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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

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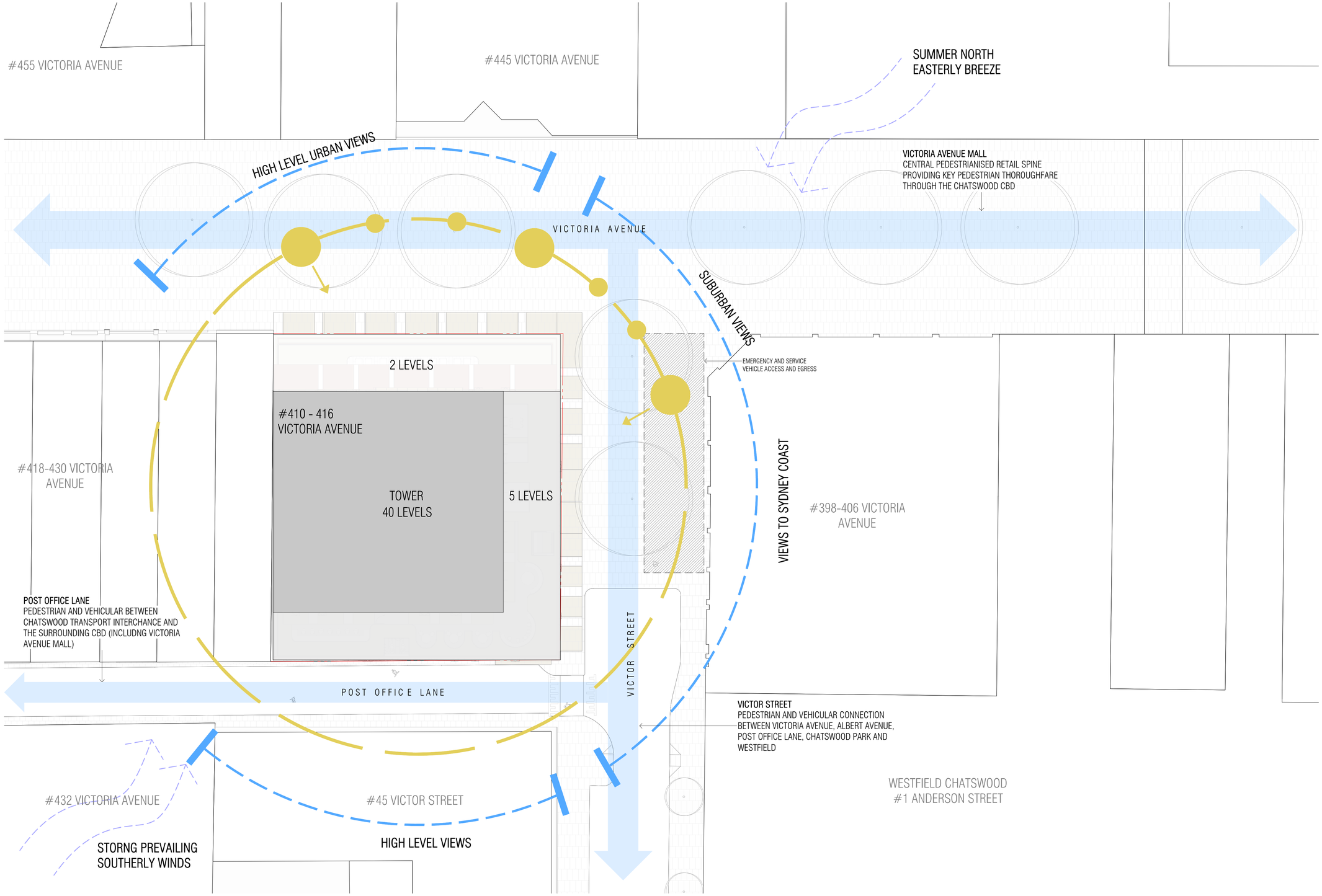

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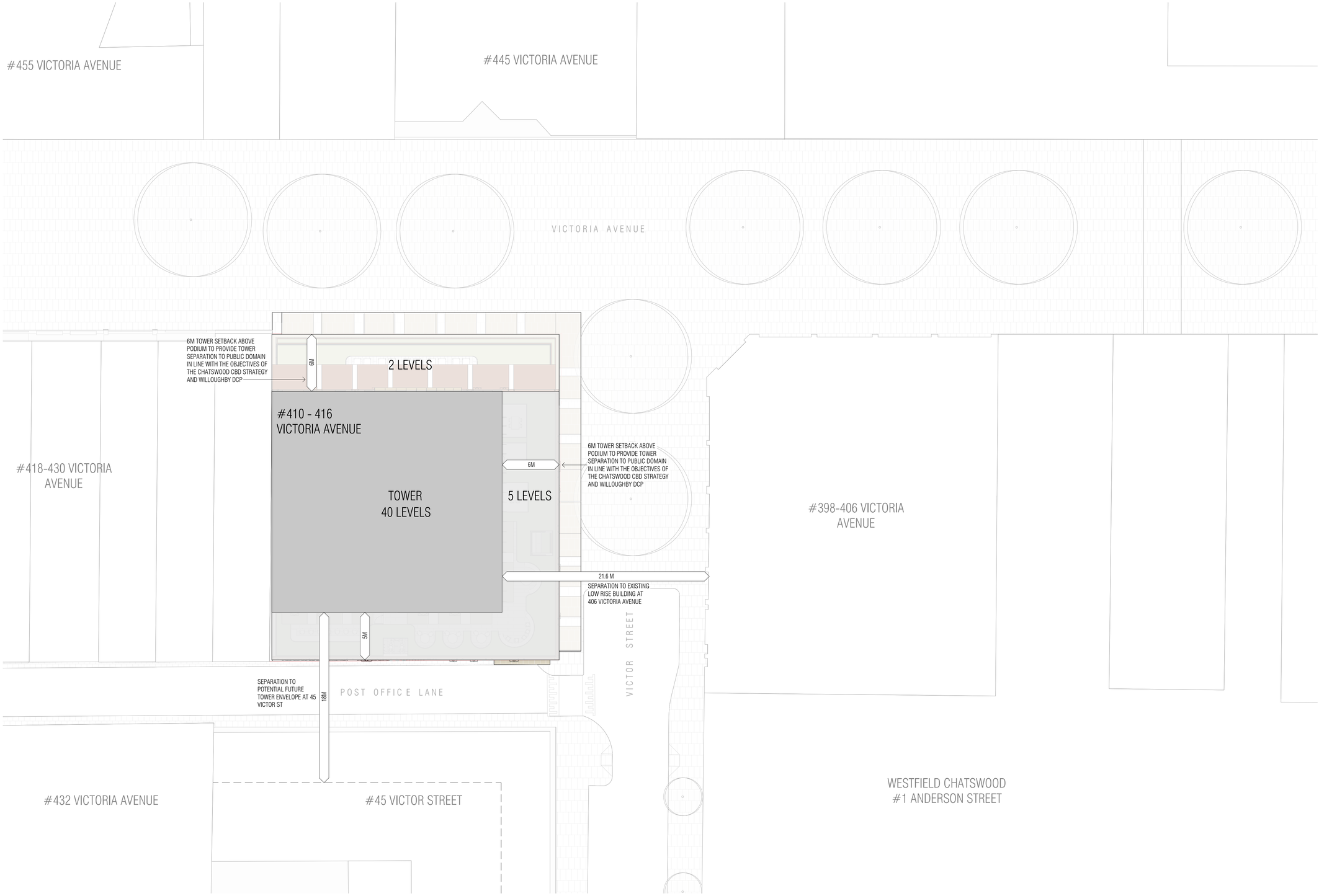
BW/DS	CB	31.07.2025	23115	1 : 200 @A1	SITE ANALYSIS + DESIGN PRINCIPLES

ISSUE PURPOSE	REV.	DRAWING NO.
RTS LODGEMENT	B	DA 002



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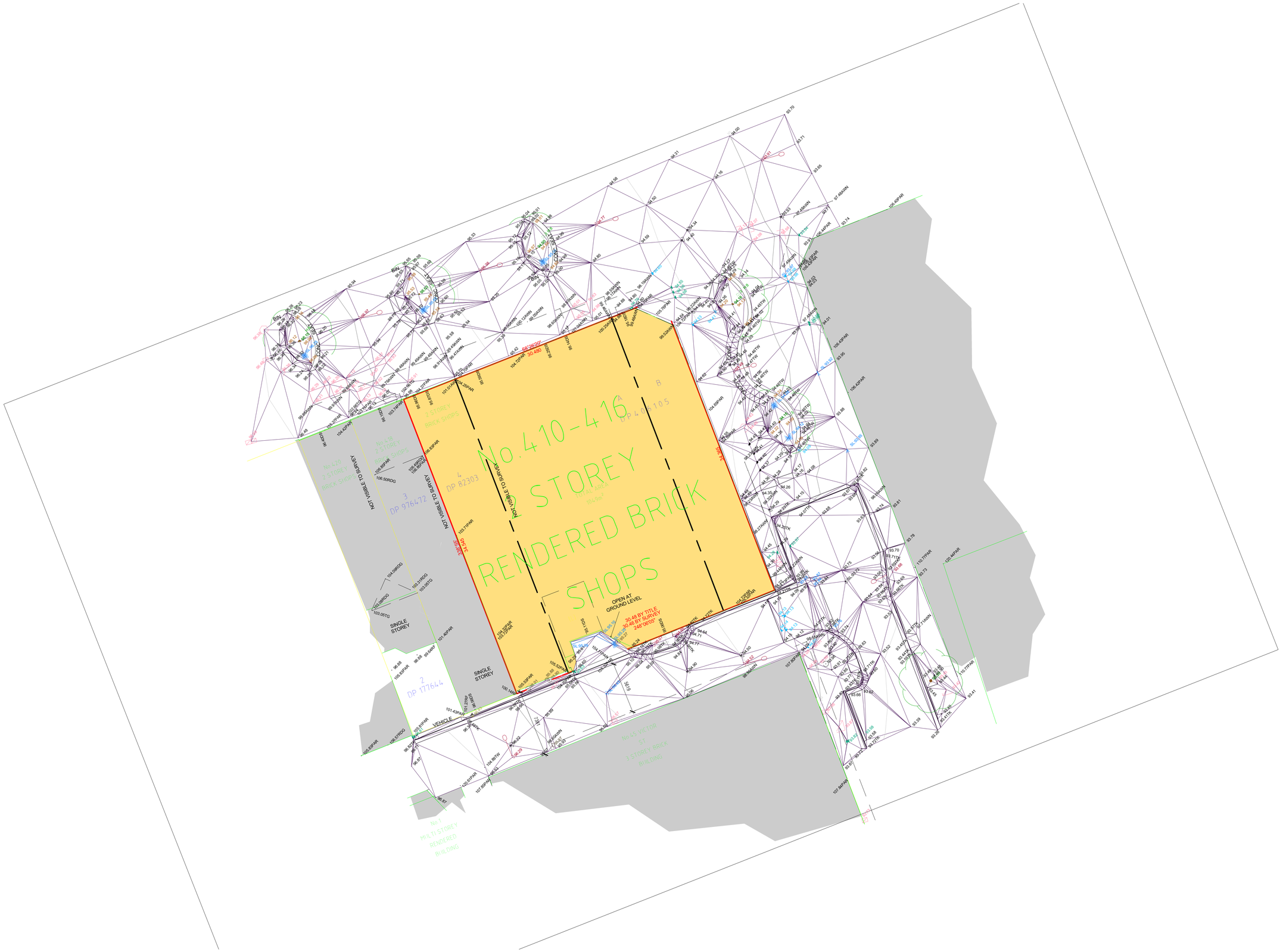

NOTE - SURVEY PREPARED BY
BEVERIDGE WILLIAMS

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SITE SURVEY

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ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 004

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REVISION

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

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DRAWING TITLE
DEMOLITION PLAN

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 005

KEY METRICS

SITE AREA - 1049.876 m²

PROPOSED OVERALL GFA - 18,533 m²
PROPOSED RESIDENTIAL GFA - 16,367 m²
PROPOSED RETAIL GFA - 1,101 m²
PROPOSED AMENITY GFA - 1,065 m²

CAR PARKS PROVIDED - 01 (INC. DDA CAR SPACE)

DEVELOPMENT SUMMARY

LEVEL	APARTMENT MIX				TOTAL	NIA RESIDENTIAL	NLA RETAIL	TOTAL NSA/NLA	RESI AMENITY -INTERNAL	RESI TERRACE
	STUDIO	1 BED	2 BED	3 BED						
BASEMENT 2	0	0	0	0	0	0 m²	261 m²	261 m²	0 m²	0 m²
BASEMENT 1	0	0	0	0	0	0 m²	0 m²	0 m²	480 m²	0 m²
GROUND	0	0	0	0	0	0 m²	347 m²	347 m²	0 m²	0 m²
LEVEL 1	0	0	0	0	0	0 m²	807 m²	807 m²	0 m²	0 m²
LEVEL 2	0	0	0	0	0	0 m²	0 m²	0 m²	786 m²	343 m²
LEVEL 3	3	2	2	1	8	513 m²	0 m²	513 m²	0 m²	0 m²
LEVEL 4	3	2	2	1	8	499 m²	0 m²	499 m²	0 m²	0 m²
LEVEL 5	3	2	2	1	8	513 m²	0 m²	513 m²	0 m²	0 m²
LEVEL 6	2	1	1	0	4	190 m²	0 m²	190 m²	157 m²	237 m²
LEVEL 7	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 8	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 9	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 10	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 11	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 12	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 13	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 14	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 15	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 16	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 17	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 18	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 19	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 20	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 21	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 22	4	2	1	0	7	317 m²	0 m²	317 m²	0 m²	0 m²
LEVEL 23	0	0	0	0	0	0 m²	0 m²	0 m²	208 m²	208 m²
LEVEL 24	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 25	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 26	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 27	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 28	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 29	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 30	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 31	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 32	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 33	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 34	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 35	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 36	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 37	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 38	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 39	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 40	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 41	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 42	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 43	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²
LEVEL 44	0	0	0	0	0	0 m²	0 m²	0 m²	434 m²	0 m²
LEVEL 45	0	0	0	0	0	0 m²	0 m²	0 m²	0 m²	0 m²
LEVEL 46	0	0	0	0	0	0 m²	0 m²	0 m²	0 m²	0 m²
TOTALS	115	79	63	3	260	13268 m²	1416 m²	14683 m²	2065 m²	788 m²

STUDIO	1 BED	2 BED	3 BED	TOTAL
44.2%	30.4%	24.2%	1.2%	100%

CAR PARKING SCHEDULE

LEVEL	CARSHARE ACCESSIBLE	CARSHARE STANDARD	TOTAL
GROUND	1	0	1

AREA SCHEDULE - GFA

LEVEL	GFA
BASEMENT 1	39 m²
GROUND	496 m²
LEVEL 1	754 m²
LEVEL 2	439 m²
LEVEL 3	622 m²
LEVEL 4	595 m²
LEVEL 5	648 m²
LEVEL 6	405 m²
LEVEL 7	389 m²
LEVEL 8	389 m²
LEVEL 9	389 m²
LEVEL 10	389 m²
LEVEL 11	389 m²
LEVEL 12	389 m²
LEVEL 13	389 m²
LEVEL 14	389 m²
LEVEL 15	389 m²
LEVEL 16	389 m²
LEVEL 17	389 m²
LEVEL 18	389 m²
LEVEL 19	389 m²
LEVEL 20	389 m²
LEVEL 21	389 m²
LEVEL 22	389 m²
LEVEL 23	65 m²
LEVEL 24	390 m²
LEVEL 25	390 m²
LEVEL 26	390 m²
LEVEL 27	390 m²
LEVEL 28	390 m²
LEVEL 29	390 m²
LEVEL 30	390 m²
LEVEL 31	390 m²
LEVEL 32	390 m²
LEVEL 33	390 m²
LEVEL 34	390 m²
LEVEL 35	390 m²
LEVEL 36	390 m²
LEVEL 37	390 m²
LEVEL 38	390 m²
LEVEL 39	390 m²
LEVEL 40	390 m²
LEVEL 41	390 m²
LEVEL 42	390 m²
LEVEL 43	390 m²
LEVEL 44	428 m²
TOTAL	18510 m²

GFA RESIDENTIAL

GFA
16344 m²

GFA RETAIL

LEVEL	GFA
GROUND	347 m²
LEVEL 1	754 m²
TOTAL	1101 m²

GFA AMENITY

LEVEL	GFA
BASEMENT 1	39 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1065 m²

GBA

LEVEL	GBA
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	978 m²
LEVEL 1	1011 m²
LEVEL 2	1003 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	29630 m²

ADG COMPLIANCE

SOLAR - 2 HRS SUNLIGHT TO LIVING/PRIVATE OPEN SPACE

>2HR	216 UNITS	83%
0 HR	45 UNITS	17%

CROSS VENTILATION

COMPLIANT	26 UNITS	62%
NOT COMPLIANT	16 UNITS	38%

SOLAR COMPLIANCE

LEVEL	TOTAL APARTMENTS	2 HR	2 HR %	0 HR	0 HR %
BASEMENT 2	0	0	0%	0	0%
BASEMENT 1	0	0	0%	0	0%
GROUND	0	0	0%	0	0%
LEVEL 1	0	0	0%	0	0%
LEVEL 2	0	0	0%	0	0%
LEVEL 3	8	5	2%	3	1%
LEVEL 4	8	5	2%	3	1%
LEVEL 5	8	5	2%	3	1%
LEVEL 6	4	4	2%	0	0%
LEVEL 7	7	6	2%	1	0%
LEVEL 8	7	6	2%	1	0%
LEVEL 9	7	6	2%	1	0%
LEVEL 10	7	6	2%	1	0%
LEVEL 11	7	6	2%	1	0%
LEVEL 12	7	6	2%	1	0%
LEVEL 13	7	6	2%	1	0%
LEVEL 14	7	6	2%	1	0%
LEVEL 15	7	6	2%	1	0%
LEVEL 16	7	6	2%	1	0%
LEVEL 17	7	6	2%	1	0%
LEVEL 18	7	6	2%	1	0%
LEVEL 19	7	6	2%	1	0%
LEVEL 20	7	6	2%	1	0%
LEVEL 21	7	6	2%	1	0%
LEVEL 22	7	6	2%	1	0%
LEVEL 23	0	0	0%	0	0%
LEVEL 24	6	5	2%	1	0%
LEVEL 25	6	5	2%	1	0%
LEVEL 26	6	5	2%	1	0%
LEVEL 27	6	5	2%	1	0%
LEVEL 28	6	5	2%	1	0%
LEVEL 29	6	5	2%	1	0%
LEVEL 30	6	5	2%	1	0%
LEVEL 31	6	5	2%	1	0%
LEVEL 32	6	5	2%	1	0%
LEVEL 33	6	5	2%	1	0%
LEVEL 34	6	5	2%	1	0%
LEVEL 35	6	5	2%	1	0%
LEVEL 36	6	5	2%	1	0%
LEVEL 37	6	5	2%	1	0%
LEVEL 38	6	5	2%	1	0%
LEVEL 39	6	5	2%	1	0%
LEVEL 40	6	5	2%	1	0%
LEVEL 41	6	5	2%	1	0%
LEVEL 42	6	5	2%	1	0%
LEVEL 43	6	5	2%	1	0%
LEVEL 44	0	0	0%	0	0%
LEVEL 45	0	0	0%	0	0%
LEVEL 46	0	0	0%	0	0%
TOTALS	260	215	83%	45	17%

ADG COMPLIANCE - CROSS VENT

LEVEL	TOTAL	CV COUNT
GROUND	0	0
LEVEL 1	0	0
LEVEL 2	0	0
LEVEL 3	8	6
LEVEL 4	8	6
LEVEL 5	8	6
LEVEL 6	4	2
LEVEL 7	7	3
LEVEL 8	7	3
TOTALS	42	26

ADG COMPLIANCE - CROSS VENT %

62%

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 25.07.25
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

DRAWING TITLE
DEVELOPMENT SUMMARY

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 006

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
BASEMENT 02 FLOOR PLAN

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 098

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
BASEMENT 01 FLOOR PLAN

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 099

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

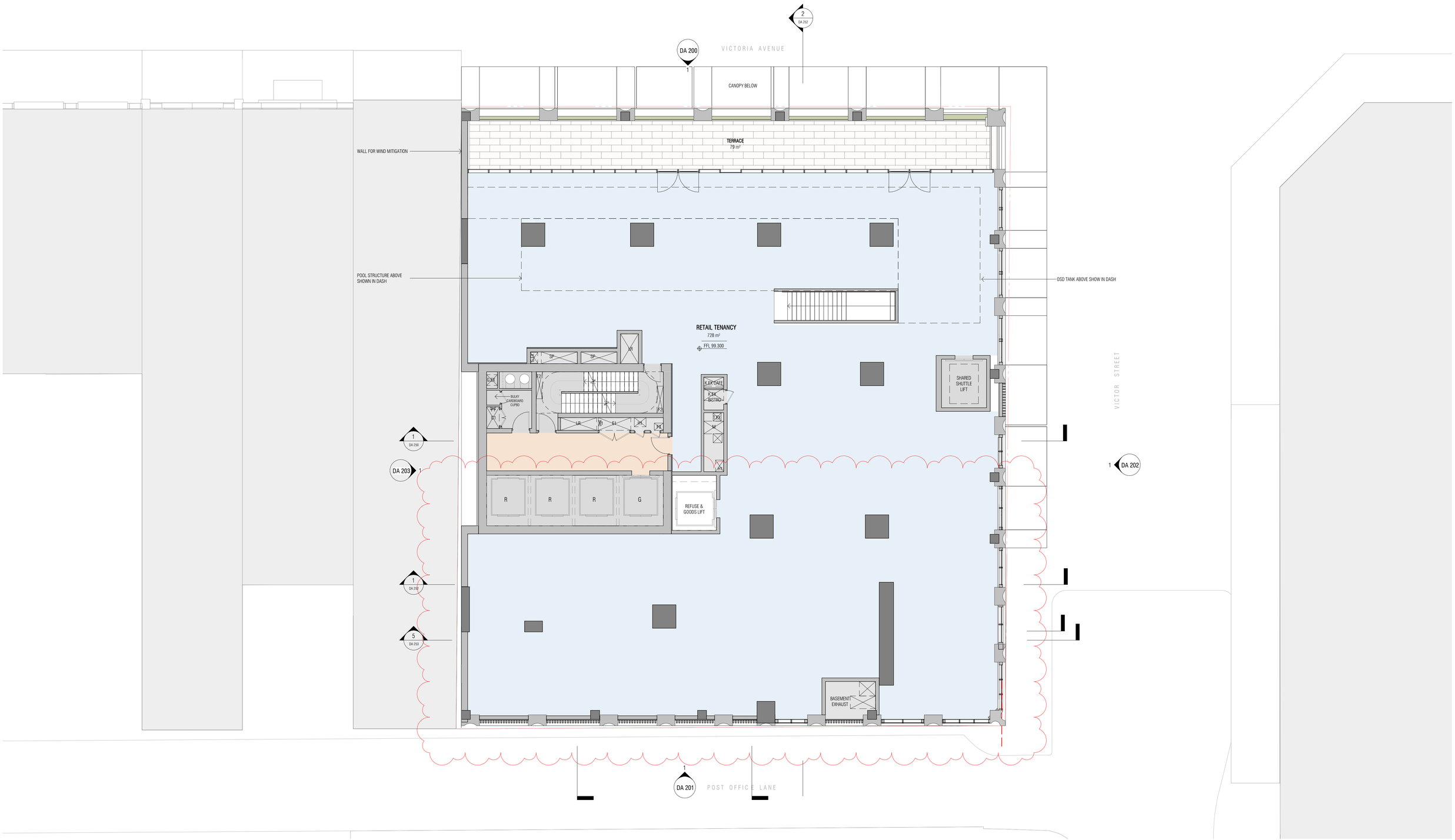
DRAWING TITLE
GROUND FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 100



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 01 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 101

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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
LEVEL 02 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 102

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 03 - 04 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 103

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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
LEVEL 05 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 105

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 06 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 106

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 07-22 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 107

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
LEVEL 23 FLOOR PLAN (MID RISE PLANT)

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 123

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

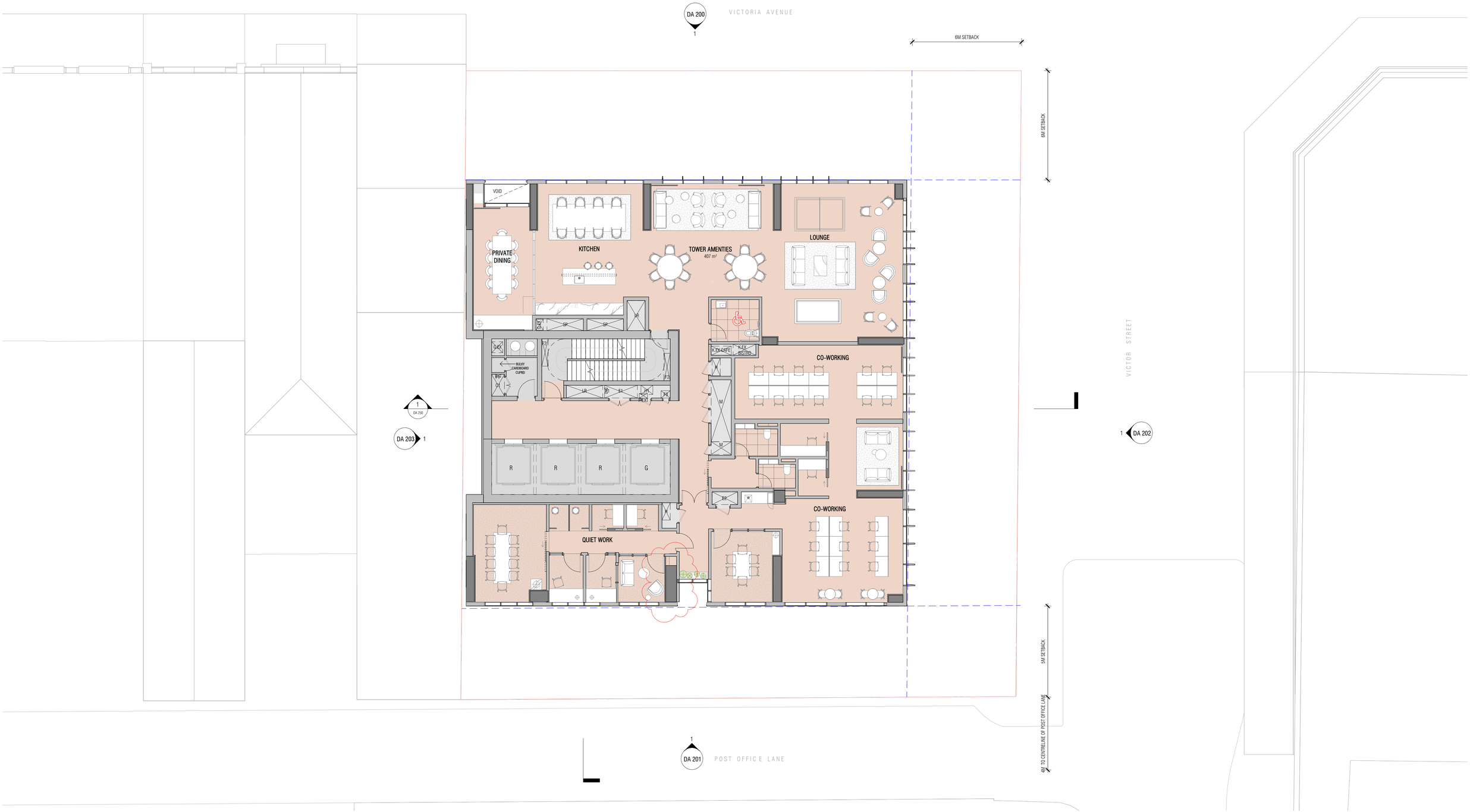
DRAWING TITLE
LEVEL 24-43 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 135



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
LEVEL 44 FLOOR PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 144

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

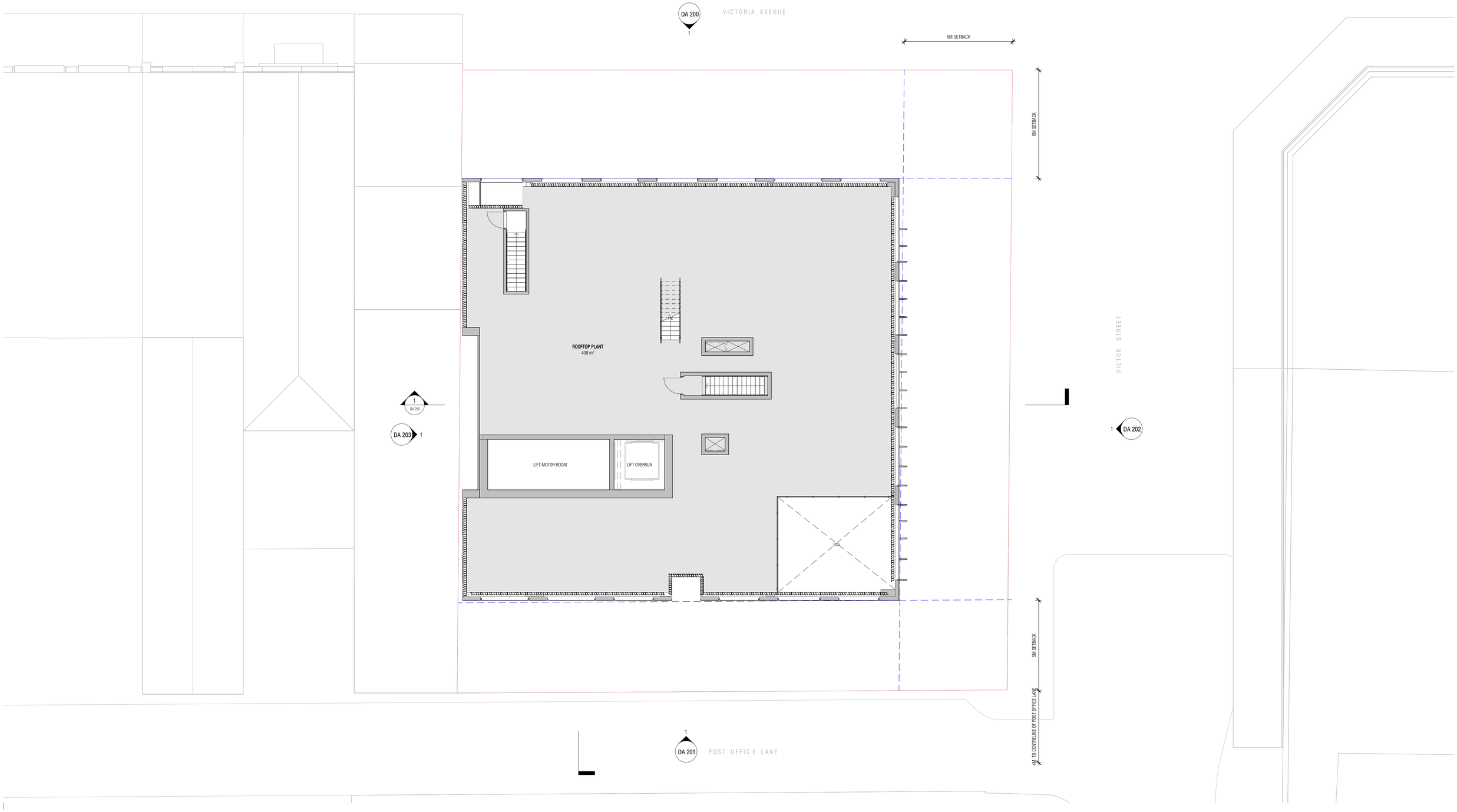
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
LEVEL 45 FLOOR PLAN (PLANT)

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 145



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

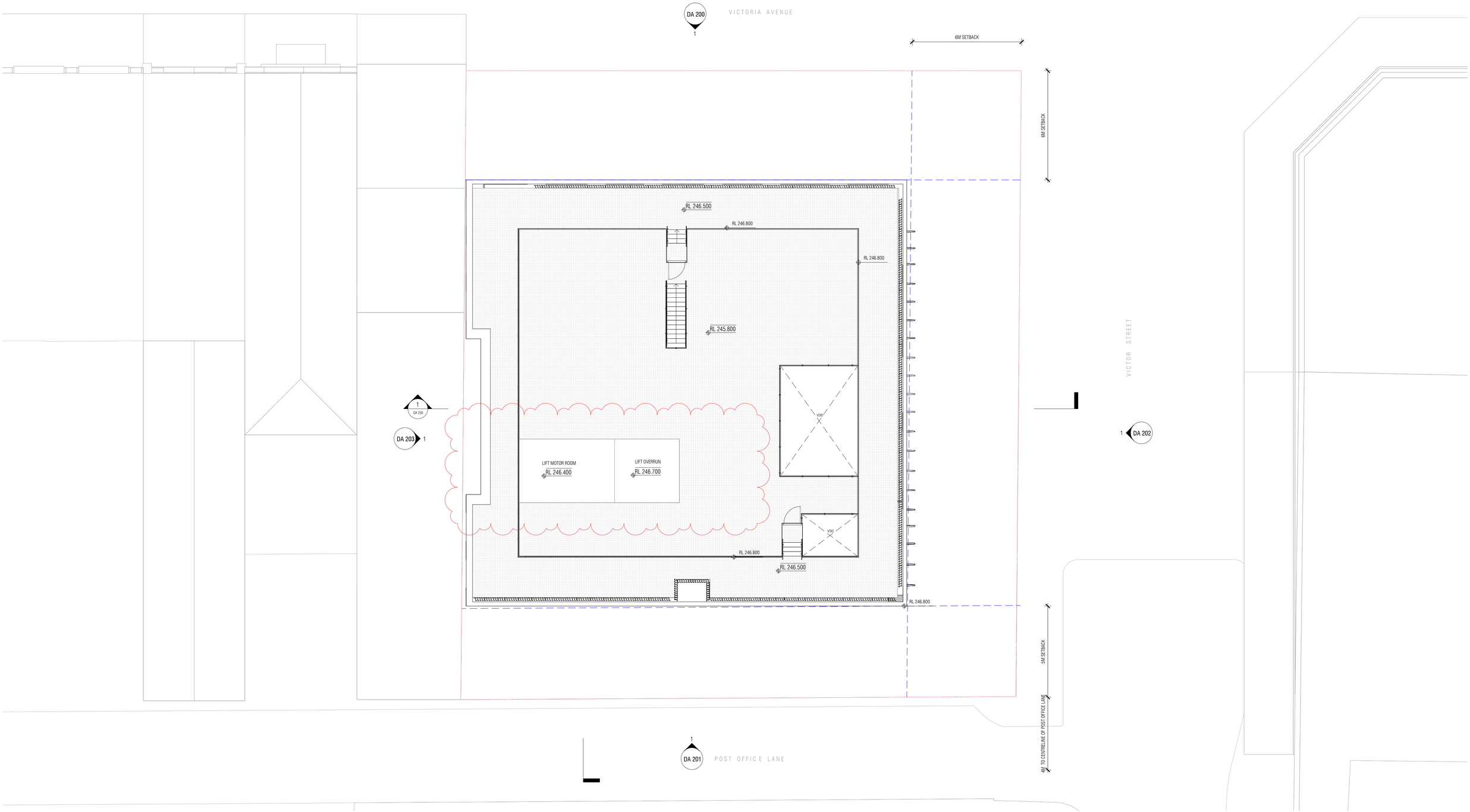
DRAWING TITLE
LEVEL 46 FLOOR PLAN (ROOF PLANT)

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 146



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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0 1 2 5 10m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

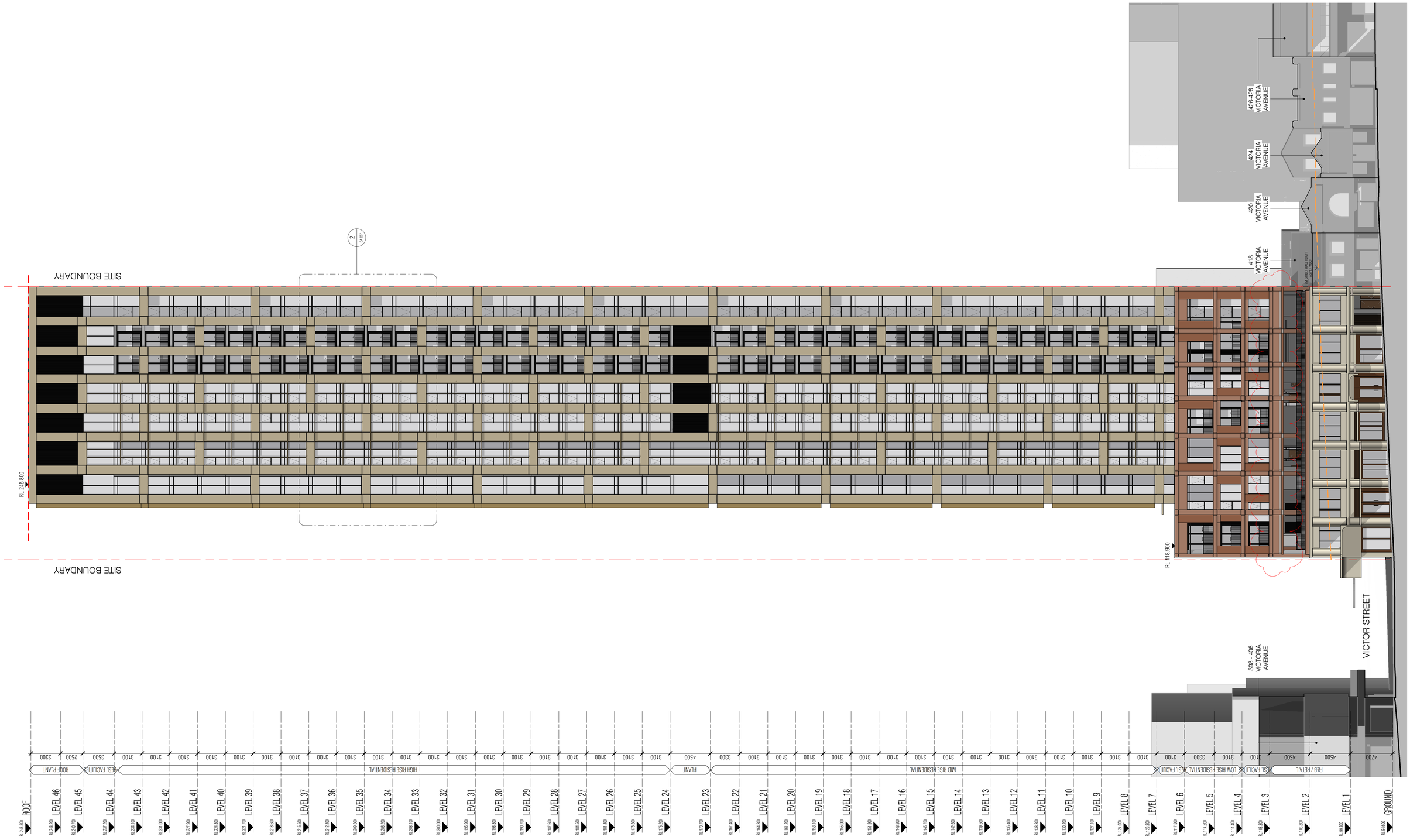
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

DRAWING TITLE
ROOF PLAN

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 147

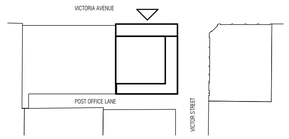


1 NORTH ELEVATION - TOWER
SCALE 1 : 200

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 5 10 20m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

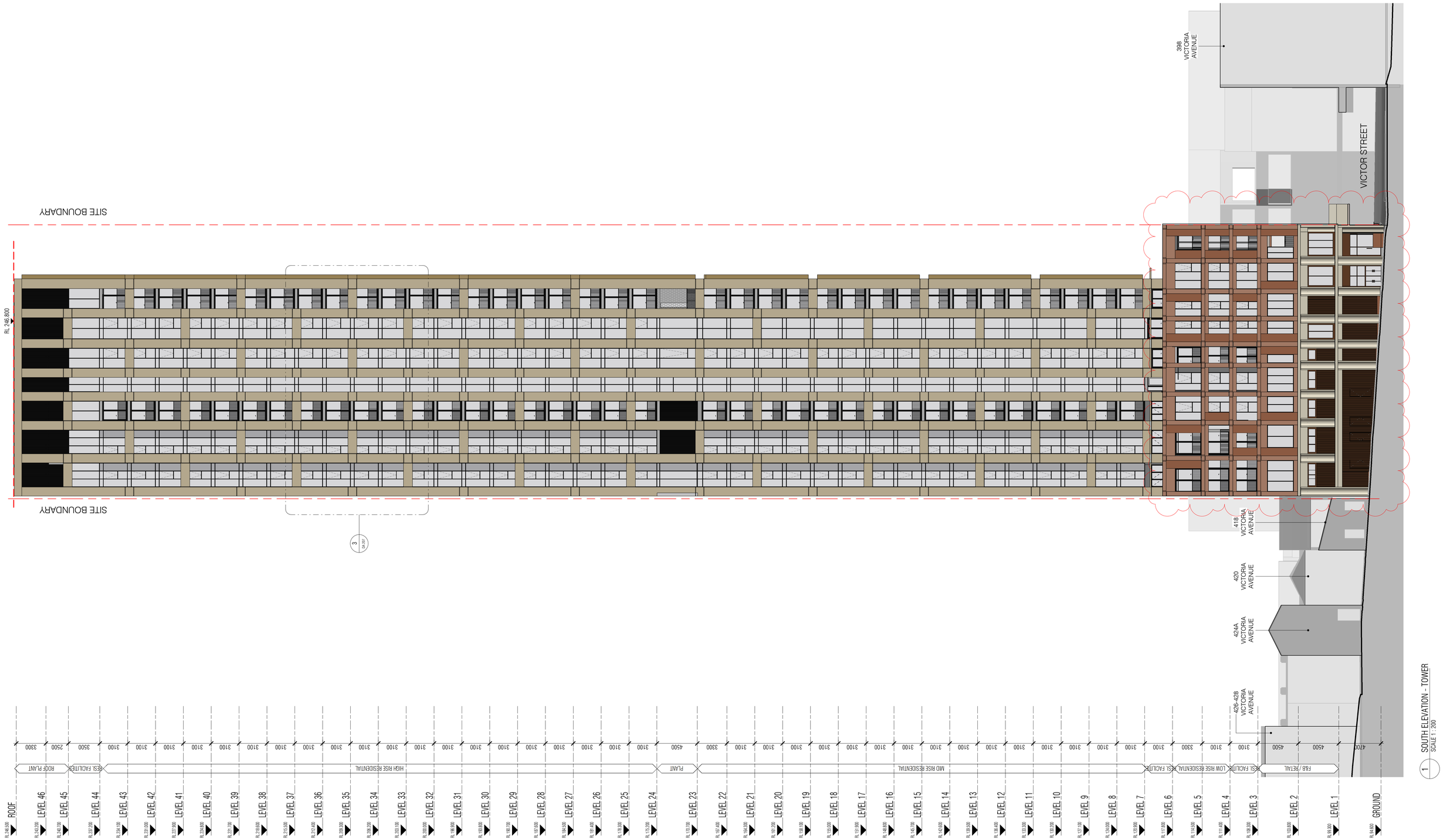
DRAWING TITLE
NORTH ELEVATION - TOWER

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

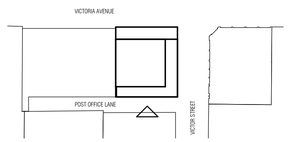
DRAWING NO.
DA 200



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 5 10 20m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

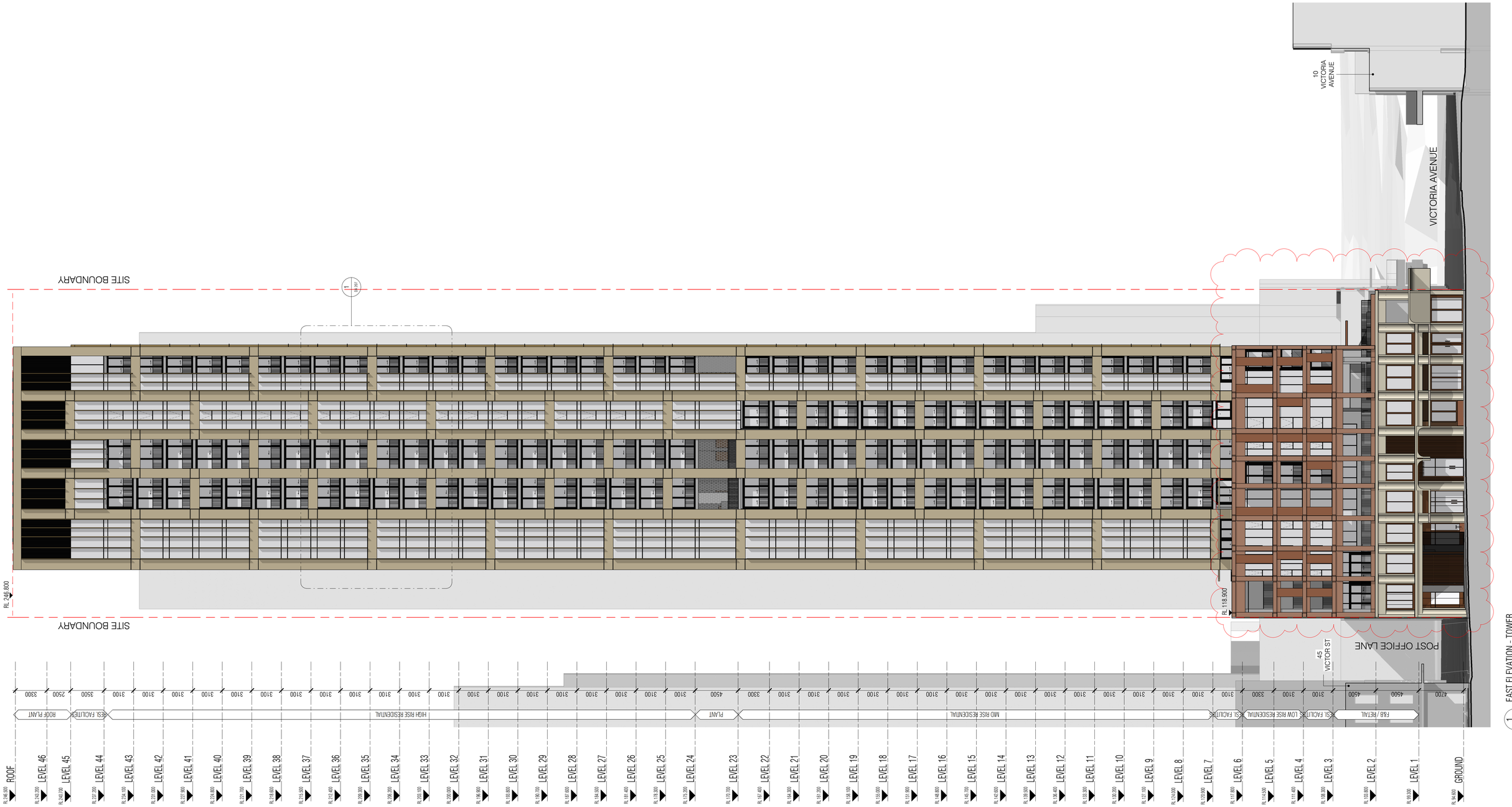
DRAWING TITLE
SOUTH ELEVATION - TOWER

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 201

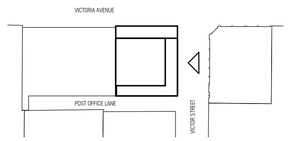


1 EAST ELEVATION - TOWER
SCALE 1 : 200

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 5 10 20m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

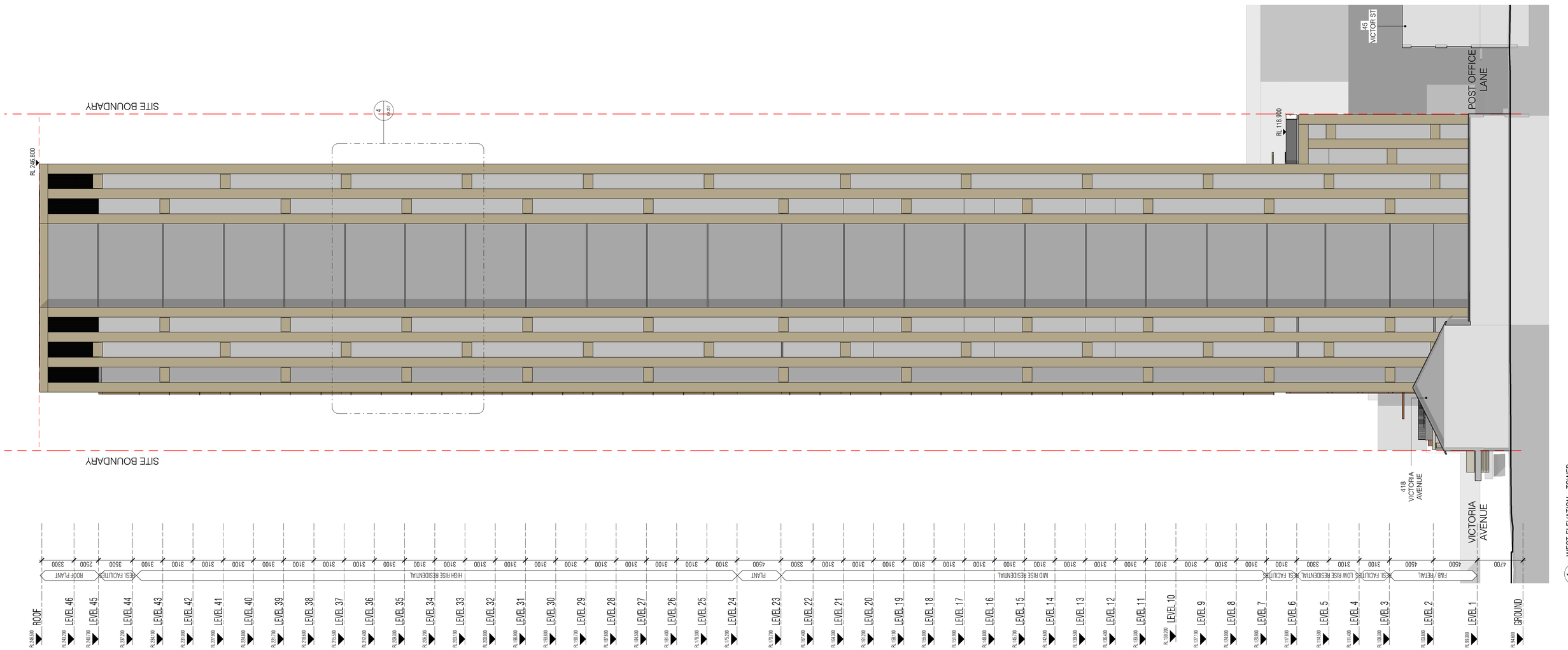
DRAWING TITLE
EAST ELEVATION - TOWER

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 202


SITE BOUNDARY
SITE BOUNDARY
4
DA 202
45
VICTOR ST
POST OFFICE
LANE
418
VICTORIA
AVENUE
VICTORIA
AVENUE
RL 246.800
RL 118.900
ROOF PLANT
PLANT
HIGH RISE RESIDENTIAL
MID RISE RESIDENTIAL
LOW RISE RESIDENTIAL
RESI FACILITIES
F&B / RETAIL
3300 2500 3500 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 4500 3300 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100 3100

1 NORTH ELEVATION - PODIUM
SCALE 1 : 100

NOTE

APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

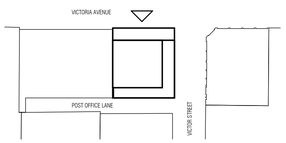
FINISHES LEGEND

- AwS1 METAL AWNING, CHARCOAL GREY COLOUR
- AwS2 METAL AWNING, BEIGE COLOUR
- BaS1 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C101 CEMENT/CONCRETE FINISH, WARM GREY COLOUR
- C102 CEMENTITOUS PANEL, BROWN COLOUR
- C103 CEMENTITOUS PANEL, DARK BROWN COLOUR
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- LO2 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING / FRAMING, DARK BEIGE
- M02 METAL FRAMING, DARK BRONZE
- M03 DARK BRONZE ROLLER SHUTTER

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - NORTH

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 204

1 SOUTH ELEVATION - PODIUM
SCALE 1 : 100

NOTE

APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

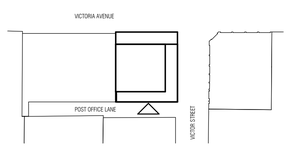
FINISHES LEGEND

- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
- Aw02 METAL AWNING, BEIGE COLOUR
- Ba01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C01 CEMENT/CONCRETE FINISH, WARM GREY COLOUR
- C02 CEMENTITOUS PANEL, BROWN COLOUR
- C03 CEMENTITOUS PANEL, DARK BROWN COLOUR
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L02 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING / FRAMING, DARK BEIGE
- M02 METAL FRAMING, DARK BRONZE
- M03 DARK BRONZE ROLLER SHUTTER

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - SOUTH

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 205

1 EAST ELEVATION -PODIUM
SCALE 1 : 100

NOTE

APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

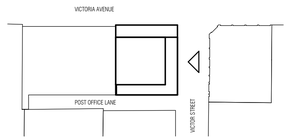
FINISHES LEGEND

- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
- Aw02 METAL AWNING, BEIGE COLOUR
- Ba01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C01 CEMENT/CONCRETE FINISH, WARM GREY COLOUR
- C02 CEMENTITOUS PANEL, BROWN COLOUR
- C03 CEMENTITOUS PANEL, DARK BROWN COLOUR
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L02 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING / FRAMING, DARK BEIGE
- M02 METAL FRAMING, DARK BRONZE
- M03 DARK BRONZE ROLLER SHUTTER

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - EAST

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

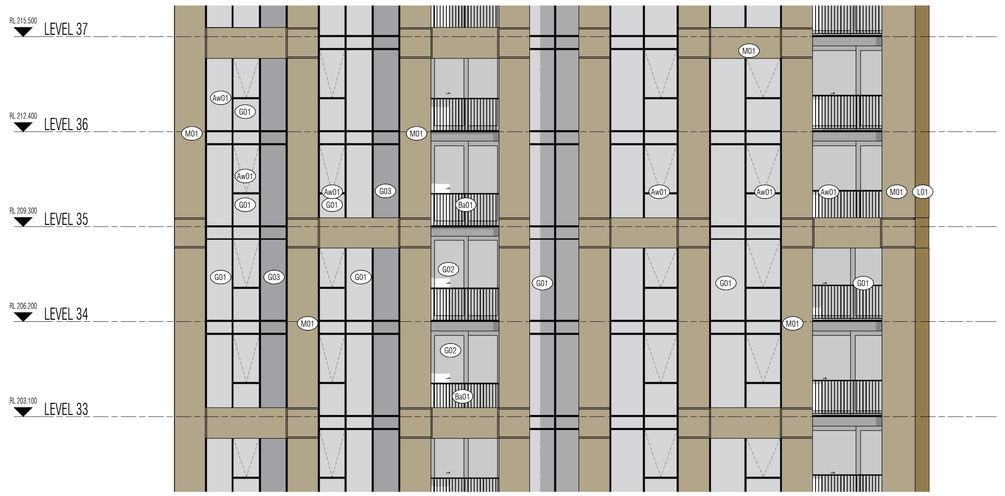
ISSUE PURPOSE
RTS LODGEMENT

REV. B

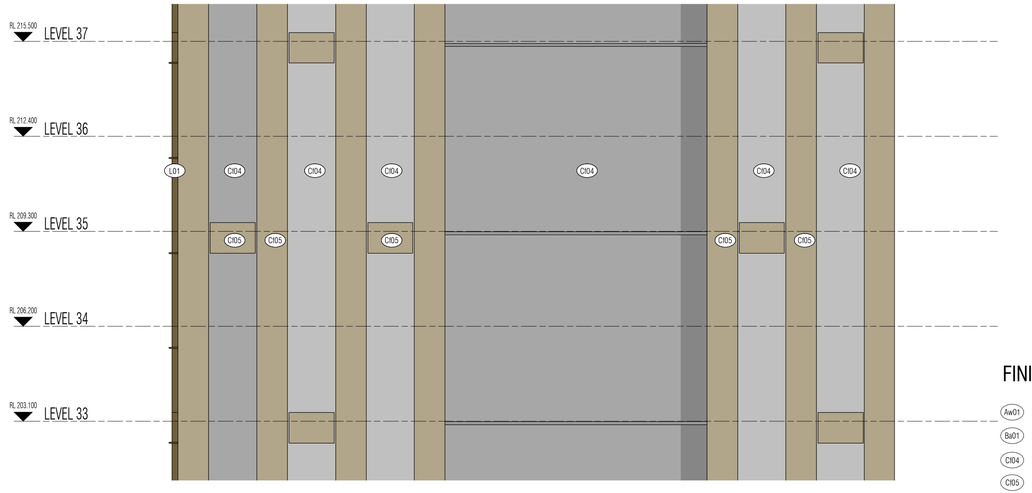
DRAWING NO.
DA 206

1 EAST ELEVATION - TOWER (LEVEL 33-36)

2 NORTH ELEVATION - TOWER (LEVEL 33-36)



3 SOUTH ELEVATION - TOWER (LEVEL 33-36)



4 WEST ELEVATION - TOWER (LEVEL 33-36)

FINISHES LEGEND

- AwO1 METAL AWNING, CHARCOAL GREY COLOUR
- BaO1 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- CI04 LIGHT-COLOURED FINISH
- CI05 BEIGE COLOURED FINISH
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOVRES, LIGHT BEIGE COLOUR
- M01 METAL CLADDING, DARK BEIGE COLOUR

NOTE

APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
TOWER ELEVATIONS

FK
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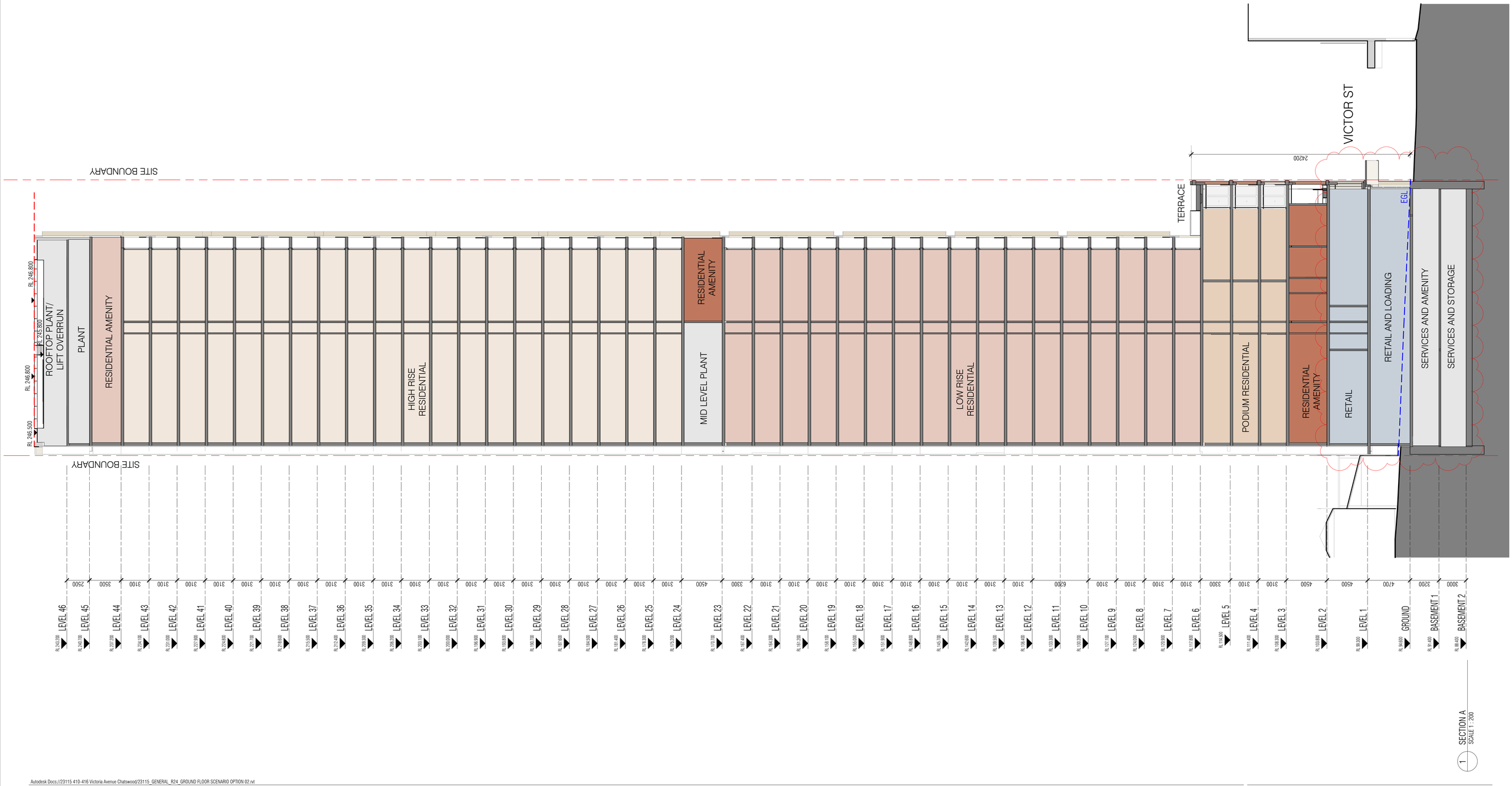
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 207

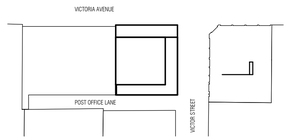


1 SECTION A
SCALE 1 : 200

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 5 10 20m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SECTIONS

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

FK
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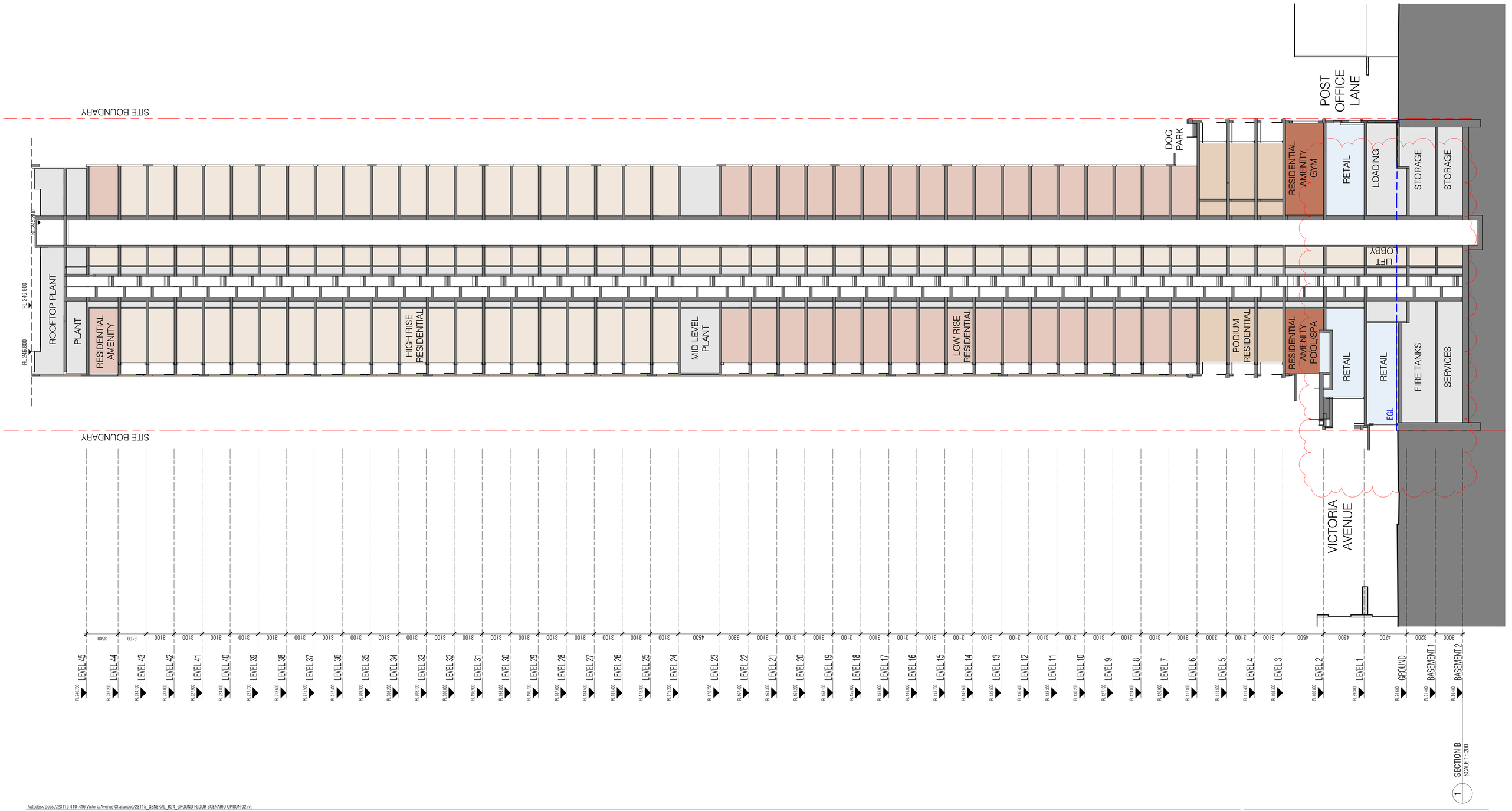
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 250

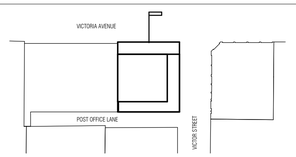


SECTION B
SCALE 1 : 200

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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0 5 10 20m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

DRAWING TITLE
SECTIONS

FK
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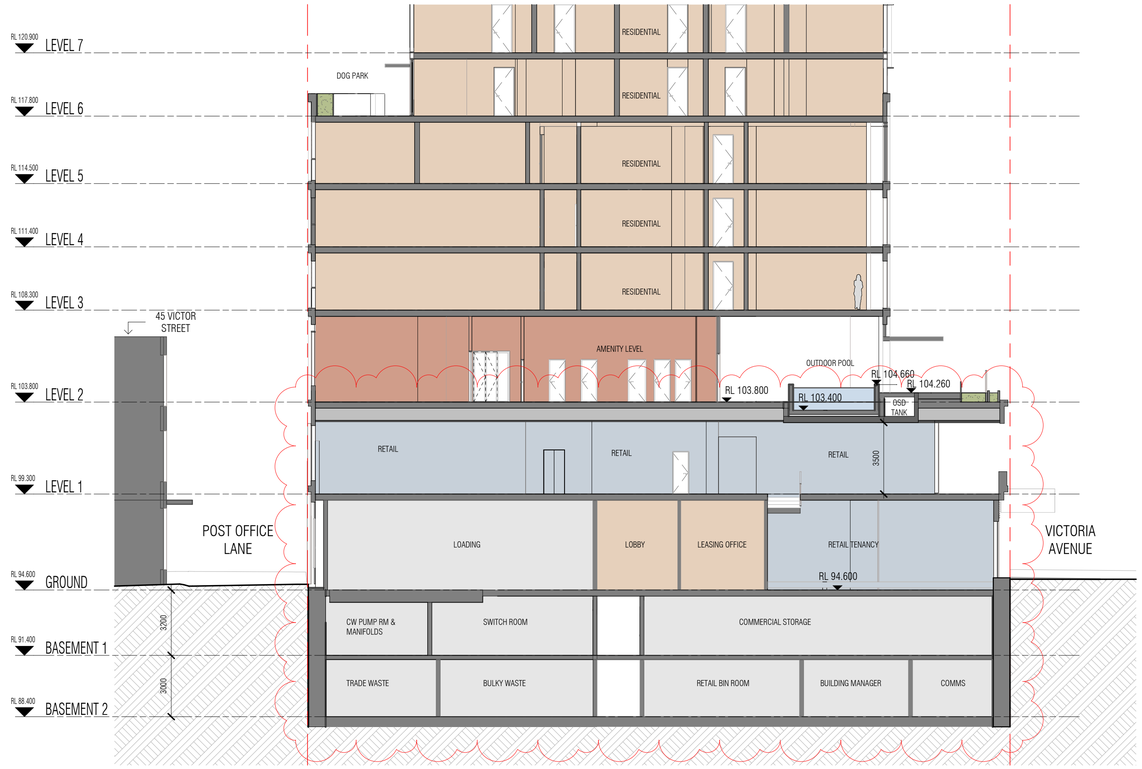
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 251

1 PODIUM SECTION E/W
SCALE1 : 150

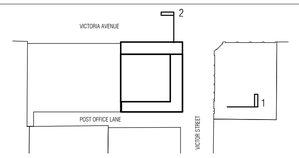


2 PODIUM SECTION N/S
SCALE1 : 150

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

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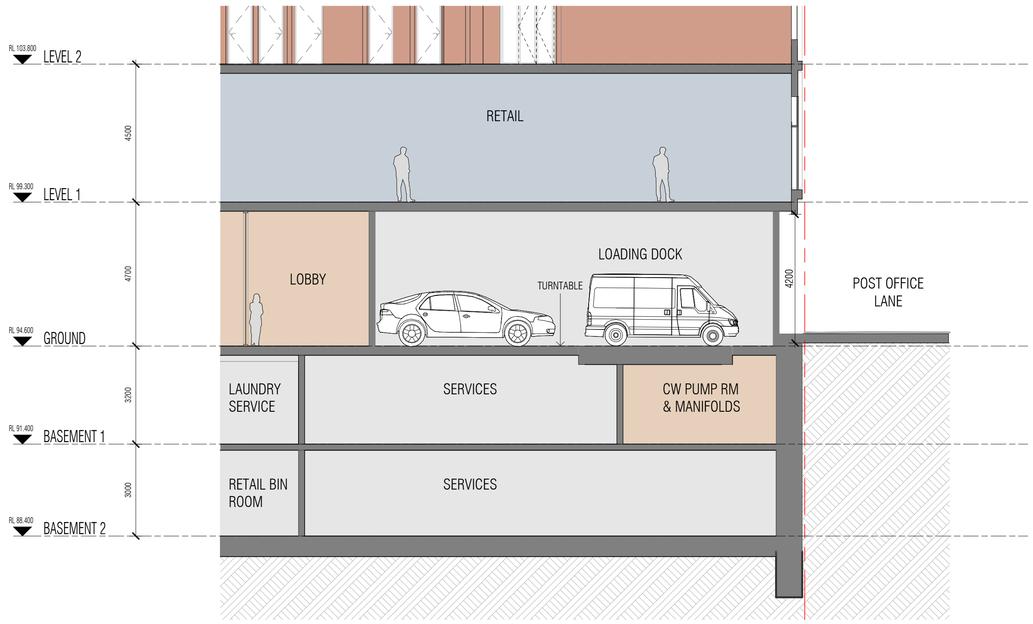
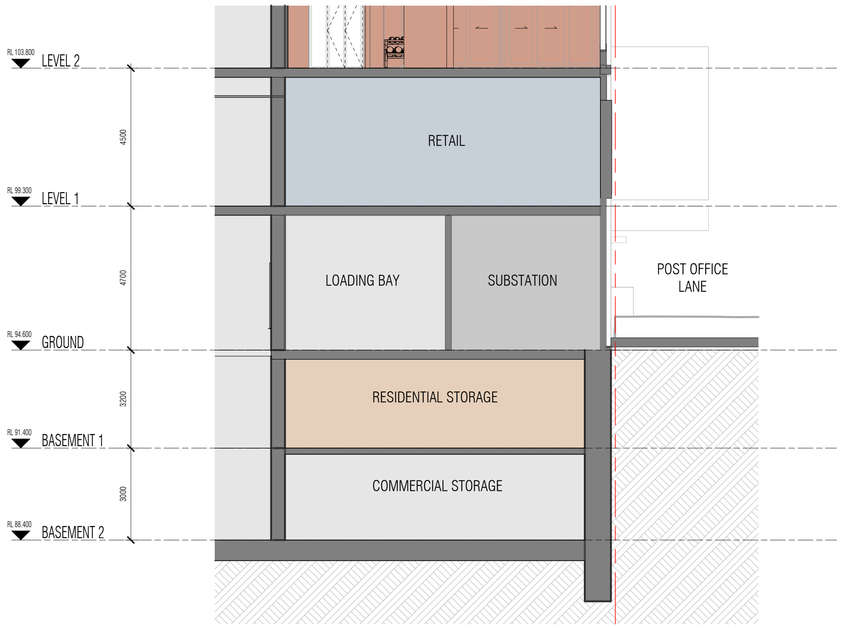
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
BW/DS	CB	31.07.2025	23115	As indicated @A1	PODIUM SECTIONS

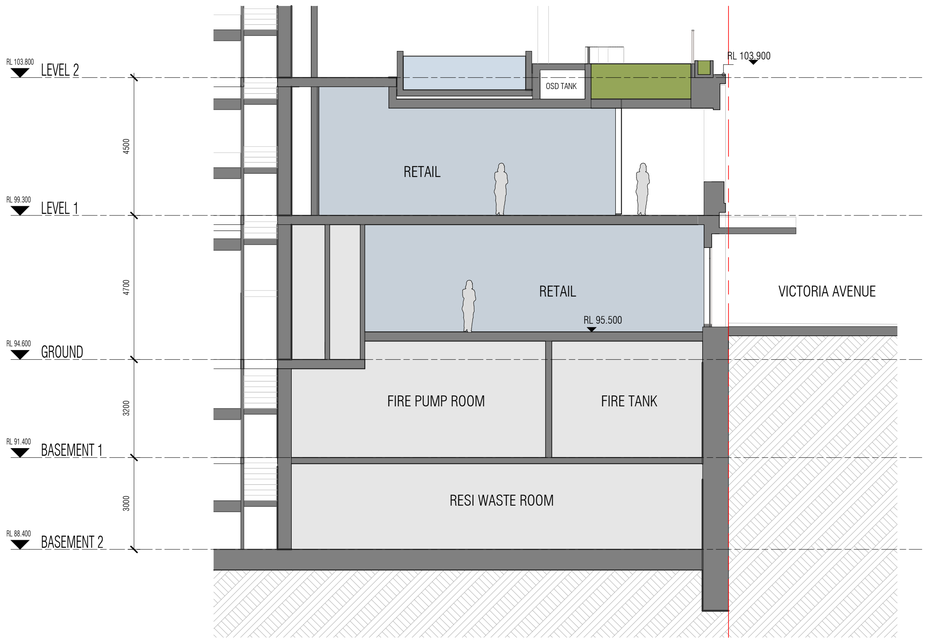
ISSUE PURPOSE	REV.	DRAWING NO.
RTS LODGEMENT	B	DA 252



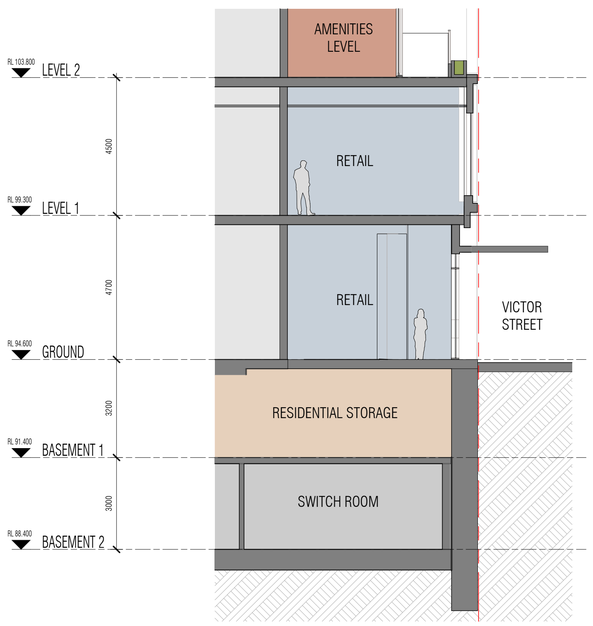
1 LOADING BAY SECTION
SCALE 1 : 100



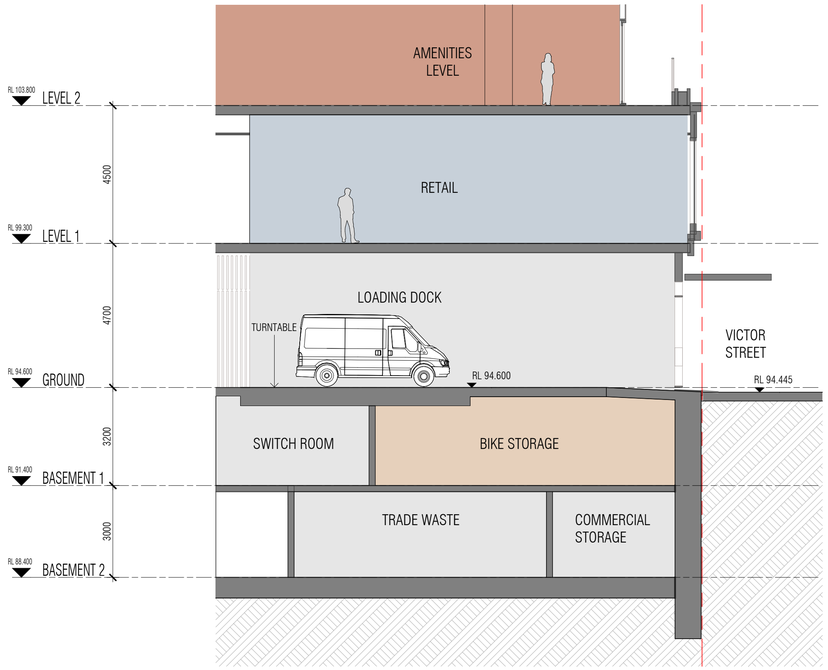
2 SUBSTATION SECTION
SCALE 1 : 100



3 NORTH RETAIL SECTION
SCALE 1 : 100



4 EAST RETAIL SECTION
SCALE 1 : 100

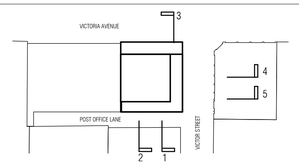


5 EAST LOADING SECTION
SCALE 1 : 100

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

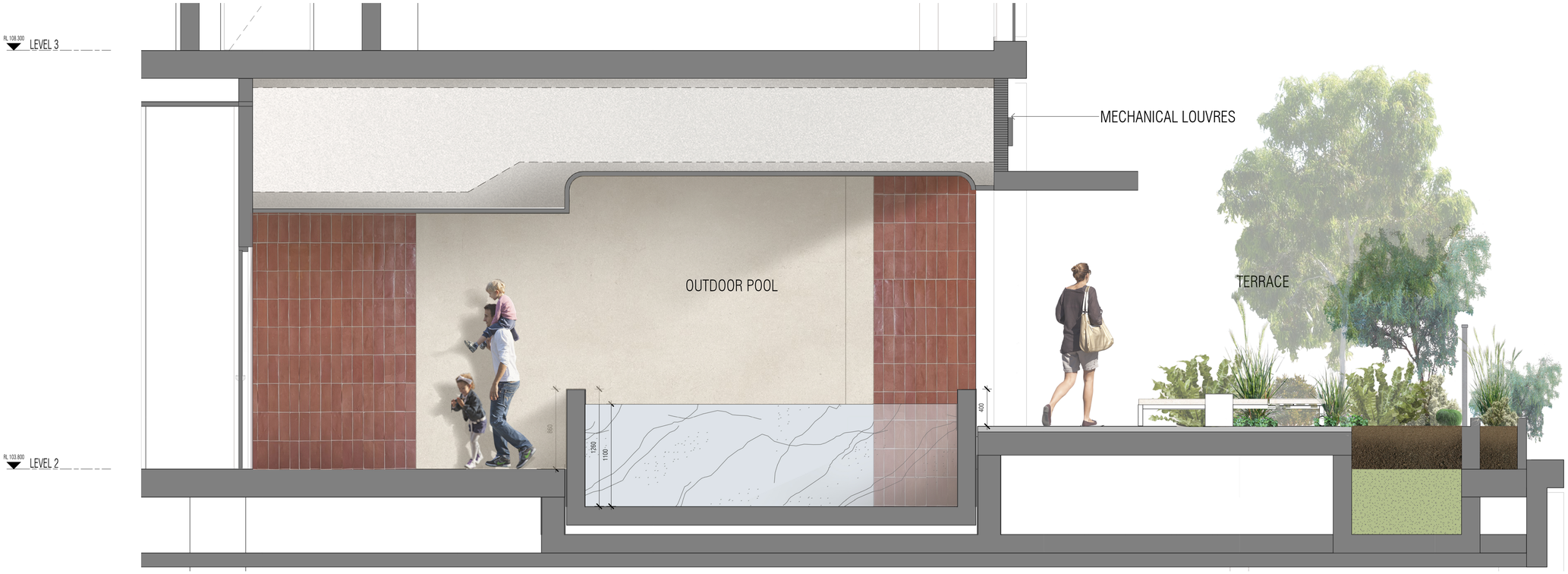
DRAWING TITLE
PODIUM SECTIONS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 253



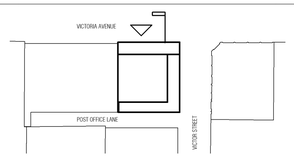
2 LEVEL 02 POOL & COS - SECTION
SCALE 1 : 25

1 LEVEL 02 POOL & COS - ELEVATION
SCALE 1 : 50

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

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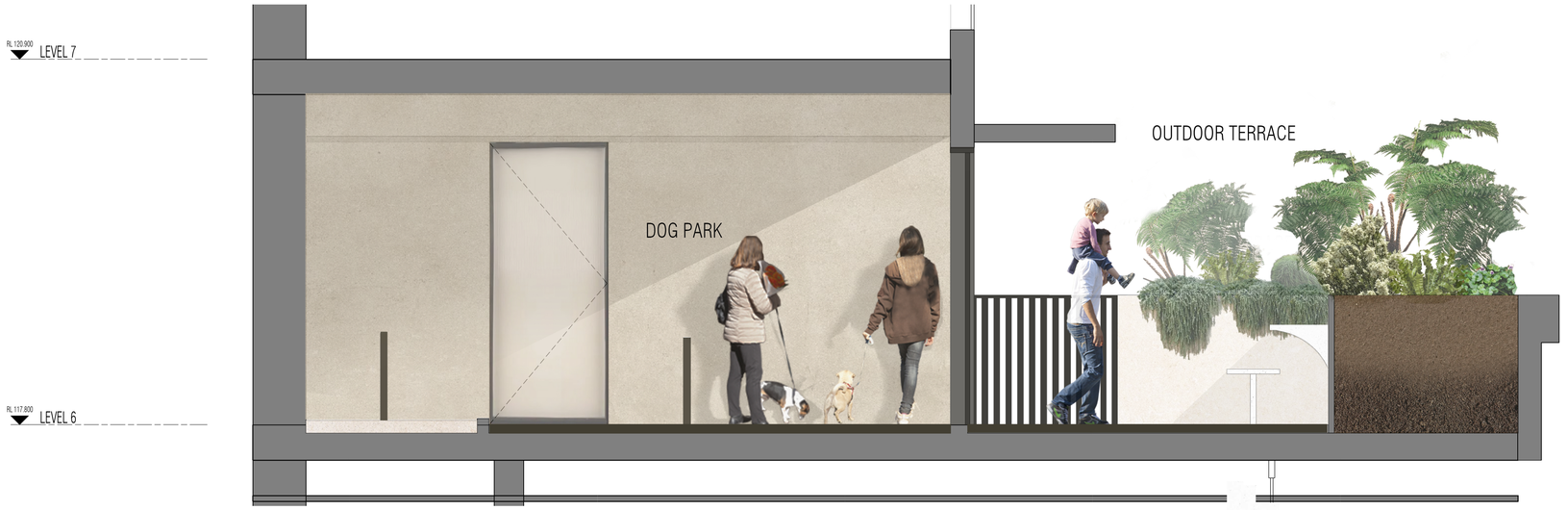
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 254



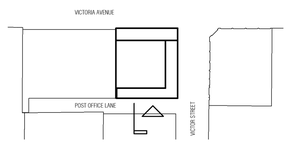
1 LEVEL 06 DOG PARK - SECTION
SCALE 1 : 25

2 LEVEL 06 DOG PARK & CO-WORKING - ELEVATION
SCALE 1 : 50

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 255

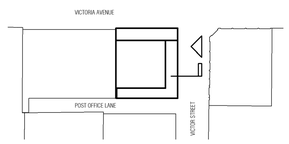
1 LEVEL 23 COS - SECTION
SCALE 1 : 25

2 LEVEL 23 COS - ELEVATION
SCALE 1 : 50

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025



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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 25.07.25
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

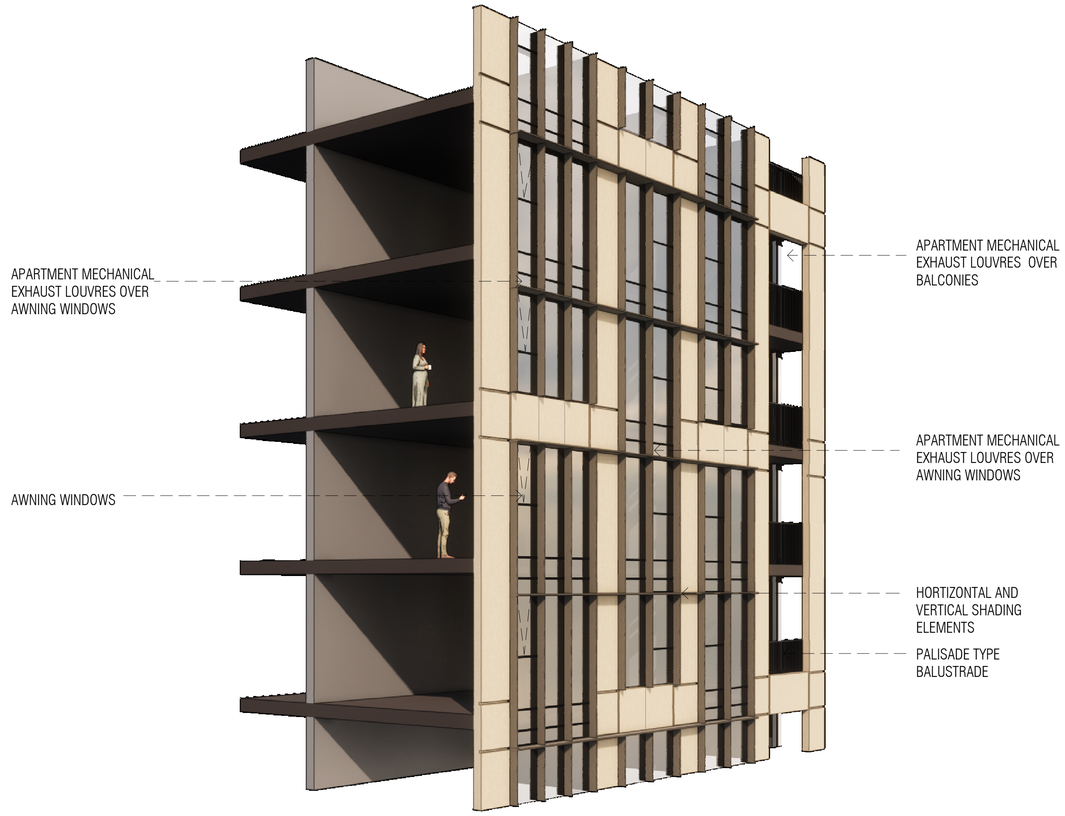
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 256

PODIUM FACADE



TOWER FACADE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

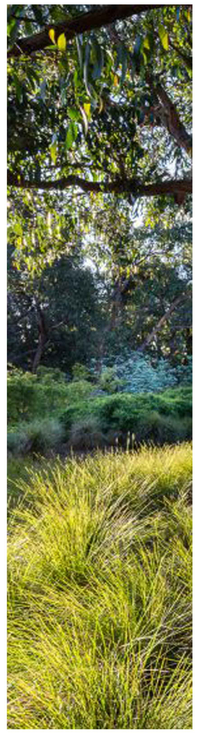
DRAWING TITLE
FAÇADE STRATEGY POL

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 257



G01
G02

C/01

C/02

Aw02
L01
M01

Aw01
Ba01
L02

C/04

L02
M02
M03

EXTERIOR FINISHES LEGEND

- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
- Aw02 METAL AWNING, BEIGE COLOUR
- Ba01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C/01 CEMENT/CONCRETE FINISH, WARM GREY COLOUR
- C/02 CEMENTITOUS PANEL, BROWN COLOUR
- C/03 CEMENTIOUS PRECAST PANEL, DARK BROWN COLOUR
- C/04 LIGHT-COLOURED FINISH
- C/05 BEIGE-COLOURED FINISH
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOVRES, LIGHT BEIGE COLOUR
- L02 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING, DARK BEIGE COLOUR
- M02 METAL FRAMING, DARK BRONZE
- M03 DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
MATERIALITY PALETTE

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 300

VIEW FROM VICTORIA AVENUE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

DRAWING TITLE
RENDERS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 301

VIEW FROM ANDERSON STREET

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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
RENDERS

FK
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 302

RENDER FROM VICTOR STREET

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

DRAWING TITLE
RENDERS

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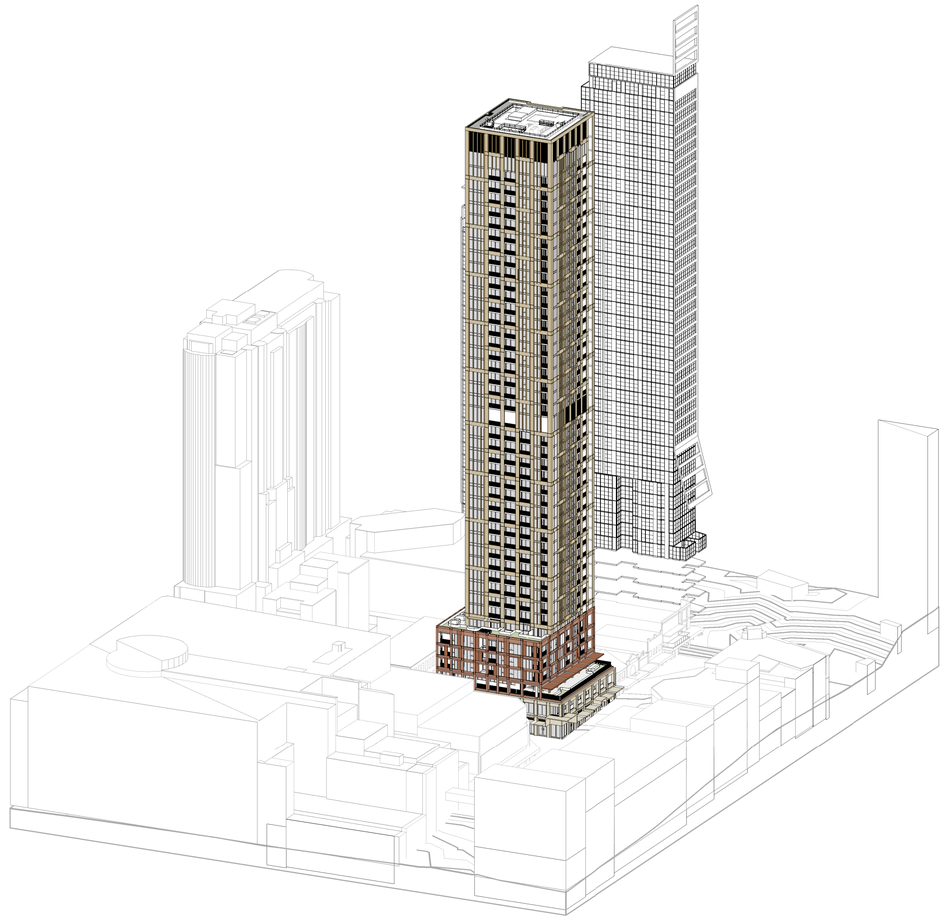
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

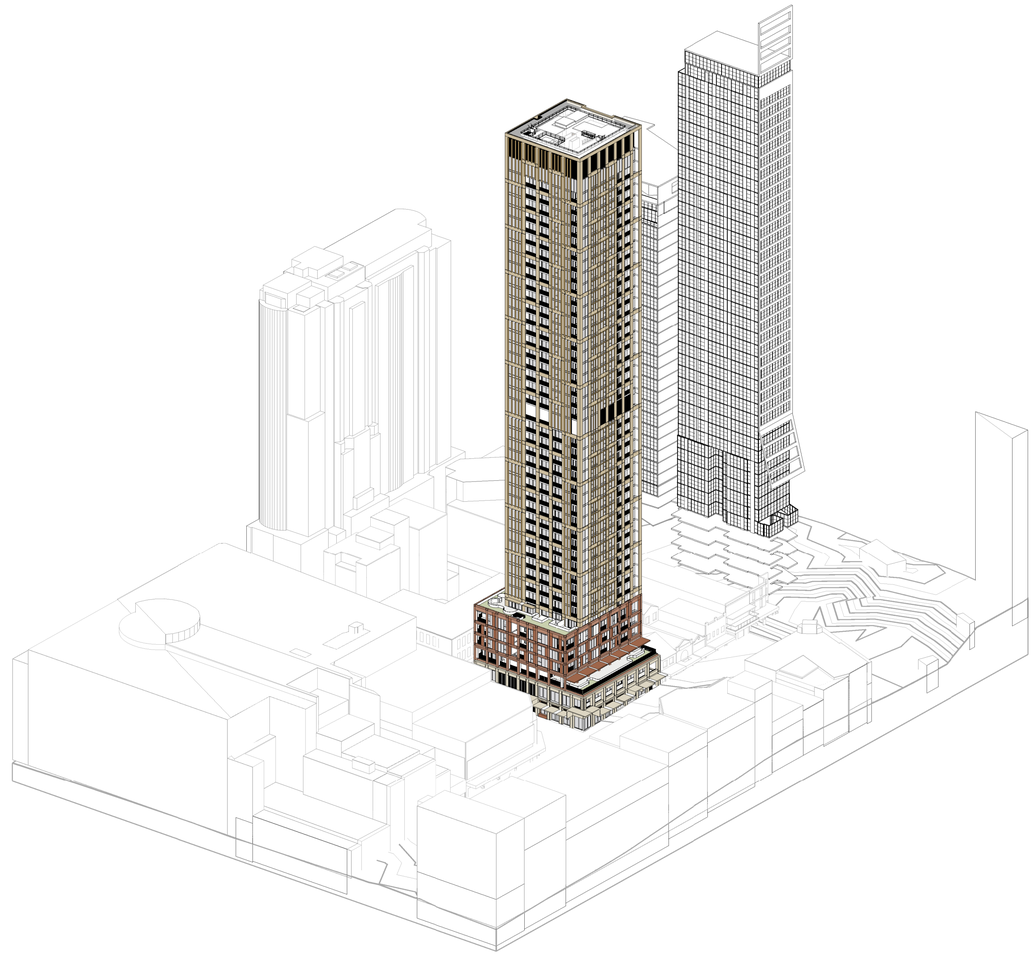
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 303



1 SUN VIEW - 21 JUNE 9.00 AM



2 SUN VIEW - 21 JUNE 10.00 AM

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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

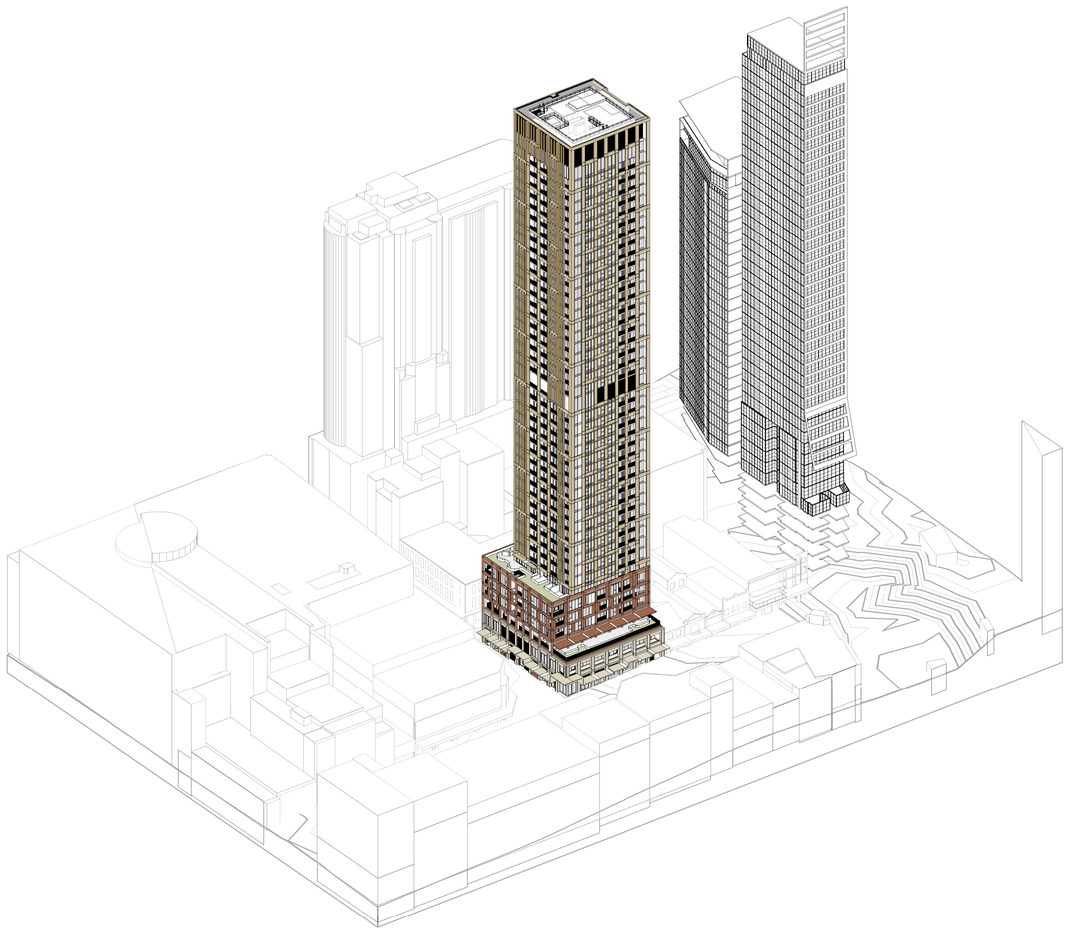
DRAWING TITLE
VIEWS FROM THE SUN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

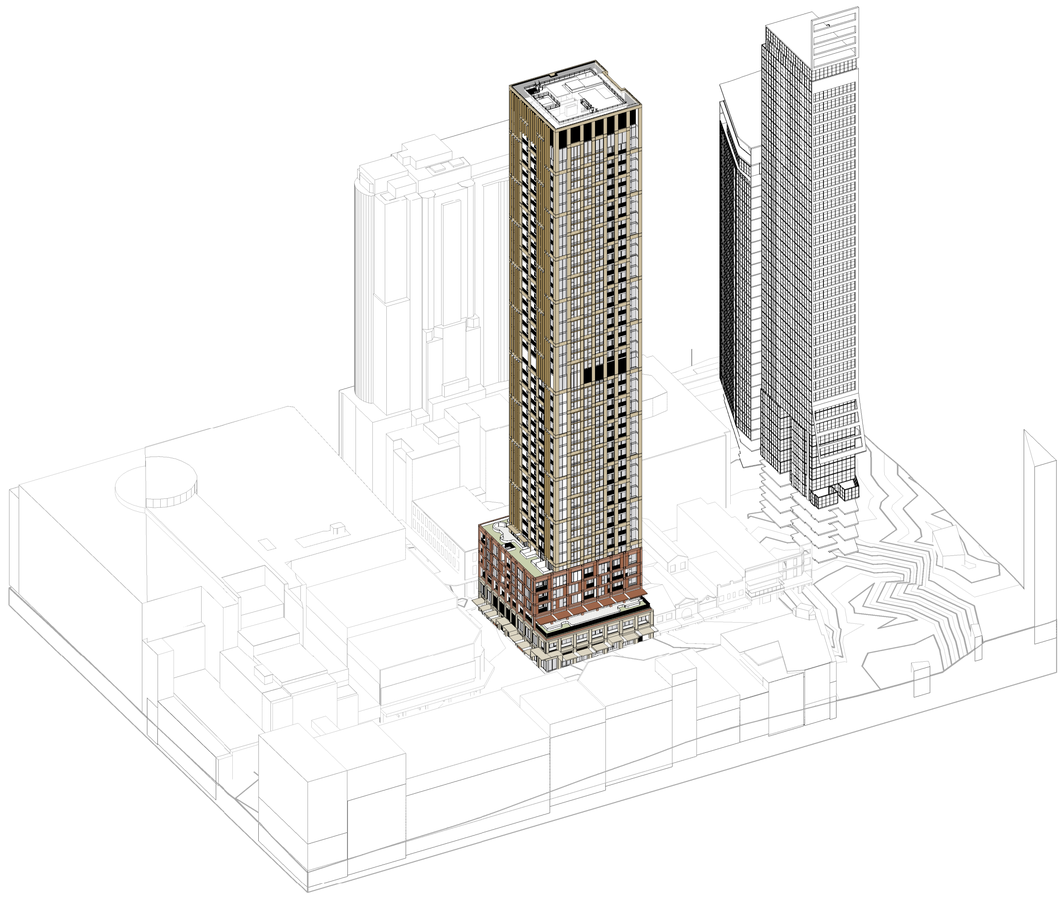
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 400



1 SUN VIEW - 21 JUNE 11.00 AM



2 SUN VIEW - 21 JUNE 11.30 AM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

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B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

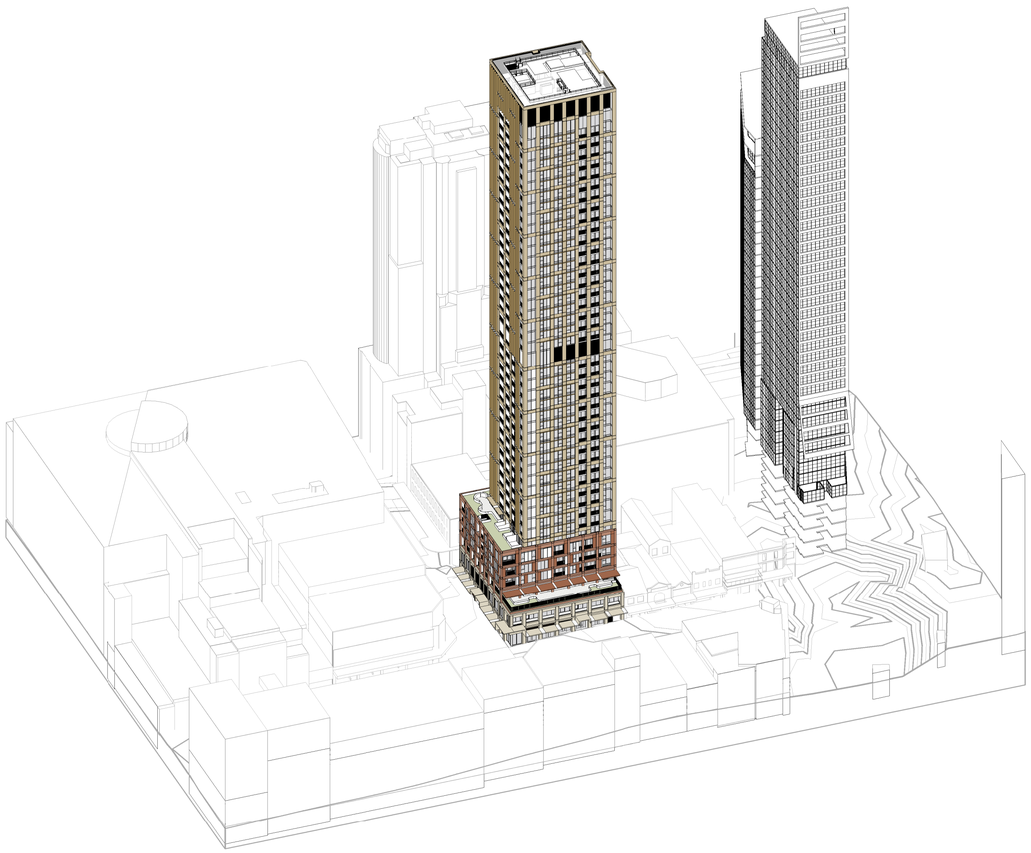
DRAWING TITLE
VIEWS FROM THE SUN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

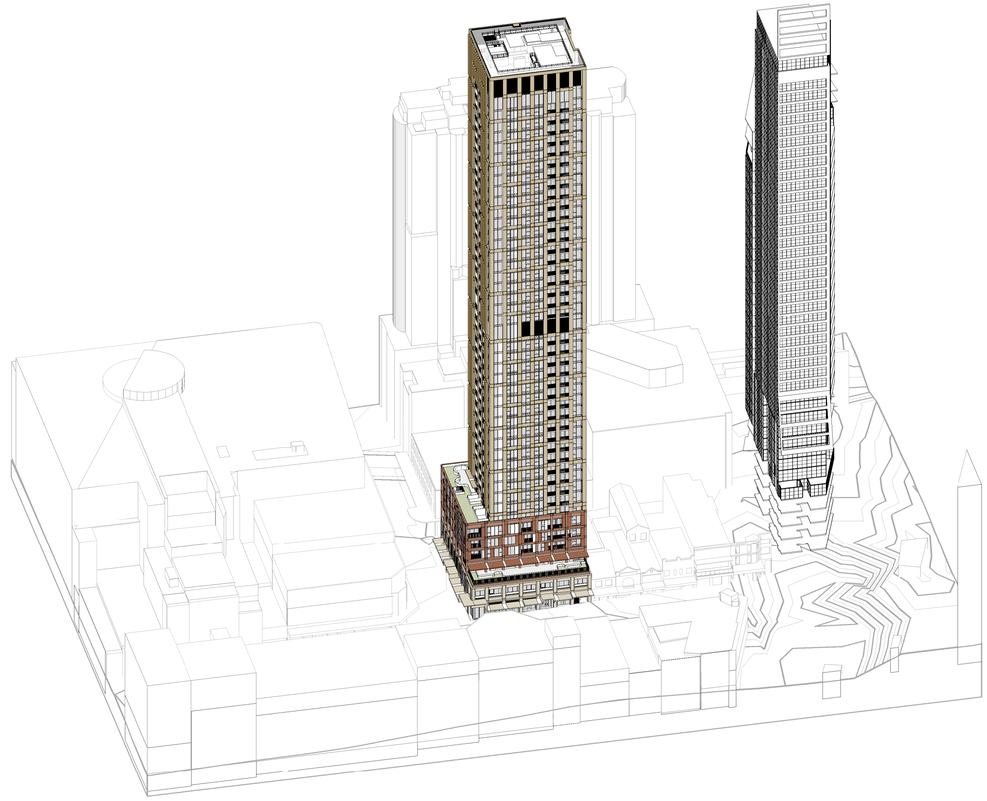
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 401



1 SUN VIEW - 21 JUNE 12.00 PM



2 SUN VIEW - 21 JUNE 12.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

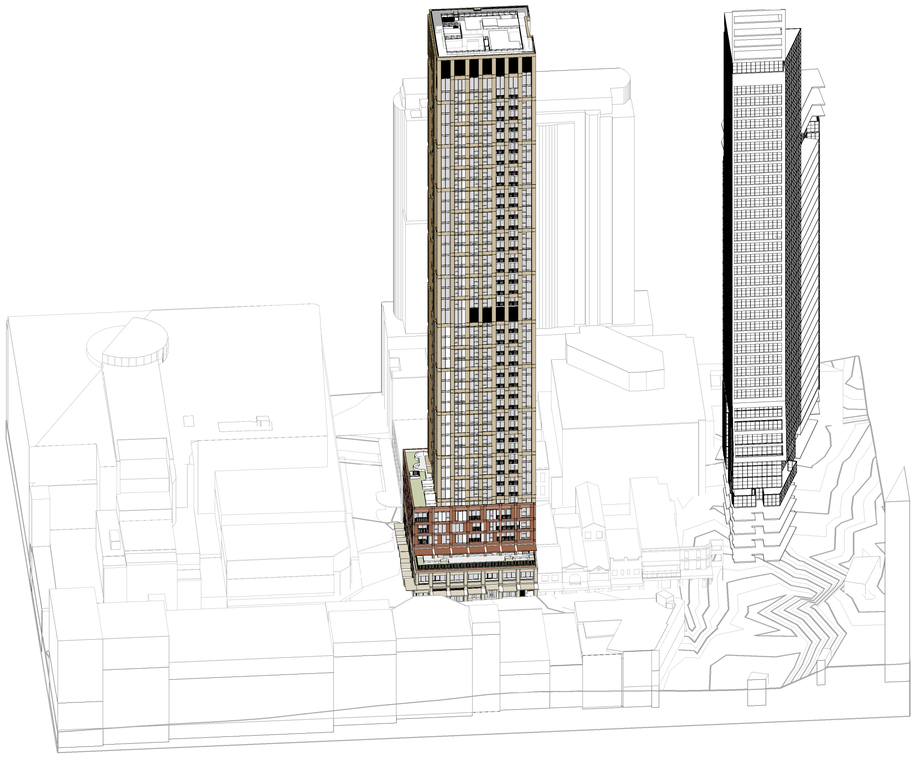
DRAWING TITLE
VIEWS FROM THE SUN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

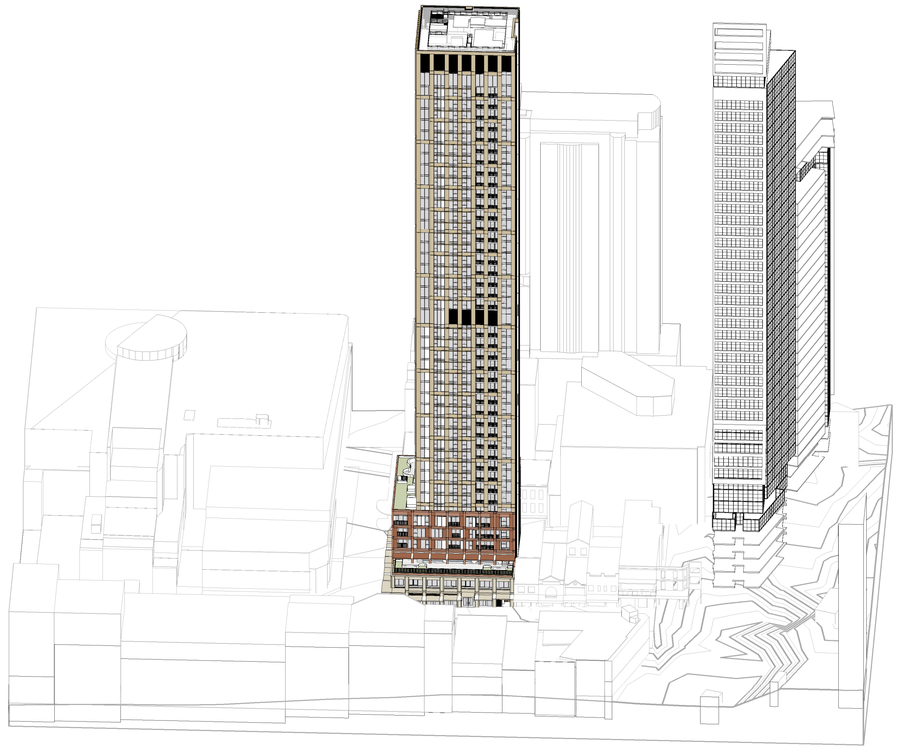
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 402



1 SUN VIEW - 21 JUNE 1.00 PM



2 SUN VIEW - 21 JUNE 1.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

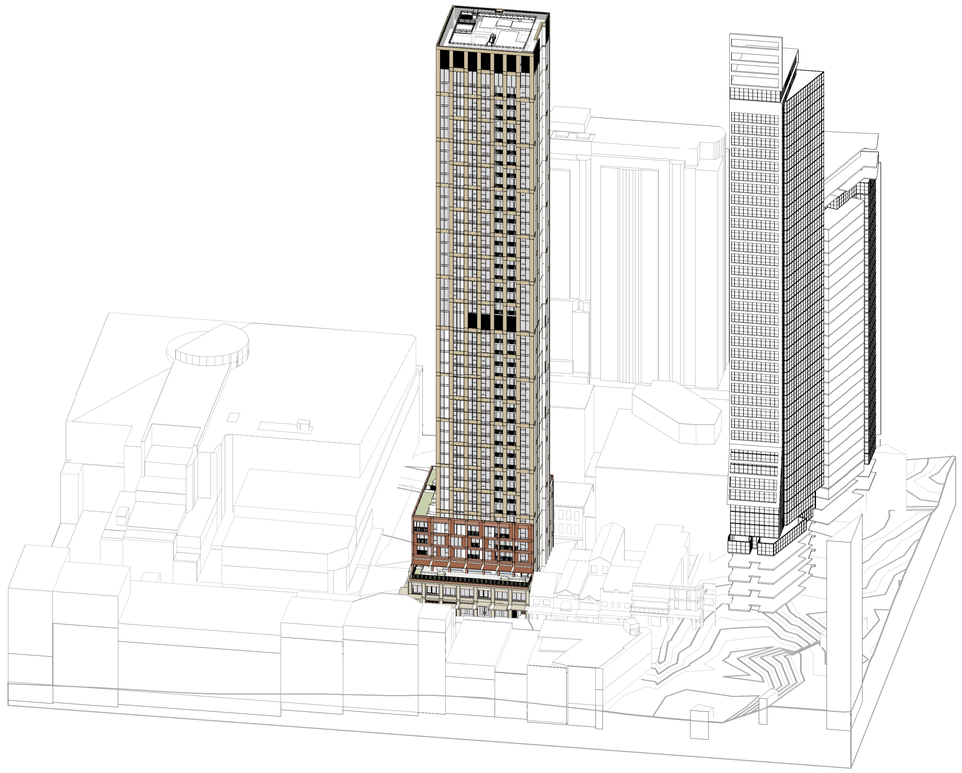
DRAWING TITLE
VIEWS FROM THE SUN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

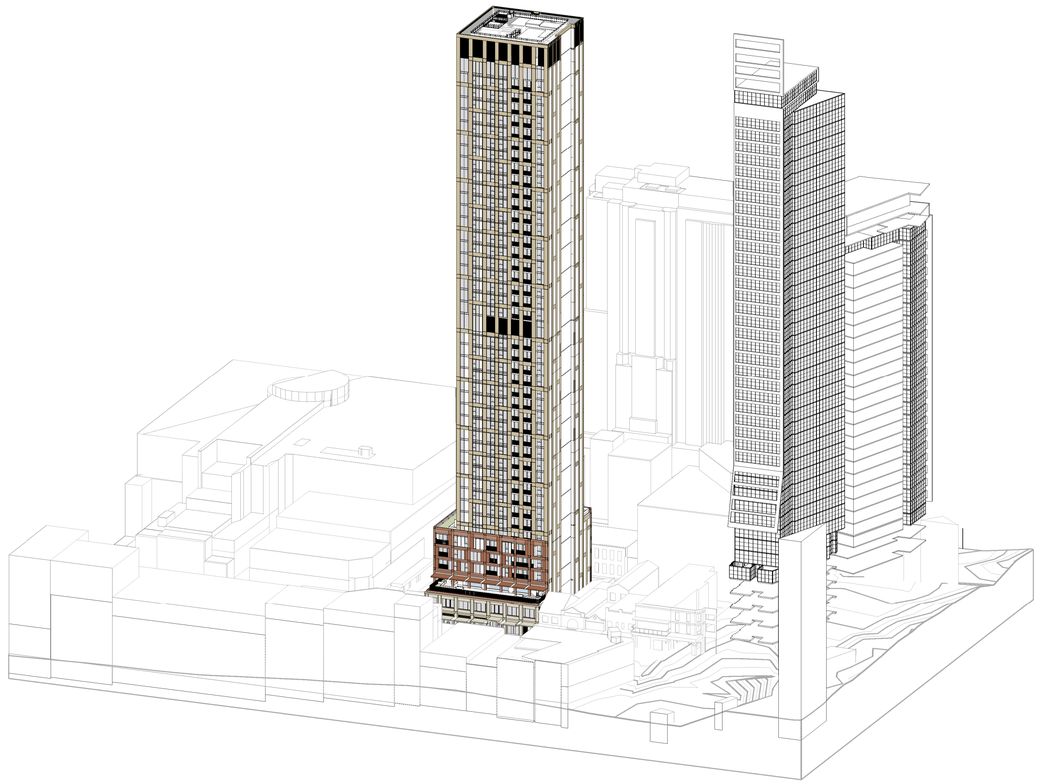
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 403



1 SUN VIEW - 21 JUNE 2.00 PM



3 SUN VIEW - 21 JUNE 3.00 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

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B	RTS LODGEMENT	31.07.2025

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- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

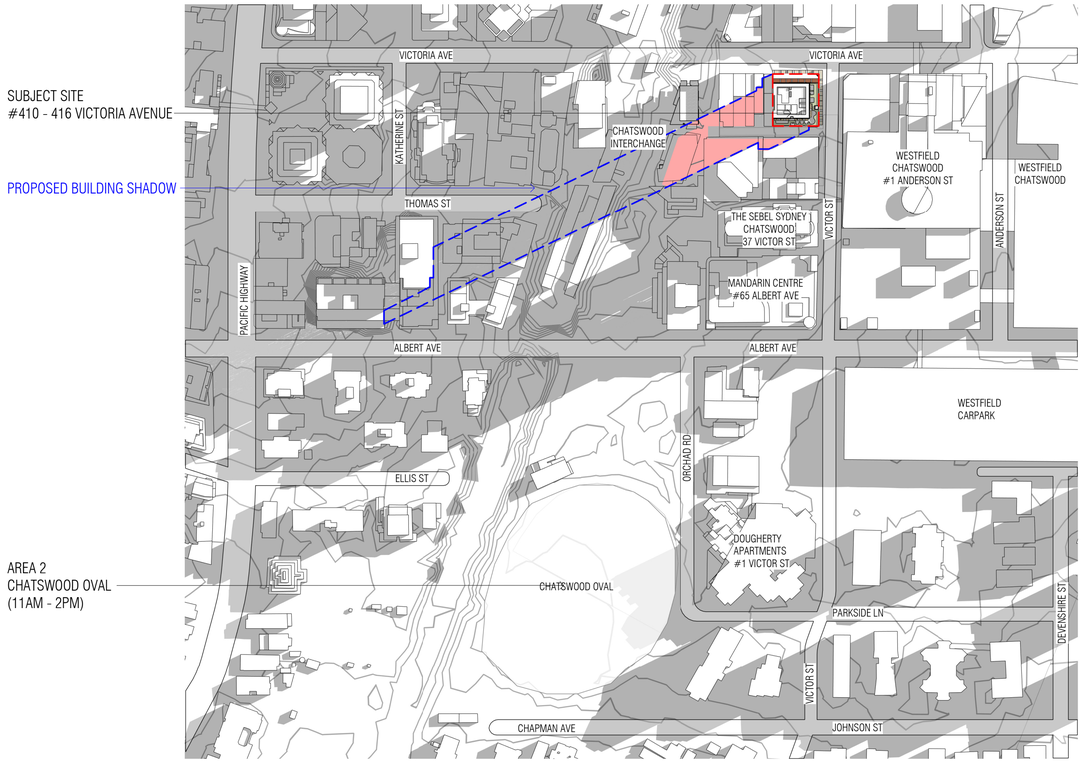
DRAWING TITLE
VIEWS FROM THE SUN

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

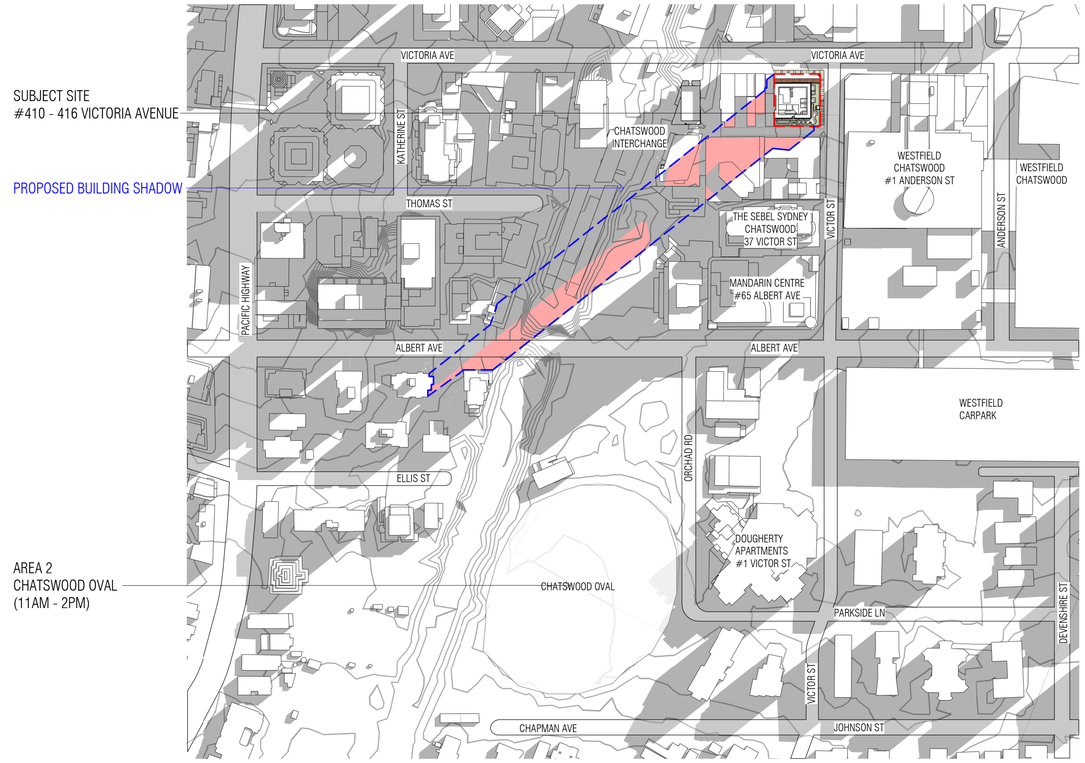
ISSUE PURPOSE
RTS LODGEMENT

REV. B

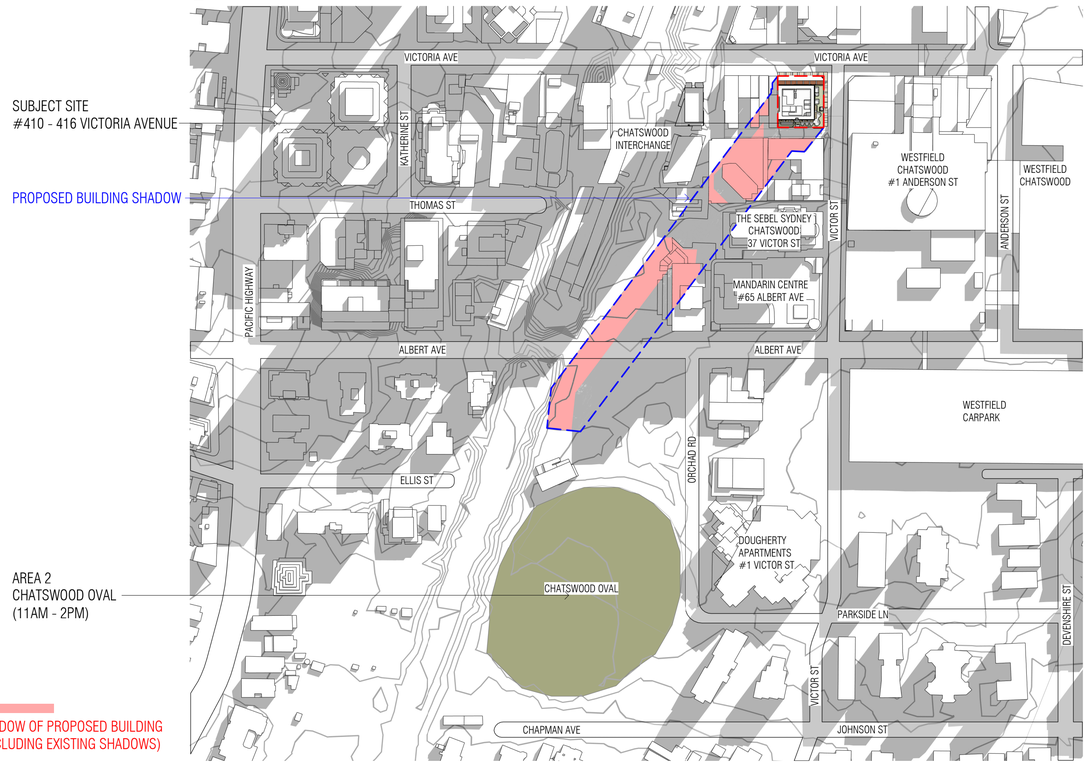
DRAWING NO.
DA 404



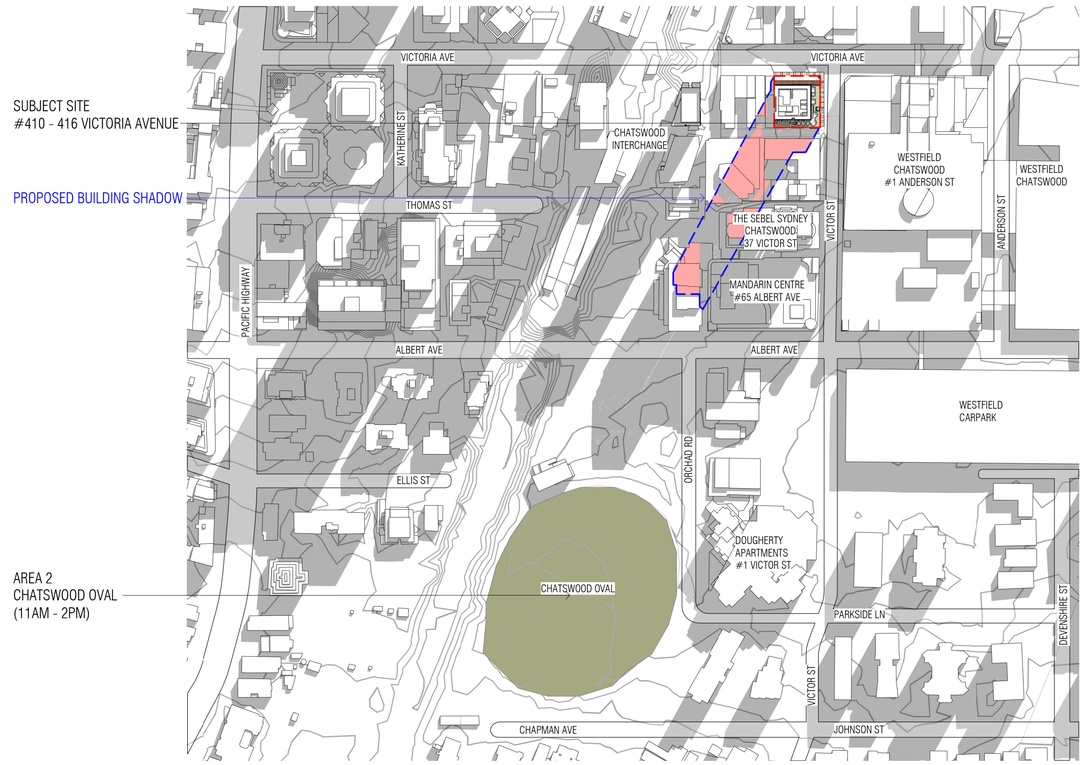
1 SHADOW DIAGRAM - 21 JUNE 9.00 AM



2 SHADOW DIAGRAM - 21 JUNE 10.00 AM



3 SHADOW DIAGRAM - 21 JUNE 11.00 AM



4 SHADOW DIAGRAM - 21 JUNE 11.30 AM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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0 25 50 100 200m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

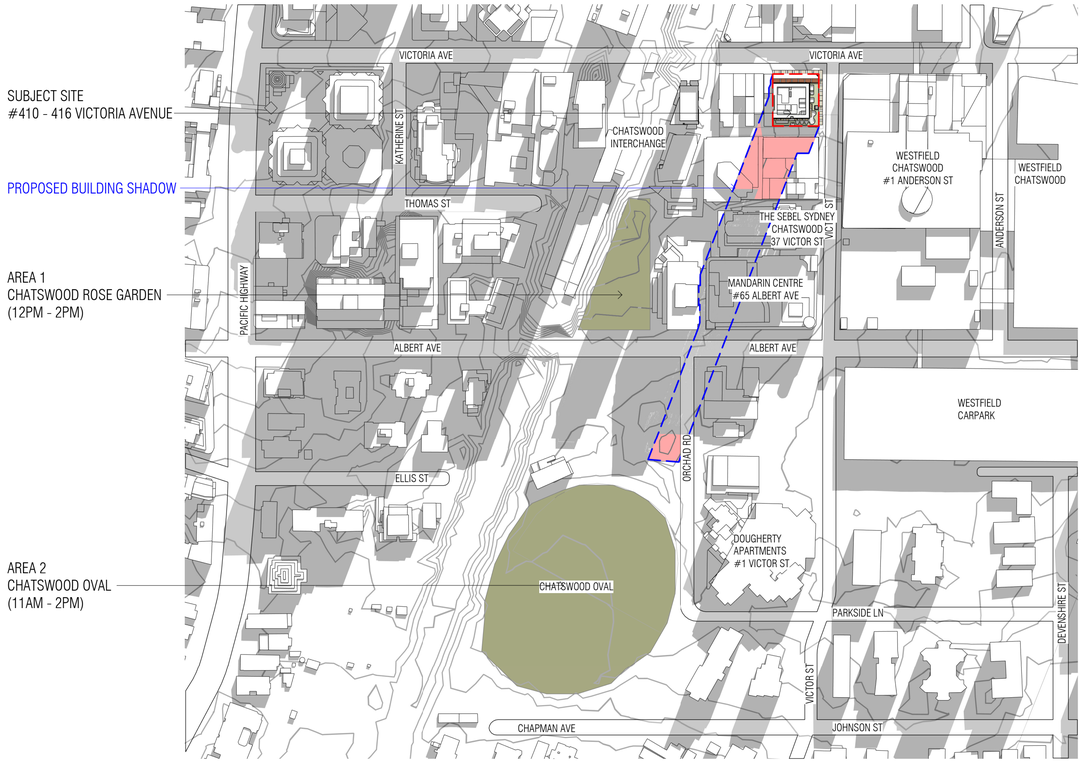
DRAWING TITLE
SHADOW DIAGRAMS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

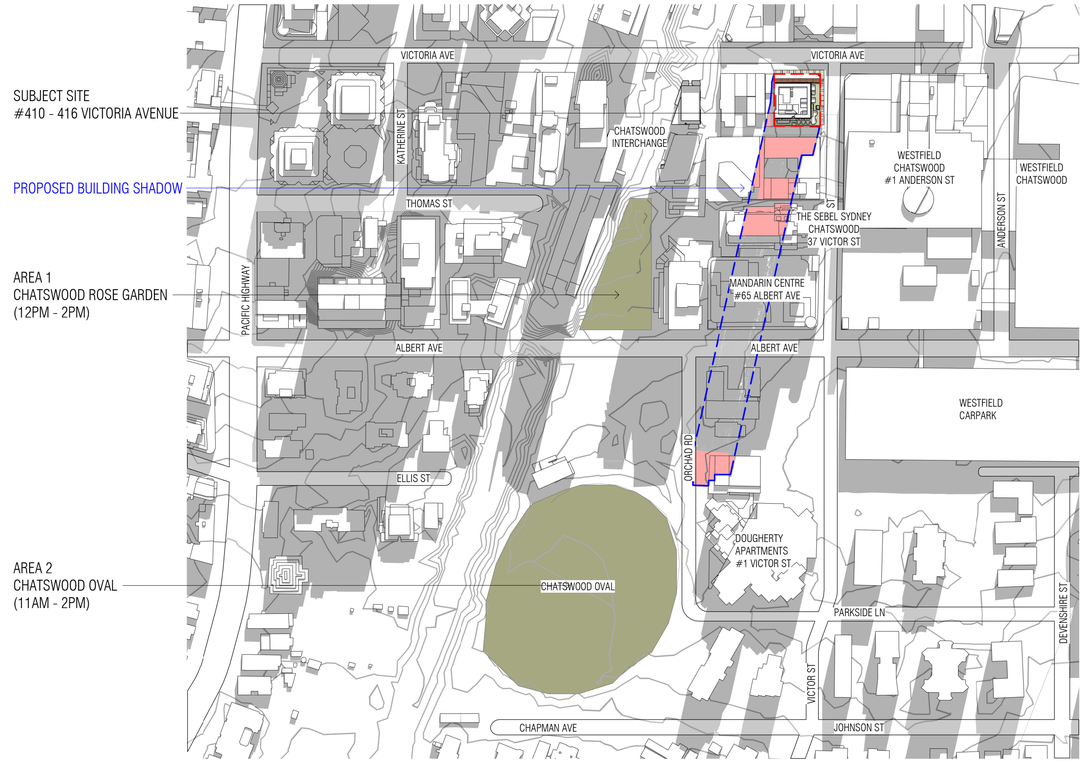
ISSUE PURPOSE
RTS LODGEMENT

REV. B

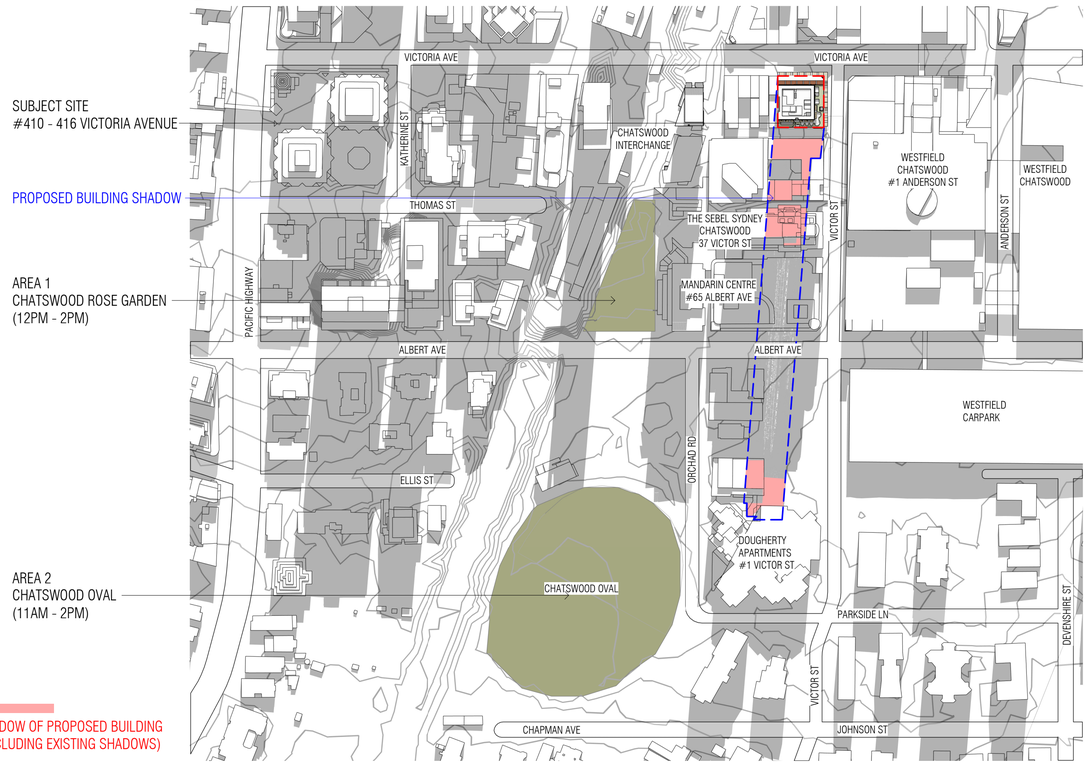
DRAWING NO.
DA 405



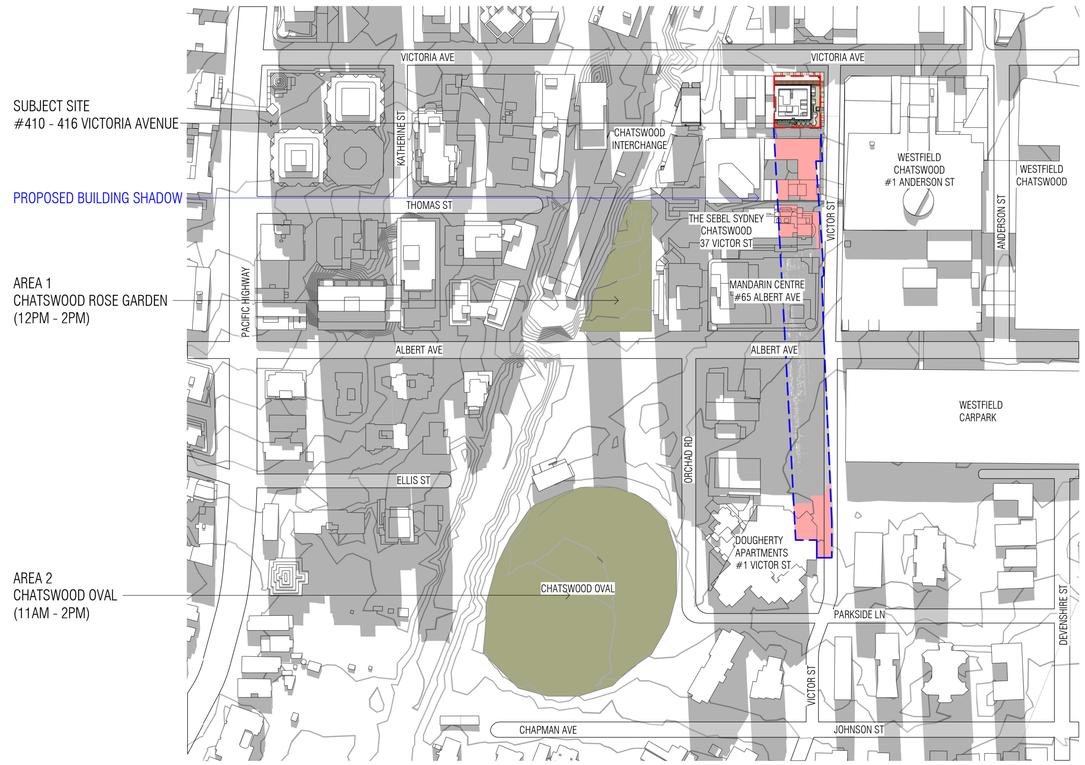
1 SHADOW DIAGRAM - 21 JUNE 12.00 PM



2 SHADOW DIAGRAM - 21 JUNE 12.30 PM



3 SHADOW DIAGRAM - 21 JUNE 1.00 PM



4 SHADOW DIAGRAM - 21 JUNE 1.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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0 25 50 100 200m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

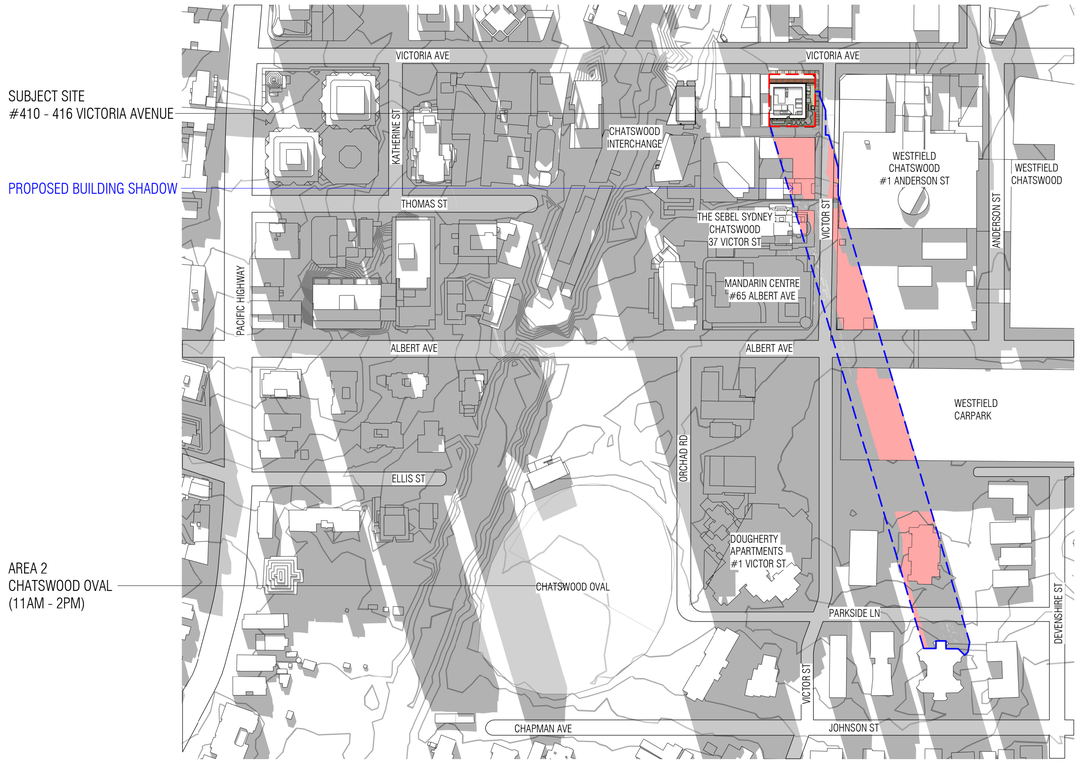
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

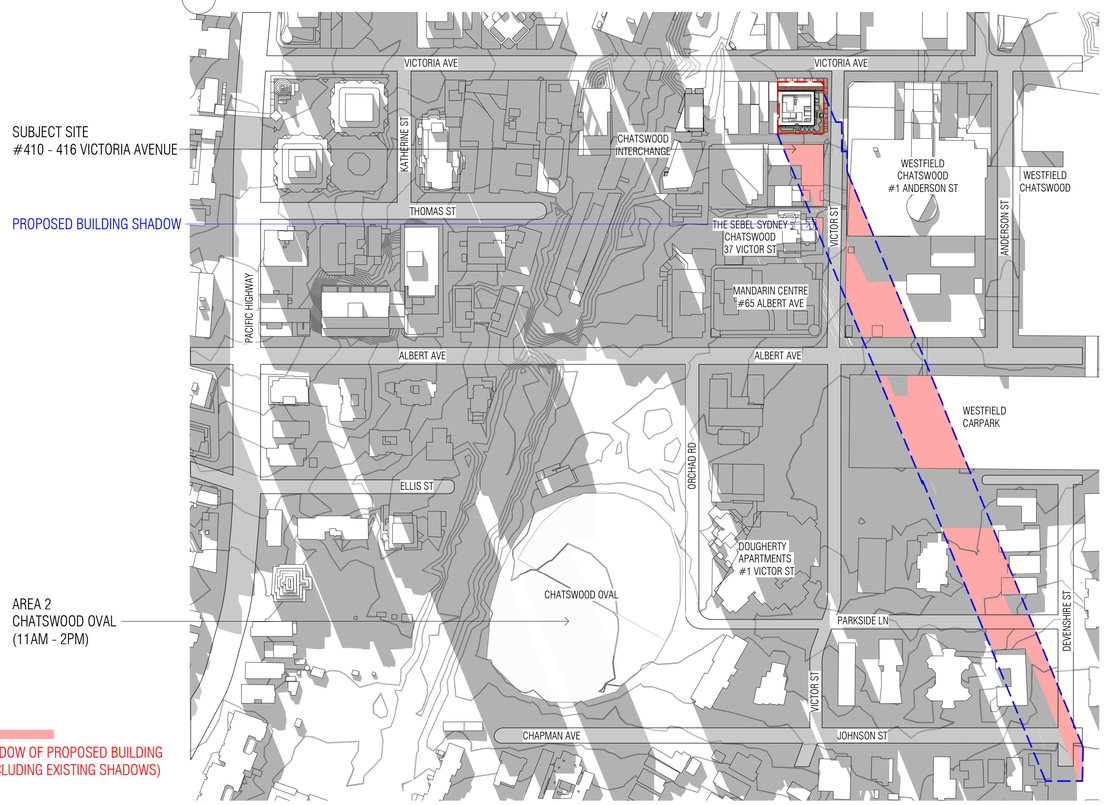
REV. B

DRAWING NO.
DA 406

1 SHADOW DIAGRAM - 21 JUNE 2.00 PM



2 SHADOW DIAGRAM - 21 JUNE 2.30 PM



3 SHADOW DIAGRAM - 21 JUNE 3.00 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

DRAWING TITLE
SHADOW DIAGRAMS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 407

1 SHADOW STUDY - 21 JUNE 9.00 AM

2 SHADOW STUDY - 21 JUNE 10.00 AM

3 SHADOW STUDY - 21 JUNE 11.00 AM

4 SHADOW STUDY - 21 JUNE 12.00 PM

PROPOSED BUILDING SHADOW

EXISTING BUILDING SHADOW

SHADOW OF MASSING WITH
7M WLEP COMPLIANT STREET
WALL HEIGHT

ADDITIONAL SHADOW CAST BY THE PROPOSED BUILDING DUE TO VARIATION FROM THE WLEP 7M STREET WALL HEIGHT CONTROL.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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0 5 10 20 40m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
BW/DS	CB	31.07.2025	23115	As indicated @A1	SHADOW STUDY

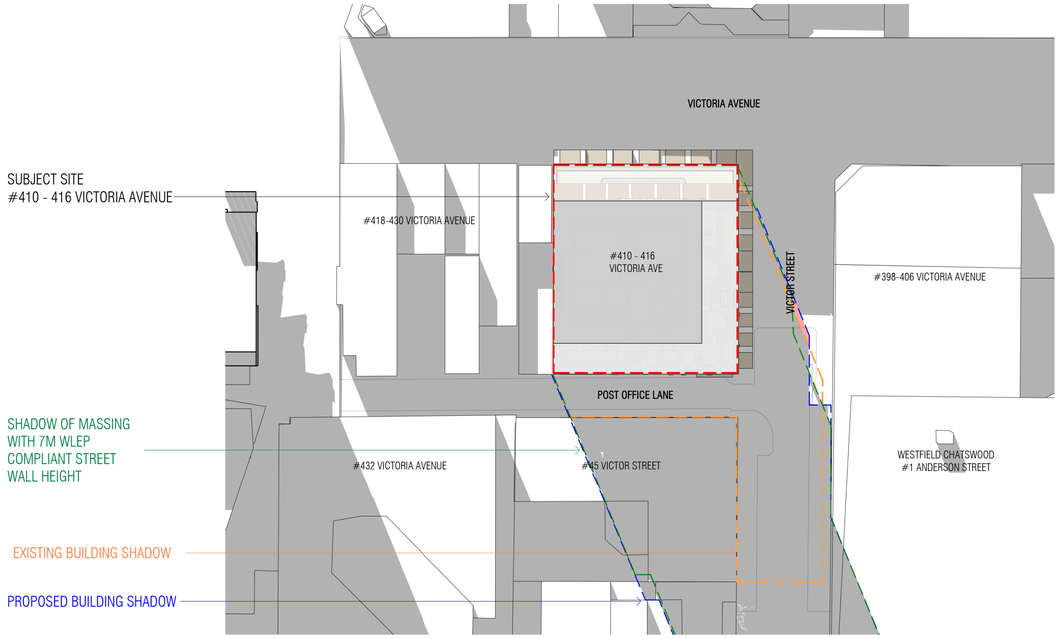
ISSUE PURPOSE RTS LODGEMENT

REV. B

DRAWING NO. DA 408

1 SHADOW STUDY - 21 JUNE 1.00 PM

2 SHADOW STUDY - 21 JUNE 2.00 PM



3 SHADOW STUDY - 21 JUNE 3.00 PM

PROPOSED BUILDING SHADOW

EXISTING BUILDING SHADOW

SHADOW OF MASSING WITH
7M WLEP COMPLIANT STREET
WALL HEIGHT

ADDITIONAL SHADOW CAST BY THE PROPOSED BUILDING DUE TO VARIATION FROM THE WLEP 7M STREET WALL HEIGHT CONTROL.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

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B	RTS LODGEMENT	31.07.2025

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0 5 10 20 40m

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	As indicated @A1

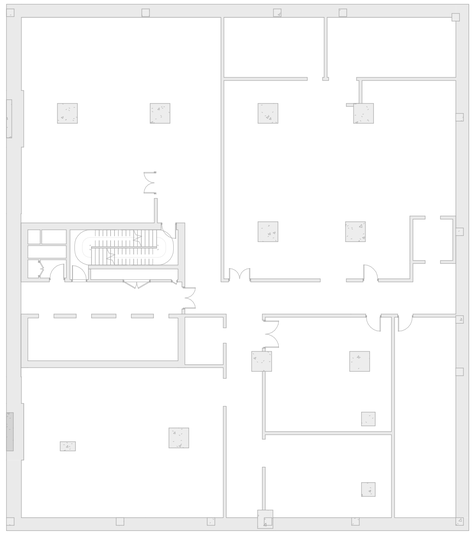
DRAWING TITLE
SHADOW STUDY

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

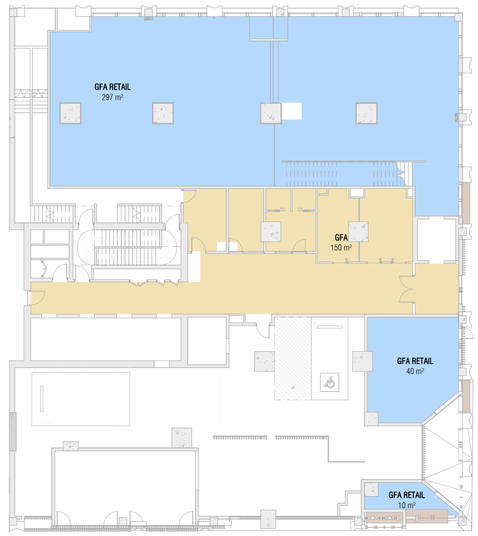
REV. B

DRAWING NO.
DA 409

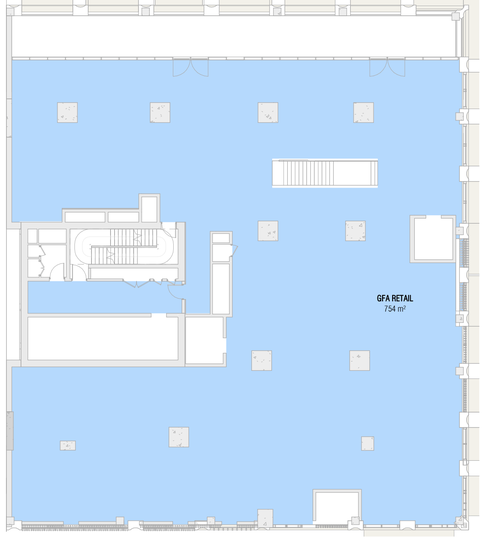


1 BASEMENT 2

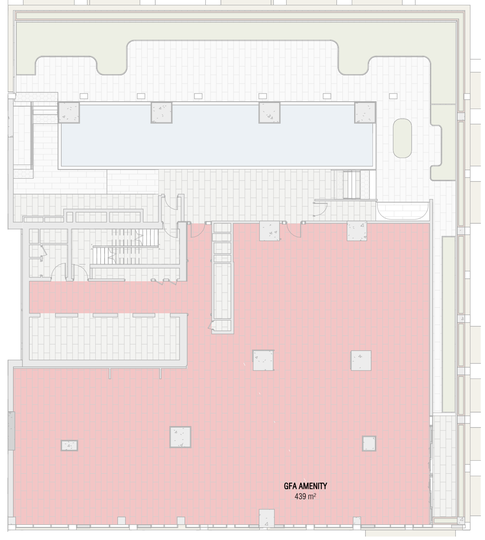
2 BASEMENT 1



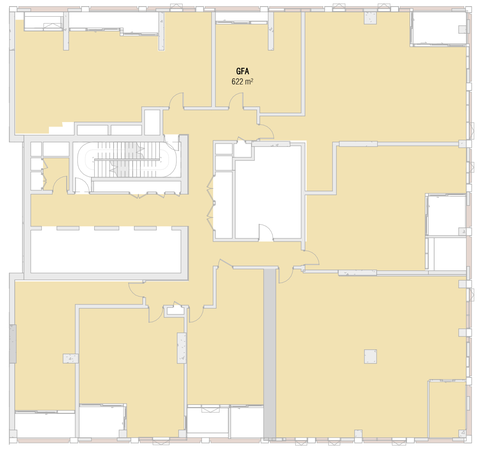
3 GROUND



4 LEVEL 1



5 LEVEL 2



6 LEVEL 3-4

GFA RESIDENTIAL
GFA
16344 m²

GFA AMENITY	
LEVEL	GFA
BASEMENT 1	39 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1065 m²

GFA RETAIL	
LEVEL	GFA
GROUND	347 m²
LEVEL 1	754 m²
TOTAL	1101 m²

GFA - WILLOUGHBY COUNCIL LEP 2012

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 the building from any other building, 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.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
COMPLIANCE - GFA DIAGRAM

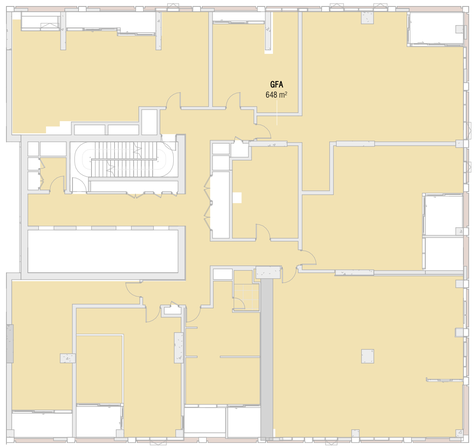
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 200 @A1

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

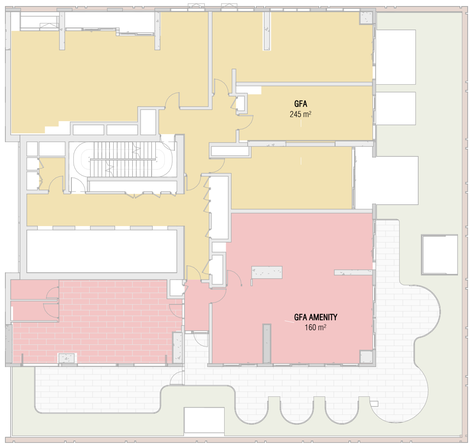
ISSUE PURPOSE
RTS LODGEMENT

REV. B

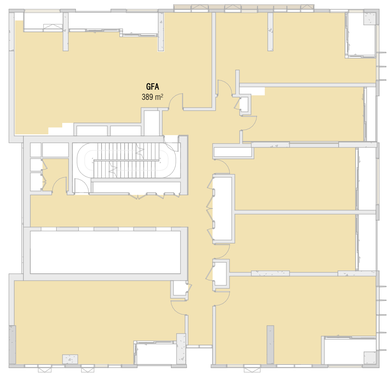
DRAWING NO. DA 500



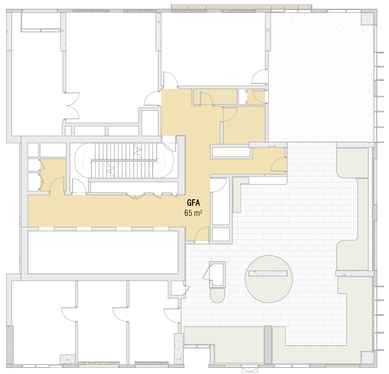
6 LEVEL 5



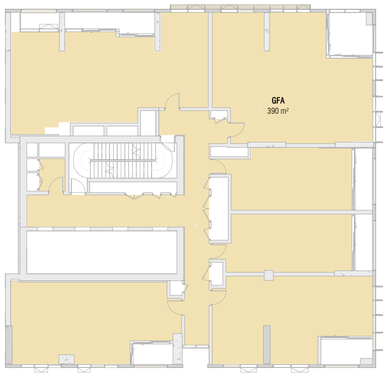
1 LEVEL 6



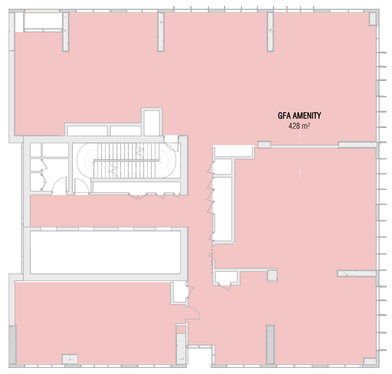
7 LEVEL 7-22



2 LEVEL 23



5 LEVEL 24-43



3 LEVEL 44

GFA RESIDENTIAL

GFA
16344 m²

GFA AMENITY

LEVEL	GFA
BASEMENT 1	39 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1065 m²

GFA RETAIL

LEVEL	GFA
GROUND	347 m²
LEVEL 1	754 m²
TOTAL	1101 m²

GFA - WILLOUGHBY COUNCIL LEP 2012

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 the building from any other building, 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.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 25.07.25
- [ ] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- [ ] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

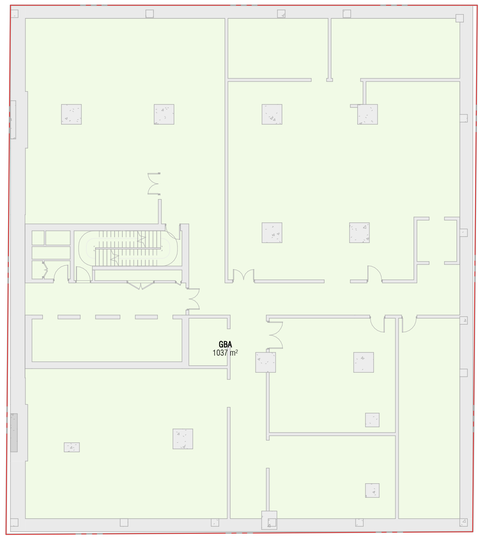
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 200 @A1

DRAWING TITLE
COMPLIANCE - GFA DIAGRAM

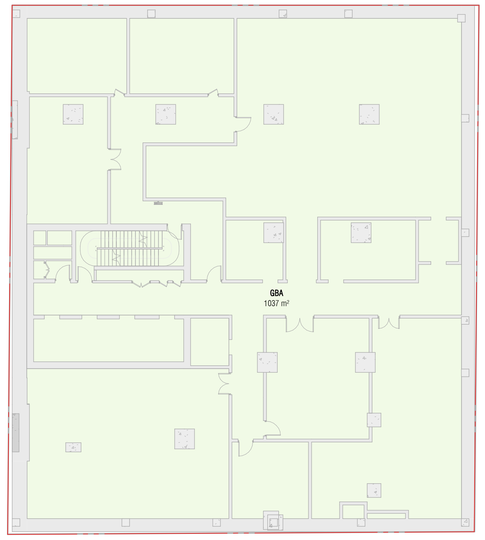
ISSUE PURPOSE
RTS LODGEMENT

REV. B

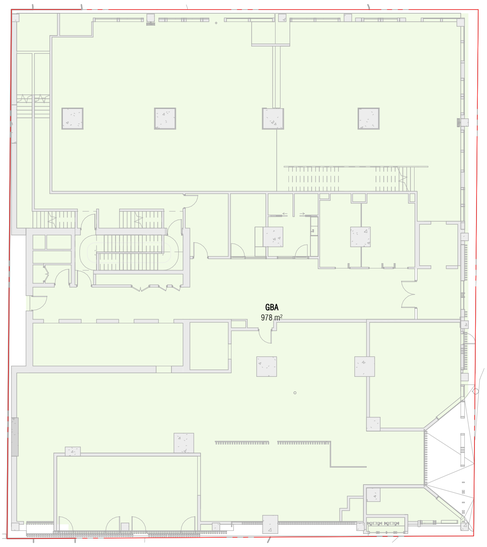
DRAWING NO. DA 501



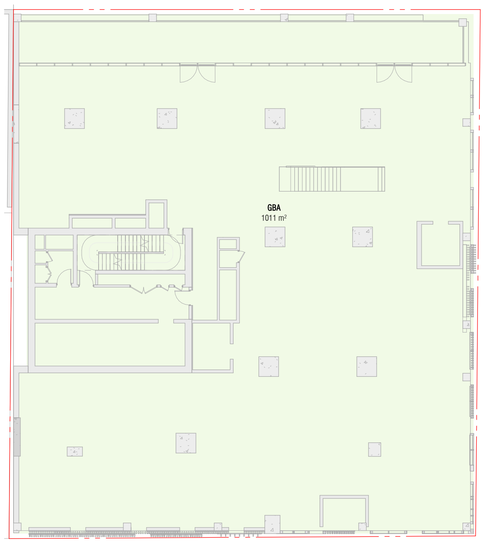
1 BASEMENT 2



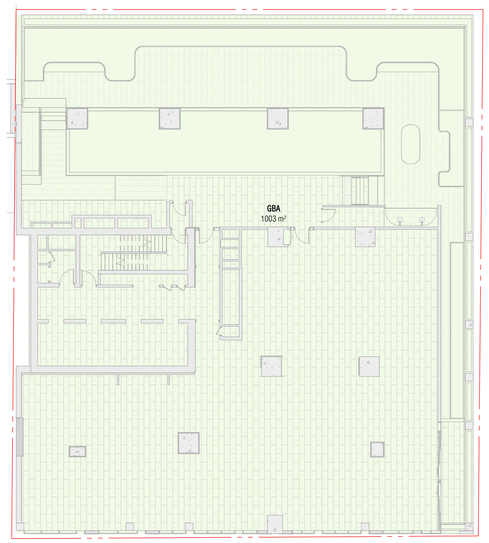
2 BASEMENT 1



3 GROUND



4 LEVEL 1



5 LEVEL 2

GBA	
LEVEL	GBA
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	978 m²
LEVEL 1	1011 m²
LEVEL 2	1003 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	29630 m²

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 200 @A1

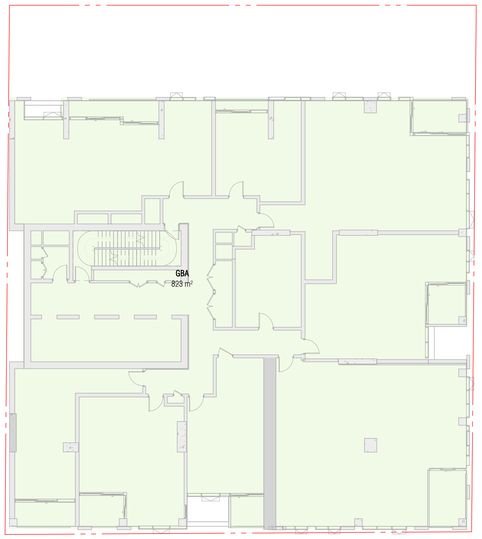
DRAWING TITLE
COMPLIANCE - GBA DIAGRAM

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

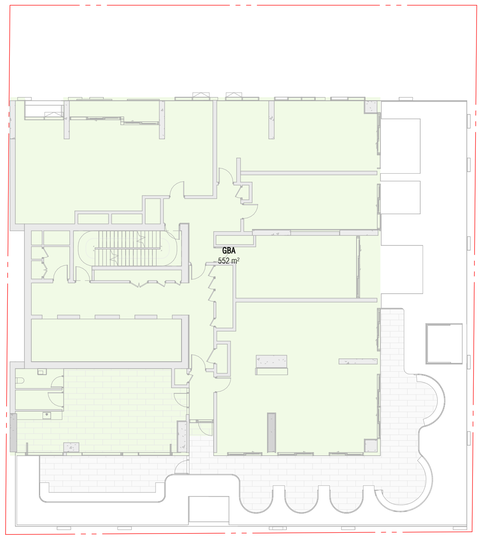
ISSUE PURPOSE
RTS LODGEMENT

REV. B

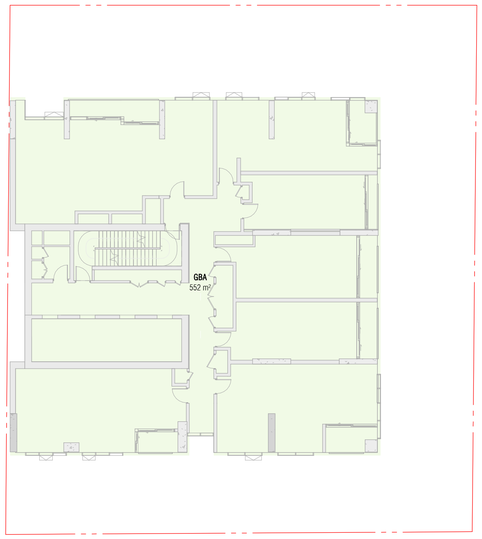
DRAWING NO.
DA 502



4 LEVEL 3

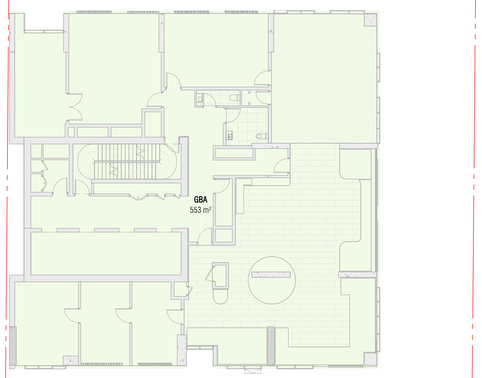


1 LEVEL 6

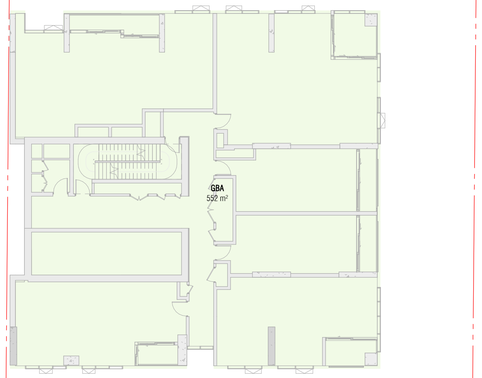


6 LEVEL 7 - 22

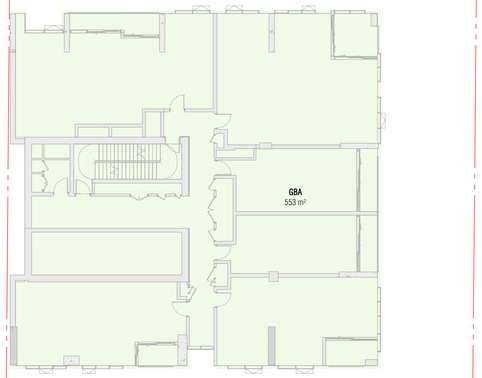
GBA	
LEVEL	GBA
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	978 m²
LEVEL 1	1011 m²
LEVEL 2	1003 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	29630 m²



2 LEVEL 23



3 LEVEL 24 - 43



5 LEVEL 43

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REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 200 @A1

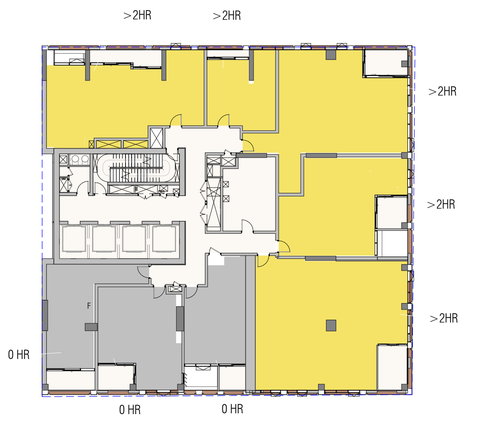
DRAWING TITLE
COMPLIANCE - GBA DIAGRAM

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

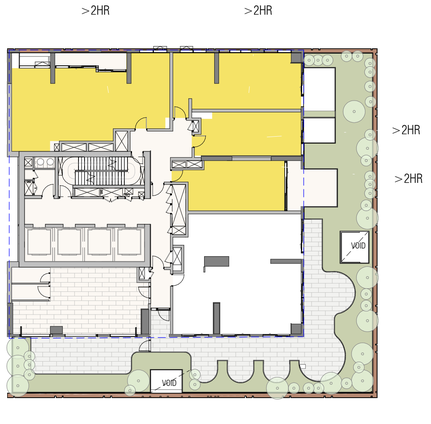
ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO. DA 503



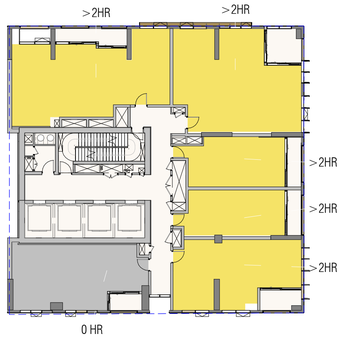
1 LEVEL 3 - SOLAR



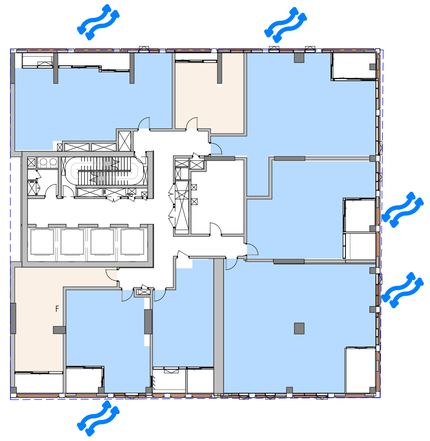
2 LEVEL 6 - SOLAR

SOLAR COMPLIANCE					
LEVEL	TOTAL APARTMENTS	2 HR	2 HR %	0 HR	0 HR %
BASEMENT 2	0	0	0%	0	0%
BASEMENT 1	0	0	0%	0	0%
GROUND	0	0	0%	0	0%
LEVEL 1	0	0	0%	0	0%
LEVEL 2	0	0	0%	0	0%
LEVEL 3	8	5	2%	3	1%
LEVEL 4	8	5	2%	3	1%
LEVEL 5	8	5	2%	3	1%
LEVEL 6	4	4	2%	0	0%
LEVEL 7	7	6	2%	1	0%
LEVEL 8	7	6	2%	1	0%
LEVEL 9	7	6	2%	1	0%
LEVEL 10	7	6	2%	1	0%
LEVEL 11	7	6	2%	1	0%
LEVEL 12	7	6	2%	1	0%
LEVEL 13	7	6	2%	1	0%
LEVEL 14	7	6	2%	1	0%
LEVEL 15	7	6	2%	1	0%
LEVEL 16	7	6	2%	1	0%
LEVEL 17	7	6	2%	1	0%
LEVEL 18	7	6	2%	1	0%
LEVEL 19	7	6	2%	1	0%
LEVEL 20	7	6	2%	1	0%
LEVEL 21	7	6	2%	1	0%
LEVEL 22	7	6	2%	1	0%
LEVEL 23	0	0	0%	0	0%
LEVEL 24	6	5	2%	1	0%
LEVEL 25	6	5	2%	1	0%
LEVEL 26	6	5	2%	1	0%
LEVEL 27	6	5	2%	1	0%
LEVEL 28	6	5	2%	1	0%
LEVEL 29	6	5	2%	1	0%
LEVEL 30	6	5	2%	1	0%
LEVEL 31	6	5	2%	1	0%
LEVEL 32	6	5	2%	1	0%
LEVEL 33	6	5	2%	1	0%
LEVEL 34	6	5	2%	1	0%
LEVEL 35	6	5	2%	1	0%
LEVEL 36	6	5	2%	1	0%
LEVEL 37	6	5	2%	1	0%
LEVEL 38	6	5	2%	1	0%
LEVEL 39	6	5	2%	1	0%
LEVEL 40	6	5	2%	1	0%
LEVEL 41	6	5	2%	1	0%
LEVEL 42	6	5	2%	1	0%
LEVEL 43	6	5	2%	1	0%
LEVEL 44	0	0	0%	0	0%
LEVEL 45	0	0	0%	0	0%
LEVEL 46	0	0	0%	0	0%
TOTALS	260	215	83%	45	17%

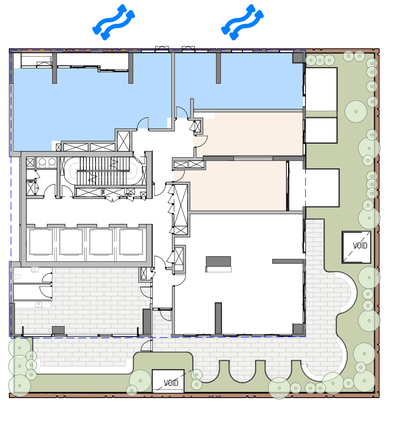
3 LEVEL 7 - 22 - SOLAR



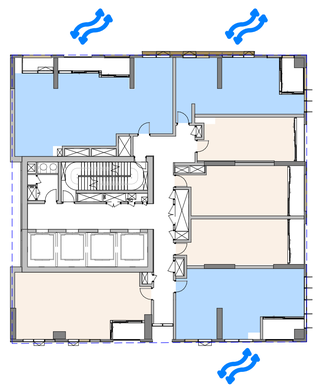
4 LEVEL 24 - 35 - SOLAR



5 LEVEL 3 - CV



6 LEVEL 6 - CV



7 LEVEL 7 - 8 CV

ADG COMPLIANCE - CROSS VENT		
LEVEL	TOTAL	CV COUNT
GROUND	0	0
LEVEL 1	0	0
LEVEL 2	0	0
LEVEL 3	8	6
LEVEL 4	8	6
LEVEL 5	8	6
LEVEL 6	4	2
LEVEL 7	7	3
LEVEL 8	7	3
TOTALS	42	26

ADG COMPLIANCE - CROSS VENT %
62%

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 250 @A1

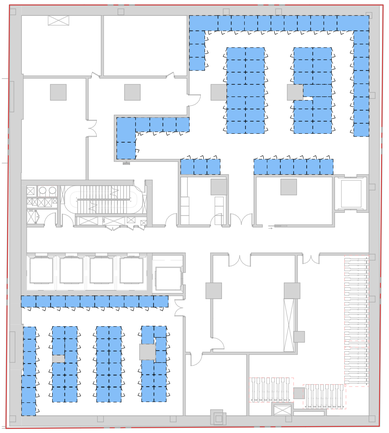
DRAWING TITLE
SEPP 65 COMPLIANCE - SOLAR AND CROSS VENTILATION

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 505



4 BASEMENT 1- STORAGE PLAN

2 LEVEL 03 - 04 - STORAGE PLAN

1 LEVEL 05 - STORAGE PLAN

3 LEVEL 06 - STORAGE PLAN

5 LEVEL 07-22 - STORAGE PLAN

6 LEVEL 24-43 - STORAGE PLAN

ADDITIONAL STORAGE - BASEMENT 01

STORAGE SCHEDULE		
NUMBER	CAGE VOLUME (m^3)	CAGE AREA (m^2)
BASEMENT 1		
1	2.33	1.1
2	2.33	1.1
3	2.33	1.1
4	2.33	1.1
5	2.33	1.1
6	2.33	1.1
7	2.33	1.1
8	2.33	1.1
9	2.33	1.1
10	2.33	1.1
11	2.11	1.0
12	2.83	1.3
13	2.64	1.3
14	2.64	1.3
15	2.64	1.3
16	2.83	1.3
17	2.11	1.0
18	2.11	1.0
19	2.11	1.0
20	2.42	1.2
21	3.01	1.4
22	2.60	1.2
23	2.11	1.0
24	2.79	1.3
25	2.11	1.0
26	2.11	1.0
27	2.62	1.2
28	2.11	1.0
29	2.11	1.0
30	2.11	1.0
31	2.11	1.0
32	2.11	1.0
33	2.62	1.2
34	2.11	1.0
35	2.11	1.0
36	2.11	1.0
37	2.11	1.0
38	2.62	1.2
39	2.11	1.0
40	2.11	1.0
41	2.05	1.0
42	2.11	1.0
43	2.11	1.0
44	2.62	1.2
45	3.07	1.5
46	2.56	1.2
47	2.11	1.0
48	2.62	1.2
49	1.96	0.9
50	1.94	0.9
51	1.76	0.8
52	2.11	1.0
53	2.11	1.0
54	2.62	1.2
55	2.05	1.0
56	2.83	1.3
57	2.83	1.3
58	2.83	1.3
59	2.83	1.3
60	2.83	1.3
61	2.83	1.3
62	2.83	1.3

ADDITIONAL STORAGE - BASEMENT 01

STORAGE SCHEDULE		
NUMBER	CAGE VOLUME (m^3)	CAGE AREA (m^2)
63	2.83	1.3
64	4.42	2.1
65	6.50	3.1
66	2.83	1.3
67	2.83	1.3
68	2.83	1.3
69	2.83	1.3
70	6.13	2.9
71	2.83	1.3
72	2.83	1.3
73	2.83	1.3
74	2.83	1.3
75	2.83	1.3
76	2.83	1.3
77	2.83	1.3
78	2.83	1.3
79	2.83	1.3
80	2.83	1.3
81	2.83	1.3
82	6.87	3.3
83	2.83	1.3
84	2.83	1.3
85	3.23	1.5
86	3.23	1.5
87	3.23	1.5
88	3.23	1.5
89	3.23	1.5
90	3.23	1.5
91	6.45	3.1
92	3.23	1.5
93	3.23	1.5
94	3.23	1.5
95	3.23	1.5
96	3.23	1.5
97	3.23	1.5
98	3.23	1.5
99	3.23	1.5
100	3.23	1.5
101	3.23	1.5
102	2.26	1.1
103	3.23	1.5
104	4.87	2.3
105	3.23	1.5
106	3.23	1.5
107	3.23	1.5
108	3.23	1.5
109	3.23	1.5
110	3.23	1.5
111	2.83	1.3
112	2.83	1.3
113	2.83	1.3
	318.20	151.5

ADDITIONAL STORAGE

LEVEL 5

114	3.75	1.9
115	3.78	1.8
116	3.78	1.8
117	3.78	1.8
118	3.15	1.5
119	2.08	1.0
120	2.85	1.4
121	1.58	0.8
122	3.94	1.9
	28.68	13.7
Grand total	346.88	165.3

PODIUM - LEVEL 03 - 04

APARTMENT STORAGE		
STORAGE NO.	AREA(m^2)	VOLUME(m^3)
LEVEL 3		
301 - 2 BED		
301A	0.51	1.22
301B	0.41	0.98
301B	0.81	1.95
	1.73	4.14
302 - STUDIO		
302A	0.85	2.05
	0.85	2.05
303 - 2 BED		
303A	0.75	1.80
303B	0.39	0.92
303D	0.52	1.25
	1.66	3.97
304 - 1 BED		
304A	1.34	3.21
	1.34	3.21
305 - 3 BED		
305A	0.63	1.52
305B	0.62	1.48
305C	1.14	2.75
305D	1.02	2.45
	3.41	8.19
307 - 1 BED		
307A	0.69	1.65
307B	0.23	0.54
	0.91	2.19
308 - STUDIO		
308A	1.00	2.40
308B	0.11	0.27
	1.11	2.67

PODIUM - LEVEL 05

APARTMENT STORAGE		
STORAGE NO.	AREA(m^2)	VOLUME(m^3)
LEVEL 5		
501 - 2 BED		
501A	0.41	0.98
501B	0.51	1.22
501C	0.81	1.95
	1.73	4.14
502 - STUDIO		
502A	0.85	2.05
	0.85	2.05
503 - 2 BED		
503A	0.39	0.92
503C	0.75	1.80
503E	0.52	1.25
	1.66	3.97
504 - 1 BED		
504A	1.34	3.21
	1.34	3.21
505 - 3 BED		
505A	1.40	3.37
505B	1.02	2.45
505C	0.63	1.52
505D	0.62	1.48
	3.67	8.81
507 - 1 BED		
507A	0.23	0.54
507B	0.69	1.65
	0.91	2.19
508 - STUDIO		
508B	0.11	0.27
508C	1.00	2.40
	1.11	2.67
LEVEL 6 **PODIUM**		
601 - 2 BED		
601A	0.41	0.98
601B	0.51	1.22
601C	0.81	1.95
	1.73	4.14
602 - 1 BED		
602	1.31	3.13
	1.31	3.13
604 - STUDIO		
604A	0.16	0.38
604A	0.38	0.90
	0.53	1.28

MID RISE - LEVEL 07-22

APARTMENT STORAGE		
STORAGE NO.	AREA(m^2)	VOLUME(m^3)
LEVEL 7		
701 - 2 BED		
701A	0.41	0.98
701B	0.51	1.22
701C	0.81	1.95
	1.73	4.14
702 - 1 BED		
702A	1.31	3.13
	1.31	3.13
704 - STUDIO		
704A	0.16	0.38
704B	0.38	0.90
	0.53	1.28
705 - STUDIO		
705A	0.38	0.90
	0.38	0.90
706 - 1 BED		
706A	1.28	3.08
706A	0.49	1.17
	1.77	4.25
707 - 1 BED		
707A	0.36	0.86
	0.36	0.86

HIGH RISE - LEVEL 24 - 43

APARTMENT STORAGE		
STORAGE NO.	AREA(m^2)	VOLUME(m^3)
LEVEL 8		
501 - 2 BED		
	0.41	0.98
	0.51	1.22
	0.81	1.95
	1.73	4.14
LEVEL 35		
3501 - 2 BED		
3501A	0.41	0.98
3501B	0.51	1.22
3501C	0.81	1.95
	1.73	4.14
3502 - 2 BED		
3502A	1.27	3.05
	1.27	3.05
3503 - STUDIO		
3503A	0.16	0.38
3503B	0.38	0.90
	0.53	1.28
3504- STUDIO		
3504A	0.38	0.90
	0.38	0.90
3505 - 1 BED		
3505A	1.28	3.08
3505B	0.49	1.17
	1.77	4.25
3506 - 1 BED		
3506A	0.36	0.86
	0.36	0.86

GENERAL NOTE:
THE APARTMENT STORAGE SCHEDULE REFLECTS TYPICAL LEVELS ONLY. INDIVIDUAL LEVELS ARE NOT SHOWN, AND THE STORAGE COUNT CORRESPONDS TO THE TYPICAL PLANS ADJACENT.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	

DRAWING TITLE
STORAGE DRAWINGS AND SCHEDULES

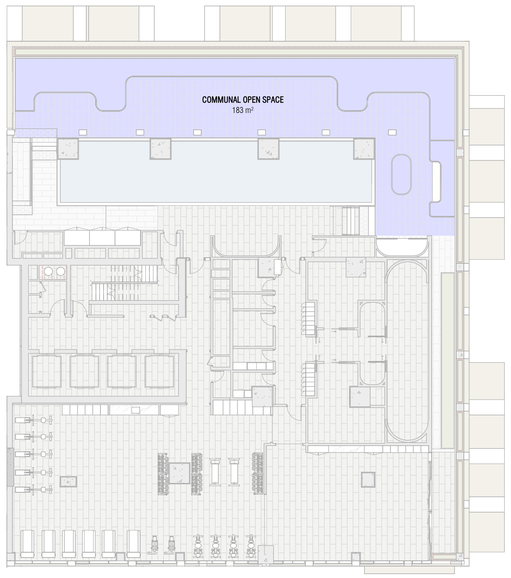
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

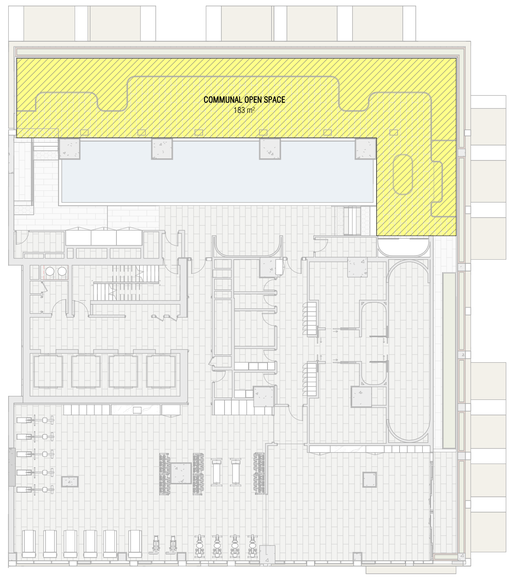
REV. B

DRAWING NO.
DA 507

2 LEVEL 2

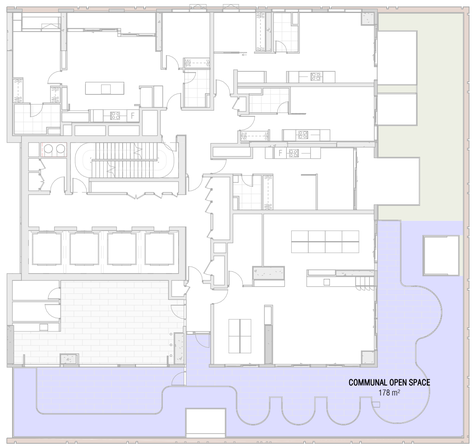


1 LEVEL 2



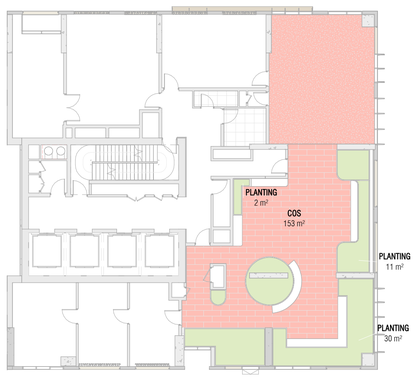
7 LEVEL 2 - SOLAR ACCESS

3 LEVEL 6



5 LEVEL 6

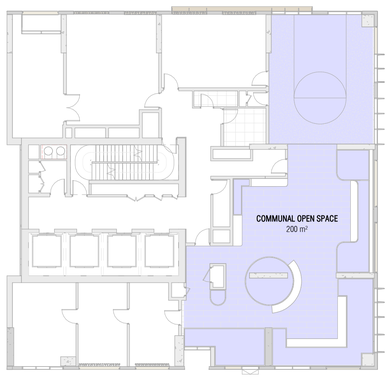
8 LEVEL 6 - SOLAR ACCESS



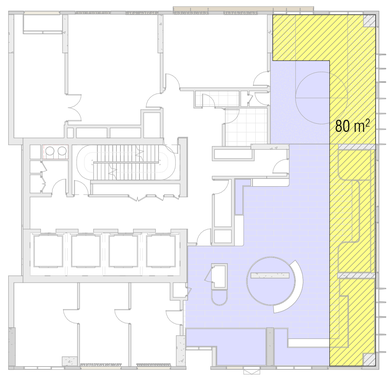
4 LEVEL 23

PLANTING		
Level	Area	Name
LEVEL 2	124 m²	PLANTING
LEVEL 6	136 m²	PLANTING
LEVEL 23	51 m²	PLANTING
TOTAL	310 m²	

TERRACE		
Level	Area	Name
LEVEL 2	105 m²	COS
LEVEL 6	99 m²	COS
LEVEL 23	153 m²	COS
TOTAL	357 m²	



6 LEVEL 23



9 LEVEL 23 - SOLAR ACSESS

C.O.S	
Level	Area
LEVEL 2	183 m²
LEVEL 6	178 m²
LEVEL 23	200 m²
TOTAL	561 m²

343 SQM OF COMMUNAL OPEN SPACE (61%)
RECEIVE MINIMUM OF 2 HOURS OF SOLAR ACCEESS
BETWEEN 9AM AND 3PM ON 21 JUNE (MID WINTER)

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 200 @A1

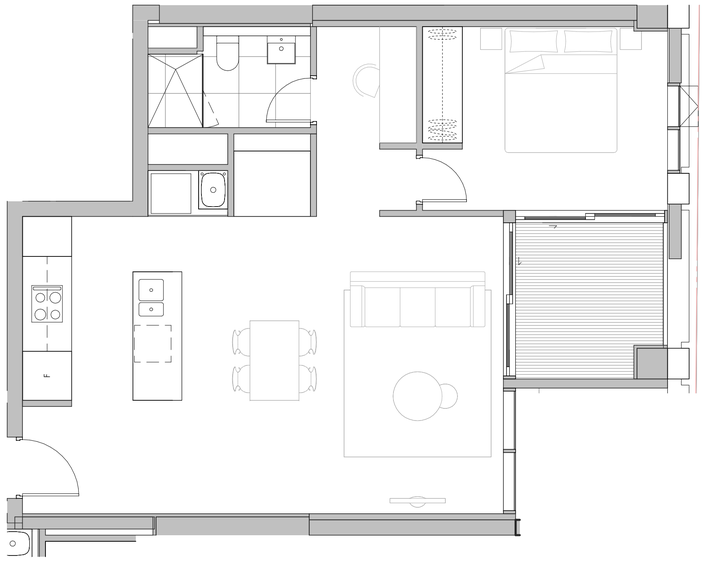
DRAWING TITLE
COMPLIANCE - COMMUNAL OPEN SPACE, TERRACE AND LANDSCAPE

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

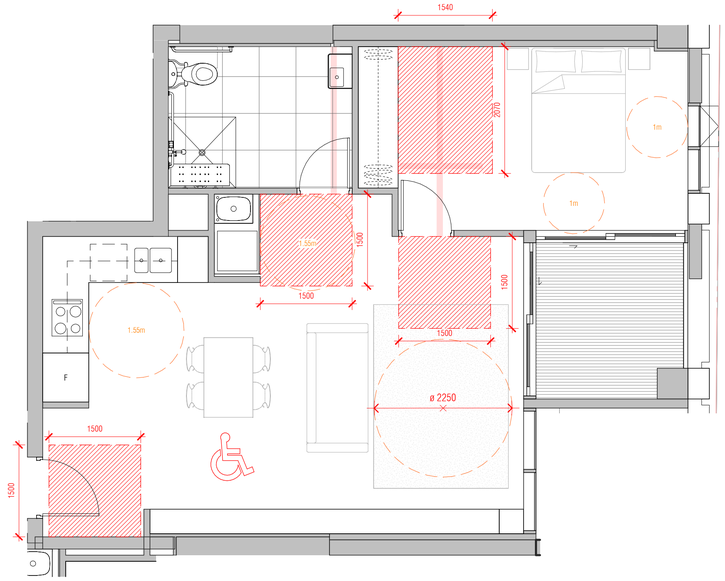
ISSUE PURPOSE
RTS LODGEMENT

REV. B

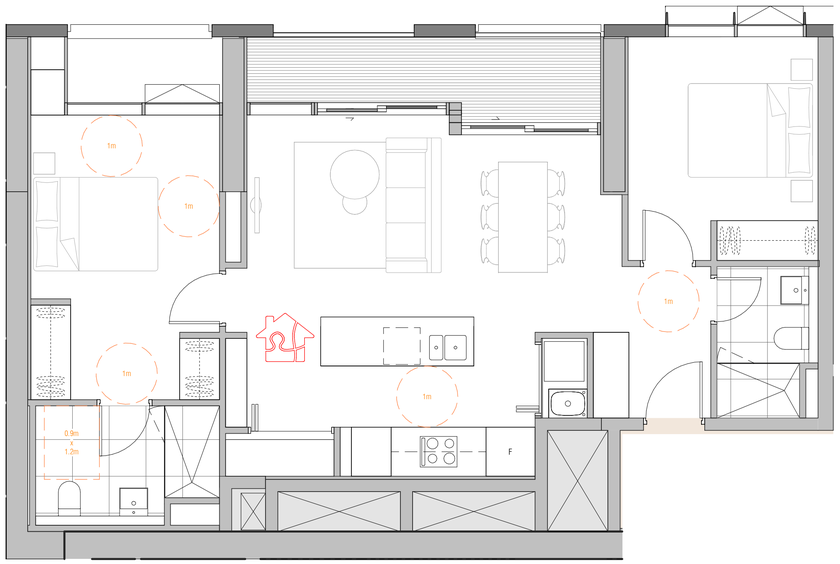
DRAWING NO.
DA 508



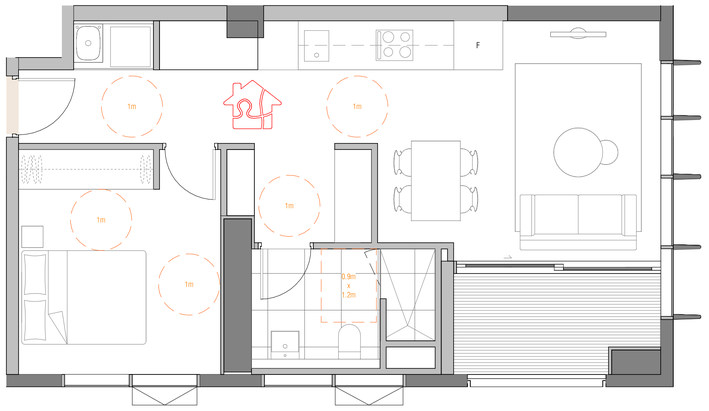
1 A1 LEVEL 3 - PRE ADAPT - DDA APARTMENT



3 A1 LEVEL 3 - POST ADAPT - DDA APARTMENT



2 SILVER LIVABLE APARTMENT TYPE 01



4 SILVER LIVABLE APARTMENT TYPE 02

76 LIVABLE APARTMENTS - SILVER LEVEL (29%)

LHA SILVER	
LEVEL	NUMBER
LEVEL 3	301
LEVEL 4	401
LEVEL 5	501
LEVEL 6	601
LEVEL 7	701
LEVEL 7	706
LEVEL 8	801
LEVEL 8	806
LEVEL 9	901
LEVEL 9	906
LEVEL 10	1001
LEVEL 10	1006
LEVEL 11	1101
LEVEL 11	1106
LEVEL 12	1201
LEVEL 12	1206
LEVEL 13	1301
LEVEL 13	1306
LEVEL 14	1401
LEVEL 14	1406
LEVEL 15	1501
LEVEL 15	1506
LEVEL 16	1601
LEVEL 16	1606
LEVEL 17	1701
LEVEL 17	1706
LEVEL 18	1801
LEVEL 18	1806
LEVEL 19	1901
LEVEL 19	1906
LEVEL 20	2001
LEVEL 20	2006
LEVEL 21	2101
LEVEL 21	2106
LEVEL 22	2201
LEVEL 22	2206
LEVEL 24	2401
LEVEL 24	2405
LEVEL 25	2501

LHA SILVER	
LEVEL	NUMBER
LEVEL 25	2505
LEVEL 26	2601
LEVEL 26	2605
LEVEL 27	2701
LEVEL 27	2705
LEVEL 28	2801
LEVEL 28	2805
LEVEL 29	2901
LEVEL 29	2905
LEVEL 30	3001
LEVEL 30	3005
LEVEL 31	3101
LEVEL 31	3105
LEVEL 32	3201
LEVEL 32	3205
LEVEL 33	3301
LEVEL 33	3305
LEVEL 34	3401
LEVEL 34	3405
LEVEL 35	3501
LEVEL 35	3505
LEVEL 36	3601
LEVEL 36	3605
LEVEL 37	3701
LEVEL 37	3705
LEVEL 38	3801
LEVEL 38	3805
LEVEL 39	3901
LEVEL 39	3905
LEVEL 40	4001
LEVEL 40	4005
LEVEL 41	4101
LEVEL 41	4105
LEVEL 42	4201
LEVEL 42	4205
LEVEL 43	4301
LEVEL 43	4305

TOTAL LHA UNITS: 76

3 ADAPTABLE UNITS

ADAPTABLE	
LEVEL	NUMBER
LEVEL 3	304
LEVEL 4	404
LEVEL 5	504

TOTAL ADAPTABLE UNITS: 3

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
B	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	1 : 50 @A1

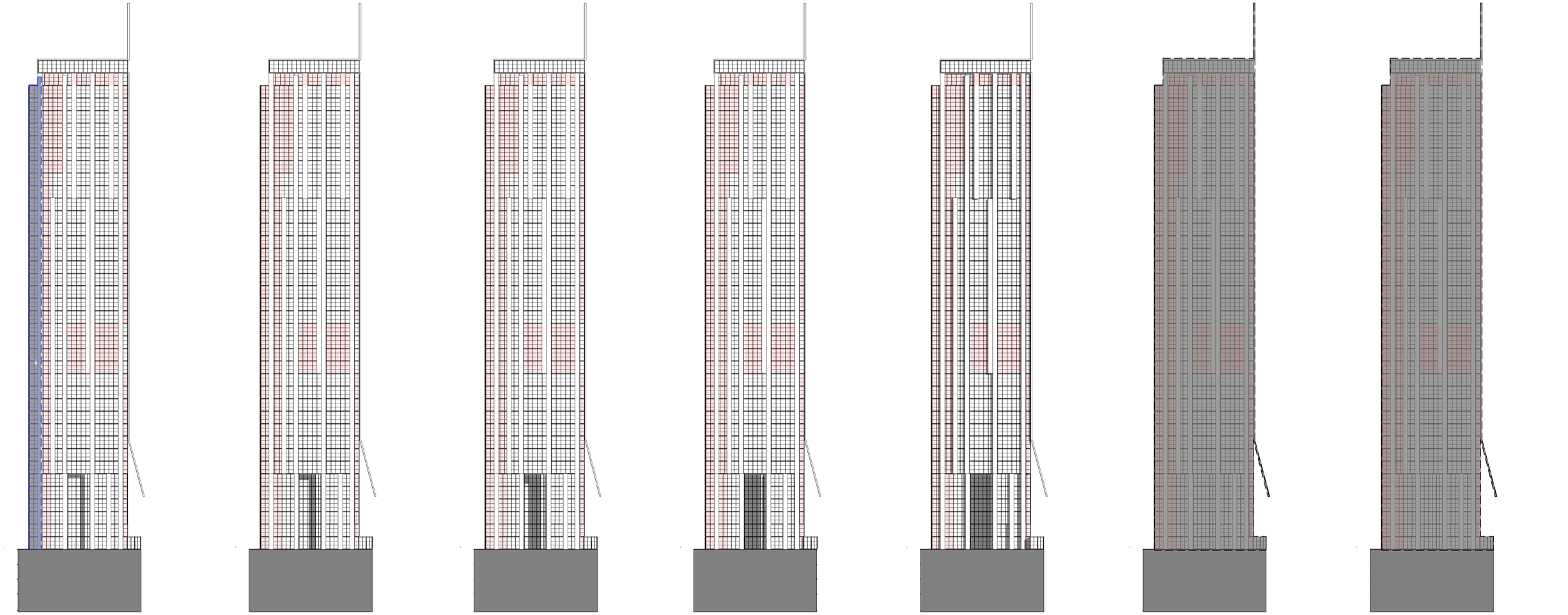
DRAWING TITLE
COMPLIANCE - LIVABLE/ADAPTABLE APARTMENTS

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. B

DRAWING NO.
DA 509



7 METRO SPIRE - 1 POST OFFICE LANE - 21 JUNE 0900

6 METRO SPIRE - 1 POST OFFICE LANE - 21 JUNE 1000

5 METRO SPIRE - 1 POST OFFICE LANE - 21 JUNE 1100

4 METRO SPIRE - 1 POST OFFICE LANE - 21 JUNE 1200

3 METRO SPIRE - 1 POST OFFICE LANE- 21 JUNE 1300

2 METRO SPIRE - 1 POST OFFICE LANE- 21 JUNE 1400

1 METRO SPIRE - 1 POST OFFICE LANE- 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	RTS LODGEMENT	31.07.25

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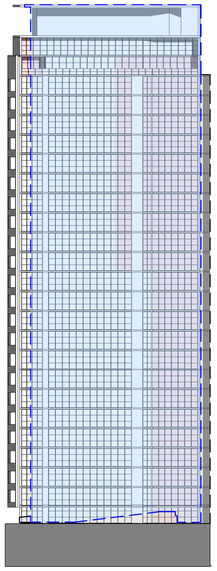
PROJECT
NOVUS ON VICTORIA

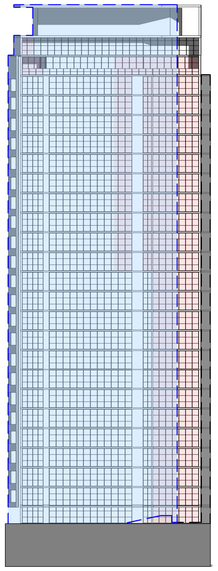
410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

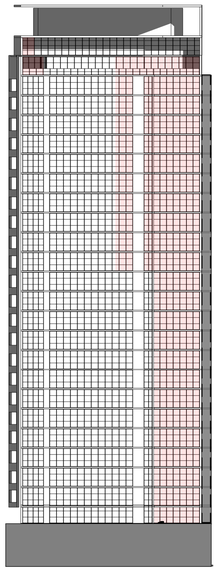
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
BW/DS	CB	31.07.25	23115	As indicated @A1	SHADOW IMPACT STUDY - METRO SPIRE 1 POST OFFICE LANE	RTS LODGEMENT	A	DA 600



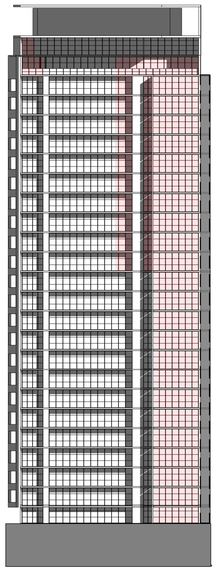
1 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 0900



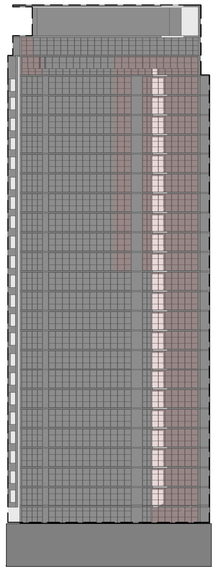
2 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 1000



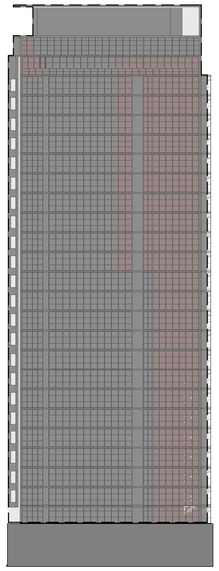
3 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 1100



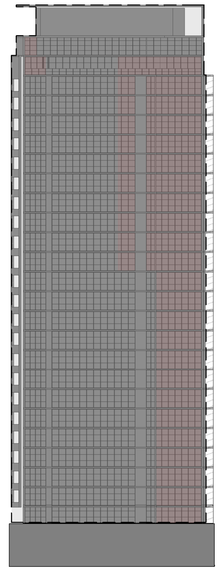
4 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 1200



5 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 1300



6 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE 1400



7 METRO VIEW - 69 ALBERT AVENUE - 21 JUNE1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

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REVISION

A	RTS LODGEMENT	31.07.25

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PROJECT
NOVUS ON VICTORIA

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

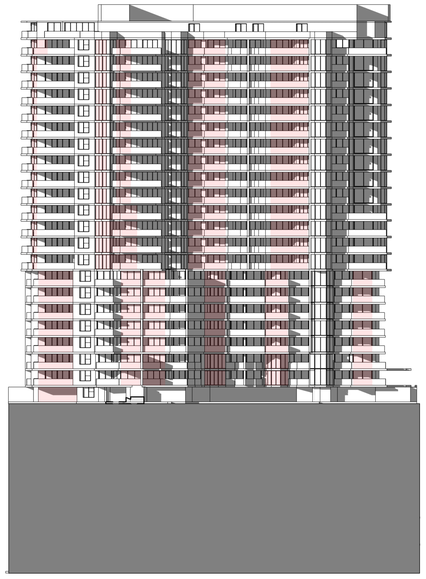
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - METRO VIEW 69 ALBERT AVENUE

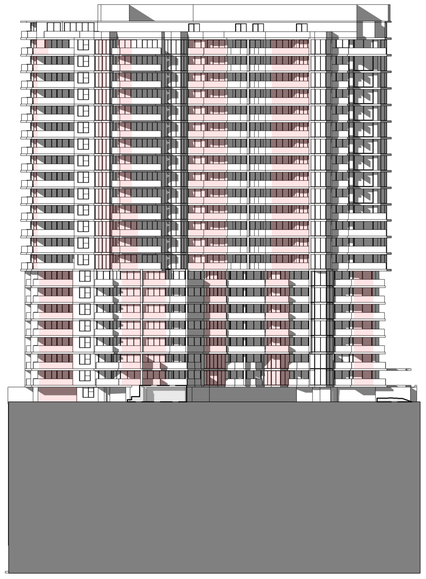
ISSUE PURPOSE
RTS LODGEMENT

REV. A

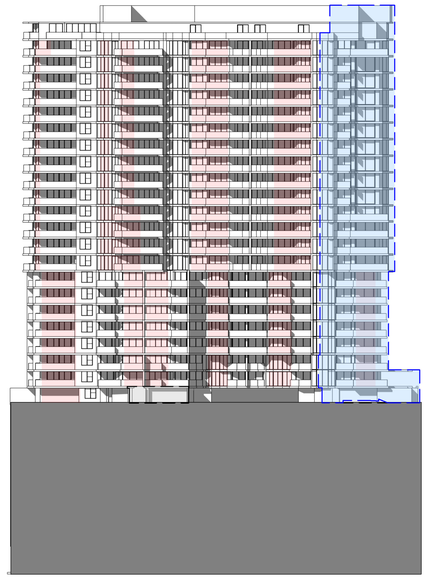
DRAWING NO. DA 601



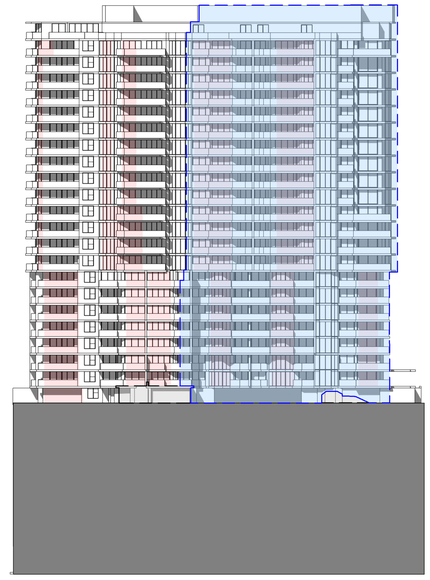
1 THE SEBEL - 37 VICTOR STREET - 21 JUNE 0900



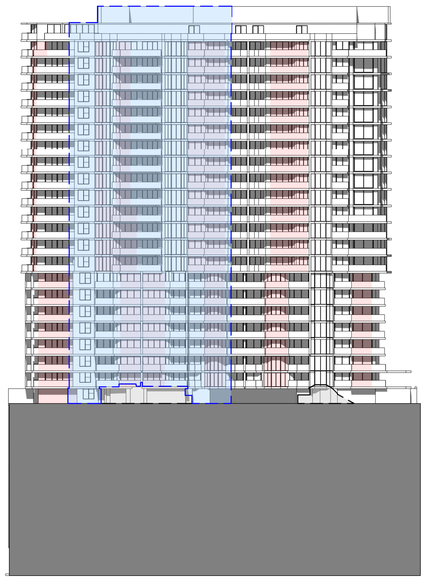
2 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1000



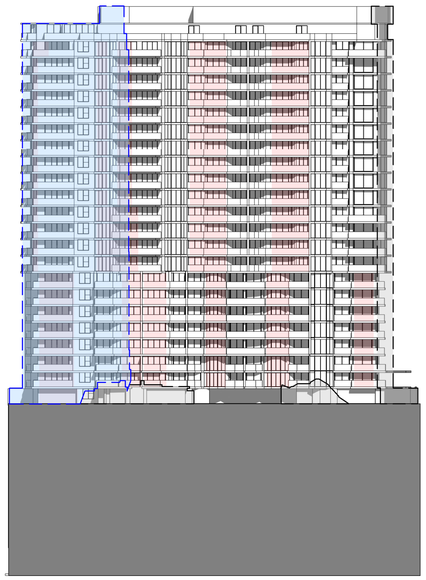
3 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1100



4 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1200



5 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1300



6 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1400

7 THE SEBEL - 37 VICTOR STREET - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

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REVISION

A	RTS LODGEMENT	31.07.25

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

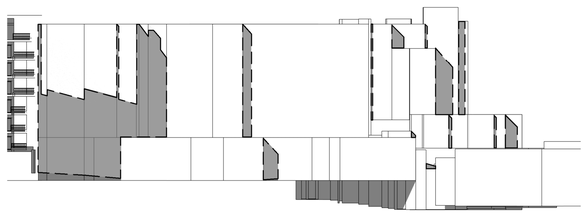
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - SEBEL - 37 VICTOR STREET

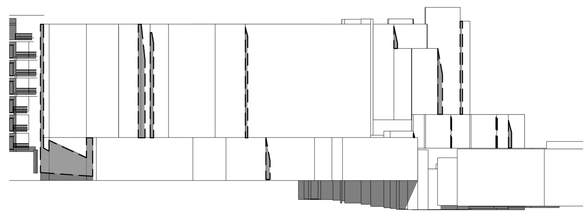
ISSUE PURPOSE
RTS LODGEMENT

REV. A

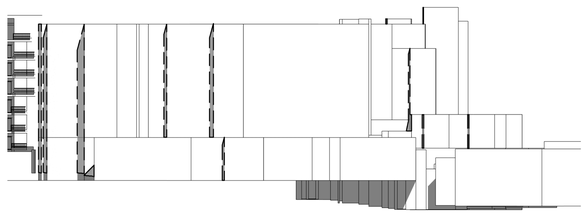
DRAWING NO. DA 602



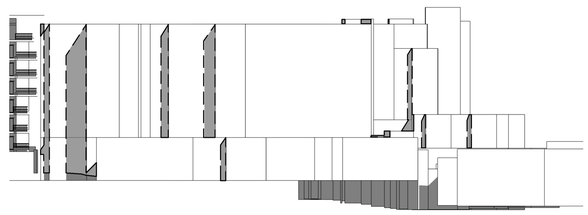
7 1 VICTOR STREET - 21 JUNE 0900



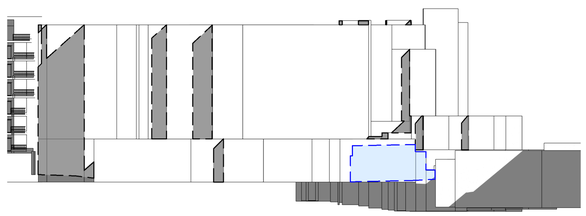
6 1 VICTOR STREET - 21 JUNE 1000



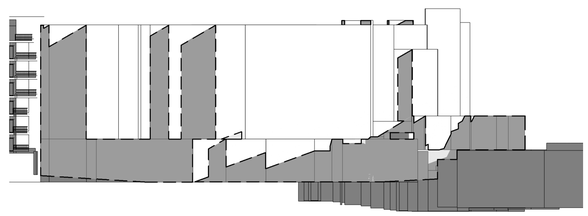
5 1 VICTOR STREET - 21 JUNE 1100



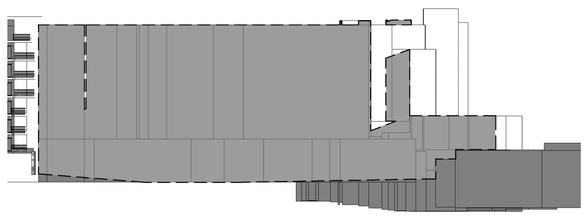
4 1 VICTOR STREET - 21 JUNE 1200



3 1 VICTOR STREET - 21 JUNE 1300



2 1 VICTOR STREET - 21 JUNE 1400



1 1 VICTOR STREET - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

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REVISION

A	RTS LODGEMENT	31.07.25

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - 1 VICTOR STREET

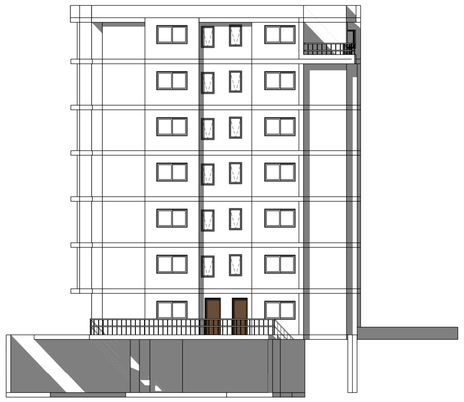
ISSUE PURPOSE
RTS LODGEMENT

REV. A

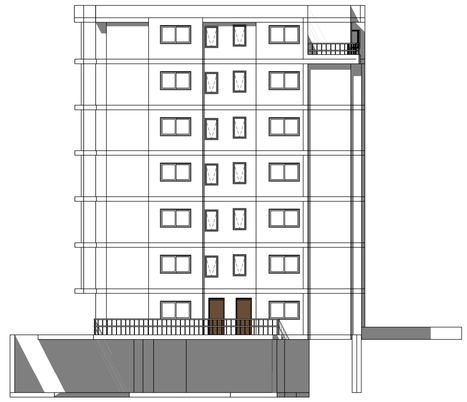
DRAWING NO. DA 603

1 2-14 VICTOR STREET 0900

2 2-14 VICTOR STREET 1000

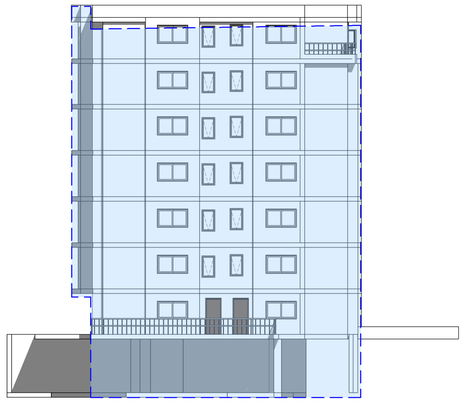


3 2-14 VICTOR STREET 1100

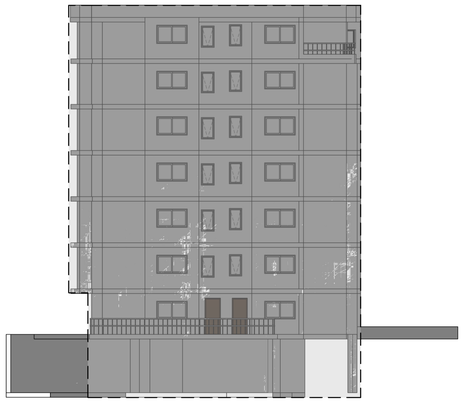


4 2-14 VICTOR STREET 1200

5 2-14 VICTOR STREET 1300



6 2-14 VICTOR STREET 1400



7 2-14 VICTOR STREET 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

REVISION

A	RTS LODGEMENT	31.07.25

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - 2-14 VICTOR STREET

FK
WWW.FKAUSTRALIA.COM
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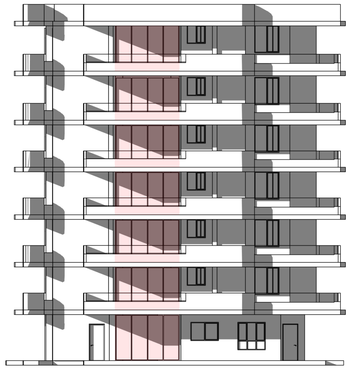
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. A

DRAWING NO.
DA 604



1 2 PARKSIDE LANE - 21 JUNE 0900

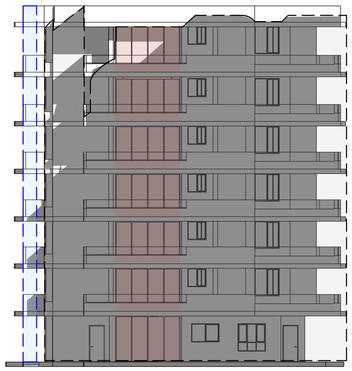
2 2 PARKSIDE LANE - 21 JUNE 1000

3 2 PARKSIDE LANE - 21 JUNE 1100

4 2 PARKSIDE LANE - 21 JUNE 1200

5 2 PARKSIDE LANE - 21 JUNE 1300

6 2 PARKSIDE LANE - 21 JUNE 1400



7 2 PARKSIDE LANE - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	RTS LODGEMENT	31.07.25

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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- [x] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 25.07.25
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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

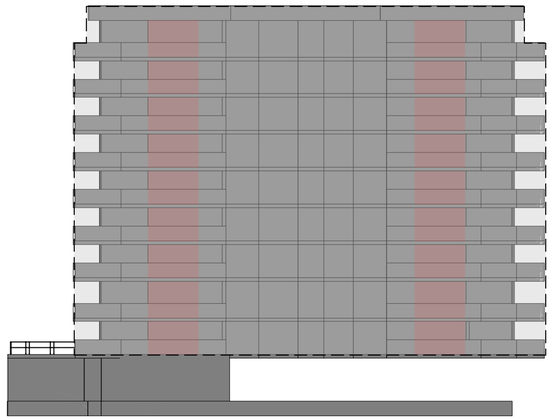
DRAWING TITLE
SHADOW IMPACT STUDY - 2 PARKSIDE LANE

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

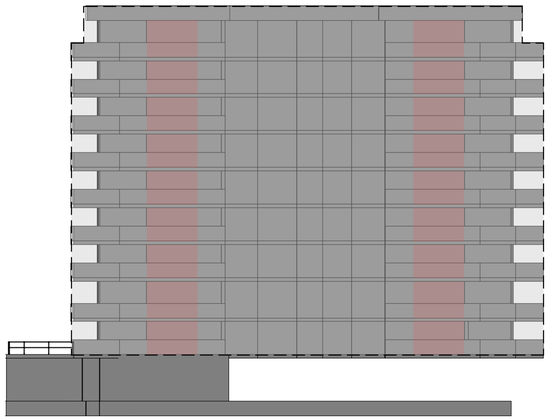
ISSUE PURPOSE
RTS LODGEMENT

REV. A

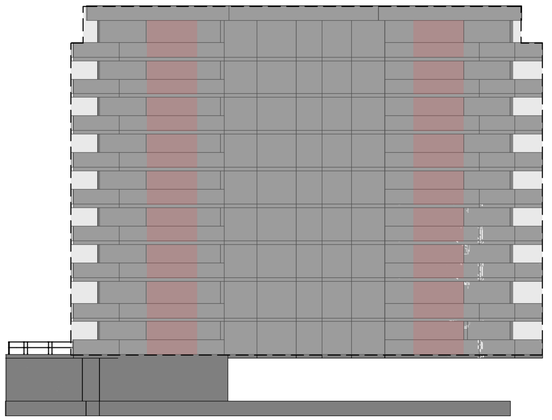
DRAWING NO.
DA 605



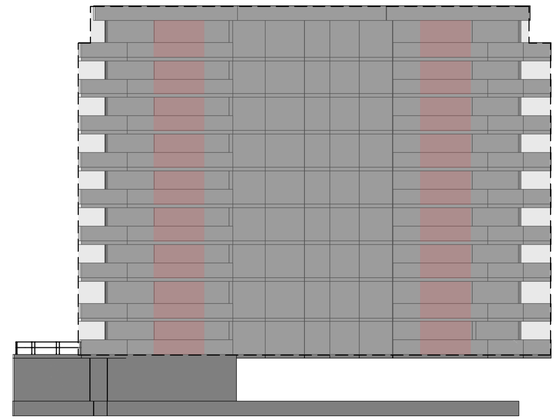
1 16-22 DEVONSHIRE STREET - 21 JUNE 0900



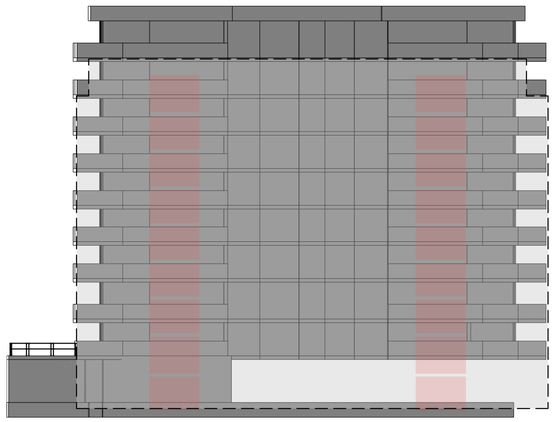
2 16-22 DEVONSHIRE STREET - 21 JUNE 1000



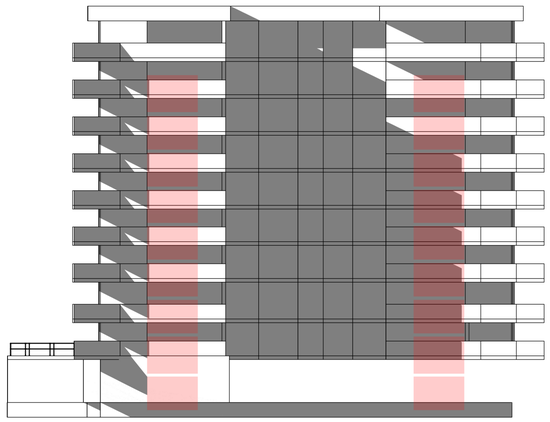
3 16-22 DEVONSHIRE STREET - 21 JUNE 1100



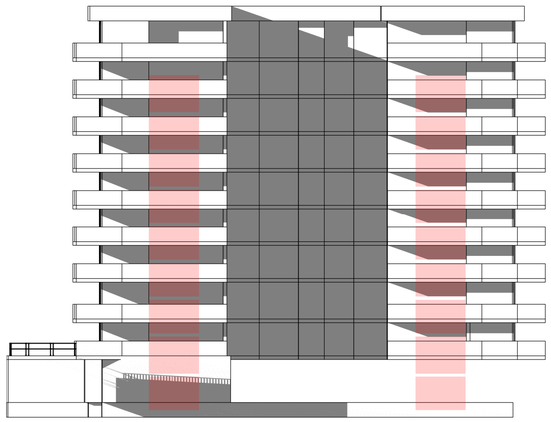
4 16-22 DEVONSHIRE STREET - 21 JUNE 1200



5 16-22 DEVONSHIRE STREET - 21 JUNE 1300



6 16-22 DEVONSHIRE STREET - 21 JUNE 1400



7 16-22 DEVONSHIRE STREET - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	RTS LODGEMENT	31.07.25

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - 16-22 DEVONSHIRE STREET

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. A

DRAWING NO.
DA 608

1 25-29 JOHNSON STREET - 21 JUNE 0900

2 25-29 JOHNSON STREET - 21 JUNE 1000

3 25-29 JOHNSON STREET - 21 JUNE 1100

4 25-29 JOHNSON STREET - 21 JUNE 1200

5 25-29 JOHNSON STREET - 21 JUNE 1300

6 25-29 JOHNSON STREET - 21 JUNE 1400

7 25-29 JOHNSON STREET - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - 25-29 JOHNSON STREET

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

REV. A

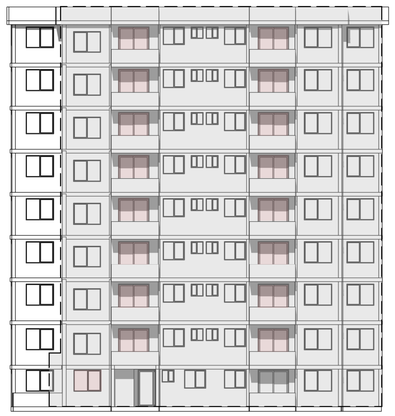
DRAWING NO. DA 609

1 88 ALBERT AVENUE - 21 JUNE 0900

2 88 ALBERT AVENUE - 21 JUNE 1000

3 88 ALBERT AVENUE - 21 JUNE 1100

4 88 ALBERT AVENUE - 21 JUNE 1200



5 88 ALBERT AVENUE - 21 JUNE 1300

6 88 ALBERT AVENUE - 21 JUNE 1400

7 88 ALBERT AVENUE - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

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REVISION

A	RTS LODGEMENT	31.07.25

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

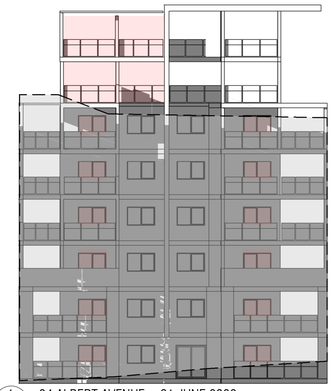
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

DRAWING TITLE
SHADOW IMPACT STUDY - 88 ALBERT AVENUE

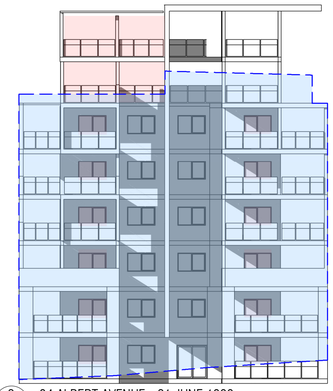
ISSUE PURPOSE
RTS LODGEMENT

REV. A

DRAWING NO. DA 610



1 84 ALBERT AVENUE - 21 JUNE 0900



2 84 ALBERT AVENUE - 21 JUNE 1000

3 84 ALBERT AVENUE - 21 JUNE 1100

4 84 ALBERT AVENUE - 21 JUNE 1200

5 84 ALBERT AVENUE - 21 JUNE 1300

6 84 ALBERT AVENUE - 21 JUNE 1400

7 84 ALBERT AVENUE - 21 JUNE 1500

ADDITIONAL SHADOWS CAST BY PROPOSED DEVELOPMENT

EXISTING SHADOW CAST

LIVING ZONES

PROPERTY	TOTAL NO.OF APARTMENTS	NO.OF APARTMENTS WHICH CURRENTLY ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 41-1	NO.OF APARTMENTS WHICH WILL ACHIEVE LOWER SOLAR ACCESS THAN ADG OBJECTIVE 4A-1 AS A RESULT OF THE PROPOSAL	NO.OF APARTMENTS THAT WILL NOT ALIGN WITH ADG OBJECTIVE 4A-1 ('NON COMPLIANT')	ASSESMENT
METRO SPIRE - 1 POST OFFICE LANE	145	0	0	0	NO CHANGE
METRO VIEW - 69 ALBERT AVENUE	147	24	57	81	EASTERN FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS , BUT WILL MAINTAIN 1.8 HOURS OF SOLAR ACCESS
THE SEBEL - 37 VICTOR STREET	203	69	0	69	NO CHANGE
2-14 VICTOR STREET	42	21	0	21	NO CHANGE
2 PARKSIDE LANE	39	19	0	19	NO CHANGE
16-22 DEVONSHIRE STREET	44	18	0	18	NO CHANGE
25-29 JOHNSON STREET	48	17	0	17	NO CHANGE
88 ALBERT AVENUE	36	22	0	22	NO CHANGE
84-86 ALBERT AVENUE	22	17	3	20	UPPER LEVEL NORTH FACING LIVING ROOMS WILL RECEIVE REDUCED SOLAR ACCESS BETWEEN 10 AM AND 11 AM AS A RESULT OF THE PROPOSAL, BUT WILL MAINTAIN 1.6 HOURS OF SOLAR ACCESS
1 VICTOR ST	84	0	0	0	NO CHANGE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	RTS LODGEMENT	31.07.25

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.25	23115	As indicated @A1

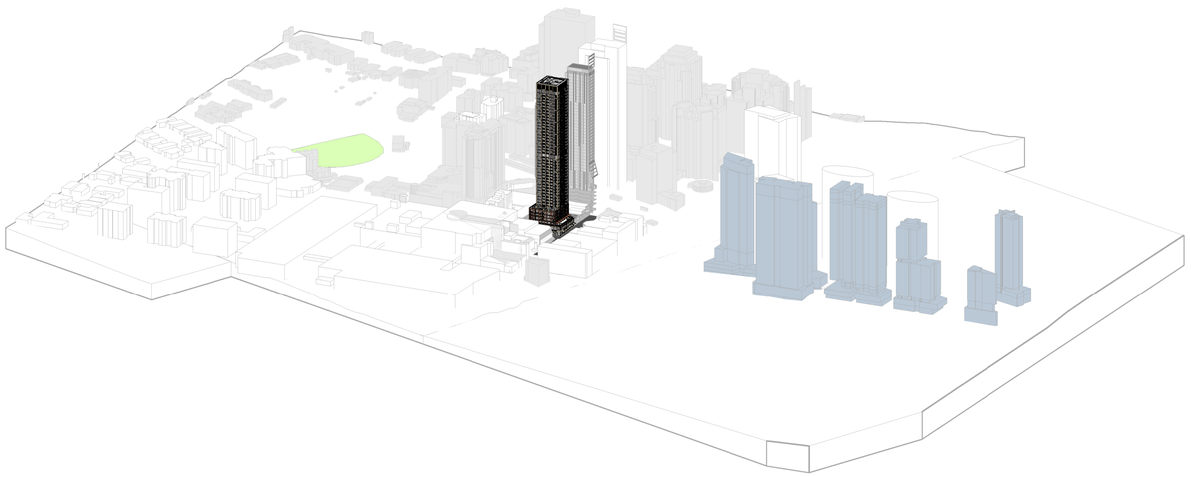
DRAWING TITLE
SHADOW IMPACT STUDY - 84 ALBERT AVENUE

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

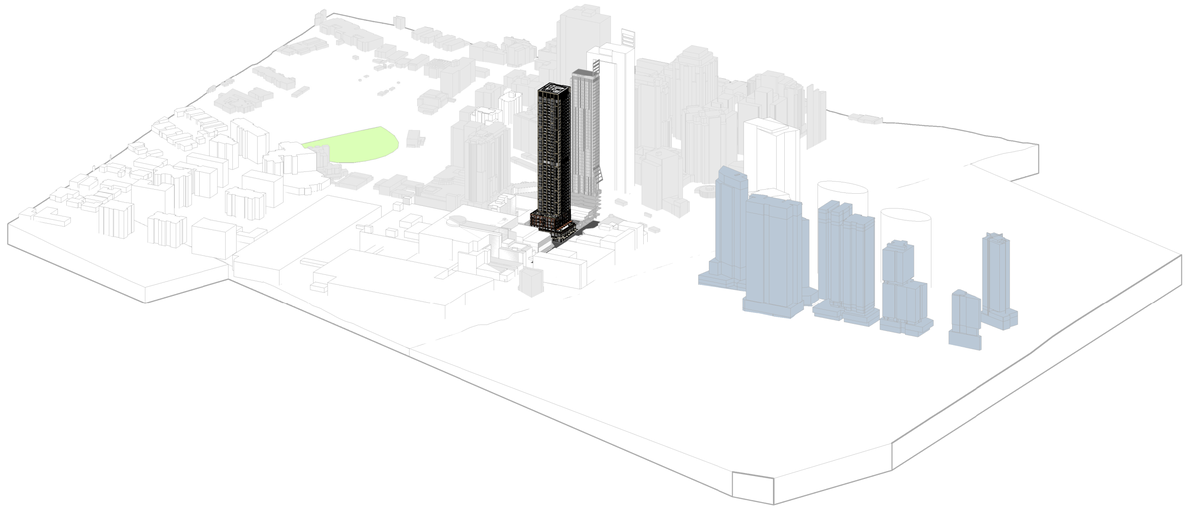
ISSUE PURPOSE
RTS LODGEMENT

REV. A

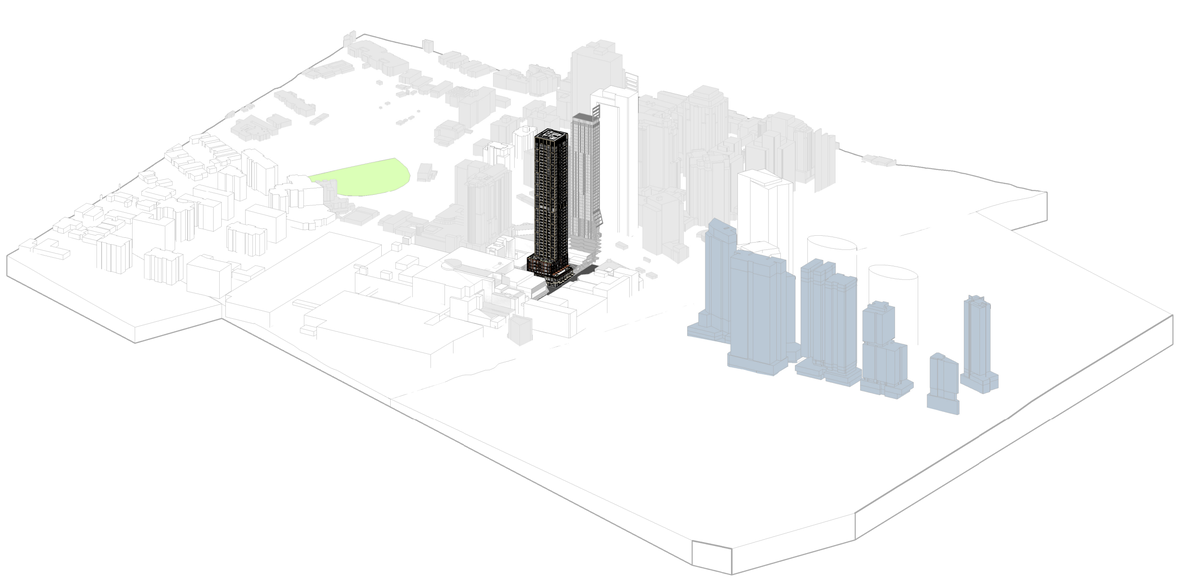
DRAWING NO.
DA 611



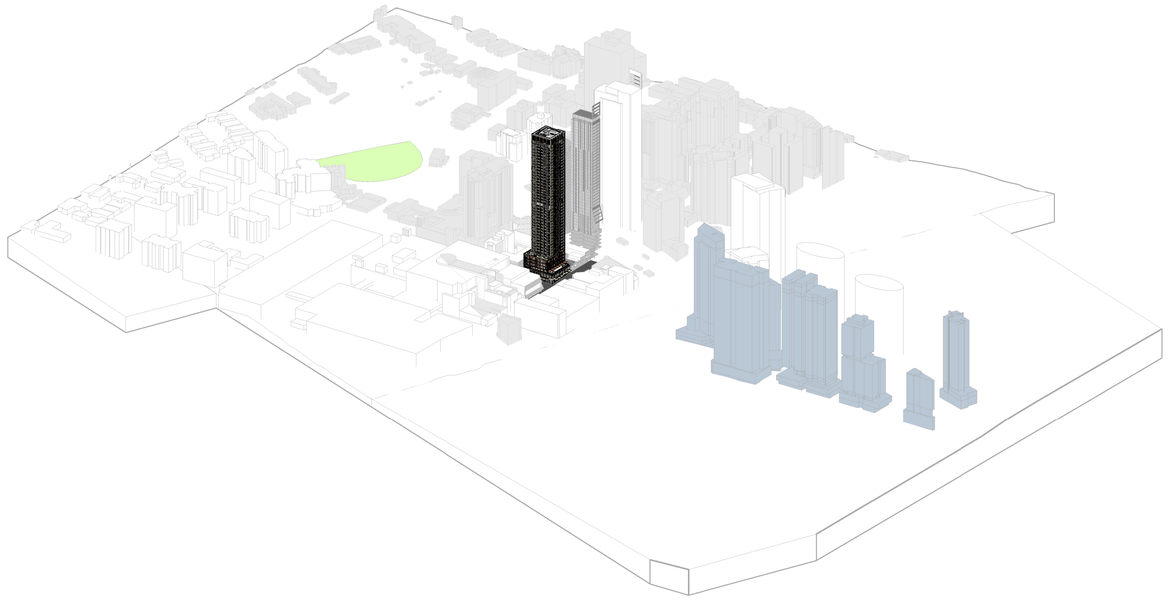
1 SUN VIEW - 21 JUNE 0900



2 SUN VIEW - 21 JUNE 0915



3 SUN VIEW - 21 JUNE 0930



4 SUN VIEW - 21 JUNE 0945

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24_GROUND FLOOR SCENARIO OPTION 02.rvt

REVISION

A	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

FK
WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

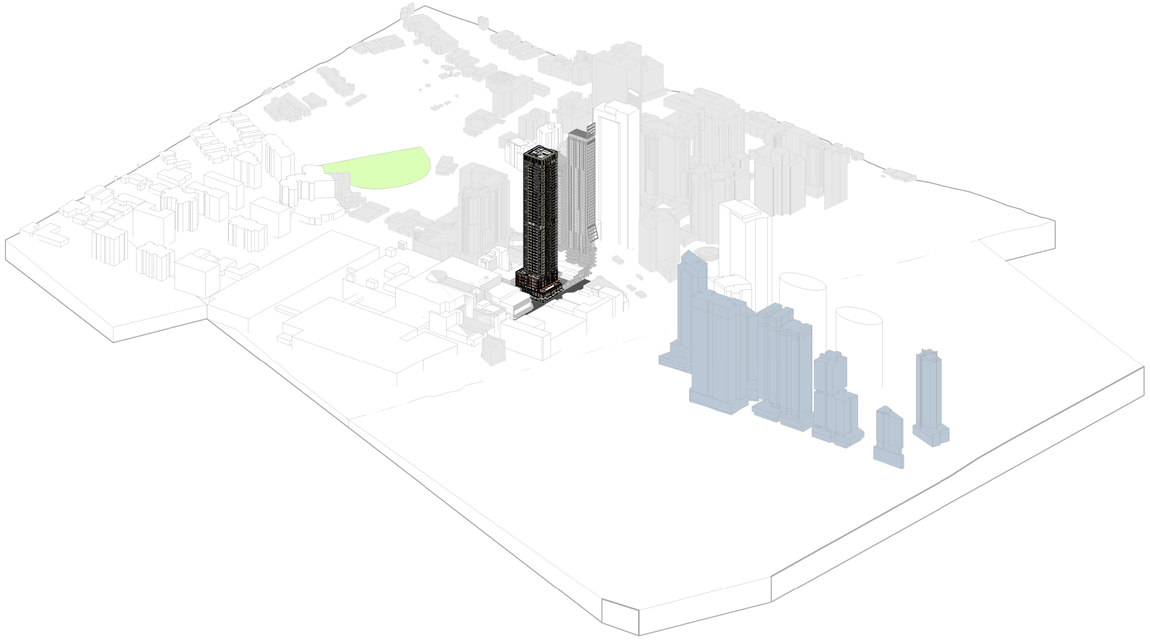
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

DRAWING TITLE
SUN EYE VIEWS - PROPOSED AND APPROVED FUTURE DEVELOPMENT

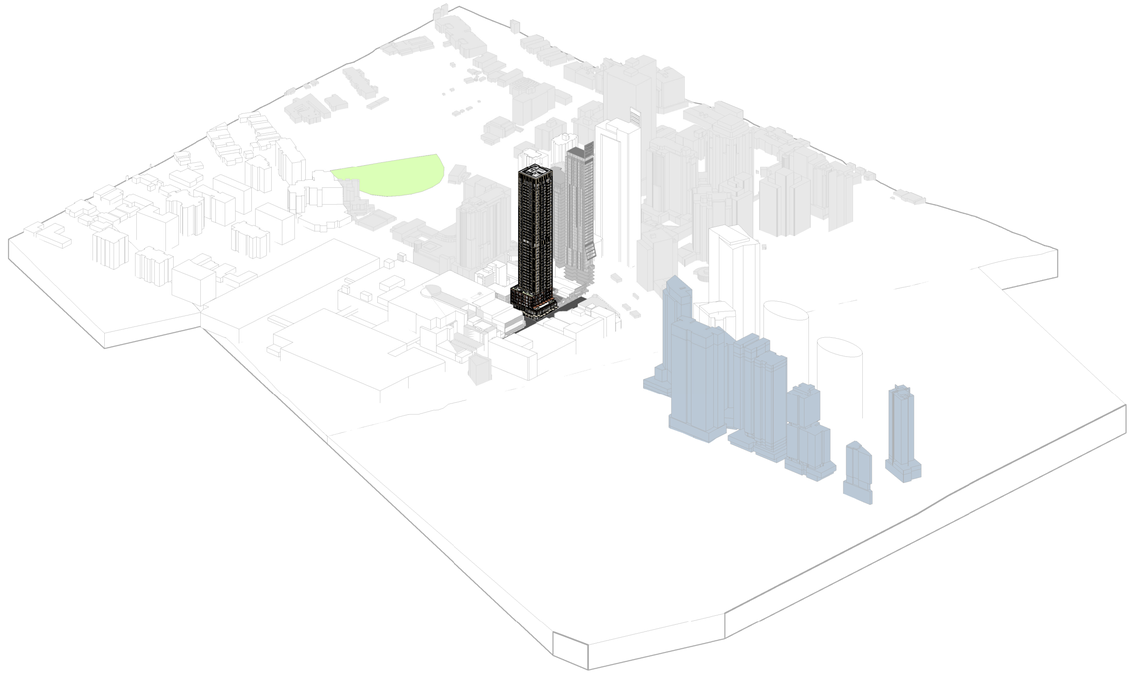
ISSUE PURPOSE
RTS LODGEMENT

REV. A

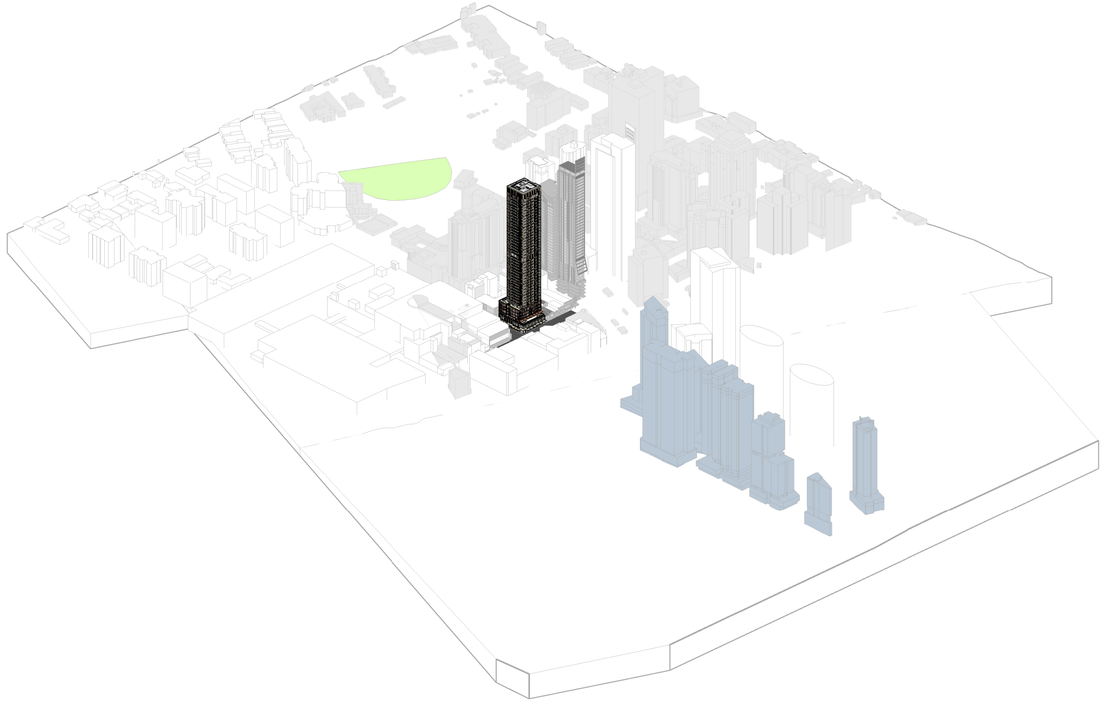
DRAWING NO. DA 700



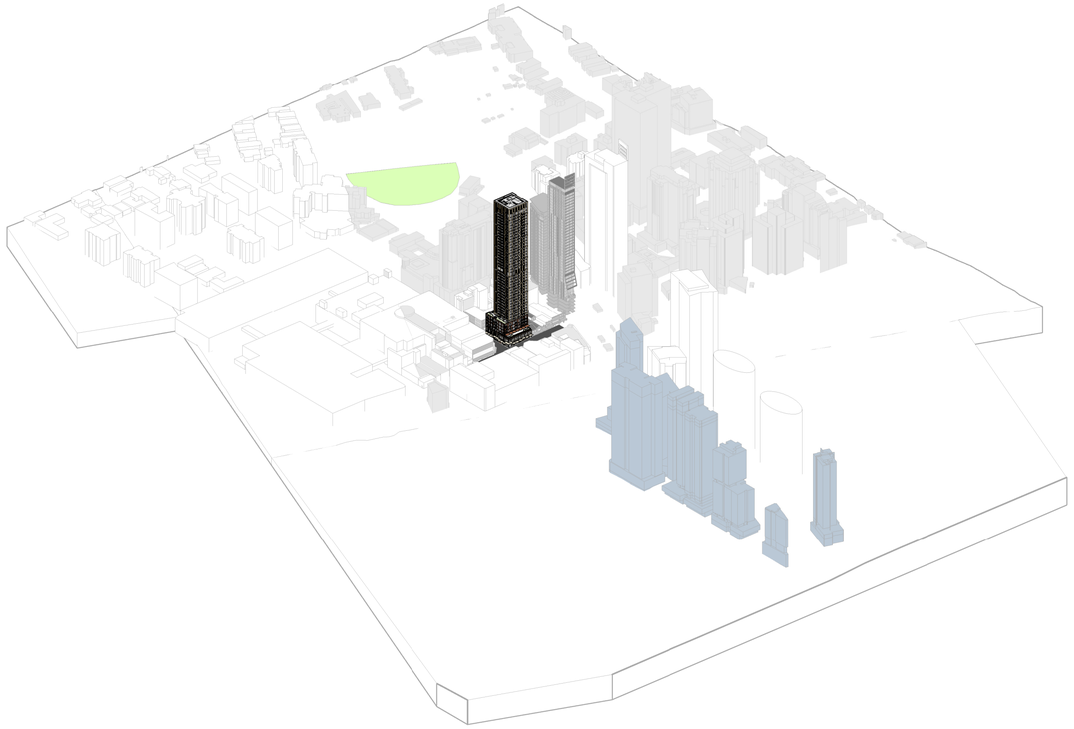
1 SUN VIEW - 21 JUNE 1000



2 SUN VIEW - 21 JUNE 1015



3 SUN VIEW - 21 JUNE 1030



4 SUN VIEW - 21 JUNE 1045

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REVISION

A	RTS LODGEMENT	31.07.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

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BW/DS	CB	31.07.2025	23115	@A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SUN EYE VIEWS - PROPOSED AND APPROVED FUTURE DEVELOPMENT

FK
WWW.FKAUSTRALIA.COM
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
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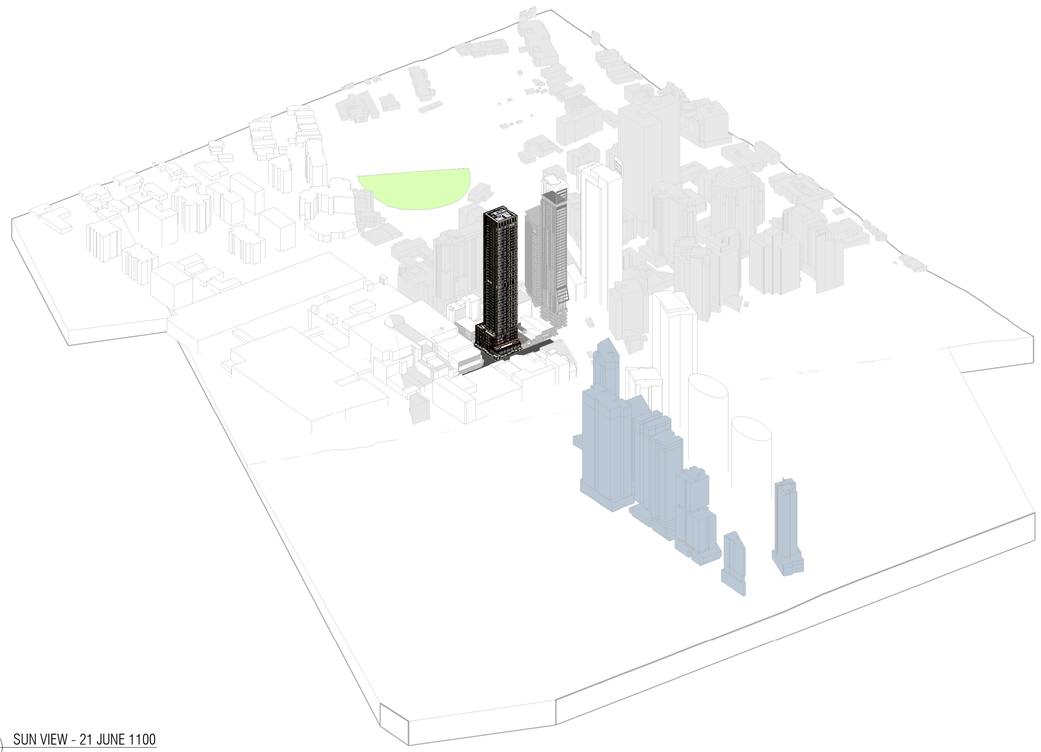
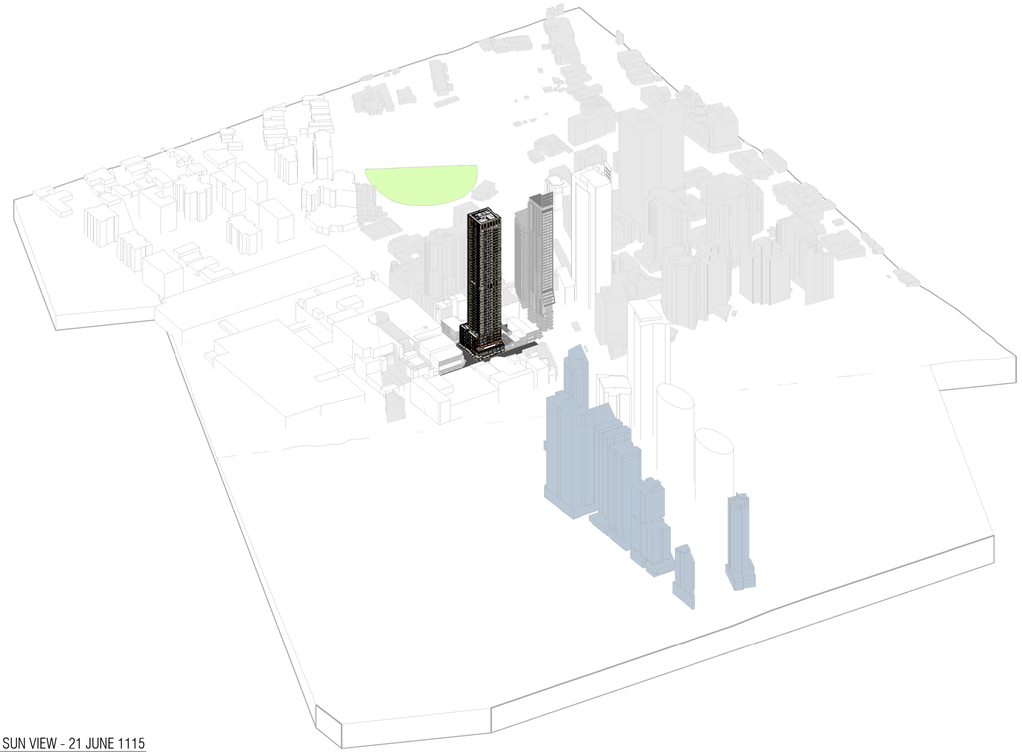
REV. A

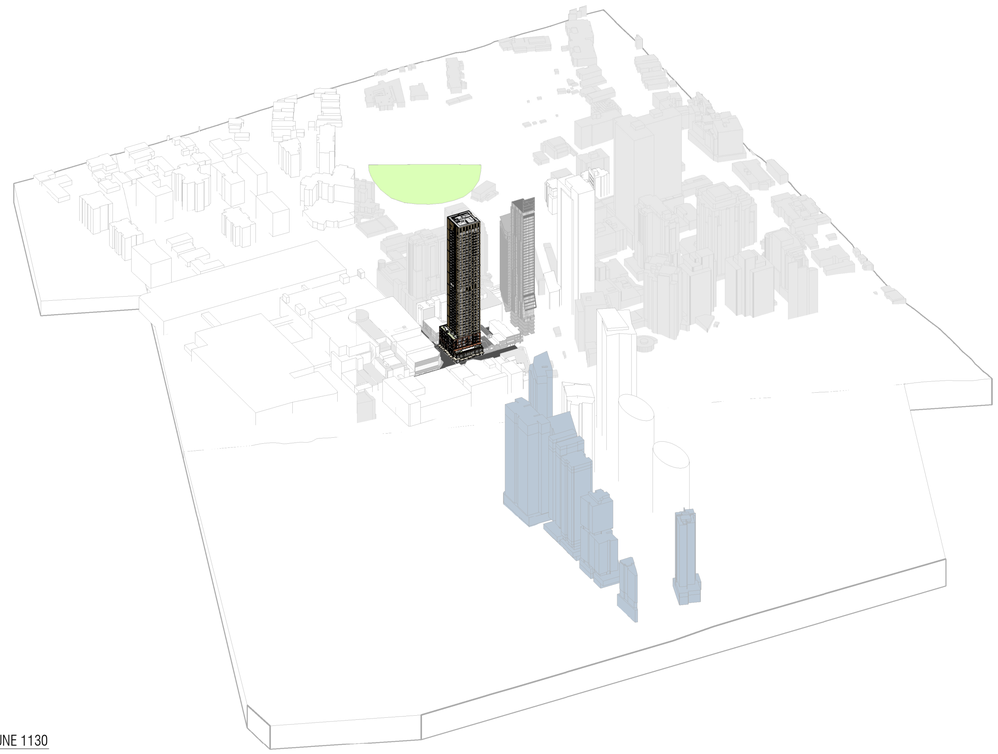
DRAWING NO. DA 701



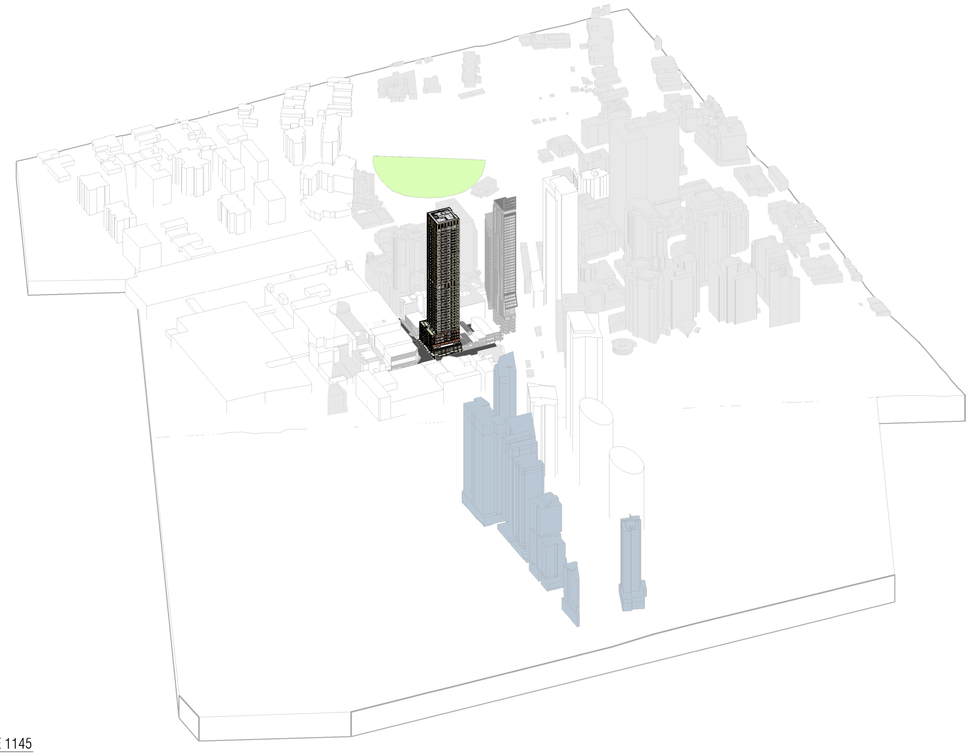
1 SUN VIEW - 21 JUNE 1100



2 SUN VIEW - 21 JUNE 1115



3 SUN VIEW - 21 JUNE 1130



4 SUN VIEW - 21 JUNE 1145

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REVISION

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SUN EYE VIEWS - PROPOSED AND APPROVED FUTURE DEVELOPMENT

FK
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L21, 259 GEORGE STREET, SYDNEY
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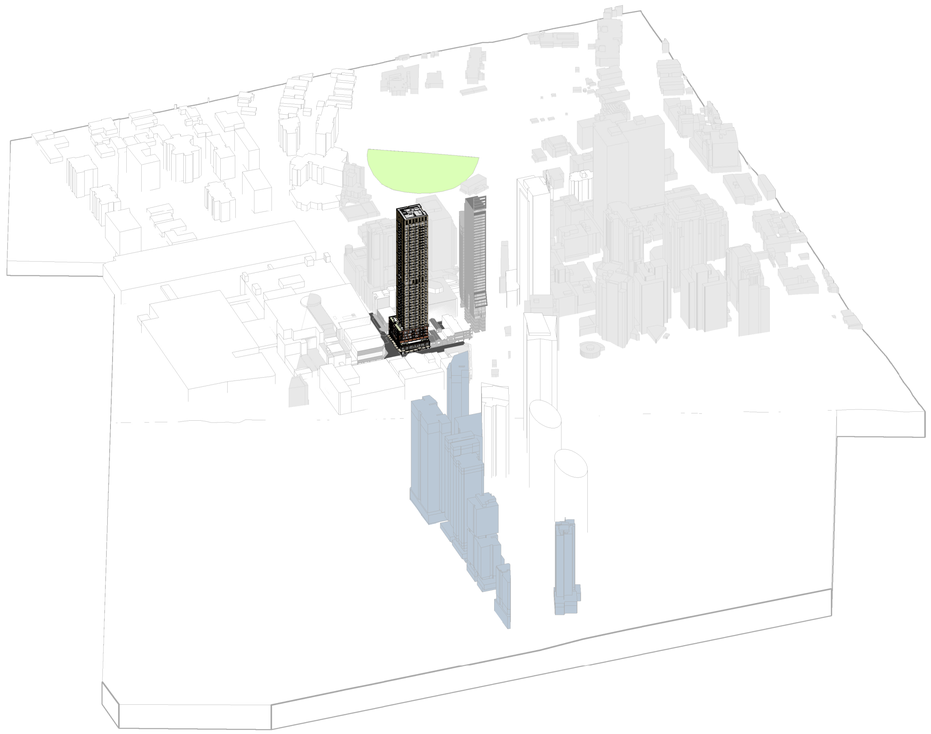
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
RTS LODGEMENT

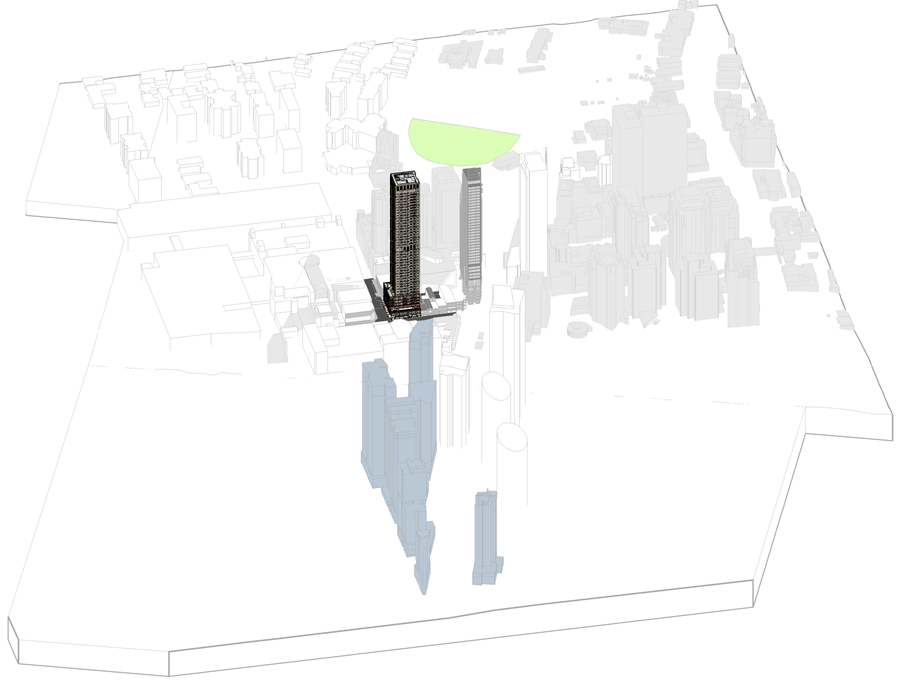
REV. A

DRAWING NO. DA 702



1 SUN VIEW - 21 JUNE 1200

2 SUN VIEW - 21 JUNE 1215



3 SUN VIEW - 21 JUNE 1230

4 SUN VIEW -21 JUNE 1245

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REVISION

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BW/DS	CB	31.07.2025	23115	@A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SUN EYE VIEWS - PROPOSED AND APPROVED FUTURE DEVELOPMENT

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
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TELEPHONE: +61 2 8216 3500
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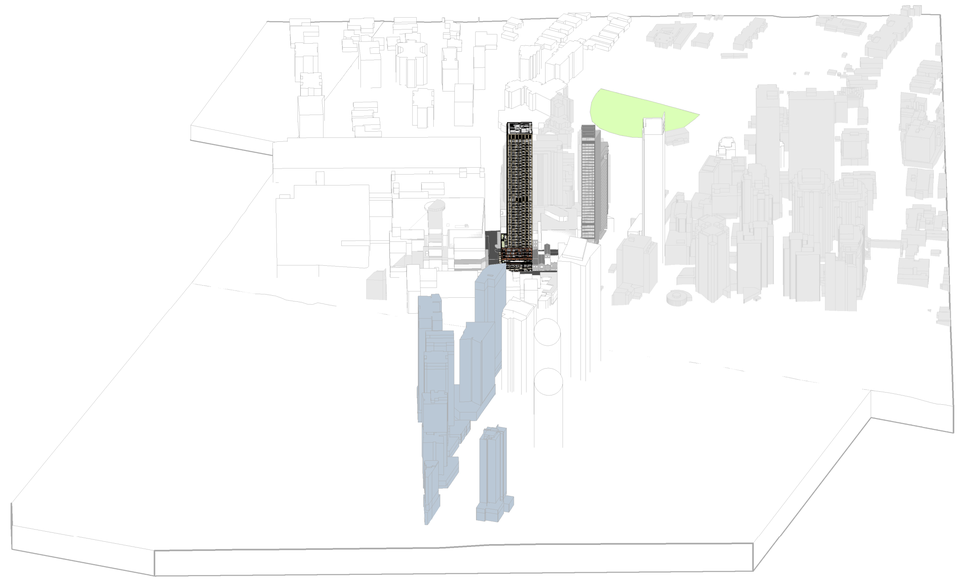
ISSUE PURPOSE
RTS LODGEMENT

REV. A

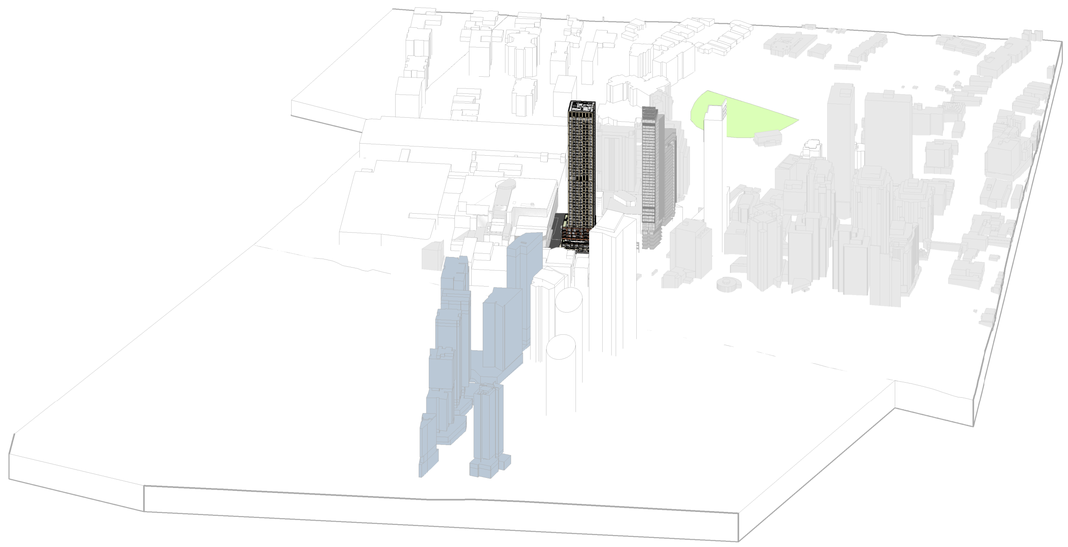
DRAWING NO.
DA 703

1 SUN VIEW - 21 JUNE 1300



2 SUN VIEW - 21 JUNE 1315

3 SUN VIEW - 21 JUNE 1330



4 SUN VIEW - 21 JUNE 1345

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REVISION

A	RTS LODGEMENT	31.07.2025

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PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	31.07.2025	23115	@A1

DRAWING TITLE
SUN EYE VIEWS - PROPOSED AND APPROVED FUTURE DEVELOPMENT

FK
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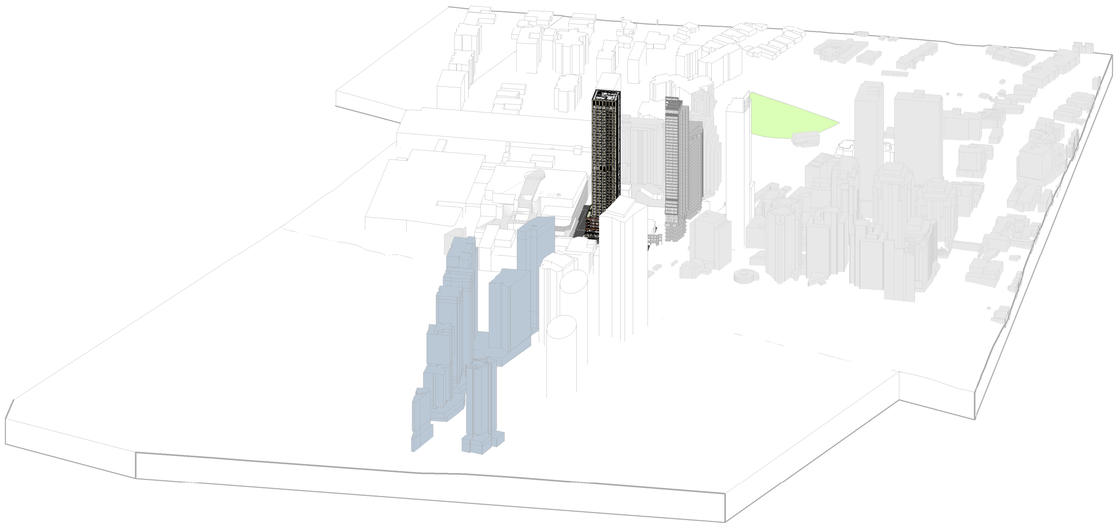
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

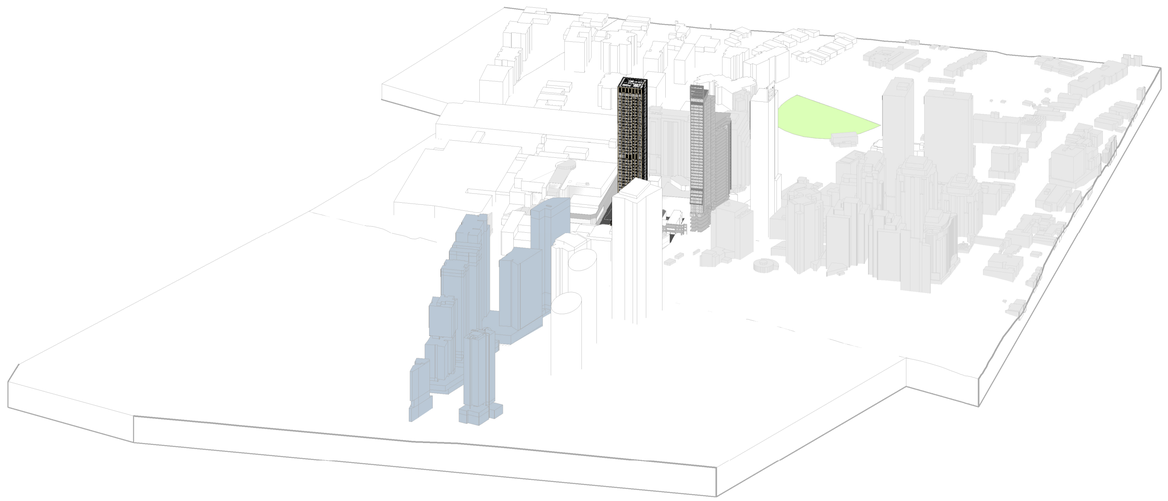
ISSUE PURPOSE
RTS LODGEMENT

REV. A

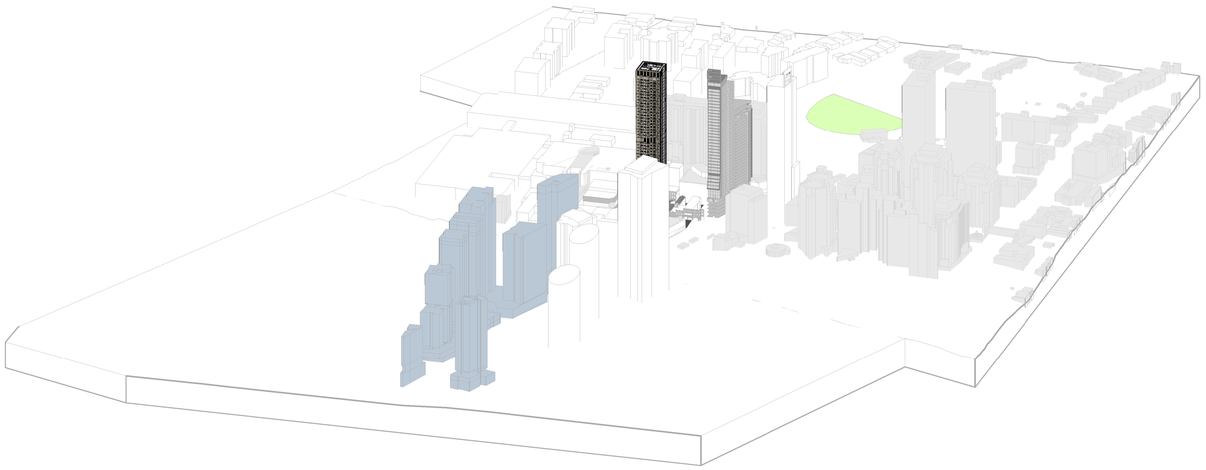
DRAWING NO. DA 704



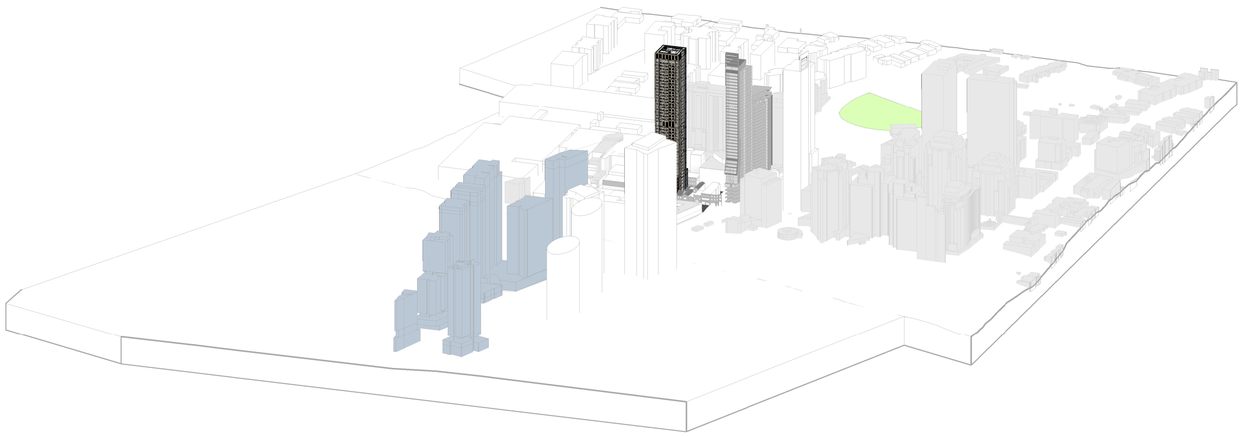
1 SUN VIEW - 21 JUNE 1400



2 SUN VIEW - 21 JUNE 1415



3 SUN VIEW - 21 JUNE 1430



4 SUN VIEW - 21 JUNE 1445

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REVISION

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PROJECT
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410-416 VICTORIA AVE CHATSWOOD

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ISSUE PURPOSE
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REV. A

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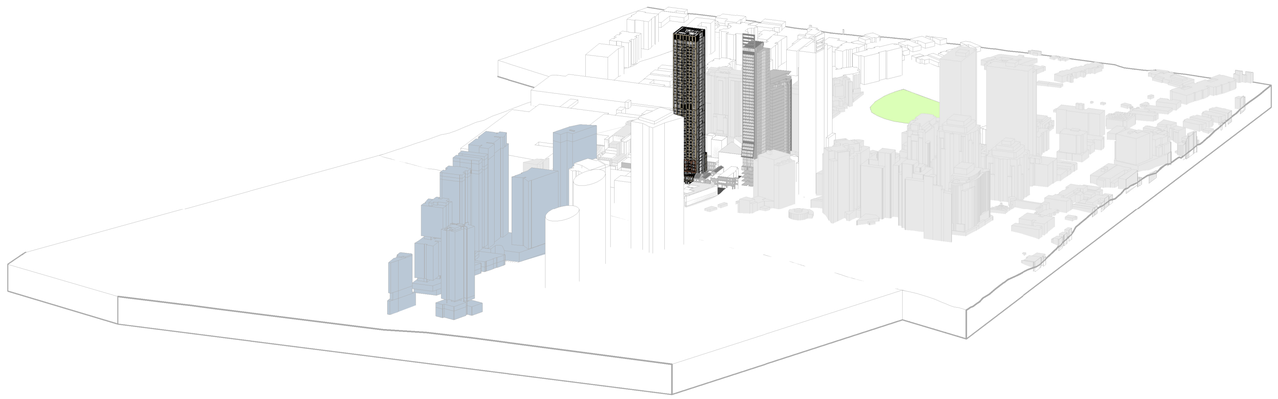

1 SUN VIEW - 21 JUNE 1500

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ISSUE PURPOSE
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REV. A

DRAWING NO. DA 706