

DEVELOPMENT APPLICATION
MIXED USE DEVELOPMENT

654 - 666 PACIFIC HIGHWAY
CHATSWOOD, NSW 2067

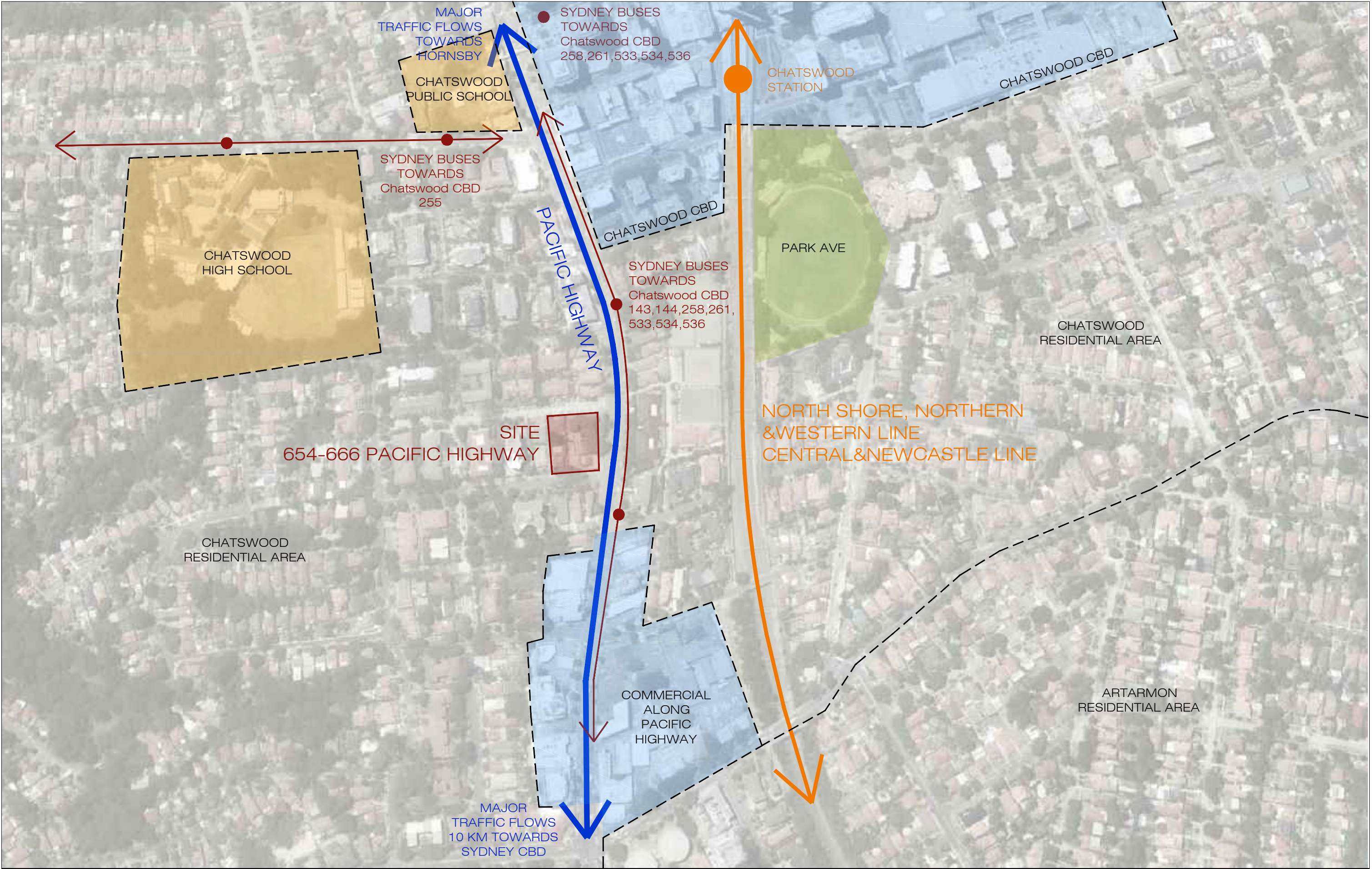


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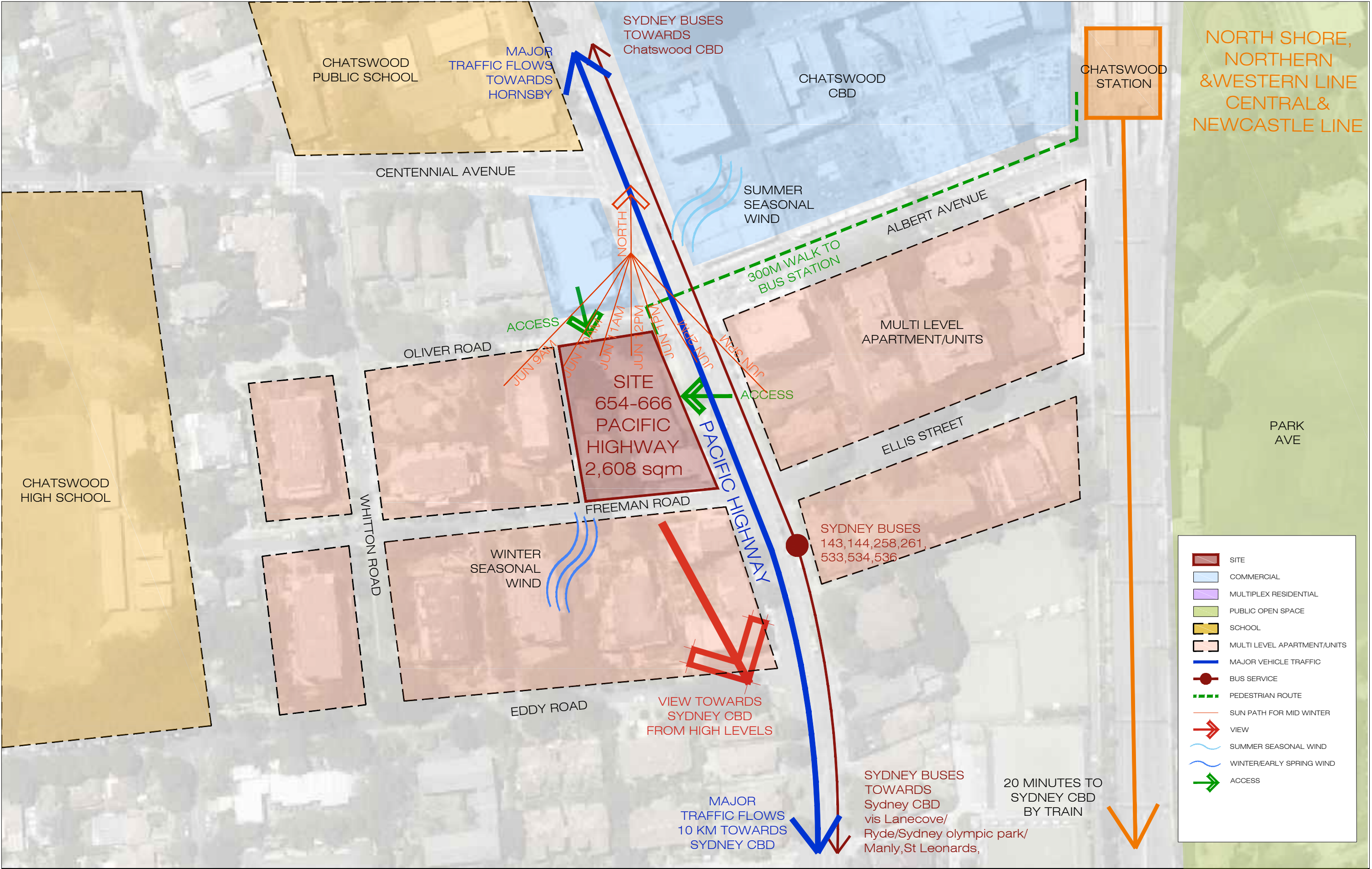
DRAWING	DWG.NO.	SCALE	REVISION	DRAWING	DWG.NO.	SCALE	REVISION
GENERAL				ELEVATIONS			
COVER SHEET	DA 0.00	NTS @ A3	B	EAST ELEVATION	DA 3.01	1:250 @ A3	A
LOCATION PLAN	DA 1.01	NTS @ A3	A	NORTH ELEVATION	DA 3.02	1:250 @ A3	A
SITE ANALYSIS	DA 1.02	NTS @ A3	A	WEST ELEVATION	DA 3.03	1:250 @ A3	A
SITE PLAN	DA 1.03	1:400 @ A3	A	SOUTH ELEVATION	DA 3.04	1:250 @ A3	B
DEMOLITION PLAN	DA 1.04	1:250 @ A3	A	INTERNAL NORTH ELEVATION	DA 3.05	1:250 @ A3	A
				INTERNAL SOUTH ELEVATION	DA 3.06	1:250 @ A3	A
FLOOR PLANS				SECTIONS			
PLAN B3 RL 89.10	DA 2.00	1:250 @ A3	B	SECTION AA	DA 4.01	1:250 @ A3	A
PLAN B2 RL 92.10	DA 2.01	1:250 @ A3	B	SETBACK BB	DA 4.02	1:250 @ A3	A
PLAN B1 RL 95.10	DA 2.02	1:250 @ A3	B				
PLAN 00 RL 98.20	DA 2.03	1:250 @ A3	B	SHADOW STUDY			
PLAN 00 RL 102.10	DA 2.04	1:250 @ A3	B	SHADOW STUDY 21 JUNE 9AM-12PM	DA 5.01	NTS@A3	A
PLAN 01 RL 106.10	DA 2.05	1:250 @ A3	B	SHADOW STUDY 21 JUNE 1PM-3PM	DA 5.02	NTS@A3	A
PLAN 02 RL 109.10	DA 2.06	1:250 @ A3	B				
PLAN 03 RL 112.10	DA 2.07	1:250 @ A3	B	SEPP 65 DIAGRAM			
PLAN 04 RL 115.10	DA 2.08	1:250 @ A3	B	SOLAR ACCESS DIAGRAM	DA 6.01	NTS@A3	A
PLAN 05 RL 118.10	DA 2.09	1:250 @ A3	B	CROSS VENTILATION DIAGRAM	DA 6.02	NTS@A3	A
PLAN 06 RL 121.10	DA 2.10	1:250 @ A3	B	GFA CALCULATION	DA 6.03	NTS@A3	A
PLAN 07 RL 124.10	DA 2.11	1:250 @ A3	B				
PLAN 08 RL 127.10	DA 2.12	1:250 @ A3	B	MATERIAL BOARD			
PLAN 09 RL 130.10	DA 2.13	1:250 @ A3	B	PHOTOMONTAGE	DA 7.01	NTS@A3	A
PLAN 10 RL 133.10	DA 2.14	1:250 @ A3	B	EXTERNAL FINISHES MATERIAL BOARD	DA 7.02	NTS@A3	A
ROOFPLAN RL 137.50	DA 2.15	1:250 @ A3	B				
				ADAPTABLE UNIT			
				ADAPTABLE UNIT PLAN	DA 8.01	1:100@A3	A

PROJECT SUMMARY:		
SITE AREA:	2,608 m²	
PERMISSIBLE FSR:	3.05:1	
PERMISSIBLE GFA:	7,934m²	
PROPOSED FSR:	3.00:1	
PROPOSED GFA:	7,815m²	
APARTMENT MIX:		
TYPE:	NUMBER	PERCENTAGE
ONE BEDROOM:	24	32 %
TWO BEDROOM:	47	63 %
THREE BEDROOM:	4+	5 % +
TOTAL	75	100%
ACCESSIBLE & LIVABLE APARTMENTS:		
29 (39%) LIVABLE		
15 (20) ADAPTABLE		
44 (59%) TOTAL		
CAR PARKING:		
LEVEL B1:	48	
LEVEL B2:	54	
LEVEL B3:	12+	
TOTAL	114	
SOLAR ACCESS:		
97% of residential apartments receive 2 hours minimum direct sunlight in living spaces.		
NATURAL VENTILATION:		
72% of the apartments receive natural cross over ventilation through dual aspect unit layouts.		

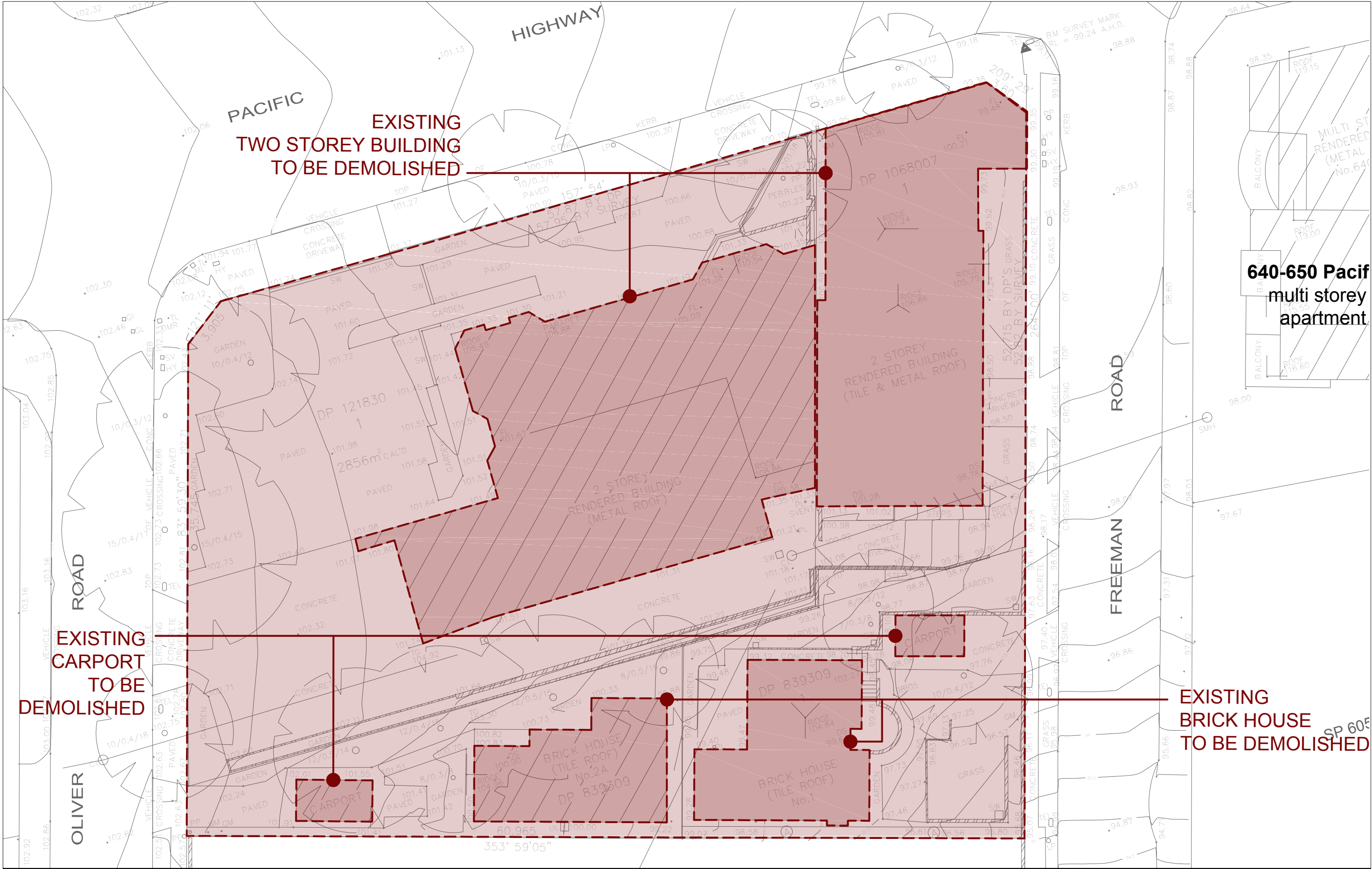
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	A	02.12.15	DA PACKAGE	BO							
	B	26.04.16	AMENDED DESIGN FOR COUNCIL	BO							
						PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067		SCALE NTS	DATE	DRAWN BO	CHECKED PS
								JOB 15072	DRAWING DA 0.00		REVISION B



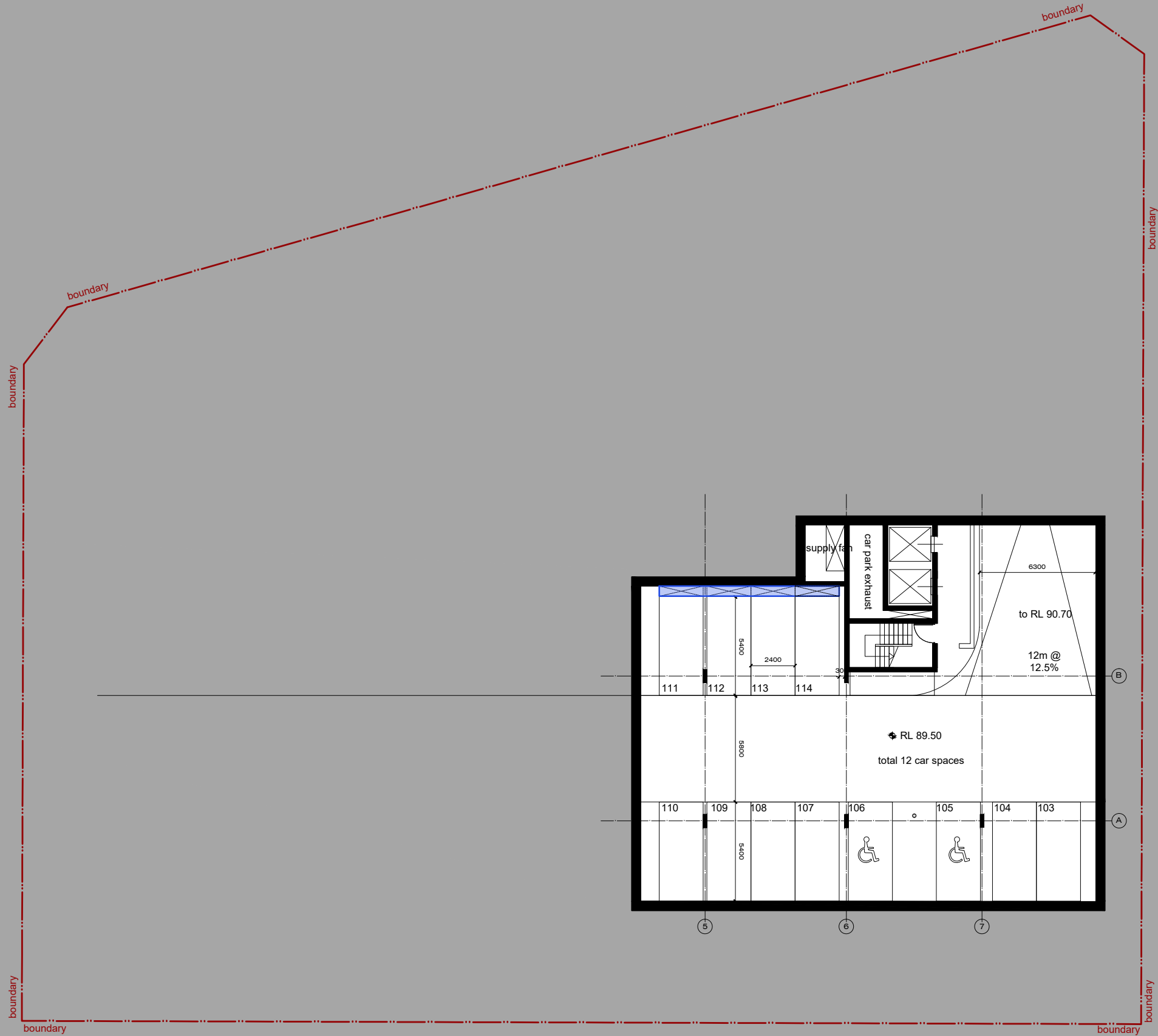
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	A	27.11.15	DA PACKAGE	BO				JL Chatswood Pty Ltd ATF JL Family Trust	LOCATION PLAN			
	PROJECT							SCALE	DATE	DRAWN	CHECKED	
654-666 PACIFIC HIGHWAY Chatswood NSW 2067				NTS @ A3	10.06.2015	BO	PS					
JOB				15072	DRAWING		REVISION					
					DA 1.01		A					



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	JL Chatswood Pty Ltd ATF JL Family Trust																
	PROJECT							SCALE				DATE		DRAWN		CHECKED	
	654-666 PACIFIC HIGHWAY Chatswood NSW 2067							NTS @ A3				10.06.2015		BO		PS	
								JOB				DRAWING				REVISION	
				15072				DA 1.02				A					



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	A	02.12.15	DA PACKAGE	BO					SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
	PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067	JOB 15072	DRAWING DA 1.04						REVISION A			

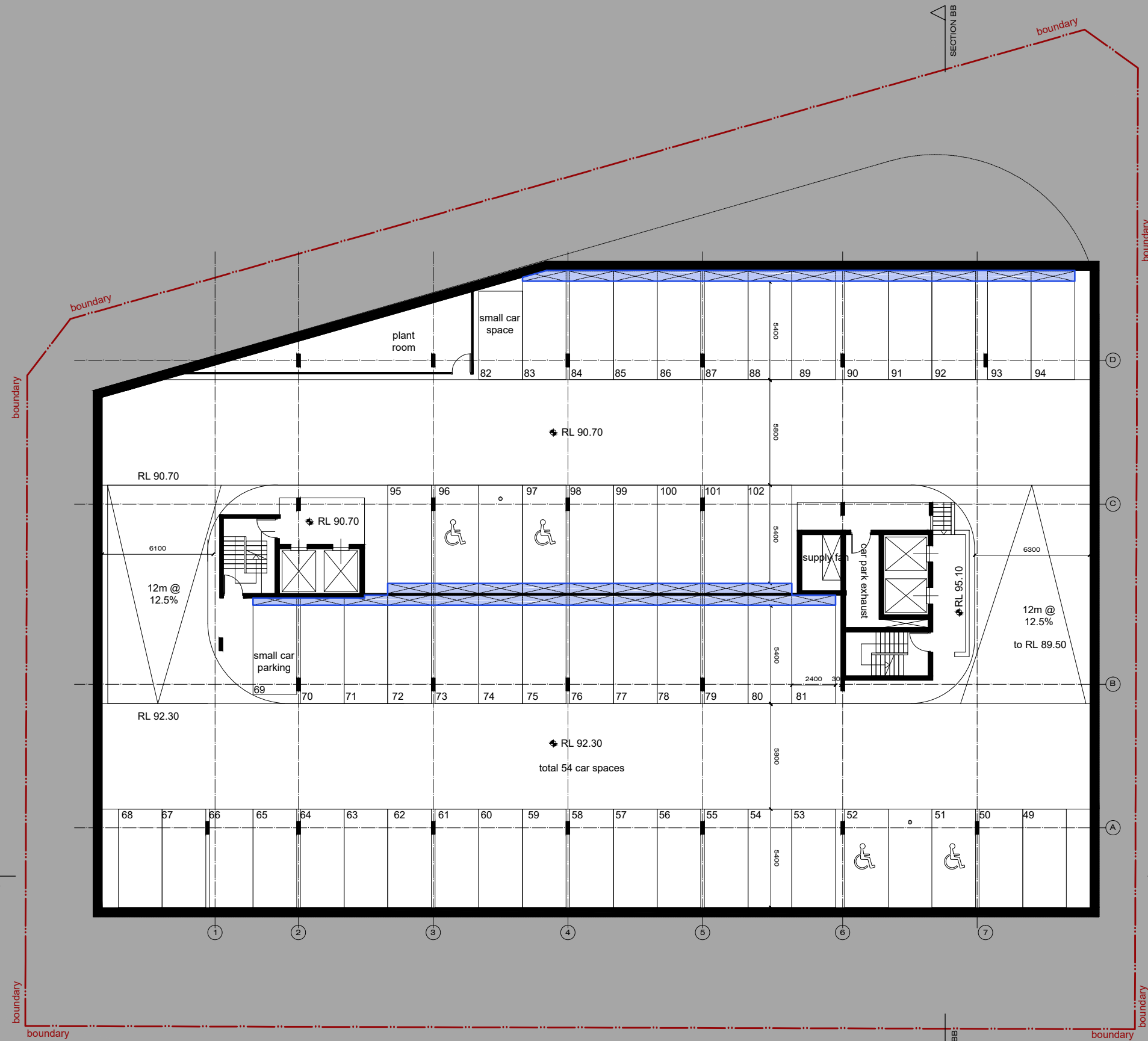


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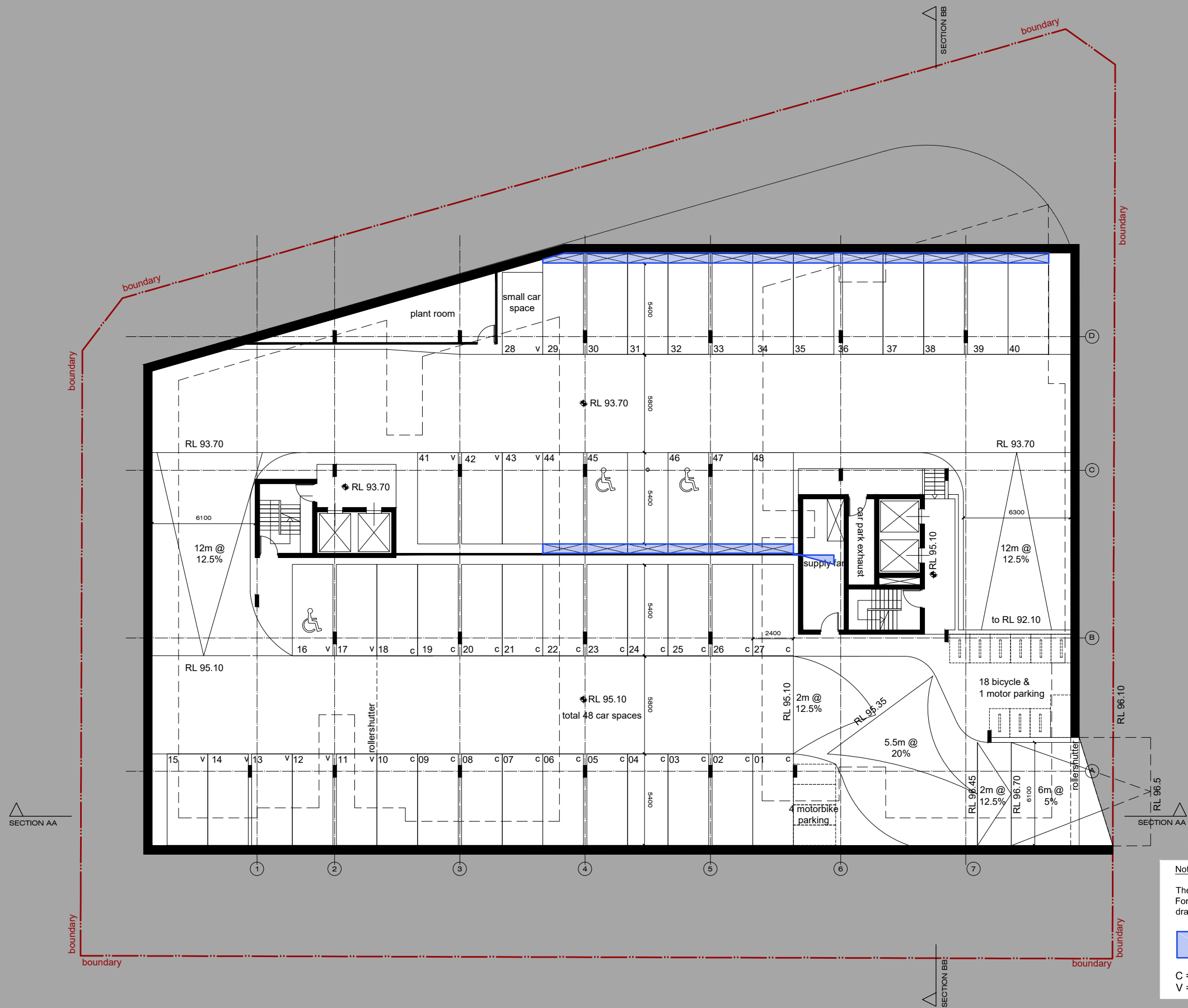
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	B	26.04.16	AMENDED DESIGN FOR COUNCIL	BO			PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067		SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
	C	25.11.16	AMENDED BASEMENT DESIGN FOR COUNCIL	BO					JOB 15072	DRAWING DA 2.00		REVISION C



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	A	02.12.15	DA PACKAGE	BO			JL Chatswood Pty Ltd ATF JL Family Trust		RL 92.30 LEVEL B2		
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	C	25.11.16	AMENDED BASEMENT DESIGN FOR COUNCIL	BO							
						PROJECT		SCALE	DATE	DRAWN	CHECKED
						654-666 PACIFIC HIGHWAY Chatswood NSW 2067		1:250 @ A3	10.06.2015	BO	PS
						JOB		DRAWING		REVISION	
						15072		DA 2.01		C	



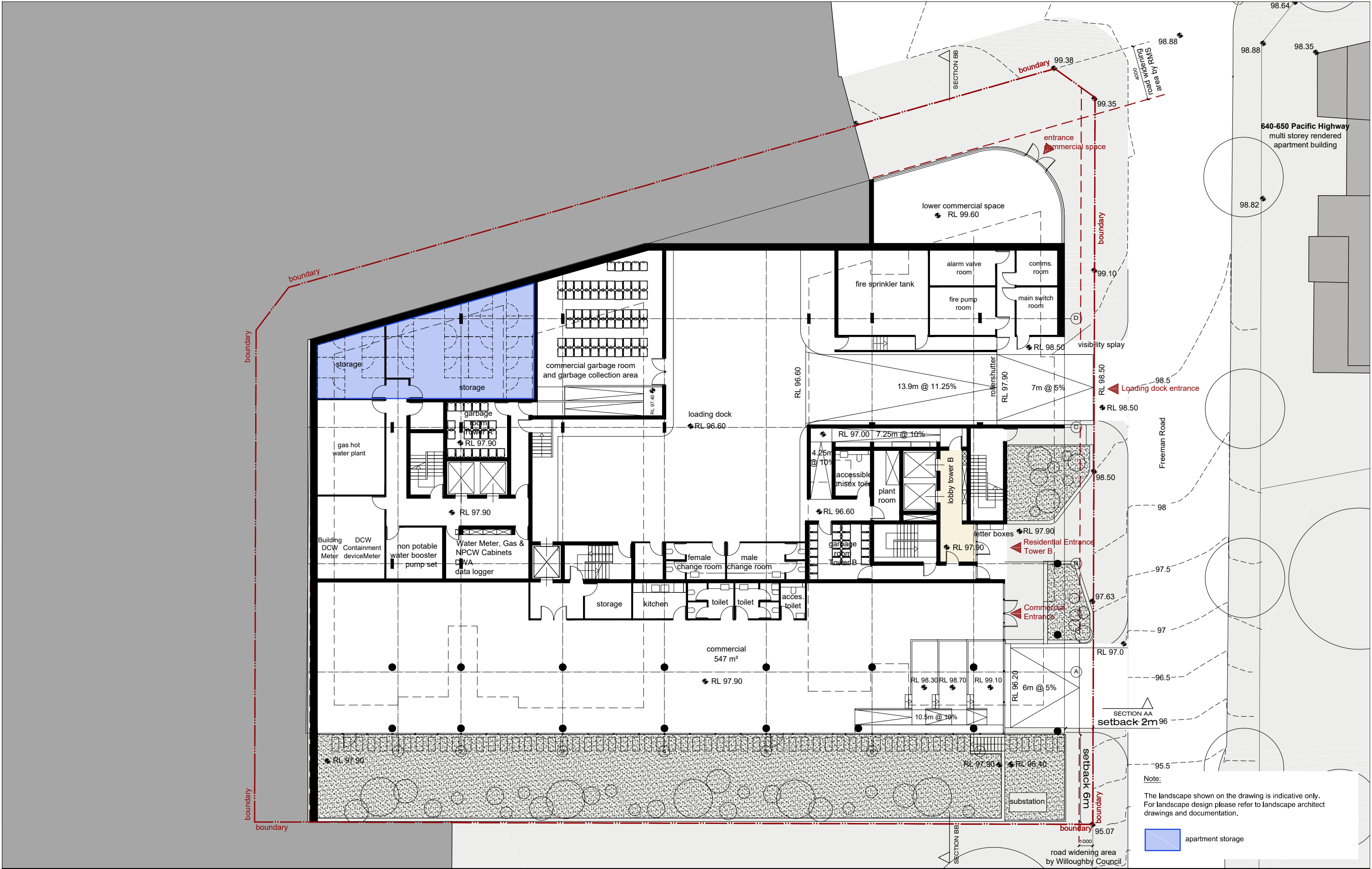
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C = Commercial car parking space
V = Visitor carparking space

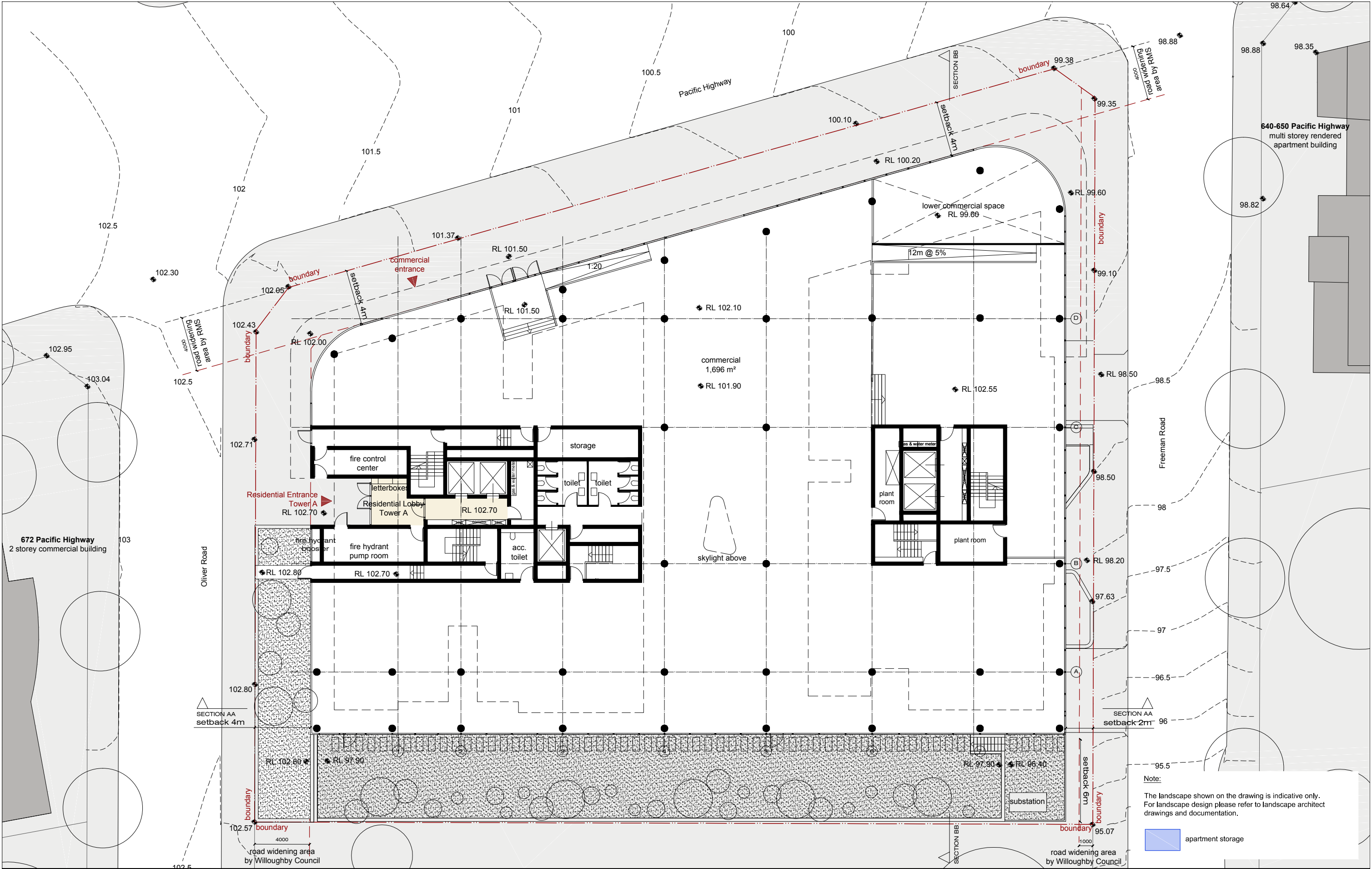
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	A	02.12.15	DA PACKAGE	BO				PROJECT		654-666 PACIFIC HIGHWAY Chatswood NSW 2067		SCALE	1:250 @ A3	DATE	10.06.2015	DRAWN	BO	CHECKED	PS
	B	26.04.16	AMENDED DESIGN FOR COUNCIL	BO				JOB		15072		DRAWING		DA 2.03		REVISION		C	
	C	25.11.16	AMENDED BASEMENT DESIGN FOR COUNCIL	BO															

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PROJECT

654-666 PACIFIC HIGHWAY
Chatswood NSW 2067

DRAWING TITLE

RL 101.90
LEVEL GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:250 @ A3	10.06.2015	BO	PS

JOB	DRAWING	REVISION
15072	DA 2.04	B



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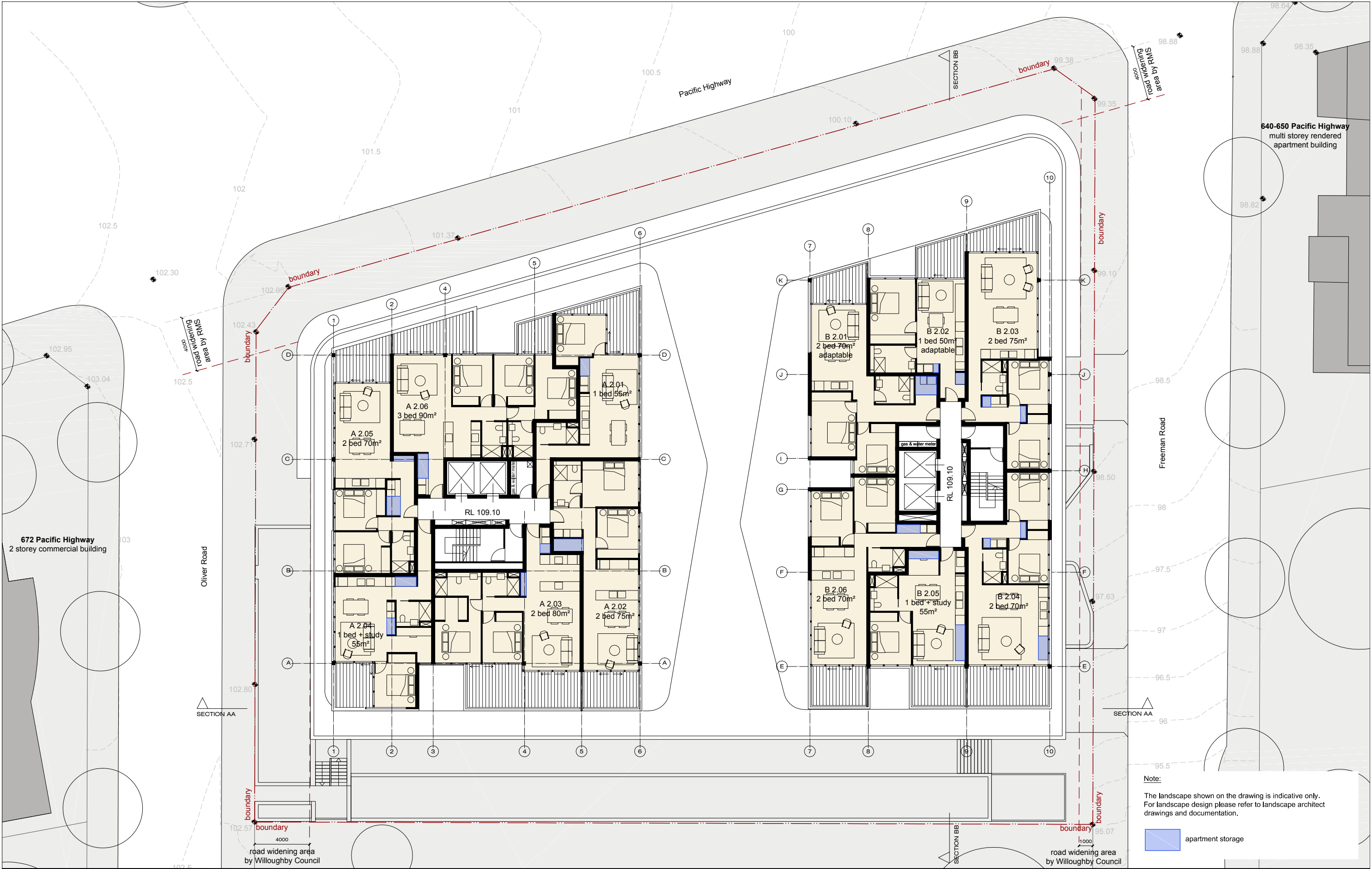
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PROJECT
654-666 PACIFIC HIGHWAY
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DRAWING TITLE
RL 106.10 LEVEL 01

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JOB	DRAWING	REVISION
15072	DA 2.05	B



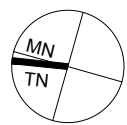
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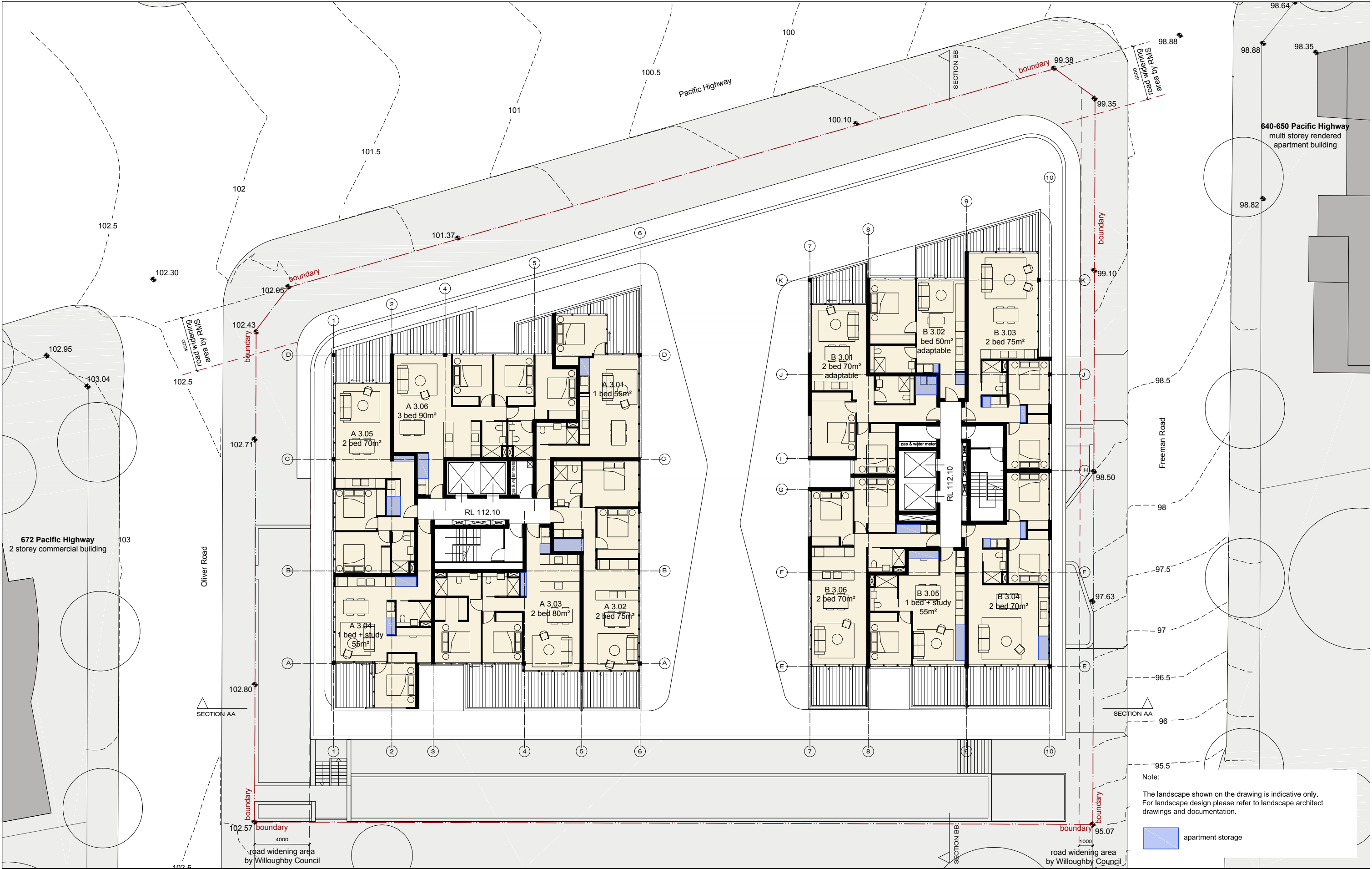


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RL 109.10 LEVEL 02

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
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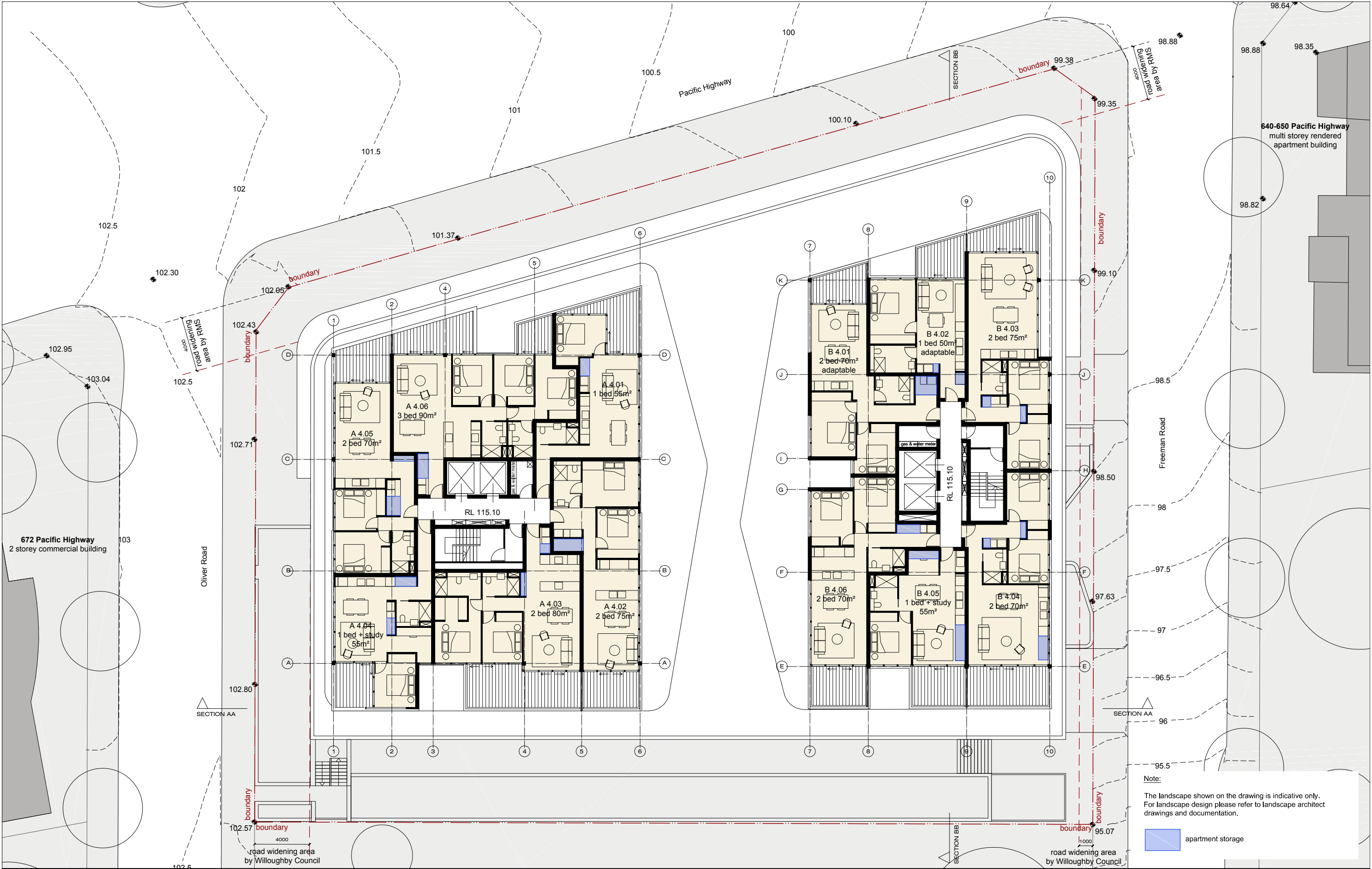
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RL 112.10 LEVEL 03

SCALE	DATE	DRAWN	CHECKED
1:250 @ A3	10.06.2015	BO	PS

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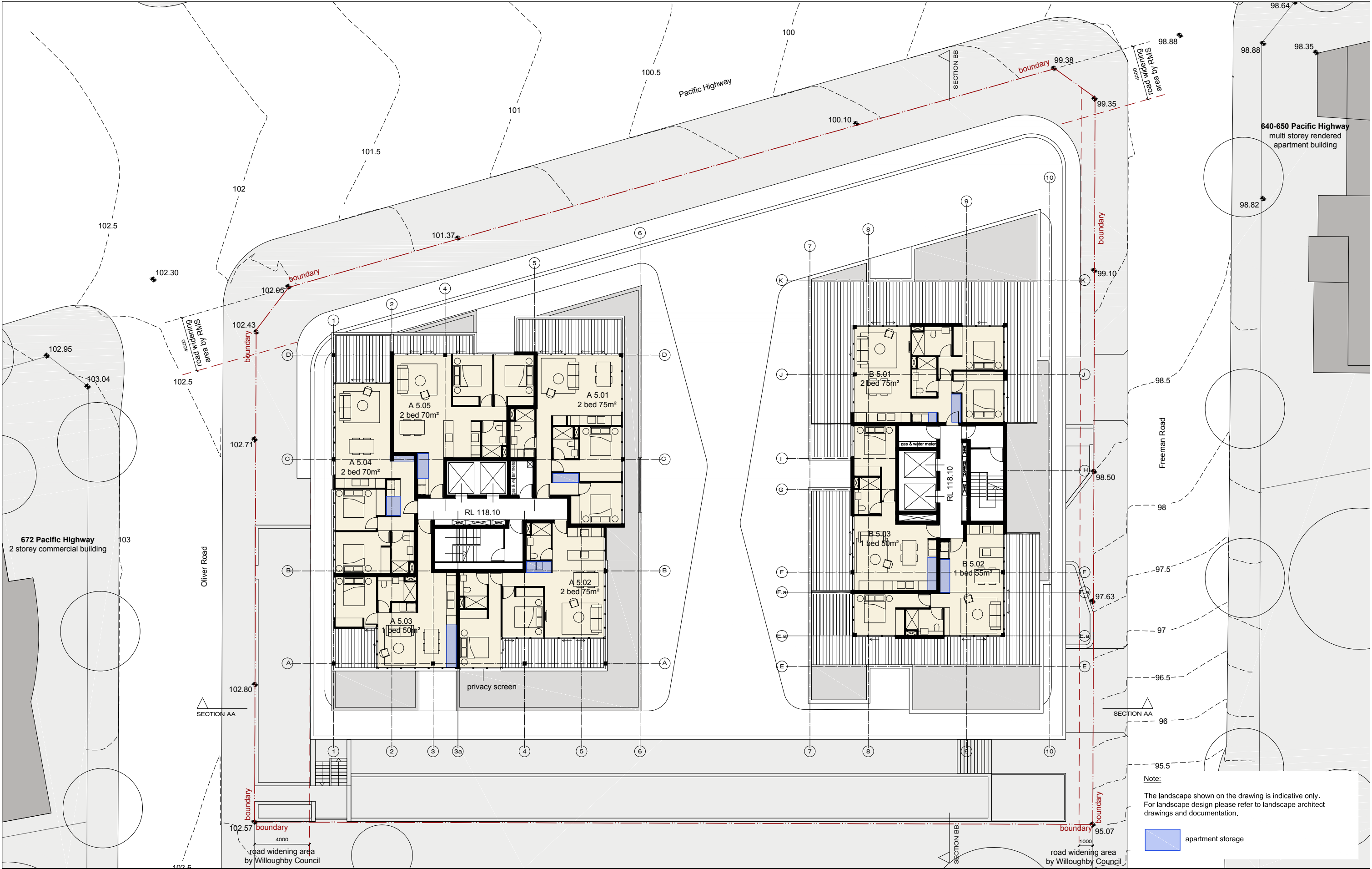
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DRAWING TITLE
RL 115.10 LEVEL 04

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB 15072	DRAWING DA 2.08	REVISION B	



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RL 118.10 LEVEL 05

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JOB	DRAWING	REVISION
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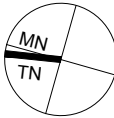
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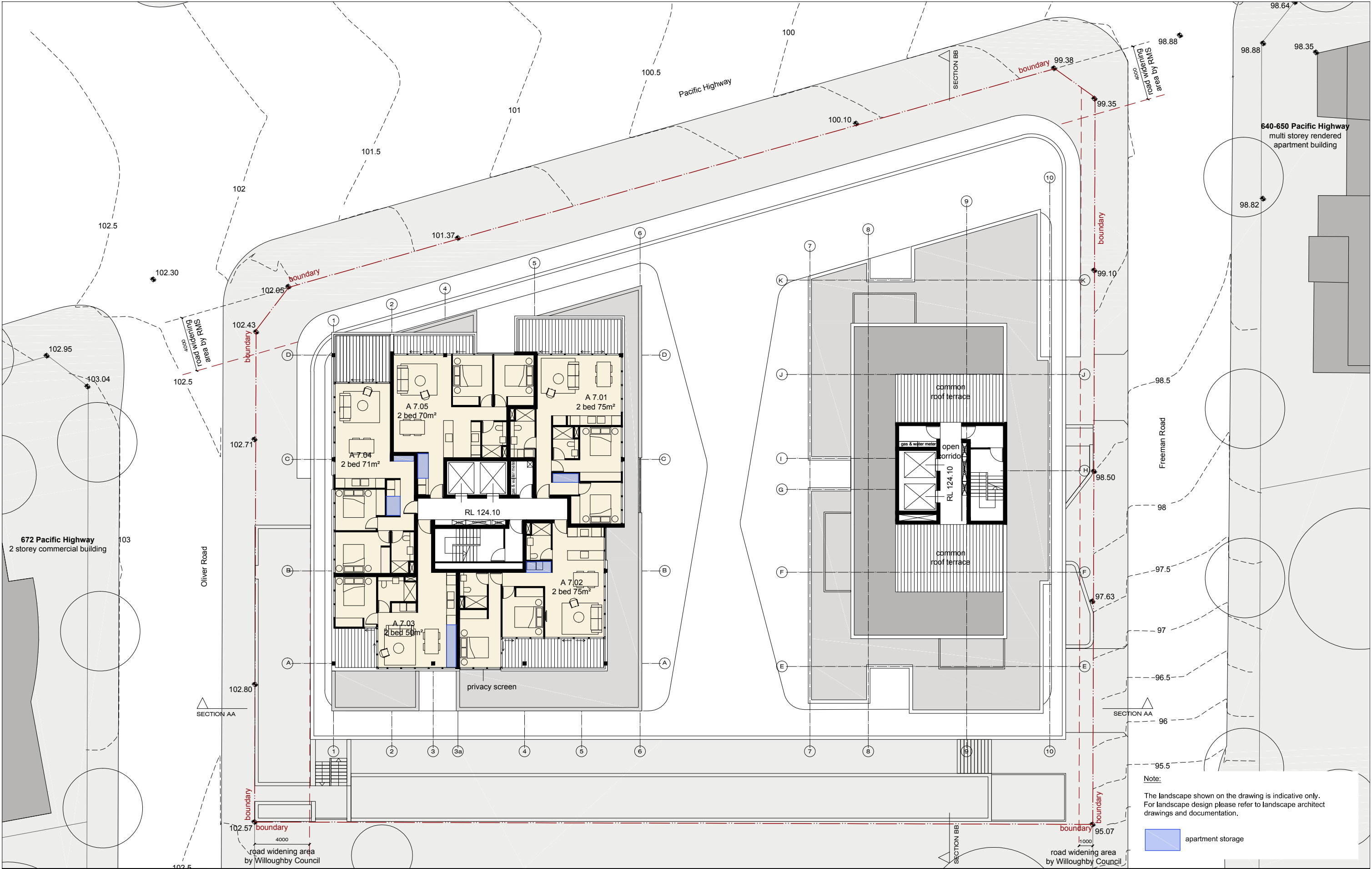
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CLIENT		DRAWING TITLE	
JL Chatswood Pty Ltd ATF JL Family Trust		RL 121.10 LEVEL 06	
PROJECT		SCALE	DATE
654-666 PACIFIC HIGHWAY Chatswood NSW 2067		1:250 @ A3	10.06.2015
		DRAWN	CHECKED
		BO	PS
		JOB	REVISION
		15072	B

DATE	DRAWN	CHECKED
10.06.2015	BO	PS

DRAWING	REVISION
DA 2.10	B



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REVISION	DATE	DESCRIPTION	BY
A	02.12.15	DA PACKAGE	BO
B	26.04.16	AMENDED DESIGN FOR COUNCIL	BO

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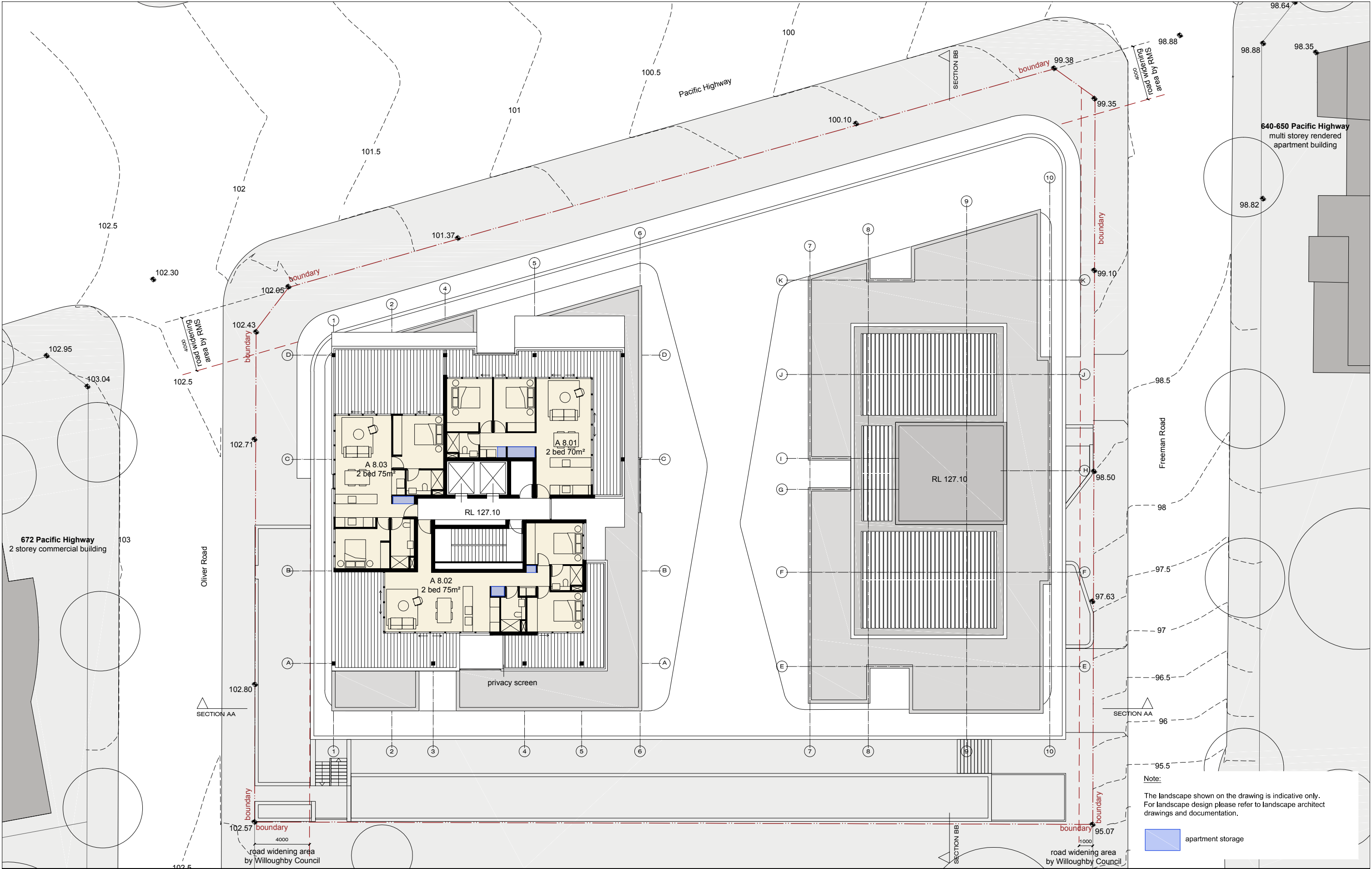
CLIENT
JL Chatswood Pty Ltd
ATF JL Family Trust

PROJECT
654-666 PACIFIC HIGHWAY
Chatswood NSW 2067

DRAWING TITLE
RL 124.10 LEVEL 07

SCALE	DATE	DRAWN	CHECKED
1:250 @ A3	10.06.2015	BO	PS

JOB	DRAWING	REVISION
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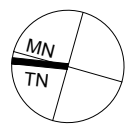
Note:
The landscape shown on the drawing is indicative only.
For landscape design please refer to landscape architect
drawings and documentation.

 apartment storage

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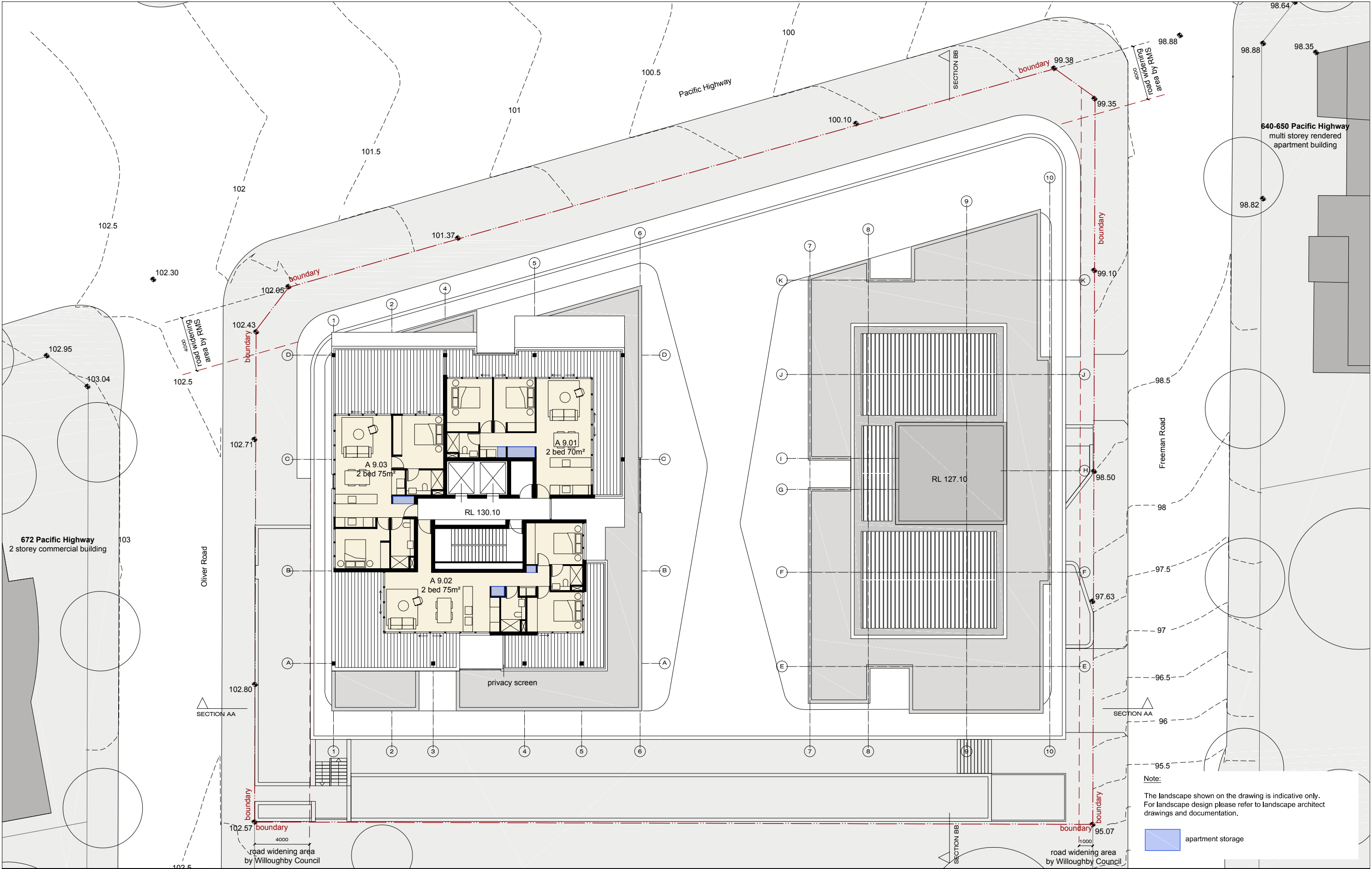


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PROJECT
654-666 PACIFIC HIGHWAY
Chatswood NSW 2067

DRAWING TITLE
RL 127.10 LEVEL 08

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB 15072	DRAWING DA 2.12		REVISION B



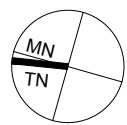
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 apartment storage

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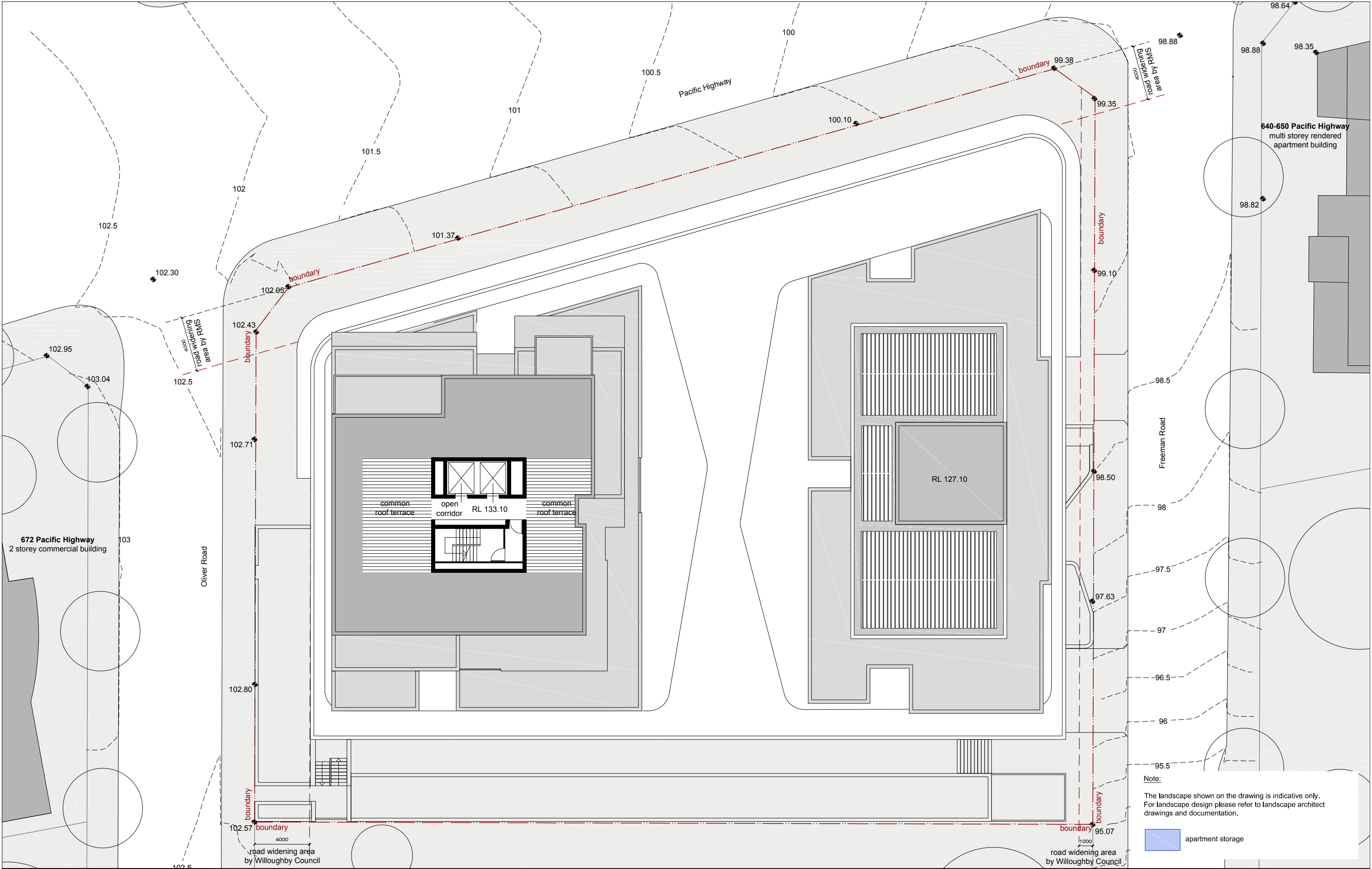


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PROJECT
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Chatswood NSW 2067

DRAWING TITLE
RL 130.10 LEVEL 09

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB 15072	DRAWING DA 2.13		REVISION B



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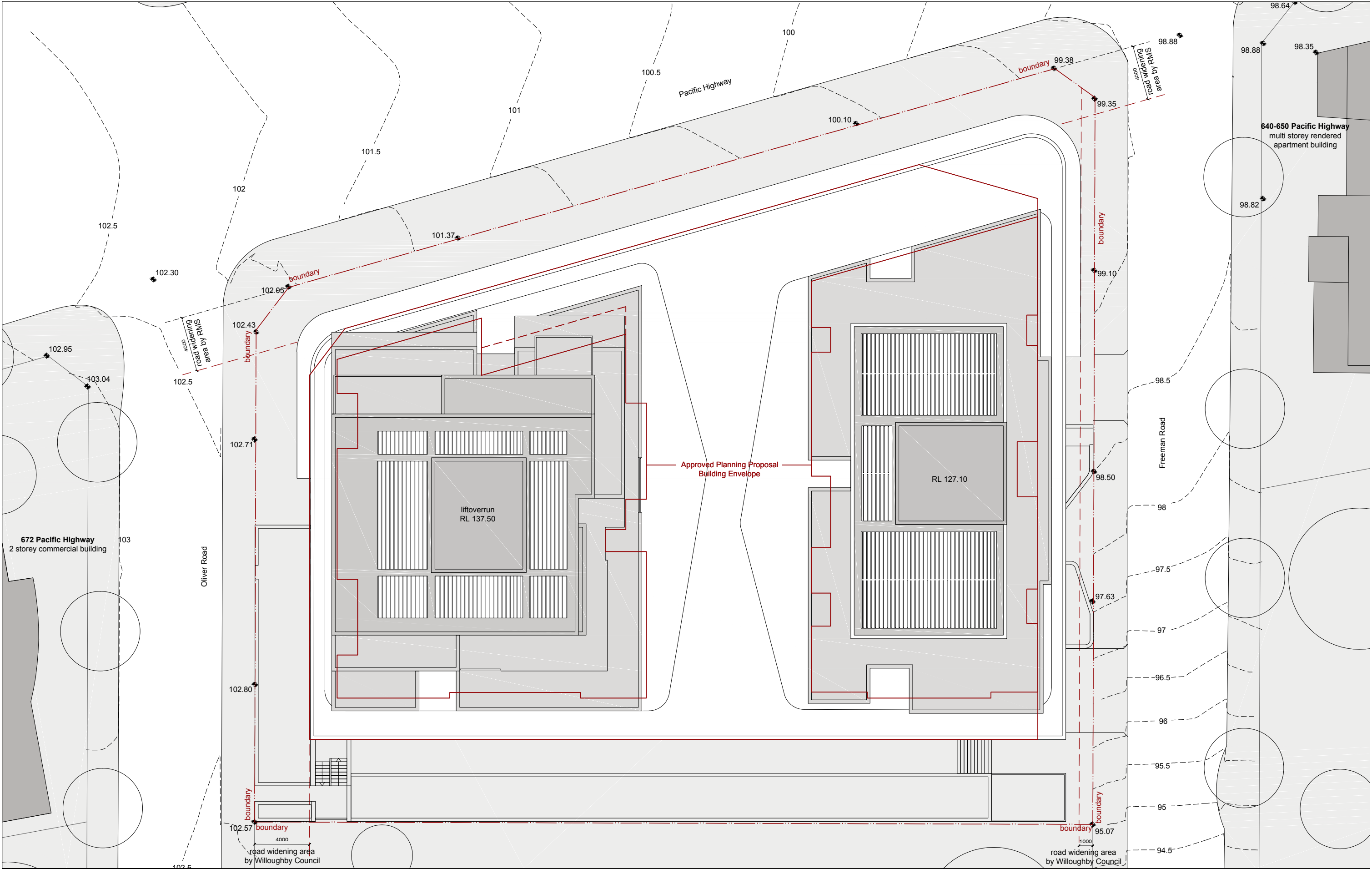
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654-666 PACIFIC HIGHWAY
Chatswood NSW 2067

DRAWING TITLE

RL 133.10 LEVEL 10

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB 15072	DRAWING DA 2.14		REVISION B



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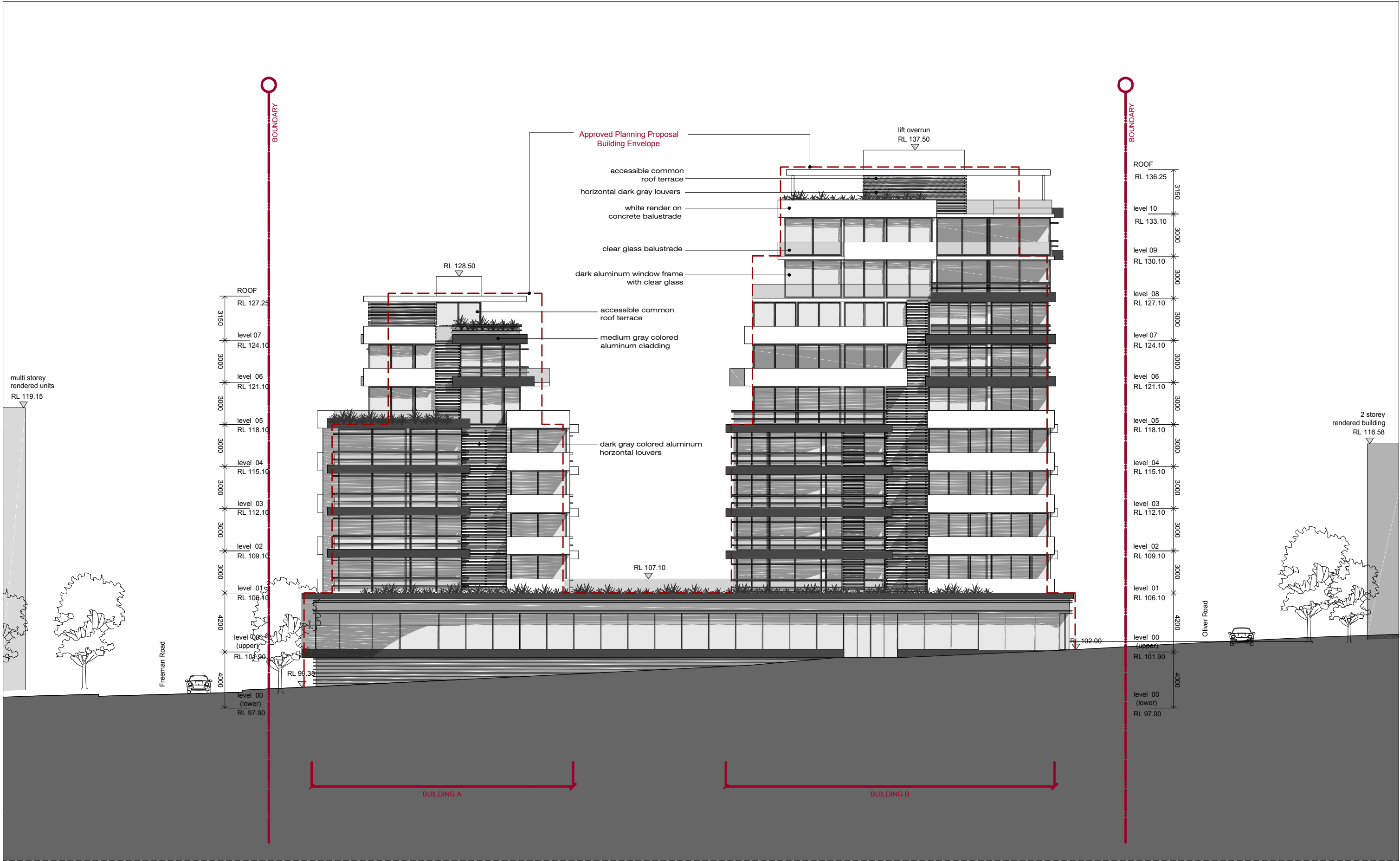
PROJECT

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Chatswood NSW 2067

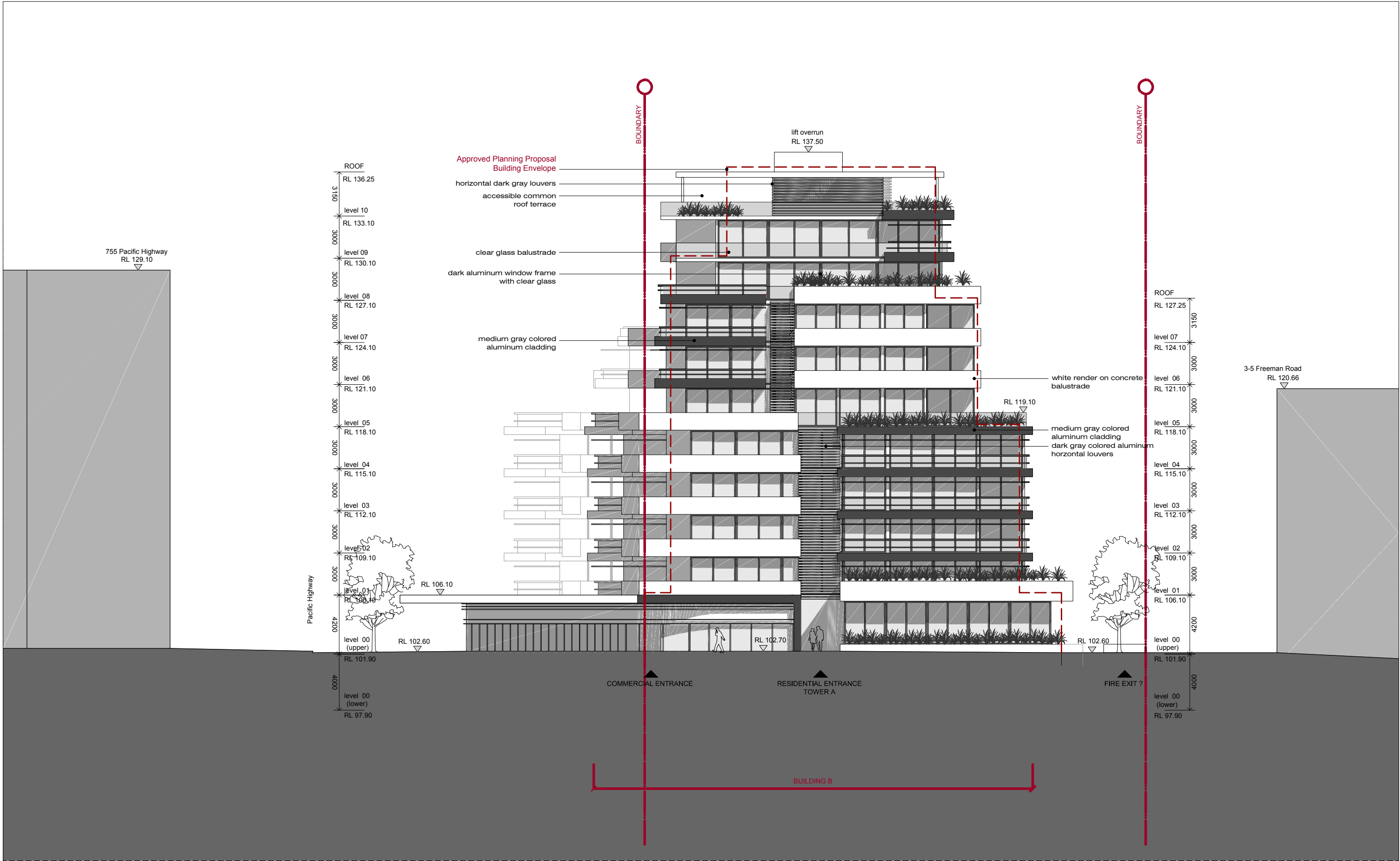
DRAWING TITLE

RL 137.50 ROOFPLAN

SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB 15072	DRAWING DA 2.15		REVISION B

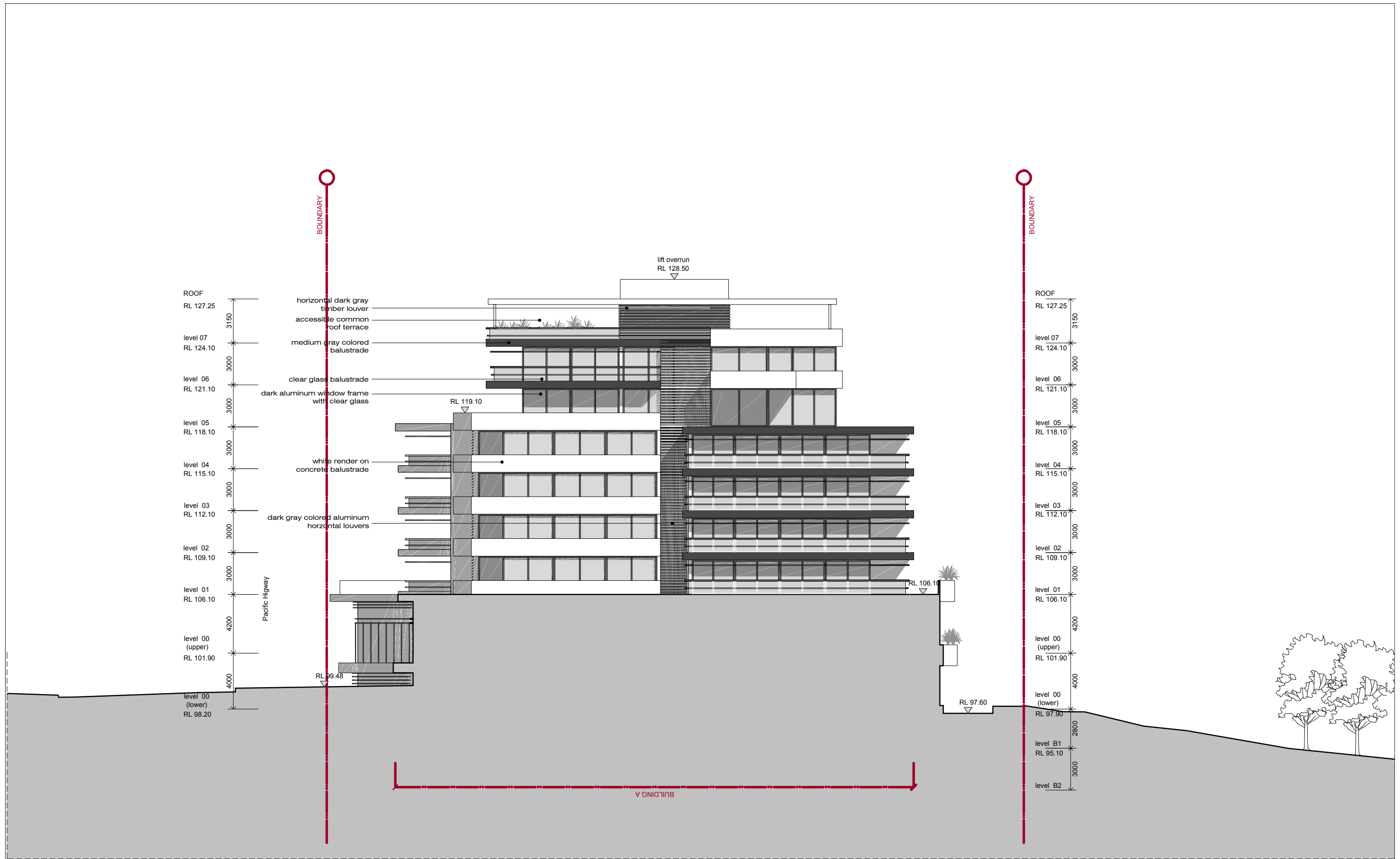


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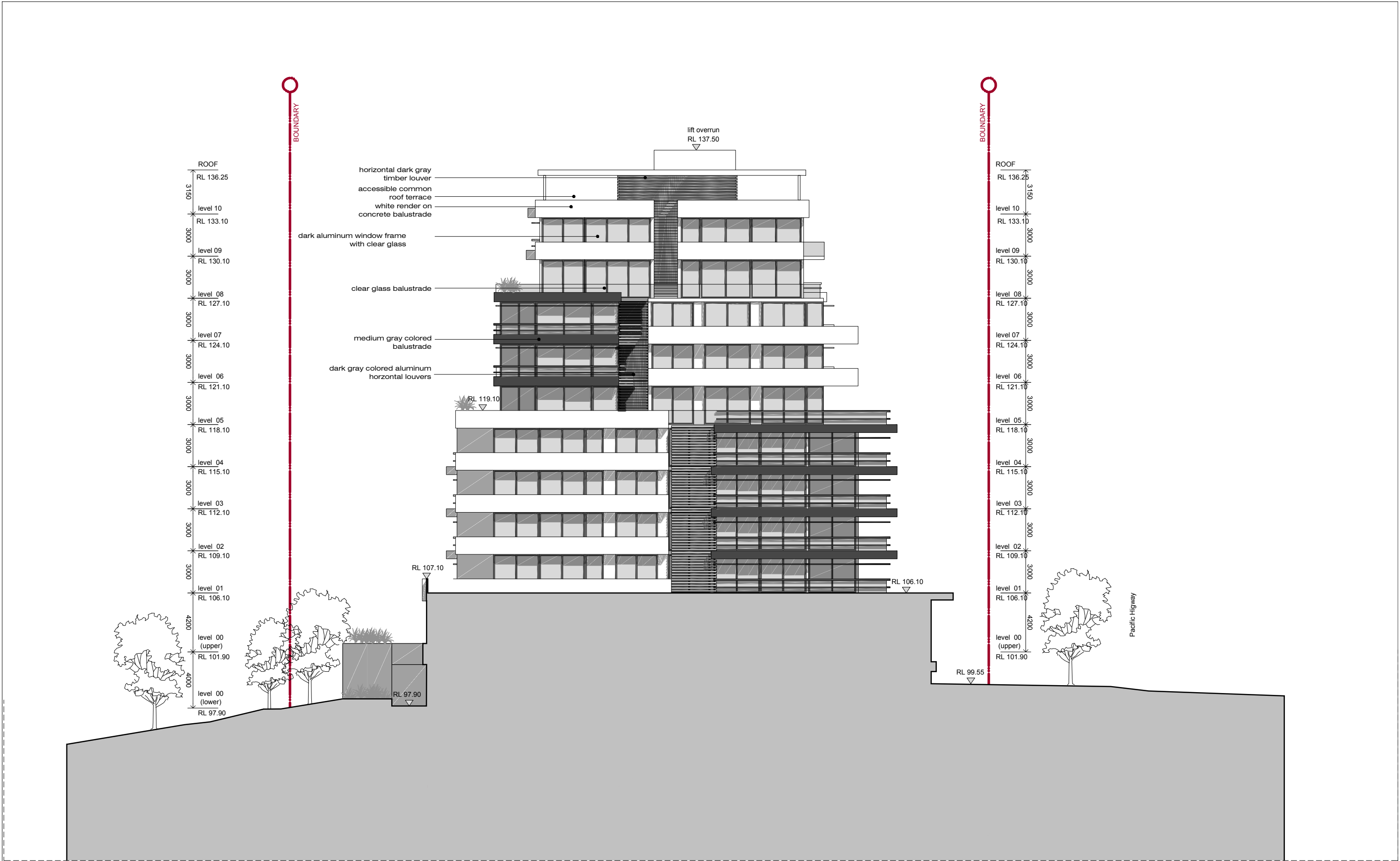


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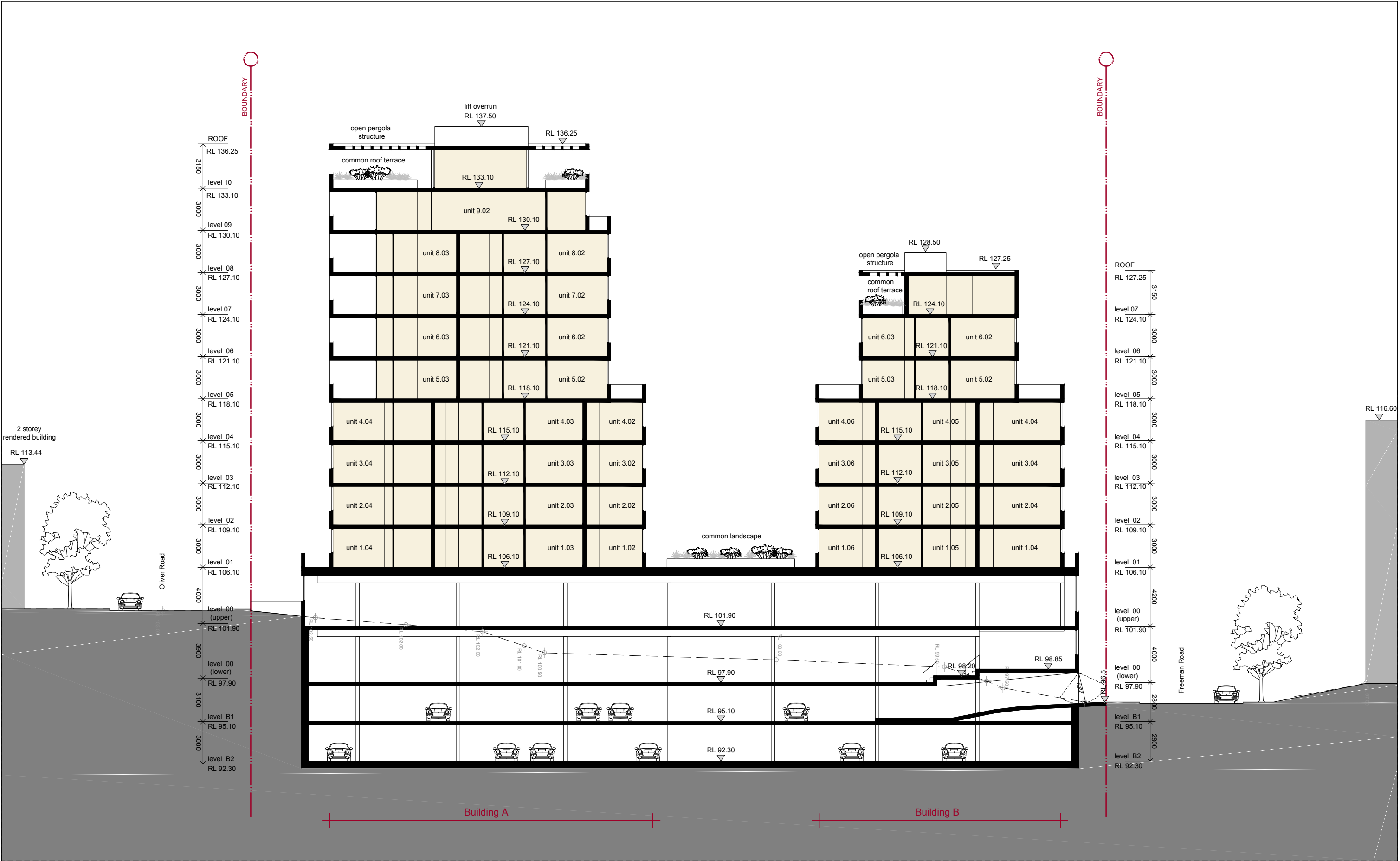


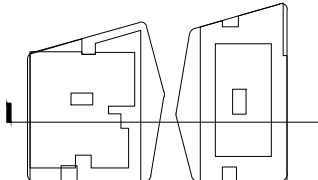


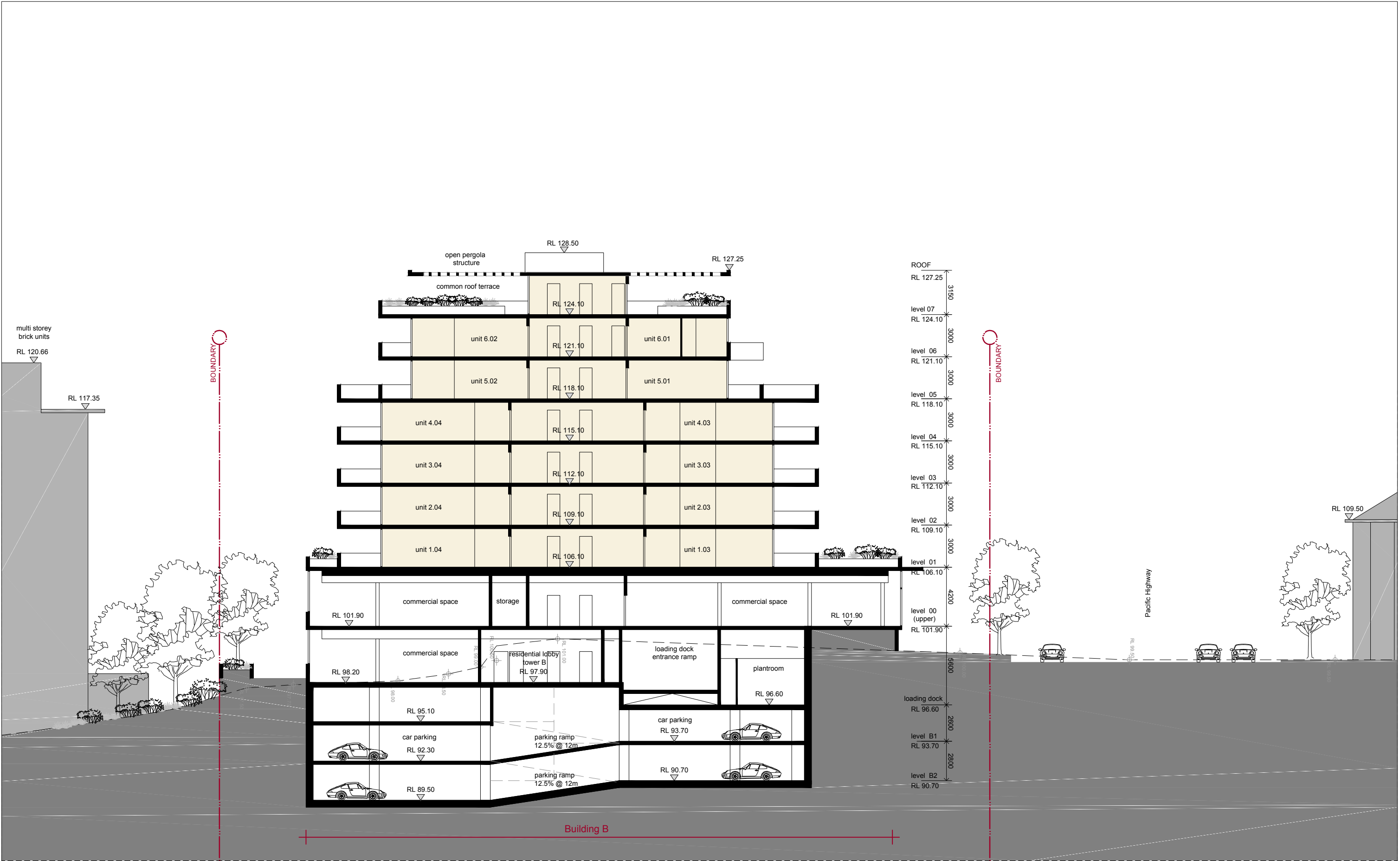
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	REVISION	DATE	DESCRIPTION	BY														
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	JL Chatswood Pty Ltd ATF JL Family Trust		INTERNAL NORTH ELEVATION															
PROJECT		SCALE	DATE	DRAWN	CHECKED													
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PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067		SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS								
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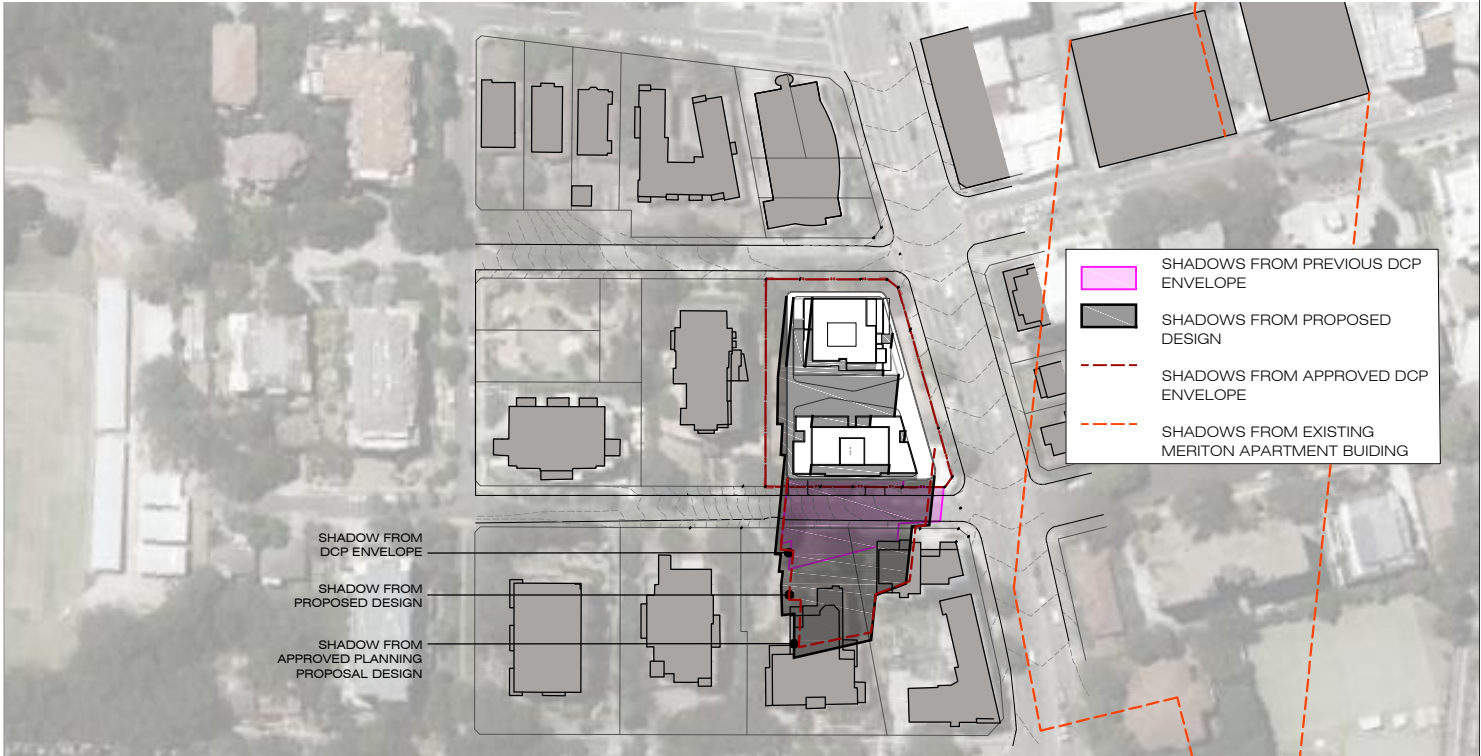
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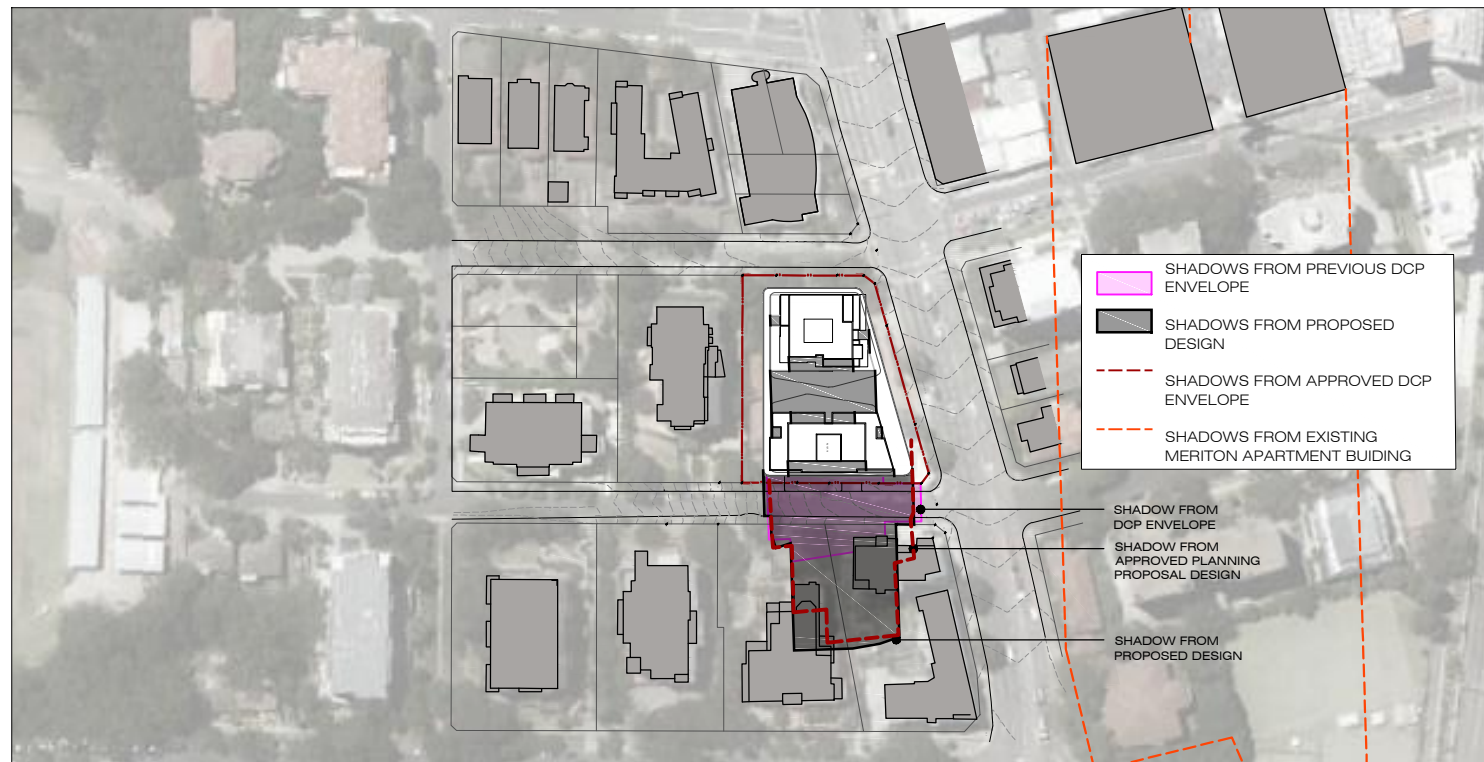


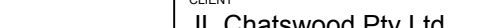
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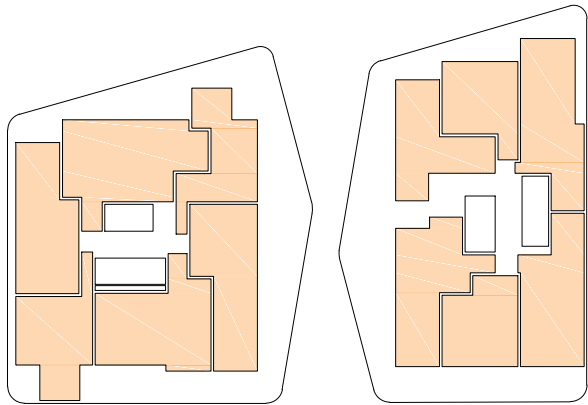


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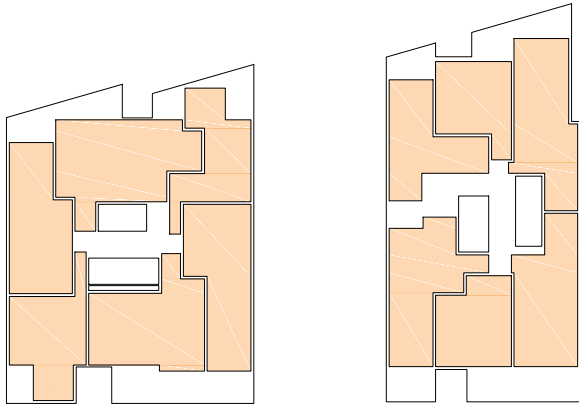
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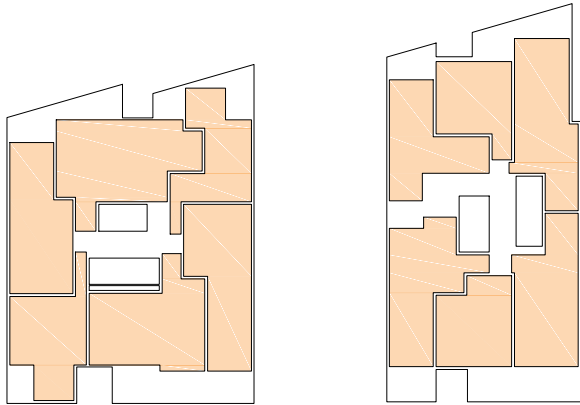
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							PROJECT	SCALE	DATE	DRAWN	CHECKED
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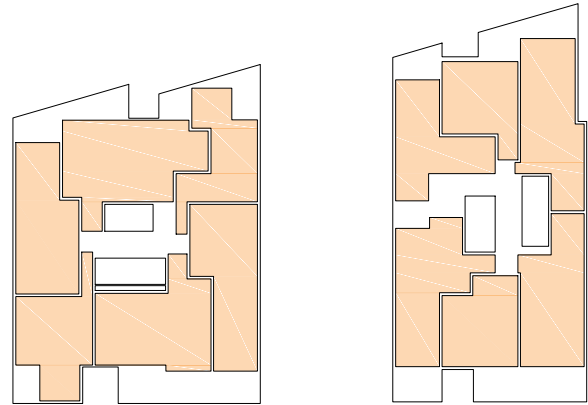
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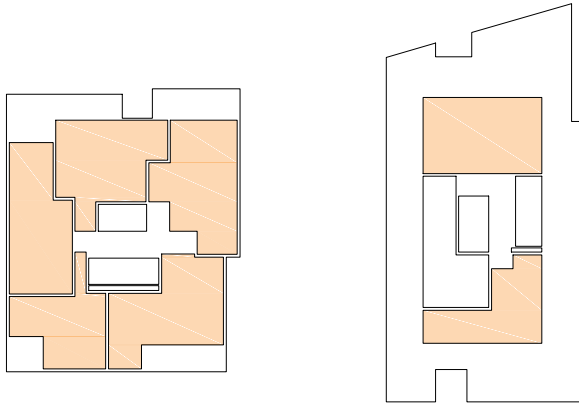
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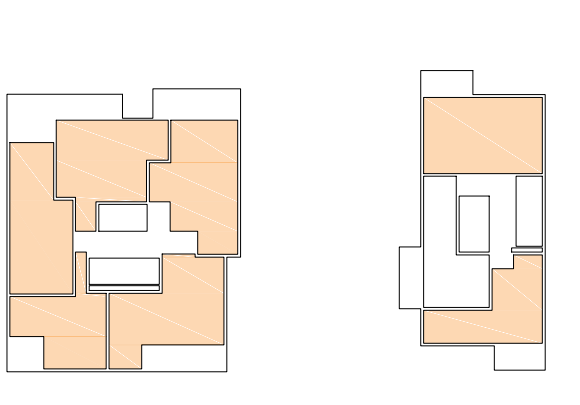
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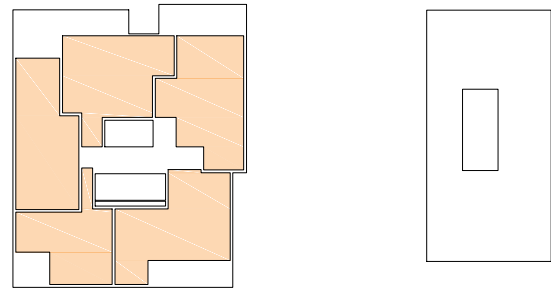
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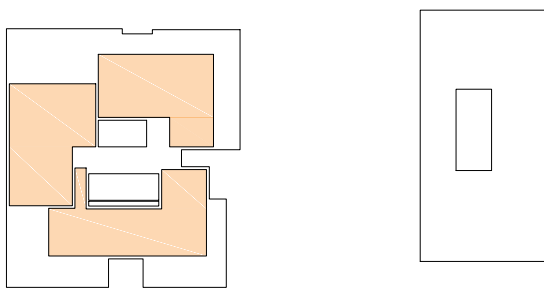
LEVEL 05



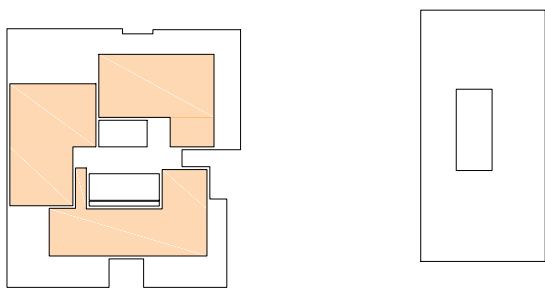
LEVEL 06



LEVEL 07



LEVEL 08



LEVEL 09

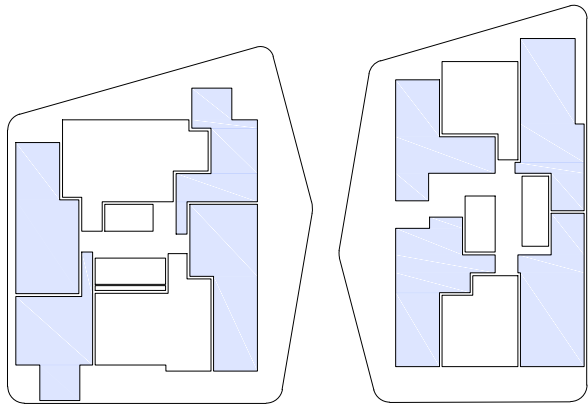
BUILDING
SOLAR ACCESS

	UNITS
LEVEL 01	12
LEVEL 02	12
LEVEL 03	12
LEVEL 04	12
LEVEL 05	7
LEVEL 06	7
LEVEL 07	5
LEVEL 08	3
LEVEL 09	3
	73

of total 75 units: **97%**
minimum required under SEPP 65 **70%**

NOTE: Units marked in light orange achieve
minimum 2hours solar access

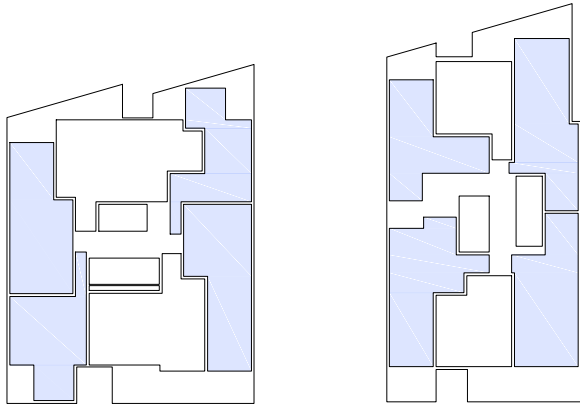
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	A	27.11.15	DA PACKAGE	BO			PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067	SCALE NTS @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
	JOB 15072		DRAWING DA 6.01				REVISION A				



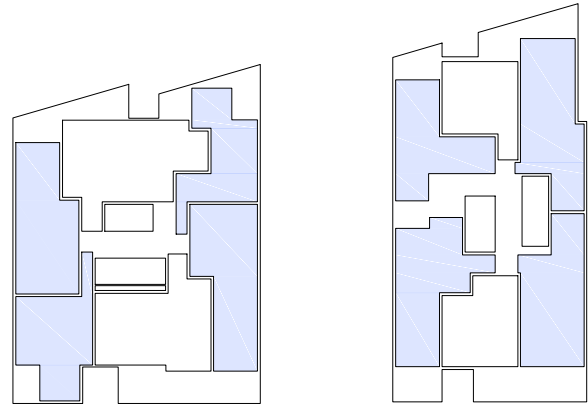
LEVEL 01



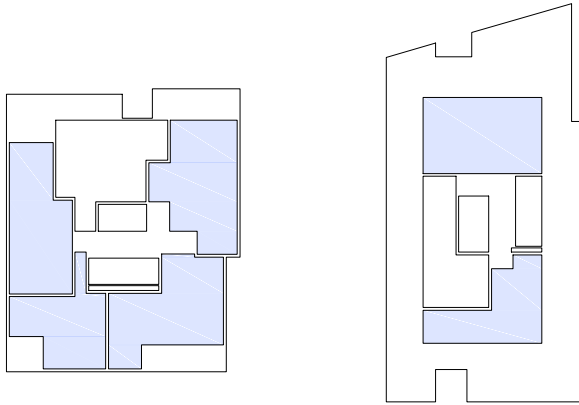
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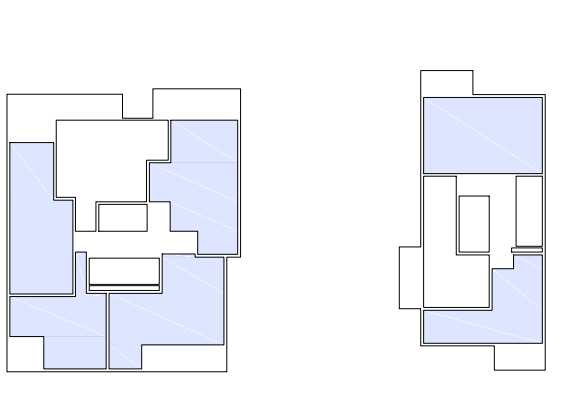
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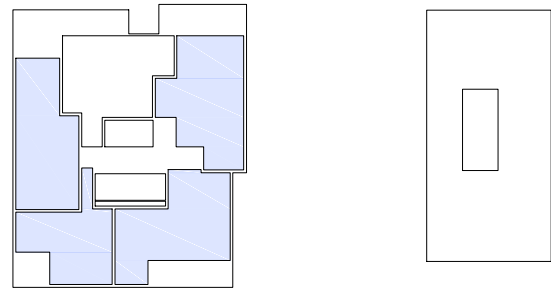
LEVEL 04



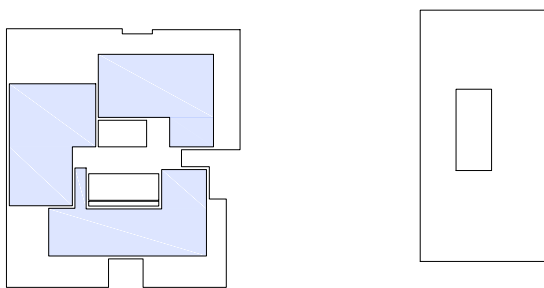
LEVEL 05



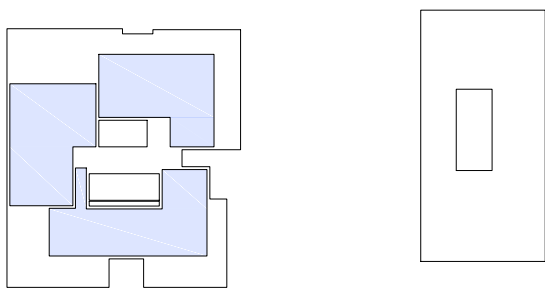
LEVEL 06



LEVEL 07



LEVEL 08



LEVEL 09

BUILDING
CROSS VENTILATION

	UNITS
LEVEL 01	8
LEVEL 02	8
LEVEL 03	8
LEVEL 04	8
LEVEL 05	6
LEVEL 06	6
LEVEL 07	4
LEVEL 08	3
LEVEL 09	3

54
of total 75 units: **72%**
minimum required under SEPP 65 **60%**

NOTE: Units marked in light blue achieve cross
ventilation through windows

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REVISION	DATE	DESCRIPTION	BY
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ACN 098 552 151 ABN 20 098 552 151

CLIENT
JL Chatswood Pty Ltd
ATF JL Family Trust

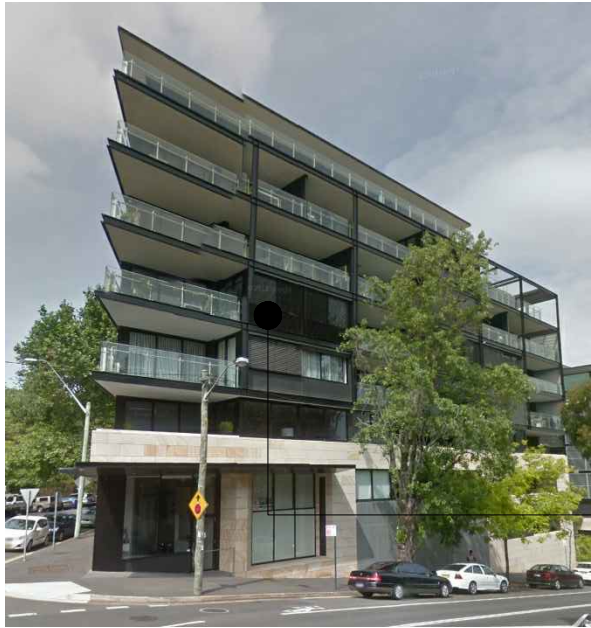
PROJECT
654-666 PACIFIC HIGHWAY
Chatswood NSW 2067

DRAWING TITLE
SOLAR ACCESS DIAGRAM

SCALE NTS @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
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	A	02.12.15	DA PACKAGE	BO			JL Chatswood Pty Ltd ATF JL Family Trust				PHOTOMONTAGE			
	PROJECT						654-666 PACIFIC HIGHWAY Chatswood NSW 2067				SCALE 1:250 @ A3	DATE 10.06.2015	DRAWN BO	CHECKED PS
JOB		DRAWING		REVISION										
15072		DA 7.01		A										



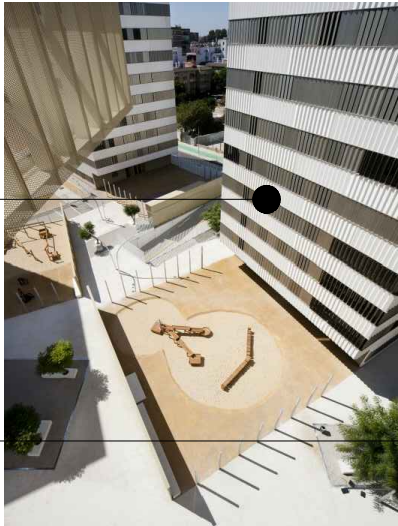
horizontal dark metal cladding



horizontal pattern of white concrete slabs with render



artist impression



central open space

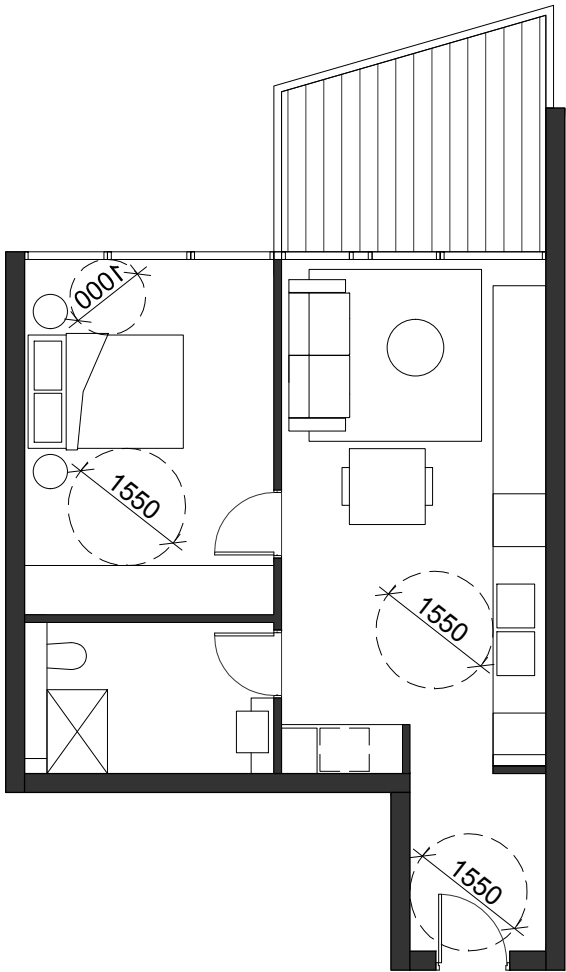


glass elevation with dark metal cladding



horizontal dark metal cladding

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	PROJECT						SCALE	DATE	DRAWN	CHECKED		
	654-666 PACIFIC HIGHWAY Chatswood NSW 2067						1:250 @ A3	10.06.2015	BO	PS		
	JOB		DRAWING		REVISION							
	15072		DA 7.02		A							



ADAPTABLE ONE BED ROOM UNIT - 50m²
B.1.02, B.2.02,B.3.02, B.4.02



ADAPTABLE ONE BED ROOM UNIT - 60m²
B.1.01



ADAPTABLE TWO BED ROOM UNIT - 70m²
B.2.01,B.3.01,B.4.01

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			DRAWING TITLE ADAPTABLE UNITS		
PROJECT 654-666 PACIFIC HIGHWAY Chatswood NSW 2067			SCALE 1:100 @ A3	DATE 10.06.2015	DRAWN BO
JOB 15072			CHECKED PS		REVISION A
			DRAWING DA 8.01		