

list of abbreviations

A	angle
A/C	air conditioning
ADJ	adjustable
AFFL	above finished floor level
AHD	australian height datum
ALUM	aluminium
AS	australian standard
AW	aluminium window
B	blind
BAL	balustrade
BC	brick course
BH	bulkhead
BLWK	block work
BS	bath spout
BSN	basin
BTH	bath
BWBP	brickwork bagged & painted
BWF	brickwork faced
CCTV	closed circuit TV
CFC	compressed fibre cement
CHS	circular hollow section
CJ	control joint
CL	centreline
COP	concrete - off form
COL	column
COM	communications cupboard
CON	concrete
COS	check on site
CPD	cupboard
CPS	concrete - polished & sealed
CPT	carpet
CR	cement render
CRN	cornice
CST	concrete - steel trowel finish
CT	ceramic tile
CTP	cooker
DP	down pipe
DPC	damp proof course
DR	drawer
DRY	dryer
DW	dishwasher
EA	equal angle
EDB	electrical distribution board
EJ	expansion joint
EQ	equal
EK	existing
EXH	exhaust
F	fridge
F/O	face of
FC	fibrous cement sheet
FCL	finished ceiling level
FFL	finished floor level
FGL	finished ground level
FP	fixed panel
FR	freezer
FW	floor waste
FX	fixed
G	glass glazing
GAL	galvanised
GBAL	glass balustrade
GD	grated drain
GLV	glass louvre
GO	glass obscure
GPO	general purpose outlet
GU	gutter
HDR	handrail
HR	hanging rail
HT	hose tap
HTR	heated towel rail
HWU	hot water unit
J	joinery
LAM	laminated
LV	louvre
M	metal
MB	motorised blind
MBAL	metal balustrade
MC	metal cladding
MDF	medium density fibreboard
MI	minor
MPBR	membrane pebble ballast roof
MR	metal roof
MSB	main switch board
MT	mosaic tile
MW	microwave
MX	mixer
NCC	national construction code
OF	overflow
OS	open shelf
PS0	shadowline angle
PAV	paving
PB	plasterboard
PBFR	plasterboard fire resistant
PBM	plasterboard moisture resistant
PFC	parallel flange channel
PLY	plywood
PNT	paint
PU	polyurethane
R	robe
RA	return air
RH	range hood
RHS	rectangular hollow section
RL	reduced level
RWH	rainwater head
RWO	rainwater outlet
RWT	rainwater tank
SA	smoke alarm
SED	structural engineers detail
SH	shutters
SHL	shadowline
SHR	shower
SK	skirting
SNK	sink
SP	set plaster
SS	stainless steel
SSL	structural slab level
ST	stone
STL	steel
SWP	sewer pipe
T	timber
TB	timber battens
TBC	to be confirmed
TBH	toilet brush holder
TD	timber decking
TF	timber frame
TFB	timber floorboards
TOF	top of fence
TOW	top of wall
TR	tiled roof
TRH	toilet roll holder
TS	timber screen
UB	universal beam
UC	universal column
UFH	underfloor heating
UNO	unless noted otherwise
US	underside
VN	vener timber
VP	vent pipe
VPM	vapour permeable membrane
WB	weatherboards
WC	toilet
WM	washing machine
WPM	water proof membrane



drawing list

DRAWING NO.	DRAWING NAME	REVISION
DA000	Cover Sheet	A
DA001	Development Summary	A
DA002	Context Analysis	A
DA003	Site Analysis	A
DA004	Demolition Plan	A
DA005	Excavation Plan	A
DA006	Site Plan	A
DA100	Basement 2 Plan	A
DA101	Basement 1 Plan	A
DA102	Level 1 Plan	A
DA103	Level 2 Plan	A
DA104	Level 3 Plan	A
DA105	Level 4 Plan	A
DA106	Level 5 Plan	A
DA107	Level 6 Plan	A
DA108	Level 7 Plan	A
DA109	Roof Plan	A
DA200	South West Elevation	A
DA201	North West Elevation	A
DA202	North East Elevation	A
DA203	South East Elevation	A
DA300	Section AA	A
DA301	Section BB	A
DA302	Sections CC & DD	A
DA400	Schedule of Materials and Finishes	A
DA500	GFA Area Calculations	A
DA501	Private Open Space Area Calculations	A
DA502	Landscape & Deep Soil Area Calculations	A
DA503	Height Plane	A
DA504	Shadow Diagram 9am 21 June	A
DA505	Shadow Diagram 12pm 21 June	A
DA506	Shadow Diagram 3pm 21 June	A
DA507	Perspectives Shadow Diagrams	A
DA508	Perspectives Shadow Diagrams	A
DA509	Sun Eye Views - Sheet 1	A
DA510	Sun Eye Views - Sheet 2	A
DA511	ADG Compliance - Cross Ventilation	A
DA512	ADG Compliance - Storage Calculations	A
DA513	Pre & Post Adaptable Apartments	A
DA514	Silver Liveable Apartments_Level 1 & 2-3	A

RevID	Date	Description
A	16/12/2025	Development Application

Development Application

Darley Apartments

at

20 Darley Street East, Mona Vale

for

Sirius Properties Pty Ltd

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PROPERTIES

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job no.	DARL	dwg no.	DA000
drawn	AV	checked	AV
scale		revision	A



AREA CALCULATIONS

SITE AREA	1,481.9m ²
PERMISSIBLE LMR FSR	2.2:1
PERMISSIBLE LMR GFA	3,260.18m²
30% max. AFFORDABLE HOUSING BONUS	978.05m ²
Max. PERMISSIBLE LMR + AHB GFA	4238.23m²

Combined GFA Area Calculation	
Level	GFA
L1 Combined GFA	527.69
L2 Combined GFA	519.52
L3 Combined GFA	519.52
L4 Combined GFA	519.52
L5 Combined GFA	461.03
L6 Combined GFA	461.40
L7 Combined GFA	450.81
	3,459.49 m²

10% MINIMUM AFFORDABLE HOUSING REQ. 346m2

AFFORDABLE HOUSING PROPOSED 373.9m² (10.8%)
(includes common lobby between Apt 2.1 & 2.2)

HEIGHT CALCULATIONS

Maximum Permissible LMR height 22.0m

Affordable Housing Additional Height Bonus

10.8% GFA Affordable Housing x 2 = 21.6% x 22.0m = 4.75m

Maximum allowable building height - LMR + AFH = 26.75m

PARKING

CONTROLS

- Northern Beaches Council DCP**
- Apartments, 2+ bedrooms - 2 spaces/dwelling. 24 x 2 = 48 spaces
 - Visitor. 1 space per 3 dwellings. = 8 spaces
 - Disability spaces. 3% of required spaces = 2 spaces
 - Carwash bay. 1 for 10+ dwellings
 - Bicycle parking. 1 per 3 dwellings = 8 spaces

Guide to Traffic Generating Developments

- Apartments - 2 bedrooms. 1.2 spaces/dwelling 0 x 1.2 = 0 spaces
- 3+ bedrooms. 1.5 spaces/dwelling 24 x 1.5 = 36 spaces
- Visitor. 1 space per 5 dwellings = 36 spaces
- = 5 spaces

ADG minimum requirements whichever is less

PROPOSED

Basement Level 1 - 13 Spaces
Basement Level 2 - 28 Spaces
41 spaces

Includes 31 Apartment spaces, 5 visitor spaces and 5 disability spaces

Bicycle parking - 18 bike parks provided

Motorbike parking - 6 motorbike parks provided

UNIT MIX AND GFA

Apartment	Apartment Area
Apt 1.1 - 3 BED	113.33
Apt 1.2 - 3 BED	117.27
Apt 1.3 - 3 BED	117.27
Apt 1.4 - 3 BED	130.07
Apt 2.1 - 3 BED (AFH)	130.08
Apt 2.2 - 3 BED (AFH)	111.92
Apt 2.3 - 3 BED (AFH)	111.92
Apt 2.4 - 3 BED	130.08
Apt 3.1 - 3 BED	130.08
Apt 3.2 - 3 BED	111.92
Apt 3.3 - 3 BED	111.92
Apt 3.4 - 3 BED	130.08
Apt 4.1 - 3 BED	132.78
Apt 4.2 - 3 BED	113.43
Apt 4.3 - 3 BED	113.43
Apt 4.4 - 3 BED	131.85
Apt 5.1 - 3 BED	141.06
Apt 5.2 - 3 BED	144.68
Apt 5.3 - 3 BED	141.06
Apt 6.1 - 3 BED	141.06
Apt 6.2 - 3 BED	144.68
Apt 6.3 - 3 BED	141.06
Apt 7.1 - 4 BED	209.42
Apt 7.2 - 4 BED	209.42
	3,209.87 m²

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address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale			



- Subject Site
- Main Road
- Pittwater Biodiversity
- Heritage Item
- Mon Vale Town Centre
- Distance to Town Centre

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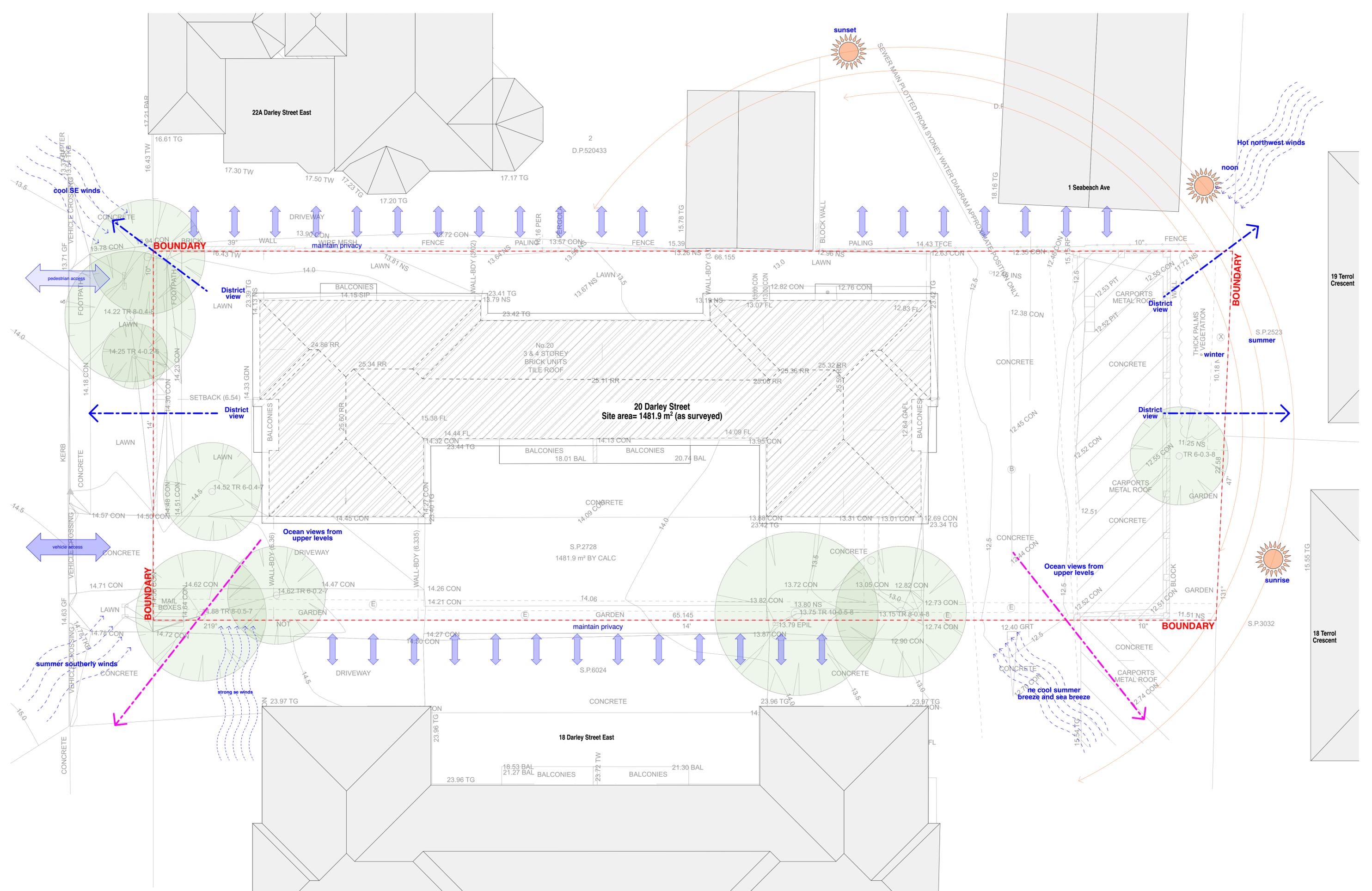
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project Darley Apartments
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client Sirius Properties Pty Ltd

title Context Analysis
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:2000

dwg no. DA002
revision A



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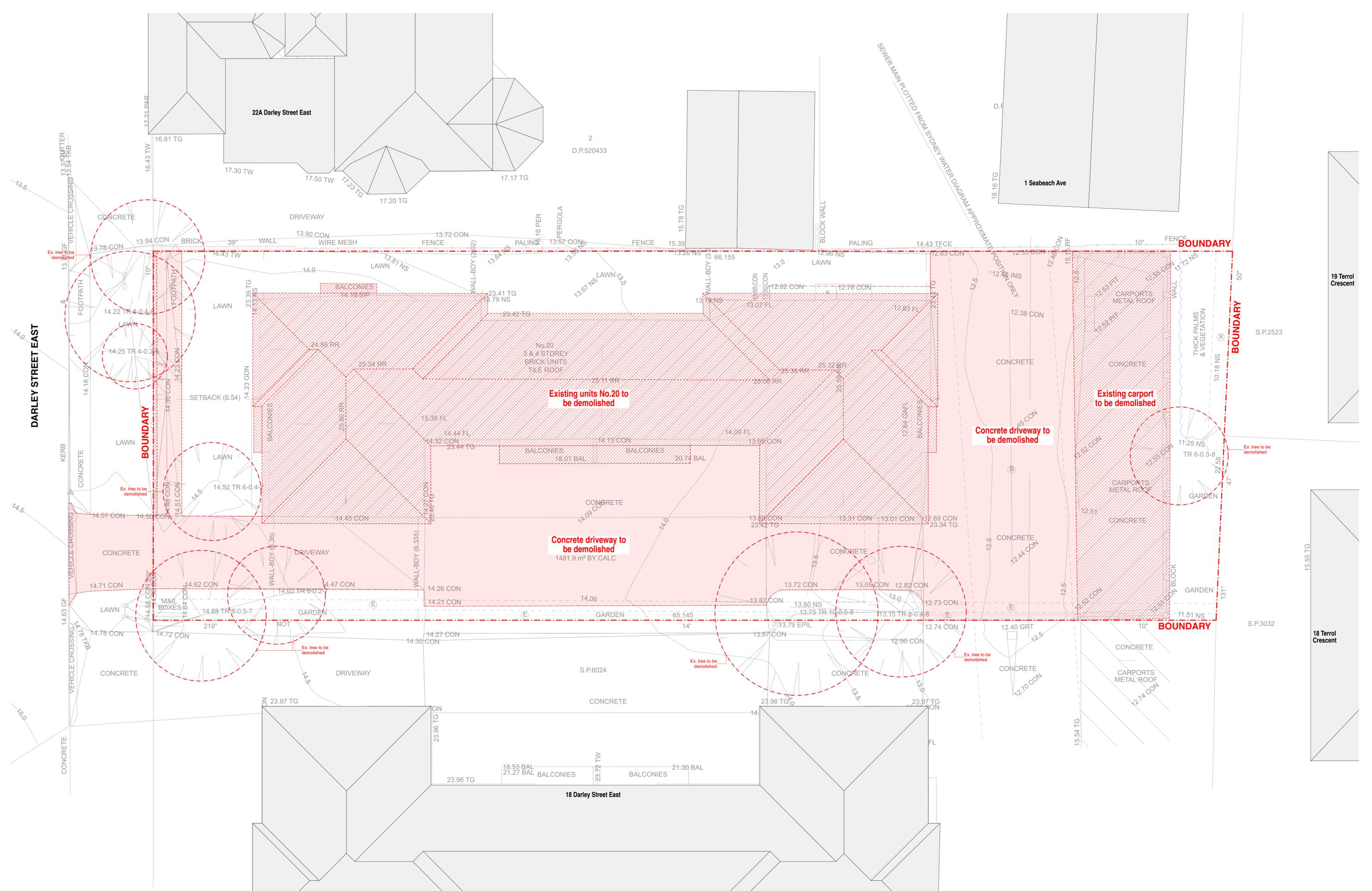
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client Sirius Properties Pty Ltd

title Site Analysis
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA003
revision A



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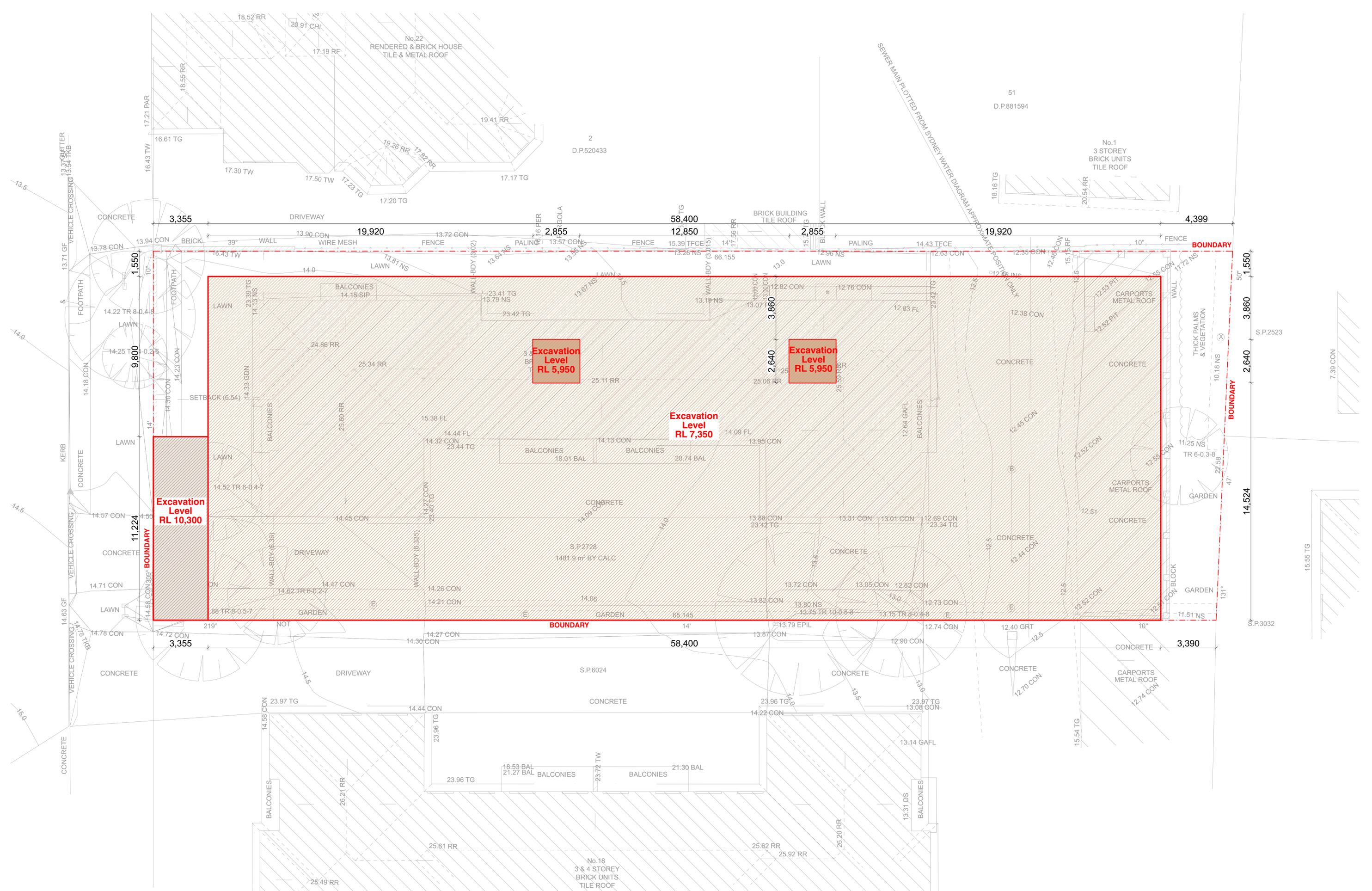
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project Darley Apartments
address 20 Darley Street East
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client Sirius Properties Pty Ltd

title Demolition Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA004
revision A



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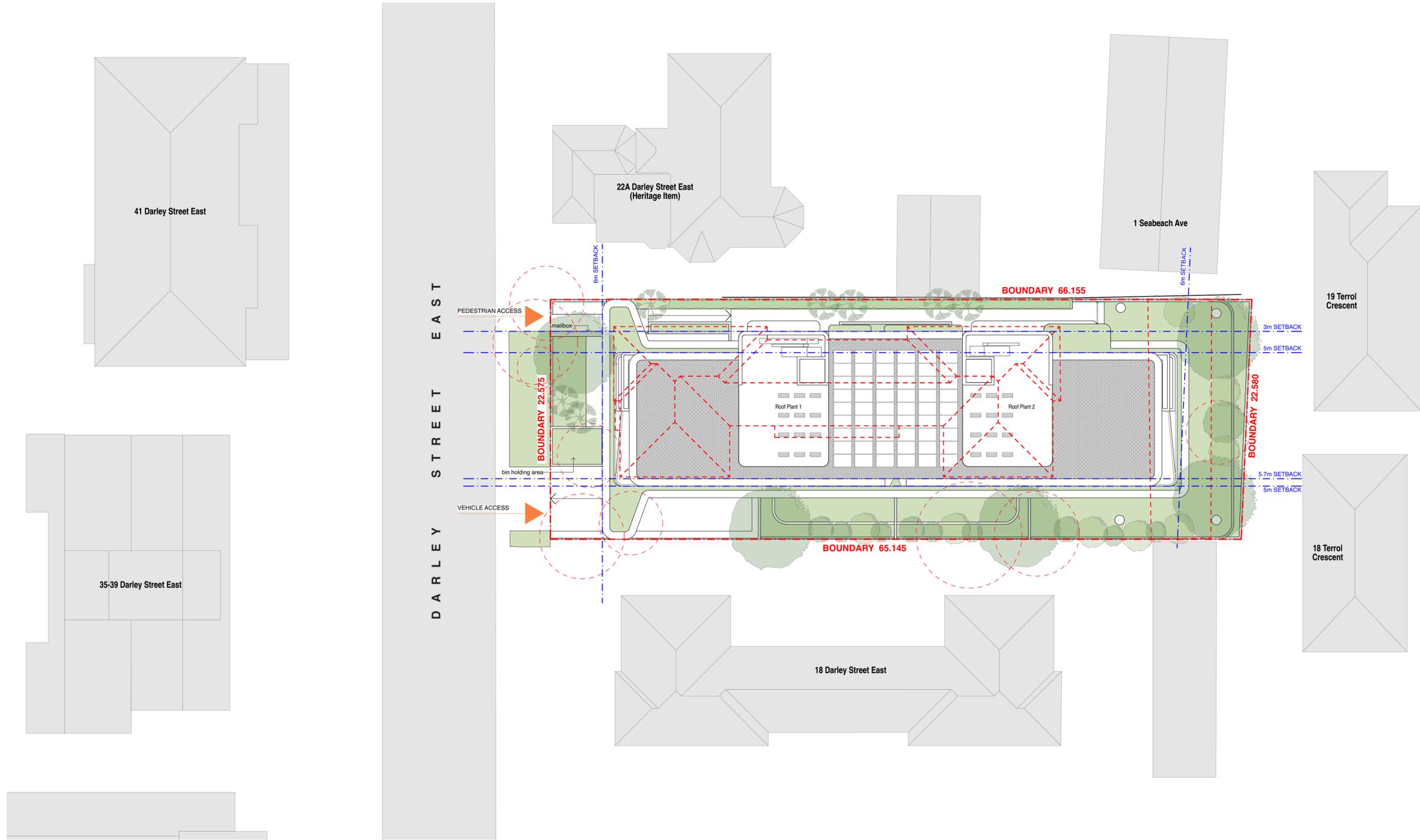
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project Darley Apartments
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client Sirius Properties Pty Ltd

title Excavation Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA005
revision A



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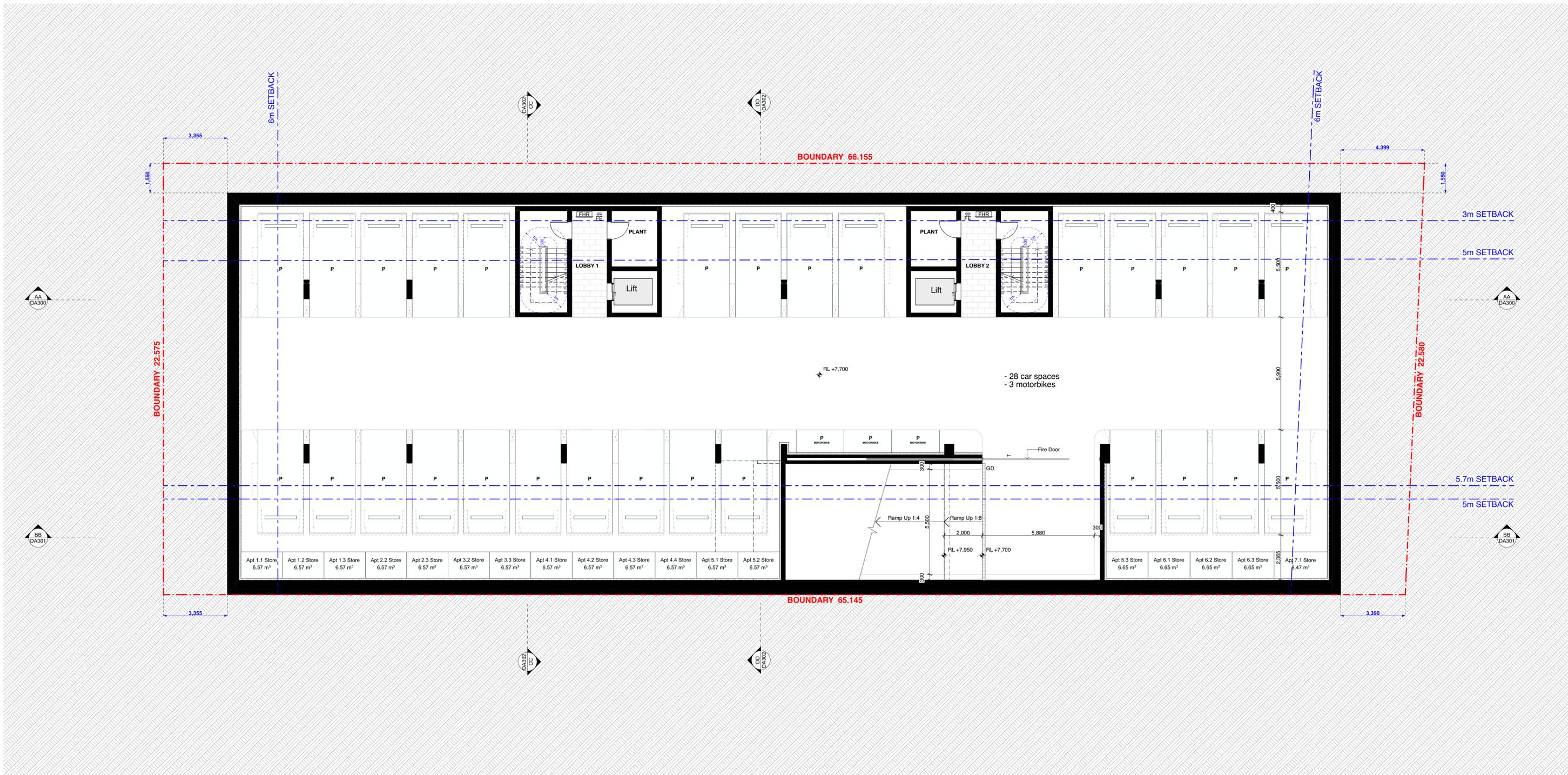


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address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:200		



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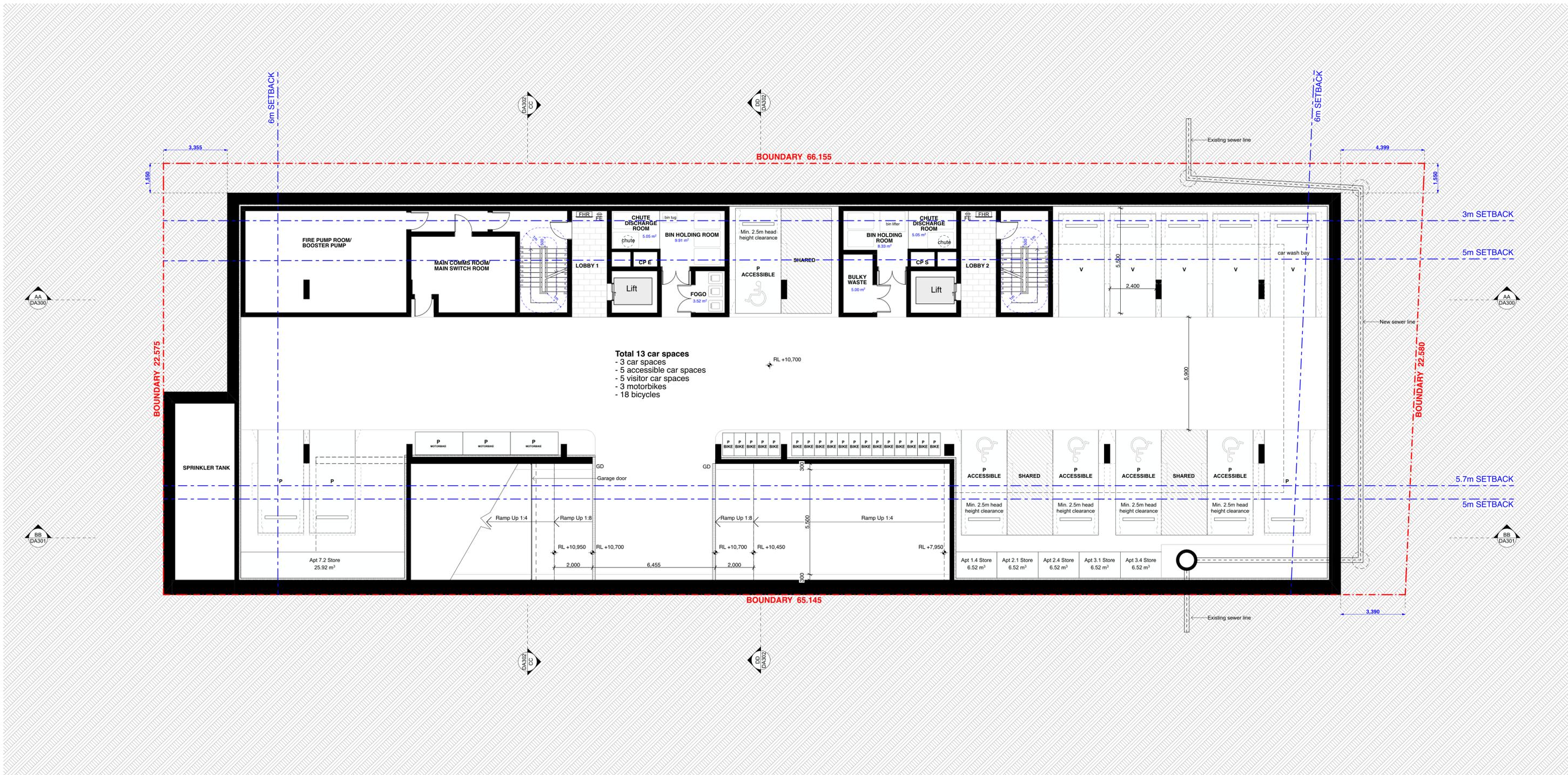
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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Basement 2 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA100
revision A



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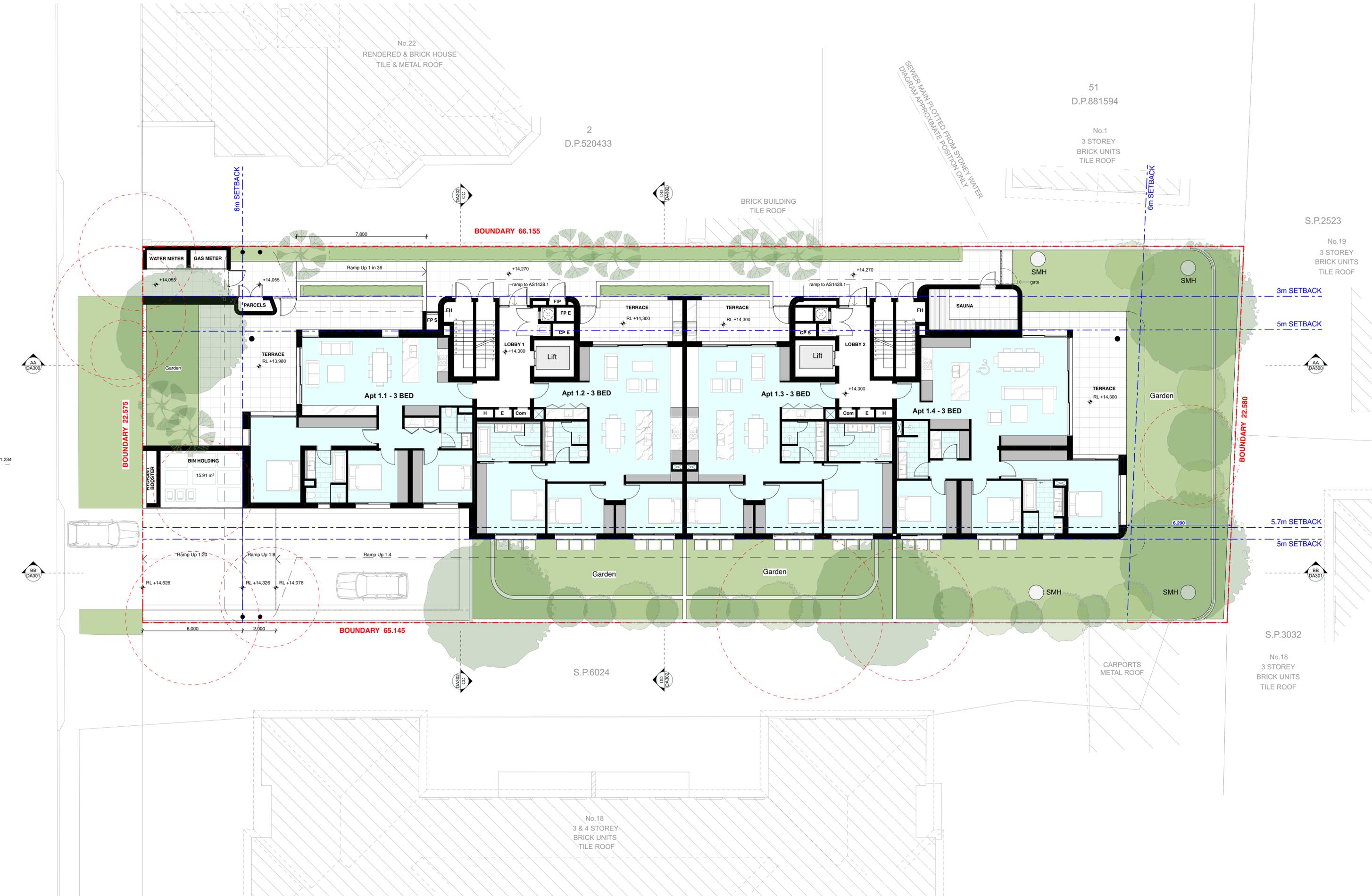
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address 20 Darley Street East
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client Sirius Properties Pty Ltd

title Basement 1 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA101
revision A



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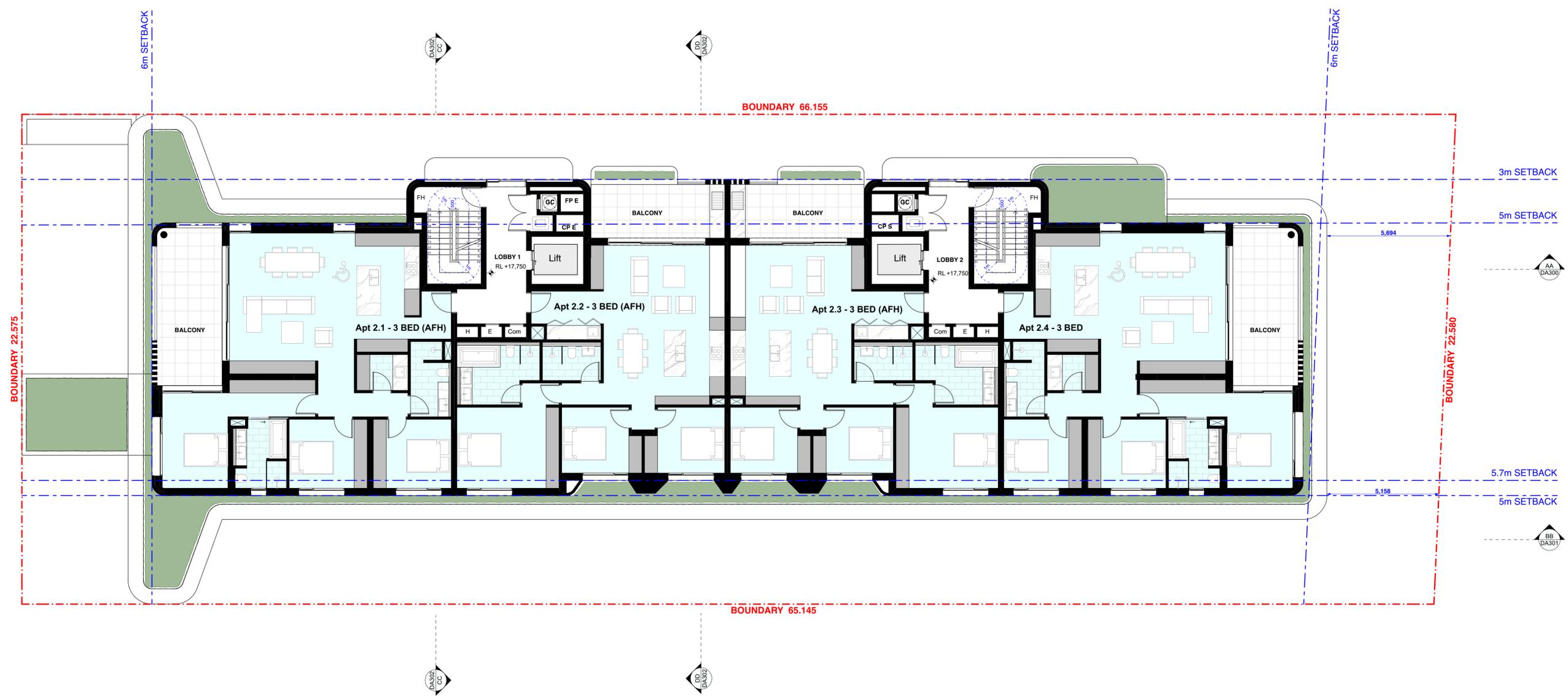
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address 20 Darley Street East
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client Sirius Properties Pty Ltd

title Level 1 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA102
revision A



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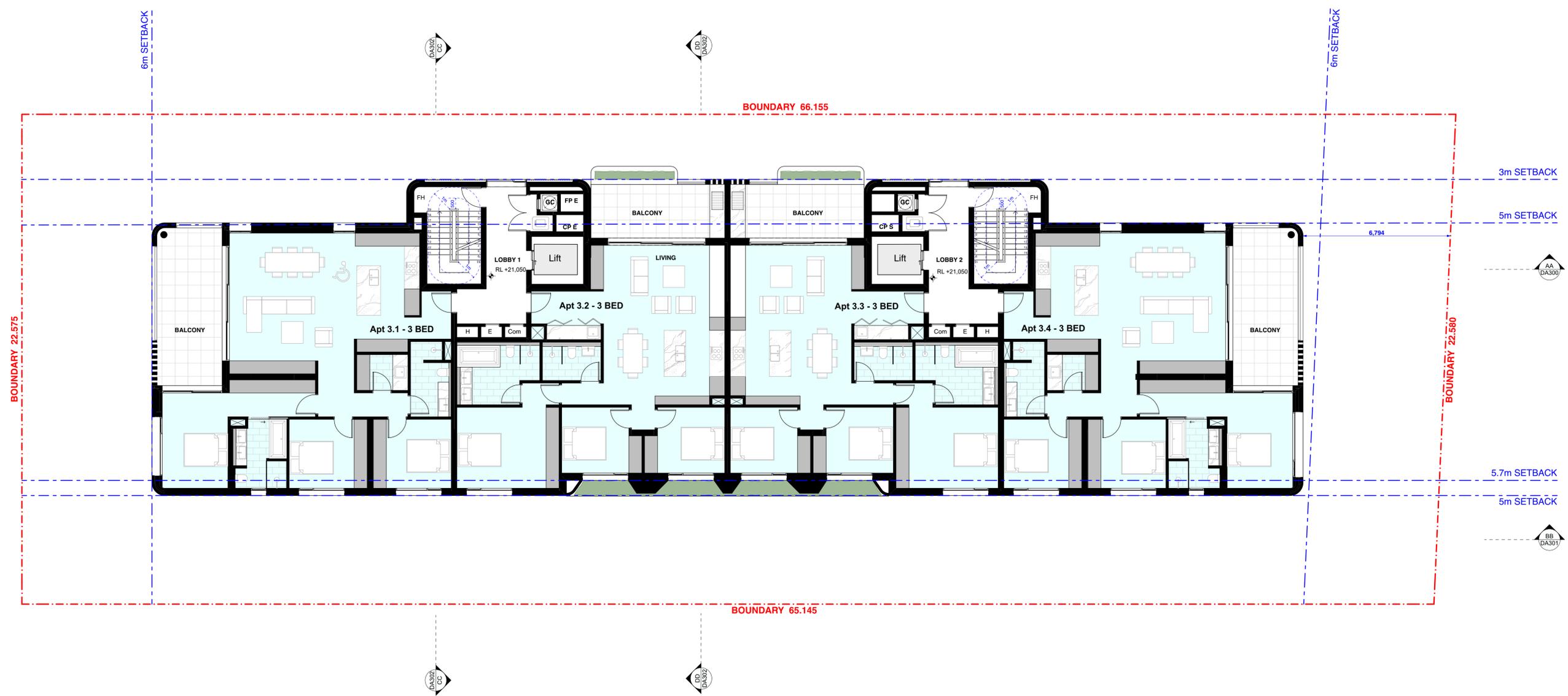


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title Level 2 Plan
issue Development Application

job no.	DARL	dwg no.	DA103
drawn	AV	revision	A
checked	AV		
scale	1:100		



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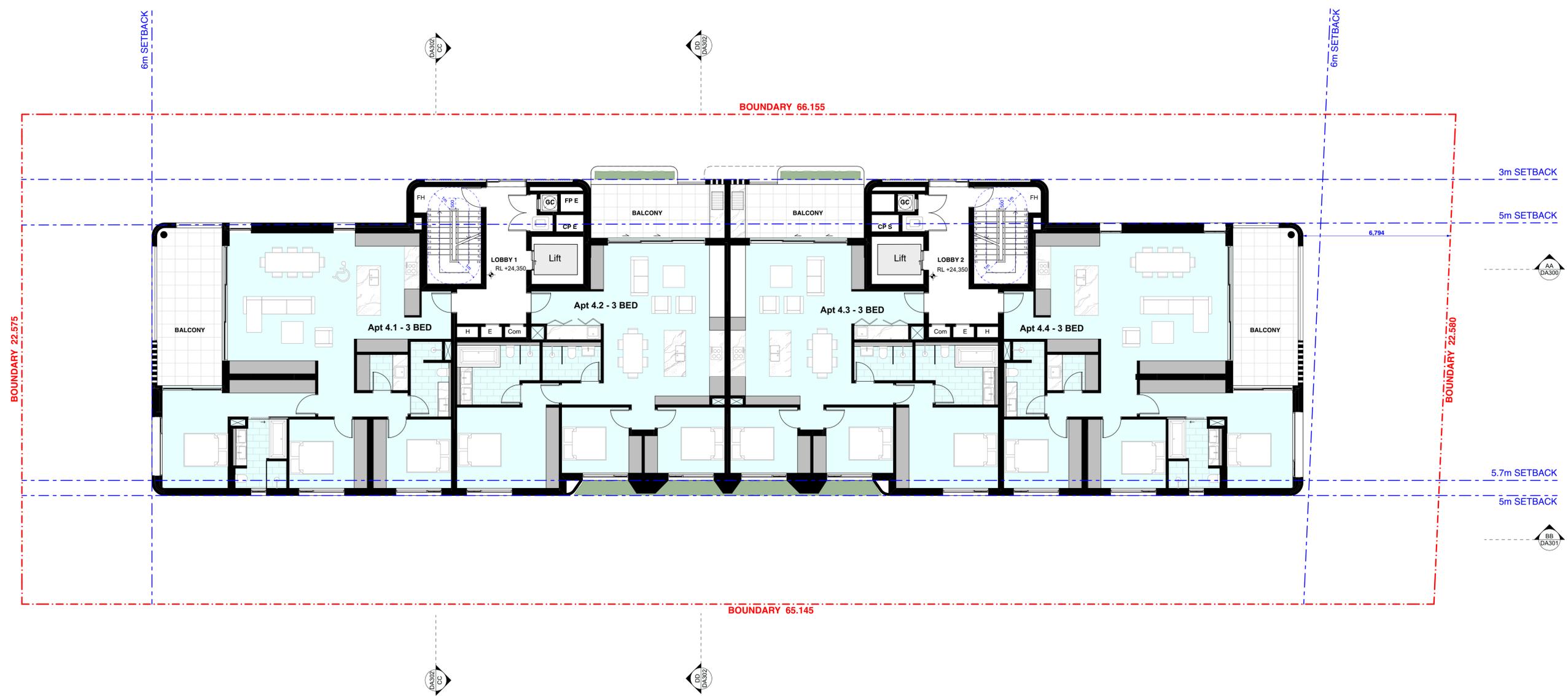
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address 20 Darley Street East
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client Sirius Properties Pty Ltd

title Level 3 Plan
issue Development Application

job no. DARL
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dwg no. DA104
revision A

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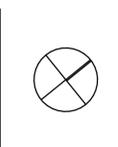
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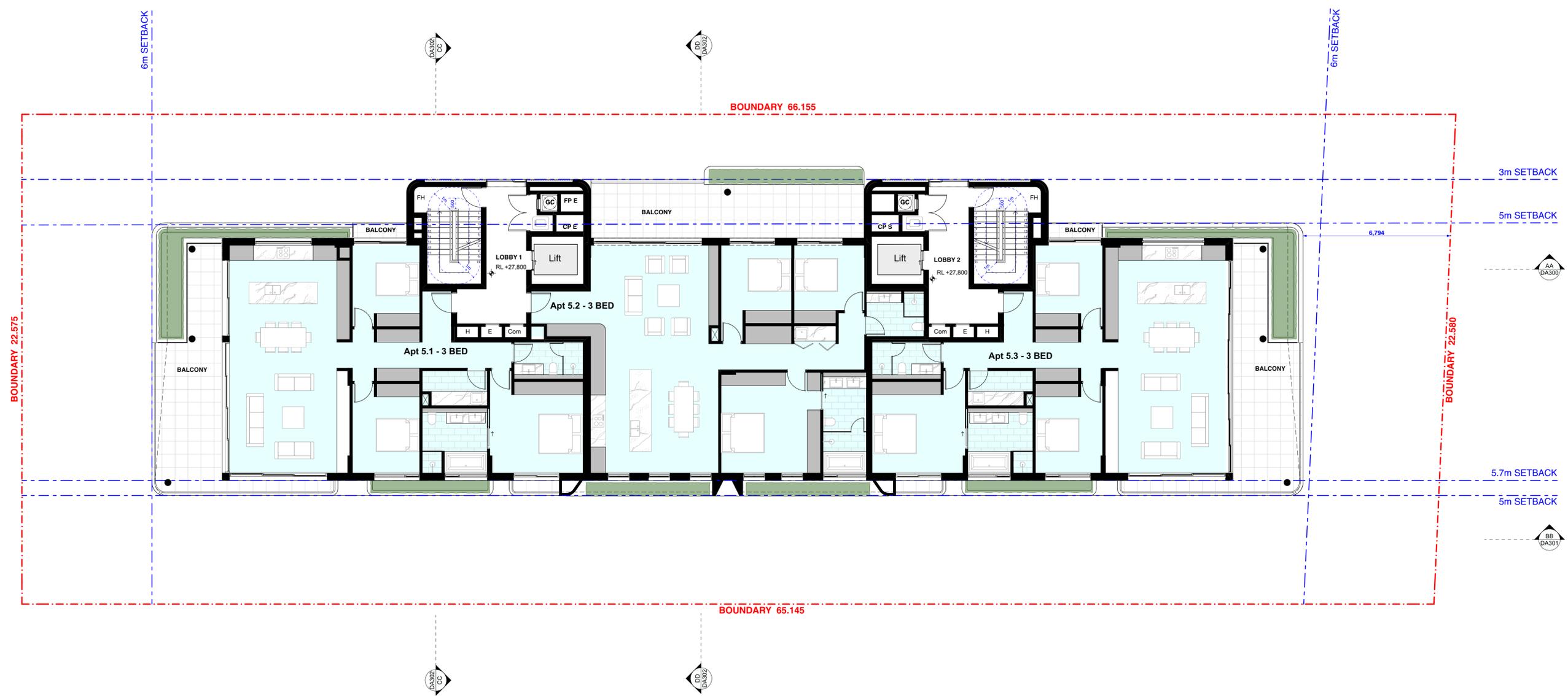
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 client Sirius Properties Pty Ltd

title Level 4 Plan
 issue Development Application

job no. DARL
 drawn AV
 checked AV
 scale 1:100
 dwg no. DA105
 revision A



revisions

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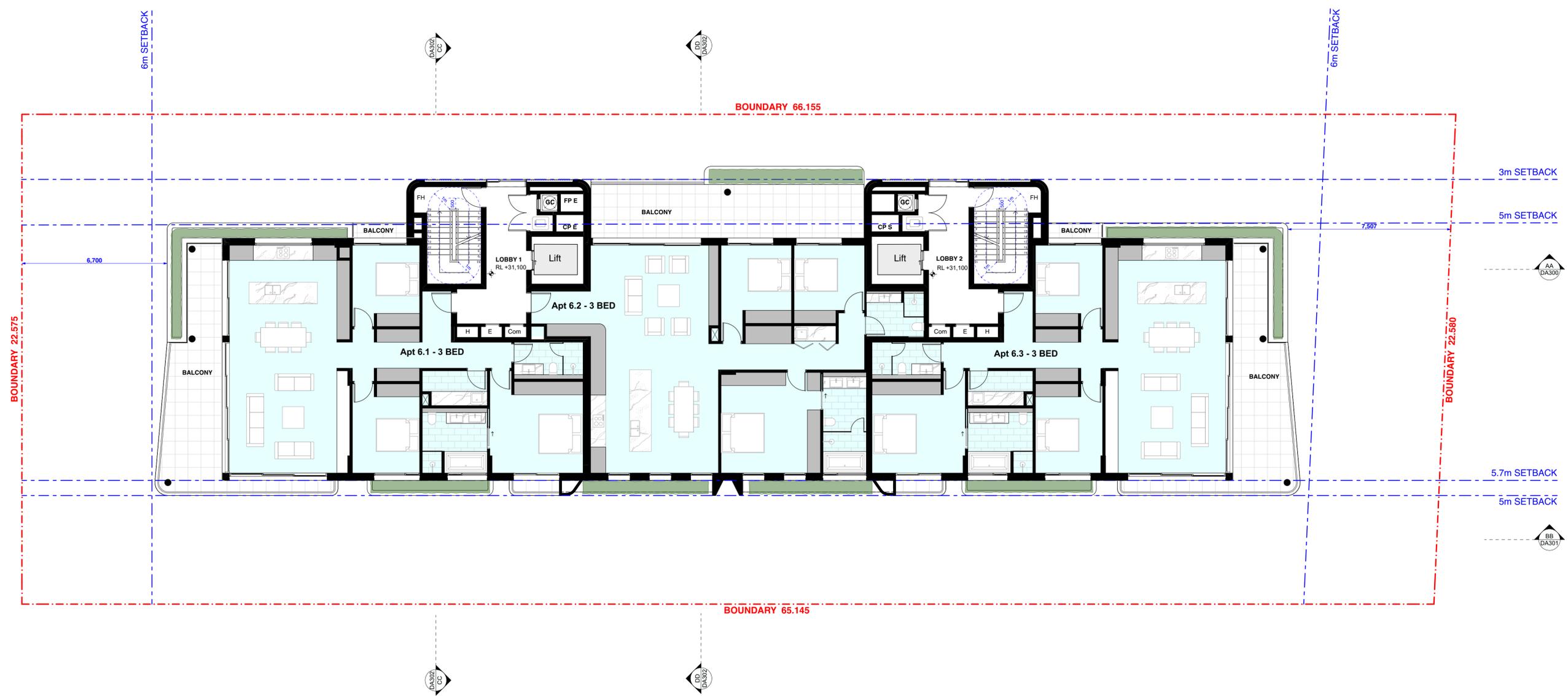
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project Darley Apartments
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client Sirius Properties Pty Ltd

title Level 5 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA106
revision A

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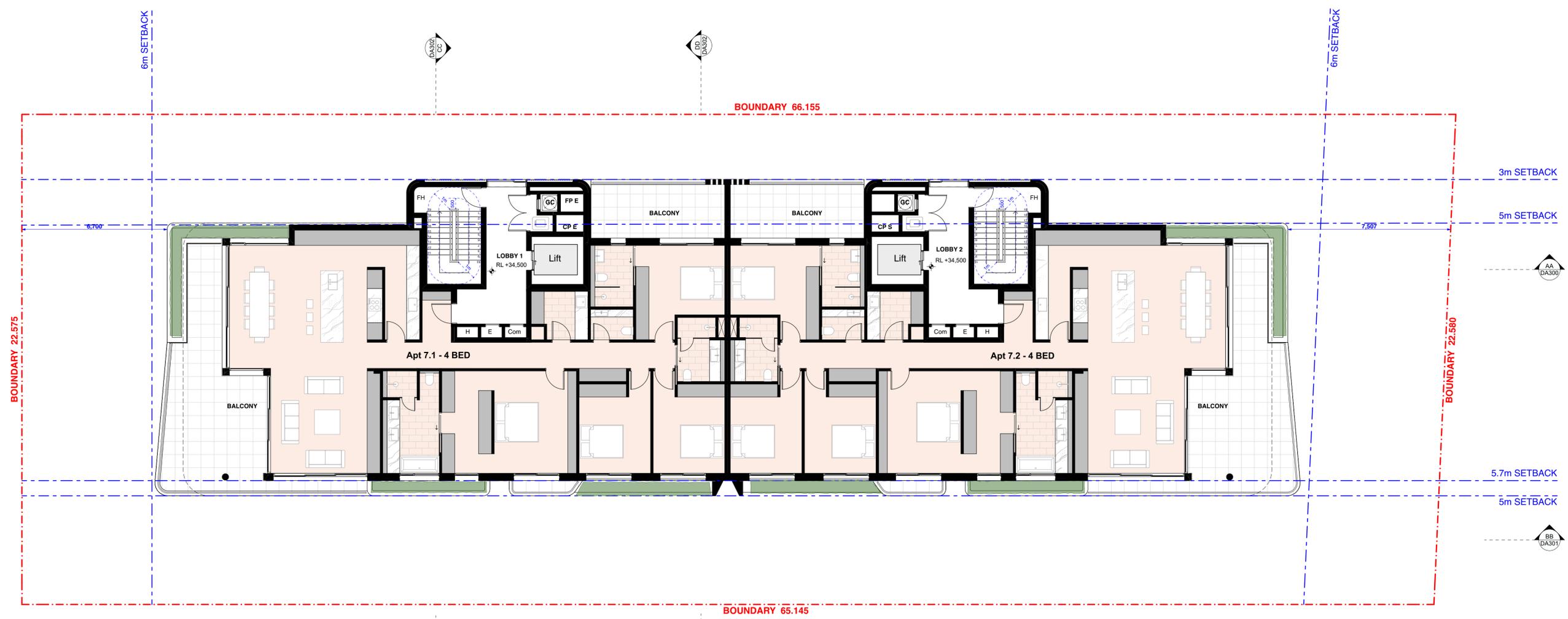
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 PO Box 1021 Neutral Bay NSW 2089 Australia
 02 9904 1844
 mail@corben.com.au
 corben.com.au
 Nominated Registered Architect: 10271

project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Level 6 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA107
revision A

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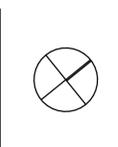


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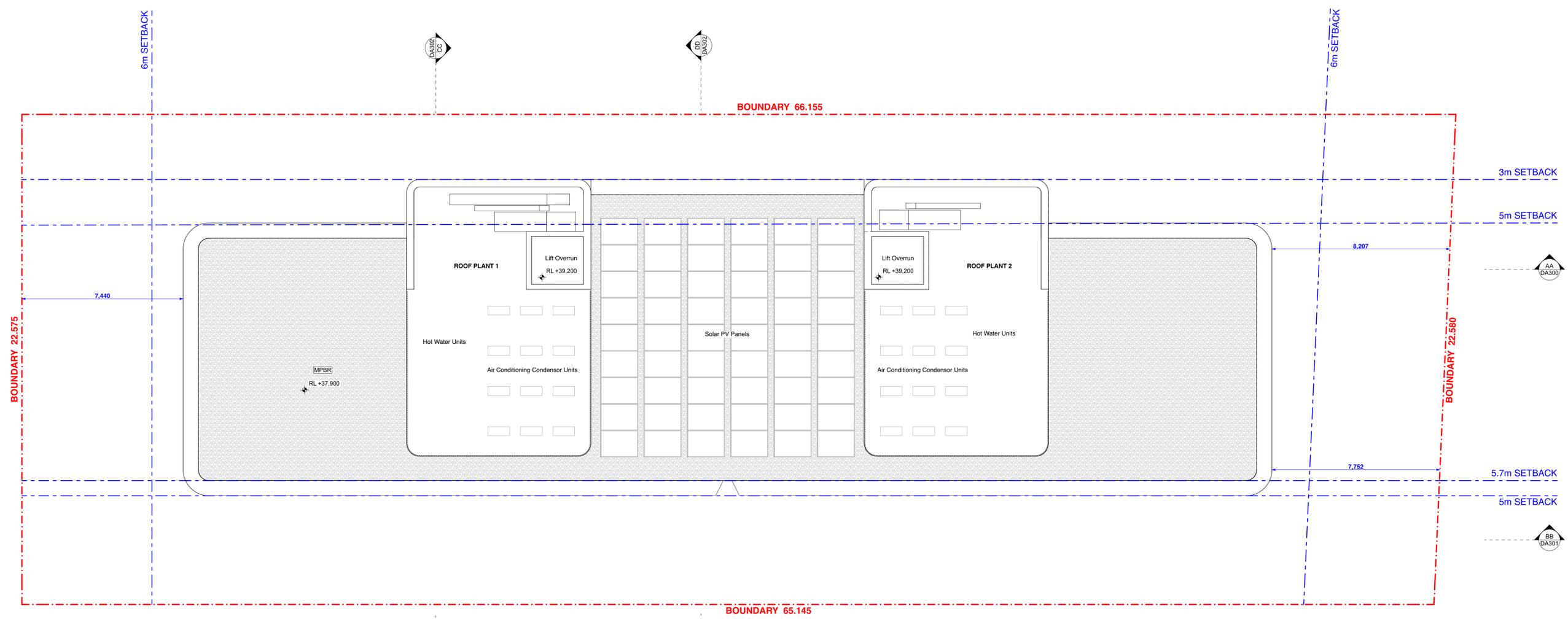
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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Level 7 Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA108
revision A



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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Roof Plan
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA109
revision A



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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title South West Elevation
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA200
revision A



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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title North West Elevation
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100

dwg no. DA201
revision A



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project	Darley Apartments	title	North East Elevation	job no.	DARL	dwg no.	DA202
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:100		



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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Section AA
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA300
revision A



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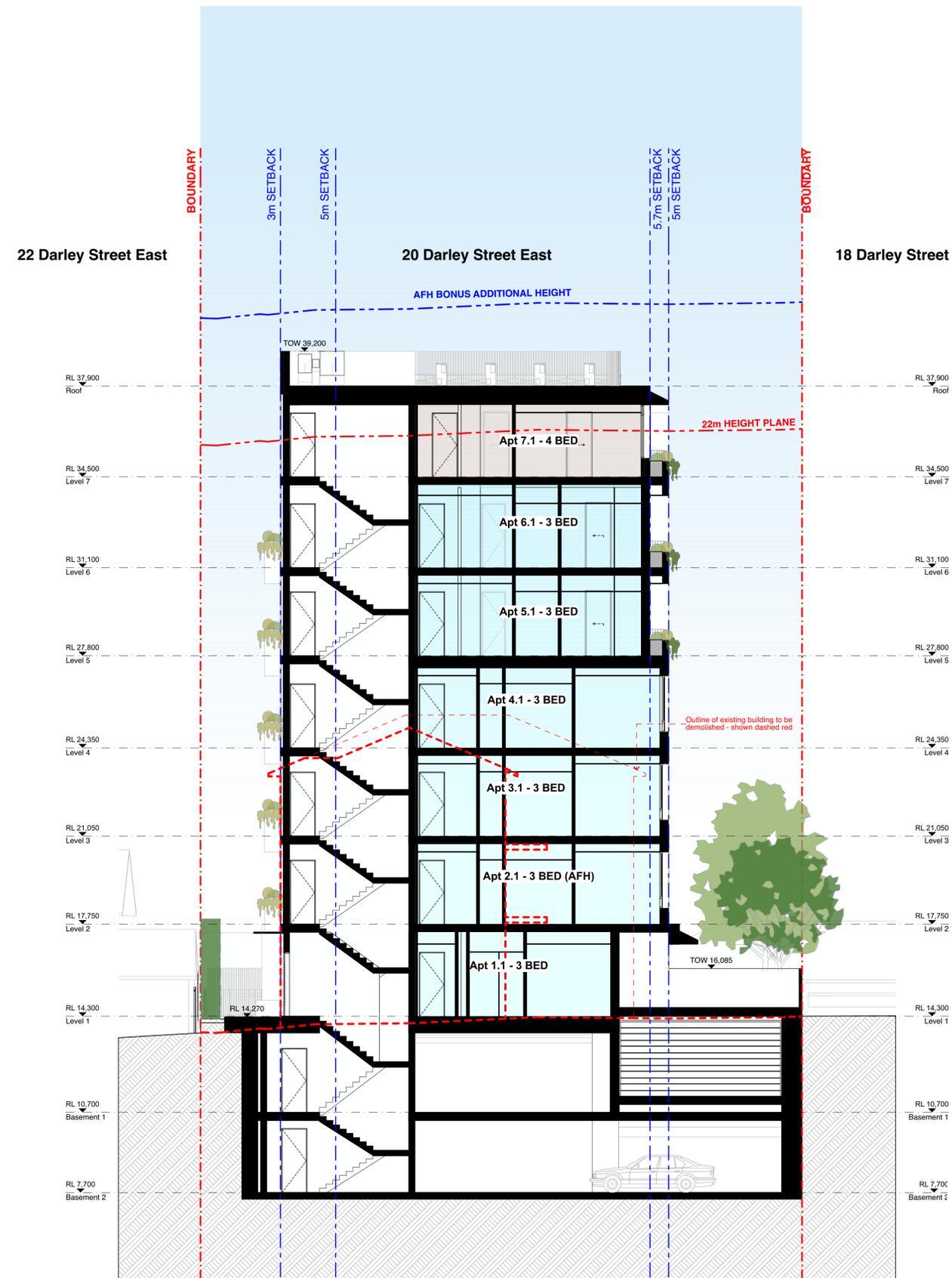
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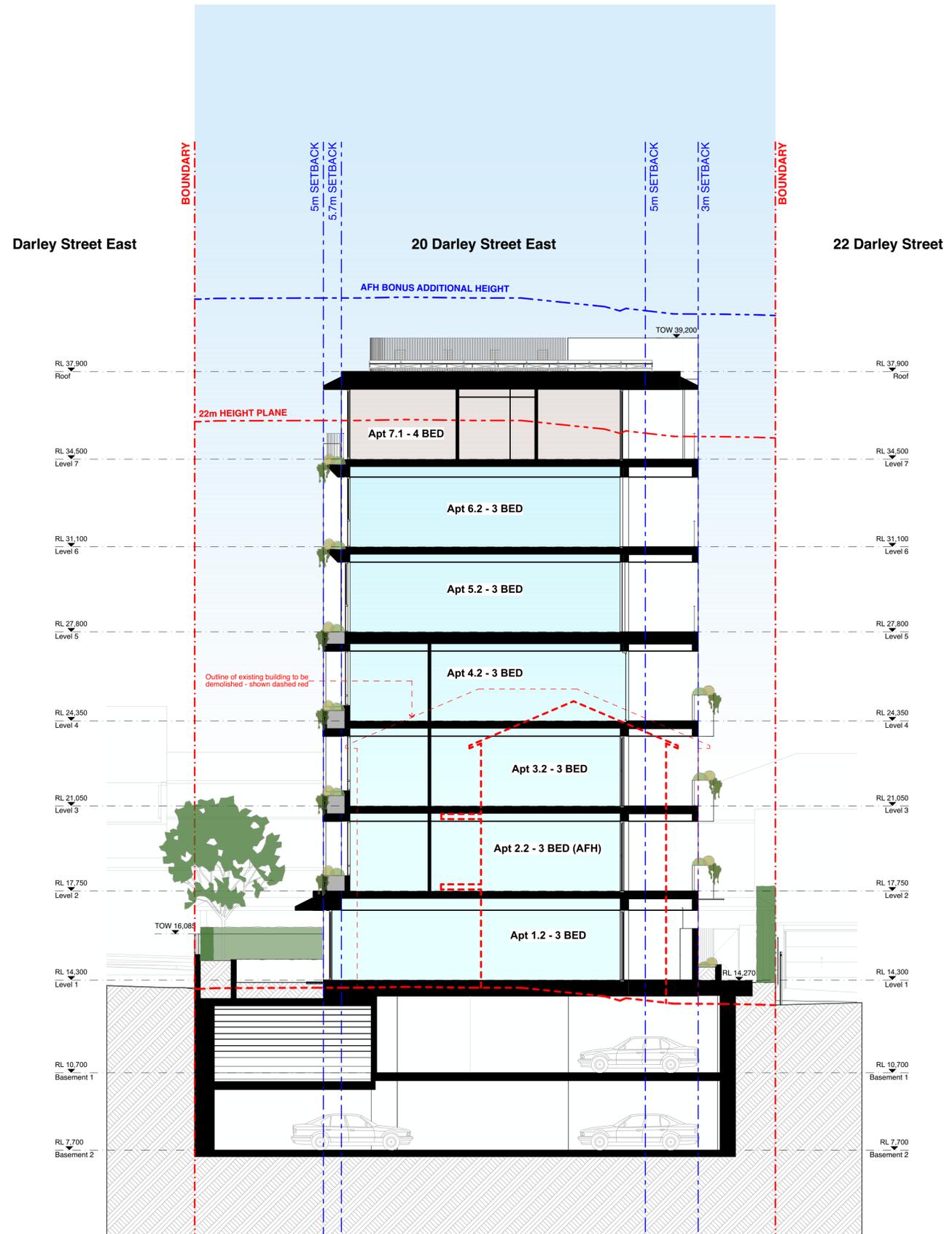
project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Section BB
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:100
dwg no. DA301
revision A



1 Section CC
1:100



2 Section DD
1:100

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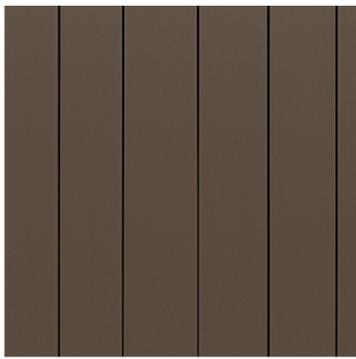
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project	Darley Apartments	title	Sections CC & DD	job no.	DARL	dwg no.	DA302
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:100		



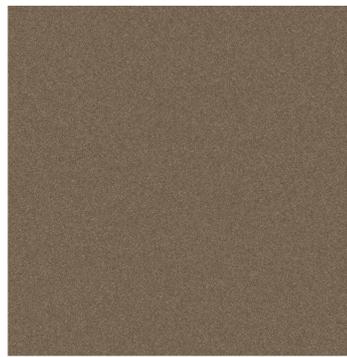
MC

METAL CLADDING
Powdercoat Finish



MPBR

PEBBLE ROOF

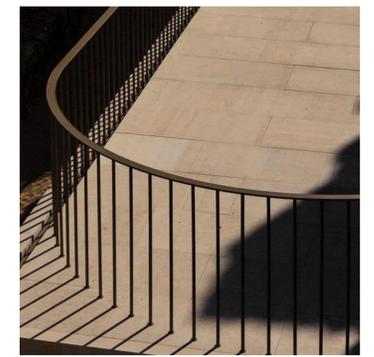


POWDERCOAT
Dulux Electro 'Brilliance Kinetic'



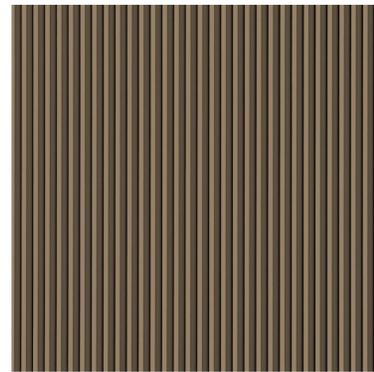
CR

CEMENT RENDER
Off White Finish



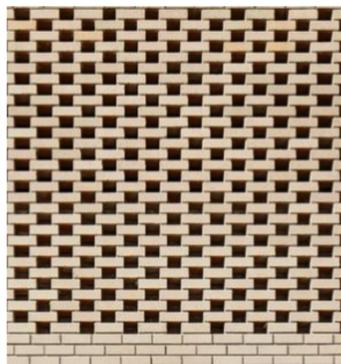
BAL

METAL BALUSTRADES
Powdercoat Finish



MB

METAL BATTENS
Powdercoat Finish



BWF

HIT & MISS FACE BRICK



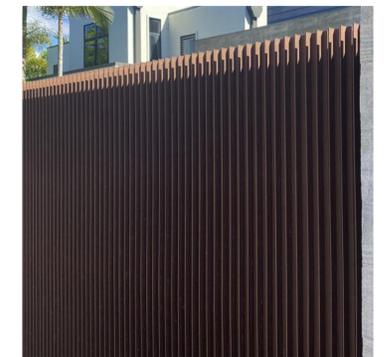
BWF

FACE BRICK



AW

ALUMINIUM WINDOWS
Powdercoat Finish



M

METAL FENCING & GATES
Powdercoat Finish



PAV

PAVING
Limestone look tiles & pavers

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Nominated Registered Architect: 10271

project Darley Apartments

address 20 Darley Street East
Mona Vale NSW

client Sirius Properties Pty Ltd

title Schedule of Materials and
Finishes

issue Development Application

job no. DARL

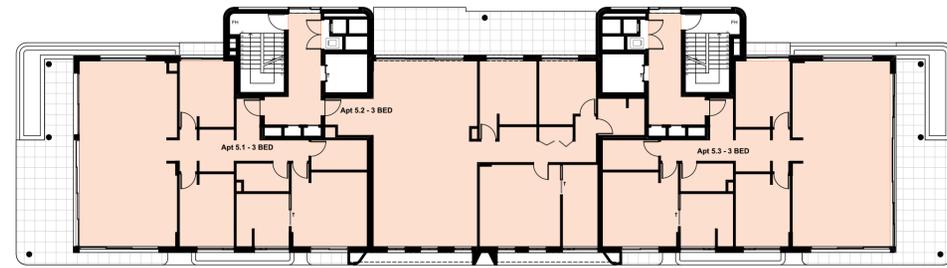
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checked AV

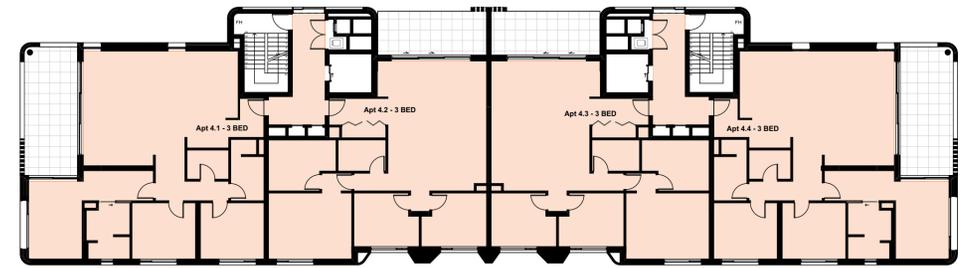
scale

dwg no. DA400

revision A



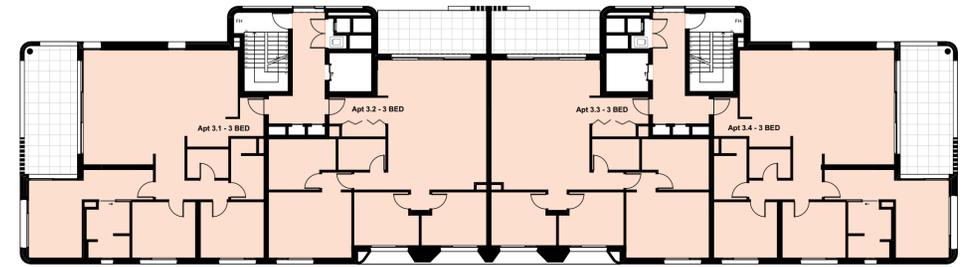
5 GFA Level 5
1:200 L5 Combined GFA
GFA: 461.03 m²



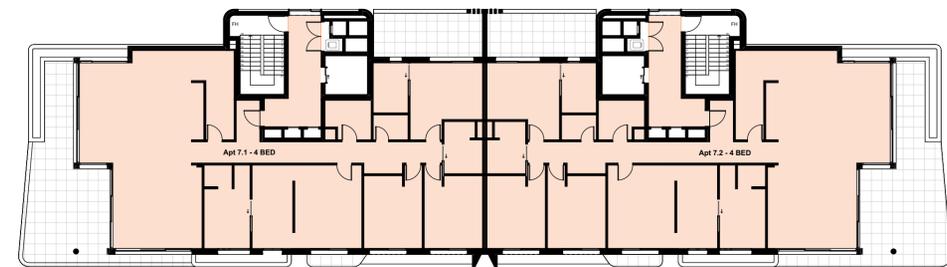
4 GFA Level 4
1:200 L4 Combined GFA
GFA: 519.52 m²



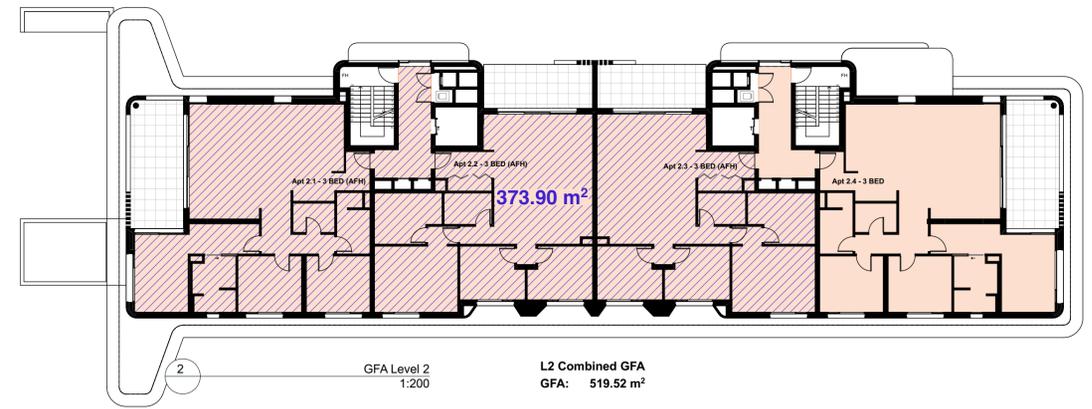
6 GFA Level 6
1:200 L6 Combined GFA
GFA: 461.40 m²



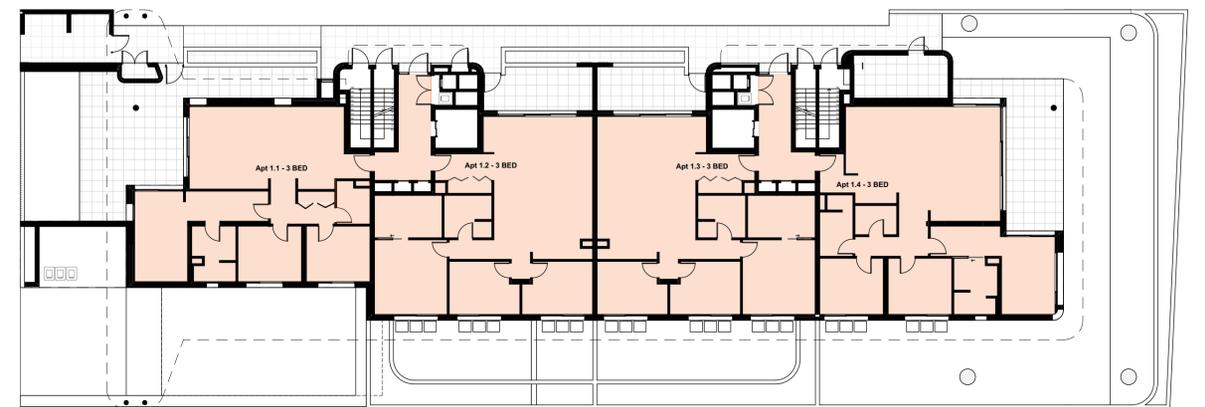
3 GFA Level 3
1:200 L3 Combined GFA
GFA: 519.52 m²



7 GFA Level 7
1:200 L7 Combined GFA
GFA: 450.81 m²



2 GFA Level 2
1:200 L2 Combined GFA
GFA: 519.52 m²



1 GFA Level 1
1:200 L1 Combined GFA
GFA: 527.69 m²

Combined GFA Area Calculation	
Level	GFA
L1 Combined GFA	527.69
L2 Combined GFA	519.52
L3 Combined GFA	519.52
L4 Combined GFA	519.52
L5 Combined GFA	461.03
L6 Combined GFA	461.40
L7 Combined GFA	450.81
3,459.49 m²	

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AFFORDABLE HOUSING = 373.9m²

GFA AREA

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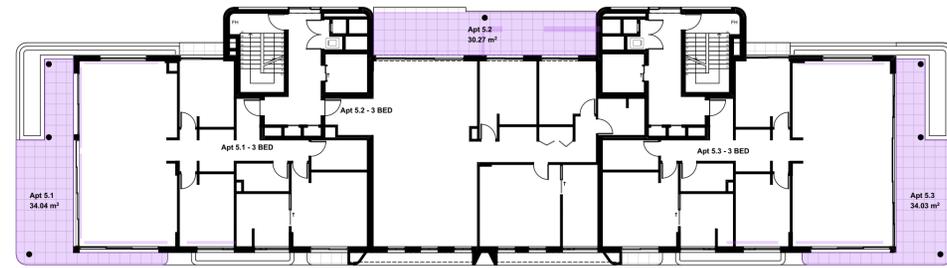
project Darley Apartments
address 20 Darley Street East
Mona Vale NSW
client Sirius Properties Pty Ltd

title GFA Area Calculations
issue Development Application

job no. DARL
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scale 1:200

dwg no. DA500
revision A

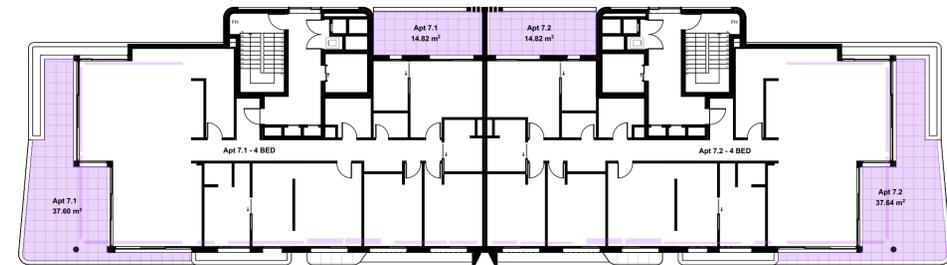
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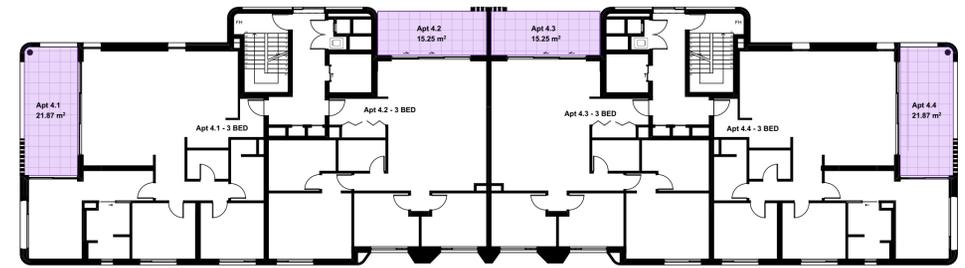
5 Private Open Space Level 5
1:200



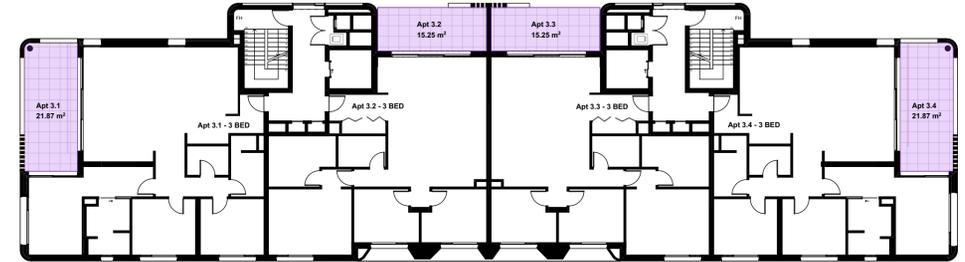
6 Private Open Space Level 6
1:200



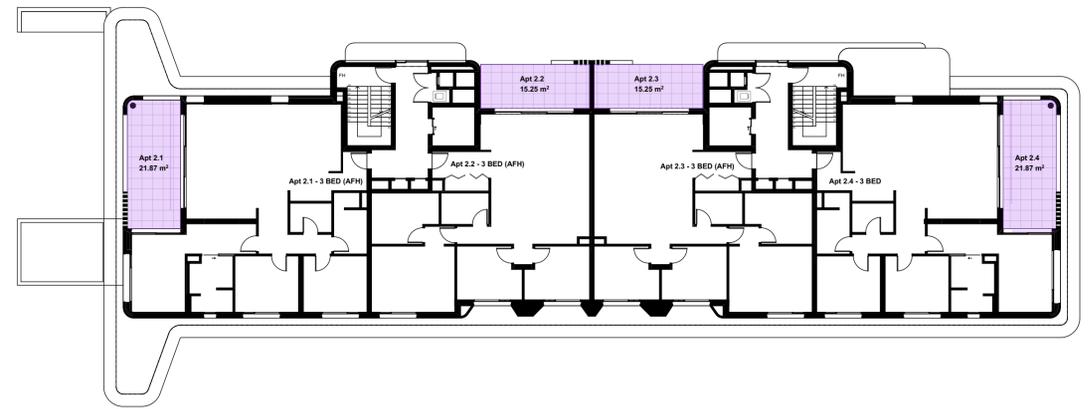
Private Open Space Level 7
1:200



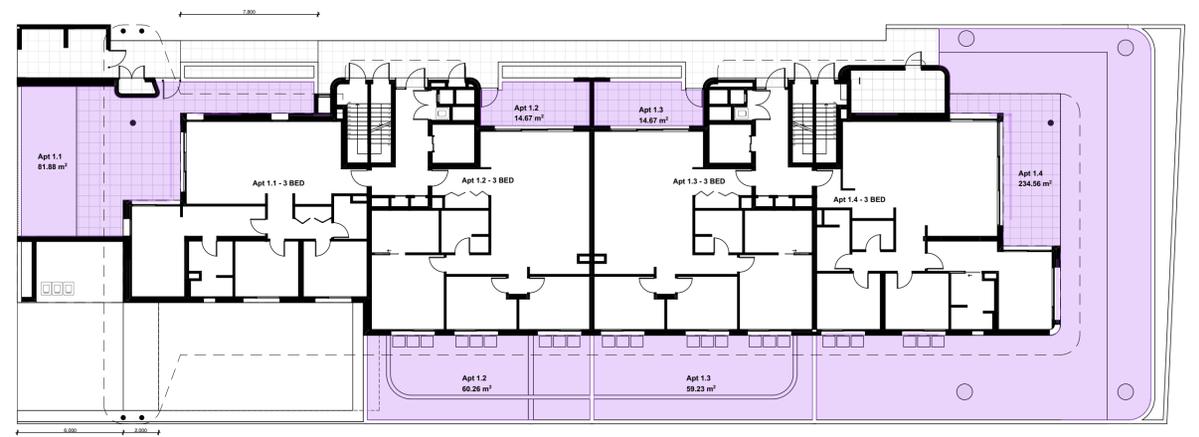
4 Private Open Space Level 4
1:200



3 Private Open Space Level 3
1:200



2 Private Open Space Level 2
1:200



1 Private Open Space Level 1
1:200

Private Open Space			
	ADG REQ.	Area(m2)	ADG COMPLIANT
	(m2)		
Apt 1.1	12	82.55	yes
Apt 1.2	12	74.93	yes
Apt 1.3	12	73.90	yes
Apt 1.4	12	236.03	yes
Apt 2.1	12	21.87	yes
Apt 2.2	12	15.25	yes
Apt 2.3	12	15.25	yes
Apt 2.4	12	22.14	yes
Apt 3.1	12	21.87	yes
Apt 3.2	12	15.25	yes
Apt 3.3	12	15.25	yes
Apt 3.4	12	21.87	yes
Apt 4.1	12	22.26	yes
Apt 4.2	12	15.25	yes
Apt 4.3	12	15.25	yes
Apt 4.4	12	22.14	yes
Apt 5.1	12	37.01	yes
Apt 5.2	12	30.36	yes
Apt 5.3	12	36.13	yes
Apt 6.1	12	31.16	yes
Apt 6.2	12	31.15	yes
Apt 6.3	12	30.69	yes
Apt 7.1	12	57.79	yes
Apt 7.2	12	57.34	yes
		1,002.69 m²	

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PRIVATE OPEN SPACE

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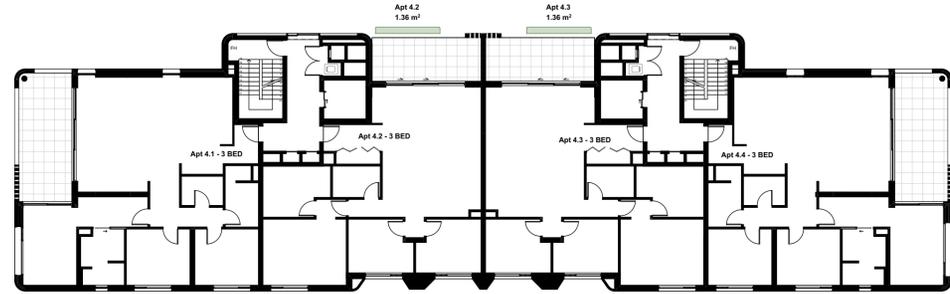
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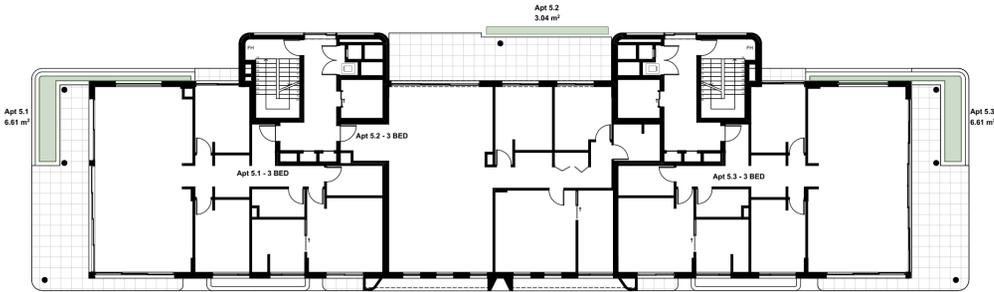
project Darley Apartments
address 20 Darley Street East
Mona Vale NSW
client Sirius Properties Pty Ltd

title Private Open Space Area Calculations
issue Development Application

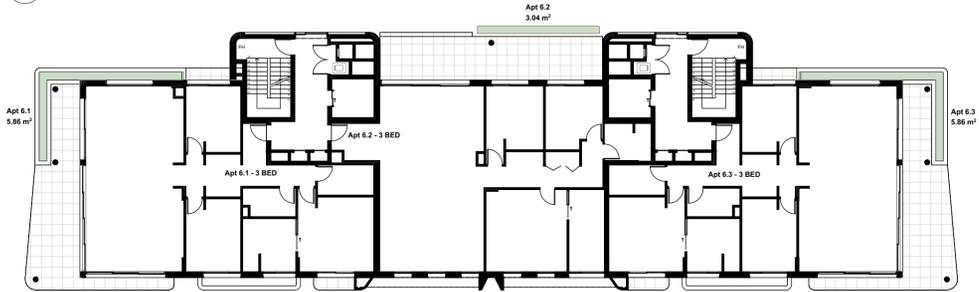
job no. DARL
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checked AV
scale 1:200
dwg no. DA501
revision A



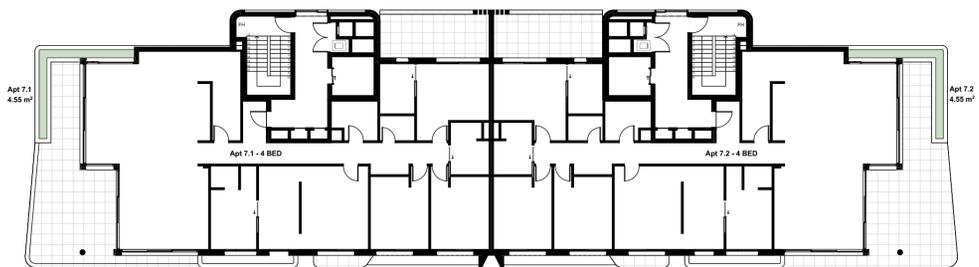
Level 4 Landscape Area
1:200



Level 5 Landscape Area
1:200



Level 6 Landscape Area
1:200



Level 7 Landscape Area
1:200

Landscape Area Calculation

	Area
Apt 1.1	26.46
Apt 1.3	59.01
Apt 1.4	268.25
Apt 2.2	1.36
Apt 2.3	1.36
Apt 3.2	1.36
Apt 3.3	1.36
Apt 4.2	1.36
Apt 4.3	1.36
Apt 5.1	6.61
Apt 5.2	3.04
Apt 5.3	6.61
Apt 6.1	5.86
Apt 6.2	3.04
Apt 6.3	5.86
Apt 7.1	4.55
Apt 7.2	4.55
Common	124.88
Total	526.88 m²

Landscape Area Deep Soil

	Area
Deep Soil Landscape Area	28.42
Deep Soil Landscape Area	87.92
Total	116.34 m²

LANDSCAPING

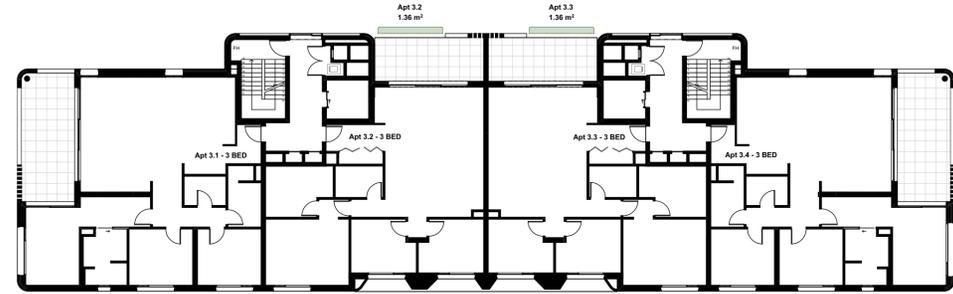
CONTROLS

Tree Canopy Guide for Low and Medium Rise Housing (February 2025)

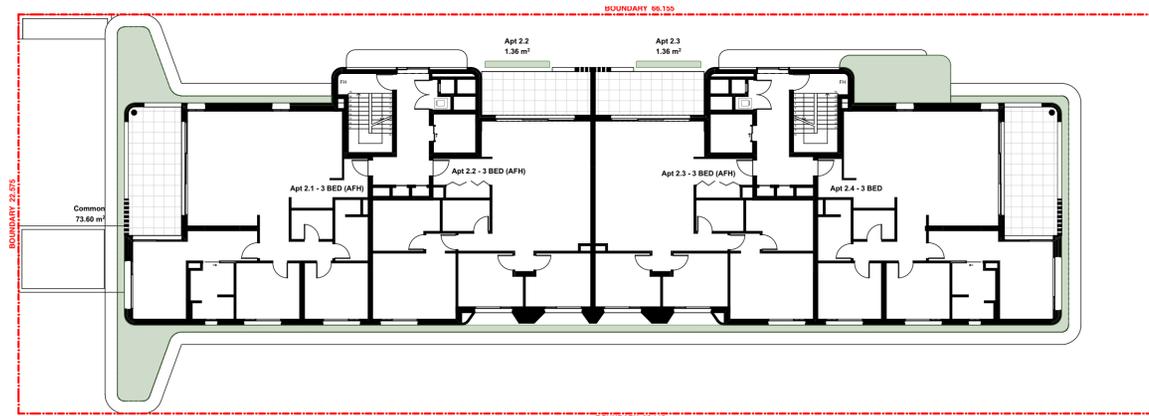
Site Area	Tree Canopy (min % site area)	Deep Soil (min % site area) (3m min width)	Tree Planting Rate
650-1500m ²	15%(222.3m ²)	7%(103.7m ²)	Medium tree per 350m ² (4.2 trees)

PROPOSED

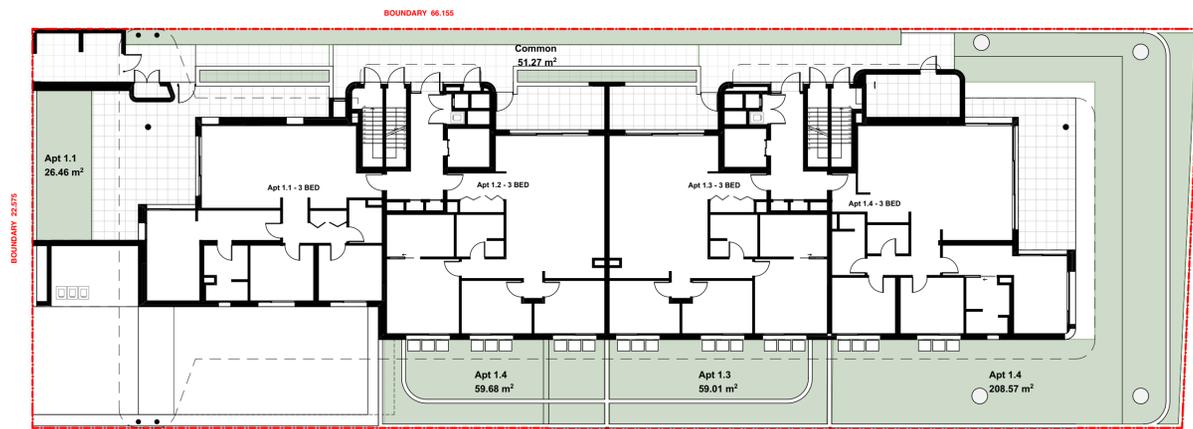
1481.9m ²	16.95% (251.2m ²)	7.85%(116.34m ²)	5 trees
----------------------	-------------------------------	------------------------------	---------



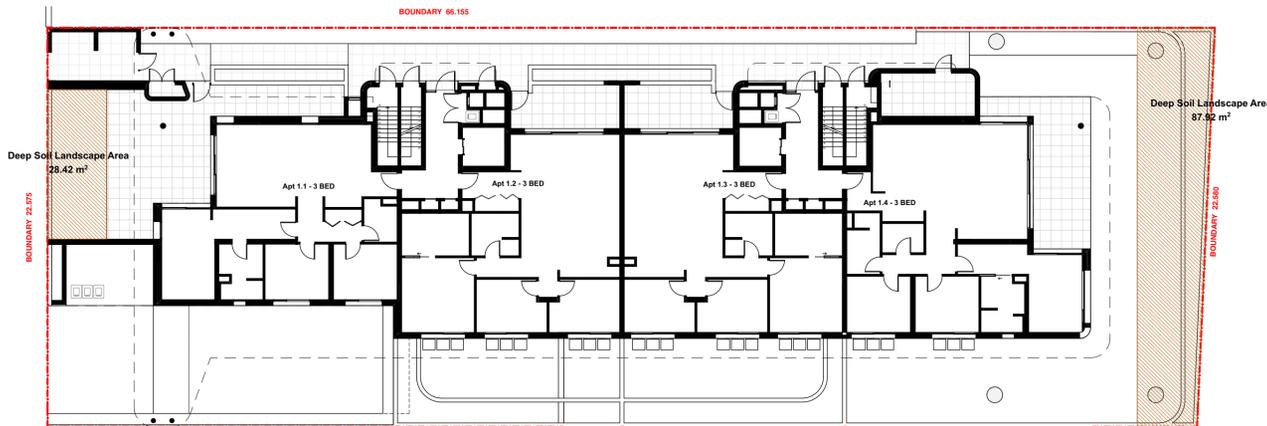
Level 3 Landscape Area
1:200



Level 2 Landscape Area
1:200



Level 1 Landscape Area
1:200



Level 1 Deep Soil Landscape Area
1:200

revisions

RevId	Date	Description
A	16/10/2025	Development Application

notes

- LANDSCAPE AREA
- DEEP SOIL AREA

DARL - Master File



FIRST QUADRANT PROPERTIES

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corben.com.au
Nominated Registered Architect: 10271

project	Darley Apartments	title	Landscape & Deep Soil Area Calculations	job no.	DARL	dwg no.	DA502
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:200		

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⊙ Southeast View_22m Height Plane



⊙ Southeast View_AFH Bonus Additional Height

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A	16/12/2025	Development Application

notes

- 22m HEIGHT PLANE
- AFFORDABLE HOUSING BONUS HEIGHT PLANE

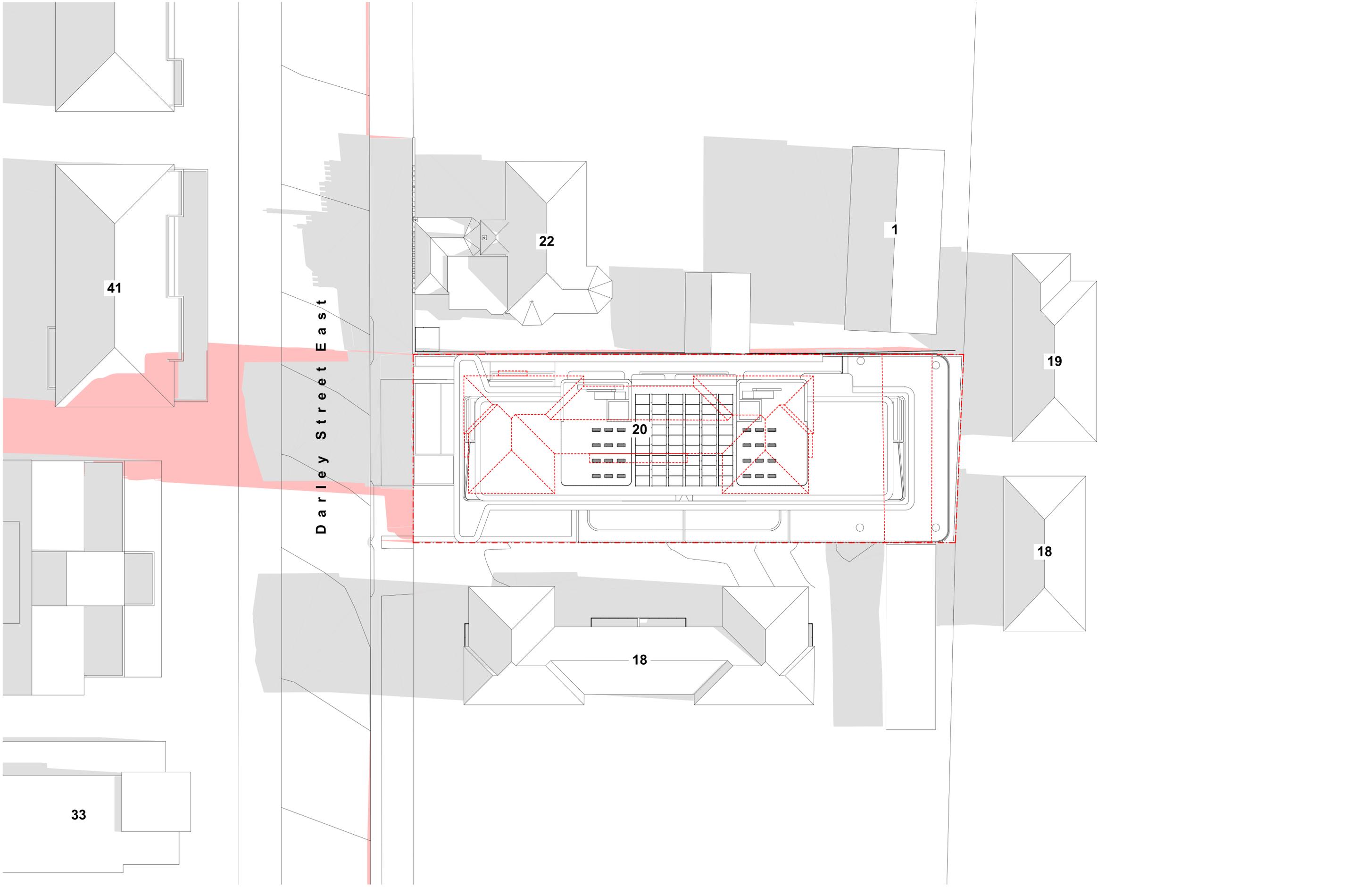
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Nominated Registered Architect: 10271

project	Darley Apartments	title	Height Plane	job no.	DARL	dwg no.	DA503
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale			



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A	16/12/2025	Development Application

- notes**
- BOUNDARY LINES
 - OUTLINES DEMOLISHED
 - EXISTING SHADOWS
 - PROPOSED SHADOWS



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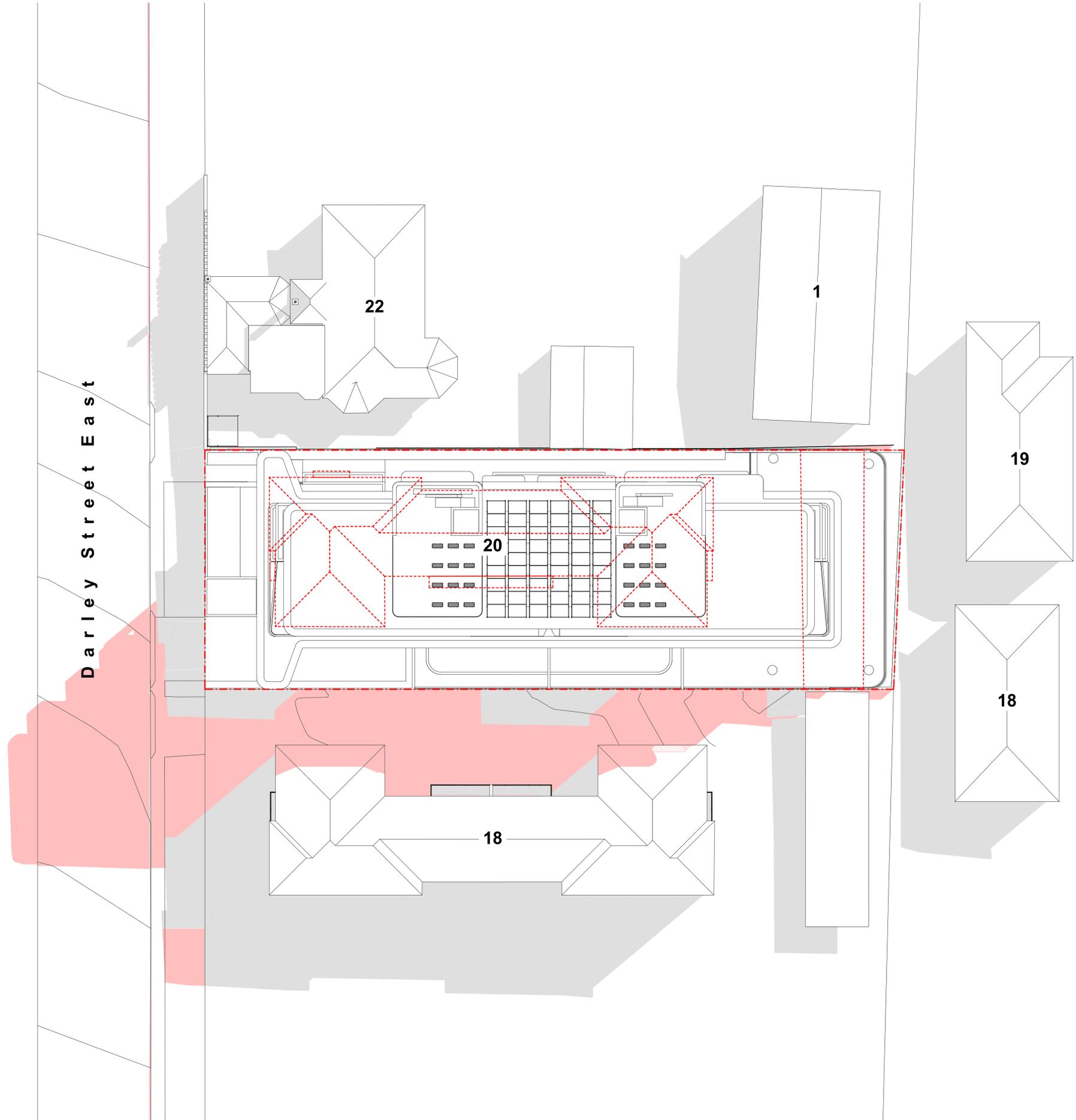
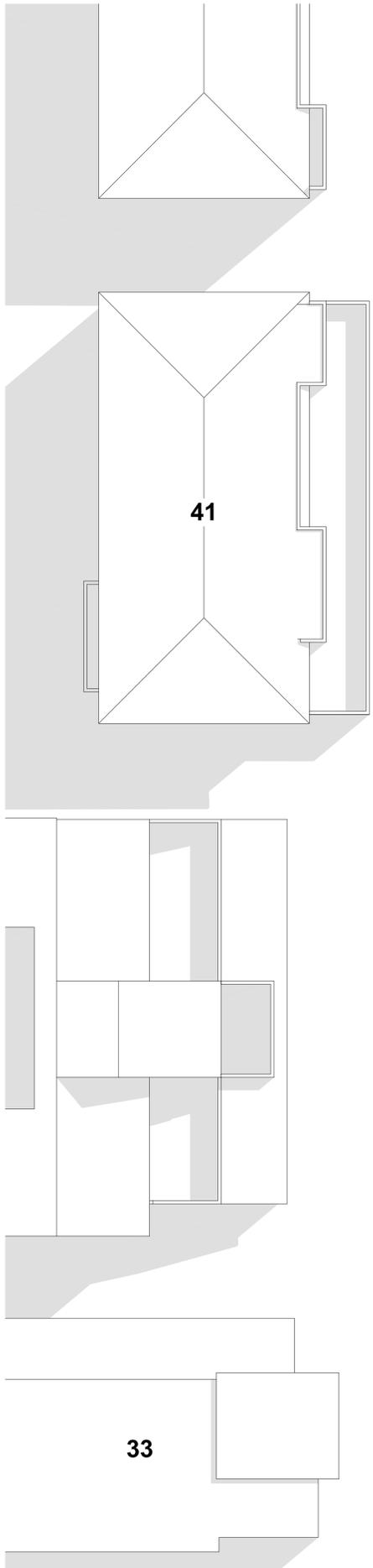
CORBEN ARCHITECTS
 PO Box 1021 Neutral Bay NSW 2089 Australia
 02 9904 1844
 mail@corben.com.au
 corben.com.au
 Nominated Registered Architect: 10271

project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Shadow Diagram 9am 21 June
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:200
dwg no. DA504
revision A

DARL - Master File



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RevID	Date	Description
A	16/12/2025	Development Application

- notes**
- BOUNDARY LINES
 - OUTLINES DEMOLISHED
 - EXISTING SHADOWS
 - PROPOSED SHADOWS

DARL - Master File



FIRST QUADRANT PROPERTIES

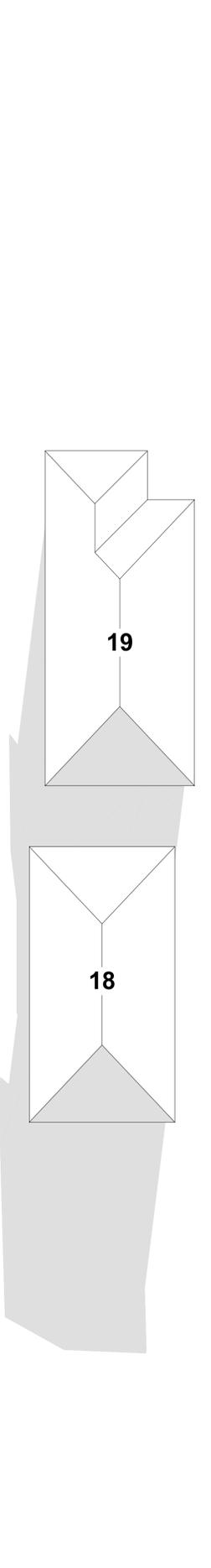
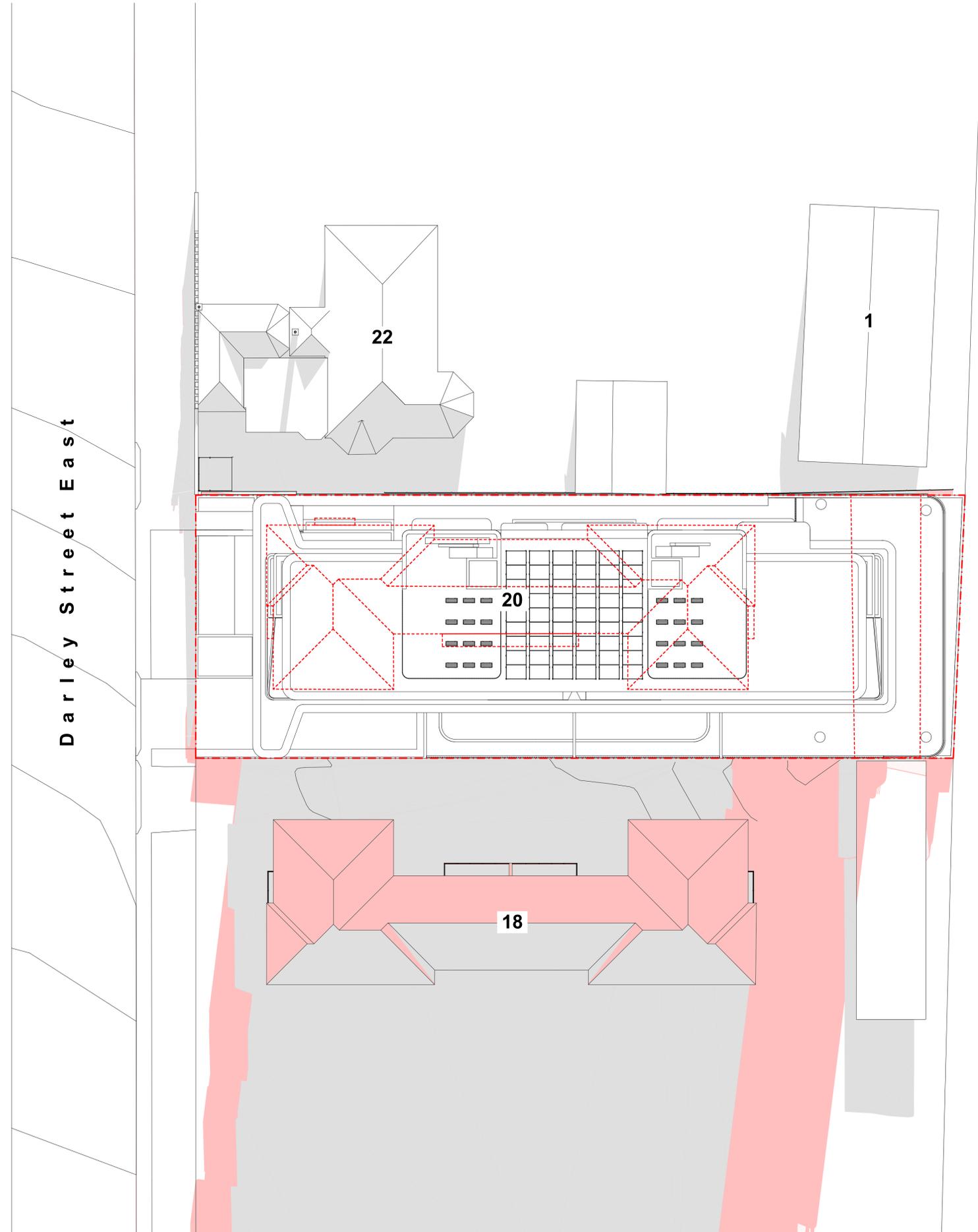
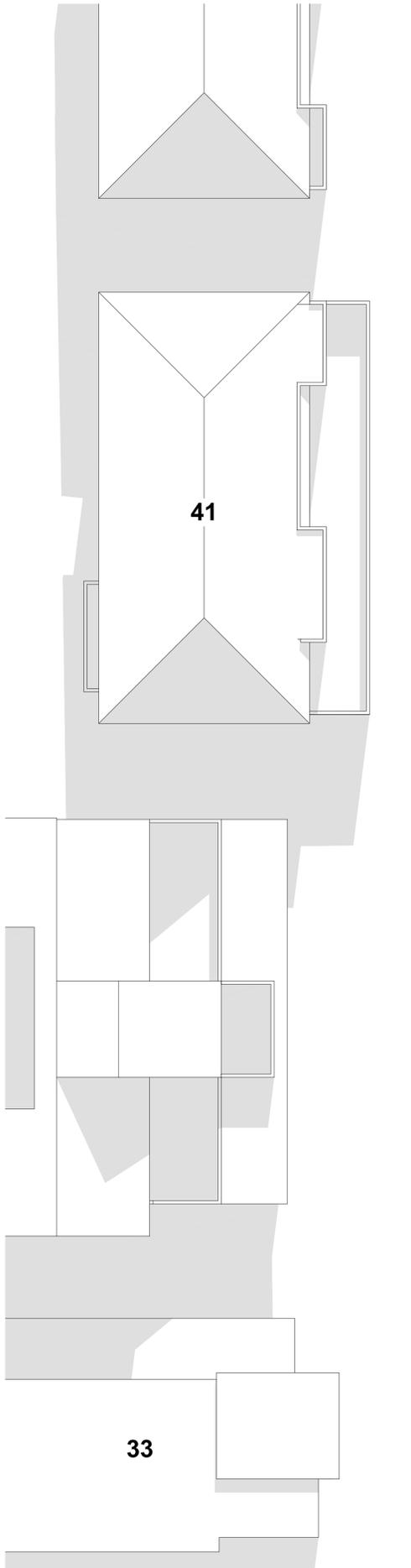
CORBEN ARCHITECTS
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 02 9904 1844
 mail@corben.com.au
 corben.com.au
 Nominated Registered Architect: 10271

project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title Shadow Diagram 12pm 21 June
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:200

dwg no. DA505
revision A



Darley Street East

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- notes**
- BOUNDARY LINES
 - OUTLINES DEMOLISHED
 - EXISTING SHADOWS
 - PROPOSED SHADOWS

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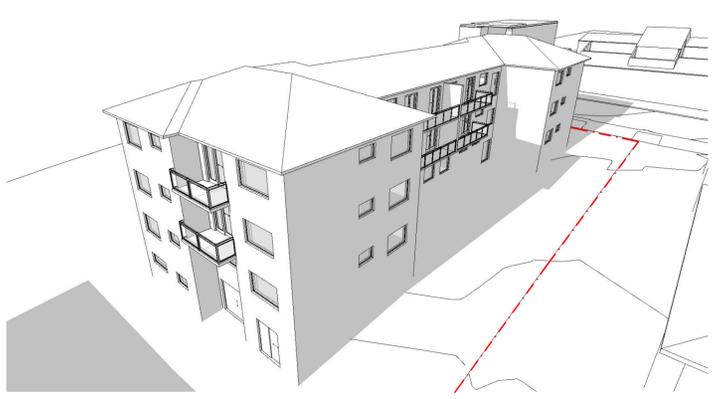
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address	20 Darley Street East Mona Vale NSW
client	Sirius Properties Pty Ltd

title	Shadow Diagram 3pm 21 June
issue	Development Application

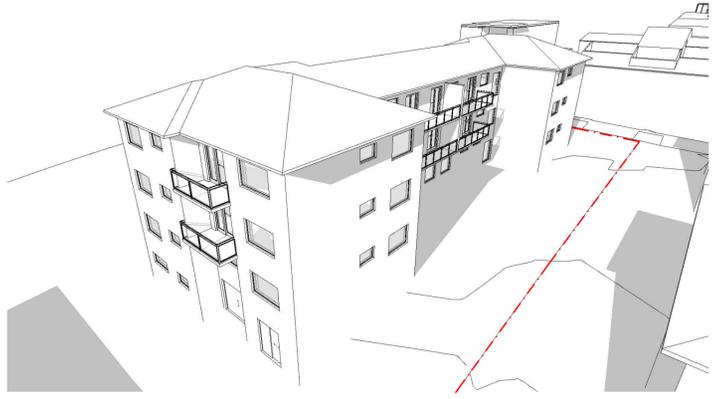
job no.	DARL
drawn	AV
checked	AV
scale	1:200

dwg no.	DA506
revision	A

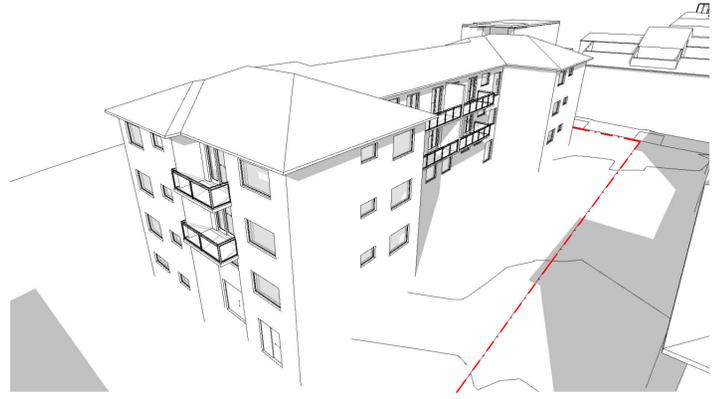
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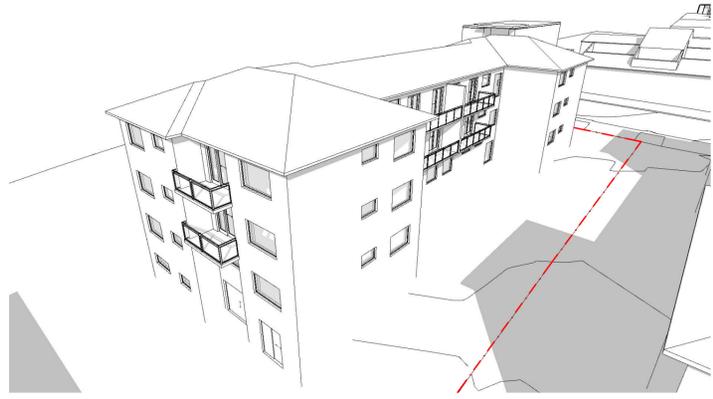
Existing Perspective - June 9am



Existing Perspective - June 10am



Existing Perspective - June 11am

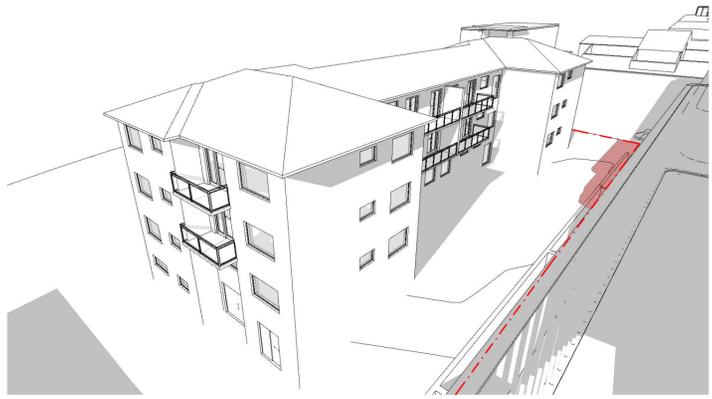


Existing Perspective - June 12pm

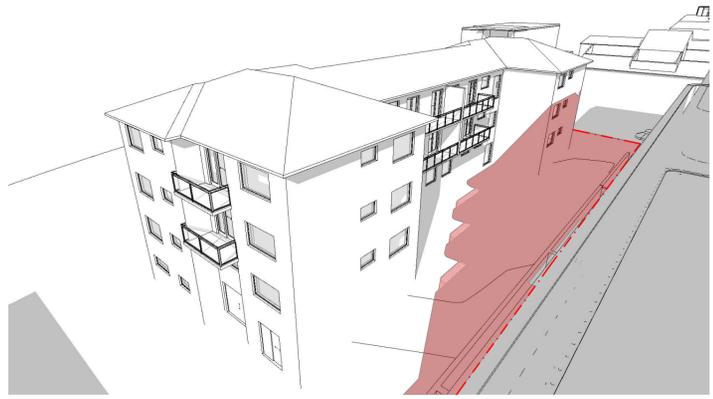
PROPOSED



Proposed Perspective - June 9am



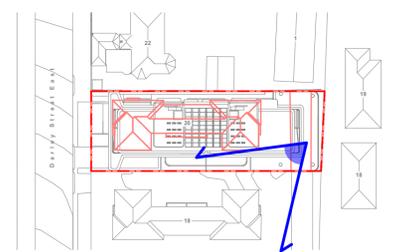
Proposed Perspective - June 10am



Proposed Perspective - June 11am



Proposed Perspective - June 12pm



Viewpoint Location

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A	16/12/2025	Development Application

notes

- SITE BOUNDARY
- SHADOW CAST BY EXISTING BUILDINGS
- SHADOW CAST BY PROPOSED CHANGES

DARL - Master File

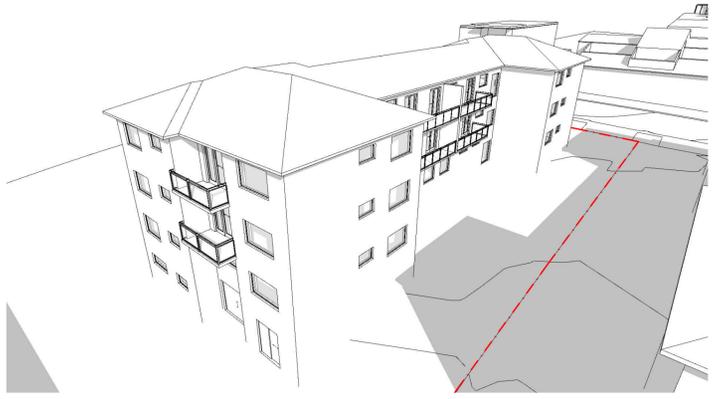


FIRST QUADRANT PROPERTIES

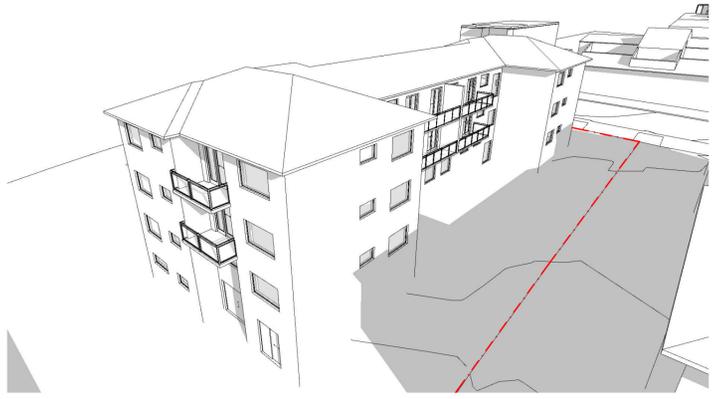
CORBEN ARCHITECTS
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 Nominated Registered Architect: 10271

project	Darley Apartments	title	Perspectives Shadow Diagrams	job no.	DARL	dwg no.	DA507
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:1000		

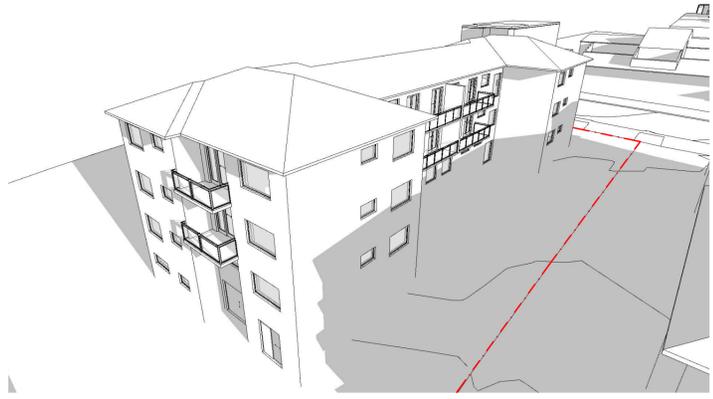
EXISTING



Existing Perspective - June 1pm



Existing Perspective - June 2pm



Existing Perspective - June 3pm

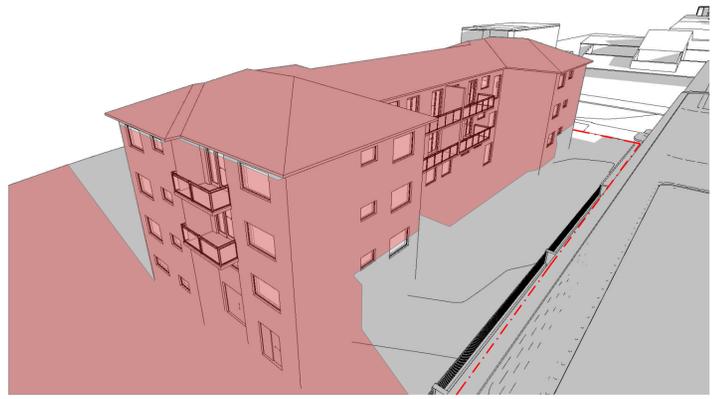
PROPOSED



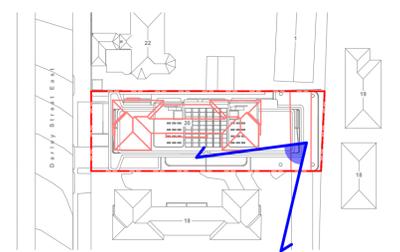
Proposed Perspective - June 1pm



Proposed Perspective - June 2pm



Proposed Perspective - June 3pm



Viewpoint Location

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A	16/12/2025	Development Application

- notes**
- - - - - SITE BOUNDARY
 - SHADOW CAST BY EXISTING BUILDINGS
 - SHADOW CAST BY PROPOSED CHANGES
- DARL - Master File



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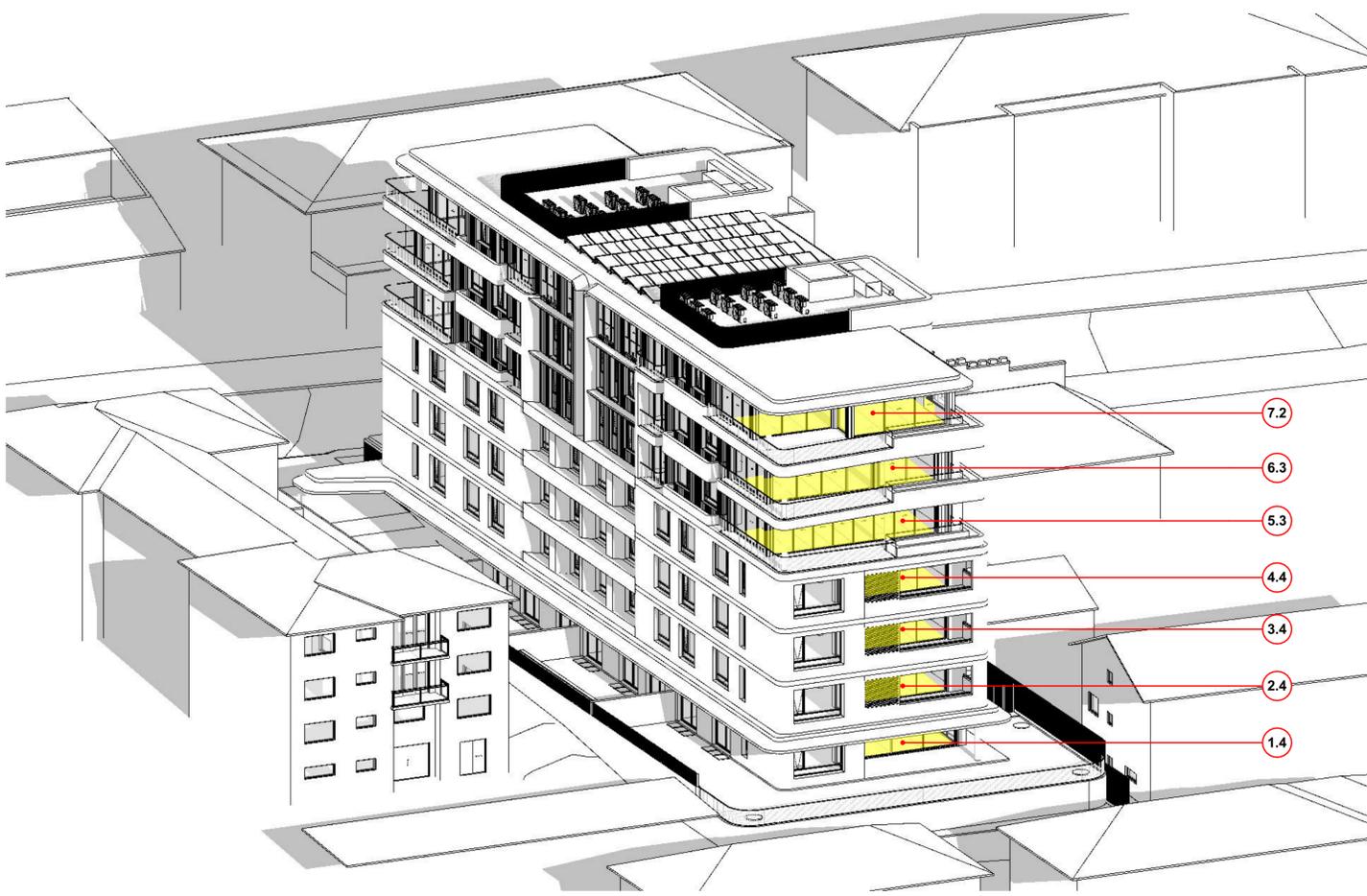
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 02 9904 1844
 mail@corben.com.au
 corben.com.au
 Nominated Registered Architect: 10271

project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

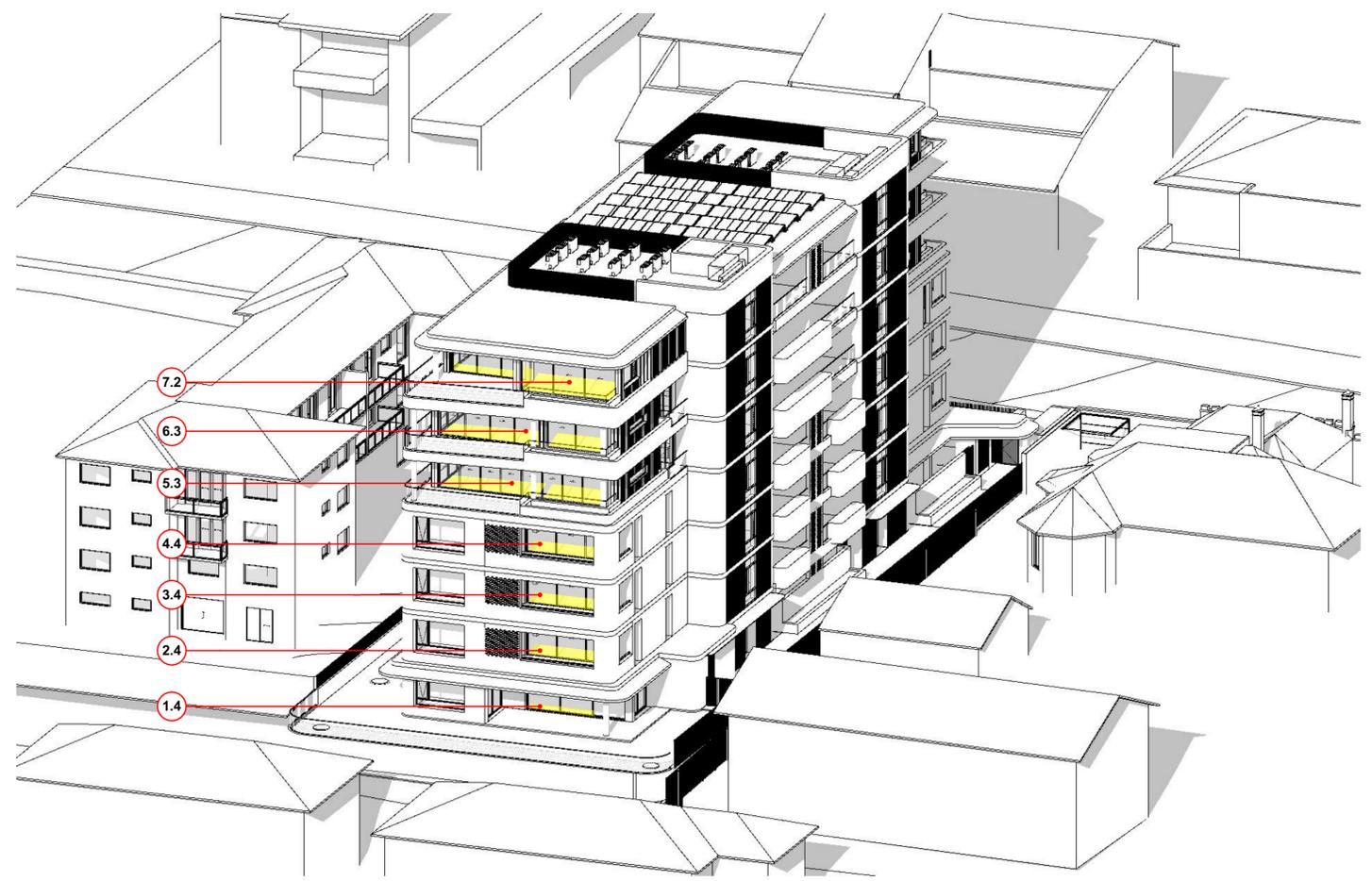
title Perspectives Shadow
 Diagrams
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:1000

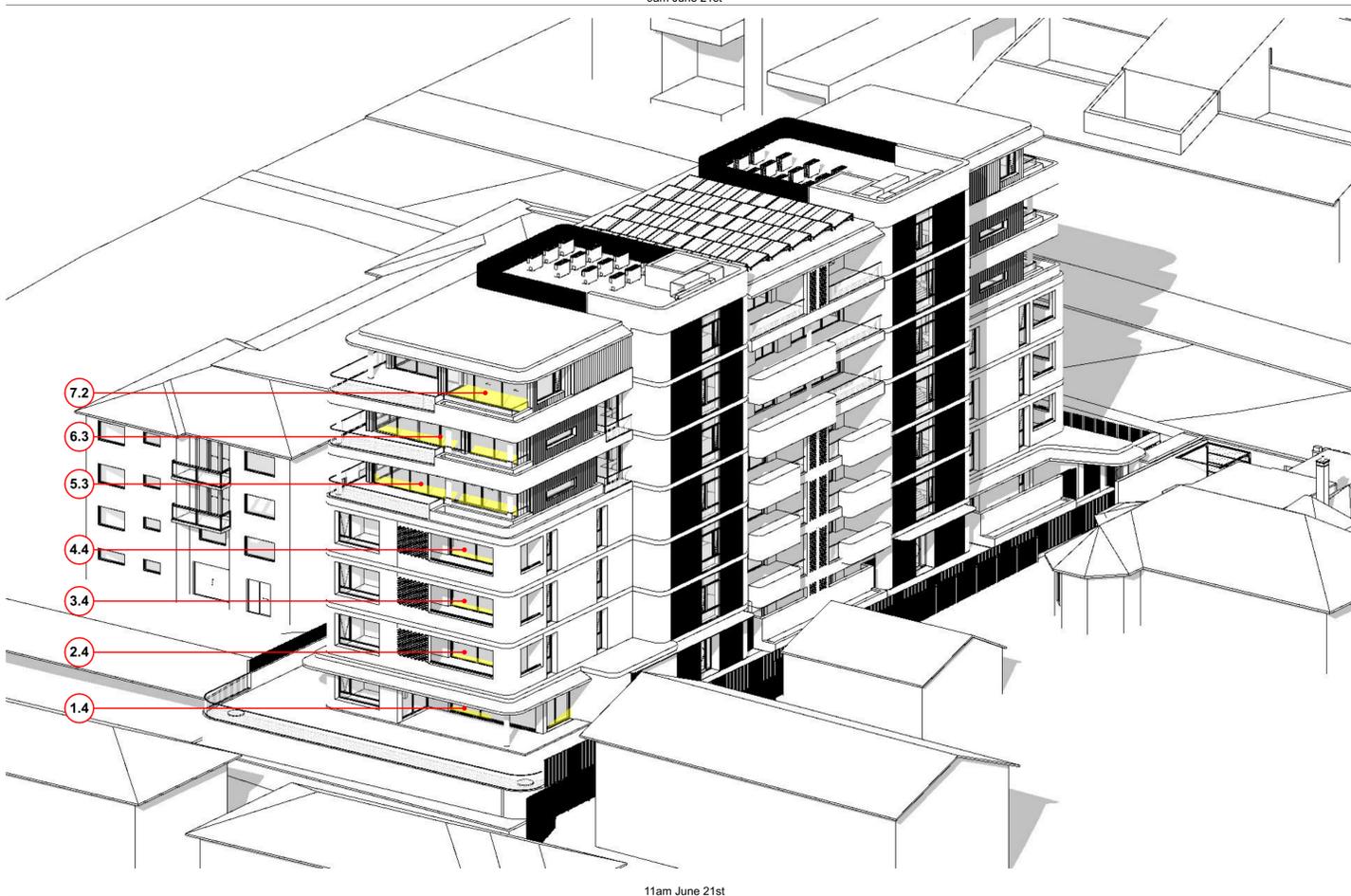
dwg no. DA508
revision A



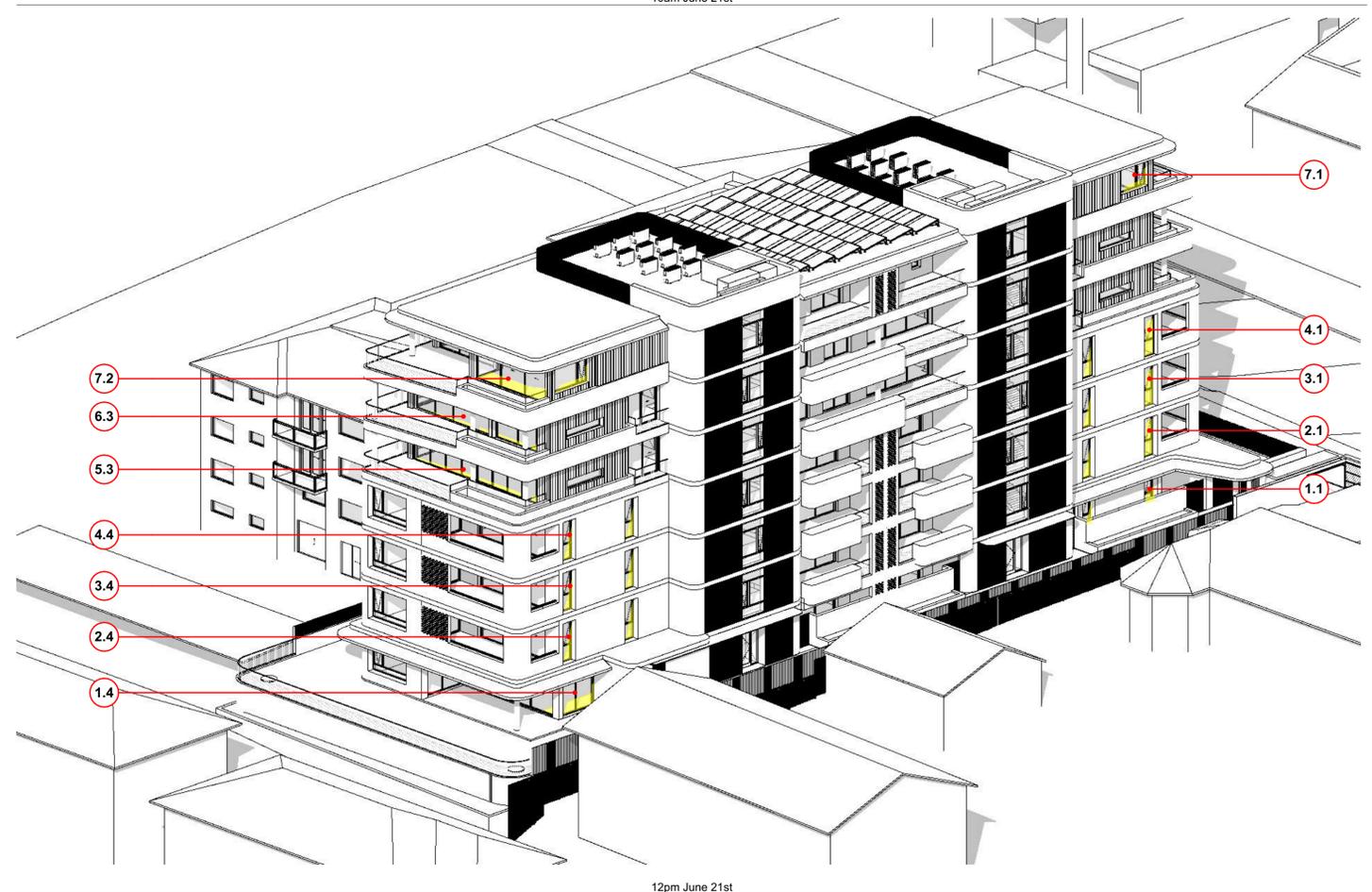
9am June 21st



10am June 21st



11am June 21st



12pm June 21st

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A	16/12/2025	Development Application

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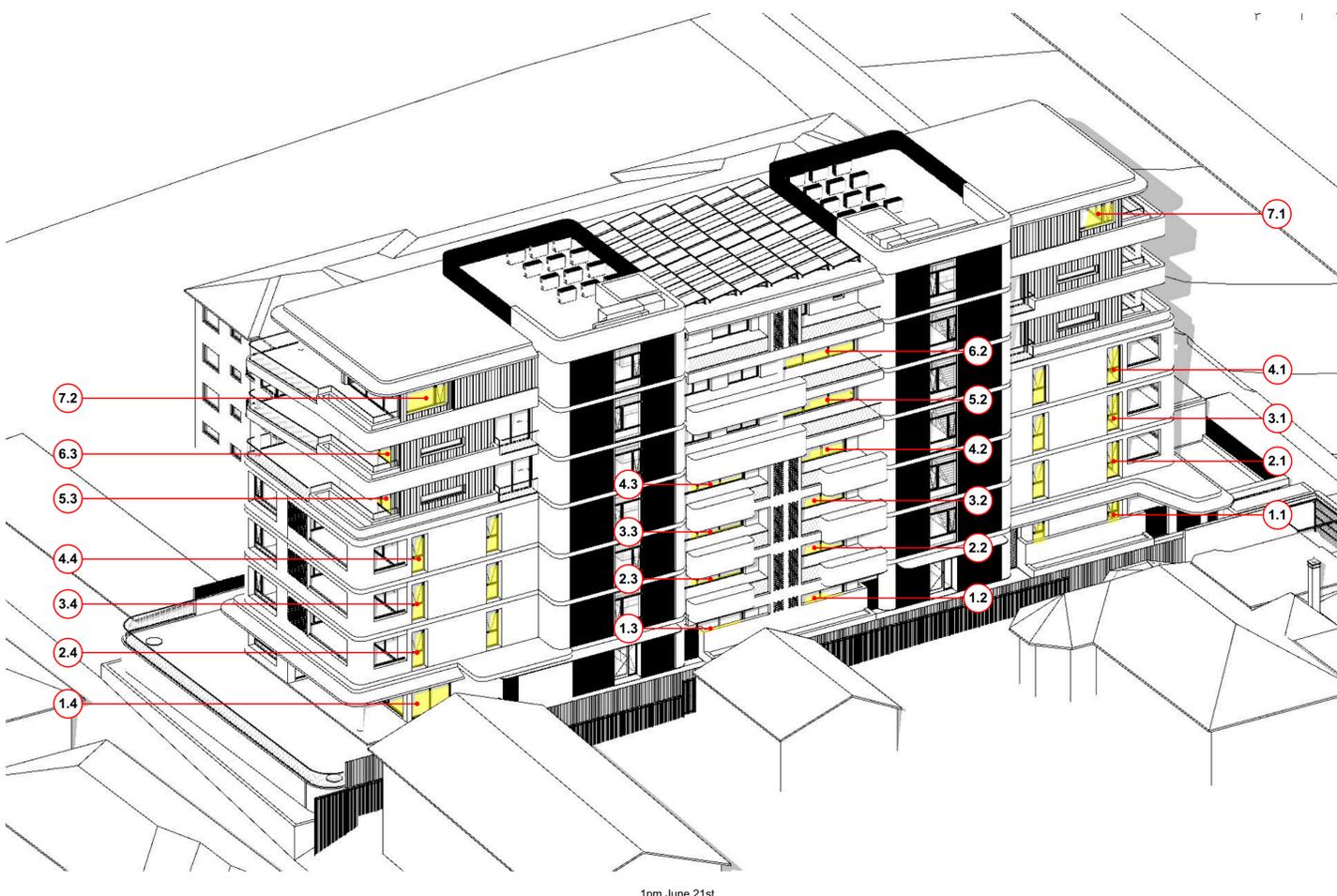
SOLAR ACCESS

 LIVING ROOMS & BEDROOMS GLAZING ACHIEVE SOLAR

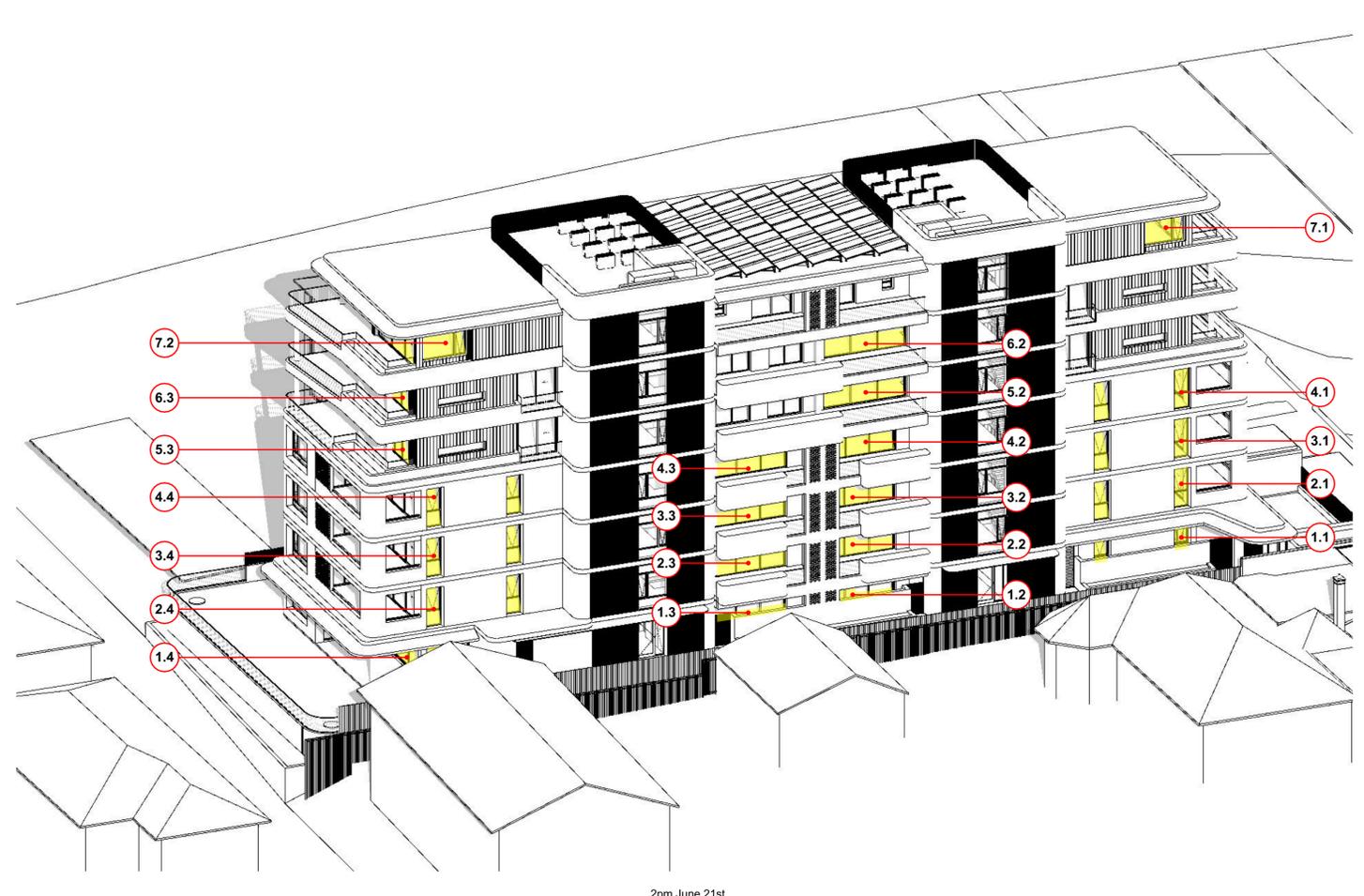
 OPEN SPACE ACHIEVE SOLAR

DARL - Master File

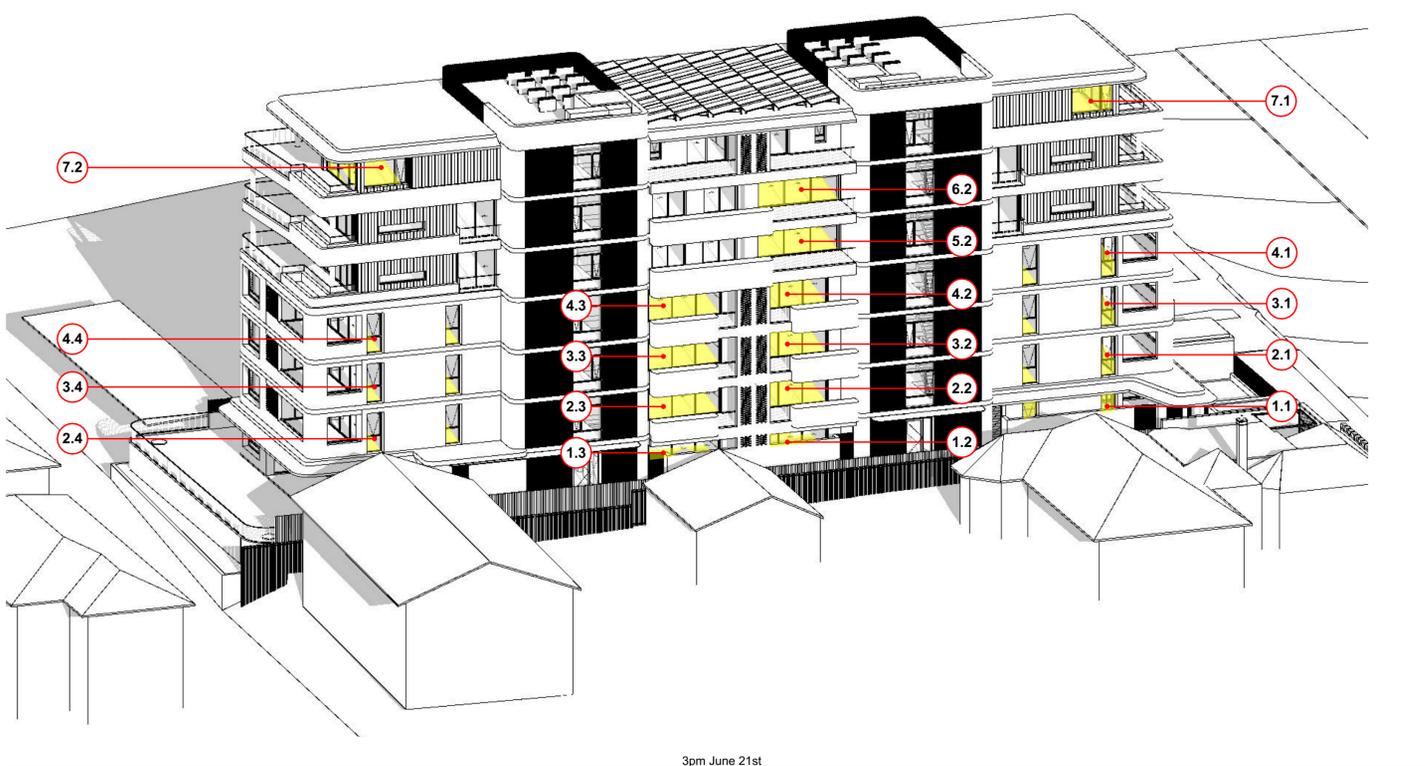
 <p>FIRST QUADRANT PROPERTIES</p>	<p>CORBEN ARCHITECTS</p> <p>PO Box 1021 Neutral Bay NSW 2089 Australia 02 9904 1844 mail@corben.com.au corben.com.au Nominated Registered Architect: 10271</p>		<p>project Darley Apartments</p> <p>address 20 Darley Street East Mona Vale NSW</p> <p>client Sirius Properties Pty Ltd</p>	<p>title Sun Eye Views - Sheet 1</p> <p>issue Development Application</p>	<p>job no. DARL</p> <p>drawn AV</p> <p>checked AV</p> <p>scale</p>	<p>dwg no. DA509</p> <p>revision A</p>
--	--	--	--	---	--	--



1pm June 21st



2pm June 21st



3pm June 21st

UNIT	LIVING ROOM							Total (hrs)	PRIVATE OPEN SPACE							Total (hrs)	
	9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm		9:00 am	10:00 am	11:00 am	12:00 pm	1:00 pm	2:00 pm	3:00 pm		
1.1				Y	Y	Y	Y	4.00hr		Y	Y	Y	Y	Y	Y	6.00hr	
1.2					Y	Y	Y	3.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
1.3						Y	Y	3.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
1.4	Y	Y	Y	Y	Y	Y	Y	6.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
2.1					Y	Y	Y	4.00hr			Y	Y	Y	Y	Y	4.00hr	
2.2						Y	Y	3.00hr			Y	Y	Y	Y	Y	4.00hr	
2.3						Y	Y	3.00hr			Y	Y	Y	Y	Y	4.00hr	
2.4	Y	Y	Y	Y	Y	Y	Y	7.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
3.1					Y	Y	Y	4.00hr			Y	Y	Y	Y	Y	4.00hr	
3.2						Y	Y	3.00hr			Y	Y	Y	Y	Y	4.00hr	
3.3						Y	Y	3.00hr			Y	Y	Y	Y	Y	4.00hr	
3.4	Y	Y	Y	Y	Y	Y	Y	7.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
4.1						Y	Y	4.00hr				Y	Y	Y	Y	4.00hr	
4.2							Y	3.00hr				Y	Y	Y	Y	4.00hr	
4.3							Y	3.00hr				Y	Y	Y	Y	4.00hr	
4.4	Y	Y	Y	Y	Y	Y	Y	7.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
5.1												Y	Y	Y	Y	4.00hr	
5.2							Y	3.00hr				Y	Y	Y	Y	5.00hr	
5.3	Y	Y	Y	Y	Y	Y	Y	6.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
6.1												Y	Y	Y	Y	4.00hr	
6.2							Y	3.00hr				Y	Y	Y	Y	5.00hr	
6.3	Y	Y	Y	Y	Y	Y	Y	6.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
7.1							Y	4.00hr				Y	Y	Y	Y	4.00hr	
7.2	Y	Y	Y	Y	Y	Y	Y	7.00hr	Y	Y	Y	Y	Y	Y	Y	7.00hr	
TOTAL (24 Units)								22 units									24 units
%								91.60%									100%

SOLAR CONTROLS			
CONTROLS	REQUIREMENT	PROPOSED	COMPLIES
Solar Access (> 2 hours)	70% min (16.8 units)	91.6% min (22 units)	YES
No Solar Access (< 15 mins)	15% min (3.6 units)	8.3% min (2 unit)	YES
Private Open Space (> 3 hours)	70% min (16.8 units)	100% min (24 units)	YES

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SOLAR ACCESS

LIVING ROOMS & BEDROOMS GLAZING ACHIEVE SOLAR
 OPEN SPACE ACHIEVE SOLAR

DARL - Master File



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CORBEN ARCHITECTS

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mail@corben.com.au
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Nominated Registered Architect: 10271

project Darley Apartments

address 20 Darley Street East
Mona Vale NSW

client Sirius Properties Pty Ltd

title Sun Eye Views - Sheet 2

job no. DARL

drawn AV

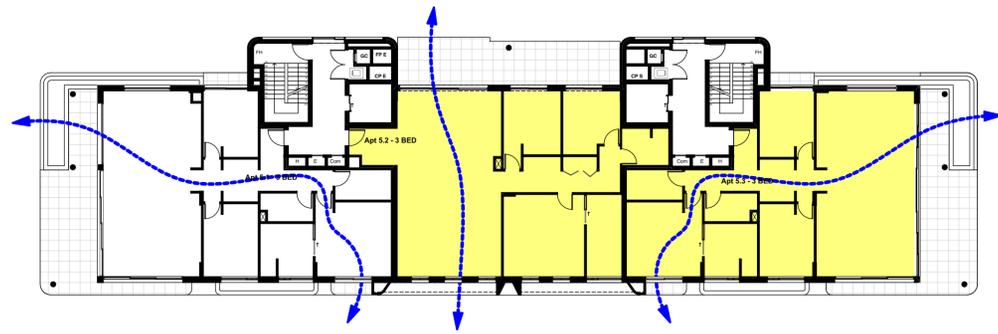
checked AV

scale

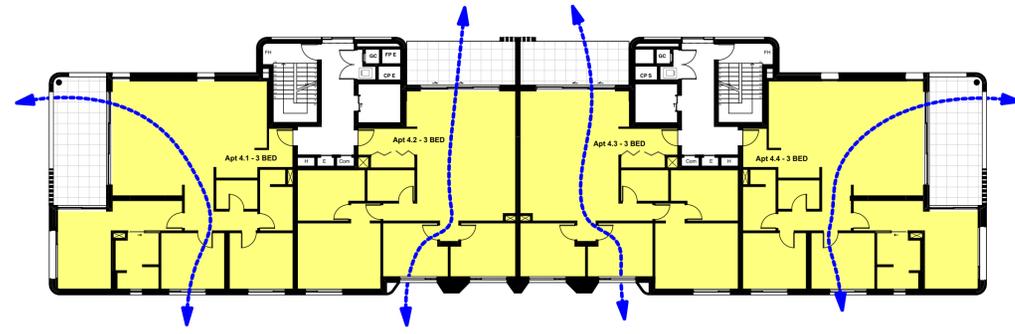
issue Development Application

dwg no. DA510

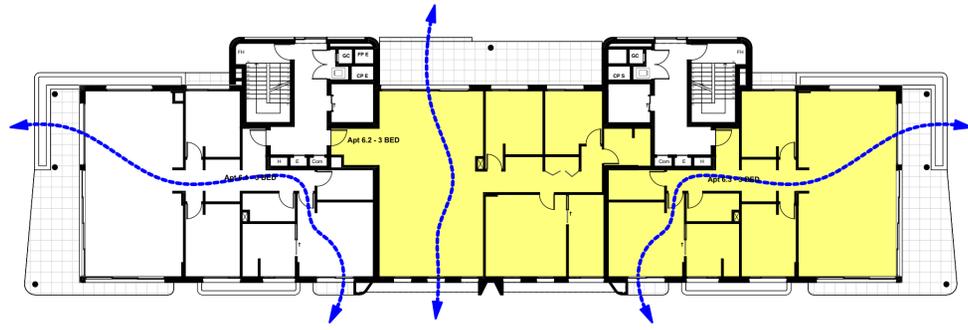
revision A



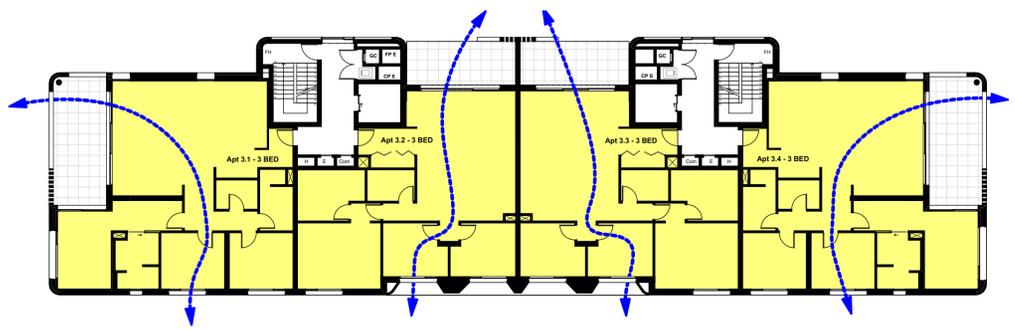
Level 5 Solar & Cross Ventilation
1:200



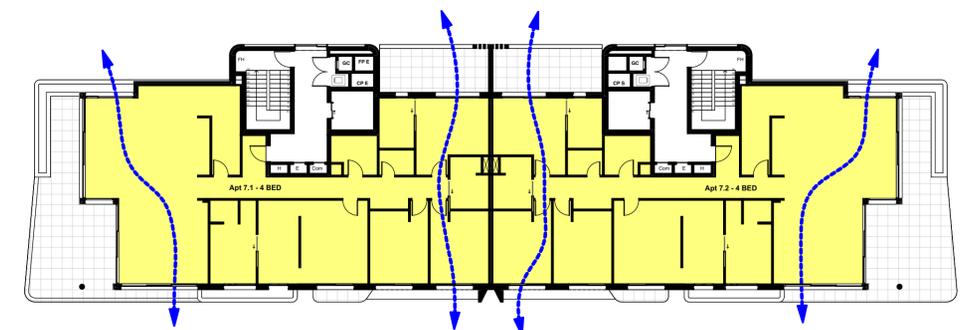
Level 4 Solar & Cross Ventilation
1:200



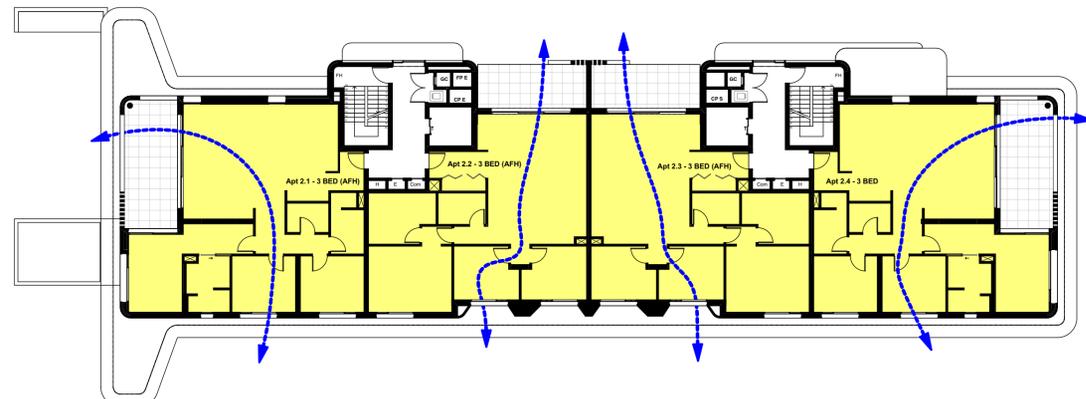
Level 6 Solar & Cross Ventilation
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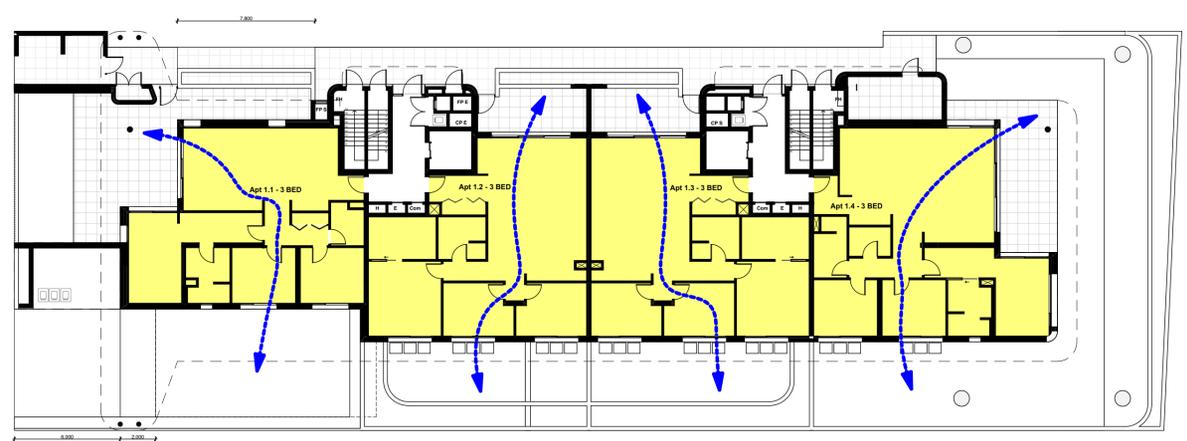
Level 3 Solar & Cross Ventilation
1:200



Level 7 Solar & Cross Ventilation
1:200



Level 2 Solar & Cross Ventilation
1:200



Level 1 Solar & Cross Ventilation
1:200

CROSS VENTILATION CONTROLS			
CONTROLS	REQUIREMENT	PROPOSED	COMPLIES
Cross Ventilated	60% min (14.4units)	100% min (24 units)	YES

revisions		
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notes

LIVING ROOMS & BEDROOMS GLAZING ACHIEVE SOLAR

↔ NATURAL CROSS VENTILATION

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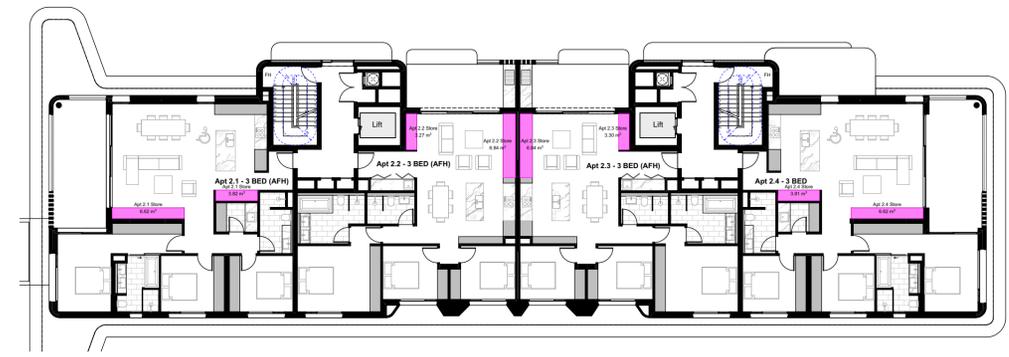


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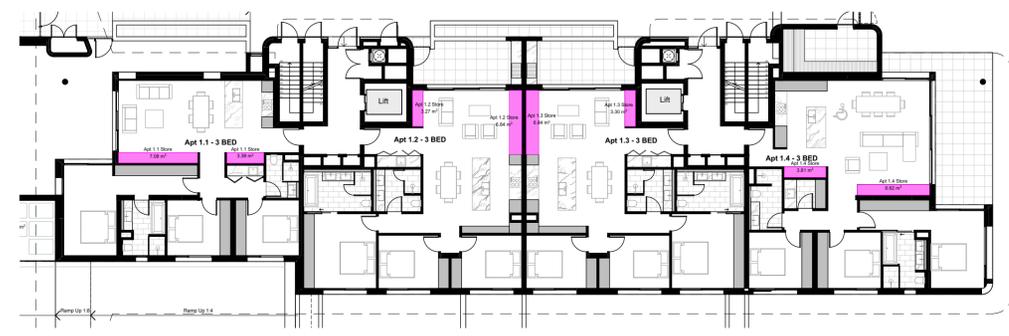
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Nominated Registered Architect: 10271

project	Darley Apartments	title	ADG Compliance - Cross Ventilation	job no.	DARL	dwg no.	DA511
address	20 Darley Street East Mona Vale NSW	client	Sirius Properties Pty Ltd	drawn	AV	checked	AV
issue	Development Application	scale	1:200	revision	A		

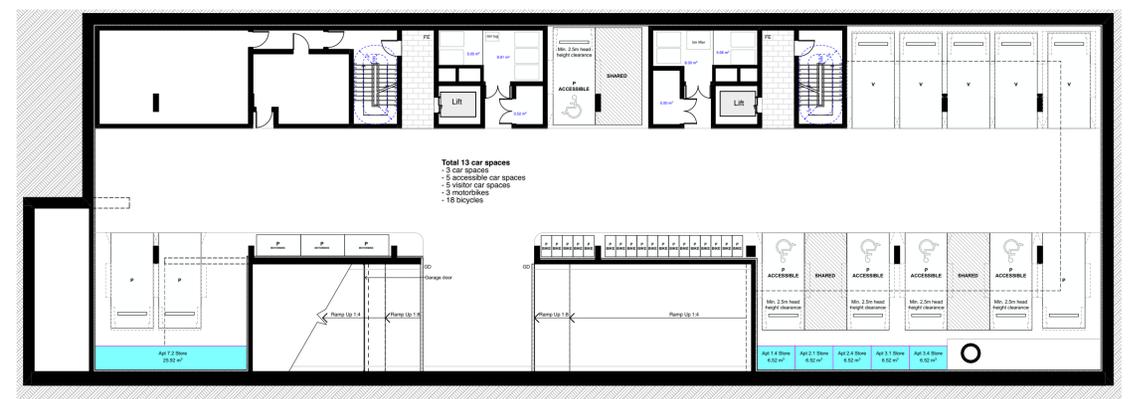
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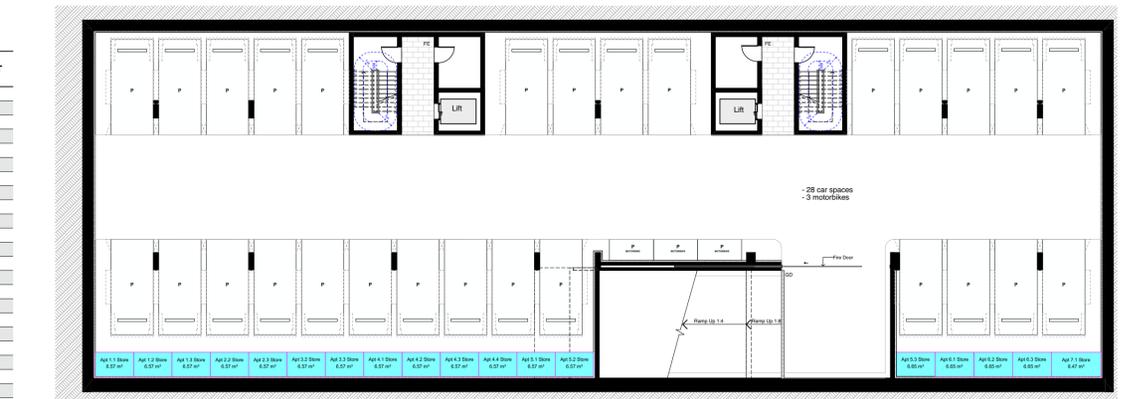
Level 2 Storage
1:200



Level 1 Storage
1:200



Basement 1 Storage
1:200



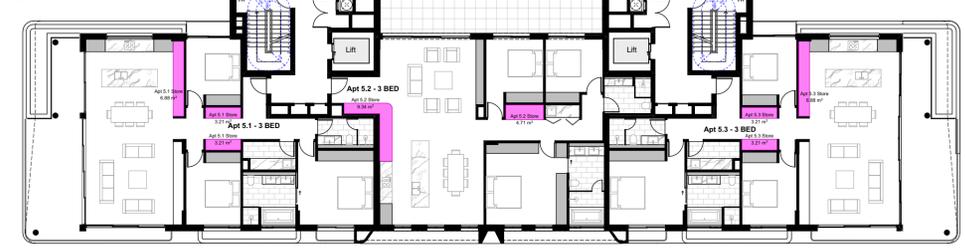
Basement 2 Storage
1:200



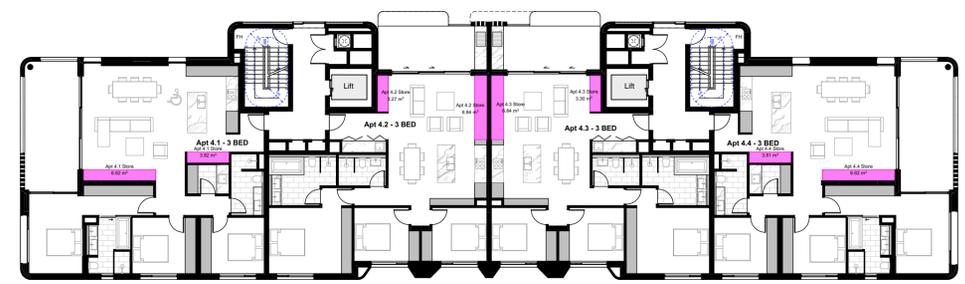
Level 7 Storage
1:200



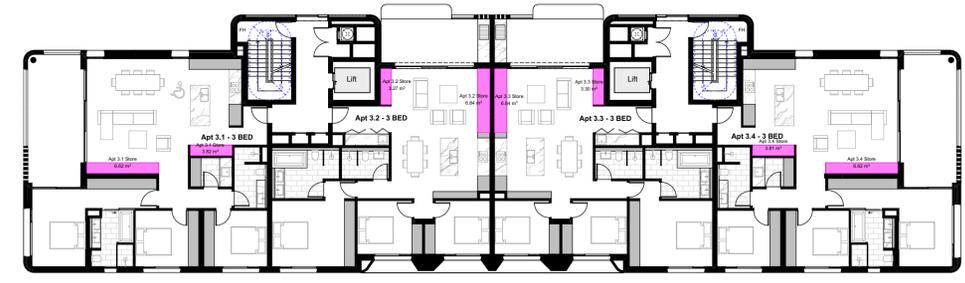
Level 6 Storage
1:200



Level 5 Storage
1:200



Level 4 Storage
1:200



Level 3 Storage
1:200

ADG Storage Compliance Table

Apartment	ADG REQ. (m3)	Internal Storage (m3)	External Storage (m3)	Total Storage (m3)	ADG COMPLIANT
Apt 1.1 Store	10	10.46	6.57	17.03	yes
Apt 1.2 Store	10	10.11	6.57	16.68	yes
Apt 1.3 Store	10	10.14	6.57	16.71	yes
Apt 1.4 Store	10	10.43	6.52	16.95	yes
Apt 2.1 Store	10	10.44	6.52	16.96	yes
Apt 2.2 Store	10	10.11	6.57	16.68	yes
Apt 2.3 Store	10	10.14	6.57	16.71	yes
Apt 2.4 Store	10	10.43	6.52	16.95	yes
Apt 3.1 Store	10	10.44	6.52	16.96	yes
Apt 3.2 Store	10	10.11	6.57	16.68	yes
Apt 3.3 Store	10	10.14	6.57	16.71	yes
Apt 3.4 Store	10	10.43	6.52	16.95	yes
Apt 4.1 Store	10	10.44	6.57	17.01	yes
Apt 4.2 Store	10	10.11	6.57	16.68	yes
Apt 4.3 Store	10	10.14	6.57	16.71	yes
Apt 4.4 Store	10	10.43	6.57	17.00	yes
Apt 5.1 Store	10	13.30	6.57	19.87	yes
Apt 5.2 Store	10	14.05	6.57	20.62	yes
Apt 5.3 Store	10	13.30	6.65	19.95	yes
Apt 6.1 Store	10	13.30	6.65	19.95	yes
Apt 6.2 Store	10	14.05	6.65	20.70	yes
Apt 6.3 Store	10	13.30	6.65	19.95	yes
Apt 7.1 Store	10	15.89	8.47	24.36	yes
Apt 7.2 Store	10	15.89	25.92	41.81	yes

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INTERNAL STORAGE

EXTERNAL STORAGE

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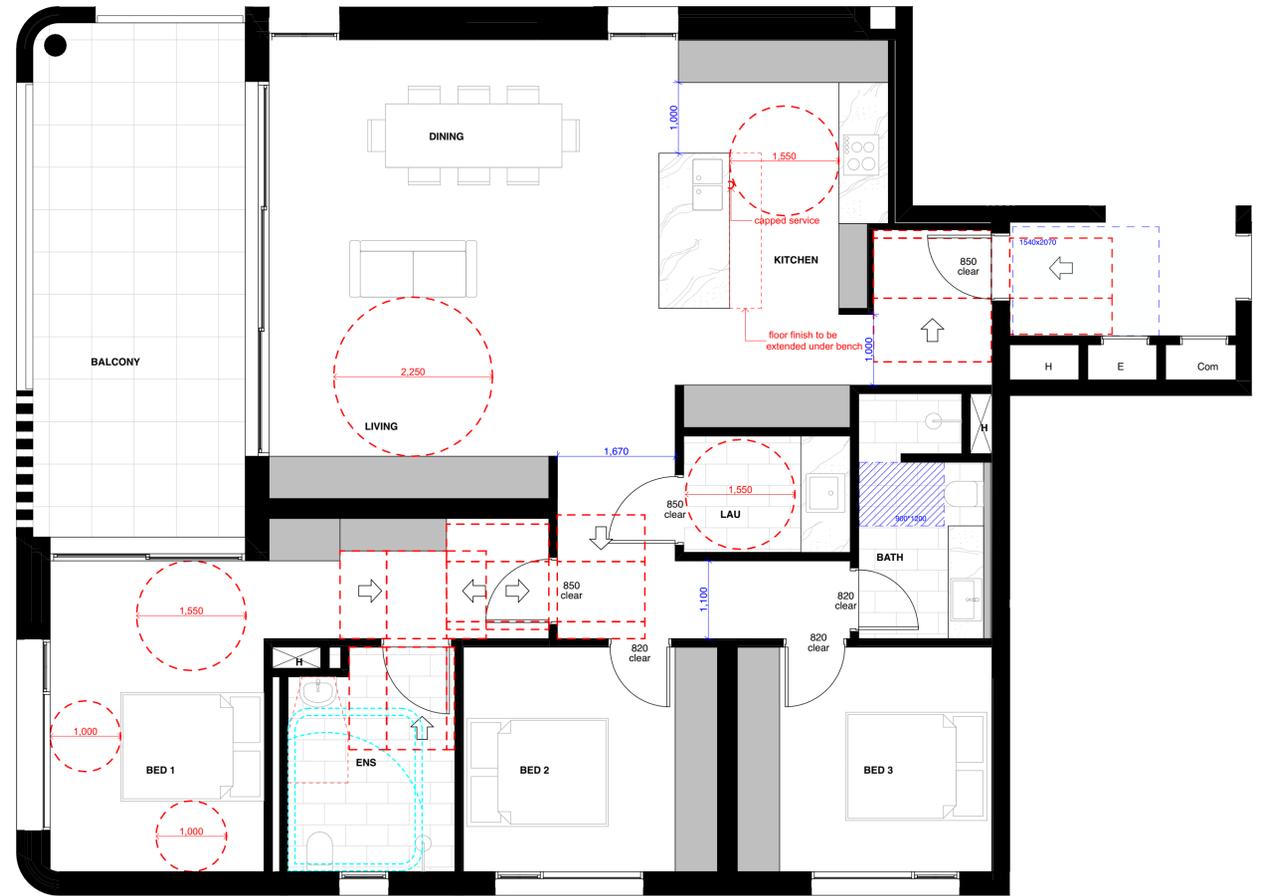
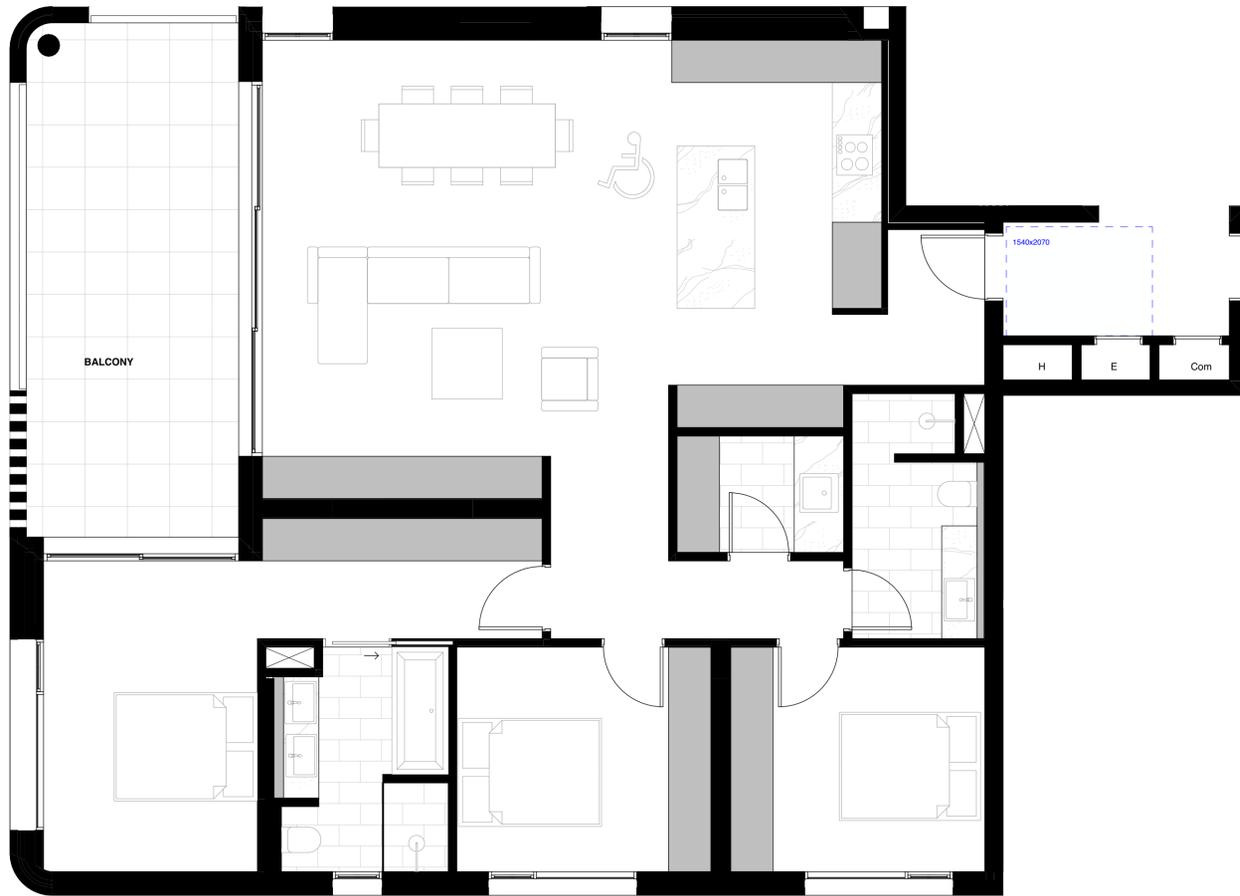
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project Darley Apartments
address 20 Darley Street East
 Mona Vale NSW
client Sirius Properties Pty Ltd

title ADG Compliance - Storage Calculations
issue Development Application

job no. DARL
drawn AV
checked AV
scale 1:200
dwg no. DA512
revision A



Pre-Adaptable Apt 1.4, 2.1, 2.4, 3.1, 3.4

Post-Adaptable Apt 1.4, 2.1, 2.4, 3.1, 3.4

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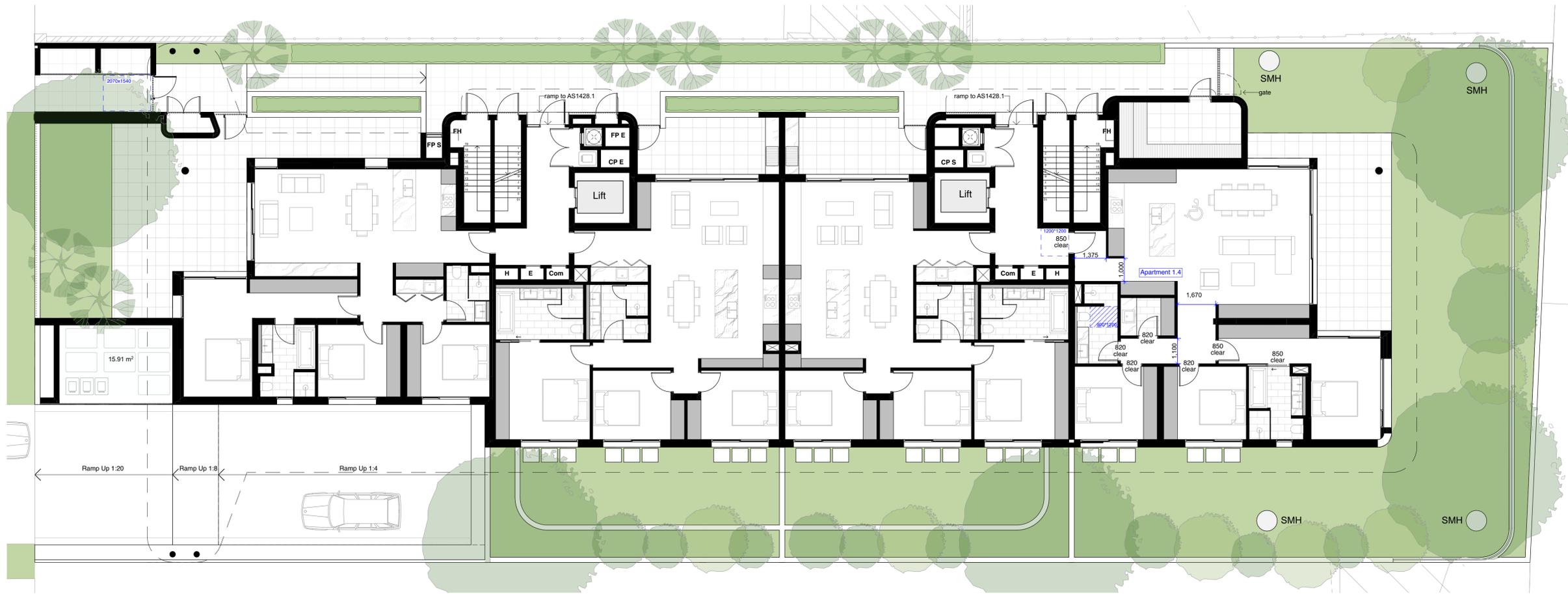
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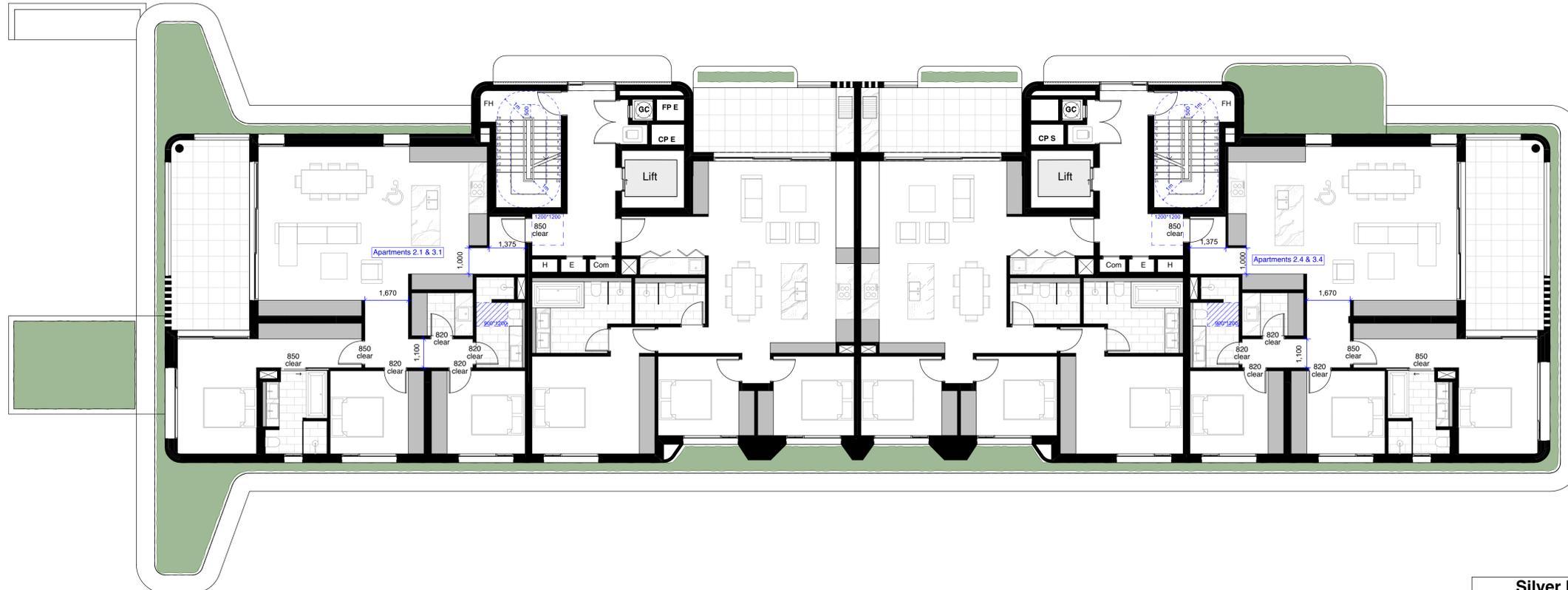
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project	Darley Apartments	title	Pre & Post Adaptable Apartments	job no.	DARL	dwg no.	DA513
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:50		



Level 1 Silver Livable Apartment



Level 2-3 Silver Livable Apartment

Silver Livable Apartment		
REQUIREMENT	PROPOSED	COMPLIES
20% min (2.4units)	5 units	YES

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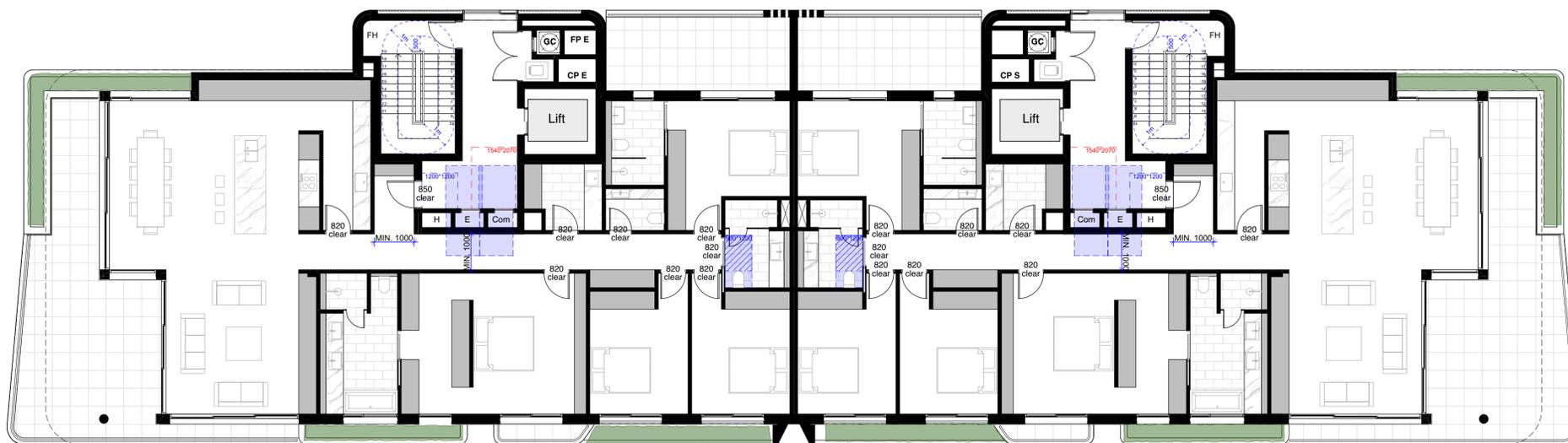
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project	Darley Apartments	title	Silver Livable Apartments_Level 1 & 2-3	job no.	DARL	dwg no.	DA514
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:100		

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1 Level 5-6 Silver Livable Apartment
1:100



2 Level 7 Silver Livable Apartment
1:100

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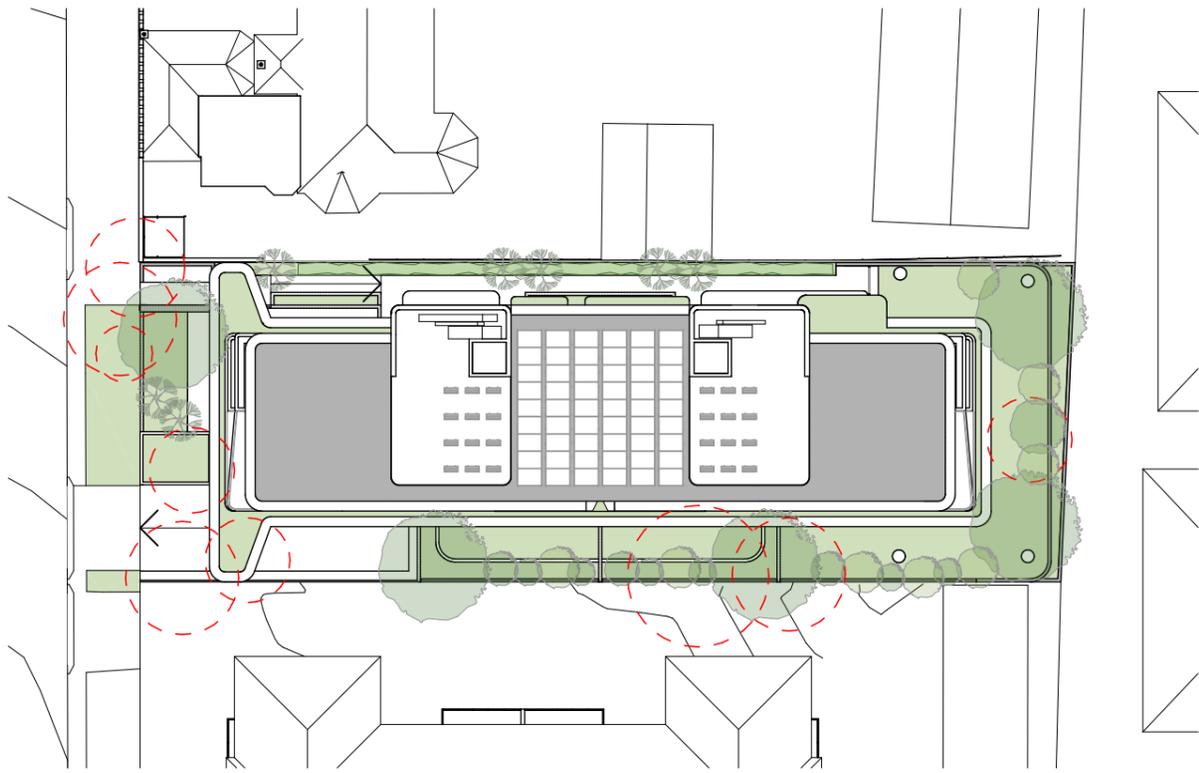
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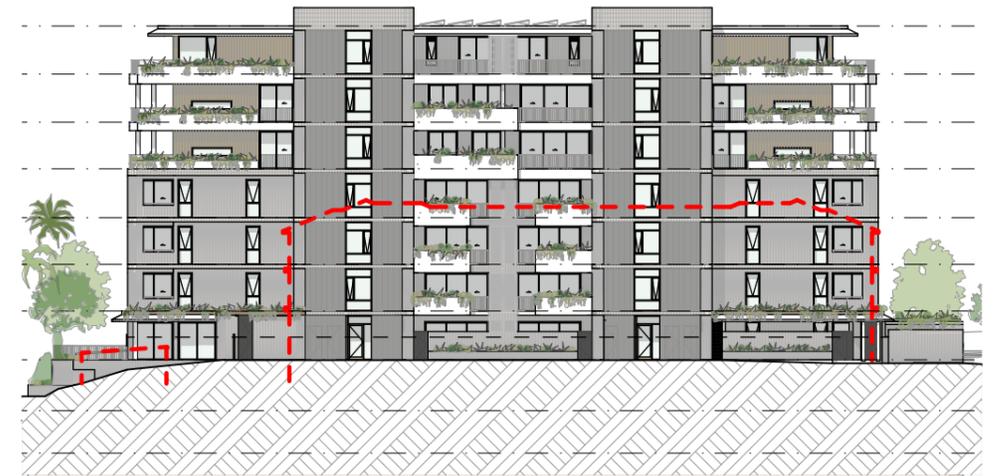
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project	Darley Apartments	title	Silver Livable Apartments_Level 5-6 & 7	job no.	DARL	dwg no.	DA600
address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	A
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:100		



SITE PLAN
1:500



North West Elevation
1:500



North East Elevation
1:500



South West Elevation
1:500



South East Elevation
1:500

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address	20 Darley Street East Mona Vale NSW	drawn	AV	checked	AV	revision	
client	Sirius Properties Pty Ltd	issue	Development Application	scale	1:500		