

Date: Twenty-third of October 2025

Steven Papadopoulos
Silverlight
99 Elizabeth Street
Sydney
2000 NSW

Dear Steven

270 PACIFIC HIGHWAY BTR DESIGN VERIFICATION

Fitzpatrick + Partners have been the architects for the development of the design of 270 Pacific Highway to date. As a Registered Architect and a nominated Architect for Fitzpatrick + Partners responsible for the design I hereby verify that unless specifically referred to in our accompanying Architectural Design Report the design documentation prepared by Fitzpatrick + Partners for the the Build to Rent SSDA for 270 Pacific Highway, Crows Nest has been undertaken with due skill and care and, to the best of our knowledge, complies with the design quality principles of the:

State Environmental Planning Policy (Housing) 2021 including the Apartment Design Guide (ADG)
Building Code of Australia – NCC 2022 (Volume One – Class 2 Building)
The project BASIX Certificate prepared by E-Lab

This verification relates to the following drawings and supporting design report:

Drawing Number	Drawing Name	Revision
PRELIMINARIES		
DA - 00001	DRAWING LIST	C
PHOTOMONTAGES		
DA - 00101	PERSPECTIVES	B
DA - 00102	PERSPECTIVES	B
DA - 00103	PERSPECTIVES	B
DA - 00104	PERSPECTIVES	B
SITE		
DA - 01001	LOCATION PLAN	A
DA - 01002	SITE PLAN	A
SURVEY		
DA - 02001	SURVEY	A

Nominated Architects:

James Fitzpatrick (NSW 9303)
Paul Reidy (NSW 11839)
Rod Pindar (NSW 9019)

ABN: 19 081 636 900

**DEMOLITION PLAN**

DA - 02101 DEMOLITION PLAN A

GENERAL ARRANGEMENT PLANS

DA - 10001 BASEMENT 02 A

DA - 10002 BASEMENT 01 B

DA - 10003 GROUND FLOOR A

DA - 10004 LEVEL 01 - NON-RESIDENTIAL B

DA - 10005 LEVEL 02 - RESIDENTIAL AMENITIES C

DA - 10006 LEVEL 3 TERRACE A

DA - 10007 LEVEL 4 A

DA - 10008 L5,L7,L9,L11 TYP. RESI FLOOR - WITHOUT TERRACE A

DA - 10009 L6,L8,L10 TYP. RESI FLOOR - WITH TERRACE A

DA - 10010 L12 TOWER 1 ROOF TERRACE C

DA - 10011 L13 A

DA - 10012 L14 TOWER 2 ROOF TERRACE/ROOF PLANT C

DA - 10013 L15 A

DA - 10014 L16 TOWER 2 ROOF A

ELEVATION

DA - 11001 ELEVATION - EAST B

DA - 11002 ELEVATION - WEST C

DA - 11003 ELEVATION - NORTH B

DA - 11004 ELEVATION - SOUTH C

GENERAL ARRANGEMENT SECTIONS

DA - 12001 SECTION - NS B

DA - 12002 SECTION - EW - NORTH TOWER B

DA - 12003 SECTION - EW - SOUTH TOWER B

MATERIALITY

DA - 14001 MATERIALITY - EAST B

DA - 14002 MATERIALITY - WEST C

FACADE SETOUT

DA - 25001 PACIFIC HIGHWAY STREETScape FACADE (1 of 2) B

DA - 25002 PACIFIC HIGHWAY STREETScape FACADE (2 of 2) B

DA - 25003 MEW STREET SCAPE FACADE (1 of 2) B

DA - 25004 MEW STREET SCAPE FACADE (2 of 2) B

TYPICAL APARTMENT LAYOUT PLANS

DA - 30001 TYPICAL APARTMENT LAYOUT PLANS A

DA - 30002 ADAPTABLE APARTMENT LAYOUT A

DA - 30003 ADAPTABLE APARTMENT LAYOUT A

FACADE DETAIL

DA - 65001 FACADE DETAILS B



AREA SCHEDULES

DA - 92001	AREA SCHEDULE SUMMARY	B
DA - 92002	AREA SCHEDULE - GFA	B

APPENDIX

DA - 94001	SHADOW DIAGRAM	A
DA - 94002	SUN EYE VIEW - EXISTING CONDITION	A
DA - 94003	ADG DIAGRAMS - SOLAR ACCESS - EXISTING	B
DA - 94004	SUN EYE VIEW - WITH FUTURE BUILDING	A
DA - 94005	ADG DIAGRAMS - SOLAR ACCESS - FUTURE	B
DA - 94006	ADG DIAGRAMS - COS	B
DA - 94007	ADG DIAGRAMS - CROSS VENTILATION	B
DA - 94008	ADG DIAGRAMS - STORAGE	B

This letter is provided to assist the Principal Certifier / Consent Authority in verifying compliance for the purpose of development and construction approvals. It is not intended as a warranty of performance of the building once constructed.

Best Regards

Paul Reidy
NSW ARB Registration No - 11839
[Partner](#)
Fitzpatrick + Partners