PROJECT INFORMATION

849-859 Pacific Highway & 2-8 Wilson St, Chatswood

Site Area	4,294 m²	(excluding SP2 Classified Road zone)
	Allowable	**Proposed**
FSR	6:1	6.43:1
GFA	25,764 m²	27,614 m²
non-residential GFA	17.0%	**16.43%**
	4,380 m²	4,233 m²
residential GFA	21,384 m²	23,381 m²
Permissible height	90m	

NON-RESIDENTIAL (GFA)

	Area
Showroom/ retail (GF + L1)	1,388 m²
Live/work (GF Retail 700m^2 + L1 Comm. 339m2 + Level 3 Commercial 872m	1,911 m²
Childcare	461 m²
Circulation & common spaces	473 m²
TOTAL	**4,233 m²**

RESIDENTIAL - UNIT MIX

Level	Live/Work	1 Bed/Studio	2 Bed	3 Bed	4 Bed	Total
Level 27					1	1
Level 26				6	1	7
Level 25		1	4	5		10
Level 24		1	4	5		10
Level 23		1	4	5		10
Level 22		1	4	5		10
Level 21		1	4	5		10
Level 20		1	4	5		10
Level 19		1	4	5		10
Level 18		1	4	5		10
Level 17		1	4	5		10
Level 16		1	4	5		10
Level 15		1	4	5		10
Level 14		1	4	5		10
Level 13		3	5	3		11
Level 12		3	5	3		11
Level 11		3	5	3		11
Level 10		3	5	3		11
Level 9		3	5	3		11
Level 8		3	5	3		11
Level 7		3	5	3		11
Level 6		3	5	3		11
Level 5		3	5	3		11
Level 4	14					0
Level 1	4	1				1
TOTAL	**18**	**40**	**93**	**93**	**2**	**246**
	7.32%	**16.26%**	**37.80%**	**37.80%**	**0.81%**	**100%**

Area Schedule

NON-RESIDENTIAL			
Level	**Unit.No**	**Type**	**Internal Area (m^2)**
GROUND LEVEL	Showroom 01		442
	Showroom 02		254
	Live/Work 01	Retail	82
	Live/Work 02	Retail	54
	Live/Work 03	Retail	77
	Live/Work 04	Retail	64
	Commercial/Retail 01	Retail/Commercial	52
	Commercial/Retail 02	Retail/Commercial	55
	Commercial/Retail 03	Retail/Commercial	69
	Commercial/Retail 04	Retail/Commercial	49
	Commercial/Retail 05	Retail/Commercial	54
	Commercial/Retail 06	Retail/Commercial	55
LEVEL 1	Showroom 01		439
	Showroom 02		253
	Commercial/Retail 01	Retail/Commercial	58
	Commercial/Retail 02	Retail/Commercial	51
	Commercial/Retail 03	Retail/Commercial	62
	Commercial/Retail 04	Retail/Commercial	46
	Commercial/Retail 05	Retail/Commercial	49
	Commercial/Retail 06	Retail/Commercial	55
LEVEL 2	Childcare		461.0
LEVEL 3	Live/Work 05	Commercial	76.0
	Live/Work 06	Commercial	53.0
	Live/Work 07	Commercial	61.0
	Live/Work 08	Commercial	33.0
	Live/Work 09	Commercial	44.0
	Live/Work 10	Commercial	44.0
	Live/Work 11	Commercial	55.0
	Live/Work 12	Commercial	46.0
	Live/Work 13	Commercial	60.0
	Live/Work 14	Commercial	58.0
	Live/Work 15	Commercial	66.0
	Live/Work 16	Commercial	55.0
	Live/Work 17	Commercial	58.0
	Live/Work 18	Commercial	53.0

RESIDENTIAL									
							Storage		
Level	**Unit No.**	**Type**	**Adaptable**	**Livable**	**Internal Area (m^2)**	**Balcony (m^2)**	**Storage within unit (m^3)**	**Min. Basement Storage (m^3)**	**Min. Total Storage Provided (m^3)**
LEVEL 1	Studio 101	Studio			47	7.0	1.0	5.0	**6.0**
	Live/Work 1	1 BED			58	9.0	2.4	5.0	**7.4**
	Live/Work 2	1 BED			58	8.0	2.3	5.0	**7.3**
	Live/Work 3	1 BED			51	6.0	2.4	5.0	**7.4**
	Live/Work 4	1 BED			62	8.0	2.0	5.0	**7.0**
LEVEL 4	Live/Work 5	2 BED			83.0	8.0	2.8	5.0	**7.8**
	Live/Work 6	1 BED			50.0	7.0	2.5	5.0	**7.5**
	Live/Work 7	1 BED			63.0	8.0	2.4	5.0	**7.4**
	Live/Work 8	Studio			36.0	11.0	3.1	5.0	**8.1**
	Live/Work 9	Studio			44.0	6.0	2.8	5.0	**7.8**
	Live/Work 10	Studio			49.0	6.0	2.4	5.0	**7.4**
	Live/Work 11	1 BED			57.0	10.0	2.6	5.0	**7.6**
	Live/Work 12	Studio			48.0	4.0	2.8	5.0	**7.8**
	Live/Work 13	1 BED			62.0	8.0	2.5	5.0	**7.5**
	Live/Work 14	1 BED			61.0	8.0	2.0	5.0	**7.0**
	Live/Work 15	1 BED			71.0	15.0	2.6	5.0	**7.6**
	Live/Work 16	1 BED			57.0	8.0	3.8	5.0	**8.8**
	Live/Work 17	Studio			54.0	8.0	2.4	5.0	**7.4**
	Live/Work 18	Studio			49.0	15.0	3.2	5.0	**8.2**
LEVEL 5 - 13	501 - 1301	2 BED			79.0	12.0	4.0	5.0	**9.0**
	502 - 1302	1 BED	✓		56.0	10.0	4.3	5.0	**9.3**
	503 - 1303	2 BED			80.0	10.0	4.7	5.0	**9.7**
	504 - 1304	2 BED	✓	✓	87.0	10.0	5.3	5.0	**10.3**
	505 - 1305	1 BED			50.0	8.0	5.0	5.0	**10.0**
	506 - 1306	3 BED	✓	✓	109.0	17.0	6.8	5.0	**11.8**
	507 - 1307	2 BED	✓		77.0	11.0	5.0	5.0	**10.0**
	508 - 1308	3 BED	✓		100.0	29.0	5.0	5.0	**10.0**
	509 - 1309	2 BED			80.0	15.0	5.0	5.0	**10.0**
	510 - 1310	1 BED			56.0	15.0	4.6	5.0	**9.6**
	511 - 1311	3 BED		✓	107.0	17.0	6.4	5.0	**11.4**
LEVEL 14 - 25	1401 - 2501	3 BED	✓		108.0	16.0	5.2	5.0	**10.2**
	1402 - 2502	3 BED	✓		106.0	21.0	9.3	5.0	**14.3**
	1403 - 2503	2 BED	✓	✓	87.0	10.0	5.3	5.0	**10.3**
	1404 - 2504	1 BED			50.0	8.0	5.0	5.0	**10.0**
	1405 - 2505	3 BED	✓	✓	109.0	17.0	8.1	5.0	**13.1**
	1406 - 2506	2 BED	✓		77.0	11.0	5.0	5.0	**10.0**
	1407 - 2507	3 BED	✓		100.0	29.0	5.0	5.0	**10.0**
	1408 - 2508	2 BED			80.0	15.0	5.0	5.0	**10.0**
	1409 - 2509	2 BED			76.0	12.0	2.3	5.0	**7.3**
	1410 - 2510	3 BED			95.0	12.0	5.0	5.0	**10.0**
LEVEL 26	2601	3 BED	✓		114.0	119.0	5.2	5.0	**10.2**
	2602	3 BED	✓		106.0	119.0	5.1	5.0	**10.1**
	2603	3 BED	✓		117.0	113.0	5.7	5.0	**10.7**
	2604	3 BED	✓		132.0	119.0	6.6	5.0	**11.6**
	2605	4 BED	✓		184.0	110.0	8.8	5.0	**13.8**
	2606	3 BED	✓		142.0	90.0	5.0	5.0	**10.0**
	2607	3 BED	✓		110.0	14.0	8.6	5.0	**13.6**
LEVEL 27	2701	5 BED	✓		223.0	198.0	11.6	5.0	**16.6**

CAR PARKING REQUIREMENTS (Maximum Rate)

	Max. Rate (per unit)	No. of Units / Area	Max. permissible	Proposed
Residential				
Residential	0.5	246	123	**123**
Visitor	1 space per 7 dwelling	246	35.1	**15**
Retail				
Retail premises (Showrooms + GF/L1 Tenancies)	1 space per 70m²	2,427 m²	34.7	**12**
Office and business premises (L3)	1 space per 400m²	872 m²	2.2	**2**
Childcare	1 space per 20m²	461 m²	23.1	**8**
		Total Non-Residential		**22**
		Total Development		**160**

OTHER PARKING REQUIREMENTS

	Rate		Required	Proposed
Bicycle				
Residential	1 space per 10 units	246	24.6	125
Residential - visitor	1 space per 10 units	246	24.6	26
Retail	1 space per 10 cars	22	2.2	5
	1 space per 10 bicycle	5	0.5	1
Motorcycle				
Residential	1 space per 20 cars	142	7.1	8
Residential - visitor	1 space per 10 motorcycle	8	0.8	1
Retail	1 space per 20 cars	22	1.1	2
	1 space per 10 motorcycle	2	0.2	1

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Solar Access	70% of total number of apartments	172.2	210
			85.37%
Cross Ventilation	60% of total number of apartments	147.6	185
			75.20%
Adaptable Units	50% of all dwellings	123	125
			51%
Silver Level Livable Housing	20% of all dwellings	49.2	51
			33.3%
Communal Open Space	25% of site area	1,073.50 m²	1,082.1 m²
			25.2%
Soft landscape	20% of site area	858.80 m²	1,815.0 m²
			42.3%
Deep Soil	7% of site area	300.58 m²	400.4 m²
			9.3%

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

①	Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.
②	Updated landscape design including further existing tree removal and tree planting strategy on ground level.
③	Updated awning design to outdoor area of Childcare
④	Additional 240L recycling bin to each residential level.
⑤	Relocation of Charity bin within basement area.

Issue	Date	Description
1	15-Dec-23	DA Submission
2	15-Jan-25	Issued for S.34
3	24-Jan-25	Issued for S.34
4	21-Feb-25	Issued for S.34
5	24-Mar-25	Issued for S.34 Amendment
6	17-Jul-25	Issued for LEC Amendment
7	21-Jul-25	LEC Update

CLIENT:
BB Wilson Property Pty Ltd

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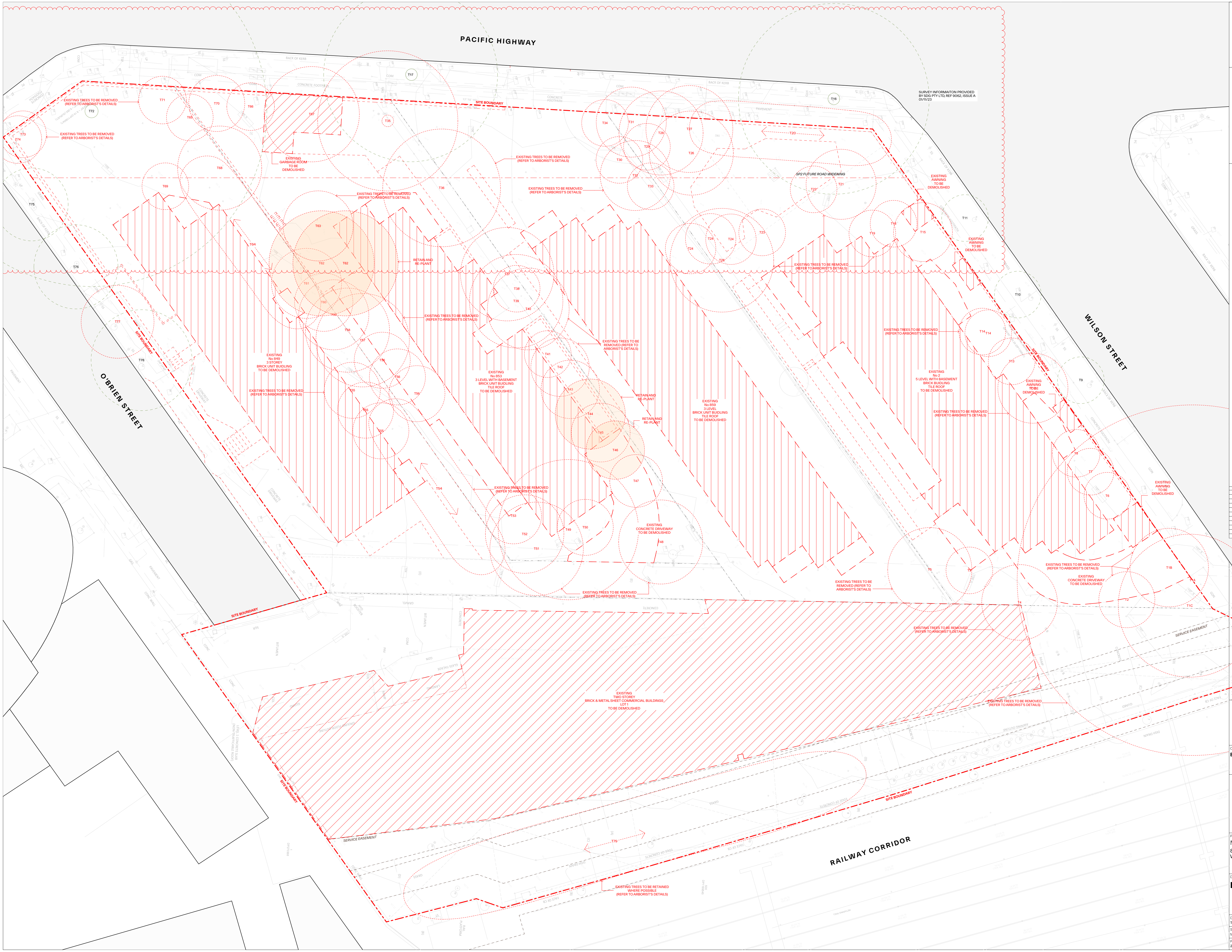
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Project Summary

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **7**
PROJECT NO: 2308		


PACIFIC HIGHWAY
WILSON STREET
O'BRIEN STREET
RAILWAY CORRIDOR
SITE BOUNDARY
SURVEY INFORMAITON PROVIDED BY SDG PTY LTD, REF 9062, ISSUE A 01/11/23
SP2 FUTURE ROAD WIDENING
EXISTING TREES TO BE REMOVED (REFER TO ARBORIST'S DETAILS)
EXISTING GARBAGE ROOM TO BE DEMOLISHED
RETAIN AND RE-PLANT
EXISTING No 849 3 STOREY BRICK UNIT BUIDLING TO BE DEMOLISHED
EXISTING No 853 3 LEVEL WITH BASEMENT BRICK UNIT BUIDLING TILE ROOF TO BE DEMOLISHED
EXISTING No 859 3 LEVEL BRICK UNIT BUIDLING TILE ROOF TO BE DEMOLISHED
EXISTING No 2 5 LEVEL WITH BASEMENT BRICK BUIDLING TILE ROOF TO BE DEMOLISHED
EXISTING TREES TO BE REMOVED (REFER TO ARBORIST'S DETAILS)
EXISTING AWNING TO BE DEMOLISHED
EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED
EXISTING TWO STOREY BRICK & METAL SHEET COMMERCIAL BUILDINGS LOT 1 TO BE DEMOLISHED
EXISTING TREES TO BE RETAINED WHERE POSSIBLE (REFER TO ARBORIST'S DETAILS)
EXISTING STREET TREES TO BE REMOVE
(REFER TO ARBORIST'S DETAILS)
SERVICE EASEMENT
CONCRETE FOOTPATH
BACK OF KERB
PAVEMENT
T1A T1B T1C T2 T3 T4 T5 T6 T7 T8 T9 T10 T11 T13 T14 T15 T16 T17 T18 T19 T20 T21 T22 T23 T24 T25 T26 T27 T28 T29 T30 T31 T32 T33 T34 T35 T36 T37 T38 T39 T40 T41 T42 T43 T44 T45 T46 T47 T48 T49 T50 T51 T52 T53 T54 T55 T56 T57 T58 T59 T60 T61 T62 T63 T64 T65 T66 T67 T68 T69 T70 T71 T72 T73 T74 T75 T76 T77 T78 T79

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

LEGEND:

⬚	TO BE DEMOLISHED
○	TRESS TO BE RETAINED (TO ARBORIST'S DETAIL)
○	TRESS TO BE DEMOLISHED (TO ARBORIST'S DETAIL)

Architectural Amendments:

① **Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.**

② **Updated landscape design including further existing tree removal and tree planting strategy on ground level.**

③ **Updated awning design to outdoor area of Childcare**

④ **Additional 240L recycling bin to each residential level.**

⑤ **Relocation of Charity bin within basement area.**

Issue	Date	Description
1	15/12/2023	DA Submission
2	1/08/2024	DA Submission - Additional Information
3	22/08/2024	DA Submission - Additional Information
4	23/08/2024	Updated Tree Retention
5	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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Level 2, 52 Albion Street,
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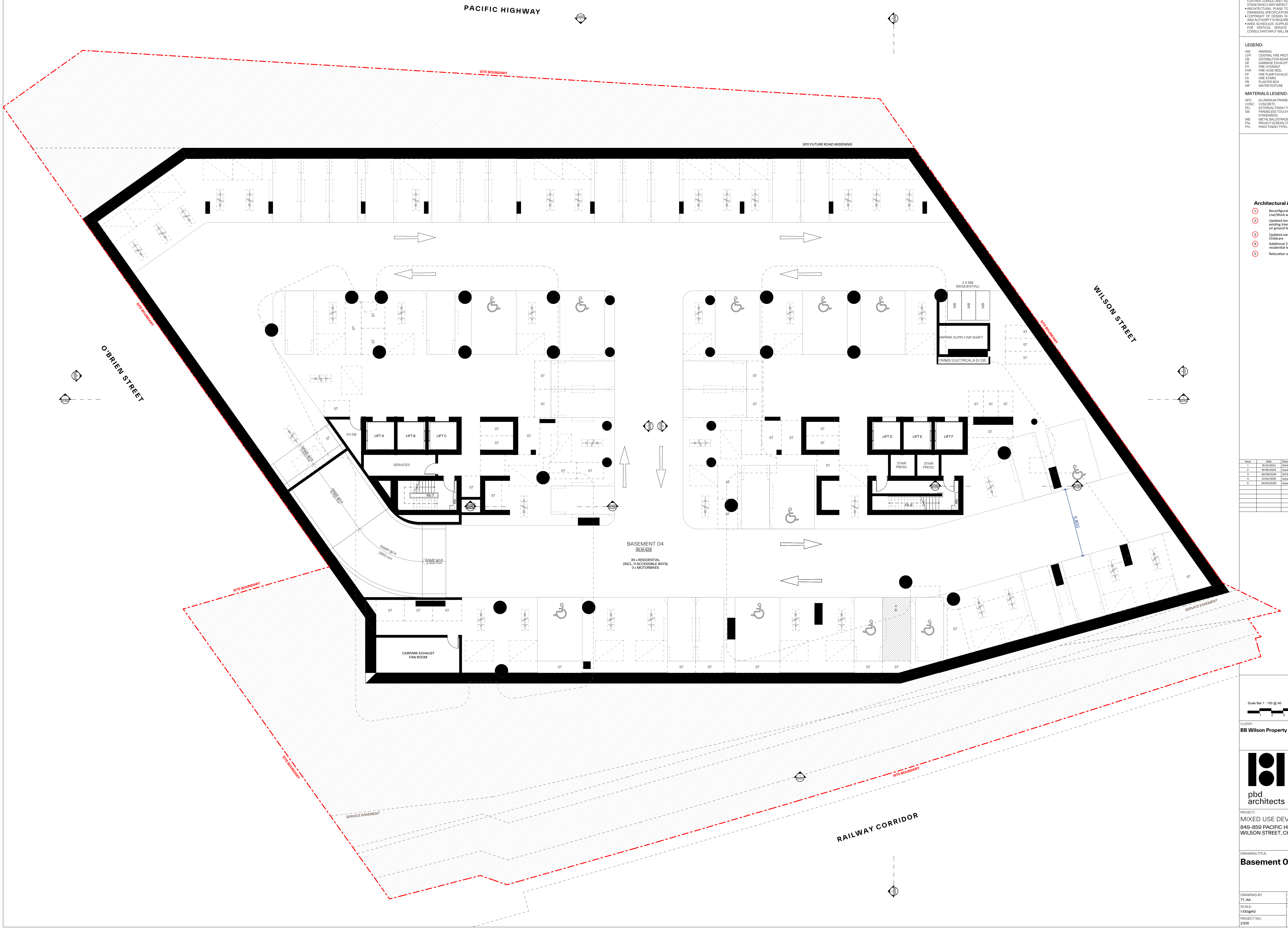
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Demolition Plan

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:100@A0	DRAWING NO: **DA002**	ISSUE: **5**
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
3 X MB
(RESIDENTIAL)
MB
CARPARK SUPPLY AIR SHAFT
COMMS/ ELECTRICAL & EV DB
LIFT A
LIFT B
LIFT C
LIFT D
LIFT E
LIFT F
EV DB
SERVICES
STAIR PRESS.
ST
RAMP @1:8
RAMP @1:4
3650 mm
RAMP @1:8
2,000 mm
CARPARK EXHAUST FAN ROOM
5,800
BASEMENT 04
RL91,420
36 x RESIDENTIAL
(INCL. 11 ACCESSIBLE BAYS)
3 x MOTORBIKES

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Issue	Date	Description
1	15/12/2023	DA Submission
2	16/08/2024	Issue for Coordination
3	29/08/2024	DA Submission - Additional Information
4	21/02/2025	Issued for S.34
5	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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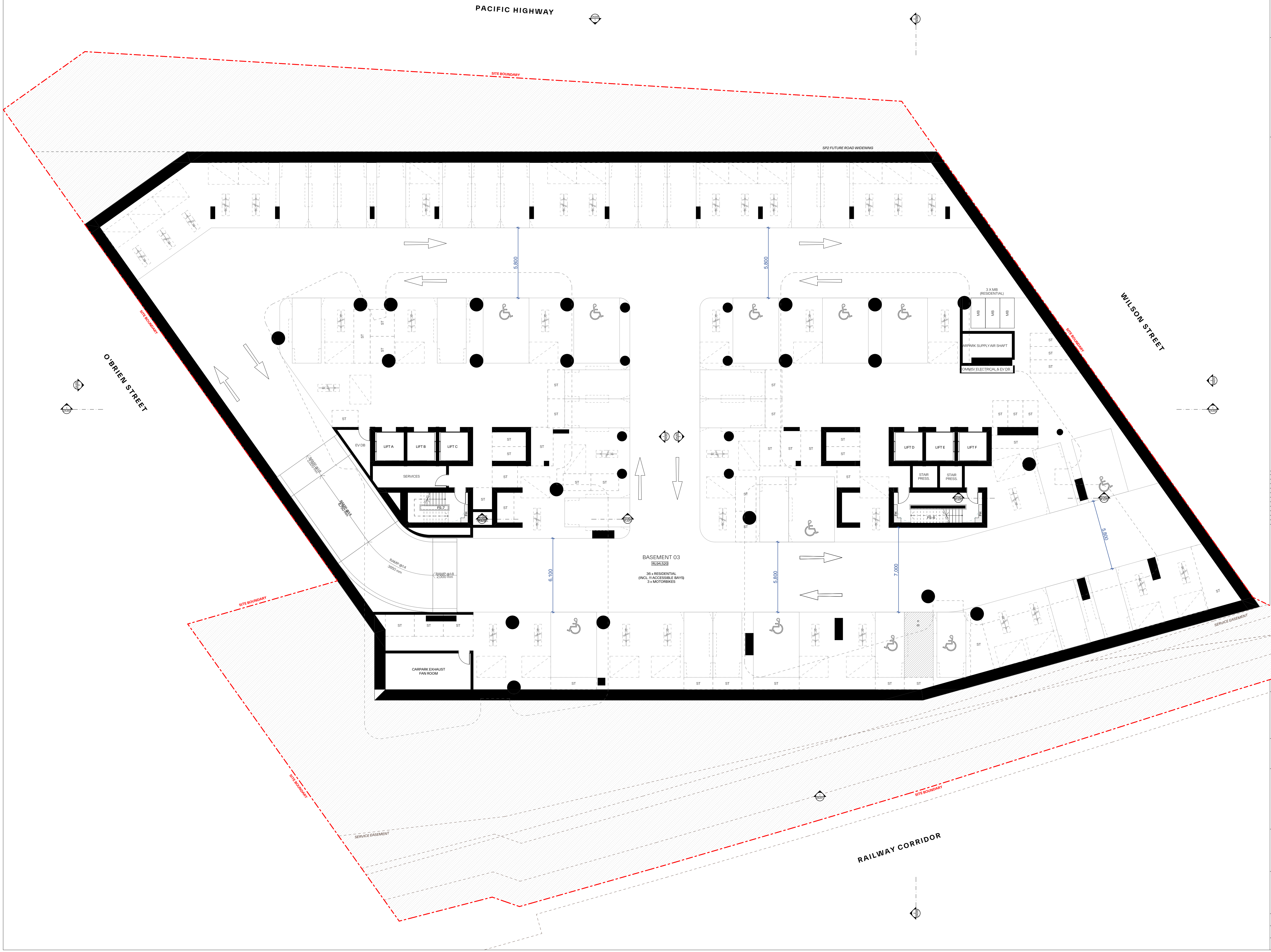
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Basement 04

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:100@A0	DRAWING NO: **DA100**	ISSUE: **5**
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
5,800
5,800
5,800
5,800
6,100
7,000
3 X MB
(RESIDENTIAL)
MB
MB
MB
CARPARK SUPPLY AIR SHAFT
COMMS/ ELECTRICAL & EV DB
EV DB
LIFT A
LIFT B
LIFT C
SERVICES
FS-7
FH
LIFT D
LIFT E
LIFT F
STAIR PRESS.
STAIR PRESS.
FS-6
FH
ST
RAMP @1:8
2,000 mm
RAMP @1:4
6,750 mm
RAMP @1:4
3650 mm
RAMP @1:8
2,000 mm
CARPARK EXHAUST
FAN ROOM
#DrgID
#LayID
BASEMENT 03
RL94,520
36 x RESIDENTIAL
(INCL. 11 ACCESSIBLE BAYS)
3 x MOTORBIKES

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

①	Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.
②	Updated landscape design including further existing tree removal and tree planting strategy on ground level.
③	Updated awning design to outdoor area of Childcare
④	Additional 240L recycling bin to each residential level.
⑤	Relocation of Charity bin within basement area.

Issue	Date	Description
1	15/12/2023	DA Submission
2	16/08/2024	Issue for Coordination
3	29/08/2024	DA Submission- Additional Information
4	21/02/2025	Issued for S.34
5	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
BB Wilson Property Pty Ltd

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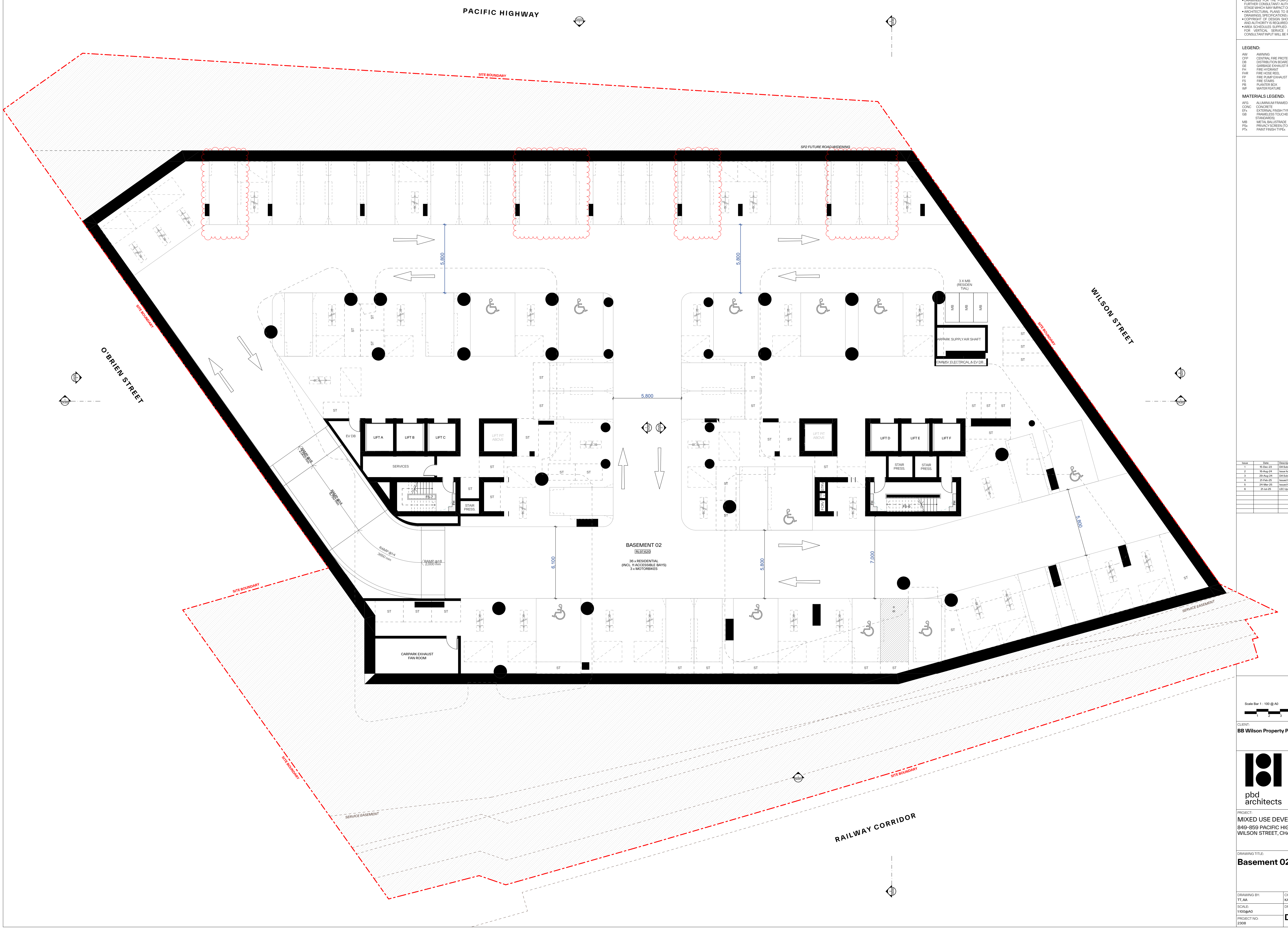
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Basement 03

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:100@A0	DRAWING NO: **DA101**	ISSUE: **5**
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
5,800
5,800
5,800
6,100
5,800
7,000
5,800
3 X MB
(RESIDEN
TIAL)
MB
MB
MB
CARPARK SUPPLY AIR SHAFT
COMMS/ ELECTRICAL & EV DB
ST
EV DB
LIFT A
LIFT B
LIFT C
LIFT PIT ABOVE
SERVICES
FS-7
FH
STAIR PRESS.
RAMP @1:8 2,000 mm
RAMP @1:4 6,750 mm
RAMP @1:4 3650 mm
RAMP @1:8 2,000 mm
LIFT D
LIFT E
LIFT F
STAIR PRESS.
STAIR PRESS.
GTRV
FPRV
FCRV
FS-6
CARPARK EXHAUST FAN ROOM
BASEMENT 02
RL97,620
36 x RESIDENTIAL
(INCL. 11 ACCESSIBLE BAYS)
3 x MOTORBIKES

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

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4	21-Feb-25	Issued for S.34
5	24-Mar-25	Issued for S.34 Amendment
6	21-Jul-25	LEC Update

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1 2 3 4 5 Meters

N

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Level 2, 52 Albion Street,
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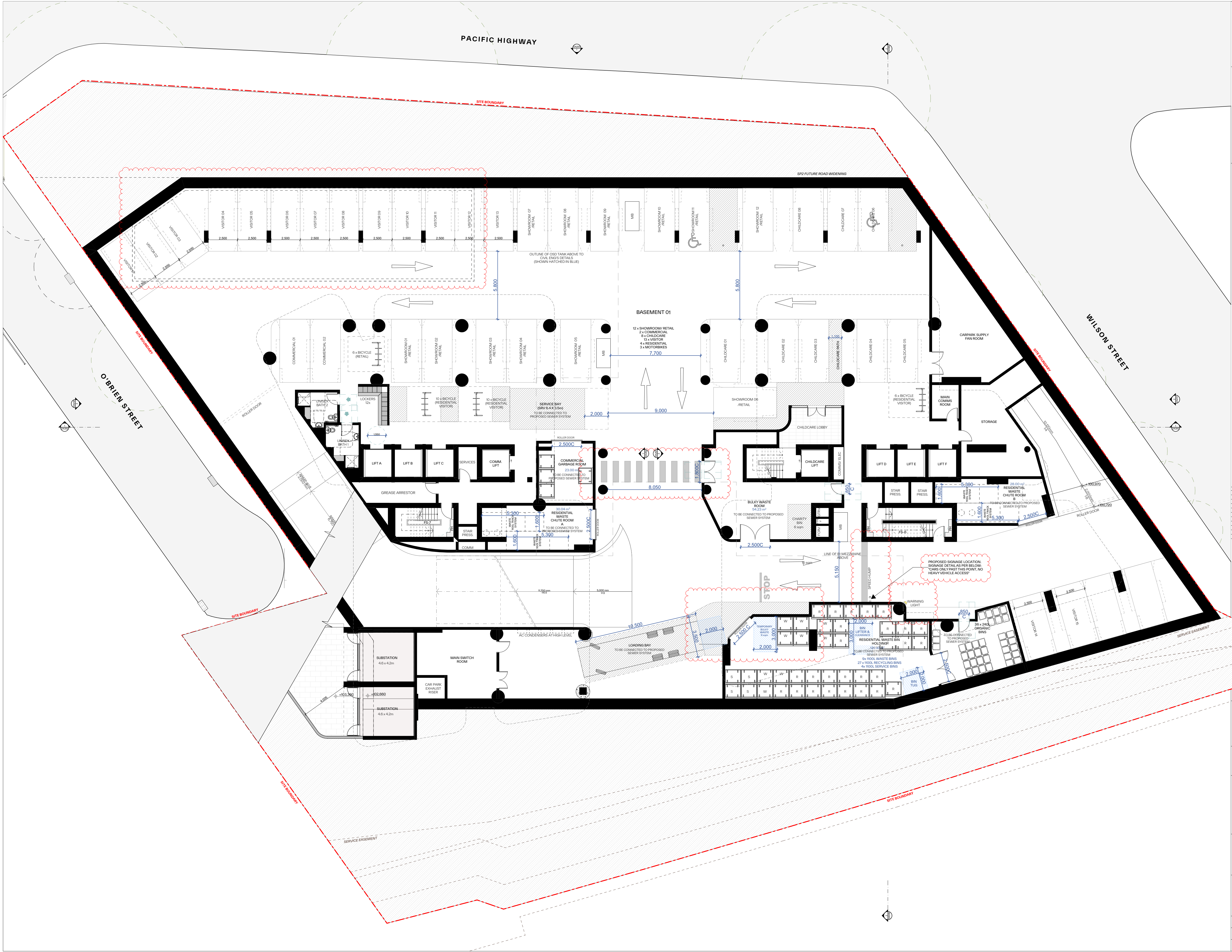
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Basement 02

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: 1:100@A0	DRAWING NO: **DA102**	ISSUE: **6**
PROJECT NO: 2308		


PACIFIC HIGHWAY
WILSON STREET
O'BRIEN STREET
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
SERVICE EASEMENT
BASEMENT 01
12 x SHOWROOM/ RETAIL
2 x COMMERCIAL
8 x CHILDCARE
13 x VISITOR
4 x RESIDENTIAL
3 x MOTORBIKES
OUTLINE OF OSD TANK ABOVE TO CIVIL ENG'S DETAILS (SHOWN HATCHED IN BLUE)
VISITOR 01
VISITOR 02
VISITOR 03
VISITOR 04
VISITOR 05
VISITOR 06
VISITOR 07
VISITOR 08
VISITOR 09
VISITOR 10
VISITOR 11
VISITOR 12
VISITOR 13
VISITOR 14
VISITOR 15
SHOWROOM 01 /RETAIL
SHOWROOM 02 /RETAIL
SHOWROOM 03 /RETAIL
SHOWROOM 04 /RETAIL
SHOWROOM 05 /RETAIL
SHOWROOM 06 /RETAIL
SHOWROOM 07 /RETAIL
SHOWROOM 08 /RETAIL
SHOWROOM 09 /RETAIL
SHOWROOM 10 /RETAIL
SHOWROOM 11 /RETAIL
SHOWROOM 12 /RETAIL
COMMERCIAL 01
COMMERCIAL 02
CHILDCARE 01
CHILDCARE 02
CHILDCARE 03
CHILDCARE WITH
CHILDCARE 04
CHILDCARE 05
CHILDCARE 06
CHILDCARE 07
CHILDCARE 08
MB
6 x BICYCLE (RETAIL)
6 x BICYCLE (RESIDENTIAL VISITOR)
10 x BICYCLE (RESIDENTIAL VISITOR)
10 x BICYCLE (RESIDENTIAL VISITOR)
LOCKERS 12x
UNISEX BATH 2
UNISEX BATH 1
1,550
SERVICE BAY (SRV 6.4 X 3.5m)
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
ROLLER DOOR
LIFT A
LIFT B
LIFT C
SERVICES
COMM. LIFT
GREASE ARRESTOR
FS-7
FH
STAIR PRESS.
COMM
COMMERCIAL GARBAGE ROOM
23.00 m²
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
30.04 m²
RESIDENTIAL WASTE CHUTE ROOM A
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
WASTE 1100L TRACK SYSTEM
5,300
1,600
2,500C
RAMP @1:8 2,000 mm
RAMP 6,750
11,700 mm 1:6.5
5,000 mm 1:13
CARPARK SUPPLY FAN ROOM
MAIN COMMS ROOM
STORAGE
CHILDCARE LOBBY
CHILDCARE LIFT
COMMS/ ELEC
LIFT D
LIFT E
LIFT F
STAIR PRESS.
STAIR PRESS.
28.00 m²
RESIDENTIAL WASTE CHUTE ROOM B
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
FS-6
BULKY WASTE ROOM
54.23 m²
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
CHARITY BIN 6 sqm
GTRV
FPRV
FCRV
LINE OF B1 MEZZANINE ABOVE
15 sqm
STOP
SPEED HUMP
WARNING LIGHT
PROPOSED SIGNAGE LOCATION. SIGNAGE DETAIL AS PER BELOW: "CARS ONLY PAST THIS POINT, NO HEAVY VEHICLE ACCESS"
LOADING BAY
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
TEMPORARY BULKY WASTE 6 sqm
BIN LIFTER & CLEARANCE
RESIDENTIAL WASTE BIN HOLDING
120.40 m²
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
9x 1100L WASTE BINS
27 x 1100L RECYCLING BINS
4x 1100L SERVICE BINS
BIN TUG
36 x 240L ORGANIC BINS
TO BE CONNECTED TO PROPOSED SEWER SYSTEM
AC CONDENSERS AT HIGH LEVEL
MAIN SWITCH ROOM
CAR PARK EXHAUST RISER
SUBSTATION 4.6 x 4.2m
SUBSTATION 4.6 x 4.2m
+103,160
+102,660
+100,970
+100,720
5,800
5,800
7,700
9,000
2,000
8,050
1,800C
850 C
5,150
10,500
3,500
2,000
3,000
2,500
2,500C
2,000

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

① Added showers and lockers for the End of Trip facilities.

Issue	Date	Description
7	15-Jan-25	Issued for S.34
8	21-Feb-25	Issued for S.34
9	11-Mar-25	S.34 Amendment
10	24-Mar-25	Issued for S.34 Amendment
11	15-May-25	Issued for WP Amendment
12	28-May-25	Issued for LEC Amendment
13	29-Jun-25	Issued for LEC Amendment
14	03-Jul-25	Issued for LEC Amendment
15	16-Jul-25	Issued for LEC Amendment
16	21-Jul-25	LEC Update
17	22-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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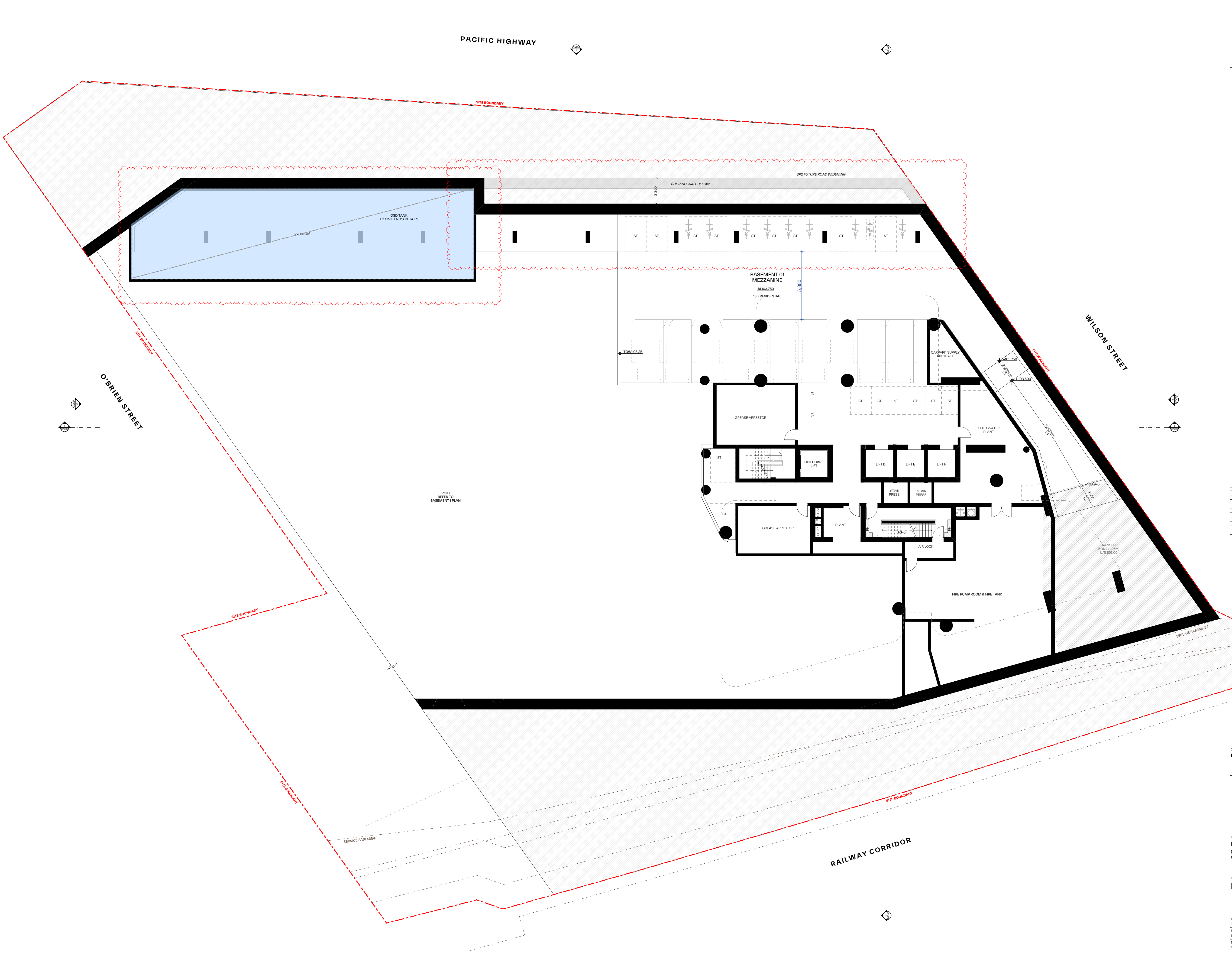
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Basement 01

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 22-Jul-25
SCALE: 1:100@A0	DRAWING NO: DA103	ISSUE: 17
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
SHORING WALL BELOW
2,200
OSD TANK
TO CIVIL ENG'S DETAILS
220.45 m²
ST
BASEMENT 01
MEZZANINE
RL103,750
13 x RESIDENTIAL
5,800
TOW 105.25
CARPARK SUPPLY
AIR SHAFT
+103,750
2,000mm
1:8
+103,500
10,120mm
1:4
+100,970
2,000
1:8
WILSON STREET
SITE BOUNDARY
GREASE ARRESTOR
COLD WATER
PLANT
CHILDCARE
LIFT
LIFT D
LIFT E
LIFT F
STAIR
PRESS.
STAIR
PRESS.
GTRV
FPR V
FCRV
PLANT
FH
FS-6
FH
AIR LOCK
TRANSFER
ZONE (1.25m)
U/S 106.00
FIRE PUMP ROOM & FIRE TANK
O'BRIEN STREET
SITE BOUNDARY
VOID
REFER TO
BASEMENT 1 PLAN
SITE BOUNDARY
SERVICE EASEMENT
SITE BOUNDARY
SERVICE EASEMENT
SITE BOUNDARY
RAILWAY CORRIDOR

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

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CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Issue	Date	Description
1	15-Dec-23	DA Submission
2	24-Apr-24	DA Submission - Additional Information
3	16-Aug-24	Issue for Coordination
4	29-Aug-24	DA Submission- Additional Information
5	21-Feb-25	Issued for S.34
6	24-Mar-25	Issued for S.34 Amendment
7	15-May-25	Issued for WP Amendment
8	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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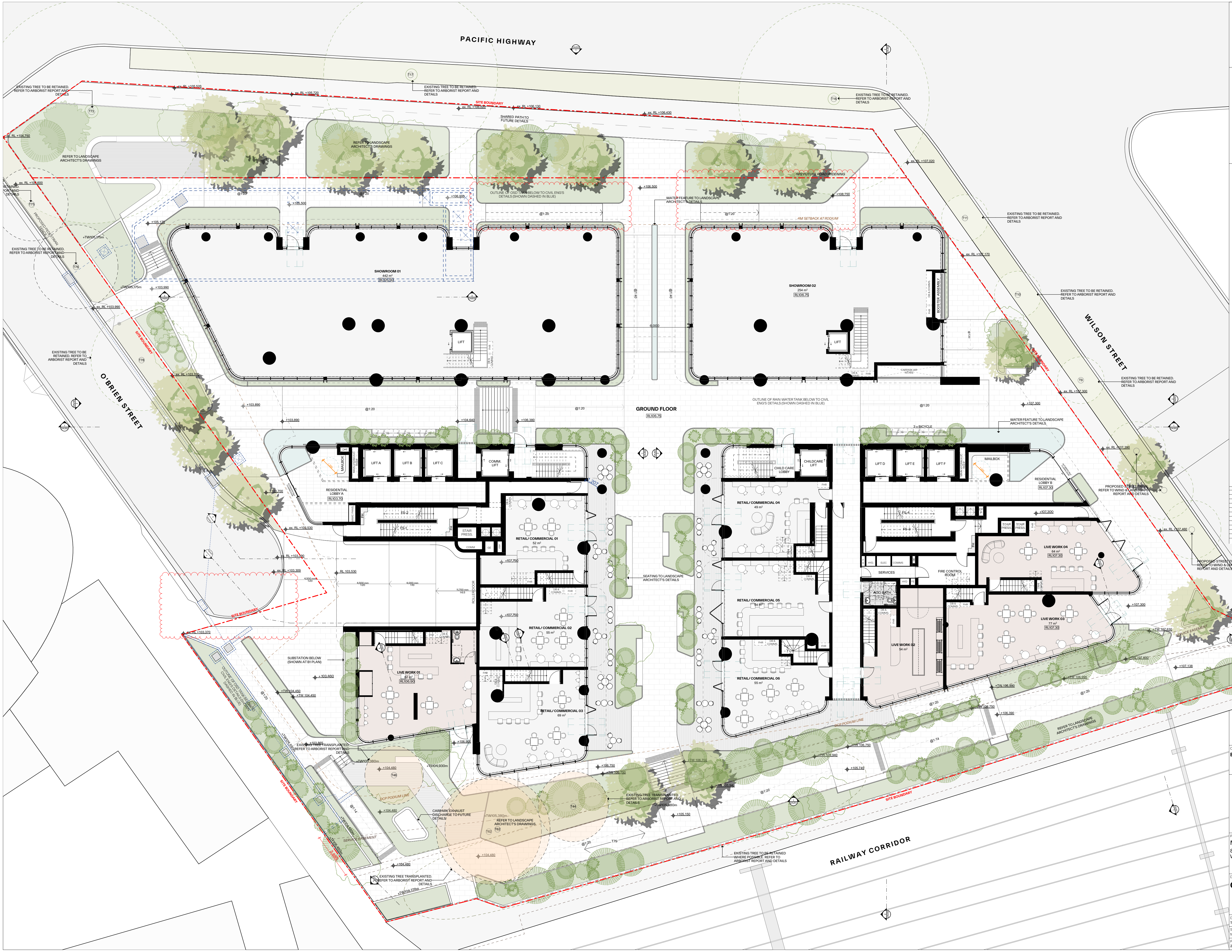
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Basement 01 Mezzanine

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: 1:100@A0	DRAWING NO: **DA104**	ISSUE: **8**
PROJECT NO: 2308		


PACIFIC HIGHWAY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
GROUND FLOOR
RL106.75
SITE BOUNDARY
SHOWROOM 01
442 m²
RL105.50
SHOWROOM 02
254 m²
RL106.75
LIFT
BOOSTER ASSEMBLY
DB & COMMS.
FHR
CARPARK AIR INTAKE
6,000
@1:20
@1:40
@1:14
SHARED PATH TO FUTURE DETAILS
OUTLINE OF OSD TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
OUTLINE OF RAIN WATER TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
OUTLINE OF OSD TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
WATER FEATURE TO LANDSCAPE ARCHITECT'S DETAILS
SP2 FUTURE ROAD WIDENING
4M SETBACK AT PODIUM
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT AND DETAILS
EXISTING TREE TO BE RETAINED WHERE POSSIBLE. REFER TO ARBORIST REPORT AND DETAILS
EXISTING TREE TRANSPLANTED. REFER TO ARBORIST REPORT AND DETAILS
PROPOSED STREET TREES. REFER TO WIND & LANDSCAPE REPORT AND DETAILS
PROPOSED PEDESTRIAN FENCE
T72
T17
T16
T75
T76
T78
T11
T10
T9
T46
T44
T62
T79
ex. RL +104,750
ex. RL +105,520
ex. RL +105,720
ex. RL +106,020
ex. RL +106,130
ex. RL +106,430
ex. RL +104,600
ex. RL +103,990
ex. RL +103,760
ex. RL +107,020
ex. RL +107,170
ex. RL +107,300
ex. RL +107,390
ex. RL +107,460
ex. RL +107,430
ex. RL +103,530
ex. RL +103,390
ex. RL +103,309
ex. RL +103,370
+105,500
+106,000
+106,500
+106,750
+105,175
+TW105,175m
+103,990
+103,890
+104,640
+106,380
+107,300
+103,700
RL 103,530
+107,750
+103,460
+TW 104,450
+TW104,550m
+TF105,450m
+103,865
+TW105,380m
+TS104,930m
+106,900
+104,480
+TW104,778m
+106,750
+TW 106,750
+TW 105,940
+105,745
+105,150
+106,390
+TW 106,990
+TW 107,630
+107,138
3,885
3 x BICYCLE
MAILBOX
MAIN HYDRAULIC RISER
CFP
LIFT A
LIFT B
LIFT C
COMM. LIFT
RESIDENTIAL LOBBY A
RL103.70
MIMIC PANEL
FH
FS-1
FS-2
STAIR PRESS.
COMM
GE
FPF
4,500 mm 1:20
4,000 mm 1:10
11,700 mm 1:6.5
ROLLER DOOR
SITE BOUNDARY
SUBSTATION BELOW (SHOWN AT B1 PLAN)
LIVE WORK 01
82 m²
RL106.90
RETAIL/ COMMERCIAL 01
52 m²
RETAIL/ COMMERCIAL 02
55 m²
RETAIL/ COMMERCIAL 03
69 m²
DB & COMMS.
CARPARK EXHAUST DISCHARGE TO FUTURE DETAILS/
DCP PODIUM LINE
SERVICE EASEMENT
SEATING TO LANDSCAPE ARCHITECT'S DETAILS
CHILD CARE LOBBY
CHILDCARE LIFT
RETAIL/ COMMERCIAL 04
49 m²
RETAIL/ COMMERCIAL 05
54 m²
RETAIL/ COMMERCIAL 06
55 m²
LIFT D
LIFT E
LIFT F
RESIDENTIAL LOBBY B
RL107.30
AUTOMATIC SELF CLOSING DOOR
FS-3
FS-4
HYD.
ELEC
COMMS
SERVICES
FIRE CONTROL ROOM
ACC. BATH 2.9 x 2.1m
LIVE WORK 02
54 m²
LIVE WORK 03
77 m²
RL107.30
LIVE WORK 04
64 m²
RL107.30
DA200
DA201
DA202
DA300
DA800
DA801

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
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MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Issue	Date	Description
2	05-Feb-24	DA Submission - Additional Information
3	16-Aug-24	Issue for Coordination
4	22-Aug-24	DA Submission - Additional Information
5	23-Aug-24	Updated Tree Retention
6	29-Aug-24	DA Submission- Additional Information
7	15-Jan-25	Issued for S.34
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9	11-Mar-25	S.34 Amendment
10	24-Mar-25	Issued for S.34 Amendment
11	11-Jul-25	Issued for LEC Amendment
12	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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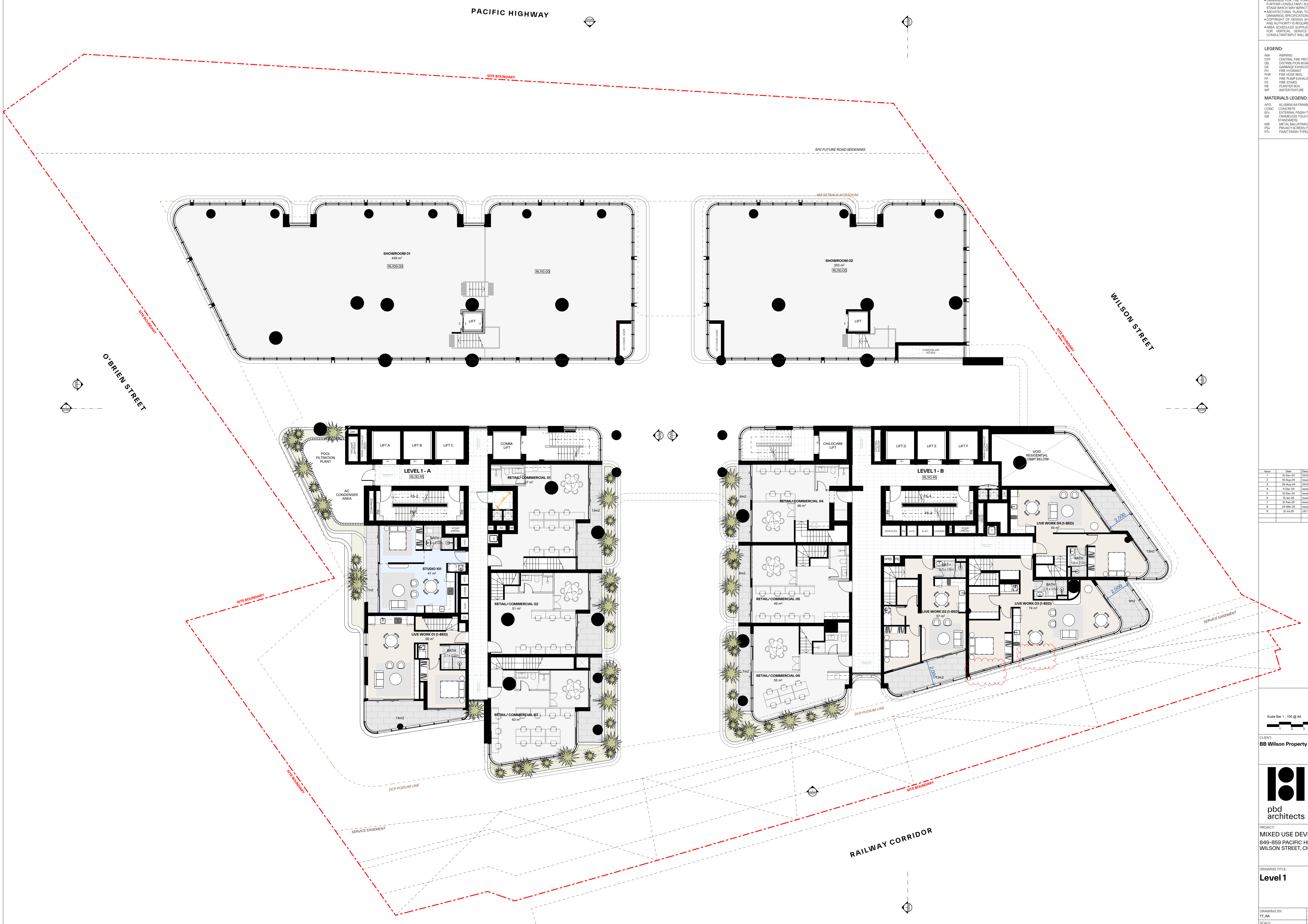
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Ground Floor

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	21-Jul-25
SCALE: 1:100@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA105**	**12**


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
4M SETBACK AT PODIUM
SHOWROOM 01
439 m²
RL109.00
RL110.00
LIFT
AC CONDE-NSER
SHOWROOM 02
253 m²
RL110.00
CARPARK AIR INTAKE
O'BRIEN STREET
WILSON STREET
CFP
KITCHEN EXHAUST
MAIN HYDRAULIC RISER
LIFT A
LIFT B
LIFT C
COMM. LIFT
POOL FILTRATION PLANT
LEVEL 1 - A
RL110.45
AC CONDENSER AREA
STAIR PRESS.
FH
FS-2
FS-1
RETAIL/ COMMERCIAL 01
57 m²
1,550
FE
GE
FPR
R
13m2
BATH
2.4 x 2.0m
HYD
STUDIO 101
47 m²
COMM
ELEC
7m2
RETAIL/ COMMERCIAL 02
51 m²
10m2
LIVE WORK 01 (1-BED)
58 m²
BATH
2.1 x 2.0m
14m2
RETAIL/ COMMERCIAL 03
63 m²
DCP PODIUM LINE
SERVICE EASEMENT
CHILDCARE LIFT
LIFT D
LIFT E
LIFT F
VOID
RESIDENTIAL
LOBBY BELOW
LEVEL 1 - B
RL110.45
6m2
RETAIL/ COMMERCIAL 04
46 m²
FS-4
FS-3
SERVICES
HYD.
ELEC
COMMS
STAIR PRESS.
LIVE WORK 04 (1-BED)
54 m²
2,000
13m2
BATH
1.6 x 2.5m
RETAIL/ COMMERCIAL 05
49 m²
HYD.
FE
BATH
2.6 x 1.6m
BATH
2.8 x 1.6m
LIVE WORK 02 (1-BED)
57 m²
LIVE WORK 03 (1-BED)
74 m²
9m2
RETAIL/ COMMERCIAL 06
55 m²
7m2
13m2
RAILWAY CORRIDOR

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Issue	Date	Description
1	15-Dec-23	DA Submission
2	16-Aug-24	Issue for Coordination
3	29-Aug-24	DA Submission- Additional Information
4	11-Dec-24	Issued for DA Advocacy
5	12-Dec-24	Issued for DA Advocacy
6	15-Jan-25	Issued for S.34
7	21-Feb-25	Issued for S.34
8	24-Mar-25	Issued for S.34 Amendment
9	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

N

CLIENT:

BB Wilson Property Pty Ltd

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

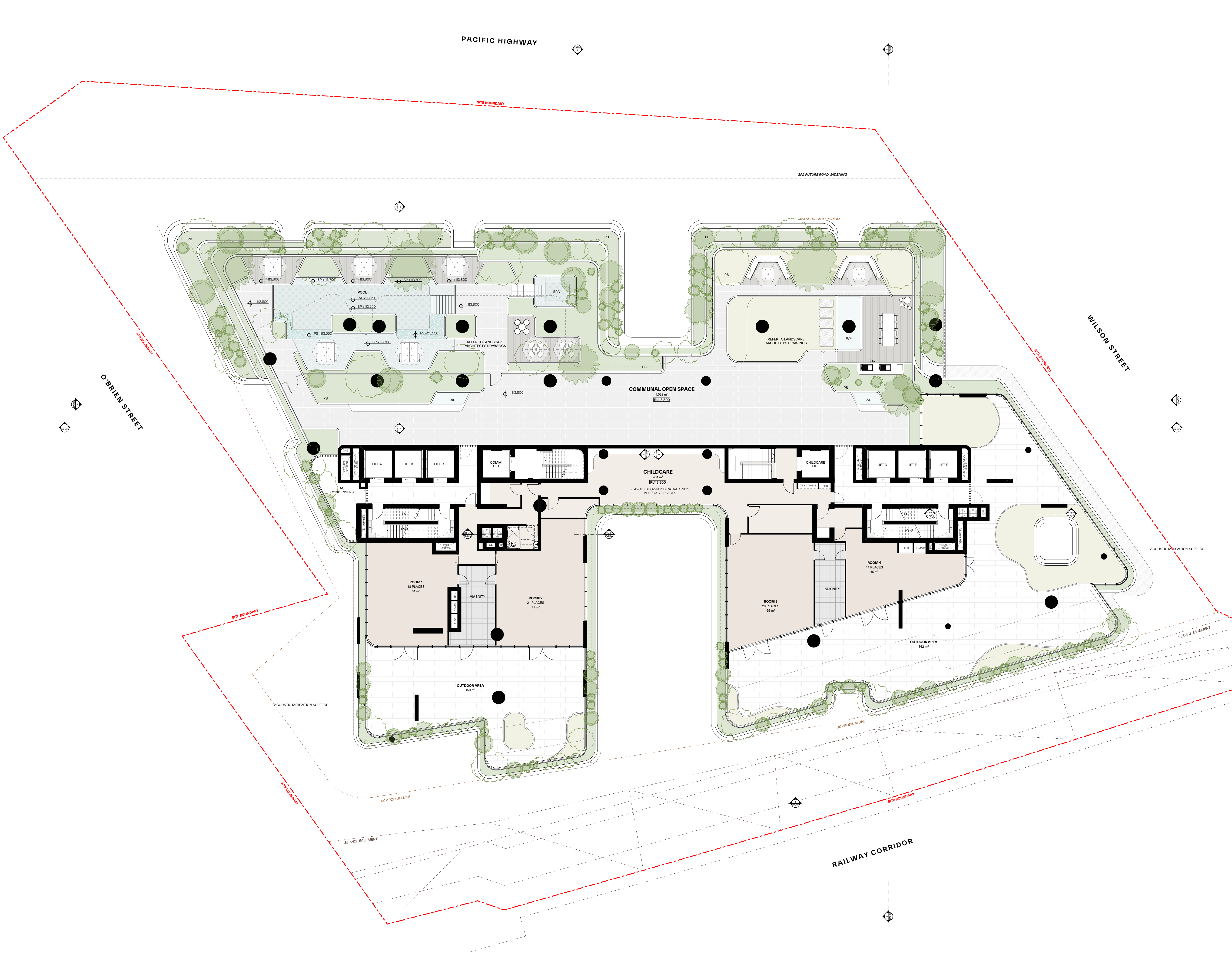
PROJECT:

MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:

Level 1

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: 1:100@A0	DRAWING NO: **DA106**	ISSUE: **9**
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
4M SETBACK AT PODIUM
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
PB
WF
POOL
SPA
BBQ
+113,800
SP +113,700
WL +113,750
BP +112,250
PS +113,550
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
COMMUNAL OPEN SPACE
1,082 m²
RL113,800
CFP
KITCHEN EXHAUST
MAIN HYDRAULIC RISER
LIFT A
LIFT B
LIFT C
FE
AC CONDENSERS
COMM. LIFT
CHILDCARE
461 m²
RL113,800
(LAYOUT SHOWN INDICATIVE ONLY)
APPROX. 73 PLACES
CHILDCARE LIFT
DB & COMMS.
FHR
LIFT D
LIFT E
LIFT F
FS-1
FS-2
FS-3
FS-4
FH
STAIR PRESS.
GE
FP
HYD
COMM
ELEC
COMMS
AMENITY
ROOM 1
18 PLACES
61 m²
ROOM 2
21 PLACES
71 m²
ROOM 3
20 PLACES
65 m²
ROOM 4
14 PLACES
46 m²
OUTDOOR AREA
150 m²
OUTDOOR AREA
362 m²
ACOUSTIC MITIGATION SCREENS
DCP PODIUM LINE
SERVICE EASEMENT
DA800
DA202

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

① Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.

② Updated landscape design including further existing tree removal and tree planting strategy on ground level.

③ Updated awning design to outdoor area of Childcare

④ Additional 240L recycling bin to each residential level.

⑤ Relocation of Charity bin within basement area.

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3	15/01/2025	Issued for S.34
4	21/02/2025	Issued for S.34
5	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
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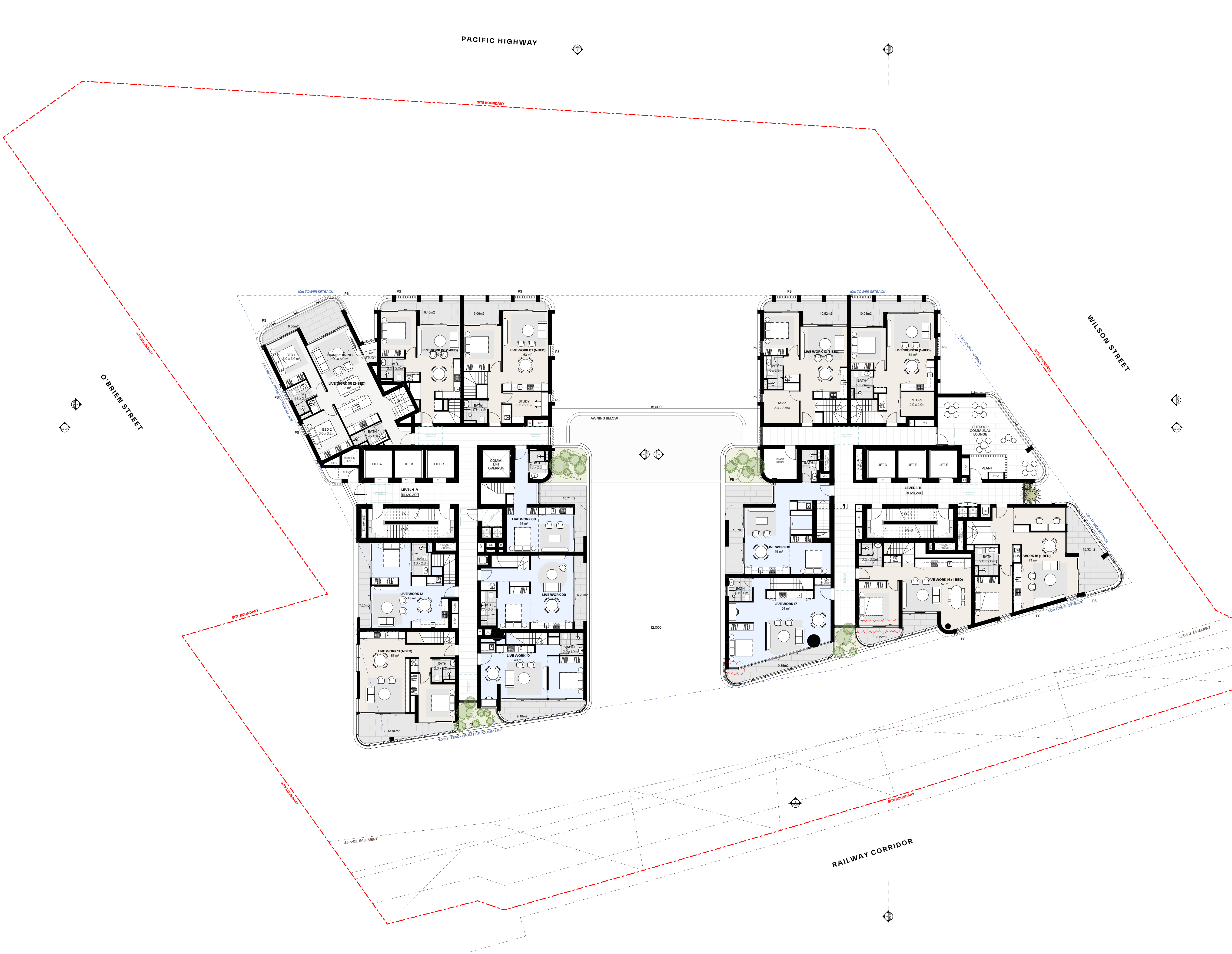
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Level 2

DRAWING BY: TT, AA
CHECKED BY: KA
DATE: 24/03/2025
SCALE: 1:100@A0
DRAWING NO: **DA107**
ISSUE: **5**
PROJECT NO: 2308


PACIFIC HIGHWAY
SITE BOUNDARY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
10m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
4.5m TOWER SETBACK
PS
6.66m2
BED 1
3.0 x 3.4 m
LIVING/ DINING
4.0 x 6.0 m
STUDY
LIVE WORK 05 (2-BED)
83 m²
ENS
1.8 x 2.5m
BED 2
3.0 x 3.2 m
BATH
2.9 x 1.6m
KITCHEN EXH
CFP
PLANT
9.40m2
9.06m2
LIVE WORK 06 (1-BED)
50 m²
BATH
2.0 x 2.0m
LIVE WORK 07 (1-BED)
63 m²
BATH
2.0 x 2.0m
STUDY
3.2 x 2.1 m
FE
HYD
AWNING BELOW
18,000
12,000
LIFT A
LIFT B
LIFT C
COMM. LIFT OVERRUN
BATH
1.8 x 2.3m
PB
LEVEL 4-A
RL120,200
10.71m2
FS-2
FS-1
STAIR PRESS.
FH
LIVE WORK 08
36 m²
HYD
GE
1,550
BATH
1.6 x 2.8m
LIVE WORK 12
48 m²
7.30m2
COMM
ELEC
LIVE WORK 09
44 m²
6.23m2
BATH
1.3 x 3.0m
R
LIVE WORK 11 (1-BED)
57 m²
BATH
2.0 x 2.0m
LIVE WORK 10
49 m²
BATH
2.0 x 1.9m
13.84m2
9.18m2
10.52m2
10.08m2
LIVE WORK 13 (1-BED)
62 m²
BATH
1.6 x 2.8m
MPR
3.0 x 2.8m
LIVE WORK 14 (1-BED)
61 m²
BATH
1.9 x 2.4m
STORE
2.9 x 2.0m
OUTDOOR COMMUNAL LOUNGE
PLANT ROOM
BATH
1.5 x 2.7m
MAIN HYDRAULIC RISER
KITCHEN EXHAUST
LIFT D
LIFT E
LIFT F
PLANT
HYD.
LEVEL 4-B
RL120,200
13.78m2
FS-4
FS-3
LIVE WORK 18
49 m²
BATH
2.0 x 2.0m
BATH
2.0 x 2.6m
LIVE WORK 15 (1-BED)
71 m²
15.32m2
BATH
2.0 x 2.0m
LIVE WORK 17
54 m²
LIVE WORK 16 (1-BED)
57 m²
8.22m2
9.85m2

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

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2	29-Aug-24	DA Submission- Additional Information
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5	21-Feb-25	Issued for S.34
6	24-Mar-25	Issued for S.34 Amendment
7	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
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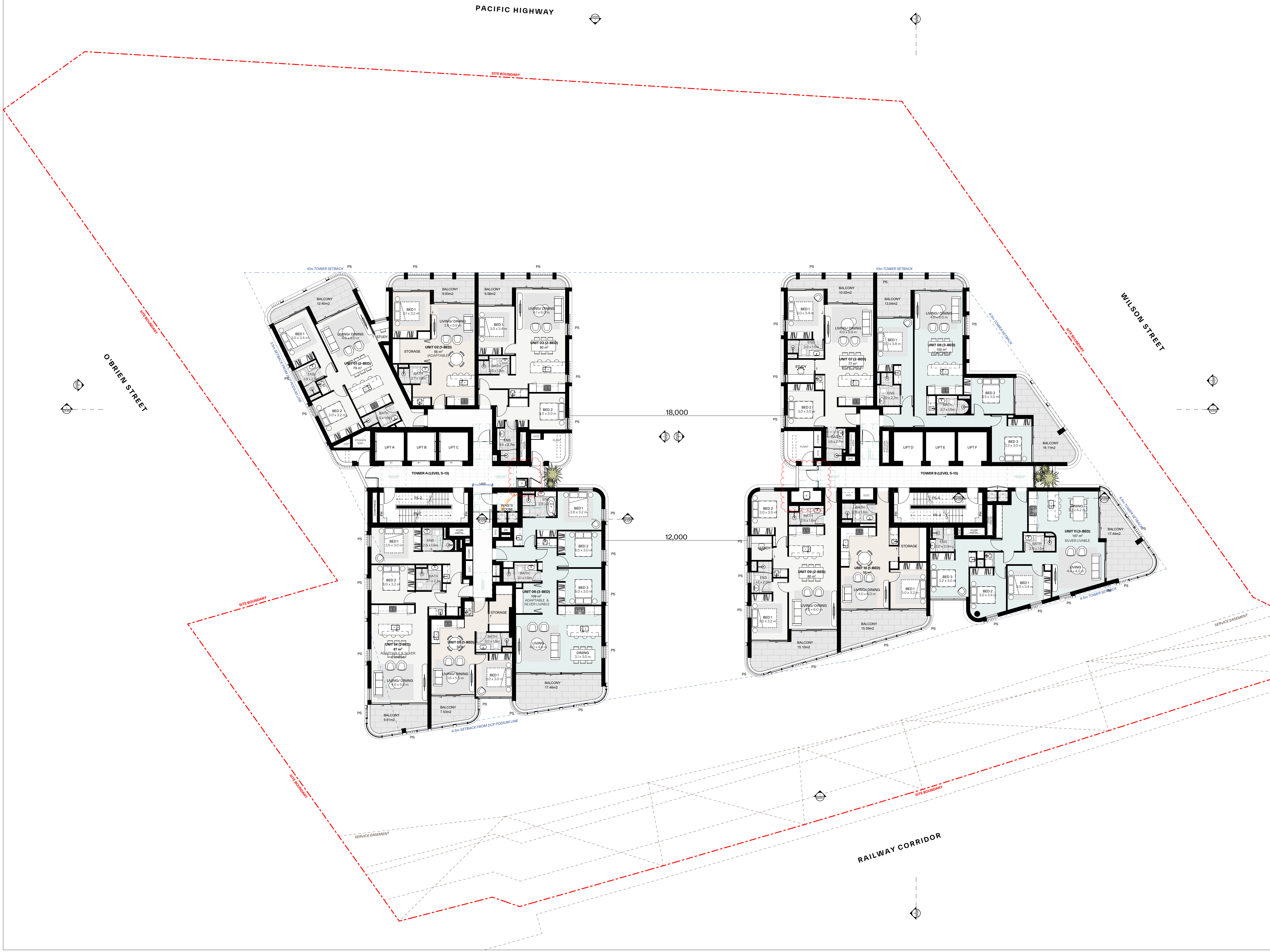
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Level 4

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	21-Jul-25
SCALE: 1:100@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA109**	**7**


PACIFIC HIGHWAY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SITE BOUNDARY
SERVICE EASEMENT
10m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
4.5m TOWER SETBACK
18,000
12,000
1,600
TOWER A (LEVEL 5-13)
TOWER B (LEVEL 5-13)
LIFT A
LIFT B
LIFT C
LIFT D
LIFT E
LIFT F
FS-1
FS-2
FS-3
FS-4
WASTE ROOM
KITCHEN EXH
CFP
HYD
ELEC
COMM
PLANT
MAIN HYDRAULIC RISER
STAIR PRESS.
KITCHEN EXHAUST
SERVICES
GE
FE
FH
PS
UNIT 01 (2-BED)
79 m²
UNIT 02 (1-BED)
56 m²
(ADAPTABLE)
UNIT 03 (2-BED)
80 m²
UNIT 04 (2-BED)
87 m²
ADAPTABLE & SILVER LIVABLE
UNIT 05 (1-BED)
50 m²
UNIT 06 (3-BED)
109 m²
ADAPTABLE & SILVER LIVABLE
UNIT 07 (2-BED)
77 m²
(ADAPTABLE)
UNIT 08 (3-BED)
100 m²
ADAPTABLE
UNIT 09 (2-BED)
80 m²
UNIT 10 (1-BED)
56 m²
UNIT 11 (3-BED)
107 m²
SILVER LIVABLE
BALCONY 12.40m2
BALCONY 9.93m2
BALCONY 9.58m2
BALCONY 9.81m2
BALCONY 7.53m2
BALCONY 17.46m2
BALCONY 10.52m2
BALCONY 13.04m2
BALCONY 16.11m2
BALCONY 15.10m2
BALCONY 15.09m2
BALCONY 17.44m2
STORAGE
STUDY

GENERAL NOTES:

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LEGEND:

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CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

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CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

①	Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.
②	Updated landscape design including further existing tree removal and tree planting strategy on ground level.
③	Updated awning design to outdoor area of Childcare
④	Additional 240L recycling bin to each residential level.
⑤	Relocation of Charity bin within basement area.

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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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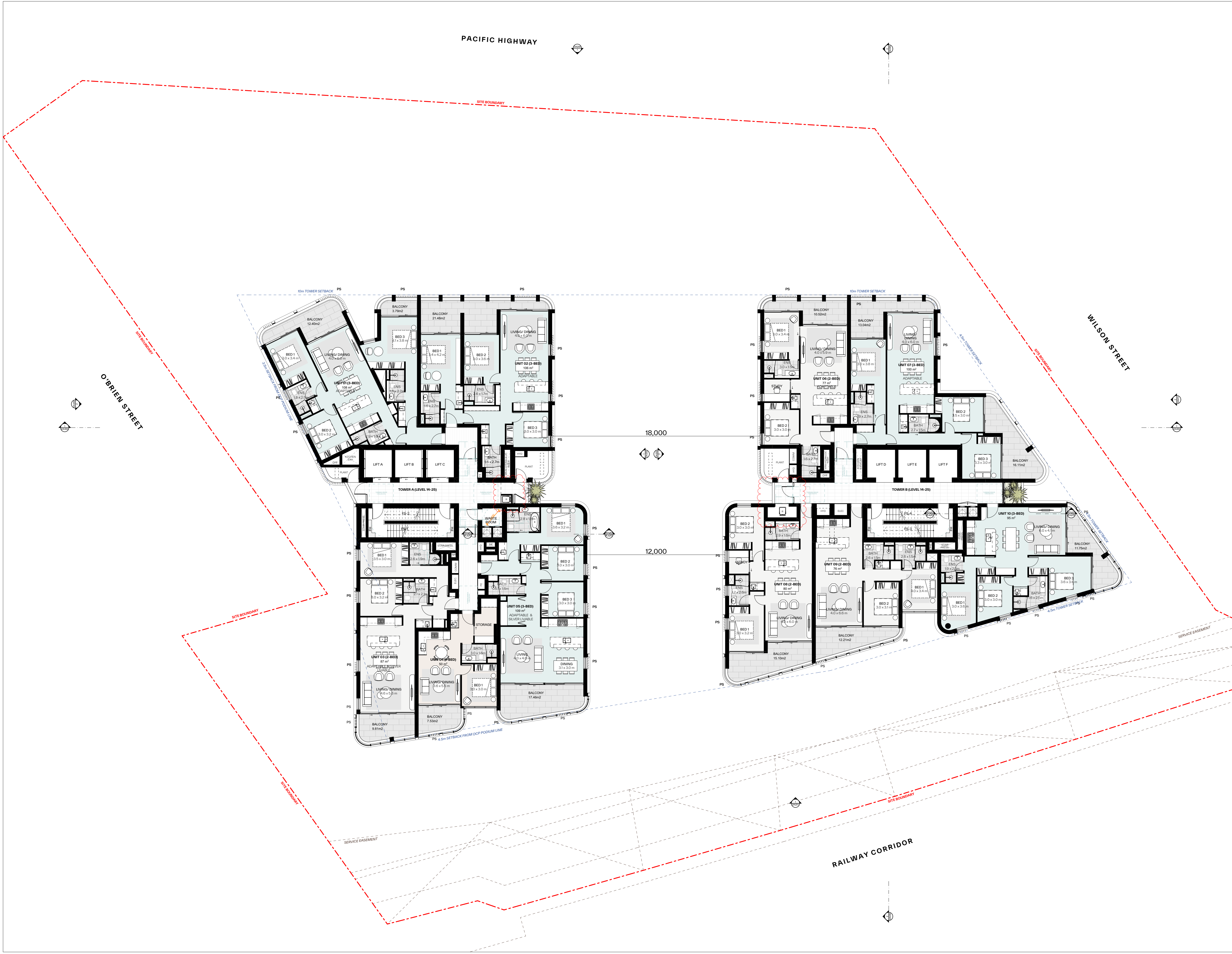
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Typical Low Rise (Level 5-13)

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	24/03/2025
SCALE: 1:100@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA110**	**6**


PACIFIC HIGHWAY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SITE BOUNDARY
SERVICE EASEMENT
10m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
4.5m TOWER SETBACK
18,000
12,000
TOWER A (LEVEL 14-25)
TOWER B (LEVEL 14-25)
LIFT A
LIFT B
LIFT C
LIFT D
LIFT E
LIFT F
FS-1
FS-2
FS-3
FS-4
WASTE ROOM
STORAGE
PLANT
KITCHEN EXH
KITCHEN EXHAUST
MAIN HYDRAULIC RISER
STAIR PRESS.
HYD
ELEC
COMM
CFP
FE
FH
GE
UNIT 01 (3-BED) 108 m² ADAPTABLE
BALCONY 12.40m2
BED 1 3.0 x 3.4 m
LIVING/ DINING 4.0 x 6.0 m
ENS 1.8 x 2.5m
BED 2 3.0 x 3.2 m
BATH 2.9 x 1.6m
UNIT 02 (3-BED) 106 m² ADAPTABLE
BALCONY 3.79m2
BALCONY 21.48m2
BED 3 3.1 x 3.8 m
BED 1 3.4 x 4.2 m
BED 2 3.0 x 3.6 m
LIVING/ DINING 4.0 x 6.0 m
ENS 1.6 x 2.7m
ENS 2.6 x 1.7m
BED 3 3.0 x 3.0 m
BATH 1.6 x 2.7m
UNIT 03 (2-BED) 87 m² ADAPTABLE & SILVER LIVABLE
BED 1 3.5 x 3.0 m
ENS 2.6 x 1.9m
BED 2 3.0 x 3.2 m
BATH 2.1 x 2.1m
LIVING/ DINING 4.6 x 5.6 m
BALCONY 9.81m2
UNIT 04 (1-BED) 50 m²
LIVING/ DINING 3.6 x 5.5 m
BED 1 3.0 x 3.0 m
BATH 3.0 x 1.6m
BALCONY 7.53m2
UNIT 05 (3-BED) 109 m² ADAPTABLE & SILVER LIVABLE
BED 1 3.6 x 3.2 m
ENS 2.8 x 1.8m
BED 2 3.0 x 3.0 m
BATH 3.1 x 1.6m
BED 3 3.0 x 3.0 m
LIVING 4.0 x 4.8 m
DINING 3.1 x 3.0 m
BALCONY 17.46m2
UNIT 06 (2-BED) 77 m² ADAPTABLE
BALCONY 10.52m2
BED 1 3.0 x 3.4 m
ENS 3.0 x 1.5m
LIVING/ DINING 4.0 x 5.9 m
STUDY
BED 2 3.0 x 3.0 m
BATH 1.6 x 2.7m
UNIT 07 (3-BED) 100 m² ADAPTABLE
BALCONY 13.04m2
BED 1 3.0 x 3.8 m
LIVING/ DINING 4.0 x 6.0 m
ENS 1.9 x 2.7m
BED 2 3.5 x 3.0 m
BATH 2.7 x 1.5m
BED 3 3.3 x 3.0 m
BALCONY 16.11m2
UNIT 08 (2-BED) 80 m²
BED 2 3.0 x 3.0 m
BATH 2.9 x 1.6m
STUDY
ENS 1.7 x 2.6m
BED 1 3.0 x 3.2 m
LIVING/ DINING 4.0 x 6.0 m
BALCONY 15.10m2
UNIT 09 (2-BED) 76 m²
BATH 2.6 x 1.5m
ENS 2.6 x 1.5m
BED 1 3.0 x 3.4 m
BED 2 3.0 x 3.1 m
LIVING/ DINING 4.0 x 6.6 m
BALCONY 12.21m2
UNIT 10 (3-BED) 95 m²
LIVING/ DINING 6.0 x 4.1 m
BALCONY 11.75m2
ENS 1.9 x 2.5m
BED 1 3.0 x 3.6 m
BED 2 3.0 x 3.0 m
BATH 1.6 x 2.5m
BED 3 3.6 x 3.4 m
PS

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

①	Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.
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Issue	Date	Description
1	15/12/2023	DA Submission
2	29/08/2024	DA Submission- Additional Information
3	12/12/2024	Issued for DA Advocacy
4	15/01/2025	Issued for S.34
5	21/02/2025	Issued for S.34
6	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
BB Wilson Property Pty Ltd

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architects

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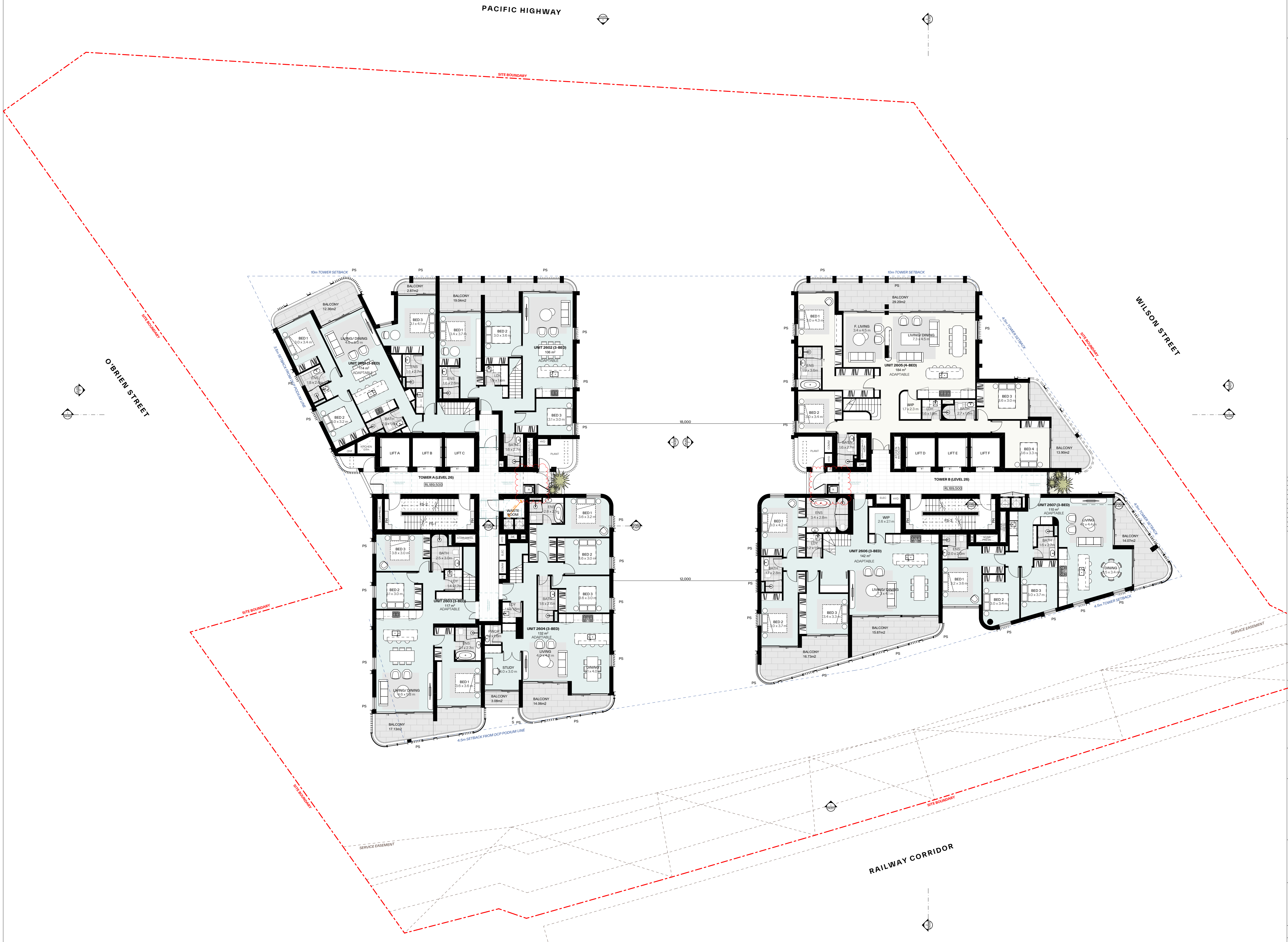
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Typical Mid Rise (Level 14-25)

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	24/03/2025
SCALE: 1:100@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA111**	**6**


PACIFIC HIGHWAY
SITE BOUNDARY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
10m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
4.5m TOWER SETBACK
PS
BALCONY 12.36m2
BED 1 3.0 x 3.4 m
LIVING/ DINING 4.0 x 6.0 m
UNIT 2601 (3-BED) 114 m²
ADAPTABLE
ENS 1.8 x 2.6m
BED 2 3.0 x 3.2 m
BATH 2.9 x 1.6m
BALCONY 2.87m2
BALCONY 19.04m2
BED 3 3.1 x 4.1 m
ENS 1.6 x 2.7m
BED 1 3.4 x 3.7 m
ENS 1.6 x 2.6m
BED 2 3.0 x 3.6 m
LDY 1.9 x 1.6m
UNIT 2602 (3-BED) 106 m²
ADAPTABLE
BED 3 3.1 x 3.0 m
BATH 1.6 x 2.7m
MAIN HYDRAULIC RISER
HYD
PLANT
FE
CFP
KITCHEN EXH.
LIFT A
LIFT B
LIFT C
TOWER A (LEVEL 26)
RL189,500
TURNING SPACE 1.54mX2.07m
R
FS-2
FS-1
STAIR PRESS.
FH
WASTE ROOM
GE
FPP
ELEC
COMM
#DrgID #LayID
BED 3 3.8 x 3.0 m
BATH 2.5 x 3.0m
LDY 1.4 x 1.7m
BED 2 3.1 x 3.0 m
UNIT 2603 (3-BED) 117 m²
ADAPTABLE
ENS 2.1 x 2.7m
BED 1 3.6 x 3.6 m
LIVING/ DINING 4.6 x 5.8 m
BALCONY 17.13m2
ENS 2.8 x 2.1m
BED 1 3.6 x 3.2 m
BED 2 3.6 x 3.0 m
BATH 1.6 x 2.6m
BED 3 3.6 x 3.0 m
LDY 1.6 x 1.6m
PWDR 1.4 x 1.6m
UNIT 2604 (3-BED) 132 m²
ADAPTABLE
LIVING 4.0 x 4.8 m
DINING 3.1 x 4.0 m
STUDY 3.0 x 3.0 m
BALCONY 3.08m2
BALCONY 14.06m2
18,000
12,000
BALCONY 29.20m2
BED 1 3.0 x 4.3 m
F. LIVING 3.4 x 4.5 m
LIVING/ DINING 7.3 x 4.5 m
ENS 1.9 x 3.6m
UNIT 2605 (4-BED) 184 m²
ADAPTABLE
BED 2 3.0 x 3.4 m
WIP 1.7 x 2.3 m
LDY 1.6 x 1.6m
BATH 2.7 x 1.6m
BED 3 3.6 x 3.0 m
BED 4 3.6 x 3.3 m
BALCONY 13.90m2
BATH 1.6 x 2.7m
KITCHEN EXHAUST
LIFT D
LIFT E
LIFT F
TOWER B (LEVEL 26)
RL189,500
FS-3
ENS 3.4 x 2.8m
BED 1 3.0 x 4.2 m
WIP 2.6 x 2.1 m
LDY 1.2 x 1.9m
BATH 1.7 x 2.8m
UNIT 2606 (3-BED) 142 m²
ADAPTABLE
LIVING/ DINING 7.3 x 4.1 m
BED 3 3.4 x 3.3 m
BED 2 3.0 x 3.7 m
BALCONY 15.87m2
BALCONY 16.73m2
ENS 2.0 x 2.0m
BED 1 3.2 x 3.6 m
BED 2 3.0 x 3.4 m
BED 3 3.0 x 3.7 m
BATH 1.6 x 2.7m
UNIT 2607 (3-BED) 110 m²
ADAPTABLE
LIVING 4.1 x 4.4 m
DINING 3.5 x 3.4 m
BALCONY 14.07m2

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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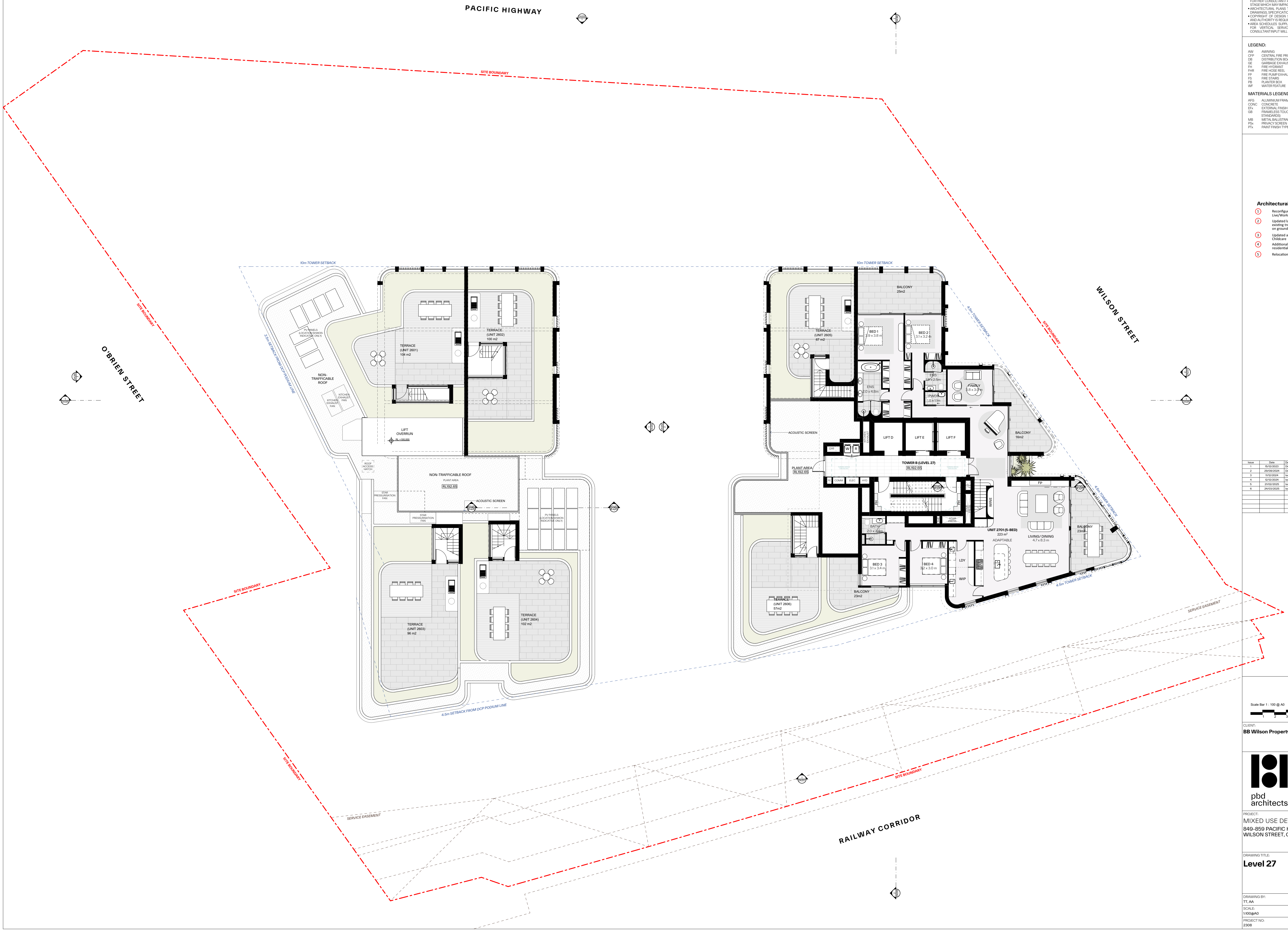
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Level 26

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:100@A0	DRAWING NO: **DA112**	ISSUE: **5**
PROJECT NO: 2308		


PACIFIC HIGHWAY
SITE BOUNDARY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
10m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
4.5m TOWER SETBACK
PV PANELS (LOCATION SHWON INDICATIVE ONLY)
NON-TRAFFICABLE ROOF
KITCHEN EXHAUST FAN
TERRACE (UNIT 2601) 104 m2
TERRACE (UNIT 2602) 100 m2
LIFT OVERRUN
RL +195,000
ROOF ACCESS HATCH
NON-TRAFFICABLE ROOF
PLANT AREA
RL192.65
STAR PRESSURISATION FAN
ACOUSTIC SCREEN
#DrgID #LayID
TERRACE (UNIT 2603) 96 m2
TERRACE (UNIT 2604) 102 m2
TERRACE (UNIT 2605) 67 m2
BALCONY 25m2
BED 1 3.9 x 3.8 m
BED 2 3.1 x 3.2 m
ENS 2.0 x 4.8m
ENS 1.8 x 2.5m
PWDR 1.8 x 1.1m
FAMILY 3.8 x 3.0 m
BALCONY 16m2
KITCHEN EXHAUST
LIFT D
LIFT E
LIFT F
CFP
W
R
TOWER B (LEVEL 27)
RL192.65
PLANT AREA
RL192.65
FE
COMM
ELEC
HYD
FH
STAIR PRESS.
WINE
FP
BATH 2.0 x 2.4m
UNIT 2701 (5-BED)
223 m²
ADAPTABLE
LIVING/ DINING 4.7 x 8.3 m
BALCONY 23m2
BED 3 3.1 x 3.4 m
BED 4 3.2 x 3.0 m
LDY
WIP
BALCONY 23m2
TERRACE (UNIT 2606) 57m2

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DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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ABN 36 147 035 550
Nominated Architect:
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PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Level 27

DRAWING BY:
TT, AA

CHECKED BY:
KA

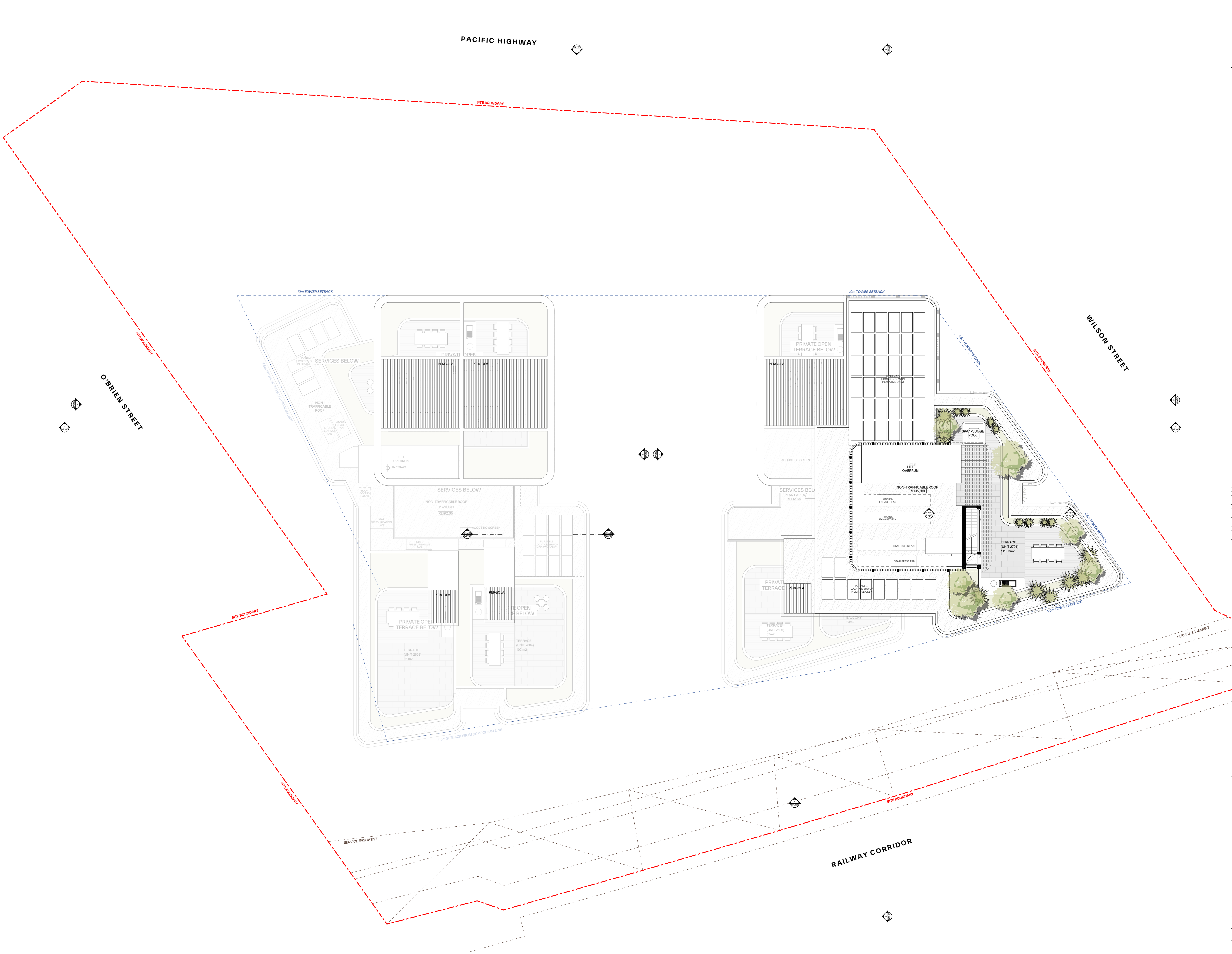
DATE:
24/03/2025

SCALE:
1:100@A0

PROJECT NO:
2308

DRAWING NO:
DA113

ISSUE:
6


PACIFIC HIGHWAY
SITE BOUNDARY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SERVICE EASEMENT
10m TOWER SETBACK
4.5m TOWER SETBACK
3.5m SETBACK FROM DCP PODIUM LINE
4.5m SETBACK FROM DCP PODIUM LINE
SERVICES BELOW
NON-TRAFFICABLE ROOF
PV PANELS (LOCATION SHWON INDICATIVE ONLY)
KITCHEN EXHAUST FAN
PRIVATE OPEN TERRACE BELOW
PERGOLA
LIFT OVERRUN
RL +195.000
ROOF ACCESS HATCH
PLANT AREA
RL192.65
ACOUSTIC SCREEN
STAR PRESSURISATION FAN
TERRACE (UNIT 2603) 96 m2
TERRACE (UNIT 2604) 102 m2
TERRACE (UNIT 2606) 57m2
BALCONY 23m2
SPA/ PLUNGE POOL
NON-TRAFFICABLE ROOF
RL195,800
STAIR PRESS FAN
TERRACE (UNIT 2701) 111.03m2
#DrgID
#LayID

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PB	PLANTER BOX
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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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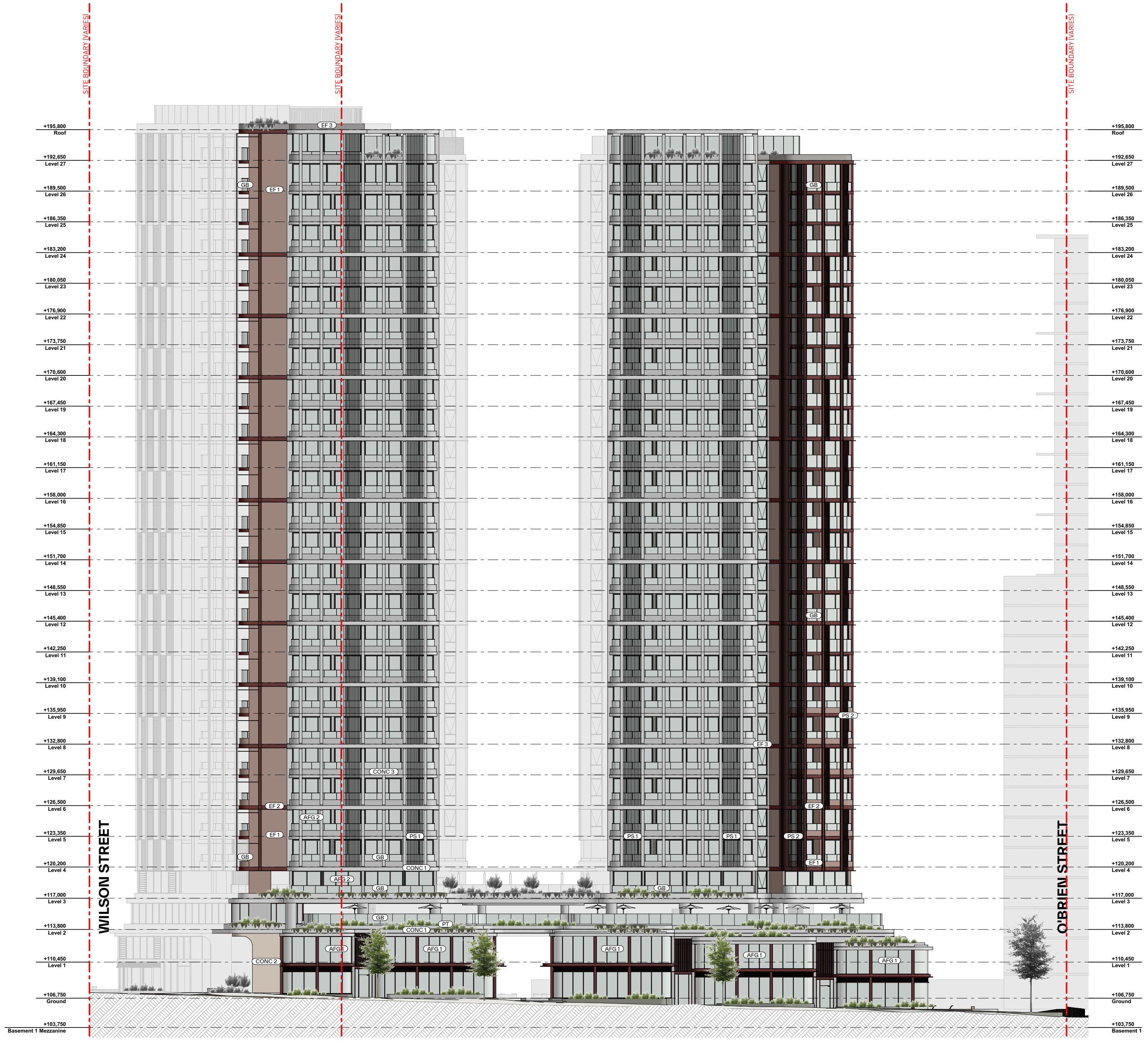
Nominated Architect:
Paul Buljevic NSW 7768

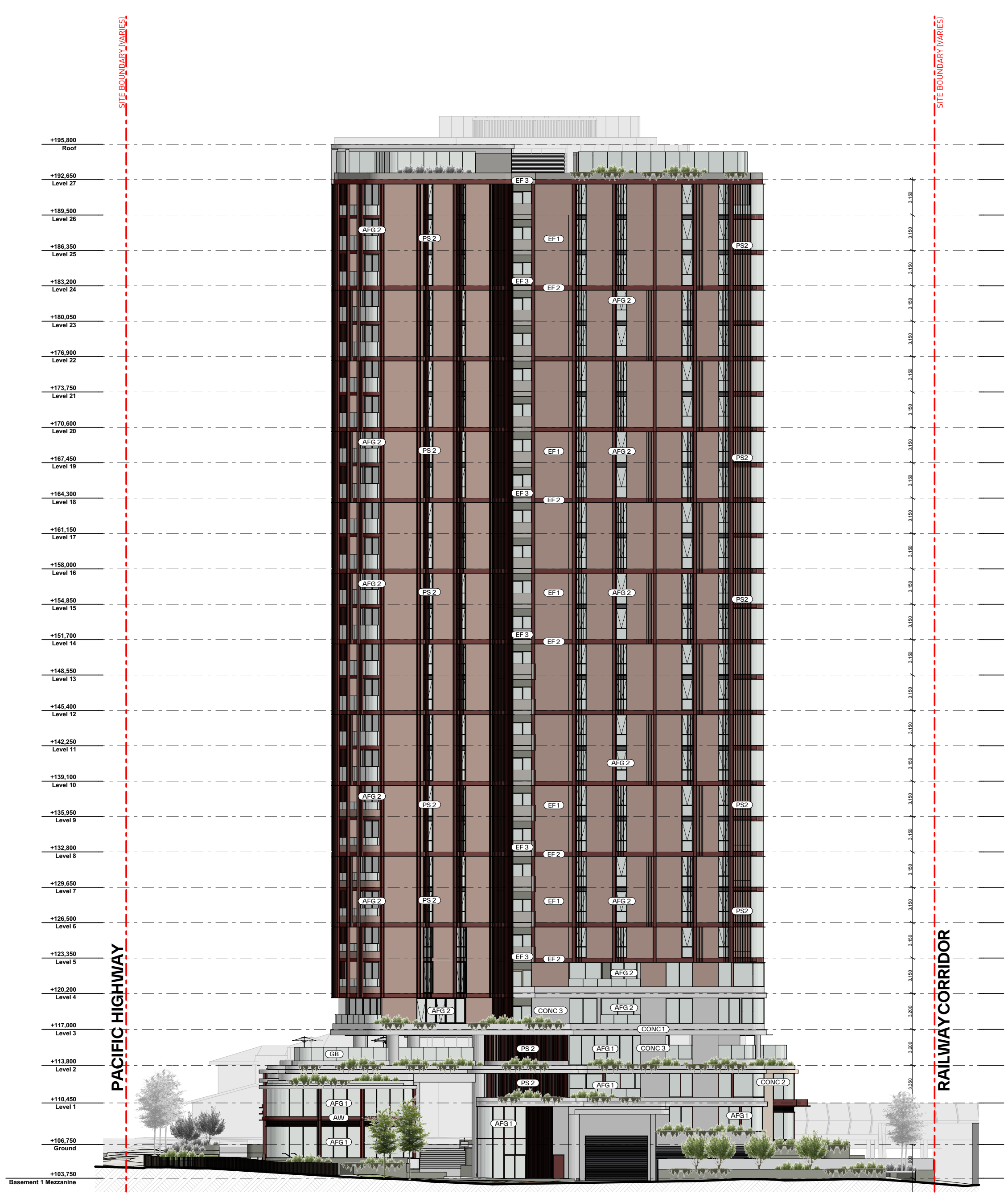
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Roof Plan

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:100@A0	DRAWING NO: **DA114**	ISSUE: **4**
PROJECT NO: 2308		


SITE BOUNDARY (VARIES)
WILSON STREET
O'BRIEN STREET
+195,800 Roof
+192,650 Level 27
+189,500 Level 26
+186,350 Level 25
+183,200 Level 24
+180,050 Level 23
+176,900 Level 22
+173,750 Level 21
+170,600 Level 20
+167,450 Level 19
+164,300 Level 18
+161,150 Level 17
+158,000 Level 16
+154,850 Level 15
+151,700 Level 14
+148,550 Level 13
+145,400 Level 12
+142,250 Level 11
+139,100 Level 10
+135,950 Level 9
+132,800 Level 8
+129,650 Level 7
+126,500 Level 6
+123,350 Level 5
+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine
EF 1
EF 2
EF 3
GB
AFG 1
AFG 2
CONC 1
CONC 2
CONC 3
PS 1
PS 2
PT

1 Elevation - West 1:200


SITE BOUNDARY (VARIES)
PACIFIC HIGHWAY
RAILWAY CORRIDOR
+195,800 Roof
+192,650 Level 27
+189,500 Level 26
+186,350 Level 25
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+154,850 Level 15
+151,700 Level 14
+148,550 Level 13
+145,400 Level 12
+142,250 Level 11
+139,100 Level 10
+135,950 Level 9
+132,800 Level 8
+129,650 Level 7
+126,500 Level 6
+123,350 Level 5
+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine
AFG 1
AFG 2
PS 2
EF 1
EF 2
EF 3
CONC 1
CONC 2
CONC 3
GB
AW

2 Elevation - South 1:200

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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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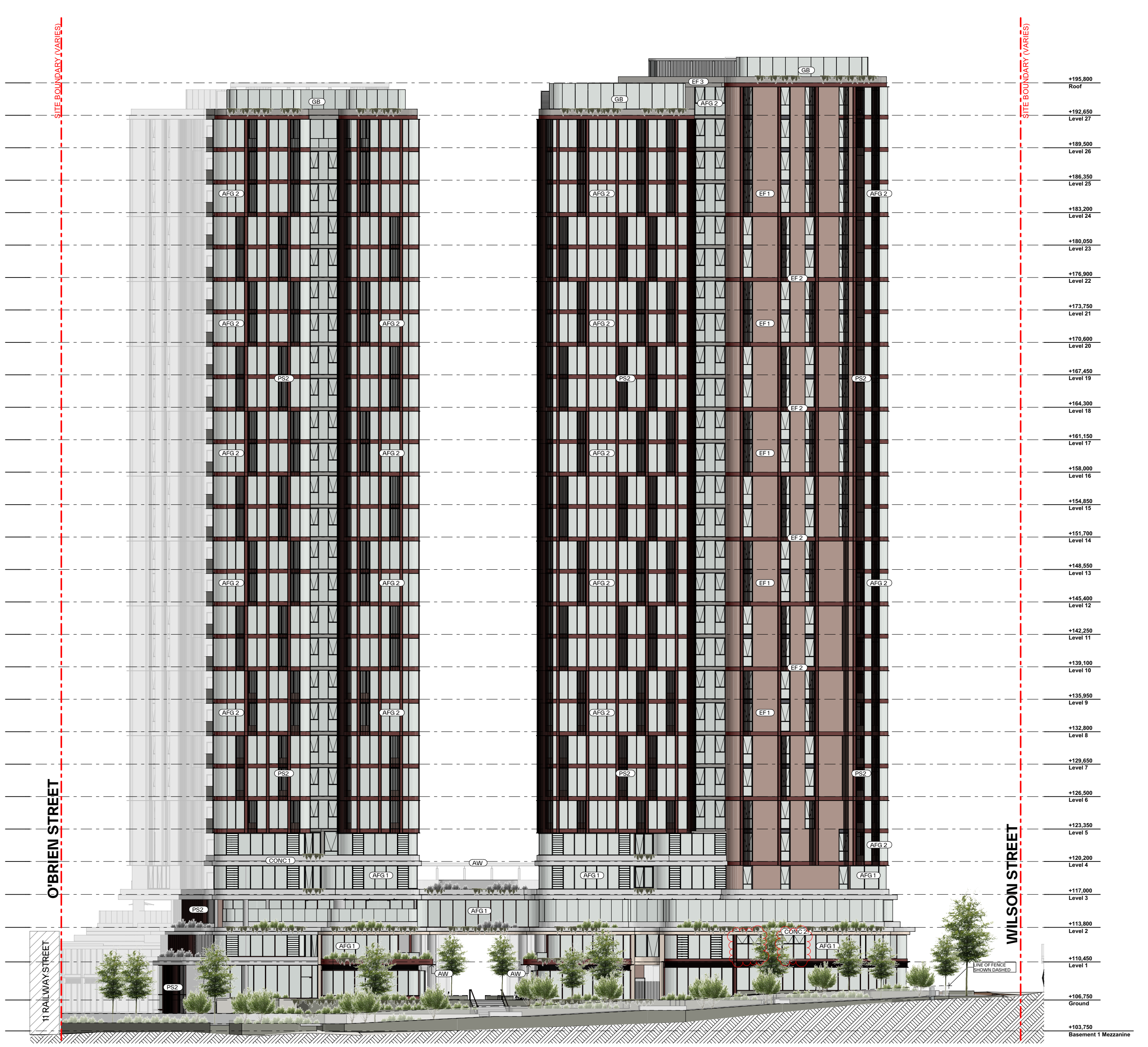
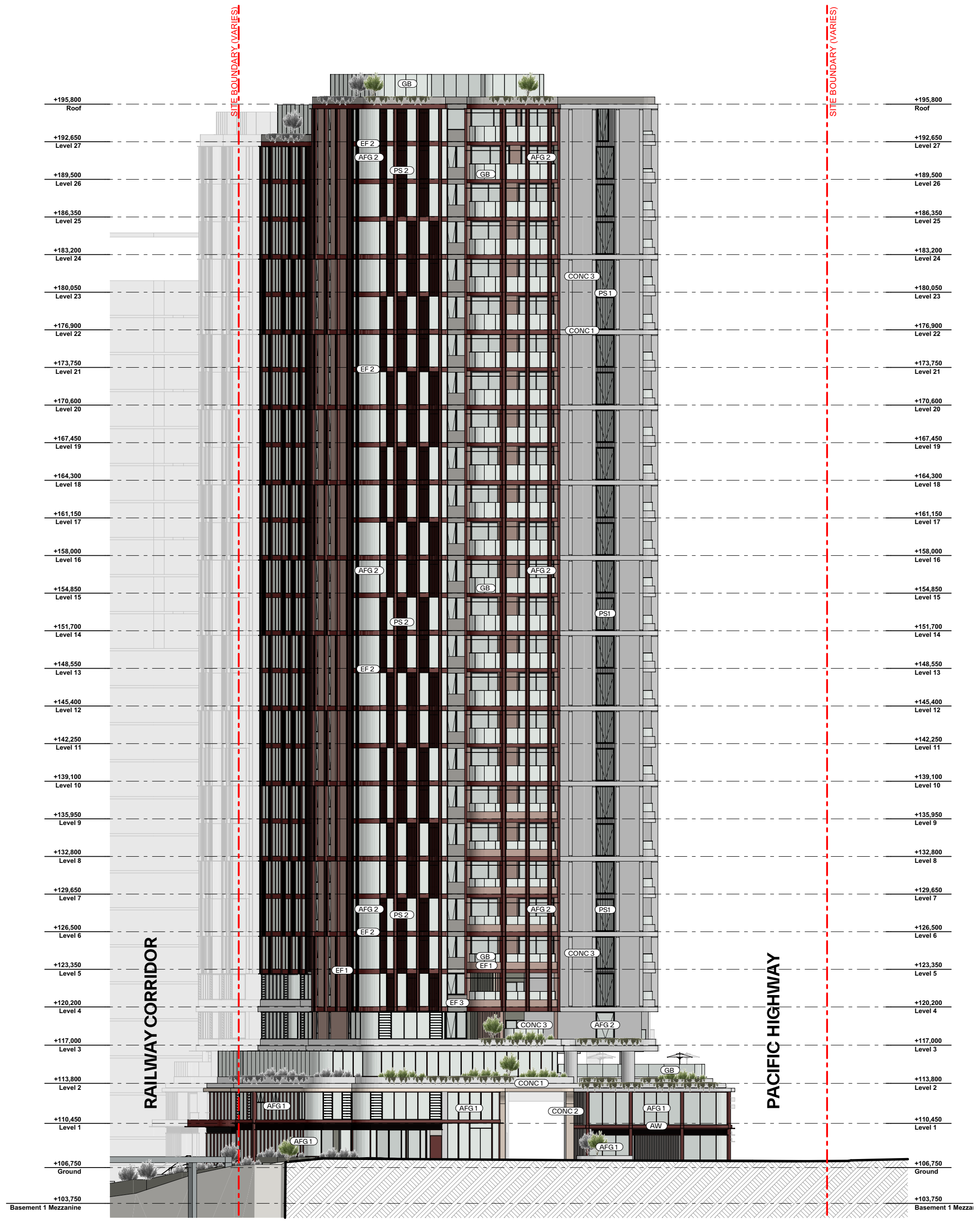
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
West Elevation & South Elevation

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:200@A0	DRAWING NO: **DA200**	ISSUE: **3**
PROJECT NO: 2308		


SITE BOUNDARY (VARIES)
SITE BOUNDARY (VARIES)
O'BRIEN STREET
11 RAILWAY STREET
WILSON STREET
LINE OF FENCE SHOWN DASHED
AFG 1
AFG 2
AW
CONC 1
CONC 2
EF 1
EF 2
GB
PS2
+195,800 Roof
+192,650 Level 27
+189,500 Level 26
+186,350 Level 25
+183,200 Level 24
+180,050 Level 23
+176,900 Level 22
+173,750 Level 21
+170,600 Level 20
+167,450 Level 19
+164,300 Level 18
+161,150 Level 17
+158,000 Level 16
+154,850 Level 15
+151,700 Level 14
+148,550 Level 13
+145,400 Level 12
+142,250 Level 11
+139,100 Level 10
+135,950 Level 9
+132,800 Level 8
+129,650 Level 7
+126,500 Level 6
+123,350 Level 5
+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine

1 Elevation - East 1:200


SITE BOUNDARY (VARIES)
SITE BOUNDARY (VARIES)
RAILWAY CORRIDOR
PACIFIC HIGHWAY
AFG 1
AFG 2
AW
CONC 1
CONC 2
CONC 3
EF 1
EF 2
EF 3
GB
PS 1
PS 2
+195,800 Roof
+192,650 Level 27
+189,500 Level 26
+186,350 Level 25
+183,200 Level 24
+180,050 Level 23
+176,900 Level 22
+173,750 Level 21
+170,600 Level 20
+167,450 Level 19
+164,300 Level 18
+161,150 Level 17
+158,000 Level 16
+154,850 Level 15
+151,700 Level 14
+148,550 Level 13
+145,400 Level 12
+142,250 Level 11
+139,100 Level 10
+135,950 Level 9
+132,800 Level 8
+129,650 Level 7
+126,500 Level 6
+123,350 Level 5
+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine

2 Elevation - North 1:200

GENERAL NOTES:

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- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Issue	Date	Description
1	15-Dec-23	DA Submission
2	29-Aug-24	DA Submission- Additional Information
3	21-Feb-25	Issued for S.34
4	24-Mar-25	Issued for S.34 Amendment
5	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

CLIENT:
BB Wilson Property Pty Ltd

pbd
architects

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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

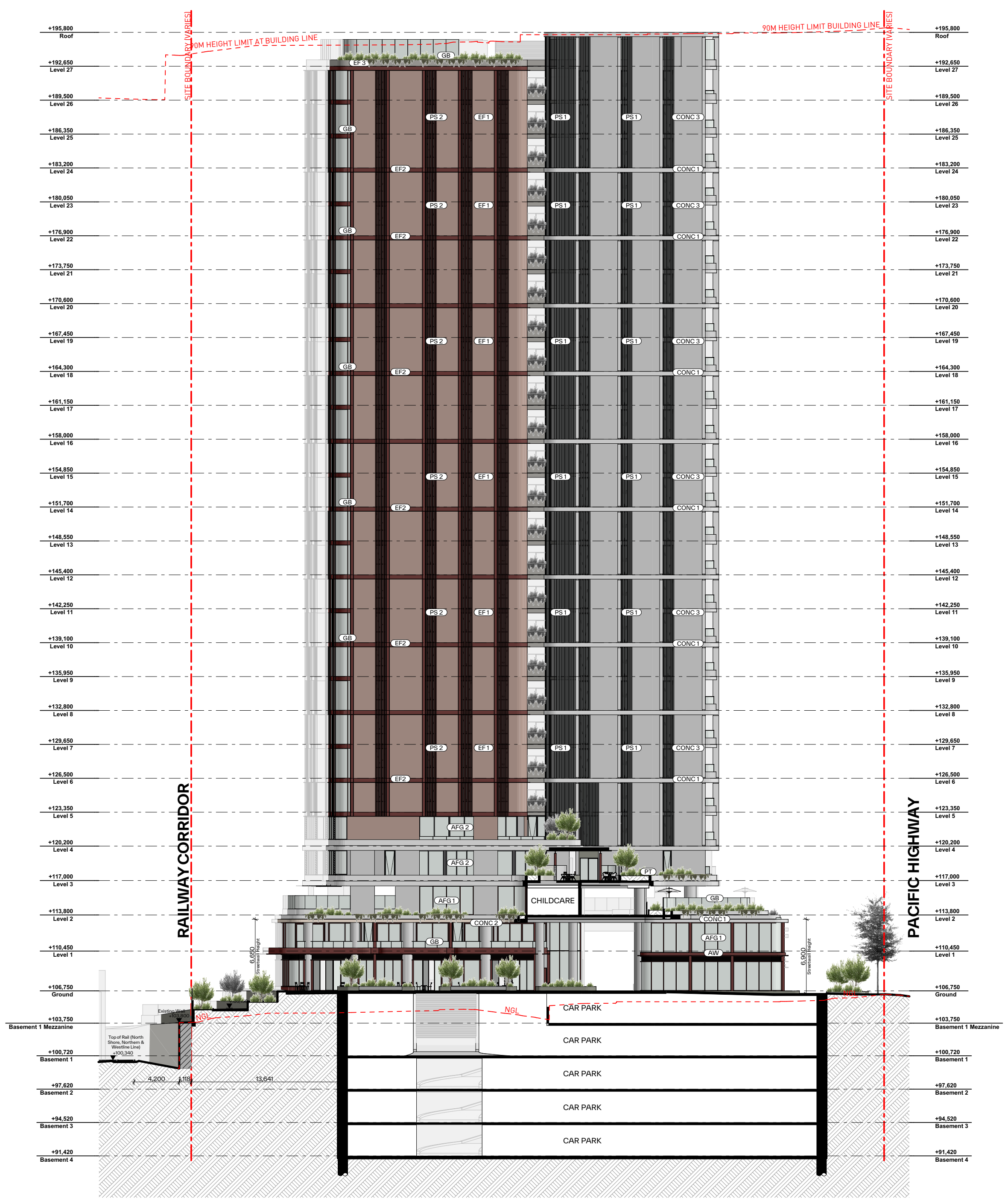
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
North Elevation & East Elevation

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: 1:200@A0	DRAWING NO: **DA201**	ISSUE: **5**
PROJECT NO: 2308		


+195,800 Roof
+192,650 Level 27
+189,500 Level 26
+186,350 Level 25
+183,200 Level 24
+180,050 Level 23
+176,900 Level 22
+173,750 Level 21
+170,600 Level 20
+167,450 Level 19
+164,300 Level 18
+161,150 Level 17
+158,000 Level 16
+154,850 Level 15
+151,700 Level 14
+148,550 Level 13
+145,400 Level 12
+142,250 Level 11
+139,100 Level 10
+135,950 Level 9
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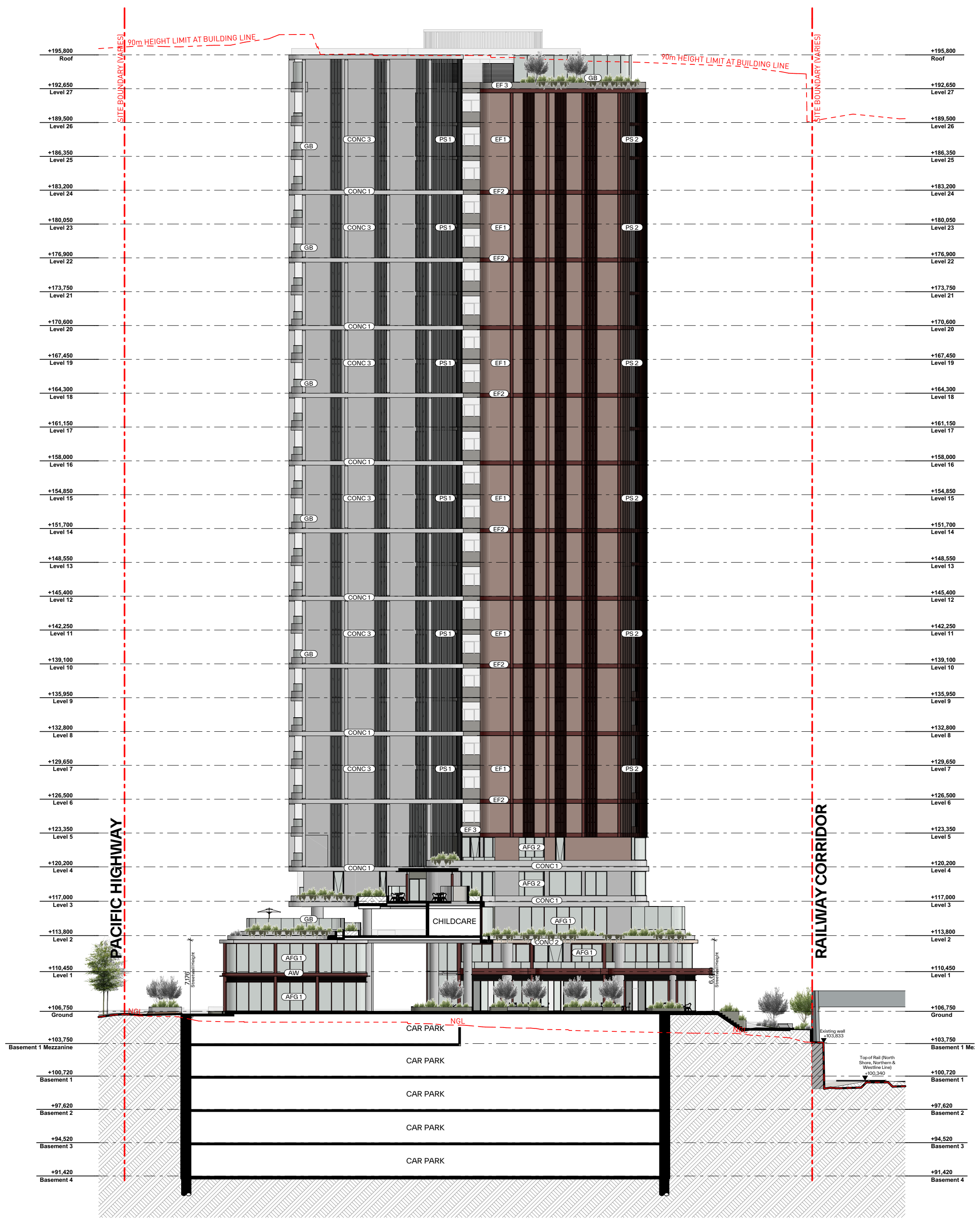
+129,650 Level 7
+126,500 Level 6
+123,350 Level 5
+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine
+100,720 Basement 1
+97,620 Basement 2
+94,520 Basement 3
+91,420 Basement 4
90M HEIGHT LIMIT AT BUILDING LINE
90M HEIGHT LIMIT BUILDING LINE
SITE BOUNDARY (VARIES)
RAILWAY CORRIDOR
PACIFIC HIGHWAY
GB
EF 1
EF 2
EF 3
PS 1
PS 2
CONC 1
CONC 2
CONC 3
AFG 1
AFG 2
AW
PT
CHILDCARE
CAR PARK
NGL
6,650 Streetwall Height
Existing Wall +103,800
Top of Rail (North Shore, Northern & Westline Line) +100,340
4,200
1,118
13,641

1 Internal Elevation - North 1:200


+195,800 Roof
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+173,750 Level 21
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+120,200 Level 4
+117,000 Level 3
+113,800 Level 2
+110,450 Level 1
+106,750 Ground
+103,750 Basement 1 Mezzanine
+100,720 Basement 1
+97,620 Basement 2
+94,520 Basement 3
+91,420 Basement 4
90m HEIGHT LIMIT AT BUILDING LINE
90m HEIGHT LIMIT AT BUILDING LINE
SITE BOUNDARY (VARIES)
PACIFIC HIGHWAY
RAILWAY CORRIDOR
GB
EF 1
EF 2
EF 3
PS 1
PS 2
CONC 1
CONC 2
CONC 3
AFG 1
AFG 2
AW
CHILDCARE
CAR PARK
NGL

2 Internal Elevation - South 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Architectural Amendments:

① Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.

② Updated landscape design including further existing tree removal and tree planting strategy on ground level.

③ Updated awning design to outdoor area of Childcare

④ Additional 240L recycling bin to each residential level.

⑤ Relocation of Charity bin within basement area.

Issue	Date	Description
1	15/12/2023	DA Submission
2	21/02/2025	Issued for S.34
3	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0

1 2 3 4 5 Meters

CLIENT:
BB Wilson Property Pty Ltd

pbd
architects

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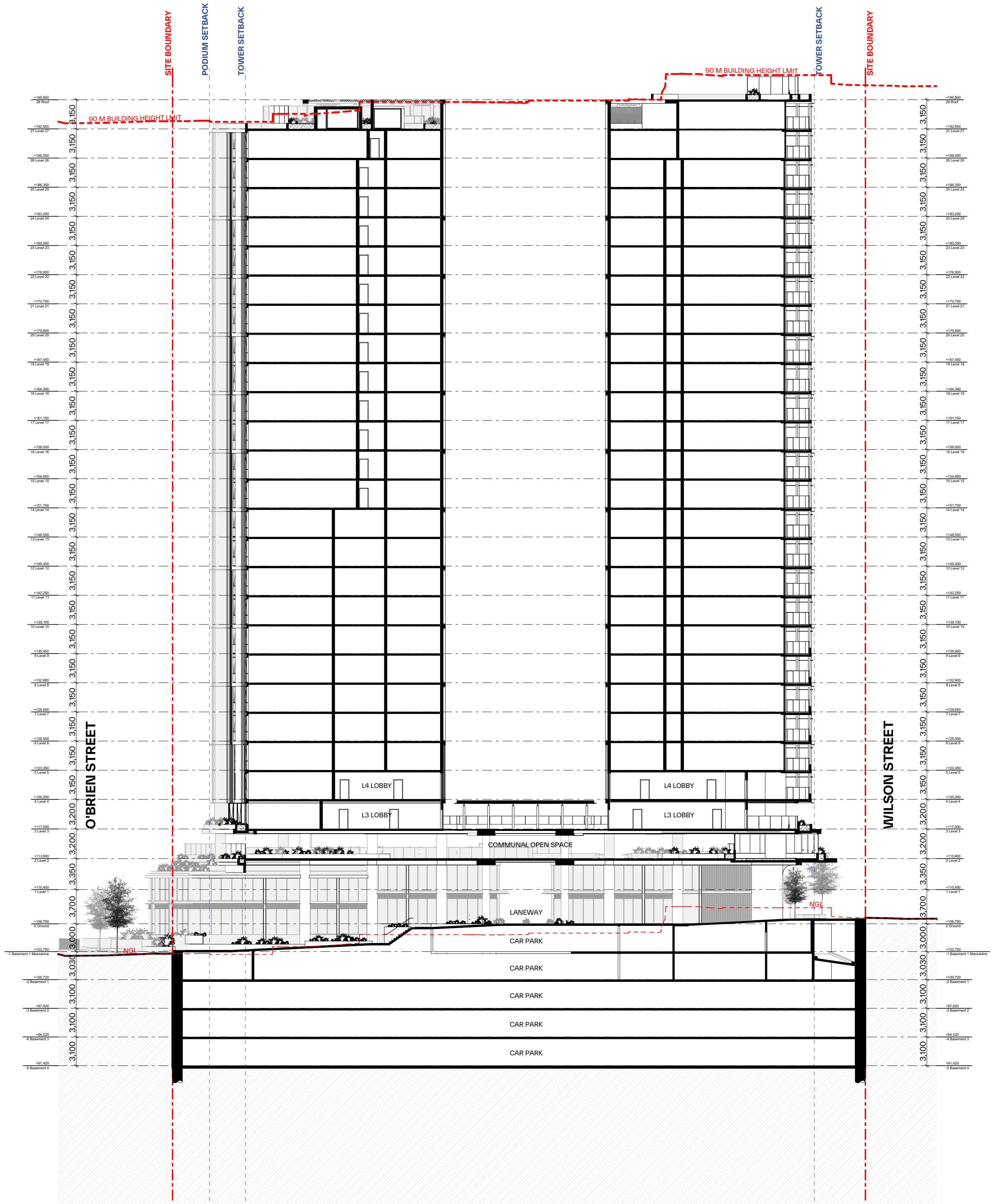
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

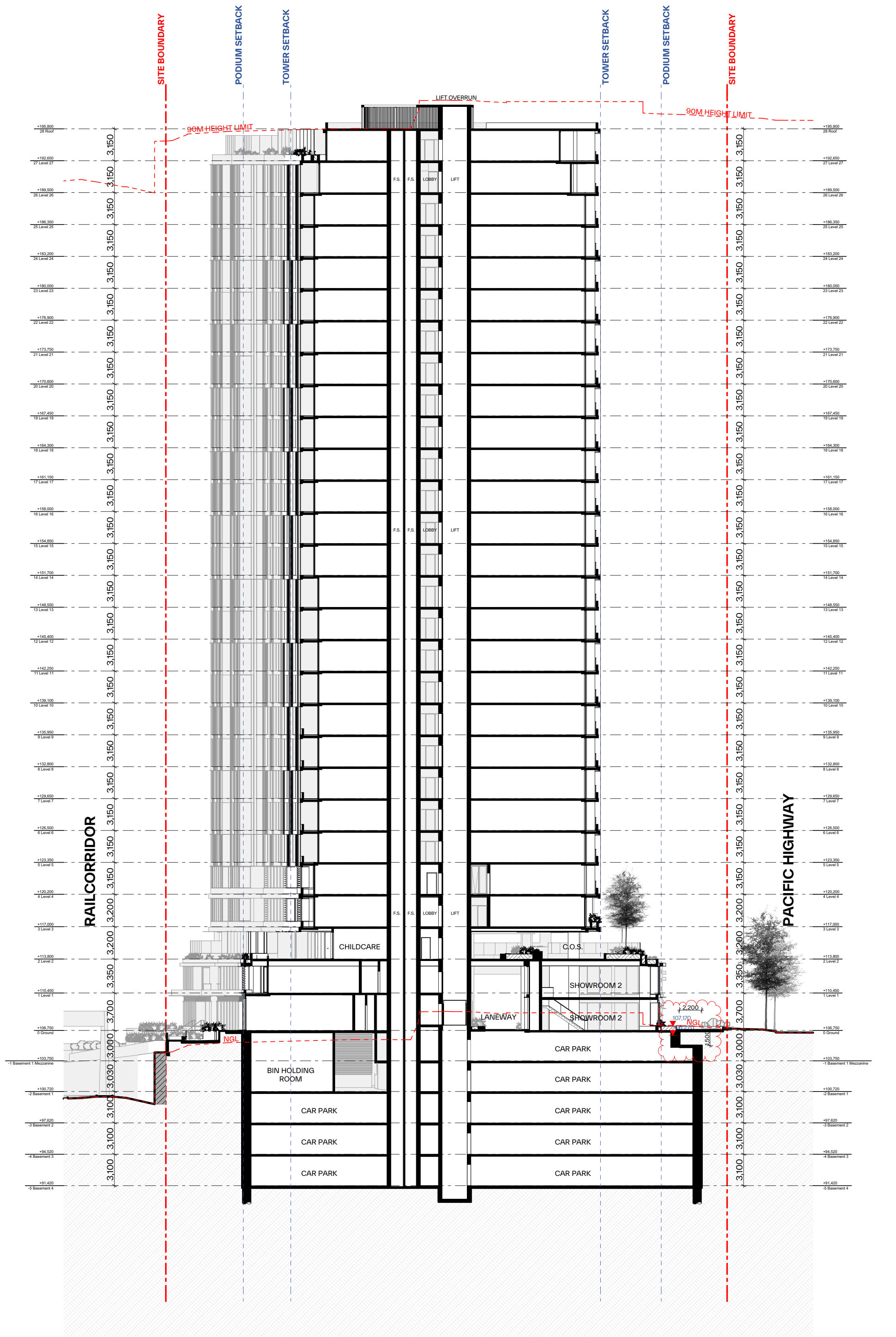
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
North & South Internal Elevation

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:200@A0	DRAWING NO: **DA202**	ISSUE: **3**
PROJECT NO: 2308		


SITE BOUNDARY
PODIUM SETBACK
TOWER SETBACK
TOWER SETBACK
SITE BOUNDARY
90 M BUILDING HEIGHT LIMIT
90 M BUILDING HEIGHT LIMIT
+195,800 28 Roof
+192,650 27 Level 27
+189,500 26 Level 26
+186,350 25 Level 25
+183,200 24 Level 24
+180,050 23 Level 23
+176,900 22 Level 22
+173,750 21 Level 21
+170,600 20 Level 20
+167,450 19 Level 19
+164,300 18 Level 18
+161,150 17 Level 17
+158,000 16 Level 16
+154,850 15 Level 15
+151,700 14 Level 14
+148,550 13 Level 13
+145,400 12 Level 12
+142,250 11 Level 11
+139,100 10 Level 10
+135,950 9 Level 9
+132,800 8 Level 8
+129,650 7 Level 7
+126,500 6 Level 6
+123,350 5 Level 5
+120,200 4 Level 4
+117,000 3 Level 3
+113,800 2 Level 2
+110,450 1 Level 1
+106,750 0 Ground
+103,750 -1 Basement 1 Mezzanine
+100,720 -2 Basement 1
+97,620 -3 Basement 2
+94,520 -4 Basement 3
+91,420 -5 Basement 4
3,150
3,200
3,350
3,700
3,000
3,030
3,100
O'BRIEN STREET
WILSON STREET
L4 LOBBY
L4 LOBBY
L3 LOBBY
L3 LOBBY
COMMUNAL OPEN SPACE
LANEWAY
NGL
NGL
CAR PARK
CAR PARK
CAR PARK
CAR PARK
CAR PARK

1 Section A 1:200


SITE BOUNDARY
PODIUM SETBACK
TOWER SETBACK
TOWER SETBACK
PODIUM SETBACK
SITE BOUNDARY
90M HEIGHT LIMIT
90M HEIGHT LIMIT
LIFT OVERRUN
+195,800 28 Roof
+192,650 27 Level 27
+189,500 26 Level 26
+186,350 25 Level 25
+183,200 24 Level 24
+180,050 23 Level 23
+176,900 22 Level 22
+173,750 21 Level 21
+170,600 20 Level 20
+167,450 19 Level 19
+164,300 18 Level 18
+161,150 17 Level 17
+158,000 16 Level 16
+154,850 15 Level 15
+151,700 14 Level 14
+148,550 13 Level 13
+145,400 12 Level 12
+142,250 11 Level 11
+139,100 10 Level 10
+135,950 9 Level 9
+132,800 8 Level 8
+129,650 7 Level 7
+126,500 6 Level 6
+123,350 5 Level 5
+120,200 4 Level 4
+117,000 3 Level 3
+113,800 2 Level 2
+110,450 1 Level 1
+106,750 0 Ground
+103,750 -1 Basement 1 Mezzanine
+100,720 -2 Basement 1
+97,620 -3 Basement 2
+94,520 -4 Basement 3
+91,420 -5 Basement 4
3,150
3,200
3,350
3,700
3,000
3,030
3,100
RAILCORRIDOR
PACIFIC HIGHWAY
F.S.
F.S.
LOBBY
LIFT
CHILDCARE
C.O.S.
SHOWROOM 2
SHOWROOM 2
LANEWAY
2,200
107,170
106,270
1,500
NGL
NGL
BIN HOLDING ROOM
CAR PARK
CAR PARK
CAR PARK
CAR PARK
CAR PARK
CAR PARK
CAR PARK
CAR PARK

2 Section B 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
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MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

Issue	Date	Description
1	15-Dec-23	DA Submission
2	21-Feb-25	Issued for S.34
3	24-Mar-25	Issued for S.34 Amendment
4	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

CLIENT:
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Level 2, 52 Albion Street,
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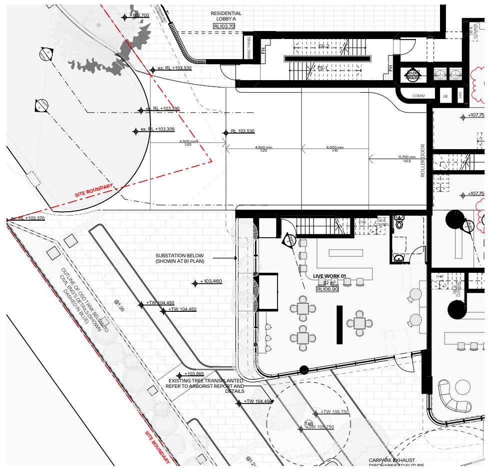
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

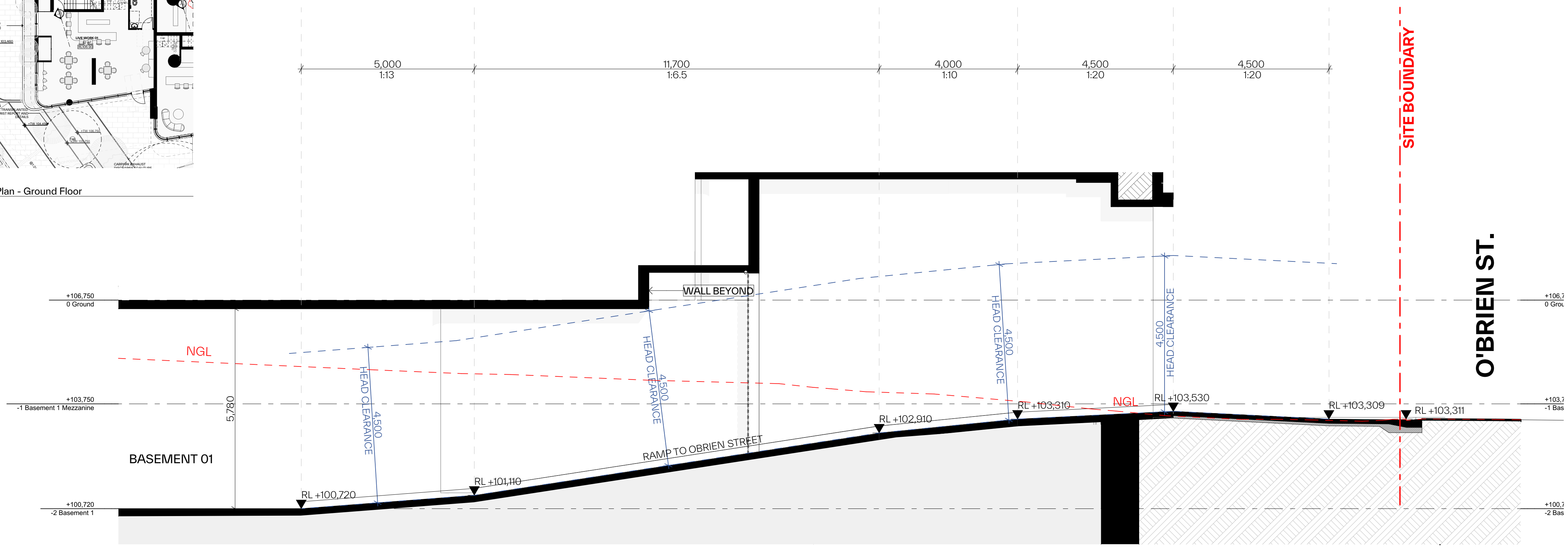
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Section A & B

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 21-Jul-25
SCALE: 1:200@A0	DRAWING NO: **DA300**	ISSUE: **4**
PROJECT NO: 2308		



Key Plan - Ground Floor


5,000
1:13
11,700
1:6.5
4,000
1:10
4,500
1:20
4,500
1:20
SITE BOUNDARY
O'BRIEN ST.
WALL BEYOND
+106,750
0 Ground
+106,7
0 Grou
NGL
HEAD CLEARANCE
4,500
5,780
+103,750
-1 Basement 1 Mezzanine
+103,7
-1 Bas
BASEMENT 01
RL +100,720
RL +101,110
RAMP TO OBRIEN STREET
RL +102,910
RL +103,310
NGL
RL +103,530
RL +103,309
RL +103,311
+100,720
-2 Basement 1
+100,7
-2 Bas

1

Section D (Ramp)

1:50

GENERAL NOTES:

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GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
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PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

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③	Updated awning design to outdoor area of Childcare
④	Additional 240L recycling bin to each residential level.
⑤	Relocation of Charity bin within basement area.

Issue	Date	Description
1	20/12/2023	DA Submission
2	16/08/2024	Issue for Coordination
3	29/08/2024	DA Submission- Additional Information
4	11/03/2025	S.34 Amendment
5	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

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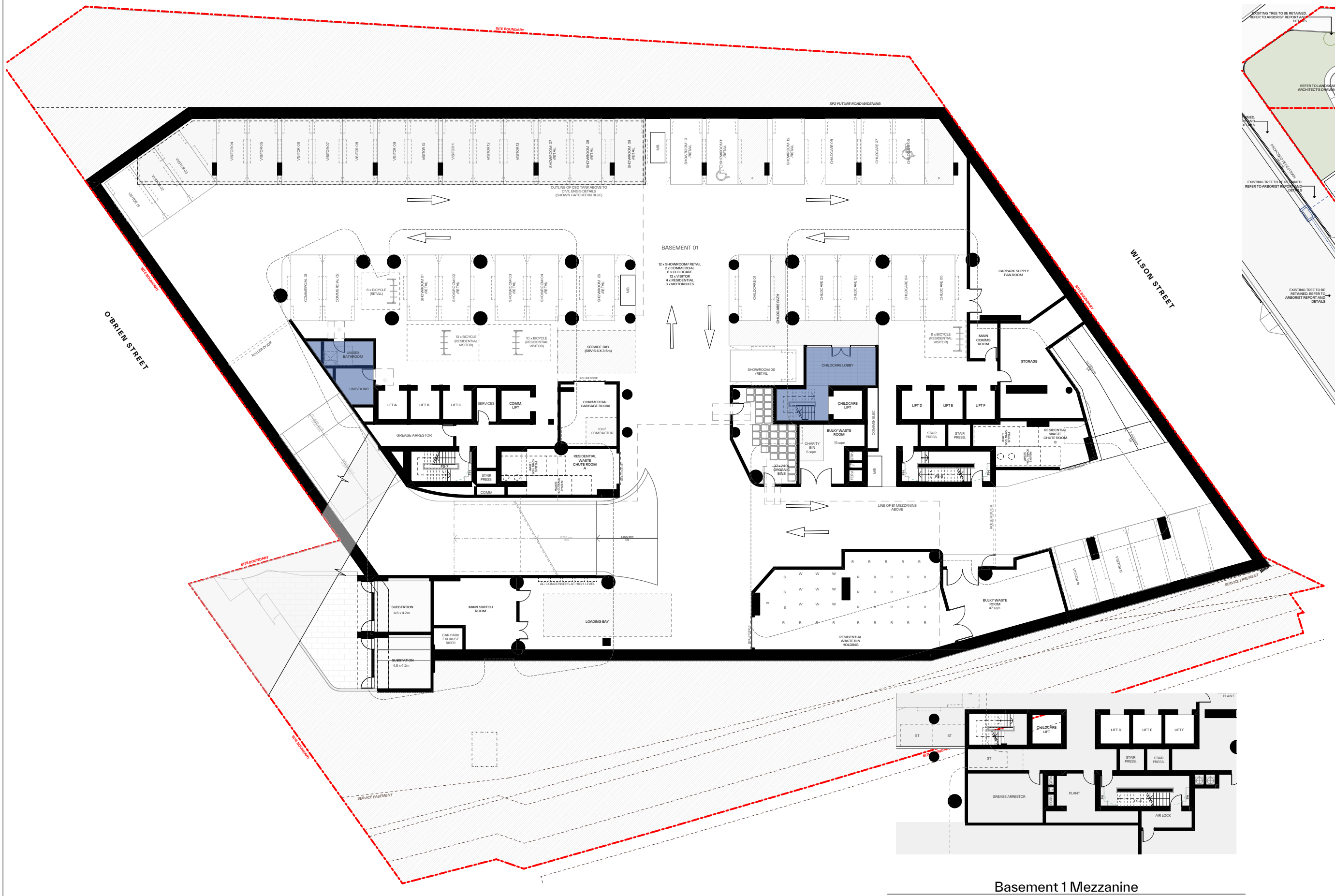
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

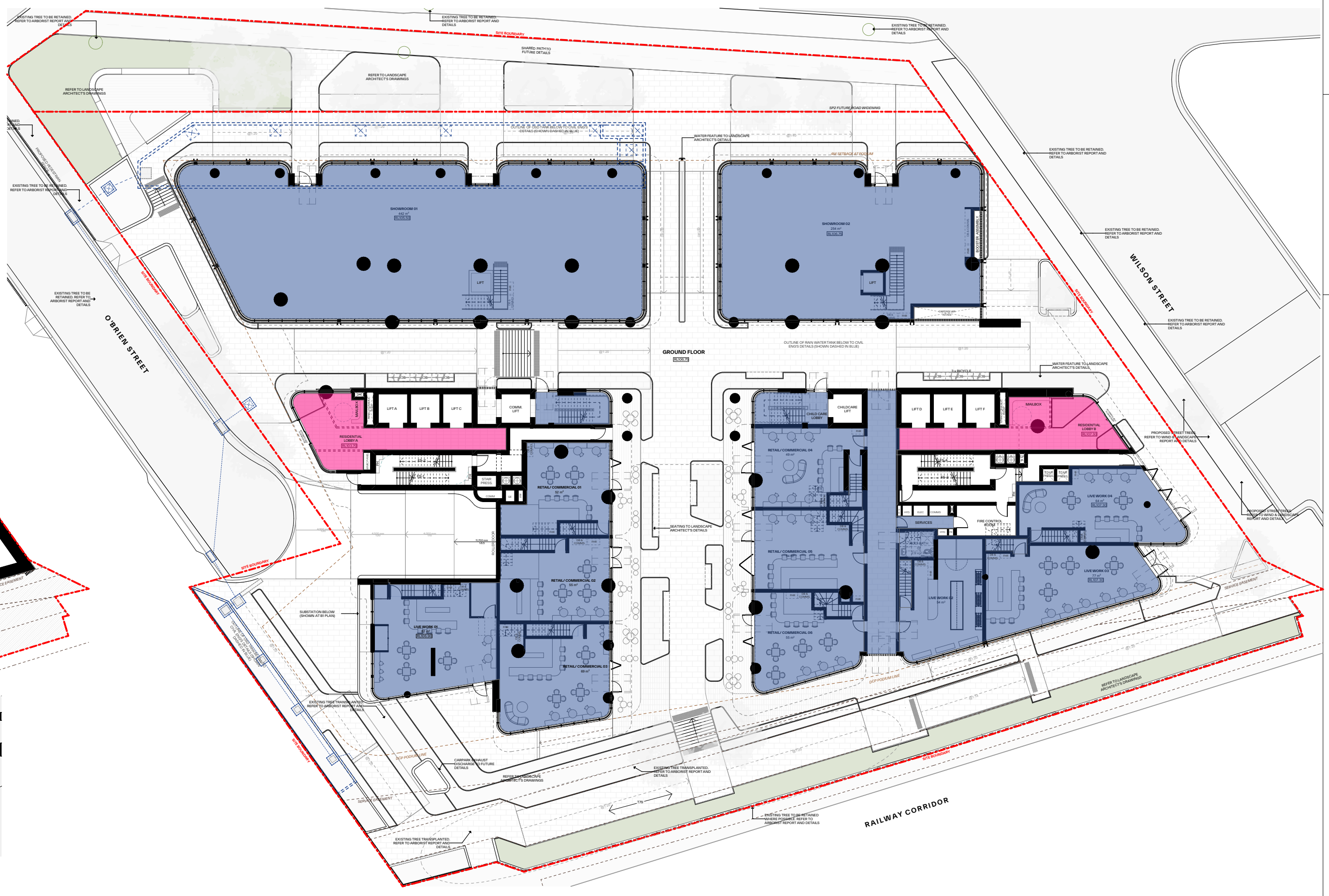
DRAWING TITLE:
Driveway Section

DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:50@A0	DRAWING NO: **DA302**	ISSUE: **5**
PROJECT NO: 2308		

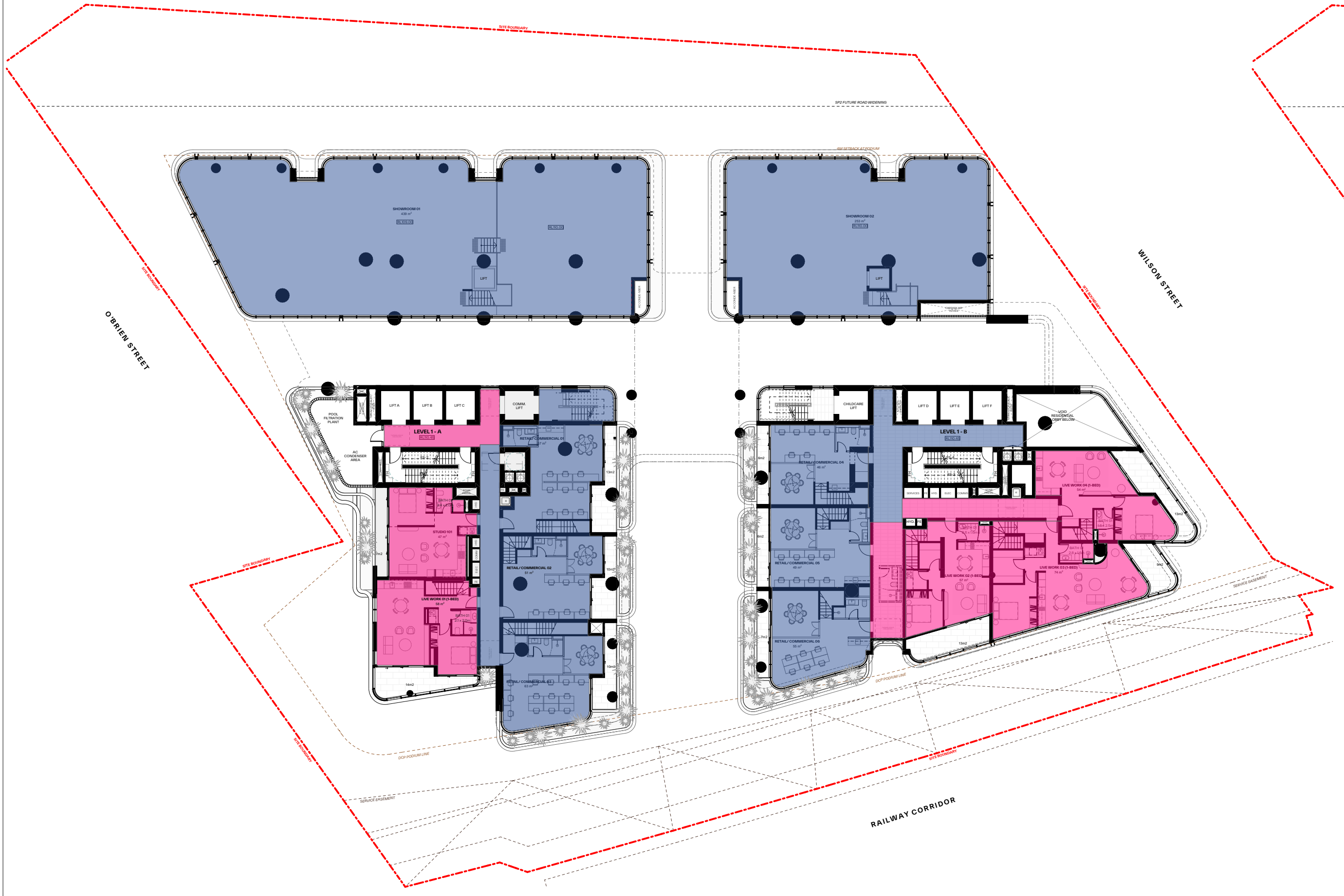


Basement 1 Mezzanine

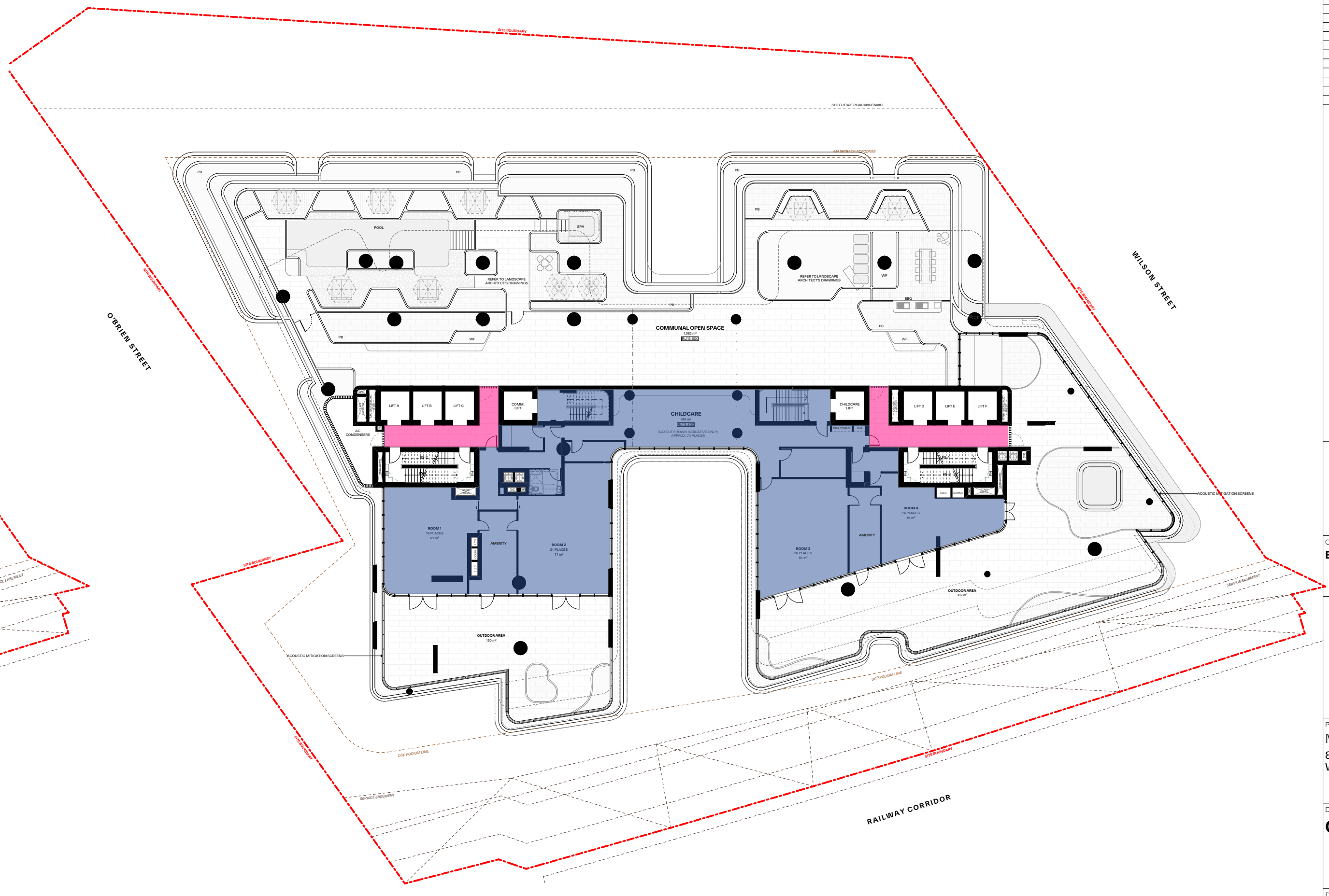
1 Basement 1 1:200



2 Ground 1:200



3 Level 1 1:200



4 Level 2 1:200

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MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

GROSS FLOOR AREA		
Commercial+Retail		
	Basement 1	48.4
	Ground	1,496.4
	Level 1	1,129.9
	Level 2	479.2
	Level 3	1,079.8
		4,233.7 m²
Residential		
	Ground	101.9
	Level 1	375.5
	Level 2	47.6
	Level 4	973.3
	Level 5	980.2
	Level 6	980.2
	Level 7	980.2
	Level 8	980.2
	Level 9	980.2
	Level 10	980.2
	Level 11	980.2
	Level 12	980.2
	Level 13	980.2
	Level 14	983.9
	Level 15	983.9
	Level 16	983.9
	Level 17	983.9
	Level 18	983.9
	Level 19	983.9
	Level 20	983.9
	Level 21	983.9
	Level 22	983.9
	Level 23	983.9
	Level 24	983.9
	Level 25	983.9
	Level 26	993.9
	Level 27	244.4
		23,365.2 m²
		27,598.9 m²

① Reconfiguration of Ground floor - Level 1 Live/Work and Retail/Commercial tenancies.
② Updated landscape design including further existing tree removal and tree planting strategy on ground level.
③ Updated awning design to outdoor area of Childcare
④ Additional 240L recycling bin to each residential level.
⑤ Relocation of Charity bin within basement area.

Issue	Date	Description
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5	21/02/2025	Issued for S.34
6	24/03/2025	Issued for S.34 Amendment

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
BB Wilson Property Pty Ltd

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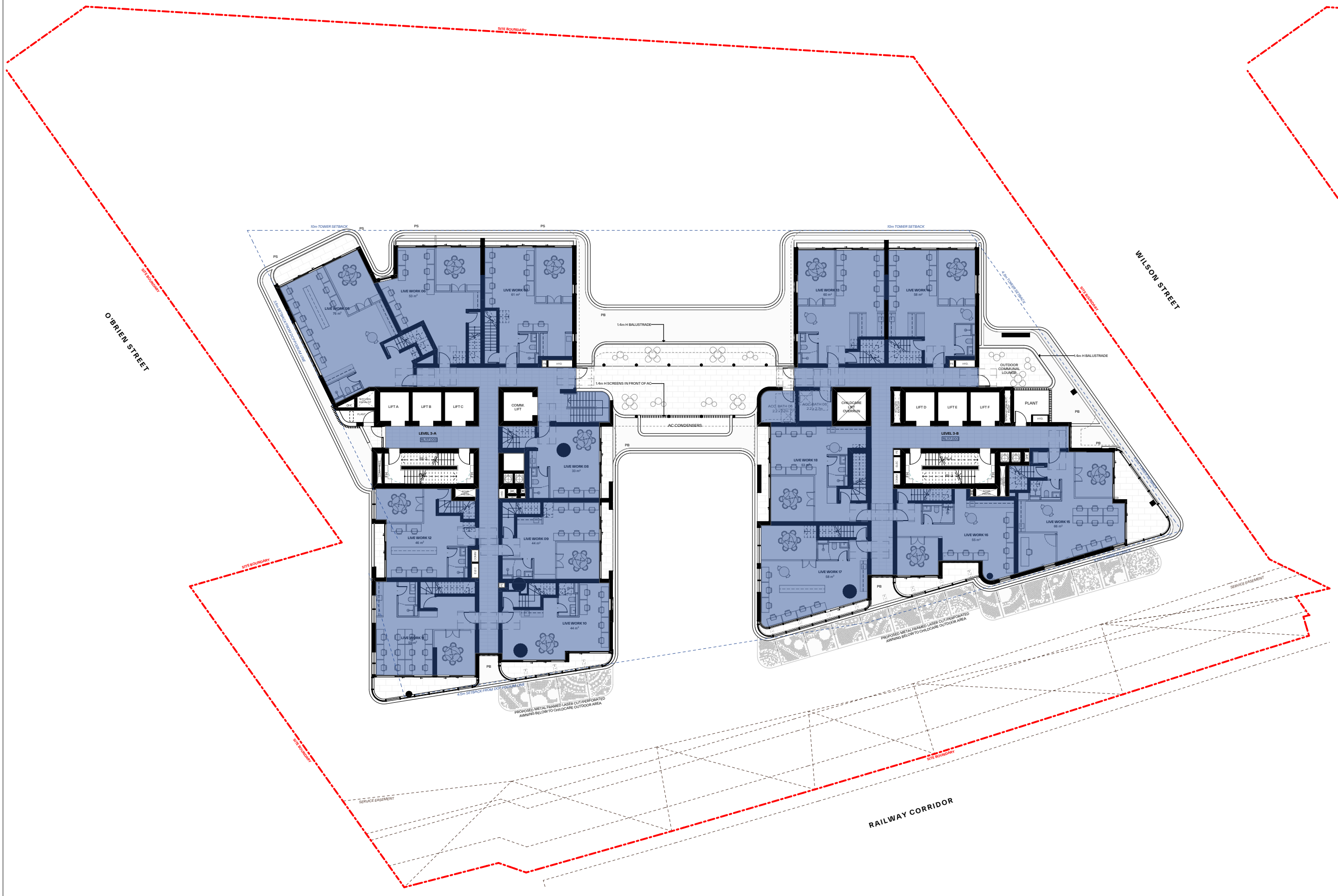
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

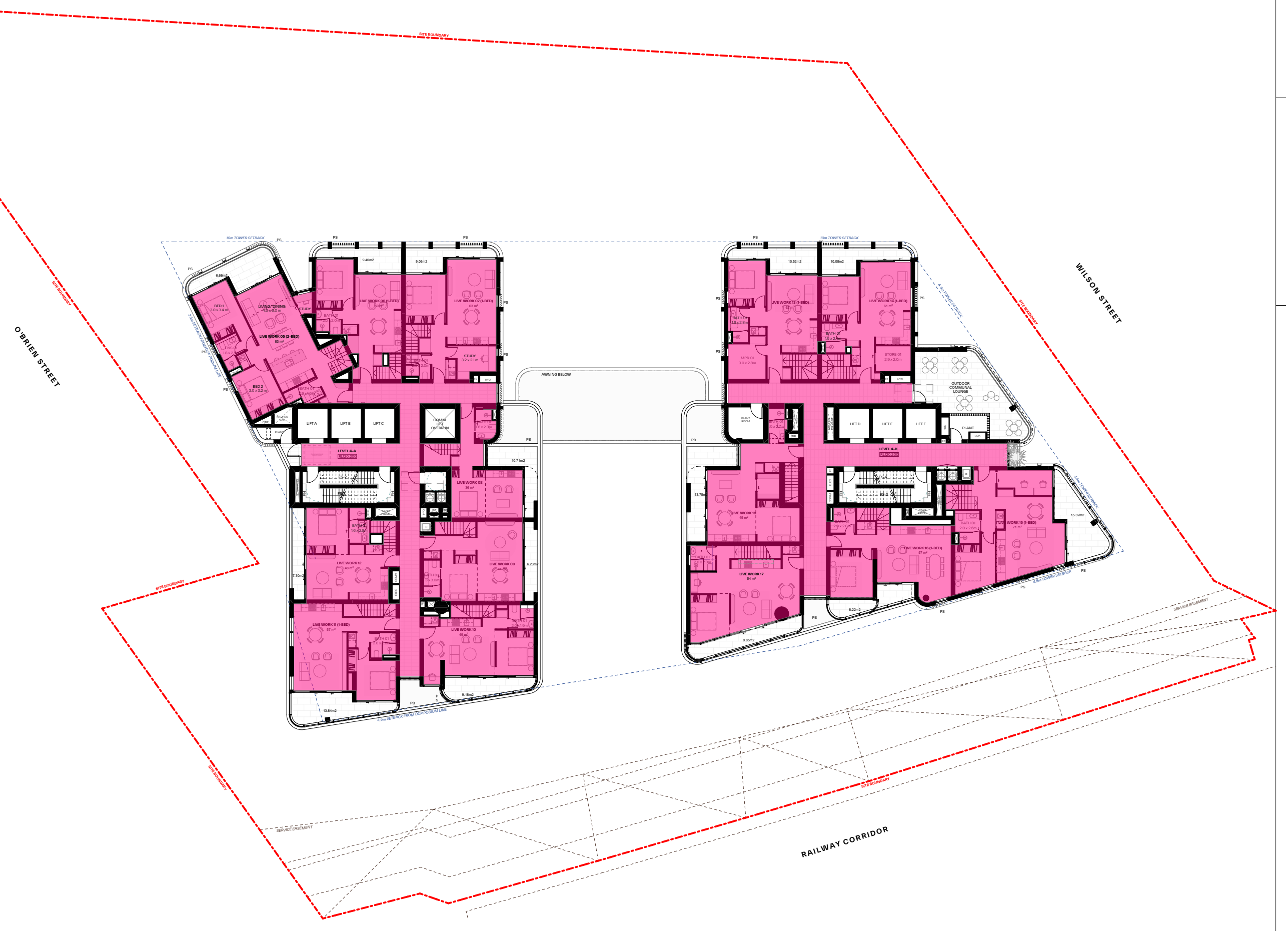
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
GFA Diagram Sheet 1

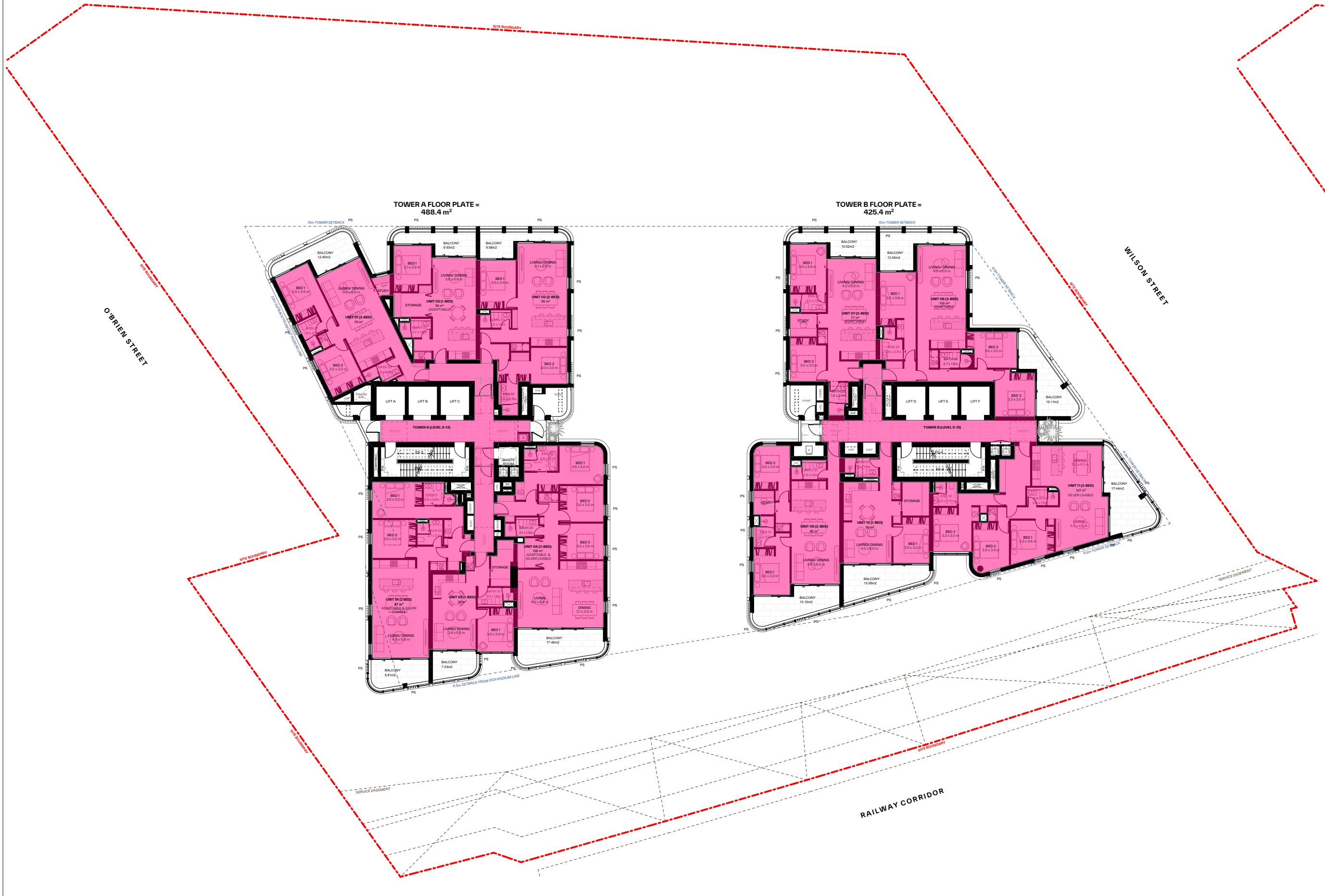
DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:200@A0	DRAWING NO: **DA500**	ISSUE: **6**
PROJECT NO: 2308		


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
LEVEL 3

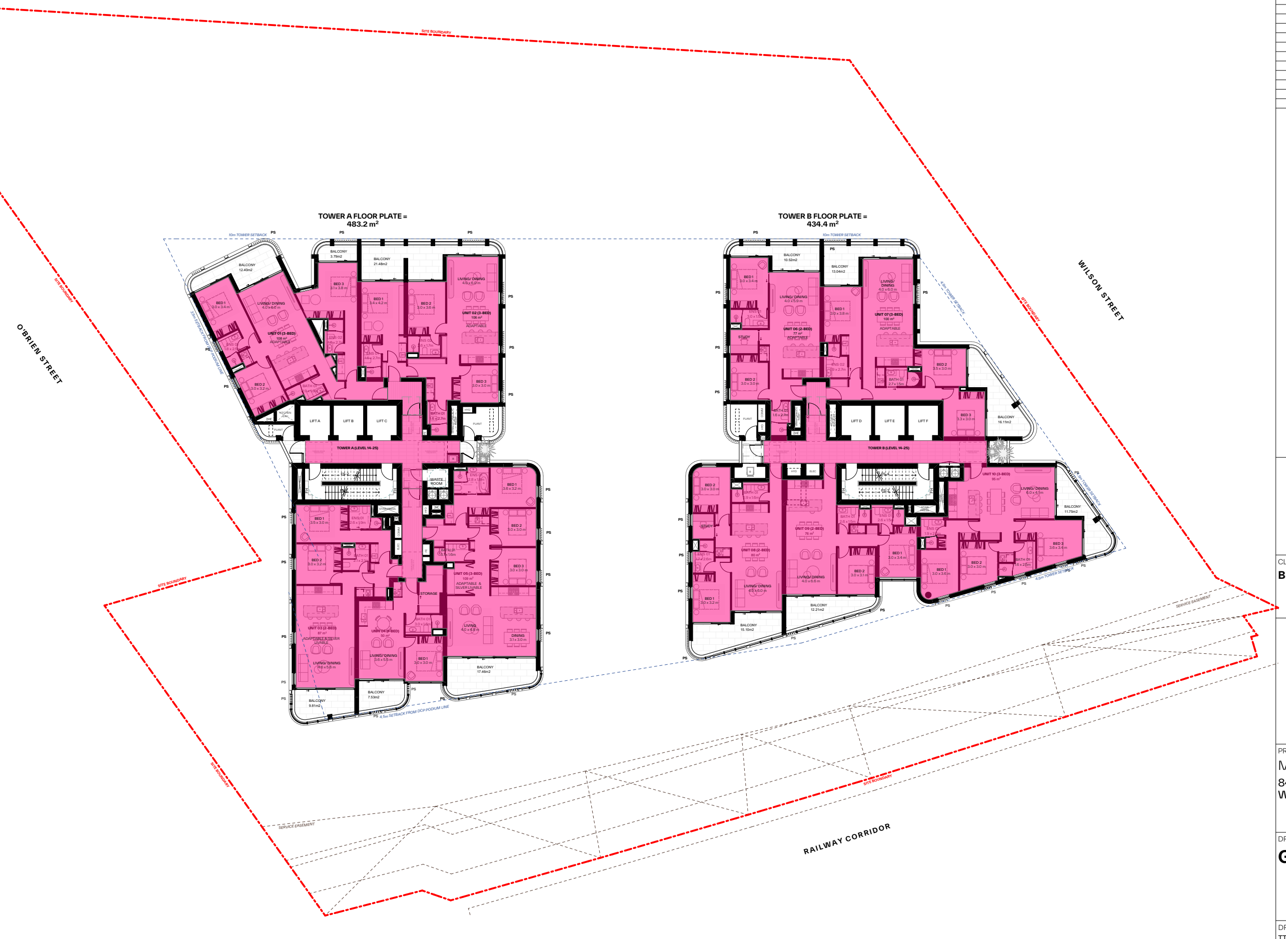
5 Level 3 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
LEVEL 4

6 Level 4 1:200


TOWER A FLOOR PLATE =
488.4 m²
TOWER B FLOOR PLATE =
425.4 m²
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

7 Typical Low Rise (Level 5-13) 1:200


TOWER A FLOOR PLATE =
483.2 m²
TOWER B FLOOR PLATE =
434.4 m²
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

8 Typical High Rise (Level 14-25) 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

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CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

GROSS FLOOR AREA		
Commercial+Retail		
	Basement 1	48.4
	Ground	1,496.4
	Level 1	1,129.9
	Level 2	479.2
	Level 3	1,079.8
		4,233.7 m²
Residential		
	Ground	101.9
	Level 1	375.5
	Level 2	47.6
	Level 4	973.3
	Level 5	980.2
	Level 6	980.2
	Level 7	980.2
	Level 8	980.2
	Level 9	980.2
	Level 10	980.2
	Level 11	980.2
	Level 12	980.2
	Level 13	980.2
	Level 14	983.9
	Level 15	983.9
	Level 16	983.9
	Level 17	983.9
	Level 18	983.9
	Level 19	983.9
	Level 20	983.9
	Level 21	983.9
	Level 22	983.9
	Level 23	983.9
	Level 24	983.9
	Level 25	983.9
	Level 26	993.9
	Level 27	244.4
		23,365.2 m²
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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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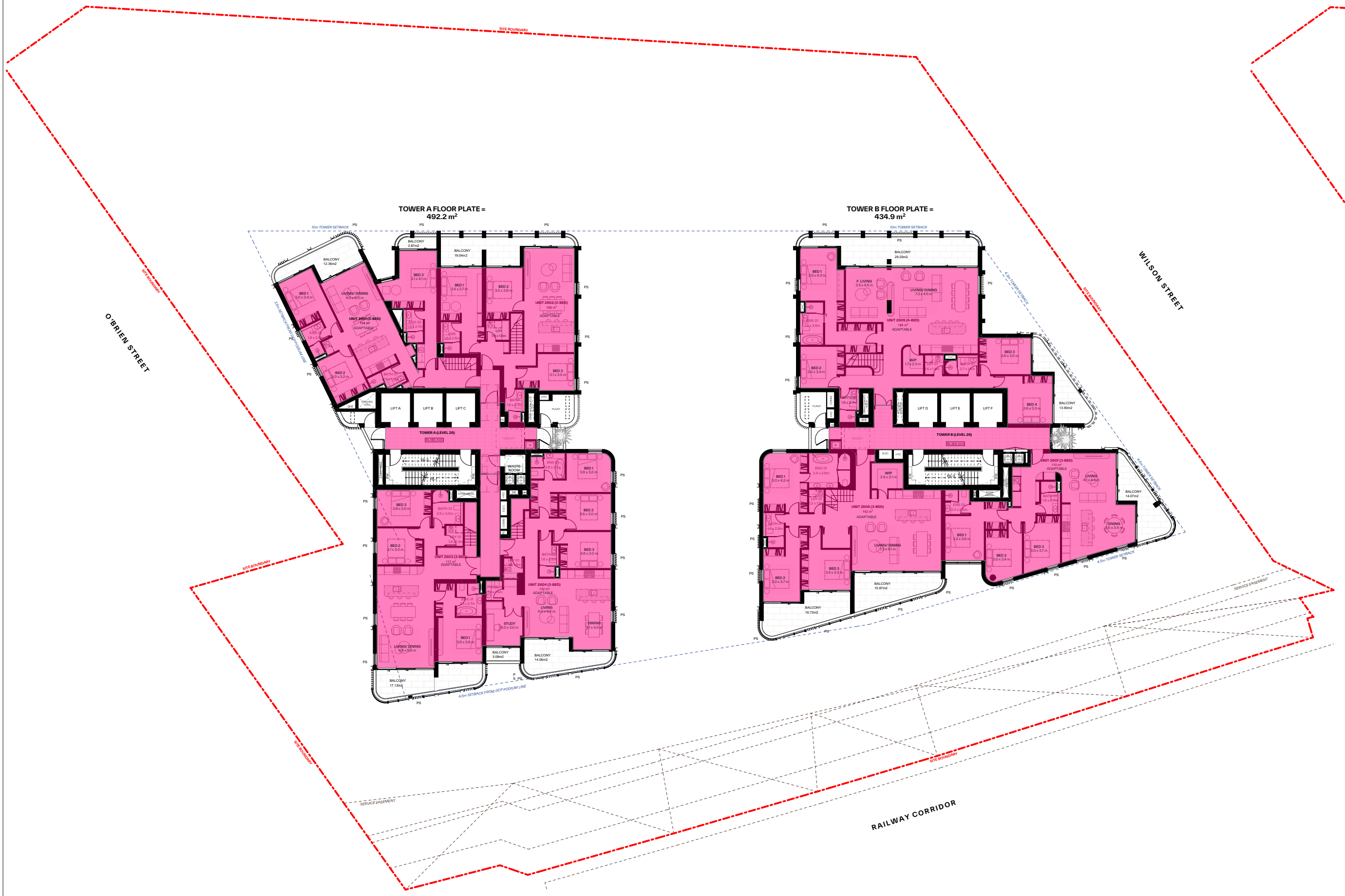
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

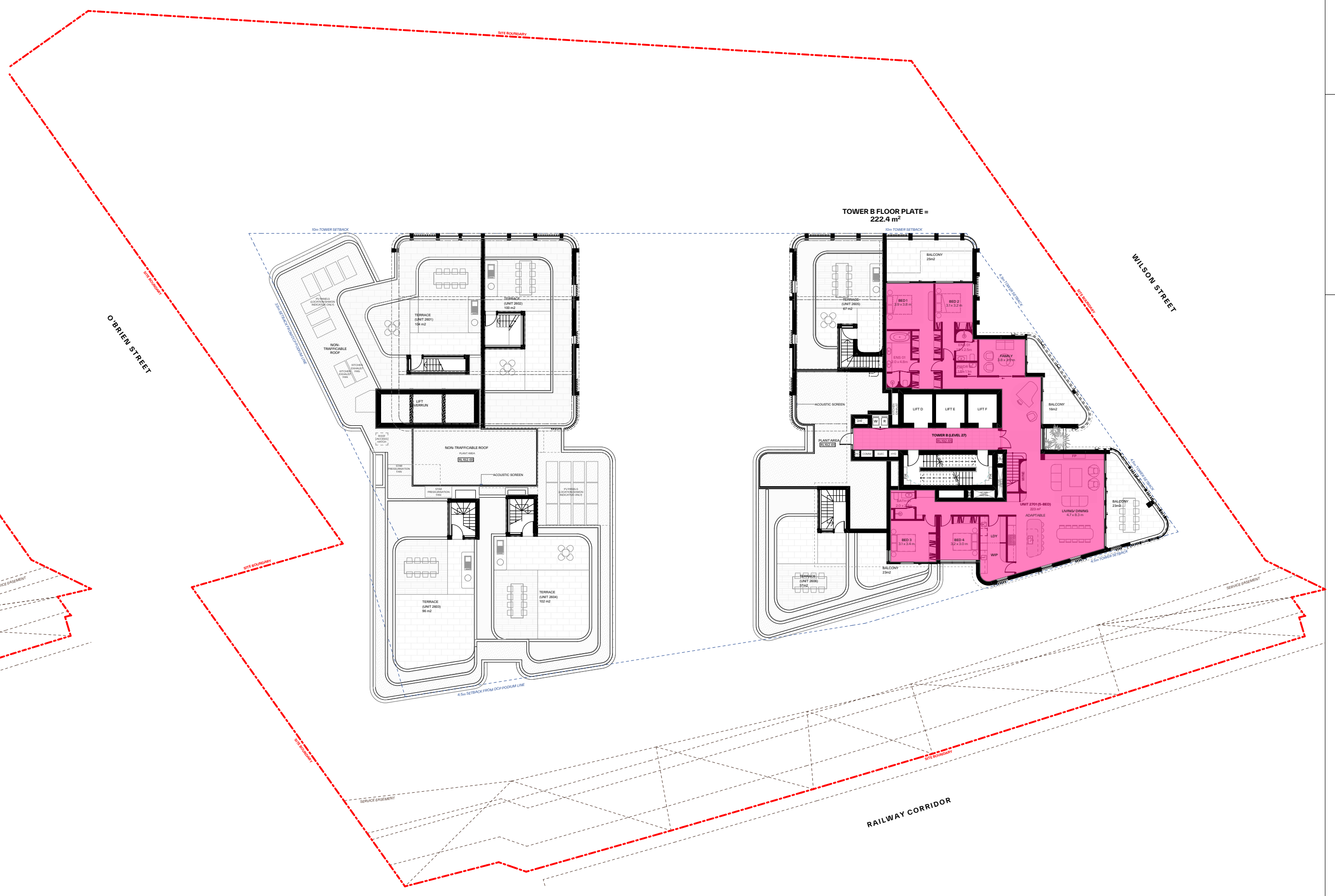
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
GFA Diagram Sheet 2

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	24/03/2025
SCALE: 1:200@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA501**	**6**



9 Level 26 1:200



10 Level 27 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
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FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

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CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
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Commercial+Retail		
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	Level 11	980.2
	Level 12	980.2
	Level 13	980.2
	Level 14	983.9
	Level 15	983.9
	Level 16	983.9
	Level 17	983.9
	Level 18	983.9
	Level 19	983.9
	Level 20	983.9
	Level 21	983.9
	Level 22	983.9
	Level 23	983.9
	Level 24	983.9
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	Level 27	244.4
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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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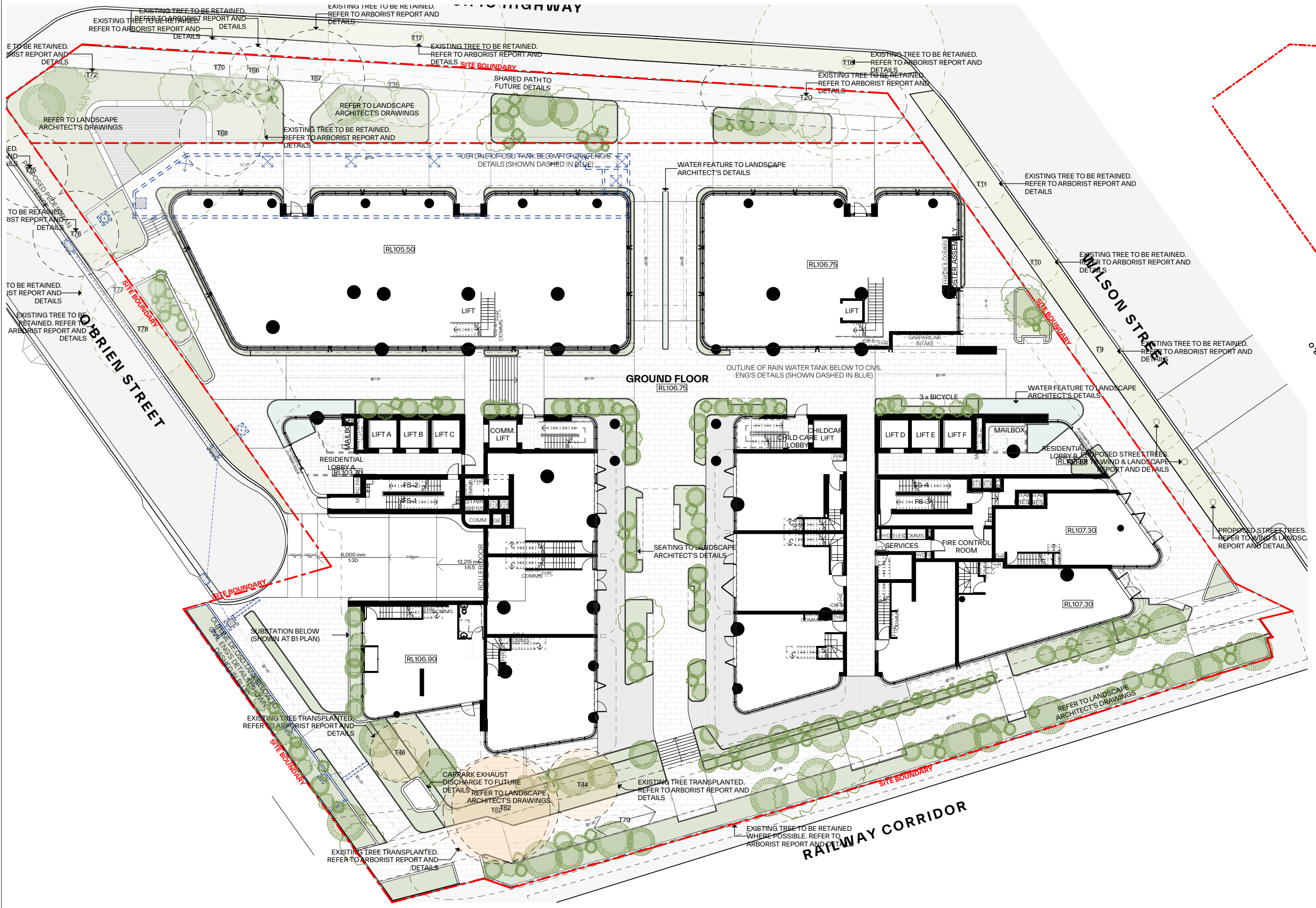
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

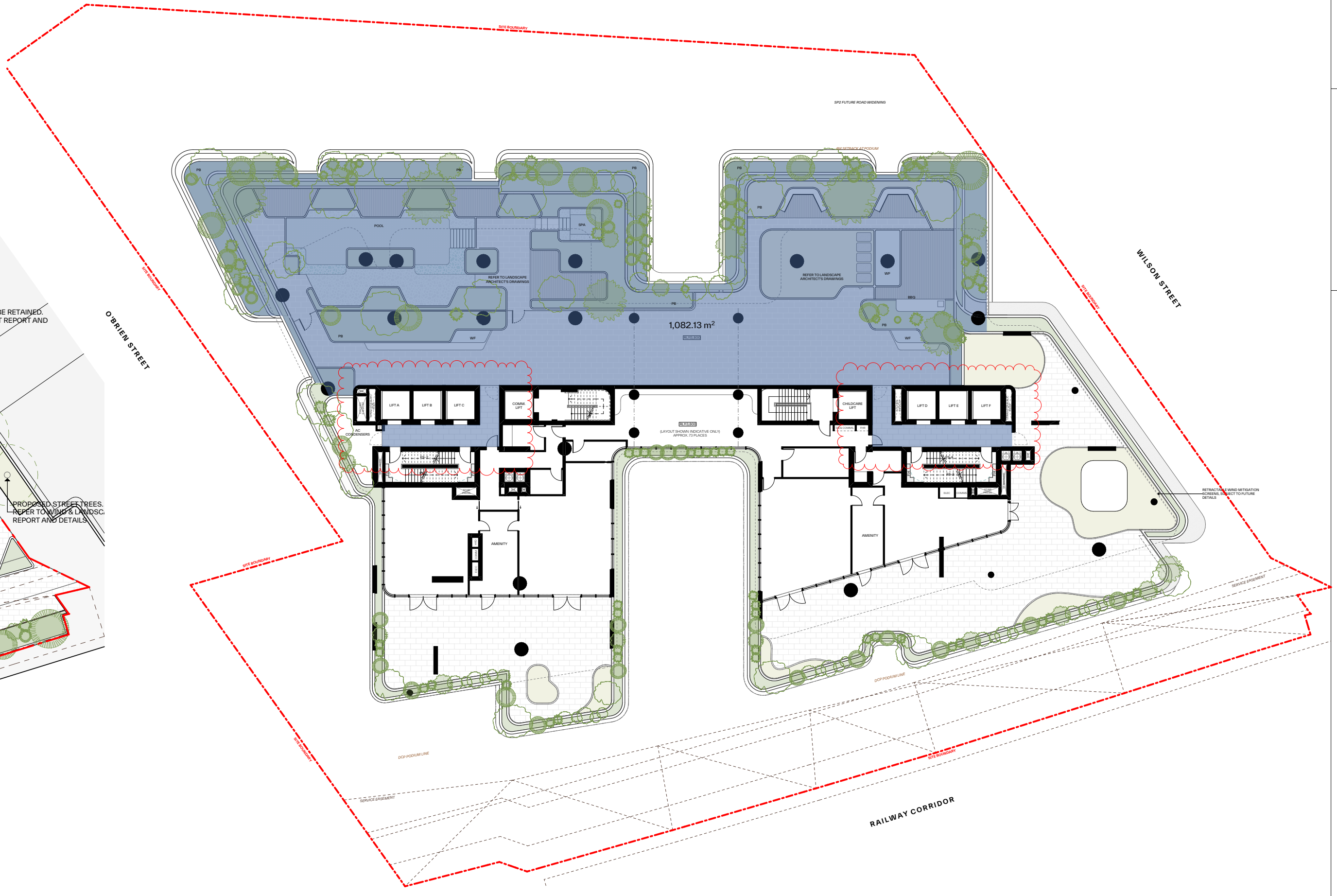
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
GFA Diagram Sheet 3

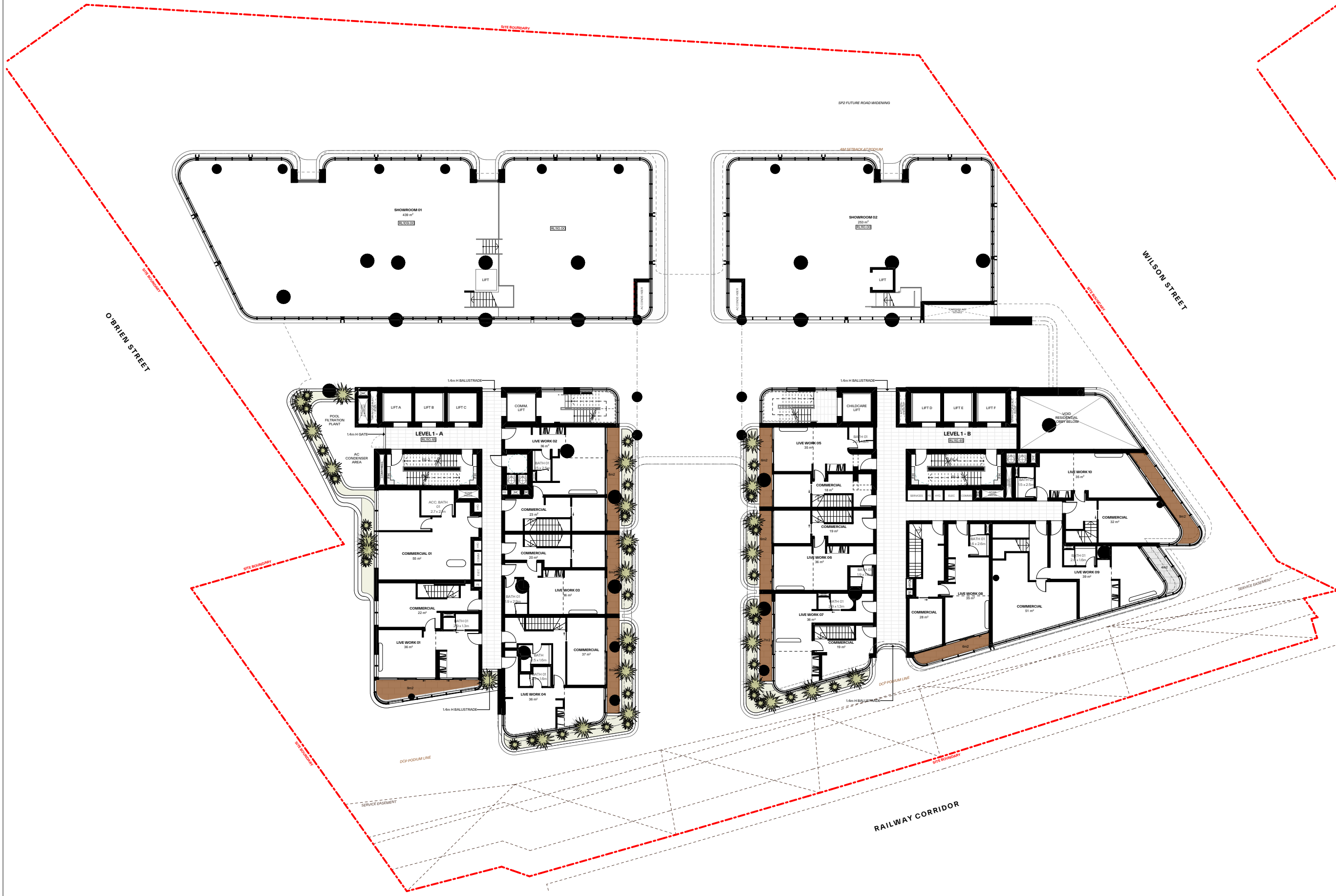
DRAWING BY: TT, AA	CHECKED BY: KA	DATE: 24/03/2025
SCALE: 1:200@A0	DRAWING NO: **DA502**	ISSUE: **6**
PROJECT NO: 2308		


EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT AND DETAILS
T17
T72
T70
T66
T67
T35
T68
T16
T20
T11
T10
T9
T75
T76
T77
T78
T46
T44
T62
T79
SITE BOUNDARY
SHARED PATH TO FUTURE DETAILS
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
OUTLINE OF OSD TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
WATER FEATURE TO LANDSCAPE ARCHITECT'S DETAILS
PROPOSED PEDESTRIAN FENCE
RL105.50
RL106.75
LIFT
CARPARK AIR INTAKE
GROUND FLOOR
RL106.75
OUTLINE OF RAIN WATER TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
3 x BICYCLE
LIFT A
LIFT B
LIFT C
COMM. LIFT
MAILBOX
RESIDENTIAL LOBBY A
RL103.70
FS-1
FS-2
COMM
GE
STAIR PRESS
CHILDCARE LIFT
CHILD CARE LOBBY
LIFT D
LIFT E
LIFT F
RESIDENTIAL LOBBY B
FS-3
FS-4
SERVICES
FIRE CONTROL ROOM
RL107.30
SEATING TO LANDSCAPE ARCHITECT'S DETAILS
PROPOSED STREET TREES. REFER TO WIND & LANDSCAPE REPORT AND DETAILS
6,000 mm 1:30
12,215 mm 1:6.5
ROLLER DOOR
SUBSTATION BELOW (SHOWN AT B1 PLAN)
RL106.90
OUTLINE OF OSD TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
EXISTING TREE TRANSPLANTED. REFER TO ARBORIST REPORT AND DETAILS
CARPARK EXHAUST DISCHARGE TO FUTURE DETAILS
EXISTING TREE TO BE RETAINED WHERE POSSIBLE. REFER TO ARBORIST REPORT AND DETAILS
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
PACIFIC HIGHWAY

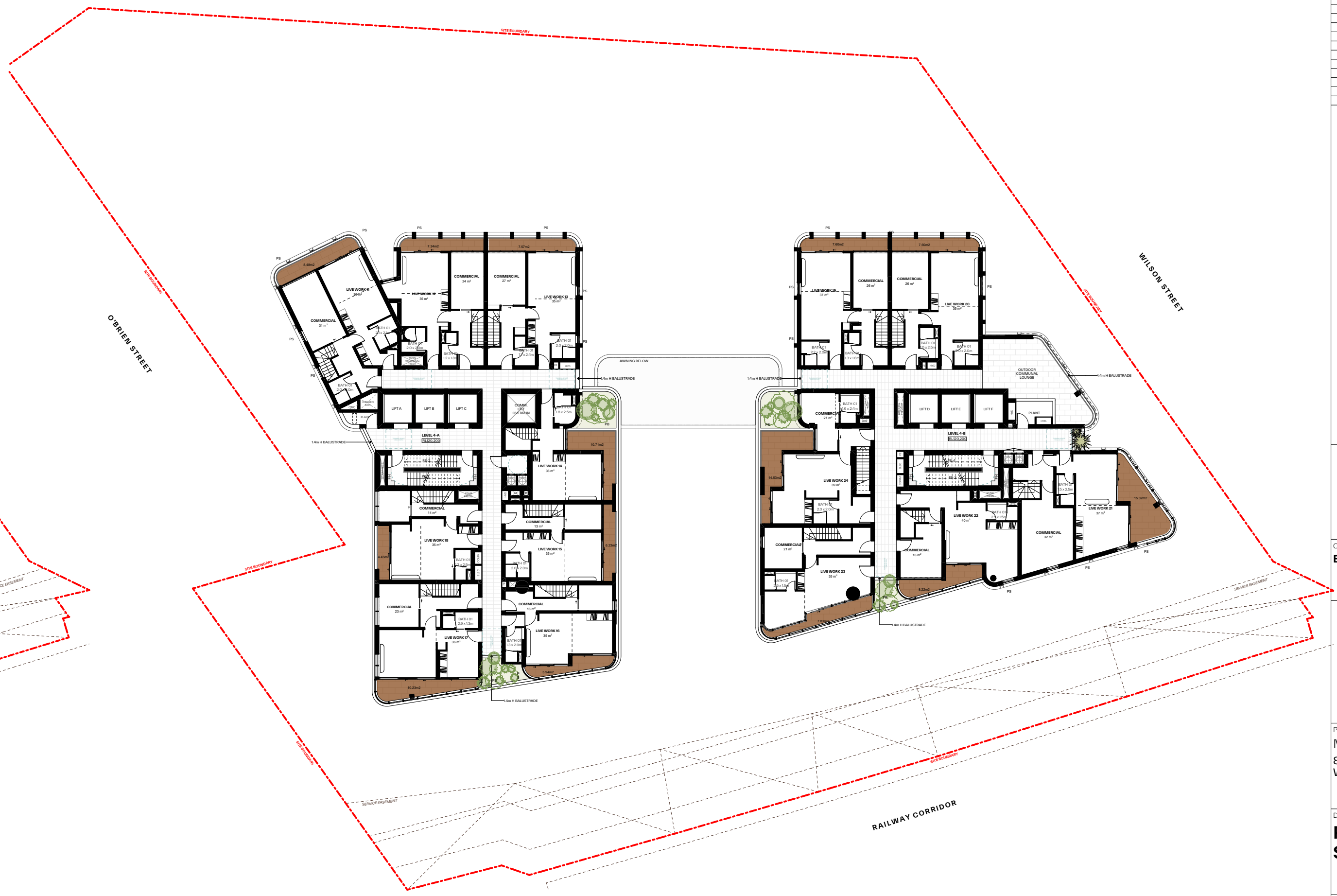
1 Ground 1:200


1,082.13 m²
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

2 Level 2 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
LEVEL 1 - A
LEVEL 1 - B

3 Level 1 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

4 Level 4 1:200

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MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

LEGEND:

🟫 PRIVATE OPEN SPACE

PROPERTY DETAILS:
AREA: 4294 M²
(excluding SP2 Classified Road zone)
ZONE: Mixed Use
REQUIREMENT :

ADG: PRIVATE OPEN SPACE+ BALCONIES

4m²	FOR EACH STUDIO APARTMENTS
8m², 2m DEPTH	FOR EACH 1 BEDROOM APARTMENTS
10m², 2m DEPTH	FOR EACH 2 BEDROOM APARTMENTS
12m², 2.4m DEPTH	FOR EACH 3+ BEDROOM APARTMENTS

PROPOSED : 4,271 m²

🟦 COMMUNAL OPEN SPACE

PROPERTY DETAILS:
AREA: 4294 M²
(excluding SP2 Classified Road zone)
ZONE: Mixed Use

REQUIREMENT : 25% SITE AREA
: 1073.5 M²

PROPOSED : 1,082.1 m²
25.2%

Issue	Date	Description
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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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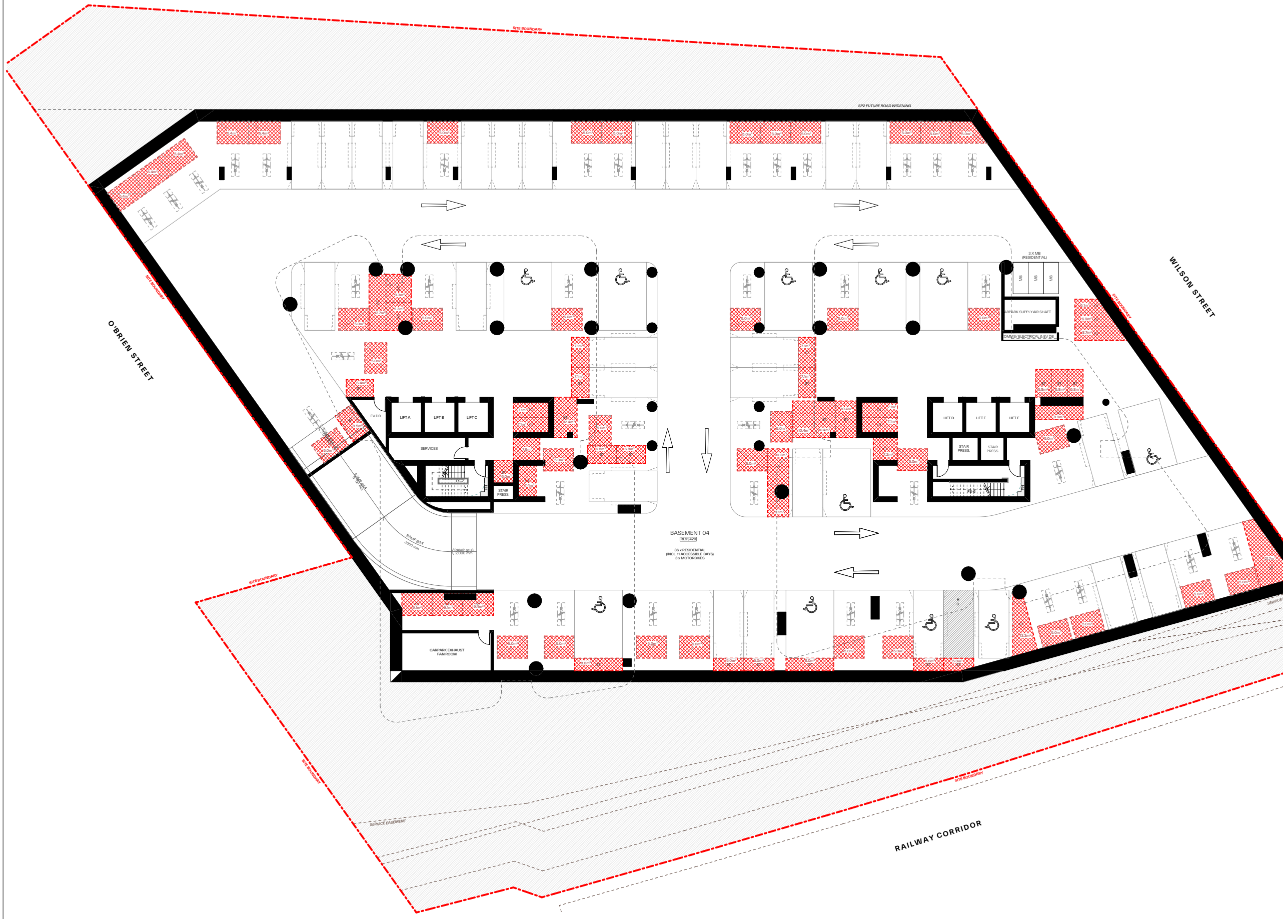
Paul Buljevic NSW 7768

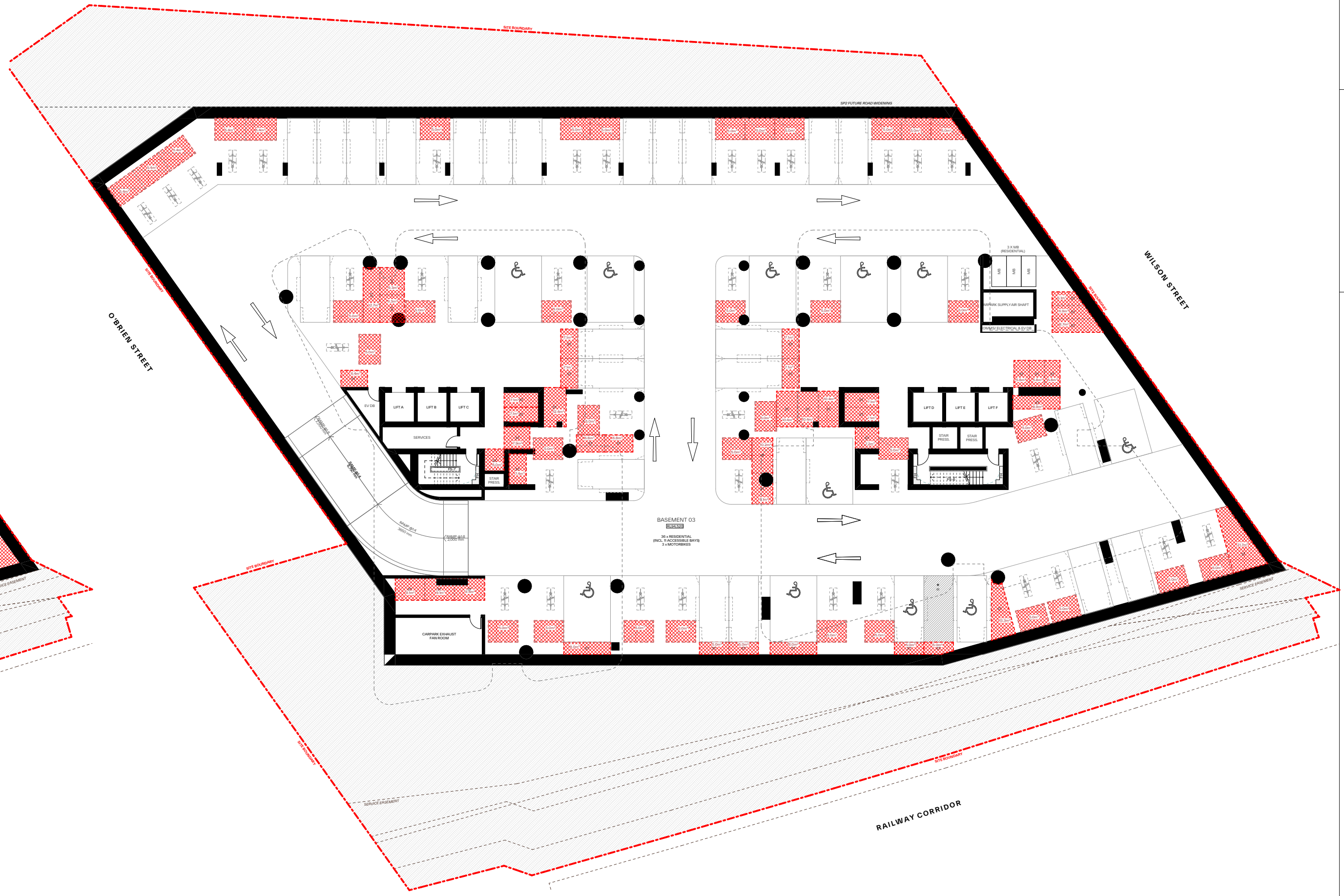
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Private & Communal Open Spaces Sheet 1

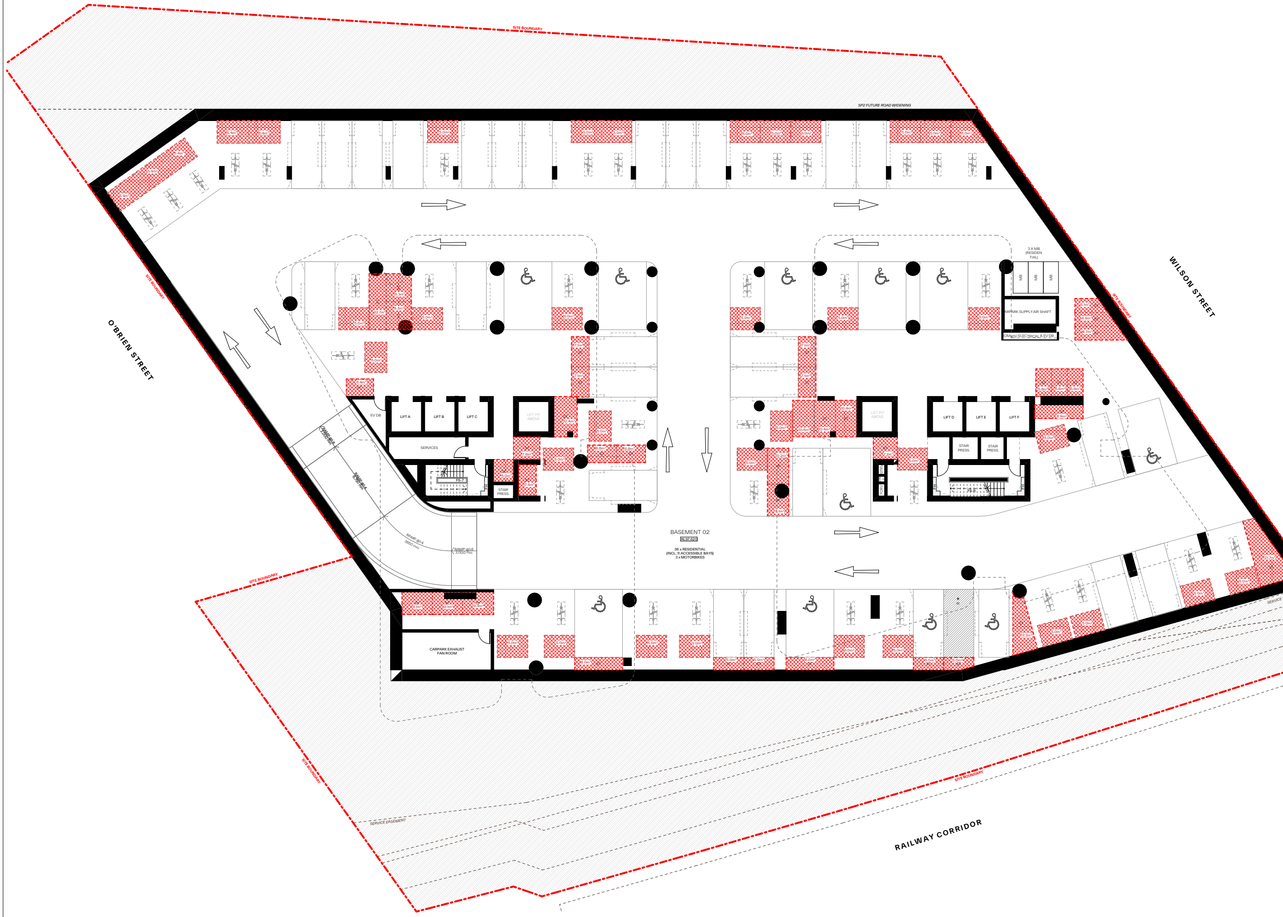
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	15/01/2025
SCALE: 1:200@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA530**	**2**


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
BASEMENT 04

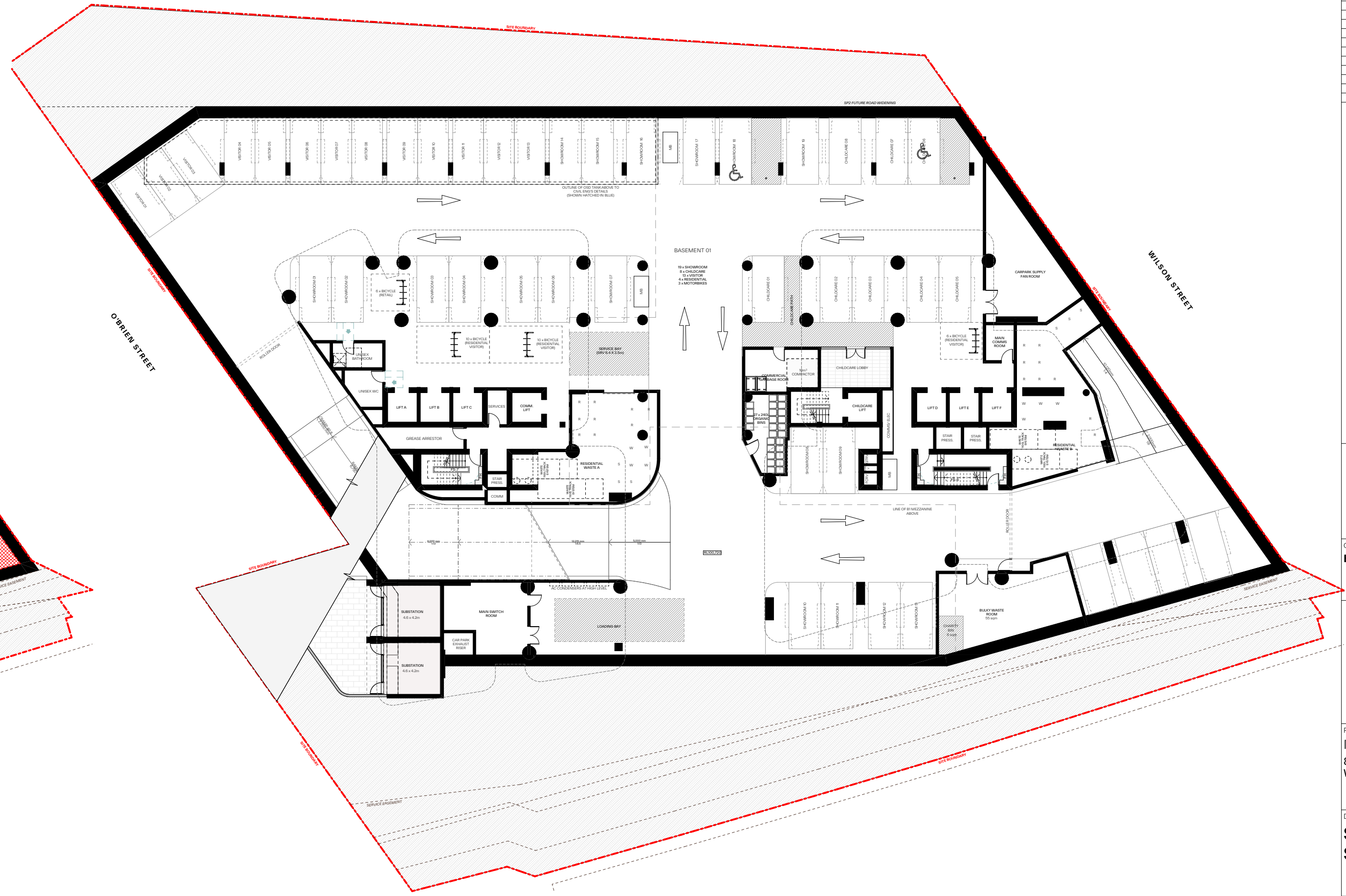
1 Basement 4 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
BASEMENT 03

2 Basement 3 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
BASEMENT 02

3 Basement 2 1:200


O'BRIEN STREET
WILSON STREET
BASEMENT 01

4 Basement 1 1:200

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LEGEND:

▨	STORAGE AREA

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Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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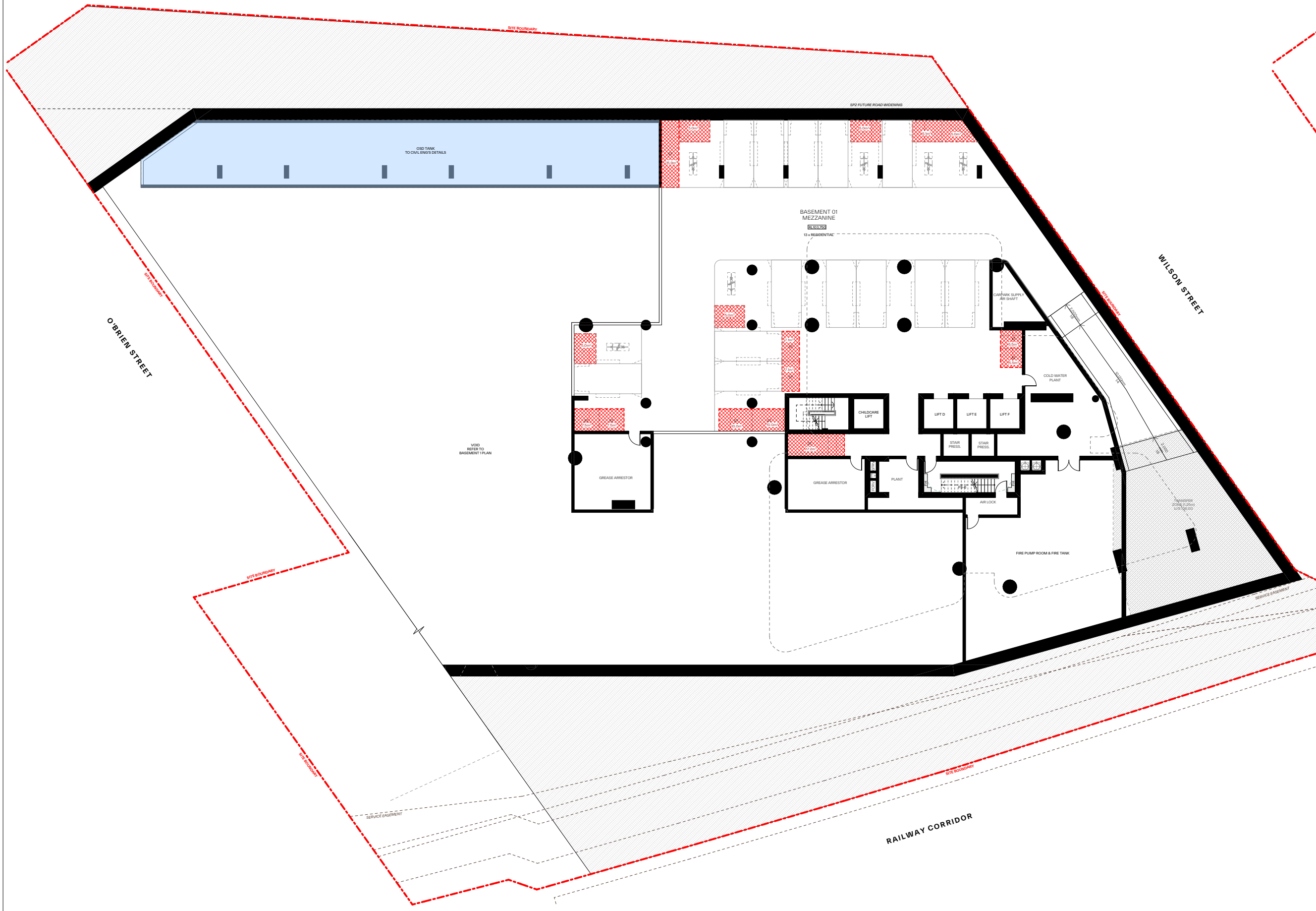
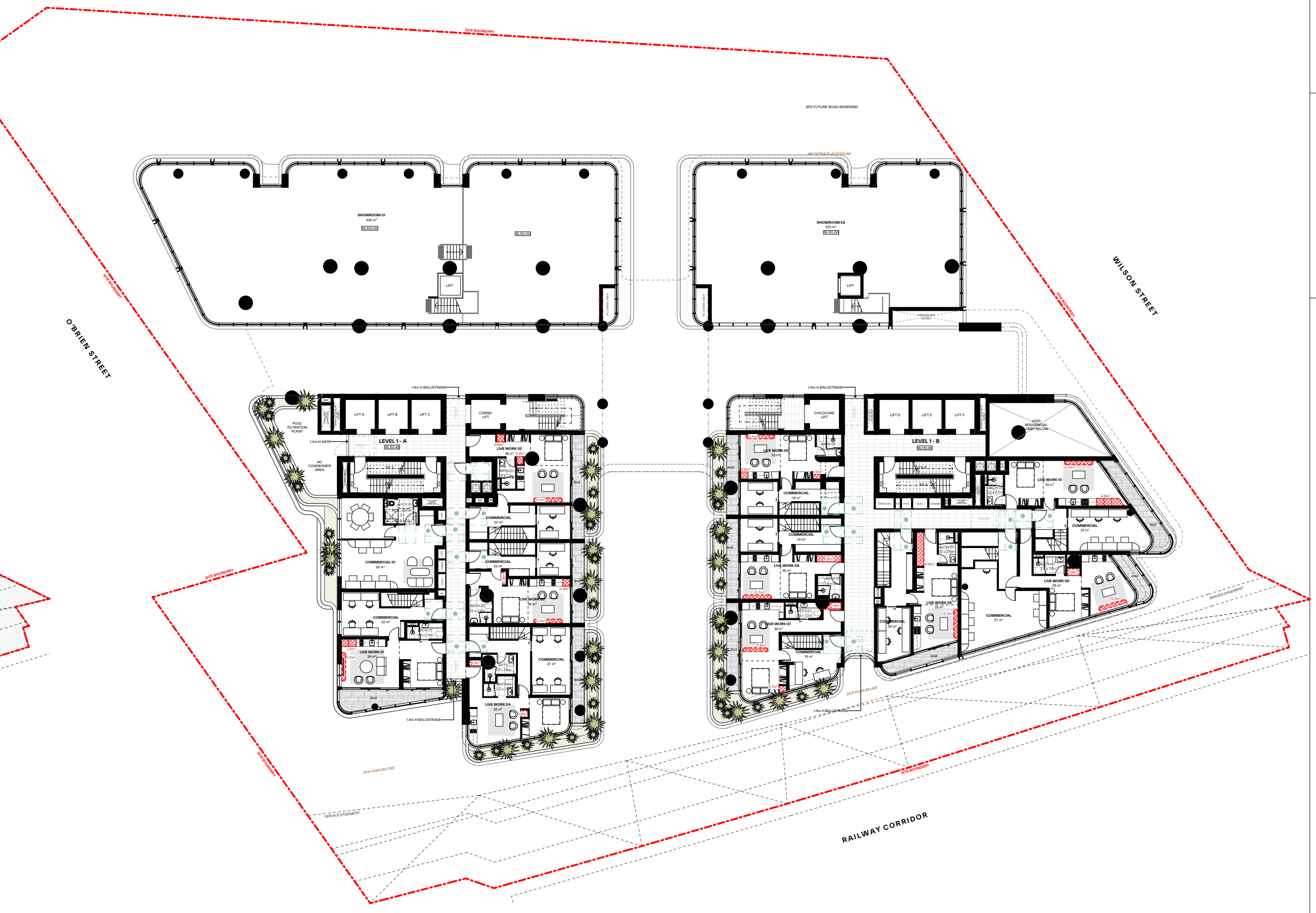
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Storage Calculation Diagram Sheet 1

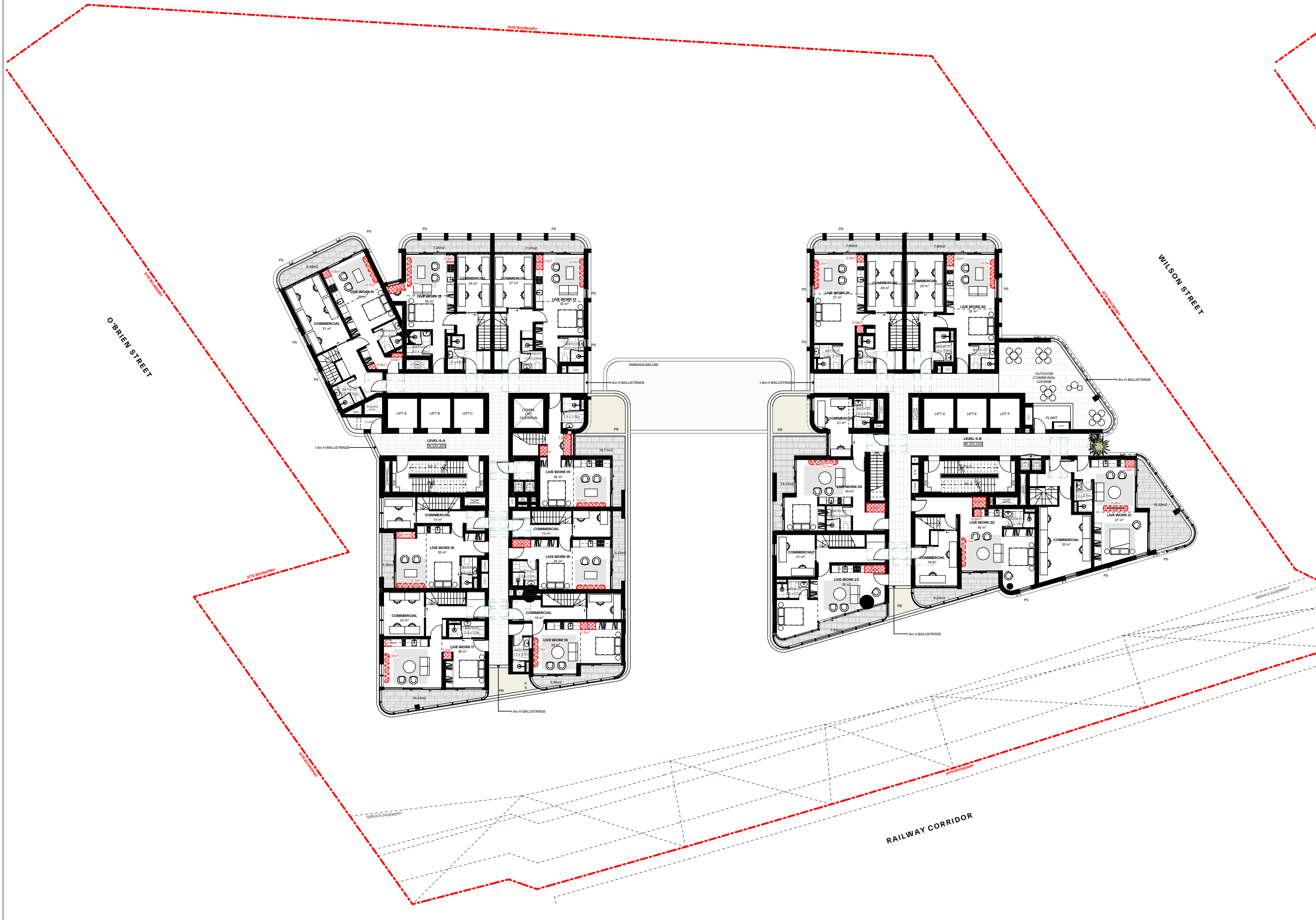
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	15/01/2025
SCALE: 1:200@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA550**	**2**


BASEMENT 01
MEZZANINE
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

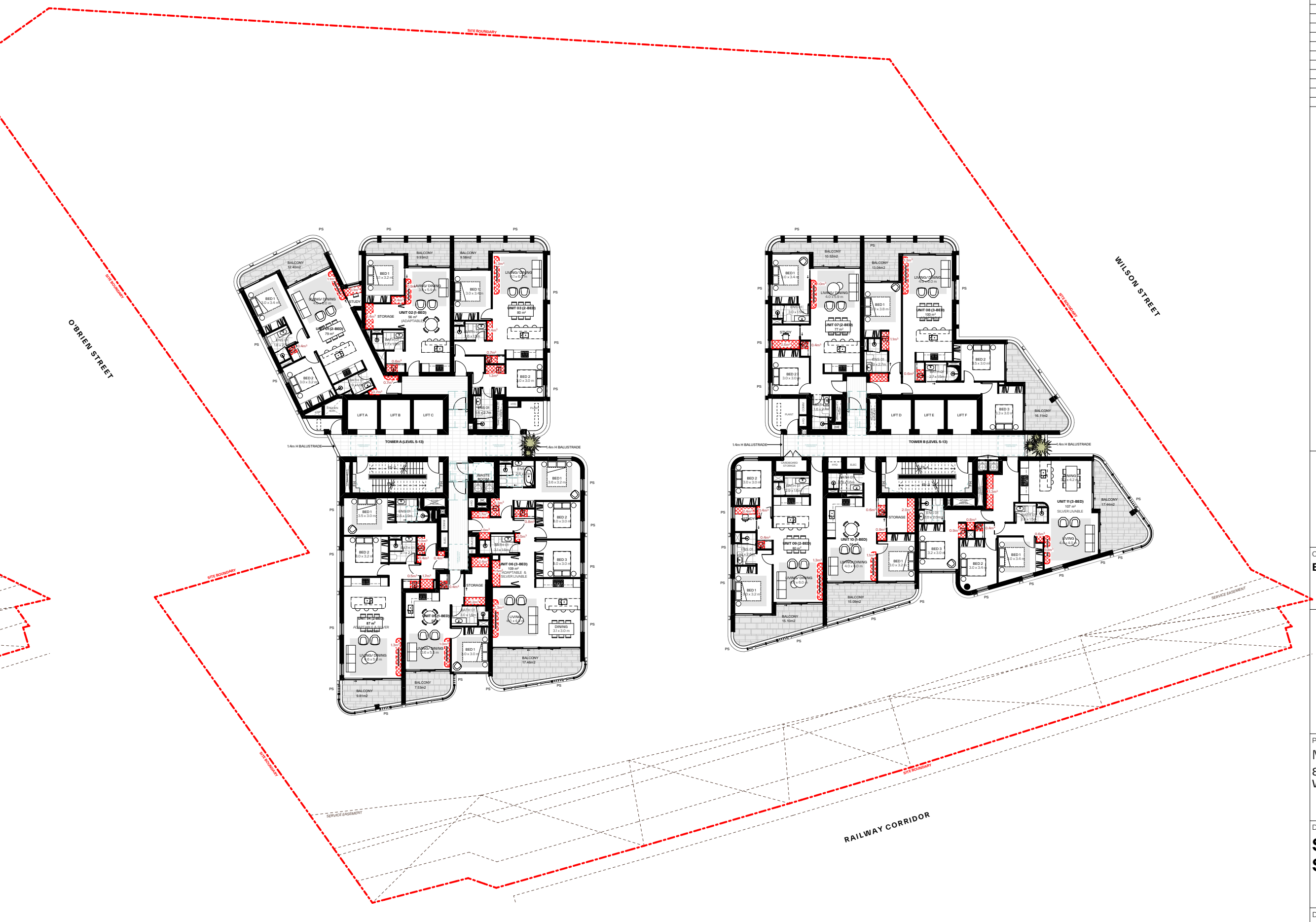
5 Basement 1 Mezzanine 1:200


LEVEL 1 - A
LEVEL 1 - B
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

6 Level 1 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

7 Level 4 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR

8 Typical Low Rise (Level 5-13) 1:200

GENERAL NOTES:

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LEGEND:

AW	AWNING
CFP	CENTRAL FIRE PROTECTION RISER
DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FP	FIRE PUMP EXHAUST RISER
FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
CONC	CONCRETE
EFx	EXTERNAL FINSIH TYPEx
GB	FRAMELESS TOUCHENED GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MB	METAL BALUSTRADE
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

LEGEND:

▨	STORAGE AREA

Issue	Date	Description
1	15/12/2023	DA Submission
2	15/01/2025	Issued for S.34

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

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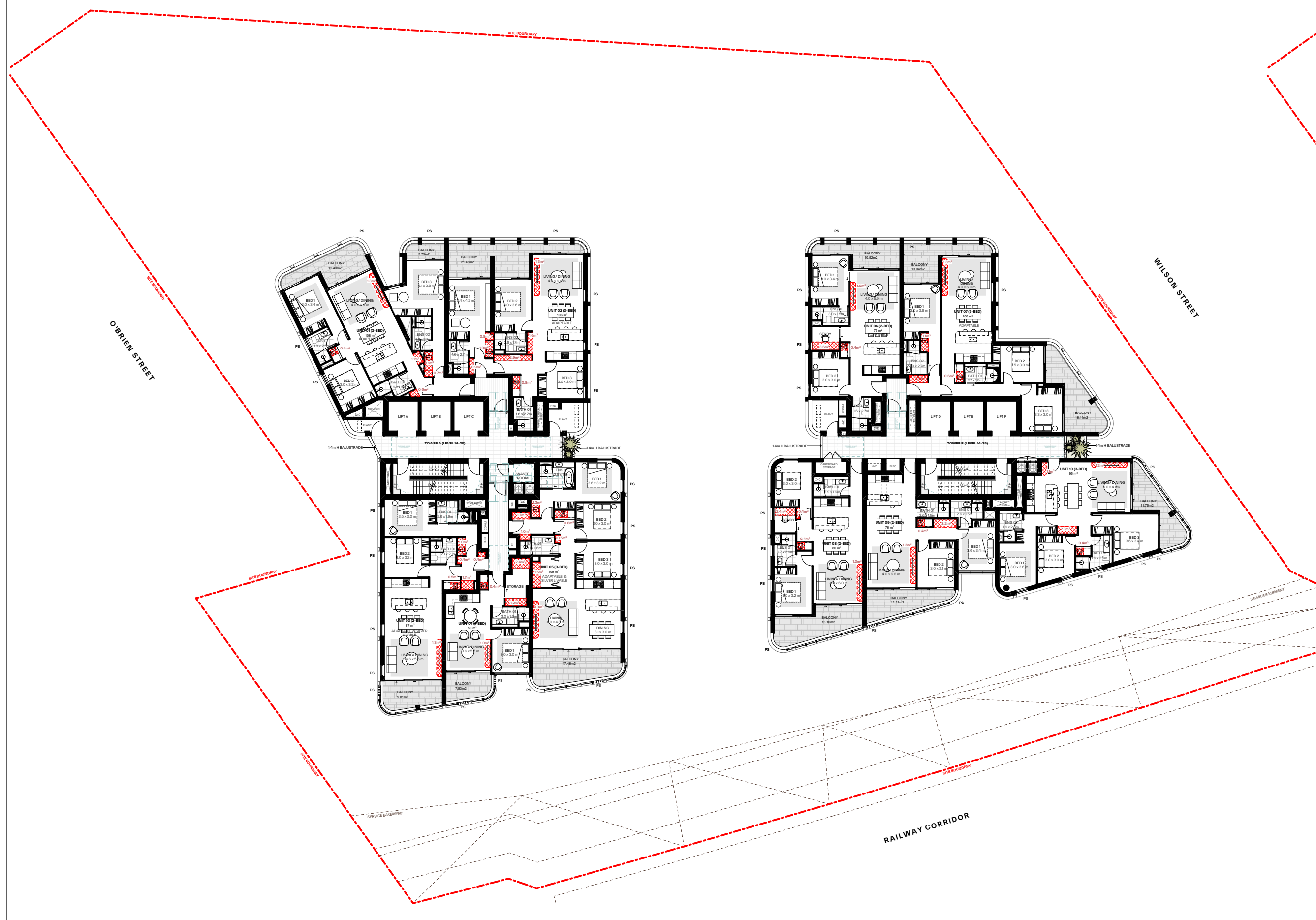
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

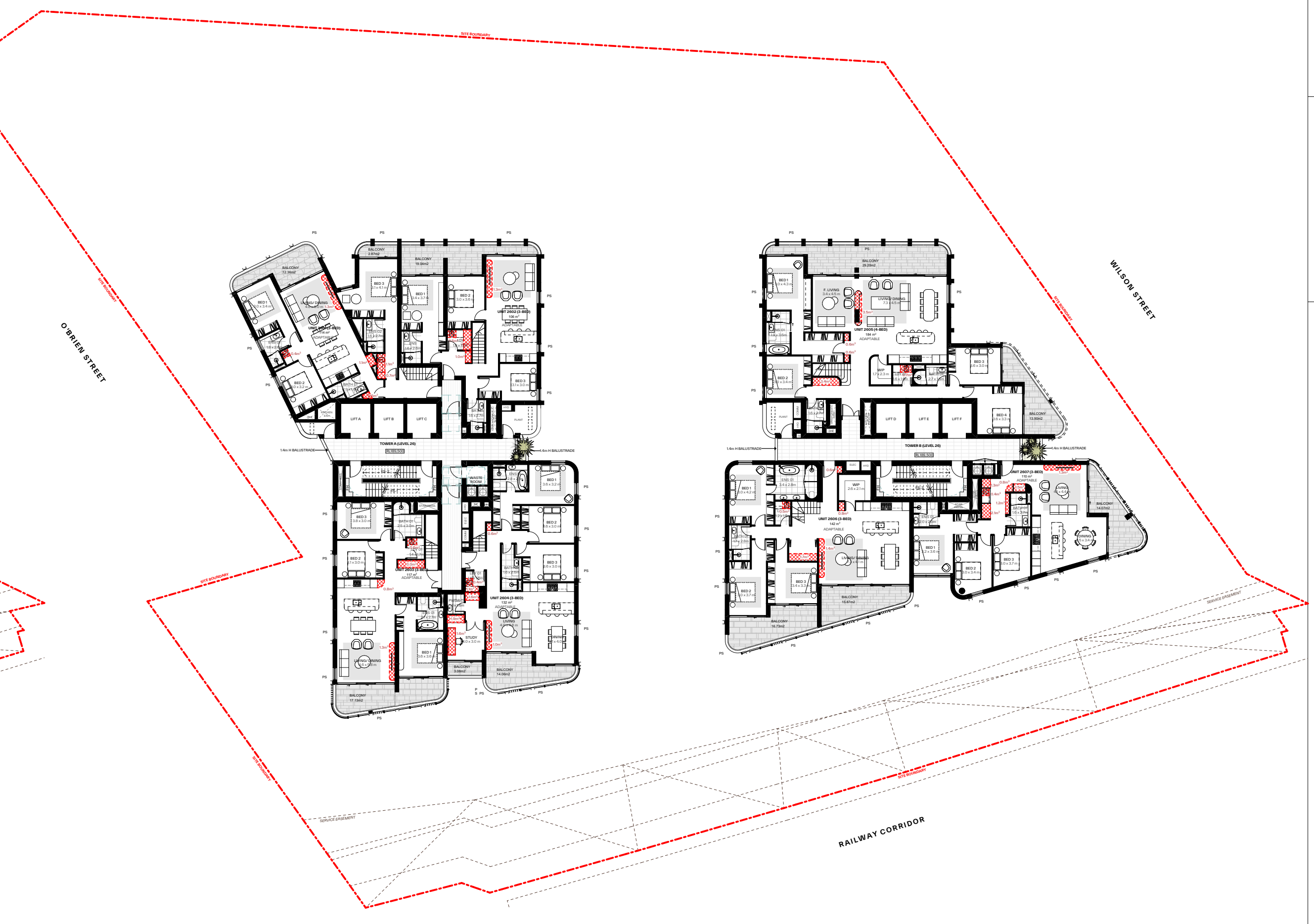
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Storage Calculation Diagram Sheet 2

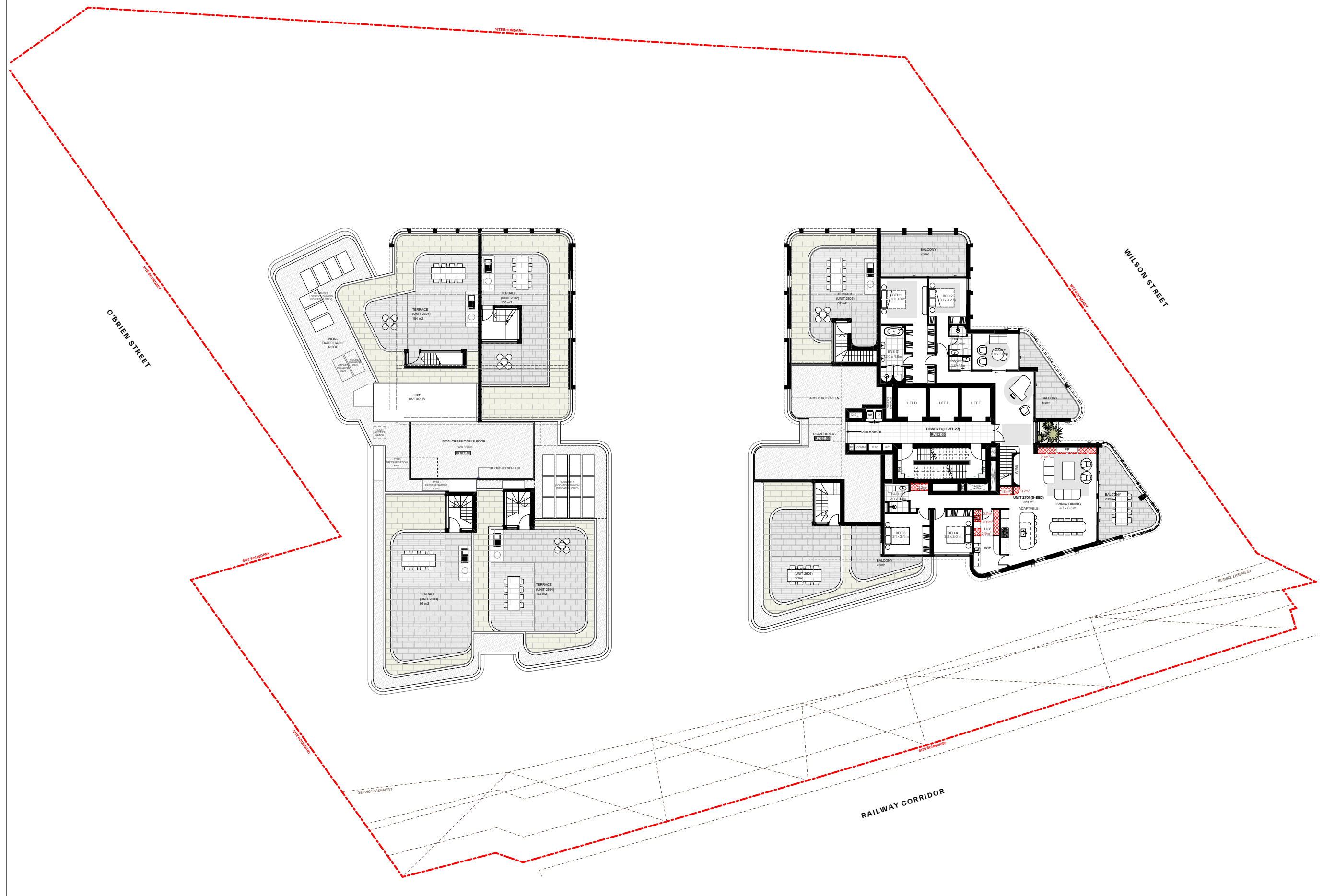
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	15/01/2025
SCALE: 1:200@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA551**	**2**



9 Typical Mid Rise (Level 14-25) 1:200



10 Level 26 1:200



11 Level 27 1:200

Level	Unit No.	Type	Storage		
			Storage within unit (m³)	Min. Basement Storage (m³)	Min. Total Storage Provided (m³)
LEVEL 1	Live/Work 1	Studio	2.4	5.0	**7.4**
	Live/Work 2	Studio	2.3	5.0	**7.3**
	Live/Work 3	Studio	2.4	5.0	**7.4**
	Live/Work 4	Studio	2.0	5.0	**7.0**
	Live/Work 5	Studio	2.2	5.0	**7.2**
	Live/Work 6	Studio	3.6	5.0	**8.6**
	Live/Work 7	Studio	2.7	5.0	**7.7**
	Live/Work 8	Studio	4.7	5.0	**9.7**
	Live/Work 9	Studio	2.2	5.0	**7.2**
	Live/Work 10	Studio	3.6	5.0	**8.6**
LEVEL 4	Live/Work 11	Studio	2.8	5.0	**7.8**
	Live/Work 12	Studio	2.5	5.0	**7.5**
	Live/Work 13	Studio	2.4	5.0	**7.4**
	Live/Work 14	Studio	3.1	5.0	**8.1**
	Live/Work 15	Studio	2.8	5.0	**7.8**
	Live/Work 16	Studio	2.4	5.0	**7.4**
	Live/Work 17	Studio	2.6	5.0	**7.6**
	Live/Work 18	Studio	2.8	5.0	**7.8**
	Live/Work 19	Studio	2.5	5.0	**7.5**
	Live/Work 20	Studio	2.0	5.0	**7.0**
	Live/Work 21	Studio	2.6	5.0	**7.6**
	Live/Work 22	Studio	3.8	5.0	**8.8**
	Live/Work 23	Studio	2.4	5.0	**7.4**
	Live/Work 24	Studio	3.2	5.0	**8.2**
LEVEL 5 - 13	501 - 1301	2 BED	4.0	5.0	**9.0**
	502 - 1302	1 BED	4.3	5.0	**9.3**
	503 - 1303	2 BED	4.7	5.0	**9.7**
	504 - 1304	2 BED	5.3	5.0	**10.3**
	505 - 1305	1 BED	5.0	5.0	**10.0**
	506 - 1306	3 BED	6.8	5.0	**11.8**
	507 - 1307	2 BED	5.0	5.0	**10.0**
	508 - 1308	3 BED	5.0	5.0	**10.0**
	509 - 1309	2 BED	5.0	5.0	**10.0**
	510 - 1310	1 BED	4.6	5.0	**9.6**
	511 - 1311	3 BED	6.4	5.0	**11.4**
LEVEL 14 - 25	1401 - 2501	3 BED	5.2	5.0	**10.2**
	1402 - 2502	3 BED	9.3	5.0	**14.3**
	1403 - 2503	2 BED	5.3	5.0	**10.3**
	1404 - 2504	1 BED	5.0	5.0	**10.0**
	1405 - 2505	3 BED	8.1	5.0	**13.1**
	1406 - 2506	2 BED	5.0	5.0	**10.0**
	1407 - 2507	3 BED	5.0	5.0	**10.0**
	1408 - 2508	2 BED	5.0	5.0	**10.0**
	1409 - 2509	2 BED	2.3	5.0	**7.3**
	1410 - 2510	3 BED	5.0	5.0	**10.0**
LEVEL 26	2601	3 BED	5.2	5.0	**10.2**
	2602	3 BED	5.1	5.0	**10.1**
	2603	3 BED	5.7	5.0	**10.7**
	2604	3 BED	6.6	5.0	**11.6**
	2605	4 BED	8.8	5.0	**13.8**
	2606	3 BED	5.0	5.0	**10.0**
	2607	3 BED	8.6	5.0	**13.6**
LEVEL 27	2701	5 BED	11.6	5.0	**16.6**

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DB	DISTRIBUTION BOARD
GE	GARBAGE EXHAUST RISER
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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FS	FIRE STAIRS
PB	PLANTER BOX
WF	WATER FEATURE

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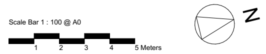
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
PTx	PAINT FINISH TYPEx

LEGEND:

☒	STORAGE AREA

Issue	Date	Description
1	15/12/2023	DA Submission
2	15/01/2025	Issued for S.34



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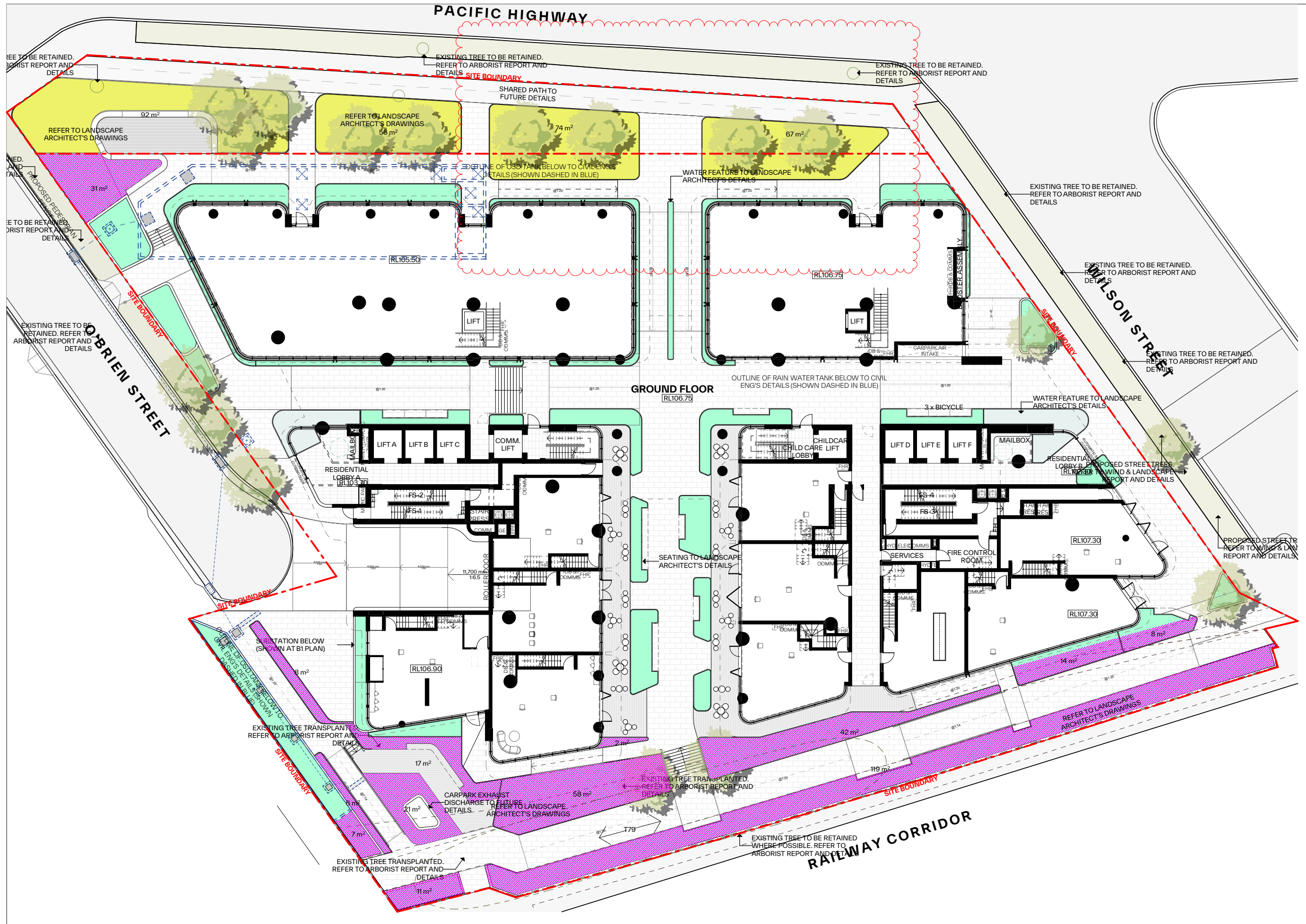
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

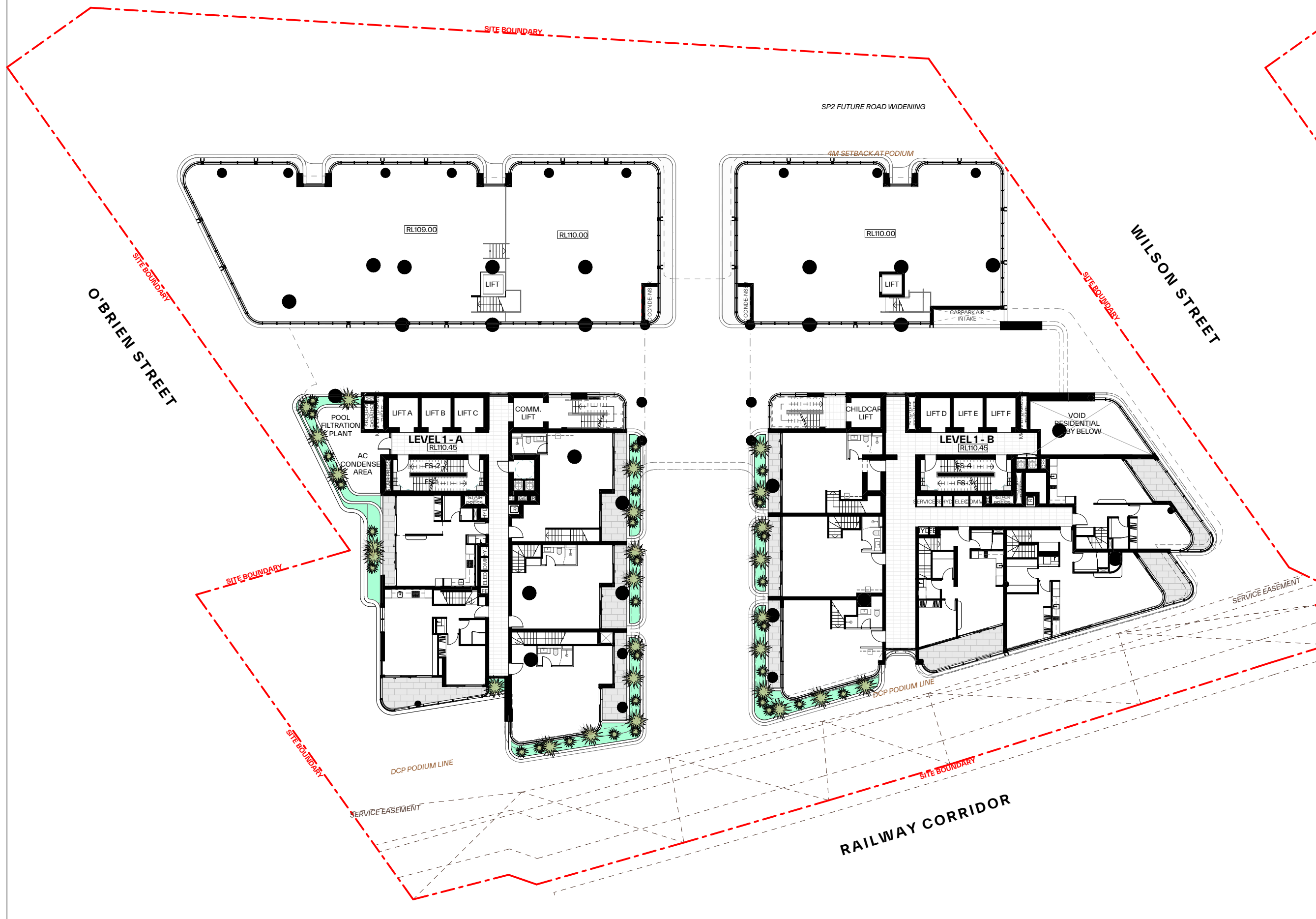
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Storage Calculation Diagram Sheet 3

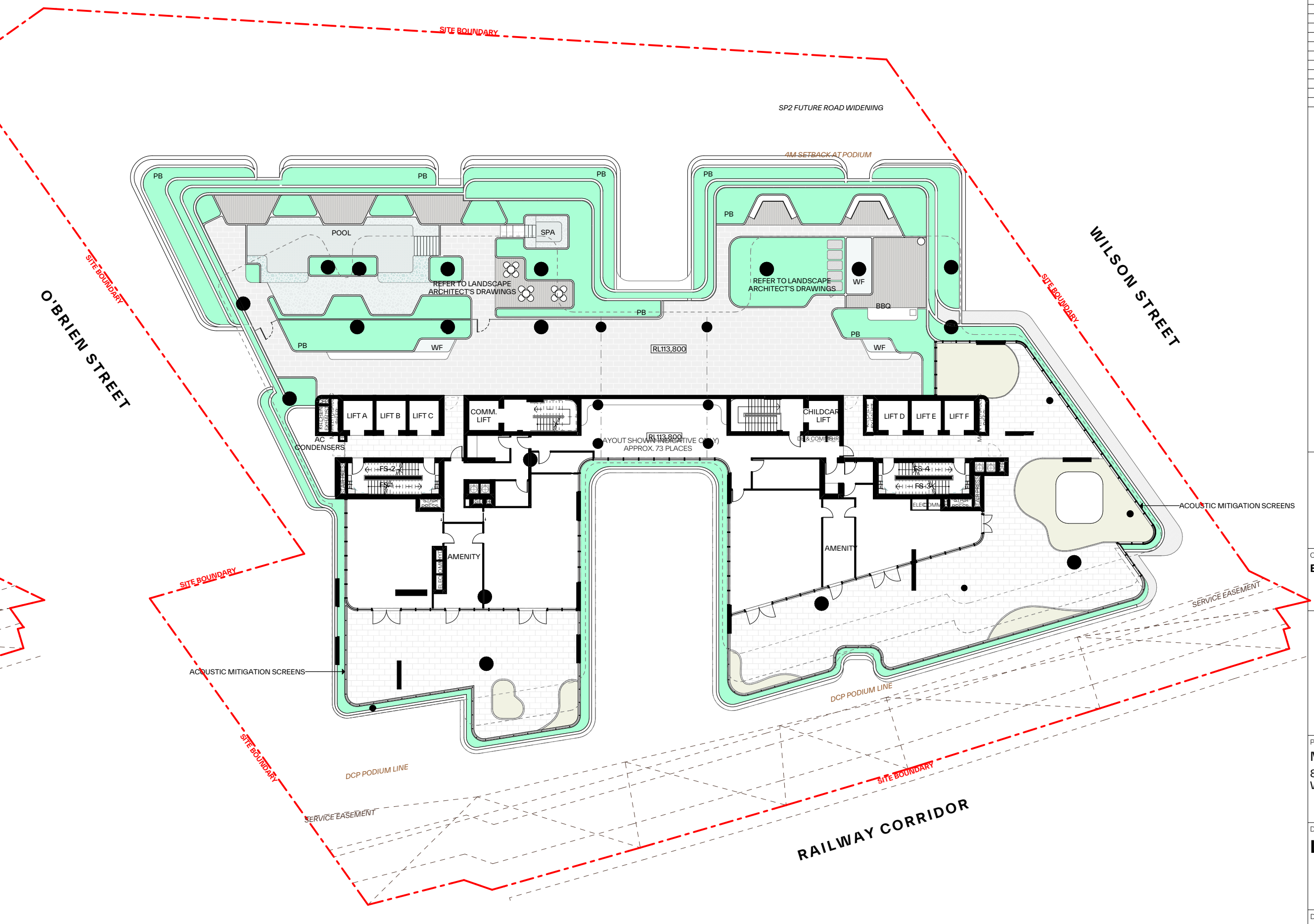
DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	15/01/2025
SCALE: 1:200, 1:1, 2:1, 1:0.40@A0	DRAWING NO: **DA552**	ISSUE: **2**
PROJECT NO: 2308		


PACIFIC HIGHWAY
O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
GROUND FLOOR
RL106.75
SITE BOUNDARY
EXISTING TREE TO BE RETAINED. REFER TO ARBORIST REPORT AND DETAILS
SHARED PATH TO FUTURE DETAILS
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
WATER FEATURE TO LANDSCAPE ARCHITECT'S DETAILS
OUTLINE OF RAIN WATER TANK BELOW TO CIVIL ENG'S DETAILS (SHOWN DASHED IN BLUE)
SEATING TO LANDSCAPE ARCHITECT'S DETAILS
3 x BICYCLE
MAILBOX
RESIDENTIAL LOBBY
CHILDCARE LOBBY
FIRE CONTROL ROOM
SERVICES
LIFT A
LIFT B
LIFT C
LIFT D
LIFT E
LIFT F
COMM. LIFT
FS-2
FS-4
SUBSTATION BELOW (SHOWN AT B1 PLAN)
EXISTING TREE TRANSPLANTED. REFER TO ARBORIST REPORT AND DETAILS
CARPARK EXHAUST DISCHARGE TO FUTURE DETAILS
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
PROPOSED STREET TREE. REFER TO LANDSCAPE & ARBORIST REPORT AND DETAILS
EXISTING TREE TO BE RETAINED WHERE POSSIBLE. REFER TO ARBORIST REPORT AND DETAILS
RL107.30
RL106.90
92 m²
74 m²
67 m²
31 m²
58 m²
42 m²
17 m²
21 m²
14 m²
8 m²

1 Ground 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
4M SETBACK AT PODIUM
LEVEL 1 - A
LEVEL 1 - B
RL109.00
RL110.00
RL110.45
POOL FILTRATION PLANT
AC CONDENSER AREA
VOID RESIDENTIAL LOBBY BELOW
CHILDCARE LIFT
COMM. LIFT
LIFT A
LIFT B
LIFT C
LIFT D
LIFT E
LIFT F
FS-2
FS-4
DCP PODIUM LINE
SERVICE EASEMENT

2 Level 1 1:200


O'BRIEN STREET
WILSON STREET
RAILWAY CORRIDOR
SITE BOUNDARY
SP2 FUTURE ROAD WIDENING
4M SETBACK AT PODIUM
POOL
SPA
PB
WF
BBQ
REFER TO LANDSCAPE ARCHITECT'S DRAWINGS
RL113.800
LAYOUT SHOWN INDICATIVE ONLY APPROX. 73 PLACES
AC CONDENSERS
AMENITY
ACOUSTIC MITIGATION SCREENS
DCP PODIUM LINE
SERVICE EASEMENT

3 Level 2 1:200

LEGEND:

🟨	DEEP SOIL AREA (WITHIN SP2 ZONE)
▨	DEEP SOIL AREA (OUTSIDE OF SP2 ZONE)
🟩	SOFT LANDSCAPE AREA

PROPERTY DETAILS:
AREA: 4294 M²
(excluding SP2 Classified Road zone)

AREA: 4758 M²
(including SP2 Classified Road zone)

DCP REQUIREMENT:
A minimum of 20% of the site is to be provided as soft landscaping, which maybe located on Ground, Podium and rooftop levels
- 858.8 M²

ADG REQUIREMENT:
DEEP SOIL : 7% SITE AREA
: 300.58 M²

▨ + 🟩 **SOFT LANDSCAPE THROUGHOUT THE BUILDING:**

PROPOSED : 1,815.0 m²
(42.3% of site area 4,294 m²)

▨ + 🟩 (GROUND FLOOR) **SOFT LANDSCAPE AT GROUND FLOOR ONLY:**

PROPOSED : 694.3 m²
(16.2% of site area 4,294 m²)

IMPERVIOUS AREA

PROPOSED : 3,637.3 m²
(84.7% of site area 4,294 m²)

▨ **DEEP SOIL (EXCL. SP2 ZONE)**

PROPOSED : 400.4 m²
9.3% of site area 4,294 m²)

🟨 + ▨ **DEEP SOIL (INCL. SP2 ZONE)**

PROPOSED : 634.4 m²
(13.3% of site area 4,758 m²)

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PTx	PAINT FINISH TYPEx

LEGEND:

🟨	DEEP SOIL AREA (WITHIN SP2 ZONE)
▨	DEEP SOIL AREA (OUTSIDE OF SP2 ZONE)
🟩	SOFT LANDSCAPE AREA

Issue	Date	Description
1	15-Dec-23	DA Submission
2	29-Aug-24	DA Submission- Additional Information
3	15-Jan-25	Issued for S.34
4	20-May-25	Issued for WP Amendment
5	07-Jul-25	Issued for LEC Amendment
6	21-Jul-25	LEC Update

Scale Bar 1 : 100 @ A0
1 2 3 4 5 Meters

N

CLIENT:
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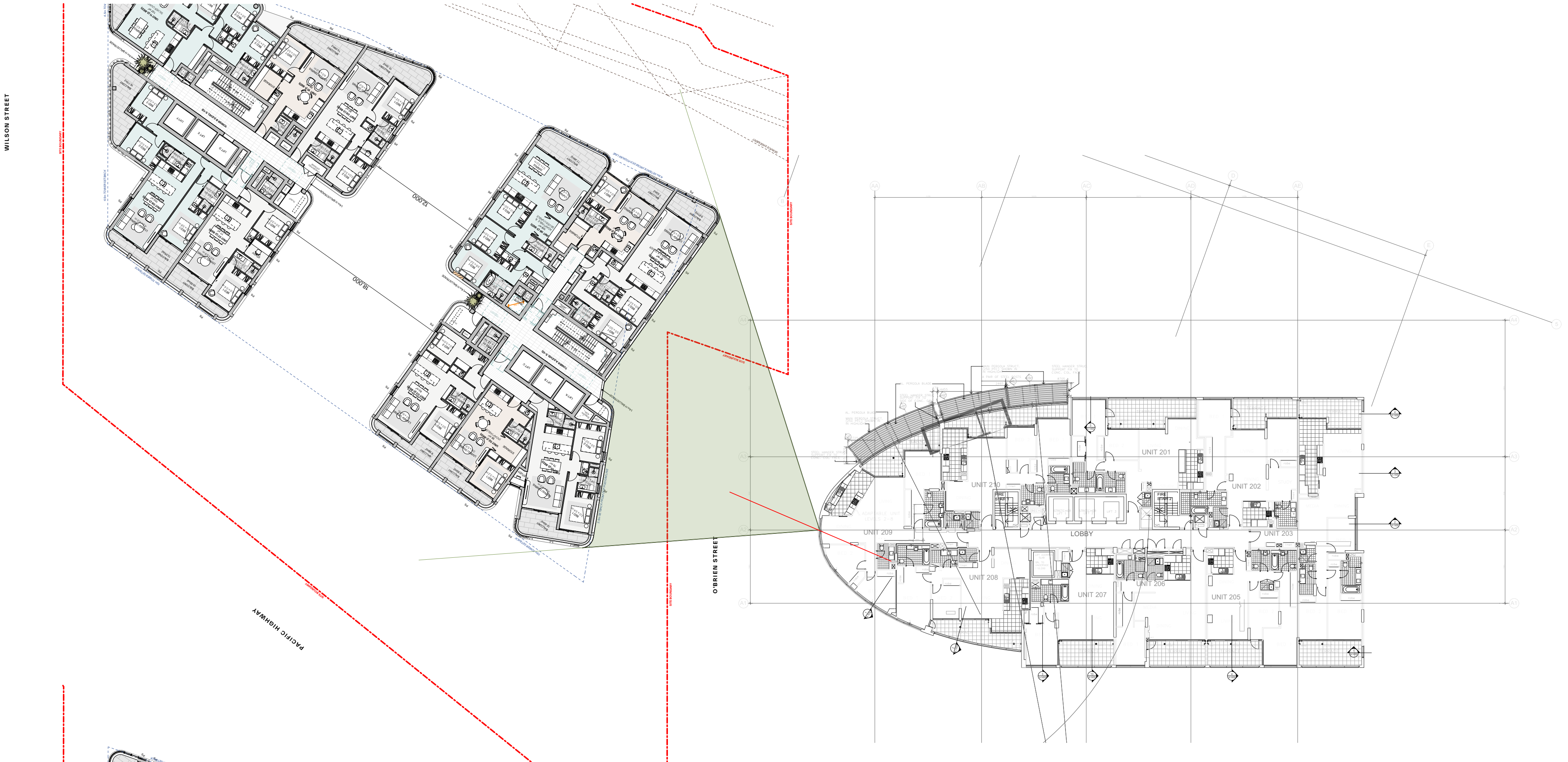
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
Landscape Diagram Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	21-Jul-25
SCALE: 1:200, 1:1@A0	DRAWING NO: **DA560**	ISSUE: **6**
PROJECT NO: 2308		



WILSON STREET
PACIFIC HIGHWAY
O'BRIEN STREET
12,000
18,000
UNIT 201
UNIT 202
UNIT 203
UNIT 205
UNIT 206
UNIT 207
UNIT 208
UNIT 209
UNIT 210
LOBBY

NOTE:

PROJECT NAME: BUILDING A - PACIFIC PLACE
11 RAILWAY STREET, CHATSWOOD

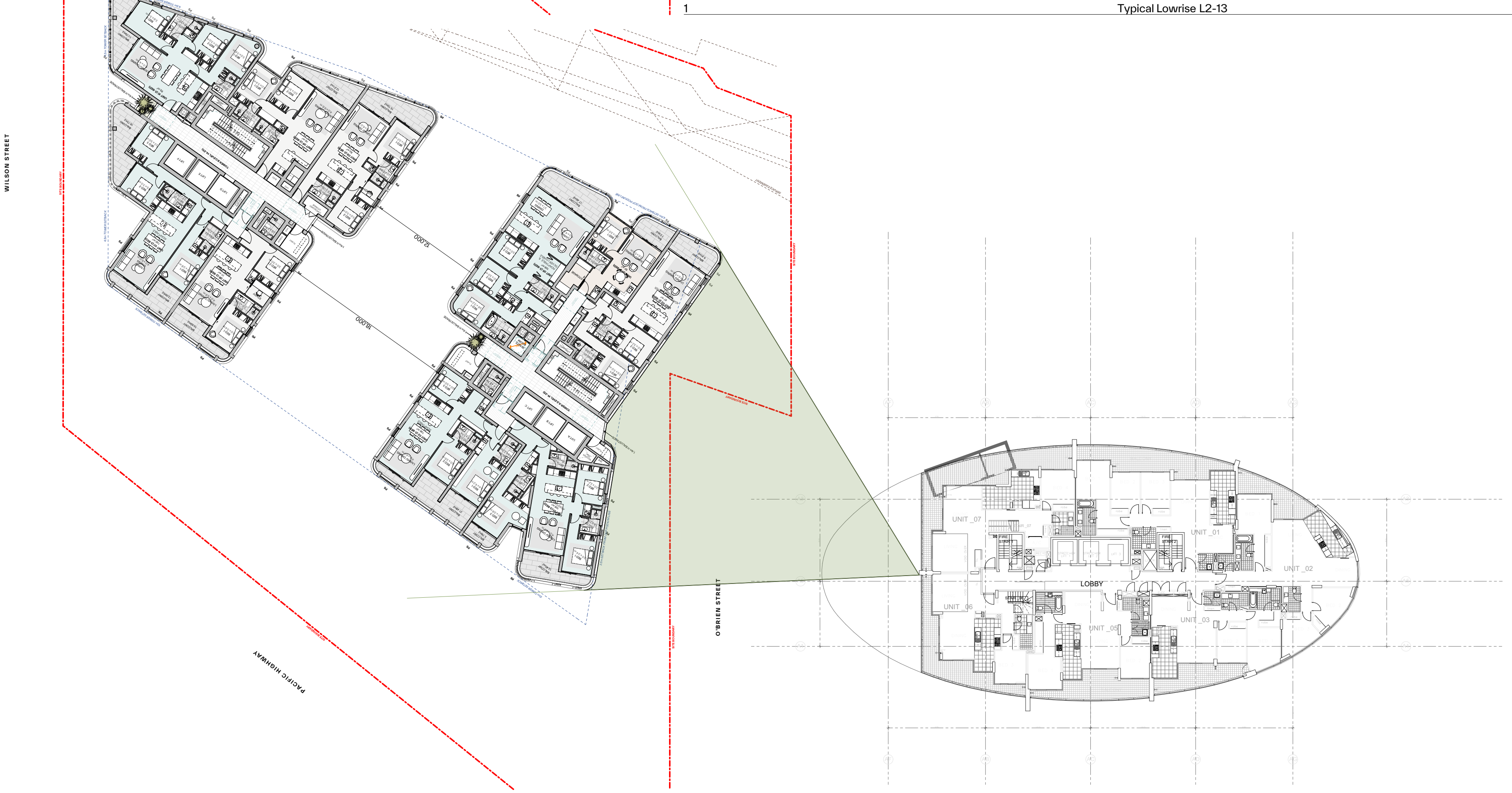
PROJECT ARCHITECT : HPA ARCHITECTS, PLANNERS & INTERIOR DESIGNERS

DRAWING TITLE : BUILDING A FLOOR PLAN LEVEL 2

DATE: MARCH 2002

JOB NO. 991113 DRAWING NO. 1009 ISSUE: 16

1 Typical Lowrise L2-13 1:200



WILSON STREET
PACIFIC HIGHWAY
O'BRIEN STREET
12,000
18,000
UNIT _01
UNIT _02
UNIT _03
UNIT _05
UNIT _06
UNIT _07
LOBBY

NOTE:

PROJECT NAME: BUILDING A - PACIFIC PLACE
11 RAILWAY STREET, CHATSWOOD

PROJECT ARCHITECT : HPA ARCHITECTS, PLANNERS & INTERIOR DESIGNERS

DRAWING TITLE : BUILDING A FLOOR PLAN LEVELS 16-18-20

DATE: JAN 2002

JOB NO. 991113 DRAWING NO. 1023 ISSUE: 9

2 Typical Highrise L14-24 1:200

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Issue	Date	Description
1	29/01/2025	Issued for S.34

N

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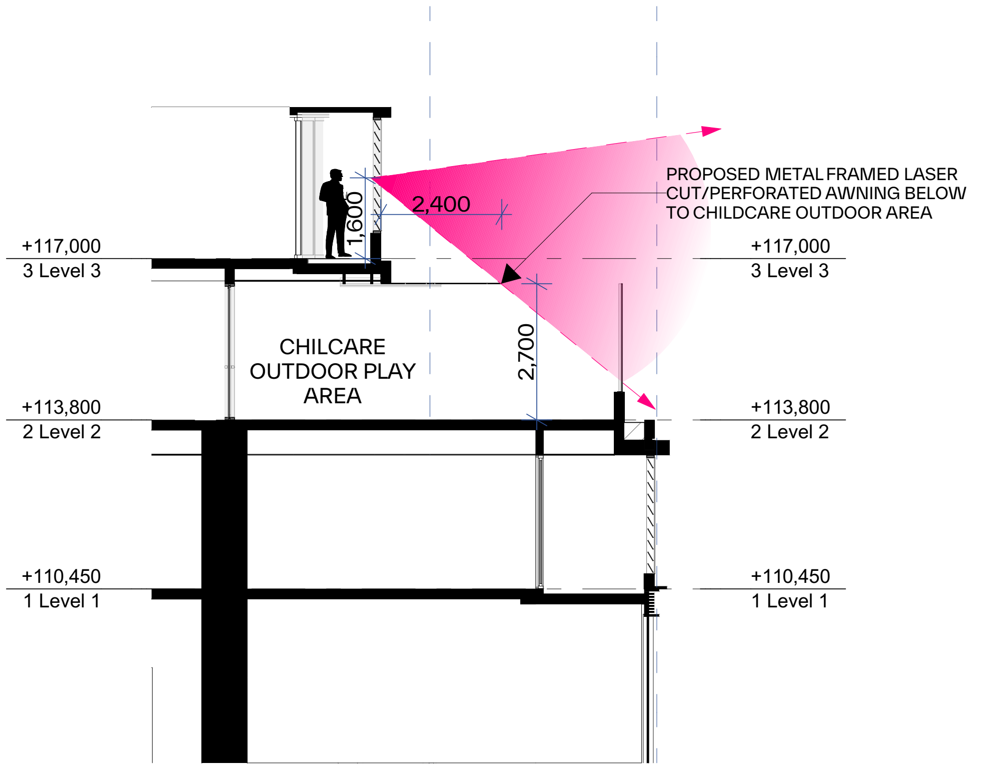
PROJECT:
MIXED USE DEVELOPMENT
849-859 PACIFIC HIGHWAY & 2-8
WILSON STREET, CHATSWOOD

DRAWING TITLE:
11 Railway Road View Analysis

DRAWING BY:	CHECKED BY:	DATE:
TT, AA	KA	29/01/2025
SCALE: 1:200@A0	DRAWING NO:	ISSUE:
PROJECT NO: 2308	**DA803**	**1**


+117,000
3 Level 3
+113,800
2 Level 2
+110,450
1 Level 1
1,600
2,400
2,700
CHILCARE
OUTDOOR PLAY
AREA
+117,000
3 Level 3
+113,800
2 Level 2
+110,450
1 Level 1

PROPOSED METAL FRAMED LASER
CUT/PERFORATED AWNING BELOW
TO CHILDCARE OUTDOOR AREA

1 Section T 1:50

SK250324_Childcare Awning
Section
849-859 PACIFIC HIGHWAY &
2-8 WILSON STREET,
CHATSWOOD
1:50@A0

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