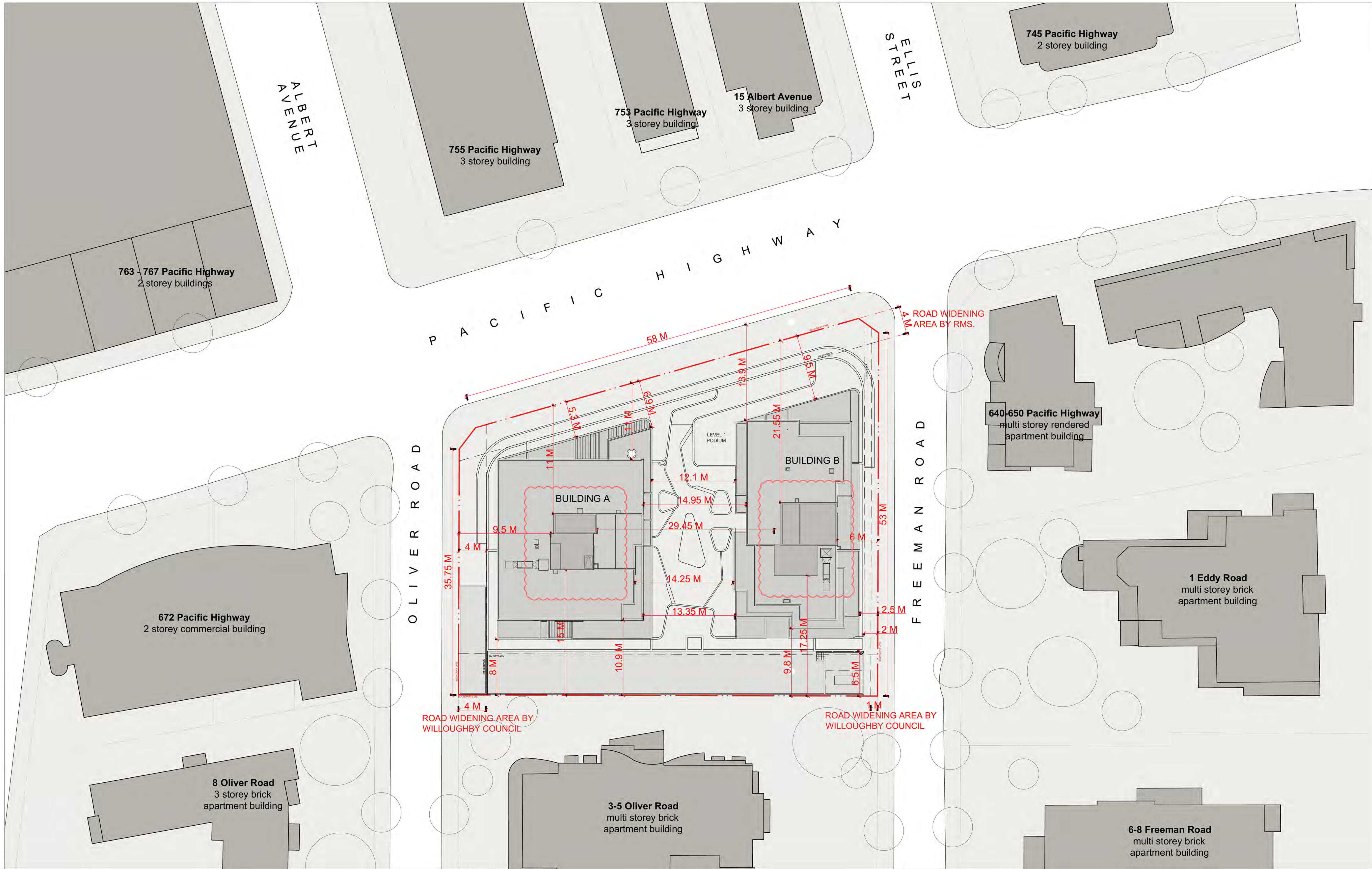




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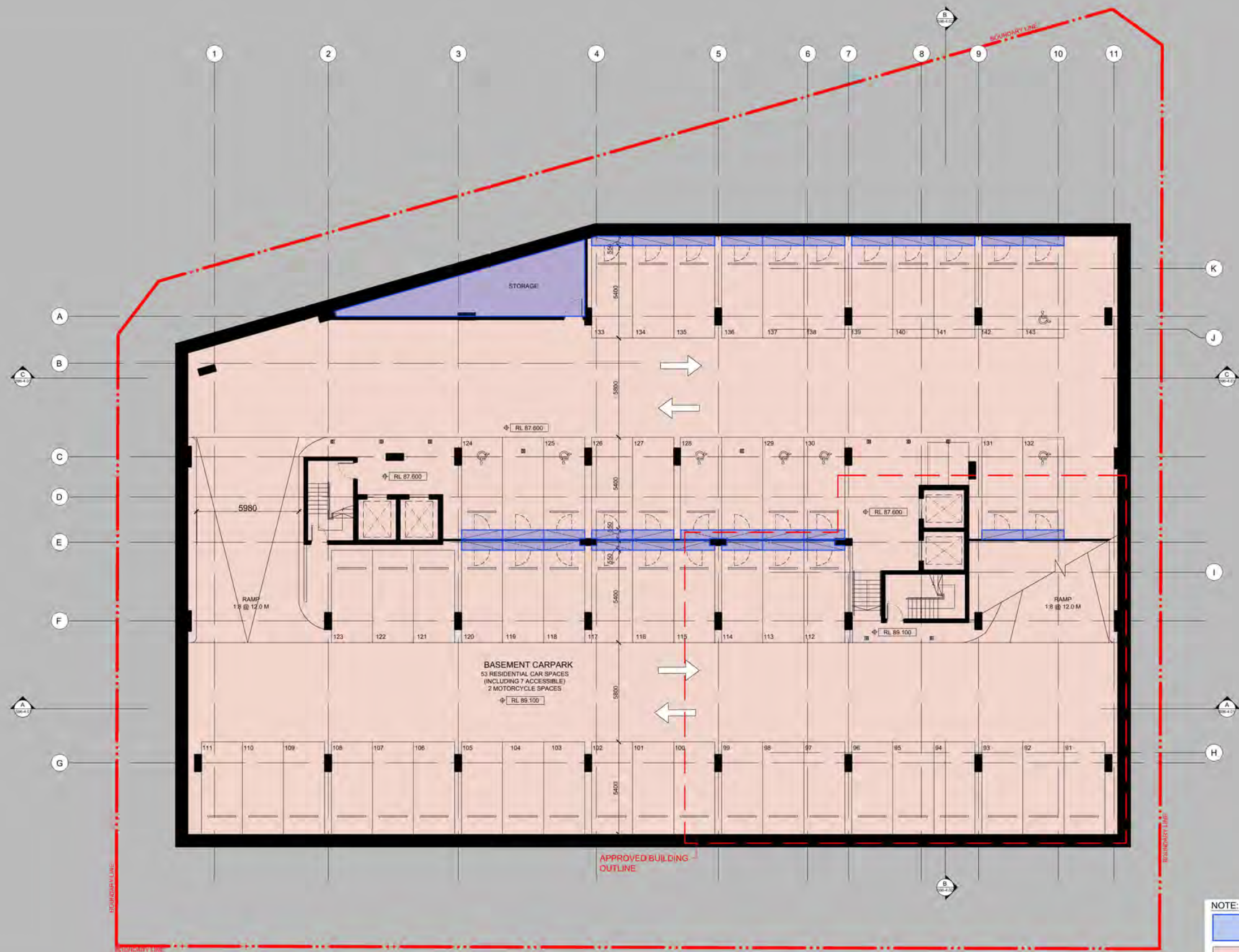
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A	2015.12.02	DA PACKAGE	BO
B	2017.03.27	S96 SUBMISSION	JRB
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D	2017.06.07	S96 SUBMISSION	BK
E	2017.06.22	S96 SUBMISSION	BO

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CLIENT		DRAWING TITLE			
ATF JL FAMILY TRUST JL CHATSWOOD PTY LTD		SITE PLAN			
PROJECT		SCALE	DATE	DRAWN	CHECKED
654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		1:250@A1 1:500@A3	MAR 17	SD	JRB
JOB		DRAWING		REVISION	
15072	S96 - 1.03		E		



NOTE:

STORAGE

S96 AMENDMENTS

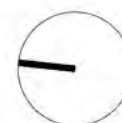
C COMMERCIAL CAR SPACES
V VISITOR CAR SPACES

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REVISION	DATE	DESCRIPTION	BY
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C	2016.11.25	AMENDED BASEMENT DESIGN - COUNCIL	BO
D	2017.03.27	S96 SUBMISSION	JRB
E	2017.05.17	S96 SUBMISSION	JRB
F	2017.06.07	S96 SUBMISSION	BK
G	2017.06.22	S96 SUBMISSION	BO

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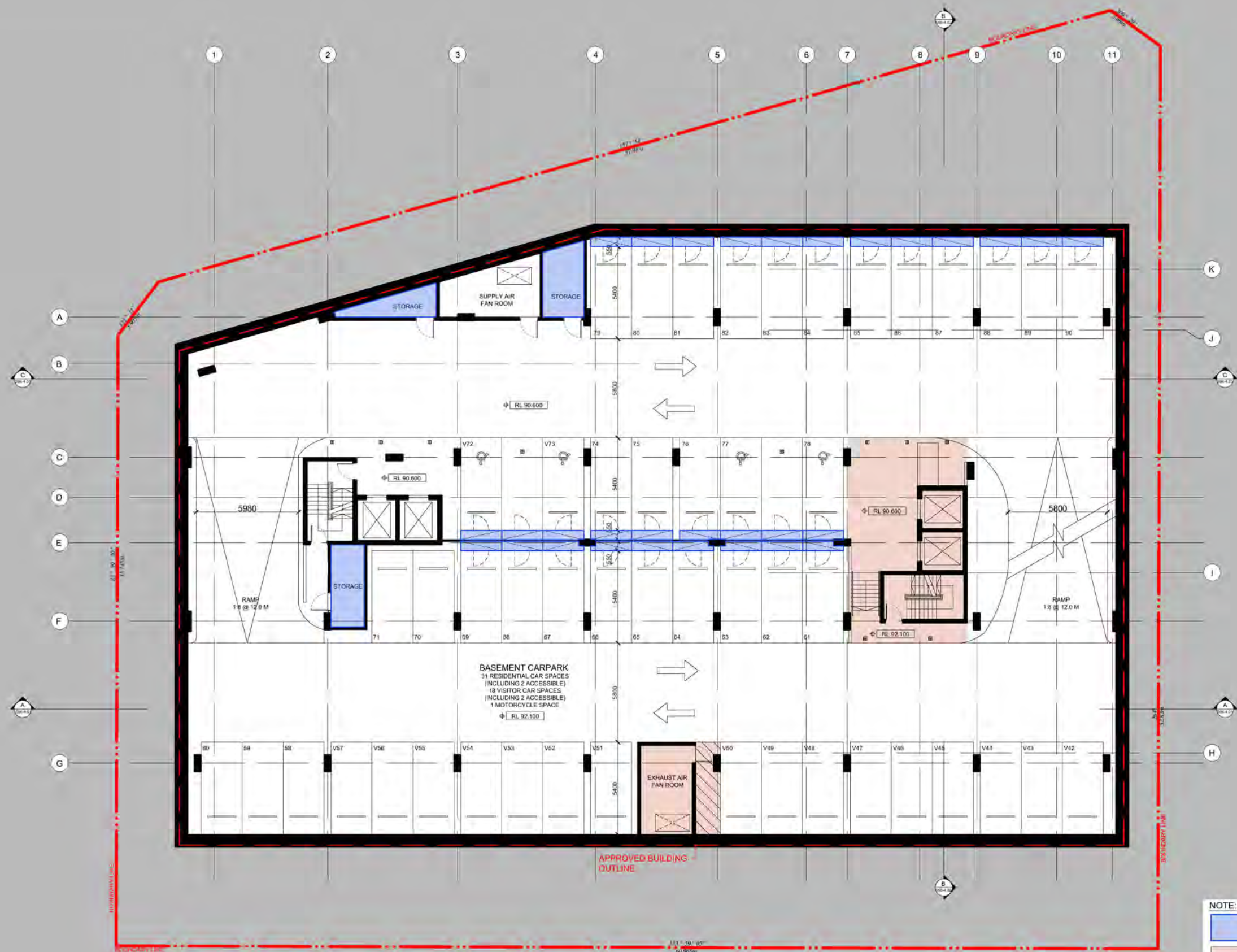


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PROJECT
654-666 PACIFIC HIGHWAY
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DRAWING TITLE
BASEMENT LEVEL 03

SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072	DRAWING S96 - 2.00	REVISION F	



NOTE:

STORAGE

S96 AMENDMENTS

C - COMMERCIAL CAR SPACES
V - VISITOR CAR SPACES

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REVISION	DATE	DESCRIPTION	BY
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C	2016.11.25	AMENDED BASEMENT DESIGN - COUNCIL	BO
D	2017.03.27	S96 SUBMISSION	JRB
E	2017.05.17	S96 SUBMISSION	JRB
F	2017.06.07	S96 SUBMISSION	JK
G	2017.06.22	S96 SUBMISSION	BO

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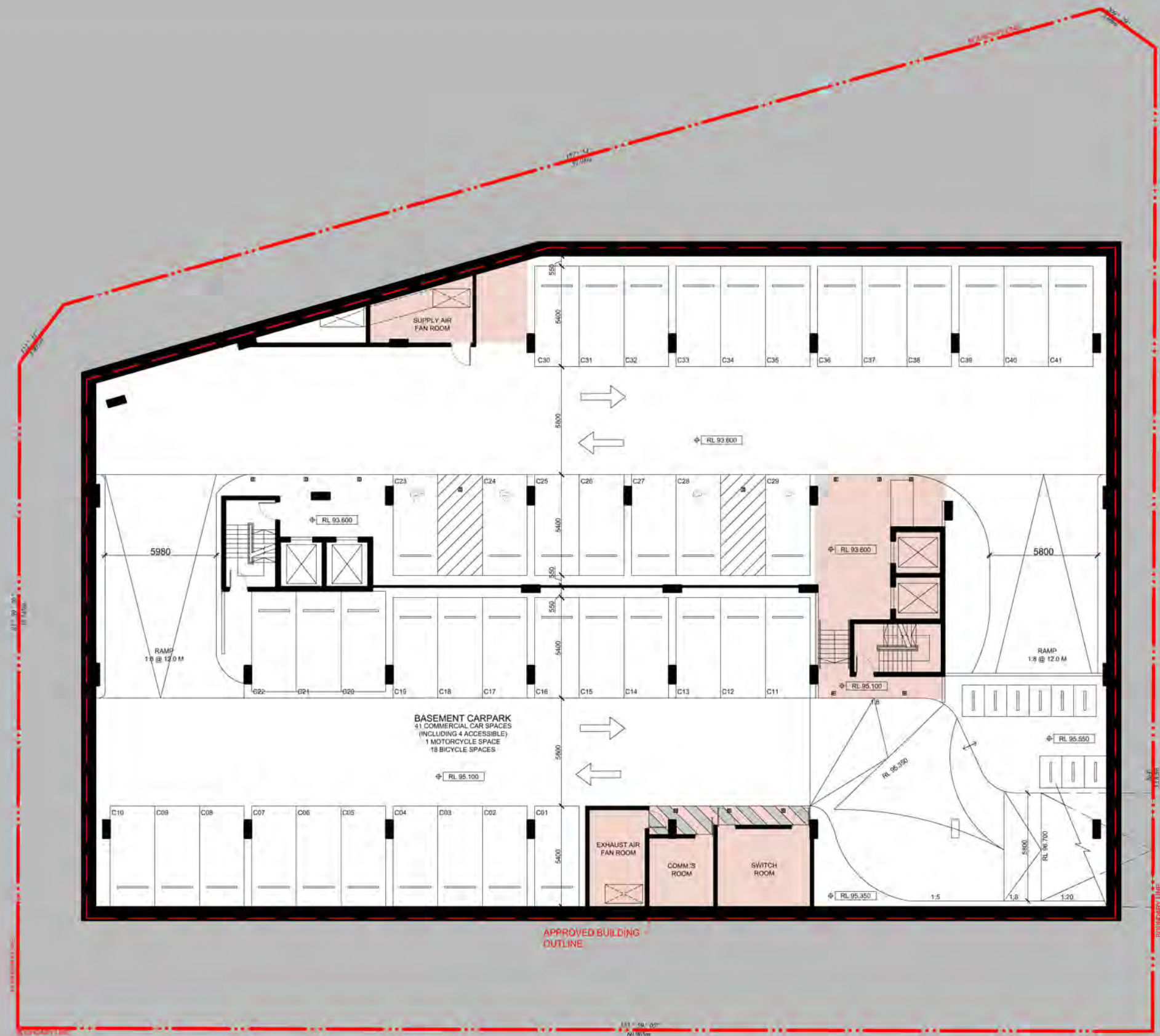


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DRAWING TITLE
BASEMENT LEVEL 02

SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072	DRAWING S96 - 2.01	REVISION F	



NOTE:

STORAGE

S96 AMENDMENTS

C - COMMERCIAL CAR SPACES
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C	2016.11.25	AMENDED BASEMENT DESIGN - COUNCIL	BO
D	2017.03.27	S96 SUBMISSION	JRB
E	2017.05.17	S96 SUBMISSION	JRB
F	2017.06.07	S96 SUBMISSION	BL
G	2017.06.22	S96 SUBMISSION	BO

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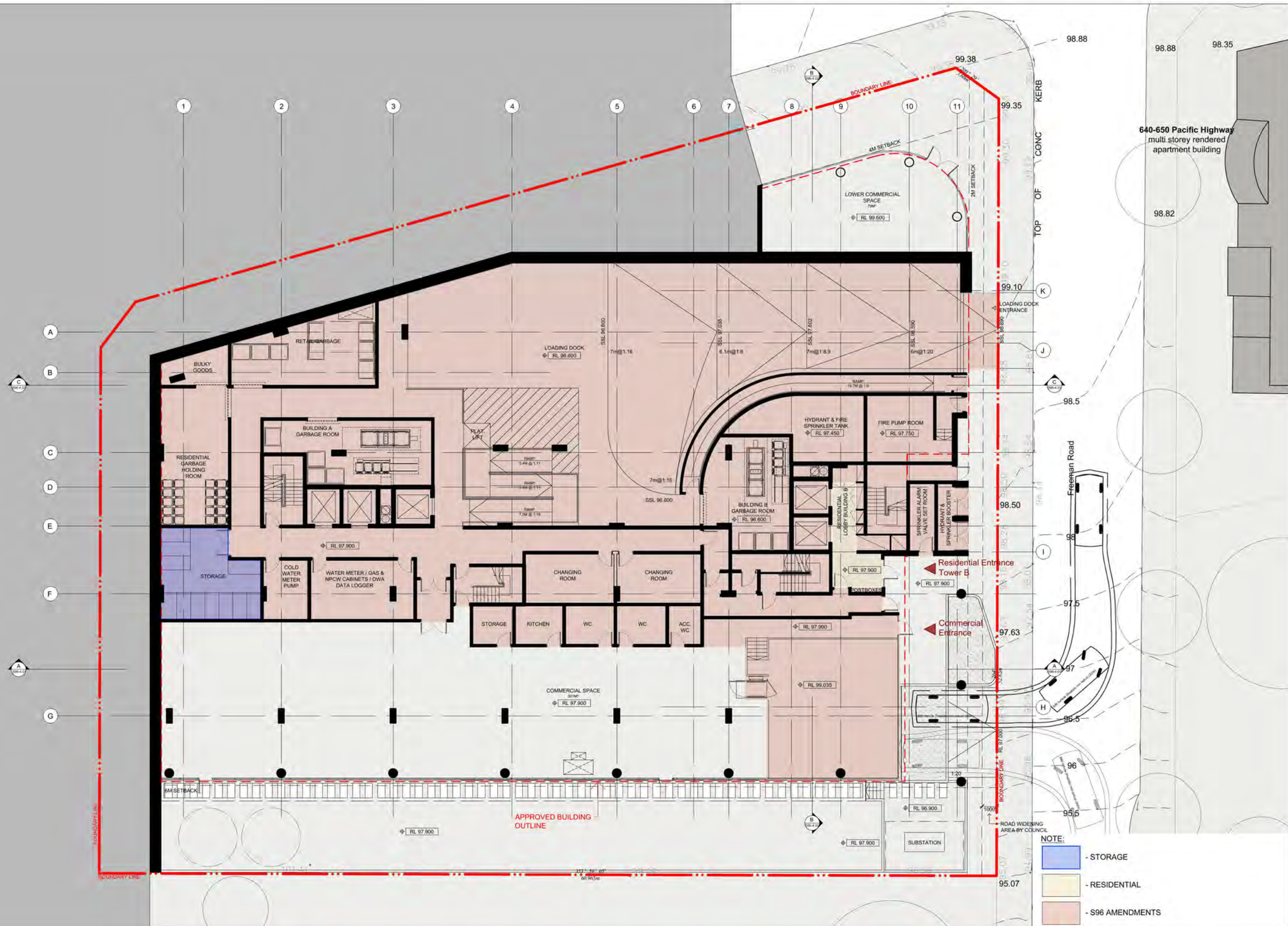


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DRAWING TITLE
BASEMENT LEVEL 01

SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072	DRAWING S96 - 2.02	REVISION F	



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D	2017.03.27	S96 SUBMISSION	JRB
E	2017.05.17	S96 SUBMISSION	JRB
F	2017.06.07	S96 SUBMISSION	BK
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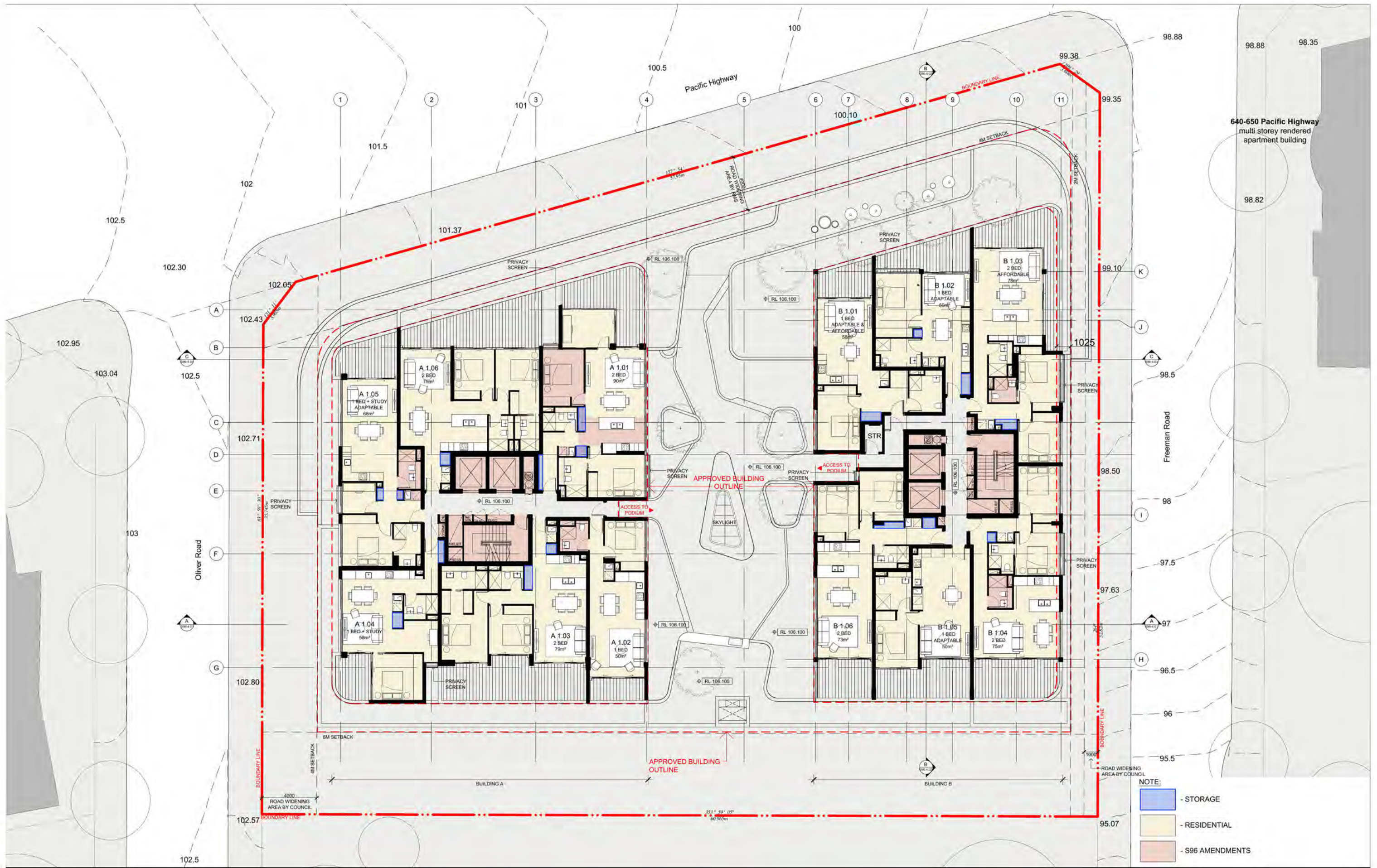


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DRAWING TITLE
LEVEL LOWER GROUND FLOOR

SCALE	DATE	DRAWN	CHECKED
1:125@A1 1:250@A3	MAR 17	SD	JRB
JOB	DRAWING	REVISION	
15072	S96 - 2.03	G	



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C	2017.03.27	S96 SUBMISSION	JRB
D	2017.05.17	S96 SUBMISSION	JRB
E	2017.06.07	S96 SUBMISSION	BK
F	2017.06.22	S96 SUBMISSION	BO

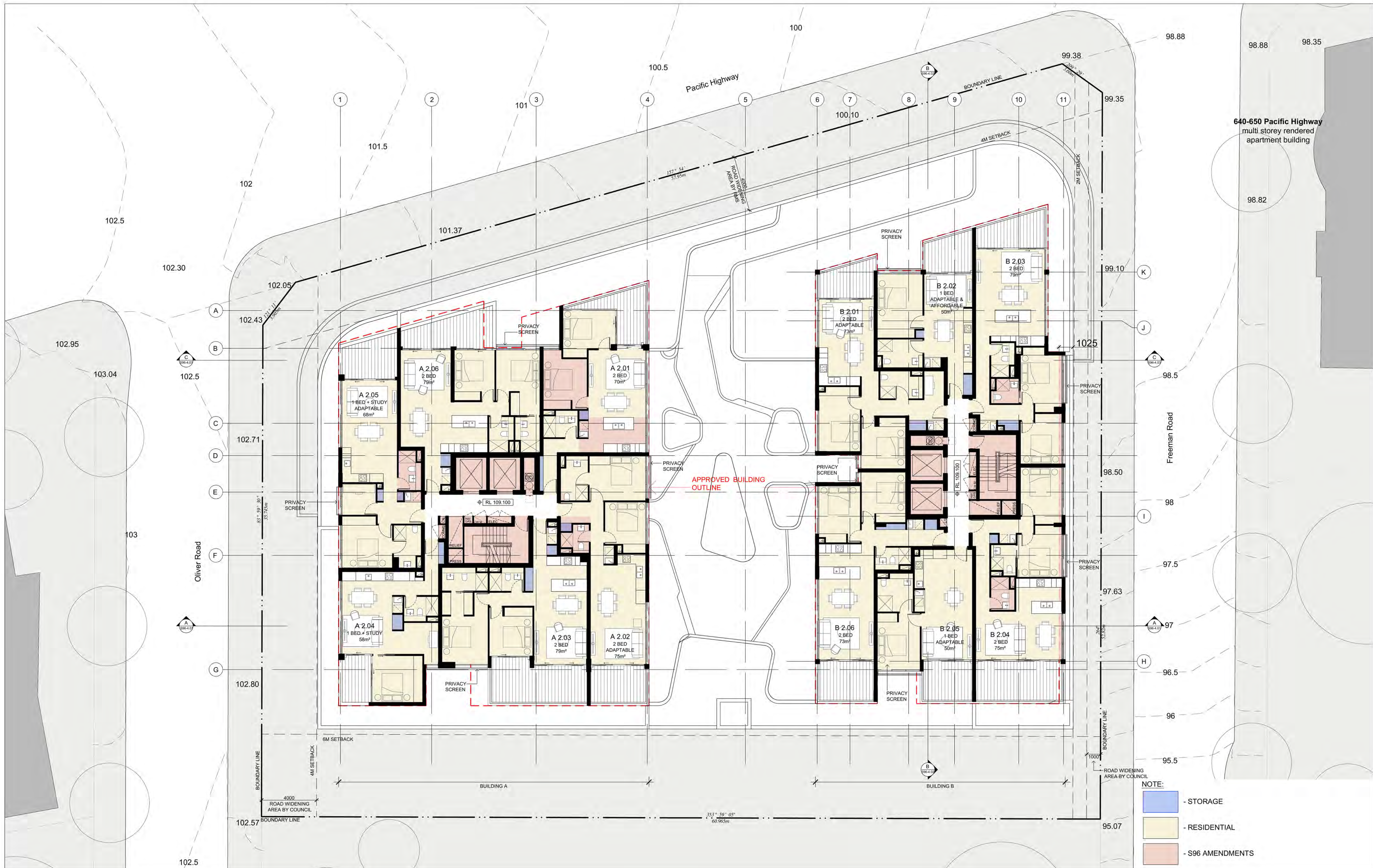
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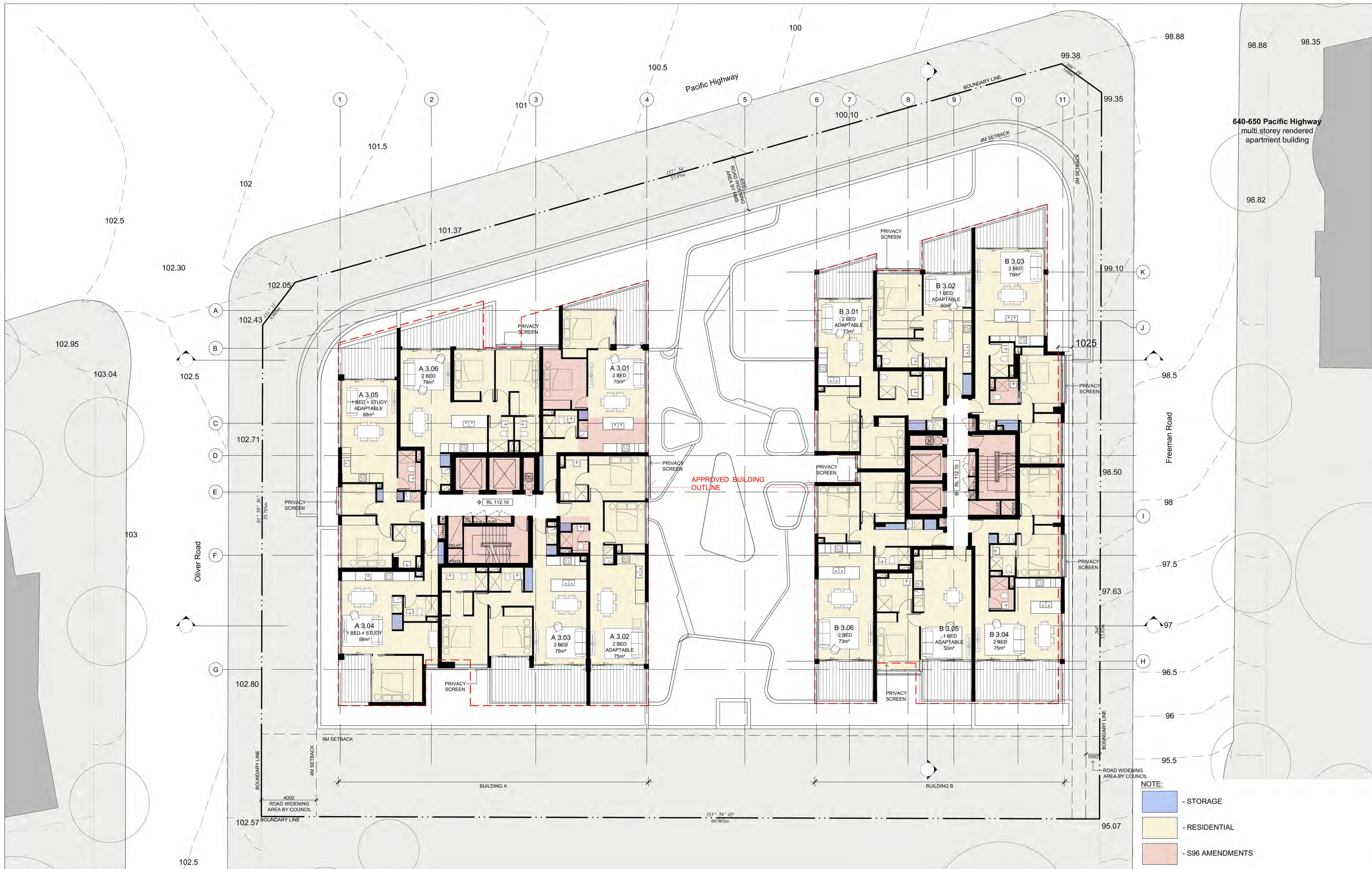
PROJECT
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DRAWING TITLE
LEVEL 01

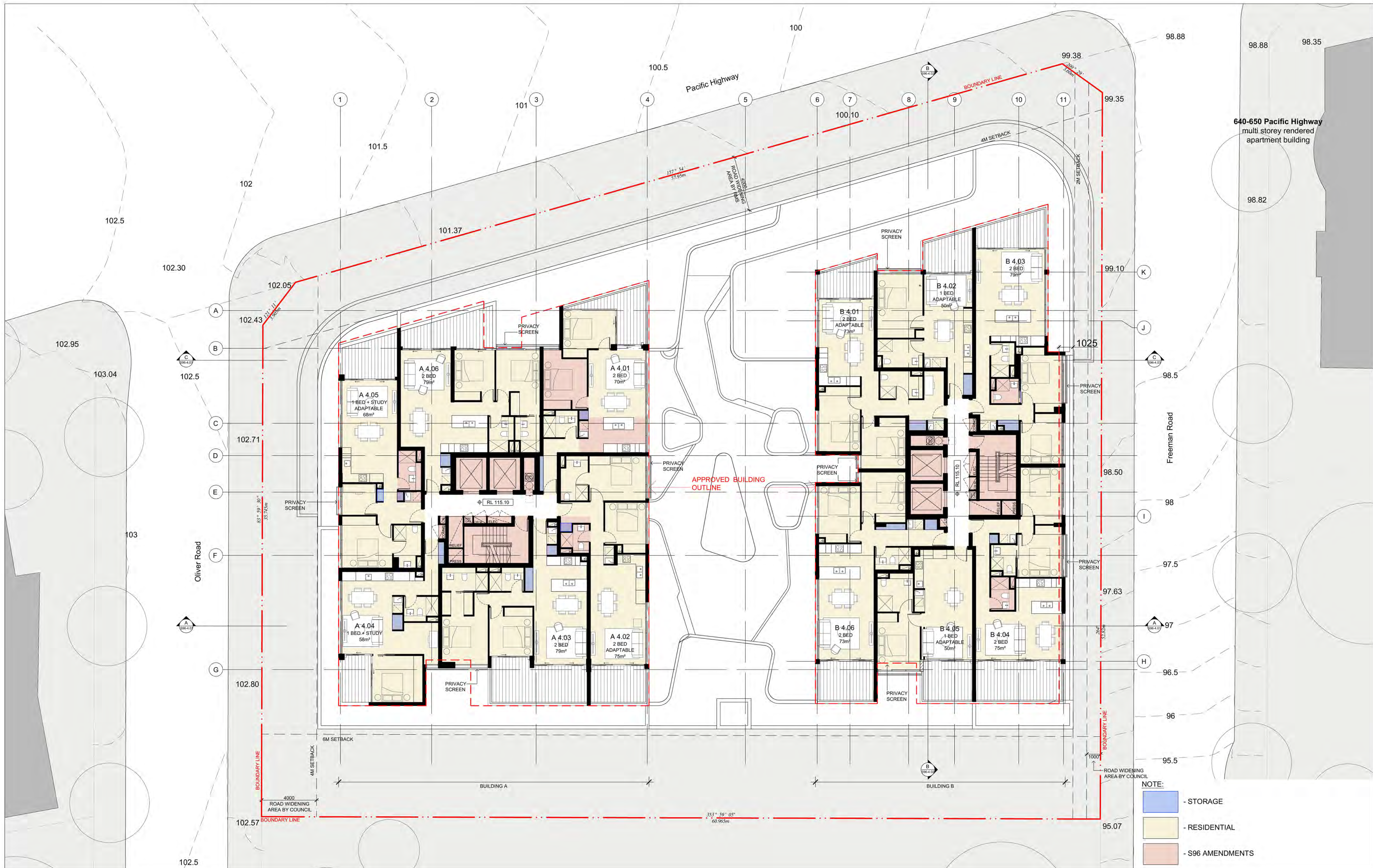
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JOB	DRAWING	REVISION	
15072	S96 - 2.05	E	



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	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO								
	C	2017.03.27	S96 SUBMISSION	JRB								
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	E	2017.06.07	S96 SUBMISSION	BK								
	F	2017.06.22	S96 SUBMISSION	BO								
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067						SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB			
JOB 15072						DRAWING S96 - 2.06		REVISION F				



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	A	2015.12.02	DA PACKAGE	BO						
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO						
	C	2017.03.27	S96 SUBMISSION	JRB						
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	E	2017.06.07	S96 SUBMISSION	BK						
	F	2017.06.22	S96 SUBMISSION	BO						
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		SCALE 1:125@A1 1:250@A1		DATE MAR 17	DRAWN SD	CHECKED JRB				
JOB 15072		DRAWING S96 - 2.07		REVISION F						



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	A	2015.12.02	DA PACKAGE	BO						
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO						
	C	2017.03.27	S96 SUBMISSION	JRB						
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	F	2017.06.22	S96 SUBMISSION	BO						
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067					SCALE 1:125@A1 1:250@A3		DATE MAR 17	DRAWN SD	CHECKED JRB	
JOB 15072					DRAWING S96 - 2.08		REVISION F			



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C	2017.03.27	S96 SUBMISSION	JRB
D	2017.05.17	S96 SUBMISSION	JRB
E	2017.06.07	S96 SUBMISSION	BK
F	2017.06.22	S96 SUBMISSION	BO

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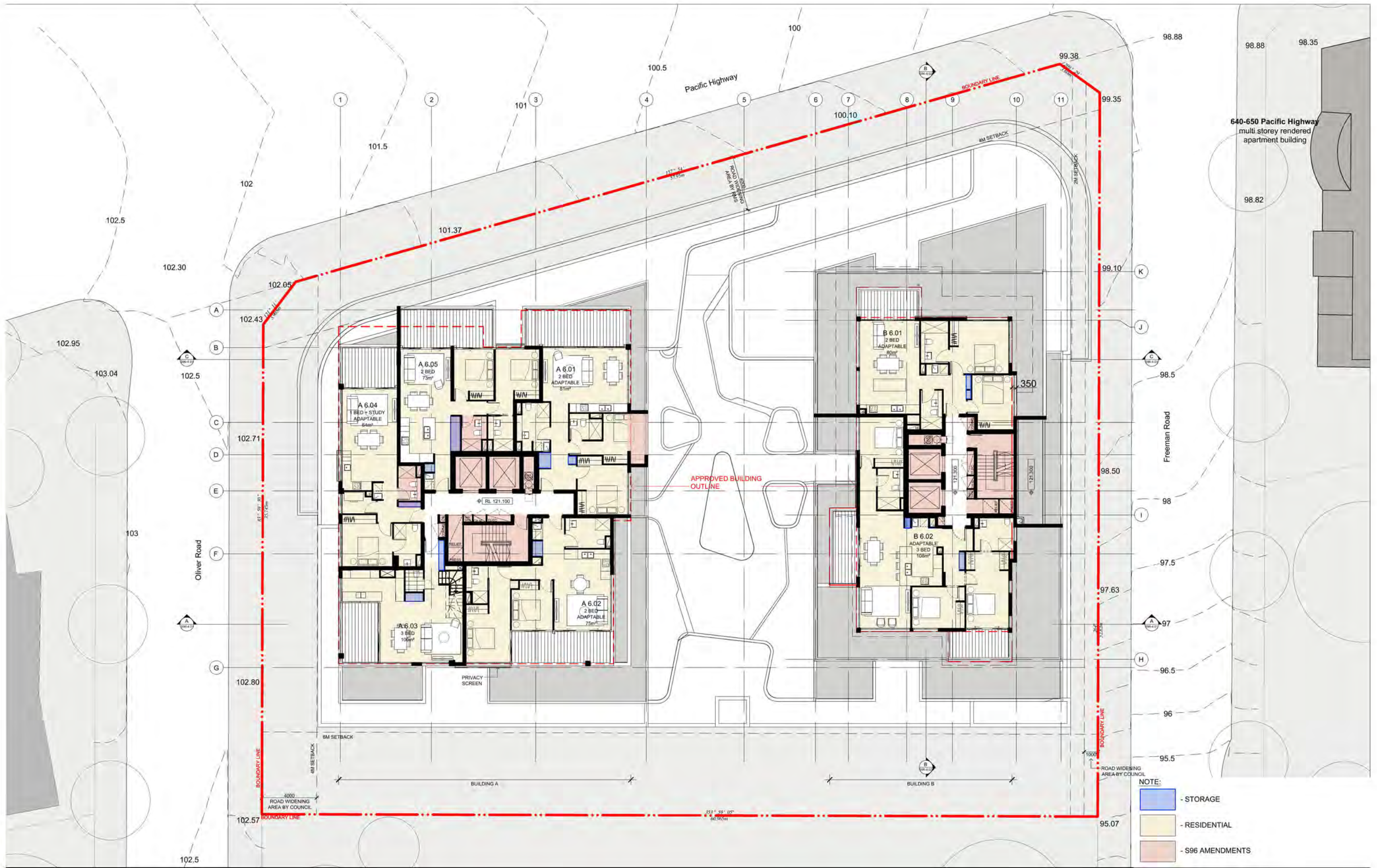
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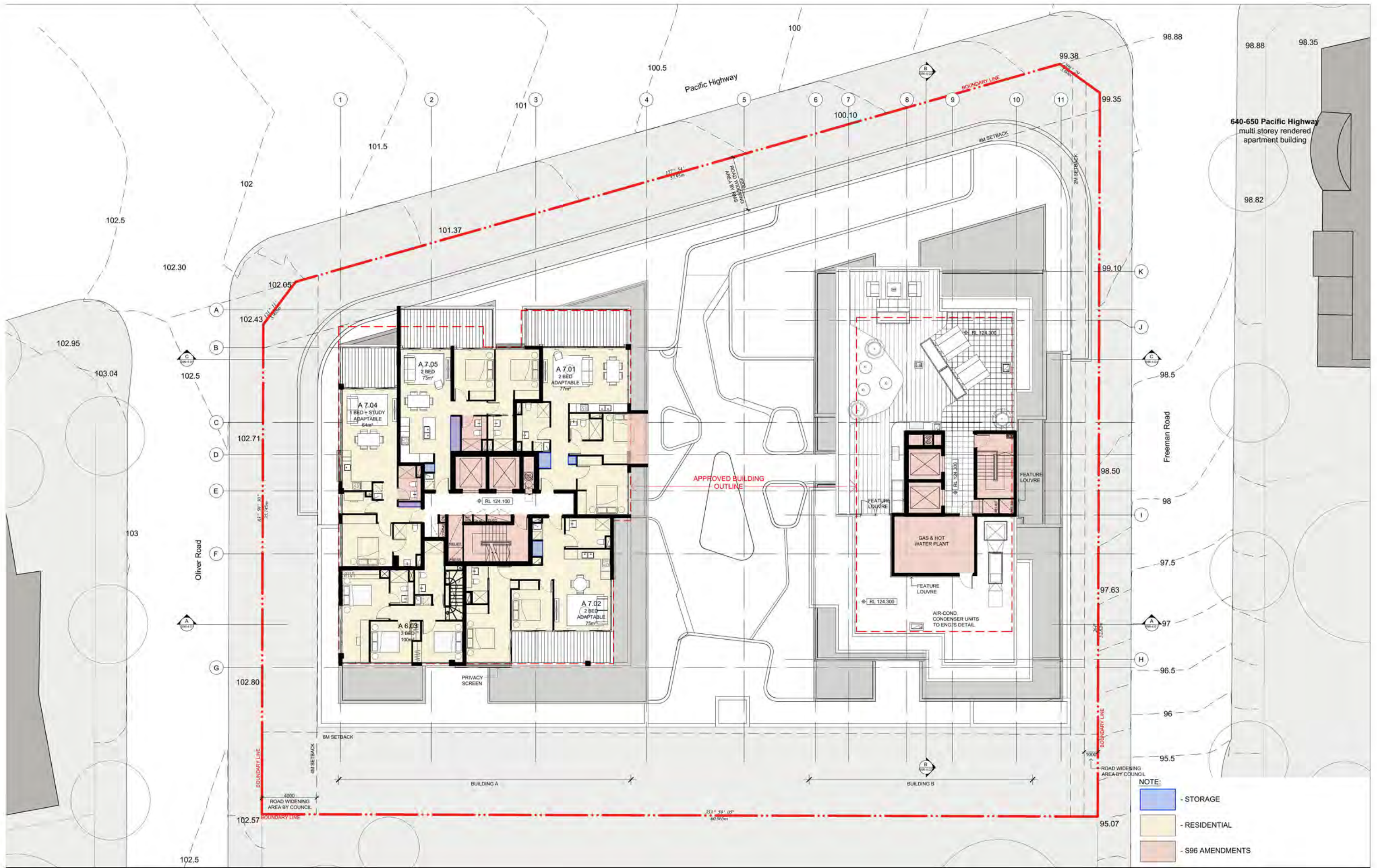
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LEVEL 05

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JOB	DRAWING	REVISION	
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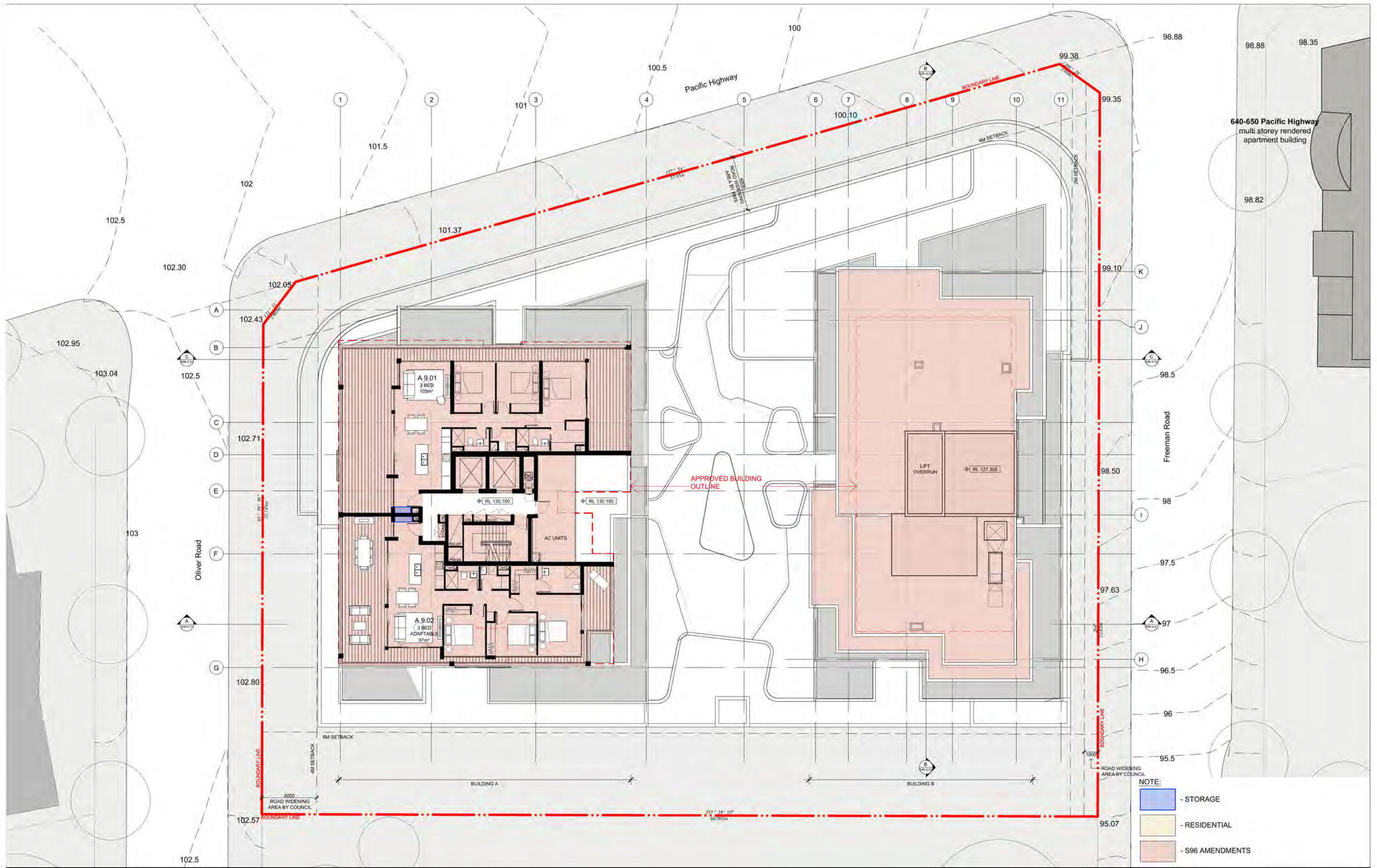


- NOTE:
- STORAGE
 - RESIDENTIAL
 - S96 AMENDMENTS

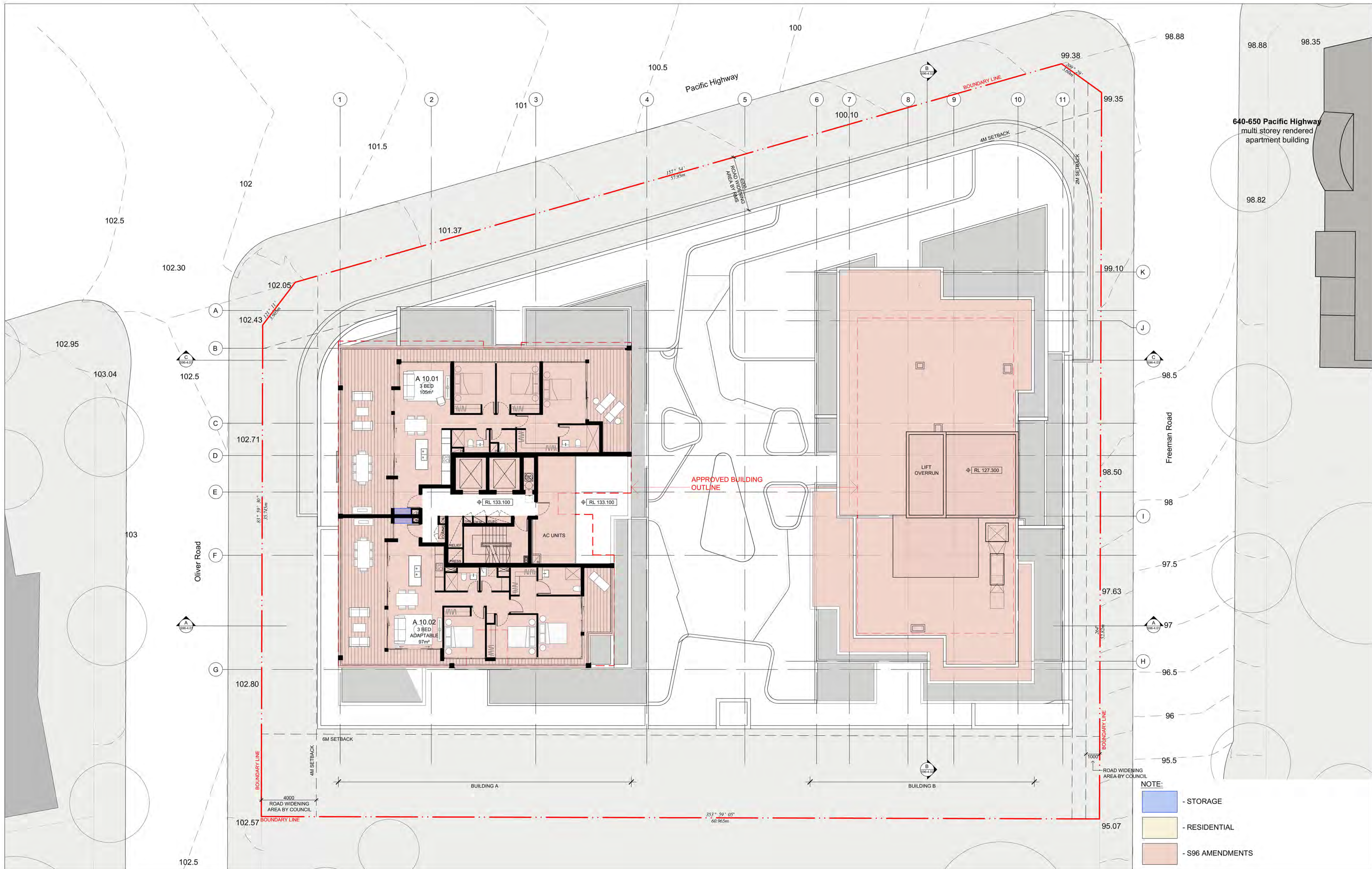
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	A	2015.12.02	DA PACKAGE	BO
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO
	C	2017.03.27	S96 SUBMISSION	JRB
	D	2017.05.17	S96 SUBMISSION	JRB
	E	2017.06.07	S96 SUBMISSION	BK
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DRAWING TITLE LEVEL 06				
SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB	
JOB 15072	DRAWING S96 - 2.10		REVISION E	



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	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO										
	C	2017.03.27	S96 SUBMISSION	JRB										
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067						SCALE 1:125@A1 1:250@A3		DATE MAR 17		DRAWN SD		CHECKED JRB		
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	A	2015.12.02	DA PACKAGE	BO										
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO										
	C	2017.03.27	S96 SUBMISSION	JRB										
	D	2017.05.17	S96 SUBMISSION	JRB										
	E	2017.06.07	S96 SUBMISSION	BK										
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067						SCALE 1:125@A1 1:250@A1		DATE MAR 17		DRAWN SD		CHECKED JRB		
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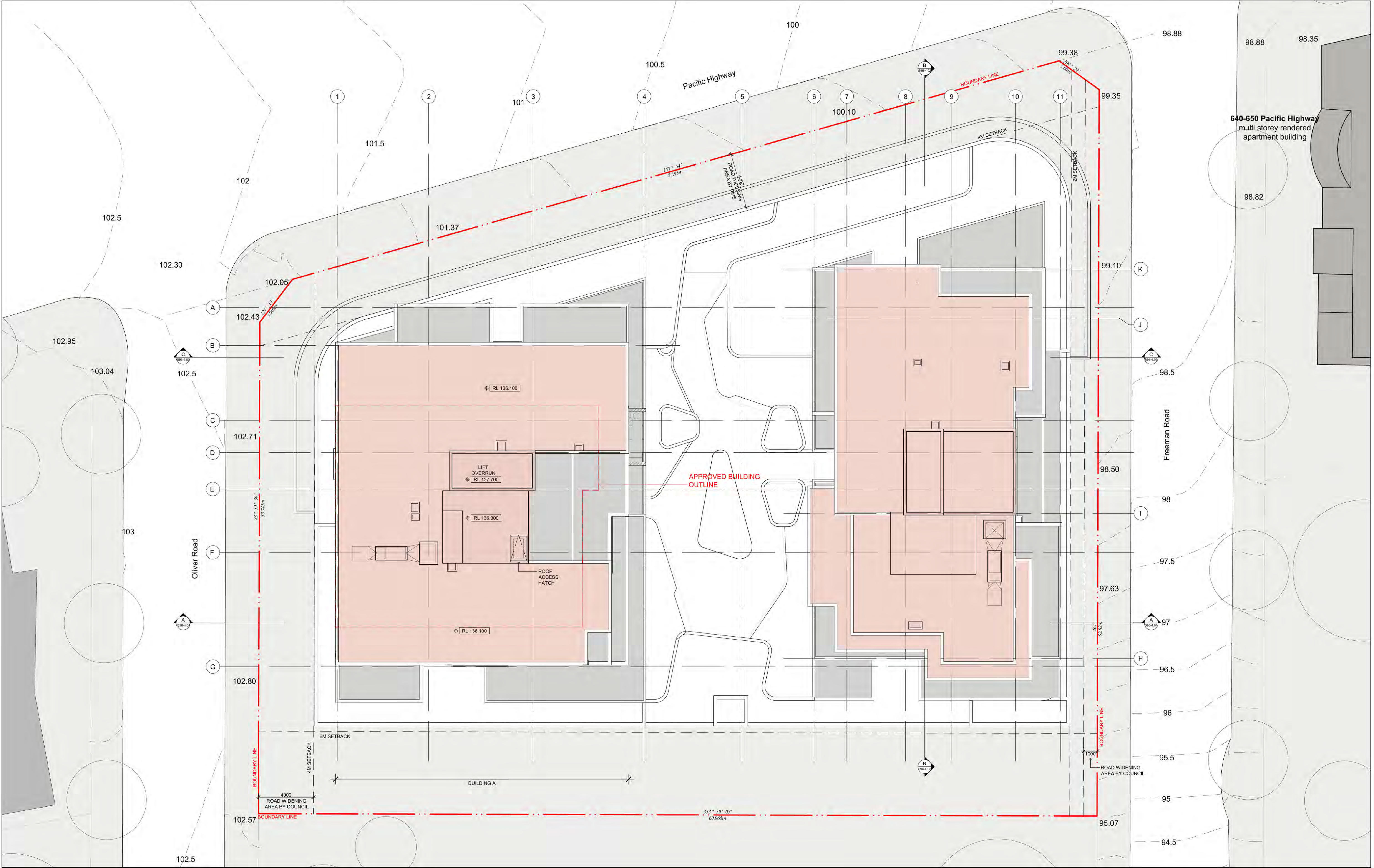
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JOB 15072	DRAWING S96 - 2.14	REVISION F	



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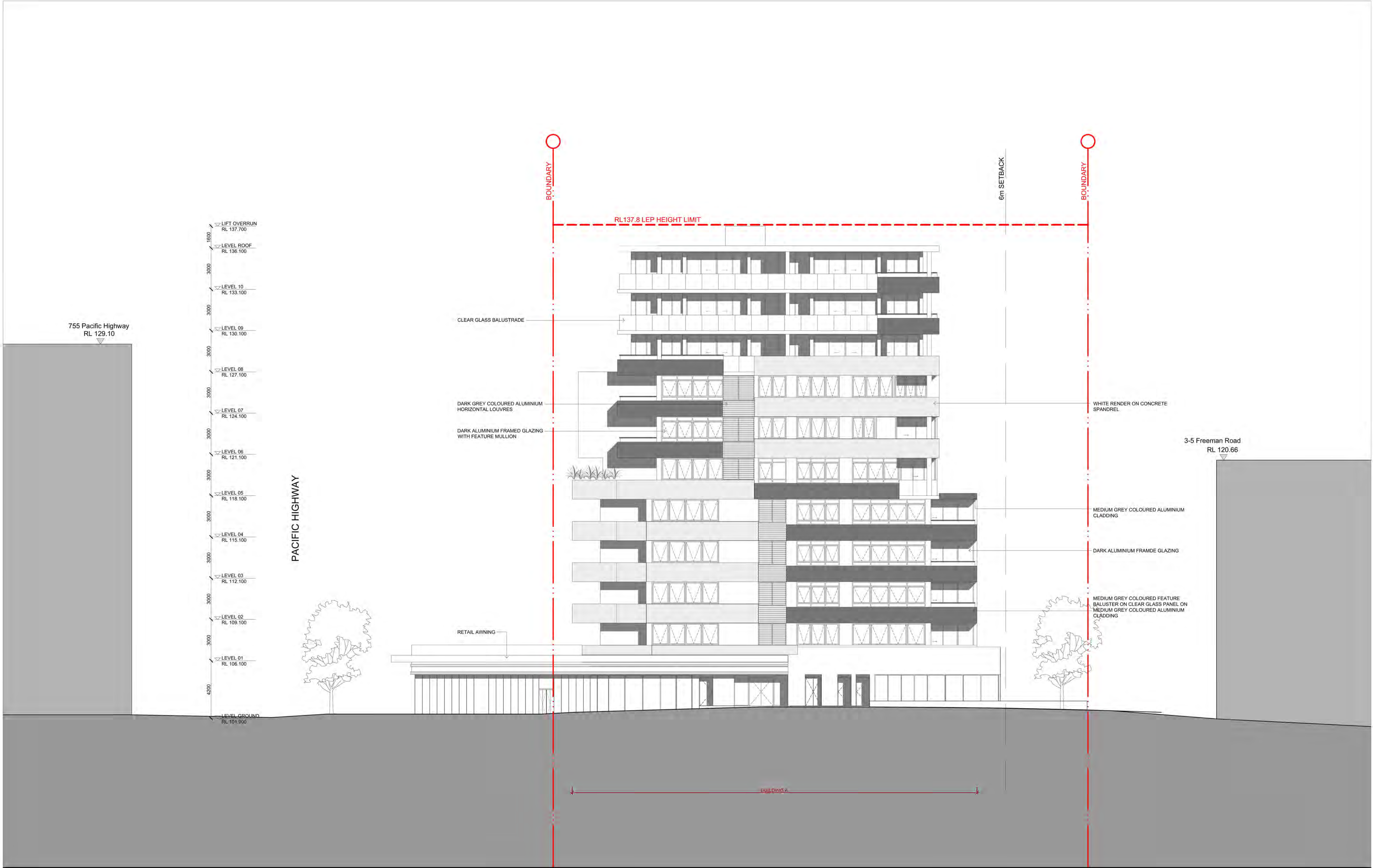
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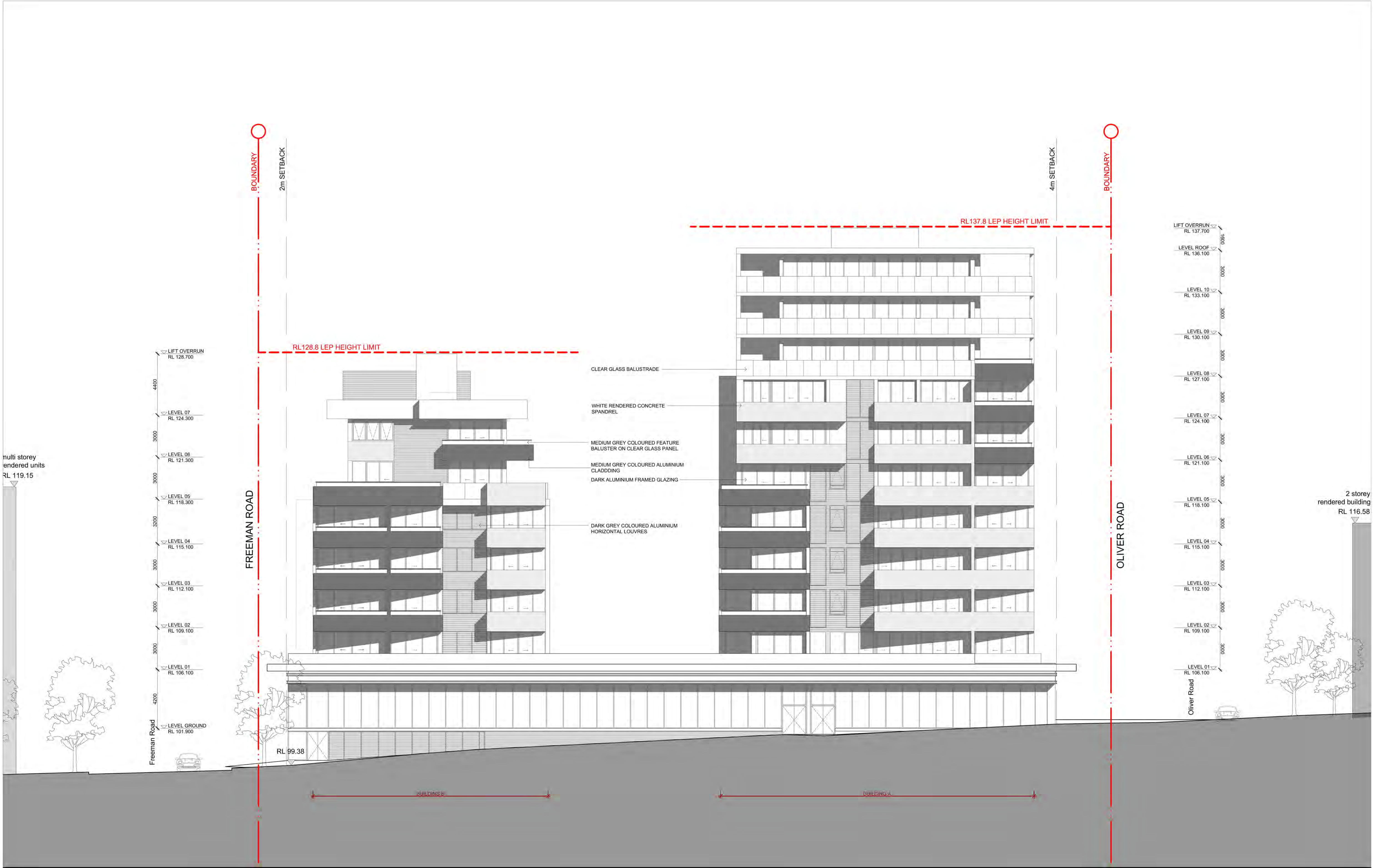
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PROJECT	654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067			

DRAWING TITLE		ROOF PLAN	
SCALE	DATE	DRAWN	CHECKED
1:125@A1 1:250@A3	MAR 17	SD	JRB
JOB	DRAWING	REVISION	
15072	S96 - 2.15	F	



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	C	2017.05.17	S96 SUBMISSION	JRB
	D	2017.06.07	S96 SUBMISSION	BK
	E	2017.06.22	S96 SUBMISSION	BO
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PROJECT		654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		
DRAWING TITLE		NORTH ELEVATION		
SCALE	DATE	DRAWN	CHECKED	
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JOB	DRAWING	REVISION		
15072	S96 - 3.02	D		

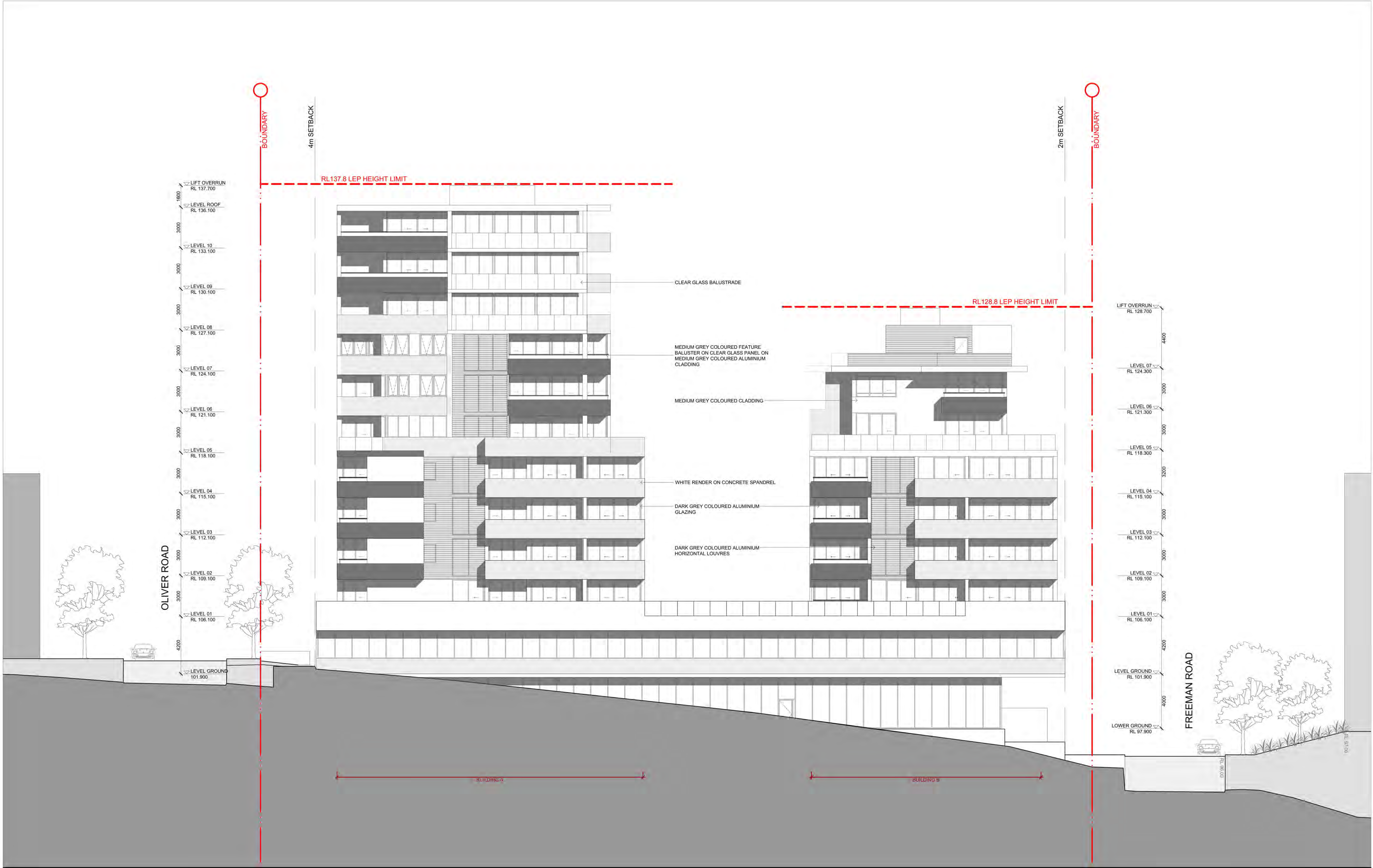


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	C	2017.05.17	S96 SUBMISSION	JRB
	D	2017.06.07	S96 SUBMISSION	BK
	E	2017.06.22	S96 SUBMISSION	BO

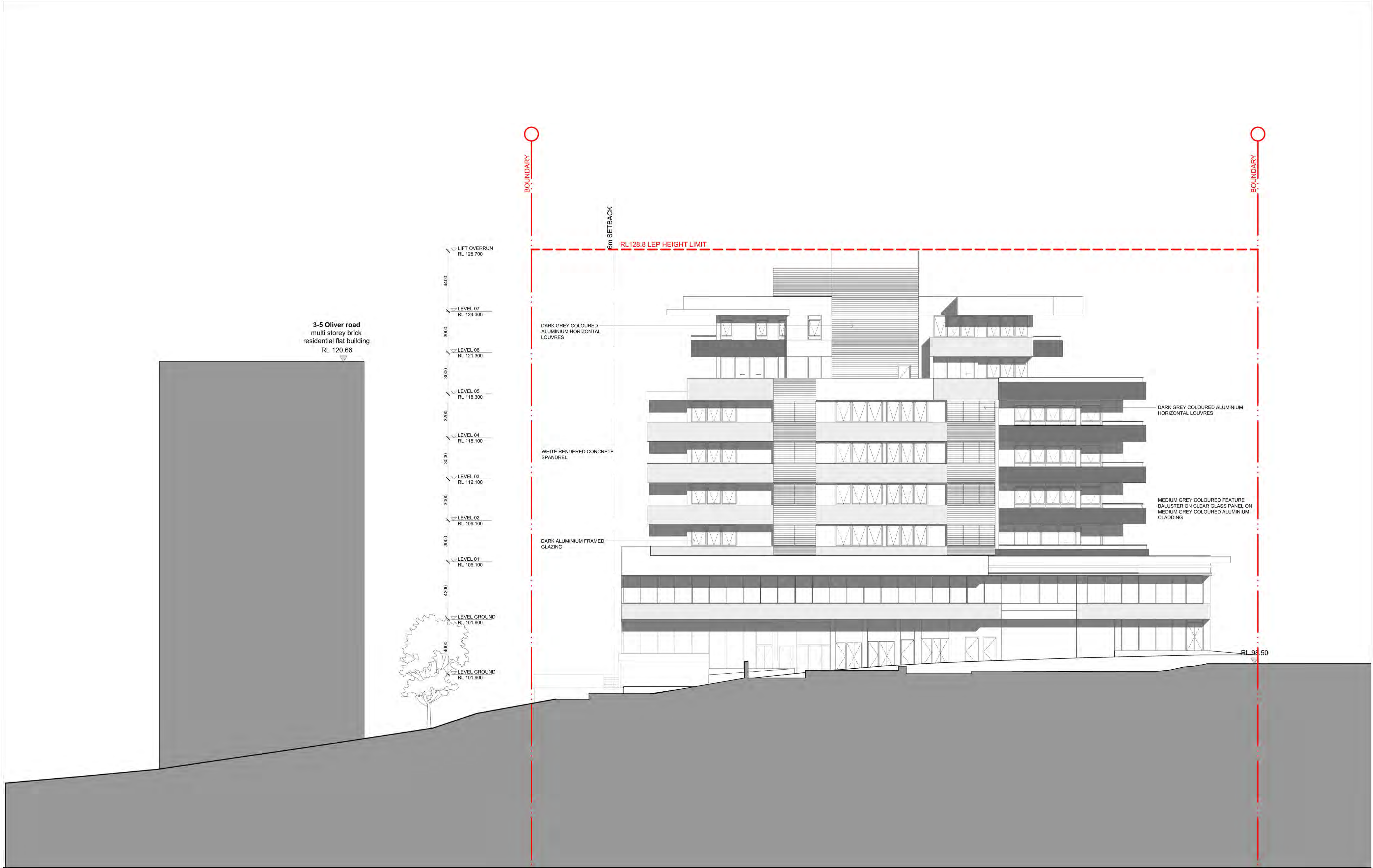
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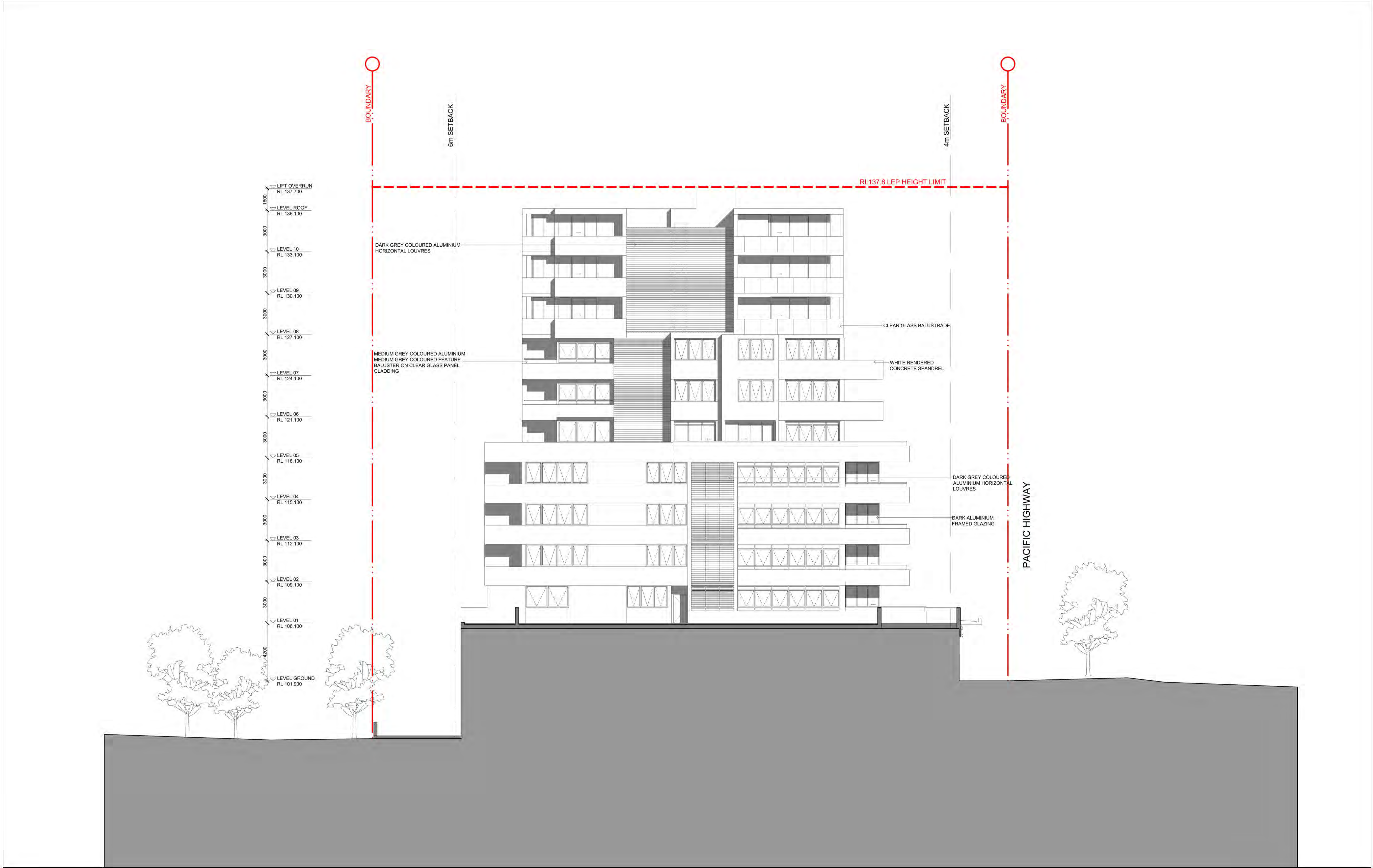
CLIENT ATF JL FAMILY TRUST JL CHATSWOOD PTY LTD		DRAWING TITLE EAST ELEVATION			
PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072		DRAWING S96 - 3.01			REVISION D



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	E	2017.06.22	S96 SUBMISSION	BO
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DRAWING TITLE WEST ELEVATION				
SCALE 1:125@A1 1:250@A3		DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072		DRAWING S96 - 3.03		REVISION D



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	A	2015.12.02	DA PACKAGE	BO						
	B	2016.04.28	AMENDED DESIGN FOR COUNCIL	BO						
	C	2017.03.27	S96 SUBMISSION	JRB						
	D	2017.05.17	S96 SUBMISSION	JRB						
	E	2017.06.07	S96 SUBMISSION	BK						
	F	2017.06.22	S96 SUBMISSION	BO						
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB					
JOB 15072		DRAWING S96 - 3.04		REVISION E						



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	C	2017.05.17	S96 SUBMISSION	JRB
	D	2017.06.07	S96 SUBMISSION	BK
	E	2017.06.22	S96 SUBMISSION	BO

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DRAWING TITLE

INTERNAL SOUTH ELEVATION

PROJECT

654-666 PACIFIC HIGHWAY
CHATSWOOD NSW 2067

SCALE
1:125@A1
1:250@A3

DATE
MAR 17

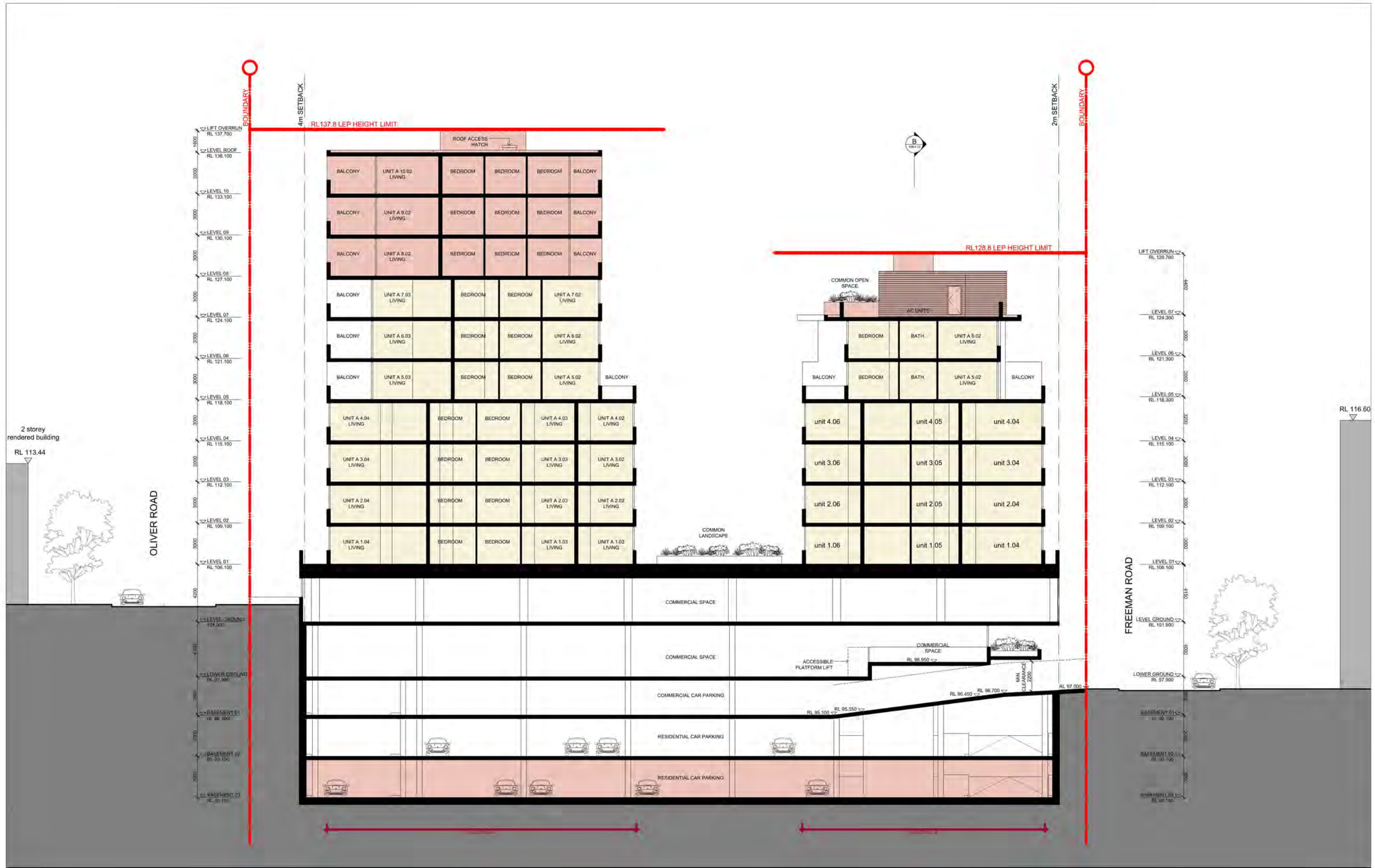
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SD

CHECKED
JRB

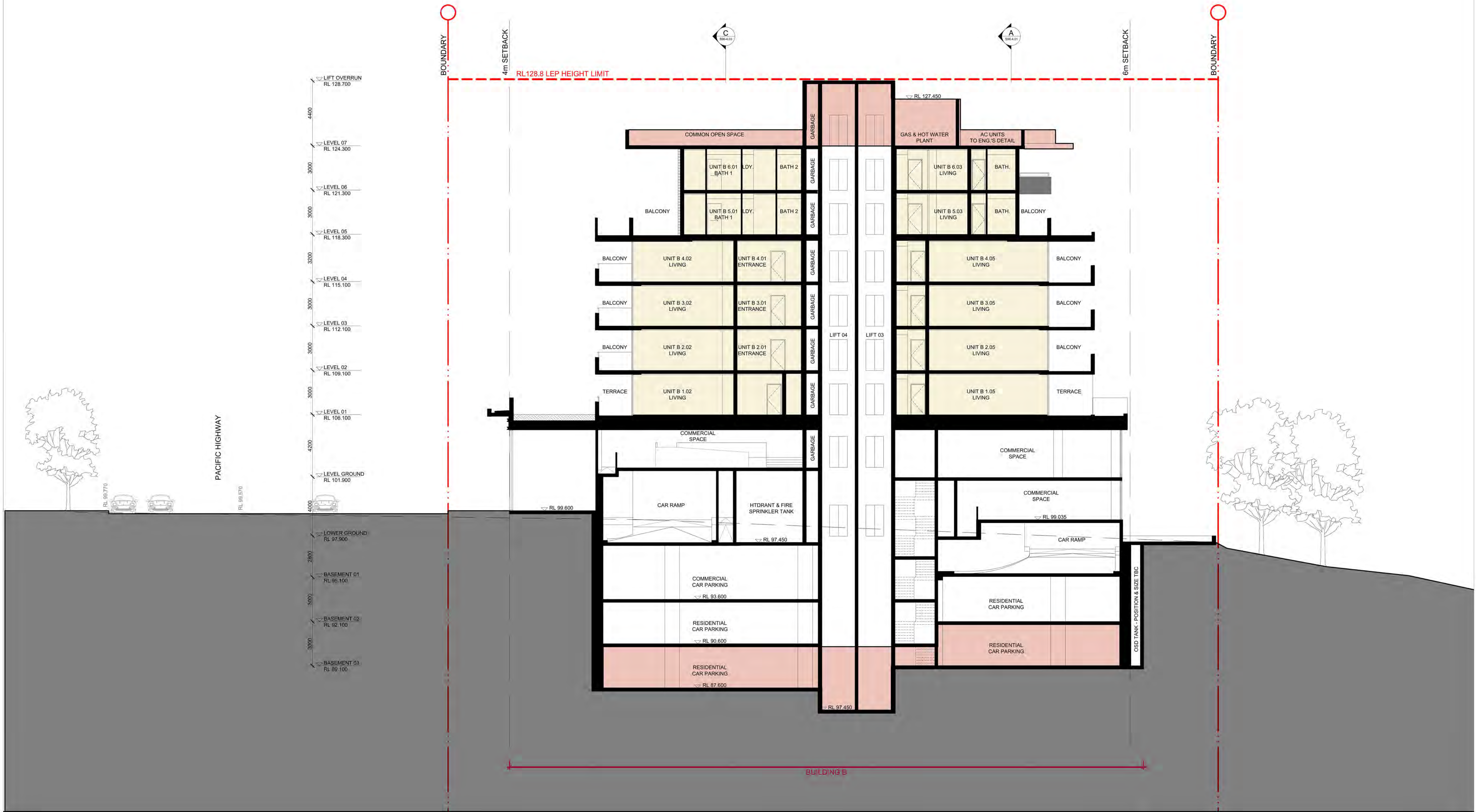
JOB
15072

DRAWING
S96 - 3.06

REVISION
D



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	C		2017.05.17	S96 SUBMISSION	JRB												
	D		2017.06.07	S96 SUBMISSION	JK												
	E		2017.06.22	S96 SUBMISSION	BO												
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						PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067				SCALE 1:125@A1 1:250@A3		DATE MAR 17		DRAWN SD		CHECKED JRB	
						JOB 15072		DRAWING S96 - 4.01				REVISION D					

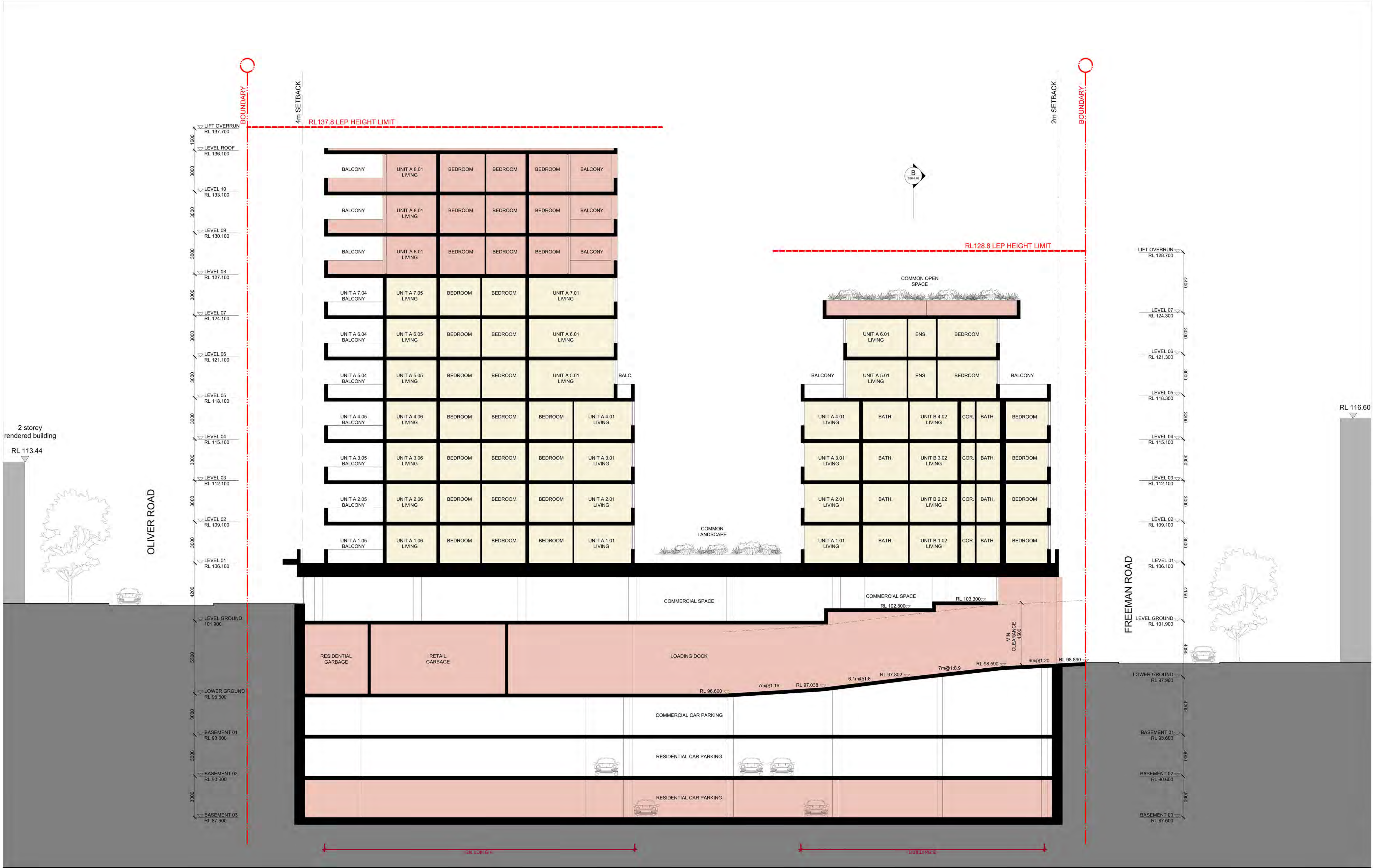


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	C	2017.05.17	S96 SUBMISSION	JRB
	D	2017.06.07	S96 SUBMISSION	BK
	E	2017.06.22	S96 SUBMISSION	BO

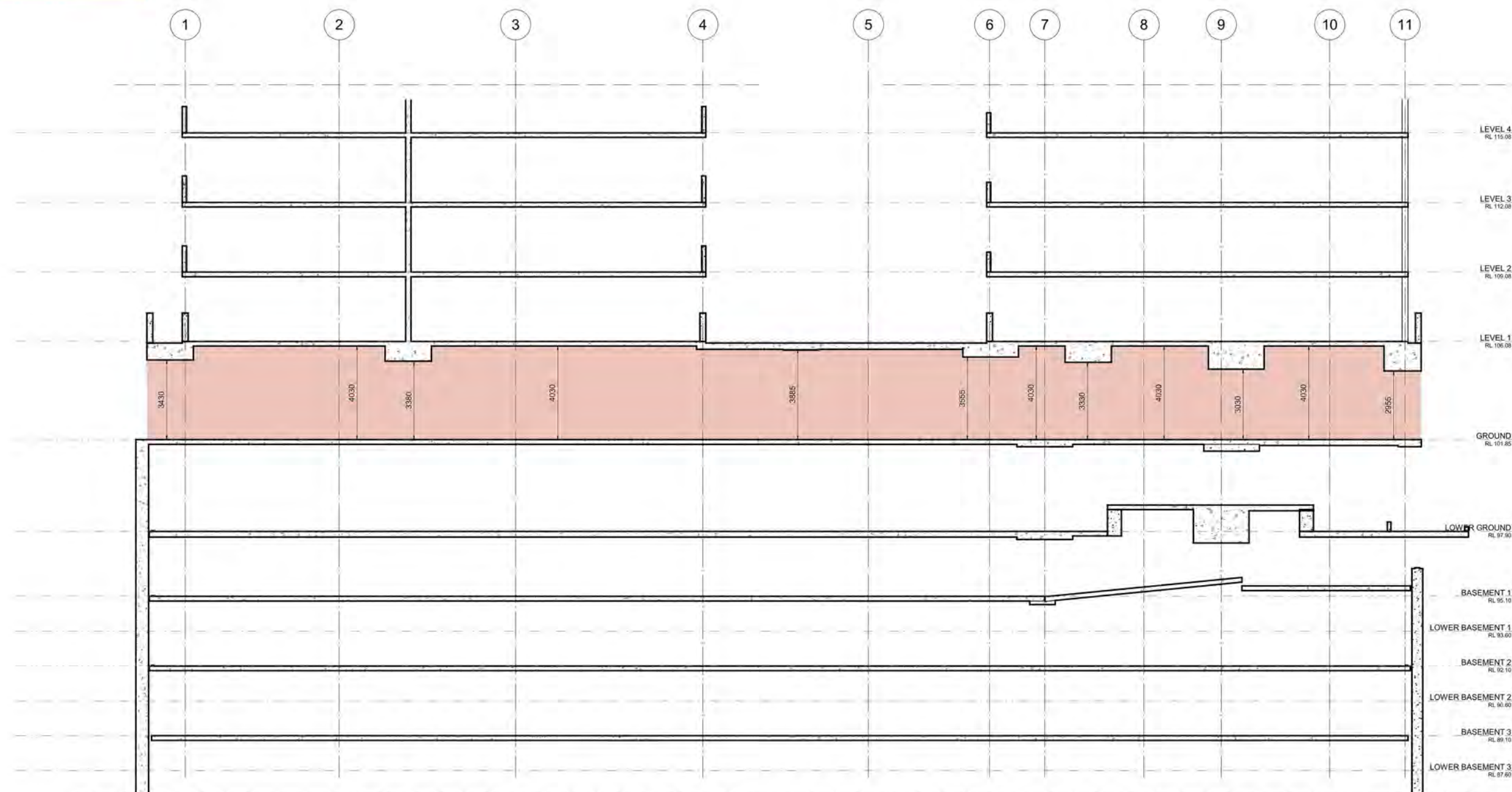
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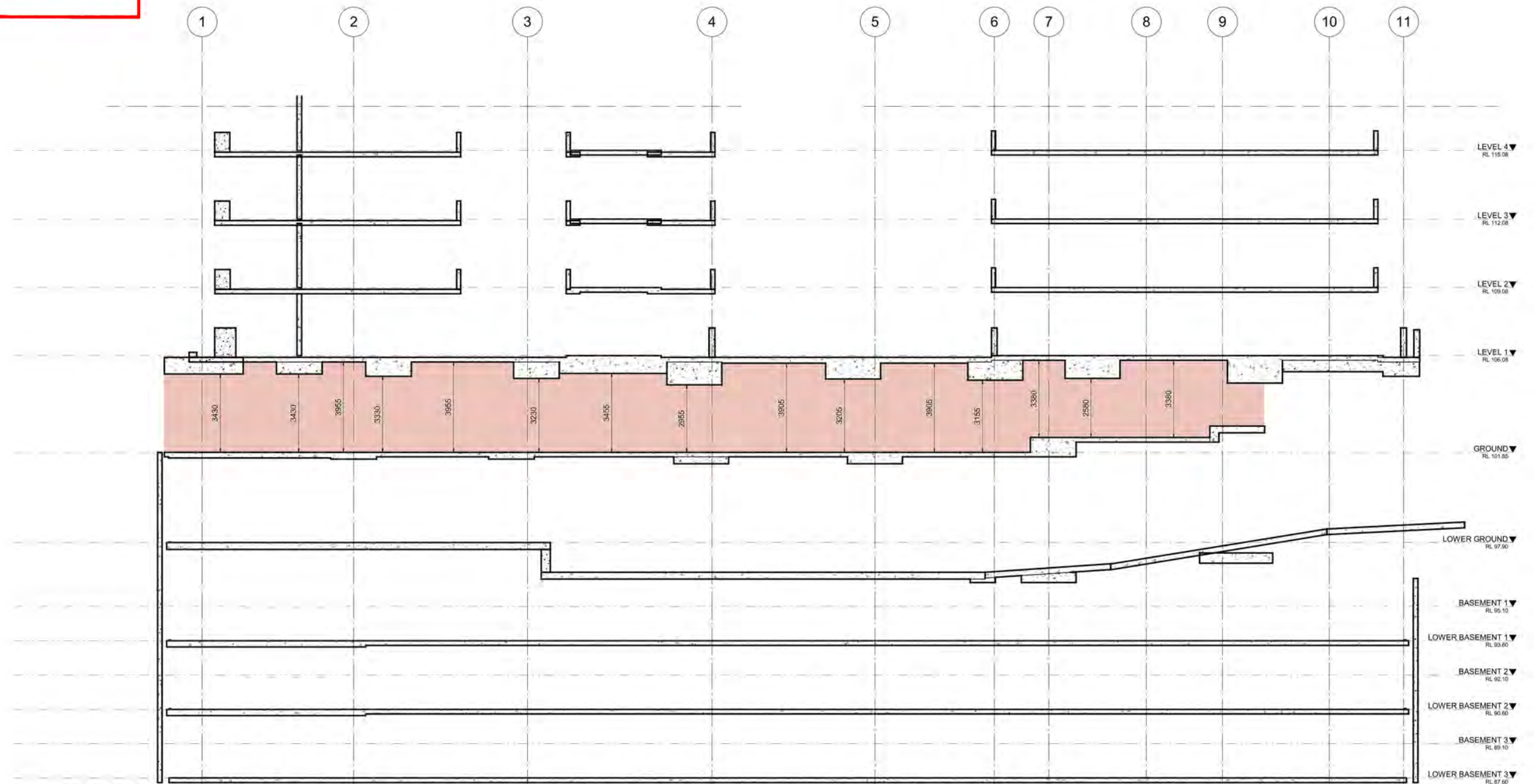
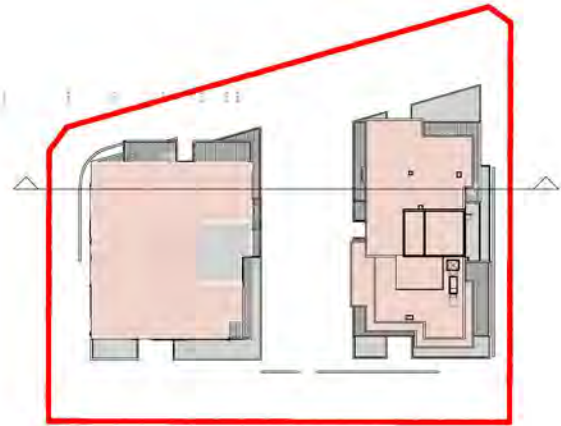
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB
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	A	2015.12.02	DA PACKAGE	BO						
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO						
	C	2016.11.25	AMENDED BASEMENT DESIGN - COUNCIL	BO						
	D	2017.03.27	S96 SUBMISSION	JRB						
	E	2017.05.17	S96 SUBMISSION	JRB						
	F	2017.06.07	S96 SUBMISSION	BK						
	G	2017.06.22	S96 SUBMISSION	BO						
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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067		SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB					
JOB 15072		DRAWING S96 - 4.03			REVISION G					



SCALE 1:100 1:200	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072	DRAWING S96 - 4.04		REVISION A



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PROJECT
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CHATSWOOD NSW 2067**

DRAWING TITLE
SECTION E-E

SCALE	DATE	DRAWN	CHECKED
1:100 1:200	MAR 17	SD	JRB
JOB	DRAWING	REVISION	
15072	S96 - 4.05	A	



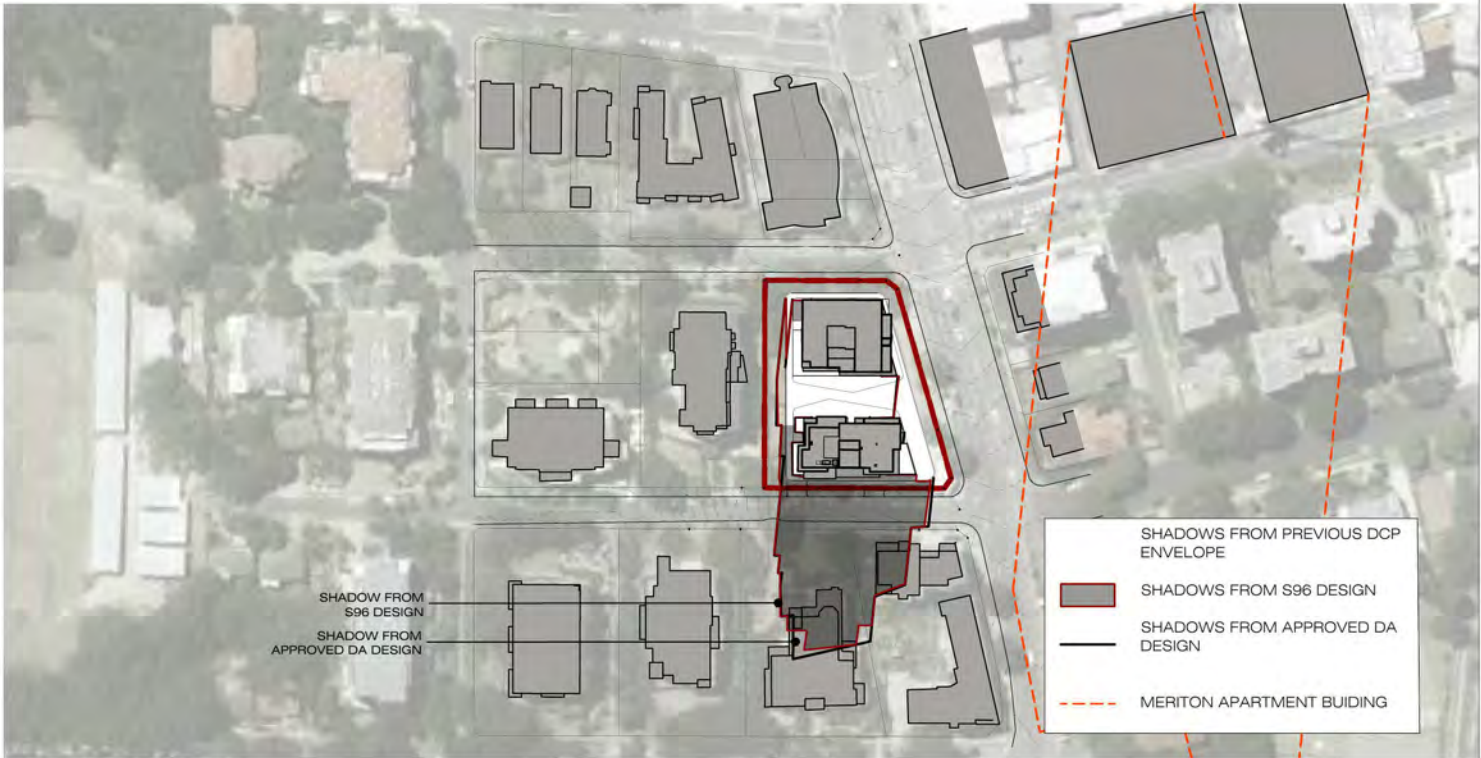
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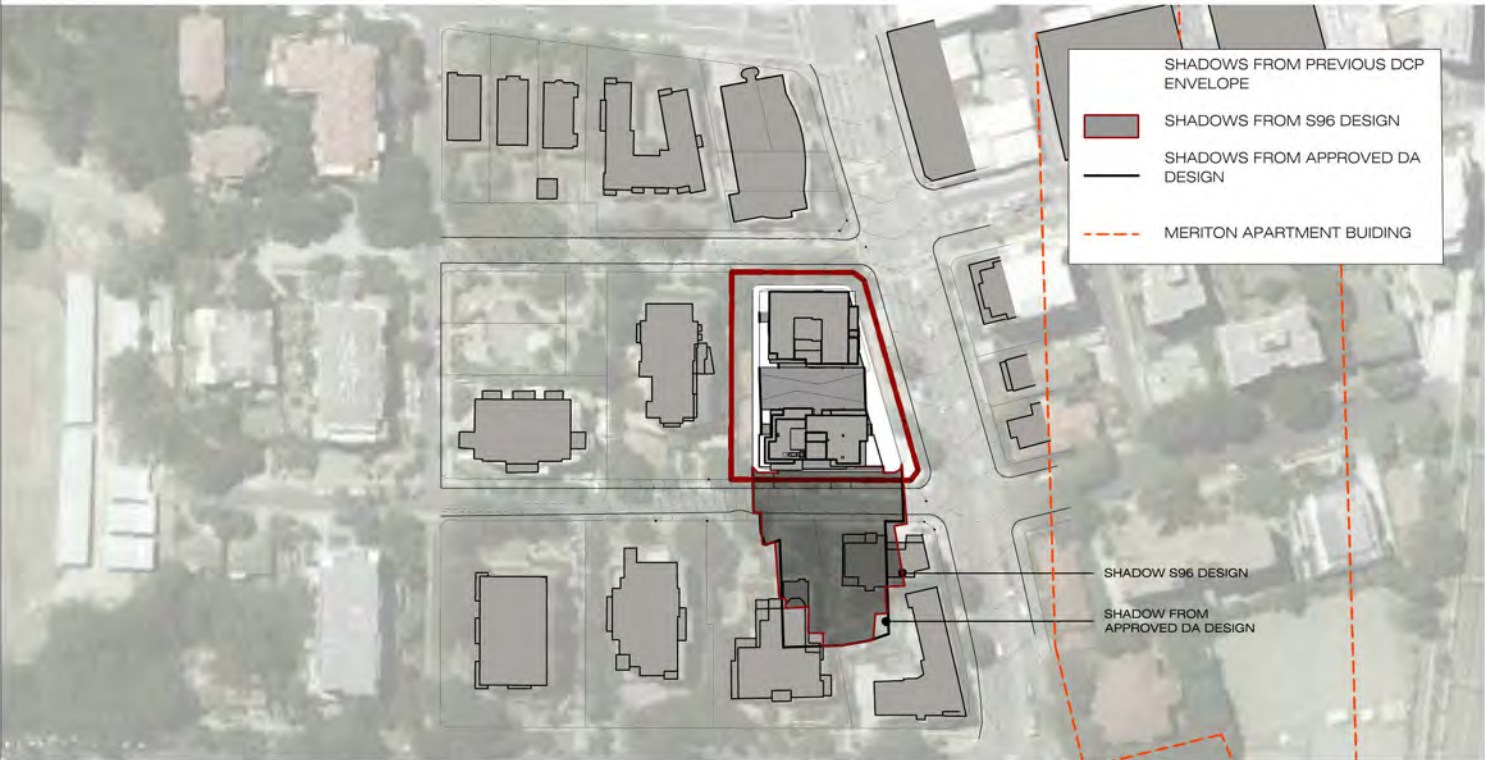
10:00 AM 21 JUNE



11:00 AM 21 JUNE



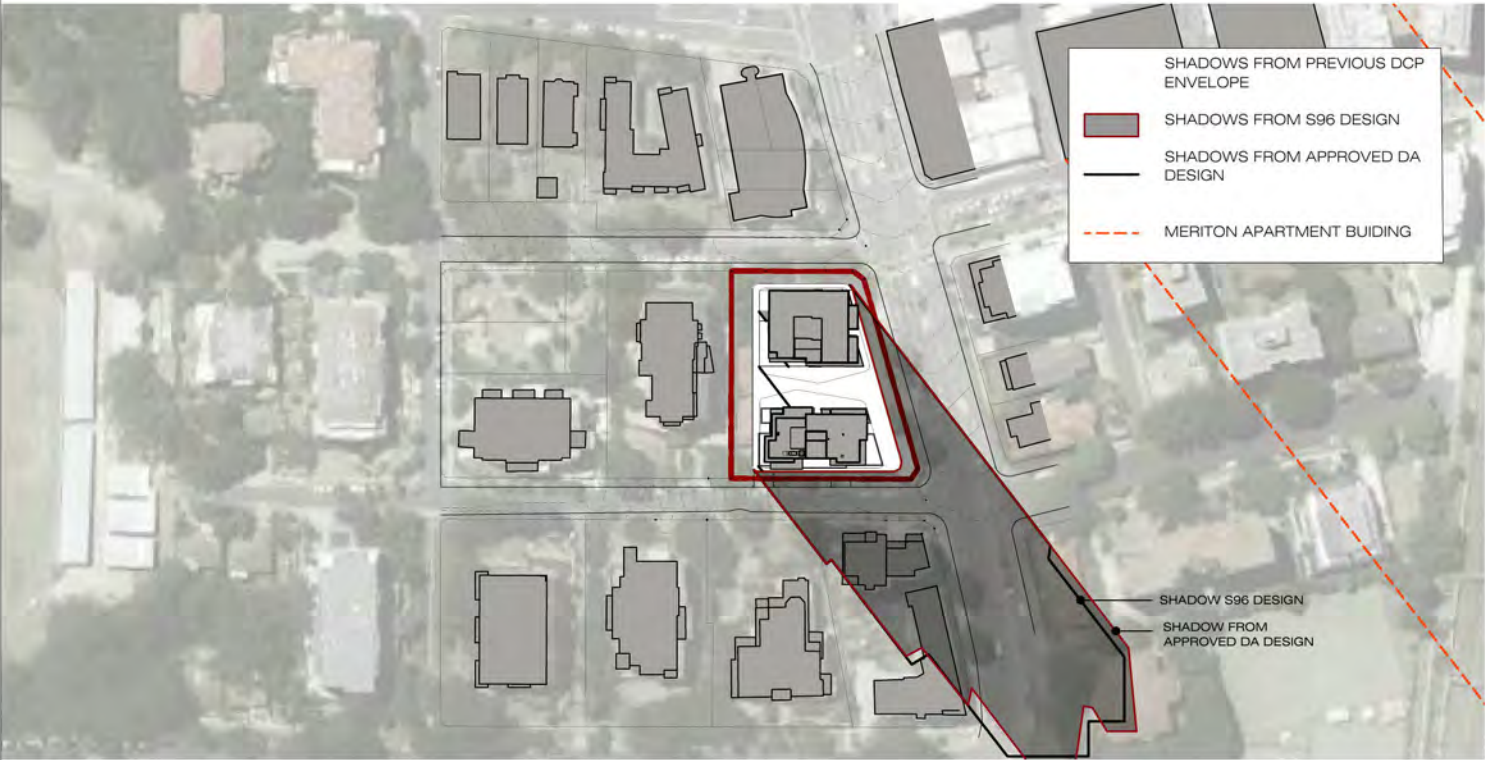
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1:00 PM 21 JUNE



2:00 PM 21 JUNE



3:00 PM 21 JUNE



LEVEL 01



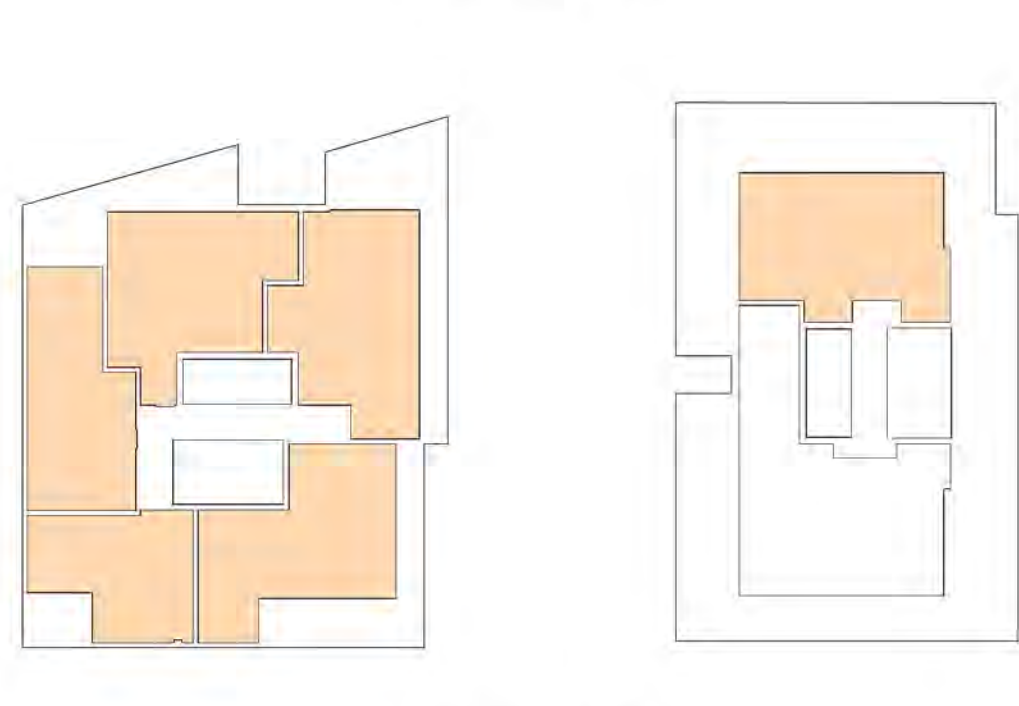
LEVEL 02



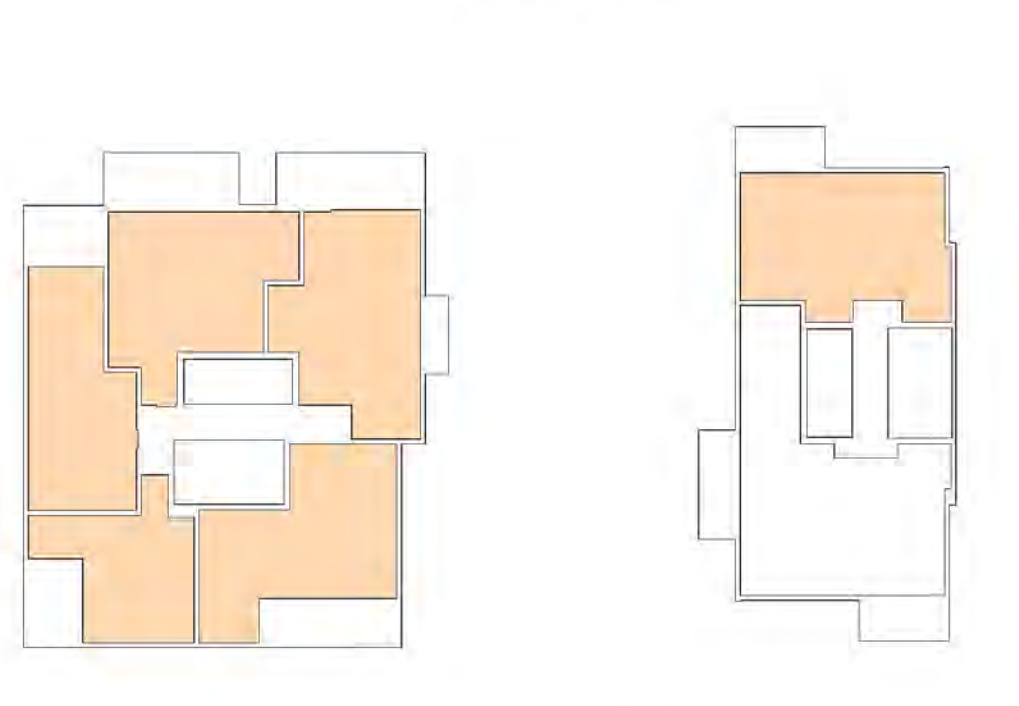
LEVEL 03



LEVEL 04



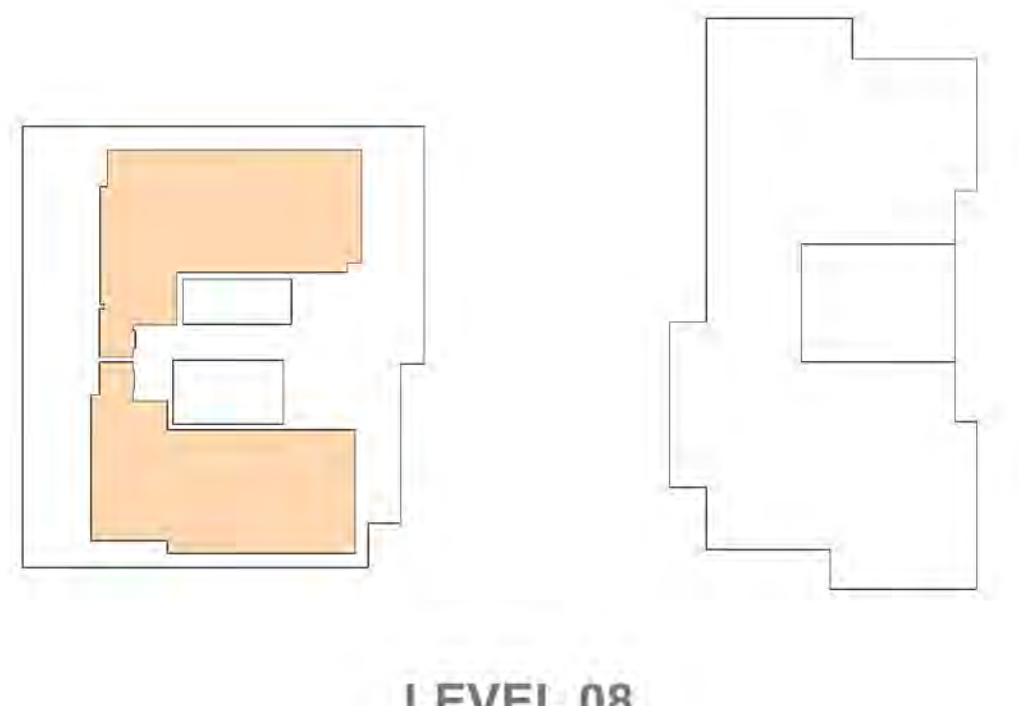
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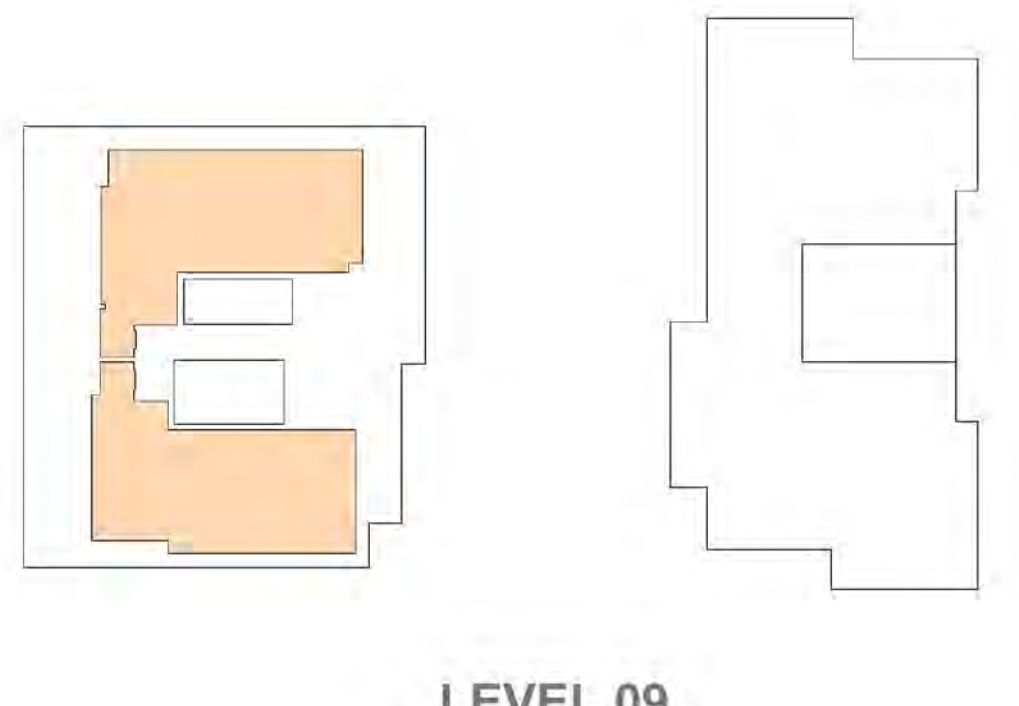
LEVEL 06



LEVEL 07



LEVEL 08



LEVEL 09



LEVEL 10

BUILDING
SOLAR ACCESS

	UNITS
LEVEL 01	12
LEVEL 02	12
LEVEL 03	12
LEVEL 04	12
LEVEL 05	6
LEVEL 06	6
LEVEL 07	4
LEVEL 08	2
LEVEL 09	2
LEVEL 10	2
	70

of total 72 units: **97%**
minimum required under SEPP 65 **70%**

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

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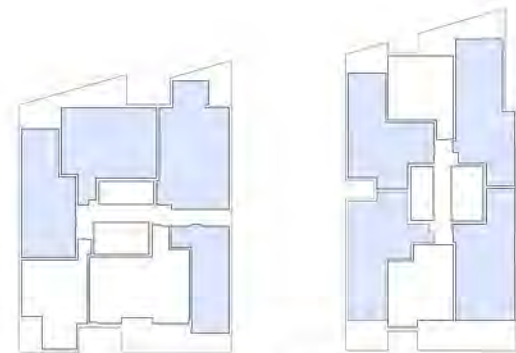
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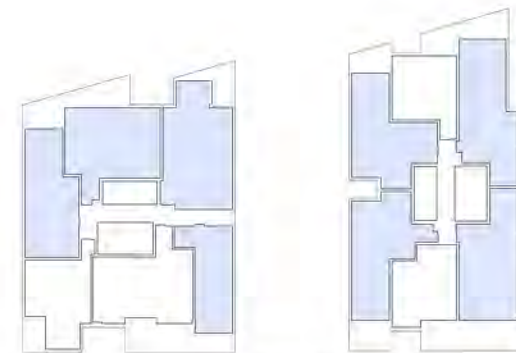
CLIENT ATF JL FAMILY TRUST JL CHATSWOOD PTY LTD		DRAWING TITLE SOLAR ACCESS DIAGRAM	
PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067	SCALE NTS NTS	DATE MAR 17	DRAWN SD
JOB 15072	DRAWING S96 - 6.01	CHECKED JRB	REVISION B



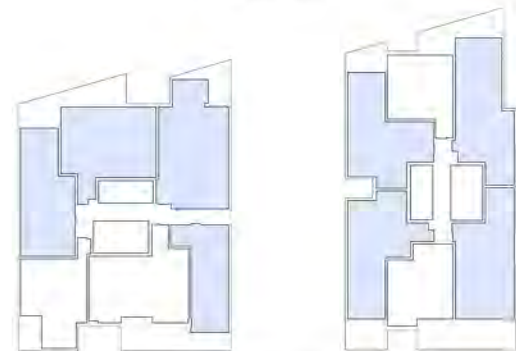
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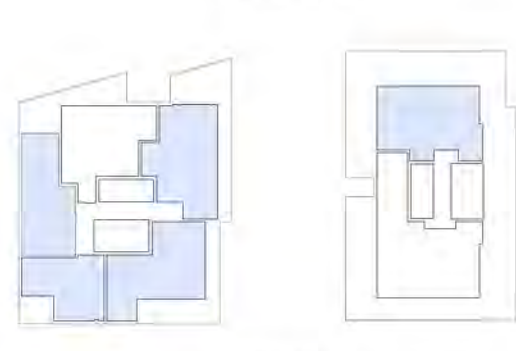
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LEVEL 03



LEVEL 04



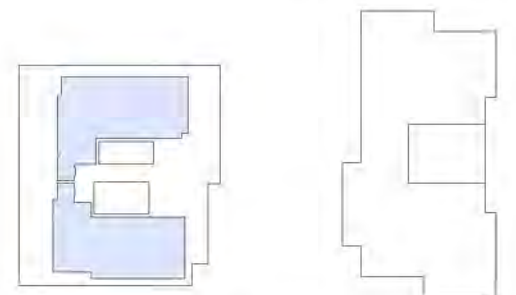
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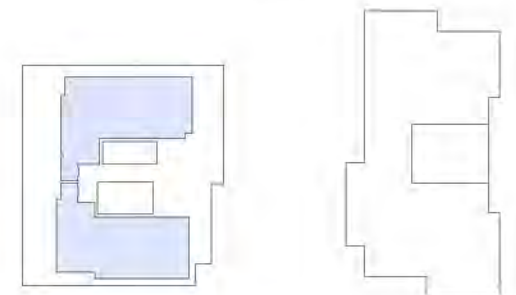
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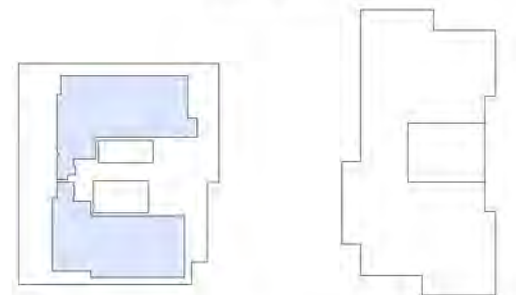
LEVEL 07



LEVEL 08



LEVEL 09



LEVEL 10

**BUILDING
CROSS VENTILATION**

	UNITS
LEVEL 01	8
LEVEL 02	8
LEVEL 03	8
LEVEL 04	8
LEVEL 05	5
LEVEL 06	5
LEVEL 07	3
LEVEL 08	2
LEVEL 09	2

49

of total 70 units: **70%**

minimum required under SEPP 65 **60%**

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

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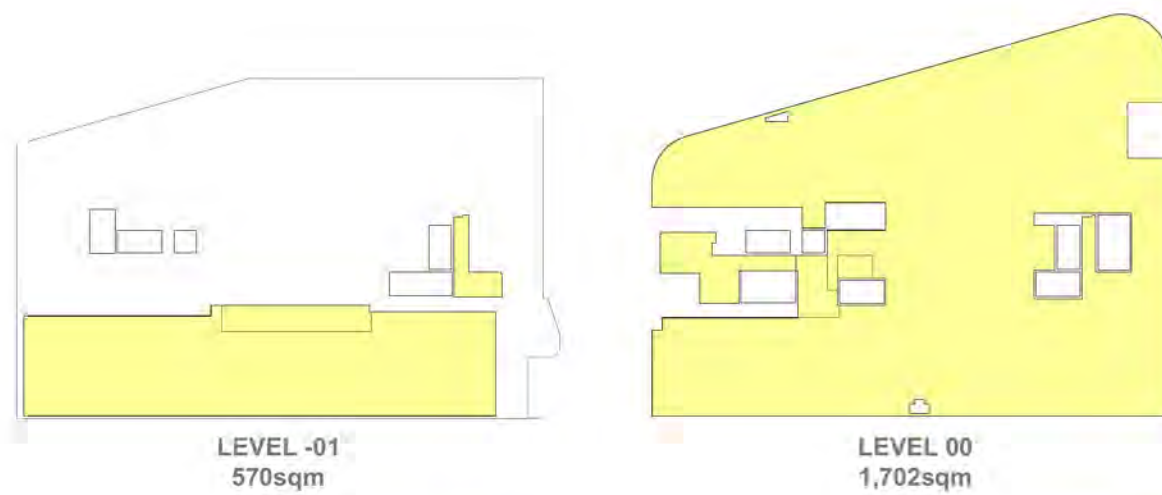
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PROJECT
654-666 PACIFIC HIGHWAY
CHATSWOOD NSW 2067

DRAWING TITLE
CROSS VENTILATION DIAGRAM

SCALE	DATE	DRAWN	CHECKED
NTS NTS	MAR 17	SD	JRB
JOB	DRAWING	REVISION	
15072	S96 - 6.02	B	



LEVEL -01
570sqm

LEVEL 00
1,702sqm



LEVEL 01
882sqm

AFFORDABLE
HOUSING GFA

BUILDING GFA	
UNITS	
LEVEL-01	555
LEVEL 00	1753
LEVEL 01	890
LEVEL 02	895
LEVEL 03	895
LEVEL 04	895
LEVEL 05	577
LEVEL 06	577
LEVEL 07	395
LEVEL 08	217
LEVEL 09	217
LEVEL 10	220
8,013	



LEVEL 02
894sqm

AFFORDABLE
HOUSING GFA



LEVEL 03
894sqm



LEVEL 04
894sqm



AFFORDABLE
HOUSING GFA: 199

LEVEL 05
572sqm



LEVEL 06
572sqm



LEVEL 07
381sqm



LEVEL 08
216sqm



LEVEL 09
216sqm



LEVEL 10
220sqm

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PROJECT
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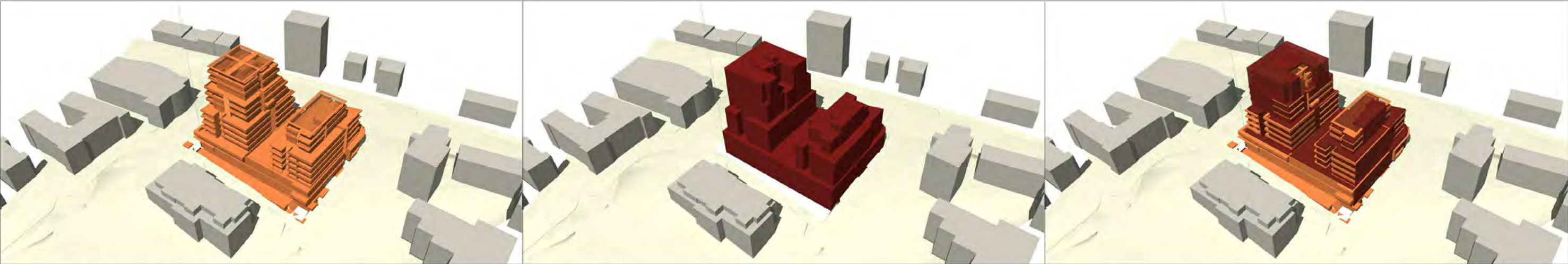
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GFA CALCULATION

SCALE	DATE	DRAWN	CHECKED
NTS	MAR 17	SD	JRB
JOB	DRAWING	REVISION	
15072	S96 - 6.03	B	



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PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067								SCALE NTS NTS	DATE MAR 17	DRAWN SD	CHECKED JRB	
								JOB 15072	DRAWING S96 - 7.01		REVISION D	

view 1 - South West

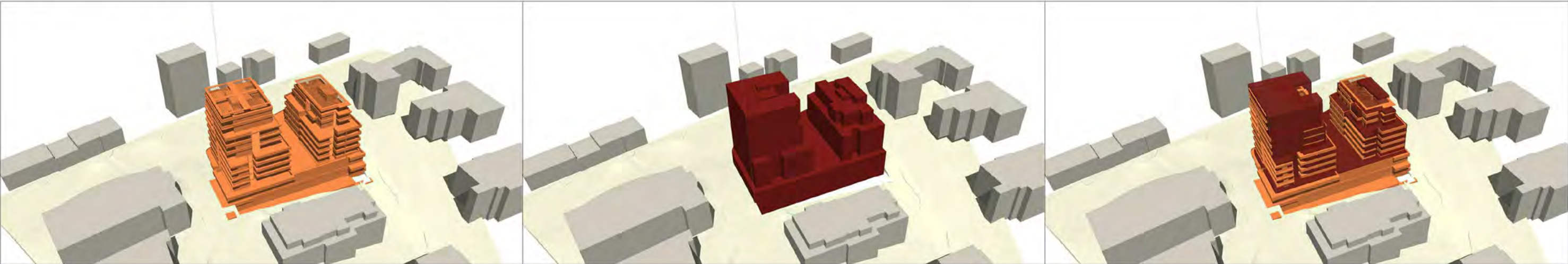


1. DA Building Volume

2. S96 Building Volume

3. Combined Volume

view 2 - West



1. DA Building Volume

2. S96 Building Volume

3. Combined Volume

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	B	2017.03.27	S96 SUBMISSION	JRB									
	C	2017.06.07	S96 SUBMISSION	BK									

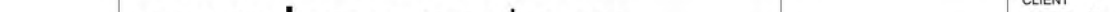
A 3D architectural rendering of a building complex. The central focus is a large, multi-story building with a bright orange facade, featuring a grid-like pattern of windows. This central building is flanked by several smaller, grey, block-like structures of varying heights and shapes. The entire complex is set on a light-colored, flat ground plane. The perspective is from an elevated angle, looking down at the buildings.

A 3D perspective view of a city block. The buildings are represented as gray rectangular blocks of varying heights and shapes. One building in the center-right is highlighted in red. The ground is a light beige color, and the sky is white. The perspective is from an elevated angle, looking down at the city block.

A 3D architectural rendering of a building complex. The central focus is a large, multi-story building with a prominent orange facade and a complex, stepped roofline. It is surrounded by several smaller, grey, rectangular blocks of varying heights. The entire scene is set on a light yellow, uneven ground surface, suggesting a construction site or a conceptual urban plan. The perspective is from an elevated angle, looking down at the buildings.

A 3D visualization of a city block, likely generated by a deep learning model for urban scene reconstruction. The scene features a central, prominent red building complex with multiple interconnected volumes, suggesting a dense urban structure. This central complex is surrounded by various other buildings of different heights and shapes, rendered in a light gray or tan color. The ground is depicted as a flat, light yellow surface. The perspective is from an elevated angle, providing a clear view of the building footprints and their relative positions within the block. The overall style is clean and geometric, typical of computer-generated architectural visualizations.

A 3D architectural rendering of a proposed high-rise building, colored in a reddish-brown hue, situated in a city center. The building is surrounded by existing grey structures, and the ground is depicted in a light yellowish-tan color. The rendering shows the building's footprint and its integration into the surrounding urban environment.

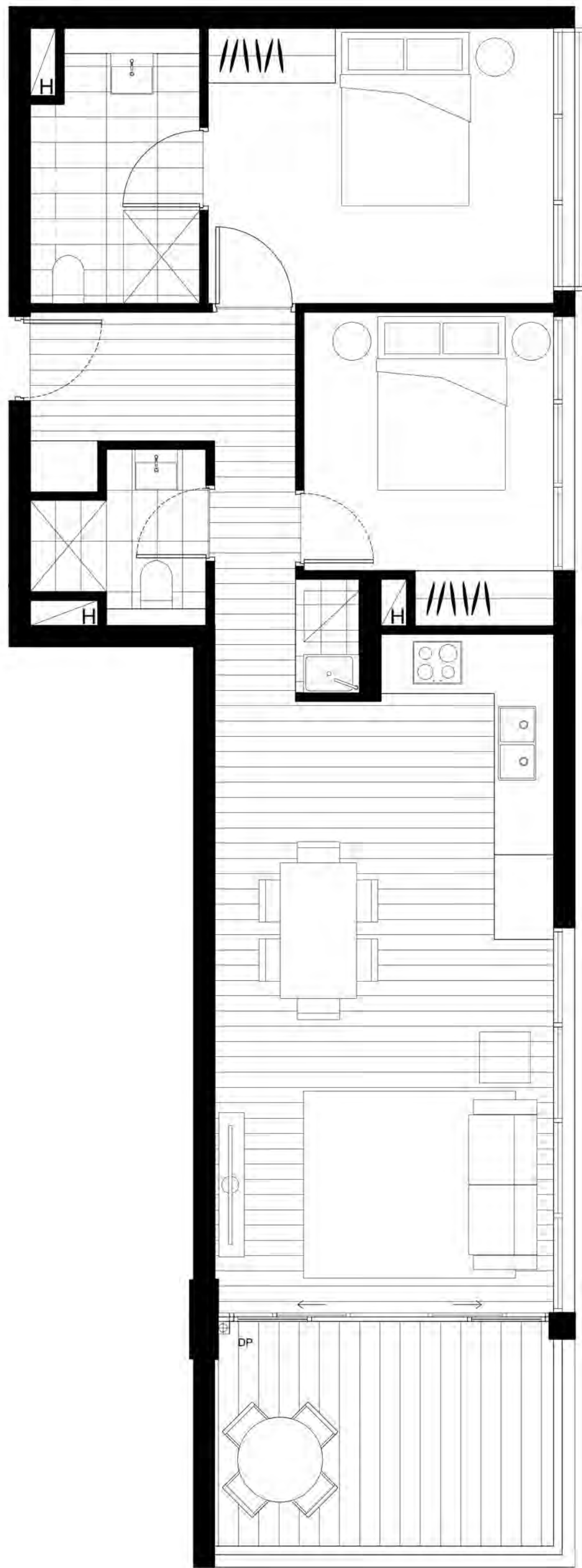
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	C	2017.06.07	S96 SUBMISSION	BK							



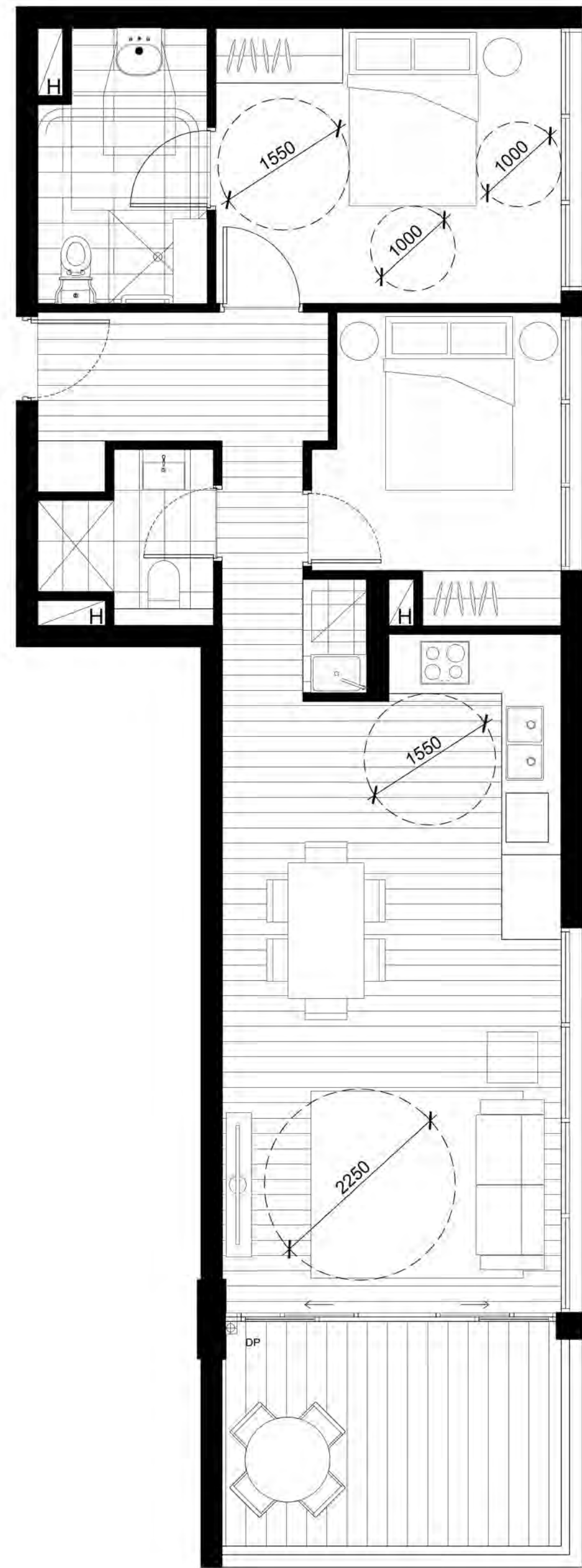
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C	2017.05.26	S96 SUBMISSION	LP
D	2017.06.07	S96 SUBMISSION	BK
F	2017.06.22	S96 SUBMISSION	BO

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JOB 15072	DRAWING S96 - 8.01		REVISION E



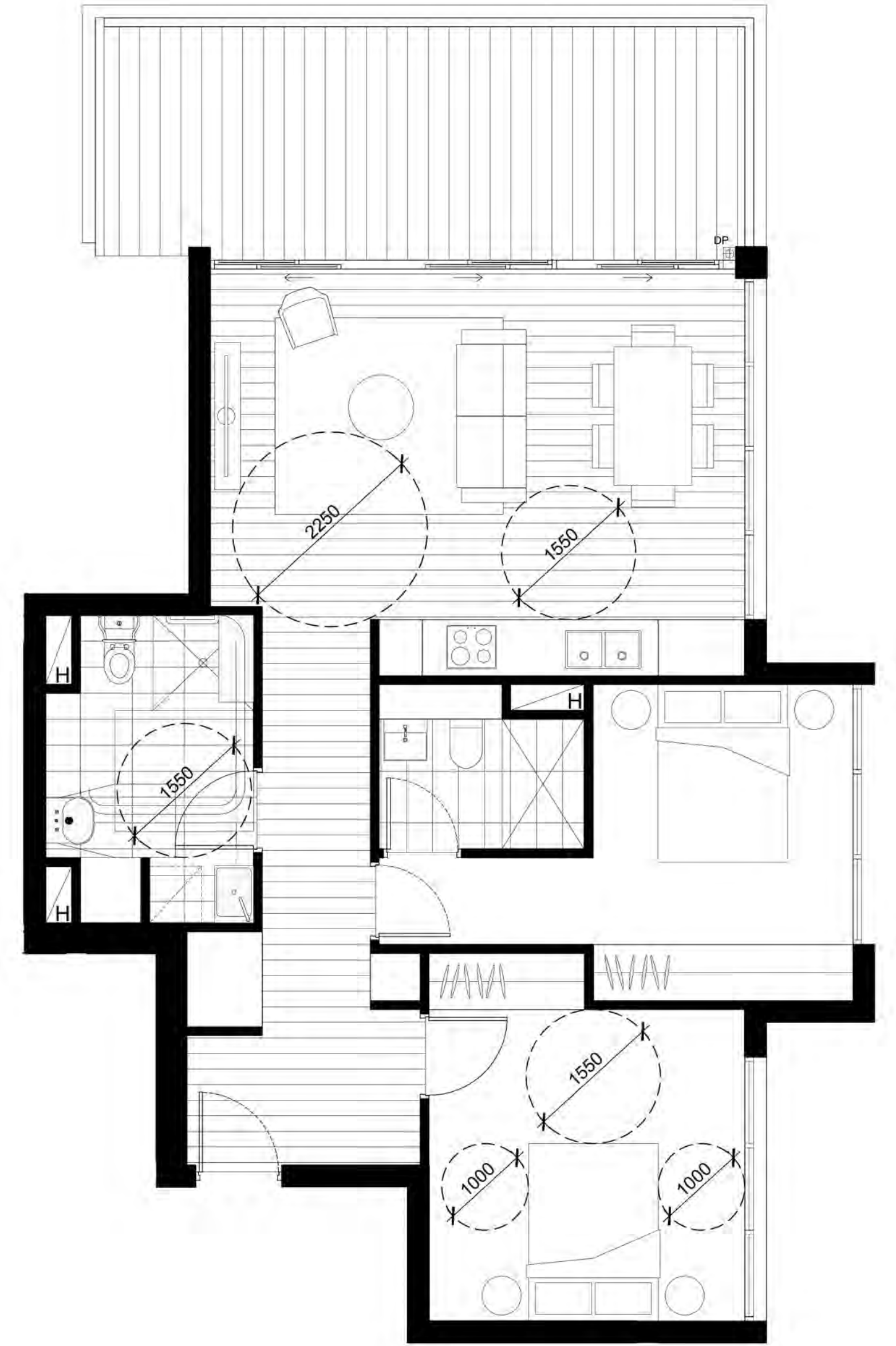
03a PRE-ADAPTATION TWO BED UNIT - 75m²
A2.02, A3.02, A4.02



03b POST-ADAPTATION TWO BED UNIT - 75m²
A2.02, A3.02, A4.02



04a PRE-ADAPTATION TWO BED UNIT - 81m²
A6.01, A7.01

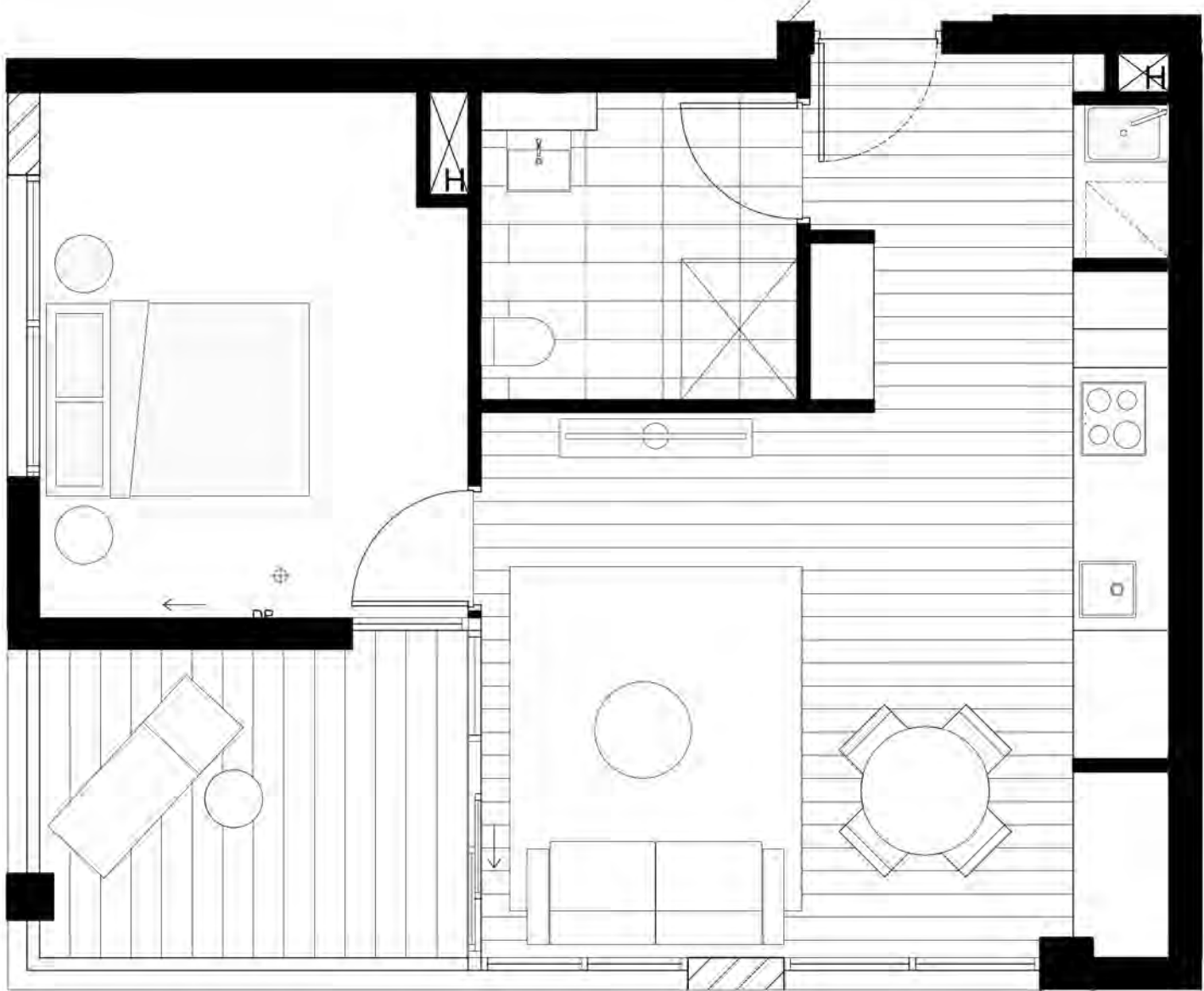


04b POST-ADAPTATION TWO BED UNIT - 81m²
A6.01, A7.01

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					PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067				SCALE 1:50@A1 1:100@A3		DATE MAR 17	DRAWN LP	CHECKED JRB
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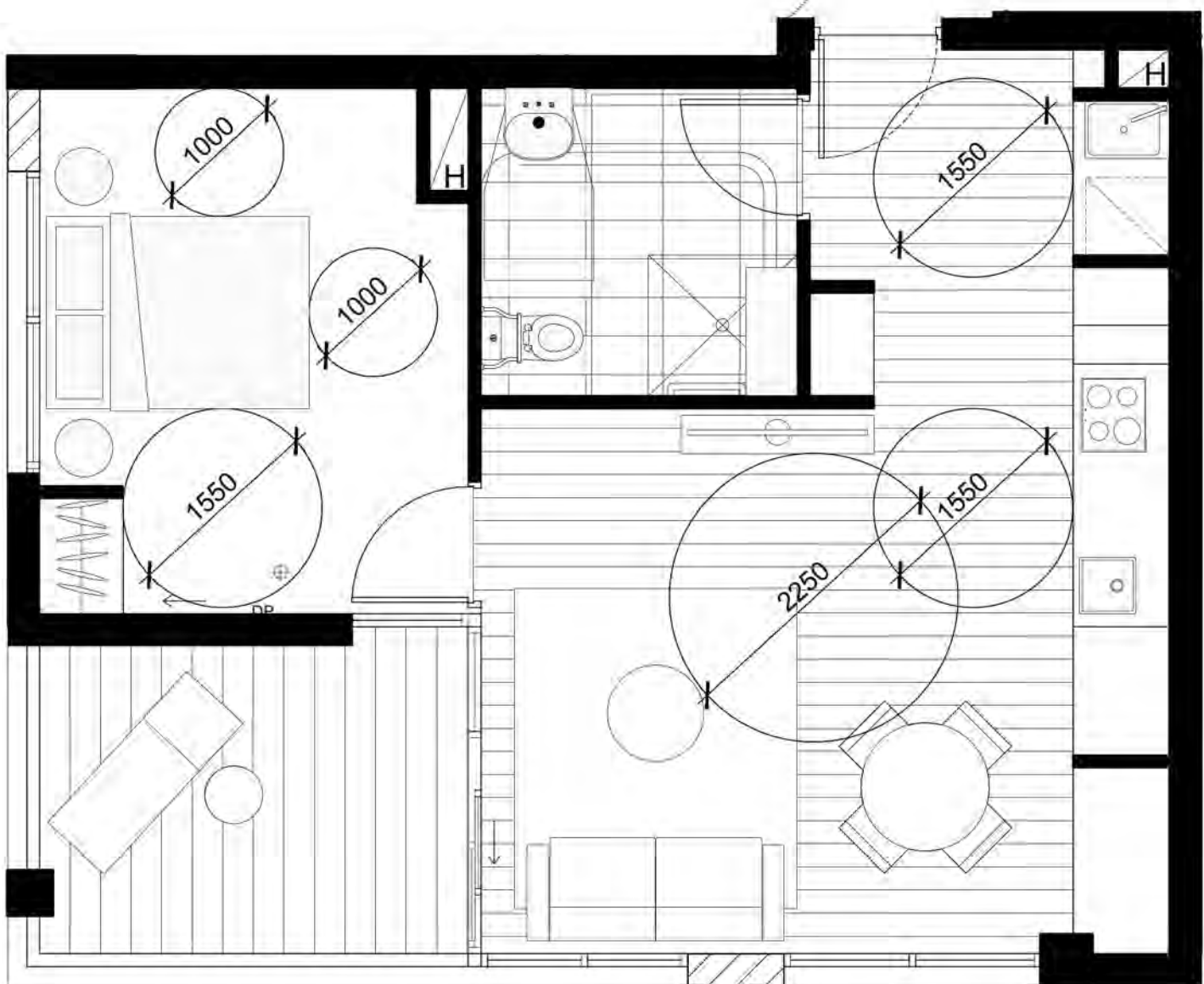
05a PRE-ADAPTATION TWO BED UNIT - 75m²
A5.02, A6.02, A7.02



06a PRE-ADAPTATION ONE BED UNIT - 50m²
A5.03



05b POST-ADAPTATION TWO BED UNIT - 75m²
A5.02, A6.02, A7.02



06b POST-ADAPTATION ONE BED UNIT - 50m²
A5.03

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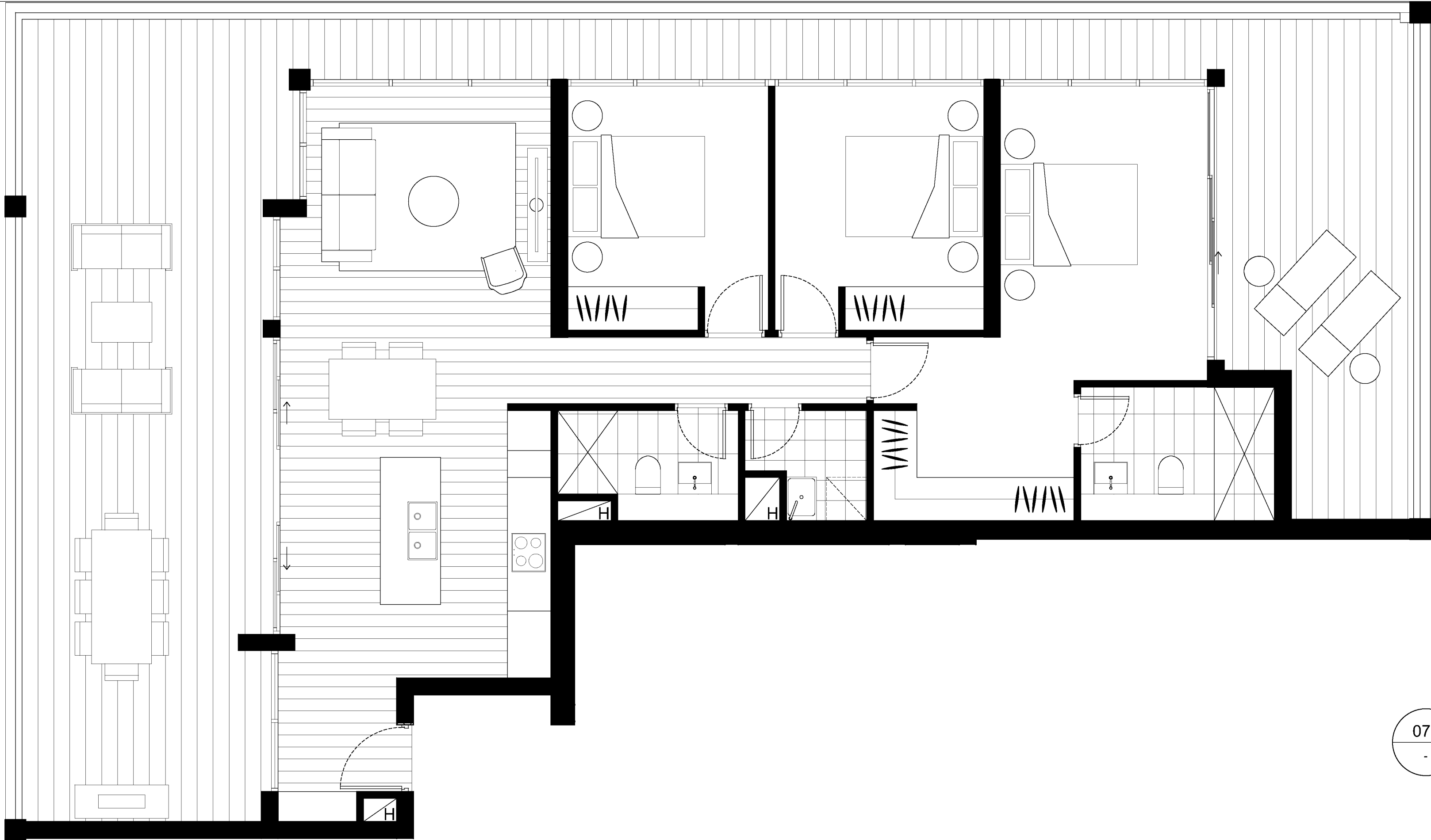
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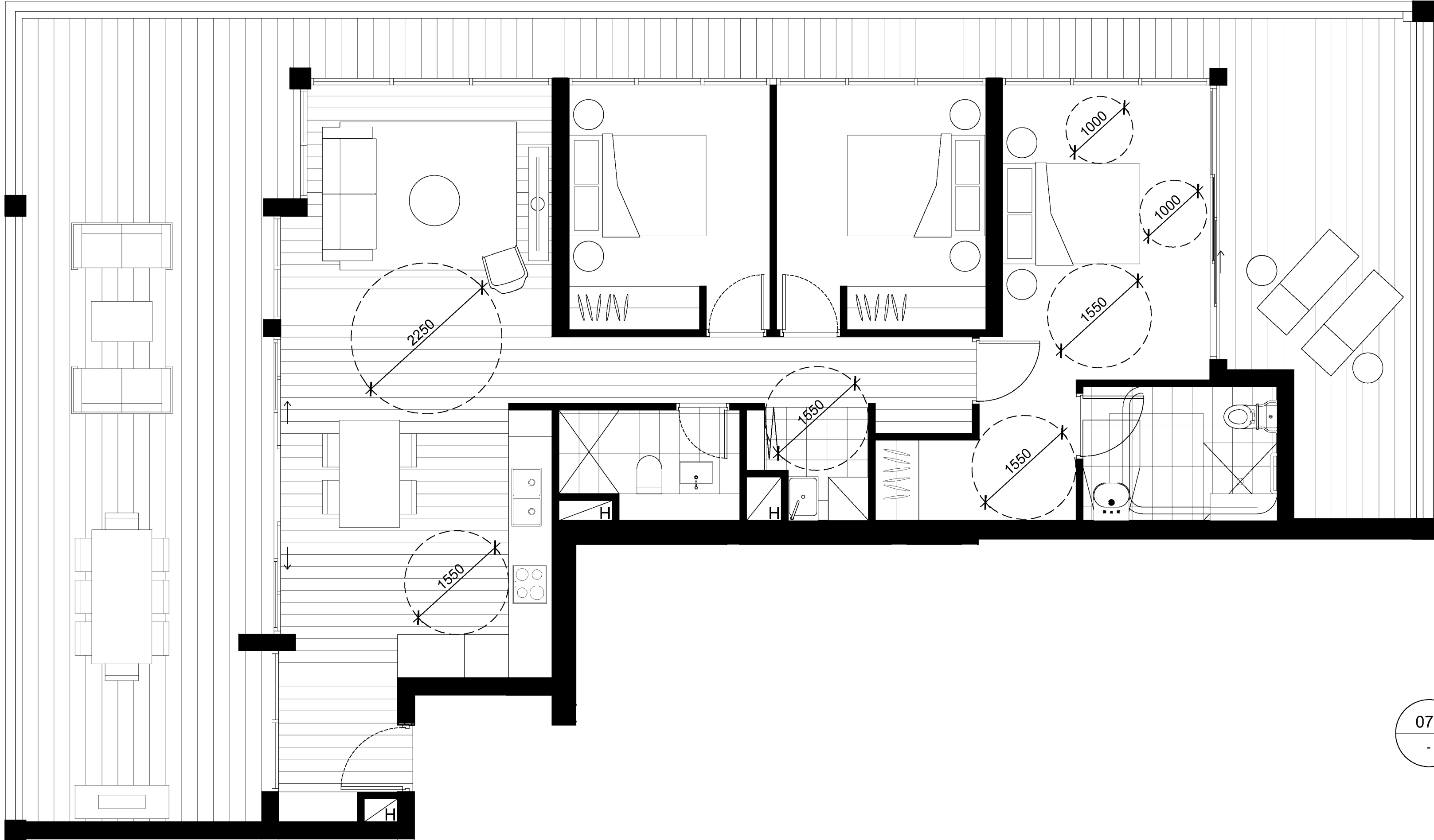
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DRAWING TITLE
ADAPTABLE UNIT PLAN 03

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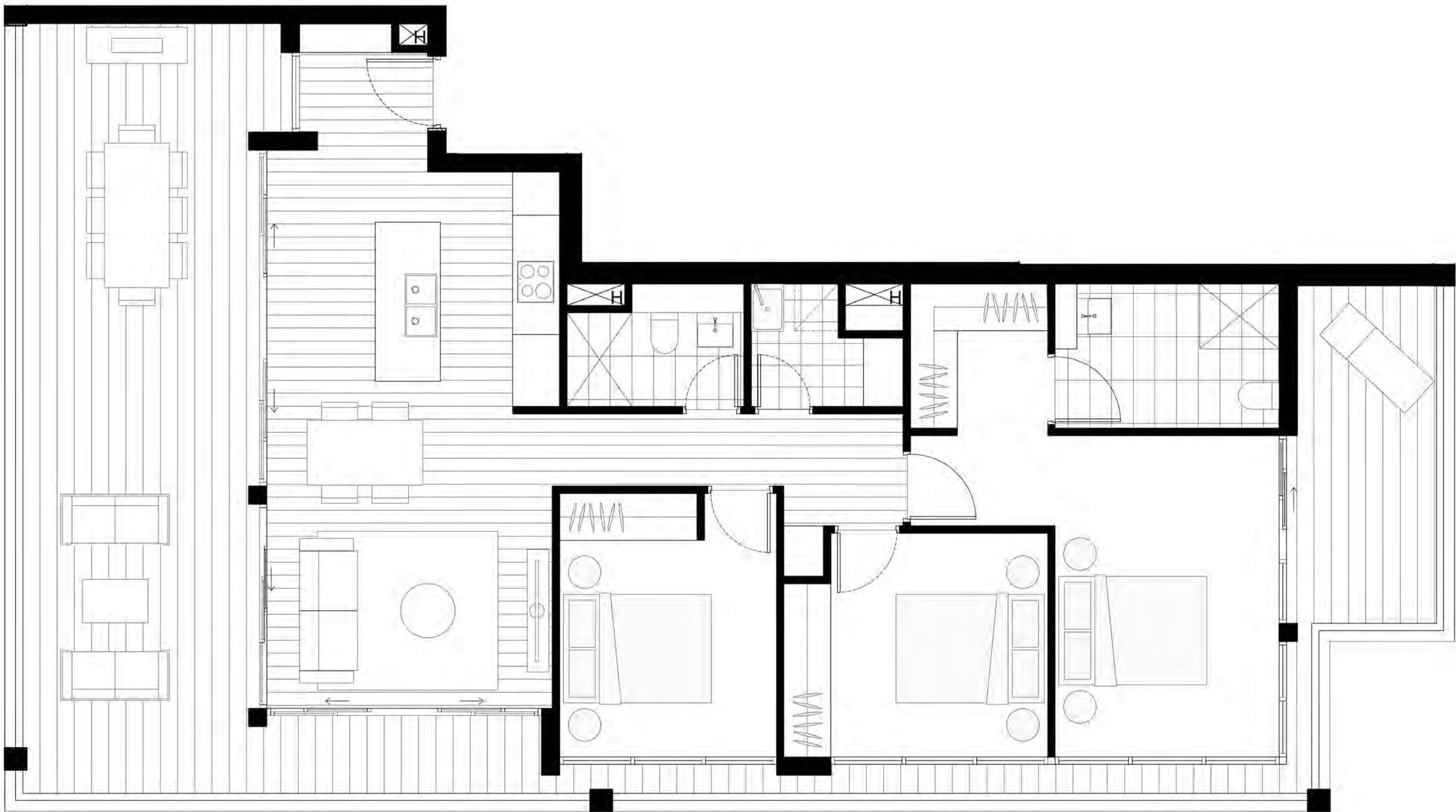


07a PRE-ADAPTATION THREE BED UNIT - 105m²
- A10.01

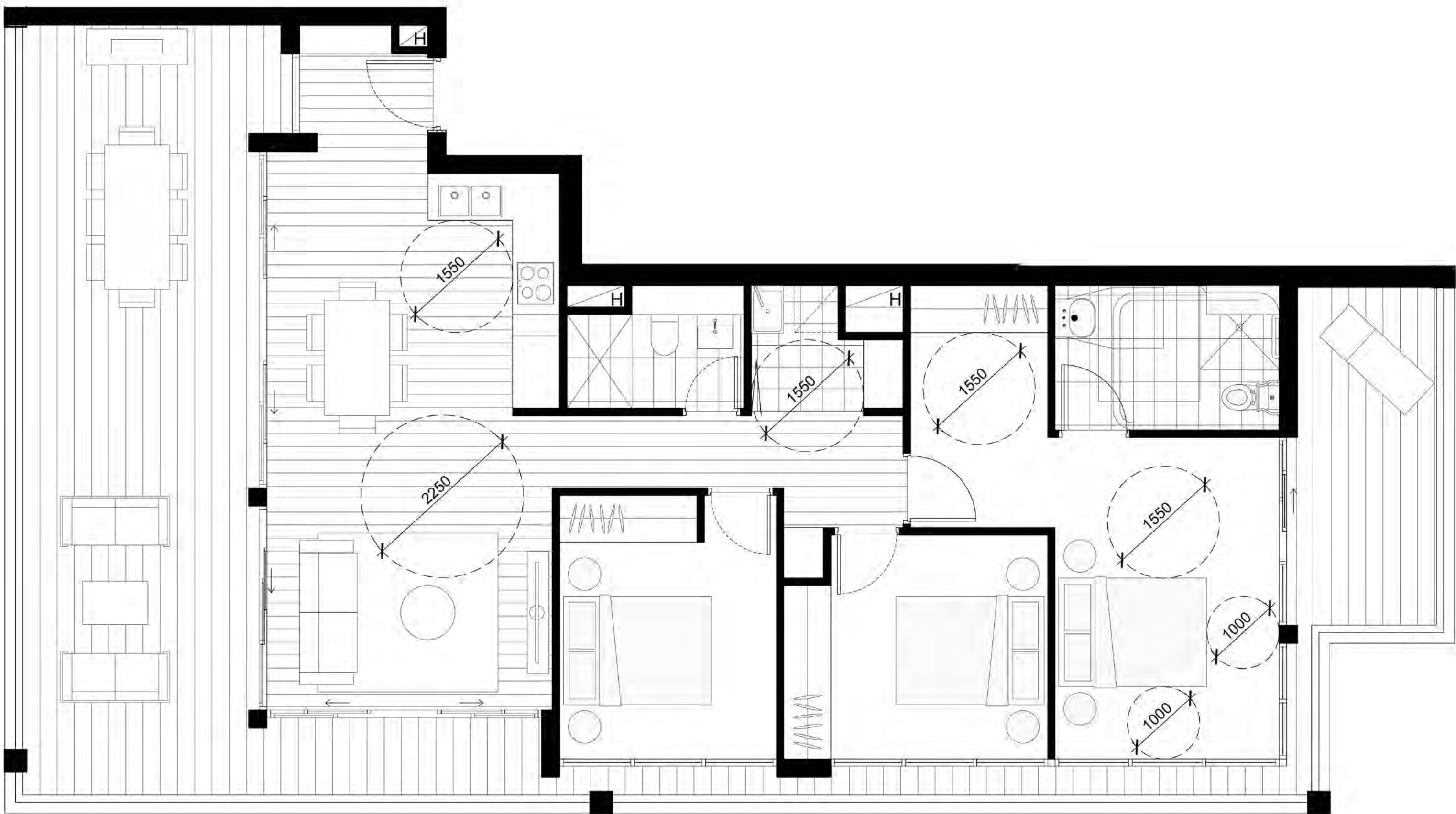


07b POST-ADAPTATION THREE BED UNIT - 105m²
- A10.01

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									JOB 15072	DRAWING S96 - 8.04		REVISION A	



08a PRE-ADAPTATION THREE BED UNIT - 97m²
A8.02, A9.02, A10.02



08b POST-ADAPTATION THREE BED UNIT - 97m²
A8.02, A9.02, A10.02

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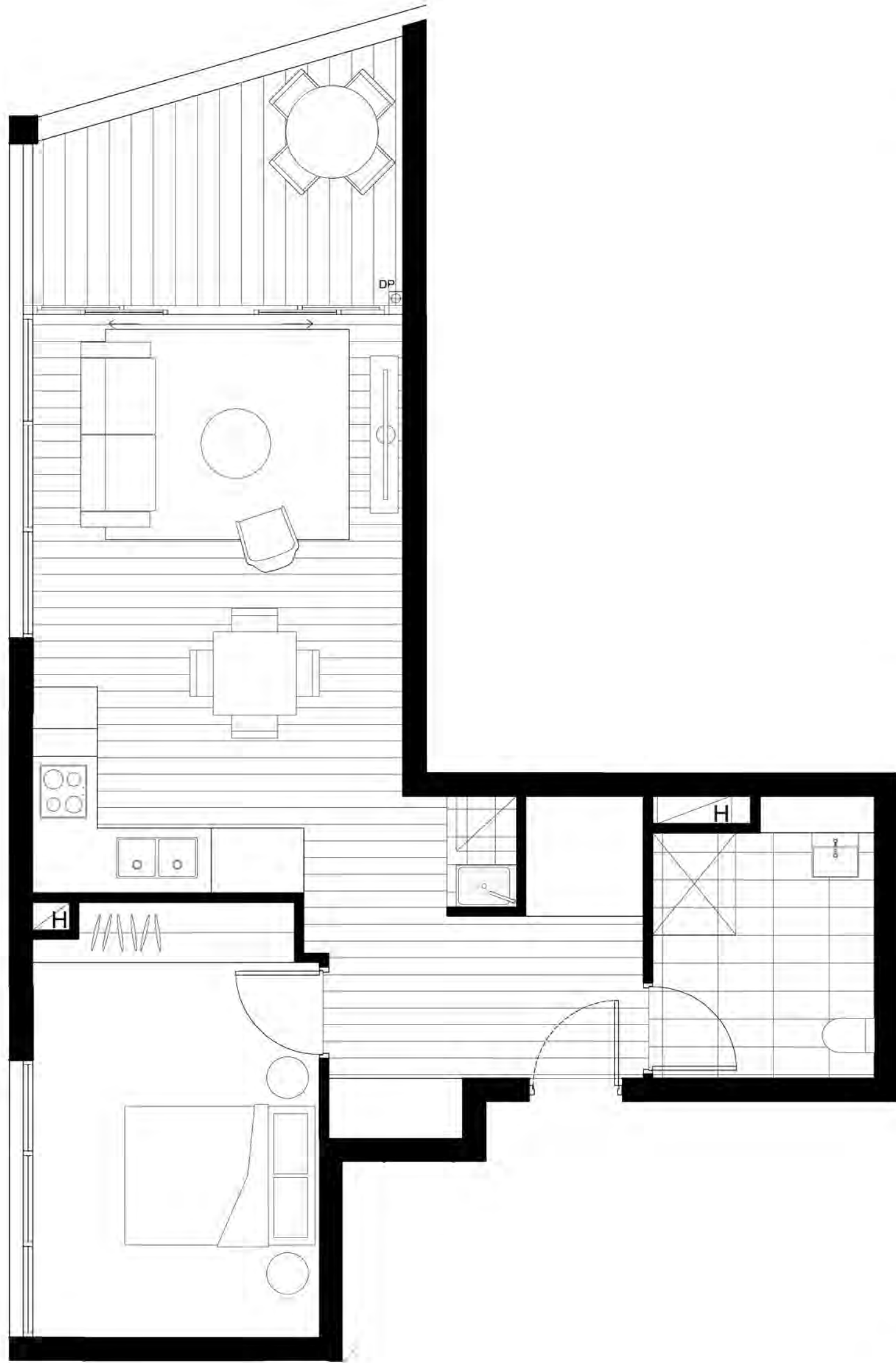
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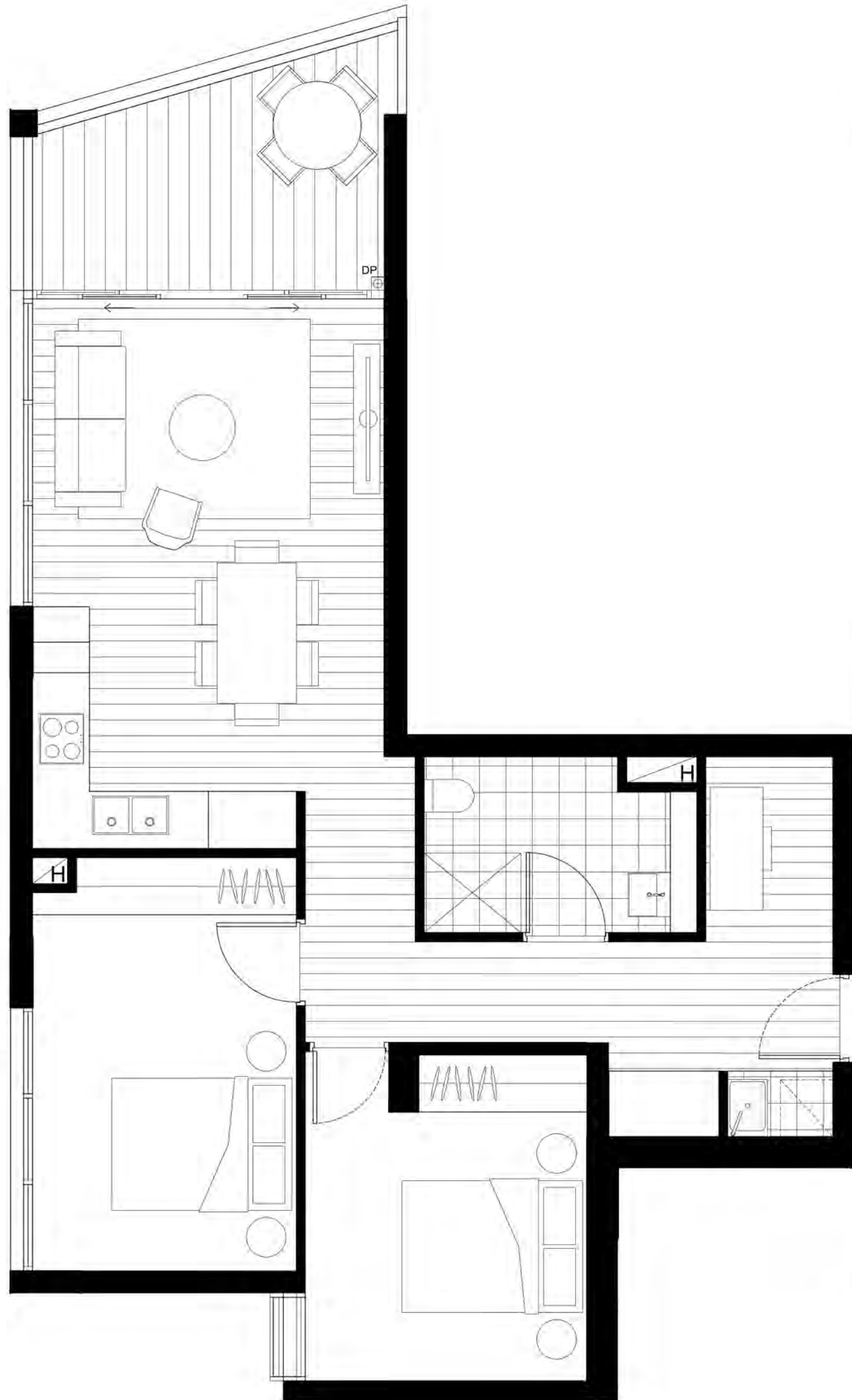
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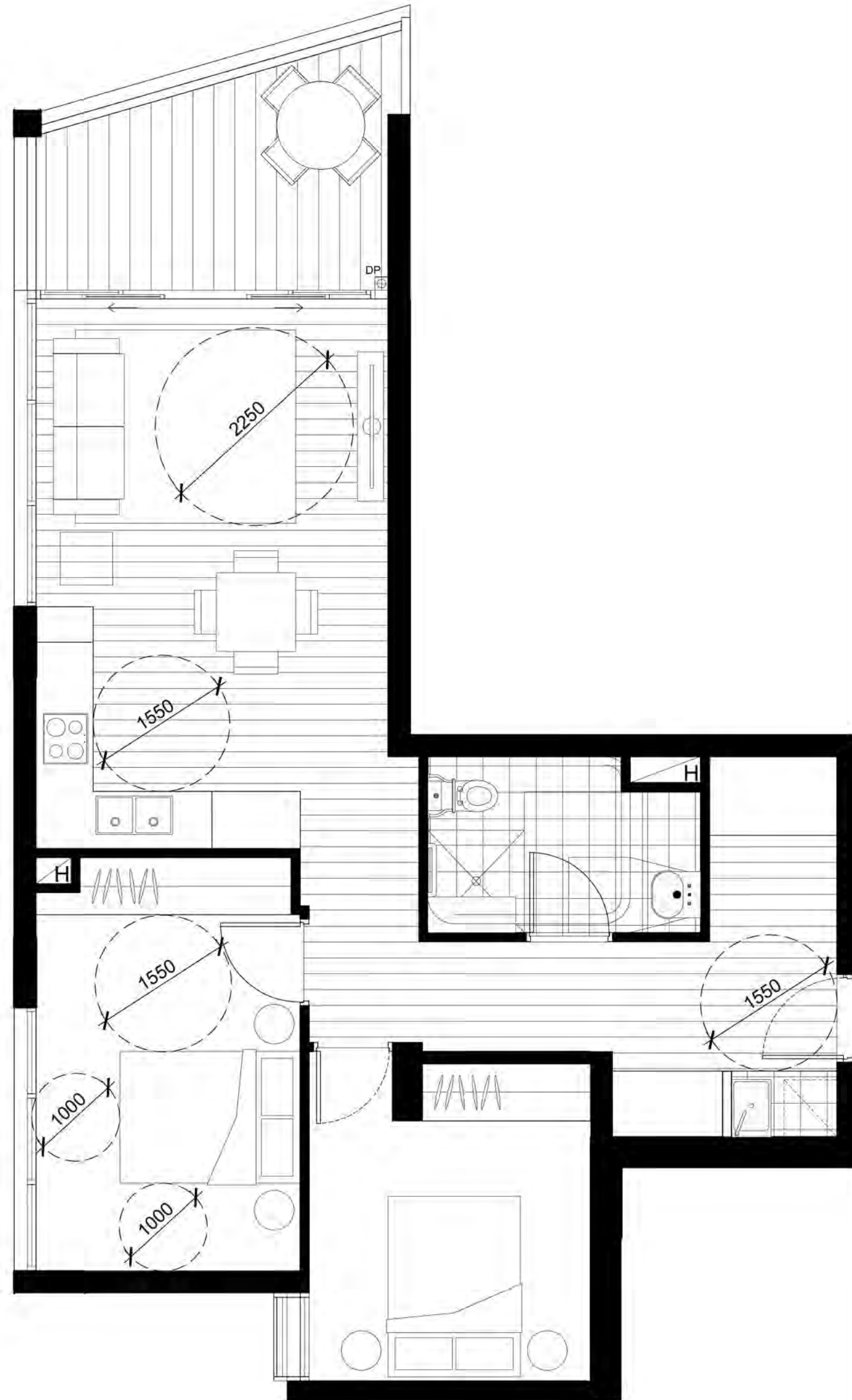
09a PRE-ADAPTATION ONE BED UNIT - 57m²
B1.01



09b POST-ADAPTATION ONE BED UNIT - 57m²
B1.01



10a PRE-ADAPTATION TWO BED UNIT - 73m²
B2.01, B3.01, B4.01



10b POST-ADAPTATION TWO BED UNIT - 73m²
B2.01, B3.01, B4.01

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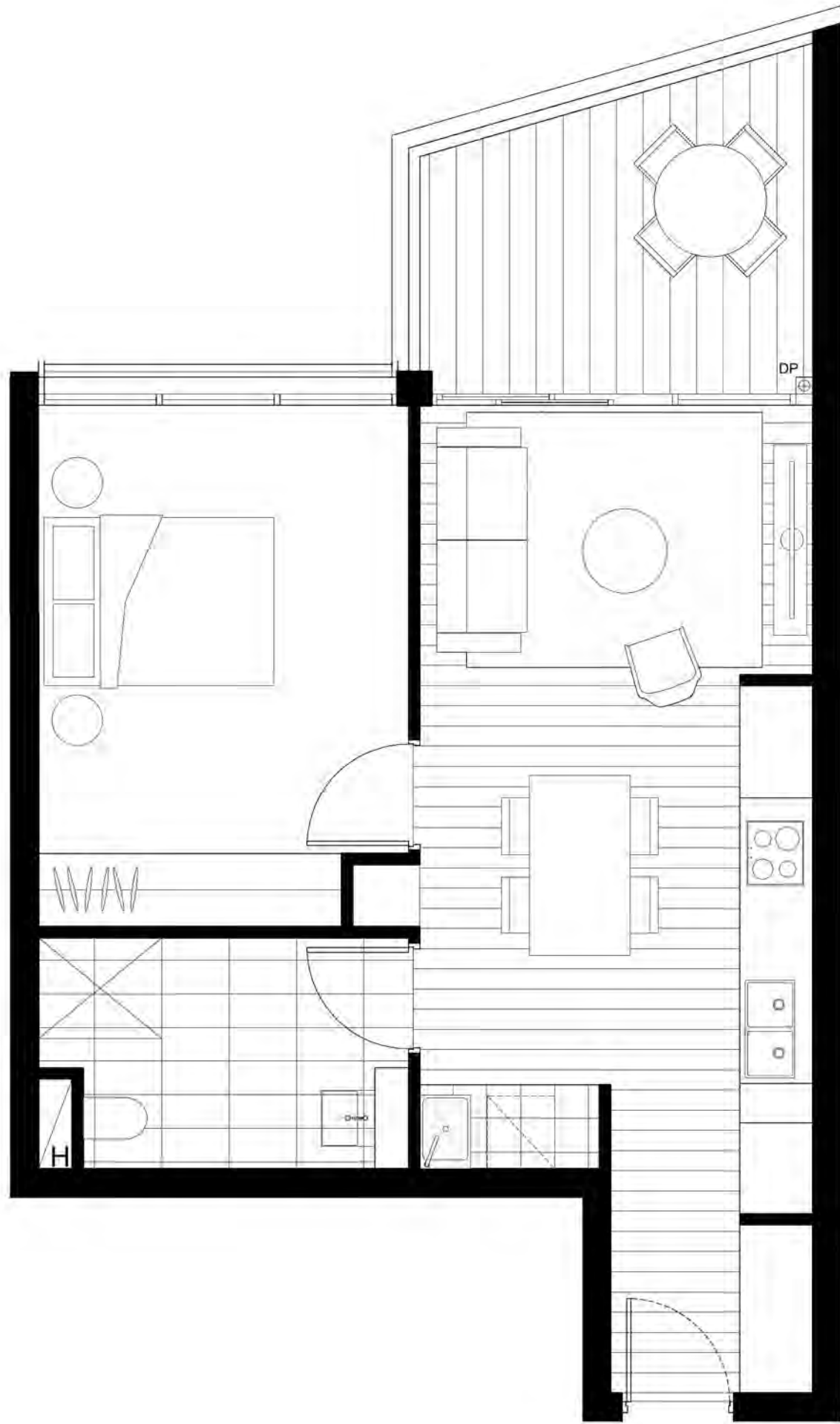
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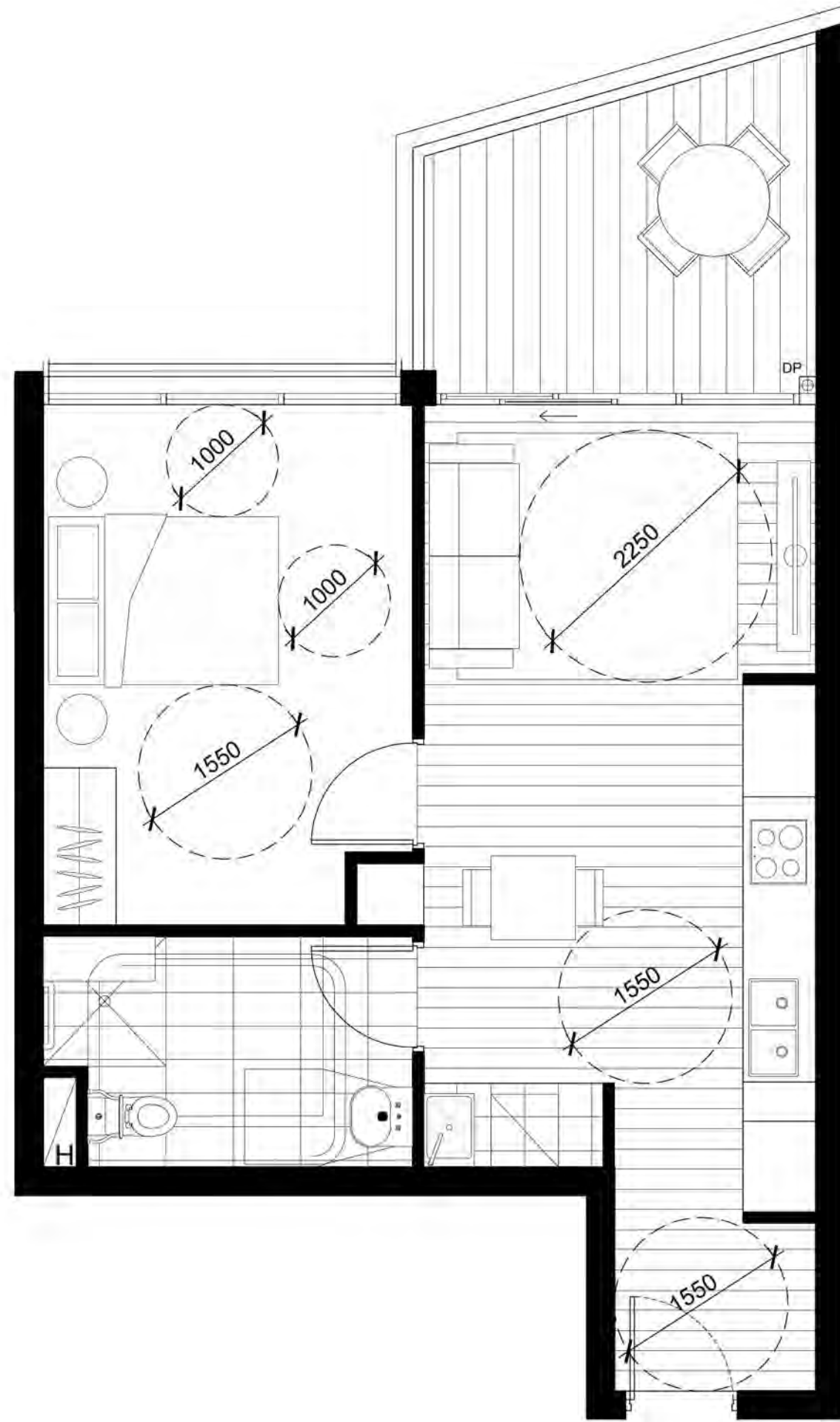
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DRAWING TITLE
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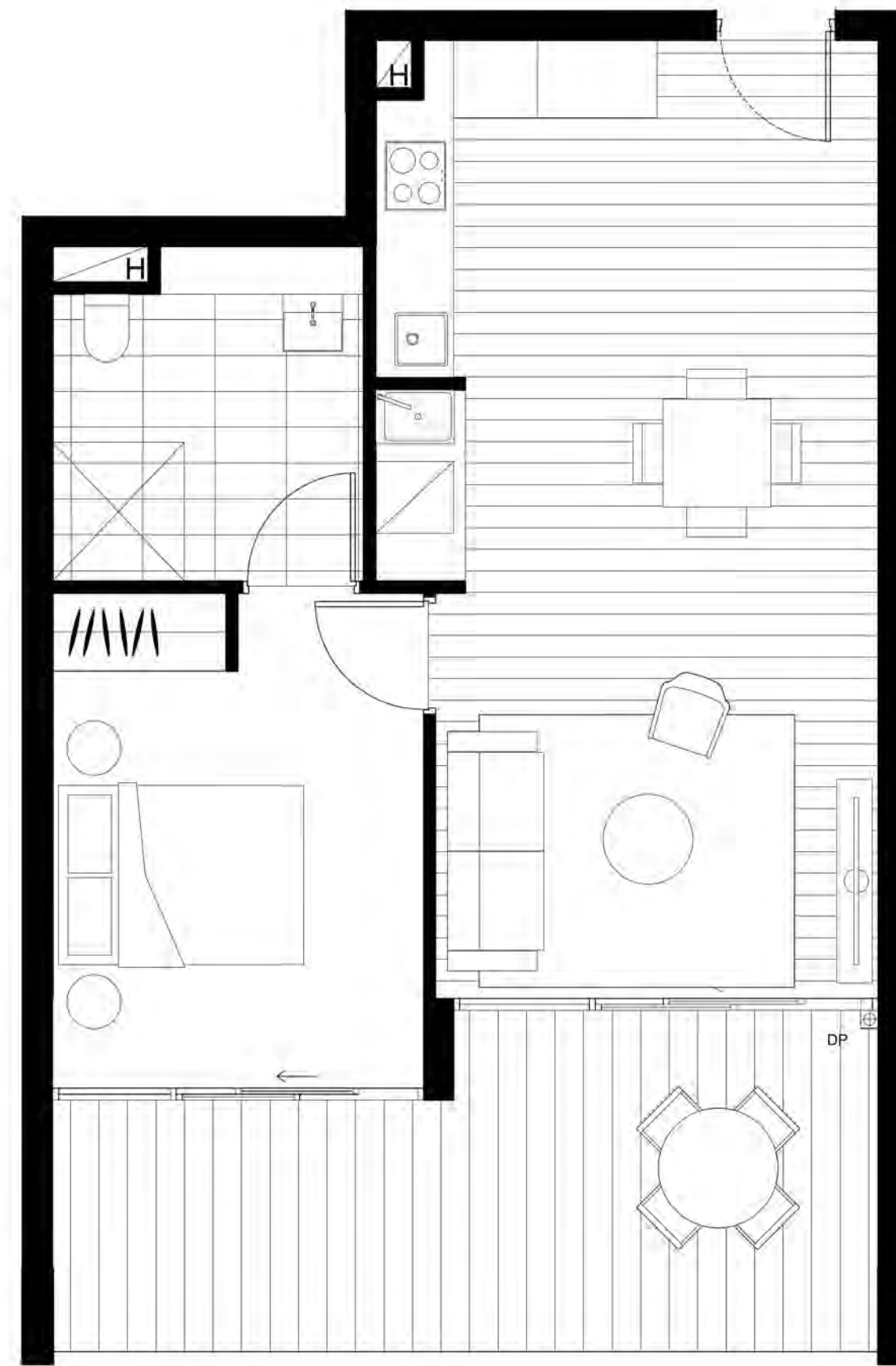
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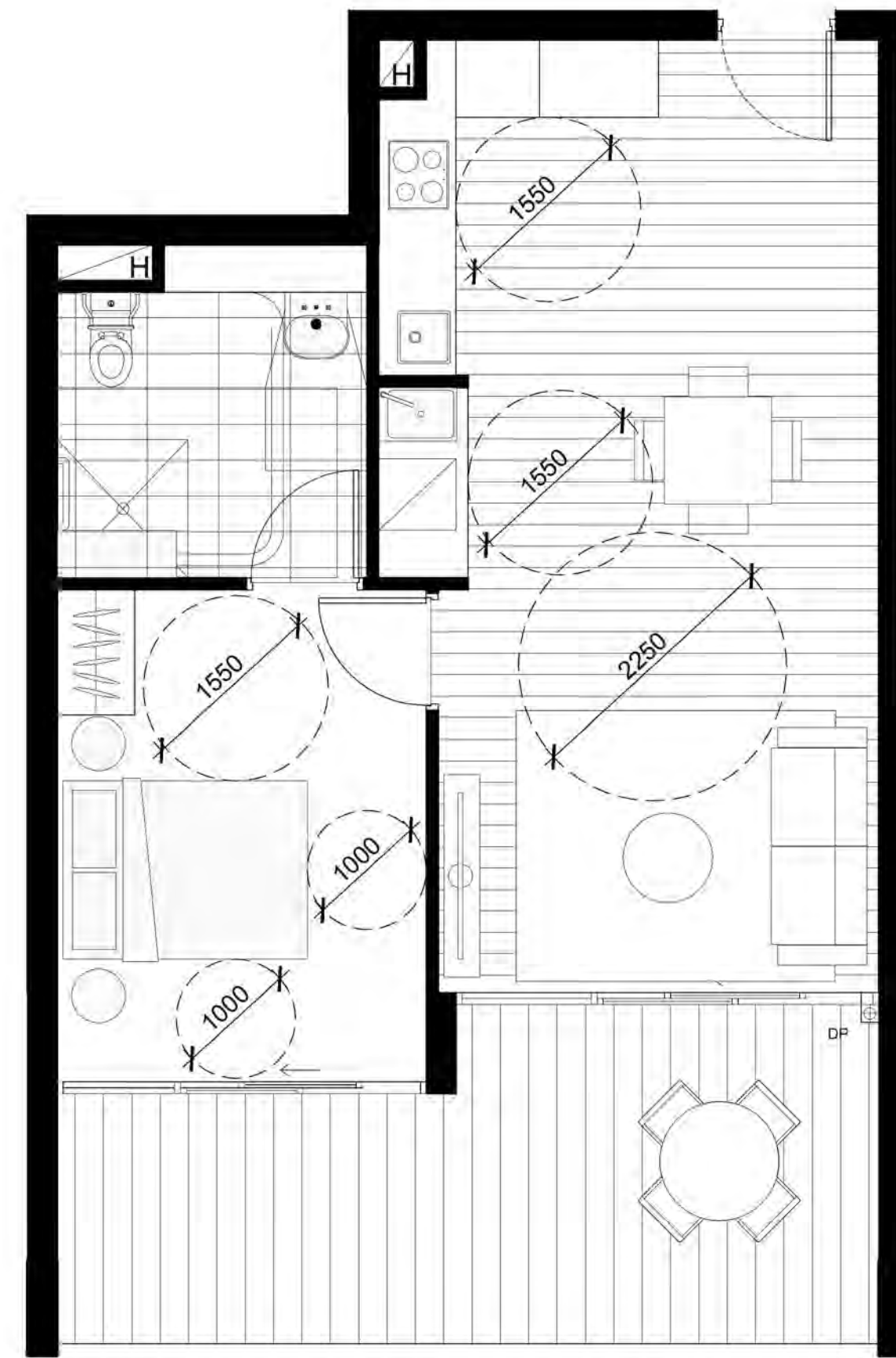
11a PRE-ADAPTATION ONE BED UNIT - 50m²
B1.02, B2.02, B3.02, B4.02



11b POST-ADAPTATION ONE BED UNIT - 50m²
B1.02, B2.02, B3.02, B4.02



12a PRE-ADAPTATION ONE BED UNIT - 52m²
B1.05, B2.05, B3.05, B4.05

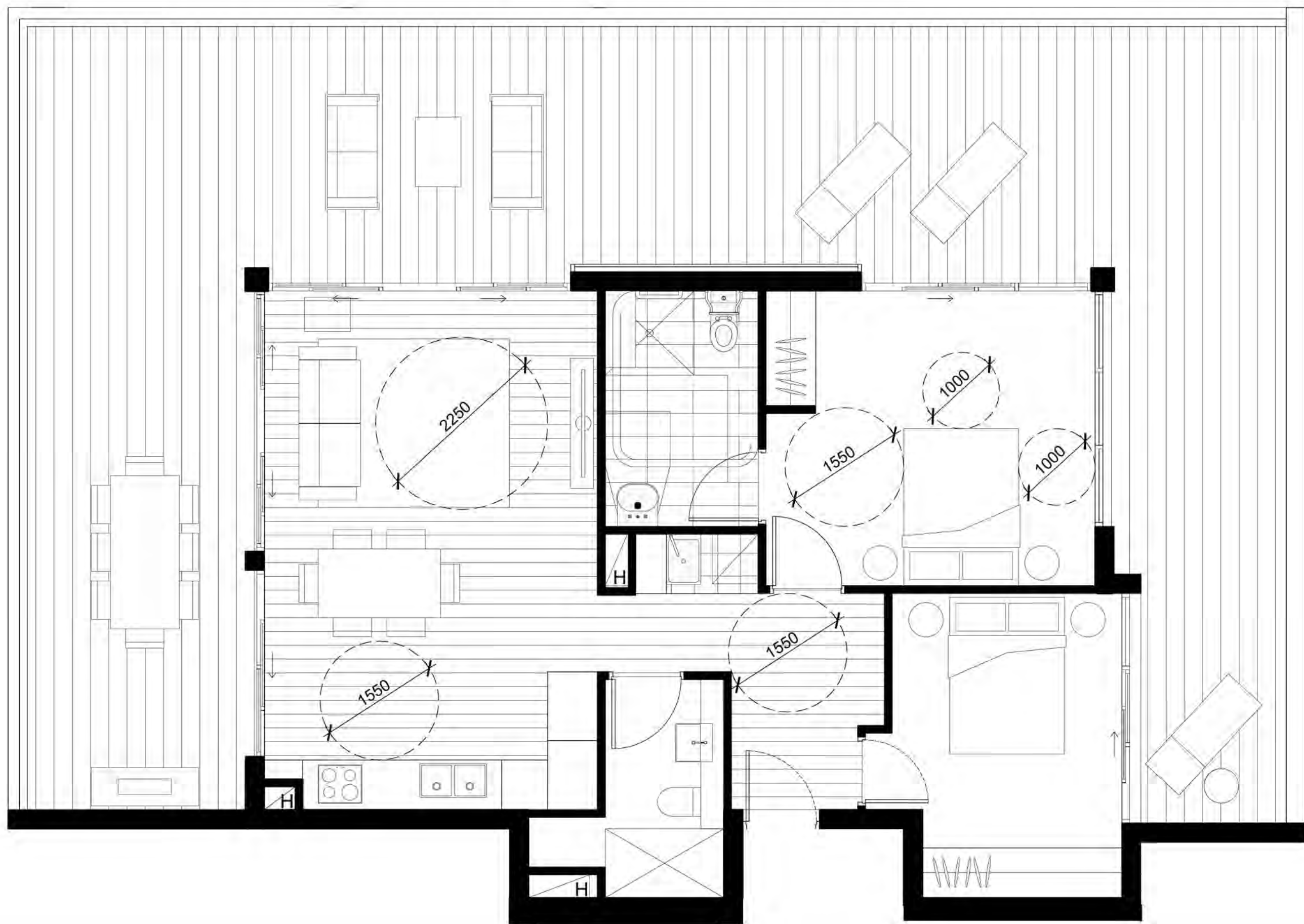


12b PRE-ADAPTATION ONE BED UNIT - 52m²
B1.05, B2.05, B3.05, B4.05

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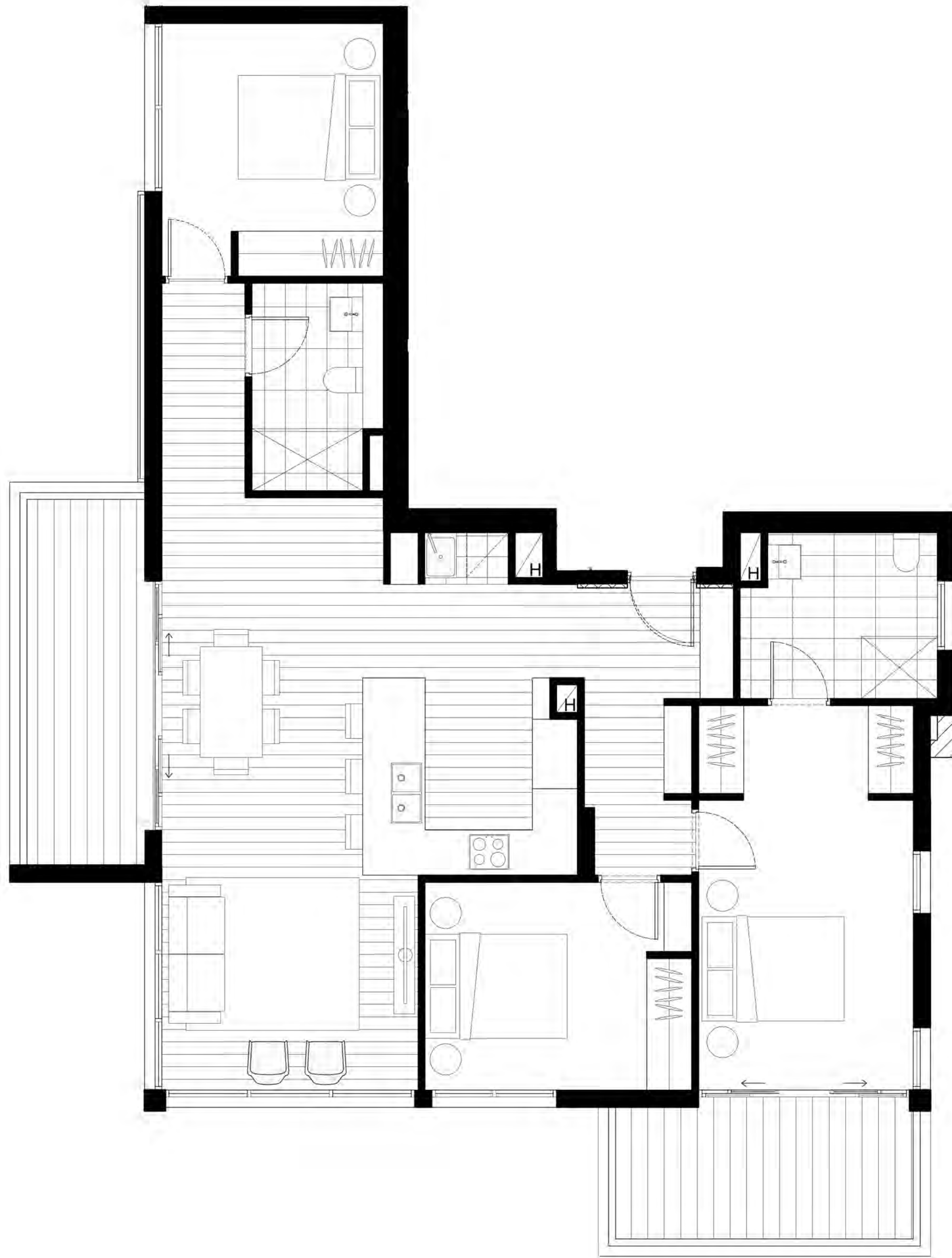


13a PRE-ADAPTATION TWO BED UNIT - 79m²
B5.01, B6.01

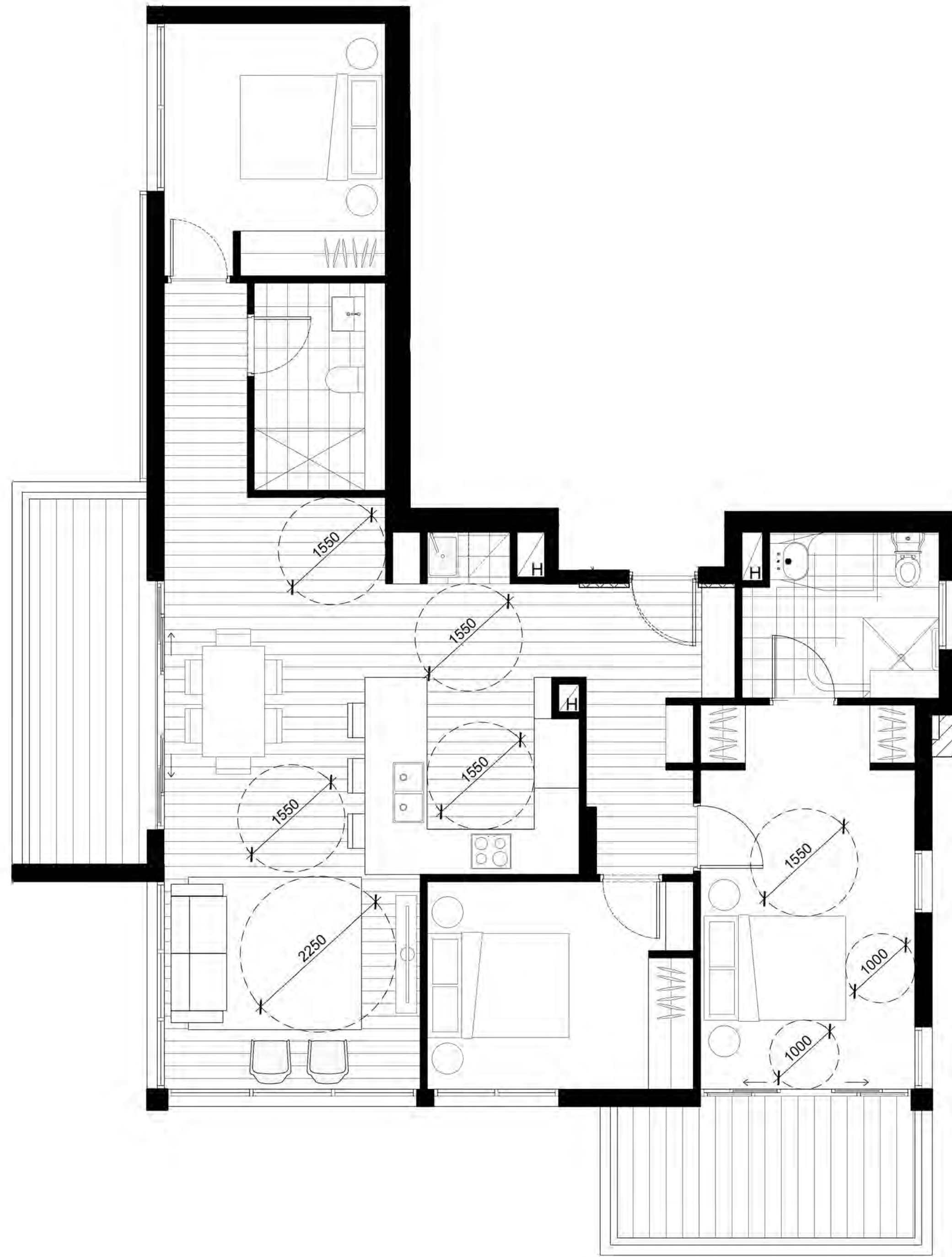


13b POST-ADAPTATION TWO BED UNIT - 79m²
B5.01, B6.01

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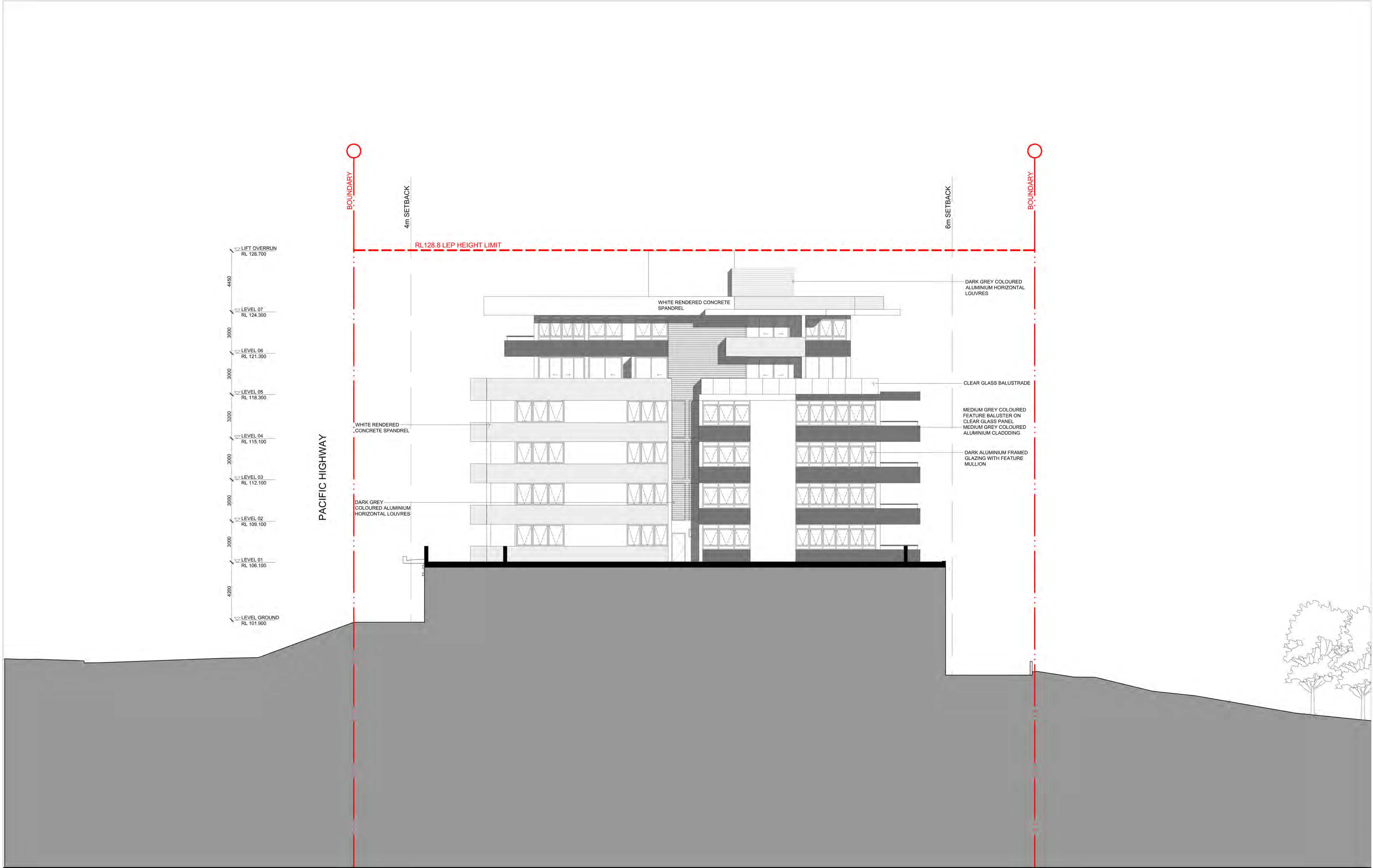


14a PRE-ADAPTATION THREE BED UNIT - 108m²
B5.02, B6.02



14b POST-ADAPTATION THREE BED UNIT - 108m²
B5.02, B6.02

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DRAWING TITLE

INTERNAL NORTH ELEVATION

PROJECT

654-666 PACIFIC HIGHWAY
CHATSWOOD NSW 2067

SCALE
1:125@A1
1:250@A3

DATE
MAR 17

DRAWN
SD

CHECKED
JRB

JOB
15072

DRAWING
S96 - 3.05

REVISION
D

S96 APPLICATION
MIXED USE DEVELOPMENT

654 - 666 PACIFIC HIGHWAY
CHATSWOOD, NSW 2067



DRAWING LIST

DRAWING	DWG. NO.	SCALE
S96 - 0.00 PRELIMINARIES		
COVER SHEET	S96 - 0.00	NTS
LOCATION PLAN	DA - 1.01	NTS
SITE ANALYSIS	DA - 1.02	NTS
SITE PLAN	S96 - 1.03	1:500@A3
DEMOLITION PLAN	DA - 1.04	1:250@A3
S96 - 2.00 FLOOR PLANS		
BASEMENT LEVEL 03	S96 - 2.00	1:250@A3
BASEMENT LEVEL 02	S96 - 2.01	1:250@A3
BASEMENT LEVEL 01	S96 - 2.02	1:250@A3
LEVEL LOWER GROUND FLOOR	S96 - 2.03	1:250@A3
LEVEL GROUND FLOOR	S96 - 2.04	1:250@A3
LEVEL 01	S96 - 2.05	1:250@A3
LEVEL 02	S96 - 2.06	1:250@A3
LEVEL 03	S96 - 2.07	1:250@A1
LEVEL 04	S96 - 2.08	1:250@A3
LEVEL 05	S96 - 2.09	1:250@A3
LEVEL 06	S96 - 2.10	1:250@A3
LEVEL 07	S96 - 2.11	1:250@A3
LEVEL 08	S96 - 2.12	1:250@A3
LEVEL 09	S96 - 2.13	1:250@A1
LEVEL 10	S96 - 2.14	1:250@A1
ROOF PLAN	S96 - 2.15	1:250@A3
S96 - 3.00 ELEVATIONS		
EAST ELEVATION	S96 - 3.01	1:250@A3
NORTH ELEVATION	S96 - 3.02	1:250@A3
WEST ELEVATION	S96 - 3.03	1:250@A3
SOUTH ELEVATION	S96 - 3.04	1:250@A3
INTERNAL NORTH ELEVATION	S96 - 3.05	1:250@A3
INTERNAL SOUTH ELEVATION	S96 - 3.06	1:250@A3

DRAWING	DWG. NO.	SCALE
S96 - 4.00 SECTIONS		
SECTION A-A	S96 - 4.01	1:250@A3
SECTION B-B	S96 - 4.02	1:250@A3
SECTION C-C	S96 - 4.03	1:250@A3
S96 - 5.00 SHADOW STUDY		
SHADOW STUDY 01	DA - 5.01	NTS
SHADOW STUDY 02	DA - 5.02	NTS
S96 - 6.00 DIAGRAMS		
SOLAR ACCESS DIAGRAM	DA - 6.01	NTS
CROSS VENTILATION DIAGRAM	DA - 6.02	NTS
GFA CALCULATION	DA - 6.03	NTS
S96 - 7.00 VIEWS AND MATERIAL BOARD		
PHOTOMONTAGE	S96 - 7.01	NTS
MATERIAL BOARD	S96 - 7.02	NTS
VOLUME COMPARISSON	S96 - 7.10	NTS
VOLUME COMPARISSON	S96 - 7.11	NTS
S.96 - 8.00 UNITS		
ADAPTABLE UNIT PLAN 01	S96 - 8.01	1:100@A3
ADAPTABLE UNIT PLAN 02	S96 - 8.02	1:100@A3
ADAPTABLE UNIT PLAN 03	S96 - 8.03	1:100@A3
ADAPTABLE UNIT PLAN 04	S96 - 8.04	1:100@A3
ADAPTABLE UNIT PLAN 05	S96 - 8.05	1:100@A3
ADAPTABLE UNIT PLAN 06	S96 - 8.06	1:100@A3
ADAPTABLE UNIT PLAN 07	S96 - 8.07	1:100@A1
ADAPTABLE UNIT PLAN 08	S96 - 8.08	1:100@A3
ADAPTABLE UNIT PLAN 09	S96 - 8.09	1:100@A3

PROJECT SUMMARY:

TOTAL SITE AREA:	2,855.8 m ²
SITE FOR FSR CALCULATIONS:	2,608 m ²
POST DEVELOPMENT SITE AREA:	2,415 m ²
PERMISSIBLE GFA:	7,934 m ²
PERMISSIBLE FSR:	3.0:1

PROPOSED GFA:	8,013m ²
PROPOSED GFA EXC. AFFORDABLE UNITS	7,814m ²
PROPOSED FSR:	3.00:1

APARTMENT MIX:

TYPE:	NUMBER	PERCENTAGE
ONE BEDROOM:	22	30.6 %
TWO BEDROOM:	41	56.9 %
THREE BEDROOM:	9	12.5 % +
TOTAL	72	100%

ADAPTABLE APARTMENTS:

36 (50%) ADAPTABLE

CAR PARKING:

LEVEL B1:	41
LEVEL B2:	49
LEVEL B3:	53
TOTAL	143

COMMERCIAL:	41 (incl. 4 accessible)
VISITOR:	18 (incl. 2 accessible)
RESIDENTIAL:	84 (incl. 9 accessible)
TOTAL:	143 (incl. 15 accessible)

SOLAR ACCESS:

97% of the residential apartments receive 2 hours minimum direct sunlight in living spaces.

NATURAL VENTILATION:

70% of the residential apartments receive natural cross over ventilation through dual aspect unit layouts.

REVISION	DATE	DESCRIPTION	BY
A	2015.12.02	DA PACKAGE	BO
B	2016.04.16	AMENDED DESIGN FOR COUNCIL	BO
C	2017.03.27	S96 SUBMISSION	JRB
D	2017.05.17	S96 SUBMISSION	JRB
E	2017.06.07	S96 SUBMISSION	BK
F	2017.06.22	S96 SUBMISSION	BO

marchesepartners

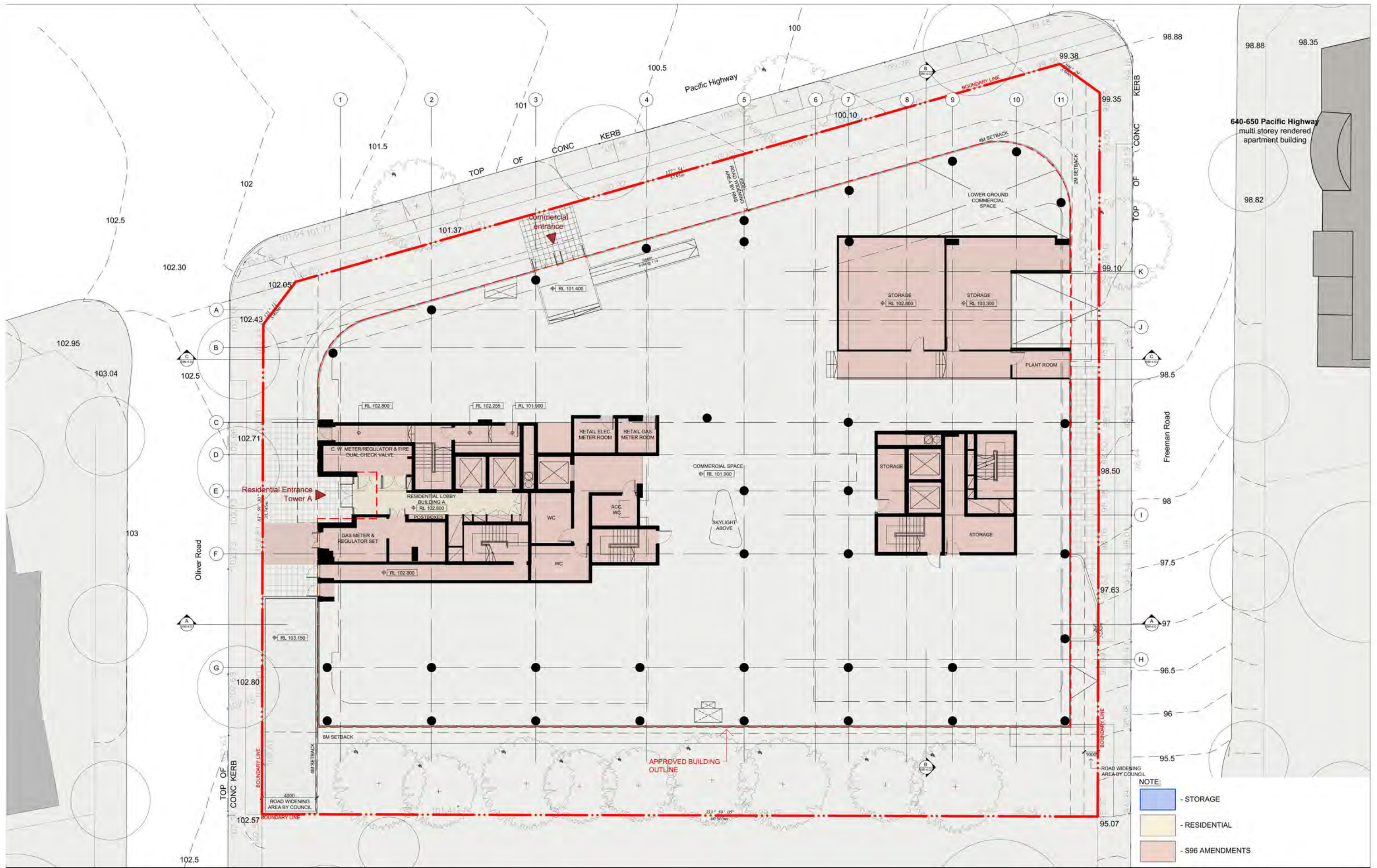
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Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia
P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com
www.marchesepartners.com
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CLIENT
ATF JL FAMILY TRUST
JL CHATSWOOD PTY LTD

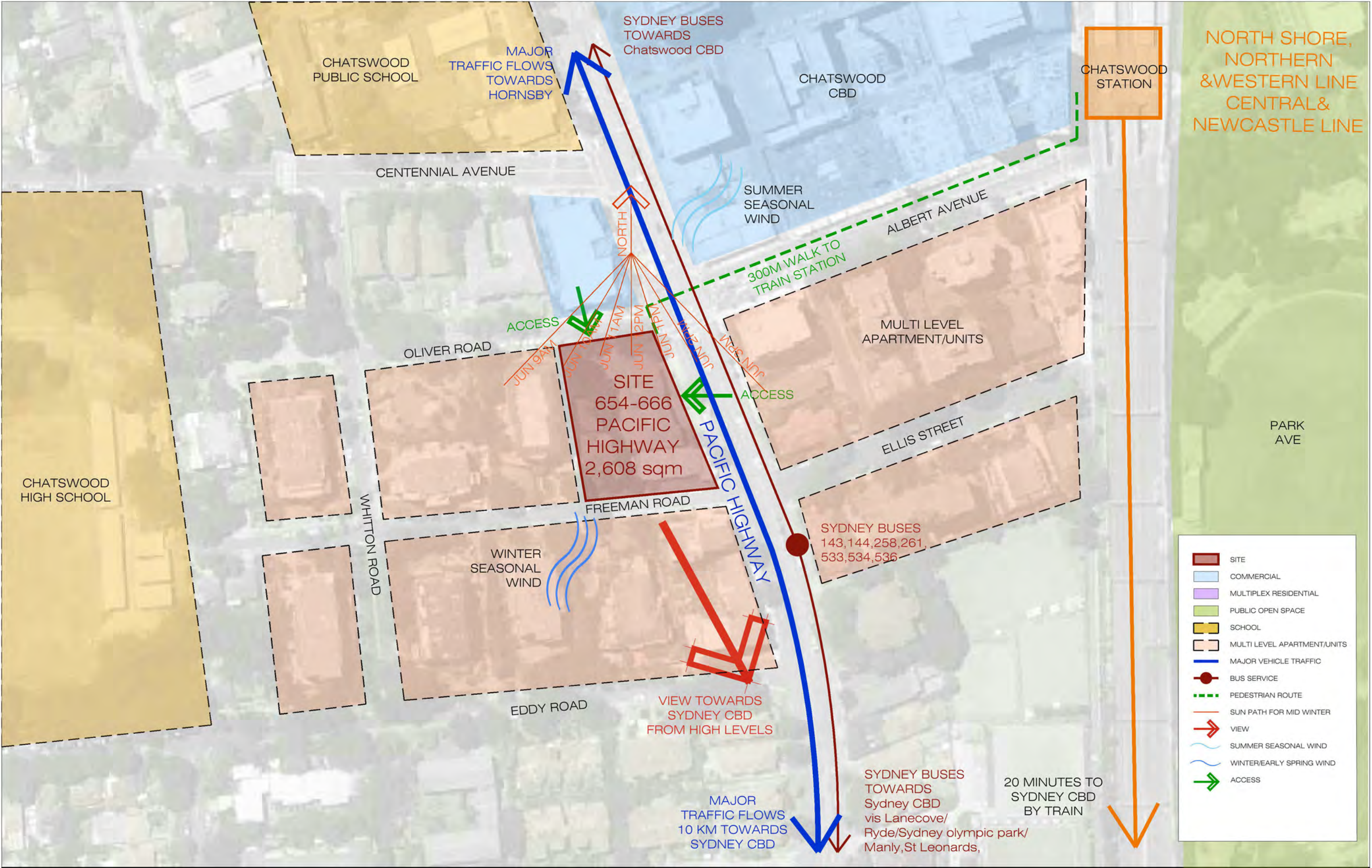
PROJECT
654-666 PACIFIC HIGHWAY
CHATSWOOD NSW 2067

DRAWING TITLE
COVER SHEET

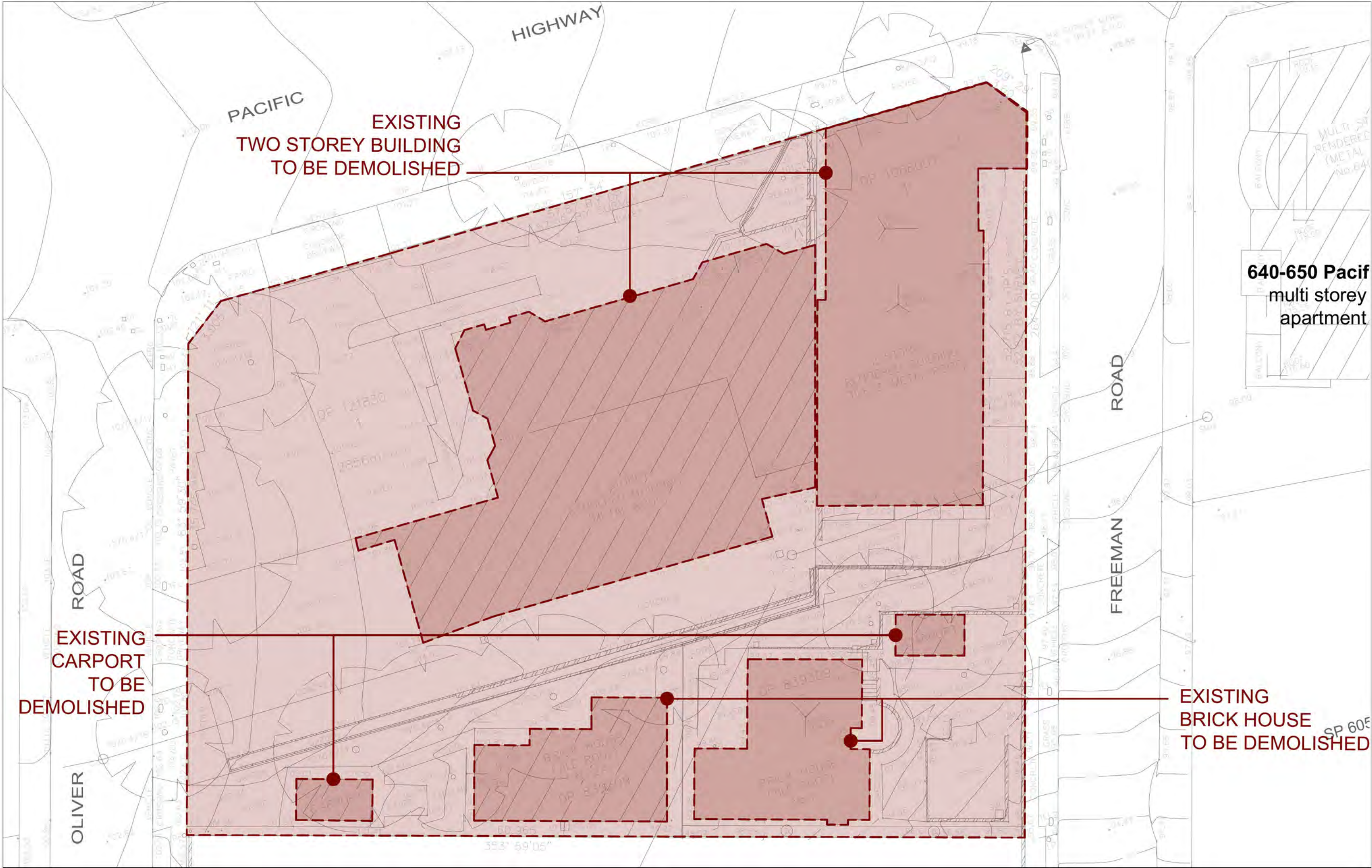
SCALE NTS NTS	DATE MAR 17	DRAWN SD	CHECKED JRB
JOB 15072	DRAWING S96 - 0.00	REVISION F	



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	A	2015.12.02	DA PACKAGE	BO								
	B	2016.04.26	AMENDED DESIGN FOR COUNCIL	BO								
	C	2016.11.25	AMENDED BASEMENT DESIGN - COUNCIL	BO								
	D	2017.03.27	S96 SUBMISSION	JRB								
	E	2017.05.17	S96 SUBMISSION	JRB								
	F	2017.06.07	S96 SUBMISSION	BK								
	G	2017.06.22	S96 SUBMISSION	BO								
marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060, Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com www.marchesepartners.com Sydney · Brisbane · Canberra · Melbourne · Adelaide · Perth London · Kuala Lumpur · Auckland ABN 20 098 552 151							CLIENT ATF JL FAMILY TRUST JL CHATSWOOD PTY LTD		DRAWING TITLE LEVEL GROUND FLOOR			
PROJECT 654-666 PACIFIC HIGHWAY CHATSWOOD NSW 2067						SCALE 1:125@A1 1:250@A3	DATE MAR 17	DRAWN SD	CHECKED JRB			
JOB 15072						DRAWING S96 - 2.04		REVISION G				



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	A		02.12.15	DA PACKAGE	BO			
	B		26.04.16	AMENDED DESIGN FOR COUNCIL	BO			
	marchesepartners Marchese Partners International Pty Ltd Level 1, 53 Walker Street, North Sydney, NSW 2060 Australia P +61 2 9922 4375 F +61 2 9929 5786 E info@marchesepartners.com.au www.marchesepartners.com.au Sydney · Brisbane · Melbourne · Canberra · Adelaide · Perth · San Francisco · Kuala Lumpur 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 SITE ANALYSIS PLAN			
SCALE NTS @ A3			DATE 10.06.2015	DRAWN BO	CHECKED PS			
JOB 15072			DRAWING DA 1.02		REVISION A			



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	A	02.12.15	DA PACKAGE	BO				JL Chatswood Pty Ltd ATF JL Family Trust		DEMOLITION PLAN			
								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 1.04		A		



horizontal dark metal cladding



horizontal pattern of white concrete slabs with render



artist impression



central open space

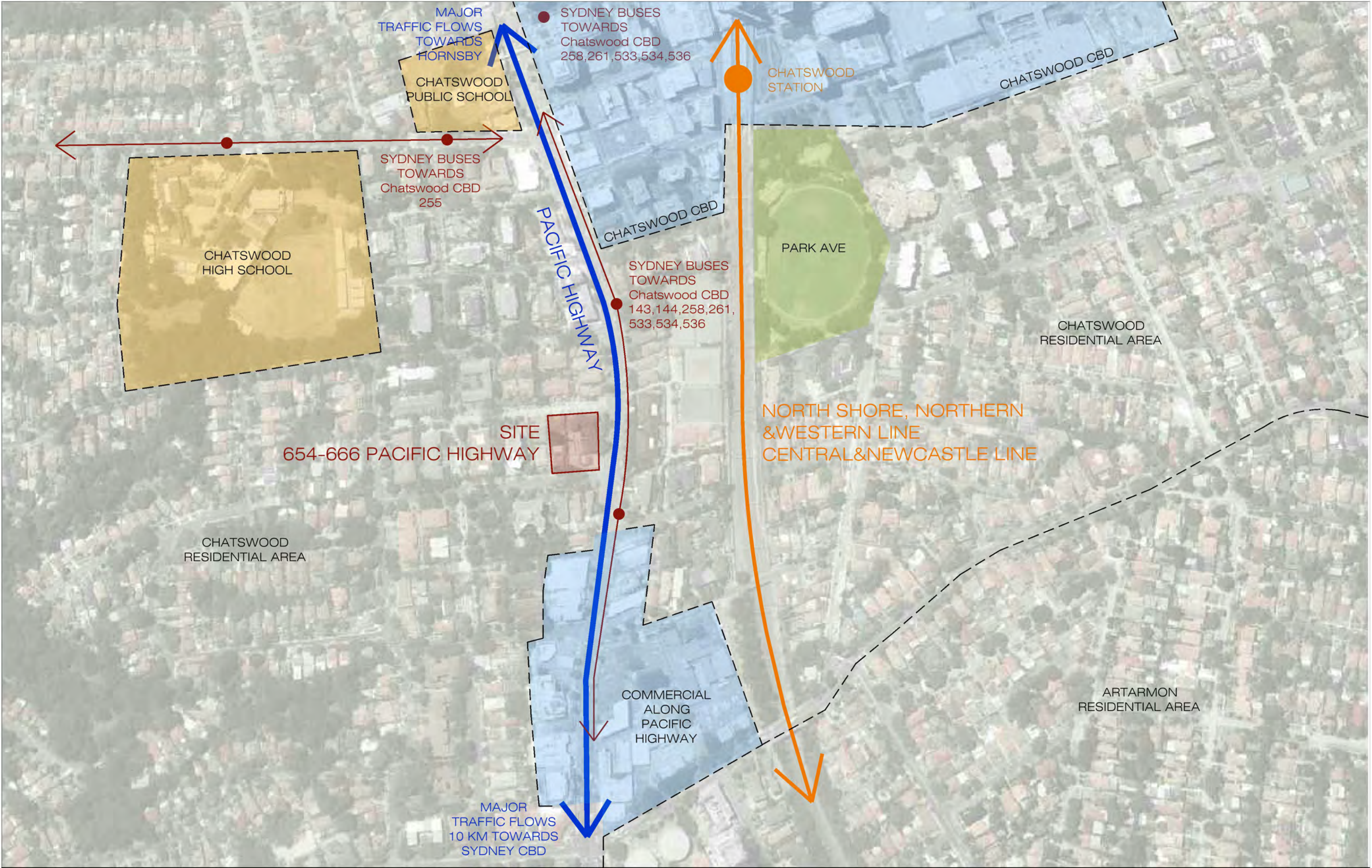


glass elevation with dark metal cladding



horizontal dark metal cladding

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	A	02.12.15	DA PACKAGE	BO			JL Chatswood Pty Ltd ATF JL Family Trust		MATERIAL BOARD			
	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							



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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	DRAWING		REVISION	
								15072	DA 1.01		A					



CONCRETE WALLS



HARDWOOD DECKING
'Spotted Gum' or equal.

0.6m SHRUB; Pimelea
OR SIMILAR.

1m HIGH PLANTER TO
SUPPORT TREE
PLANTING;
Elaeocarpus OR
SIMILAR

BBQ COUNTER BUILT
INTO PLANTER EDGE

0.6m SHRUB; Pimelea
OR SIMILAR.

1m HIGH PLANTER TO SUPPORT
TREE PLANTING AND FORM
BALUSTRADE EDGE.

CASUAL SEATING AND PLANTERS

1m HIGH PLANTER.

EXTENT OF AWNING (BELOW)
PARAPET WALL

1m SHRUB; *Raphiolepis*
'Snow Maiden'
1m HIGH PLANTER.
Acacia 'Limelight'
Dianella 'Little Rev'.

1m HIGH PLANTER TO
PARAPET WALL

0.5m HIGH PLANTER.
COMMON AREA PODIUM
GARDEN TO BE PLANTED IN
SWATHES OF PERENNIAL
SHRUB AND GRASS
SPECIES, 0.3m to 1.2m TALL.
PLANTING TO PROVIDE
VISUAL SEPARATION
BETWEEN FACING PRIVATE
BALCONIES AND INTEREST
AS VIEWED FROM ABOVE.
ACCESS TO BE RESTRICTED
FOR MAINTENANCE ONLY.
- *Acacia* 'Limelight'
- *Lomandra* 'Tanika'
- *Dianella* 'Little Rev'
- *Crinum pedunculata*
- *Philodendron* 'Xanadu'
- *Hibbertia dentata*

0.5m HIGH PLANTER.

1m HIGH PLANTER TO
PARAPET WALL

0.6m SHRUB; Pimelea
OR SIMILAR.

1m SHRUB; *Raphiolepis* 'Snow Maiden'

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FOR APPROVAL

notes: This drawing has been prepared for consideration and reference in the communication of conceptual ideas and is not intended as a detailed 'For Construction' document. No guarantee is given to the accuracy in location or size of existing or proposed elements, measurements or nominated or figured dimensions. Do not scale drawing. Drawing and content protected by copyright.

issue	date	description
02	09.12.15	Preliminary issue for coordination
A	18.12.15	DA issue.
B	06.05.16	Amend to arch. DA issue.
C	16.05.17	S96 amends issue for approval
D	22.06.17	Final coord. S96 issue.

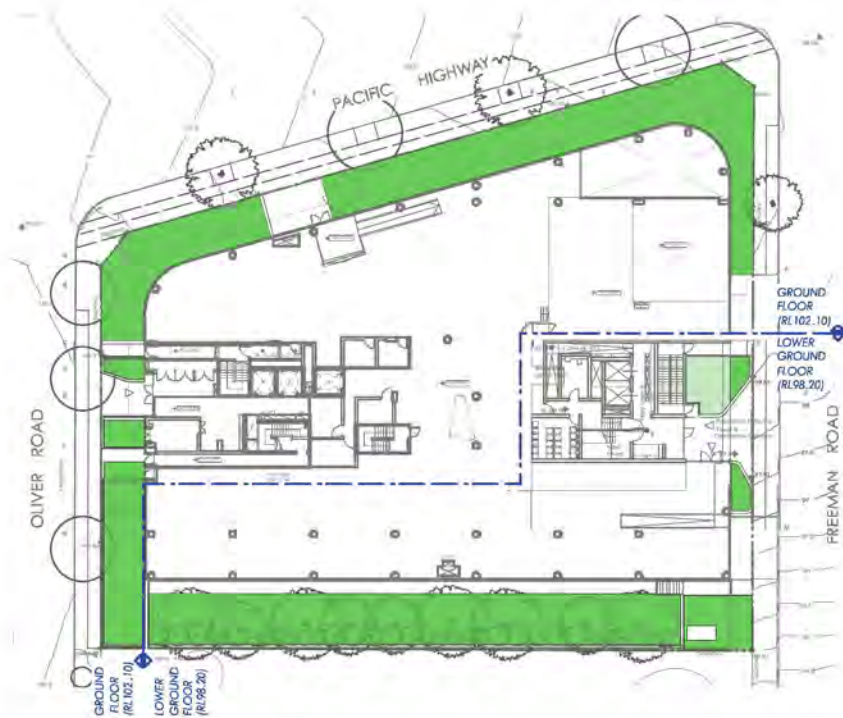
project
654 - 666 Pacific Highway Chatswood NSW

client
JL Chatswood Pty Ltd

drawing title
Landscape Plan - Level 01 Podium

scale	project no.	drawing no.	issue
1:200 @ A3	15686	LP03	D





01 Calculations Diagram - Ground Floor
Scale: 1:500



03 Calculations Diagram - Level 1 Podium
Scale: 1:500



02 Calculations Diagram - Roof Terraces
Scale: 1:300

AREA CALCULATIONS:						
		Ground Floor	Level 1 Podium	Big 'A' Roof Terrace	Big 'B' Roof Terrace	TOTAL:
LANDSCAPE AREA:						
Deep Soil		657.3m ²	-	-	-	657.3m ²
On Structure		20.7m ²	408.7m ²	-	30.1m ²	459.5m ²
COMMON OPEN SPACE:			533.1m ²		176.4m ²	709.5m ²
LEVEL 1 PODIUM:			1,971.3m ²			
- % Vegetated			20.7%			

LANDSCAPE DESIGN DRAWINGS

FOR

654 - 666 PACIFIC HIGHWAY
CHATSWOOD NSW

DOCUMENT REGISTER:

Ref	Title	Scale	Issue
LP00	Title Sheet & Register	1:1 @ A3	D
LP01	Landscape Plan - GF + LGF	1:250 @ A3	D
LP02	Landscape Plan - Western Boundary	1:150 @ A3	D
LP03	Landscape Plan - Level 01 Podium	1:200 @ A3	D
LP04	Section + Schedules	1:100 @ A3	D
LP05	Landscape Plan - Roof Terraces	1:150 @ A3	D
LP06	Calculations Diagram	A.S. @ A3	D

22 June 2017

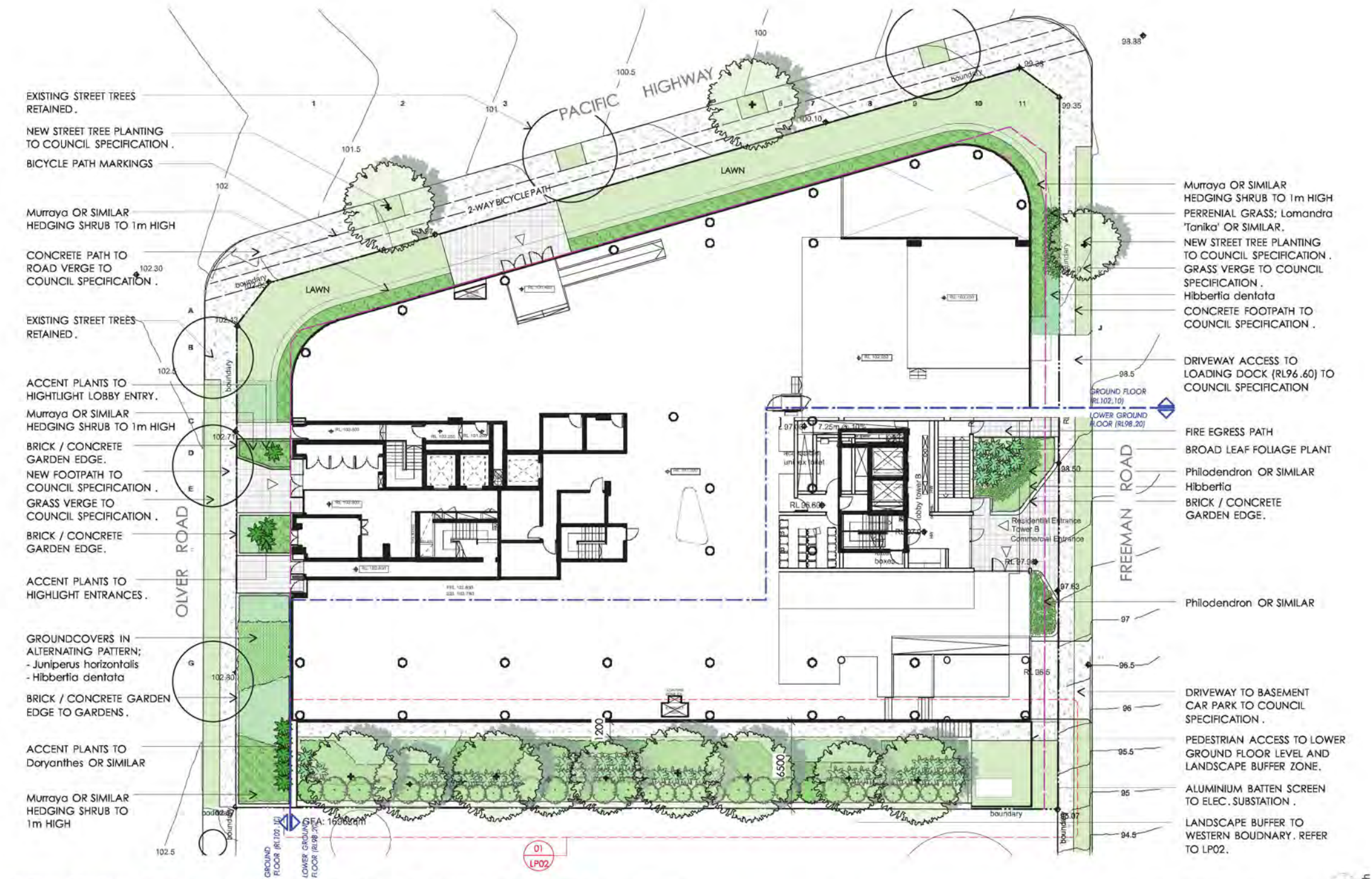
S96 APPLICATION



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client
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ATF JL Family Trust

654 - 666 Pacific Highway



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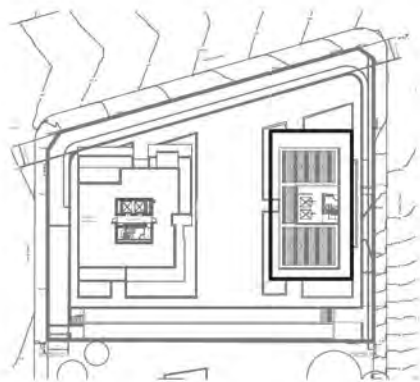
issue	date	description
02	09.12.15	Preliminary issue for coordination
A	18.12.15	DA issue.
B	06.05.16	Amend to arch. DA issue
C	16.05.17	S96 amends issue for approval
D	22.06.17	Final coord. S96 issue.

project
654 - 666 Pacific Highway Chatswood NSW

client
JL Chatswood Pty Ltd

drawing title
Landscape Plan - GF + LGF

scale	project no.	drawing no.	issue
1:250 @ A3	15686	LP01	D



Key Plan
Scale: 1:1000

1m DEEP PLANTER TO PARAPET WALL;
Acacia 'Limelight' OR SIMILAR.

0.6m DEEP STEEL PLANTER;
Sansevieria OR SIMILAR.

OUTDOOR TABLE SETTINGS WITH
BENCH SEATS

0.6m DEEP STEEL PLANTER;
Dypsis OR SIMILAR.

Ø0.9m x 0.9m DEEP STEEL PLANTERS
WITH SMALL ORNAMENTAL TREE;
Frangipani OR SIMILAR.

BBQ AND PREP. COUNTER

1.0m DEEP PLANTER TO PARAPET;
Rosmarinus OR SIMILAR.

0.6m DEEP STEEL PLANTER;
Dypsis OR SIMILAR.

ALUMINIUM LOUVRE SCREEN
WITH GATES FOR MAINTENANCE.



Roof Terrace Plan - Building 'B'
Scale: 1:150



STEEL PLANTERS



CASUAL 'POD' FURNITURE



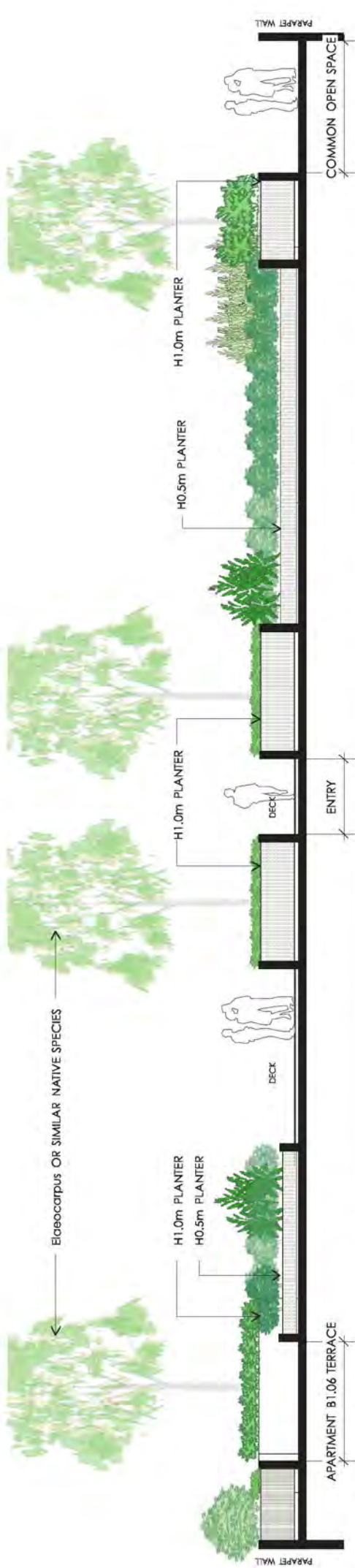
INSET GAS FIREPIT



CONCRETE WALLS



HWD DECKING
'SPOTTED GUM' OR EQUAL



01 Section - Ground Floor Podium Landscape
Scale: 1:100

Indicative Plant Schedule - Streetscape

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)
TREES			
Anacardium occidentale	Sydney Red Gum	20	75L
Elaeocarpus haemastoma	Sydney Red Gum	15	75L
SHRUBS / PERENNIALS			
Crinum pedunculatum	Swamp Lily	1	200mm
Dianella caerulea	Paroo Lily	0.9	140mm
Dorothy's excelsa	Gymea Lily	-	140mm
Hibbertia dentata	Trailing Guinea Flower	-	140mm
Juniperus horizontalis	Creeping Juniper	0.2	140mm
Lomandra 'Tanika'	Tanika Mat Rush	0.8	140mm
Muraya paniculata	Orange Jessamine	1 (H)	200mm
Philodendron 'Xanadu'	Xanadu Philodendron	0.9	200mm
Trachelospermum 'Tricolor'	Tricolor Jasmine	-	140mm

Indicative Plant Schedule - Roof Terraces

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)
TREES			
Citrus sp.	(Lemon; Lime)	2.5	45L
Plumieria obtusa	Franciai	2.5	45L
SHRUBS / PERENNIALS			
Acacia coarctata 'Limelight'	Limelight Dwarf Acacia	1	200mm
Buxus microphylla	Boxwood	0.5	300mm
Crassula ovata	Jade Plant	1	200mm
Philodendron 'Xanadu'	Xanadu Philodendron	0.9	200mm
Saxifraga 'Moonlight'	Moonlight Saxifraga	0.5	200mm
Strelitzia reginae	King of Paradise	1	200mm
HERBS			
Petroselinum crispum	Garden Parsley	0.6	100mm
Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	0.6	200mm

Indicative Plant Schedule - Western Boundary

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)
TREES			
Anacardium occidentale	Sydney Red Gum	20	75L
Elaeocarpus 'Prima Donna'	Prima Donna Blueberry Ash	7	75L
Eucalyptus haemastoma	Scribbly Gum	15	75L
Crinum pedunculatum	Swamp Lily	8	45L
SHRUBS			
Alibertia zeumbelei	Variegated Shell Ginger	2	200mm
Dodonaea triquetra	Hop Bush	2	200mm
Callistemon citrinus	Crimson Bottlebrush	4	300mm
Crinum pedunculatum	Swamp Lily	0.8	200mm
Correa alba	White Correa	1	200mm
Syzygium australe 'Aussie Southern'	Aussie Southern Livy Livy	5	45L
GROUNDCOVERS / PERENNIALS / CLIMBERS			
Crinum pedunculatum	Swamp Lily	1	200mm
Dianella 'Little Jess'	Little Jess Dianella	0.5	140mm
Dichandra 'Silver Falls'	Silver Falls	-	140mm
Dorothy's excelsa	Gymea Lily	-	140mm
Hardenbergia violacea	False Sarsaparilla	-	140mm
Hibbertia dentata	Trailing Guinea Flower	-	140mm
Lomandra 'Tanika'	Tanika Mat Rush	0.8	140mm
Scaevola aemula 'Purple Fanfare'	Purple Fanfare	0.5	200mm

Indicative Plant Schedule - Podium Landscape

Botanical Name	Common Name	Mature Hght (m)	Supply Size (L/mm)
TREES			
Elaeocarpus 'Prima Donna'	Prima Donna Blueberry Ash	6	75L
SHRUBS / PERENNIALS			
Acacia coarctata 'Limelight'	Limelight Dwarf Acacia	1	200mm
Crinum pedunculatum	Swamp Lily	0.8	200mm
Crassula ovata	Jade Plant	1	200mm
Philodendron 'Xanadu'	Xanadu Philodendron	0.9	200mm
Rhaphiolepis 'Snow Maiden'	Snow Maiden Hawthorn	1	300mm
GROUNDCOVERS / PERENNIALS / CLIMBERS			
Crinum pedunculatum	Swamp Lily	1	200mm
Dianella caerulea	Paroo Lily	0.9	140mm
Dianella 'King Alfred'	King Alfred Dianella	0.5	140mm
Dianella 'Little Rev'	Little Rev Dianella	0.5	140mm
Dorothy's excelsa	Gymea Lily	-	140mm
Hibbertia dentata	Trailing Guinea Flower	-	140mm
Liriope muscari	Lily Turf	0.4	140mm
Lomandra 'Tanika'	Tanika Mat Rush	0.8	140mm

* - Indicates Aust. native species or * - Indicates Aust. native sp * - Indicate * - Indicate



