



- GENERAL NOTES:

 A LL NORS TO COMPLY MITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT AUSTRALIAN BUILDING STORE OF AUSTRALIAN BUILDING STANDARDS

 CONTRACTOR TO VERTAL DIMENSIONS ON SITE BEFORE COMPENDING WORK.—SHOULD A DISCREPANCY SE DENTRED PLASES COMPREMIT HAR DENTET PROPER TO PROCEEDING TO NOT SCALE FROM DRAWNISS IN THE PURPOSES OF AUD MLY.—FURTHER COUSULTANT AUTHORITY CORROMATION MLL BE REQUIRED AT CC STAGE WINCH MAY MPACT ON DESIGN AND PLANNING LAVOIDS SHOWN HEREOUN SETAINED BY PBD ARCHITECTS AND AUTHORITY CORROMATION FOR 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

MH OPAQUE HIGHLIGHT WINDOW

MAILBOX TO FUTURE DETAIL

FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL RISER TO FUTURE DETAIL
GARBAGE CHUTE
LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS CU A/C CONDENSER UNITS

MATERIALS LEGEND:

TERIALS LEGEND:

ALUMINUM FRAMED GLAZING
AWNING TO FUTURE DETAILS
ALUMINUM FIX LOUVERS (TO FUTURE DETAIL)
ALUMINUM PIX LOUVERS (TO FUTURE DETAIL)
BATTEN SCEEN ITO FUTURE DETAIL)
TEXTURED STONE FACADE (TO FUTURE DETAIL)
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PAINT FINISH TYPEX
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RIVER PEBBLES
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SHOPPRONT GLAZING (TO FUTURE DETAIL)
SCORED RENDERED WALL / SELECTED PAINT FINISH
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TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TIMBER SOFFIT

Α	07.02.2018	DRAFT DA
В	05.04.2018	DEVELOPMENT APPLICATION
С	13.09.2019	AMENDED DA
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE

HYECORP PROPERTY GROUP

ARCHITECT:



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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 DRAVVING TO.



- GENERAL NOTES:

 A. IL JOBEST OCHOPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS

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HYECORP PROPERTY GROUP

ARCHITECT

PBD | ARCHITECTS

PROJECT:

64 - 66 PACIFIC HIGHWAY, ROSEVILLE

(MIXED-USE DEVELOPMENT) DRAWING TITLE:

SOUTH ELEVATION

SCALE: 1:100 @ A1 / 1:200 @A3 DRAVVING NO.



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PROJECT: 64 - 66 PACIFIC HIGHWAY,

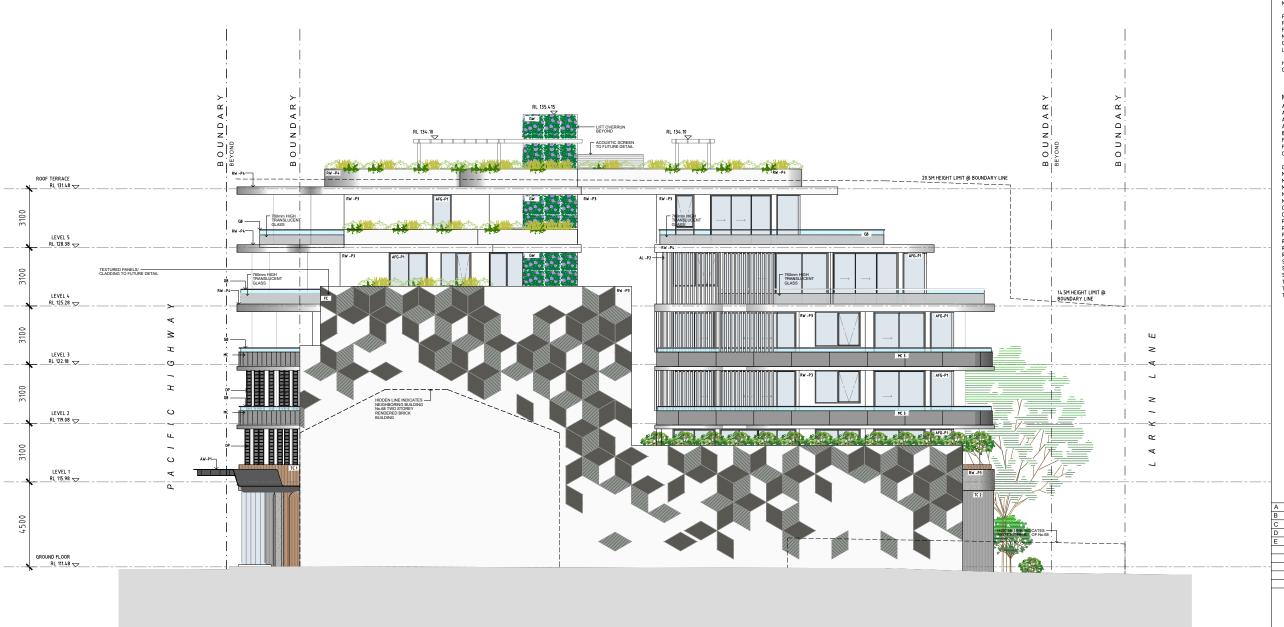
ROSEVILLE

(MIXED-USE DEVELOPMENT)

DRAWING TITLE:

WEST ELEVATION (LARKIN LANE)

SCALE: 1:100 @ A1 / 1:200 @A3 DA203



GENERAL NOTES:

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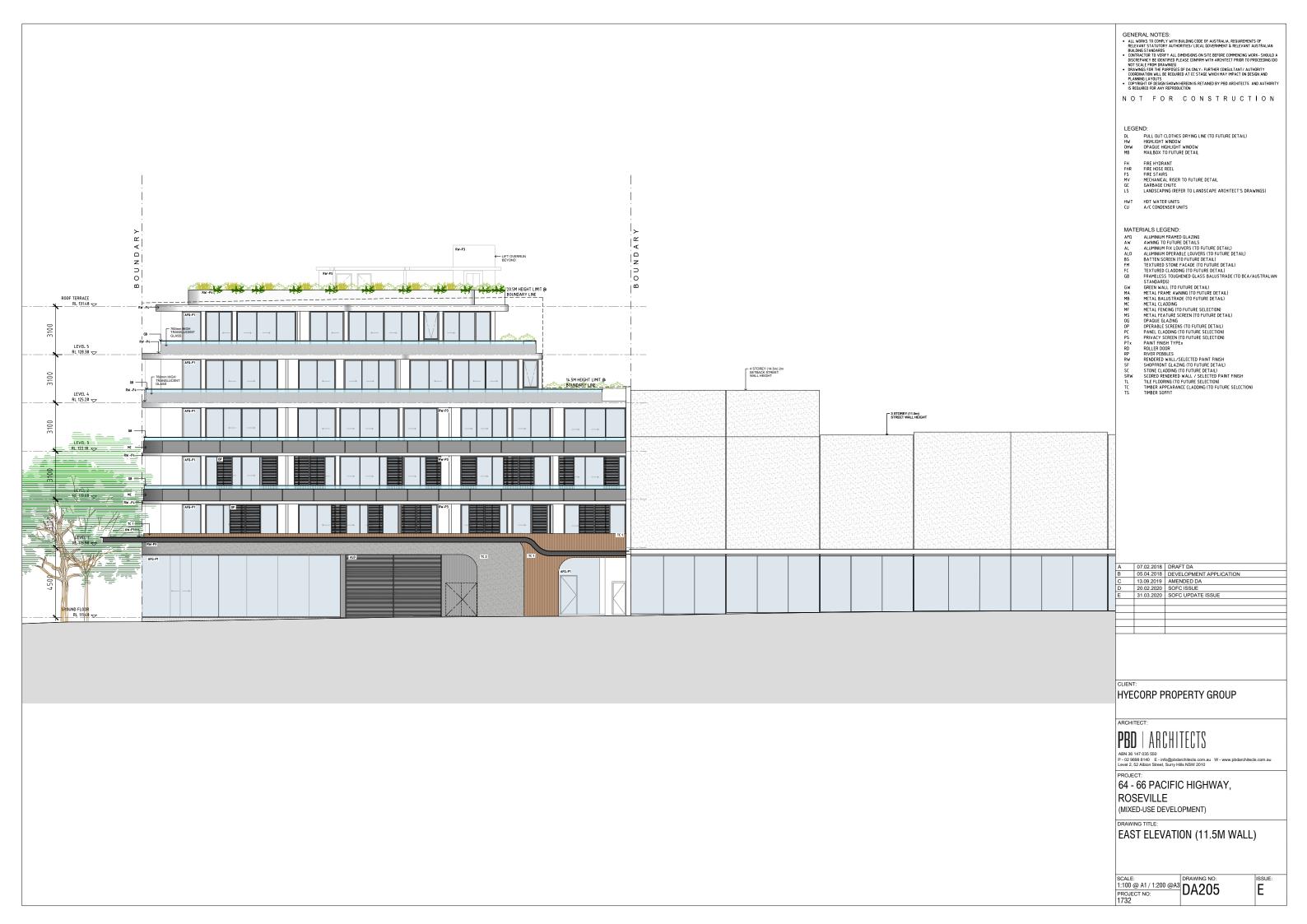
64 - 66 PACIFIC HIGHWAY,

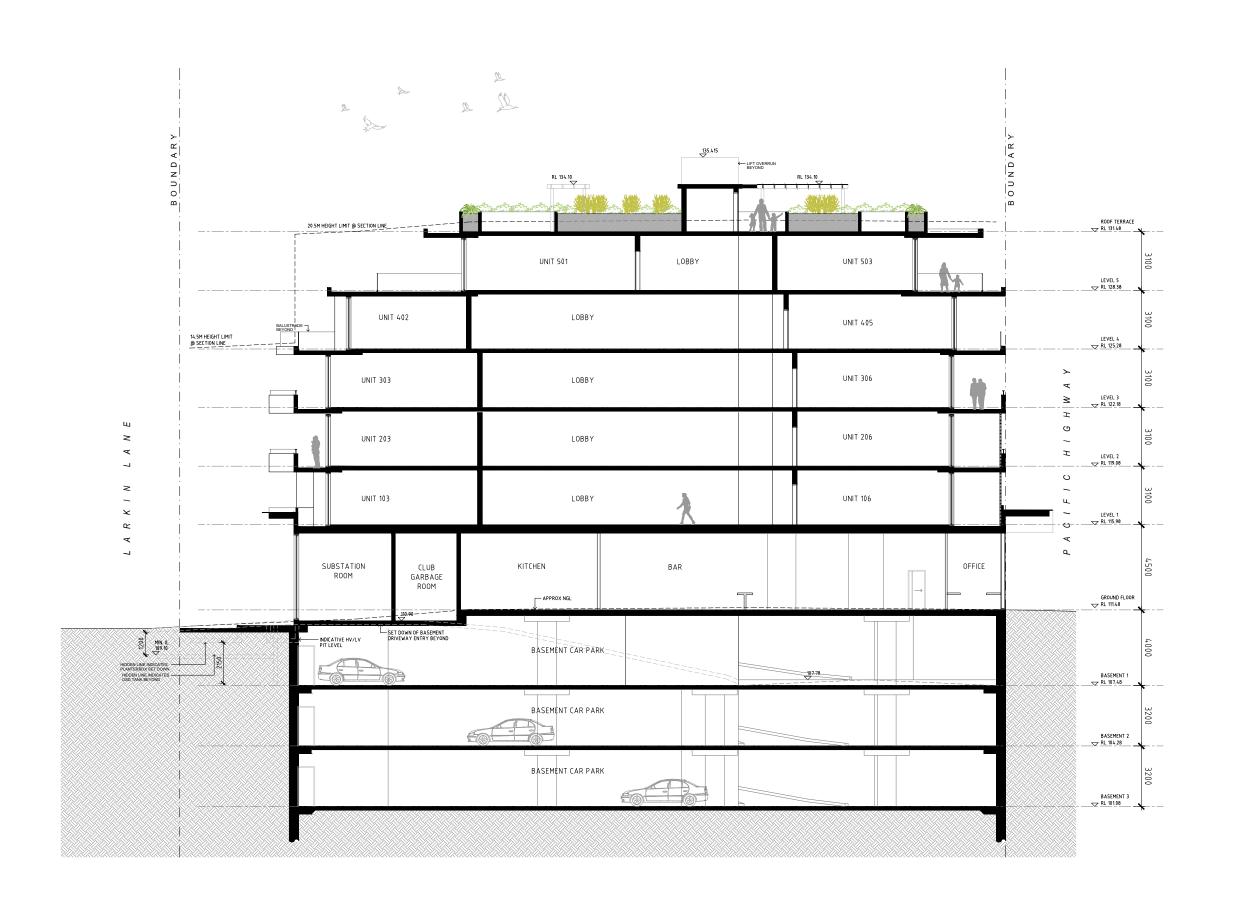
ROSEVILLE (MIXED-USE DEVELOPMENT)

DRAWING TITLE:

NORTH ELEVATION

SCALE:	DRAWING NO:
1:100 @ A1 / 1:200 @A3	DV3U1
PROJECT NO:	DAZU 1
1732	





- GENERAL NOTES:

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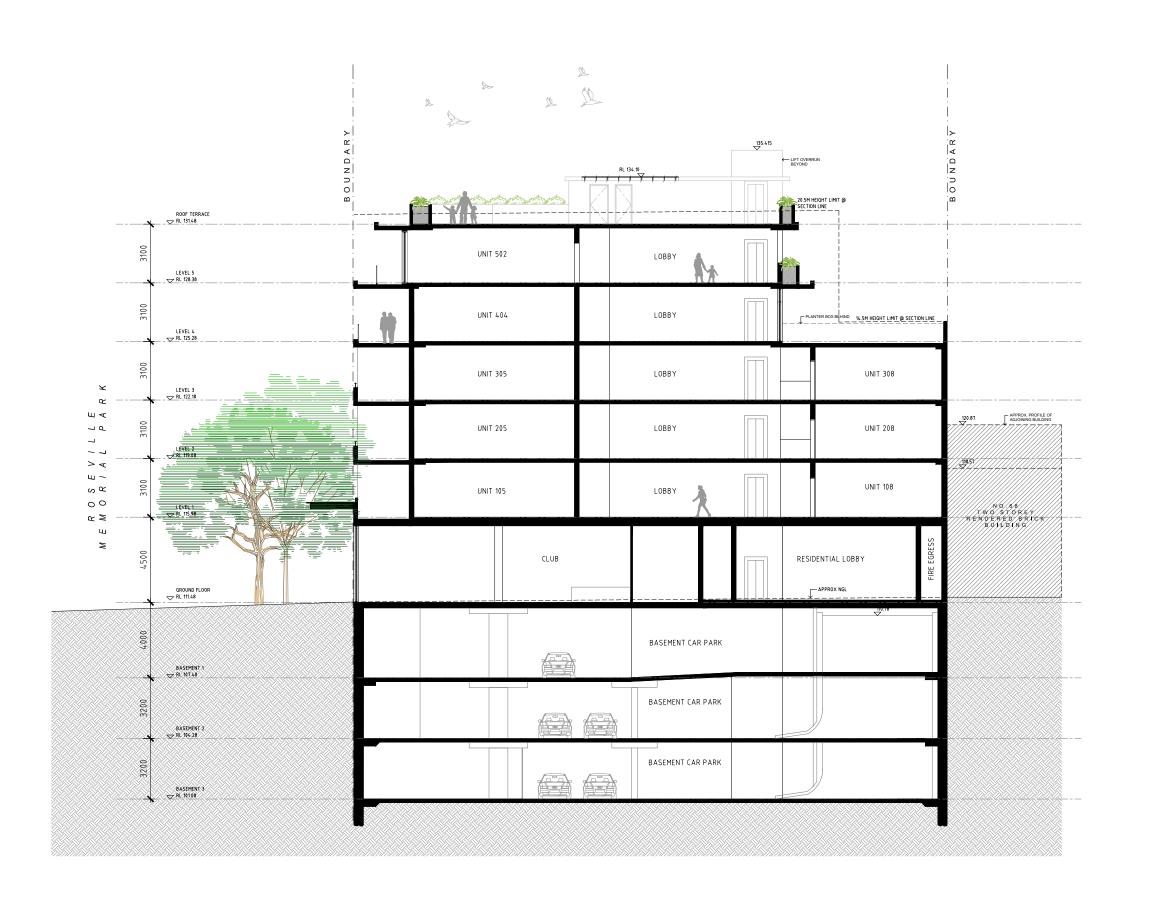
PROJECT:

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

DRAWING TITLE:

SECTION AA

SCALE: 1:100 @ A1 / 1:200 @A3 DRAVVING TO.



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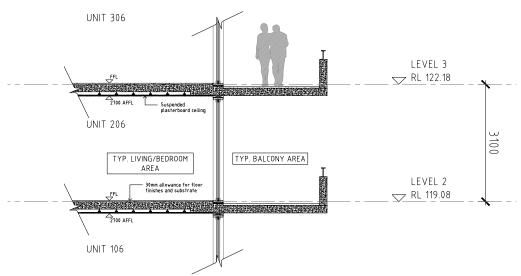
64 - 66 PACIFIC HIGHWAY,

ROSEVILLE (MIXED-USE DEVELOPMENT)

DRAWING TITLE:

SECTION BB

SCALE: 1:100 @ A1 / 1:200 @A3 DRAWING TO.



01 DETAILED SECTION

TYPICAL SECTION THROUGH LIVING / BEDROOM AREAS TO BALCONIES, ALL WET AREAS ARE STACKED TO AVOID BULKHEADS OVER LIVING AREAS 02 CLUB OUTDOOR TERRACE SECTION

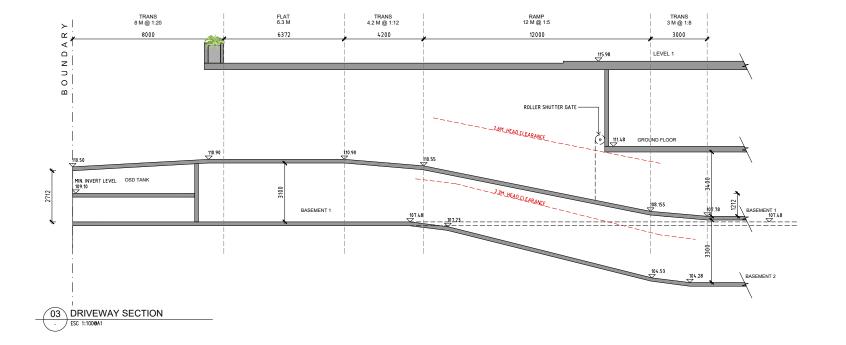
LEVEL 1 → RL 115.98

GROUND FLOOR

BASEMENT 1

RL 107.48

CLUB



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PRINATY SCREEN (TO FUTURE SELECTION)
PANT FINISH TYPEX
ROLLER DOOR
RIVER FEBBLES
RENDERD WALL/SELECTED PAINT FINISH
SHOPPRONT GLAZING (TO FUTURE DETAIL)
SCORED REDUCES WALL / SELECTED PAINT FINISH
STONE (LADDING (TO FUTURE DETAIL)
SCORED REDUCES WALL / SELECTED PAINT FINISH
TILLE FLOORING (TO FUTURE SELECTION)
TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TIMBER SOFFIT

Α	07.02.2018	DRAFT DA
В	05.04.2018	DEVELOPMENT APPLICATION
С	13.09.2019	AMENDED DA
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE

HYECORP PROPERTY GROUP

ARCHITECT:

PBD | ARCHITECTS

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

PROJECT:

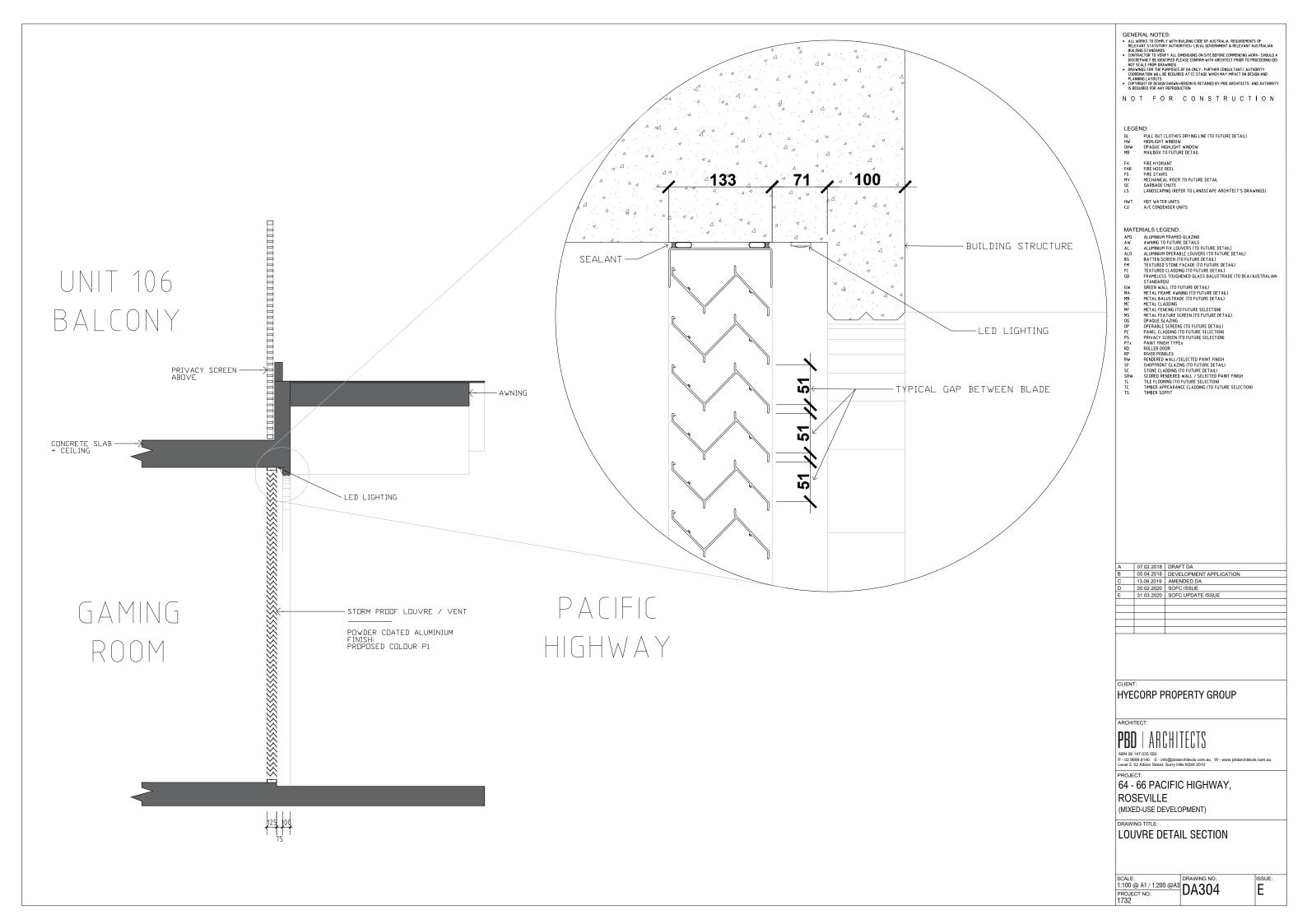
64 - 66 PACIFIC HIGHWAY, ROSEVILLE (MIXED-USE DEVELOPMENT)

DRAWING TITLE

SECTION CC

SCALE:	DRAWING NO:
1:100 @ A1 / 1:200 @A3	レVろしろ

DA303













TEXTURED CLADDING FC



AFG | ALUMINUM FRAMED GLAZING

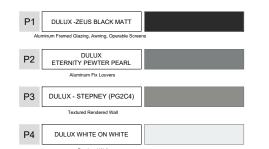




MC METAL CLADDING Colour - Alucobond Black Schwarz 326 Or Similar



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



07.02.2018 DRAFT DA | A | U.1.U.2.2018 | 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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ALL MORES TO COMEY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF
BELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN
BUILDING STANDARDS

- CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENDING WORK:—SHOULD, BO
STOCKEPRANTY BE DENTIFIED PLEASE COMERN WITH ARCHITECT PROPORT DEPOCEDING TO
NOT SCALL FROM DRAWINGS!

ORANWINGS FOR THE PURPOSES OF DA DRLY.—FURTHER CONSULTANT/ AUTHORITY
CORROMATION WILL BE REQUIRED AT CC STAKE WHICH HAY IMPACT ON DESIGN AND
PLANNING LOT PESSON SHOWN HERCEON S RETAINED BY PBD ARCHITECTS AND AUTHORITY
S REDURED FOR ANY REPRODUCTION.

NOT FOR CONSTRUCTION

FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL BISER TO FUTURE DETAIL
GARBAGE CHUTE
LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

TERIALS LEGEND:
ALUMINUM FRAMED GLAZING
AWMING TO FUTURE DETAILS
ALUMINUM FRAMED GLAZING
ALUMINUM FIX LOUVERS ITO FUTURE DETAIL)
ALUMINUM FIX LOUVERS ITO FUTURE DETAIL)
BATTEN SCREEN ITO FUTURE DETAIL)
TEXTURED STONE FAXADE ITO FUTURE DETAIL)
TEXTURED LADORING ITO FUTURE DETAIL)
FRAMELESS TOUGHEND GLASS BALUSTRADE (TO BCA/AUSTRALIAN
STANDARDS)
GREEN WALL (TO FUTURE DETAIL)
METAL BALUSTRADE ITO FUTURE DETAIL)
METAL BALUSTRADE ITO FUTURE DETAIL)
METAL FRAME AWMING ITO FUTURE DETAIL)
METAL FENCING ITO FUTURE SELECTION
METAL FERCING ITO FUTURE SELECTION
METAL FERCING SCREENS (TO FUTURE DETAIL)
OPAQUE GLAZING
OPERABLE SCREENS (TO FUTURE DETAIL)
PANEL CLADDING ITO FUTURE SELECTION
PRINATY SCREEN ITO FUTURE SELECTION
PRINATY SEREN ITO FUTURE SELECTION
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ROLLER DOOR
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SCORED REDURED WALL / SELECTED PAINT FINISH
ILLE FLOORING ITO FUTURE SELECTION)
TIMBER APPEARANCE CLADDING ITO FUTURE SELECTION
TIMBER SOFFIT

LEGEND:
DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
HOW OPAQUE HIGHLIGHT WINDOW
MAILBOX TO FUTURE DETAIL

HOT WATER UNITS A/C CONDENSER UNITS

MATERIALS LEGEND:

HYECORP PROPERTY GROUP

ARCHITECT

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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 DA401

E









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





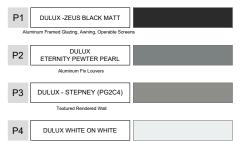




ALUMINUM LOUVERS Colour - (P2) Dulux Eternity Pewter Pearl Or Similar



TEXTURED CLADDING FC



LEGEND:
DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
HOW OPAQUE HIGHLIGHT WINDOW
MAILBOX TO FUTURE DETAIL FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL RISER TO FUTURE DETAIL
GARBAGE CHIZ
LANDSCAPING IREFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

GENERAL NOTES:

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BUILDING STANDARDS

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ORANINGS FOR THE PURPOSES OF DA DRLY - FURTHER CONSULTANT AUTHORITY
CORRORATION WILL BE REQUIRED AT CC STARE WHICH MAY HIP ACT ON DESIGN AND
COMPRIGHT OF BESSION SHOWN HEREON & RETAINED BY PBD ARCHITECTS AND AUTHORITY
IS REDUIRED FOR ANY REPODDUCTION.

NOT FOR CONSTRUCTION

HOT WATER UNITS A/C CONDENSER UNITS

MATERIALS LEGEND:

GENERAL NOTES:

ERIALS LEGEND:
ALUMINUM FRAMED GLAZING
ANNING TO FUTURE DETAILS
ALUMINUM FIX LOUVERS (TO FUTURE DETAIL)
ALUMINUM FIX LOUVERS (TO FUTURE DETAIL)
BATTEN SCREEN (TO FUTURE DETAIL)
TEXTURED STONE FACADE (TO FUTURE DETAIL)
TEXTURED LADDING (TO FUTURE DETAIL)
TEXTURED STONE FACADE (TO STANDARD)

TEXTURED CLADDING ITO FUTURE DETAIL)
FRAMELES TOUGHERDED GLASS BALUSTRADE (TO BCA/,
STANDARDS)
GREEN WALL ITO FUTURE DETAIL)
METAL FRAME AWNING ITO FUTURE DETAIL)
METAL BALUSTRADE (TO FUTURE DETAIL)
METAL CLADDING
METAL FERICNIC TO FUTURE SELECTION)
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PRIVAL CLADDING
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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.







Colour - (P3) Dulux Stepney Or Similiar Colour - (P4) Dulux White on White Or Simila



TEXTURED CLADDING FC



AFG | ALUMINUM FRAMED GLAZING

Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



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

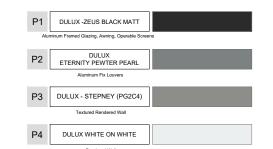
Or Similar



MC METAL CLADDING Colour - Alucobond Black Schwarz 326 Or Similar



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



GENERAL NOTES:

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LEGEND:
DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
HOW OPAQUE HIGHLIGHT WINDOW
MAILBOX TO FUTURE DETAIL

FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL RISER TO FUTURE DETAIL
GARBAGE CHIZ
LANDSCAPING IREFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HOT WATER UNITS A/C CONDENSER UNITS

MATERIALS LEGEND:

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ALUMINIM FRAMED GLAZING
ALUMINIM FRAMED GLOVERS (TO FUTURE DETAIL)
BATTEM SCREEN (TO FUTURE DETAIL)
TEXTURED STOME FAKADE (TO FUTURE DETAIL)
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METAL FENCING (TO FUTURE SELECTION)
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PRIVACY SCREENS (TO FUTURE DETAIL)
PANEL CLADDING (TO FUTURE SELECTION)
PAINT FINISH TYPEX
ROLLER DOOR
RIVER PEBBLES
RENDERD WALL/SELECTED PAINT FINISH
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SCORED WALL/SELECTED PAINT FINISH
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SCORED WALL/SELECTED PAINT FINISH
THE FLOORING (TO FUTURE DETAIL)
SCORED RENDERED WALL/SELECTED)
TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TIMBER SOFFIT

07.02.2018 DRAFT DA | U/UZ 2018 | DERAFT DA | | U/UZ 2018 | DEVELOPMENT APPLICATION | 13.09.2019 | AMENDED DA | 20.02.2020 | SOFC ISSUE | 31.03.2020 | SOFC UPDATE ISSUE |

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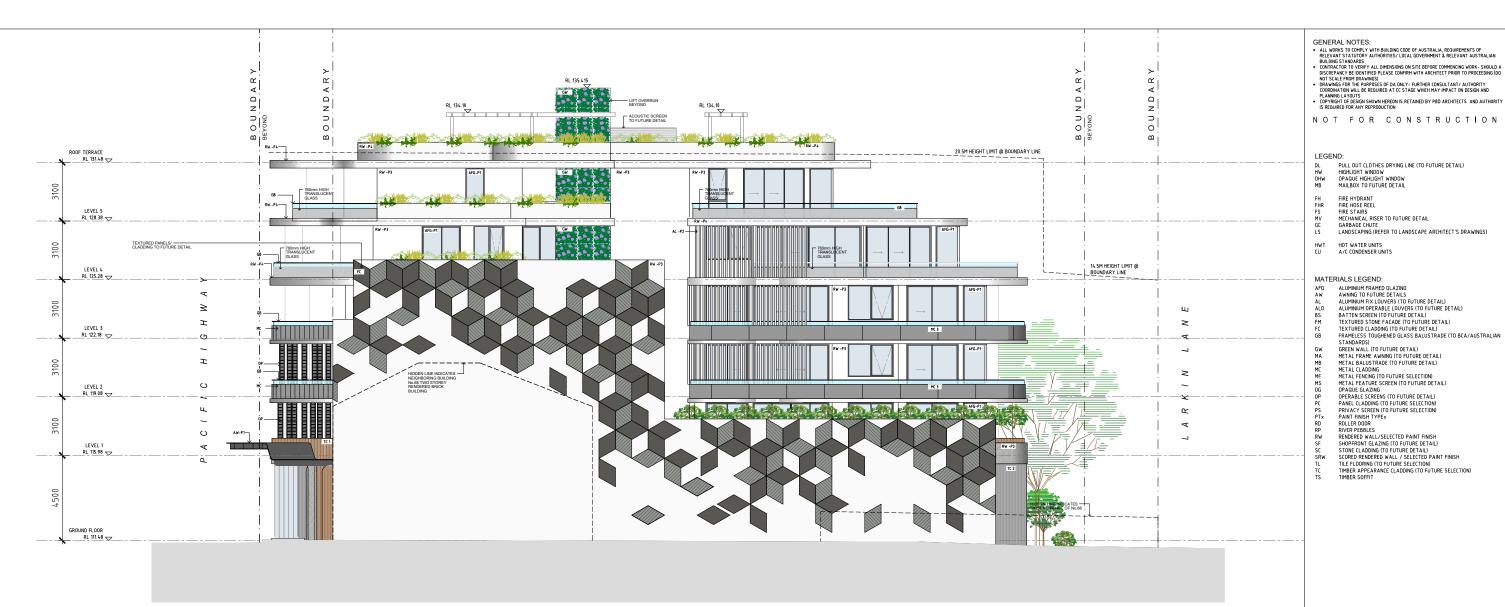
PROJECT: 64 - 66 PACIFIC HIGHWAY,

ROSEVILLE (MIXED-USE DEVELOPMENT)

DRAWING TITLE:

MATERIAL FINISHES WEST ELEVATION

1:100 @ A1 / 1:200 @A3 DA403





RW RENDERED WALL

Colour - (P3) Dulux Stepney Or Similiar Colour - (P4) Dulux White on White Or Simila



TEXTURED CLADDING FC



AFG | ALUMINUM FRAMED GLAZING

Colour - (P1) Dulux Zeus Black Matt (90088702) Or Similar



TIMBER APPEARANCE TC CLADDING

TC 1 DARK CEDAR COLOUR

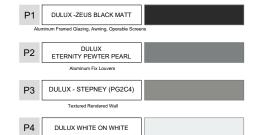
TC 2 EBONY COLOUR Or Similar



MC METAL CLADDING Colour - Alucobond Black Schwarz 326 Or Similar



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



ROSEVILLE (MIXED-USE DEVELOPMENT) DRAWING TITLE:

64 - 66 PACIFIC HIGHWAY,

MATERIAL FINISHES NORTH ELEVATION

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07.02.2018 DRAFT DA

05.04.2018 DEVELOPMENT APPLICATION 13.09.2019 AMENDED DA 20.02.2020 SOFC ISSUE 31.03.2020 SOFC UPDATE ISSUE

HYECORP PROPERTY GROUP

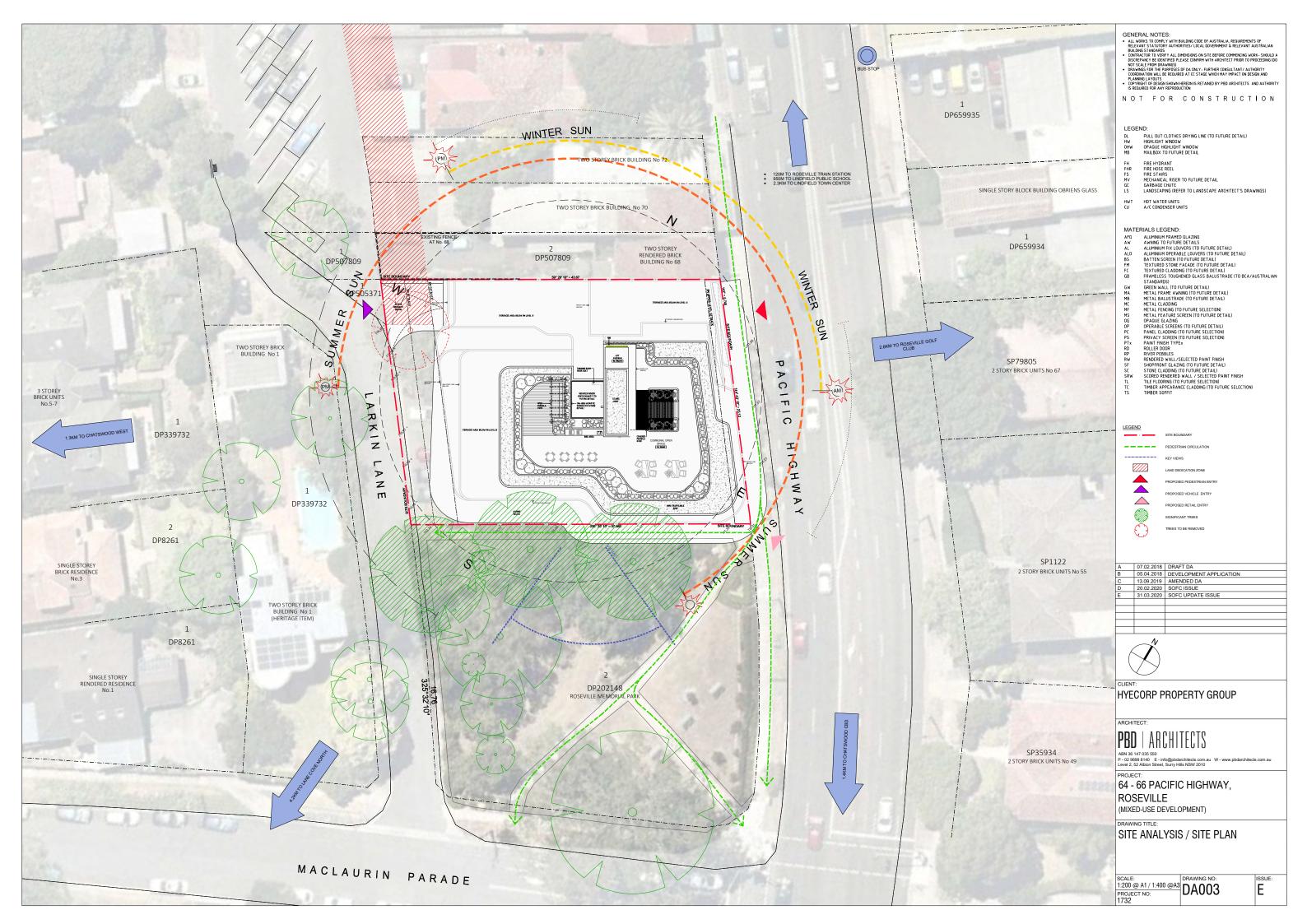
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ARCHITECT

PROJECT:

1:100 @ A1 / 1:200 @A3 DA404

E



PROJECT INFORMATION

34-66 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

	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 sgm	353 sqm (25.6%)

- GENERAL NOTES:

 A LL NORS TO COMPLY MITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT AUSTRALIAN BUILDING STORE OF AUSTRALIAN BUILDING STANDARDS

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NOT FOR CONSTRUCTION

LEGEND:
DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
MW MALEOX TO FUTURE DETAIL

FIRE HYDRANT
FIRE FIRE HOSP BEEL
FS FIRE STAIRS
MY MECHANICAL RISER TO FUTURE DETAIL
GC GARBAGE CHUTE
LS LANDSCAPING IREFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS CU A/C CONDENSER UNITS

MATERIALS LEGEND:

MATERIALS LEGEND:

AFG

ALUNINUM FRAMED GLAZING

AW

ANNING TO FUTURE DETAILS

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ALUNINUM FRAMED GLAZING

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ANNING TO FUTURES TO FUTURE DETAIL)

ALO

ALUNINUM PRAMED JOEPT STORE PETAIL)

BS

BATTEN SCREEN TO FUTURE DETAIL)

FC

TEXTURED STORE FACABE (TO FUTURE DETAIL)

FC

TEXTURED STORE FACABE (TO FUTURE DETAIL)

GB

FRAMELESS TOUGHENED GLASS BALUSTRADE (TO BCA/AUSTRALIAN

STANDARDS)

GW

GREEN WALL (TO FUTURE DETAIL)

MA

METAL FRAME ANNING (TO FUTURE DETAIL)

MC

MTAL LEADING

MF

METAL ERAUNG SCREEN TO FUTURE DETAIL)

GG

OPAQUE GLAZING

OP

OPERABLE SCREENS (TO FUTURE DETAIL)

PC

PANEL (LADDING TO FUTURE SELECTION)

PS

PRIVACY SCREEN TO FUTURE DETAIL)

PC

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SCRED RENDERD WALL / SELECTED PAINT FINISH

SF

SHOPFRONT GLAZING (TO FUTURE DETAIL)

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SF

SHOPFRONT GLAZING (TO FUTURE DETAIL)

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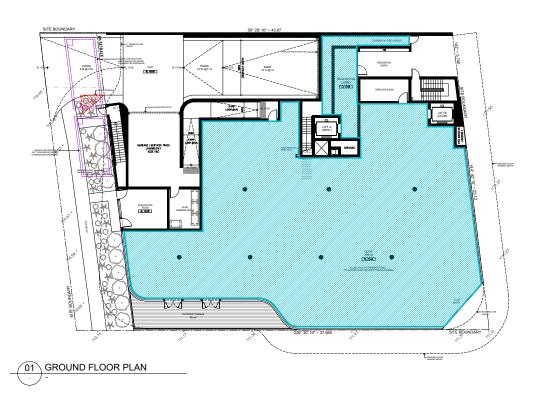
PROJECT:

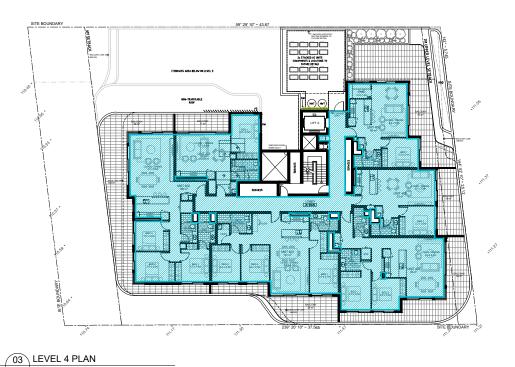
64 - 66 PACIFIC HIGHWAY, ROSEVILLE

(MIXED-USE DEVELOPMENT) DRAWING TITLE:

PROJECT SUMMARY

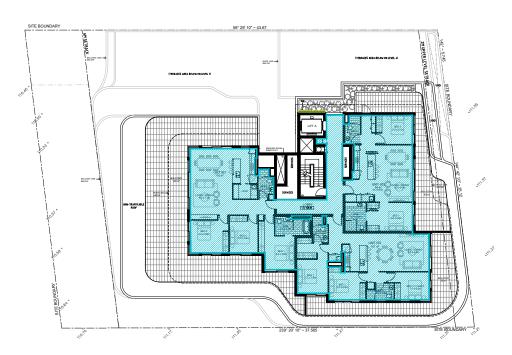
SCALE:	DRAWING NO:
1:100 @ A1 / 1:200 @A3	DVVU
PROJECT NO:	DAUUI
1732	







02 LEVEL 1-3 PLAN (TYPICAL)



04 LEVEL 5 PLAN

FSR CALCULATION	
Site Area :	1,375 m²
Permissible FSR : (total average for whole de	2.56 : 1 velopment site)
Permissible GFA : (if land developed separate	3,523.5 m²
	Gross Floor Area (m²)
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 FI	oor Area

- GENERAL NOTES:

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FIRE HYDRANT
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FIRE STAIRS
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PROJECT:

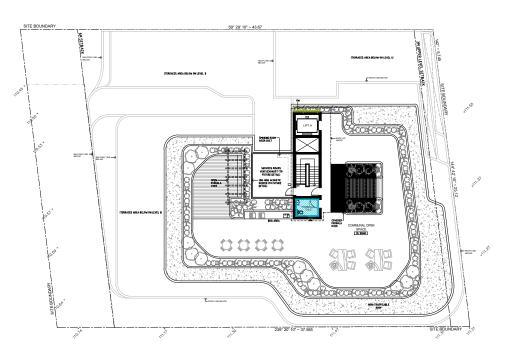
64 - 66 PACIFIC HIGHWAY, ROSEVILLE

(MIXED-USE DEVELOPMENT)

DRAWING TITLE:

FSR DIAGRAM

SCALE: 1:100 @ A1 / 1:200 @A3 DA500



04 LEVEL 6 PLAN (ROOF TERRACE)

FSR CALCULATION Site Area : Permissible FSR : (total average for whole d 2.56 : 1 3,523.5 m² Permissible GFA : (if land developed sep 673 Level 1: Level 2 : Level 3 : 673 673 Level 4 : Level 5 : 503 324 3,523

Gross Floor Area

- GENERAL NOTES:

 A LL NORS TO COMPLY MITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT AUSTRALIAN BUILDING STORE OF AUSTRALIAN BUILDING STANDARDS

 CONTRACTOR TO VERTAL DIMENSIONS ON SITE BEFORE COMPENDING WORK.—SHOULD A DISCREPANCY SE DENTRED PLASES COMPREMIT HAR DENTET PROPER TO PROCEEDING TO NOT SCALE FROM DRAWNISS IN THE PURPOSES OF AUD MLY.—FURTHER COUSULTANT AUTHORITY CORROMATION MLL BE REQUIRED AT CC STAGE WINCH MAY MPACT ON DESIGN AND PLANNING LAVOIDS SHOWN HEREOUN SETAINED BY PBD ARCHITECTS AND AUTHORITY CORROMATION FOR 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
HW OPAQUE HIGHLIGHT WINDOW
MAILBOX TO FUTURE DETAIL

FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL RISER TO FUTURE DETAIL
GARBAGE CHUTE
LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HWT HOT WATER UNITS CU A/C CONDENSER UNITS

MATERIALS LEGEND:

TERIALS LEGEND:
ALUMINUM FRAMED GLAZING
AWINIG TO PUTURE DETAILS
ALUMINUM HIX LOUVERS TO FUTURE DETAIL)
ALUMINUM MOPERABLE LOUVERS TO FUTURE DETAIL)
BATTEN SEERE IT OF FUTURE DETAIL]
TEXTURED LADDING TO PUTURE DETAIL]
TEXTURED LADDING TO PUTURE DETAIL]
FRAMELESS TOUGHENDED GLASS BALUSTRADE (TO BCA/AUSTRALIAN
STANDARDS)
GREEN WALL (TO FUTURE DETAIL)
METAL BALUSTRADE (TO FUTURE DETAIL)
METAL FALDONIG
METAL FEALDONIG
METAL FEALDONIG
METAL FEALTURE SCREEN (TO FUTURE DETAIL)
METAL FEALTURE SCREEN (TO FUTURE DETAIL)
OPAQUE GLAZING
OPERABLE SCREENS (TO FUTURE SELECTION)
PAINT SY SECRENT (TO FUTURE SELECTION)
PAINT FINISH TYPEX
ROLLER DOOR
RIVER PEBBLES
RENDERED WALL/SELECTED PAINT FINISH
SHOPFRONT GLAZING (TO FUTURE DETAIL)
SCORED RENDERED WALL/SELECTED PAINT FINISH
TILF FLOORING (TO FUTURE DETAIL)
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Α	07.02.2018	DRAFT DA
В	05.04.2018	DEVELOPMENT APPLICATION
С	13.09.2019	AMENDED DA
D	20.02.2020	SOFC ISSUE
E	31.03.2020	SOFC UPDATE ISSUE



HYECORP PROPERTY GROUP

ARCHITECT:



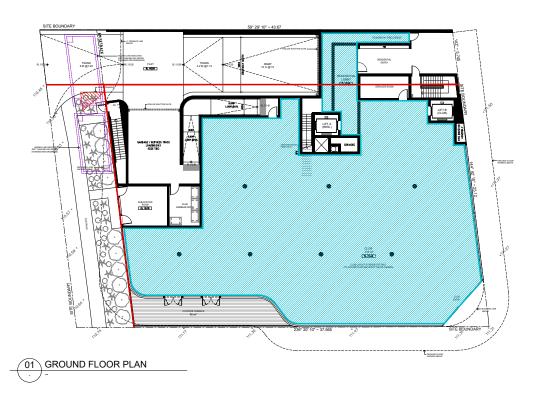
PROJECT: 64 - 66 PACIFIC HIGHWAY,

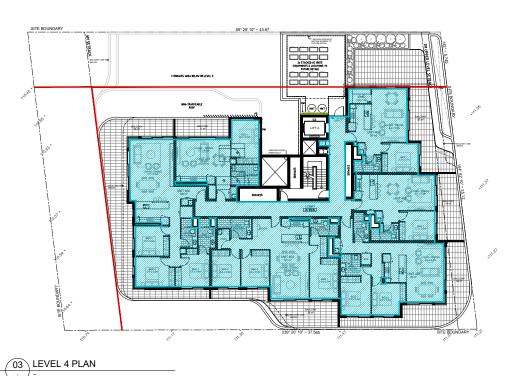
ROSEVILLE (MIXED-USE DEVELOPMENT)

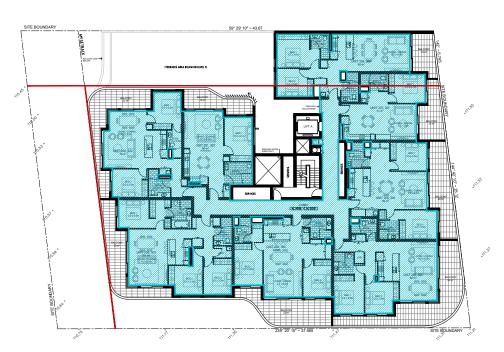
DRAWING TITLE:

FSR DIAGRAM

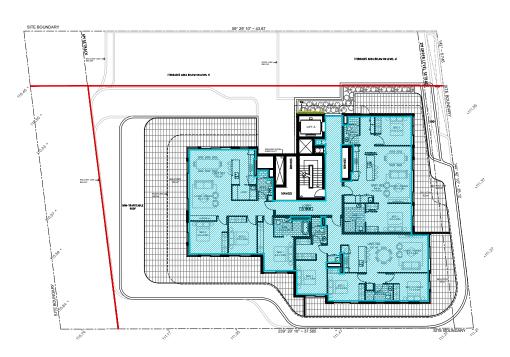
SCALE: 1:100 @ A1 / 1:200 @A3 DA501







02 LEVEL 1-3 PLAN (TYPICAL)



04 LEVEL 5 PLAN

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 Flo	or Area		

- GENERAL NOTES:

 ALL MORES TO COMEY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF
 BELEVANT STATUTORY AUTHORITIES/LOCAL GOVERNMENT & RELEVANT AUSTRALIAN
 BUILDING STANDARDS

 CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENDING WORK:—SHOULD, BO
 STOCKEPRANTY BE DENTIFIED PLEASE COMERN WITH ARCHITECT PROPORT DEPOCEDING TO
 NOT SCALL FROM DRAWINGS!

 ORANWINGS FOR THE PURPOSES OF DA DRLY.—FURTHER CONSULTANT/ AUTHORITY
 CORROMATION WILL BE REQUIRED AT CC STAKE WHICH HAY IMPACT ON DESIGN AND
 PLANNING LOT PESSON SHOWN HERCEON S RETAINED BY PBD ARCHITECTS AND AUTHORITY
 S REDURED FOR ANY REPRODUCTION.

NOT FOR CONSTRUCTION

LEGEND:
DL PULL OUT CLOTHES DRYING LINE (TO FUTURE DETAIL)
HW HIGHLIGHT WINDOW
HOW OPAQUE HIGHLIGHT WINDOW
MAILBOX TO FUTURE DETAIL

FIRE HYDRANT
FIRE HOSE REEL
FIRE STAIRS
MECHANICAL BISER TO FUTURE DETAIL
GARBAGE CHUTE
LANDSCAPING (REFER TO LANDSCAPE ARCHITECT'S DRAWINGS)

HOT WATER UNITS A/C CONDENSER UNITS

MATERIALS LEGEND:

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AMMING TO FUTURE DETAILS
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ALUMINIM FRAMED GLOVERS (TO FUTURE DETAIL)
BATTEM SCREEN (TO FUTURE DETAIL)
TEXTURED STOME FAKADE (TO FUTURE DETAIL)
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SCORED WALL/SELECTED PAINT FINISH
THE FLOORING (TO FUTURE DETAIL)
SCORED RENDERED WALL/SELECTED)
TIMBER APPEARANCE CLADDING (TO FUTURE SELECTION)
TIMBER SOFFIT

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HYECORP PROPERTY GROUP

ARCHITECT:

PBD | ARCHITECTS

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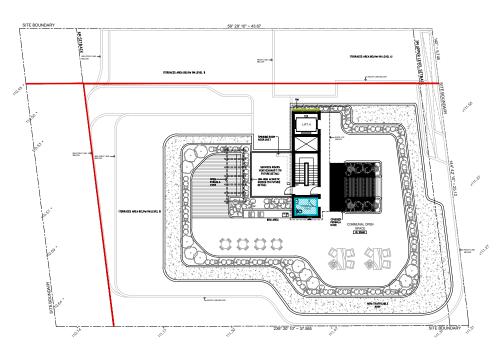
64 - 66 PACIFIC HIGHWAY, ROSEVILLE

(MIXED-USE DEVELOPMENT)

DRAWING TITLE:

FSR DIAGRAM (BLOCK SPECIFIC)

SCALE: 1:100 @ A1 / 1:200 @A3 DA502



04 LEVEL 6 PLAN (ROOF TERRACE)

FSR CALCULATION Gross Floor Area (m²)

 Lot 1
 Lot 2
 Council

 647
 26
 0

 595
 78
 0

 595
 78
 0
 Level 1 : Level 2 : Level 3 : Level 4 : 503 Level 6 (Roof Terrace): 4 Total Proposed GFA: 3,263 260 0 Proposed FSR: 3.37:1 1.03:1 0:1 Permissible FSR :



- GENERAL NOTES:

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HYECORP PROPERTY GROUP

ARCHITECT:



PROJECT:

64 - 66 PACIFIC HIGHWAY, ROSEVILLE

(MIXED-USE DEVELOPMENT)

DRAWING TITLE:

FSR DIAGRAM (BLOCK SPECIFIC)

SCALE: 1:100 @ A1 / 1:200 @A3 DA503