

TonkinZulaikhaGreer

38 PACIFIC HIGHWAY

DEVELOPMENT APPLICATION

DATE	ISSUE	DESCRIPTION:
06.08.25	01	ISSUE FOR DA

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Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
COVER PAGE

Drawing No. **A 000**

Rev No. **01**

Drawn
WR,FM,IR
Checked
TG
Date
1/8/2025

DRAWING LIST		
	Scale @ A1	REV
A 000 GENERAL INFORMATION		
A 000	COVER PAGE	01
A 001	DRAWING LIST	01
A 002	SITE ANALYSIS PLAN	1:500 01
A 003	SITE PLAN	1:200 01
A 020 DEMOLITION PLANS		
A 020	DEMOLITION PLAN	1:200 01
A 100 GENERAL ARRANGEMENT PLANS		
A 100	GENERAL ARRANGEMENT PLAN - B2	1:100 01
A 101	GENERAL ARRANGEMENT PLAN - B1	1:100 01
A 102	GENERAL ARRANGEMENT PLAN - LG	1:100 01
A 103	GENERAL ARRANGEMENT PLAN - GF	1:100 01
A 104	GENERAL ARRANGEMENT PLAN - MEZZANINE	1:100 01
A 105	GENERAL ARRANGEMENT PLAN - 1F	1:100 01
A 106	GENERAL ARRANGEMENT PLAN - 2F	1:100 01
A 107	GENERAL ARRANGEMENT PLAN - 3F	1:100 01
A 108	GENERAL ARRANGEMENT PLAN - 4F	1:100 01
A 109	GENERAL ARRANGEMENT PLAN - 5F	1:100 01
A 110	GENERAL ARRANGEMENT PLAN - 6F	1:100 01
A 111	GENERAL ARRANGEMENT PLAN - 7F	1:100 01
A 112	GENERAL ARRANGEMENT PLAN - L8	1:100 01
A 113	GENERAL ARRANGEMENT PLAN - RP	1:100 01
A 200 ELEVATIONS		
A 200	NORTH ELEVATION - PACIFIC HIGHWAY	1:100 01
A 201	SOUTH ELEVATION - MARSHALL LANE	1:100 01
A 202	EASTERN ELEVATION	1:100 01
A 203	WESTERN ELEVATION	1:100 01
A 300 SECTIONS		
A 300	SECTIONS - 1	1:100 01
A 301	SECTIONS - 2	1:100 01
A 400 SHADOW DIAGRAMS		
A 400	SHADOW DIAGRAMS - PLAN	1:500 01
A 401	SHADOW DIAGRAMS - EYE OF THE SUN	1:500 01
A 402	SHADOW DIAGRAMS - EYE OF THE SUN	1:500 01
A 500 AREA CALCULATIONS		
A 500	AREA CALCULATIONS - GFA	1:250 01
A 501	AREA CALCULATIONS - ROOM COUNT	1:250, 1:1 01
A 600 MATERIAL FINISHES 3D		
A 600	MATERIAL FINISHES	01
A 900 3D VIEWS		
A 900	3D VIEW - PACIFIC HIGHWAY	01

LEGEND	
Code	Description
ALD	Aluminium Louvre Door
CM1	Cladding, Metal, Type 1
CM2	Cladding, Metal, Type 2
CM3	Cladding, Metal, Type 3
CO	Concrete
COP	Concrete, Textured
D	Door
DKC	Decking, Composite
FS	Fire Stair
L	Lift
MGD	Metal Glazed Door
MR	Metal Roof
MIW	Metal Window
PEB	Pebble
RSH	Roller Shutter
SCM	Screen, Metal
T	Timber

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Phase
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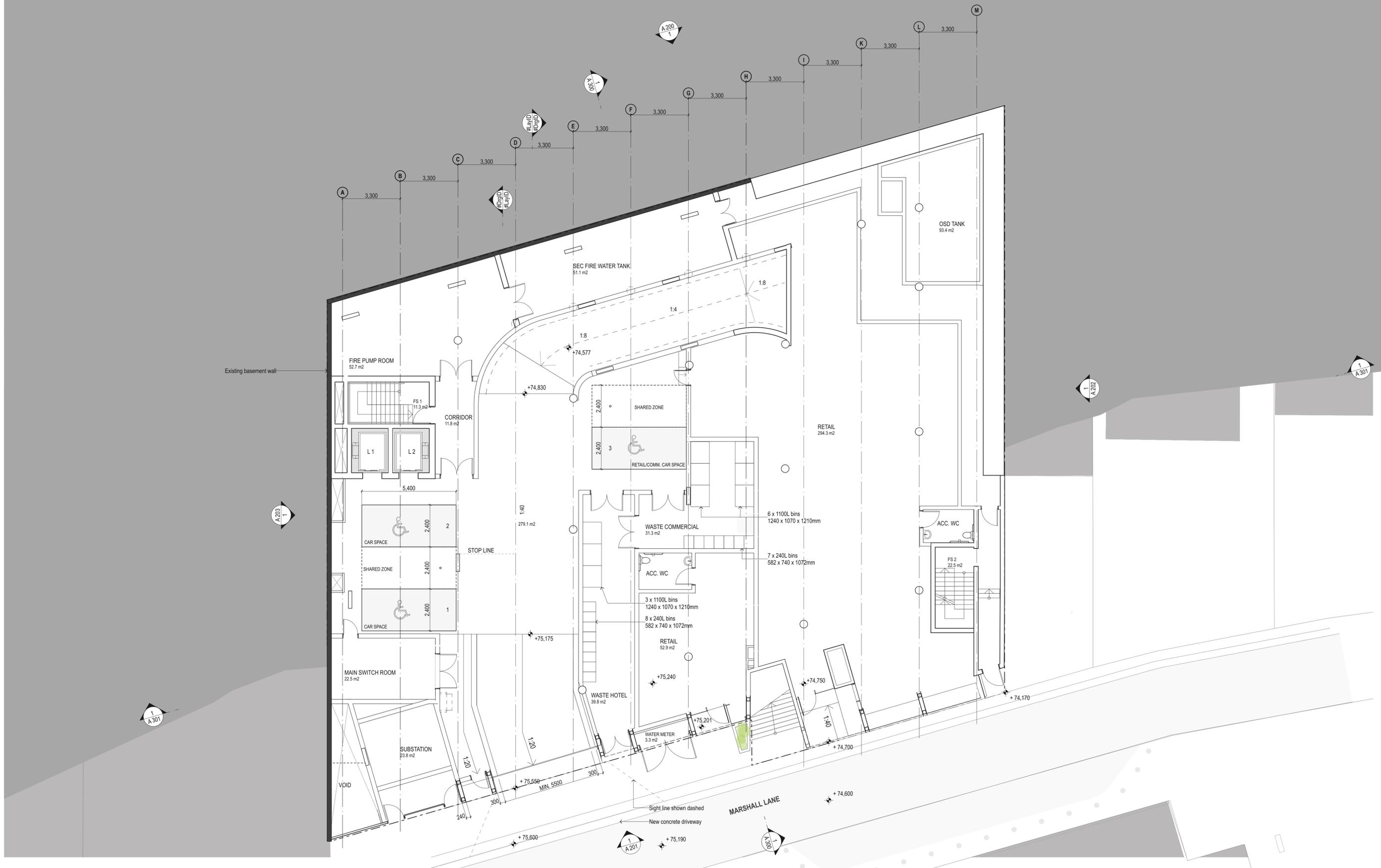
Job No.
20019

Drawing Title
DRAWING LIST

Drawing No.
A 001

Rev No.
01

Drawn
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Date
1/8/2025



DATE	ISSUE	DESCRIPTION:
06.08.25	01	ISSUE FOR DA
12.11.25	02	RFI ISSUE

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Job No.
20019

Drawing Title
GENERAL ARRANGEMENT PLAN - LG

Drawing No. A 102
Rev No. 02

Scale 1:100@A1 1:200@A3

0 1 2 4 m @A1
0 2 4 8 m @A3

Drawn
WR,FM,IR

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TG

Date
12/11/2025

North



DATE 19.03.2025 ISSUE 01 DESCRIPTION: ISSUE FOR DA

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38 PACIFIC HIGHWAY

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DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
NORTH ELEVATION - PACIFIC HIGHWAY

Drawing No. **A 200** Rev No. **01**

Scale **1:100@A1 1:200@A3**



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2/4/2025



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Job No.
20019

Drawing Title
SECTIONS - 1

Drawing No. **A 300** Rev No. **01**

Scale **1:100@A1 1:200@A3**

0 1 2 4 m @A1
0 2 4 8 m @A3

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WR,FM,IR

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Date
1/8/2025



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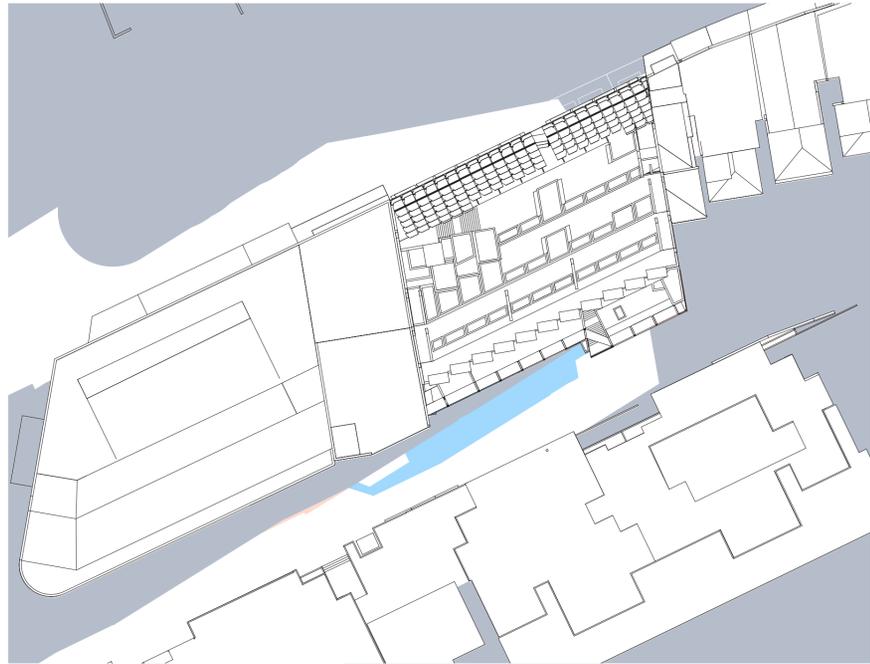
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SECTIONS - 2

Drawing No. **A 301** Rev No. **01**

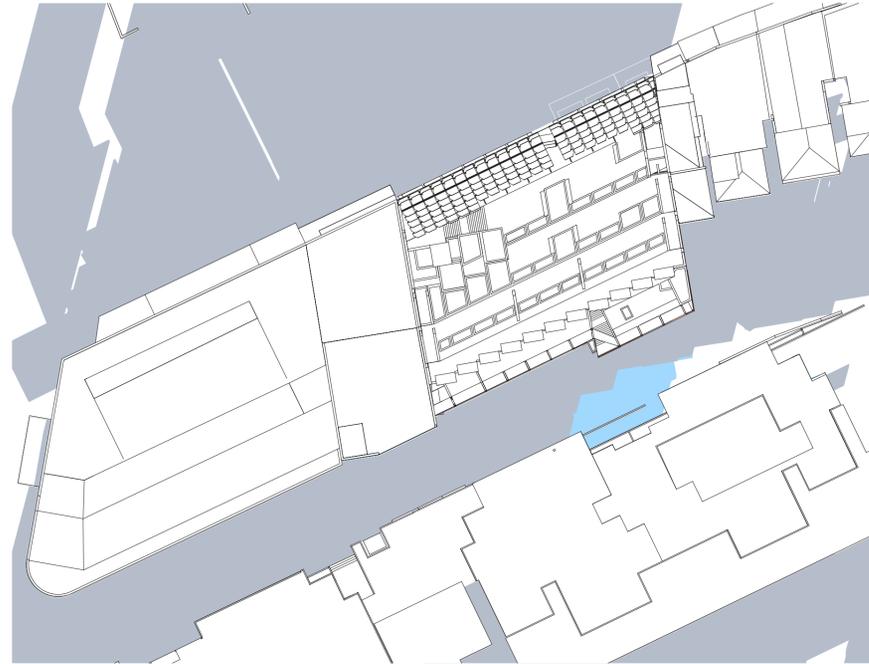
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0 1 2 4 m @A1
0 2 4 8 m @A3

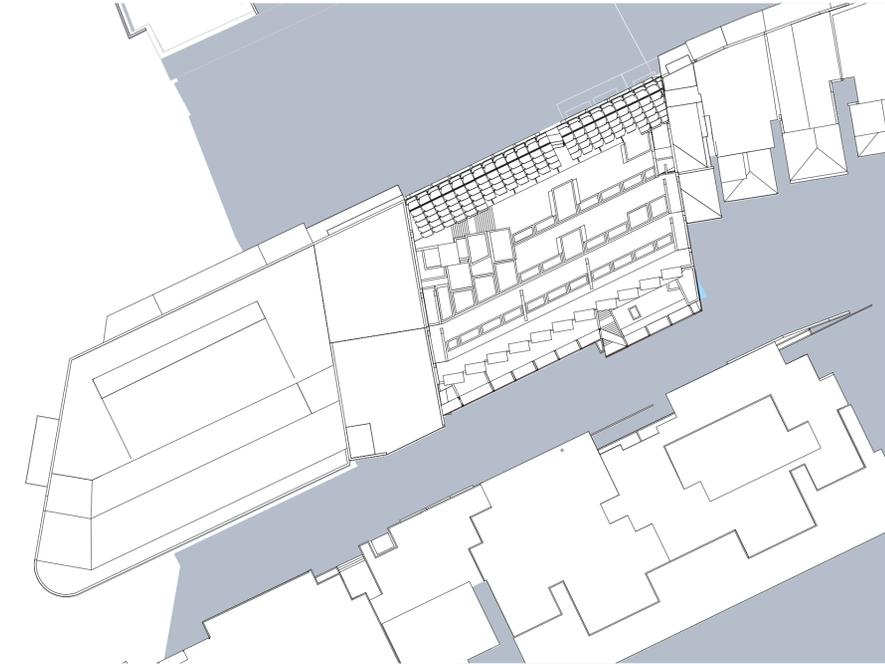
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EXISTING / PROPOSED PLAN SHADOW DIAGRAM
1st JUNE - 9am



EXISTING / PROPOSED PLAN SHADOW DIAGRAM
1st JUNE - 12pm



EXISTING / PROPOSED PLAN SHADOW DIAGRAM
1st JUNE - 3pm

LEGEND

- EXISTING SHADOW
- REDUCTION IN EXISTING SHADOW
- ADDITIONAL SHADOW

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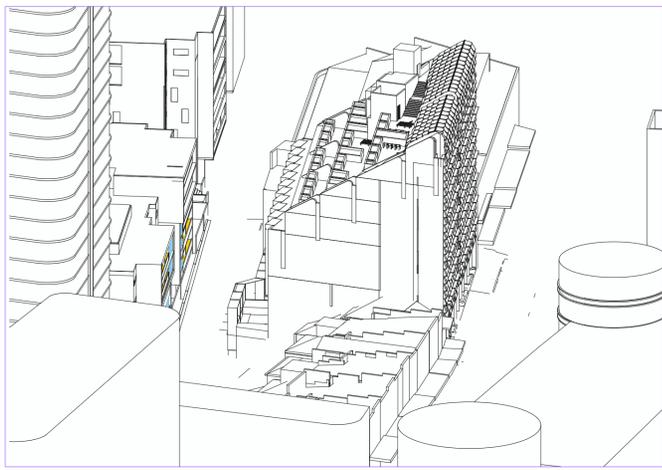
Job No.
20019

Drawing Title
SHADOW DIAGRAMS - PLAN

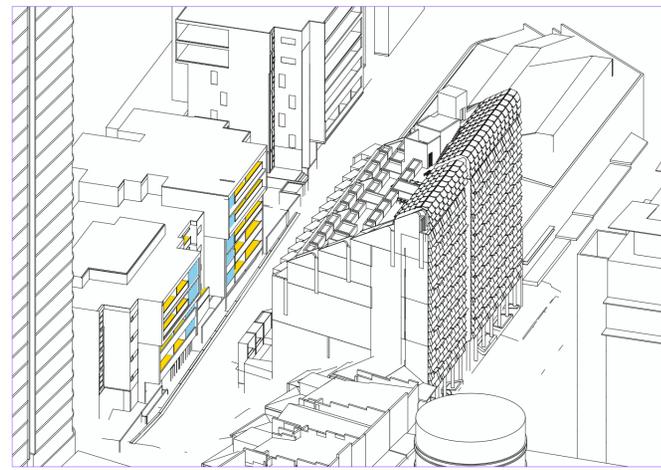
Drawing No.
A 400

Rev No.
01

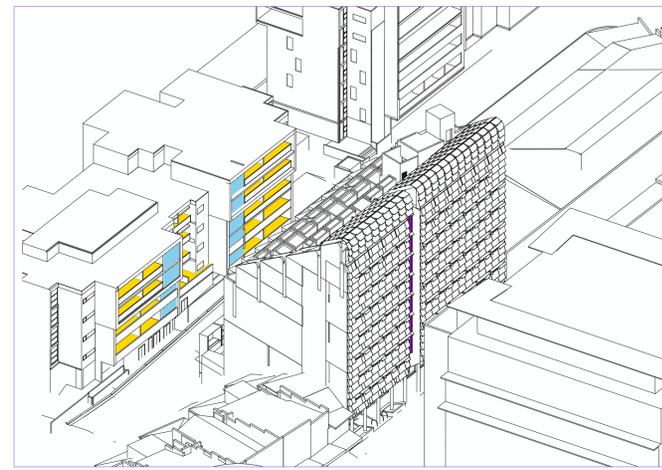
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Date
2/4/2025



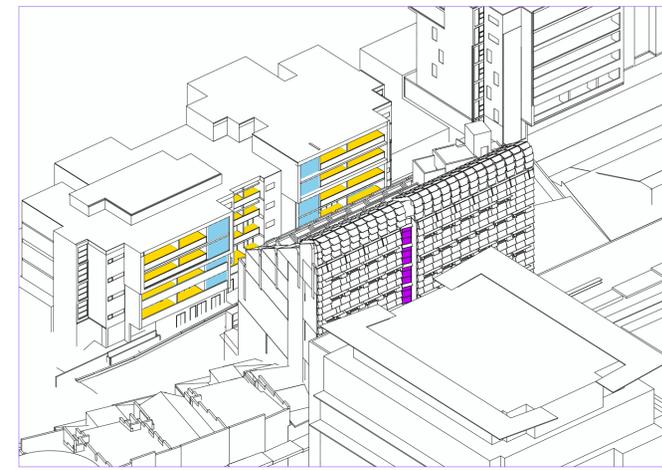
9 EOTS - PROPOSED 9am



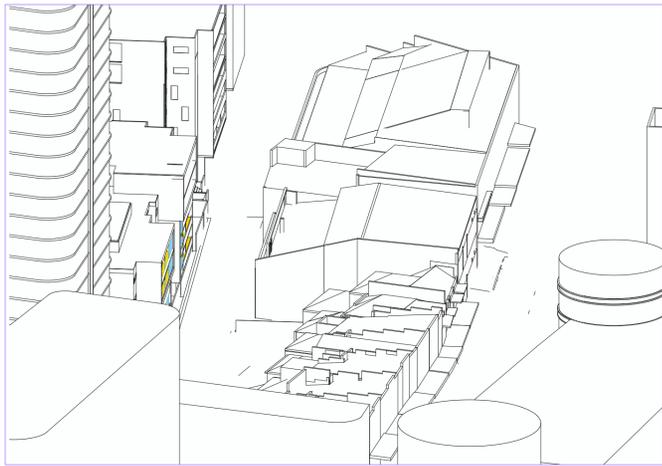
10 EOTS - PROPOSED 10am



11 EOTS - PROPOSED 11am



4 EOTS - PROPOSED 12pm



1 EOTS - EXISTING 9am



2 EOTS - EXISTING 10am



3 EOTS - EXISTING 11am



4 EOTS - EXISTING 12pm



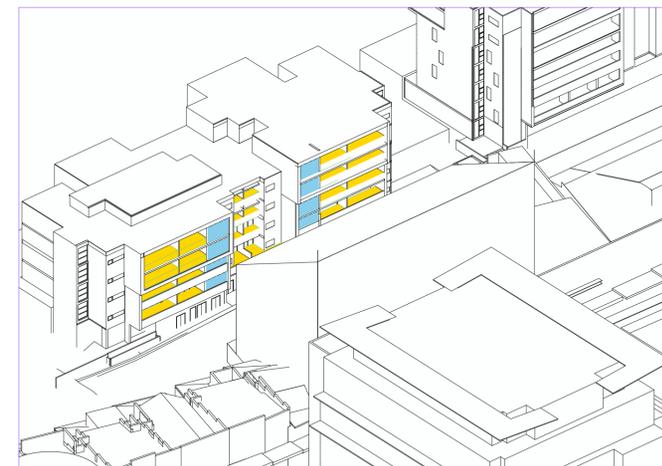
5 EOTS - DCP PERMISSIBLE ENVELOPE - 9am



6 EOTS - DCP PERMISSIBLE ENVELOPE - 10am



7 EOTS - DCP PERMISSIBLE ENVELOPE - 11am



4 EOTS - DCP PERMISSIBLE ENVELOPE - 12pm

LEGEND

- WINDOW TO INTERNAL COMMUNAL LIVING AREA
- EXTERNAL COMMUNAL LIVING AREA
- WINDOW TO HABITABLE AREA
- PRIVATE OPEN SPACE

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38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
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Drawing Title
SHADOW DIAGRAMS - EYE OF THE SUN

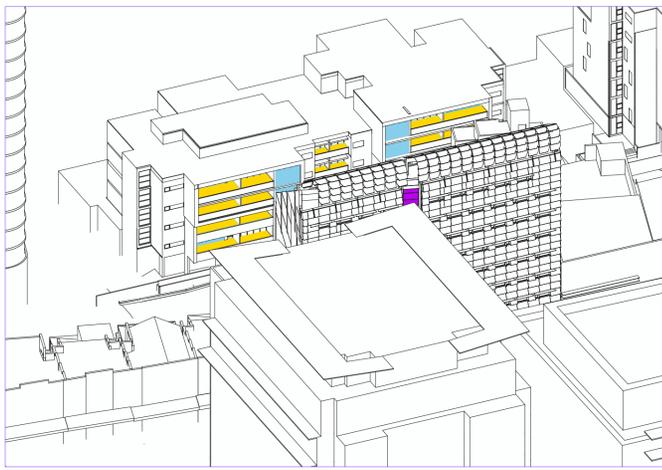
Drawing No. **A 401**

Rev No. **01**

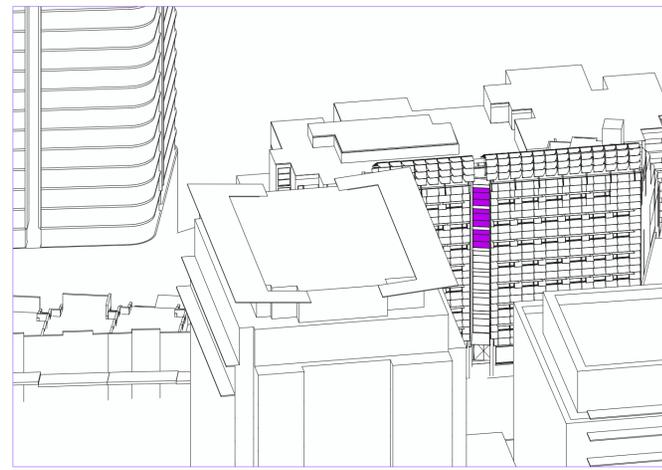
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TG

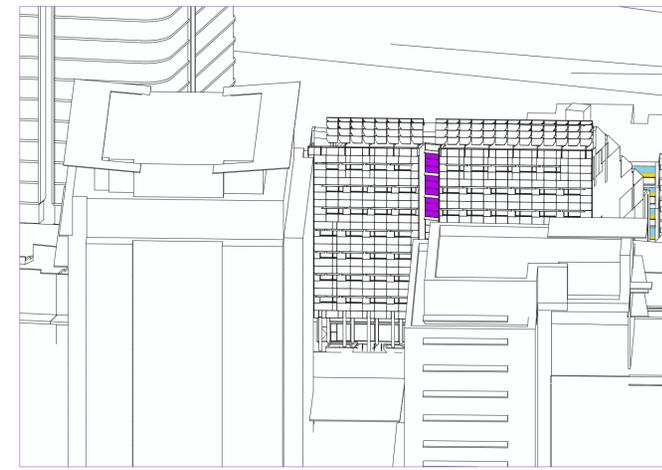
Date
2/4/2025



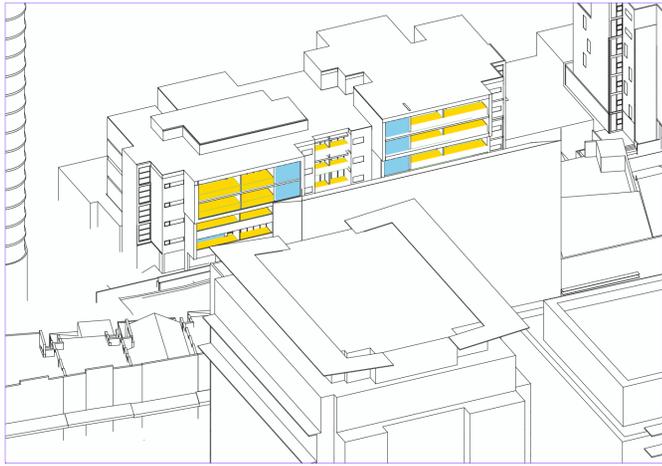
1 EOTS - PROPOSED 1pm



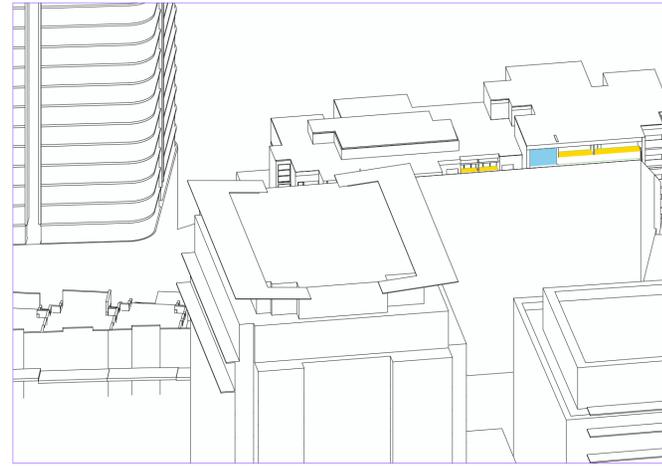
2 EOTS - PROPOSED 2pm



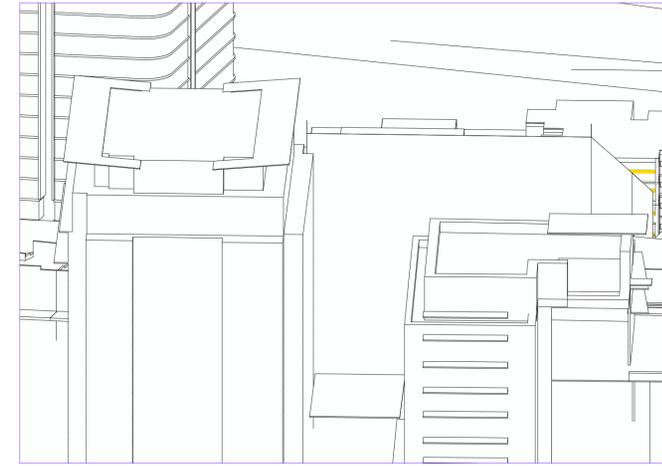
3 EOTS - PROPOSED 3pm



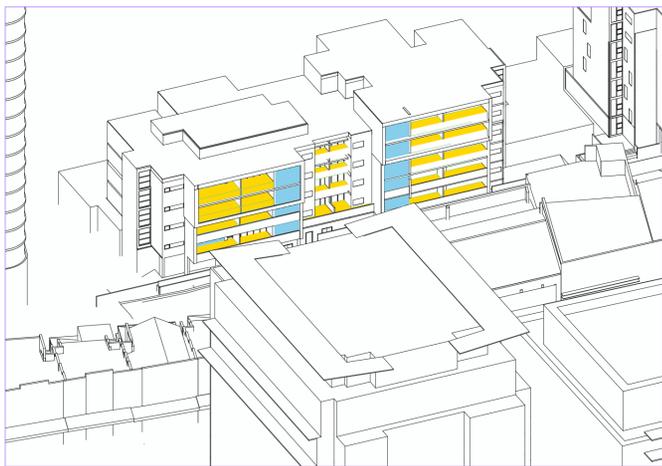
4 EOTS - DCP PERMISSIBLE ENVELOPE - 1pm



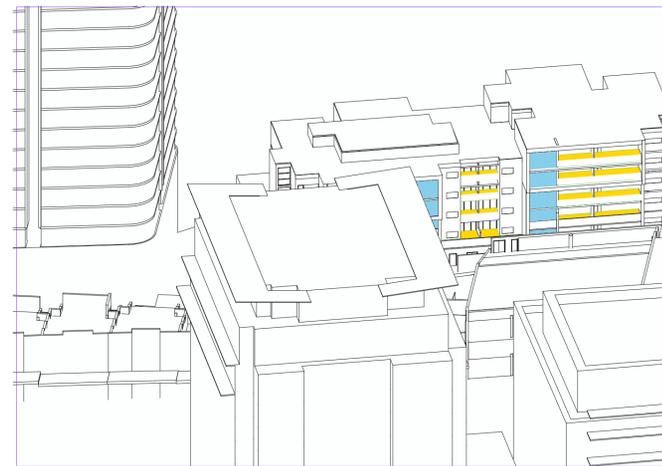
5 EOTS - DCP PERMISSIBLE ENVELOPE - 2pm



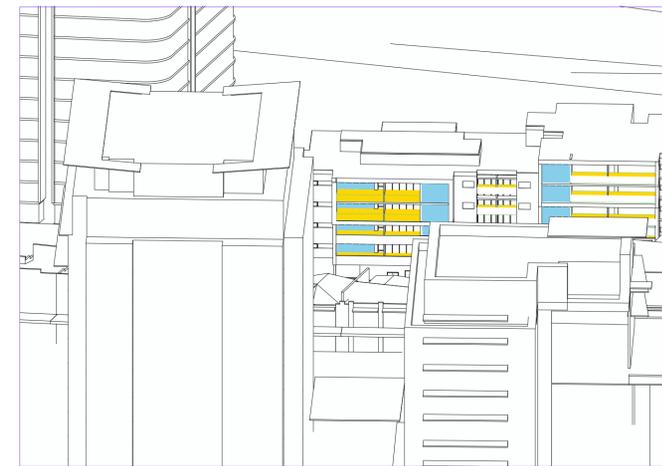
6 EOTS - DCP PERMISSIBLE ENVELOPE - 3pm



7 EOTS - EXISTING 1pm



8 EOTS - EXISTING 2pm



9 EOTS - EXISTING 3pm

LEGEND

- WINDOW TO INTERNAL COMMUNAL LIVING AREA
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- WINDOW TO HABITABLE AREA
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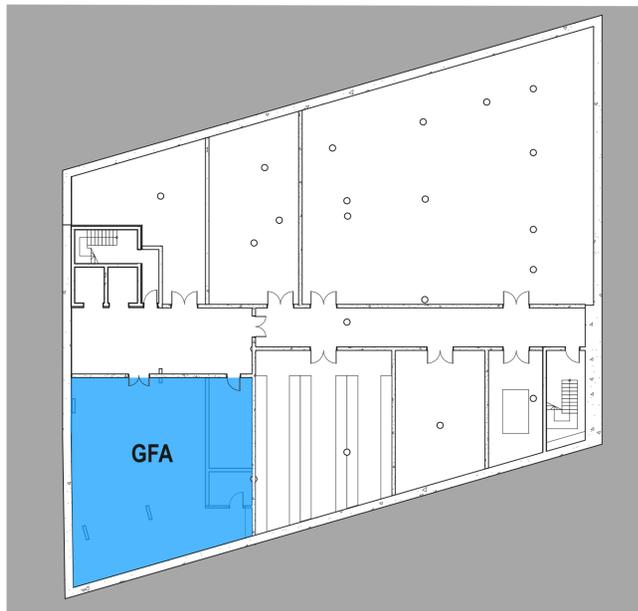
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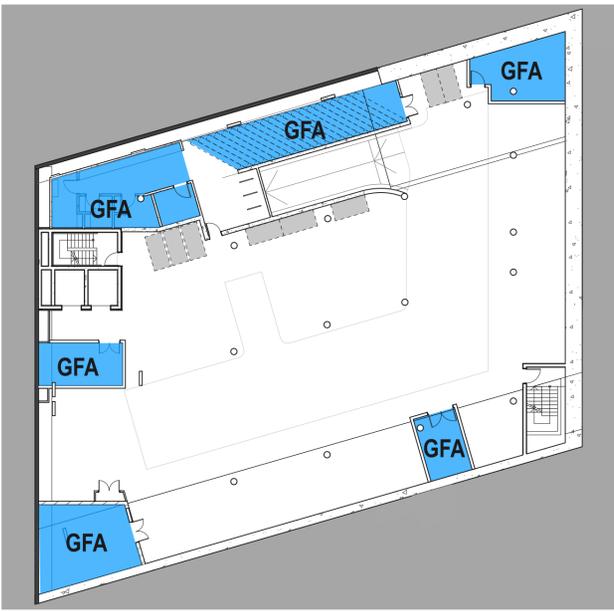
Job No.
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Drawing Title
SHADOW DIAGRAMS - EYE OF THE SUN
Drawing No. **A 402**
Rev No. **01**

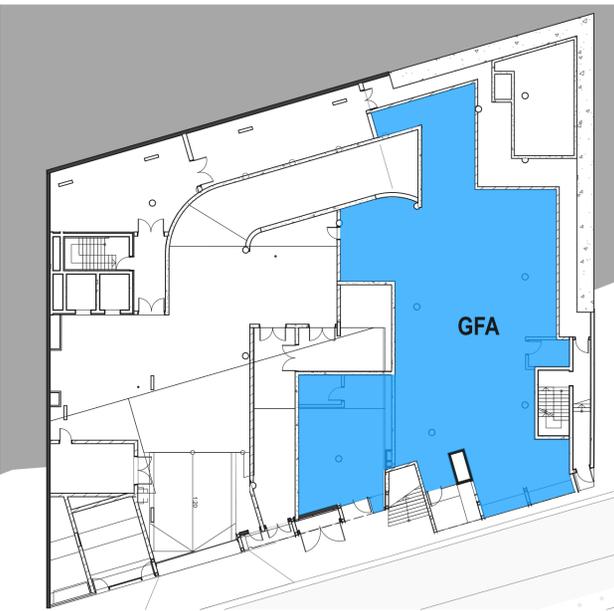
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1 GFA BASEMENT 2



2. BASEMENT 1



3 GFA LOWER GROUND

CALCULATIONS	
SITE AREA:	1,236.4m ²
PERMISSIBLE GFA:	6,305.6m ²
PROPOSED GFA:	6,486.3m ²
PERMISSIBLE FSR:	5.1:1
PROPOSED FSR:	5.24:1

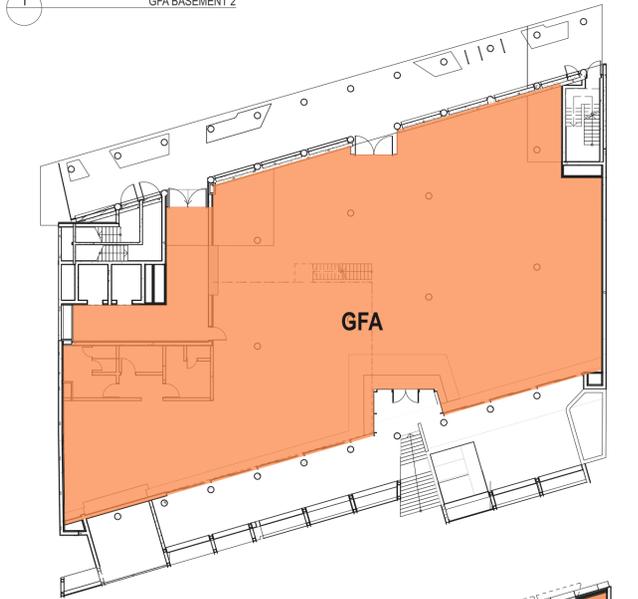
LEGEND	
	Gross Floor Area measurement, above basement level
	Gross Floor Area measurement, below basement level

GROSS FLOOR AREA	
BASEMENT 2	166.7
BASEMENT 1	180.7
LOWER GROUND	355.3
TOTAL	702.7 m²
GROUND FLOOR	712.8
MEZZANINE	319.5
LEVEL 1	918.1
LEVEL 2	921.3
LEVEL 3	918.1
LEVEL 4	803.3
LEVEL 5	605.4
LEVEL 6	400.1
LEVEL 7	185.0
TOTAL	5,964.3 m²
GRAND TOTAL	6,486.3 m²

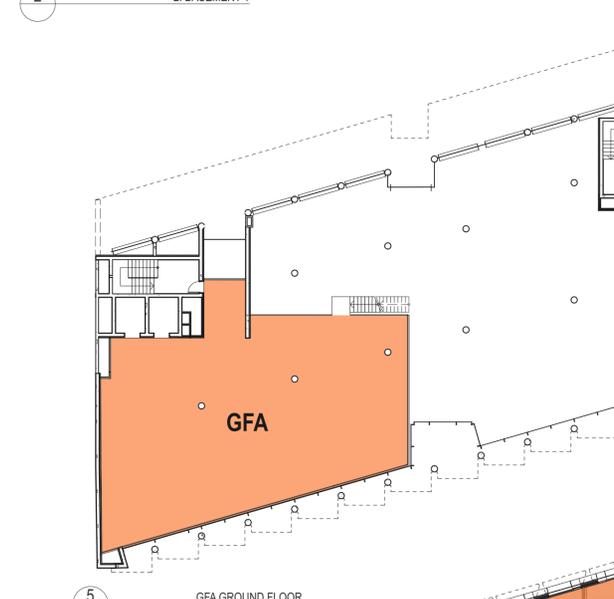
GROSS FLOOR AREA DEFINITION

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating buildings, measured at a height of 1.4 metres above the floor, and includes -

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
 - (i) storage, and
 - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



4 GFA GROUND FLOOR



5 GFA GROUND FLOOR



6 GFA LEVEL 1



7 GFA LEVEL 2 AND 3



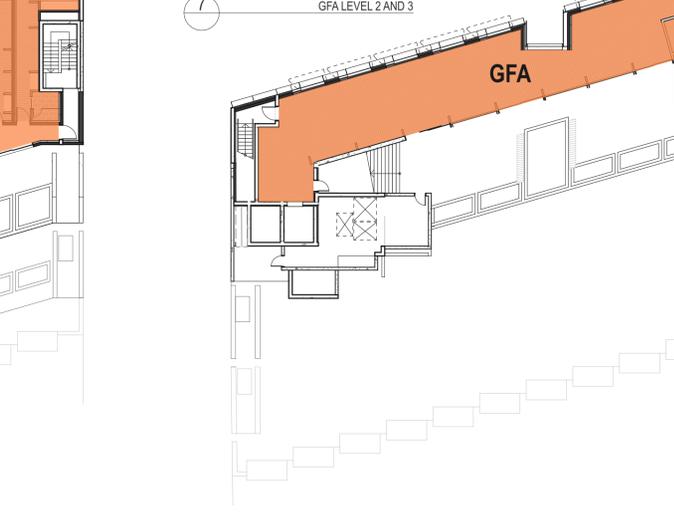
8 GFA LEVEL 4



9 GFA LEVEL 5



10 GFA LEVEL 6



11 GFA LEVEL 7

DATE 19.03.2025 ISSUE 01 DESCRIPTION: ISSUE FOR DA

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Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
AREA CALCULATIONS - GFA

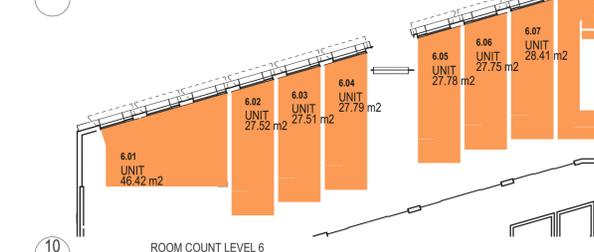
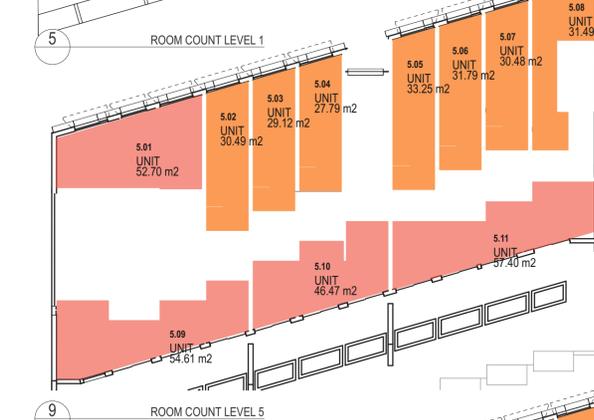
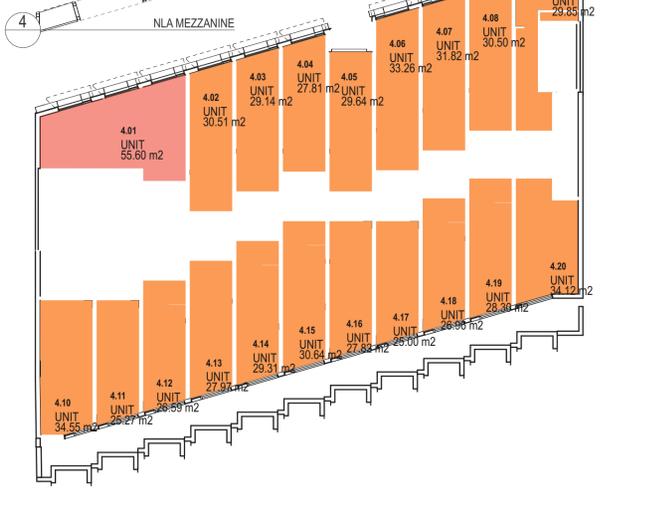
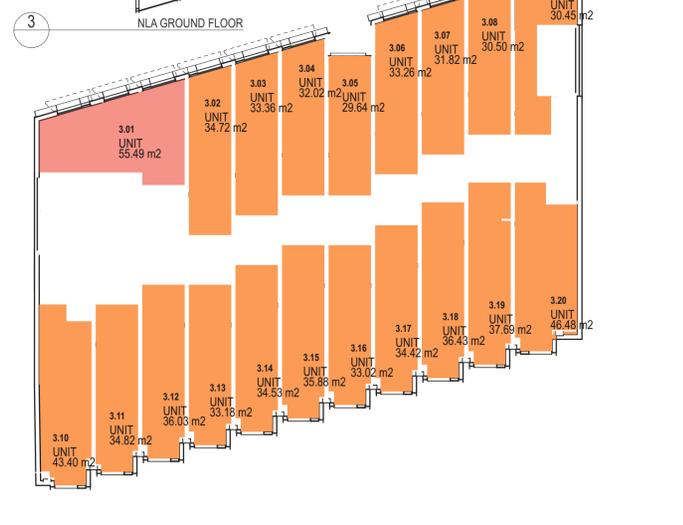
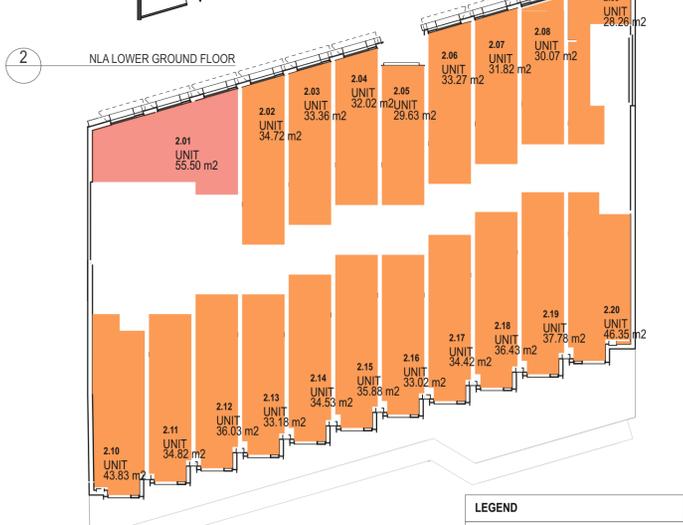
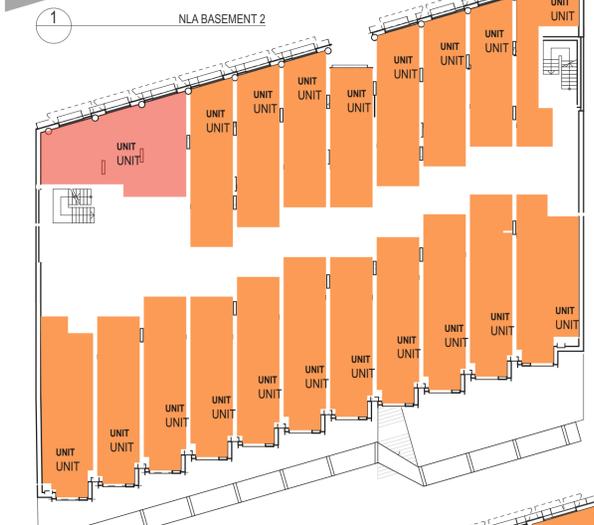
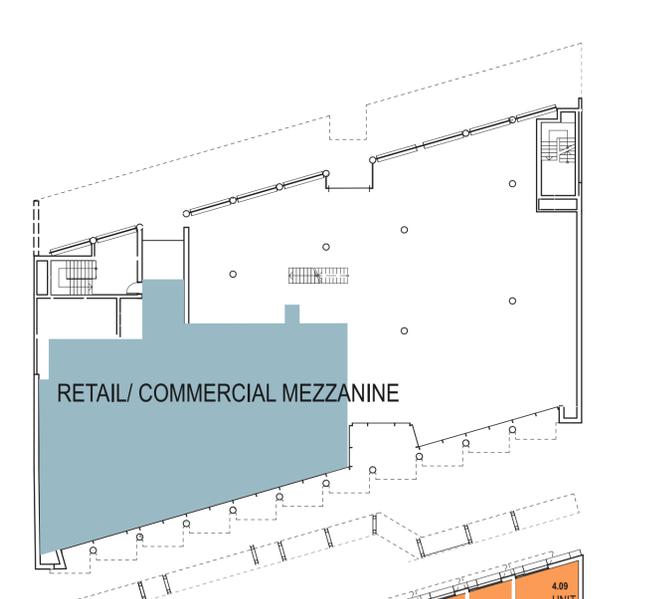
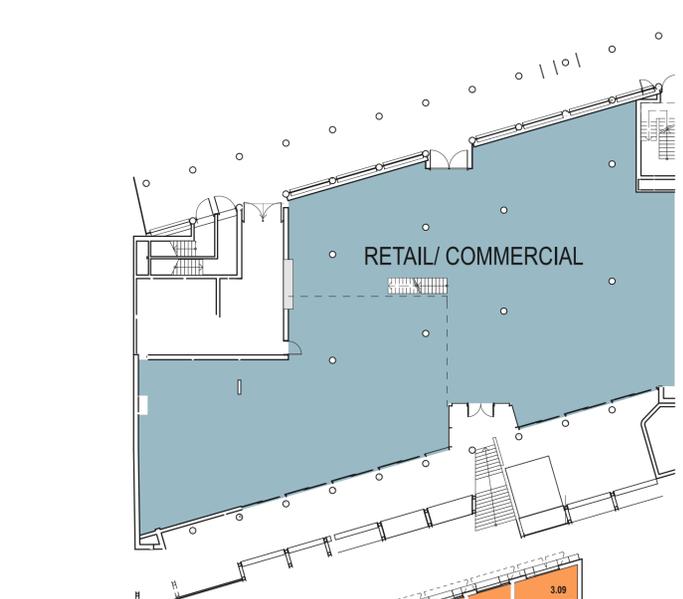
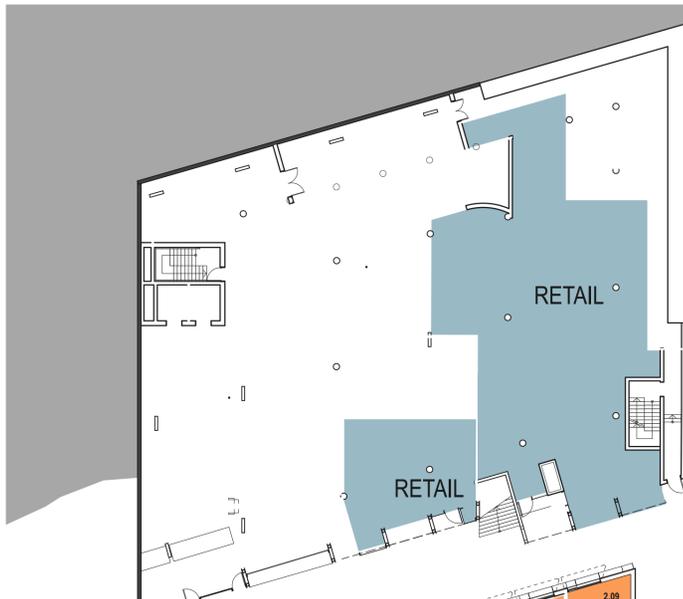
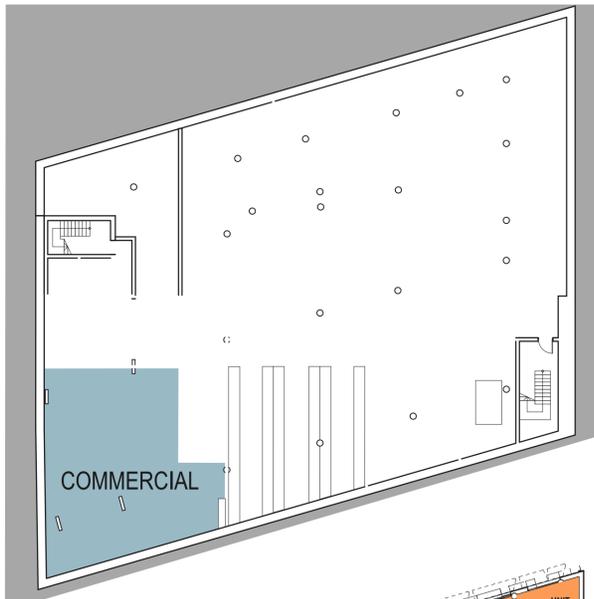
Drawing No. **A 500** Rev No. **01**

Scale **1:500@A1 1:1000@A3**

0 5 10 20 m @A1
0 10 20 40 m @A3

Drawn
WR,FM,IR
Checked
TG
Date
2/4/2025

North



LEGEND

Net lettable area

Room Count

- 1 Bedroom Unit
- 2 Bedroom Unit

TOTAL NET LETTABLE AREA

Home Story Name	AREA
BASEMENT 2	143.9
LOWER GROUND	347.2
GROUND FLOOR	668.3
MEZZANINE	290.2
TOTAL	1,449.6 m²

TOTAL ROOM COUNT BY LEVEL

Home Story Name	Quantity
LEVEL 1	20
LEVEL 2	20
LEVEL 3	20
LEVEL 4	20
LEVEL 5	11
LEVEL 6	8
TOTAL	99 *

1 AND 2 BEDROOM UNITS

91	1 Bedroom Units
8	2 Bedroom Units

* POSSIBILITY OF INCREASING THE TOTAL FROM 99 UNITS TO 101 VIA A SECTION 4.5.5

ROOM AREAS

Home Story Name	Zone Number	Area
LEVEL 1	1.01	56.8
	1.02	34.7
	1.03	33.4
	1.04	32.0
	1.05	29.6
	1.06	33.3
	1.07	31.8
	1.08	30.4
	1.09	28.3
	1.10	43.1
	1.11	34.8
	1.12	36.0
1.13	33.2	
1.14	34.7	
1.15	35.9	
1.16	33.2	
1.17	34.4	
1.18	36.4	
1.19	37.7	
1.20	45.5	
LEVEL 2	2.01	55.5
	2.02	34.7
	2.03	33.4
	2.04	32.0
	2.05	29.6
	2.06	33.3
	2.07	31.8
	2.08	30.1
	2.09	28.3
	2.10	43.8
	2.11	34.8
	2.12	36.0
2.13	33.2	
2.14	34.5	
2.15	35.9	
2.16	33.0	
2.17	34.4	
2.18	36.4	
2.19	37.8	
2.20	46.4	
LEVEL 3	3.01	55.5
	3.02	34.7
	3.03	33.4
	3.04	32.0
	3.05	29.6
	3.06	33.3
	3.07	31.8
	3.08	30.5
	3.09	30.4
	3.10	43.4
	3.11	34.8
	3.12	36.0
3.13	33.2	
3.14	34.5	
3.15	35.9	
3.16	33.0	
3.17	34.4	
3.18	36.4	
3.19	37.7	
3.20	46.5	
LEVEL 4	4.01	55.6
	4.02	30.5
	4.03	29.1
	4.04	27.8
	4.05	29.6
	4.06	33.3
	4.07	31.8
	4.08	30.5
	4.09	29.8
	4.10	34.5
	4.11	25.3
	4.12	26.6
4.13	28.0	
4.14	29.3	
4.15	30.6	
4.16	27.8	
4.17	25.0	
4.18	27.0	
4.19	28.3	
4.20	34.1	
LEVEL 5	5.01	52.7
	5.02	30.5
	5.03	29.1
	5.04	27.8
	5.05	33.3
	5.06	31.8
	5.07	30.5
	5.08	31.5
LEVEL 6	6.01	46.4
	6.02	27.5
	6.03	27.5
	6.04	27.8
	6.05	27.8
	6.06	27.7
	6.07	28.4
	6.08	29.0

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Project
38 PACIFIC HIGHWAY

Phase
DEVELOPMENT APPLICATION

Job No.
20019

Drawing Title
AREA CALCULATIONS - ROOM COUNT

Drawing No. **A 501**

Rev No. **01**

Scale **1:500@A1 1:1000@A3**

Drawn
WR,FM,IR

Checked
TG

Date
2/4/2025

North





CM1
METAL CLADDING, COLOURED ALUMINIUM TYPE 1



CM2
METAL CLADDING, COLOURED ALUMINIUM TYPE 2



CM3
METAL CLADDING, COLOURED ALUMINIUM TYPE 3



CO
CONCRETE



T
TIMBER



COP
TEXTURED CONCRETE



MGD
METAL GLAZED DOORS, EXTERNAL



SCM
SCREEN METAL - LOUVRED



MW
METAL WINDOW



RSH
ROLLER SHUTTER DOOR, EXTERNAL



MR
METAL ROOF

DATE	ISSUE	DESCRIPTION:
19.03.2025	01	ISSUE FOR DA

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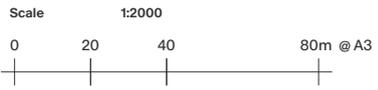
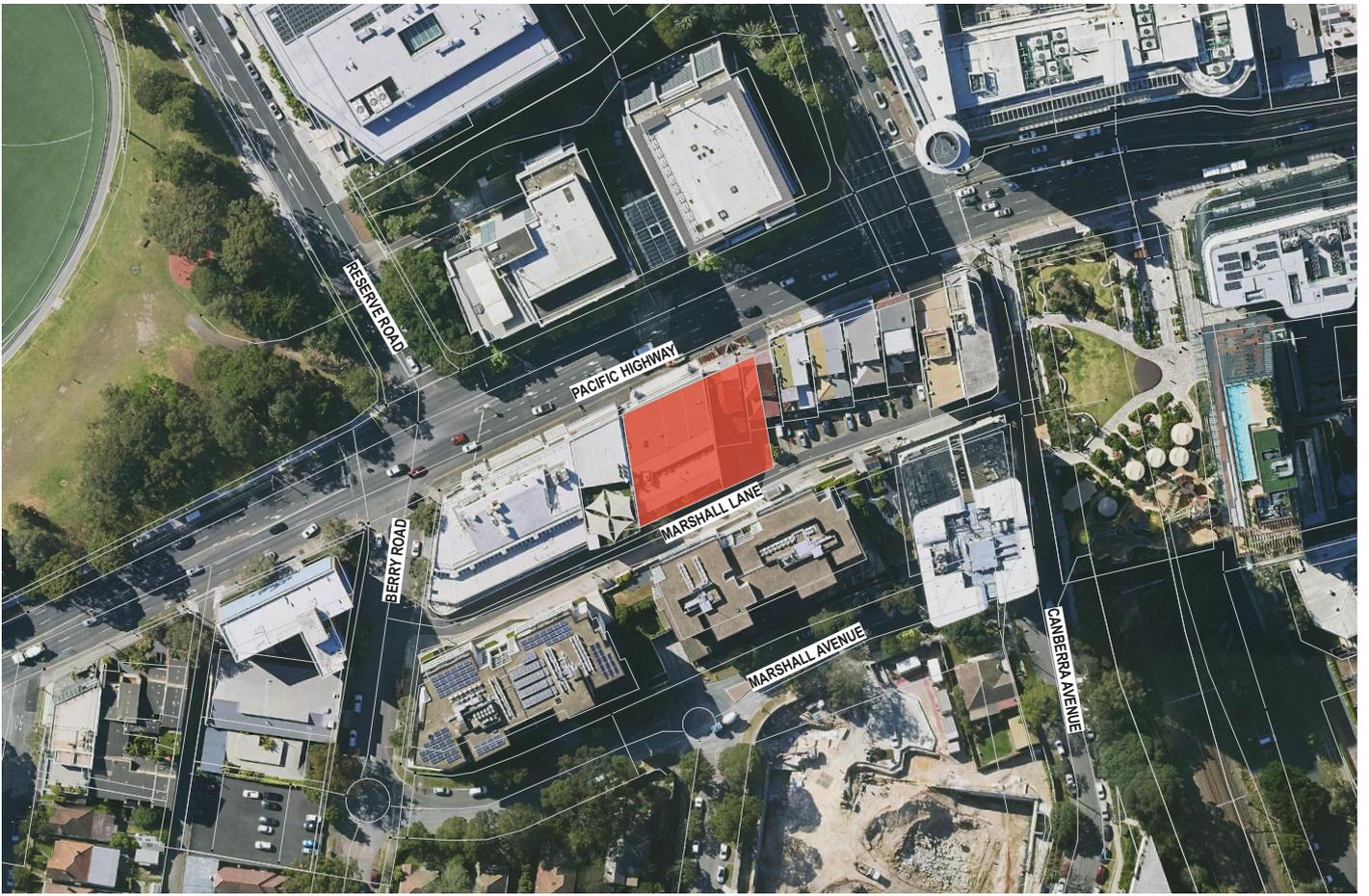
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Drawing Title
MATERIAL FINISHES

Drawing No.
A 600

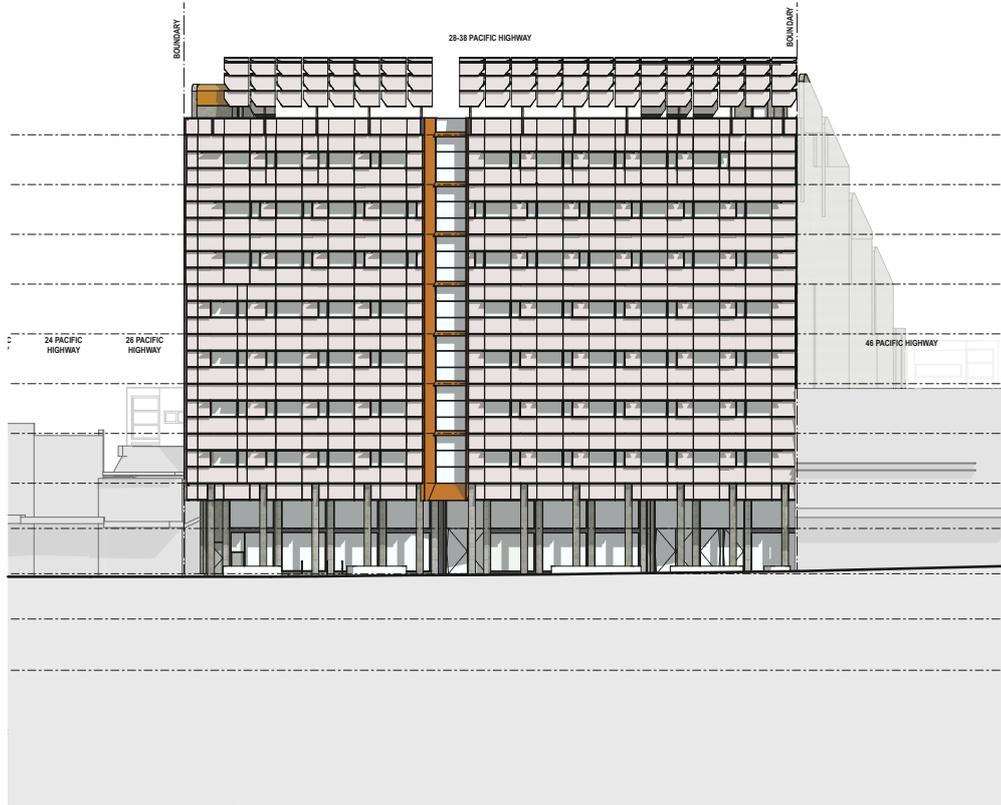
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SITE PLAN

NOTIFICATION PLANS - 1



1

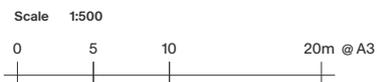
NORTH ELEVATION (PACIFIC HIGHWAY)



2

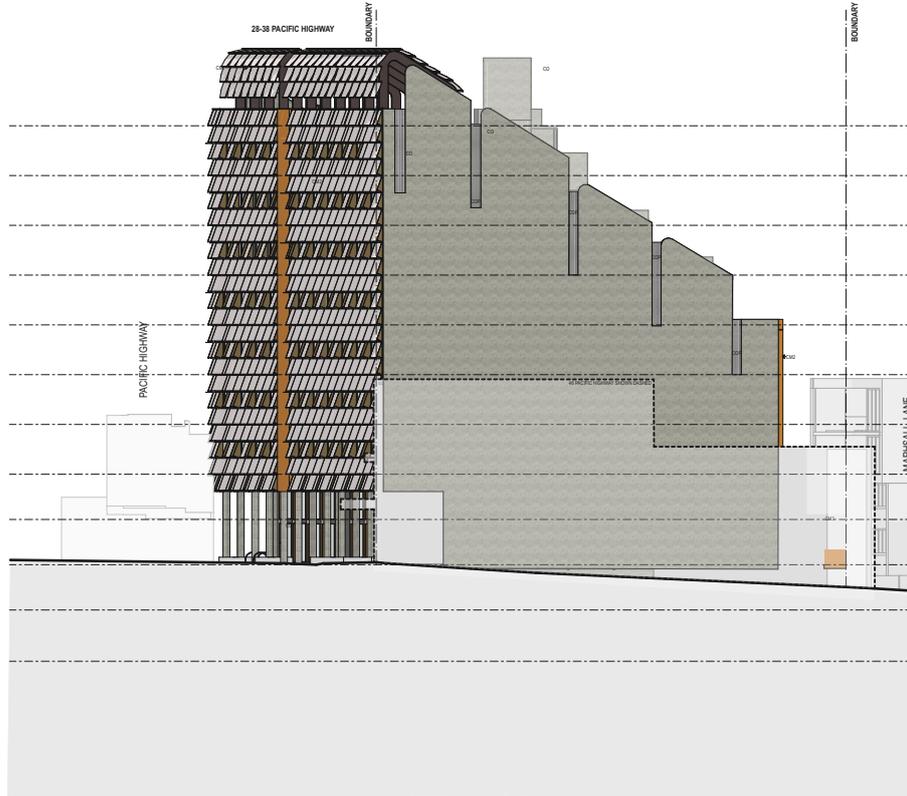
SOUTH ELEVATION (MARSHALL LANE)

NOTIFICATION PLANS - 2



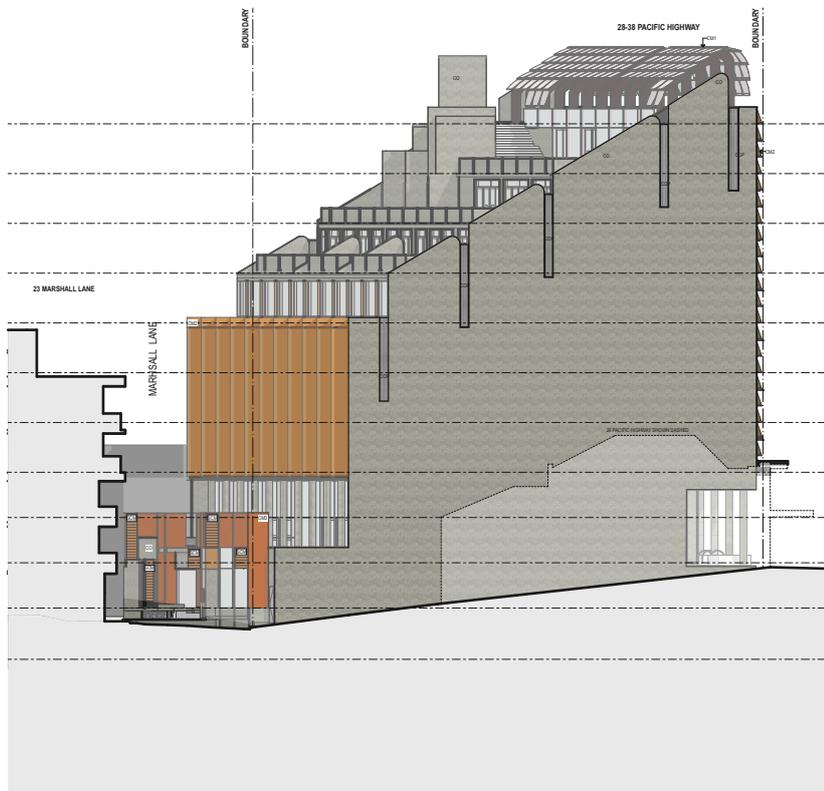
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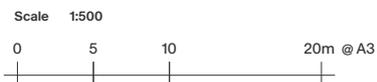
WEST ELEVATION



2

EAST ELEVATION

NOTIFICATION PLANS - 3



Date issued
Drawn

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