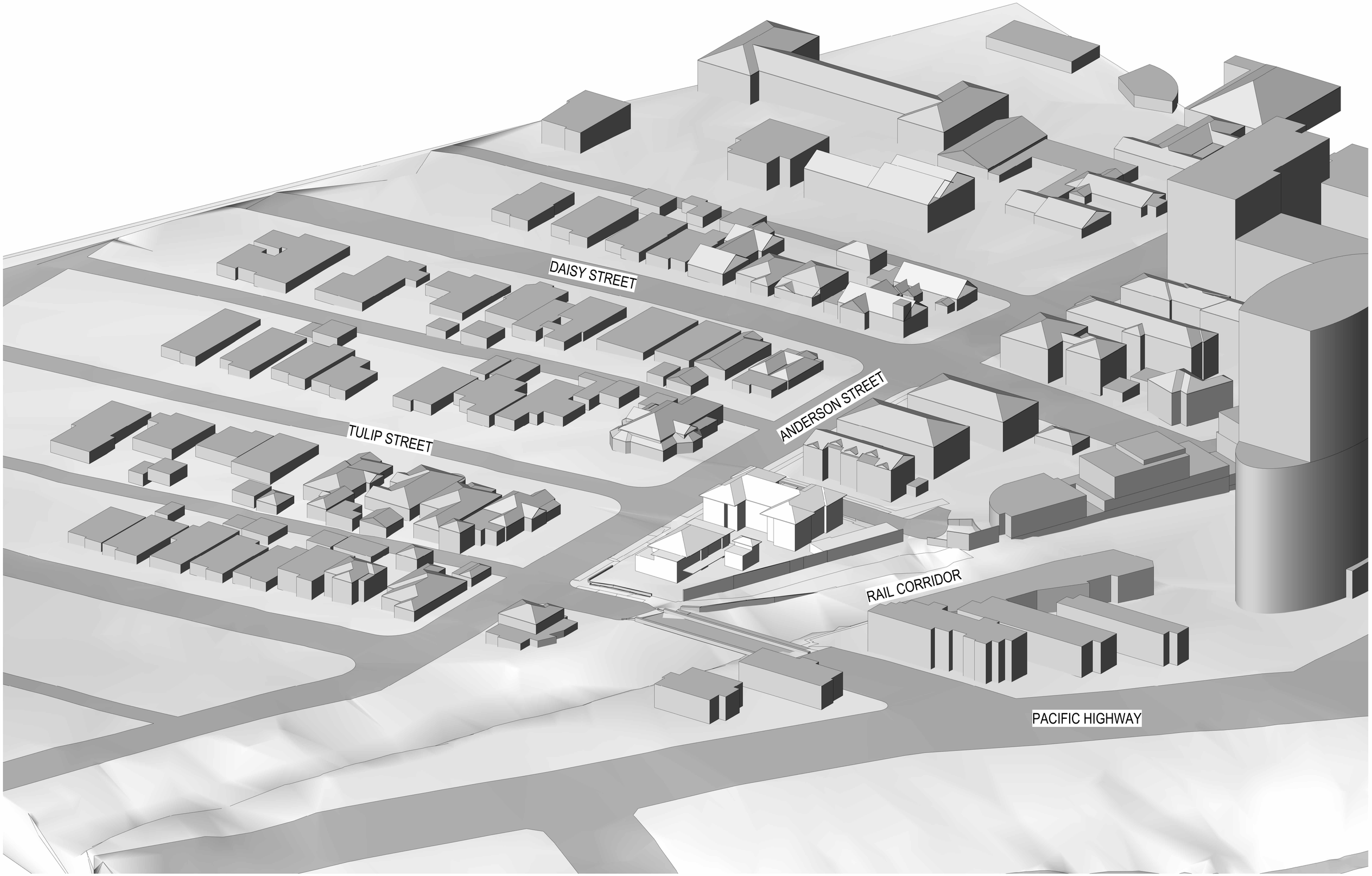
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79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
3D VIEWS WITH EXISTING

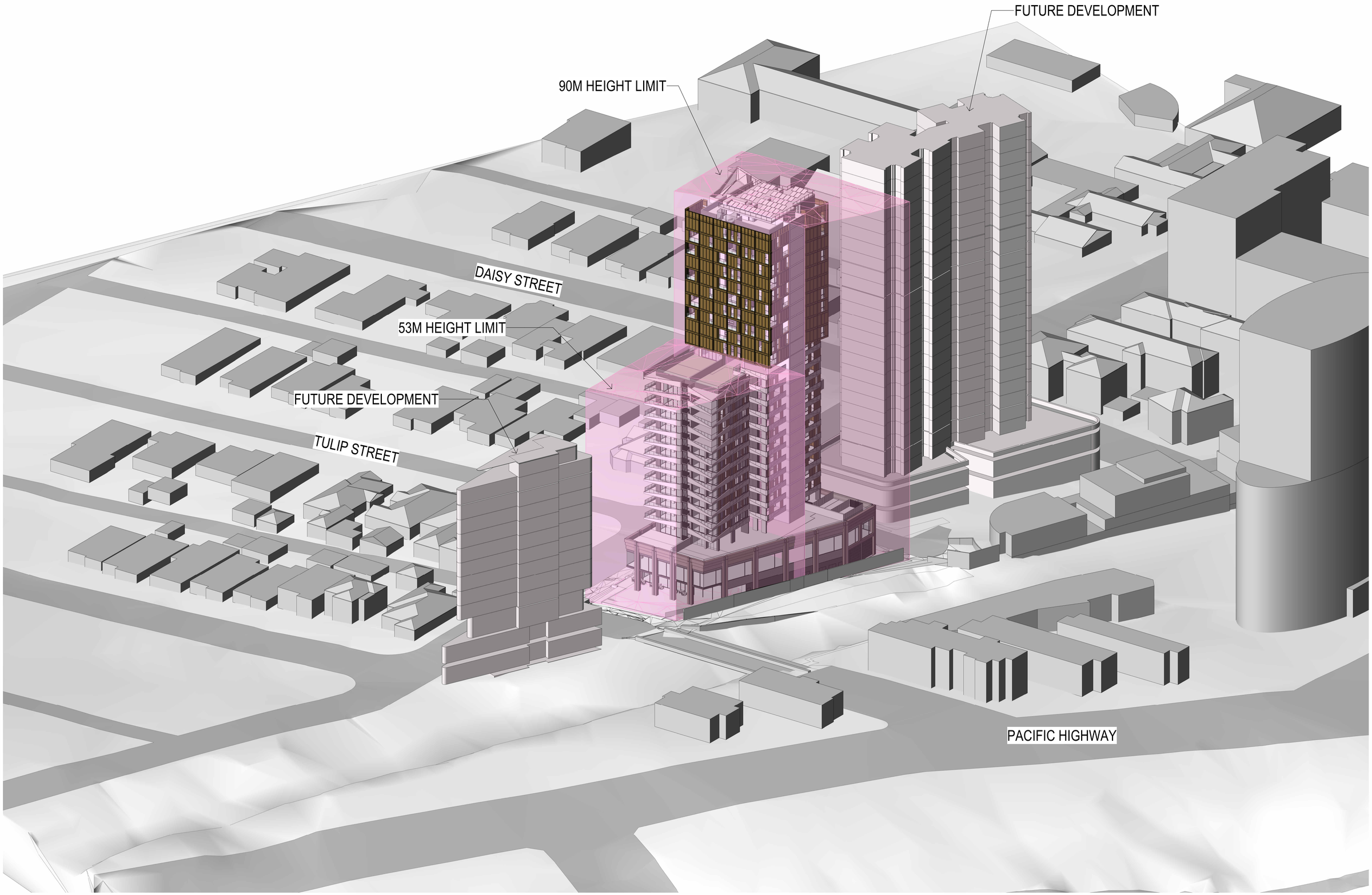
SCALE
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SHEET NUMBER
DA0002

REVISION
1

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REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
PROPOSED BUILT FORM AGAINST HEIGHT ENVELOPE

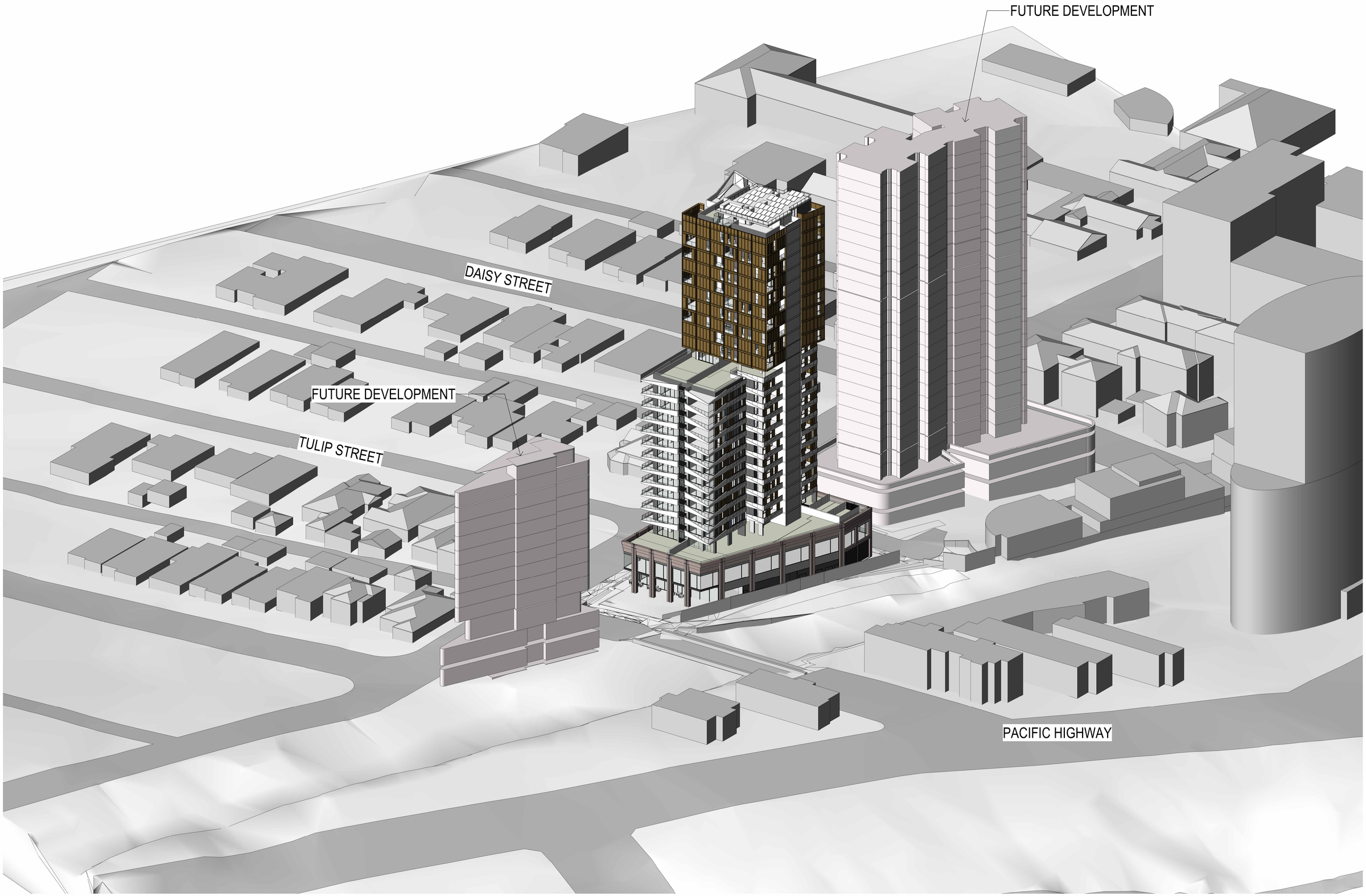
SCALE
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SHEET NUMBER
DA0003

REVISION
1

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PROJECT
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
3D VIEWS - NORTHWEST

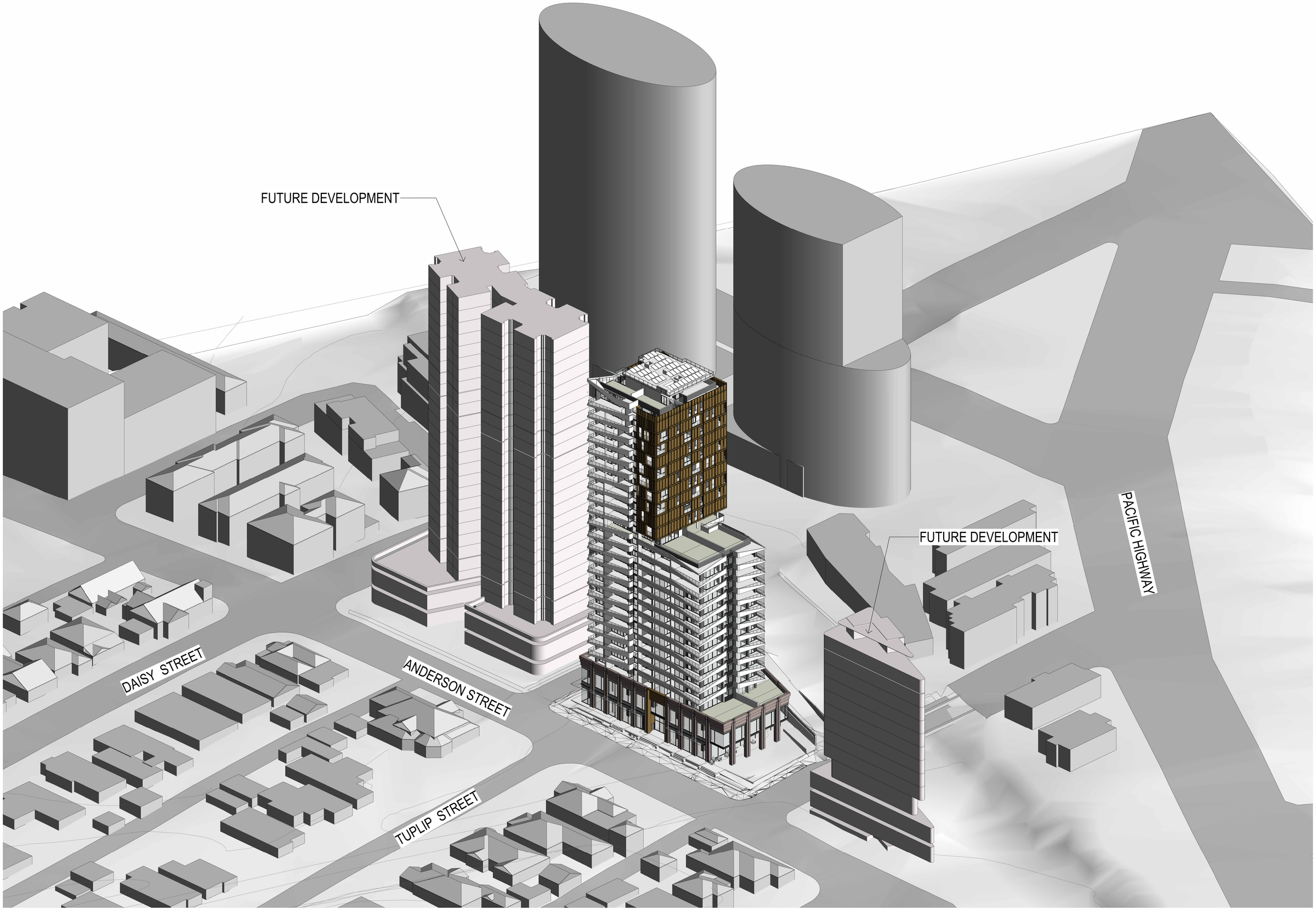
SCALE
@ A1

SHEET NUMBER
DA0004

REVISION
1

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REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
3D VIEWS - NORTHEAST

SCALE
@ A1

SHEET NUMBER
DA0005

REVISION
1

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CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX
			DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
3D VIEWS - SOUTHEAST

SCALE
@ A1

SHEET NUMBER
DA0006

REVISION
1

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JOHN WHITTINGHAM 7030

CLIENT
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PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
VISUALISATION - VIEW FROM TULIP ST

SCALE
@ A1

SHEET NUMBER
DA0007

REVISION
1

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ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
VISUALISATION - VIEW FROM ANDERSON ST

SCALE
@ A1

SHEET NUMBER
DA0008

REVISION
1

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APARTMENT SCHEDULE

Level	Number	Name	NSA Area	Balcony Area	Cross Ventilated		Solar Access		Adaptable	
LEVEL 03										
LEVEL 03	0301	2-BED	86.2 m²	120.4 m²	YES	1	YES	1	Yes	1
LEVEL 03	0302	2 BED	80.7 m²	26.6 m²	NO		YES	1	No	0
LEVEL 03	0303	2 BED	81.1 m²	26.3 m²	NO		YES	1	Yes	1
LEVEL 03	0304	2-BED	79.7 m²	121.9 m²	YES	1	NO	0	No	0
LEVEL 04										
LEVEL 04	0401	1-BED	52.0 m²	19.9 m²	YES	1	NO	0	Yes	1
LEVEL 04	0402	2-BED	81.8 m²	15.5 m²	YES	1	YES	1	No	0
LEVEL 04	0403	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 04	0404	3-BED	110.1 m²	35.8 m²	NO		YES	1	No	0
LEVEL 04	0405	3 BED	123.7 m²	50.9 m²	YES	1	YES	1	Yes	1
LEVEL 05										
LEVEL 05	0501	1-BED	52.0 m²	19.9 m²	YES	1	NO	0	Yes	1
LEVEL 05	0502	2-BED	81.7 m²	15.5 m²	YES	1	YES	1	No	0
LEVEL 05	0503	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 05	0504	3-BED	111.4 m²	35.8 m²	NO		YES	1	No	0
LEVEL 05	0505	3-BED	123.8 m²	50.9 m²	YES	1	YES	1	Yes	1
LEVEL 06										
LEVEL 06	0601	1-BED	52.0 m²	19.9 m²	YES	1	NO	0	Yes	1
LEVEL 06	0602	2-BED	81.8 m²	15.5 m²	YES	1	YES	1	No	0
LEVEL 06	0603	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 06	0604	3-BED	111.4 m²	35.8 m²	NO		YES	1	No	0
LEVEL 06	0605	3-BED	123.8 m²	50.9 m²	YES	1	YES	1	Yes	1
LEVEL 07										
LEVEL 07	0701	1-BED	52.0 m²	19.8 m²	YES	1	NO	0	Yes	1
LEVEL 07	0702	2-BED	81.7 m²	15.1 m²	YES	1	YES	1	No	0
LEVEL 07	0703	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 07	0704	2 BED	80.7 m²	25.9 m²	NO		YES	1	No	0
LEVEL 07	0705	2 BED	81.1 m²	25.9 m²	NO		YES	1	Yes	1
LEVEL 07	0706	2-BED	84.0 m²	24.3 m²	YES	1	YES	1	No	0
LEVEL 08										
LEVEL 08	0801	1-BED	52.0 m²	19.8 m²	YES	1	NO	0	Yes	1
LEVEL 08	0802	2-BED	81.8 m²	15.1 m²	YES	1	YES	1	No	0
LEVEL 08	0803	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 08	0804	2 BED	80.7 m²	25.9 m²	NO		YES	1	No	0
LEVEL 08	0805	2 BED	81.1 m²	25.9 m²	NO	1	YES	1	Yes	1
LEVEL 08	0806	2-BED	84.0 m²	24.3 m²	YES	1	YES	1	No	0
LEVEL 09										
LEVEL 09	0901	1-BED	52.0 m²	19.8 m²	YES	1	NO	0	Yes	1
LEVEL 09	0902	2-BED	81.8 m²	15.1 m²	YES	1	YES	1	No	0
LEVEL 09	0903	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 09	0904	2 BED	80.7 m²	25.9 m²	NO		YES	1	No	0
LEVEL 09	0905	2 BED	81.1 m²	25.9 m²	NO	1	YES	1	Yes	1
LEVEL 09	0906	2-BED	84.0 m²	24.3 m²	YES	1	YES	1	No	0
LEVEL 10										
LEVEL 10	1001	1-BED	52.0 m²	19.8 m²	YES	1	NO	0	Yes	1
LEVEL 10	1002	2-BED	81.8 m²	15.1 m²	YES	1	YES	1	No	0
LEVEL 10	1003	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 10	1004	2 BED	80.7 m²	25.9 m²	YES	1	YES	1	No	0
LEVEL 10	1005	2 BED	81.1 m²	25.9 m²	YES	1	YES	1	Yes	1
LEVEL 10	1006	2-BED	84.0 m²	24.3 m²	YES	1	YES	1	No	0
LEVEL 11										
LEVEL 11	1101	3-BED	110.2 m²	65.7 m²	YES	1	NO	0	Yes	1
LEVEL 11	1102	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 11	1103	2 BED	80.7 m²	25.8 m²	YES		YES	1	No	0
LEVEL 11	1104	2 BED	81.1 m²	24.3 m²	YES		YES	1	No	0
LEVEL 11	1105	2-BED	79.7 m²	15.6 m²	YES	1	NO	0	No	0
LEVEL 12										
LEVEL 12	1201	3-BED	110.2 m²	65.7 m²	YES	1	NO	0	Yes	1
LEVEL 12	1202	2-BED	86.3 m²	28.9 m²	YES	1	YES	1	Yes	1
LEVEL 12	1203	2 BED	80.7 m²	25.8 m²	YES	1	YES	1	No	0
LEVEL 12	1204	2 BED	81.1 m²	24.3 m²	YES	1	YES	1	No	0
LEVEL 12	1205	2-BED	79.7 m²	15.6 m²	YES	1	NO	0	No	0
LEVEL 13										
LEVEL 13	1301	3-BED	110.1 m²	66.2 m²	YES	1	NO	0	Yes	1
LEVEL 13	1302	3-BED	119.4 m²	64.4 m²	YES	1	YES	1	Yes	1
LEVEL 13	1303	3 BED	104.3 m²	46.7 m²	YES	0	YES	1	No	0
LEVEL 13	1304	2-BED	79.7 m²	29.4 m²	YES	1	NO	0	No	0
LEVEL 14										
LEVEL 14	1401	3-BED	110.3 m²	66.2 m²	YES	1	NO	0	Yes	1
LEVEL 14	1402	3-BED	119.3 m²	64.4 m²	YES	1	YES	1	Yes	1
LEVEL 14	1403	3 BED	104.3 m²	46.7 m²	YES	0	YES	1	No	0
LEVEL 14	1404	2-BED	79.7 m²	29.4 m²	YES	1	NO	0	No	0
LEVEL 15										
LEVEL 15	1501	3 BED	114.2 m²	165.9 m²	YES	1	YES	1	Yes	1
LEVEL 15	1502	2-BED	79.7 m²	29.3 m²	YES	1	NO	0	No	0
LEVEL 16										
LEVEL 16	1601	2-BED	86.2 m²	63.2 m²	YES	1	YES	1	No	0
LEVEL 16	1602	2-BED	80.5 m²	24.3 m²	YES	0	YES	1	No	0
LEVEL 16	1603	3-BED	103.1 m²	15.7 m²	YES	1	NO	0	No	0
LEVEL 17										
LEVEL 17	1701	2-BED	86.8 m²	63.2 m²	YES	1	YES	1	No	0
LEVEL 17	1702	2-BED	80.3 m²	24.3 m²	YES	1	YES	1	No	0

APARTMENT SCHEDULE

Level	Number	Name	NSA Area	Balcony Area	Cross Ventilated		Solar Access		Adaptable	
LEVEL 17	1703	3-BED	103.0 m²	15.7 m²	YES	1	NO	0	No	0
LEVEL 18										
LEVEL 18	1801	2-BED	86.4 m²	63.2 m²	YES	1	YES	1		
LEVEL 18	1802	2 BED	80.3 m²	24.3 m²	YES	1	YES	1		
LEVEL 18	1803	3-BED	103.0 m²	15.7 m²	YES	1	NO	0	No	0
LEVEL 19										
LEVEL 19	1901	4-BED	137.2 m²	82.7 m²	YES	1	YES	1	Yes	1
LEVEL 19	2318	4-BED	125.6 m²		YES		NO	0	Yes	1
LEVEL 20										
LEVEL 20	2001	4-BED	136.9 m²	82.7 m²	YES	1	YES	1	Yes	1
LEVEL 20	2319	4-BED	125.6 m²		YES		NO	0	Yes	1
LEVEL 21										
LEVEL 21	2101	4-BED	136.9 m²	82.7 m²	YES	1	YES	1	Yes	1
LEVEL 21	2320	4-BED	125.6 m²		YES		NO	0	Yes	1
LEVEL 22										
LEVEL 22	2201	4-BED	136.9 m²	82.7 m²	YES	1	YES	1	Yes	1
LEVEL 22	2303	4-BED	125.6 m²		YES		NO	0	Yes	1
LEVEL 23										
LEVEL 23	2301	4-BED	137.2 m²	82.7 m²	YES	1	YES	1	Yes	1
LEVEL 23	2321	4-BED	125.6 m²		YES		NO	0	Yes	1
LEVEL 24										
LEVEL 24	2401	4-BED	115.8 m²	80.9 m²	YES	1	YES	1	No	0
LEVEL 24	2402	4-BED	122.2 m²	52.8 m²	YES	1	YES	1	No	0
LEVEL 25										
LEVEL 25	2401	4-BED	75.1 m²	85.9 m²		0		0	No	0
LEVEL 25	2402	4-BED	69.0 m²	72.1 m²		0		0	No	0
LEVEL 26										
LEVEL 26	2401	4-BED	6.4 m²						No	0
LEVEL 26	2402	4-BED	6.5 m²						No	0
Grand total: 84			7965.81 m²	3251.8 m²				59		42

Development Data Schedule

Date: 1/11/2023

Level	Comm GFA (sqm)	Resi GFA (sqm)	Resi NSA (sqm)	Balcony (sqm)	Total Units	1B	2B	3B	4B	Adaptable	Affordable Parking Space	Total Parking Spaces	Adaptable Parking Space
Level 26/Roof	-	12.0	12.0										
Level 25	-	145.0	144.1	158.0						0			
Level 24	-	276.0	238.0	133.7	2				2	0			
Level 23	-	303.0	262.5	109.6	2				2	2			
Level 22	-	303.0	262.5	109.6	2				2	2			
Level 21	-	303.0	262.5	109.6	2				2	2			
Level 20	-	303.0	262.5	109.6	2	0	0	0	2	2			
Level 19	-	303.0	262.5	109.6	2	0	0	0	2	2			
Level 18	-	311.0	270.0	103.2	3	0	2	1		0			
Level 17	-	311.0	270.0	103.2	3	0	2	1		0			
Level 16	-	311.0	270.0	103.2	3	0	2	1		0			
Level 15	-	228.0	193.9	196.6	2	0	1	1		1			
Level 14	-	470.0	413.5	208.1	4	0	1	3		2			
Level 13	-	470.0	413.5	208.1	4	0	1	3		2			
Level 12	-	501.0	438.0	175.5	5	0	4	1		2			
Level 11	-	501.0	438.0	175.5	5	0	4	1		2			
Level 10	-	532.0	465.8	140.4	6	1	5	0		3			
Level 9	-	532.0	465.8	140.4	6	1	5	0		3			
Level 8	-	532.0	465.8	140.4	6	1	5	0		3			
Level 7	-	532.0	465.8	140.4	6	1	5	0		3			
Level 6	-	518.0	453.8	151.9	5	1	2	2		3	1		
Level 5	-	518.0	453.8	151.9	5	1	2	2		3	1		
Level 4	-	518.0	453.8	151.9	5	1	2	2		3	1		
Level 3	-	389.0	327.7	296.6	4	0	4	0		2			
Level 2	1,302.6	0.0	0.0	0.0	0	0	0	0		0			
Level 1	581.0	74.4	0.0		0	0	0	0					
Basement 01		N/A										14	2
Basement 02		N/A									3	20	7
Basement 03		N/A										26	9
Basement 04		N/A										30	7
GFA reductions from services													
Site Area	2,216.0												
FSR	5.0												
Maximum Permissible GFA	**11,080.0**												
Total	**1,883.6**	**9,196.4**	**7,965.8**	**3,427.0**	**84**	**7**	**47**	**18**	**12**	**42**	**3**	**90**	**25**
Percentage	17%	83%	87%			8%	56%	21%	14%	50%			
Total GFA		**11080**											

STORAGE SCHEDULE

ROOM		INTERNAL	EXTERNAL	TOTAL
0301	2 BED	15.77m³	2m³	17.77m³
0302	2 BED	14.98m³	2m³	16.98m³
0303	2 BED	11.84m³	2m³	13.84m³
0304	2 BED	11.32m³	2m³	13.32m³
0401	1 BED	6.02m³	2m³	8.02m³
0402	2 BED	8.11m³	2m³	9.11m³
0403	2 BED	13.18m³	2m³	15.18m³
0404	3 BED	22.65m³	2m³	24.65m³
0405	3 BED	26.16m³	2m³	28.16m³
0501	1 BED	6.02m³	2m³	8.02m³
0502	2 BED	8.11m³	2m³	10.11m³
0503	2 BED	13.18m³	2m³	15.18m³
0504	3 BED	22.65m³	2m³	24.65m³
0505	3 BED	26.16m³	2m³	28.12m³
0601	1 BED	6.02m³	2m³	8.02m³
0602	2 BED	8.11m³	2m³	10.11m³
0603	2 BED	13.18m³	2m³	15.18m³
0604	3 BED	22.65m³	2m³	24.65m³
0605	3 BED	26.16m³	2m³	28.16m³

ROOM		INTERNAL	EXTERNAL	TOTAL
0701	1 BED	6.02m³	2m³	8.02m³
0702	2 BED	8.11m³	2m³	10.11m³
0703	2 BED	13.18m³	2m³	15.18m³
0704	2 BED	14.98m³	2m³	16.98m³
0705	2 BED	11.84m³	2m³	13.84m³
0706	2 BED	11.32m³	2m³	13.32m³
0801	1 BED	6.02m³	2m³	8.02m³
0802	2 BED	8.11m³	2m³	10.11m³
0803	2 BED	13.18m³	2m³	15.18m³
0804	2 BED	14.98m³	2m³	16.98m³
0805	2 BED	11.84m³	2m³	13.84m³
0806	2 BED	11.32m³	2m³	13.32m³
0901	1 BED	6.02m³	2m³	8.02m³
0902	2 BED	8.11m³	2m³	10.11m³
0903	2 BED	13.18m³	2m³	15.18m³
0904	2 BED	14.98m³	2m³	16.98m³
0905	2 BED	11.84m³	2m³	13.84m³
0906	2 BED	11.32m³	2m³	13.32m³
1001	1 BED	6.02m³	2m³	8.02m³
1002	2 BED	8.11m³	2m³	10.11m³
1003	2 BED	13.18m³	2m³	15.18m³
1004	2 BED	14.98m³	2m³	16.98m³
1005	2 BED	11.84m³	2m³	13.84m³
1006	2 BED	11.32m³	2m³	13.32m³

ROOM		INTERNAL	EXTERNAL	TOTAL
1101	3 BED	13.98m³	2m³	15.98m³
1102	2 BED	13.18m³	2m³	15.18m³
1103	2 BED	14.98m³	2m³	16.98m³
1104	2 BED	11.84m³	2m³	13.84m³
1105	2 BED	11.32m³	2m³	13.32m³
1201	3 BED	13.98m³	2m³	15.98m³
1202	2 BED	13.18m³	2m³	15.18m³
1203	2 BED	14.98m³	2m³	16.98m³
1204	2 BED	11.84m³	2m³	13.84m³
1205	2 BED	11.32m³	2m³	13.32m³
1301	3 BED	13.98m³	2m³	15.98m³
1302	3 BED	13.57m³	2m³	15.57m³
1303	3 BED	12.22m³	2m³	14.22m³
1304	2 BED	11.32m³	2m³	13.32m³
1401	3 BED	13.98m³	2m³	15.98m³
1402	3 BED	13.57m³	2m³	15.57m³
1403	3 BED	12.22m³	2m³	14.22m³
1404	2 BED	11.32m³	2m³	13.32m³
1501	3 BED	12.33m³	2m³	14.33m³
1502	2 BED	11.32m³	2m³	13.32m³

ROOM		INTERNAL	EXTERNAL	TOTAL
1601	2 BED	11.86m³	2m³	13.86m³
1602	2 BED	11.84m³	2m³	13.84m³
1603	3 BED	12.68m³	2m³	14.68m³
1701	2 BED	11.86m³	2m³	13.86m³
1702	2 BED	11.84m³	2m³	13.84m³
1703	3 BED	12.68m³	2m³	14.68m³
1801	2 BED	11.86m³	2m³	13.86m³
1802	3 BED	11.84m³	2m³	13.84m³
1803	3 BED	12.68m³	2m³	14.68m³
1901	4 BED	15.70m³	2m³	17.70m³
1902	4 BED	13.90m³	2m³	15.90m³
2001	4 BED	15.70m³	2m³	17.70m³
2002	4 BED	13.90m³	2m³	15.90m³
2101	4 BED	15.70m³	2m³	17.70m³
2102	4 BED	13.90m³	2m³	15.90m³
2201	4 BED	15.70m³	2m³	17.70m³
2202	4 BED	13.90m³	2m³	15.90m³
2301	4 BED	15.70m³	2m³	17.70m³
2302	4 BED	13.90m³	2m³	15.90m³
2401	4 BED	20.32m³	25.92m³	15.98m³
2402	4 BED	20.32m³	25.92m³	15.98m³

NOTE

2M³ EXTERNAL STORAGE PER UNIT LOCATED IN BASEMENTS IS A MINIMUM PROVISION AND SUBJECTED TO FINAL ALLOCATION

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
DEVELOPMENT SUMMARY

SCALE
@ A1

SHEET NUMBER
DA0011

REVISION
2

PUBLISH DATE: 8/11/2023 10:30:28 AM

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SUMMER SOLSTICE
EQUINOX
WINTER SOLSTICE

PREVAILING NORTH WEST WIND

ACCESS TO PACIFIC HWY

WILSON STREET

CYCLE PATH

CYCLE PATH

PREVAILING NORTH EAST WIND

ANDERSON STREET

TRAFFIC NOISE

TULIP STREET

56 ANDERSON STREET

CHATWOOD WEST

SYDNEY CBD

54 ANDERSON STREET

2.0m FALL ACROSS SITE

TRAFFIC NOISE

NORTH SHORE RAILWAY

O'BRIEN STREET

BEAUCHAMP PARK 2 MIN WALK

CHATSWOOD PRESBYTERIAN CHURCH 2 MIN WALK

CHATSWOOD TRANSIT STATION 10 MIN WALK

CHATSWOOD SHOPPING DISTRICT

POTENTIAL 90M BUILDING

44 - 52 ANDERSON STREET

PREVAILING SOUTH WEST WIND

ANALYSIS

- SUN PATH
- PREVAILING WINDS
- VIEWS FROM SITE
- PREVAILING WINDS
- OVERLOOKING NEIGHBOURING WINDOW

CONTEXT

- EXISTING TREES
- EXISTING BUILDING FORM
- BUS STOP
- TRAIN RAIL WAY
- HERITAGE BUILDING
- EXISTING VEHICLE ACCESS
- EXISTING PEDESTRIAN ACCESS
- PLACE OF INTEREST
- HERITAGE LISTED ITEM
- HERITAGE CONSERVATION AREA

GADIGAL COUNTRY
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1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
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SHEET TITLE
SITE ANALYSIS

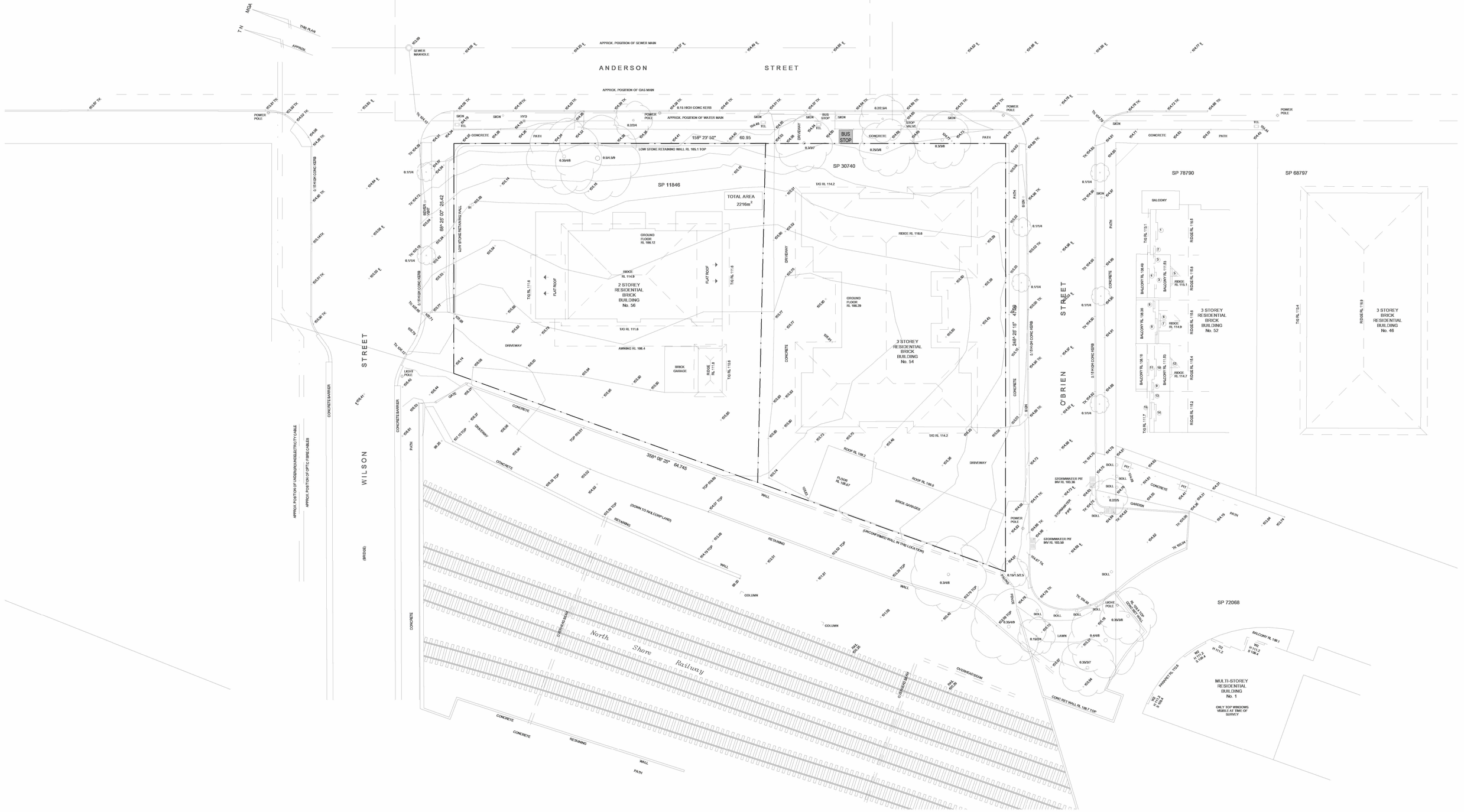
SCALE
1 : 200 @ A1

SHEET NUMBER
DA1000

REVISION
1

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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
EXISTING SITE SURVEY PLAN

SCALE
1 : 200 @ A1

SHEET NUMBER
DA1001

REVISION
1

PUBLISH DATE: 8/11/2023 10:16:24 AM

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TULIP STREET

ANDERSON STREET

58
ANDERSON
STREET

WILSON STREET

56 ANDERSON STREET

54 ANDERSON STREET

O'BRIEN STREET

44 - 52
ANDERSON
STREET

GADIGAL COUNTRY
79 MYRTLE STREET
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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
EXISTING SITE PLAN

SCALE
1 : 200
@ A1

SHEET NUMBER DA1002

REVISION 1

PUBLISH DATE: 8/11/2023 10:10:58 AM

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TULIP STREET

ANDERSON STREET

58
ANDERSON
STREET

WILSON STREET

56 ANDERSON STREET

54 ANDERSON STREET

O'BRIEN STREET

44 - 52
ANDERSON
STREET

LEGEND

EXISTING TO BE RETAINED

EXISTING DEMOLISHED

GADIGAL COUNTRY
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
DEMOLITION PLAN

SCALE
As indicated @ A1

SHEET NUMBER
DA1003

REVISION
1

PUBLISH DATE: 8/11/2023 11:47:43 AM

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ANDERSON STREET

TULIP STREET

WILSON STREET

O'BRIEN STREET

58 ANDERSON STREET

44 - 52 ANDERSON STREET

56 ANDERSON STREET

54 ANDERSON STREET

CONCEPT CYCLE PATH SUBJECT TO FUTURE SEPARATE DESIGN AND CONSTRUCTION BY COUNCIL

BOUNDARY LINE

34452

26498

WALL OF BASEMENT BELOW

SITE SETBACK

6000

3000

16400

LEVEL 25

LEVEL 3

LEVEL 15
SFL 155.217

LEVEL 26
SFL 190.417

ROOF RL 193.417

PROPOSED DEVELOPMENT

2538

47289

2418

45588

64746

RAILWAY CORRIDOR CADASTRAL BOUNDARY

LESS THAN 10% ENCROACHMENT INTO TREE TPZ SHOWN HATCHED

2 GRAPHICS UPDATE

GADIGAL COUNTRY
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
PROPOSED SITE PLAN

SCALE
1 : 200 @ A1

SHEET NUMBER
DA1004

REVISION
2

PUBLISH DATE: 8/11/2023 11:22:33 AM

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ANDERSON STREET

58 ANDERSON STREET

WILSON STREET

O'BRIEN STREET

44 - 52 ANDERSON STREET

56 ANDERSON STREET

54 ANDERSON STREET

ADDITIONAL DEEP SOIL PLANTING ZONE 13 m² (4%)

ADDITIONAL DEEP SOIL PLANTING ZONE 8 m² (4%)

ADDITIONAL DEEP SOIL PLANTING ZONE 5 m² (2%)

ADDITIONAL DEEP SOIL PLANTING ZONE 18 m² (8%)

PERMEABLE PAVING AREA 14m²

WALL OF BASEMENT BELOW

DEEP SOIL PLANTING ZONE 172 m² (8%)

ADDITIONAL DEEP SOIL PLANTING ZONE 17m² (0.8%)

ADDITIONAL DEEP SOIL PLANTING ZONE 56 m² (17%)

PERMEABLE PAVING AREA 8m²

UP

PERMEABLE PAVING AREA	139m²
BASEMENT WALL BELOW	
SITE AREA:	2215.7m²
% OF DEEP SOIL:	8%
DEEP SOIL AREA:	177m²
ADDITIONAL DEEP SOIL PLANTING ZONE	85m²

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22023

LOCATION
54-56 Anderson St Chatswood NSW

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
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SHEET TITLE
DEEP SOIL PLANS

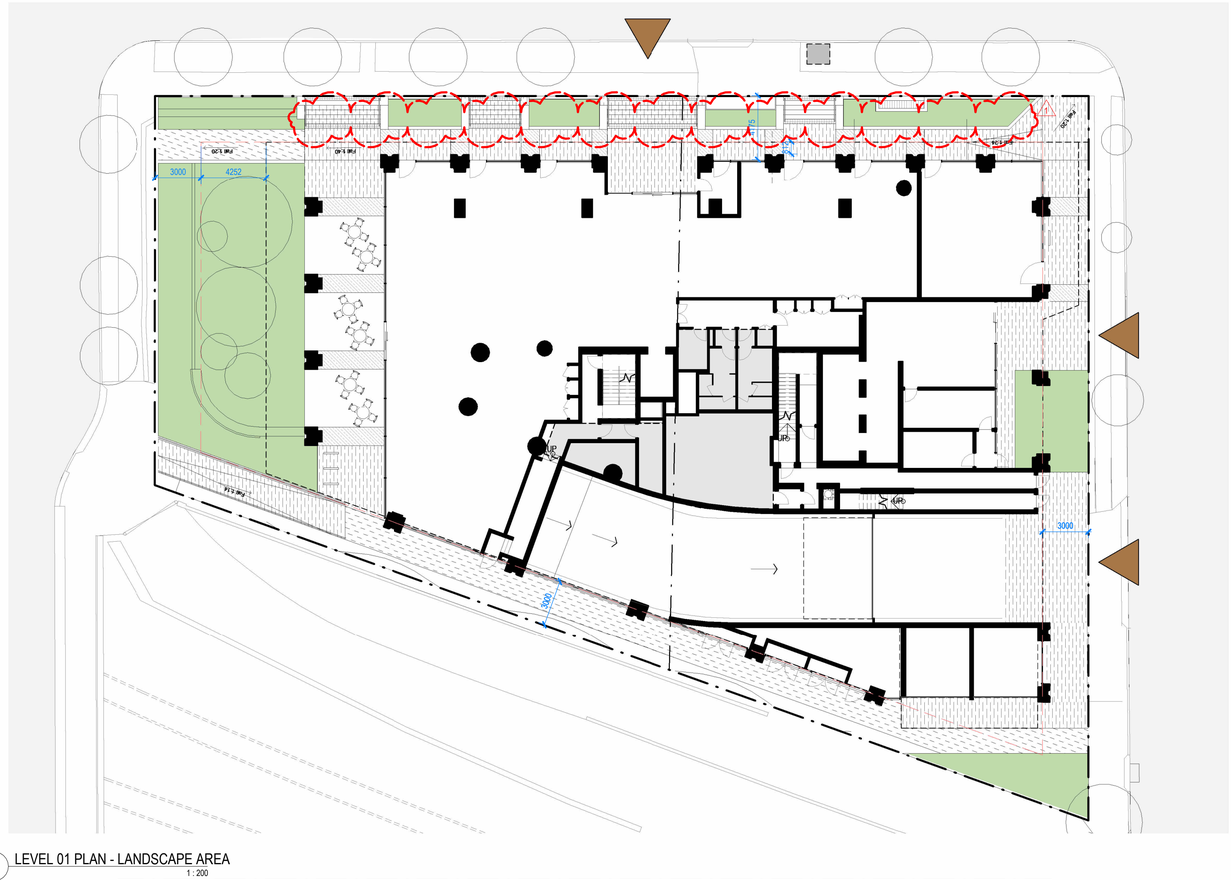
SCALE
As indicated @ A1

SHEET NUMBER
DA1005

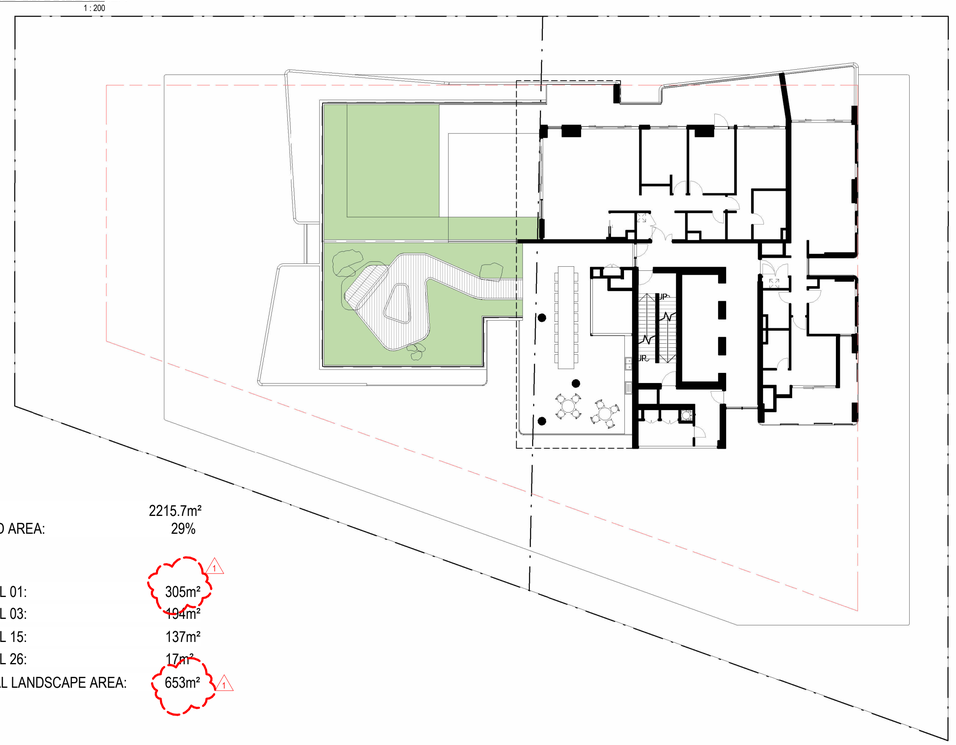
REVISION
2

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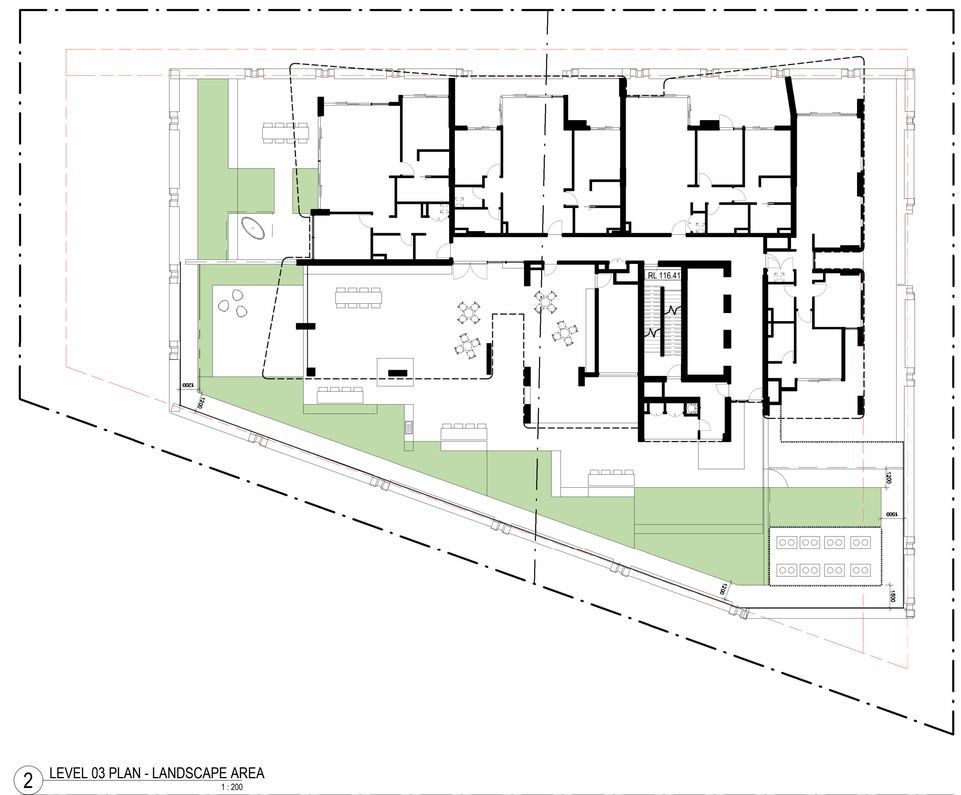
1 LEVEL 01 PLAN - LANDSCAPE AREA
1 : 200



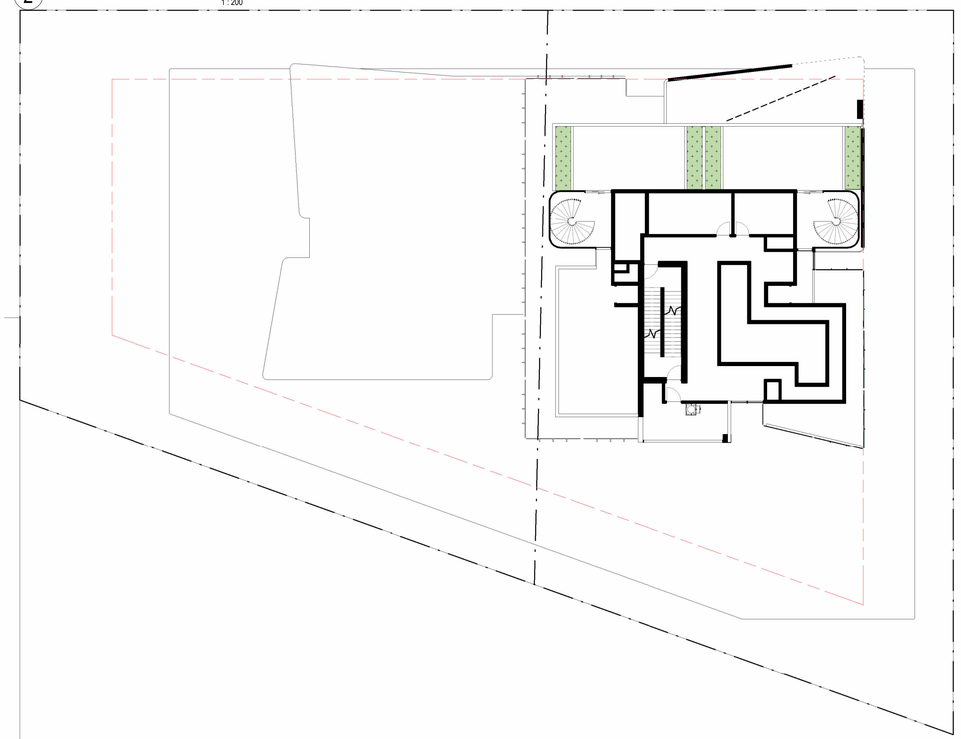
SITE AREA: 2215.7m²
% LANDSCAPED AREA: 29%

LEVEL 01:	305m²
LEVEL 03:	194m²
LEVEL 15:	137m²
LEVEL 26:	17m²
TOTAL LANDSCAPE AREA:	653m²

3 LEVEL 15 PLAN - LANDSCAPE AREA
1 : 200



2 LEVEL 03 PLAN - LANDSCAPE AREA
1 : 200



4 ROOF PLAN - LANDSCAPE AREA
1 : 200

GADIGAL COUNTRY
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CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

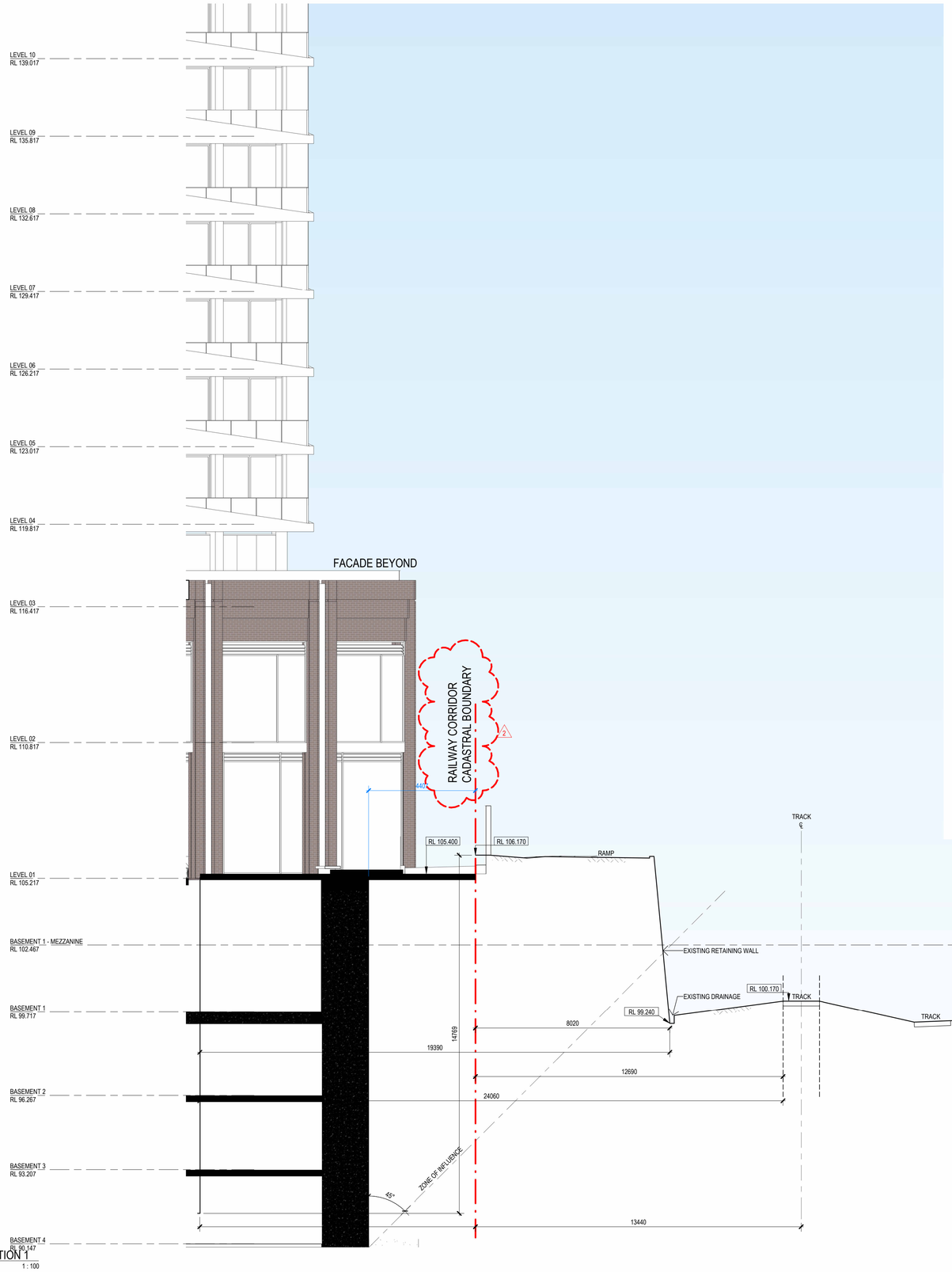
SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SOFT LANDSCAPED AREA

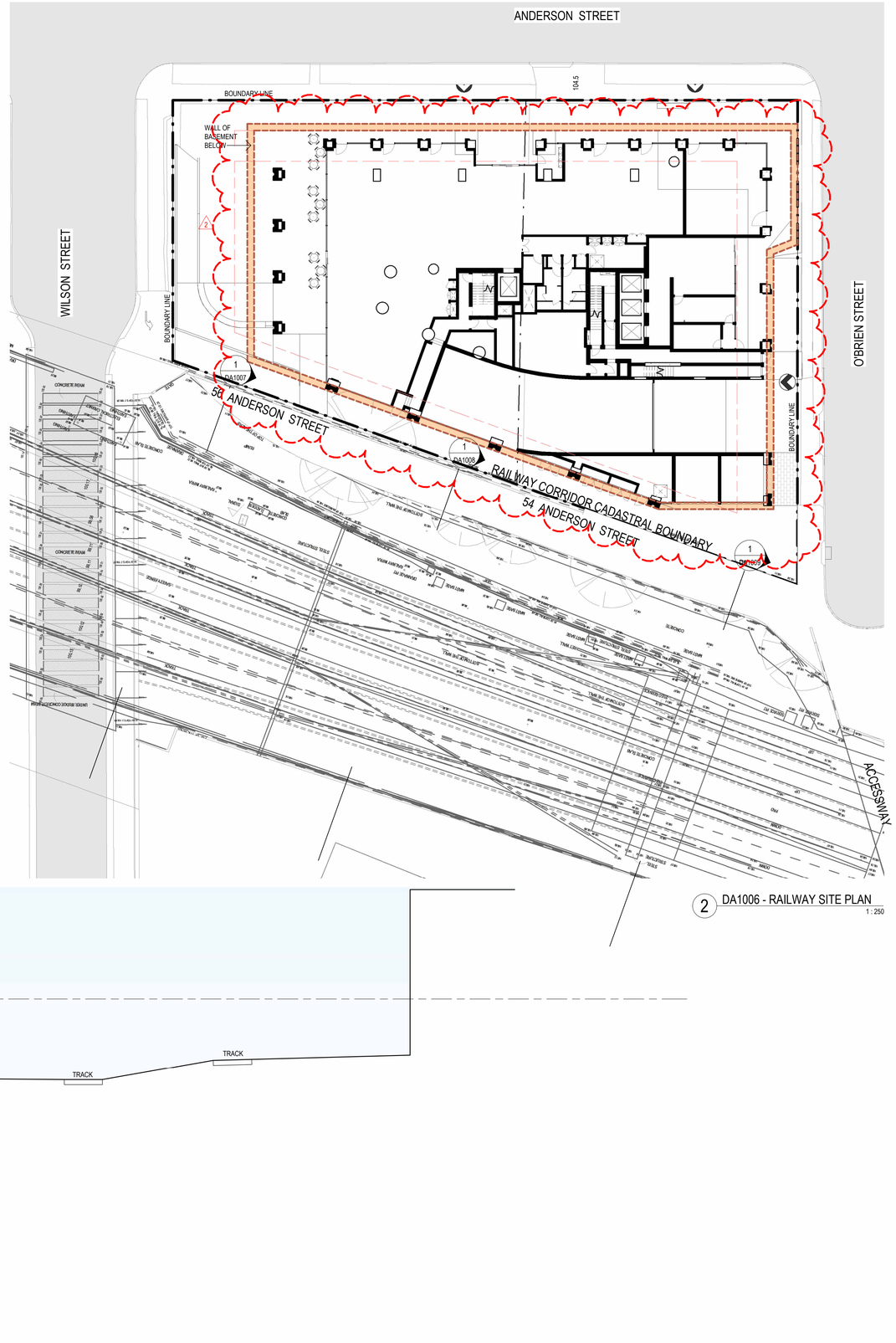
SCALE
As indicated @ A1

SHEET NUMBER DA1006

REVISION 1



1 DA1007 - RAILWAY SECTION 1
1 : 100



2 DA1006 - RAILWAY SITE PLAN
1 : 250

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NOMINATED ARCHITECTS:
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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	03.11.23	DA ISSUE	TP/	FX
			DC	

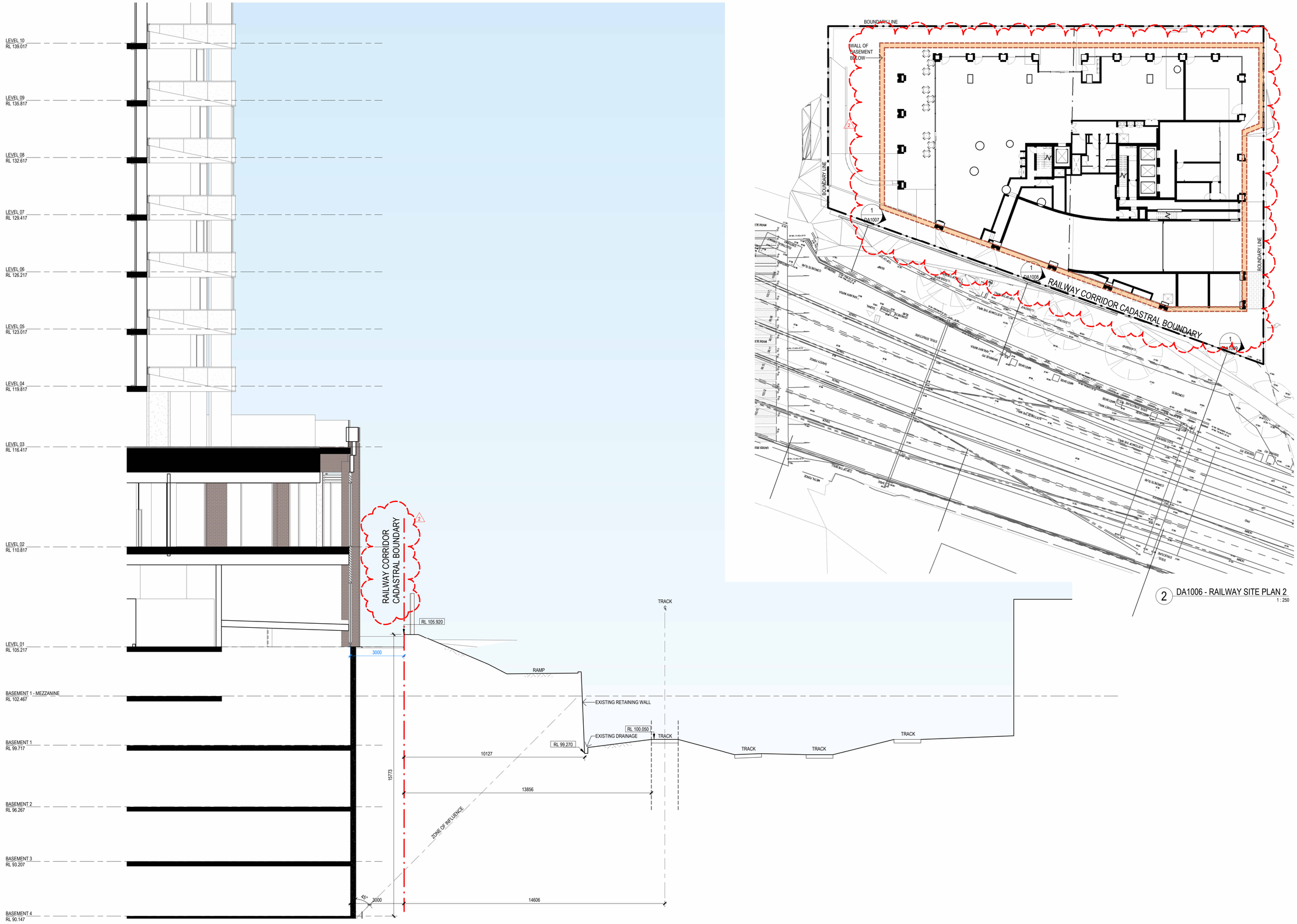
SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
RAILWAY SECTION 1

SCALE
As indicated @ A1

SHEET NUMBER
DA1007

REVISION
2



1 DA1007 - RAILWAY SECTION 2
1 : 100

2 DA1006 - RAILWAY SITE PLAN 2
1 : 250

PUBLISH DATE: 8/11/2023 11:25:19 AM

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CLIENT
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PROJECT
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	03.11.23	DA ISSUE	TP/ DC	FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
RAILWAY SECTION 2

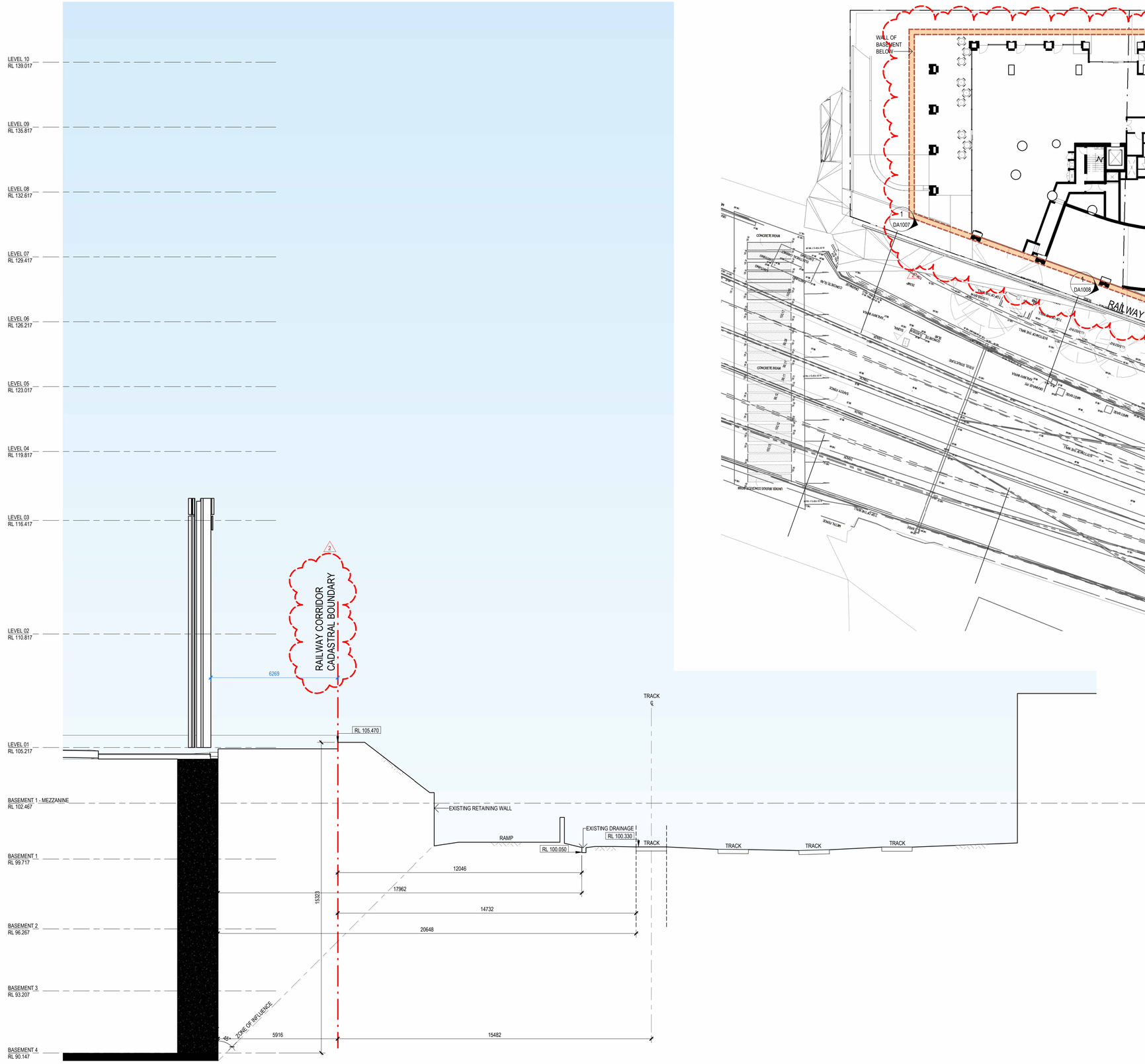
SCALE
As indicated @ A1

SHEET NUMBER
DA1008

REVISION
2

PUBLISH DATE: 8/11/2023 11:04:29 AM

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1 DA1007 - RAILWAY SECTION 3
1 : 100



2 DA1006 - RAILWAY SITE PLAN 3
1 : 250

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	03.11.23	DA ISSUE	TP/	FX
			DC	

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
RAILWAY SECTION 3

SCALE
As indicated @ A1

SHEET NUMBER
DA1009

REVISION
2

PUBLISH DATE: 8/11/2023 10:13:03 AM

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ANDERSON STREET

COMMERCIAL ENTRY

CONCEPT CYCLE PATH SUBJECT TO FUTURE SEPARATE DESIGN AND CONSTRUCTION BY COUNCIL

1 DA3202

2 DA3202

EXISTING BUS STOP

Existing footpath retained.

ANDERSON ST

CONCRETE PATH

+ RL 104.31

56 ANDERSON STREET

54 ANDERSON STREET

CONCRETE PATH

+ RL 104.76

+ RL 105.00

HYDRANT BOOSTER

Fall 1:20

Fall 1:40

Fall 1:21

3m SET BACK

1641

2007

4175

812

3000

4252

FIRE CONTROL ROOM

FP/EWS/FPCP

ON-STREET PARKING SPACES ALONG BOTH SIDES OF O'BRIEN ST TO BE REMOVED IN ACCORDANCE WITH PREVIOUS DISCUSSIONS WITH COUNCIL

OUTLINE OF BASEMENT BELOW

LANDSCAPE REFER TO LANDSCAPE DWG

COMMERCIAL
470 m²
SFL 105.217

RESTAURANT
67.7 m²
SFL 105.217

1 DA3204

WILSON STREET

3m SET BACK

OUTLINE OF BASEMENT BELOW

COVERED TERRACE

HYD

COMMS

ELEC

STAIR PRES FAN ROOM

SP

SVA

RESI. LOBBY
SFL 105.217

+ RL 105.95

COMMERCIAL LIFT

CP/EXT

MAIL ROOM
SFL 105.217

MP-0

AIR LOCK

FIRE TANK ROOM ABOVE TOTAL 262KL

FIRE TANK ROOM

STAIR PRES FAN ROOM

FIRE PUMP ROOM

UP

SIGNAGE/ GRAPHIC

PLANT ROOM

COMMERCIAL BIKES X6

Fall 1:14

ESCAPE FROM TOWER / BASEMENT

PRES REDUCING VALVE

AIR LOCK

ESCAPE FROM TOWER

LINE OF SIGHT CLEARANCE

"GIVE WAY" SIGNAGE AT BOUNDARY, REFER TO TRAFFIC REPORT

2 DA3201

1: 8

1: 6.7

1: 6.7

RL 104.06

7000

RL 104.85

4014

RL 105.15

3000

RL 104.750

RL 105.100

1:8.9

1:20

CARPARK / LOADING DOCK ENTRY RAMP

VEHICLE ENTRY

3m SET BACK

PEDESTRIAN ZONE

3000

2500

GAS METER

GAS REGULATOR

WATER METER

CARPARK SUPPLY FAN

SUBSTATION 1

SUBSTATION 2

4600

4200

4200

"VEHICLE EXITING" SIGNAGE AT GRADE, REFER TO TRAFFIC REPORT

SFL 104.900

2M CLEARANCE ZONE

RESIDENTIAL ENTRY

CONCRETE PATH

O'BRIEN STREET

CONCRETE BARRIER

CONCRETE PATH

NORTH SHORE RAILWAY

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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NOMINATED ARCHITECTS:
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ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
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REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 01

SCALE
1: 100 @ A1

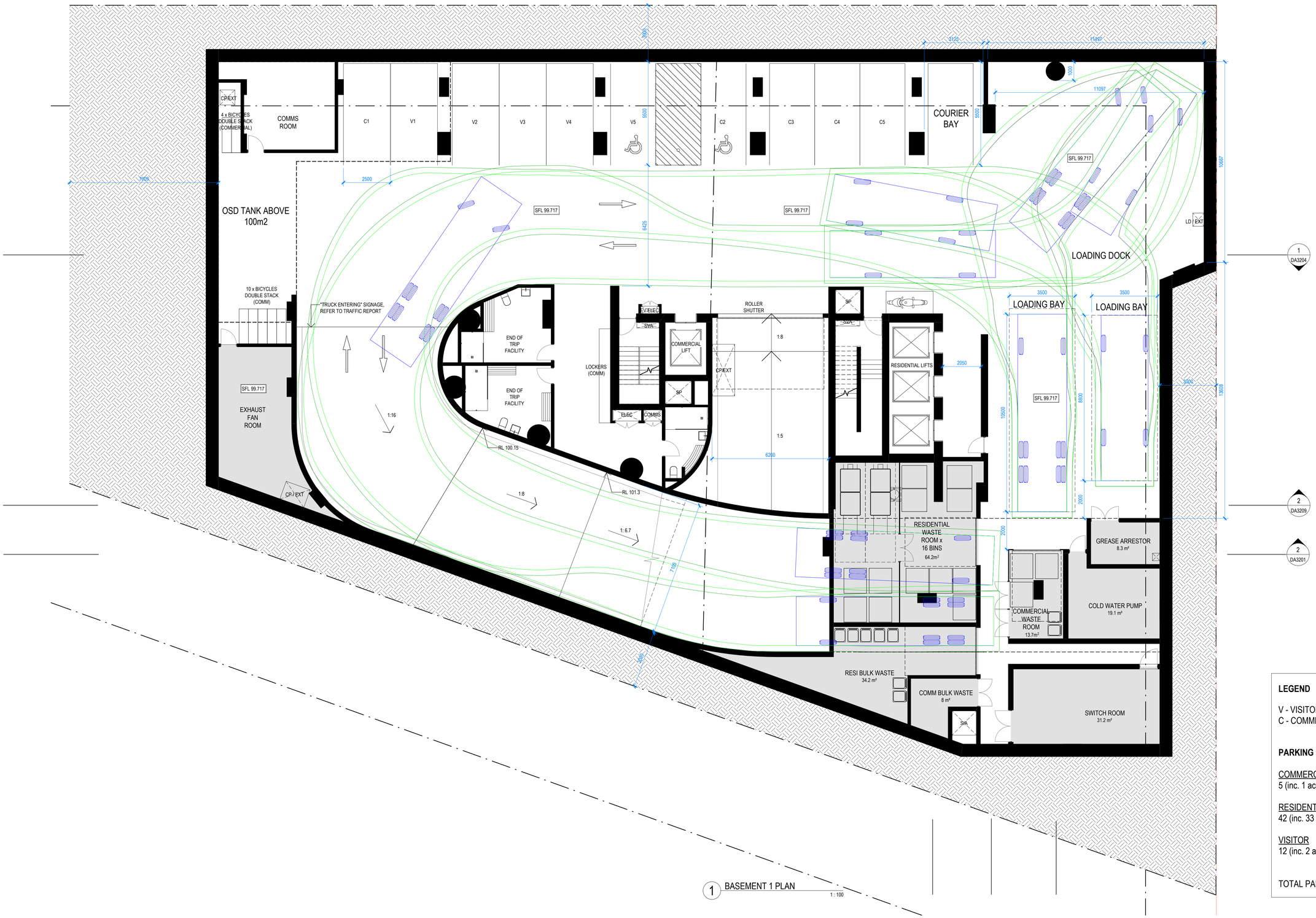
SHEET NUMBER
DA2001

REVISION
1

PUBLISH DATE: 29/NOV/2023 10:11:07 AM

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1 DA3202 · 2 DA3202 · 1 DA3209



1 BASEMENT 1 PLAN
1 : 100

LEGEND

V - VISITOR PARKING
C - COMMERCIAL PARKING

PARKING SCHEDULE

COMMERCIAL
5 (inc. 1 accessible)

RESIDENTIAL
42 (inc. 33 accessible)

VISITOR
12 (inc. 2 accessible)

TOTAL PARKING 59

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
3	23.10.23	DA ISSUE		FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL B1

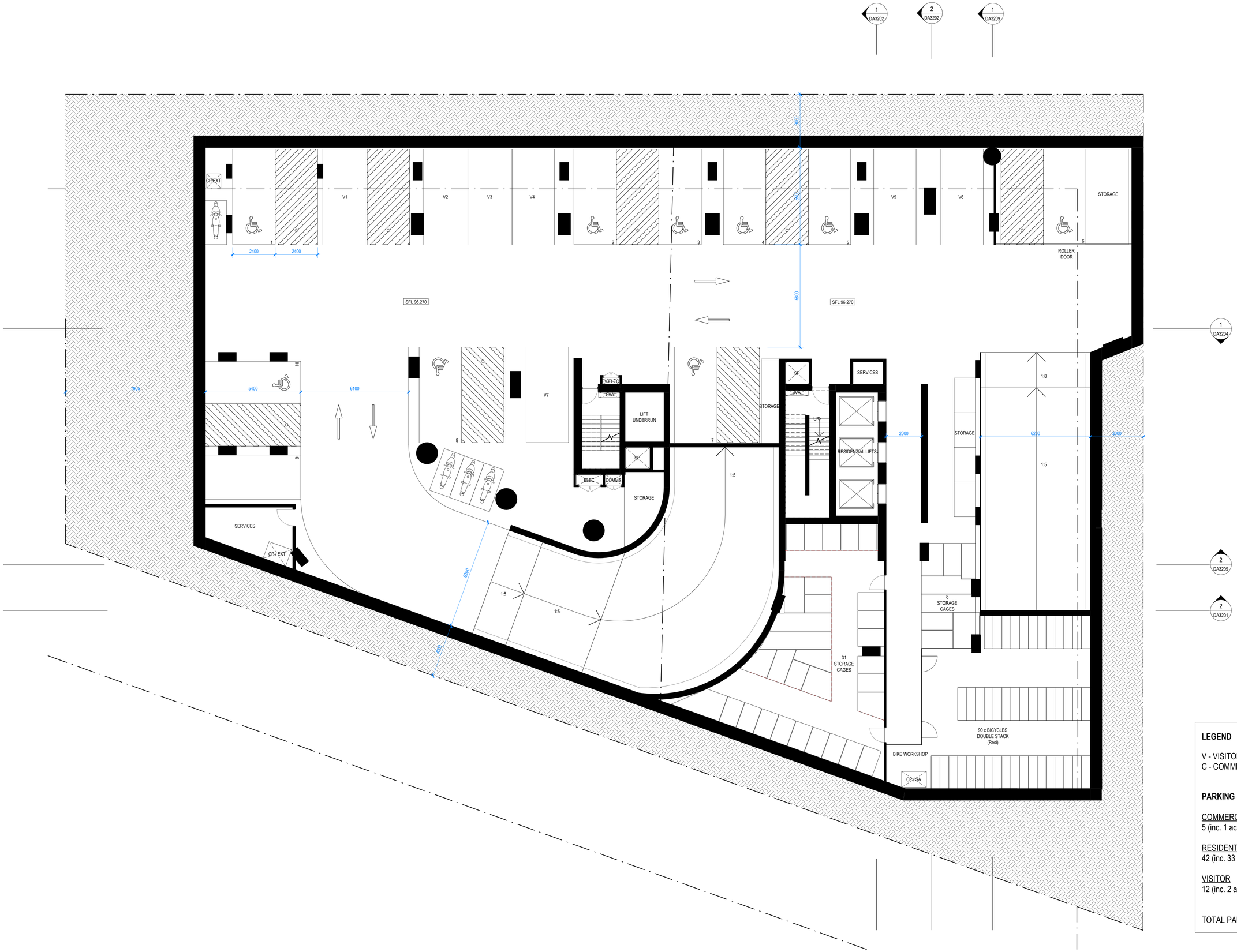
SCALE
1 : 100 @ A1

SHEET NUMBER DA2002

REVISION 3

PUBLISH DATE: 29/10/2024 10:17:08 AM

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LEGEND

V - VISITOR PARKING
C - COMMERCIAL PARKING

PARKING SCHEDULE

COMMERCIAL
5 (inc. 1 accessible)

RESIDENTIAL
42 (inc. 33 accessible)

VISITOR
12 (inc. 2 accessible)

TOTAL PARKING 59

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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22023

REV	DATE	DESCRIPTION	DN	AP
2	23.10.23	DA ISSUE		FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL B2

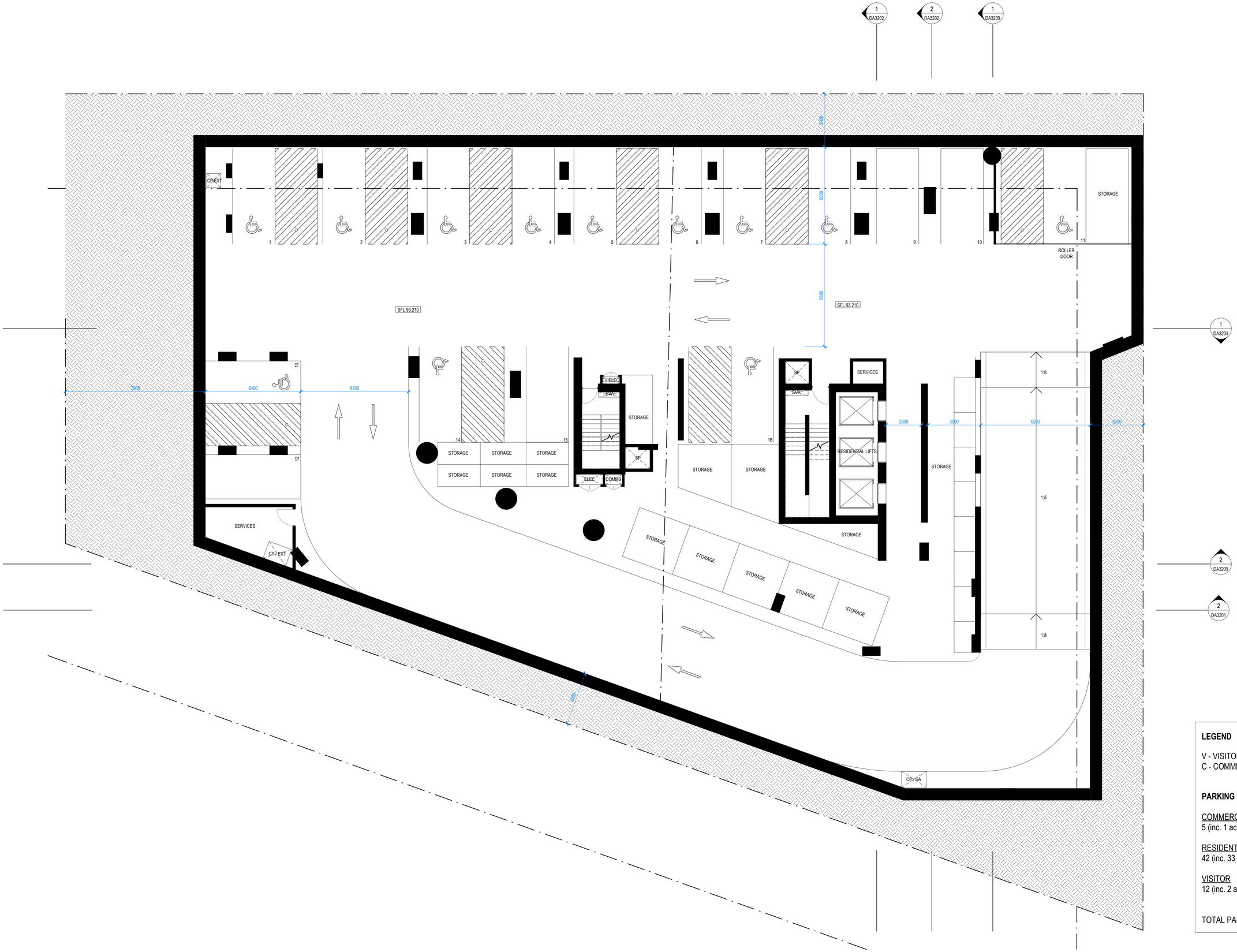
SCALE
1 : 100 @ A1

SHEET NUMBER DA2003

REVISION 2

PUBLISH DATE: 29/10/2024 10:17:04 AM

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LEGEND

V - VISITOR PARKING
C - COMMERCIAL PARKING

PARKING SCHEDULE

COMMERCIAL
5 (inc. 1 accessible)

RESIDENTIAL
42 (inc. 33 accessible)

VISITOR
12 (inc. 2 accessible)

TOTAL PARKING 59

GADIGAL COUNTRY
79 MYRTLE STREET
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PROJECT
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LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	23.10.23	DA ISSUE		FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL B3

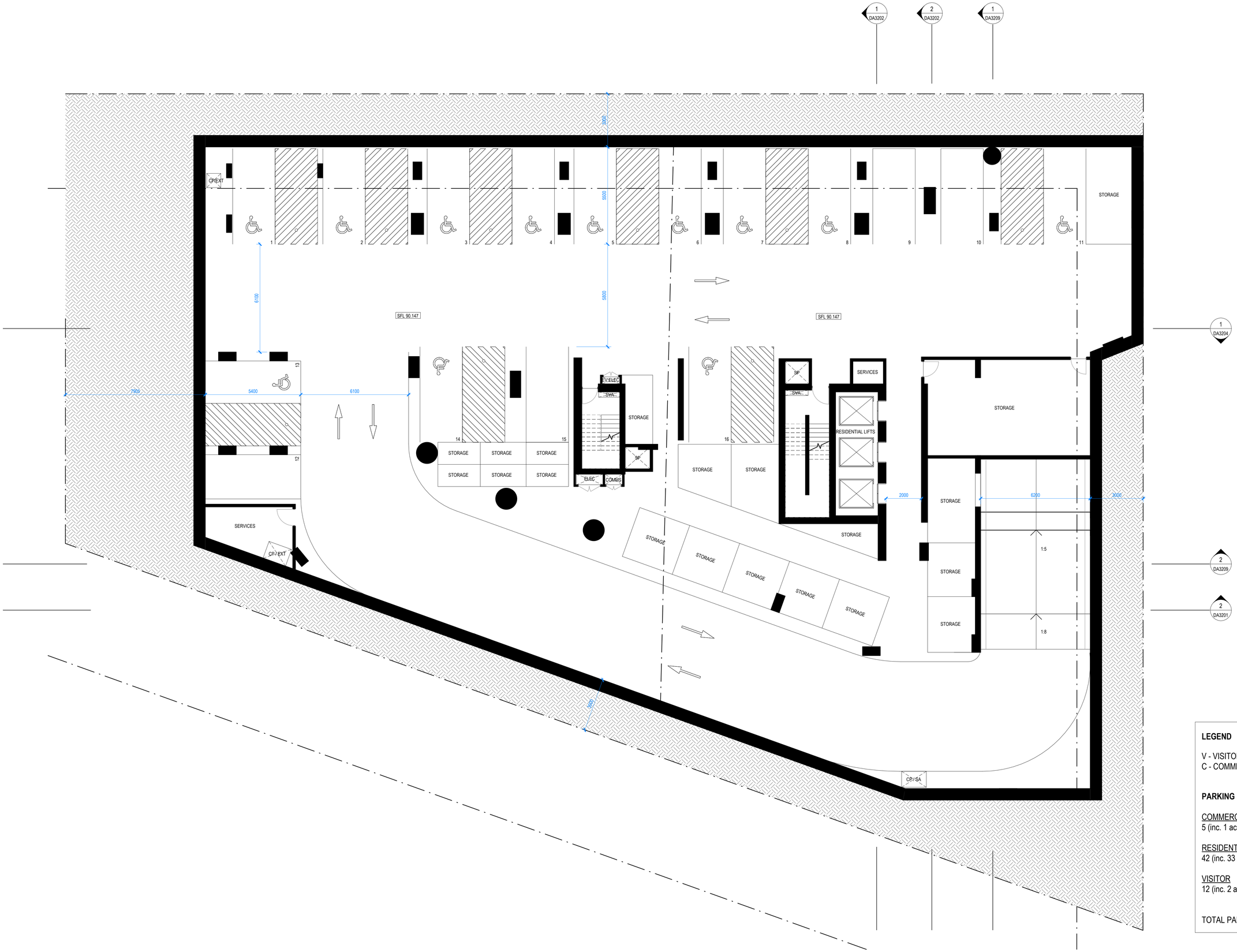
SCALE
1 : 100 @ A1

SHEET NUMBER
DA2004

REVISION
2

PUBLISH DATE: 29/10/2024 10:17:04 AM

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LEGEND

V - VISITOR PARKING
C - COMMERCIAL PARKING

PARKING SCHEDULE

COMMERCIAL
5 (inc. 1 accessible)

RESIDENTIAL
42 (inc. 33 accessible)

VISITOR
12 (inc. 2 accessible)

TOTAL PARKING 59

GADIGAL COUNTRY
79 MYRTLE STREET
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ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	23.10.23	DA ISSUE		FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL B4

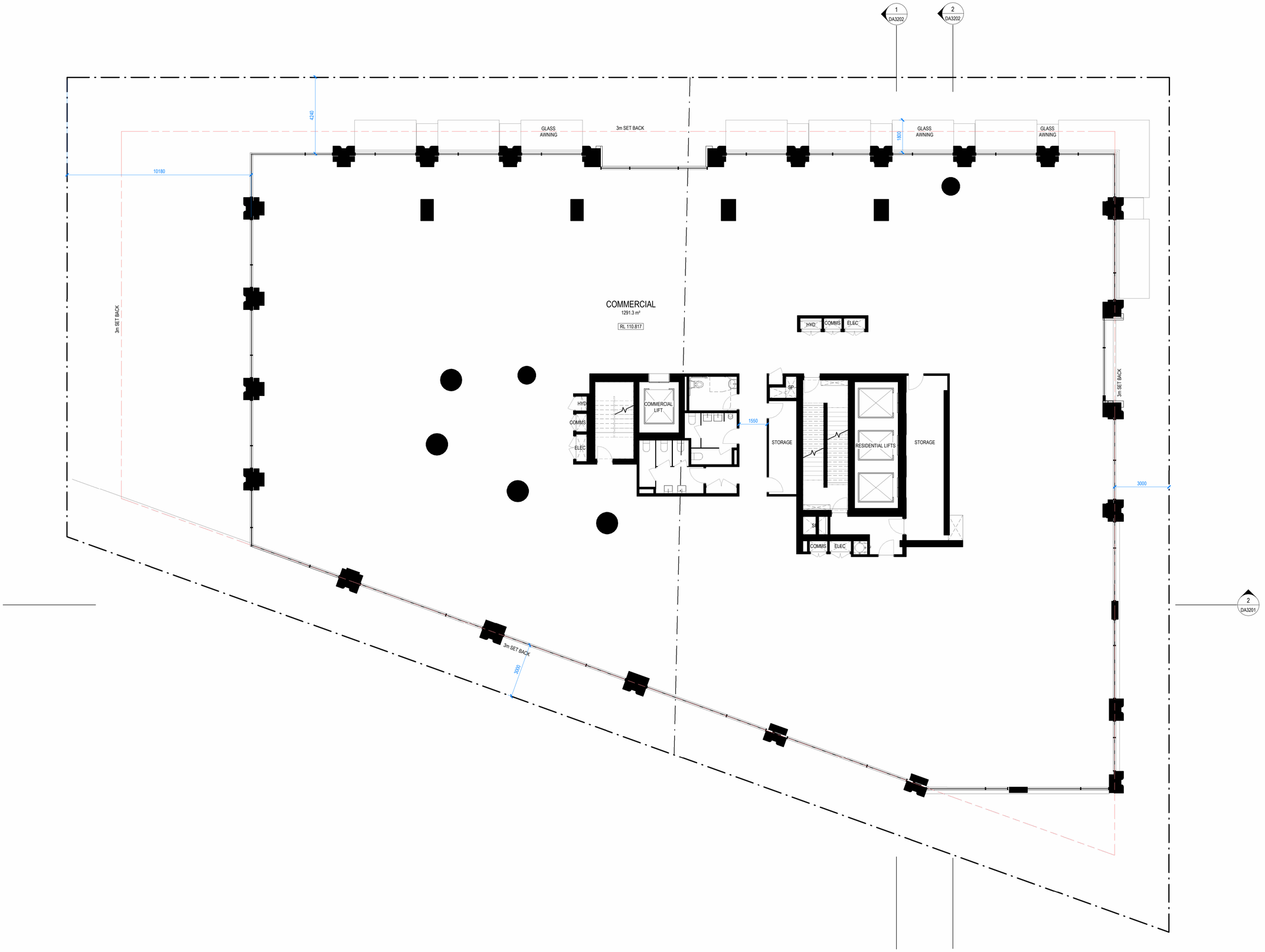
SCALE
1 : 100 @ A1

SHEET NUMBER DA2005

REVISION 2

PUBLISH DATE: 8/11/2023 10:13:47 AM

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ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 02

SCALE
1 : 100 @ A1

SHEET NUMBER
DA2006

REVISION
1

PUBLISH DATE: 8/11/2023 10:13:54 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX
			DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL
ARRANGEMENT PLAN
LEVEL 03

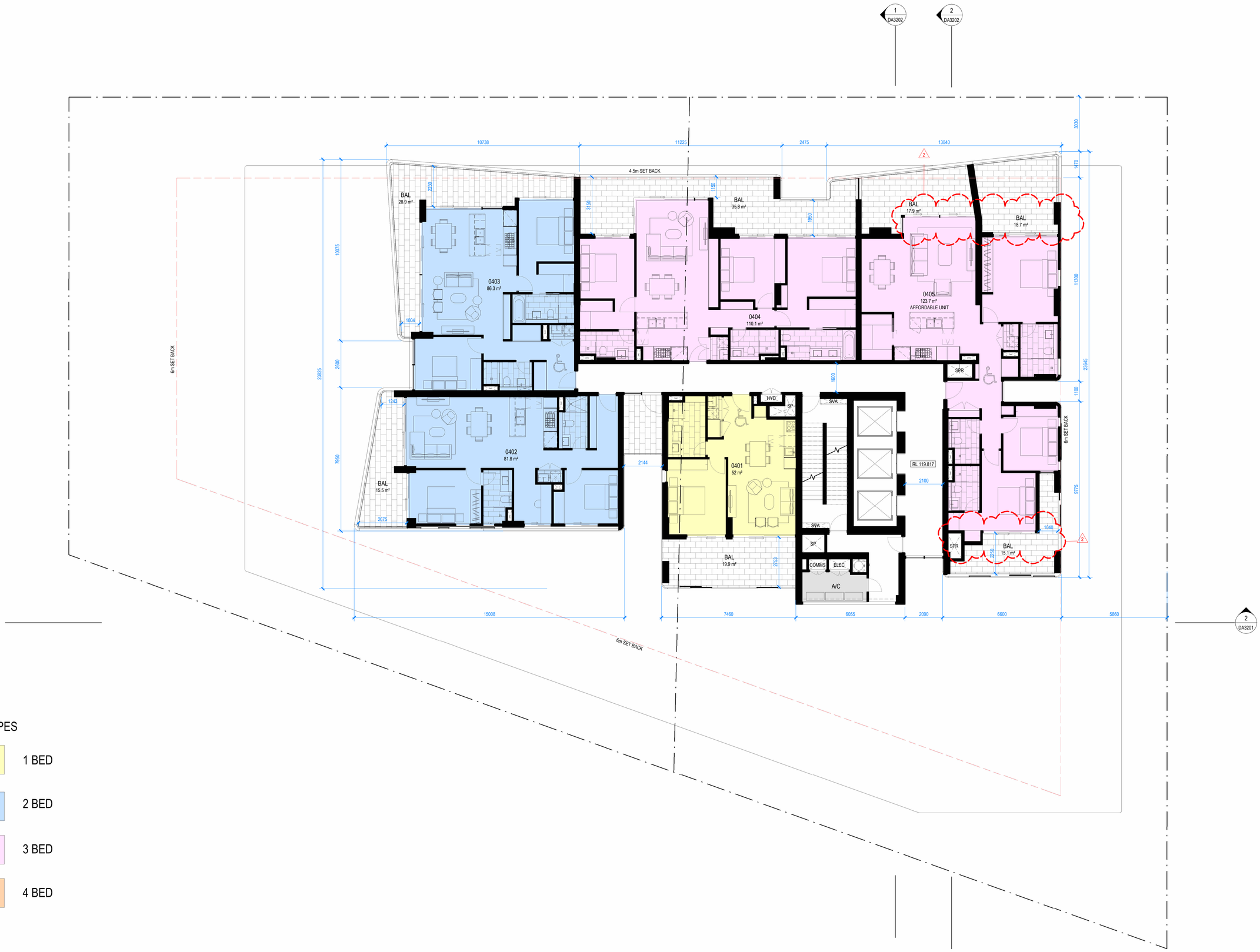
SCALE
As indicated
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SHEET NUMBER
DA2007

REVISION
2

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
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SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 04-06

SCALE
As indicated @ A1

SHEET NUMBER
DA2008

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2

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

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+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 07-10

SCALE
As indicated @ A1

SHEET NUMBER
DA2011

REVISION
2

PUBLISH DATE: 8/11/2023 10:14:23 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
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LOCATION
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 11-12

SCALE
As indicated @ A1

SHEET NUMBER
DA2015

REVISION
2

PUBLISH DATE: 8/11/2023 10:34:39 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
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PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 13 - 14

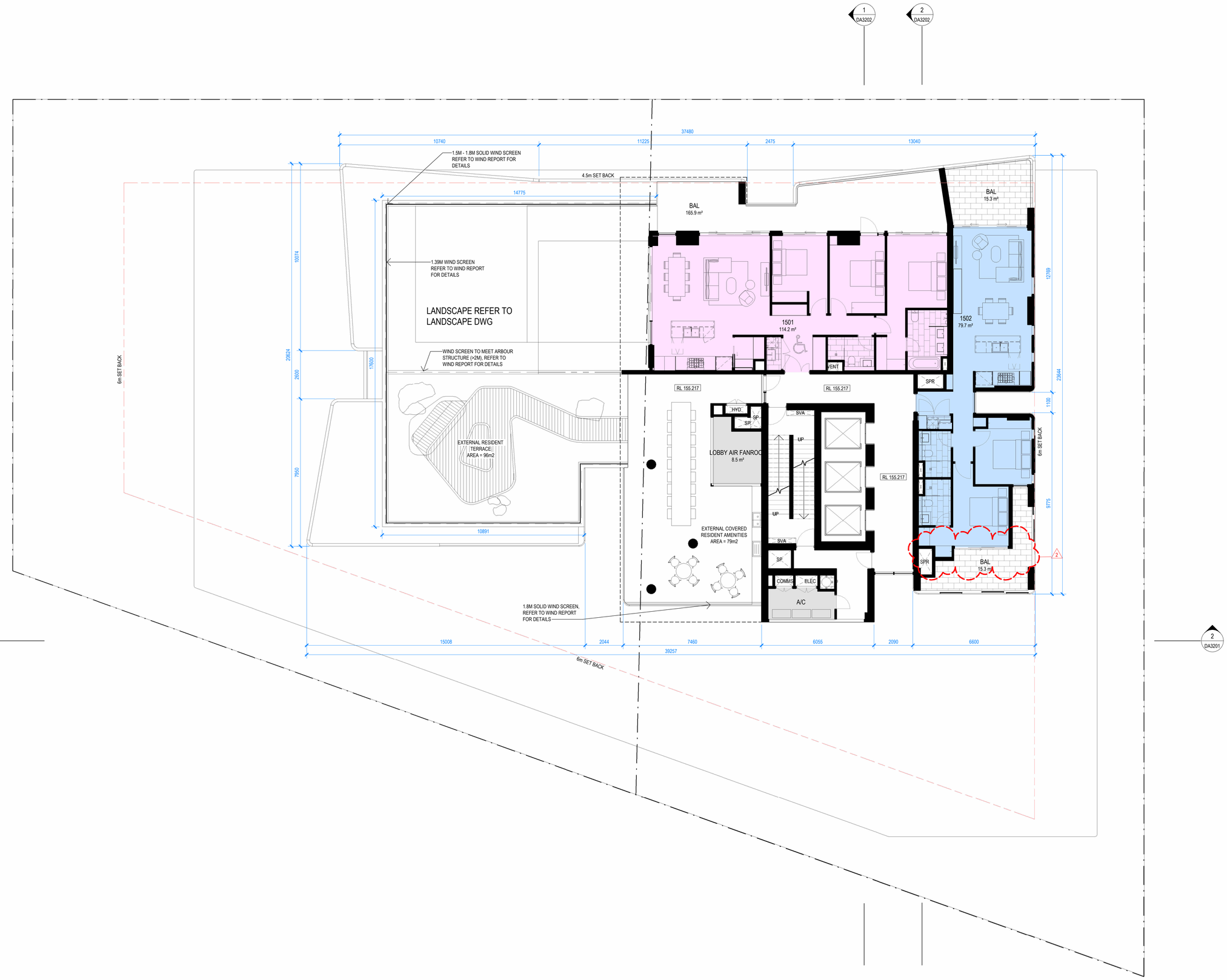
SCALE
As indicated @ A1

SHEET NUMBER
DA2017

REVISION
2

PUBLISH DATE: 8/11/2023 10:14:49 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

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CHIPPENDALE NSW, 2008 AUSTRALIA
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ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX
			DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL
ARRANGEMENT PLAN
LEVEL 15

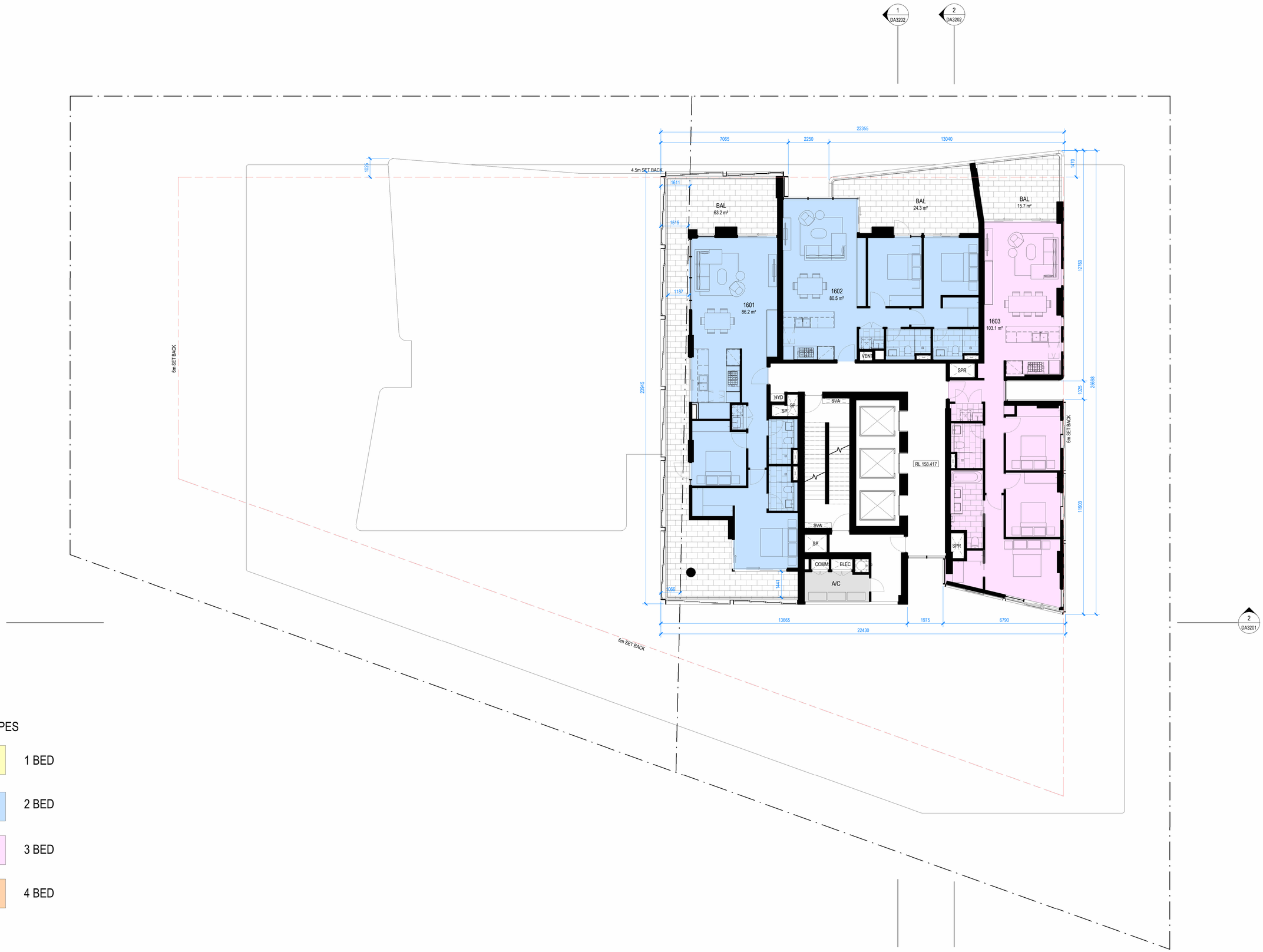
SCALE
As indicated
@ A1

SHEET NUMBER
DA2019

REVISION
2

PUBLISH DATE: 8/11/2023 10:14:48 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

1 DA2020 - LEVEL 16 PLAN
1 : 100

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

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CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 16-18

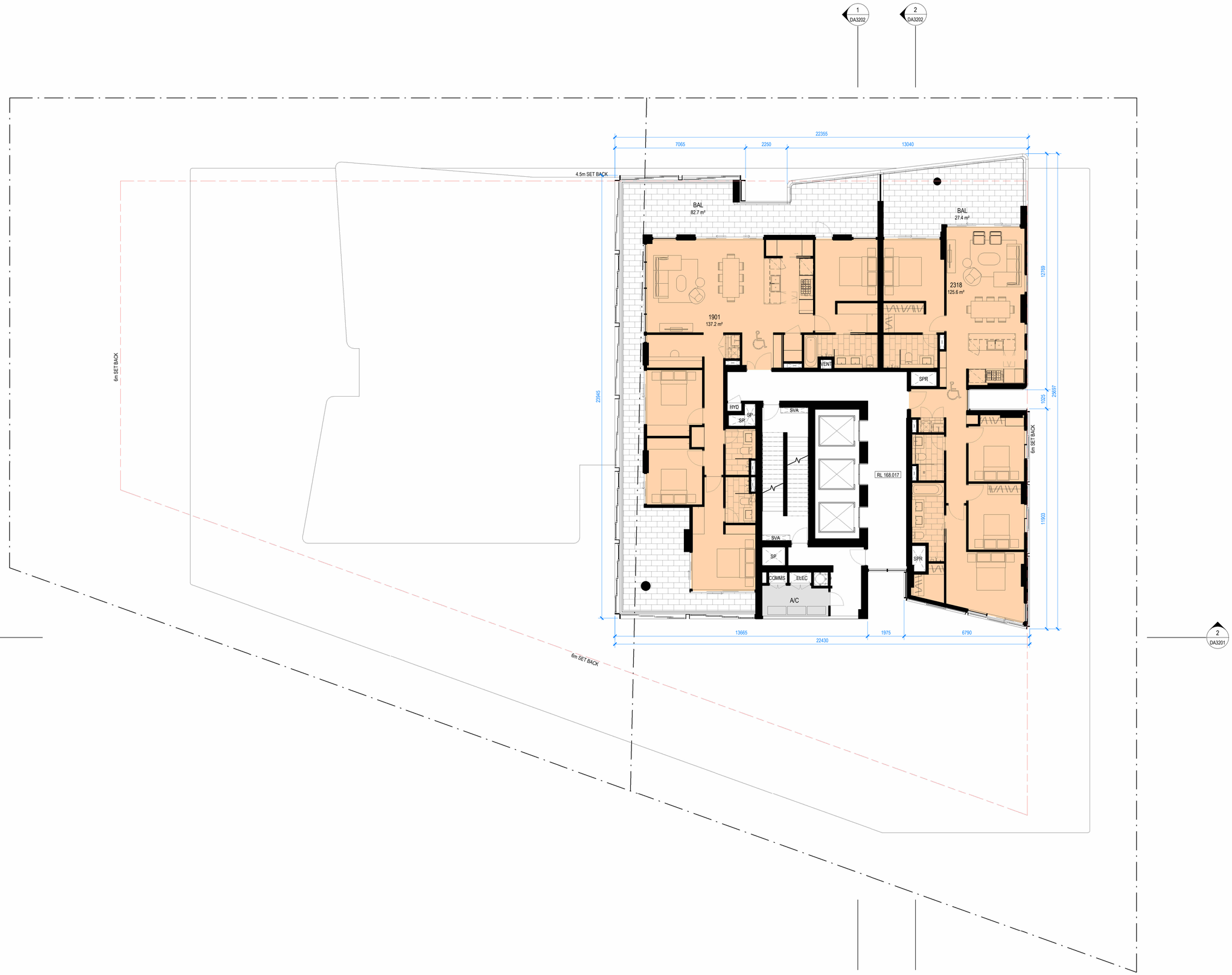
SCALE
As indicated @ A1

SHEET NUMBER
DA2020

REVISION
1

PUBLISH DATE: 8/11/2023 10:14:57 AM

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ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 19-23

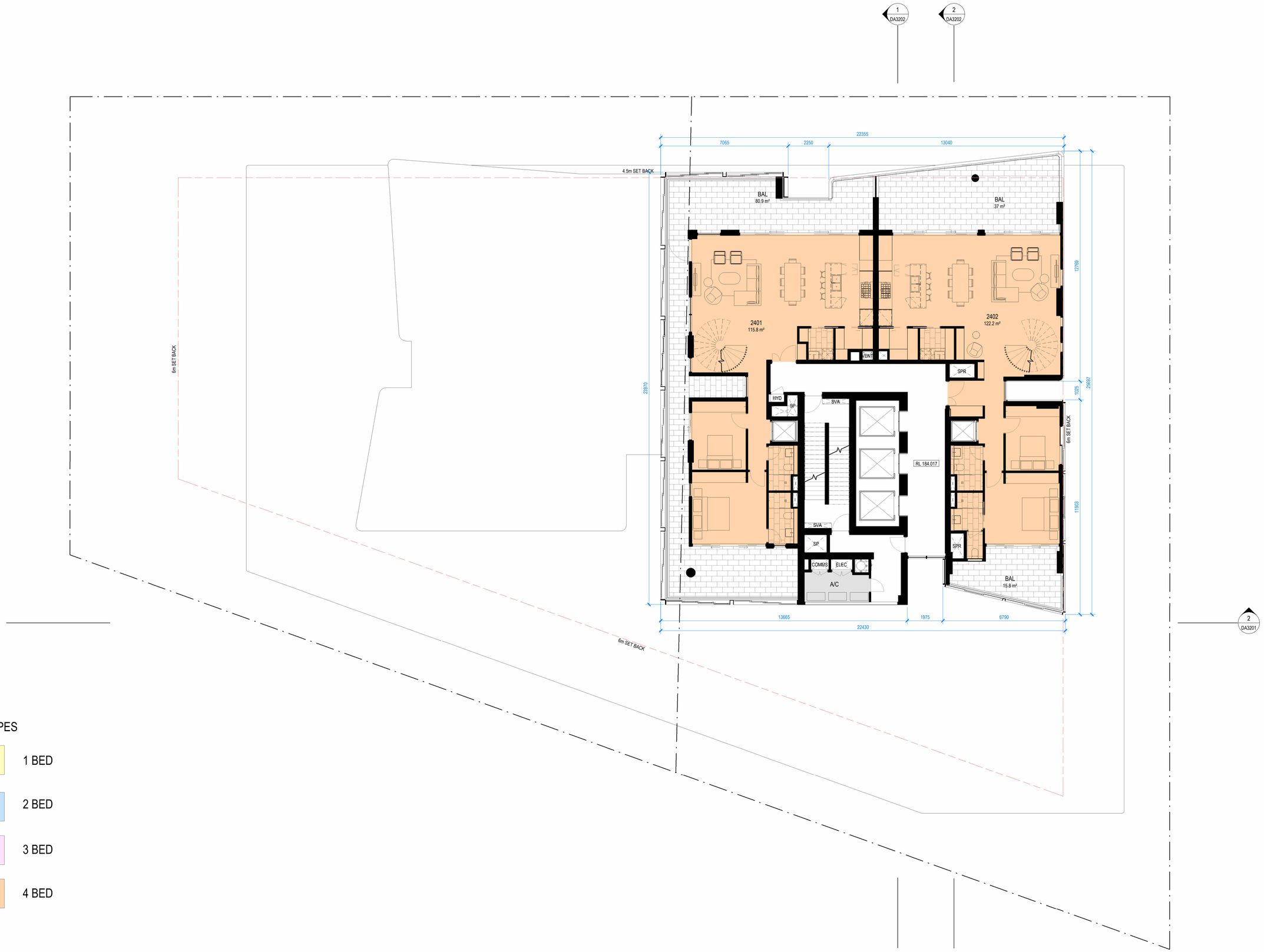
SCALE
As indicated @ A1

SHEET NUMBER
DA2023

REVISION
1

PUBLISH DATE: 8/11/2023 10:15:59 AM

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ROOM TYPES

- 1 BED
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PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 24

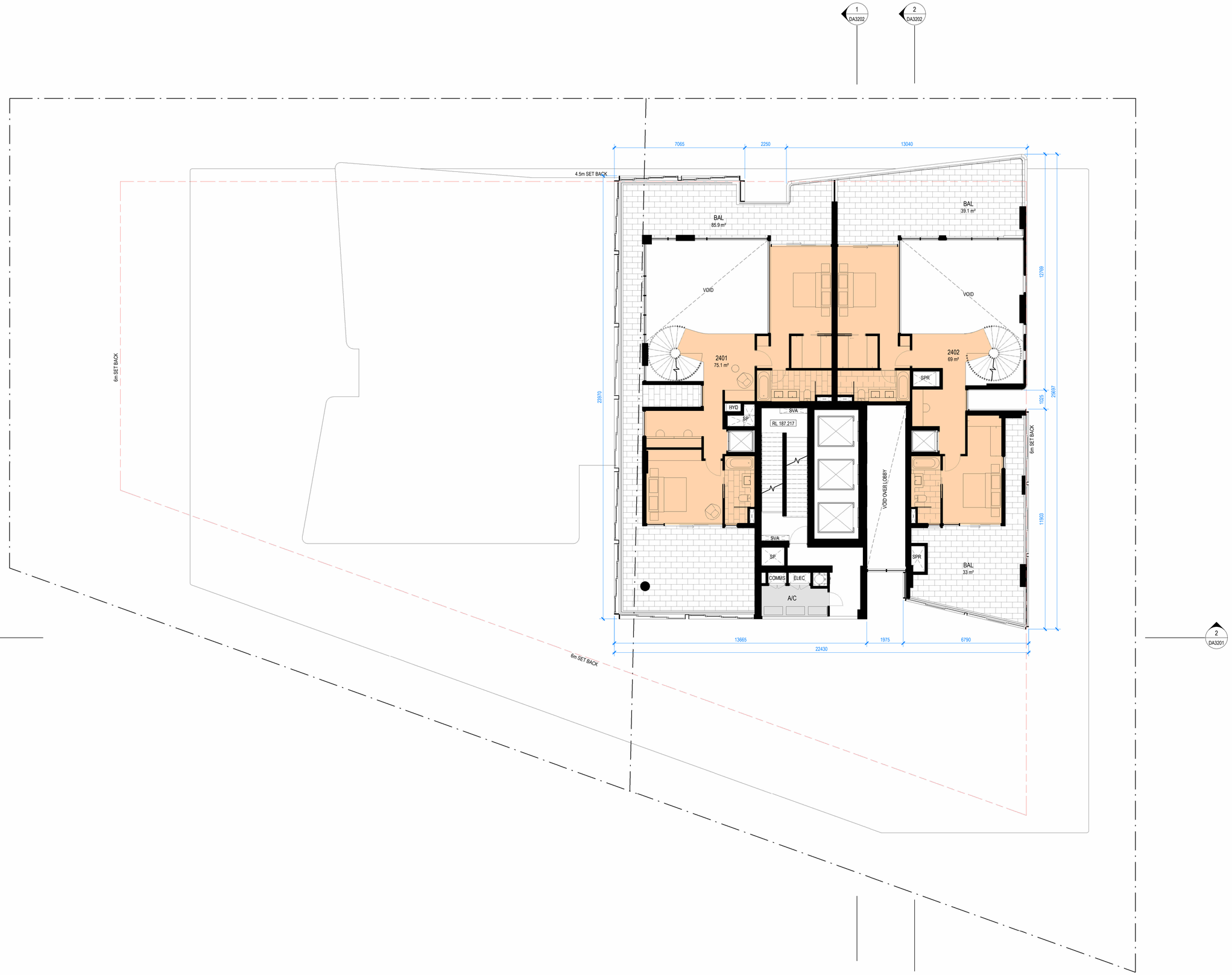
SCALE
As indicated @ A1

SHEET NUMBER
DA2028

REVISION
1

PUBLISH DATE: 8/11/2023 10:15:15 AM

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ROOM TYPES

- 1 BED
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PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
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PROJECT NO
22023

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1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 25

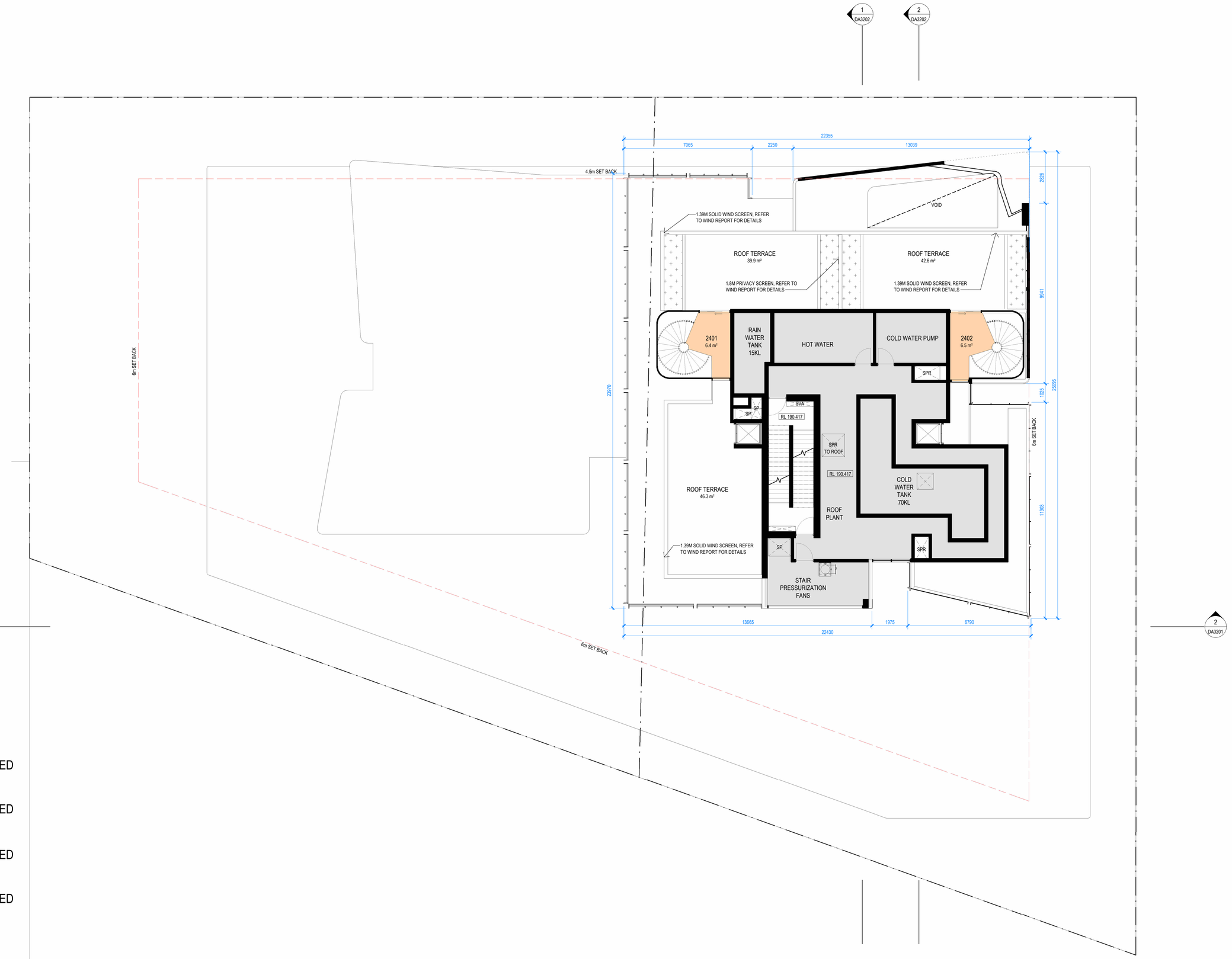
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As indicated @ A1

SHEET NUMBER
DA2029

REVISION
1

PUBLISH DATE: 8/11/2023 10:15:29 AM

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CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL ARRANGEMENT PLAN LEVEL 26

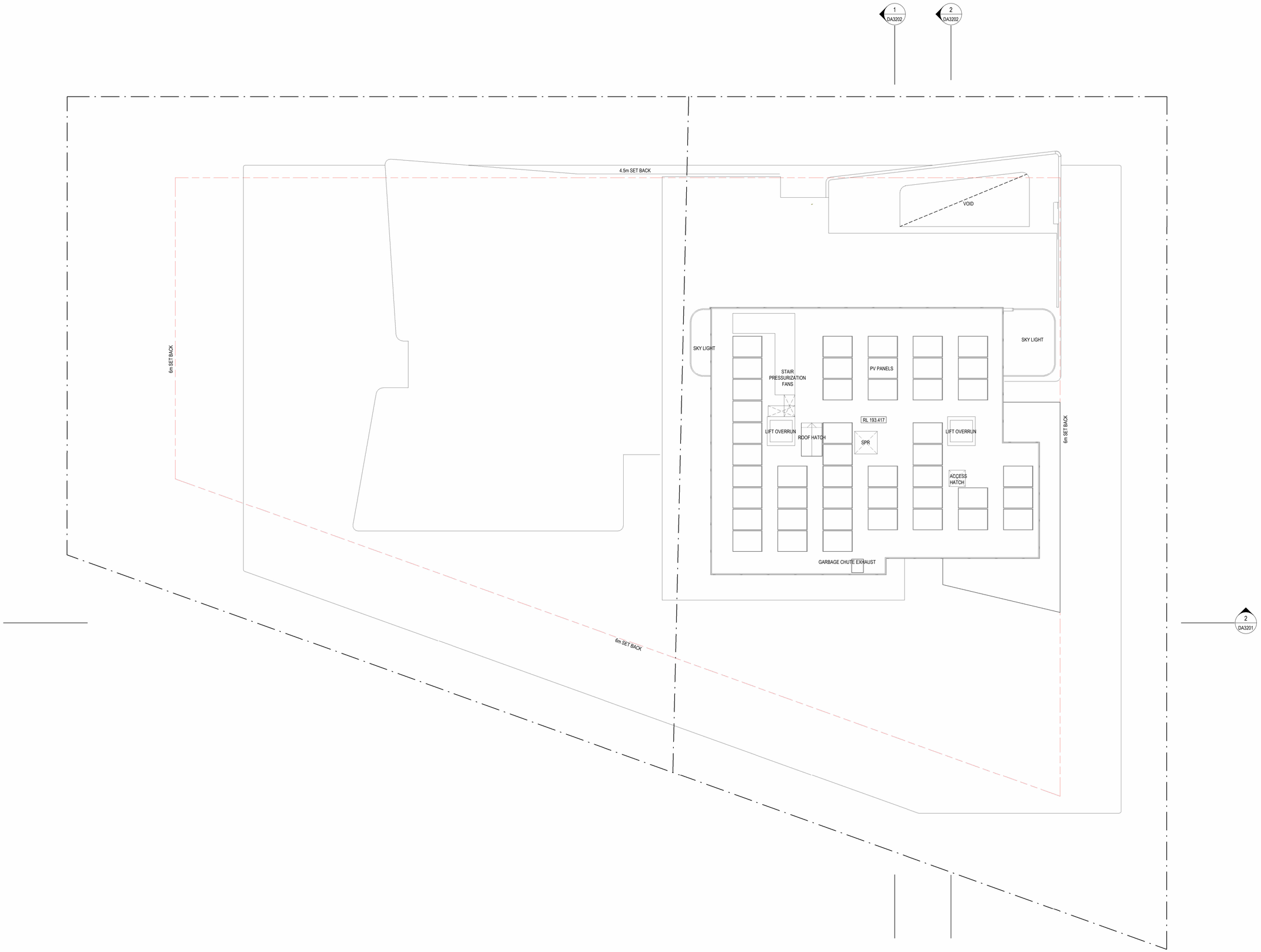
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SHEET NUMBER
DA2030

REVISION
1

PUBLISH DATE: 8/11/2023 10:15:28 AM

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DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX
			DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
GENERAL
ARRANGEMENT PLAN
ROOF LEVEL

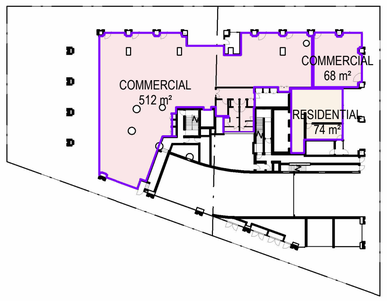
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SHEET NUMBER
DA2031

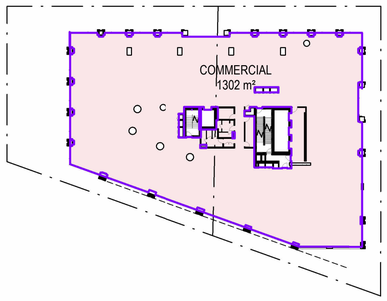
REVISION
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PUBLISH DATE: 8/11/2023 10:15:48 AM

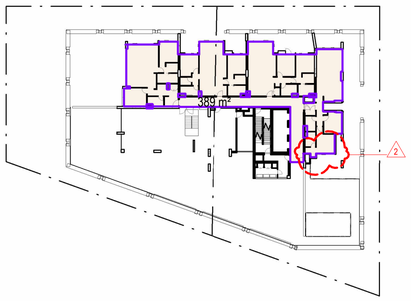
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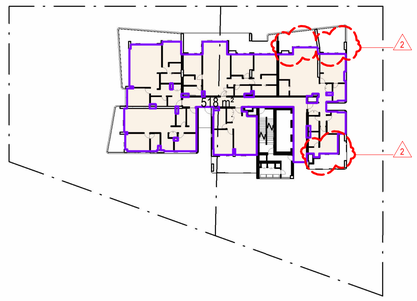
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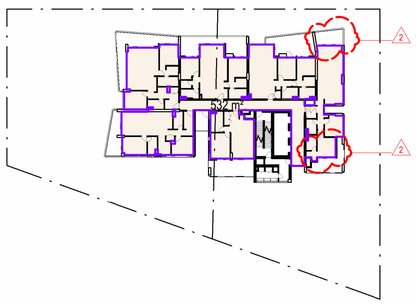
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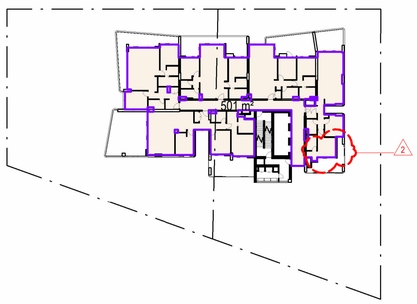
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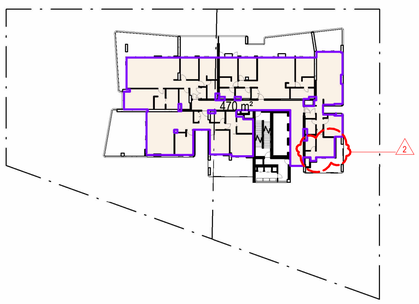
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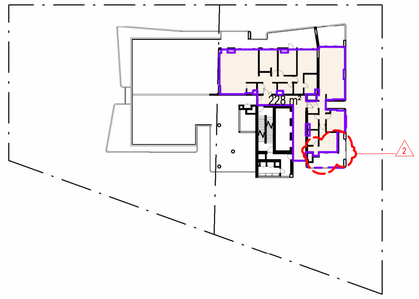
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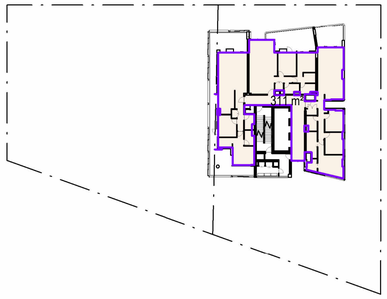
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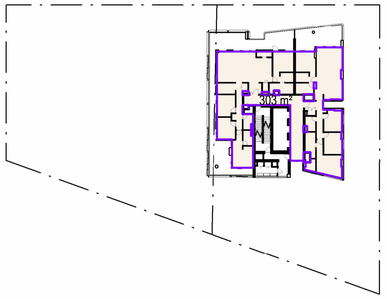
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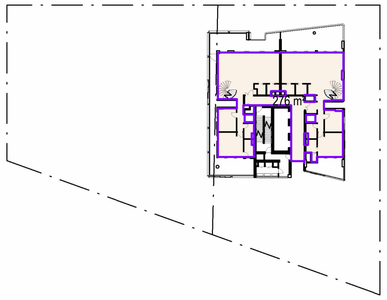
16 LEVEL 15
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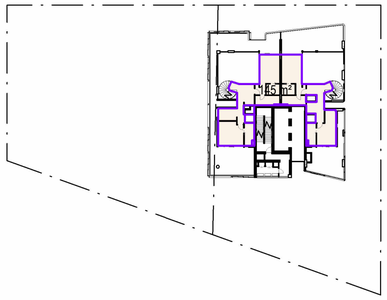
8 DA2800 - LEVEL 16-18
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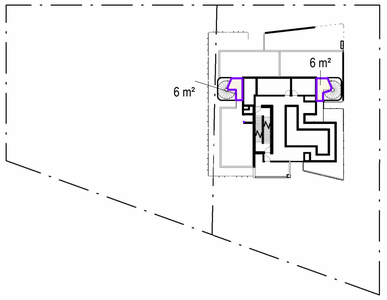
11 DA2800 - LEVEL 19-23
1 : 500



12 DA2800 - LEVEL 24
1 : 500



13 DA2800 - LEVEL 25
1 : 500



14 DA2800 - LEVEL 26
1 : 500

Development Data Schedule

Date: 1/11/2023

Level	Comm GFA (sqm)	Resi GFA (sqm)	Resi NSA (sqm)	Balcony (sqm)	Total Units	1B	2B	3B	4B	Adaptable	Affordable Parking Space	Total Parking Spaces	Adaptable Parking Space
Level 26/Roof	-	12.0	12.0										
Level 25	-	145.0	144.1	158.0						0			
Level 24	-	276.0	238.0	133.7	2				2	0			
Level 23	-	303.0	262.5	109.6	2				2	2			
Level 22	-	303.0	262.5	109.6	2				2	2			
Level 21	-	303.0	262.5	109.6	2				2	2			
Level 20	-	303.0	262.5	109.6	2	0	0	0	2	2			
Level 19	-	303.0	262.5	109.6	2	0	0	0	2	2			
Level 18	-	311.0	270.0	103.2	3	0	2	1		0			
Level 17	-	311.0	270.0	103.2	3	0	2	1		0			
Level 16	-	311.0	270.0	103.2	3	0	2	1		0			
Level 15	-	228.0	193.9	196.6	2	0	1	1		1			
Level 14	-	470.0	413.5	208.1	4	0	1	3		2			
Level 13	-	470.0	413.5	208.1	4	0	1	3		2			
Level 12	-	501.0	438.0	175.5	5	0	4	1		2			
Level 11	-	501.0	438.0	175.5	5	0	4	1		2			
Level 10	-	532.0	465.8	140.4	6	1	5	0		3			
Level 9	-	532.0	465.8	140.4	6	1	5	0		3			
Level 8	-	532.0	465.8	140.4	6	1	5	0		3			
Level 7	-	532.0	465.8	140.4	6	1	5	0		3			
Level 6	-	518.0	453.8	151.9	5	1	2	2		3		1	
Level 5	-	518.0	453.8	151.9	5	1	2	2		3		1	
Level 4	-	518.0	453.8	151.9	5	1	2	2		3		1	
Level 3	-	389.0	327.7	296.6	4	0	4	0		2			
Level 2	1,302.6	0.0	0.0	0.0	0	0	0	0		0			
Level 1	581.0	74.4	0.0		0	0	0	0					
Basement 01		N/A										14	2
Basement 02		N/A									3	20	7
Basement 03		N/A										26	9
Basement 04		N/A										30	7
GFA reductions from services													
Site Area	2,216.0												
FSR	5.0												
Maximum Permissible GFA	**11,080.0**												
Total	**1,883.6**	**9,196.4**	**7,965.8**	**3,427.0**	**84**	**7**	**47**	**18**	**12**	**42**	**3**	**90**	**25**
Percentage	17%	83%	87%			8%	56%	21%	14%	50%			
Total GFA		**11080**											

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PROJECT
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LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLANS GFA AREA

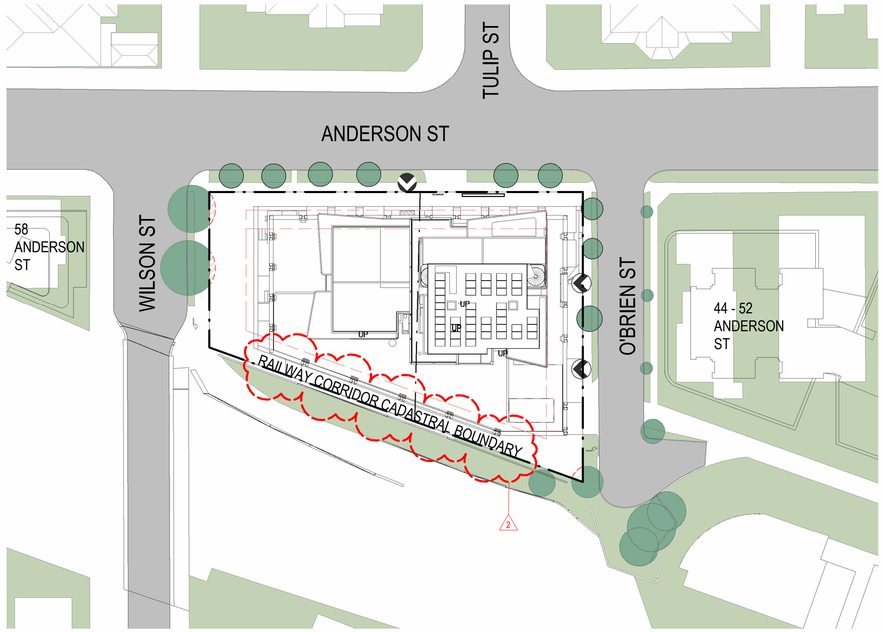
SCALE
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SHEET NUMBER DA2800

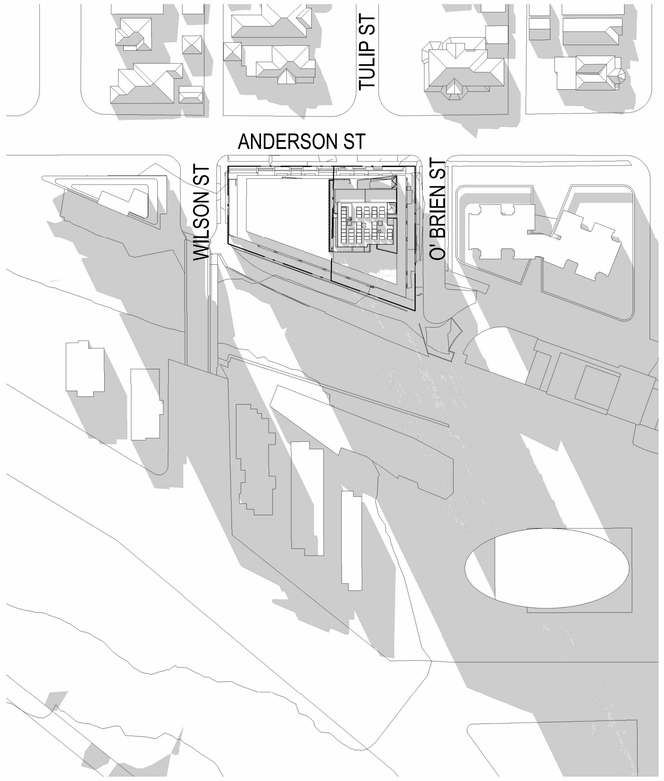
REVISION 2

PUBLISH DATE: 8/11/2023 10:16:47 AM

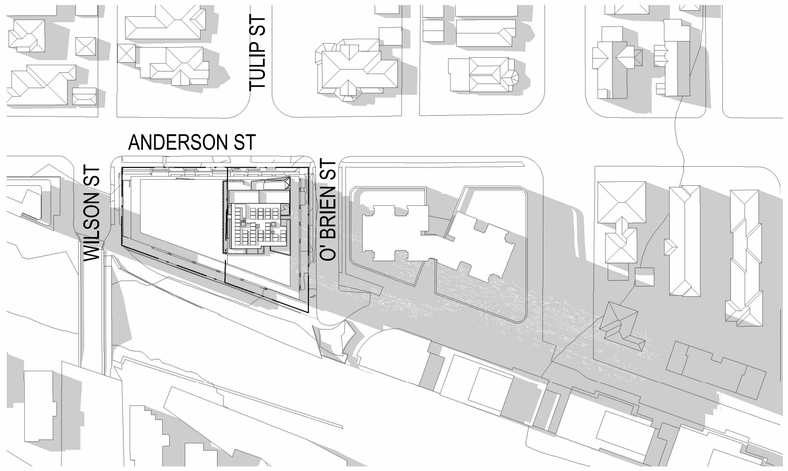
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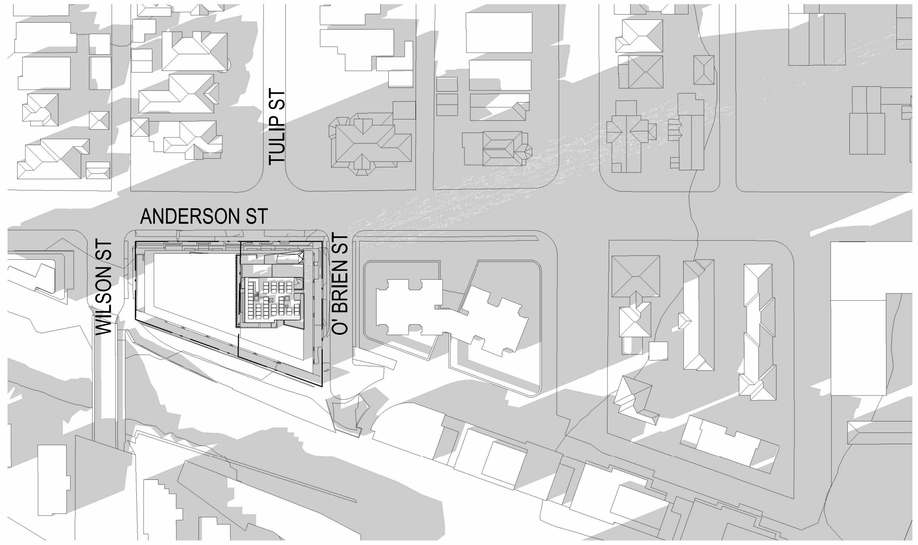
1 MASTER - SITE PLAN
1 : 500



2 9am NOTIFICATION PLAN
1 : 1000



3 12pm NOTIFICATION PLAN
1 : 1000



4 3pm NOTIFICATION PLAN
1 : 1000

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLANS
NOTIFICATION PLAN

SCALE
As indicated @ A1

SHEET NUMBER
DA2802

REVISION
2

PUBLISH DATE: 8/11/2023 10:17:09 AM

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1 LEVEL 03 2/4
1 : 500



2 LEVEL 04 4/5
1 : 500



4 LEVEL 05 4/5
1 : 500



5 LEVEL 06 4/5
1 : 500



3 LEVEL 07 4/6
1 : 500



6 LEVEL 08 4/6
1 : 500



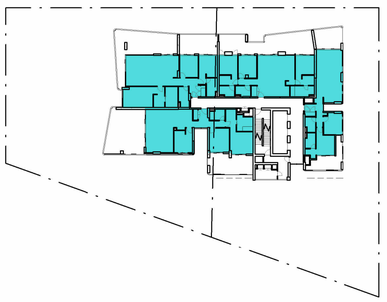
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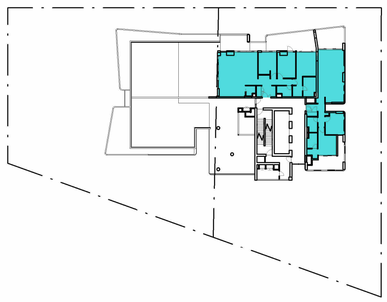
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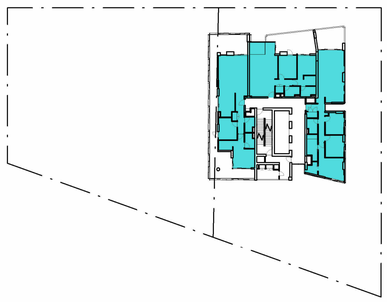
8 LEVEL 11-12_
1 : 500



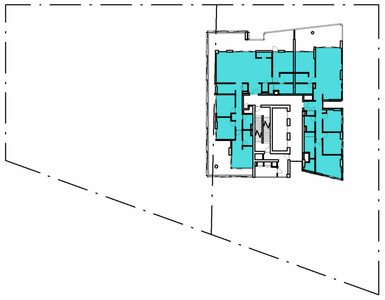
9 LEVELS 13-14
1 : 500



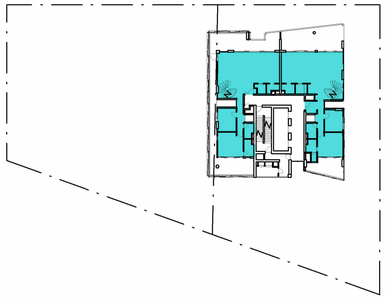
11 LEVEL 15_
1 : 500



12 LEVEL 16-18
1 : 500



13 LEVELS 19-23
1 : 500



14 LEVEL 24
1 : 500

1

NATURAL VENTILATION

YES

NO

NATURAL VENTILATION				
vv	Number	Name	Cross Ventilated	
LEVEL 03				
LEVEL 03	0301	2-BED	YES	1
LEVEL 03	0302	2 BED	NO	
LEVEL 03	0303	2 BED	NO	
LEVEL 03	0304	2-BED	YES	1
LEVEL 04				
LEVEL 04	0401	1-BED	YES	1
LEVEL 04	0402	2-BED	YES	1
LEVEL 04	0403	2-BED	YES	1
LEVEL 04	0404	3-BED	NO	
LEVEL 04	0405	3 BED	YES	1
LEVEL 05				
LEVEL 05	0501	1-BED	YES	1
LEVEL 05	0502	2-BED	YES	1
LEVEL 05	0503	2-BED	YES	1
LEVEL 05	0504	3 BED	NO	
LEVEL 05	0505	3-BED	YES	1
LEVEL 06				
LEVEL 06	0601	1-BED	YES	1
LEVEL 06	0602	2-BED	YES	1
LEVEL 06	0603	2-BED	YES	1
LEVEL 06	0604	3 BED	NO	
LEVEL 06	0605	3-BED	YES	1
LEVEL 07				
LEVEL 07	0701	1-BED	YES	1
LEVEL 07	0702	2-BED	YES	1
LEVEL 07	0703	2-BED	YES	1
LEVEL 07	0704	2 BED	NO	
LEVEL 07	0705	2 BED	NO	
LEVEL 07	0706	2-BED	YES	1
LEVEL 08				
LEVEL 08	0801	1-BED	YES	1
LEVEL 08	0802	2-BED	YES	1
LEVEL 08	0803	2-BED	YES	1
LEVEL 08	0804	2 BED	NO	
LEVEL 08	0805	2 BED	YES	1
LEVEL 08	0806	2-BED	YES	1
LEVEL 09				
LEVEL 09	0901	1-BED	YES	1
LEVEL 09	0902	2-BED	YES	1
LEVEL 09	0903	2-BED	YES	1
LEVEL 09	0904	2 BED	NO	
LEVEL 09	0905	2 BED	YES	1

FIRST 9 STOREYS

26/37 = 70.2%

70.2% OF APARTMENTS ARE NATURALLY CROSS-VENTILATED FOR THE FIRST 9 STOREYS

ALL RESIDENTIAL LEVELS

73/84 = 87%

87% OF APARTMENTS ARE NATURALLY CROSS-VENTILATED FOR THE ENTIRE BUILDING

NOTE: DUE TO THE NOISE IMPACT OF RAILWAY, SOME WESTERN FACING UNITS MAY RELY ON MECHANICAL VENTILATION. REFER TO ACCOUSTIC REPORT.

1

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ADG CROSS VENTILATION COMPLIANCE

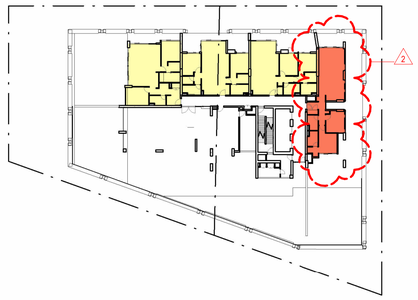
SCALE
As indicated @ A1

SHEET NUMBER DA2901

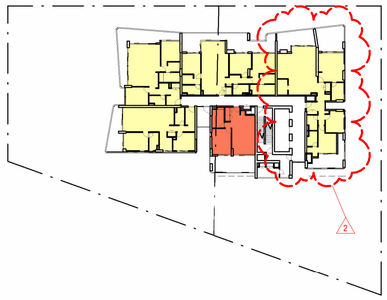
REVISION 1

PUBLISH DATE: 8/11/2023 10:17:26 AM

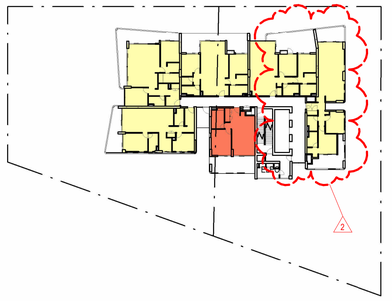
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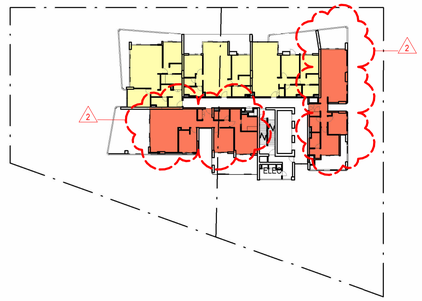
1 LEVEL 03 4/4
1 : 500



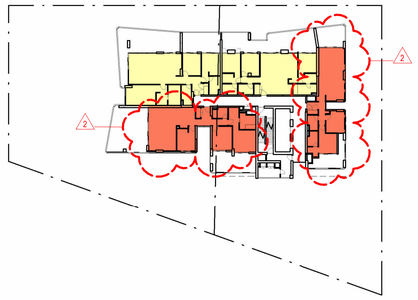
2 LEVEL 04-06 4/5
1 : 500



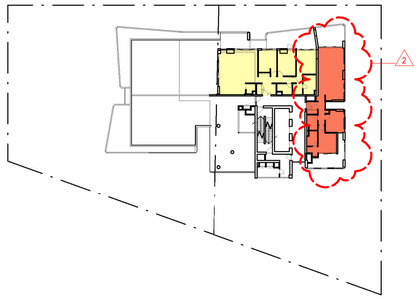
3 LEVEL 07-10 5/6
1 : 500



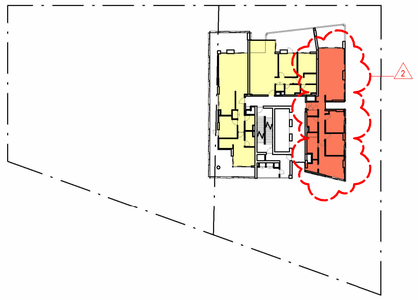
11 LEVEL 11-12 3/5
1 : 500



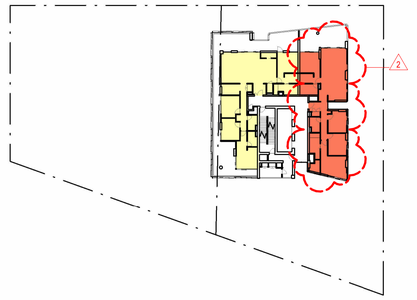
4 LEVELS 13-14 2/4
1 : 500



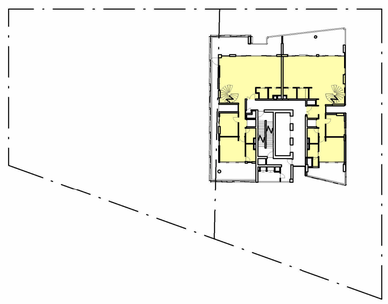
5 LEVEL 15 1/2
1 : 500



6 LEVEL 16-18 2/3
1 : 500



9 LEVELS 19-23 1/2
1 : 500



10 LEVEL 24 2/2
1 : 500

SOLAR ACCESS SCHEDULE

	Number	Name	Solar Access	
LEVEL 03				
LEVEL 03	0301	2-BED	YES	1
LEVEL 03	0302	2 BED	YES	1
LEVEL 03	0303	2 BED	YES	1
LEVEL 03	0304	2-BED	NO	0
LEVEL 04				
LEVEL 04	0401	1-BED	NO	0
LEVEL 04	0402	2-BED	YES	1
LEVEL 04	0403	2-BED	YES	1
LEVEL 04	0404	3-BED	YES	1
LEVEL 04	0405	3 BED	YES	1
LEVEL 05				
LEVEL 05	0501	1-BED	NO	0
LEVEL 05	0502	2-BED	YES	1
LEVEL 05	0503	2-BED	YES	1
LEVEL 05	0504	3 BED	YES	1
LEVEL 05	0505	3-BED	YES	1
LEVEL 06				
LEVEL 06	0601	1-BED	NO	0
LEVEL 06	0602	2-BED	YES	1
LEVEL 06	0603	2-BED	YES	1
LEVEL 06	0604	3 BED	YES	1
LEVEL 06	0605	3-BED	YES	1
LEVEL 07				
LEVEL 07	0701	1-BED	NO	0
LEVEL 07	0702	2-BED	YES	1
LEVEL 07	0703	2-BED	YES	1
LEVEL 07	0704	2 BED	YES	1
LEVEL 07	0705	2 BED	YES	1
LEVEL 07	0706	2-BED	YES	1
LEVEL 08				
LEVEL 08	0801	1-BED	NO	0
LEVEL 08	0802	2-BED	YES	1
LEVEL 08	0803	2-BED	YES	1
LEVEL 08	0804	2 BED	YES	1
LEVEL 08	0805	2 BED	YES	1
LEVEL 08	0806	2-BED	YES	1

SOLAR ACCESS SCHEDULE

	Number	Name	Solar Access	
LEVEL 09				
LEVEL 09	0901	1-BED	NO	0
LEVEL 09	0902	2-BED	YES	1
LEVEL 09	0903	2-BED	YES	1
LEVEL 09	0904	2 BED	YES	1
LEVEL 09	0905	2 BED	YES	1
LEVEL 09	0906	2-BED	YES	1
LEVEL 10				
LEVEL 10	1001	1-BED	NO	0
LEVEL 10	1002	2-BED	YES	1
LEVEL 10	1003	2-BED	YES	1
LEVEL 10	1004	2 BED	YES	1
LEVEL 10	1005	2 BED	YES	1
LEVEL 10	1006	2-BED	YES	1
LEVEL 11				
LEVEL 11	1101	3-BED	NO	0
LEVEL 11	1102	2-BED	YES	1
LEVEL 11	1103	2 BED	YES	1
LEVEL 11	1104	2 BED	YES	1
LEVEL 11	1105	2-BED	NO	0
LEVEL 12				
LEVEL 12	1201	3-BED	NO	0
LEVEL 12	1202	2-BED	YES	1
LEVEL 12	1203	2 BED	YES	1
LEVEL 12	1204	2 BED	YES	1
LEVEL 12	1205	2-BED	NO	0
LEVEL 13				
LEVEL 13	1301	3-BED	NO	0
LEVEL 13	1302	3-BED	YES	1
LEVEL 13	1303	3 BED	YES	1
LEVEL 13	1304	2-BED	NO	0
LEVEL 14				
LEVEL 14	1401	3-BED	NO	0
LEVEL 14	1402	3-BED	YES	1
LEVEL 14	1403	3 BED	YES	1
LEVEL 14	1404	2-BED	NO	0

SOLAR ACCESS SCHEDULE

	Number	Name	Solar Access	
LEVEL 15				
LEVEL 15	1501	3 BED	YES	1
LEVEL 15	1502	2-BED	NO	0
LEVEL 16				
LEVEL 16	1601	2-BED	YES	1
LEVEL 16	1602	2-BED	YES	1
LEVEL 16	1603	3-BED	NO	0
LEVEL 17				
LEVEL 17	1701	2-BED	YES	1
LEVEL 17	1702	2-BED	YES	1
LEVEL 17	1703	3-BED	NO	0
LEVEL 18				
LEVEL 18	1801	2-BED	YES	1
LEVEL 18	1802	2 BED	YES	1
LEVEL 18	1803	3-BED	NO	0
LEVEL 19				
LEVEL 19	1901	4-BED	YES	1
LEVEL 19	2318	4-BED	NO	0
LEVEL 20				
LEVEL 20	2001	4-BED	YES	1
LEVEL 20	2319	4-BED	NO	0
LEVEL 21				
LEVEL 21	2101	4-BED	YES	1
LEVEL 21	2320	4-BED	NO	0
LEVEL 22				
LEVEL 22	2201	4-BED	YES	1
LEVEL 22	2303	4-BED	NO	0
LEVEL 23				
LEVEL 23	2301	4-BED	YES	1
LEVEL 23	2321	4-BED	NO	0
LEVEL 24				
LEVEL 24	2401	4-BED	YES	1
LEVEL 24	2402	4-BED	YES	1
LEVEL 25				
LEVEL 25	2401	4-BED		0
LEVEL 25	2402	4-BED		0
LEVEL 26				
LEVEL 26	2401	4-BED		
LEVEL 26	2402	4-BED		
Grand total: 88			84	59

SOLAR ACCESS

YES

NO

2 59/84 = 70%

0/84 RECEIVE NO DIRECT SUNLIGHT THROUGHOUT MID-WINTER 21ST JUNE

LIVING ROOMS AND PRIVATE OPEN SPACES OF 91.6% OF APARTMENTS RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER 21ST JUNE

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ADG SOLAR ACCESS COMPLIANCE

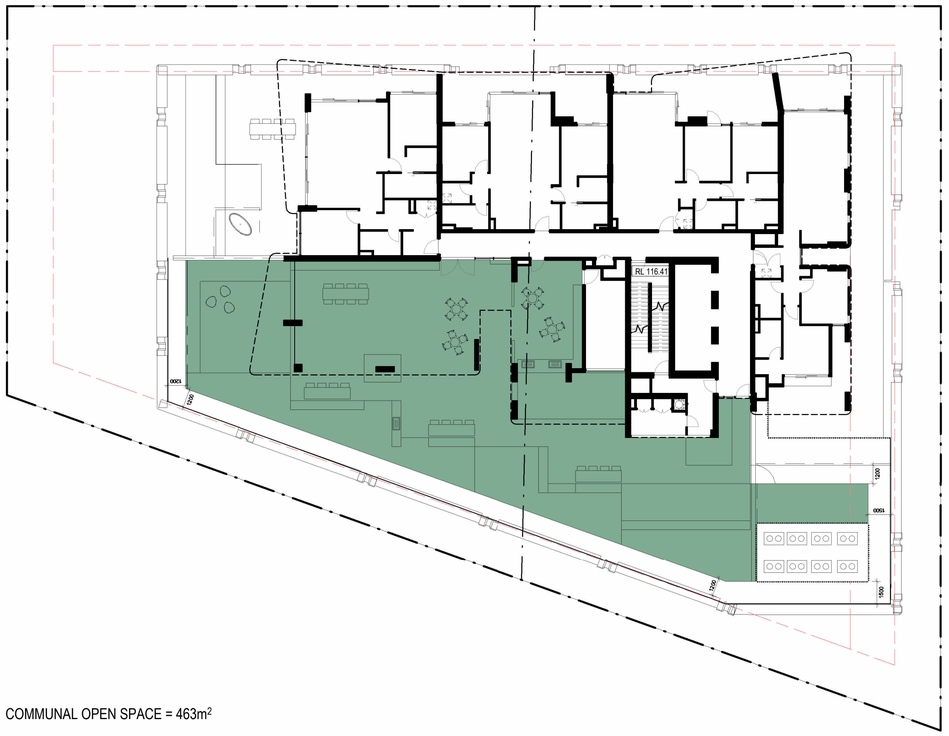
SCALE
As indicated @ A1

SHEET NUMBER
DA2902

REVISION
2

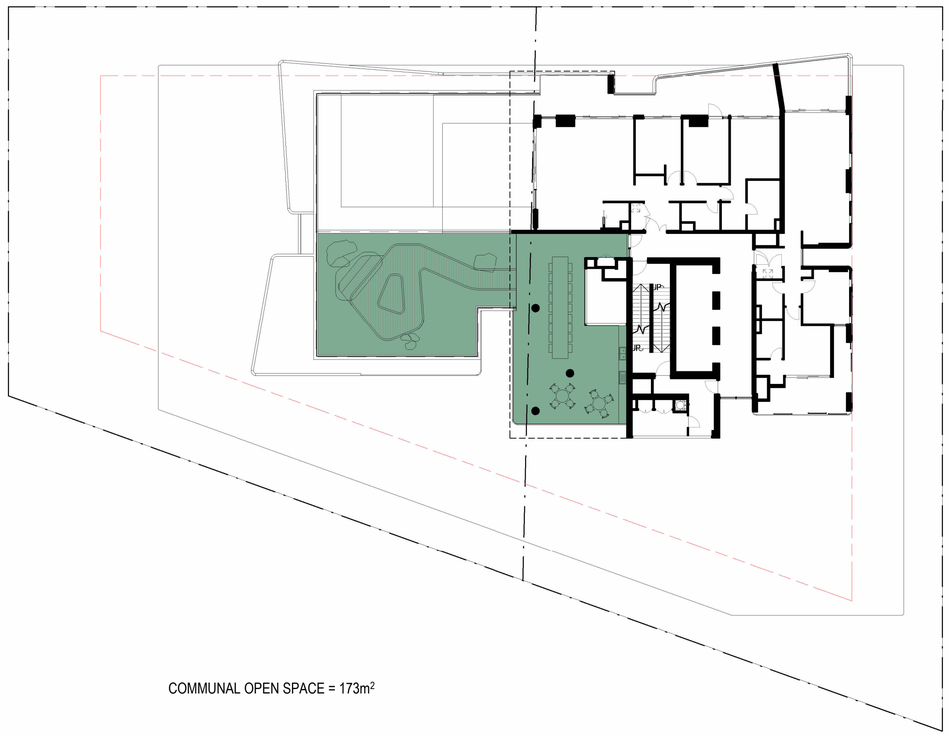
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COMMUNAL OPEN SPACE = 463m^2

1 LEVEL 03 PLAN - COMMUNAL OPEN SPACE
1 : 200



COMMUNAL OPEN SPACE = 173m^2

2 LEVEL 15 PLAN - COMMUNAL OPEN SPACE
1 : 200

SITE AREA:	2215.7m^2
% COMMUNAL OPEN SPACE:	29%
LEVEL 03:	463m^2
LEVEL 15:	173m^2
TOTAL COMMUNAL OPEN SPACE:	636m^2

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ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ADG COMMUNAL OPEN SPACE

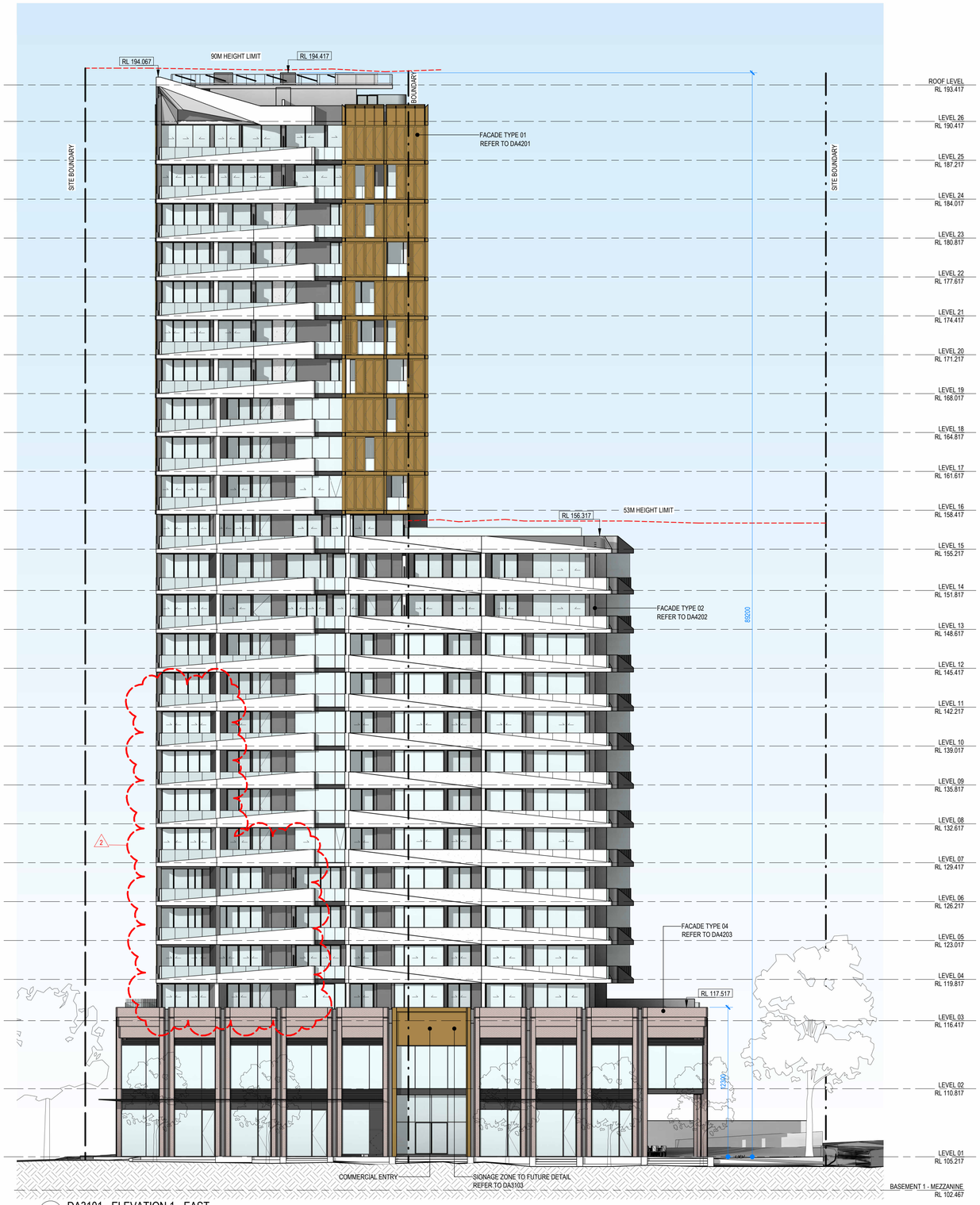
SCALE
As indicated @ A1

SHEET NUMBER
DA2903

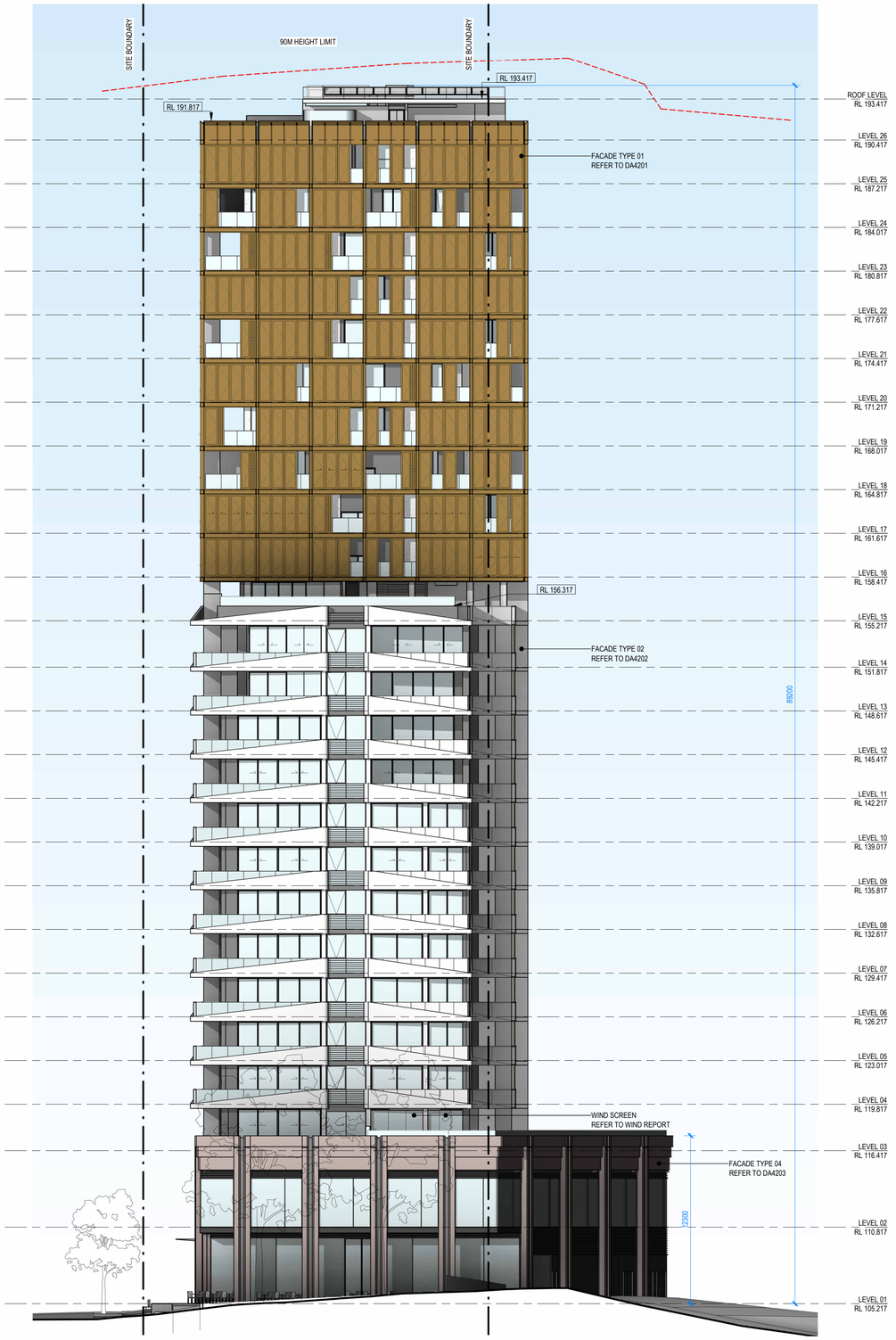
REVISION
1

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1 DA3101 - ELEVATION 1 - EAST
1 : 200



2 DA3101 - ELEVATION 2 - NORTH
1 : 200

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ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	03.11.23	DA ISSUE	TP/ DC	FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATION 1 & 2

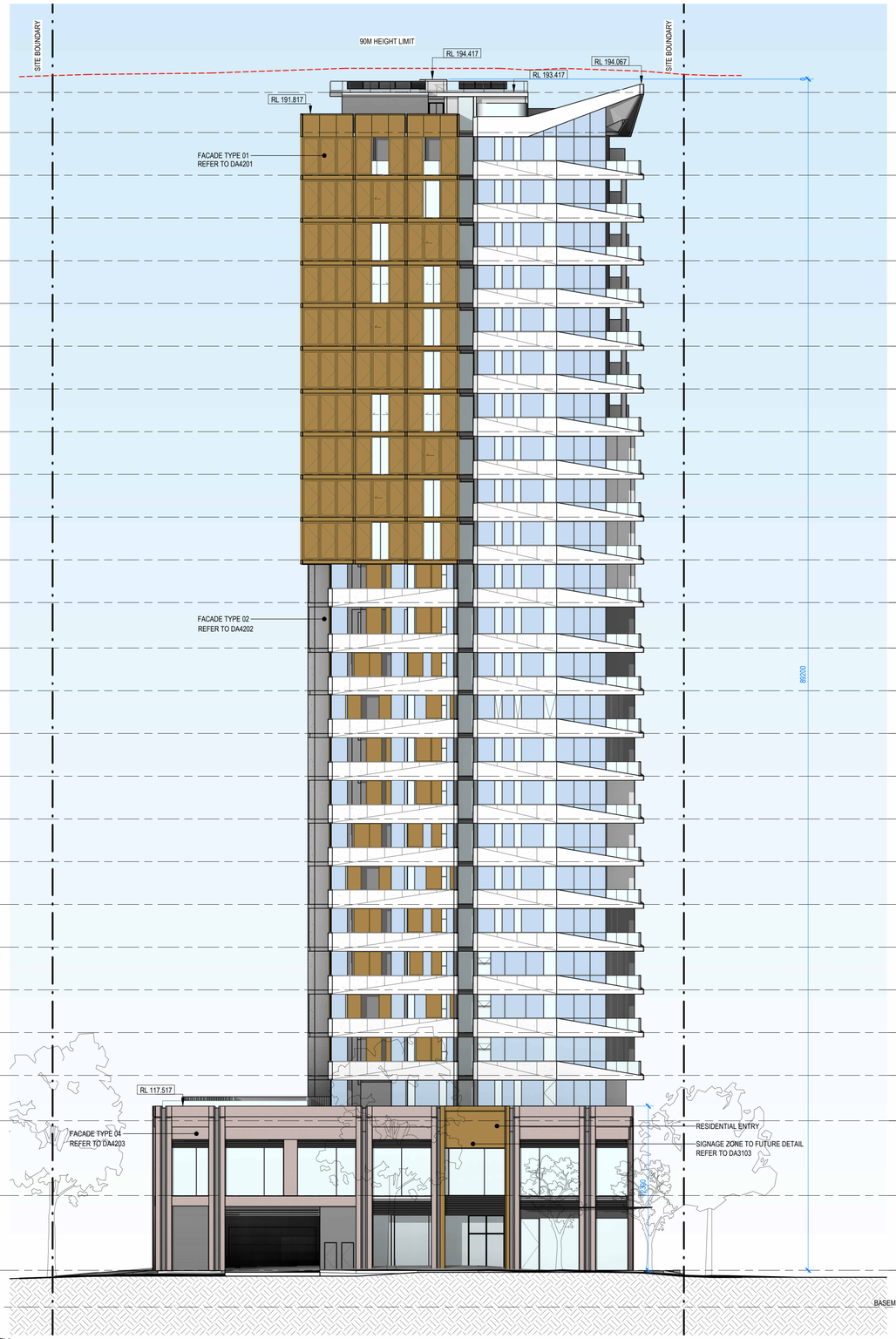
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SHEET NUMBER
DA3101

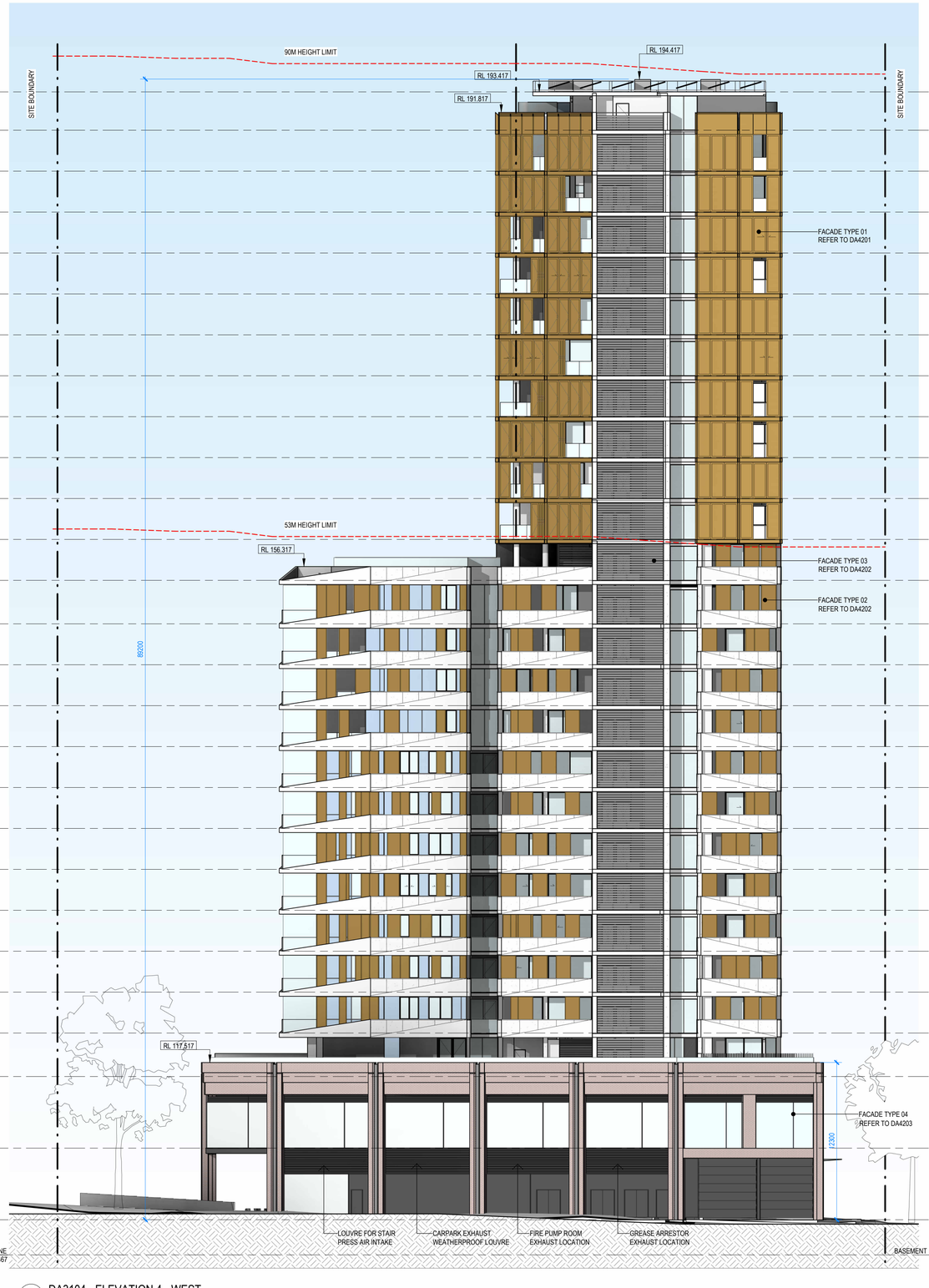
REVISION
2

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1 DA3103 - ELEVATION 3 - SOUTH
1 : 200



2 DA3104 - ELEVATION 4 - WEST
1 : 200

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CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATION 3 & 4

SCALE
1 : 200 @ A1

SHEET NUMBER
DA3102

REVISION
1

PUBLISH DATE: 8/11/2023 10:23:26 AM

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TYPE 01 - ENTRY SIGNAGE

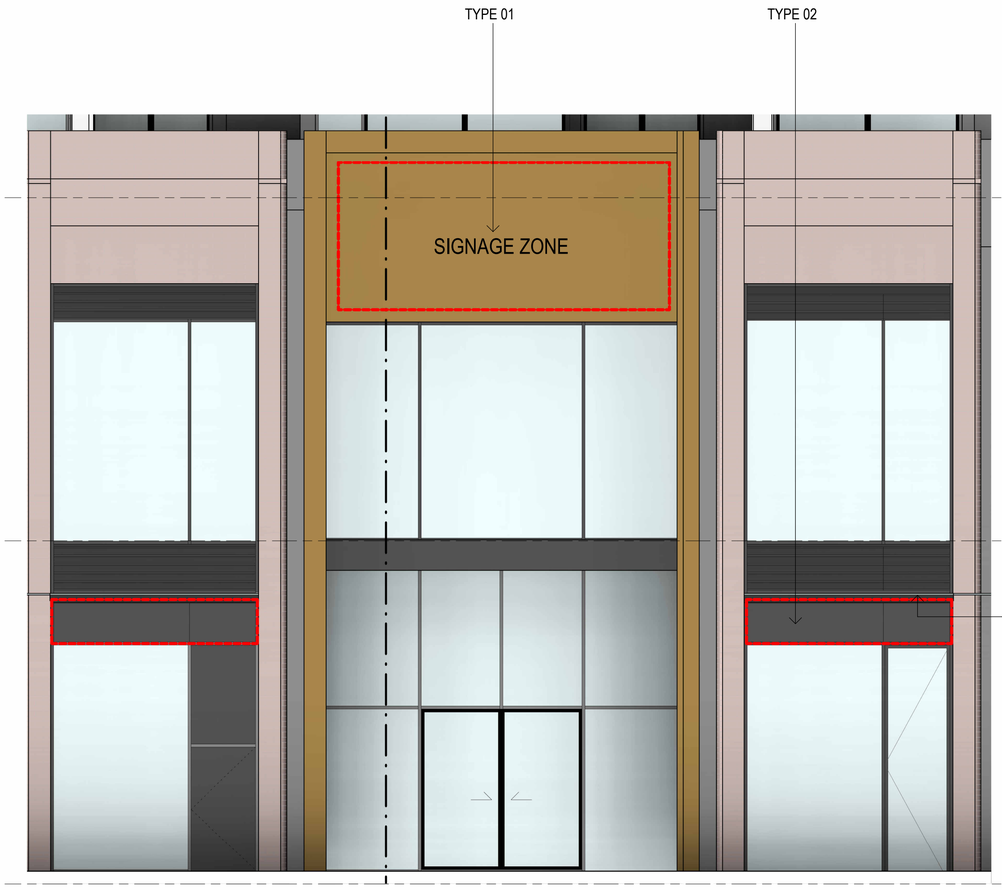


TYPE 02 - BACKLIT SIGNAGE



TYPE 03 - PROJECTING BLADE SIGNAGE





1 COMMERCIAL ENTRY
1 : 50



2 RESIDENTIAL ENTRY
1 : 50

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PROJECT
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LOCATION
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
ELEVATION - SIGNAGE ZONE

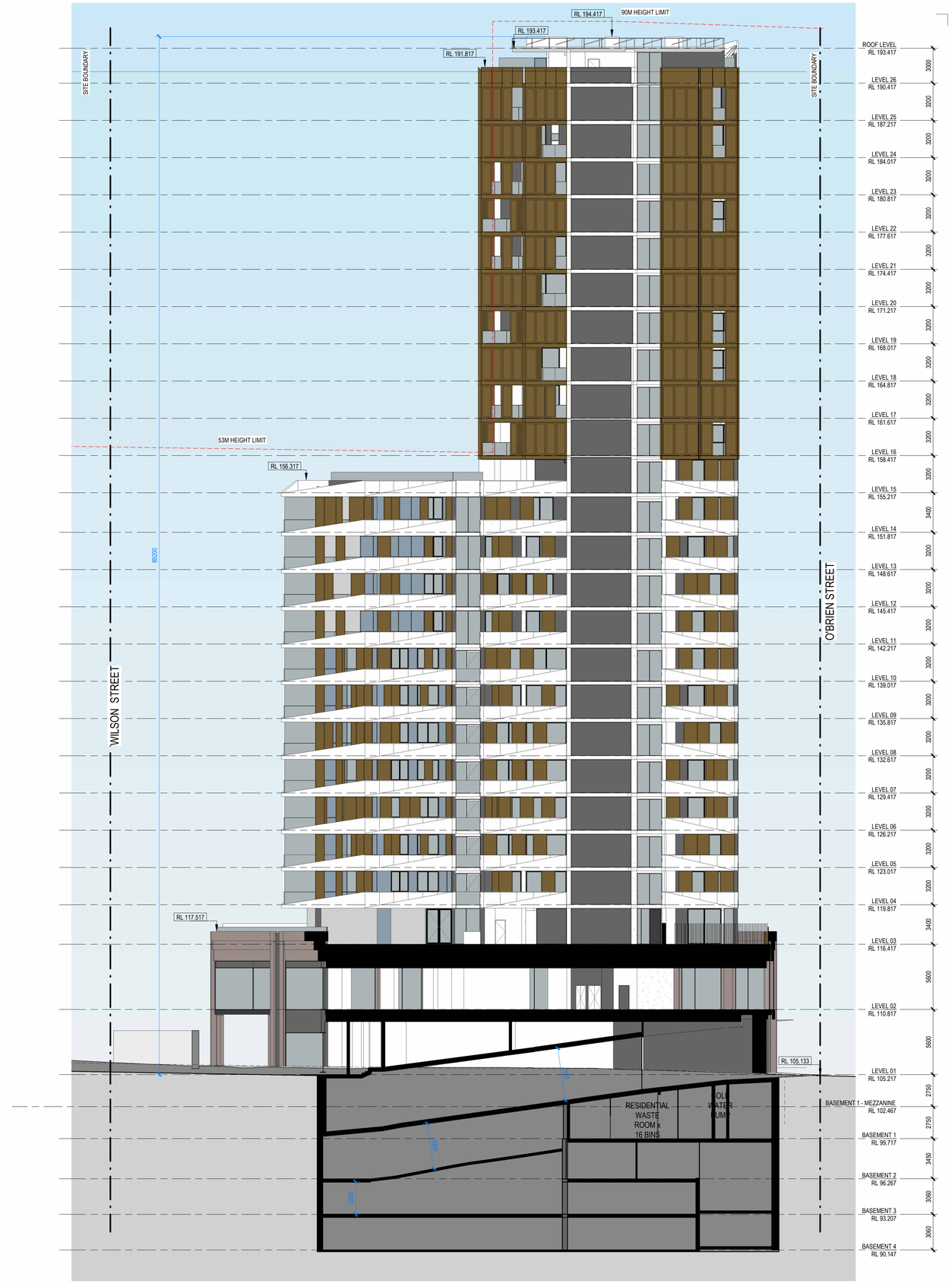
SCALE
1 : 50 @ A1

SHEET NUMBER
DA3103

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1

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PROJECT
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LOCATION
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PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTION 01 & 02

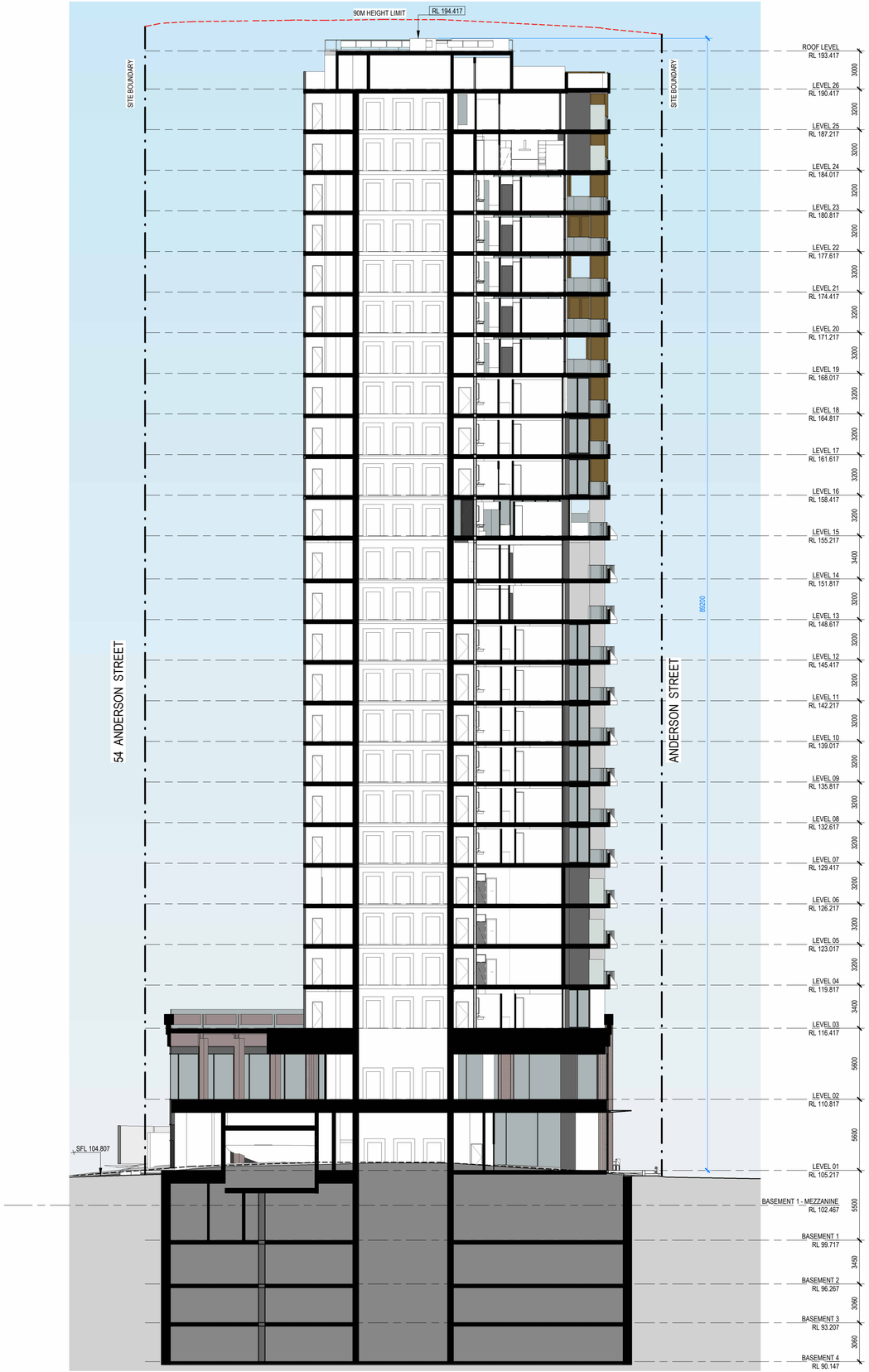
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SHEET NUMBER
DA3201

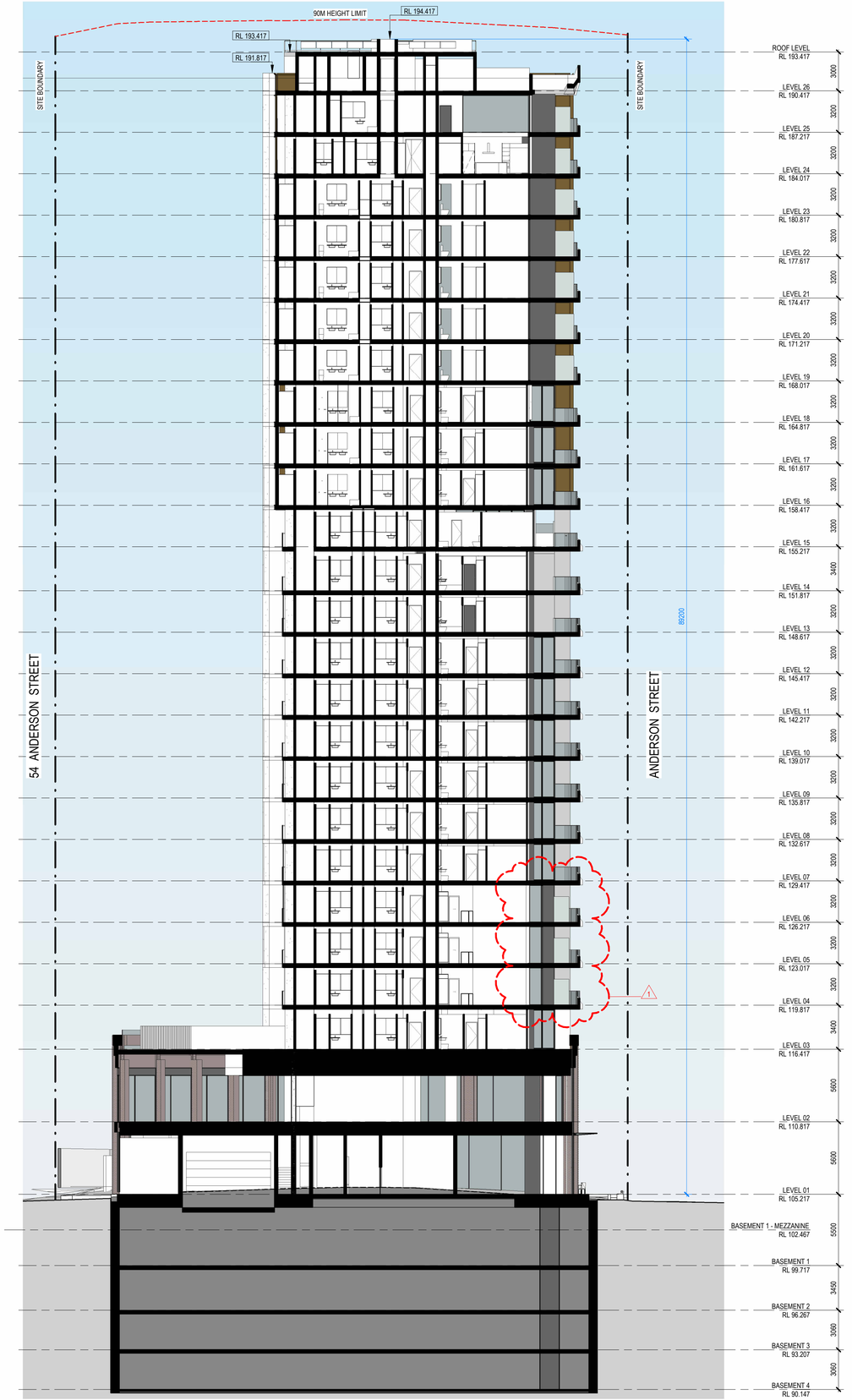
REVISION
1

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1 SECTION 03
1 : 200



2 SECTION 04
1 : 200

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN	AP
2	03.11.23	DA ISSUE	TP/ DC	FX

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SECTION 03 & 04

SCALE
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SHEET NUMBER
DA3202

REVISION
2

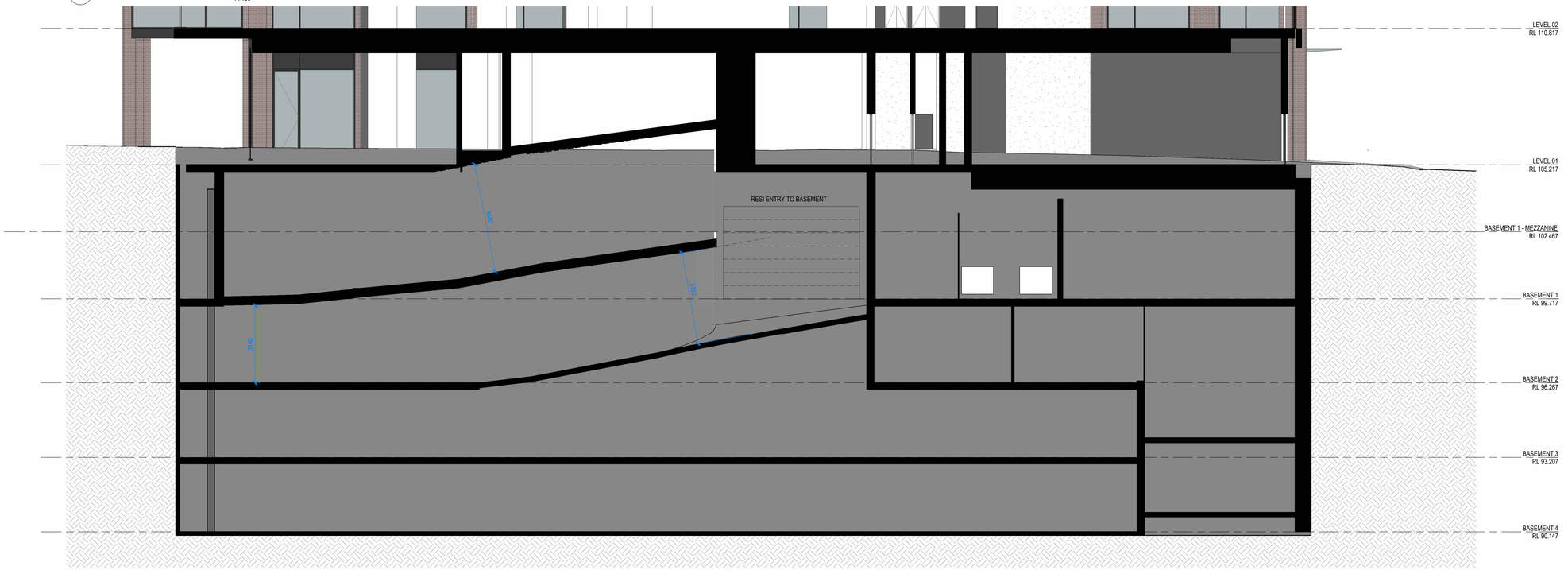
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1 DA3209 - RAMP SECTION 1

1 : 100



2 DA3209 - RAMP SECTION 2

1 : 100

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SHEET STATUS
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SHEET TITLE
RAMP SECTION DETAIL

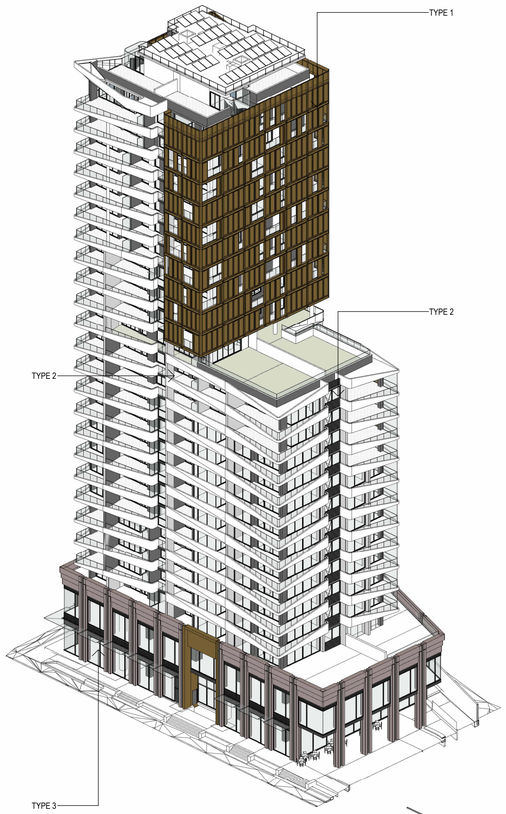
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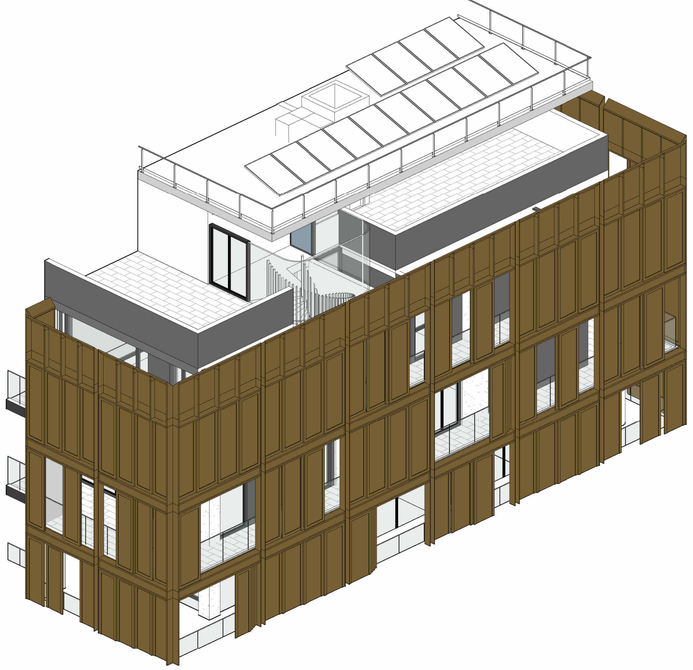
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DA3209

REVISION
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MT01
Window Frame
Window Mesh
Commercial/Residential Portal
Dark Bronze

GL01
Clear Glazing

Glass Balustrade
Clear Glazing
Awnings

CN01
Window Panel
Wall Blade
Concrete - Cast Insitu

MF01
Metal Window Frame
Metal Ventilation Louvres
Dark Grey

PM01
Perforated Screen on Lantern
Perforated Metal Sheet or equivalent
Metallic Dark Bronze

2

PERFORATED METAL SCREENS



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SHEET STATUS
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SHEET TITLE
FACADE TYPES / MATERIALS TYPE 1

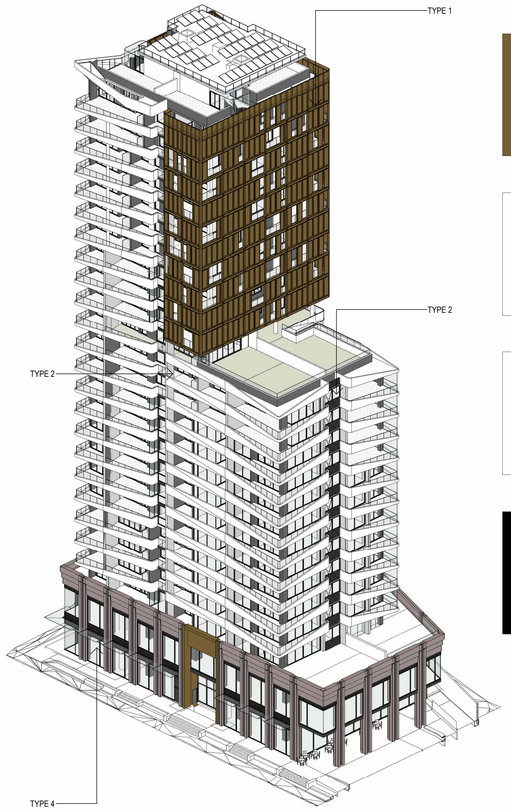
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SHEET NUMBER
DA4201

REVISION
2

PUBLISH DATE: 8/11/2023 10:25:17 AM

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MT01
Window Frame
Window Mesh
Commercial/Residential Portal
Dark Bronze

MT02
White Cladding
Residential Facade

PM02
Balcony Wall Facade / Wall
Perforated Metal Cladding
White

MF01
Metal Window Frame
Metal Ventilation Louvres
Dark Grey

GL01
Clear Glazing

Glass Balustrade
Clear Glazing
Awnings

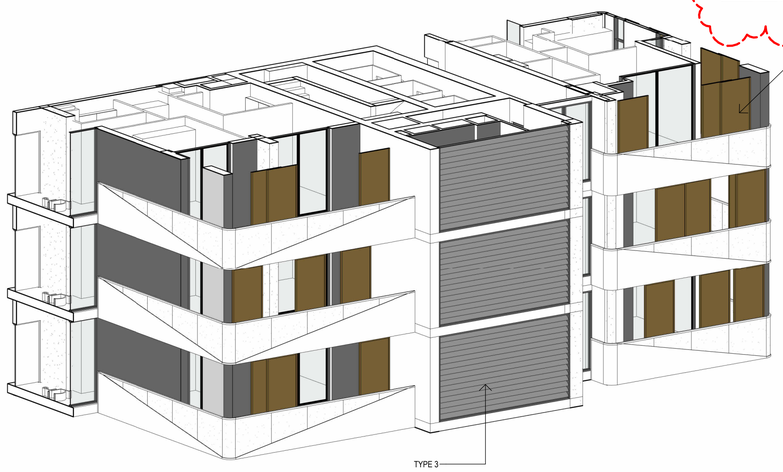
GL02
Window Wall Glazing

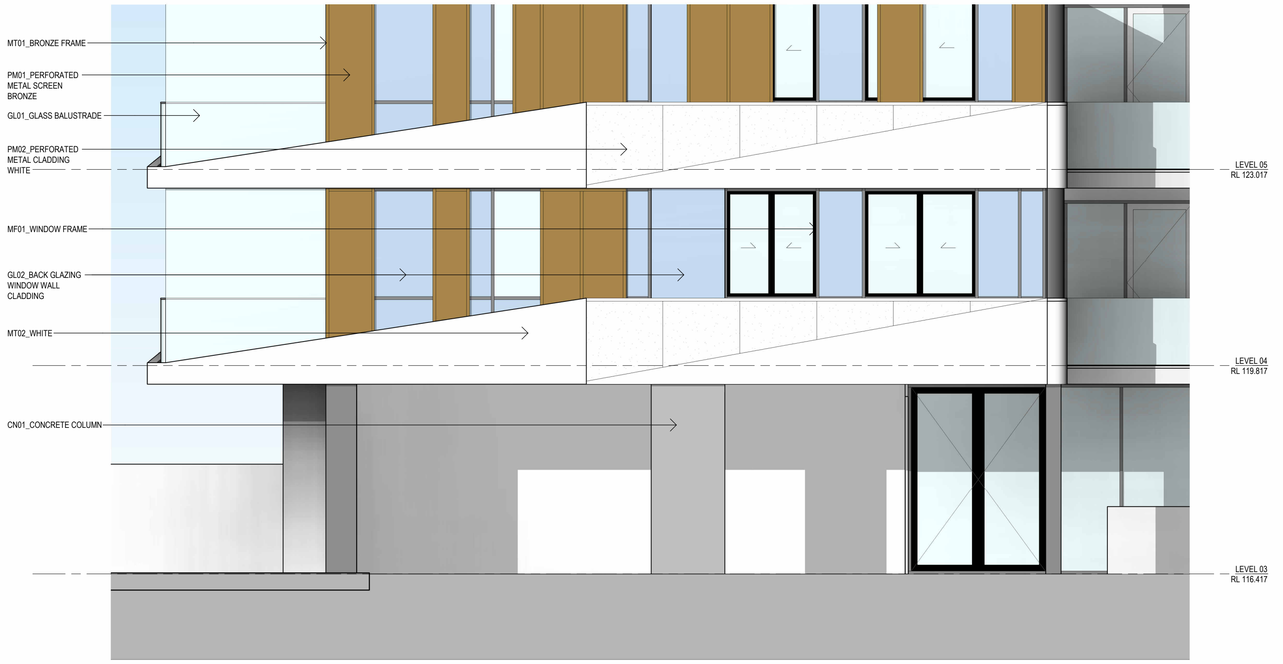
Back Glazing
Solid walls

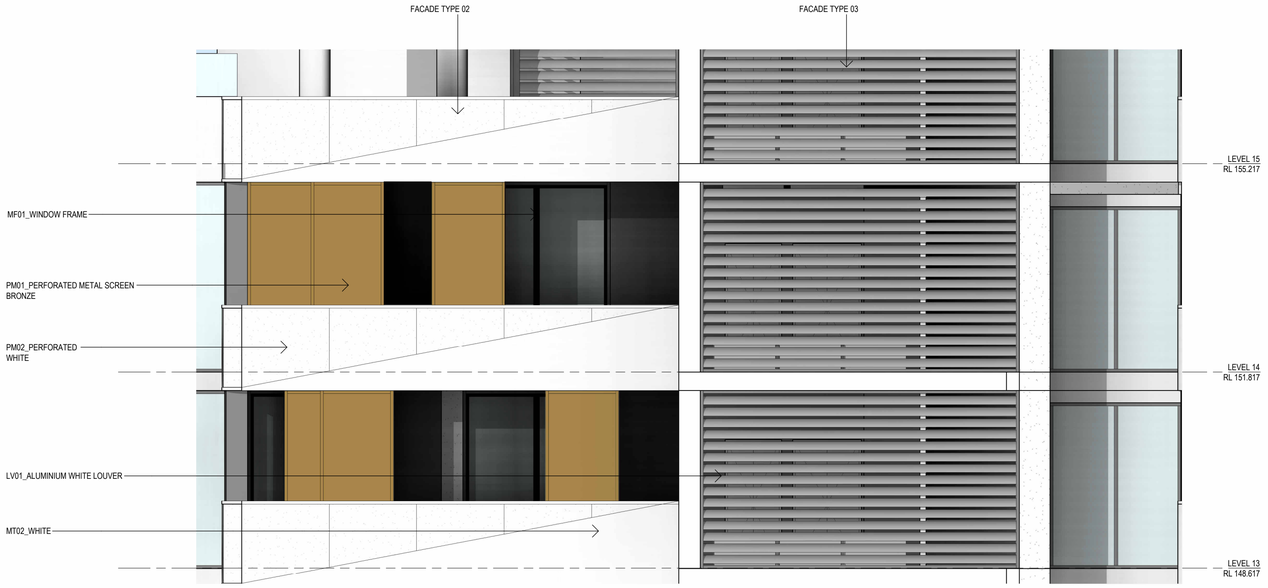
CN01
Window Panel
Wall Blade
Concrete - Cast Insitu

BR01
Column / Wall
Podium Facade
Brick w/ Blue Shade









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SHEET STATUS
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SHEET TITLE
FACADE TYPES / MATERIALS TYPE 2/3

SCALE
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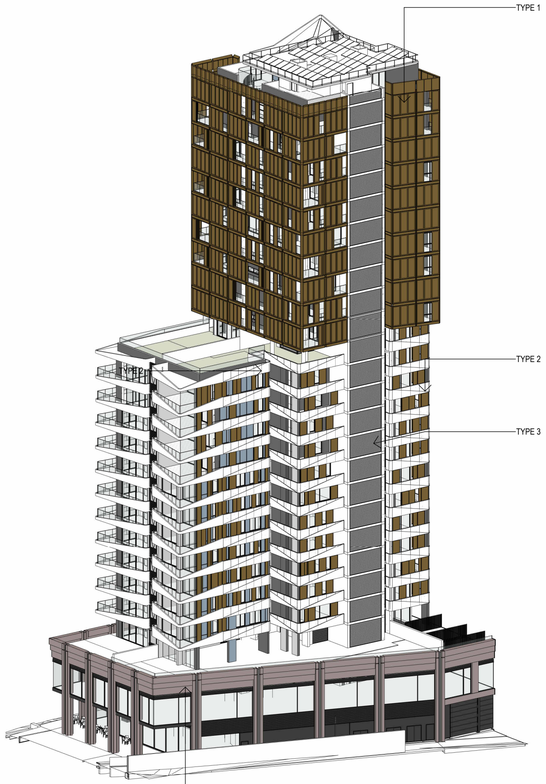
SHEET NUMBER
DA4202

REVISION
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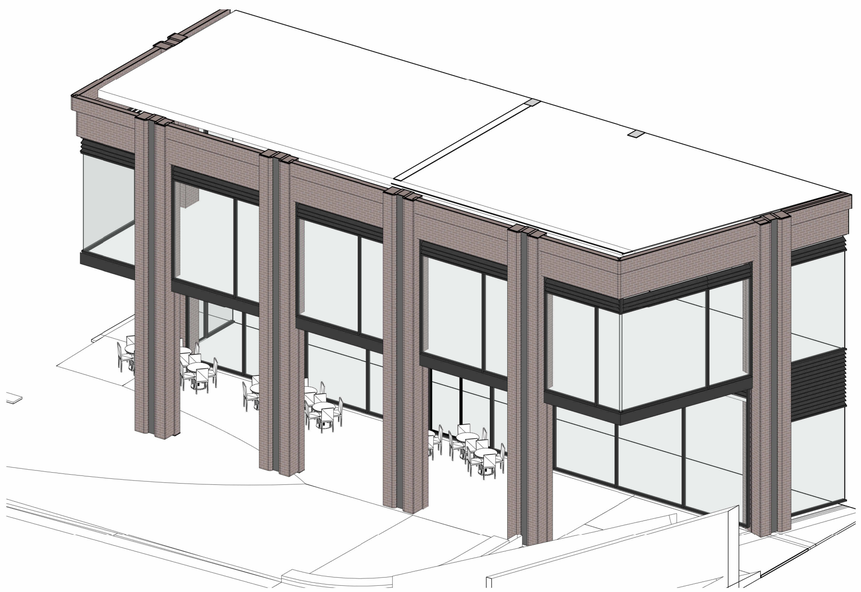
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GL03
Clear Glazing

Glass Window
Clear Glazing

MF01
Window Frame
Ventilation Louvres

Dark Grey

BR01
Column
Podium Facade
Brick w/ Blue Shade

GADIGAL COUNTRY
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ABN 53 003 782 250

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CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX
			DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FACADE TYPES /
MATERIALS TYPE 4

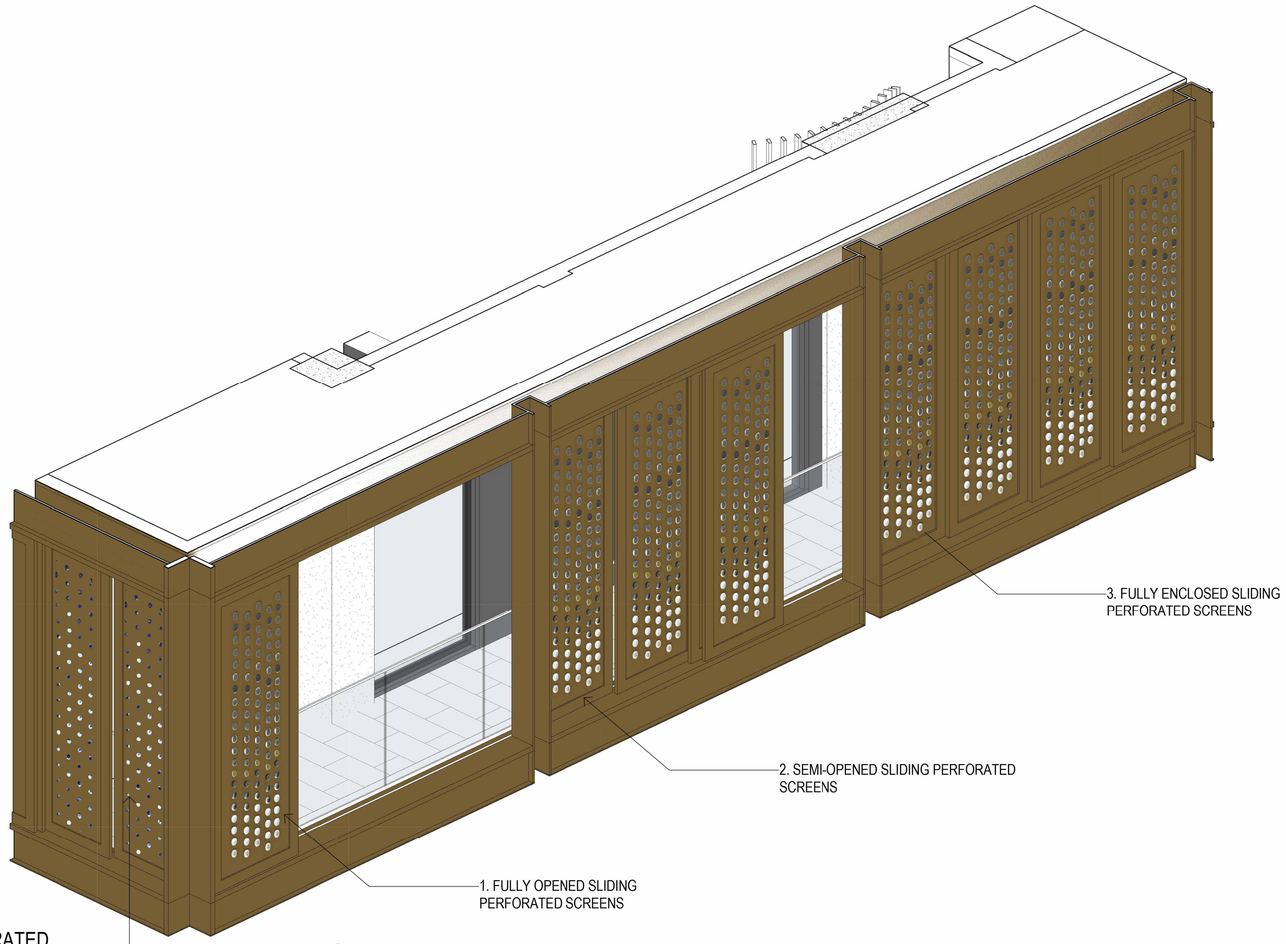
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SHEET NUMBER
DA4203

REVISION
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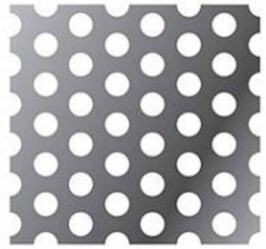


1 TOWER BALCONY - SLIDING SEQUENCE

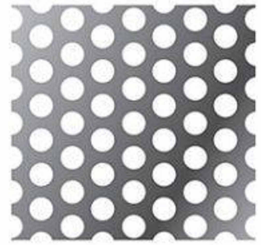
PERFORATED SOLAR SCREEN (OPENING RATIO 30-50%)

NOTE: PATTERNS SUBJECT TO DETAILED DESIGN

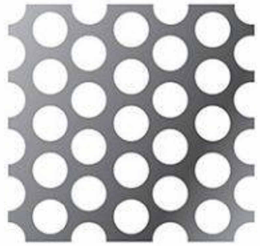
EXAMPLES:



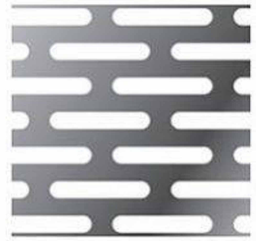
1/8" DIA 7/32" CTRS
30% SCREEN OPENING



1/8" DIA 3/16" CTRS
40% SCREEN OPENING

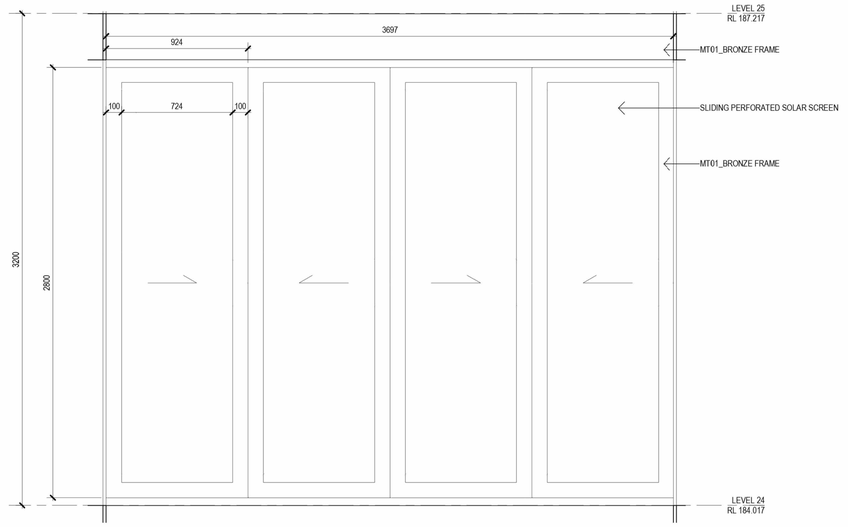


3/16" DIA 7/32" CTRS
51% SCREEN OPENING



MOIRE 1/8" X 3/4"
40% SCREEN OPENING

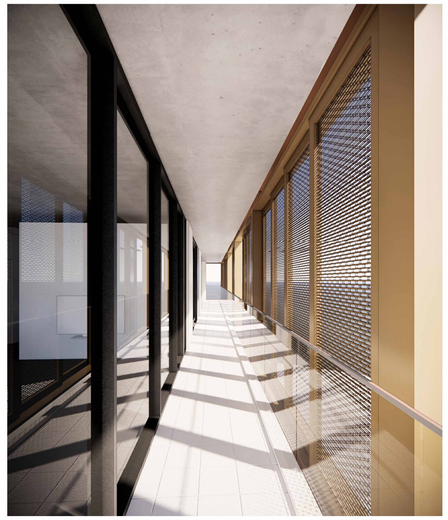




3 TYPICAL ARRANGEMENT - ELEVATION
1 : 20

RENDERED IMAGES





GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
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CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
TOWER FACADE - PERFORATED SOLAR SCREEN DETAIL

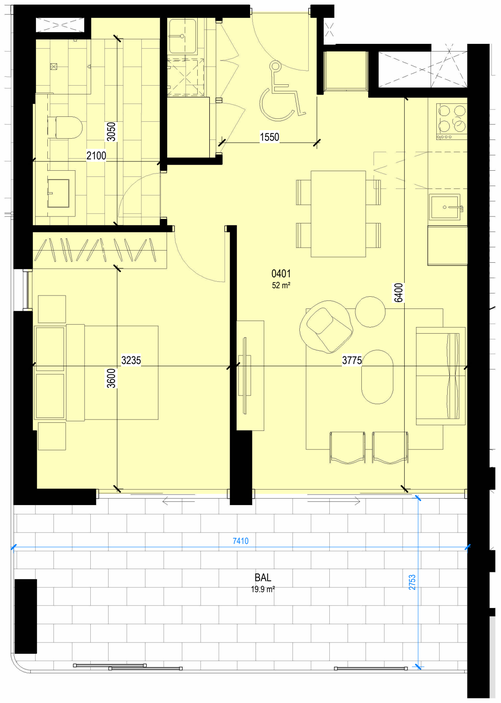
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SHEET NUMBER DA4204

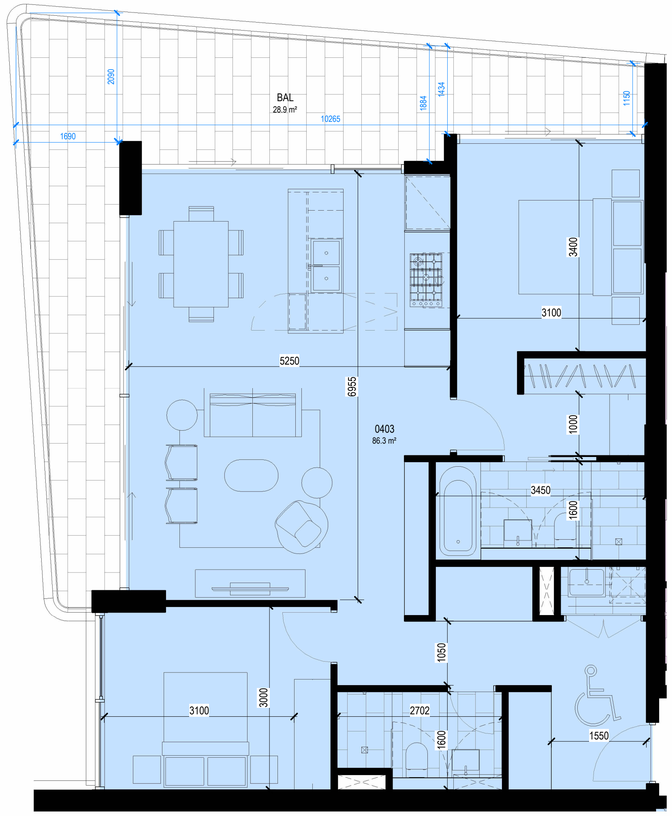
REVISION 1

PUBLISH DATE: 8/11/2023 10:39:59 AM

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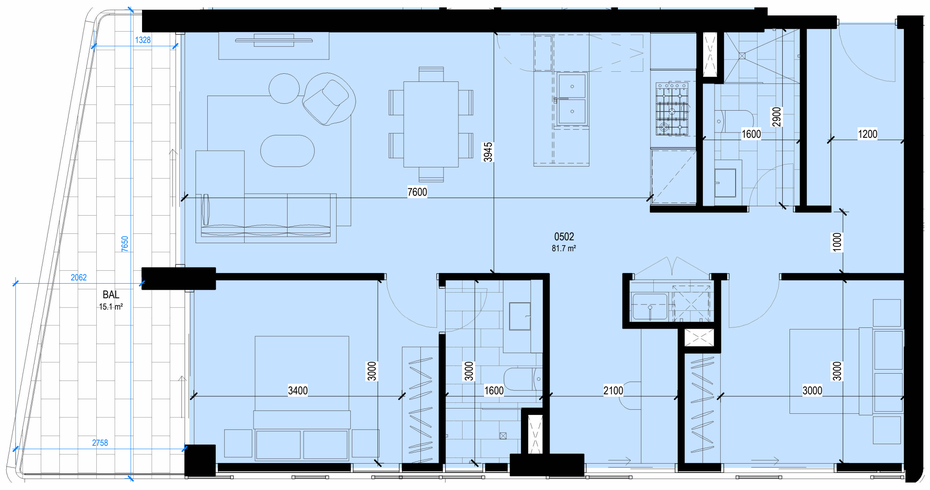
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1 : 50



7 2 BED - TYPE 2C.1
1 : 50



3 2 BED - TYPE 2C.2
1 : 50



6 2 BED - TYPE 2B
1 : 50

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SHEET STATUS
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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

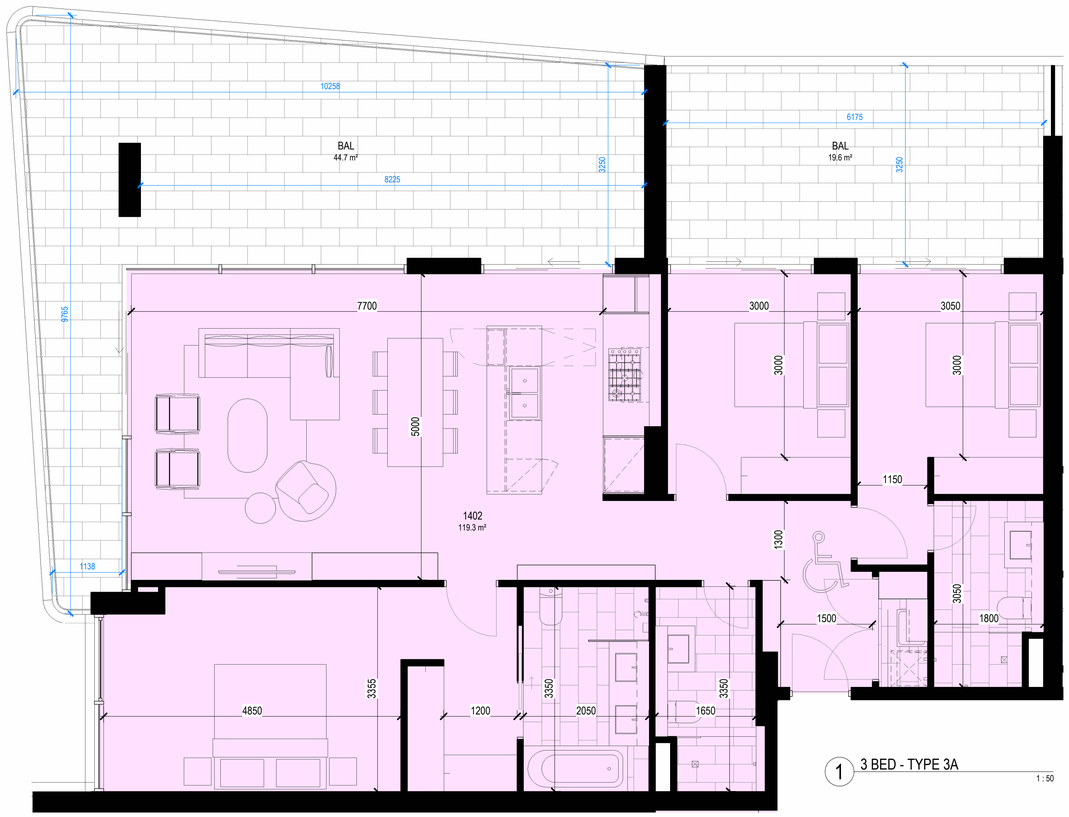
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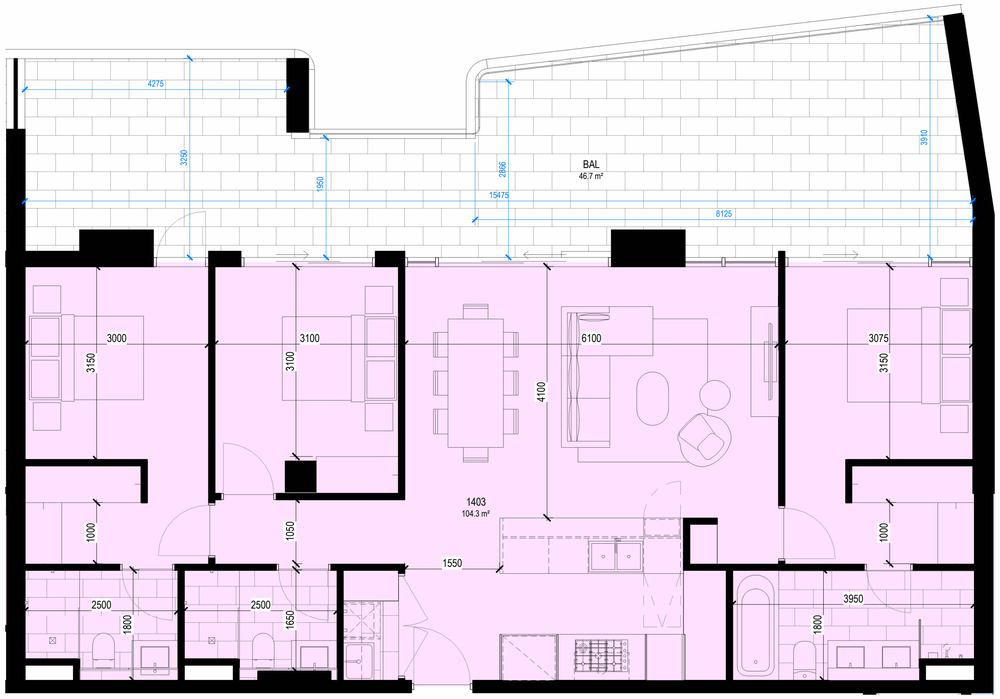
REVISION
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PUBLISH DATE: 8/11/2023 10:26:17 AM

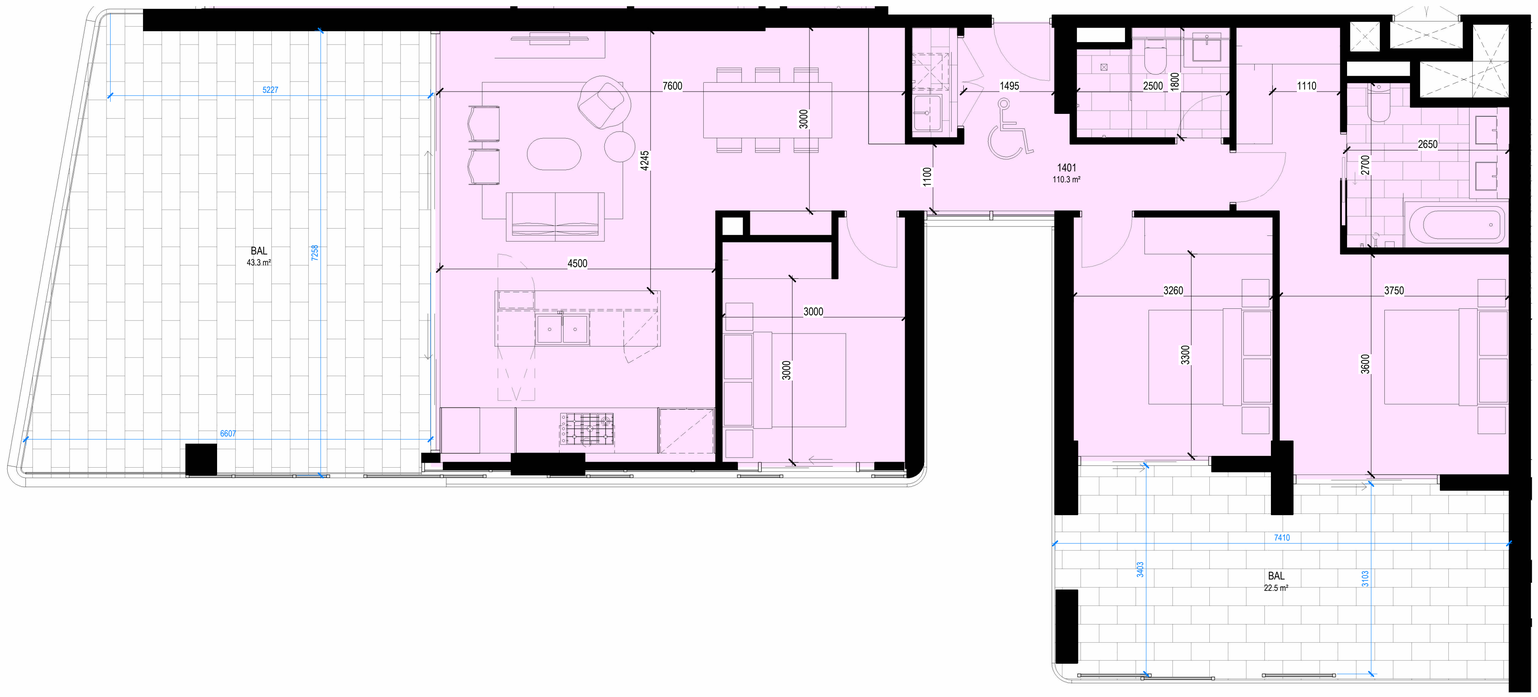
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1 3 BED - TYPE 3A
1 : 50



2 3 BED - TYPE 3B
1 : 50



4 3 BED - TYPE 3C
1 : 50

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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

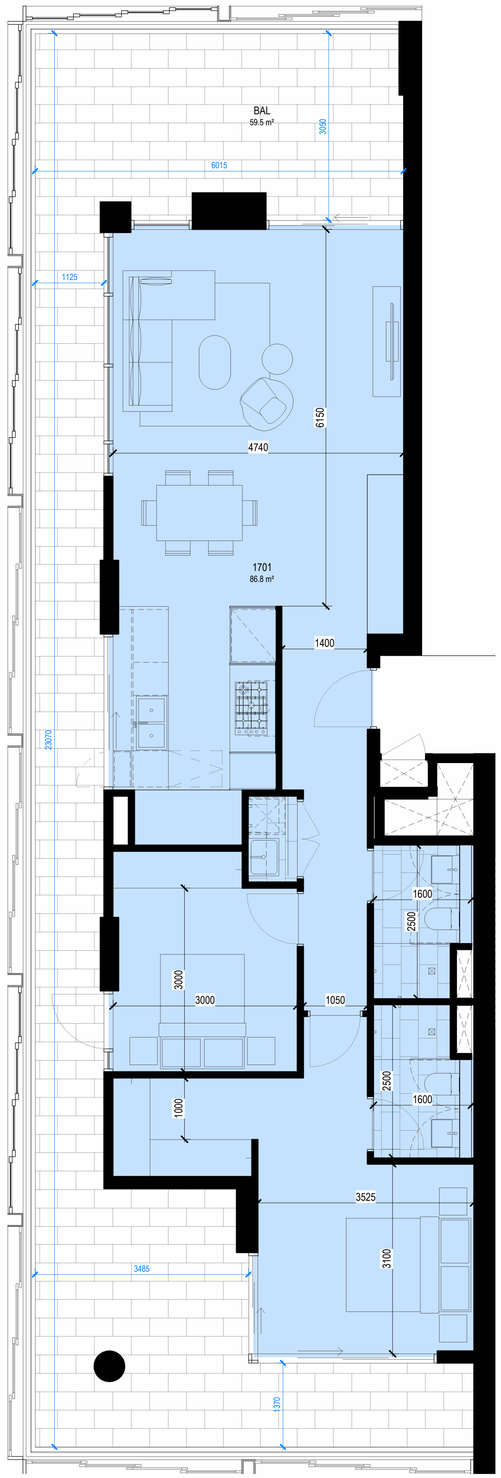
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SHEET NUMBER
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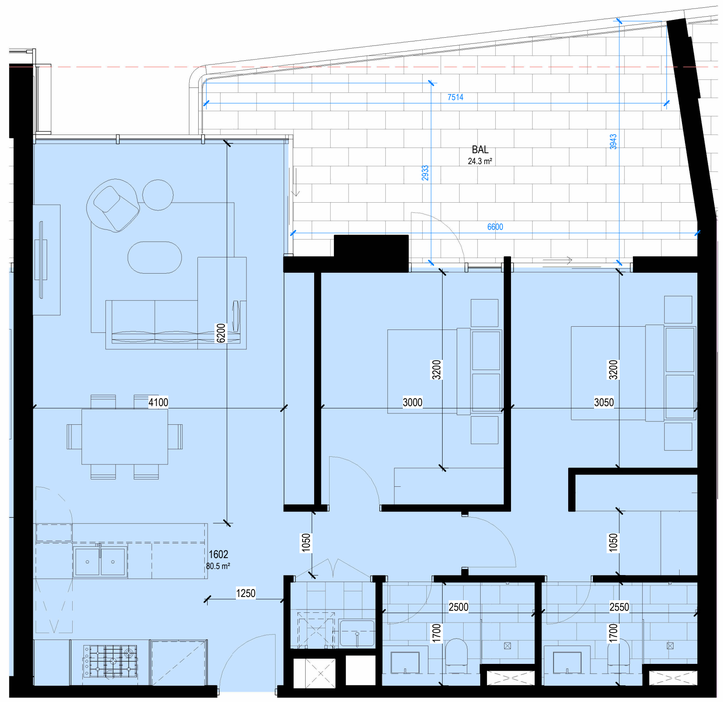
REVISION
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2 2 BED - TYPE 2D
1 : 50



1 2 BED - TYPE 2E
1 : 50

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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

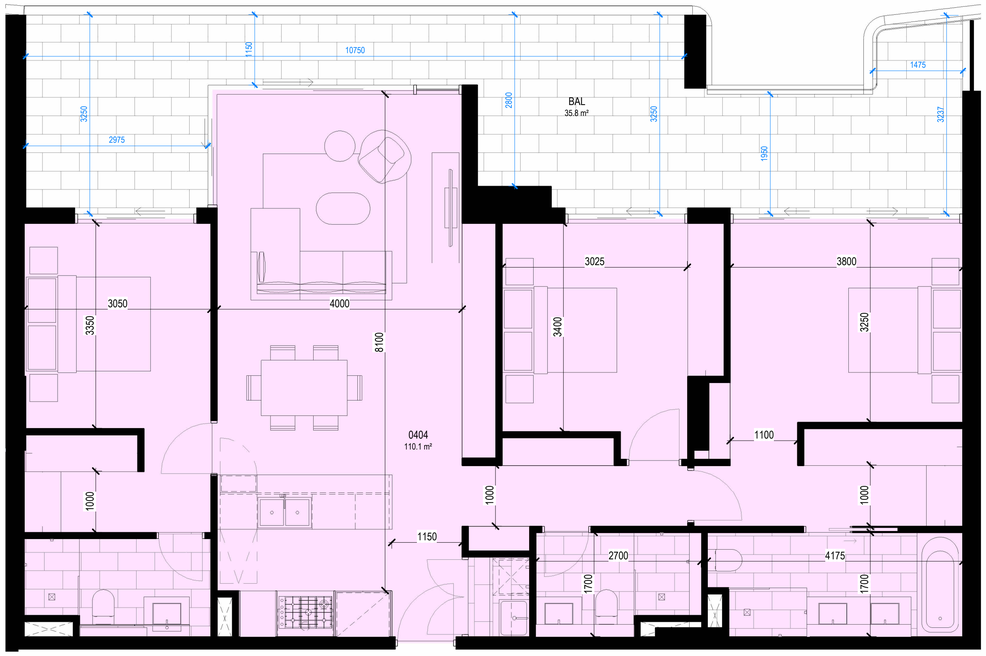
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SHEET NUMBER
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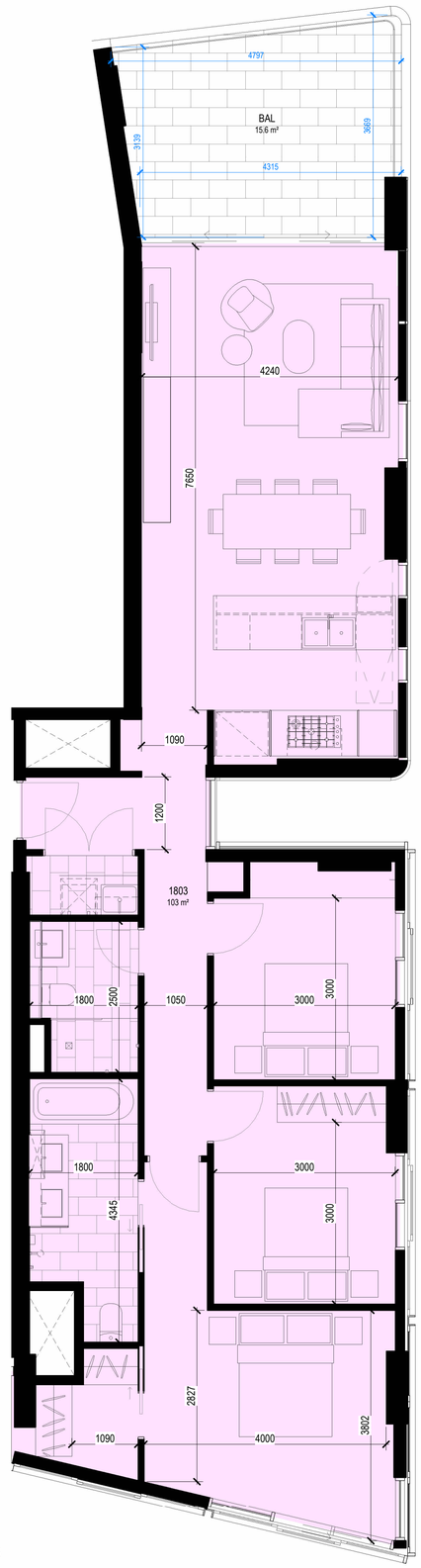
REVISION
1

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1 3 BED - TYPE 3D
1 : 50



2 3 BED - TYPE 3E
1 : 50

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

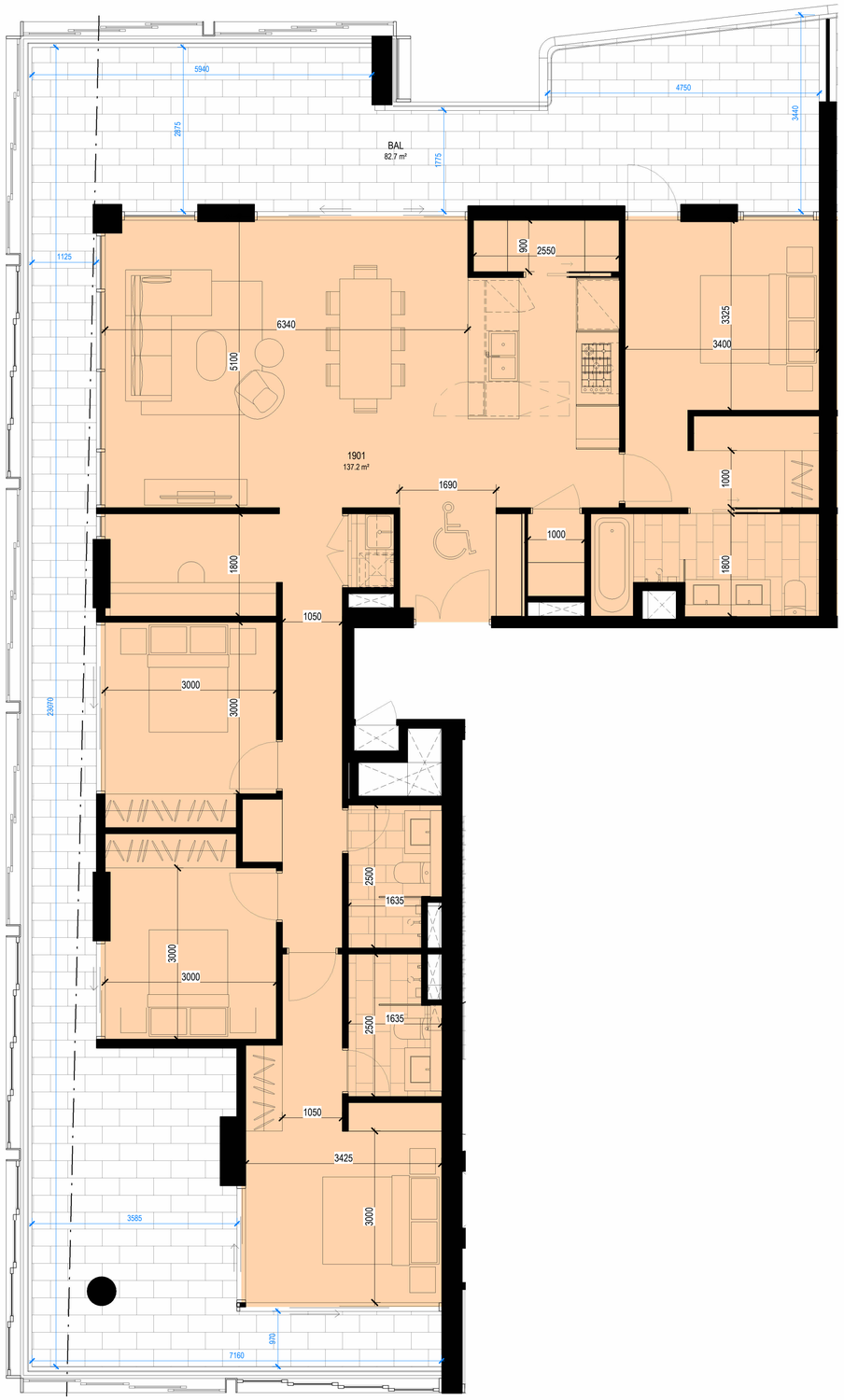
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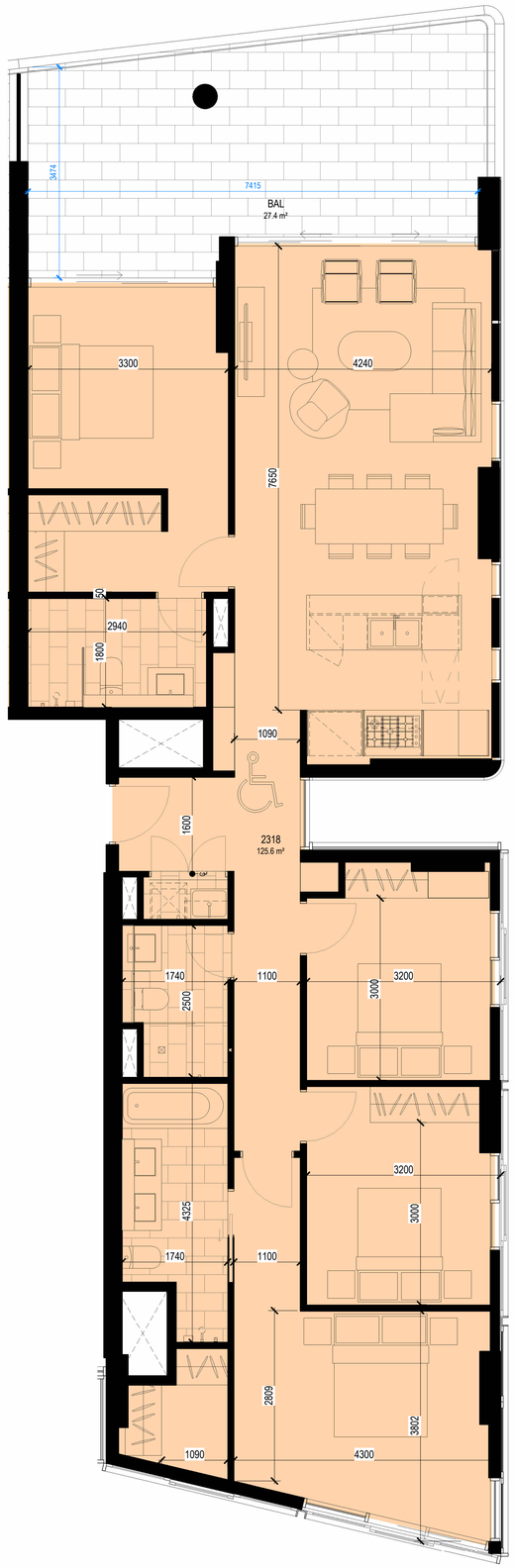
REVISION
1

PUBLISH DATE: 8/11/2023 10:29:47 AM

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1 4 BED - TYPE 4A
1 : 50



2 4 BED - TYPE 4B
1 : 50

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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CLIENT
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PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

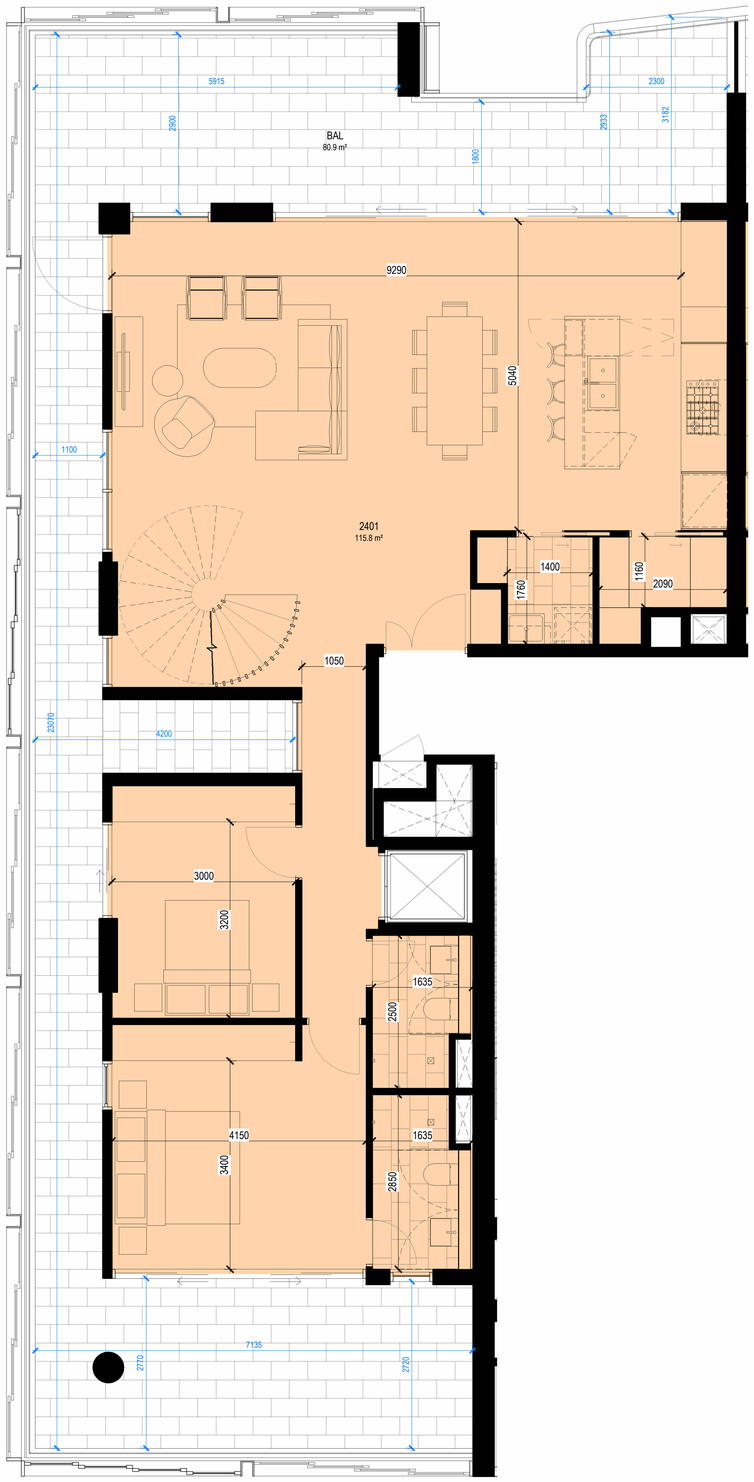
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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

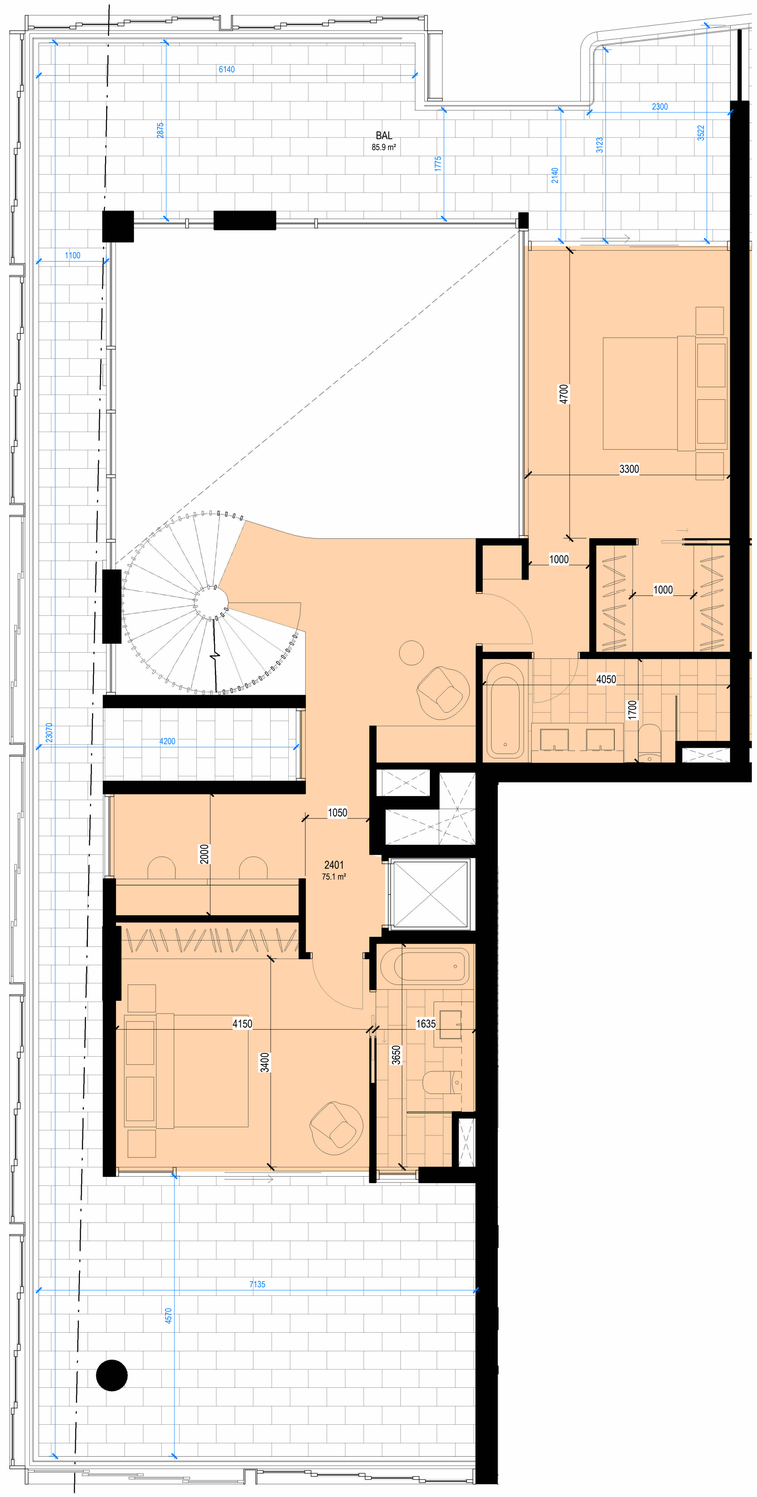
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SHEET NUMBER
DA5105

REVISION
1



1 4 BED - TYPE 4C - PENTHOUSE - LOWER FLOOR
1 : 50



2 4 BED - TYPE 4C -PENTHOUSE - UPPER FLOOR
1 : 50

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LOCATION
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1	23.05.23	DA ISSUE	DC/ FX DV

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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

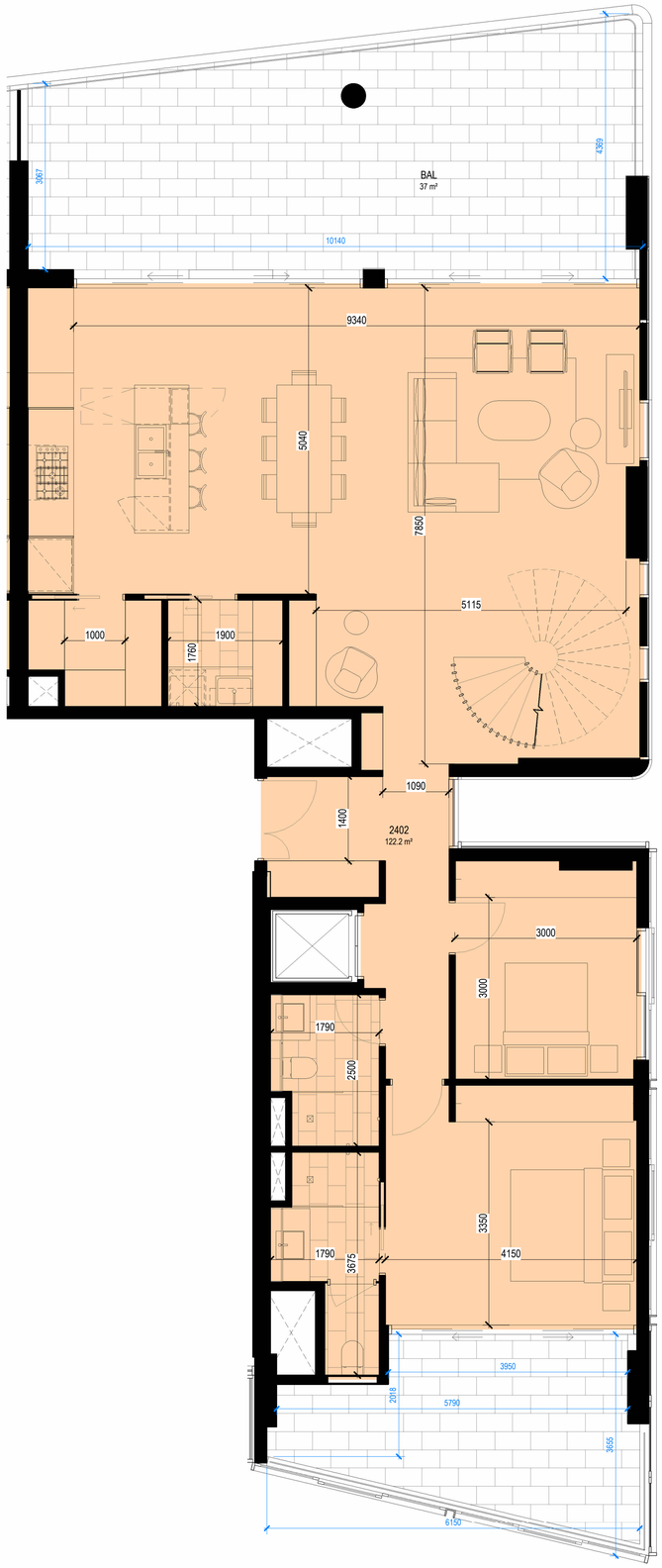
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DA5106

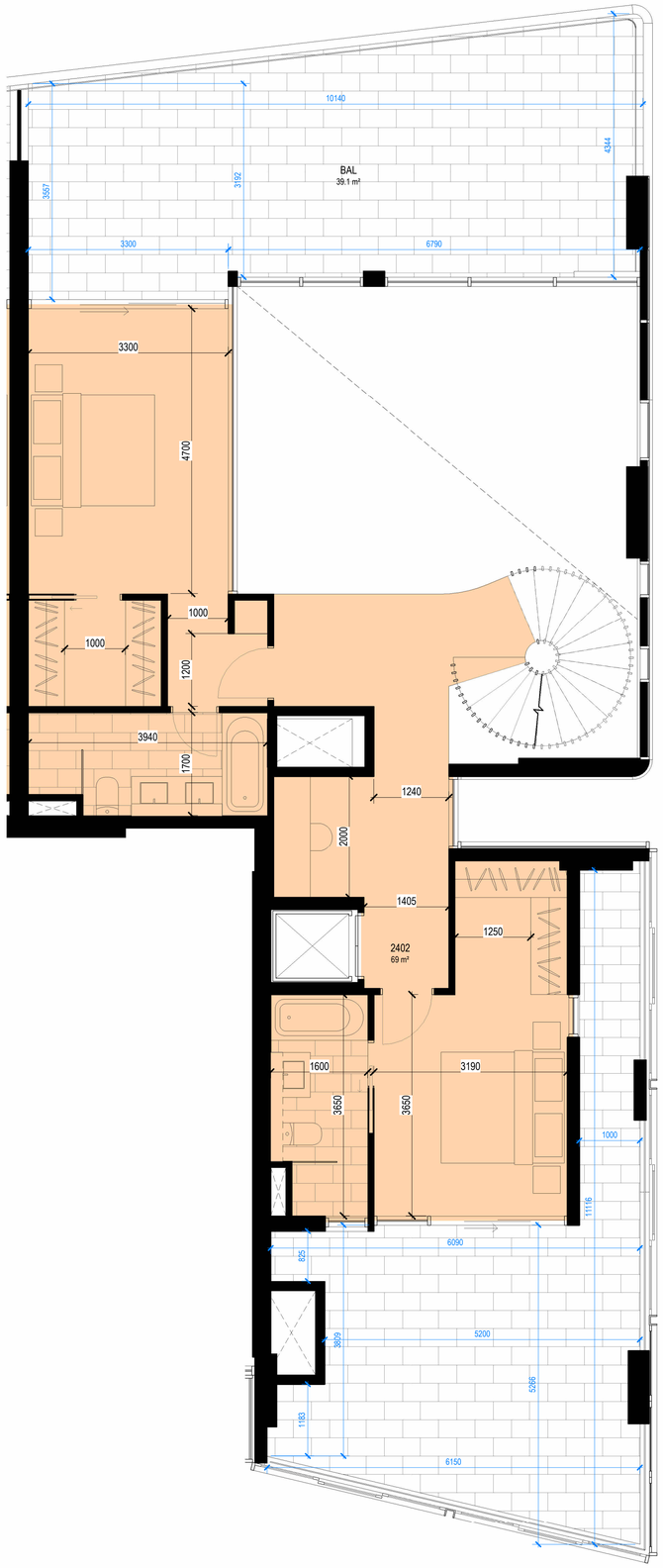
REVISION
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1 4 BED - TYPE 4D - PENTHOUSE - LOWER FLOOR
1 : 50



2 4 BED - TYPE 4D -PENTHOUSE - UPPER FLOOR
1 : 50

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1	23.05.23	DA ISSUE	DN AP DC/ FX DV

SHEET STATUS
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SHEET TITLE
FLOOR PLAN_APARTMENT TYPOLOGIES

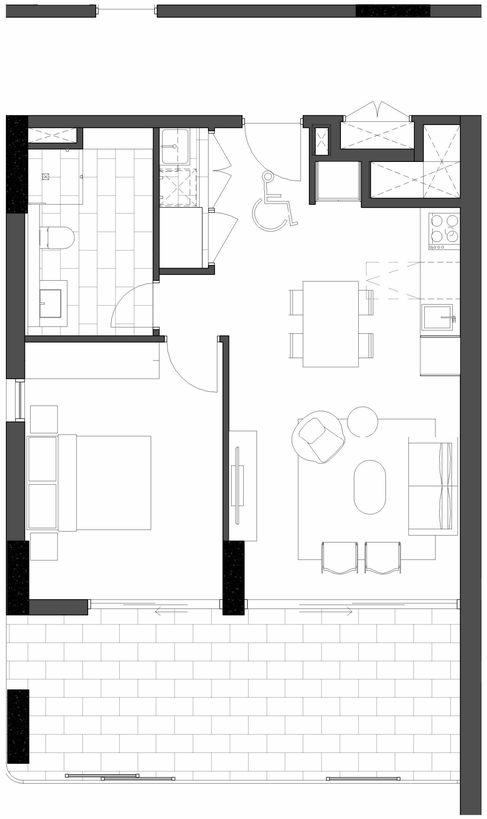
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SHEET NUMBER
DA5107

REVISION
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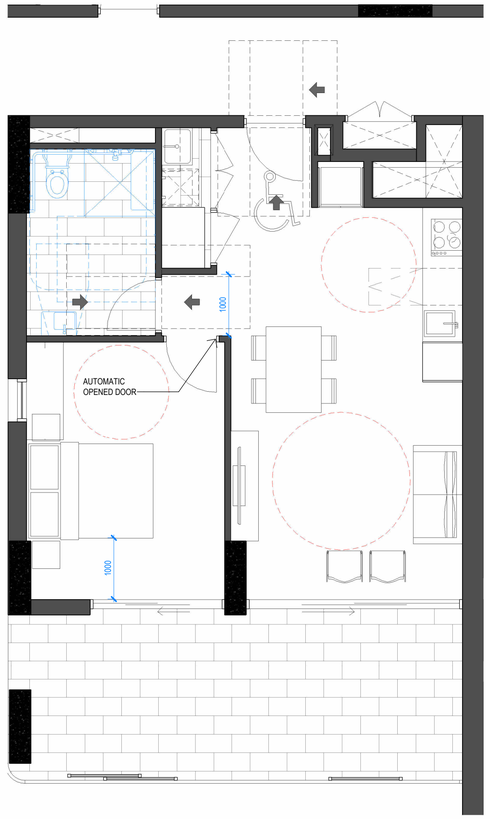
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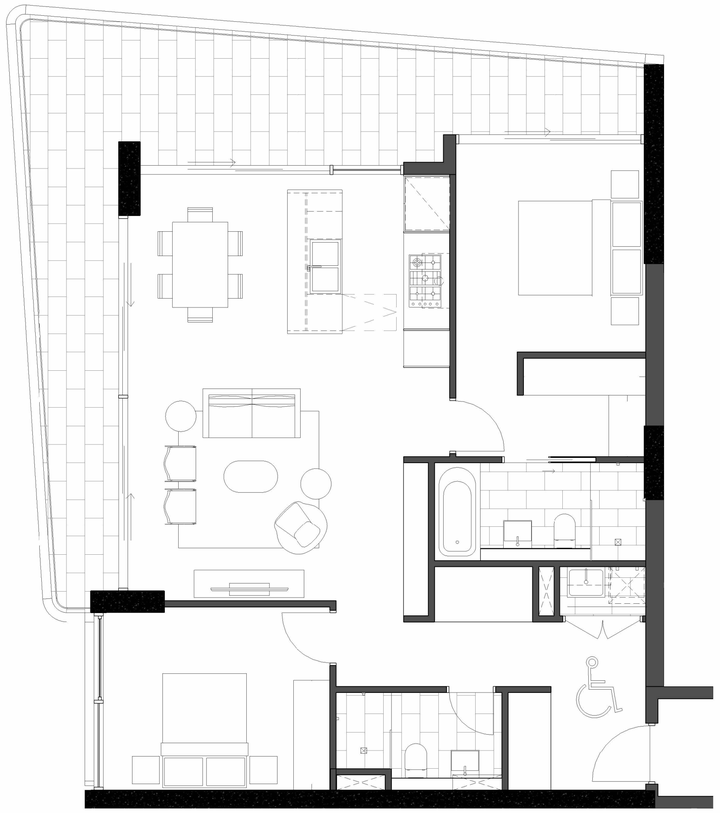


UNIT 0401
UNIT 0501
UNIT 0601

1 TYPE 1A-PRE ADAPTED
1 : 50



2 TYPE 1A-POST ADAPTED
1 : 50



UNIT 0403
UNIT 0503
UNIT 0603

3 TYPE 2A - PRE ADAPTAED
1 : 50



4 TYPE 2B - POST ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
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BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
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SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

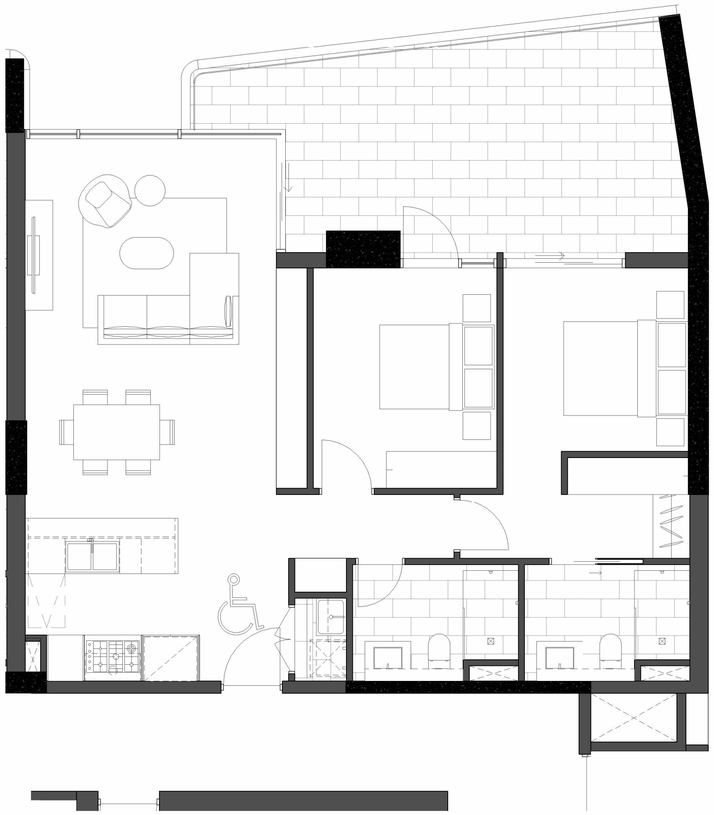
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SHEET NUMBER DA5108

REVISION 1

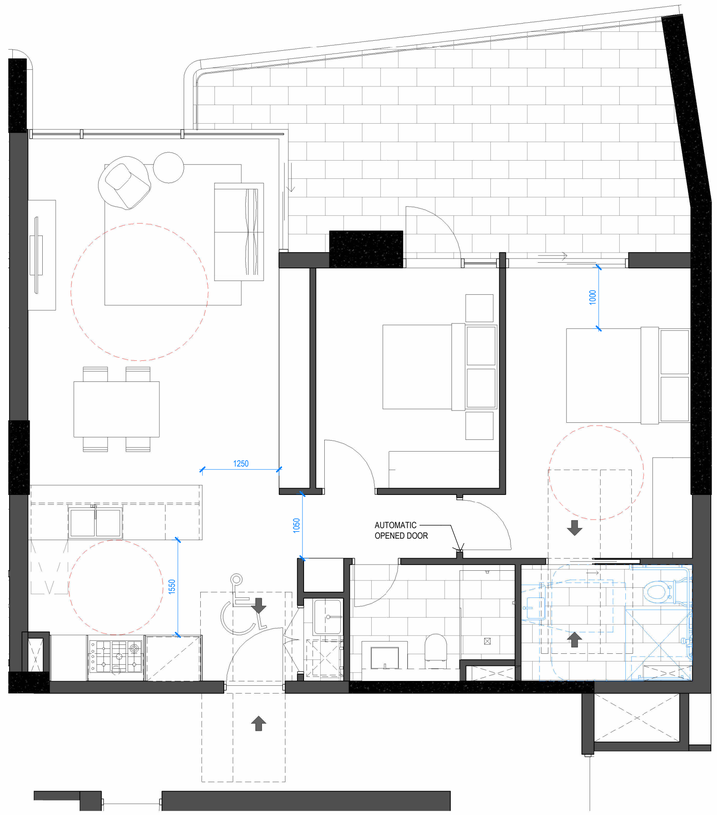
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UNIT 0705
UNIT 0805
UNIT 0905
UNIT 1005

4 TYPE 2B-PRE ADAPTED
1 : 50



3 TYPE 2B-POST ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

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79 MYRTLE STREET
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+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

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1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

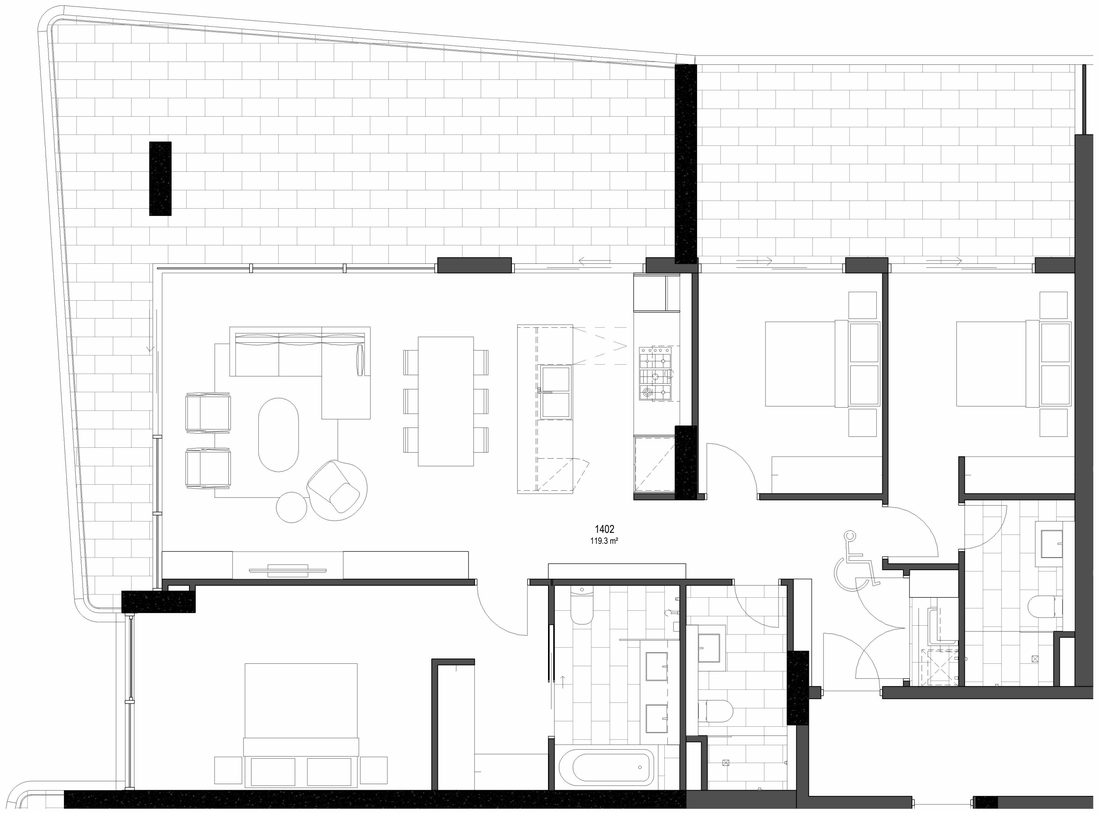
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SHEET NUMBER
DA5109

REVISION
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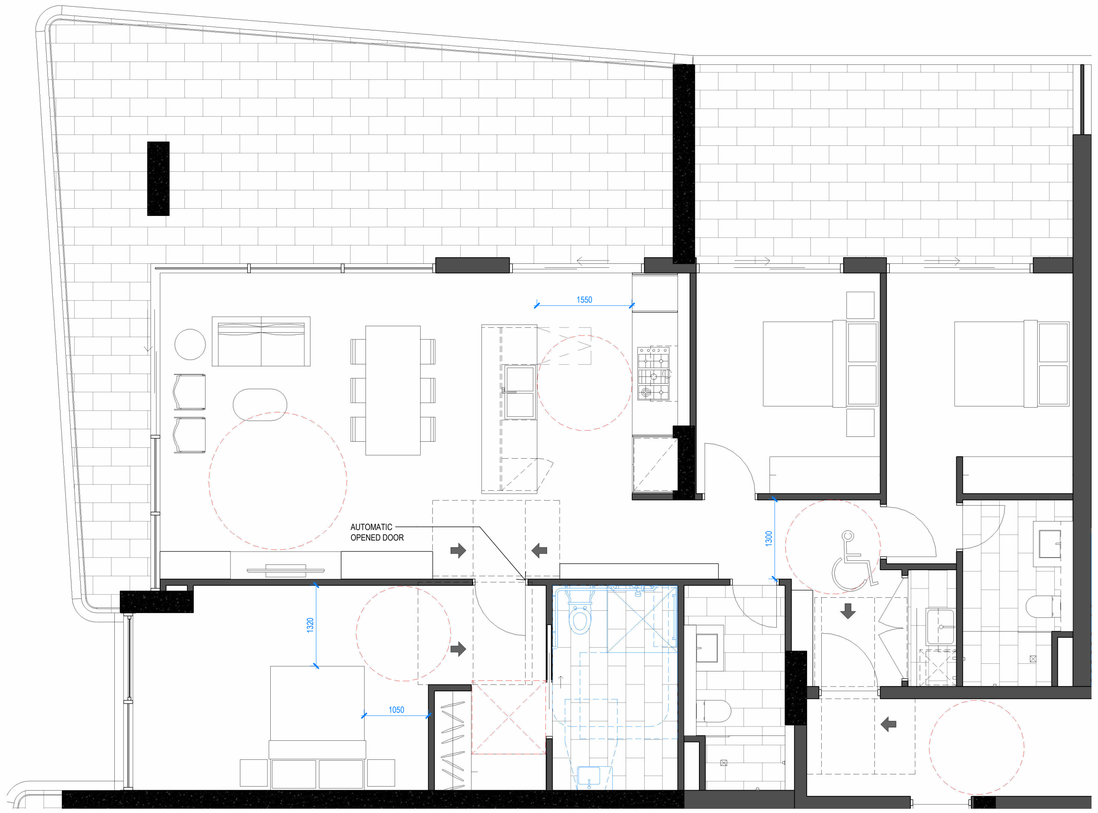
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1 TYPE 3A PRE-ADAPTED
1 : 50

UNIT 1302
UNIT 1402



2 TYPE 3A POST-ADAPTED
1 : 50

ROOM TYPES

1 BED

2 BED

3 BED

4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD
DEVELOPMENT

PROJECT
ANDERSON STREET
CHATSWOOD

LOCATION
54-56 Anderson St
Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

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FLOOR PLAN_ADAPTABLE PLANS

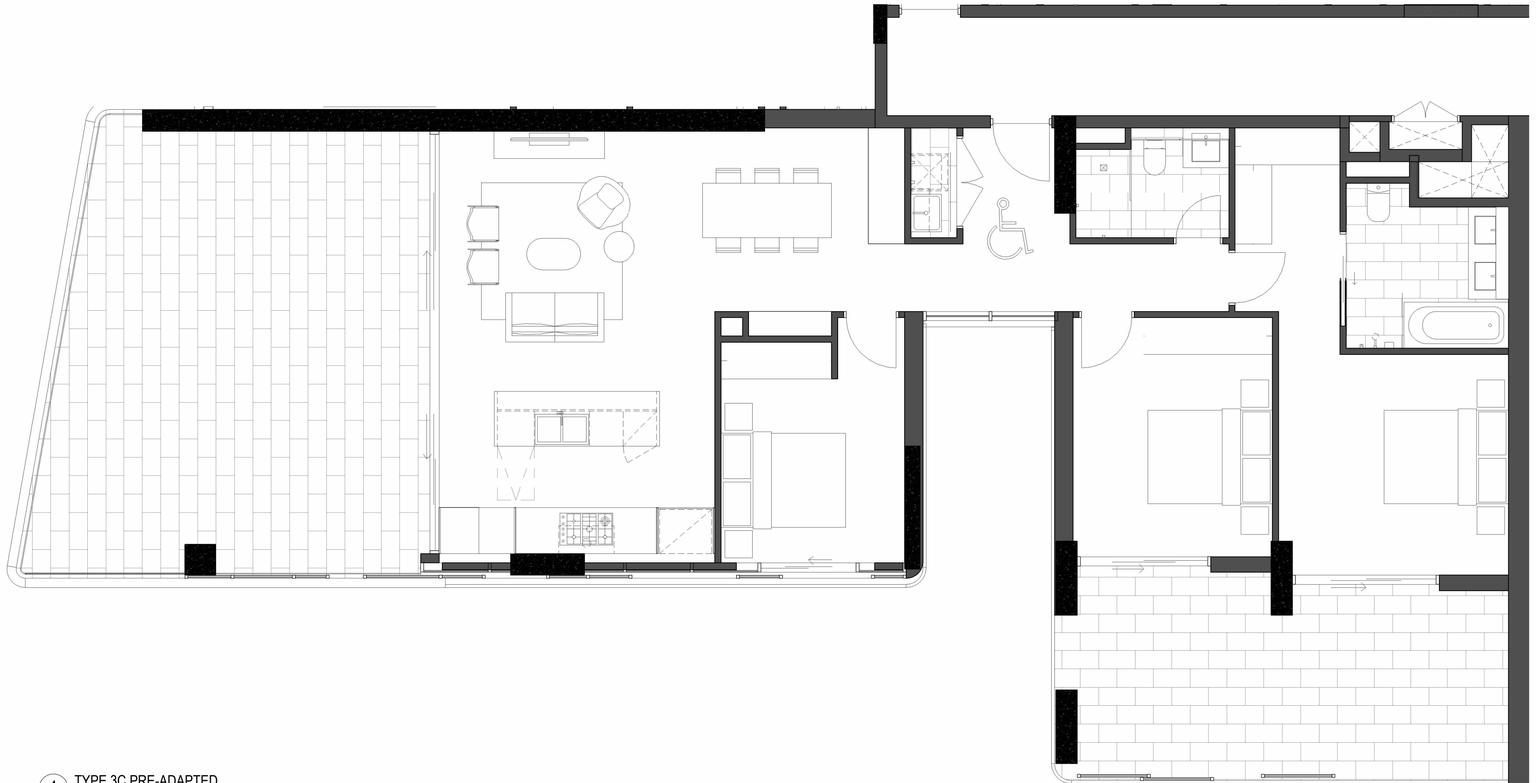
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SHEET NUMBER
DA5110

REVISION
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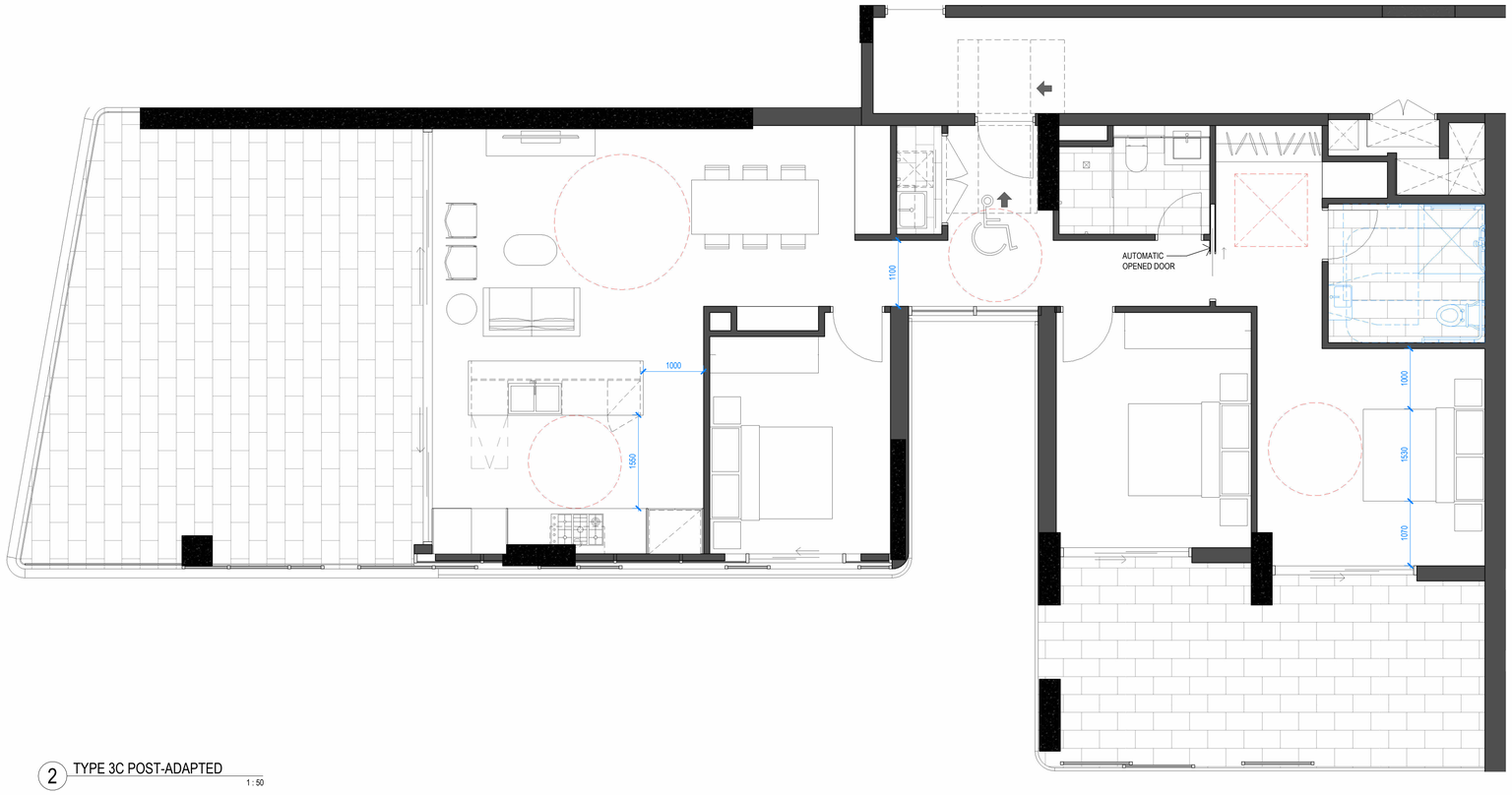
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1 TYPE 3C PRE-ADAPTED
1 : 50

UNIT 1301
UNIT 1401



2 TYPE 3C POST-ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
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PROJECT NO
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REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
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SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

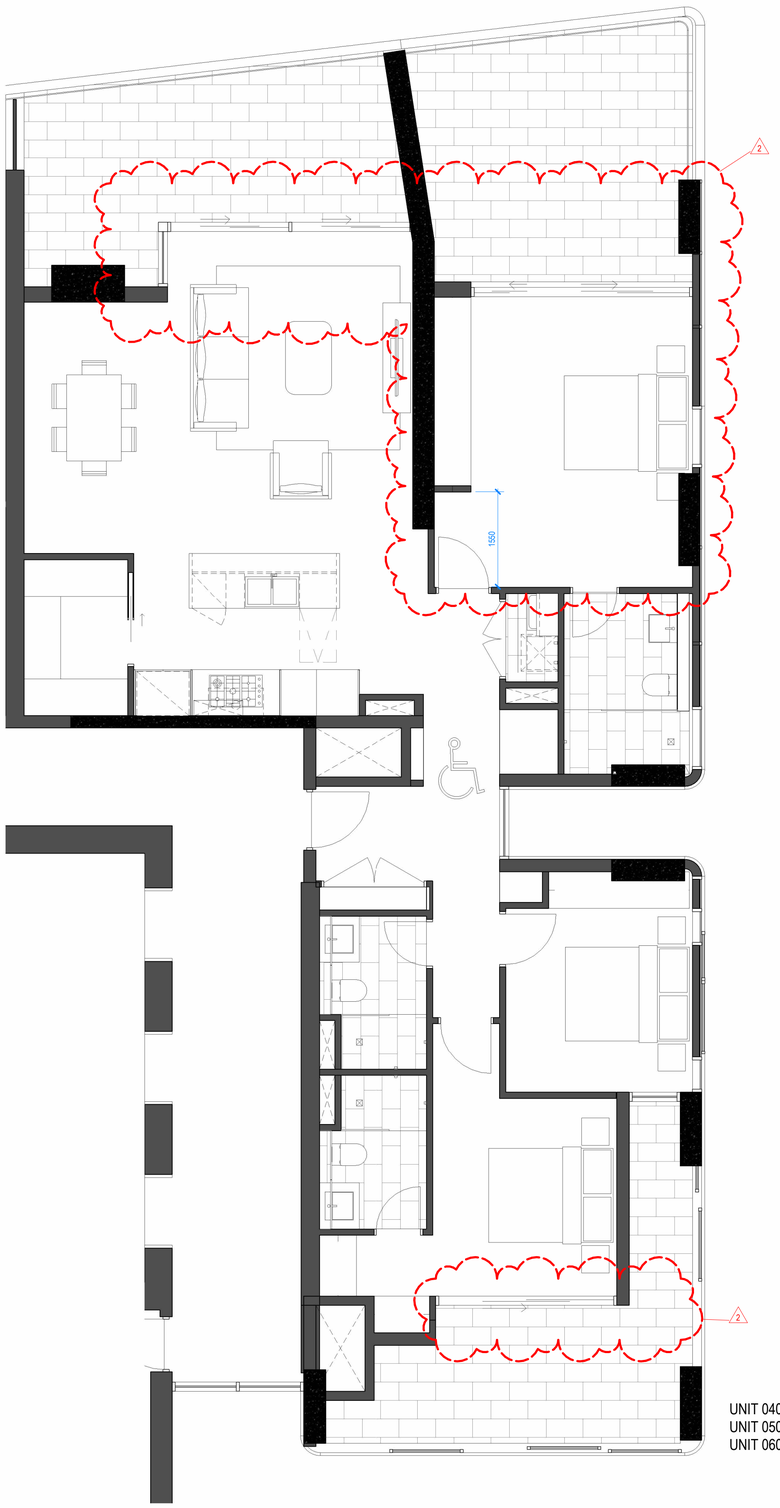
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SHEET NUMBER
DA5111

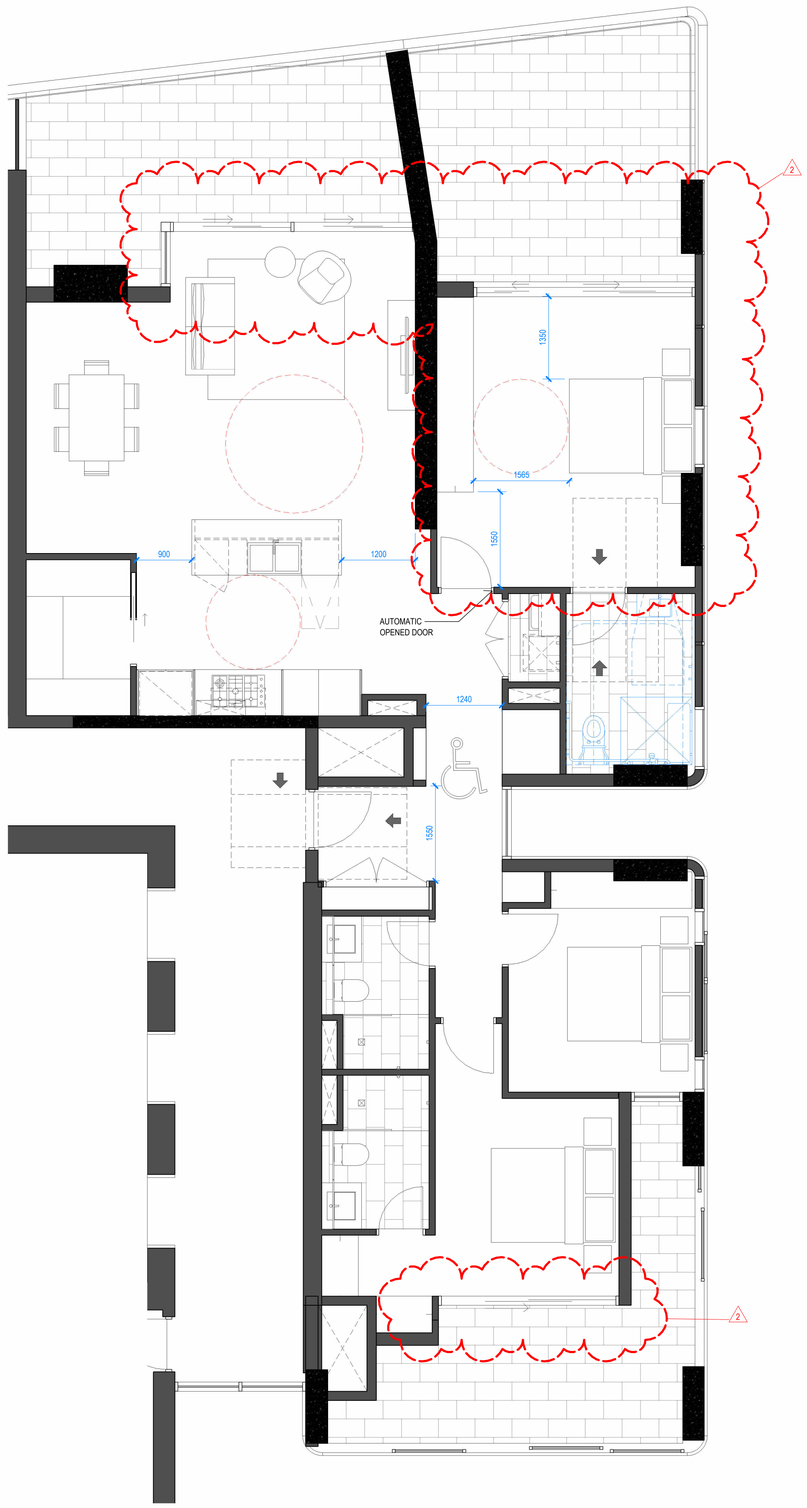
REVISION
1

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1 TYPE 3D-PRE ADAPTED
1 : 50



2 TYPE 3D-POST ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
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CLIENT
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PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
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PROJECT NO
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REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

SCALE
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SHEET NUMBER
DA5112

REVISION
2

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1 TYPE 3F - PRE ADAPTED
1 : 50

2 TYPE 3F - POST ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
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SHEET STATUS
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SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

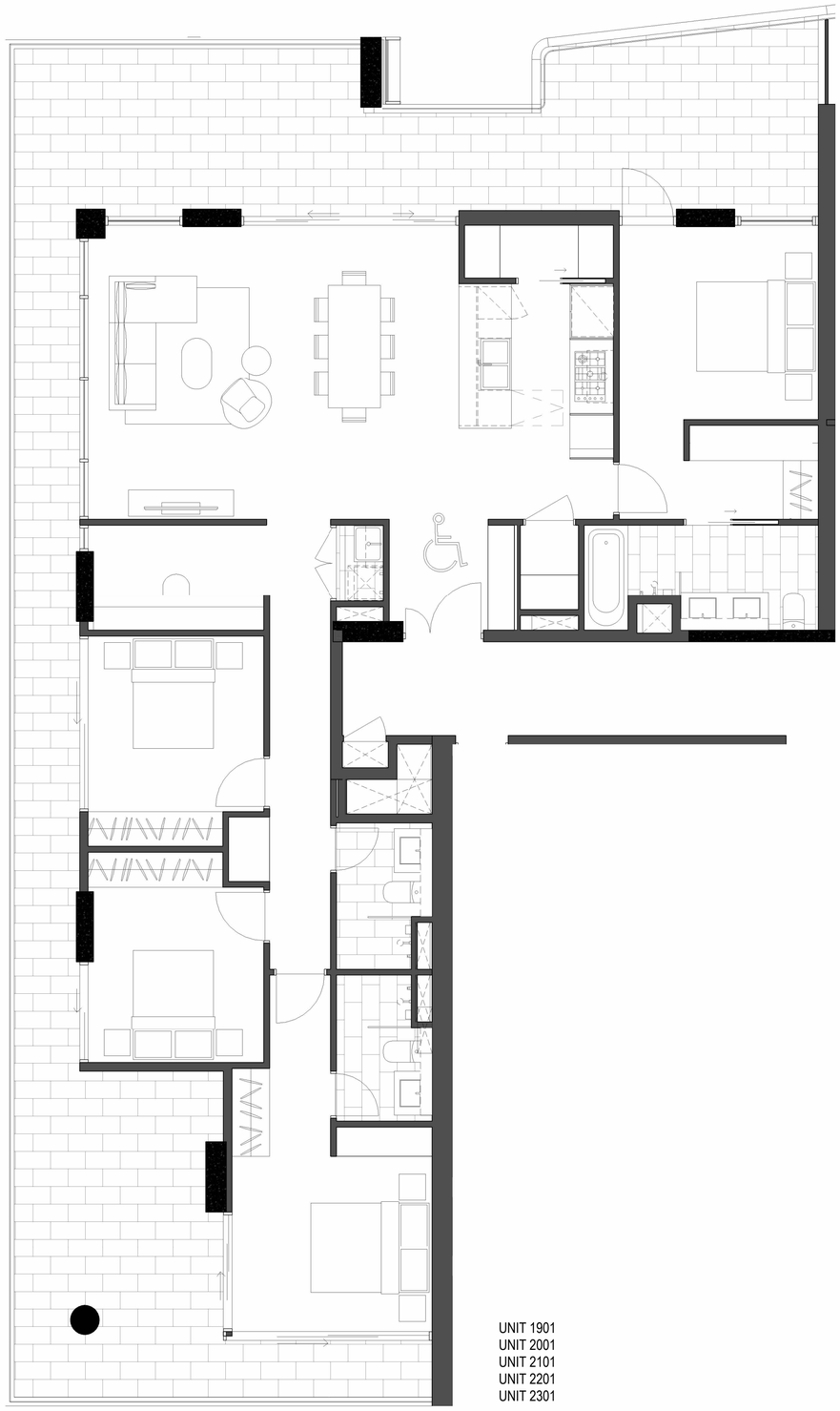
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SHEET NUMBER
DA5113

REVISION
1

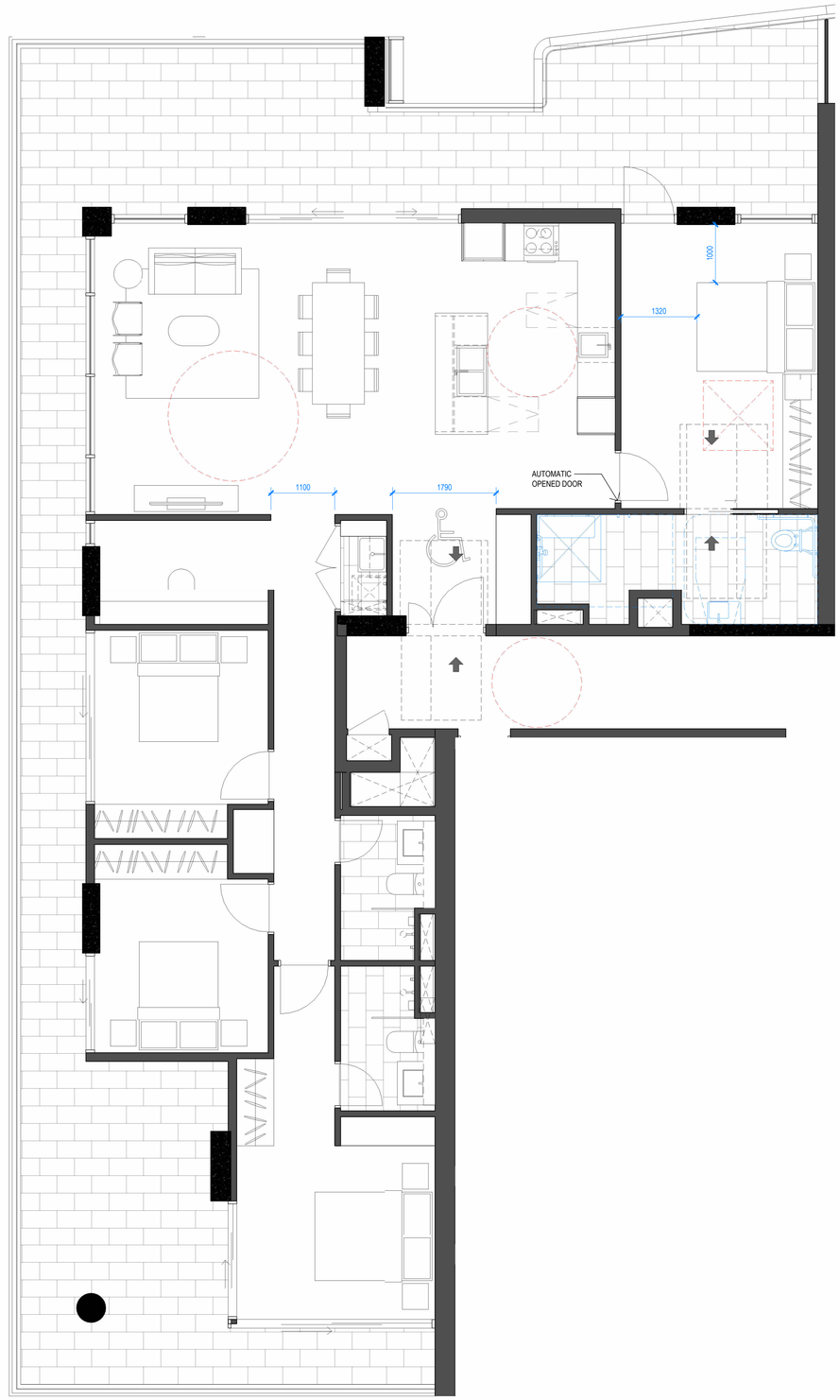
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UNIT 1901
UNIT 2001
UNIT 2101
UNIT 2201
UNIT 2301

1 TYPE 4A PRE-ADAPTED
1 : 50



2 TYPE 4A POST-ADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
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SHEET TITLE
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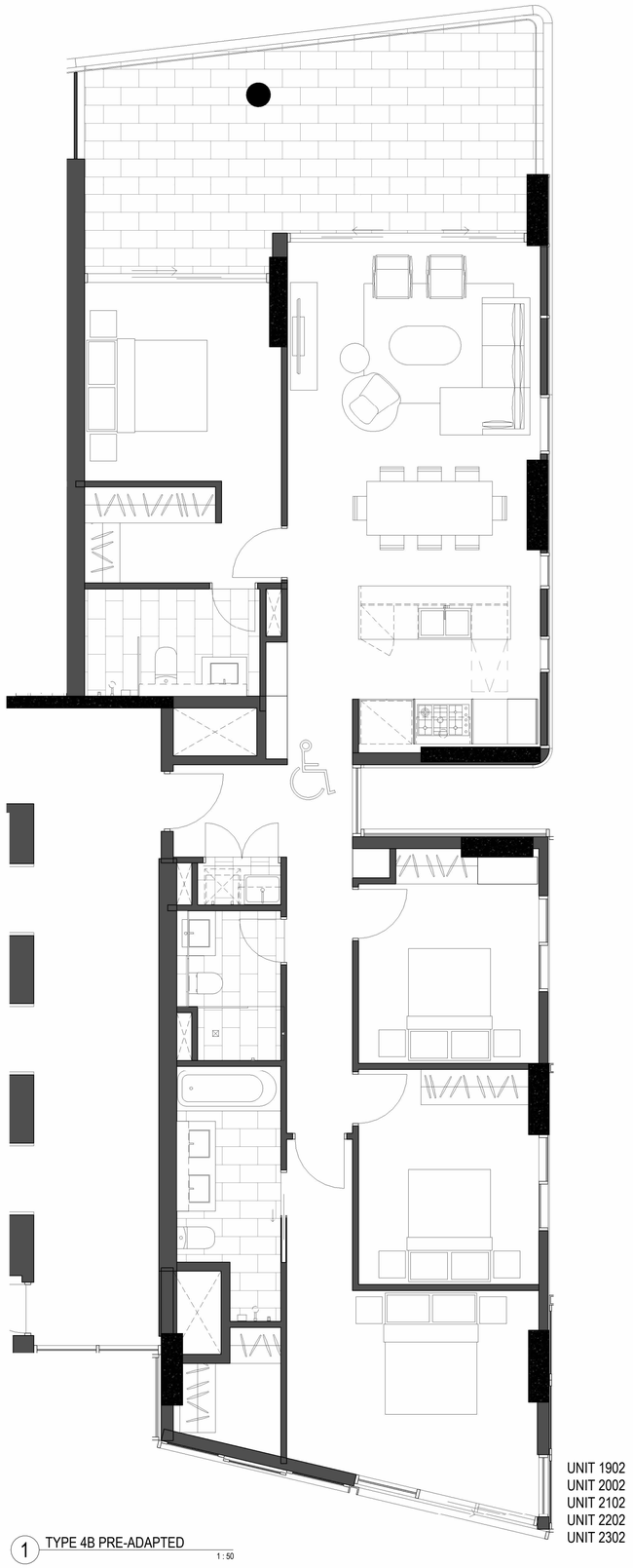
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SHEET NUMBER
DA5115

REVISION
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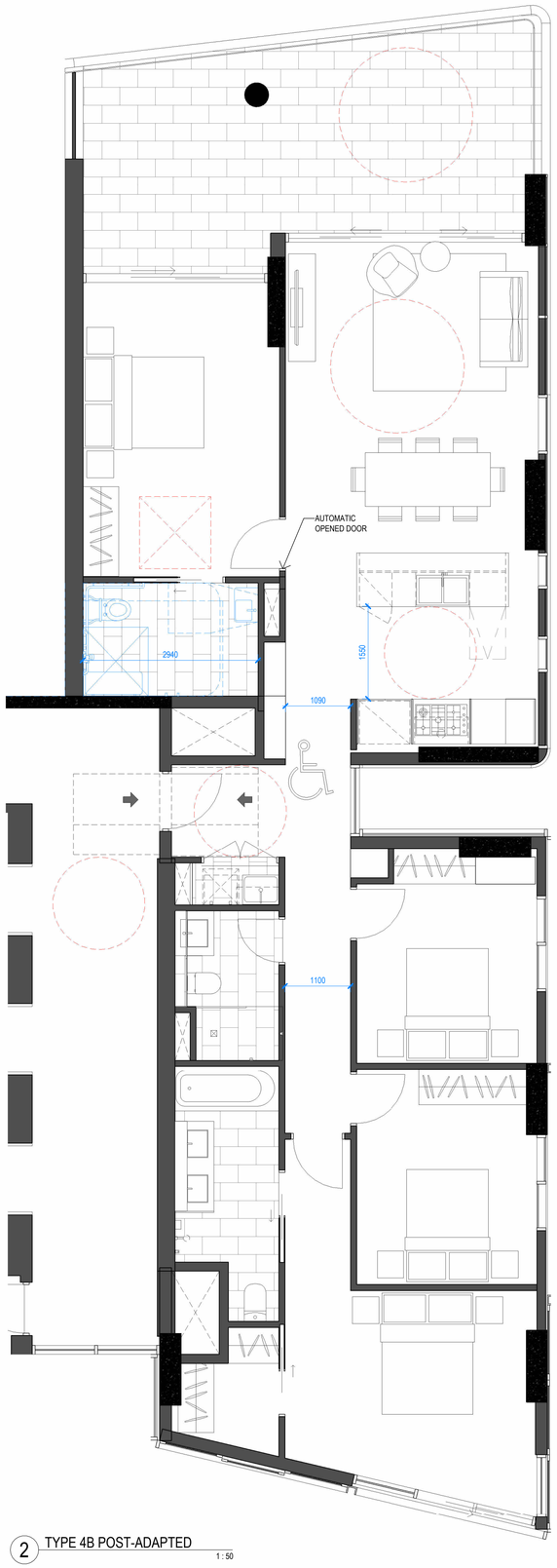
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PUBLISH DATE: 8/11/2023 10:28:28 AM



UNIT 1902
UNIT 2002
UNIT 2102
UNIT 2202
UNIT 2302

1 TYPE 4B PRE-ADAPTED
1 : 50



2 TYPE 4B POST-ADADAPTED
1 : 50

ROOM TYPES

- 1 BED
- 2 BED
- 3 BED
- 4 BED

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
FLOOR PLAN_ADAPTABLE PLANS

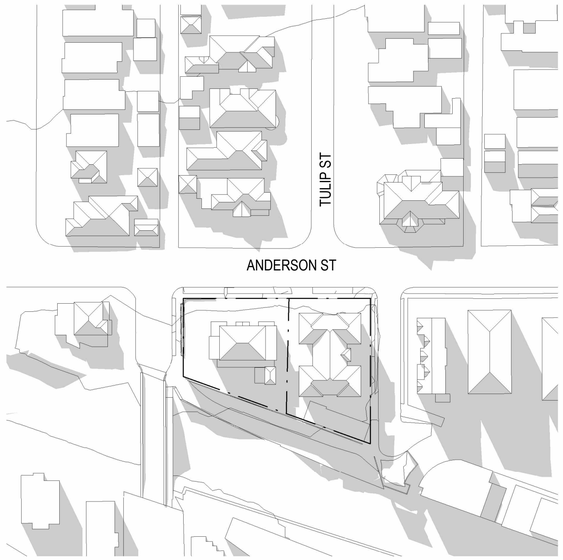
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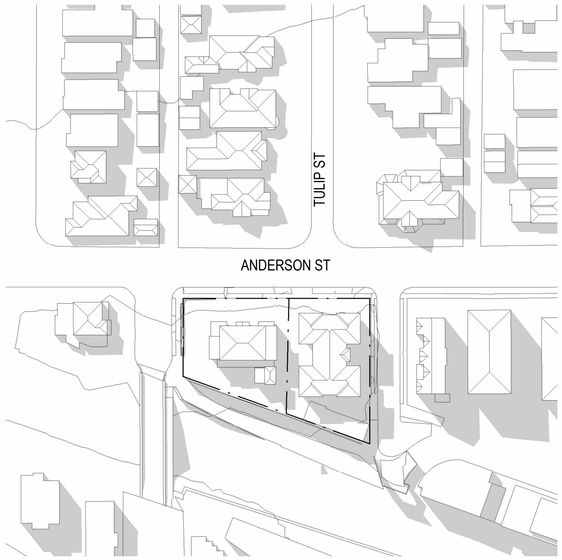
REVISION
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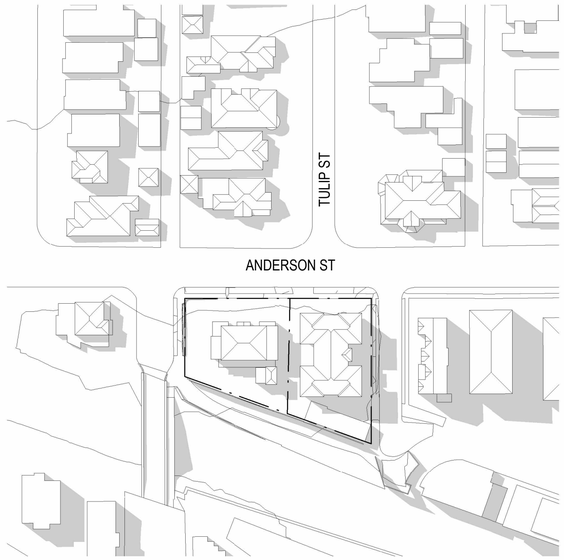
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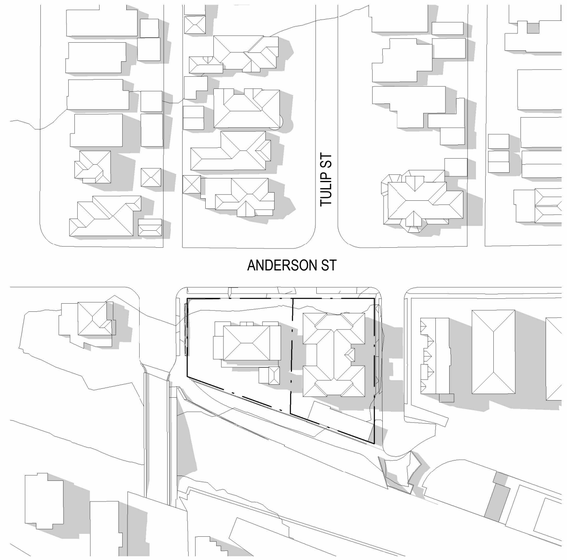
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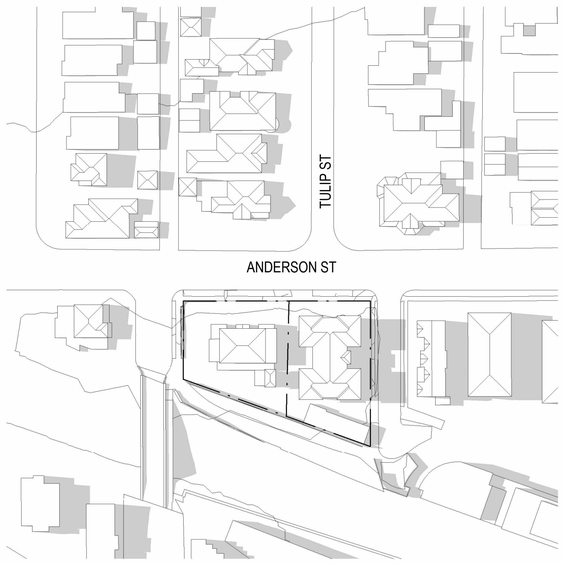
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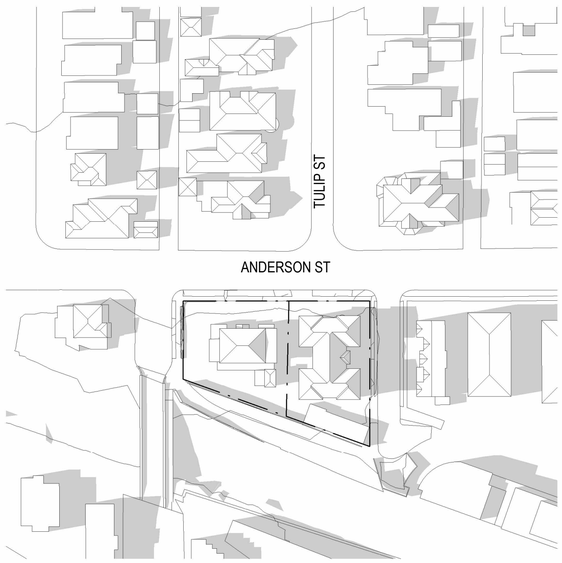
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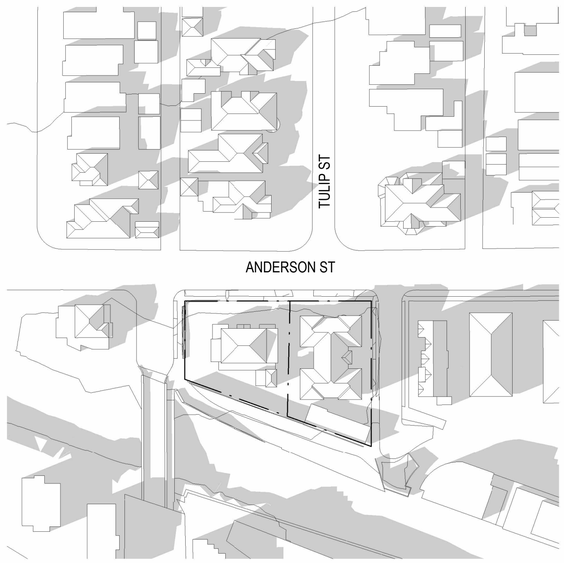
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5 1PM JUNE 21 EXISTING
1 : 1000



6 2PM JUNE 21 EXISTING
1 : 1000



7 3PM JUNE 21 EXISTING
1 : 1000

GADIGAL COUNTRY
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CLIENT
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LOCATION
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22023

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1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SHADOW DIAGRAM - 9AM-3PM JUN 21 EXISTING

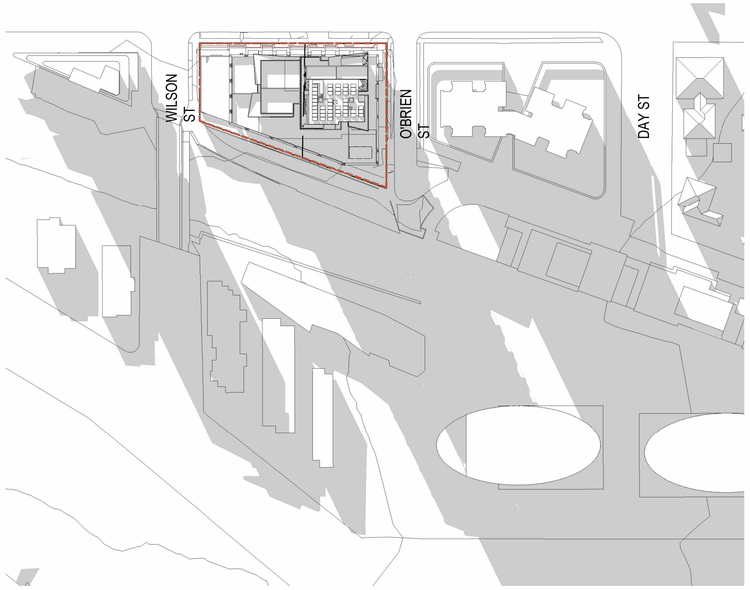
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SHEET NUMBER
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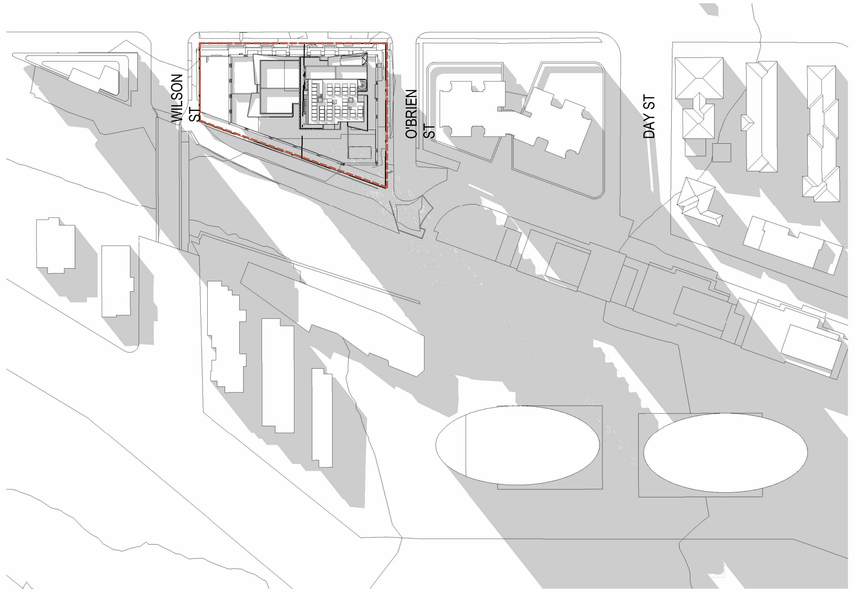
REVISION
1

PUBLISH DATE: 8/11/2023 10:30:38 AM

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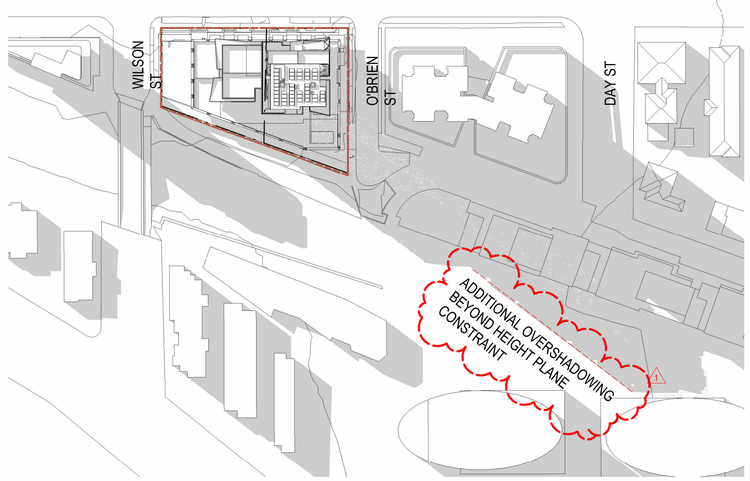


1 9AM JUNE 21
1 : 1000

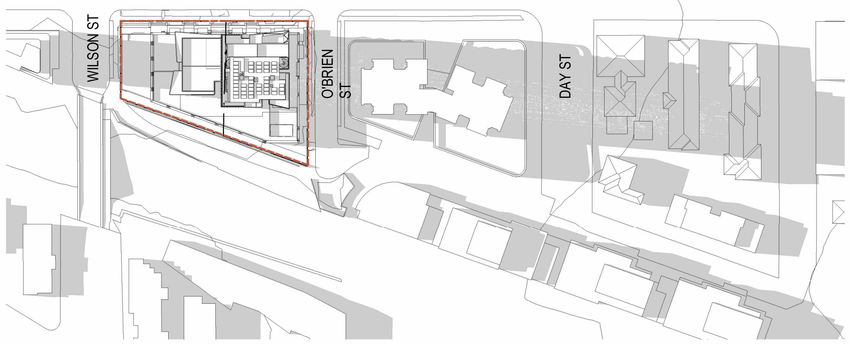


2 10AM JUNE 21
1 : 1000

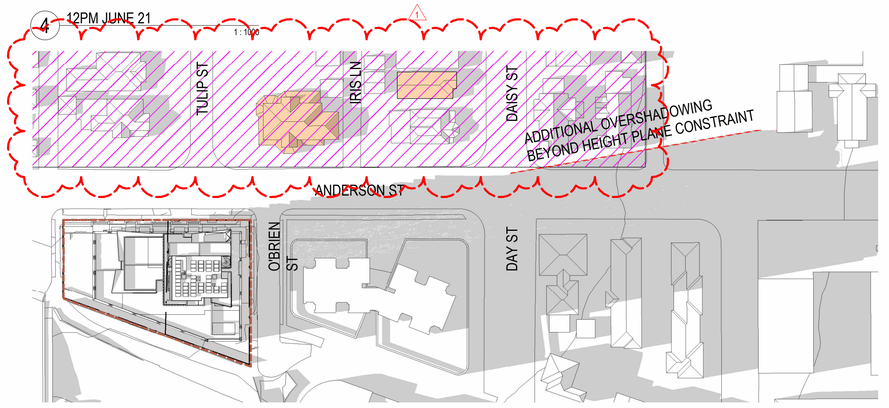




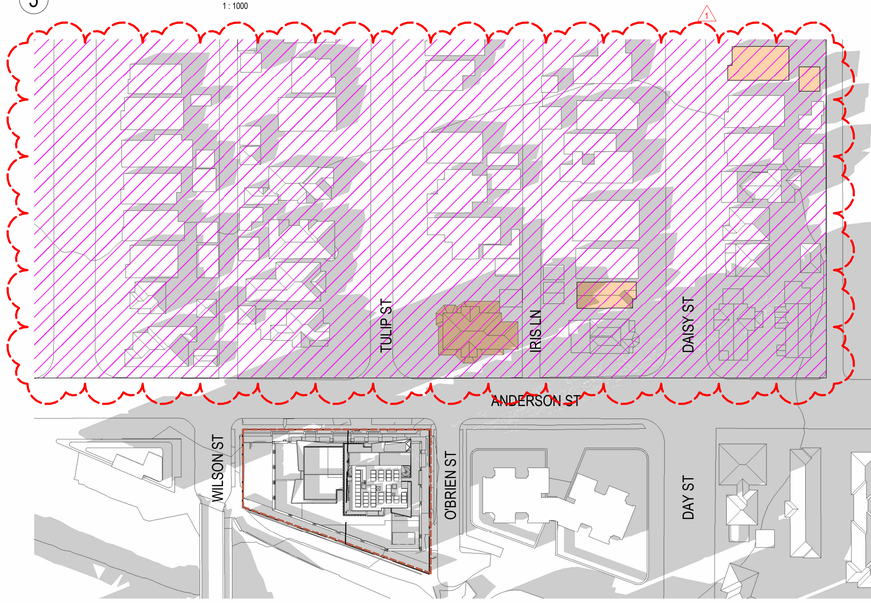
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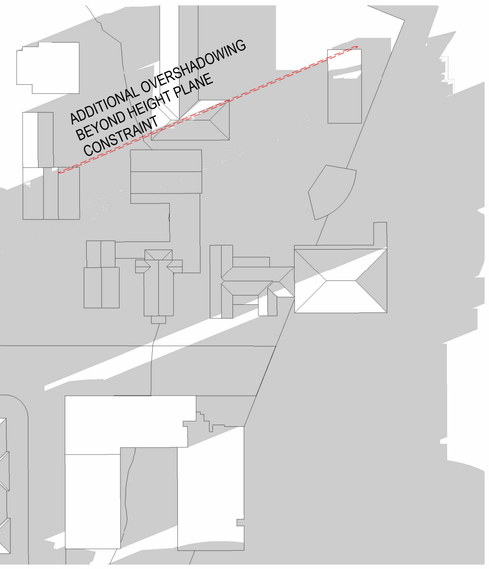
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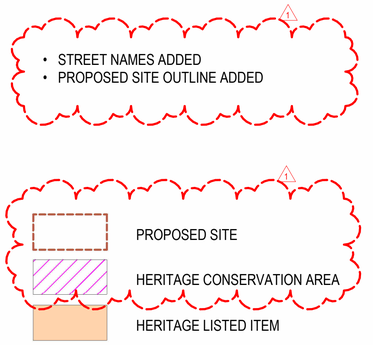


5 1PM JUNE 21
1 : 1000



6 2PM JUNE 21
1 : 1000





7 3PM JUNE 21
1 : 1000

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
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JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SHADOW DIAGRAM - 9AM-3PM JUN 21 PROPOSED

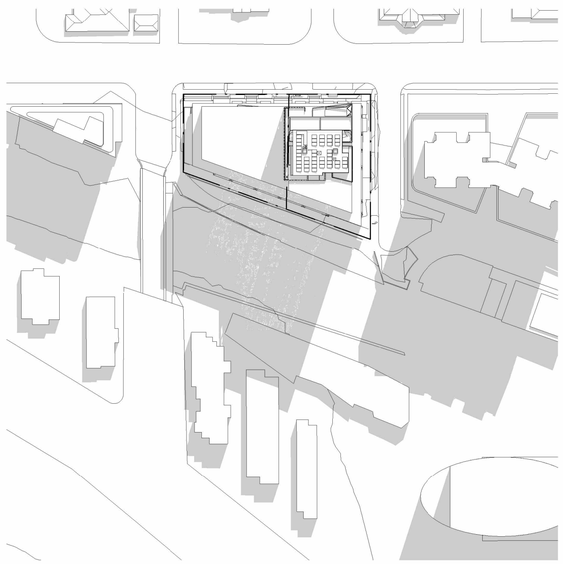
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SHEET NUMBER
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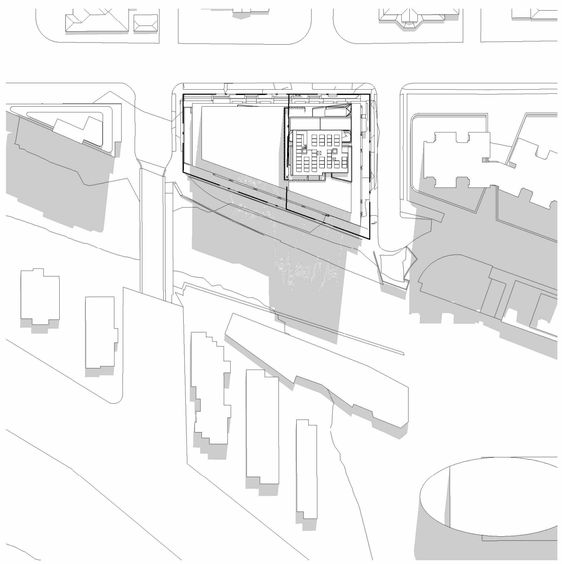
REVISION
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PUBLISH DATE: 8/11/2023 10:31:48 AM

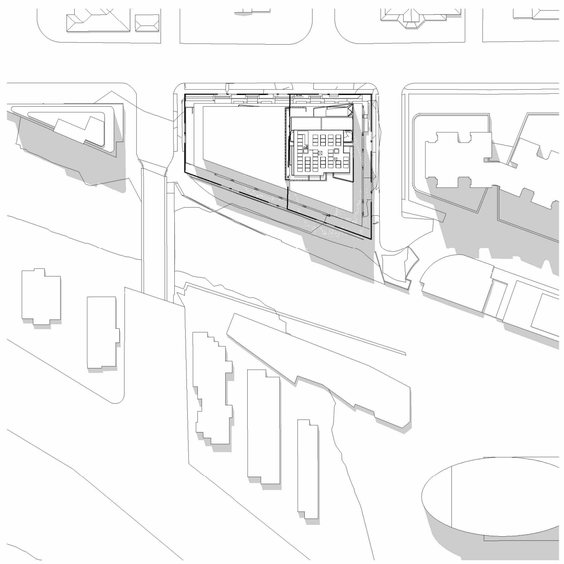
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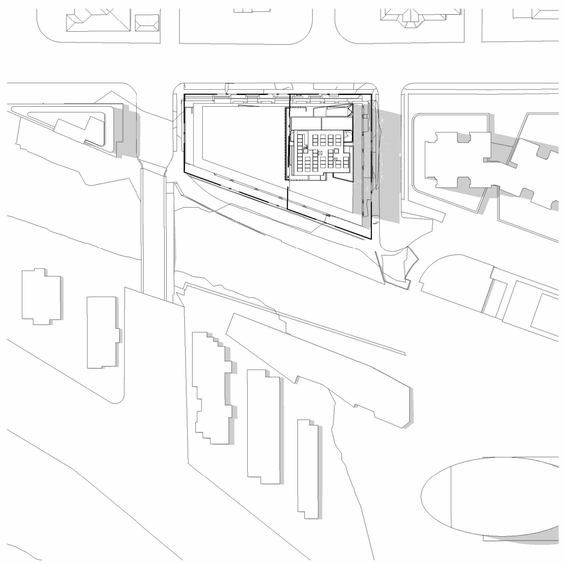
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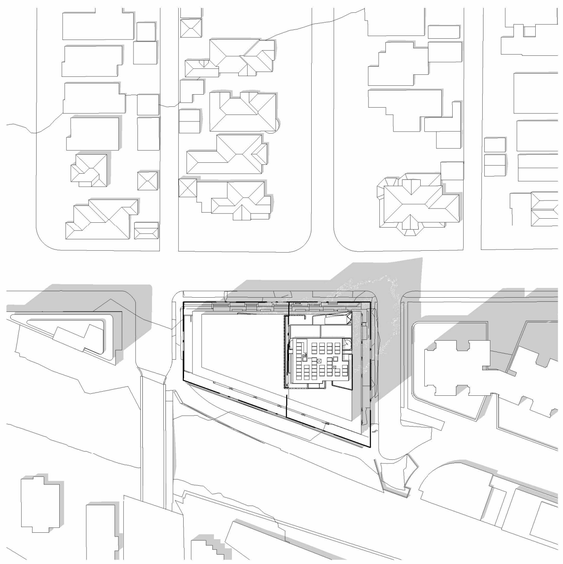
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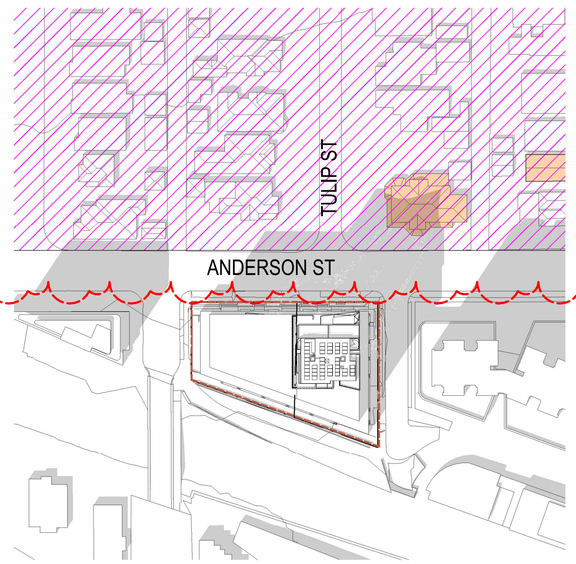
3 11AM DEC 21
1 : 1000



4 12PM DEC 21
1 : 1000



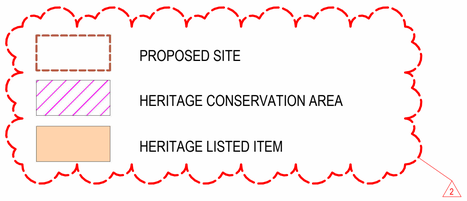
5 1PM DEC 21
1 : 1000



6 2PM DEC 21
1 : 1000



7 3PM DEC 21
1 : 1000



GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
2	03.11.23	DA ISSUE	TP/ FX DC

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SHADOW DIAGRAM - 9AM-3PM DEC 21 PROPOSED

SCALE
As indicated @ A1

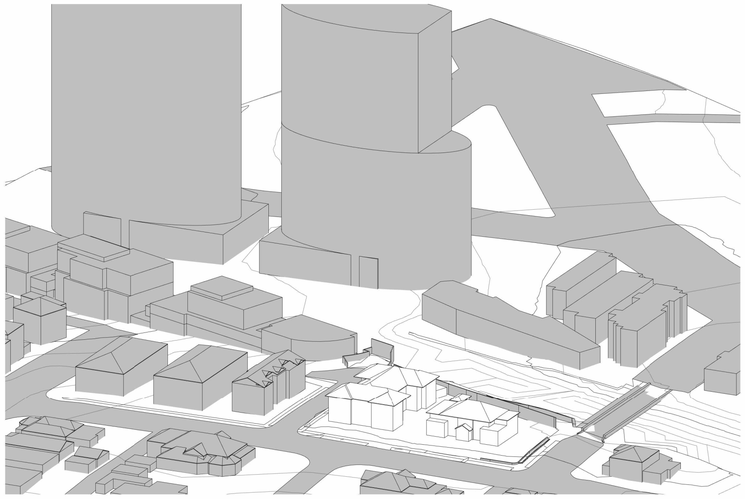
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REVISION
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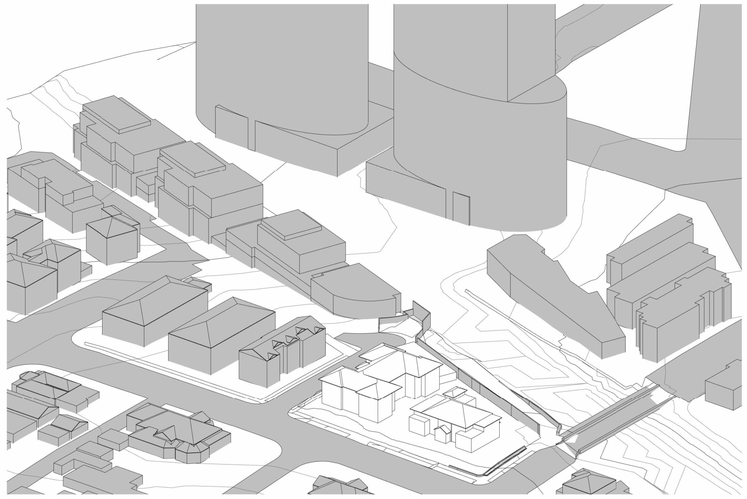
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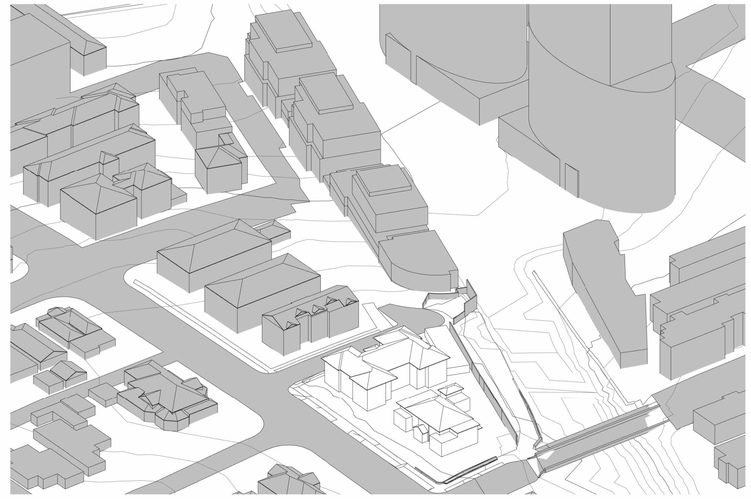
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1 9AM JUNE 21 EXISTING



2 10AM JUNE 21 EXISTING



3 11AM JUNE 21 EXISTING



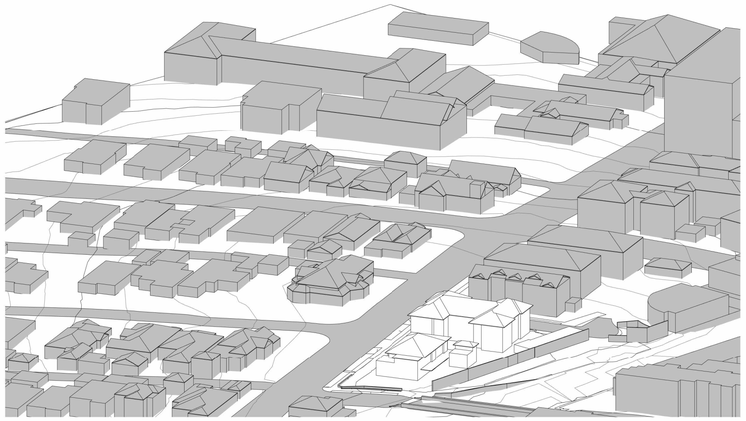
4 12PM JUNE 21



5 1PM JUNE 21 EXISTING



6 2PM JUNE 21 EXISTING



7 3PM JUNE 21 EXISTING

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1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SUN EYES VIEW 9AM-3PM JUN 21 EXISTING

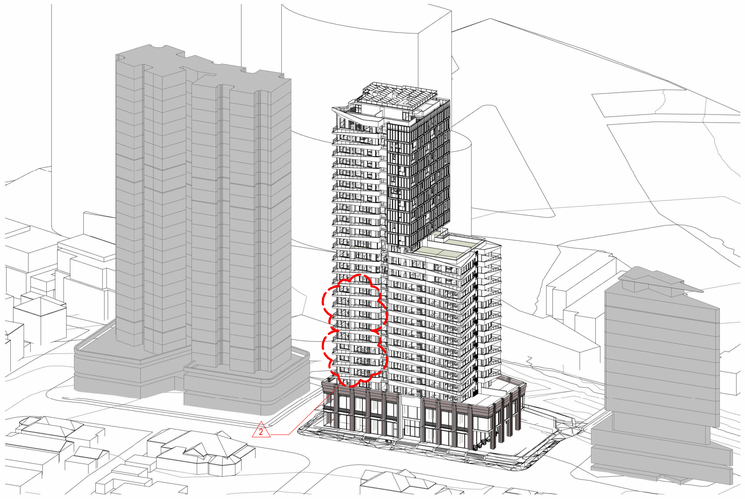
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SHEET NUMBER
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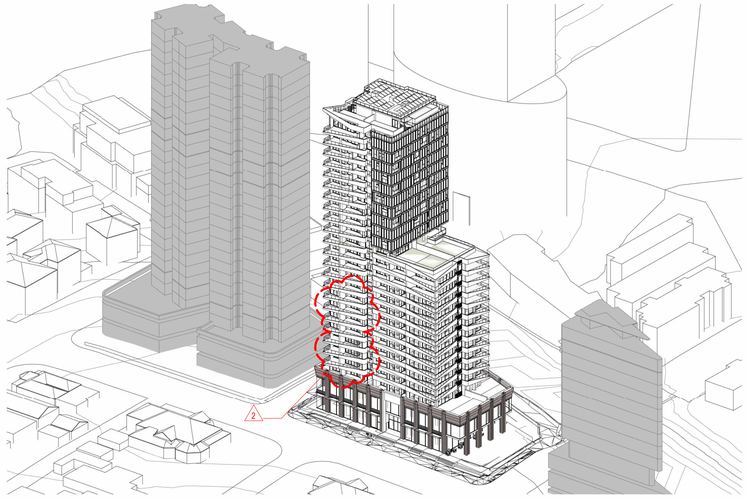
REVISION
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PUBLISH DATE: 8/11/2023 10:33:25 AM

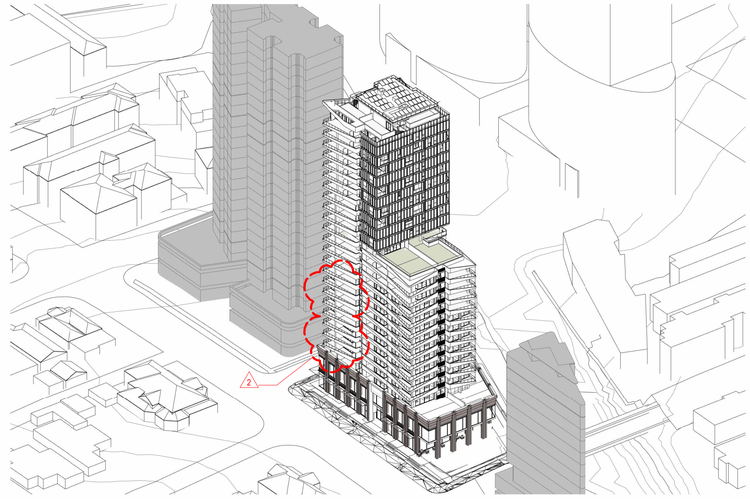
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1 9AM JUNE 21



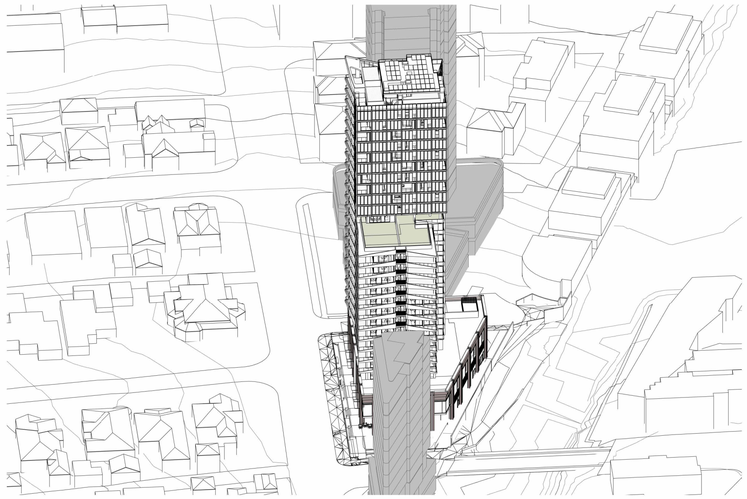
2 10AM JUNE 21



3 11AM JUNE 21



4 12PM JUNE 21



5 1PM JUNE 21



6 2PM JUNE 21



7 3PM JUNE 21

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SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SUN EYES VIEW
9AM-3PM JUN 21
PROPOSED

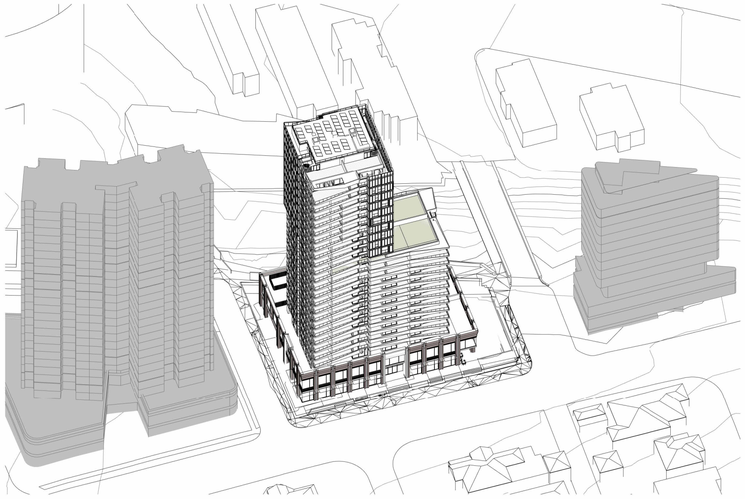
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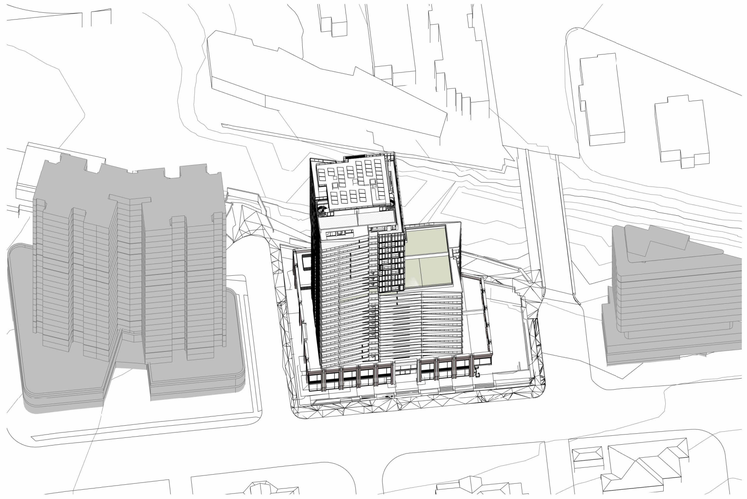
REVISION
2

PUBLISH DATE: 8/11/2023 10:35:06 AM

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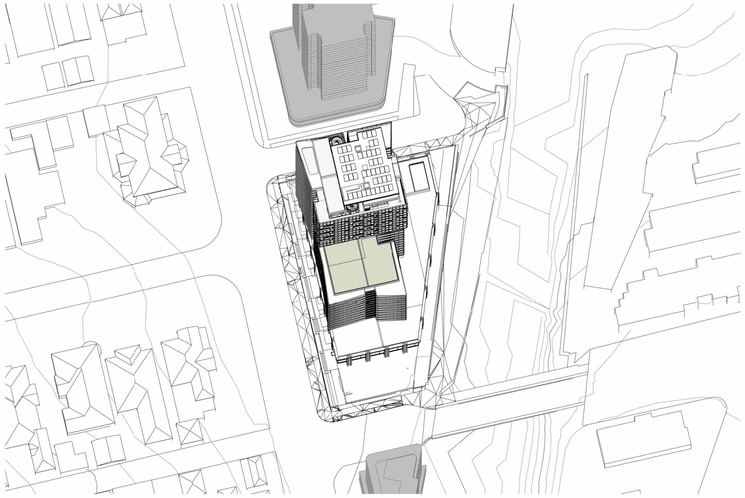
1 9AM DEC 21



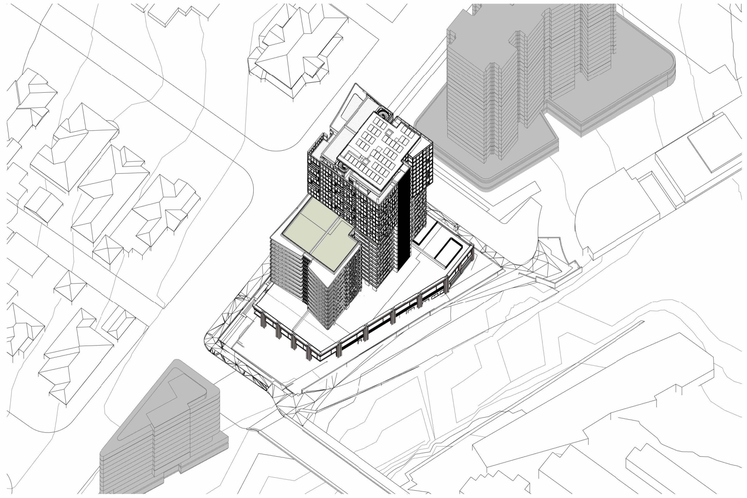
2 10AM DEC 21



3 11AM DEC 21



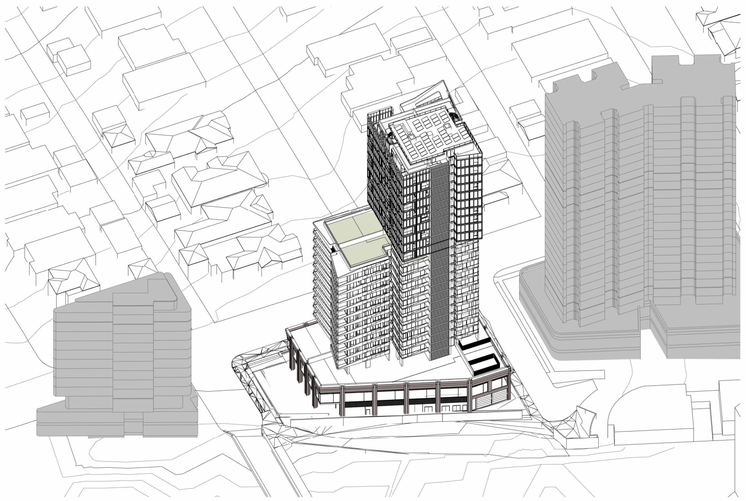
4 12PM DEC 21



5 1PM DEC 21



6 2PM DEC 21



7 3PM DEC 21

GADIGAL COUNTRY
79 MYRTLE STREET
CHIPPENDALE NSW, 2008 AUSTRALIA
+61 2 9311 8222 ARCHITECTSAJC.COM
ABN 53 003 782 250

NOMINATED ARCHITECTS:
MICHAEL HEENAN 5264,
BRIAN MARIOTTI 9451,
JOHN WHITTINGHAM 7030

CLIENT
ANDERSON CHATSWOOD DEVELOPMENT

PROJECT
ANDERSON STREET CHATSWOOD

LOCATION
54-56 Anderson St Chatswood NSW

PROJECT NO
22023

REV	DATE	DESCRIPTION	DN AP
1	23.05.23	DA ISSUE	DC/ FX DV

SHEET STATUS
NOT FOR CONSTRUCTION

SHEET TITLE
SUN EYES VIEW
9AM-3PM DEC 21
PROPOSED

SCALE
@ A1

SHEET NUMBER DA6101

REVISION 1

PROPOSED DEVELOPMENT
(No.54-56) ANDERSON STREET, CHATSWOOD
STORMWATER MANAGEMENT PLANS

LEGEND

- DENOTES ON-SITE DETENTION TANK
- DENOTES ON-SITE RETENTION TANK
- DENOTES DWELLING FOOTPRINT
- SW — DENOTES 100mm DIA. STORMWATER/SURFACE WATER SYSTEM PIPE AT 1% MIN. GRADE U.N.O.
- RW — DENOTES 100mm DIA. FULLY SEALED RAINWATER SYSTEM PIPE U.N.O.
- 150 RW — DENOTES RAINWATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- 150 SW — DENOTES STORMWATER/SURFACE WATER PIPE AND DIA. WHEN PIPE EXCEEDS 100mm DIA.
- 65 W/RM — DENOTES RISING MAIN AND PIPE DIA. U.N.O.
- 100 SS — DENOTES SUBSOIL DRAINAGE LINE AND DIA. WRAPPED IN GEOFABRIC U.N.O.
- DP — DENOTES DOWNPIPE
- IO — DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL
- CO — DENOTES INSPECTION OPENING WITH SCREW DOWN LID AT FINISHED SURFACE LEVEL FOR SYSTEM FLUSHING PURPOSES
- STORMWATER PIT - SOLID COVER
- STORMWATER PIT - GRATED INLET
- DENOTES GRATED DRAIN
- DENOTES ABSORPTION TRENCH
- NON RETURN VALVE
- PUMP
- STOP VALVE (ISOLATION VALVE)
- 240v REQUIRED
- IL23.31 — DENOTES LEVEL OF INLET /OUTLET OF STORMWATER PIPE. NOTE: UNLESS NOTED OTHERWISE, THE BASE OF THE PIT IS THE SAME AS THE PIPE INLET/OUTLET.

DIAL BEFORE YOU DIG

DIAL BEFORE YOU DIG www.1100.com.au

IMPORTANT: THE CONTRACTOR IS TO MAINTAIN A CURRENT SET OF "DIAL BEFORE YOU DIG" DRAWINGS ON SITE AT ALL TIMES.

GENERAL NOTES

1. THESE PLANS SHALL BE READ IN CONJUNCTION WITH OTHER RELEVANT CONSULTANTS' PLANS, SPECIFICATIONS, CONDITIONS OF DEVELOPMENT CONSENT AND CONSTRUCTION CERTIFICATE REQUIREMENTS. WHERE DISCREPANCIES ARE FOUND ACOR CONSULTANTS (CC) MUST BE CONTACTED IMMEDIATELY FOR VERIFICATION
2. WHERE THESE PLANS ARE NOTED FOR DEVELOPMENT APPLICATION PURPOSES ONLY, THEY SHALL NOT BE USED FOR OBTAINING A CONSTRUCTION CERTIFICATE NOR USED FOR CONSTRUCTION PURPOSES
3. SUBSOIL DRAINAGE SHALL BE DESIGNED AND DETAILED BY THE STRUCTURAL ENGINEER. SUBSOIL DRAINAGE SHALL NOT BE CONNECTED INTO THE STORMWATER SYSTEM IDENTIFIED ON THESE PLANS UNLESS APPROVED BY ACOR CONSULTANTS (CC)

STORMWATER CONSTRUCTION NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500 (CURRENT EDITION) AND THE REQUIREMENTS OF THE LOCAL COUNCIL'S POLICIES AND CODES
2. THE MINIMUM SIZES OF THE STORMWATER DRAINS SHALL NOT BE LESS THAN DN90 FOR CLASS 1 BUILDINGS AND DN100 FOR OTHER CLASSES OF BUILDING OR AS REQUIRED BY THE REGULATORY AUTHORITY
3. THE MINIMUM GRADIENT OF STORMWATER DRAINS SHALL BE 1%, UNLESS NOTED OTHERWISE
4. COUNCIL'S TREE PRESERVATION ORDER IS TO BE STRICTLY ADHERED TO. NO TREES SHALL BE REMOVED UNTIL PERMIT IS OBTAINED
5. PUBLIC UTILITY SERVICES ARE TO BE ADJUSTED AS NECESSARY AT THE CLIENT'S EXPENSE
6. ALL PITS TO BE BENCHED AND STREAMLINED. PROVIDE STEP IRONS FOR ALL PITS OVER 1.2m DEEP
7. MAKE SMOOTH JUNCTION WITH ALL EXISTING WORK
8. VEHICULAR ACCESS AND ALL SERVICES TO BE MAINTAINED AT ALL TIMES TO ADJOINING PROPERTIES AFFECTED BY CONSTRUCTION
9. SERVICES SHOWN ON THESE PLANS HAVE BEEN LOCATED FROM INFORMATION SUPPLIED BY THE RELEVANT AUTHORITIES AND FIELD INVESTIGATIONS AND ARE NOT GUARANTEED COMPLETE NOR CORRECT. IT IS THE CLIENT & CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL PRIOR TO CONSTRUCTION
10. ANY VARIATION TO THE WORKS AS SHOWN ON THE APPROVED DRAWINGS ARE TO BE CONFIRMED BY ACOR CONSULTANTS (CC) PRIOR TO THEIR COMMENCEMENT

RAINWATER RE-USE SYSTEM NOTES

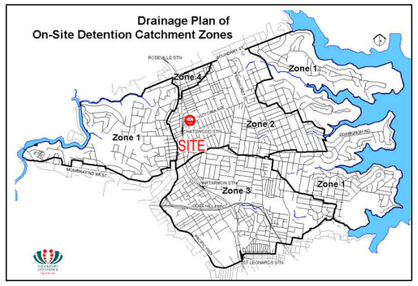
1. RAINWATER SUPPLY PLUMBING TO BE CONNECTED TO OUTLETS WHERE REQUIRED BY BASIX CERTIFICATE (BY OTHERS)
2. TOWN WATER CONNECTION TO RAINWATER TANK TO BE TO THE SATISFACTION OF THE REGULATORY AUTHORITY. THIS MAY REQUIRE PROVISION OF:
   2.1. PERMANENT AIR GAP
   2.2. BACKFLOW PREVENTION DEVICE
3. NO DIRECT CONNECTION BETWEEN TOWN WATER SUPPLY AND THE RAIN WATER SUPPLY
4. AN APPROVED STOP VALVE AND/OR PRESSURE LIMITING VALVE AT THE RAINWATER TANK
5. PROVIDE AT LEAST ONE EXTERNAL HOSE COCK ON THE TOWN WATER SUPPLY FOR FIRE FIGHTING
6. PROVIDE APPROPRIATE FLOAT VALVES AND/OR SOLENOID VALVES TO CONTROL TOWN WATER SUPPLY INLET TO TANK IN ORDER TO ACHIEVE THE TOP-UP INDICATED ON THE TYPICAL DETAIL
7. ALL PLUMBING WORKS ARE TO BE CARRIED OUT BY LICENSED PLUMBERS IN ACCORDANCE WITH AS/NZS3500.1 NATIONAL PLUMBING AND DRAINAGE CODE
8. PRESSURE PUMP ELECTRICAL CONNECTION TO BE CARRIED OUT BY A LICENSED ELECTRICIAN
9. ONLY ROOF RUN-OFF IS TO BE DIRECTED TO THE RAINWATER TANK . SURFACE WATER INLETS ARE NOT TO BE CONNECTED
10. PIPE MATERIALS FOR RAINWATER SUPPLY PLUMBING ARE TO BE APPROVED MATERIALS TO AS/NZS3500 PART 1 SECTION 2 AND TO BE CLEARLY AND PERMANENTLY IDENTIFIED AS 'RAINWATER'. THIS MAY BE ACHIEVED FOR BELOW GROUND PIPES USING IDENTIFICATION TAPE (MADE IN ACCORDANCE WITH AS2648) OR FOR ABOVE GROUND PIPES BY USING ADHESIVE PIPE MARKERS (MADE IN ACCORDANCE WITH AS1345)
11. EVERY RAINWATER SUPPLY OUTLET POINT AND THE RAINWATER TANK ARE TO BE LABELED 'RAINWATER' ON A METALLIC SIGN IN ACCORDANCE WITH AS1319
12. ALL INLETS AND OUTLETS TO THE RAINWATER TANK ARE TO HAVE SUITABLE MEASURES PROVIDED TO PREVENT MOSQUITO AND VERMIN ENTRY

SHEET INDEX

COVER SHEET & NOTES	SHEET C1
STORMWATER MANAGEMENT PLAN LEVEL 1	SHEET C2
STORMWATER MANAGEMENT PLAN BASEMENT B1	SHEET C3
STORMWATER MANAGEMENT PLAN BASEMENT B2	SHEET C4
STORMWATER MANAGEMENT PLAN BASEMENT B3	SHEET C5
STORMWATER MANAGEMENT PLAN BASEMENT B4	SHEET C6
STORMWATER MANAGEMENT DETAILS SHEET No.1	SHEET C7
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C8
STORMWATER MANAGEMENT DETAILS SHEET No.2	SHEET C9
EROSION & SEDIMENT CONTROL NOTES	SHEET C10
EROSION & SEDIMENT CONTROL PLAN	SHEET C11
EROSION & SEDIMENT CONTROL DETAILS	SHEET C12
STORMWATER QUALITY REPORT SHEET 1	SHEET C13
STORMWATER QUALITY REPORT SHEET 2	SHEET C14
STORMWATER CATCHMENT PLAN & OSD DESIGN CHECKLIST	SHEET C15

WILLOUGHBY COUNCIL REQUIREMENTS

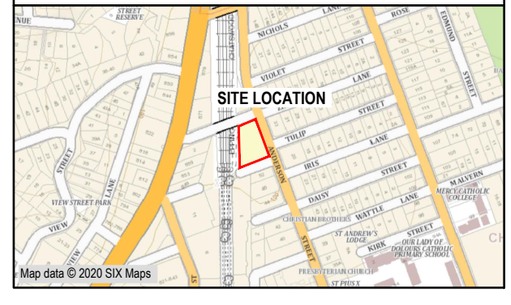
1. SITE AREA (m²) 2215.7
2. IMPERVIOUS AREA (m²) 1989
3. SITE DETENTION ZONING . . . . . ZONE 2



3. SITE STORAGE REQUIRED (SSR) 360m³/ha
4. PERMISSIBLE SITE DISCHARGE (PSD) . . . . . 170 L/s / ha
   2216 / 10,000 x 170 = 38 L/s
5. ON-SITE DETENTION
   IMPERVIOUS SITE AREA = 1597m²
   2,216 / 10,000 X 360 = ... 80m³
6. ON-SITE RETENTION - BY OTHERS
   BASIX REQUIREMENT FOR IRRIGATION ONLY 15m³
7. STORMWATER DISCHARGE
   STORMWATER IS DISCHARGED BY GRAVITY TO PROPOSED STREET DRAINAGE SYSTEM (REFER SHEET C2).

DESIGN PREPARED IN ACCORDANCE WITH WILLOUGHBY CITY COUNCIL'S WDCP PART C.5 - WATER MANAGEMENT & TECHNICAL STANDARD 1 , AS/NZS 3500 & A.R.&R.

LOCATION PLAN



DEVELOPMENT APPLICATION ISSUE
NOT FOR CONSTRUCTION

DRAWINGS MUST BE PRINTED IN COLOUR

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Issue	Description	Date	Drawn	Approved
E	OSD TANK PROFILE AMENDED	24.04.24	RH	BK
D	RE-ISSUED FOR APPROVAL	19.04.24	IK	BK
C	REISSUED IN RESPONSE TO COUNCIL'S COMMENTS	03.11.23	RH	BK
B	ISSUE TO SUIT NEW ARCHITECTURALS	26.05.23	LW	BK

1 0 10cm at full size 10cm

North

Client: ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

Architect: AJC ARCHITECTS

ACOR CONSULTANTS
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project: PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title: COVER SHEET & NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC220362		C1	E

WARNING
LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES TO BE INVESTIGATED WITH THE RELEVANT AUTHORITIES PRIOR TO COMMENCING WORK

ANDERSON STREET

WILSON STREET

O'BRIEN STREET

RAINWATER TANK OVERFLOW PIPE
SURFACE WATER

IL 103.75
nom

OSD OUTLET

IL U/S 104.00
225Ø uPVC
0.5% MIN
93m
IL D/S 103.54

OUTLINE OF BASEMENT
BELOW SHOWN THUS:

COMMERCIAL
SPACE
LEVEL 01
RL.105.217

IL U/S 104.00
225Ø uPVC
0.5% MIN
93m
IL D/S 103.54

LOW STONE RETAINING WALL

**ON-SITE DETENTION (OSD)
& WATER QUALITY TANK**

PROVIDE OSD WITH :-
OSD STORAGE VOLUME: 83m³
INTERNAL FOOTPRINT: 105m²
TOP STORED WATER LEVEL - 104.917
REFER TO SHEET C7 FOR DETAILS
WATER QUALITY CHAMBER TO CONSIST OF
6 x HALF HEIGHT SPEL FILTERS

NOTES:

1. CROSSOVER AND DRIVEWAY TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THE LEVELS AND DESIGN OF THE CROSSOVER AND DRIVEWAY SHALL BE BY OTHERS.
2. TOP OF GRATE LEVELS HAVE BEEN DETERMINED FROM THE SURVEY DETAIL PROVIDED. FOLLOWING EARTHWORKS AND BENCHING, VALIDITY OF GRATE LEVELS SHOULD BE ASSESSED AND ADJUSTED AS REQUIRED TO MEET THE INTENT OF THE DESIGN. WHERE IN DOUBT CONTACT THE DESIGN ENGINEER.
3. FOR CHARGED/SEALED LINES PROVIDE APPROPRIATE CLEAN OUT FACILITY AT LOW POINTS OF SYSTEM, TYP.
3. ALL PLANTER BEDS TO HAVE ATLANTIS DRAINAGE CELL COMPLETE WITH PLANTER DRAIN OUTLET.
4. DOWNPIPE/S AND PIPES LOCATED WITHIN THE BUILDING ENVELOPE ARE TO BE DOCUMENTED & COORDINATED BY THE HYDRAULIC SERVICES ENGINEER.

SW DENOTES UNDERGROUND SURFACE WATER DRAINAGE SYSTEM @ 1% GRADE MIN.. PIPE & PIT NETWORK EXTERNAL TO THE BUILDING ENVELOPE TO BE DETERMINED AT CC STAGE DOCUMENTATION TYP UNO

PIT P1 - BOUNDARY PIT
900 SQUARE PIT WITH
LIGHT DUTY / HEELPROOF GRATED INLET
TOP OF GRATE - RL 104.85 nom
INVERT OF OUTLET - IL 103.54 nom

CROSSOVER AND DRIVEWAY TO BE IN ACCORDANCE WITH COUNCIL REQUIREMENTS. THE LEVELS AND DESIGN OF THE CROSSOVER AND DRIVEWAY SHALL BE BY OTHERS.

DISCHARGE STORMWATER TO EXISTING PIT TO THE SATISFACTION OF COUNCIL. MAKE GOOD EXISTING CONSTRUCTION. INVERT LEVEL OF OUTLET SHALL BE SITE CONFIRMED PRIOR TO COMMENCEMENT OF WORK.
DESIGN INVERT: IL 103.50 NOM.

IL U/S 103.54
300Ø uPVC
1% MIN
3.9m
IL D/S 103.50

IL 103.50
nom

STORMWATER MANAGEMENT PLAN
SCALE - 1:100/A1, 1:200/A3
0 1 2 4 6 8 10m

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B	ISSUE TO SUIT NEW ARCHITECTURALS	26.05.23	LW	BK

1cm at full size

North

Client
ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

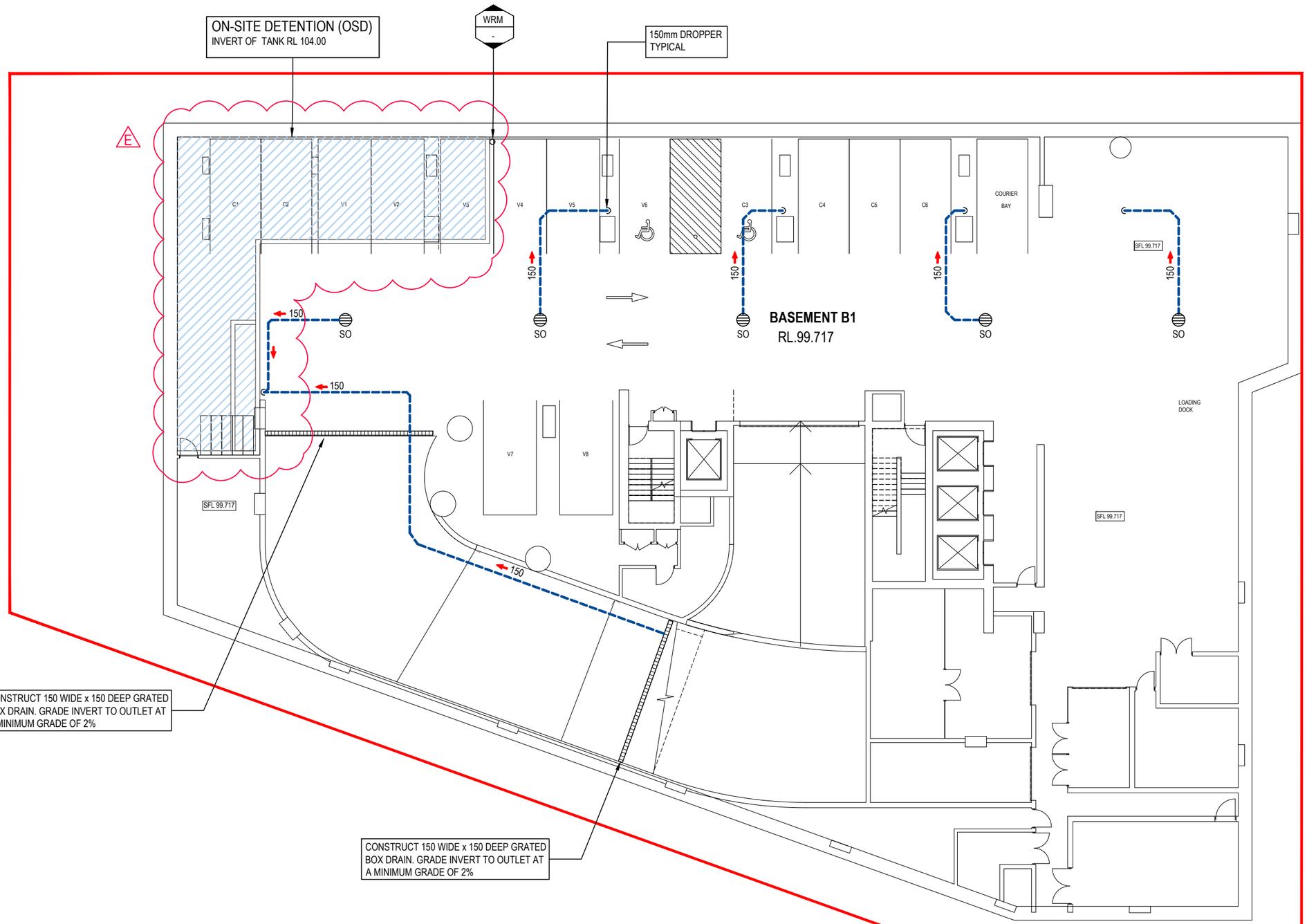
Architect
AJC ARCHITECTS

ACOR CONSULTANTS
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
ENGINEERS | MANAGERS | INFRASTRUCTURE PLANNERS | DEVELOPMENT CONSULTANTS

Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT PLAN LEVEL 1

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC220362		C2	E



STORMWATER MANAGEMENT PLAN

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

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1cm at full size

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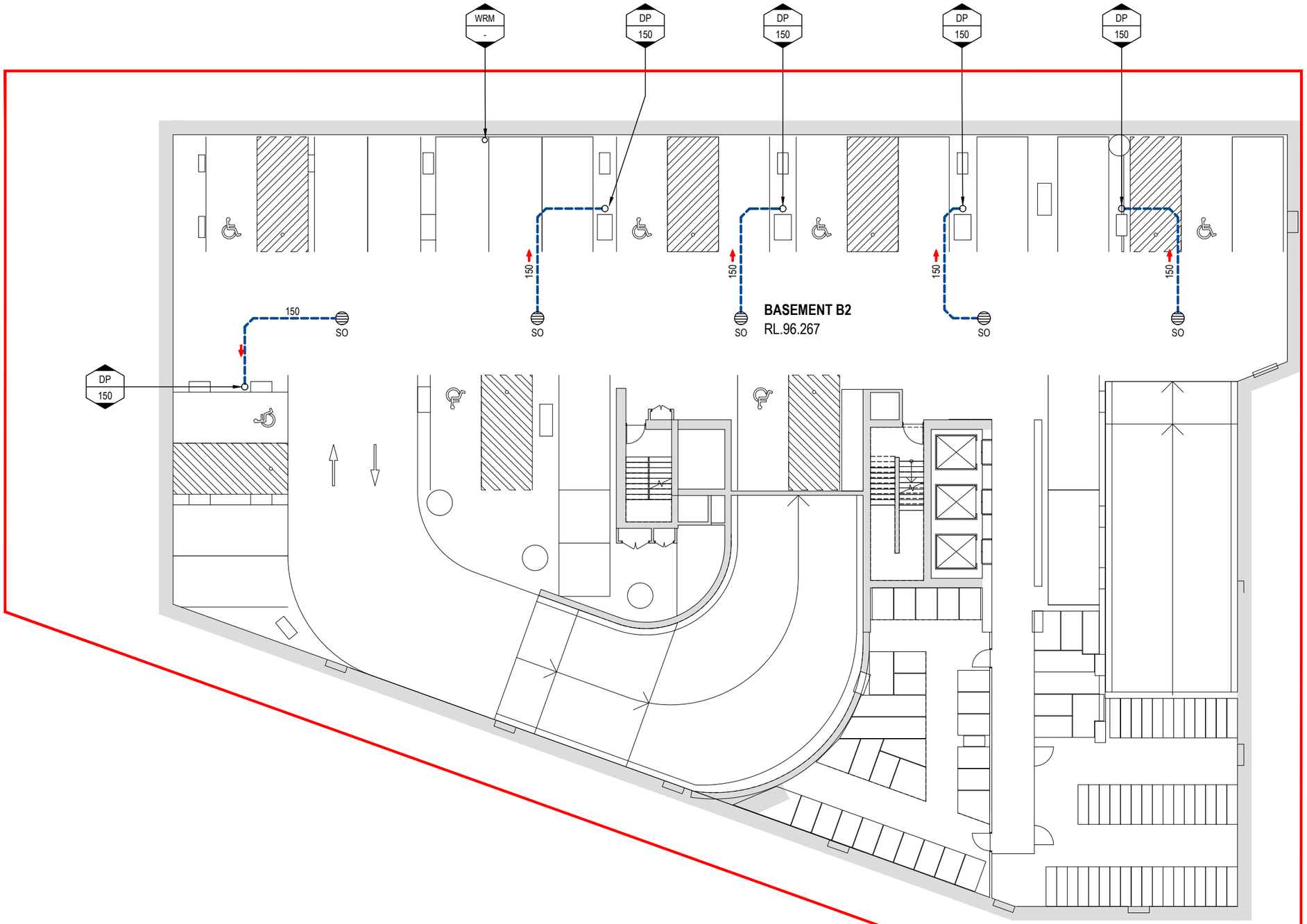
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T +61 2 4324 3499
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(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT
BASEMENT B1 PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C3	E



STORMWATER MANAGEMENT PLAN

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

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1cm at full size 10cm

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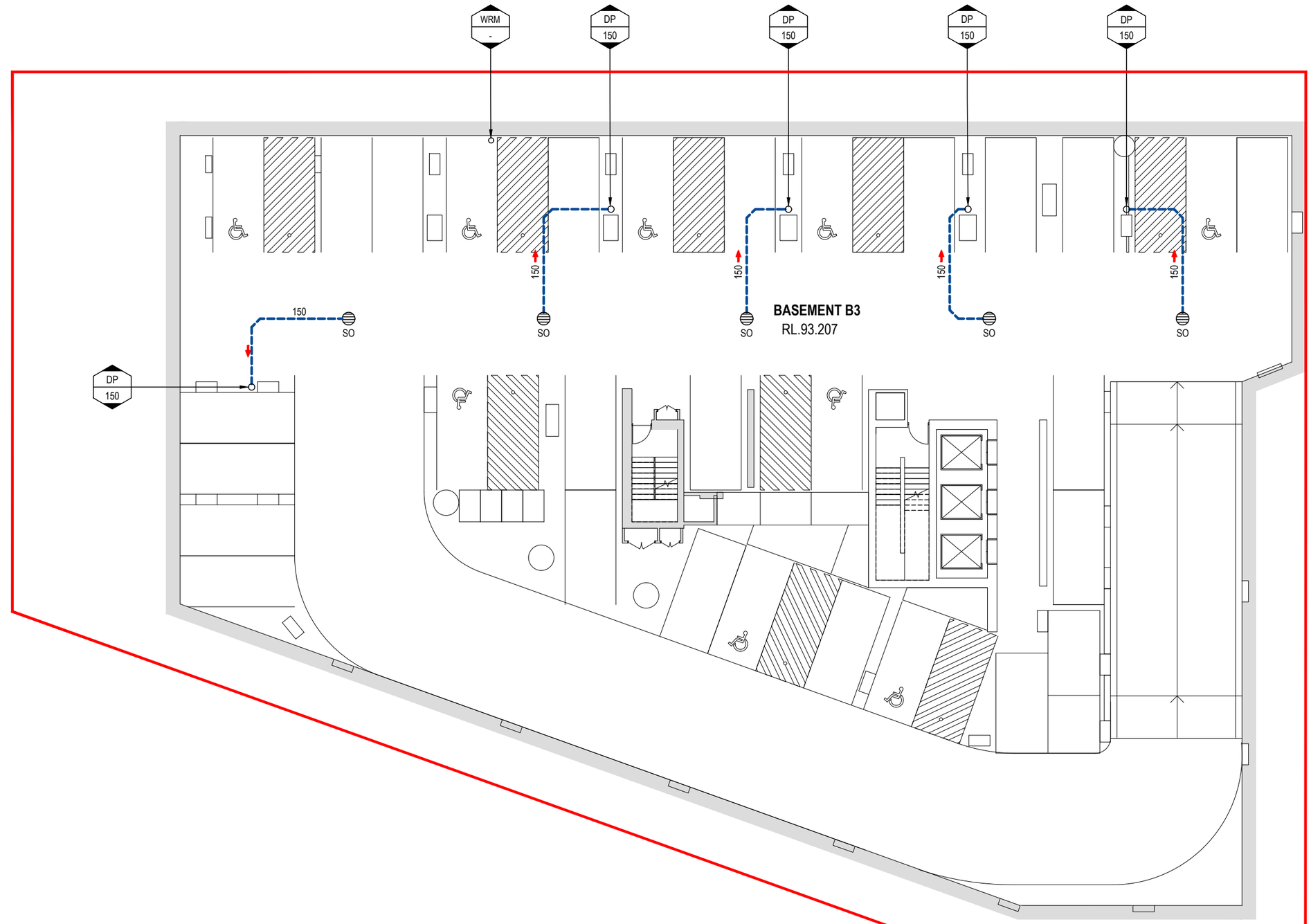
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Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT BASEMENT B2 PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C4	E



STORMWATER MANAGEMENT PLAN

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

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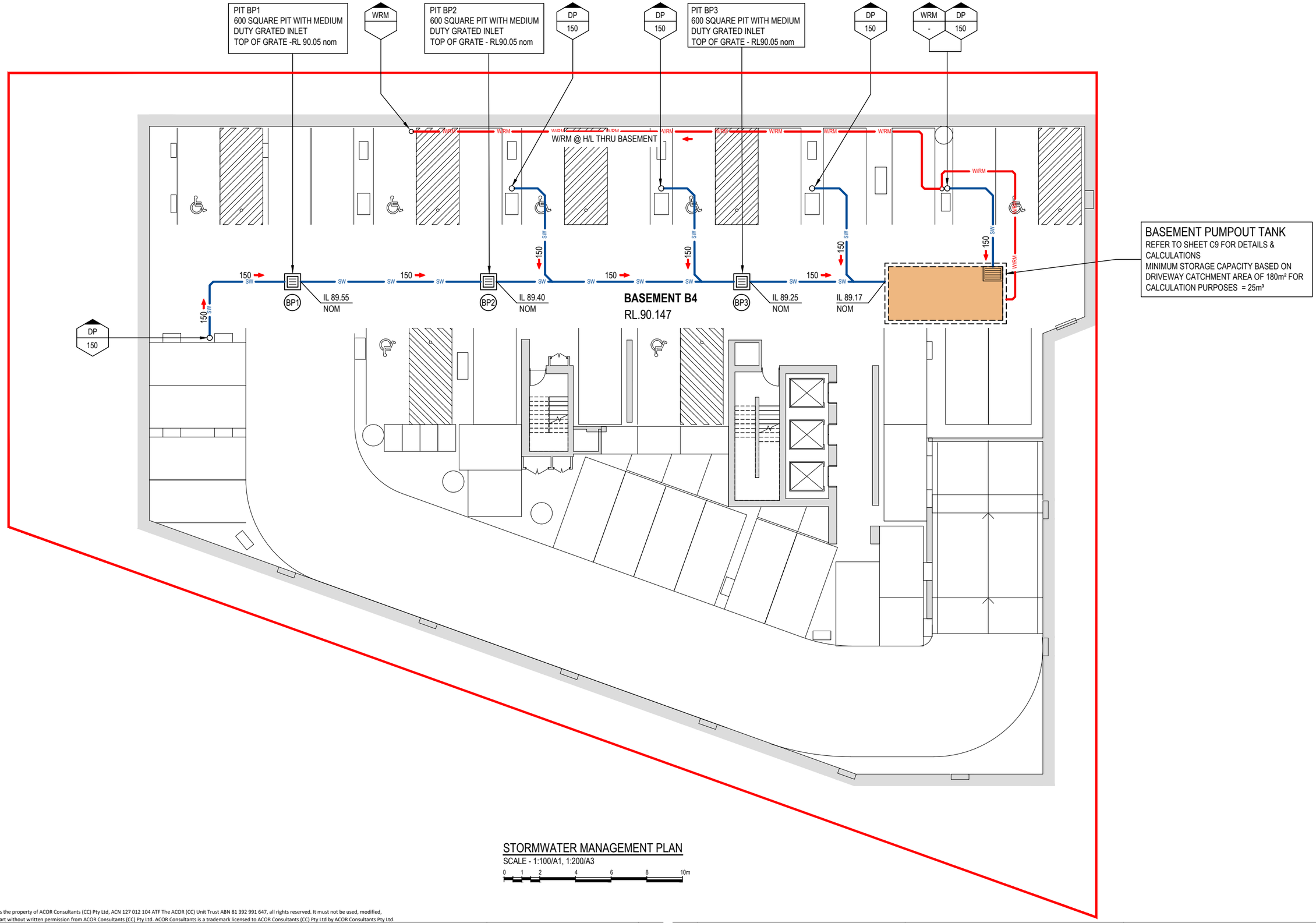
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Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
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Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT
BASEMENT B3 PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC220362		C5	E



STORMWATER MANAGEMENT PLAN

SCALE - 1:100/A1, 1:200/A3

0 1 2 4 6 8 10m

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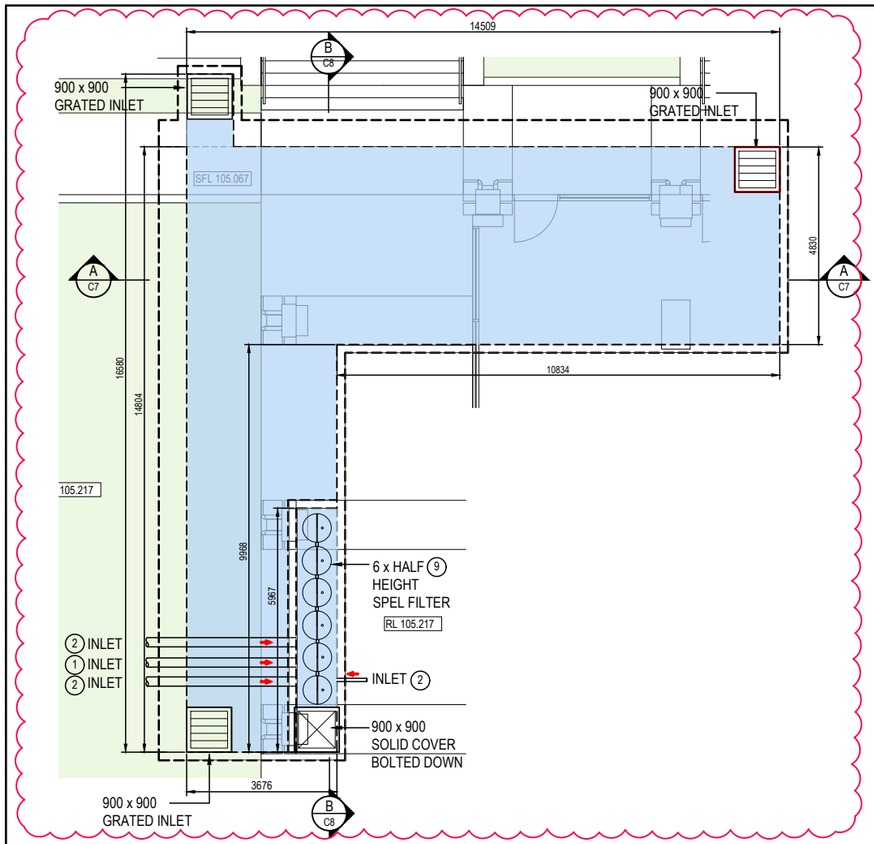
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Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT BASEMENT B4 PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

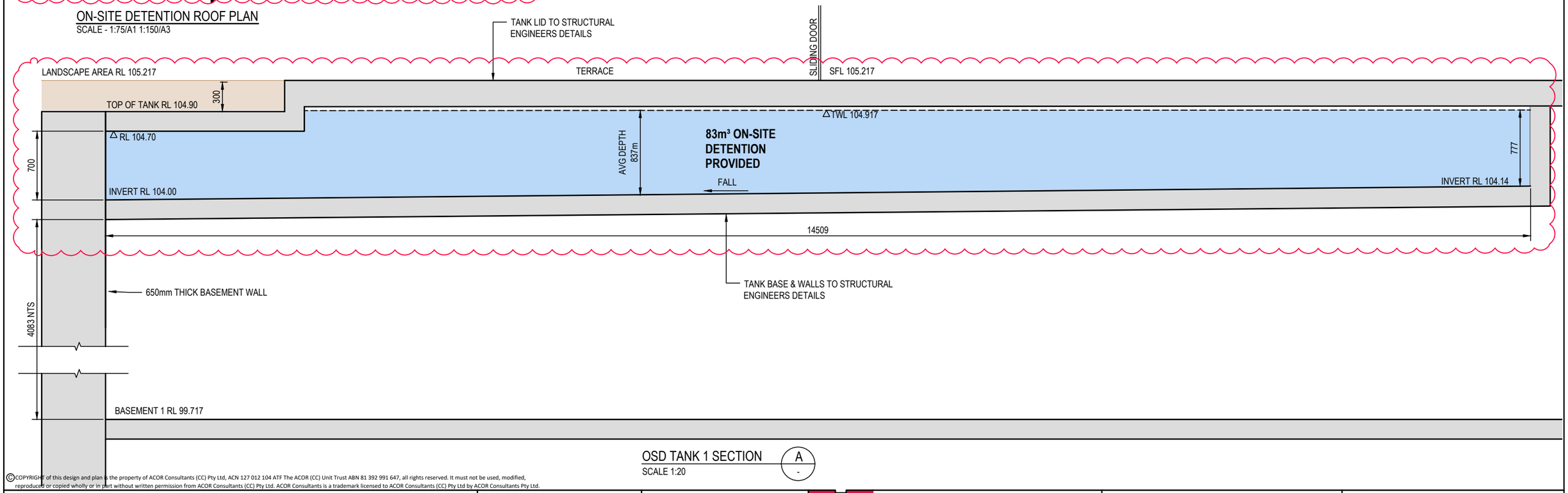
Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C6	E



ON-SITE DETENTION ROOF PLAN

SCALE - 1:75/A1 1:150/A3

E



OSD TANK 1 SECTION

SCALE 1:20

A
-

DANGER

CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE
TRAINING

PROVIDE CONFINED SPACE SIGNAGE
AT ENTRY POINTS INTO TANK.

LEGEND

1	ROOFWATER INLET PIPE
2	SURFACE WATER INLET PIPE
3	225 DIA DISCHARGE PIPE
4	350 x 350 x 4 PL 316SS 4 HOLES 12 DIA FOR M10 CHEMSETS - REFER TO DETAIL 2
5	TRASH SCREEN LYSAGHT RH3030 GALV. REMOVABLE WITH HANDLE REFER TO DETAIL 1
6	900 x 900 HD GRATED INLET BOLTED DOWN
7	PROVIDE GALVANISED STEP IRONS AT 300mm CENTRES WHERE DEPTH EXCEEDS 1100mm IN ACCORDANCE WITH THE AUST. STANDARDS AT ALL ACCESS POINTS OF THE TANK, TYP.
8	CONCRETE BENCHING TO SUIT
9	SPEL FILTERS 6 x HALF HEIGHT
10	900 x 900 SOLID BOLT DOWN COVER

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Issue	Description	Date	Drawn	Approved
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D	RE-ISSUED FOR APPROVAL	19.04.24	IK	BK
C	REISSUED IN RESPONSE TO COUNCIL'S COMMENTS	03.11.23	RH	BK
B	ISSUE TO SUIT NEW ARCHITECTURALS	26.05.23	LW	BK

1cm at full size

North

Client: ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

Architect: AJC ARCHITECTS

ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
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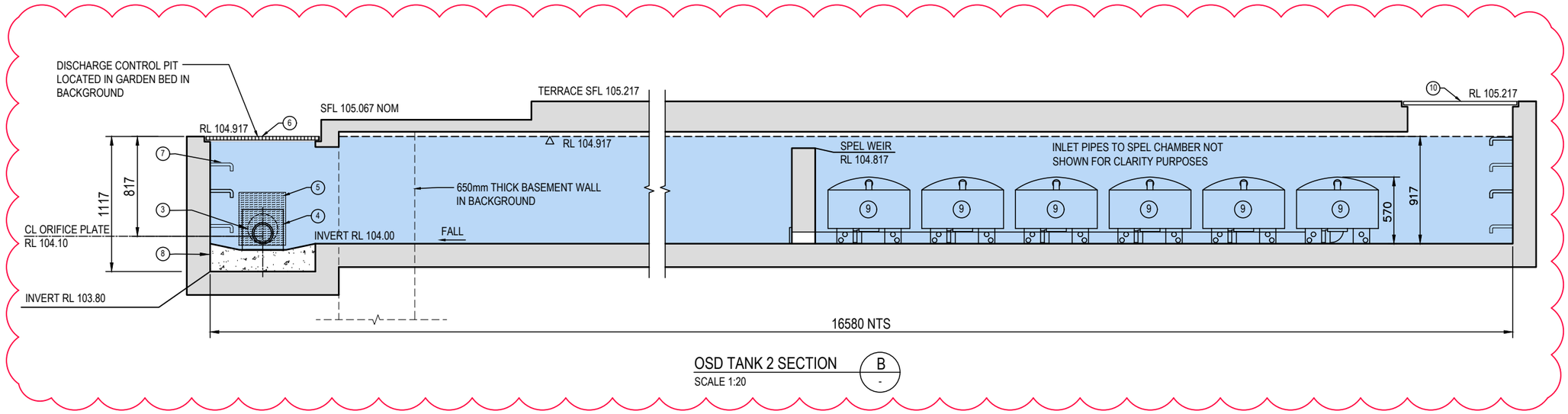
Project: PROPOSED DEVELOPMENT

(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title: STORMWATER MANAGEMENT DETAILS SHEET No.1

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C7	E

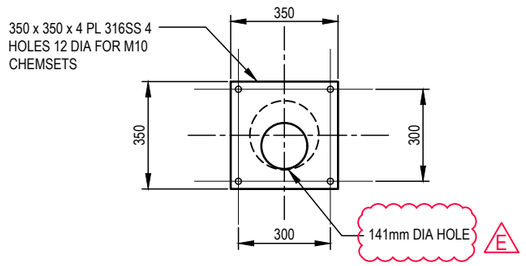


OSD TANK 2 SECTION
SCALE 1:20

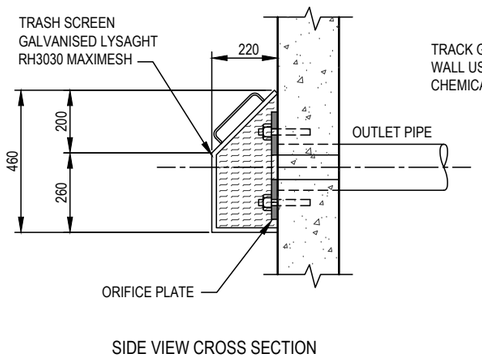
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LEGEND

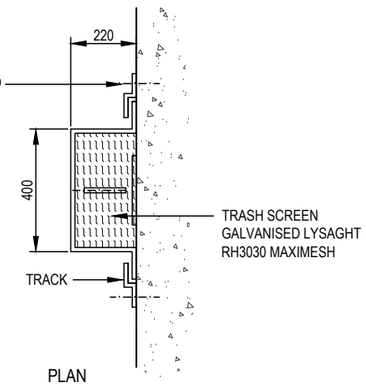
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DETAIL 2 - ORIFICE PLATE
SCALE 1:10/A1, 1:20/A3



SIDE VIEW CROSS SECTION



PLAN

DETAIL 1 - TRASH SCREEN
SCALE 1:10/A1, 1:20/A3

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Client
ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

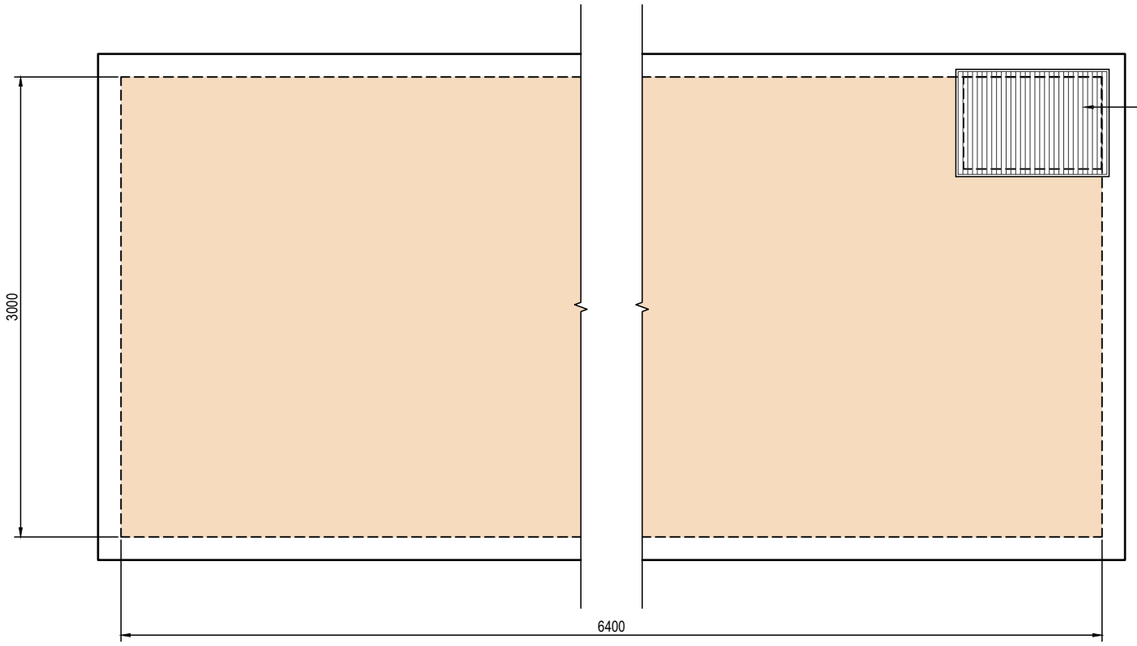
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ACOR CONSULTANTS
ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
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Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
STORMWATER MANAGEMENT DETAILS SHEET No.2

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-
Designed	Project No.		Dwg. No.	Issue
BK	CC220362		C8	E



PUMP OUT TANK PLAN
SCALE 1:20/A1, 1:40/A3

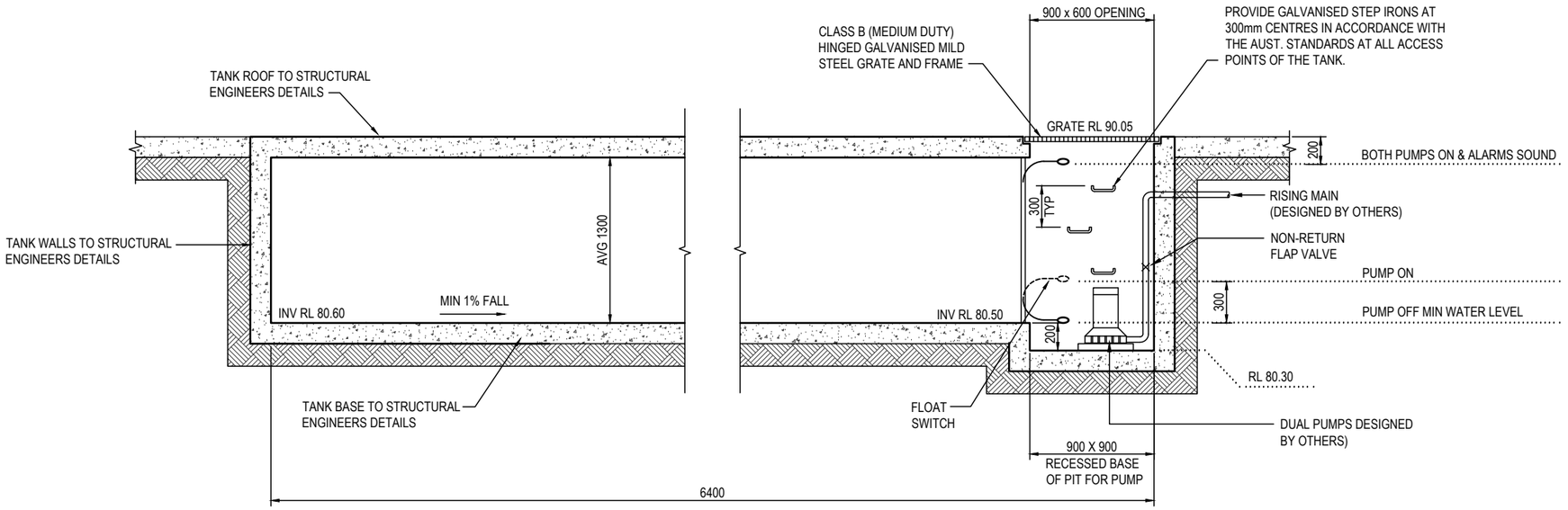
DANGER
CONFINED SPACE
NO ENTRY WITHOUT
CONFINED SPACE
TRAINING

INSTALL CONFINED SPACE WARNING SIGN

STANDARD PUMP OUT DESIGN NOTES

THE PUMP SYSTEM SHALL BE OPERATED IN THE FOLLOWING MANNER:-

1. THE PUMPS SHALL BE PROGRAMMED TO WORK ALTERNATELY TO ALLOW BOTH PUMPS TO HAVE AN EQUAL OPERATION LOAD AND PUMP LIFE
2. A FLOAT SHALL BE PROVIDED TO ENSURE THAT THE MINIMUM REQUIRED WATER LEVEL IS MAINTAINED WITHIN THE SUMP AREA OF THE BELOW GROUND TANK. IN THIS REGARD THIS FLOAT WILL FUNCTION AS AN OFF SWITCH FOR THE PUMPS AT THE MINIMUM WATER LEVEL. THE SAME FLOAT SHALL BE SET TO TURN ONE OF THE PUMPS ON UPON WATER LEVEL IN THE TANK RISING TO APPROXIMATELY 300mm ABOVE THE MINIMUM WATER LEVEL. THE PUMP SHALL OPERATE UNTIL THE TANK IS DRAINED TO THE MINIMUM WATER LEVEL.
3. A SECOND FLOAT SHALL BE PROVIDED AT A HIGH LEVEL, WHICH IS APPROXIMATELY THE ROOF LEVEL OF THE BELOW GROUND TANK. THIS FLOAT SHALL START THE OTHER PUMP THAT IS NOT OPERATING AND ACTIVATE THE ALARM.
4. AN ALARM SYSTEM SHALL BE PROVIDED WITH A FLASHING STROBE LIGHT AND A PUMP FAILURE WARNING SIGN WHICH ARE TO BE LOCATED AT THE DRIVEWAY ENTRANCE TO THE BASEMENT LEVEL. THE ALARM SYSTEM SHALL BE PROVIDED WITH A BATTERY BACK-UP IN CASE OF POWER FAILURE.
5. A CONFINED SPACE DANGER SIGN SHALL BE PROVIDED AT ALL ACCESS POINTS TO THE PUMP OUT STORAGE TANK.



PUMP OUT TANK
AVERAGE HEIGHT = 1.3m
WIDTH = 3.0m
LENGTH = 6.4m
VOLUME PROVIDED = 25m^3

TYPICAL SECTION THROUGH PUMP OUT TANK
SCALE 1:20/A1, 1:40/A3

PUMP-OUT TANK MAINTENANCE SCHEDULE

MAINTENANCE CONTRACT

NOTE: A 24 HOUR X 12 MONTHLY EMERGENCY AND MAINTENANCE CONTRACT SHALL BE OBTAINED FROM A COMPANY CAPABLE OF EXECUTING THE WORK AND SHALL BE KEPT IN FORCE BY THE PROPERTY OWNER(S) FOR THE LIFE OF THE BUILDING.

THE MAINTENANCE CONTRACT SHALL BE CARRIED OUT EVERY THREE (3) MONTHS AND SHALL INCLUDE THE FOLLOWING ACTIVITIES:

1. CLEAN OUT ALL PITS OF SILT AND DEBRIS.
2. CHECK AND CLEAN OUT, IF NECESSARY, ALL PIPELINES.
3. CHECK:
   - 3.1. PUMPS FOR WEAR
   - 3.2. PUMP OIL SEALS
   - 3.3. PUMP STRAINER AND CLEAN
4. CARRY OUT ROUTINE MAINTENANCE TO PUMPS AS RECOMMENDED BY THE MANUFACTURER.
5. CHECK OPERATIONAL SEQUENCE OF LEVEL SWITCHES, PUMPS AND CONTROL PANEL.
6. THE EMERGENCY CONTRACT SHALL PROVIDE FOR A 24 HOUR X 7 DAY PER WEEK SERVICE.

THE CONTRACTOR SHALL PROVIDE A NAME PLATE STATING NAME, WORKING HOURS, TELEPHONE NUMBER AND OUT OF HOURS NUMBER AND SUCH NAME PLATE SHALL BE FIXED TO THE FRONT OF THE CONTROL PANEL.

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North

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Architect: AJC ARCHITECTS

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ACOR Consultants (CC) Pty Ltd
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ERINA NSW 2250, Australia
T +61 2 4324 3499
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Project: PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title: STORMWATER MANAGEMENT DETAILS SHEET No.3

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C9	E

EROSION AND SEDIMENT CONTROL NOTES

GENERAL INSTRUCTIONS

1. THIS SOIL AND WATER MANAGEMENT PLAN IS TO BE READ IN CONJUNCTION WITH OTHER ENGINEERING PLANS RELATING TO THIS DEVELOPMENT.
2. CONTRACTORS WILL ENSURE THAT ALL SOIL AND WATER MANAGEMENT WORKS ARE UNDERTAKEN AS INSTRUCTED IN THIS SPECIFICATION AND CONSTRUCTED FOLLOWING THE GUIDELINES OF "MANAGING URBAN STORMWATER SOILS AND CONSTRUCTION", DEPT OF HOUSING, 1998 (BLUE BOOK).
3. ALL SUBCONTRACTORS WILL BE INFORMED OF THEIR RESPONSIBILITIES IN REDUCING THE POTENTIAL FOR SOIL EROSION AND POLLUTION TO DOWNSLOPE AREAS.

LAND DISTURBANCE INSTRUCTIONS

4. DISTURBANCE TO BE NO FURTHER THAN 5 (PREFERABLY 2) METRES FROM THE EDGE OF ANY ESSENTIAL ENGINEERING ACTIVITY AS SHOWN ON APPROVED PLANS. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE ZONES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
5. ACCESS AREAS ARE TO BE LIMITED TO A MAXIMUM WIDTH OF 10 METRES THE SITE MANAGER WILL DETERMINE AND MARK THE LOCATION OF THESE ZONES ON-SITE. ALL SITE WORKERS WILL CLEARLY RECOGNISE THESE BOUNDARIES THAT, WHERE APPROPRIATE, ARE IDENTIFIED WITH BARRIER FENCING (UPSLOPE) AND SEDIMENT FENCING (DOWNSLOPE) OR SIMILAR MATERIALS.
6. ENTRY TO LANDS NOT REQUIRED FOR CONSTRUCTION OR ACCESS IS PROHIBITED EXCEPT FOR ESSENTIAL THINNING OF PLANT GROWTH.
7. WORKS ARE TO PROCEED IN THE FOLLOWING SEQUENCE:
   - A) INSTALL ALL BARRIER AND SEDIMENT FENCING WHERE SHOWN ON THE PLAN.
   - B) CONSTRUCT THE STABILISED SITE ACCESS.
   - C) CONSTRUCT DIVERSION DRAINS AS REQUIRED.
   - D) INSTALL MESH AND GRAVEL INLETS FOR ANY ADJACENT KERB INLETS.
   - E) INSTALL GEOTEXTILE INLET FILTERS AROUND ANY ON-SITE DROP INLET PITS.
   - F) CLEAR SITE AND STRIP AND STOCKPILE TOPSOIL IN LOCATIONS SHOWN ON THE PLAN.
   - G) UNDERTAKE ALL ESSENTIAL CONSTRUCTION WORKS ENSURING THAT ROOF AND/OR PAVED AREA STORMWATER SYSTEMS ARE CONNECTED TO PERMANENT DRAINAGE AS SOON AS PRACTICABLE.
   - H) GRADE LOT AREAS TO FINAL GRADES AND APPLY PERMANENT STABILISATION (LANDSCAPING) WITHIN 20 DAYS OF COMPLETION OF CONSTRUCTION WORKS.
   - I) REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER THE PERMANENT LANDSCAPING HAS BEEN COMPLETED.
5. ENSURE THAT SLOPE LENGTHS DO NOT EXCEED 80 METRES WHERE PRACTICABLE. SLOPE LENGTHS ARE DETERMINED BY SILTATION FENCING AND CATCH DRAIN SPACING.
6. ON COMPLETION OF MAJOR WORKS LEAVE DISTURBED LANDS WITH A SCARIFIED SURFACE TO ENCOURAGE WATER INFILTRATION AND ASSIST WITH KEYING TOPSOIL LATER.

SITE MAINTENANCE INSTRUCTIONS

7. THE SITE SUPERINTENDENT WILL INSPECT THE SITE AT LEAST WEEKLY AND AT THE CONCLUSION OF EVERY STORM EVENT TO:
   - A) ENSURE THAT DRAINS OPERATE PROPERLY AND TO EFFECT ANY NECESSARY REPAIRS.
   - B) REMOVE SPILLED SAND OR OTHER MATERIALS FROM HAZARD AREAS, INCLUDING LANDS CLOSER THAN 5 METRES FROM AREAS OF LIKELY CONCENTRATED OR HIGH VELOCITY FLOWS ESPECIALLY WATERWAYS AND PAVED AREAS.
   - C) REMOVE TRAPPED SEDIMENT WHENEVER THE DESIGN CAPACITY OF THAT STRUCTURE HAS BEEN EXCEEDED.
   - D) ENSURE REHABILITATED LANDS HAVE EFFECTIVELY REDUCED THE EROSION HAZARD AND TO INITIATE UPGRADING OR REPAIR AS NECESSARY.
   - E) CONSTRUCT ADDITIONAL EROSION AND/OR SEDIMENT CONTROL WORKS AS MIGHT BECOME NECESSARY TO ENSURE THE DESIRED PROTECTION IS GIVEN TO DOWNSLOPE LANDS AND WATERWAYS. MAKE ONGOING CHANGES TO THE PLAN WHERE IT PROVES INADEQUATE IN PRACTICE OR IS SUBJECTED TO CHANGES IN CONDITIONS ON THE WORK-SITE OR ELSEWHERE IN THE CATCHMENT.
   - F) MAINTAIN EROSION AND SEDIMENT CONTROL STRUCTURES IN A FULLY FUNCTIONING CONDITION UNTIL ALL EARTHWORK ACTIVITIES ARE COMPLETED AND THE SITE IS REHABILITATED.
8. THE SITE SUPERINTENDENT WILL KEEP A LOGBOOK MAKING ENTRIES AT LEAST WEEKLY, IMMEDIATELY BEFORE FORECAST RAIN AND AFTER RAINFALL. ENTRIES WILL INCLUDE:
   - A) THE VOLUME AND INTENSITY OF ANY RAINFALL EVENTS.
   - B) THE CONDITION OF ANY SOIL AND WATER MANAGEMENT WORKS.
   - C) THE CONDITION OF VEGETATION AND ANY NEED TO IRRIGATE.
   - D) THE NEED FOR DUST PREVENTION STRATEGIES.
   - E) ANY REMEDIAL WORKS TO BE UNDERTAKEN.

   THE LOGBOOK WILL BE KEPT ON-SITE AND MADE AVAILABLE TO ANY AUTHORISED PERSON UPON REQUEST. IT WILL BE GIVEN TO THE PROJECT MANAGER AT THE CONCLUSION OF THE WORKS.

SEDIMENT CONTROL INSTRUCTIONS

9. SEDIMENT FENCES WILL BE INSTALLED AS SHOWN ON THE PLAN AND ELSEWHERE AT THE DISCRETION OF THE SITE SUPERINTENDENT TO CONTAIN SOIL AS NEAR AS POSSIBLE TO THEIR SOURCE.
10. SEDIMENT FENCES WILL NOT HAVE CATCHMENT AREAS EXCEEDING 900 SQUARE METRES AND HAVE A STORAGE DEPTH OF AT LEAST 0.6 METRES.
11. SEDIMENT REMOVED FROM ANY TRAPPING DEVICES WILL BE RELOCATED WHERE FURTHER POLLUTION TO DOWNSLOPE LANDS AND WATERWAYS CANNOT OCCUR.
12. STOCKPILES ARE NOT TO BE LOCATED WITHIN 5 METRES OF HAZARD AREAS INCLUDING AREAS OF HIGH VELOCITY FLOWS SUCH AS WATERWAYS, PAVED AREAS AND DRIVEWAYS.
13. WATER WILL BE PREVENTED FROM DIRECTLY ENTERING THE PERMANENT DRAINAGE SYSTEM UNLESS THE CATCHMENT AREA HAS BEEN PERMANENTLY LANDSCAPED AND/OR WATER HAS BEEN TREATED BY AN APPROVED DEVICE.
14. TEMPORARY SEDIMENT TRAPS WILL REMAIN IN PLACE UNTIL AFTER THE LANDS THEY ARE PROTECTING ARE COMPLETELY REHABILITATED.
15. ACCESS TO SITES SHOULD BE STABILISED TO REDUCE THE LIKELIHOOD OF VEHICLES TRACKING SOIL MATERIALS ONTO PUBLIC ROADS AND ENSURE ALL-WEATHER ENTRY/EXIT.

SOIL EROSION CONTROL INSTRUCTIONS

16. EARTH BATTERS WILL BE CONSTRUCTED WITH AS LOW A GRADIENT AS PRACTICABLE BUT NO STEEPER, UNLESS OTHERWISE NOTED, THAN:
    - 2(H):1(V) WHERE SLOPE LENGTH LESS THAN 12 METRES
    - 2.5(H):1(V) WHERE SLOPE LENGTH BETWEEN 12 AND 16 METRES.
    - 3(H):1(V) WHERE SLOPE LENGTH BETWEEN 16 AND 20 METRES.
    - 4(H):1(V) WHERE SLOPE LENGTH GREATER THAN 20 METRES.
17. ALL WATERWAYS, DRAINS, SPILLWAYS AND THEIR OUTLETS WILL BE CONSTRUCTED TO BE STABLE IN AT LEAST THE 1:20 YEAR ARI, TIME OF CONCENTRATION STORM EVENT.
18. WATERWAYS AND OTHER AREAS SUBJECT TO CONCENTRATED FLOWS AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUNDCOVER C-FACTOR OF 0.05 (70% GROUND COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION. FLOW VELOCITIES ARE TO BE LIMITED TO THOSE SHOWN IN TABLE 5-1 OF "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTION", DEPT OF HOUSING 1998 (BLUE BOOK). FOOT AND VEHICULAR TRAFFIC WILL BE PROHIBITED IN THESE AREAS.
19. STOCKPILES AFTER CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.1 (60% GROUND-COVER) WITHIN 10 WORKING DAYS FROM COMPLETION OF FORMATION.
20. ALL LANDS, INCLUDING WATERWAYS AND STOCKPILES, DURING CONSTRUCTION ARE TO HAVE A MAXIMUM GROUND-COVER C-FACTOR OF 0.15 (50% GROUND COVER) WITHIN 20 WORKING DAYS FROM INACTIVITY EVEN THOUGH WORKS MAY CONTINUE LATER.
21. FOR AREAS OF SHEET FLOW USE THE FOLLOWING GROUND COVER PLANT SPECIES FOR TEMPORARY COVER: JAPANESE MILLET 20 KG/HA AND OATS 20 KG/HA.
22. PERMANENT REHABILITATION OF LANDS AFTER CONSTRUCTION WILL ACHIEVE A GROUND-COVER C-FACTOR OF LESS THAN 0.1 AND LESS THAN 0.05 WITHIN 60 DAYS. NEWLY PLANTED LANDS WILL BE WATERED REGULARLY UNTIL AN EFFECTIVE COVER IS ESTABLISHED AND PLANTS ARE GROWING VIGOROUSLY. FOLLOW-UP SEED AND FERTILISER WILL BE APPLIED AS NECESSARY.
23. REVEGETATION SHOULD BE AIMED AT RE-ESTABLISHING NATURAL SPECIES. NATURAL SURFACE SOILS SHOULD BE REPLACED AND NON-PERSISTANT ANNUAL COVER CROPS SHOULD BE USED.

WASTE CONTROL INSTRUCTIONS

24. ACCEPTABLE BINS WILL BE PROVIDED FOR ANY CONCRETE AND MORTAR SLURRIES, PAINTS, ACID WASHING, LIGHTWEIGHT WASTE MATERIALS AND LITTER. CLEARANCE SERVICES WILL BE PROVIDED AT LEAST WEEKLY. DISPOSAL OF WASTE WILL BE IN A MANNER APPROVED BY THE SITE SUPERINTENDENT.
25. ALL POSSIBLE POLLUTANT MATERIALS ARE TO BE STORED WELL CLEAR OF ANY POORLY DRAINED AREAS, FLOOD PRONE AREAS, STREAMBANKS, CHANNELS AND STORMWATER DRAINAGE AREAS. STORE SUCH MATERIALS IN A DESIGNATED AREA UNDER COVER WHERE POSSIBLE AND WITHIN CONTAINMENT BUNDS.
26. ALL SITE STAFF AND SUB-CONTACTORS ARE TO BE INFORMED OF THEIR OBLIGATION TO USE WASTE CONTROL FACILITIES PROVIDED.
27. ANY DE-WATERING ACTIVITIES ARE TO BE CLOSELY MONITORED TO ENSURE THAT WATER IS NOT POLLUTED BY SEDIMENT, TOXIC MATERIALS OR PETROLEUM PRODUCTS.
28. PROVIDE DESIGNATED VEHICULAR WASHDOWN AND MAINTENANCE AREAS WHICH ARE TO HAVE CONTAINMENT BUNDS.

PROCEDURE FOR DE-WATERING

1. ENSURE PERMISSION FOR DE-WATERING IS RECEIVED FROM AUTHORITIES BEFORE PUMPING OUT.
2. AN ON-SITE TREATMENT PROCESS DISCHARGING TO THE STORMWATER SYSTEM WILL BE IMPLEMENTED. ALL SITE WATERS DURING CONSTRUCTION WILL BE CONTAINED ON SITE AND RELEASED ONLY WHEN pH IS BETWEEN 8.5 & 6.5, SUSPENDED SOLIDS ARE LESS THAN 50mg/L, TURBIDITY LESS THAN 100 NTU'S, OIL AND GREASE LESS THAN 10mg/L AND BIOCHEMICAL OXYGEN DEMAND (BOD5) LESS THAN 30mg/L (FOR STORMS LESS INTENSE THAN 1 IN 5 YEAR EVENTS).
3. METHODS OF SAMPLING AND ANALYSIS OF WATER QUALITY WILL BE IN ACCORDANCE WITH THE APPLICABLE METHOD LISTED IN THE EPA PUBLISHED APPROVED METHODS FOR THE SAMPLING ANALYSIS OF WATER POLLUTANTS IN NEW SOUTH WALES.
4. WHERE LABORATORY ANALYSIS IS REQUIRED AS INDICATED BY IN-SITU TESTING, APPROPRIATE SAMPLE BOTTLES AND PRESERVATIVES WILL BE USED AND GUIDANCE FOR THE SAMPLING METHOD OBTAINED FROM APPLICABLE PARTS OF AS5667.1 AND AS5667.6. ANALYSIS WILL BE UNDERTAKEN WHERE PRACTICAL BY A NATA REGISTERED LABORATORY CERTIFIED TO PERFORM THE APPLICABLE ANALYSIS.
5. A FURTHER INSPECTION WILL BE CARRIED OUT DURING A STORM EVENT (DURING WORK HOURS WHERE POSSIBLE) TO ENSURE CONTROLS ARE COPING WITH THE EVENT. THIS APPLIES TO ANY RAIN EVENT AS WELL.
6. AS EXCAVATION TO TOP SOIL PROGRESSES, ANY WATER COLLECTED AT THE BOTTOM OF EXCAVATIONS WILL BE DIVERTED TO A TEMPORARY SEDIMENTATION BASIN OR SETTLEMENT TANK. IF THE WATER CONTAINS ONLY SEDIMENTS, IT WILL BE FILTERED AND PUMPED TO STORMWATER. BEFORE THIS CAN HAPPEN IT MUST CONTAIN LESS THAN 50mg/L TOTAL SUSPENDED SOLIDS.
7. POLLUTED WATER MUST NOT ENTER THE STORMWATER SYSTEM. IN SOME CIRCUMSTANCES, A LIQUID WASTE COMPANY MAY BE REQUIRED TO COLLECT CONTAMINATED WATER FOR DISPOSAL AT A LICENSED TREATMENT FACILITY

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1m at full size 10cm

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Project
PROPOSED DEVELOPMENT
(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title
EROSION & SEDIMENT CONTROL NOTES

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C10	E

EROSION & SEDIMENT LEGEND

1. INSTALL SEDIMENT FENCING REFER DETAIL SD 6-8, SHEET C12. WHERE UNDER CANOPY AREAS OF TREES TO BE RETAINED, FENCING NOT TO BE DUG INTO THE GROUND BUT INSTEAD ATTACHED TO GROUND BY TIGHTLY PACKED SANDBAGS.

2. THE EXISTING CROSSOVER & LAYBACK ARE TO BE RETAINED FOR SITE ACCESS UNTIL REASONABLE COMPLETION OF CONSTRUCTION WORKS

3. STOCKPILE IN ACCORDANCE WITH DETAIL SD 4-1, REFER TO SHEET C12

4. WASTE STORAGE AREA
PROVIDE SOLID AND LIQUID WASTE RECEPTACLE BINS

5. BARRIER FENCING OR UTILISE EXISTING BOUNDARY FENCE
B B

6. PROPOSED BASEMENT EXCAVATION

7. SITE ACCESS PROVIDE LARGE COARSE DIA AGGREGATE OR RECYCLED CONCRETE. IN ACCORDANCE WITH DETAIL SD 5-7, SHEET C12

8. PROVIDE TYPE 'D' SEDIMENT RETENTION BASIN.
NOMINAL SIZE: 4.0m x 4.0m x 0.5m DEEP
VOLUME = 8.0m³
TO BE CONFIRMED AT CC STAGE
DISHCARGE TO BE CONTOLLED PUMP OUT FOLLOWING FLOCCULATION

9. PROVIDE TEMPORARY PUMP OUT AND RISING MAIN TO OUTLET.
W/RM

NOTE 1 - TREE BARRIERS REQUIRED IN ACCORDANCE WITH THE ARBORISTS REPORT

NOTE 2 - PROVIDE PROTECTION TO DRAINAGE PITS FOLLOWING PIT INSTALLATION. REFER DETAIL SD6-12 ON SHEET C12

ANDERSON STREET

WILSON STREET

O'BRIEN STREET

EXCAVATIONS FOR LIFT WELL SHALL BE USED AS A PRIMARY STORAGE AREA FOR TEMPORARY PUMP-OUT SYSTEM

WASHDOWN SURFACE WATER TO BE DIRECTED TO TEMPORARY (UNLINED) 1000 x 1000 x 500 DEEP PIT TO BE DRAINED TO SEDIMENT RETENTION BASIN FOR TREATMENT PRIOR TO DISCHARGE TO COUNCIL STORMWATER SYSTEM

EARLY WORKS - CONNECT PUMPOUT TO PROPOSED STORMWATER DISCHARGE LINE TO BE SITE VERIFIED

STOCKPILE LOCATION VARIES DEPENDANT ON CONSTRUCTION STAGING

STOCKPILE

APPROX. POSITION OF SEWER MAIN

APPROX. POSITION OF GAS MAIN

APPROX. POSITION OF WATER MAIN

0.15 HIGH CONC KERB

LOW STONE RETAINING WALL RL 105.16

158° 23' 50" 60.95

68° 25' 00" 25.42

358° 08' 25" 64.745

248° 25' 15" 47.29

EROSION & SEDIMENT CONTROL PLAN

SCALE - 1:125/A1, 1:250/A3

0 1 2 4 6 8 10m

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D	RE-ISSUED FOR APPROVAL	19.04.24	IK	BK
C	REISSUED IN RESPONSE TO COUNCIL'S COMMENTS	03.11.23	RH	BK
B	ISSUE TO SUIT NEW ARCHITECTURALS	26.05.23	LW	BK

1cm at full size

North

Client: ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

Architect: AJC ARCHITECTS

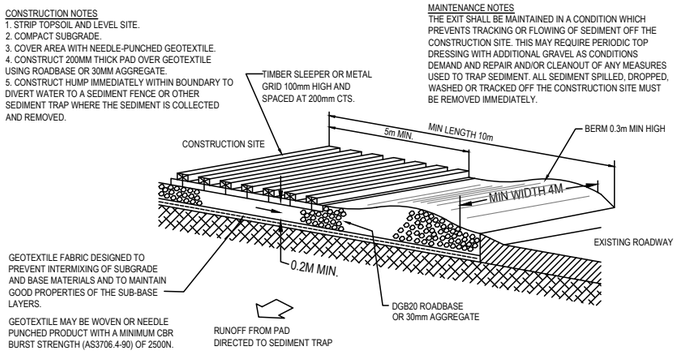
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ANDERSON STREET
CHATSWOOD

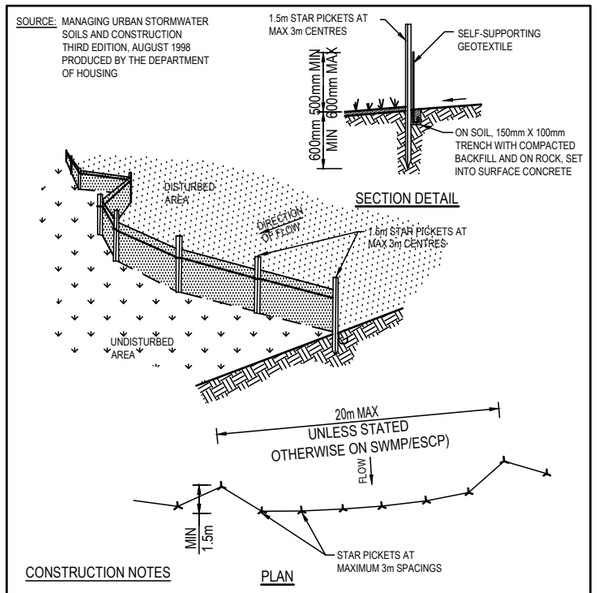
Drawing Title: EROSION & SEDIMENT CONTROL PLAN

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
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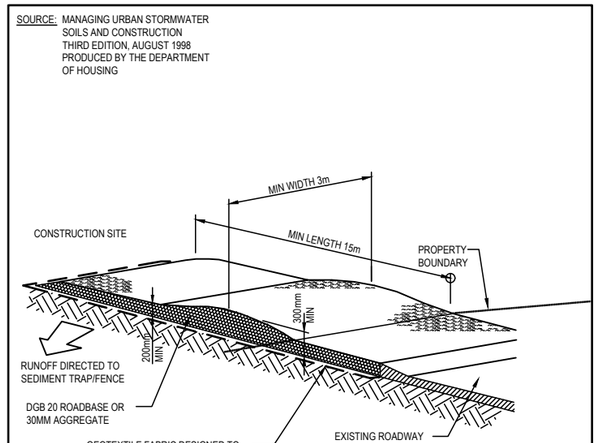
TEMPORARY WASH-DOWN AREA DURING EXCAVATION



CONSTRUCTION NOTES

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150 MM DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. FIX SELF-SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150 MM OVERLAP.

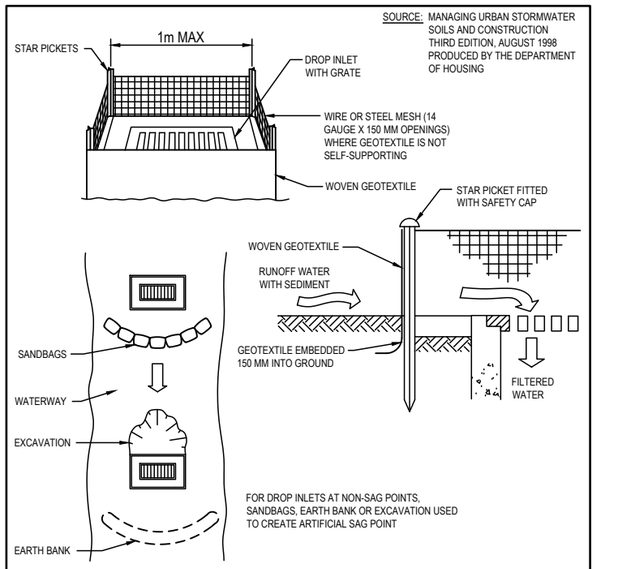
SEDIMENT FENCE SD 6-8



CONSTRUCTION NOTES:

1. STRIP TOPSOIL AND LEVEL SITE.
2. COMPACT SUBGRADE.
3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE.
4. CONSTRUCT 200MM THICK PAD OVER GEOTEXTILE USING ROADBASE OR 30MM AGREGATE. MINIMUM LENGTH 15M OR TO BUILDING ALIGNMENT. MINIMUM WIDTH 3 METRES.
5. CONSTRUCT HUMP IMMEDIATELY WITHIN BUUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

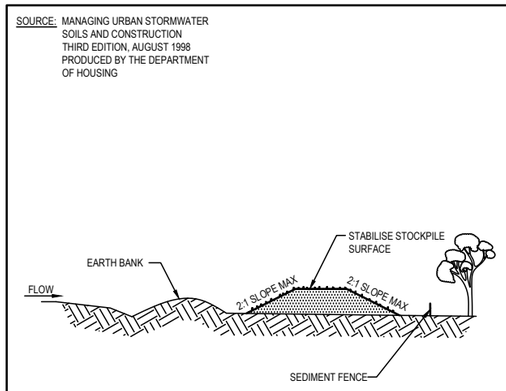
STABILISED SITE ACCESS SD 6-14



CONSTRUCTION NOTES:

1. FABRICATE A SEDIMENT BARRIER FROM GEOTEXTILE OR STRAW BALES.
2. SUPPORT GEOTEXTILE WITH MESH TIED TO POSTS AT 1 METRE CENTRES.
3. DO NOT COVER INLET WITH GEOTEXTILE.
4. CONSTRUCTION DETAILS ARE SIMILAR TO TYPICAL SEDIMENT FENCING DETAIL.

GEOTEXTILE INLET FILTER SD 6-12



CONSTRUCTION NOTES:

1. LOCATE STOCKPILE AT LEAST 5 METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOWS, ROADS AND HAZARD AREAS.
2. CONSTRUCT ON THE CONTOUR AS A LOW, FLAT, ELONGATED MOUND.
3. WHERE THERE IS SUFFICIENT AREA TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METERS IN HEIGHT.
4. REHABILITATE IN ACCORDANCE WITH THE SWMP/ESCP.
5. CONSTRUCT EARTH BANK (STANDARD DRAWING 5-2) ON THE UPSLOPE SIDE TO DIVERT RUN OFF AROUND THE STOCKPILE AND A SEDIMENT FENCE (STANDARD DRAWING 6-7) 1 TO 2 METRES DOWNSLOPE OF STOCKPILE.

STOCKPILES SD 4-1

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North

1cm at full size

Client: ANDERSON CHATSWOOD DEVELOPMENT PTY LTD

Architect: AJC ARCHITECTS

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ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
T +61 2 4324 3499
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(No. 54-56)
ANDERSON STREET
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Drawing Title: EROSION & SEDIMENT CONTROL DETAILS

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C12	E

STORMWATER QUALITY REPORT

1 INTRODUCTION

A CATCHMENT BASED WATER QUALITY MODEL WAS DEVELOPED TO ASSESS THE STORMWATER RUNOFF QUALITY IN ACCORDANCE WITH THE REQUIREMENTS OF WILLOUGHBY DCP PART C.5 AND WILLOUGHBY TECHNICAL STANDARD No.1. IN THIS REGARD WE REFER TO THE PRESCRIBED TARGETS TABLED FOLLOWING:

TABLE 1 - STORMWATER POLUTANT REDUCTION TARGETS

STORMWATER POLLUTANT	REDUCTION TARGETS
GROSS POLLUTANT	90%
TOTAL SUSPENDED SOLIDS (TSS)	85%
TOTAL PHOSPHORUS (TP)	60%
TOTAL NITROGEN (TN)	45%

2 STUDY METHODOLOGY

THE OBJECTIVES OF THIS REPORT ARE TO:

- ASSESS THE RUNOFF QUALITY FOR THE UNTREATED POST DEVELOPED SCENARIO AND IDENTIFY STORMWATER QUALITY CONTROLS LIKELY TO IMPACT ON RUNOFF QUALITY.
- ASSESS THE STORMWATER QUALITY FOR THE POST DEVELOPED SCENARIO INCLUDING THE MEASURES PROPOSED TO MEET THE POLLUTANT REMOVAL TARGETS .

THE REPORT IS BASED ON THE APPLICATION OF MUSIC SOFTWARE (MODEL FOR URBAN STORMWATER IMPROVEMENT CONCEPTUALISATION). IN THIS REGARD THE MODEL IS DEFINED AS FOLLOWS:

- A STORMWATER QUALITY MODEL TO CONVERT RAINFALL AND EVAPOTRANSPIRATION INTO RUNOFF.
- ESTIMATION OF STORMWATER FLOW AND POLLUTION GENERATION BY SIMULATING THE PERFORMANCE OF STORMWATER TREATMENT DEVICES INDIVIDUALLY AND AS PART OF A TREATMENT TRAIN.

THE MODEL DEFINES WATER QUALITY PROFILES FOR BOTH TREATED AND UNTREATED POST DEVELOPED SCENARIOS. THE TREATED POST DEVELOPED MODEL INCLUDES PARAMETERS WHICH REPRESENT THE WATER QUALITY MEASURES.

3 STORMWATER QUALITY MODELLING

3.1 GENERAL

THE FOLLOWING PARAMETERS WERE ASSESSED FOR THE HYDROLOGICAL MODELLING ASSOCIATED WITH THE CATCHMENT.

- RAINFALL/RUNOFF AND EVAPOTRANSPIRATION.
- SUB CATCHMENT DIVERSIONS.
- LAND USE (PERVIOUS AND IMPERVIOUS)

3.2 RAINFALL/RUNOFF AND EVAPOTRANSPIRATION

THE RAINFALL DATA UTILISED IN THIS STUDY WAS OBTAINED FROM THE SYDNEY OBSERVATORY HILL RAINFALL STATION WITH 6 min TIMESTEP, STATION NO. 066062. THE EVAPOTRANSPIRATION UTILISED FOR THIS STUDY WAS BASED ON VALUES ADOPTED FOR THE AREA. THE DETAILS ARE SUMMARISED IN TABLE 3.1 AND 3.2

TABLE 3.1 - DETAILS OF DAILY RAINFALL DATA

STATION	NAME	PERIOD	TIMESTEP
066062	SYDNEY OBSERVATORY HILL	01/01/1963-31/12/1993	6 min

TABLE 3.2 - SUMMARY OF POTENTIAL EVAPOTRANSPIRATION (PET)

JAN	FEB	MAR	APR	MAY	JUN
180	135	128	85	58	43
JUL	AUG	SEP	OCT	NOV	DEC
43	58	88	127	152	163

3.3 CATCHMENT DEFINITION

THE POST DEVELOPED CATCHMENT CHARACTERISTICS ARE IDENTIFIED IN TABLE 3.3.

TABLE 3.3 - POST DEVELOPMENT SUB CATCHMENT DETAILS

SUB CATCHMENT ID	SUB CATCHMENT AREA (ha)	% IMPERVIOUS AREA	% PERVIOUS AREA
ROOF TO RWT	0.52	100	0
IMPERVIOUS AREAS TO SPEL	0.06	100	0
DRIVEWAY TO PUMP OUT	0.005	100	0
TERRACES TO SPEL	0.066	100	0
LANDSCAPE TO SPEL	0.027	0	100

4 MUSIC MODEL

THE MUSIC MODEL IS BASED ON A 6 min RAINFALL-RUNOFF MODEL IN CONJUNCTION WITH REPRESENTATIVE BASEFLOW AND STORMFLOW EVENT MEAN CONCENTRATIONS (EMCs).

4.1 WATER QUALITY PARAMETERS

THE ADOPTED VALUES OF VARIOUS MUSIC RAINFALL AND RUNOFF PARAMETERS ARE SUMMARISED IN TABLE 4.1.

TABLE 4.1 - ADOPTED MUSIC RAINFALL/RUNOFF PARAMETERS

PARAMETER	VALUE
IMPERVIOUS AREA PROPERTIES	
RAINFALL THRESHOLD (mm/DAY)	1.0 (0.3 ROOFS)
PERVIOUS AREA PROPERTIES	
SOIL STORAGE CAPACITY (mm)	170
SOIL INITIAL STORAGE (% OF CAPACITY)	30
FIELD CAPACITY (mm)	70
INFILTRATION CAPACITY COEFFICIENT - a	210
INFILTRATION CAPACITY EXPONENT - b	4.70
GROUNDWATER PROPERTIES	
INITIAL DEPTH (mm)	10
DAILY RECHARGE RATE (%)	50
DAILY BASEFLOW RATE (%)	5
DAILY DEEP SEEPAGE RATE (%)	0

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ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
ERINA NSW 2250, Australia
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(No. 54-56)
ANDERSON STREET
CHATSWOOD

Drawing Title: STORMWATER QUALITY REPORT SHEET 1

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-
Designed	Project No.	Dwg. No.	Issue	
BK	CC220362	C13	E	

4.1 WATER QUALITY PARAMETERS CONT.

STORMWATER QUALITY IS CHARACTERISED USING EVENT MEAN CONCENTRATION (EMCs) UNDER STORM AND BASE FLOW CONDITIONS. THE VALUE OF WATER QUALITY PARAMETERS ADOPTED IN THIS STUDY IS SUMMARISED IN TABLE 4.2

TABLE 4.2 - ADOPTED MUSIC WATER QUALITY PARAMETERS

LAND-USE CATEGORY		Log_{10}TSS (mg/L)		Log_{10}TP (mg/L)		Log_{10}TN (mg/L)	
		STORM FLOW	BASE FLOW	STORM FLOW	BASE FLOW	STORM FLOW	BASE FLOW
GENERAL URBAN	MEAN	2.15	1.20	-0.60	-0.85	0.30	0.11
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12
ROADS	MEAN	2.43	1.20	-0.3	-0.85	0.34	0.11
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12
ROOFS	MEAN	1.30	1.10	-0.89	-0.82	0.30	0.32
	STD DEV	0.32	0.17	0.25	0.19	0.19	0.12

4.2 STORMWATER TREATMENT MEASURES

THE PROPOSED STORMWATER TREATMENT MEASURES INCLUDED IN THE POST DEVELOPED MODEL ARE AS FOLLOWS:

- 15,000 LITRE MINIMUM RAINWATER TANK (FOR IRRIGATION ONLY)
- 6 x SPEL FILTERS (HALF HEIGHT)

THE SCHEMATIC LAYOUT FOR THE POST DEVELOPED MUSIC MODEL IS DEPICTED IN FOLLOWING FIGURE 1

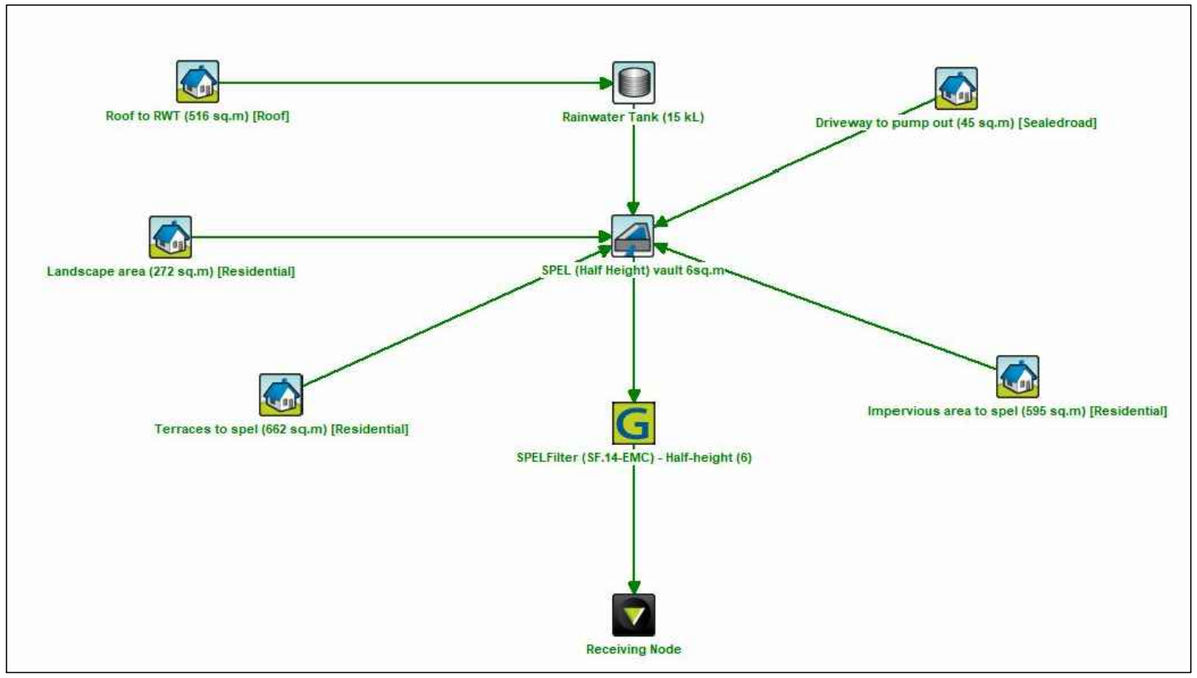
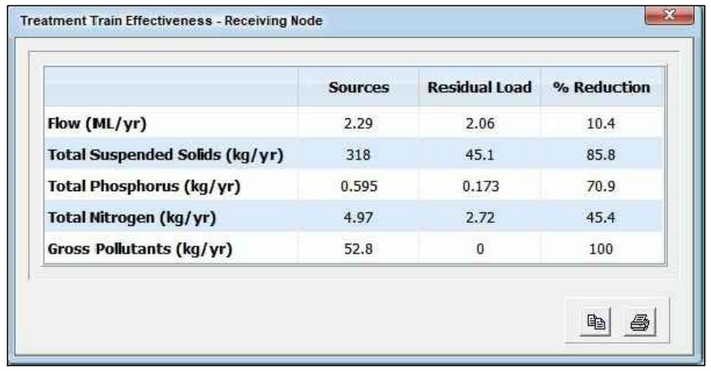


FIGURE 1 - MUSIC MODEL SCHEMATIC

5 RESULTS & CONCLUSION

BASED ON THE FOREGOING, AND AS DEMONSTRATED BY THE POLLUTANT REDUCTION TARGETS SHOWN IN TABLE 5.1 THE PROPOSED STORMWATER QUALITY TREATMENT MEASURES MEET THE REQUIRED TARGETS OF WILLOUGHBY CITY COUNCIL.

TABLE 5.1 - TREATMENT TRAIN EFFECTIVENESS



	Sources	Residual Load	% Reduction
Flow (ML/yr)	2.29	2.06	10.4
Total Suspended Solids (kg/yr)	318	45.1	85.8
Total Phosphorus (kg/yr)	0.595	0.173	70.9
Total Nitrogen (kg/yr)	4.97	2.72	45.4
Gross Pollutants (kg/yr)	52.8	0	100

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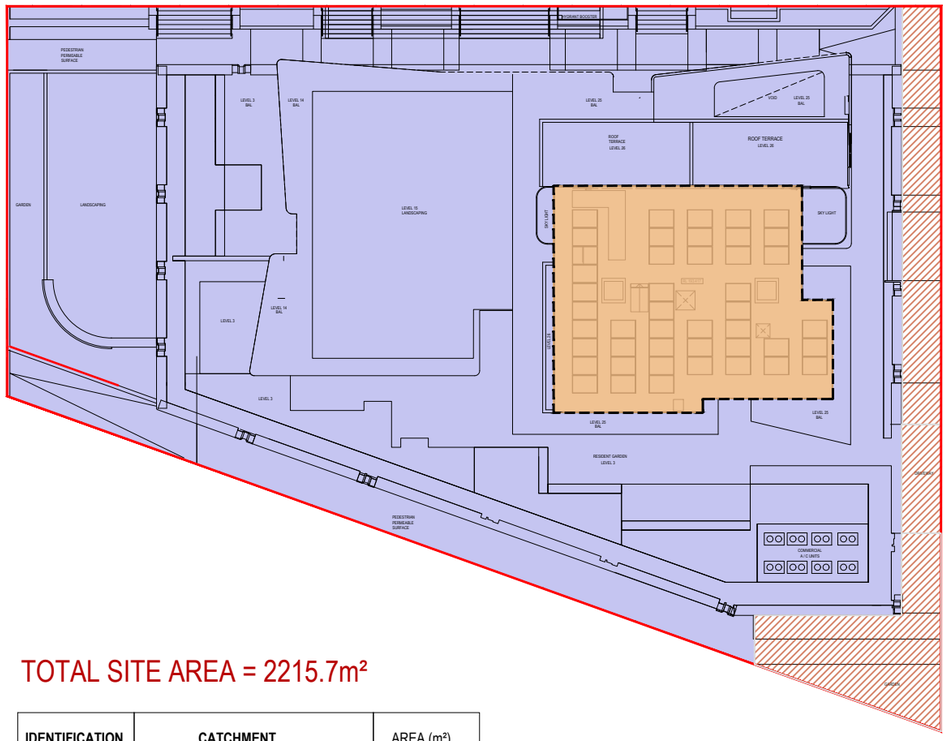
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(No. 54-56)
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Drawing Title: STORMWATER QUALITY REPORT SHEET 2

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C14	E



TOTAL SITE AREA = 2215.7m²

IDENTIFICATION	CATCHMENT	AREA (m²)
	ROOF AREA TO OSD TANK VIA RAINWATER TANK LOCATED ON L26 BY OTHERS	247
	SURFACE STORMWATER TO BE DIRECTED TO OSD TANK	1802
TOTAL AREA TO TANK		2049 (92.5%)
	OSD BYPASS NOTE: 102m² OF IMPERVIOUS AREA EQUATEST TO 4.6% OF THE OVERALL SITE AREA	166.7 (7.5%)

STORMWATER CATCHMENT PLAN
SCALE - 1:200/A1, 1:400/A3
0 2 4 8 12 16 20m

Appendix 5 – Onsite stormwater detention system design checklist

Table 17 Onsite stormwater detention system design checklist

Item	Description	Response
1	Has a spillway with an overland flow route been provided?	(yes) / no
2	Has the minimum freeboard been provided between habitable floor levels and the 1:100yr flood level? See Section 10 of Willoughby City Council's Floodplain Management – technical standard 3 for freeboard requirements.	* REFER BELOW (yes) / no
3	Has a minimum of 300mm freeboard been provided between the habitable floor levels and the OSD design storage topwater level?	(yes) / no E
4	Above ground storage maximum depth • over driveways and carparking (mm) • maximum depth over landscaping or garden areas (mm) • minimum below ground storage (m^3)	N/A ____mm ____mm ____m^3
5	Below ground OSD tanks must be accessible for maintenance in line with AS 286,5 – Safe Working in Confined Spaces. Have step irons been provided for tanks deeper than 900mm?	(yes) / no
6	Total impervious area including driveways, carports, pathways and swimming pools not incorporating high-level overflow system (m^2)	1989 m^2
7	Existing, and proposed surface levels and contours have been provided (contours extend 5m beyond property boundary)	(yes) / no
8	Location of all trees has been provided	(yes) / no
9	Calculated volume of storage according to Part I Section 2.2 (m^3)	80 m^3
10	Calculated permissible site discharge according to Table 8 (l/s)	38 l/s
11	Calculated orifice diameter (65mm minimum) (mm)	136 mm
12	Type of mesh screen provided	REFER TO DETAIL SHEET C8
13	Does the major overland flow path within the site for runoff from all impervious areas drain to the OSD system or has the pipe network been designed for the 1% AEP storm event?	(yes) / no
14	Direct connections to the council drainage system have been checked against backwater effect and drowned orifice?	(yes) / no
15	Is the base of the OSD tank graded flush with the orifice invert level?	(yes) / no
16	Has a minimum 1125mm × 75mm × 4 RHS been provide for a discharge through the street kerb?	N/A yes / no
17	All levels have been given to Australian Height Datum (AHD)	(yes) / no

Name of design engineer:

Qualifications of the design engineer:

* REFER TO DRAINS MODELLING PROVIDED

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Version: 1, Version Date: 28/07/2023

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1cm at full size

North

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ACOR Consultants (CC) Pty Ltd
Platinum Building, Suite 2.01, 4 Ilya Avenue
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T +61 2 4324 3499
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(No. 54-56)
ANDERSON STREET
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Drawing Title: STORMWATER CATCHMENT PLAN AND OSD DESIGN CHECKLIST

Drawn	Date	Scale A1	Q.A. Check	Date
RH	MAR 23	AS NOTED	-	-

Designed	Project No.	Dwg. No.	Issue
BK	CC220362	C15	E

EXTENT OF WORKS
Existing Tree
EX 104.81
SL01
GB01
TR01
PV01
Additional Trees
PV04
RL 105.217
Existing sound wall. To be retained, cleaned and painted.
PV04 Hardscape permeable surface 01
SYDNEY TRAINS
EX 104.88
PV02
Side Path and Garden Bed adjustments. Additional Trees
Updated WT01 to WT04 Wall
Kerb and Channel to be rebuilt.
Proposed crossover. Refer Engineer's Drawings.
Existing sound wall. To be retained, cleaned and painted.
EXTENT OF WORKS
FX07
105.217 TOW
WT01
FX10
Footpath Signage
Fall 1:14
EX 106.14
EX 106.00
FX08
TOW 106.135
PV03
WT03
TOW 105.717
Additional Trees
Recycled sandstone block wall
Tree Shifted
Existing footpath retained
OUTLINE OF BASEMENT BELOW
SH01
EX 105.77
Existing Tree
EX 105.24
Building Refer Architects Documentation
Garden Beds extended by 800mm
RL 104.98
Fall 1:21
Fall 1:20
Fall 1:40
RL 105.067
104.54 RL
104.668 TOW
EX 104.54
TOW 104.417
EX 104.82
AX01
EX 104.77
FE01
GB01 EX 104.45
EX 104.41
EX 104.34
EX 104.35
Footpath Signage
Fire Booster
Bus Stop
Cycle way shown indicatively
Existing footpath retained
Concept cycle path subject to future separate design and construction by Council
EXTENT OF WORKS

LEGEND

- Extent of Works
- Boundary Line
- Existing Tree
- TR01 | Proposed Tree
- PV01 | Council Standard Concrete
- PV02 | Paving Type 02
- PV03 | Paving Type 03
- PV04 | Hardscape permeable surface 01
- WT01 | Wall - 200 Wide
- WT02 | Wall - 500 Wide
- WT03 | Seating Wall - 500 Wide With Back Rest
- WT04 | Existing sandstone retaining wall around the perimeter of No. 56 is to be salvaged stored off site during the construction phase and used in the construction of these walls
- FX07 | Handrail
- FX08 | Bicycle Rack
- FX10 | Solid Balustrade and Handrail as part of wind mitigation strategy to be coordinated in future phases of the project
- FE01 | Perforated steel Fire Booster enclosure
- SL01 | Irrigated Lawn - ground
- GB01 | Garden Bed - Mulch and Soil
- Existing Kerb and Channel to be rebuilt
- SH01 - 1000mm High Shrub as part of wind mitigation strategy to be coordinated in future phases of the project
- AX01 | Footpath signage to be carefully removed, stored off site during the construction phase and reinstated in the footpath at the conclusion of the construction phase.

Rev	Date	Revision Details	By	Chk	App
-	07.11.23	UPDATED DA	AD	TS	PL
-	03.11.23	UPDATED DA	AD	TS	PL

54 - 56 Anderson Street

Chatswood, Sydney, NSW

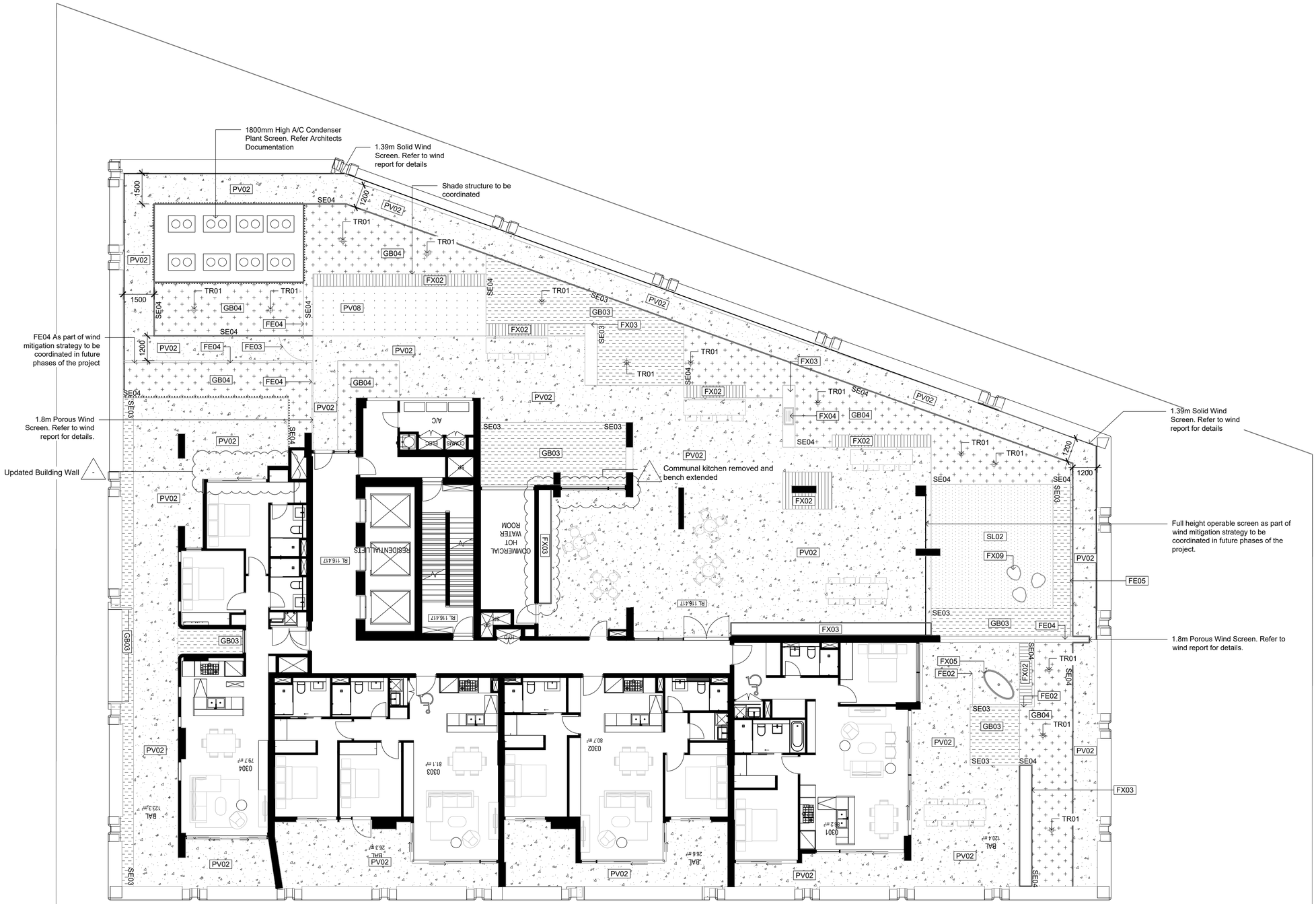
File #: S2202

T.C.L
TAYLOR.CULLITY.LETHLEAN

Designed by	Drawn by	Checked by	Approved by
TCL	GK	TS	PL

Status:
Development Application
NOT FOR CONSTRUCTION

Drawing: GROUND FLOOR & PUBLIC DOMAIN	Date: 07/11/23	
Sheet: Sheet 1 of 1	Scale: 1:100	
Purpose: GENERAL ARRANGEMENT	Drawing No. L301	Rev. -



LEGEND

- TR01 | Proposed Tree
- PV02 | Paving Type 02 - on podium
- PV08 | Softfall
- GB02 | Garden Bed - 300mm profile
- GB03 | Garden Bed - 500mm profile
- GB04 | Garden Bed - 925mm profile
- SL02 | Irrigated Lawn - on podium
- FE02 | Perforated steel panel fence 1800mm high
- FE03 | Perforated steel gate 1800mm high
- FE04 | 1800mm Solid Privacy Screen as part of wind mitigation strategy to be coordinated in future phases of the project.
- FE05 | 1500mm High Wind Screen
- SE01 | Flush Steel Edge
- SE02 | 300mm Steel Edge
- SE03 | 500mm Steel Edge
- SE04 | 1000mm Steel Edge
- FX02 | Timber Seat
- FX03 | Bench
- FX04 | BBQ Hot Plate (Provisional)
- FX05 | Bath (Provisional)
- FX09 | Bean Bags (Provisional)

Rev	Date	Revision Details	By	Chk	App
-	07.11.23	REVISED DA	AD	TS	PL
-	03.11.23	REVISED DA	AD	TS	PL

54 - 56 Anderson Street

Chatswood, Sydney, NSW

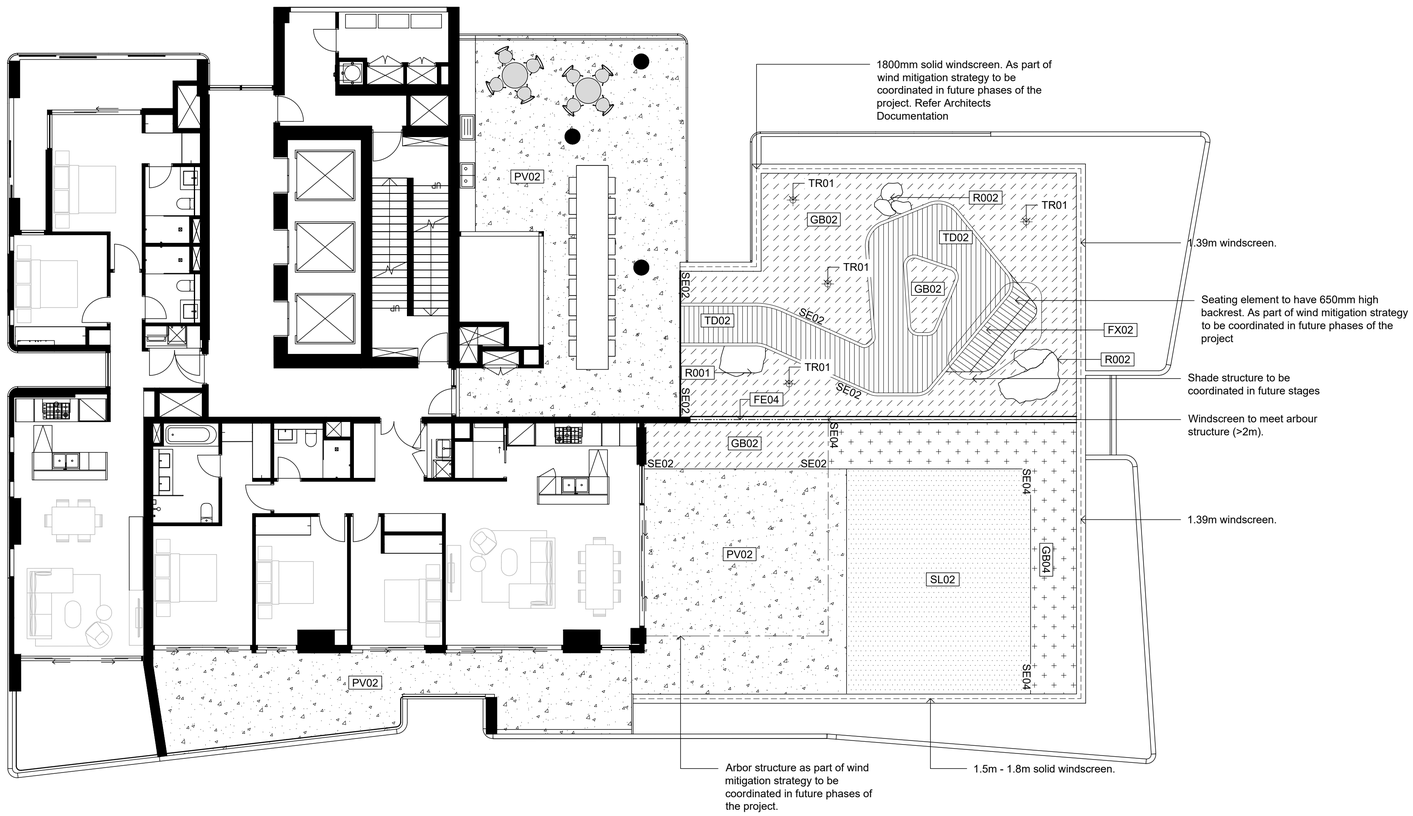
File #: S2202

T.C.L
TAYLOR.CULLITY.LETHLEAN

Designed by	Drawn by	Checked by	Approved by
TCL	GK	TS	PL

Status:
Development Application
NOT FOR CONSTRUCTION

Drawing: LEVEL 03
Sheet: Sheet 1 of 1
Purpose: GENERAL ARRANGEMENT
Date: 07/11/23
Scale: 1:100
Drawing No.: L303
Rev.: -



LEGEND

- TR01 | Proposed Tree
- PV02 | Paving Type 02 - on podium
- TD02 | Hardwood Timber Deck - on pedestal
- GB02 | Garden Bed - 300mm profile
- GB04 | Garden Bed - 925mm profile
- SL02 | Irrigated Lawn - on podium
- SE02 | 300mm Steel Edge
- SE04 | 1000mm Steel Edge
- FX03 | Sandstone Bench
- FX04 | BBQ Hot Plate (Provisional)
- FE04 | Wind Screen inbuilt to Arbor Structure as part of wind mitigation strategy to be coordinated in future phases of the project.

Rev	Date	Revision Details	By	Chk	App
-	07.11.23	UPDATED DA	AD	TS	PL
-	03.11.23	UPDATED DA	AD	TS	PL

54 - 56 Anderson Street

Chatswood, Sydney, NSW

File #: S2202

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Designed by	Drawn by	Checked by	Approved by
TCL	GK	TS	PL

Status:
Development Application
NOT FOR CONSTRUCTION

Drawing: LEVEL 15

Sheet: Sheet 1 of 1

Purpose: GENERAL ARRANGEMENT

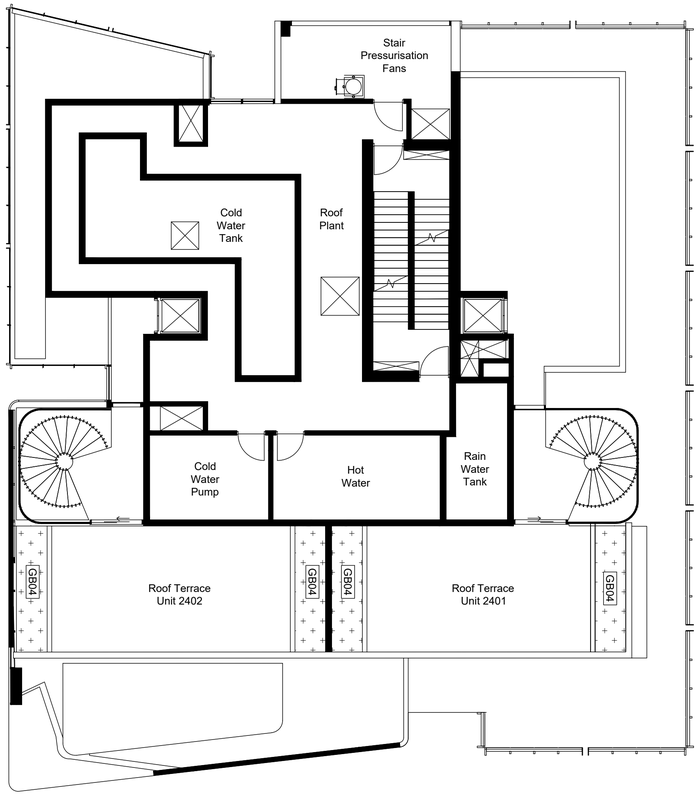
Date: 07/11/23

Scale: 1:100

North

Drawing No. L315

Rev. -



LEGEND

GB04 | Garden Bed - 925mm profile

Rev	Date	Revision Details	By	Chk	App
-	03.11.23	UPDATED DA	AD	TS	PL

54 - 56 Anderson Street

Chatswood, Sydney, NSW

File #: S2202

T.C.L
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Designed by	Drawn by	Checked by	Approved by
TCL	GK	TS	PL

Status:

Development Application

NOT FOR CONSTRUCTION

Drawing: LEVEL 26	Date: 03/11/23	
Sheet: Sheet 1 of 1	Scale: 1:100	North
Purpose: GENERAL ARRANGEMENT	Drawing No. L326	Rev. -