

Development Application

270 Pacific Highway BTR

Fitzpatrick + Partners acknowledge that we work on the Traditional Lands of the Gadigal people of the Eora Nation.

We pay our respects to Elders past, present and emerging.

Always was, always will be, Aboriginal land.

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01

01

286-294 Pacific Hwy
Future Development

AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	19/06/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE
@A3
30mm ON ORIGINAL

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PRINT DATE
23/10/2025

DRAWING
PHOTOMONTAGES
PERSPECTIVES

PROJECT NUMBER
22501

DRAWING NUMBER
DA-00101

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01

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PROJECT
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270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA

PHASE: Development Application

CLIENT
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22501

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01 Fiveways - Crows Nest
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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
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PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

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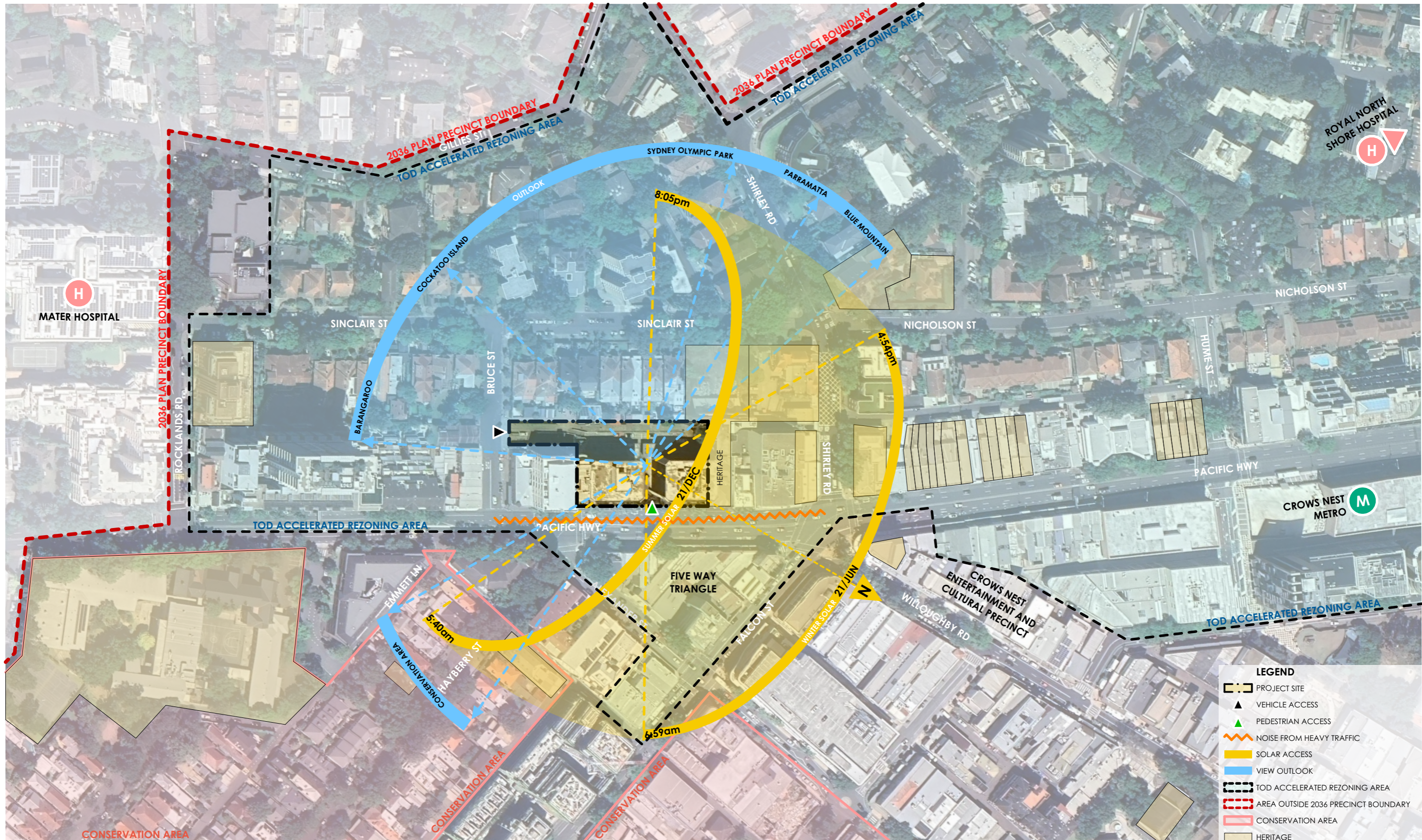
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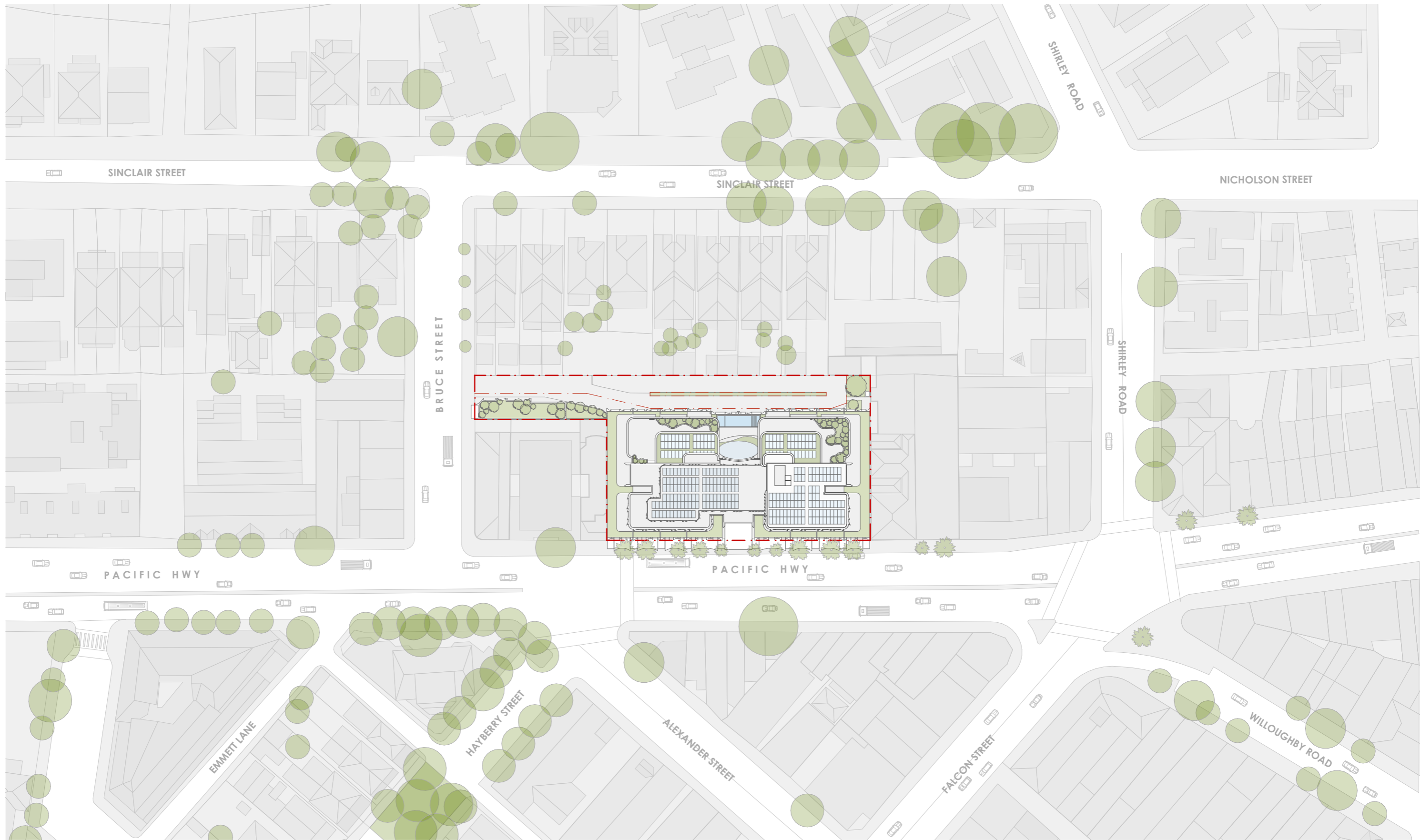
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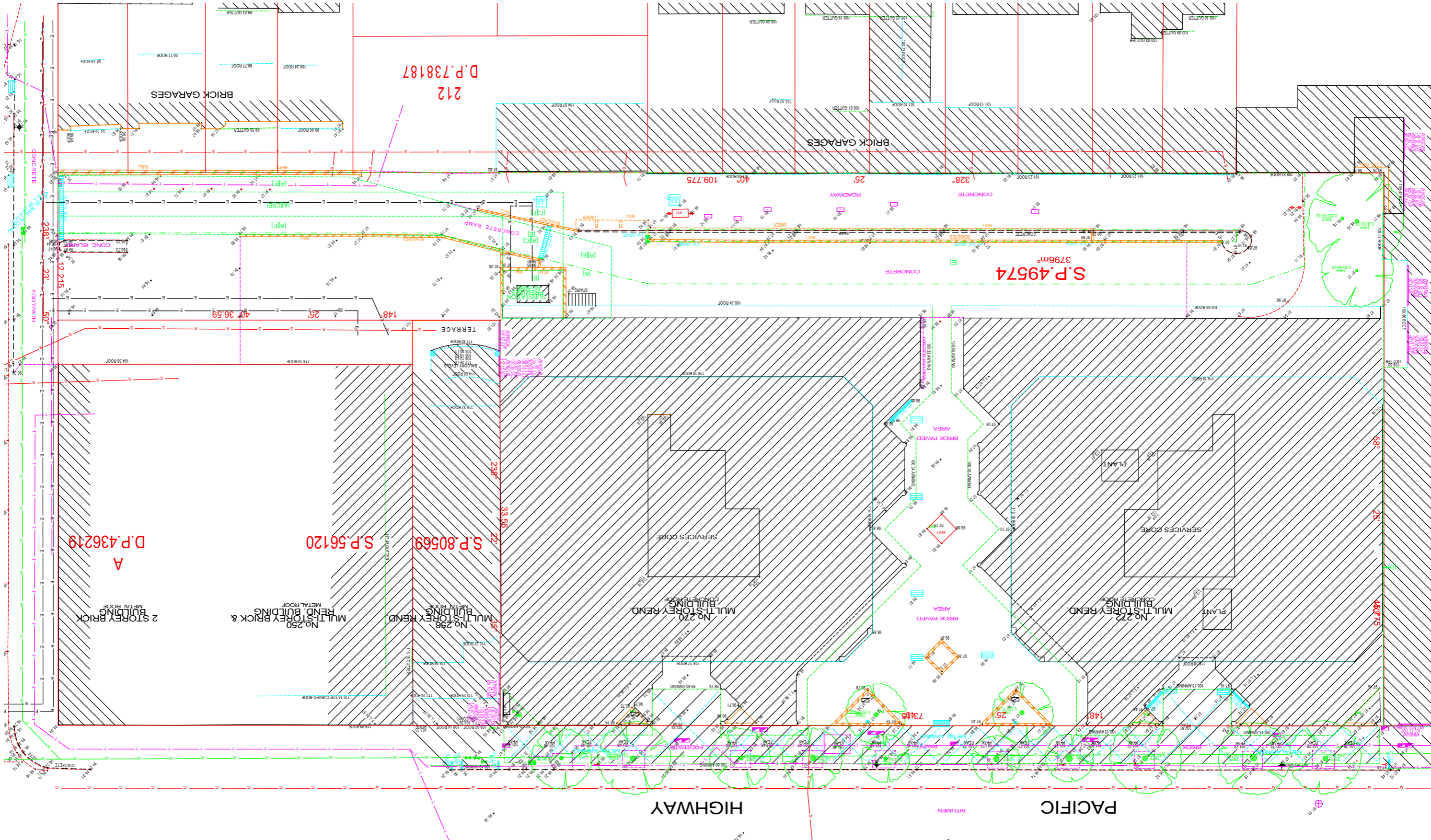
PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

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SURVEY
1:300

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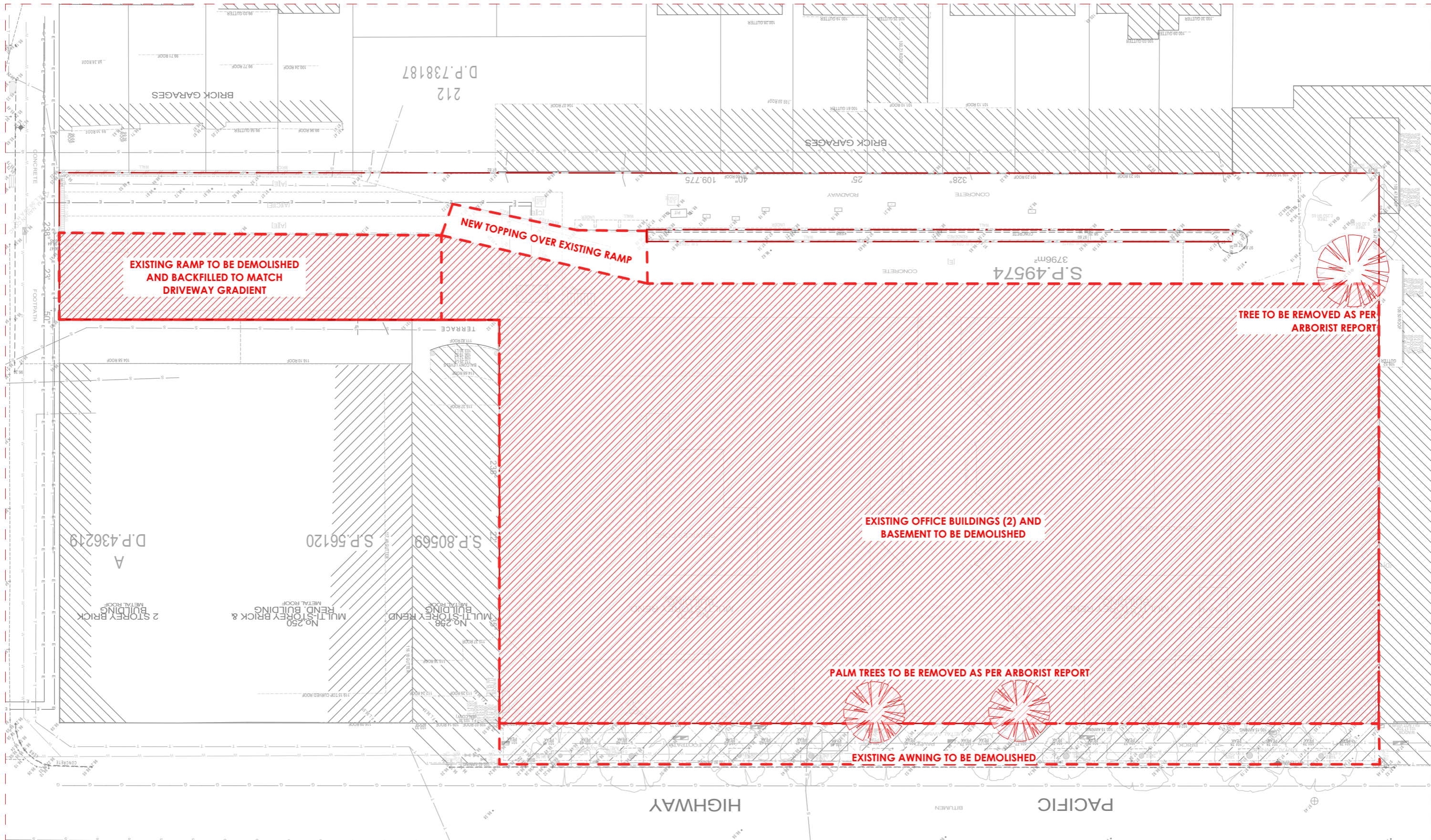
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270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
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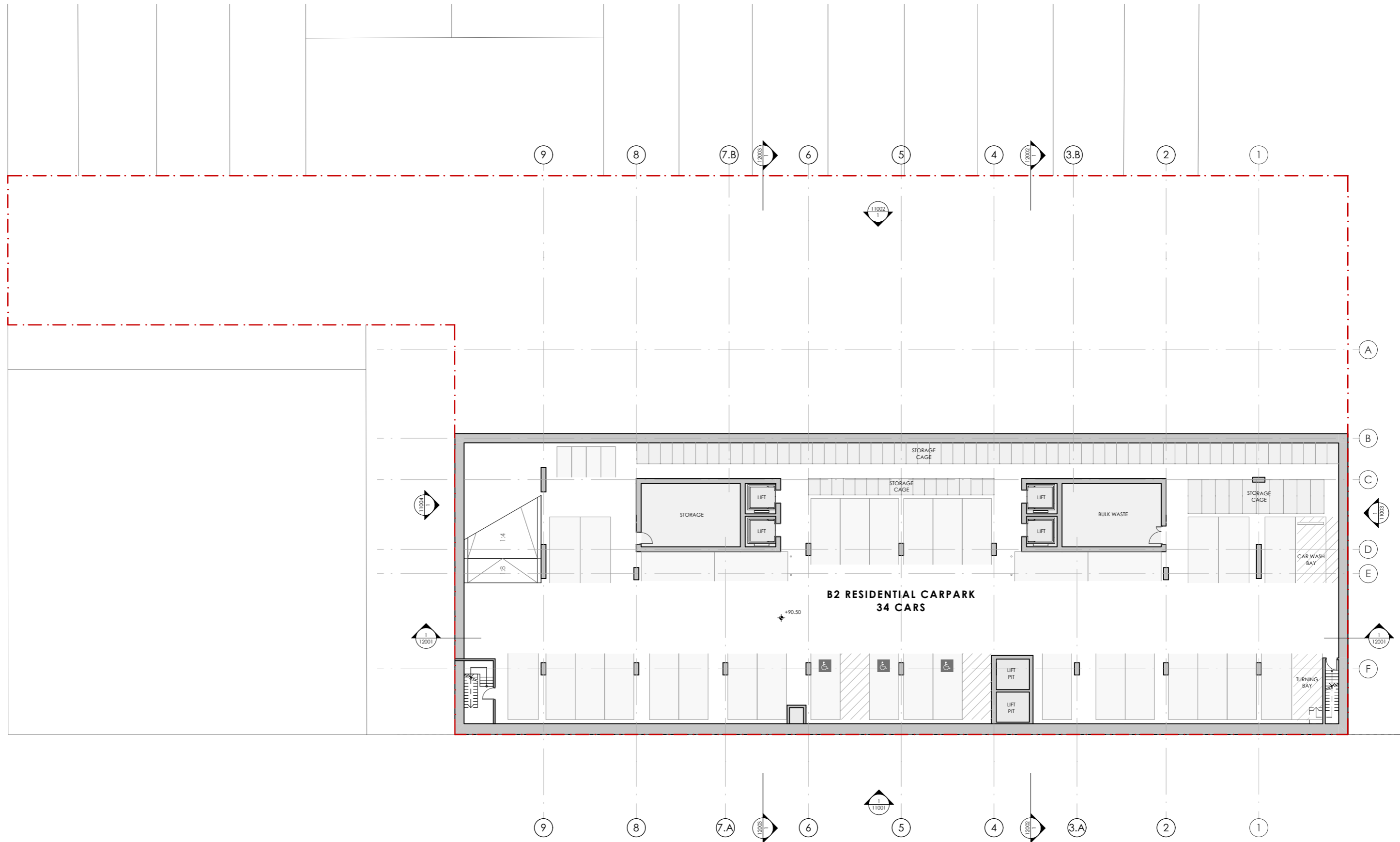


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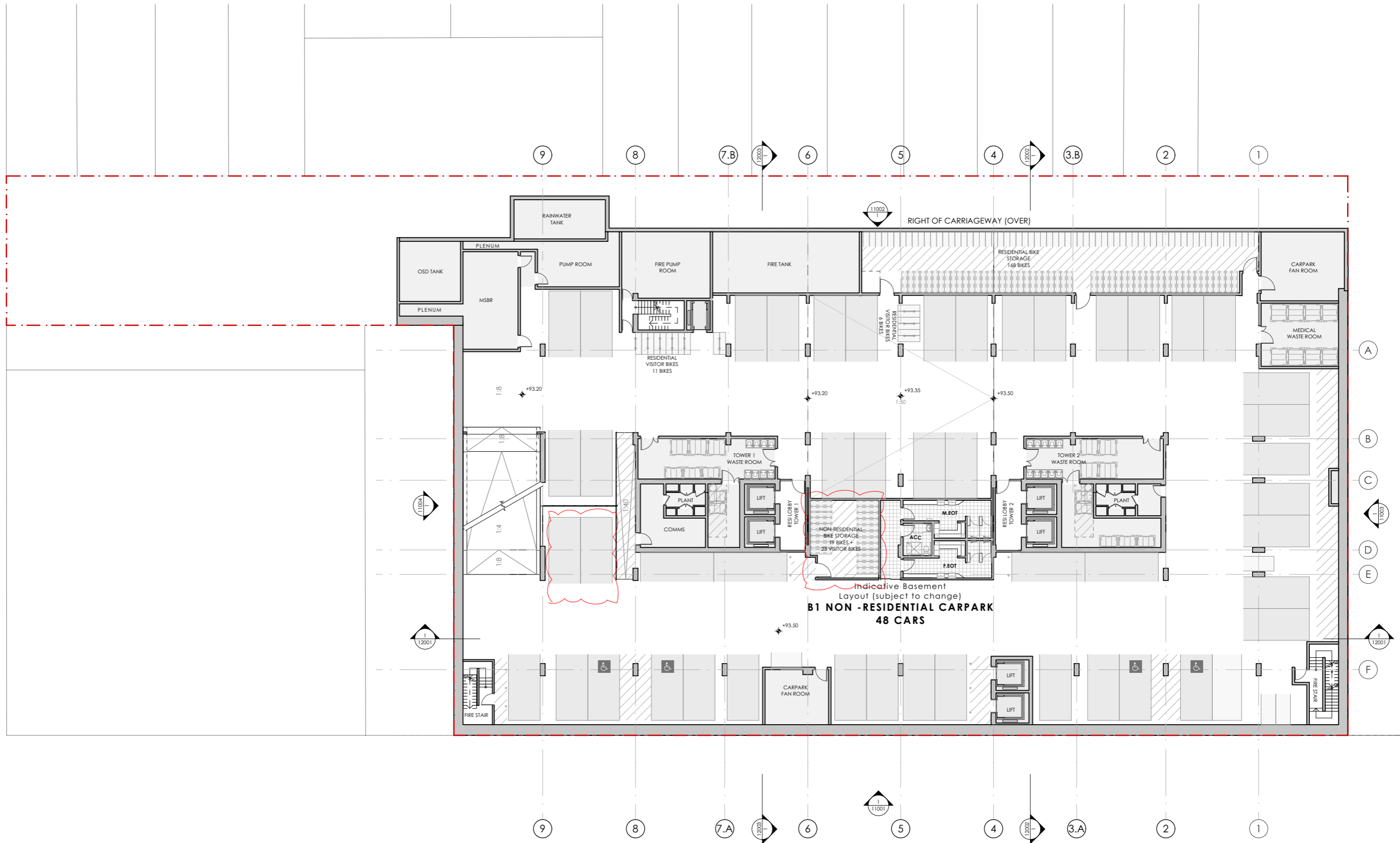
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		DRAWING NUMBER DA-02001	ISSUE A



DEMOLITION PLAN
1:300



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AMENDMENTS:[B]
 1. CHANGE COURIER PARKING SPACES TO NON-RESIDENTIAL CAR PARKING SPACES.
 2. 1 ADDITIONAL NON-RESIDENTIAL BIKE PARKING SPACE

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 PHASE: Development Application



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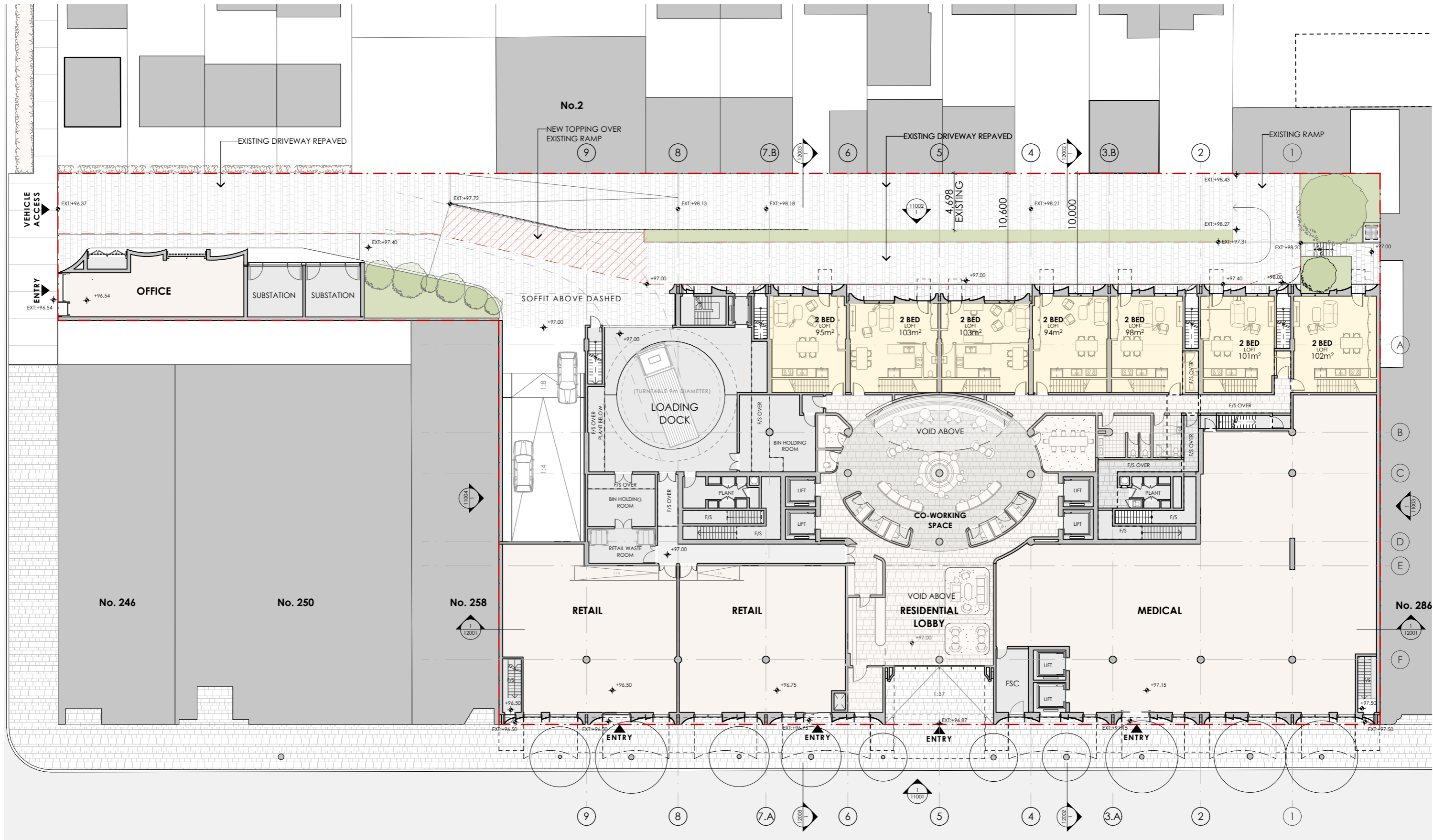
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 GENERAL ARRANGEMENT PLANS
BASEMENT 01

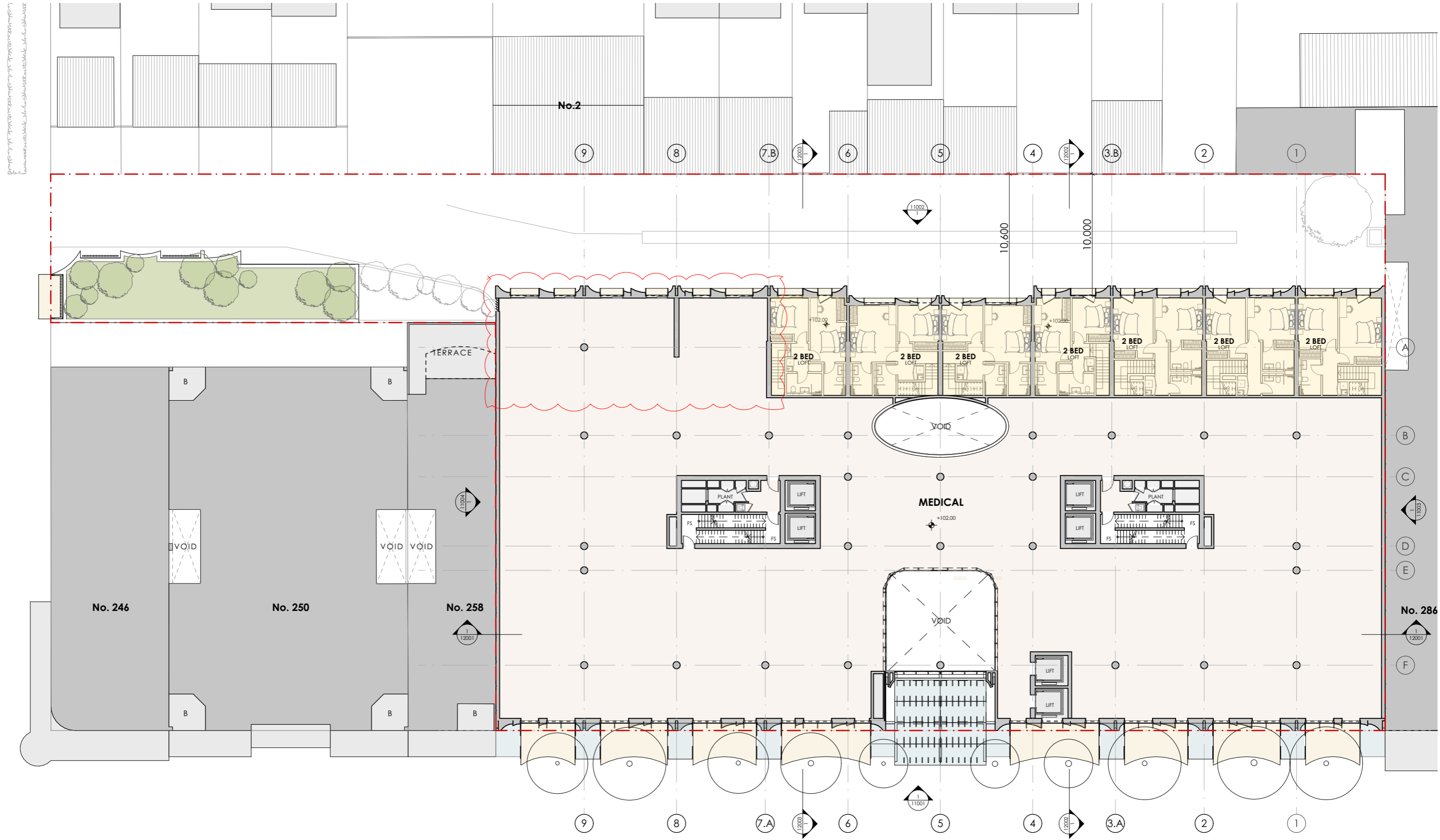
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DRAWING NUMBER
 DA-10002

ISSUE
 B



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AMENDMENTS:[B]
 1. CHANGE 2 DOUBLE STOREY 3 BEDROOM APARTMENTS TO 2 SINGLE STOREY 1 BEDROOM APARTMENTS ON LEVEL 2 AND CONVERT THE REMAINING AREA ON LEVEL 1 TO MEDICAL USE

NOTES:
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PROJECT
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 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
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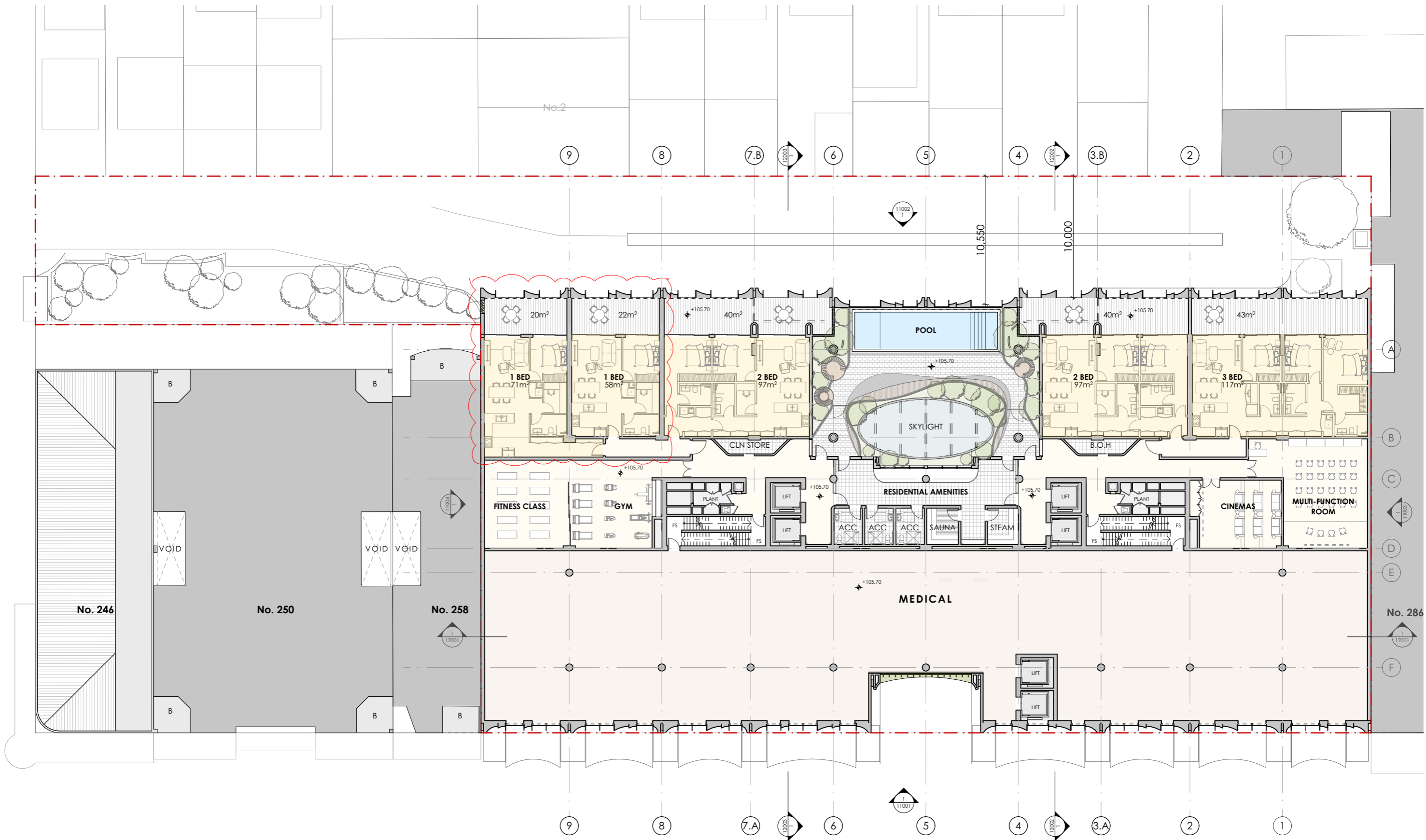
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 GENERAL ARRANGEMENT PLANS
LEVEL 01 - NON-RESIDENTIAL

PROJECT NUMBER
 22501

DRAWING NUMBER
 DA-10004

ISSUE
 B



AMENDMENTS:[C]
 1. CHANGE 2 DOUBLE STOREY 3 BEDROOM APARTMENTS TO 2 SINGLE STOREY 1 BEDROOM APARTMENTS ON LEVEL 2 AND CONVERT THE REMAINING AREA ON LEVEL 1 TO MEDICAL USE

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PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application



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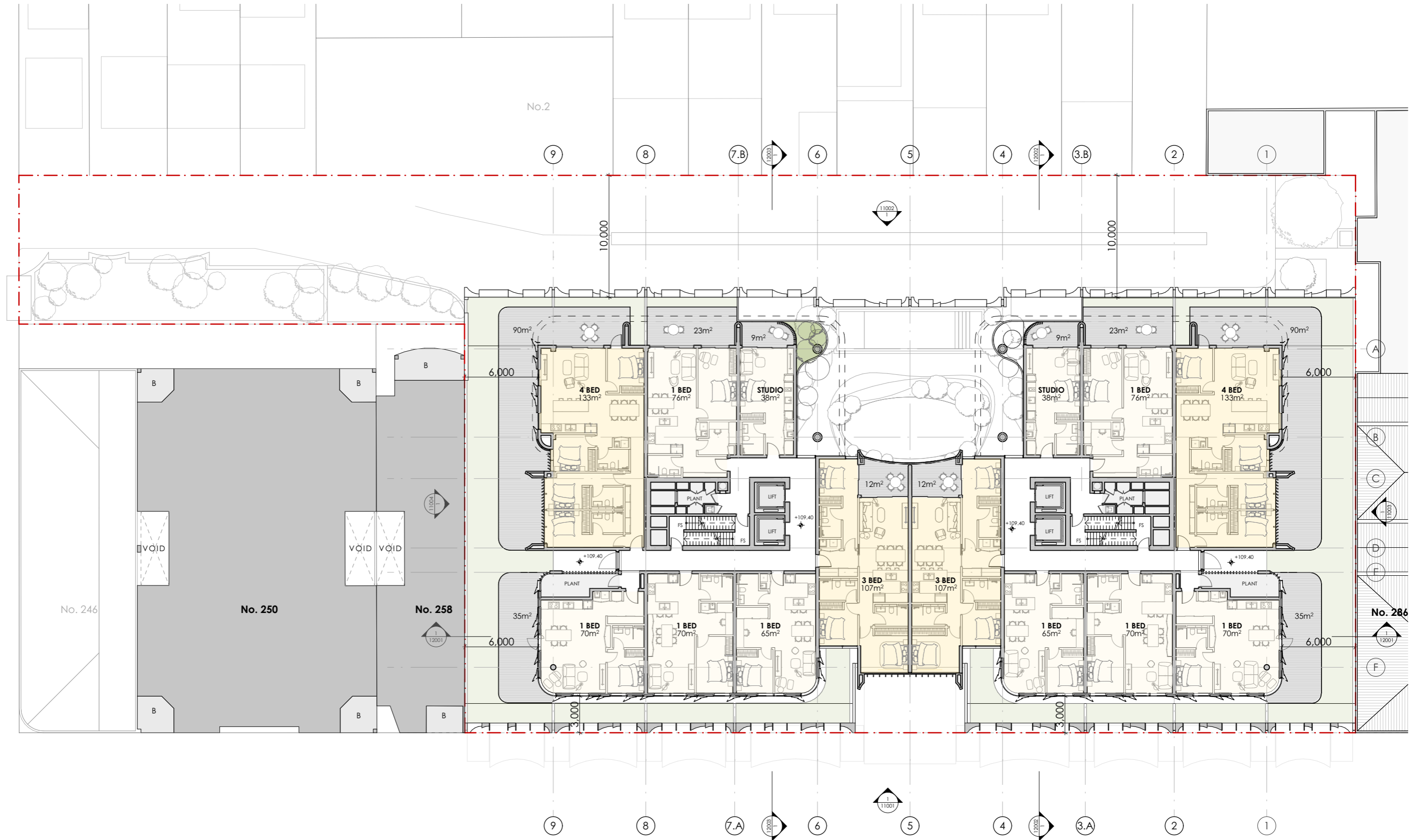
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 GENERAL ARRANGEMENT PLANS
LEVEL 02 - RESIDENTIAL AMENITIES

PROJECT NUMBER
 22501

DRAWING NUMBER
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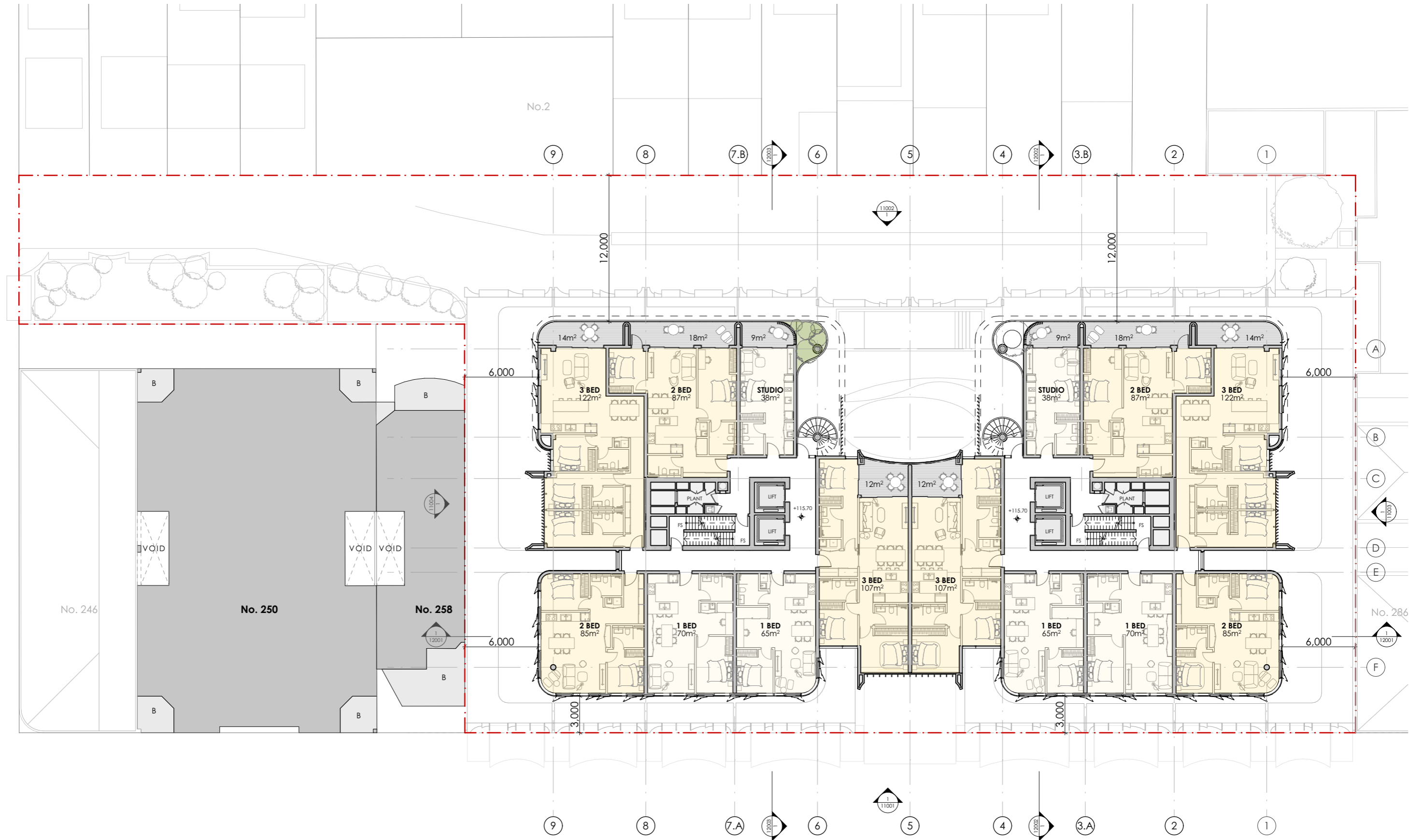
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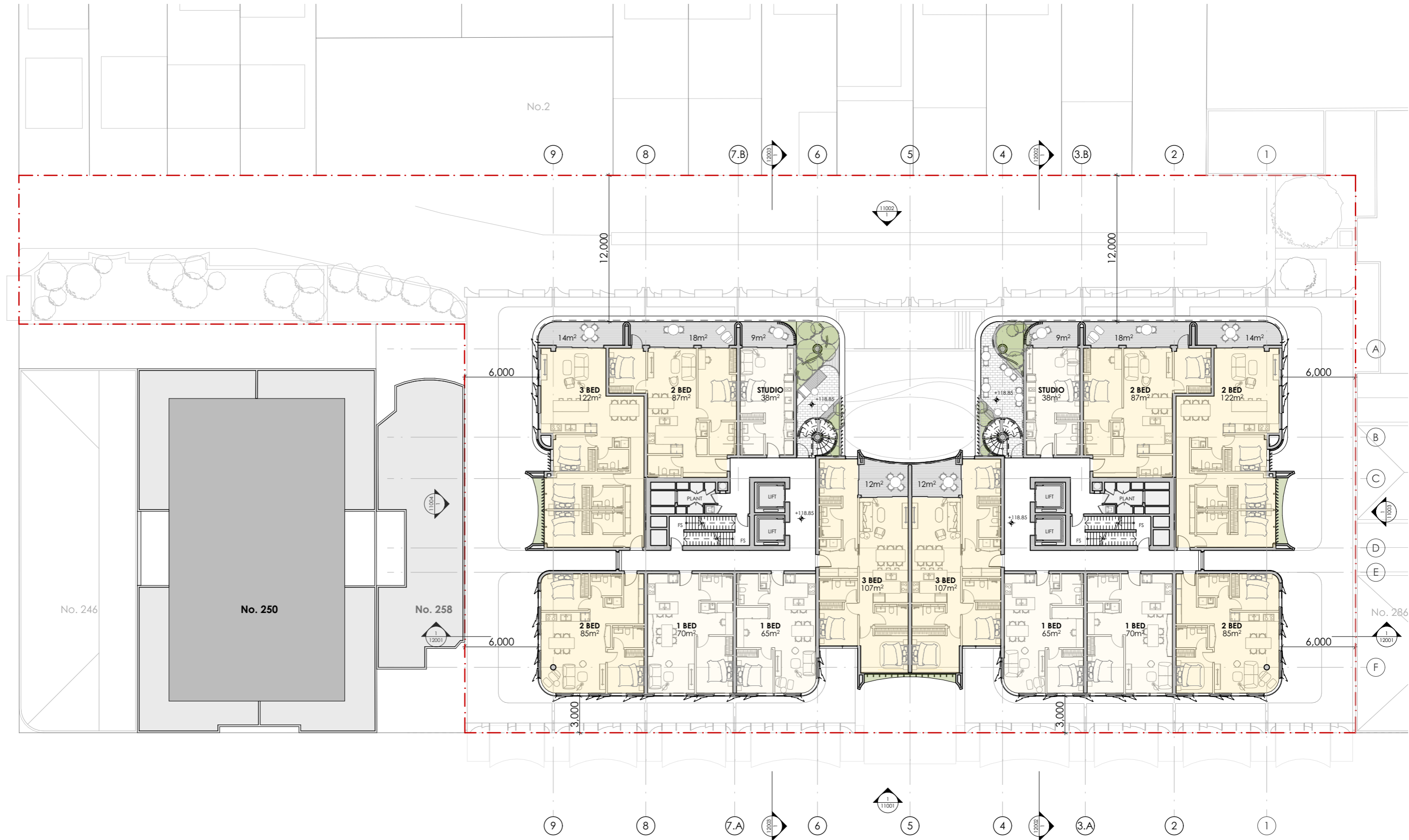
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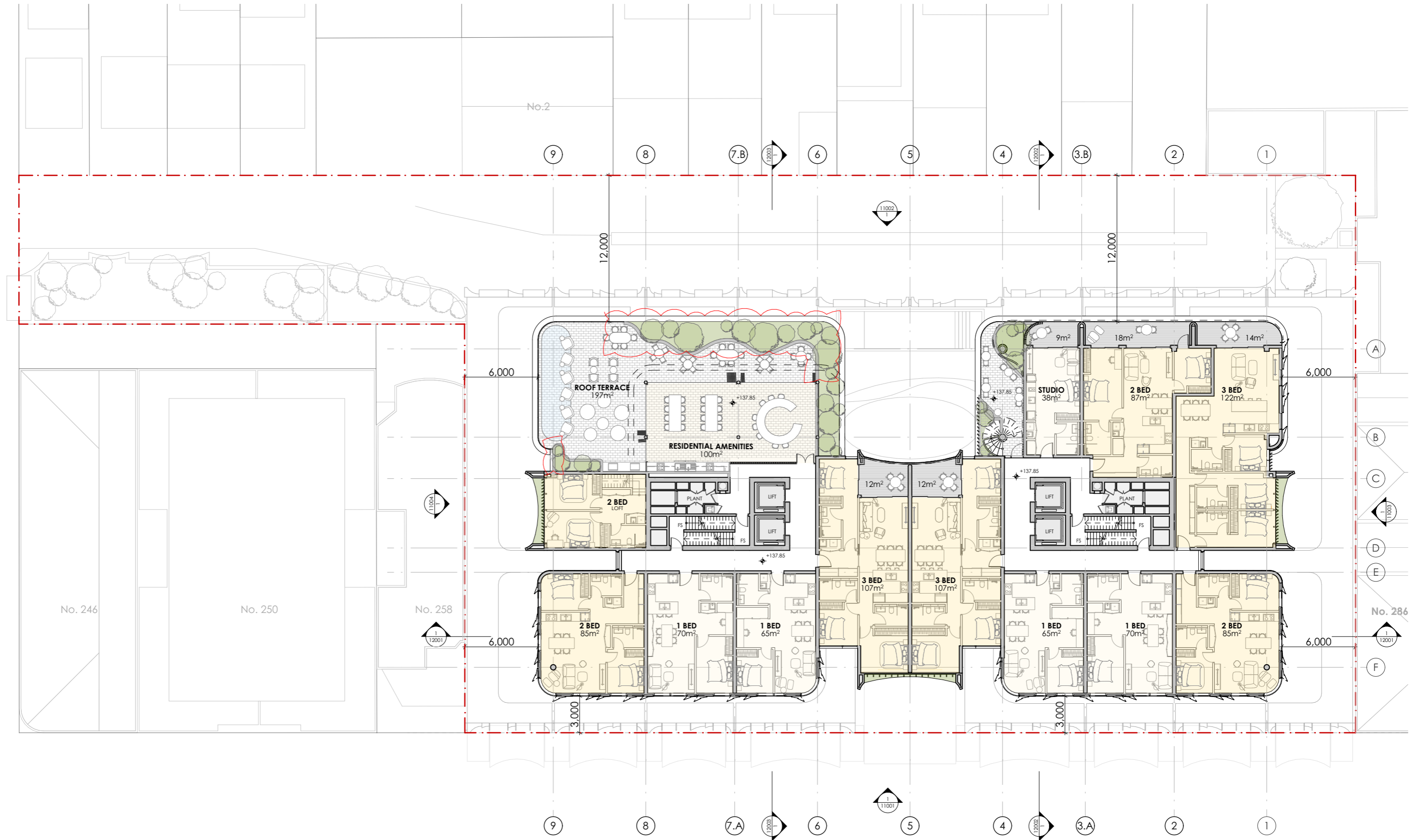
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AMENDMENTS:[C]
 1. RETAIN 1.2M SOLID PLANTING WALL AND REMOVE 600mm GLASS BALUSTRADE EXTENSION ABOVE PLANTER WALL

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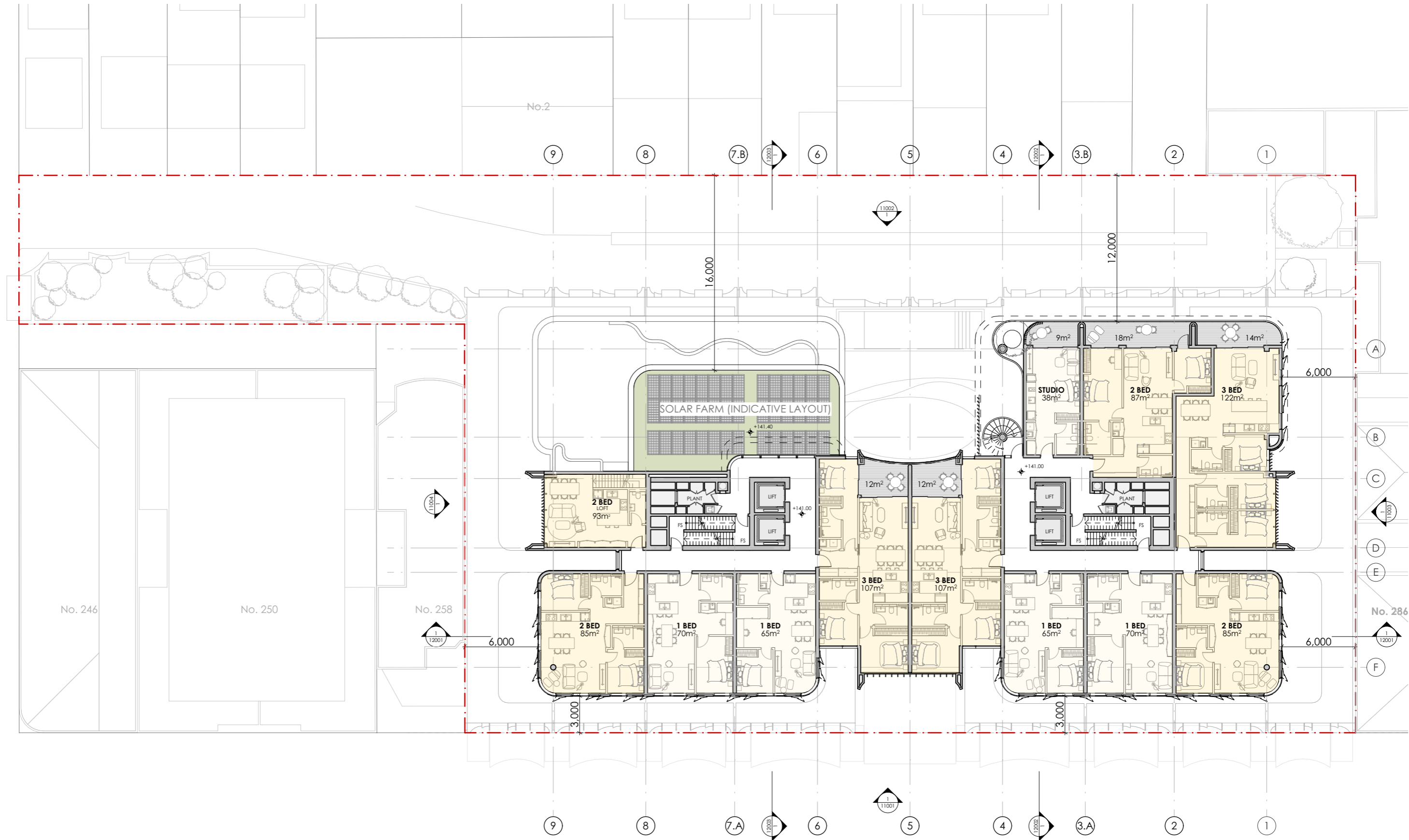


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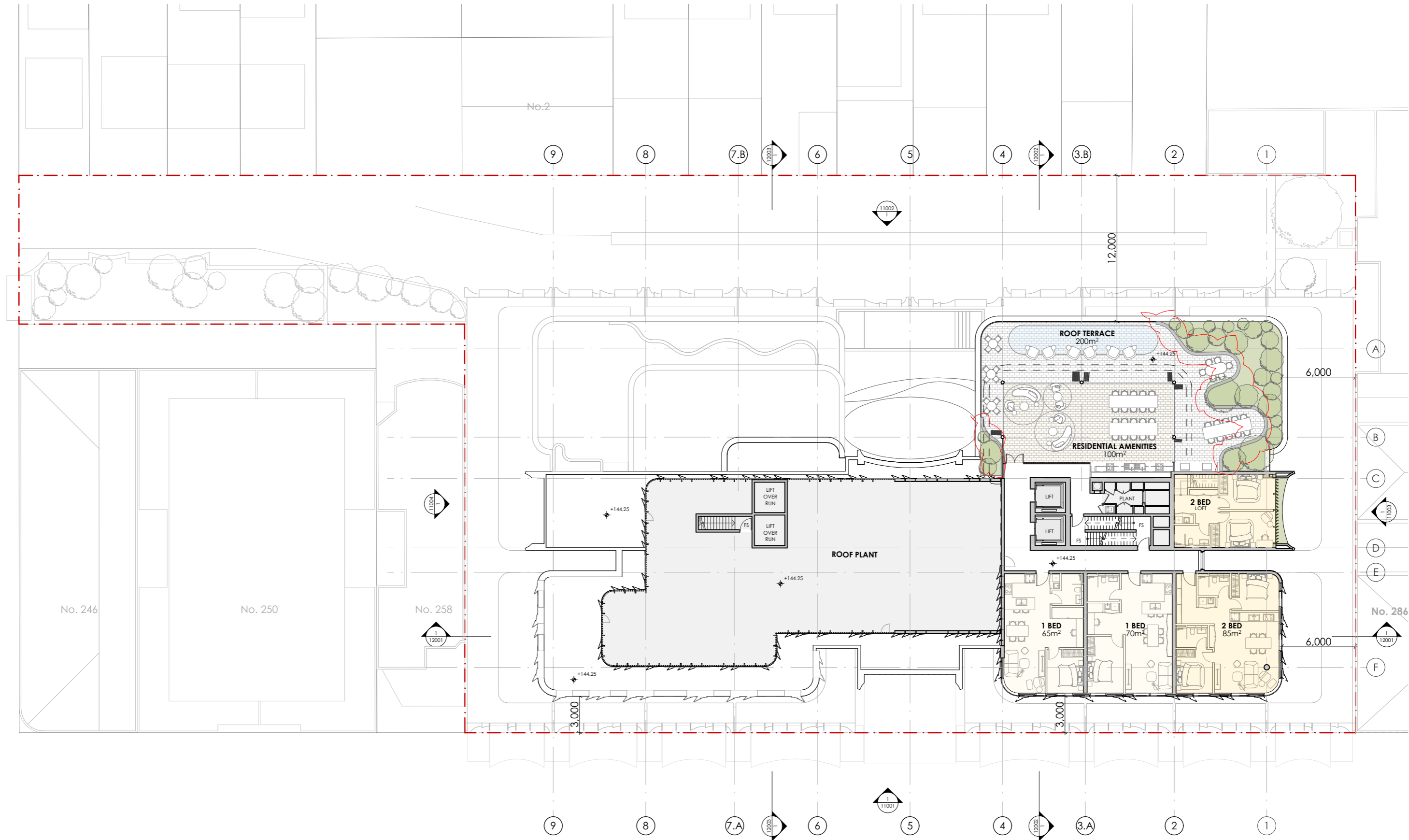
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 GENERAL ARRANGEMENT PLANS
L12 TOWER 1 ROOF TERRACE
 PROJECT NUMBER
 22501
 DRAWING NUMBER
 DA-10010
 ISSUE
 C



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AMENDMENTS:[C]
 1. RETAIN 1.2M SOLID PLANTING WALL AND REMOVE 600mm GLASS BALUSTRADE EXTENSION ABOVE PLANTER WALL

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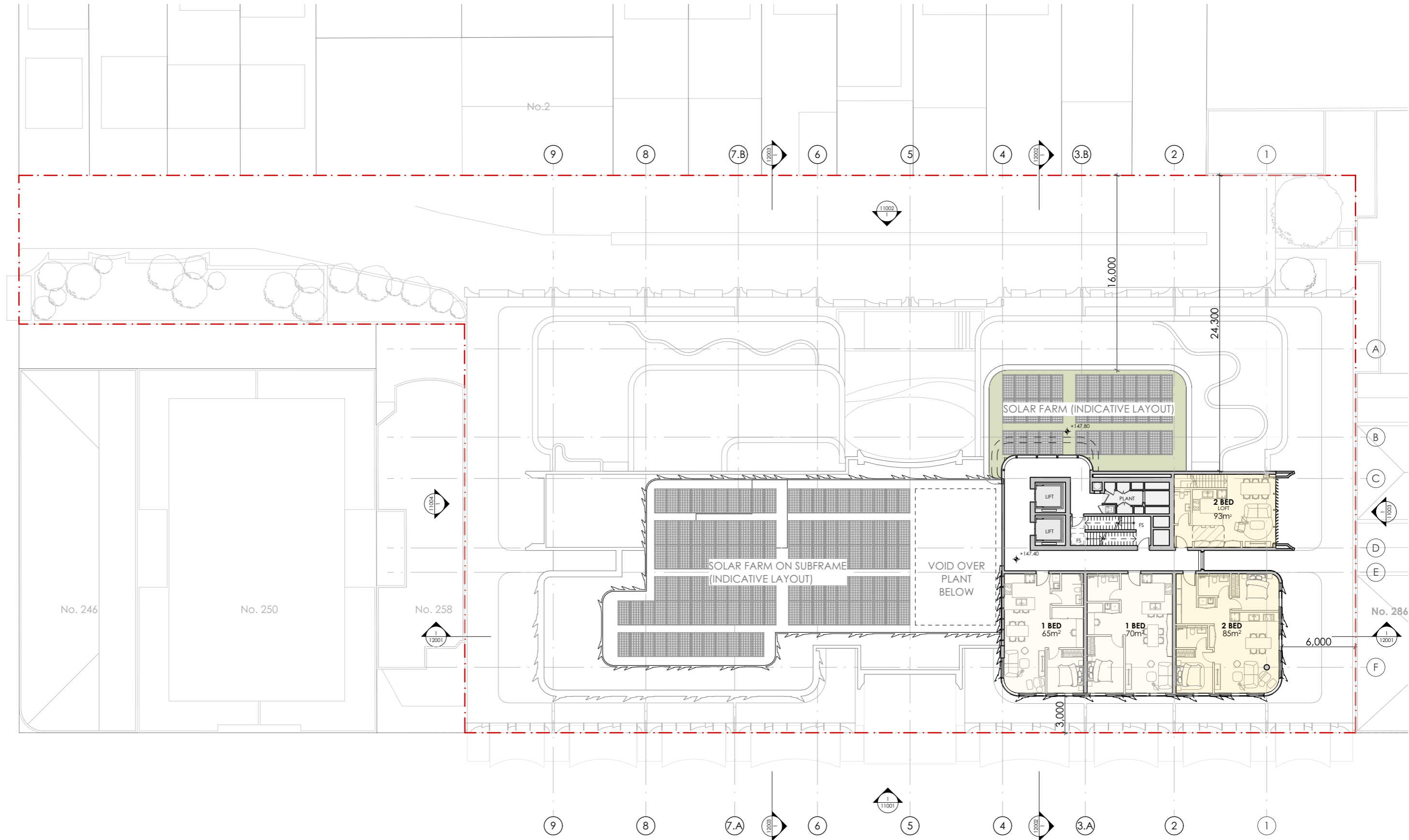
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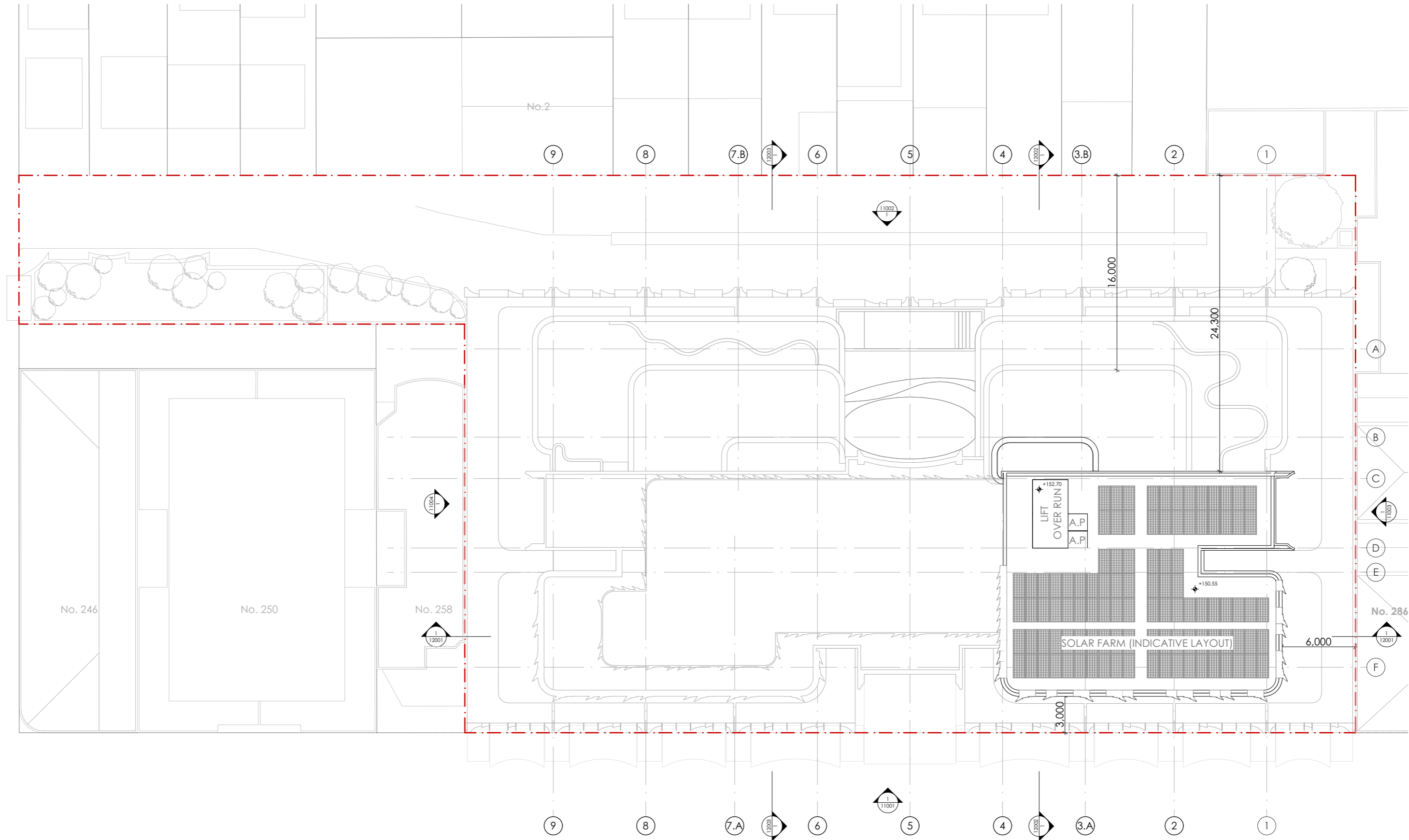
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 L14 TOWER 2 ROOF TERRACE/ROOF PLANT

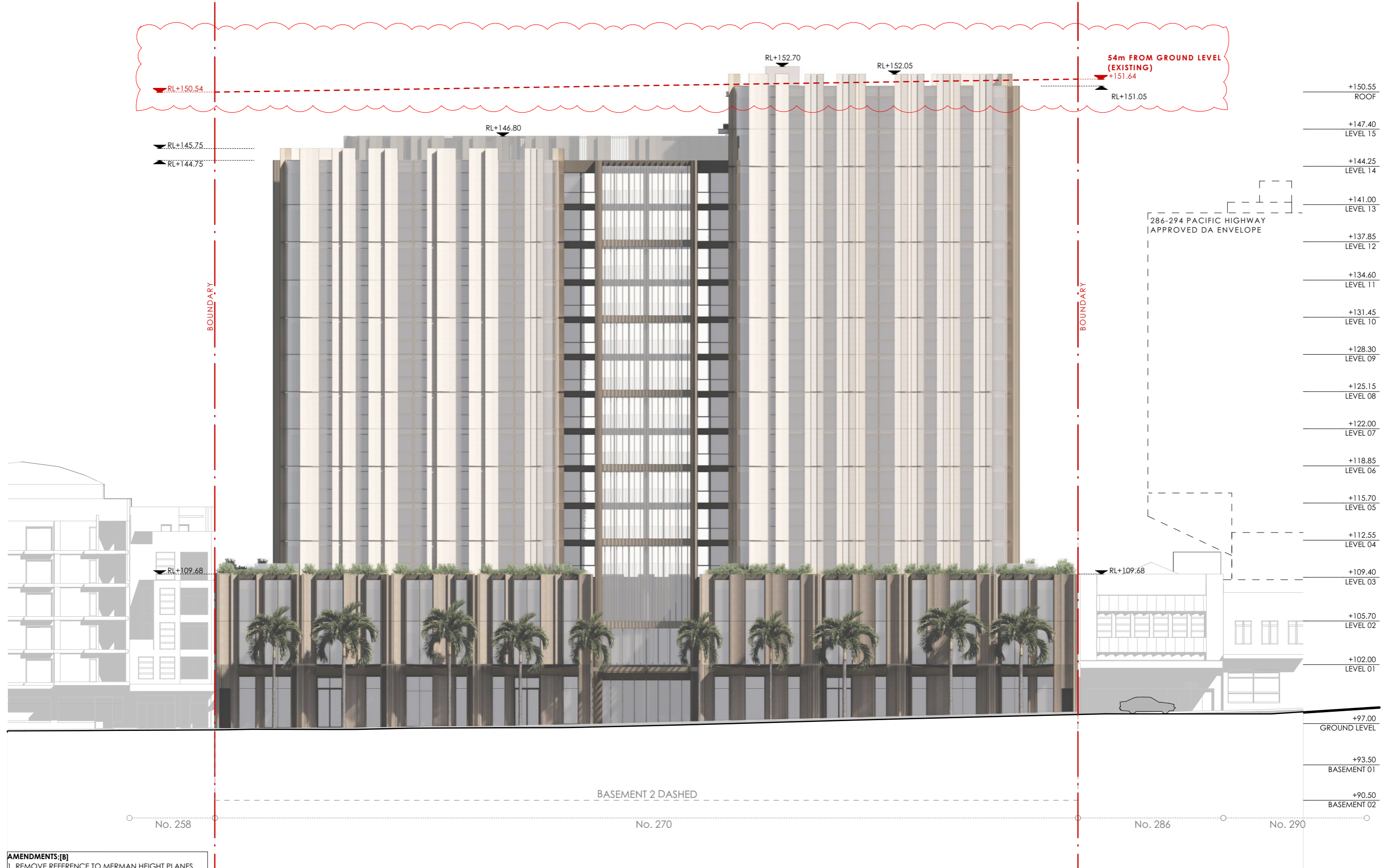
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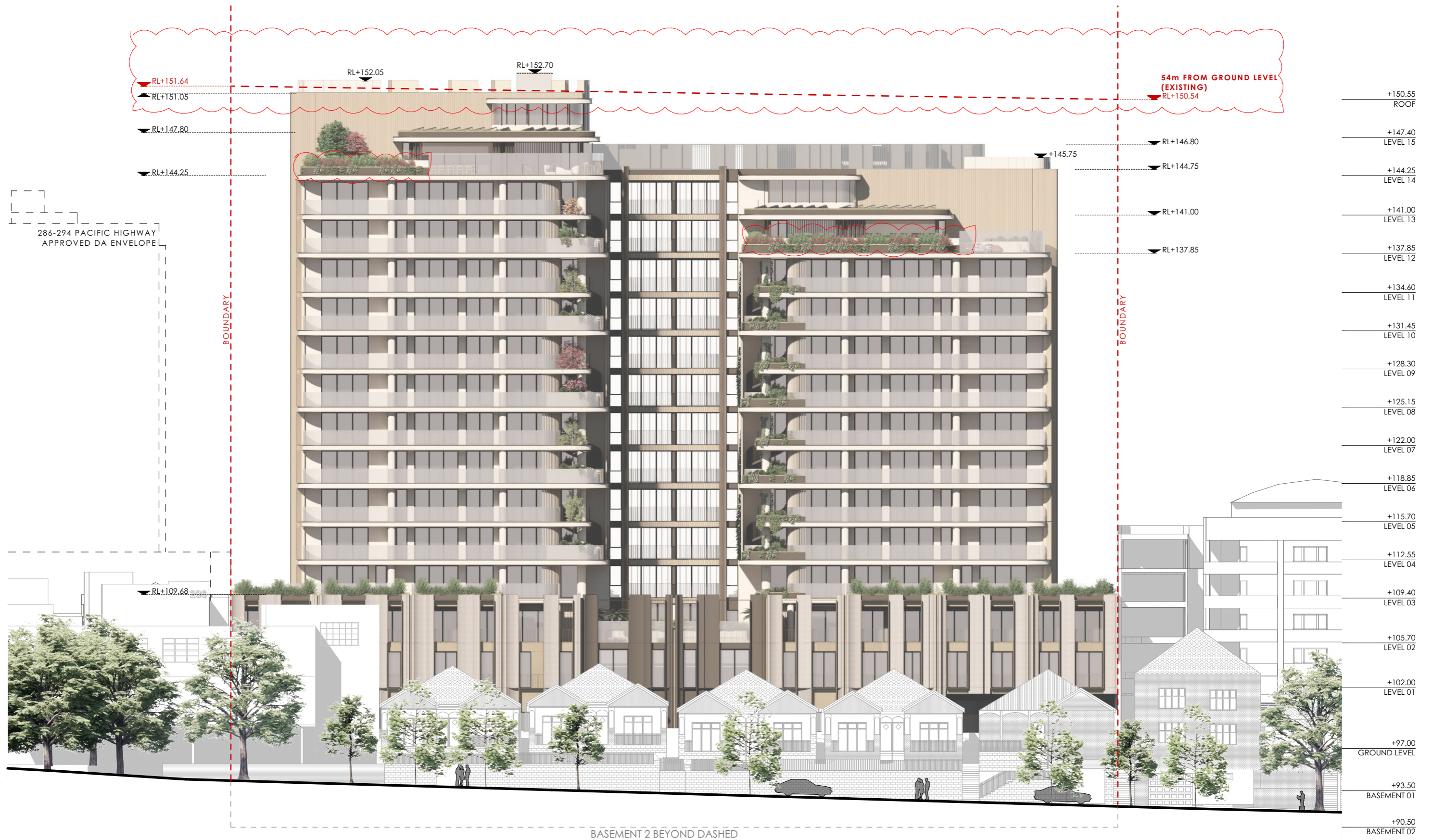
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AMENDMENTS:[B]
 1. REMOVE REFERENCE TO MERMAN HEIGHT PLANES
 2. ADD OPERABLE WINDOWS TO THE APARTMENTS FACING PACIFIC HIGHWAY



AMENDMENTS:[C]
 1. RETAIN 1.2M SOLID PLANTING WALL AND REMOVE 600mm GLASS BALUSTRADE EXTENSION ABOVE PLANTER WALL AT LEVEL 12 AND LEVEL 14
 2. REMOVE REFERENCE TO MERMAN HEIGHT PLANES

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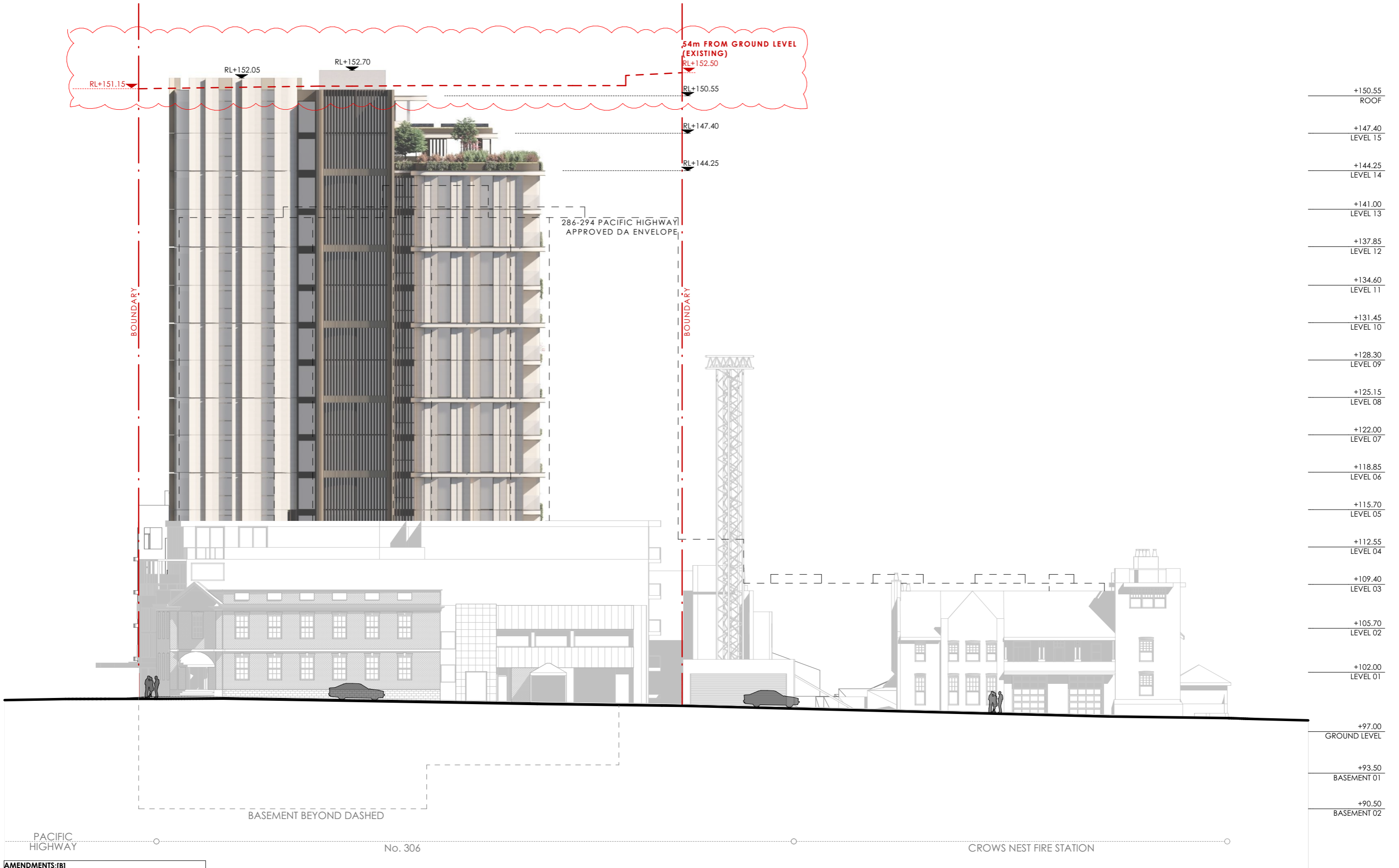
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SCALE	DRAWN BY	APPROVED BY	DRAWING ELEVATION	PROJECT NUMBER	DRAWING NUMBER	ISSUE
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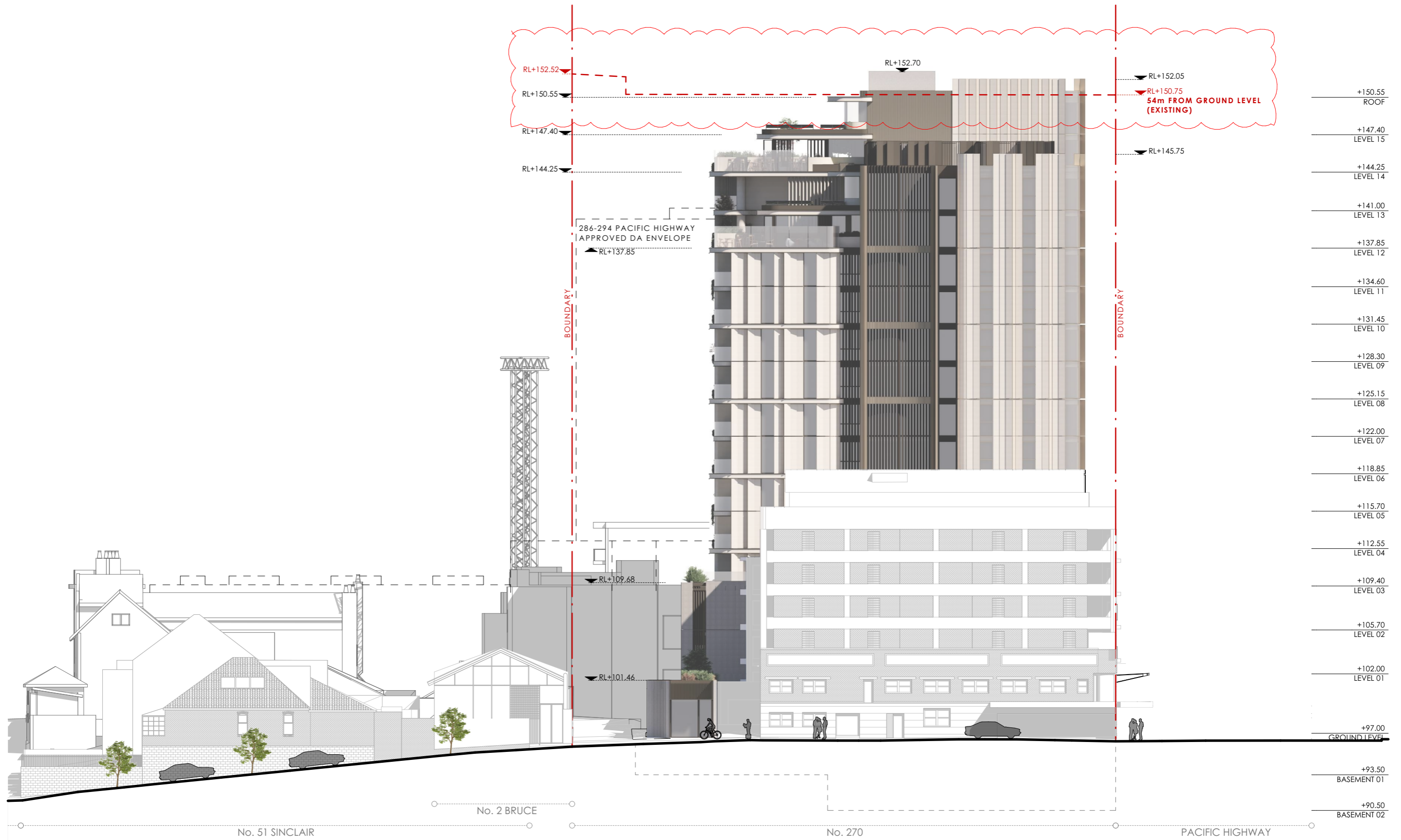
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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING ELEVATION
1:300 @A3			ELEVATION - NORTH
30mm ON ORIGINAL		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-11003	ISSUE B



AMENDMENTS:[C]
1. REMOVE REFERENCE TO MERMAN HEIGHT PLANES
2. ADD OPERABLE WINDOWS TO THE APARTMENTS FACING PACIFIC HIGHWAY

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w. WWW.FITZPATRICKPARTNERS.COM
a. LEVEL 6, 9 CASTLEREAGH STREET, SYDNEY 2000, AUSTRALIA

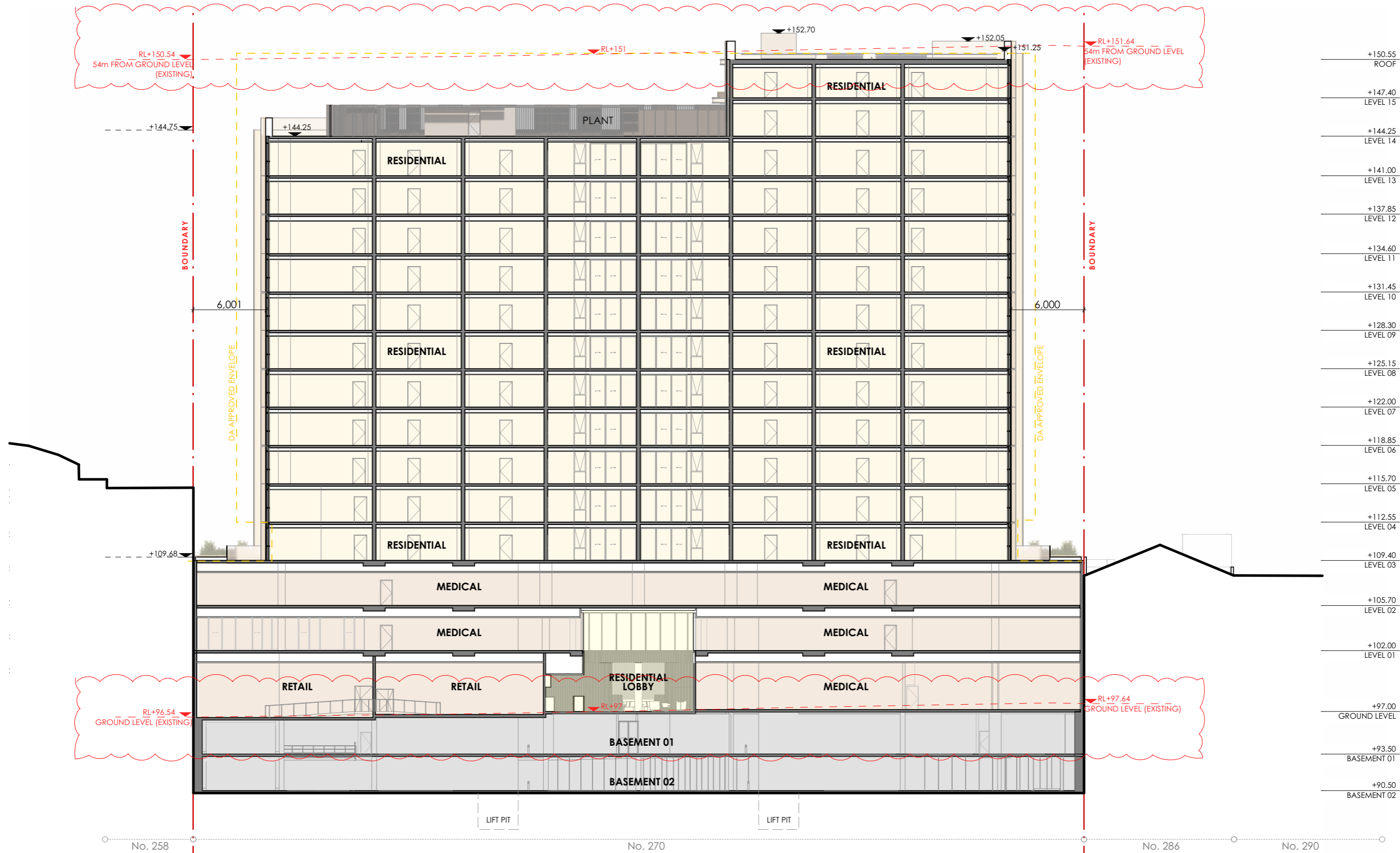
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INCONSISTENCIES ARE TO BE REPORTED TO fitzpatrick+partners.

REV.	DATE	DESCRIPTION	CHK
C	23/10/2025	DA AMENDMENTS	
B	19/06/2025	DA AMENDMENTS	

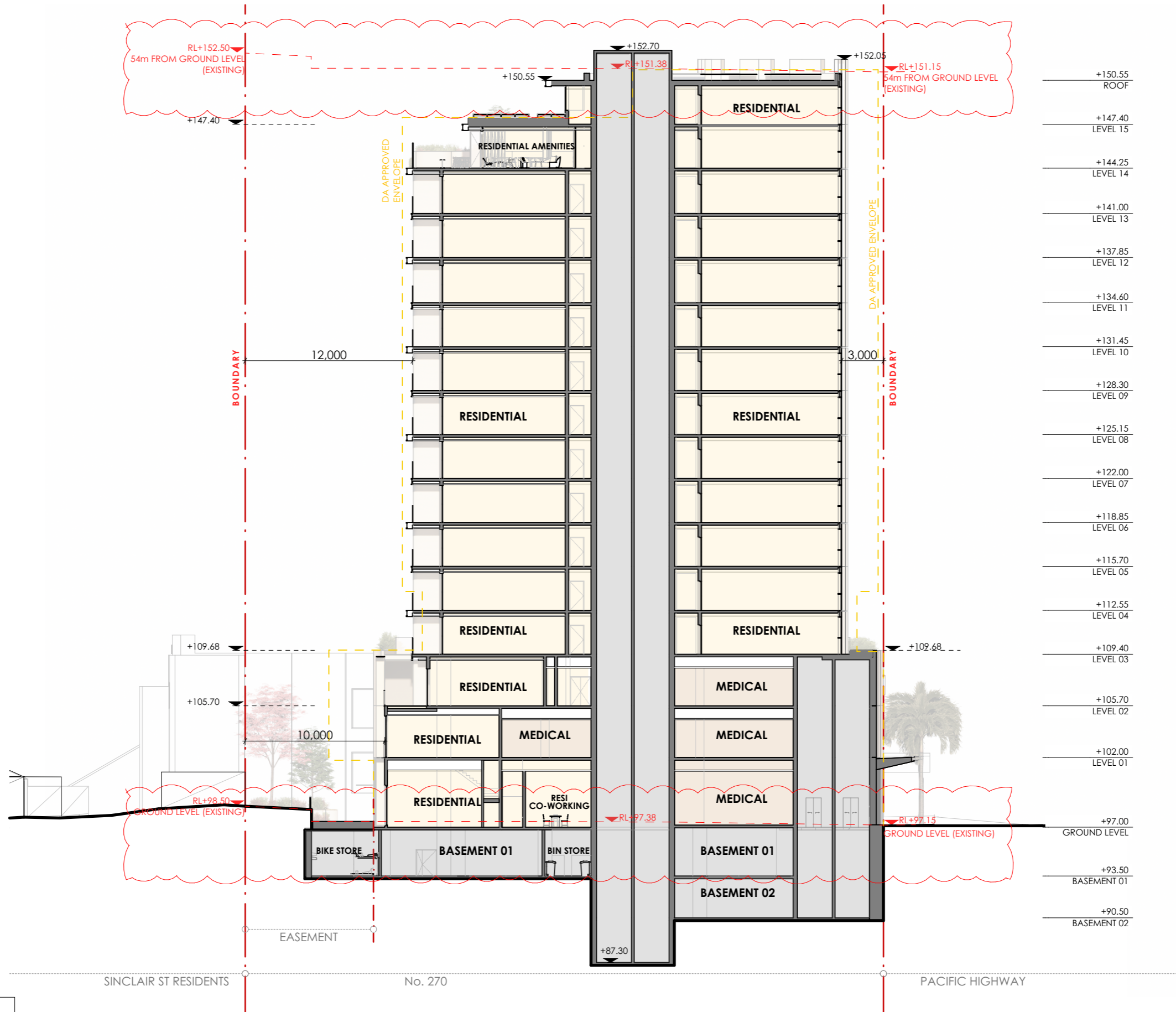
PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING ELEVATION
1:300 @A3 30mm ON ORIGINAL			ELEVATION - SOUTH
		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
			DRAWING NUMBER DA-11004
			ISSUE C



AMENDMENTS:[B]
 1. REMOVE REFERENCE TO MERMAN HEIGHT PLANES,
 2. ADD REFERENCE TO GROUND LEVEL (EXISTING)



AMENDMENTS:[B]
 1. REMOVE REFERENCE TO MERMAN HEIGHT PLANES,
 2. ADD REFERENCE TO GROUND LEVEL (EXISTING)

REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA AMENDMENTS	
A	20/05/2025	DA	

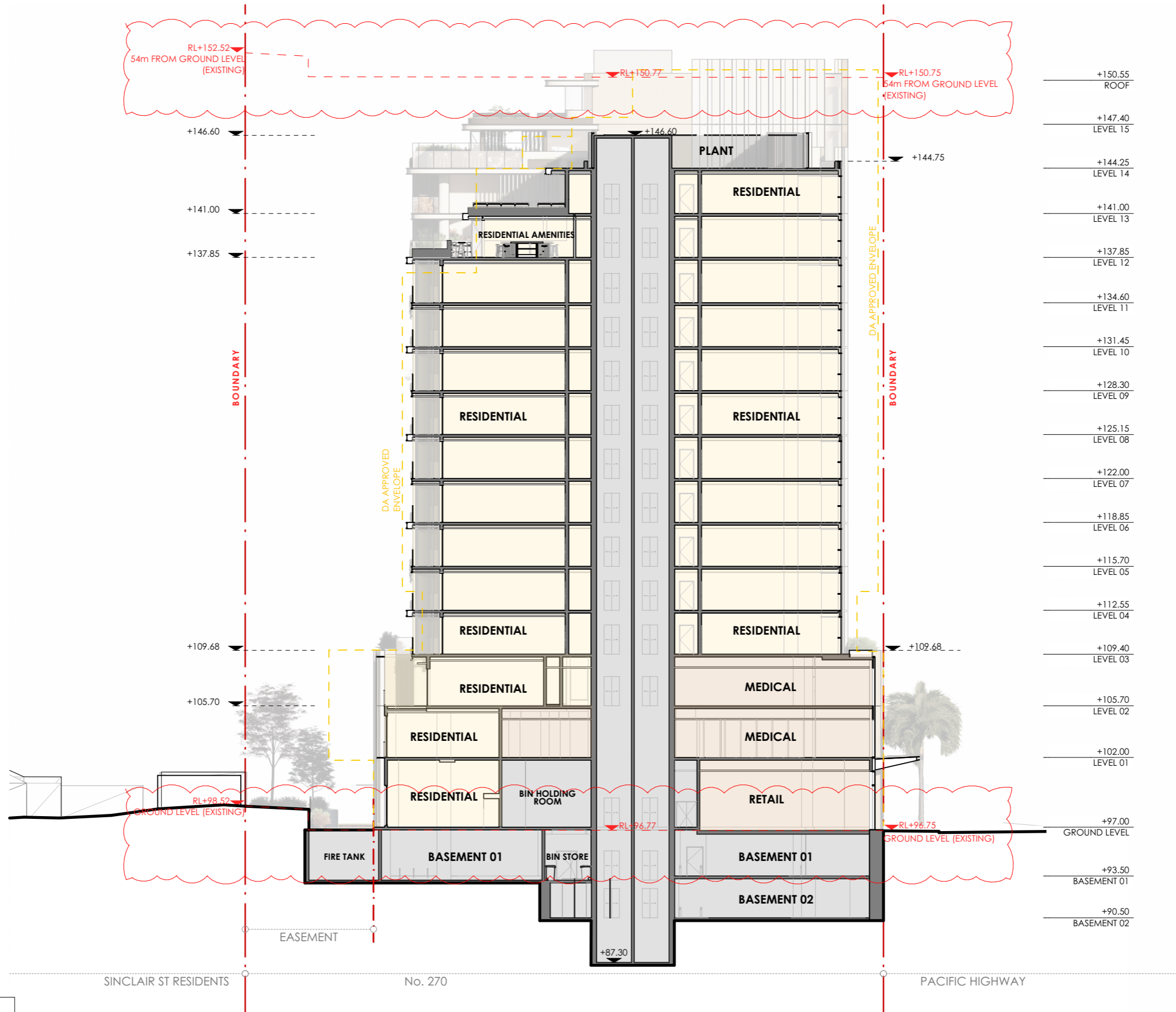
PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE
 1:300 @A3
 30mm ON ORIGINAL

DRAWN BY
 APPROVED BY
 PRINT DATE
 23/10/2025

DRAWING
 GENERAL ARRANGEMENT SECTIONS
SECTION - EW - NORTH TOWER
 PROJECT NUMBER
 22501
 DRAWING NUMBER
 DA-12002
 ISSUE
 B



AMENDMENTS:[B]
 1. REMOVE REFERENCE TO MERMAN HEIGHT PLANES,
 2. ADD REFERENCE TO GROUND LEVEL (EXISTING)

REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA AMENDMENTS	
A	20/05/2025	DA	

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE
 1:300 @A3
 30mm ON ORIGINAL

DRAWN BY
 APPROVED BY
 PRINT DATE
 23/10/2025

DRAWING
 GENERAL ARRANGEMENT SECTIONS
 SECTION - EW - SOUTH TOWER

PROJECT NUMBER
 22501
 DRAWING NUMBER
 DA-12003
 ISSUE
 B



01. TOWER FACADE
GRC CLADDING IN VAILLA
FERRON LIGHT



02. TOWER FACADE
ALUMINIUM GLAZING FRAME
AND FACADE REVEAL FINISH IN
LIGHT BRONZE



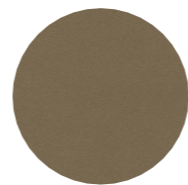
03. PODIUM CLADDING
GROUND FLOOR FACADE
CLADDING WITH GLAZED FLUTED
TERRACOTTA PANELS IN DARK
SANDSTONE FINISH



04. PODIUM CLADDING
UPPER PODIUM CLADDING WITH
GLAZED CERAMIC TILE IN DARK
SANDSTONE FINISH



05. PODIUM REVEALS
ALUMINIUM WINDOW GLAZING
FRAME AND REVEALS IN DARK
BRONZE FINISH



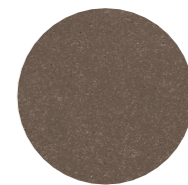
**06. AWNING &
RECESSED FACADE**
ALUMINIUM PANELS IN DARK
CHAMPAGNE FINISH



07. FACADE GLAZING
CLEAR LOW E IGU WITH
SHADOW BOX SPANDEL



08. PLANTING
PLANTER BOX ON STRUCTURE,
WITH CASCADING PLANT,
PLANTER TO MATCH DARK
BRONZE FINISH



09. ROOF PLANT
GRC CLADDING IN DARK
BRONZE FINISH

AMENDMENTS:[B]
ADD OPERABLE WINDOWS TO THE APARTMENTS
FACING PACIFIC HIGHWAY

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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA	AMENDMENTS	
A	20/05/2025	DA		

PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING MATERIALITY
1:300 @A3			MATERIALITY - EAST
30mm ON ORIGINAL		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
			DRAWING NUMBER DA-14001
			ISSUE B



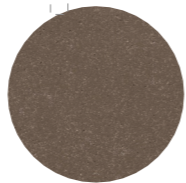
01. METAL CLADDING
ALUMINIUM METAL CLADDING AND STEEL AWNING IN LIGHT BRONZE FINISH



02. PODIUM CLADDING
GRC CLADDING IN SOFT SANDSTONE FINISH



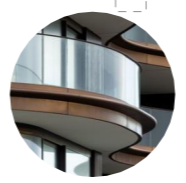
03. PODIUM CLADDING
GRC CLADDING WITH GROOVES IN SOFT SANDSTONE FINISH



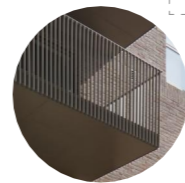
04. PODIUM CLADDING
GRC CLADDING IN DARK BRONZE FINISH



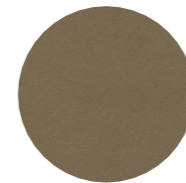
05. WINDOW SYSTEM
ALUMINIUM WINDOW FRAME AND PORTAL FRAME REVEAL IN THE RECESSED AREA, FINISH IN DARK BRONZE



06. TOWER BALCONY
CLEAR GLASS BALUSTRADE, SLAB EDGE TOP AND BOTTOM PROFILE TO MATCH LIGHT BRONZE METAL CLADDING



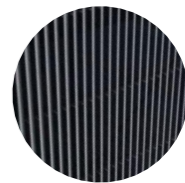
07. RECESSED BALCONY
STEEL PALISADE BALUSTRADE TO MATCH DARK BRONZE FINISH



08. RECESSED FACADE
ALUMINIUM CLADDING IN DARK CHAMPAGNE FINISH



09. PLANTING
PLANTER BOX ON STRUCTURE, WITH CASCADING PLANT, PLANTER TO MATCH DARK BRONZE FINISH



10. SUBSTATION
ALUMINIUM LOUVRED FACADE, TO MATCH DARK BRONZE FINISH

AMENDMENTS:[C]
1. RETAIN 1.2M SOLID PLANTING WALL AND REMOVE 600mm GLASS BALUSTRADE EXTENSION ABOVE PLANTER WALL AT LEVEL 12 AND LEVEL 14

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AMENDMENTS	REV.	DATE	DESCRIPTION
C	23/10/2025	DA AMENDMENTS	
B	19/06/2025	DA AMENDMENTS	

CHK
PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE 1:300 @A3 30mm ON ORIGINAL	DRAWN BY	APPROVED BY	DRAWING MATERIALITY MATERIALITY - WEST
		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
			DRAWING NUMBER DA-14002
			ISSUE C



AMENDMENTS:[B]
 1. ADD OPERABLE WINDOWS TO THE APARTMENTS FACING PACIFIC HIGHWAY

AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING
1:100 @A3			FAÇADE SETOUT PACIFIC HIGHWAY STREETSCAPE FAÇADE (1 of 2)
30mm ON ORIGINAL		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25001	ISSUE B



AMENDMENTS:[B]
 1. ADD OPERABLE WINDOWS TO THE APARTMENTS FACING PACIFIC HIGHWAY

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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	23/10/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE 1:100 @A3	DRAWN BY	APPROVED BY	DRAWING FACADE SETOUT PACIFIC HIGHWAY STREETSCAPE FACADE (2 of 2)
		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25002	ISSUE B



AMENDMENTS:[B]
 1. EXTEND GLASS BALUSTRADE FOR ACOUSTIC PROTECTION.

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B	19/06/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING
1:100 @A3			FACADE SETOUT MEWS STREET SCAPE FACADE (1 of 2)
30mm ON ORIGINAL		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25003	ISSUE B



AMENDMENTS:[B]
 1. EXTEND GLASS BALUSTRADE FOR ACOUSTIC PROTECTION.

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 w. WWW.FITZPATRICKPARTNERS.COM
 a. LEVEL 6, 9 CASTLEREAGH STREET,
 SYDNEY 2000, AUSTRALIA

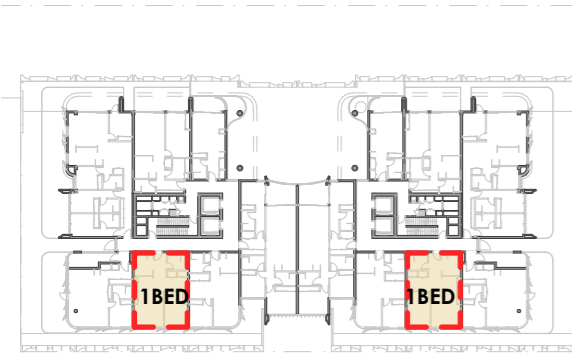
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AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
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A	20/05/2025	DA		

PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

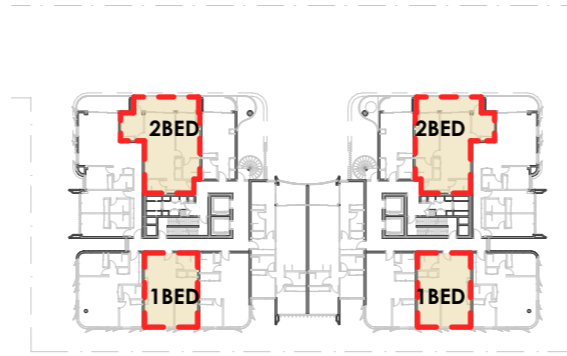
SCALE 1:100 @A3	DRAWN BY	APPROVED BY	DRAWING FACADE SETOUT MEWS STREET SCAPE FACADE (2 of 2)
30mm ON ORIGINAL		PRINT DATE 23/10/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25004	ISSUE B



LEVEL 03



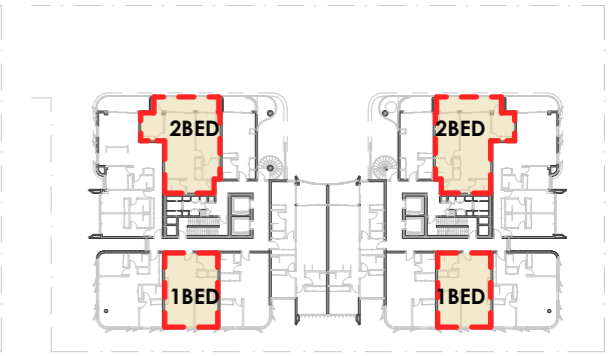
LEVEL 04



LEVEL 05



LEVEL 06



LEVEL 07



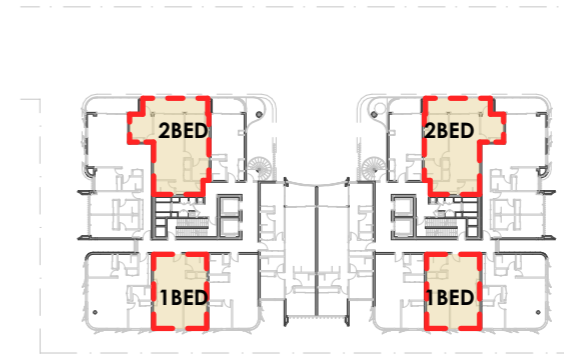
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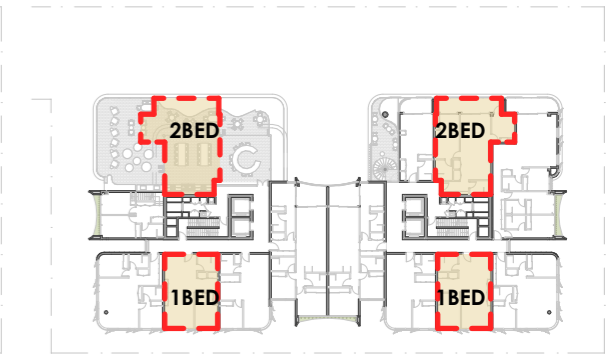
LEVEL 09



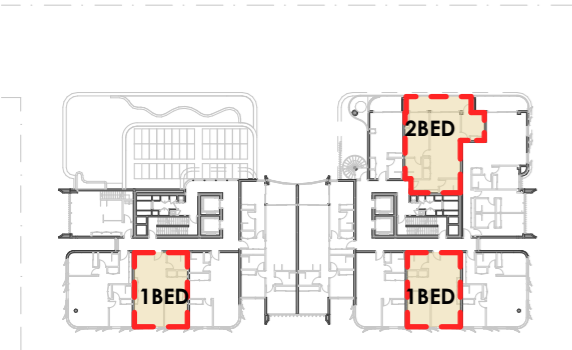
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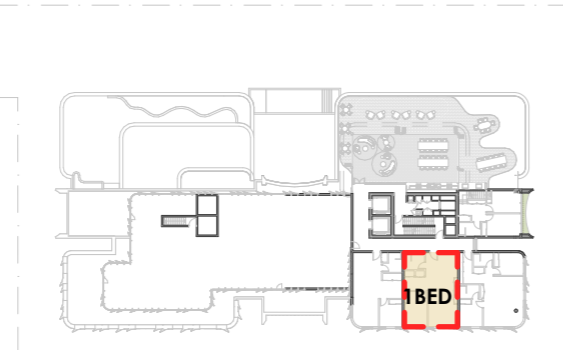
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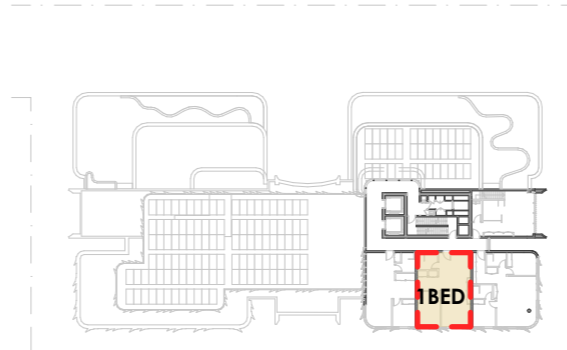
LEVEL 12



LEVEL 13



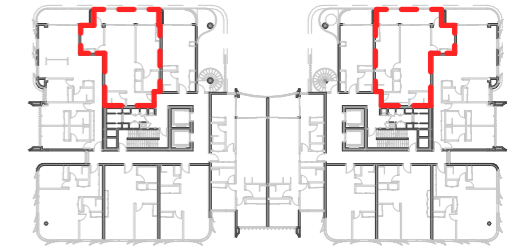
LEVEL 14



LEVEL 15

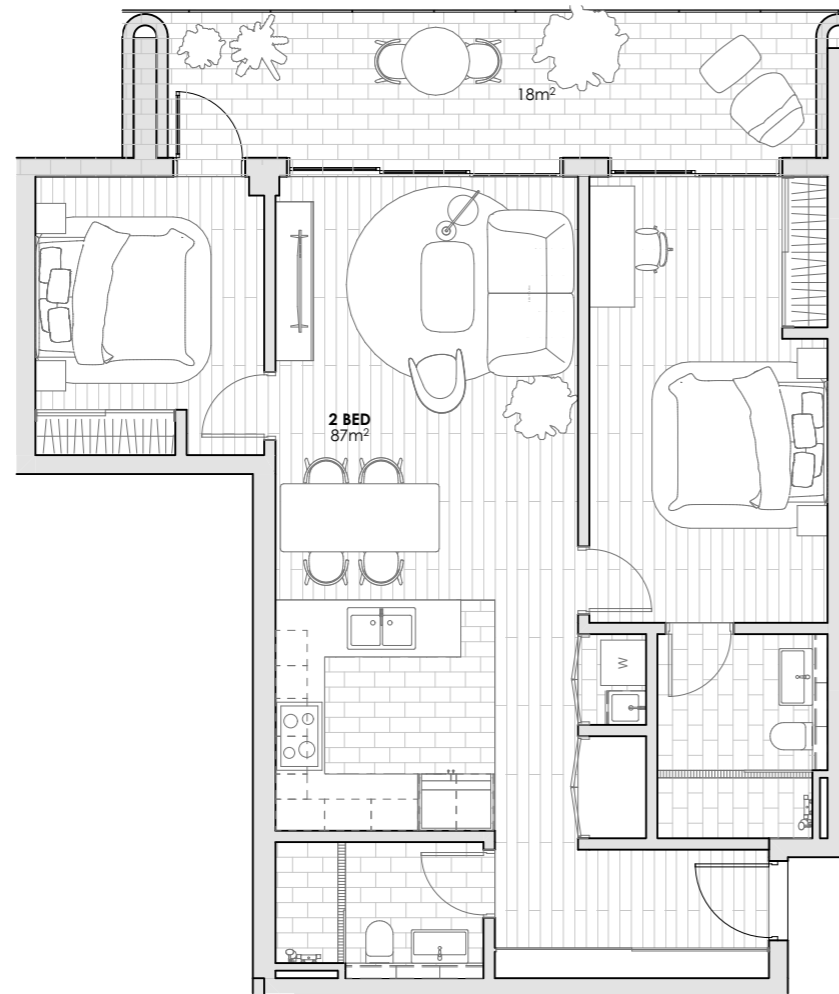
SUMMARY:	
ADAPTABLE 2 BEDS:	18 UNITS (11%)
ADAPTABLE 1 BEDS:	24 UNITS (14%)
TOTAL ADAPTABLE APARTMENTS:	42 UNITS (25%)

ADAPTABLE UNITS

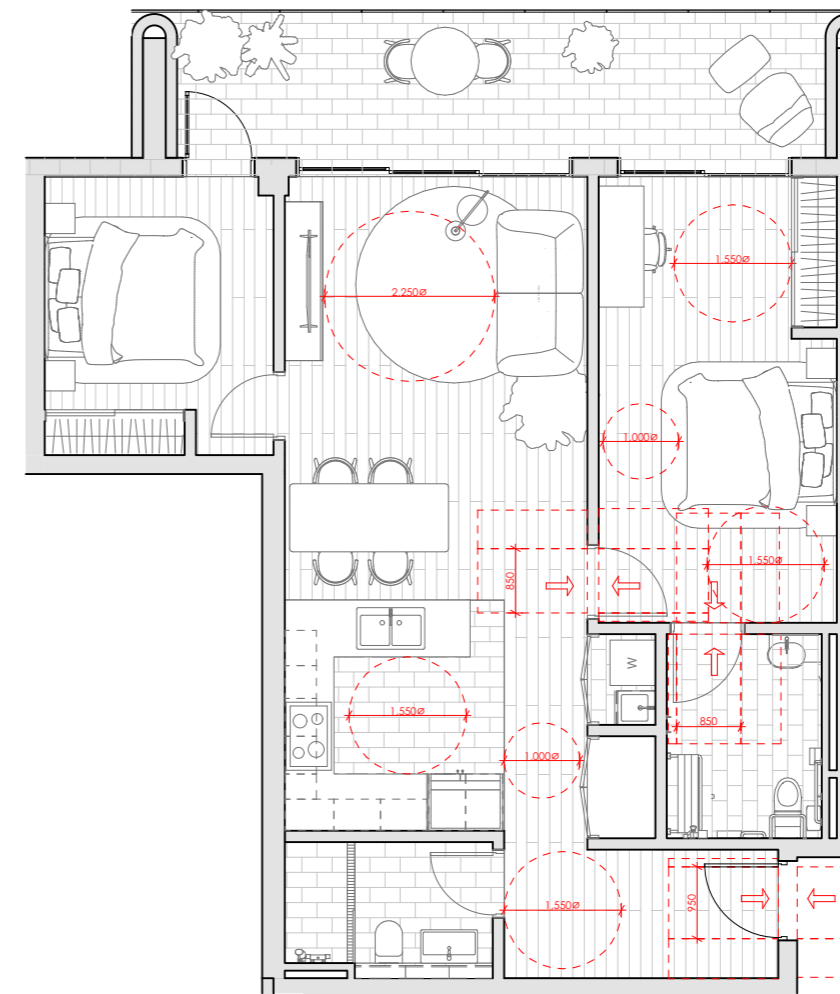


KEYPLAN

 ADAPTABLE UNITS

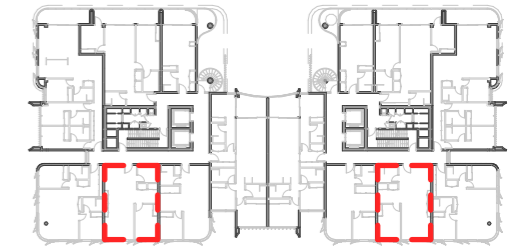


1 TYPICAL APARTMENT TYPE - 2 BED - PRE ADAPTABLE
1:100



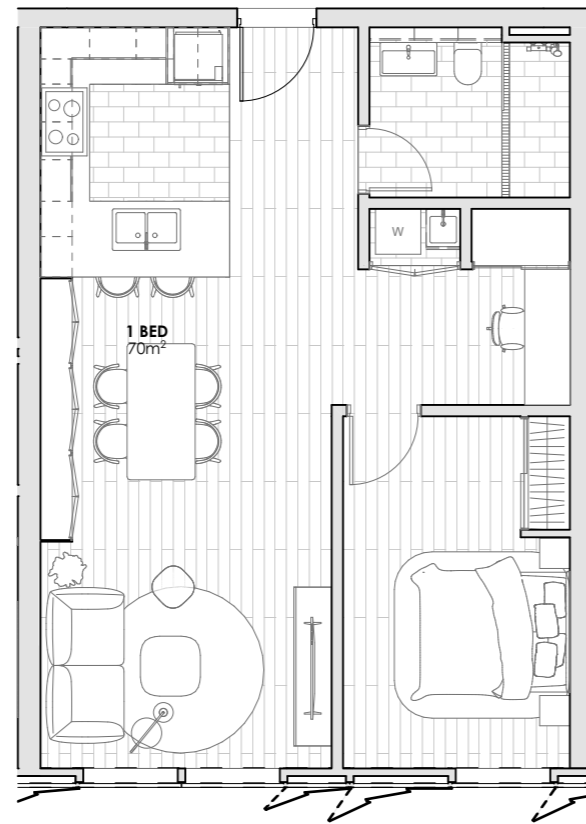
2 TYPICAL APARTMENT TYPE - 2 BED - POST ADAPTABLE
1:100

NOTES:
ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY
SUBJECT TO FUTURE DESIGN DEVELOPMENT

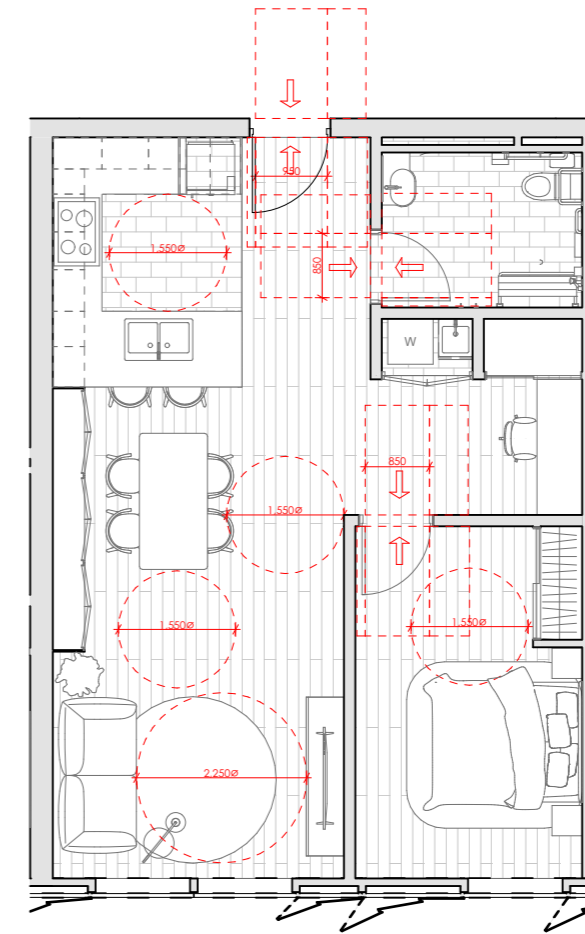


KEYPLAN

 ADAPTABLE UNITS

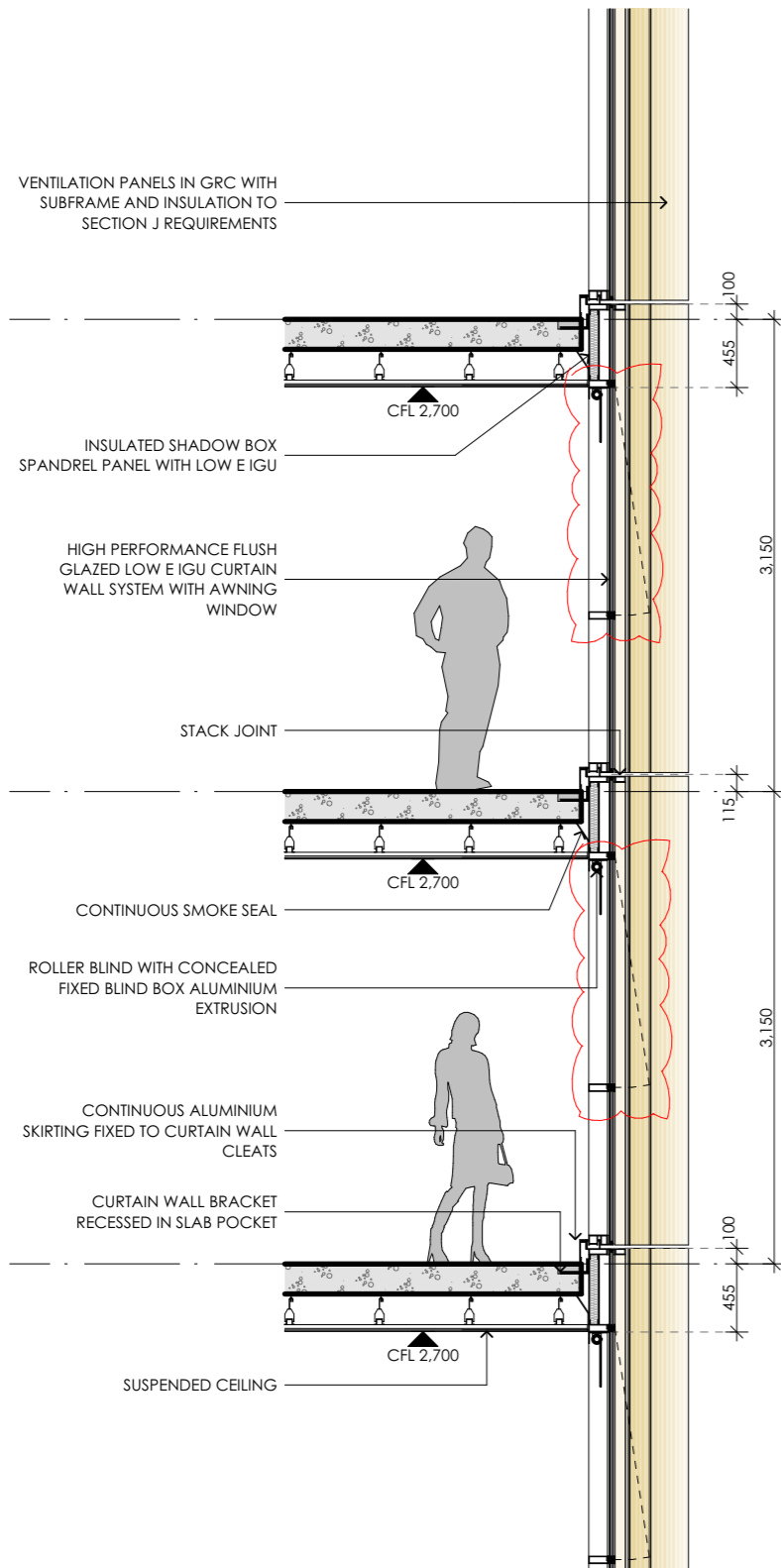


1 TYPICAL APARTMENT TYPE - 2 BED - PRE ADAPTABLE
1:100



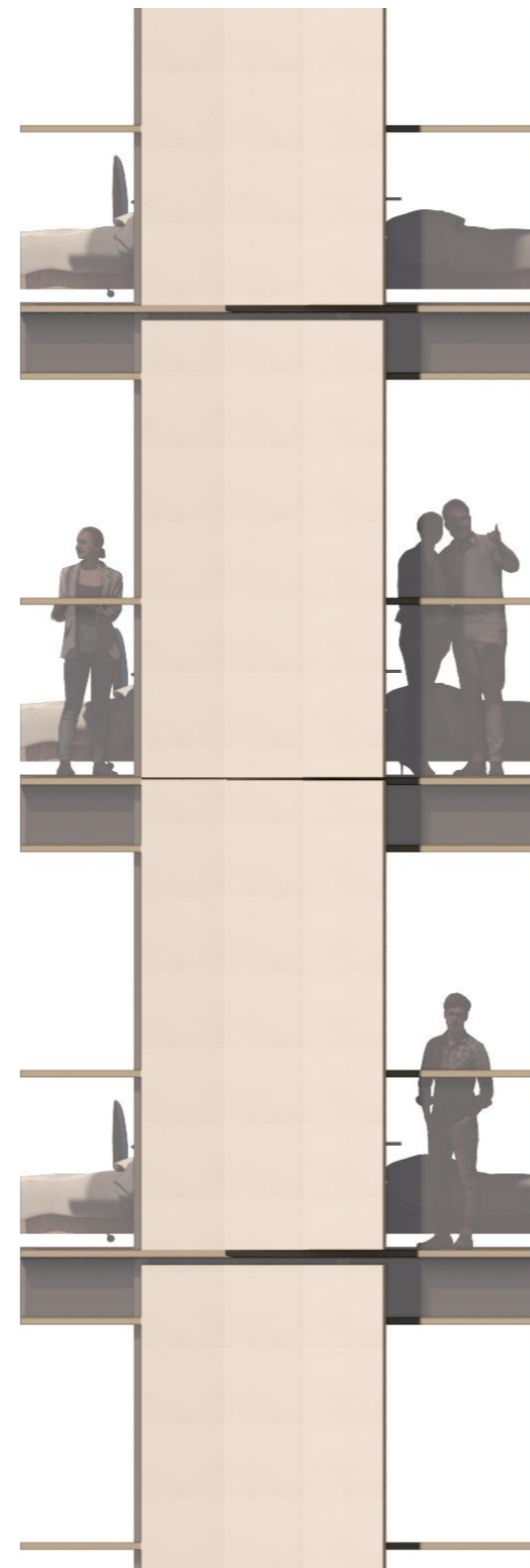
2 TYPICAL APARTMENT TYPE - 2 BED - POST ADAPTABLE
1:100

NOTES:
ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY
SUBJECT TO FUTURE DESIGN DEVELOPMENT

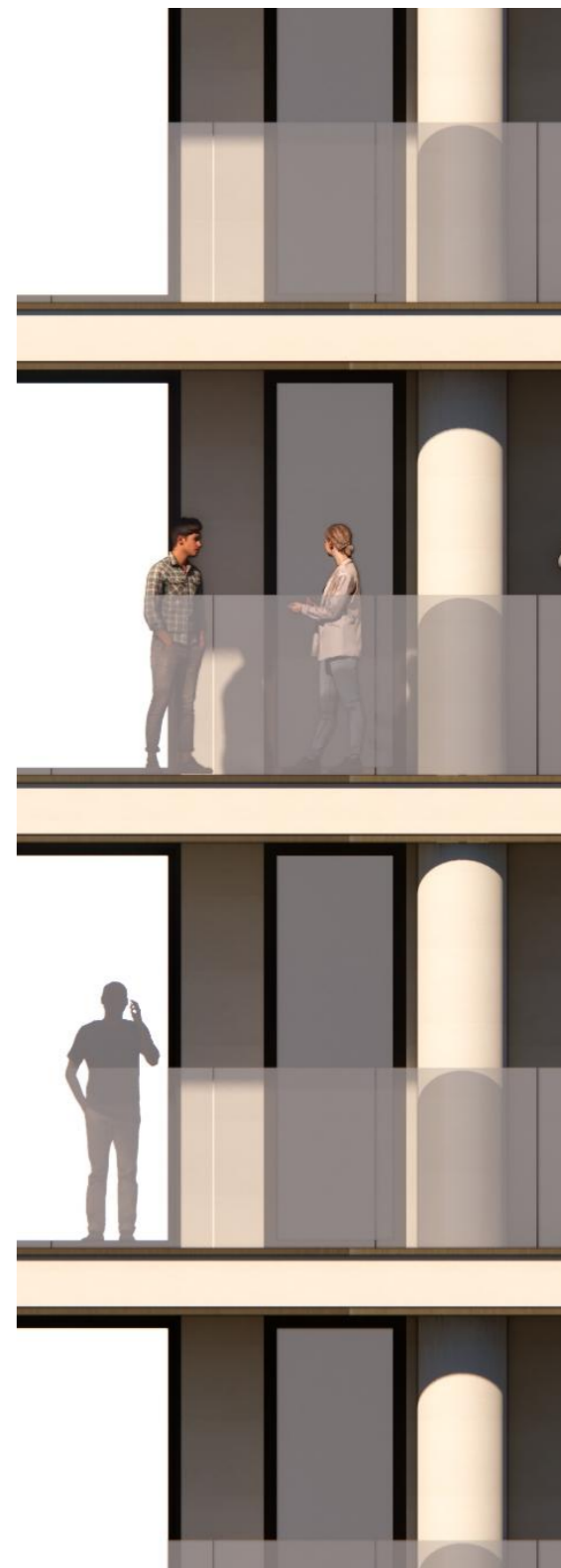


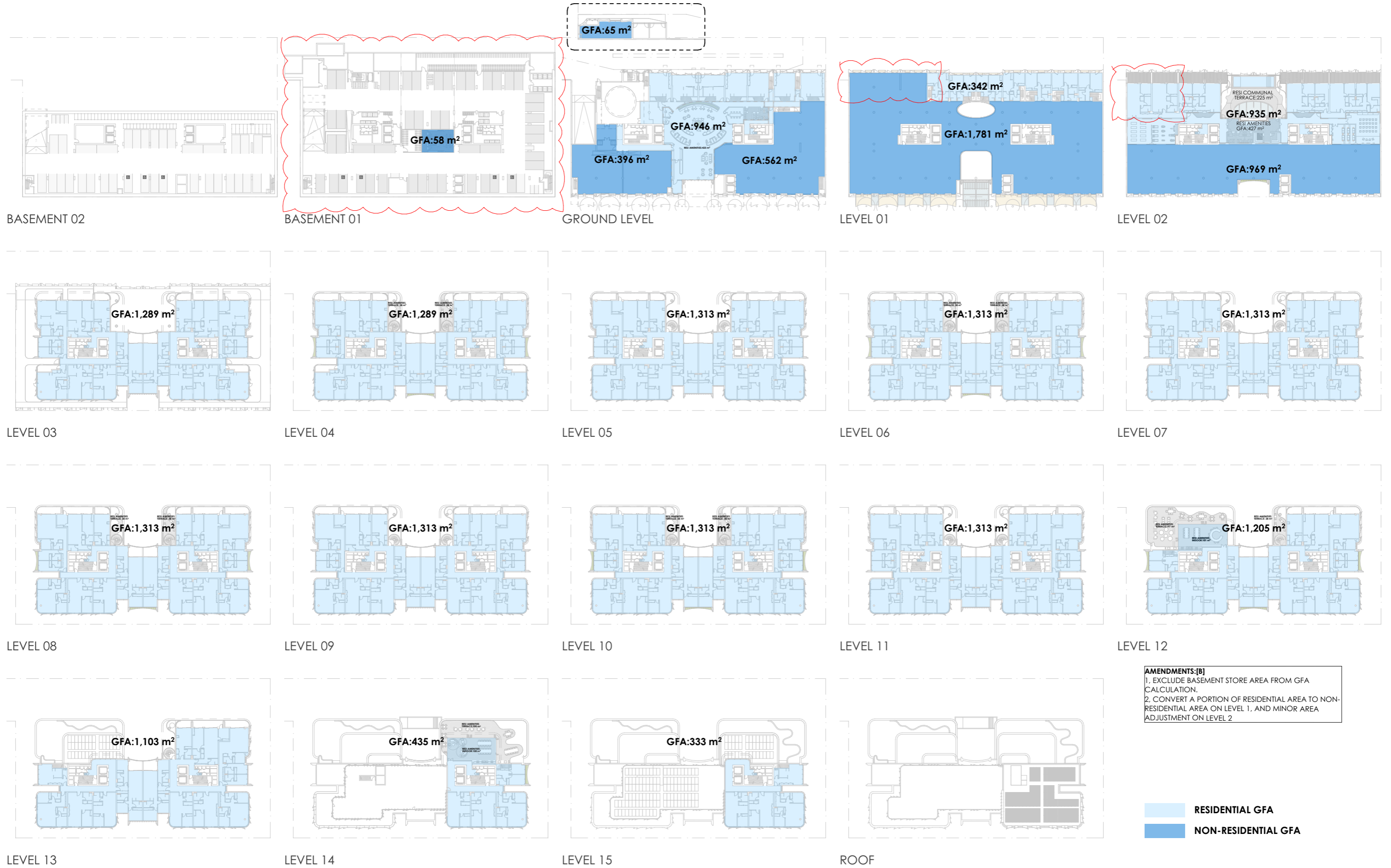
TOWER EAST FACADE DETAIL
1:50

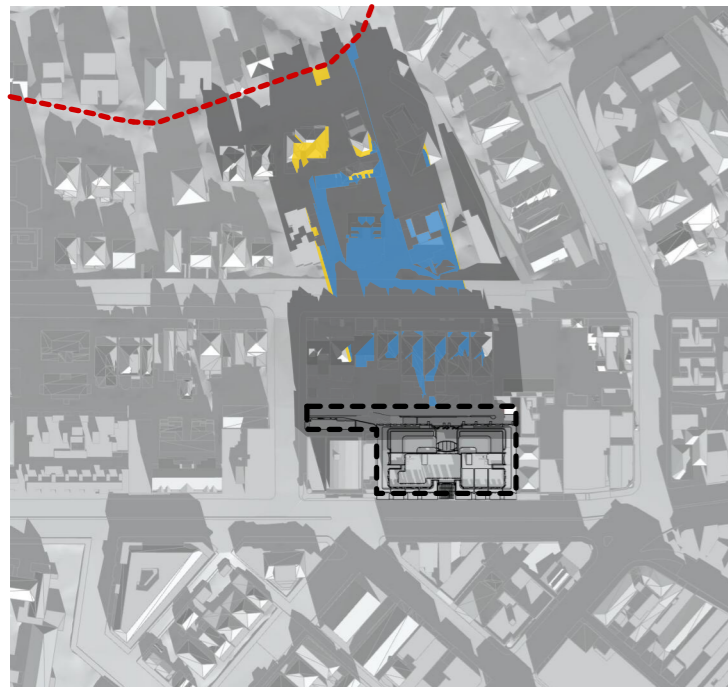
AMENDMENTS: [B]
1. ADD OPERABLE WINDOWS TO THE APARTMENTS FACING PACIFIC HIGHWAY



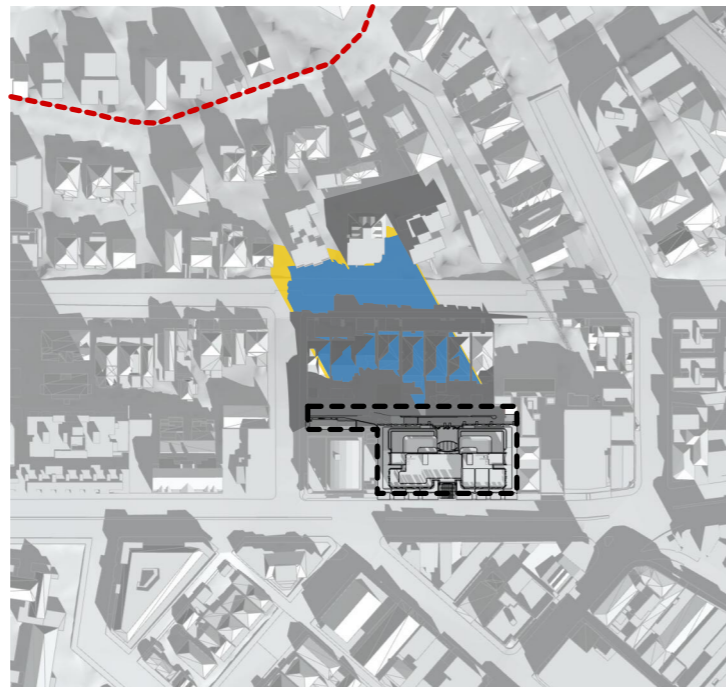
TOWER WEST FACADE DETAIL
1:50



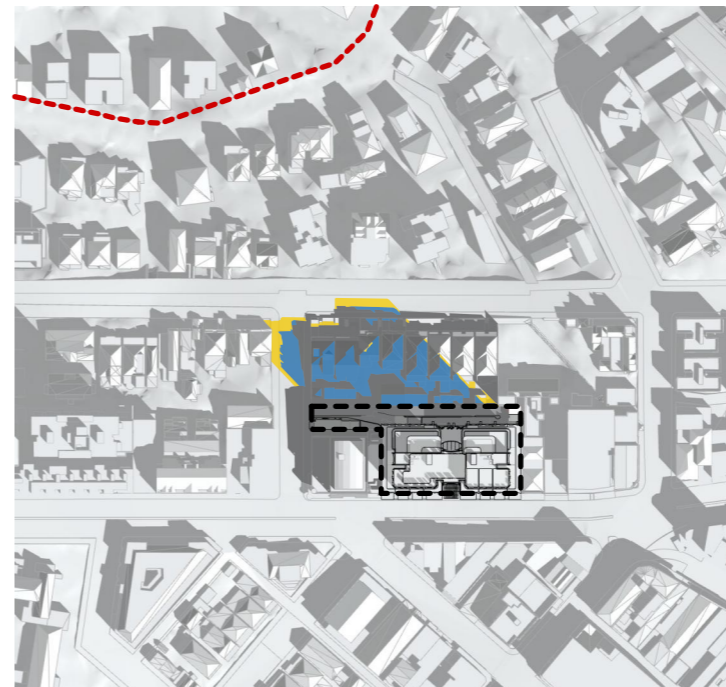




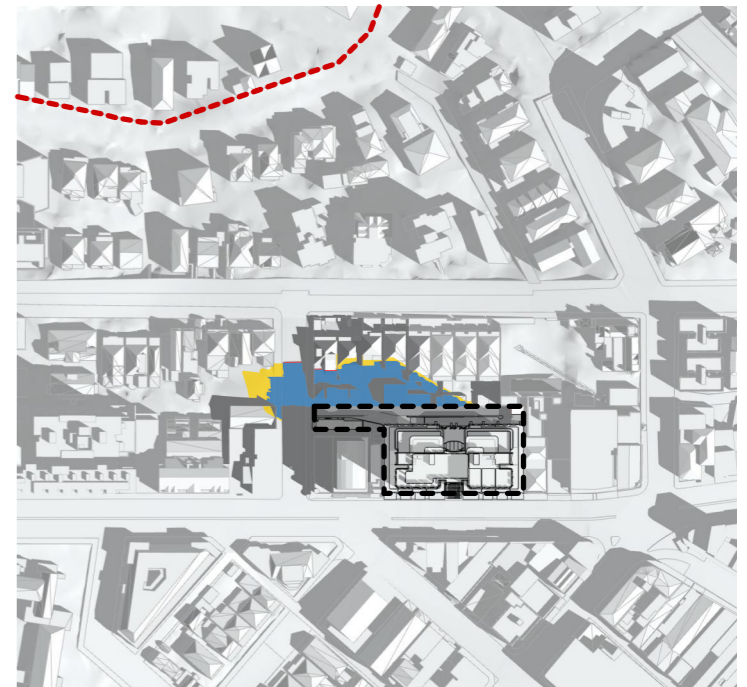
9AM



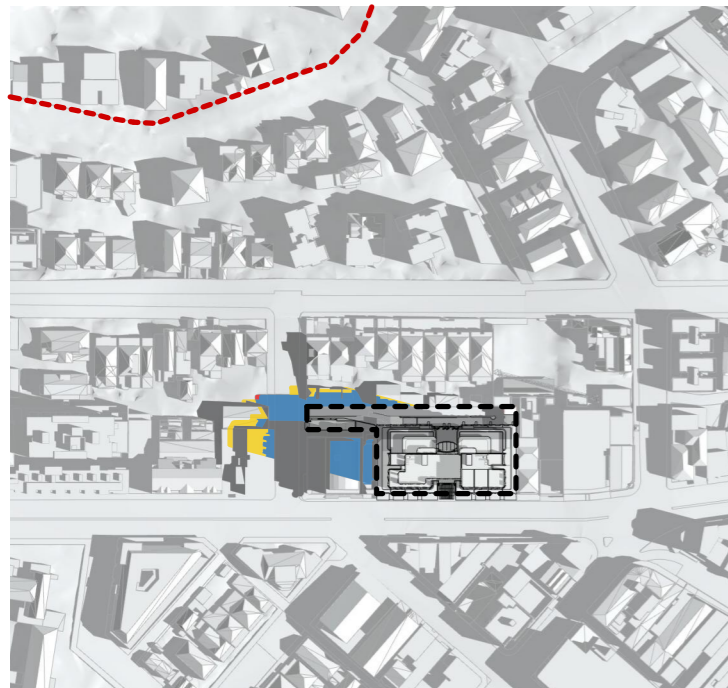
10AM



11AM



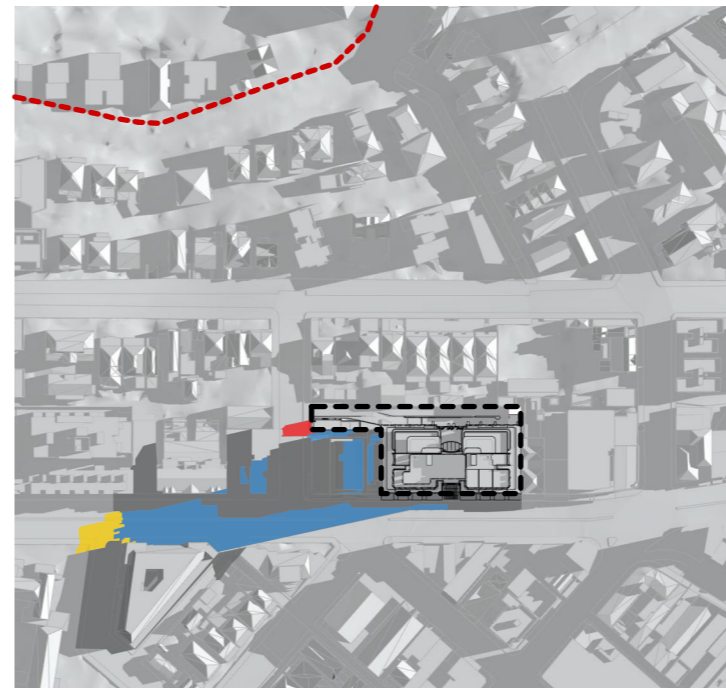
12PM



1PM



2PM



3PM

- PRECINCT BOUNDARY
- EXISTING SHADOW
- SHADOW BY PROPOSED BTR AND APPROVED DA SCHEME
- ADDED SHADOW BY PROPOSED BTR SCHEME COMPARED TO APPROVED DA SCHEME
- ADDITIONAL SOLAR ACCESS COMPARED TO APPROVED DA SCHEME

OUTSIDE ADG SOLAR ACCESS TIME FRAME



7:00AM (SUNRISE)
1:500



8:00AM
1:500

WITHIN ADG SOLAR ACCESS TIME FRAME



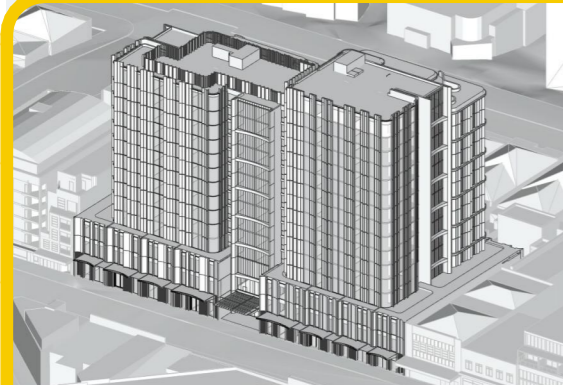
9:00AM
1:500



9:30AM
1:500



10:00AM
1:500



10:30AM
1:500



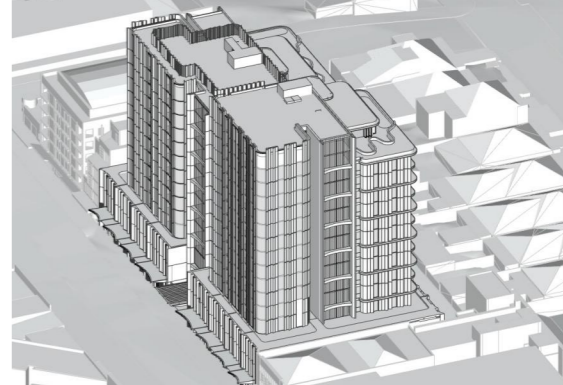
11:00AM
1:500



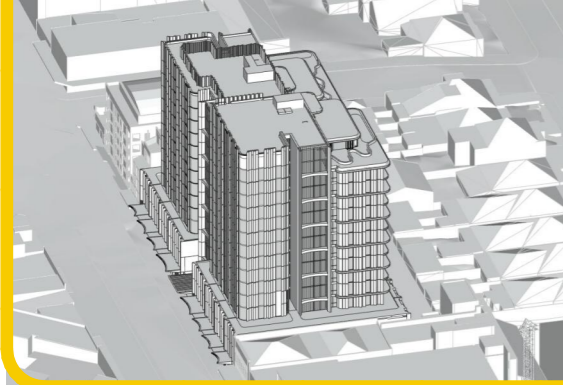
11:30AM
1:500



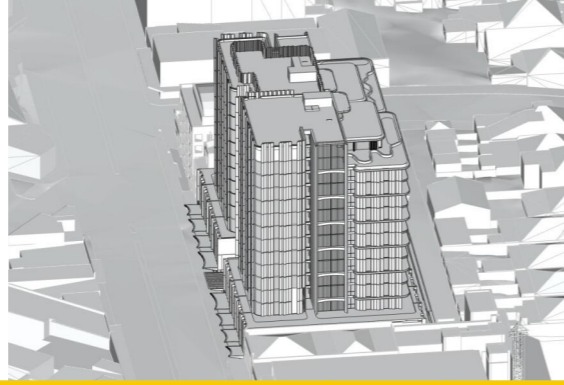
12:00PM
1:500



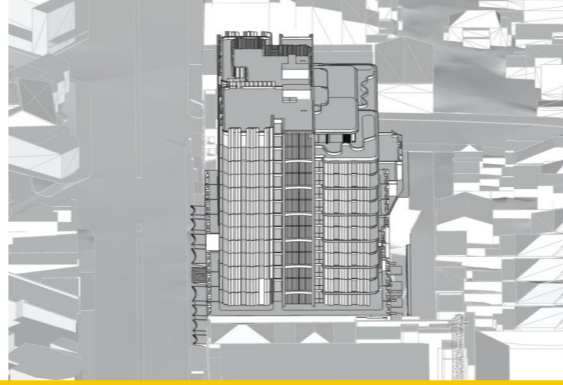
12:30PM
1:500



1:00PM
1:500



1:30PM
1:500



2:00PM
1:500



2:30PM
1:500

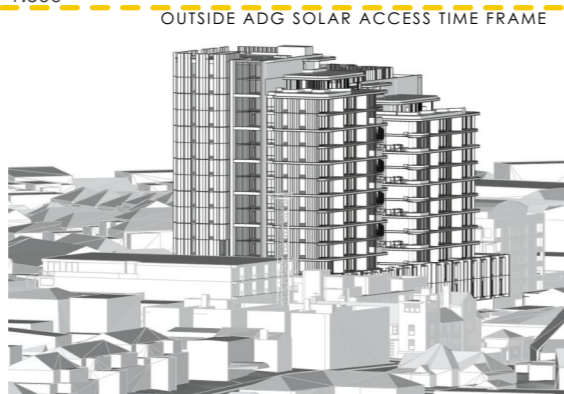


3:00PM
1:500

OUTSIDE ADG SOLAR ACCESS TIME FRAME



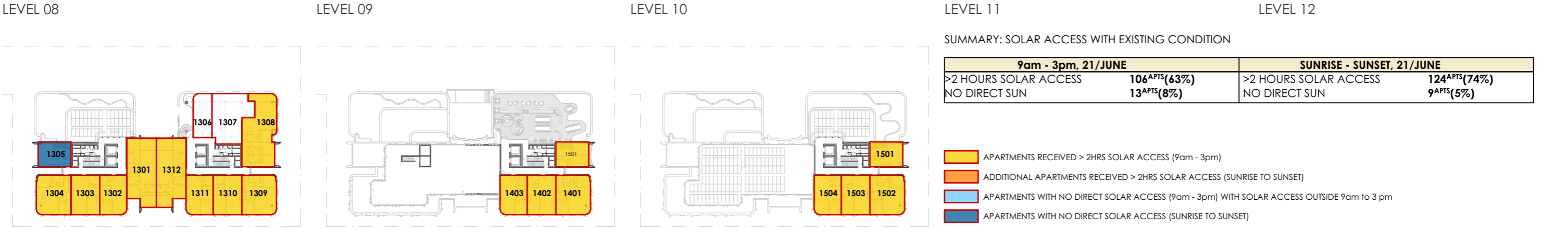
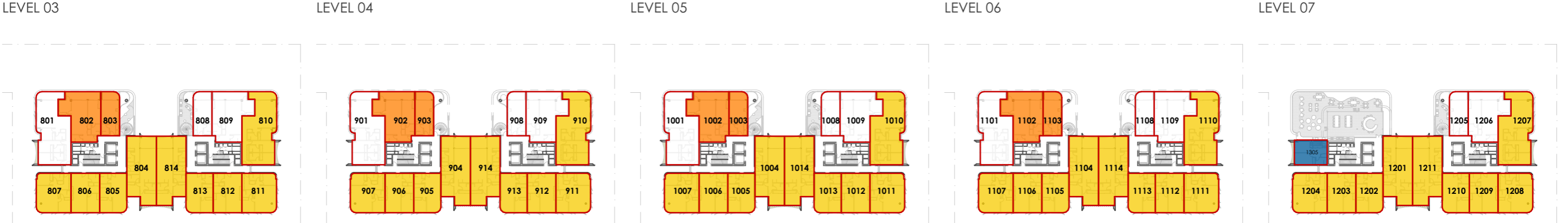
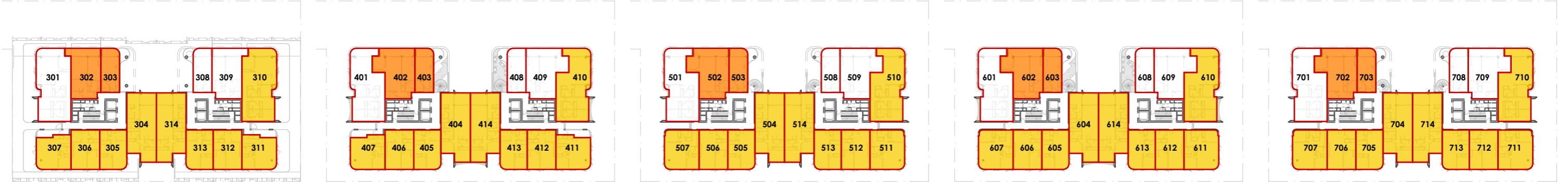
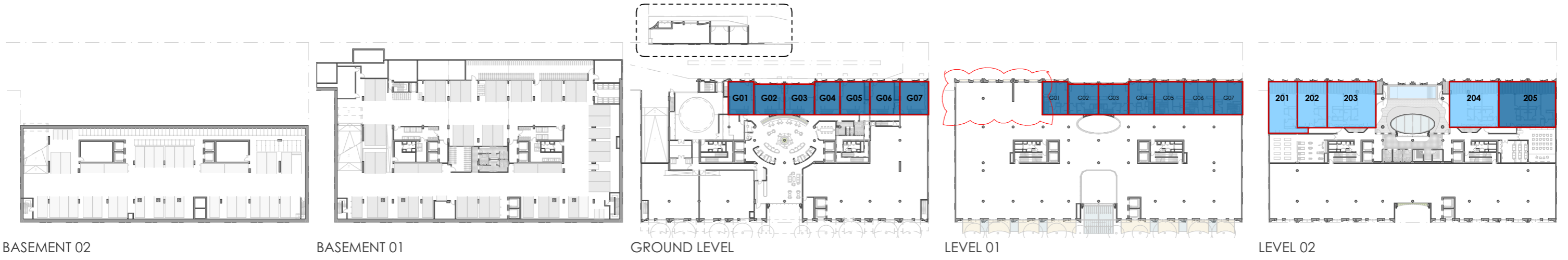
4:00PM
1:500



4:30PM
1:500



4:54PM (SUNSET)
1:500



SUMMARY: SOLAR ACCESS WITH EXISTING CONDITION

	9am - 3pm, 21/JUNE	SUNRISE - SUNSET, 21/JUNE
>2 HOURS SOLAR ACCESS	106 APTS (63%)	124 APTS (74%)
NO DIRECT SUN	13 APTS (8%)	9 APTS (5%)

- APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (9am - 3pm)
- ADDITIONAL APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (SUNRISE TO SUNSET)
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (9am - 3pm) WITH SOLAR ACCESS OUTSIDE 9am to 3 pm
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (SUNRISE TO SUNSET)

AMENDMENTS:[B]
1. UPDATE DIAGRAM TO REFLECT CHANGES OF APARTMENT LAYOUT

OUTSIDE ADG SOLAR ACCESS TIME FRAME

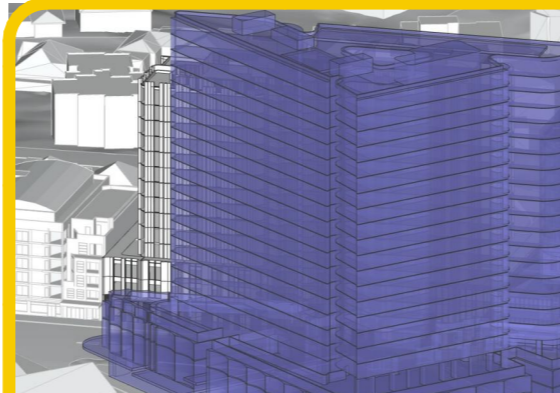
WITHIN ADG SOLAR ACCESS TIME FRAME



7:00AM (SUNRISE)
1:500



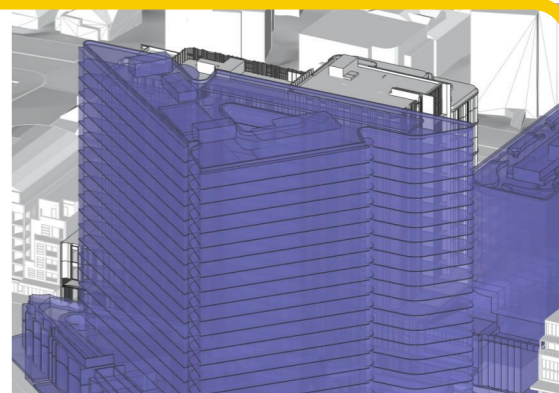
8:00AM
1:500



9:00AM
1:500



9:30AM
1:500



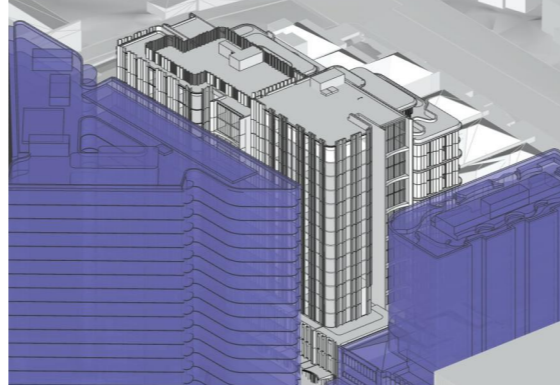
10:00AM
1:500



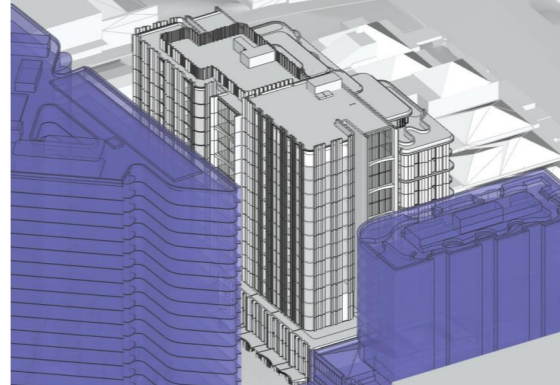
10:30AM
1:500



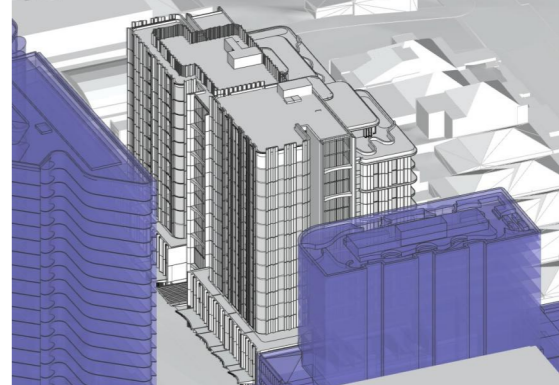
11:00AM
1:500



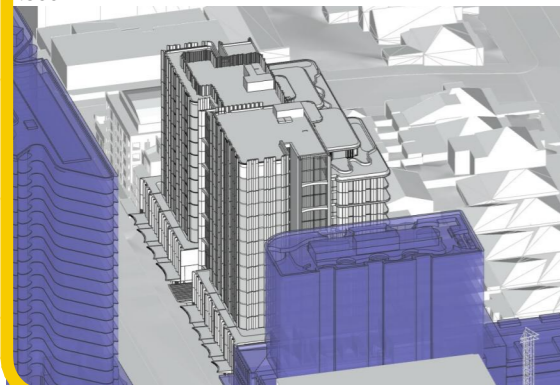
11:30AM
1:500



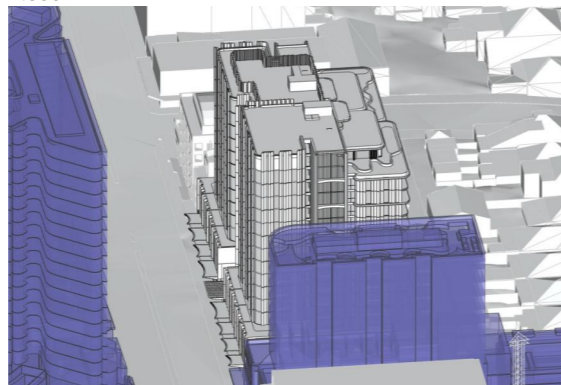
12:00PM
1:500



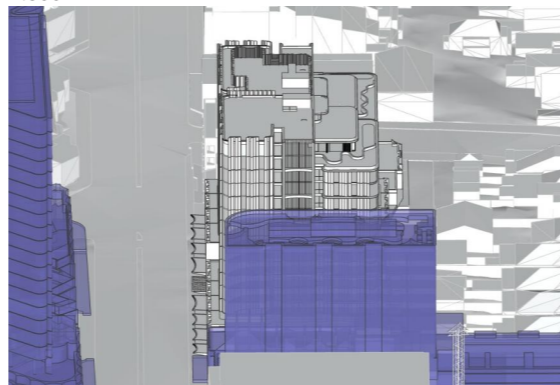
12:30PM
1:500



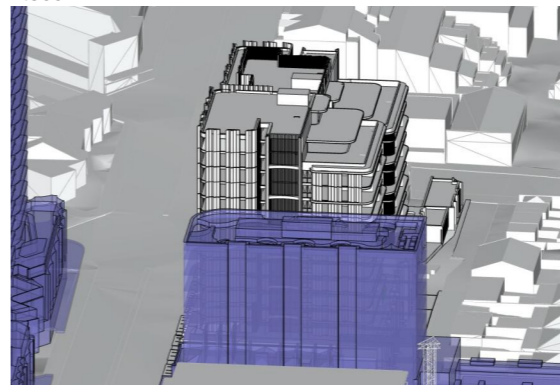
1:00PM
1:500



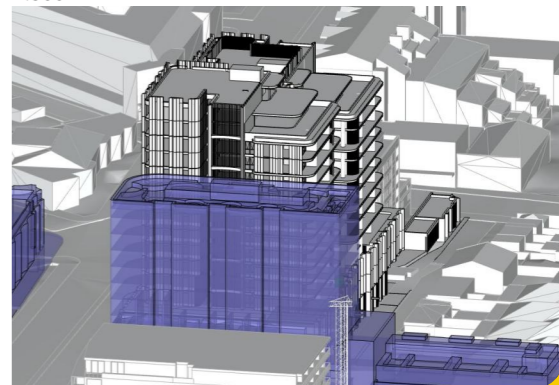
1:30PM
1:500



2:00PM
1:500

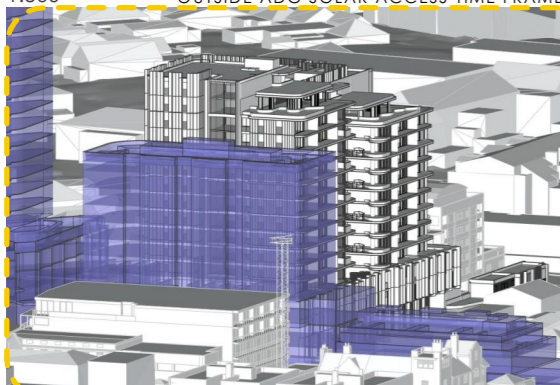


2:30PM
1:500



3:00PM
1:500

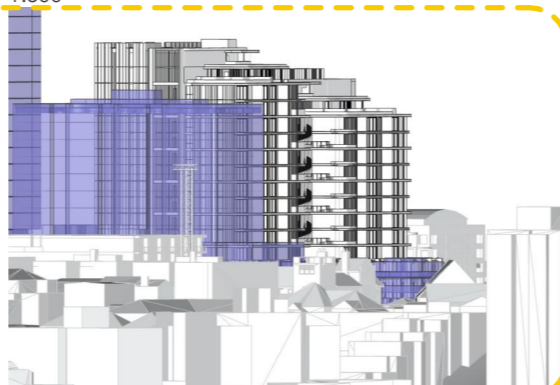
OUTSIDE ADG SOLAR ACCESS TIME FRAME



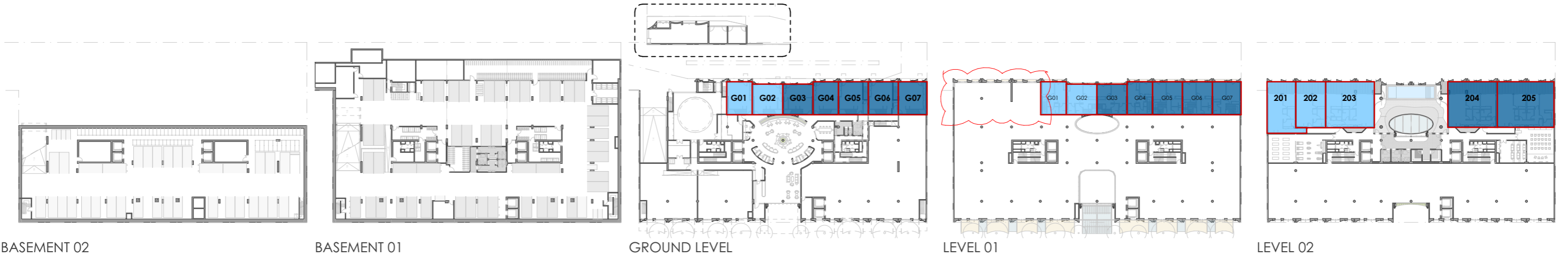
4:00PM
1:500



4:30PM
1:500



4:54PM (SUNSET)
1:500



BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



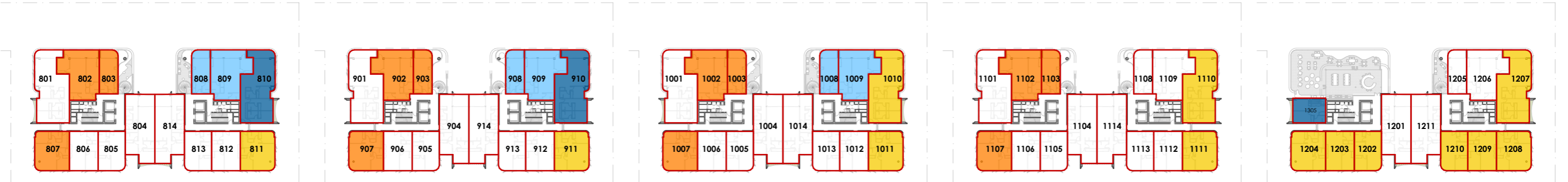
LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



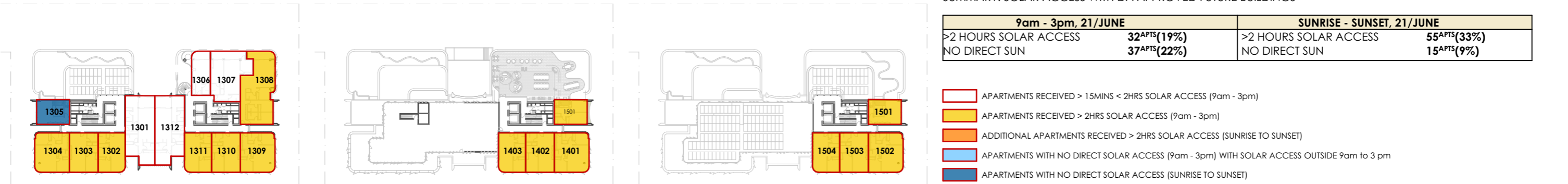
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

LEVEL 14

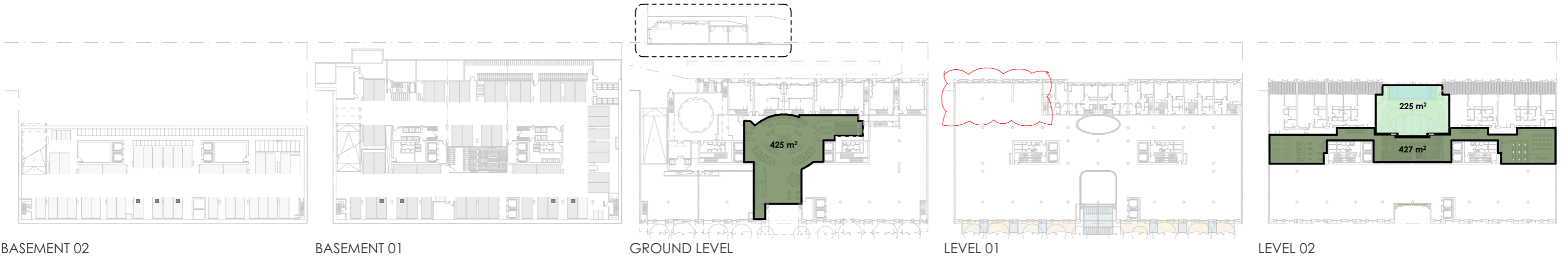
LEVEL 15

SUMMARY: SOLAR ACCESS WITH DA APPROVED FUTURE BUILDINGS

	9am - 3pm, 21/JUNE	SUNRISE - SUNSET, 21/JUNE
>2 HOURS SOLAR ACCESS	32APTS(19%)	>2 HOURS SOLAR ACCESS 55APTS(33%)
NO DIRECT SUN	37APTS(22%)	NO DIRECT SUN 15APTS(9%)

- APARTMENTS RECEIVED > 15MINS < 2HRS SOLAR ACCESS (9am - 3pm)
- APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (9am - 3pm)
- ADDITIONAL APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (SUNRISE TO SUNSET)
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (9am - 3pm) WITH SOLAR ACCESS OUTSIDE 9am to 3 pm
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (SUNRISE TO SUNSET)

AMENDMENTS:[B]
1. UPDATE DIAGRAM TO REFLECT CHANGES OF APARTMENT LAYOUT



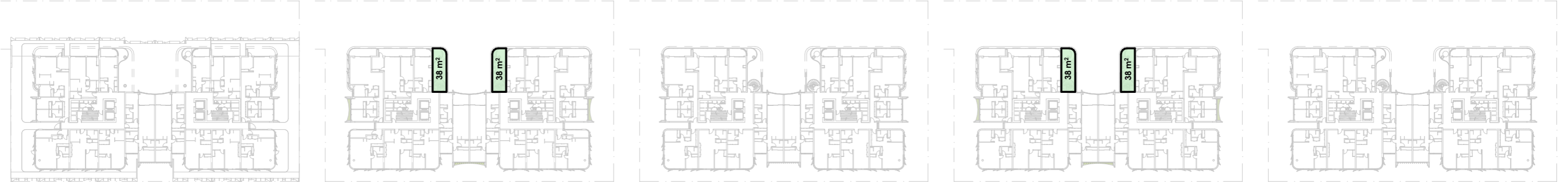
BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



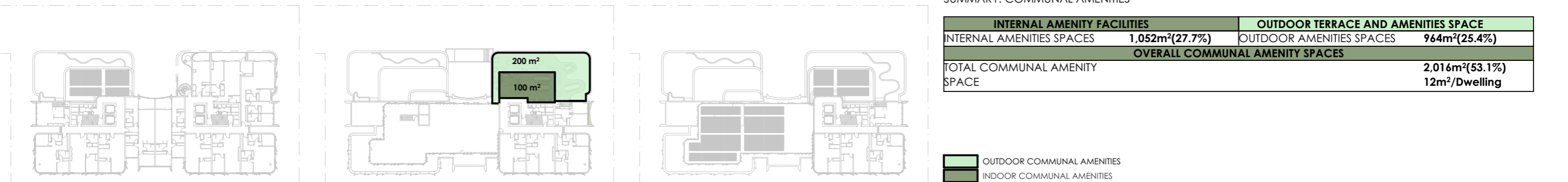
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

LEVEL 14

LEVEL 15

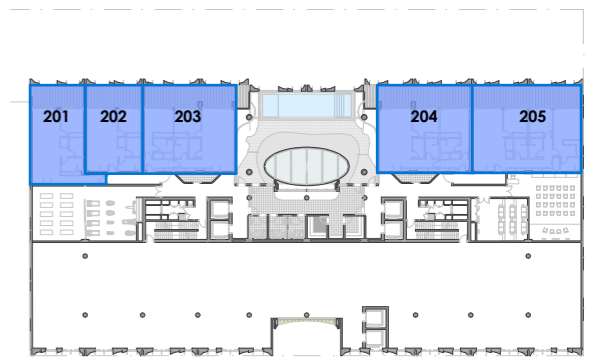
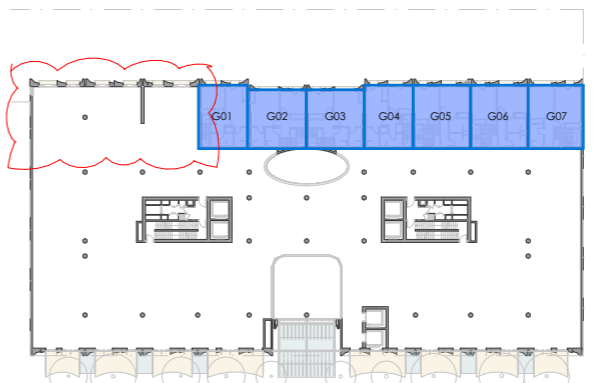
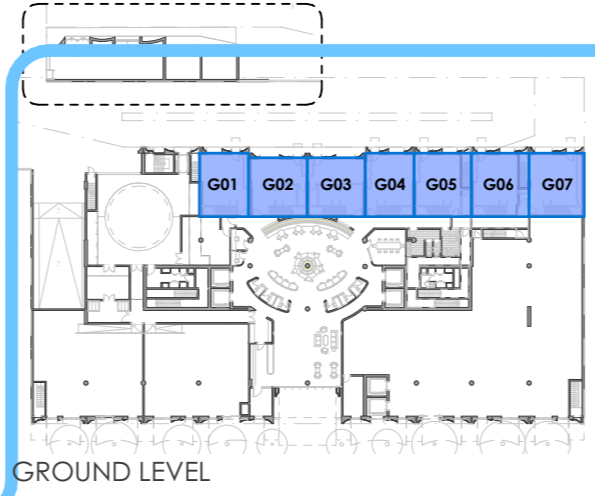
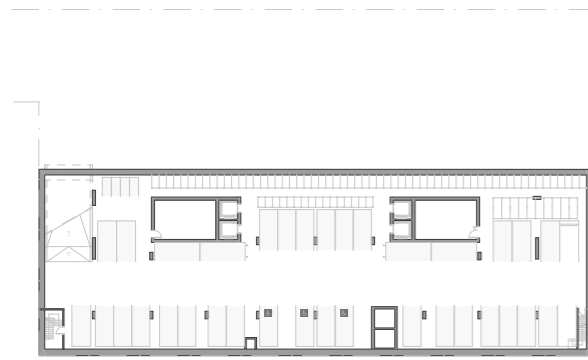
SUMMARY: COMMUNAL AMENITIES

INTERNAL AMENITY FACILITIES		OUTDOOR TERRACE AND AMENITIES SPACE	
INTERNAL AMENITIES SPACES	1,052m ² (27.7%)	OUTDOOR AMENITIES SPACES	964m ² (25.4%)
OVERALL COMMUNAL AMENITY SPACES			
TOTAL COMMUNAL AMENITY SPACE	2,016m ² (53.1%)		12m ² /Dwelling

OUTDOOR COMMUNAL AMENITIES
 INDOOR COMMUNAL AMENITIES

AMENDMENTS:[B]
 1. UPDATE DIAGRAM TO REFLECT CHANGES OF APARTMENT LAYOUT

NATURAL VENTILATION FOR FIRST 9 FLOORS: 96 APARTMENTS



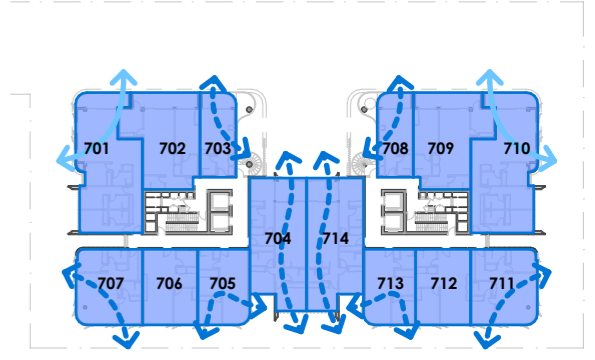
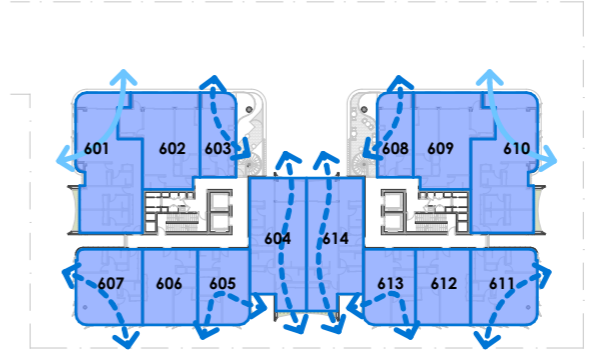
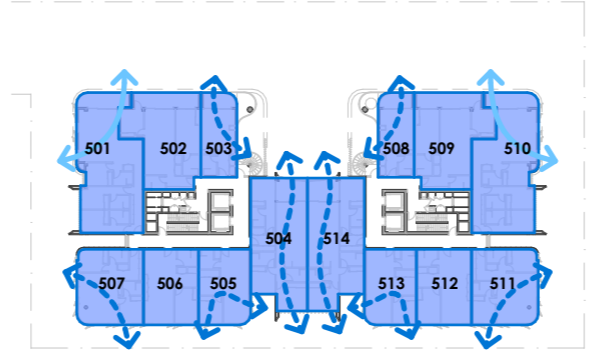
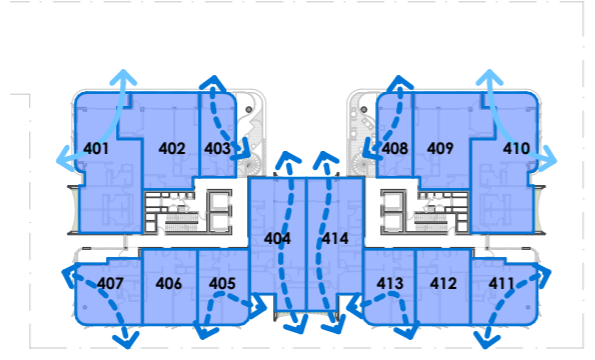
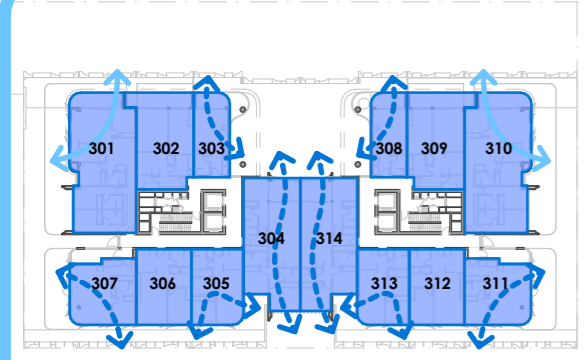
BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



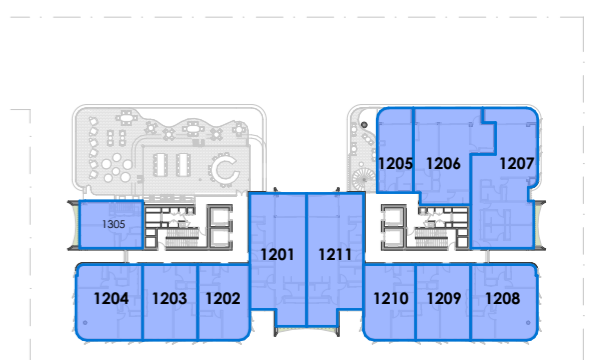
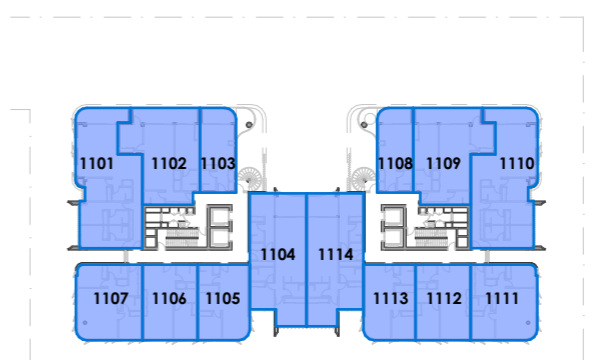
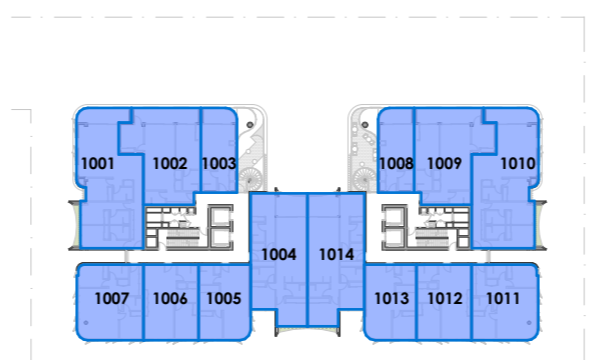
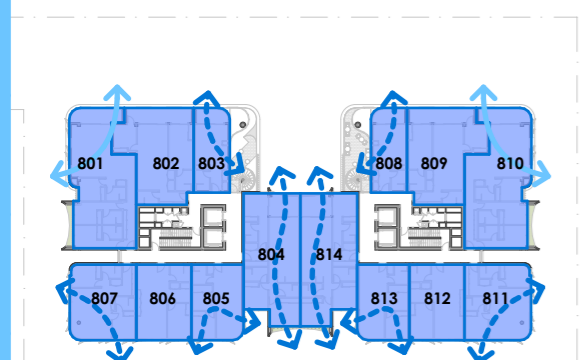
LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



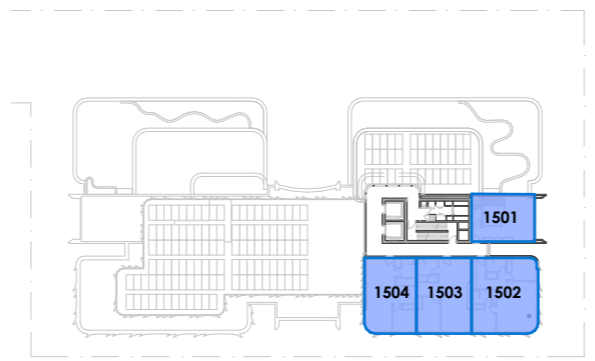
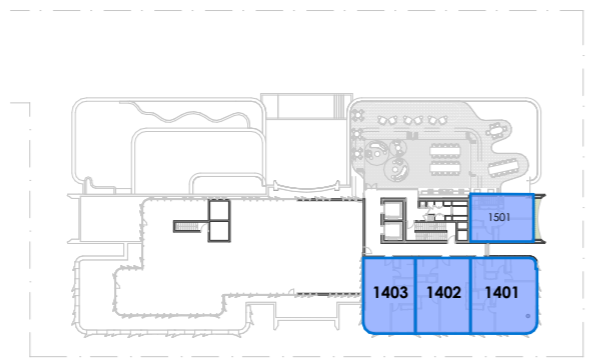
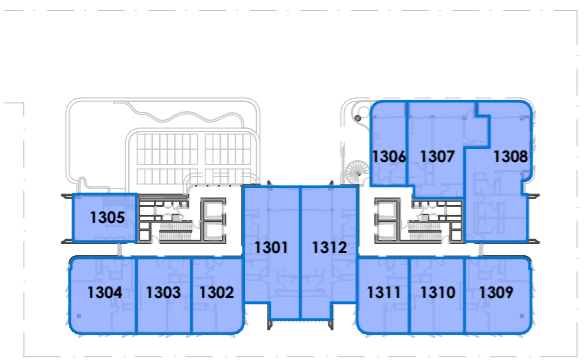
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

LEVEL 14

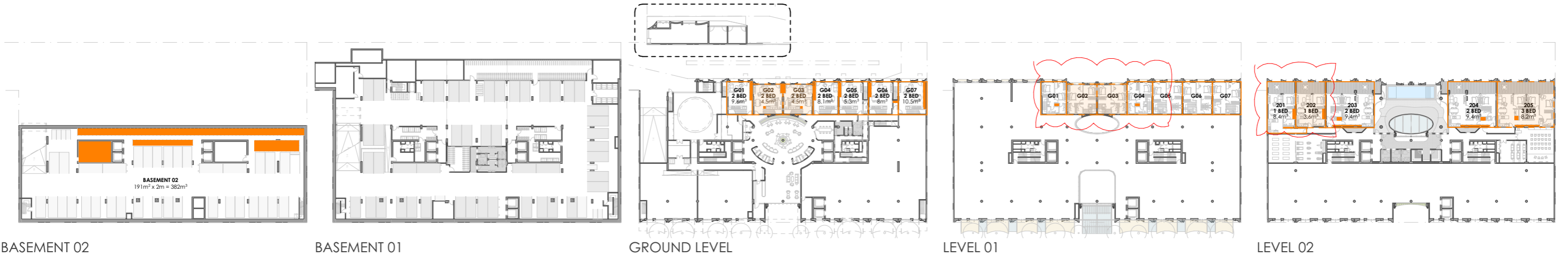
LEVEL 15

SUMMARY: NATURAL VENTILATION

NATURAL CROSS VENTILATION		MECHANICALLY ASSISTED FRESH AIR	
NATURALLY CROSS-CROSS VENTILATED APARTMENTS	60/96 ^{APTS} (62.5%)	MECHANICALLY ASSISTED FRESH AIR APARTMENTS	168/168 ^{APTS} (100%)

- NATURALLY CROSS-VENTILATED APARTMENTS
- NATURALLY CROSS-VENTILATED APARTMENTS COULD BE ACHIEVED, BUT PROPOSED TO MECHANICALLY ASSISTED FRESH AIR INSTEAD TO ADDRESS NOISE AND AIR POLLUTION ISSUES (refer to design report for more details)
- MECHANICALLY ASSISTED FRESH AIR APARTMENTS

AMENDMENTS:[B]
1, UPDATE DIAGRAM TO REFLECT CHANGES OF APARTMENT LAYOUT



BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



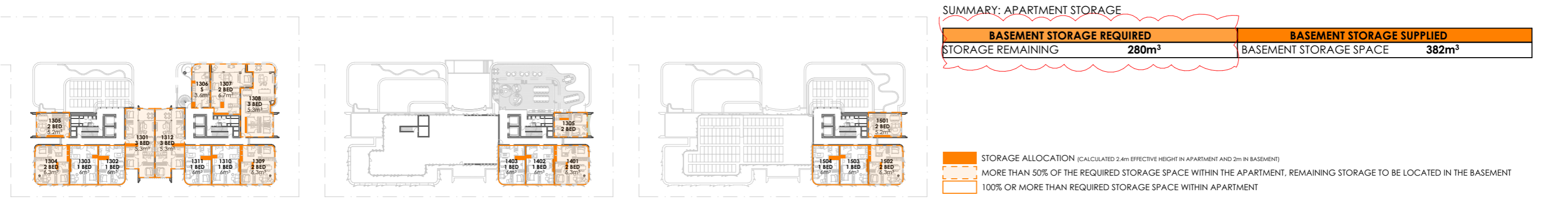
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

LEVEL 14

LEVEL 15

AMENDMENTS:[B]
 1. UPDATE STORAGE COUNT TO REFLECT CHANGES OF APARTMENT LAYOUT