

PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY, ROSEVILLE



DEVELOPMENT APPLICATION DRAWING LIST

|        |                    |        |                                                 |
|--------|--------------------|--------|-------------------------------------------------|
| DA 000 | COVER SHEET        | DA 410 | PHOTOMONTAGE 01                                 |
| DA 001 | PROJECT SUMMARY    | DA 411 | PHOTOMONTAGE 02                                 |
| DA 002 | DEMOLITION PLAN    | DA 412 | PHOTOMONTAGE 03                                 |
| DA 003 | CONTEXT PLAN       | DA 413 | PHOTOMONTAGE 04                                 |
| DA 004 | SITE PLAN          |        |                                                 |
| DA 005 | EXCAVATION PLAN    | DA 500 | GFA DIAGRAM                                     |
| DA 006 | SITE ANALYSIS PLAN | DA 510 | HEIGHT LIMIT DIAGRAM                            |
|        |                    | DA 520 | NATURAL VENTILATION DIAGRAM                     |
| DA 100 | BASEMENT 4 PLAN    | DA 530 | PRIVATE & COMMUNAL OPEN SPACE DIAGRAM           |
| DA 101 | BASEMENT 3 PLAN    | DA 540 | APARTMENT MIX DIAGRAM                           |
| DA 102 | BASEMENT 2 PLAN    | DA 550 | STORAGE CALCULATION DIAGRAM                     |
| DA 103 | BASEMENT 1 PLAN    | DA 560 | BUILDING MASSING DIAGRAMS                       |
| DA 104 | GROUND FLOOR PLAN  | DA 565 | COMPLIANT BUILDING ENVELOPE DIAGRAM - SHEET 1   |
| DA 105 | LEVEL 1 PLAN       | DA 566 | COMPLIANT BUILDING ENVELOPE DIAGRAM - SHEET 2   |
| DA 106 | LEVEL 2 PLAN       | DA 570 | SIGNAGE SCHEDULE                                |
| DA 107 | LEVEL 3 PLAN       | DA 580 | SETBACK COMPLIANCE DIAGRAM                      |
| DA 108 | LEVEL 4 PLAN       | DA 590 | STREET ACTIVATION DIAGRAM                       |
| DA 109 | LEVEL 5 PLAN       |        |                                                 |
| DA 110 | LEVEL 6 PLAN       | DA 600 | SOLAR ACCESS DIAGRAM - SHEET 1                  |
| DA 111 | ROOF TERRACE       | DA 601 | SOLAR ACCESS DIAGRAM - SHEET 2                  |
| DA 112 | ROOF PLAN          | DA 610 | SHADOW DIAGRAMS JUNE 21st - SHEET 1             |
|        |                    | DA 611 | SHADOW DIAGRAMS JUNE 21st - SHEET 2             |
| DA 200 | ELEVATIONS - SOUTH | DA 620 | SHADOW DIAGRAMS MEMORIAL PARK - MARCH           |
| DA 201 | ELEVATIONS - EAST  | DA 621 | SHADOW DIAGRAMS MEMORIAL PARK- JUNE             |
| DA 202 | ELEVATIONS - NORTH | DA 622 | SHADOW DIAGRAMS MEMORIAL PARK - SEPTEMBER       |
| DA 203 | ELEVATIONS - WEST  | DA 623 | SHADOW DIAGRAMS MEMORIAL PARK - DECEMBER        |
|        |                    | DA 630 | 1 MACLAURIN PARADE OVERSHADOW DIAGRAMS          |
| DA 300 | SECTIONS - A       | DA 635 | SUN EYE VIEW DIAGRAM - 1 MACLAURIN PD - SHEET 1 |
| DA 301 | SECTIONS - B       | DA 636 | SUN EYE VIEW DIAGRAM - 1 MACLAURIN PD - SHEET 2 |
| DA 310 | SECTIONS - C & D   | DA 637 | SIGHTLINE DIAGRAM - 1 MACLAURIN PARADE          |
| DA 311 | SECTIONS - E & F   |        |                                                 |
|        |                    | DA700  | PLATINUM LEVEL UNIT TYPES                       |
| DA 400 | FINISHES SCHEDULE  |        |                                                 |

Area Schedule

| Level   | Unit.No | Type   | Silver | Platinum | Internal Area (m2) | Terrace/ Balcony (m2) | Storage within unit (m3) | Carpark Storage (m3) | Total Storage Provided (m3) |
|---------|---------|--------|--------|----------|--------------------|-----------------------|--------------------------|----------------------|-----------------------------|
| LEVEL 1 | 1.01    | 2 BED  | ✓      |          | 85                 | 31                    | 6.2                      | 5.3                  | 11.5                        |
|         | 1.02    | 1 BED  | ✓      |          | 51                 | 15                    | 3.5                      | 5.3                  | 8.8                         |
|         | 1.03    | 1 BED  | ✓      |          | 56                 | 16                    | 5.6                      | 5.3                  | 10.9                        |
|         | 1.04    | 2 BED  | ✓      |          | 88                 | 23                    | 6.0                      | 5.3                  | 11.3                        |
|         | 1.05    | 2 BED  | ✓      |          | 77                 | 12                    | 4.0                      | 5.3                  | 9.3                         |
|         | 1.06    | 3 BED  | ✓      |          | 115                | 28                    | 7.2                      | 5.3                  | 12.5                        |
|         | 1.07    | 2 BED  | ✓      |          | 97                 | 35                    | 9.0                      | 5.3                  | 14.3                        |
|         | 1.08    | 1 BED  |        | ✓        | 53                 | 15                    | 3.0                      | 5.3                  | 8.3                         |
| LEVEL 2 | 2.01    | 2 BED  | ✓      |          | 85                 | 13                    | 6.2                      | 5.3                  | 11.5                        |
|         | 2.02    | 1 BED  |        | ✓        | 51                 | 15                    | 3.5                      | 5.3                  | 8.8                         |
|         | 2.03    | 1 BED  | ✓      |          | 56                 | 16                    | 5.6                      | 5.3                  | 10.9                        |
|         | 2.04    | 2 BED  | ✓      |          | 88                 | 23                    | 6.0                      | 5.3                  | 11.3                        |
|         | 2.05    | 2 BED  | ✓      |          | 77                 | 12                    | 4.0                      | 5.3                  | 9.3                         |
|         | 2.06    | 3 BED  | ✓      |          | 115                | 21                    | 7.2                      | 5.3                  | 12.5                        |
|         | 2.07    | 2 BED  | ✓      |          | 97                 | 35                    | 9.0                      | 5.3                  | 14.3                        |
|         | 2.08    | 1 BED  |        | ✓        | 53                 | 15                    | 3.0                      | 5.3                  | 8.3                         |
| LEVEL 3 | 3.01    | 2+ BED | ✓      |          | 83                 | 42                    | 5.2                      | 5.3                  | 10.6                        |
|         | 3.02    | 2 BED  | ✓      |          | 79                 | 36                    | 4.1                      | 5.3                  | 9.4                         |
|         | 3.03    | 1 BED  | ✓      |          | 66                 | 23                    | 7.1                      | 5.3                  | 12.4                        |
|         | 3.04    | 3 BED  | ✓      |          | 97                 | 12                    | 5.2                      | 5.3                  | 10.5                        |
|         | 3.05    | 3 BED  | ✓      |          | 115                | 21                    | 7.2                      | 5.3                  | 12.5                        |
|         | 3.06    | 2 BED  | ✓      |          | 97                 | 35                    | 9.0                      | 5.3                  | 14.3                        |
|         | 3.07    | 1 BED  |        | ✓        | 53                 | 15                    | 3.0                      | 5.3                  | 8.3                         |
| LEVEL 4 | 4.01    | 1 BED  | ✓      |          | 53                 | 31                    | 3.7                      | 5.3                  | 9.0                         |
|         | 4.02    | 2 BED  | ✓      |          | 79                 | 28                    | 4.1                      | 5.3                  | 9.4                         |
|         | 4.03    | 1 BED  | ✓      |          | 66                 | 23                    | 7.1                      | 5.3                  | 12.4                        |
|         | 4.04    | 3 BED  | ✓      |          | 97                 | 12                    | 5.2                      | 5.3                  | 10.5                        |
|         | 4.05    | 3 BED  | ✓      |          | 115                | 21                    | 7.2                      | 5.3                  | 12.5                        |
|         | 4.06    | 4 BED  | ✓      |          | 155                | 43                    | 9.9                      | 5.3                  | 15.2                        |
| LEVEL 5 | 5.01    | 2 BED  | ✓      |          | 79                 | 45                    | 4.1                      | 5.3                  | 9.4                         |
|         | 5.02    | 2 BED  | ✓      |          | 93                 | 38                    | 9.0                      | 5.3                  | 14.3                        |
|         | 5.03    | 3 BED  |        | ✓        | 116                | 62                    | 7.7                      | 5.3                  | 13.0                        |
|         | 5.04    | 3 BED  | ✓      |          | 96                 | 26                    | 5.9                      | 5.3                  | 11.2                        |
| LEVEL 6 | 6.01    | 1 BED  | ✓      |          | 56                 | 32                    | 3.3                      | 5.3                  | 8.6                         |
|         | 6.02    | 2 BED  | ✓      |          | 93                 | 38                    | 9.0                      | 5.3                  | 14.3                        |
|         | 6.03    | 3 BED  | ✓      | ✓        | 116                | 40                    | 7.7                      | 5.3                  | 13.0                        |
|         | 6.04    | 3 BED  | ✓      |          | 96                 | 15                    | 5.9                      | 5.3                  | 11.2                        |

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| NV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

**COVER SHEET**

|                                  |              |          |
|----------------------------------|--------------|----------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |          |
| SCALE:                           | DRAWING NO:  | ISSUE:   |
| PROJECT NO:<br>2147              | <b>DA000</b> | <b>E</b> |

PROJECT INFORMATION

| 64-66 Pacific Highway, Roseville |                                   |
|----------------------------------|-----------------------------------|
| Site Area                        | 1,375 m²                          |
| Height Control                   | 26.5 m (7 Storeys + Roof Terrace) |
| Allowable FSR                    | 3.0:1 (4,125 sqm GFA)             |
| Proposed FSR                     | 3.0:1 (GFA = 4,125 sqm)           |
| Zoning                           | B2 - Local Centre                 |
| Setbacks                         |                                   |
|                                  |                                   |
|                                  |                                   |

| UNIT MIX | Level | 1 Bed | 2 Bed | 3 Bed | 4 Bed | Total |
|----------|-------|-------|-------|-------|-------|-------|
| GF       | 0     | 0     | 0     | 0     | 0     | 0     |
| LEVEL 1  | 3     | 4     | 1     | 0     | 8     |       |
| LEVEL 2  | 3     | 4     | 1     | 0     | 8     |       |
| LEVEL 3  | 2     | 3     | 2     | 0     | 7     |       |
| LEVEL 4  | 2     | 1     | 2     | 1     | 6     |       |
| LEVEL 5  | 0     | 2     | 2     | 0     | 4     |       |
| LEVEL 6  | 1     | 1     | 2     | 0     | 4     |       |
|          |       |       |       |       |       |       |
| TOTAL    | 11    | 15    | 10    | 1     | 37    |       |
|          | 30%   | 41%   | 27%   | 3%    | 100%  |       |

CAR PARKING REQUIREMENTS

|                                   | Max. Rate (per unit)            | No. of Units / Area      | Required Max. | Proposed                   |
|-----------------------------------|---------------------------------|--------------------------|---------------|----------------------------|
| <b>Residential</b>                |                                 |                          |               |                            |
| Studio                            | 0 - 0.5                         | 0                        | 0             | 0                          |
| 1 Bed                             | 0.6 - 1.0                       | 11                       | 11            | 11                         |
| 2 Bed                             | 0.9 - 1.25                      | 15                       | 18.8          | 15                         |
| 3 Bed +                           | 1.0 - 2.0                       | 11                       | 22            | 19                         |
|                                   |                                 | <b>total residential</b> | <b>51.75</b>  | <b>46</b>                  |
| Visitor                           | 1 per 6 dwellings               | 37                       | 6.2           | 6                          |
|                                   |                                 |                          |               |                            |
| <b>Club Patrons</b>               | 1 per 20 sqm                    | 711                      | 36            | 36                         |
| <b>Club Staff</b>                 | 1 per 2 staff                   | 2                        | 1             | 1                          |
|                                   |                                 | TOTAL                    | <b>94.5</b>   | <b>90</b>                  |
| <b>OTHER PARKING REQUIREMENTS</b> |                                 |                          |               |                            |
| Car wash bay                      |                                 |                          | 1             | 1                          |
| Car share space                   |                                 |                          | 1             | 1                          |
| Bycycle                           | (Residential) 1 per 5 dwellings | 37                       | 7.4           | 8                          |
|                                   | (Visitor) 1 per 10 dwellings    | 37                       | 3.7           | 4                          |
|                                   | (Retail) 1 per 600 sqm          | 711                      | 1.2           | 8 (incl. 1 Bicycle locker) |

OTHER USES

| USE   | m²  |
|-------|-----|
| Club  | 711 |
|       |     |
| TOTAL | 711 |

OTHER REQUIREMENTS

|                     | DCP / ADG Req                     | Required | Proposed |
|---------------------|-----------------------------------|----------|----------|
|                     |                                   |          |          |
| Solar Access        | 70% of total number of apartments | 25.9     | 27       |
|                     |                                   |          | 73%      |
|                     |                                   |          |          |
| Cross Ventilation   | 60% of total number of apartments | 22.2     | 24       |
|                     |                                   |          | 65%      |
|                     |                                   |          |          |
| Communal Open Space | 25% of the site area              | 343.8    | 321      |
|                     |                                   |          |          |
|                     |                                   |          |          |
| Livable Housing     | 100% Silver level                 | 37       | 37       |
|                     | 15% Platinum level                | 5.6      | 6        |
|                     |                                   |          |          |
| Adaptable Housing   | N/A                               | 0.0      | 0        |

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

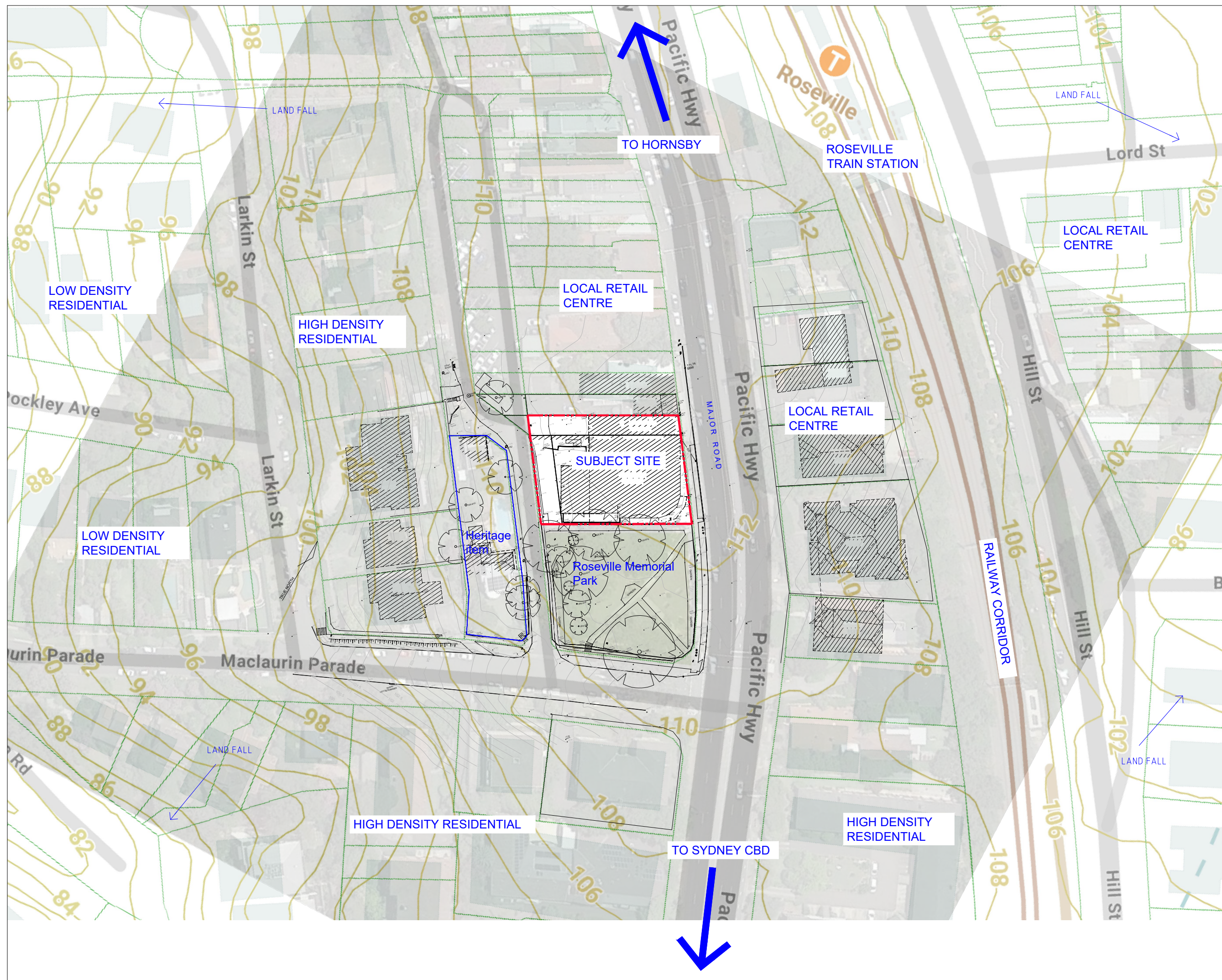
PROJECT SUMMARY

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA001       | D      |









GENERAL NOTES:

- ## GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



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



0 1 2 5m

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550  
P - 02 9698 8140 E - [info@pbdarchitects.com.au](mailto:info@pbdarchitects.com.au) W - [www.pbdarchitects.com.au](http://www.pbdarchitects.com.au)  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

## CONTEXT PLAN

|                     |             |        |
|---------------------|-------------|--------|
| DRAWN BY:           | CHECKED BY: |        |
| SCALE:<br>1:500@A1  | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147 | DA003       | C      |



LEGEND

|                                                                                   |                                                  |
|-----------------------------------------------------------------------------------|--------------------------------------------------|
|  | BUILDING ENTRY / MAIL BOXES                      |
|  | WASTE TRUCK ACCESS DRIVEWAY<br>TO BASEMENT 1     |
|  | BASEMENT CARPARK ENTRY                           |
|  | OUTLINE OF EXISTING BUILDING<br>TO BE DEMOLISHED |

WASTE TRUCK ACCESS DRIVEWAY  
TO BASEMENT 1

OUTLINE OF EXISTING BUILDING TO  
BE DEMOLISHED

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- SCOPE OF DESIGN SHOWN HEREON IS OBTAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



SCALE 1:100 @ A  
SCALE 1:200 @ A

CLIENT:  
HYECORP PROPERTY GROUP

PBD | ARCHITECTS

ABN 36 147 035 550  
P - 02 9698 8140 E - [info@pbdarchitects.com.au](mailto:info@pbdarchitects.com.au) W - [www.pbdarchitects.com.au](http://www.pbdarchitects.com.au)  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

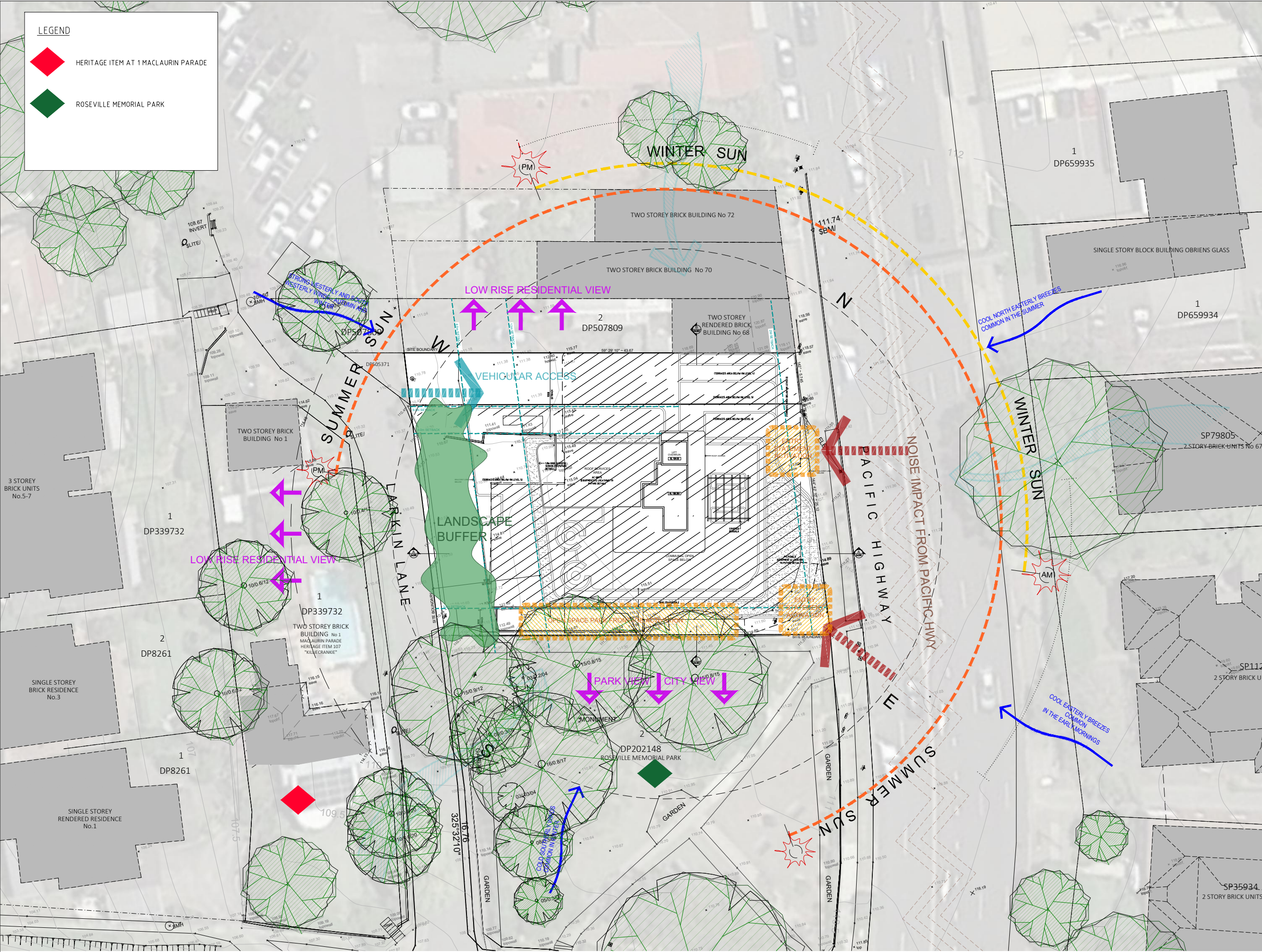
## SITE PLAN

|                     |             |        |
|---------------------|-------------|--------|
| DRAWN BY:           | CHECKED BY: |        |
| SCALE:<br>1:150@A1  | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147 | DA004       | C      |









**LEGEND**

- HERITAGE ITEM AT 1 MACLAURIN PARADE
- 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
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

**LEGEND:**

- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- GC GARBAGE CHUTE
- MB MAILBOX TO FUTURE DETAIL
- OG OPAQUE GLAZING
- PB PLANTERBOX
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION           |
|-------|----------|-----------------------|
| A     | 15.08.23 | ISSUE FOR COUNCIL RFI |

CLIENT: HYECORP PROPERTY GROUP

ARCHITECT: **PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT: PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

DRAWING TITLE: **SITE ANALYSIS PLAN**

DRAWN BY: CHECKED BY:

SCALE: 1:200@A1  
PROJECT NO: 2147

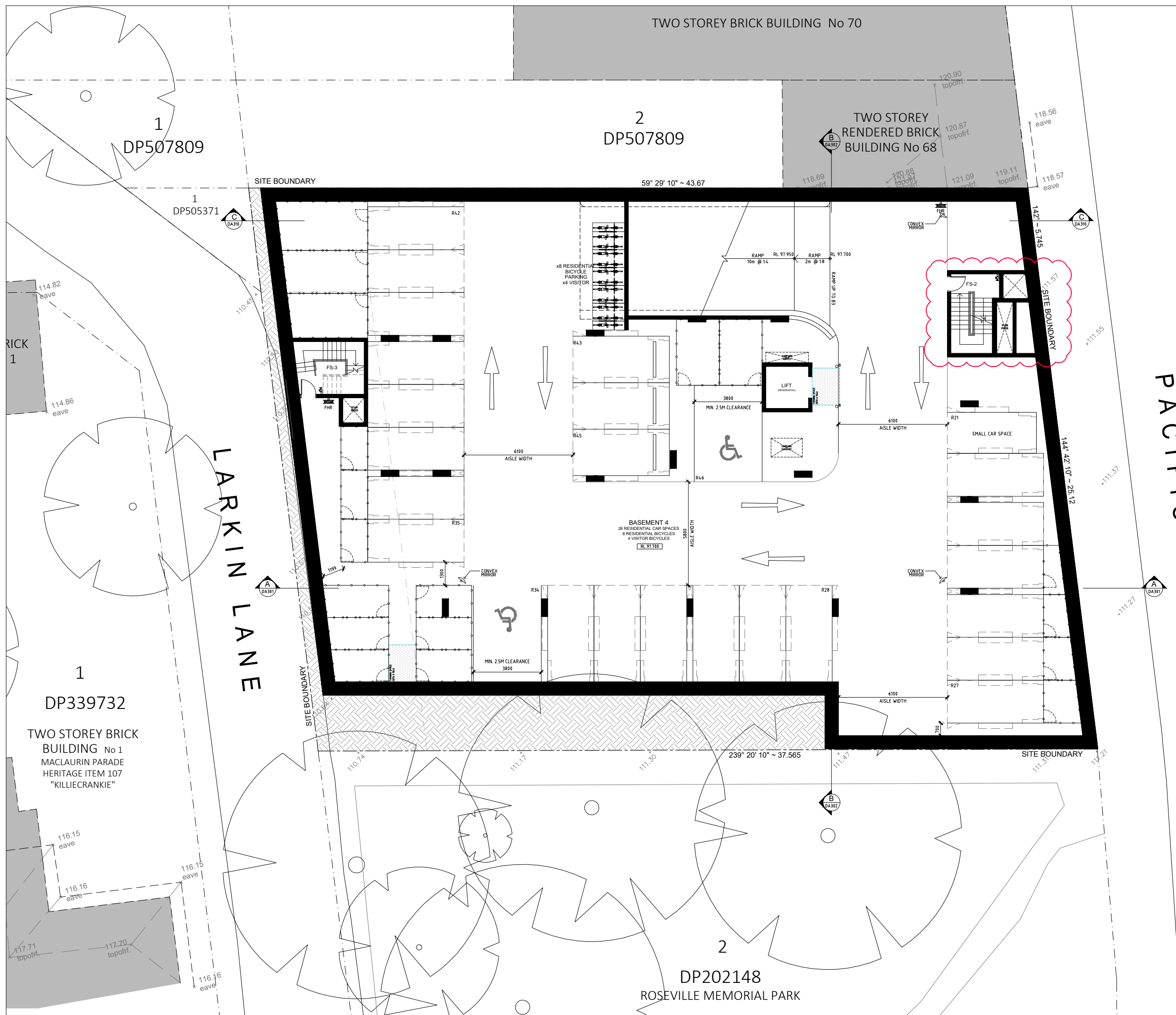
DRAWING NO: **DA006**

ISSUE: **A**









- GENERAL NOTES:
  - ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - DRAWINGS FOR THE PURPOSES OF DA ONLY. FURTHER CONSULTANT/ AUTHORITY CONSIDERATION TO BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



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



0 1 2 5m

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:

**PBD | ARCHITECTS**

ABN 36 147 035 550

P - 02 9698 8140 E - [info@pbdarchitects.com.au](mailto:info@pbdarchitects.com.au) W - [www.pbdarchitects.com.au](http://www.pbdarchitects.com.au)

Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljevic NSW 7768

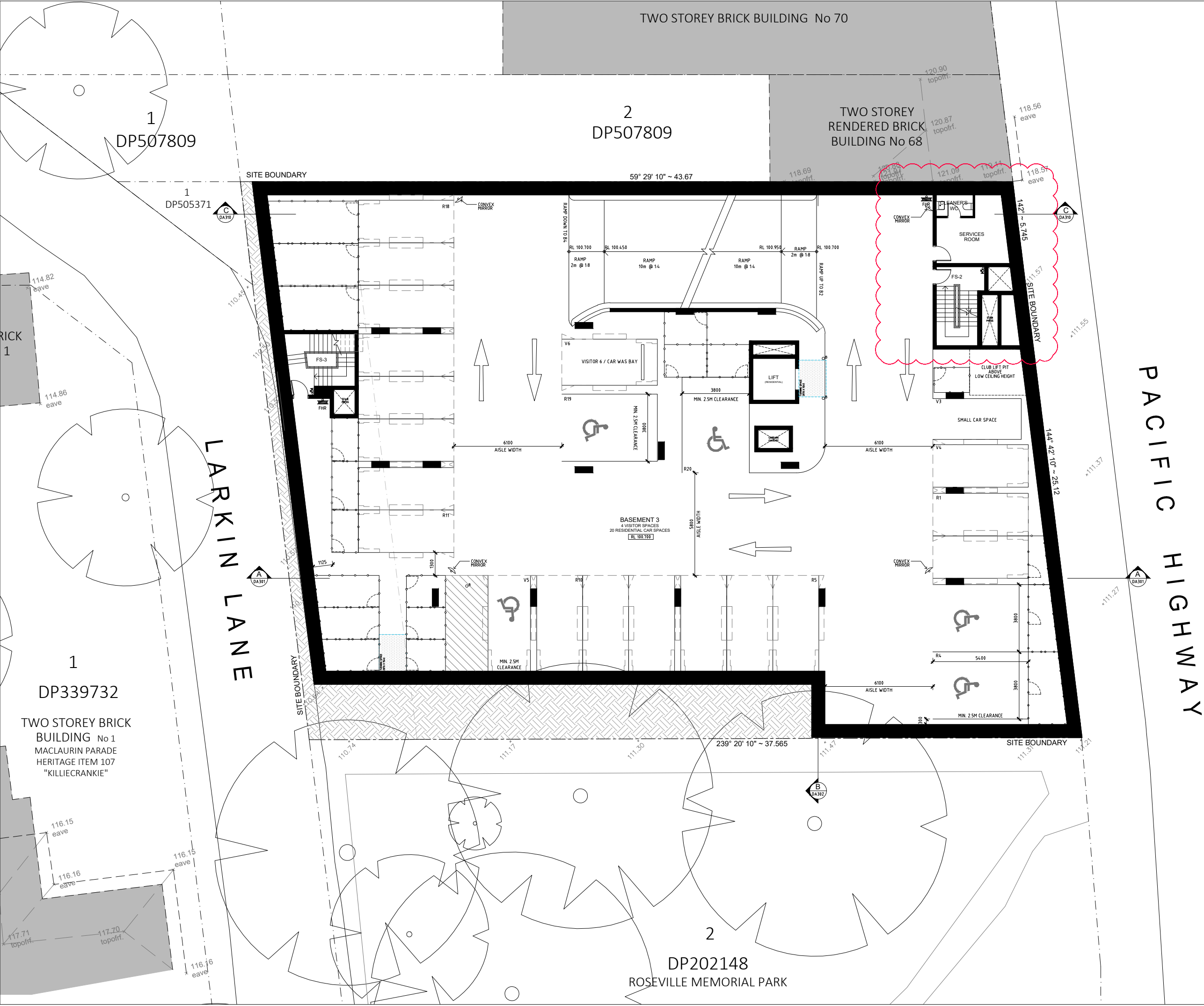
PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

|                |
|----------------|
| July 2020      |
| DRAWING TITLE: |

BASEMENT 4 PLAN

|                                  |  |             |        |
|----------------------------------|--|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 |  | CHECKED BY: |        |
| SCALE:                           |  | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              |  | DA100       | D      |





GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:

HYECORP PROPERTY GROUP

ARCHITECT:

**PBD | ARCHITECTS**

ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:

**PROPOSED SHOP TOP HOUSING DEVELOPMENT**

**64-66 PACIFIC HIGHWAY**  
**ROSEVILLE**

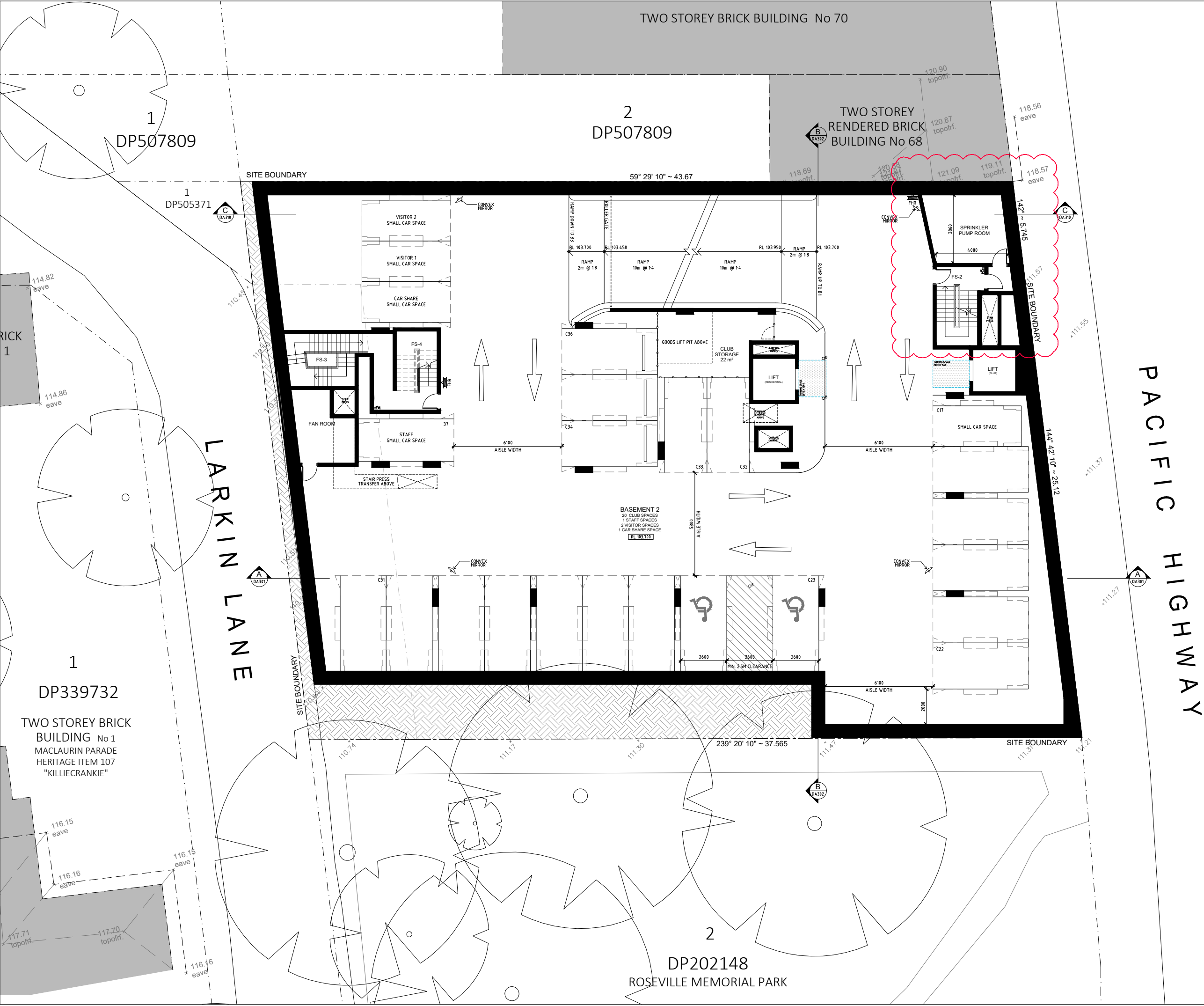
July 2020

DRAWING TITLE:

**BASEMENT 3 PLAN**

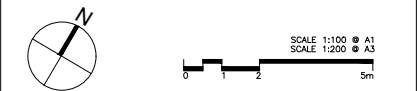
|                     |             |
|---------------------|-------------|
| DRAWN BY:           | CHECKED BY: |
| 1:100@A1 / 1:200@A3 |             |
| SCALE:              | DRAWING NO: |
| PROJECT NO:         | DA101       |
| 2147                | D           |





- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

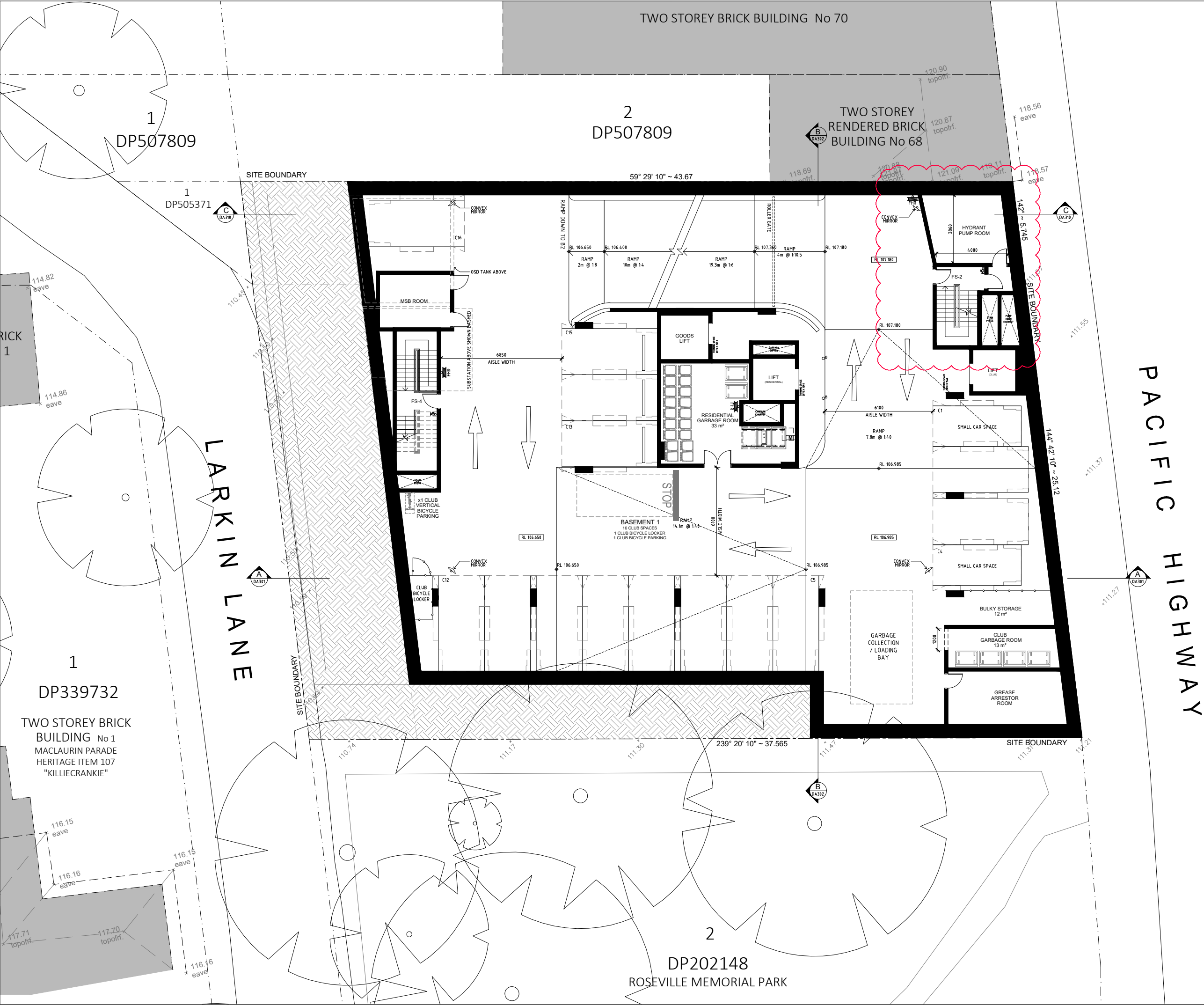
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

**BASEMENT 2 PLAN**

|                                  |              |          |
|----------------------------------|--------------|----------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |          |
| SCALE:                           | DRAWING NO:  | ISSUE:   |
| PROJECT NO:<br>2147              | <b>DA102</b> | <b>D</b> |



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

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

CLIENT:  
HYECORP PROPERTY GROUP

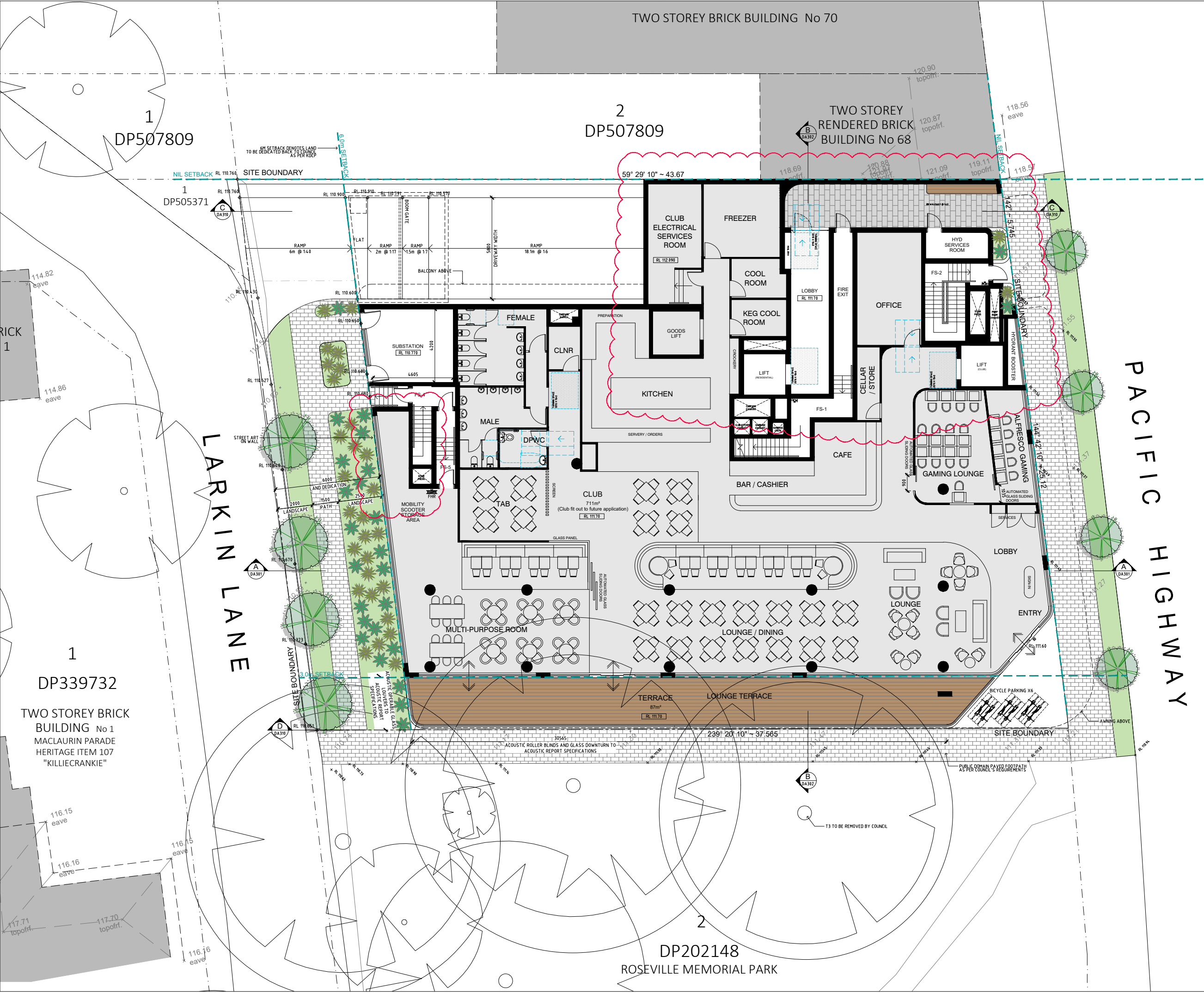
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
**64-66 PACIFIC HIGHWAY**  
**ROSEVILLE**

July 2020  
DRAWING TITLE:  
**BASEMENT 1 PLAN**

|                                  |              |
|----------------------------------|--------------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |
| SCALE:                           | DRAWING NO:  |
| PROJECT NO:<br>2147              | <b>DA103</b> |
|                                  | <b>D</b>     |

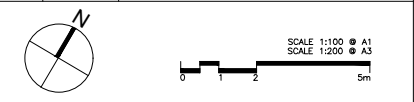




- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 13.04.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

**GROUND FLOOR PLAN**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA104       | E      |



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

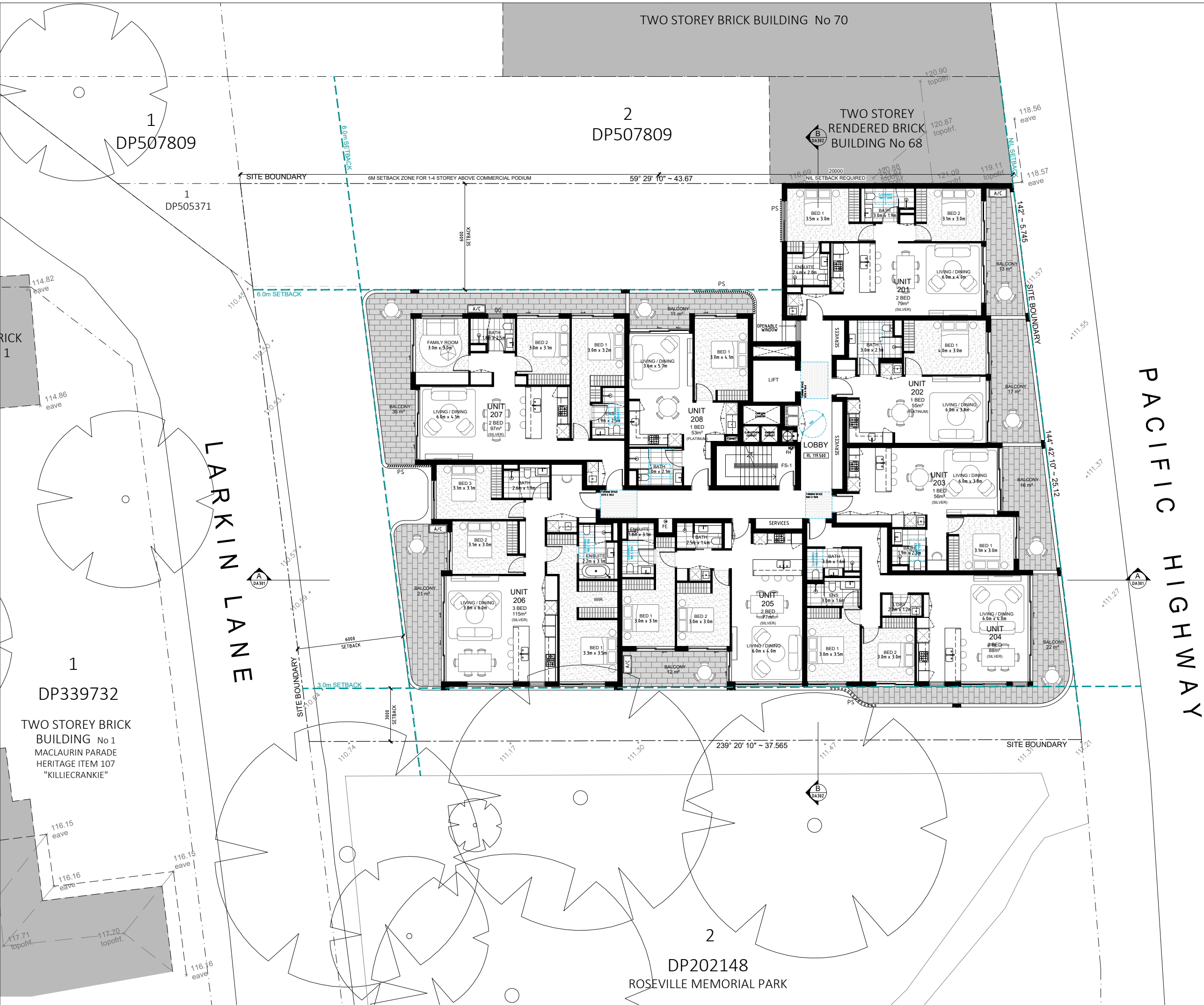
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**LEVEL 1 PLAN**

|                                  |              |          |
|----------------------------------|--------------|----------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |          |
| SCALE:                           | DRAWING NO:  | ISSUE:   |
| PROJECT NO:<br>2147              | <b>DA105</b> | <b>D</b> |

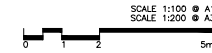




- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - PS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

LEVEL 2 PLAN

DRAWN BY:  
1:100@A1 / 1:200@A3  
SCALE:

CHECKED BY:  
DRAWING NO:  
DA106

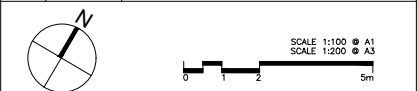
PROJECT NO:  
2147

ISSUE:  
D



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - PS FIRE STAIRS
  - NV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

**LEVEL 3 PLAN**

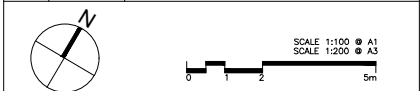
|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA107       | D      |





- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| PH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| PS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

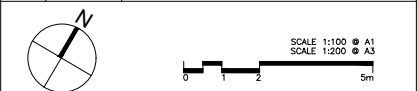
LEVEL 4 PLAN

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA108       | D      |



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

LEVEL 5 PLAN

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA109       | D      |

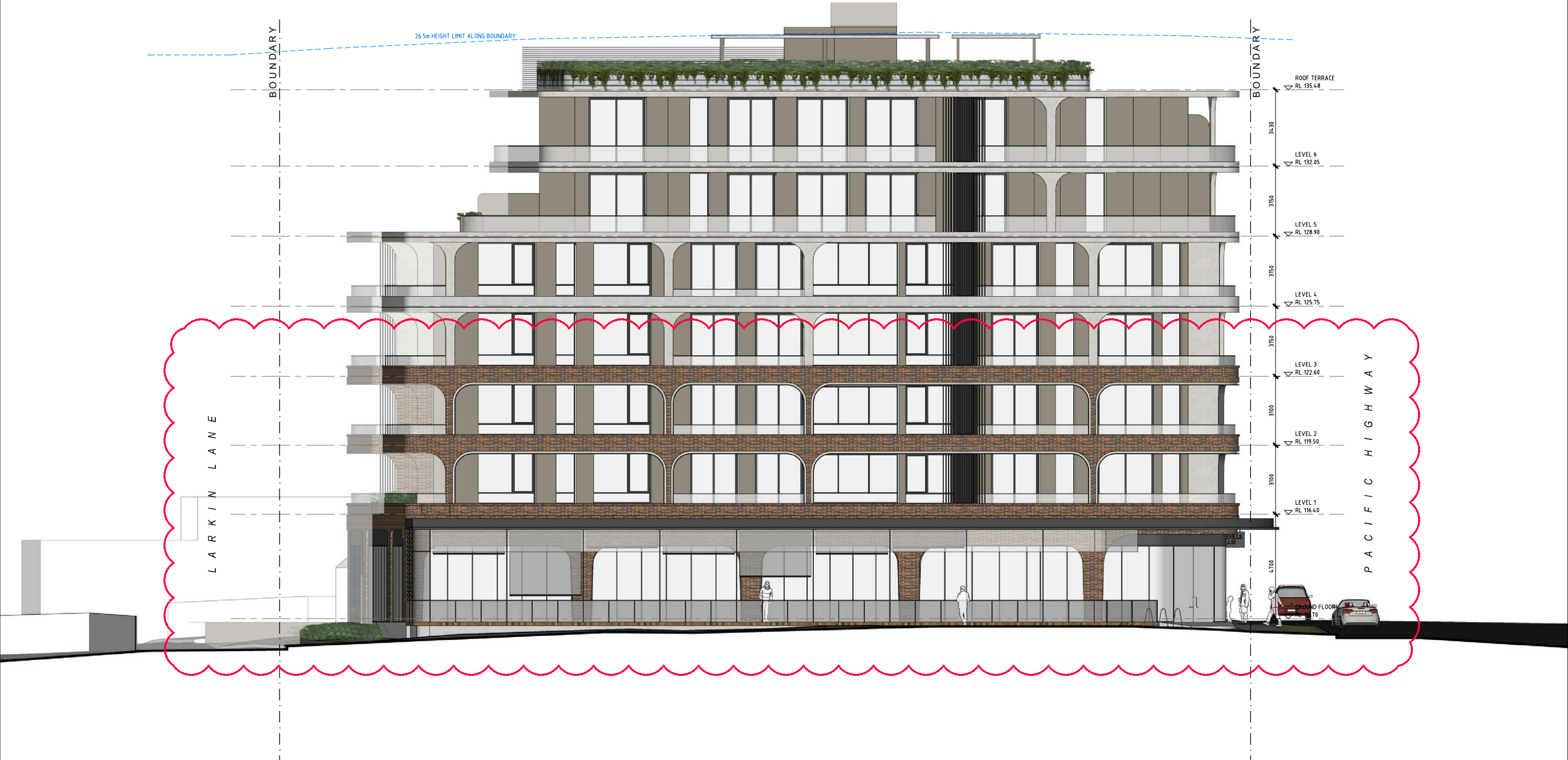










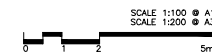


1 SOUTH ELEVATION  
SCALE 1:100@A1 / 1:200@A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**ELEVATIONS - SOUTH**

|                               |                             |                    |
|-------------------------------|-----------------------------|--------------------|
| DRAWN BY:                     | CHECKED BY:                 |                    |
| SCALE:<br>1:100@A1 / 1:200@A3 | DRAWING NO:<br><b>DA200</b> | ISSUE:<br><b>E</b> |
| PROJECT NO:<br>2147           |                             |                    |

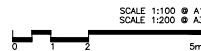




- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT / AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

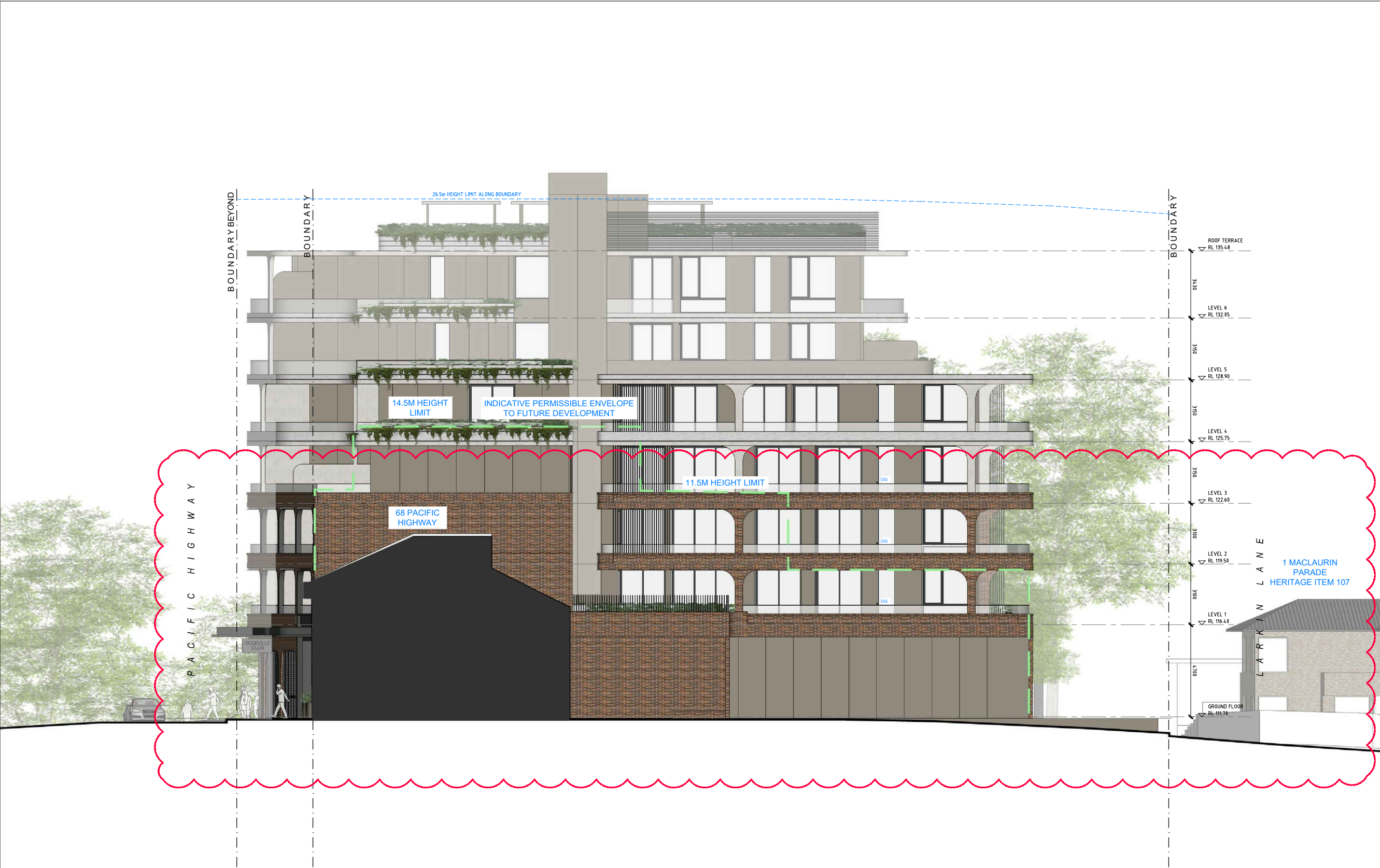
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**ELEVATIONS - EAST**

|                               |                             |                    |
|-------------------------------|-----------------------------|--------------------|
| DRAWN BY:                     | CHECKED BY:                 |                    |
| SCALE:<br>1:100@A1 / 1:200@A3 | DRAWING NO:<br><b>DA201</b> | ISSUE:<br><b>E</b> |
| PROJECT NO:<br>2147           |                             |                    |





1 NORTH ELEVATION  
SCALE 1:100 @ A1 / 1:200 @ A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

SCALE 1:100 @ A1  
SCALE 1:200 @ A3  
0 1 2 5m

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**ELEVATIONS - NORTH**

|                               |                             |                    |
|-------------------------------|-----------------------------|--------------------|
| DRAWN BY:                     | CHECKED BY:                 |                    |
| SCALE:<br>1:100@A1 / 1:200@A3 | DRAWING NO:<br><b>DA202</b> | ISSUE:<br><b>E</b> |
| PROJECT NO:<br>2147           |                             |                    |





- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

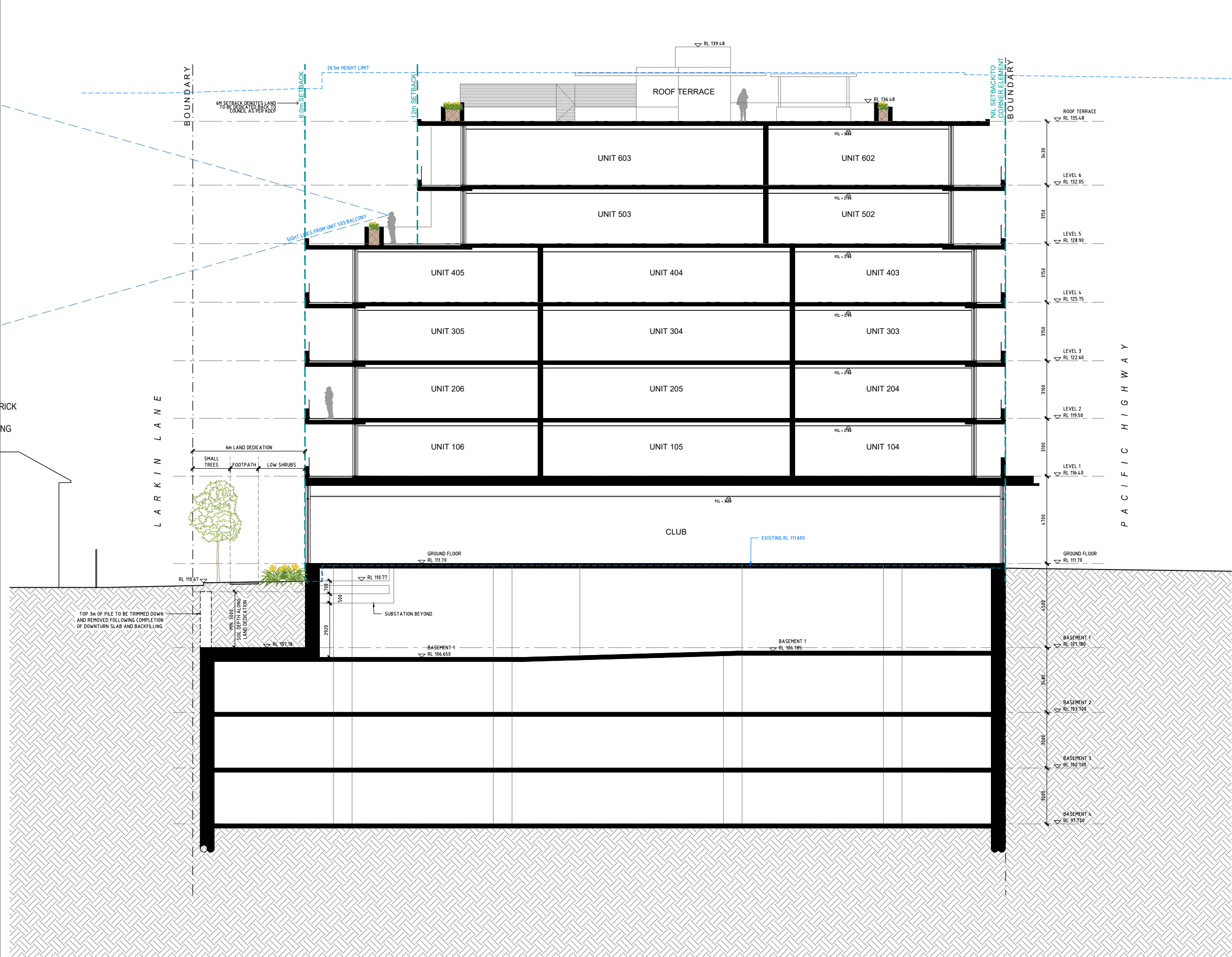
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

ELEVATIONS - WEST

|                               |                      |             |
|-------------------------------|----------------------|-------------|
| DRAWN BY:                     | CHECKED BY:          |             |
| SCALE:<br>1:100@A1 / 1:200@A3 | DRAWING NO:<br>DA203 | ISSUE:<br>E |
| PROJECT NO:<br>2147           |                      |             |



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 20.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

SECTION A - A

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

DRAWING NO:

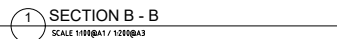
DA300

ISSUE:

C

1 SECTION A - A  
SCALE 1:100@A1 / 1:200@A3





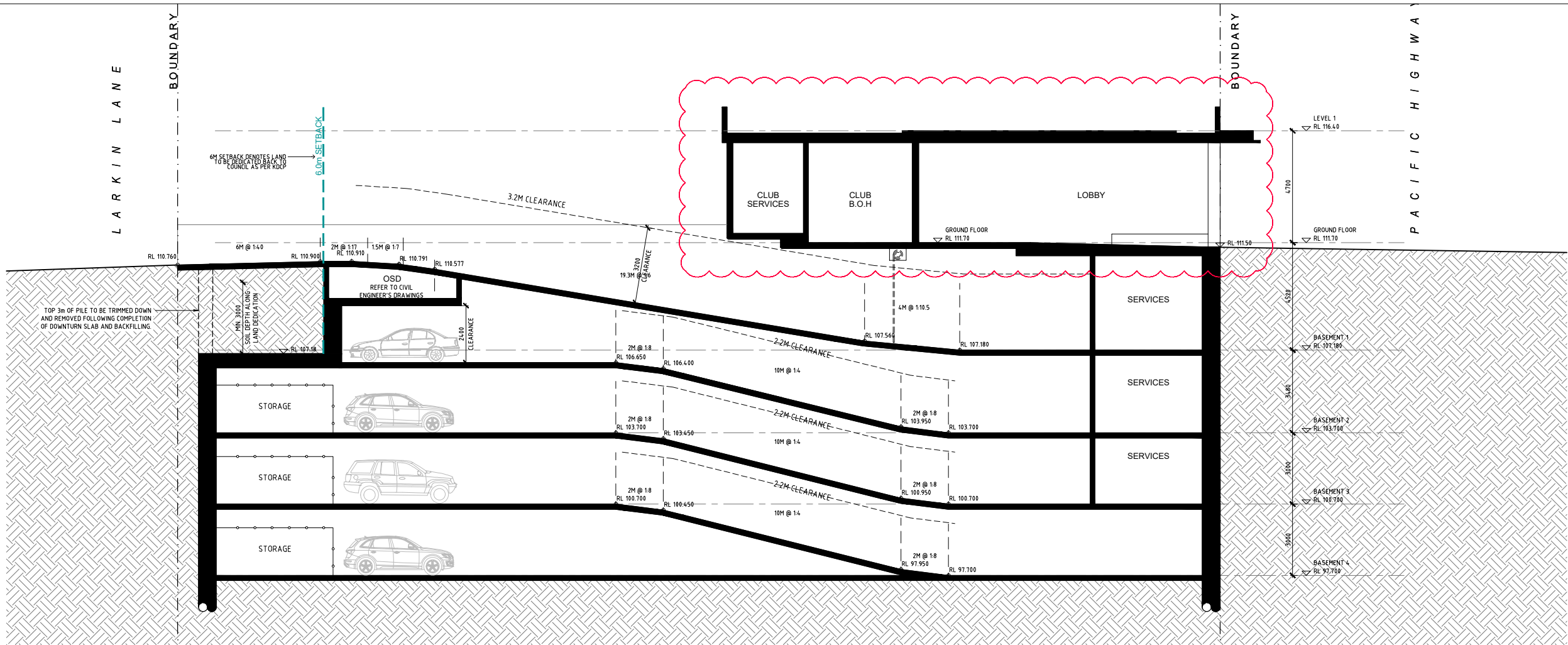
**LEGEND:**

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| ES  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

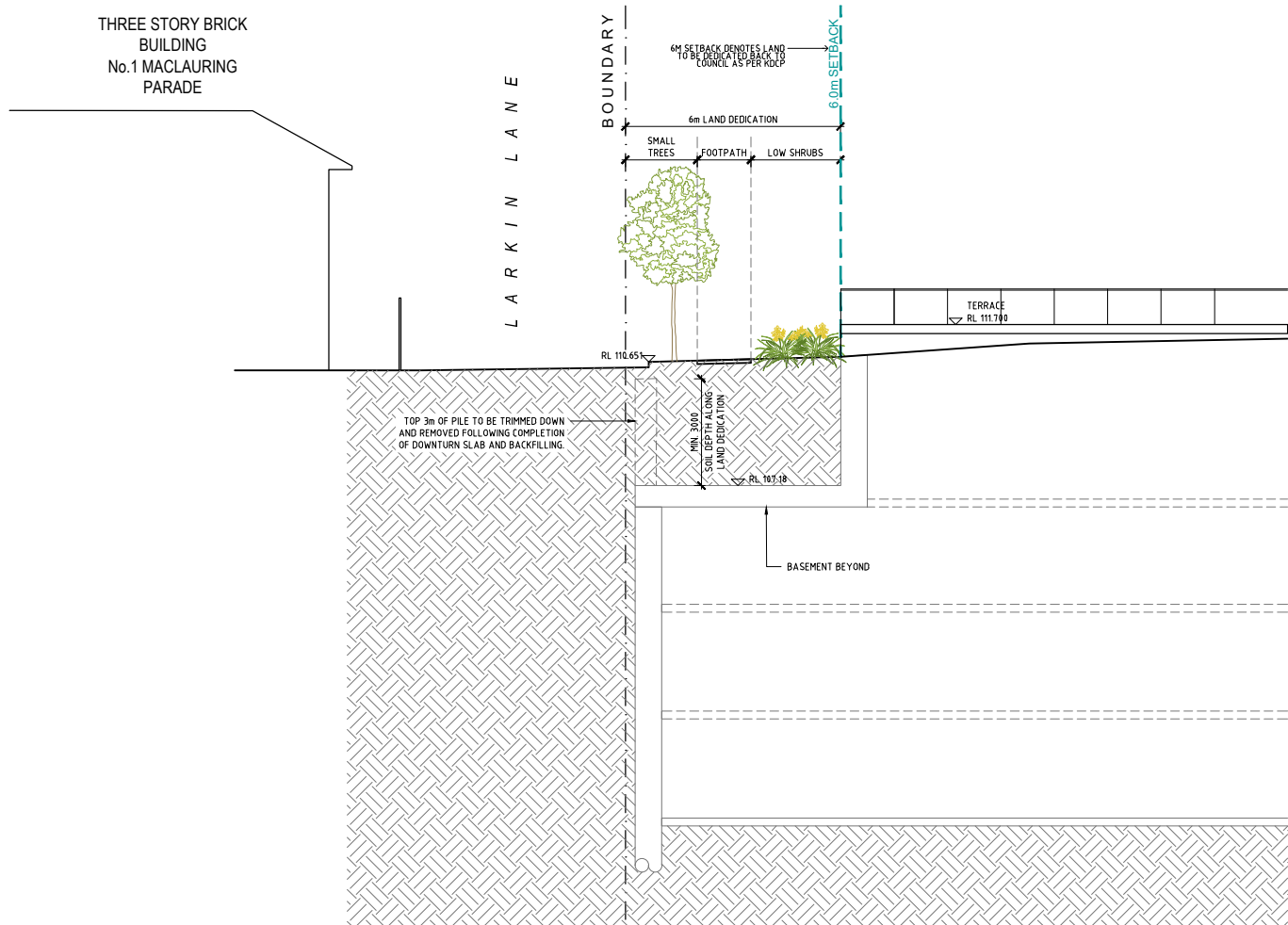
SCALE 1:100 (A)  
SCALE 1:200 (A)

0 1 2 5m

|                                  |  |             |        |
|----------------------------------|--|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 |  | CHECKED BY: |        |
| SCALE:                           |  | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              |  | DA301       | D      |



1 SECTION C - DRIVEWAY SECTION  
SCALE 1:100 @ A1 / 1:200 @ A3



2 SECTION D - SOUTHERN END ALONG LARKIN LANE  
SCALE 1:100 @ A1 / 1:200 @ A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

**SECTIONS C & D**

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

DRAWING NO:

**DA310**

ISSUE:

**D**







TS

NON-COMBUSTIBLE  
TIMBER LOOK SOFFIT

Colour - Equal or similar to Covet Kuri Masame



CB

CONCRETE UPTURN

Concrete look finish  
Horizontal Shadow Line Detail



RW

RENDERED WALL

Colour - Dulux Norsewood (SN4A8)



GB

GLASS BALUSTRADE



MA

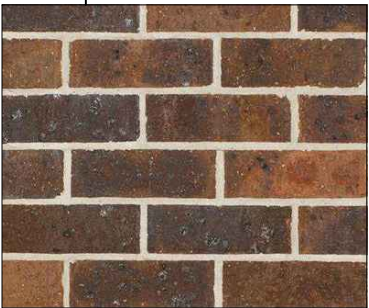
METAL AWNING



AFG

ALUMINIUM FRAMED GLAZING

Colour - Dulux Zeus Black Matt (90088702)



BR

BRICK WALL

Hawthorn Black or similar

P1 DULUX - NORSEWOOD (SN4A8)

P2 DULUX - MONUMENT (C29)

NOTE :  
MATERIALS SCHEDULE TO BE  
READ IN CONJUNCTION WITH  
ELEVATION DRAWINGS  
(DA200, DA203)

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |

CLIENT:  
HYECORP PROPERTY GROUP

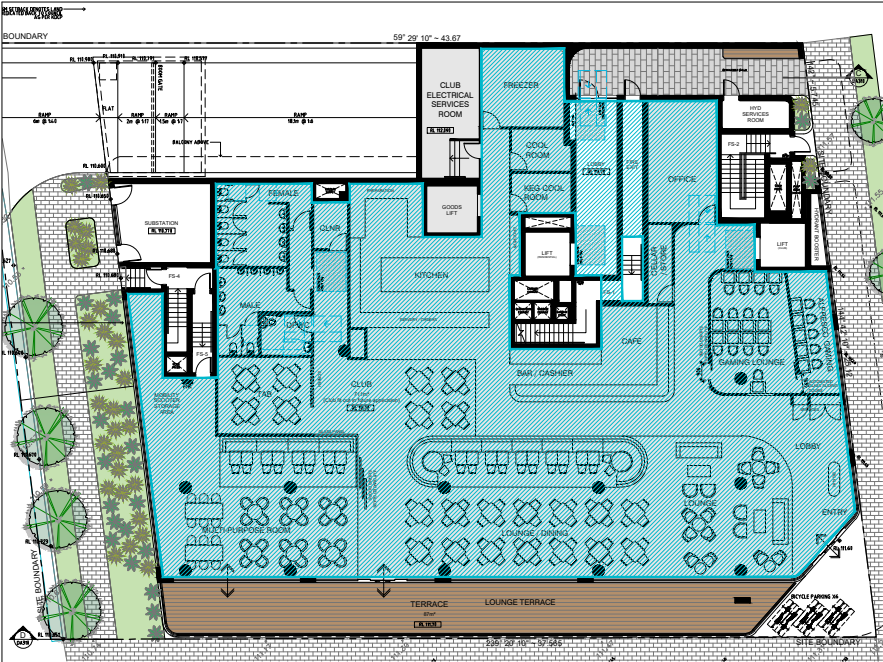
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

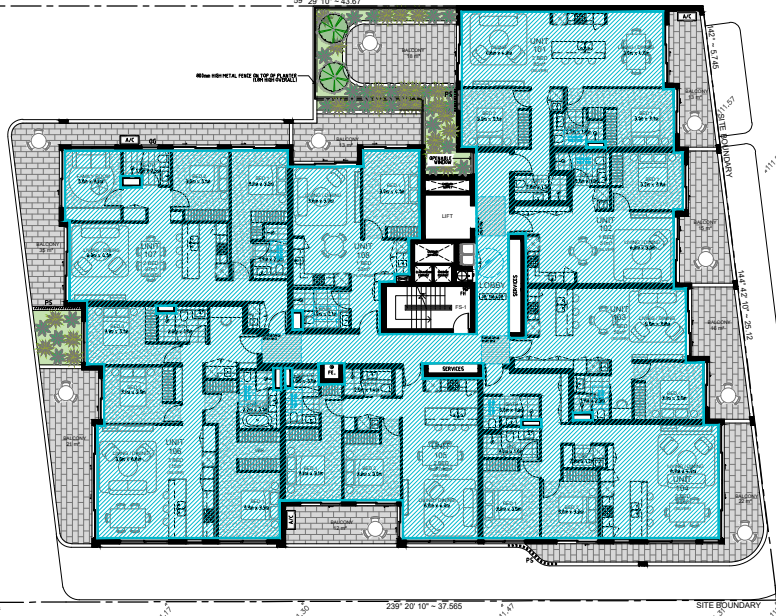
July 2020  
DRAWING TITLE:  
**FINISHES SCHEDULE**

|                                  |              |          |
|----------------------------------|--------------|----------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |          |
| SCALE:                           | DRAWING NO:  | ISSUE:   |
| PROJECT NO:<br>2147              | <b>DA400</b> | <b>D</b> |

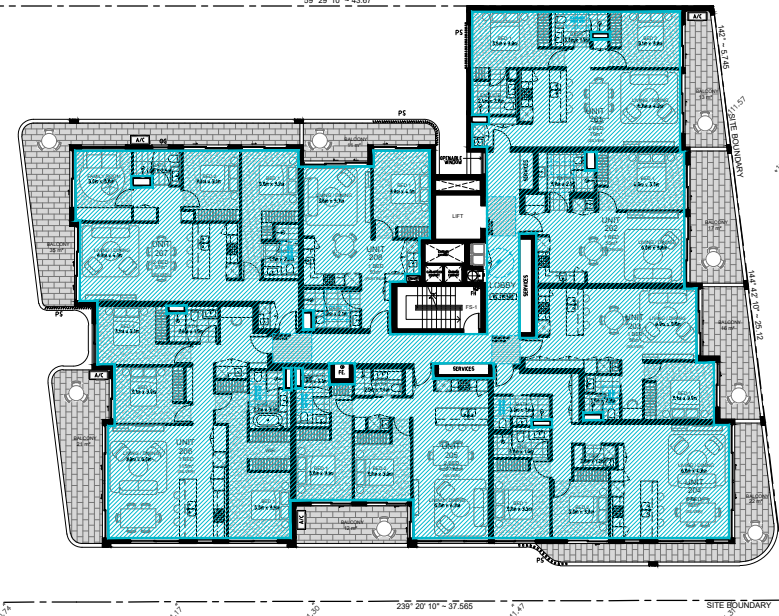




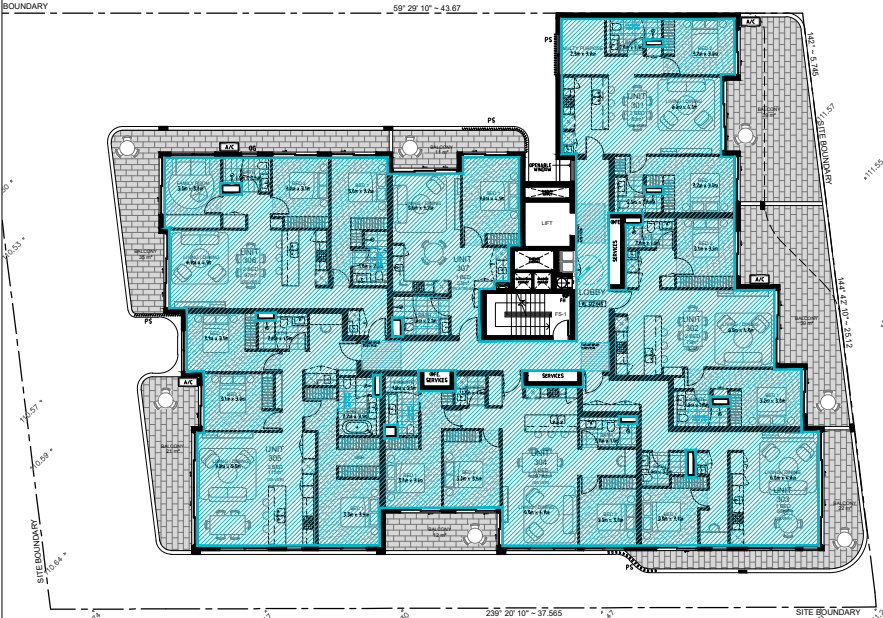
1 GROUND FLOOR PLAN  
SCALE 1:200@A1 / 1:400@A3



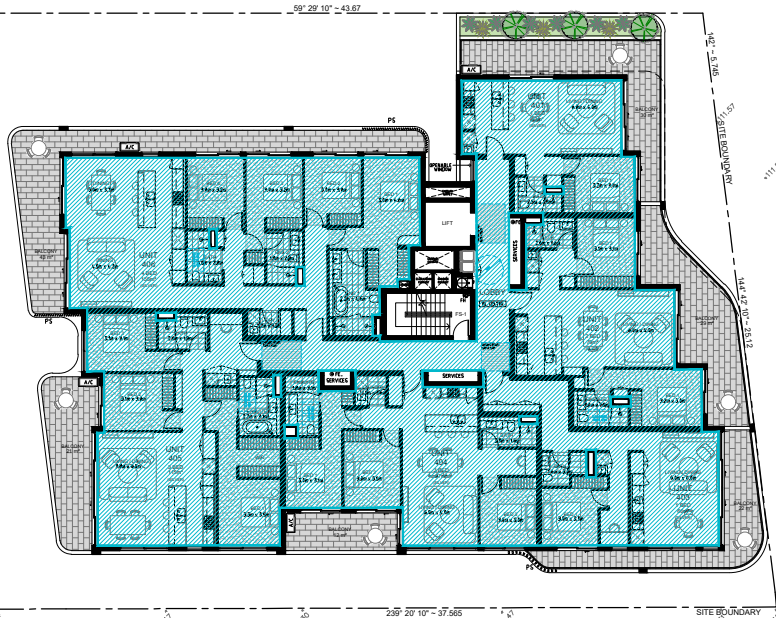
2 LEVEL 1  
SCALE 1:200@A1 / 1:400@A3



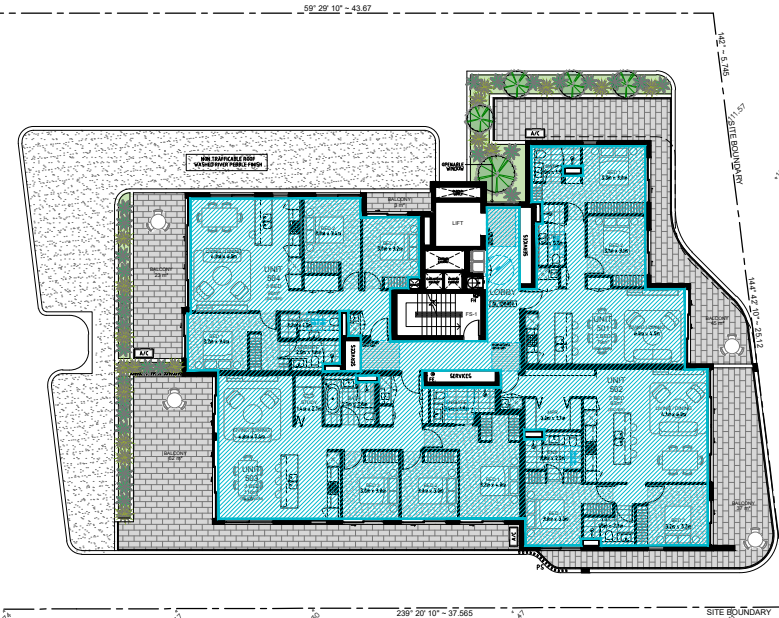
3 LEVEL 2  
SCALE 1:200@A1 / 1:400@A3



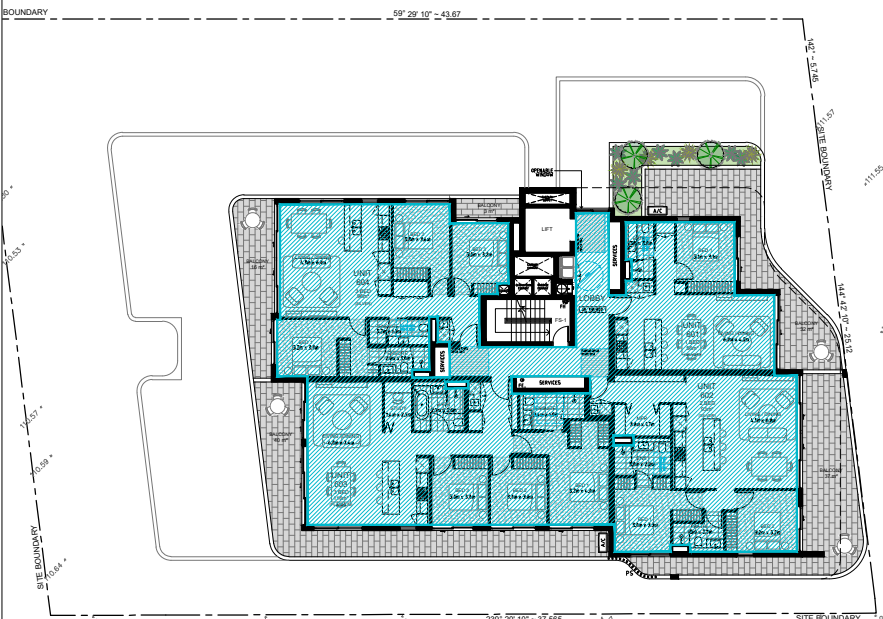
4 LEVEL 3 PLAN  
SCALE 1:200@A1 / 1:400@A3



5 LEVEL 4 PLAN  
SCALE 1:200@A1 / 1:400@A3



6 LEVEL 5 PLAN  
SCALE 1:200@A1 / 1:400@A3

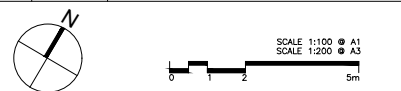


7 LEVEL 6 PLAN  
SCALE 1:200@A1 / 1:400@A3

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES & LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljivic NSW 7768

PROJECT:  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

**GFA DIAGRAM**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA500       | D      |

| FSR CALCULATION                    |                      |
|------------------------------------|----------------------|
| Site Area :                        | 1,375 m <sup>2</sup> |
| Permissible FSR :                  | 3.0 : 1              |
| Permissible GFA :                  | 4,125 m <sup>2</sup> |
| Gross Floor Area (m <sup>2</sup> ) |                      |
| Ground Floor :                     | 724 m <sup>2</sup>   |
| Level 1 :                          | 674 m <sup>2</sup>   |
| Level 2 :                          | 672 m <sup>2</sup>   |
| Level 3 :                          | 639 m <sup>2</sup>   |
| Level 4 :                          | 613 m <sup>2</sup>   |
| Level 5 :                          | 412 m <sup>2</sup>   |
| Level 6 :                          | 391 m <sup>2</sup>   |
| Total Proposed GFA :               | 4,125m <sup>2</sup>  |
| Proposed FSR :                     | 3.0 : 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
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| E     | 22.09.23 | ISSUE FOR COUNCIL RF1             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RF1             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Suljevic NSW 7768

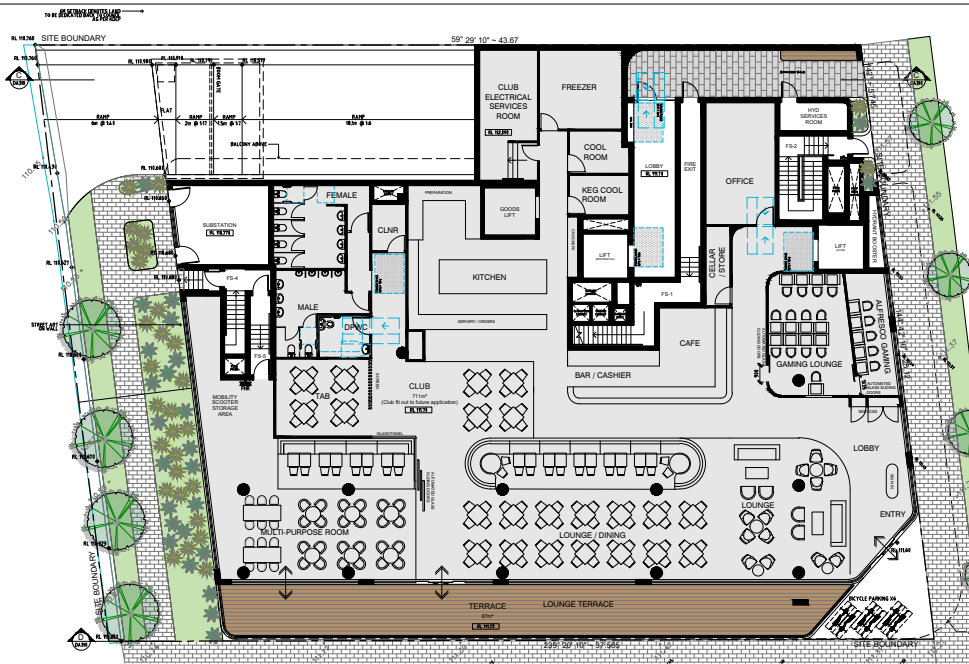
PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**HEIGHT LIMIT DIAGRAM**

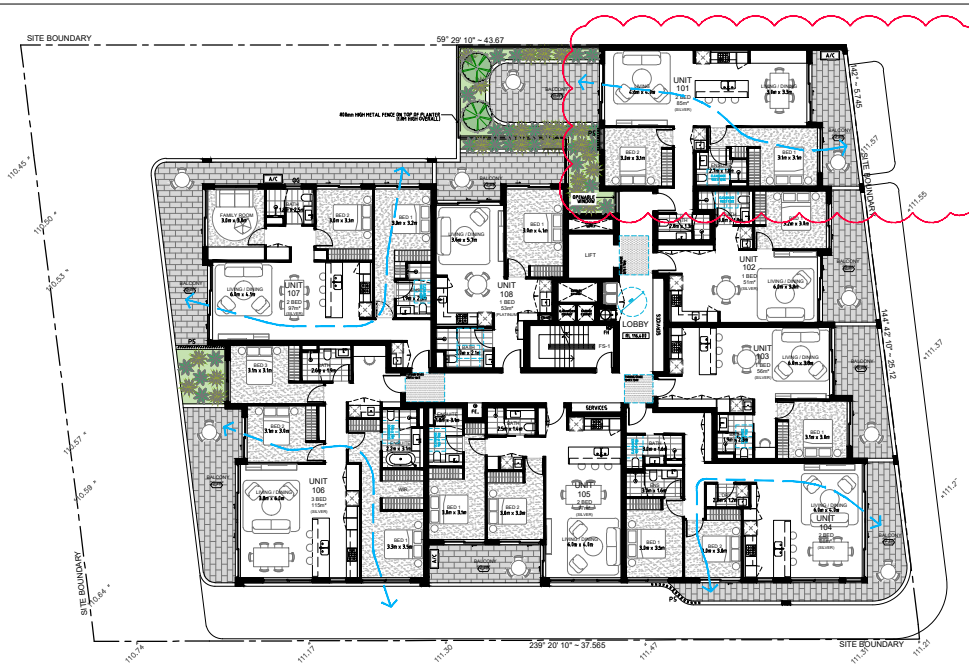
|                               |                             |                    |
|-------------------------------|-----------------------------|--------------------|
| DRAWN BY:                     | CHECKED BY:                 |                    |
| SCALE:<br>1:100@A1 / 1:200@A3 | DRAWING NO:<br><b>DA510</b> | ISSUE:<br><b>E</b> |
| PROJECT NO:<br>2147           |                             |                    |

1 26.5M HEIGHT LIMIT DIAGRAM  
SCALE 1:200@A1 / 1:400@A3

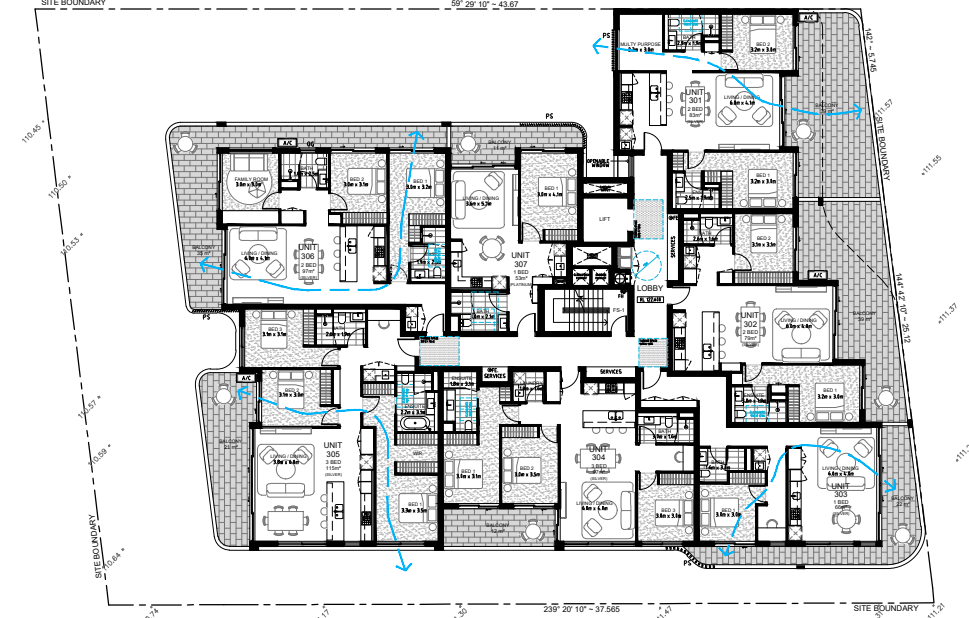




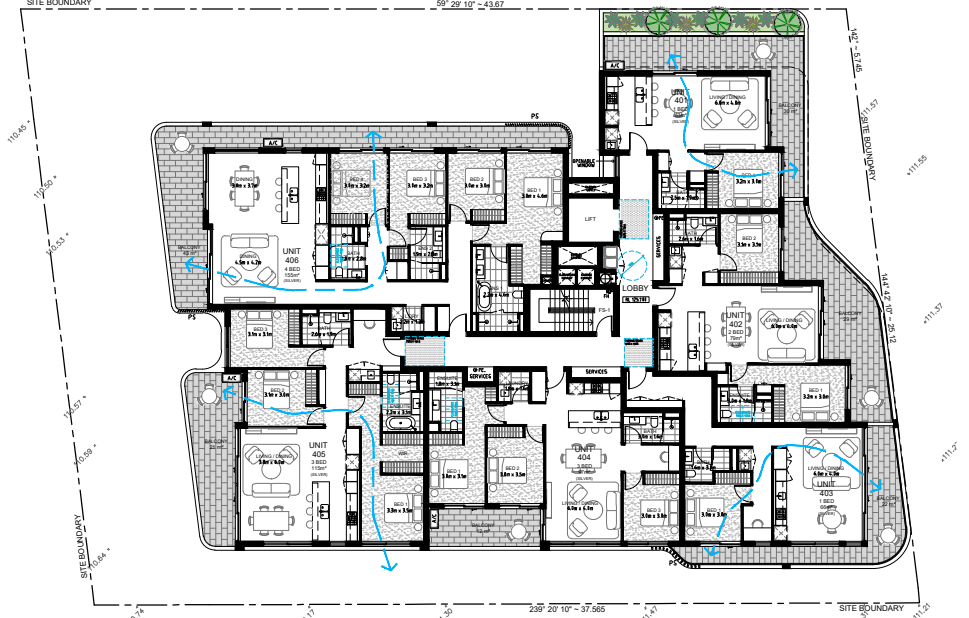
1 GROUND FLOOR PLAN  
SCALE 1:200(A1 / 1400B3)



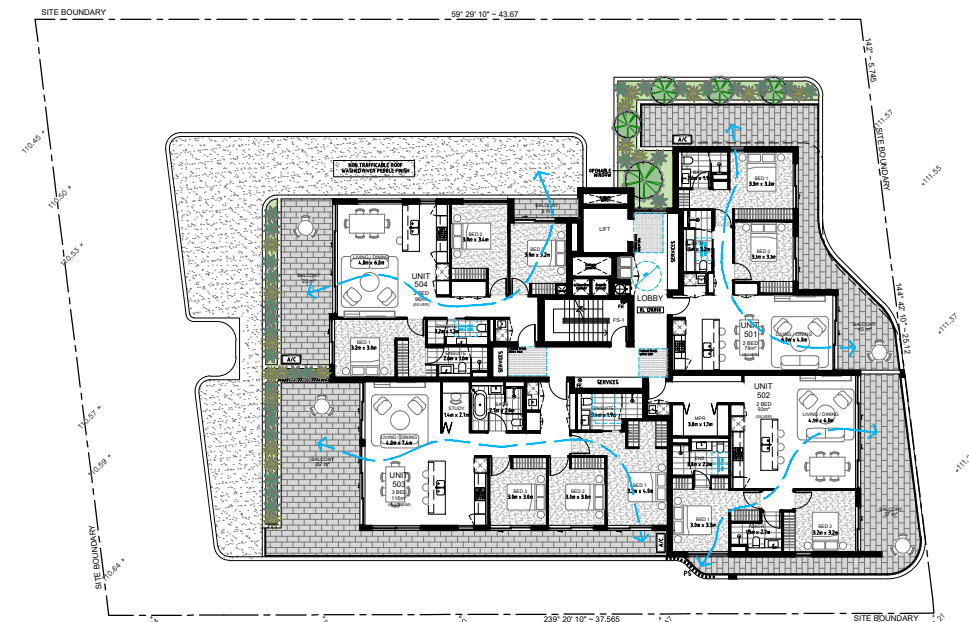
2 LEVEL 1 - 2  
SCALE 1:200(A1 / 1400B3)



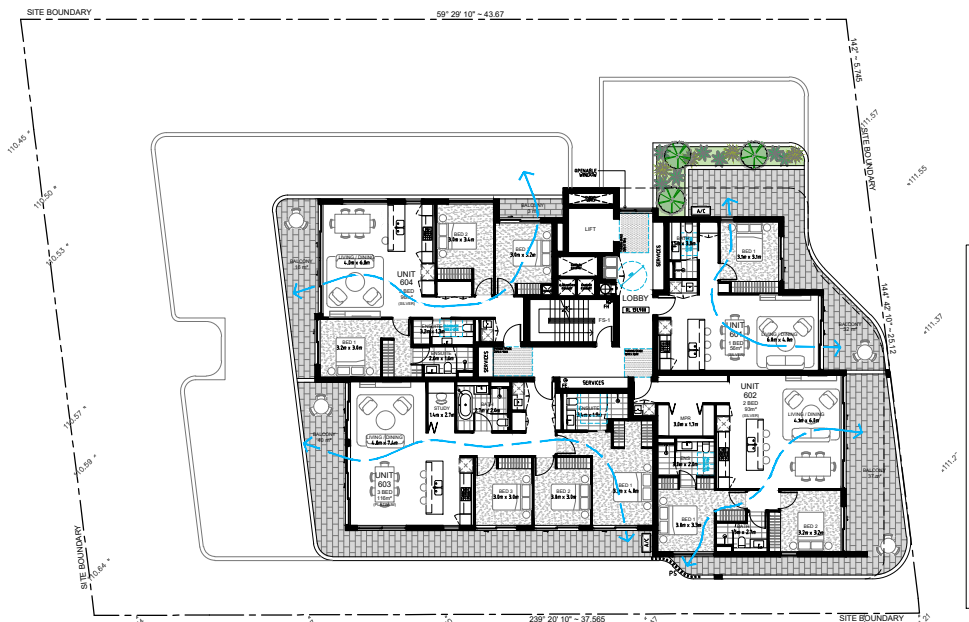
3 LEVEL 3 PLAN  
SCALE 1:200(A1 / 1400B3)



4 LEVEL 4 PLAN  
SCALE 1:200(A1 / 1400B3)



5 LEVEL 5 PLAN  
SCALE 1:200(A1 / 1400B3)



6 LEVEL 6 PLAN  
SCALE 1:200(A1 / 1400B3)

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

**NATURAL VENTILATION DIAGRAM**

**NATURAL CROSS VENTILATION SUMMARY**

**ADG (4B): NATURAL CROSS VENTILATION**

- ALL HABITABLE ROOMS ARE NATURALLY VENTILATED
- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

TOTAL NUMBER OF APARTMENTS : 37 UNITS

 NATURALLY CROSS VENTILATED APARTMENTS : 24 UNITS

APARTMENTS WITH NATURAL CROSS VENTILATION = 65 %

APARTMENTS FACING VICTORIA ROAD WILL BE PROVIDED WITH MECHANICAL VENTILATION INTEGRATED INTO WINDOW FRAMING TO FUTURE DETAIL.

DRAWN BY:

1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:

2147

CHECKED BY:

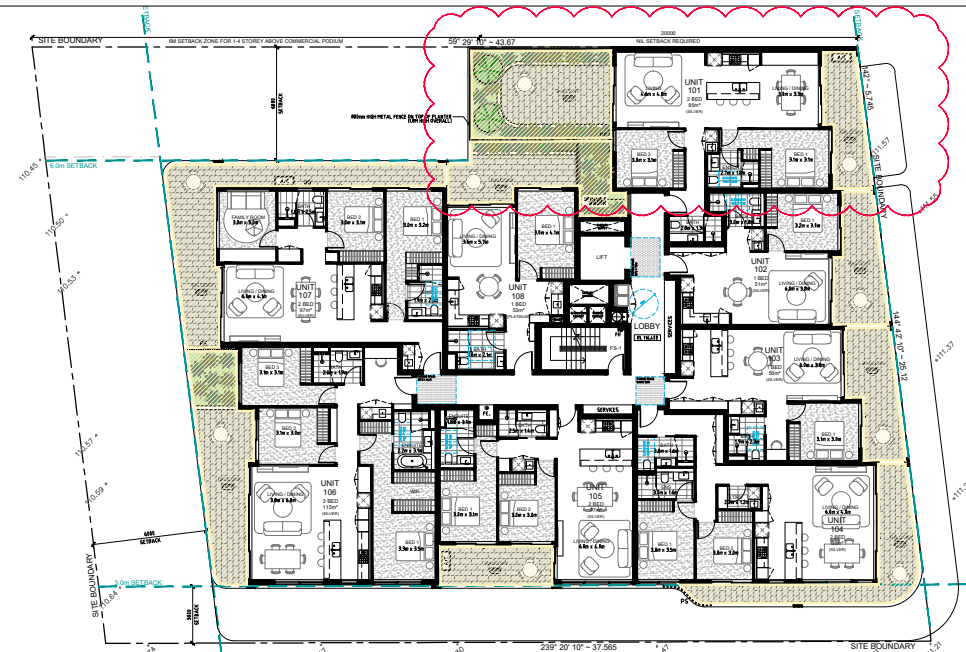
DRAWING NO:

**DA520**

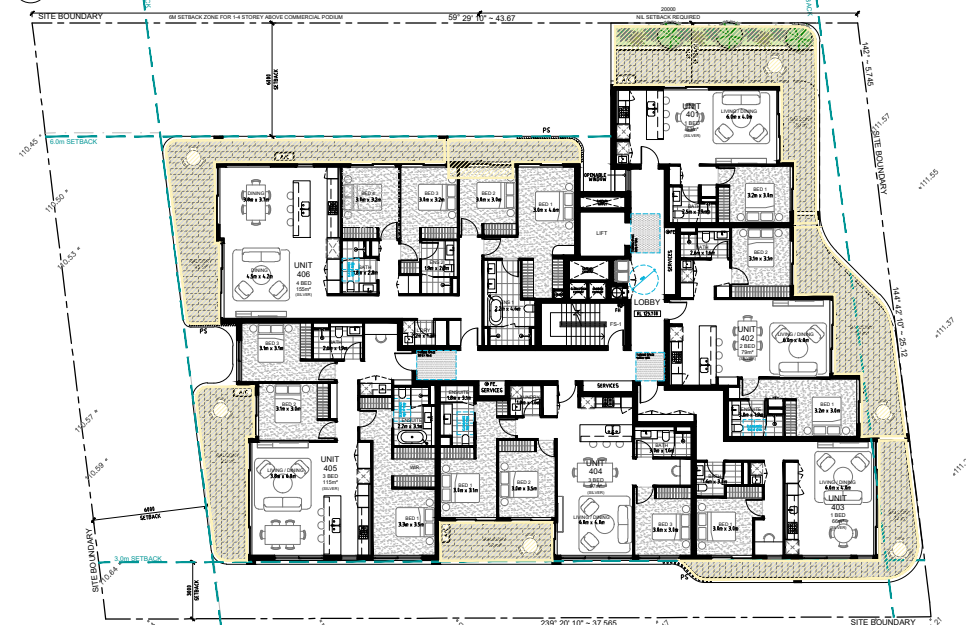
ISSUE:

**D**

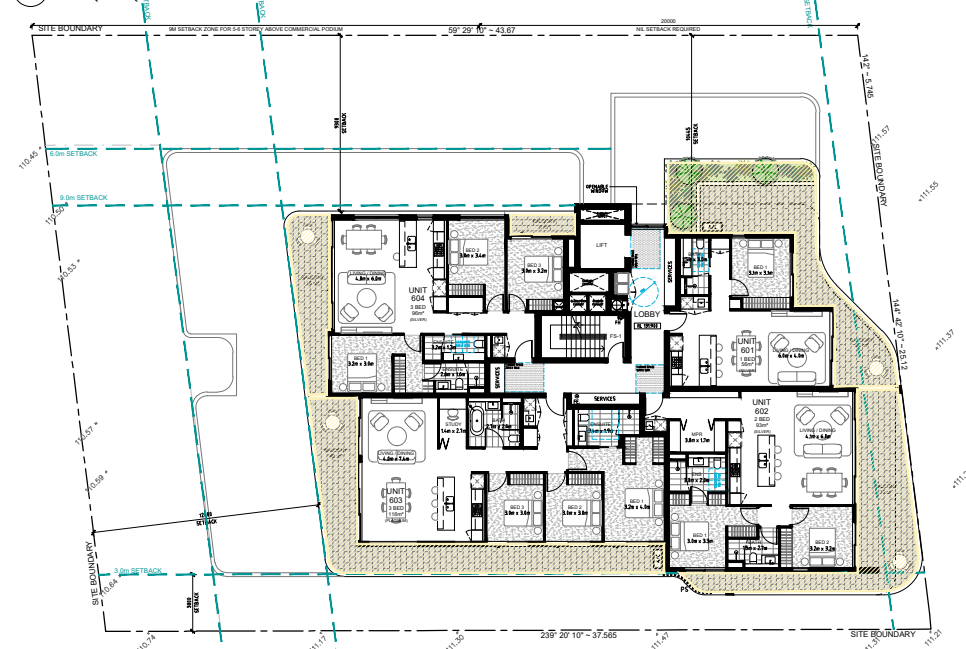




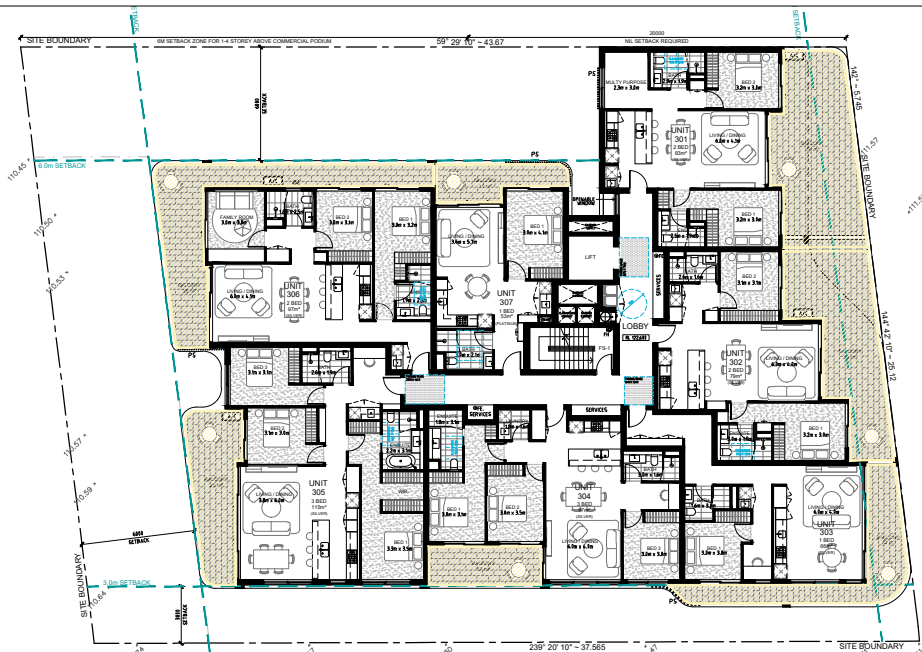
1 LEVEL 1 - 2  
SCALE 1:200@A1 / 1:400@A3



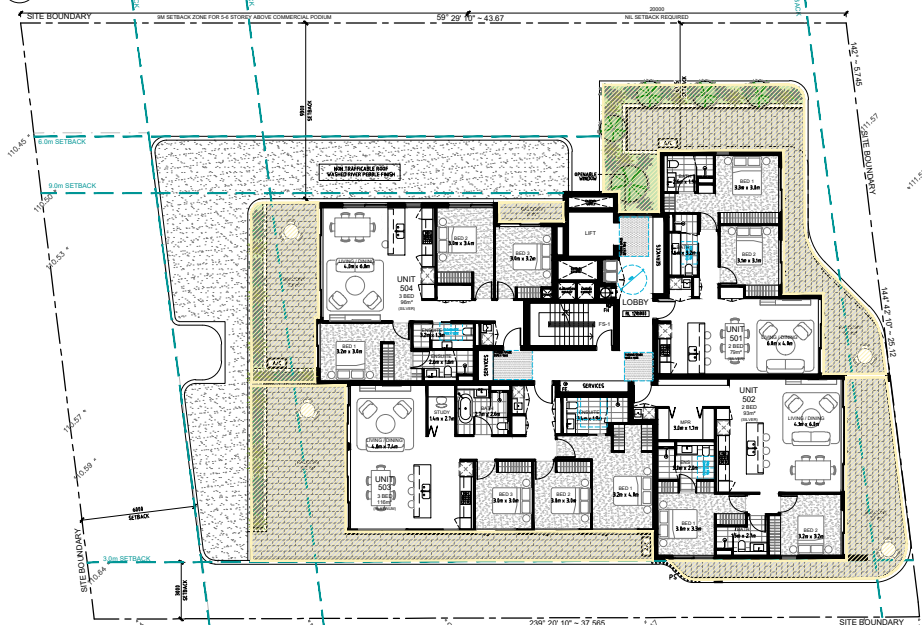
3 LEVEL 4 PLAN  
SCALE 1:200@A1 / 1:400@A3



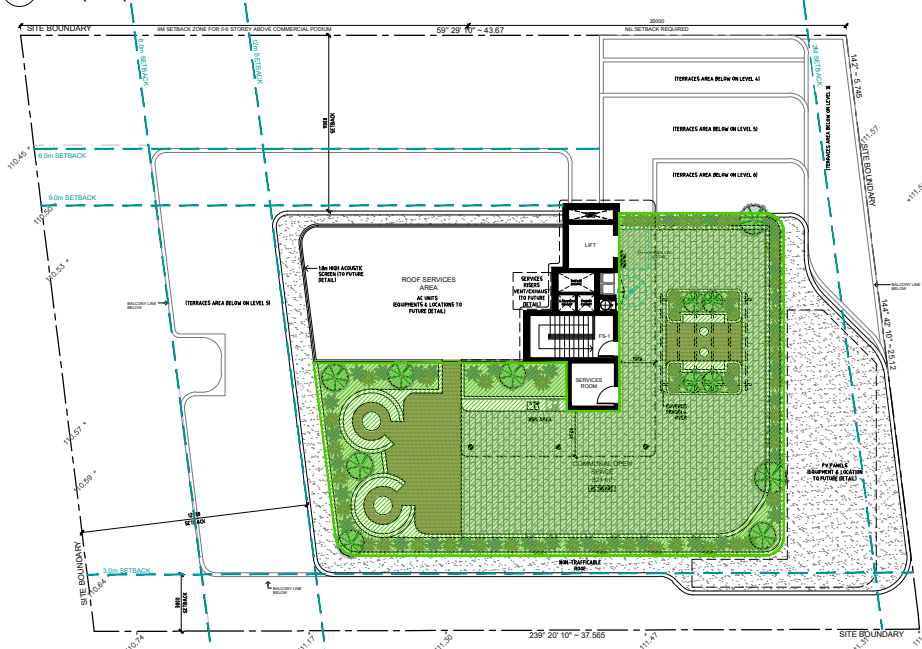
5 LEVEL 6 PLAN  
SCALE 1:200@A1 / 1:400@A3



2 LEVEL 3 PLAN  
SCALE 1:200@A1 / 1:400@A3



4 LEVEL 5 PLAN  
SCALE 1:200@A1 / 1:400@A3



6 ROOF PLAN  
SCALE 1:200@A1 / 1:400@A3

LEGEND

- PRIVATE OPEN SPACE
- COMMUNAL OPEN SPACE

ADG: PRIVATE OPEN SPACE + BALCONIES

- 15m², 3m DEPTH FOR GROUND FLOOR APARTMENTS
- 8m², 2m DEPTH FOR EACH 1 BEDROOM APARTMENTS
- 10m², 2m DEPTH FOR EACH 2 BEDROOM APARTMENTS
- 12m², 2.4m DEPTH FOR EACH 3+ BEDROOM APARTMENTS

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- GC GARBAGE CHUTE
- MB MAILBOX TO FUTURE DETAIL
- OG OPAQUE GLAZING
- PB PLANTERBOX
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



SCALE 1:100 @ A1  
SCALE 1:200 @ A3  
0 1 2 5m

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

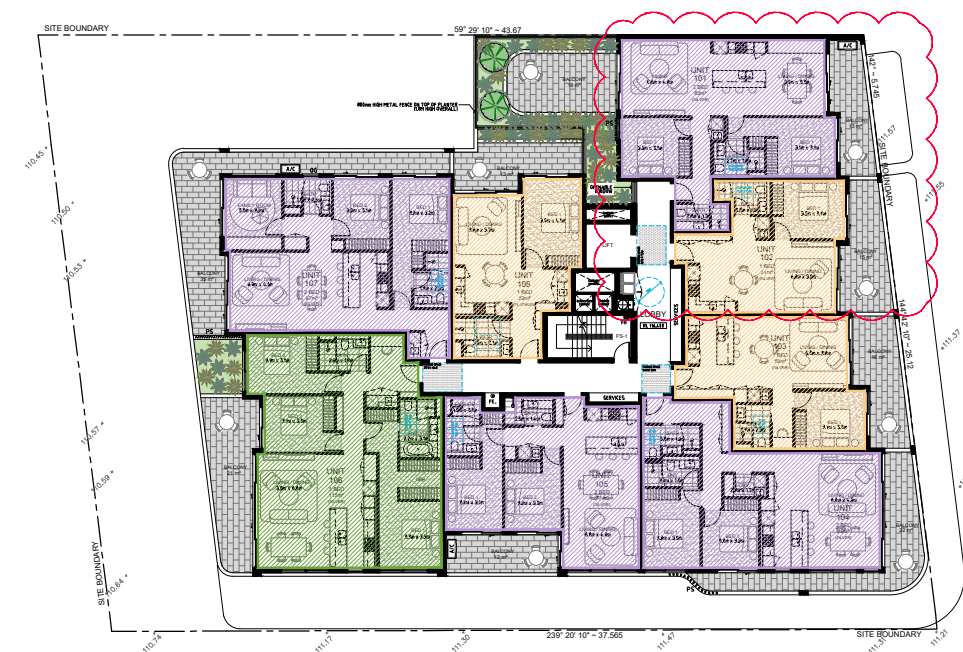
July 2020

DRAWING TITLE:

PRIVATE & COMMUNAL  
OPEN SPACE DIAGRAM

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA530       | D      |

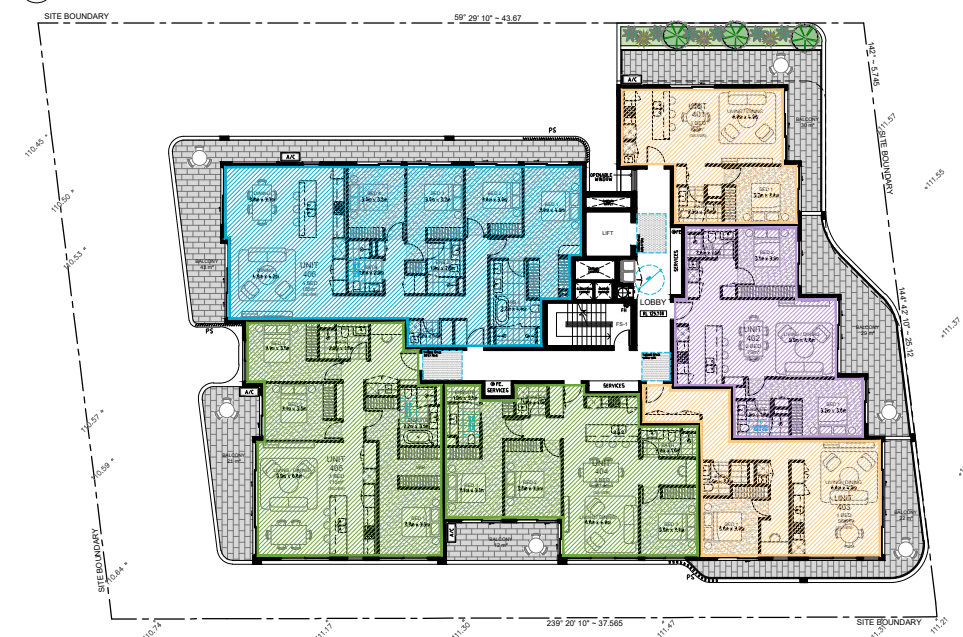




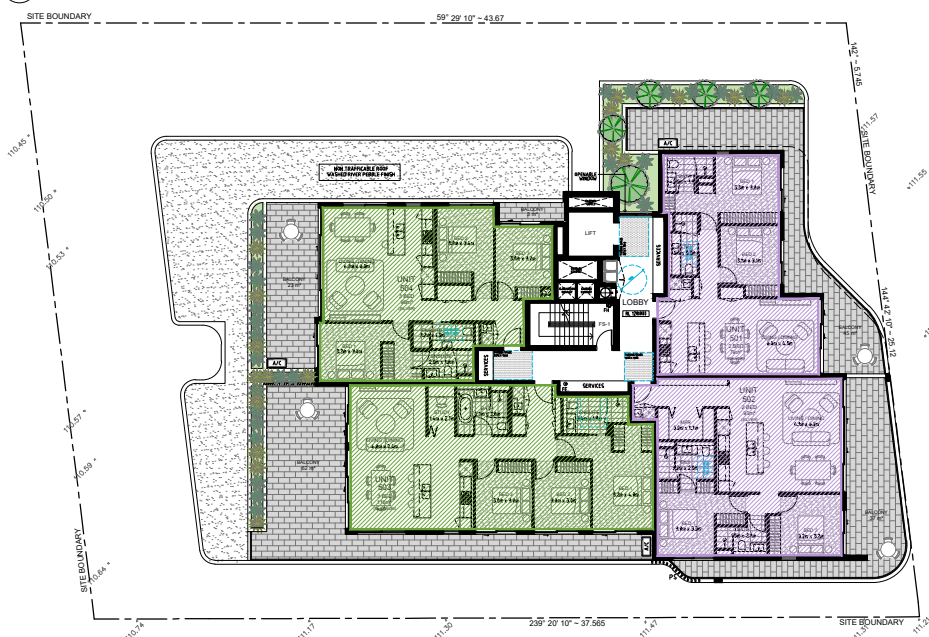
1 LEVEL 1 - 2  
SCALE 1:200 @ A1 / 1:400 @ A3



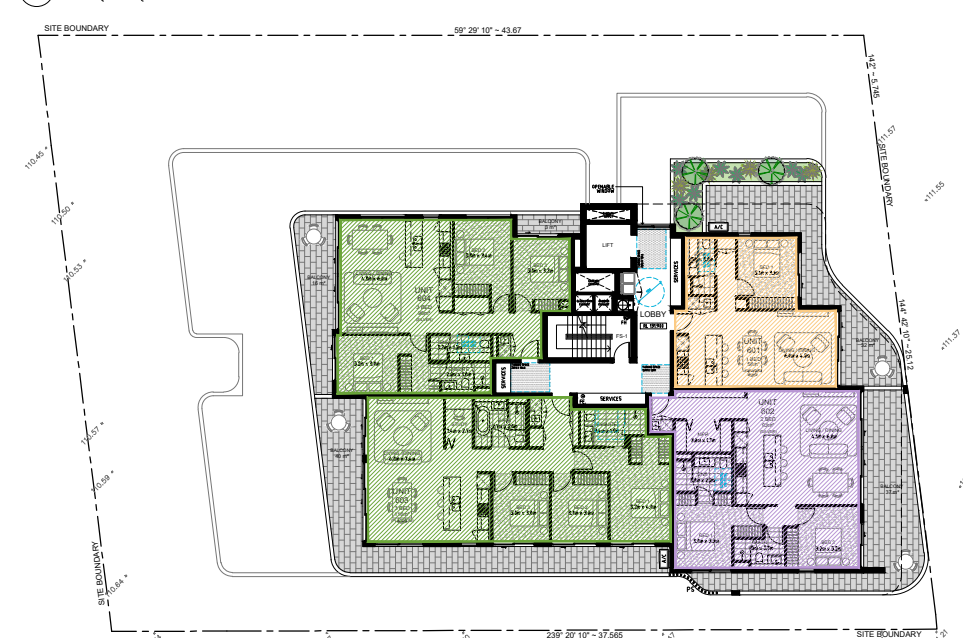
2 LEVEL 3 PLAN  
SCALE 1:200 @ A1 / 1:400 @ A3



3 LEVEL 4 PLAN  
SCALE 1:200 @ A1 / 1:400 @ A3



4 LEVEL 5 PLAN  
SCALE 1:200 @ A1 / 1:400 @ A3



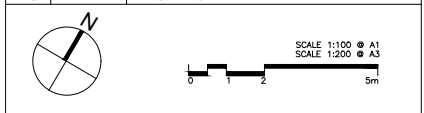
5 LEVEL 6 PLAN  
SCALE 1:200 @ A1 / 1:400 @ A3

| LEGEND |       |
|--------|-------|
|        | 1 BED |
|        | 2 BED |
|        | 3 BED |
|        | 4 BED |

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

| LEGEND: |                                   |
|---------|-----------------------------------|
| AW      | AWNING                            |
| HW      | HIGHLIGHT WINDOW                  |
| CU      | A/C CONDENSER UNITS               |
| FH      | FIRE HYDRANT                      |
| FHR     | FIRE HOSE REEL                    |
| FS      | FIRE STAIRS                       |
| MV      | MECHANICAL RISER TO FUTURE DETAIL |
| GC      | GARBAGE CHUTE                     |
| MB      | MAILBOX TO FUTURE DETAIL          |
| OG      | OPAQUE GLAZING                    |
| PB      | PLANTERBOX                        |
| R       | 240L RECYCLING BIN                |
| SK      | SKYLIGHT                          |
| ST      | STORAGE                           |
| WT      | HOT WATER UNITS                   |

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |



CLIENT:  
HYECORP PROPERTY GROUP

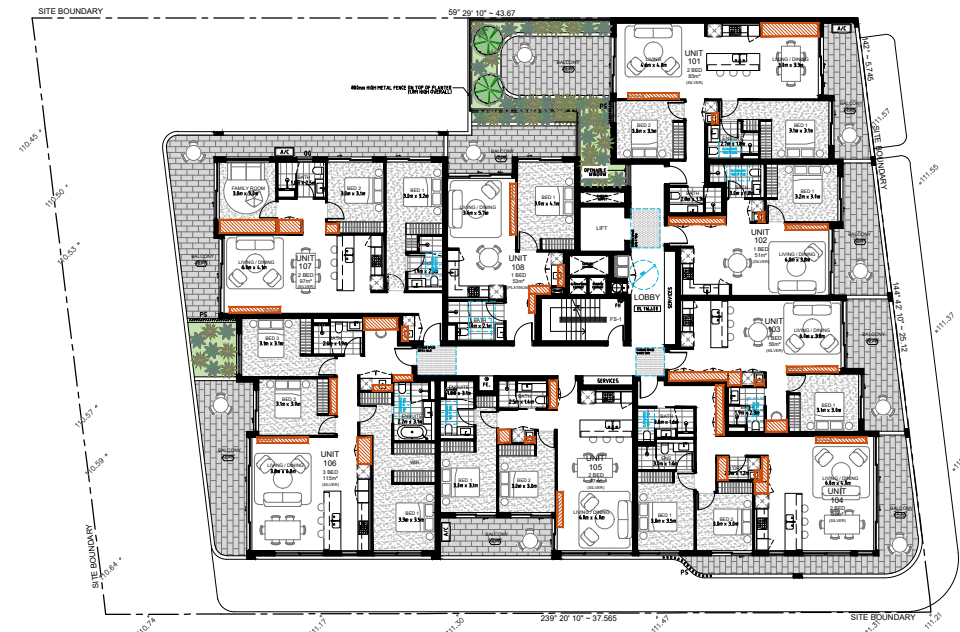
ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljivic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE  
July 2020  
DRAWING TITLE:

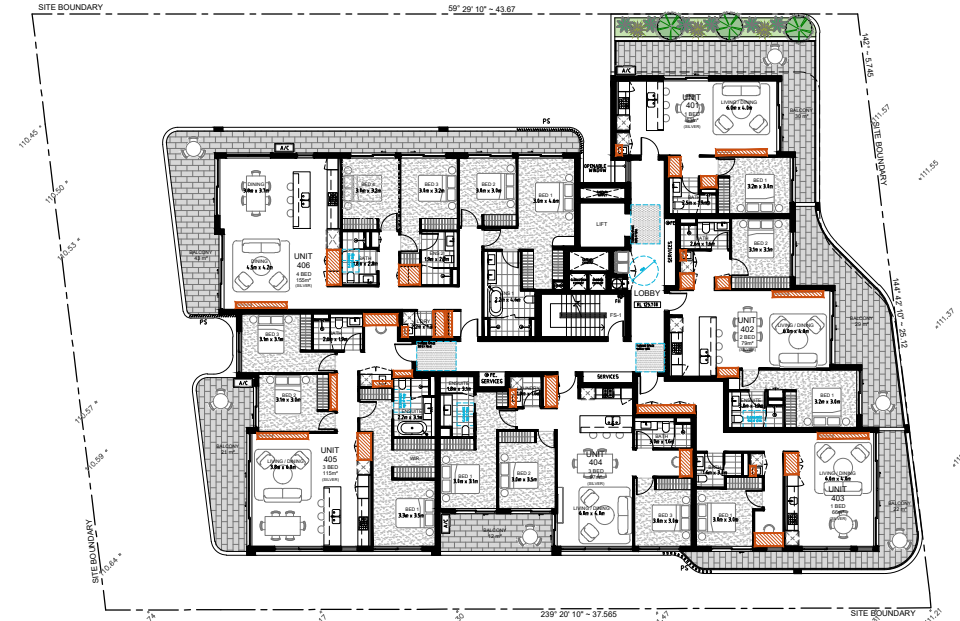
APARTMENT MIX DIAGRAM

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA540       | C      |

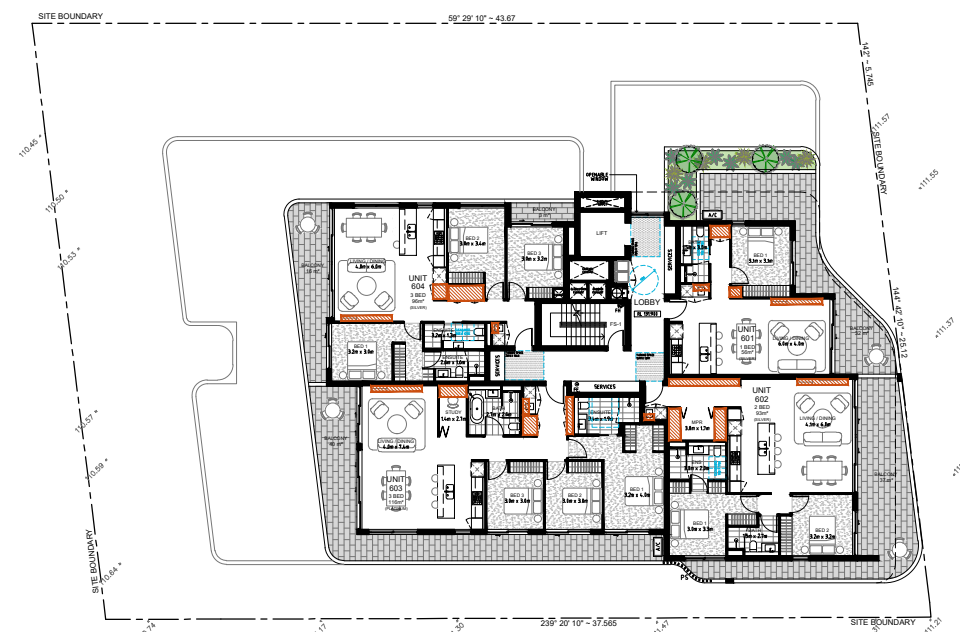




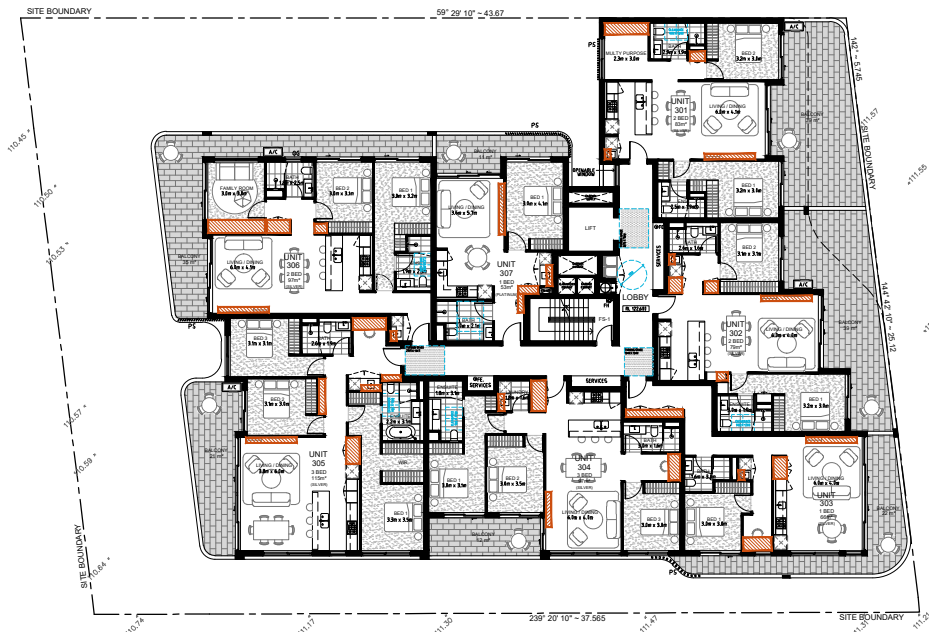
1 LEVEL 1 - 2  
SCALE 1:200 (A1 / 1:400 (A3))



3 LEVEL 4 PLAN  
SCALE 1:200 (A1 / 1:400 (A3))



5 LEVEL 6 PLAN  
SCALE 1:200 (A1 / 1:400 (A3))



2 LEVEL 3 PLAN  
SCALE 1:200 (A1 / 1:400 (A3))



4 LEVEL 5 PLAN  
SCALE 1:200 (A1 / 1:400 (A3))

LEGEND

STORAGE

- ADG: STORAGE CALCULATION
- 4m<sup>2</sup>, FOR STUDIO APARTMENTS
  - 6m<sup>2</sup>, FOR 1 BEDROOM APARTMENTS
  - 8m<sup>2</sup>, FOR 2 BEDROOM APARTMENTS
  - 10m<sup>2</sup>, FOR 3+ BEDROOM APARTMENTS

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

- |     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|   |          |                                   |
|---|----------|-----------------------------------|
| D | 22.09.23 | ISSUE FOR COUNCIL RF1             |
| C | 15.08.23 | ISSUE FOR COUNCIL RF1             |
| B | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A | 21.11.22 | DRAFT DA                          |

ISSUE DATE DESCRIPTION



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

STORAGE DIAGRAM

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

DRAWING NO:

DA550

ISSUE:

D





1 VIEW OF PROPOSED DEVELOPMENT ALONG PACIFIC HIGHWAY WITH PERMISSIBLE MASSING ON SITES TO THE NORTH



2 VIEW OF PROPOSED DEVELOPMENT ALONG PACIFIC HIGHWAY WITH PERMISSIBLE MASSING ON SITES TO THE NORTH



3 VIEW OF PROPOSED DEVELOPMENT ALONG PACIFIC HIGHWAY WITH PERMISSIBLE MASSING ON SITES TO THE NORTH



4 VIEW OF PROPOSED DEVELOPMENT ALONG LARKIN LANE WITH PERMISSIBLE MASSING ON SITES TO THE NORTH

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| D     | 22.09.23 | ISSUE FOR COUNCIL RF1             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RF1             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**BUILDING MASSING DIAGRAMS**

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

DRAWING NO:

DA560

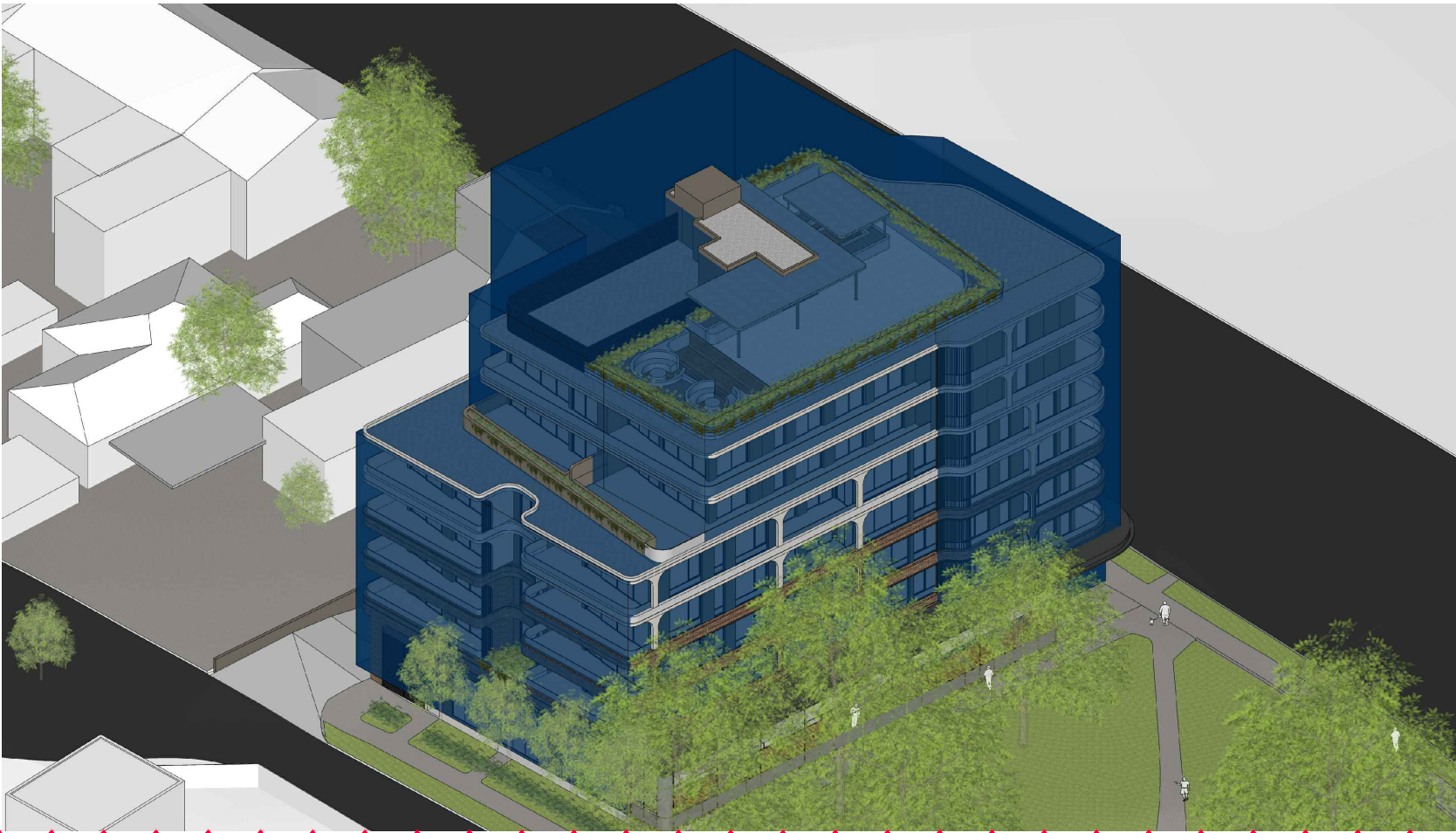
ISSUE:

D





1 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE



2 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| E     | 22.09.23 | ISSUE FOR COUNCIL RF1             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RF1             |
| C     | 06.07.22 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

COMPLIANT BUILDING ENVELOPE  
DIAGRAMS - SHEET 1

DRAWN BY:  
1:100@A1 / 1:200@A3

CHECKED BY:

SCALE:

DRAWING NO:

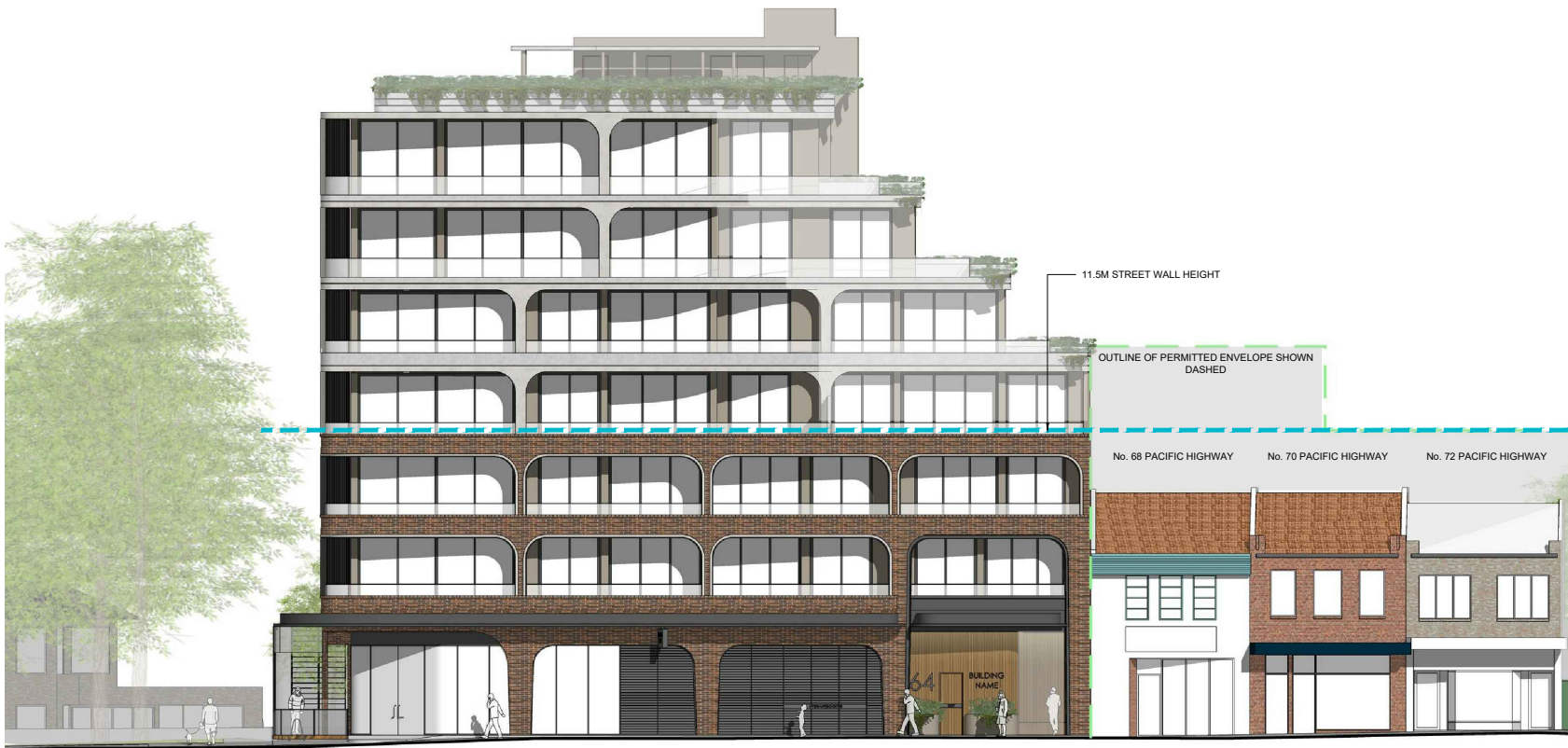
ISSUE:

PROJECT NO:  
2147

DA565

E





1 VIEW OF PROPOSED DEVELOPMENT WITH PERMITTED ENVELOPE TO THE NORTH



2 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |           |                                   |
|-------|-----------|-----------------------------------|
|       |           |                                   |
|       |           |                                   |
|       |           |                                   |
| E     | 22.09.23  | ISSUE FOR COUNCIL RF1             |
| D     | 15.08.23  | ISSUE FOR COUNCIL RF1             |
| C     | 06.07.223 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22  | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22  | DRAFT DA                          |
| ISSUE | DATE      | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

COMPLIANT BUILDING ENVELOPE  
DIAGRAMS - SHEET 2

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

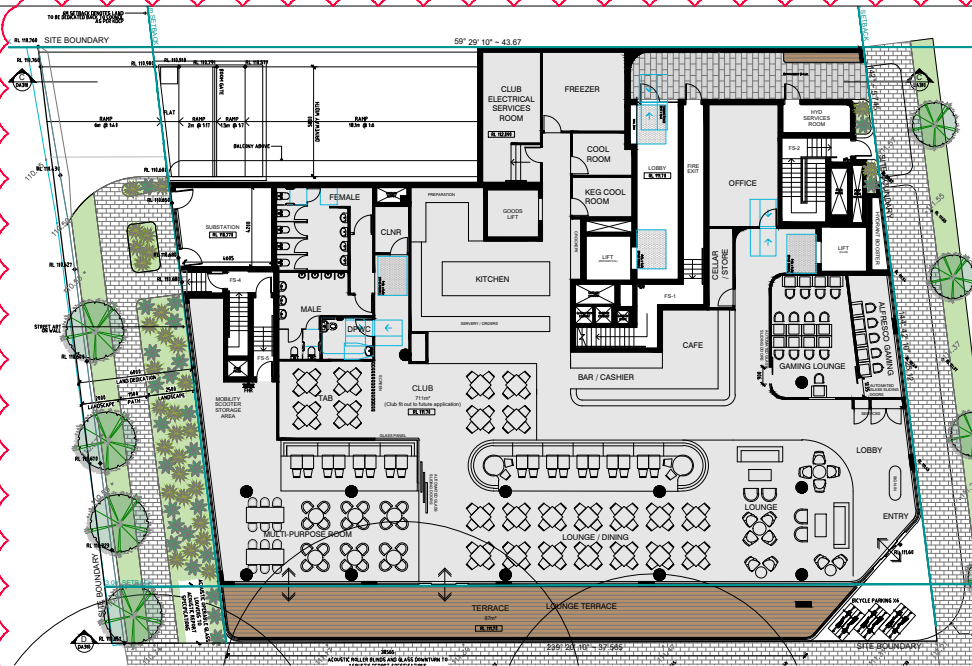
DRAWING NO:

DA566

ISSUE:

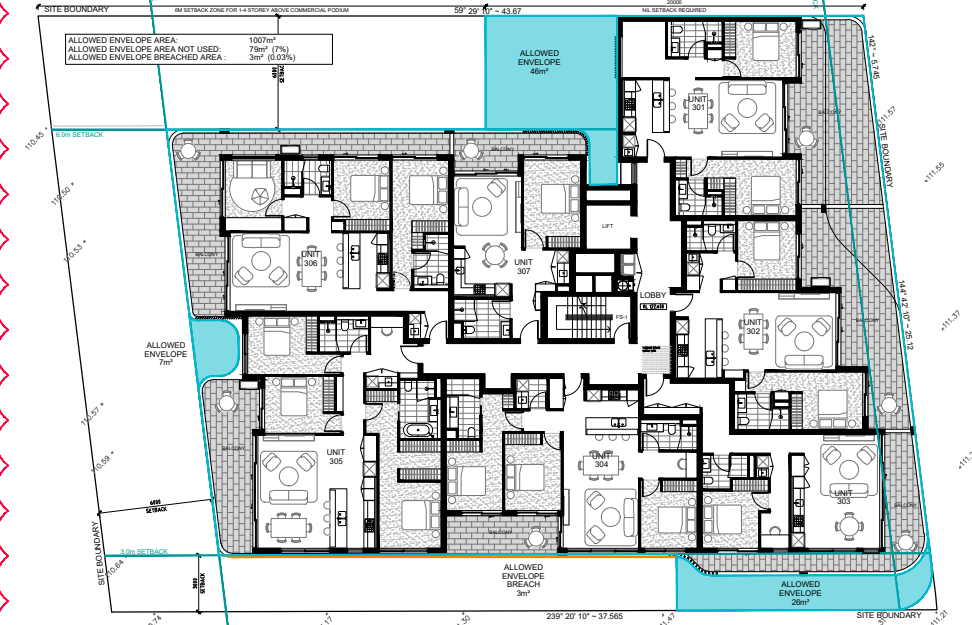
E





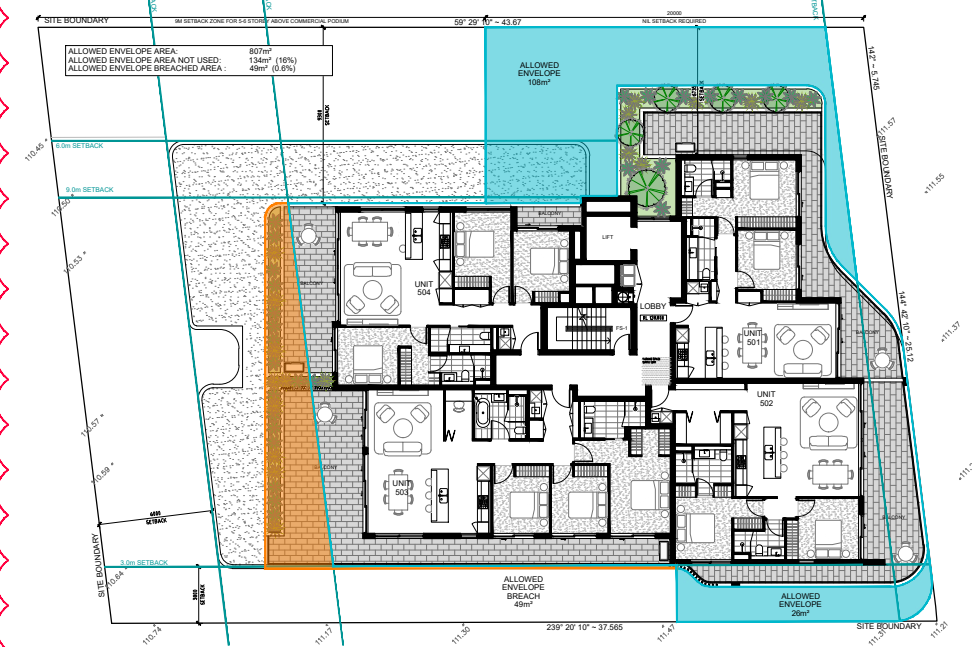
1 GROUND FLOOR PLAN

SCALE 1:200(A1 / 1400B3)



2 LEVEL 1-2

SCALE 1:200(A1 / 1400B3)



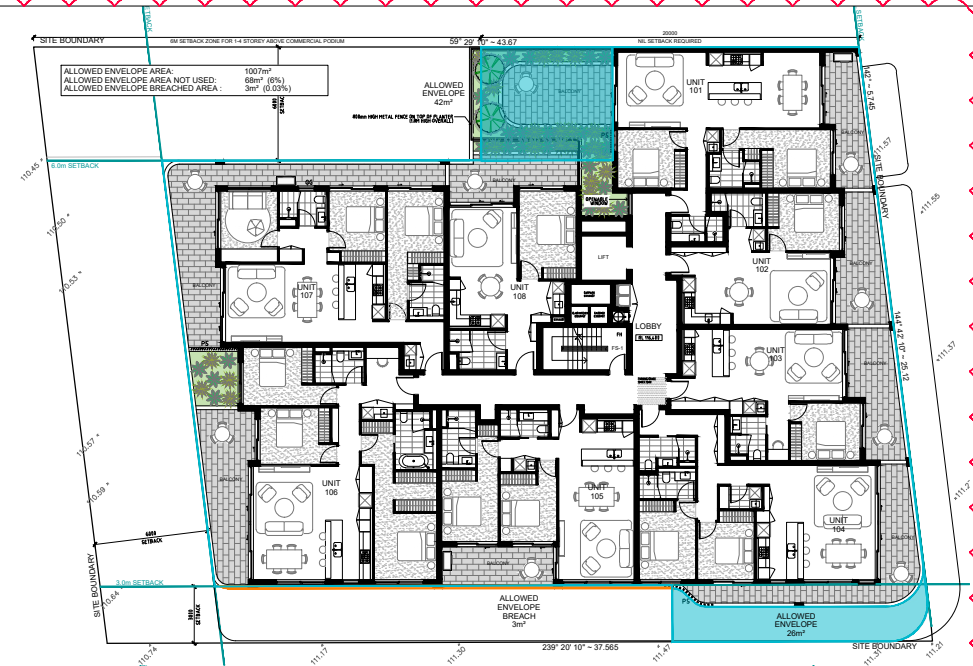
3 LEVEL 3 PLAN

SCALE 1:200(A1 / 1400B3)



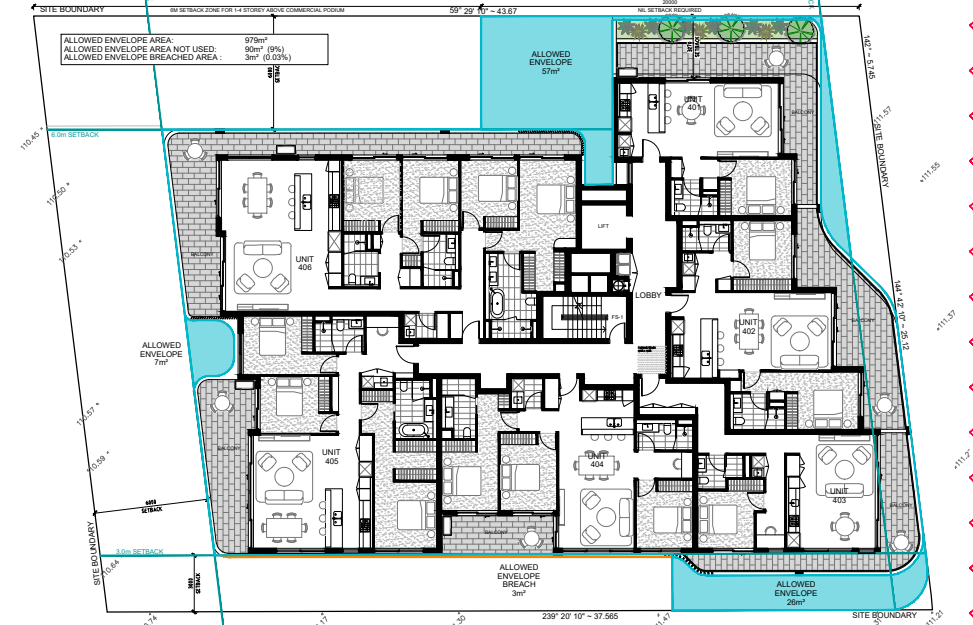
4 LEVEL 4 PLAN

SCALE 1:200(A1 / 1400B3)



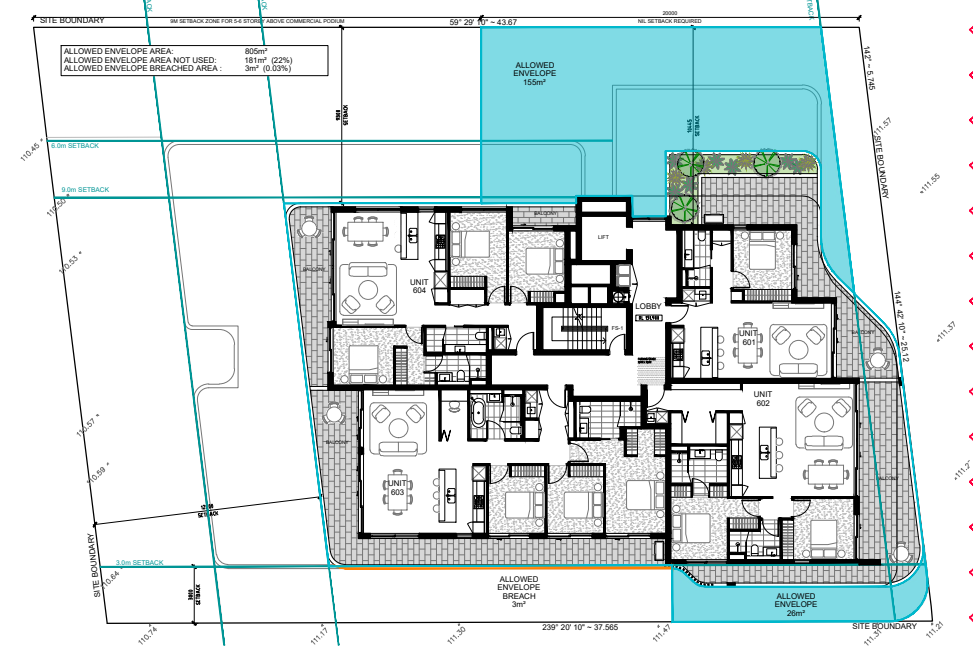
5 LEVEL 5 PLAN

SCALE 1:200(A1 / 1400B3)



6 LEVEL 6 PLAN

SCALE 1:200(A1 / 1400B3)



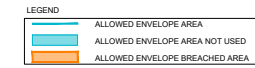
7 LEVEL 7 PLAN

SCALE 1:200(A1 / 1400B3)



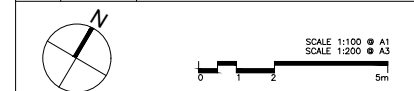
8 LEVEL 8 PLAN

SCALE 1:200(A1 / 1400B3)



- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREIN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                       |
|-------|----------|-----------------------|
| B     | 22.08.23 | ISSUE FOR COUNCIL RFI |
| A     | 15.08.23 | ISSUE FOR COUNCIL RFI |
| ISSUE | DATE     | DESCRIPTION           |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

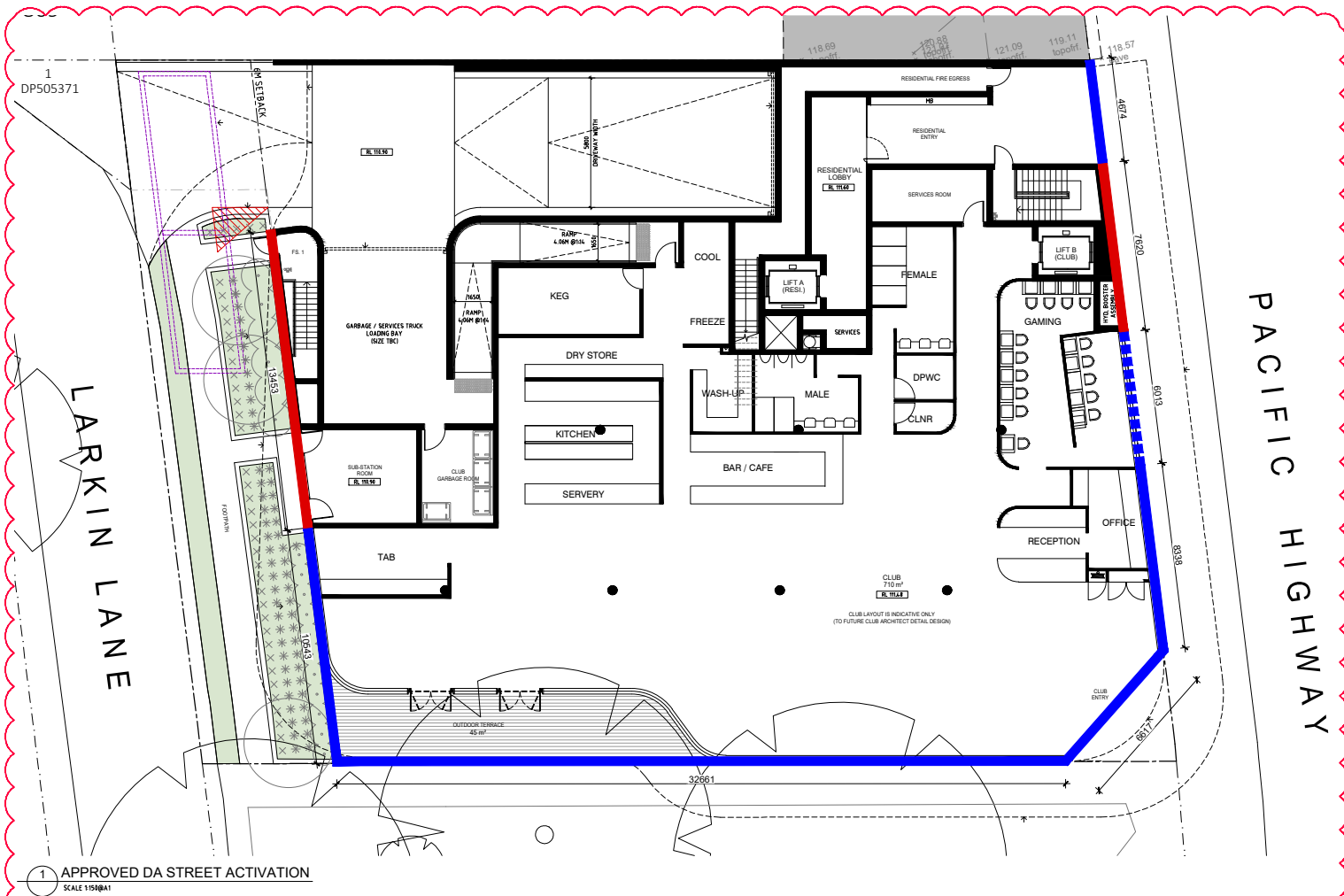
PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

**SETBACK COMPLIANCE DIAGRAM**

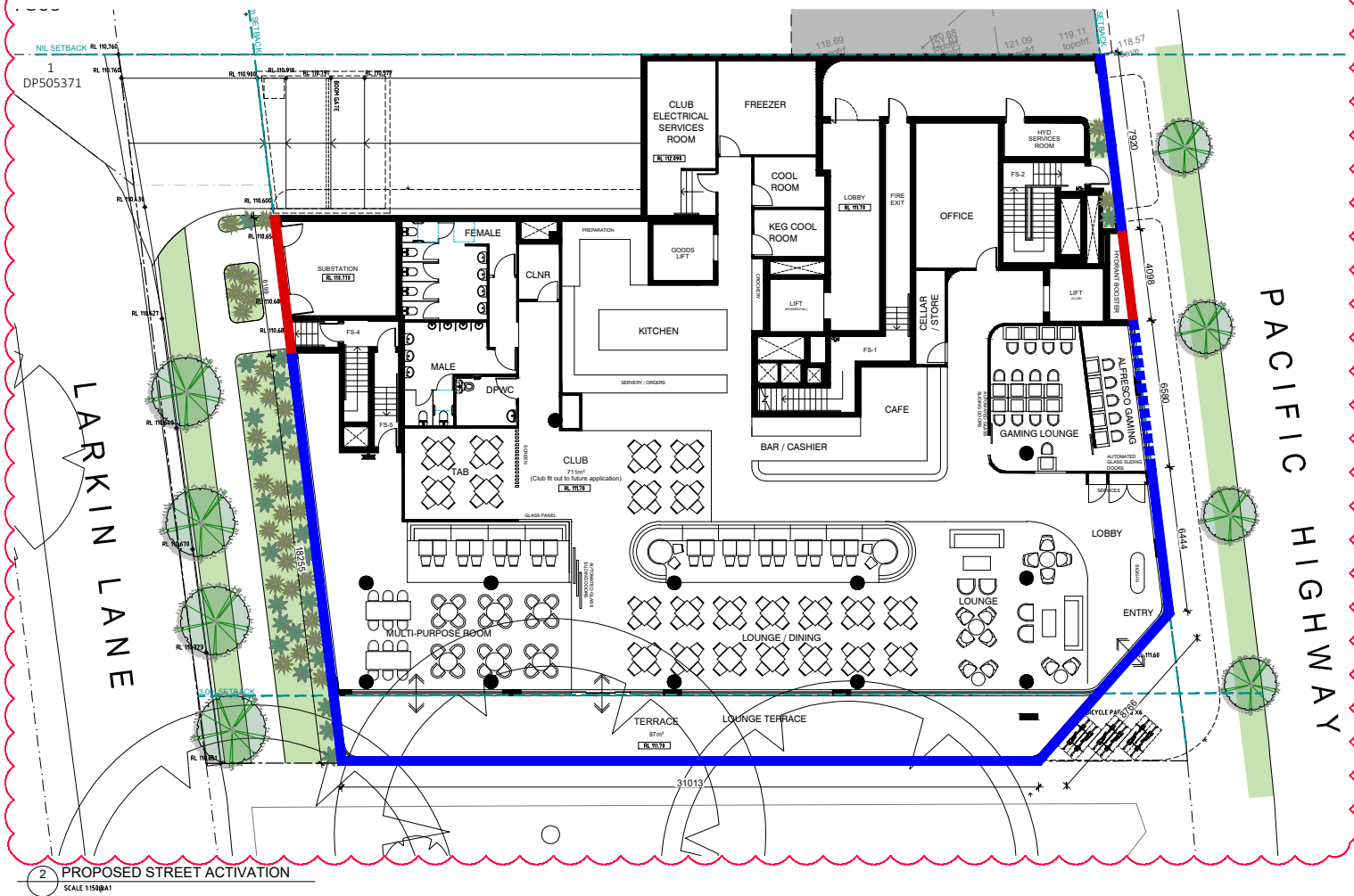
|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA580       | B      |





#### APPROVED STREET ACTIVATION

TOTAL STREET ACTIVATION: 62.833m  
TOTAL SCREENED ACTIVATION: 6.013m  
TOTAL STREET NON-ACTIVATION: 21.073m



#### PROPOSED STREET ACTIVATION

TOTAL STREET ACTIVATION: 72.398m  
TOTAL SCREENED ACTIVATION: 6.580m  
TOTAL STREET NON-ACTIVATION: 10.297m

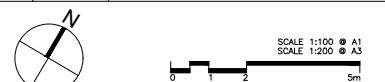
#### GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

#### LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| NV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                       |
|-------|----------|-----------------------|
| B     | 22.09.23 | ISSUE FOR COUNCIL RF1 |
| A     | 15.08.23 | ISSUE FOR COUNCIL RF1 |
| ISSUE | DATE     | DESCRIPTION           |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**STREET ACTIVATION PLAN**

|                       |             |        |
|-----------------------|-------------|--------|
| DRAWN BY:<br>1:150@A1 | CHECKED BY: |        |
| SCALE:                | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147   | DA590       | B      |





1 JUNE 21ST - 9AM



2 JUNE 21ST - 10AM



3 JUNE 21ST - 11AM



4 JUNE 21ST - 12PM

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

| ISSUE | DATE     | DESCRIPTION                       |
|-------|----------|-----------------------------------|
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**SOLAR ACCESS DIAGRAM  
SHEET 1**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA600       | E      |





1 JUNE 21ST - 1PM



2 JUNE 21ST - 2PM



3 JUNE 21ST - 3PM

| SOLAR COMPLIANCE CHECK |        |      |      |      |     |     |     |       |     |      |      |      |     |     |     |       |
|------------------------|--------|------|------|------|-----|-----|-----|-------|-----|------|------|------|-----|-----|-----|-------|
| UNIT                   | LIVING |      |      |      |     |     |     | TOTAL | POS |      |      |      |     |     |     | TOTAL |
|                        | 9AM    | 10AM | 11AM | 12PM | 1PM | 2PM | 3PM |       | 9AM | 10AM | 11AM | 12PM | 1PM | 2PM | 3PM |       |
| 1.01                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 1.02                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 1.03                   | Y      | Y    | Y    |      |     |     |     | 2     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 1.04                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 1.05                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     |     | 0     |
| 1.06                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     | Y   | 0     |
| 1.07                   |        | Y    | Y    | Y    | Y   | Y   | Y   | 5     |     | Y    | Y    | Y    | Y   | Y   | Y   | 5     |
| 1.08                   |        |      |      | Y    | Y   | Y   | Y   | 3     |     |      |      | Y    | Y   | Y   | Y   | 3     |
| 2.01                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 2.02                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 2.03                   | Y      | Y    | Y    |      |     |     |     | 2     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 2.04                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 2.05                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     |     | 0     |
| 2.06                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     | Y   | 0     |
| 2.07                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     |     | Y    | Y    | Y    | Y   | Y   | Y   | 5     |
| 2.08                   |        |      |      | Y    | Y   | Y   | Y   | 3     |     |      |      | Y    | Y   | Y   | Y   | 3     |
| 3.01                   | Y      | Y    | Y    |      |     |     |     | 2     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 3.02                   | Y      | Y    | Y    | Y    | Y   |     |     | 4     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 3.03                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 3.04                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     |     | 0     |
| 3.05                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     | Y   | 0     |
| 3.06                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 3.07                   |        |      | Y    | Y    | Y   | Y   | Y   | 4     |     |      | Y    | Y    | Y   | Y   | Y   | 4     |
| 4.01                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 4.02                   | Y      | Y    | Y    | Y    | Y   |     |     | 4     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 4.03                   | Y      | Y    | Y    | Y    |     |     |     | 3     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 4.04                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     |     | 0     |
| 4.05                   |        |      |      |      |     |     | Y   | 0     |     |      |      |      |     |     | Y   | 0     |
| 4.06                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 5.01                   | Y      | Y    | Y    | Y    | Y   |     |     | 4     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 5.02                   | Y      | Y    | Y    |      |     |     |     | 2     | Y   | Y    | Y    | Y    | Y   |     |     | 4     |
| 5.03                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     | Y   | Y   | 1     |
| 5.04                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     |     | Y    | Y    | Y    | Y   | Y   | Y   | 5     |
| 6.01                   | Y      | Y    | Y    | Y    | Y   |     |     | 4     | Y   | Y    | Y    | Y    | Y   | Y   | Y   | 6     |
| 6.02                   | Y      | Y    | Y    |      |     |     |     | 2     | Y   | Y    | Y    | Y    | Y   | Y   |     | 5     |
| 6.03                   |        |      |      |      |     |     |     | 0     |     |      |      |      |     |     | Y   | 0     |
| 6.04                   | Y      | Y    | Y    | Y    | Y   | Y   | Y   | 6     |     | Y    | Y    | Y    | Y   | Y   | Y   | 5     |

Solar Access  
No Solar Access

Compliant  
Non-Compliant

UNIT COMPLIANT 27  
TOTAL UNIT 37  
Solar Compliance 73%

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW AWNING  
HW HIGHLIGHT WINDOW  
CU A/C CONDENSER UNITS  
FH FIRE HYDRANT  
FHR FIRE HOSE REEL  
FS FIRE STAIRS  
MV MECHANICAL RISER TO FUTURE DETAIL  
GC GARBAGE CHUTE  
MB MAILBOX TO FUTURE DETAIL  
OG OPAQUE GLAZING  
PB PLANTERBOX  
R 240L RECYCLING BIN  
SK SKYLIGHT  
ST STORAGE  
WT HOT WATER UNITS

|   |          |                                   |
|---|----------|-----------------------------------|
| E | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C | 06.07.23 | ISSUE FOR AMENDED DA              |
| B | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A | 21.11.22 | DRAFT DA                          |

ISSUE DATE DESCRIPTION

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

SOLAR ACCESS DIAGRAM  
SHEET 2

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

PROJECT NO:  
2147

CHECKED BY:

DRAWING NO:

DA601

ISSUE:

E





1 JUNE 21ST - 9AM

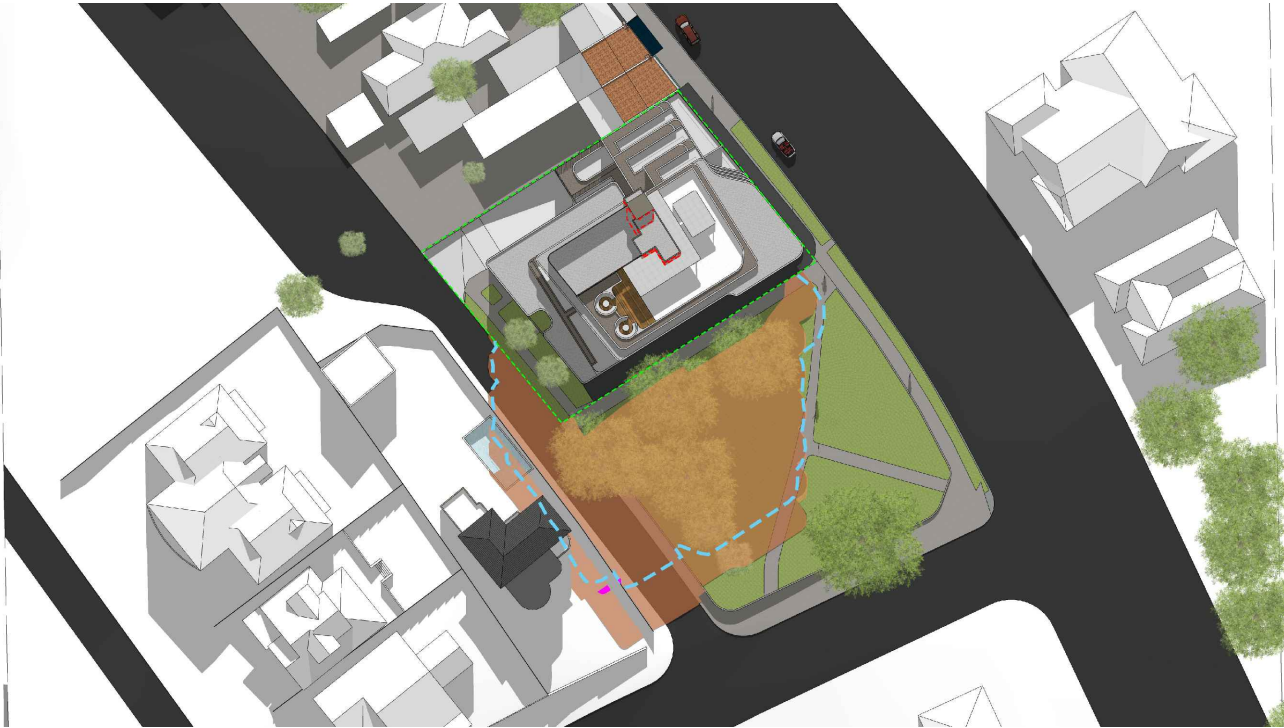


2 JUNE 21ST - 10AM



3 JUNE 21ST - 11AM

- LEGEND
- EXISTING SHADOW
  - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
  - ADDITIONAL SHADOW CAST BY LEVEL 5 PLANTER BOX
  - SHADOW CAST BY HEIGHT BREACH
  - SHADOW CAST BY APPROVED DEVELOPMENT
  - SITE BOUNDARY



4 JUNE 21ST - 12PM

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| D     | 29.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Biljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**SHADOW DIAGRAM JUNE 21st**  
**SHEET 1**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA610       | D      |

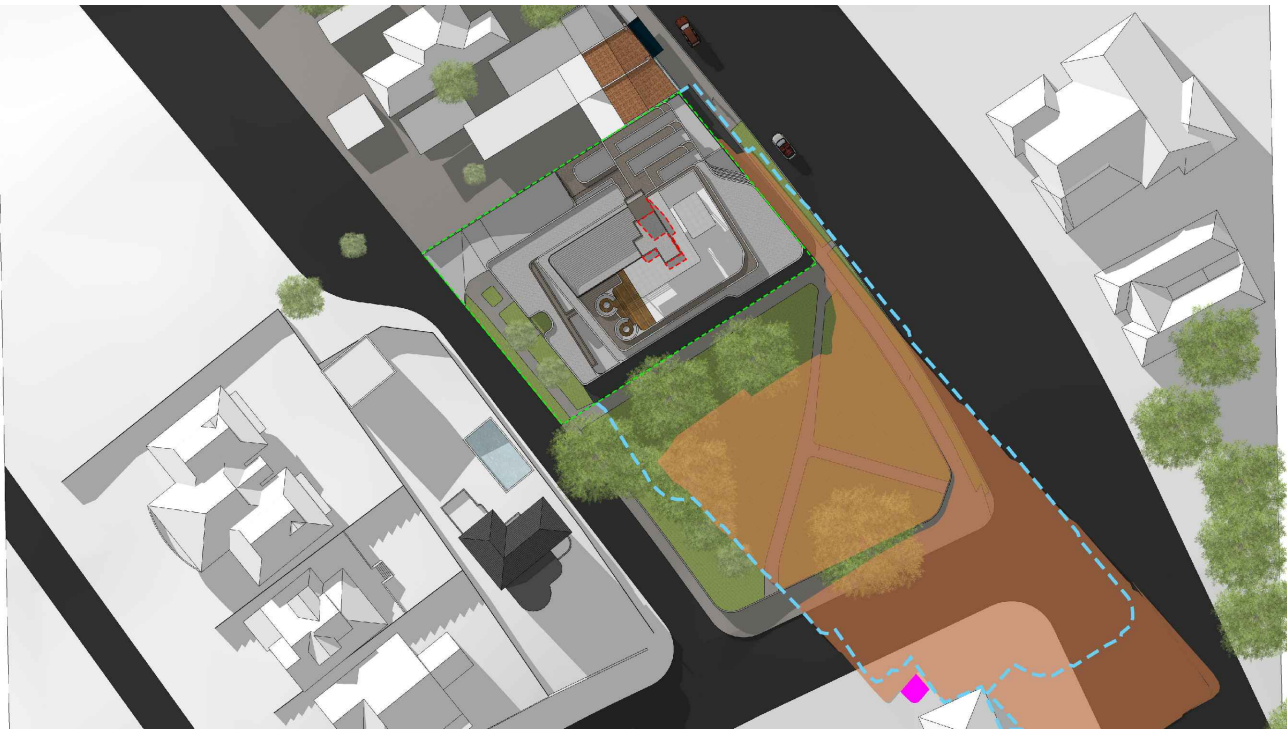




1 JUNE 21ST - 1PM



2 JUNE 21ST - 2PM



3 JUNE 21ST - 3PM

- LEGEND**
- EXISTING SHADOW
  - ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPMENT
  - ADDITIONAL SHADOW CAST BY LEVEL 5 PLANTER BOX
  - SHADOW CAST BY HEIGHT BREACH
  - SHADOW CAST BY APPROVED DEVELOPMENT
  - SITE BOUNDARY

- GENERAL NOTES:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:**
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| D     | 29.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:  
**SHADOW DIAGRAM JUNE 21st  
SHEET 2**

|                                  |              |          |
|----------------------------------|--------------|----------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY:  |          |
| SCALE:                           | DRAWING NO:  | ISSUE:   |
| PROJECT NO:<br>2147              | <b>DA611</b> | <b>D</b> |





1 MARCH 21ST - 9AM



2 MARCH 21ST - 12PM



3 MARCH 21ST - 3PM

LEGEND

SHADOW CAST ON PARK

SITE BOUNDARY

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
- HW HIGHLIGHT WINDOW
- CU A/C CONDENSER UNITS
- FH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- MV MECHANICAL RISER TO FUTURE DETAIL
- GC GARBAGE CHUTE
- MB MAILBOX TO FUTURE DETAIL
- OG OPAQUE GLAZING
- PB PLANTERBOX
- R 240L RECYCLING BIN
- SK SKYLIGHT
- ST STORAGE
- WT HOT WATER UNITS

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

|       |          |                                   |
|-------|----------|-----------------------------------|
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

SHADOW DIAGRAM MEMORIAL PARK  
MARCH 21st

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA620       | B      |

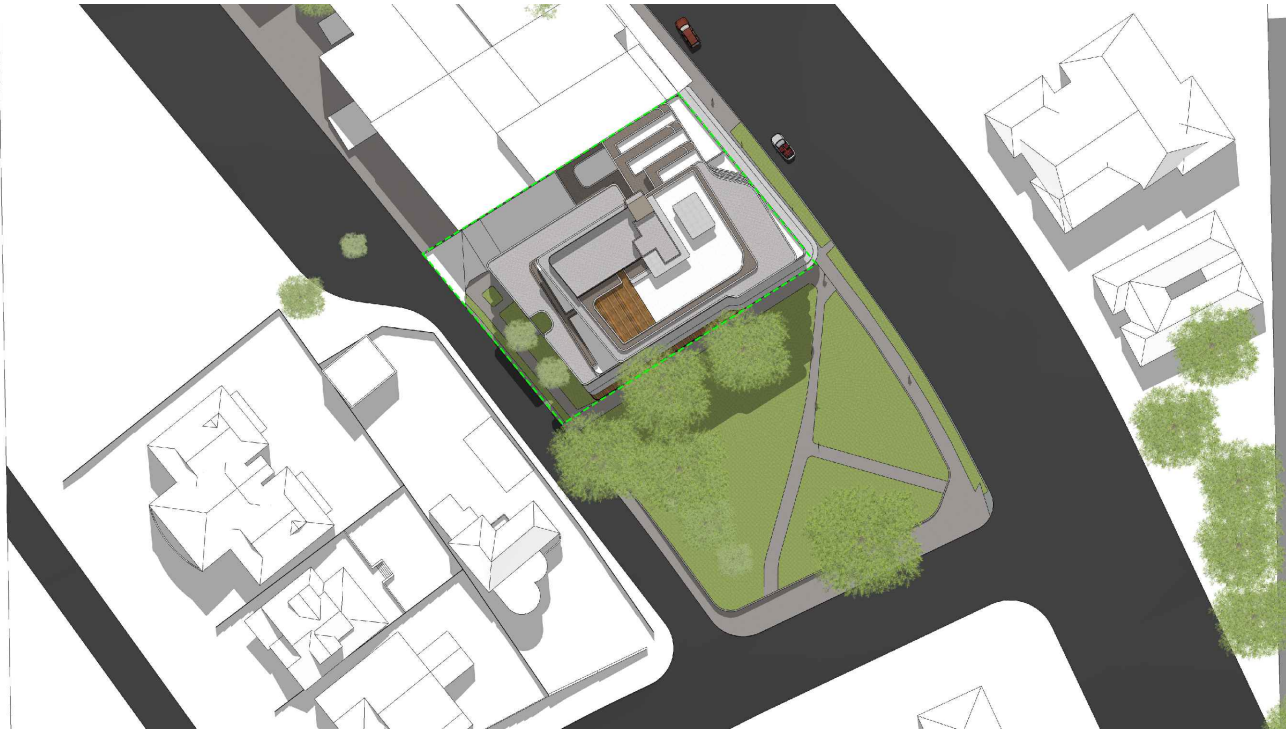




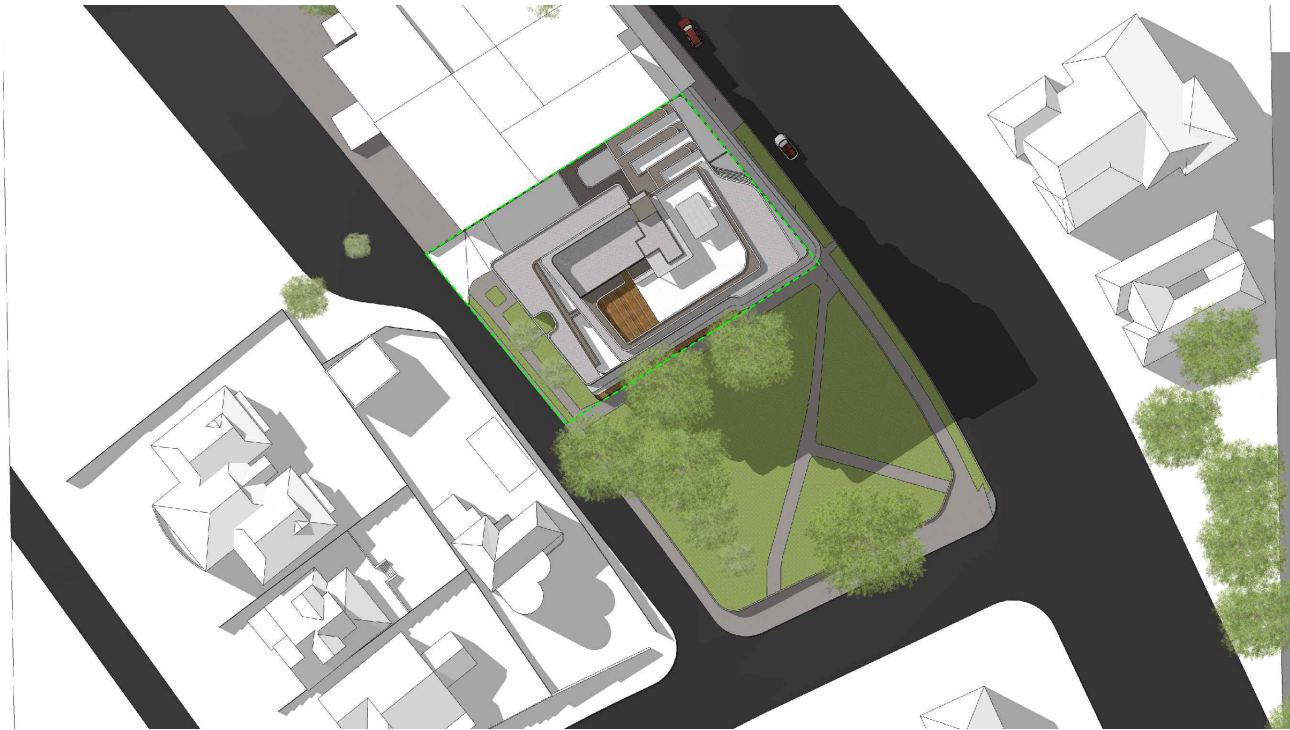




1 SEPTEMBER 21ST - 9AM



2 SEPTEMBER 21ST - 12PM



3 SEPTEMBER 21ST - 3PM

- LEGEND
- SHADOW CAST ON PARK
  - SITE BOUNDARY

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abdon Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

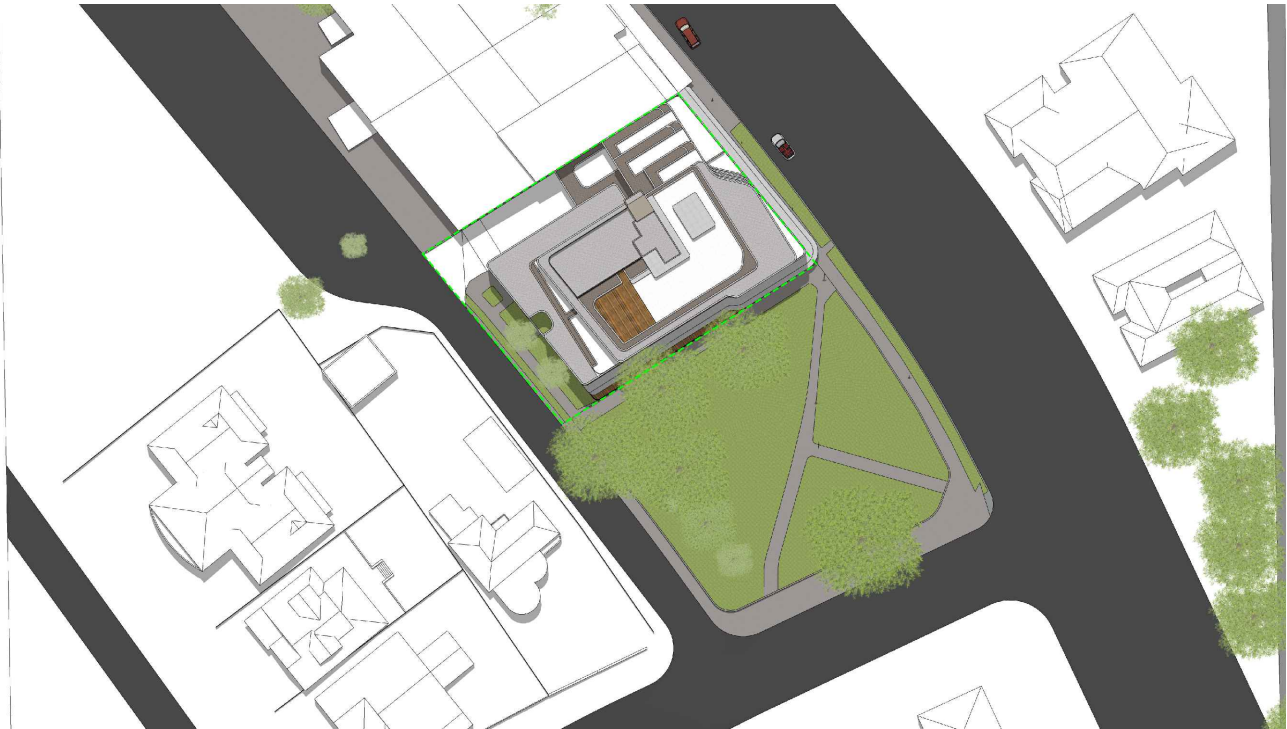
July 2020  
DRAWING TITLE:  
**SHADOW DIAGRAM MEMORIAL PARK  
SEPTEMBER 21st**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA622       | B      |

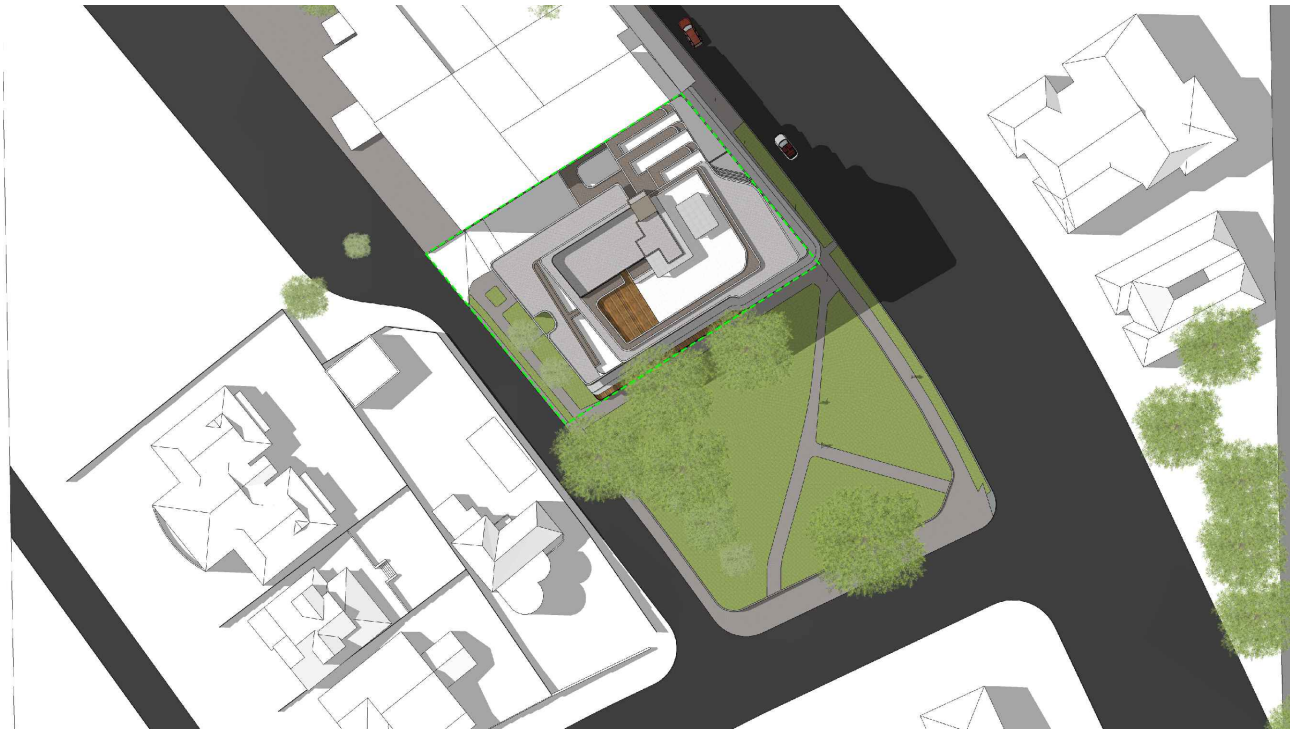




1 DECEMBER 21ST - 9AM



2 DECEMBER 21ST - 12PM



3 DECEMBER 21ST - 3PM

LEGEND

- SHADOW CAST ON PARK
- SITE BOUNDARY

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |



CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljjevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

SHADOW DIAGRAM MEMORIAL PARK  
DECEMBER 21st

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA623       | B      |





GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- 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
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY- FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

**LEGEND:**

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HU  | HIGHLIGHT WINDOW                  |
| CW  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                       |
|-------|----------|-----------------------|
|       |          |                       |
|       |          |                       |
|       |          |                       |
|       |          |                       |
|       |          |                       |
|       |          |                       |
| A     | 15.08.23 | ISSUE FOR COUNCIL RFI |
| ISSUE | DATE     | DESCRIPTION           |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:

**PBD | ARCHITECTS**

ABN 36 147 035 550

P - 02 9698 8140 E - [info@pbdarchitects.com.au](mailto:info@pbdarchitects.com.au) W - [www.pbdarchitects.com.au](http://www.pbdarchitects.com.au)

Level 2, 52 Albion Street, Surry Hills NSW 2010

Nominated Architect: Paul Buljinec NSW 7768

**PROJECT:**  
**PROPOSED SHOP TOP HOUSING DEVELOPMENT**  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

### No.1 MACLAURIN PARADE OVERSHADOWING DIAGRAM

DRAWN BY:  
1:100@A1 / 1:200@A3

SCALE:

CO, IL.

|            |      |
|------------|------|
| PROJECT NO | 2147 |
|------------|------|

|             |
|-------------|
| CHECKED BY: |
|-------------|

|  |             |
|--|-------------|
|  | DRAWING NO: |
|--|-------------|

DA630

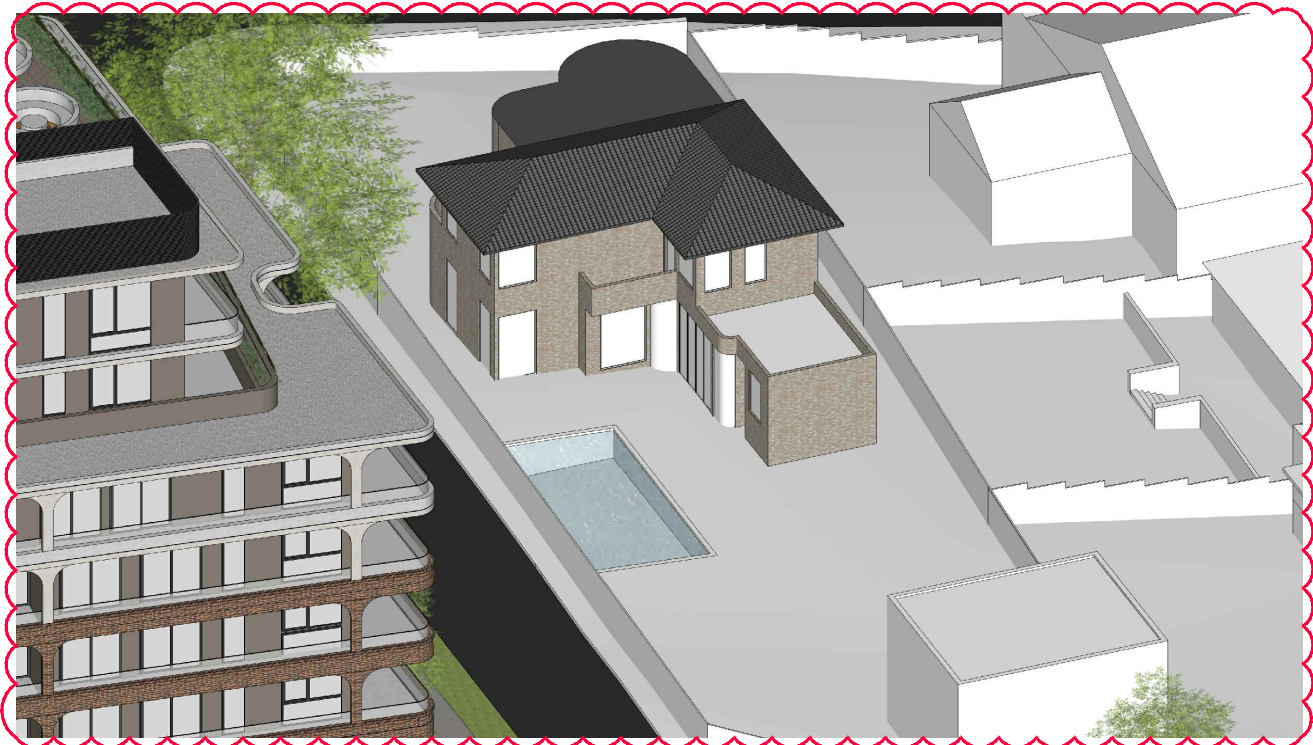
|        |  |
|--------|--|
| ISSUE: |  |
|--------|--|

A









1 JUNE 21ST - 1PM



2 JUNE 21ST - 2PM



3 JUNE 21ST - 3PM

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

- LEGEND:
- AW AWNING
  - HW HIGHLIGHT WINDOW
  - CU A/C CONDENSER UNITS
  - FH FIRE HYDRANT
  - FHR FIRE HOSE REEL
  - FS FIRE STAIRS
  - MV MECHANICAL RISER TO FUTURE DETAIL
  - GC GARBAGE CHUTE
  - MB MAILBOX TO FUTURE DETAIL
  - OG OPAQUE GLAZING
  - PB PLANTERBOX
  - R 240L RECYCLING BIN
  - SK SKYLIGHT
  - ST STORAGE
  - WT HOT WATER UNITS

|  |  |  |
|--|--|--|
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

|       |          |                       |
|-------|----------|-----------------------|
| A     | 15.08.23 | ISSUE FOR COUNCIL RFI |
| ISSUE | DATE     | DESCRIPTION           |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Abbot Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020  
DRAWING TITLE:

SUN EYE VIEW DIAGRAM  
1 MACLAURIN PARADE  
SHEET 2

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA636       | A      |

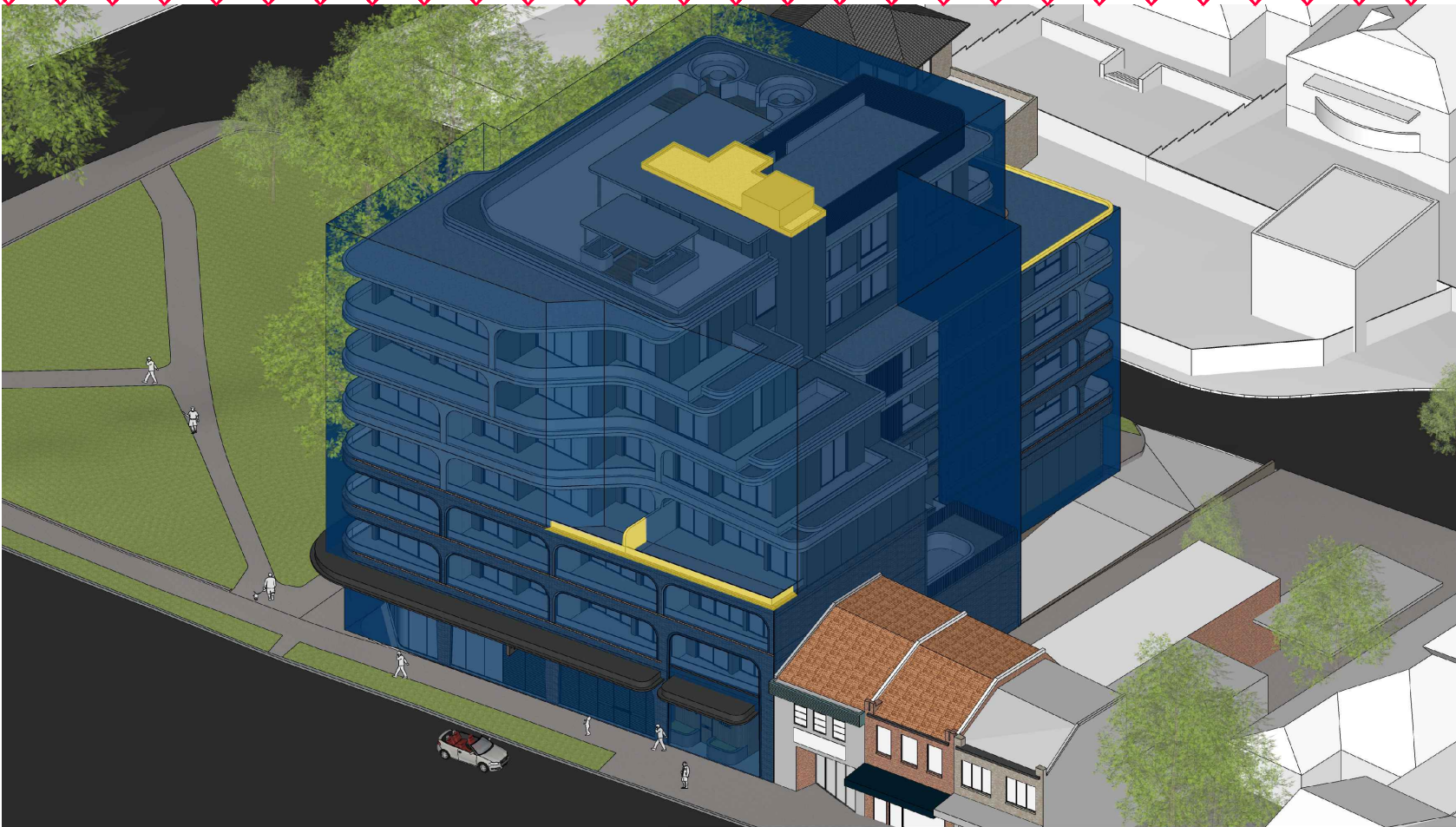




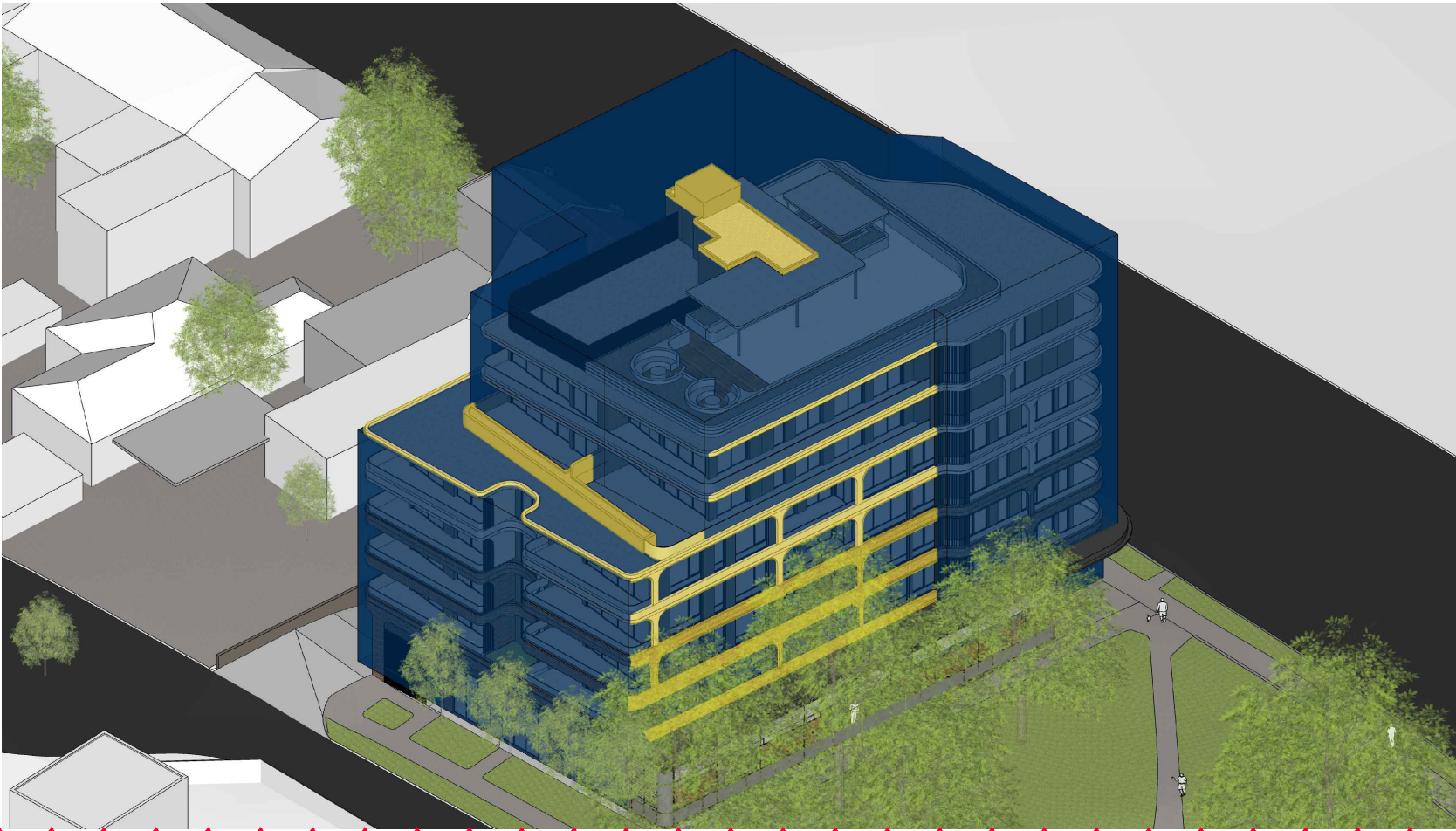
|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|                     |       |   |
|---------------------|-------|---|
| PROJECT NO:<br>2147 | DA637 | A |
|---------------------|-------|---|





1 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE



2 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |          |                                   |
|-------|----------|-----------------------------------|
|       |          |                                   |
|       |          |                                   |
|       |          |                                   |
| F     | 02.11.23 | ISSUE FOR COUNCIL RFI             |
| E     | 22.09.23 | ISSUE FOR COUNCIL RFI             |
| D     | 15.08.23 | ISSUE FOR COUNCIL RFI             |
| C     | 06.07.23 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22 | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22 | DRAFT DA                          |
| ISSUE | DATE     | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

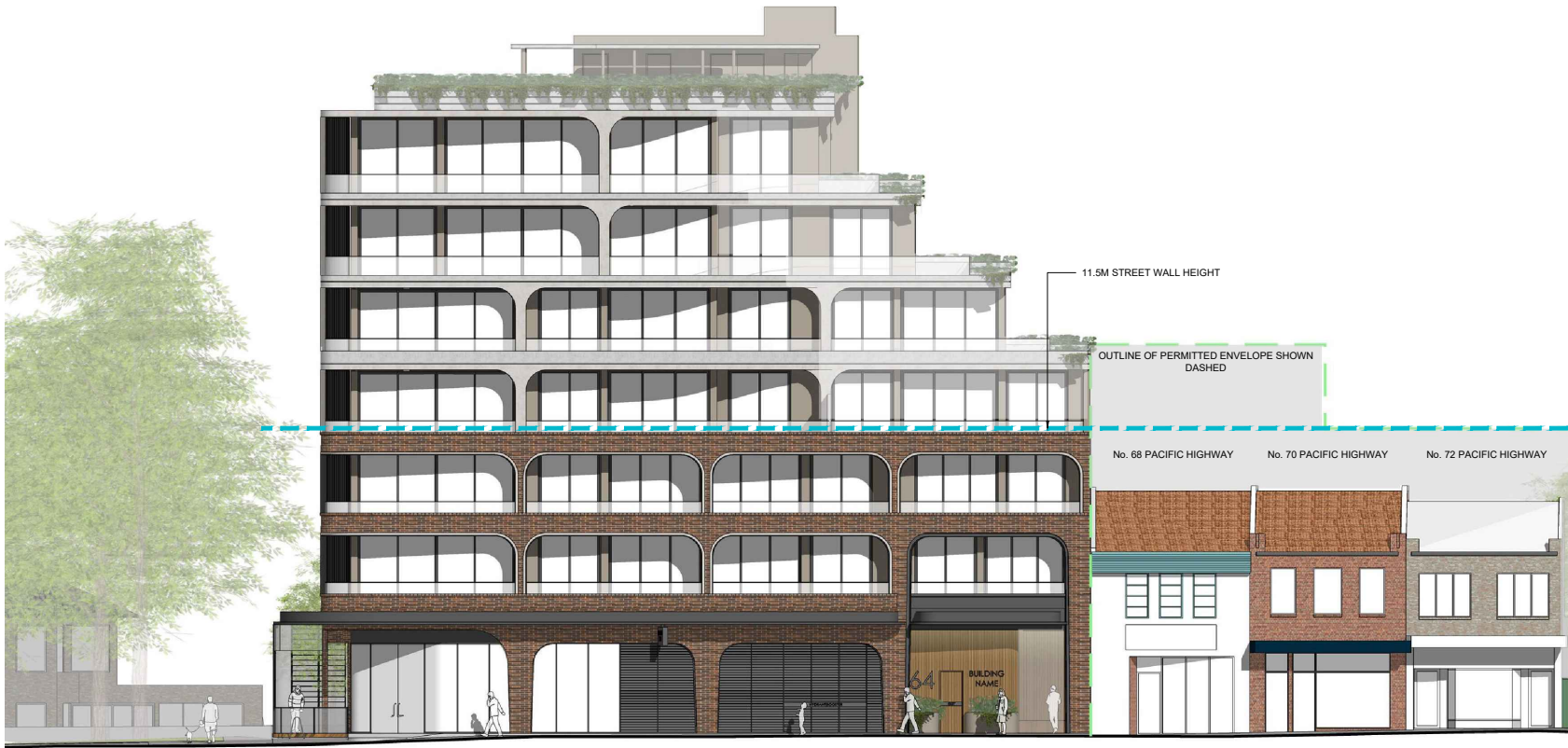
ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

DRAWING TITLE:  
**COMPLIANT BUILDING ENVELOPE  
DIAGRAMS - SHEET 1**

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA565       | F      |





1 VIEW OF PROPOSED DEVELOPMENT WITH PERMITTED ENVELOPE TO THE NORTH



2 VIEW OF PROPOSED DEVELOPMENT WITH COMPLIANT ENVELOPE

- GENERAL NOTES:
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
  - 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
  - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
  - COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
  - AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

|     |                                   |
|-----|-----------------------------------|
| AW  | AWNING                            |
| HW  | HIGHLIGHT WINDOW                  |
| CU  | A/C CONDENSER UNITS               |
| FH  | FIRE HYDRANT                      |
| FHR | FIRE HOSE REEL                    |
| FS  | FIRE STAIRS                       |
| MV  | MECHANICAL RISER TO FUTURE DETAIL |
| GC  | GARBAGE CHUTE                     |
| MB  | MAILBOX TO FUTURE DETAIL          |
| OG  | OPAQUE GLAZING                    |
| PB  | PLANTERBOX                        |
| R   | 240L RECYCLING BIN                |
| SK  | SKYLIGHT                          |
| ST  | STORAGE                           |
| WT  | HOT WATER UNITS                   |

|       |           |                                   |
|-------|-----------|-----------------------------------|
|       |           |                                   |
|       |           |                                   |
|       |           |                                   |
| F     | 02.11.23  | ISSUE FOR COUNCIL RF1             |
| E     | 22.09.23  | ISSUE FOR COUNCIL RF1             |
| D     | 15.08.23  | ISSUE FOR COUNCIL RF1             |
| C     | 06.07.223 | ISSUE FOR AMENDED DA              |
| B     | 29.11.22  | ISSUE FOR DEVELOPMENT APPLICATION |
| A     | 21.11.22  | DRAFT DA                          |
| ISSUE | DATE      | DESCRIPTION                       |

CLIENT:  
HYECORP PROPERTY GROUP

ARCHITECT:  
**PBD | ARCHITECTS**  
ABN 36 147 035 550  
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au  
Level 2, 52 Albion Street, Surry Hills NSW 2010  
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:  
PROPOSED SHOP TOP HOUSING DEVELOPMENT  
64-66 PACIFIC HIGHWAY  
ROSEVILLE

July 2020

DRAWING TITLE:

COMPLIANT BUILDING ENVELOPE  
DIAGRAMS - SHEET 2

|                                  |             |        |
|----------------------------------|-------------|--------|
| DRAWN BY:<br>1:100@A1 / 1:200@A3 | CHECKED BY: |        |
| SCALE:                           | DRAWING NO: | ISSUE: |
| PROJECT NO:<br>2147              | DA566       | F      |