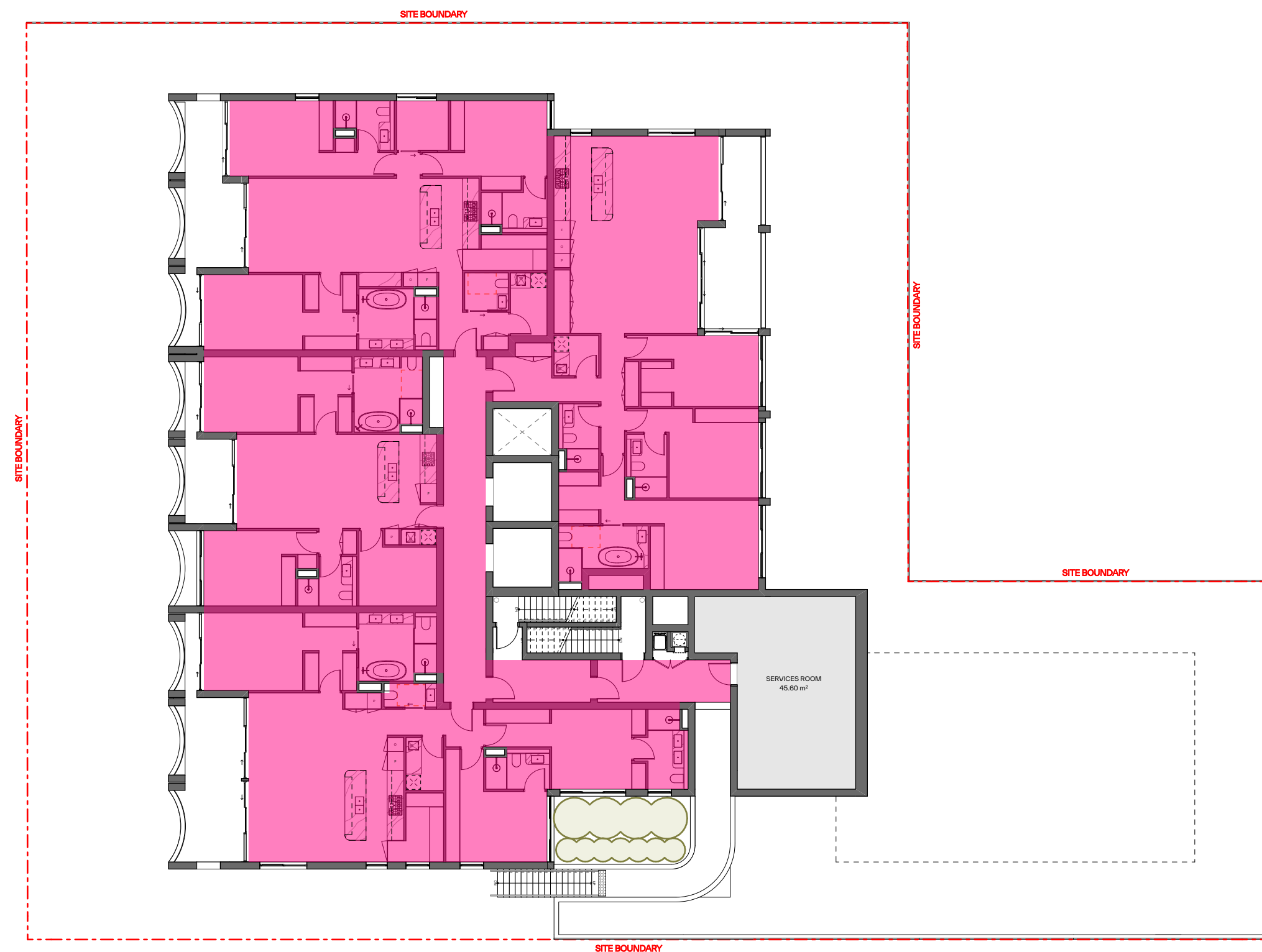
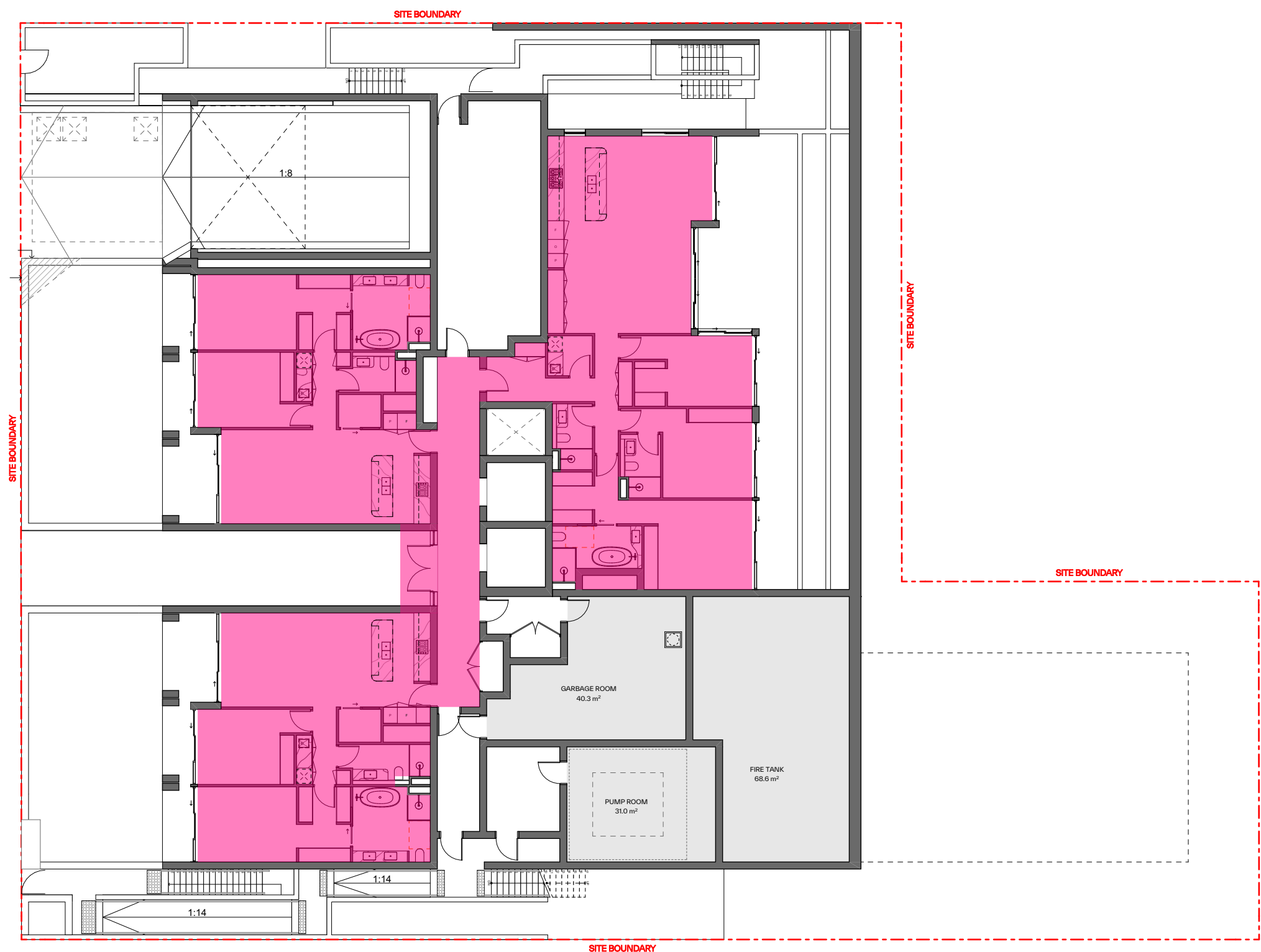




GENERAL NOTES:

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

LEGEND:

- | | |
|-----|-----------------------------------|
| AW | AWNING |
| AH | ACCESS HATCH |
| AC | A/C CONDENSER UNITS |
| FC | 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:

- | | |
|------|--|
| AF | ALUMINUM FRAMED GLAZING |
| LV | ALUMINUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED GLASS BALLUSTRADE (TO BCA/AUS STANDARDS) |
| MB | METAL BALLUSTRADE |
| MC | METAL CLADDING |
| FCE | METAL FENCINGS (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSx | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPE-X |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED FINISH/SELECTED PAINT FINISH |
| TV | TIMBER CLADDING |
| VB | INTERNAL VENETIAN BLINDS |

LEGEND:

- GROSS FLOOR AREA

PROPERTY DETAILS:

AREA: 1,694m²
ZONE: R3 Medium Density Residential

PERMISSIBLE FSR + 30% BONUS	2.86:1
PERMISSIBLE GFA + 30% BONUS	4845m ²

GROSS FLOOR AREA	
Lower Ground Floor	385.7
Ground Floor	591.5
Level 1	721.0
Level 2	721.0
Level 3	623.3
Level 4	623.3
Level 5	490.6
Level 6	490.6
Level 7	183.6
	4,830.6 m²

PROPOSED FSR 2.86:1

[illegible]

Scale Bar 1 : 100 @ A1

CLIENT:

CPDM



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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

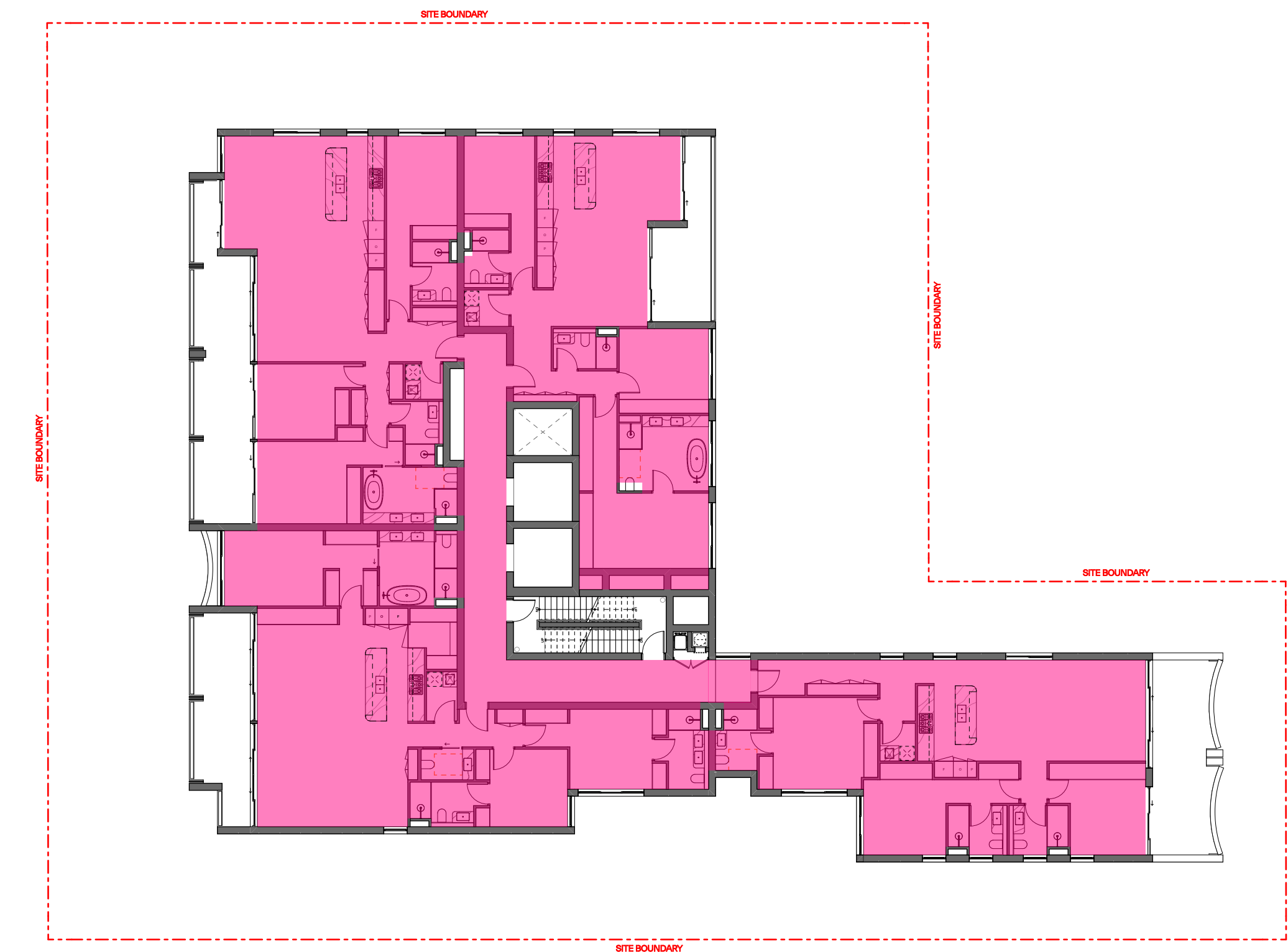
PROJECT:

Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

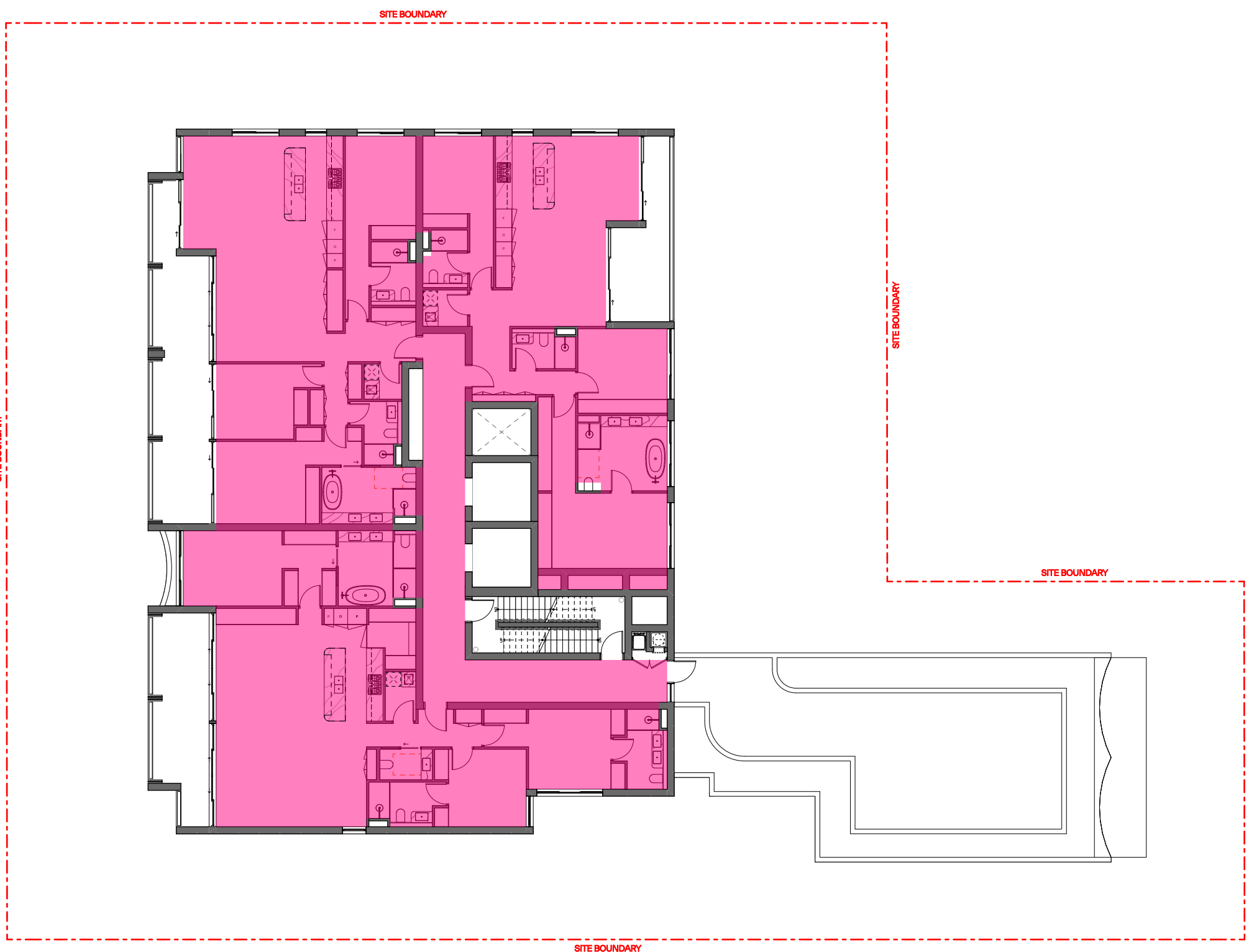
DRAWING TITLE:

GFA Diagram - Sheet 1

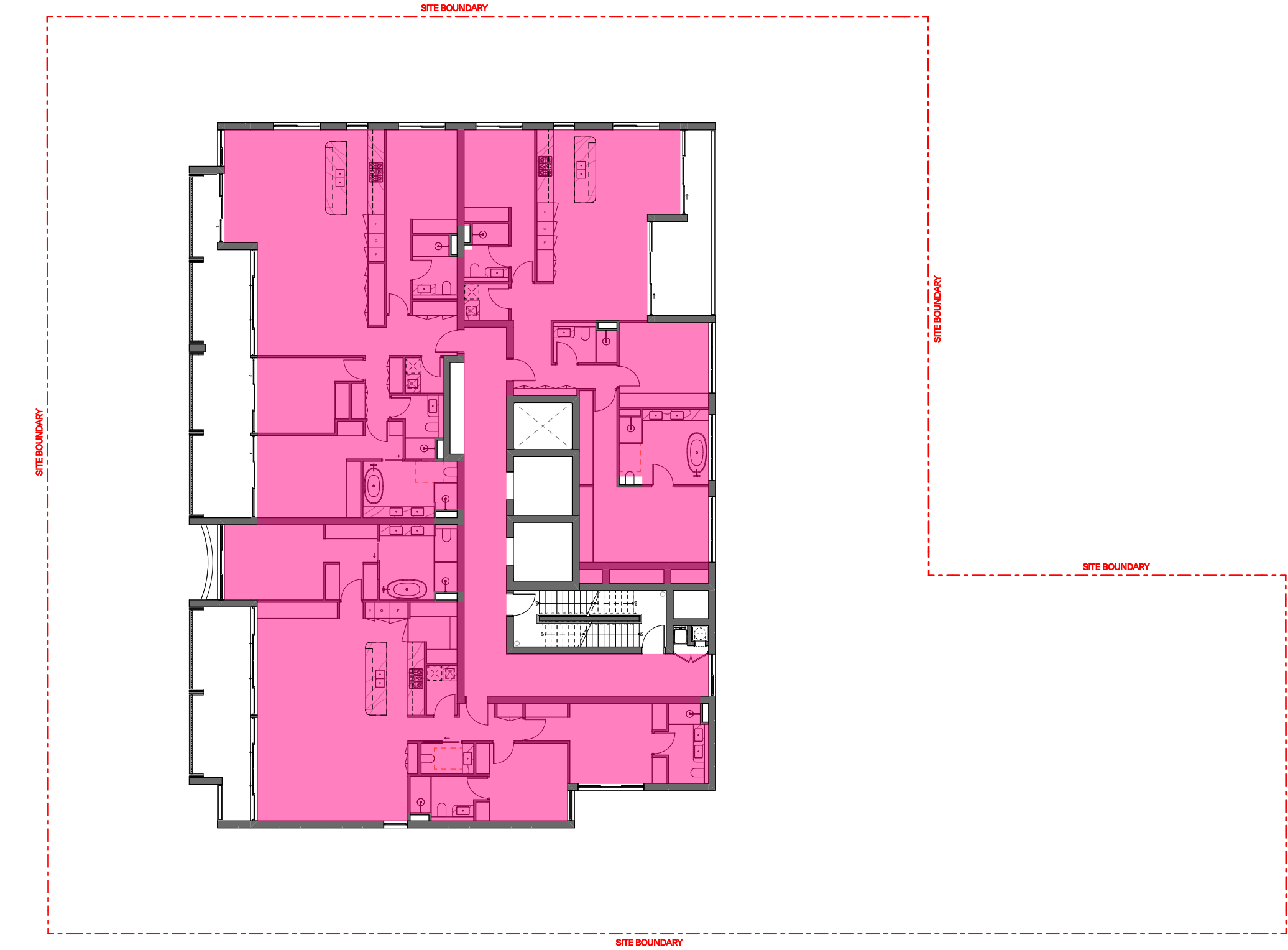
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200, 1:1, 1:100@A1	DRAWING NO: DA500	ISSUE: 01
PROJECT NO: 2533		



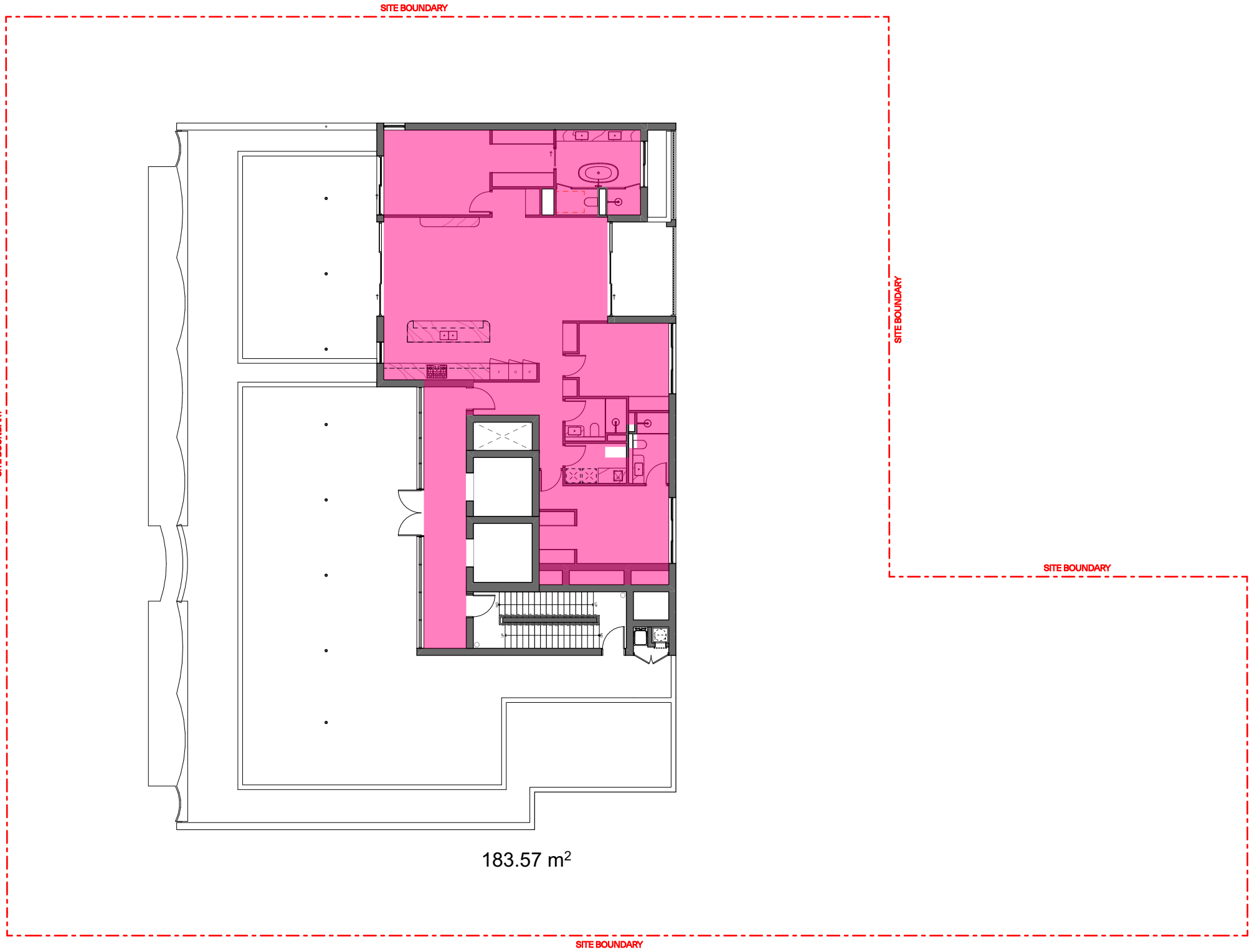
1 Level 4
Scale 1:200



2 Level 5
Scale 1:200



3 Level 6
Scale 1:200



4 Level 7
Scale 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

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

GROSS FLOOR AREA

PROPERTY DETAILS:

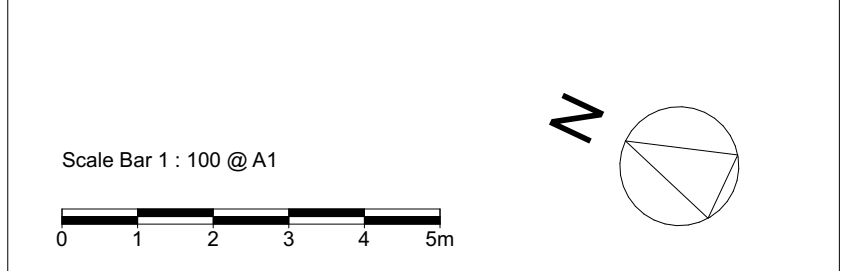
AREA: 1,694m²
ZONE: R3 Medium Density Residential

PERMISSIBLE FSR + 30% BONUS 2.86:1
PERMISSIBLE GFA + 30% BONUS 4845m²

GROSS FLOOR AREA	
Lower Ground Floor	385.7
Ground Floor	591.5
Level 1	721.0
Level 2	721.0
Level 3	623.3
Level 4	623.3
Level 5	490.6
Level 6	490.6
Level 7	183.6
	4,830.6 m ²

PROPOSED FSR 2.86:1

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
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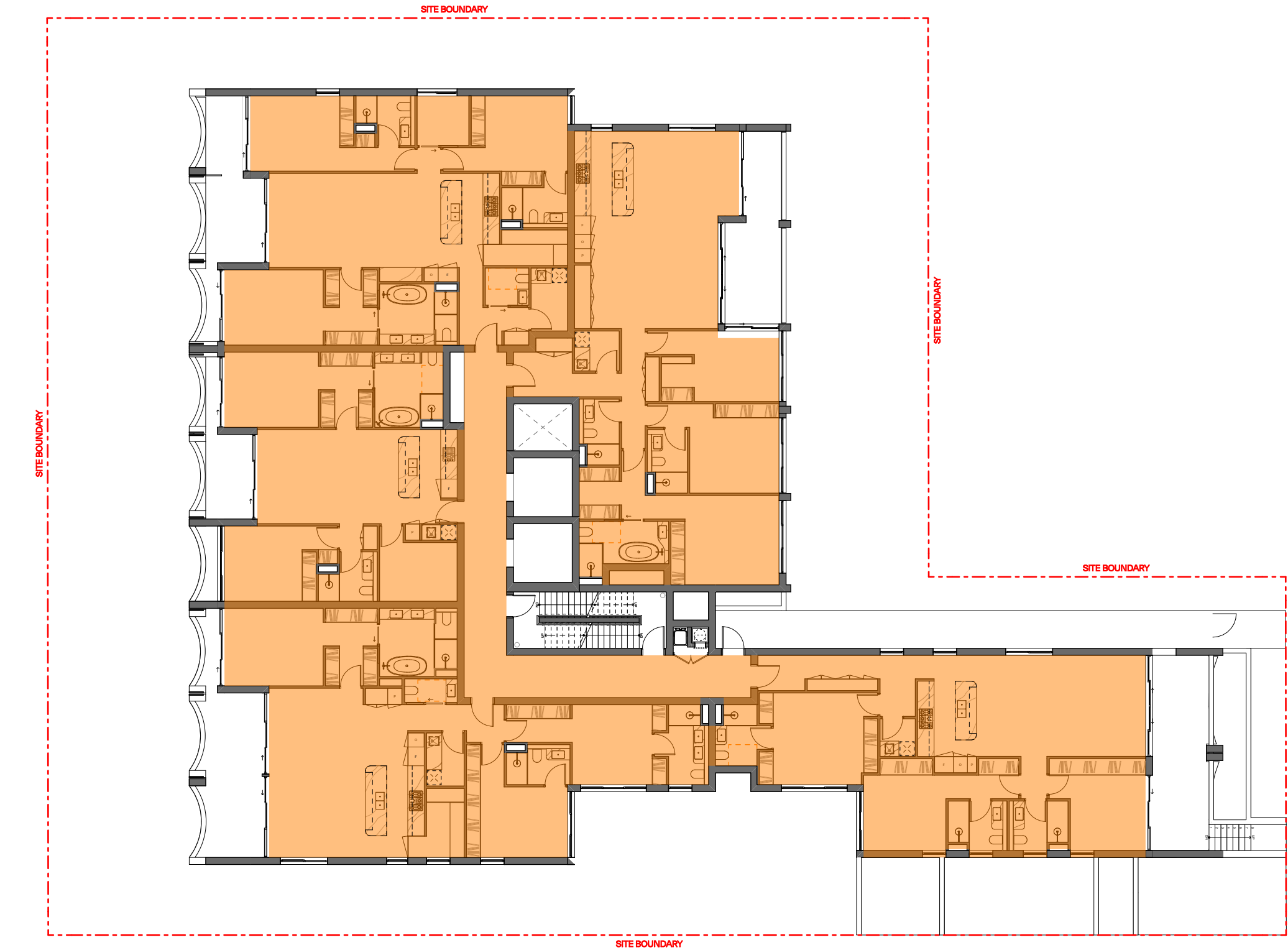
pbd architects

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
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
GFA Diagram - Sheet 2

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200, 1:1, 1:100@A1	DRAWING NO: DA501	ISSUE: 01
PROJECT NO: 2533		



1 Level 1
Scale 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 MAIL BOX 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:

- AFFORDABLE GROSS FLOOR AREA

PROPERTY DETAILS:

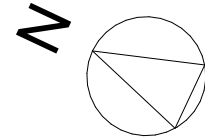
AREA: 1,694m²
ZONE: R3 Medium Density Residential

PERMISSIBLE FSR + 30% BONUS 2.86:1
PERMISSIBLE GFA + 30% BONUS 4845m²
AFFORDABLE GFA REQUIRED (15%) 727m²

AFFORDABLE GROSS FLOOR AREA	
Level 1	725.1
	725.1 m ²
	15%

Issue	Date	Description
01	04/11/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1



CLIENT:

CPDM



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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

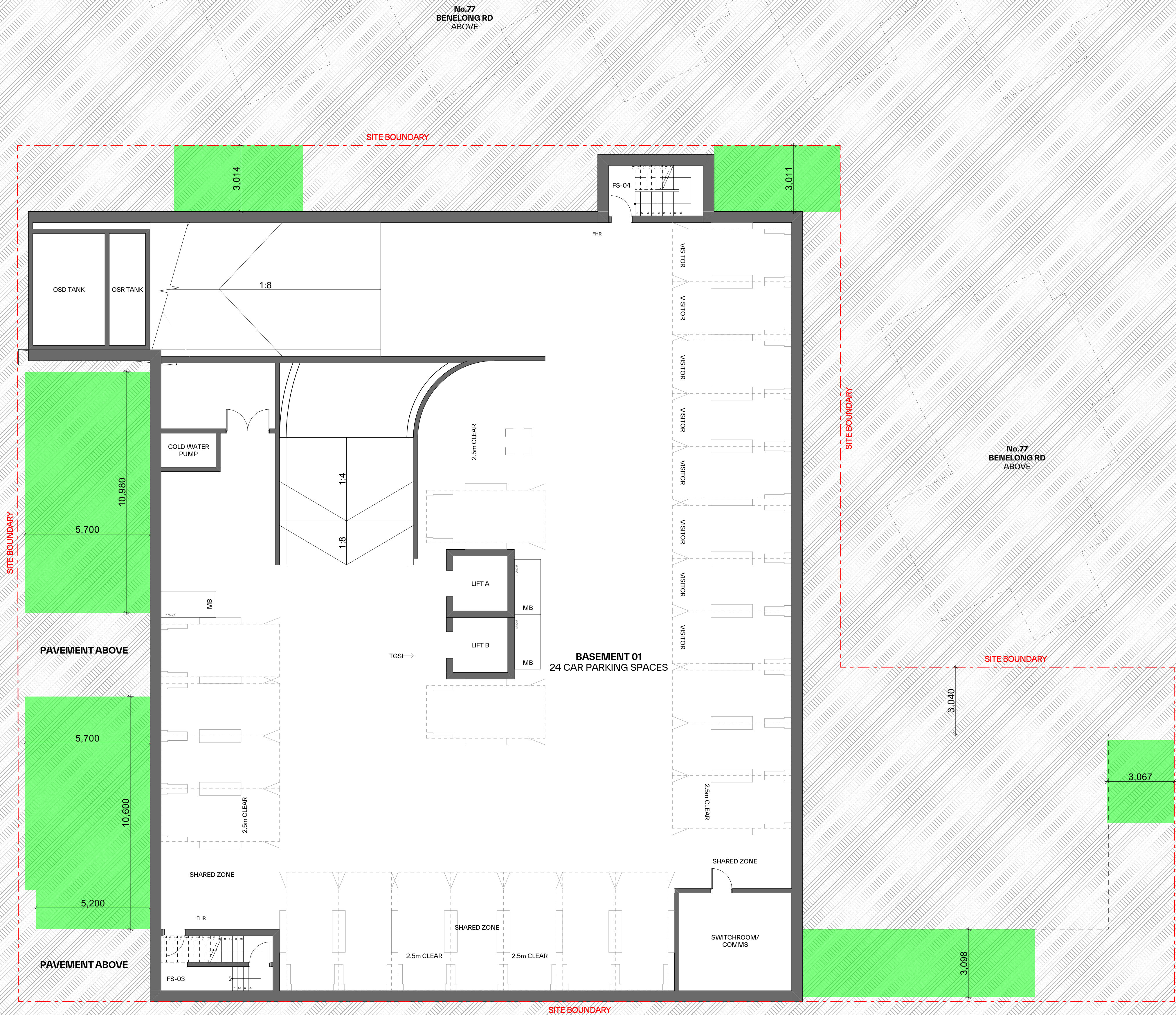
PROJECT:

Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:

Affordable GFA Diagram

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200, 1:1, 1:100 @ A1	DRAWING NO: DA502	ISSUE: 01
PROJECT NO: 2533		



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 TOUCHED 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:

- DEEP SOIL AREA
- BOUNDARY LINE
- OUTLINE OF BASEMENT

PROPERTY DETAILS:

AREA: 1,694m²

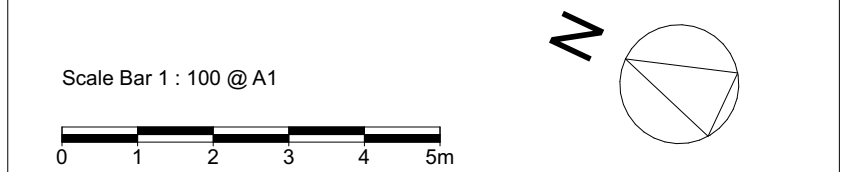
ZONE: R3 Medium Density Residential

MIN. 3M X 3M DIMENSION

DEEP SOIL AREA REQ. 254.11M² (15%)

DEEP SOIL AREA SUMMARY		
LEVEL	AREA	
Basement 01	201.5	(12%)

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



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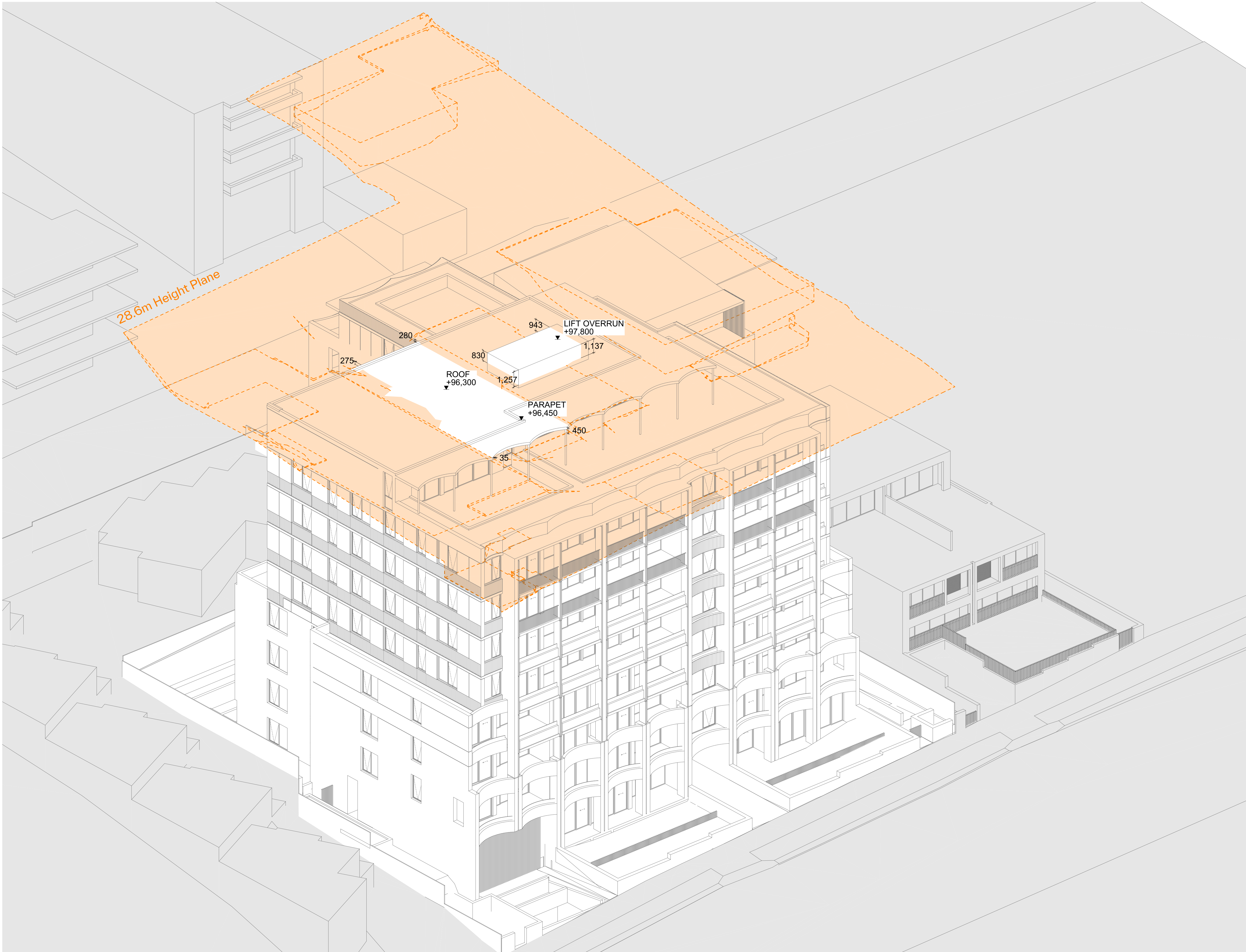
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Deep Soil Diagram

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:100 @ A1	DRAWING NO: DA510	ISSUE: 01
PROJECT NO: 2533		



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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:

- 28.6m HEIGHT PLANE

Issue Date Description

01	04/11/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
CPDM

101

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architects

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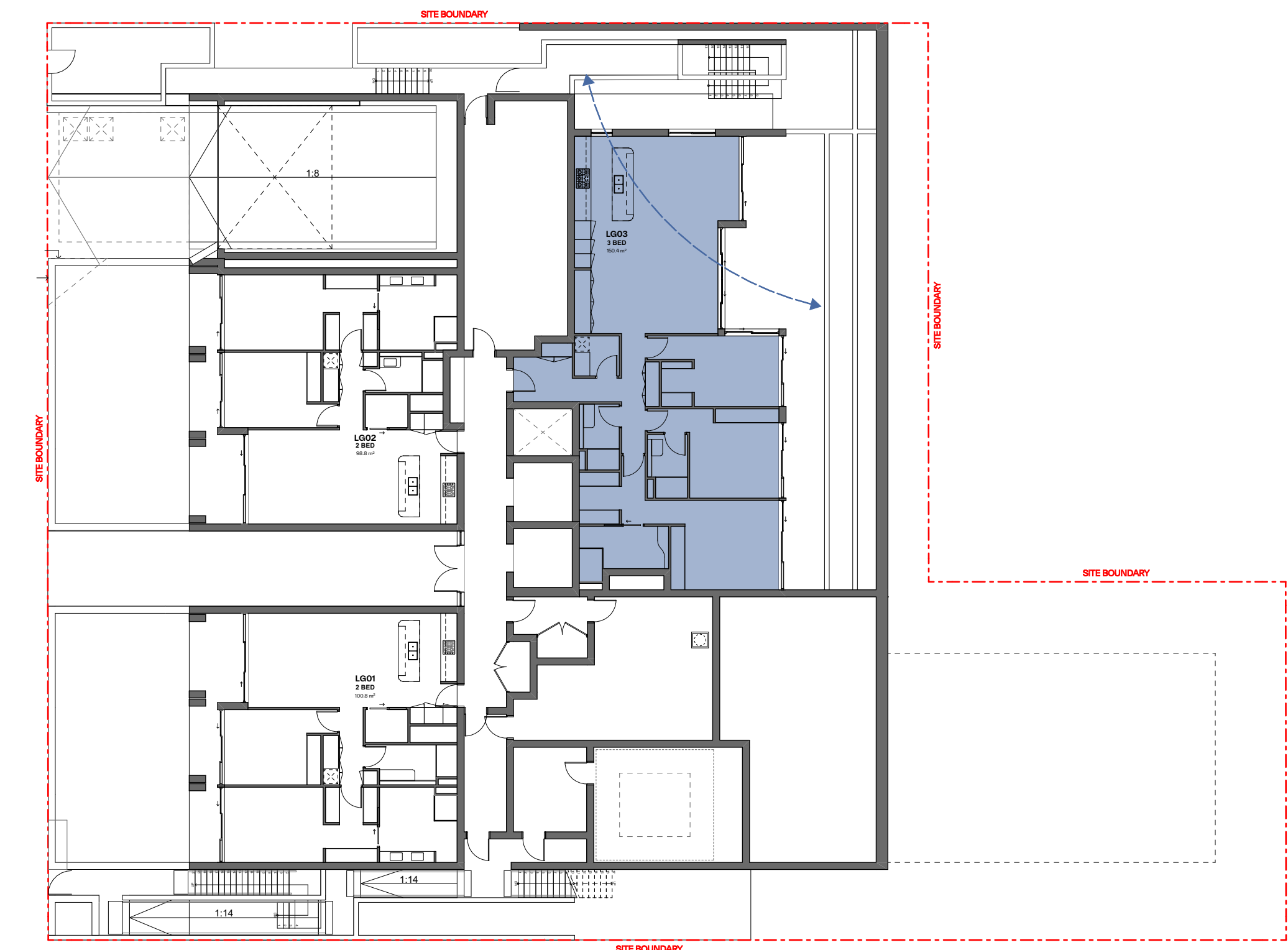
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

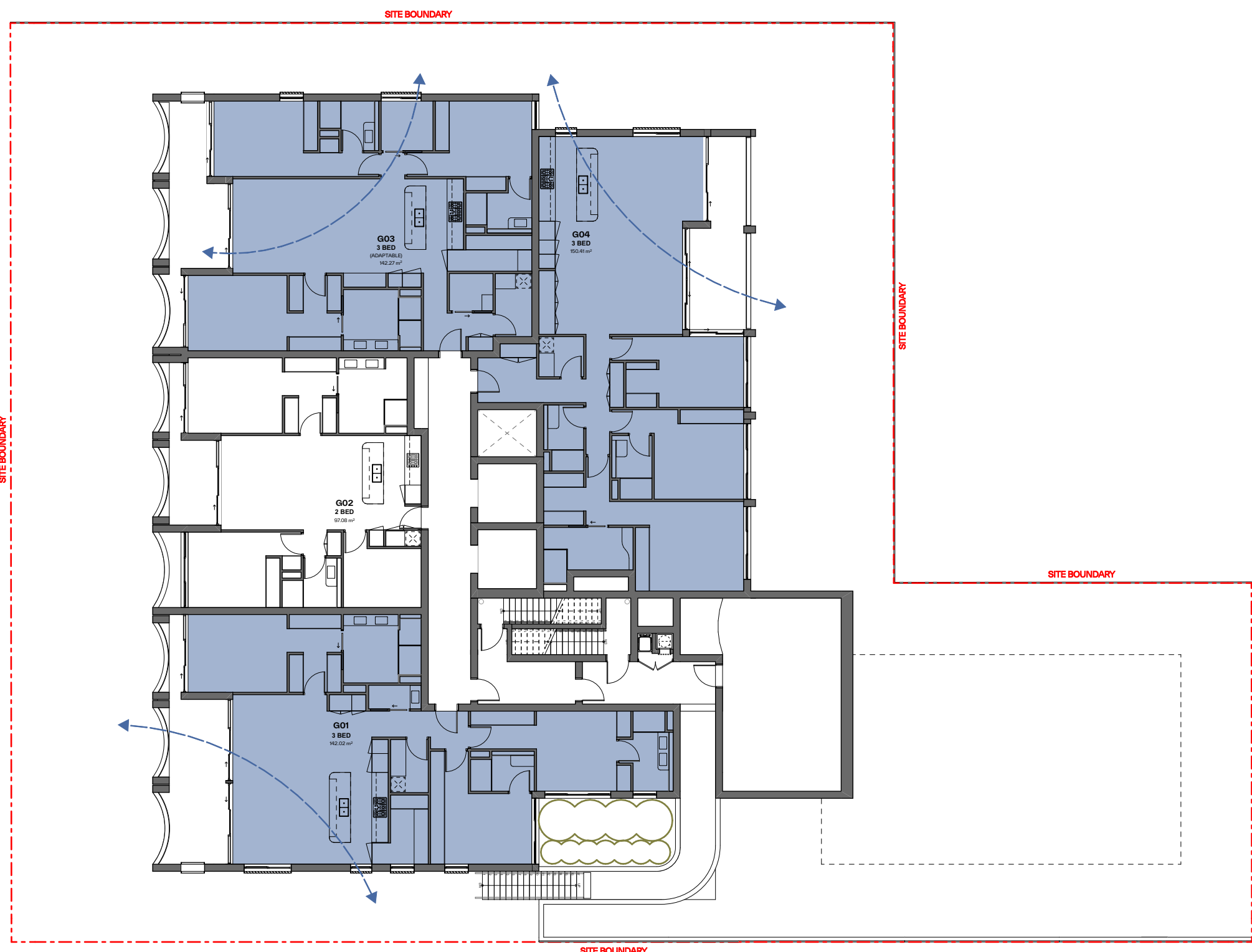
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Height Limit Diagram

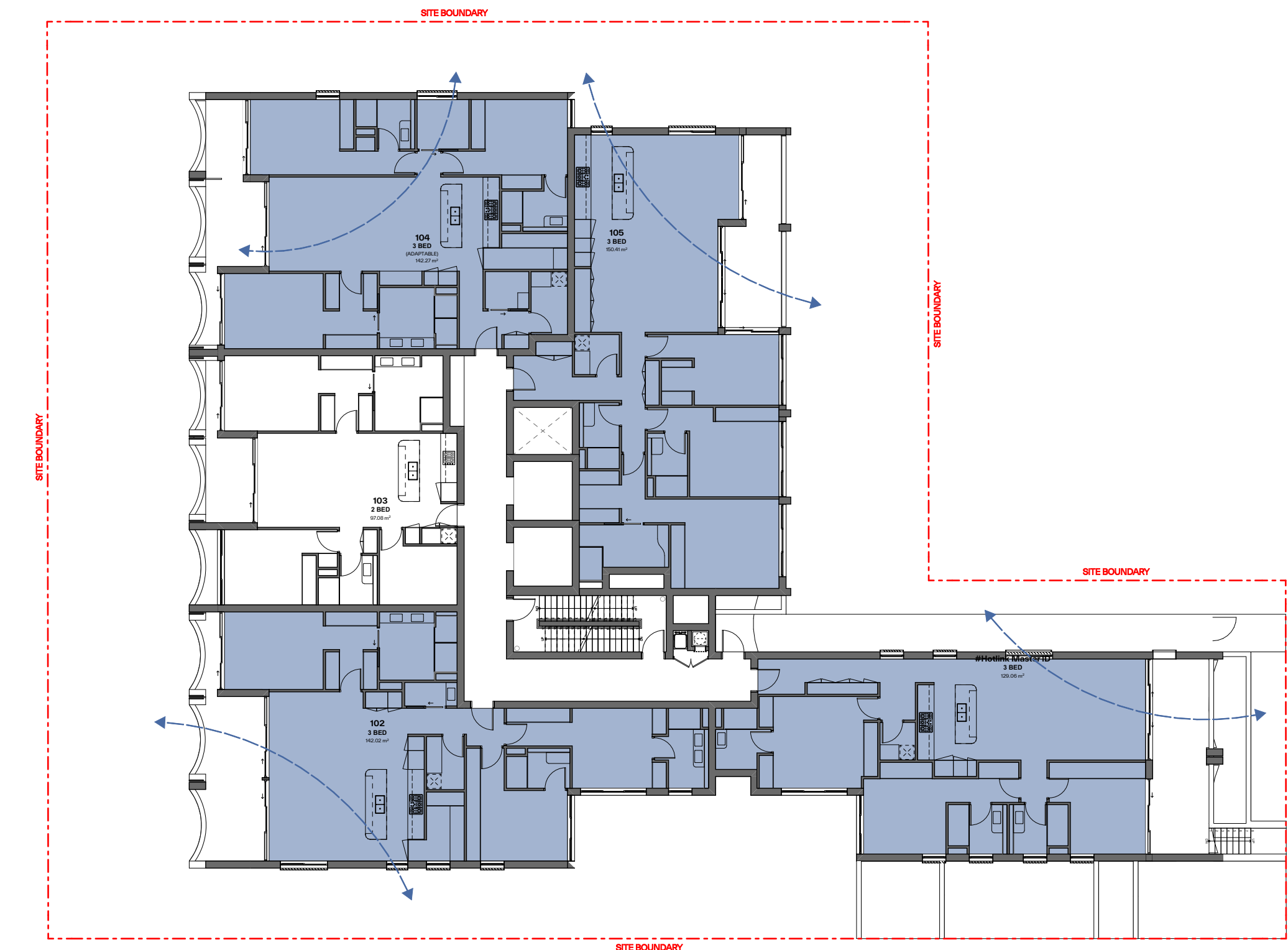
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SCALE: 1:100, 1:123.0 @ A1	DRAWING NO: DA520	ISSUE: 01
PROJECT NO: 2533		



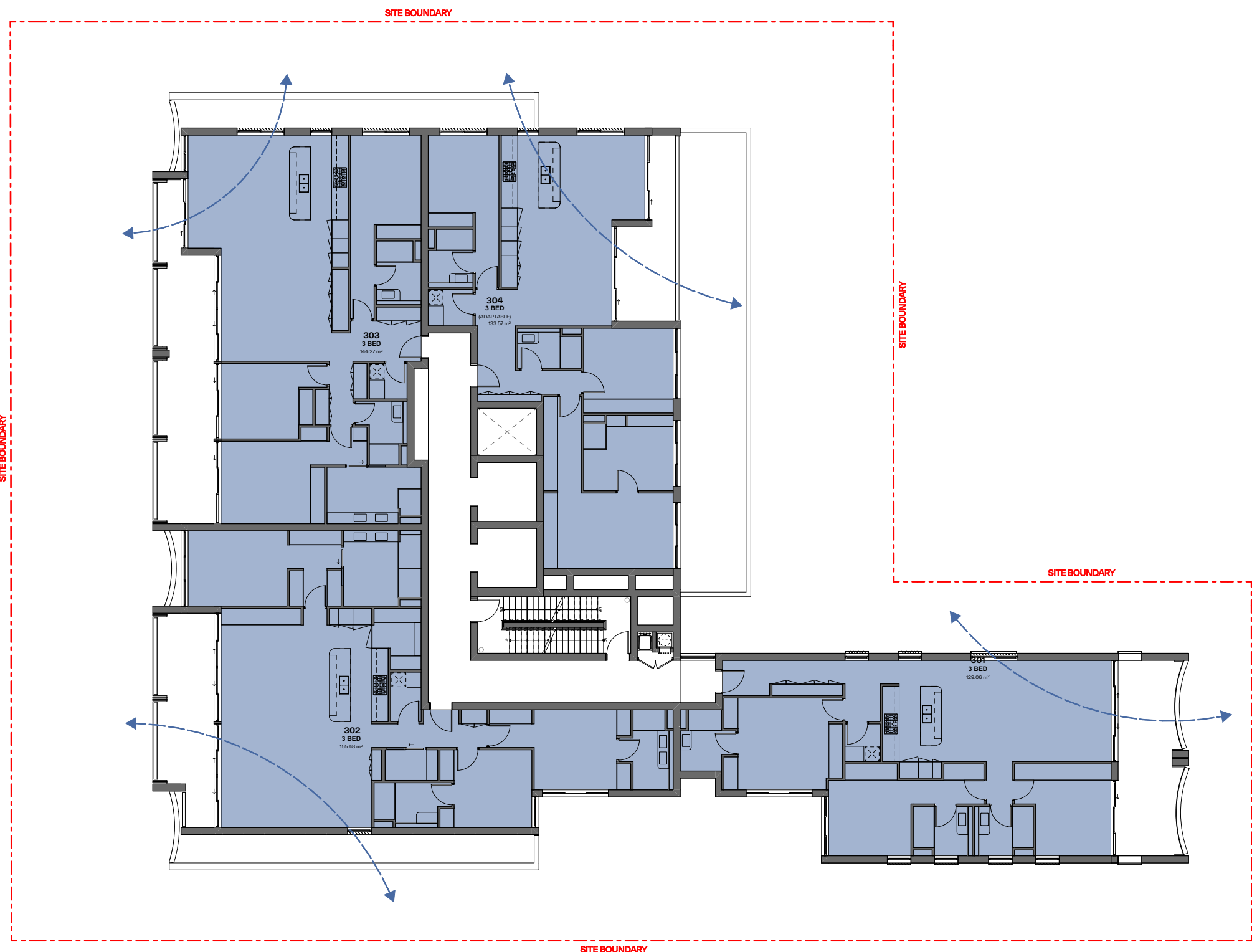
1 Lower Ground Floor
Scale 1:200



2 Ground Floor
Scale 1:200



3 Level 1-2
Scale 1:200



4 Level 3
Scale 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

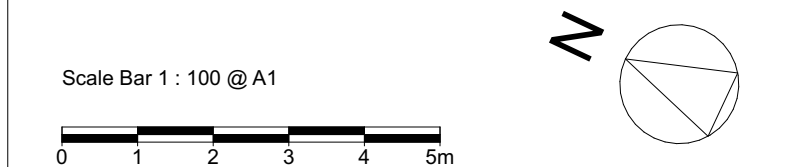
AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
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MC METAL CLADDING
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PTx PAINT FINISH TYPEx
RD ROLLER DOOR
RP RIVER PEBBLES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

LEGEND:

■ NATURALLY CROSS VENTILATED APARTMENTS
➡ INDICATIVE DIRECTION OF AIR FLOW

NATURALLY CROSS VENTILATED UNITS 27/32 UNITS
84.4%

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
CPDM

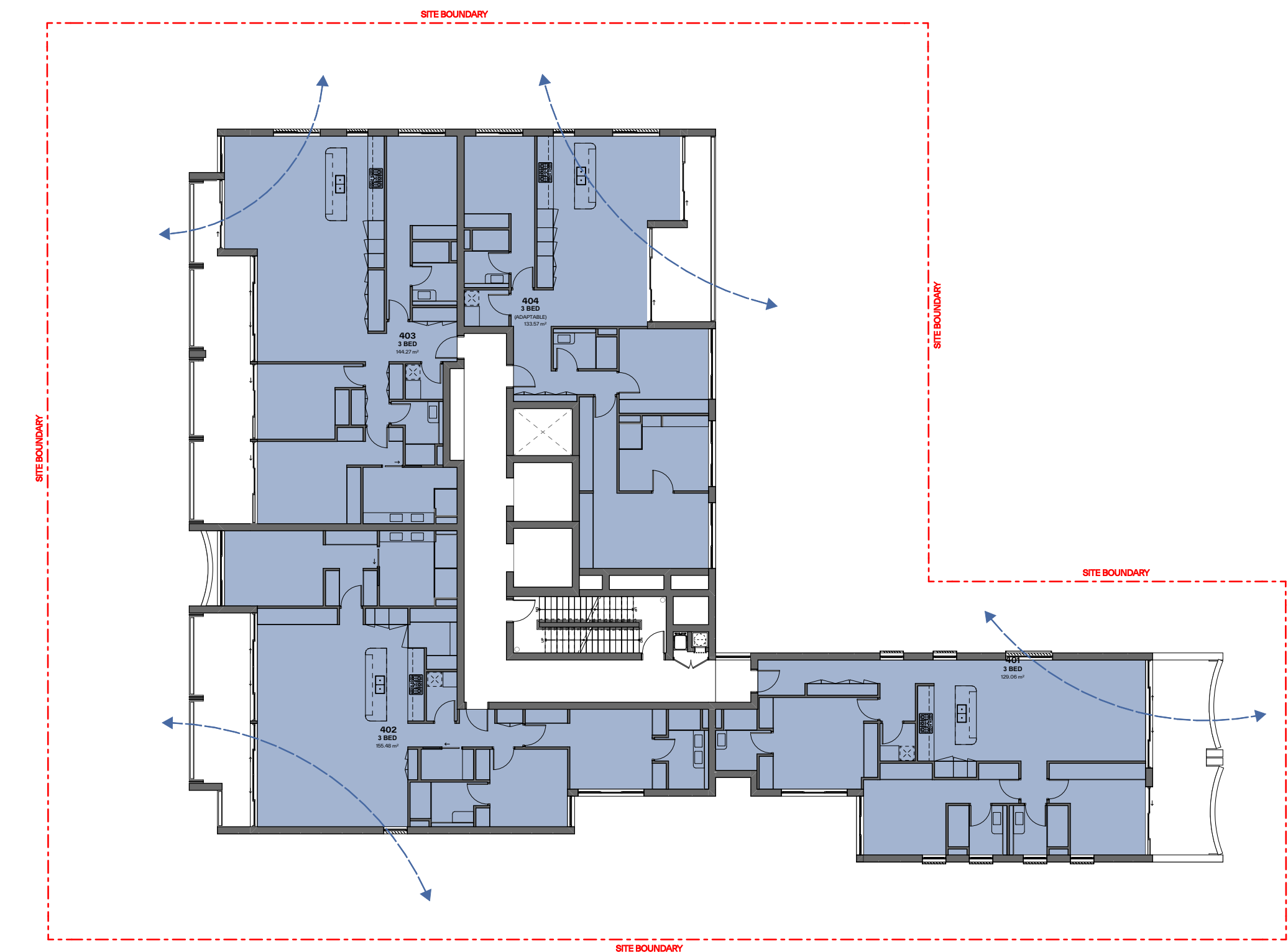
pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic: NSW 7768

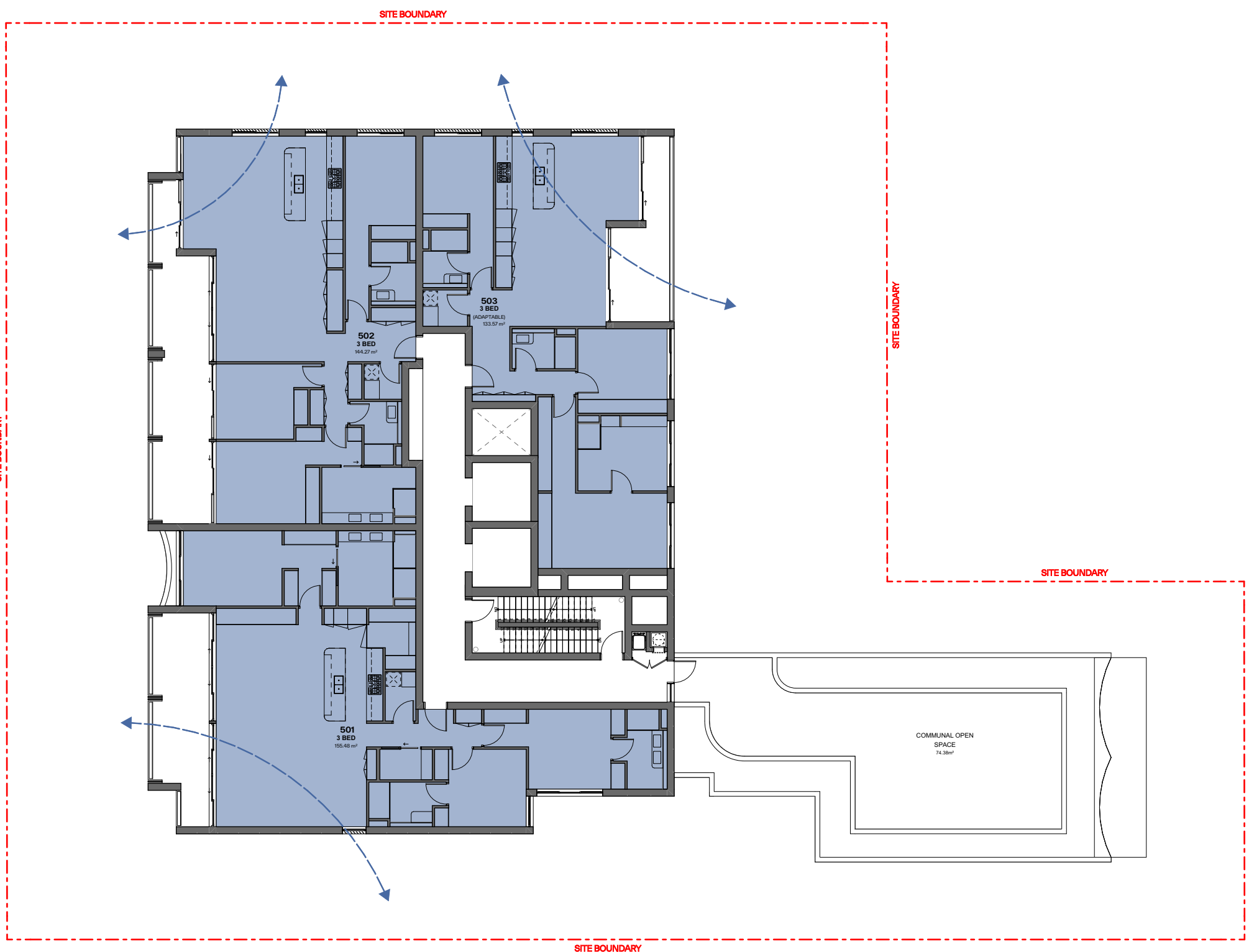
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Cross Ventilation Diagram - Sheet 1

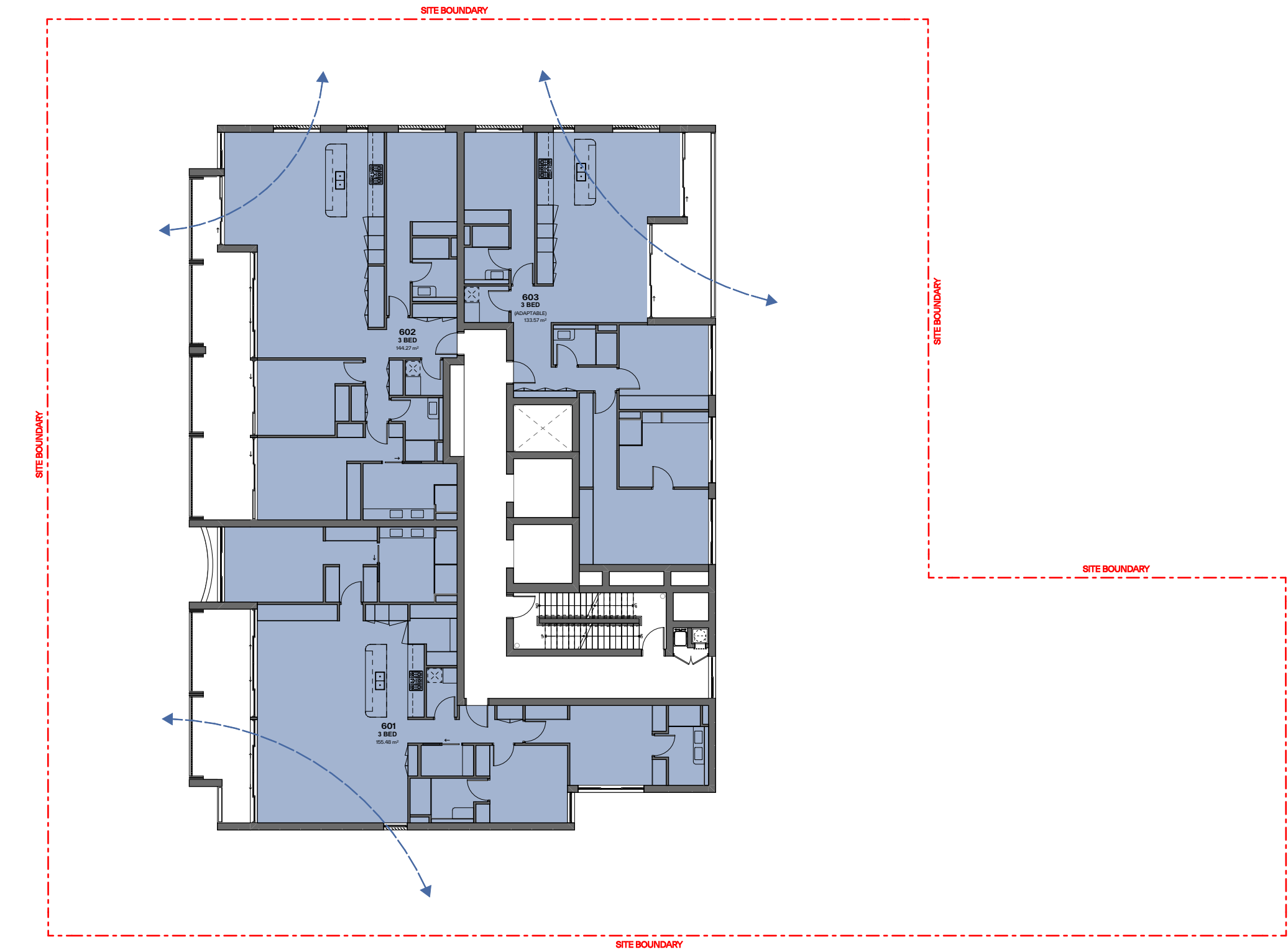
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA530	ISSUE: 01
PROJECT NO: 2533		



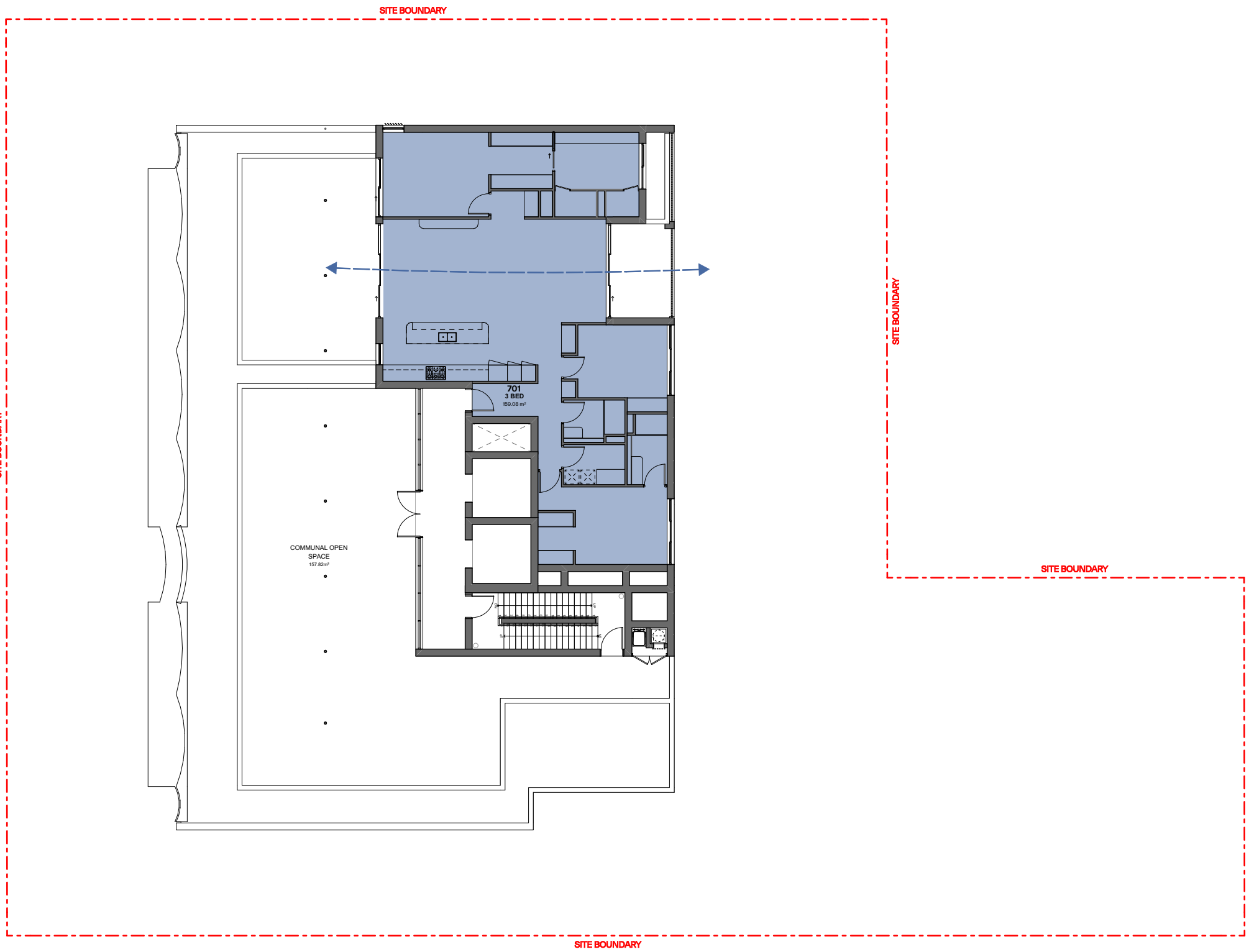
1 Level 4
Scale 1:200



2 Level 5
Scale 1:200



3 Level 6
Scale 1:200



4 Level 7
Scale 1:200

GENERAL NOTES:

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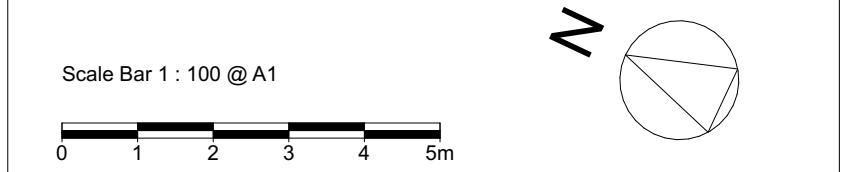
- LEGEND:
- AW AWNING
 - AH ACCESS HATCH
 - AC A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HW HIGHLIGHT WINDOW
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - MB MAILBOX TO FUTURE DETAIL
 - R 240L RECYCLING BIN
 - SK SKYLIGHT
 - ST STORAGE
 - HWU HOT WATER UNITS
- MATERIALS LEGEND:
- AFG ALUMINIUM FRAMED GLAZING
 - LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
 - AW AWNING (TO FUTURE DETAIL)
 - CONC CONCRETE
 - FB FACE BRICK
 - GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
 - MB METAL BALUSTRADE
 - MC METAL CLADDING
 - FCE METAL FENCING (TO FUTURE SELECTION)
 - PC COMPOSITE PANEL CLADDING
 - PSx PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTx PAINT FINISH TYPEx
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED FINISH/SELECTED PAINT FINISH
 - TC TIMBER CLADDING
 - VB EXTERNAL VENETIAN BLINDS

LEGEND:

- NATURALLY CROSS VENTILATED APARTMENTS
- INDICATIVE DIRECTION OF AIR FLOW

NATURALLY CROSS VENTILATED UNITS
27/32 UNITS
84.4%

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
CPDM

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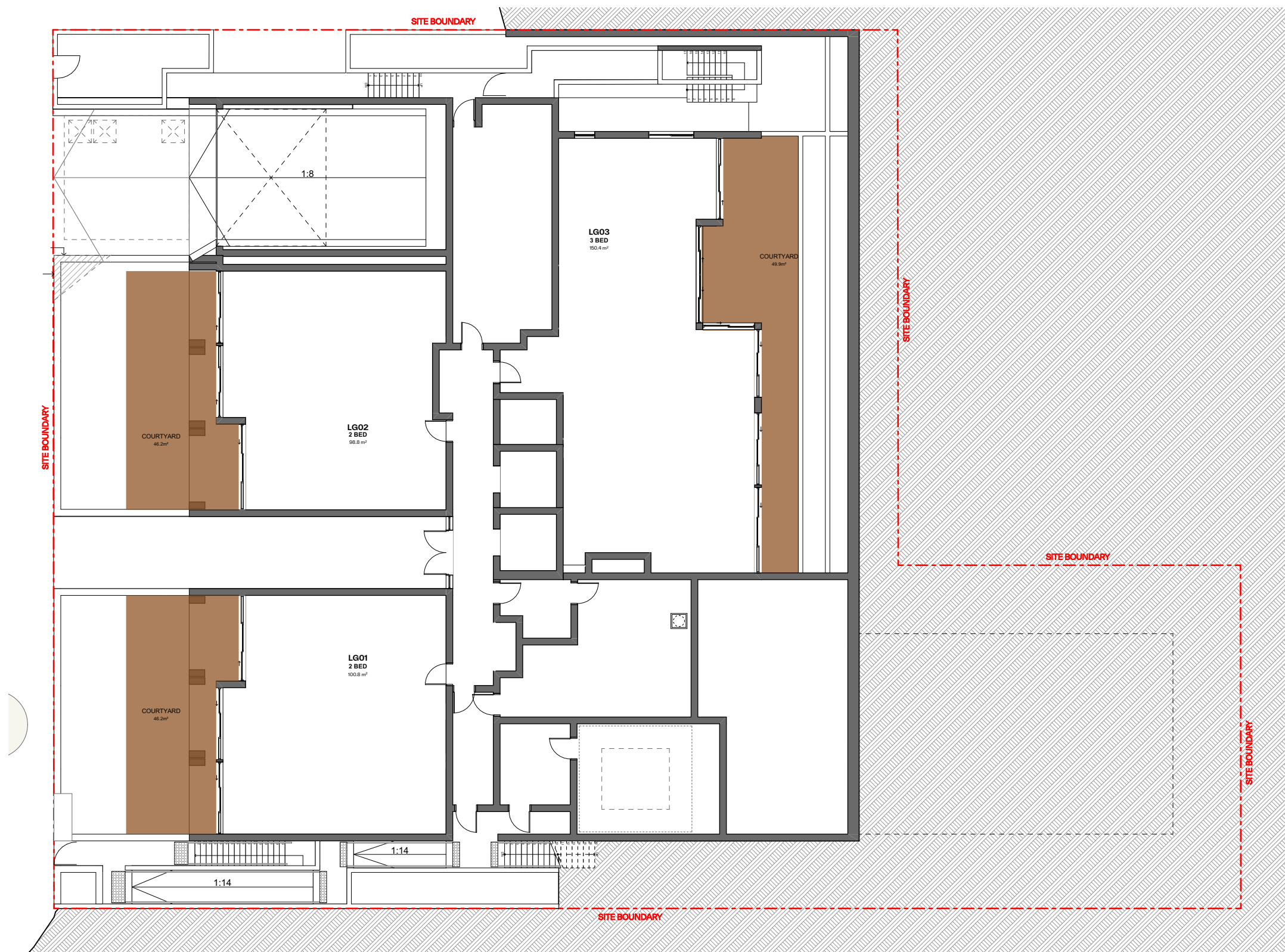
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

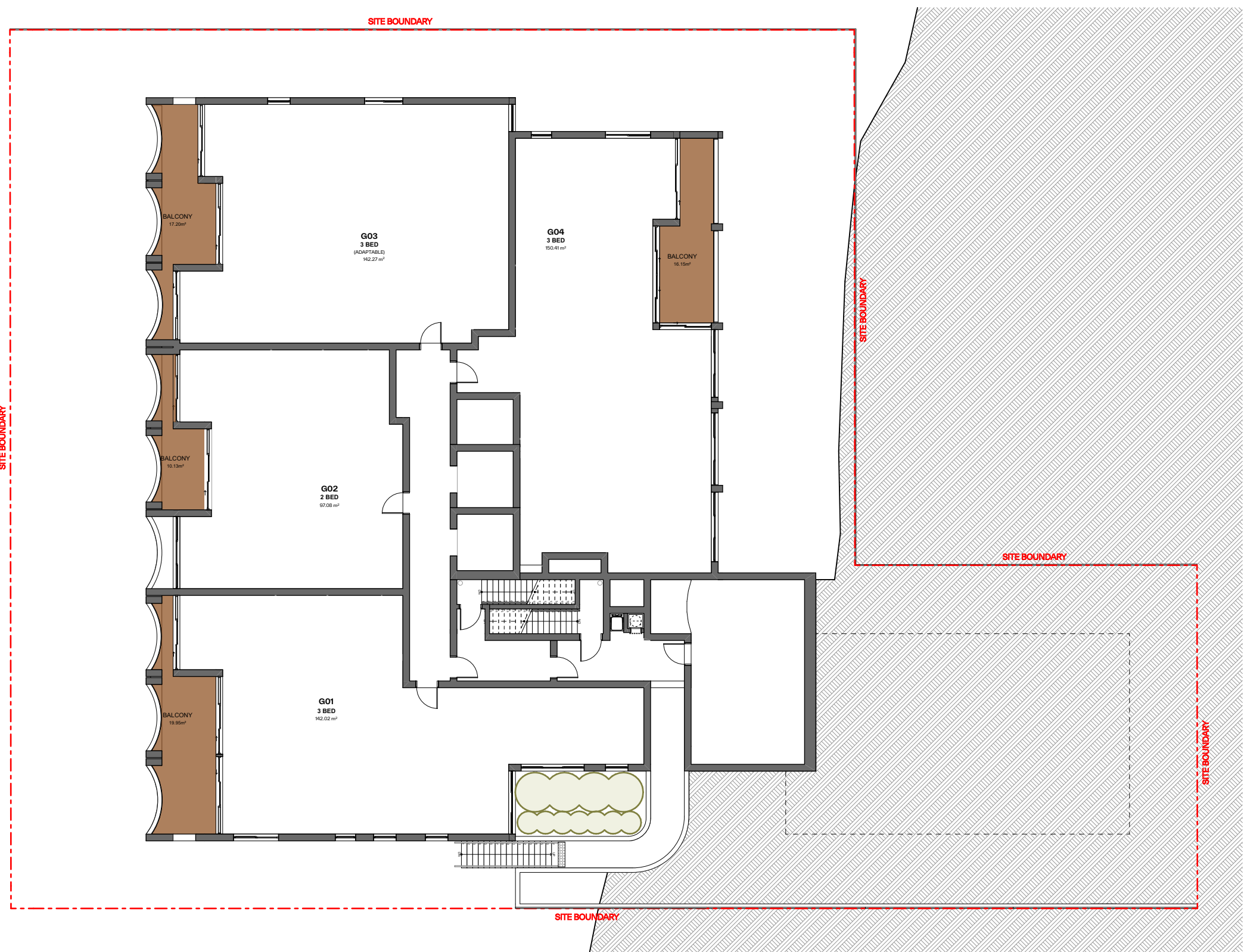
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Cross Ventilation Diagram - Sheet 2

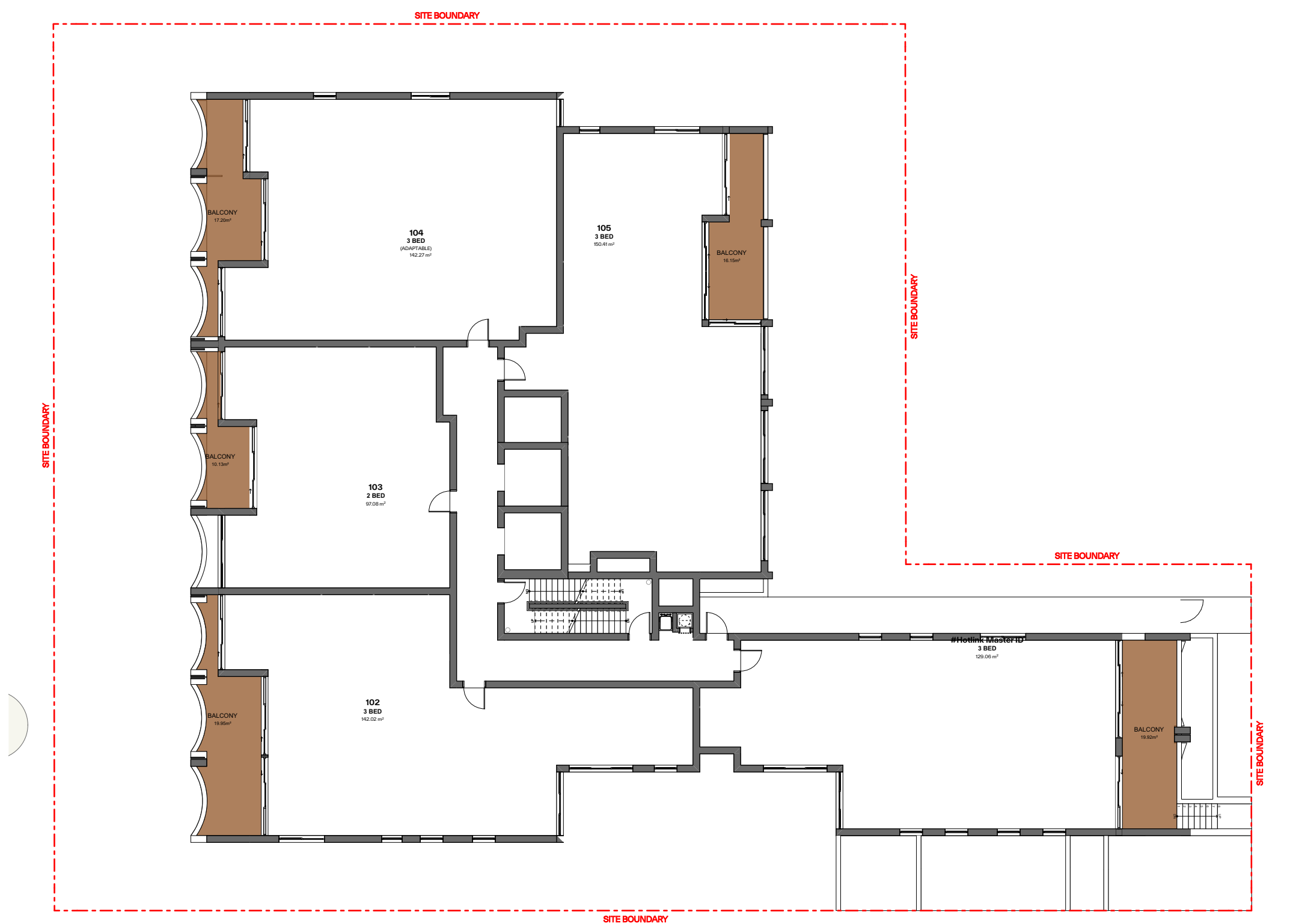
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SCALE: 1:200@A1	DRAWING NO: DA531	ISSUE: 01
PROJECT NO: 2533		



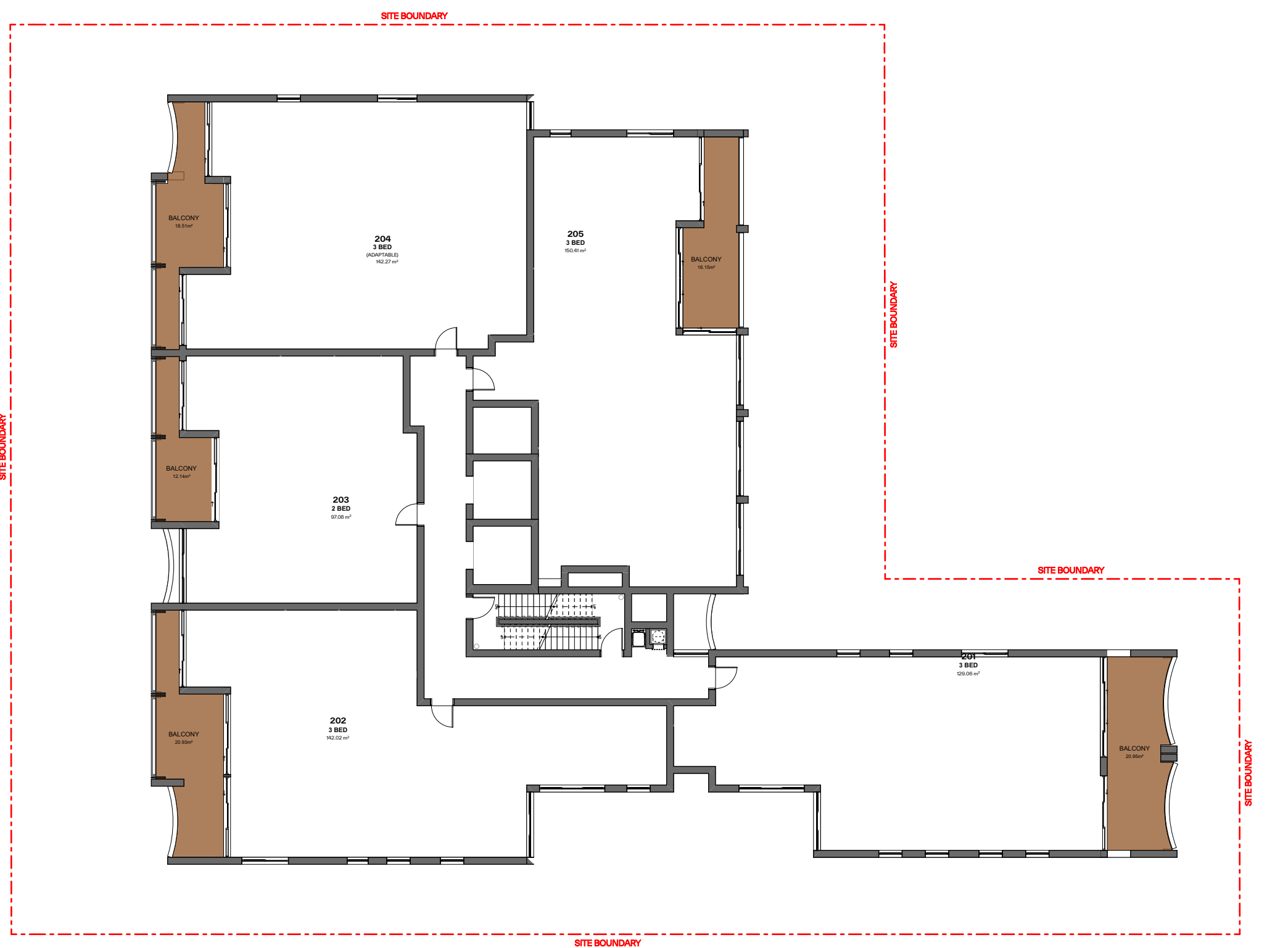
1 Lower Ground Floor
Scale 1:200



2 Ground Floor
Scale 1:200



3 Level 1
Scale 1:200



4 Level 2
Scale 1:200

GENERAL NOTES:

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LEGEND:

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

MATERIALS LEGEND:

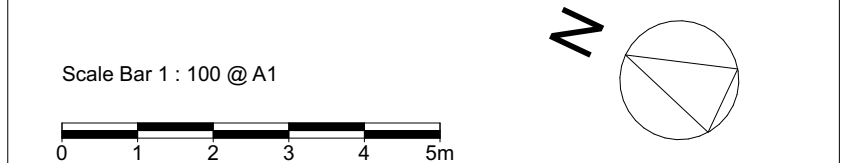
AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL BALUSTRADE
MC METAL CLADDING
FCE METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSx PRIVACY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

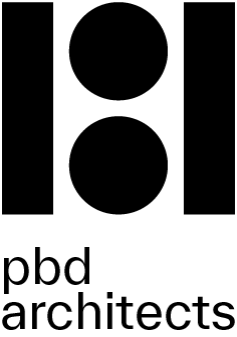
PRIVATE OPEN SPACE

PROPERTY DETAILS:
AREA: 1,694m²
ZONE: R3 Medium Density Residential

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
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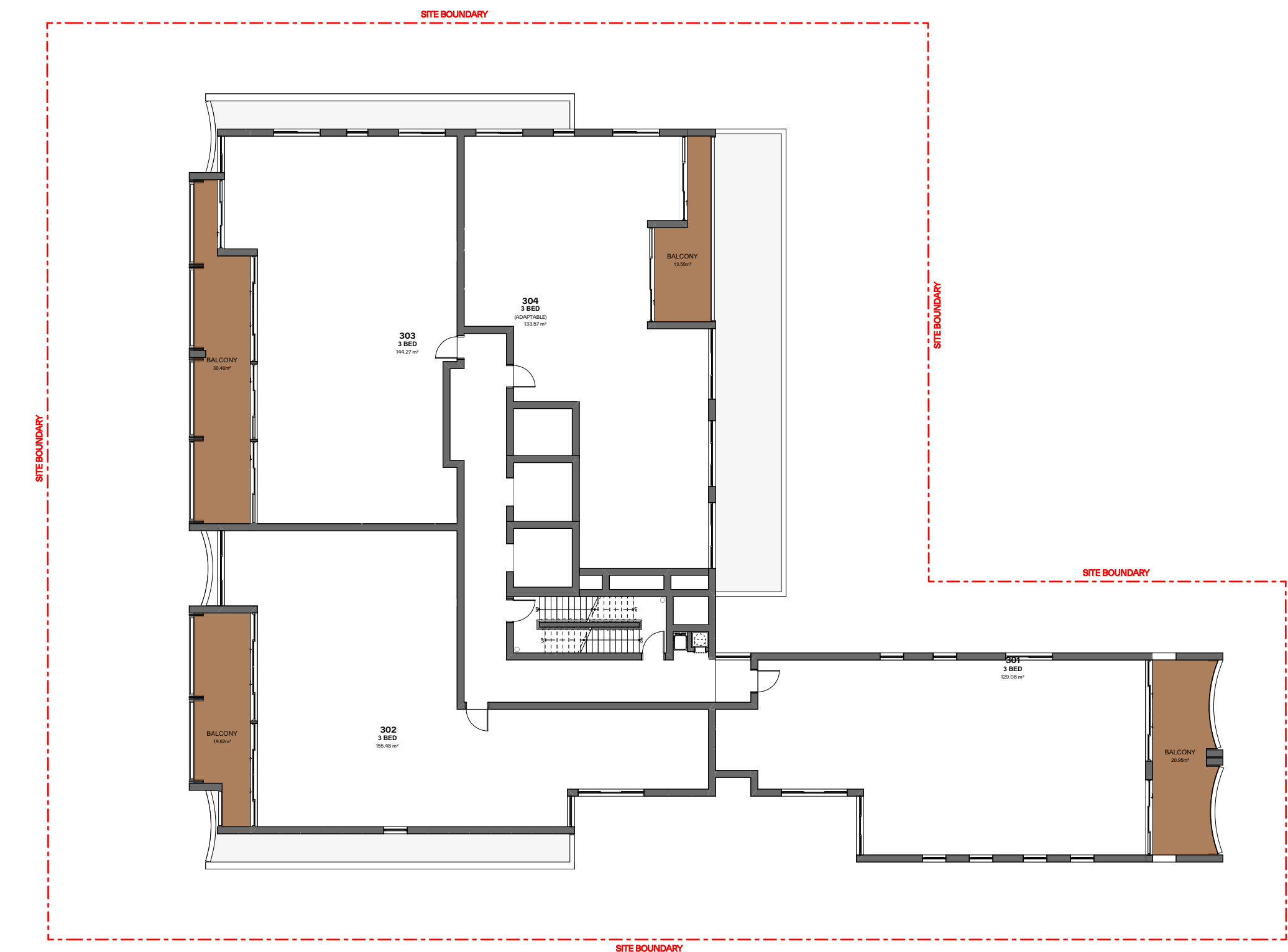
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P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevac NSW 7768

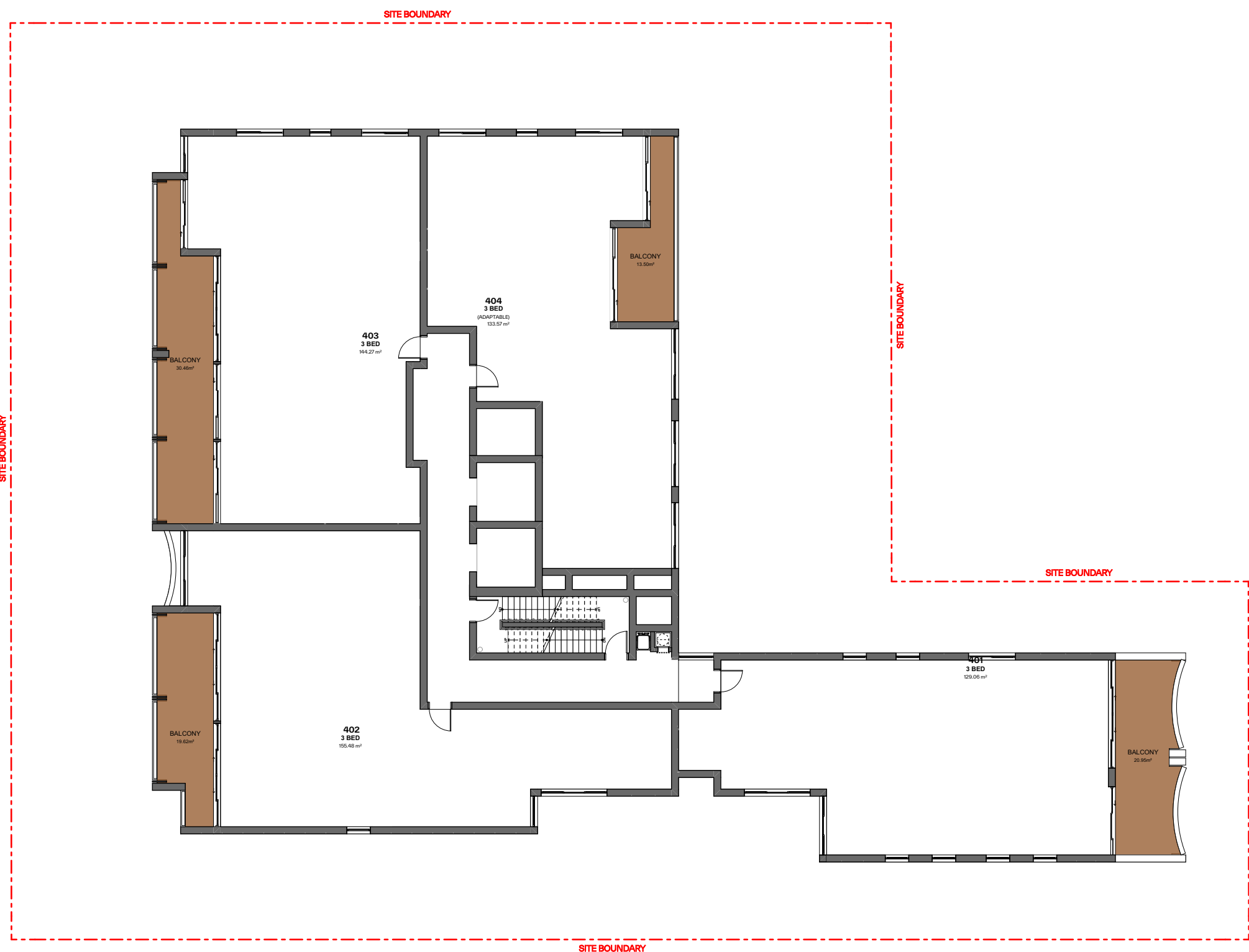
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Private Open Spaces - Sheet 1

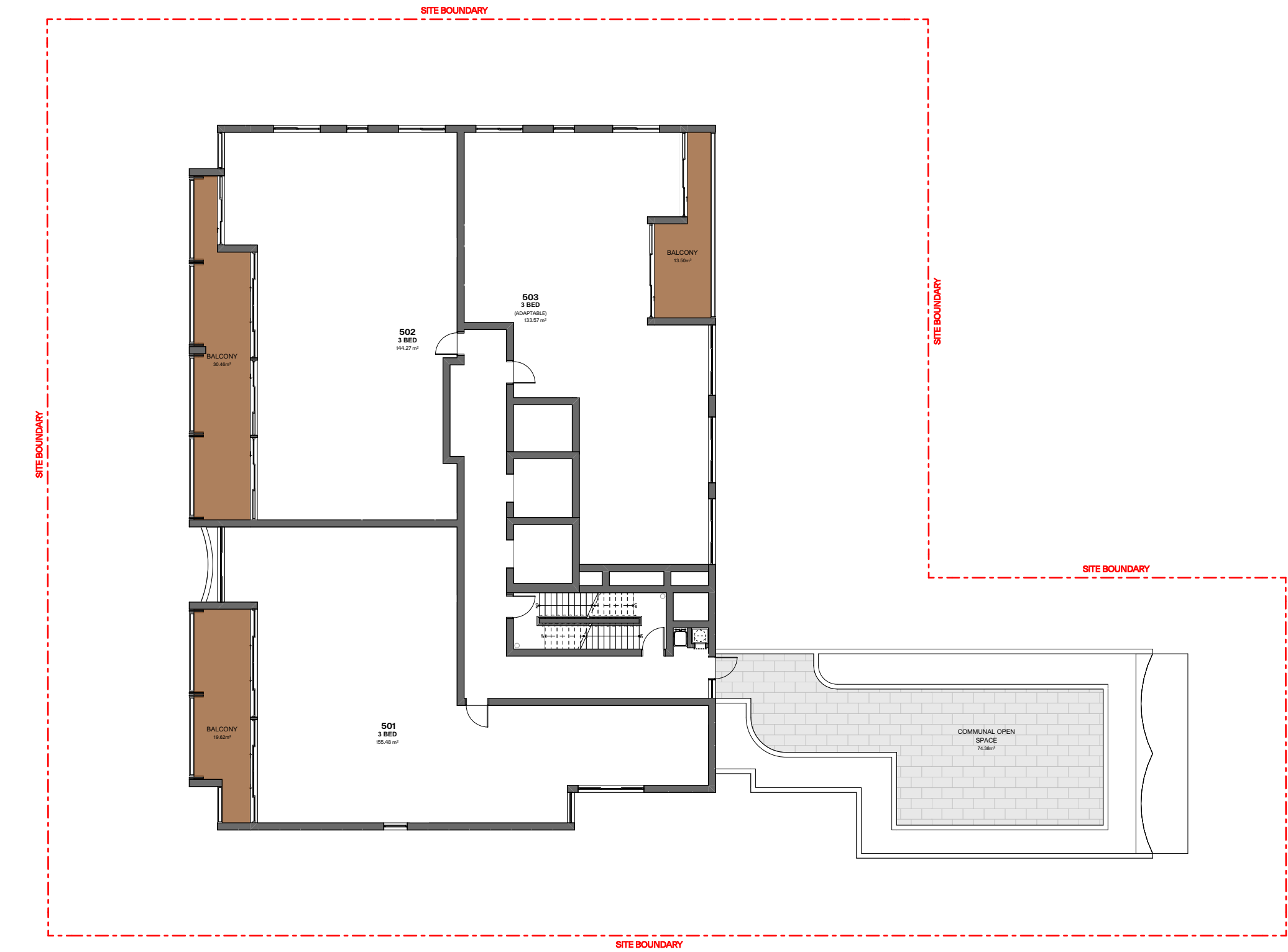
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA540	ISSUE: 01
PROJECT NO: 2533		



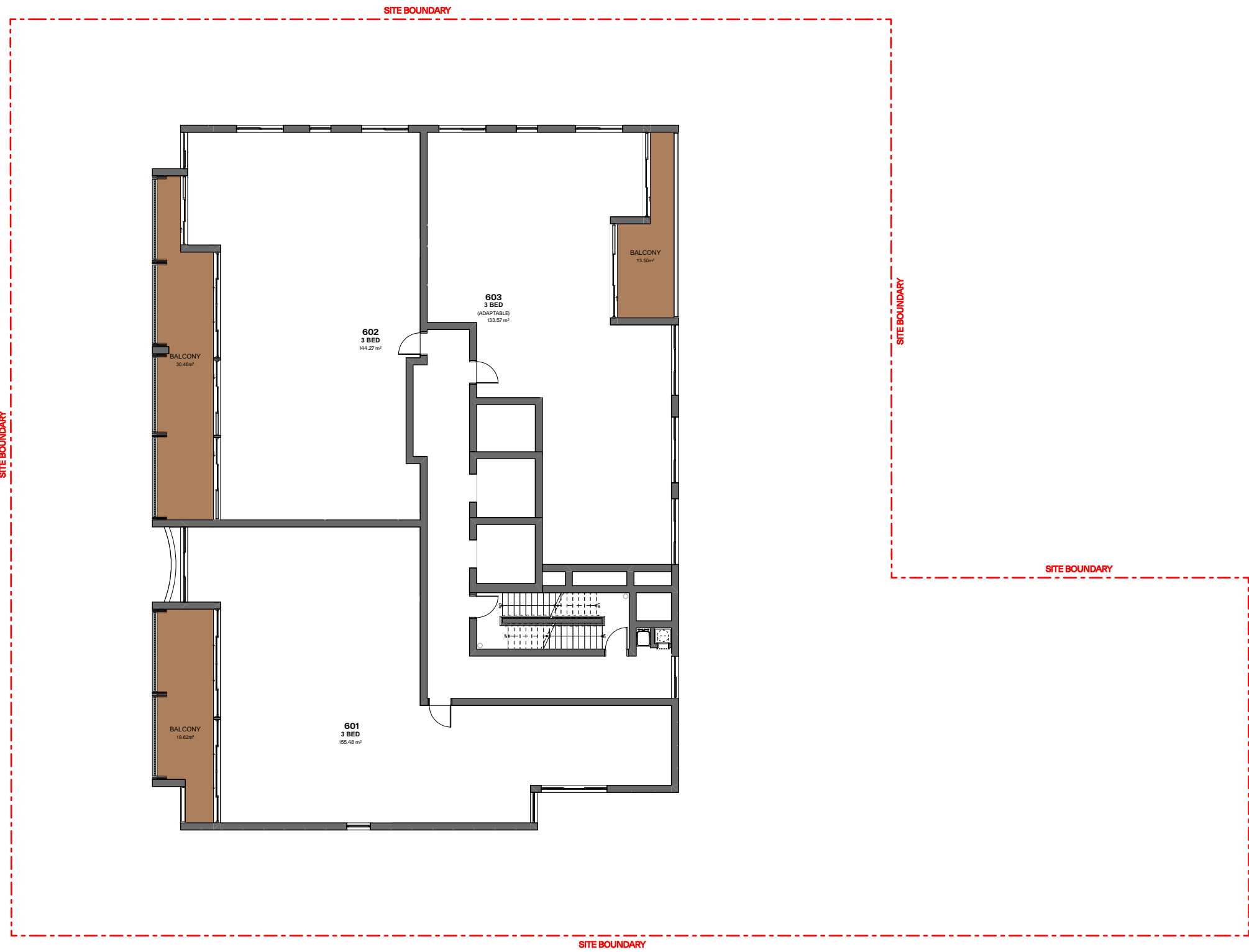
1 Level 3
Scale 1:200



2 Level 4
Scale 1:200



3 Level 5
Scale 1:200



4 Level 6
Scale 1:200

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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:

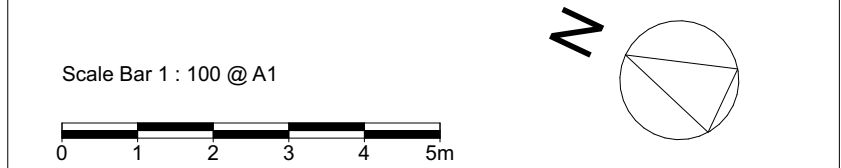
AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL BALUSTRADE
MC METAL CLADDING
FCE METAL FENCING (TO FUTURE SELECTION)
PC COMPOSITE PANEL CLADDING
PSx PRIVACY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

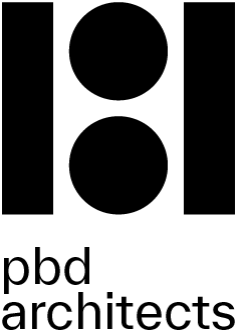
PRIVATE OPEN SPACE

PROPERTY DETAILS:
AREA: 1,694m²
ZONE: R3 Medium Density Residential

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



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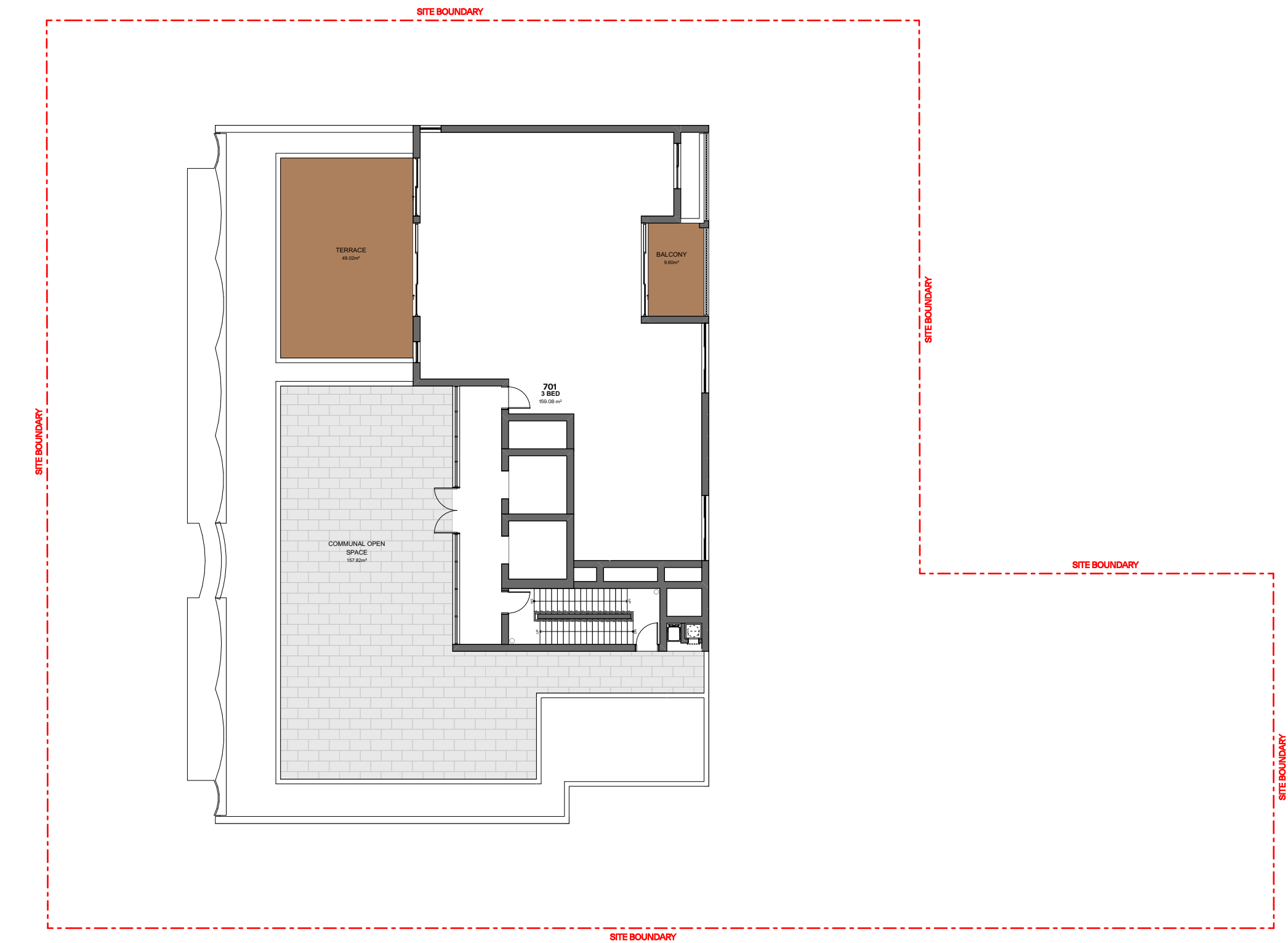
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Private Open Spaces - Sheet 2

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA541	ISSUE: 01
PROJECT NO: 2533		



1 Level 7
Scale 1:200

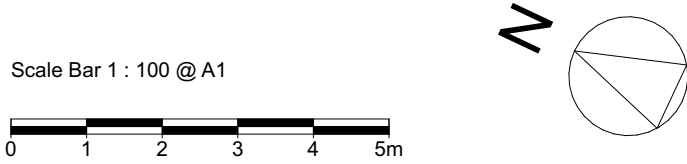
PRIVATE OPEN SPACES SUMMARY		
Lower Ground Floor	LG01	46.2
	LG02	46.2
	LG03	49.9
Ground Floor	G01	19.9
	G02	10.1
	G03	17.2
	G04	16.1
Level 1	101	19.9
	102	19.9
	103	10.1
	104	17.2
	105	16.1
Level 2	201	20.9
	202	20.9
	203	12.1
	204	18.5
	205	16.1
Level 3	301	20.9
	302	19.6
	303	30.5
	304	13.5
Level 4	401	20.9
	402	19.6
	403	30.5
	404	13.5
Level 5	501	19.6
	502	30.5
	503	13.5
Level 6	601	19.6
	602	30.5
	603	13.5
Level 7	701	58.6
		732.1 m²

- GENERAL NOTES:
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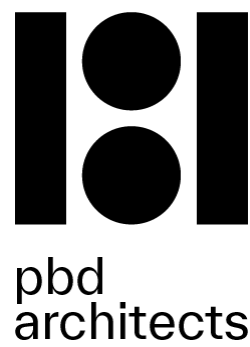
- LEGEND:
- AW AWNING
AH ACCESS HATCH
AC A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAIL BOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
HWU HOT WATER UNITS
- MATERIALS LEGEND:
- AFG 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:
- PRIVATE OPEN SPACE
- PROPERTY DETAILS:
- AREA: 1,694m²
ZONE: R3 Medium Density Residential

Issue	Date	Description
01	04/10/2025	DA SUBMISSION



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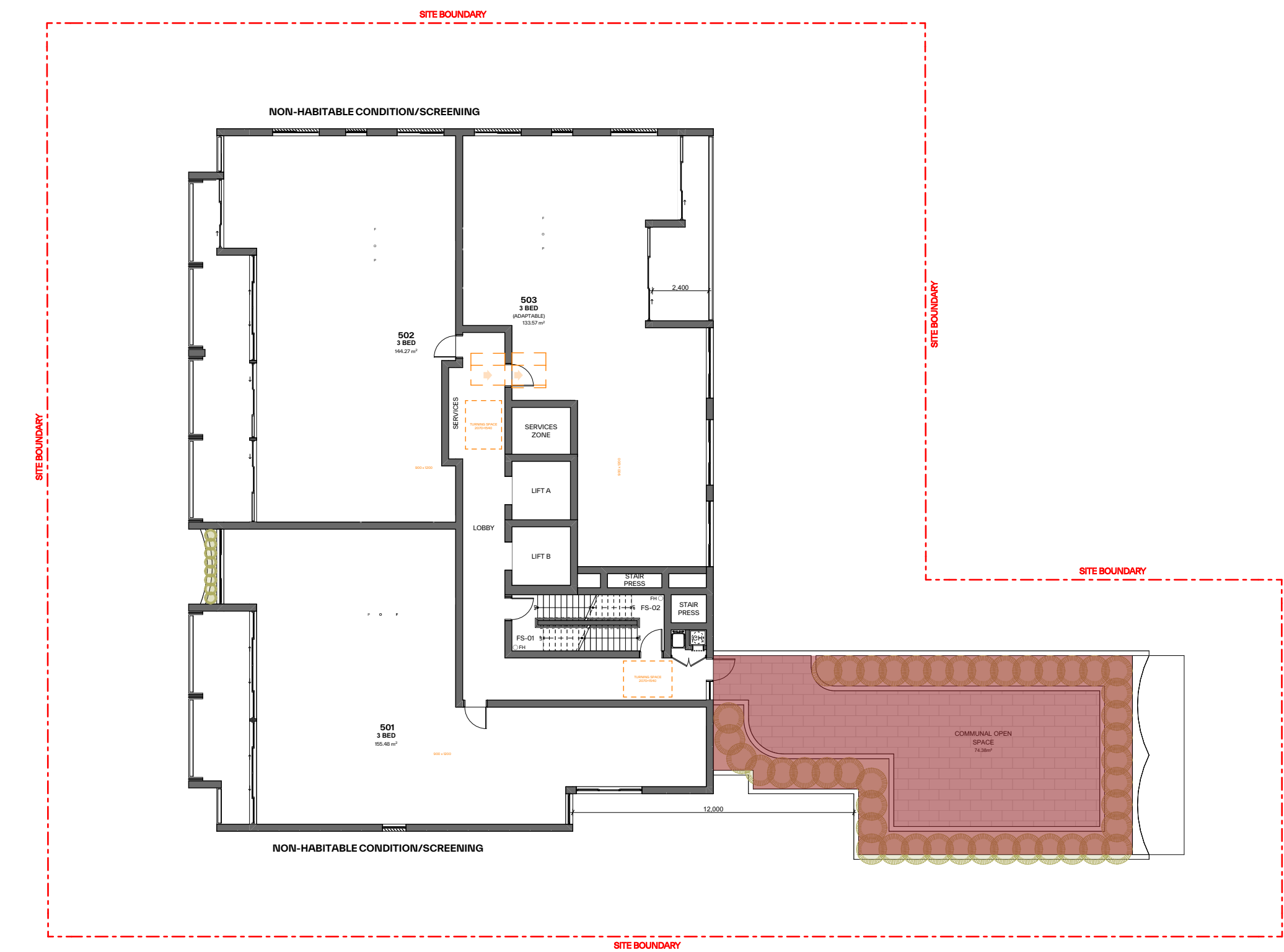
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

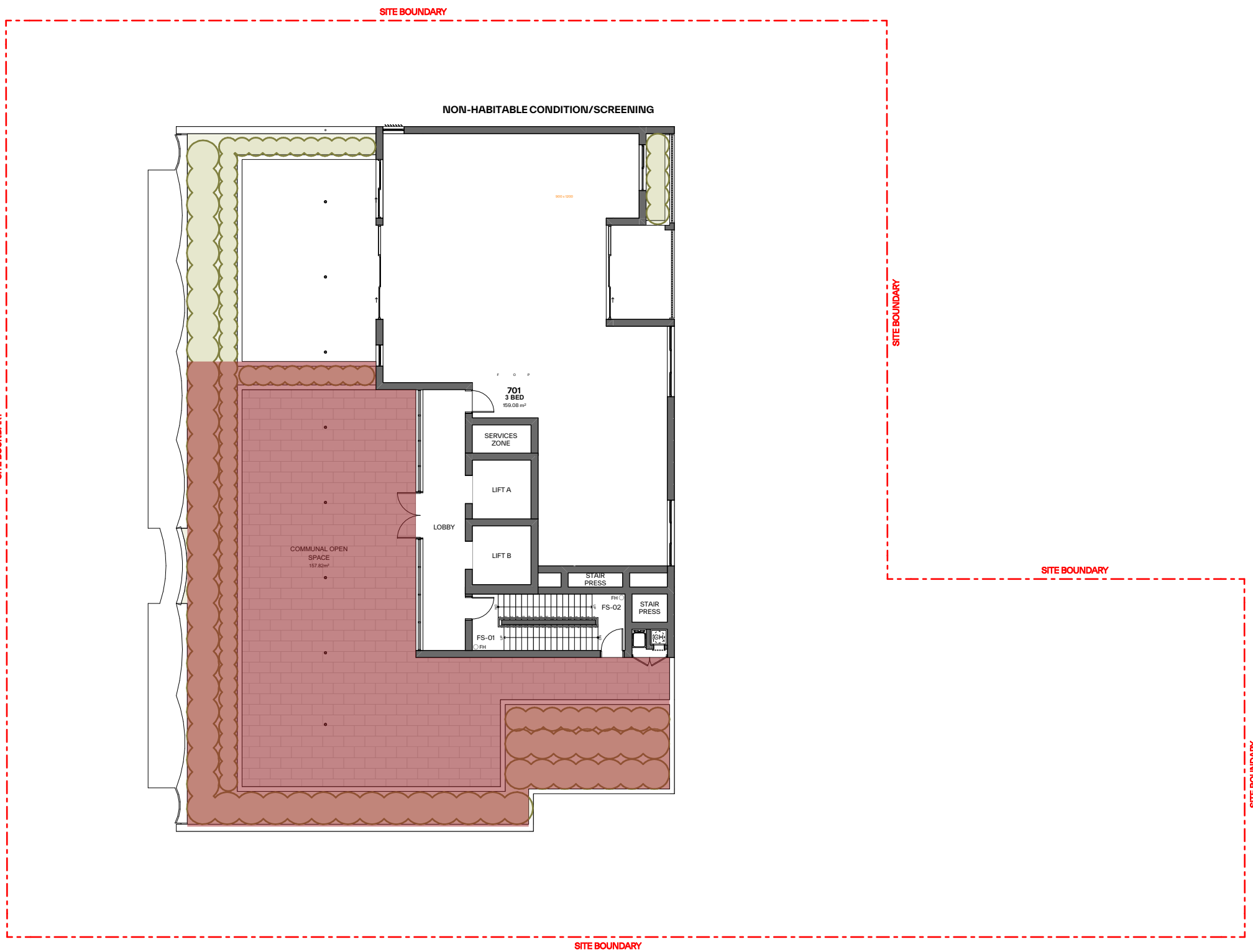
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Private Open Spaces - Sheet 3

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA542	ISSUE: 01
PROJECT NO: 2533		



1 Level 5
Scale 1:200



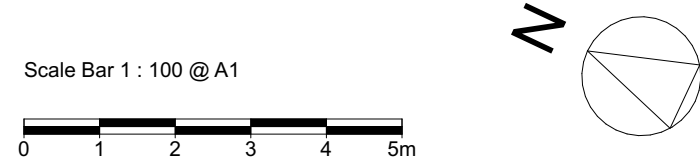
2 Level 7
Scale 1:200

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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 TOUCHED 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:
- GROSS FLOOR AREA
- PROPERTY DETAILS:
- AREA: 1,694m²
ZONE: R3 Medium Density Residential
- REQUIREMENT: MINIMUM 25% SITE AREA (423.5m²)
- COMMUNAL OPEN SPACE SUMMARY
- | | |
|---------|----------------------|
| Level 5 | 133.3 |
| Level 7 | 258.8 |
| | 392.1 m ² |

Issue	Date	Description
01	04/10/2025	DA SUBMISSION



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CPDM



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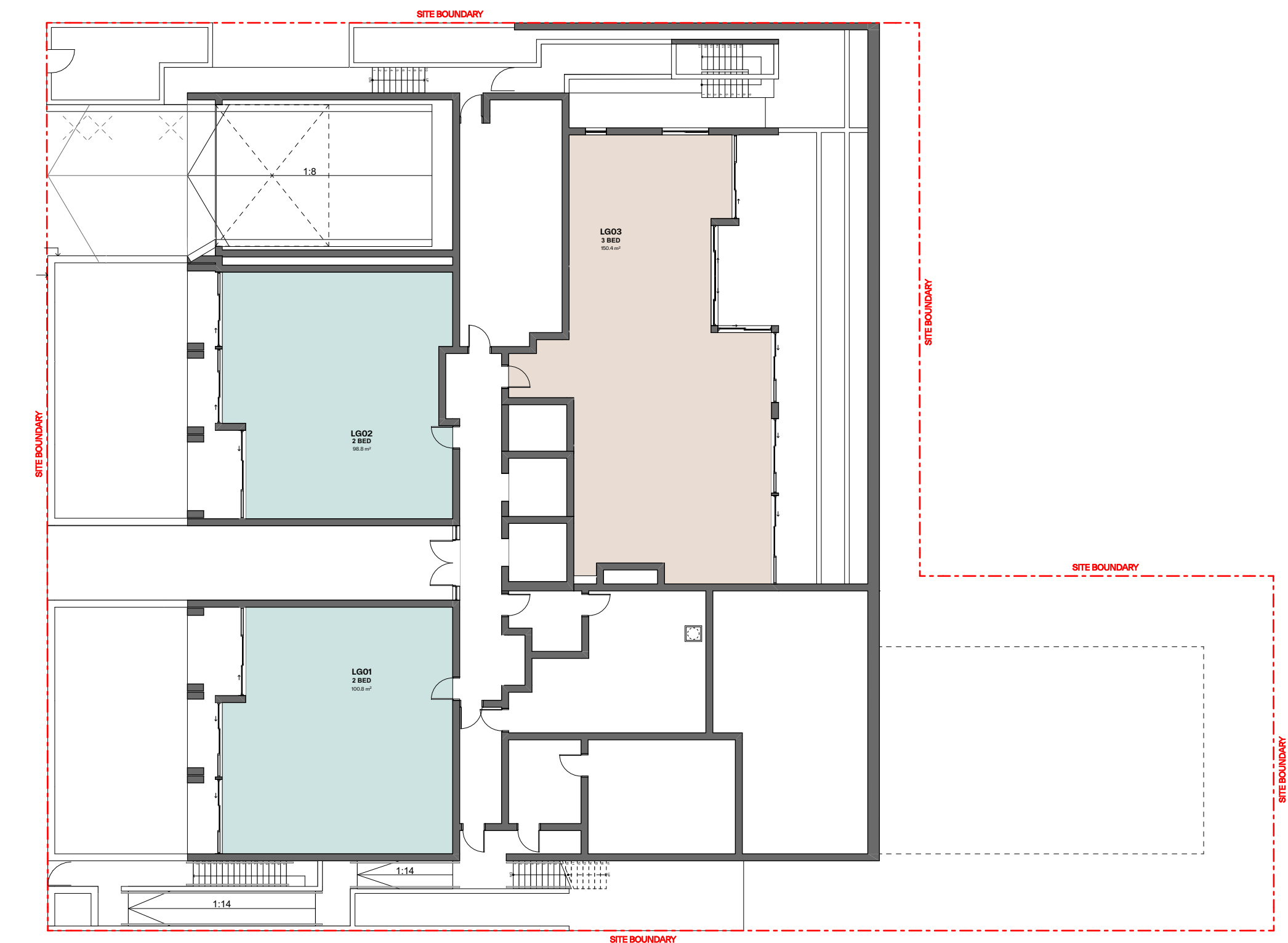
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

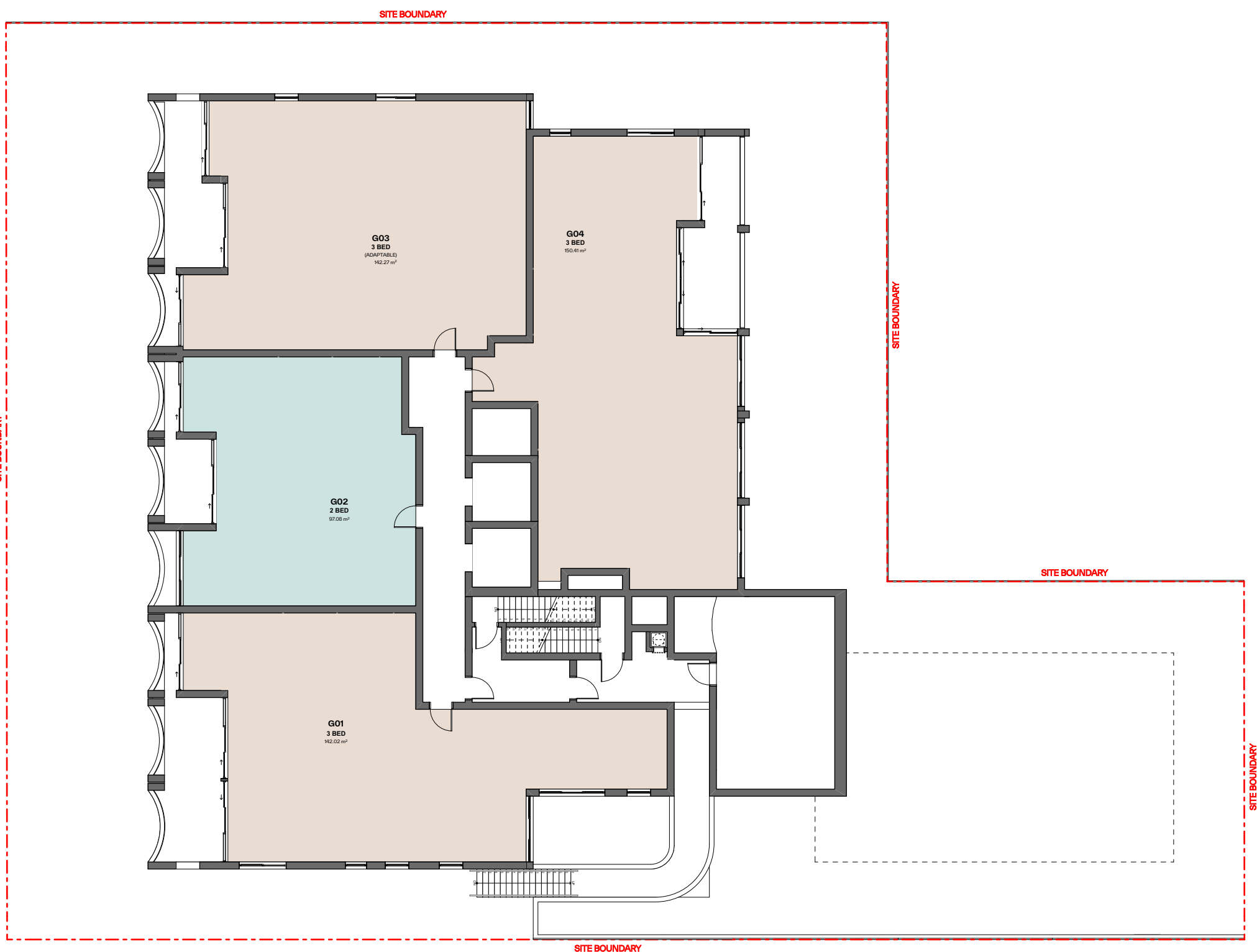
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Communal Open Space

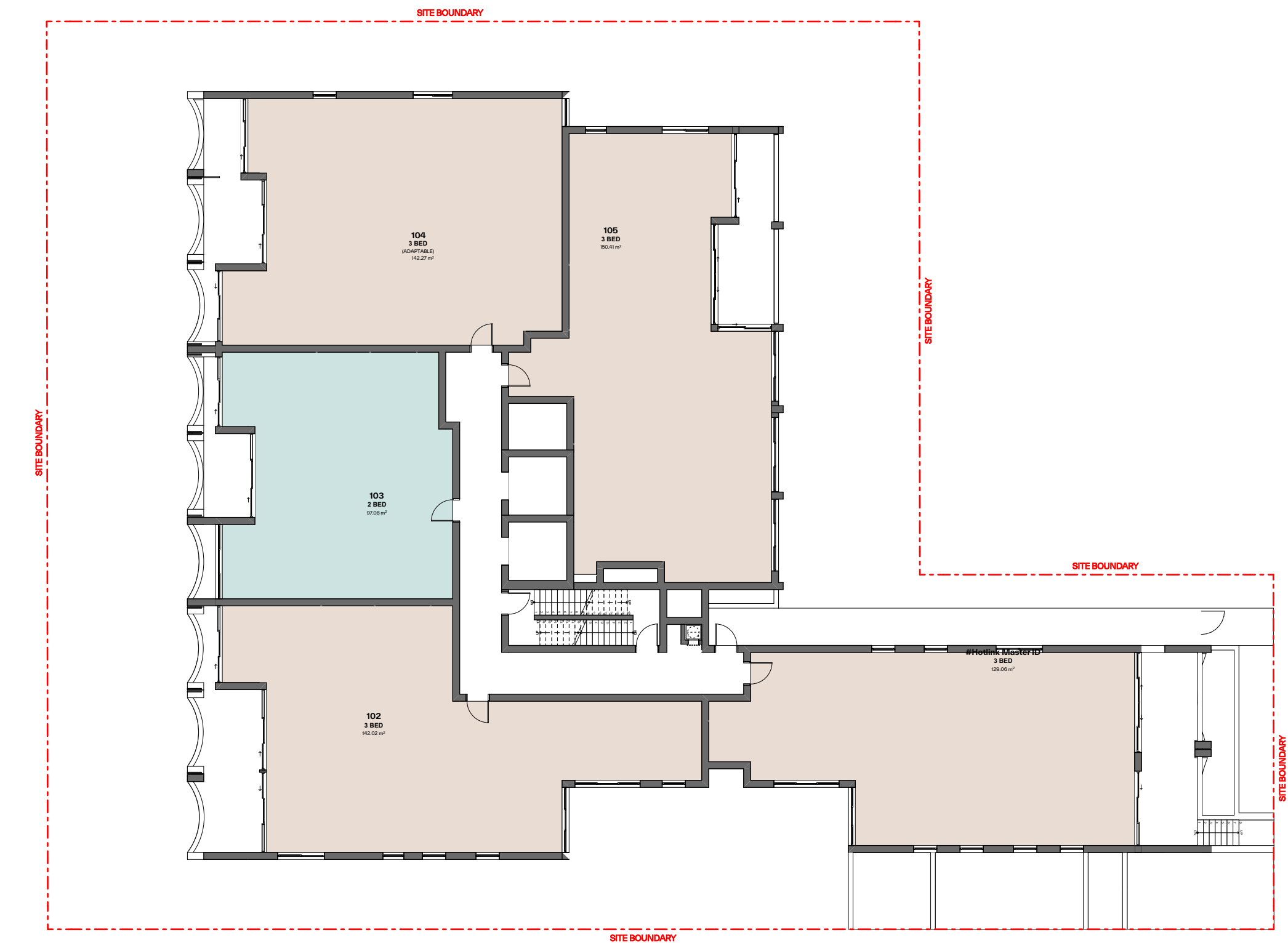
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SCALE: 1:200@A1	DRAWING NO: DA545	ISSUE: 01
PROJECT NO: 2533		



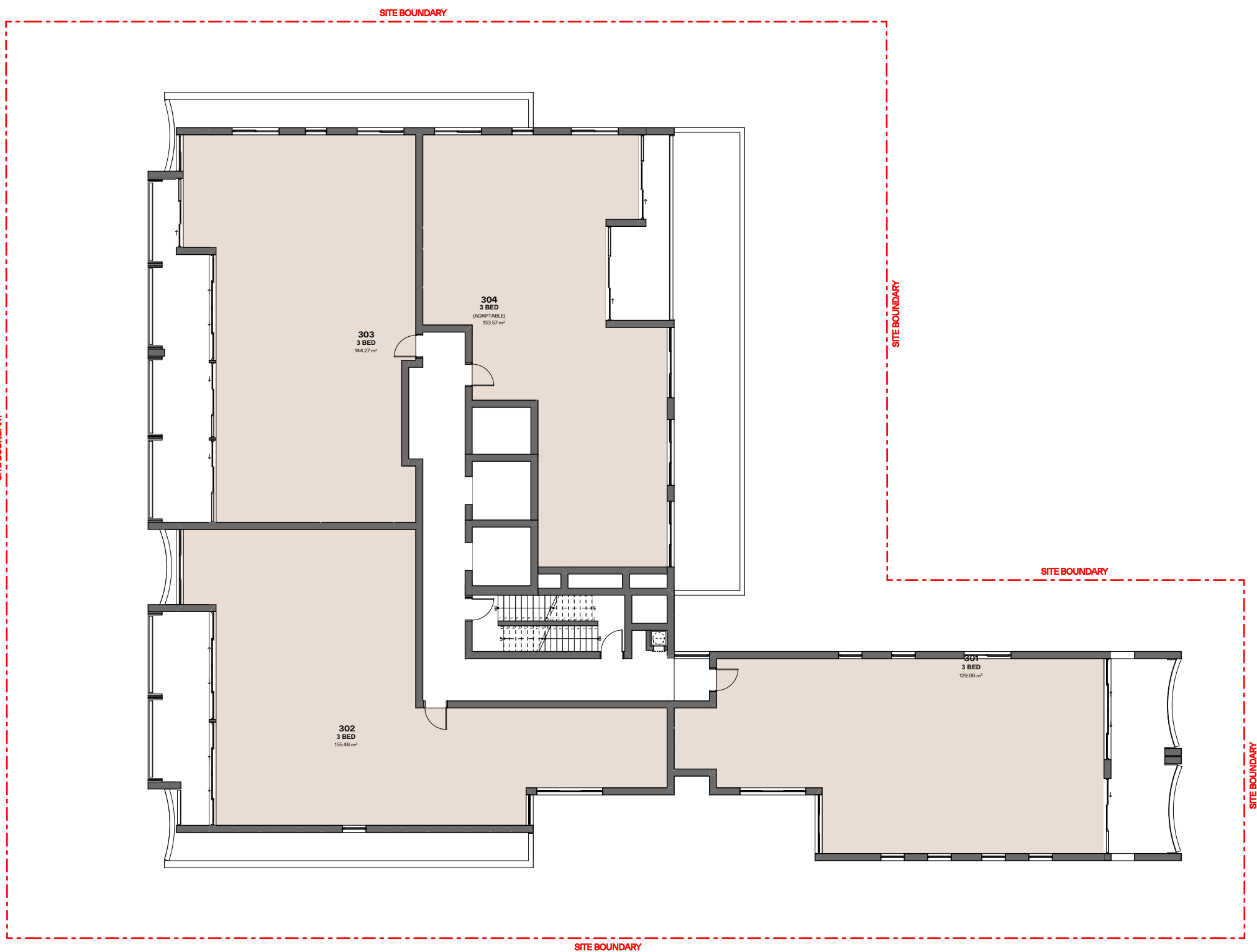
1 Lower Ground Floor
Scale 1:200



2 Ground Floor
Scale 1:200



3 Level 1-2
Scale 1:200



4 Level 3
Scale 1:200

GENERAL NOTES:

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

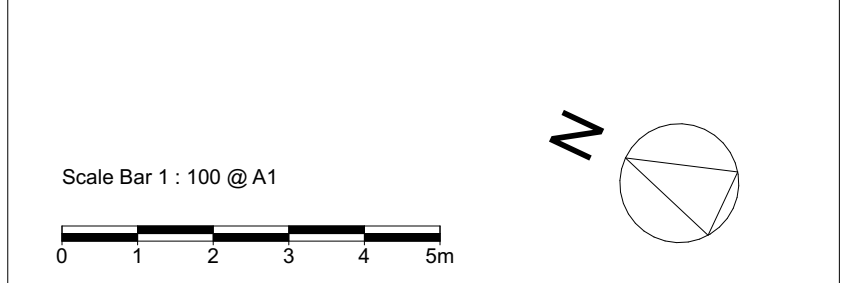
AW AWNING
AH ACCESS HATCH
AC A/C CONDENSER UNITS
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
GC GARBAGE CHUTE
HW HIGHLIGHT WINDOW
MV MECHANICAL RISER TO FUTURE DETAIL
MB MAILBOX TO FUTURE DETAIL
R 240L RECYCLING BIN
SK SKYLIGHT
ST STORAGE
HWU HOT WATER UNITS

MATERIALS LEGEND:

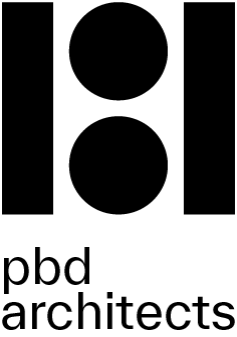
AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
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CONC CONCRETE
FB FACE BRICK
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RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED FINISH/SELECTED PAINT FINISH
TC TIMBER CLADDING
VB EXTERNAL VENETIAN BLINDS

LEGEND:		
2-BED UNITS	4	12.5%
3-BED UNITS	28	87.5%
TOTAL	32	

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
CPDM



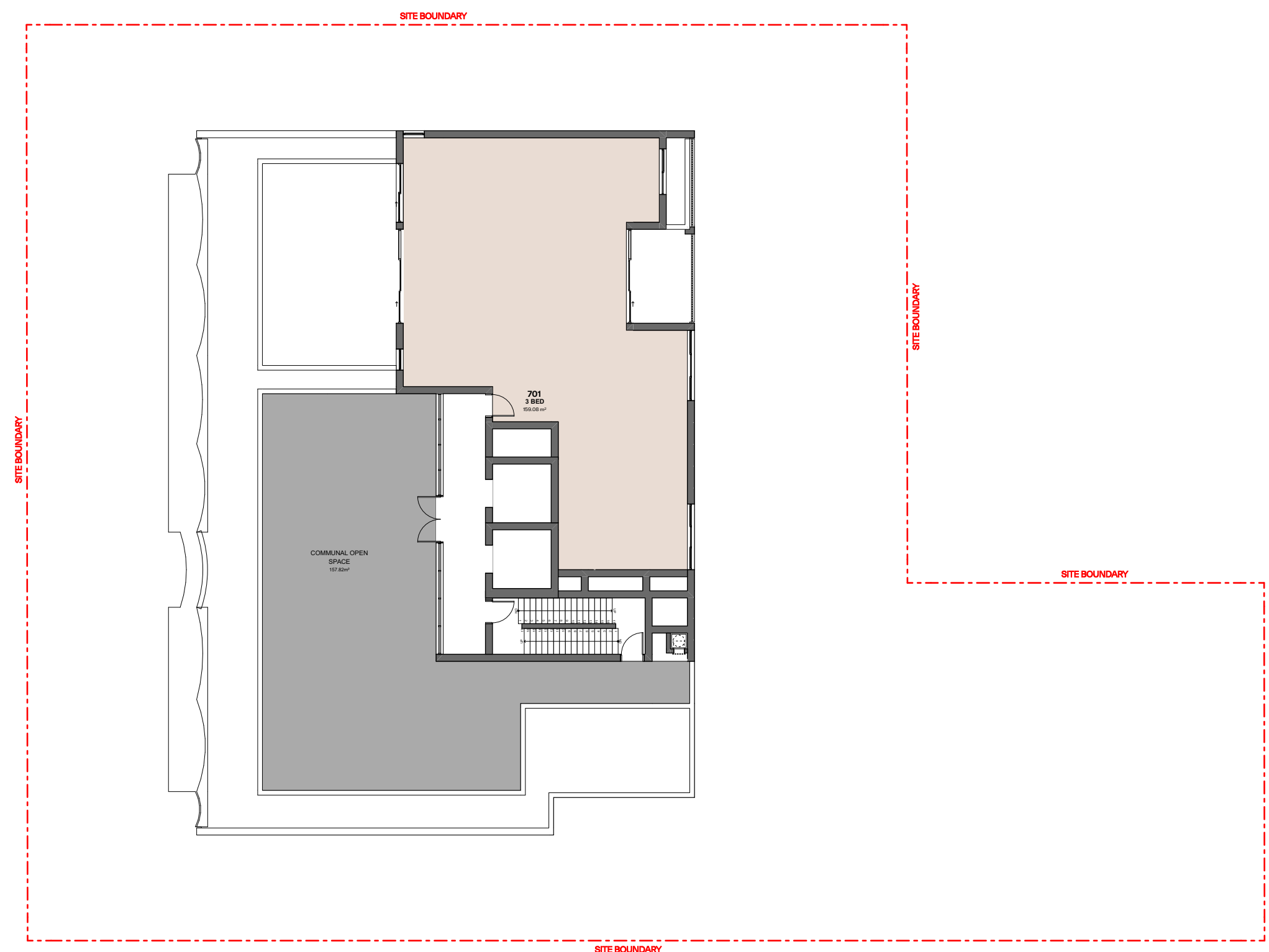
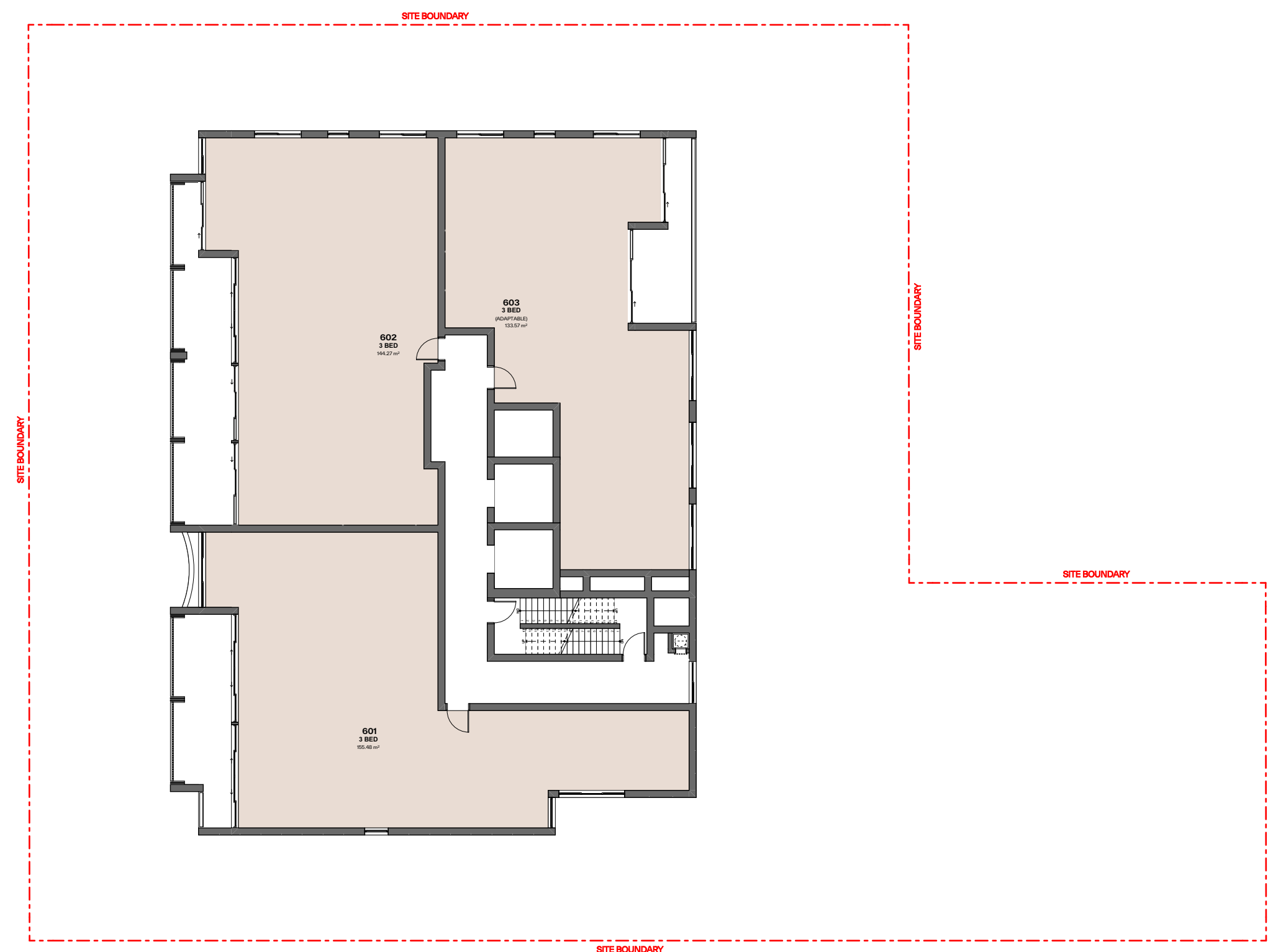
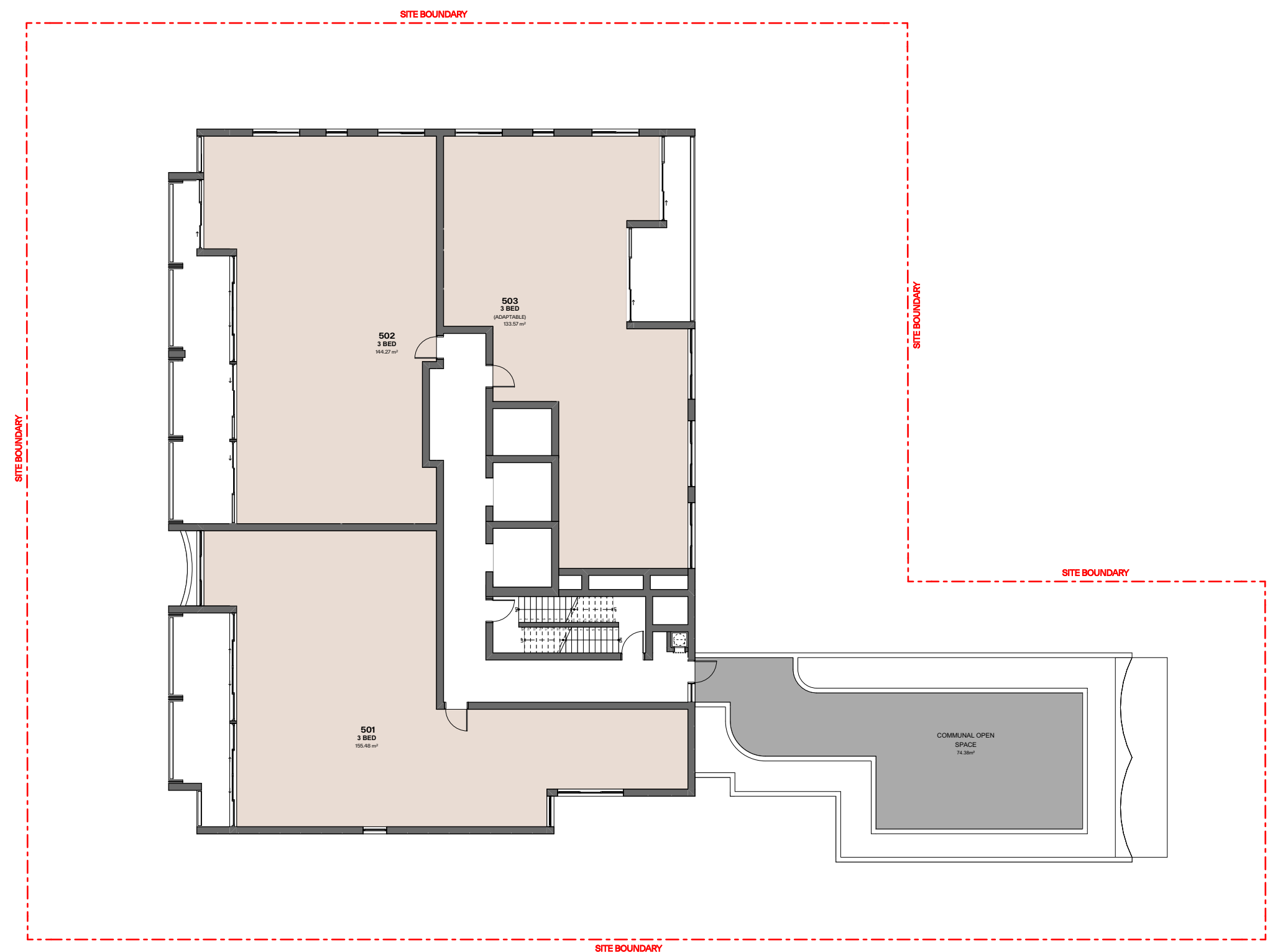
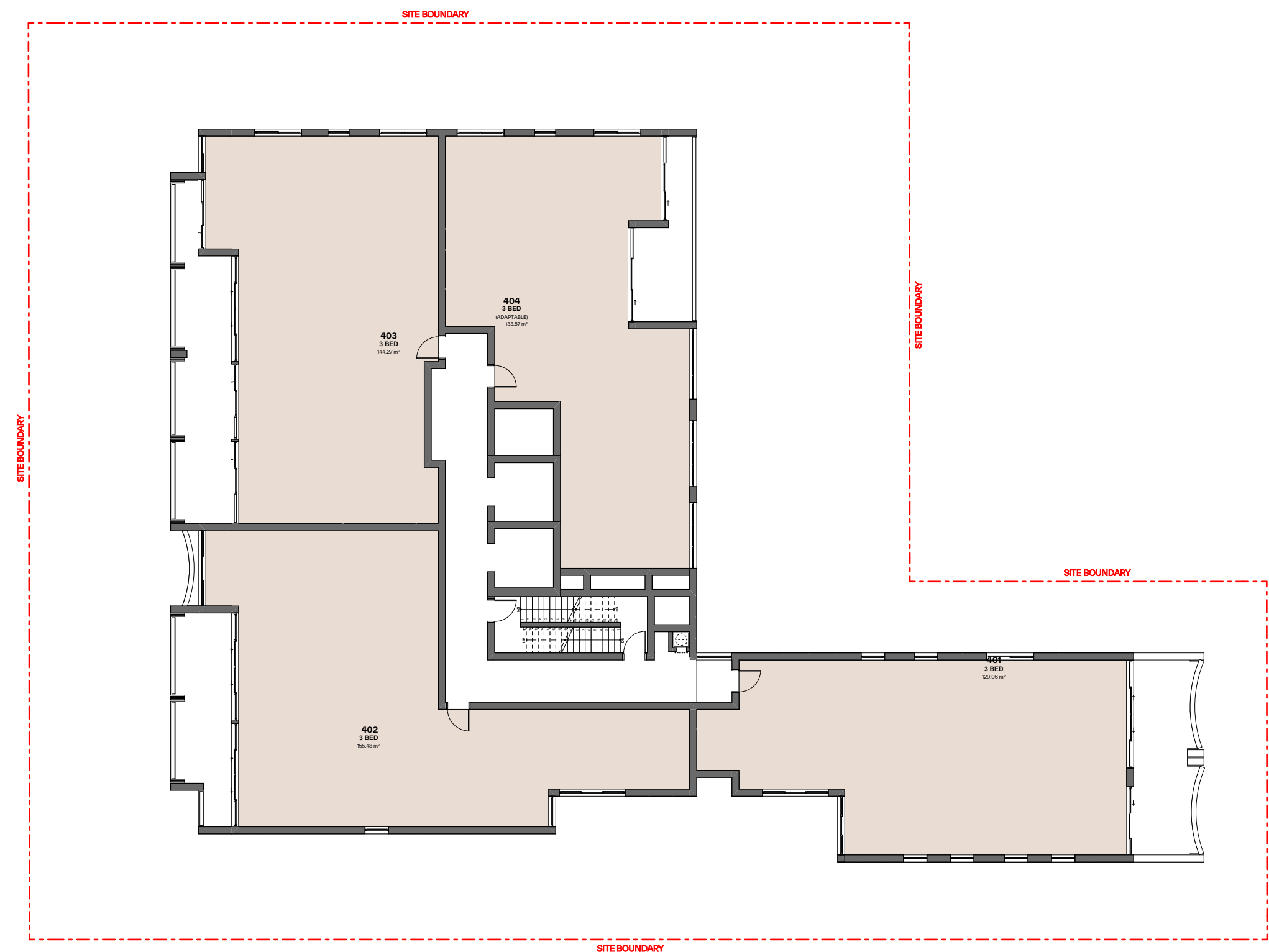
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architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevac NSW 7768

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Unit Mix Diagram - Sheet 1

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA550	ISSUE: 01
PROJECT NO: 2533		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION). FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CO STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAIWAYS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS' DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT AND INTELLECTUAL PROPERTY 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:

- | | |
|------|---|
| AFV | ALUMINIUM FRAMED GLAZING |
| LV | ALUMINIUM ELLIPTICAL FIXED LOUVERS |
| AW | AWNING (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| GB | FACE BRICK |
| MB | FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS) |
| MC | METAL BALUSTRADE |
| MC | METAL CLADDING |
| FCE | METAL FINISHING (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PSK | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTY | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RV | RENDERED FINISH/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |
| WB | EXTERNAL VENETIAN BLINDS |

LEGEND:

2-BED UNITS	4	12.5%
3-BED UNITS	28	87.5%
TOTAL	32	

[illegible]

Scale Bar 1 : 100 @ A1



CLIENT:

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Level 2, 52 Albion Street

Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:

Paul Buljevic NSW 776

PROJECT:

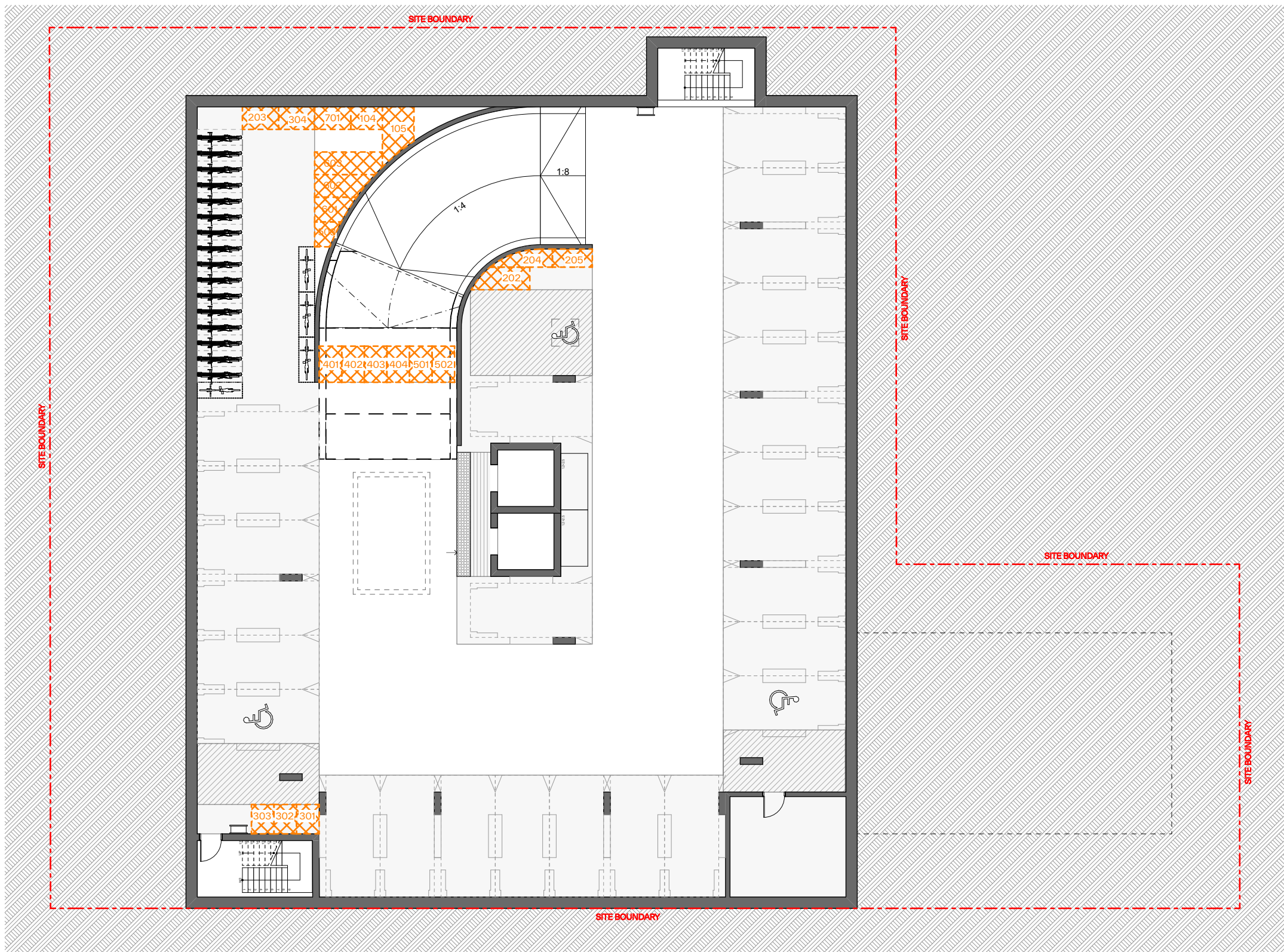
Residential Flat Building

57-61 Reynolds St, Cremorne, NSW, 2090

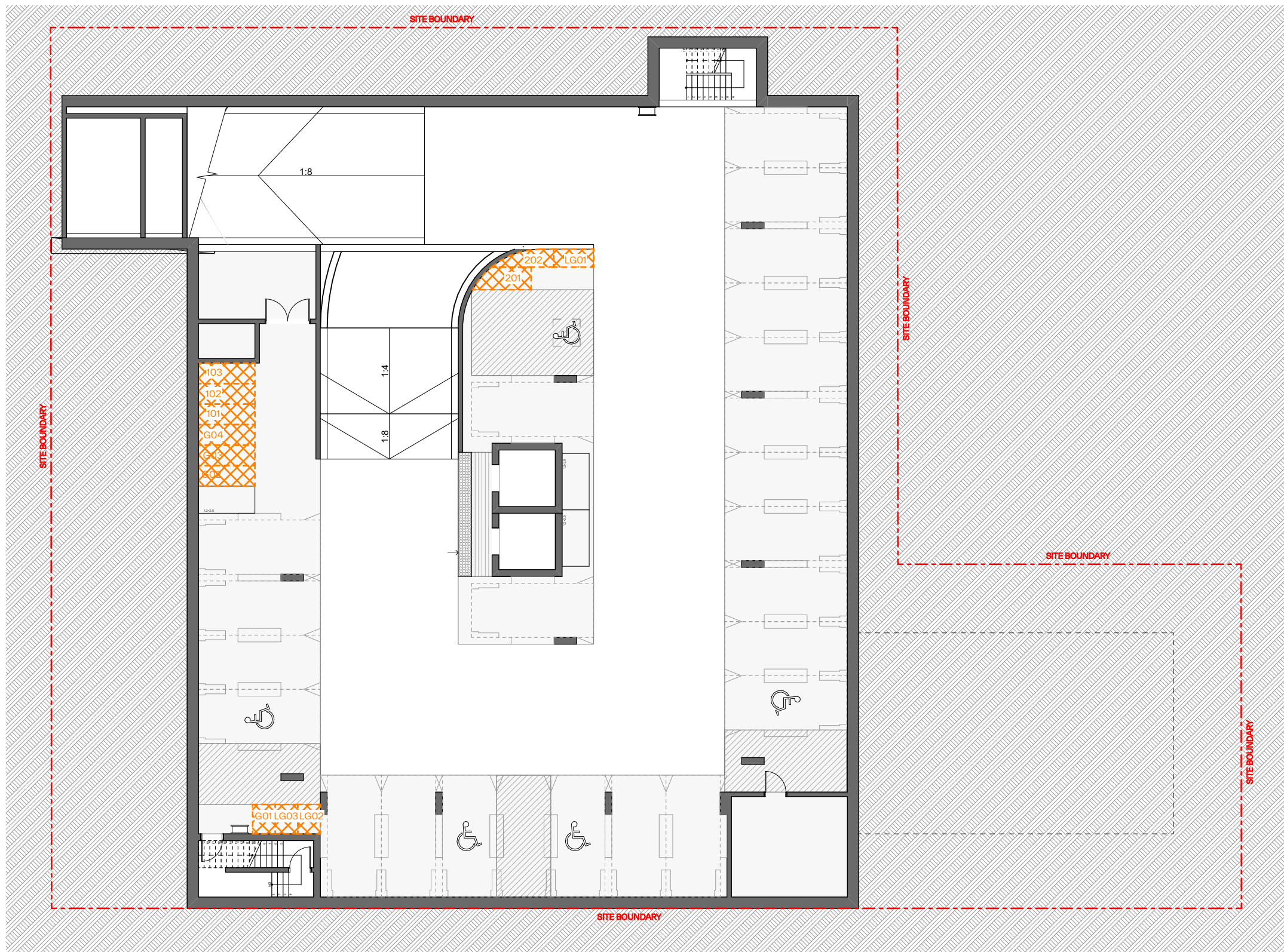
DRAWING TITLE:

Unit Mix Diagram - Sheet 2

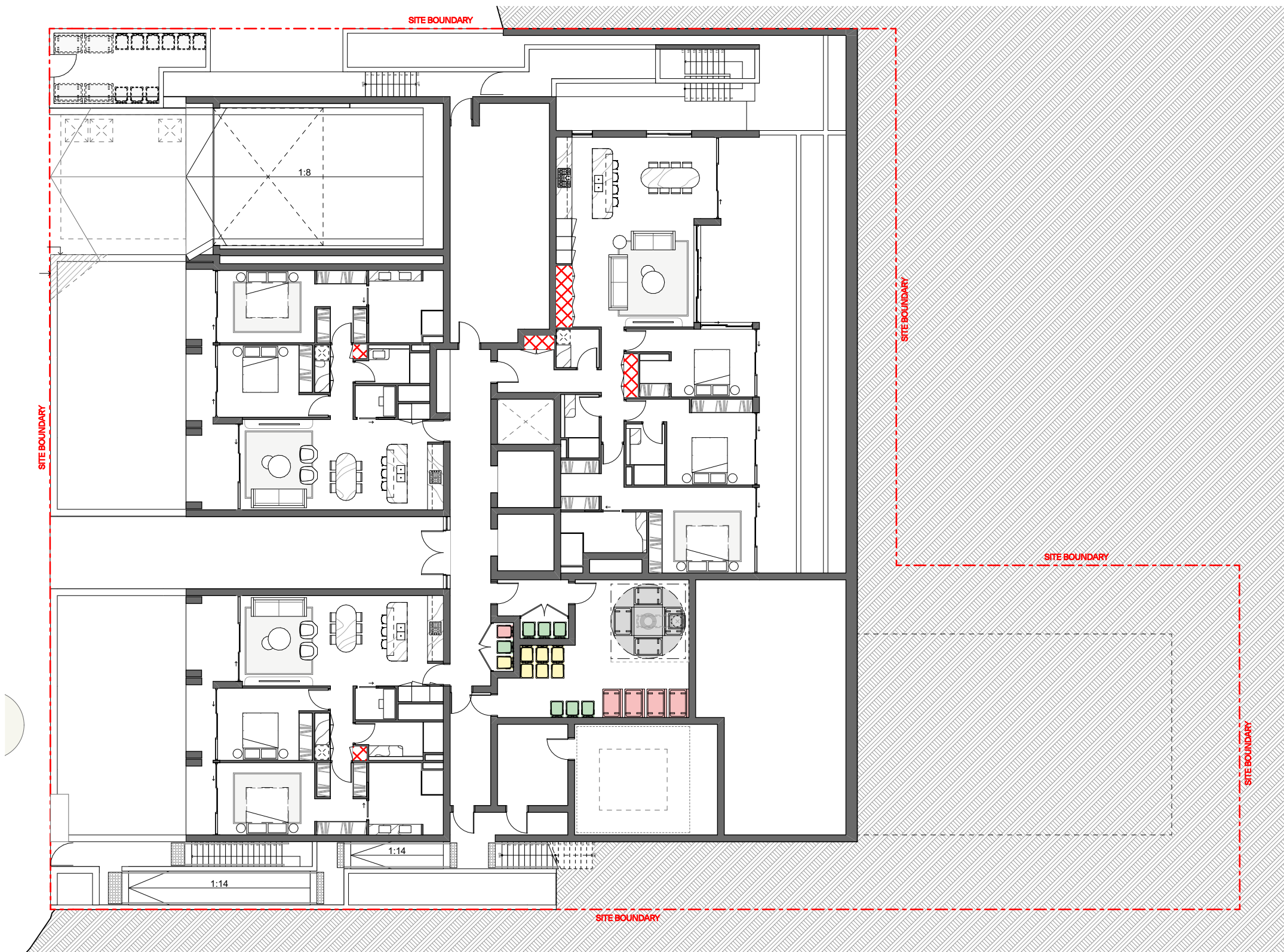
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SCALE: 1:200@A1	DRAWING NO: DA551	ISSUE: 01
PROJECT NO: 2533		



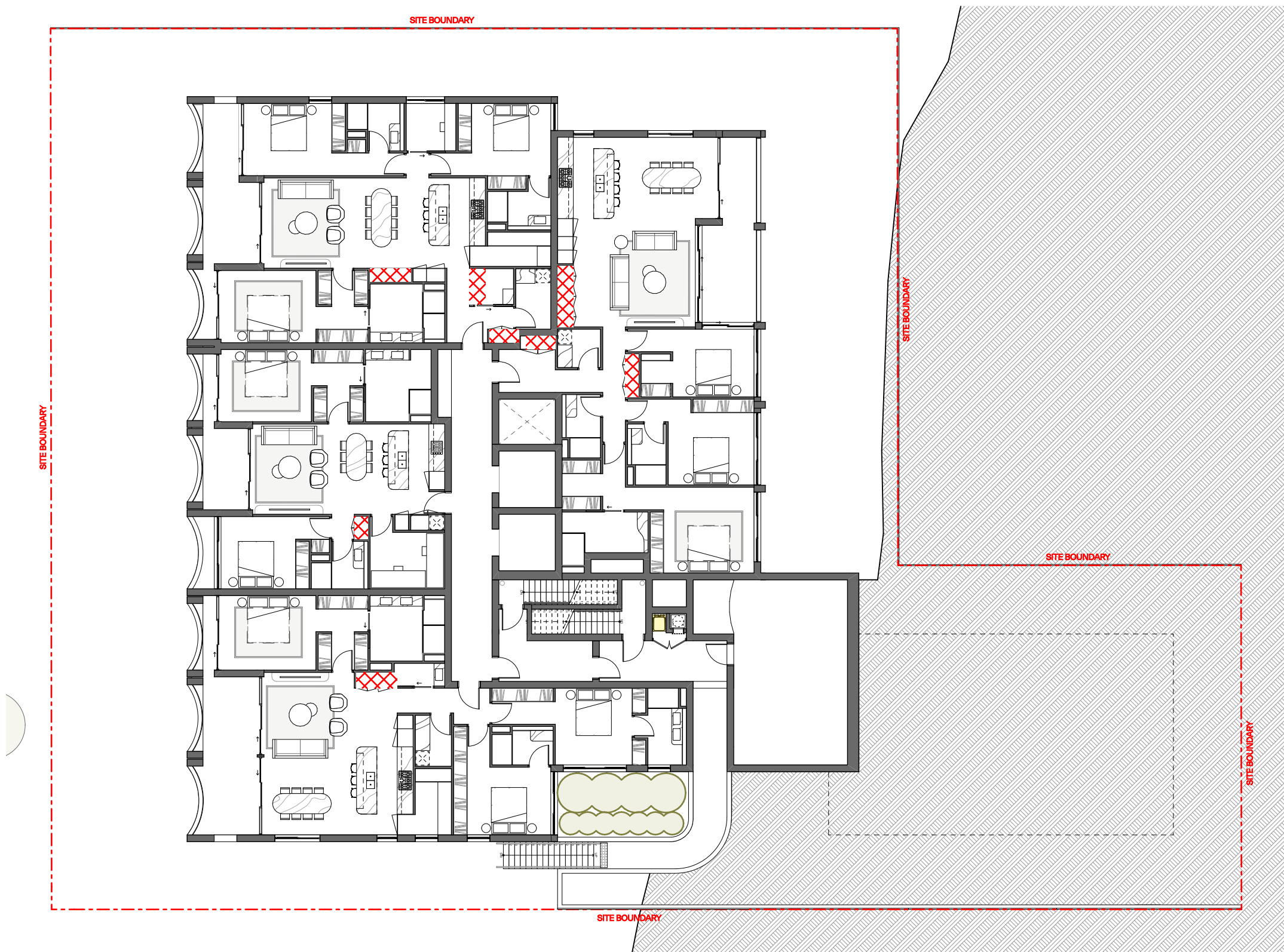
1 Basement 02
Scale 1:200



2 Basement 01
Scale 1:200



3 Lower Ground Floor
Scale 1:200



4 Ground Floor
Scale 1:200

GENERAL NOTES:

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LEGEND:

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

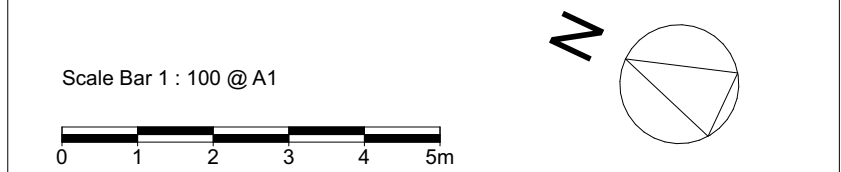
MATERIALS LEGEND:

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

STORAGE AREA IN UNIT
STORAGE CAGE AREA

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



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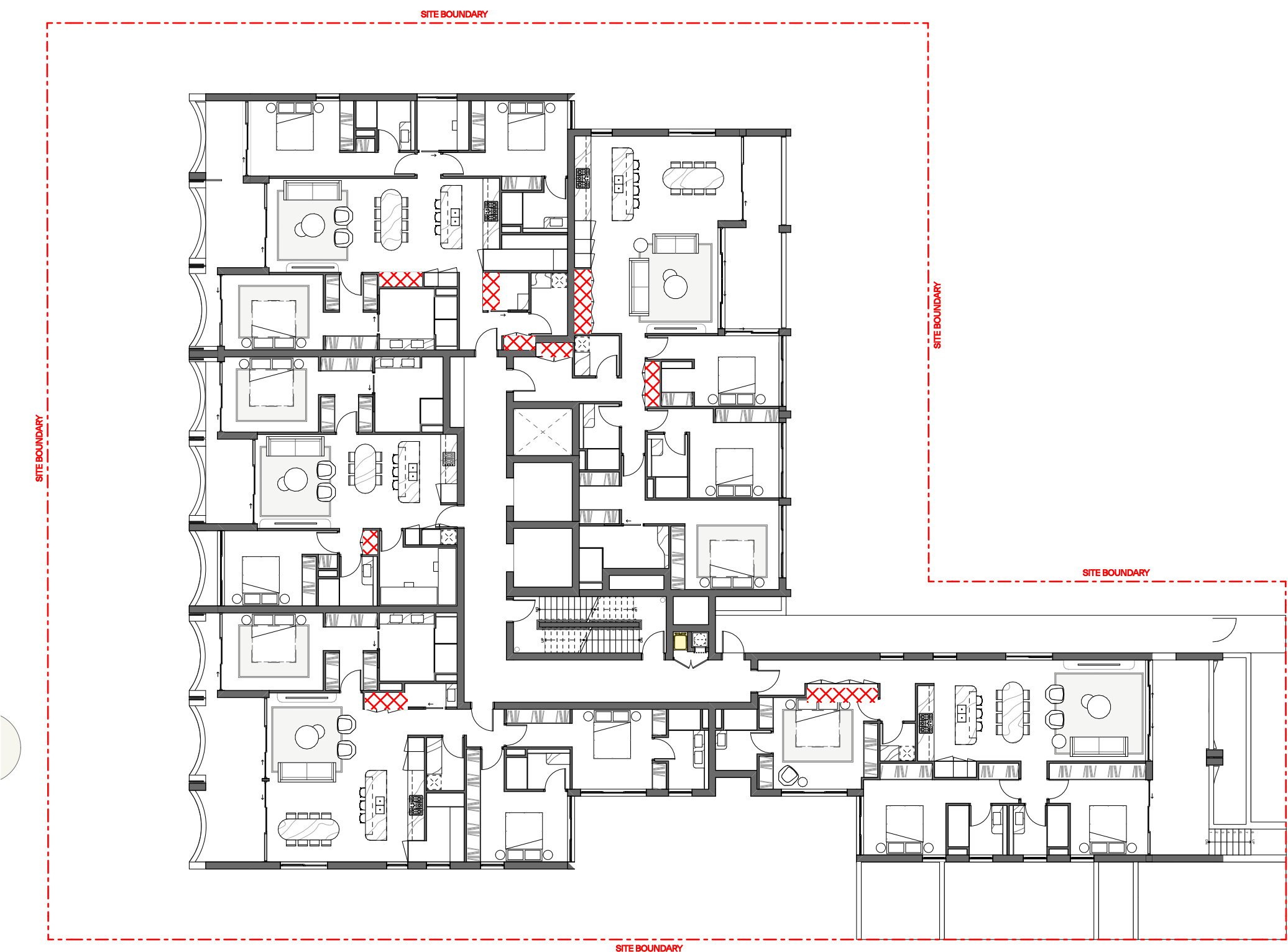
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

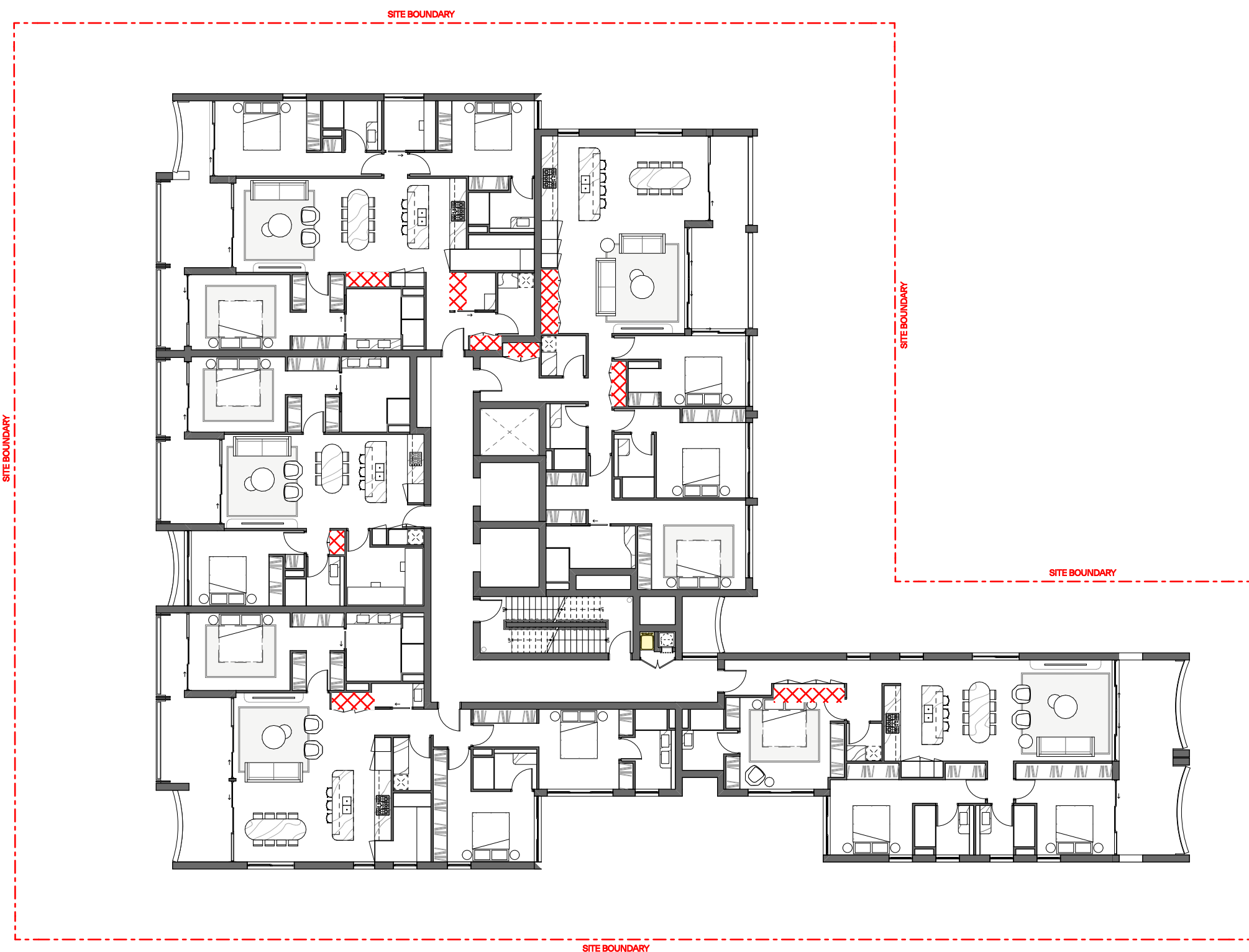
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Storage Calculation Diagram - Sheet 1

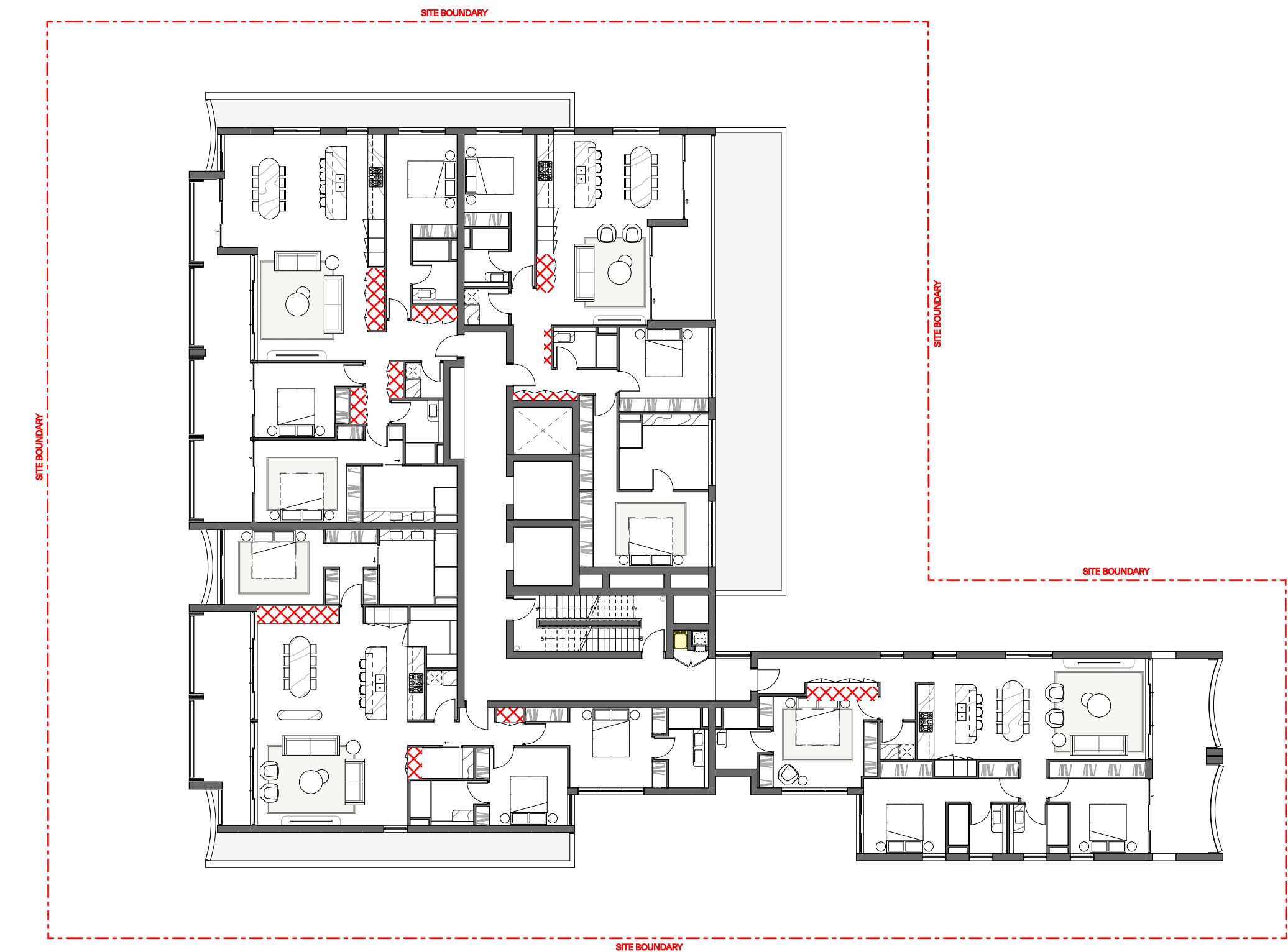
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SCALE: 1:200@A1	DRAWING NO: DA560	ISSUE: 01
PROJECT NO: 2533		



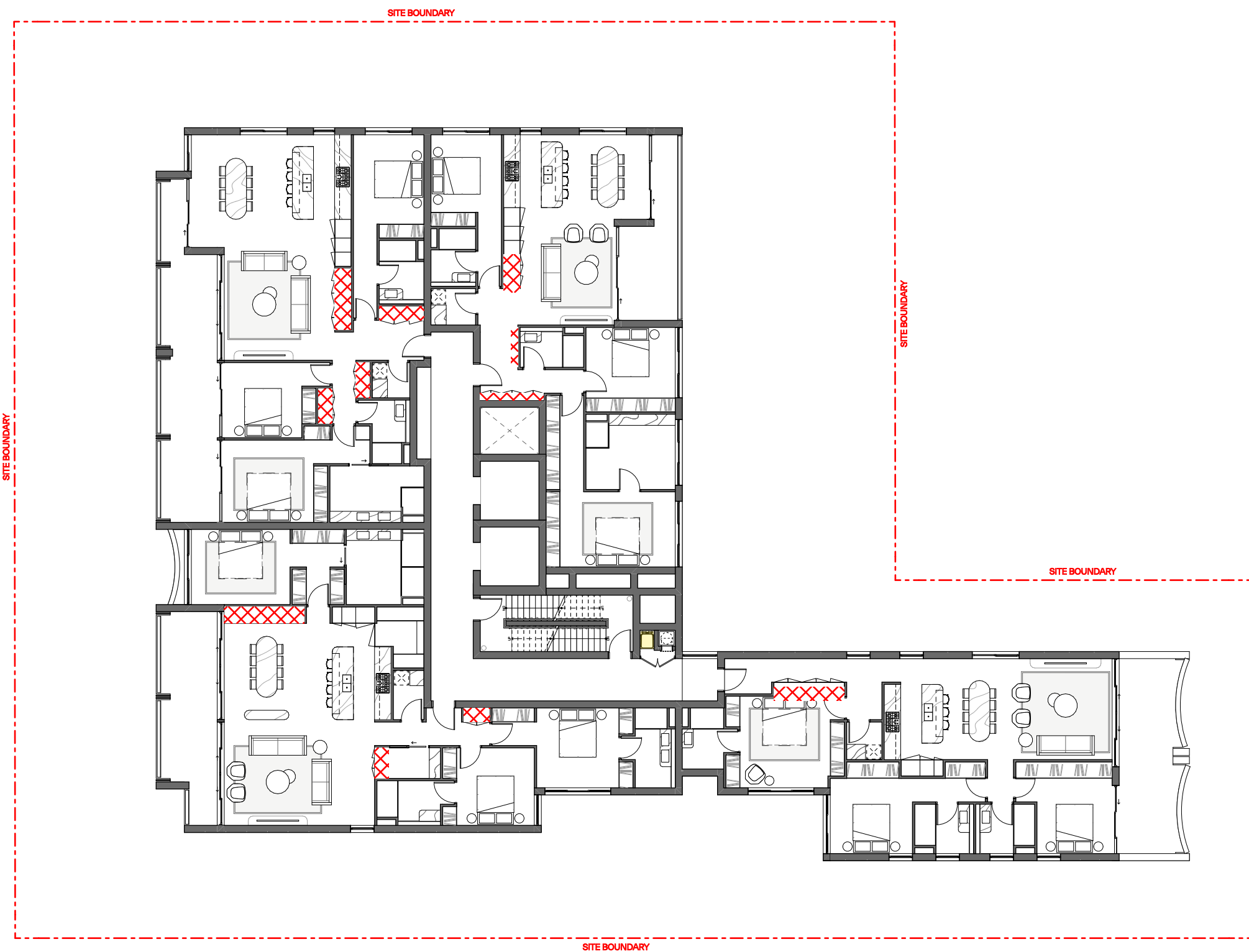
1 Level 1
Scale 1:200



2 Level 2
Scale 1:200



3 Level 3
Scale 1:200



4 Level 4
Scale 1:200

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

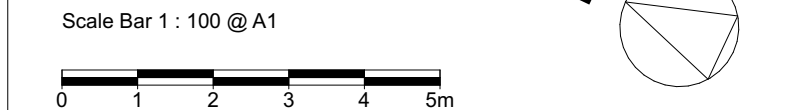
MATERIALS LEGEND:

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LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB METAL BALUSTRADE
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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

LEGEND:

STORAGE AREA IN UNIT
STORAGE CAGE AREA

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



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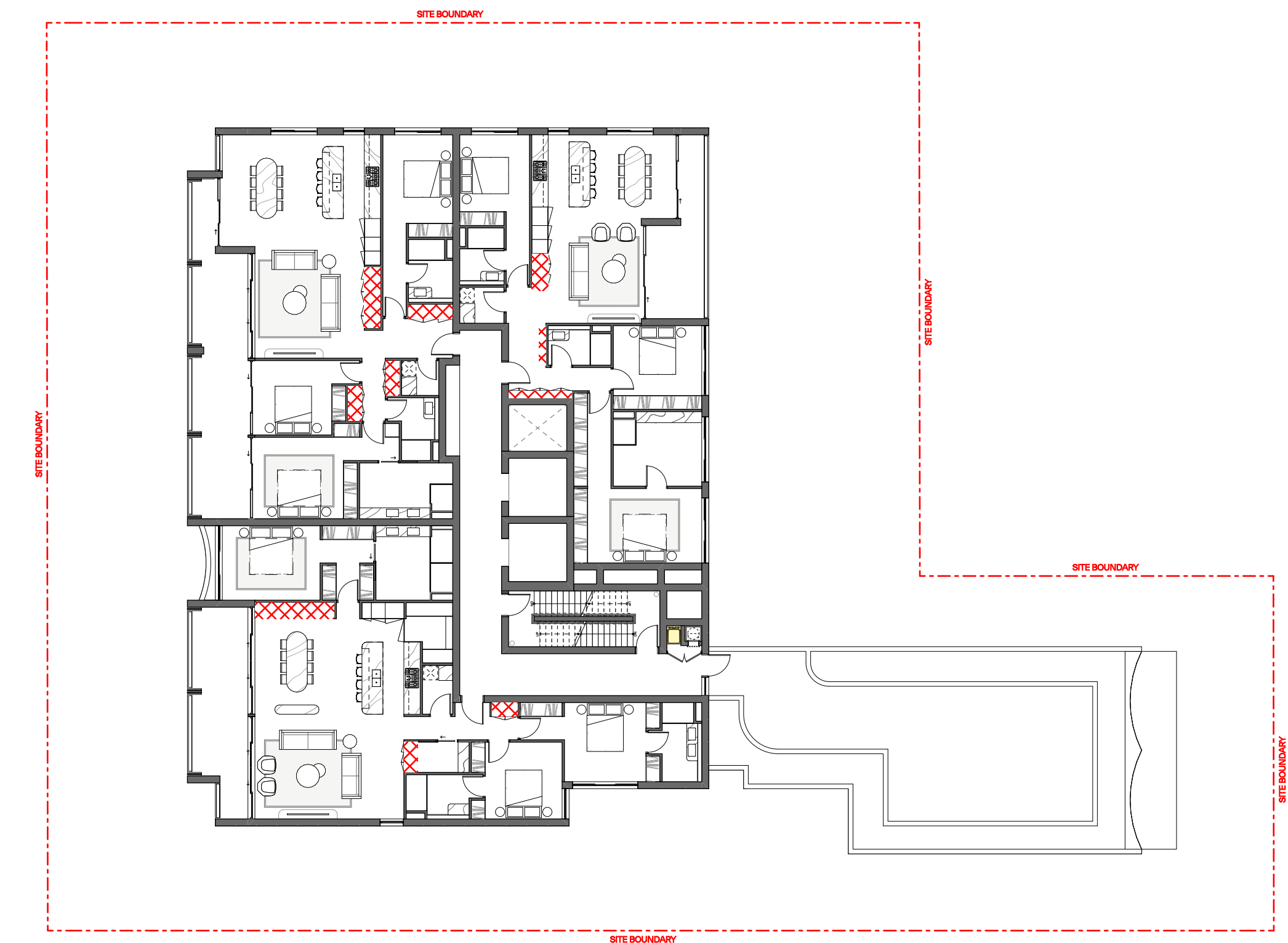
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Nominated Architect:
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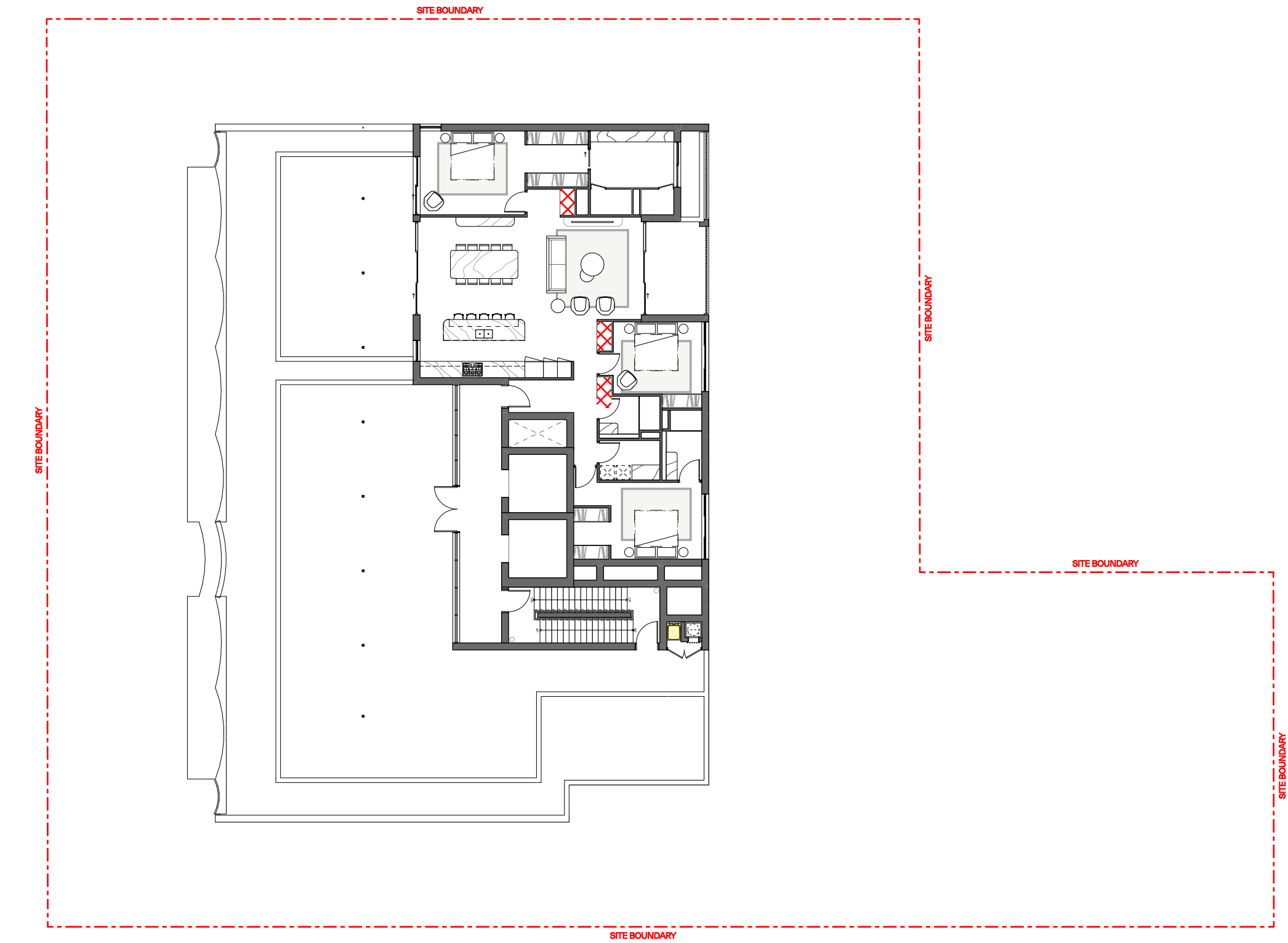
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Storage Calculation Diagram - Sheet 2

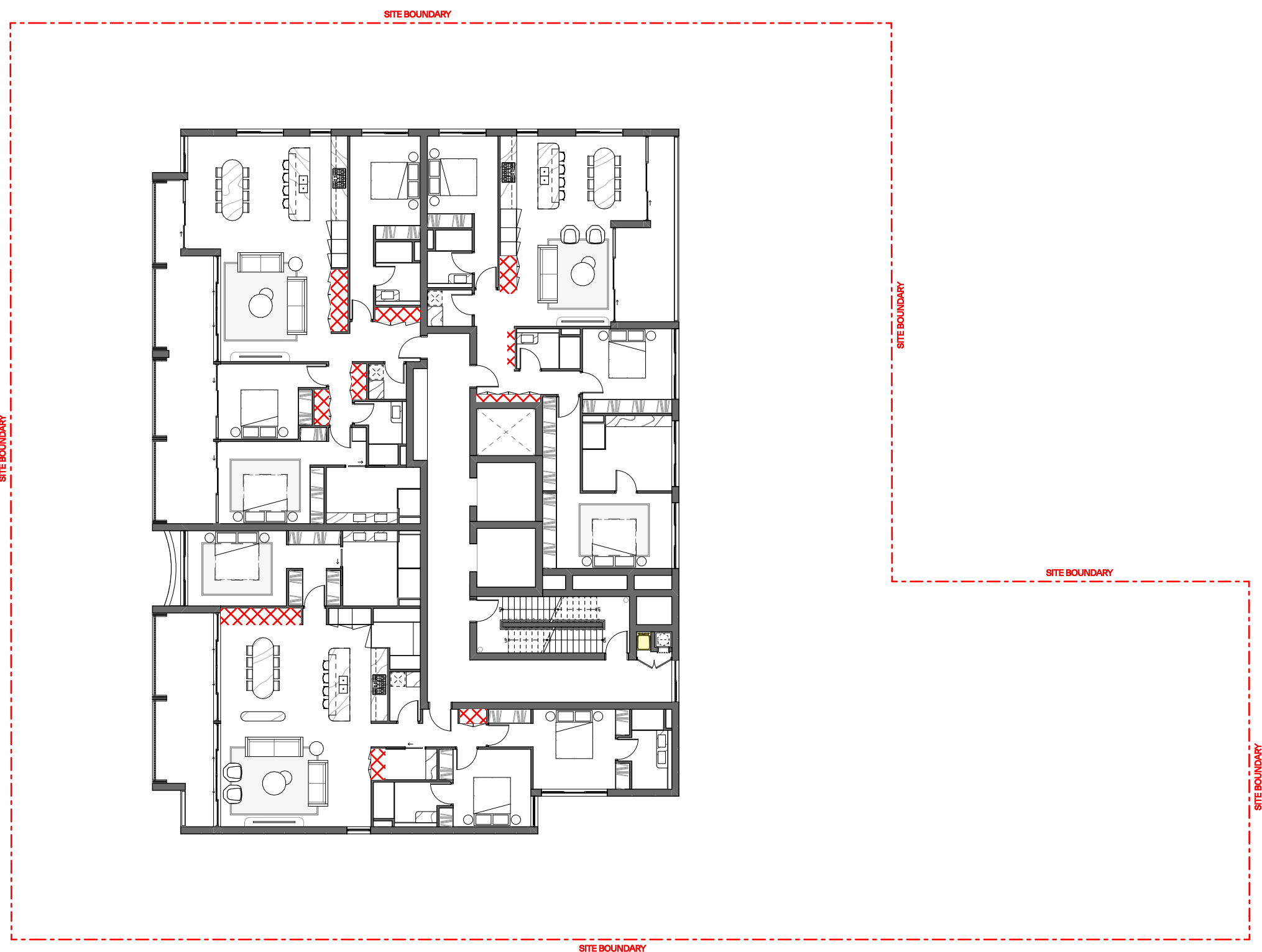
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA561	ISSUE: 01
PROJECT NO: 2533		



1 Level 5
Scale 1:200



3 Level 7
Scale 1:200



2 Level 6
Scale 1:200

STORAGE AREA/VOL (STORAGE CAGE)			
Unit	Area (m2)	Volume (m3)	
LG01	1.4	3.4	
LG02	1.3	3.1	
LG03	1.3	3.1	
G01	1.3	3.1	
G02	2.3	5.4	
G03	2.3	5.4	
G04	2.3	5.4	
101	2.3	5.4	
102	2.3	5.4	
103	2.3	5.4	
104	1.4	3.4	
105	2.9	6.9	
201	2.2	5.3	
202	3.8	9.2	
203	1.6	3.8	
204	1.6	3.9	
205	1.4	3.4	
301	1.3	3.1	
302	1.3	3.1	
303	1.3	3.1	
304	1.6	3.8	
401	1.6	3.8	
402	1.6	3.8	
403	1.6	3.8	
404	1.6	3.8	
501	1.6	3.8	
502	1.6	3.8	
503	1.0	2.4	
601	1.6	4.0	
602	2.2	5.4	
603	2.9	7.1	
701	1.6	3.8	
58.4 m²		139.6 m³	

STORAGE AREA / VOLUME			
Level	Unit	Area (m2)	Volume (m3)
Lower Ground Floor			
	LG01	0.4	0.9
	LG02	0.4	0.9
	LG03	3.8	9.1
Ground Floor			
	G01	1.3	3.0
	G02	0.6	1.4
	G03	3.0	5.7
	G04	3.8	9.1
Level 1			
		1.8	4.3
	102	1.3	3.0
	103	0.6	1.4
	104	3.0	5.7
Level 2			
		3.8	9.1
	201	1.8	4.3
	202	1.3	3.0
	203	0.6	1.4
Level 3			
		3.0	5.7
	204	3.0	5.7
	205	3.8	9.1
Level 4			
	301	1.8	4.3
	302	3.9	5.9
	303	4.7	11.5
	304	2.4	5.8
Level 5			
	401	1.8	4.3
	402	3.9	5.9
	403	4.7	11.5
Level 6			
	404	2.4	5.8
Level 7			
	601	3.9	5.9
	602	4.7	11.5
	603	2.4	5.8
Level 7			
	701	2.2	5.2
		84.1 m²	183.7 m³

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LEGEND:

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

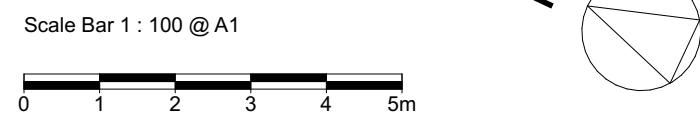
MATERIALS LEGEND:

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VB EXTERNAL VENTILATION BLINDS

LEGEND:

STORAGE AREA IN UNIT
STORAGE CAGE AREA

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



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

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Storage Calculation Diagram -
Sheet 3

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA562	ISSUE: 01
PROJECT NO: 2533		



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TC TIMBER CLADDING
VB EXTERNAL VENETIAN BLINDS

LEGEND:

SITE COVERAGE AREA
UN-BUILT UPON AREA
LANDSCAPE AREA
BOUNDARY LINE

PROPERTY DETAILS:
AREA: 1,694m²
ZONE: R3 Medium Density Residential

SITE COVERAGE SUMMARY:

PROPOSED SITE COVERAGE (m²):	= 954.15m²
PROPOSED SITE COVERAGE (%):	= 56%
PROPOSED UN-BUILT AREA (m²):	= 153.41m²
PROPOSED UN-BUILT AREA (%):	= 9%
PROPOSED LANDSCAPE AREA (m²):	= 586m²
PROPOSED LANDSCAPE AREA (%):	= 35%

Issue	Date	Description
01	04/11/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

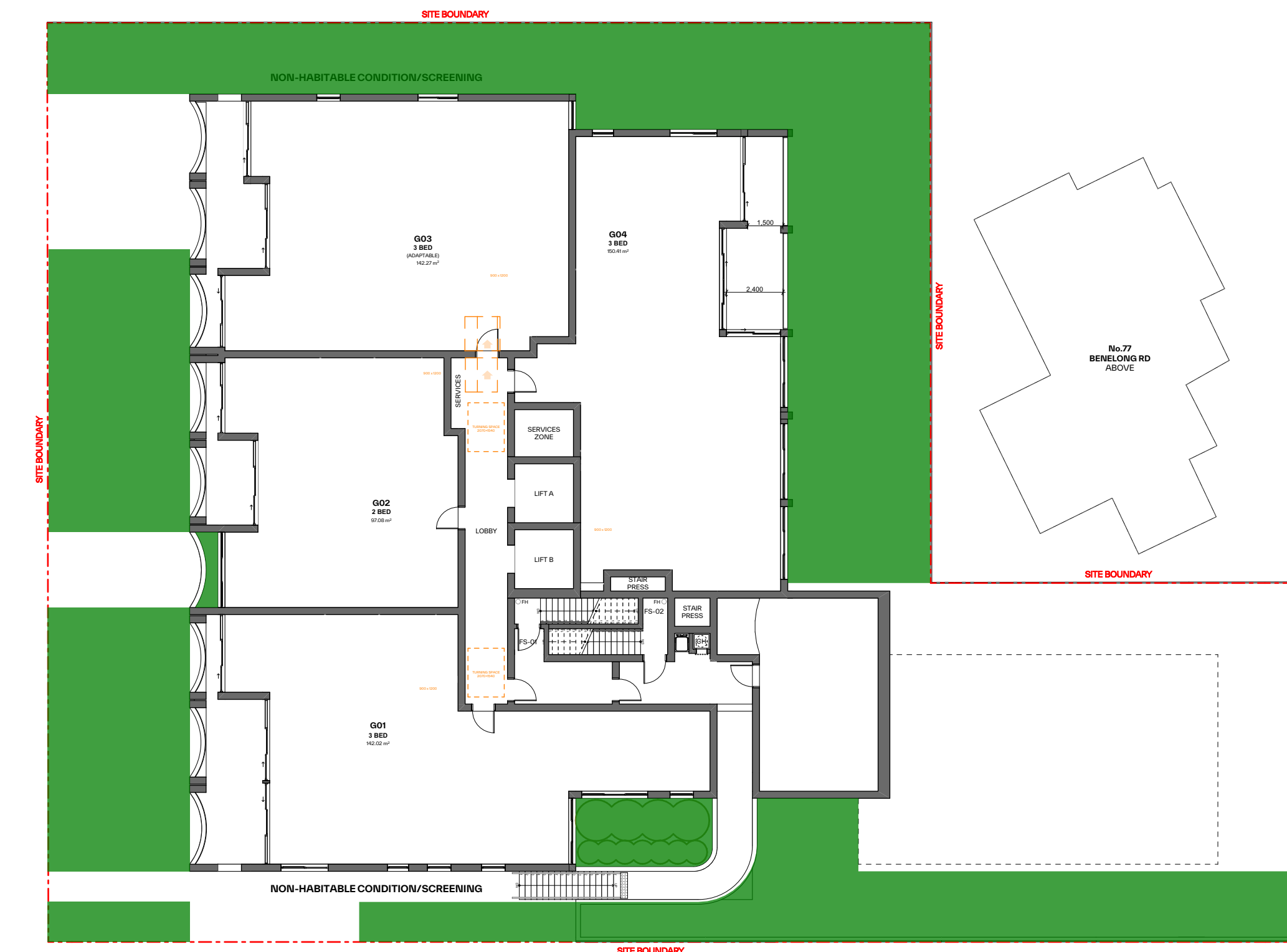
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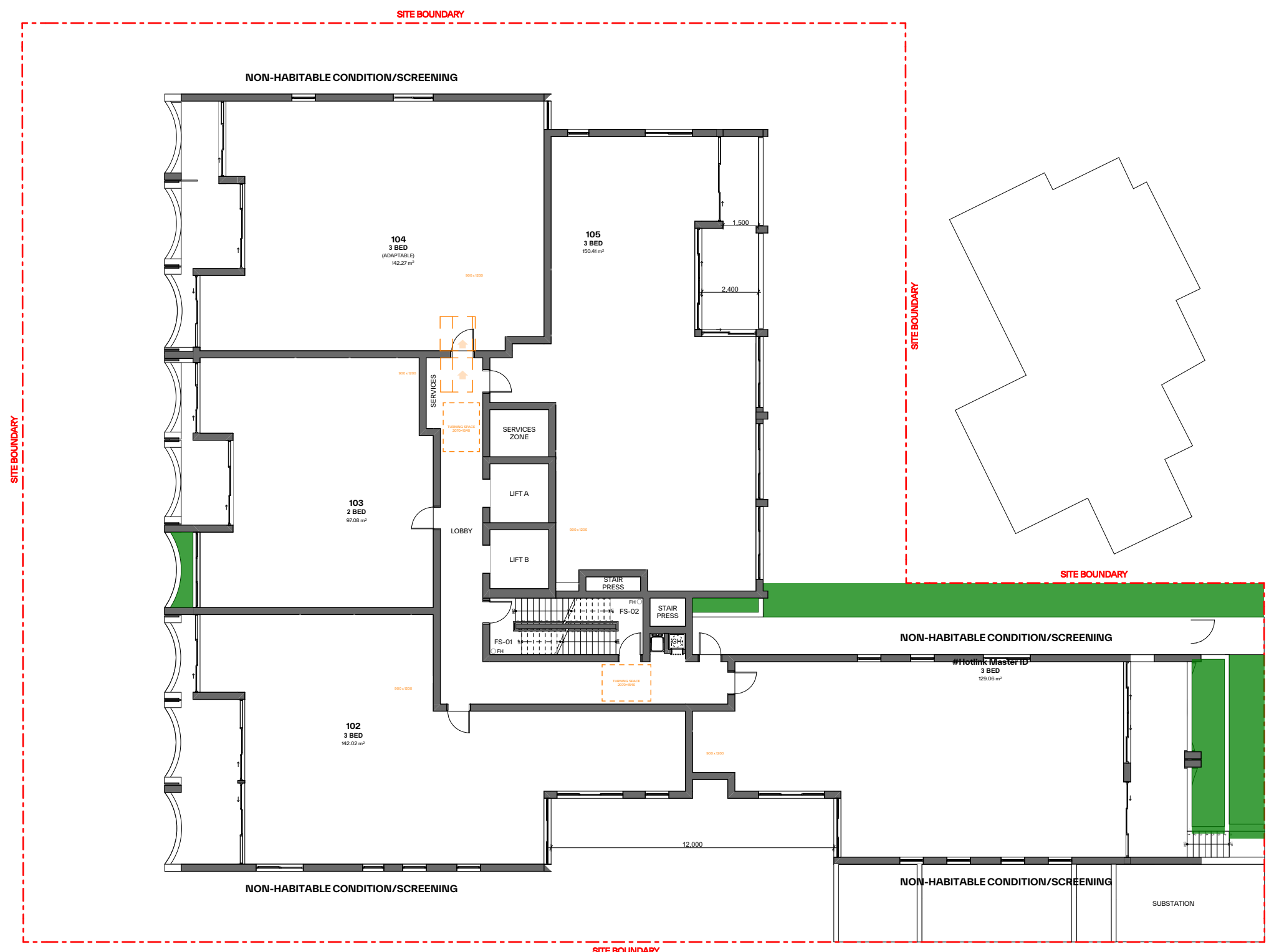
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Site Coverage

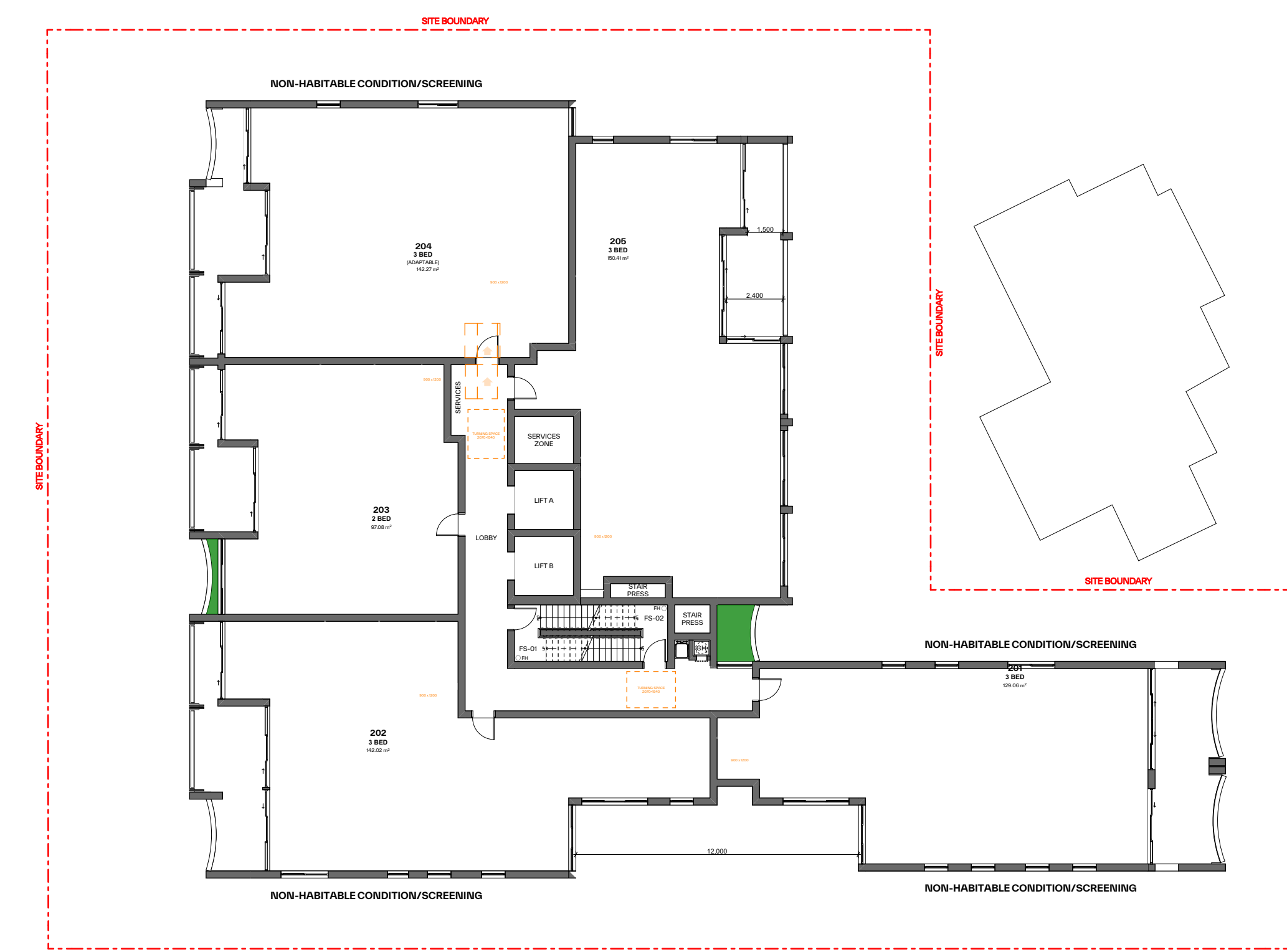
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:100 @ A1	DRAWING NO: DA570	ISSUE: 01
PROJECT NO: 2533		



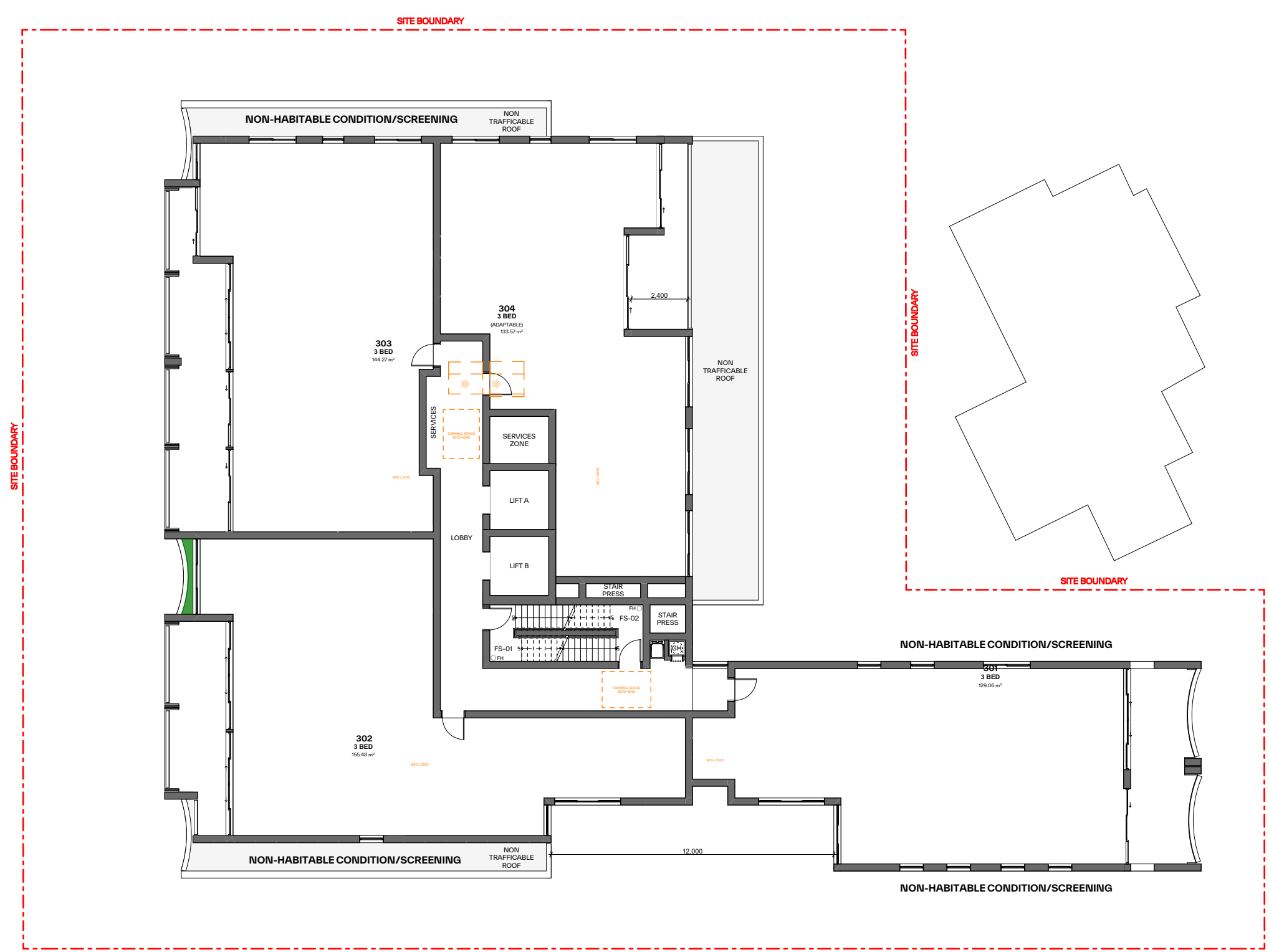
1 Ground Floor
Scale 1:200



2 Level 1
Scale 1:200



3 Level 2
Scale 1:200



4 Level 3
Scale 1:200

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LEGEND:

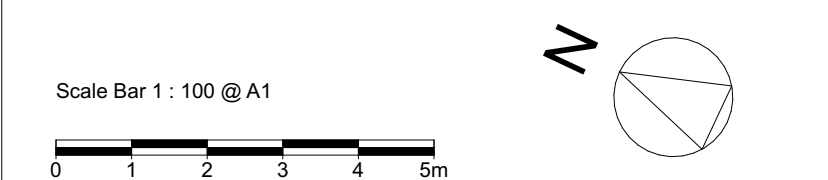
LANDSCAPE AREA DESIGN

PROPERTY DETAILS:

AREA: 1,694m²
ZONE: R3 Medium Density Residential

LANDSCAPE AREA SUMMARY	
LEVEL	AREA
Ground Floor	531.9
Level 1	56.2
Level 2	4.5
Level 3	1.0
Level 4	1.0
Level 5	55.3
Level 6	1.0
Level 7	119.3
	770.2 m ² (45%)

Issue	Date	Description
01	04/11/2025	DA SUBMISSION



CLIENT:
CPDM

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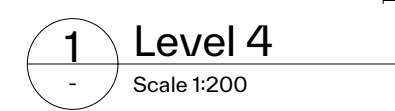
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Landscape Area - Sheet 1

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA580	ISSUE: 01
PROJECT NO: 2533		



GENERAL NOTES:

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

LEGEND:

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

MATERIALS LEGEND:

- | | |
|------|---|
| AFV | ALUMINUM FRAMED GLAZING |
| LV | ALUMINUM ELLIPTICAL FINE LOUVERS |
| AW | AWNINGS (TO FUTURE DETAIL) |
| CONC | CONCRETE |
| FB | FACE BRICK |
| GB | FRAMELESS TOUCHED-UP GLASS BALUSTRADE (TO BC&VAL STANDARDS) |
| MB | METAL BALUSTRADE |
| MC | METAL CLADDING |
| FCE | METAL-FENCING (TO FUTURE SELECTION) |
| PC | COMPOSITE PANEL CLADDING |
| PRV | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PANEL FINISH TYPE: |
| RD | ROLLER DOOR |
| RP | RIVER REBBLES |
| RAW | RENDERED FINISH/SELECTED PAINT FINISH |
| TC | TIMBER CLADDING |
| VB | EXTERNAL VENETIAN BLINDS |

LEGEND:

- LANDSCAPE AREA DESIGN

PROPERTY DETAILS:

AREA: 1,694m²
ZONE: R3 Medium Density Residential

LANDSCAPE AREA SUMMARY

LEVEL	AREA
Ground Floor	531.9
Level 1	56.2
Level 2	4.5
Level 3	1.0
Level 4	1.0
Level 5	55.3
Level 6	1.0
Level 7	119.3
	770.2 m² (45%)

[illegible]

Scale Bar 1 : 100 @ A1



A horizontal scale bar with major tick marks at 0, 1, 2, 3, 4, and 5m. The bar is divided into five equal segments, each representing 1 meter.

CLIENT:

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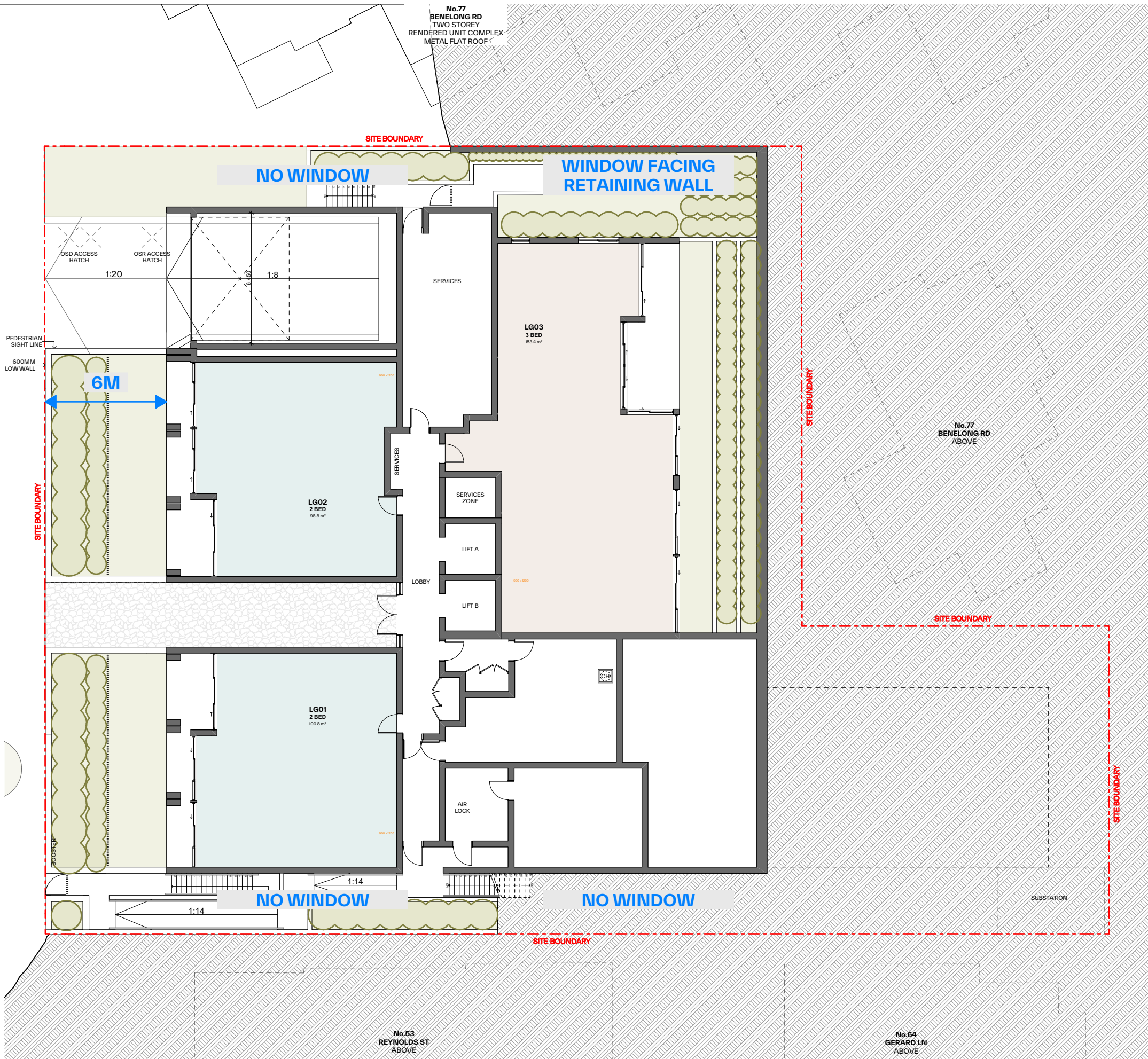
ABN 36 147 035 550
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PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

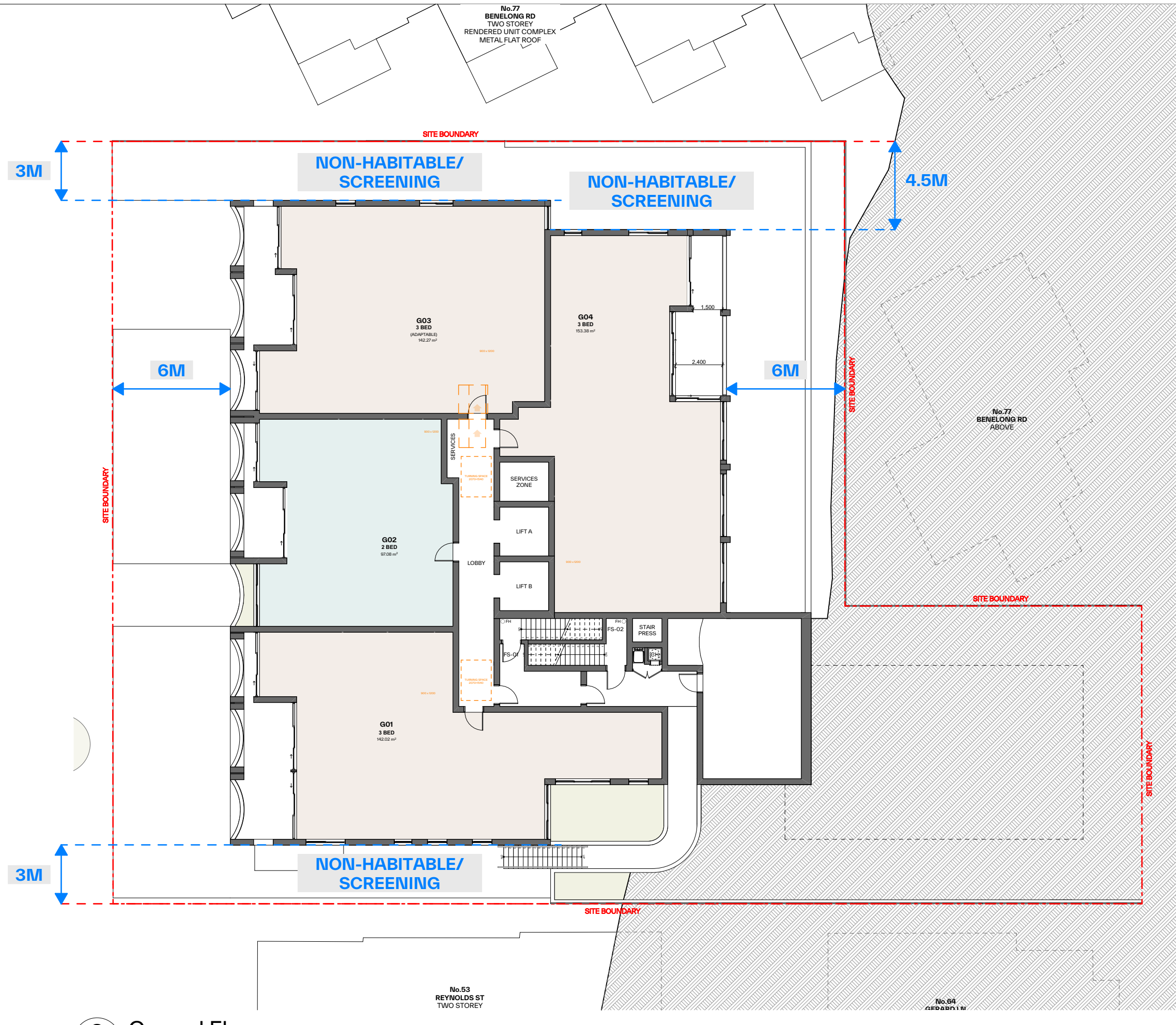
DRAWING TITLE:

Landscape Area - Sheet 2

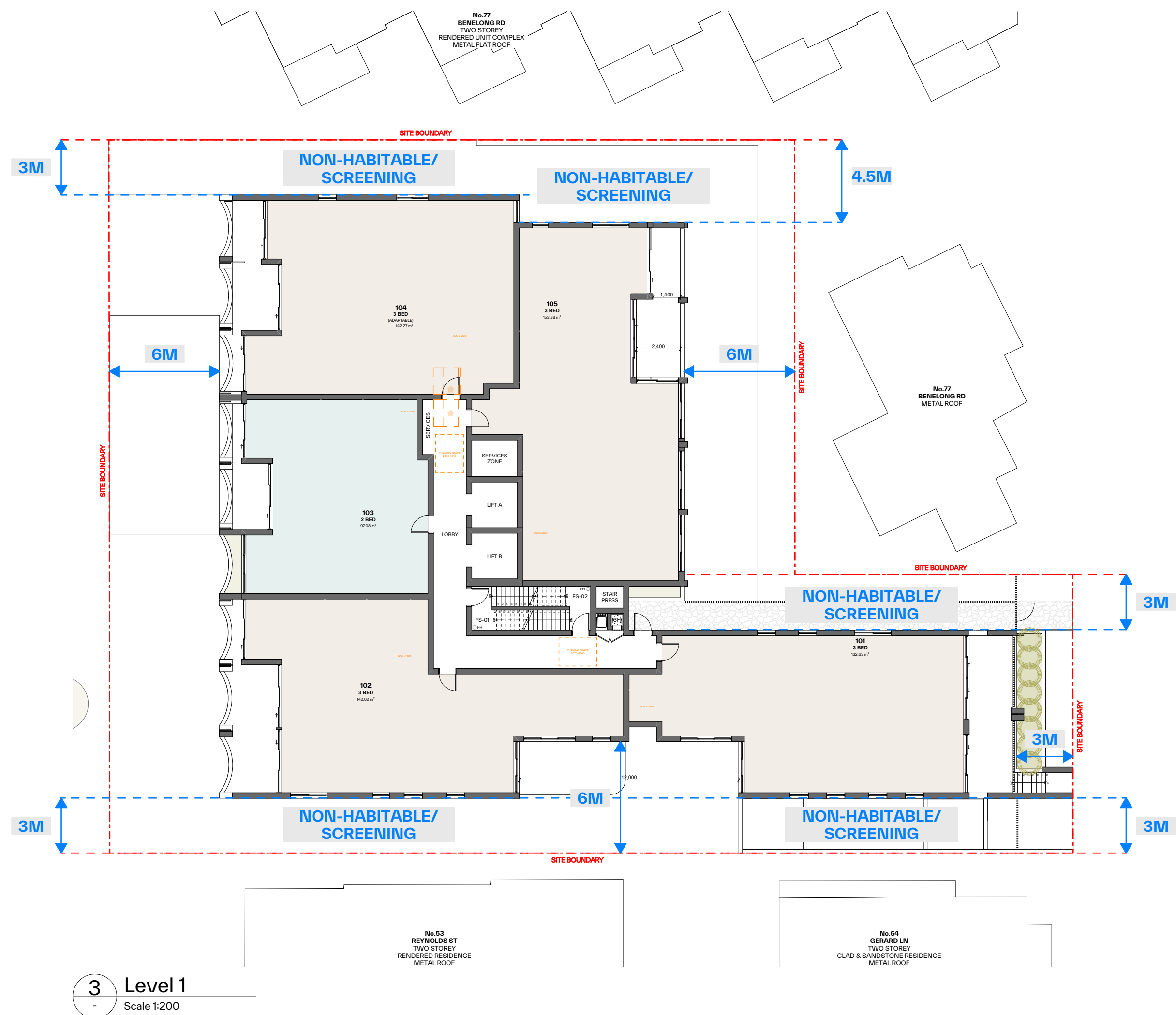
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2533	DA581	01



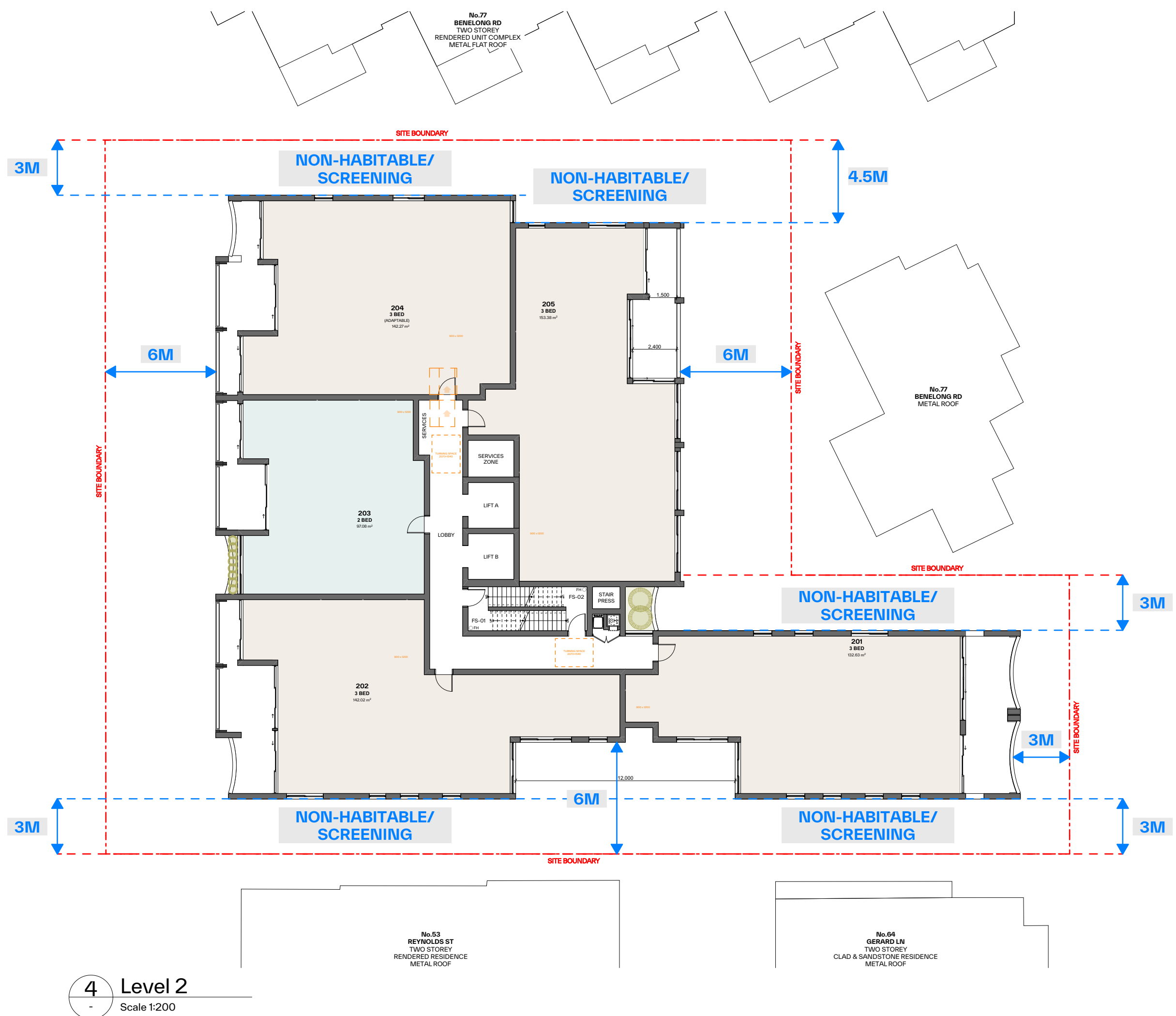
1 Lower Ground Floor
Scale 1:200



2 Ground Floor
Scale 1:200



3 Level 1
Scale 1:200



4 Level 2
Scale 1:200

GENERAL NOTES:

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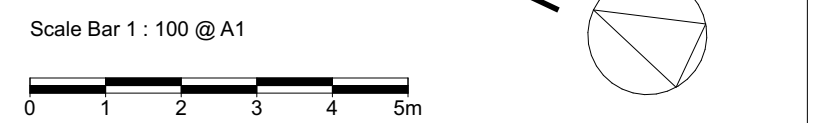
LEGEND:

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

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED 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
01	04/11/2025	DA SUBMISSION



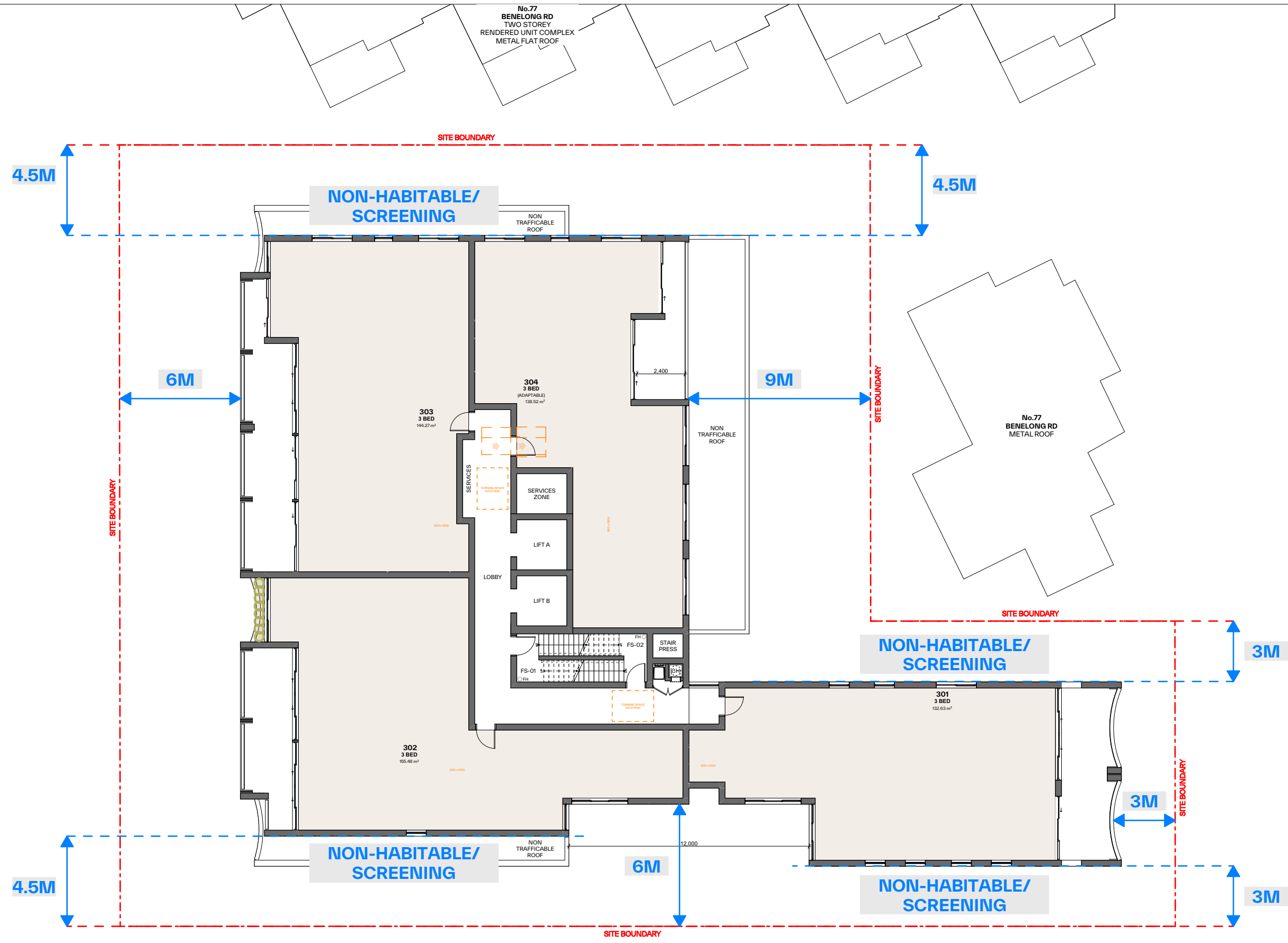
CLIENT:
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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

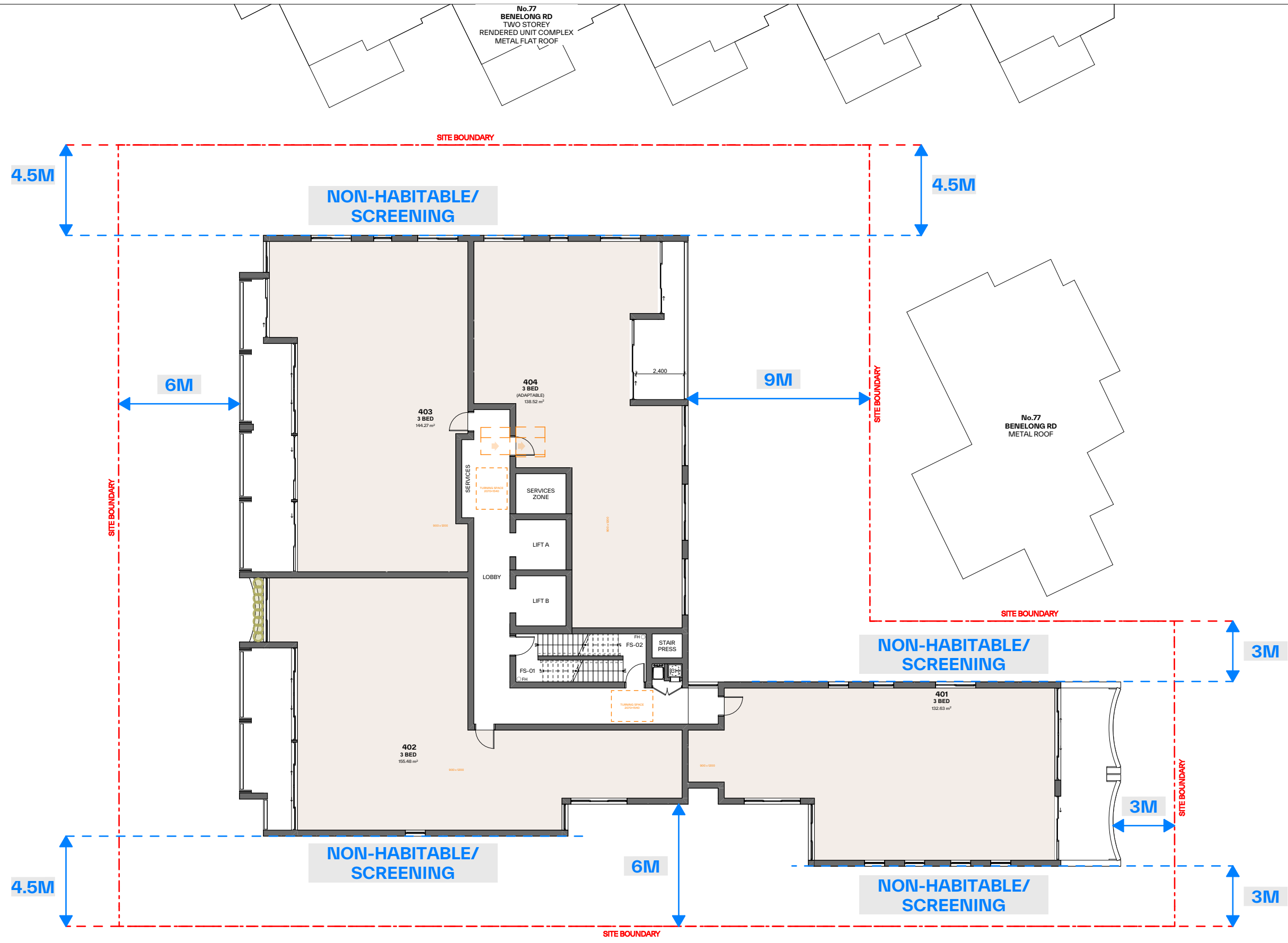
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Separation Diagram - Sheet 1

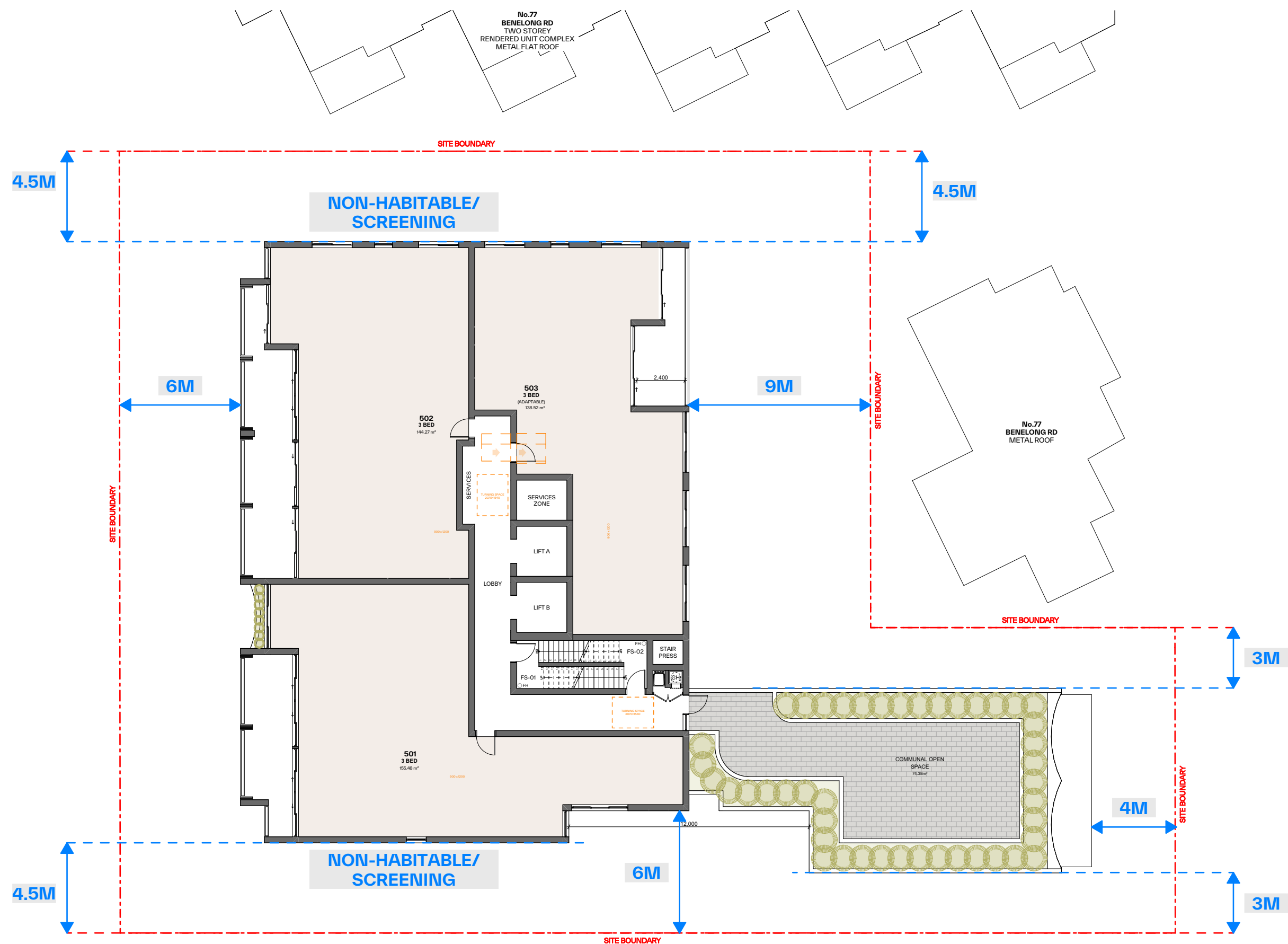
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA590	ISSUE: 01
PROJECT NO: 2533		



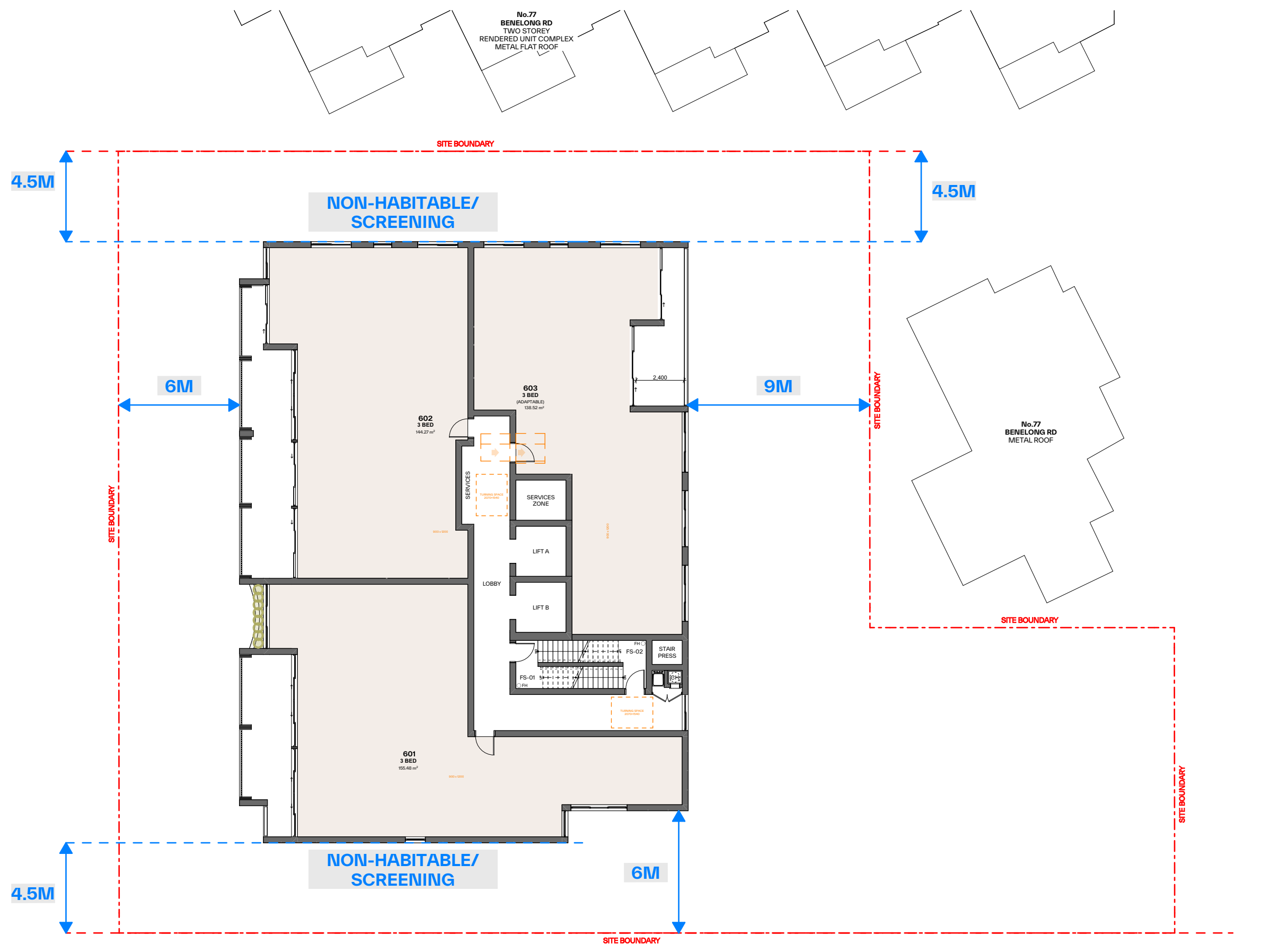
1 Level 3
Scale 1:200



2 Level 4
Scale 1:200



3 Level 5
Scale 1:200



4 Level 6
Scale 1:200

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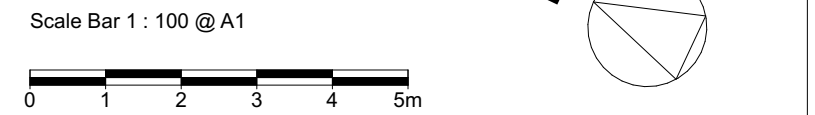
LEGEND:

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

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED 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
01	04/11/2025	DA SUBMISSION



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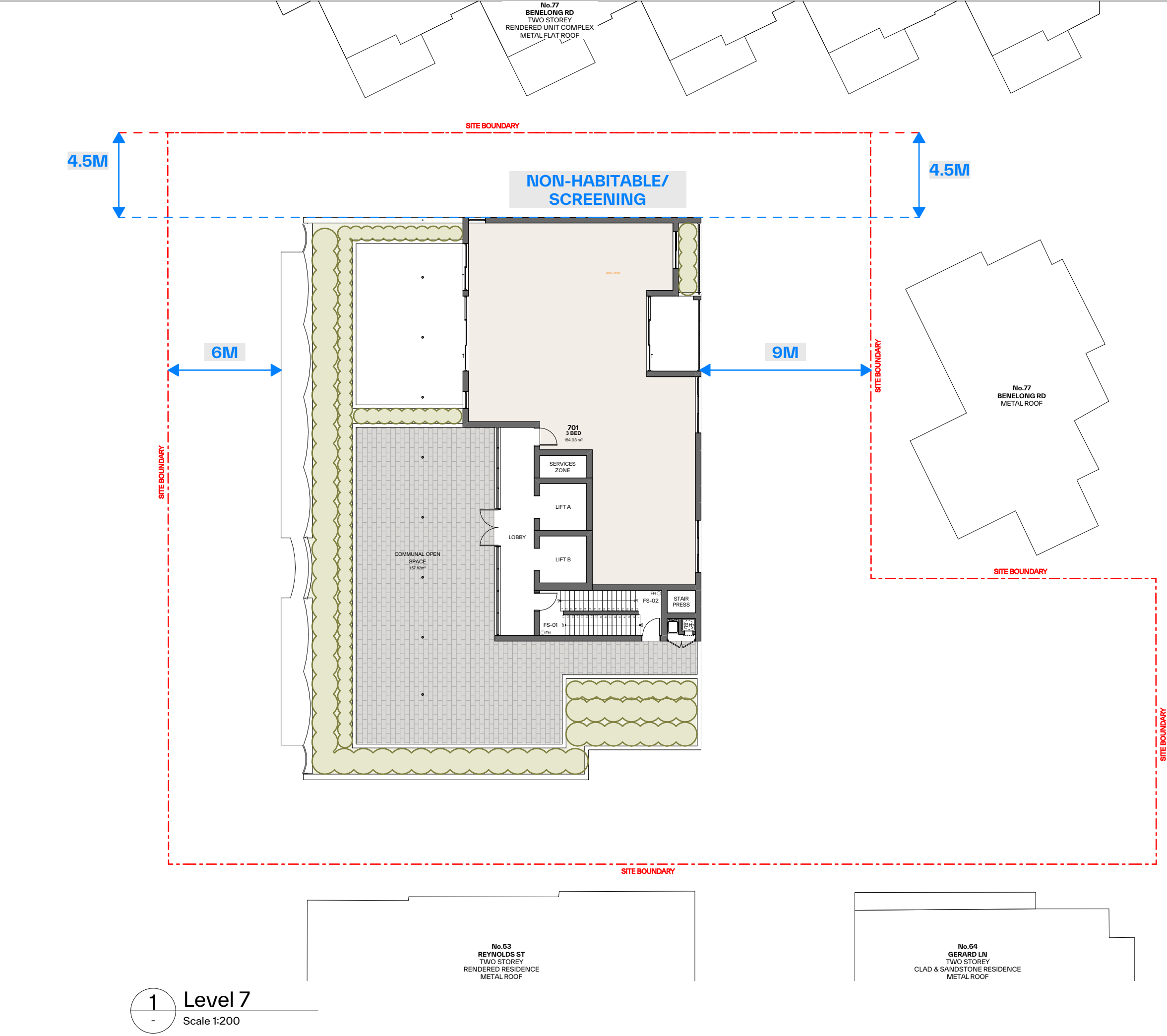
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Separation Diagram - Sheet 2

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA591	ISSUE: 01
PROJECT NO: 2533		



GENERAL NOTES:

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LEGEND:

AWAWNING

AHACCESS HATCH

ACA/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:

AFGALUMINIUM FRAMED GLAZING

LVALUMINIUM ELLIPTICAL FIXED LOUVERS

AWAWNING (TO FUTURE DETAIL)

CONC CONCRETE

FBFACE BRICK

GBFRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)

MBMETAL 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
01	04/10/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1

0

1

2

3

4

5m

N

CLIENT:

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101

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Level 2, 52 Albion Street,
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ABN 36 147 035 550

Nominated Architect:
Paul Bujevic NSW 7768

PROJECT:

Residential Flat Building

57-61 Reynolds St, Cremorne, NSW, 2090

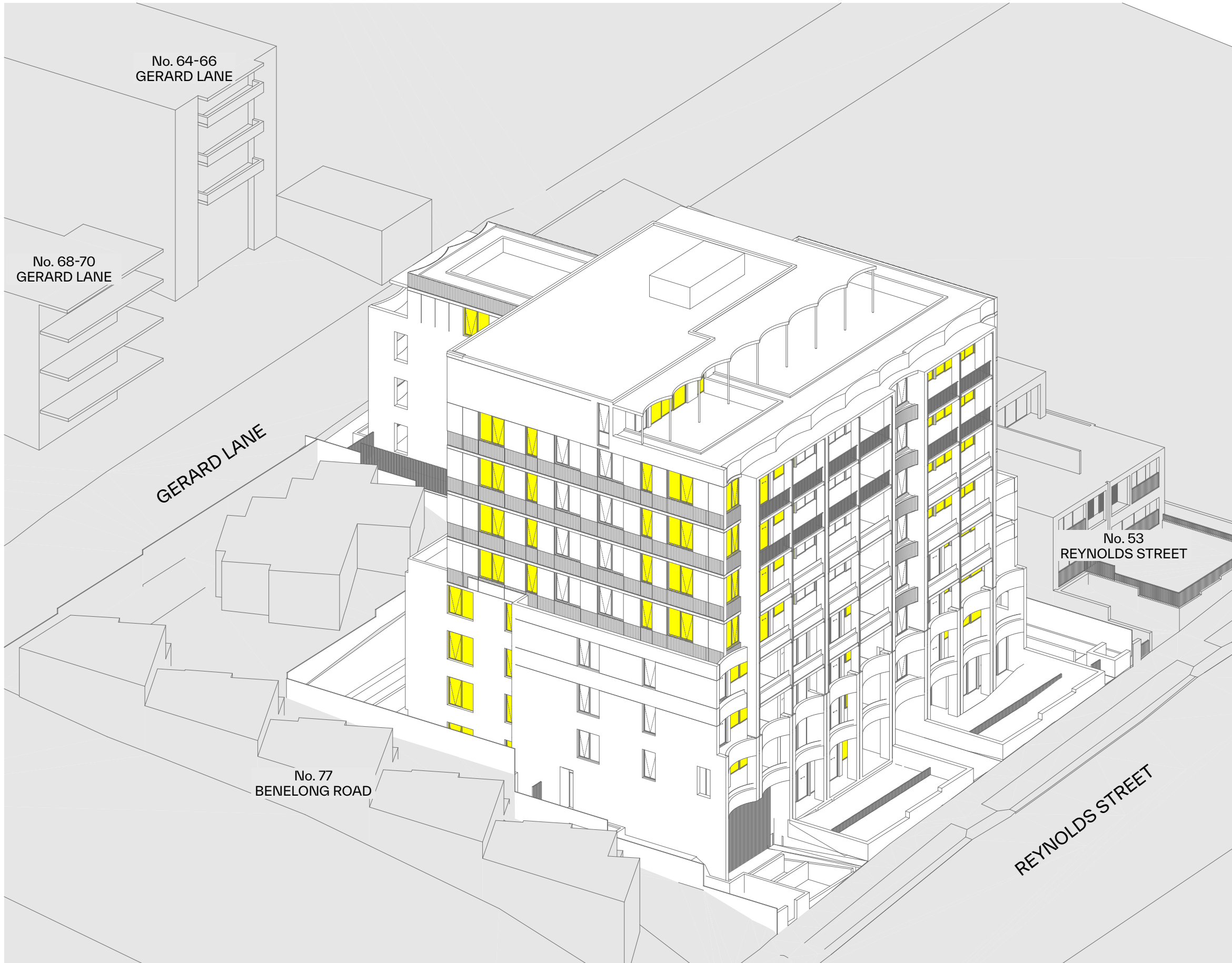
DRAWING TITLE:

Separation Diagram - Sheet 3

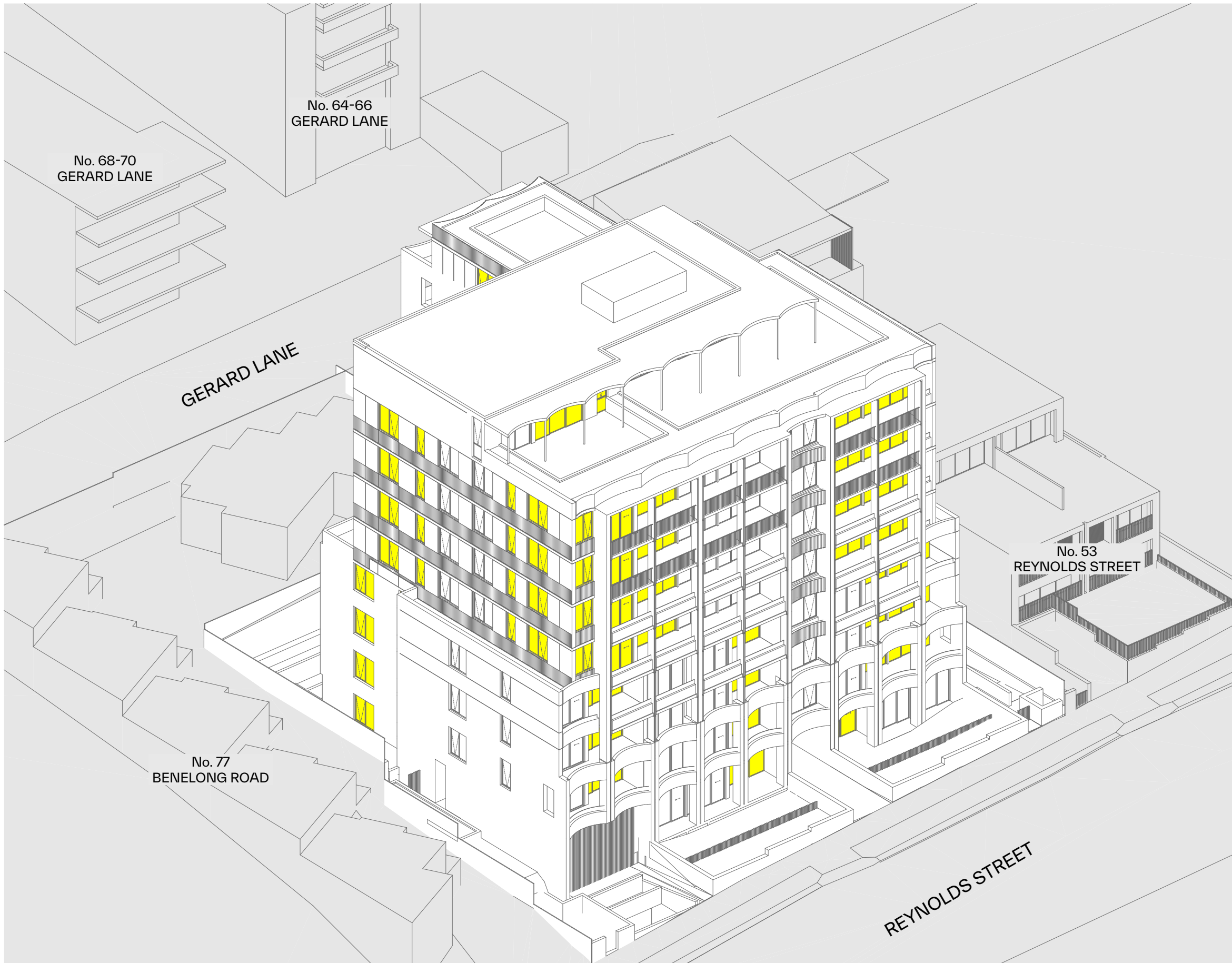
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:200@A1	DRAWING NO: DA592	ISSUE: 01
PROJECT NO: 2533		



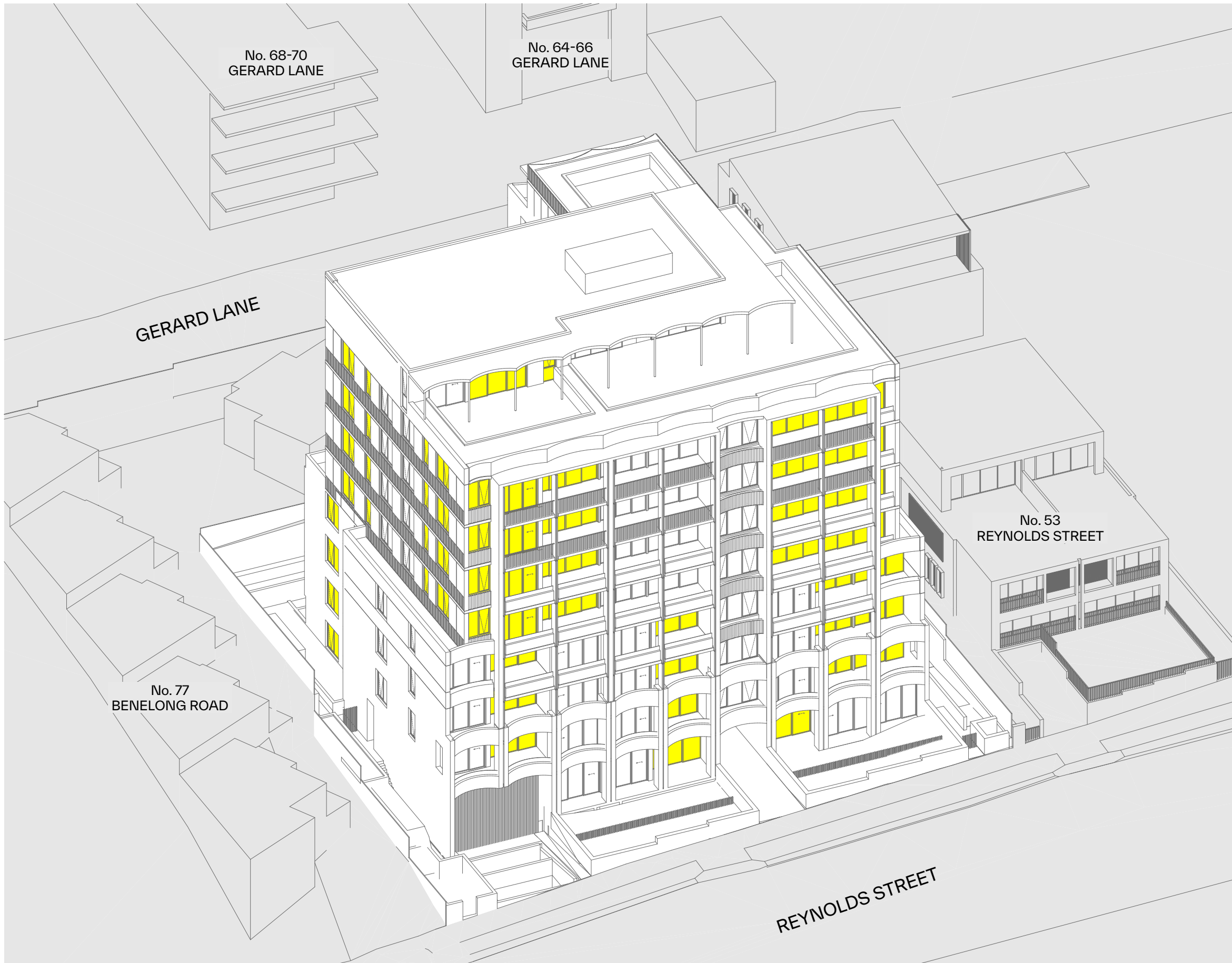
1 June 21st - 9am
Scale 1:250



2 June 21st - 10am
Scale 1:250



3 June 21st - 11am
Scale 1:250



4 June 21st - 12pm
Scale 1:250

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 TOUCHED 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

SOLAR ACCESS DIAGRAM

LEGEND:

- PROPOSED DEVELOPMENT
- GLAZING OF LIVING AREAS
- EXISTING CONTEXT

Issue	Date	Description
01	20/10/2025	DA SUBMISSION

CLIENT:

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Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:

Solar Access Diagram - Sheet 1

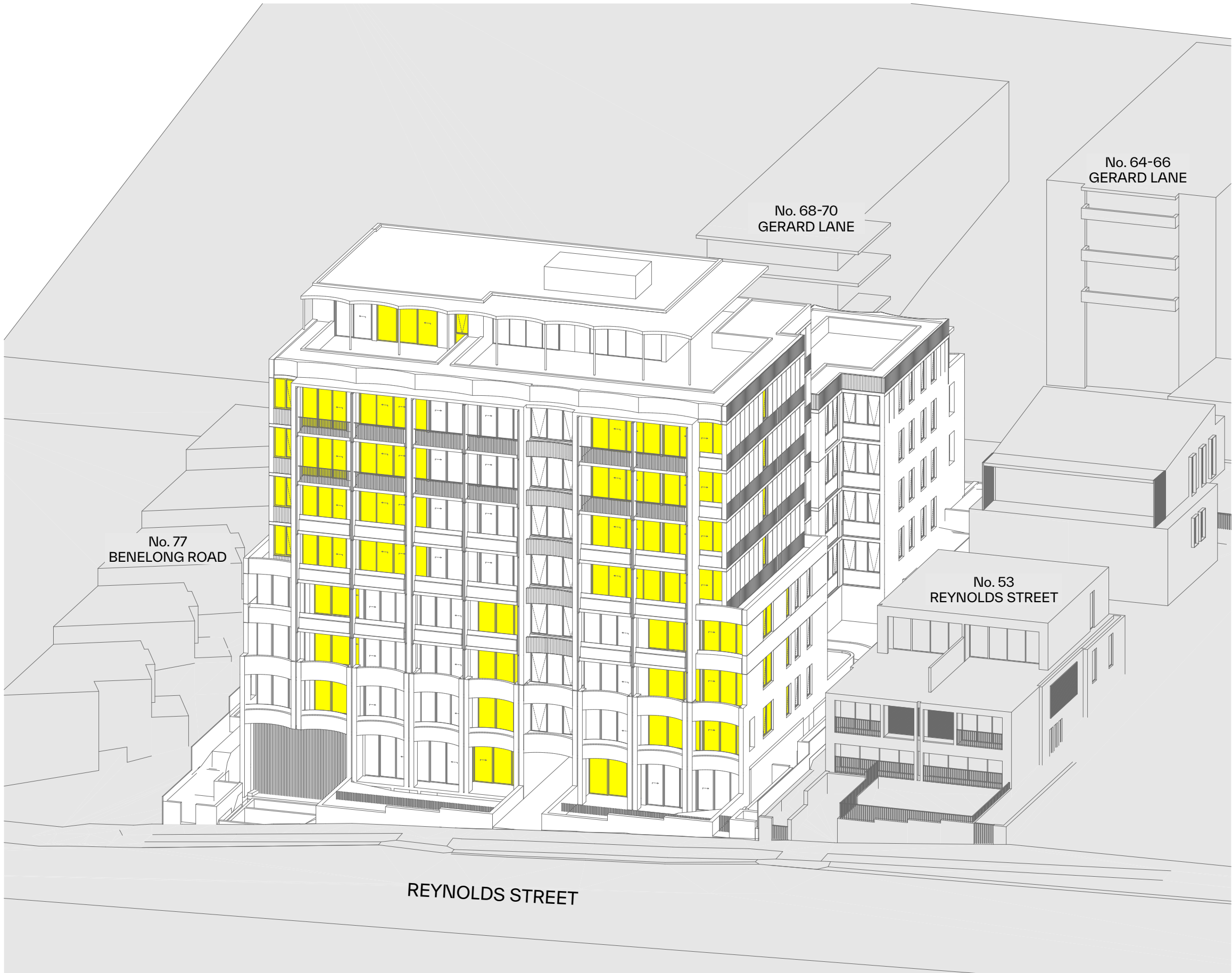
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: NTS	DRAWING NO: DA600	ISSUE: 01
PROJECT NO: 2533		



1 June 21st - 1pm
Scale 1:250



2 June 21st - 2pm
Scale 1:250



3 June 21st - 3pm
Scale 1:250

SOLAR COMPLIANCE CHECK

In the future context

	LIVING ROOM							TOTAL
	9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	
LG01			Y	Y	Y	Y	Y	4.00 hr
LG02			Y	Y	Y	Y	Y	4.00 hr
LG03		Y	Y	Y				2.00 hr
G01			Y	Y	Y	Y	Y	4.00 hr
G02			Y	Y	Y	Y	Y	4.00 hr
G03			Y	Y	Y	Y	Y	4.00 hr
G04	Y	Y	Y	Y				3.00 hr
101	Y							0.00 hr
102			Y	Y	Y	Y	Y	4.00 hr
103			Y	Y	Y	Y	Y	4.00 hr
104	Y	Y	Y	Y	Y	Y	Y	6.00 hr
105	Y	Y	Y	Y				3.00 hr
201	Y							0.00 hr
202			Y	Y	Y	Y	Y	4.00 hr
203			Y	Y	Y	Y	Y	4.00 hr
204	Y	Y	Y	Y	Y	Y	Y	6.00 hr
205	Y	Y	Y	Y				3.00 hr
301	Y							0.00 hr
302		Y	Y	Y	Y	Y	Y	5.00 hr
303	Y	Y	Y	Y	Y	Y	Y	6.00 hr
304	Y	Y	Y	Y				3.00 hr
401	Y	Y	Y					2.00 hr
402	Y	Y	Y	Y	Y	Y	Y	5.00 hr
403	Y	Y	Y	Y	Y	Y	Y	6.00 hr
404	Y	Y	Y	Y				3.00 hr
501	Y	Y	Y	Y	Y	Y	Y	5.00 hr
502	Y	Y	Y	Y	Y	Y	Y	6.00 hr
503	Y	Y	Y	Y				3.00 hr
601	Y	Y	Y	Y	Y	Y	Y	5.00 hr
602	Y	Y	Y	Y	Y	Y	Y	6.00 hr
603	Y	Y	Y	Y				3.00 hr
701	Y	Y	Y	Y	Y	Y	Y	6.00 hr
								29
								90.6%

- Y SOLAR ACCESS
NO SOLAR ACCES
XX hr COMPLIANT
XX hr NO COMPLIANT

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LEGEND:

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

MATERIALS LEGEND:

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LV ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW AWNING (TO FUTURE DETAIL)
CONC CONCRETE
FB FACE BRICK
GB FRAMELESS TOUCHED 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:

- PROPOSED DEVELOPMENT
GLAZING OF LIVING AREAS
EXISTING CONTEXT

Issue	Date	Description
01	20/10/2025	DA SUBMISSION

CLIENT:

CPDM



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ABN 36 147 035 550
Nominated Architect:
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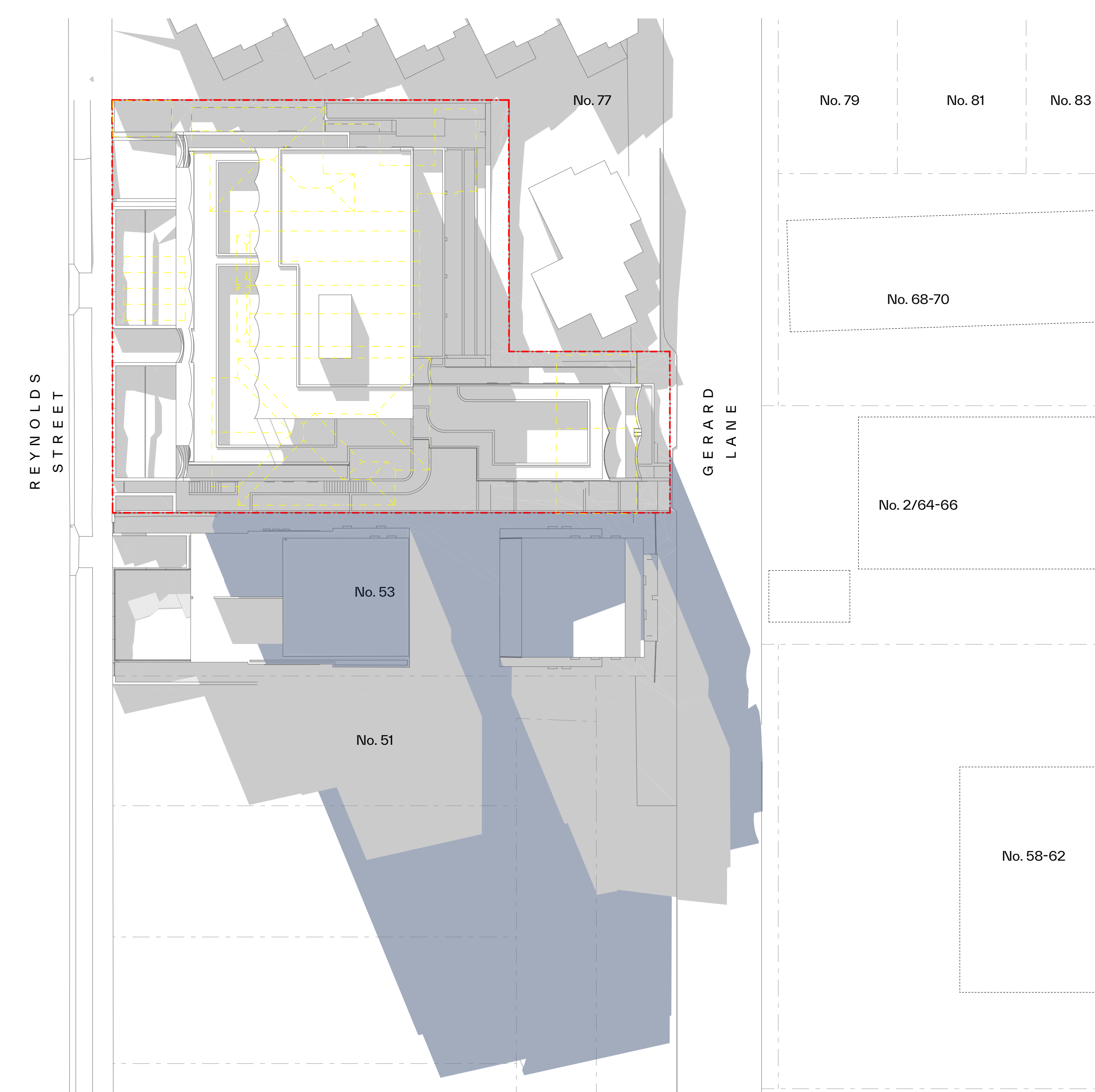
PROJECT:

Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

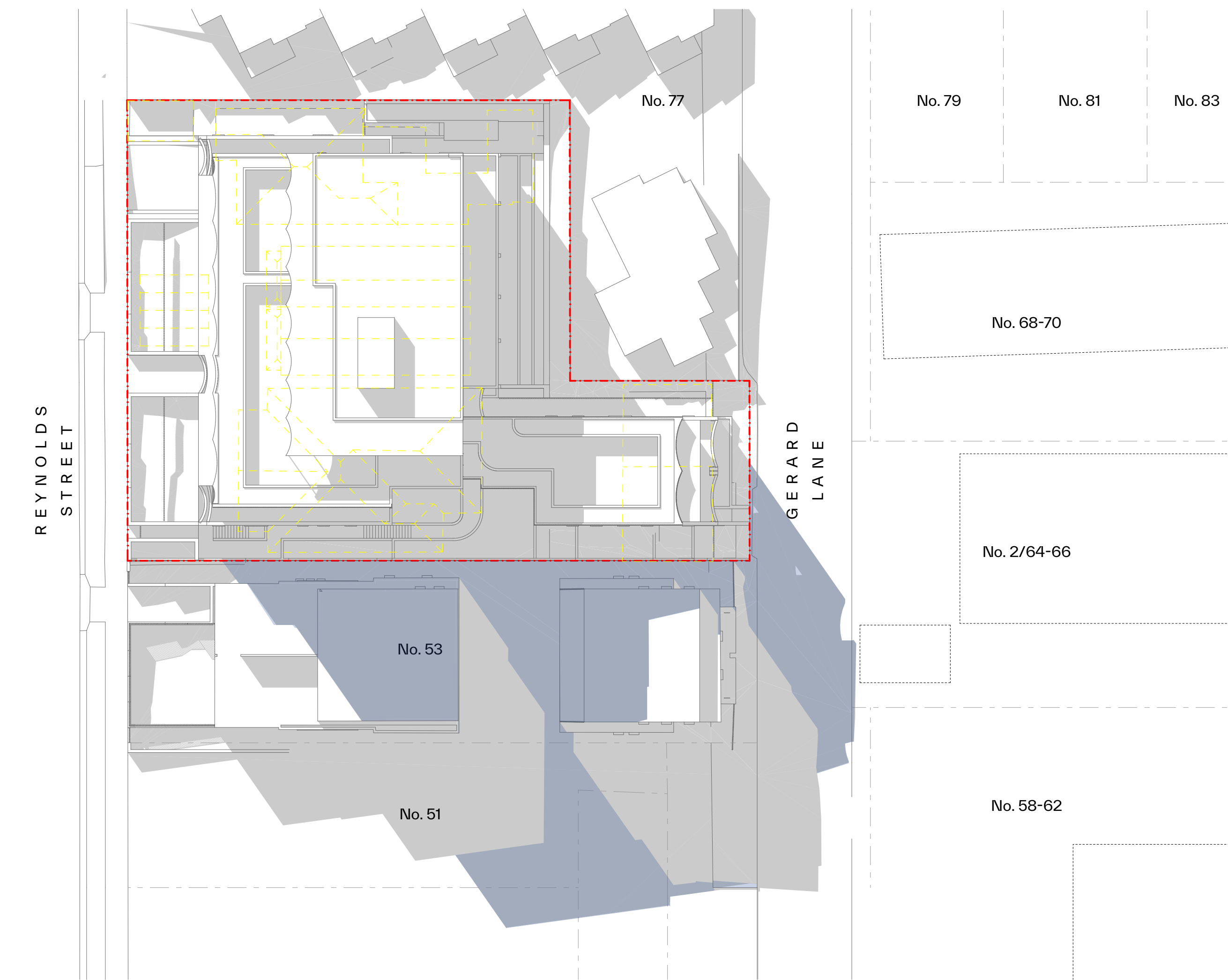
DRAWING TITLE:

Solar Access Diagram - Sheet 2

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: NTS	DRAWING NO: DA601	ISSUE: 01
PROJECT NO: 2533		



1 June 21st - 9am
Scale 1:300



2 June 21st - 10am
Scale 1:300



3 June 21st - 11am
Scale 1:300

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 TOUCHED 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:

EXISTING SHADOW
ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
EXISTING BUILDING OUTLINE
SITE BOUNDARY

Issue	Date	Description
01	04/11/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
CPDM

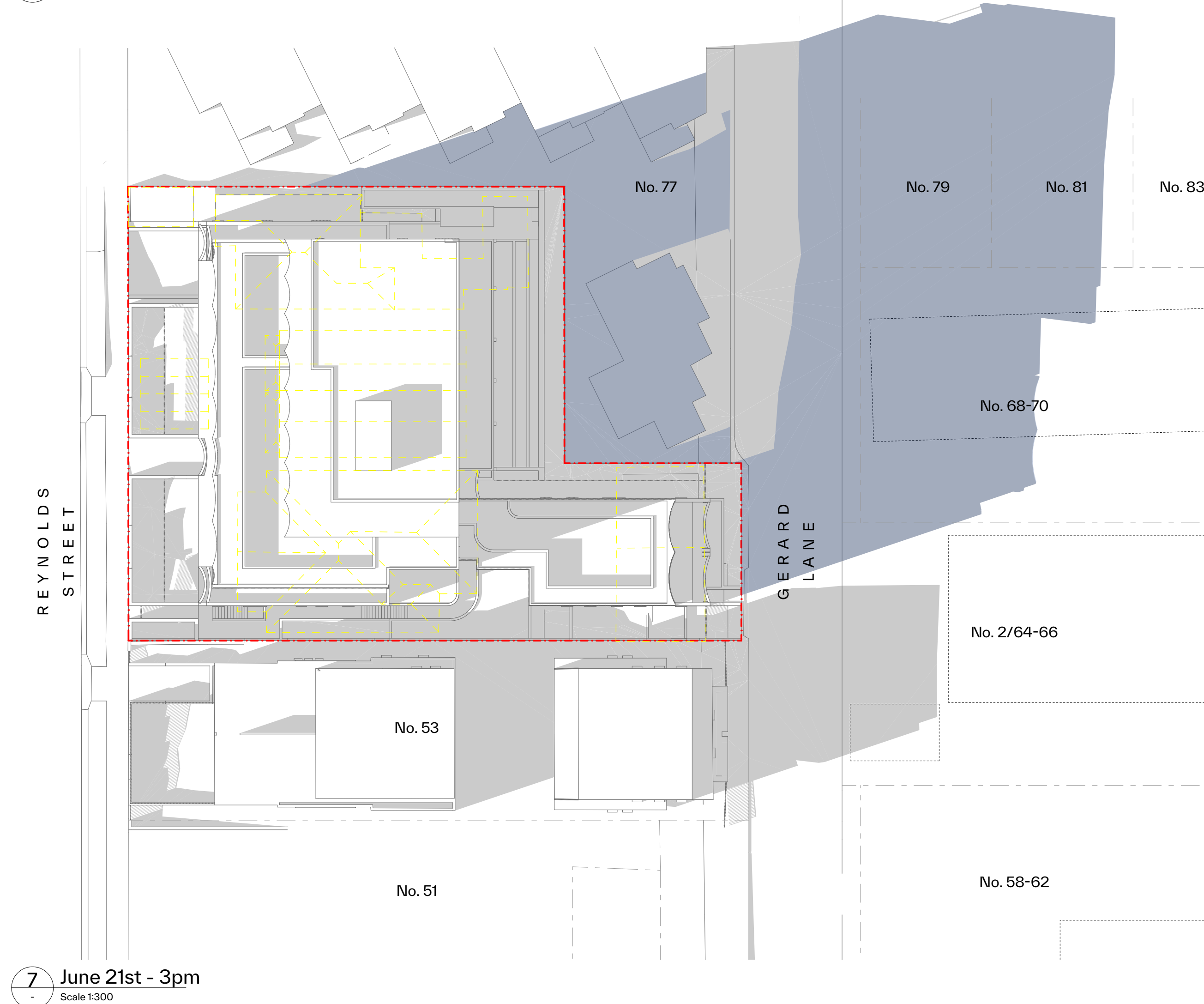
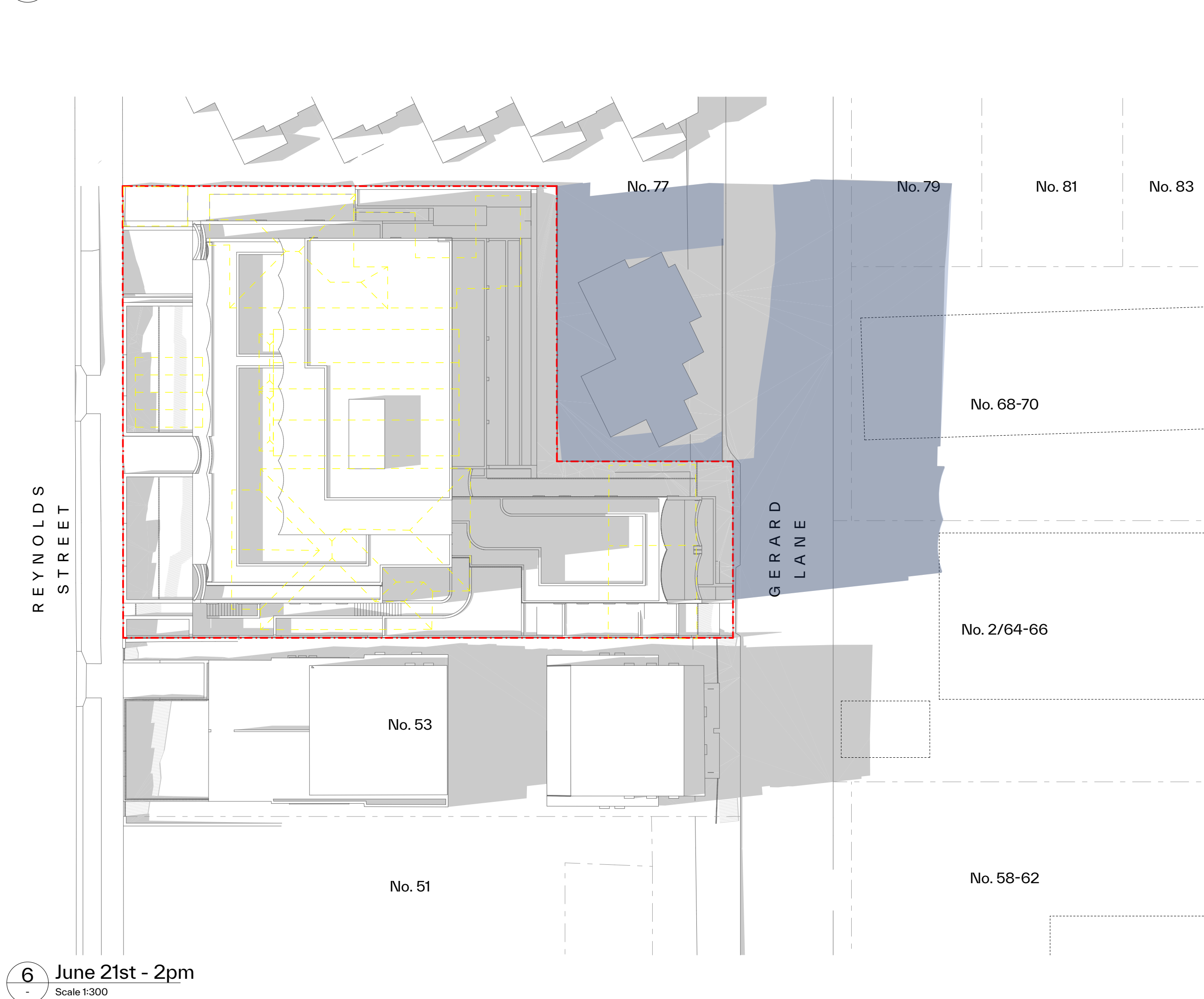
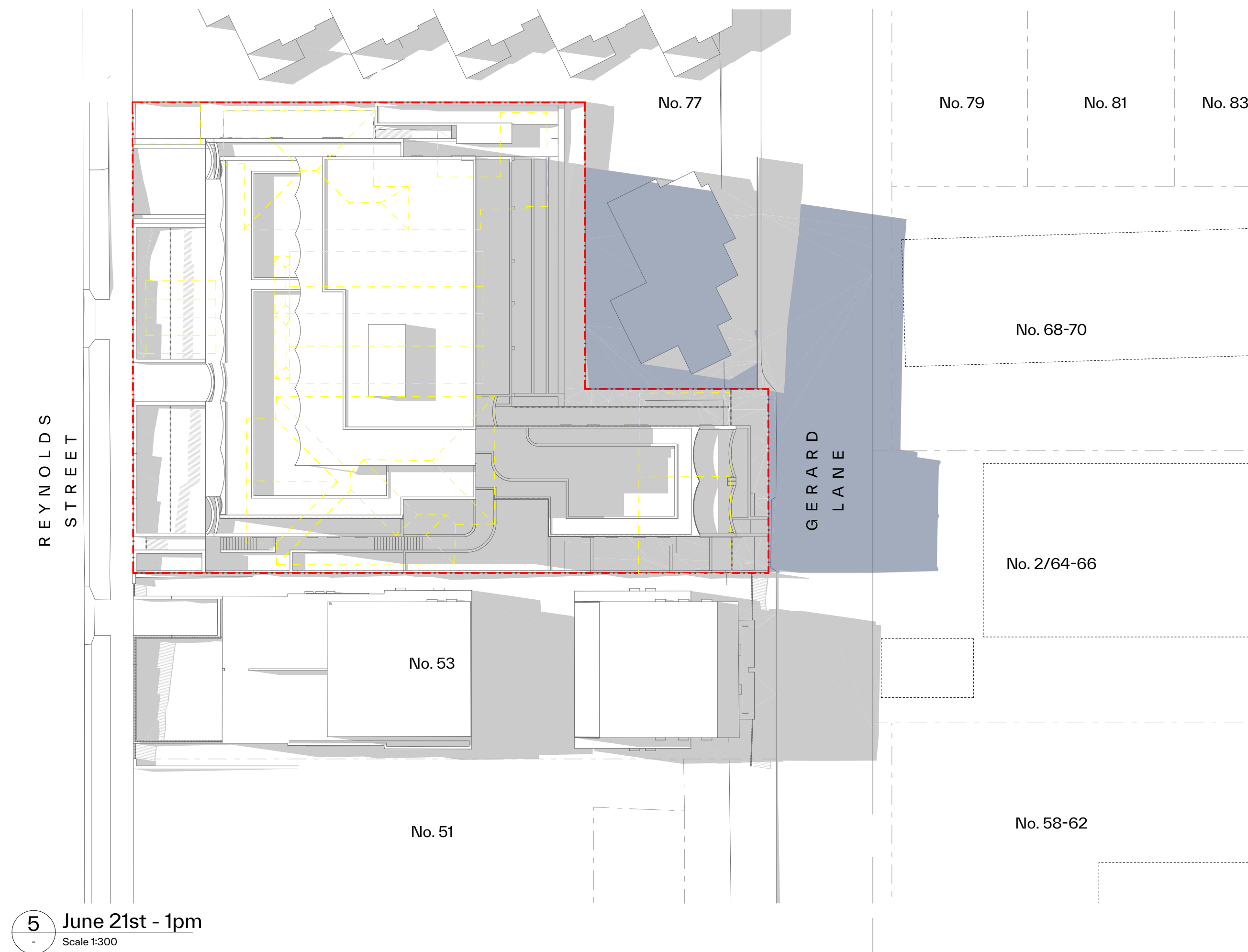
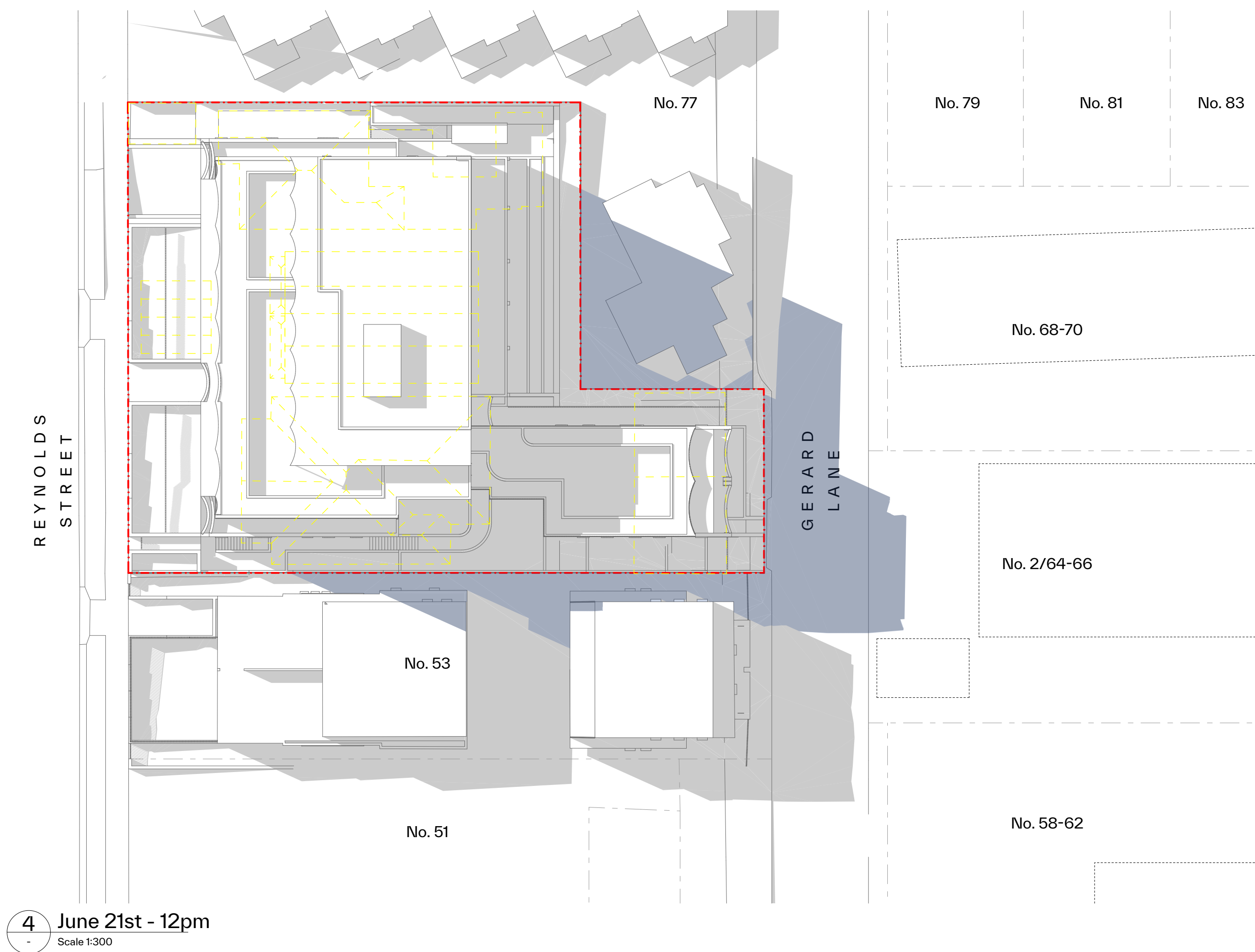
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W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Shadow Diagram - Sheet 1

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:300@A1	DRAWING NO: DA610	ISSUE: 01
PROJECT NO: 2533		



GENERAL NOTES:

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

MATERIALS LEGEND:

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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:

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SITE BOUNDARY

Issue	Date	Description
01	04/11/2025	DA SUBMISSION

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
CPDM

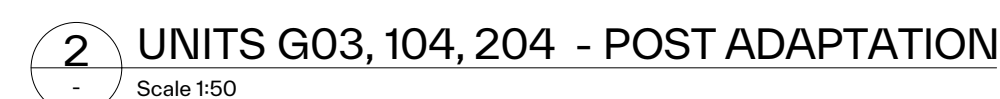
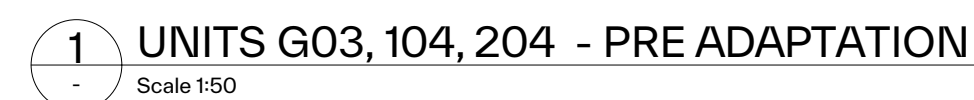
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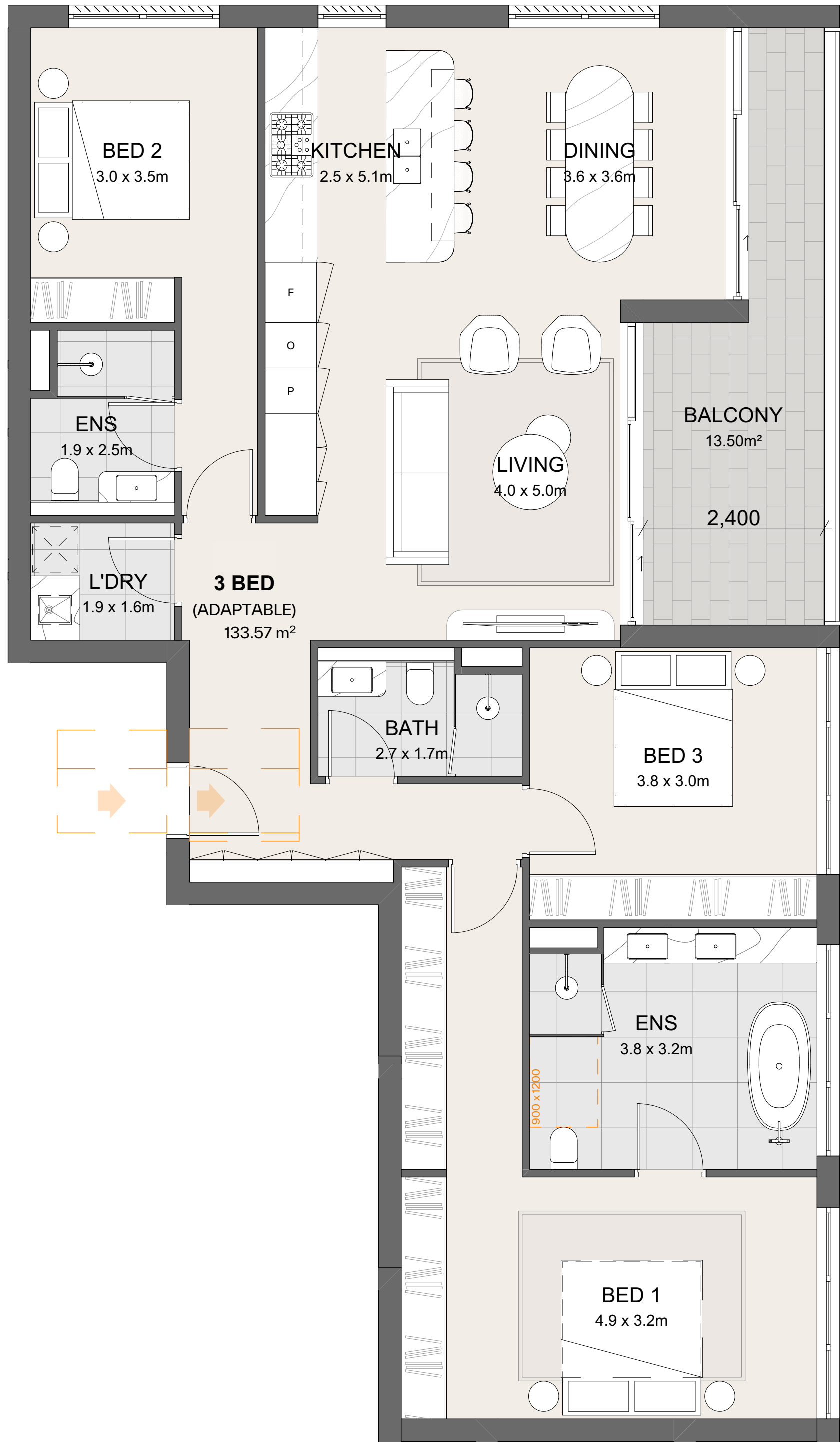
PROJECT:
Residential Flat Building
57-61 Reynolds St, Cremorne, NSW, 2090

DRAWING TITLE:
Shadow Diagram - Sheet 2

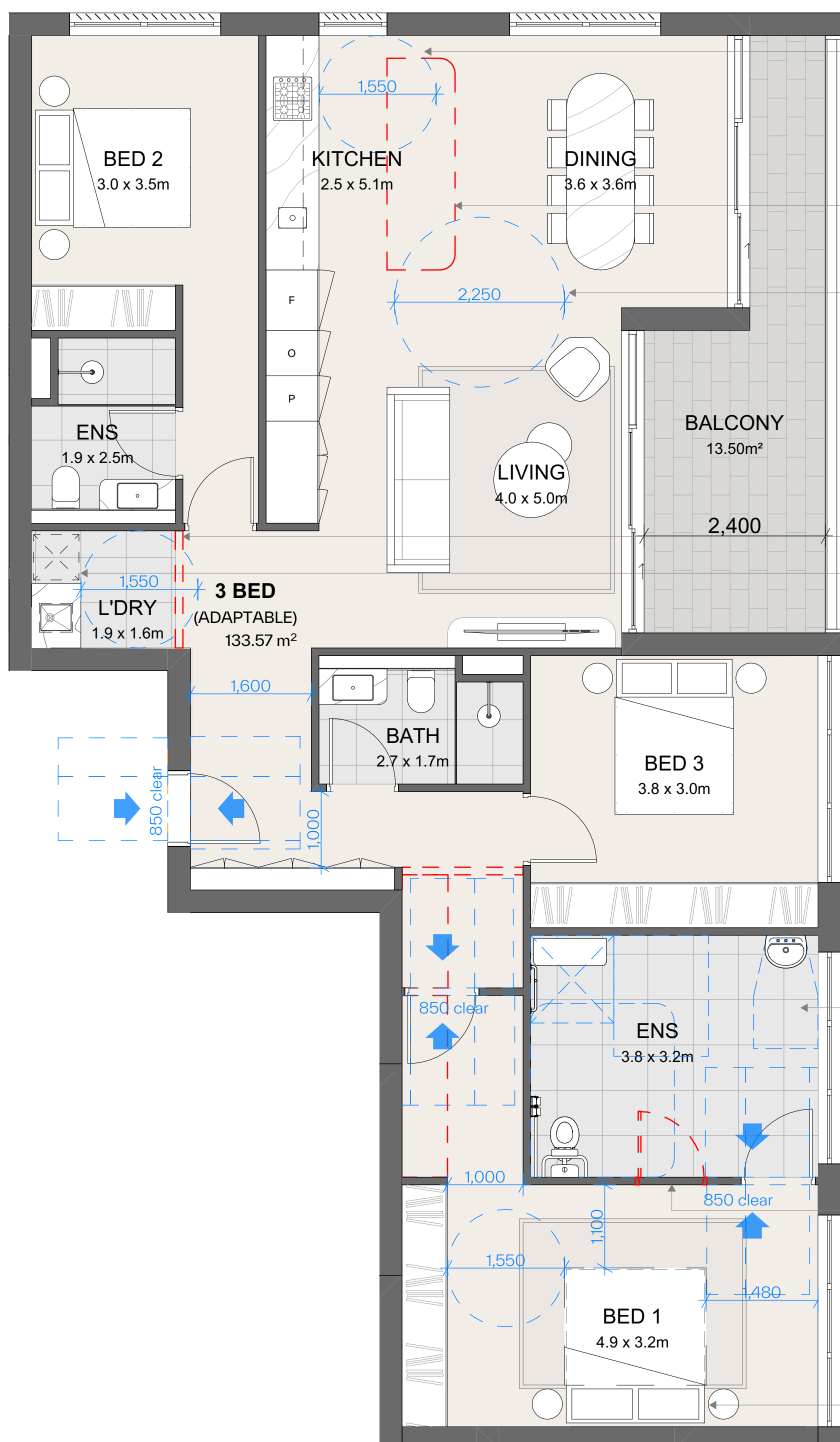
DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:300@A1	DRAWING NO: DA611	ISSUE: 01
PROJECT NO: 2533		



DRAWING BY: HV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 50@A1	DRAWING NO: DA700	ISSUE: 01
PROJECT NO: 533		



1 UNITS 303, 403, 503, 603 - PRE ADAPTATION
Scale 1:50



2 UNITS 303, 403, 503, 603 - POST ADAPTATION
Scale 1:50

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MATERIALS LEGEND:

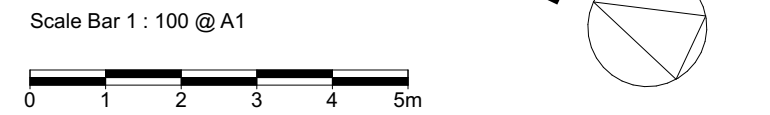
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UNIVERSAL DESIGN & ADAPTABLE HOUSING (DCP 1.2.2)

PROVISION P2:

A MIN OF 20% OF DWELLINGS IN RESIDENTIAL FLAT BUILDING THAT CONTAIN MORE THAN 5 DWELLINGS MUST COMPRISE ADAPTABLE HOUSING, AND BE DESIGNED AND CONSTRUCTED TO A MIN CLASS C CERTIFICATION UNDER AS 4299-ADAPTABLE HOUSING

Issue	Date	Description
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CLIENT:
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Nominated Architect:
Paul Buljevic NSW 7768

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DRAWING TITLE:
Adaptable Unit - Sheet 2

DRAWING BY: NV	CHECKED BY: HV	DATE: 04/11/2025
SCALE: 1:50@A1	DRAWING NO: DA701	ISSUE: 01
PROJECT NO: 2533		