

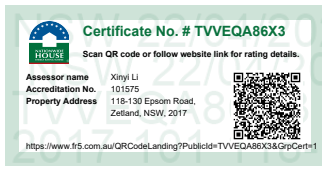
Attachment B1

Selected Drawings

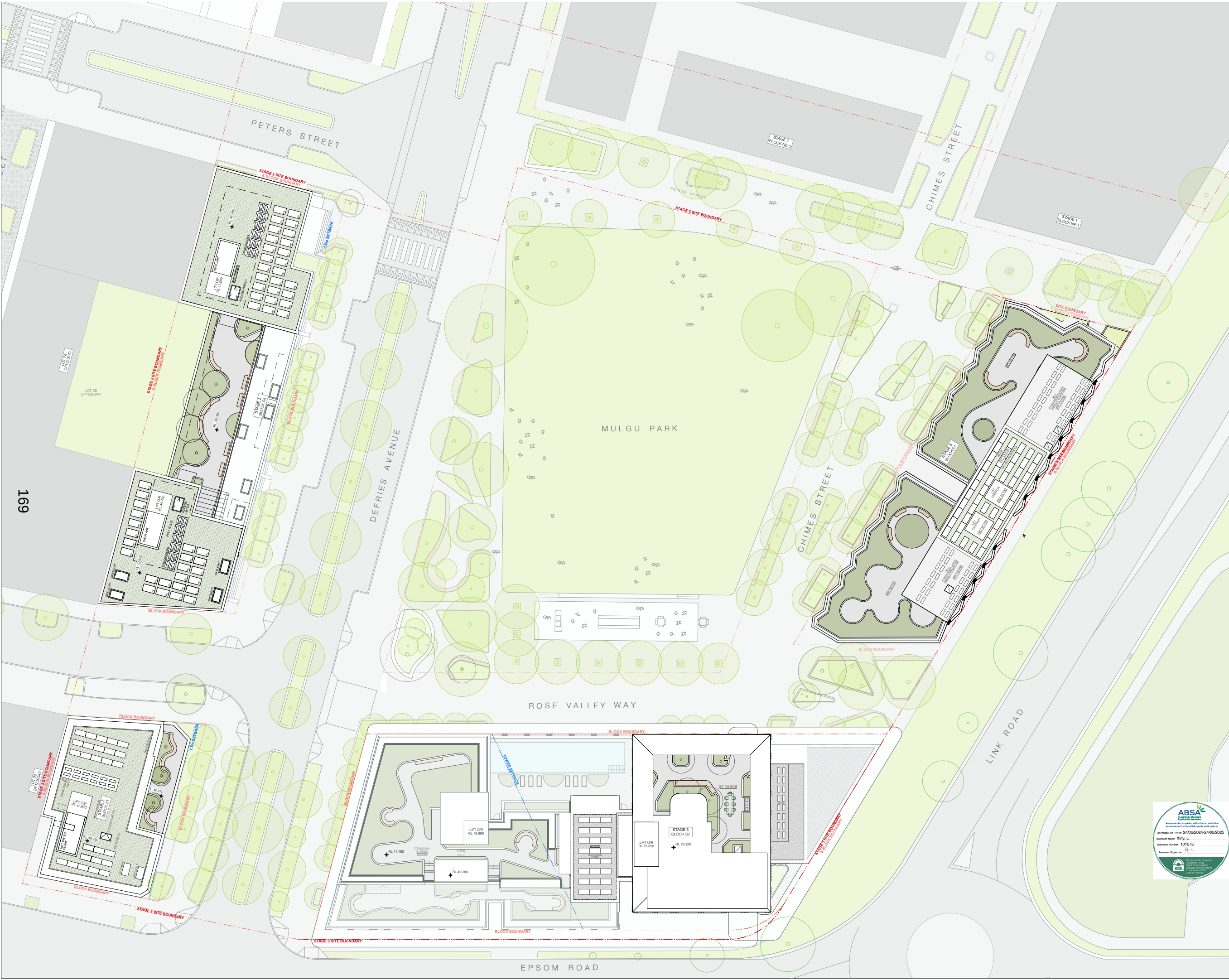
**SUTTONS SOUTH
STAGE 3
BUILDINGS S1-S4**

**118-130 Epsom Road and
905 South Dowling Street
Zetland, NSW 2017**

Element	Material Type	Details
External Walls	Precast concrete Panel + R1.5 Insulation + PB	Refer to drawings
Internal Walls	Within dwellings: PB on studs + No Insulation Between dwellings: Hebel PowerPanel + PB + No Insulation	
Windows	<u>Standard:</u> FIB-001-03W (awning windows) ALM-006-04A (Sliding windows) <u>Treatment 1:</u> ATB-005-04A (awning windows) ATB-006-04A (sliding windows)	NFRC Glazing System values: U ≤ 4.3 and SHGC = 0.42 (±5%) U ≤ 4.8 and SHGC = 0.34 (±5%) U ≤ 3.0 and SHGC = 0.27 (±5%) U ≤ 3.0 and SHGC = 0.26 (±5%)
	S1: 101, 109, 201, 209, 301, 309, 401, 409, 501, 508, 601, 608, 701, 708 S2: 116, 118, 219, 218, 219, 318, 319, 418, 419, 518, 519, 618, 711, 712, 716, 811, 816, 911, 916, 1011, 1016, 1111, 1116, 1211, 1216, 1311, 1314 S3: 129, 229, 329, 429, 529, 627 S4: G32, G37, 439, 737	
	<u>Special Treatment:</u> Reduce the following sliding door width to 2200mm for 508, 608, 708 in S4 to meet MINIMUM thermal requirement.	



REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South
Rosebery



SCALE: 1:500@A3
ISSUE DATE: 28/03/25
DWG NUMBER: DA.SUT.S.11.00
DRAWN BY: MHNDU
CHECKED: MHNDU, AHMM
PROJECT NO: 24-017
REVISION: C

DRAWING TITLE:
SITE PLAN - ROOF

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

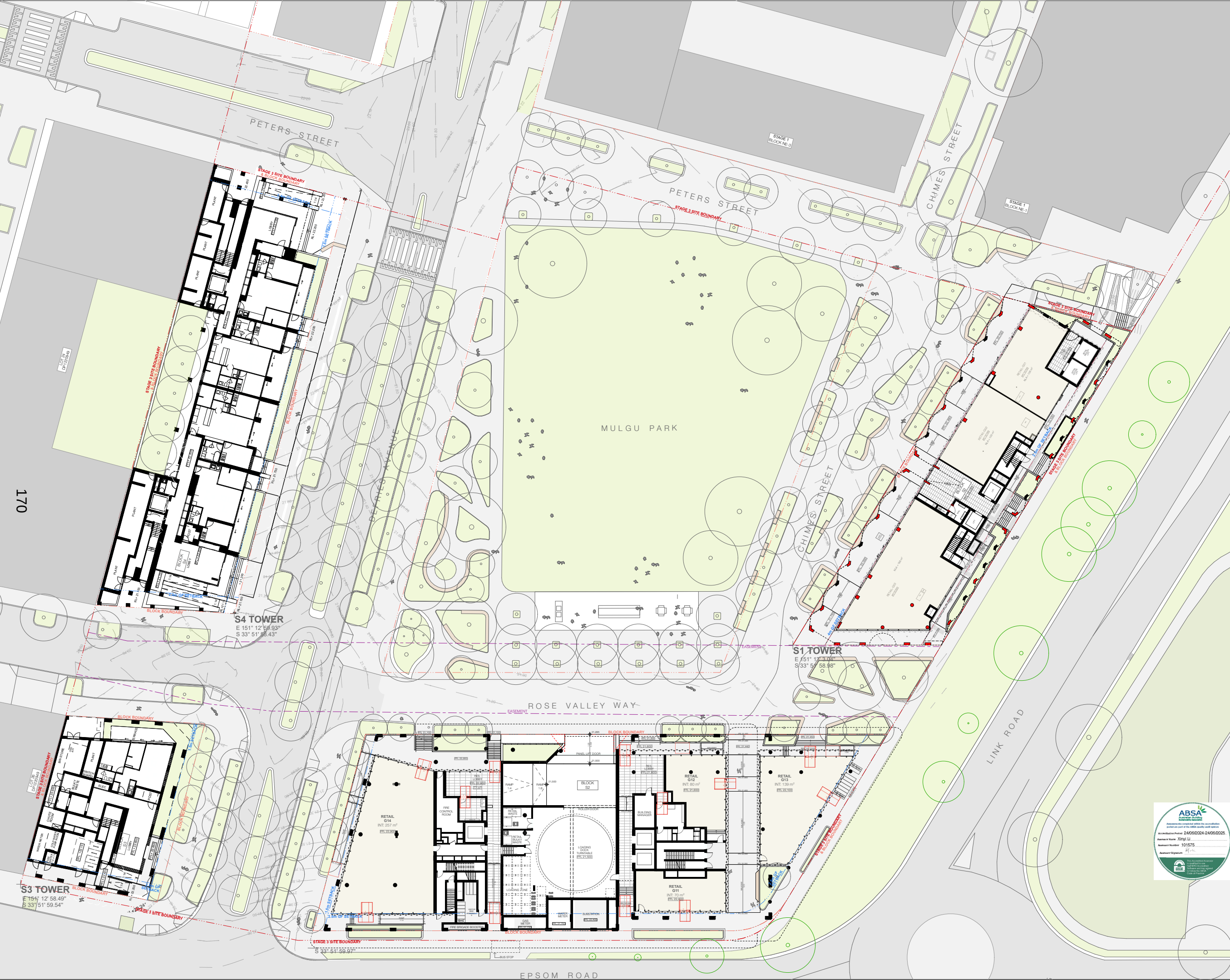
NOTES:
FLL FLOOR FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
AREA UNDER PUBLIC DOMAIN
EXISTING TREE
REVISION UPDATES
CLOUDED
EASEMENT

ARCHITECT:
MHNDU
MHNDU Design Union Pty Ltd
25 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHNDU Design Union 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25



SCALE: 1:500@A3
ISSUE DATE: 28/03/25
DWG NUMBER: DA.SUT.S.11.01

DRAWN BY: MHNDU

CHECKED: MHNDU, AHMM
PROJECT NO: 24-017
REVISION: C

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Roadway

DRAWING TITLE:
SITE PLAN - GROUND

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

- NOTES:
- FLL: FLOOR FINISHED FLOOR LEVEL
 - RL: REDUCED LEVEL
 - SITE BOUNDARY
 - BLOCK BOUNDARY
 - DCP SETBACK
 - PILING ZONE
 - AREA UNDER PUBLIC DOMAIN
 - EXISTING TREE
 - REVISION UPDATES CLOUDED
 - EASEMENT

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
25 Richards Lane
Surrey Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surrey Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

ALLFORD HALL MONAGHAN MORRIS

Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25



SCALE: 1:500@A3
ISSUE DATE: 28/03/25
DWG NUMBER: DA.SUT.S.11.03
DRAWN BY: MHNDU
CHECKED: MHNDU, AHMM
PROJECT NO: 24-017
REVISION: C

DRAWING TITLE:
SITE PLAN - BASEMENT 2

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
AREA UNDER PUBLIC DOMAIN
EXISTING TREE
REVISION UPDATES CLOUDED
EASEMENT

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
28 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25



SCALE: 1:500@A3
ISSUE DATE: 28/03/25
DWG NUMBER: DA.SUT.S.11.04
DRAWN BY: MHNDU
CHECKED: MHNDU, AHMM
PROJECT NO: 24-017
REVISION: C

DRAWING TITLE:
SITE PLAN - BASEMENT 3
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
AREA UNDER PUBLIC DOMAIN
EXISTING TREE
REVISION UPDATES CLOUDED
EASEMENT

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
28 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024
ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25



SCALE: 1:500@A3	DRAWN BY: MHNDU	CHECKED: MHNDU, AHMM
ISSUE DATE: 28/03/25		PROJECT NO: 24-017
DWG NUMBER: DA.SUT.S.11.05		REVISION: C
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Roadbury		

DRAWING TITLE:
SITE PLAN - BASEMENT 4

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

NOTES:			
FFL	RL OF FINISHED FLOOR LEVEL		EXISTING TREE
RL	REDUCED LEVEL		REVISION UPDATES CLOUDED
	SITE BOUNDARY		EASEMENT
	BLOCK BOUNDARY		
	DCP SETBACK		
	PILING ZONE		
	AREA UNDER PUBLIC DOMAIN		

ARCHITECT:
MHNDUNION

MhN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

T +61 (0)2 9101 1111
mhndu@mhndu.com
© MhN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Gadigal Country

Andrew O'Donnell - NSW ARB 12196

M +61 (0)413 783 350
aodonnell@ahmm.com



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

Building S1

CAR PARKING

Parking Level	Total	Residential -BUILDING S1	Residential Accessible -BUILDING S1	Residential Visitor -BUILDINGS S1 & S2	Residential Visitor Accessible -BUILDINGS S1 & S2	Retail -BUILDINGS S1 & S2	Retail Accessible -BUILDINGS S1 & S2	Residential Car Share -BUILDINGS S1	Retail Car Share -BUILDINGS S1 & S2
B1	22	2	2	3		11	1	2	1
B2	25	16	3	5	1				
B3	28	17	4	7					
Total	75	35	9	15	1	11	1	2	1

Maximum Permitted		34		15		19			
Minimum Required	13		9		1		1	1	1

BICYCLE PARKING

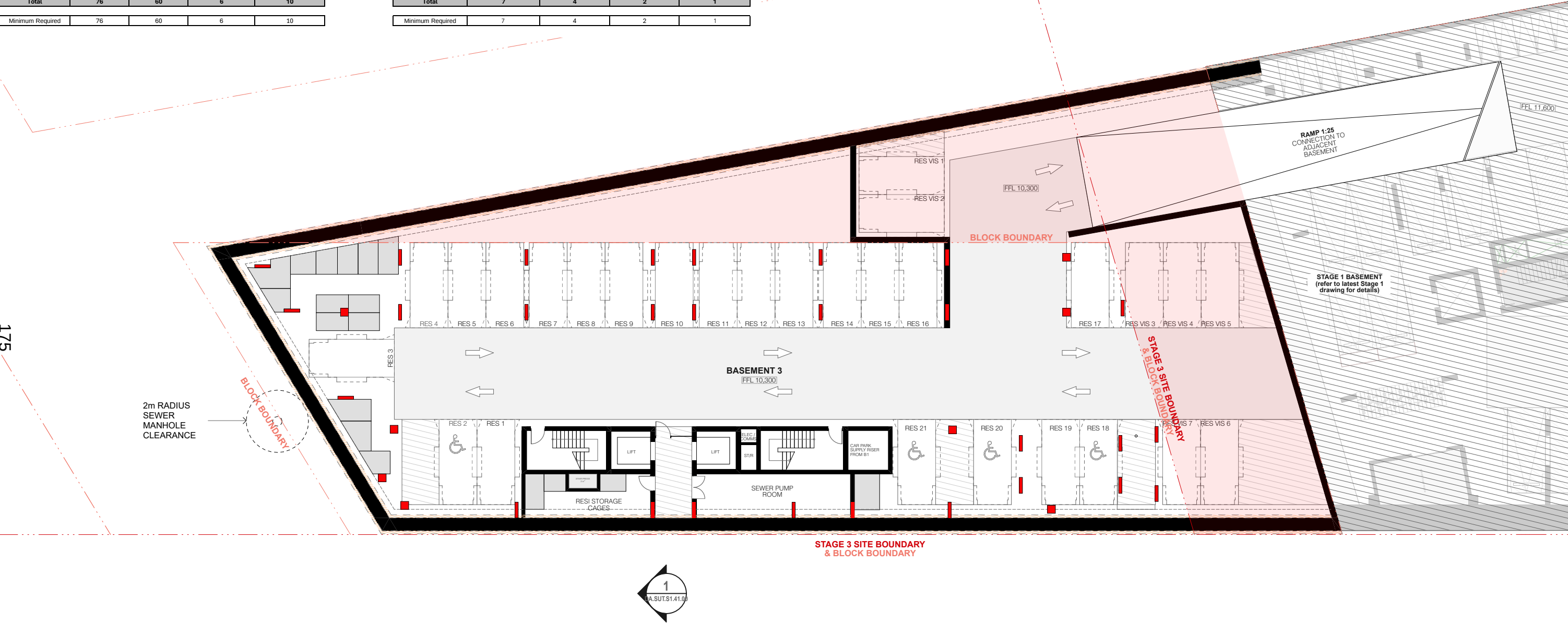
Parking Level	Total	Residential Bicycle -BUILDING S1	Resi Visitor Bicycle -BUILDING S1	Retail Bicycle -BUILDINGS S1 & S2
B1	38	22	6	10
B2	38	38		
B3	0			
Total	76	60	6	10

Minimum Required	76	60	6	10
------------------	----	----	---	----

MOTORCYCLE PARKING

Parking Level	Total	Residential Motorcycle -BUILDING S1	Resi Visitor Motorcycle -BUILDING S1 & S2	Retail Motorcycle -BUILDINGS S1 & S2
B1	3		2	1
B2	4	4		
B3	0			
Total	7	4	2	1

Minimum Required	7	4	2	1
------------------	---	---	---	---



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:

MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR

2 BED

2 BED + MPR

3 BED

4 BED

RETAIL

ABBREVIATIONS

BS

COMM

DRY

ELEC

FEK

GC

GEX

HSD

RES

STR

WIP

BREAK GLASS ALARM

COMMIS OUTBOARD

DRY FIRE RISER

ELECTRICAL CUPBOARD

FIRE EXTINGUISHER

GARAGE CHUTE

GARAGE EXHAUST

HYDRAULIC CURBWARD

LOBBY SUPPLY AIR

RETAIL EXHAUST

STAR PRESS

WIDEN INTERCOM PHONE

NOTES:

FFL

RL

BOUNDARY

REVISION UPDATES

CLOUDED

PILING (BASEMENT)

AREA UNDER PUBLIC DOMAIN

RL OF FINISHED FLOOR LEVEL

REDUCED LEVEL

BOUNDARY

COUNCIL CONTROLS

REVISION UPDATES

CLOUDED

PILING (BASEMENT)

AREA UNDER PUBLIC DOMAIN

DRAWING TITLE:

BASEMENT 3

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE:

1:250@A3

ISSUE DATE:

15/11/24

DWG NUMBER:

DA.SUT.S1.21.00

DRAWN BY:

MHNDU

CHECKED:

MHNDU

PROJECT NO:

24-017

REVISION:

C

ABSAS

Accreditation Period: 24/05/2024-24/05/2025

Assessor Name: Xinyi Li

Assessment Number: 101575

Assessment Signature: [Signature]

Certificate No. #TVVEQA86X3

Scan QR code or follow website link for rating details.

Assessor name: Xinyi Li

Accreditation No: 101575

Property Address: 118-130 Epsom Road, Zetland, NSW, 2017

https://www.bs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GpCert=1

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2624-017_Comp_Suttons South

Reservoir, S1-DA

Building S1

CAR PARKING

Parking Level	Total	Residential -BUILDING S1	Residential Accessible -BUILDING S1	Residential Visitor -BUILDINGS S1 & S2	Residential Visitor Accessible -BUILDINGS S1 & S2	Retail -BUILDINGS S1 & S2	Retail Accessible -BUILDINGS S1 & S2	Residential Car Share -BUILDINGS S1	Retail Car Share -BUILDINGS S1 & S2
B1	22	2	2	3		11	1	2	1
B2	25	16	3	5	1				
B3	28	17	4	7					
Total	75	35	9	15	1	11	1	2	1

Maximum Permitted		34		15		19			
Minimum Required	13		9		1		1	1	1

BICYCLE PARKING

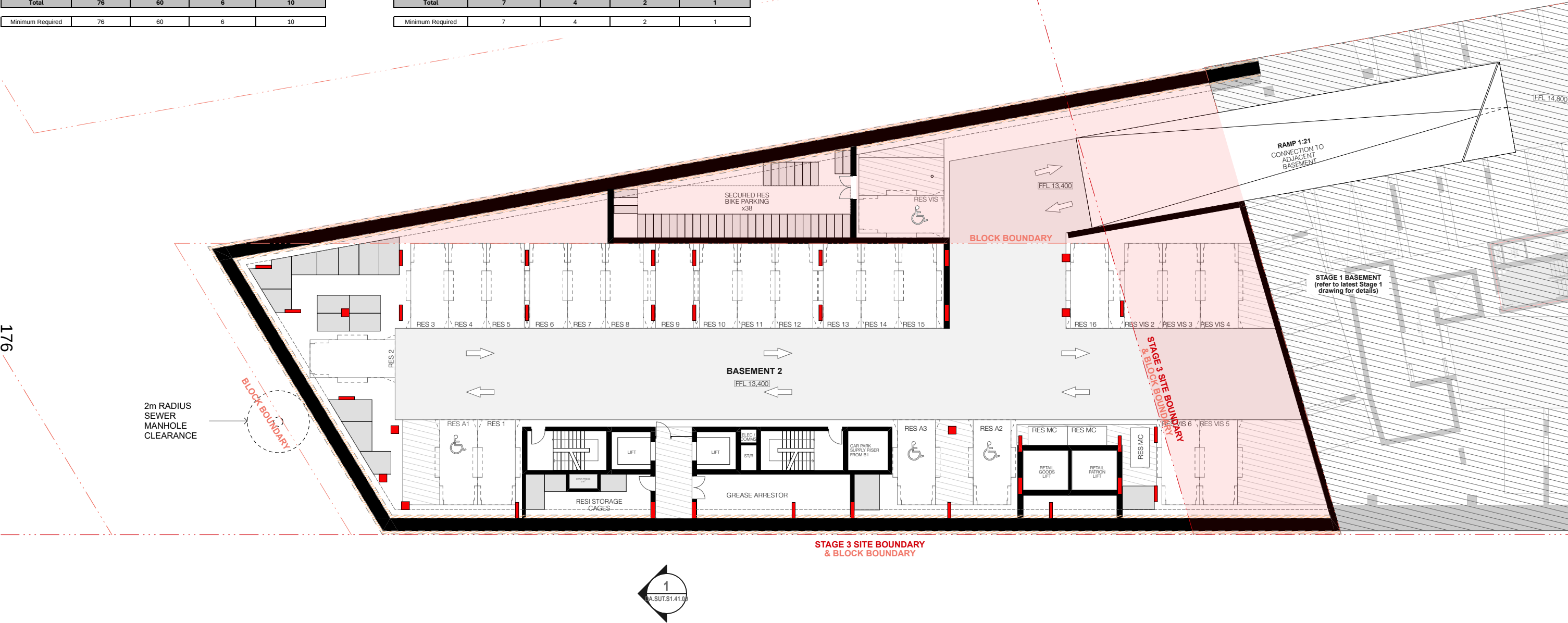
Parking Level	Total	Residential Bicycle -BUILDING S1	Resi Visitor Bicycle -BUILDING S1	Retail Bicycle -BUILDINGS S1 & S2
B1	38	22	6	10
B2	38	38		
B3	0			
Total	76	60	6	10

Minimum Required	76	60	6	10
------------------	----	----	---	----

MOTORCYCLE PARKING

Parking Level	Total	Residential Motorcycle -BUILDING S1	Resi Visitor Motorcycle -BUILDING S1 & S2	Retail Motorcycle -BUILDINGS S1 & S2
B1	3		2	1
B2	4	4		
B3	0			
Total	7	4	2	1

Minimum Required	7	4	2	1
------------------	---	---	---	---



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:

MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR
2 BED
2 BED + MPR
3 BED
4 BED
RETAIL

ABBREVIATIONS

BS	BREAK GLASS ALARM
COMM	COMMONS OUTBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEK	FIRE EXTINGUISHER
GC	GARAGE CHUTE
GEX	GARAGE EXHAUST
HSD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
RES	RESIDENT
STR	STAIR PRESS
WIP	WIRELESS INTERCOM PHONE

NOTES:

F.F.L. RL OF FINISHED FLOOR LEVEL

RL REDUCED LEVEL

BOUNDARY BOUNDARY

COUNCIL CONTROLS

REVISION UPDATES

CLOUDED

PILING (BASEMENT)

AREA UNDER PUBLIC DOMAIN

DRAWING TITLE:

BASEMENT 2

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE:

1:250@A3

ISSUE DATE:

15/11/24

DWG NUMBER:

DA.SUT.S1.21.01

DRAWN BY:

MHNDU

CHECKED:

MHNDU

PROJECT NO:

24-017

REVISION:

C

ABSABuilding Services

Accreditation Period: 24/05/2024-24/05/2025

Assessor Name: Xinyi Li

Assessor Number: 101575

Assessor Signature: [Signature]

Certificate No. #TVVEQA86X3

Scan QR code or follow website link for rating details.

Assessor name: Xinyi Li

Accreditation No: 101575

Property Address: 118-130 Epsom Road, Zetland, NSW, 2017

https://www.bs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GpCert=1

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2624-017_Comp_Suttons South

Reservoir, S1-DA

Building S1

CAR PARKING

Parking Level	Total	Residential -BUILDING S1	Residential Accessible -BUILDING S1	Residential Visitor -BUILDINGS S1 & S2	Residential Visitor Accessible -BUILDINGS S1 & S2	Retail -BUILDINGS S1 & S2	Retail Accessible -BUILDINGS S1 & S2	Residential Car Share -BUILDINGS S1	Retail Car Share -BUILDINGS S1 & S2
B1	22	2	2	3		11	1	2	1
B2	25	16	3	5	1				
B3	28	17	4	7					
Total	75	35	9	15	1	11	1	2	1

Maximum Permitted		34		15		19			
Minimum Required	13		9		1		1	1	1

BICYCLE PARKING

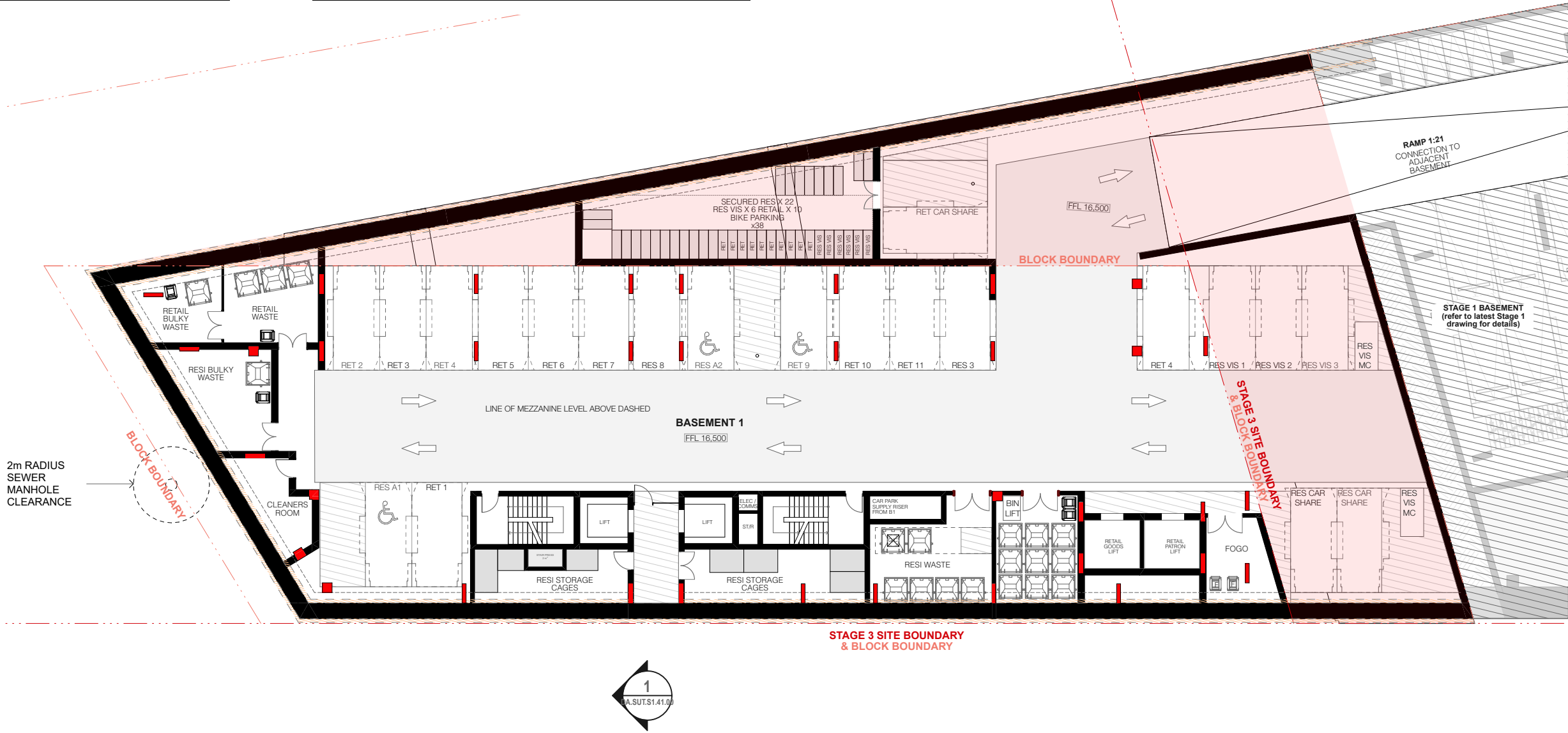
Parking Level	Total	Residential Bicycle -BUILDING S1	Resi Visitor Bicycle -BUILDING S1	Retail Bicycle -BUILDINGS S1 & S2
B1	38	22	6	10
B2	38	38		
B3	0			
Total	76	60	6	10

Minimum Required	76	60	6	10
------------------	----	----	---	----

MOTORCYCLE PARKING

Parking Level	Total	Residential Motorcycle -BUILDING S1	Resi Visitor Motorcycle -BUILDING S1 & S2	Retail Motorcycle -BUILDINGS S1 & S2
B1	3		2	1
B2	4	4		
B3	0			
Total	7	4	2	1

Minimum Required	7	4	2	1
------------------	---	---	---	---



REV

DESCRIPTION

DATE

A

DEVELOPMENT APPLICATION

15/11/24

B

UPDATED DA TO ADRS COUNCIL RFI

21/03/25

C

UPDATED DA TO ADRS COUNCIL RFI

28/03/25

ARCHITECT:

MHNDU

MHNDU Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHNDU Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR

2 BED

2 BED + MPR

3 BED

4 BED

RETAIL

ABBREVIATIONS

BS BREAK GLASS ALARM
COMM COMMMS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEX FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HSD HYDRAULIC CUPBOARD
LS LOBBY SUPPLY AIR
RET RETAIL EXHAUST
STR STAIR PRESS
WIP WARDEN INTERCOM PHONE

NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL BOUNDARY
BOUNDARY COUNCIL CONTROLS
REVISION UPDATES CLOUDED
PILING (BASEMENT) AREA UNDER PUBLIC DOMAIN

0 1 2 5m

DRAWING TITLE:

BASEMENT 1

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE:

1:250@A3

ISSUE DATE:

15/11/24

DWG NUMBER:

DA.SUT.S1.21.02

DRAWN BY:

MHNDU

CHECKED:

MHNDU

PROJECT NO:

24-017

REVISION:

C

ABSABuilding Surveying

Accreditation Period 24/05/2024-24/05/2025

Assessor Name Xinyi Li

Assessment Number 101575

Assessment Signature

Certificate No. #TVVEQA86X3

Assessor name Xinyi Li

Accreditation No. 101575

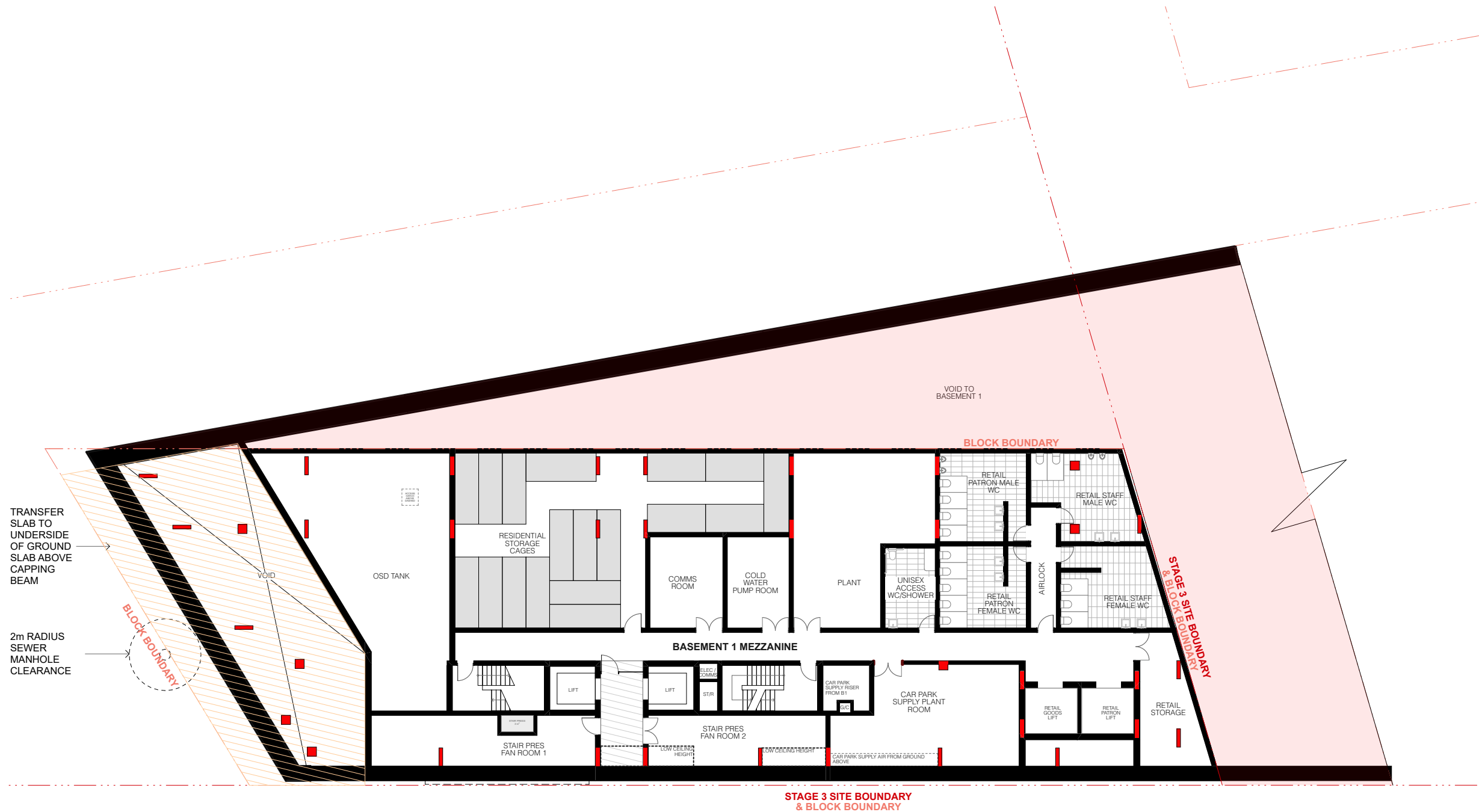
Property Address 118-130 Epsom Road, Zetland, NSW, 2017

Scan QR code or follow website link for rating details.

https://www.bs.com.au/QRCode/Landing?PublicId=TVVEQA86X3&GpCert=1

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South

Reservoir_S1-DA



REV	DESCRIPTION	DATE	ARCHITECT:	UNIT MIX	ABBREVIATIONS	NOTES:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15/11/24	MHNDU UNION	1 BED + MPR	BS BREAK GLASS ALARM	FFL RL OF FINISHED FLOOR LEVEL	BASEMENT 1 MEZZANINE	1:250@A3	MHNDU	MHNDU
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25	ALLFORD HALL MONAGHAN MORRIS	2 BED	COMMS COMMS OUTBOARD	RL REDUCED LEVEL BOUNDARY	PROJECT ADDRESS:	ISSUE DATE:		PROJECT NO:
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25	MHN Design Union Pty Ltd 35 Richards Lane Surry Hills NSW 2010 Sydney Australia Brian Meyerson - NSW ARB 4907 T +61 (0)2 9101 1111 mhndu@mhndu.com © MHN Design Union 2024	2 BED + MPR	DRY DRY FIRE RISER	BOUNDARY BOUNDARY	118-130 Epsom Road	15/11/24		24-017
			Level 3 11-17 Buckingham Street Surry Hills NSW 2010 Sydney Gadigal Country Andrew O'Donnell - NSW ARB 12196 M +61 (0)413 783 350 aodonnell@ahmm.com	3 BED	ELEC ELECTRICAL CURBOARD	REVISION UPDATES	Zetland NSW 2017	DWG NUMBER:		REVISION:
				4 BED	GC GARBAGE CHUTE	CLOUDED		DA.SUT.S1.21.03		C
				RETAL	GEX GARBAGE EXHAUST	AREA UNDER PUBLIC DOMAIN				
					HSD HYDRAULIC CURBOARD					
					LS LOBBY SUPPLY AIR					
					REX RETAL EXHAUST					
					STR STAIR PRESS					
					WIP WARDEN INTERCOM PHONE					

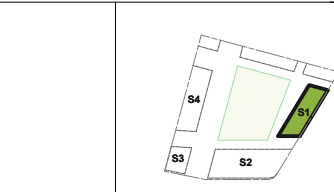


REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUUNION
ALLFORD HALL MONAGHAN MORRIS
MHNDU Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHNDU Design Union 2024

ALLFORD HALL MONAGHAN MORRIS PTY LTD
Suite Six Studios
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX	ABBREVIATIONS
1 BED + MPR	BS BREAK GLASS ALARM
2 BED	COMMS COMMMS OUTBOARD
2 BED + MPR	DRY DRY RISER
3 BED	ELEC ELECTRICAL CUPBOARD
4 BED	FEK FIRE EXTINGUISHER
RETAIL	GC GARBAGE CHUTE
	GEK GARBAGE EXHAUST
	HSD HYDRAULIC CUPBOARD
	LS LOBBY SUPPLY AIR
	REK RETAIL EXHAUST
	STR STAR PRESS
	WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES
CLOUDED
PILING (BASEMENT)
AREA UNDER PUBLIC DOMAIN

DRAWING TITLE:
GROUND FLOOR
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 15/11/24
DWG NUMBER: DA.SUT.S1.21.04

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: 24-017
REVISION: C



181



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDU UNION

ALLFORD HALL MONAGHAN MORRIS

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Surry Hills NSW 2010
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

- BS BREAK GLASS ALARM
- COMM COMMMS OUTBOARD
- DRY DRY FIRE RISER
- ELEC ELECTRICAL CUPBOARD
- FEK FIRE EXTINGUISHER
- GC GARBAGE CHUTE
- GEX GARBAGE EXHAUST
- HSD HYDRAULIC CUPBOARD
- LS LOBBY SUPPLY AIR
- REK RETAIL EXHAUST
- STR STAIR PRESS
- WIP WINDOW INTERCOM PHONE

NOTES:

- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL BOUNDARY
- BOUNDARY COUNCIL CONTROLS
- REVISION UPDATES CLOUDED
- PILING (BASEMENT) AREA UNDER PUBLIC DOMAIN

0 1 2 5m

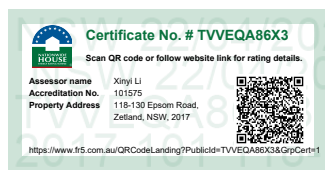
DRAWING TITLE:
LEVELS 5-7

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

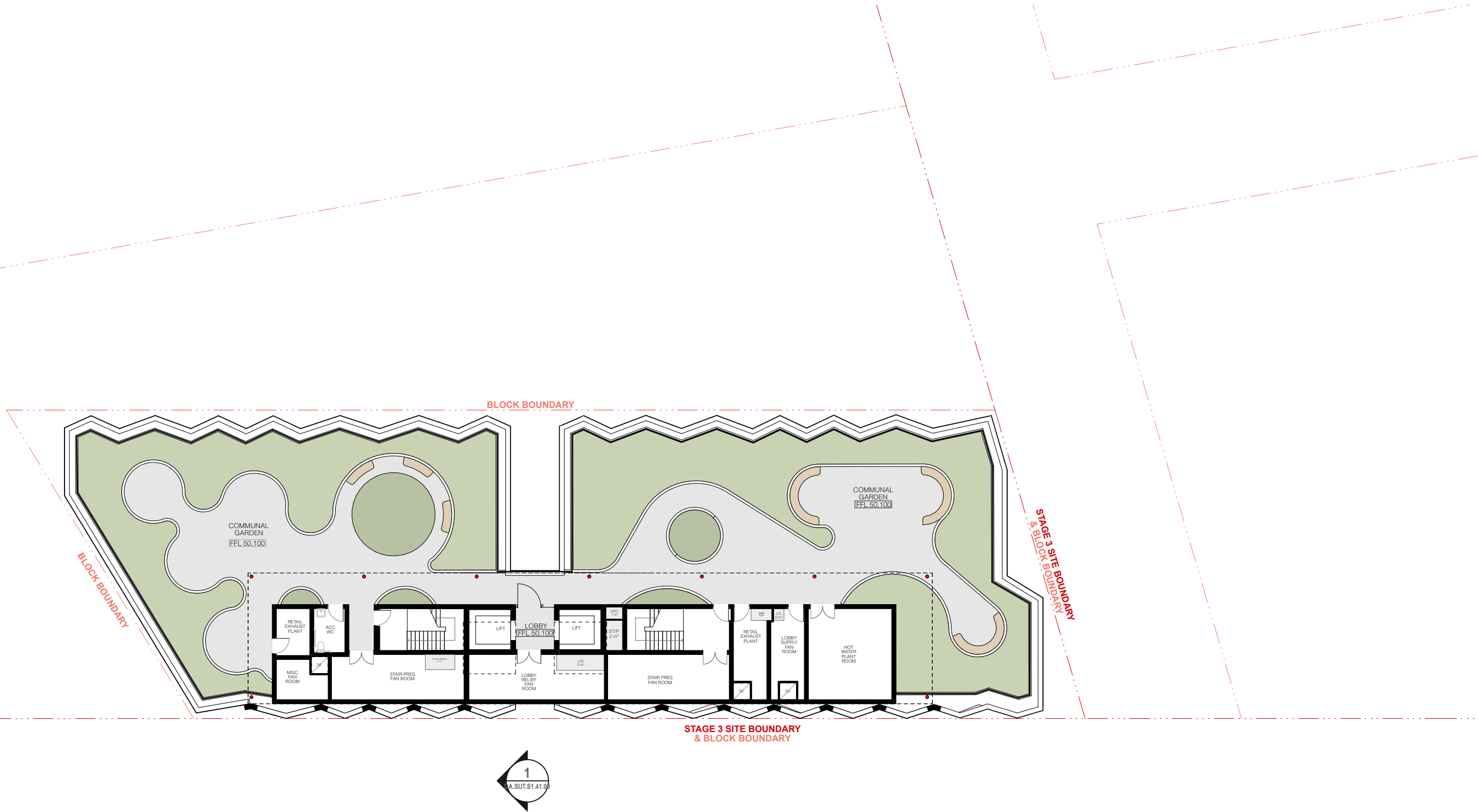
SCALE: 1:250@A3
ISSUE DATE: 15/11/24
DWG NUMBER: **DA.SUT.S1.21.06**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2624-017_Comp_Suttons South
Reservoir_S1-DA



182



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

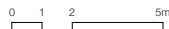
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX
1 BED + MPR
2 BED
2 BED + MPR
3 BED
4 BED
RETAIL

ABBREVIATIONS
BS BREAK GLASS ALARM
COMM COMMIS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEK FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HSD HYDRAULIC CUPBOARD
LSK LOBBY SUPPLY AIR
REK RETAIL EXHAUST
STR STAIR PRESS
WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY BOUNDARY
COUNCIL COUNCIL CONTROLS
REVISION REVISION UPDATES
CLOUDED CLOUDED
PILING (BASEMENT) PILING (BASEMENT)
AREA UNDER PUBLIC DOMAIN AREA UNDER PUBLIC DOMAIN

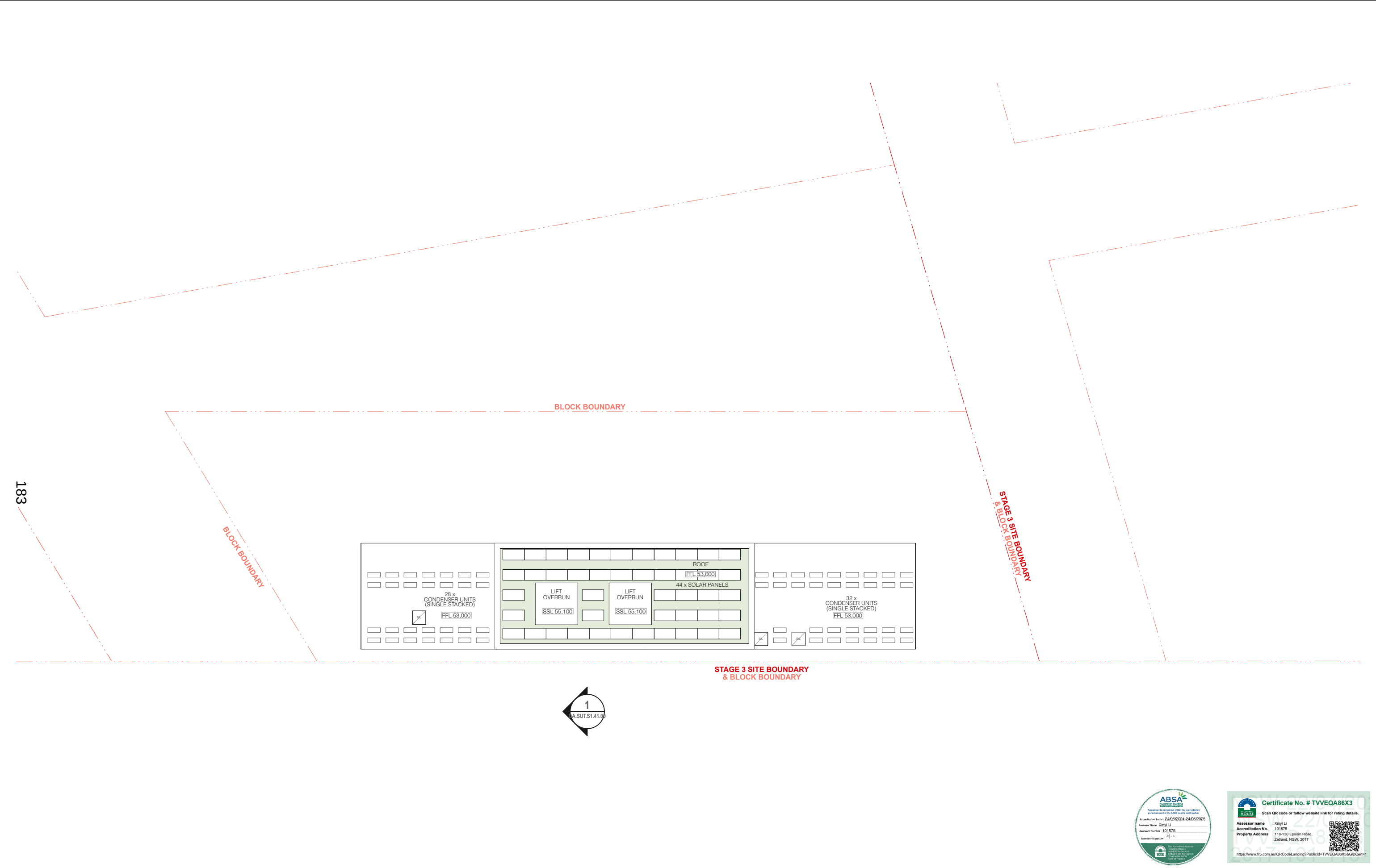


DRAWING TITLE:
LEVEL 8

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		24-017
DWG NUMBER:		REVISION:
DA.SUT.S1.21.07		C

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017_Comp_Suttons South
Reservoir_S1.DA



REV	DESCRIPTION	DATE	ARCHITECT:	UNIT MIX	ABBREVIATIONS	NOTES:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15/11/24	MHNDU Design Union Pty Ltd	1 BED + MPR	BS BREAK GLASS ALARM	FFL RL OF FINISHED FLOOR LEVEL	ROOF	1:250@A3	MHNDU	MHNDU
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25	ALLFORD HALL MONAGHAN MORRIS	2 BED	COMMS COMMMS OUTBOARD	RL REDUCED LEVEL BOUNDARY		ISSUE DATE:		PROJECT NO:
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25	35 Richards Lane Surry Hills NSW 2010 Sydney Australia Brian Meyerson - NSW ARB 4907 T +61 (0)2 9101 1111 mhndu@mhndu.com © MHN Design Union 2024	2 BED + MPR	DRI DRY FIRE RISER	BOUNDARY COUNCIL CONTROLS	PROJECT ADDRESS: 118-130 Epsom Road Zetland NSW 2017	15/11/24		24-017
			Alford Hall Monaghan Morris PTY LTD Suite Six Studios Level 3 11-17 Buckingham Street Surry Hills NSW 2010 Sydney Gadigal Country Andrew O'Donnell - NSW ARB 12196 M +61 (0)413 783 350 aodonnell@ahmm.com	3 BED	ELC ELECTRICAL CUPBOARD	REVISION UPDATES	DWG NUMBER: DA.SUT.S1.21.08			REVISION:
				4 BED	GC GARBAGE CHUTE	CLOUDED				C
				RETAL	GEX GARBAGE EXHAUST	PILING (BASEMENT)				
					HSD HYDRAULIC CUPBOARD	AREA UNDER PUBLIC DOMAIN				
					LS LOBBY SUPPLY AIR					
					REX RETAL EXHAUST					
					STR STAR PRESS					
					WIP WARDEN INTERCOM PHONE					



Building S2

CAR PARKING

Parking Level	Total	Residential -BUILDING S2	Residential -BUILDING S3	Residential Accessible -BUILDING S2	Residential Car Share -BUILDINGS S2
B1	21	0	17	2	2
B2	32	27	0	5	0
B3	32	27	0	5	0
B4	31	26	0	5	0
Total	116	80	17	17	2

Maximum Permitted		80	19		
Minimum Required	19			17	2

BICYCLE PARKING

Parking Level	Total	Residential Bicycle -BUILDING S2	Resi Visitor Bicycle -BUILDING S2
GF	18		18
B1	12	0	12
B2	35	35	
B3	35	35	
B4	44	44	
Total	144	114	30

Minimum Required	126	114	12
------------------	-----	-----	----

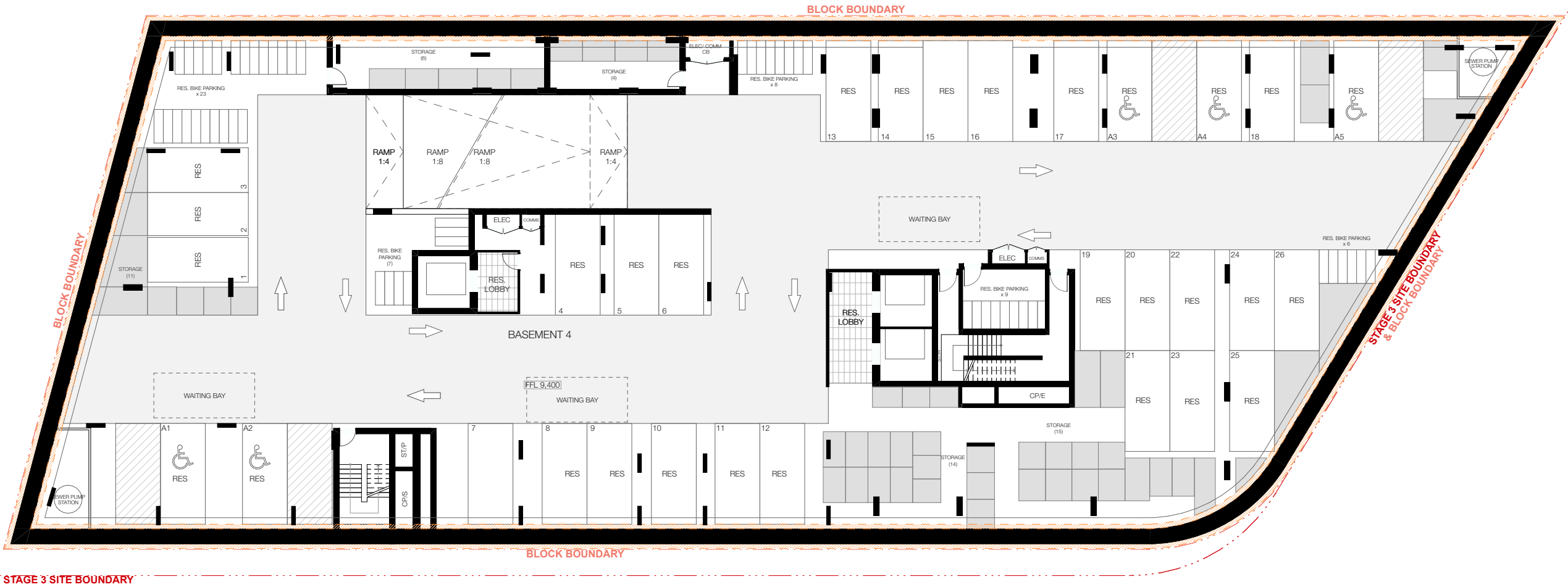
MOTORCYCLE PARK

Parking Level	Total
B1	3
B2	3
B3	3
B4	0
Total	9

Minimum Required	9.0
------------------	-----



184



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX	ABBREVIATIONS
1 BED + MPR	BS BREAK GLASS ALARM
2 BED	COMMS COMMS OUTBOARD
2 BED + MPR	DRY DRY FIRE RISER
3 BED	ELEC ELECTRICAL CUPBOARD
4 BED	FEK FIRE EXTINGUISHER
RETAL	GC GARBAGE CHUTE
	GEX GARBAGE EXHAUST
	HCO HYDRAULIC CUPBOARD
	LS LOBBY SUPPLY AIR
	REK RETAIL EXHAUST
	STR STAIR PRESS
	WIP WARDEN INTERCOM PHONE



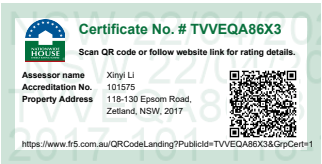
NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL SITE BOUNDARY
RL BLOCK BOUNDARY
RL DCP SETBACK
RL PILING ZONE
RL EXISTING TREE
RL REVISION UPDATES CLOUDED

DRAWING TITLE:
BASEMENT 4

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 28/03/2025
DWG NUMBER: **DA.SUT.S2.22.00**

DRAWN BY: MHNDU
PROJECT NO: **24-017**
REVISION: **C**



REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017_Suttons South Rosebery_S2_DA

Building S2

CAR PARKING

Parking Level	Total	Residential -BUILDING S2	Residential -BUILDING S3	Residential Accessible -BUILDING S2	Residential Car Share -BUILDINGS S2
B1	21	0	17	2	2
B2	32	27	0	5	0
B3	32	27	0	5	0
B4	31	26	0	5	0
Total	116	80	17	17	2

Maximum Permitted		80	19		
Minimum Required	19			17	2

BICYCLE PARKING

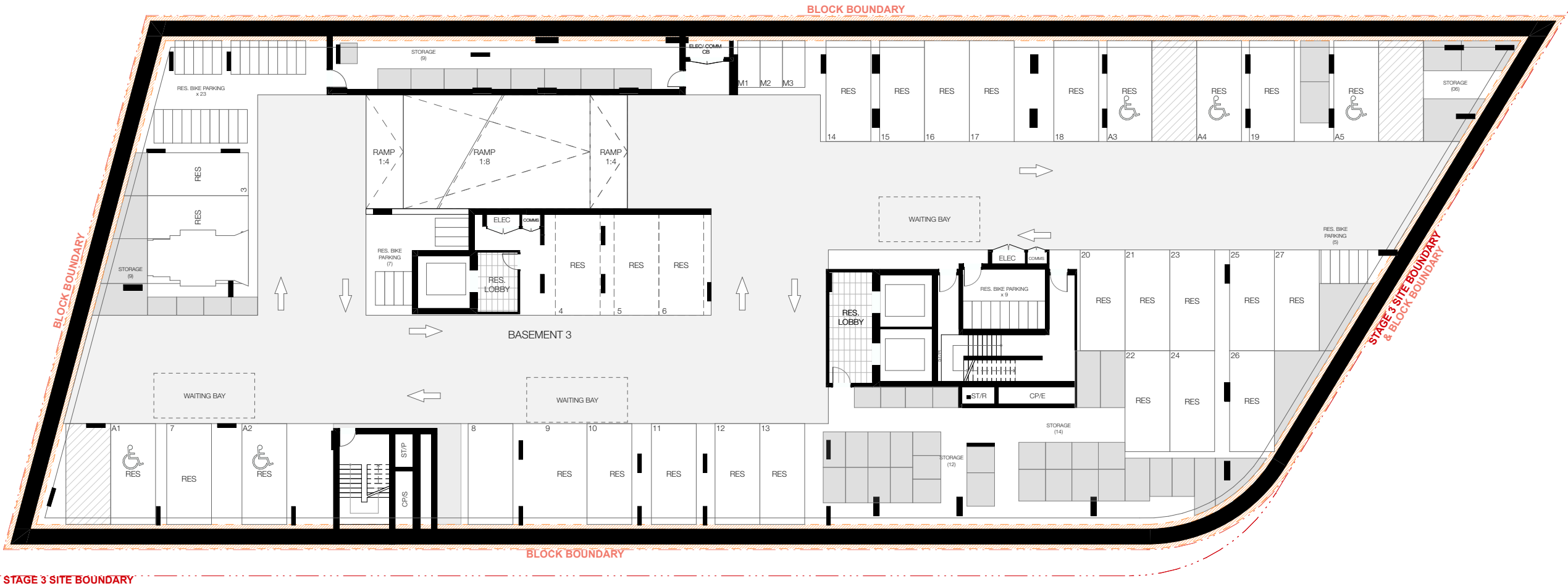
Parking Level	Total	Residential Bicycle -BUILDING S2	Resi Visitor Bicycle -BUILDING S2
GF	18		18
B1	12	0	12
B2	35	35	
B3	35	35	
B4	44	44	
Total	144	114	30

Minimum Required	126	114	12
------------------	-----	-----	----

MOTORCYCLE PARK

Parking Level	Total
B1	3
B2	3
B3	3
B4	0
Total	9

Minimum Required	9.0
------------------	-----



185

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:

MHNDU

Union

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX	ABBREVIATIONS
1 BED + MPR	BS BREAK GLASS ALARM
2 BED	COMMS COMMS OUTBOARD
2 BED + MPR	DRY DRY FIRE RISER
3 BED	ELEC ELECTRICAL CUPBOARD
4 BED	FEK FIRE EXTINGUISHER
RETAL	GC GARBAGE CHUTE
	GEX GARBAGE EXHAUST
	HIO HYDRAULIC CUPBOARD
	LS LOBBY SUPPLY AIR
	REK RETAIL EXHAUST
	STR STAIR PRESS
	WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL SITE BOUNDARY
RL BLOCK BOUNDARY
RL DCP SETBACK
RL PILING ZONE
RL EXISTING TREE
RL REVISION UPDATES CLOUDED

0125m

DRAWING TITLE:

BASEMENT 3

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE: 1:250@A3

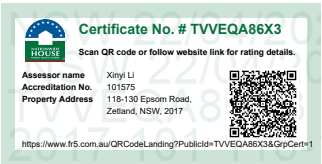
ISSUE DATE: 28/03/2025

DWG NUMBER: DA.SUT.S2.22.01

DRAWN BY: MHNDU

PROJECT NO: 24-017

REVISION: C



REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017_Suttons South Rosebery_S2_DA

Building S2

CAR PARKING

Parking Level	Total	Residential -BUILDING S2	Residential -BUILDING S3	Residential Accessible -BUILDING S2	Residential Car Share -BUILDINGS S2
B1	21	0	17	2	2
B2	32	27	0	5	0
B3	32	27	0	5	0
B4	31	26	0	5	0
Total	116	80	17	17	2

Maximum Permitted		80	19		
Minimum Required	19			17	2

BICYCLE PARKING

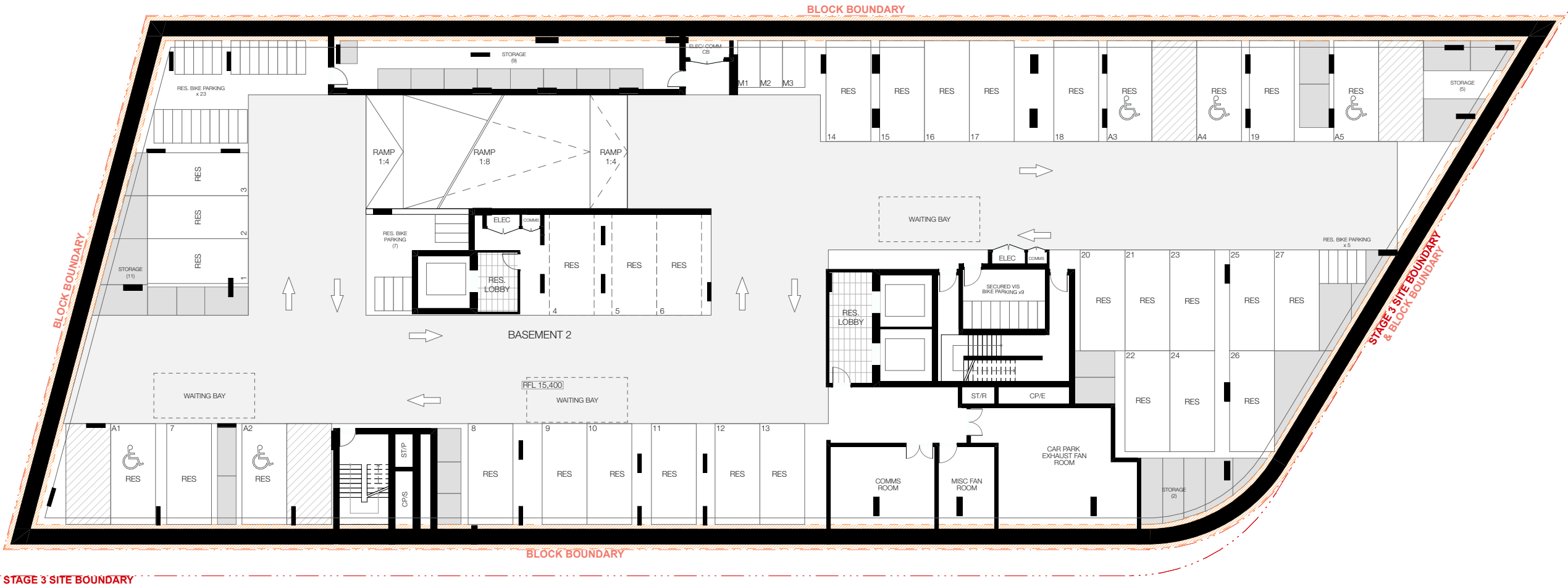
Parking Level	Total	Residential Bicycle -BUILDING S2	Resi Visitor Bicycle -BUILDING S2
GF	18		18
B1	12	0	12
B2	35	35	
B3	35	35	
B4	44	44	
Total	144	114	30

Minimum Required	126	114	12
------------------	-----	-----	----

MOTORCYCLE PARK

Parking Level	Total
B1	3
B2	3
B3	3
B4	0
Total	9

Minimum Required	9.0
------------------	-----



186

REV

DESCRIPTION

DATE

A

DEVELOPMENT APPLICATION

15/11/2024

B

UPDATED DA TO ADRS COUNCIL RFI

21/03/2025

C

UPDATED DA TO ADRS COUNCIL RFI

28/03/2025

ARCHITECT:

MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR

2 BED

2 BED + MPR

3 BED

4 BED

RETAIL

ABBREVIATIONS

BS BREAK GLASS ALARM
COMMS COMMS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEX FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HCO HYDRAULIC CUPBOARD
LS LOBBY SUPPLY AIR
REX RETAIL EXHAUST
STR STAIR PRESS
WIP WARDEN INTERCOM PHONE

NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

DRAWING TITLE:

BASEMENT 2

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE:

1:250@A3

ISSUE DATE:

28/03/2025

DWG NUMBER:

DA.SUT.S2.22.02

DRAWN BY:

MHNDU

CHECKED:

MHNDU

PROJECT NO:

24-017

REVISION:

C

REP: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017_Suttons South
Reservoir_S2_DA

ABSA

Accreditation Period: 24/05/2024-24/05/2025
Assessor Name: Xinyi Li
Assessment Number: 101575
Assessment Signature: [Signature]

Certificate No. #TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name: Xinyi Li
Accreditation No: 101575
Property Address: 118-130 Epsom Road, Zetland, NSW, 2017
https://www.bs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GpCert=1

Building S2

CAR PARKING

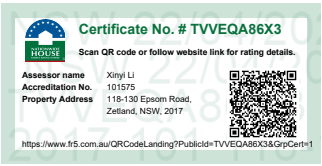
Parking Level	Total	Residential -BUILDING S2	Residential -BUILDING S3	Residential Accessible -BUILDING S2	Residential Car Share -BUILDINGS S2
B1	21	0	17	2	2
B2	32	27	0	5	0
B3	32	27	0	5	0
B4	31	26	0	5	0
Total	116	80	17	17	2
Maximum Permitted		80	19		
Minimum Required	19			17	2

BICYCLE PARKING

Parking Level	Total	Residential Bicycle -BUILDING S2	Resi Visitor Bicycle -BUILDING S2
GF	18		18
B1	12	0	12
B2	35	35	
B3	35	35	
B4	44	44	
Total	144	114	30
Minimum Required	126	114	12

MOTORCYCLE PARK

Parking Level	Total
B1	3
B2	3
B3	3
B4	0
Total	9
Minimum Required	9.0



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:

MHNDU

MHNDU Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX	ABBREVIATIONS
1 BED + MPR	BS BREAK GLASS ALARM
2 BED	COMMS COMMS DASHBOARD
2 BED + MPR	DRY DRY FIRE RISER
3 BED	ELEC ELECTRICAL CUPBOARD
4 BED	FEK FIRE EXTINGUISHER
RETAL	GC GARBAGE CHUTE
	GEX GARBAGE EXHAUST
	HCO HYDRAULIC CUPBOARD
	LS LOBBY SUPPLY AIR
	REK RETAIL EXHAUST
	STR STAIR PRESS
	WIP WARDEN INTERCOM PHONE



NOTES:

FFL RL OF FINISHED FLOOR LEVEL

RL REDUCED LEVEL

RL SITE BOUNDARY

RL BLOCK BOUNDARY

RL DCP SETBACK

RL PILING ZONE

RL EXISTING TREE

RL REVISION UPDATES

RL CLOUDED

0 1 2 5m

DRAWING TITLE:

BASEMENT 1

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW 2017

SCALE: 1:250@A3

ISSUE DATE: 28/03/2025

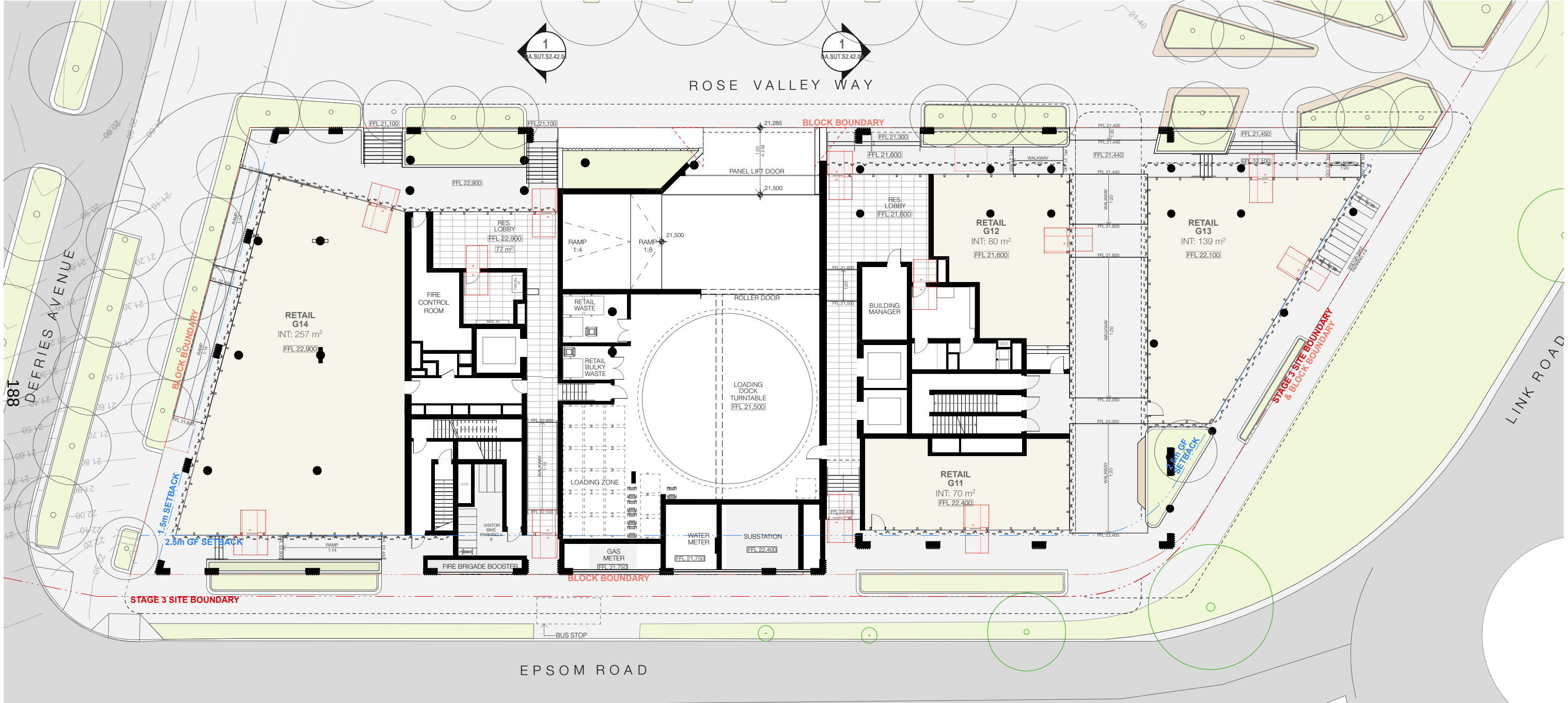
DWG NUMBER: DA.SUT.S2.22.03

DRAWN BY: MHNDU

PROJECT NO: 24-017

REVISION: C

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017, Suttons South Rosebery_S2_DA



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mnhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

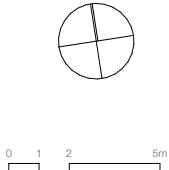
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX
1 BED + MPR
2 BED
2 BED + MPR
3 BED
4 BED
RETAIL

ABBREVIATIONS
BS BREAK GLASS ALARM
COMMS COMMS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
EX FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HCO HYDRAULIC CUPBOARD
HED HYDRAULIC EXHAUST
LB LOBBY SUPPLY AIR
REX RETAIL EXHAUST
STR STAIR PRESS
WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL SITE BOUNDARY
RL BLOCK BOUNDARY
RL DCP SETBACK
RL PILING ZONE
RL EXISTING TREE
RL REVISION UPDATES CLOUDED



DRAWING TITLE:
GROUND FLOOR

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 28/03/2025
DWG NUMBER: **DA.SUT.S2.22.04**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **C**





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDU **UNION**

ALLFORD HALL MONAGHAN MORRIS

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mnhndu.com
© MHN Design Union 2024

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

- BS BREAK GLASS ALARM
- COMMS COMMS OUTBOARD
- DRY DRY FIRE RISER
- ELEC ELECTRICAL CUPBOARD
- EX FIRE EXTINGUISHER
- GC GARBAGE CHUTE
- GEX GARBAGE EXHAUST
- HCO HYDRAULIC CUPBOARD
- LS LOBBY SUPPLY AIR
- REX RETAIL EXHAUST
- STR STAR PRESS
- WIP WINDOW INTERCOM PHONE

NOTES:

- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- RL SITE BOUNDARY
- RL BLOCK BOUNDARY
- RL DCP SETBACK
- RL PILING ZONE
- RL EXISTING TREE
- RL REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
LEVEL 1

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE:
1:250@A3

ISSUE DATE:
28/03/2025

DWG NUMBER:
DA.SUT.S2.22.05

DRAWN BY:
MHNDU

CHECKED:
MHNDU

PROJECT NO:
24-017

REVISION:
C

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2624-017, Suttons South Rosebery_S2_DA





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUUNION

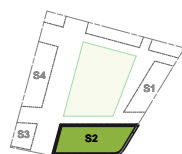
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

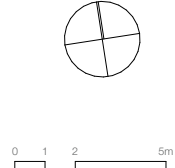
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 353
aodonnell@ahmm.com

UNIT MIX
1 BED + MPR
2 BED
2 BED + MPR
3 BED
4 BED
RETAIL

ABBREVIATIONS
BS BREAK GLASS ALARM
COMM COMMIS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEK FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HCO HYDRAULIC CUPBOARD
HSB LOBBY SUPPLY AIR
REK RETAIL EXHAUST
STR STAR PRESS
WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL SITE BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

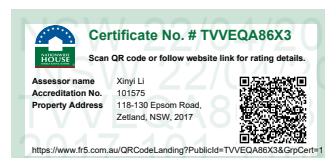


DRAWING TITLE:
LEVEL 2-5

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 28/03/2025
DWG NUMBER: **DA.SUT.S2.22.06**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **C**





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUUNION

ALLFORD HALL MONAGHAN MORRIS

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR

2 BED

2 BED + MPR

3 BED

4 BED

RETAIL

ABBREVIATIONS

BS BREAK GLASS ALARM
COMMS COMMS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEX FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HSD HYDRAULIC CUPBOARD
LH LOBBY SUPPLY AIR
RFX RETAIL EXHAUST
STR STAIR PRESS
WIP WINDOW INTERCOM PHONE

NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL

RL SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

DRAWING TITLE:
LEVEL 6

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

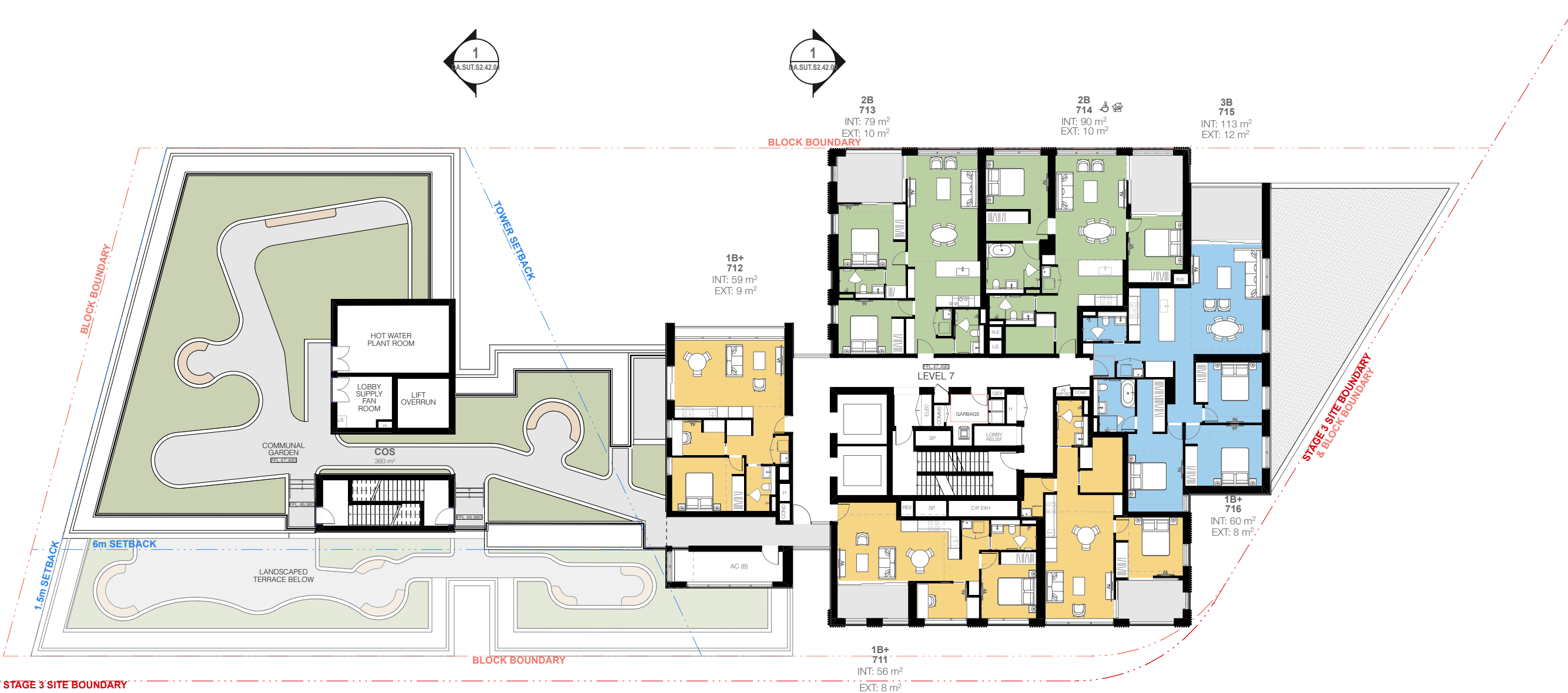
SCALE: 1:250@A3
ISSUE DATE: 28/03/2025
DWG NUMBER: **DA.SUT.S2.22.07**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **C**

ABSQA
Accreditation Period: 24/05/2024-24/05/2025
Assessor Name: Xinyi Li
Assessment Number: 101575
Assessment Signature: [Signature]

Certificate No. #TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name: Xinyi Li
Accreditation No: 101575
Property Address: 118-130 Epsom Road, Zetland, NSW, 2017
https://www.bs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GpCert=1

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 2624-017, Suttons South Rosebery_S2_DA



REV	DESCRIPTION	DATE	ARCHITECT:	UNIT MIX	ABBREVIATIONS	NOTES:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED BY:
A	DEVELOPMENT APPLICATION	15/11/2024	MHNDU UNION	1 BED + MPR	BS BREAK GLASS ALARM	FFL RL OF FINISHED FLOOR LEVEL	LEVEL 7	1:250@A3	MHNDU	MHNDU
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025	ALLFORD HALL MONAGHAN MORRIS	2 BED	COMMS COMMS OUTBOARD	RL REDUCED LEVEL	PROJECT ADDRESS:	ISSUE DATE:		PROJECT NO:
			MHN Design Union Pty Ltd 35 Richards Lane Surry Hills NSW 2010 Sydney Australia Brian Meyerson - NSW ARB 4907 T +61 (0)2 9101 1111 mhndu@mhndu.com © MHN Design Union 2024	2 BED + MPR	DRY DRY FIRE RISER	RL SITE BOUNDARY	118-130 Epsom Road	21/03/2025		24-017
			Alford Hall Monaghan Morris PTY LTD Suite Six Studios Surry Hills NSW 2010 Sydney Gadigal Country Andrew O'Donnell - NSW ARB 12196 M +61 (0)413 783 350 aodonnell@ahmm.com	3 BED	ELEC ELECTRICAL CUPBOARD	RL BLOCK BOUNDARY	Zetland NSW 2017	DWG NUMBER:		REVISION:
				4 BED	GC GARBAGE CHUTE	RL DCP SETBACK		DA.SUT.S2.22.08		B
				RETAL	GEX GARBAGE EXHAUST	RL PILING ZONE				
					HSD HYDRAULIC CUPBOARD	RL EXISTING TREE				
					LS LOBBY SUPPLY AIR	RL REVISION UPDATES				
					REX RETAL EXHAUST	RL CLOUDED				
					STR STAR PRESS					
					WIP WINDOW INTERCOM PHONE					





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

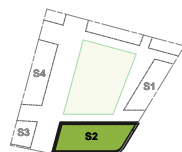
ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

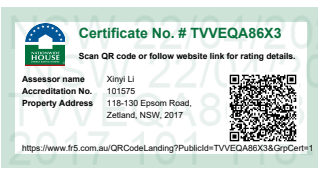
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

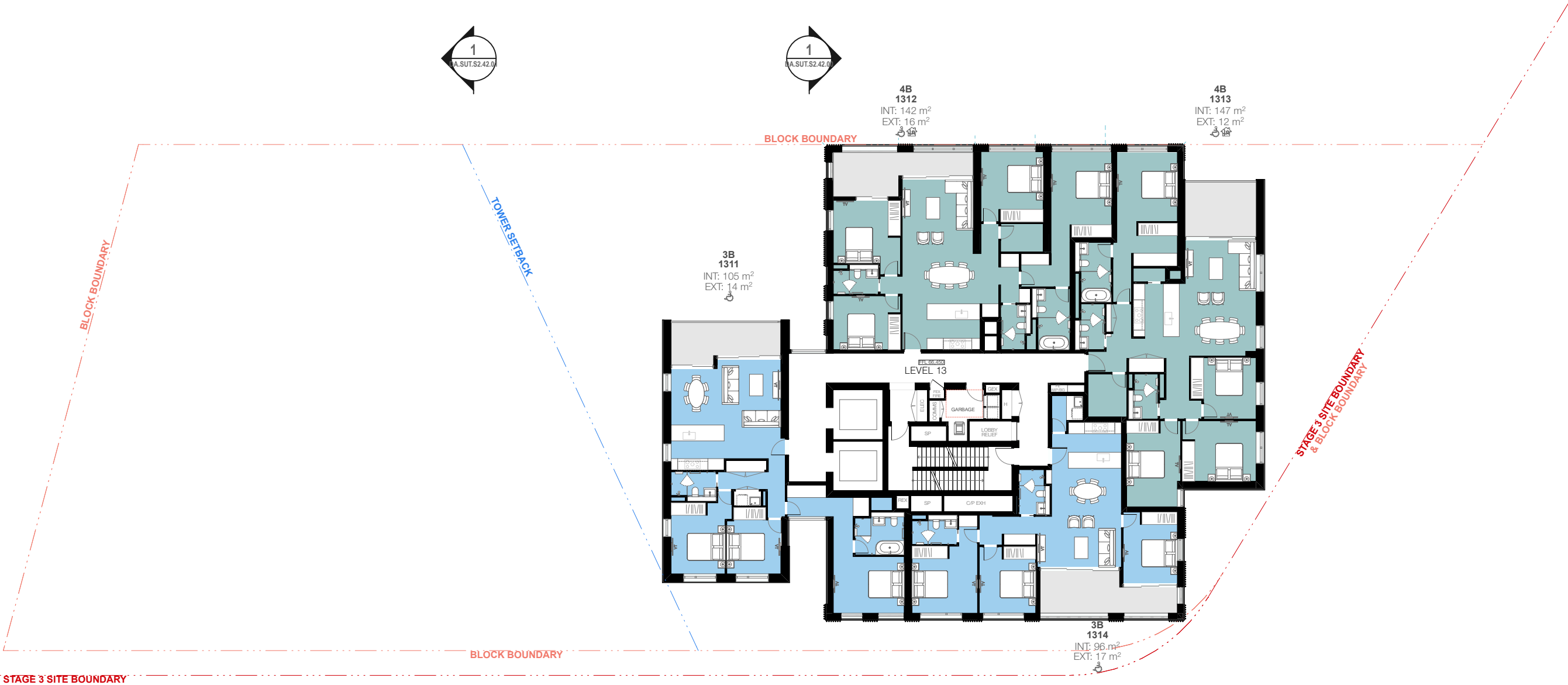
UNIT MIX	ABBREVIATIONS
1 BED + MPR	BG BREAK GLASS ALARM
2 BED	COMMS COMMS DASHBOARD
2 BED + MPR	DRY DRY FIRE RISER
3 BED	ELEC ELECTRICAL CUPBOARD
4 BED	FEK FIRE EXTINGUISHER
RETAL	GC GARBAGE CHUTE
	GEX GARBAGE EXHAUST
	HCO HYDRAULIC CUPBOARD
	LS LOBBY SUPPLY AIR
	REK RETAIL EXHAUST
	STR STAIR PRESS
	WIP WARDEN INTERCOM PHONE



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL SITE BOUNDARY
RL BLOCK BOUNDARY
RL DCP SETBACK
RL PILING ZONE
RL EXISTING TREE
RL REVISION UPDATES CLOUDED

DRAWING TITLE: LEVEL 8-12	SCALE: 1:250@A3	DRAWN BY: MHNDU	CHECKED: MHNDU
PROJECT ADDRESS: 118-130 Epsom Road Zetland NSW 2017	ISSUE DATE: 21/03/2025		PROJECT NO: 24-017
	DWG NUMBER: DA.SUT.S2.22.09		REVISION: B





REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

1 BED + MPR

2 BED

2 BED + MPR

3 BED

4 BED

RETAIL

ABBREVIATIONS

BS BREAK GLASS ALARM
COMMS COMMS OUTBOARD
DRY DRY FIRE RISER
ELEC ELECTRICAL CUPBOARD
FEX FIRE EXTINGUISHER
GC GARBAGE CHUTE
GEX GARBAGE EXHAUST
HSD HYDRAULIC CUPBOARD
HSD HYDRAULIC CUPBOARD
LBI LOBBY SUPPLY AIR
RFX RETAIL EXHAUST
STR STAR PRESS
WIP WINDOW INTERCOM PHONE

NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL

RL SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

DRAWING TITLE:
LEVEL 13

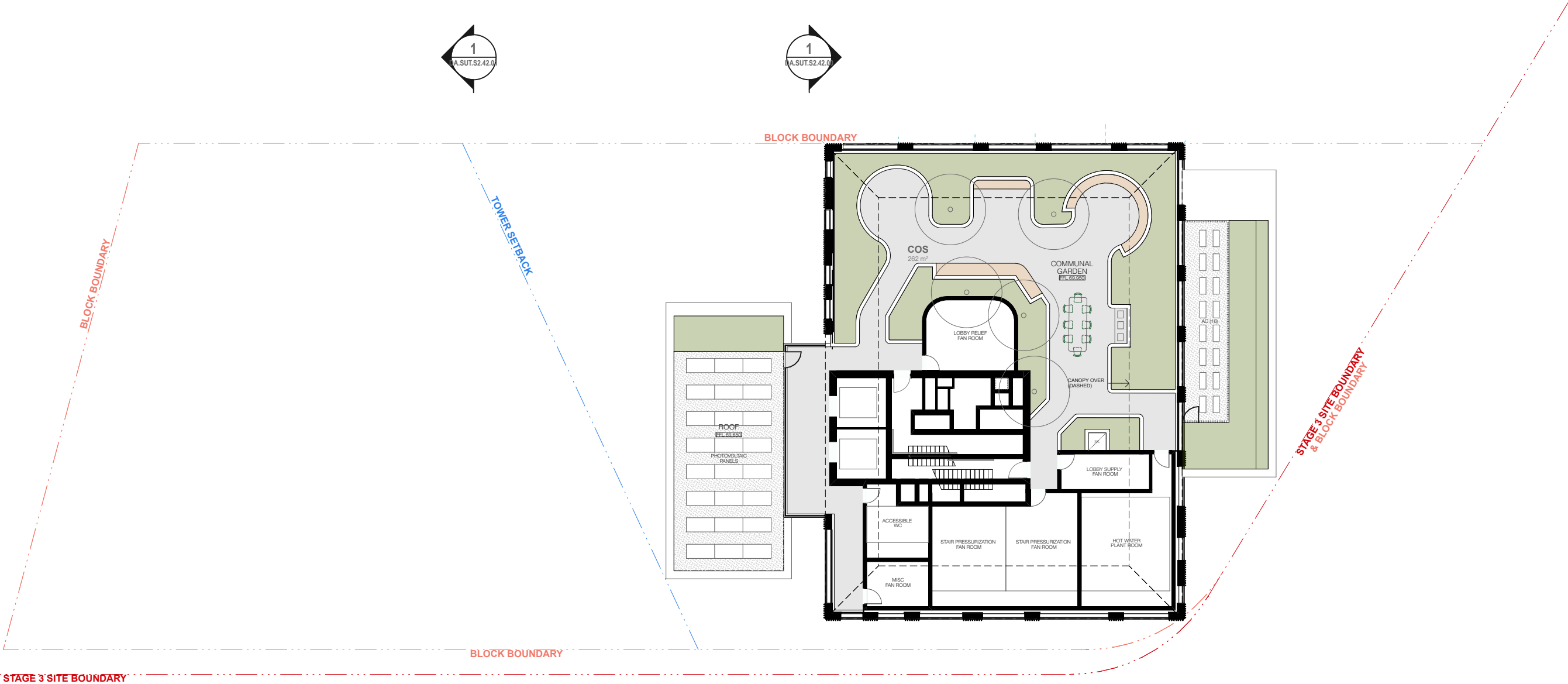
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/2025
DWG NUMBER: **DA.SUT.S2.22.10**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26024-017_Suttons South Rosebery_S2_DA

Certificate No. #TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name: Xinyi Li
Accreditation No: 101575
Property Address: 118-130 Epsom Road, Zetland, NSW, 2017



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
MHNDUUNION

MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T +61 (0)2 9101 1111
mhndu@mhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

- BS BREAK GLASS ALARM
- COMMS COMMS OUTBOARD
- DRY DRY FIRE RISER
- ELEC ELECTRICAL CUPBOARD
- EX FIRE EXTINGUISHER
- GC GARBAGE CHUTE
- GEX GARBAGE EXHAUST
- HCO HYDRAULIC CUPBOARD
- LS LOBBY SUPPLY AIR
- REX RETAIL EXHAUST
- STR STAIR PRESS
- WIP WARDEN INTERCOM PHONE

NOTES:

- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- SITE BOUNDARY
- BLOCK BOUNDARY
- DCP SETBACK
- PILING ZONE
- EXISTING TREE
- REVISION UPDATES CLOUDED

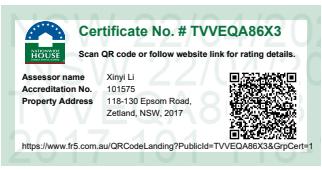
0 1 2 5m

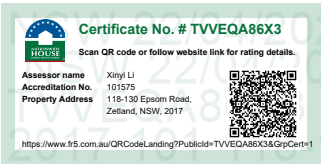
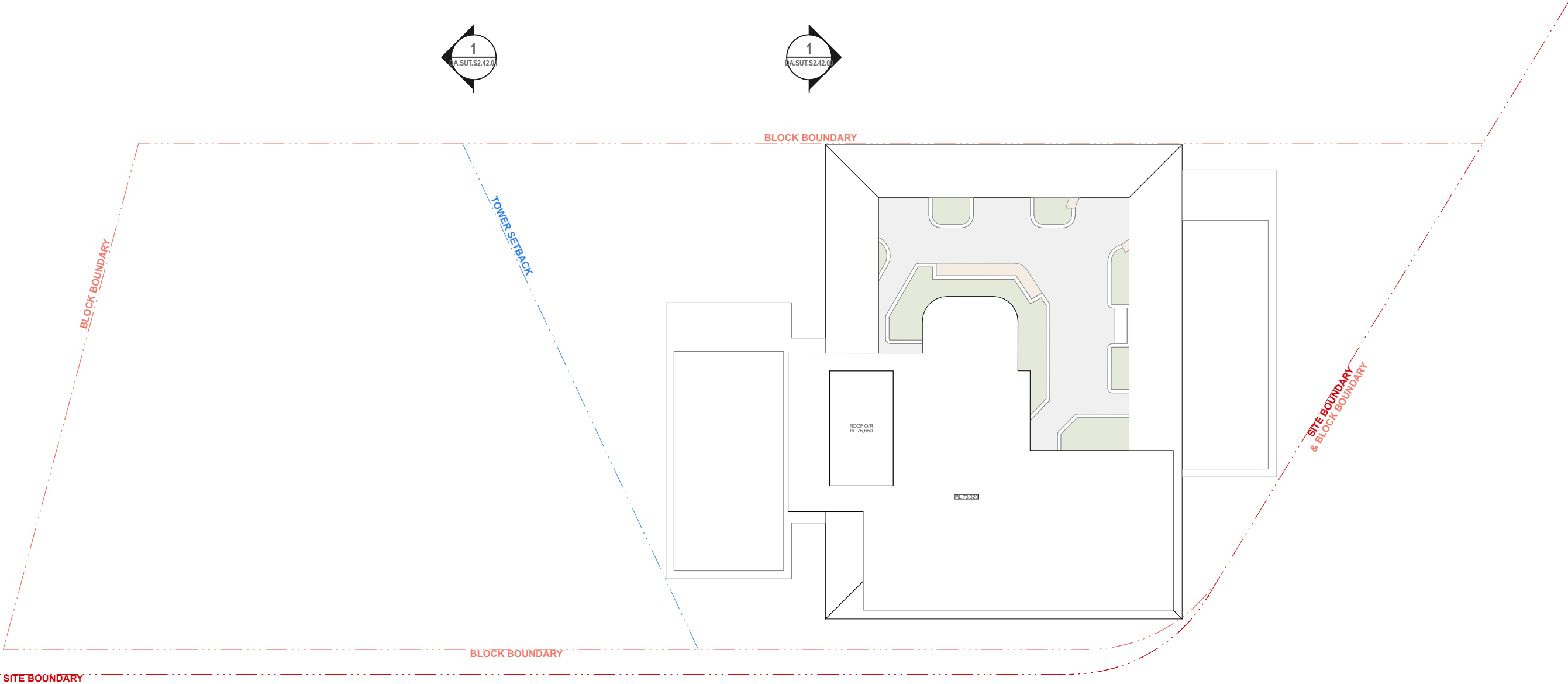
DRAWING TITLE:
ROOF

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/2025
DWG NUMBER: **DA.SUT.S2.22.11**

DRAWN BY: MHNDU
CHECKED: MHNDU
PROJECT NO: **24-017**
REVISION: **B**





REV	DESCRIPTION	DATE	ARCHITECT:			UNIT MIX	ABBREVIATIONS	NOTES:	DRAWING TITLE:	SCALE:	DRAWN BY:	CHECKED:
A	DEVELOPMENT APPLICATION	15/11/2024	MHNDUUNION MHN Design Union Pty Ltd 35 Richards Lane Surry Hills NSW 2010 Sydney Australia Brian Meyerson - NSW ARB 4907 T +61 (0)2 9101 1111 mhndu@mhndu.com © MHN Design Union 2024 Allford Hall Monaghan Morris PTY LTD Suite Six Studios Level 3 11-17 Buckingham Street Surry Hills NSW 2010 Sydney Gadigal Country Andrew O'Donnell - NSW ARB 12196 M +61 (0)413 783 350 aodonnell@ahmm.com	1 BED + MPR 2 BED 2 BED + MPR 3 BED 4 BED RETAIL	BS BREAK GLASS ALARM COMMS COMMS OUTBOARD DRY DRY FIRE RISER ELEC ELECTRICAL CUPBOARD FEK FIRE EXTINGUISHER GC GARBAGE CHUTE GEX GARBAGE EXHAUST HSD HYDRAULIC CUPBOARD LS LOBBY SUPPLY AIR REK RETAIL EXHAUST STR STAIR PRESS WIP WARDEN INTERCOM PHONE	0 1 2 5m 0 1 2 5m	Roof Plant PROJECT ADDRESS: 118-130 Epsom Road Zetland NSW 2017	1:250@A3 ISSUE DATE: 21/03/2025 DWG NUMBER: DA.SUT.S2.22.12	MHNDU PROJECT NO: 24-017 REVISION: B			
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025										

REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:
MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mnhdu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suttons Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goddard Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonnell@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED
- BL BIN LIFT



NOTES:

- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- BOUNDARY
- COUNCIL CONTROLS
- REVISION UPDATES
- CLOUDED
- PILING (BASEMENT)
- AREA UNDER PUBLIC DOMAIN

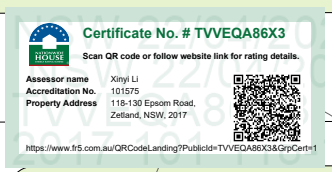
1:250 0 1 2 5m

DRAWING TITLE:
GROUND FLOOR

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: DA.SUT.S3.23.00

DRAWN BY: WM
CHECKED: AOD
PROJECT NO: 24701
REVISION: B



REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:
MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mnhdu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suttons Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goddard Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:

- FFL** RL OF FINISHED FLOOR LEVEL
- RL** REDUCED LEVEL
- BOUNDARY** BOUNDARY
- COUNCIL** COUNCIL
- CONTROLS** CONTROLS
- REVISION** REVISION UPDATES
- CLOUDS** CLOUDS
- PILING** (BASEMENT)
- AREA UNDER PUBLIC DOMAIN**

1:250 0 1 2 5m

DRAWING TITLE:
LEVEL 1-5

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: DA.SUT.S3.23.01

DRAWN BY: WM
CHECKED: AOD
PROJECT NO: 24701
REVISION: B



REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:
MHNDUNION

MH-N Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mhndu.com
© MH-N Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suttons Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goddard Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:

- FFL** RL OF FINISHED FLOOR LEVEL
- RL** REDUCED LEVEL
- BOUNDARY** COUNCIL CONTROLS
- REVISION UPDATES** CLOUDED
- PILING (BASEMENT)** AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
LEVEL 6

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: DA.SUT.S3.23.02

DRAWN BY: WM
CHECKED: AOD
PROJECT NO: 24701
REVISION: B



REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:
MHNDUNION

MHND Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mhndu.com
© MHND Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suttons Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goddard Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:

- FFL: RL OF FINISHED FLOOR LEVEL
- RL: REDUCED LEVEL
- BOUNDARY: BOUNDARY
- COUNCIL: COUNCIL
- REVISION: REVISION UPDATES
- CLOUDED: CLOUDED
- PILING: (BASEMENT)
- AREA UNDER PUBLIC DOMAIN: AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

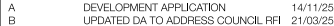
DRAWING TITLE:
ROOF PLAN

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

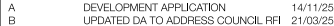
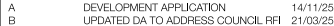
SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: **DA.SUT.S3.23.03**

DRAWN BY: WM
CHECKED: AOD
PROJECT NO: **24701**
REVISION: **B**





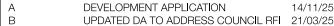
A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25



A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

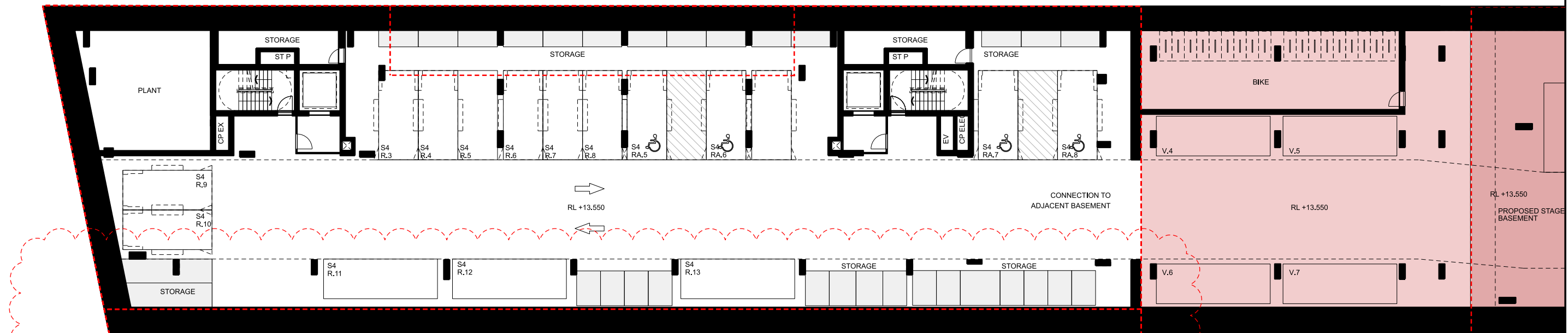
A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25



A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25



Building S4

CAR PARKING

Parking Level	Total	Residential -BUILDING S4	Residential Accessible -BUILDING S4	Residential -BUILDING S3	Residential Visitor -BUILDINGS S3& S4	Residential Visitor Accessible -BUILDINGS S3& S4	Residential Car Share -BUILDINGS S3& S4
B1	17	1	4	6	3		3
B2	21	12	4		5		
B3	22	15	2		4	1	
Total	60	28	10	6	12	1	3
Maximum Permitted		28		17	12		
Minimum Required	12		10			1	1

BICYCLE PARKING

Parking Level	Total	Residential Bicycle -BUILDING S3& S4	Resi Visitor Bicycle -BUILDING S3& S4
B1	67	67	
B2	18	9	9
B3	0		
Total	85	76	9
Minimum Required	74	67	7

MOTORCYCLE PARKING

Parking Level	Total	Residential Motorcycle -BUILDING S3& S4	Resi Visitor Motorcycle -BUILDING S3& S4
B1	5	4	1
B2	0		
B3	1	1	
Total	6	5	1
Minimum Required	6	4	2



REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.



NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	FLOOR LEVEL
- - -	REDUCED LEVEL
- - -	BOUNDARY
- - -	COUNCIL
- - -	CONTROLS
- - -	REVISION UPDATES
- - -	CLOUDED
- - -	PILING
- - -	(BASEMENT)
- - -	AREA UNDER
- - -	PUBLIC DOMAIN

1:250

0 1 2 5

DRAWING TITLE:
BASEMENT 2

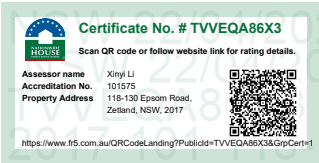
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: DA-SUT-S4.24.01

DRAWN BY: WM
PROJECT NO: 24701
REVISION: B



Building S4							
CAR PARKING							
Parking Level	Total	Residential -BUILDING S4	Residential Accessible -BUILDING S4	Residential -BUILDING S3	Residential Visitor -BUILDINGS S3& S4	Residential Visitor Accessible -BUILDINGS S3& S4	Residential Car Share -BUILDINGS S3& S4
B1	17	1	4	6	3		3
B2	21	12	4		5		
B3	22	15	2		4	1	
Total	60	28	10	6	12	1	3
Maximum Permitted		28		17	12		
Minimum Required	12		10			1	1
BICYCLE PARKING				MOTORCYCLE PARKING			
Parking Level	Total	Residential Bicycle -BUILDING S3& S4	Resi Visitor Bicycle -BUILDING S3& S4	Parking Level	Total	Residential Motorcycle -BUILDING S3& S4	Resi Visitor Motorcycle -BUILDING S3& S4
B1	67	67		B1	5	4	1
B2	18	9	9	B2	0		
B3	0			B3	1	1	
Total	85	76	9	Total	6	5	1
Minimum Required	74	67	7	Minimum Required	6	4	2



- REVISION B - BUILDING S4
- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
 - GLAZING AND ENVELOPE AMENDMENTS.
 - FINISHES REVISION.
 - PLANT AND SERVICES CONFIGURATION AMENDMENTS.
 - ROOF TERRACE & LANDSCAPE REVISIONS.
 - WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
 - SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

A
B
DEVELOPMENT APPLICATION
UPDATED DA TO ADDRESS COUNCIL RFI 21/03/25

ARCHITECT:
MHNDUNION
MHNDUNION Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mhndu.com
© MHNDUNION 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goodigital Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

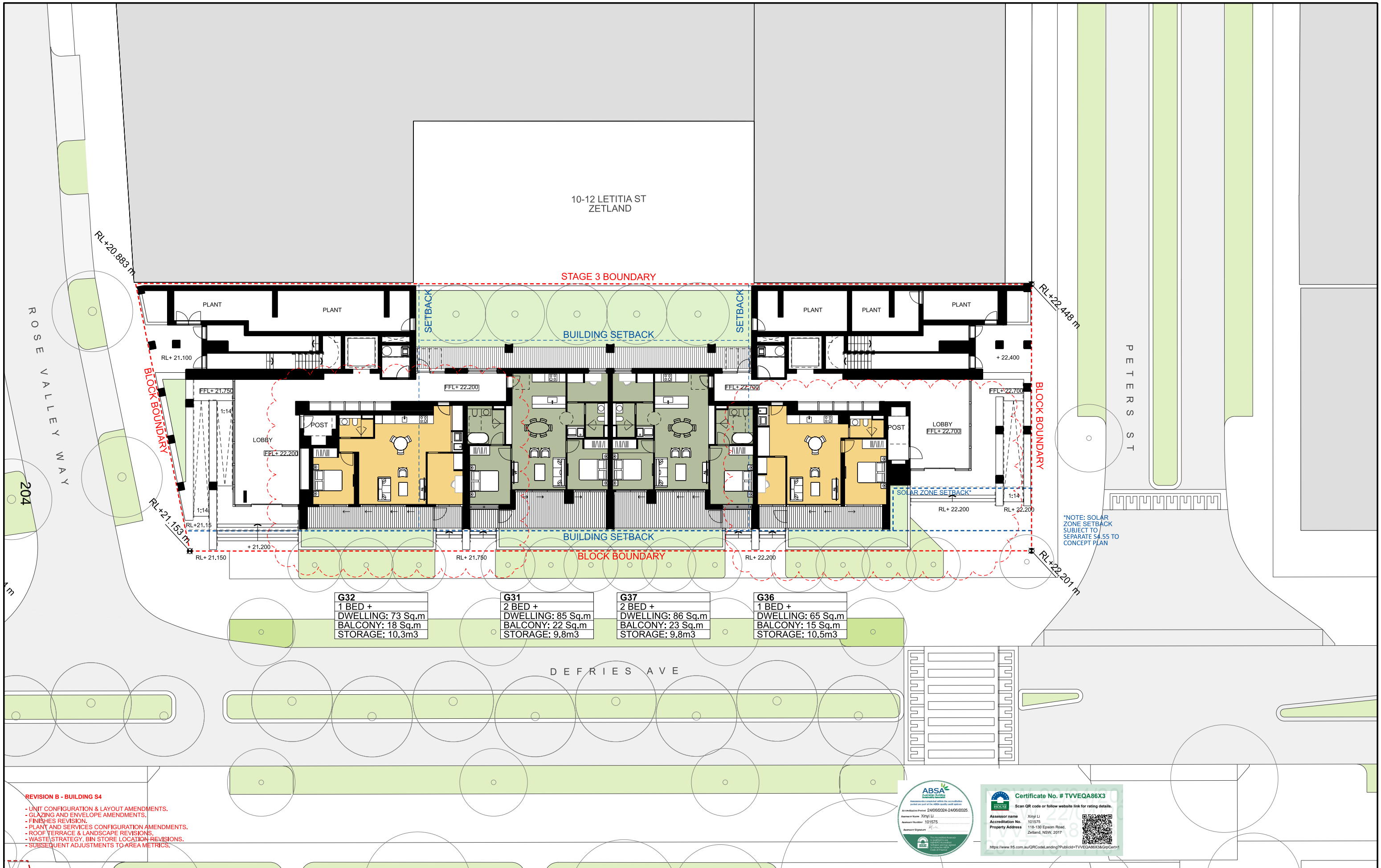
KEY
R# RESIDENT CAR SPACE
RA# RESIDENT ACCESSIBLE
MC# RESIDENT MOTORBIKE
V# VISITOR CAR SPACE
VA# VISITOR ACCESSIBLE
VMC# VISITOR MOTORBIKE
BL BIN LIFT



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
RL BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES
CLOUDED PILING (BASEMENT)
AREA UNDER PUBLIC DOMAIN
1:250 0 1 2 5m

DRAWING TITLE:
BASEMENT 1
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: **DA.SUT.S4.24.02**
DRAWN BY: WM
CHECKED: AOD
PROJECT NO: **24701**
REVISION: **B**



REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:
MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mnhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goodigital Country
Andrew O'Donnell - NSW ARB 12196
M: +61 (0)413 783 350
aodonnell@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:

- FFL: RL OF FINISHED FLOOR LEVEL
- RL: REDUCED LEVEL
- : BOUNDARY
- - - : COUNCIL CONTROLS
- ~ ~ ~ : REVISION UPDATES
- ~~~~~: CLOUDED PILING (BASEMENT)
- : AREA UNDER PUBLIC DOMAIN

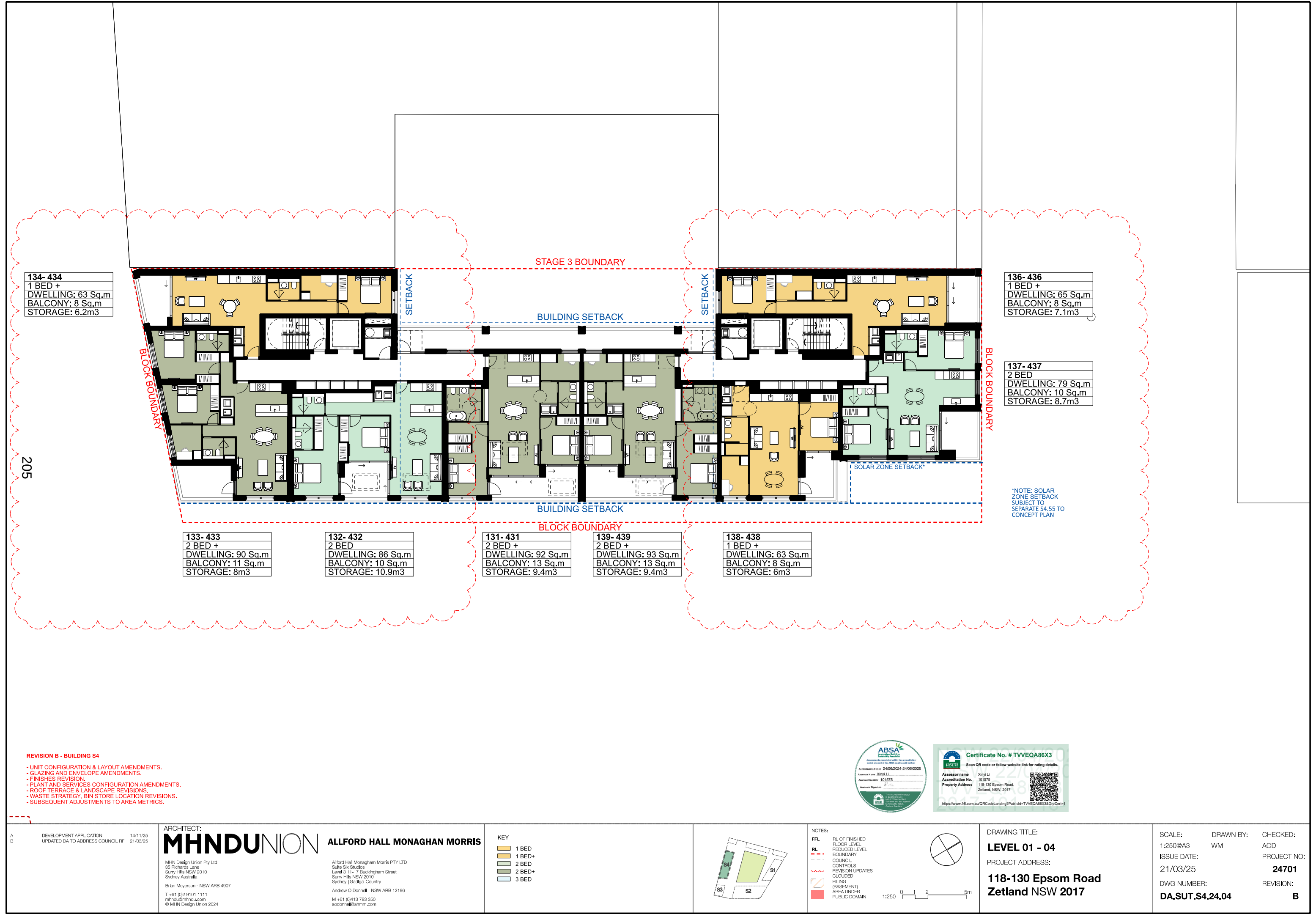
1:250 0 1 2 5m

DRAWING TITLE:
GROUND FLOOR

PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: **DA.SUT.S4.24.03**

DRAWN BY: WM
CHECKED: AOD
PROJECT NO: **24701**
REVISION: **B**



532
2 BED
DWELLING: 89 Sq.m
BALCONY: 10 Sq.m
STORAGE: 11.9m³

531
2 BED +
DWELLING: 96 Sq.m
BALCONY: 11 Sq.m
STORAGE: 8m³

536
2 BED
DWELLING: 85 Sq.m
BALCONY: 10 Sq.m
STORAGE: 11.6m³

537
3 BED+
DWELLING: 126 Sq.m
BALCONY: 15 Sq.m
STORAGE: 12.3m³

*NOTE: SOLAR
ZONE SETBACK
SUBJECT TO
SEPARATE S4.55 TO
CONCEPT PLAN

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:

MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mnhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goodigital Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED

**NOTES:**

- FFL** RL OF FINISHED FLOOR LEVEL
- RL** REDUCED LEVEL
- BOUNDARY** BOUNDARY
- CONTROL** COUNCIL CONTROLS
- REVISION** REVISION UPDATES
- CLOUD** CLOUD
- PILING** PILING (BASEMENT)
- AREA** AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:

LEVEL 05

PROJECT ADDRESS:

**118-130 Epsom Road
Zetland NSW 2017**

SCALE:

1:250@A3

ISSUE DATE:

21/03/25

DWG NUMBER:

DA.SUT.S4.24.05

DRAWN BY:

WM

CHECKED:

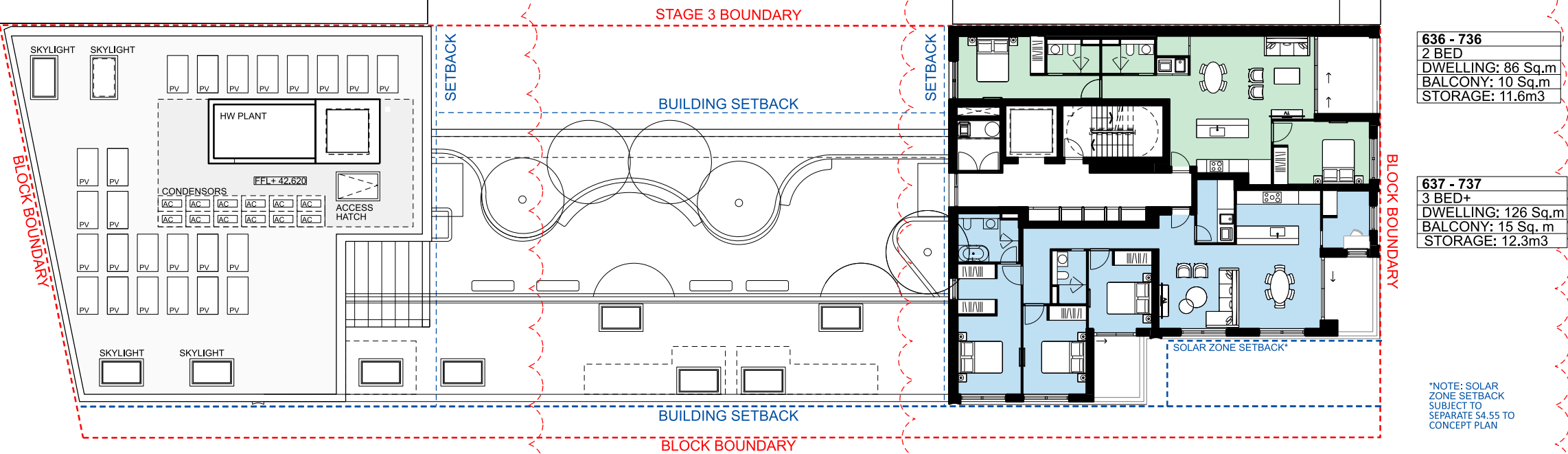
AOD

PROJECT NO:

24701

REVISION:

B



REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ARCHITECT:

MHNDUNION

MHN Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mnhndu.com
© MHN Design Union 2024

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris PTY LTD
Suite Six Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Gadiagal Country
Andrew O'Donnell - NSW ARB 12196
M +61 (0)413 783 350
aodonne@ahmm.com

KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:

- FFL: RL OF FINISHED FLOOR LEVEL
- RL: REDUCED LEVEL
- BOUNDARY: BOUNDARY
- CONTROL: COUNCIL CONTROLS
- REVISION: REVISION UPDATES
- CLOUD: CLOUD
- PILING: (BASEMENT) AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:

LEVEL 06-07

PROJECT ADDRESS:

**118-130 Epsom Road
Zetland NSW 2017**

SCALE:

1:250@A3

ISSUE DATE:

21/03/25

DWG NUMBER:

DA.SUT.S4.24.06

DRAWN BY:

WM

CHECKED:

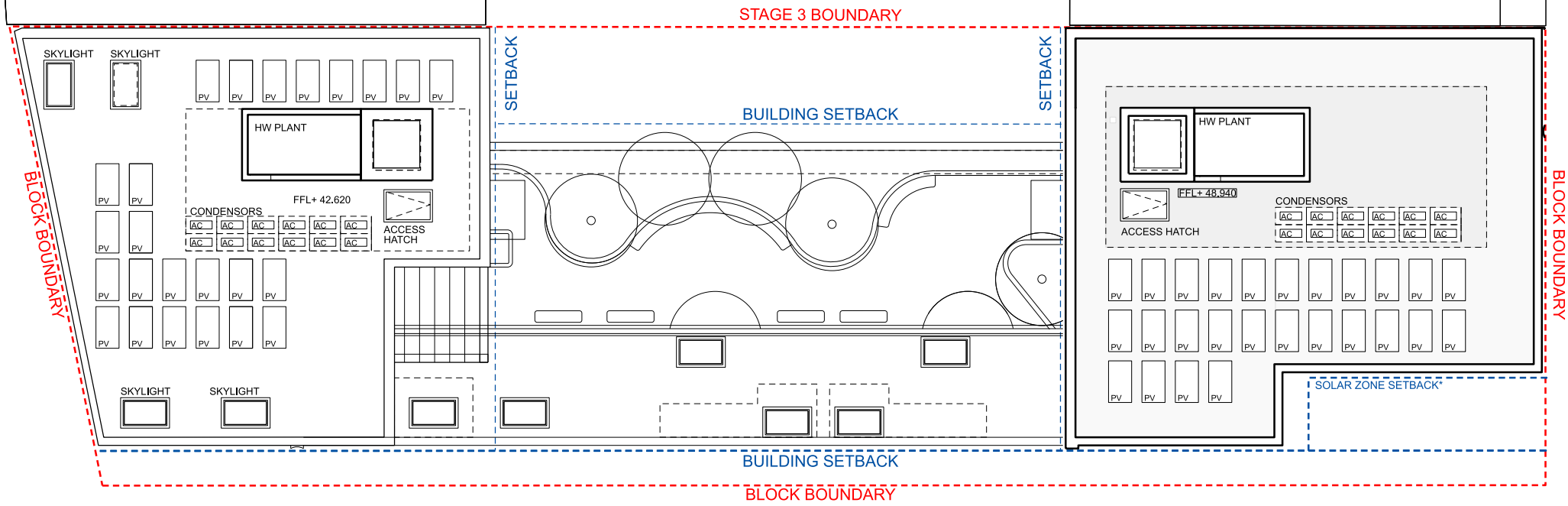
AOD

PROJECT NO:

24701

REVISION:

B



*NOTE: SOLAR ZONE SETBACK SUBJECT TO SEPARATE S4.55 TO CONCEPT PLAN

ARCHITECT:
MHNDUNION
MH-N Design Union Pty Ltd
35 Richards Lane
Sunny Hills NSW 2010
Sydney Australia
Brian Meyerson - NSW ARB 4907
T: +61 (0)2 9101 1111
mhndu@mhndu.com
© MH-N Design Union 2024

ALLFORD HALL MONAGHAN MORRIS
Allford Hall Monaghan Morris PTY LTD
Suttons Studios
Level 3 11-17 Buckingham Street
Sunny Hills NSW 2010
Sydney | Goodigital Country
Andrew O'Donnell - NSW ARB 12196
M: +61 (0)413 783 350
aodonne@ahmm.com

KEY
1 BED
1 BED+
2 BED
2 BED+
3 BED



NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RED - REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES
CLOUDED PILING (BASEMENT)
AREA UNDER PUBLIC DOMAIN
1:250 0 1 2 5m



DRAWING TITLE:
ROOF PLAN
PROJECT ADDRESS:
**118-130 Epsom Road
Zetland NSW 2017**

SCALE: 1:250@A3
ISSUE DATE: 21/03/25
DWG NUMBER: **DA.SUT.S4.24.07**
DRAWN BY: WM
CHECKED: AOD
PROJECT NO: **24701**
REVISION: **B**