MIXED USE DEVELOPMENT

629-639 PACIFIC HIGHWAY CHATSWOOD



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AREA SCHEDULE

Area Schedule

Level	Unit.No	Type	Adaptable	Livable	Internal Area (m2)	Terrace/ Balcony (m2)
GROUND LEVEL	R1	Retail			126	0.0
	R2	Retail			106	0.0
	R3	Retail			109	0.0
LEVEL 1	C1	Commercial			162	0.0
	C2	Commercial			138	0.0
	C3	Commercial			169	0.0
	C4	Commercial			112	0.0
LEVEL 2	201	1 BED			51.5	28.1
LEVEL 3	301	2 BED			81.5	15.0
	302	2 BED		✓	79.0	17.5
	303	1 BED			56.0	11.5
LEVEL 4	401	2 BED			80.4	14.0
	402	2 BED			79.0	12.4
	403	2 BED			73.6	10.1
LEVEL 5	501	2 BED			80.4	14.0
	502	2 BED			79.0	12.4
	503	2 BED			73.6	10.1
LEVEL 6	601	2 BED			80.4	14.0
	602	2 BED			79.0	12.4
	603	2 BED			73.6	10.1
LEVEL 7	701	2 BED			80.4	14.0
	702	2 BED			79.0	12.4
	703	2 BED			73.6	10.1
LEVEL 8	801	2 BED			80.4	14.0
	802	2 BED			79.0	12.4
	803	2 BED			73.6	10.1
LEVEL 9	901	2 BED			80.4	14.0
	902	2 BED			79.0	12.4
	903	2 BED			73.6	10.1
LEVEL 10	1001	3 BED	✓		99.7	14.0
	1002	3 BED	✓	✓	112.5	22.3
LEVEL 11	1101	3 BED	✓		99.7	14.0
	1102	3 BED	✓	✓	112.5	22.3
LEVEL 12	1201	3 BED	✓		99.7	14.0
	1202	3 BED	✓	✓	112.5	22.3
LEVEL 13	1301	3 BED	✓		99.7	14.0
	1302	3 BED	✓	✓	112.5	22.3
LEVEL 14	1401	3 BED	✓		99.7	14.0
	1402	3 BED	✓	✓	112.5	22.3
LEVEL 15	1501	3 BED	✓		99.7	14.0
	1502	3 BED	✓	✓	112.5	22.3
LEVEL 16	1601	3 BED	✓		99.7	14.0
	1602	3 BED	✓	✓	112.5	22.3
LEVEL 17	1701	3 BED	✓		99.7	14.0
	1702	3 BED	✓	✓	112.5	22.3
LEVEL 18	1801	3 BED	✓		99.7	14.0
	1802	3 BED	✓	✓	112.5	22.3
LEVEL 19	1901	3 BED	✓		99.7	14.0
	1902	3 BED	✓	✓	112.5	22.3
LEVEL 20	2001	2 BED			80.4	14.0
	2002	3 BED	✓		131.9	22.3
LEVEL 21	2101	2 BED			80.4	14.0
	2102	3 BED	✓		131.9	22.3
LEVEL 22	2201	3 BED			152.2	28.1
	2202	3 BED	✓		131.9	22.3
LEVEL 23	2301	3 BED	✓		131.9	22.3
LEVEL 24	2401	3 BED			152.2	28.1
	2402	3 BED	✓		131.9	22.3
LEVEL 25	2501	3 BED	✓		131.9	22.3
LEVEL 26	2601	4 BED	✓		170.0	30.0

BASIX COMMITMENTS

Glazing Doors/Windows

Glazed windows and doors:

Group A – awning + bifold + casement windows + hinged glazed doors.
U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%).

Group B – sliding doors/windows + fixed glazing + louvred windows.
U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%).

Upgrade applied to units 301 and 2601:

Group A – awning + bifold + casement windows + hinged glazed doors.
U-value: 3.10 (equal to or lower than) SHGC: 0.39 (±10%).

Group B – sliding doors/windows + fixed glazing + louvred windows.
U-value: 3.10 (equal to or lower than) SHGC: 0.49 (±10%).

Given values are AFRC total window system values (glass and frame)
Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.

Roof and ceiling

Concrete roof, no insulation above.
Plasterboard ceiling with R1.5 insulation (insulation only value) where balconies are above.
Plasterboard ceiling with R2.5 insulation (insulation only value) to soffit of concrete where roof is over.
Plasterboard ceiling, no insulation where neighbouring units are above.
External Colour: Light (SA < 0.475)

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 5.0m2 (one fitting per 5m2 as an upgrade option with a note required on the plan). Once lighting plan has been developed NatHERS certificate can be updated to improve specification.
Sealed Exhaust fans.

External Wall

Tilt up concrete wall on metal stud framing plasterboard lined with R2.0 insulation.
Any concrete columns within the external wall envelope are assumed to have the same R2.0 insulation.
Upgrades applied as per thermal comfort upgrades table.
External Colour: Medium (0.475 < SA < 0.7)

Inter-tenancy walls

Minimum 100mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required.
Minimum 100mm concrete with furring channel and plasterboard lining with R1.0 insulation to all walls adjacent to glazed corridor in level 2 and 3.

Walls within dwellings

Plasterboard on studs - no insulation.

Floors

Concrete with a minimum R1.3 subfloor insulation (insulation only value) required where part open subfloor is below.
Concrete between levels, no insulation required.

Floor coverings

Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

External Shading

Fixed exterior vertical screens as per plans and elevations which provide 50% shading

GENERAL NOTES:

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- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Cover Page

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: NTS 1@A1	DRAWING NO: **DA000**	ISSUE: **01**
PROJECT NO: 2305		

PROJECT INFORMATION

629-639 Pacific Highway - Chatswood		
Site Area	1,185 m²	
Height Control	90 m	
Required Non-residential min. 17% of GFA		1,208.7 m²
Proposed Commercial GFA	1,185m² GFA = 1:1 FSR (16.6% of total GFA / 15.9% incl. additional parking)	
Proposed Residential GFA Excluding additional Parking		5,924.6 m² GFA = 5:1 FSR
Proposed Residential GFA Including additional Parking		6,236.1 m² GFA = 5.2:1 FSR
Zoning	MU1 Shop Top Housing	

UNIT MIX

Level	1 Bed	2 Bed	3 Bed	Penthouse	Total
GROUND FLOOR					0
LEVEL 1					0
LEVEL 2	1	0	0	0	1
LEVEL 3	1	2	0	0	3
LEVEL 4	0	3	0	0	3
LEVEL 5	0	3	0	0	3
LEVEL 6	0	3	0	0	3
LEVEL 7	0	3	0	0	3
LEVEL 8	0	3	0	0	3
LEVEL 9	0	3	0	0	3
LEVEL 10	0	0	2	0	2
LEVEL 11	0	0	2	0	2
LEVEL 12	0	0	2	0	2
LEVEL 13	0	0	2	0	2
LEVEL 14	0	0	2	0	2
LEVEL 15	0	0	2	0	2
LEVEL 16	0	0	2	0	2
LEVEL 17	0	0	2	0	2
LEVEL 18	0	0	2	0	2
LEVEL 19	0	0	2	0	2
LEVEL 20	0	1	1	0	2
LEVEL 21	0	1	1	0	2
LEVEL 22	0	0	2	0	2
LEVEL 23	0	0	1	0	1
LEVEL 24	0	0	2	0	2
LEVEL 25	0	0	1	0	1
LEVEL 26	0	0	0	1	1
TOTAL	2	22	28	1	53
	4%	42%	53%	2%	100%

CAR PARKING REQUIREMENTS

	Min. Parking Rates	No. of Units / Area	Required	Proposed
Residential	***TfNSW Rates***			
1 Bed	0.4	2	0.8	1
2 Bed	0.7	22	15.4	15
3 Bed	1.2	28	33.6	34
4 Bed	1.2	1	1.2	1
		total residential	**51**	**51**
Visitor	1 per 7 dwellings	53	**7.6**	**8**
Other Uses	***DCP Rates***			
Commercial / Office	1 per 400m2 GFA	581	1.5	2
Retail (Shops)	1 per 70m2 GFA	218	3.3	3
Retail (Restaurants)	1 per 50m2 GFA	116	2.3	2
		total	**7.1**	**7**
		TOTAL	**66**	**66**
OTHER PARKING REQUIREMENTS				
Bycicle	(Residential) 1 per dwelling	53	53	53
	(Commercial) 1 per 100m2	915	9.2	9
Motorcycle	1 per 20 car spaces	66	3	3
Car Wash Bay				1

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Solar Access	70% of total number of apartments	37.1	53
			100%
Cross Ventilation	60% of total number of apartments	31.8	53
			100%
Communal Open Space	25% of the site area	296.25	398
			34%
Landscape Area	20% of site area to be provided as soft landscaping	237.0	532.2
			45%
Livable Housing	20% Silver level	10.6	11
Adaptable Housing	50% of dwellings	26.5	27

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

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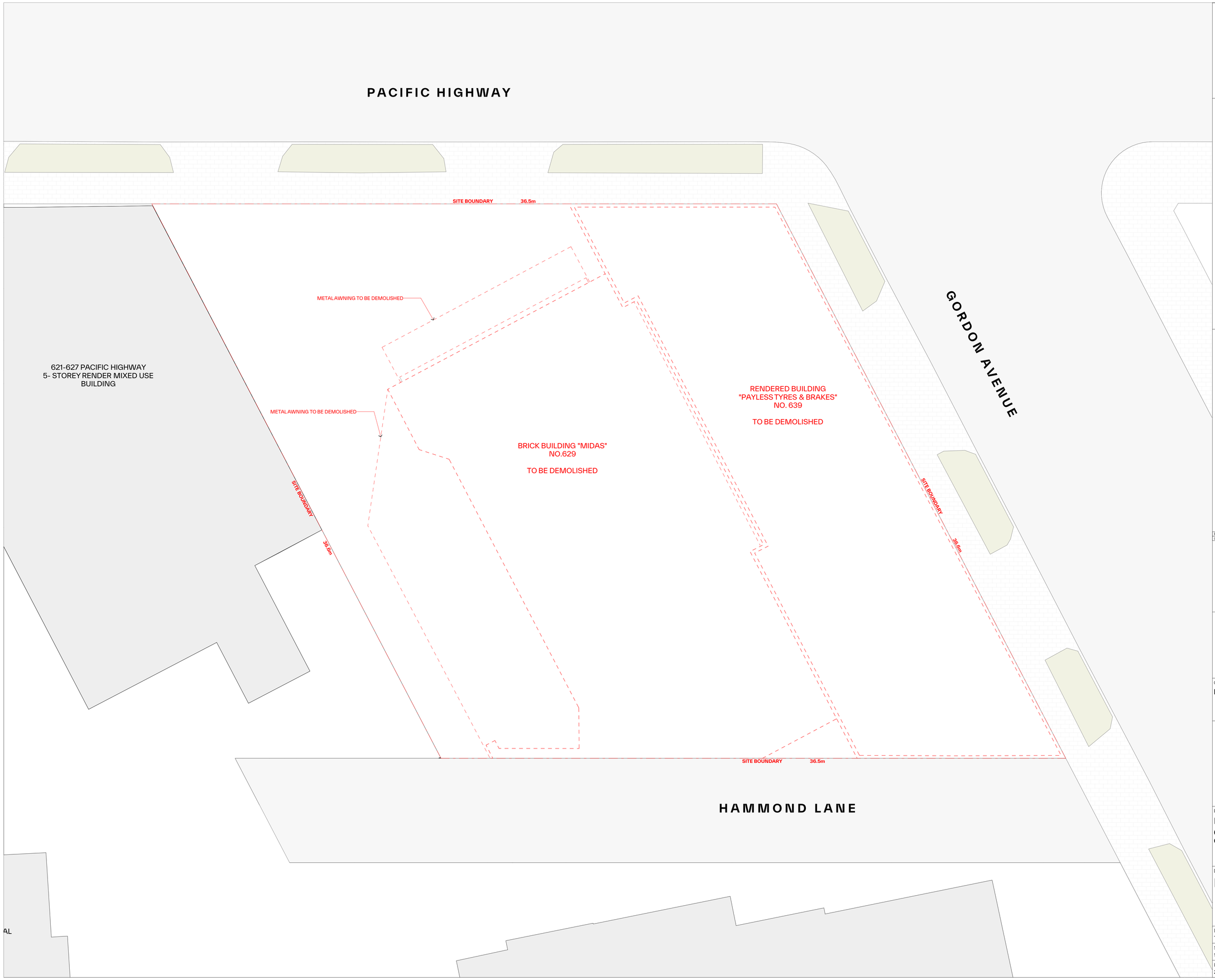
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
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629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Project Summary

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: NTS @A1	DRAWING NO: DA001	ISSUE: 01
PROJECT NO: 2305		



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LEGEND:

TO BE DEMOLISHED

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

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PROJECT:

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CHATSWOOD

DRAWING TITLE:

Demolition Plan

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:100@A1	DRAWING NO: DA002	ISSUE: 01
PROJECT NO: 2305		



LEGEND

- SITE
- PROPOSED CBD BOUNDARY
- PACIFIC HIGHWAY
- PEDESTRIAN ACCESS
- FUTURE PEDESTRIAN LINK
- TRAIN LINE
- FUTURE DEVELOPMENTS

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1 2 3 4 5 Meters

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PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Site Analysis

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:0.52, 1:2.17@A1	DRAWING NO: **DA003**	ISSUE: **01**
PROJECT NO: 2305		

PACIFIC HIGHWAY

GORDON AVENUE

HAMMOND LANE

621-627 PACIFIC HIGHWAY
STOREY RENDER MIXED USE BUILDING

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

4m SETBACK

10m SETBACK

10m SETBACK

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

SITE BOUNDARY 36.5m

SITE BOUNDARY

6,010

36.6m

10,444

16,969

14,181

11,344

36.6m

INDICATIVE AREA FOR SOLAR PANELS

SOLAR PANELS

ACOUSTIC SCREEN AS PER THE ENG. DETAILS

ROOF ACCESS HATCH

LIFT OVERRUN +190,050

SERVICES AREA

SOLAR PANELS

GREEN ROOF

CAFE OUTDOOR SEATING

RAMP 10m @1:20

RAMP 6.0m @1:20

+100,540

+100,430

+100,500

+101,000

+99,500

+99,310

+99,330

+99,220

+99,680

+99,630

+99,700

+99,200

+188,250

DA200 2

DA300 2

DA201 4

1 DA301

DA300 1

1 DA301

1 DA200

DA300 1

DA300 2

3 DA201

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

5 Level 10 1:100

CLIENT:
Polytec Group

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Setback Plan

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:100@A1	DRAWING NO: DA005	ISSUE: 01
PROJECT NO: 2305		



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NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	12/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

MIXED USE DEVELOPMENT

629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:

Basement 4

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:100@A1	DRAWING NO: **DA101**	ISSUE: **03**
PROJECT NO: 2305		



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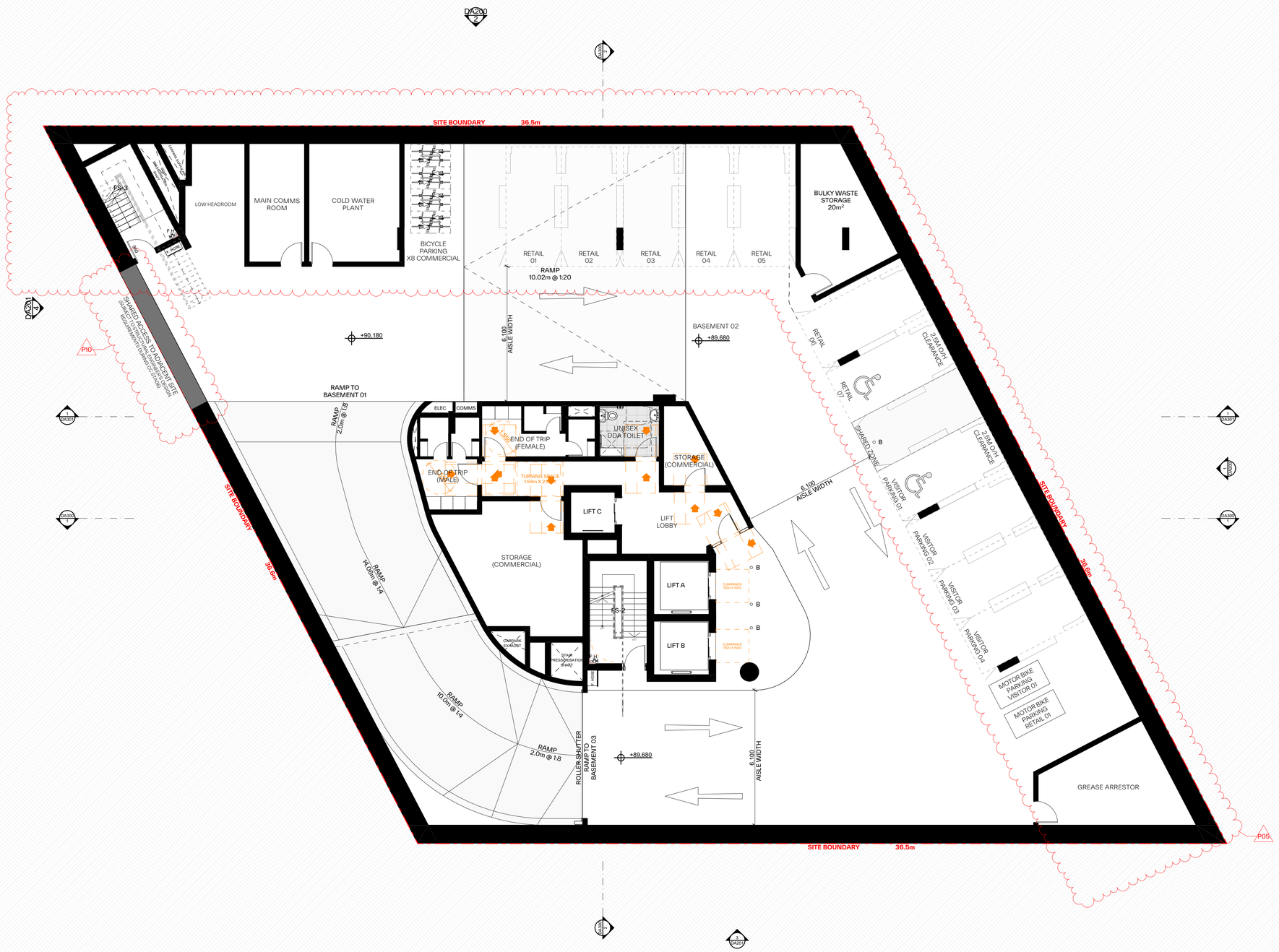
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Basement 3

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:100@A1	DRAWING NO: **DA102**	ISSUE: **03**
PROJECT NO: 2305		



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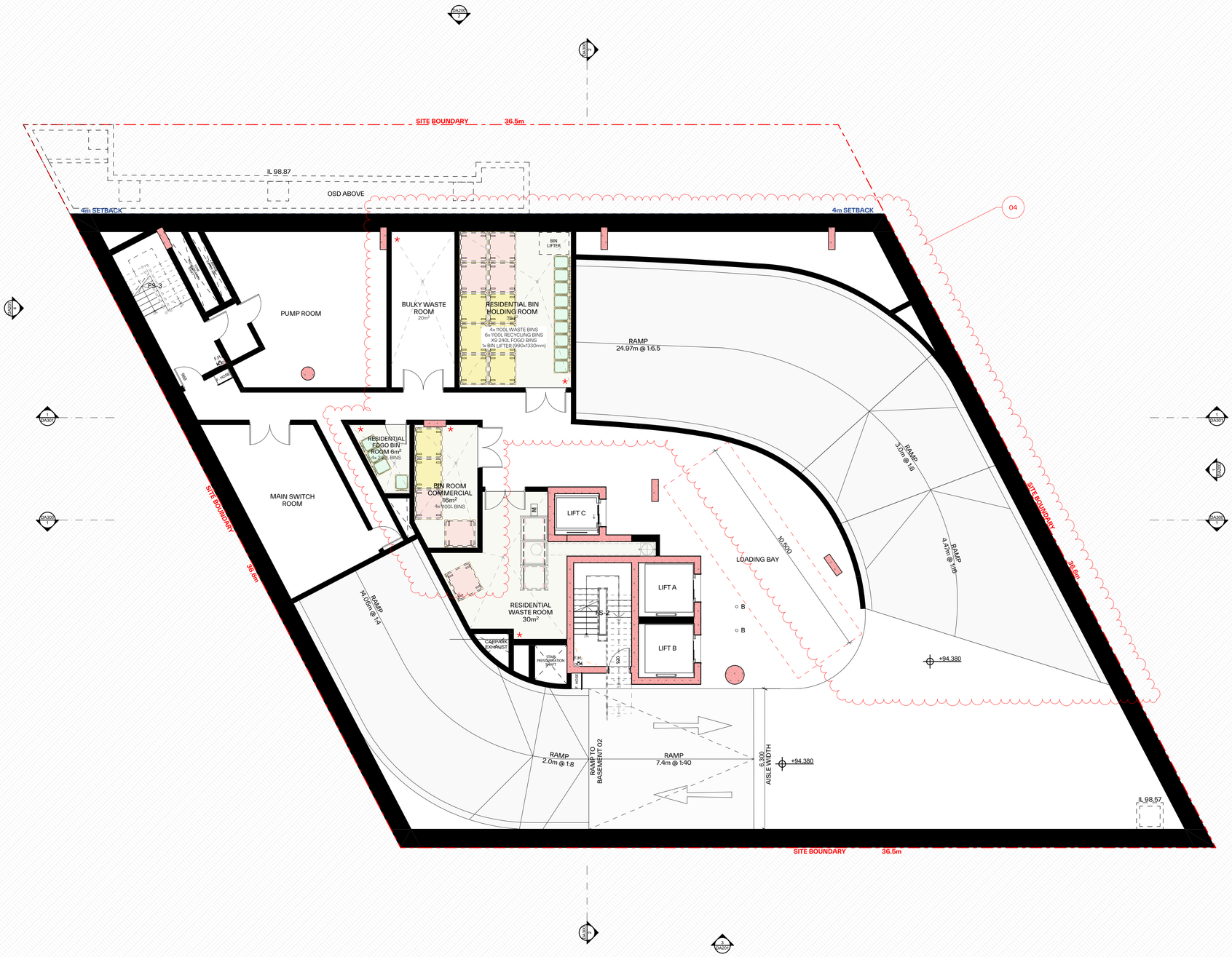
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Basement 2

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:100@A1	DRAWING NO: DA103	ISSUE: 03
PROJECT NO: 2305		

* PROVIDE HOT AND COLD WATER TAPS, AND FLOOR WASTE IN ALL WASTE ROOMS



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04	25/10/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

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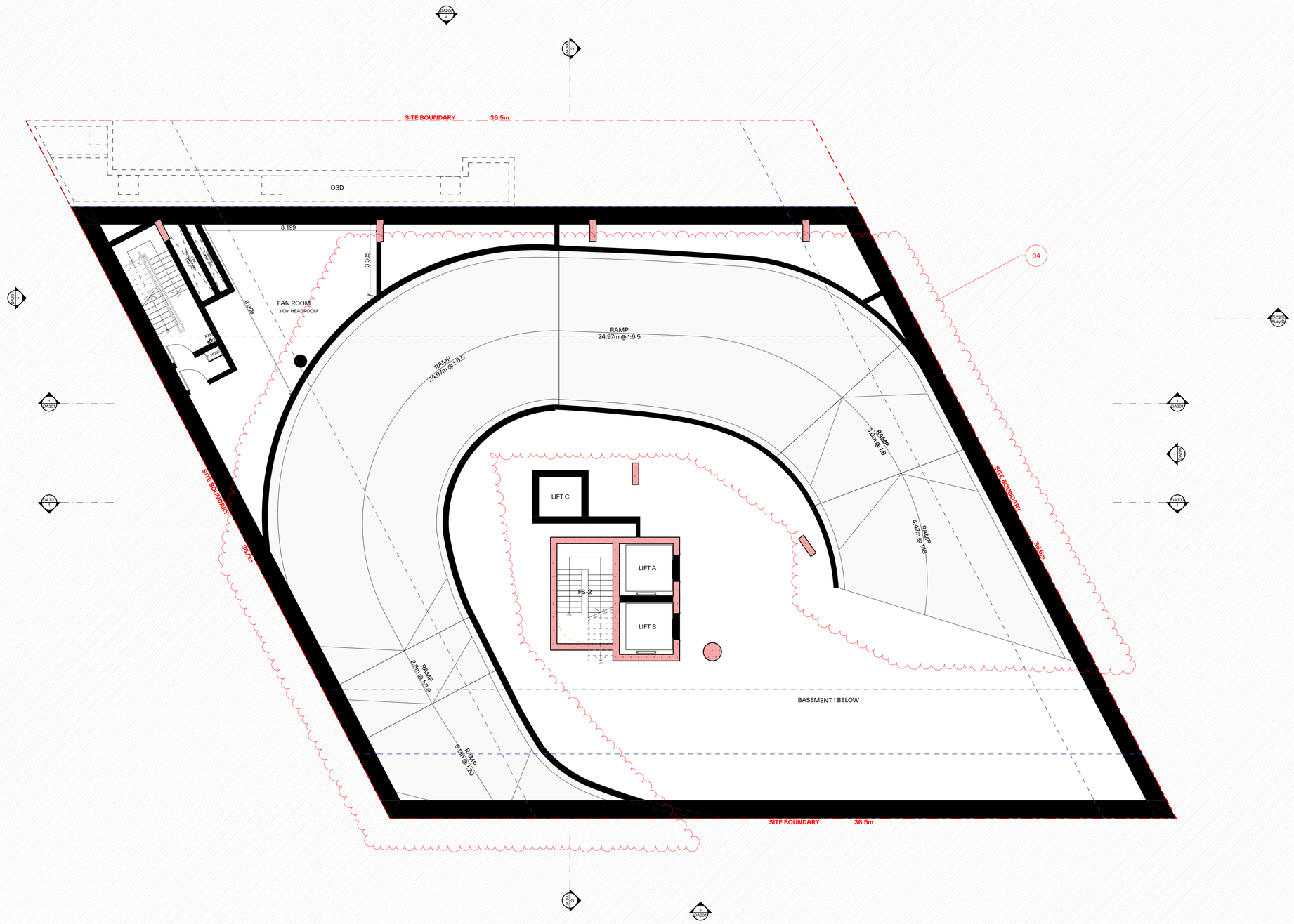
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Basement 1

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA104	ISSUE: 04
PROJECT NO: 2305		



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Nominated Architect:
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PROJECT:

MIXED USE DEVELOPMENT

629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:

Basement Mezzanine

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA105	ISSUE: 04
PROJECT NO: 2305		

PACIFIC HIGHWAY

GORDON AVENUE

HAMMOND LANE

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

SITE BOUNDARY 36.5m

RETAIL 02
A: 97.18 m²
FITOUT TO FUTURE APPLICATION

RETAIL 01
A: 111.15 m²
FITOUT TO FUTURE APPLICATION

COMMERCIAL LOBBY
A: 43.42 m²

CAFETERIA
A: 116.75 m²
FITOUT TO FUTURE APPLICATION

CAFE OUTDOOR SEATING

RESIDENTIAL LOBBY

FIRE CONTROL ROOM

SUBSTATION

LIFT A

LIFT B

LIFT C

FS-1

FS-2

SERVICES

STORAGE (CAFE)

CARPARK EXHAUST

RAMP 10m @1:20

RAMP 28.97m @ 16.5

RAMP 2.80m @ 18.9

RAMP 3.00m @ 1:20

RAMP 8.0M@1:20

INDICATIVE LANDSCAPE DESIGN. REFER TO LANDSCAPE DRAWINGS FOR DETAILS

6m SETBACK

4m SETBACK

10m SETBACK

3m SETBACK

3m SETBACK

TOW +101,000

TOW +100,220

TOW +100,232

TOW +99,980

TOW +99,330

+100,540

+100,430

+100,500

+101,000

+101,750

+99,680

+99,500

+99,310

+99,330

+99,220

+99,085

+99,380

+99,700

+99,520

+99,200

5,309

240

1,550 MAILBOX

1,450 x 1,450 HOSE REEL

F.H.B.

P08

GENERAL NOTES:

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HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	12/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council
04	25/10/2024	Issue To Council

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Ground Floor

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 7/11/2024
SCALE: 1:100@A1	DRAWING NO: DA106	ISSUE: 04
PROJECT NO: 2305		

PACIFIC HIGHWAY

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

HAMMOND LANE

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

10m SETBACK

04

COMMERCIAL 03
A: 175.46 m²
FITOUT TO FUTURE APPLICATION

COMMERCIAL 02
A: 138.32 m²
FITOUT TO FUTURE APPLICATION

COMMERCIAL 04
A: 107.78 m²
FITOUT TO FUTURE APPLICATION

COMMERCIAL 01
A: 161.93 m²
FITOUT TO FUTURE APPLICATION

INDICATIVE PARTITIONS

+106.400

F. WC 3.5 x 2.9m

ACCESSIBLE WC 2.8 x 2.0m

M. WC 3.9 x 3.1m

LIFT A

LIFT B

LIFT C

FS-1

FS-2

SERVICES

HYD

COMMS

ELEC

FH

F. HOSE

HOSE

CARPARK EXHAUST

TURNING SPACE 1.54m X 2.07m

NON TRAFFICABLE ROOF

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
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Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 1

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: **DA107**	ISSUE: **04**
PROJECT NO: 2305		

PACIFIC HIGHWAY

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

HAMMOND LANE

SITE BOUNDARY 36.5m

SITE BOUNDARY 36.5m

SITE BOUNDARY 36.6m

SITE BOUNDARY 30.6m

6m SETBACK

3m SETBACK

4m SETBACK

10m SETBACK

1.4m GLASS SCREEN FOR WIND PROTECTION

P03

COMMUNAL OPEN SPACE
A: 385 m²
+110.000

COMMUNAL SPACE

HOT WATER PLANT

CARPARK FAN ROOM

SERVICES

FH

1,000

GC

BIN

SERV.

STAIR PRESS

LIFT A

LIFT B

FS-1

FS-2

LOBBY

TURNING SPACE 1.54m X 2.07m

P06

REF. PIPE

HYD

W

LDY 1.7 x 1.6m

BATH 2.7 x 1.6m

COMMS

ELEC

LOBBY RELIEF

CONDENSER ROOM

RETAIL AC CONDENSER

VRV CONDENSER

UNIT 201
1-BED
A: 51.54 m²

LIVING 3.6 x 3.8 m

DINING 2.5 x 3.8 m

BALCONY 25.05 m²

BED 1 3.0 x 3.0 m

PS

04

DA201 2

DA301 1

DA301 2

DA301 3

DA301 4

DA301 5

DA301 6

DA301 7

DA301 8

DA301 9

DA301 10

DA301 11

DA301 12

DA301 13

DA301 14

DA301 15

DA301 16

DA301 17

DA301 18

DA301 19

DA301 20

DA301

PACIFIC HIGHWAY

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

4m SETBACK

10m SETBACK

10m SETBACK

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

SITE BOUNDARY 36.6m

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

6m SETBACK

SITE BOUNDARY 36.5m

HAMMOND LANE

GREEN ROOF

04

UNIT 301
2-BED
A: 80.38 m²
AFFORDABLE HOUSING

BALCONY 15.01 m²
LIVING 3.5 x 3.8 m
DINING 2.5 x 3.8 m
STUDY 1.8 x 2.2 m
W
LDY 1.2 x 1.9m
BATH 2.9 x 2.9m
BED 2 3.0 x 3.0 m
ENS 1.6 x 2.5m
BED 1 3.0 x 3.6 m
STAIR PRESS

BED 1 3.2 x 3.2 m
BED 2 3.1 x 3.1 m
ENS 2.1 x 2.4m
BATH 2.9 x 1.4m
W
LDY 1.2 x 1.9m
820 C
600 C
TURNING SPACE 1.54m X 2.07m
COMMUNAL TERRACE 12.99 m²
DINING 3.8 x 2.8 m
LIVING 4.4 x 3.4 m
BALCONY 17.50 m²

UNIT 302
2-BED (LIVABLE)
A: 78.99 m²
AFFORDABLE HOUSING

FH
GC
BIN
SERV
LIFT A
LIFT B
FS-1
FS-2
LOBBY
TURNING SPACE 1.54m X 2.07m
REF. PIPE
HYD
COMMS
ELEC
LOBBY RELIEF
LDY 1.0 x 1.2m
BATH 2.6 x 1.5m
BED 1 3.2 x 3.4 m
LIVING 3.7 x 3.7 m
BALCONY 11.50 m²
DINING 2.9 x 2.8m

UNIT 303
1-BED
A: 56.03 m²
AFFORDABLE HOUSING

PS
F
FH

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
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NO	DESCRIPTION
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P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
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Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

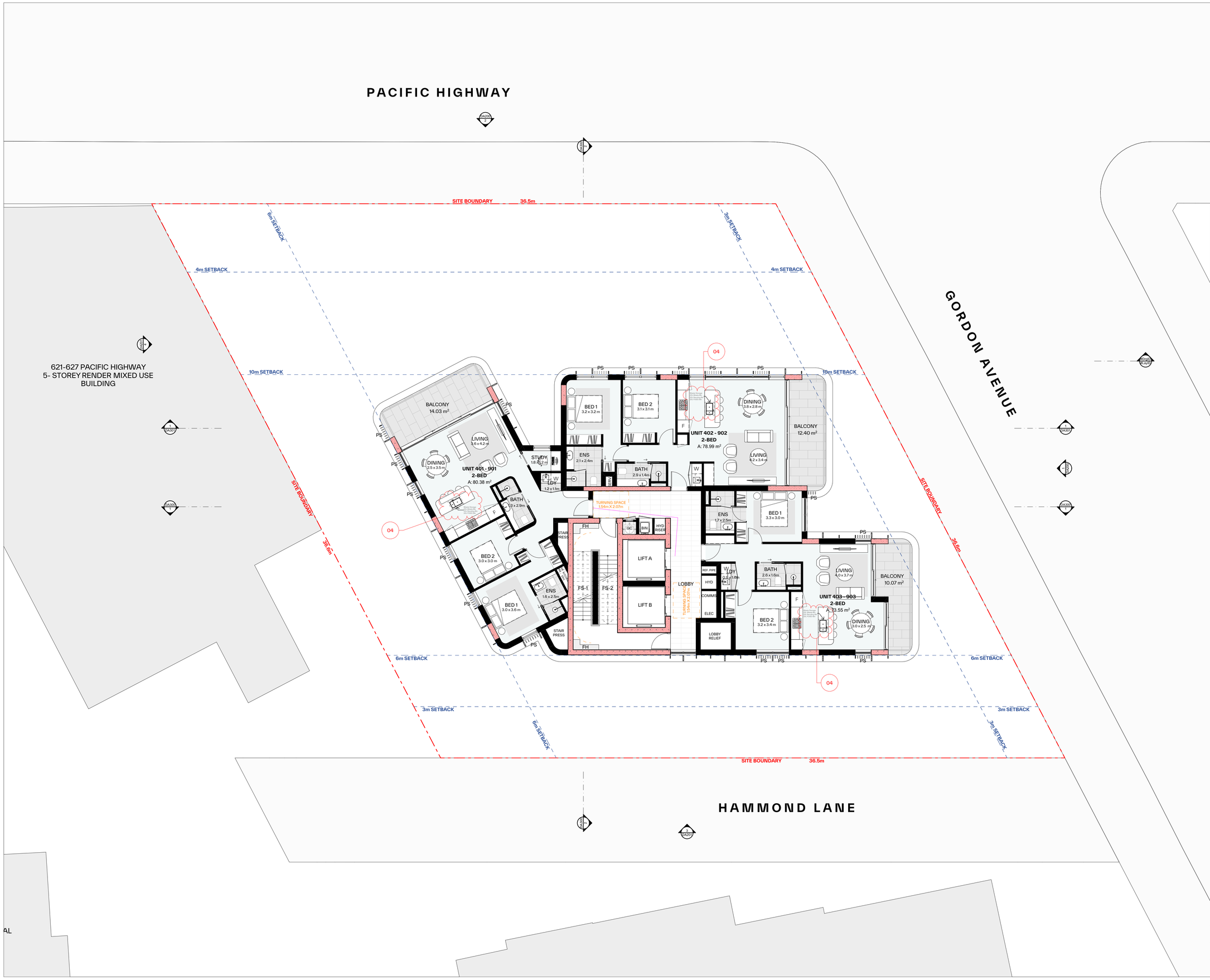
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 3

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA109	ISSUE: 04
PROJECT NO: 2305		



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AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
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1 2 3 4 5 Meters

N

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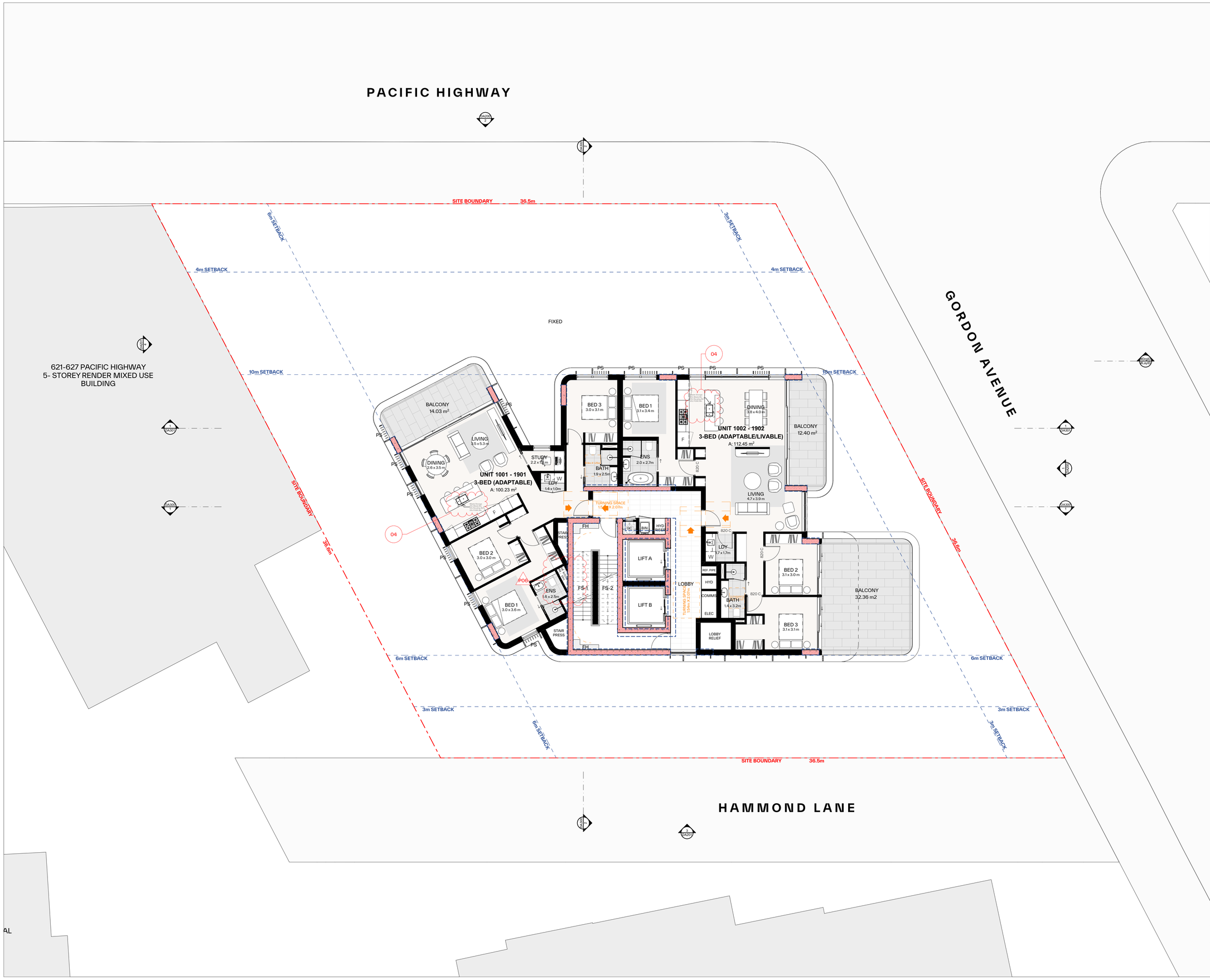
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 4 - 09

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA110	ISSUE: 04
PROJECT NO: 2305		



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MATERIALS LEGEND:

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1 2 3 4 5 Meters

N

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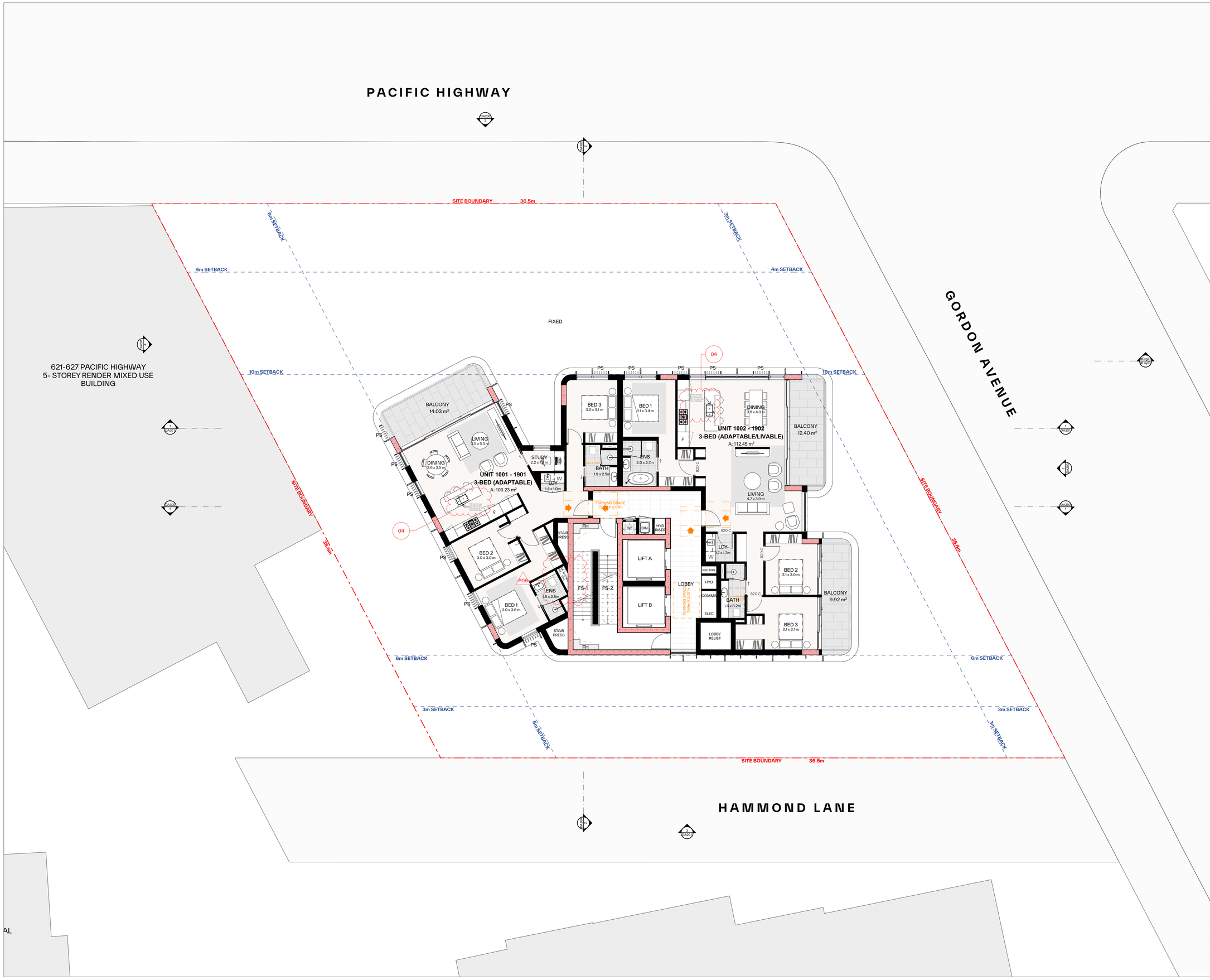
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 10

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: **DA111**	ISSUE: **04**
PROJECT NO: 2305		



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P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	12/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council
04	25/10/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:
Polytec Group

pbd architects

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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 11-19

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: **DA112**	ISSUE: **04**
PROJECT NO: 2305		

PACIFIC HIGHWAY

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

HAMMOND LANE

SITE BOUNDARY 36.5m

SITE BOUNDARY 36.6m

6m SETBACK

3m SETBACK

4m SETBACK

10m SETBACK

BALCONY 14.03 m²

LIVING 3.6 x 4.2 m

DINING 2.5 x 3.5 m

UNIT 2001 - 2101
2-BED
A: 80.38 m²

BED 2 3.0 x 3.0 m

BED 1 3.0 x 3.6 m

BATH 2.8 x 2.9m

ENS 1.6 x 2.5m

STUDY 1.8 X 2.2 m

W

LDY 1.2 x 1.1m

BED 3 3.1 x 3.4 m

BED 2 3.0 x 3.4 m

BATH 2.0 x 2.2m

PWD 2.3 x 1.1m

SERV.

TURNING SPACE 1.54m X 2.07m

UNIT 2002 & 2102
3-BED (ADAPTABLE)
A: 131.92 m²

DINING 3.0 x 4.0 m

LIVING 5.1 x 4.9 m

BALCONY 12.40 m²

LDY 1.6 x 1.7m

W

ENS 2.4 x 3.4m

BED 1 3.1 x 5.6 m

BALCONY 9.92 m²

LIFT A

LIFT B

FS-1

FS-2

LOBBY

TURNING SPACE 1.54m X 2.07m

GC

BIN

HYD RISER

FH

STAIR PRESS

REF. PIPE

HYD

COMMS

ELEC

LOBBY RELIEF

PS

F

04

P06

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 20-21

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA113	ISSUE: 04
PROJECT NO: 2305		

PACIFIC HIGHWAY

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

4m SETBACK

10m SETBACK

10m SETBACK

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

SITE BOUNDARY 36.6m

SITE BOUNDARY 36.6m

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

6m SETBACK

3m SETBACK

SITE BOUNDARY 36.5m

HAMMOND LANE

AL

UNIT 2201 & 2401
(LOWER) 3-BED
A: 79.37 m²

BALCONY
14.03 m²

LIVING
5.4 x 4.2 m

DINING
3.6 x 3.4 m

BED 3
3.0 x 3.6 m

PWD
1.1 x 2.3m

LENS
1.6 x 2.6m

STAIR PRESS

BED 3
3.1 x 3.4 m

BED 2
3.0 x 3.4 m

BATH
2.0 x 2.2m

SERV.

PWD
2.3 x 1.1m

TURNING SPACE
1.54m X 2.07m

FH

GC

BIN

HYD RISER

LIFT A

LIFT B

FS-1

FS-2

LOBBY

TURNING SPACE
1.54m X 2.07m

LDY
1.6 x 1.7m

W

REF. PIPE

HYD

COMMS

ELEC

LOBBY RELIEF

STAIR PRESS

UNIT 2202 & 2402
3-BED (ADAPTABLE)
A: 131.92 m²

DINING
3.0 x 4.0 m

LIVING
5.1 x 4.9 m

ENS
2.4 x 3.4m

BED 1
3.1 x 5.6 m

BALCONY
12.40 m²

BALCONY
9.92 m²

04

P06

PS

F

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
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P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
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P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 22 & 24

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA114	ISSUE: 04
PROJECT NO: 2305		

PACIFIC HIGHWAY

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

4m SETBACK

10m SETBACK

10m SETBACK

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

SITE BOUNDARY 36.6m

SITE BOUNDARY 36.6m

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

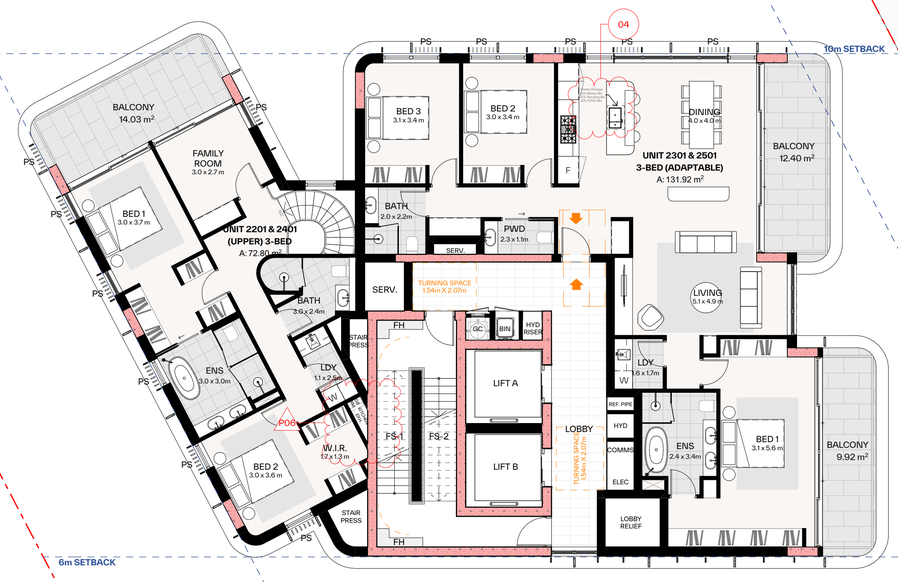
6m SETBACK

3m SETBACK

SITE BOUNDARY 36.5m

HAMMOND LANE

AL



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
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04	25/10/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 23 & 25

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	25/10/2024
SCALE: 1:100@A1	DRAWING NO: **DA115**	ISSUE: **04**
PROJECT NO: 2305		

PACIFIC HIGHWAY

SITE BOUNDARY 36.5m

6m SETBACK

3m SETBACK

4m SETBACK

4m SETBACK

10m SETBACK

10m SETBACK

621-627 PACIFIC HIGHWAY
5- STOREY RENDER MIXED USE BUILDING

GORDON AVENUE

SITE BOUNDARY 36.6m

SITE BOUNDARY 36.6m

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

6m SETBACK

6m SETBACK

3m SETBACK

3m SETBACK

SITE BOUNDARY 36.5m

HAMMOND LANE

AL

04

PS PS PS PS PS PS

BALCONY
17.55 m²

BED 1
3.2 x 3.4 m

BED 2
3.1 x 3.4 m

LIVING
4.0 x 4.7m

BALCONY
12.40 m²

UNIT 2601
3-BED (ADAPTABLE)
A: 172.69 m²

PS

FAMILY ROOM
6.1 x 4.0 m

BATH
3.3 x 1.6m

SERV.

PDR
2.0 x 1.0m

DINING
4.0 x 4.2m

LDY
1.5 x 1.6m

SERV.

WINE CELLAR
2.3 x 1.6m

PS

ROOF ACCESS HATCH

OC

BIN

HYD RISER

Service / Plant Room
A: 39.50 m²

POS

LIFT A

LIFT B

FS-1

FS-2

LOBBY

TURNING SPACE 1.54m X 2.07m

REF. PIPE

HYD

COMMS

ELEC

BATH
2.5 x 3.4m

MASTER BEDROOM
3.1 x 5.6m

BALCONY
9.92 m²

W.I.R.
1.7 x 0.9 m

LOBBY RELIEF

STAIR PRESS

FH

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
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03	29/07/2024	Issue To Council
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Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:
Polytec Group

pbd architects

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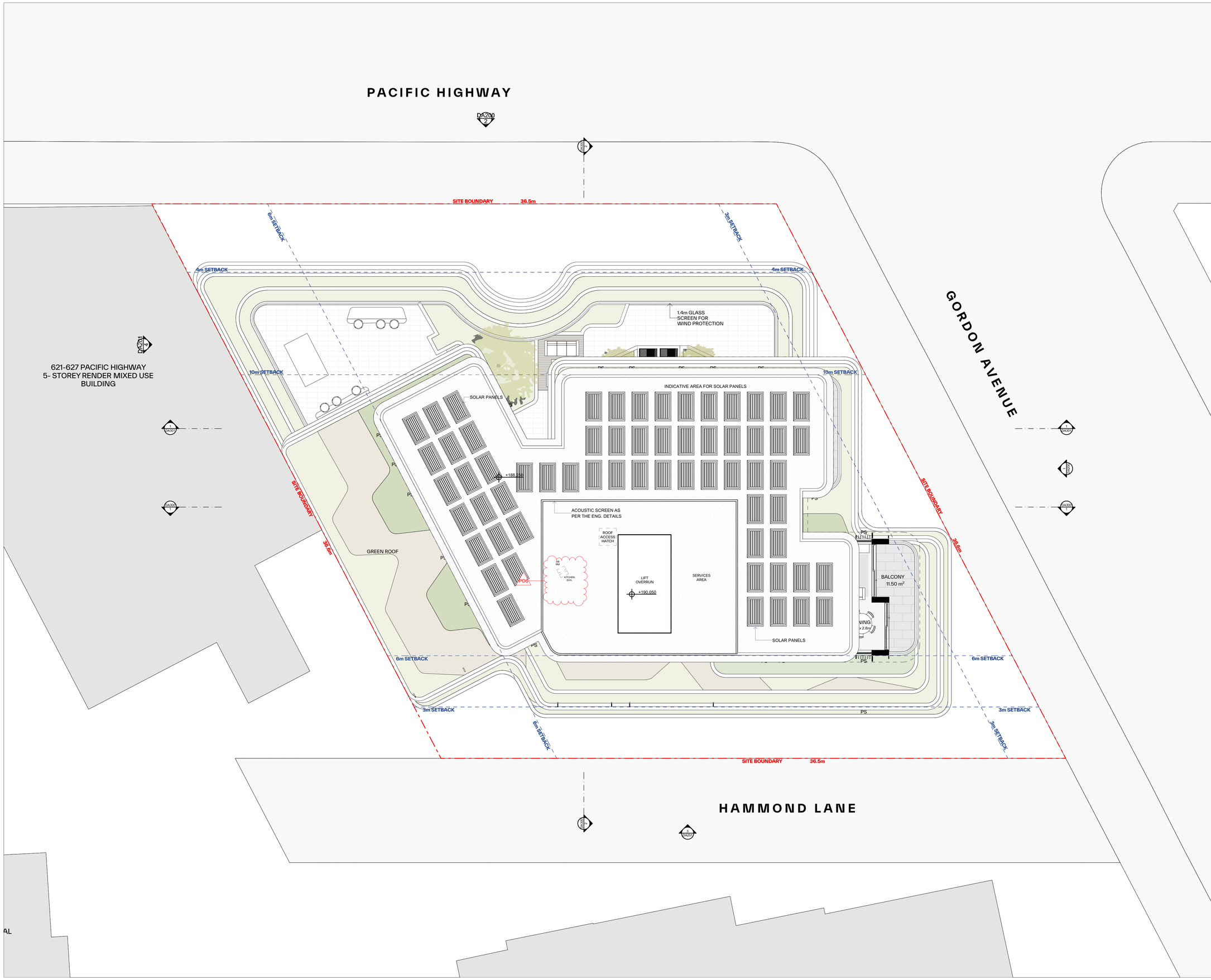
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Level 26

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: **DA116**	ISSUE: **04**
PROJECT NO: 2305		



GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

NO	DESCRIPTION
P01	PLANTER MADE WIDER TO INCREASE LANDSCAPE
P02	AMENDED BIN ROOM CONFIGURATIONS
P03	1.4M HIGH SCREEN ADDED FOR WIND PROTECTION
P04	DRIVEWAY AMENDED FOR COMPLIANT VEHICLE ACCESS
P05	REVISED BASEMENT CONFIGURATION TO COMPLY WITH DCP PARKING RATES - BASEMENT 5 REMOVED - COMMERCIAL AND VISITOR BAYS WIDENED TO 2.5M
P06	KITCHEN EXHAUST SHAFT ADDED ON PLANS
P07	AFFORDABLE HOUSING UNITS SHOWN ON PLANS
P08	VISITOR BICYCLE PARKING LOCATED AT GROUND LEVEL
P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	12/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:
Polytec Group

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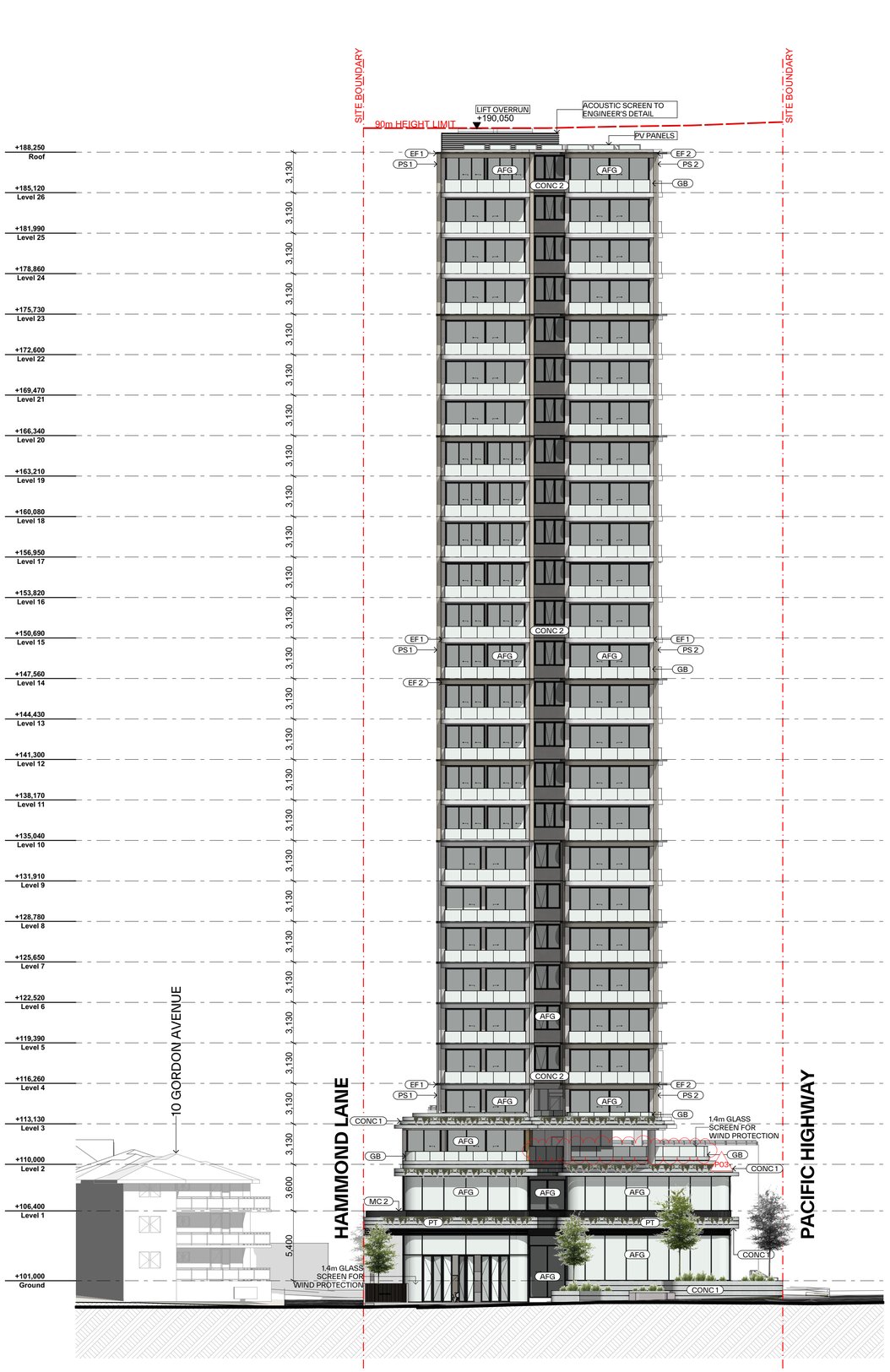
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

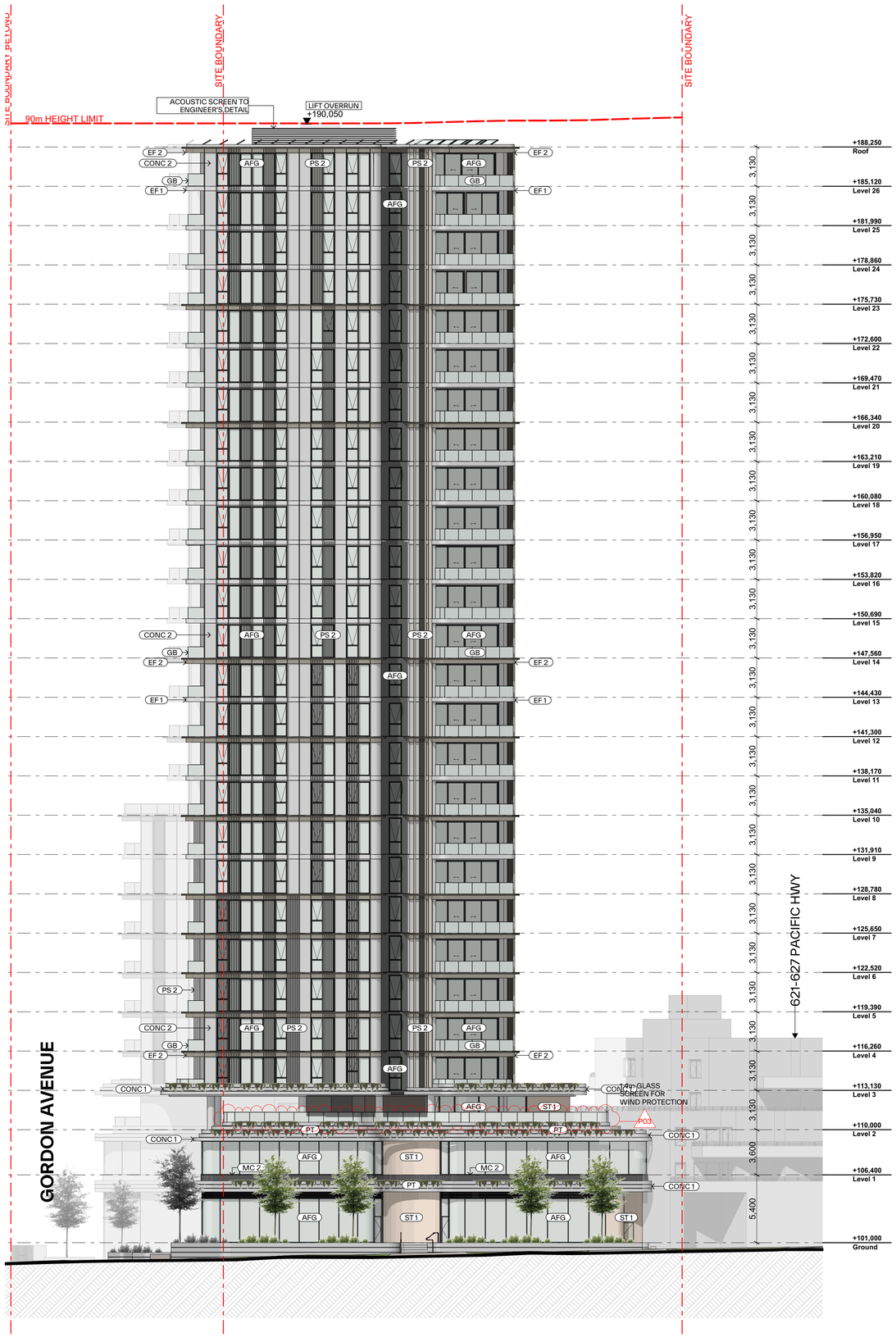
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Roof Plan

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:100@A1	DRAWING NO: DA117	ISSUE: 03
PROJECT NO: 2305		



1 Elevation - North 1:200



2 Elevation - West 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
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MC	METAL CLADDING
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PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
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EF	EXTERNAL FINISH
ST	STONE FINISH

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P02	AMENDED BIN ROOM CONFIGURATIONS
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P09	NEW DRAWING SECTION RAMP
P10	SHARED ACCESS LOCATION TO ADJACENT SITE

ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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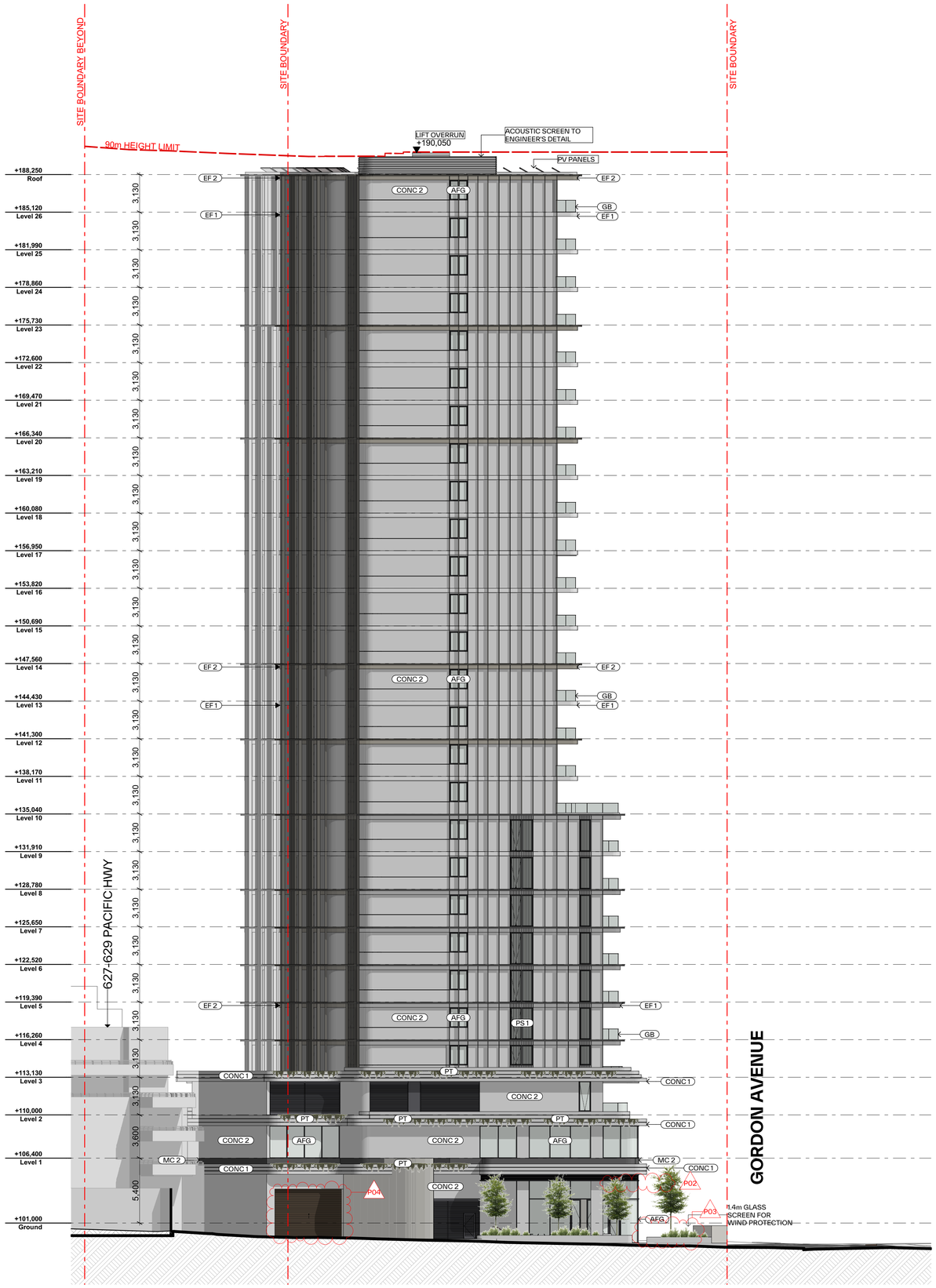
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

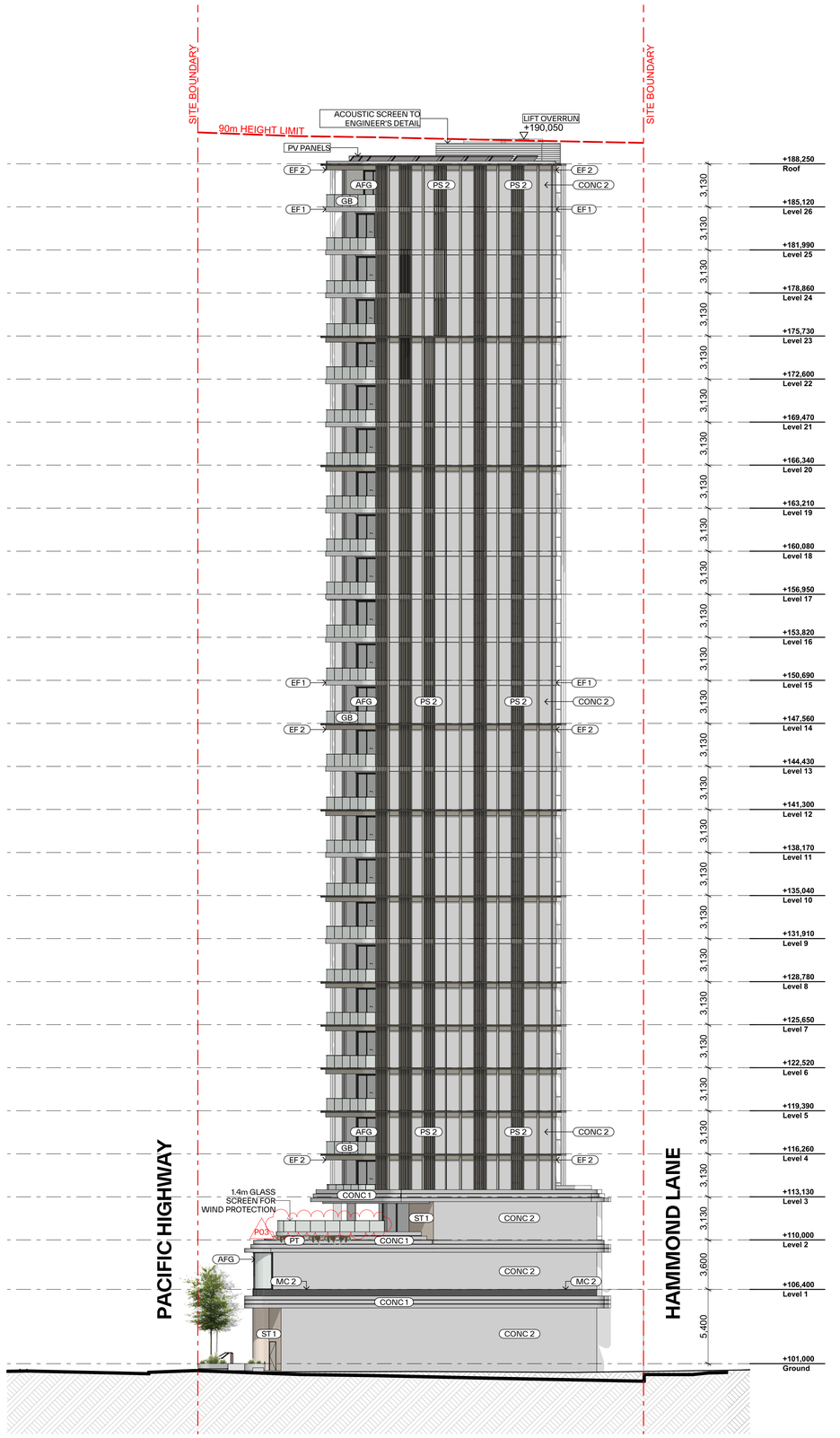
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
North WestElevations

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:200@A1	DRAWING NO: **DA200**	ISSUE: **02**
PROJECT NO: 2305		



3 Elevation - East 1:200



4 Elevation - South 1:200

GENERAL NOTES:

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LEGEND:

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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

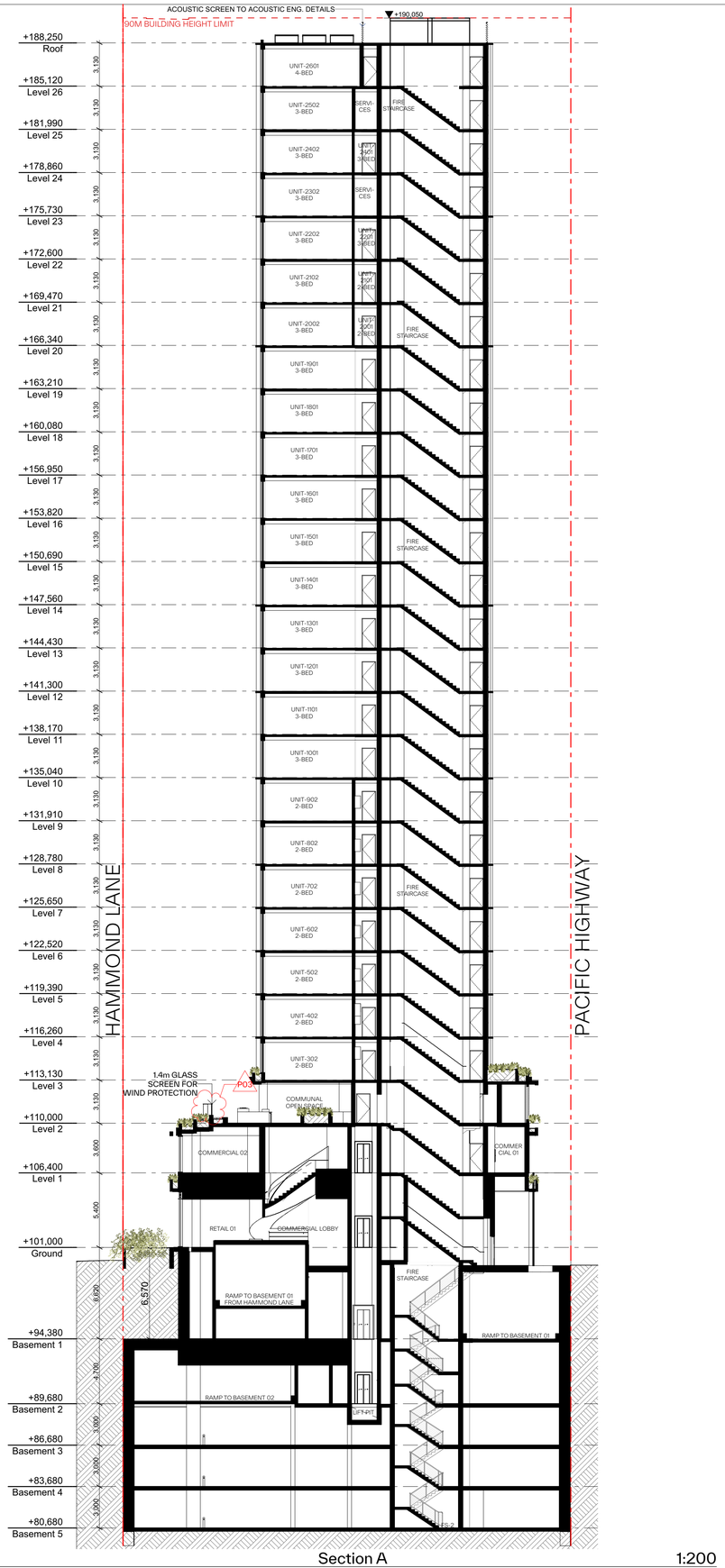
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

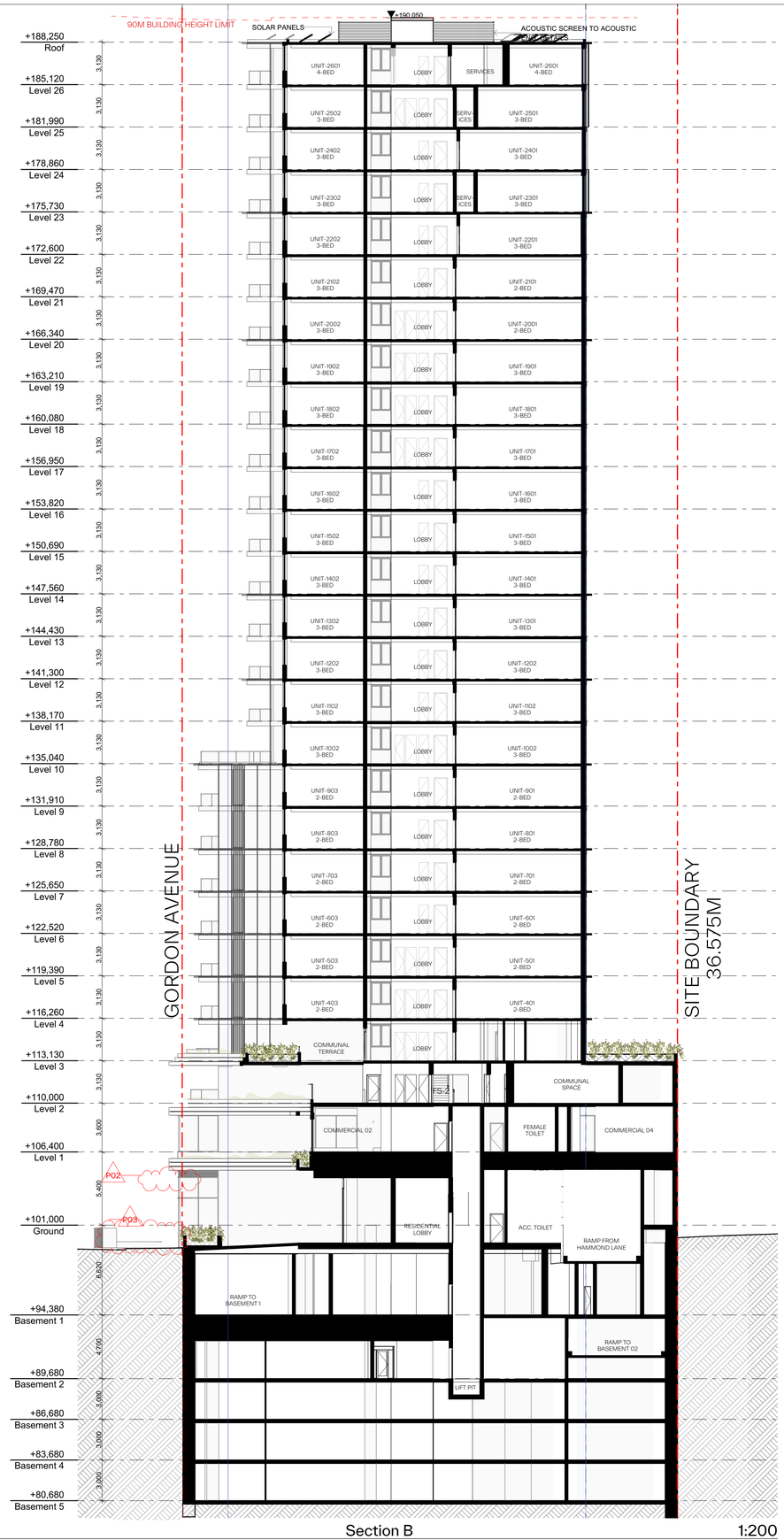
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
South & East Elevations

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:200@A1	DRAWING NO: **DA201**	ISSUE: **02**
PROJECT NO: 2305		



2 Section A 1:200



1 Section B 1:200

GENERAL NOTES:

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ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
Polytec Group

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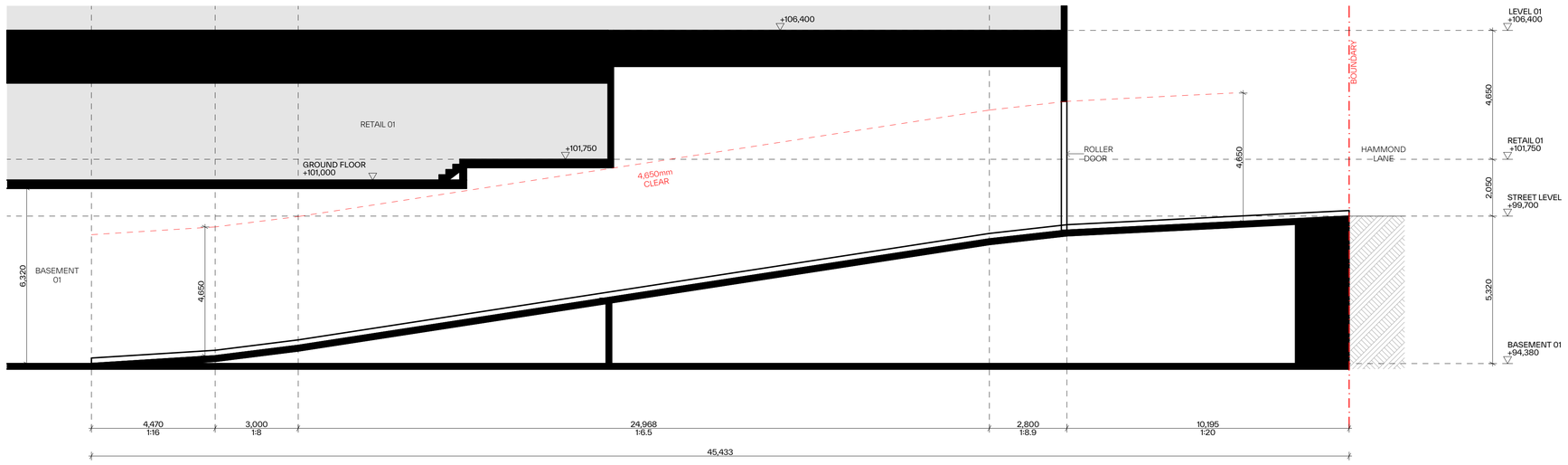
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Section A&B

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:200@A1	DRAWING NO: DA300	ISSUE: 02
PROJECT NO: 2305		



1 Ramp Section 1:100

GENERAL NOTES:

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ISSUE	DATE	DESCRIPTION
01	7/09/2023	Issue For Development Application
02	16/07/2024	Issue For Coordination
03	29/07/2024	Issue To Council
04	25/10/2024	Issue To Council

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

CLIENT:
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Ramp Section

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 25/10/2024
SCALE: 1:100@A1	DRAWING NO: DA310	ISSUE: 04
PROJECT NO: 2305		



EF 1

POWDER COATED ALUMINIUM VERTICAL FINS & HORIZONTAL SLAB EDGE DETAIL
- PEWTER PEARL SATIN FINISH OR SIMILAR



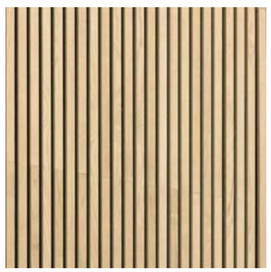
PS 1

POWDER COATED ALUMINIUM BATTEN SCREENS - SURFMIST FINISH OR SIMILAR



AFG

ALUMINUM FRAME GLAZING -
POWDER COATED BRILLIANCE KINETIC FINISH OR SIMILAR



TC

TIMBER LOOK ALUMINIUM BATTENS TO SOFFIT - 50MM BATTENS IN PREMIUM OAK FINISH OR SIMILAR





EF 2

POWDER COATED ALUMINIUM FINS & HORIZONTAL SUNSHADE - SENSATIONAL CHAMPAGNE KINETIC FINISH OR SIMILAR



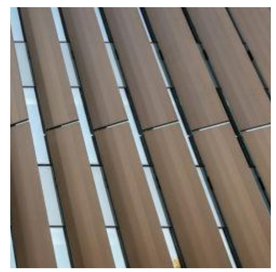
GB

FRAMELESS GLASS BALLUSTRADE



MC 1

POWDER COATED METAL CLADDING -
POWDER COATED BRILLIANCE KINETIC FINISH OR SIMILAR



PS 2

POWDER COATED ALUMINIUM BATTEN SCREENS - SENSATIONAL CHAMPAGNE KINETIC FINISH OR SIMILAR



CONC1

CONCRETE FINISH



CONC2

OFF- FORM CONCRETE WITH CONCRETE STAIN

FC

GYPSUM PLASTER BOARD CEILING
NATURAL WHITE (SW1F4) OR SIMILAR



EF 3

PAINT FINISH - HAMMER GREY (SG6H6) OR SIMILAR



ST 1

SANDSTONE CLADDING



PT

PLANTERS

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Issue	Date	Description
01	14/09/2023	Development Application

N O P Q

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Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Finishes Schedule

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: NTS , 1:3.76@A1	DRAWING NO: **DA400**	ISSUE: **01**
PROJECT NO: 2305		



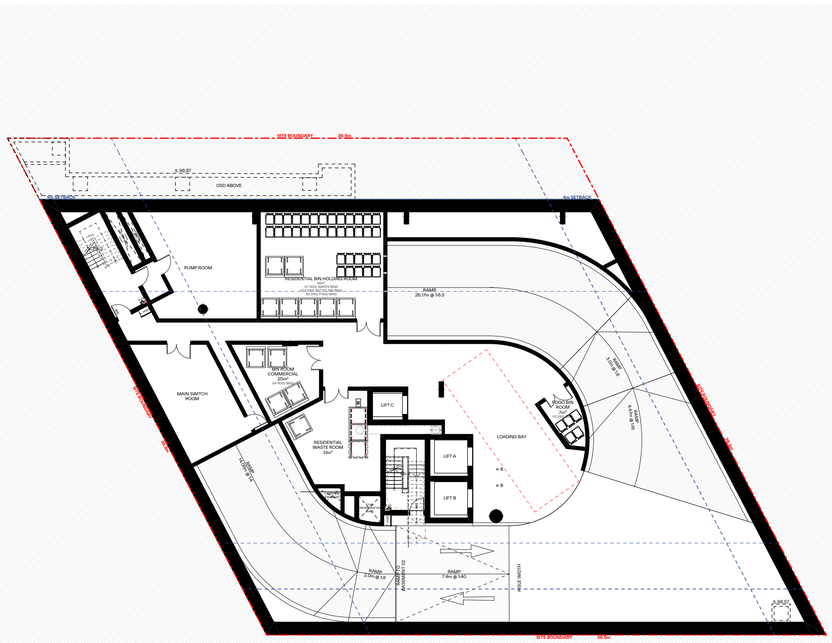
1 Basement 4 1:200



2 Basement 3 1:200



3 Basement 2 1:200



4 Basement 1 1:200

LEGEND:

GROSS FLOOR AREA
COMMERCIAL & RETAIL
RESIDENTIAL

PROPERTY DETAILS:

SITE AREA: 1185m²
ZONE: MU1 SHOP TOP HOUSING

PERMISSIBLE FSR: =1:6
-COMM.+RETAIL: =1:1
-RESIDENTIAL: =1:5

PERMISSIBLE GFA: =7110m²
-COMM.+RETAIL: =1185m²
-RESIDENTIAL: =5925m²

AREA SCHEDULE SUMMARY

GROSS FLOOR AREA

Basement 2	96.4
Ground	437.1
Level 1	676.0
Level 2	102.9
Level 3 (AFFORDABLE HOUSING)	240.6
Level 4	259.9
Level 5	259.9
Level 6	259.9
Level 7	259.9
Level 8	259.9
Level 9	259.9
Level 10	239.8
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Level 17	239.8
Level 18	239.8
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Level 20	238.6
Level 21	238.6
Level 22	238.6
Level 23	229.6
Level 24	238.6
Level 25	229.6
Level 26	185.6
	7,109.6 m²

COMM + RETAIL	1,185.0
RESIDENTIAL	5,924.6
TOTAL GFA	7,109.6 m

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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AW	AWNING (TO FUTURE DETAIL)
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MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
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03	29/07/2024	Issue To Council

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

CLIENT:
Polytec Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

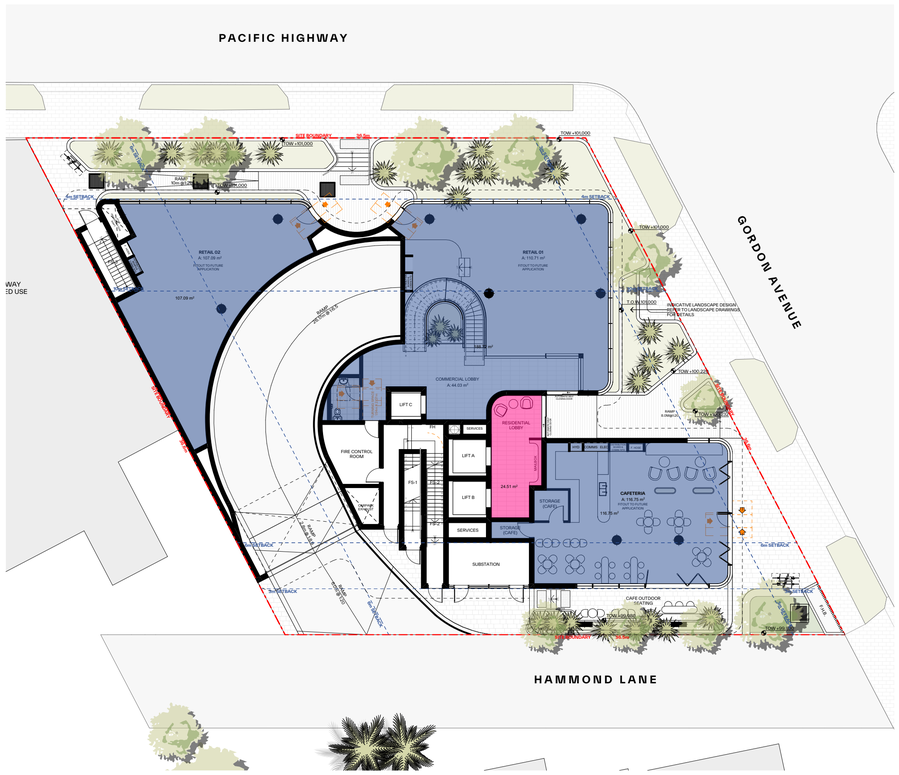
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

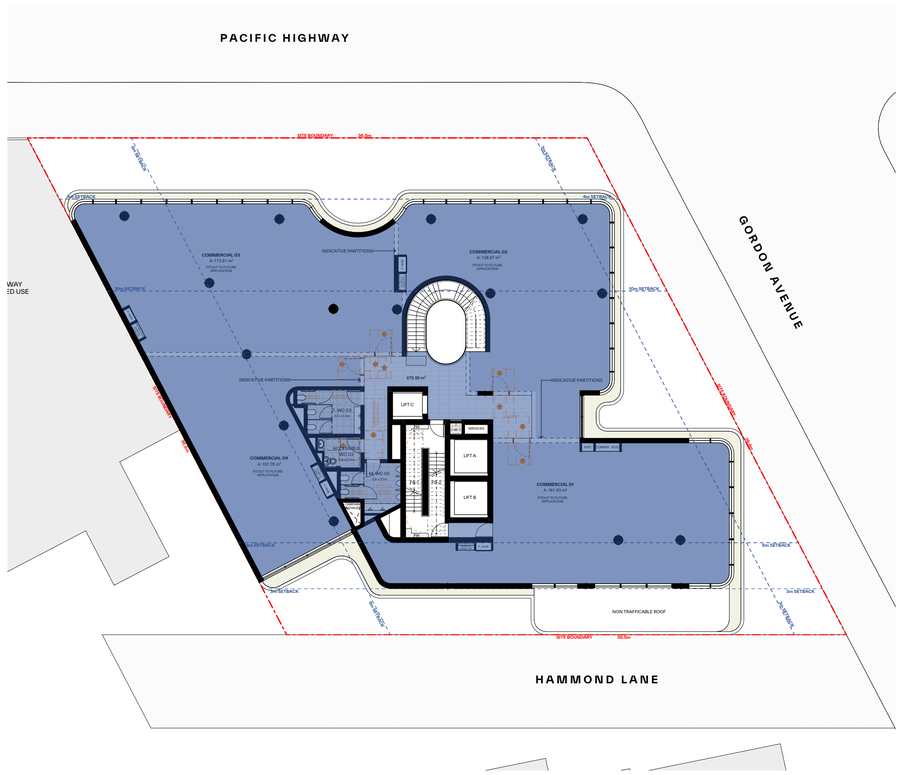
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
GFA Diagram -Sheet 1 of 4

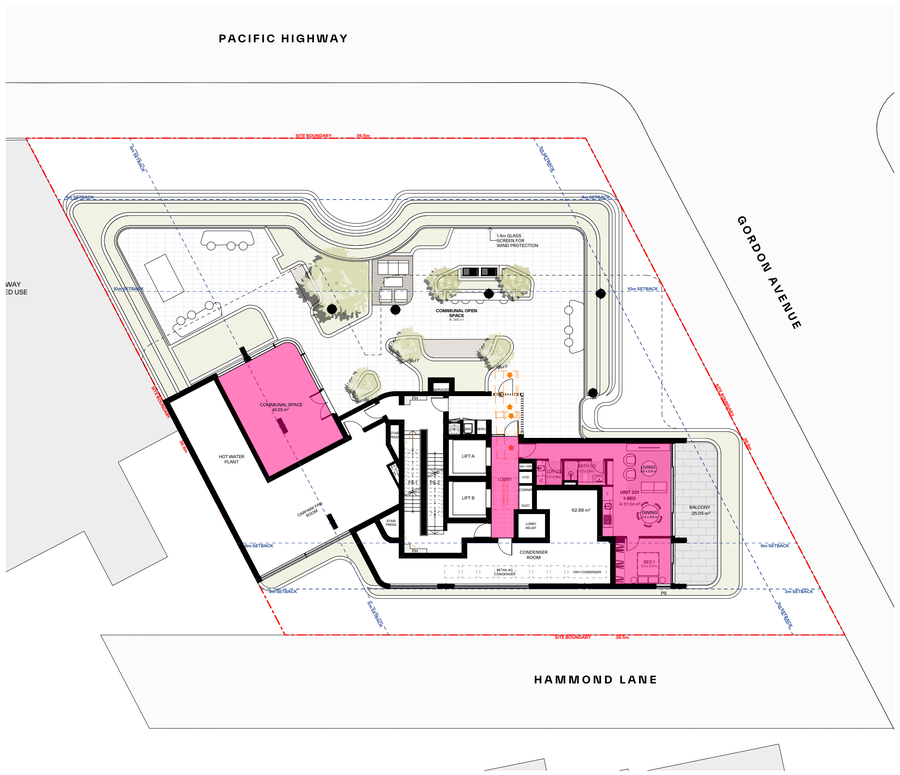
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PROJECT NO: 2305		



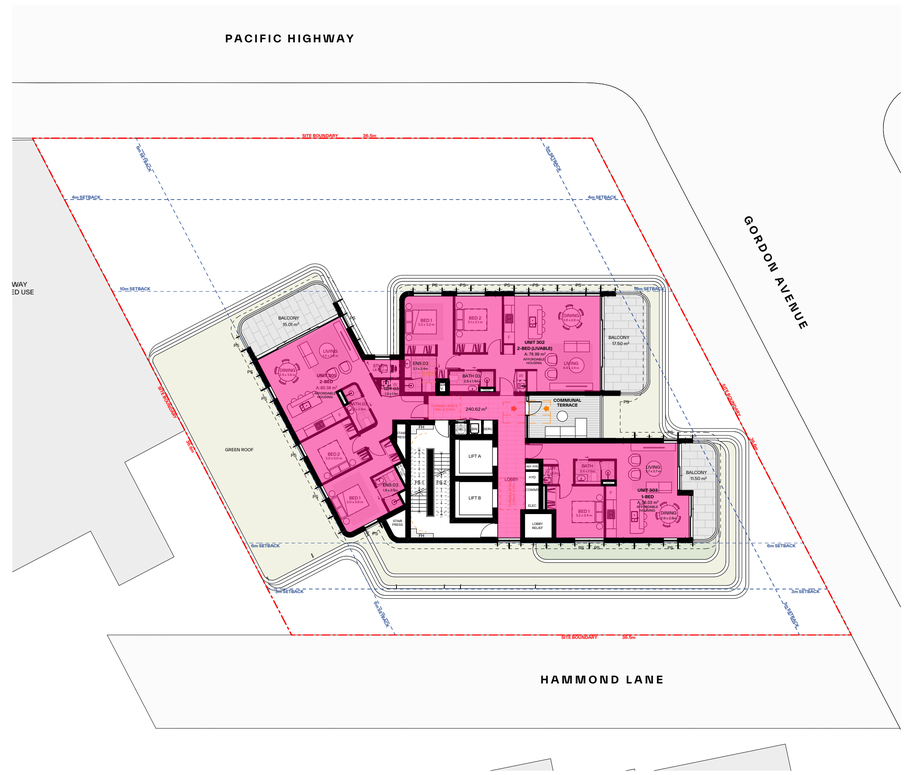
5 Ground 1:200



6 Level 1 1:200



7 Level 2 1:200



8 Level 3 1:200

LEGEND:

GROSS FLOOR AREA
COMMERCIAL & RETAIL
RESIDENTIAL

PROPERTY DETAILS:

SITE AREA: 1185m²
ZONE: MU1 SHOP TOP HOUSING

PERMISSIBLE FSR: =1:6
-COMM.+RETAIL: =1:1
-RESIDENTIAL: =1:5

PERMISSIBLE GFA: =7110m²
-COMM.+RETAIL: =1185m²
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Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

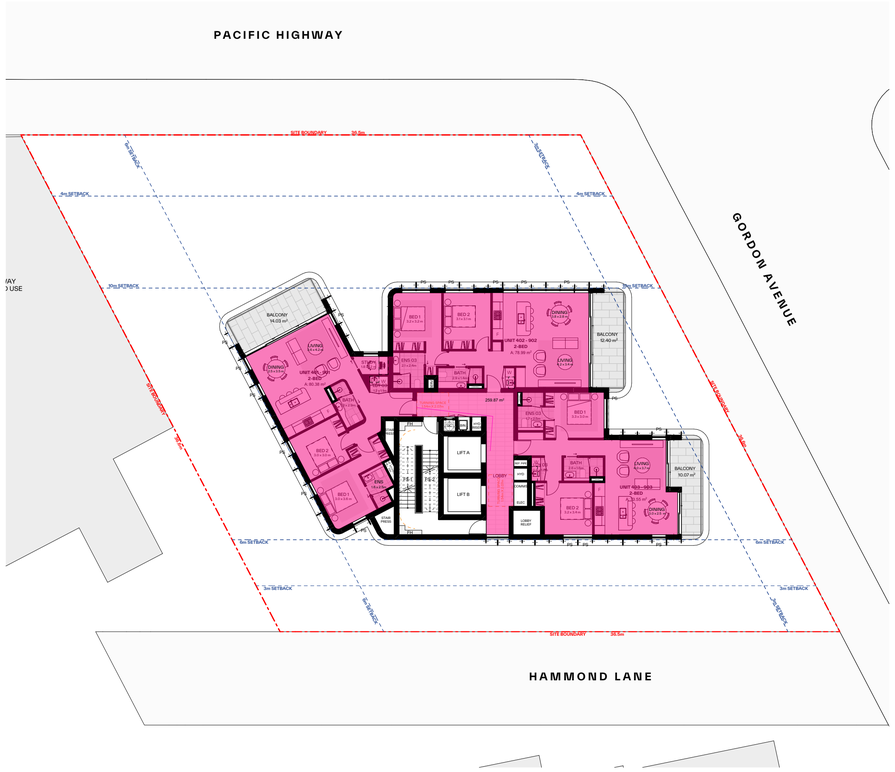
CLIENT:
Polytec Group

pbd architects
P - 02 9698 8140
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Nominated Architect: Paul Buljevic NSW 7768

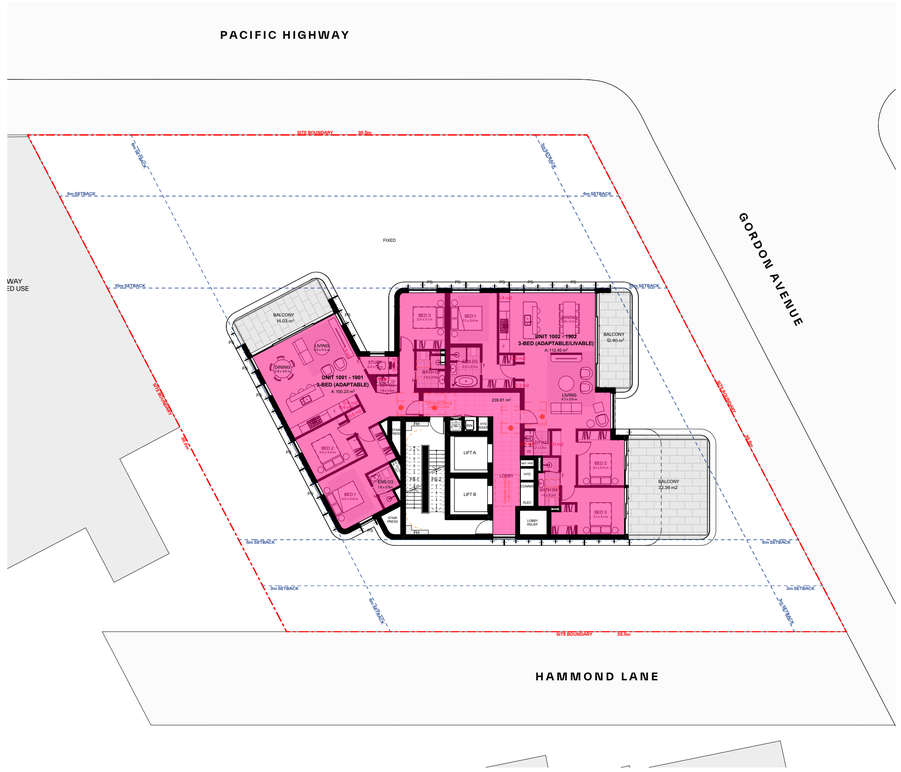
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
GFA Diagram -Sheet 2 of 4

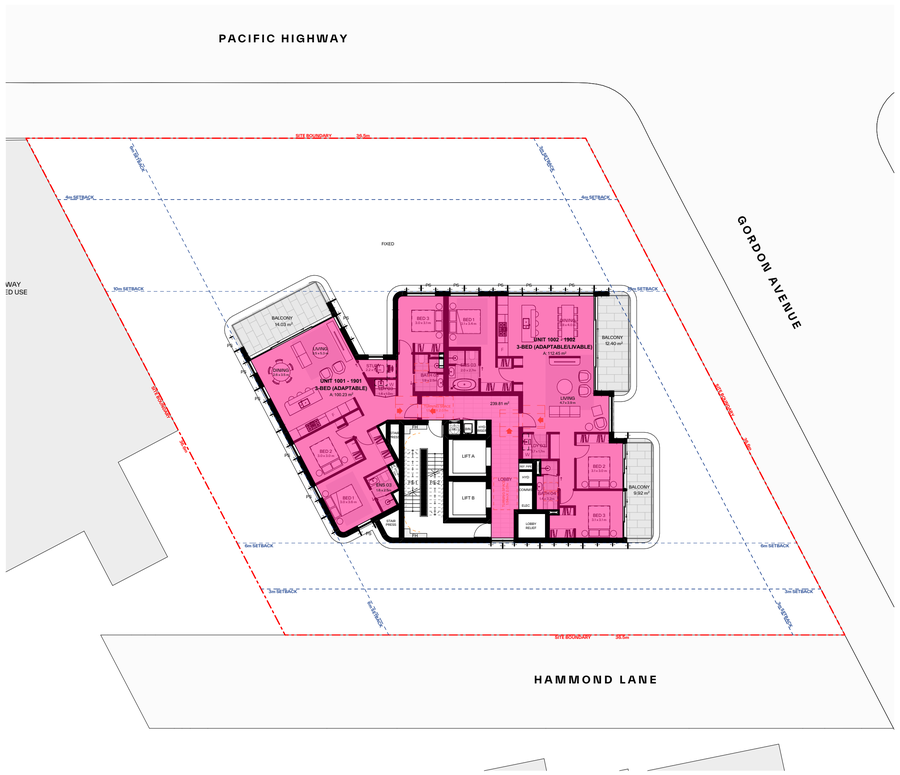
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PROJECT NO: 2305		



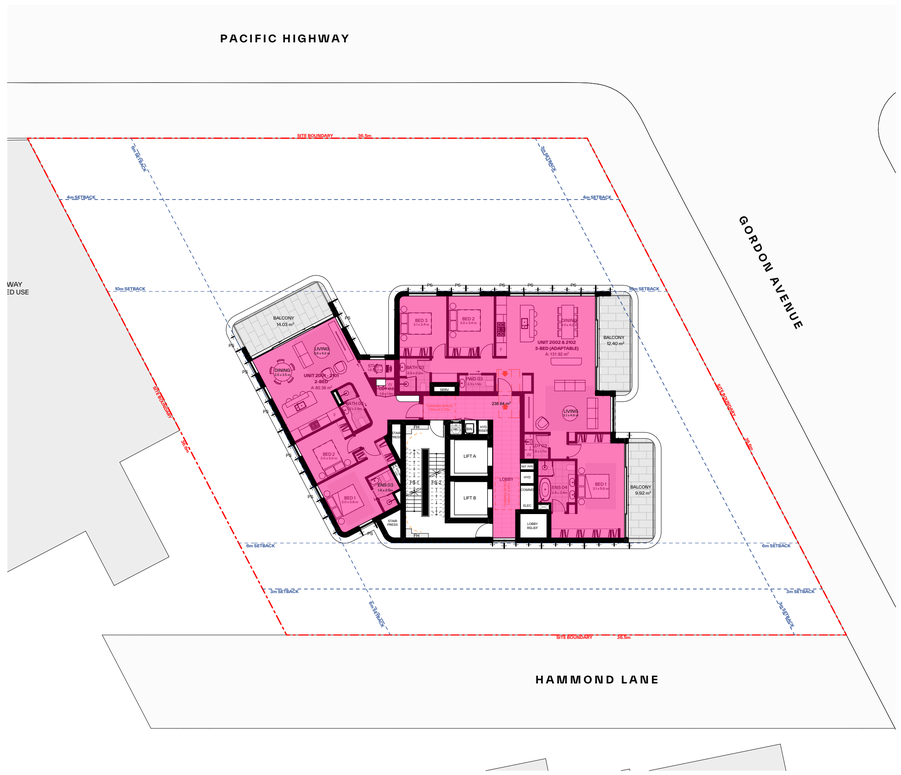
9 Typical Level 04-09 1:200



10 Level 10 1:200



11 Typical Level 11-19 1:200



12 Level 20 & 21 1:200

LEGEND:

GROSS FLOOR AREA
COMMERCIAL & RETAIL
RESIDENTIAL

PROPERTY DETAILS:

SITE AREA: 1185m²
ZONE: MU1 SHOP TOP HOUSING

PERMISSIBLE FSR: =1:6
-COMM.+RETAIL: =1:1
-RESIDENTIAL: =1:5

PERMISSIBLE GFA: =7110m²
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Basement 2	96.4
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Level 26	185.6
	7,109.6 m²

COMM + RETAIL	1,185.0
RESIDENTIAL	5,924.6
TOTAL GFA	7,109.6 m

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MATERIALS LEGEND:

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Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

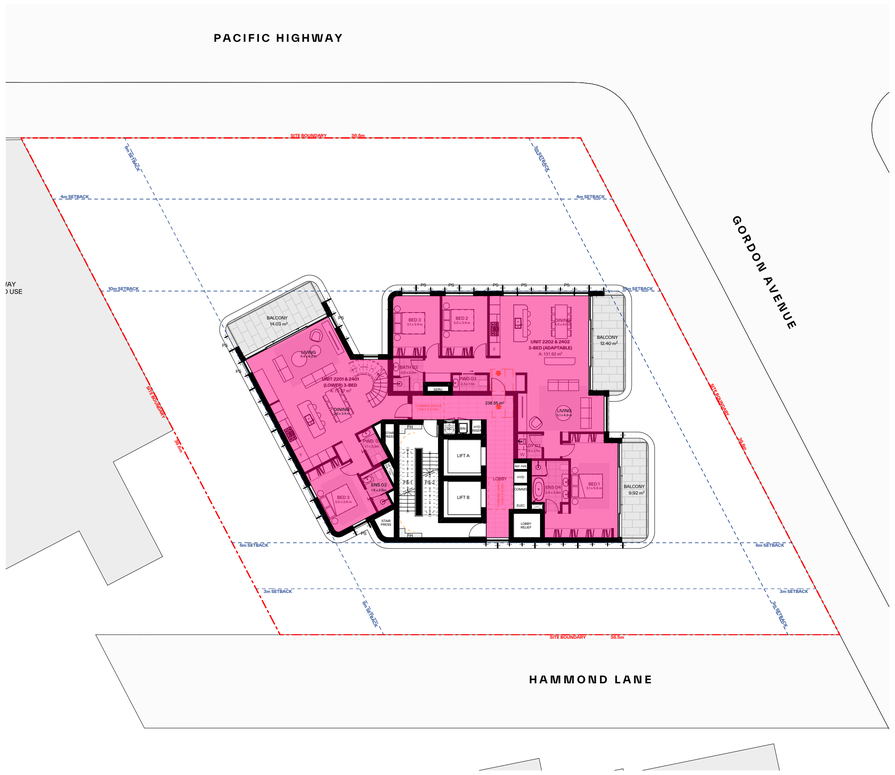
CLIENT:
Polytec Group

pbd architects
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E - info@pbdarchitects.com.au
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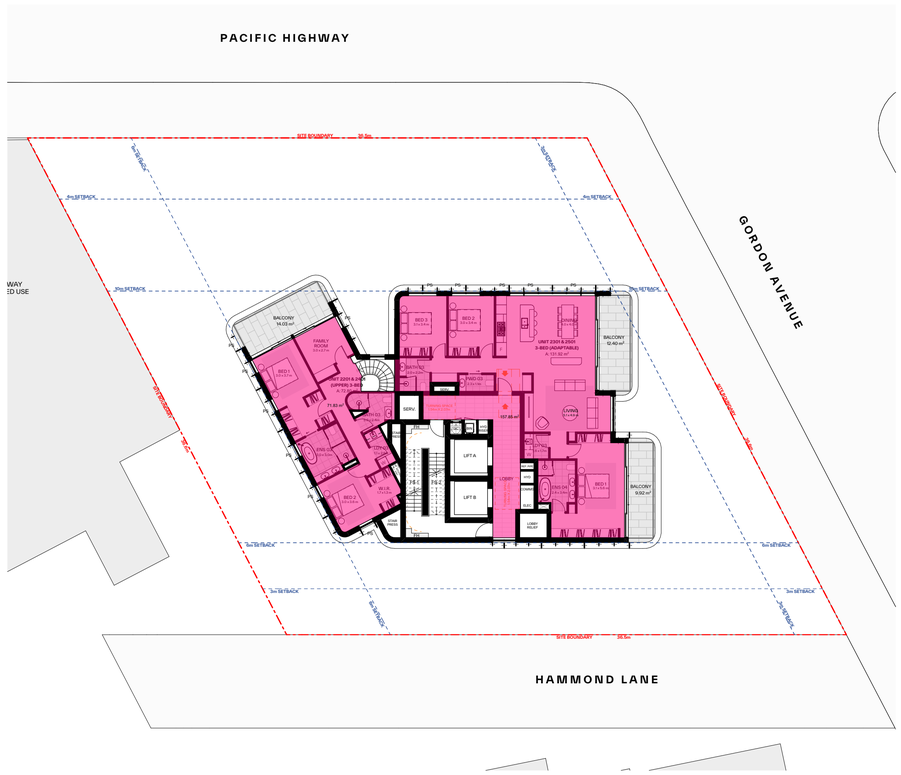
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
GFA Diagram -Sheet 3 of 4

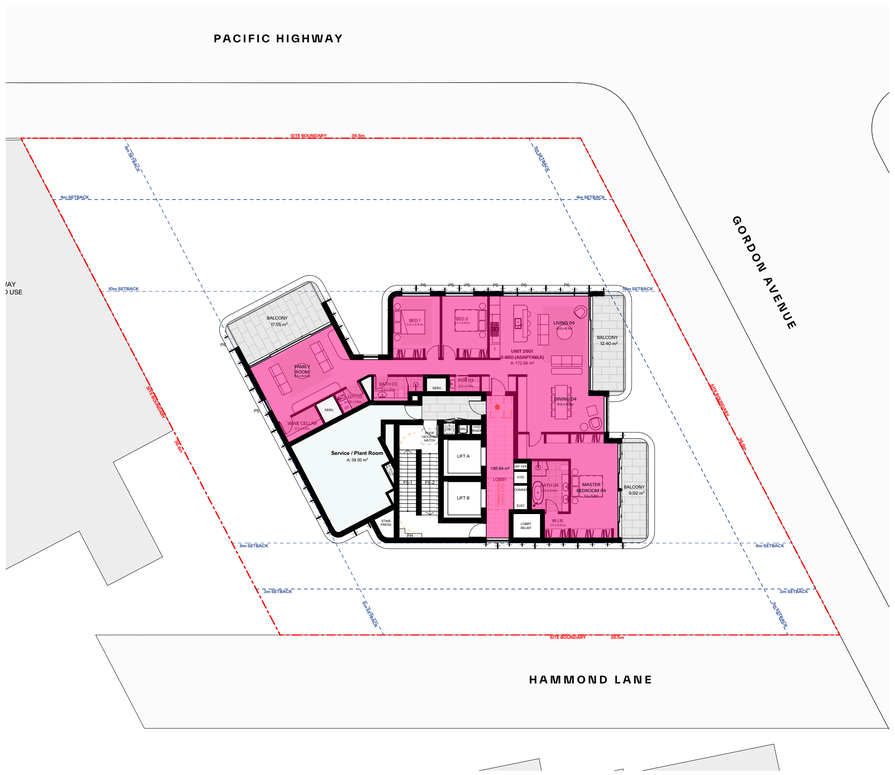
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PROJECT NO: 2305		



13



14



15

LEGEND:

GROSS FLOOR AREA
COMMERCIAL & RETAIL
RESIDENTIAL

PROPERTY DETAILS:

SITE AREA: 1185m²
ZONE: MU1 SHOP TOP HOUSING

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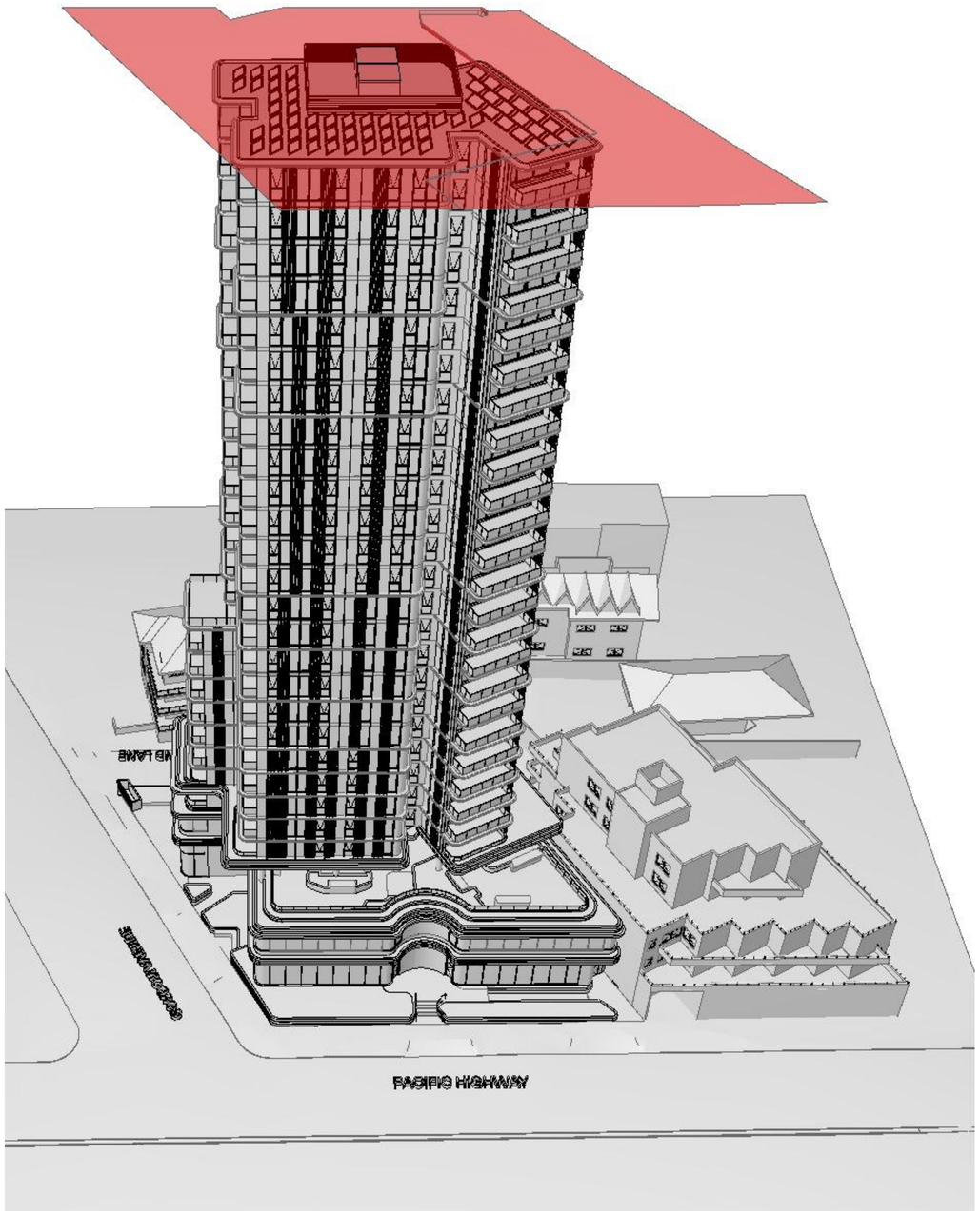
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
GFA Diagram -Sheet 4 of 4

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 29/07/2024
SCALE: 1:200, 1:1@A1	DRAWING NO: **DA503**	ISSUE: **03**
PROJECT NO: 2305		



1 90m Height Limit



2 90m Height Limit

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
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MC	METAL CLADDING
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VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

LEGEND:

HEIGHT PLANE

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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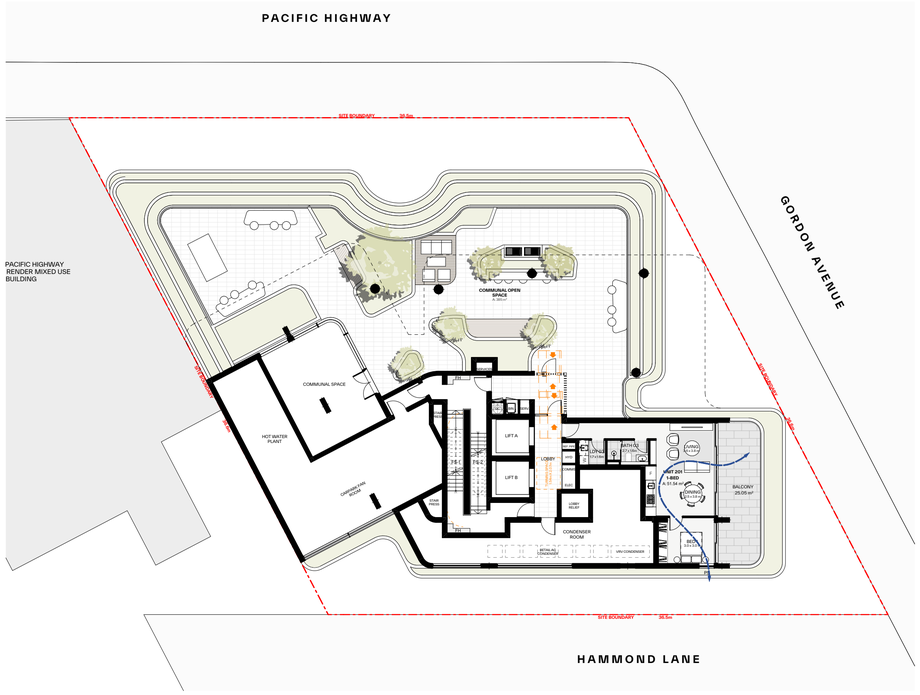
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

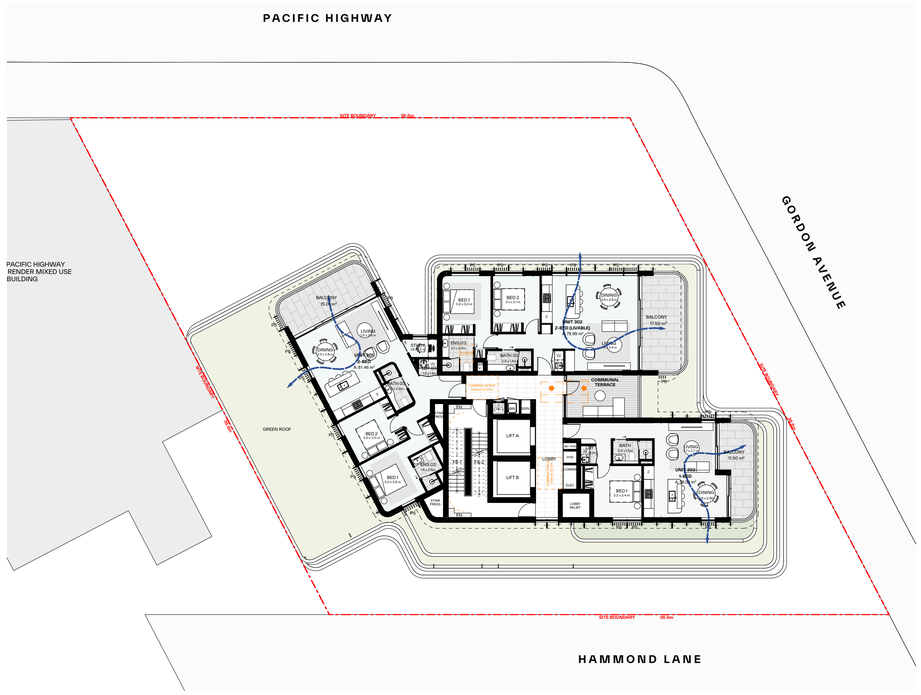
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Height Limit Diagram

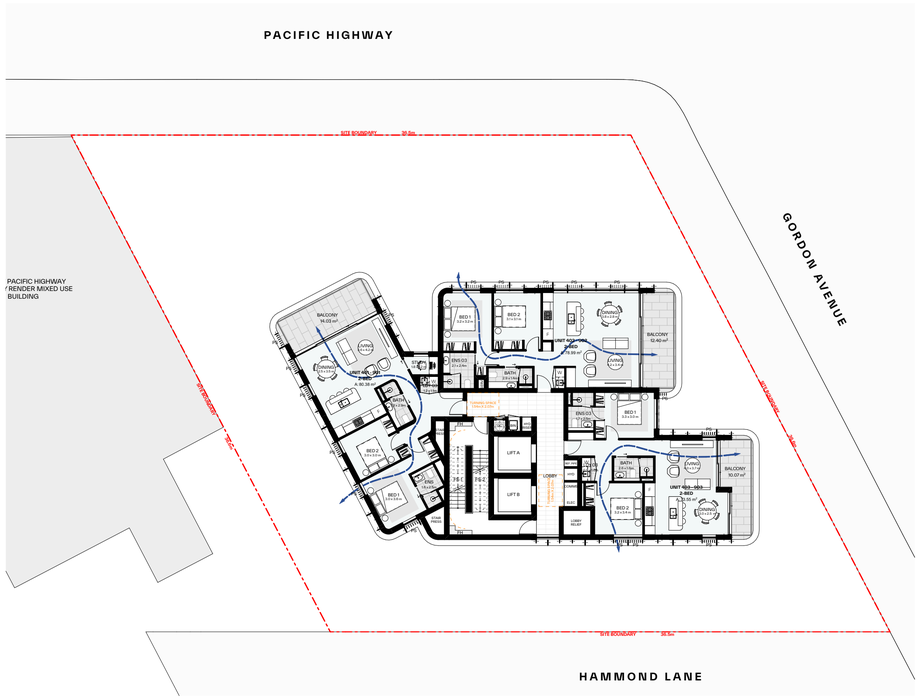
DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: @A1	DRAWING NO: **DA510**	ISSUE: **01**
PROJECT NO: 2305		



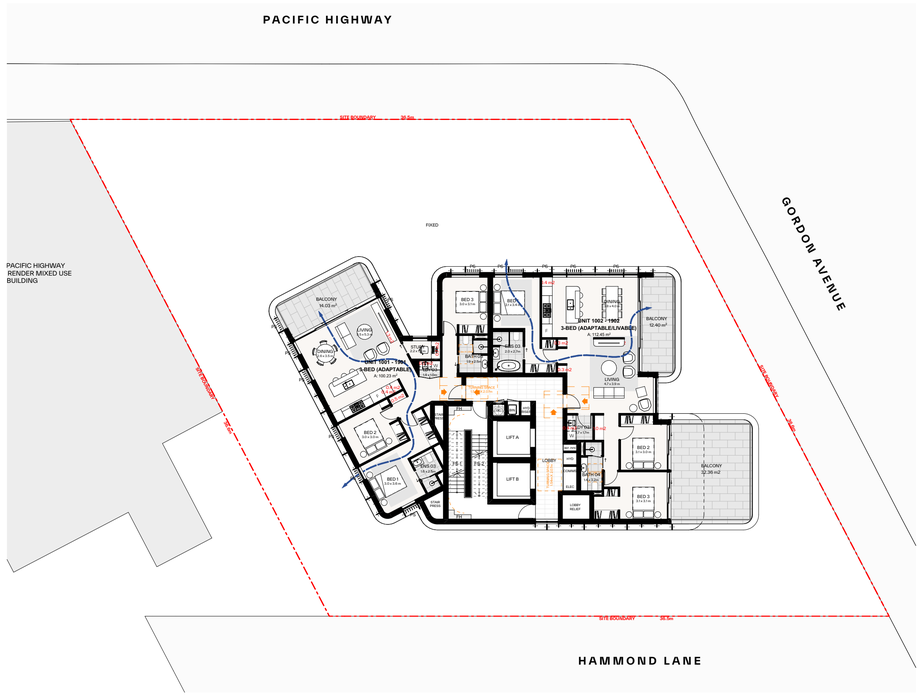
1 Level 2 1:200



2 Level 3 1:200



3 Typical Level 04-09 1:200



4 Level 10 1:200

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ST	STONE FINISH

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

SUMMARY:

ADG (4B): NATURAL CROSS VENTIALTION

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

TOTAL NUMBER OF APARTMENTS : 53 UNITS

NATURALLY CROSS VENTIALTED APARTMENTS : 53 UNITS (100%)

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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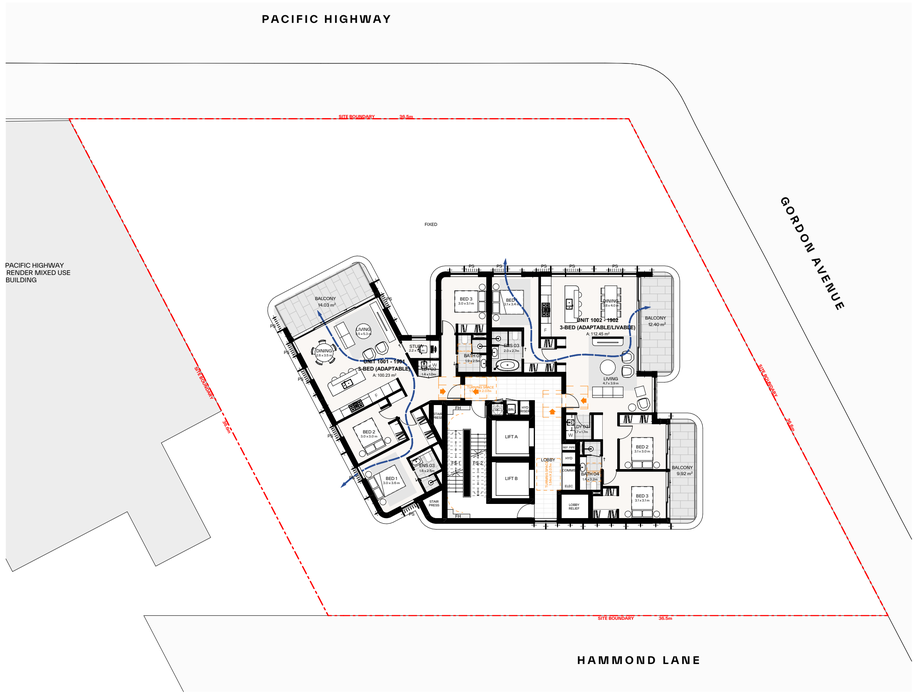
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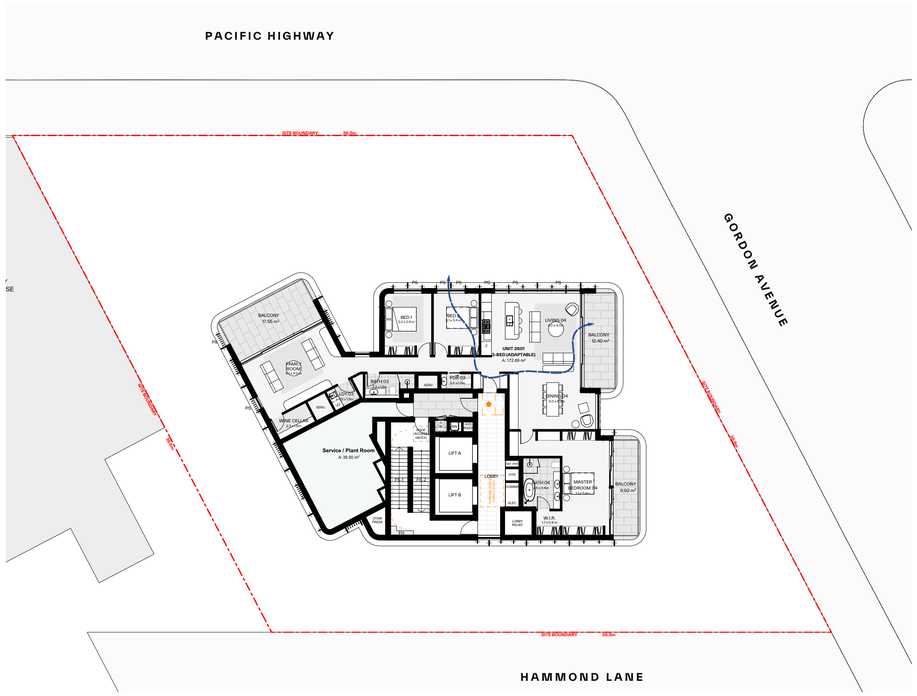
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Cross Ventilation Diagram - Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:100, 1:200@A1	DRAWING NO: DA520	ISSUE: 01
PROJECT NO: 2305		


PACIFIC HIGHWAY
GORDON AVENUE
HAMMOND LANE
PACIFIC HIGHWAY
RENDER MIXED USE
BUILDING
SITE BOUNDARY
59.5m
FIXED
UNIT 1501 - 1901
3-BED (ADAPTABLE)
UNIT 1502 - 1902
3-BED (ADAPTABLE/LIVABLE)
BALCONY
12.40 m²
BALCONY
9.92 m²
LIFT A
LIFT B
LOBBY
BED 1
BED 2
BED 3
LIVING
KITCHEN
BATHROOM
LAUNDRY
STORAGE
FWD-01
FWD-02
FWD-03
FWD-04
FWD-05
FWD-06
FWD-07
FWD-08
FWD-09
FWD-10
FWD-11
FWD-12
FWD-13
FWD-14
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FWD-32
FWD-33
FWD-34
FWD-35
FWD-36
FWD-37
FWD-38
FWD-39
FWD-40



9 Level 26 1:200

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1 2 3 4 5 Meters

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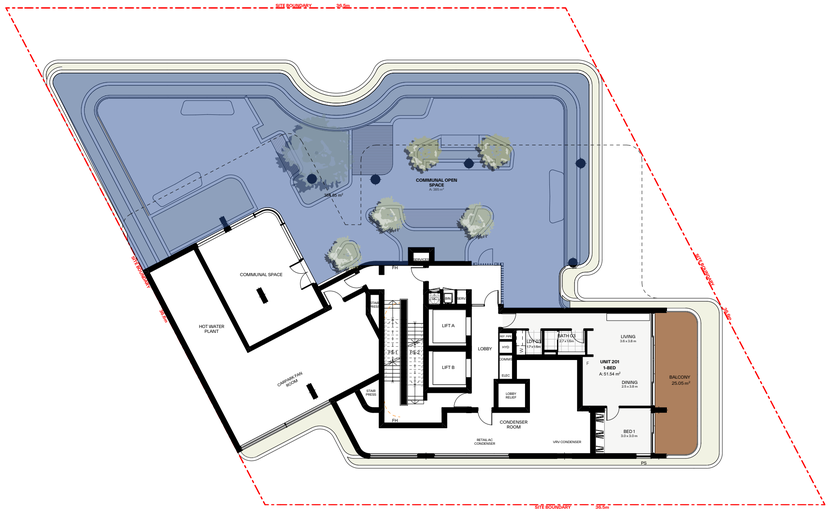
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Cross Ventilation Diagram - Sheet 3

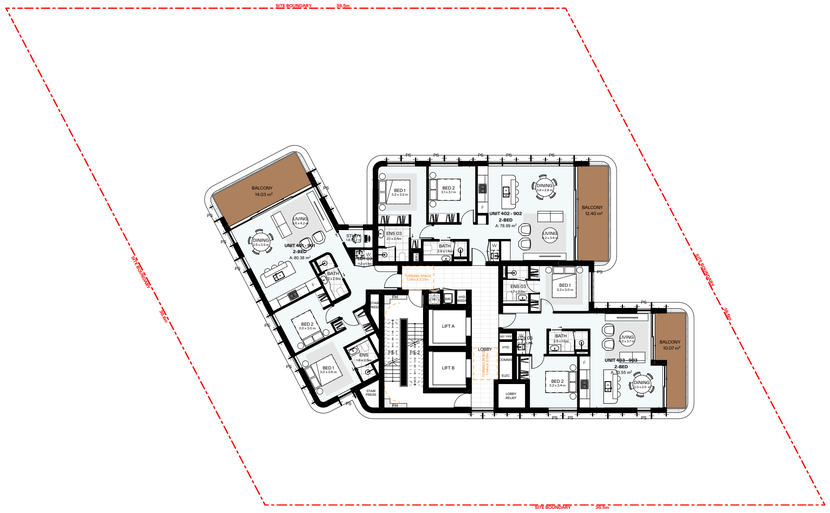
DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:200, 1:100@A1	DRAWING NO: DA522	ISSUE: 01
PROJECT NO: 2305		



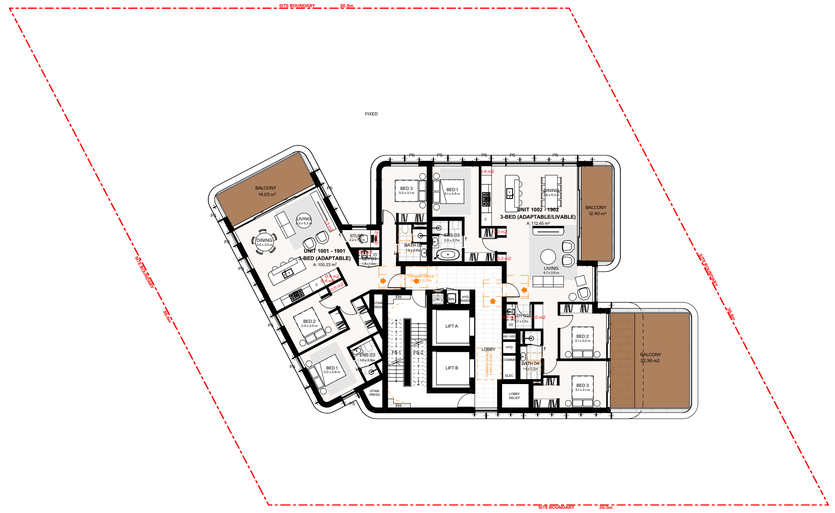
1 Level 2 1:200



2 Level 3 1:200



3 Typical Level 04-09 1:200



4 Level 10 1:200

COMMUNAL OPEN SPACE

PROPERTY DETAILS:
AREA: 1185m²
ZONE: MU1 SHOP TOP HOUSING

REQUIREMENT ;25% SITE AREA
;296.25m²

PROPOSED ;398 m²

LEGEND:

PRIVATE OPEN SPACE

PROPERTY DETAILS:
AREA: 1185
ZONE: MU1 SHOP TOP HOUSING

PROPOSED: 932.5 m²

ADG: PRIVATE OPEN SPACE+ BALCONIES

8m², 2m DEPTH FOR EACH 1 BEDROOM APARTMENTS
10m², 2m DEPTH FOR EACH 2 BEDROOM APARTMENTS
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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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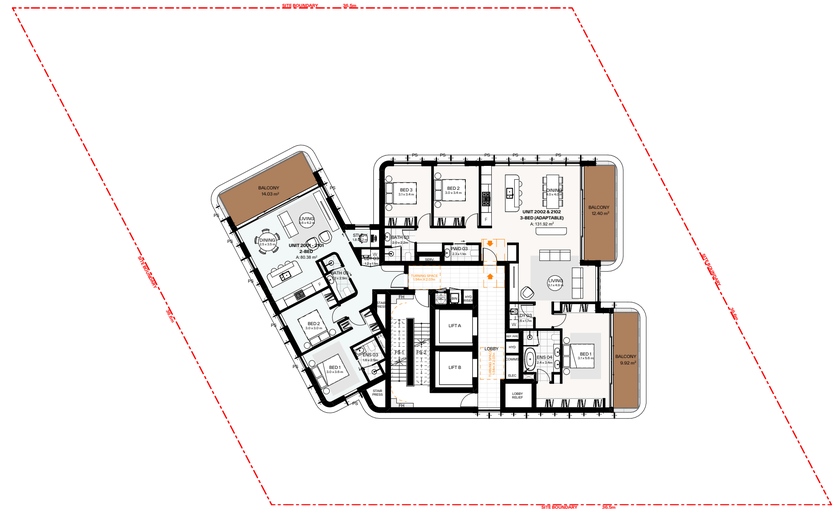
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Private Open Space - Sheet 1

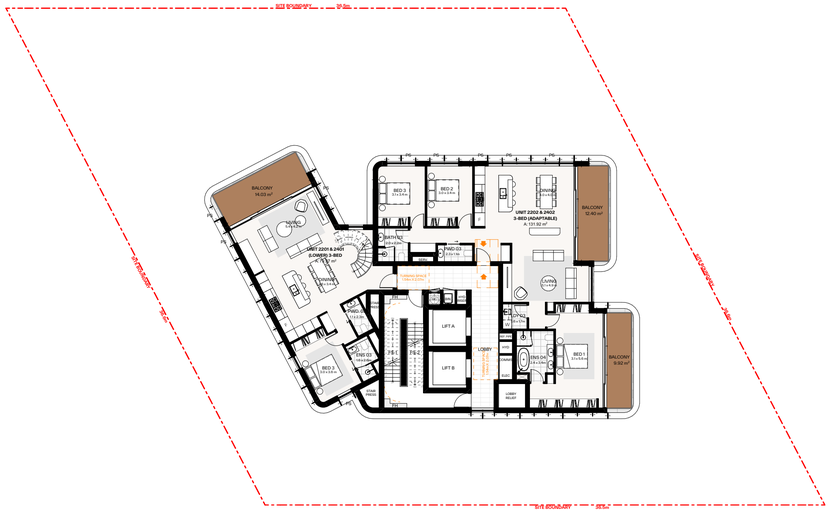
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SCALE: 1:200, 1:100@A1	DRAWING NO: DA530	ISSUE: 01
PROJECT NO: 2305		



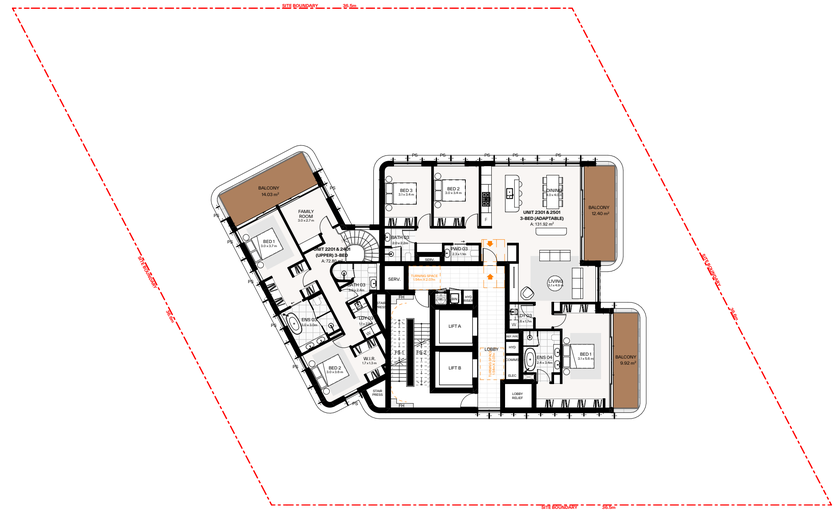
5 Typical Level 10-19 1:200



6 Level 20 & 21 1:200



7 Level 22 & 24 1:200



8 Level 23 & 25 1:200

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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

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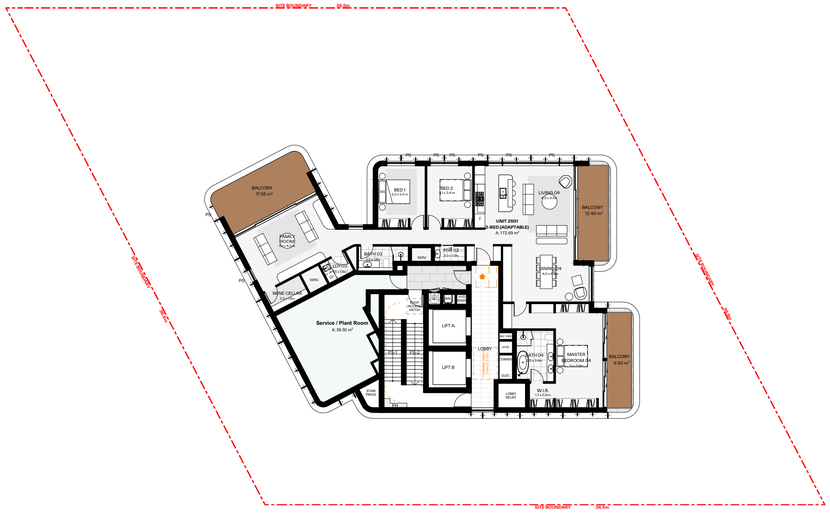
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Private Open Space - Sheet 2

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:200, 1:100@A1	DRAWING NO: **DA531**	ISSUE: **01**
PROJECT NO: 2305		



9 Level 26 1:200

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GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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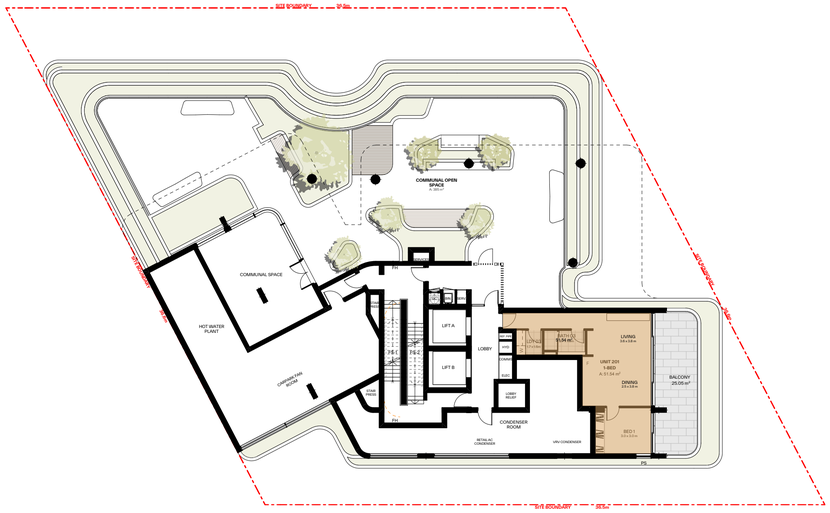
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

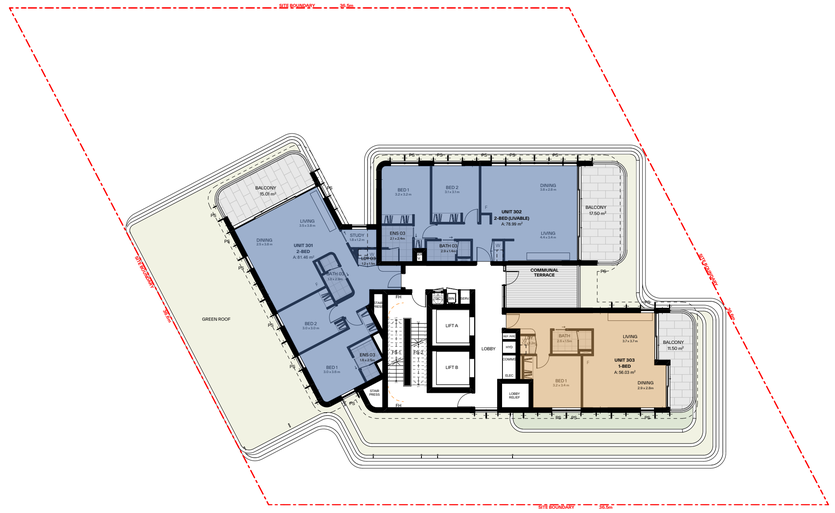
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Private Open Space - Sheet 3

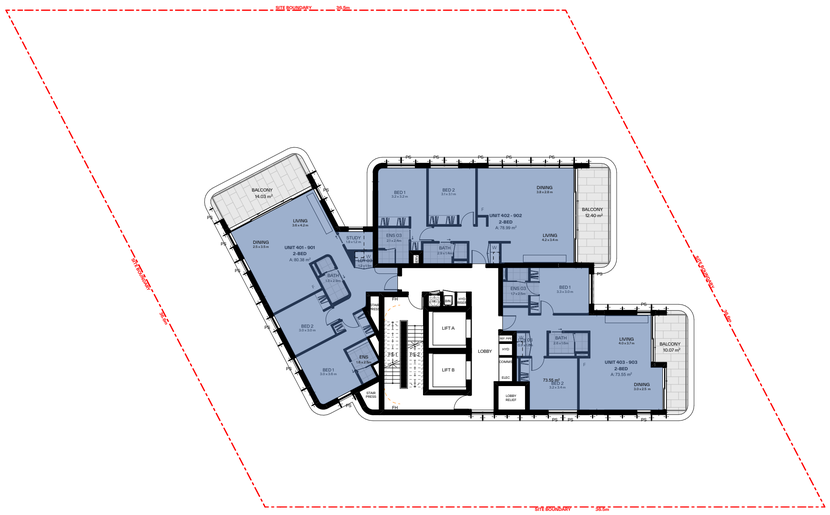
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SCALE: 1:200, 1:100@A1	DRAWING NO: DA532	ISSUE: 01
PROJECT NO: 2305		



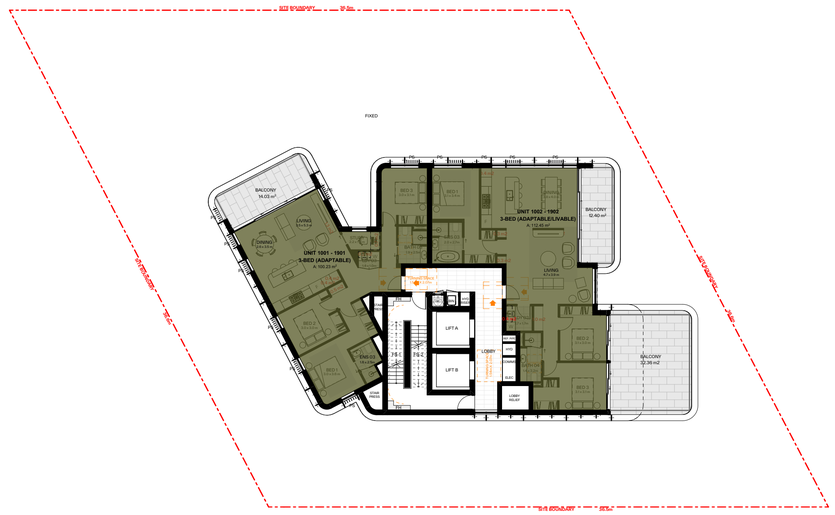
1 Level 2 1:200



2 Level 3 1:200



3 Typical Level 04-09 1:200



4 Level 10 1:200

LEGEND:

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

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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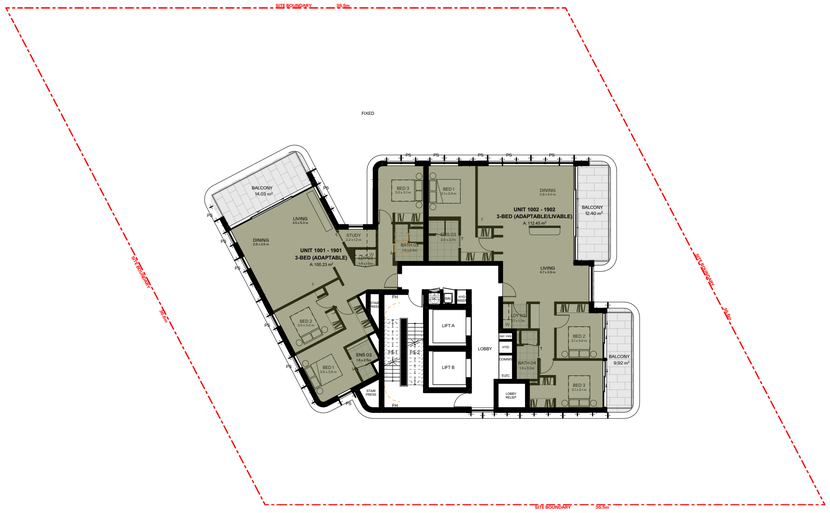
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

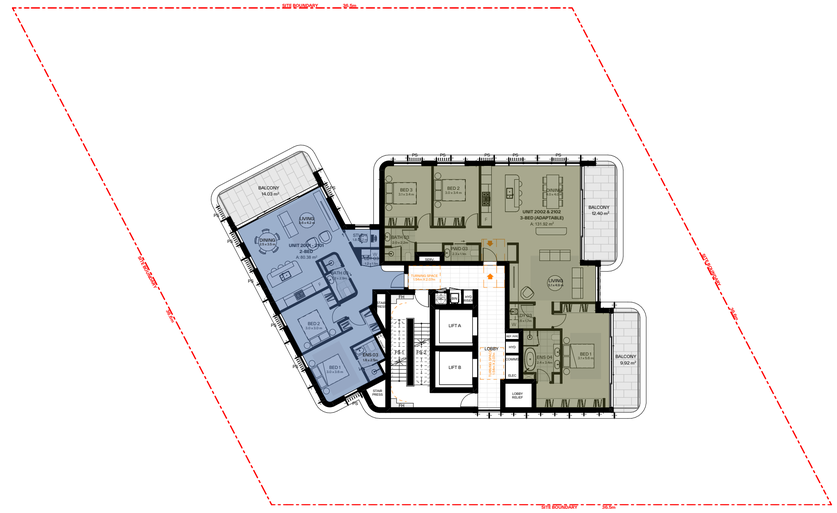
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Unit Mix Diagram - Sheet 1

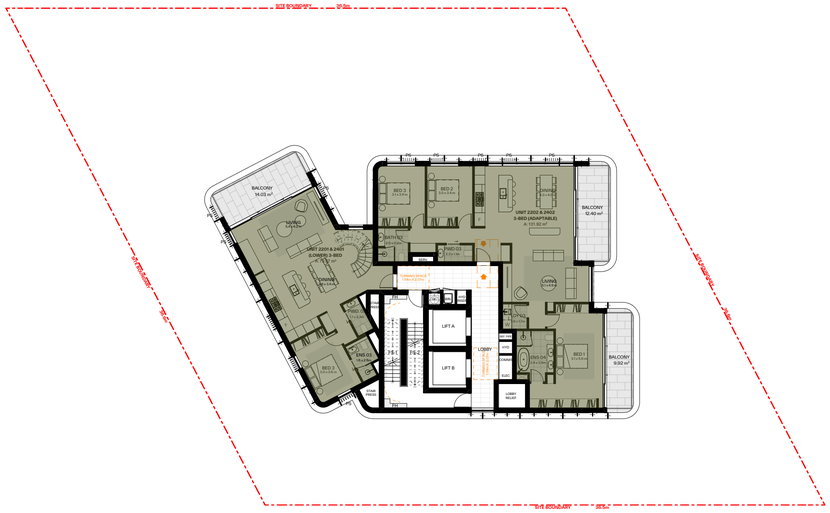
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:200, 1:100@A1	DRAWING NO: **DA540**	ISSUE: **01**
PROJECT NO: 2305		



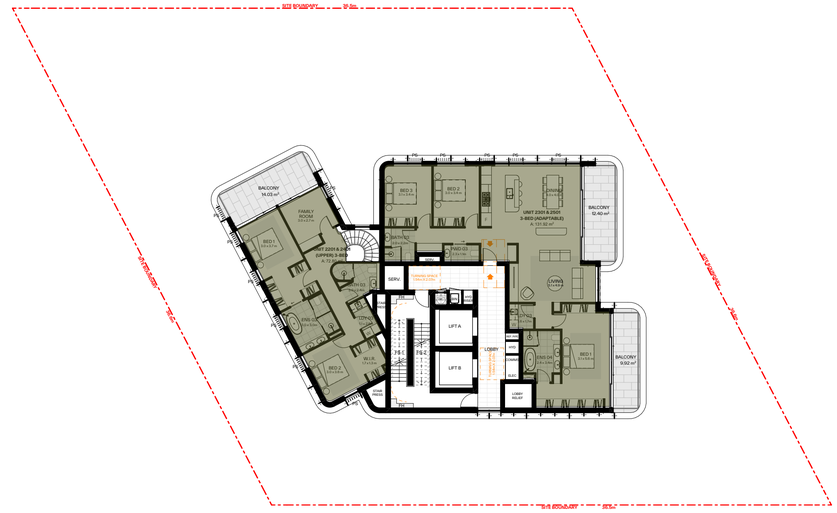
5 Typical Level 10-19 1:200



6 Level 20 & 21 1:200



7 Level 22 & 24 1:200



8 Level 23 & 25 1:200

LEGEND:
- 1 BED
- 2 BED
- 3 BED
- 4 BED

GENERAL NOTES:

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LEGEND:

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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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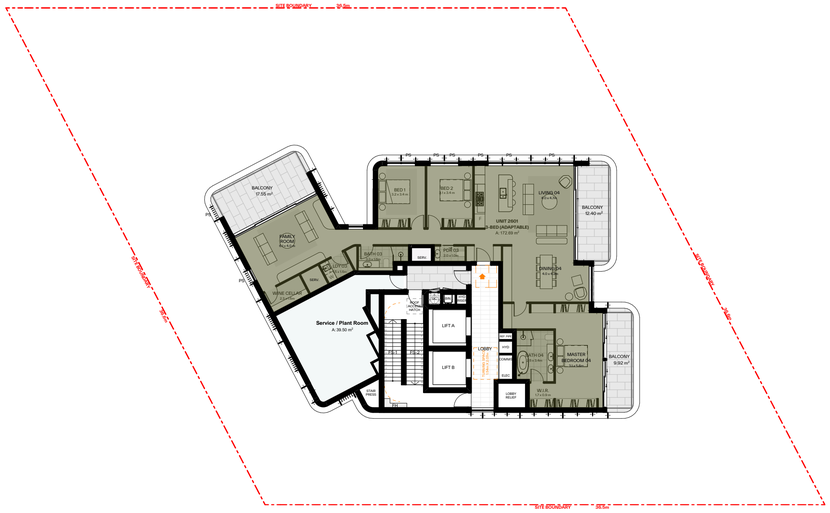
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Unit mix Diagram - Sheet 2

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:200, 1:100@A1	DRAWING NO: **DA541**	ISSUE: **01**
PROJECT NO: 2305		



9 Level 26 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
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AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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FS	FIRE STAIRS
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MV	MECHANICAL RISER TO FUTURE DETAIL
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R	240L RECYCLING BIN
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MATERIALS LEGEND:

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Unit mix Diagram - Sheet 3

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:200@A1	DRAWING NO: DA542	ISSUE: 01
PROJECT NO: 2305		



1 Basement 3 1:200



3 Basement 4 1:200



2 Basement 5 1:200

STORAGE

ADG: STORAGE CALCULATIONS

6m² - 1 BEDROOM APARTMENTS
8m² - 2 BEDROOM APARTMENTS
10m² - 3+ BEDROOM APARTMENTS

GENERAL NOTES:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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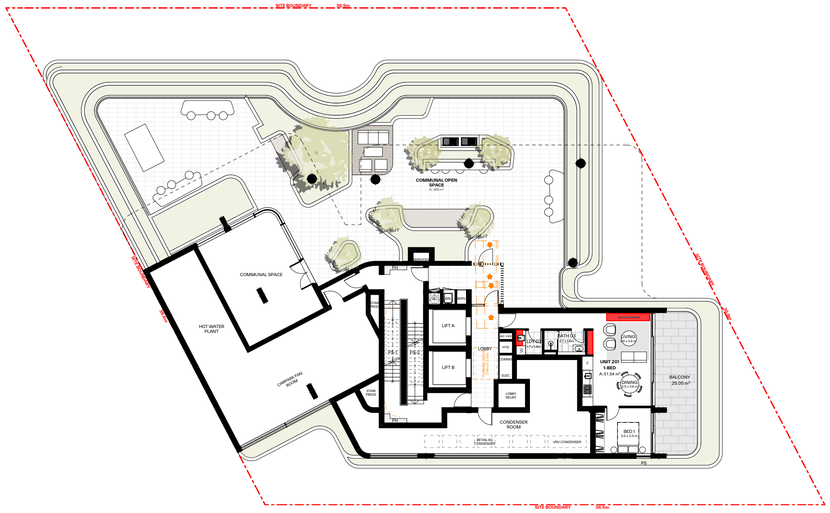
Level 2, 52 Albion Street,
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ABN 36 147 035 550
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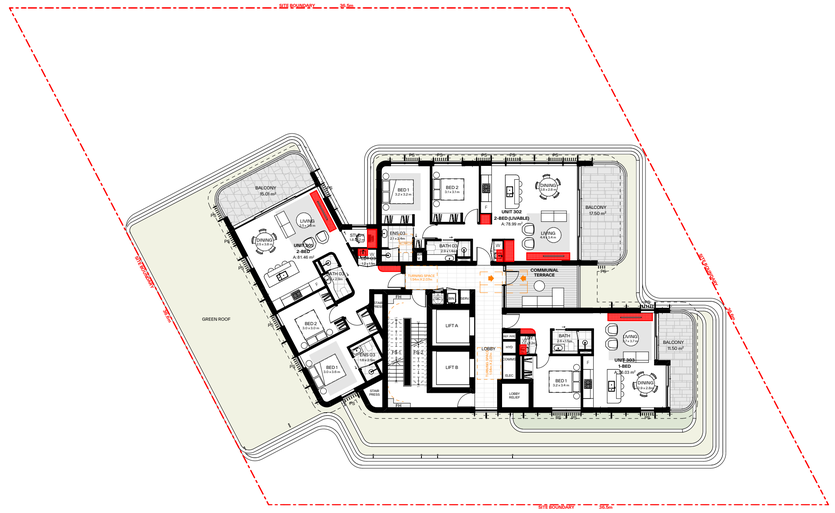
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Storage Calculation Diagram - Sheet 1

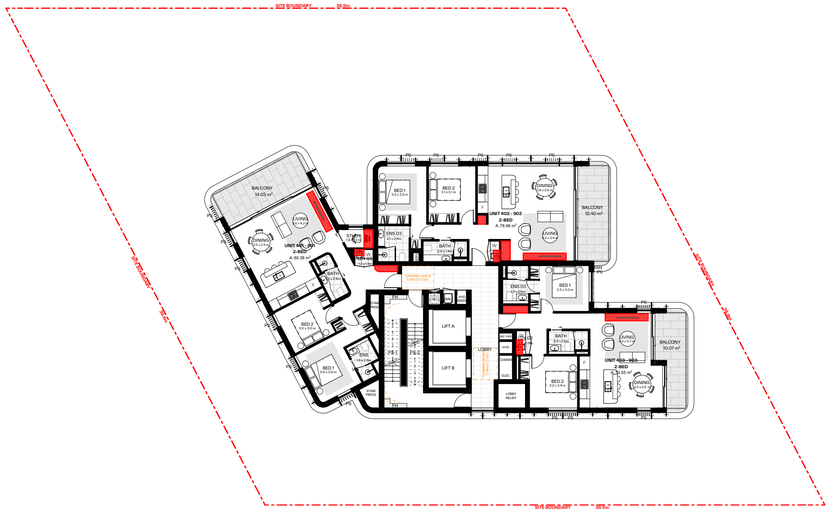
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:200@A1	DRAWING NO: DA550	ISSUE: 01
PROJECT NO: 2305		



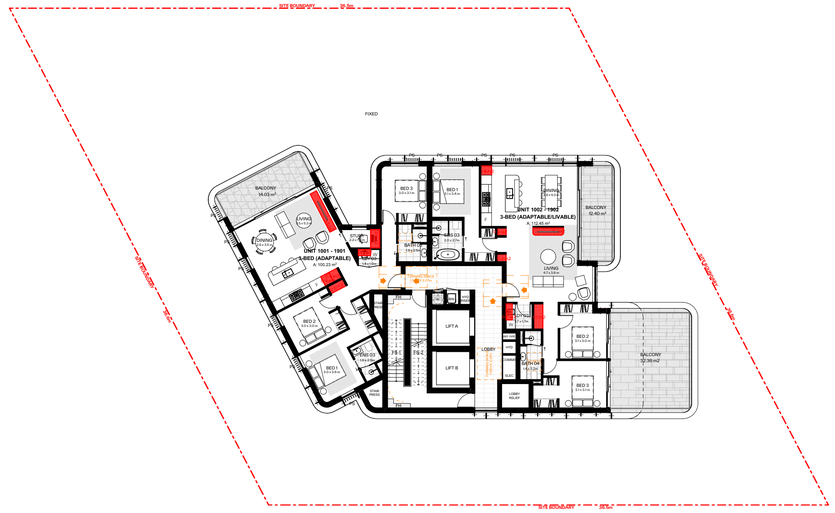
4 Level 2 1:200



5 Level 3 1:200



6 Typical Level 04-09 1:200



7 Level 10 1:200

STORAGE

ADG: STORAGE CALCULATIONS

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LEGEND:

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AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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MATERIALS LEGEND:

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ST	STONE FINISH

LEGEND:

STORAGE AREA

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

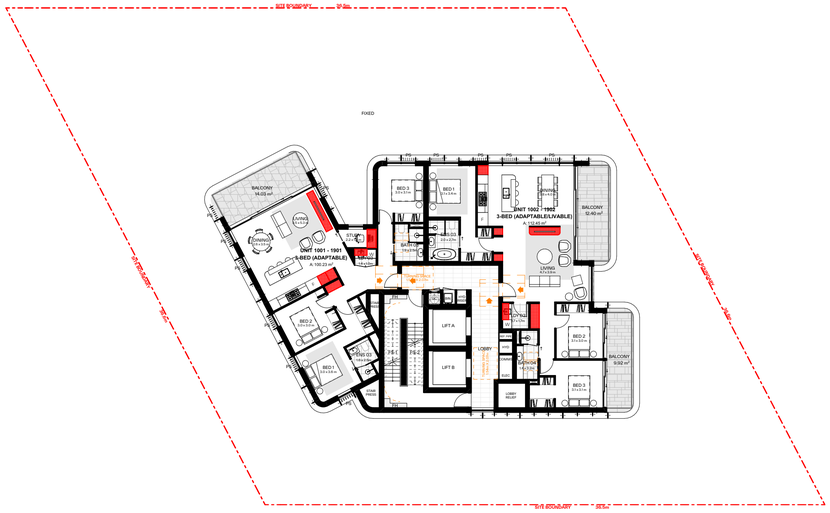
CLIENT:
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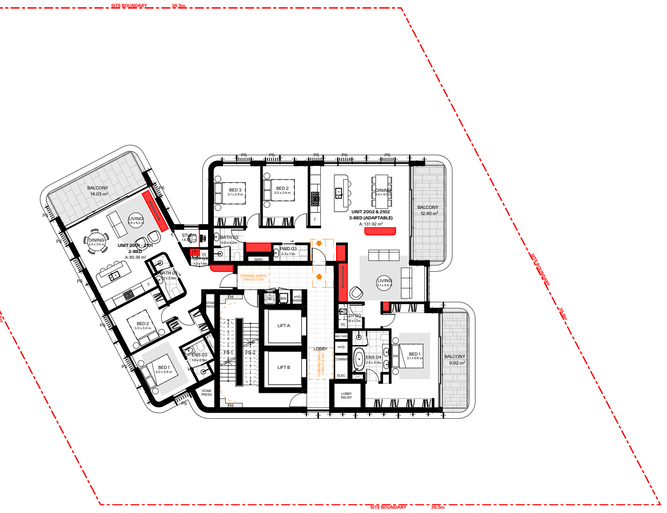
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
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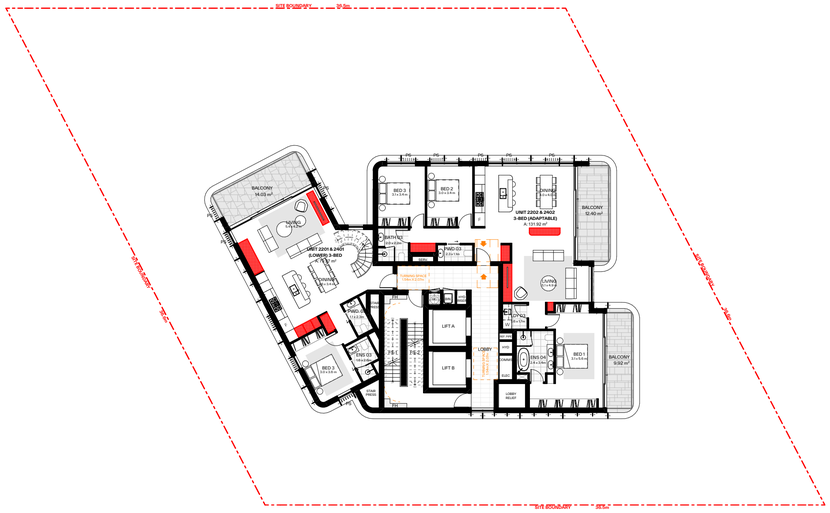
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TT, AA	HV	14/09/2023
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PROJECT NO: 2305		



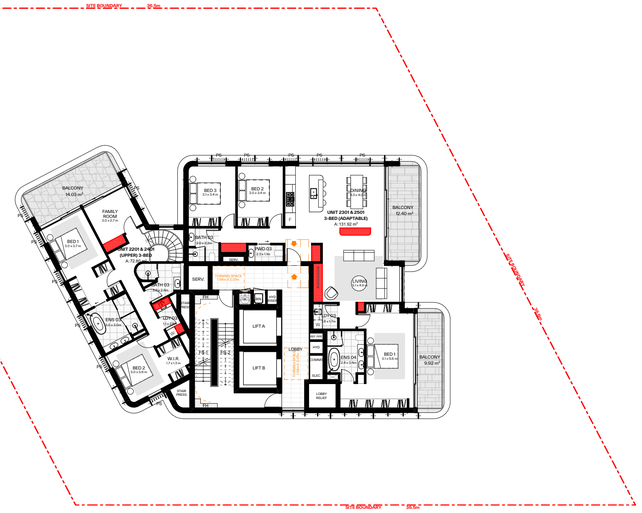
8 Typical Level 10-19 1:200



9 Level 20 & 21 1:200



10 Level 22 & 24 1:200



11 Level 23 & 25 1:200

STORAGE

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FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

LEGEND:

STORAGE AREA

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:

Polytec Group

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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

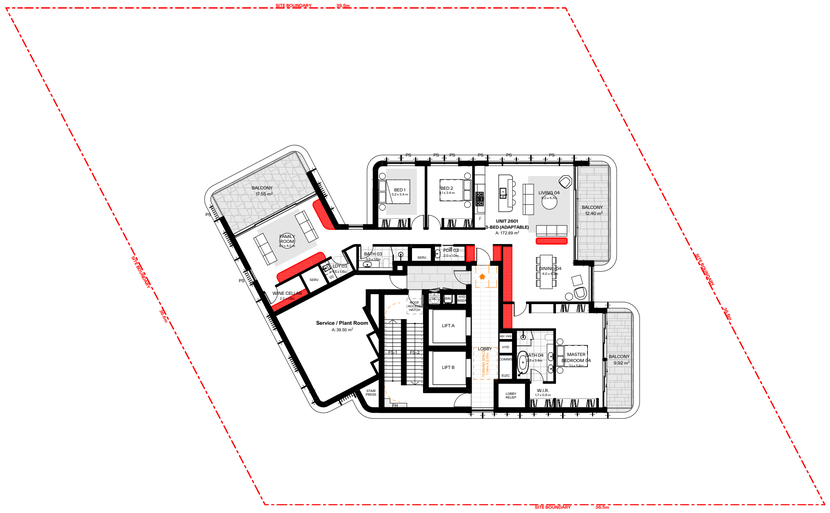
PROJECT:

MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:

Storage Calculation Diagram - Sheet 3

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:100, 1:200, 1:1@A1	DRAWING NO: DA552	ISSUE: 01
PROJECT NO: 2305		



12 Level 26 1:200

STORAGE

ADG: STORAGE CALCULATIONS

6m³ - 1 BEDROOM APARTMENTS
8m³ - 2 BEDROOM APARTMENTS
10m³ - 3+ BEDROOM APARTMENTS

GENERAL NOTES:

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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
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EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:
Polytec Group

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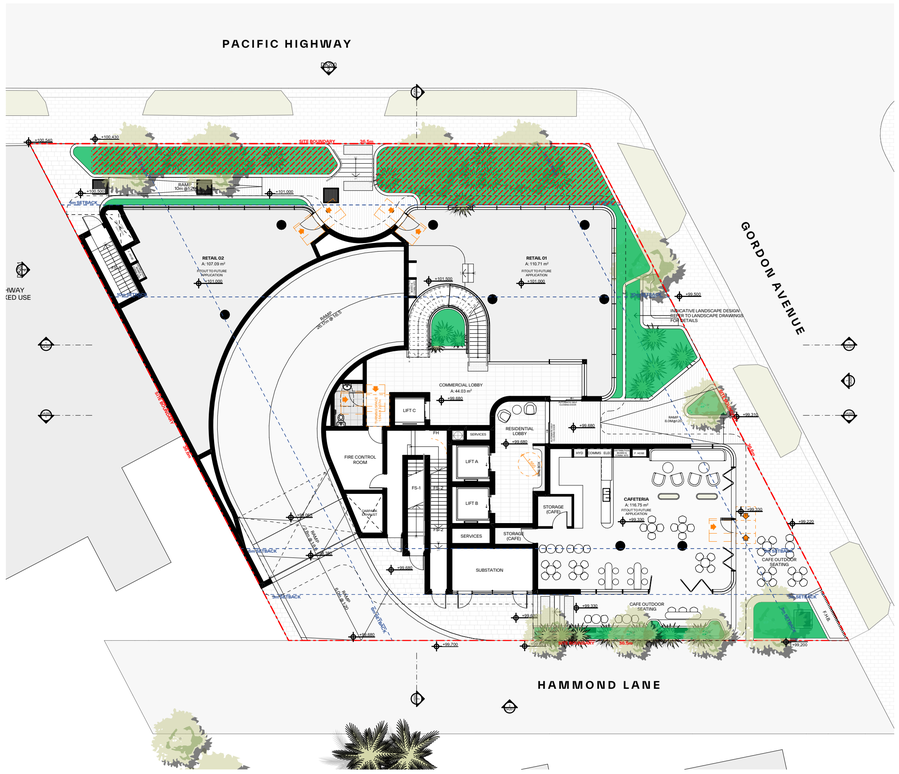
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
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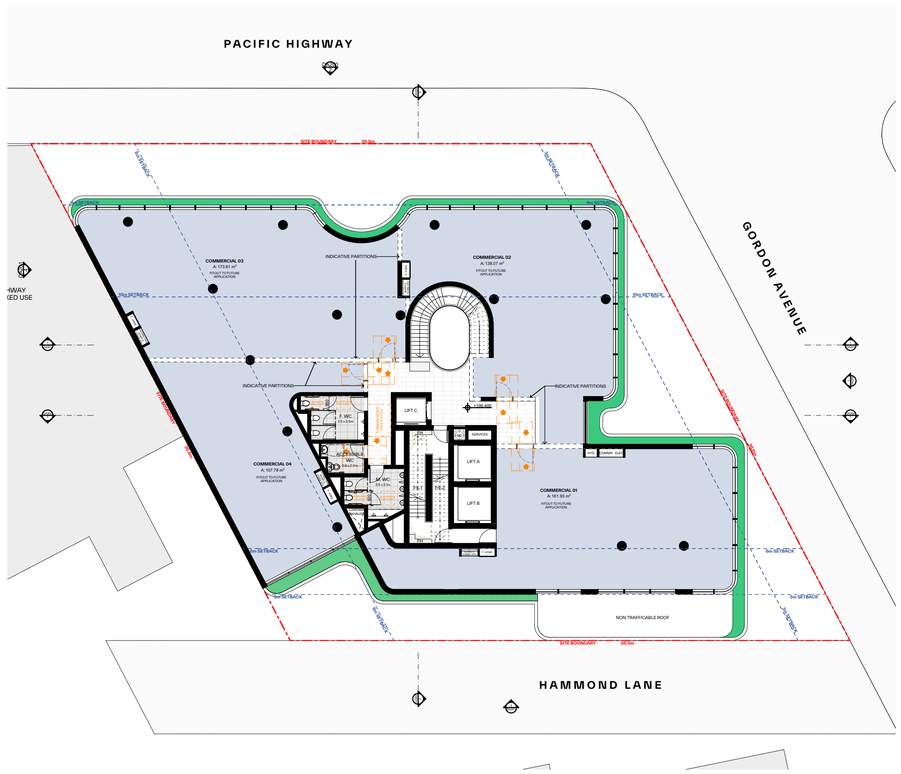
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Storage Calculation Diagram - Sheet 4

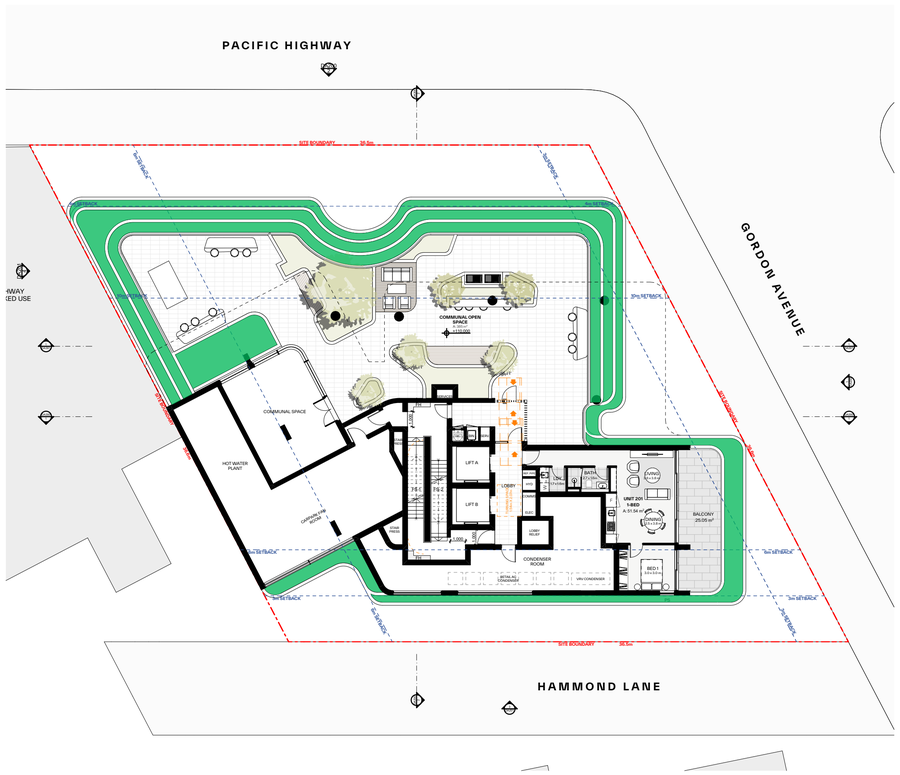
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:200@A1	DRAWING NO: DA553	ISSUE: 01
PROJECT NO: 2305		



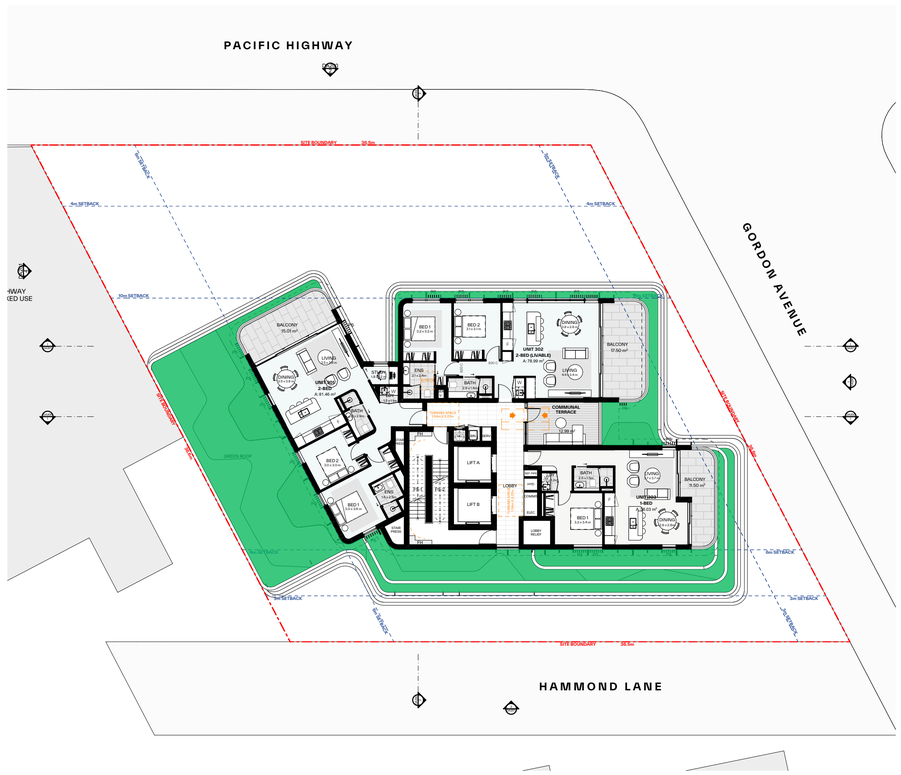
3 Ground 1:200



4 Level 1 1:200



5 Level 2 1:200



6 Level 3 1:200

PROPERTY DETAILS:
AREA: 1185
ZONE: MU1 SHOP TOP HOUSING

LANDSCAPE AREA SUMMARY

LEVEL	AREA
Ground	143.7
Level 1	47.0
Level 2	152.0
Level 3	189.5
	532.2 m²

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EF	EXTERNAL FINISH
ST	STONE FINISH

LEGEND:

LANDSCAPE AREA

LANDSCAPE AREA (6M DEPTH)

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

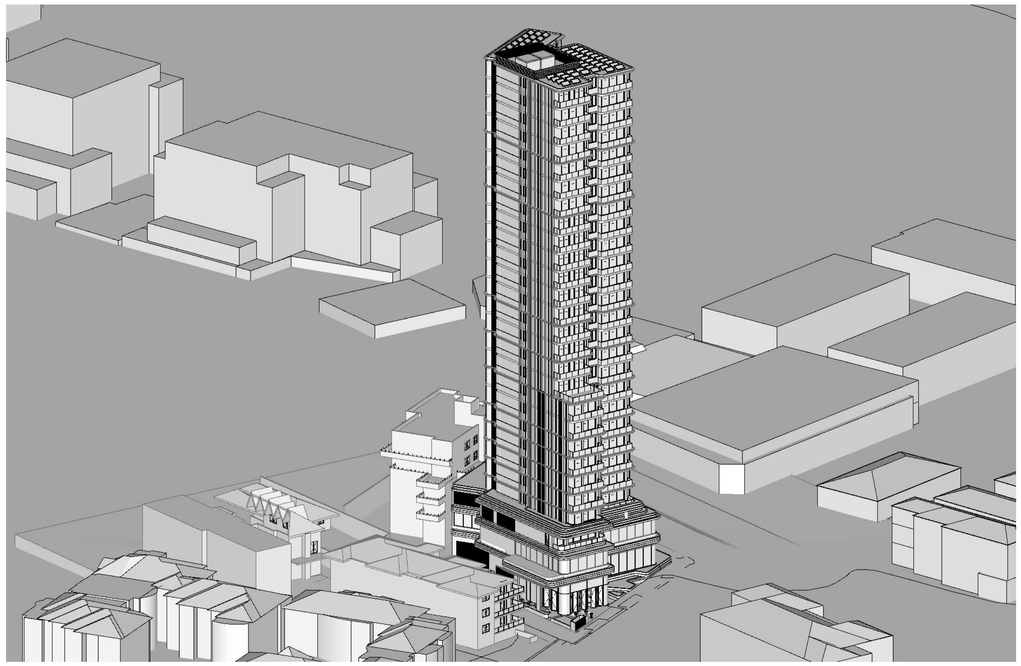
CLIENT:
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Nominated Architect: Paul Buljevic NSW 7768

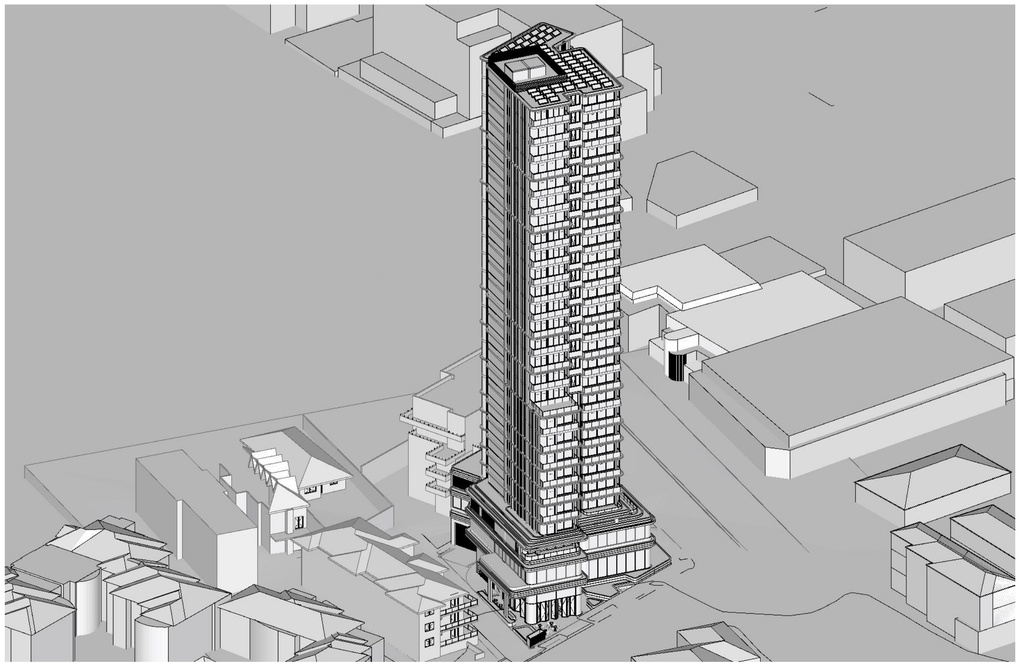
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Landscape Calculation Diagram

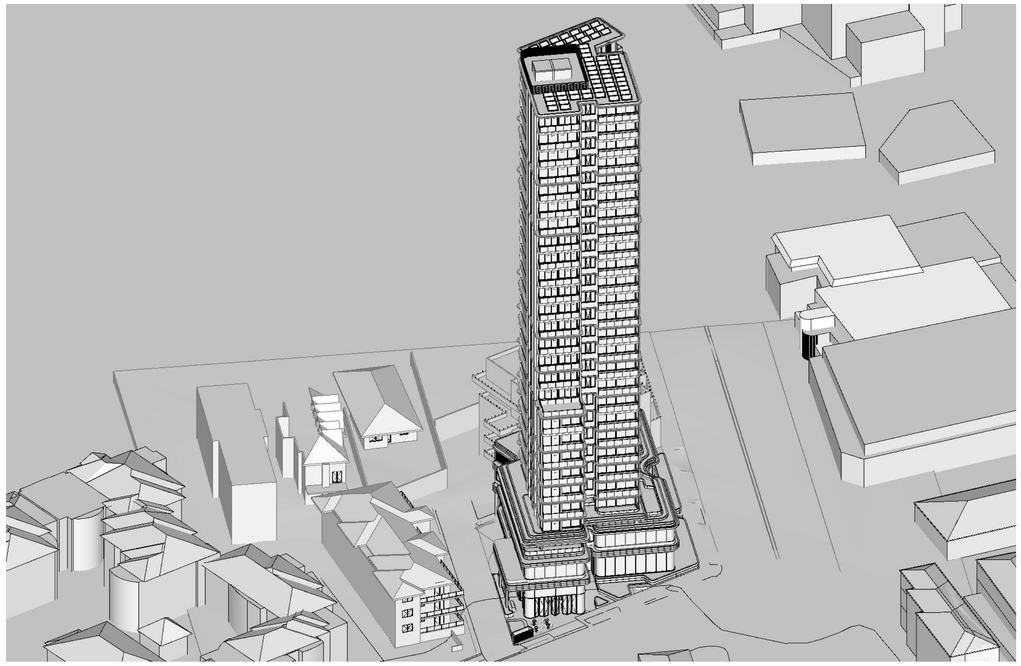
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: 1:200@A1	DRAWING NO: DA560	ISSUE: 01
PROJECT NO: 2305		



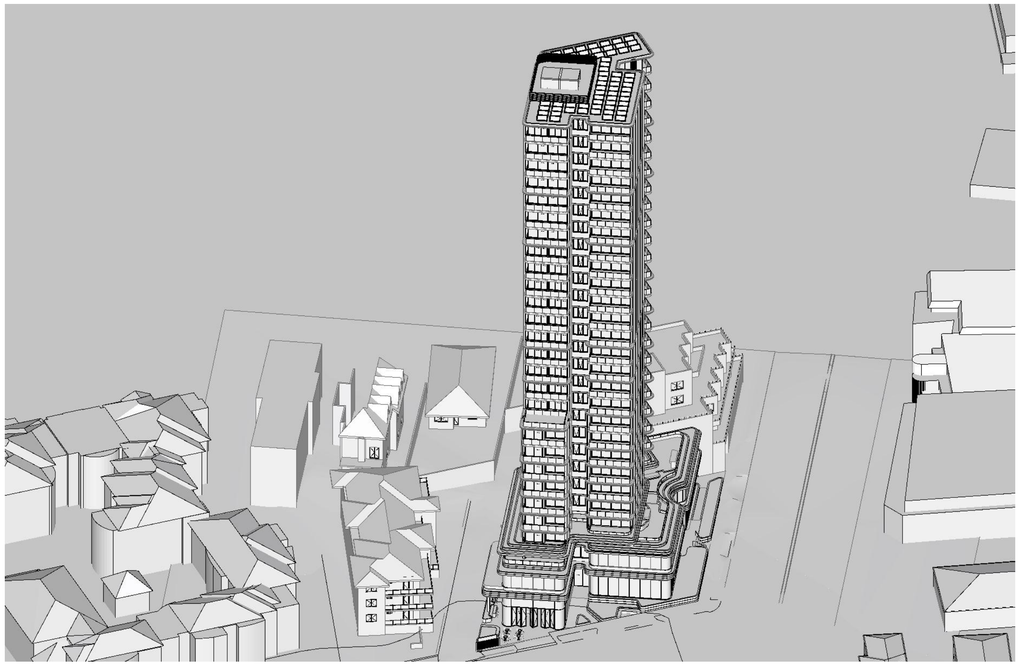
1 9 AM June 21st 1:200



2 10 AM June 21st 1:200



3 11 AM June 21st 1:200



4 12 PM June 21st 1:200

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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

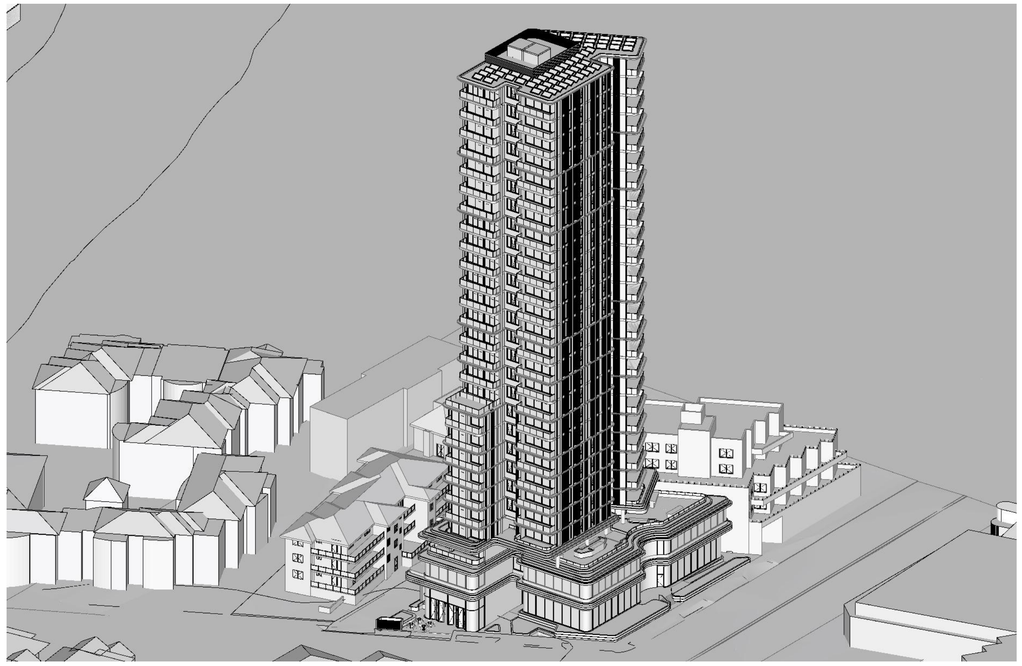
DRAWING TITLE:

Solar Access Diagram - Sheet 1

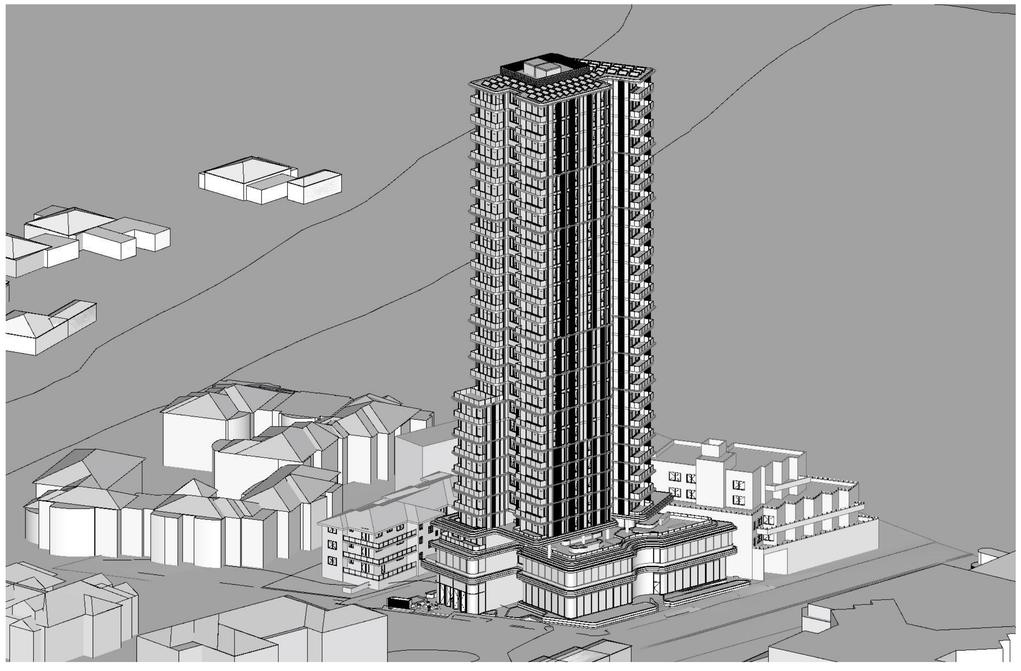
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	HV	14/09/2023
SCALE: NTS @A1	DRAWING NO: **DA600**	ISSUE: **01**
PROJECT NO: 2305		



4 1 PM June 21st 1:200



6 2 PM June 21st 1:200



7 3 PM June 21st 1:200

SOLAR ACCESS

	LIVING ROOM							TOTAL
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301					Y	Y	Y	2.00 hr
302	Y	Y	Y	Y	Y	Y	Y	6.00 hr
303	Y	Y	Y	Y	Y	Y	Y	6.00 hr
401					Y	Y	Y	2.00 hr
402	Y	Y	Y	Y	Y	Y	Y	6.00 hr
403	Y	Y	Y	Y	Y	Y	Y	6.00 hr
501					Y	Y	Y	2.00 hr
502	Y	Y	Y	Y	Y	Y	Y	6.00 hr
503	Y	Y	Y	Y	Y	Y	Y	6.00 hr
601					Y	Y	Y	2.00 hr
602	Y	Y	Y	Y	Y	Y	Y	6.00 hr
603	Y	Y	Y	Y	Y	Y	Y	6.00 hr
701					Y	Y	Y	2.00 hr
702	Y	Y	Y	Y	Y	Y	Y	6.00 hr
703	Y	Y	Y	Y	Y	Y	Y	6.00 hr
801					Y	Y	Y	2.00 hr
802	Y	Y	Y	Y	Y	Y	Y	6.00 hr
803	Y	Y	Y	Y	Y	Y	Y	6.00 hr
901					Y	Y	Y	2.00 hr
902	Y	Y	Y	Y	Y	Y	Y	6.00 hr
903	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1001					Y	Y	Y	2.00 hr
1002	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1101					Y	Y	Y	2.00 hr
1102	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1201					Y	Y	Y	2.00 hr
1202	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1301					Y	Y	Y	2.00 hr
1302	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1401					Y	Y	Y	2.00 hr
1402	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1501					Y	Y	Y	2.00 hr
1502	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1601					Y	Y	Y	2.00 hr
1602	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1701					Y	Y	Y	2.00 hr
1702	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1801					Y	Y	Y	2.00 hr
1802	Y	Y	Y	Y	Y	Y	Y	6.00 hr
1901					Y	Y	Y	2.00 hr
1902	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2001					Y	Y	Y	2.00 hr
2002	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2101					Y	Y	Y	2.00 hr
2102	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2201					Y	Y	Y	2.00 hr
2202	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2301	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2401					Y	Y	Y	2.00 hr
2402	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2501	Y	Y	Y	Y	Y	Y	Y	6.00 hr
2601	Y	Y	Y	Y	Y	Y	Y	6.00 hr
								53
								100.0%

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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Solar Access Diagram - Sheet 2

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: NTS @A1	DRAWING NO: **DA601**	ISSUE: **01**
PROJECT NO: 2305		



Shadow Study 21 june at 0900h



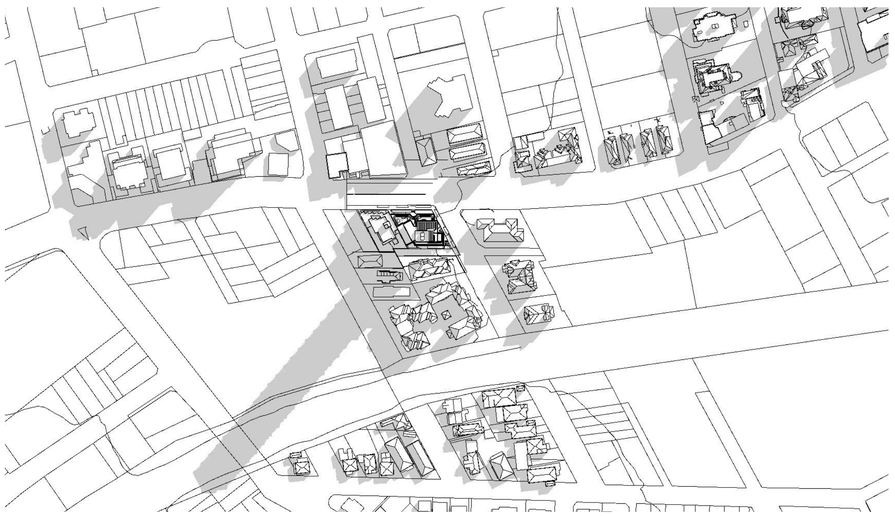
Shadow Study 21 Dec at 0900h



Shadow Study 21 june at 1200h



Shadow Study 21 Dec at 1200h



Shadow Study 21 june at 1500h



Shadow Study 21 Dec at 1500h

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VB	EXTERNAL VENETIAN BLINDS

LEGEND:

- EXISTING SHADOW
- REDUCTION OF EXISTING OVERSHADOWING
- ADDITIONAL OVERSHADOWING CAST BY PROPOSED DEVELOPEMENT
- EXISTING BUILDING LINE
- SITE BOUNDARY

Issue

	Date	Description
01	8/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

N

CLIENT:

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:

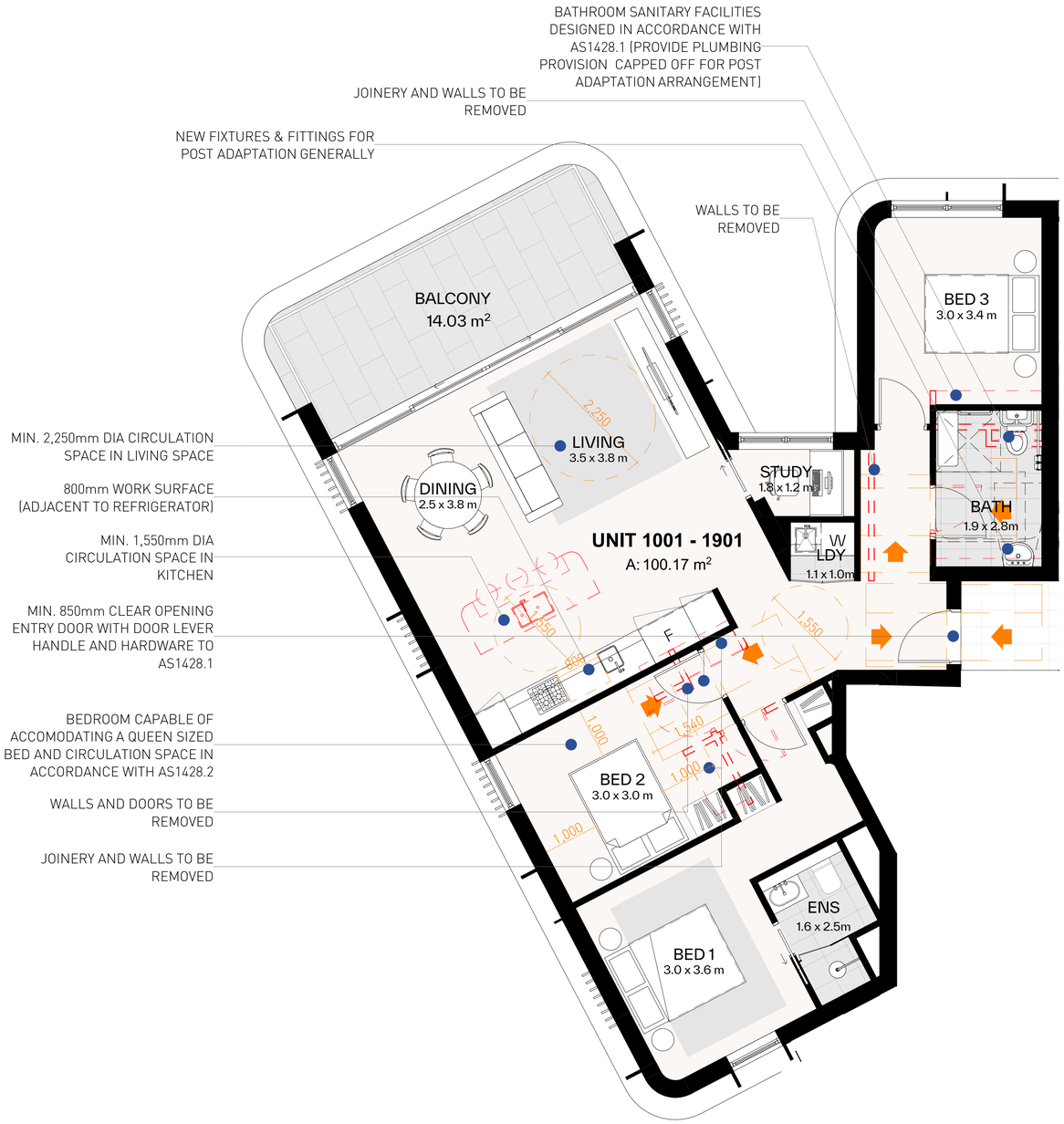
MIXED USE DEVELOPMENT

629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:

Shadow Diagram - Sheet 1

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 8/09/2023
SCALE: 1:208.64, 1:209.06@A1	DRAWING NO: **DA610**	ISSUE: **01**
PROJECT NO: 2305		



1 Post-adaptation (Unit Type - A) Unit 1001 - 1901 1:50

2 Pre-adaptation (Unit Type - A) Unit 1001 - 1901 1:50

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1

1 2 3 4 5 Meters

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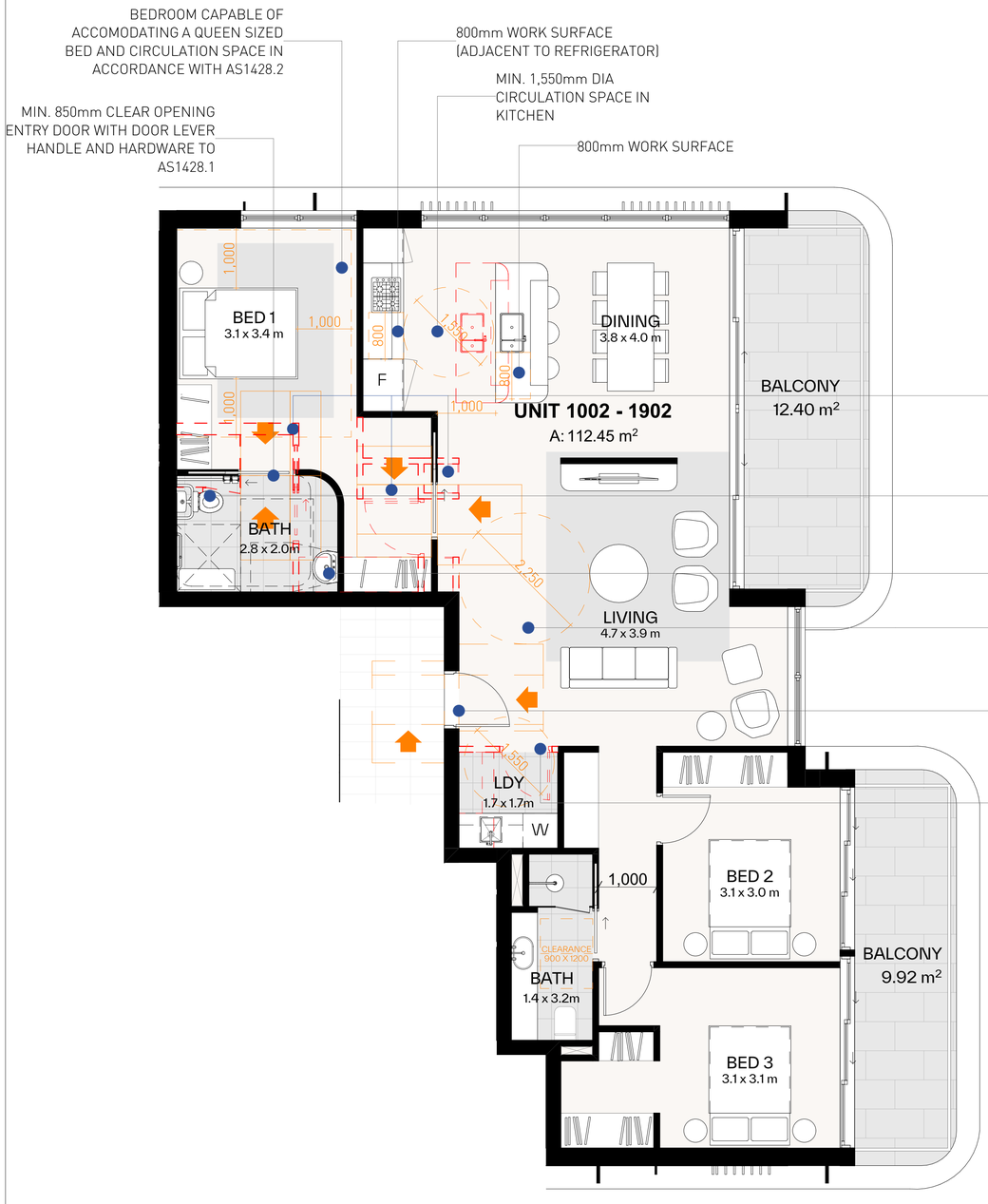
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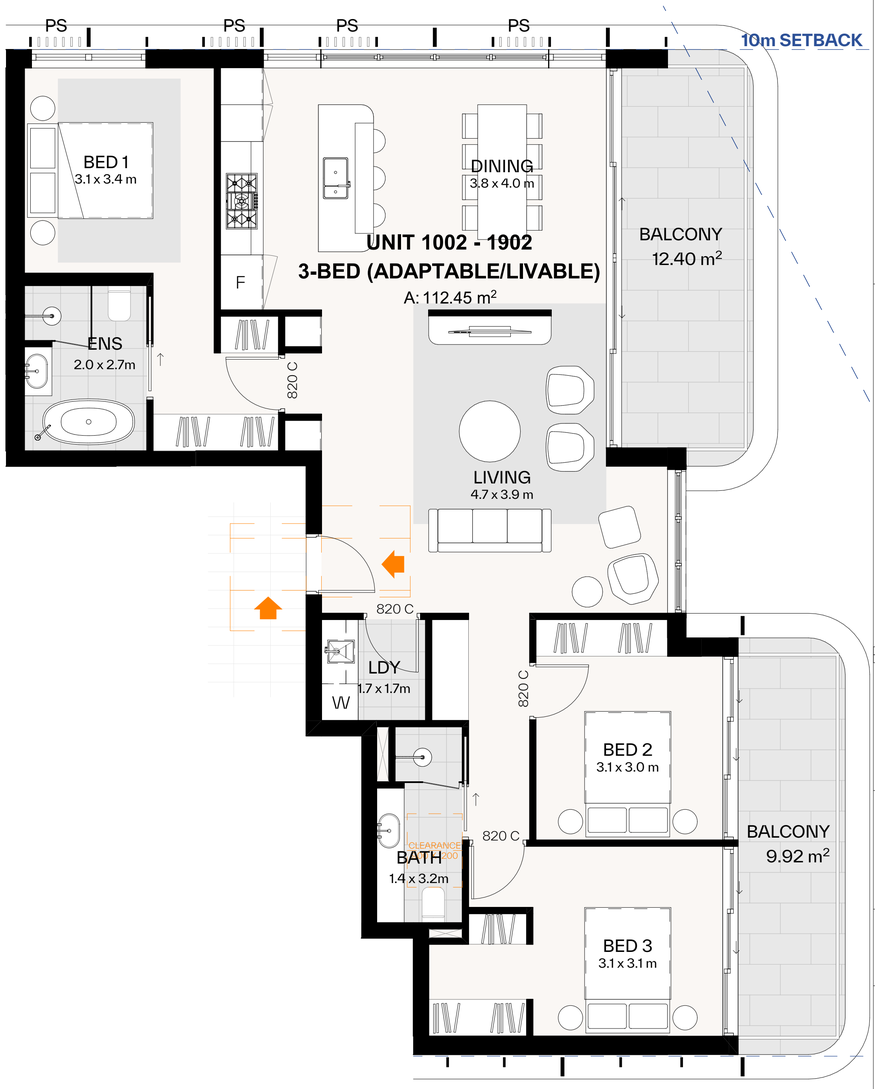
PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Adaptable Unit Type A

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:50@A1	DRAWING NO: **DA700**	ISSUE: **01**
PROJECT NO: 2305		



2 Post Adaptation (Unit Type B) Unit 1002-1902 1:50



2 Pre-adaptation (Unit Type - B) Unit 1002 - 1902 1:50

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AW	AWNING
AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
LV	ALUMINIUM ELLIPTICAL FIXED LOUVERS
AW	AWNING (TO FUTURE DETAIL)
CONC	CONCRETE
FB	FACE BRICK
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
MC	METAL CLADDING
FCE	METAL FENCING (TO FUTURE SELECTION)
PC	COMPOSITE PANEL CLADDING
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPE
RD	ROLLER DOOR
RP	RIVER PEBBLES
RW	RENDERED FINISH/SELECTED PAINT FINISH
TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Adaptable Unit Type B

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:50@A1	DRAWING NO: **DA701**	ISSUE: **01**
PROJECT NO: 2305		



3 Post-adaptation (Unit Type - C) Unit 2002 - 2502 1:50



3 Pre-adaptation (Unit Type - C) Unit 2002 - 2502 1:50

GENERAL NOTES:

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HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MAILBOX TO FUTURE DETAIL
R	240L RECYCLING BIN
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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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TC	TIMBER CLADDING
VB	EXTERNAL VENETIAN BLINDS
EF	EXTERNAL FINISH
ST	STONE FINISH

Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Adaptable Unit Type C

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:50@A1	DRAWING NO: DA702	ISSUE: 01
PROJECT NO: 2305		



1 LEVEL 26- Adaptable Unit 1:50

GENERAL NOTES:

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Issue	Date	Description
01	14/09/2023	Development Application

Scale Bar 1 : 100 @ A1
1 2 3 4 5 Meters

N

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ABN 36 147 035 550
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PROJECT:
MIXED USE DEVELOPMENT
629-639 PACIFIC HIGHWAY
CHATSWOOD

DRAWING TITLE:
Adaptable Unit Type D

DRAWING BY: TT, AA	CHECKED BY: HV	DATE: 14/09/2023
SCALE: 1:50@A1	DRAWING NO: DA703	ISSUE: 01
PROJECT NO: 2305		

629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT

STORMWATER CONCEPT PLANS



LOCALITY PLAN
N.T.S.

DRAWING INDEX

Drawing No.	DESCRIPTION
000	COVER SHEET PLAN
101	STORWMATER CONCEPT PLAN BASEMENT 4 SHEET 1 OF 2
102	STORWMATER CONCEPT PLAN BASEMENT 4 SHEET 2 OF 2
103	DELETED
104	STORWMATER CONCEPT PLAN BASEMENT 3
105	STORWMATER CONCEPT PLAN BASEMENT 2
106	STORWMATER CONCEPT PLAN BASEMENT 1
107	STORWMATER CONCEPT PLAN BASEMENT MEZZANINE
108	STORWMATER CONCEPT PLAN GROUND FLOOR
109	ON-SITE DETENTION DETAILS AND CALCULATIONS
110	CATCHMENT PLAN AND MUSIC RESULTS
111	SEDIMENT AND EROSION CONTROL PLAN & DETAILS
112	MISCELLANEOUS DETAILS SHEET

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
B	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 10cm at full size 10cm 20cm

Certification By Dr. Michel Chaaya
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Willoughby City Council

Client
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Scale

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Email: info@telfordcivil.com.au
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Company: Telford Consulting Pty Ltd

Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
COVER SHEET PLAN

Scale	A1	Project No.	Dwg. No.	Issue
N.T.S.		23311	000	B

PIPES NOTE:

Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:

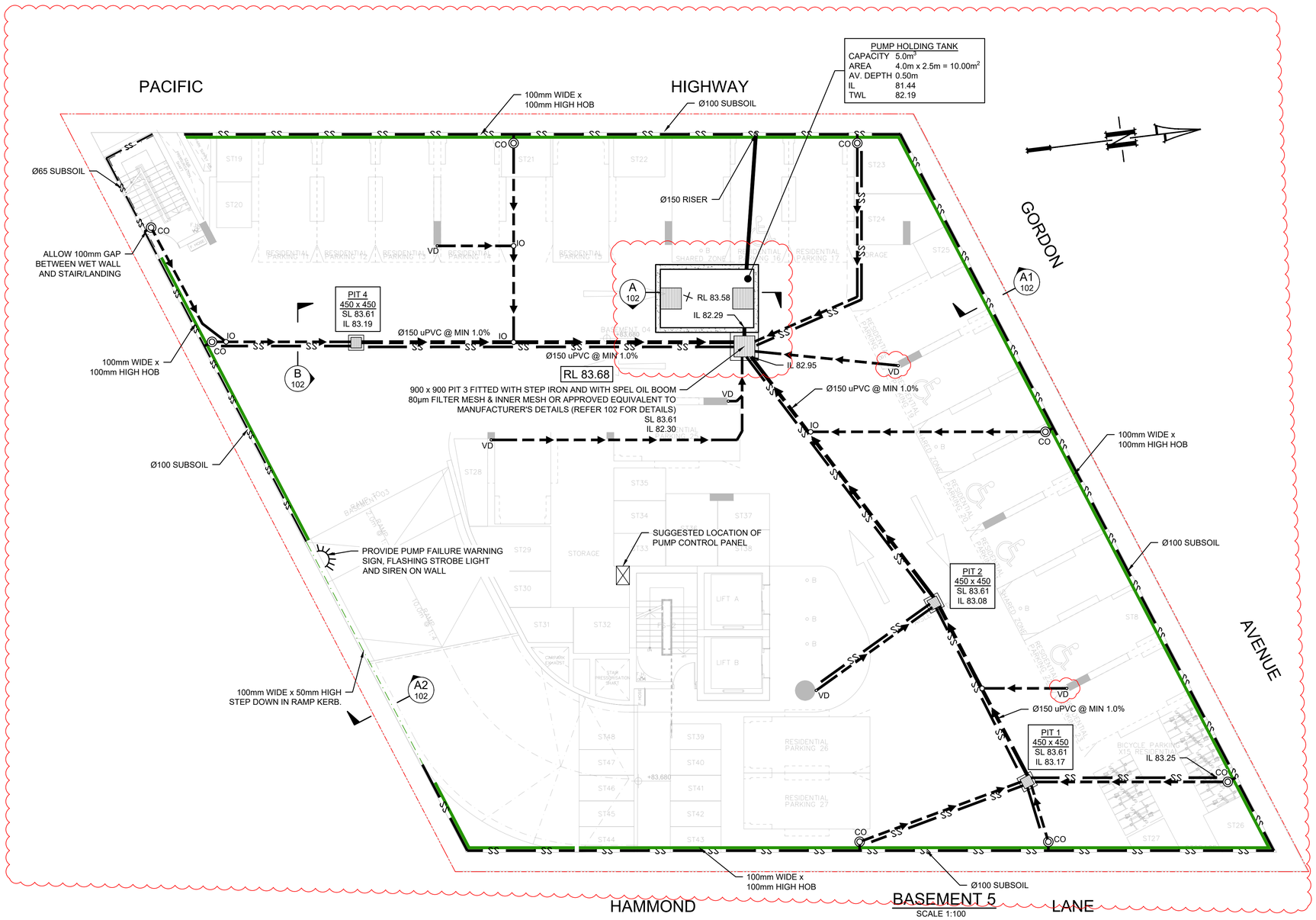
ALL STORMWATER DRAINAGE PIPES ARE Ø100 uPVC U.N.O.

NOTE

FOR CLEANING OPENINGS (CO) BEHIND STORAGE CAGES, ALLOW 600x600 OPENING WITHIN THE REAR MESH FOR MAINTENANCE PURPOSES.

NOTE

ALLOW FOR 600x600 ACCESS TO CLEANING OPENINGS (CO) BETWEEN WET WALLS AND ROOMS WALLS. FOR FIRE COMPARTMENTS, ACCESS HATCH TO COMPLY WITH FIRE CONSULTANT'S REQUIREMENTS.



LEGEND

- PROPOSED STORMWATER
- VD — Ø100mm VERTICAL DROP
- SURFACE FLOW DIRECTION
- SS SS — Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
- CLEANING EYE (OR INSPECTION EYE)
- IO — INSPECTION OPENING
- RL 29.65 — FINISHED SURFACE LEVEL
- GRATED DRAIN
- (HD) — HEAVY DUTY
- FG — Ø150mm FLOOR GRATE

STANDARD PUMP OUT DESIGN NOTES

THE PUMP OUT SYSTEM SHALL BE DESIGN TO BE OPERATED IN THE FOLLOWING MANNER:

1 - THE PUMP 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 OF 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 THE 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 PROVIDE 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 PROVIDE 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 POINT TO THE PUMP-OUT STORAGE TANK IN ACCORDANCE WITH THE UPPER PARRAMATTA RIVER CATCHMENT TRUST OSD HANDBOOK.

DANGER

WHEN EXCAVATING WITHIN ANY SITE, FOOTPATH AND ROADWAY, ALL SERVICES SHALL BE LOCATED PRIOR TO COMMENCEMENT OF THE EXCAVATION WORKS.

CONTACT "DIAL BEFORE YOU DIG" ON PHONE No. 1100 OR GO TO THE WEB SITE

"www.1100.com.au"

WARNING

PUMP OUT SYSTEM FAILURE IN BASEMENT WHEN LIGHT IS FLASHING AND SIREN SOUNDING

BASEMENT PUMP OUT FAILURE WARNING SIGN

SIGN SHALL BE PLACED IN A CLEAR AND VISIBLE LOCATION WHERE VEHICLES ENTER THE BASEMENT

COLOURS:
"WARNING" = RED
BORDER AND OTHER LETTERING = BLACK

DANGER

CONFINED SPACE
NO ENTRY WITHOUT CONFINED SPACE TRAINING

CONFINED SPACE DANGER SIGN

A) A CONFINED SPACE DANGER SIGN SHALL BE POSITIONED IN A LOCATION AT ALL ACCESS POINTS, SUCH THAT IT IS CLEARLY VISIBLE TO PERSONS PROPOSING TO ENTER THE BELOW GROUND TANK/S CONFINED SPACE.

B) MINIMUM DIMENSIONS OF THE SIGN - 300mm x 450mm (LARGE ENTRIES, SUCH AS DOORS) -250mm x 180mm (SMALL ENTRIES SUCH AS GRATES & MANHOLES)

C) THE SIGN SHALL BE MANUFACTURED FROM COLOUR BONDED ALUMINUM OR POLYPROPYLENE

D) SIGN SHALL BE AFFIXED USING SCREWS AT EACH CORNER OF THE SIGN

COLOURS:
"DANGER" & BACKGROUND = WHITE
ELLIPTICAL AREA = RED
RECTANGLE CONTAINING ELLIPSE = BLACK
BORDER AND OTHER LETTERING = BLACK

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 1cm at full size 10cm 20cm

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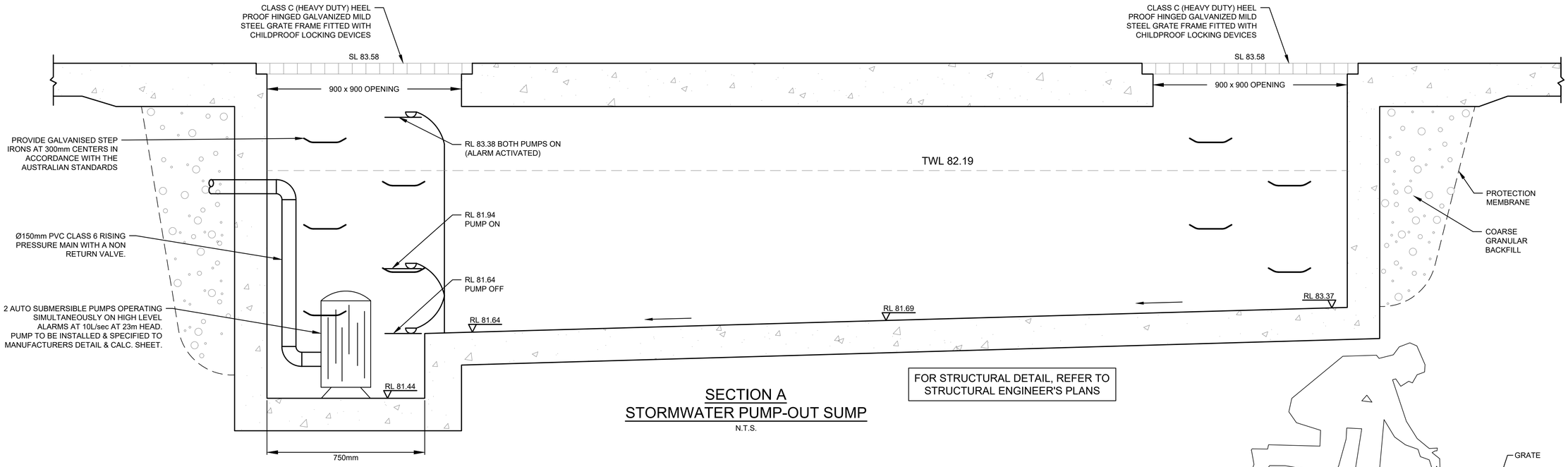
Scale
0 2 4 6 m
SCALE 1:100 @ A1

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Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

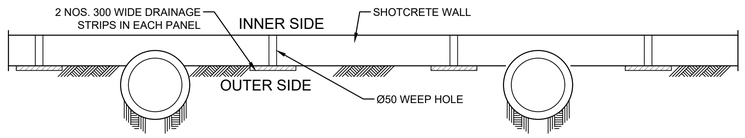
Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT 4
SHEET 1 OF 2

Scale	Project No.	Dwg. No.	Issue
1:100 A1	23311	101	C

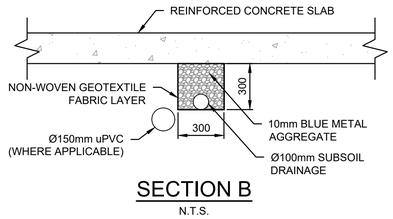


SECTION A
STORMWATER PUMP-OUT SUMP
N.T.S.

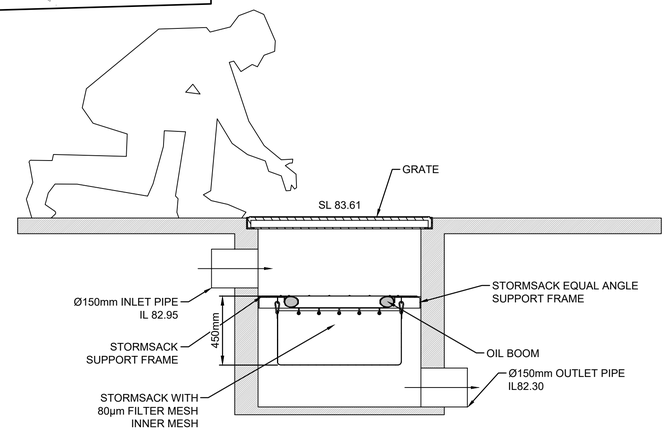
FOR STRUCTURAL DETAIL, REFER TO STRUCTURAL ENGINEER'S PLANS



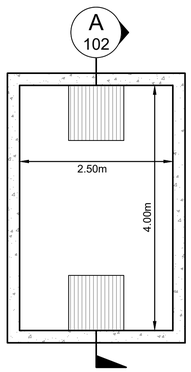
TYPICAL SHOTCRETE WALL PLAN
N.T.S.

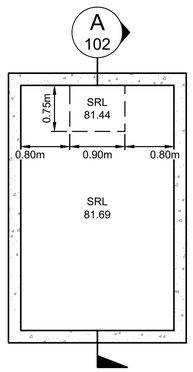


SECTION B
N.T.S.



SECTION THROUGH PIT 3 WITH STORMSACK
N.T.S.

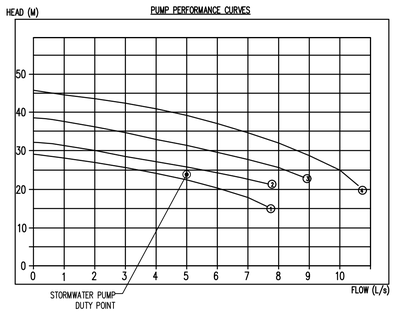




NOTE:
ALL THE AG LINES BEHIND THE BASEMENT WALLS TO BE CONNECTED TO PUMP-OUT SUMP.

PUMP-OUT SUMP DETAIL PLAN VIEW
SCALE 1:50

PUMP-OUT SUMP DETAIL SRL
SCALE 1:50



PUMP STORAGE VOLUME CALCULATION

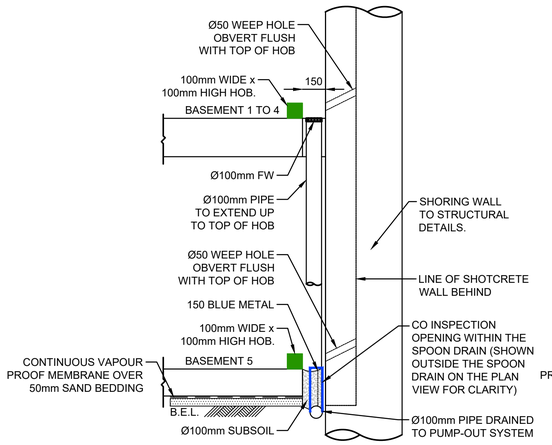
AREA DRAINING TO SUMP = 31.95 m²

SUMP SIZE BASED ON 100 YEAR 2 HR STORM, I = 60.5 mm/hr,
Q = CIA/3600 = 1 x 60.5 x 31.95/3600 = 0.53 L/sec
VOLUME REQUIRED = 0.53x(2x60x60) = 3865.9L =3.86m³
STORAGE PROVIDED = 4.0x2.5x0.50 = 5.0m³

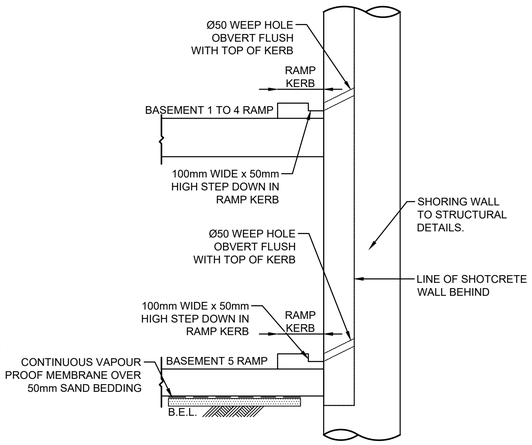
PUMP OUT RATE BASED ON 100YR 5MIN STORM, I = 260 mm/hr
(MIN RATE REQUIRED AS PER AS3500.3 IS 10L/sec)
Q = CIA/3600 = 1 x 260 x 31.95/3600 = 2.30 L/sec

DUAL APG400/2/G50H D0ET5 PUMP OR EQUIVALENT TO BE INSTALLED IN SUMP AND CONNECTED TO CONTROL PANEL WHICH WILL ALLOW FOR THE PUMP TO OPERATE SIMULTANEOUSLY ON HIGH LEVEL WITH ALARM AT 10 L/sec AT 23m HEAD.

	l/s	0	1	2	3	4	5	6	7	8	9	10
	l/min	0	60	120	180	240	300	360	420	480	540	600
	m³/h	0	3.6	7.2	10.8	14.4	18	21.6	25.2	28.8	32.4	36
1	APG 300/2/G50H C0ET5	29.2	28.2	27.0	25.6	24.1	22.5	20.4	17.6			
2	APG 400/2/G50H D0ET5	32.2	31.4	29.9	28.5	27.2	25.9	24.4				
3	APG 550/2/G50H D0FT5	38.6	37.6	36.1	34.5	32.9	31.3	29.6	27.7	25.4		
4	APG 750/2/G50H A0FT5	45.8	44.5	43.5	42.2	40.7	38.9	36.8	34.5	31.8	28.6	24.2
5	APG 1000/2/G50H A0FT5	53.0	51.8	50.7	49.4	48.0	46.3	44.3	42.0	39.2	35.8	31.2



TYPICAL SPOON DRAIN DETAILS SECTION A1
N.T.S.



TYPICAL SPOON DRAIN DETAILS AT BASEMENT RAMP SECTION A2
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 1cm at full size 10cm 20cm

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Client
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Scale
0 1 2 3 m
SCALE 1:50 @ A1

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Company: Telford Consulting Pty Ltd

Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT 4
SHEET 2 OF 2

Scale A1	Project No.	Dwg. No.	Issue
As Shown	23311	102	C

DELETED

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
B	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

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Scale

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PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
DELETED

Scale	Project No.	Dwg. No.	Issue
1:100 A1	23311	103	B

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 uPVC U.N.O.

NOTE:
FOR FLOOR WASTES (FW) BEHIND STORAGE CAGES, ALLOW 600x600 OPENING WITHIN THE REAR MESH FOR MAINTENANCE PURPOSES.

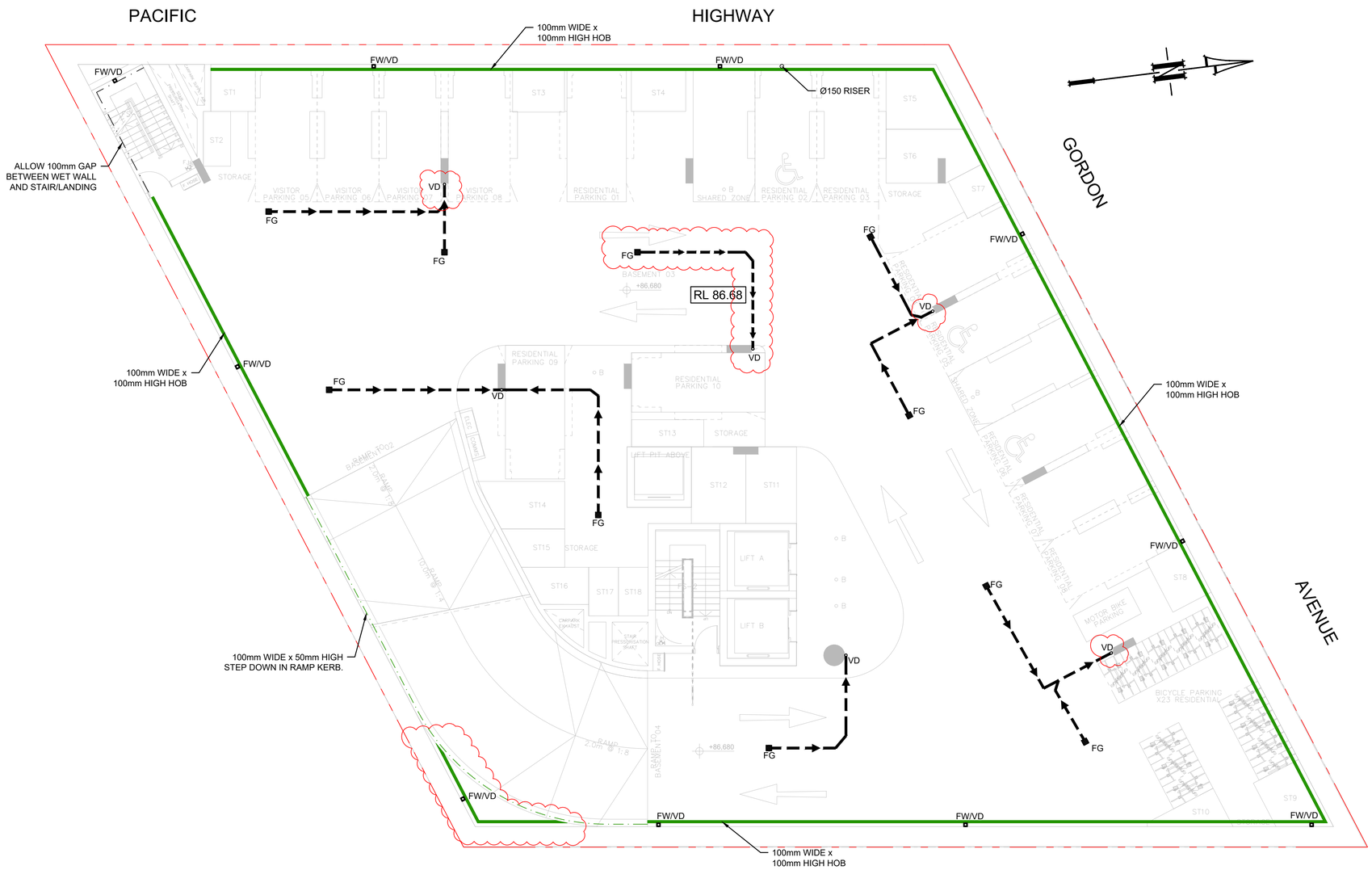
NOTE:
ALLOW FOR 600x600 ACCESS TO FLOOR WASTES (FW) TRAPPED BETWEEN WET WALLS AND ROOMS WALLS.
FOR FIRE COMPARTMENTS, ACCESS HATCH TO COMPLY WITH FIRE CONSULTANT'S REQUIREMENTS.

NOTE:
ALLOW BENCHING WITHIN SPOON DRAIN TO ACHIEVE MIN 1.0% FALL TO FLOOR WASTES.

NOTE:
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

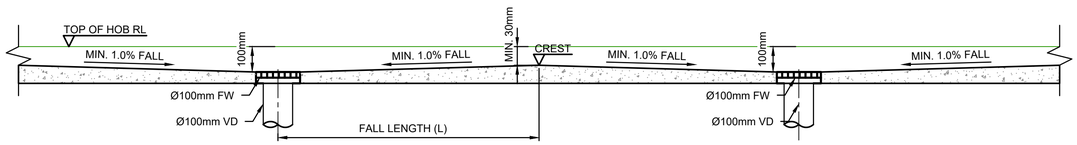
NOTE:
FIRE COLLARS TO BE APPROVED BY THE CONTRACTOR AND IN ACCORDANCE TO THE FIRE RATING REPORT OF THE FIRE ENGINEER.



LEGEND

	PROPOSED STORMWATER
VD	Ø100mm VERTICAL DROP
	SURFACE FLOW DIRECTION
SS SS	Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
	CLEANING EYE (OR INSPECTION EYE)
IO	INSPECTION OPENING
RL 29.65	FINISHED SURFACE LEVEL
	GRATED DRAIN
(HD)	HEAVY DUTY
FG	Ø150mm FLOOR GRATE
FW	Ø100mm FLOOR WASTE

BASEMENT 3
SCALE 1:100



TYPICAL SPOON DRAIN FALL DETAILS
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
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Client
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Scale
0 2 4 6 m
SCALE 1:100 @ A1

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DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT 3

Scale	Project No.	Dwg. No.	Issue
1:100 A1	23311	104	C

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 uPVC U.N.O.

NOTE:
FOR FLOOR WASTES (FW) BEHIND STORAGE CAGES, ALLOW 600x600 OPENING WITHIN THE REAR MESH FOR MAINTENANCE PURPOSES.

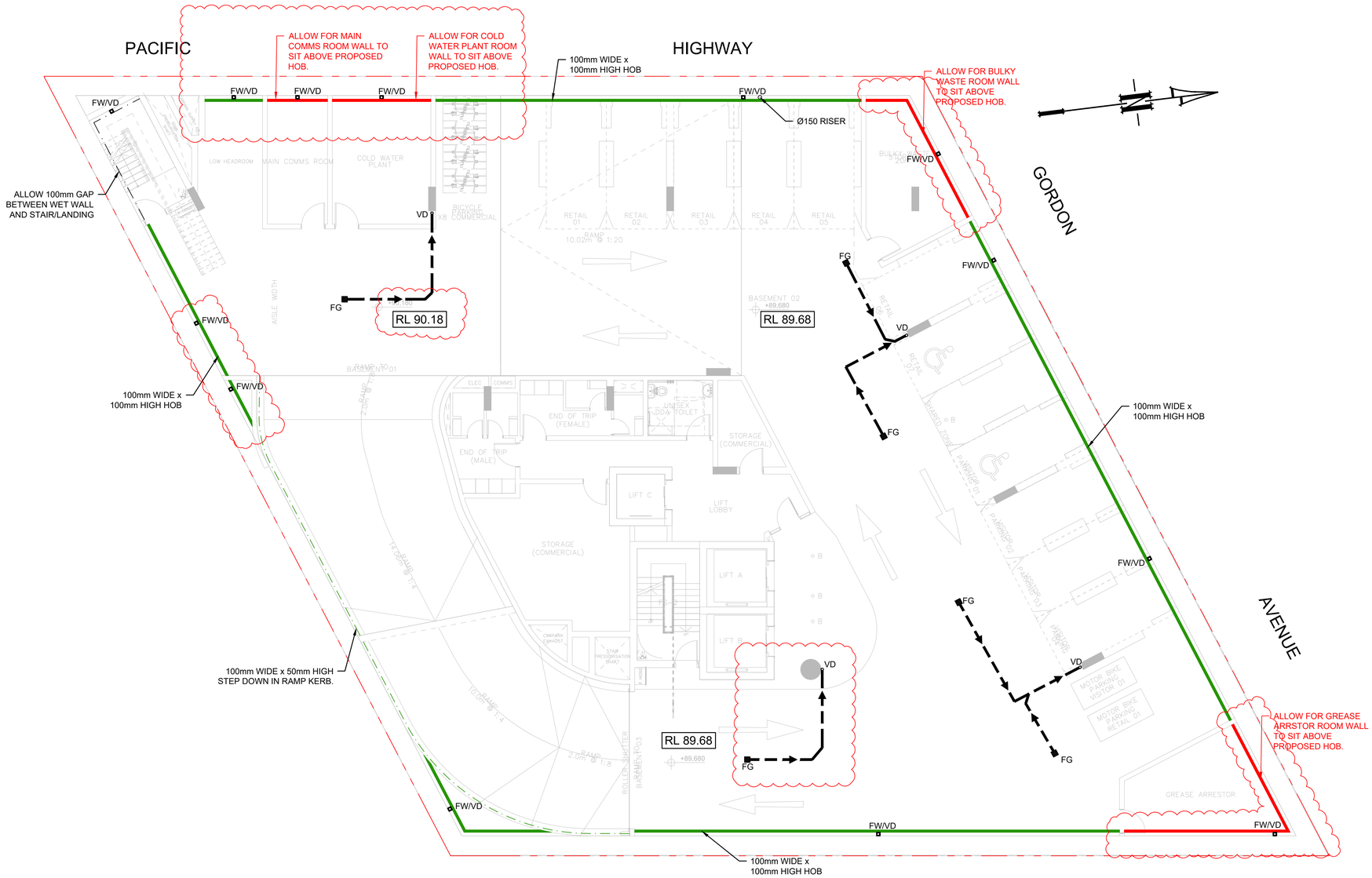
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NOTE:
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

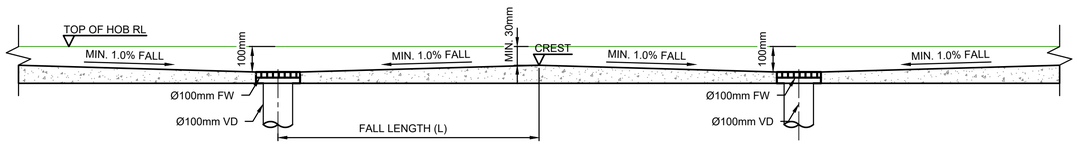
NOTE:
FIRE COLLARS TO BE APPROVED BY THE CONTRACTOR AND IN ACCORDANCE TO THE FIRE RATING REPORT OF THE FIRE ENGINEER.



BASEMENT 2
SCALE 1:100

LEGEND

	PROPOSED STORMWATER
VD	Ø100mm VERTICAL DROP
	SURFACE FLOW DIRECTION
SS SS	Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
	CLEANING EYE (OR INSPECTION EYE)
IO	INSPECTION OPENING
RL 29.65	FINISHED SURFACE LEVEL
	GRATED DRAIN
(HD)	HEAVY DUTY
FG	Ø150mm FLOOR GRATE
FW	Ø100mm FLOOR WASTE



TYPICAL SPOON DRAIN FALL DETAILS
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF
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0 10m at full size 10cm 20cm

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Client
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Scale
0 2 4 6 m
SCALE 1:100 @ A1

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629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT 2

Scale	Project No.	Dwg. No.	Issue
1:100 A1	23311	105	C

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
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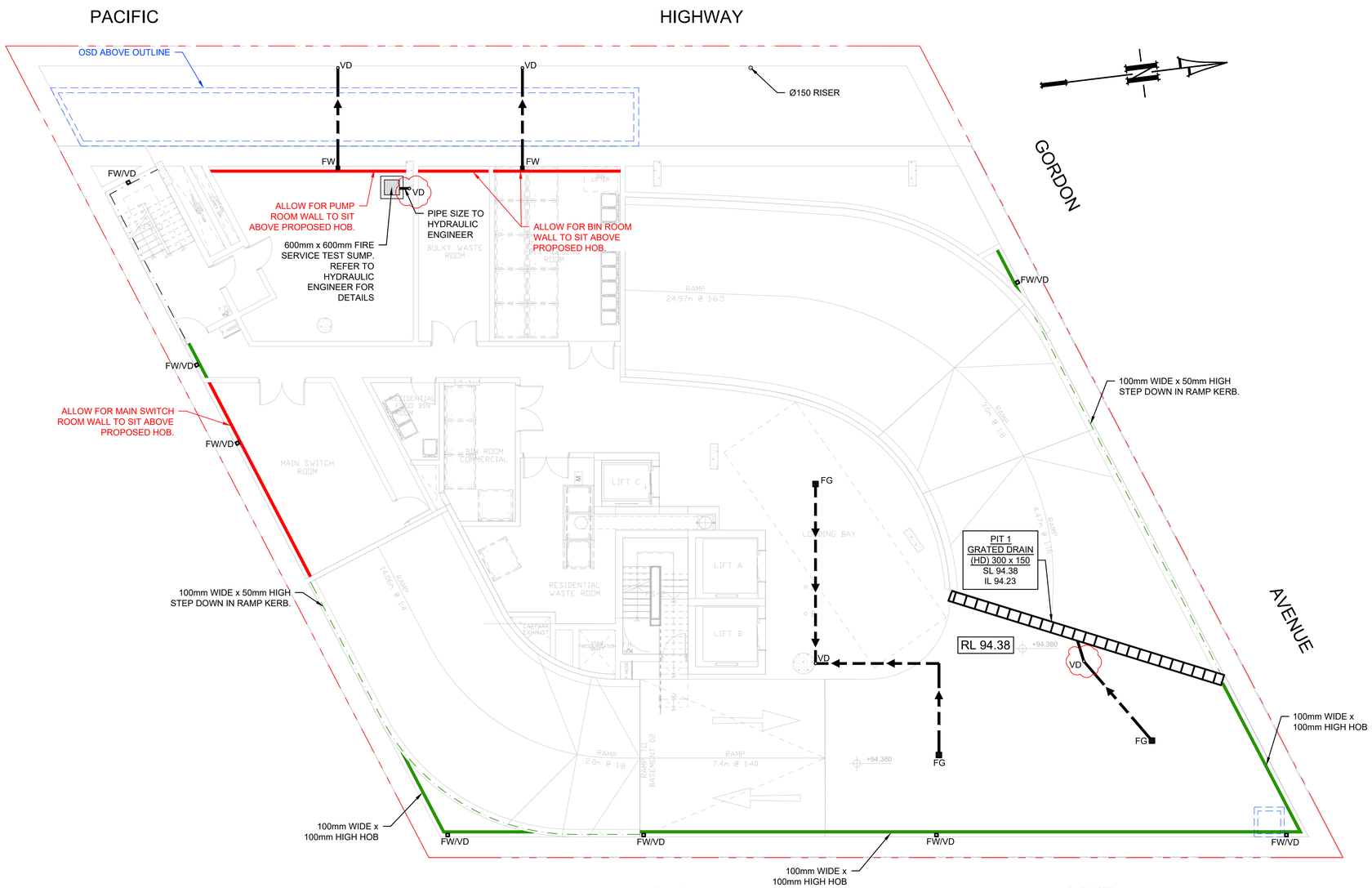
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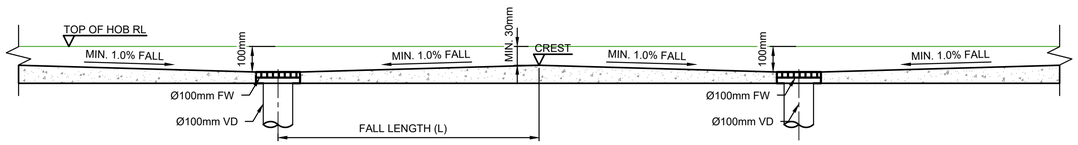
NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.



LEGEND

PROPOSED STORMWATER	
VD	Ø100mm VERTICAL DROP
	SURFACE FLOW DIRECTION
SS SS	Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
	CLEANING EYE (OR INSPECTION EYE)
IO	INSPECTION OPENING
RL 29.65	FINISHED SURFACE LEVEL
	GRATED DRAIN
(HD)	HEAVY DUTY
FG	Ø150mm FLOOR GRATE
FW	Ø100mm FLOOR WASTE

BASEMENT 1
SCALE 1:100



TYPICAL SPOON DRAIN FALL DETAILS
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
D	ISSUE FOR DEVELOPMENT APPLICATION (ARCHITECTURAL LAYOUT REVISED)	21/10/2024	MEA	SBF
C	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

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Council
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Client
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Scale
0 2 4 6 m
SCALE 1:100 @ A1

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Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT 1

Scale	Project No.	Dwg. No.	Issue
As Shown A1	23311	106	D

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

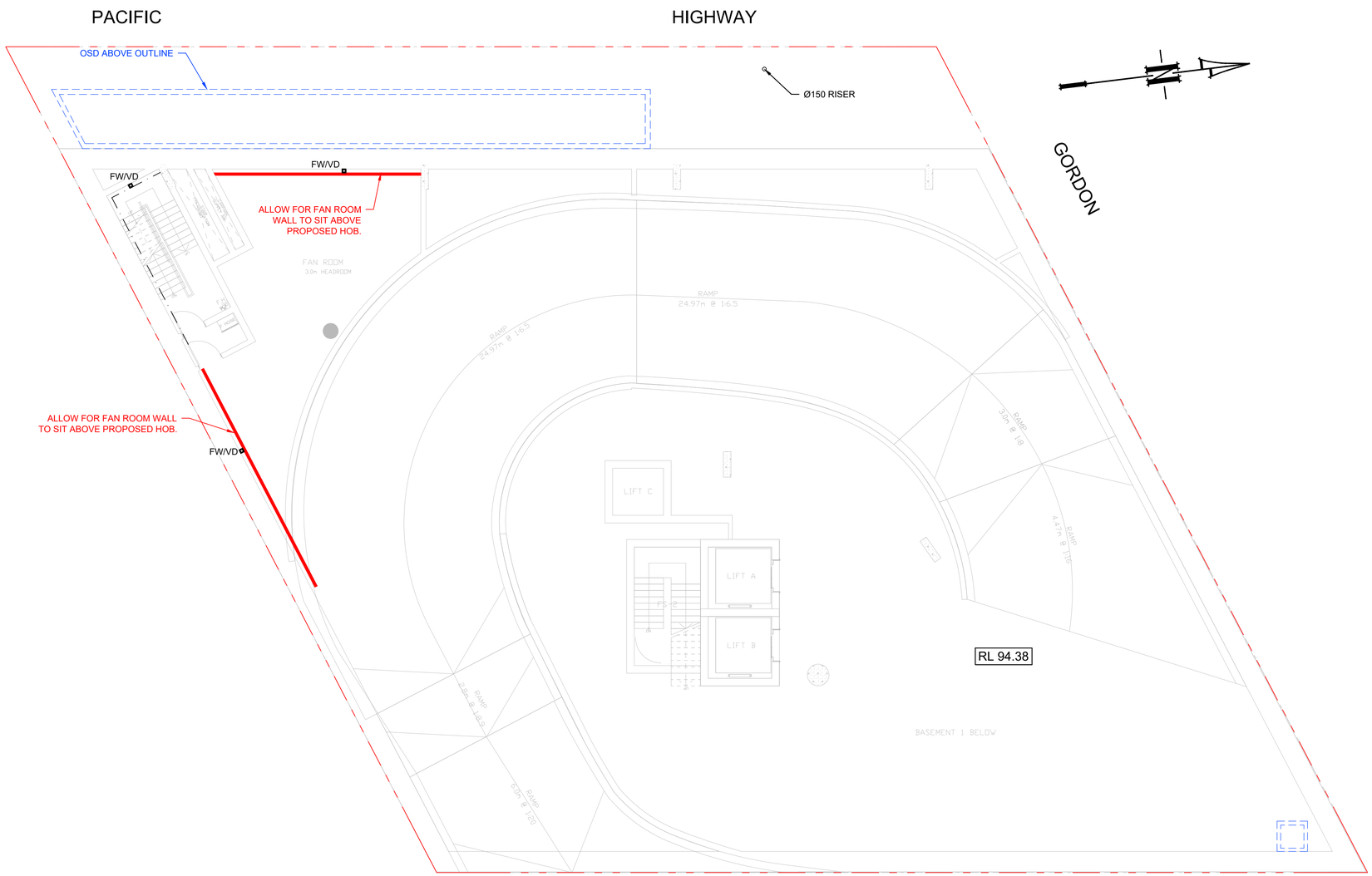
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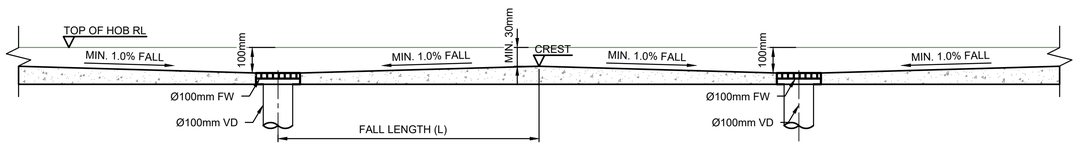
NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.



BASEMENT MEZZANINE
SCALE 1:100

LEGEND

	PROPOSED STORMWATER
VD	Ø100mm VERTICAL DROP
	SURFACE FLOW DIRECTION
SS SS	Ø100mm SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34 @ MIN 1.0% SLOPE
	CLEANING EYE (OR INSPECTION EYE)
IO	INSPECTION OPENING
RL 29.65	FINISHED SURFACE LEVEL
	GRATED DRAIN
(HD)	HEAVY DUTY
FG	Ø150mm FLOOR GRATE
FW	Ø100mm FLOOR WASTE



TYPICAL SPOON DRAIN FALL DETAILS
N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
B	ISSUE FOR DEVELOPMENT APPLICATION (ARCHITECTURAL LAYOUT REVISED)	21/10/2024	MEA	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	13/09/2023	MEA	JSF

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Scale
0 2 4 6 m
SCALE 1:100 @ A1

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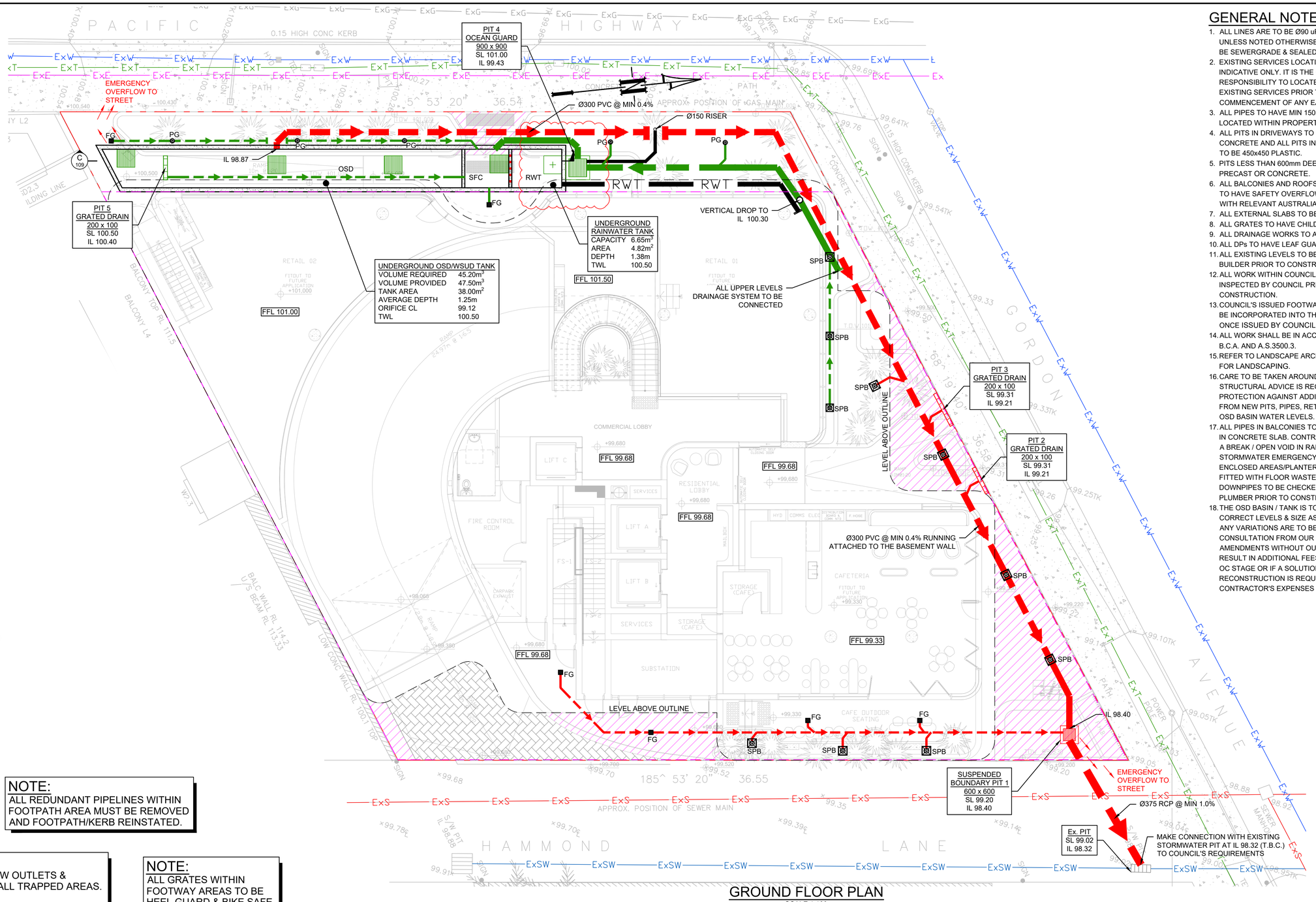
Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
STORMWATER CONCEPT PLAN
BASEMENT MEZZANINE

Scale	Project No.	Dwg. No.	Issue
A1 As Shown	23311	107	B

LEGEND

- PROPOSED STORMWATER DRAINAGE PIPE
- PROPOSED STORMWATER DRAINING TO OSD
- PROPOSED STORMWATER BYPASSING OSD
- Ø100 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 65 — Ø65 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- 50 — Ø50 HDPE OR PVC STORMWATER DRAINAGE PIPE CAST IN SLAB
- RWT — PROPOSED STORMWATER PIPE TO RAINWATER TANK
- SS — Ø100 SUBSOIL DRAINAGE TO BE WRAPPED IN GEOTEXTILE BIDIMA34
- RISER PIPE
- DP — DOWNPIPE Ø100
- VD — VERTICAL DROP Ø100
- VERTICAL DROP FROM SLAB
- PG — PLANTER GRATE Ø150
- FG — FLOOR GRATE Ø150
- FG — FLOOR GRATE 200x200 (ALLOW MINIMUM 1.0% FALL TO FG)
- FW — FLOOR GRATE 300x300 (ALLOW MINIMUM 1.0% FALL TO FW)
- RWO — RAINWATER OUTLET Ø260 SPS (ALLOW MINIMUM 1.0% FALL TO RWO)
- SPB — SUSPENDED PLANTER BOX RAINWATER OUTLET
- TD — AC CONDENSER TUNDISH TO MANUFACTURER'S DETAILS
- OF — Ø50mm EMERGENCY OVERFLOW SPITTERS/PIPES U.N.O.
- RWT — RAINWATER TANK
- IL 31.00 — INVERT LEVEL
- RL 29.65 — DESIGN SURFACE LEVEL
- NS 28.31 — EXISTING SURFACE LEVEL
- ExSW — EXISTING STORMWATER DRAINAGE
- ExW — EXISTING WATER MAIN
- ExS — EXISTING SEWER MAIN
- ExT — EXISTING TELESTRA
- ExE — EXISTING ELECTRICAL
- ExEU — EXISTING ELECTRICAL UNDERGROUND
- ExEO — EXISTING OVERHEAD ELECTRICAL
- ExG — EXISTING GAS
- HD — EXISTING HOUSE DRAINAGE
- ExOP — EXISTING OPTIC FIBER



GROUND FLOOR PLAN
SCALE 1:100

GENERAL NOTES

1. ALL LINES ARE TO BE Ø90 uPVC 1.0% GRADE UNLESS NOTED OTHERWISE. CHARGED LINES TO BE SEWERGRADE & SEALED.
2. EXISTING SERVICES LOCATIONS SHOWN INDICATIVE ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS.
3. ALL PIPES TO HAVE MIN 150mm COVER IF LOCATED WITHIN PROPERTY.
4. ALL PITS IN DRIVEWAYS TO BE 450x450 CONCRETE AND ALL PITS IN LANDSCAPED AREAS TO BE 450x450 PLASTIC.
5. PITS LESS THAN 600mm DEEP MAY BE BRICK, PRECAST OR CONCRETE.
6. ALL BALCONIES AND ROOFS TO BE DRAINED AND TO HAVE SAFETY OVERFLOWS IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. ALL EXTERNAL SLABS TO BE WATERPROOFED.
8. ALL GRATES TO HAVE CHILD PROOF LOCKS.
9. ALL DRAINAGE WORKS TO AVOID TREE ROOTS.
10. ALL DPs TO HAVE LEAF GUARDS.
11. ALL EXISTING LEVELS TO BE CONFIRMED BY BUILDER PRIOR TO CONSTRUCTION.
12. ALL WORK WITHIN COUNCIL RESERVE TO BE INSPECTED BY COUNCIL PRIOR TO CONSTRUCTION.
13. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.
14. ALL WORK SHALL BE IN ACCORDANCE WITH B.C.A. AND A.S.3500.3.
15. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR LANDSCAPING.
16. CARE TO BE TAKEN AROUND EXISTING SEWER. STRUCTURAL ADVICE IS REQUIRED FOR SEWER PROTECTION AGAINST ADDITIONAL LOADING FROM NEW PITS, PIPES, RETAINING WALLS AND OSD BASIN WATER LEVELS.
17. ALL PIPES IN BALCONIES TO BE Ø65 uPVC CAST IN CONCRETE SLAB. CONTRACTOR TO PROVIDE A BREAK / OPEN VOID IN RAIL / BALUSTRADE FOR STORMWATER EMERGENCY OVERFLOW. ALL ENCLOSED AREAS/PLANTER BOXES TO BE FITTED WITH FLOOR WASTES & DRAINED TO OSD DOWNPIPES TO BE CHECKED BY ARCHITECT & PLUMBER PRIOR TO CONSTRUCTION.
18. THE OSD BASIN / TANK IS TO BE BUILT TO THE CORRECT LEVELS & SIZE AS PER THIS DESIGN. ANY VARIATIONS ARE TO BE DONE UNDER CONSULTATION FROM OUR OFFICE ONLY. ANY AMENDMENTS WITHOUT OUR APPROVAL WOULD RESULT IN ADDITIONAL FEES FOR REDESIGN AT OC STAGE OR IF A SOLUTION CANNOT BE FOUND, RECONSTRUCTION IS REQUIRED UNDER THE CONTRACTOR'S EXPENSES

PIPES NOTE:
Ø65 PVC @ MIN 1.0%
Ø90 PVC @ MIN 1.0%
Ø100 PVC @ MIN 1.0%
Ø150 PVC @ MIN 1.0%
Ø225 PVC @ MIN 0.5%
Ø300 PVC @ MIN 0.4%
UNLESS NOTED OTHERWISE

NOTE:
ALL REDUNDANT PIPELINES WITHIN FOOTPATH AREA MUST BE REMOVED AND FOOTPATH/KERB REINSTATED.

NOTE:
1. CONTRACTOR IS TO PROVIDE OVERFLOW OUTLETS & EMERGENCY OVERFLOW SPITTERS TO ALL TRAPPED AREAS.
2. DP/VD ARE Ø100 PIPES U.N.O.
3. ALL TRANSFERRING PIPES ARE SUSPENDED U.N.O.
4. BALCONIES PIPES ARE Ø50mm HDPE OR PVC CAST IN SLAB AT MIN 1.0% SLOPE.

NOTE:
ALL GRATES WITHIN FOOTWAY AREAS TO BE HEEL GUARD & BIKE SAFE.

NOTE:
REFER ARCHITECTURAL DRAWINGS FOR FINAL SET-OUT LEVELS.

NOTE:
ALL STORMWATER DRAINAGE PIPES ARE Ø100 PVC AT MIN 1.0% SLOPE U.N.O.

NOTE:
PITS DEEPER THAN 1.0m TO BE FITTED WITH STEP IRONS.

NOTE:
ALL UPPER LEVELS DRAINAGE SYSTEM TO BE CONNECTED TO WSUD, SUBJECT TO DETAILED DESIGN STAGE.

NOTE:
ALL LINEAR GRATED DRAINS TO BE MIN. 100mm DEEP.

NOTE:
IT IS CONTRACTOR'S RESPONSIBILITY TO ENSURE MINIMUM PONDING IS ACHIEVED OVER THE FLOOR WASTES BY GRADING CATCHMENTS' SURFACES AT MINIMUM 1.0% FALL.

- CATCHMENT AREA TO BASEMENT = 31.95m²
- AREA BYPASSING OSD = 91.38m²

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
E	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2024	MEA	SBF
D	ISSUE FOR DEVELOPMENT APPLICATION (ARCHITECTURAL LAYOUT REVISED)	21/10/2024	MEA	SBF
C	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	05/07/2024	MEA	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 1cm at full size 10cm 20cm

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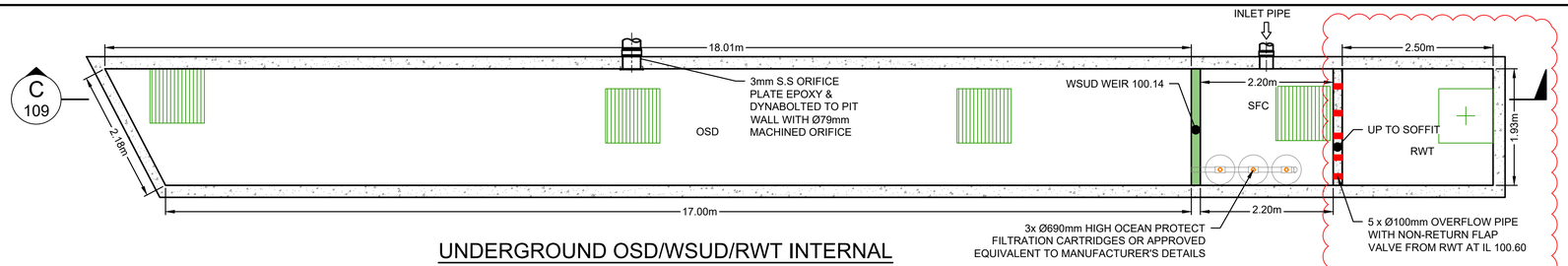
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SCALE 1:100 @ A1

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Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

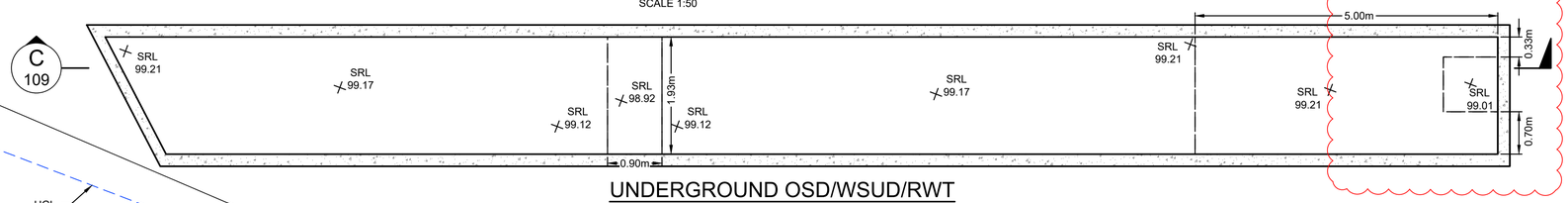
Drawing Title
STORMWATER CONCEPT PLAN
GROUND FLOOR

Scale	Project No.	Dwg. No.	Issue
1:100 A1	23311	108	E



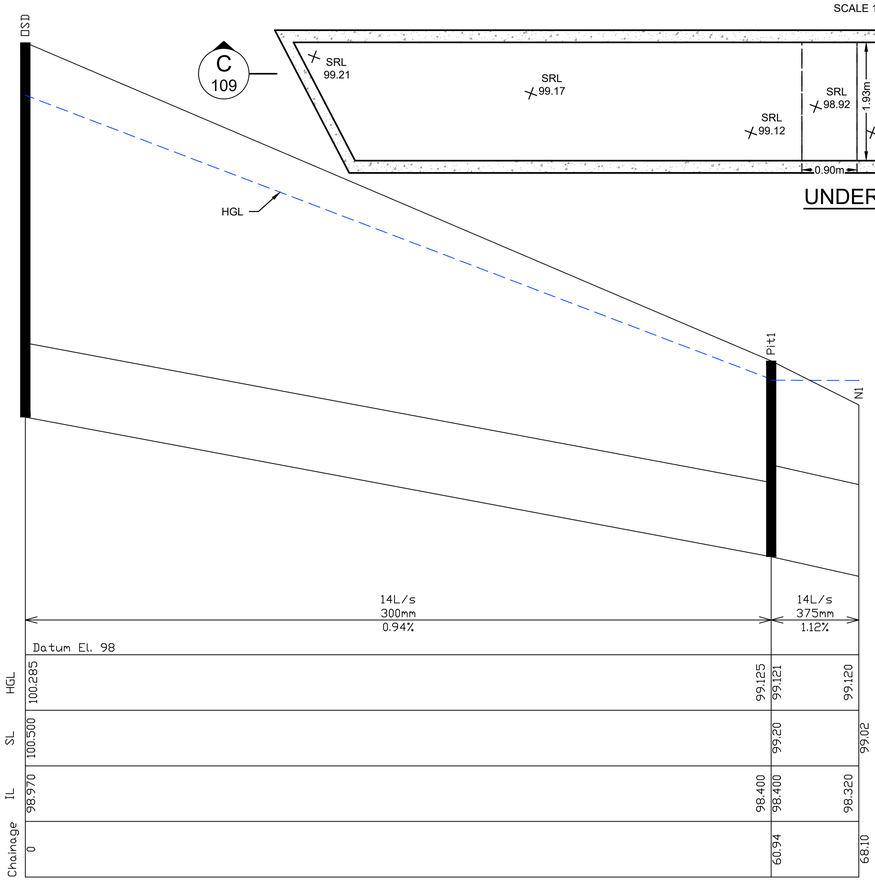
UNDERGROUND OSD/WSUD/RWT INTERNAL WALLS DIMENSIONS & WEIR HEIGHT

SCALE 1:50



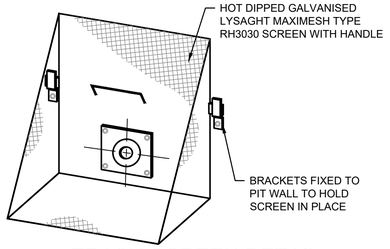
UNDERGROUND OSD/WSUD/RWT BOTTOM S.R.L.

SCALE 1:50



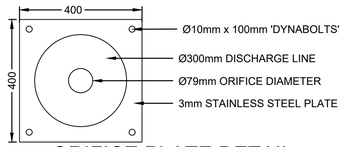
100 YEAR ARI STORM DRAINAGE LONGITUDINAL SECTION

HORIZONTAL SCALE 1:250
VERTICAL SCALE 1:25



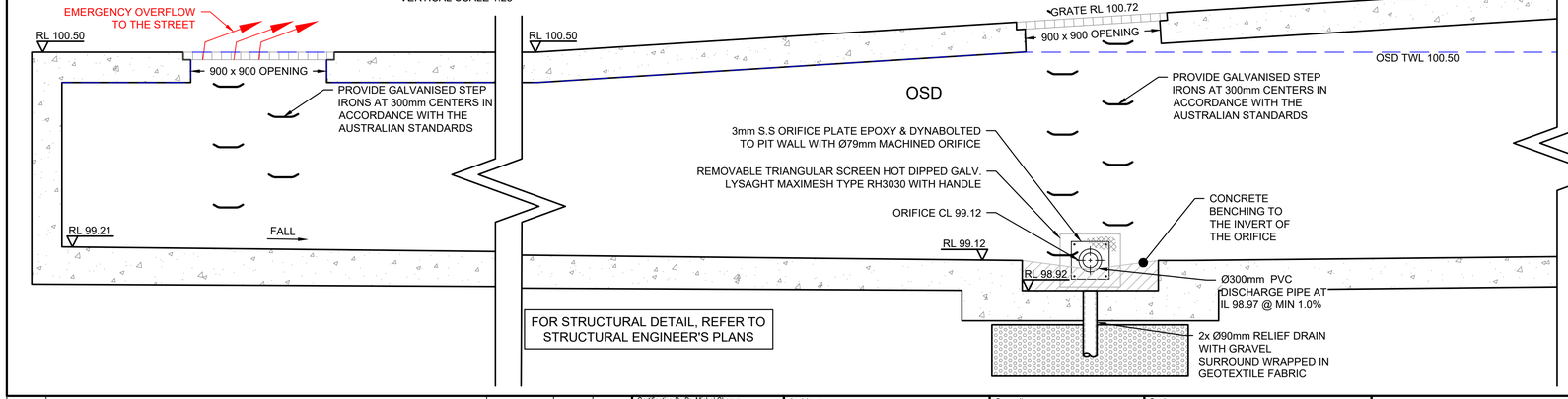
TRASH SCREEN DETAIL

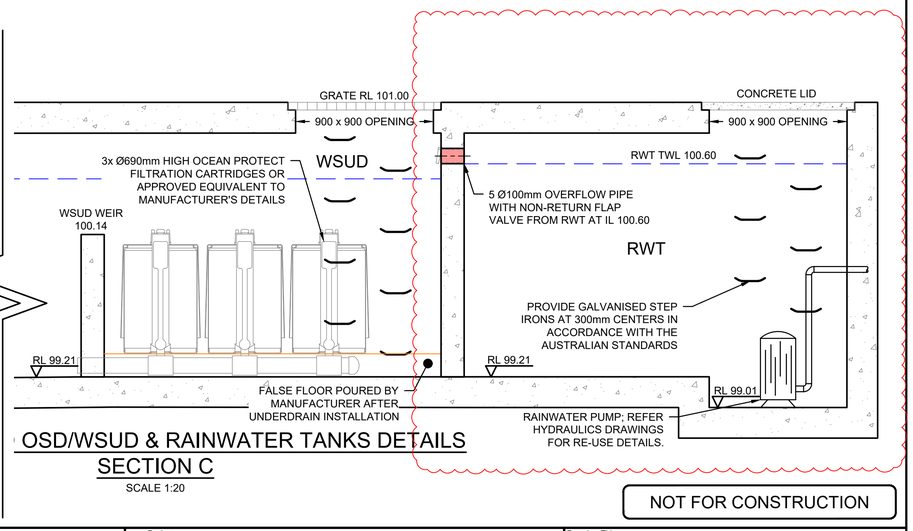
N.T.S



ORIFICE PLATE DETAIL

SCALE 1:10





OSD/WSUD & RAINWATER TANKS DETAILS SECTION C

SCALE 1:20

NOT FOR CONSTRUCTION

OSD CALCULATIONS:

REFERRING TO APPENDIX 1 OF WILLOUGHBY DEVELOPMENT CONTROL PLAN PART I, THE SUBJECT SITE IS LOCATED IN ZONE 2.

AS PER *WILLOUGHBY DEVELOPMENT CONTROL PLAN PART I: STORMWATER MANAGEMENT 2023, ATTACHMENT 1 – TECHNICAL STANDARD 1 – STORMWATER MANAGEMENT, SECTION 6:*

- THE VOLUME OF STORAGE OR THE SITE STORAGE REQUIREMENT (SSR) FOR A SITE MUST BE IN LINE WITH TABLE 7:
  SITE STORAGE REQUIRED (SSR) = 3.6 m³/100m² (ZONE 2)
- THE PERMISSIBLE SITE DISCHARGE (PSD) FOR A SITE MUST BE IN LINE WITH TABLE 8:
  PERMISSIBLE SITE DISCHARGE (PSD) = 1.7 L/s/100m² (ZONE 2)

TOTAL SITE AREA = 1185 m²

THEREFORE,

SITE STORAGE REQUIRED (SSR) = 42.66 m³
PERMISSIBLE SITE DISCHARGE (PSD) = 20.14 L/s

MOREOVER,

AS PER *WILLOUGHBY DEVELOPMENT CONTROL PLAN PART I: STORMWATER MANAGEMENT 2023, ATTACHMENT 1 – TECHNICAL STANDARD 1 – STORMWATER MANAGEMENT, SECTION 6:*

WHERE THE AREA BYPASSING THE SYSTEM IS OVER 5% OF THE TOTAL IMPERVIOUS AREA, THEN A DRAINS MODEL IS TO BE PREPARED, TO CONFIRM THAT FOR THE 1% AEP STORM EVENT THE PSD IS ACHIEVED AND CONFIRM THE REQUIRED STORAGE VOLUME FOR THE REDUCED OUTFLOW.

TOTAL BYPASS IMPERVIOUS AREA = 92.34 m² (7.7% OF THE TOTAL IMPERVIOUS AREA)

THEREFORE, A DRAINS MODEL IS REQUIRED.

DRAINS RESULTS

STORM EVENT (AEP)	PRE-DEV INTERNAL FLOWS (L/s)	OSD POST-DEV FLOWS (L/s)	BYPASS FLOWS (L/s)	TOTAL POST-DEV FLOWS (L/s)	WATER STORAGE LEVEL (m)
0.2EY	46	11	3	14	99.74
10%	53	12	3	15	99.85
5%	62	13	4	17	99.98
2%	74	14	5	19	100.20
1%	83	15	5	20	100.40

VOLUME REQUIRED USING DRAINS = 45.20 m³ > SSR = 42.66 m³
THEREFORE, THE MINIMUM OSD VOLUME REQUIRED IS 45.00 m³

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B	ISSUE FOR DEVELOPMENT APPLICATION	05/07/2024	MEA	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

1cm at full size 10cm 20cm

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Scale
SCALE 1:10 @ A1
SCALE 1:20 @ A1
SCALE 1:50 @ A1

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Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
ON-SITE DETENTION DETAILS AND CALCULATIONS

Scale A1	Project No.	Dwg. No.	Issue
As Shown	23311	109	D

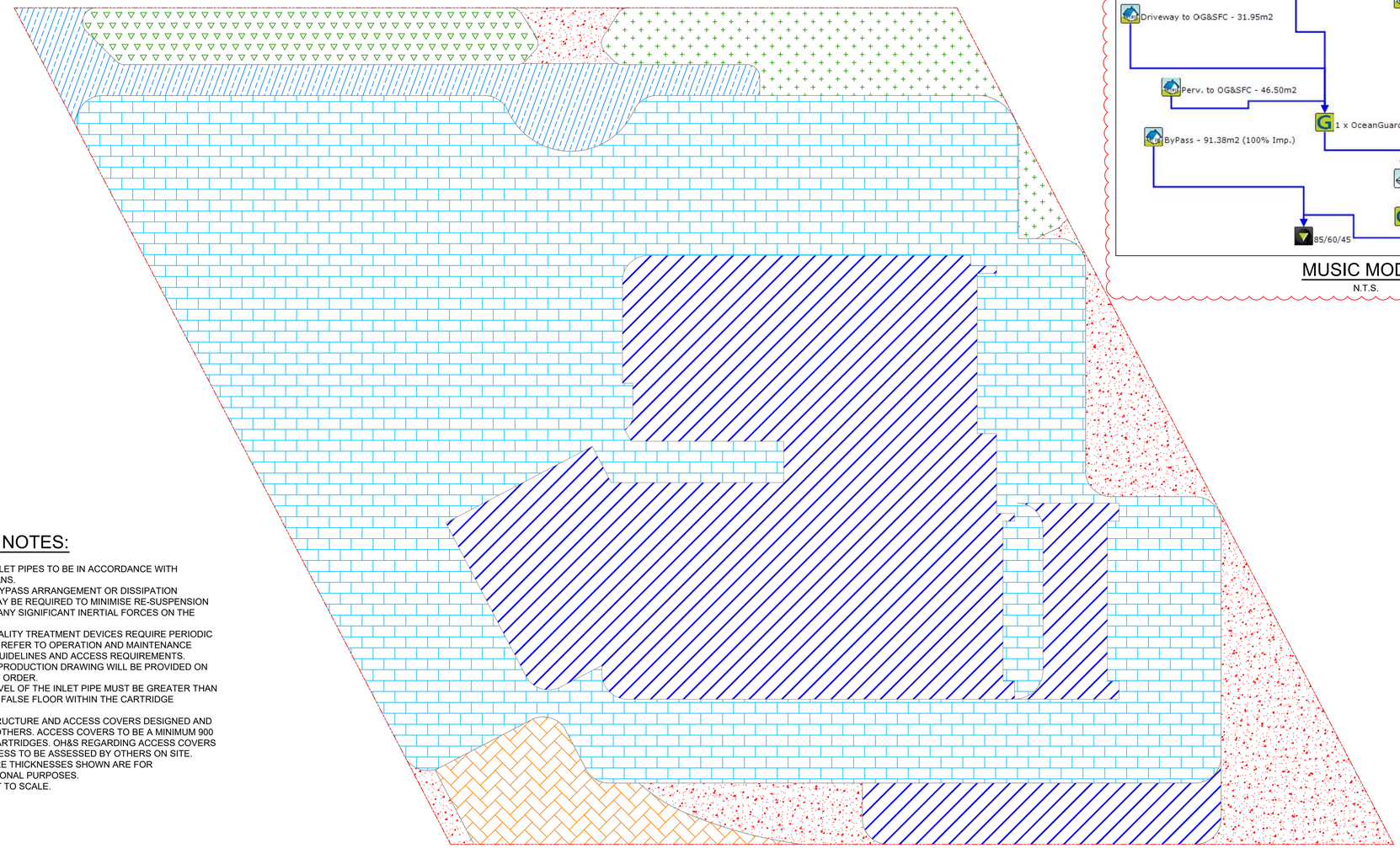
CATCHMENT LEGEND

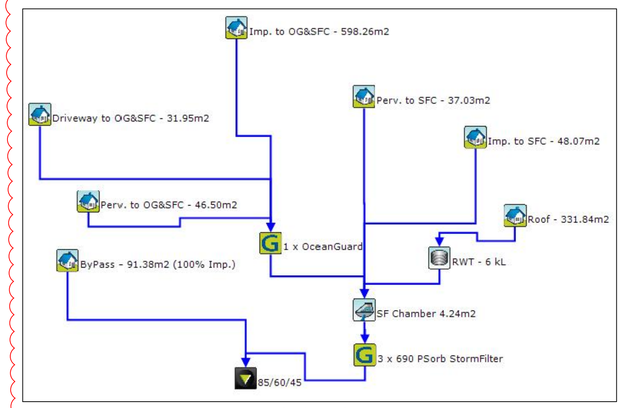
TOTAL SITE AREA = 1,185.15m²

- ROOF AREA TO RWT THEN TO SFC = 332.12m²
- IMPERVIOUS AREA TO OG & SFC = 598.49m²
- IMPERVIOUS AREA TO SFC = 41.34m²
- PERVIOUS AREA TO OG & SFC = 55.05m²
- PERVIOUS AREA TO SFC = 37.02m²
- DRIVEWAY AREA TO OG & SFC = 33.09m²
- IMPERVIOUS AREA BYPASSING SFC = 88.04m²

TOTAL AREA TO SFC = 1,097.11m² (92.57% OF THE SITE)

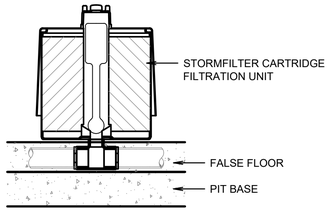
TOTAL BYPASS AREA = 88.04m² (100% IMPERVIOUS)





MUSIC MODEL

N.T.S.



STORMFILTER CARTRIDGE DETAIL

N.T.S.

GENERAL NOTES:

1. INLET AND OUTLET PIPES TO BE IN ACCORDANCE WITH APPROVED PLANS.
2. A HIGH FLOW BYPASS ARRANGEMENT OR DISSIPATION STRUCTURE MAY BE REQUIRED TO MINIMISE RE-SUSPENSION OF SOLIDS OR ANY SIGNIFICANT INERTIAL FORCES ON THE CARTRIDGES.
3. ALL WATER QUALITY TREATMENT DEVICES REQUIRE PERIODIC MAINTENANCE. REFER TO OPERATION AND MAINTENANCE MANUAL FOR GUIDELINES AND ACCESS REQUIREMENTS.
4. SITE SPECIFIC PRODUCTION DRAWING WILL BE PROVIDED ON PLACEMENT OF ORDER.
5. THE INVERT LEVEL OF THE INLET PIPE MUST BE GREATER THAN THE RL OF THE FALSE FLOOR WITHIN THE CARTRIDGE CHAMBER.
6. CONCRETE STRUCTURE AND ACCESS COVERS DESIGNED AND PROVIDED BY OTHERS. ACCESS COVERS TO BE A MINIMUM 900 x 900 ABOVE CARTRIDGES. OH&S REGARDING ACCESS COVERS AND TANK ACCESS TO BE ASSESSED BY OTHERS ON SITE.
7. THE STRUCTURE THICKNESSES SHOWN ARE FOR REPRESENTATIONAL PURPOSES.
8. DRAWINGS NOT TO SCALE.

CATCHMENT PLAN

SCALE 1:100

Facility Component Requiring Maintenance	Maintenance Activity	When Maintenance Activity Is Required	Expected Facility Performance After Maintaining	INSPECTION/MINOR MAINTENANCE (TIMES/YEAR)	MAJOR MAINTENANCE (TIMES/YEAR)
StormFilter® Cartridges and Containment Structure	Trash and Debris Removal	Floatable objects or other trash is present in the filter. Remove to avoid hindrance of filtration and eliminate unsightly debris and trash.	Permanent removal from storm system.	2 (and after major storms)	1 (except in case of a spill)
	Cartridge Replacement and Sediment Removal	1. Media has been contaminated by high levels of pollutants, such as after a spill.	1. New media is able to effectively treat stormwater.	-	-
Drainage System Piping	Flushing With Water	Drainage system is obstructed by debris or sediment.	Outflow is not restricted.	-	-

FILTRATION UNIT MAINTENANCE SCHEDULE

	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.323	1.233	6.787
Total Suspended Solids (kg/yr)	203.3	29.66	85.41
Total Phosphorus (kg/yr)	0.4314	0.105	75.65
Total Nitrogen (kg/yr)	3.372	1.507	55.3
Gross Pollutants (kg/yr)	30.8	2.555	91.7

MUSIC RESULTS

N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
C	ISSUE FOR DEVELOPMENT APPLICATION	30/10/2024	MEA	SBF
B	ISSUE FOR DEVELOPMENT APPLICATION	17/07/2024	MEA	SBF
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 10cm at full size 100m 200m

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Scale
0 2 4 6 m
SCALE 1:100 @ A1

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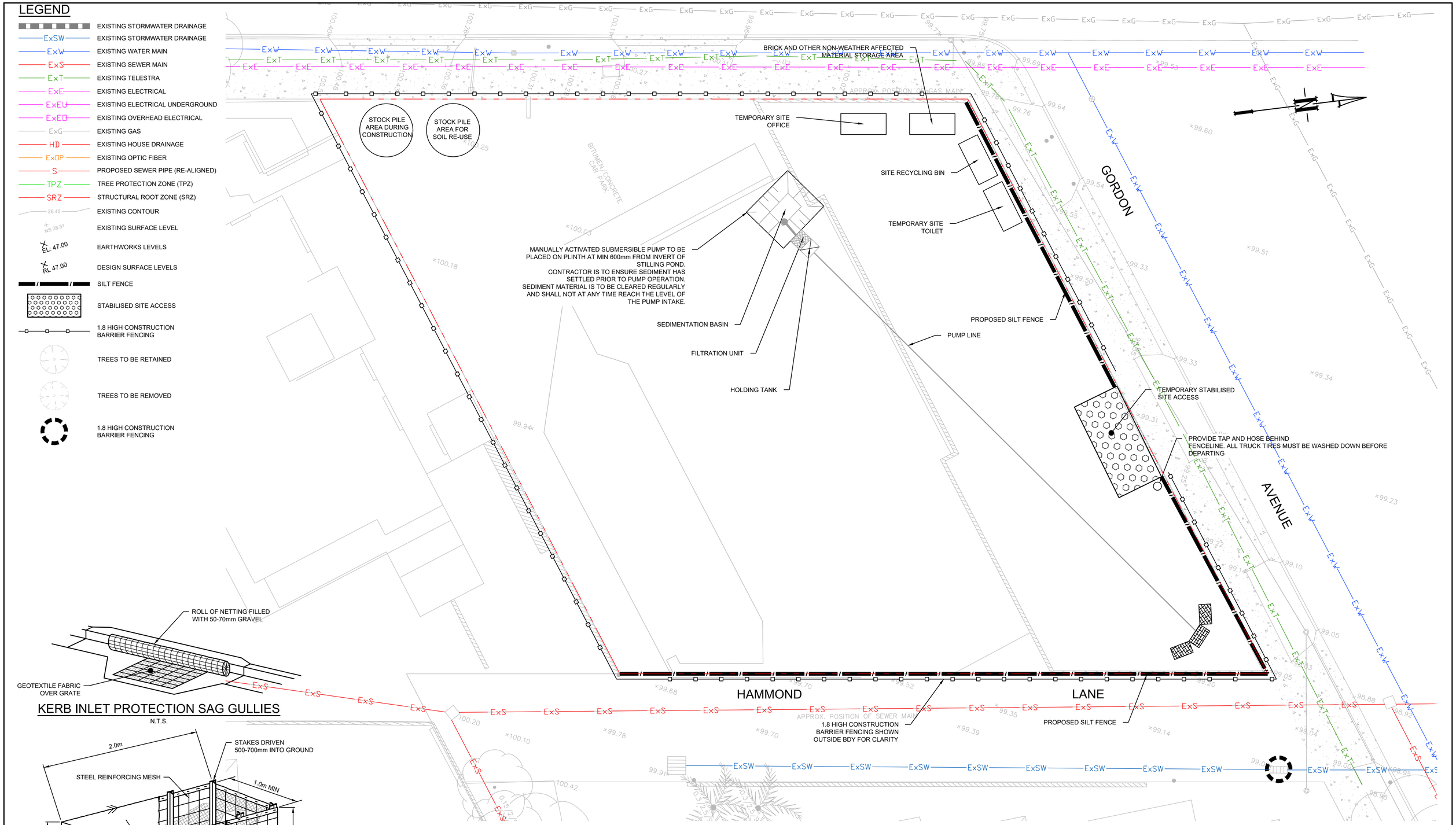
Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
CATCHMENT PLAN AND MUSIC RESULTS

Scale	Project No.	Dwg. No.	Issue
A1 As Shown	23311	110	C

LEGEND

- EXISTING STORMWATER DRAINAGE
- EXISTING STORMWATER DRAINAGE
- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING TELESTRA
- EXISTING ELECTRICAL
- EXISTING ELECTRICAL UNDERGROUND
- EXISTING OVERHEAD ELECTRICAL
- EXISTING GAS
- EXISTING HOUSE DRAINAGE
- EXISTING OPTIC FIBER
- PROPOSED SEWER PIPE (RE-ALIGNED)
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- EXISTING CONTOUR
- EXISTING SURFACE LEVEL
- EARTHWORKS LEVELS
- DESIGN SURFACE LEVELS
- SILT FENCE
- STABILISED SITE ACCESS
- 1.8 HIGH CONSTRUCTION BARRIER FENCING
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- 1.8 HIGH CONSTRUCTION BARRIER FENCING

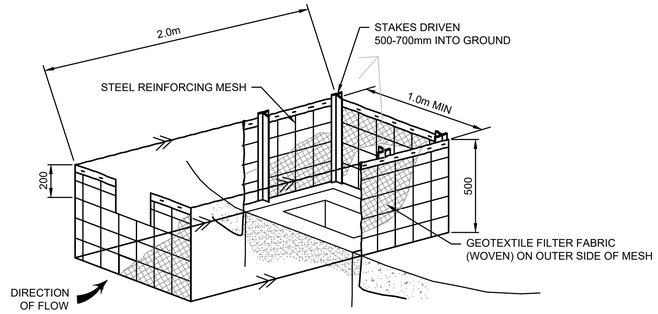


SEDIMENT & EROSION CONTROL PLAN

SCALE 1:100

KERB INLET PROTECTION SAG GULLIES

N.T.S.



FIELD INLET SEDIMENT TRAP

N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 1cm at full size 10cm 20cm

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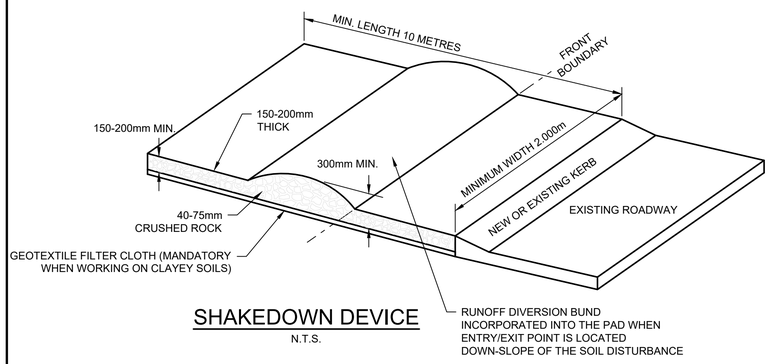
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SCALE 1:100 @ A1

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Project
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PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
SEDIMENT AND EROSION CONTROL PLAN & DETAILS

Scale	Project No.	Dwg. No.	Issue
As Shown A1	23311	111	A

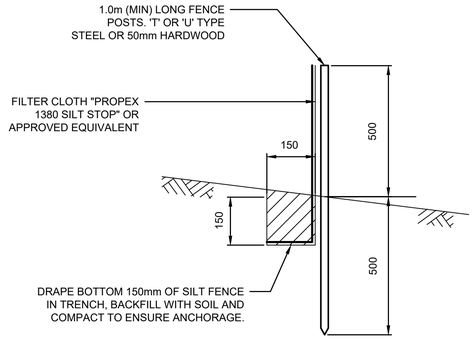


SHAKEDOWN DEVICE

N.T.S.

SEDIMENT & EROSION NOTES:

1. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO NOMINATE THE LOCATIONS AND TYPES OF SEDIMENT AND EROSION CONTROL MEASURES TO BE ADOPTED. THESE MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY CLEARING OR EARTHWORKS AND MAINTAINED UNTIL THE WORKS ARE COMPLETED AND NO LONGER POSE AN EROSION HAZARD, UNLESS OTHERWISE APPROVED BY THE SUPERINTENDENT.
2. IMMEDIATELY FOLLOWING SETTING OUT OF THE WORKS, BUT PRIOR TO COMMENCEMENT OF ANY CLEARING OR EARTHWORKS, THE CONTRACTOR AND SUPERINTENDENT SHALL WALK THE SITE TO IDENTIFY AND MARK TREES WHICH ARE TO BE PRESERVED. NOTWITHSTANDING THE ABOVE,THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO MINIMISE DISTURBANCE TO EXISTING VEGETATION AND GROUND COVER OUTSIDE THE MINIMUM AREAS REQUIRED TO COMPLETE THE WORKS AND SHALL BE RESPONSIBLE FOR RECTIFICATION, AT ITS OWN COST, OF ANY DISTURBANCE BEYOND THOSE AREAS.
3. PROVIDE GULLY GRATE INLET SEDIMENT TRAPS AT ALL GULLY PITS.
4. PROVIDE SILT FENCING ALONG PROPERTY LINE AS DIRECTED BY SUPERINTENDENT.
5. ADDITIONAL CONTROL DEVICES TO BE PLACED WHERE DIRECTED BY THE PRINCIPLE.
6. ALTERNATIVE DESIGNS TO BE APPROVED BY SUPERINTENDENT PRIOR TO CONSTRUCTION.
7. WASH DOWN/RUMBLE AREA TO BE CONSTRUCTED WITH PROVISIONS RESTRICTING ALL SILT AND TRAFFICKED DEBRIS FROM ENTERING THE STORMWATER SYSTEM.
8. NO WORK OR STOCKPILING OF MATERIALS TO BE PLACED OUTSIDE OF SITE WORK BOUNDARY.
9. APPROPRIATE EROSION AND SEDIMENT CONTROLS TO BE USED TO PROTECT STOCKPILES AND MAINTAINED THROUGH OUT CONSTRUCTION.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE DUE CARE OF NATURAL VEGETATION. NO CLEARING IS TO BE UNDERTAKEN WITHOUT PRIOR APPROVAL FROM THE SUPERINTENDENT.
11. TO AVOID DISTURBANCE TO EXISTING TREES, EARTHWORKS WILL BE MODIFIED AS DIRECTED ON-SITE BY THE SUPERINTENDENT.
12. THE LOCATION OF EROSION AND SEDIMENTATION CONTROLS WILL BE DETERMINED ON SITE BY THE SUPERINTENDENT.
13. ACCESS TRACKS THROUGH THE SITE WILL BE LIMITED TO THOSE DETERMINED BY THE SUPERINTENDENT AND THE CONTRACTOR PRIOR TO ANY WORK COMMENCING.
14. ALL SETTING OUT IS THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO WORKS COMMENCING ON SITE. THE SUPERINTENDENT'S SURVEYOR SHALL PEG ALL ALLOTMENT BOUNDARIES, PROVIDE COORDINATE INFORMATION TO THESE PEGS AND PLACE BENCH MARKS. THE CONTRACTOR SHALL SET OUT THE WORKS FROM AND MAINTAIN THESE PEGS.

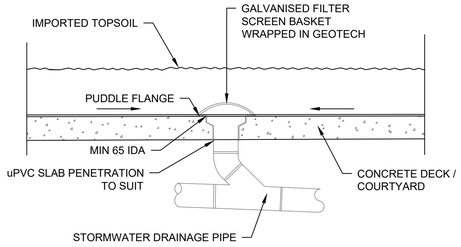


SILT FENCE DETAIL

N.T.S.

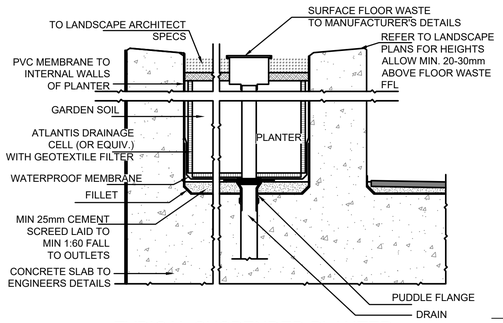
SILT FENCE NOTES:

1. FILTER CLOTH TO BE FASTENED SECURELY TO POSTS WITH GALVANISED WIRE TIES, STAPLES OR ATTACHMENT BELTS.
2. POSTS SHOULD NOT BE SPACED MORE THAN 3.0m APART.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 150mm AND FOLDED.
4. FOR EXTRA STRENGTH TO SILT FENCE, WOVEN WIRE (14mm GAUGE, 150mm MESH SPACING) TO BE FASTENED SECURELY BETWEEN FILTER CLOTH AND POSTS BY WIRE TIES OR STAPLES
5. INSPECTIONS SHALL BE PROVIDED ON A REGULAR BASIS, ESPECIALLY AFTER RAINFALL AND EXCESSIVE SILT DEPOSITS REMOVED WHEN "BULGES" DEVELOP IN SILT FENCE
6. SEDIMENT FENCES SHALL BE CONSTRUCTED WITH SEDIMENT TRAPS AND EMERGENCY SPILLWAYS AT SPACINGS NO GREATER THAN 40m ON FLAT TERRAIN DECREASING TO 20m SPACINGS ON STEEP TERRAIN.



PLANTER GRATE DETAIL

N.T.S.

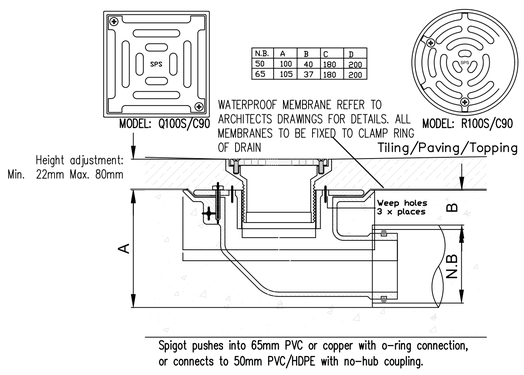


TYPICAL SUSPENDED PLANTER BOX FLOOR WASTE DETAIL

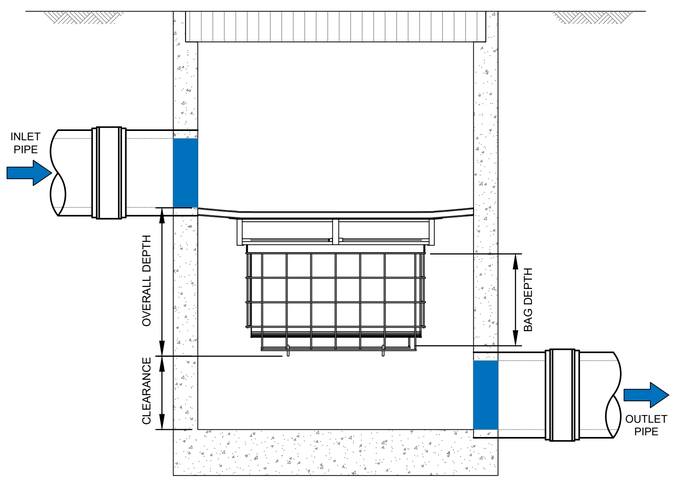
N.T.S.

Stormwater Drainage System Maintenance Schedule

Maintenance Action	Frequency	Responsibility	Procedure
General			
Inspect roof drainage system of building and remove any debris/sludge	Six Monthly	Strata/Maintenance Contractor	Remove any leaves or debris and sludge from gutters of building and flush downpipes of building to remove any blockages. Pits downstream of downpipes to be cleaned of flushed debris.
Inspect pits and trench drains on site and remove debris/litter/sludge	Monthly or following Rain Period	Strata/Maintenance Contractor	Remove grate. Remove any debris/litter/sludge from within pits.
Inspect site for litter and floatable debris and remove	Fortnightly	Strata/Maintenance Contractor	Remove litter from site and sweep all driveway and pathways in order to remove leaves or sediments that may enter into the drainage system.
Basement Pump out			
Inspect and clean flap valve,	Six Monthly	Strata/Maintenance Contractor	Remove grate and check flap valve and pipe for blockages and clean. Check hinges for rust and test operation by moving flap to full extent.
Check hinge operation.	Annually	Strata/Maintenance Contractor	Inspect hinge and check its operation.
Check attachment of flap valve to wall pit.	Annually	Strata/Maintenance Contractor	Remove grate and ensure valve fixings are secure.
Check flap valve seal.	Six Monthly	Strata/Maintenance Contractor	Remove grate and fill pit with water, ensure flap seals against side of pit with minimal leakage.
Inspect walls for cracking or spalling.	Annually	Strata/Maintenance Contractor	Remove grate to inspect internal walls, remove vegetation to inspect external wall, repair as required.
Inspect sump and clean.	Six Monthly	Strata/Maintenance Contractor	Remove grate and clean sediment/sludge from sump.
Inspect grate for damage or blockage.	Six Monthly	Strata/Maintenance Contractor	Check both sides of grate for corrosion (particularly welds and corners); also check for damage and blockages
Inspect outlet pipe and remove blockages	Six Monthly	Strata/Maintenance Contractor	Remove grate and flush outlet pipe to ensure it drains freely. Check for debris on upstream side of return line.
Outlets			
Inspect & remove any blockage of orifices	Six monthly	Strata/Maintenance Contractor	Remove grate & screen to inspect orifice. See plan for location of outlets
Check attachment of orifice plates to wall of chamber and/or pit (gaps less than 5 mm)	Annually	Strata/Maintenance Contractor	Remove grate and screen. Ensure plates are mounted securely, tighten fixings if required. Seal gaps as required.
Check orifice diameters are correct and retain sharp edges	Five yearly	Strata/Maintenance Contractor	Compare diameter to design (see Work-as-Executed) and ensure edge is not pitted or damaged.
Inspect screen and clean	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screens if required to clean them.
Check attachment of screens to wall of chamber or pit	Annually	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ensure screen fixings are secure. Repair as required.
Check screen(s) for corrosion	Annually	Strata/Maintenance Contractor	Remove grate(s) and examine screen(s) for rust or corrosion, especially at corners or welds.
Inspect walls (internal and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect outlet sumps & remove any sediment/sludge	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up and check orifices are clear.
Inspect grate(s) for damage or blockage	Six monthly	Strata/Maintenance Contractor	Check both sides of a grate for corrosion, (especially corners and welds) damage or blockage.
Inspect outlet pipe & remove any blockage	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Ventilate underground storage if present. Check orifices and remove any blockages in outlet pipe. Flush outlet pipe to confirm it drains freely. Check for sludge/debris on upstream side of return line.
Check step irons for corrosion	Annually	Strata/Maintenance Contractor	Remove grate. Examine step irons and repair any corrosion or damage
Check fixing of step irons is secure	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and ensure fixings are secure prior to placing weight on step iron.
Storage			
Inspect storage & remove any sediment/sludge in pit	Six monthly	Strata/Maintenance Contractor	Remove grate(s) and screen(s). Remove sediment/sludge build-up.
Inspect internal walls of storage (and external, if appropriate) for cracks or spalling	Annually	Strata/Maintenance Contractor	Remove grate(s) to inspect internal walls. Repair as required. Clear vegetation from external walls if necessary and repair as required.
Inspect & remove any debris/litter/mulch etc blocking grates	Six monthly	Strata/Maintenance Contractor	Remove blockages from grate(s) and check if storage is blocked.
Inspect areas draining to the storage(s) & remove debris/mulch/litter etc likely to block screens/grates	Six monthly	Strata/Maintenance Contractor	Remove debris and floatable material likely to be carried to grates.
Compare storage volume to volume approved. (Rectify if loss > 5%)	Annually	Strata/Maintenance Contractor	Compare actual storage available with Work-as Executed plans. If volume loss is greater than 5%, arrange for reconstruction to replace the volume lost. Council to be notified of the proposal.
Inspect storages for subsidence near pits	Annually	Strata/Maintenance Contractor	Check along drainage lines and at pits for subsidence likely to indicate leakages.

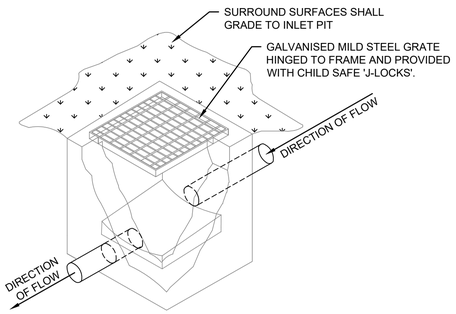


TYPICAL CAST IN FLOOR WASTE/RAINWATER OUTLET



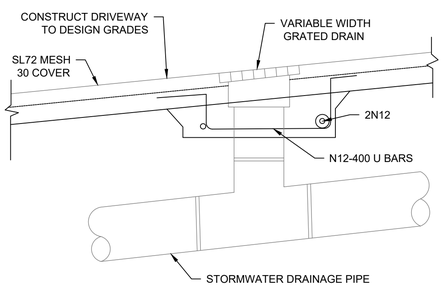
OCEANGUARD PIPE FLOW CONFIGURATION TYPICAL DETAIL

N.T.S.



TYPICAL GRATED INLET PIT DETAIL

N.T.S.



GRATED DRAIN DETAIL

N.T.S.

NOT FOR CONSTRUCTION

Issue	Description	Date	Design	Checked
A	ISSUE FOR DEVELOPMENT APPLICATION	06/09/2023	MEA	JSF

0 10cm at full_size 10cm 20cm

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Scale

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Company: Telford Consulting Pty Ltd

Project
629-639 PACIFIC HIGHWAY, CHATSWOOD
PROPOSED MIXED-USE DEVELOPMENT
STORMWATER CONCEPT PLANS
DEVELOPMENT APPLICATION

Drawing Title
MISCELLANEOUS DETAILS SHEET

Scale	Project No.	Dwg. No.	Issue
N.T.S. A1	23311	112	A

23-951
629-639 PACIFIC HIGHWAY, CHATSWOOD, NSW

DRAWING SCHEDULE

DRAWING NO.	DRAWING TITLE
000	COVER SHEET
101	PLANT SCHEDULE
201	PLANTING PLAN- GROUND LEVEL
202	PLANTING PLAN- LEVEL 1
203	PLANTING PLAN- LEVEL 2
204	PLANTING PLAN- LEVEL 3
501	LANDSCAPE SPECIFICATION
601	LANDSCAPE DETAILS

ALL DRAWINGS TO BE READ IN CONJUNCTION WITH
[23-951]L-SP-001 LANDSCAPE SPECIFICATION



PROPOSED TREE PLANTING

SHRUBS AND ACCENTS



Ac - Acacia cognata



Agv - Anigosanthos Gold Velvet



Al - Acacia limelight



Bs - Banksia spinulosa



Cg - Casuarina glauca
'Green Wave'



De - Doryanthes excelsa



Ew - Euphorbia wulfenii



Px - Philodendron 'Xanadu'



Sc - Santolina chamaecyparissus



Sn -Strelitzia nicolai



Wf - Westringia fruticosa

Ferns & Cycads



Aa - Asplenium australasicum



Cr - Cycas revoluta



Bsl - Blechnum 'Silver Lady'



Zf - Zamia furfuracea

GRASSES & GROUND COVERS



Aip - Acaena inermis 'Purpurea'



Cci - Casuarina 'Cousin It'



Cg - Carpobrotus glaucescens



Dr - Dianella revoluta



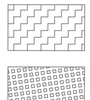
Gs - Goldmoss stonecrop



Hs - Hibbertia scandens



Ll - Lomandra longifolia



Lt - Lomandra 'Tanika'



Llc - Lomandra 'Little Con'



Ro - Rosmarinus officinalis



Tfm - Trachelospermum 'Flat
Mat'

ARCADIA

629-639 Pacific Highway, Chatswood
DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	**DATE**	31.07.2023
CLIENT	POLYTEC GROUP	**SCALE**	NTS @ A1
ARCHITECT	PBD ARCHITECT	**ISSUE**	C

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PLANT SCHEDULE

23-951 629-639 PACIFIC HIGHWAY PLANT SCHEDULE

CODE	BOTANIC NAME	COMMON NAME	MATURE SIZE (h x w) (m)	PROPOSED POT SIZE	TOTAL QUANTITY	GROUND FLOOR	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL26
	TREES & PALMS									
Bc	*Backhousia citriodora*	Lemon Scented Myrtle	8 x 4	200lt	**2**	1	•	1	•	•
Ee	*Elaeocarpus eumundii*	Quandong	6 x 3	200lt	**11**	3	•	4	4	•
Pa	*Platanus × acerifolia*	London plane	15 x 10	200lt	**4**	4	•	•	•	•
Tl	*Tristaniopsis laurina 'Luscious'*	The Water Gum	8 x 4	200lt	**6**	1	•	3	2	•
Wr	*Washingtonia robusta*	Mexican fan palm	10 x 3	200lt	**5**	•	•	5	•	•
Wfga	*Waterhousea floribunda 'Green Avenue'*	Lilly Pilly	8 x 5	200lt	**3**	3	•	•	•	•
	FERN + CYCADS									
Aa	*Asplenium australasicum*	Birds Nest Fern	1.5 x 1.5	100lt	**10**	4	2	4	•	•
Bsl	*Blechnum 'Silver Lady'*	Silver Lady Fern	1.2 x 1	100lt	**78**	29	2	47	•	•
Cr	*Cycas revoluta*	Japanese Sago Palm	3 x 2	100lt	**15**	5	5	5	•	•
Zf	*Zamia furfuracea*	Jamaican sago	1.5 x 3	100lt	**31**	14	2	15	•	•
	SHRUBS + ACCENTS									
Al	*Acacia limelight*	Bower of Beauty Wattle	1 x 1	400mm	**48**	16	12	20	•	•
Ac	*Acacia cognata*	River Wattle	4 x 3	300mm	**11**	6	4	1	•	•
Agv	*Anigosanthos Gold Velvet*	Kangaroo Paw	1 x 0.5	200mm	**32**	•	•	32	•	•
Bs	*Banksia spinulosa*	Hairpin Banksia	3 x 3	200mm	**55**	24	2	12	17	•
Cg	*Casuarina glauca' Green Wave'*	Swamp Sheoak	1 x 1	200mm	**20**	7	1	3	9	•
De	*Doryanthes excelsa*	Gymea Lily	8 x 4	200mm	**17**	11	•	6	•	•
Ew	*Euphorbia wulfenii*	Spurge	0.5 x 1	150mm	**11**	•	•	11	•	•
Px	*Philodendron 'Xanadu'*	Xanadu	1 x 1	150mm	**85**	31	4	39	11	•
Sc	*Santolina chamaecyparissus*	Lavender-cotton	0.7 x 1	150mm	**6**	•	•	6	•	•
Sn	*Strelitzia nicolai*	Wild banana	6 x 3	400mm	**2**	•	•	2	•	•
Wf	*Westringia fruticosa*	Blue Gem	1.5 x 1.3	150mm	**102**	56	•	12	34	•
	GROUNCOVERS + GRASSES									
Aip	*Acaena inermis 'Purpurea'*	Spiny-head Mat Rush	1 x 1	200mm	**486**	•	•	•	486	•
Cci	*Casuarina 'Cousin It'*	She-oak	1 x 0.1	200mm	**106**	•	30	20	56	•
Cg	*Carpobrutus glaucescens*	Pig Face	0.2 x spreading	150mm	**126**	•	51	27	48	•
Dr	*Dianella revoluta*	Flax Lily	0.3 x 0.3	150mm	**24**	12	•	12	•	•
Gs	*Goldmoss stonecrop*	Mossy stonecrop	0.3 x spreading	150mm	**248**	46	•	•	202	•
Hs	*Hibbertia scandens*	Snake Vine	0.15 x 0.4	150mm	**190**	•	58	26	106	•
Ll	*Lomandra longifolia*	Spiny-head Mat Rush	1 x 1	200mm	**165**	49	•	72	44	•
Lt	*Lomandra 'Tanika'*	Tanika Mat Rush	1 x 1.5	150mm	**84**	84	•	•	•	•
LLc	*Lomandra 'Little Con'*	Dwarf Matt Rush	0.4 x 0.4	150mm	**241**	160	•	60	21	•
Ro	*Rosmarinus officinalis*	Rosemary	0.5 x 0.3	150mm	**143**	•	46	12	85	•
Tfm	*Trachelospermum 'Flat Mat'*	Star Jasmine	0.4 x spreading	150mm	**12**	12	•	•	•	•

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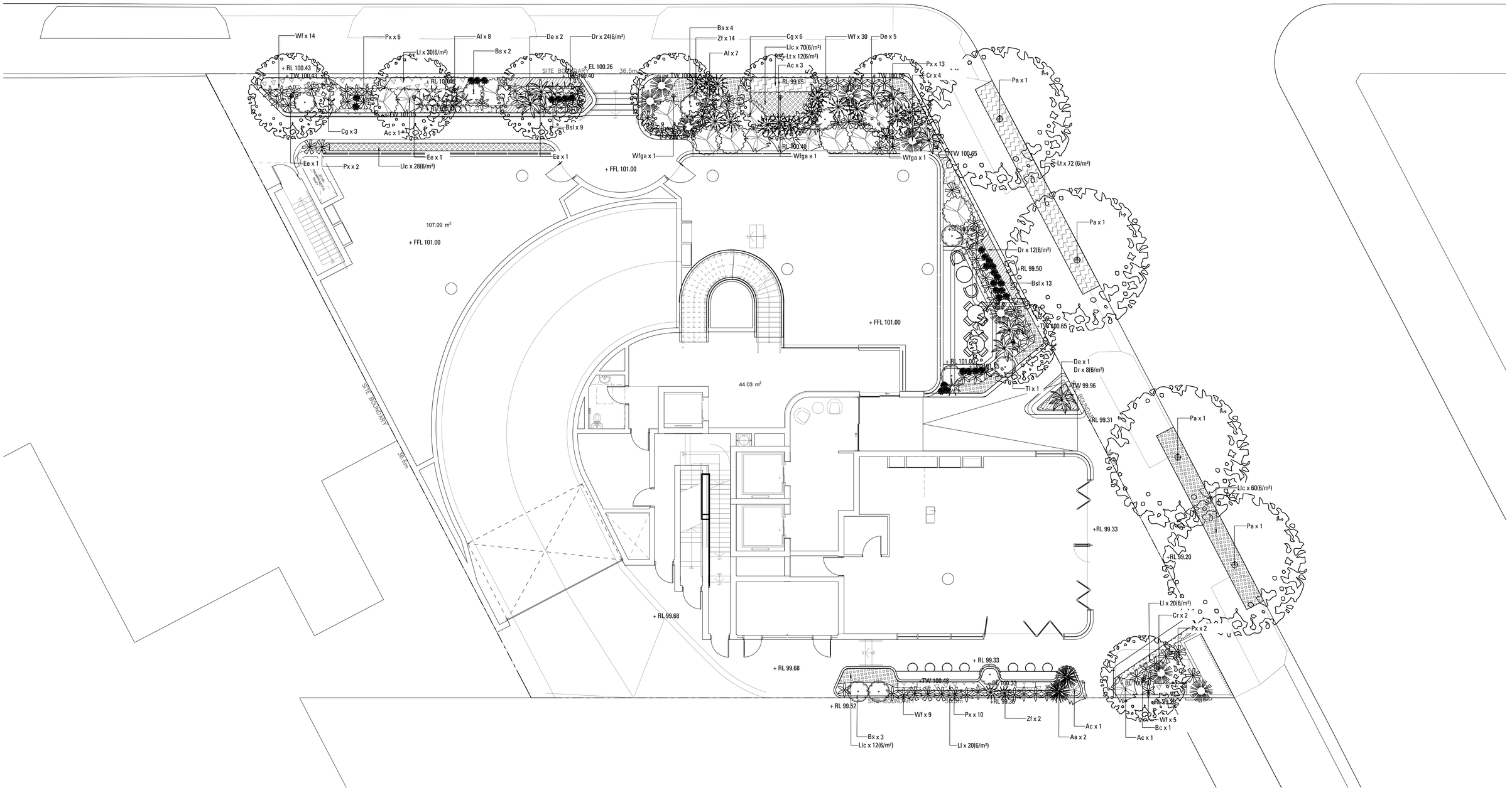
629-639 Pacific Highway, Chatswood
DEVELOPMENT APPLICATION

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CLIENT	POLYTEC GROUP	**SCALE**	NTS @ A1
ARCHITECT	PBD ARCHITECT	**ISSUE**	C

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PLANTING PLAN- GROUND LEVEL

201



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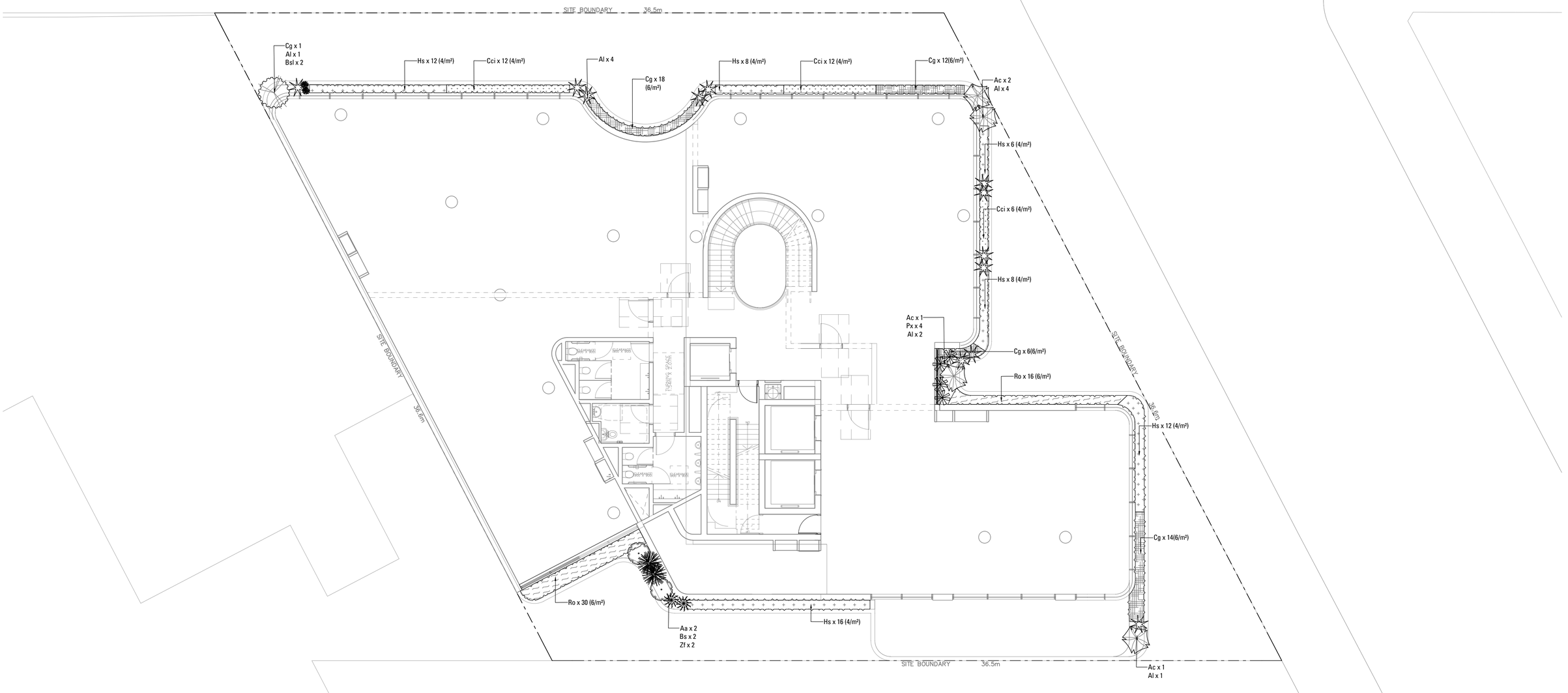
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PLANTING PLAN- LEVEL 1



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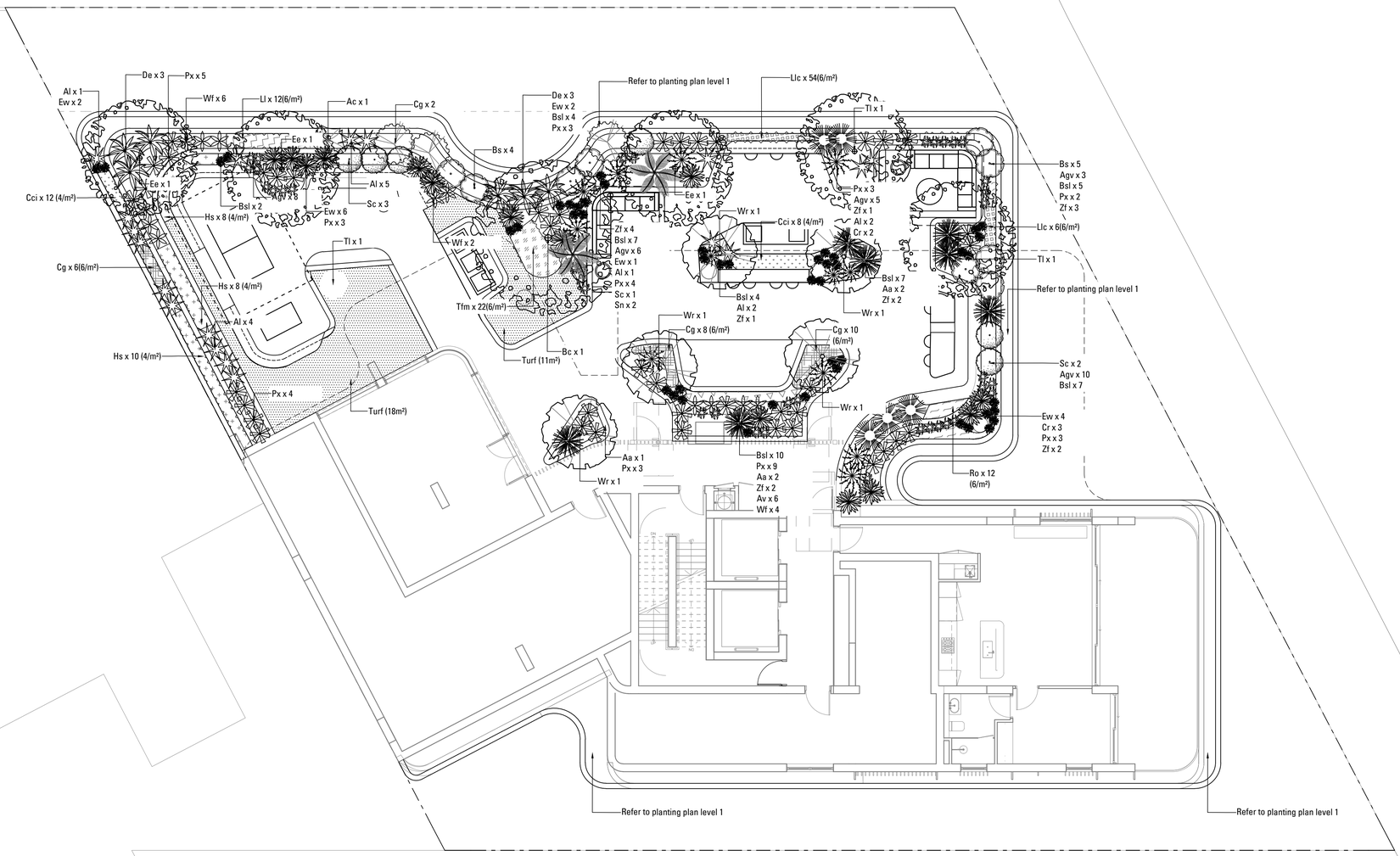
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PLANTING PLAN- LEVEL 2



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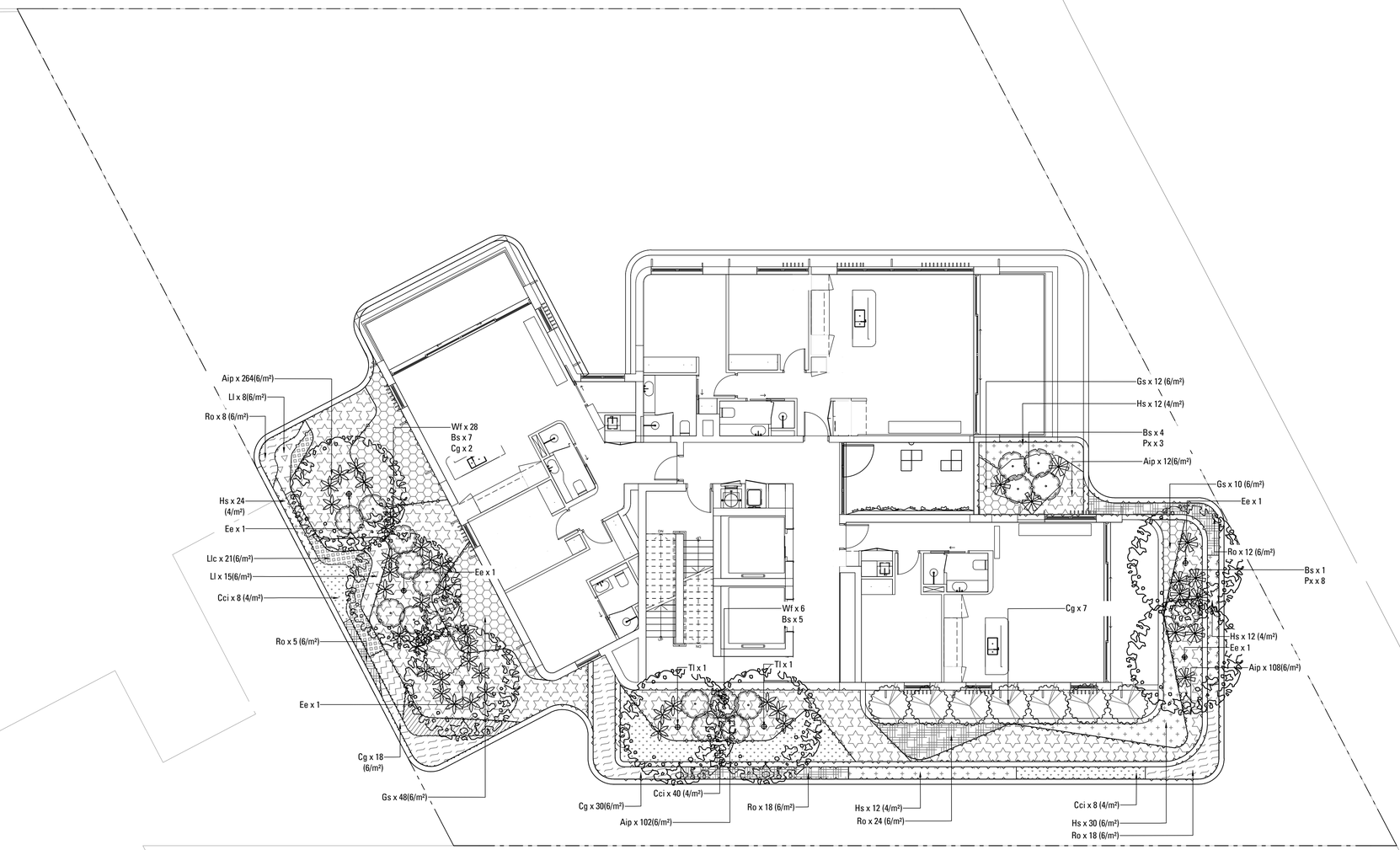
629-639 Pacific Highway, Chatswood

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PLANTING PLAN- LEVEL 3



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629-639 Pacific Highway, Chatswood

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LANDSCAPE SPECIFICATION

LANDSCAPE SPECIFICATION NOTES

SERVICES
BEFORE LANDSCAPE WORK IS COMMENCED THE LANDSCAPE CONTRACTOR IS TO ESTABLISH THE POSITION OF ALL SERVICE LINES AND ENSURE TREE PLANTING IS CARRIED OUT AT LEAST 3 METRES AWAY FROM THESE SERVICES. SERVICE LIDS, VENTS AND HYDRANTS SHALL BE LEFT EXPOSED AND NOT COVERED BY ANY LANDSCAPE FINISHES (TURFING, PAVING, GARDEN BEDS ETC.) FINISH ADJOINING SURFACES FLUSH WITH PIT LIDS.

ABORIST MANAGEMENT OF TREE PROTECTION
A QUALIFIED AND APPROVED ABORIST IS TO BE CONTRACTED TO UNDERTAKE OR MANAGE THE INSTALLATION OF PROTECTIVE FENCING, AND TO UNDERTAKE SUCH MEASURES AS HE DEEMS APPROPRIATE TO PRESERVE THE SUBJECT TREES TO BE RETAINED. THE ARBORIST IS TO BE RETAINED FOR THE ENTIRE CONTRACT PERIOD TO UNDERTAKE ONGOING MANAGEMENT AND REVIEW OF THE TREES.

DRAINAGE CELL AND FILTER FABRIC
FOR ON-SLAB AREAS INSTALL AN APPROVED 'DRAINAGE CELL' PRODUCT TO COMPREHENSIVELY COVER THE BOTTOM OF ALL PLANTERS. OVER DRAINAGE CELL TO ON-SLAB AREAS, A POLYFELT GEOTEXTILE LINING (AS SUPPLIED BY 'POLYFELT TS' OR APPROVED EQUIVALENT) IS TO BE INSTALLED TO COVER THE BOTTOM OF ALL PLANTERS, TURNED UP 300MM AND TAPED TO THE PLANTER SIDES TO ENSURE SOIL MIX DOES NOT ESCAPE INTO DRAINAGE OUTLETS/HOLES. INSTALL MIN. 50MM COARSE RIVER SAND OVER ALL GEOTEXTILE LINING PRIOR TO INSTALLATION OF SOIL MIX.

PLANTING MIXTURE
SHALL BE HOMOGENOUS BLEND OF SOIL AND ADDITIVES IN THE FOLLOWING PROPORTIONS:
EXISTING SITE SOIL IF SUITABLE OR
IMPORTED TOPSOIL 50%
COMPOST 30%
D/W SAND 20%
SOIL TESTING OF EXISTING SITE SOIL IS TO BE UNDERTAKEN TO ASSESS SUITABILITY OF USE AS PLANTING TOPSOIL AND COMPLIANCE WITH AUSTRALIAN STANDARDS.

MULCH APPLICATION
PLACE MULCH TO THE REQUIRED DEPTH, (REFER TO DRAWINGS) CLEAR OF PLANT STEMS, AND RAKE TO AN EVEN SURFACE FINISHING 25MM BELOW ADJOINING LEVELS. ENSURE MULCH IS WATERED IN AND TAMPED DOWN DURING INSTALLATION.

MULCH TYPE
PINE BARK: FROM MATURE TREES, GRADED IN SIZE FROM 15MM TO 30MM, FREE FROM WOOD SLIVERS. DARK BROWN IN COLOUR AND TEXTURE.

COMPOST
SHALL BE WELL ROTTED VEGETATIVE MATERIAL OR ANIMAL MANURE, OR OTHER APPROVED MATERIAL, FREE FROM HARMFUL CHEMICALS, GRASS AND WEED GROWTH AND WITH NEUTRAL PH. PROVIDE A CERTIFICATE OF PROOF OF PH UPON REQUEST.

PLANT MATERIAL
ALL PLANTS SUPPLIED ARE TO CONFORM WITH THOSE SPECIES LISTED IN THE PLANT SCHEDULE ON THE DRAWINGS. GENERALLY PLANTS SHALL BE VIGOROUS, WELL ESTABLISHED, HARDENED OFF, OF GOOD FORM CONSISTENT WITH SPECIES OR VARIETY, NOT SOFT OR FORCED, FREE FROM DISEASE OR INSECT PESTS WITH LARGE HEALTHY ROOT SYSTEMS AND NO EVIDENCE OF HAVING BEEN RESTRICTED OR DAMAGED. TREES SHALL HAVE A LEADING SHOOT. IMMEDIATELY REJECT DRIED OUT, DAMAGED OR UNHEALTHY PLANT MATERIAL BEFORE PLANTING. ALL STOCK IS TO BE CONTAINER GROWN FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO SITE

FERTILISER MASS PLANTING AREAS:
FERTILISER SHALL BE 'NUTRICOTE' OR APPROVED EQUIVALENT IN GRANULE FORM INTENDED FOR SLOW RELEASE OF PLANT NUTRIENTS OVER A PERIOD OF APPROXIMATELY NINE MONTHS. THOROUGHLY MIX FERTILISER WITH PLANTING MIXTURE AT THE RECOMMENDED RATE, PRIOR TO INSTALLING PLANTS.

TURF
SHALL BE SIR WALTER BUFFALO. SHIRLEYS NO. 17 OR APPROVED EQUAL LAWN FOOD SHALL BE THOROUGHLY MIXED INTO THE TOPSOIL PRIOR TO PLACING TURF.

TREES IN GRASS AND SUPER ADVANCED TREES:
PELLETS SHALL BE IN THE FORM INTENDED TO UNIFORMLY RELEASE PLANT FOOD ELEMENTS FOR A PERIOD OF APPROXIMATELY NINE MONTHS EQUAL TO SHIRLEYS KOKEI PELLETS, ANALYSIS 6.3:1.8:2.9. KOKEI PELLETS SHALL BE PLACED AT THE TIME OF PLANTING TO THE BASE OF THE PLANT, 50MM MINIMUM FROM THE ROOT BALL AT A RATE OF TWO PELLETS PER 300MM OF TOP GROWTH TO A MAXIMUM OF 8 PELLETS PER TREE.

STAKING AND TYING
STAKES SHALL BE STRAIGHT HARDWOOD, FREE FROM KNOTS AND TWISTS, POINTED AT ONE END AND
SIZED ACCORDING TO SIZE
OF PLANTS TO BE STAKED.
A. 5-15 LITRE SIZE PLANT 1X(1200X25X25MM)
B. 35-75 LITRE SIZE PLANT 2X(1500X38X38MM)
C. 100-GREATER THAN 200LITRE 3X(1800X50X50MM)
TIES SHALL BE 50MM WIDE HESSIAN WEBBING OR APPROVED EQUIVALENT NAILED OR STAPLED TO STAKE. DRIVE STAKES A MINIMUM ONE THIRD OF THEIR LENGTH, AVOIDING DAMAGE TO THE ROOT SYSTEM, ON THE WINDWARD SIDE OF THE PLANT.

IRRIGATION SYSTEM
SUPPLY AN AUTOMATIC WATERING SYSTEM USING 'TORO IRRIGATION SYSTEM' OR SIMILAR APPROVED, WITH MICRO-JET SPRINKLER HEADS AND LOW DENSITY, RUBBER MODIFIED POLYPROPYLENE RETICULATION, TO INCLUDE FILTERS, BENDS JUNCTIONS, ENDS AND OTHER ANCILLARY EQUIPMENT. THE LANDSCAPER SHALL NOMINATE HIS SOURCE OF SUPPLY FOR THE WATERING SYSTEM AND OBTAIN APPROVAL FROM THE SUPERINTENDENT BEFORE PLACING ORDERS FOR EQUIPMENT OR SUPPLY.

A SCHEMATIC PLAN OF THE PROPOSED IRRIGATION SYSTEM IS TO BE PREPARED BY THE CONTRACTOR, SHOWING SOLENOIDS, PIPE DIAMETERS, AND ALL NOZZLE AND TRICKLE ATTACHMENT TYPES (INCLUDING SPRAY/HEAD ANGLE), FOR REVIEW BY THE SUPERINTENDENT PRIOR TO INSTALLATION

THE CONTRACTOR IS TO LIASE WITH THE HYDRAULIC ENGINEER AND COUNCIL AS NECESSARY, TO ENSURE THE THE IRRIGATION SYSTEM CONFORMS WITH ALL THE COUNCIL AND WATER BOARD CODES AND REQUIREMENTS.

PROVIDE AN AUTOMATIC CONTROLLER THAT PROVIDES FOR TWO WEEK SCHEDULING AND HOURLY MULTI-CYCLE OPERATION. THE CONTROLLER SHALL MANUAL OVERRIDE. PROGRAMMING SHALL BE UNDERTAKEN BY THE CONTRACTOR WHO SHALL ADVISE ON THE OPERATION OF THE SYSTEM.

PROVISION OF SECURE HOUSING FOR THE AUTOMATIC IRRIGATION CONTROLLER TO BE LOCATED IN ASSOCIATION WITH THE LANDSCAPE CONTRACTOR AND LOCATION CONFIRMED BY THE SUPERINTENDENT. WIRING TO CONNECT REMOTE SOLENOID LOCATIONS IS TO BE PROVIDED. THE CONTROLLER SHALL BE LOCATED IN A DRY PLACE, PROTECTED FROM THE WEATHER, AND ALL CABLE CONNECTIONS SHALL BE MADE WITH WATERPROOF CONNECTORS.

WATER SUPPLY POINTS TO BE SUPPLIED BY BUILDER.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE AND GUARANTEE SATISFACTORY OPERATION OF THE IRRIGATION SYSTEM.

AFTER THE SYSTEM HAS BEEN INSTALLED TO THE SATISFACTION OF THE SUPERINTENDENT, THE INSTALLATION SHALL BE TESTED UNDER KNOWN WORKING CONDITIONS. ACCEPTANCE OF THE INSTALLED PLANT AND EQUIPMENT SHALL BE SUBJECT TO THESE BEING SATISFACTORY.

TREATED PINE TIMBER EDGING
TIMBER EDGE: 100 X 25MM CCA TREATED RADIATA PINE TIMBER STAKES: 50 X 50 X 500MM CCA TREATED RADIATA PINE-SHARPENED AT ONE END. INSTALL IN LOCATIONS SHOWN ON THE DRAWINGS FLUSH TO FINISHED SURFACE LEVELS.

TURF
TURF ALL LANDSCAPE AREAS AS SHOWN ON THE LANDSCAPE DRAWINGS. TURF IS TO HAVE AN EVEN THICKNESS OF NOT LESS THAN 25MM. OBTAIN TURF FROM AN APPROVED GROWER. FURNISH A WARRANTY FROM THE GROWER THAT THE TURF IS FREE FROM WEEDS AND OTHER FOREIGN MATTER. DELIVER TURF TO THE SITE WITHIN 24 HOURS OF BEING CUT, AND LAY IT WITHIN 24 HOURS OF BEING DELIVERED.

TO PREPARE GRADED AREAS TO RECEIVE TURF, EXCAVATE THE AREA AND CULTIVATE SO AS TO ALLOW FOR IMPORTING OF 100MM OF TURF UNDERLAY SOIL. REMOVE ALL STONES OVER 50MM Ø AND REMOVE ALL WEEDS AND FOREIGN MATTER. SPREAD SOIL MIX A.B.S TO A DEPTH OF 100MM AND GRADE TO APPROPRIATE LEVELS TO ACHIEVE GENERAL EVEN GRADES TO DRAINAGE OUTLETS INSTALLED BY OTHERS.

LAY THE TURF ALONG THE LAND CONTOURS WITH STAGGERED, CLOSE BUTTED JOINTS, SO THAT THE FINISHED TURF SURFACE IS FLUSH WITH ADJACENT FINISHED SURFACES OF PAVING AND THE LIKE. AS SOON AS PRACTICABLE AFTER LAYING, ROLL THE TURF WITH A ROLLER WEIGHING NOT MORE THAN 90KG PER METRE OF WIDTH FOR SANDY OR LIGHT SOILS.

WATER AS NECESSARY TO KEEP THE SOIL MOIST TO A DEPTH OF 100MM. PROTECT NEWLY TURFED AREAS AGAINST TRAFFIC UNTIL GRASS IS ESTABLISHED. FERTILISE TWO WEEKS AFTER LAYING FERTILISE A.B.S

'TOP DRESS' THE TURF WHEN IT IS ESTABLISHED TO A DEPTH OF 10MM WITH COARSE WASHED RIVER SAND. RUB THE DRESSING WELL INTO THE JOINTS AND CORRECT ANY UNEVENNESS IN THE TURF SURFACES.

LANDSCAPE MAINTENANCE PROGRAM

MAINTENANCE SHALL MEAN THE CARE AND MAINTENANCE OF THE LANDSCAPE WORKS BY ACCEPTED HORTICULTURAL PRACTICE AS RECTIFYING ANY DEFECTS THAT BECOME APPARENT IN THE LANDSCAPE WORKS UNDER NORMAL USE. THIS SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, WATERING, MOWING, FERTILISING, RESEEDING, RETURFING, WEEDING, PEST AND DISEASE CONTROL, STAKING AND TYING, REPLANTING, CULTIVATION, PRUNING, AERATING, RENOVATING, TOP DRESSING, MAINTAINING THE SITE IN A NEAT AND TIDY CONDITION AS FOLLOWS:-

GENERAL
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE WORKS FOR THE TERM OF THE MAINTENANCE (OR PLANT ESTABLISHMENT) PERIOD TO THE SATISFACTION OF THE COUNCIL. THE LANDSCAPE CONTRACTOR SHALL ATTEND TO THE SITE ON A WEEKLY BASIS. THE MAINTENANCE PERIOD SHALL COMMENCE AT PRACTICAL COMPLETION AND CONTINUE FOR A PERIOD OF TWENTY SIX (26) WEEKS.

WATERING
GRASS, TREES AND GARDEN AREAS SHALL BE WATERED REGULARLY SO AS TO ENSURE CONTINUOUS HEALTHY GROWTH.

RUBBISH REMOVAL
DURING THE TERM OF THE MAINTENANCE PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE RUBBISH THAT MAY OCCUR AND REOCCUR THROUGHOUT THE MAINTENANCE PERIOD. THIS WORK SHALL BE CARRIED OUT REGULARLY SO THAT AT WEEKLY INTERVALS THE AREA MAY BE OBSERVED IN A COMPLETELY CLEAN AND TIDY CONDITION.

REPLACEMENTS
THE LANDSCAPE CONTRACTOR SHALL REPLACE ALL PLANTS THAT ARE MISSING, UNHEALTHY OR DEAD AT THE LANDSCAPE CONTRACTOR'S COST. REPLACEMENTS SHALL BE OF THE SAME SIZE, QUALITY AND SPECIES AS THE PLANT THAT HAS FAILED UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. REPLACEMENTS SHALL BE MADE ON A CONTINUING BASIS NOT EXCEEDING TWO (2) WEEKS AFTER THE PLANT HAS DIED OR IS SEEN TO BE MISSING.

STAKES AND TIES
THE LANDSCAPE CONTRACTOR SHALL REPLACE OR ADJUST PLANT STAKES, AND TREE GUARDS AS NECESSARY OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. REMOVE STAKES AND TIES AT THE END OF THE MAINTENANCE PERIOD IF SO DIRECTED.

PRUNING
TREES AND SHRUBS SHALL BE PRUNED AS DIRECTED BY THE LANDSCAPE ARCHITECT. PRUNING WILL BE DIRECTED AT THE MAINTENANCE OF THE DENSE FOLIAGE OR MISCELLANEOUS PRUNING AND BENEFICIAL TO THE CONDITION OF THE PLANTS. ANY DAMAGED GROWTH SHALL BE PRUNED. ALL PRUNED MATERIAL SHALL BE REMOVED FROM THE SITE.

MULCHED SURFACES
ALL MULCHED SURFACES SHALL BE MAINTAINED IN A CLEAN AND TIDY CONDITION AND BE REINSTATED IF NECESSARY TO ENSURE THAT A DEPTH OF 75MM IS MAINTAINED. ENSURE MULCH IS KEPT CLEAR OF PLANT STEMS AT ALL TIMES.

PEST AND DISEASED CONTROL
THE LANDSCAPE CONTRACTOR SHALL SPRAY AGAINST INSECT AND FUNGUS INFESTATION WITH ALL SPRAYING TO BE CARRIED OUT IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. REPORT ALL INSTANCES OF PESTS AND DISEASES (IMMEDIATELY THAT THEY ARE DETECTED) TO THE LANDSCAPE ARCHITECT.

GRASS AND TURF AREAS
THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL GRASS AND TURF AREAS BY WATERING, WEEDING, DRESSING, ROLLING, MOWING, TRIMMING OR OTHER OPERATIONS AS NECESSARY. SEED AND TURF SPECIES SHALL BE THE SAME AS THE ORIGINAL SPECIFIED MIXTURE. GRASS AND TURF AREAS SHALL BE SPRAYED WITH APPROVED SELECTIVE HERBICIDE AGAINST BROAD LEAFED WEEDS AS REQUIRED BY THE LANDSCAPE ARCHITECT AND IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. GRASS AND TURF AREAS SHALL BE FERTILISED ONCE A YEAR IN AUTUMN WITH "DYNAMIC LIFTER" FOR LAWNS AT A RATE OF 20KG PER 100M2. FERTILISER SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. IRREGULARITIES IN THE GRASS AND TURF SHALL BE WATERED IN IMMEDIATELY AFTER APPLICATION. GRASS AND TURF AREAS SHALL BE KEPT MOWN TO MAINTAIN A HEALTHY AND VIGOROUS SWARD. MOWING HEIGHT: 30-50MM.

WEED ERADICATION
ERADICATE WEEDS BY ENVIRONMENTALLY ACCEPTABLE METHODS USING A NON-RESIDUAL GLYPHOSATE HERBICIDE (EG. 'ROUNDUP') IN ANY OF ITS REGISTERED FORMULAE, AT THE RECOMMENDED MAXIMUM RATE. REGULARLY REMOVE BY HAND, WEED GROWTH THAT MAY OCCUR OR RECUR THROUGHOUT GRASSED, PLANTED AND MULCHED AREAS. REMOVE WEED GROWTH FROM AN AREA 750MM DIAMETER AROUND THE BASE OF TREES IN GRASSED AREAS. CONTINUE ERADICATION THROUGHOUT THE COURSE OF THE WORKS AND DURING THE MAINTENANCE PERIOD.

SOIL SUBSIDENCE
ANY SOIL SUBSIDENCE OR EROSION WHICH MAY OCCUR AFTER THE SOIL FILLING AND PREPARATION OPERATIONS SHALL BE MADE GOOD BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE CLIENT.

ARCADIA

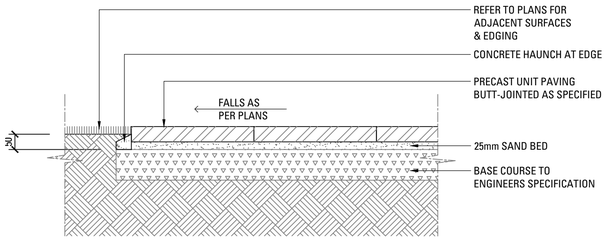
629-639 Pacific Highway, Chatswood
DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	DATE	31.07.2023
CLIENT	POLYTEC GROUP	SCALE	NTS @ A1
ARCHITECT	PBD ARCHITECT	ISSUE	C

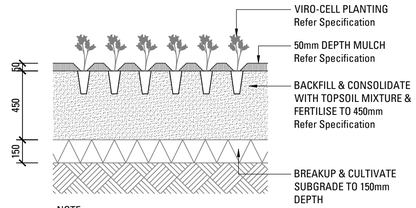
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LANDSCAPE DETAILS

601

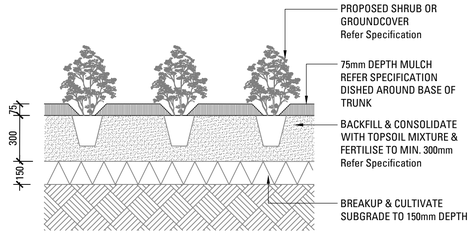


01 / 601 PRECAST UNIT PAVERS ON GRADE
SCALE 1:10

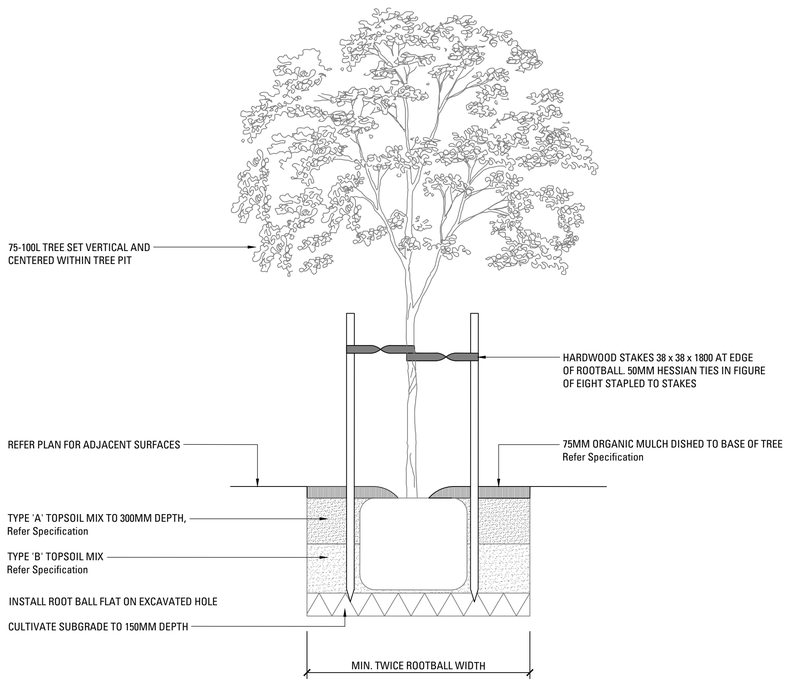


NOTE:
MULCH TO BE SPREAD TO 50mm DEPTH MAX. OVER TOPSOIL PRIOR TO PLANTING OF VIRO-CELLS.

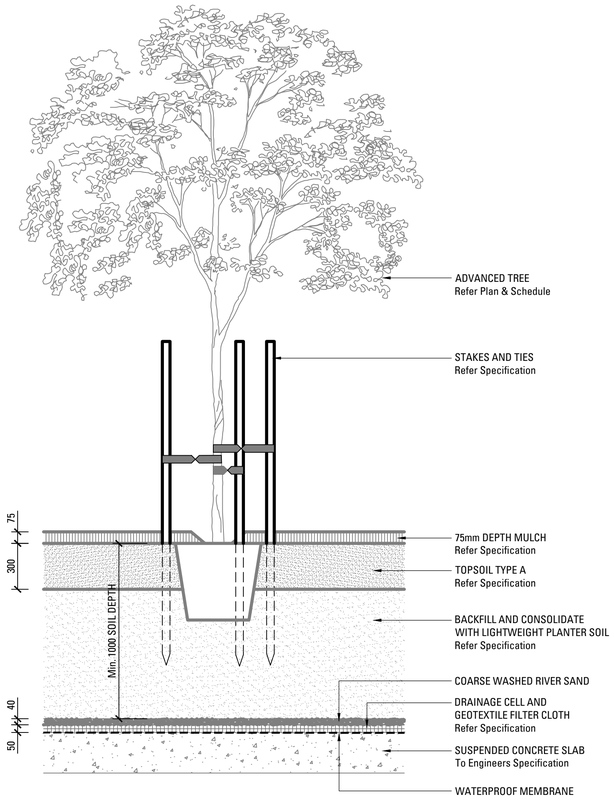
02 / 601 VIRO-CELLS GROUNDCOVER
SCALE 1:20



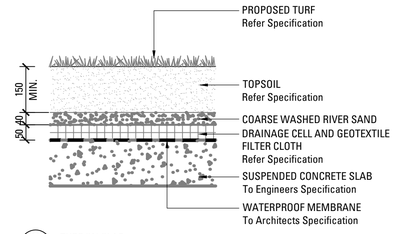
03 / 601 SHRUB OR GROUNDCOVER IN PLANTING BED
SCALE 1:20



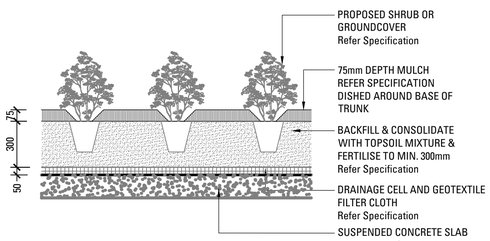
04 / 601 TREE PLANTING 75-100L
SCALE 1:20



05 / 601 TREE PLANTING ON SLAB 75-100L
SCALE 1:20



06 / 601 TURF ON SLAB
SCALE 1:10



07 / 601 SHRUB OR GROUNDCOVER ON SLAB
SCALE 1:20

ARCADIA

629-639 Pacific Highway, Chatswood
DEVELOPMENT APPLICATION

PREPARED BY	Arcadia Landscape Architecture	DATE	31.07.2023
CLIENT	POLYTEC GROUP	SCALE	AS SHOWN @ A1
ARCHITECT	PBD ARCHITECT	ISSUE	C

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ARCADIA

629-639 Pacific Highway, Chatswood

Development Application

Prepared for
July 2024

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

Draft	Issued 19 July 2023	Authorised by SJ, RC
Draft	Issued 27 July 2023	Authorised by SJ, RC
REV A	Issued 18 August 2023	Authorised by SJ, RC
REV B	Issued 7 Sep 2023	Authorised by NW, RC
REV C	Issued 31 July 2023	Authorised by MB

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Arcadia Landscape Architecture Pty Ltd
ABN 83 148 994 870

Connecting to Cammeraygal Country

Telling the story of the Cammeraygal/Gai-maraigal

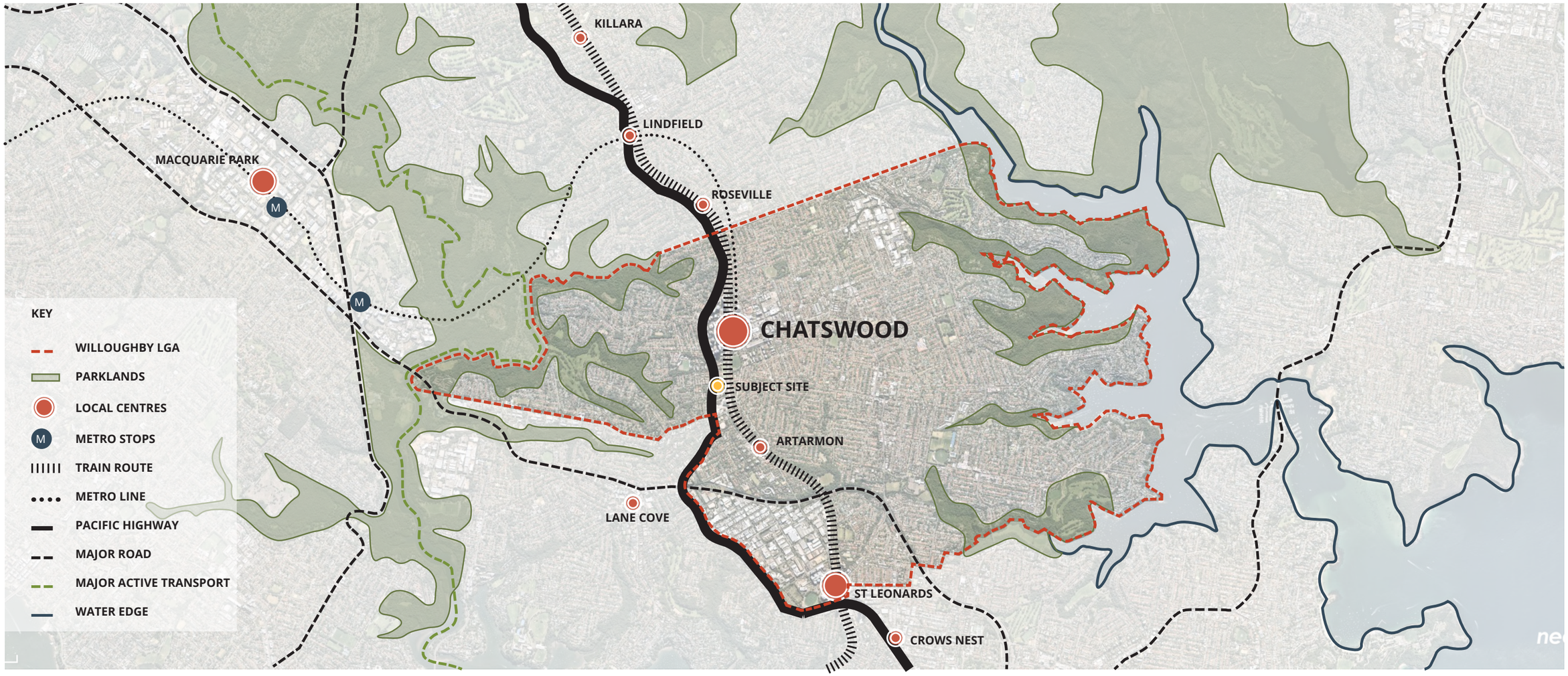
The Cammeraygal/Gai-maraigal people were known and respected as a fierce and strong clan, adept travellers and knowledge-holders.

Resources link the Cammeraygal/Gai-maraigal people to the spear - the ‘cammy’ and also to the clever-ones - knowledge-holders that are said to communicate with ancestors and Dreaming spirits.

As a part of our design process, we have investigated Indigenous history to inform a Country-appropriate response. During our research, we have connected with the shared histories of ridgelines, travel and connection. For eons, Aboriginal people have made, travelled and cared for pathways - ‘murus’ - which were usually formed along ridgelines. Sacred murus used for ceremonial travel between nations stretched for thousands of kilometres through numerous nations - types of ancient highways. Songlines - songs that used stars to teach and guide pathways - connect Indigenous nations all around Australia and are an integral part of Aboriginal dreaming.

Located on a ridgeline, it is highly likely that the Pacific Highway was formed along sacred Cammeraygal/Gai-maraigal murus, which provides an opportunity for exploration of the themes surrounding totemic associations, topography, murus and songlines. This process should be enriched via collaboration with cultural leaders throughout the design process.

Regional Context



Chatswood is a thriving suburb within in Inner-Western Sydney that continues to grow as the area continues to density and grow. The area is home to 26,500 people who have been drawn into the inner city living, plentiful shopping and the multicultural influences that have shaped the area.....

LOCAL CENTERES

Historically, Willoughby's urban areas developed as a series of villages along the main ridgelines, each with their own identity, and always bounded by or close to large tracts of natural bushland, creek systems and national parks.

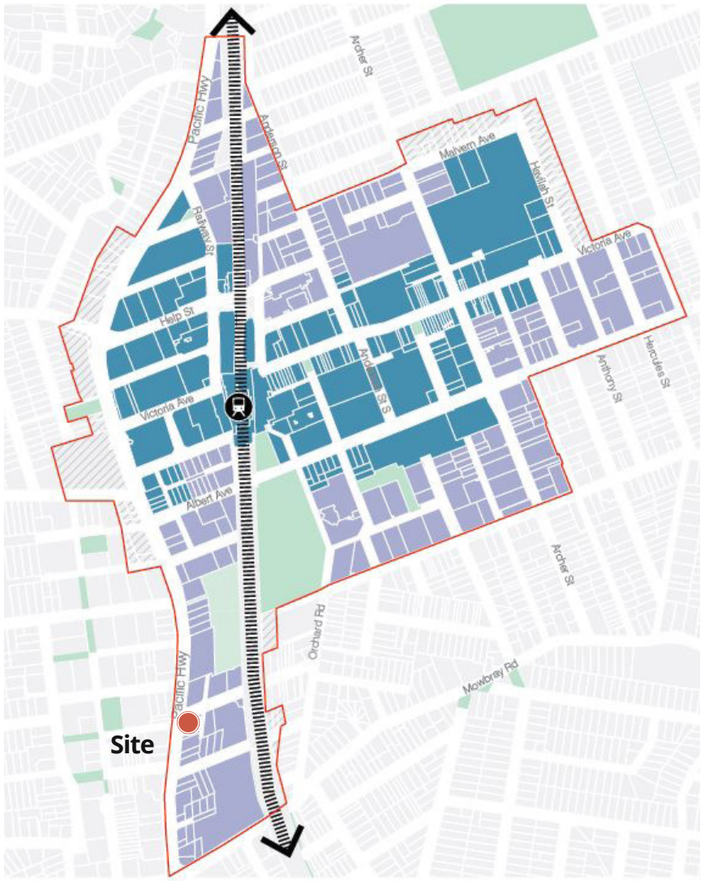
NATURAL SYSTEMS

The Chatswood area has undergone significant urban densification following its settlement and forms a break in the ecological corridors of Lane Cove National Park and Middle Harbour. The greater Willoughby area however does contains significant tracts of local bushland as well as a visually significant tree canopy across both natural and urban areas.

Strategic Context



Extracts from Chatswood CBD Planning and Urban Design Strategy to 2036



FUTURE LANDUSE

The proposed development site lies at the boundary of B3 commercial zoned landuse and forms a key gateway site to the Chatswood CBD and transport interchange along Railway Street. The site has potential to provide enhanced precinct identity.



ACTIVE GROUND PLANE

There is currently a low occurence of activated frontages in the site vicinity along Railway Street. By providing retail activated frontages, the proposed development site can provide even more vibrancy to an existing key pedestrian thoroughfare.



PUBLIC DOMAIN

The development site will act as a catalyst for public life by enhancing and extending public open space amenity within and adjacent the site, providing a strong anchor space to complement the proposed future square at the entrance to the transport interchange and associated public linkages.

People

Who is Chatswood ?

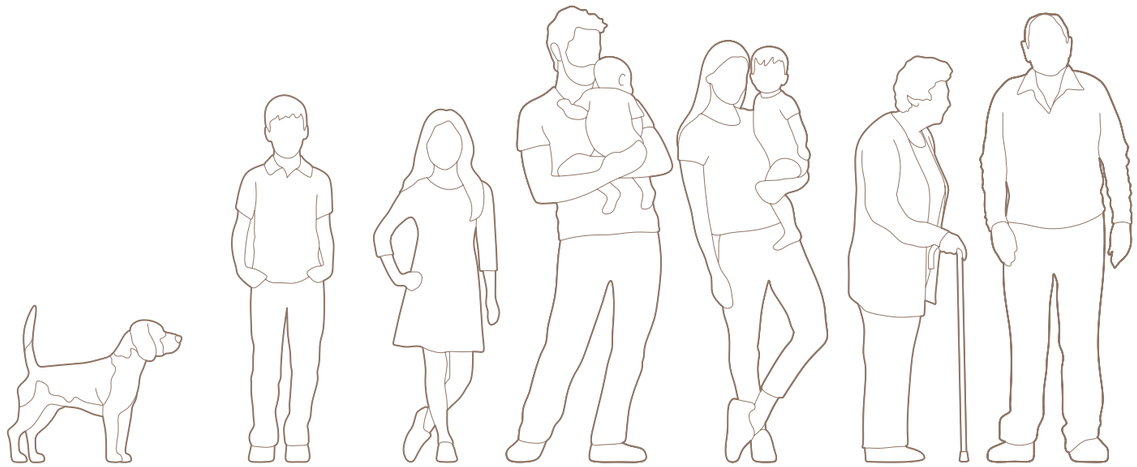
Chatswood is a vibrant and populous suburb, with a significant number of residents. The population has likely been growing due to its proximity to Sydney's CBD and its attractive amenities.

It is renowned for its multicultural environment. It has a substantial population of residents with diverse ethnic backgrounds, reflecting a broad range of cultures and traditions.

Chatswood's demographic makeup may include a higher percentage of educated individuals due to its accessibility to educational institutions and employment opportunities in nearby Sydney.

It offers a mix of residential options, including apartments, townhouses, and houses. Due to its proximity to the city and amenities, the cost of living and housing might be relatively higher compared to other suburbs in the region.

Given its multicultural nature, residents in Chatswood may speak a variety of languages, including English and other languages from different countries.



CHATSWOOD POP. STATS

2023

19,279

18.2% <20

52.1% 20-60

21.4% 60+

2036

22,210

27.9% <20

52.7% 20-60

19.4% 60+

Source: Willoughby City Council, Population Forecast
https://forecast.id.com.au/willoughby/about-forecast-areas?WebID=130

Households

20% Single

22% Couples

46% Families

Ancestry

52% born overseas

11% Chinese
4% English
3.8% Hong Kong
3.2% Indian
2.2% South Korea
6% Japan, Malaysia, New Zealand, Taiwan, Philipines

"The challenge for any urban infill projects will be to provide for a wide range of aspirations and abilities with limited public space."

Historical Timeline

Ancient Geological Context

The site is situated on the Hornsby plateau, a sedimentary sandstone plateau formed following the continental uplift of the late Triassic period. Millions of years of erosion from ancient Jurassic rivers formed the jagged, ventricular landscape characteristic of Sydney's ridge-lines, before draining into the vast and deep canyons we now call Sydney Harbour and Hawkesbury River. Following the last ice age (approximately 12,000 years ago), glacial melt caused the sea levels to rise, flooding drainage canyons and forming the rivers and harbours we know today.

Dreaming stories tell of the migration of our first people following the last ice age, from the flooding canyons to higher ground, where clan groups lived and cared for Country for thousands of years.

Cammeraygal/ Gai-maraigal

The Cammeraygal/Gai-maraigal Clan of the Guringai Nation are the traditional custodians of the land where Chatswood now stands.
The Cammeraygal/Gai-maraigal people were known as fierce warriors and a strong people - it is thought that their name is derived from the word for spear, Cammy.

The Cammeraygal clan occupied the lands surrounding North Sydney, Willoughby and Neutral Bay for thousands of years. Evidence of complex stone tools points to an organised system of trade throughout the region. It is known through oral accounts and written accounts of colonisers that Koories travelled along songlines for trade and ceremony, many of these sacred paths form the highway system that we know today.

12,000BP - 1788

At the time of European arrival, the people of the Guringai nation occupied the lands North of Sydney Harbour to Hawkesbury River, including the land upon which Chatswood now stands.

A coastal people, the role of water was pivotal to the livelihood of the Guringai clans, who would travel along murus (pathways) between inland areas and coastal spots for agriculture, fishing and trade. Many of the arterial roads in Sydney are formed along these ancient murus, including the Pacific highway, upon which Chatswood is built around.

During the early years of colonisation, many of the clans that made up the Guringai Nation, including the Cammeraygal were decimated by small pox and became unable to maintain control of their ancestral lands.

Colonisation - present

Utilising the ancient Dharug and Guringai murus to establish trading routes, the lands North of Sydney were colonised during the early 1800s.

Once the rail arrived in the 1880s, the area quickly developed into a railway town and then a suburban haven to what it is today.



Site Analysis

KEY

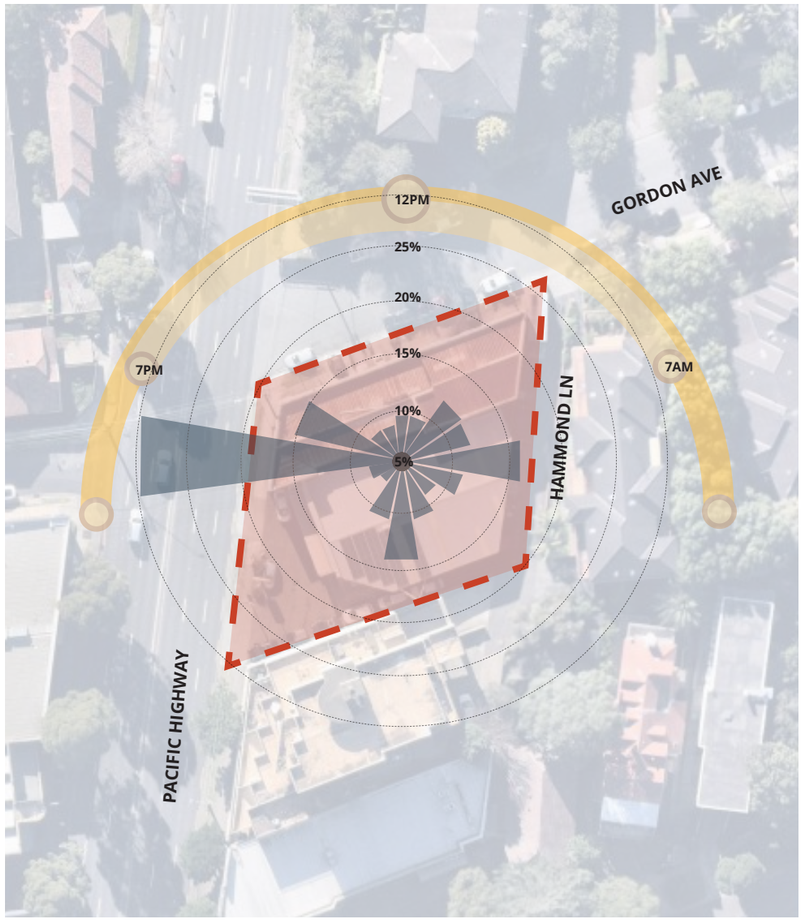
- BUS STOP
- A1 HIGHWAY
- CHATSWOOD METRO STATION
- NORTH SHORE & WESTERN LINE
- NORTH SHORE TO HORNSBY AND BEROWRA VIA CITY
- METRO NORTH WEST LINE
- GREEN LINK (7 MINUTE WALK 2 MINUTE CYCLE TO METRO)
- SITE
- SUMMER SUN
- WINTER SUN



TRANSPORT AND CONNECTIONS

The site sits along major transport corridors being Pacific Highway and it is highly exposed with noise along this spine. It also brings community to key destinations being the Oval and Chatswood Station to the north.

Gordon Avenue is key turning point to pedestrian to skip the noise of Pacific Highway. This will connect them to key active transport corridor to key destinations mentioned above.



SOLAR ORIENTATION & WIND

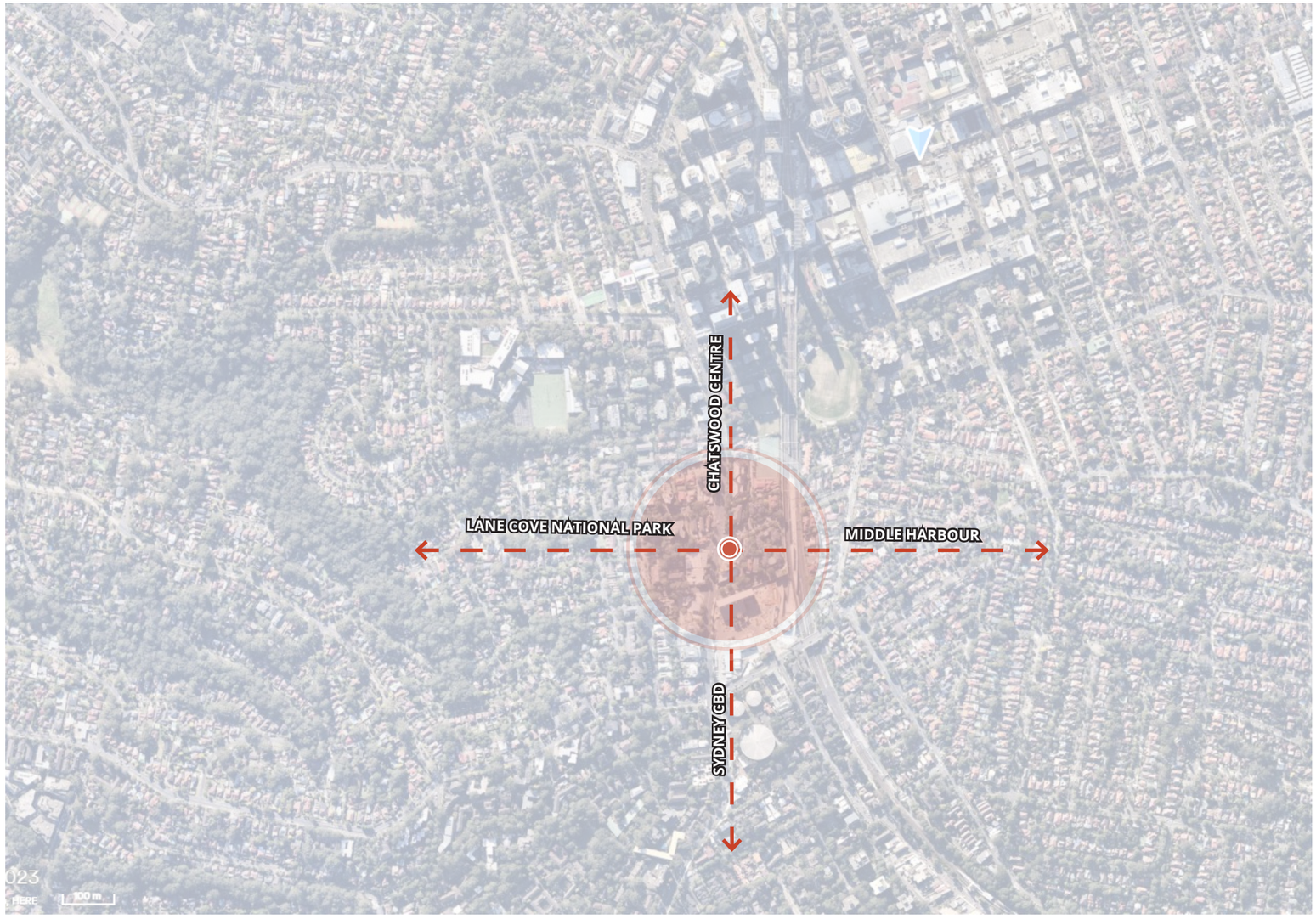
The site will receives maximum sunlight from its orientation, location and density arrangement around it. Most of the amenity will be composed to leverage this orientation and allowing residents and future community to enjoy this amenity with location of alfresco dining in the same direction.

Site Analysis

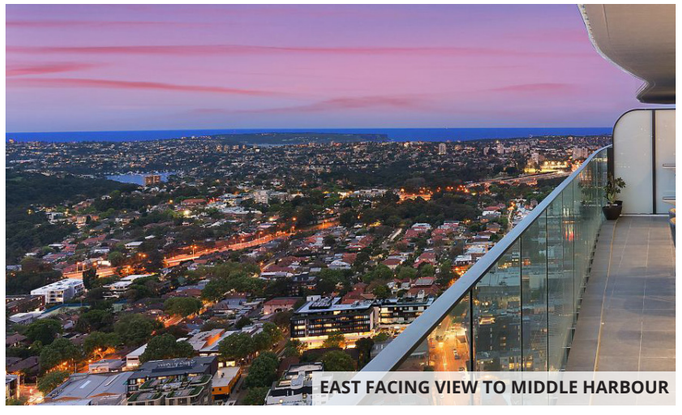
VIEWS AND VISTAS

The site sits along key ridgelines providing district views as you go above the groundfloor levels. This district views will provide skylines of Chatswood to the north, Lane Cove National Park to the west, North Sydney and Sydney CBD glimpse to the south and view towards middle harbour to the east.

Communal terraces are composed to leverage these key views and sightlines to provide borrowed landscape amenity to future residents and visitors.




NORTH FACING VIEW TO CHATSWOOD CENTRE

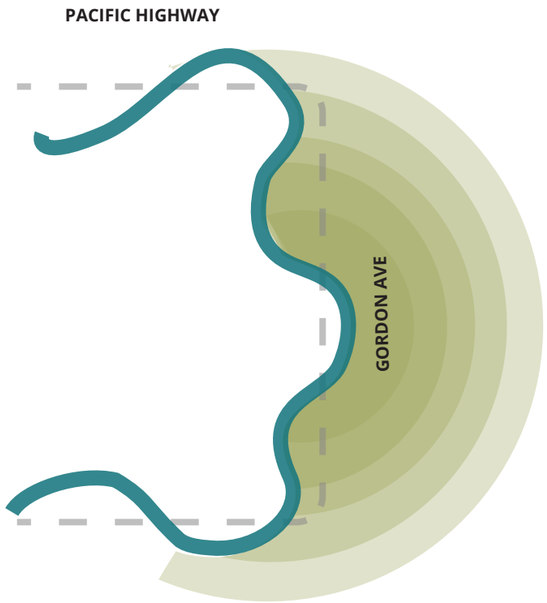

EAST FACING VIEW TO MIDDLE HARBOUR


SOUTH FACING VIEW TO SYDNEY CBD

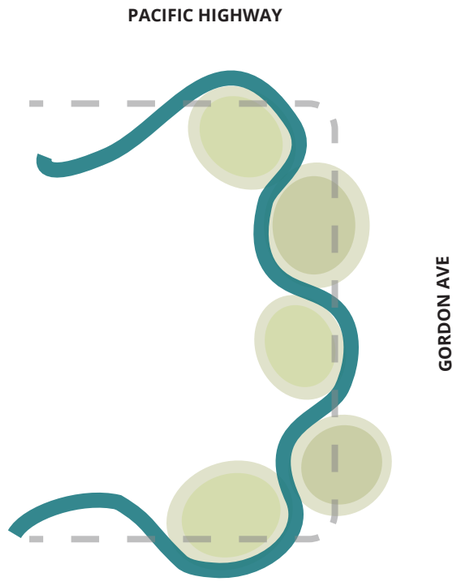

WEST FACING VIEW TO LANE COVEN NATIONAL PARK

ARCADIA

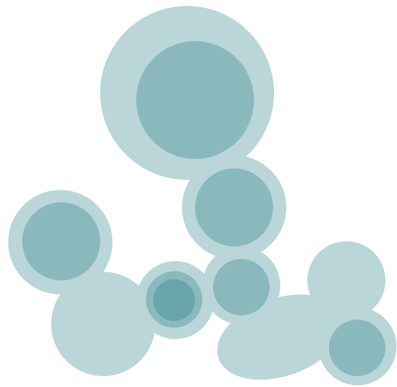
Design Principles



Enhance public domain and visual amenity for pedestrian and local residents



Expand urban greening with local plants to support urban habitat for fauna and insects



Provide contemporary community living amenity that builds social capital for residents

How to regenerate our urban environment?



BIOMIMICRY



SPACE FOR COMMUNITY



ACTIVE RETAIL EDGES



CONNECTED

EQUALITY



PROGRAMMABLE ACTIVATION

Landscape Concept
Ground Floor

KEY

1. BUILDING ACCESS
2. RETAIL SEATING IN PLANTER
3. STREET VERGE/ TREE PLANTING
4. LUSH RAISED PLANTER BED
5. COBBLE STONE PAVING AT ENTRY OF HAMMOND LANE
6. PUBLIC ART - SIGNAGE ON PLANTER WALL
7. HYDRANT BOOSTER

SITE BOUNDARY



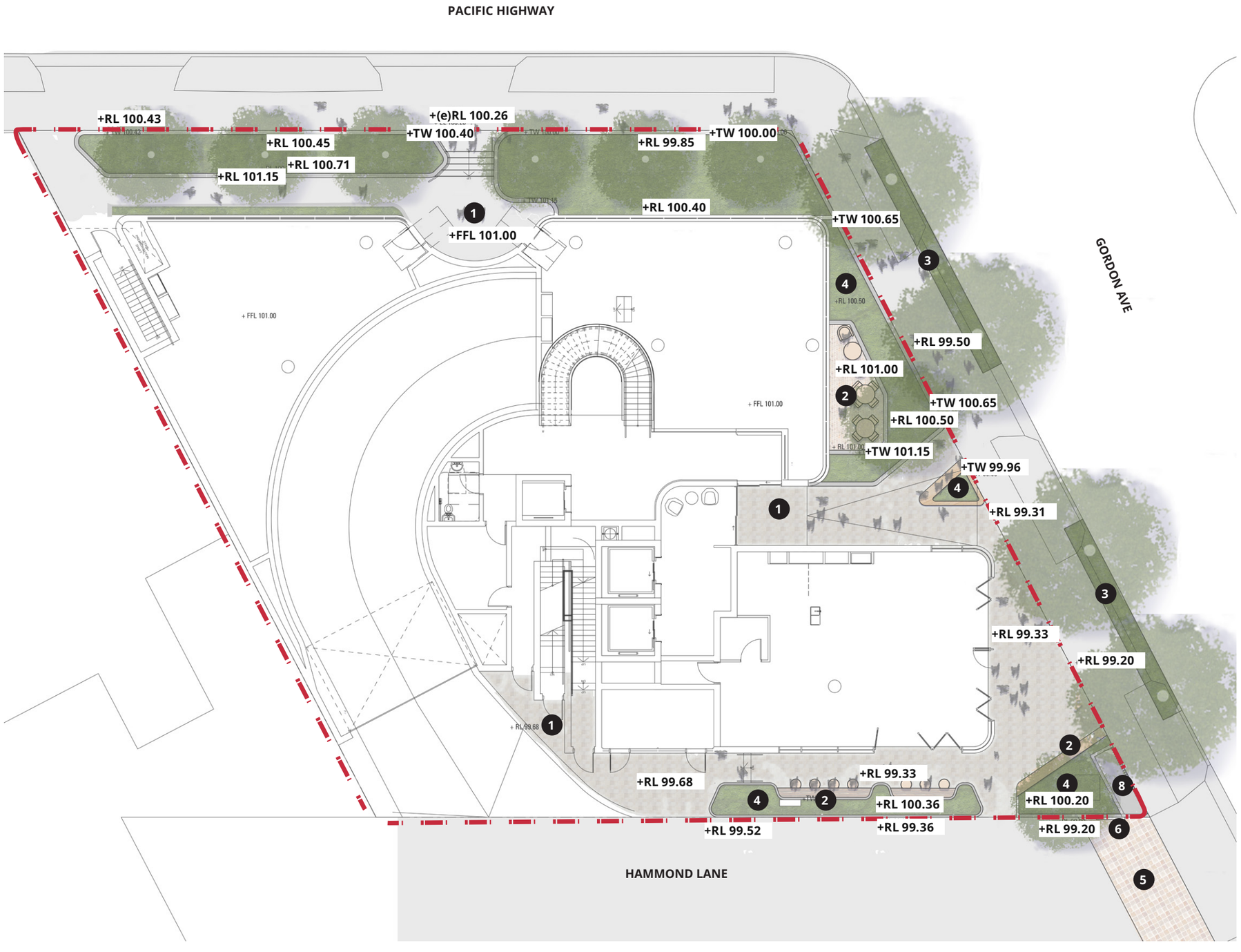
LUSH RAISED PLANTER WITH SEATING



RETAIL SEATING IN PLANTER



COBBLE STONE PAVEMENT



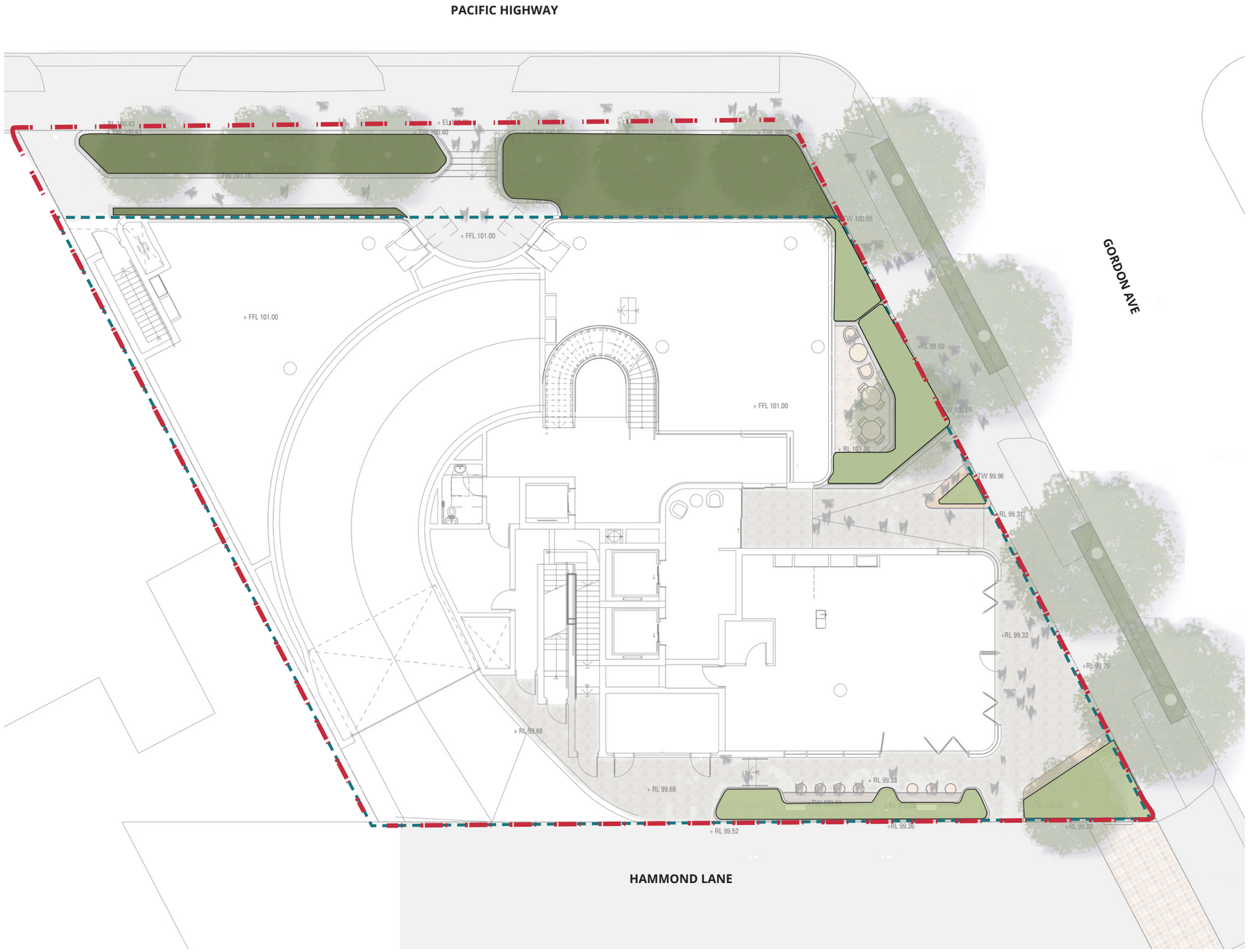
1:200 @ A3 0 1 2 4 6 10m

ARCADIA

Soil Depth Plan
Ground Floor

KEY

- DEEP SOIL
- PLANTER SOIL DEPTH 1000MM
- SITE BOUNDARY
- BASEMENT 1 BOUNDAY



Soil Depth Requirements to Promote Healthy Tree Growth

Proposed planting over structure have been designed to meet the minimum soil standards and best practice guidelines identified in the Apartment Design Guide - NSW Department of Planning, Section 4P.

Raised planters over structure provide contiguous soil volume that is suitable for tree planting and in line with ADG's standards as below:

Small Trees (6-8m high) – 9m3 soil per tree – Minimum soil depth 800mm
Medium Trees (8-12m high) – 35m3 soil per tree – Minimum soil depth 1000mm
Large Trees (12-18m high) – 150m3 soil per tree – Minimum soil depth 1200mm

Other raised podium planters include a minimum soil depth of 500mm for shrubs, 400mm for groundcovers and 200mm for turf areas.

Moreover, planting zones located within the 4 metre setback along the Pacific Highway frontage allows for soil depths greater than 6 metres and is connected to deep soil areas outside of our property boundary.

1:200 @ A3 0 1 2 4 6 10m

ARCADIA

Landscape Concept
Level 02 - Communal Roof Terrace

KEY

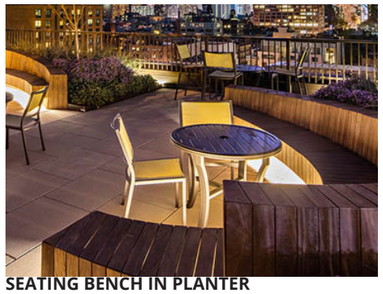
1. INTEGRATED BENCH SEATING IN RAISED PLANTER
2. BBQ AMENITIES
3. EXTENDABLE DINING TABLE
4. TREE PLANTING IN 1200MM MOUND UP SOIL
5. LOUNGE SEATING WITH ROUND TABLE
6. GAME & ACTIVITY SPACE
7. HIGH TABLE BENCH AND SEATING
8. PING-PONG AND FOOTBALL TABLES
9. LUSH RAISED PLANTER BED
10. BESPOKE CABANAS
11. SUN LOUNGE DECK
12. CASCADING PLANTER 700MM SOIL DEPTH

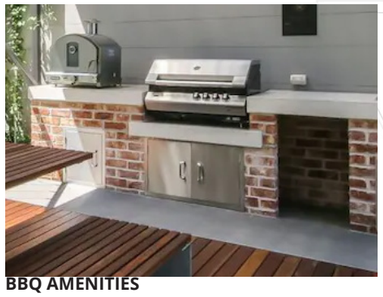
SITE BOUNDARY




BESPOKE CABANAS


CASCADING PLATING ON PARAMETER


SEATING BENCH IN PLANTER


BBQ AMENITIES

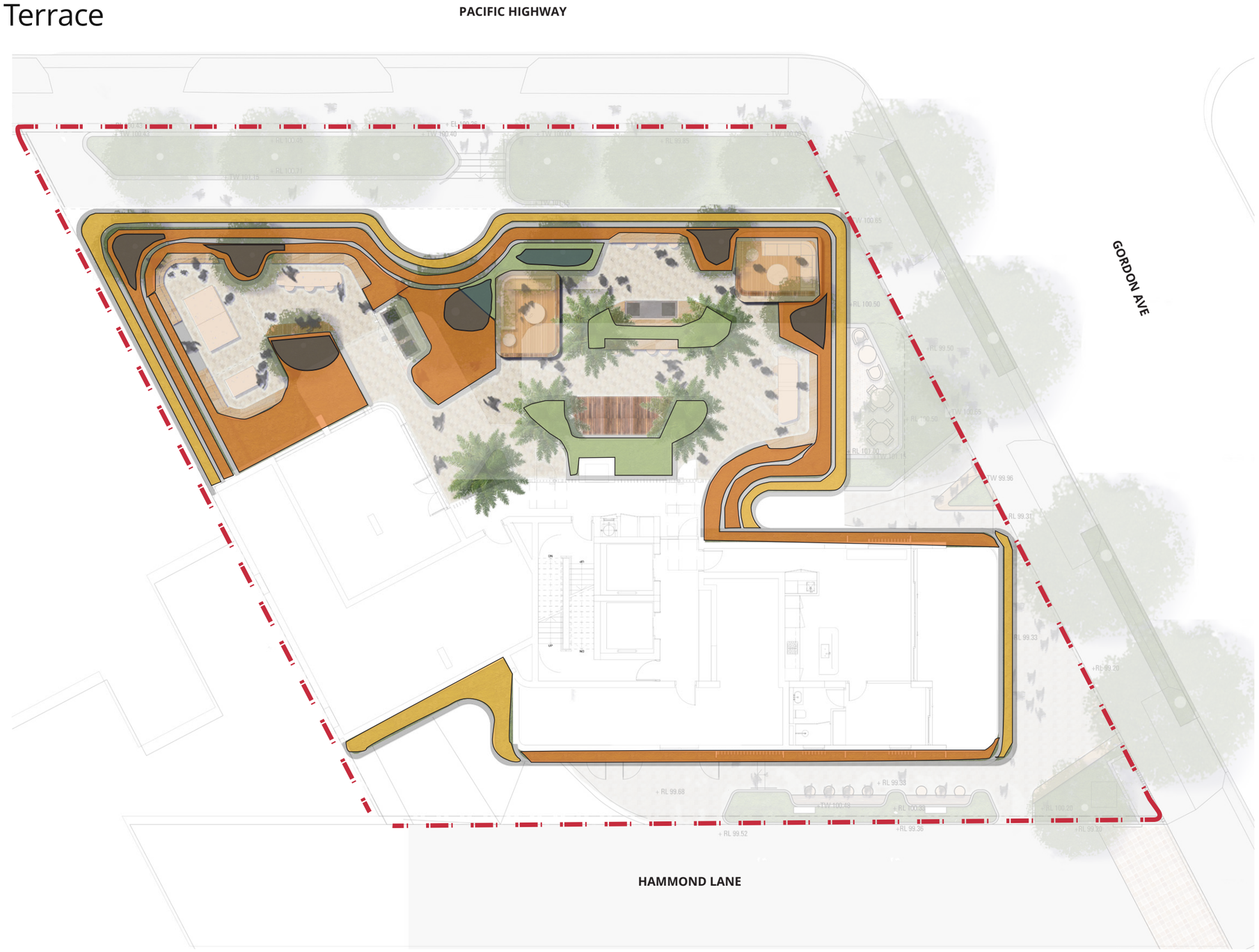
1:200 @ A3 0 1 2 4 6 10m

ARCADIA

Soil Depth Plan
Level 02 - Communal Roof Terrace

KEY

- PLANTER SOIL DEPTH 550MM
- PLANTER SOIL DEPTH 700MM(LEVEL 1 PARAMETER)
- PLANTER SOIL DEPTH 900MM
- SOIL DEPTH MOUND UP TO 1200MM
- SITE BOUNDARY



1:200 @ A3 0 1 2 4 6 10m

ARCADIA

Landscape Concept
Level 03 - Green Roof & Outdoor Communal Space

KEY

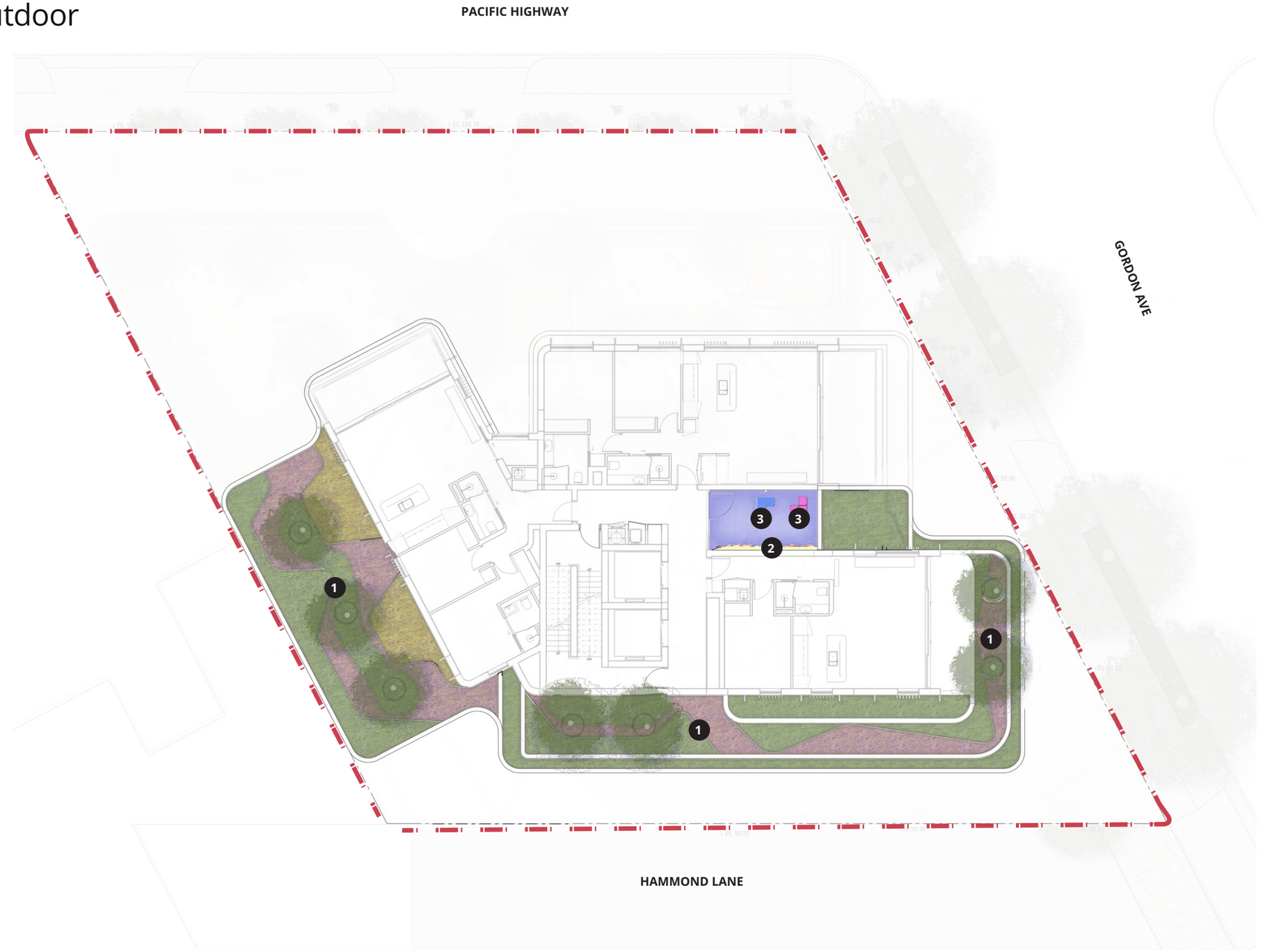
1. GREEN ROOF
2. AUGMENTED CLIMBING WALL
3. EPDM SOFTBLOCKS
- SITE BOUNDARY



AUGMENTED CLIMBING WALL



GREEN ROOF



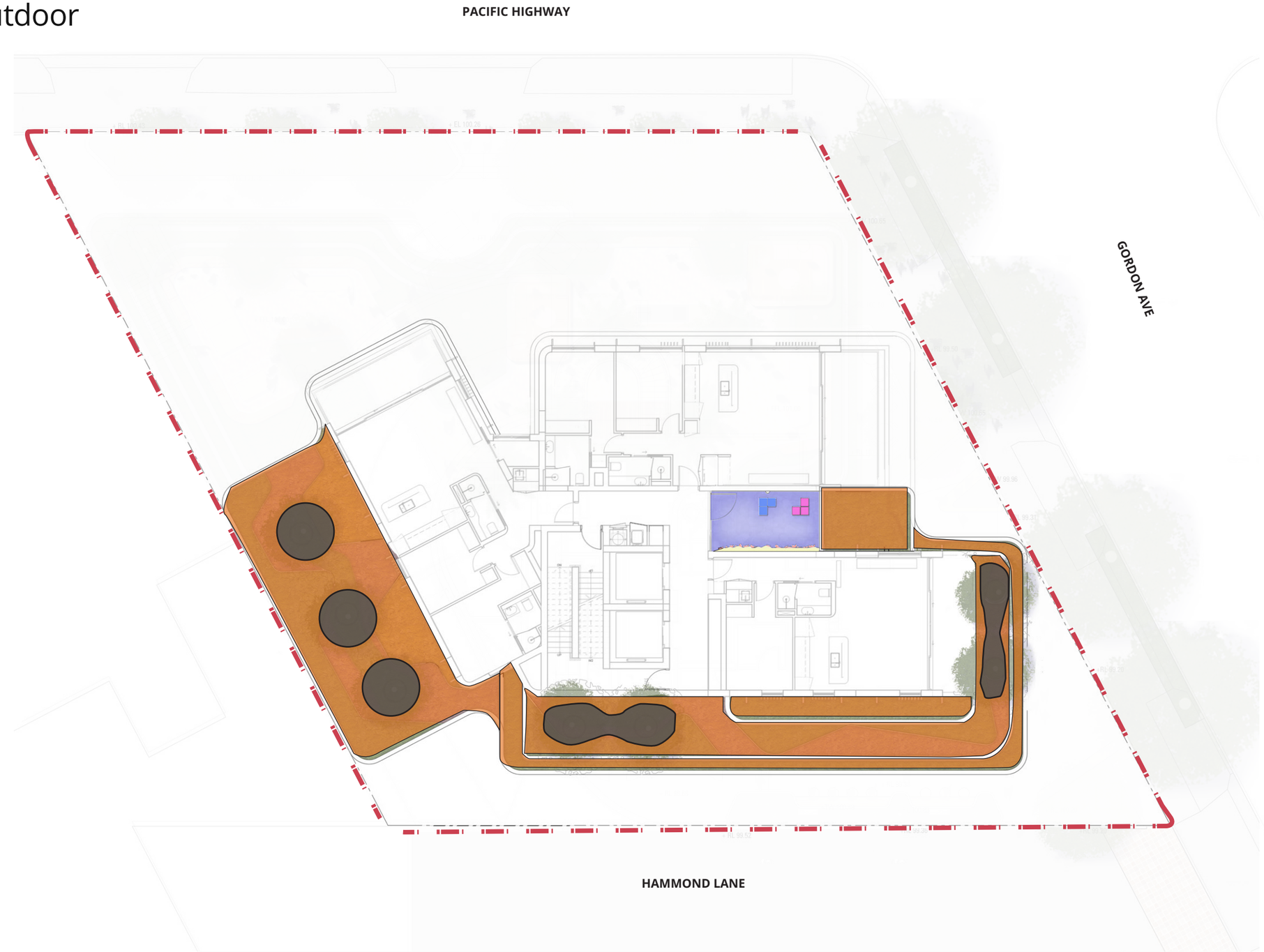
1:200 @ A3 0 1 2 4 6 10m

ARCADIA

Soil Depth Plan
Level 03 - Green Roof & Outdoor Communal Space

KEY

- SOIL DEPTH MOUNDED UP TO 1200MM
- PLANTER SOIL DEPTH 550MM
- SITE BOUNDARY



1:200 @ A3

0 1 2 4 6 10m

ARCADIA

Landscape Concept
Level 26 - Private Roof Terrace

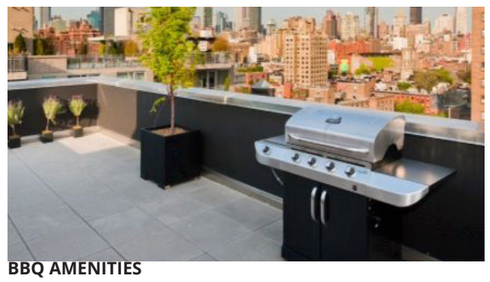
1. OUTDOOR DINING TABLE WITH CHAIRS
2. BBQ AMENITIES
3. PRIVATE JACUZZI
- SITE BOUNDARY



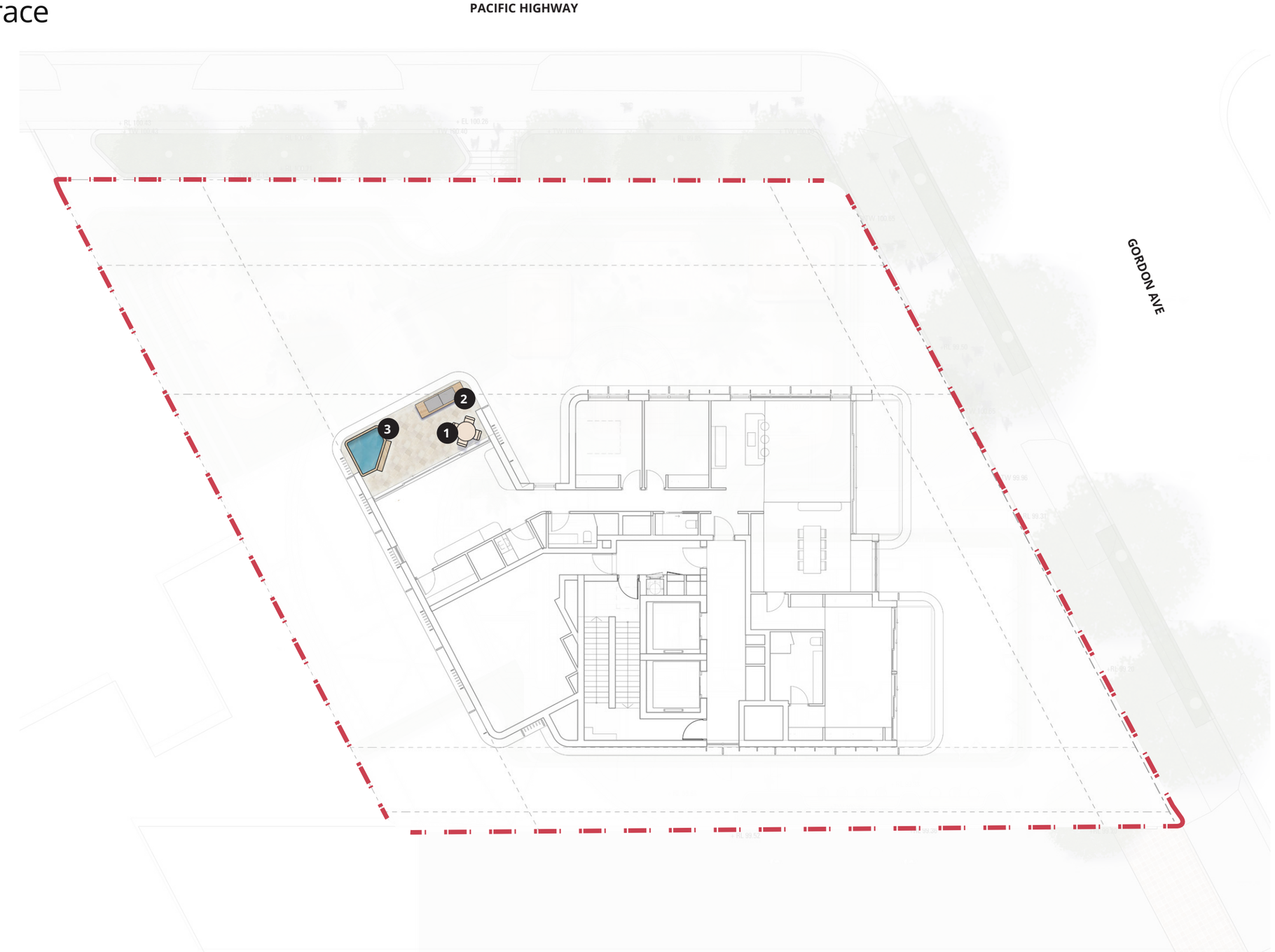
PRIVATE JACUZZI



OUTDOOR DINING TABLE



BBQ AMENITIES



1:250 @ A3

0 1 2 4 6 10m

ARCADIA

ARCADIA