



GENERAL NOTES:

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NOT FOR CONSTRUCTION

LEGEND:

DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
SF SHORFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



CLIENT:
HYECORP PROPERTY GROUP

ARCHITECT:
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Level 2, 62 Albion Street, Surry Hills NSW 2010

PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
BASEMENT 3 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA100	ISSUE: C
PROJECT NO: 1732		



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LEGEND:

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HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
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FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

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RW RENDERED WALL/SELECTED PAINT FINISH
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SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
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C	13.09.2019	AMENDED DA

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
**64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)**

DRAWING TITLE:
BASEMENT 2 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA101	ISSUE: C
PROJECT NO: 1732		



GENERAL NOTES:

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LEGEND:

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CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

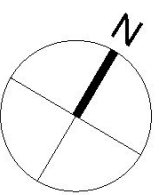
FI FIRE HYDRANT
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HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

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A	07.02.2018	DRAFT DA
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
BASEMENT 1 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA102	ISSUE: C
PROJECT NO: 1732		



GENERAL NOTES:

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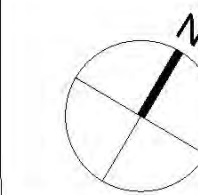
FI FIRE HYDRANT
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HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

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TL TILE FLOORING (TO FUTURE SELECTION)
TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
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A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
GROUND FLOOR PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA103	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



GENERAL NOTES:

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CU A/C CONDENSER UNITS

MATERIALS LEGEND:

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PTX PAINT FINISH TYPEX
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TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 1 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA104	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



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LEGEND:

DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
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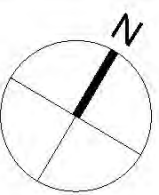
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TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



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HYECORP PROPERTY GROUP

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 2-3 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA105	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



GENERAL NOTES:

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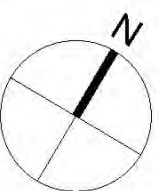
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C	13.09.2019	AMENDED DA



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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 4 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA106	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

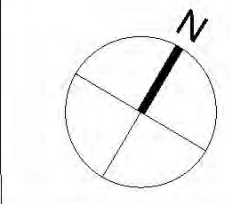
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
SF SHIPFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



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HYECORP PROPERTY GROUP

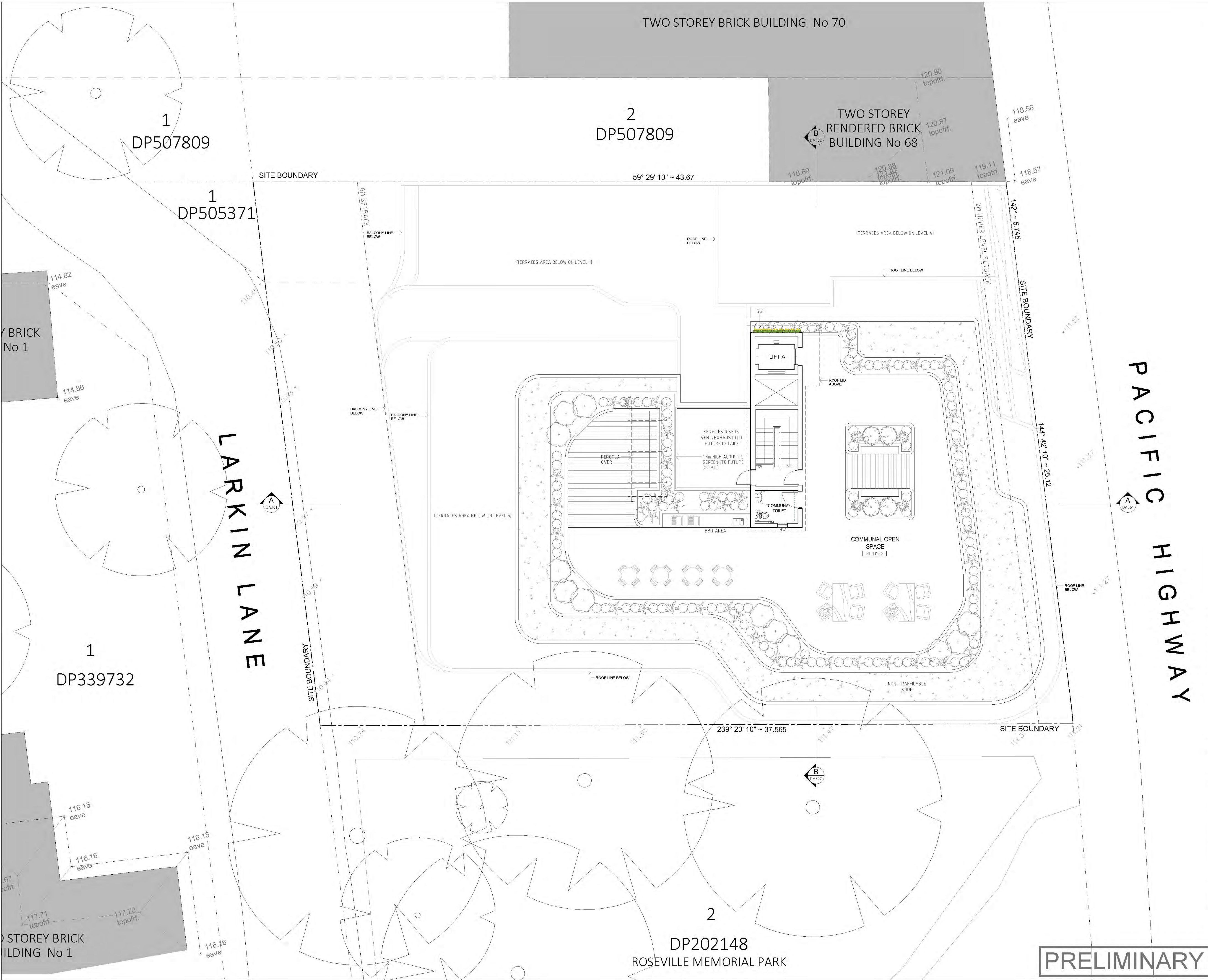
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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 5 PLAN

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA107	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS. AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION.

NOT FOR CONSTRUCTION

LEGEND:

DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

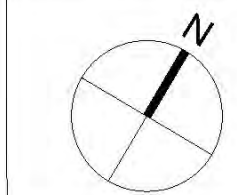
FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
SF SHORFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TE TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



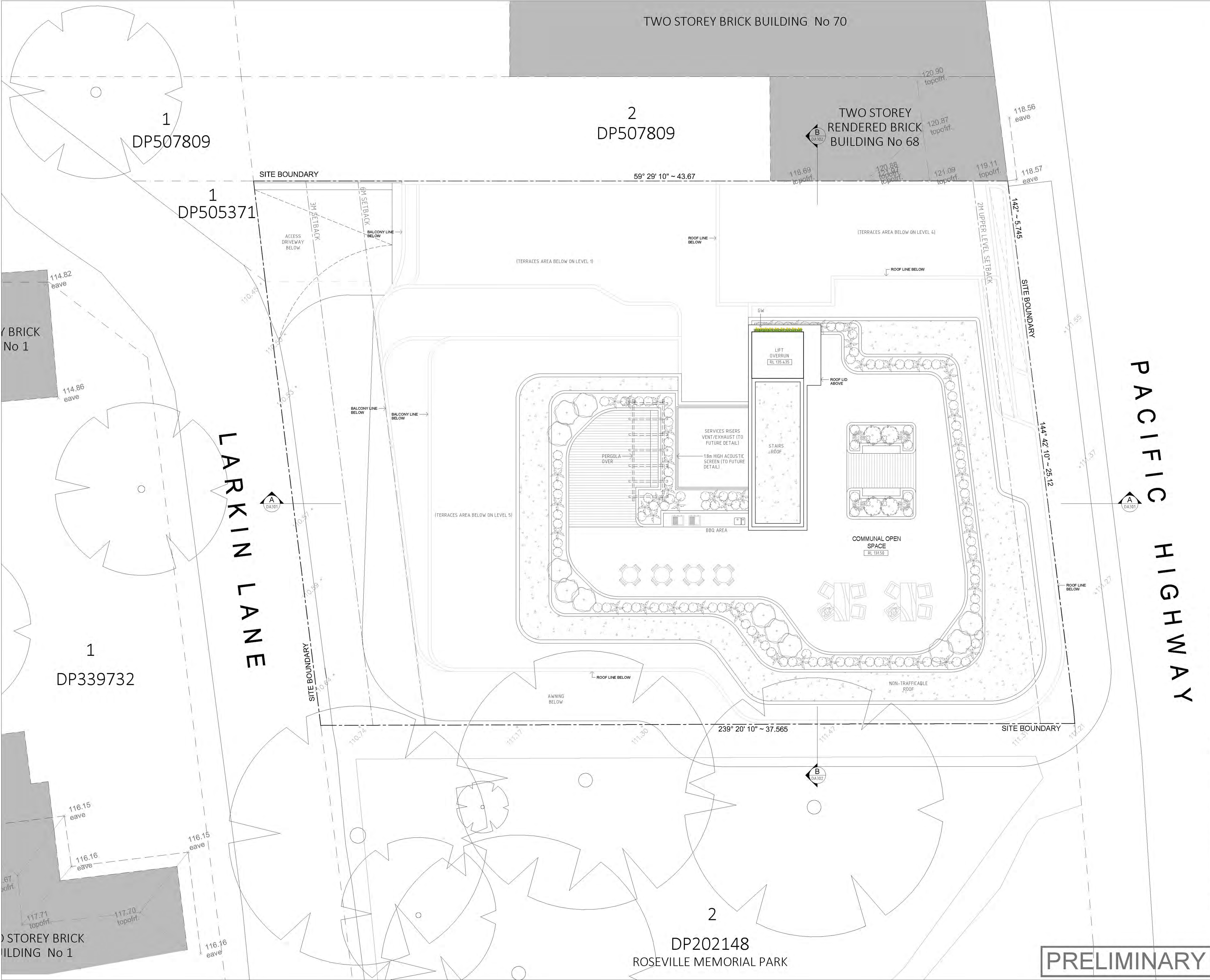
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 6 PLAN (ROOF TERRACE)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA108	ISSUE: C
PROJECT NO: 1732		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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NOT FOR CONSTRUCTION

LEGEND:

DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
SF SHORFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TE TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



CLIENT:
HYECORP PROPERTY GROUP

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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
ROOF PLAN

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA109	ISSUE: C
PROJECT NO: 1732		

ROSEVILLE
MEMORIAL PARK



- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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NOT FOR CONSTRUCTION

- LEGEND:**
- | | |
|-----|---|
| DL | PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL) |
| HW | HIGHLIGHT WINDOW |
| CHW | OPAQUE HIGHLIGHT WINDOW |
| MB | MAILBOX TO FUTURE DETAIL |
| FB | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| LS | LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS) |
| HWT | HOT WATER UNITS |
| CU | A/C CONDENSER UNITS |

- MATERIALS LEGEND:**
- | | |
|-----|--|
| AFG | ALUMINIUM FRAMED GLAZING |
| AW | AWNING TO FUTURE DETAILS |
| AL | ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL) |
| ALO | ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL) |
| BS | BATTEN SCREEN (TO FUTURE DETAIL) |
| FM | TEXTURED STONE FACADE (TO FUTURE DETAIL) |
| FC | TEXTURED CLADDING (TO FUTURE DETAIL) |
| GB | FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| GW | GREEN WALL (TO FUTURE DETAIL) |
| MA | METAL FRAME AWNING (TO FUTURE DETAIL) |
| MB | METAL BALUSTRADE (TO FUTURE DETAIL) |
| MC | METAL CLADDING |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| MS | METAL FEATURE SCREEN (TO FUTURE DETAIL) |
| OG | OPAQUE GLAZING |
| OP | OPERABLE SCREENS (TO FUTURE DETAIL) |
| PC | PANEL CLADDING (TO FUTURE SELECTION) |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTX | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| SF | SHOPFRONT GLAZING (TO FUTURE DETAIL) |
| SC | STONE CLADDING (TO FUTURE DETAIL) |
| SRW | SCORED RENDERED WALL / SELECTED PAINT FINISH |
| TL | TILE FLOORING (TO FUTURE SELECTION) |
| TT | TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION) |
| TS | TIMBER SOFFIT |

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
HYECORP PROPERTY GROUP

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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
EAST ELEVATION (PACIFIC HIGHWAY)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA201	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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NOT FOR CONSTRUCTION

- LEGEND:**
- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
 - HW HIGHLIGHT WINDOW
 - CHW OPAQUE HIGHLIGHT WINDOW
 - MB MAILBOX TO FUTURE DETAIL
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
 - LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
 - HWT HOT WATER UNITS
 - CU A/C CONDENSER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
 - AW AWNING TO FUTURE DETAILS
 - AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
 - ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
 - BS BATTEN SCREEN (TO FUTURE DETAIL)
 - FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
 - FC TEXTURED CLADDING (TO FUTURE DETAIL)
 - GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
 - GW GREEN WALL (TO FUTURE DETAIL)
 - MA METAL FRAME AWNING (TO FUTURE DETAIL)
 - MB METAL BALUSTRADE (TO FUTURE DETAIL)
 - MC METAL CLADDING
 - MF METAL FENCING (TO FUTURE SELECTION)
 - MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
 - OG OPAQUE GLAZING
 - OP OPERABLE SCREENS (TO FUTURE DETAIL)
 - PC PANEL CLADDING (TO FUTURE SELECTION)
 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP RIVER PEBBLES
 - RW RENDERED WALL/SELECTED PAINT FINISH
 - SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
 - SC STONE CLADDING (TO FUTURE DETAIL)
 - SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
 - TL TILE FLOORING (TO FUTURE SELECTION)
 - TL TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
 - TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA202	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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NOT FOR CONSTRUCTION

LEGEND:

DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TE TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
HYECORP PROPERTY GROUP

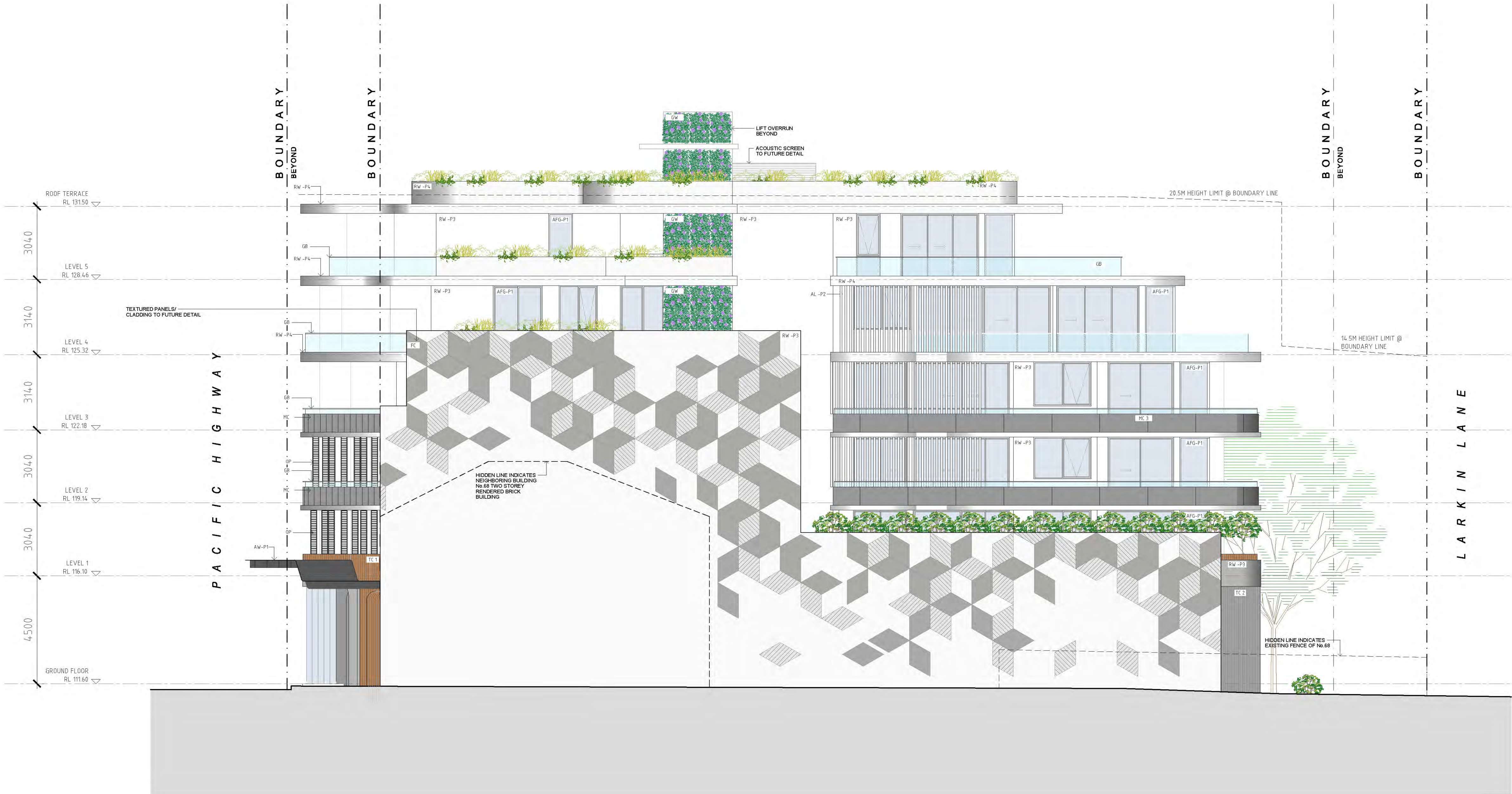
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
WEST ELEVATION (LARKIN LANE)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA203	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS.
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NOT FOR CONSTRUCTION

- LEGEND:**
- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL
- FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
- HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL / SELECTED PAINT FINISH
SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TT TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
HYECORP PROPERTY GROUP

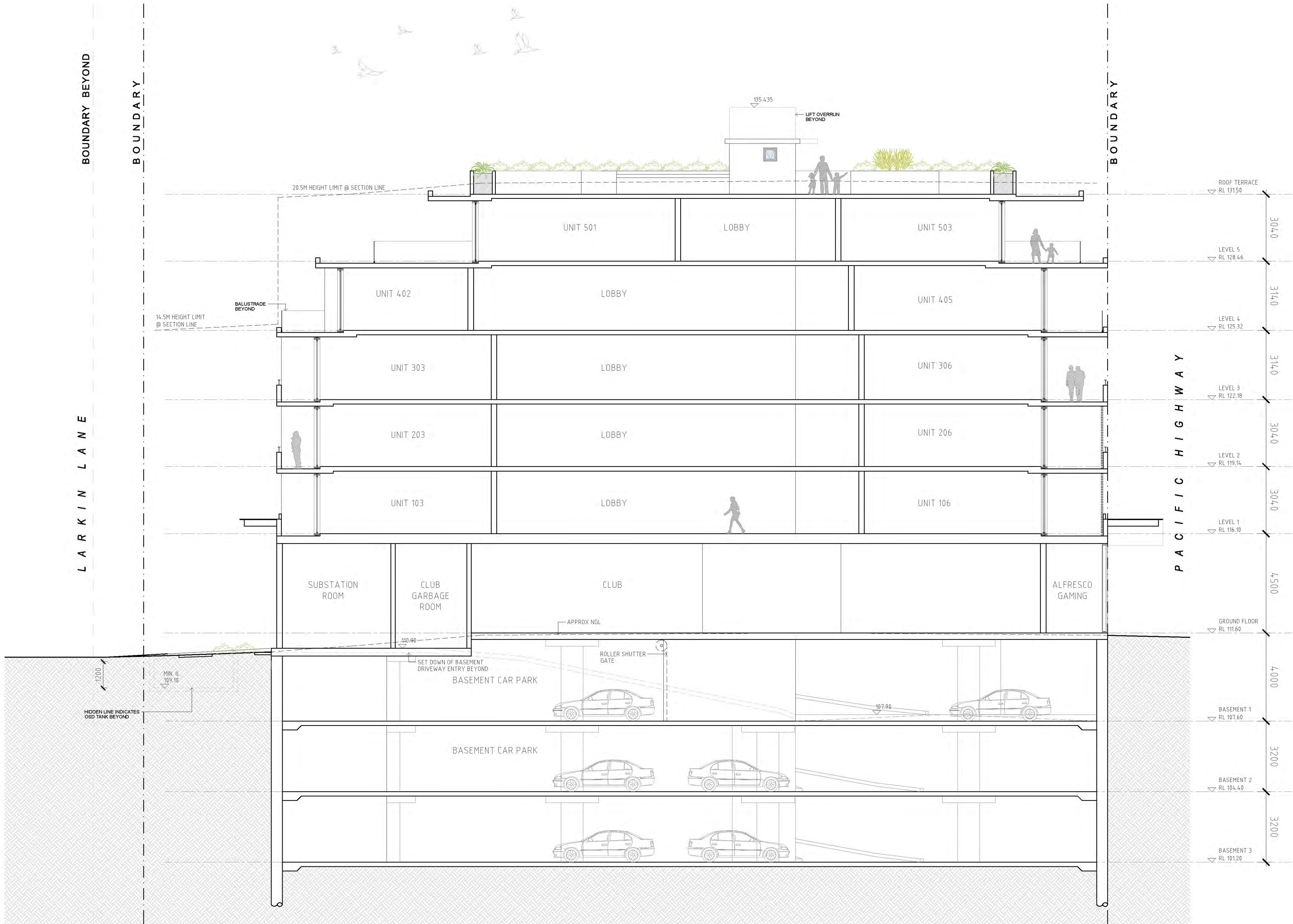
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
NORTH ELEVATION

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA204	ISSUE: C
PROJECT NO: 1732		

PRELIMINARY



- GENERAL NOTES:**
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NOT FOR CONSTRUCTION

- LEGEND:**
- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
OHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL
- FH FIRE HYDRANT
FHR FIRE HOSE REEL
FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
- HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

- MATERIALS LEGEND:**
- AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
AL ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS BATTEN SCREEN (TO FUTURE DETAIL)
FM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
GB FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW GREEN WALL (TO FUTURE DETAIL)
MA METAL FRAME AWNING (TO FUTURE DETAIL)
MB METAL BALUSTRADE (TO FUTURE DETAIL)
MC METAL CLADDING
MF METAL FENCING (TO FUTURE SELECTION)
MS METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG OPAQUE GLAZING
OP OPERABLE SCREENS (TO FUTURE DETAIL)
PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPEX
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL / SELECTED PAINT FINISH
SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TE TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
HYECORP PROPERTY GROUP

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Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

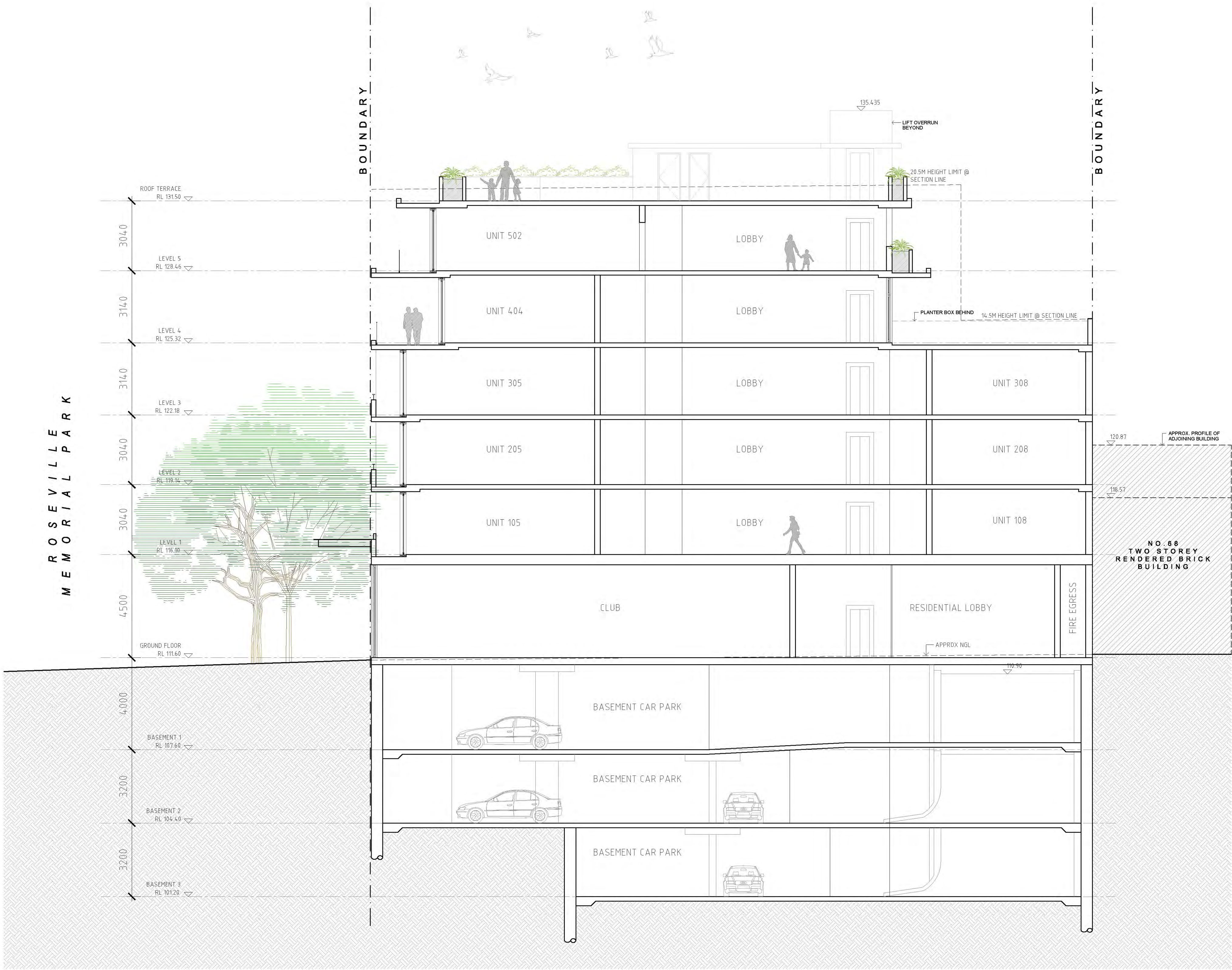
DRAWING TITLE:
SECTION AA

PRELIMINARY

SCALE:
1:100 @ A1 / 1:200 @A3
PROJECT NO:
1732

DRAWING NO:
DA301

ISSUE:
C



GENERAL NOTES:

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LEGEND:

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HW	HIGHLIGHT WINDOW
CHW	OPAQUE HIGHLIGHT WINDOW
MB	MAILBOX TO FUTURE DETAIL
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
LS	LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)
HWT	HOT WATER UNITS
CU	A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
AL	ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO	ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FM	TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC	TEXTURED CLADDING (TO FUTURE DETAIL)
GB	FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW	GREEN WALL (TO FUTURE DETAIL)
MA	METAL FRAME AWNING (TO FUTURE DETAIL)
MB	METAL BALUSTRADE (TO FUTURE DETAIL)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL FEATURE SCREEN (TO FUTURE DETAIL)
OG	OPAQUE GLAZING
OP	OPERABLE SCREENS (TO FUTURE DETAIL)
PC	PANEL CLADDING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPEX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL /SELECTED PAINT FINISH
SF	SHOPFRONT GLAZING (TO FUTURE DETAIL)
SC	STONE CLADDING (TO FUTURE DETAIL)
SRW	SCORED RENDERED WALL / SELECTED PAINT FINISH
TL	TILE FLOORING (TO FUTURE SELECTION)
TE	TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS	TIMBER SOFFIT

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA

CLIENT:
HYECORP PROPERTY GROUP

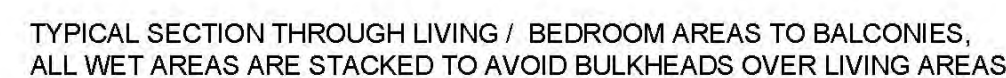
ARCHITECT:
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
SECTION BB

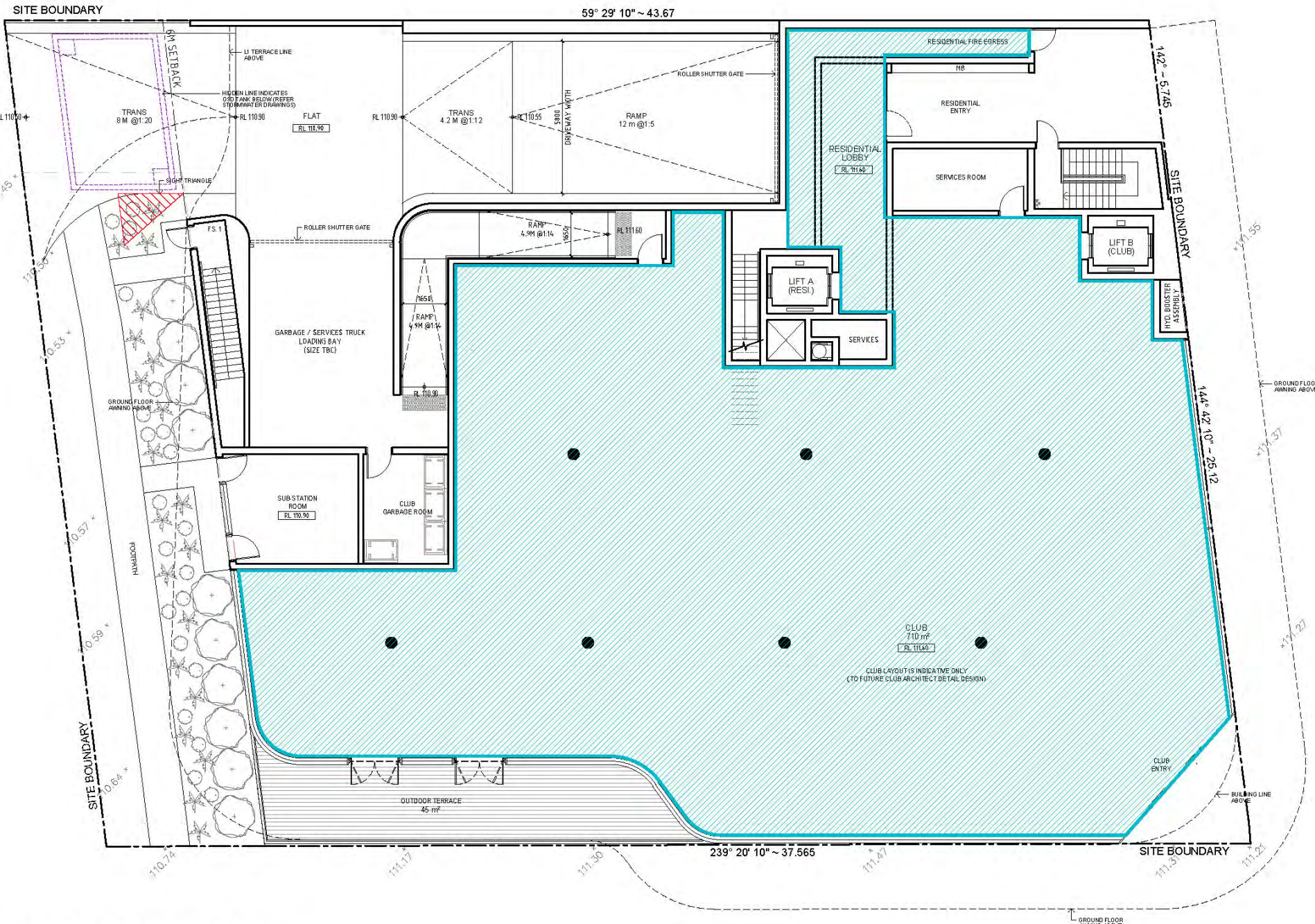
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PROJECT NO: 1732		

PRELIMINARY

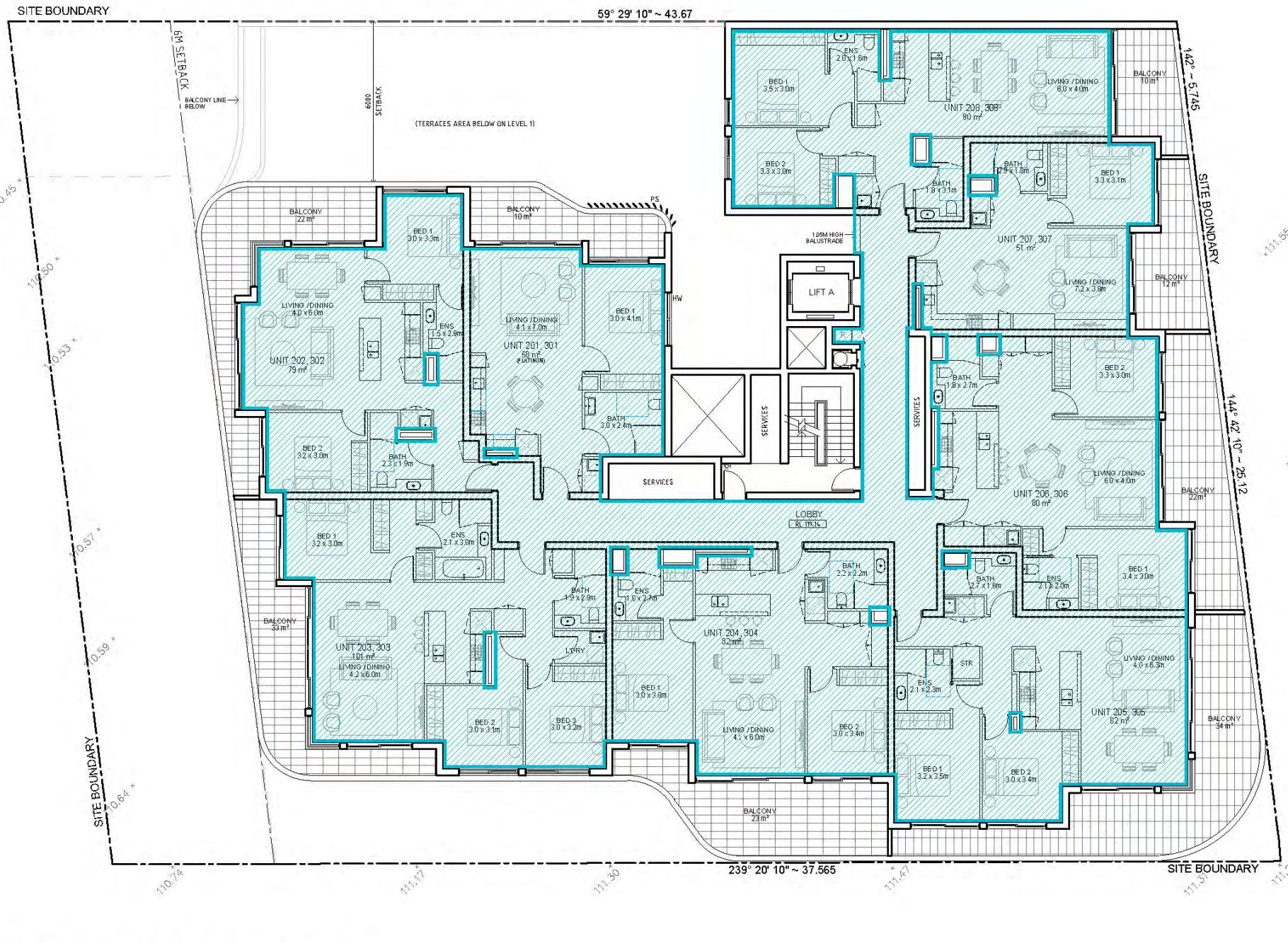


AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
AL	ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL)
ALO	ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL)
BS	BATTEN SCREEN (TO FUTURE DETAIL)
FM	TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC	TEXTURED CLADDING (TO FUTURE DETAIL)
GB	FRAMESLESS TIGHTENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS)
GW	GREEN WALL (TO FUTURE DETAIL)
MA	METAL FRAME AWNING (TO FUTURE DETAIL)
MB	METAL BALUSTRADE (TO FUTURE DETAIL)
MC	METAL CLADDING
MF	METAL FENCING (TO FUTURE SELECTION)
MS	METAL FUTURE SCREEN (TO FUTURE DETAIL)
OD	OPERABLE GLAZING
OP	OPERABLE SCREENS (TO FUTURE DETAIL)
PC	PANEL CLADDING (TO FUTURE SELECTION)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)
PTX	PAINT FINISH TYPEX
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED WALL / SELECTED PAINT FINISH
SG	SHOFPPOINT GLAZING (TO FUTURE DETAIL)
SC	STONE CLADDING (TO FUTURE DETAIL)
SRW	SCORED RENDERED WALL / SELECTED PAINT FINISH
TL	THE FLOORING (TO FUTURE SELECTION)
TP	TIMBER APPLIANCE CLADDING (TO FUTURE SELECTION)
TS	TIMBER SPLIT

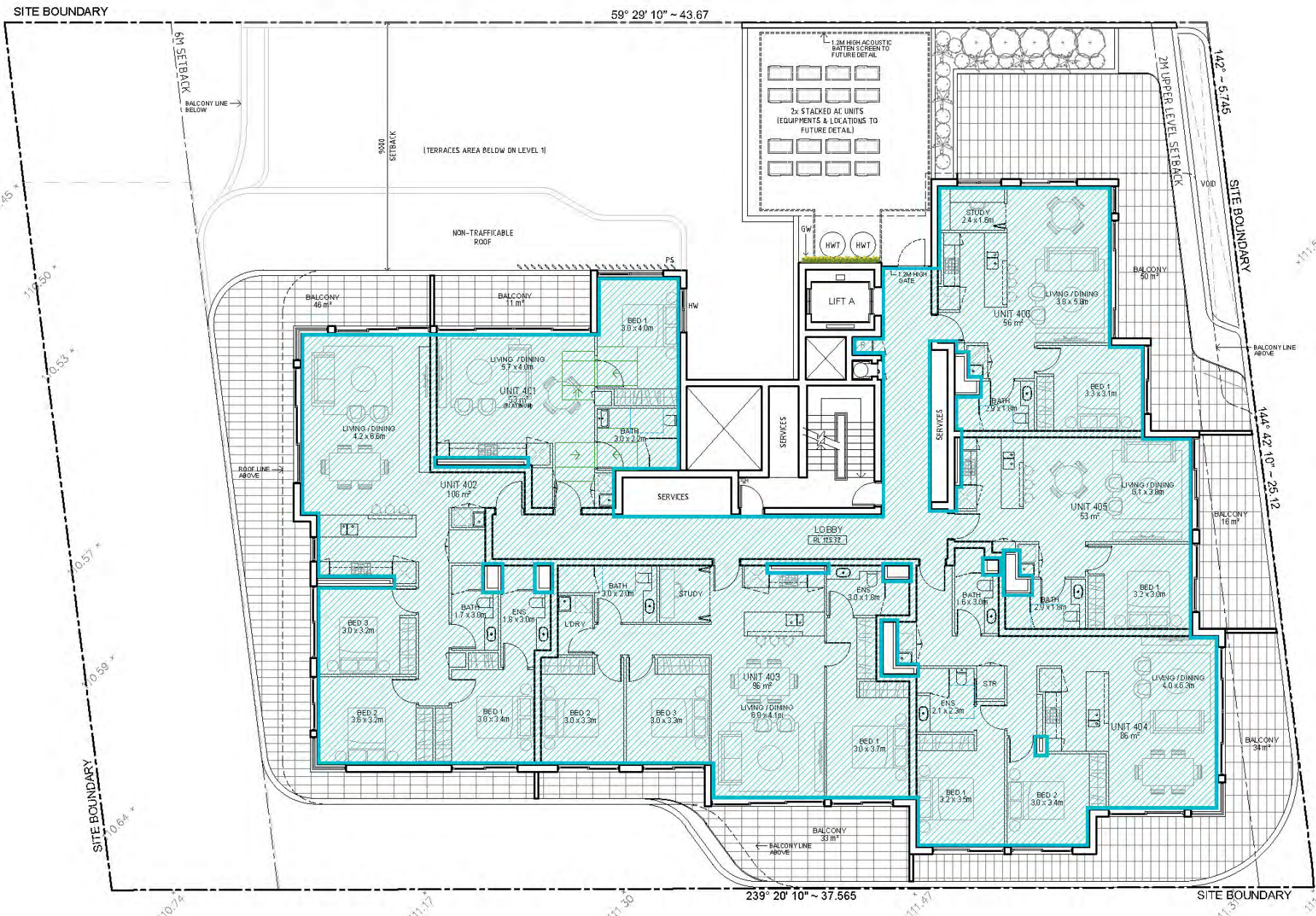
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PROJECT NO: 1732		



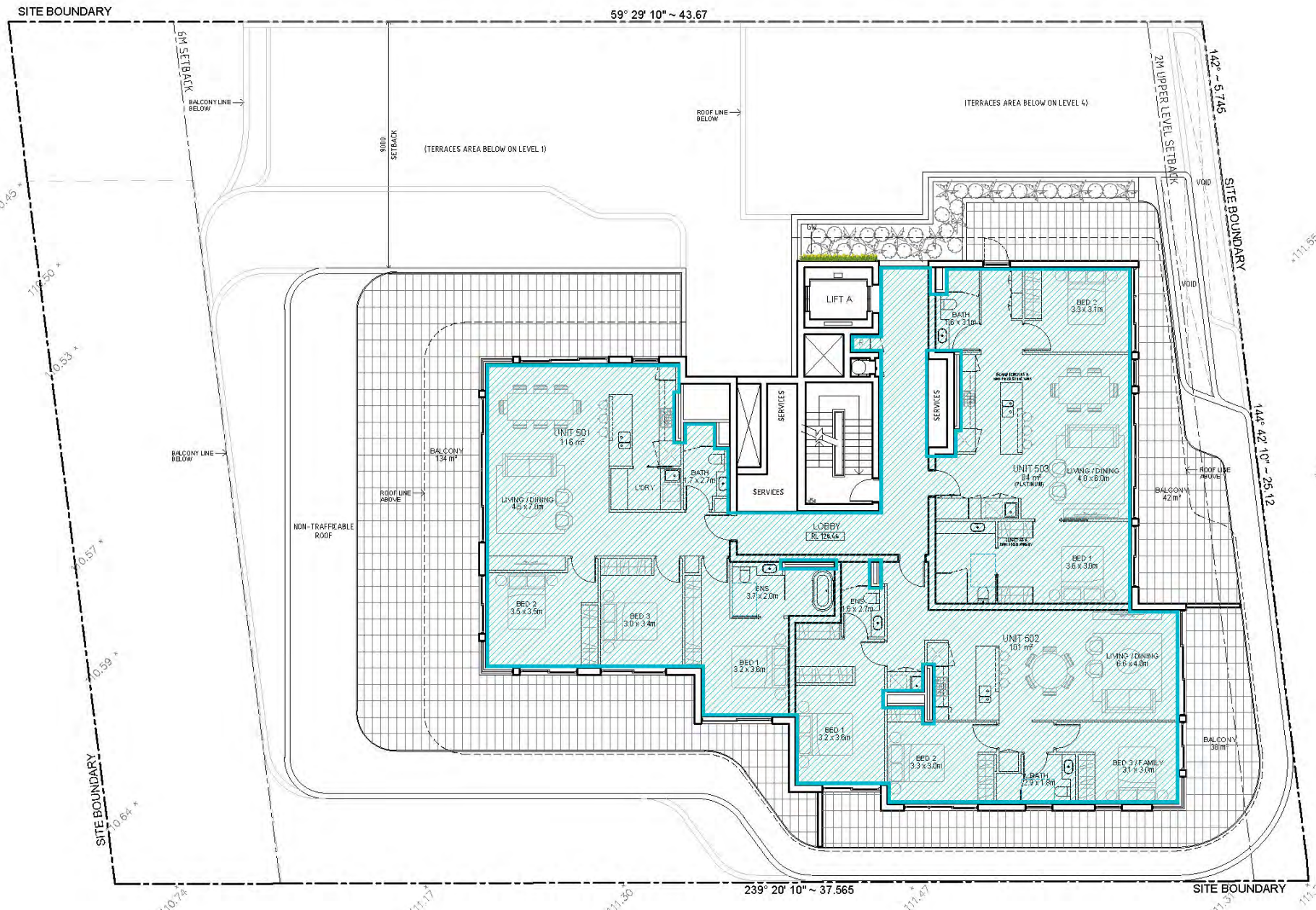
01 GROUND FLOOR PLAN



02 LEVEL 1-3 PLAN (TYPICAL)



03 LEVEL 4 PLAN



04 LEVEL 5 PLAN

FSR CALCULATION	
Site Area :	1,375 m ²
Permissible FSR :	2.56 : 1
(total average for whole development site)	
Permissible GFA :	3,523.5 m ²
(if land developed separately)	
Gross Floor Area (m ²)	
Ground Floor :	673
Level 1 :	673
Level 2 :	673
Level 3 :	673
Level 4 :	503
Level 5 :	324
Level 6 (Roof Terrace) :	4
Total Proposed GFA :	3,523
Proposed FSR :	2.56 : 1

LEGEND	
	Gross Floor Area

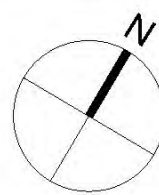
PRELIMINARY

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 - CHW OPAQUE HIGHLIGHT WINDOW
 - MB MAILBOX TO FUTURE DETAIL
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 - FS FIRE STAIRS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - GC GARBAGE CHUTE
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 - HWT HOT WATER UNITS
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A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



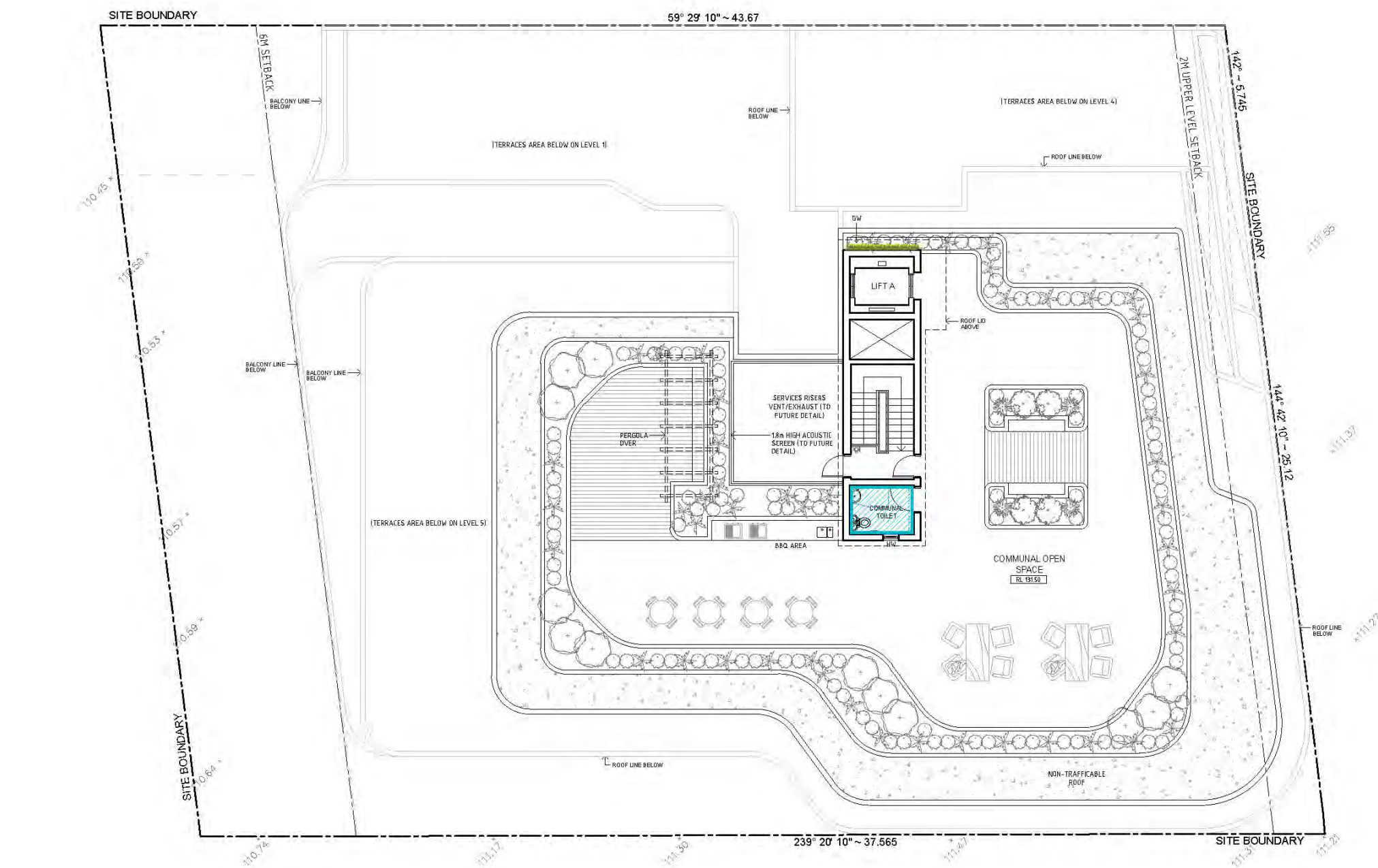
CLIENT:
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ABN 36 147 035 550
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PROJECT:
**64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)**

DRAWING TITLE:
FSR DIAGRAM

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA500	ISSUE: C
PROJECT NO: 1732		



04 LEVEL 6 PLAN (ROOF TERRACE)

FSR CALCULATION	
Site Area :	1,375 m ²
Permissible FSR :	2.56 : 1
(total average for whole development site)	
Permissible GFA :	3,523.5 m ²
(if land developed separately)	
Gross Floor Area (m ²)	
Ground Floor :	673
Level 1 :	673
Level 2 :	673
Level 3 :	673
Level 4 :	503
Level 5 :	324
Level 6 (Roof Terrace):	4
Total Proposed GFA :	3,523
Proposed FSR :	2.56 : 1
LEGEND	
	Gross Floor Area

PRELIMINARY

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 - FHR FIRE HOSE REEL
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A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



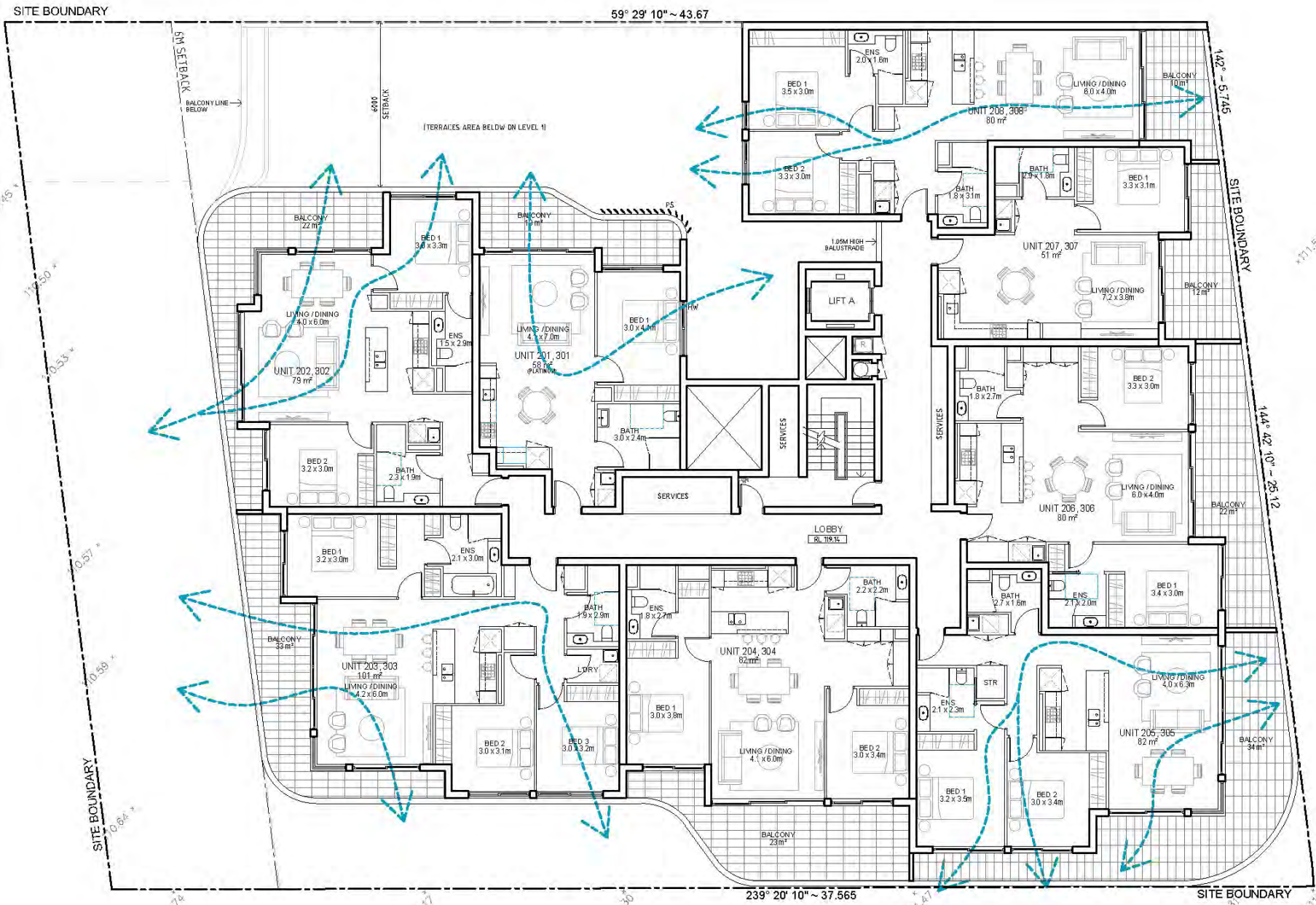
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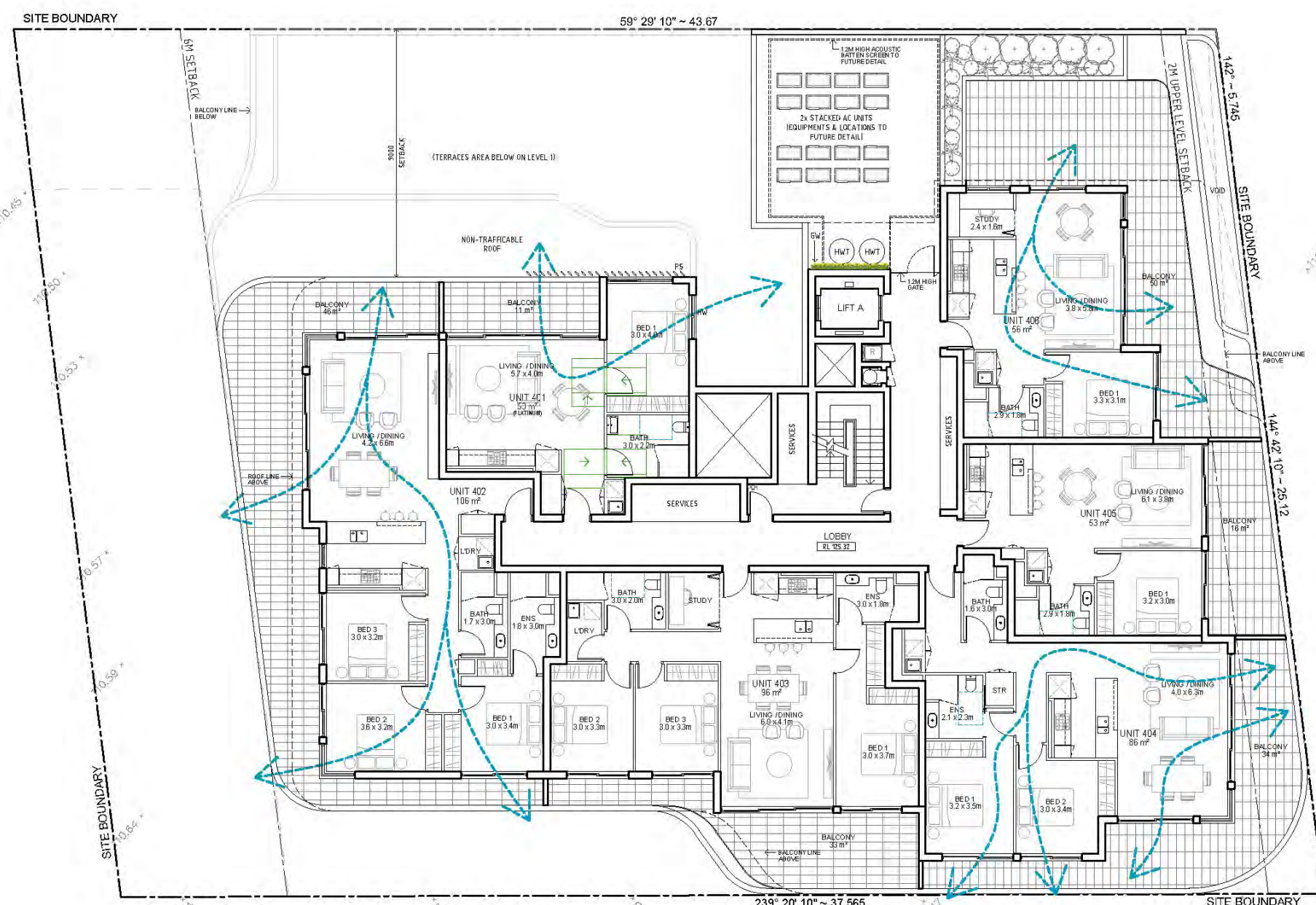
PROJECT:
**64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)**

DRAWING TITLE:
FSR DIAGRAM

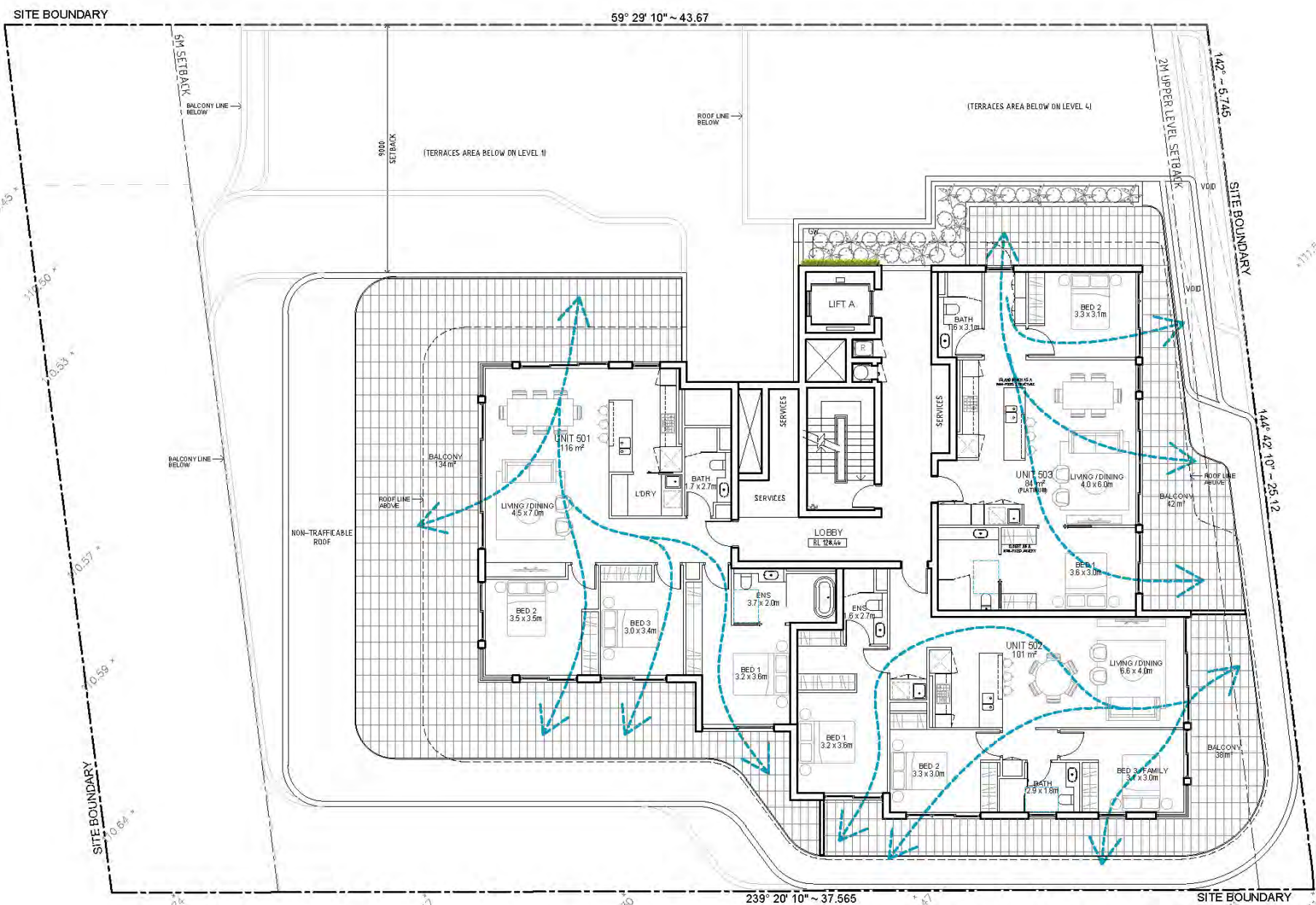
SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA501	ISSUE: C
PROJECT NO: 1732		



01 LEVEL 1-3 PLAN (TYPICAL)



02 LEVEL 4 PLAN



03 LEVEL 5 PLAN

NATURAL VENTILATION

- ALL HABITABLE ROOMS TO HAVE OPERABLE WINDOWS OR DOORS
- ADG REQUIREMENT FOR MINIMUM 60% OF APARTMENTS TO BE NATURALLY CROSS VENTILATED

TOTAL NUMBER OF APARTMENTS = 33

TOTAL NATURALLY CROSS VENTILATED APARTMENTS = 22 (66%)

LEGEND



NATURALLY CROSS VENTILATED APARTMENTS

PRELIMINARY

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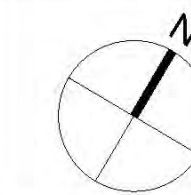
LEGEND:

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HW HIGHLIGHT WINDOW
CHW OPAQUE HIGHLIGHT WINDOW
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FH FIRE HYDRANT
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C	13.09.2019	AMENDED DA



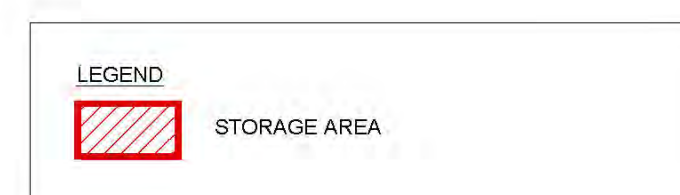
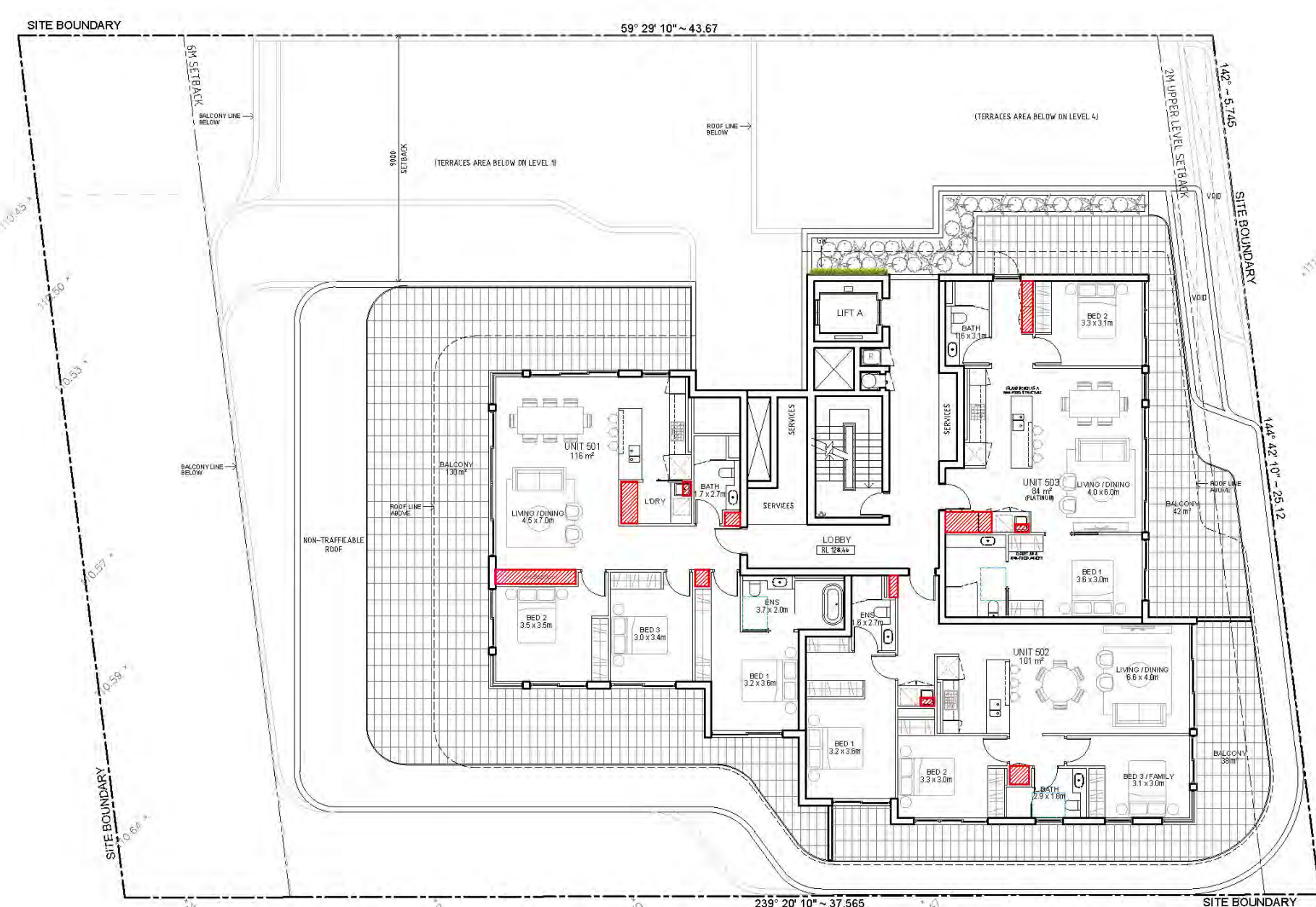
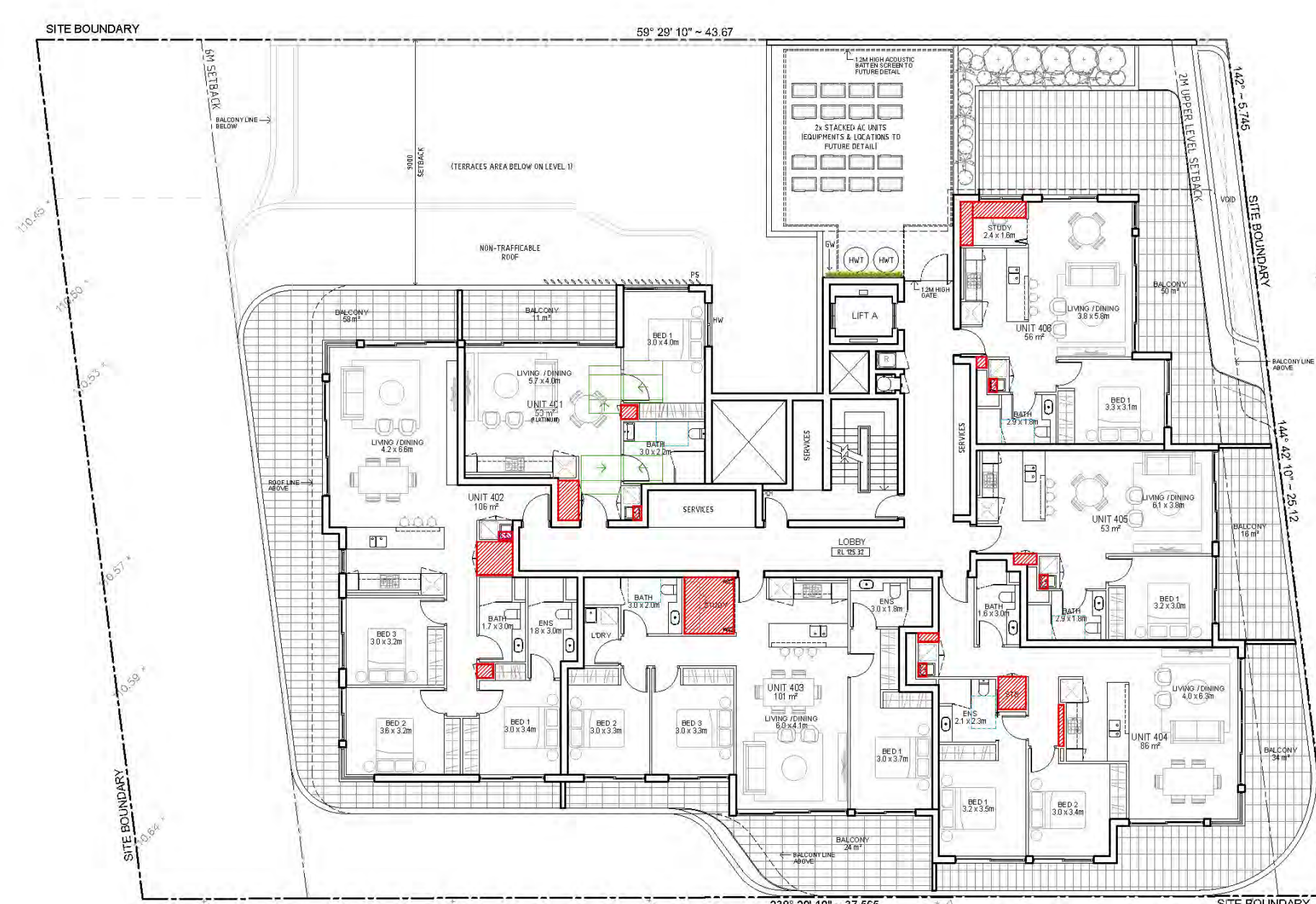
CLIENT:
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
CROSS VENTILATION DIAGRAM

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA530	ISSUE: C
PROJECT NO: 1732		



PRELIMINARY

GENERAL NOTES

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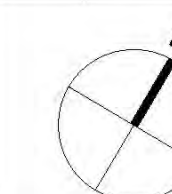
LEGEND:

- | | |
|-----|---|
| DL | PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL) |
| HW | HIGHLIGHT WINDOW |
| OHW | OPAQUE HIGHLIGHT WINDOW |
| MB | MAILBOX TO FUTURE DETAIL |
| | |
| FH | FIRE HYDRANT |
| FHR | FIRE HOSE REEL |
| FS | FIRE STAIRS |
| MV | MECHANICAL RISER TO FUTURE DETAIL |
| GC | GARBAGE CHUTE |
| LS | LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS) |
| | |
| HWT | HOT WATER UNITS |
| CV | A/C CONDENSER UNITS |

MATERIALS LEGEND:

- | | |
|-----|---|
| AFG | ALUMINIUM FRAMED GLAZING |
| AW | AWNING TO FUTURE DETAILS |
| AL | ALUMINIUM FIX LOUVERS (TO FUTURE DETAIL) |
| ALO | ALUMINIUM OPERABLE LOUVERS (TO FUTURE DETAIL) |
| BS | BATTEN SCREEN (TO FUTURE DETAIL) |
| FM | TEXTURED STONE FACADE (TO FUTURE DETAIL) |
| FC | TEXTURED LADDING (TO FUTURE DETAIL) |
| GB | FRAMESLESS TIGHTENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN STANDARDS) |
| GW | GREEN WALL (TO FUTURE DETAIL) |
| MA | METAL FRAME AWNING (TO FUTURE DETAIL) |
| MB | METAL BALUSTRADE (TO FUTURE DETAIL) |
| MC | METAL LADDING |
| MF | METAL FENCING (TO FUTURE SELECTION) |
| MS | METAL FUTURE SCREEN (TO FUTURE DETAIL) |
| OP | OPERABLE GLAZING |
| OP | OPERABLE SCREENS (TO FUTURE DETAIL) |
| PC | PANEL LADDING (TO FUTURE SELECTION) |
| PS | PRIVACY SCREEN (TO FUTURE SELECTION) |
| PTA | PAINT FINISH TYPEX |
| RD | ROLLER DOOR |
| RP | RIVER PEBBLES |
| RW | RENDERED WALL/SELECTED PAINT FINISH |
| SG | SHOFPPOINT GLAZING (TO FUTURE DETAIL) |
| SC | STONE LADDING (TO FUTURE DETAIL) |
| SRW | SLORED RENDERED WALL / SELECTED PAINT FINISH |
| TL | THE FLOORING (TO FUTURE SELECTION) |
| TPA | TIMBER APPEARANCE LADDING (TO FUTURE SELECTION) |
| TS | TIMBER SLOTT |

A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA



CLIENT:
HYECORP PROPERTY GROUP

ARCHITECT:

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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
STORAGE DIAGRAM

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA540	ISSUE C
PROJECT NO: 1732		

