

9-11 Nelson St, Chatswood	
Site Area	4219 m ²
Height Control	90
Allowable FSR	6.0 : 1

Tower A (Residential: 25 Floors)				
Level	1 Bed	2 Bed	3 Bed	Total
Level 2-20	2	4	0	114
Level 21-26	1	2	2	30
Sub Total	44	88	12	144
	31%	61%	8%	100%

Level	1 Bed	2 Bed	3 Bed	Total
Level 2	3	3	0	6
Level 3-15	2	4	0	78
Level 16-21	1	2	2	30
Sub Total	35	67	12	114
	31%	59%	11%	100%

Level	1 Bed	2 Bed	3 Bed	Total
Total	79	155	24	258
	31%	60%	9%	100%

Tower A	
	>= 2h
Level 2-19	90
Level 20	6
Level 21-26	30
Total	126
	87.5%

	>= 2h
Level 2-15	56
Level 16-21	18
Total	74
	64.9%

	>= 2h
Toal	200
	77.5%

Tower A (First Nine Floors)	
Cross Ventilation	
Level 2-12	36
Total	36
Total units	54
	66.7%

Cross Ventilation	
Level 2-12	36
Toal	36
Toal units	54
	66.7%

Cross Ventilation	
Toal	72
Toal units	108
	66.7%

Proposed GFA (m ²)		
	GFA	FSR
Commercial	4219	1
Residential	20928	4.96
Total GFA	25147	5.96

Tower A+B				
Level	1 Bed	2 Bed	3 Bed	Total
Unit Number	79	155	24	258
NSA (m²)	55	78	100	
Sub Total NSA (m²)	4345	12090	2400	
Total NSA (m²)				18835

	Height
Commercial	10
Residential	$3.1 \times 25 = 77.5$
Lift Overrun	2.5
Total	90

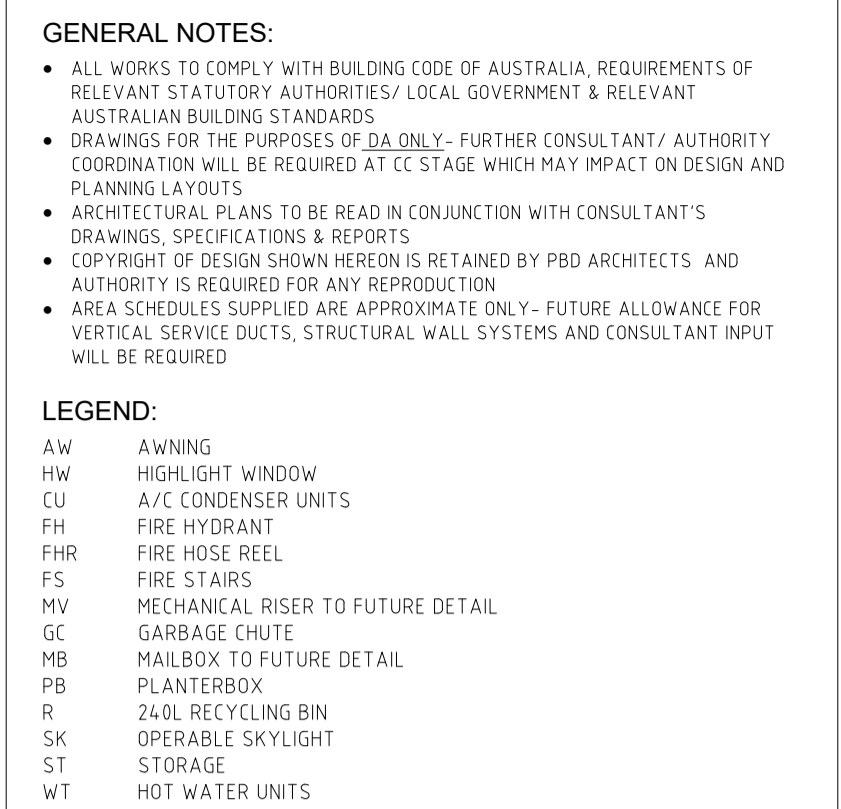
RL(M)	Tower A	Floor to Floor Height		Tower B	Floor to Floor Height
Basement 3	90.9	3.10	Basement 3	90.9	3.10
Basement 2	94.00	5.50	Basement 2	94.00	3.90
Basement 1	VOID		Basement 1	97.90	3.90
Ground Floor	99.50	6.30	Ground Floor	101.80	4.00
Level 1	105.80	3.70	Level 1	105.80	3.70
Level 2	109.50	3.10	Level 2	109.50	3.10
Level 3	112.60	3.10	Level 3	112.60	3.10
Level 4	115.70	3.10	Level 4	115.70	3.10
Level 5	118.80	3.10	Level 5	118.80	3.10
Level 6	121.90	3.10	Level 6	121.90	3.10
Level 7	125.00	3.10	Level 7	125.00	3.10
Level 8	128.10	3.10	Level 8	128.10	3.10
Level 9	131.20	3.10	Level 9	131.20	3.10
Level 10	134.30	3.10	Level 10	134.30	3.10
Level 11	137.40	3.10	Level 11	137.40	3.10
Level 12	140.50	3.10	Level 12	140.50	3.10
Level 13	143.60	3.10	Level 13	143.60	3.10
Level 14	146.70	3.10	Level 14	146.70	3.10
Level 15	149.80	3.10	Level 15	149.80	3.10
Level 16	152.90	3.10	Level 16	152.90	3.10
Level 17	156.00	3.10	Level 17	156.00	3.10
Level 18	159.10	3.10	Level 18	159.10	3.10
Level 19	162.20	3.10	Level 19	162.20	3.10
Level 20	165.30	3.10	Level 20	165.30	3.10
Level 21	168.40	3.10	Level 21	168.40	3.10
Level 22	171.50	3.10	Roof	171.50	2.50
Level 23	174.60	3.10	Lift Overrun	174.00	
Level 24	177.70	3.10			
Level 25	180.80	3.10			
Level 26	183.90	3.10			
Roof	187.00	2.50			
Lift Overrun	189.50				

GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND / OR ANCHOR POINTS
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LEGEND:

A/W	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MC	MECHANICAL RISER TO FUTURE DETAIL
GV	GARAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	OPERABLE SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS



ARCHITECT:

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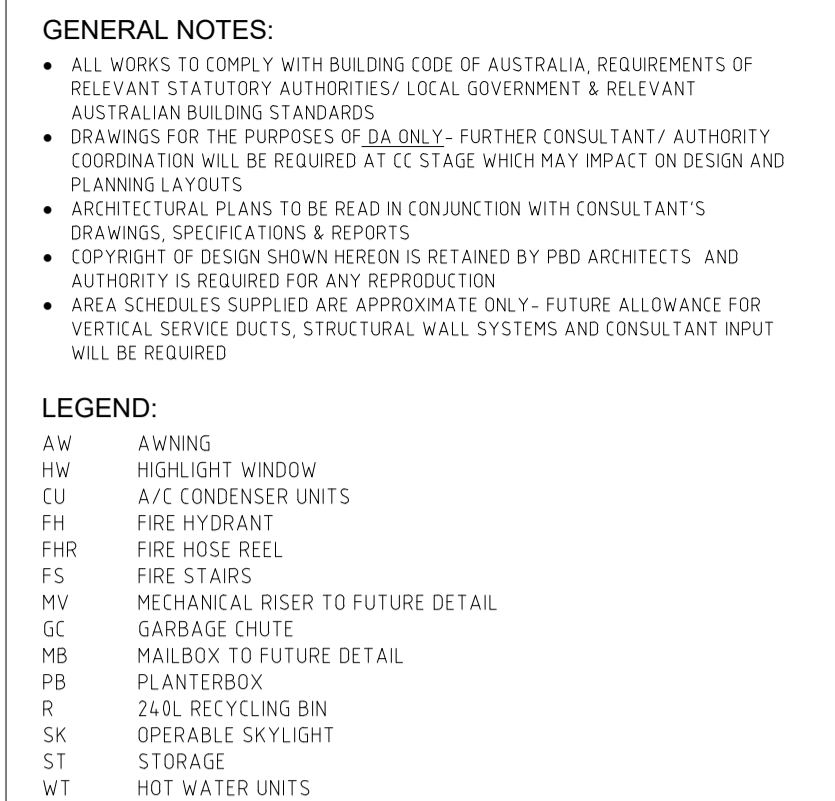
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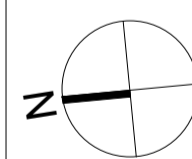
Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljivic NSW 7768

SCALE: 1:150@A1 / 1:300@A3	DRAWING NO: PP101a	ISSUE: P3
PROJECT NO: 2028		



P3	26.05.2021	ISSUE FOR REVIEW
P2	19.02.2021	ISSUE FOR REVIEW
P1	10.02.2021	ISSUE FOR REVIEW
ISSUE	DATE	DESCRIPTION



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Level 2, 52 Albion Street, Surry Hills NSW 2010
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

Mixed use Planning proposal

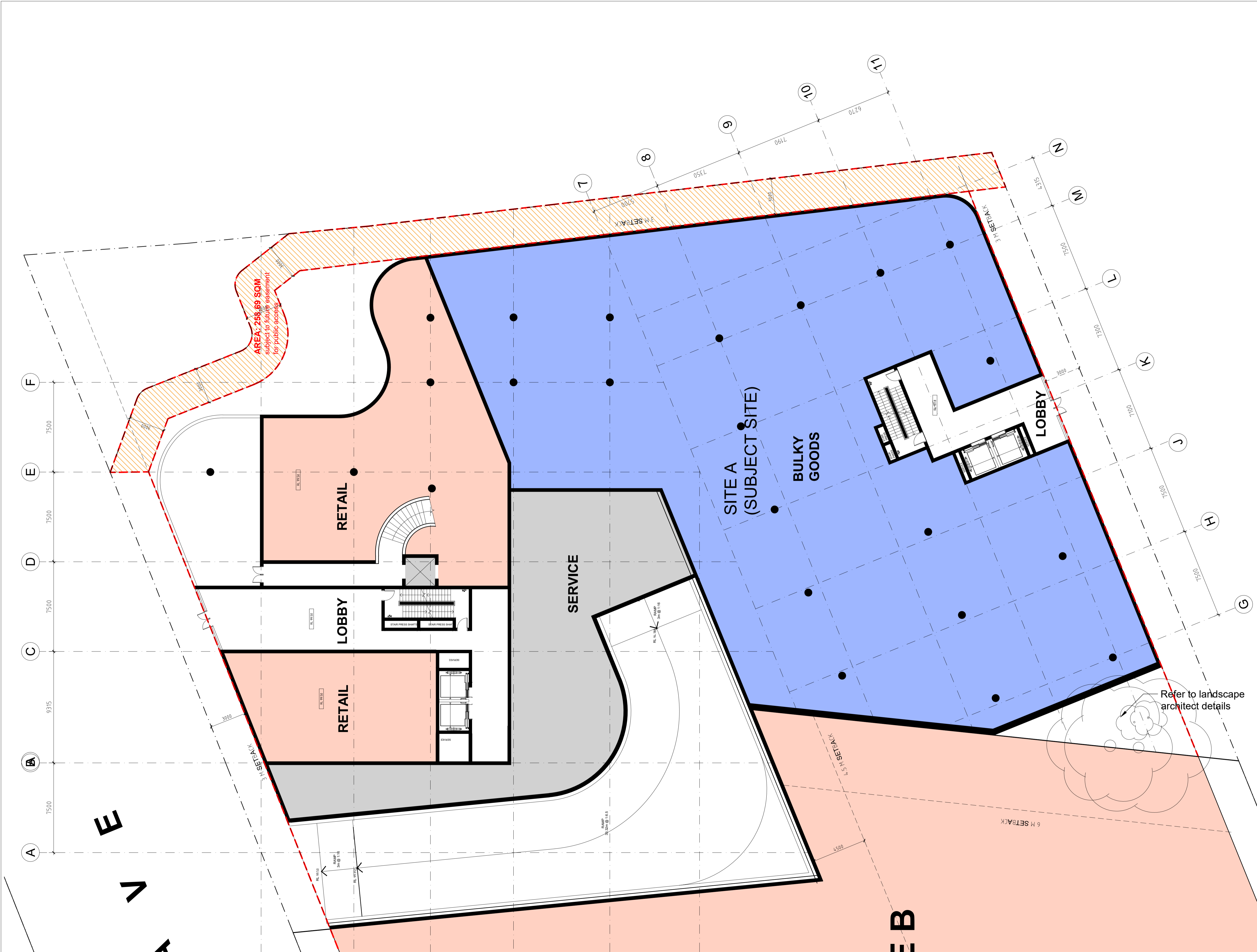
9-11 NELSON ST,
CHATSWOOD

NOVEMBER 2020

DRAWING TITLE:

BASEMENT 1 PLAN

SCALE:	DRAWING NO:	ISSUE NO:
1:150@A1 / 1:300@A3	PP101b	P3
PROJECT NO: 2028		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BYLAWING CODE OF AYETPAALIA.
- EQUIPMENTS OF PEAKANT STAYITOPPI AYTHOPTIES/ AOCAL
- GOVERNMENT & PEAKANT AYETPAALIAN BYLAWING STANARDS
- APRAWING: FOR THE TIPIOTIEES OF AALONAL - FYTHIEP CONEYATANT/ AYTHOPTY COOPAINATION WIALA BE PEQVIEPA AT CC STAGE WHICH MAY IMPACT ON AEDIGN ANA IAAANNING AAYOYTE
- ARCHITECTURAL PLANS TO BE PEAL IN CONSYNCTION WITH CONEYATANT'S APRAWING, SPECIFICATIONE & PEHOPT
- COUTPIGHT OF AEDIGN SHOWN BEPEON IE PETAINEE BY IIEA ARCHITECTE ANA AYTHOPTY IE PEQVIEPA FOR ANY PEIIPAWYCTION
- APEA SCHEAYAEZ SYTHIAIEA APE AIIHOXPIMATE ONAL - FYTHYPE AALAOVANCE FOR PEIPICAA SEPQICE AYCTE, STPYCTYPAAA WAAA SYTHIEPQ ANA CONEYATANT INIITY WIALA BE PEQVIEPA

LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
PH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARAGE CHUTE
NB	WALKWAY TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	OPERABLE SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

P7	06.08.2021	ISSUE FOR REVIEW
P6	02.08.2021	ISSUE FOR REVIEW
P5	26.05.2021	ISSUE FOR REVIEW
P4	19.02.2021	ISSUE FOR REVIEW
P3	10.02.2021	ISSUE FOR REVIEW
P2	27.11.2020	ISSUE FOR REVIEW
P1	17.11.2020	ISSUE FOR REVIEW
ISSUE	DATE	DESCRIPTION

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Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

Mixed use Planning proposal

9-11 NELSON ST,
CHATSWOOD

NOVEMBER 2020

DRAWING TITLE:

GROUND FLOOR PLAN

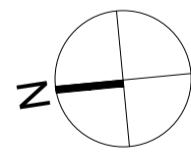
SCALE: 1:150@A1 / 1:300@A3	DRAWING NO: PP102	ISSUE: P7
PROJECT NO: 2028		



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 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
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 - GC GARBAGE CHUTE
 - NB MAILBOX TO FUTURE DETAIL
 - PB PLANTERBOX
 - R 240L RECYCLING BIN
 - SK OPERABLE SKYLIGHT
 - ST STORAGE
 - WT HOT WATER UNITS

P3	26.05.2021	ISSUE FOR REVIEW
P2	19.02.2021	ISSUE FOR REVIEW
P1	27.11.2020	ISSUE FOR REVIEW
ISSUE	DATE	DESCRIPTION



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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

Mixed use Planning proposal

9-11 NELSON ST,
CHATSWOOD

NOVEMBER 2020

DRAWING TITLE:

LEVEL 1 FLOOR PLAN

SCALE: 1:150@A1 / 1:300@A3 PROJECT NO: 2028	DRAWING NO: PP103	ISSUE: P3
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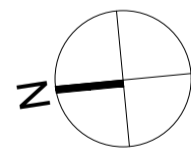
GENERAL NOTES:

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MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	24.0L RECYCLING BIN
SK	OPERABLE SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

P3	28.05.2021	ISSUE FOR REVIEW
P2	19.02.2021	ISSUE FOR REVIEW
P1	27.11.2020	ISSUE FOR REVIEW
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Nominated Architect: Paul Bulleus NGA 736

PROJECT

Mixed use Planning proposal

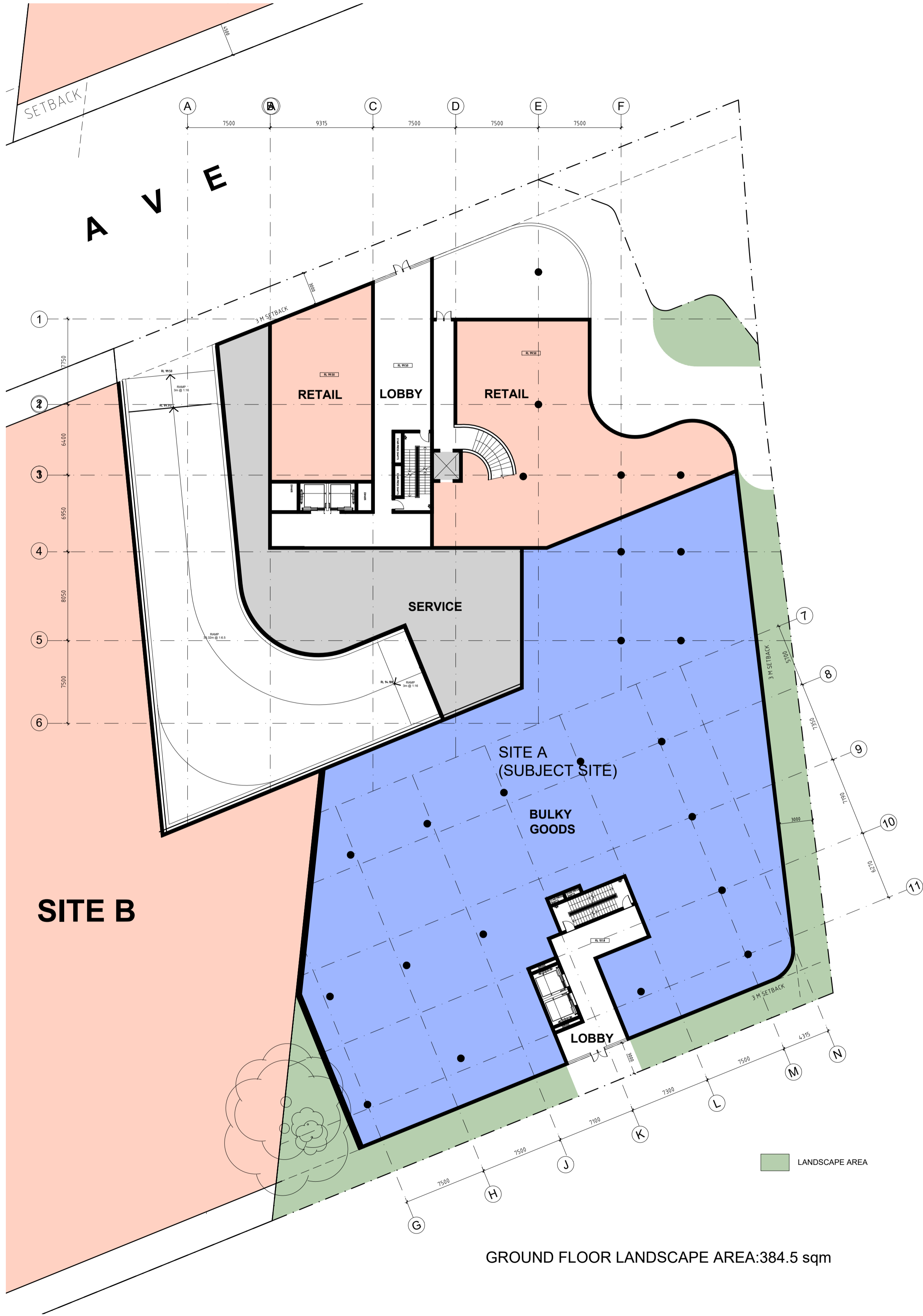
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NOVEMBER 202

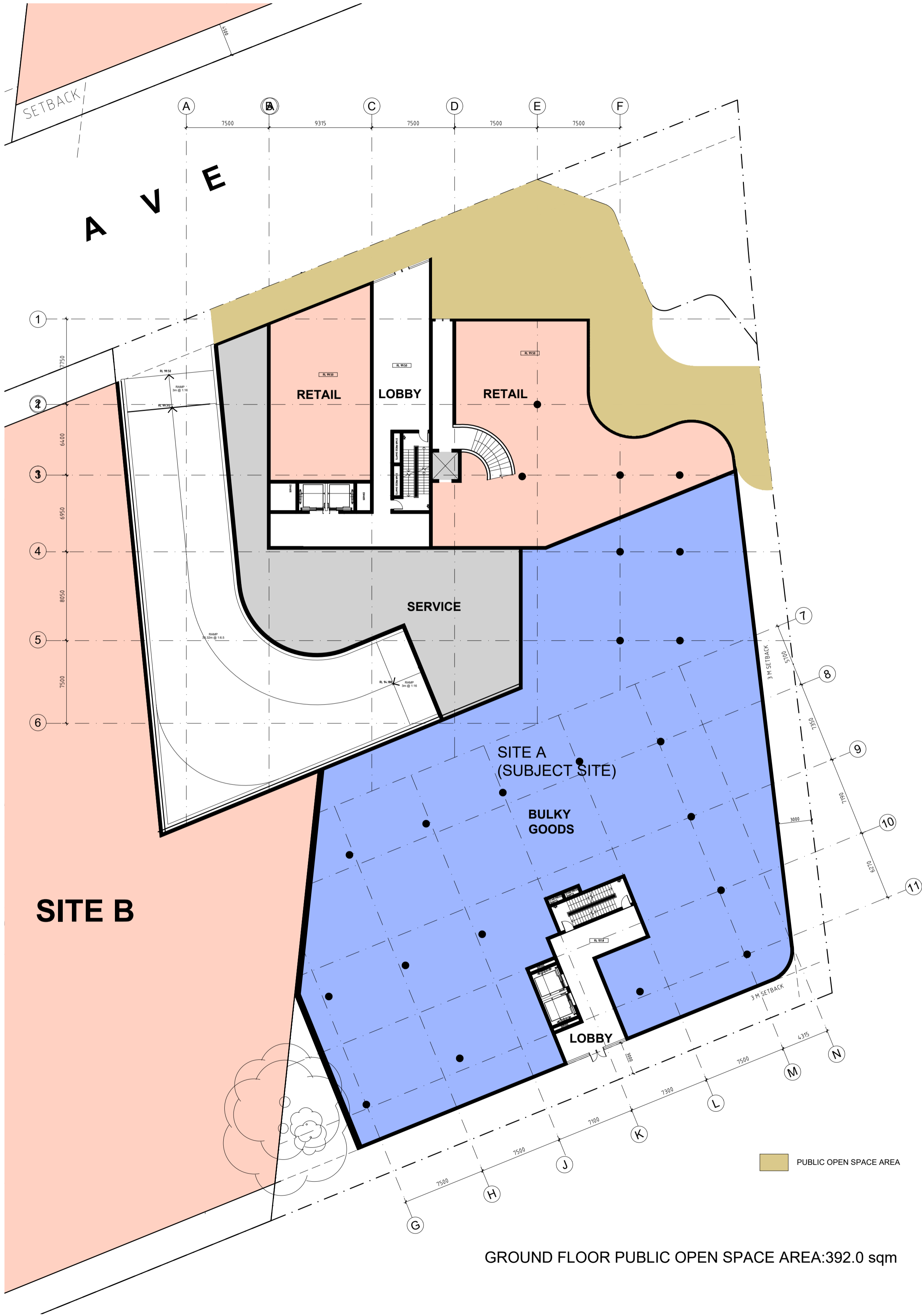
DRAWING TITLE

LEVEL 2 FLOOR PLAN

SCALE: 1:150@A1 / 1:300@A3 PROJECT NO: 2028	DRAWING NO: PP104	ISSUE: P3
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GROUND FLOOR LANDSCAPE AREA:384.5 sqm

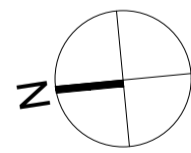


GROUND FLOOR PUBLIC OPEN SPACE AREA:392.0 sqm

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 - ST STORAGE
 - WT HOT WATER UNITS

P2	26.05.2021	ISSUE FOR REVIEW
P1	19.02.2021	ISSUE FOR REVIEW
ISSUE	DATE	DESCRIPTION



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Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Mixed use Planning proposal

9-11 NELSON ST,
CHATSWOOD

NOVEMBER 2020

DRAWING TITLE:

GROUND FLOOR
LANDSCAPE AREA DIAGRAM
PUBLIC OPEN SPACE DIAGRAM

SCALE: 1:250@A1 / 1:500@A3	DRAWING NO: PP110	ISSUE: P2
PROJECT NO: 2028		