

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT EC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- 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
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)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE /ISSUE



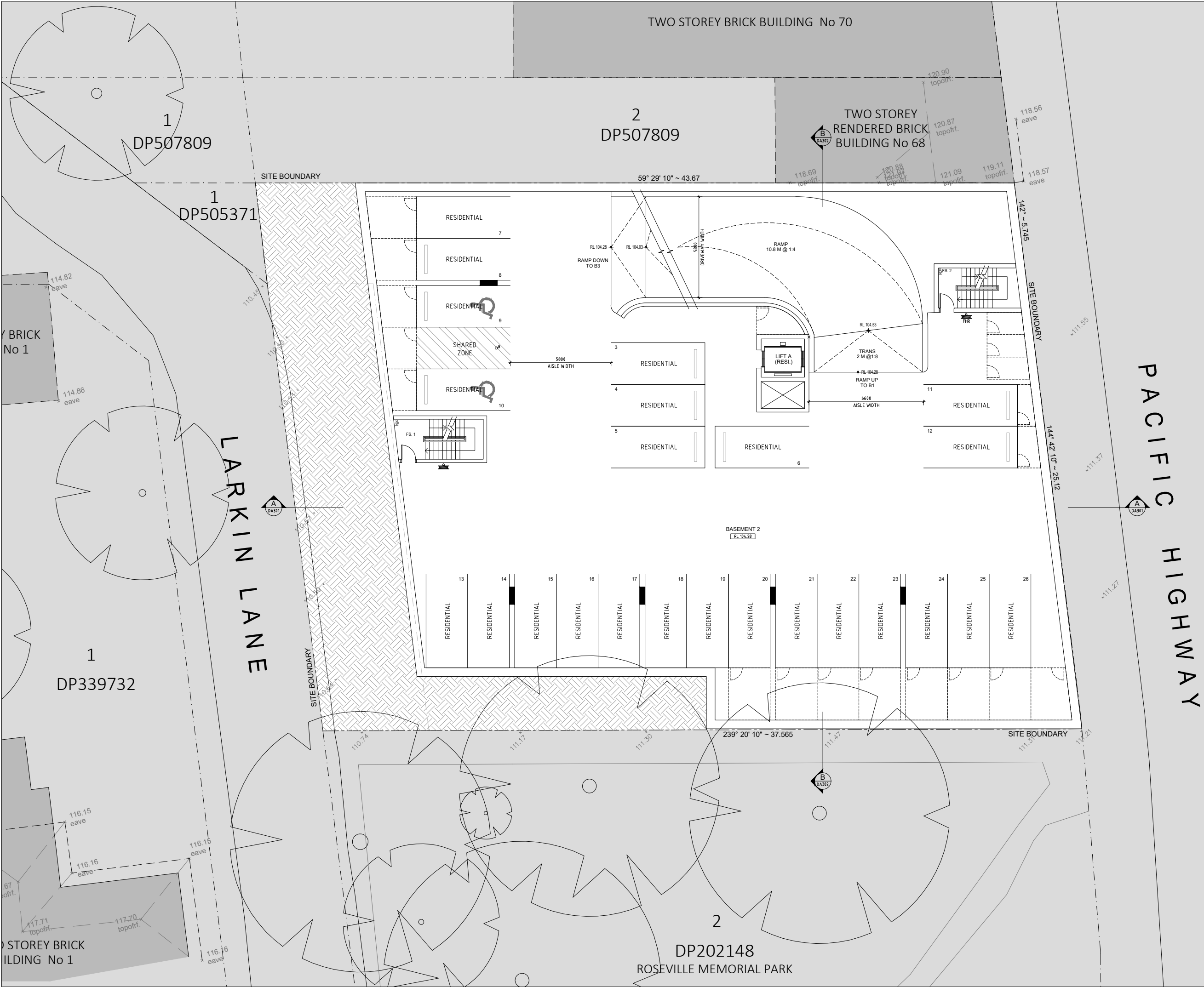
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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

DRAWING TITLE:
BASEMENT 3 PLAN

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



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FS FIRE STAIRS
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HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

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PC PANEL CLADDING (TO FUTURE SELECTION)
PS PRIVACY SCREEN (TO FUTURE SELECTION)
PTX PAINT FINISH TYPE X
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RP RIVER PEBBLES
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TL TILE FLOORING (TO FUTURE SELECTION)
TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

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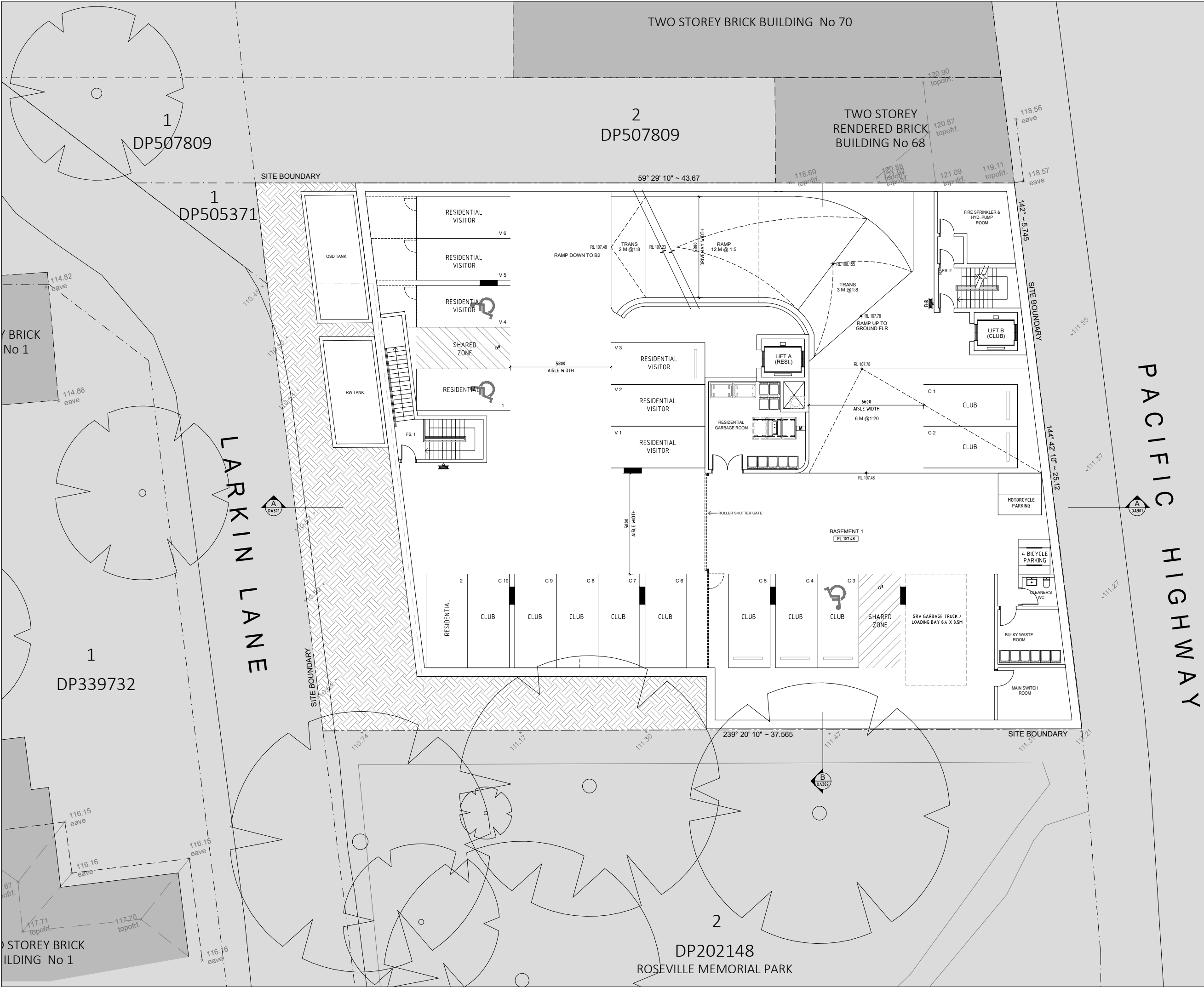
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PROJECT:
**64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)**

DRAWING TITLE:
BASEMENT 2 PLAN

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



GENERAL NOTES:

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OHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

FH FIRE HYDRANT
FHR FIRE HOSE REEL
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HWT HOT WATER UNITS
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

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PC PANEL CLADDING (TO FUTURE SELECTION)
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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)
TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

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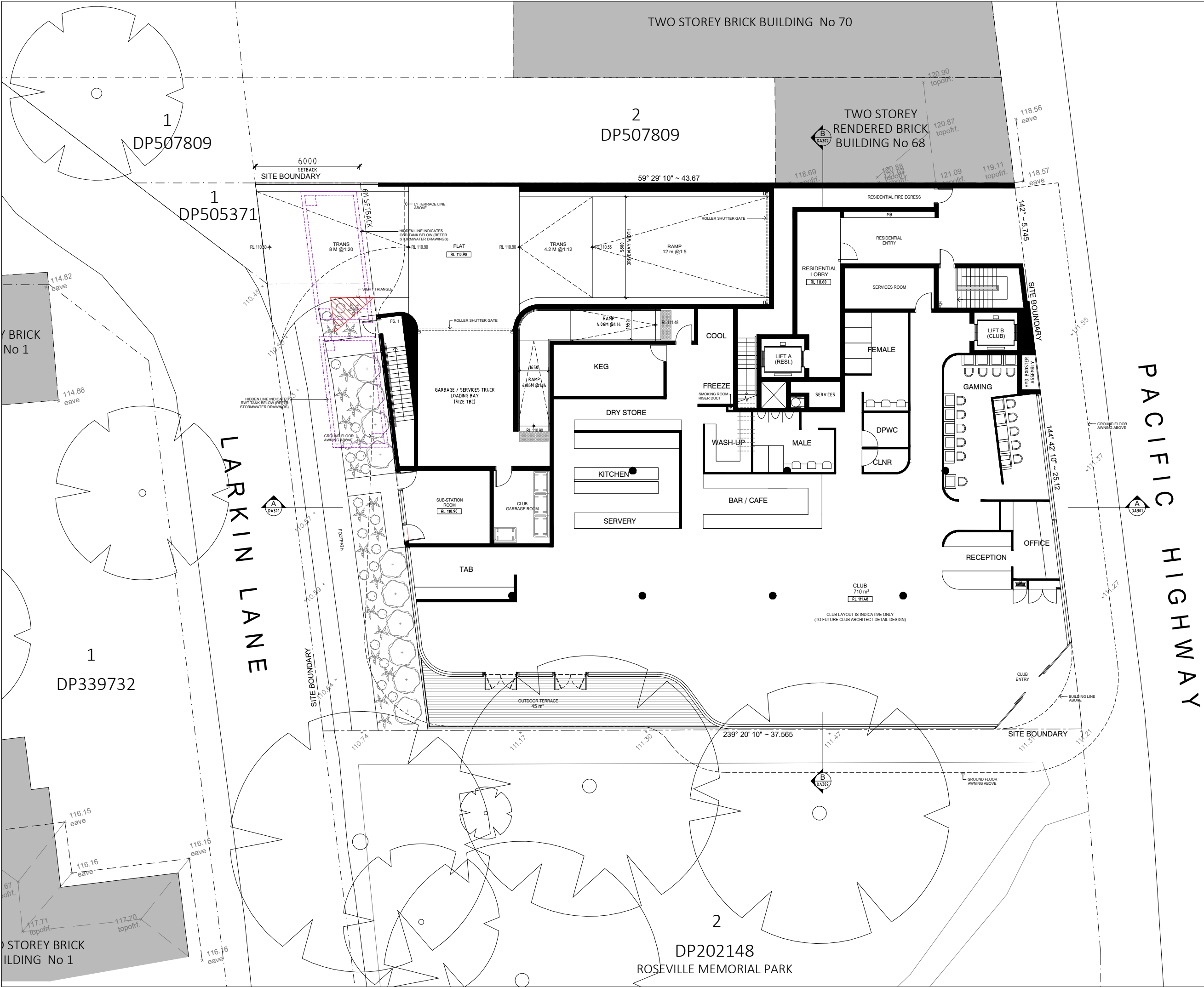
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
BASEMENT 1 PLAN

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



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MATERIALS LEGEND:

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PS PRIVACY SCREEN (TO FUTURE SELECTION)
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RP RIVER PEBBLES
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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)
TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
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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: E
PROJECT NO: 1732		



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 - HW HIGHLIGHT WINDOW
 - DHW 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:
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 - 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)
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 - 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 TYPE x
 - 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)
 - TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
 - TS TIMBER SOFFIT

A	07.02.2018	DRAFT DA
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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: E
PROJECT NO: 1732		



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 - PTX PAINT FINISH TYPE x
 - RD ROLLER DOOR
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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:
LEVEL 2-3 PLAN

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



GENERAL NOTES:

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 - PS PRIVACY SCREEN (TO FUTURE SELECTION)
 - PTX PAINT FINISH TYPE x
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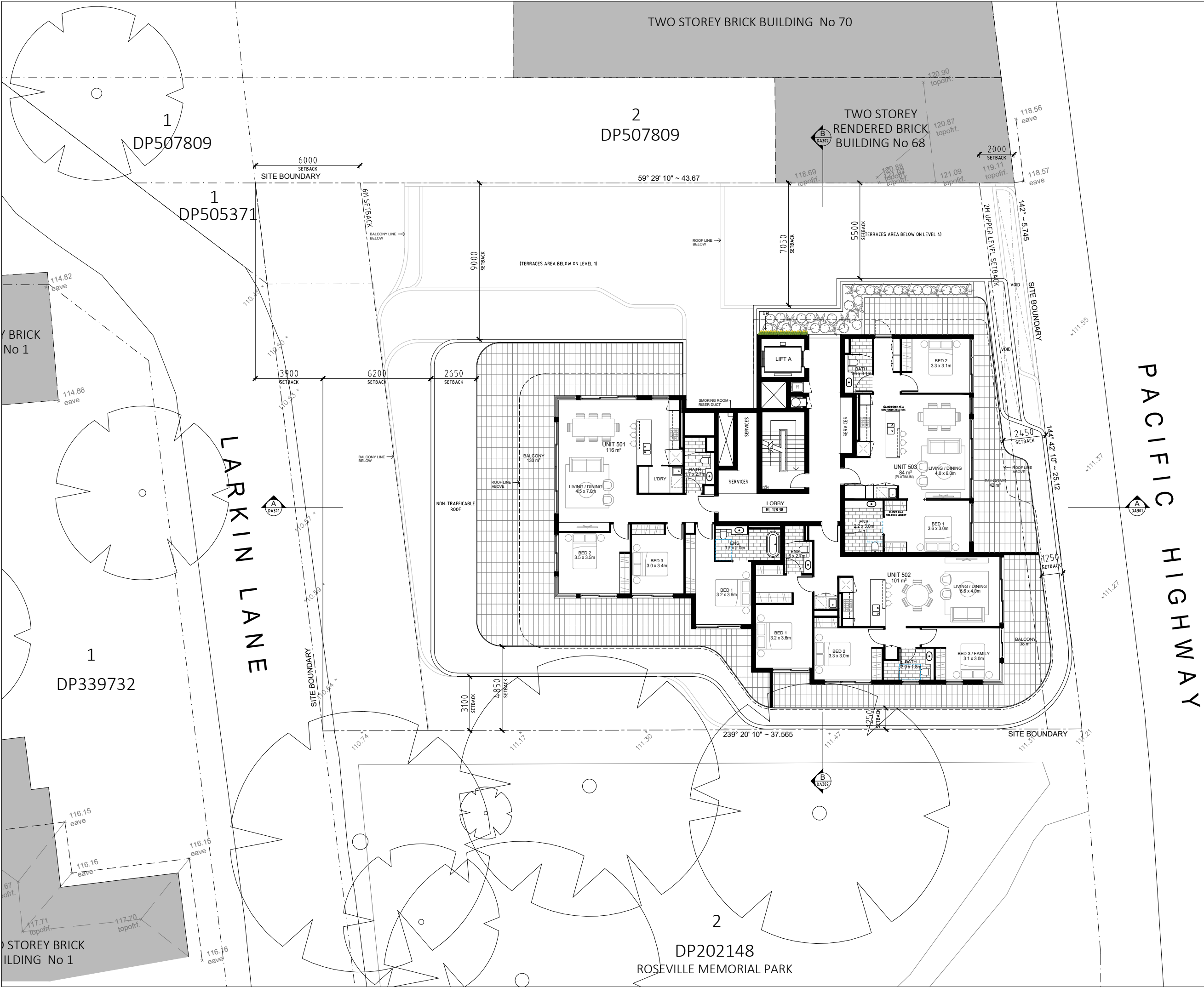
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
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DRAWING TITLE:
LEVEL 4 PLAN

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA106	ISSUE: E
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
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- 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
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)
PM 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 TYPE X
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)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



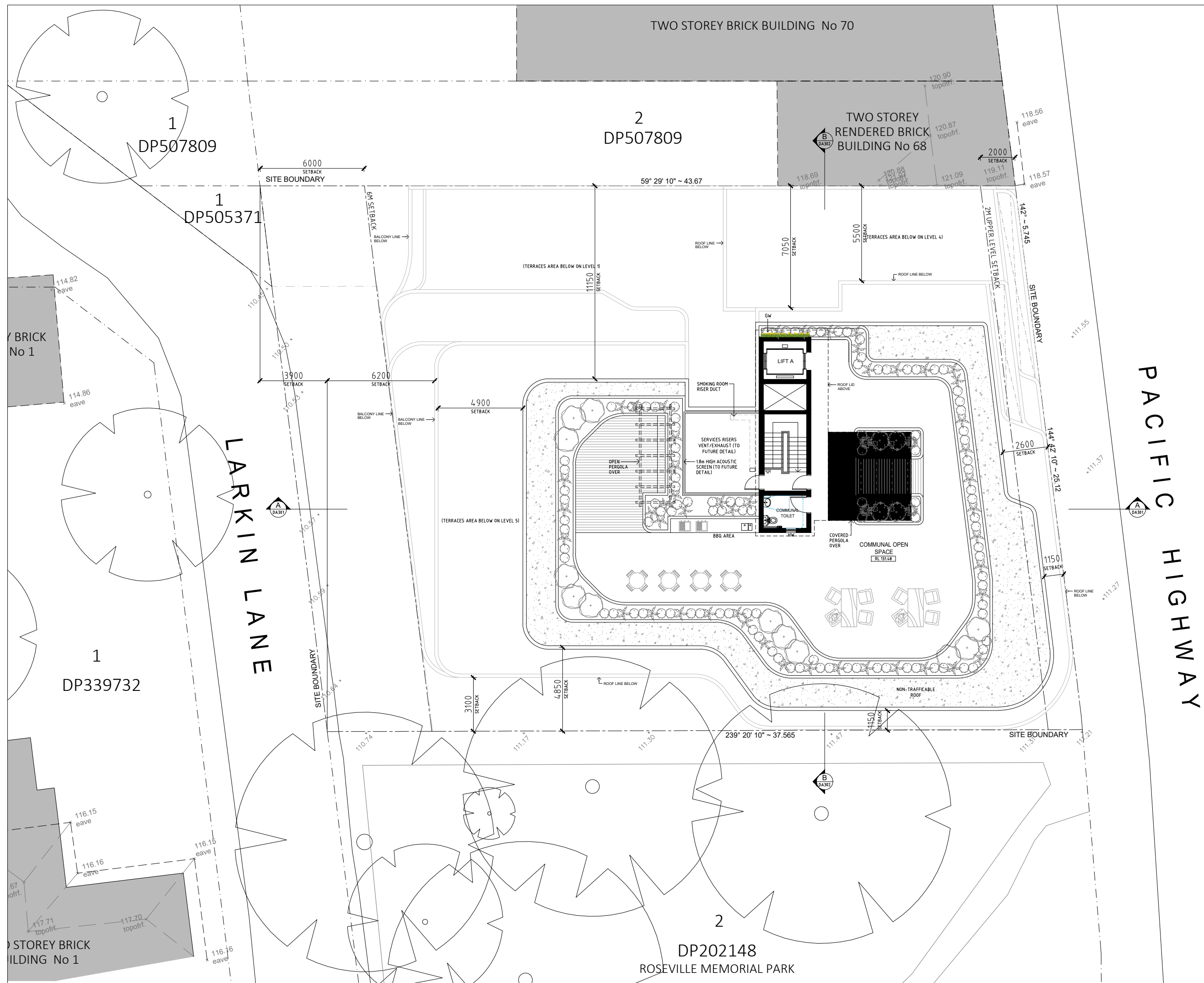
CLIENT:
HYECORP PROPERTY GROUP

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

DRAWING TITLE:
LEVEL 5 PLAN

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA107	ISSUE: E
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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- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PAVING LAYOUTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION

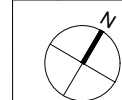
N O T F O R C O N S T R U C T I O N

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
NV	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	ALUMINUM FRAMED GLAZING
AW	AWNING TO FUTURE DETAILS
AL	ALUMINUM FIX LOUVERS (TO FUTURE DETAIL)
ALO	ALUMINUM OPERABLE LOUVERS (TO FUTURE DETAIL)
ES	BATTEN SCREEN (TO FUTURE DETAIL)
FM	TEXTURED STONE FLAKE (TO FUTURE DETAIL)
FC	TEXTURED LAUGHING FLOWERS
GB	FRAMELESS TOUGHED 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	FLOOR TILING (TO FUTURE SELECTION)
TC	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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



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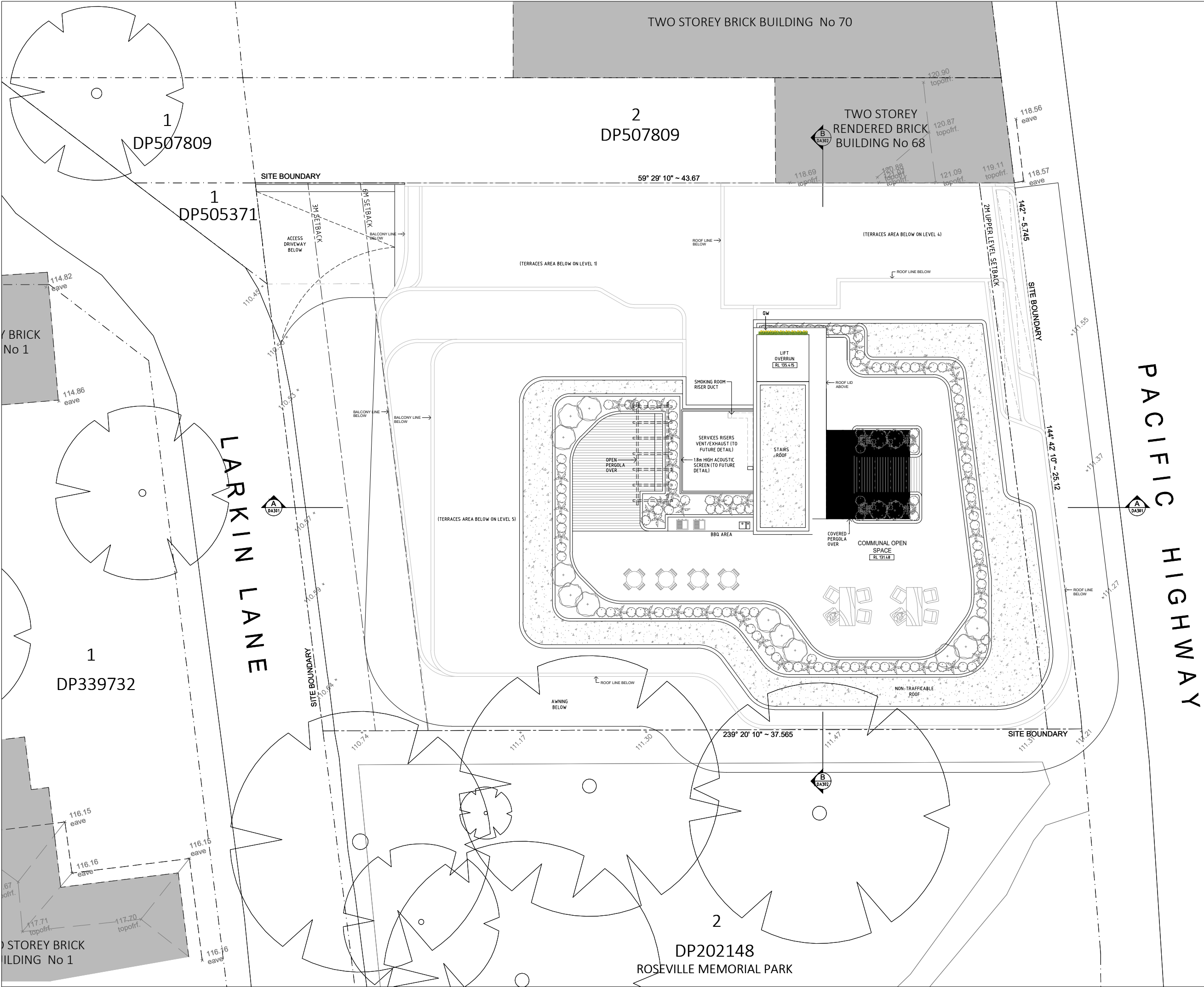
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
LEVEL 6 PLAN (ROOF TERRACE)

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA108	ISSUE: E
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
 - DHW 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)
 - PM 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)
 - TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



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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: E
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
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)
PM 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 TYPE X
RD ROLLER DOOR
RP RIVER PEBBLES
RW RENDERED WALL/SELECTED PAINT FINISH
RF SHOPFRONT GLAZING (TO FUTURE DETAIL)
SC STONE CLADDING (TO FUTURE DETAIL)
SRW SCORED RENDERED WALL / SELECTED PAINT FINISH
TL TILE FLOORING (TO FUTURE SELECTION)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE

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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: E
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
DHW 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)
PM 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 TYPE X
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)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE / ISSUE

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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

DRAWING TITLE:
SOUTH ELEVATION

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA202	ISSUE: E
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
DHW 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)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE

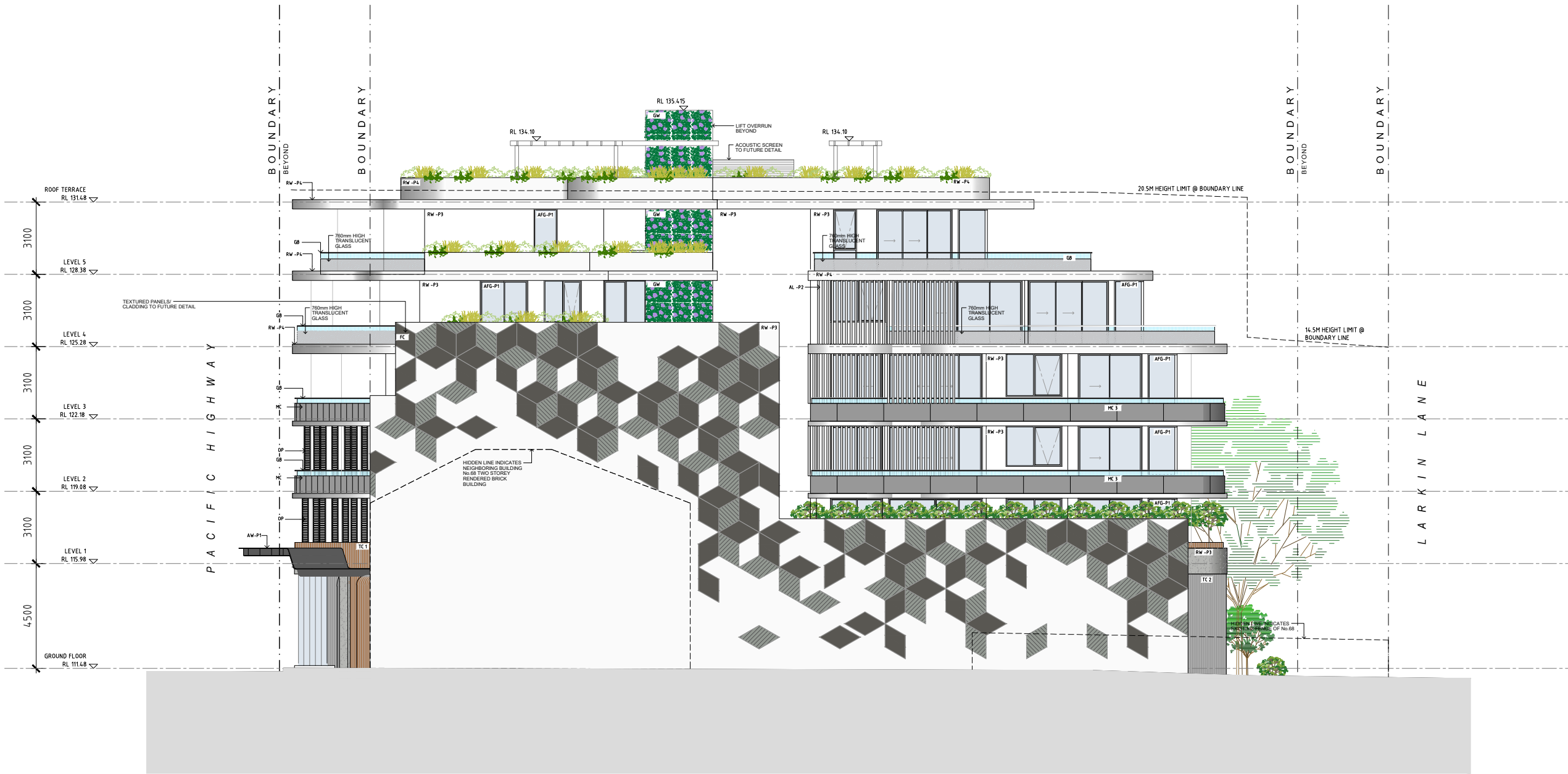
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
WEST ELEVATION (LARKIN LANE)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA203	ISSUE: E
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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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 TYPE X
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)
TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

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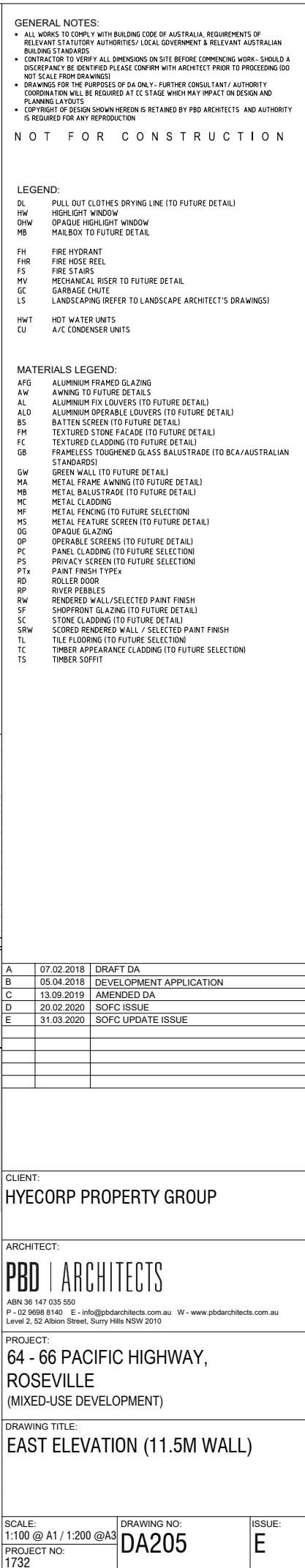
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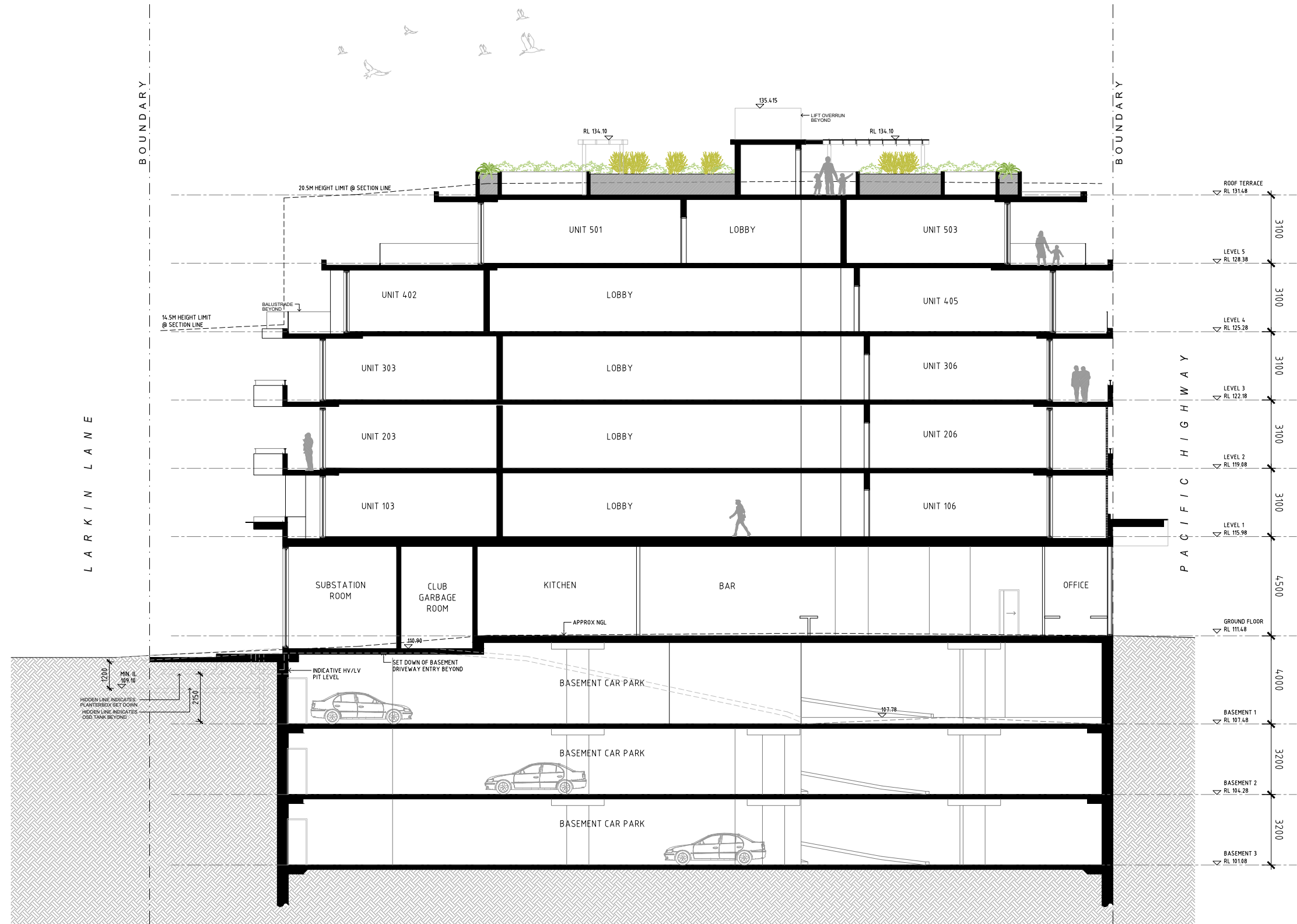
PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
NORTH ELEVATION

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



A	07.02.2018	DRAFT DA
B	05.04.2018	DEVELOPMENT APPLICATION
C	13.09.2019	AMENDED DA
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



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)
PM 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)
TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE

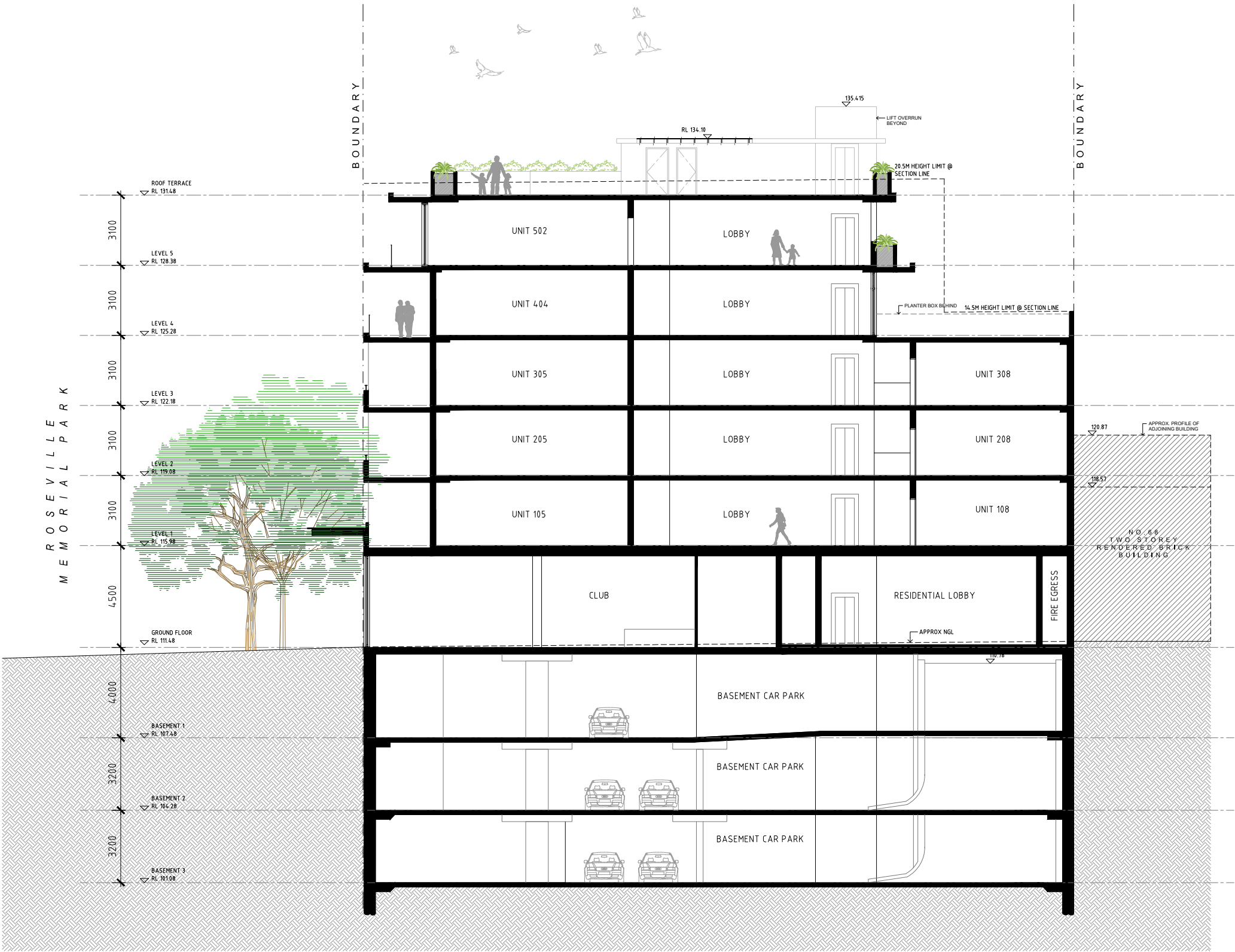
CLIENT:
HYECORP PROPERTY GROUP

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

DRAWING TITLE:
SECTION AA

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA301	ISSUE: E
PROJECT NO: 1732		



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OHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

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FS FIRE STAIRS
MV MECHANICAL RISER TO FUTURE DETAIL
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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)
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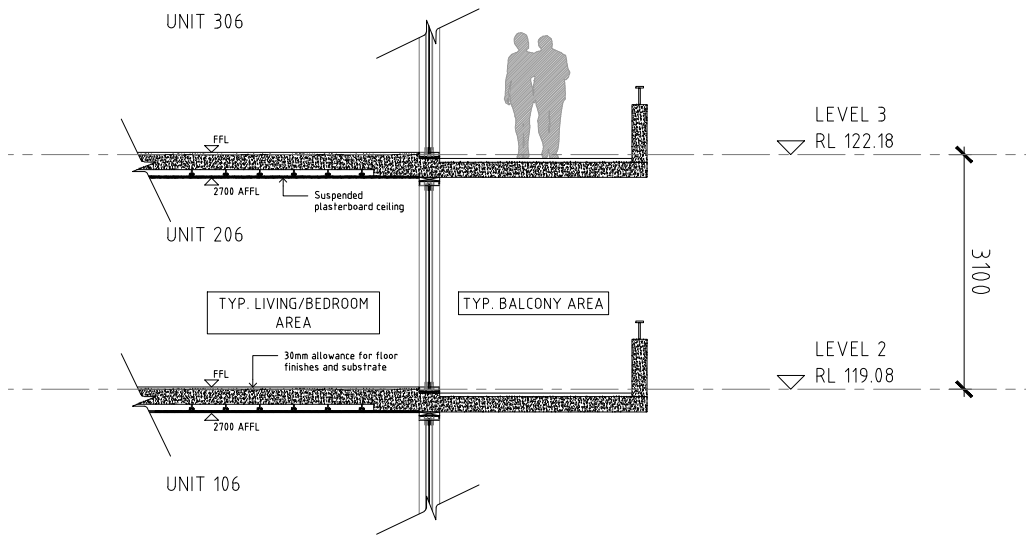
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PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
SECTION BB

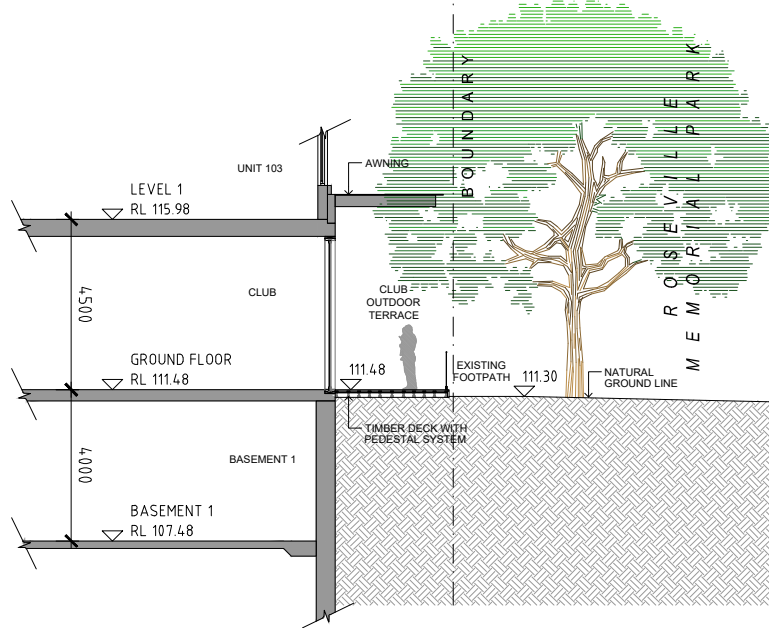
SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA302	ISSUE: E
PROJECT NO: 1732		



01 DETAILED SECTION

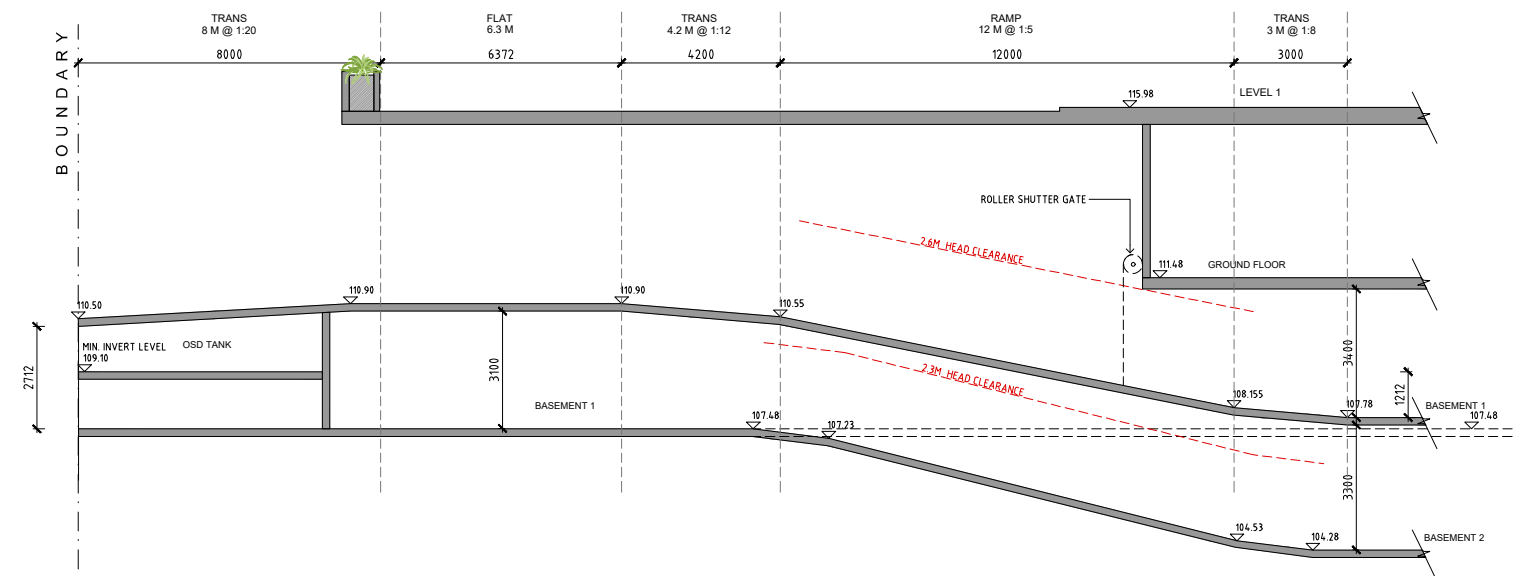
ESC 1:500A1

TYPICAL SECTION THROUGH LIVING / BEDROOM AREAS TO BALCONIES,
ALL WET AREAS ARE STACKED TO AVOID BULKHEADS OVER LIVING AREAS



02 CLUB OUTDOOR TERRACE SECTION

ESC 1:1000A1



03 DRIVEWAY SECTION

ESC 1:1000A1

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
CU A/C CONDENSER UNITS

MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWNING TO FUTURE DETAILS
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PS PRIVACY SCREEN (TO FUTURE SELECTION)
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RP RIVER PEBBLES
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SF SHOPFRONT GLAZING (TO FUTURE DETAIL)
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TL TILE FLOORING (TO FUTURE SELECTION)
TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

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E	31.03.2020	SOFC UPDATE ISSUE

CLIENT:
HYECORP PROPERTY GROUP

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

DRAWING TITLE:
SECTION CC

SCALE: 1:100 @ A1 / 1:200 @ A3	DRAWING NO: DA303	ISSUE: E
PROJECT NO: 1732		

UNIT 106
BALCONY

CONCRETE SLAB
+ CEILING

PRIVACY SCREEN
ABOVE

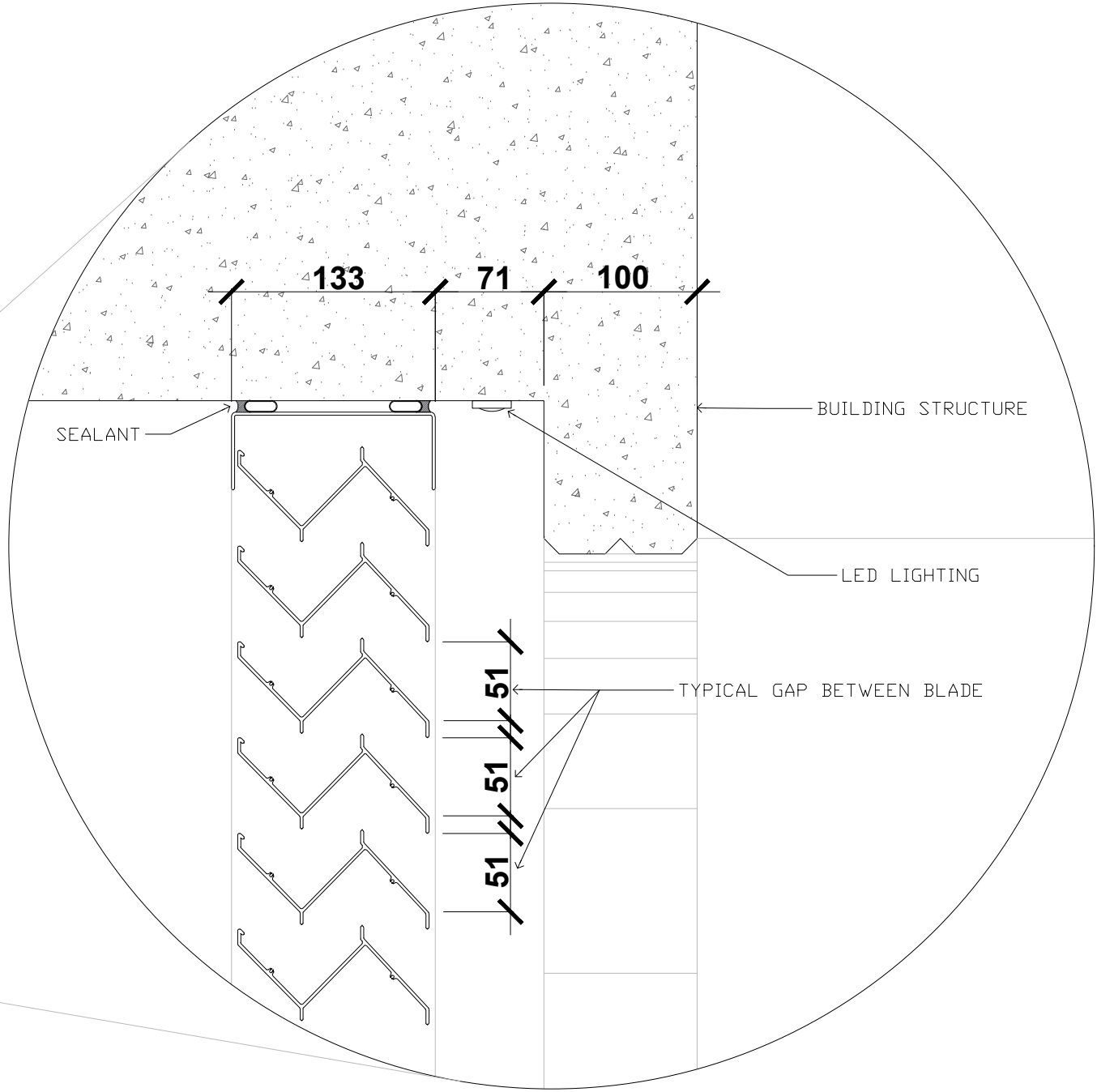
AWNING

LED LIGHTING

GAMING
ROOM

STORM PROOF LOUVRE / VENT
POWDER COATED ALUMINIUM
FINISH:
PROPOSED COLOUR P1

PACIFIC
HIGHWAY



- GENERAL NOTES:
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- HWT HOT WATER UNITS
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- MATERIALS LEGEND:
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TC TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TS TIMBER SOFFIT

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

DRAWING TITLE:
LOUVRE DETAIL SECTION

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA304	ISSUE: E
PROJECT NO: 1732		

ROSEVILLE
MEMORIAL PARK



GENERAL NOTES:

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

DRAWING TITLE:
**MATERIAL FINISHES
EAST ELEVATION**

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

DRAWING NO:
DA401

ISSUE:
E



RW RENDERED WALL
Colour - (P3) Dulux Stepney Or Similar
Colour - (P4) Dulux White on White Or Similar



AFG ALUMINIUM FRAMED GLAZING
Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



TC TIMBER APPEARANCE CLADDING
TC 1 DARK CEDAR COLOUR
Or Similar
TC 2 EBONY COLOUR
Or Similar



MC METAL CLADDING
Colour - Alucobond Black Schwarz 326 Or Similar



AL ALUMINIUM LOUVERS
Colour - (P2) Dulux Eternity Pewter Pearl Or Similar



FC TEXTURED CLADDING

P1 DULUX -ZEUS BLACK MATT
Aluminum Framed Glazing, Awning, Operable Screens
P2 DULUX ETERNITY PEWTER PEARL
Aluminum Fix Louvers
P3 DULUX - STEPNEY (PG2C4)
Textured Rendered Wall
P4 DULUX WHITE ON WHITE
Rendered Wall



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LEGEND:

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HW HIGHLIGHT WINDOW
OHW OPAQUE HIGHLIGHT WINDOW
MB MAILBOX TO FUTURE DETAIL

FH FIRE HYDRANT
FHR FIRE HOSE REEL
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LS LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

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CU A/C CONDENSER UNITS

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

DRAWING TITLE:
**MATERIAL FINISHES
SOUTH ELEVATION**

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA402	ISSUE: E
PROJECT NO: 1732		



RW RENDERED WALL
Colour - (P3) Dulux Stepney Or Similar
Colour - (P4) Dulux White on White Or Similar



AFG ALUMINIUM FRAMED GLAZING
Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



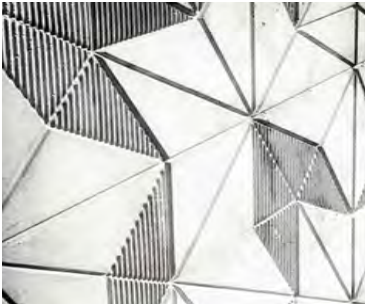
TC TIMBER APPEARANCE CLADDING
TC 1 DARK CEDAR COLOUR Or Similar
TC 2 EBONY COLOUR Or Similar



MC METAL CLADDING
Colour - Alucobond Black Schwarz 326 Or Similar



AL ALUMINUM LOUVERS
Colour - (P2) Dulux Eternity Pewter Pearl Or Similar



FC TEXTURED CLADDING

P1 DULUX -ZEUS BLACK MATT
Aluminum Framed Glazing, Awning, Operable Screens

P2 DULUX ETERNITY PEWTER PEARL
Aluminum Fix Louvers

P3 DULUX - STEPNEY (PG2C4)
Textured Rendered Wall

P4 DULUX WHITE ON WHITE
Rendered Wall



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)
PM TEXTURED STONE FACADE (TO FUTURE DETAIL)
FC TEXTURED CLADDING (TO FUTURE DETAIL)
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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)
TC 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
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CLIENT:
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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

DRAWING TITLE:
**MATERIAL FINISHES
WEST ELEVATION**

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA403	ISSUE: E
PROJECT NO: 1732		



RW RENDERED WALL
Colour - (P3) Dulux Stepney Or Similar
Colour - (P4) Dulux White on White Or Similar



AFG ALUMINIUM FRAMED GLAZING
Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



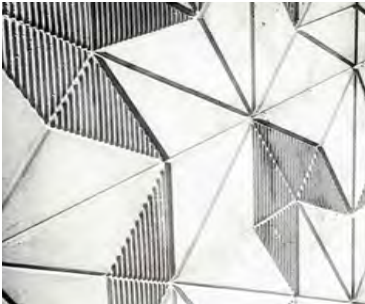
TC TIMBER APPEARANCE CLADDING
TC 1 DARK CEDAR COLOUR
Or Similar
TC 2 EBONY COLOUR
Or Similar



MC METAL CLADDING
Colour - Alucobond Black Schwarz 326 Or Similar

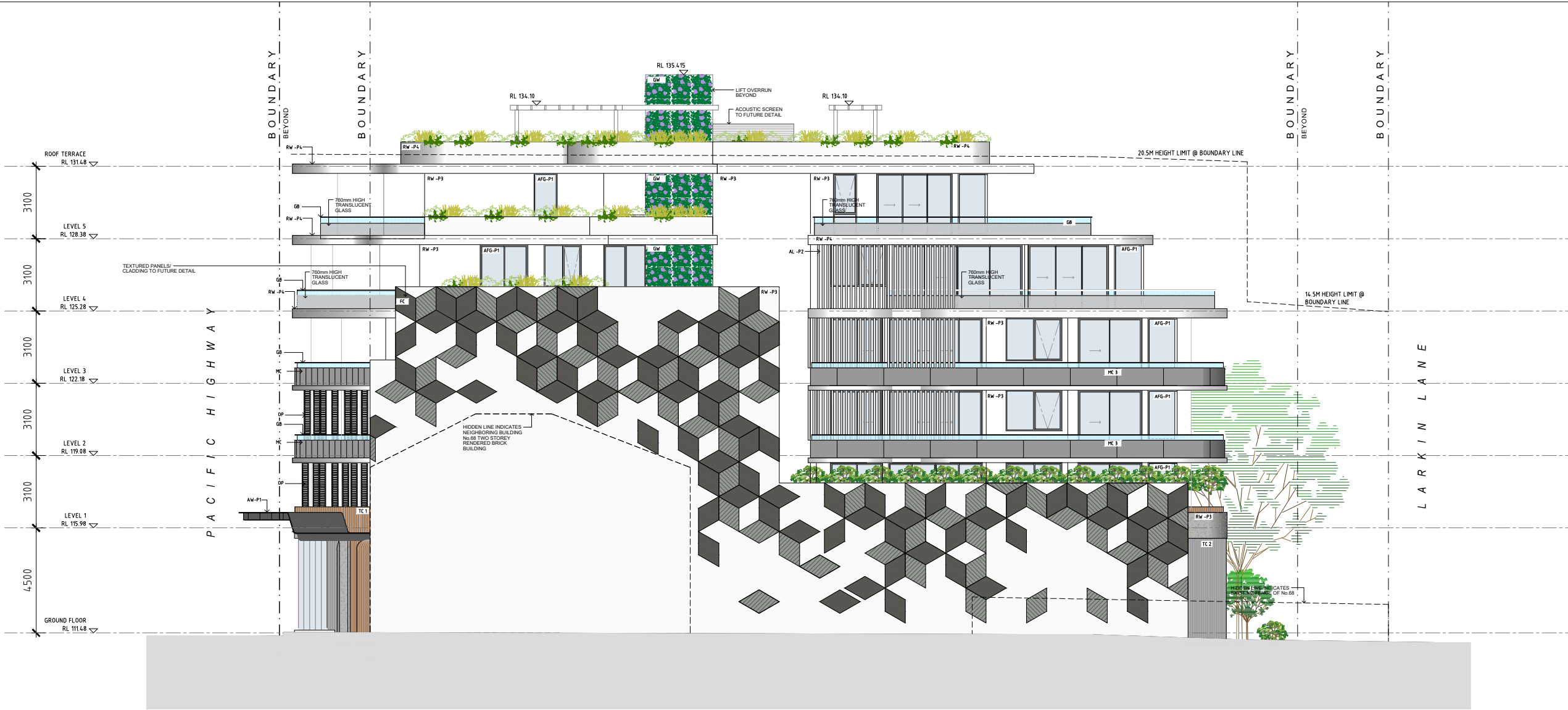


AL ALUMINIUM LOUVERS
Colour - (P2) Dulux Eternity Pewter Pearl Or Similar



FC TEXTURED CLADDING

P1 DULUX -ZEUS BLACK MATT
Aluminum Framed Glazing, Awning, Operable Screens
P2 DULUX ETERNITY PEWTER PEARL
Aluminum Fix Louvers
P3 DULUX - STEPNEY (PG2C4)
Textured Rendered Wall
P4 DULUX WHITE ON WHITE
Rendered Wall



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

DRAWING TITLE:
**MATERIAL FINISHES
NORTH ELEVATION**

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA404	ISSUE: E
PROJECT NO: 1732		



RW **RENDERED WALL**
Colour - (P3) Dulux Stepney Or Similar
Colour - (P4) Dulux White on White Or Similar



AFG **ALUMINIUM FRAMED GLAZING**
Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



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TC 1 **DARK CEDAR COLOUR**
Or Similar
TC 2 **EBONY COLOUR**
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MC **METAL CLADDING**
Colour - Alucobond Black Schwarz 326 Or Similar

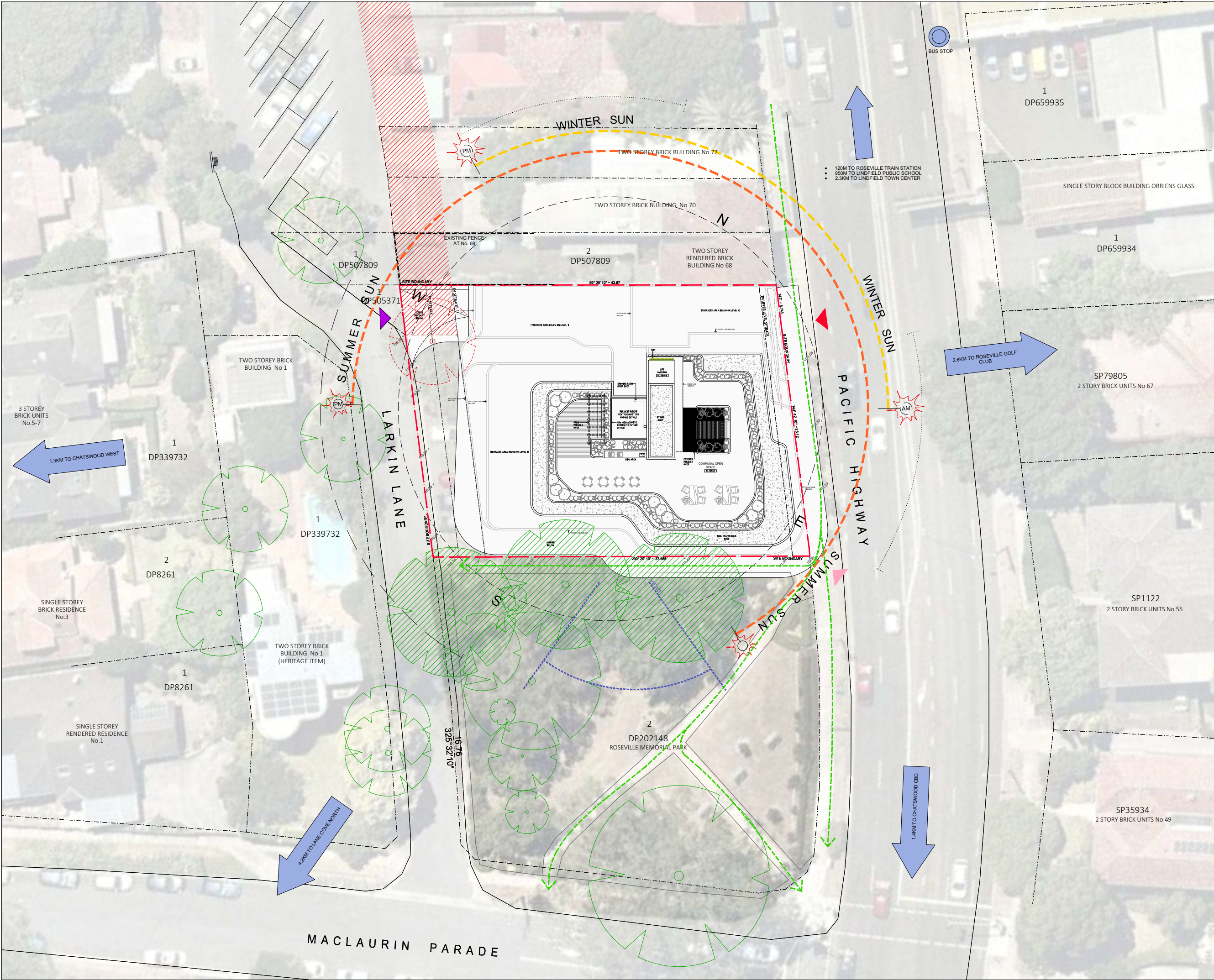


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P1 **DULUX -ZEUS BLACK MATT**
Aluminum Framed Glazing, Awning, Operable Screens
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ETERNITY PEWTER PEARL**
Aluminum Fix Louvers
P3 **DULUX - STEPNEY (PG2C4)**
Textured Rendered Wall
P4 **DULUX WHITE ON WHITE**
Rendered Wall



PROJECT INFORMATION

64-66 Pacific Highway, Roseville	
Site Area	1,375 sqm
FSR (Permissible)	2:1 @ No. 66 & 2.8:1 @ No. 64
Zoning	B2 - Local Centre
Height Control	14.5m @ No. 66 - 20.5m @ No. 64
Allowable GFA	3,523.5 sqm
Allowable FSR	2.56 : 1 (total average for the whole development site)
Proposed GFA	3,523 sqm
Proposed FSR	2.56 : 1

UNIT MIX - 33 UNITS

Level	Bed: 1	Bed: 2	Bed: 3	Total
GF (Club)	0	0	0	0
LEVEL 1	2	5	1	8
LEVEL 2	2	5	1	8
LEVEL 3	2	5	1	8
LEVEL 4	3	1	2	6
LEVEL 5	0	1	2	3
TOTAL	9	17	7	33
	27%	52%	21%	100%

CAR PARKING REQUIREMENTS

	Rate	No. of Units	Required	Proposed
Residential				
1 Bed	0.6 - 1 per unit	9	9	9
2 Bed	0.9 - 1.25 per unit	17	17	17
3 Bed	1 - 2 per unit	7	14	14
			40	40
Accessible	5 (15%)			included
Visitor	1 per 6 unit		5.5	6
Club			5	5
TOTAL			50.5	51

Lot / Address	Site Area (sqm)	Allowable FSR	Allowable GFA (sqm)
64 Pacific Hwy (DP202148)	966.9	2.8 : 1	2707.3
66 Pacific Hwy (DP505371)	251.6	2.0 : 1	503.2
Part 62 Pacific Hwy (DP202148)	156.5	2.0 : 1	313
Total	1,375		3,523.5

OTHER CONTROLS

	Council/ADG Req	Required	Proposed
Platinum Level Units	15%	4.95	5 Units
Silver Level Units	100%	33	33/33 = 100%
Cross Flow	60%	19.8	22/33 = 66%
Solar Access	70%	23.1	26/33 = 79%

OPEN SPACES

	Council/ADG Req	Required	Proposed
Communal Open Space	25% (ADG)	343.8 sqm	353 sqm (25.6%)

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DHW OPAQUE HIGHLIGHT WINDOW

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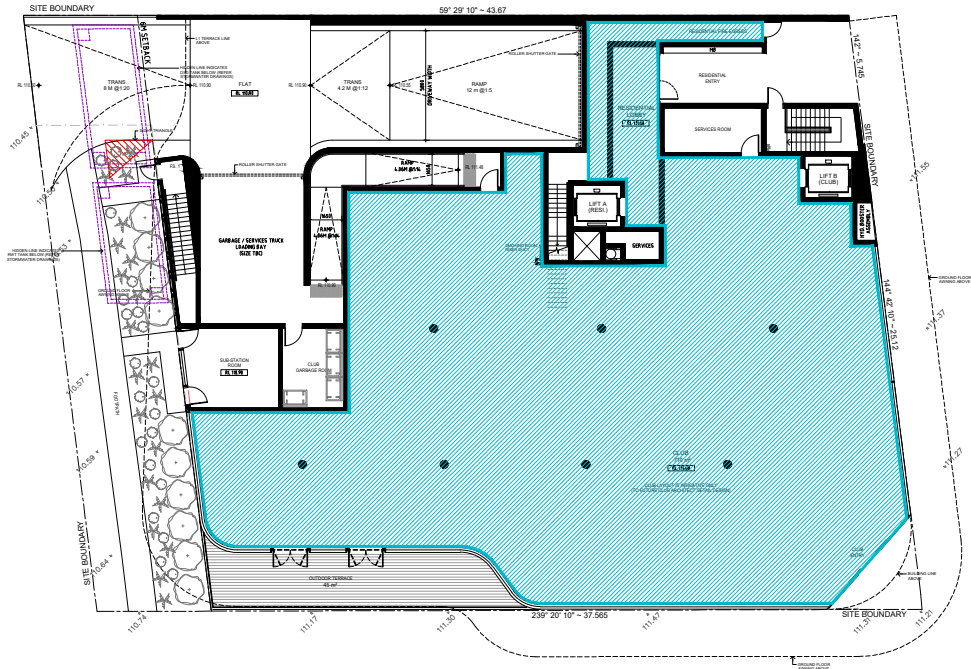
PROJECT:
64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)

DRAWING TITLE:
PROJECT SUMMARY

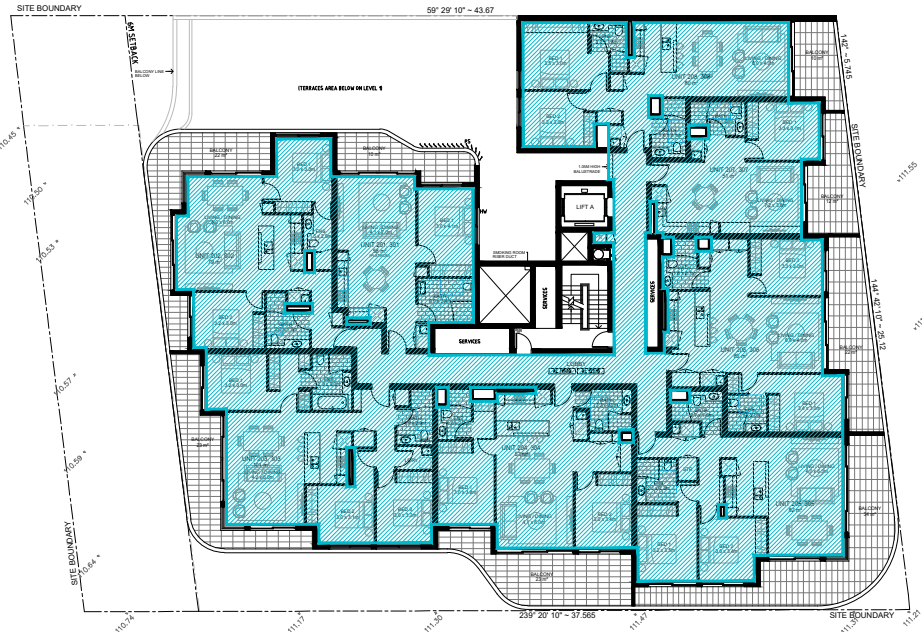
SCALE:
1:100 @ A1 / 1:200 @A3
PROJECT NO:
1732

DRAWING NO:
DA001

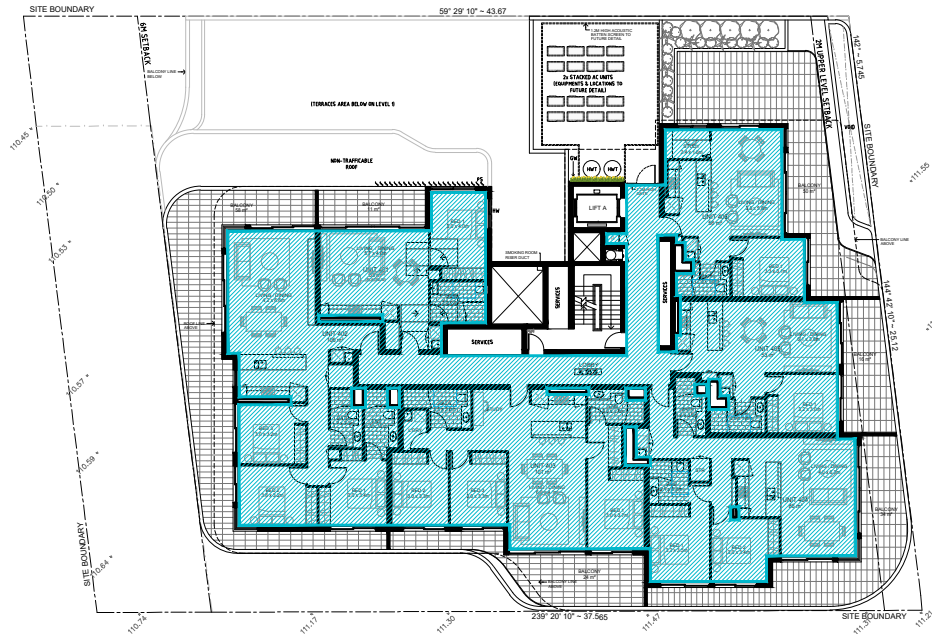
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E



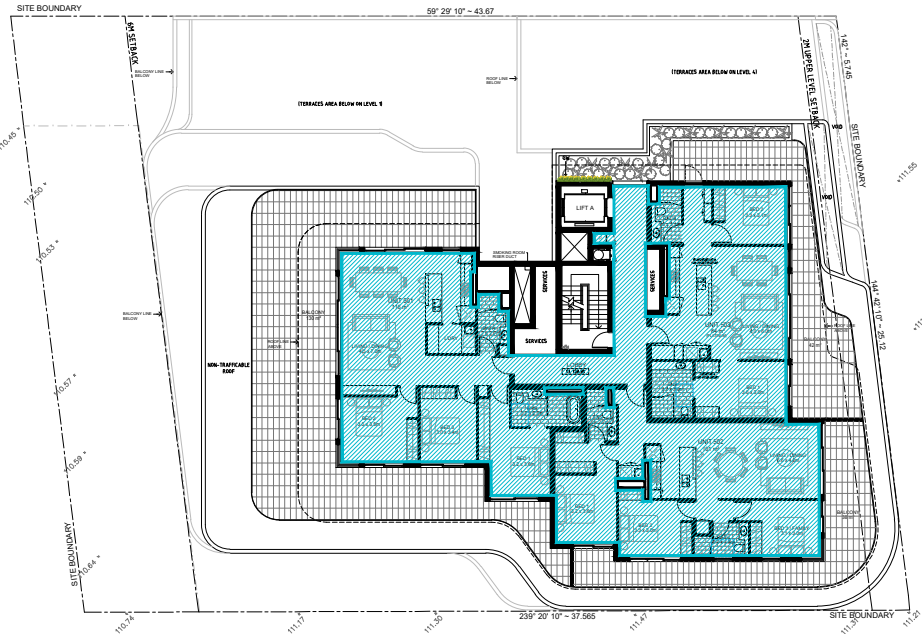
01 GROUND FLOOR PLAN



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

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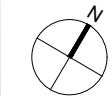
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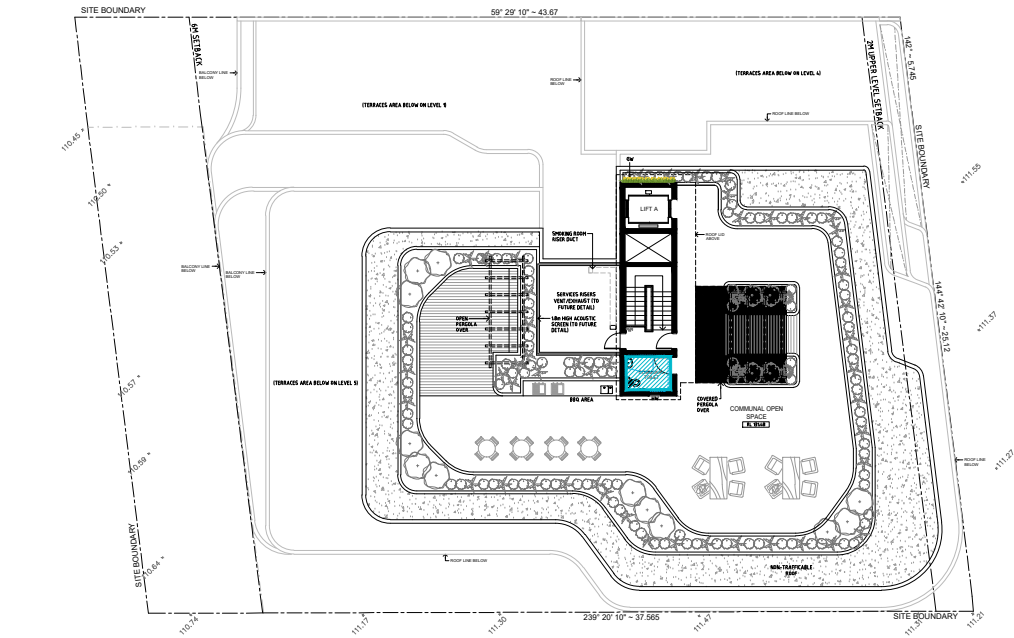
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PROJECT:
**64 - 66 PACIFIC HIGHWAY,
ROSEVILLE
(MIXED-USE DEVELOPMENT)**

DRAWING TITLE:
FSR DIAGRAM

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



04 LEVEL 6 PLAN (ROOF TERRACE)

FSR CALCULATION	
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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
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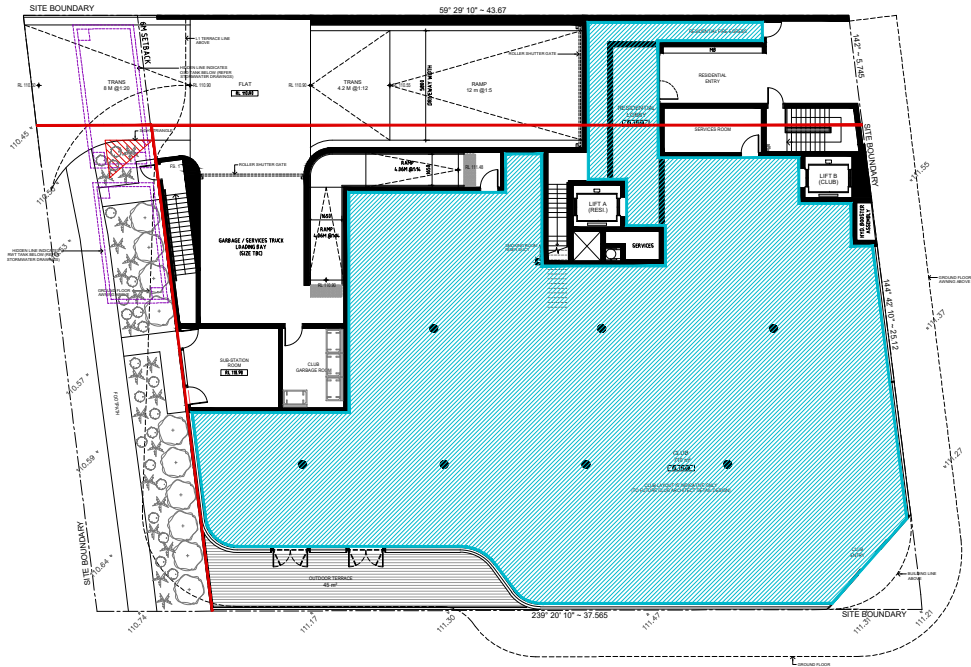
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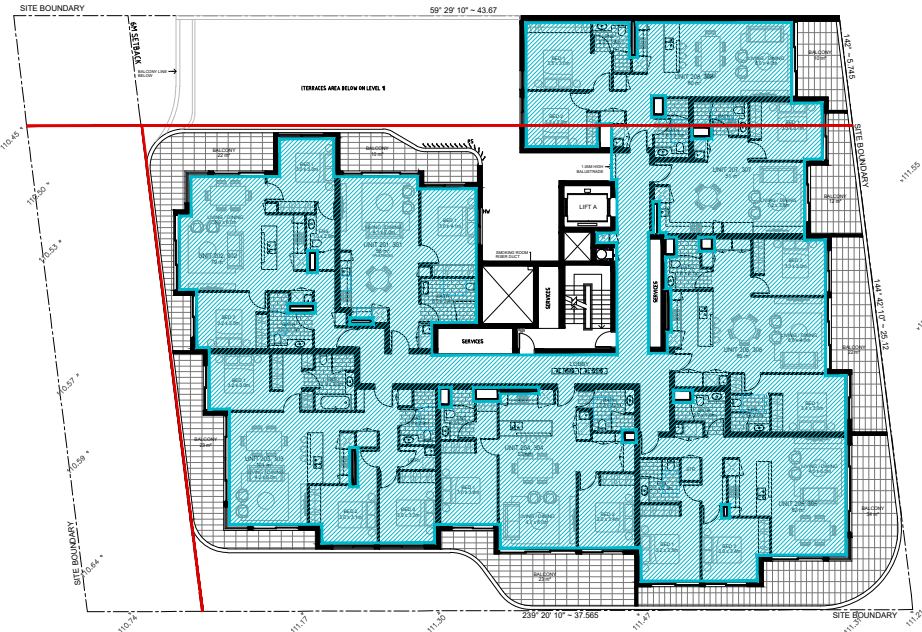
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DRAWING TITLE:
FSR DIAGRAM

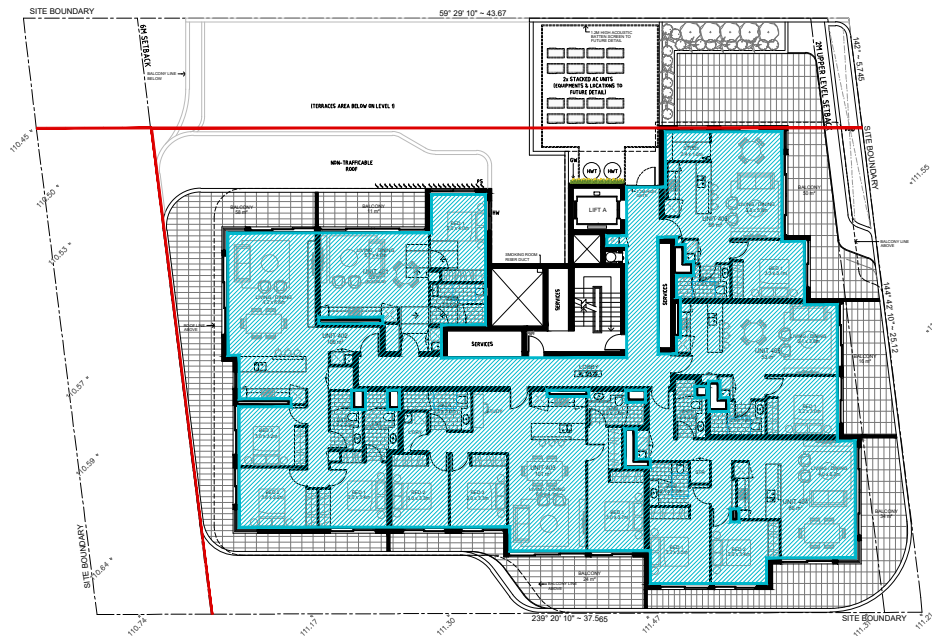
SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA501	ISSUE: E
PROJECT NO: 1732		



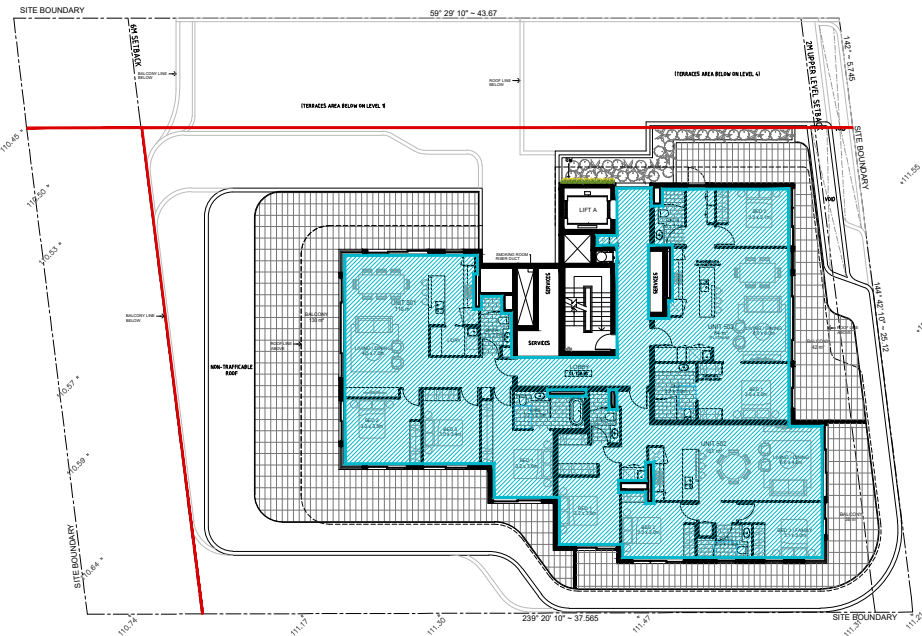
01 GROUND FLOOR PLAN



02 LEVEL 1-3 PLAN (TYPICAL)




03 LEVEL 4 PLAN



04 LEVEL 5 PLAN

FSR CALCULATION			
Gross Floor Area (m ²)			
	Lot 1	Lot 2	Council
Ground Floor :	647	26	0
Level 1 :	595	78	0
Level 2 :	595	78	0
Level 3 :	595	78	0
Level 4 :	503	0	0
Level 5 :	324	0	0
Level 6 (Roof Terrace):	4	0	0
Total Proposed GFA :	3,263	260	0
Proposed FSR :	3.37 : 1	1.03 : 1	0 : 1
Permissible FSR :	2.8 : 1	2.0 : 1	2.0 : 1

LEGEND

 Gross Floor Area

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK - SHOULD A DISCREPANCY BE IDENTIFIED PLEASE CONFIRM WITH ARCHITECT PRIOR TO PROCEEDING (DO NOT SCALE FROM DRAWINGS)
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- 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

DHW 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)

PM 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 TYPE X

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)

TC 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
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



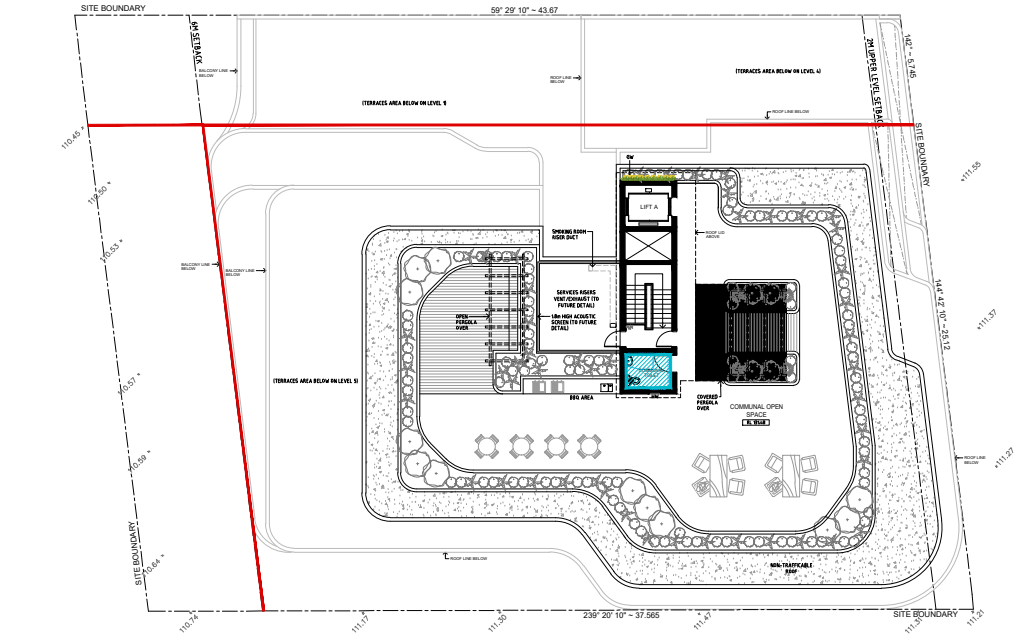
CLIENT:
HYECORP PROPERTY GROUP

ARCHITECT:
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ABN 36 147 035 550
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Level 2, 52 Albion Street, Surry Hills NSW 2010

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

DRAWING TITLE:
FSR DIAGRAM (BLOCK SPECIFIC)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA502	ISSUE: E
PROJECT NO: 1732		



04 LEVEL 6 PLAN (ROOF TERRACE)

FSR CALCULATION			
Gross Floor Area (m²)			
	Lot 1	Lot 2	Council
Ground Floor :	647	26	0
Level 1 :	595	78	0
Level 2 :	595	78	0
Level 3 :	595	78	0
Level 4 :	503	0	0
Level 5 :	324	0	0
Level 6 (Roof Terrace):	4	0	0
Total Proposed GFA :	3,263	260	0
Proposed FSR :	3.37 : 1	1.03 : 1	0 : 1
Permissible FSR :	2.8 : 1	2.0 : 1	2.0 : 1
LEGEND			
	Gross Floor Area		

- GENERAL NOTES:
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NOT FOR CONSTRUCTION

- LEGEND:
- DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
- HW HIGHLIGHT WINDOW
- DHW 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)
- PM 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)
- TC 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
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DRAWING TITLE:
FSR DIAGRAM (BLOCK SPECIFIC)

SCALE: 1:100 @ A1 / 1:200 @A3	DRAWING NO: DA503	ISSUE: E
PROJECT NO: 1732		