Chatswood 'Dive Site' – BTR SSDA - Flood Impact and Risk Assessment

Prepared for Landcom

December 2025

Project Number S25162

Version B

OPPORTUNITIES THROUGH EXCELLENCE

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Contents

1. Introduction 2
   - 1.1 Purpose of Report 3
   - 1.2 Terminology 4
   - 1.3 Available Data 4
2. Site Summary 6
   - 2.1 Existing Site 6
3. Existing Flood Behaviour 6
   - 3.1 Flood Behaviour 6
   - 3.2 Flood Hazard 7
4. Flood Impact Assessment 7
   - 4.1 Proposed Development 7
   - 4.2 Flood Risk Assessment and Mitigation Measures 8
   - 4.3 Climate Change 8
   - 4.4 Planning Considerations 9
   - 4.5 SEARs 9
   - 4.6 Willoughby Development Control Plan (WDCP) 9
   - 4.7 Willoughby Local Environmental Plan 2012 9
5. Conclusions 11

Appendices

Appendix A Architectural Plan 12

Appendix B Landscape Plan 13

Document Control				
Revision	Date	Prepared	Reviewed	Approved
A	23/10/2025	L. Baumgartner	I. Varga	L. Baxter
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1. Introduction

The site known as the Chatswood 'Dive Site' consists of 20 lots located at 339 Mowbray Road, 569 Pacific Highway, 589 Pacific Highway, L 591 Pacific Highway, 607 Pacific Highway, 5 Bryson Street, and 8 Bryson Street, Chatswood. The site details are as below:

Address	Lot/Section/Plan
339 Mowbray Road, Chatswood	1/-/DP243111, 2/-/DP537580, 5/-/DP65670, 18/-/DP60346, 4/-/DP65670, 6/-/DP65670, 2/-/DP221896, 5/-/DP524631, 6/-/DP66854
569 Pacific Highway, Chatswood	1/-/DP204133
589 Pacific Highway, Chatswood	1/-/DP216408, 1/-/DP508715, 3/-/DP58646
L 591 Pacific Highway, Chatswood	1/-/DP503447
607 Pacific Highway, Chatswood	1/-/DP537580, 3/-/DP455907, 4/-/DP455907
5 Bryson Street, Chatswood	3/-/DP961402
8 Bryson Street, Chatswood	6/-/DP72759
Bryson Street, Chatswood	2/-/DP1223080

The site is located within the Willoughby City Local Government Area, approximately 7km north of Sydney CBD, and approximately 650 metres south of Chatswood Train Station and 650 metres north-west of Artarmon Train Station. The site is situated within the Chatswood CBD.

The site has a total area of approximately 17,854 square metres. The site is currently cleared with the exception of a locally heritage listed item known as 'Mowbray House' on the southeastern corner of the site.

The site is located on the corner of Pacific Highway and Mowbray Road, with a northern site frontage to Nelson Street. The site is surrounded by detached residential development to the north, west and partially south. To the south of the south of the site includes functioning industrial uses. The site's eastern interface is to a functioning entrance to the Sydney Metro line and acts as a buffer to the rail line directly east.

Figure 1: Aerial view of the site (Source: FK)

Proponent

The landowner and Proponent is as follows:

- Landcom

Project reference number

The BTR SSD project reference number is SSD-100006957

1.1 Purpose of Report

This Flood Impact and Risk Assessment (FIRA) has been prepared to support a state significant development application (SSDA) (ref. SSD- SSD-100006957) for the proposed development known as 'Chatswood 'Dive Site' Built-to-Rent' SSD located at 339 Mowbray Road, Chatswood.

The proposal involves the site preparation and development of a 23-storey mixed use development, consisting of commercial premises and a residential flat building with 180 build-to-rent dwellings. The building includes 4 storey podium and an additional 19 storey residential tower, including retail premises, services, lobby and communal open space. The proposed works include the preparation of the site, including connection of services and utilities and site fill to align with existing public domain.

The aim of this report is to address flood risks with relation to the SEARS issued on the 21st November 2025, refer to Table 1 for assessment requirements:

Table 1 Secretary's Environmental Assessment Requirements relevant to this Report

SEARS	Location in Report
Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; o The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans o The site access and egress routes o the potential effects of climate change, o any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01.When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	SECTION 4.5

This assessment has been prepared with reference to the Flood Impact and Risk Assessment: Flood Risk Management Guideline LU01, which outlines the necessary steps and considerations for evaluating flood risks, impacts, and mitigation strategies. The aim of this report is to:

- Understand flood risks to the existing site and identify potential flood risks to the future development;
- Identify key development constraints in regard to flooding;
- Identify and quantify potential flood impacts on adjacent land; and
- Establish any flood mitigation measures required to minimise flood impacts and flood risk to the development itself and the surrounding area.

1.2 Terminology

The frequency of a flood event is expressed in terms of its Annual Exceedance Probability (AEP); the probability of an event being equalled or exceeded within a year. Smaller magnitude events are described by Exceedances per Year (EY); the average number of times a year in which the event is likely to be equalled or exceeded. Previously flood probabilities have been described by the Average Recurrence Interval (ARI); that is the average time period between occurrences equalling or exceeding a given value. Some documents, such as Development Control Plans and Guidelines still refer to the ARI terminology.

For example, a 1% AEP event has a 1% chance (i.e. a 1 in 100 chance) of being equalled or exceeded in any one year and is equivalent to a 100-year Average Recurrence Interval (ARI) event. In the same way, a 5% AEP event is the equivalent of a 20-year ARI event.

1.3 Available Data

1.3.1 Existing Flood Model

The proposed development is located within the Willoughby Local Government Area (LGA). Willoughby City Council is currently undertaking an update of the Flood Study and Flood Risk Management Plan for the catchment in which the site is situated. At the time of preparing this report, the updated study had not yet been released.

Accordingly, the Scotts Creek Flood Study (2008) prepared for Willoughby City Council has been adopted as the applicable reference for this assessment. The 2008 study was developed in accordance with the Australian Rainfall and Runoff (ARR) 2001 guidelines and assessed flood behaviour for events ranging from the 0.5% to 20% Annual Exceedance Probability (AEP), as well as the Probable Maximum Flood (PMF) event.

1.3.2 Design Inputs

The preparation of this FIRA has utilised the following information:

- Landscape drawings 27/11/2025 - FK AUSTRALIA (Appendix A)
- Architecture drawings 28/11/2025 - FK AUSTRALIA (Appendix B)
- Willoughby Local Environmental Plan 2012 - NSW Legislation
- Willoughby Development Control Plan (WDCP), Part I – Stormwater Management 2023 - Willoughby City Council
- Scotts Creek Flood Study 2008 - Willoughby City Council
- Flood impact and risk assessment *Flood Risk Management Guide LU01 2023* - Department of Planning and Environment

2. Site Summary

2.1 Existing Site

The site is located at the intersection of Pacific Highway and Mowbray Road within Willoughby Local Government Area (LGA), sits in the upper reaches of the Scotts Creek catchment. A State Significant Development Application (SSDA) has been prepared to support the redevelopment of the mixed use commercial and residential lot.

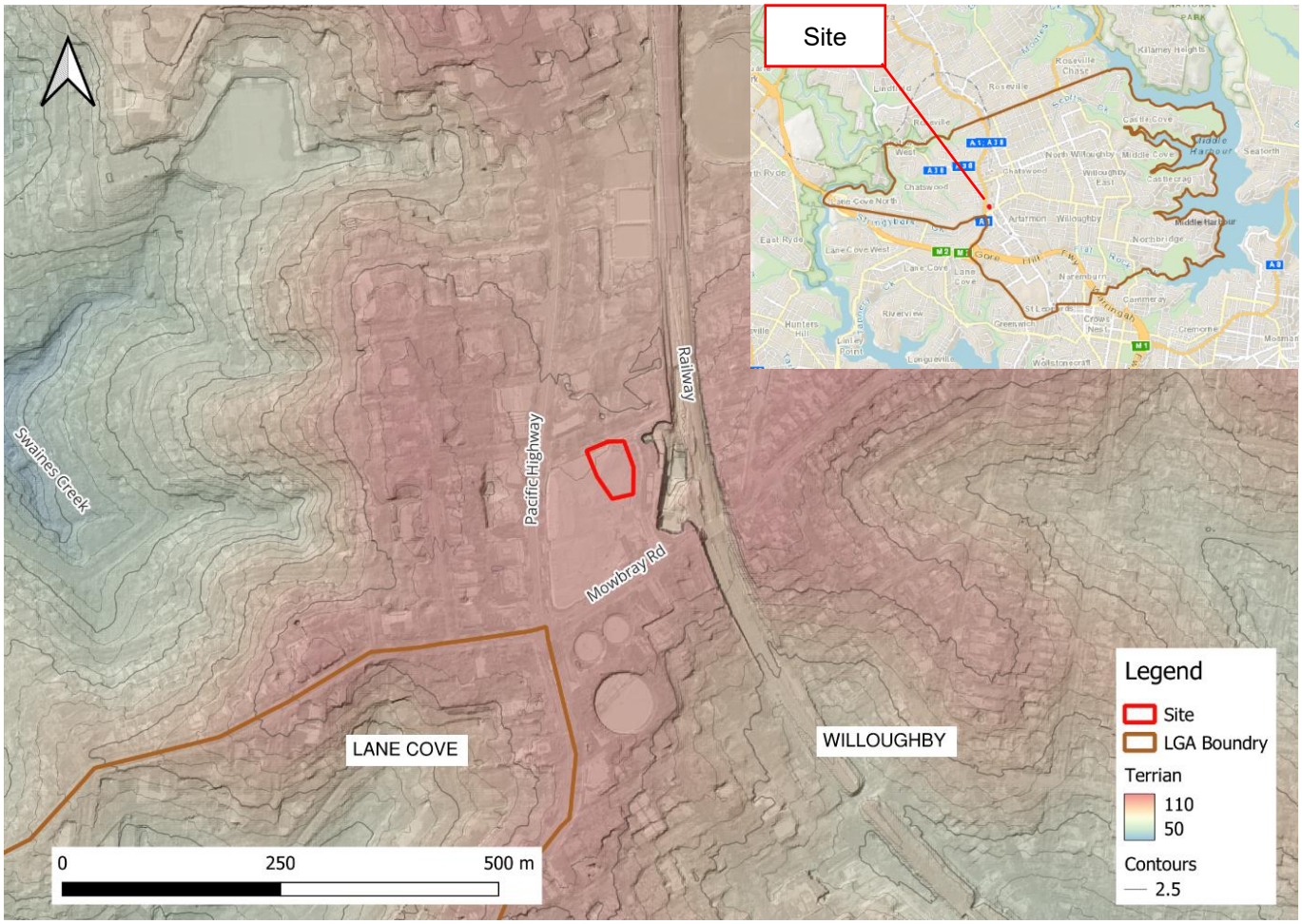

Figure 2: Site Location and elevation (m AHD)

2.1.1 Catchment

The subject site is located at a local high point within the Willoughby LGA. Scotts Creek is located downstream northwest of the catchment which Swaines Creek lies to the west. (refer to Figure 2)

3. Existing Flood Behaviour

3.1 Flood Behaviour

Scott's Creek is an enclosed trunk drainage system within the local catchment area. The subject site is located near the uppermost point of the catchment,, approximately 400m upstream of the Chatswood Oval Detention Basin The site is elevated from the downstream Scott's Creek by more than 40 m in elevation - and therefore is not directly influenced by the main creek flow path. (refer to Figure 3).

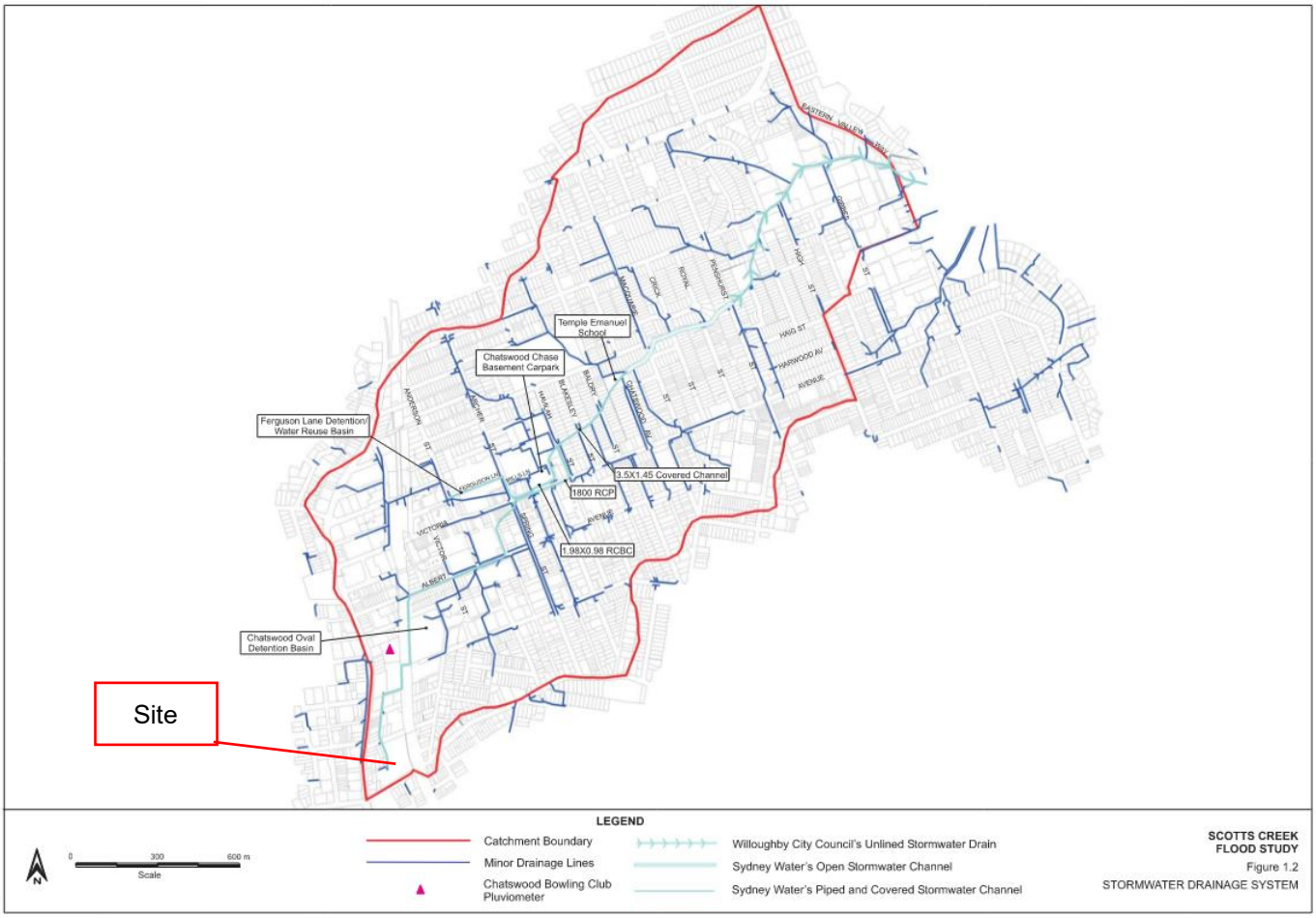

Figure 3: Overall catchment map

3.2 Flood Hazard

According to Section 6.7 (Flood Hazard Areas and Floodways) of the *Scotts Creek Flood Study (2008)*, the site lies outside both the mainstream and overland flood-prone areas for events ranging from 0.5 % AEP to 20 % AEP. The site is not affected by any identified flood hazard categories and is therefore considered free from flood hazard constraints.

4. Flood Impact Assessment

4.1 Proposed Development

The BTR SSDA will seek consent for:

- Site subdivision and construction of a high density 23-storey mixed-use building for the delivery of 180 apartments, including a mixed-use podium and residential tower with a height of approximately 79.25m, and associated services, including the:
    - Ground floor, including 5 residential dwellings facing the future streetscape, residential lobby and internal services, commercial/retail tenancies, services, lift shaft and fire stairs.
    - Level 1 and 2 Podium, including 8 dwellings per floor inclusive of 5 terraces on Level 1, 37 car spaces total, services, lift core and fire stairs.
    - Level 3 Podium, including the communal internal amenity area and communal outdoor space, services, lift core and fire stairs.
    - Level 4-10 Tower, including 8 dwellings, services, lift core and fire stairs.
    - Level 11-22 Tower, including 9 dwellings, services, lift core and fire stairs.

- Civil works, earthworks, and external landscaping, consisting of a mix of hard and green space and a public art feature.

4.1.1 Consideration of overland flows in design

Given the site's elevated position at the upper end of the catchment and the absence of mapped overland flow paths in the *Scotts Creek Flood Study (2008)*, the risk of surface flow entering the site is minimal. Refer to Integrated Water Management Plan (S25162-RPT-CI-001) for internal drainage design details.

4.1.2 Flood Impact on Neighbouring Development

Hydraulic conditions for both existing and developed scenarios were reviewed to assess potential changes in flood behaviour on adjoining and downstream properties. Given the site's high elevation relative to the surrounding area and its separation from the mainstream Scott's Creek flow path, the proposed works will not alter catchment hydrology or conveyance characteristics.

The development footprint does not encroach upon any identified flood storage or overland flow corridor. Therefore, the development will not result in an increase in surface runoff, flood levels, velocities, or hazard classification on neighbouring properties.

4.2 Flood Risk Assessment and Mitigation Measures

4.2.1 Development Finished Floor Levels (FFLs)

The site is not identified as flood-affected in the Scotts Creek Flood Study (2008) or Council's current flood mapping and is located well above the designated flood planning area. As such, no minimum Finished Floor Level (FFL) is prescribed under the *Willoughby Local Environmental Plan 2012* or Willoughby Development Control Plan (DCP) Part I – Stormwater Management (2023).

While no flood-related FFL requirements apply, the proposed building's ground and entry levels have been designed to maintain or slightly exceed existing surface levels where appropriate, providing positive drainage away from structures. These measures ensure that minor local runoff is safely managed on-site and that no ponding or surface water accumulation occurs around the building envelope. Refer to Architectural plan for detailed finished levels and Integrated Water Management Plan (S25162-RPT-CI-001) for drainage design.

4.2.2 Egress/Evacuation from the Site in a Flood Event

The site is located outside the mapped mainstream 1% AEP and PMF flood extents and is therefore not subject to inundation under existing or proposed development conditions. Safe egress is available via the surrounding road network. Pedestrian egress is available via Nelson Street to Pacific Highway.

As no flooding is expected to affect the site, residents would be able to evacuate safely if required or alternatively remain sheltered within their dwellings without risk of flooding. Therefore, no specific flood evacuation or emergency management measures are considered necessary.

4.3 Climate Change

The site is situated at an approximate elevation of 103 m AHD, well above any potential influence from projected sea level rise.

According to Section 4.8.1 of the Flood Risk Management Study and Plan (FRMSP), climate change is expected to increase the frequency and severity of flooding across the LGA due to projected increases in rainfall intensity. The analysis presented in the FRMSP indicates that, under a long-term planning horizon to 2090 and a worst-case greenhouse gas scenario, flood depths are generally expected to increase by approximately 0.1 m. Given the small magnitude of this increase and the site's elevated position outside the PMF extent, the projected effects of climate change are not anticipated to alter the site's flood risk classification or require specific mitigation measures.

4.4 Planning Considerations

This report has been prepared in consideration of the NSW Flood Risk Management Manual (2023), NSW Flood Policy, Willoughby Development Control Plan (WDCP), Part I – Stormwater Management 2023 and Willoughby Local Environmental Plan 2012 as well as the requirements of the industry standard SEARS.

4.5 SEARs

Compliance with the SEARs regarding flooding risk is summarised in Table 2.

Table 2 – Compliance with the SEARs

Requirement	Comment
Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; o The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans o The site access and egress routes o the potential effects of climate change, o any relevant provisions of the NSW Flood Risk Management Manual, and any other relevant guidelines	Refer to Section 4.2 and 4.3. The site is not subject to overland flows.
Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment – Flood Risk Management Guide LU01.When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	The development does not occur in flood prone land. A FIRA has been prepared demonstrating this for the site (this document).
Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Refer to Section 3 and Section 0. The site is outside of the flood extent and flood risk management measures are not required.

4.6 Willoughby Development Control Plan (WDCP)

Flood-related controls outlined in *Willoughby Development Control Plan (Part I: Stormwater Management 2023)* apply only to properties identified as flood-affected by either mainstream or overland flooding. As the subject site is not located within a flood-affected area, these provisions do not apply.

The *Willoughby Development Control Plan (DCP) Part B – Residential Development (2025)* does not prescribe specific minimum Finished Floor Levels (FFLs) for non-flood-affected sites. Instead, it requires that building design maintains appropriate site drainage, prevents surface ponding, and ensures that runoff is safely discharged to a lawful point of drainage in accordance with the general stormwater management provisions of the DCP. Detailed design measures addressing on-site drainage, grading, and discharge arrangements are provided in the accompanying Civil Design Report.

4.7 Willoughby Local Environmental Plan 2012

Clause 5.21 of the Willoughby Local Environmental Plan 2012 establishes the statutory framework for managing flood risk within the LGA. The clause aims to support that new development is compatible with the flood function and behaviour of land, minimises risk to life and property.

For proposed development, the following has been considered to confirm that the site is suitable for the intended land use, will not result in detrimental off-site impacts. A summary of compliance is provided in Table 3 below.

Table 3 – Compliance with Local Environmental Plan

Objectives	Compliance
(1) The objectives of this clause are as follows— (a) to minimise the flood risk to life and property associated with the use of land, (b) to allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change, (c) to avoid adverse or cumulative impacts on flood behaviour and the environment, (d) to enable the safe occupation and efficient evacuation of people in the event of a flood.	Y Refer to Section 4 The site is not subject to overland flows or mainstream flooding.
(2) Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development— (a) is compatible with the flood function and behaviour on the land, and (b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and (c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and (d) incorporates appropriate measures to manage risk to life in the event of a flood, and (e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses	Y Refer to Section 4 The site is not subject to overland flows or mainstream flooding
(3) In deciding whether to grant development consent on land to which this clause applies, the consent authority must consider the following matters— (a) the impact of the development on projected changes to flood behaviour as a result of climate change, (b) the intended design and scale of buildings resulting from the development, (c) whether the development incorporates measures to minimise the risk to life and ensure the safe evacuation of people in the event of a flood, (d) the potential to modify, relocate or remove buildings resulting from development if the surrounding area is impacted by flooding or coastal erosion.	N/A Refer to Section 4

5. Conclusions

A Flood Impact and Risk Assessment has been prepared for 607 Pacific Highway, Chatwood. A desktop review of the available flood information (refer to *Scotts Creek Flood Study 2008*) indicates the proposed development site is not considered as flood prone land as it is outside the Probably Maximum Flood extent. In summary:

- The site's relative elevated location does not pose a flooding concern, and the potential effects of climate change are likely to be negligible.
- The proposed development is located outside the PMF extent and therefore does not result in any change to design flood levels, flood risk, or existing flood hazard conditions on adjacent roads or surrounding properties for the range of flood events investigated, including the 1% AEP and PMF events.
- The proposed development's finished floor levels have been designed to maintain effective site drainage and ensure safe discharge to the lawful point of drainage, consistent with Willoughby DCP Part B – Residential Development (2025) and the supporting Civil Engineering Report.
- The site is located outside the PMF flood extent and is therefore not expected to be affected by future increases in rainfall intensity or sea level rise associated with climate change.
- In the event of a major flood, safe evacuation from the site is possible via the surrounding road network, and residents would also be safe to shelter in place within their dwellings due to the elevated site conditions.
- The proposed development is compliant with Flood Risk requirements outlined in the SEARs for this SSDA.
- The proposal complies with Willoughby City Council's DCP and SEARs, support effective flood risk management.

Appendix A - Architectural Plan

NO.	DRAWING TITLE
DA 000	COVER PAGE & CONTENTS
DA 001	SITE ANALYSIS
DA 002	SITE LOCATION PLAN_1/1000
DA 005	EASEMENT PLAN
DA 010	DEVELOPMENT SUMMARY
DA 100	GROUND FLOOR PLAN - PODIUM
DA 101	LEVEL 01 FLOOR PLAN - PODIUM
DA 102	LEVEL 02 FLOOR PLAN - PODIUM
DA 103	LEVEL 03 FLOOR PLAN - PODIUM ROOF
DA 104	LEVEL 04 - 10 FLOOR PLAN
DA 105	LEVEL 11 - 22 FLOOR PLAN
DA 126	ROOF PLAN
DA 200	NORTH ELEVATION
DA 201	EAST ELEVATION
DA 202	SOUTH ELEVATION
DA 203	WEST ELEVATION
DA 204	NORTH ELEVATION - PODIUM
DA 205	EAST ELEVATION - PODIUM
DA 206	SOUTH ELEVATION - PODIUM
DA 207	WEST ELEVATION - PODIUM
DA 250	SECTIONS
DA 251	SECTIONS
DA 252	PODIUM SECTIONS
DA 253	PODIUM SECTIONS
DA 300	SCHEDULE OF COLOURS, MATERIALS & FINISHES
DA 310	RENDERS
DA 311	RENDERS
DA 312	RENDERS
DA 400	SHADOW DIAGRAMS - JUN 21
DA 401	SHADOW DIAGRAMS - JUN 21
DA 450	ADG COMPLIANCE - SUN-EYE VIEWS AM
DA 451	ADG COMPLIANCE - SUN-EYE VIEWS PM
DA 500	GFA PLANS
DA 520	ADG COMPLIANCE - SOLAR
DA 530	ADG COMPLIANCE - CROSS VENTILATION
DA 540	ADG STORAGE DRAWINGS & SCHEDULES - SHEET 1
DA 541	ADG STORAGE DRAWINGS & SCHEDULES - SHEET 2
DA 550	ADG COMPLIANCE - COMMUNAL OPEN SPACE, TERRACE & LANDSCAPE
DA 560	ADG COMPLIANCE - 1 BED - ADAPTABLE/LIVEABLE APARTMENTS
DA 561	ADG COMPLIANCE - 2 BED - ADAPTABLE/LIVEABLE APARTMENTS
DA 562	ADG COMPLIANCE - 3 BED - ACCESSIBLE/LIVEABLE APARTMENTS
DA 563	ADG COMPLIANCE - 3 - BED - ACCESSIBLE/LIVEABLE APARTMENTS

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REVISION

1	SSDA LODGEMENT	05.12.25

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SCALE @A1

PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,
NSW, 2067

CLIENT
LANDCOM

DRAWING TITLE
COVER PAGE & CONTENTS

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ISSUE PURPOSE
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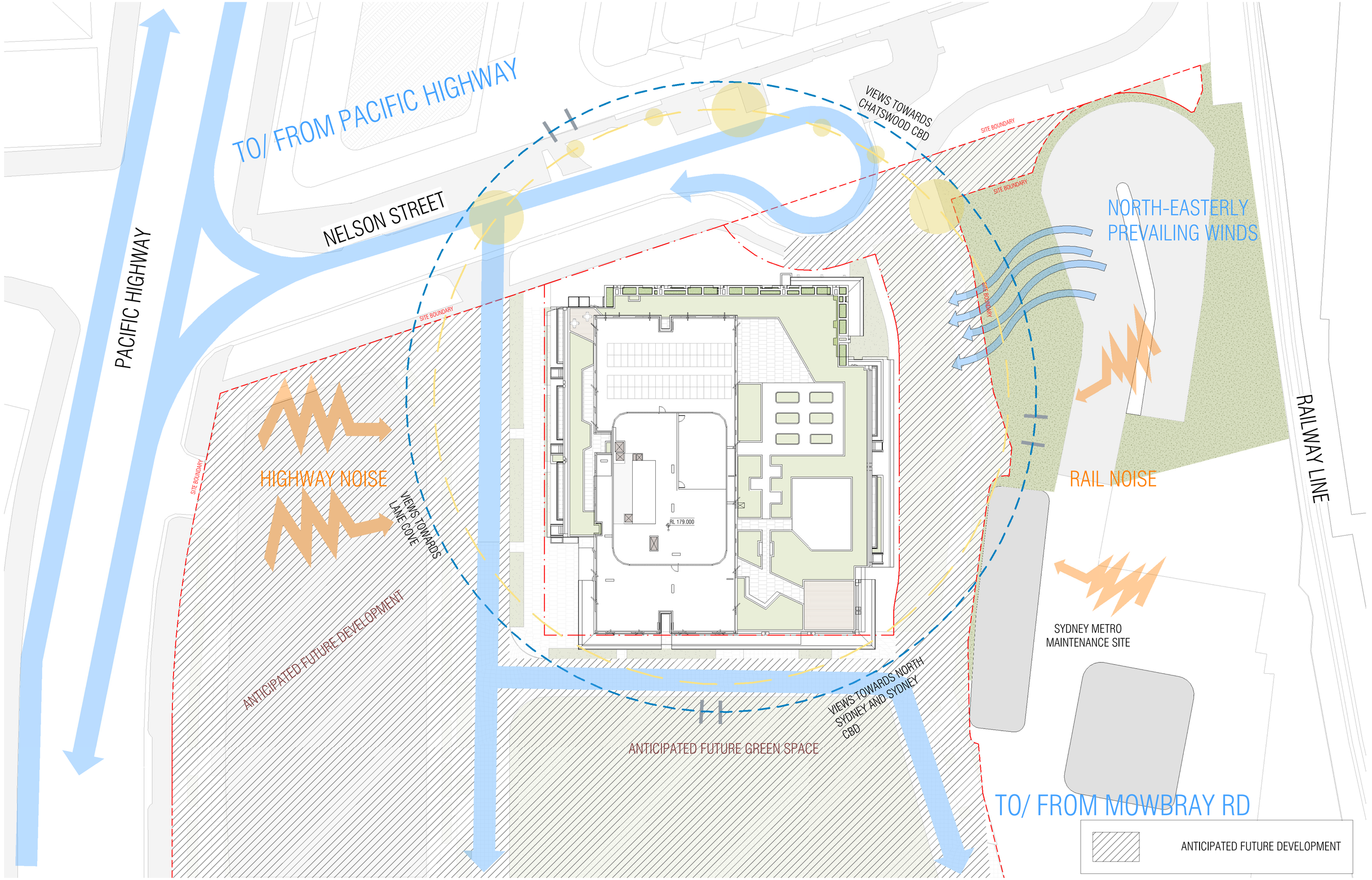

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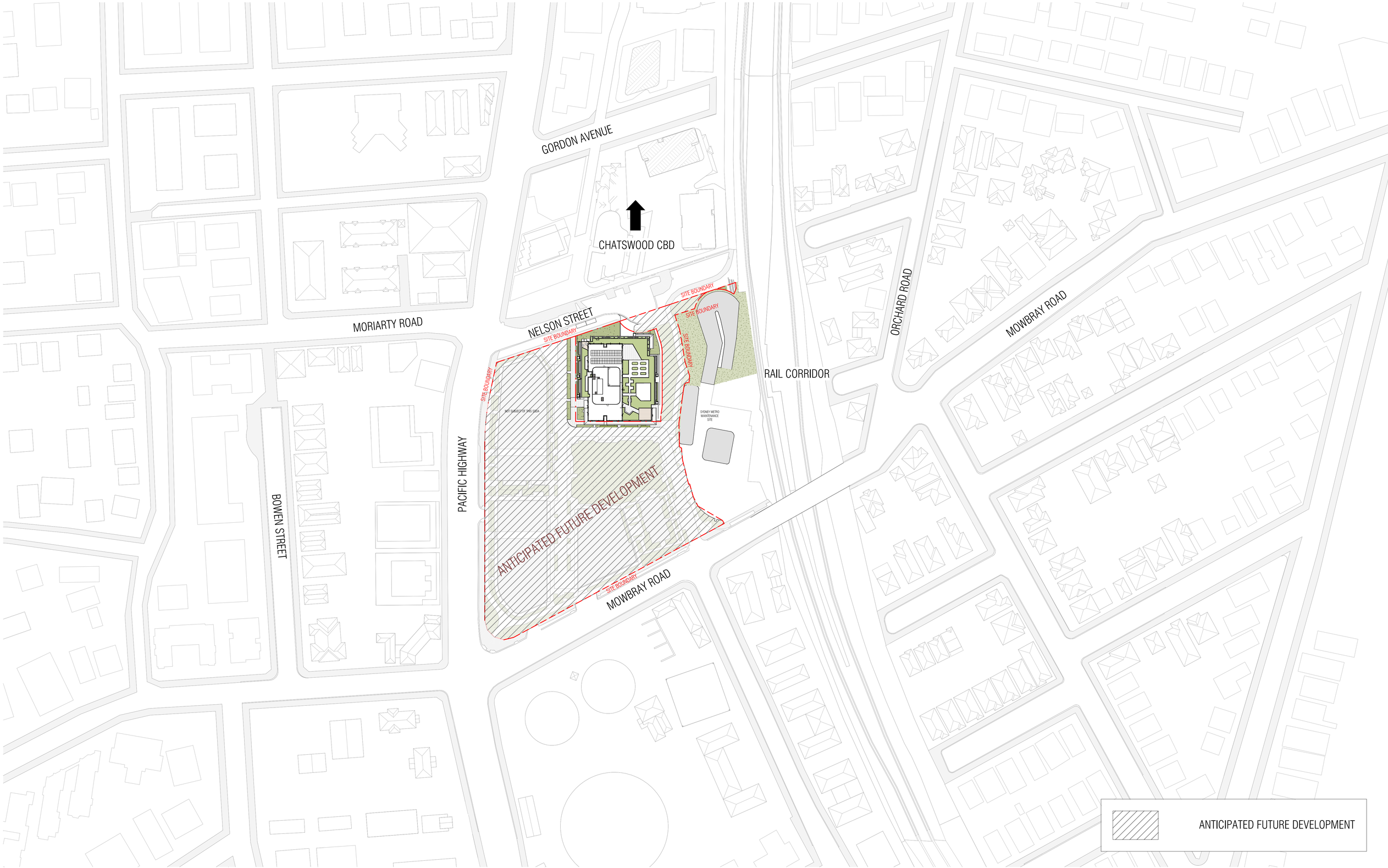
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
EC/RG	TP/RM	05.12.25	25053	As indicated @A1	SITE ANALYSIS	SSDA	1	DA 001



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1	SSDA LODGEMENT	05.12.25

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EC/RG	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
SITE LOCATION PLAN_1/1000

ISSUE PURPOSE
SSDA

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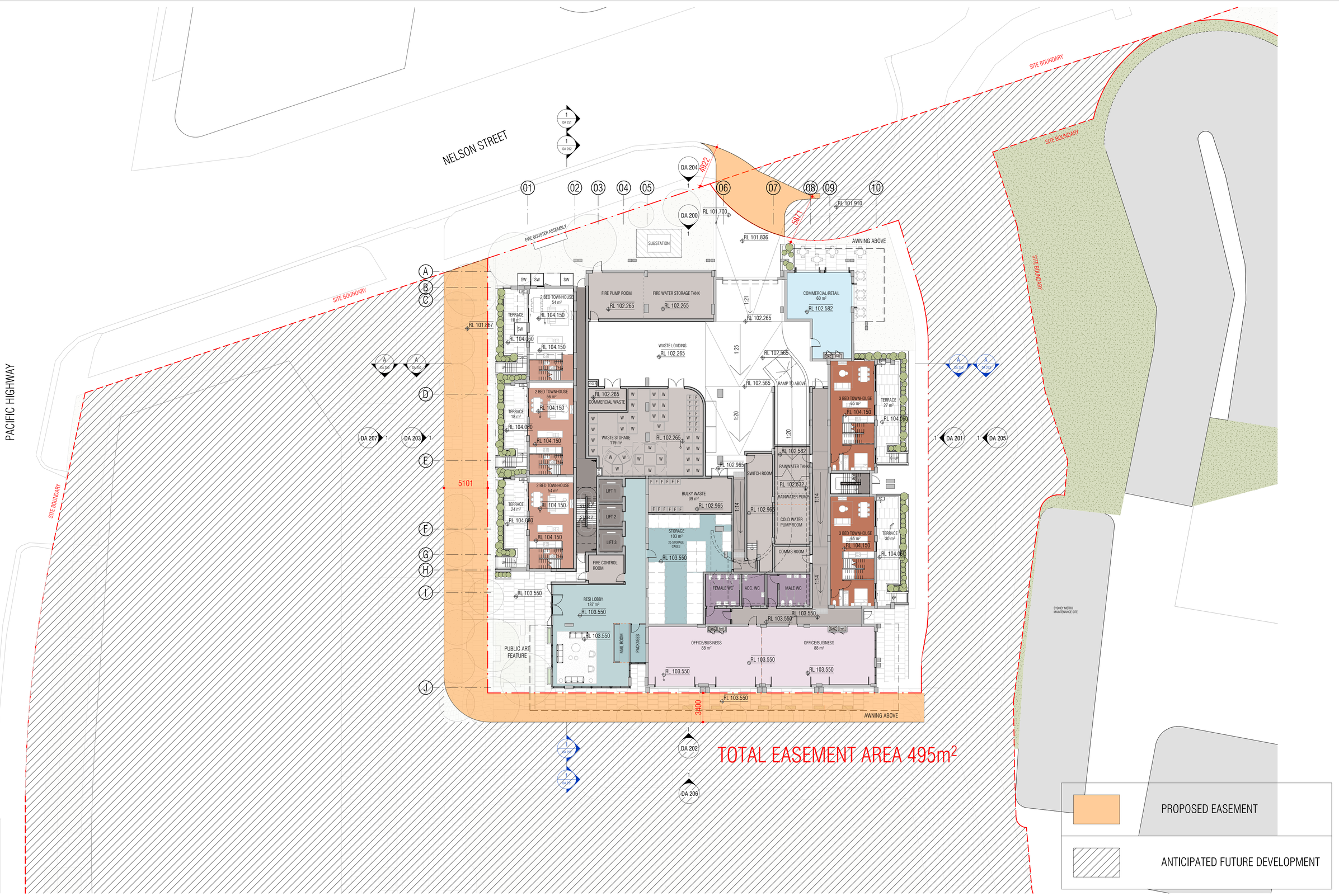
DA 002



TOTAL EASEMENT AREA 495m²

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
TP	TP/RM	05.12.25	25053	1 : 200 @A1

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWING TITLE
EASEMENT PLAN

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 005

DEVELOPMENT SUMMARY

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL
GROUND	0	0	3	2	5
LEVEL 1	0	0	2	1	3
LEVEL 2	0	5	2	1	8
LEVEL 3	0	0	0	0	0
LEVEL 4	1	3	3	1	8
LEVEL 5	1	3	3	1	8
LEVEL 6	1	3	3	1	8
LEVEL 7	1	3	3	1	8
LEVEL 8	1	3	3	1	8
LEVEL 9	1	3	3	1	8
LEVEL 10	1	3	3	1	8
LEVEL 11	2	4	3	0	9
LEVEL 12	2	4	3	0	9
LEVEL 13	2	4	3	0	9
LEVEL 14	2	4	3	0	9
LEVEL 15	2	4	3	0	9
LEVEL 16	2	4	3	0	9
LEVEL 17	2	4	3	0	9
LEVEL 18	2	4	3	0	9
LEVEL 19	2	4	3	0	9
LEVEL 20	2	4	3	0	9
LEVEL 21	2	4	3	0	9
LEVEL 22	2	4	3	0	9
	31	74	64	11	**180**

STUDIO	1 BED	2 BED	3 BED
17%	41%	36%	6%

GFA - COMMERCIAL/RETAIL

LEVEL	GFA
GROUND	339.2 m²
TOTAL	339.2 m²

GFA - INTERNAL AMENITY

LEVEL	GFA
LEVEL 3	486.0 m²
TOTAL	486.0 m²

CROSS VENTILATION ADG COMPLIANCE:

OVERALL TOTAL NO. x APARTMENTS BELOW L09 = 56

TOTAL NO. OF APARTMENTS WITH CROSS VENTILATION = 34

TOTAL ADG COMPLIANCE: 34/56 = 60.7%

GFA - TOTAL

LEVEL	GFA
GROUND	1094.8 m²
LEVEL 1	795.7 m²
LEVEL 2	786.1 m²
LEVEL 3	486.0 m²
LEVEL 4	687.6 m²
LEVEL 5	687.6 m²
LEVEL 6	687.6 m²
LEVEL 7	687.6 m²
LEVEL 8	687.6 m²
LEVEL 9	687.6 m²
LEVEL 10	687.6 m²
LEVEL 11	687.6 m²
LEVEL 12	687.6 m²
LEVEL 13	687.6 m²
LEVEL 14	685.2 m²
LEVEL 15	685.2 m²
LEVEL 16	685.2 m²
LEVEL 17	685.2 m²
LEVEL 18	685.2 m²
LEVEL 19	685.2 m²
LEVEL 20	685.2 m²
LEVEL 21	685.2 m²
LEVEL 22	685.2 m²
TOTAL	16206.0 m²

GFA - RESIDENTIAL

LEVEL	GFA
GROUND	755.6 m²
LEVEL 1	795.7 m²
LEVEL 2	786.1 m²
LEVEL 4	687.6 m²
LEVEL 5	687.6 m²
LEVEL 6	687.6 m²
LEVEL 7	687.6 m²
LEVEL 8	687.6 m²
LEVEL 9	687.6 m²
LEVEL 10	687.6 m²
LEVEL 11	687.6 m²
LEVEL 12	687.6 m²
LEVEL 13	687.6 m²
LEVEL 14	685.2 m²
LEVEL 15	685.2 m²
LEVEL 16	685.2 m²
LEVEL 17	685.2 m²
LEVEL 18	685.2 m²
LEVEL 19	685.2 m²
LEVEL 20	685.2 m²
LEVEL 21	685.2 m²
LEVEL 22	685.2 m²
TOTAL	15380.7 m²

CAR PARKING SCHEDULE

LEVEL	RESIDENTIAL		TOTAL
	STANDARD	ACCESSIBLE	
LEVEL 1	13	4	17
LEVEL 2	18	2	20
TOTAL	31	6	37

BICYCLE PARKING SCHEDULE

LEVEL	RESIDENTIAL		TOTAL
	RESIDENT	GUEST	
LEVEL 1	8	0	8
LEVEL 2	10	0	10
TOTAL	18	0	18

COMMUNAL OPEN SPACE

LEVEL	AREA	TOTAL
LEVEL 3	1336	1336
SITE AREA	2789	2789
TOTAL %		48%

PLANTING

Level	Area
LEVEL 3	608.3 m²

TERRACE

Level	Area
LEVEL 3	710.2 m²

STORAGE CAGE SCEHDULE

Level	Count
GROUND	25
LEVEL 2	3

TOTAL: 28

SOLAR

HOURS	NO. OF APARTMENTS	TOTAL %
2 HRS	140/180	77.80%
0-2 HRS	36/180	20%
0 HRS	4/180	2.20%

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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

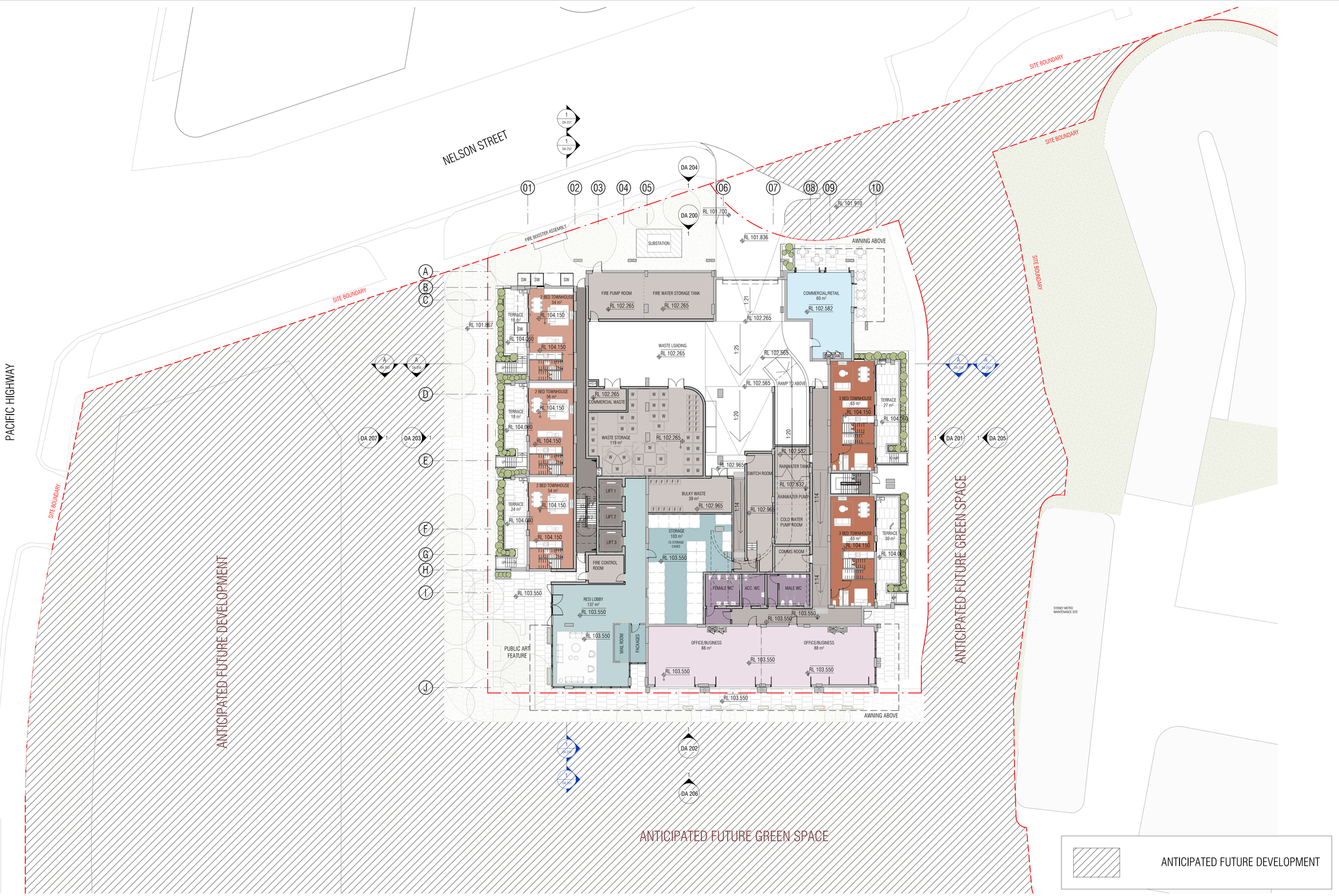
DRAWN	CHECKED	DATE	JOB NO.	SCALE
TP	TP/RM	05.12.25	25053	@A1

DRAWING TITLE
DEVELOPMENT SUMMARY

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 010



ANTICIPATED FUTURE DEVELOPMENT

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

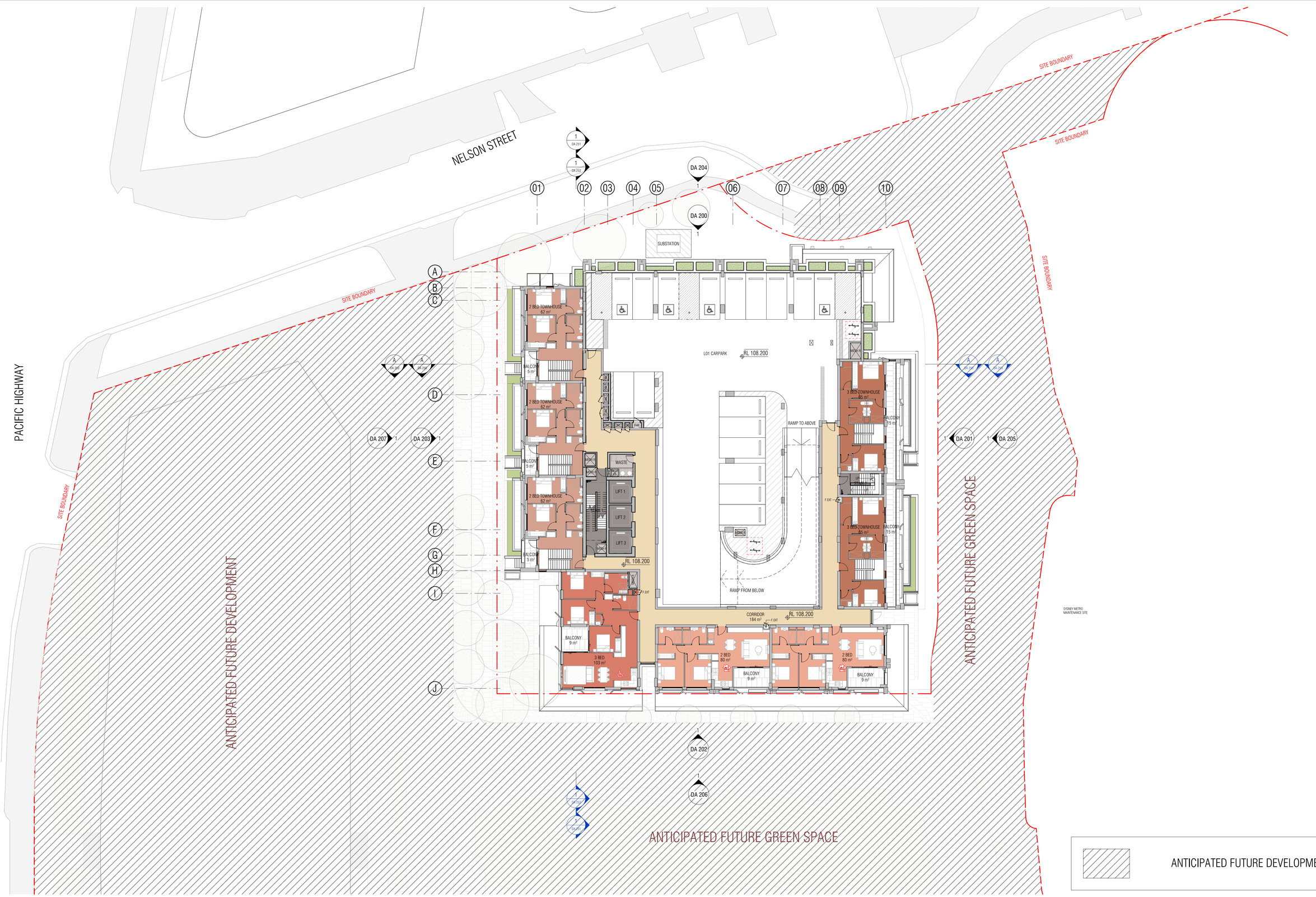
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
GROUND FLOOR PLAN - PODIUM

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 100



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REVISION

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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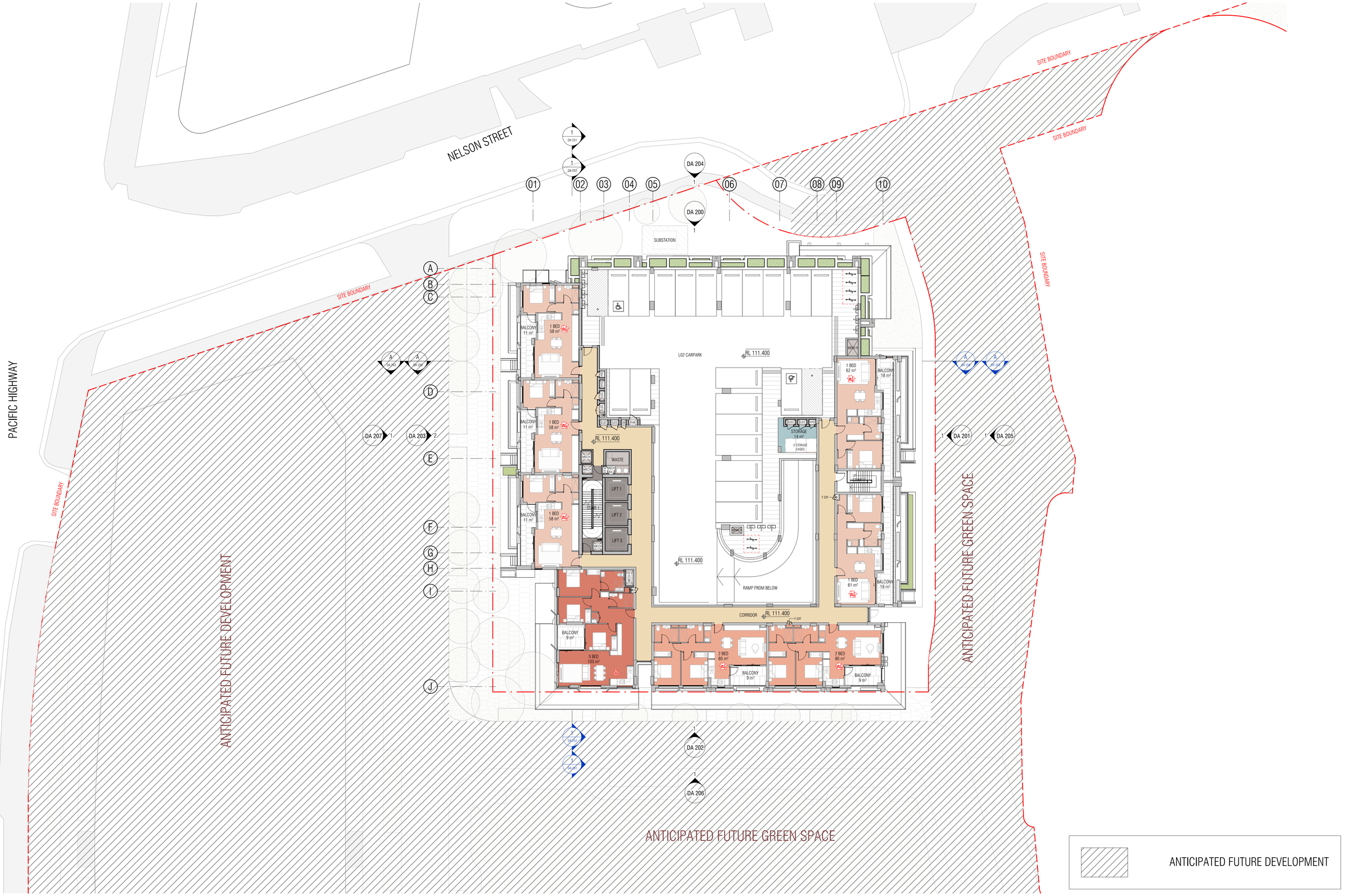
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
LEVEL 01 FLOOR PLAN - PODIUM

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 101



ANTICIPATED FUTURE DEVELOPMENT

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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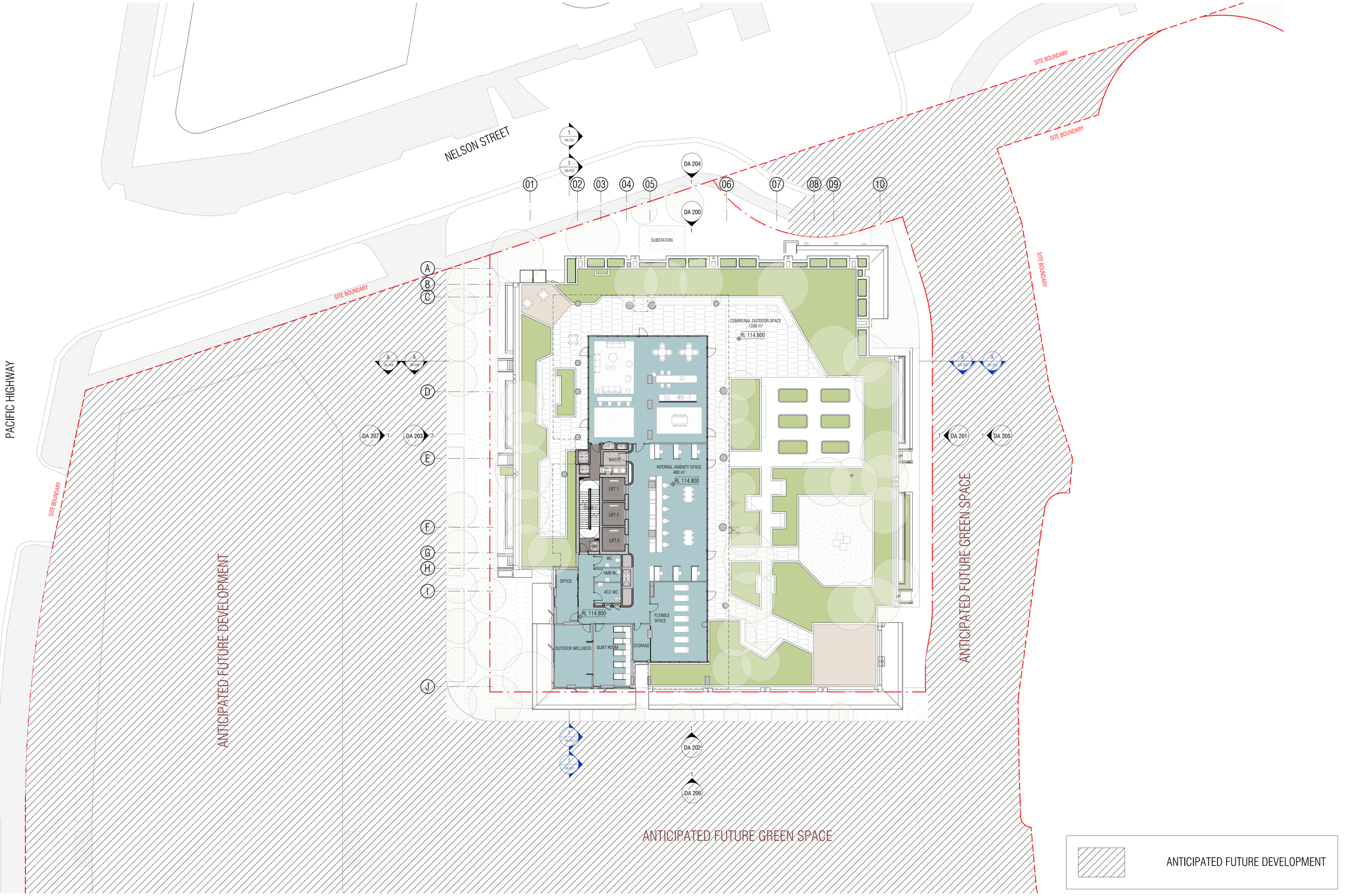
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
LEVEL 02 FLOOR PLAN - PODIUM

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 102



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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,
NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

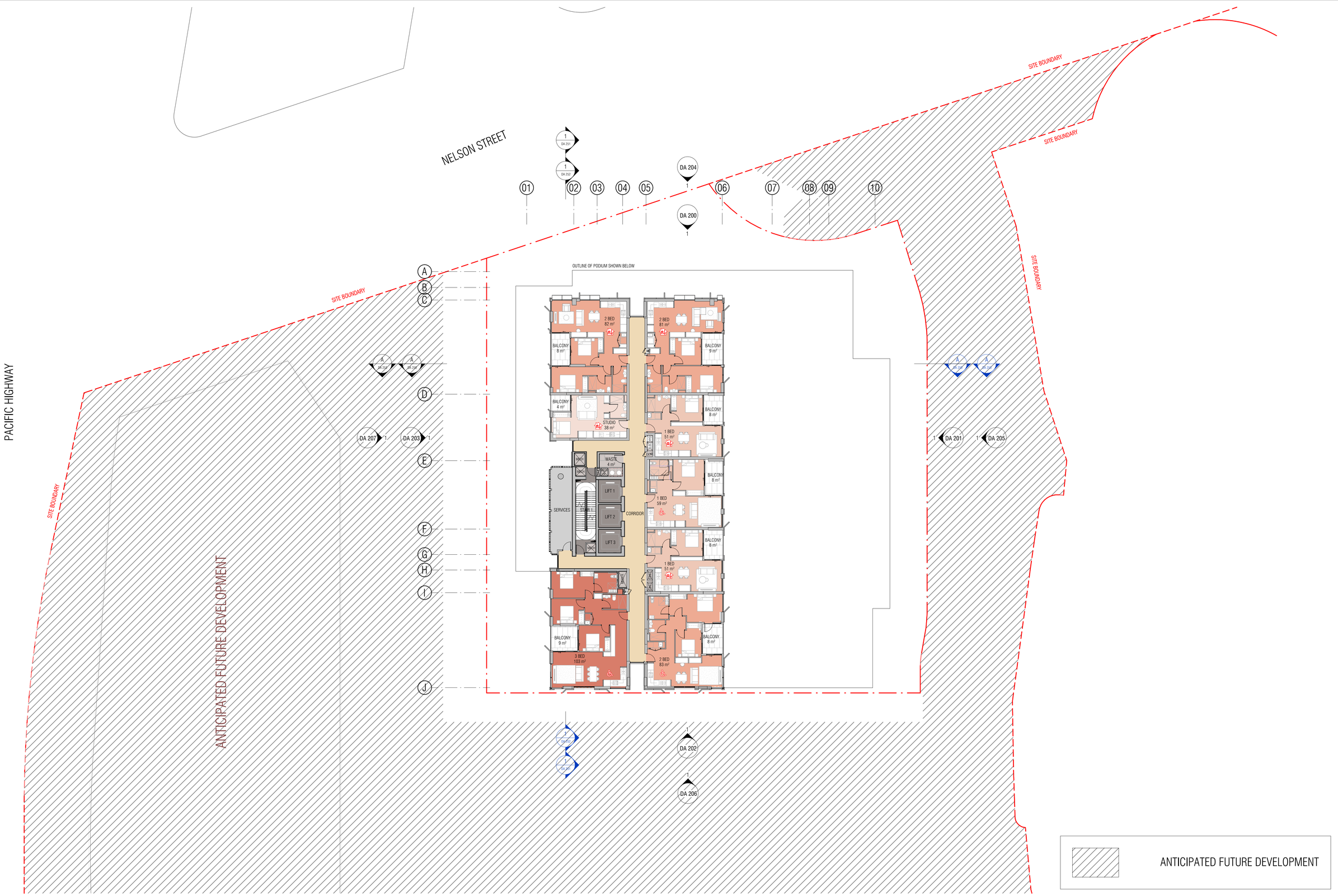
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
LEVEL 03 FLOOR PLAN - PODIUM ROOF

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 103



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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,
NSW, 2067

CLIENT
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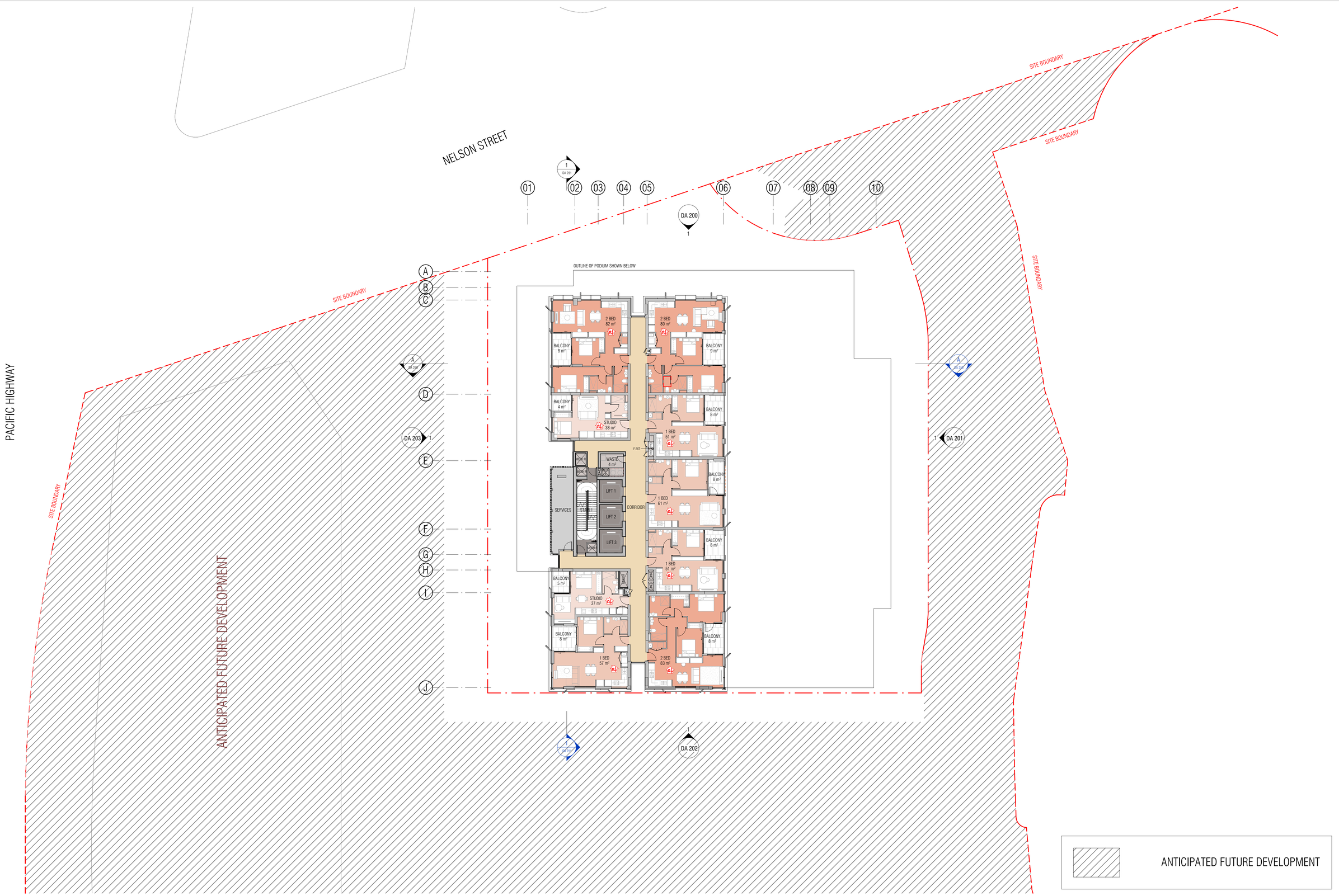
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
LEVEL 04 - 10 FLOOR PLAN

ISSUE PURPOSE

REV. 1

DRAWING NO. DA 104



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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

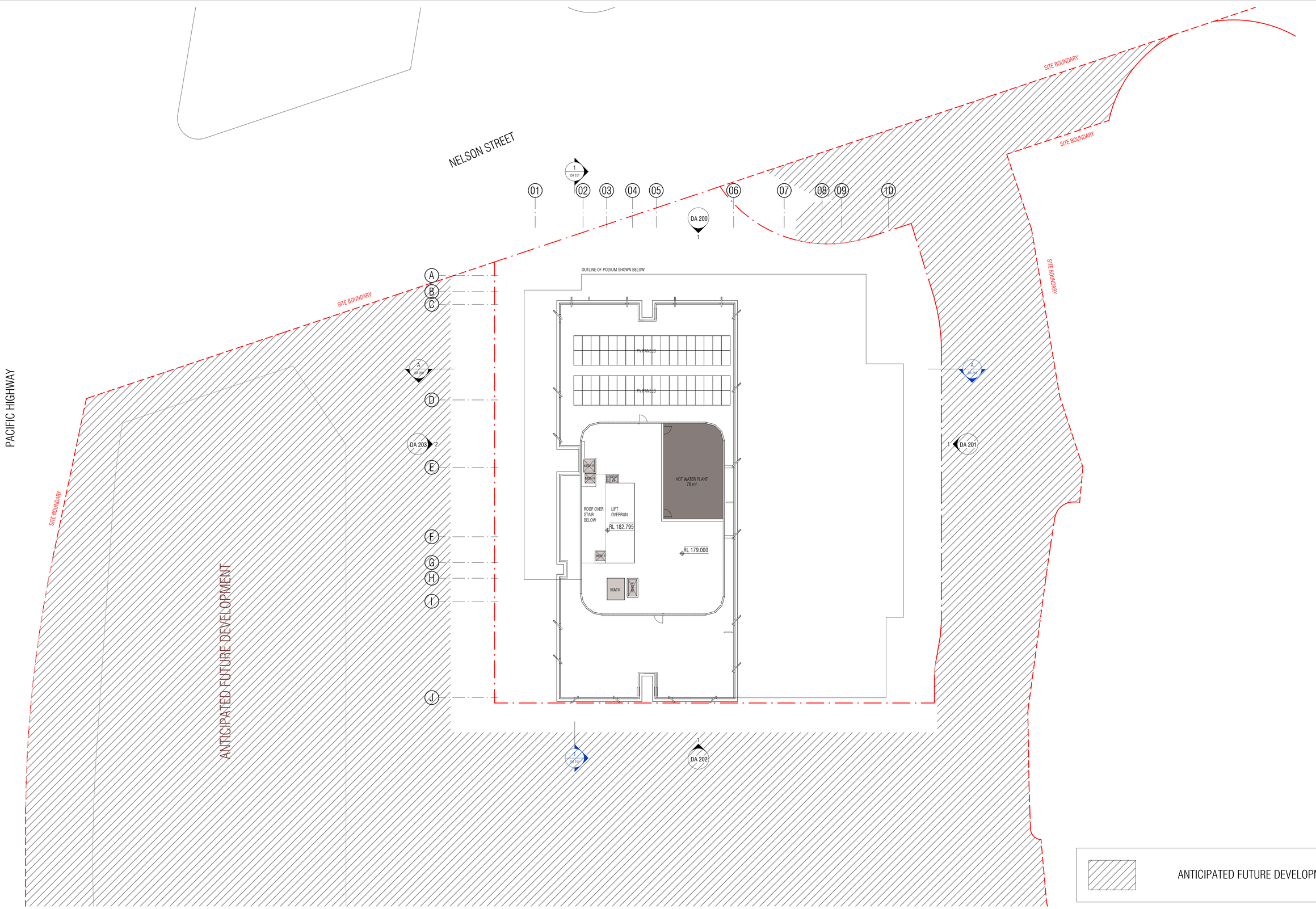
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
LEVEL 11 - 22 FLOOR PLAN

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 105



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REVISION

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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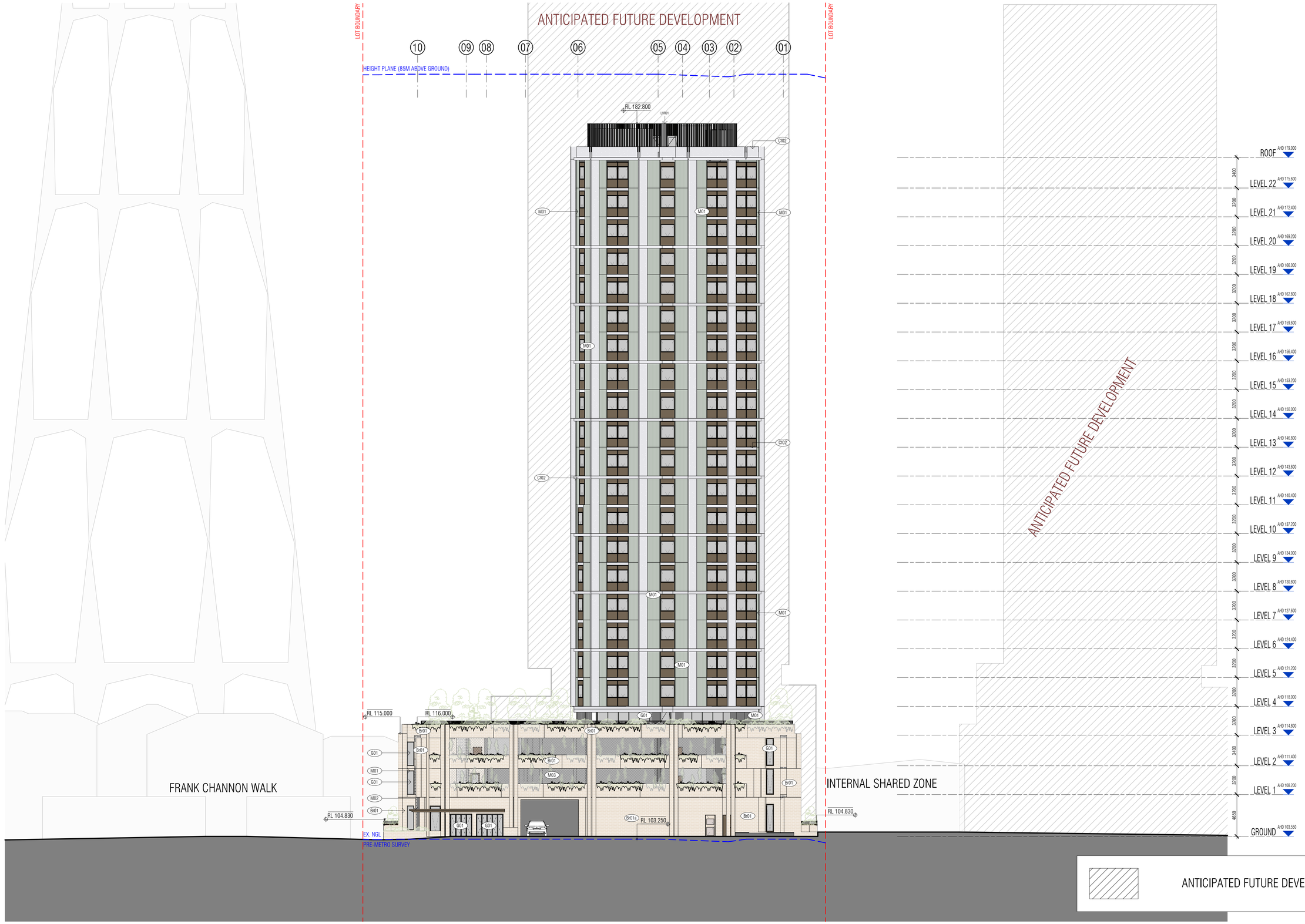
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
EC/RG	TP/RM	05.12.25	25053	1 : 200 @A1	ROOF PLAN	SSDA	1	DA 126



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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
C102	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
C101	OFF FORM CONCRETE FINISH (OR SIMILAR)
G01	CLEAR GLASS
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR. (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,
NSW, 2067

CLIENT
LANDCOM

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
NORTH ELEVATION

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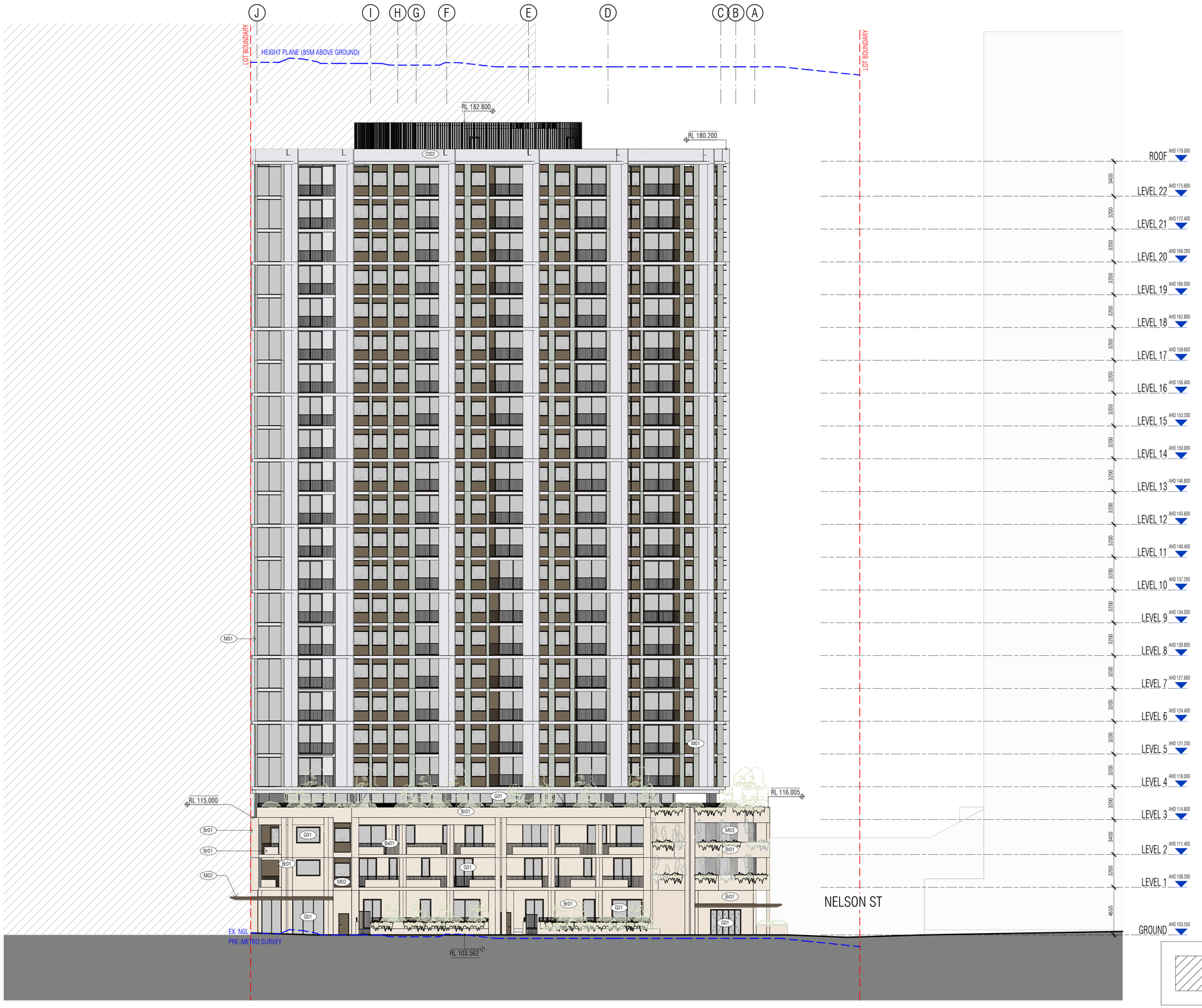
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 200



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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
CI02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
CI01	OFF FORM CONCRETE FINISH (OR SIMILAR)
G01	CLEAR GLASS
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

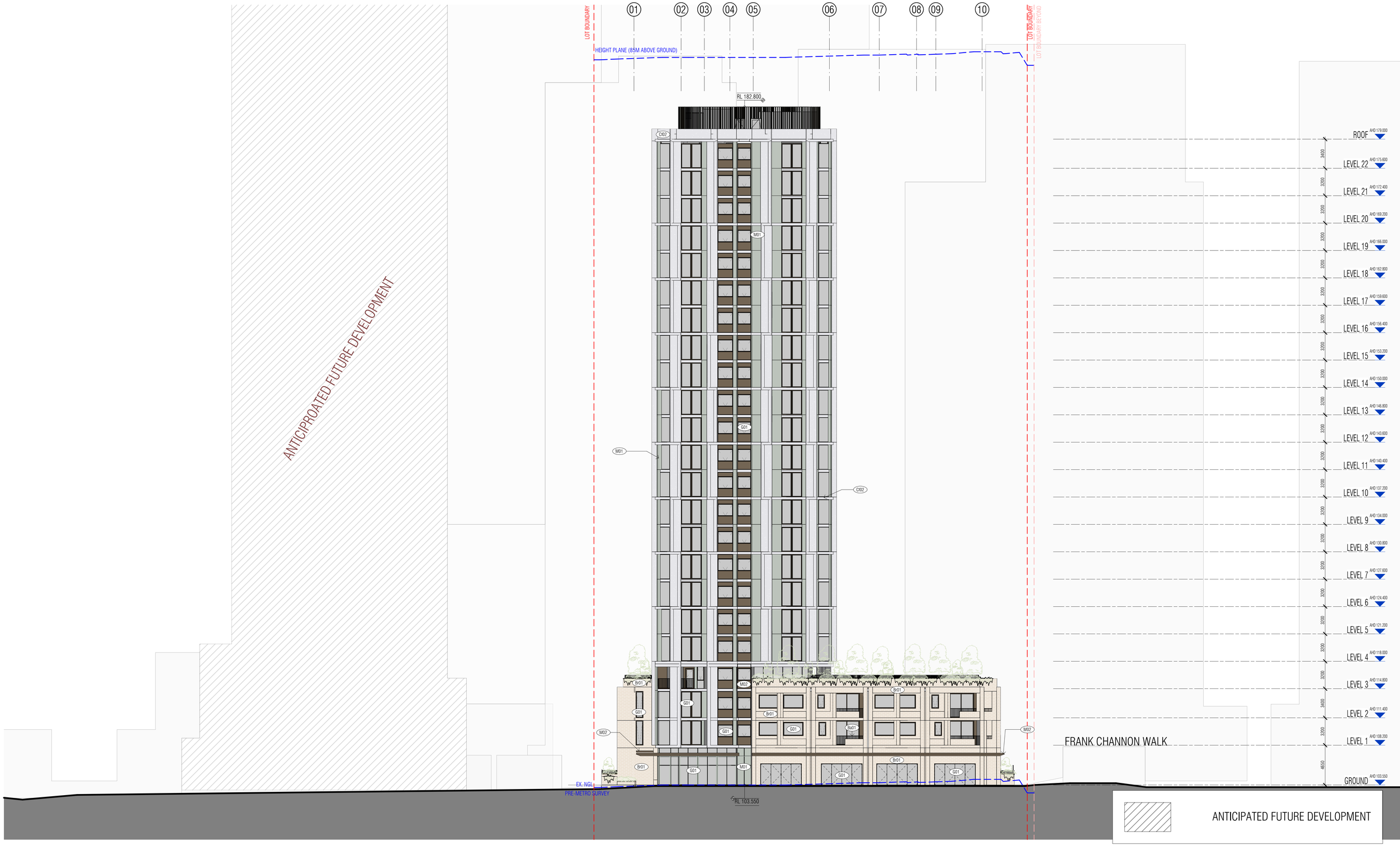
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
EAST ELEVATION

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 201



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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR	M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)	M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)	M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)		
C02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)		
C01	OFF FORM CONCRETE FINISH (OR SIMILAR)		
G01	CLEAR GLASS		
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)		

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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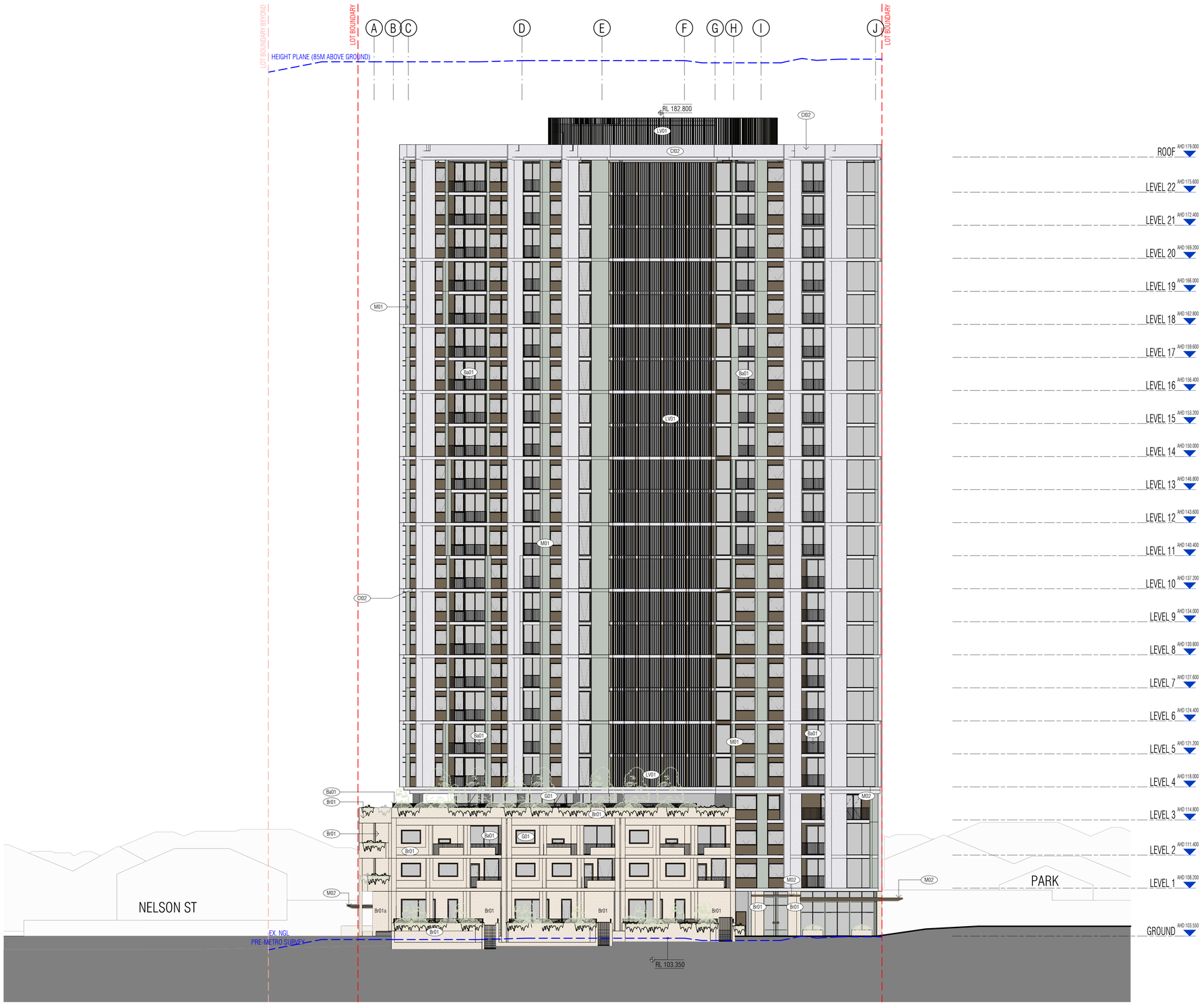
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
EC	TP/RM	05.12.25	25053	As indicated @A1	SOUTH ELEVATION

ISSUE PURPOSE SSDA

REV. 1

DRAWING NO. DA 202



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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR	M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)	M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)	M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)		
CI02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)		
CI01	OFF FORM CONCRETE FINISH (OR SIMILAR)		
G01	CLEAR GLASS		
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)		

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
WEST ELEVATION

ISSUE PURPOSE
SSDA

REV.
1

DRAWING NO.
DA 203

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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)
CI02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
CI01	OFF FORM CONCRETE FINISH (OR SIMILAR)
G01	CLEAR GLASS
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
NORTH ELEVATION - PODIUM

ISSUE PURPOSE
SSDA

REV.
1

DRAWING NO.
DA 204

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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
Ci02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
Ci01	OFF FORM CONCRETE FINISH (OR SIMILAR)
G01	CLEAR GLASS
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
EAST ELEVATION - PODIUM

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WWW.FKAUSTRALIA.COM
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ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 205

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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
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M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
SOUTH ELEVATION - PODIUM

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 206

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REVISION

1	SSDA LODGEMENT	05.12.25

EXTERIOR FINISHES LEGEND

BA01	METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
Br01	SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
Br01a	SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
Br01b	SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
CI02	PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
CI01	OFF FORM CONCRETE FINISH (OR SIMILAR)
G01	CLEAR GLASS
Lv01	VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
M01	METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
M02	METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
M03	METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

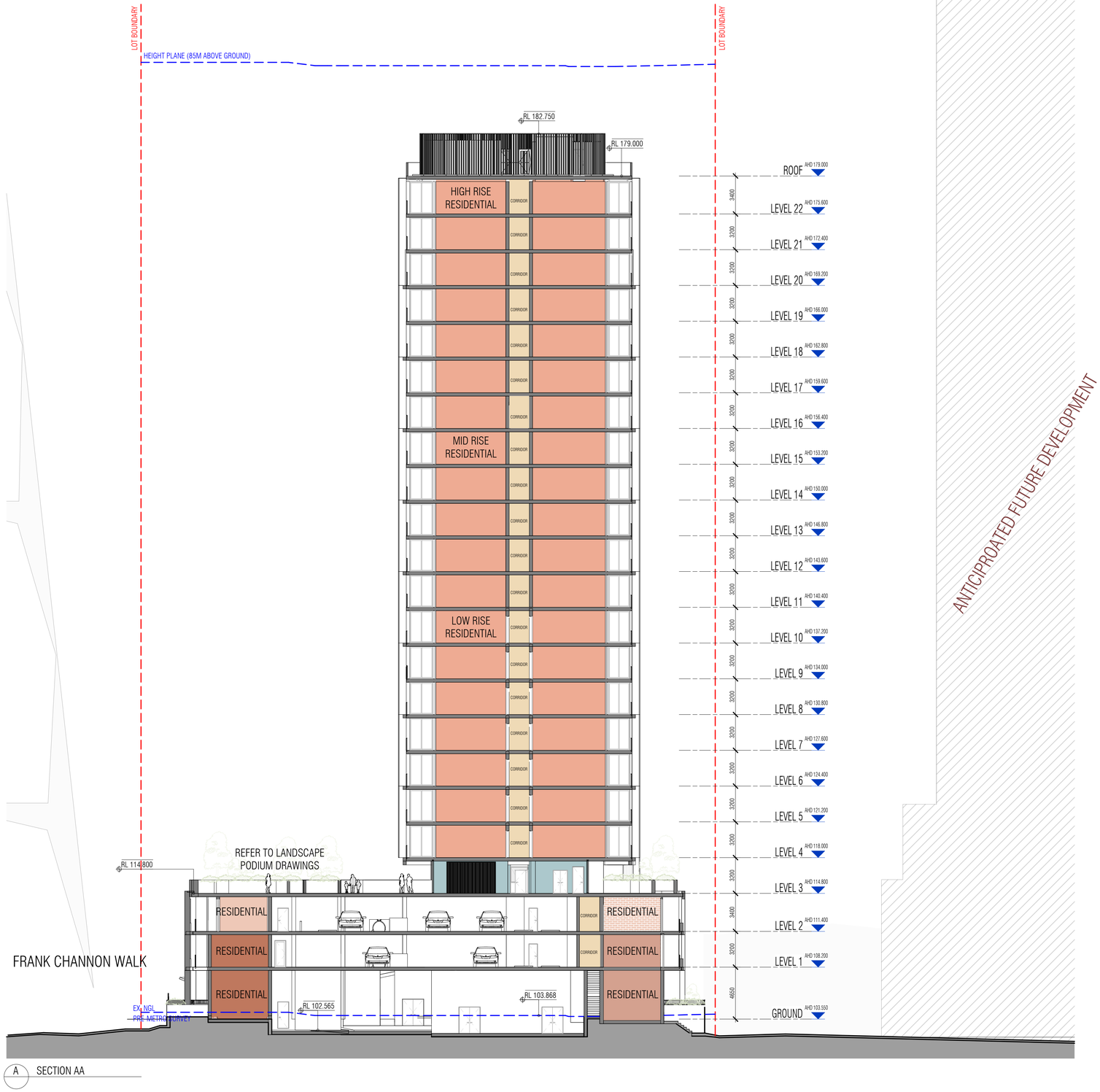
DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	As indicated @A1

DRAWING TITLE
WEST ELEVATION - PODIUM

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 207



A SECTION AA

ANTICIPATED FUTURE DEVELOPMENT

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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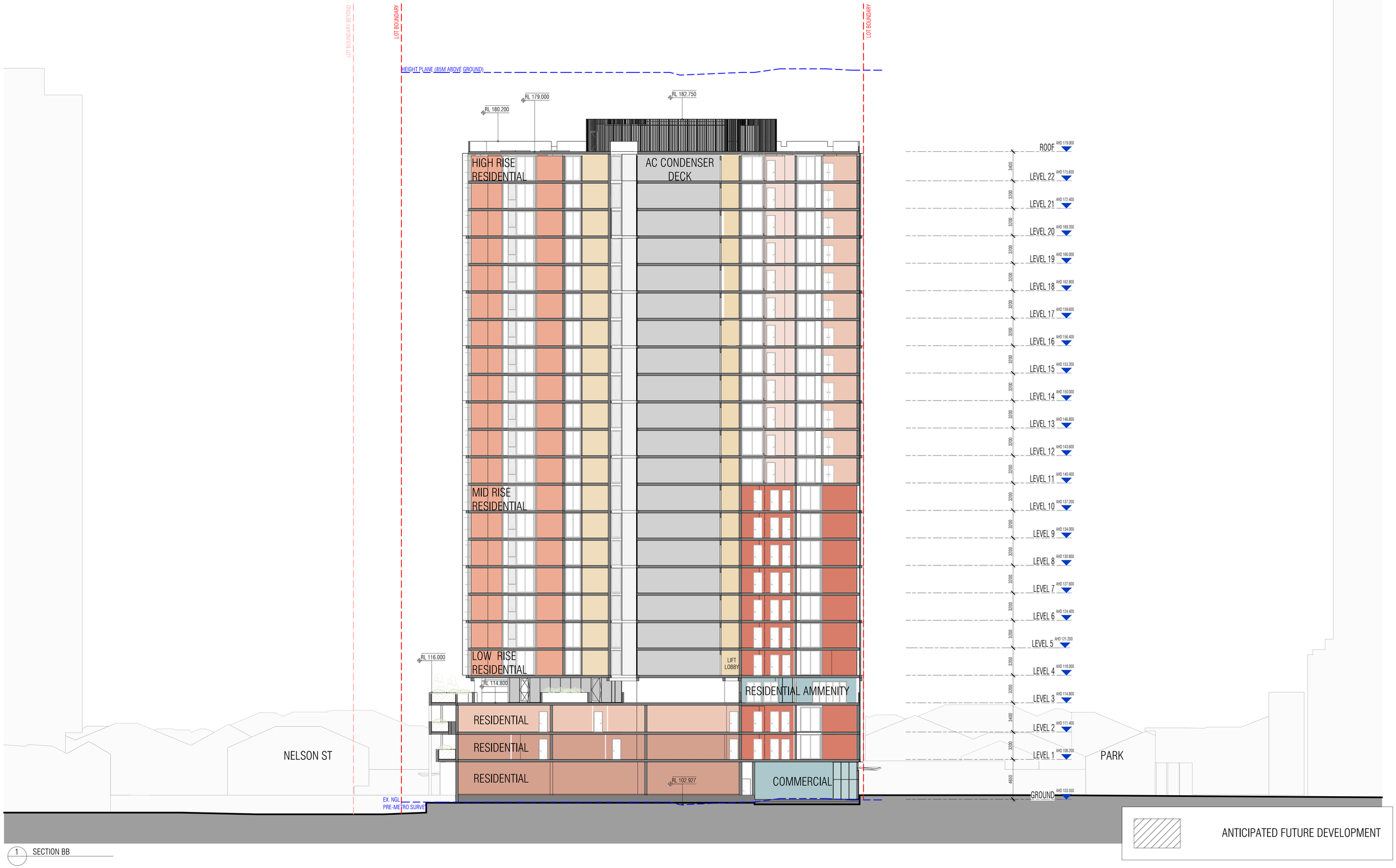
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
RG/AK	TP/RM	05.12.25	25053	1 : 200 @A1	SECTIONS

ISSUE PURPOSE	REV.	DRAWING NO.
SSDA	1	DA 250



1 SECTION BB

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
RG/AK	TP/RM	05.12.25	25053	1 : 200 @A1

DRAWING TITLE
SECTIONS

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 251

1 LONG SECTION_NORTH SOUTH_PODIUM

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,
NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
RG/AK	TP/RM	05.12.25	25053	As indicated @A1	PODIUM SECTIONS

ISSUE PURPOSE SSDA

REV. 1

DRAWING NO. DA 252

A CROSS SECTION_EAST WEST_PODIUM

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REVISION

1	SSDA LODGEMENT	05.12.25

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

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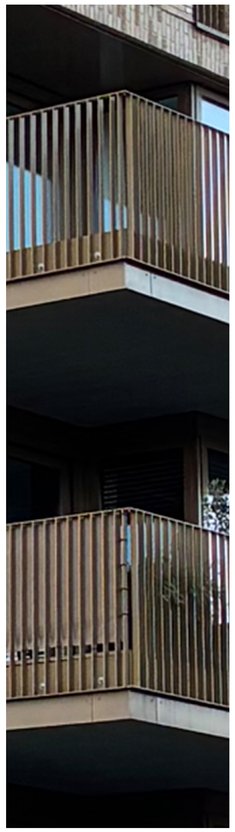
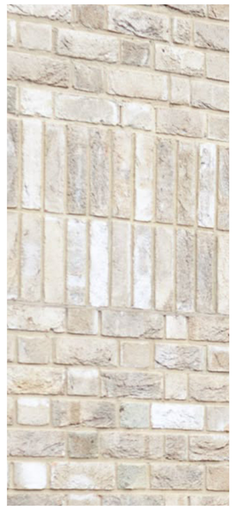
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
RG/AK	TP/RM	05.12.25	25053	As indicated @A1	PODIUM SECTIONS	SSDA	1	DA 253



BaS01



BrS01

BrS01a

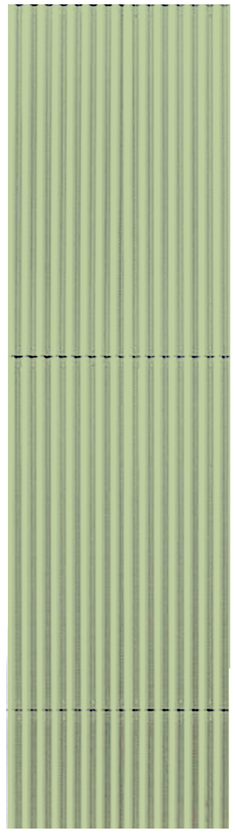
BrS01b

CtS01

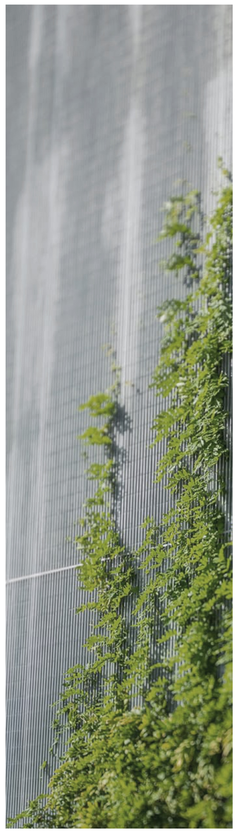
CtS02

GS01

MS02



MS01



MS03

LvS01

EXTERIOR FINISHES LEGEND

- BaS01 METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR
- BrS01 SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)
- BrS01a SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)
- BrS01b SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)
- CtS02 PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)
- CtS01 OFF FORM CONCRETE FINISH (OR SIMILAR)
- GS01 CLEAR GLASS
- LvS01 VERTICAL METALLIC LOUVRES (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVRECLAD ALTURA SERIES CHEVRON LOUVRES)
- MS01 METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR
- MS02 METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR
- MS03 METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)

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REVISION

1	SSDA LODGEMENT	05.12.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	

PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

DRAWING TITLE
SCHEDULE OF COLOURS, MATERIALS & FINISHES

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NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO.
DA 300

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	@A1

DRAWING TITLE
RENDERS

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 310

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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

DRAWN	CHECKED	DATE	JOB NO.	SCALE
EC	TP/RM	05.12.25	25053	@A1

DRAWING TITLE
RENDERS

ISSUE PURPOSE
SSDA

REV. 1

DRAWING NO. DA 311

ANTICIPATED FUTURE DEVELOPMENT

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REVISION

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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TELEPHONE: +61 2 8216 3500
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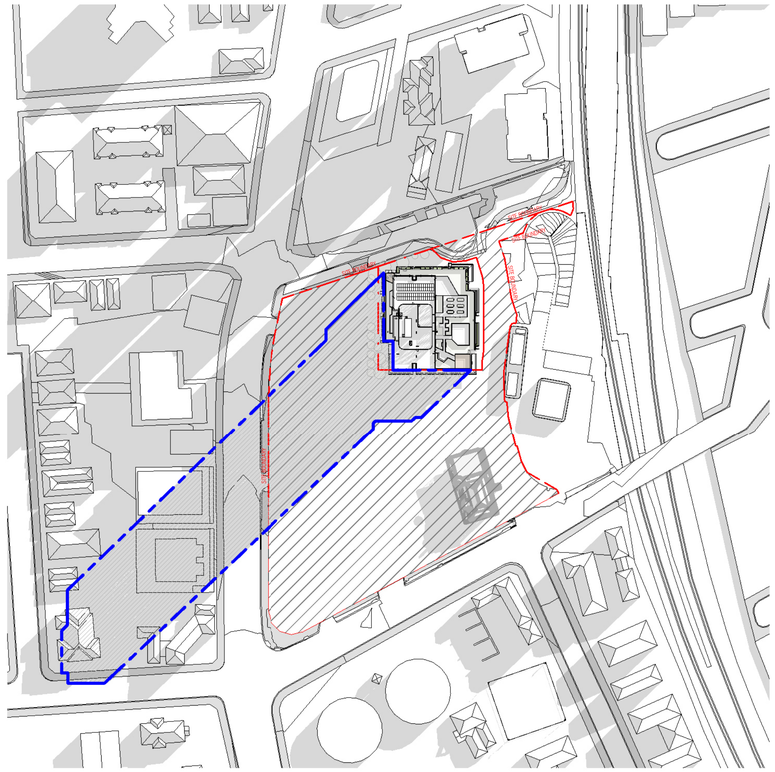
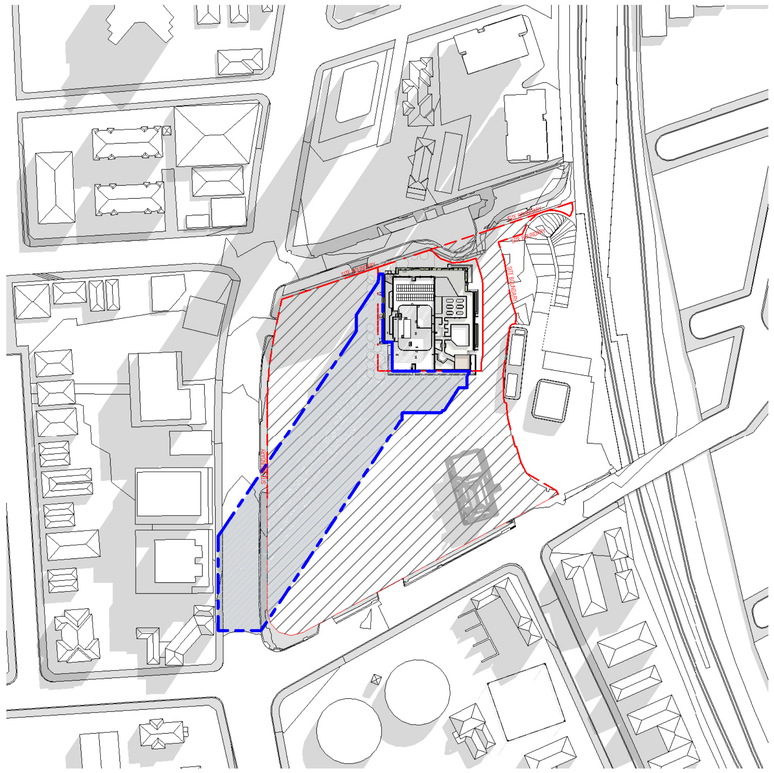
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
EC	TP/RM	05.12.25	25053	1 : 200 @A1	RENDERS	SSDA	1	DA 312



1 Shadow Diagram_21ST JUNE_0900



2 Shadow Diagram_21ST JUNE_1000

LEGEND

- PROPOSED BUILDING (BTR) SHADOWS
- SURROUNDING CONTEXT SHADOWS
- ANTICIPATED FUTURE DEVELOPMENT

3 Shadow Diagram_21ST JUNE_1100

4 Shadow Diagram_21ST JUNE_1200

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REVISION

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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WWW.FKAUSTRALIA.COM
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
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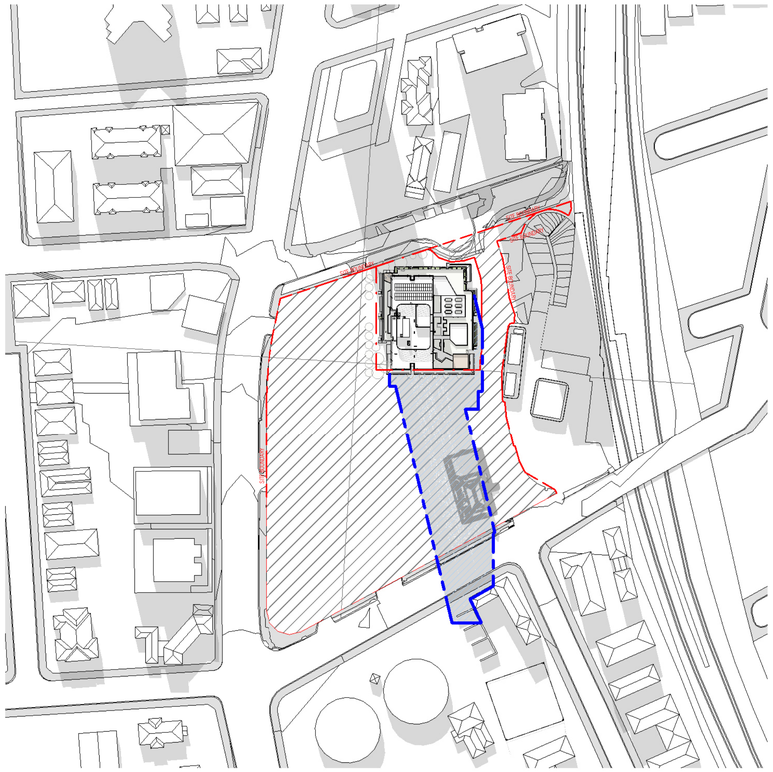
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE
EC/RG	TP/RM	05.12.25	25053	As indicated @A1	SHADOW DIAGRAMS - JUN 21

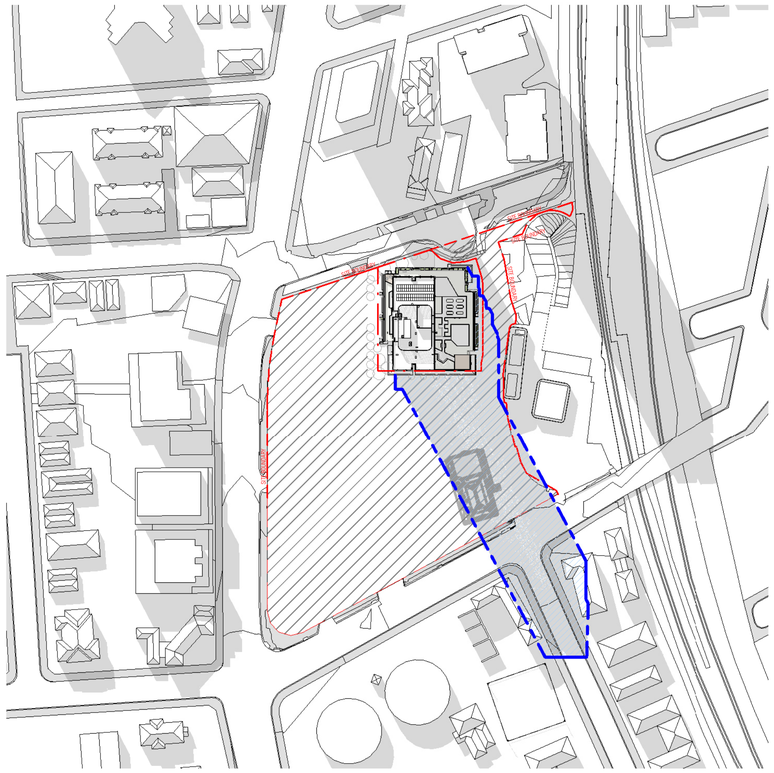
ISSUE PURPOSE

REV. 1

DRAWING NO. DA 400



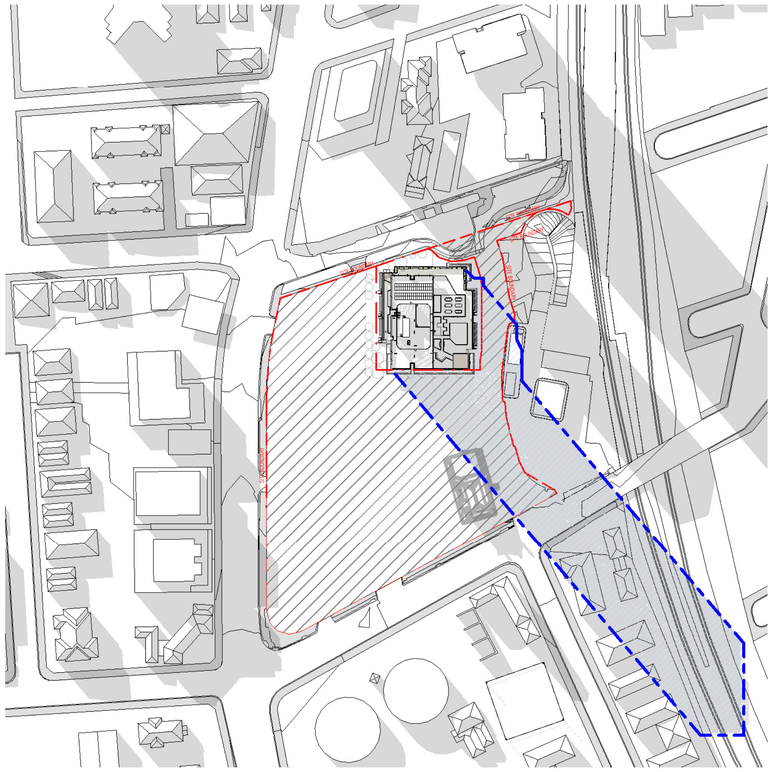
3 Shadow Diagram_21ST JUNE_1300



2 Shadow Diagram_21ST JUNE_1400

LEGEND

- PROPOSED BUILDING (BTR) SHADOWS
- SURROUNDING CONTEXT SHADOWS
- ANTICIPATED FUTURE DEVELOPMENT



1 Shadow Diagram_21ST JUNE_1500

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PROJECT
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

CLIENT
LANDCOM

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

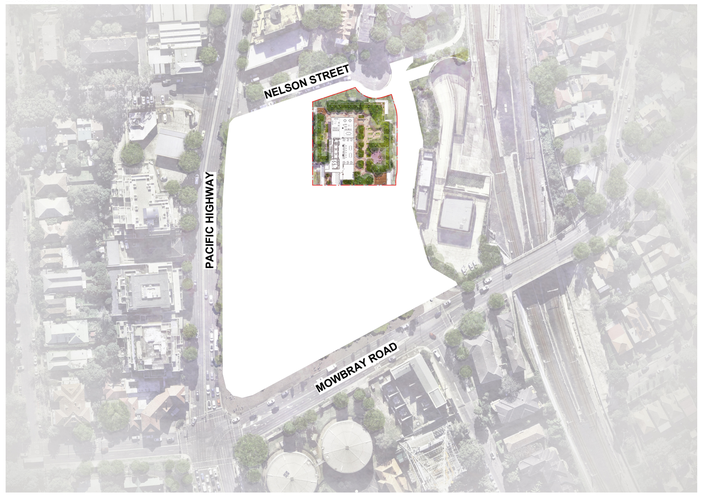
DRAWN	CHECKED	DATE	JOB NO.	SCALE	DRAWING TITLE	ISSUE PURPOSE	REV.	DRAWING NO.
EC	TP/RM	05.12.25	25053	As indicated @A1	SHADOW DIAGRAMS - JUN 21	SSDA	1	DA 401

Appendix B
Landscape Plan

607 PACIFIC HIGHWAY, CHATSWOOD BTR

STATE SIGNIFICANT DEVELOPMENT APPLICATION

LOCATION PLAN



DRAWING SCHEDULE

SHEET	NAME	DATE	REVISION	SERIES
L000	COVER SHEET	22.01.26	E	L000
L001	LEGEND SHEET	27.11.25	D	L000
L002	MATERIALS PALETTE	27.11.25	D	L000
L003	PLANTING PALETTE SHEET 1	27.11.25	D	L000
L004	PLANTING PALETTE SHEET 2	27.11.25	D	L000
L005	SITE PLAN	22.01.26	E	L000
L200	SURFACE FINISHES - BTR GROUND FLOOR SHEET 1	22.01.26	E	L200
L201	SURFACE FINISHES - BTR GROUND FLOOR SHEET 2	22.01.26	E	L200
L202	SURFACE FINISHES - BTR LEVEL 1&2	27.11.25	D	L200
L203	SURFACE FINISHES - BTR LEVEL 3 PODIUM	27.11.25	D	L200
L700	LANDSCAPE SECTIONS 1	27.11.25	D	L700
L701	LANDSCAPE SECTIONS 2	27.11.25	D	L700
L702	LANDSCAPE SECTIONS 3	27.11.25	D	L700

NOTES

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OCULUS

FENDER KATSALIDIS

LANDCOM

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ABN 34 074 882 447

We acknowledge the Cameraygal People as the Traditional Custodians of this place. We honour Elders past and present, whose profound knowledge systems can teach us much about we care and design for Country.

PROJECT S25-018
607 PACIFIC HIGHWAY, CHATSWOOD
NEW SOUTH WALES, 2067

STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIENT
LANDCOM

ARCHITECT
FENDER KATSALIDIS

ISSUE	DATE	AMENDMENT	BY	APPROVED
A	24.10.25	75% SSDA	GF	PM
B	14.11.25	90% SSDA	GF	PM
C	20.11.25	90% SSDA	GF	PM
D	27.11.25	100% SSDA	GF	PM
E	22.01.26	100% SSDA	GF	PM

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
L000

REVISION
E

SITE

SITE BOUNDARY

SURFACE FINISHES

PV01
WARM SANDY TONE STONE PAVING

PV02
CRUSHED SANDSTONE PAVING

PV03
RICH EARTH TONED STONE PAVING ON STRUCTURE

PV04
DECOMPOSED GRAVEL GRANITE

PV05
RUBBER SOFT FALL ON STRUCTURE

PV06
TIMBER DECK ON STRUCTURE

PV07
CRUSHED PEBBLE

PV08
WHITE MARBLE GRAVEL SAND FOR WELLNESS ROOM

WALL AND EDGE

WA01
BRICK CLAD BLOCKWORK PLANTER WALL

EG01
STEEL EDGE

GRADING

EX 0.000
EXISTING LEVEL

RL 0.000
REDUCED LEVEL

TS 0.000
TOP OF SEAT LEVEL

TW 0.000
TOP OF WALL LEVEL

SOFTSCAPE

PL01
MASS PLANTING ON GRADE

PL02
MASS PLANTING ON STRUCTURE

TR01
PROPOSED TREES ON GRADE

TR02
PROPOSED TREES ON STRUCTURE

FIXTURE & FURNITURE

FU01
SALVAGED SANDSTONE BLOCK SEATING

FU02
SALVAGED SANDSTONE BOULDER

FN03
NATURE PLAY ELEMENTS

FN04
INTEGRATED SEATING

FN05
OUTDOOR DINING BAR TABLE

FN06
PROPRIETARY ELECTRIC BBQ (INSET IN PRECAST CONCRETE BENCHTOP)

FN07
OUTDOOR DINING BAR STOOL

FN08
BASALT STONE FOR WELLNESS ROOM

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LANDCOM

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ABN 34 074 882 447

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607 PACIFIC HIGHWAY, CHATSWOOD
NEW SOUTH WALES, 2067

STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIENT
LANDCOM

ARCHITECT
FENDER KATSALIDIS

ISSUE	DATE	AMENDMENT	BY	APPROVED
A	24.10.25	75% SSDA	GF	PM
B	14.11.25	90% SSDA	GF	PM
C	20.11.25	90% SSDA	GF	PM
D	27.11.25	100% SSDA	GF	PM

DRAWING TITLE
LEGEND SHEET

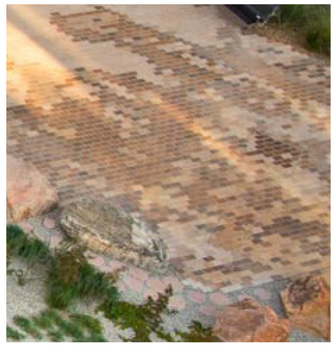
DRAWING NUMBER
L001

REVISION
D

SURFACE FINISHES

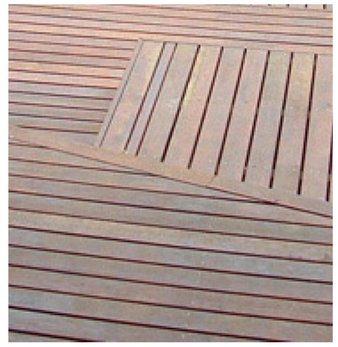
PV01 -WARM SANDY TONE PAVING

PV02 -CRUSHED SANDSTONE PAVING


PV03 - RICH EARTH TONED PAVING ON STRUCTURE

PV04 - DECOMPOSED GRAVEL GRANITE

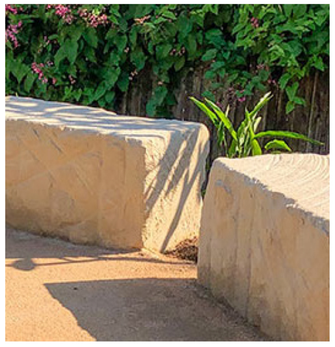
PV05 - RUBBER SOFT FALL ON STRUCTURE

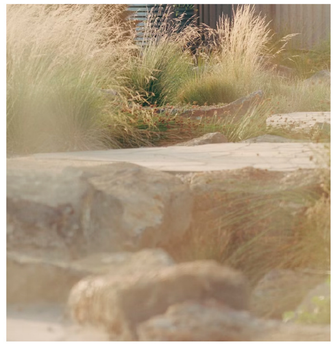

PV06 -TIMBER DECK ON STRUCTURE

PV07 - CRUSHED PEBBLES

PV08 - WHITE MARBLE GRAVEL SAND

FIXTURES & FURNITURE


FN01 - SALVAGED SANDSTONE BLOCK SEATING


FN02 - SALVAGED SANDSTONE BOULDER

FN03 - NATURE PLAY ELEMENTS

FN04 - INTEGRATED SEATING

FN05 - OUTDOOR DINING BAR TABLE

FN06 - PROPRIETARY ELECTRIC BBQ

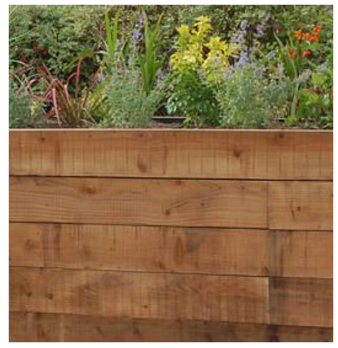
FN07 - OUTDOOR DINING BAR STOOL

FN08 - BASALT STONE

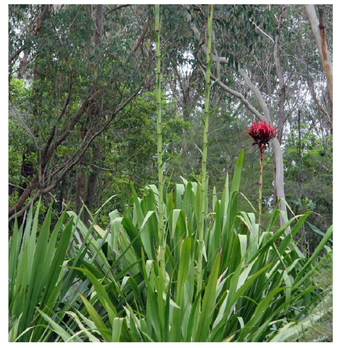
WALLS & EDGES

WA01 -BRICK CLAD PLANTER WALL

SOFT SCAPE


WA02 - TIMBER SLEEPER WALL

ED01 - STEEL EDGE


PL01 - MASS PLANTING ON GRADE

PL02 - MASS PLANTING ON STRUCTURE

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PROJECT S25-018
607 PACIFIC HIGHWAY, CHATSWOOD
NEW SOUTH WALES, 2067

STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIENT
LANDCOM

ARCHITECT
FENDER KATSALIDIS

ISSUE	DATE	AMENDMENT	BY	APPROVED
A	24.10.25	75% SSDA	GF	PM
B	14.11.25	90% SSDA	GF	PM
C	20.11.25	90% SSDA	GF	PM
D	27.11.25	100% SSDA	GF	PM

DRAWING TITLE
MATERIALS PALETTE

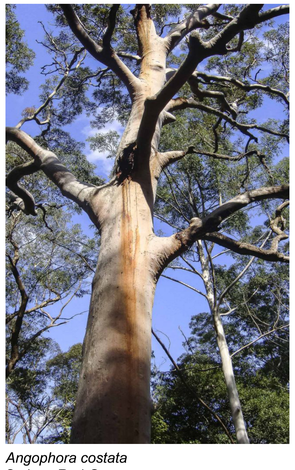
DRAWING NUMBER
L002

REVISION
D

Streetscape Planting

LARGE TREES

Acacia parramattensis
Parramatta Wattle

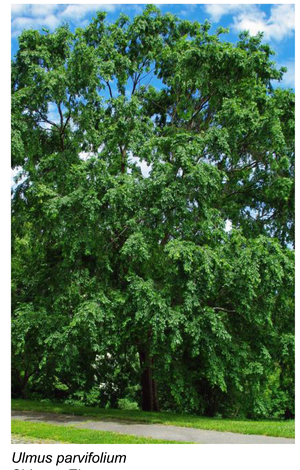


Angophora costata
Sydney Red Gum

Banksia integrefolia
Coastal Banksia

Eucalyptus pillularis
Blackbutt

Eucalyptus saligna
Sydney Blue Gum



Ulmus parvifolium
Chinese Elm

SMALLER TREES

Eleocarpus reticulatus
Blueberry Ash

Leptospermum trinervium
Paper Bark

Acacia suaveolens
Sweet Wattle

SHRUBS

Acmena smithii
Lilly Pilly

Banksia spp.
Banksia

Correa spp.
Correa

Crowea saligna Willow leaved Crowea

Dillwynia retorta Egg and Bacon Bush

Epacris longifolia
Fushsia Heath

Kunzea ambigua
Tick Bush

Grevillea sericea
Spider Grevillea

Lambertia formosa
Devils Flower

Platyscae laneolata
Shrubby Platyscae

Westringia fruticosa
Native Rosemary

FERNS

Doodia aspera
Prickly Rasp Fern

Polystichum proliferum
Mother Shield Fern

GRASSES

Dianella longifolia
Pale Flax Lily

GROUNDCOVERS + CLIMBERS

Bankisa marginata
Silver Banksia

Casuarina glauca ‘Cousin It’
She-Oak

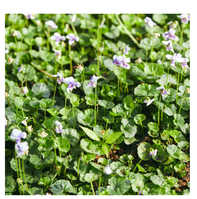
Cissus hyperclauca
Asutralian Grape

Dichondra spp.
Kidney Weed

Hardenbergia violacea
False Sarsaparilla

Myoporum parvifolium
Creeping Boobialla

Pandorea pandorana
Wonga Wonga Vine



Viola hederacea
Native Violet

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LANDCOM

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ABN 34 074 882 447

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PROJECT S25-018
607 PACIFIC HIGHWAY, CHATSWOOD
NEW SOUTH WALES, 2067

STATUS
STATE SIGNIFICANT DEVELOPMENT APPLICATION

CLIENT
LANDCOM

ARCHITECT
FENDER KATSALIDIS

ISSUE	DATE	AMENDMENT	BY	APPROVED
A	24.10.25	75% SSDA	GF	PM
B	14.11.25	90% SSDA	GF	PM
C	20.11.25	90% SSDA	GF	PM
D	27.11.25	100% SSDA	GF	PM

DRAWING TITLE
PLANTING PALETTE SHEET 1

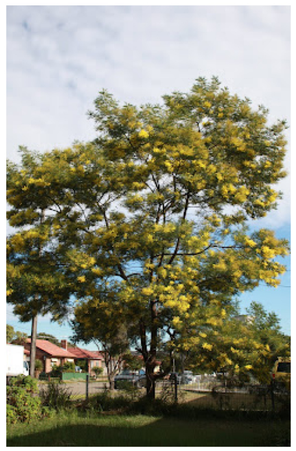
DRAWING NUMBER
L003

REVISION
D

Facade + Podium Planting

TREES

Acacia longifolia
Golden Wattle

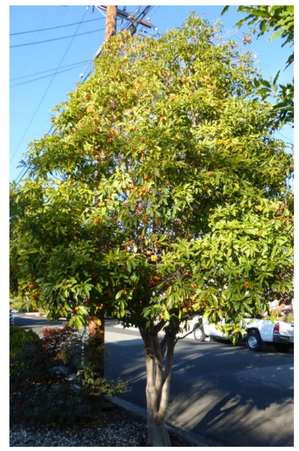


Acacia parramattensis
Parramatta Wattle

Backhousia citriodora
Lemon Myrtle

Eleocarpus reticulatus
Blueberry Ash

Tristaniopsis laurina 'Luscious'
Water Gum



Pittosporum undulatum
Sweet Pittosporum

SHRUBS

Acacia suaveolens
Sweet Wattle

Banksia spinulosa
Hairpin Banksia

Bauera rubiodes
River Rose

Correa spp.
Correa

Crowea saligna
Willow Leaved Crowea

Dillwynia retorta
Egg and Bacon Bush

Grevillea sericea
Spider Grevillea

ACCENTS + GRASSES

Westringia spp.
Native Rosemary

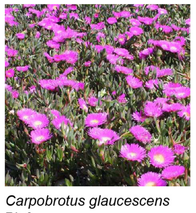
Beschomeria yuccoides
Mexican Lilly (Exotic)

Casuarina glauca 'Cousin It'
She-Oak

Kalanchoe bracteata
Silver Spoons (Exotic)

Lomandra spp.
Mat Rush

GROUNDCOVERS + CLIMBERS



Carpobrotus glaucescens
Pigface

Cissus antarctica
Kangaroo Vine

Clematis aristata
Old Mans Beard

Convolvulus mauritanicus
Blue Rock Bindweed
(Exotic)

Hibbertia obtusifolia
Guinea Flower

Hardenbergia violacea
False Sarsaparilla

Myoporum parvifolium
Creeping Boobialla

Pandorea pandorana
Wonga Wonga Vine

Trachelospermum jasminoides
Star Jasmine (Exotic)

EDIBLE PLANTS

Atriplex nummularia
Old Man Saltbush

Beta vulgaris
Fordhook Spinach (Exotic)

Citrus × meyeri
Meyer Lemon (Exotic)

Laurus nobilis 'Baby Bay'
Dwarf Bay Tree (Exotic)

Olea europaea
Olive (Exotic)

Origanum vulgare
Oregano (Exotic)

Punica granatum
Pomegranate (Exotic)

Rosmarinus officinalis
Prostrate Rosemary (Exotic)

Solanum lycopersicum 'Roma'
Roma Tomato (Exotic)

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NEW SOUTH WALES, 2067

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DRAWING TITLE
PLANTING PALETTE SHEET 2

DRAWING NUMBER
L004

REVISION
D

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SCALE
1:500@A1

5 0 5 10 15 20 25

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607 PACIFIC HIGHWAY, CHATSWOOD
NEW SOUTH WALES, 2067

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D	27.11.25	100% SSDA	GF	PM
E	22.01.26	100% SSDA	GF	PM

DRAWING TITLE
SITE PLAN

DRAWING NUMBER
L005

REVISION
E

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SCALE
1:100@A1

1 0 1 2 3 4 5

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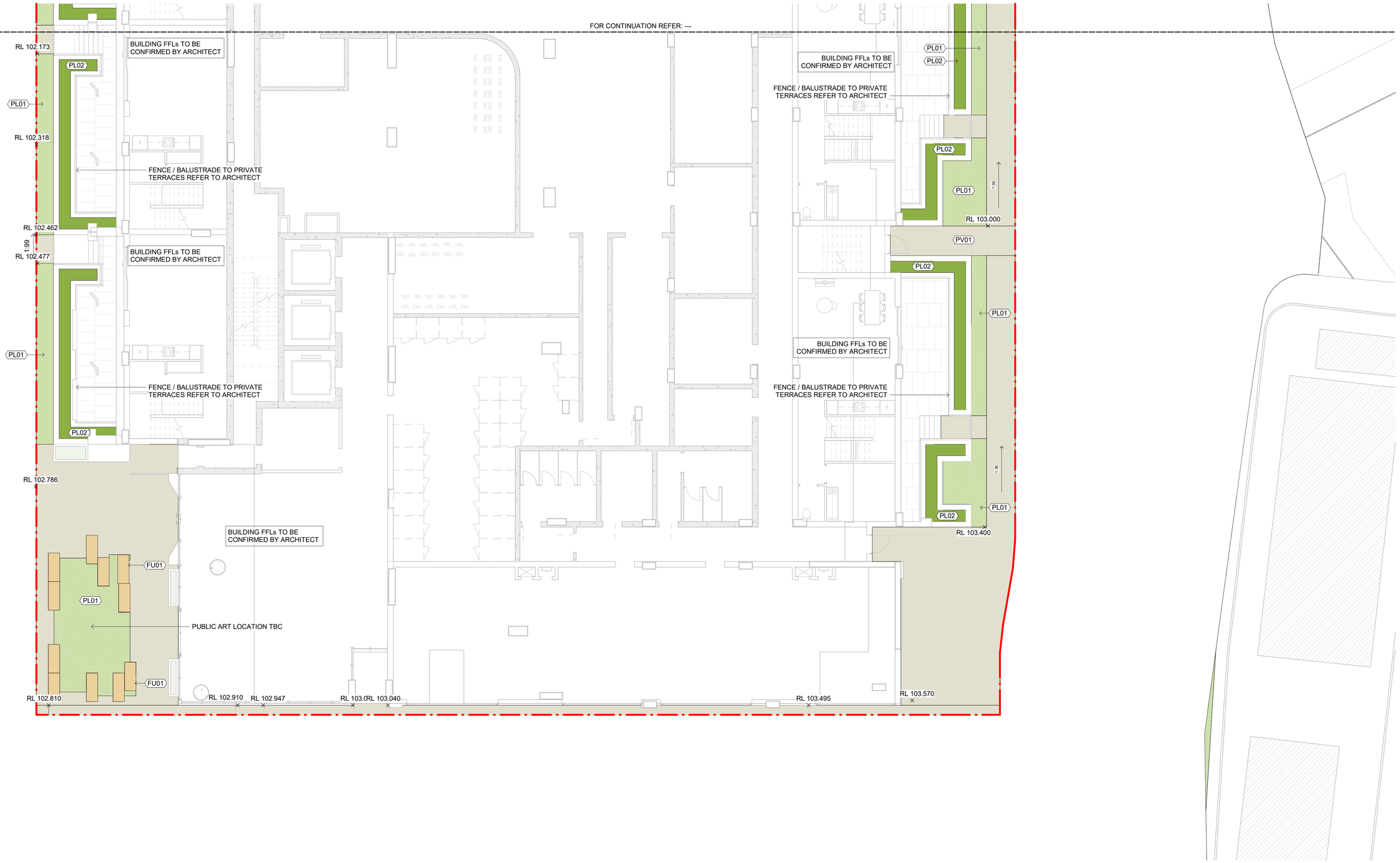
D	27.11.25	100% SSDA	GF	PM
E	22.01.26	100% SSDA	GF	PM

DRAWING TITLE
SURFACE FINISHES - BTR GROUND FLOOR SHEET 1

DRAWING NUMBER
L200

REVISION
E



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1 0 1 2 3 4 5

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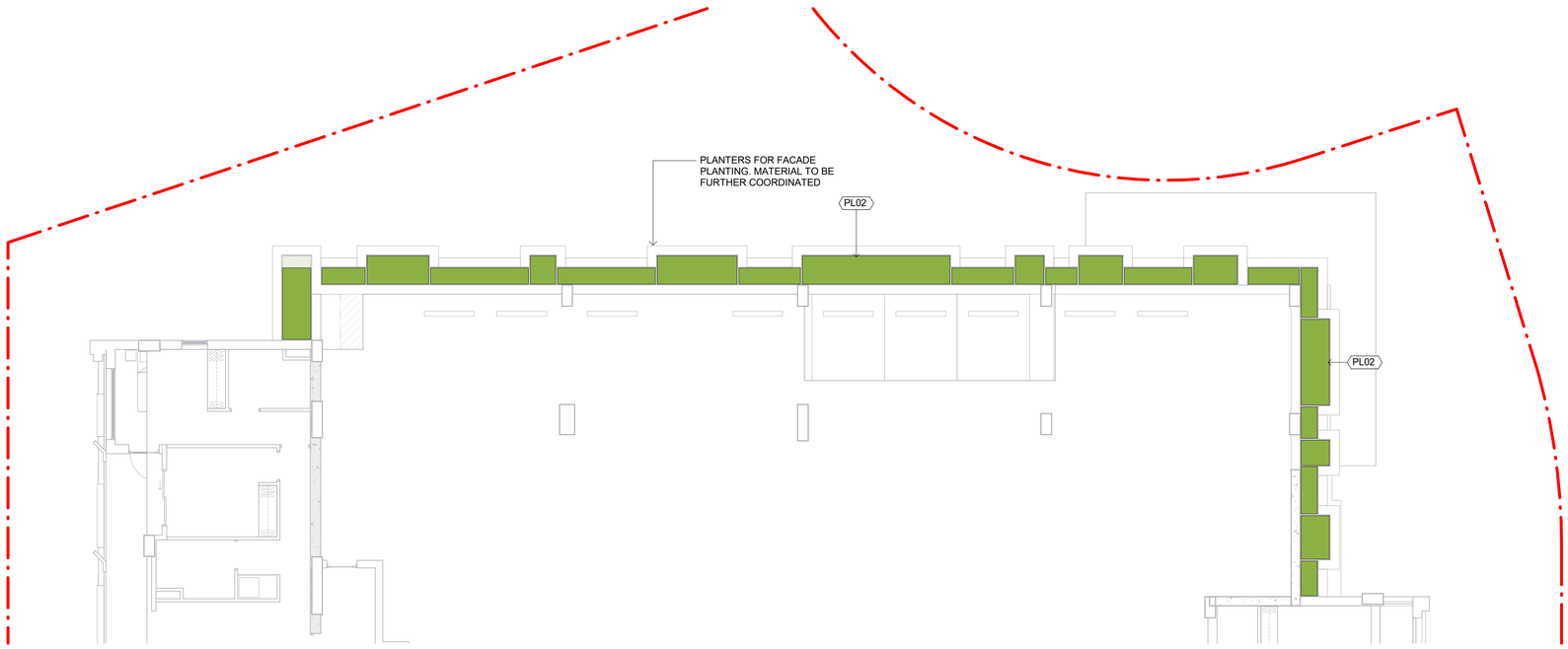
D	27.11.25	100% SSDA	GF	PM
E	22.01.26	100% SSDA	GF	PM

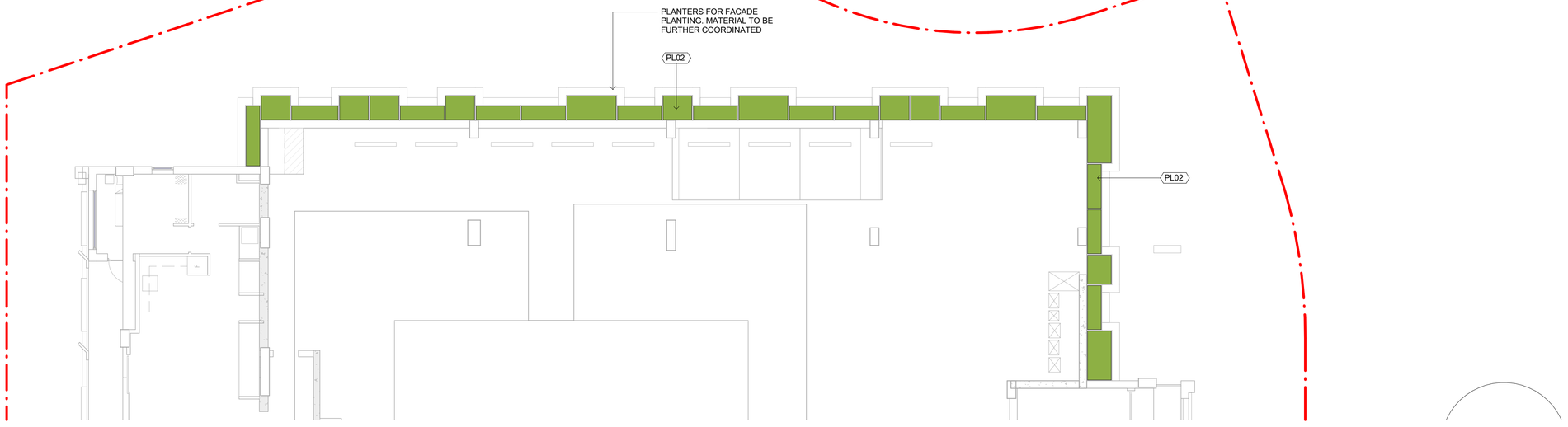
DRAWING TITLE
SURFACE FINISHES - BTR GROUND FLOOR SHEET 2

DRAWING NUMBER
L201

REVISION
E



1 BTR LEVEL 1
1 : 100



2 BTR LEVEL 2
1 : 100

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1 0 1 2 3 4 5

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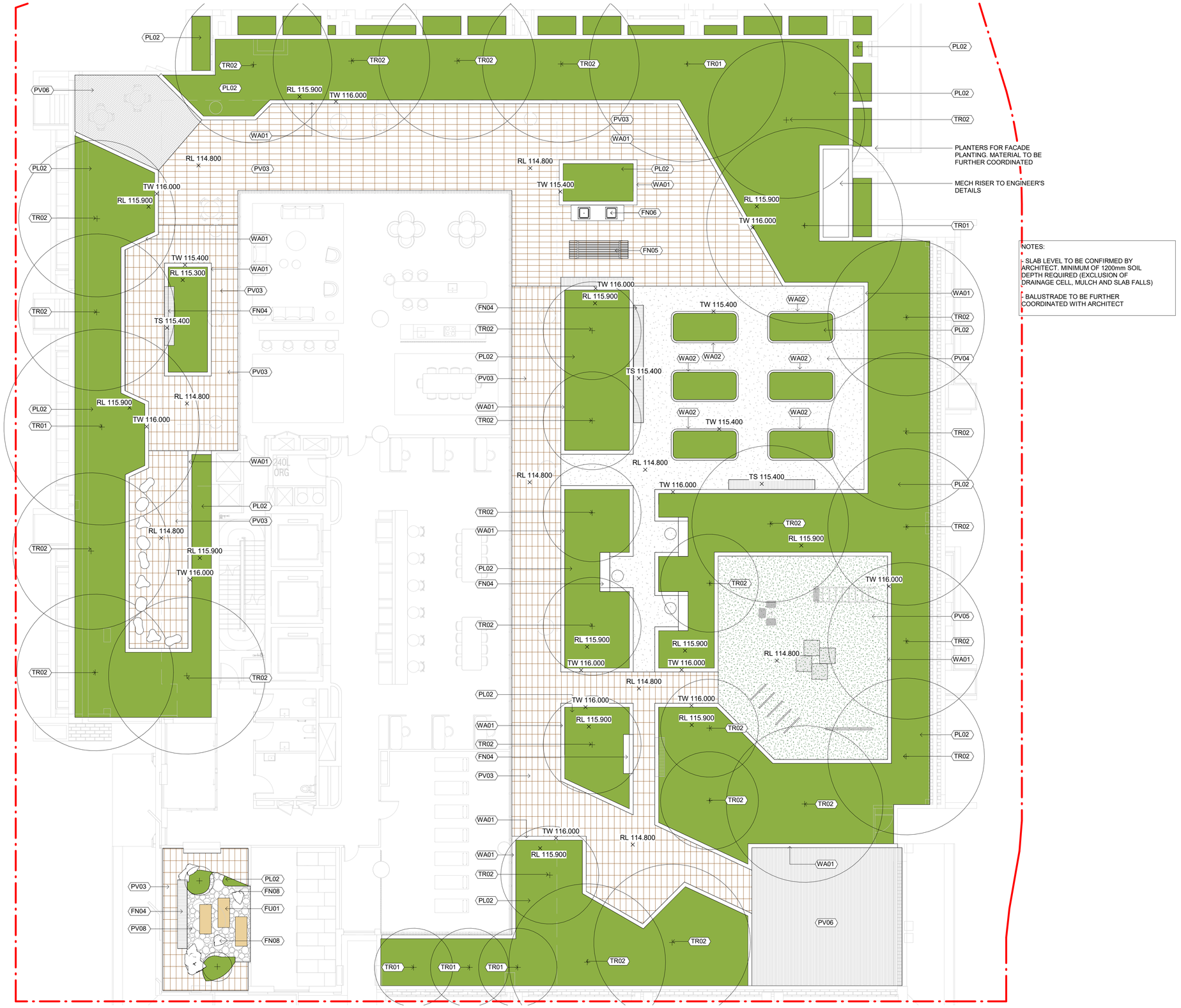
C	20.11.25	90% SSDA	GF	PM
D	27.11.25	100% SSDA	GF	PM

DRAWING TITLE
SURFACE FINISHES - BTR LEVEL 1&2

DRAWING NUMBER
L202

REVISION
D



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KEY PLAN

SCALE
1:100@A1

1 0 1 2 3 4 5

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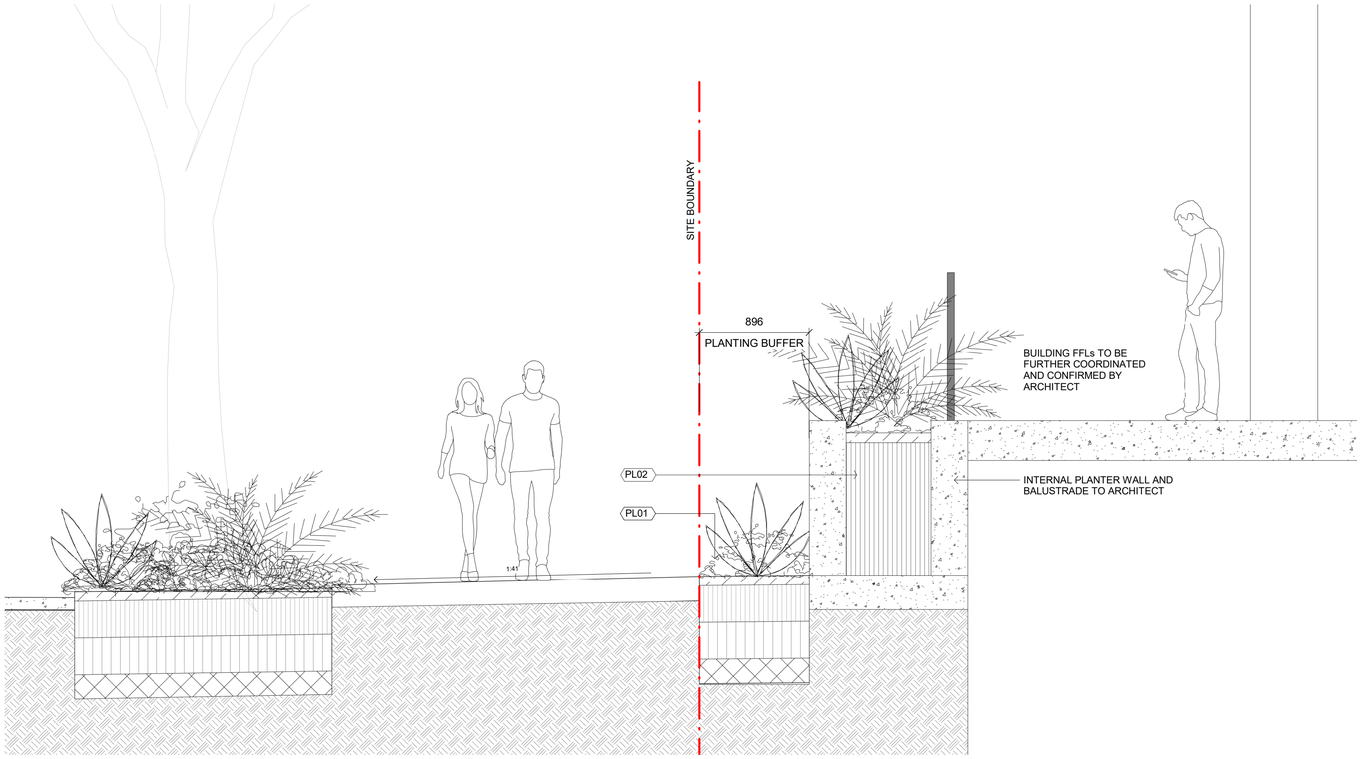
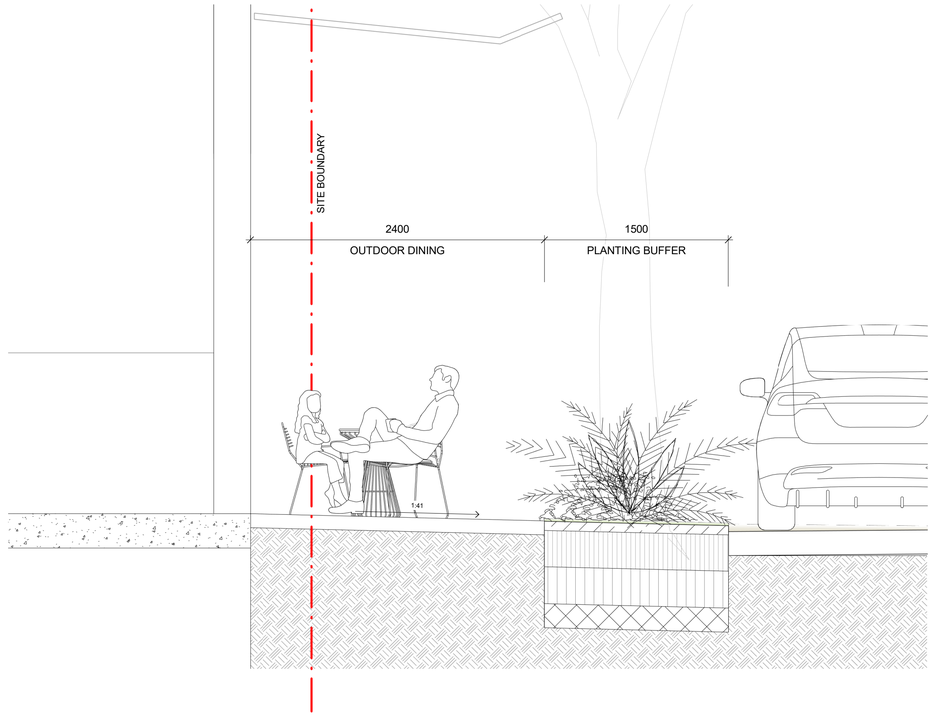
DRAWING TITLE
SURFACE FINISHES - BTR LEVEL 3 PODIUM

DRAWING NUMBER
L203

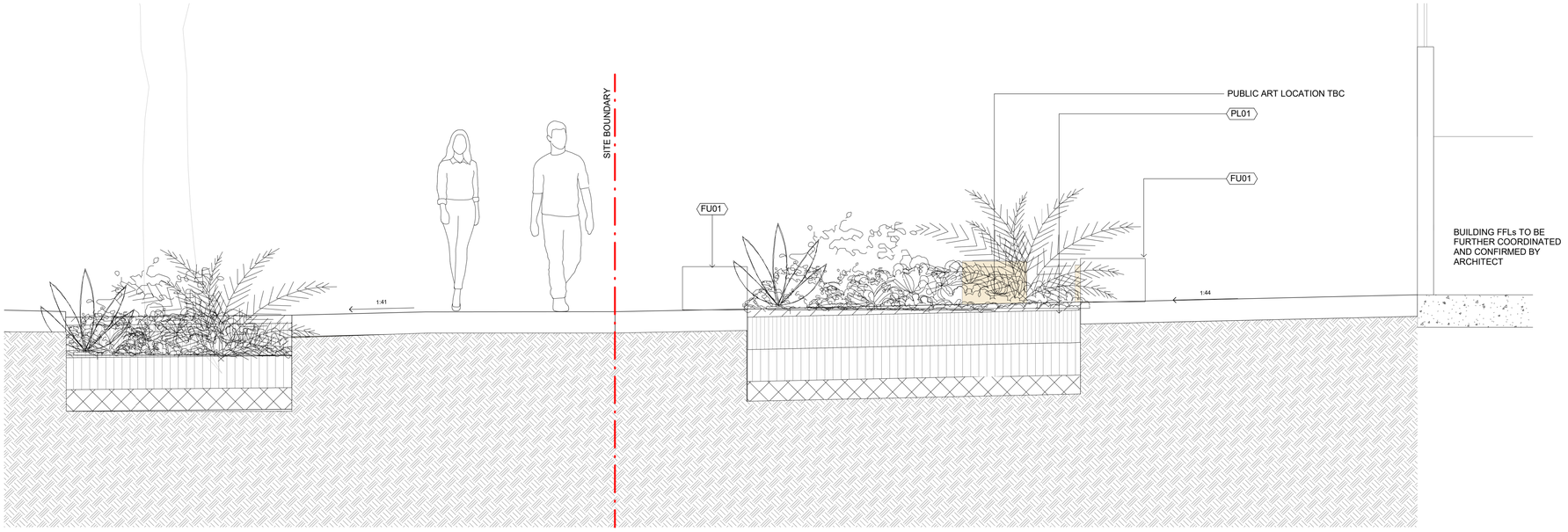
REVISION
D



1 / 400 NORTH-SOUTH ROAD INTERFACE 1
1 : 25



3 / L005 EAST-WEST ROAD INTERFACE
1 : 25



2 / L005 NORTH-SOUTH ROAD INTERFACE 2
1 : 25

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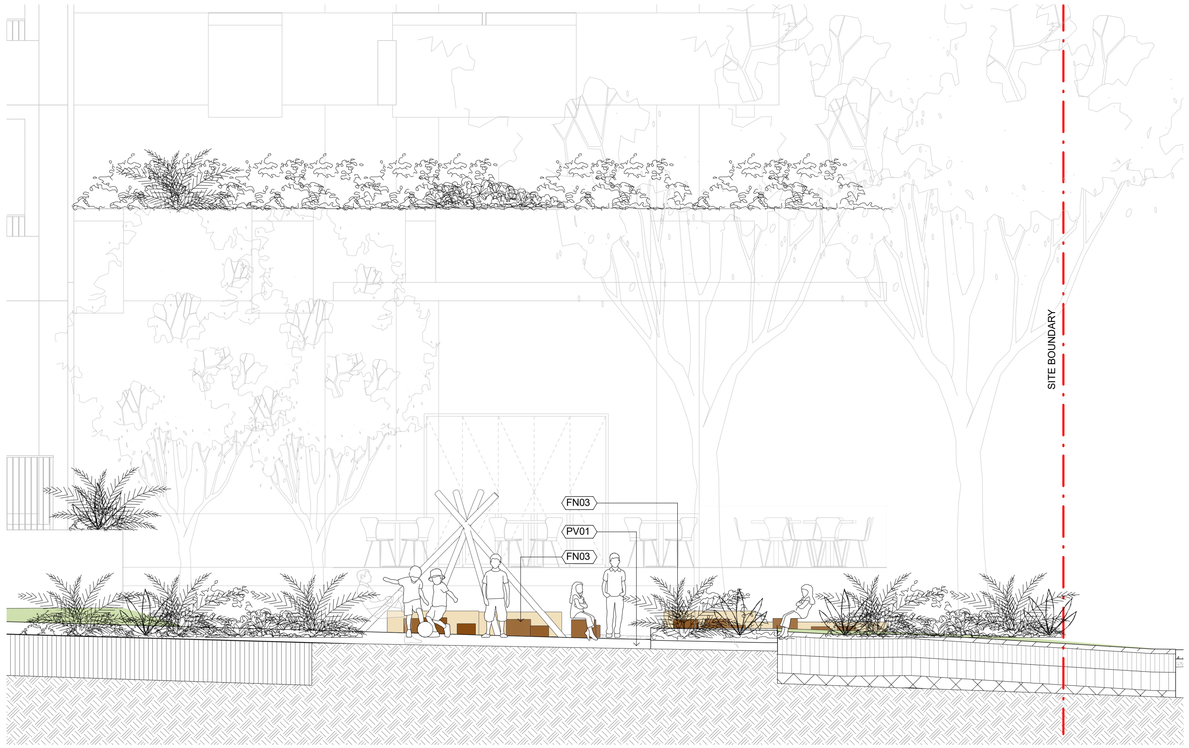
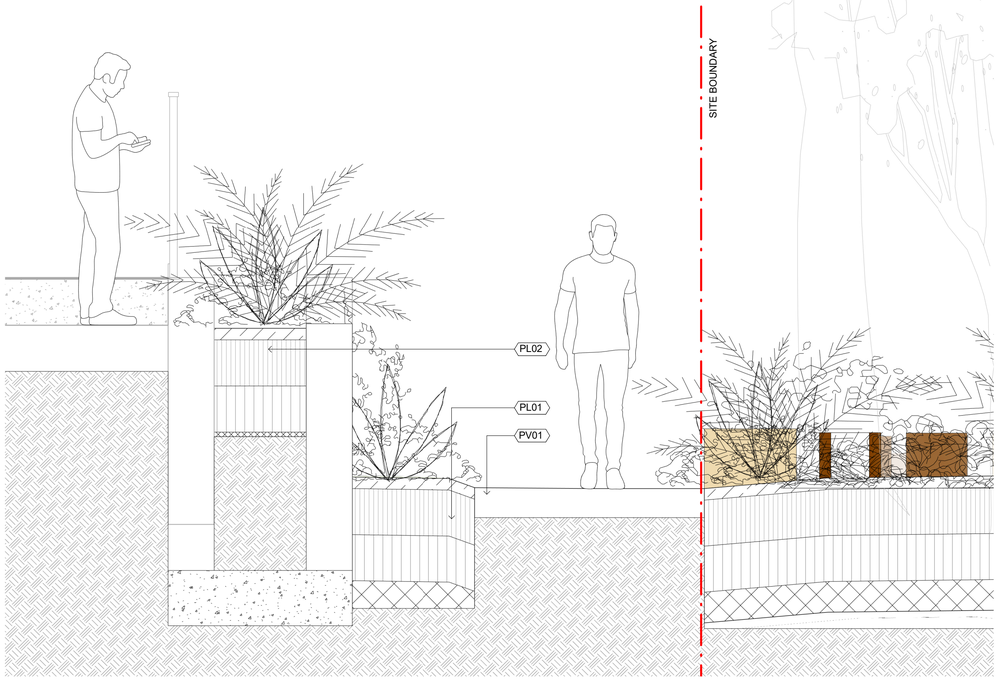
DRAWING TITLE
LANDSCAPE SECTIONS 1

DRAWING NUMBER
L700

REVISION
D



1/400 NELSON STREET INTERFACE
1 : 50



2/L005 EASTERN TERRACE INTERFACE SECTION
1 : 20

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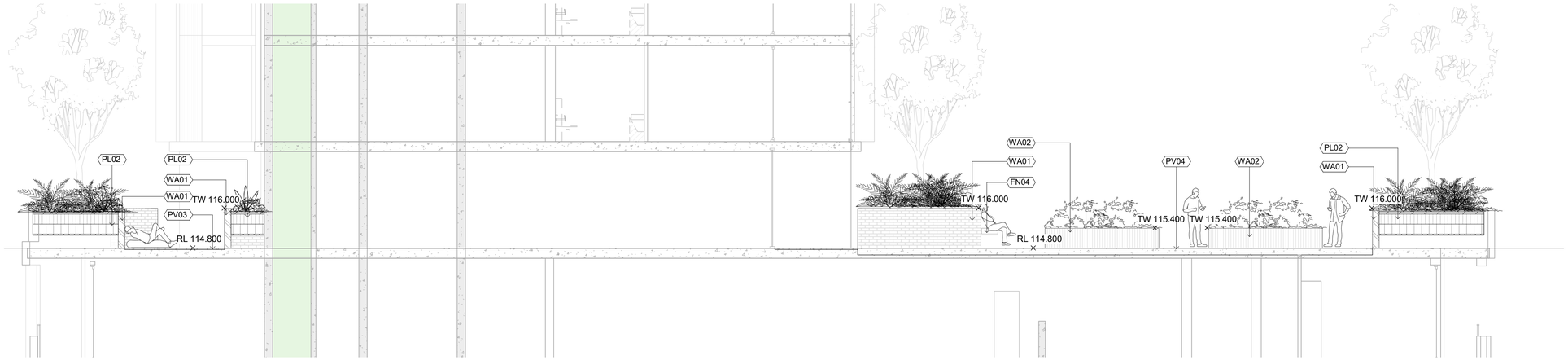
D	27.11.25	100% SSDA	GF	PM

DRAWING TITLE
LANDSCAPE SECTIONS 2

DRAWING NUMBER
L701

REVISION
D

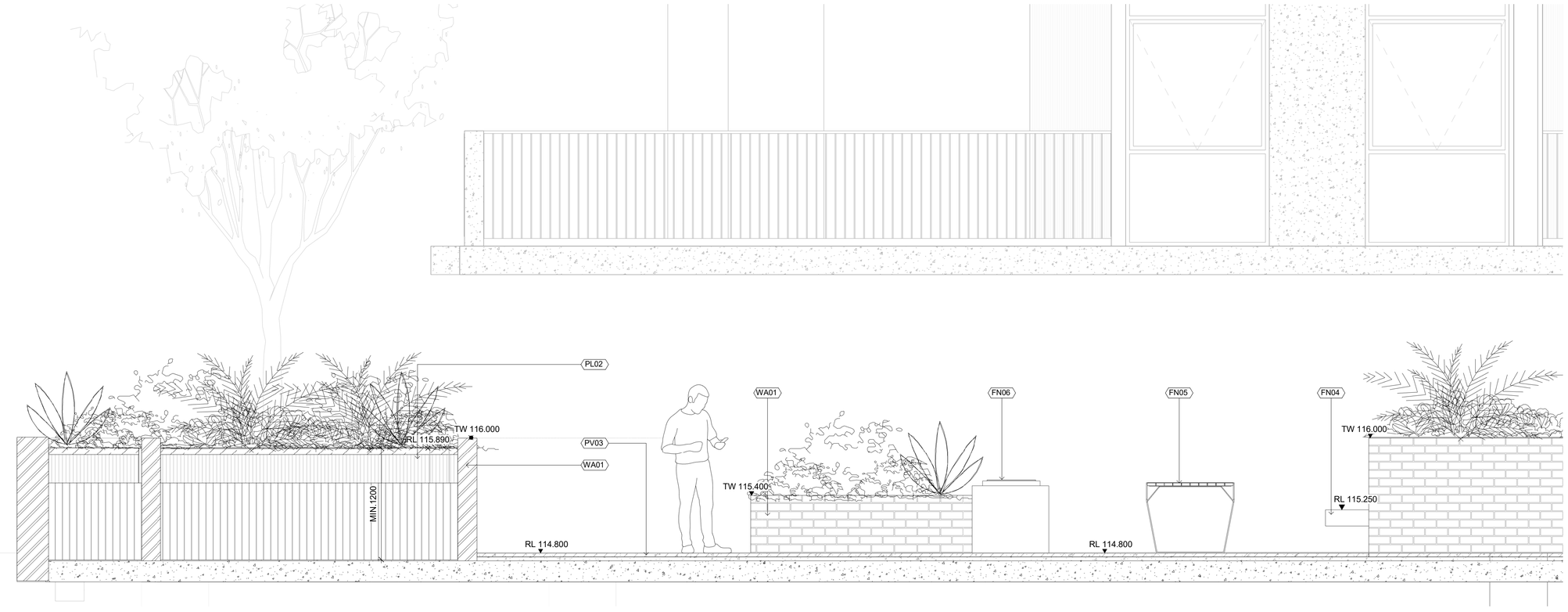


1 L005 LEVEL 3 PODIUM - SECTION 1
1 : 75

NOTES:

- SLAB LEVEL TO BE CONFIRMED BY ARCHITECT. MINIMUM OF 1200mm SOIL DEPTH REQUIRED (EXCLUSION OF DRAINAGE CELL, MULCH AND SLAB FALLS)

- BALUSTRADE TO BE FURTHER COORDINATED WITH ARCHITECT



2 L005 LEVEL 3 PODIUM - SECTION 2
1 : 25

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DRAWING TITLE
LANDSCAPE SECTIONS 3

DRAWING NUMBER
L702

REVISION
D

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We collaborate with leading contractors, developers, architects, planners, financiers and government agencies, to create projects for today and future generations.

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