

Integrated Water Management Plan

402-420 Pacific Highway, Crows Nest

Prepared for Prosper Atrium Pty Ltd / 29 June 2026

251423

Contents

1.0 Executive Summary..... 3

2.0 Introduction 4

3.0 Subject Site 6

 3.1 Existing services 7

4.0 Stormwater Methodology 8

 4.1 Stormwater Quantity 8

 4.1.1 Existing Stormwater..... 8

 4.1.2 Proposed Stormwater Design 8

 4.2 Stormwater Quality 9

 4.3 Erosion and Sediment Control 11

 4.4 Cumulative Impacts 12

 4.5 Mitigation Measures..... 12

5.0 Flood Management..... 13

6.0 Summary..... 15

Appendix A 16

Rev	Date	Prepared By	Approved By	Remarks
1	1/08/2025	CG	CR	DRAFT
2	17/09/2025	CG	CR	Issue For SSDA
3	29/06/2026	KS	CR	Re-issued For SSDA

1.0 Executive Summary

This Integrated Water Management Plan has been prepared by TTW on behalf of Prosper as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a mixed use development at 402-420 Pacific Highway, Crows Nest (the site).

The report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-83076206) on 29 April 2025.

The site is located adjacent to Crows Nest Metro Station and is within the Crows Nest Transit Oriented Development (TOD) Accelerated Precinct which has been identified by the NSW Government to support housing delivery. The Crows Nest TOD Precinct has been subject of recent amendments to the planning controls which came into effect in November 2024.

The site comprises 2,127.7sqm of land at 402-420 Pacific Highway, Crows Nest (SP54033) within North Sydney LGA.

The SSD application seeks approval for demolition of existing structures and construction of a 38-storey mixed use building.

This report concludes that the proposed mixed use residential development appropriately considers stormwater and warrants approval subject to the implementation of the following mitigation measures:

- No increase to site impervious area from existing to proposed conditions and minimal impact to stormwater discharge point to mitigate impact on Council's downstream stormwater network.
- On site stormwater quality treatment to mitigate the impact of the site on downstream water quality.
- Erosion and sediment control measures during construction to mitigate downstream impacts on water quantity and quality.

2.0 Introduction

This Integrated Water Management Plan has been prepared by TTW on behalf of Prosper as part of the Environmental Impact Statement (EIS) for a State Significant Development Application (SSDA) for a mixed use development at 402-420 Pacific Highway, Crows Nest (the site).

The SSD application seeks consent for the following:

- Demolition of all existing structures on the site, tree removal, excavation and site preparation works
- Construction of a 38 storey mixed use building comprising:
 - Six levels of basement car parking
 - A four storey podium comprising retail and commercial floor space
 - Above podium resident communal open space and communal floor space
 - 273 residential apartments including affordable housing
 - Rooftop servicing
- Retention of existing access from Oxley Street to basement car parking and construction of a new driveway from Oxley Street to access the ground floor loading dock
- Associated landscaping and public domain works
- Infrastructure servicing.

The report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-83076206) on 29 April 2025 as detailed in Table 1 below.

Table 1: Relevant SEARs Considered

Issue	SEARs Requirement	Section reference
Water Management	11. Water Management • Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater). • Demonstrate how the development complies with council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts.	Refer to 4.0 Stormwater Methodology for stormwater management. Refer to 'Infrastructure Delivery Management Report' by Goldfish & Bay for potable water, recycled water and sewer management.

Issue	SEARs Requirement	Section reference
Flood Risk	19. Flood Risk • Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; ○ The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans ○ The site access and egress routes ○ the potential effects of climate change, ○ any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines • Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. • Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Refer to 5.0 Flood Management

The site is located adjacent to Crows Nest Metro Station and is within the Crows Nest Transit Oriented Development (TOD) Accelerated Precinct which has been identified by the NSW Government to support housing delivery. The Crows Nest TOD Precinct has been subject of recent amendments to the planning controls which came into effect in November 2024.

The site is currently developed with a four-storey mixed use building. Vehicular access to existing basement car parking is from Oxley Street via the adjacent landholding with an easement granting right of carriageway.

- Crows Nest Metro Station to the east which has approval for over-station development up to 22 storeys of mixed use and is subject of a current SSD application for up to 27 storeys
- An existing car wash facility and four storey commercial building to the north which is subject of a proposal for a 52-storey mixed use development being considered through the Housing Delivery Authority pathway as SSD with a concurrent rezoning
- A three-storey commercial building to the northwest with potential for up to 16 storeys of commercial under the Crows Nest TOD controls
- Three to five story mixed use and commercial buildings fronting Pacific Highway located to the south of the site which are subject of a separate SSD application for a 40-storey mixed use development
- Three storey multi-dwelling housing to the west with potential for up to 12 storeys of residential under the Crows Nest TOD controls.



Figure 1: Subject Site (Source: Mecone Mosaic)

3.1 Existing services

A Before You Dig Australia (BYDA) received on 22 May 2025 has been reviewed to identify known in ground assets that may impact development of the site.

Based on the BYDA, services in the surrounding area include but not limited to:

- Ausgrid underground conduits along Oxley Street and Pacific Highway site frontages.
- Jemena underground gas conduits along Pacific Highway site frontages.
- NBN underground assets along Oxley Street and Pacific Highway site frontages.
- North Sydney Council stormwater drainage pipe and drainage pits through an existing easement located through the neighbouring property (398 Pacific Hwy) parallel to the south-eastern site boundary (refer to Figure 2 below).
- North Sydney Council redundant stormwater pit located on corner of Pacific Hwy and Oxley Street.
- North Sydney Council active parking meter sensors and redundant parking meter cables along Pacific Highway and Oxley St.
- Optus underground assets along Oxley Street and Pacific Highway site frontages.
- Uecomm assets along the Pacific highway site frontage.
- Sydney Water water main along Pacific Highway Site frontage.
- Sydney Water disused sewer main through rear of subject site and existing site connection to Oxley Street.
- Telstra assets along Oxley Street and Pacific Highway site frontages.
- TPG assets on north side of Oxley Street and Pacific Highway site frontage.
- Transport for NSW signal assets at intersection between Pacific Highway and Oxley Street.
- Vocus Communion asset on northern side of Oxley Street.

4.0 Stormwater Methodology

The Secretary's Environmental Assessment Requirements (SEARs) for the proposal were issued on 29 April 2025. This section addresses Item 11 of the SEARs.

4.1 Stormwater Quantity

4.1.1 Existing Stormwater

The site is located at 402-420 Pacific Highway, Crows Nest with a general slope downhill towards the south and west. The local stormwater systems are owned and maintained by North Sydney Council and Transport for NSW. There is existing Council owned inter-allotment stormwater drainage pits and drainage pipe which runs from Pacific Highway through an existing easement on the neighbouring property (398 Pacific Highway) parallel to the southeastern site boundary (refer to Figure 2 below). There is an existing connection point from the existing development to the inter-allotment stormwater at the southern corner of the site (to be confirmed during the design development stage).

There is also an existing stormwater pit on the Pacific Highway at the corner of Oxley Street (understood to be TfNSW infrastructure). Any proposed connection of site stormwater to this pit may be problematic as it would change the nature of the existing stormwater regime. As such, the preferred point of connection would be to the inter-allotment drainage to the south.

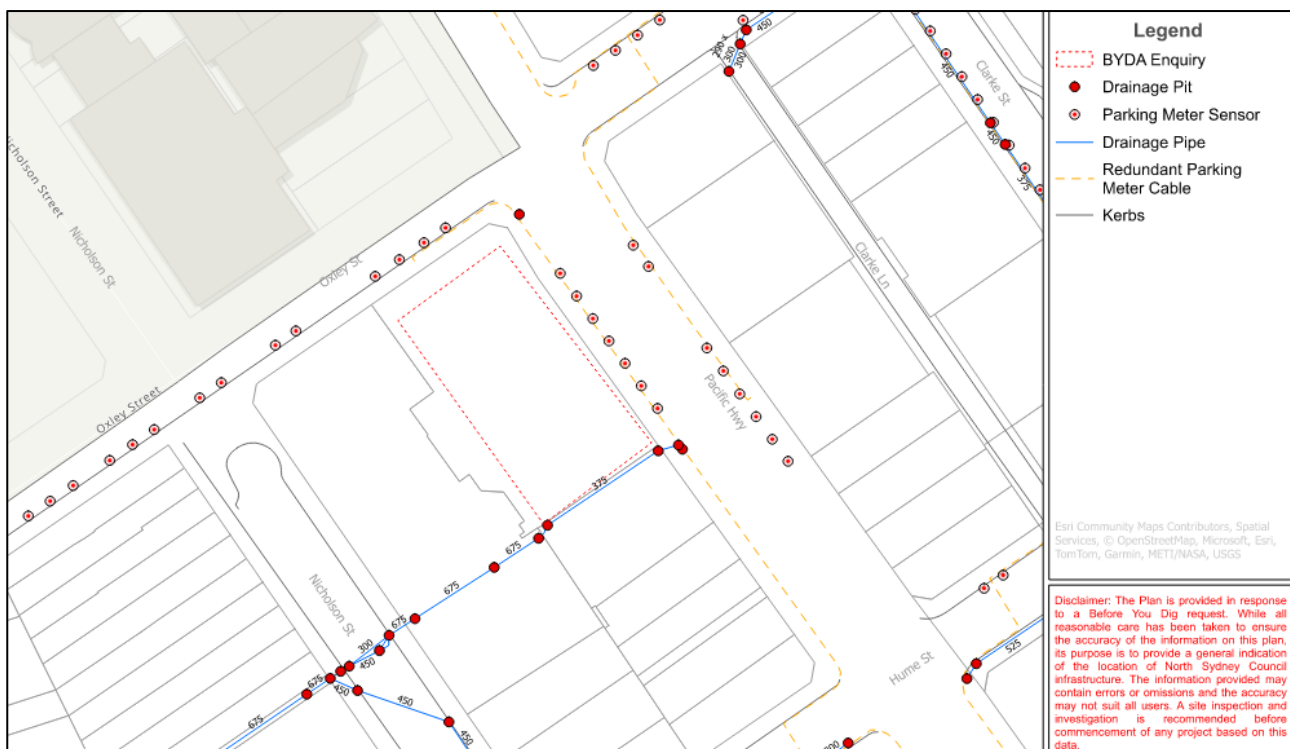


Figure 2: Existing connection pit location (Source: North Sydney Council BYDA)

4.1.2 Proposed Stormwater Design

Stormwater is to be designed in accordance with the North Sydney Council Development Control Plan 2013 (DCP) part B Section 18 and the Infrastructure Specification Manual for Road Works, Drainage and Miscellaneous Works. All new stormwater is required to convey by gravity as drainage from the site to the Council's existing drainage network system, ensuring efficient and reliable water flow. The site stormwater system is proposed to discharge to the existing inter-allotment drainage system to a pit upstream of the existing

connection point. It should be noted that the outlet of the proposed connection point is the same size as the outlet of the current connection point hence there is no significant impact to existing capacity expected as a result of connecting to the upstream pit.

As outlined in Section 2.6.7 Provision 5 of the DCP (as shown in Figure 3), the post-development stormwater discharge rates are to be less than the pre-development discharge rate. As the existing site is already 100% impervious and does not contain an on-site detention tank (OSD), correspondence with Council will be initiated to confirm the requirements regarding the provision of an OSD with the proposed development. As there is no increase in impervious area on the site from existing to the proposed development and minimal impact from the new proposed connection, an OSD tank is not required as there would be no increase in site stormwater discharge from pre-development conditions into Council's drainage network.

2.6.7 Stormwater management	
Objectives	
O1	To mimic pre-development or natural drainage systems through the incorporation of WSUD on-site.
O2	To protect watersheds by minimising stormwater discharge and maximising stormwater quality.
O3	To minimise off-site localised flooding or stormwater inundation.
Provisions	
P1	An <i>Erosion and Sediment Control Plan</i> for the construction of the building is required in accordance with Part B: Section 17 - <i>Erosion and Sedimentation Control</i> of the DCP.
P2	A <i>Stormwater Management Plan</i> for the operation of the building is required demonstrating compliance with this subsection as well as Part B: Section 18 - <i>Stormwater Management</i> of the DCP.
P3	Demonstrate how run-off from the site will be minimised and the quality of water leaving the site will be improved.
P4	Rainwater tanks should be installed for all developments, including major alterations and additions and mixed-use developments. Rainwater tanks should be plumbed to appropriate end uses, including toilet flushing, water features, car washing and garden irrigation, to ensure sufficient use of tank water so that capacity exists to accommodate rainwater from storm events.
P5	As a minimum, post-development stormwater discharge rates should be less than pre-development stormwater discharge rates.
P6	As a minimum, post-development stormwater quality should be improved from pre-development levels.

Figure 3: Stormwater Management Provisions (Source: North Sydney Council DCP 2013)

4.2 Stormwater Quality

Stormwater quality treatment is required to comply with the requirements outlined in the North Sydney Council DCP 2013 Part 2.6.7 – Stormwater Management for Commercial and Mixed-use Development, specifically Section P11 (WSUD Controls), refer to Figure 4. As the development area is greater than 2000m², MUSIC modelling is required to comply with Council's guideline water quality targets.

P11	All developments with a gross floor area greater than 2000m ² are to undertake a stormwater quality assessment to demonstrate that the development will achieve the post-development pollutant load standards indicated below:
(a)	Litter and vegetation larger than 5mm: 90% reduction on the Baseline Annual Pollutant Load;
(b)	Total Suspended Solids: 85% reduction on the Baseline Annual Pollutant Load;
(c)	Total Phosphorous: 65% reduction on the Baseline Annual Pollutant Load;
(d)	Total Nitrogen: 45% reduction on the Baseline Annual Pollutant Load.

Figure 4: Water Quality Targets (Source: North Sydney Council DCP 2013)

Stormwater quality reduction targets are to be met through the use of the following devices:

- 10x 690mm Ocean Protect StormFilter cartridges (or equivalent) located in a 15m² water quality chamber within the building,
- Ocean Protect OceanGuard (or equivalent) pretreatment for surface runoff flows into storm filter chamber (except for roof drainage), and
- 20kL rainwater tank with irrigation and washdown re-use (Details to be provided by hydraulic consultant at design development stage).

Refer to Figure 5 for MUSIC model catchment plan (summarised in Table 2), Figure 6 for MUSIC model layout and Figure 7 for MUSIC model treatment train results demonstrating Council reduction targets are achieved.

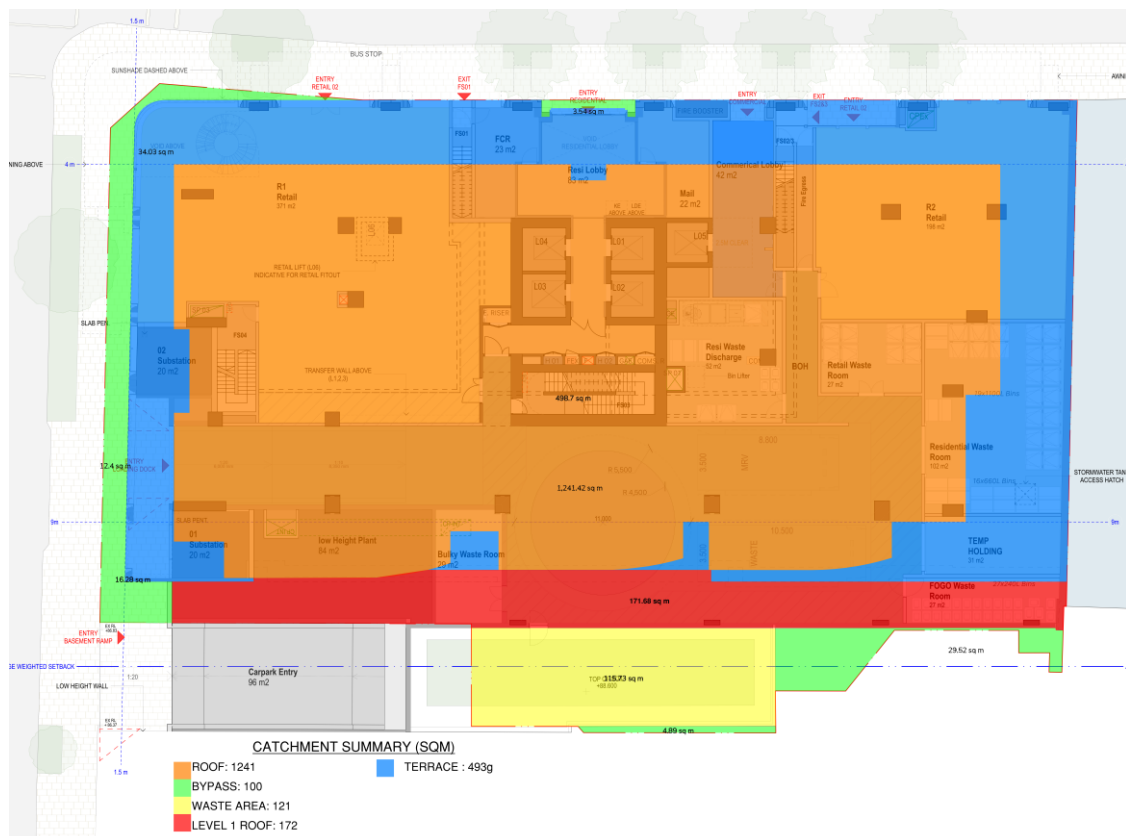


Figure 5: MUSIC Model Catchment Plan

Table 2: Catchment Nodes Summary

Catchment Node Title	Area (m ²)	Impervious (%)
Roof	1241	100
Terrace Level 5	493	100
Roof Level 1	172	100
Waste Holding Area	121	100
Bypass	100	100
Total	2127	100

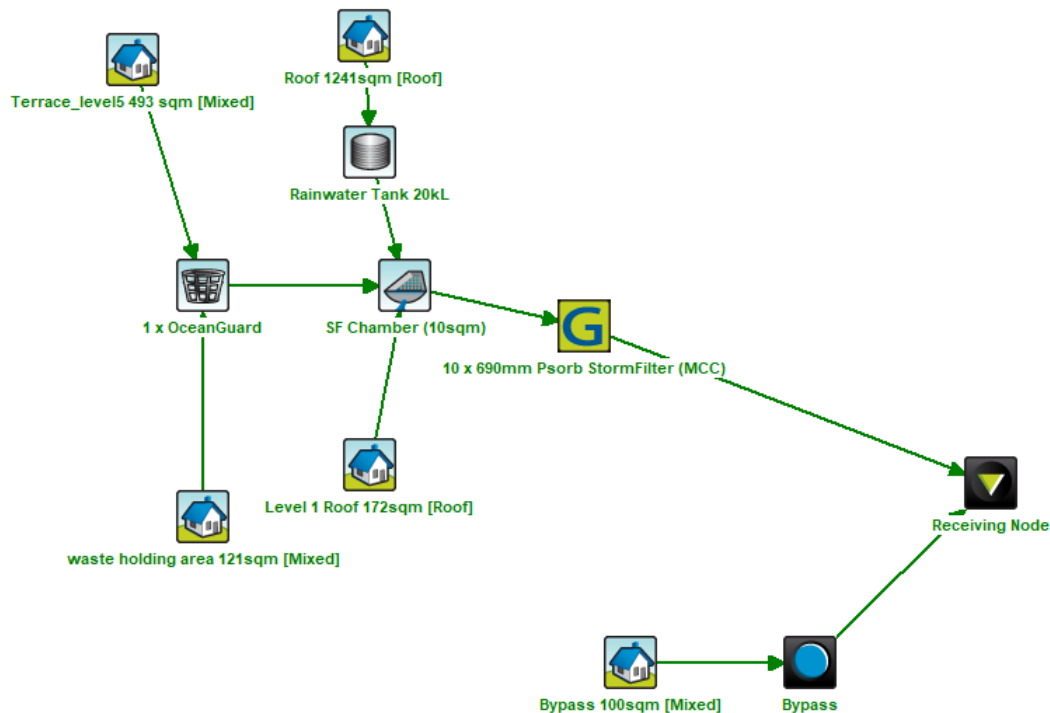


Figure 6: MUSIC model layout

Treatment Train Effectiveness - Receiving Node			
	Sources	Residual Load	% Reduction
Flow (ML/yr)	1.61	1.55	3.7
Total Suspended Solids (kg/yr)	138	19.4	85.9
Total Phosphorus (kg/yr)	0.383	0.081	78.9
Total Nitrogen (kg/yr)	3.89	1.67	57
Gross Pollutants (kg/yr)	47.4	2.1	95.6

Figure 7: MUSIC model treatment train results.

4.3 Erosion and Sediment Control

During the construction stages of project, an erosion and sediment control plan is to be implemented to prevent sediment laden stormwater from flowing into adjoining properties, roadways or receiving water bodies. Stormwater controls onsite are detailed in erosion and sediment control plans which is in accordance with relevant regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book").

4.4 Cumulative Impacts

Stormwater impacts are managed through the implementation of stormwater controls throughout the site to mimic existing conditions and adhere to guidelines set out by the North Sydney Council DCP. Discharge from the site has been designed to not exceed the existing stormwater flows from site and to connect to the existing council network with no cumulative impacts. As a result, from a stormwater perspective, cumulative impacts from the site on surrounding developments are negligible and will not impact hydrology, drainage lines, downstream asset or watercourses.

4.5 Mitigation Measures

The proposed stormwater design includes the following mitigation measures:

- Not increase impervious area from existing to proposed conditions and retain existing stormwater discharge point to mitigate impact on Council's downstream stormwater network.
- On site stormwater quality treatment to mitigate the impact of the site on downstream water quality.
- Erosion and sediment control measures during construction to mitigate downstream impacts on water quantity and quality.

5.0 Flood Management

Flood related development controls have been addressed in the Planning Certificate for the site received from North Sydney Council dated 14 November 2024. An excerpt of the controls relevant to flood planning is provided in Figure 8 below, which states that the site is not subject to Council's flood related development controls. Based on this, a flood impact and risk assessment (FIRA) is not required for the proposed development.

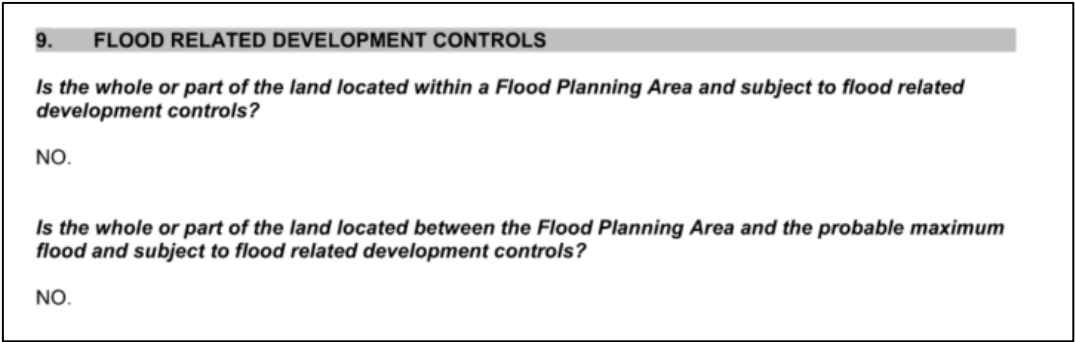


Figure 8: Excerpt from Planning Controls (Source: North Sydney Council)

The site is located outside of 1%AEP flood extent as shown on North Sydney Council's flood maps, refer to Figure 9.

Response to flood controls as described in the 'Crows Nest TOD Precinct Design Gude' is provided in Table 3 below.

Table 3: Flood Conditions from Crows Nest TOD Precinct Design Guide

	Requirements	Comments
1)	Requirements for development outside of the potentially flood-affected lots on Figure 13 of the DCP.	-
a)	The Flood Planning Level (FPL) is 0.3 m above the surrounding ground levels. Any basement levels including basement car parking is to be suitably protected from the effects of flooding via use of a FPL at all basement entry points.	Where new vehicle crossing access is proposed, the basement entry level is 0.3m above the adjacent gutter invert level.
b)	Surrounding ground refers to a gutter invert, where a gutter is present, otherwise ground levels in the vicinity of the basement entry point.	See above.
c)	Entry points refer to ramps, driveways, elevators, stairs, vents and any other openings where water may enter the basement.	No other new basement entry points are proposed, except for vehicle crossing identified above.



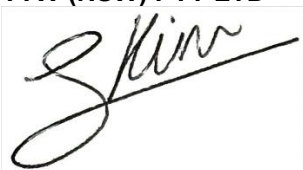
Figure 9: Peak Flood Depths and Levels 1% AEP Design Event (Source: North Sydney Council 'North Sydney LGA-Wide Floodplain Risk Management Study and Plan Final Report, Figure 13 – November 2022)

6.0 Summary

The following provides a summary of the proposed stormwater management for the proposed development:

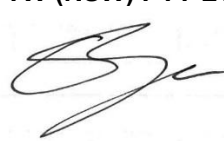
- Existing stormwater discharge point is to be retained to Council's inter-allotment drainage to the south of the site. This is therefore the preferred point of connection for the development.
- On-site detention (OSD) is not required for the proposed development as there is no increase in impervious area on the site from existing to proposed conditions. Hence, there will be no increase in pre to post-development site discharge.
- Stormwater treatment has been developed which includes Ocean Protect OceanGuards or equivalent, Ocean Protect StormFilters or equivalent and a rainwater tank to reduce the pollutant target through the site.
- The proposed development not located within a flood planning area and therefore a Flood Impact Risk Assessment is not required.

Prepared by
TTW (NSW) PTY LTD



KIRUSAN SUBAKARAN
Engineer

Authorised By
TTW (NSW) PTY LTD

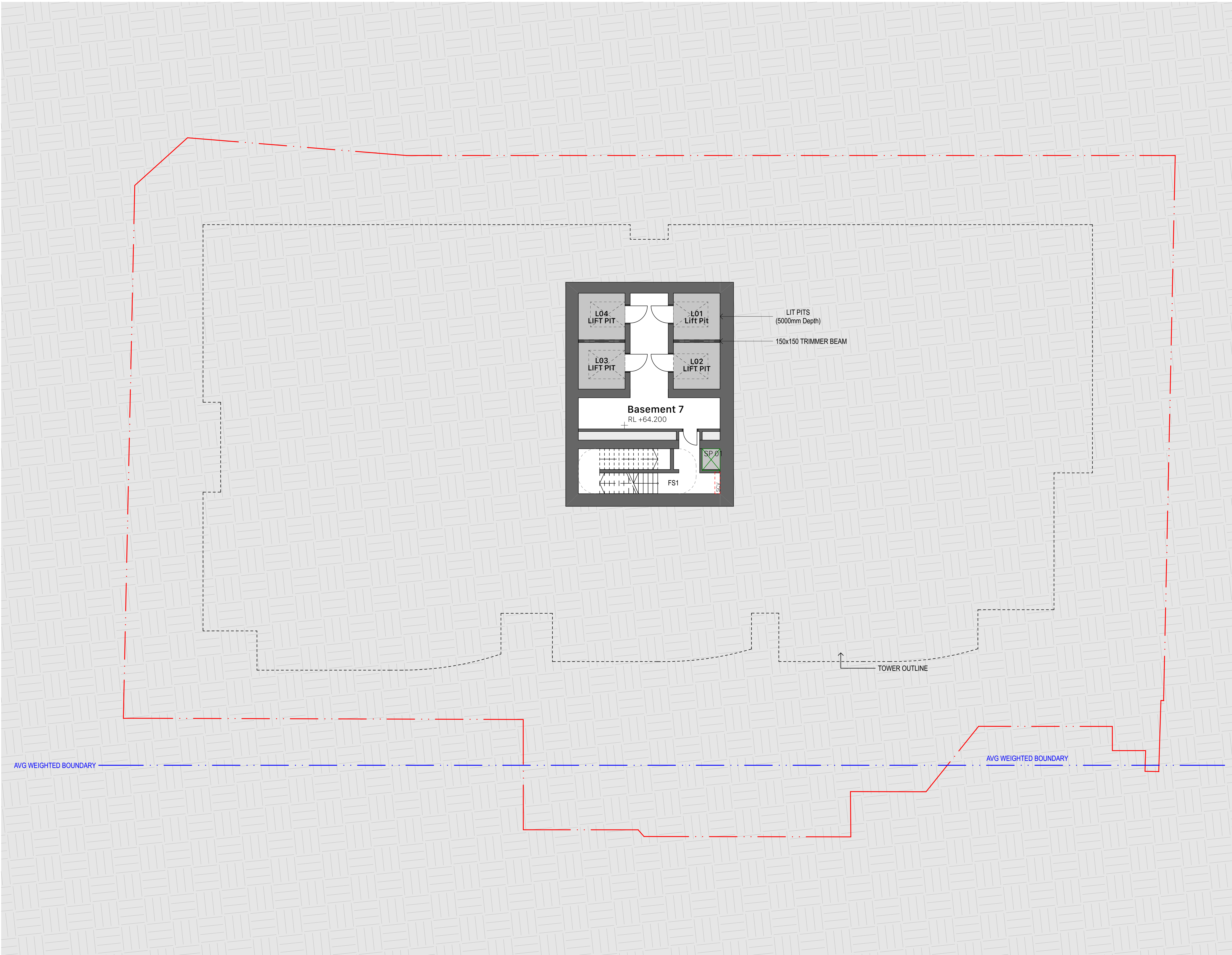


COLIN ROPE
Associate Director

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Appendix A

Architectural Drawings



fjstudio

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- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

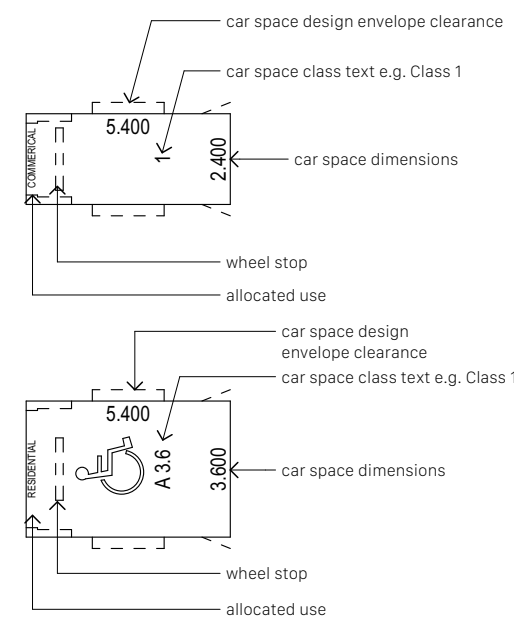
NOTES

INDIVIDUAL RESIDENTIAL STORAGE CAGES ARE SHOWN INDICATIVELY, THEY ARE YET TO BE ALLOCATED TO INDIVIDUAL APARTMENTS

INDIVIDUAL RESIDENTIAL STORAGE CAGES SHOWN TO INCLUDE ONE (1) BICYCLE PARKING SPACE WITHIN THE STORAGE CAGE WHERE IT CAN REASONABLY FIT

OTHERWISE, ALLOWANCES FOR RESIDENTIAL BICYCLE PARKING ARE LOCATED ACROSS THE CARPARK LEVELS IN A CONSOLIDATED AREA

KEY (AS/NZ 2890.1)



MOTORCYCLE PARKING SPACE 1.2m x 2.5m

BICYCLE PARKING SPACE 0.5m x 1.8m

SA SUPPLY AIR RISER

EA EXHAUST AIR RISER

FIRE HYDRANT

SP STAIR PRESSURIZATION

BOLLARD

SITE BOUNDARY

B 23/6/2026 For RTS SLG

Rev	Date	Description	By	Chk
-----	------	-------------	----	-----

402-420 Pacific Highway, Crows Nest

Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100	Scale
Basement 7 - Access to Lift Pits	1:100 @ A1

Project Code	First Issued
GBPH	23/6/2026

Sheet No.	Rev
20B7	B

- General notes**
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Legend

BASEMENT 6 SUMMARY

RESIDENTIAL CAR BAYS:	26
TANDEM BAYS :	3
ACCESSIBLE CAR BAYS:	10
BAY DESIGNATED DA ZONE:	4
TOTAL RESIDENTIAL CAR SPACES:	39
TOTAL MOTOCYCLE BAYS:	4
BICYCLE PARKING (EXCL. CAGES):	9

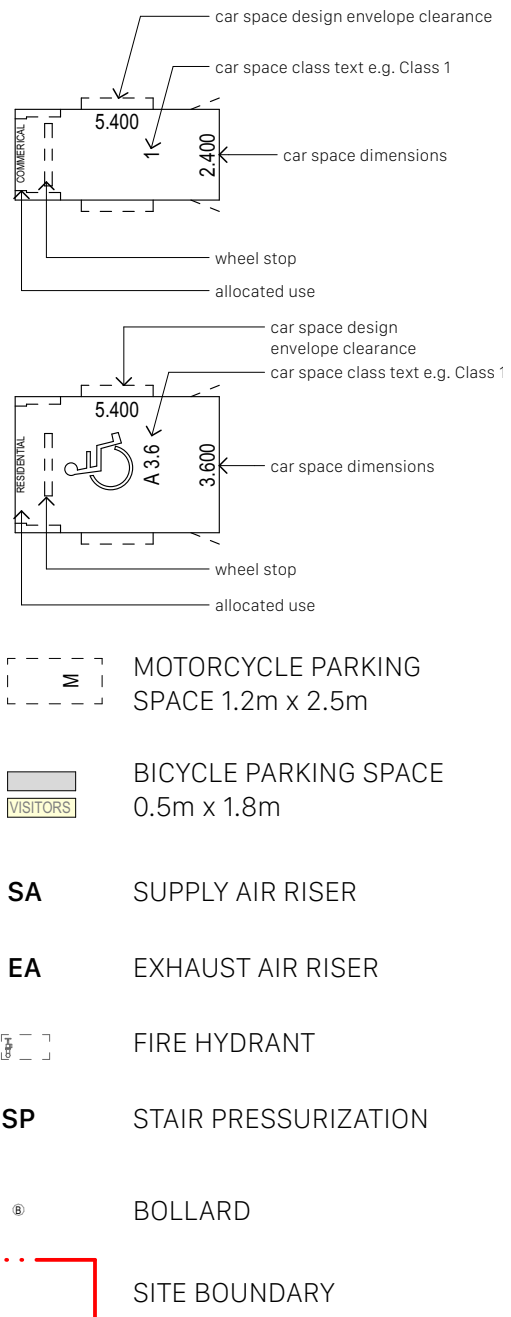
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KEY (AS/NZ 2890.1)



B 23/6/2026 For RTS SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Basement 6 1:100 @ A1

Project Code GBPH First Issued 23/6/2026

Sheet No. 20B5 Rev B

AVG WEIGHTED BOUNDARY

AVG WEIGHTED BOUNDARY

- General notes**
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 - Use figured dimensions only.

Legend

BASEMENT 2 SUMMARY

RESIDENTIAL CAR BAYS:	23
TANDEM BAYS :	3
ACCESSIBLE CAR BAYS:	10
BAY DESIGNATED DA ZONE:	4
TOTAL RESIDENTIAL CAR SPACES:	36
TOTAL MOTORCYCLE BAYS:	4
BICYCLE PARKING (EXCL. CAGES):	9

BASEMENT 3-5 SUMMARY

RESIDENTIAL CAR BAYS:	23
TANDEM BAYS :	3
ACCESSIBLE CAR BAYS:	11
BAY DESIGNATED DA ZONE:	4
TOTAL RESIDENTIAL CAR SPACES:	37
TOTAL MOTORCYCLE BAYS:	4
BICYCLE PARKING (EXCL. CAGES):	9

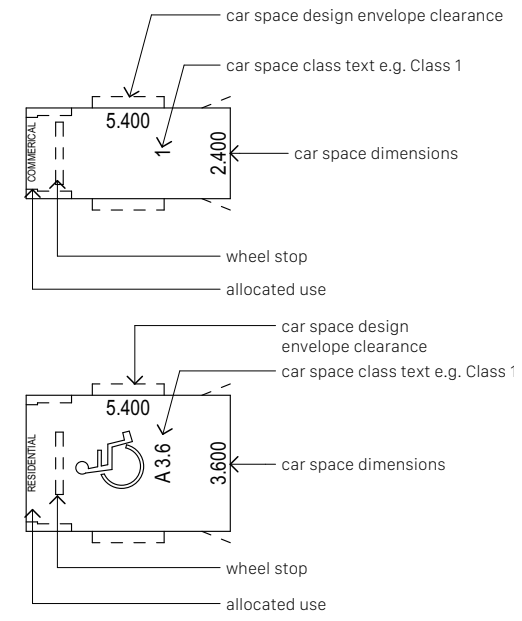
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KEY (AS/NZ 2890.1)



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BICYCLE PARKING SPACE 0.5m x 1.8m

SA SUPPLY AIR RISER

EA EXHAUST AIR RISER

FH FIRE HYDRANT

SP STAIR PRESSURIZATION

B BOLLARD

SITE BOUNDARY

B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100	Scale
Basement Typical 3-5	1:100 @ A1

Project Code	First Issued
GBPH	23/6/2026

Sheet No.	Rev
20B3	B

AVG WEIGHTED BOUNDARY

AVG WEIGHTED BOUNDARY

- General notes**
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Legend

BASEMENT 2 SUMMARY

RESIDENTIAL CAR BAYS:	23
TANDEM BAYS :	3
ACCESSIBLE CAR BAYS:	10
BAY DESIGNATED DA ZONE:	4
TOTAL RESIDENTIAL CAR SPACES:	36
TOTAL MOTORCYCLE BAYS:	4
BICYCLE PARKING (EXCL. CAGES):	9

BASEMENT 3-5 SUMMARY

RESIDENTIAL CAR BAYS:	23
TANDEM BAYS :	3
ACCESSIBLE CAR BAYS:	11
BAY DESIGNATED DA ZONE:	4
TOTAL RESIDENTIAL CAR SPACES:	37
TOTAL MOTORCYCLE BAYS:	4
BICYCLE PARKING (EXCL. CAGES):	9

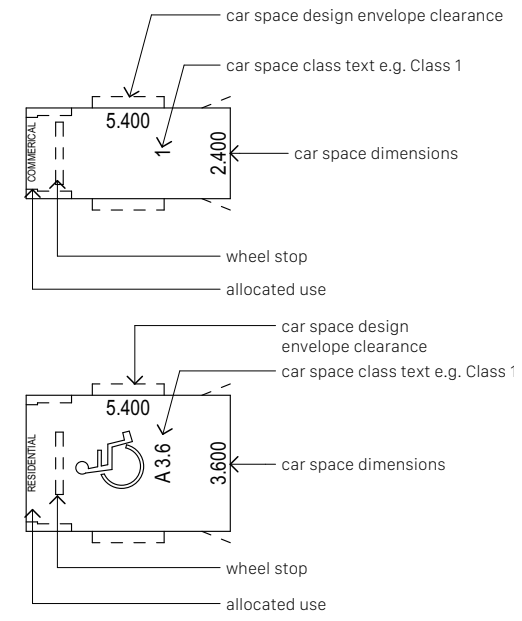
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EA EXHAUST AIR RISER

FIRE HYDRANT

SP STAIR PRESSURIZATION

BOLLARD

SITE BOUNDARY

B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 **Scale**
Basement 2 1:100 @ A1

Project Code **First Issued**
GBPH 23/6/2026

Sheet No. **Rev**
20B2 B

AVG WEIGHTED BOUNDARY

AVG WEIGHTED BOUNDARY

- General notes**
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Legend

BASEMENT 1 SUMMARY

COMMERCIAL CAR SPACES:	8
ACCESSIBLE CAR SPACES:	2
BAY DESIGNATED DA ZONE:	1
TOTAL COMMERCIAL CAR SPACES:	11
RESIDENTIAL CAR SPACES:	6
ACCESSIBLE CAR SPACES:	0
TOTAL RESIDENTIAL CAR SPACES:	6
BICYCLE PARKING (EXCL. CAGES):	49

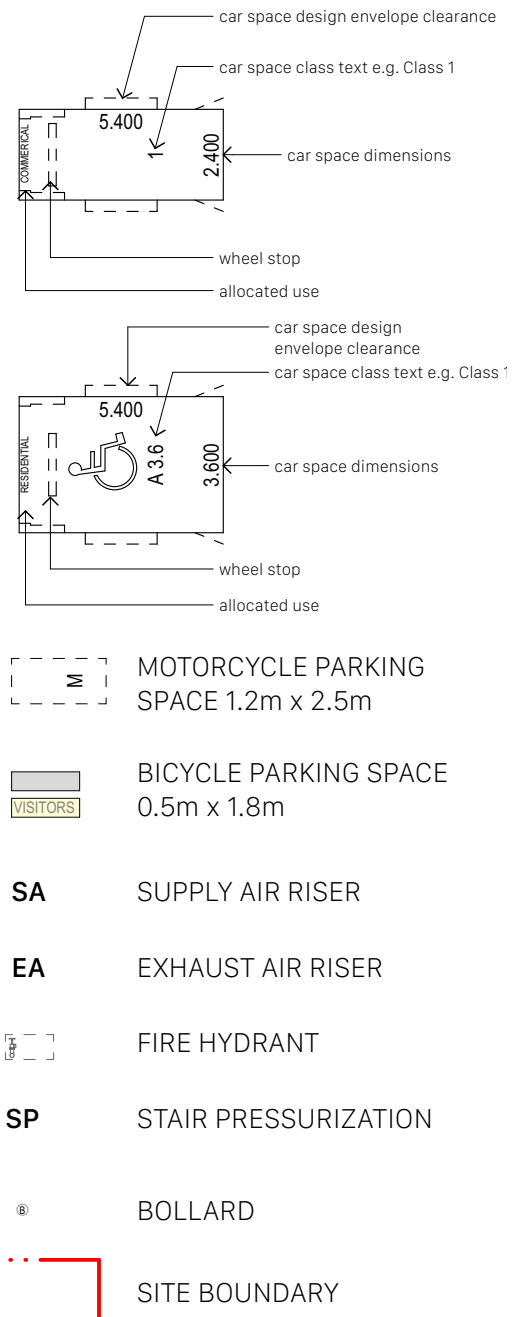
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B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100	Scale
Basement 1	1:100 @ A1

Project Code	First Issued
GBPH	23/6/2026

Sheet No.	Rev
20B1	B



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- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

- SITE BOUNDARY
- SETBACKS
- RL 88.000 EXISTING RL PER SITE SURVEY
- LIFT 01, 02, 03...
- FIRE STAIR 01, 02, 03...
- FLOOR LEVEL UNIT NUMBER
8.03 UNIT TYPE
2B UNIT TYPE
89m² INTERNAL NSA
- FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACCESSIBLE
- CARPARK INTAKE AIR
- CARPARK EXHAUST AIR
- ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FIRE CONTROL ROOM
- FIRE SERVICES RISER
- FIRE EXTINGUISHER FIRE PANEL
- FIRE CONTROL ROOM
- GARBAGE CHUTE
- GARBAGE EXHAUST
- HYDRAULIC CUPBOARD
- KITCHEN EXHAUST
- PRIVATE OPEN SPACE
- RECYCLING BIN
- RAINWATER TANK
- STAIR PRESSURIZATION
- BACK OF HOUSE
- TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

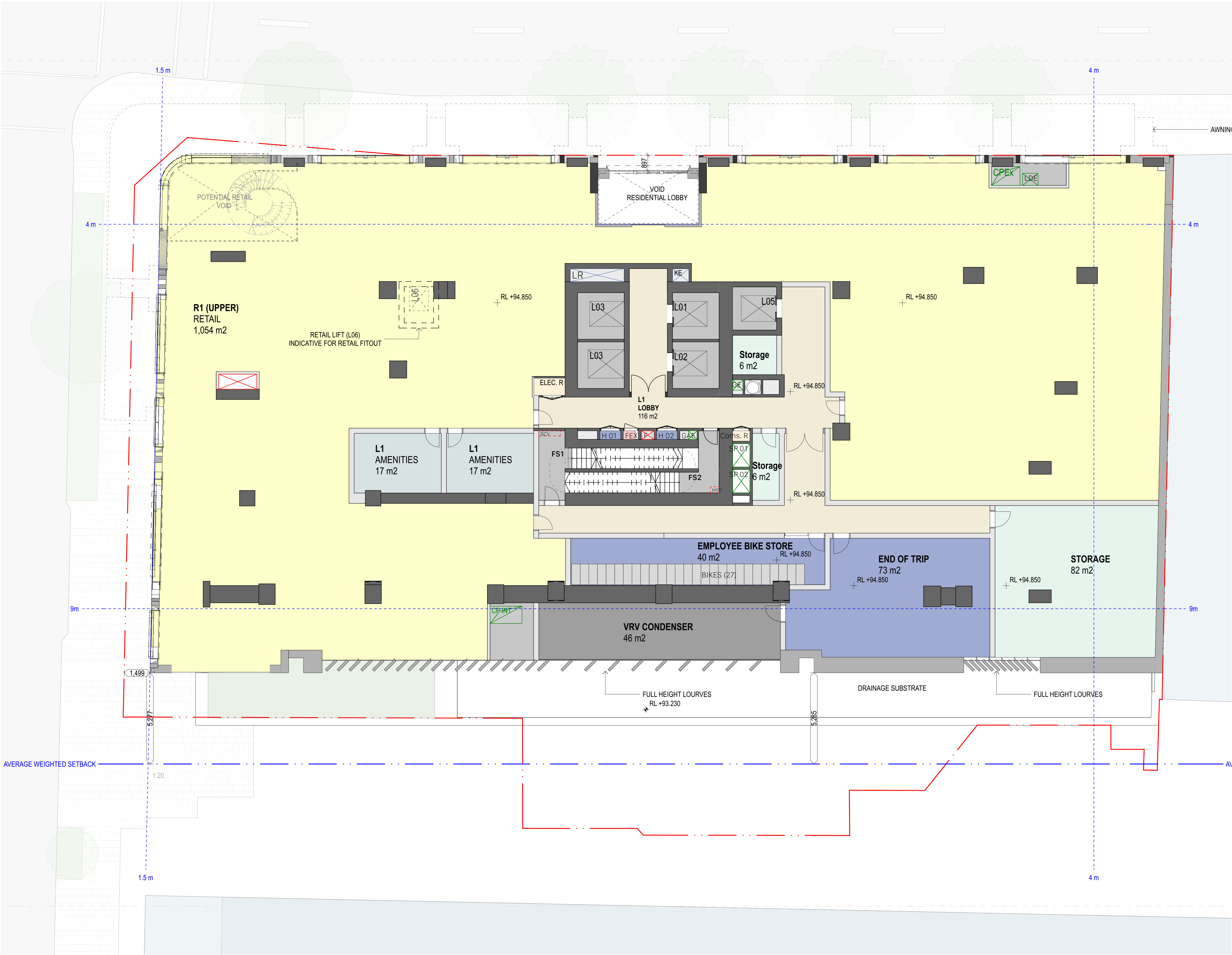
B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG
Rev	Date	Description	By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 **Scale**
Ground Floor Plan - Retail/Loading 1:100 @ A1

Project Code **First Issued**
GBPH 23/6/2026

Sheet No. **Rev**
20GF B



- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

- SITE BOUNDARY
- SETBACKS
- x RL 88.000 EXISTING RL PER SITE SURVEY
- L01, 02, 03... LIFT 01, 02, 03...
- FS1, 2, 3... FIRE STAIR 01, 02, 03...
- FLOOR LEVEL
 UNIT NUMBER
8.03
2B
89m²
UNIT TYPE
INTERNAL NSA
- FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACC. ACCESSIBLE
- CP INT CARPARK INTAKE AIR
- CPEX CARPARK EXHAUST AIR
- E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FCR FIRE CONTROL ROOM
- F FIRE SERVICES RISER
- FEX FIRE EXTINGUISHER FIRE PANEL
- FCR FIRE CONTROL ROOM
- GB GARBAGE CHUTE
- GE GARBAGE EXHAUST
- H HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- POS PRIVATE OPEN SPACE
- RE RECYCLING BIN
- RWT RAINWATER TANK
- SP STAIR PRESSURIZATION
- BOH BACK OF HOUSE
- TOD TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 **Scale**
Level 01 Floor Plan - Retail 1:100 @ A1

Project Code **First Issued**
GBPH 23/6/2026

Sheet No. **Rev**
2001 B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

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Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 02 Floor Plan - Commercial 1:100 @ A1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2002 B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev	Date	Description	By	Chk
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402-420 Pacific Highway, Crows Nest
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402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100	Scale
Level 03 Floor Plan - Commercial	1:100 @ A1

Project Code	First Issued
GBPH	23/6/2026

Sheet No.	Rev
2003	B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 04 Floor Plan - Communal 1:100 @ A1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2004 B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER

FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

Australia
402-420 Pacific Highway
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GA Floorplans (A1) 1:100 Scale
Level 05-07 Floor Plan - Tower Typical 1:100 @ A1
Low-Rise 1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2005 B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

X RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

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Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 08-09 Floor Plan - Tower 1:100 @ A1
Typical Low-Rise 2

Project Code GBPH First Issued 23/6/2026

Sheet No. 2008 Rev B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B
89m² UNIT TYPE
INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

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402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 10-14 Floor Plan - Tower Typical 1:100 @ A1
Mid-Rise

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2010 B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03 UNIT TYPE
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest

Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 15-35 Floor Plan - Tower Typical 1:100 @ A1
High-Rise

Project Code GBPH First Issued 23/6/2026

Sheet No. 2015 Rev B

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03 UNIT TYPE
2B INTERNAL NSA
89m²

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

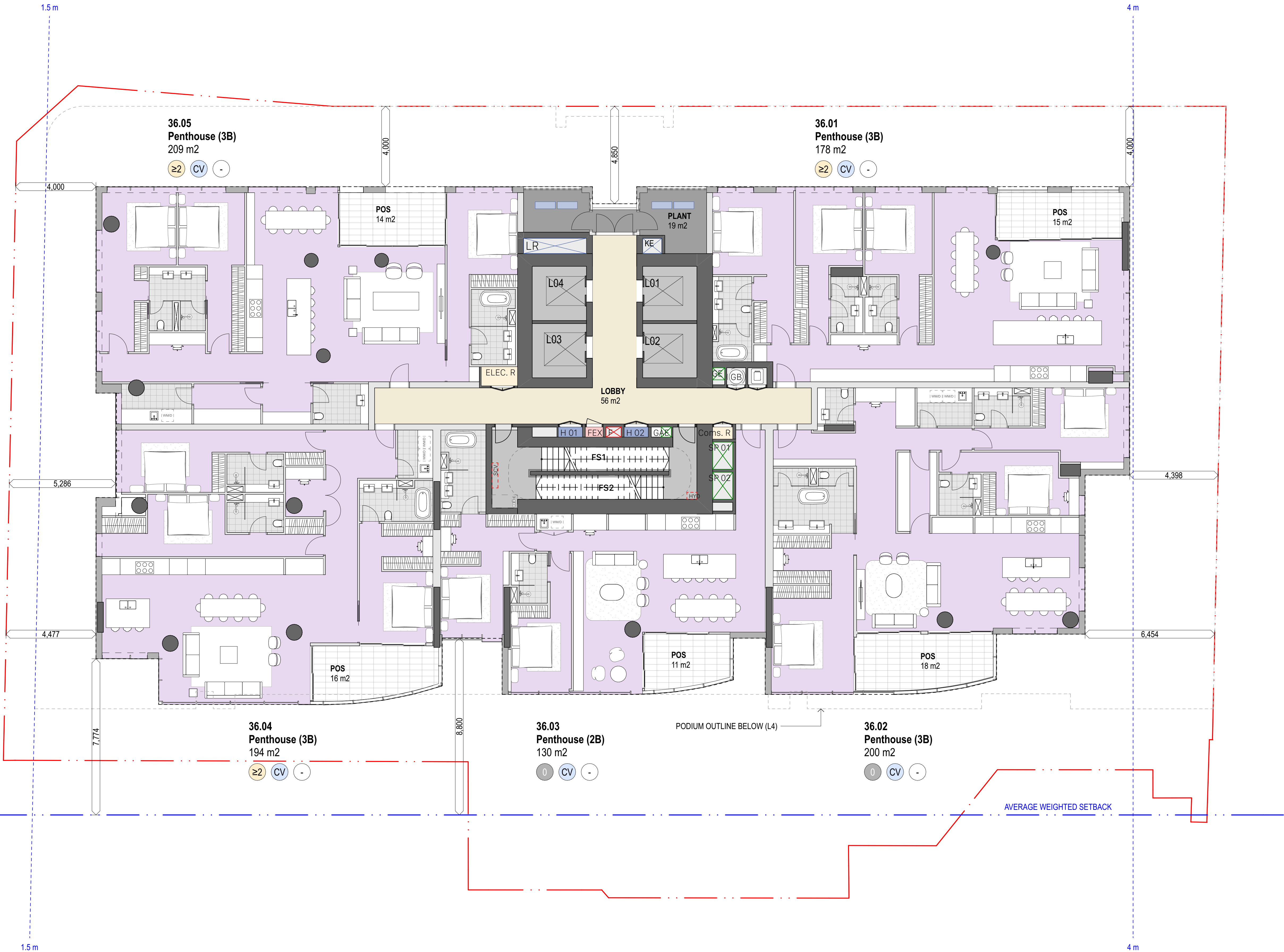
Rev Date Description By Chk

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Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 36 Floor Plan - Sub-Penthouse 1:100 @ A1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2036 B



General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEX CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
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Sydney NSW 2065

GA Floorplans (A1) 1:100 Scale
Level 37 Floor Plan - Penthouse 1:100 @ A1

Project Code First Issued
GBPH 23/6/2026

Sheet No. Rev
2037 B

- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

- SITE BOUNDARY
- SETBACKS
- x RL 88.000 EXISTING RL PER SITE SURVEY
- L01, 02, 03... LIFT 01, 02, 03...
- FS1, 2, 3... FIRE STAIR 01, 02, 03...
- FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA
- FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...
- 1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...
- ACC. ACCESSIBLE
- CP INT CARPARK INTAKE AIR
- CPEX CARPARK EXHAUST AIR
- E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD
- FCR FIRE CONTROL ROOM
- F FIRE SERVICES RISER
- FEX FIRE EXTINGUISHER FIRE PANEL
- FCR FIRE CONTROL ROOM
- GB GARBAGE CHUTE
- GE GARBAGE EXHAUST
- H HYDRAULIC CUPBOARD
- KE KITCHEN EXHAUST
- POS PRIVATE OPEN SPACE
- RE RECYCLING BIN
- RWT RAINWATER TANK
- SP STAIR PRESSURIZATION
- BOH BACK OF HOUSE
- TOD TRANSPORT ORIENTED DEVELOPMENT
- ADAPTABLE UNIT

B	23/6/2026	For RTS	SLG
A	28/9/2025	For SSDA	SLG

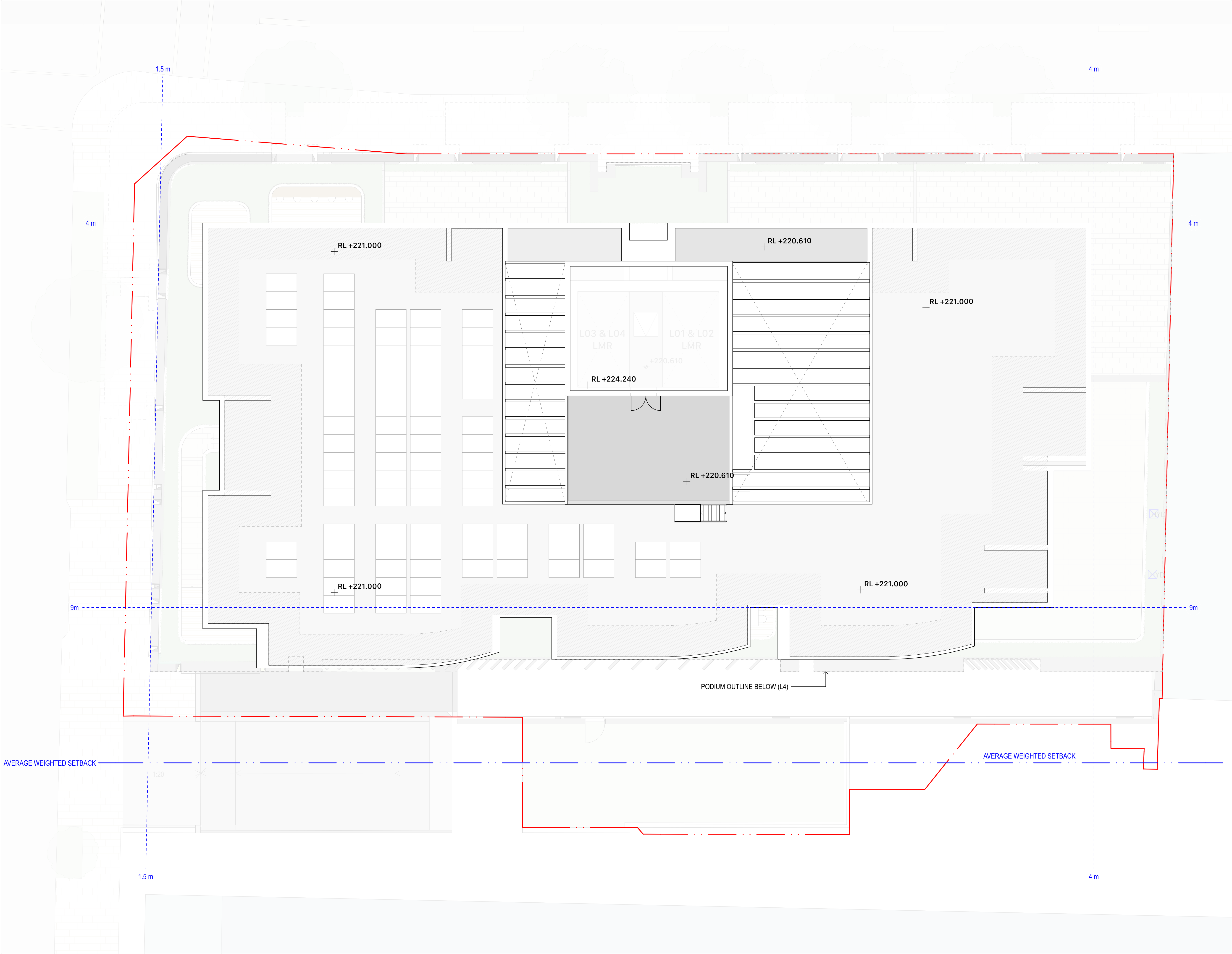
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402-420 Pacific Highway, Crows Nest
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Sydney NSW 2065

GA Floorplans (A1) 1:100 **Scale**
Level 38 Floor Plan - Penthouse/Plant 1:100 @ A1

Project Code **First Issued**
GBPH 23/6/2026

Sheet No. **Rev**
2038 B



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- General notes**
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
 - All levels relative to 'Australian Height Datum'.
 - Do not scale drawings.
 - Use figured dimensions only.

Legend

SITE BOUNDARY

SETBACKS

x RL 88.000 EXISTING RL PER SITE SURVEY

L01, 02, 03... LIFT 01, 02, 03...

FS1, 2, 3... FIRE STAIR 01, 02, 03...

FLOOR LEVEL UNIT NUMBER
8.03
2B UNIT TYPE
89m² INTERNAL NSA

FSB1, B2, B3... FIRE STAIR BASEMENT 1, BASEMENT 2...

1B, 2B, 3B... 1 BEDROOM UNIT, 2 BEDROOM UNIT, 3 BEDROOM UNIT...

ACC. ACCESSIBLE

CP INT CARPARK INTAKE AIR

CPEx CARPARK EXHAUST AIR

E/C ELECTRICAL/ COMMUNICATIONS CUPBOARD

FCR FIRE CONTROL ROOM

F FIRE SERVICES RISER

FEX FIRE EXTINGUISHER
FIRE PANEL

FCR FIRE CONTROL ROOM

GB GARBAGE CHUTE

GE GARBAGE EXHAUST

H HYDRAULIC CUPBOARD

KE KITCHEN EXHAUST

POS PRIVATE OPEN SPACE

RE RECYCLING BIN

RWT RAINWATER TANK

SP STAIR PRESSURIZATION

BOH BACK OF HOUSE

TOD TRANSPORT ORIENTED
DEVELOPMENT

ADAPTABLE UNIT

B 23/6/2026 For RTS SLG
A 28/9/2025 For SSDA SLG

Rev Date Description By Chk

402-420 Pacific Highway, Crows Nest
Australia
402-420 Pacific Highway
Sydney NSW 2065

GA Floorplans (A1) 1:100 **Scale**
Roof 1:100 @ A1

Project Code **First Issued**
GBPH 23/6/2026

Sheet No. **Rev**
2039 B