

CONCEPT DESIGN

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

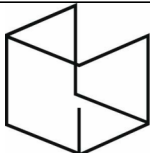


DRAWING LIST		
DRAWING NUMBER	DRAWING NAME	REVISION
A00	SITE PLAN	B
A01	BASEMENT PARKING	C
A02	GROUND FLOOR PLAN	C
A03	LEVEL 1 PLAN	C
A11	SECTIONS 1	C
A12	SECTIONS 2	C
A21	NORTH ELEVATION	C
A30	COMPLIANCE & AREA SUMMARY	A
A31	SHADOW DIAGRAMS	C
A32	SHADOW DIAGRAMS	C
A41	SOLAR ACCESS DIAGRAMS	B
A42	SOLAR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

Level 1, 1 Chandos Street
ST LEONARDS NSW 2065
Giles Tribe Pty Ltd
P 61 2 9264 5005
E gta@gilestribe.com.au
ABN 50 001259 507

Nominated Architects:

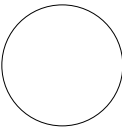
Mark G Broadley [5823] Stuart D Hill [6459]



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

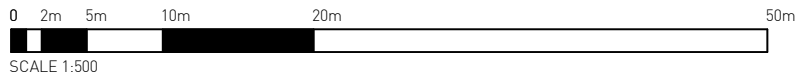
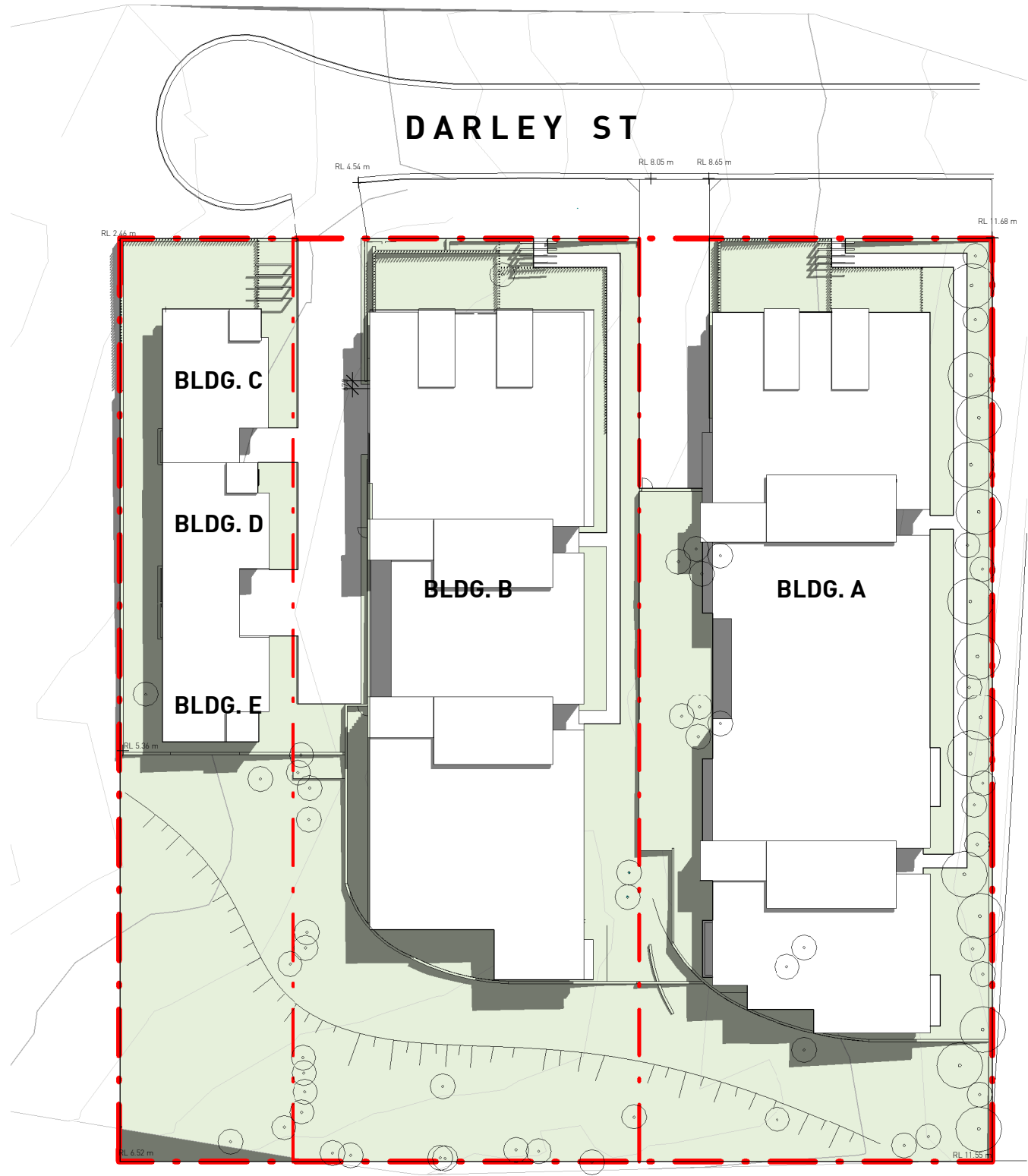


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PLANNING PROPOSAL
Job Ref: 19016
Scale: 1:100
Date: 06/29/21
Drawn: Author

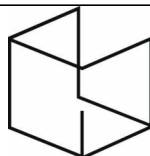
A	2021.06.29	ISSUED FOR SUBMISSION
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Drawing:
COVER PAGE
Drawing No: 000
Rev: A

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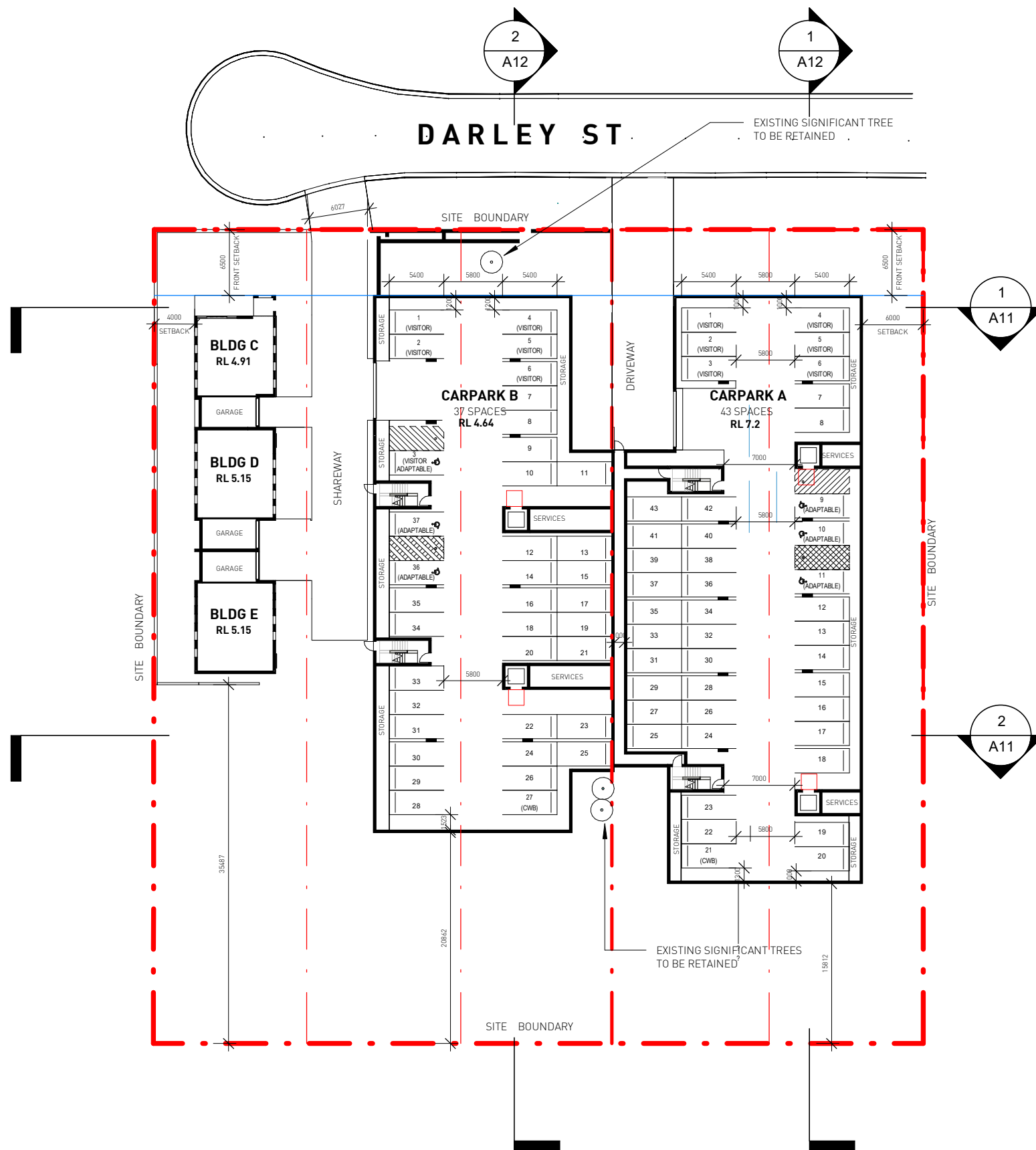


Status:
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Job Ref: **19016** Scale: 1 : 500
Date: 05/26/21
Drawn: Author

B	2021.06.29	ISSUED FOR SUBMISSION
A	2021.05.26	ISSUED FOR SUBMISSION

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

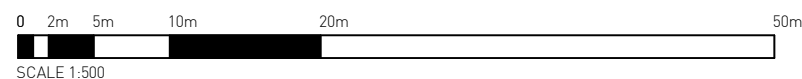
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**PITTWATER 21 DCP
PARKING REQUIREMENT**

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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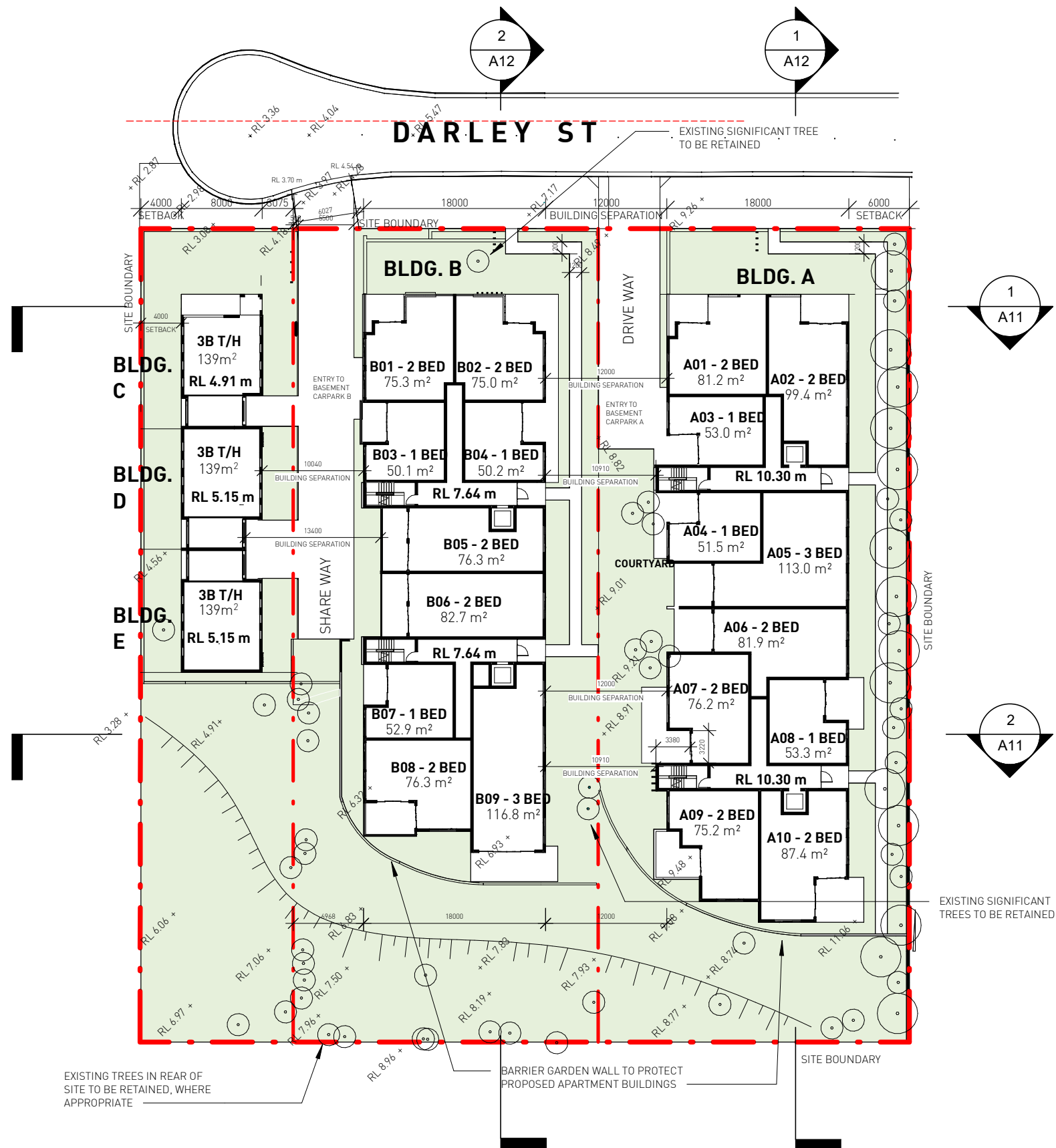
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Job Ref: **19016**
Scale: 1 : 500
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A	2021.04.30	ISSUED FOR SUBMISSION

BASEMENT PARKING

Drawing:
A01
Rev: C

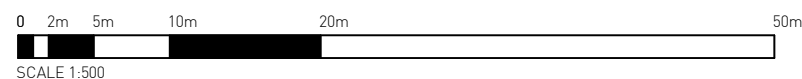
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GFA

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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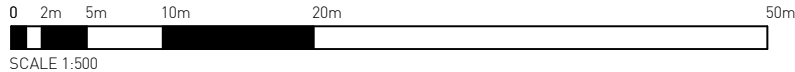
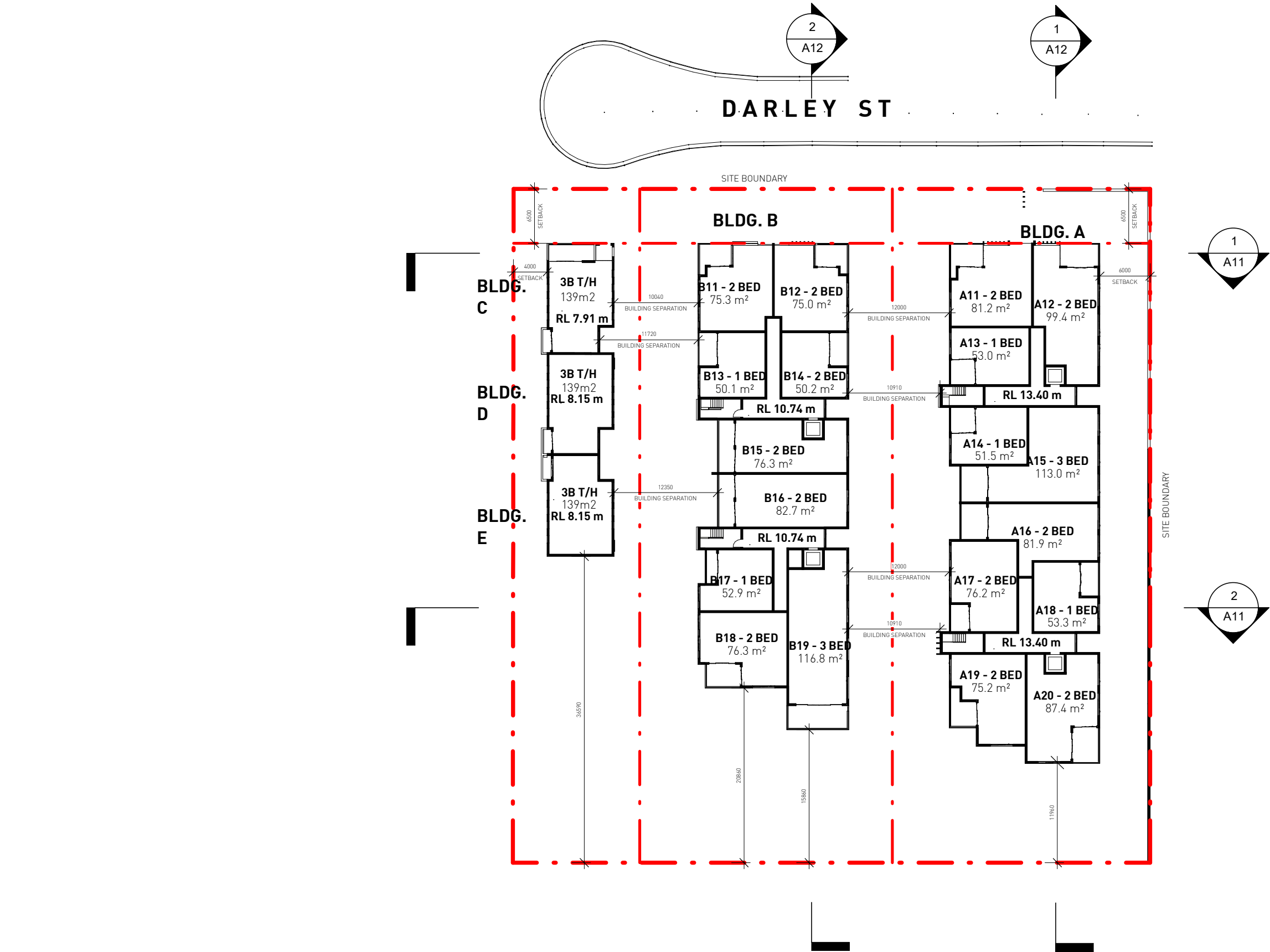
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A	2021.04.30	ISSUED FOR SUBMISSION

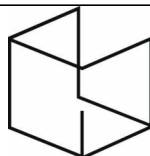
Drawing:
GROUND FLOOR PLAN

Rev. A02 C

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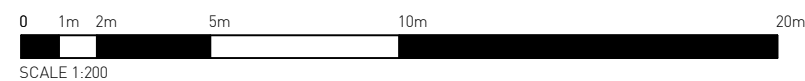
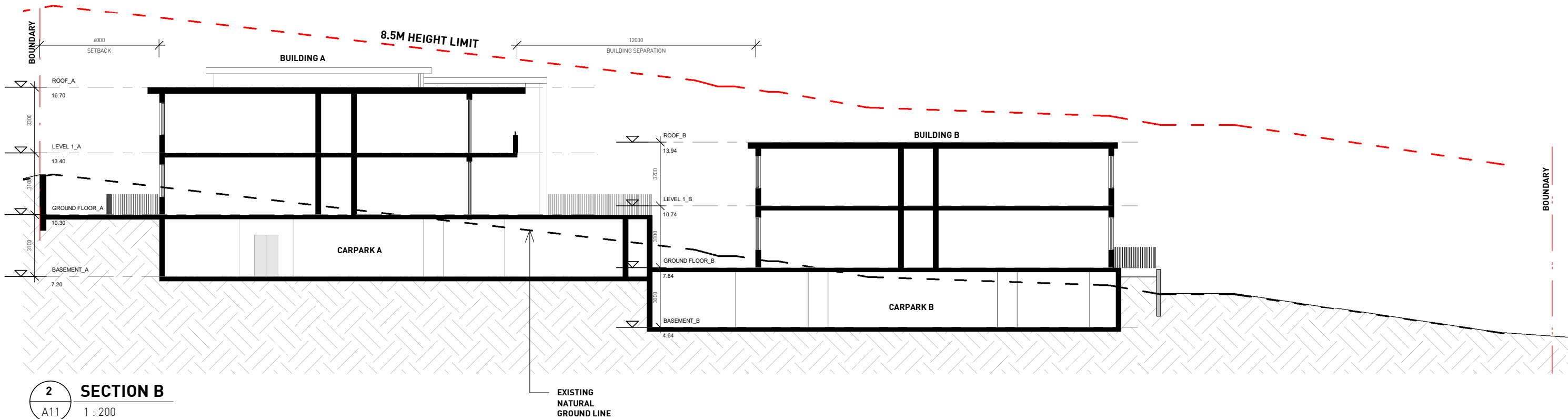
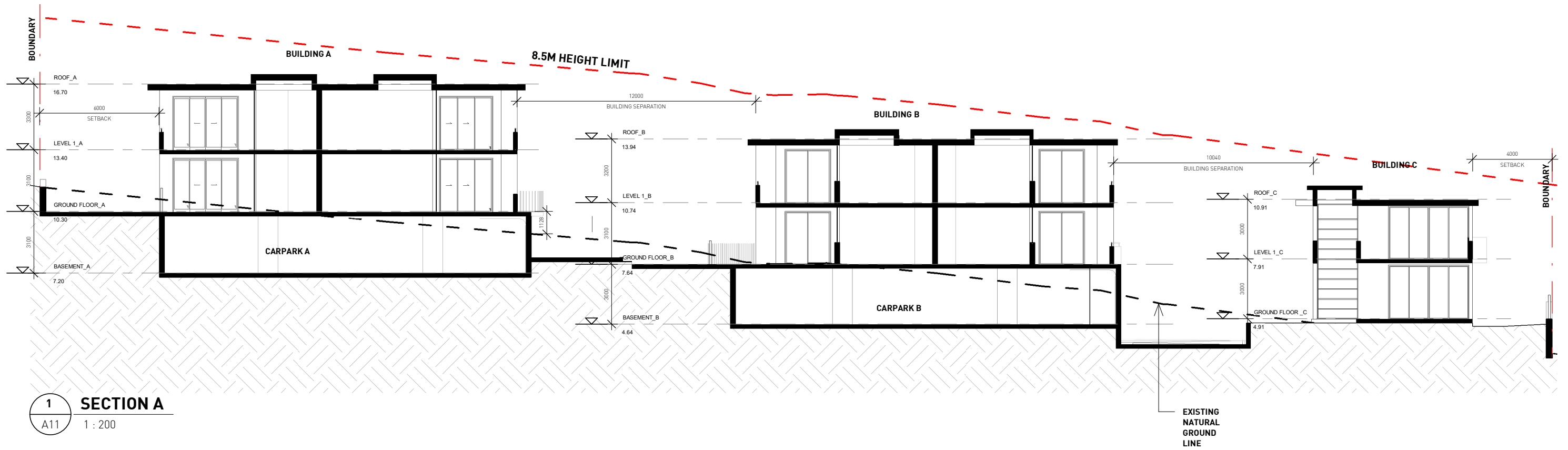


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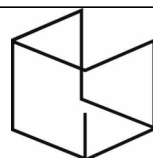
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Drawing:
LEVEL 1 PLAN
Drawing No: **A03** Rev: **C**

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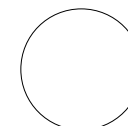
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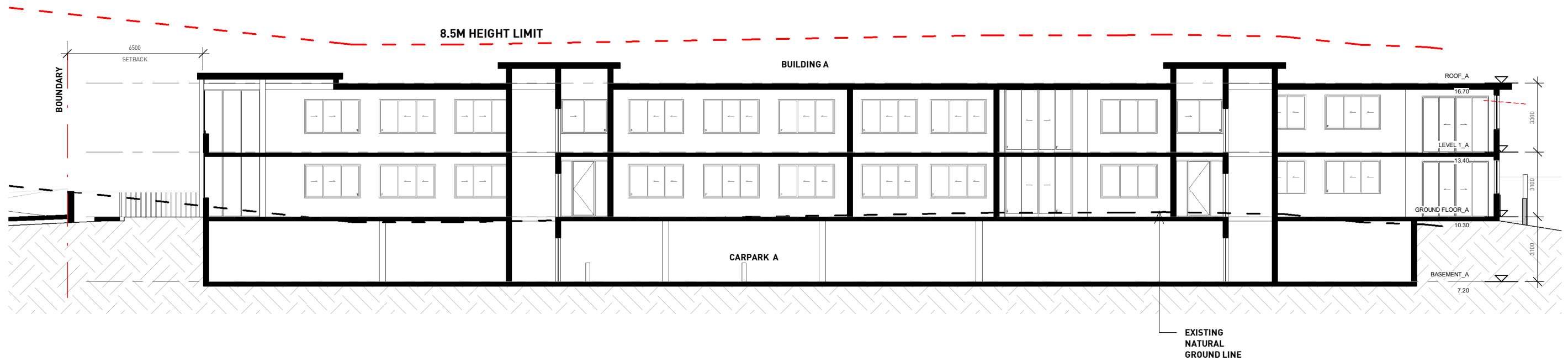


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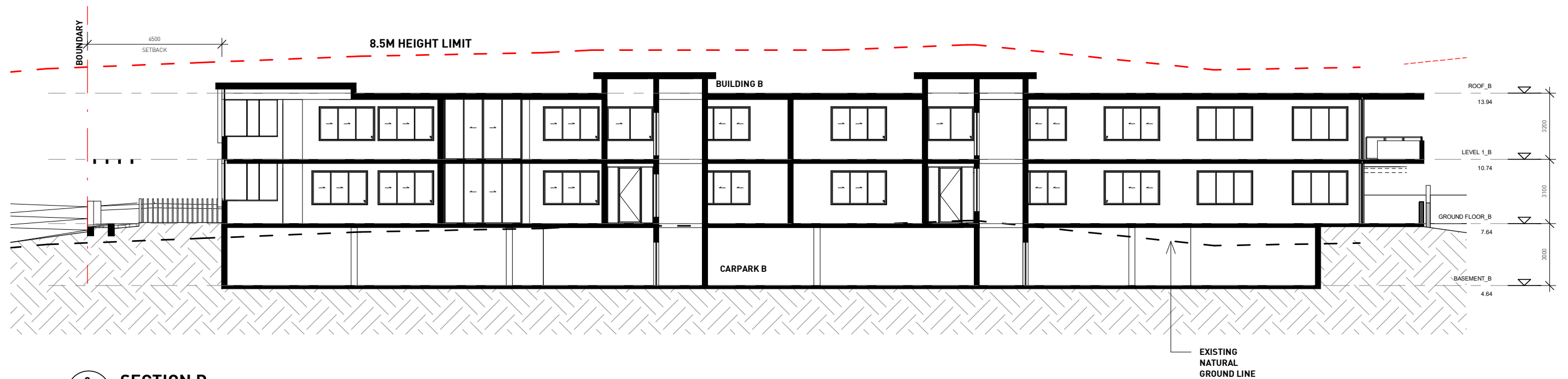
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Drawing:
SECTIONS 1
Drawing No: **A11** Rev: **C**

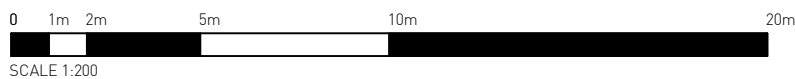
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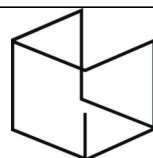
1 SECTION C
A12 1 : 200



2 SECTION D
A12 1 : 200



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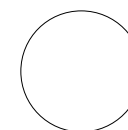
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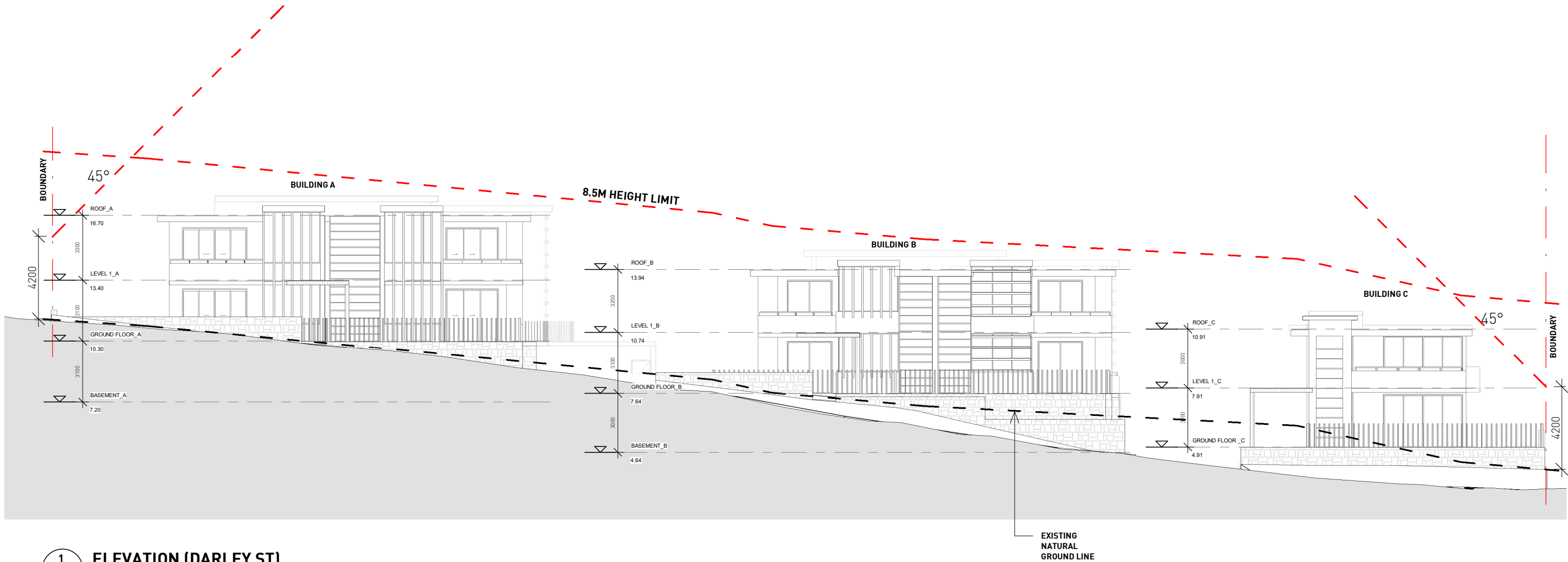


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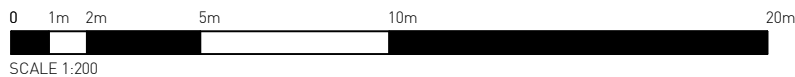
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A	2021.04.30	ISSUED FOR SUBMISSION

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

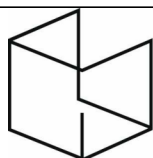
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1 ELEVATION (DARLEY ST)
A21 1 : 200



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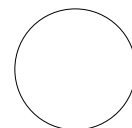
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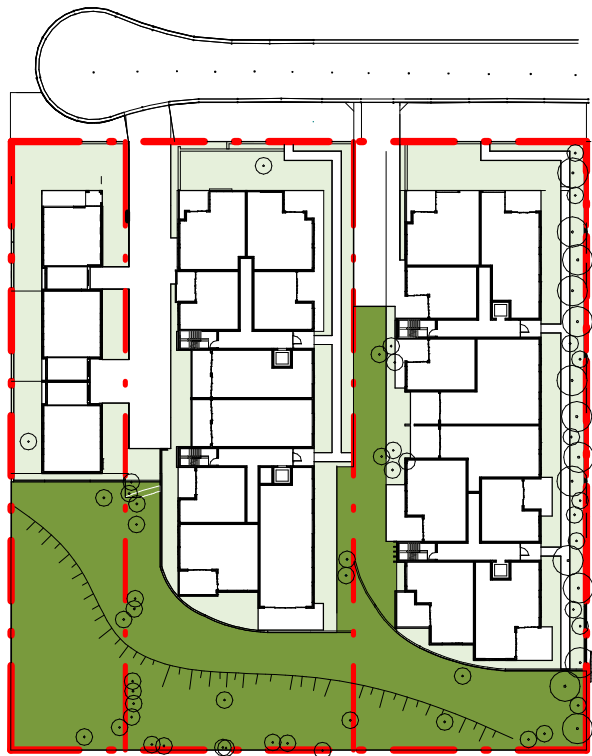


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Drawing:
NORTH ELEVATION
Drawing No: **A21** Rev: **C**

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AREA CALCULATION - C.O.S

SITE AREA: 6123.461M²

COMMUNAL OPEN SPACE

REQUIREMENT

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

PROVIDED

1756.998M² (28.7%)

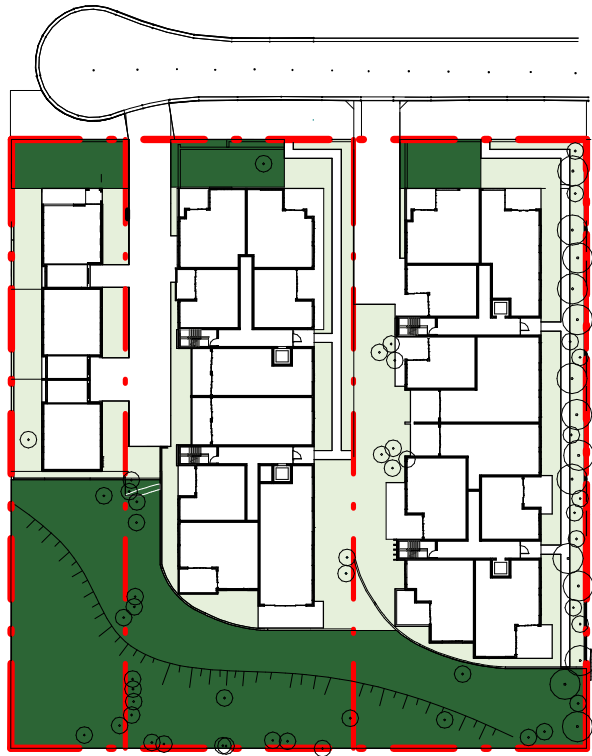
DEEP SOIL AREA

REQUIREMENT

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

PROVIDED

1772.417M² (28.9%)



AREA CALCULATION - DEEP SOIL

BUILDING A&B (38 APARTMENTS)
SOLAR ACCESS

REQUIREMENT

MIN. 70% OF UNITS RECEIVE MIN. 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

PROVIDED

34 OF 38 UNITS (89.5%) RECEIVE A
MINIMUM 2 HR OF 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

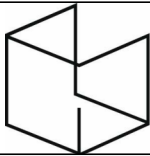
CROSS VENTILATION

REQUIREMENT

MIN. 60% OF UNITS NEED TO BE CROSS
VENTILATED

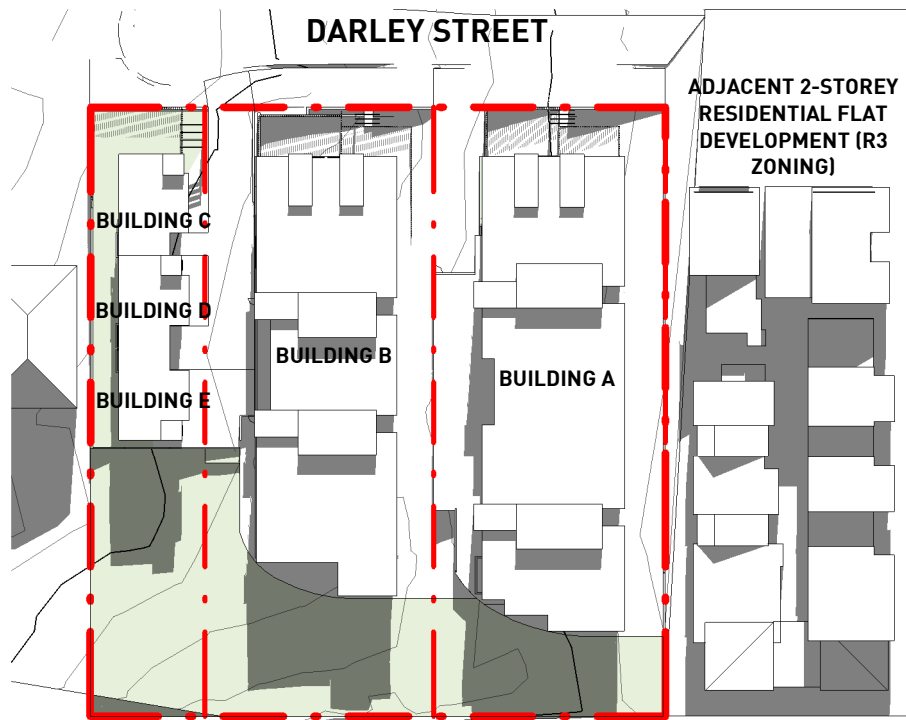
PROVIDED

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

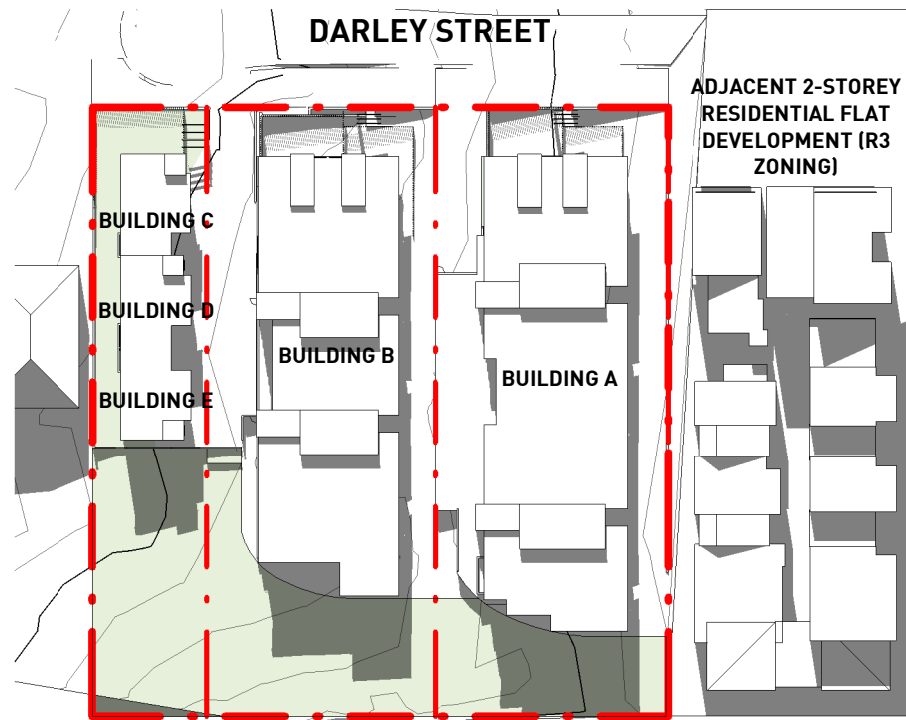


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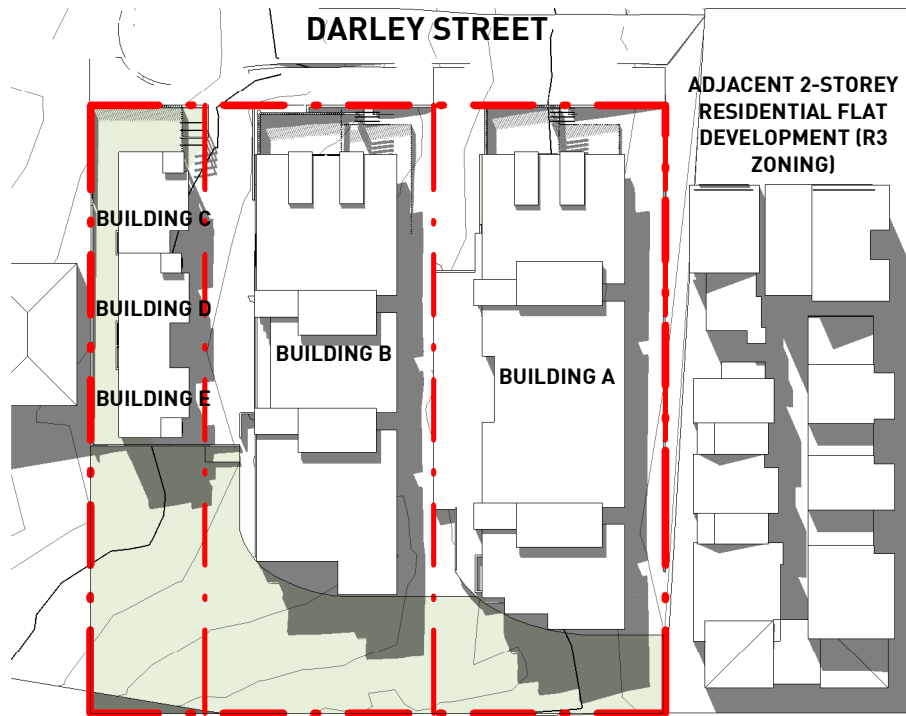




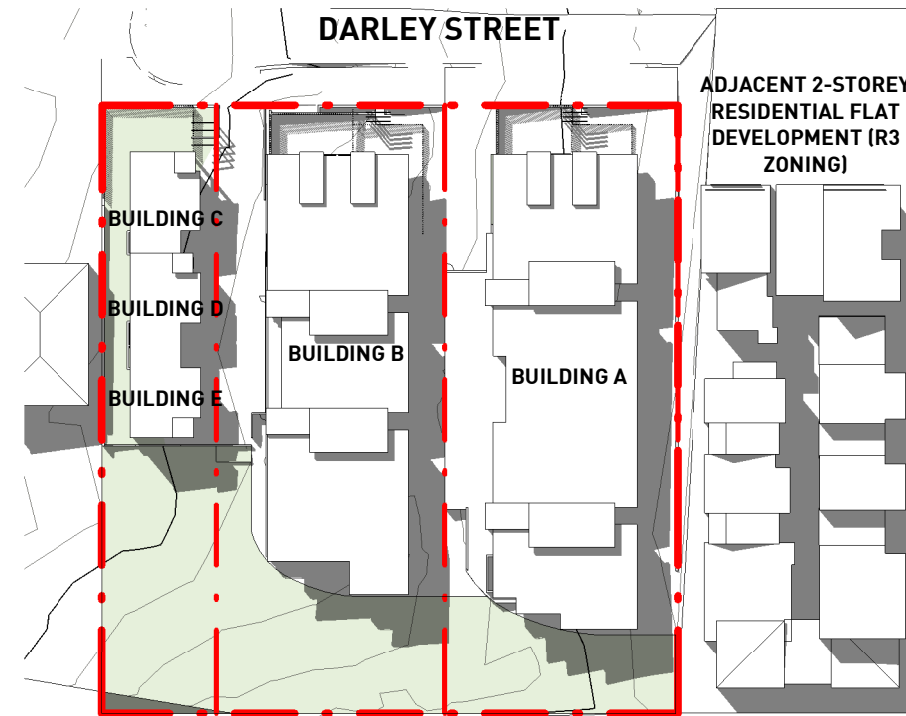
SHADOW DIAGRAM JUNE 21 9AM



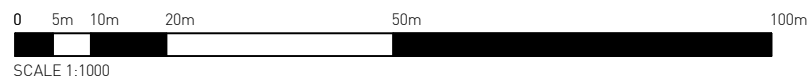
SHADOW DIAGRAM JUNE 21 10AM



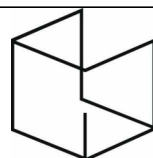
SHADOW DIAGRAM JUNE 21 11AM



SHADOW DIAGRAM JUNE 21 12PM



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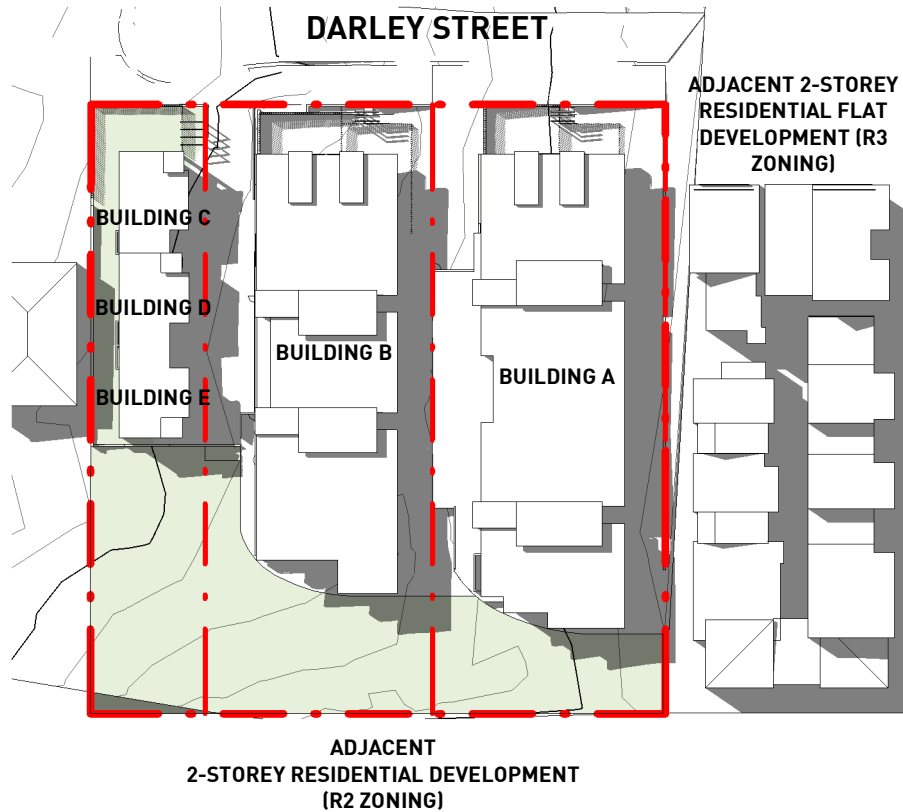


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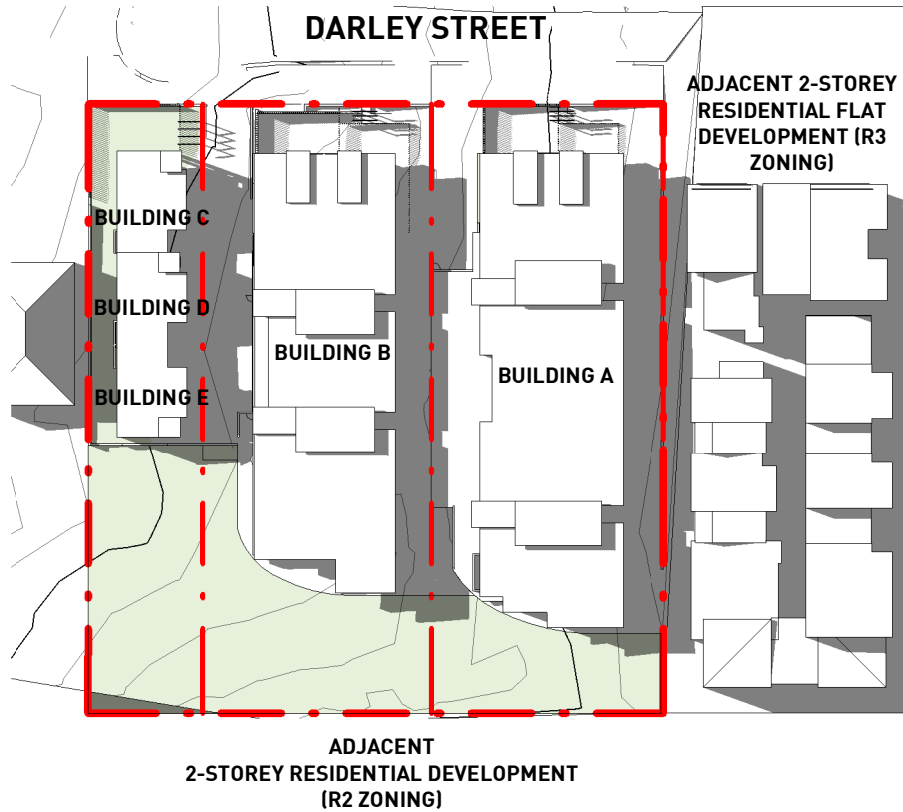
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A	2021.04.30	ISSUED FOR SUBMISSION

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

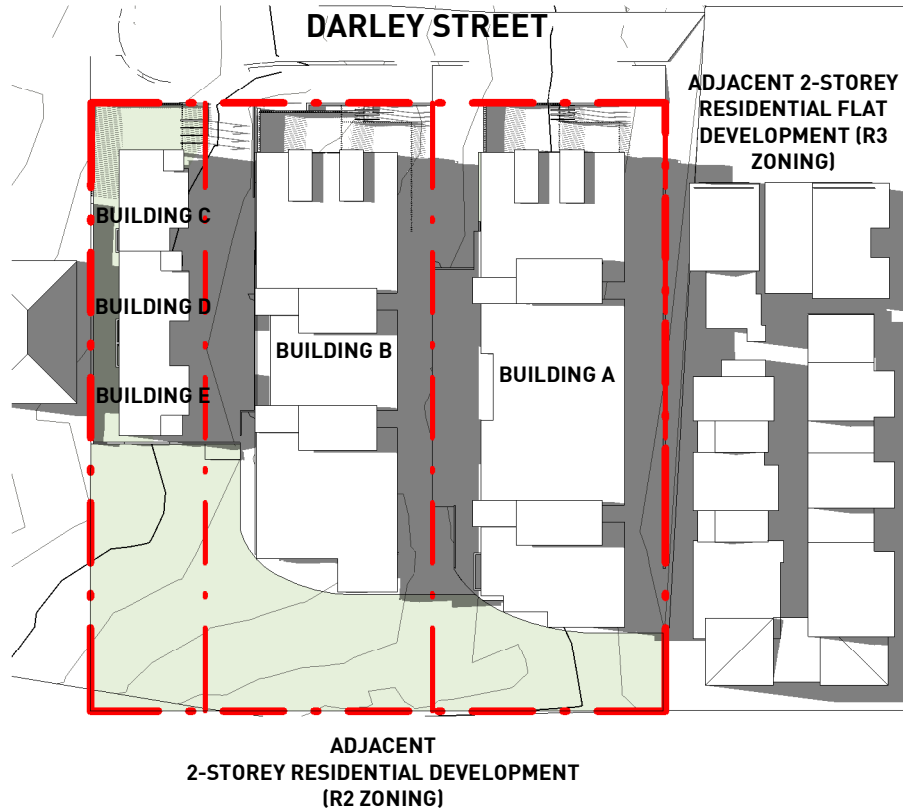
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SHADOW DIAGRAM JUNE 21 1PM



SHADOW DIAGRAM JUNE 21 2PM



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

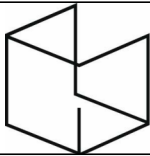
	9AM	10AM	11AM	12PM	1PM	2PM	3PM	HOURS
BUILDING C								6.00
BUILDING D								6.00
BUILDING E								6.00



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A	2021.04.30	ISSUED FOR SUBMISSION

Drawing:
SHADOW DIAGRAMS
Drawing No: A32
Rev: C

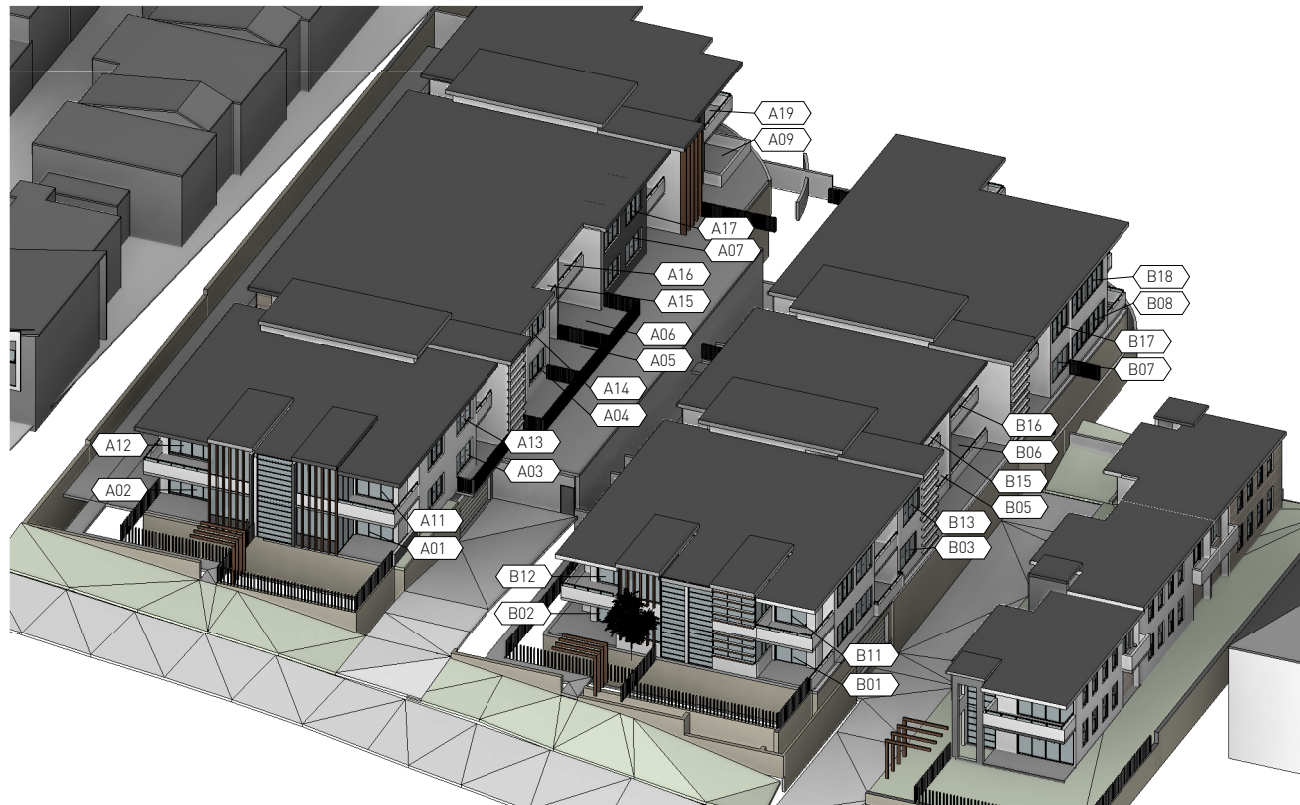
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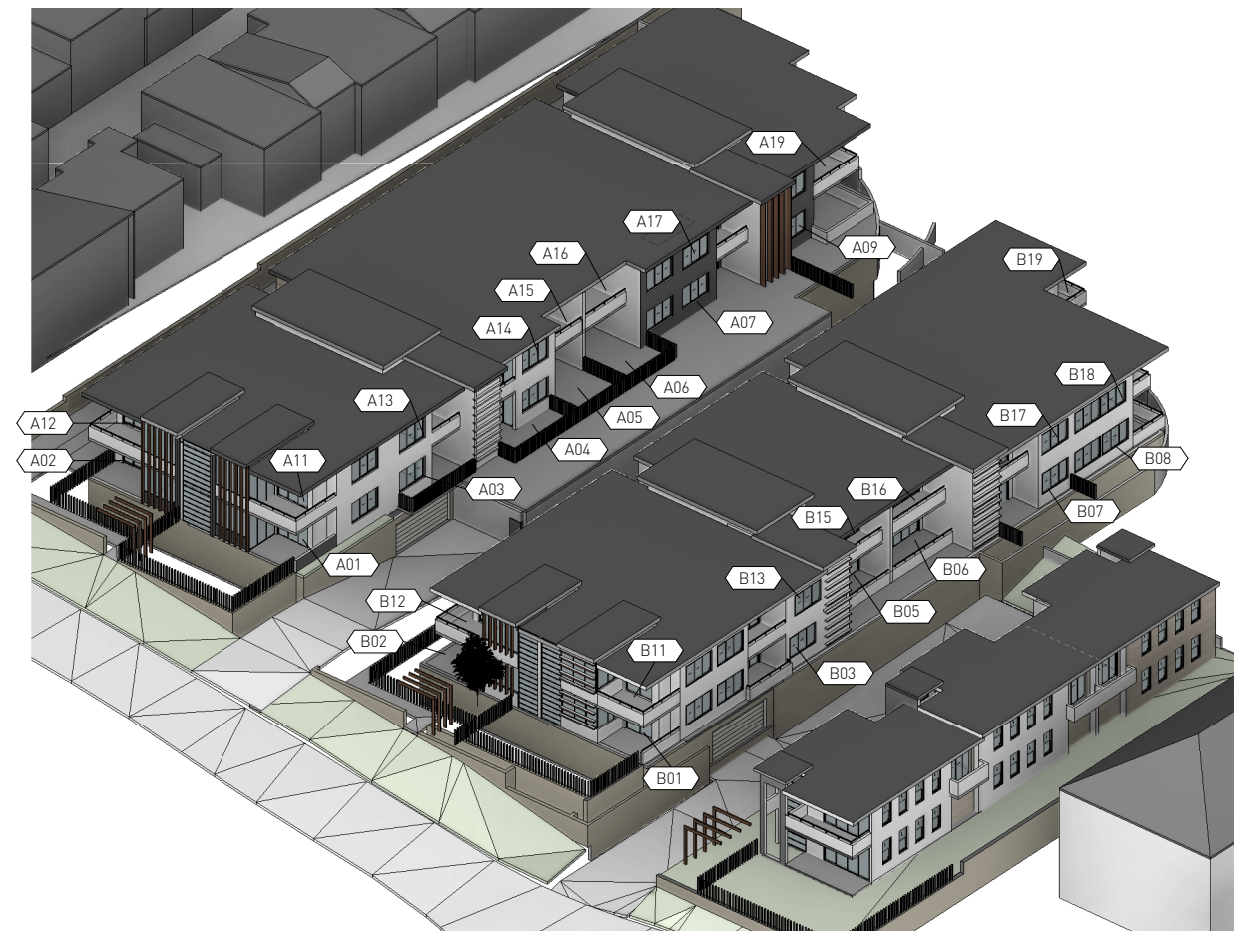
SOLAR ACCESS JUNE 21 9AM



SOLAR ACCESS JUNE 21 10AM

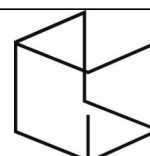


SOLAR ACCESS JUNE 21 11AM



SOLAR ACCESS JUNE 21 12PM

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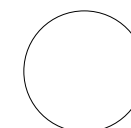
**GILES
TRIBE**

Nominated Architects:

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

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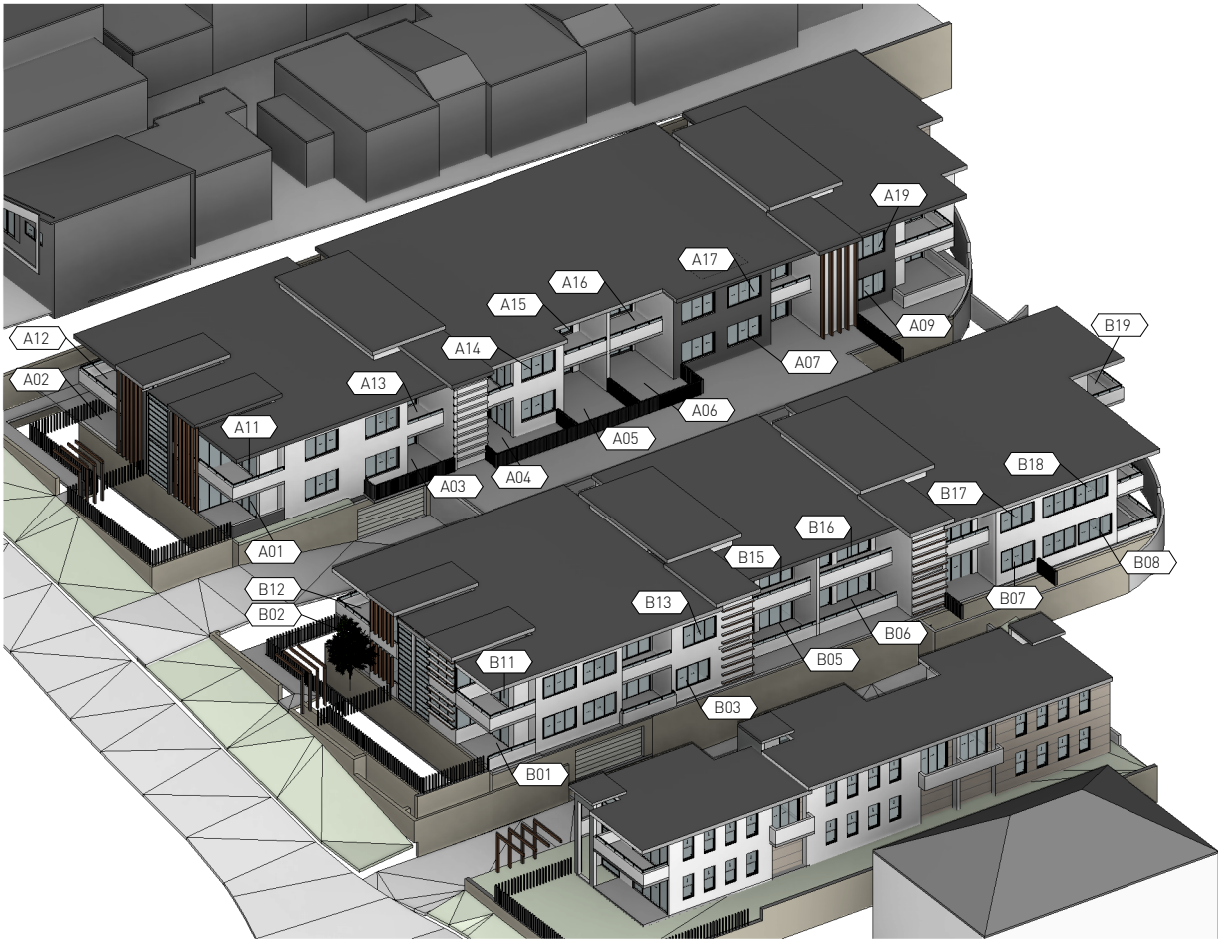
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Job Ref: **19016**
Scale: 09/11/19
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A	2021.05.26	ISSUED FOR SUBMISSION

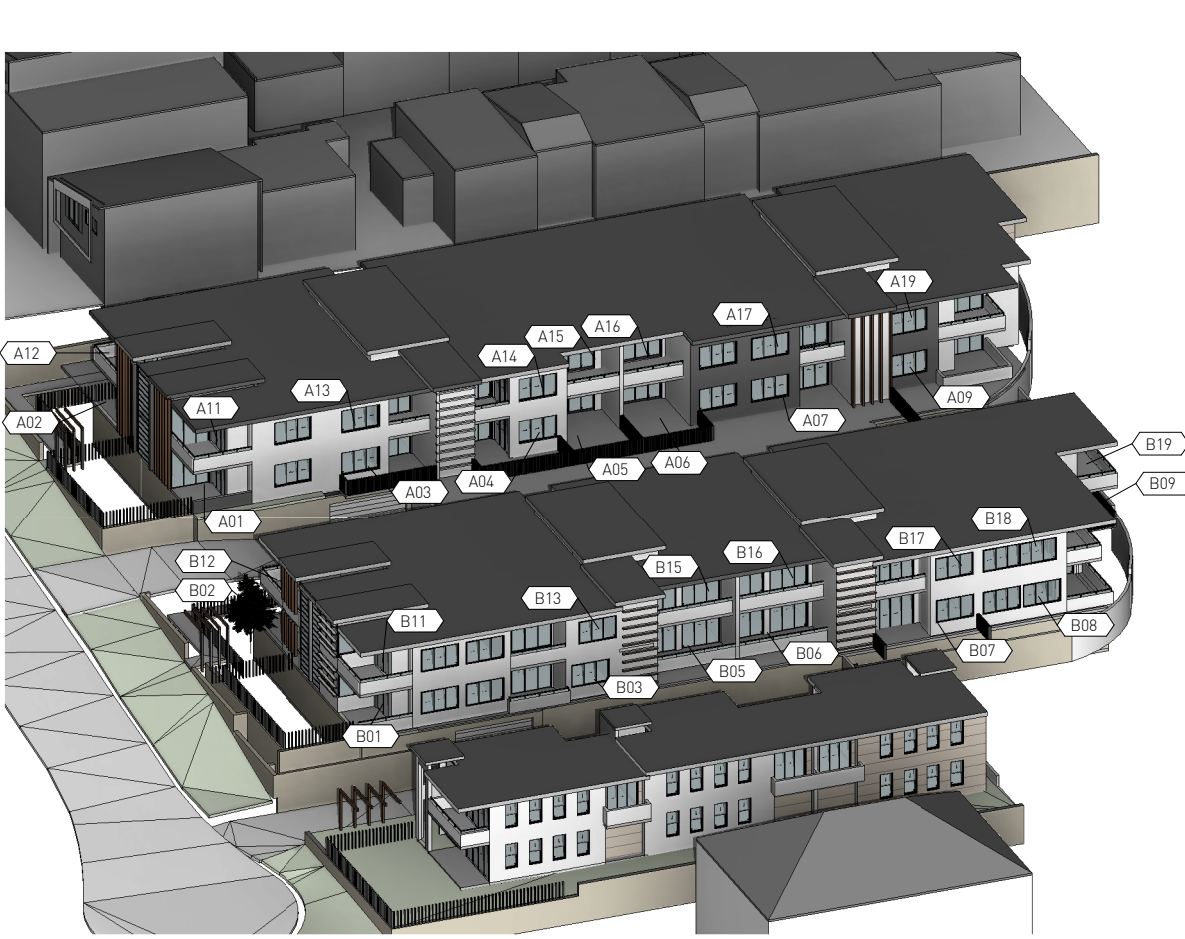
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Drawing:
Drawing No: **A41**
Rev: **B**

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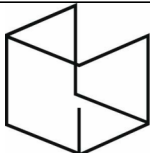


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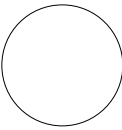
**GILES
TRIBE**

Nominated Architects:

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

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