

# Chatswood 'Dive Site', 339 Mowbray Road, Chatswood 2067, Water Management Plan

Prepared for Landcom

December 2025  
Project Number S25162  
Version A



OPPORTUNITIES  
THROUGH  
EXCELLENCE  
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# Contents

|                                                 |           |
|-------------------------------------------------|-----------|
| <b>1. Introduction</b>                          | <b>1</b>  |
| 1.1 Purpose of Report                           | 1         |
| 1.2 Referenced Standards and Documentation      | 2         |
| 1.3 Development Controls                        | 2         |
| <b>2. Existing Scenario</b>                     | <b>3</b>  |
| 2.1 Existing Scenario                           | 3         |
| 2.2 Existing Site Drainage Description          | 4         |
| <b>Proposed Development</b>                     | <b>6</b>  |
| <b>3. Design Criteria</b>                       | <b>7</b>  |
| 3.1 Stormwater Policies and Objectives          | 7         |
| 3.2 Proposed Drainage Design                    | 7         |
| 3.3 Water Sensitive Urban Design                | 7         |
| <b>4. Analysis results</b>                      | <b>9</b>  |
| 4.1 On-Site Detention                           | 9         |
| 4.2 Water Sensitive Urban Design Implementation | 9         |
| <b>5. Conclusion</b>                            | <b>11</b> |
| <b>Appendices</b>                               |           |
| Appendix A - Architectural Plans                | 13        |
| Appendix B - Site Survey                        | 14        |
| Appendix C - Civil Plans                        | 15        |

| Document Control |            |            |              |              |
|------------------|------------|------------|--------------|--------------|
| Revision         | Date       | Prepared   | Reviewed     | Approved     |
| DRAFT            | 05/12/2025 | S. Mahfouz | S. Hazlewood | S. Hazlewood |
| A                | 12/12/2025 | S. Mahfouz | S. Hazlewood | S. Hazlewood |

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# 1. Introduction

This Water Management Plan 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.

A proposal for SSD requires the preparation of an Environmental Impact Statement (EIS). This report has been prepared in support of the EIS and its purpose is to address the water management aspects of the proposal in line with the relevant Secretary's Environmental Assessment Requirements.

This report has been prepared by BG&E and is submitted to the Department of Planning, Housing and Infrastructure (DPHI) in support of a State Significant Development Application (SSDA) (SSD-100006957) and concurrent rezoning proposal for a new residential development at 607 Pacific Highway, Chatswood (the site).

This report will outline the methodology adopted and associated results of:

- Requirement of a detention tank; and
- Water sensitive urban design.

## 1.1 Purpose of Report

The purpose of this Water Management Plan is to design the stormwater management system and prepare a supporting stormwater report for the State Significant Development Application, and to address the Secretary's Environmental Assessment Requirements (SEARs) issued on 21 November 2025, which identified the following specific assessment requirements: SEARs condition 11. Water Management.

This report will outline the methodology adopted and associated results of:

- Requirement of an on-site detention tank; and
- Water sensitive urban design
- SEARs condition 11. Water Management

**Table 1: Compliance with SEARs**

| Item                 | SEARS Requirement                                                                                                                                                                                         | Relevant Section of Report                                                                             |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| 11. Water Management | Provide an integrated Water Management Plan for the development that:                                                                                                                                     |                                                                                                        |
|                      | Detail the proposed drainage design and servicing infrastructure to be incorporated as part of the development (stormwater and wastewater).                                                               | Refer to Sections 3 & 4 for council DCP requirements that have been adopted for the stormwater design. |
|                      | Demonstrate how the development complies with Council's drainage requirements and identify proposed stormwater treatment and water quality management measures to minimise adverse environmental impacts. | Refer to Sections 3 & 4 for council DCP requirements that have been adopted for the stormwater design. |

## 1.2 Referenced Standards and Documentation

The following documents have been used as part of this report:

- Willoughby City Council Development Control Plan (DCP)

## 1.3 Development Controls

The development has used the Willoughby City Council's Development Control Plan requirements as a guidance and reference for the stormwater management design. The objectives of stormwater management in Willoughby City Council's Development Control Plan 2025, Part I – Stormwater Management are as follows:

- Minimise the impacts of development upon the water cycle and achieve more sustainable forms of urban development.
- Assist in the management of stormwater via on-site detention to prevent any increase in downstream peak flows resulting from new developments.

## 2. Existing Scenario

### 2.1 Existing Scenario

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 18,854 square metres, however the BTR site is 2,789 square metres.

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.

The current site context is illustrated in the image below.





Figure 1: Site Plan (Source: FK)

## 2.2 Existing Site Drainage Description

A review of the Before You Dig Australia (BYDA) information and the survey prepared by Veris, dated 08/10/2025, indicates that there is currently no stormwater drainage discharging to Nelson Street from the proposed site.

A review of the Work-As-Executed (WAE) plans, dated 12/08/2025, identifies an existing drainage network along Nelson Street which is adjacent to the northern end of the proposed site. As shown in Figure 2, the site will discharge to the existing Pit AB-06.





## Proposed Development

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.

Vehicular access is provided from Nelson Street along the northern boundary of the site and leads to two levels of above ground parking. Refer to Figure 3 for the ground floor plan.

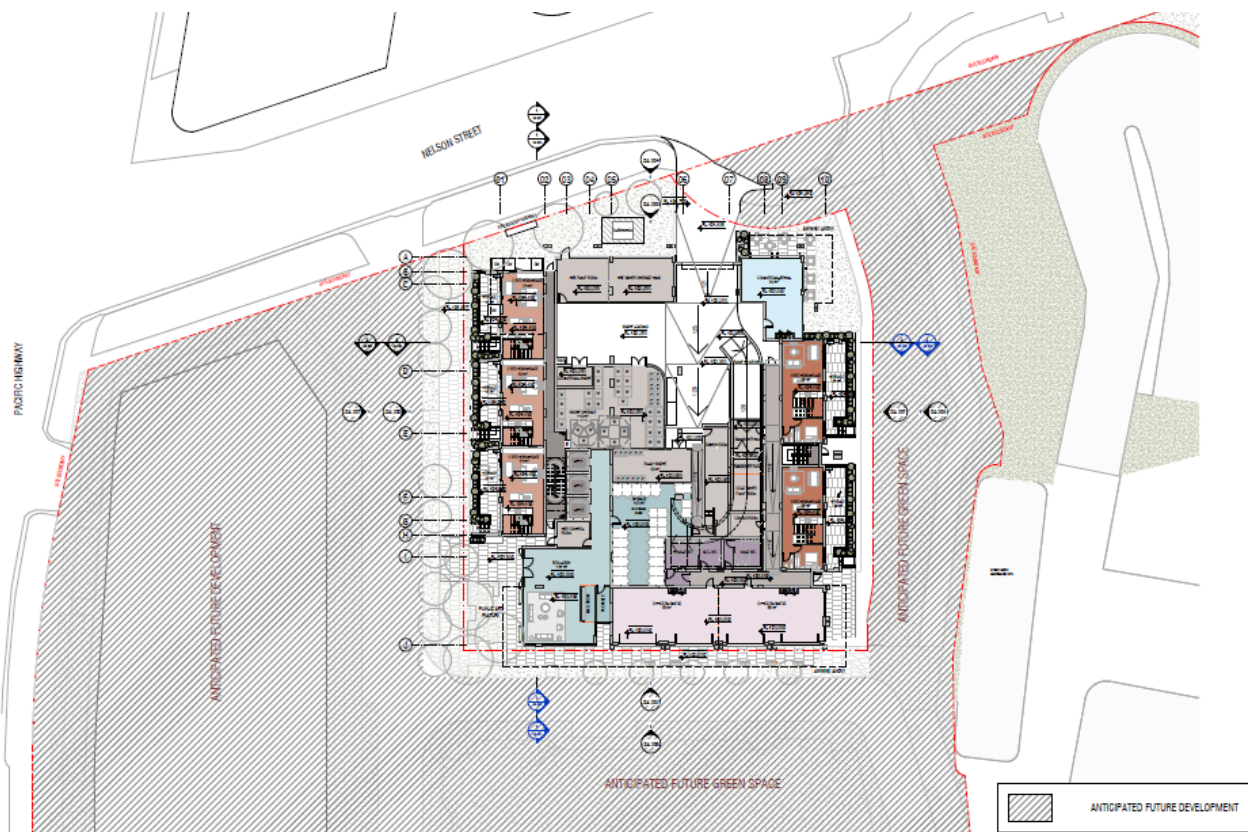


Figure 3: Ground Floor Plan (FK Australia)

## 3. Design Criteria

### 3.1 Stormwater Policies and Objectives

An integrated stormwater management and water sensitive urban design concept has been prepared for the development. The strategy has been developed to meet the following objectives and comply with:

- Willoughby City Council's Development Control Plan 2025, Part I – Stormwater Management

On-Site Detention (OSD) is required for the proposed development, as outlined by Council's DCP (2025), Part I. The development must comply with Permissible Site Discharge (PSD) and Site Storage Requirements (SSR) as specified in Part I- Section 6.2. Refer to Section 5 for details.

To meet these requirements, the proposed OSD tank must:

- Limit the total discharge from the site.
- Minimise discharge bypassing the site's OSD tank.
- Implement Water Sensitive Urban Design (WSUD) products to control and enhance the quality of the water discharging from the site.

### 3.2 Proposed Drainage Design

In accordance with Willoughby City Council's Development Control Plan 2025, Part I, Section 6.2, the PSD and SSR rates are determined in accordance with proposed site's location to the relevant Zone region per Appendix 1 of the DCP. The site is located within Zone 2 and therefore the SSR and PSD rates have been determined based on the figures noted for Zone 2 as shown in Figure 4.

**Table 7 Site storage required**

| Zone | Volume of storage required m <sup>3</sup> /ha |
|------|-----------------------------------------------|
| 1    | 327                                           |
| 2    | 360                                           |

**Table 8 Permissible site discharge (PSD)**

| Zone | Permissible site discharge L/s/ha |
|------|-----------------------------------|
| 1    | 225                               |
| 2    | 170                               |

**Figure 4: Excerpts from Willoughby City Council's DCP (2025)- Part I-Section 6.2 - PSD & SSR Requirements**

### 3.3 Water Sensitive Urban Design

The main objectives for stormwater quality are indicated in Willoughby City Council's Development Control Plan- Part I - Section 10.2.2 – Table 12. The technical requirements are presented below for the proposed site:

- Achieve a minimum of 90% reduction of the Gross Pollutants (GP) average annual load.
- Achieve a minimum of 85% reduction of the Total Suspended Solids (TSS) average annual load.
- Achieve a minimum of 60% reduction of the Total Phosphorus (TP) average annual load.
- Achieve a minimum of 45% reduction of the Total Nitrogen (TN) average annual load.

Methods to achieve the above treatment targets can include the use of proprietary products, rainwater reuse, raingardens, detention basins or treatment further downstream within the external stormwater network. The proposed development catchments are shown plan in Table 1.

**Table 1: Summary of Catchment Plan Areas**

| Areas to be Treated | <i>m</i> <sup>2</sup> |
|---------------------|-----------------------|
| Hardstand           | 815                   |
| Landscape           | 800                   |
| Roof                | 998                   |
| Hardstand Bypass    | 36                    |
| Landscape Bypass    | 140.3                 |
| Total               | 2,789.3               |



## 4. Analysis results

### 4.1 On-Site Detention

The onsite detention tank has been sized based on Section 4.2. As the proposed development is located within the Zone 2 Catchment, it must comply with the PSD and SSR requirements specified in Council's DCP (2025), Part I – Section 6.2. Therefore, the development is required to match the following requirements:

PSD: 170 L/s/ha

SSR: 360 m<sup>3</sup>/ha

The proposed development presents the design of the OSD tank located under the driveway along the north-western end of the site under the proposed townhouse. Refer to Appendix C for civil plans. Table 2 below provides a summary of the proposed OSD tank volume and PSD rate which follow Willoughby City Council's requirements.

Table 2: Willoughby City Council's Requirements Vs Design

| OSD Tanks | Required Volume (m <sup>3</sup> ) | Provided Volume (m <sup>3</sup> ) | Required PSD (L/s) | Designed PSD (L/s) |
|-----------|-----------------------------------|-----------------------------------|--------------------|--------------------|
| OSD Tank  | 100.4                             | 108.5                             | 47.4               | 47.2               |

### 4.2 Water Sensitive Urban Design Implementation

The water quality modelling software MUSIC v6.3 was used to analyse the performance of the treatment train. Figure 5 below shows the MUSIC node and link diagram used to describe the proposed treatment train. The model has been built to assess the adequacy of the proposed stormwater treatment measure and ensure that stormwater quality meets the objectives prior to stormwater runoff leaving the site.

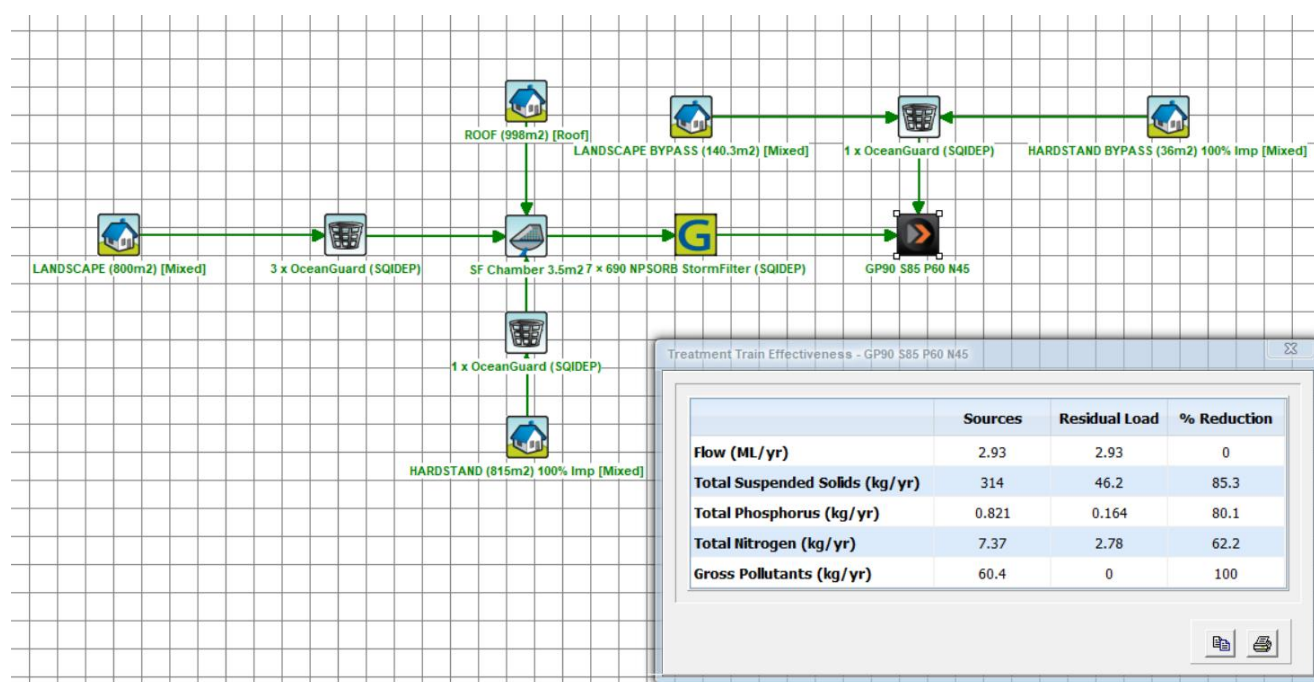


Figure 5: Music Model and Results

The results of the analysis showed the treatment train would achieve the water quality targets set out in Council's DCP. Table 3 below displays the effectiveness of the treatment train for the primary and secondary treatment. To meet the requirements set out by Council, the following treatment devices were implemented 7 x 690 NPSorb StormFilter (SQIDEP) and 5 x OceanGuards from Ocean Protect.

The water quality model created using MUSIC software provides an indication of the pollutant removal rates expected when a treatment train of water quality measures is applied to the proposed layout of the development.

**Table 3: MUSIC Model Results**

| Pollutant                    | Prior Treatment<br>(kg/yr.) | Post Treatment<br>(kg/yr.) | Percentage<br>Reduction<br>Achieved (%) | Water Quality<br>Objective (%) |
|------------------------------|-----------------------------|----------------------------|-----------------------------------------|--------------------------------|
| Gross Pollutants (GP)        | 60.4                        | 0                          | 100                                     | 90                             |
| Total Suspended Solids (TSS) | 314                         | 46.2                       | 85.3                                    | 85                             |
| Total Phosphorus (TP)        | 0.821                       | 0.164                      | 80.1                                    | 60                             |
| Total Nitrogen (TN)          | 7.37                        | 2.78                       | 62.2                                    | 45                             |

## 5. Conclusion

BG&E Pty Ltd (BG&E) has been engaged by Landcom to prepare a Water Management Plan for the proposed build-to-rent residential development at 607 Pacific Highway, Chatswood NSW 2067 Australia.

This report has outlined the methodology adopted and associated results of:

- Requirement of a detention tank; and
- Water sensitive urban design.

As outlined in this report, the following key items have been identified:

- A detention tank is required for this proposed development as required by Willoughby City Council's DCP.
- An OSD tank with a capacity of 100.4m<sup>3</sup> is required for the proposed developed as per Council's DCP requirements. The proposed OSD tank provides 108.5m<sup>3</sup> which exceeds this requirement.
- Water Sensitive Urban Design is required as part of the development site. This has been achieved using proprietary products. The site requires 7 x 690 NPsorb StormFilter (SQIDEP) and 5 OceanGuards from Ocean Protect or equivalent products installed as per manufacturer's instructions. This will need to be finalised and rationalised during detailed design.

# Appendices



# Appendix A - Architectural Plans

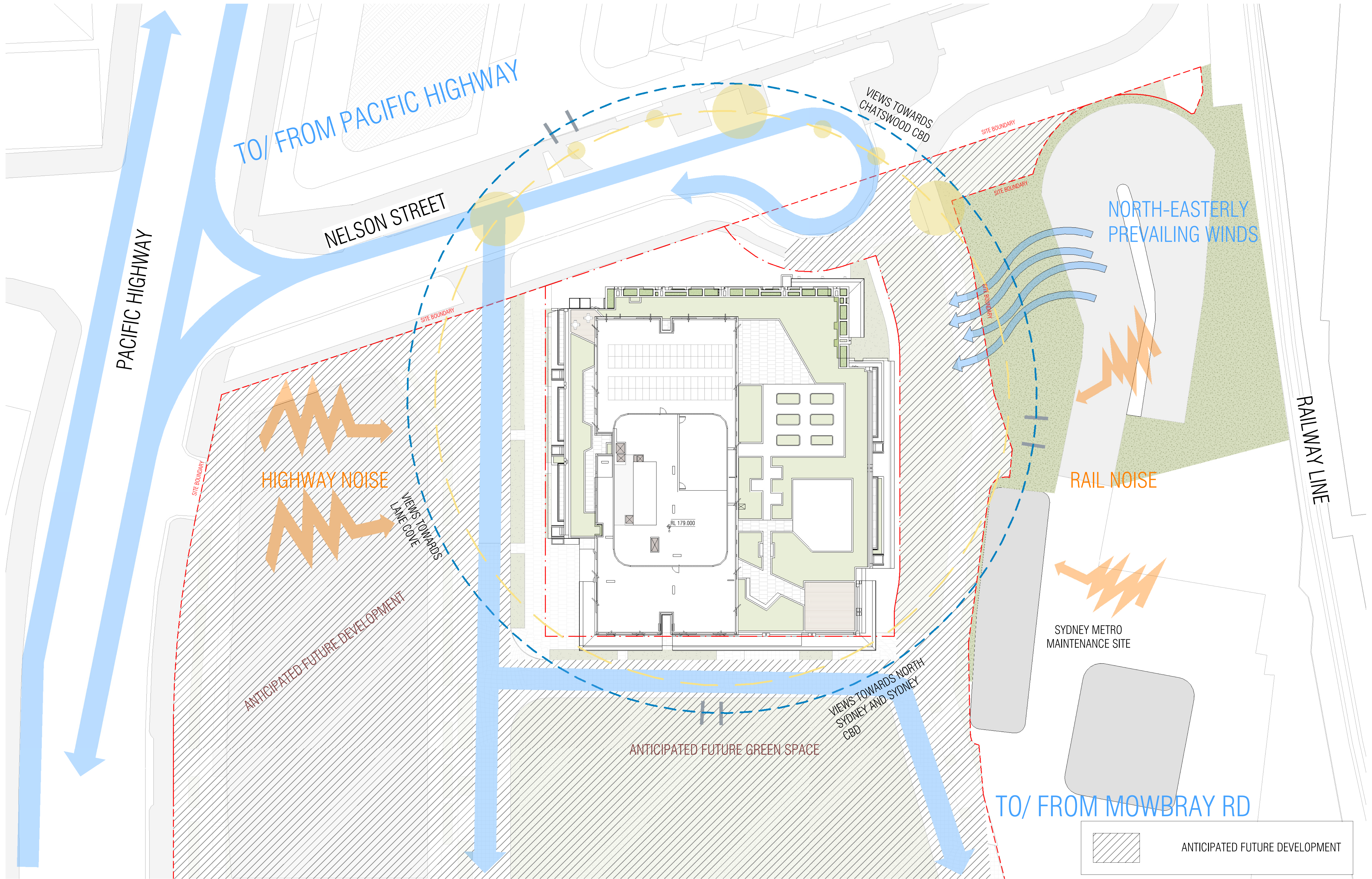


| NO.    | DRAWING TITLE                                             |
|--------|-----------------------------------------------------------|
| DA 000 | COVER PAGE & CONTENTS                                     |
| DA 001 | SITE ANALYSIS                                             |
| DA 002 | SITE LOCATION 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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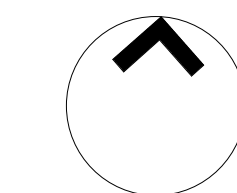
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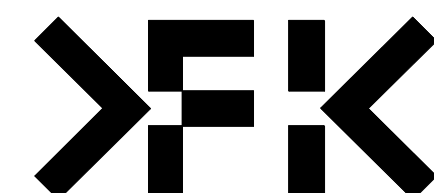
**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
SITE ANALYSIS

**CLIENT**  
LANDCOM

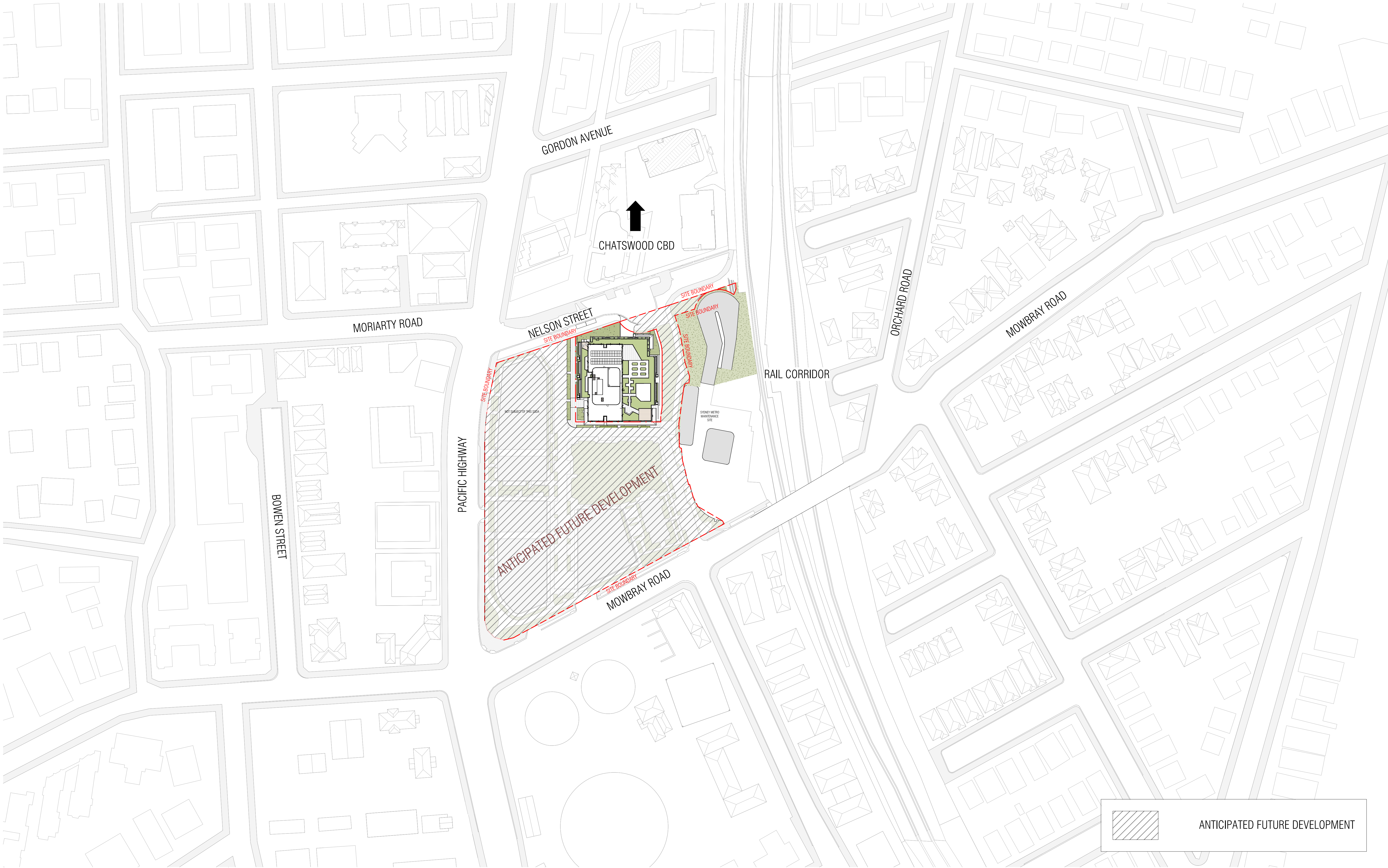
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ANTICIPATED FUTURE DEVELOPMENT



PACIFIC HIGHWAY

NELSON STREET

TOTAL EASEMENT AREA 495m<sup>2</sup>

PROPOSED EASEMENT

ANTICIPATED FUTURE DEVELOPMENT

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NSW, 2067

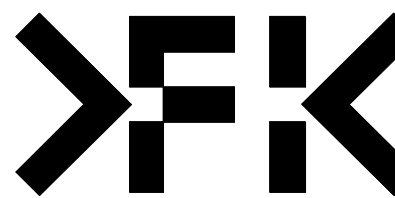
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| DEVELOPMENT SUMMARY |        |       |       |       |       |
|---------------------|--------|-------|-------|-------|-------|
| LEVEL               | STUDIO | 1 BED | 2 BED | 3 BED | TOTAL |
| GROUND              | 0      | 0     | 3     | 2     | 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%   |



PACIFIC HIGHWAY

NELSON STREET

ANTICIPATED FUTURE DEVELOPMENT

ANTICIPATED FUTURE GREEN SPACE

ANTICIPATED FUTURE GREEN SPACE

ANTICIPATED FUTURE DEVELOPMENT

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PROJECT  
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

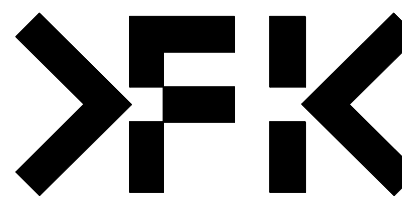
DRAWING TITLE  
GROUND FLOOR PLAN - PODIUM

CLIENT  
LANDCOM

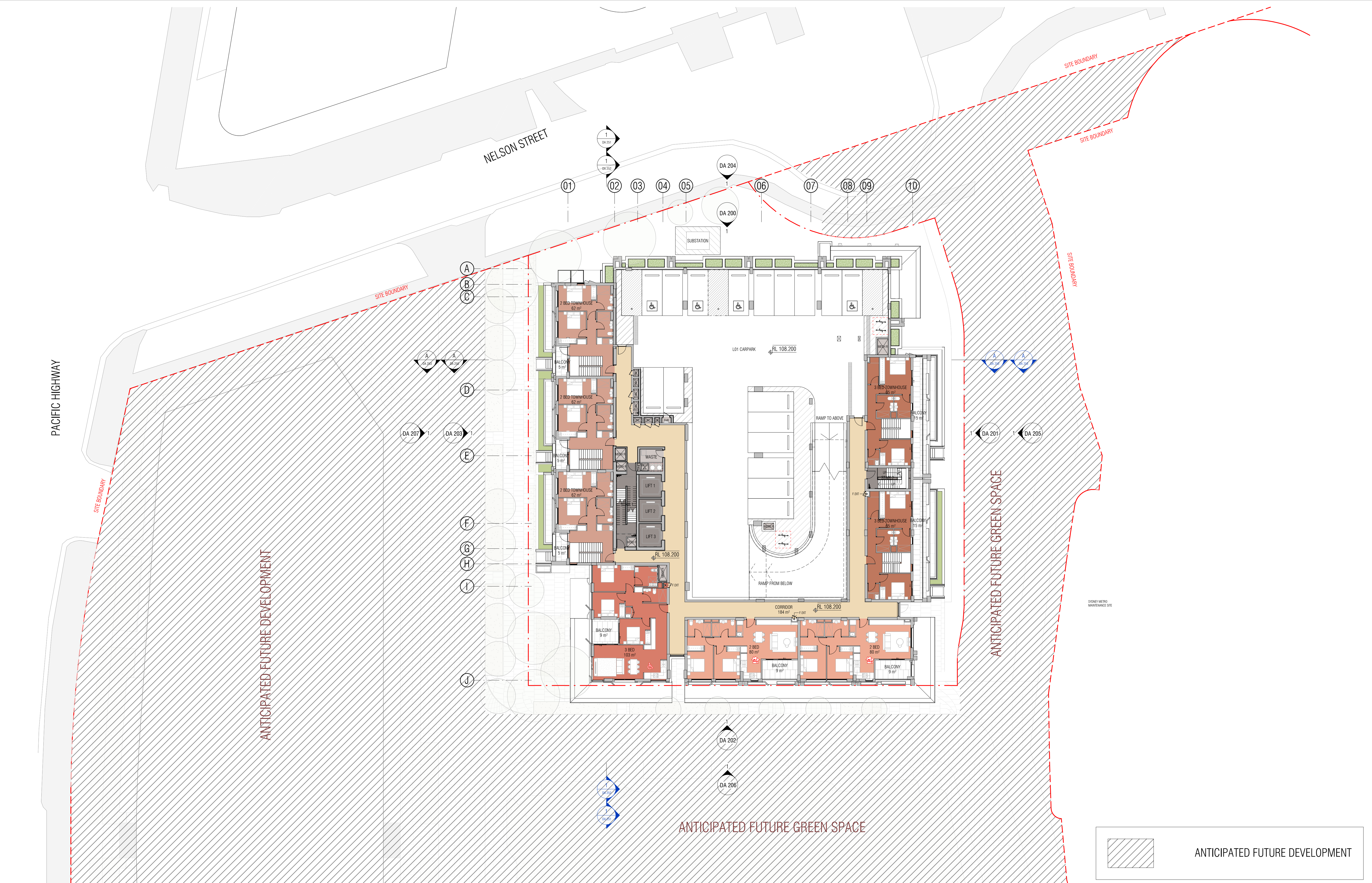
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**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
LEVEL 01 FLOOR PLAN - PODIUM

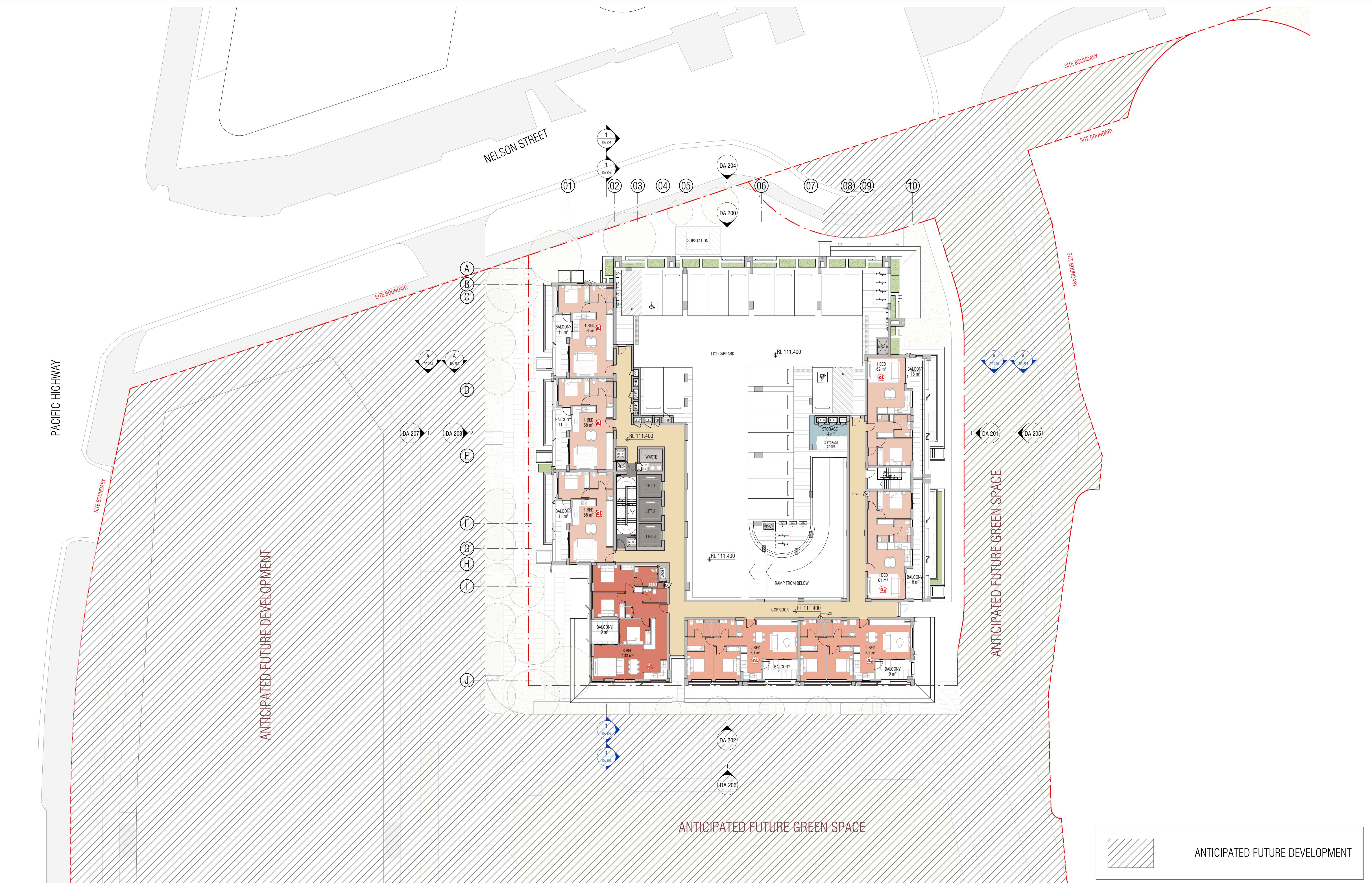
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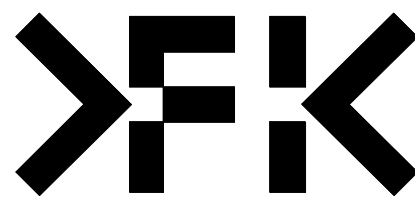
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607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
LEVEL 02 FLOOR PLAN - PODIUM

**CLIENT**  
LANDCOM

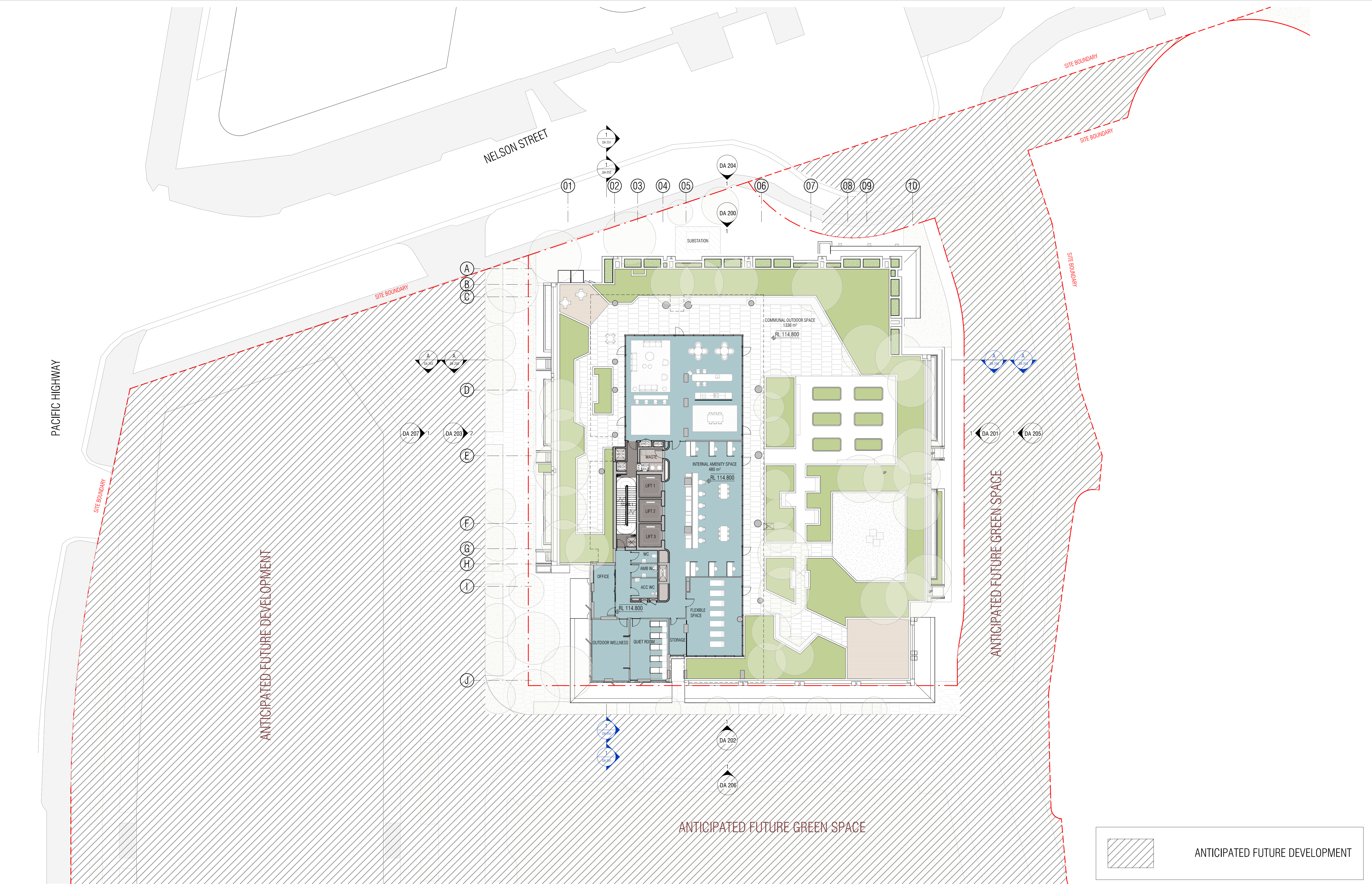
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**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
LEVEL 03 FLOOR PLAN - PODIUM ROOF

**CLIENT**  
LANDCOM

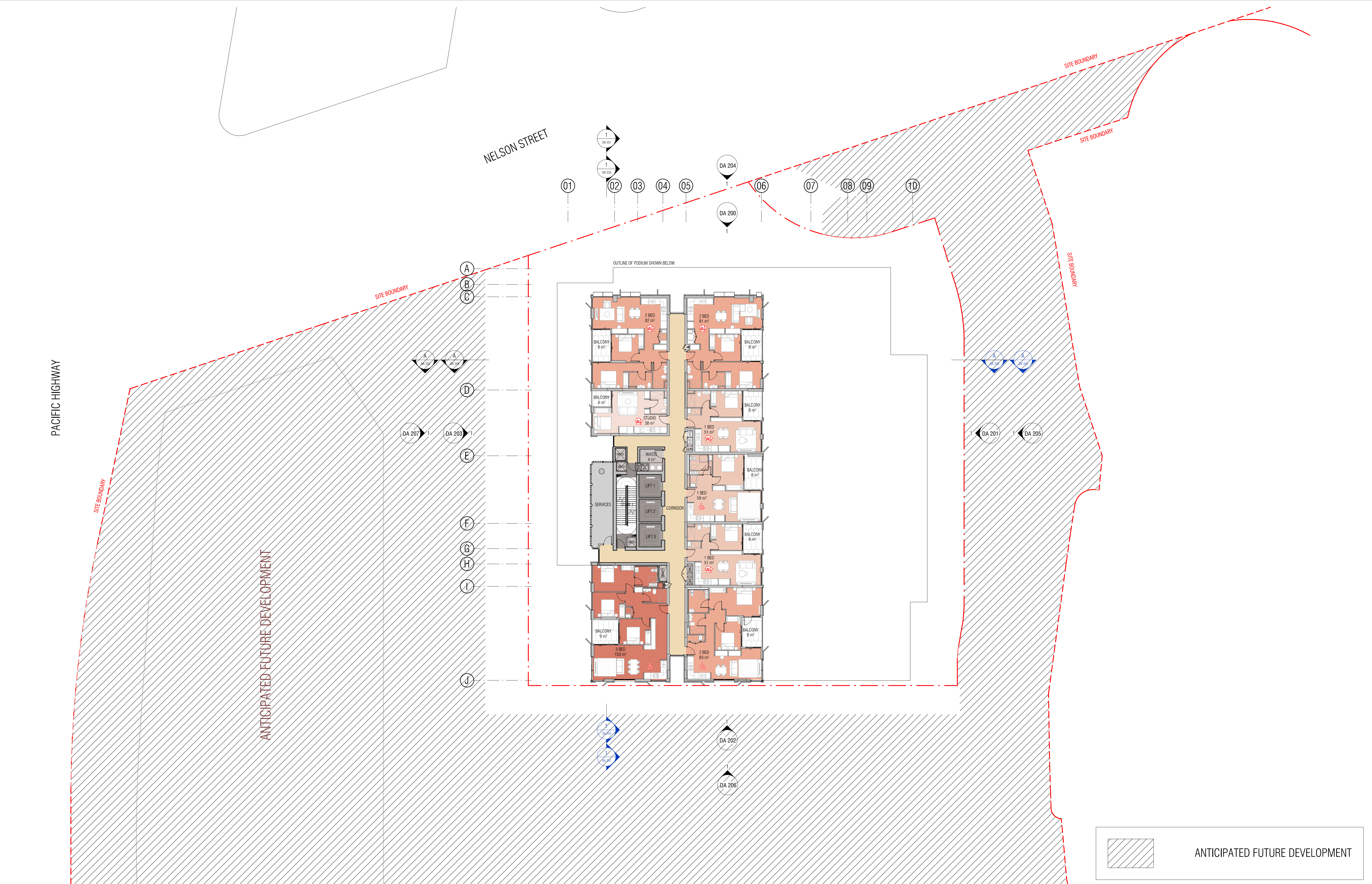
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DA 103





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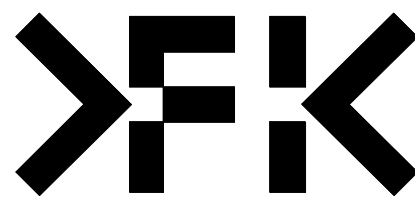
**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
LEVEL 04 - 10 FLOOR PLAN

**CLIENT**  
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**PROJECT**  
607 PACIFIC HIGHWAY - BTR

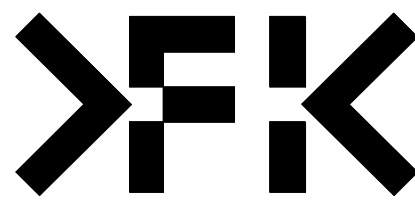
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**DRAWING TITLE**  
LEVEL 11 - 22 FLOOR PLAN

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LANDCOM

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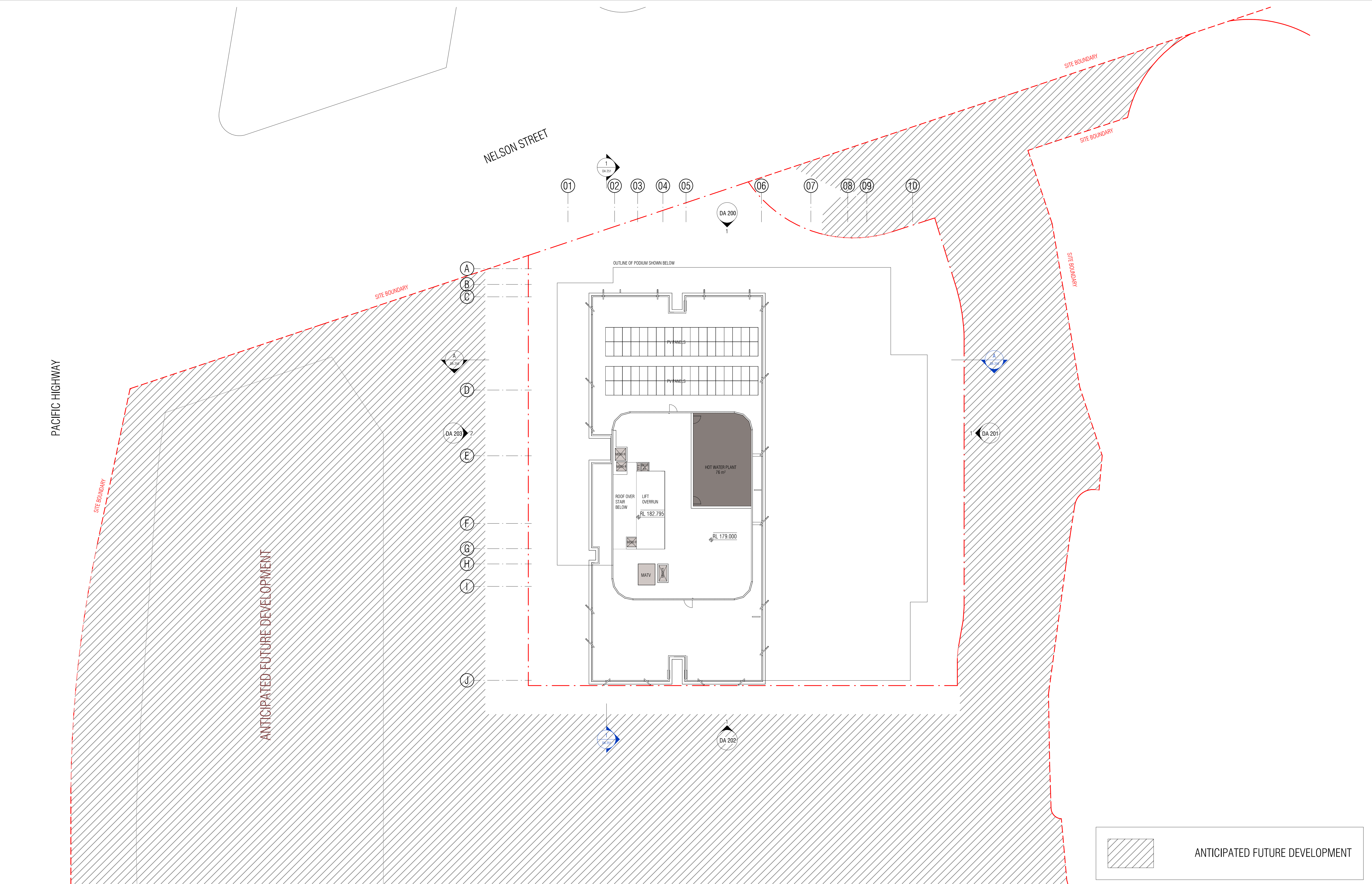
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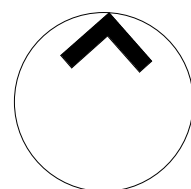
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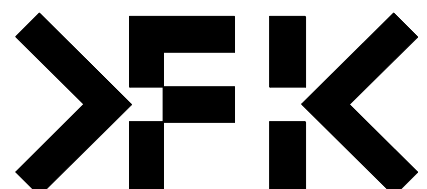
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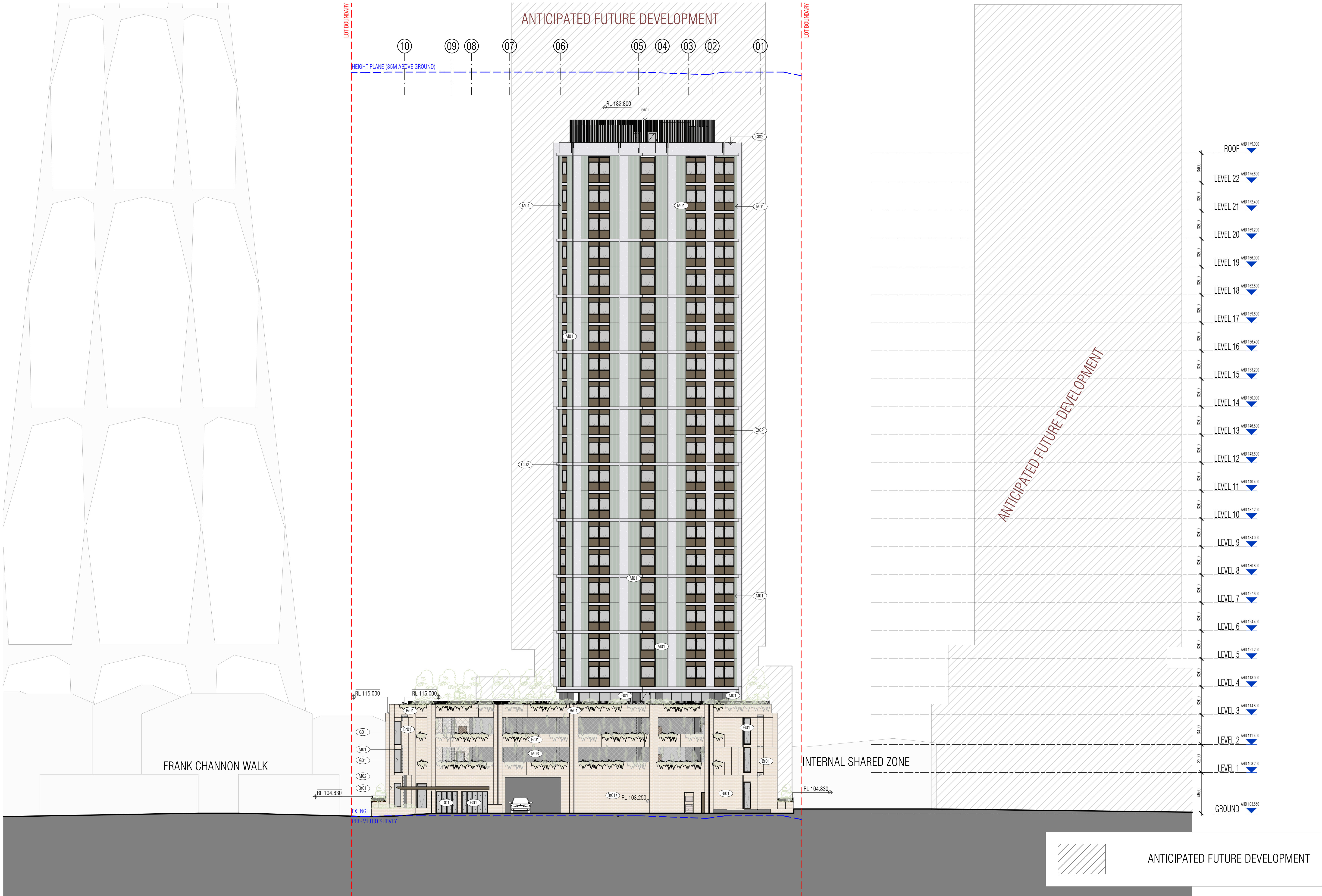
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| <b>PROJECT</b><br>607 PACIFIC HIGHWAY - BTR  | <b>CLIENT</b><br>LANDCOM |
| 607 PACIFIC HIGHWAY, CHATSWOOD,<br>NSW, 2067 |                          |
| <b>DRAWING TITLE</b><br>ROOF PLAN            |                          |

|                                                                                                                                                                                        |                              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
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| 1        | SSDA LODGEMENT | 05.12.25 |

#### EXTERIOR FINISHES LEGEND

|       |                                                                                                           |     |                                                              |
|-------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B001  | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B001  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B001a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B001b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| C002  | PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)                                                         |     |                                                              |
| C001  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01   | CLEAR GLASS                                                                                               |     |                                                              |
| L001  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVER/CLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT  
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
NORTH ELEVATION

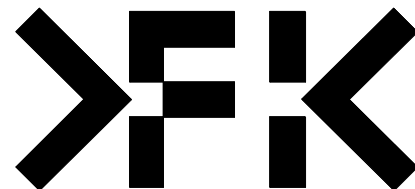
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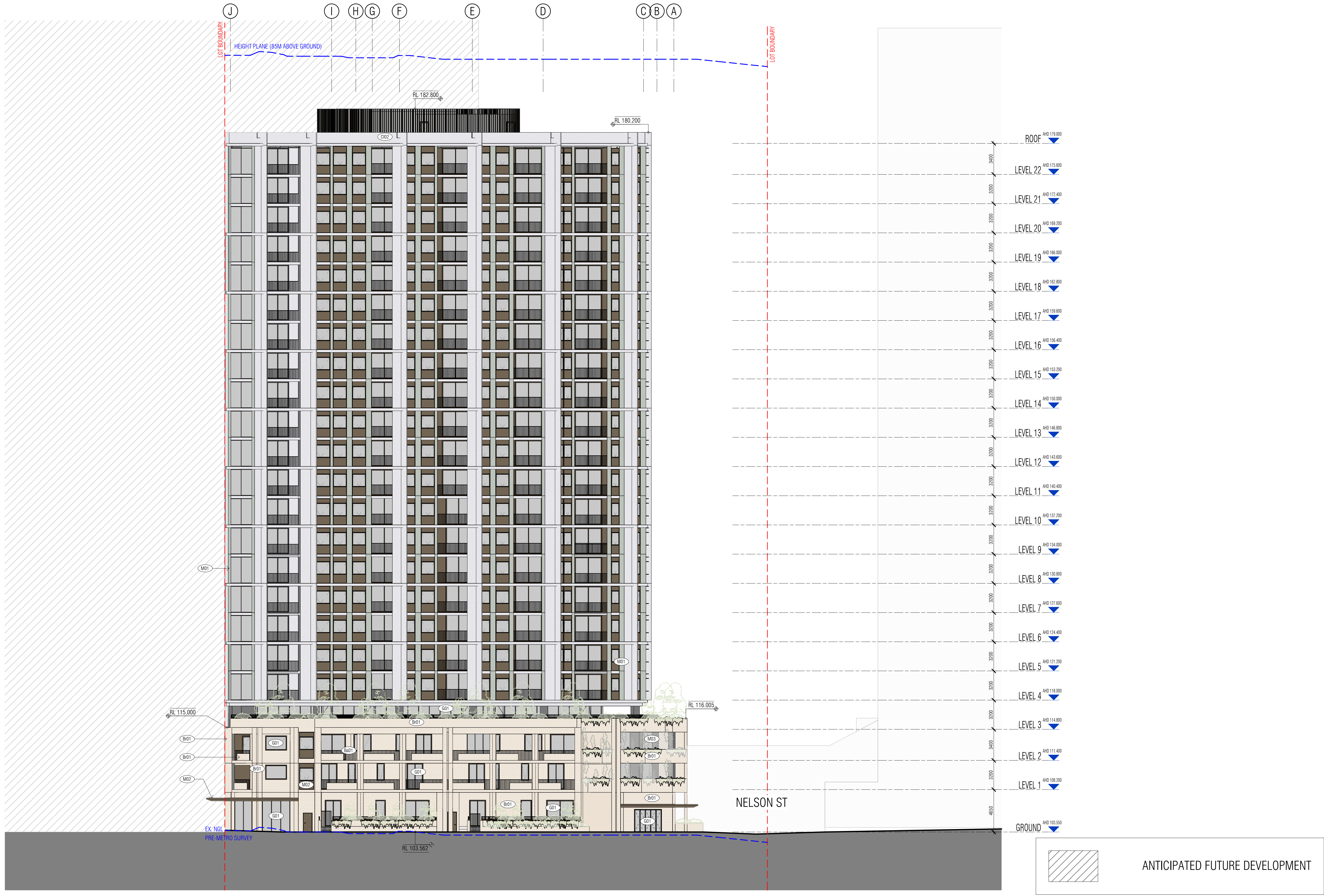
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| 1        | SSDA LODGEMENT |

EXTERIOR FINISHES LEGEND

|      |                                                                                                           |     |                                                              |
|------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| BA01 | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | MO1 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| BO1  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | MO2 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| BO1a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | MO3 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| BO1b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| CO2  | PIGMENTED SOLID PANEL, PRECAST FINISH (OR SIMILAR)                                                        |     |                                                              |
| CO1  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01  | CLEAR GLASS                                                                                               |     |                                                              |
| LO1  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVER/CLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT  
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
EAST ELEVATION

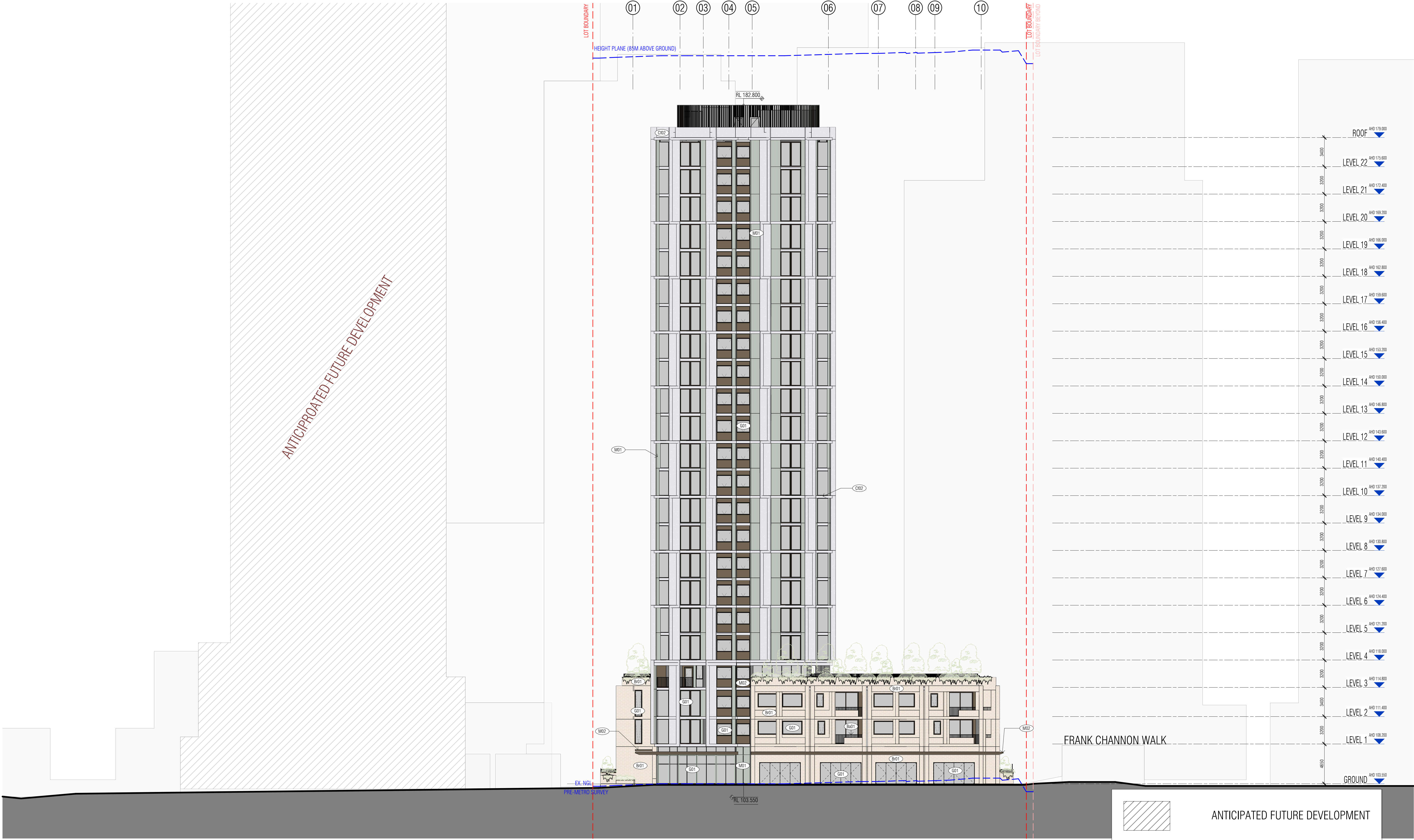
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ISSUE PURPOSE  
SSDA

REV.  
1  
DRAWING NO.  
DA 201





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| REVISION | SSDA LODGEMENT | 05.12.25 |
|----------|----------------|----------|
| 1        | SSDA LODGEMENT |          |

#### EXTERIOR FINISHES LEGEND

|      |                                                                                                         |     |                                                              |
|------|---------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B01  | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                            | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                              | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                            | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                             |     |                                                              |
| C02  | PAINTED SOLID PANEL (PRECAST FINISH OR SIMILAR)                                                         |     |                                                              |
| G01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                   |     |                                                              |
| G01  | CLEAR GLASS                                                                                             |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOWRECLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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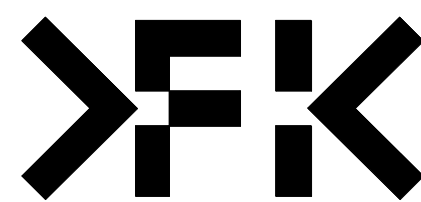
| PROJECT                   | CLIENT  |
|---------------------------|---------|
| 607 PACIFIC HIGHWAY - BTR | LANDCOM |

607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067

| DRAWING TITLE   |
|-----------------|
| SOUTH ELEVATION |

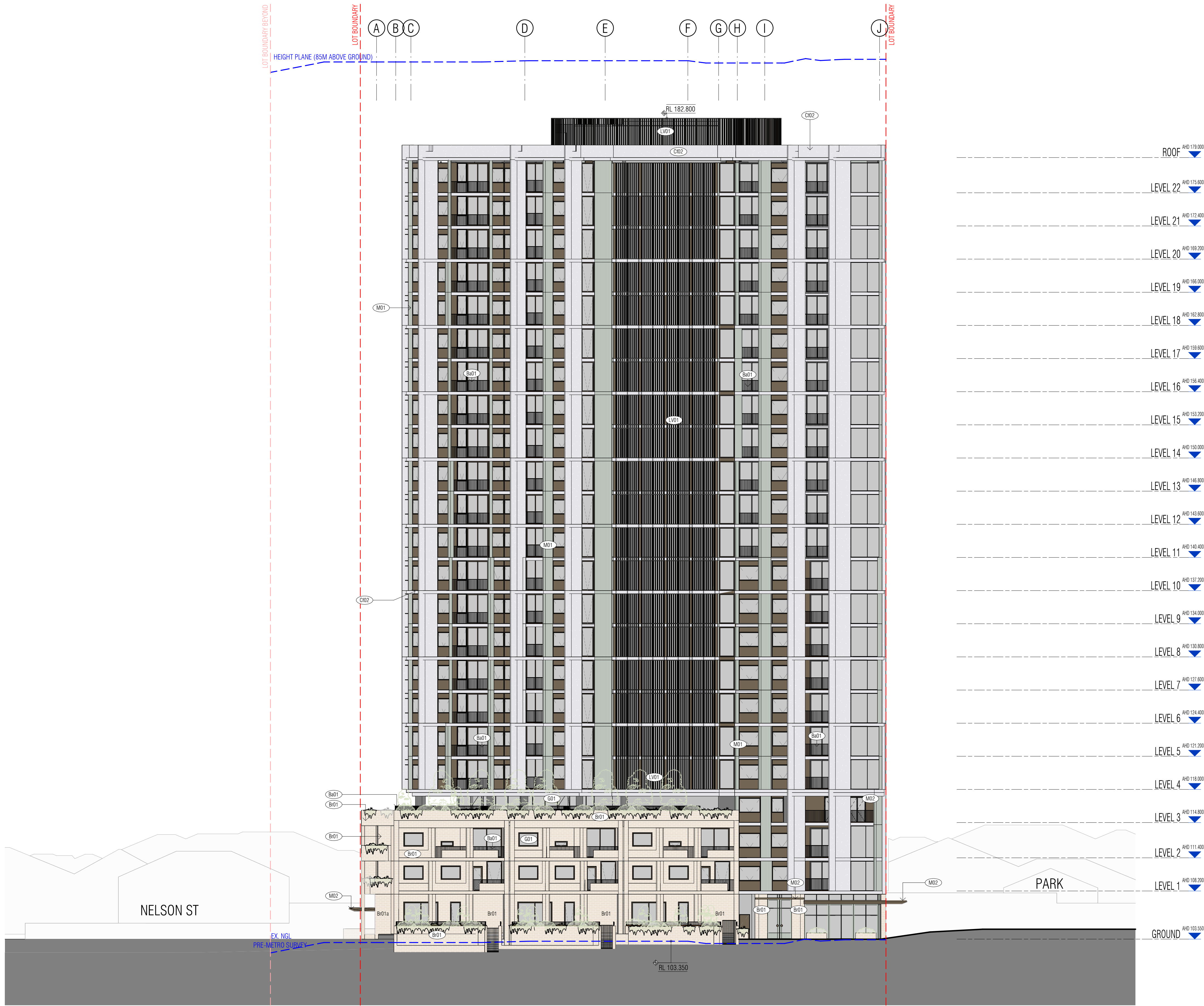
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ANTICIPATED FUTURE DEVELOPMENT

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#### EXTERIOR FINISHES LEGEND

|      |                                                                                                                |     |                                                              |
|------|----------------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B01  | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                                   | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                     | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                                   | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                                    |     |                                                              |
| C02  | PAINTED SOLID PANEL, PRECAST FINISH (OR SIMILAR)                                                               |     |                                                              |
| G01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                          |     |                                                              |
| G01  | CLEAR GLASS                                                                                                    |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVER/CLAD ALTERNATIVE SERIES CHEVRON LOUVER) |     |                                                              |

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| PROJECT                                   | CLIENT  |
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| 607 PACIFIC HIGHWAY - BTR                 | LANDCOM |
| 607 PACIFIC HIGHWAY, CHATSWOOD, NSW, 2067 |         |

| DRAWING TITLE  |
|----------------|
| WEST ELEVATION |

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| ISSUE PURPOSE |
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| 1        | SSDA LODGEMENT | 05.12.25 |

EXTERIOR FINISHES LEGEND

|      |                                                                                                           |     |                                                              |
|------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B01  | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| C02  | PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)                                                         |     |                                                              |
| C01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01  | CLEAR GLASS                                                                                               |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAIGE GREEN COLOUR (TRC - LOUVERCLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT

607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE

NORTH ELEVATION - PODIUM

CLIENT

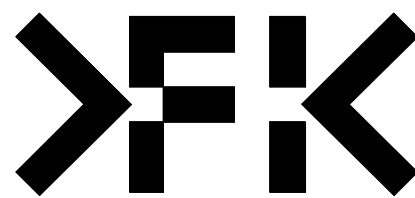
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ISSUE PURPOSE

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REV. 1

DRAWING NO. DA 204





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| 1        | SSDA LODGEMENT |
| 05.12.25 |                |

#### EXTERIOR FINISHES LEGEND

|      |                                                                                                           |     |                                                              |
|------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B01  | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | M01 | METAL FLUDED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| C02  | PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)                                                         |     |                                                              |
| G01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01  | CLEAR GLASS                                                                                               |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVER/CLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT  
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
EAST ELEVATION - PODIUM

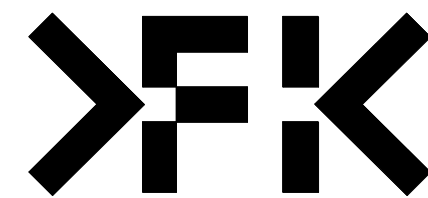
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ISSUE PURPOSE  
SSDA

REV.  
1

DRAWING NO.  
DA 205







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| 1        | SSDA LODGEMENT | 05.12.25 |

EXTERIOR FINISHES LEGEND

|      |                                                                                                           |     |                                                              |
|------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B001 | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| C02  | PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)                                                         |     |                                                              |
| C01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01  | CLEAR GLASS                                                                                               |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAGE GREEN COLOUR (TBC - LOUVER/CLAD ALUTRA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT  
607 PACIFIC HIGHWAY - BTR

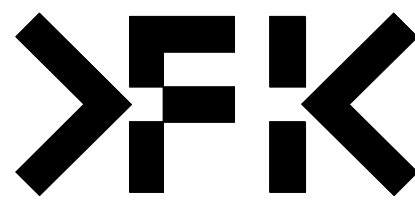
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
SOUTH ELEVATION - PODIUM

CLIENT  
LANDCOM

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REV.  
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DRAWING NO.  
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#### EXTERIOR FINISHES LEGEND

|      |                                                                                                           |     |                                                              |
|------|-----------------------------------------------------------------------------------------------------------|-----|--------------------------------------------------------------|
| B401 | METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR                                                              | M01 | METAL FLUTED CLADDING (OR SIMILAR ALTERNATIVE), GREEN COLOUR |
| B01  | SANDSTONE COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)                                                | M02 | METAL CLADDING (OR SIMILAR ALTERNATIVE), BRONZE COLOUR       |
| B01a | SANDSTONE COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)                                              | M03 | METAL STAINLESS STEEL MESH (OR SIMILAR ALTERNATIVE)          |
| B01b | SANDSTONE COLOURED HT & MISS BRICK (OR SIMILAR ALTERNATIVE)                                               |     |                                                              |
| C02  | PIGMENTED GOLD PANEL (PRECAST FINISH OR SIMILAR)                                                          |     |                                                              |
| C01  | OFF FORM CONCRETE FINISH (OR SIMILAR)                                                                     |     |                                                              |
| G01  | CLEAR GLASS                                                                                               |     |                                                              |
| L01  | VERTICAL METALLIC LOUVER (OR SIMILAR), SAIGE GREEN COLOUR (TBC - LOUVER/CLAD ALUMA SERIES CHEVRON LOUVER) |     |                                                              |

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PROJECT  
607 PACIFIC HIGHWAY - BTR

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
WEST ELEVATION - PODIUM

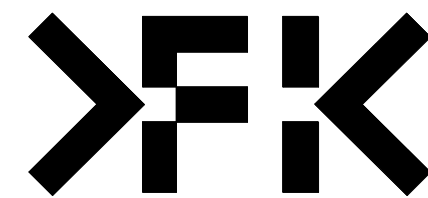
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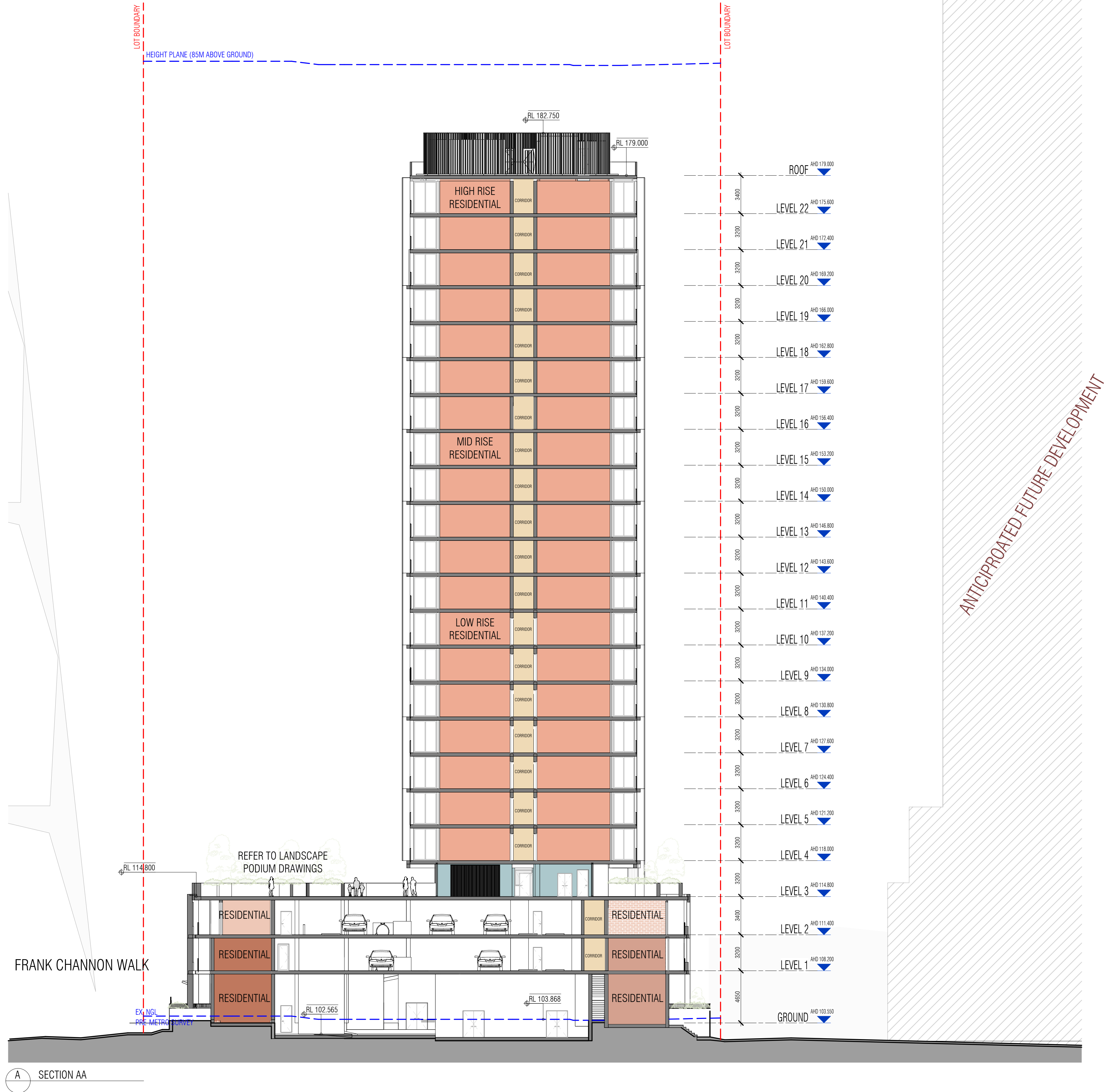
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**PROJECT**  
607 PACIFIC HIGHWAY - BTR

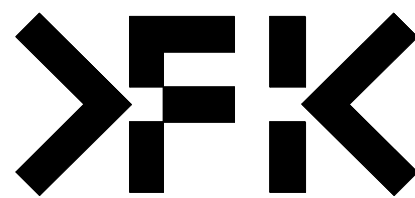
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NSW, 2067

**DRAWING TITLE**  
SECTIONS

**CLIENT**  
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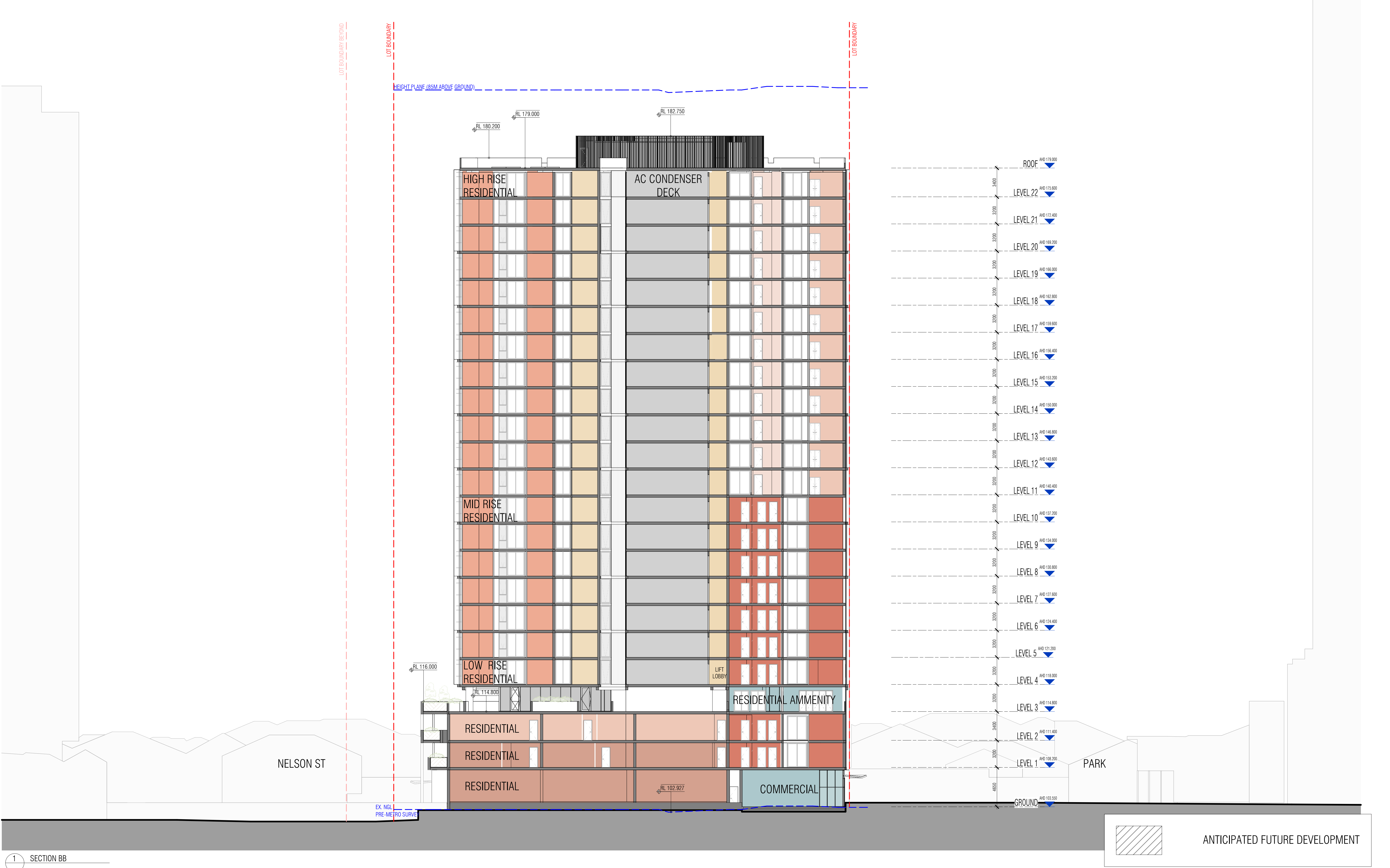
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**ISSUE PURPOSE**  
SSDA



**REV.**  
1  
**DRAWING NO.**  
DA 250





1 SECTION BB





1 LONG SECTION NORTH SOUTH\_PODIUM

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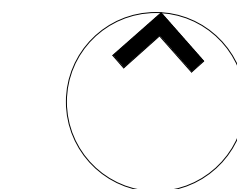
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**PROJECT**  
607 PACIFIC HIGHWAY - BTR

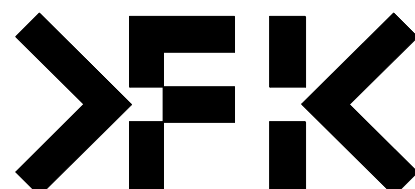
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**DRAWING TITLE**  
PODIUM SECTIONS

**CLIENT**  
LANDCOM

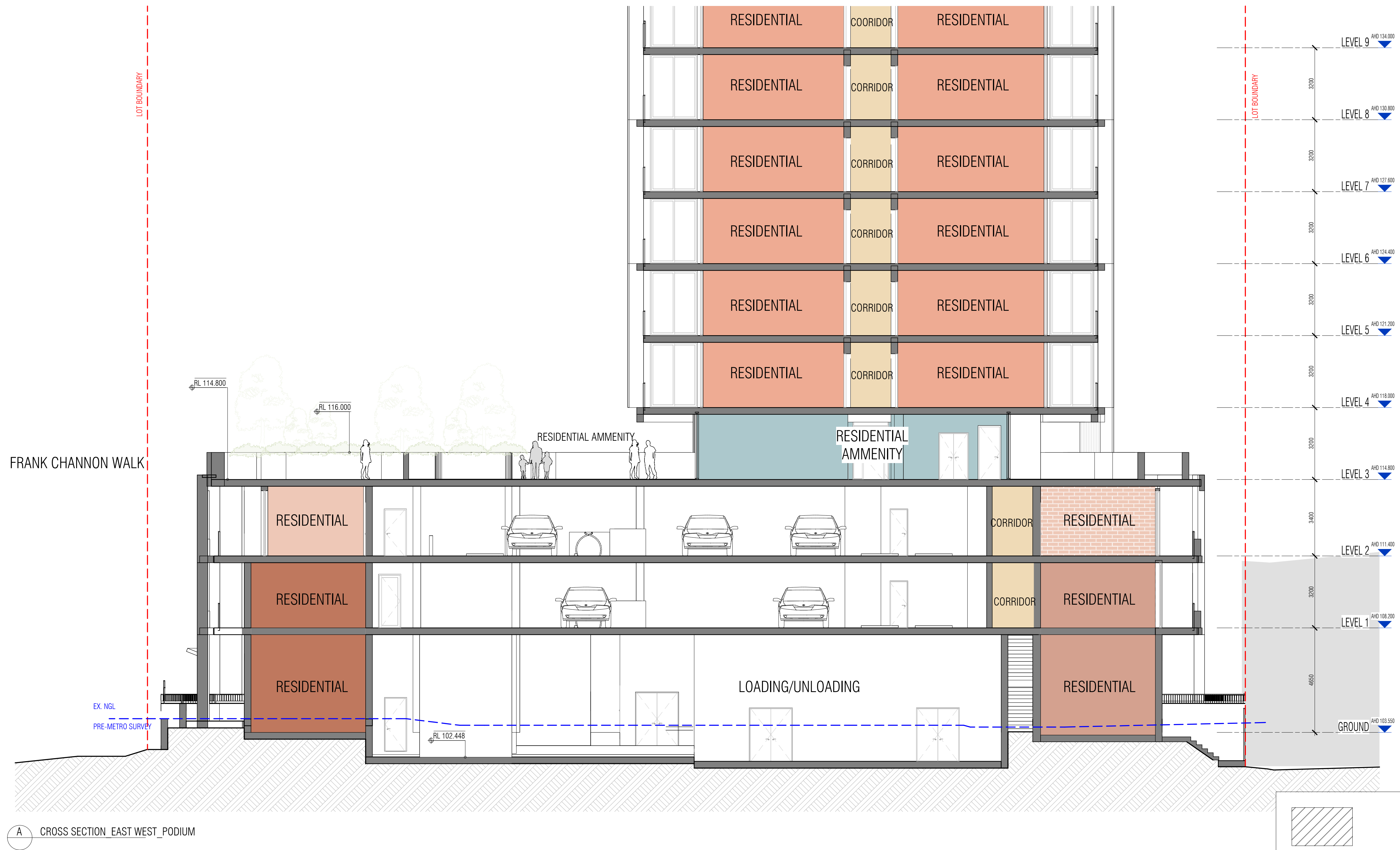
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**ISSUE PURPOSE**  
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**REV.**  
1  
**DRAWING NO.**  
DA 252





A CROSS SECTION EAST WEST PODIUM

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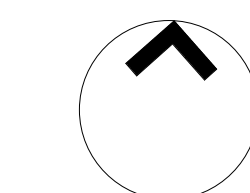
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| 1        | SSDA LODGEMENT | 05.12.25 |

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| DRAWN | CHECKED | DATE     | JOB NO. |
| RG/AK | TP/RM   | 05.12.25 | 25053   |



SCALE  
As indicated @A1

**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
PODIUM SECTIONS

**CLIENT**  
LANDCOM

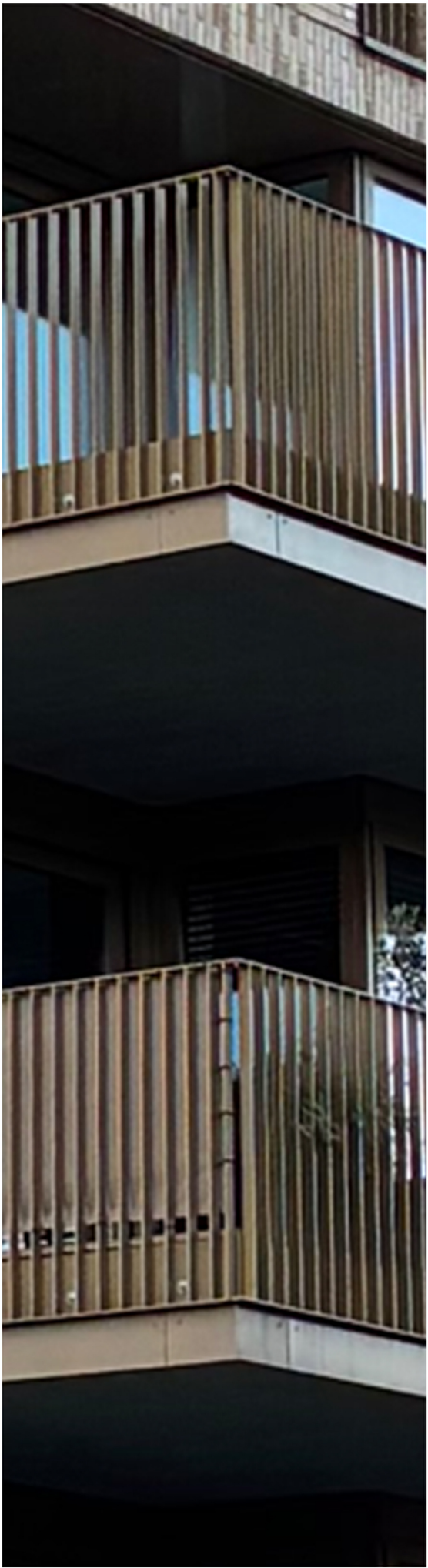
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NEW SOUTH WALES 2000 AUSTRALIA  
TELEPHONE: +61 2 8216 3500  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
SSDA



**REV.**  
1  
**DRAWING NO.**  
DA 253





Ba01



B01

B01a

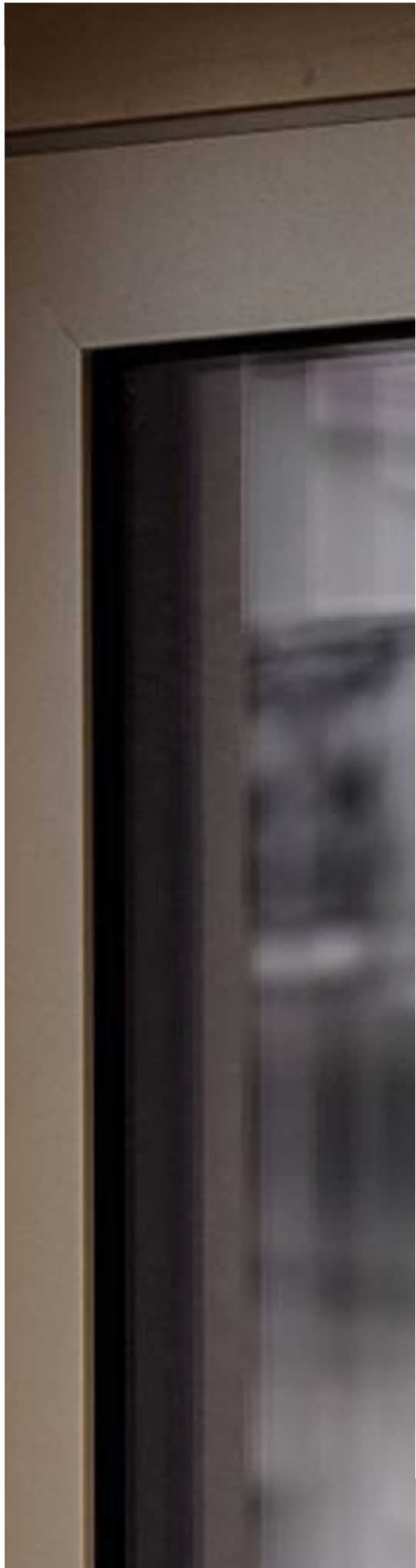
B01b



CD1



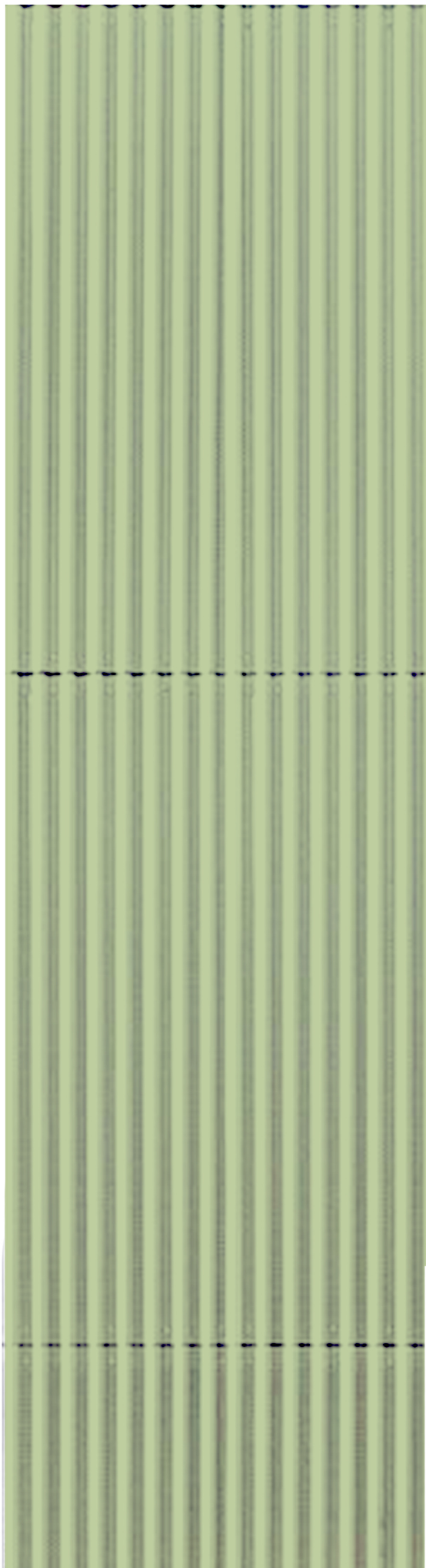
CD2



G01



M02



M01



M03



Lv01

EXTERIOR FINISHES LEGEND

- Ba01 METAL BALUSTRADE (OR SIMILAR), BRONZE COLOUR

B01 SANDSTONE-COLOURED STANDARD BRICK (OR SIMILAR ALTERNATIVE)

B01a SANDSTONE-COLOURED IN AND OUT BRICK (OR SIMILAR ALTERNATIVE)

B01b SANDSTONE-COLOURED HIT & MISS BRICK (OR SIMILAR ALTERNATIVE)

CD2 PIGMENTED SOLID PANEL (PRECAST FINISH OR SIMILAR)

CD1 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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|       |  |                |  |          |  |                                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                     |  |                                      |  |                                                            |  |                                                                                                                                                                                 |  |                                                                                       |  |
|-------|--|----------------|--|----------|--|---------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--------------------------------------|--|------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------|--|
| UNION |  | SSDA LODGEMENT |  | 05.12.25 |  | QUALITY ASSURANCE<br>(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)                                                         |  | NOTES                                                                                                                                                                                                                                                                                                                                               |  | PROJECT<br>607 PACIFIC HIGHWAY - BTR |  | CLIENT<br>LANDCOM                                          |  | FK<br>WWW.FKAUSTRALIA.COM<br>L21, 259 GEORGE STREET, SYDNEY<br>NEW SOUTH WALES 2000 AUSTRALIA<br>TELEPHONE: +61 2 8216 3500<br>FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032 |  |  |  |
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|       |  |                |  |          |  |                                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                     |  |                                      |  | DRAWING TITLE<br>SCHEDULE OF COLOURS, MATERIALS & FINISHES |  | ISSUE PURPOSE<br>SSDA                                                                                                                                                           |  | REV.<br>1                                                                             |  |
|       |  |                |  |          |  |                                                                                                                           |  |                                                                                                                                                                                                                                                                                                                                                     |  |                                      |  |                                                            |  |                                                                                                                                                                                 |  | DRAWING NO.<br>DA 300                                                                 |  |





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REVISION

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|---|----------------|----------|

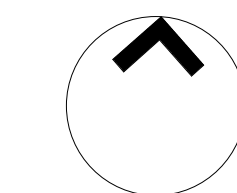
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| EC    | TP/RM   | 05.12.25 | 25053   |



SCALE  
@A1

PROJECT  
607 PACIFIC HIGHWAY - BTR

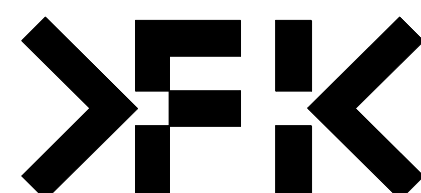
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
RENDERS

CLIENT  
LANDCOM

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NEW SOUTH WALES 2000 AUSTRALIA  
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ISSUE PURPOSE  
SSDA



|      |             |
|------|-------------|
| REV. | DRAWING NO. |
| 1    | DA 310      |





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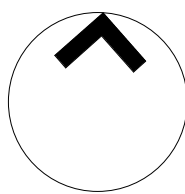
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|---|----------------|----------|
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| EC    | TP/RM   | 05.12.25 | 25053   | @A1   |



**PROJECT**  
607 PACIFIC HIGHWAY - BTR

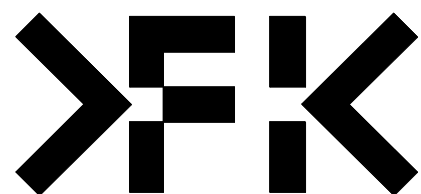
**CLIENT**  
LANDCOM

607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

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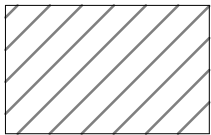
**ISSUE PURPOSE**  
SSDA



**REV.**  
1

**DRAWING NO.**  
DA 311





ANTICIPATED FUTURE DEVELOPMENT

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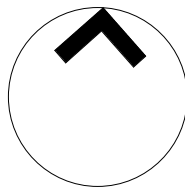
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| EC    | TP/RM   | 05.12.25 | 25053   | 1 : 200 @A1 |



**PROJECT**  
607 PACIFIC HIGHWAY - BTR

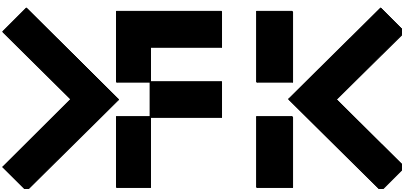
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

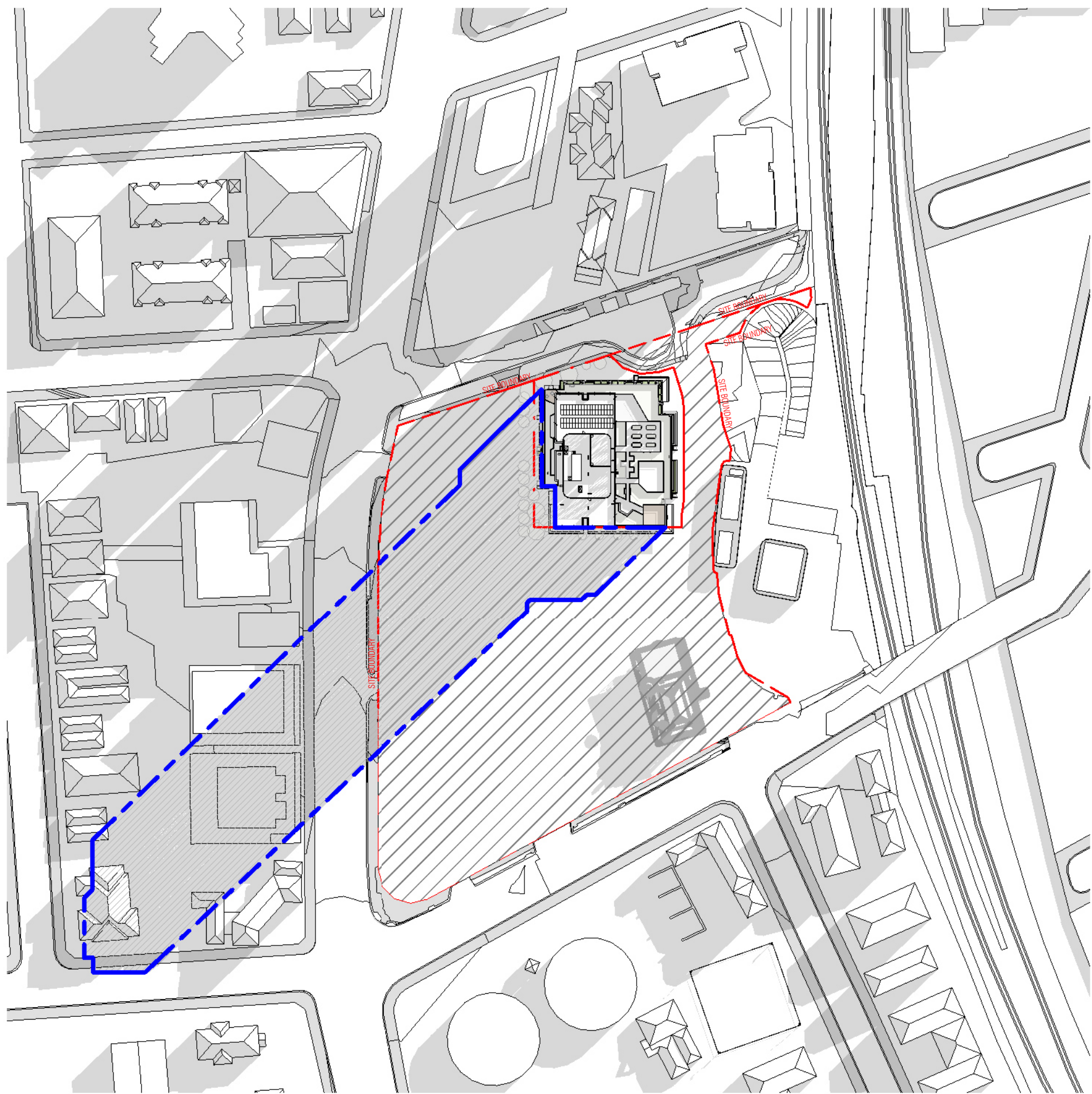
**ISSUE PURPOSE**  
SSDA



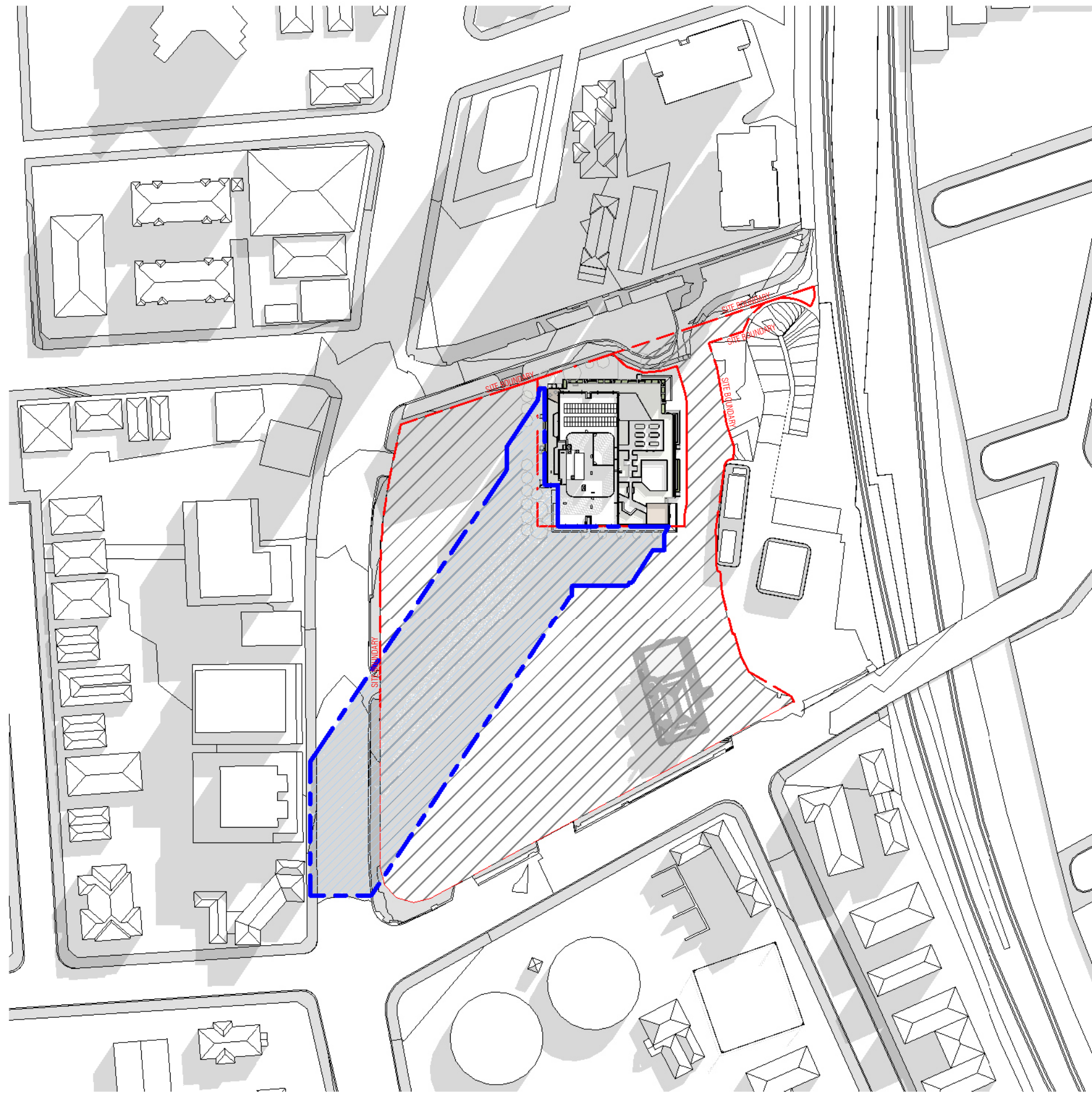
**REV.**  
1

**DRAWING NO.**  
DA 312

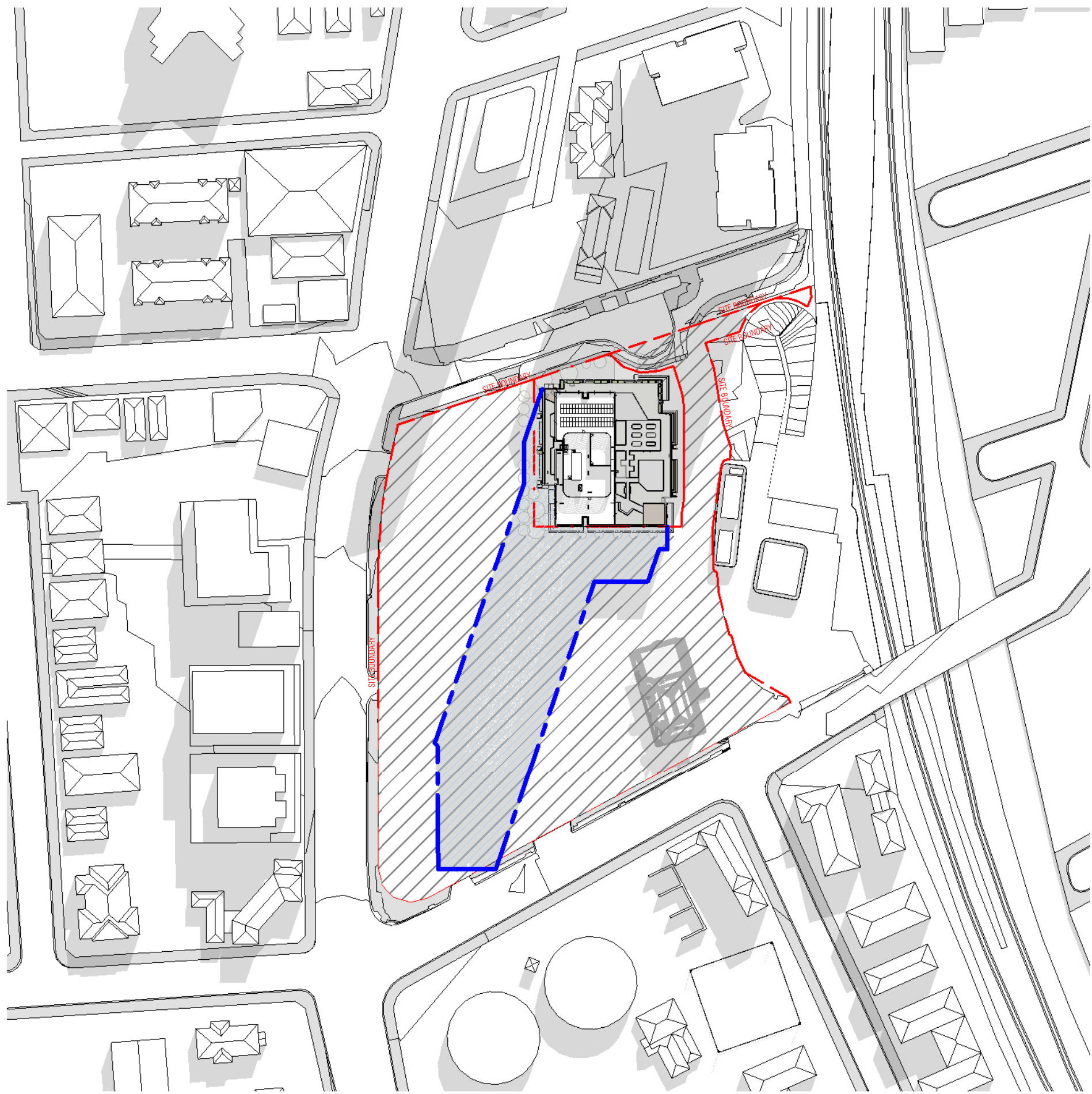




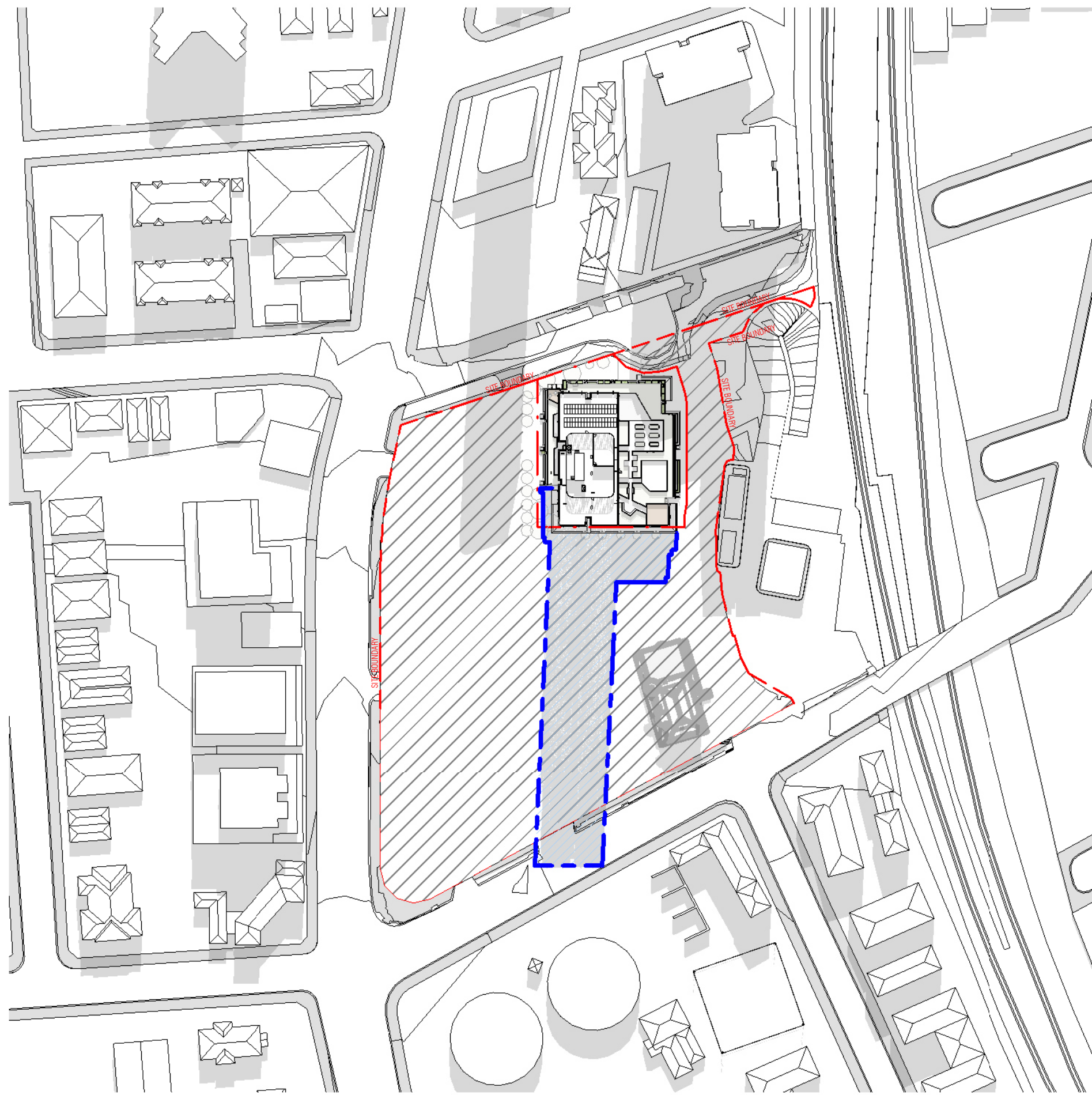
1 Shadow Diagram 21ST JUNE 0900



2 Shadow Diagram 21ST JUNE 1000



3 Shadow Diagram 21ST JUNE 1100



4 Shadow Diagram 21ST JUNE 1200

#### LEGEND

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

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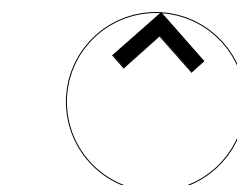
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| 1        | SSDA LODGEMENT | 05.12.25 |

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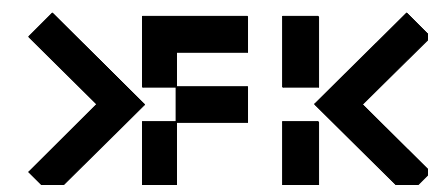
**PROJECT**  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

**DRAWING TITLE**  
SHADOW DIAGRAMS - JUN 21

**CLIENT**  
LANDCOM

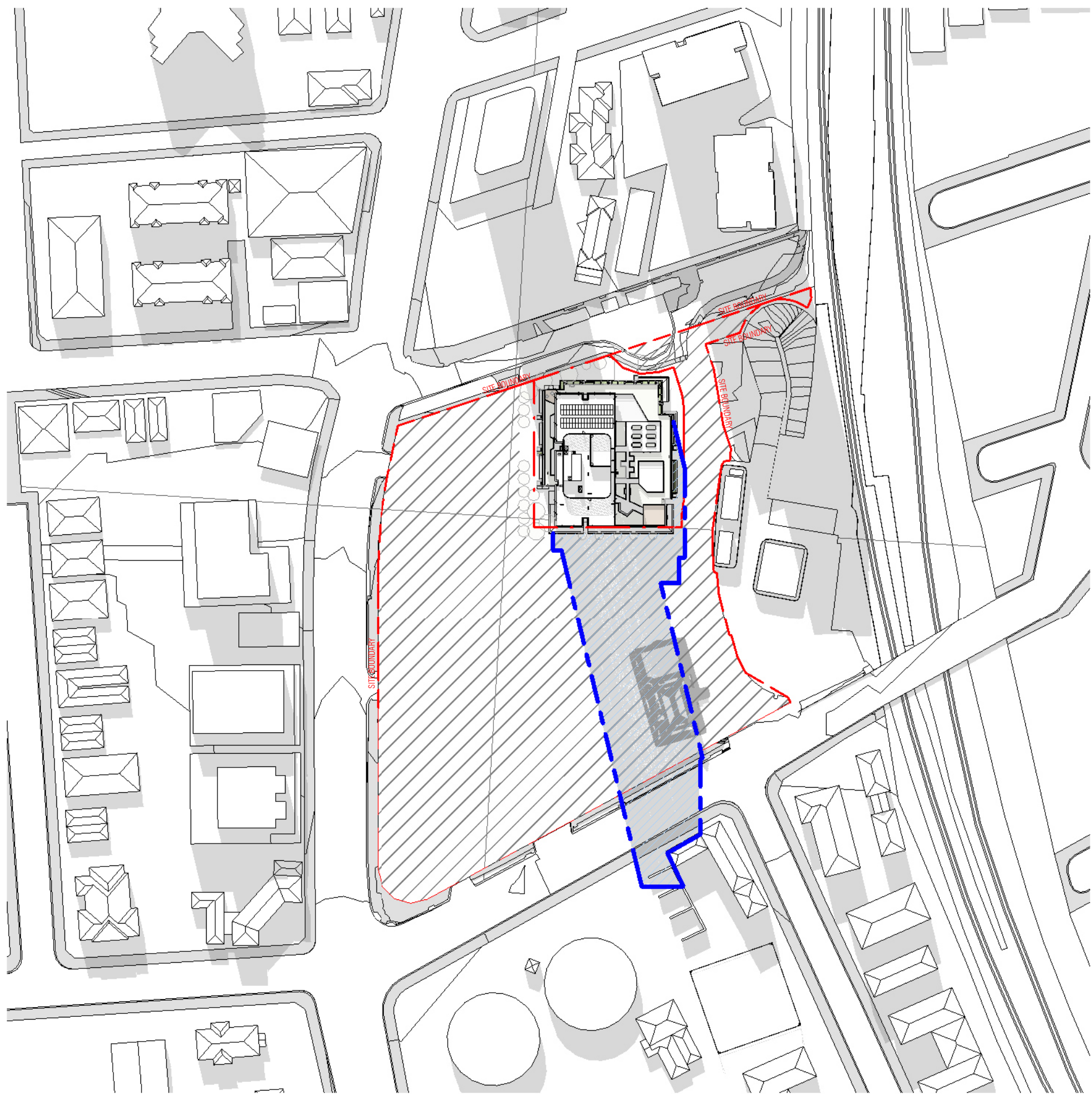
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**ISSUE PURPOSE**

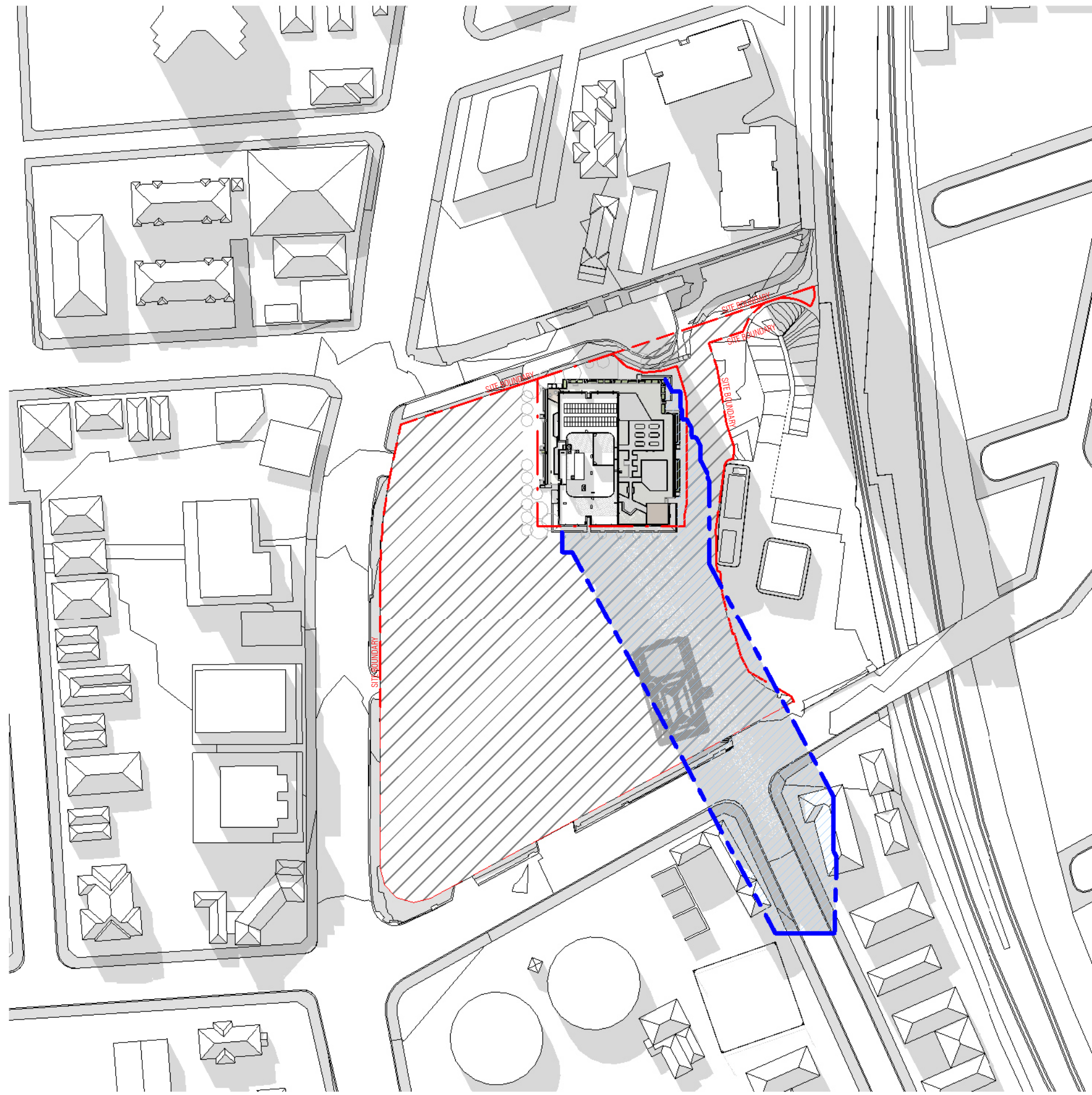


**REV.**  
1  
**DRAWING NO.**  
DA 400

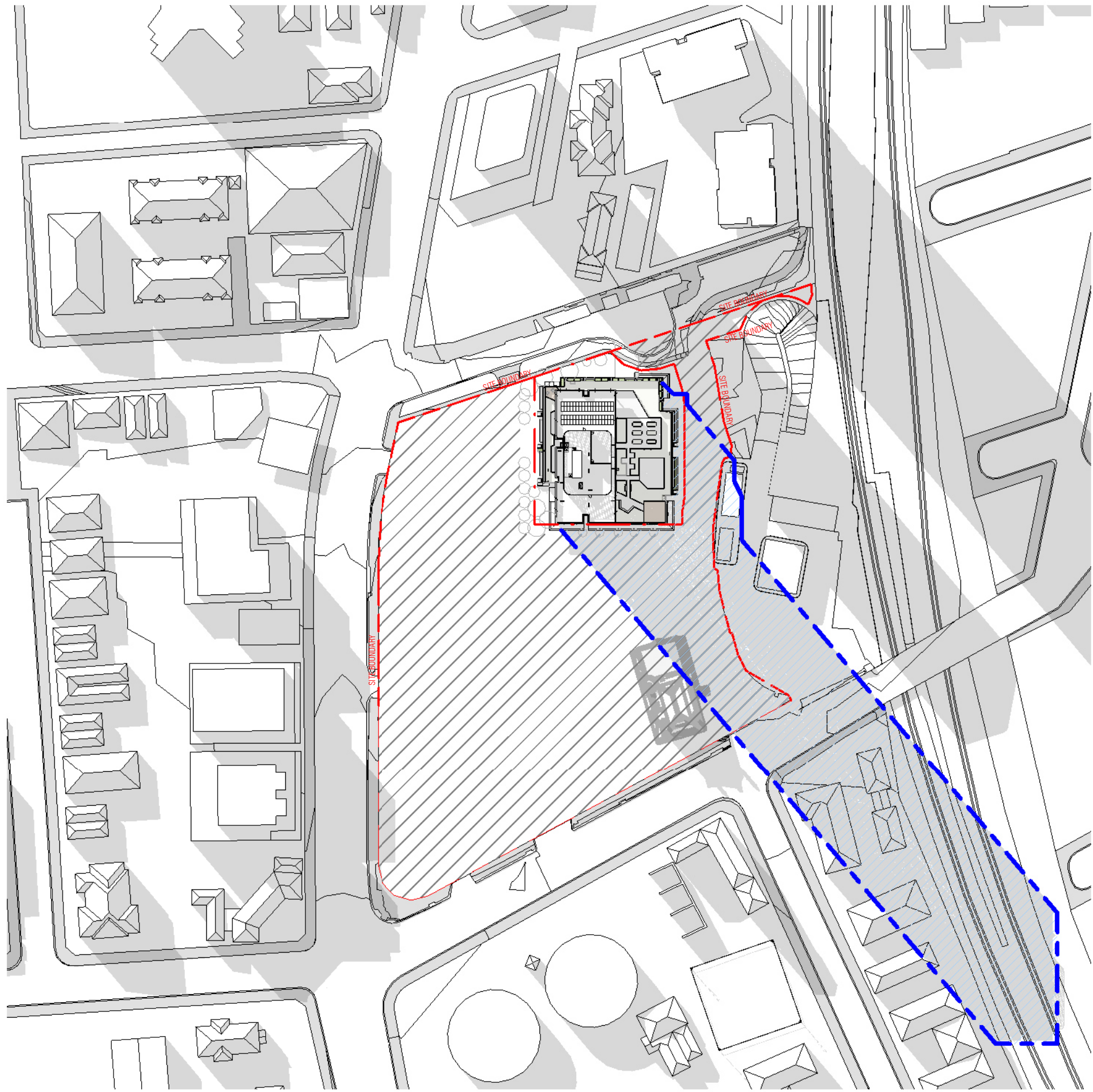




3 Shadow Diagram 21ST JUNE 1300



2 Shadow Diagram 21ST JUNE 1400



1 Shadow Diagram 21ST JUNE 1500

LEGEND

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

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

PROJECT  
607 PACIFIC HIGHWAY - BTR  
  
607 PACIFIC HIGHWAY, CHATSWOOD,  
NSW, 2067

DRAWING TITLE  
SHADOW DIAGRAMS - JUN 21

CLIENT  
LANDCOM

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TELEPHONE: +61 2 8216 3500  
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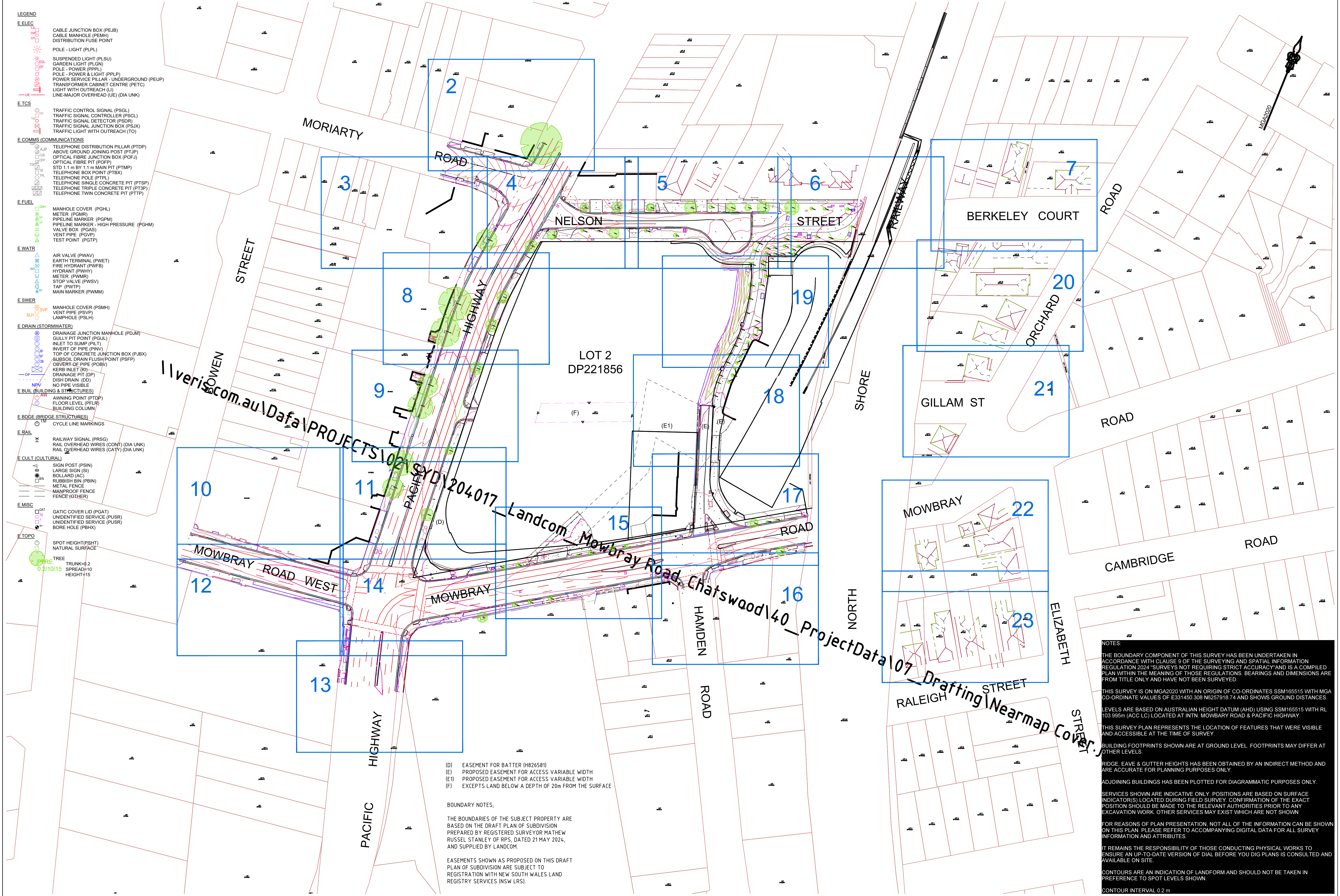
ISSUE PURPOSE  
SSDA

REV. 1  
DRAWING NO. DA 401



# Appendix B - Site Survey





- (D) EASEMENT FOR BATTER (H826581)
- (E) PROPOSED EASEMENT FOR ACCESS VARIABLE WIDTH
- (E1) PROPOSED EASEMENT FOR ACCESS VARIABLE WIDTH
- (F) EXCEPTS LAND BELOW A DEPTH OF 20m FROM THE SURFACE

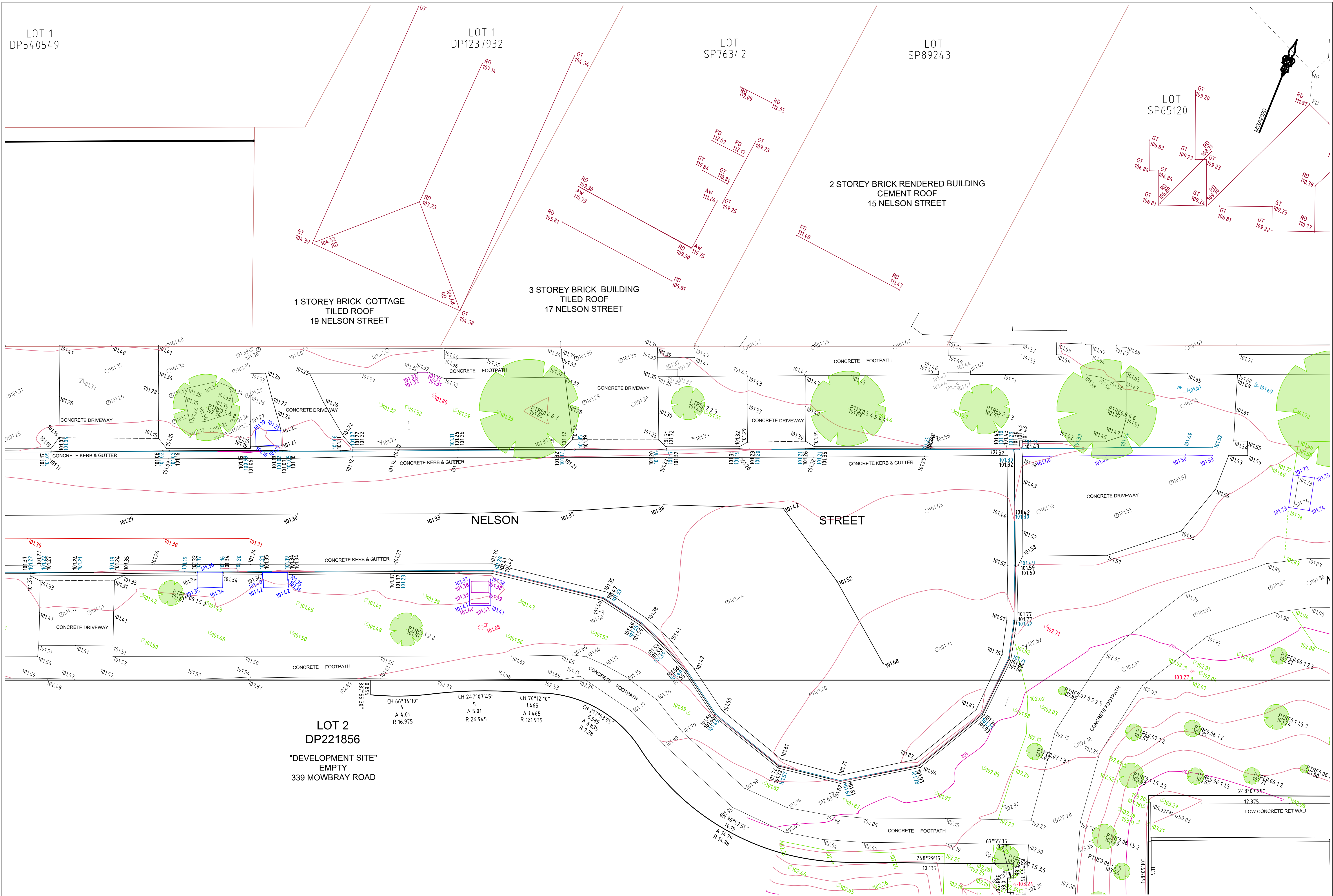
BOUNDARY NOTES:  
THE BOUNDARIES OF THE SUBJECT PROPERTY ARE BASED ON THE DRAFT PLAN OF SUBDIVISION PREPARED BY REGISTERED SURVEYOR MATHEW RUSSEL STANLEY OF RPS, DATED 21 MAY 2024, AND SUPPLIED BY LANDCOM.

EASEMENTS SHOWN AS PROPOSED ON THIS DRAFT PLAN OF SUBDIVISION ARE SUBJECT TO REGISTRATION WITH NEW SOUTH WALES LAND REGISTRY SERVICES (NSW LRS).

NOTES:  
THE BOUNDARY COMPONENT OF THIS SURVEY HAS BEEN UNDERTAKEN IN ACCORDANCE WITH CLAUSE 9 OF THE SURVEYING AND SPATIAL INFORMATION REGULATION 2024 "SURVEYS NOT REQUIRING STRICT ACCURACY" AND IS A COMPILED PLAN WITHIN THE MEANING OF THOSE REGULATIONS. BEARINGS AND DIMENSIONS ARE FROM TITLE ONLY AND HAVE NOT BEEN SURVEYED.  
THIS SURVEY IS ON MGA2020 WITH AN ORIGIN OF CO-ORDINATES SSM165515 WITH MGA CO-ORDINATE VALUES OF E331450.308 N6257918.74 AND SHOWS GROUND DISTANCES.  
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING SSM165515 WITH RL 103.995m (ACC LC) LOCATED AT INTN. MOWBRAY ROAD & PACIFIC HIGHWAY.  
THIS SURVEY PLAN REPRESENTS THE LOCATION OF FEATURES THAT WERE VISIBLE AND ACCESSIBLE AT THE TIME OF SURVEY.  
BUILDING FOOTPRINTS SHOWN ARE AT GROUND LEVEL. FOOTPRINTS MAY DIFFER AT OTHER LEVELS.  
RIDGE, EAVE & GUTTER HEIGHTS HAS BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.  
ADJOINING BUILDINGS HAS BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY.  
SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE TO THE RELEVANT AUTHORITIES PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.  
FOR REASONS OF PLAN PRESENTATION, NOT ALL OF THE INFORMATION CAN BE SHOWN ON THIS PLAN. PLEASE REFER TO ACCOMPANYING DIGITAL DATA FOR ALL SURVEY INFORMATION AND ATTRIBUTES.  
IT REMAINS THE RESPONSIBILITY OF THOSE CONDUCTING PHYSICAL WORKS TO ENSURE AN UP-TO-DATE VERSION OF DIAL BEFORE YOU DIG PLANS IS CONSULTED AND AVAILABLE ON SITE.  
CONTOURS ARE AN INDICATION OF LANDFORM AND SHOULD NOT BE TAKEN IN PREFERENCE TO SPOT LEVELS SHOWN.  
CONTOUR INTERVAL 0.2 m

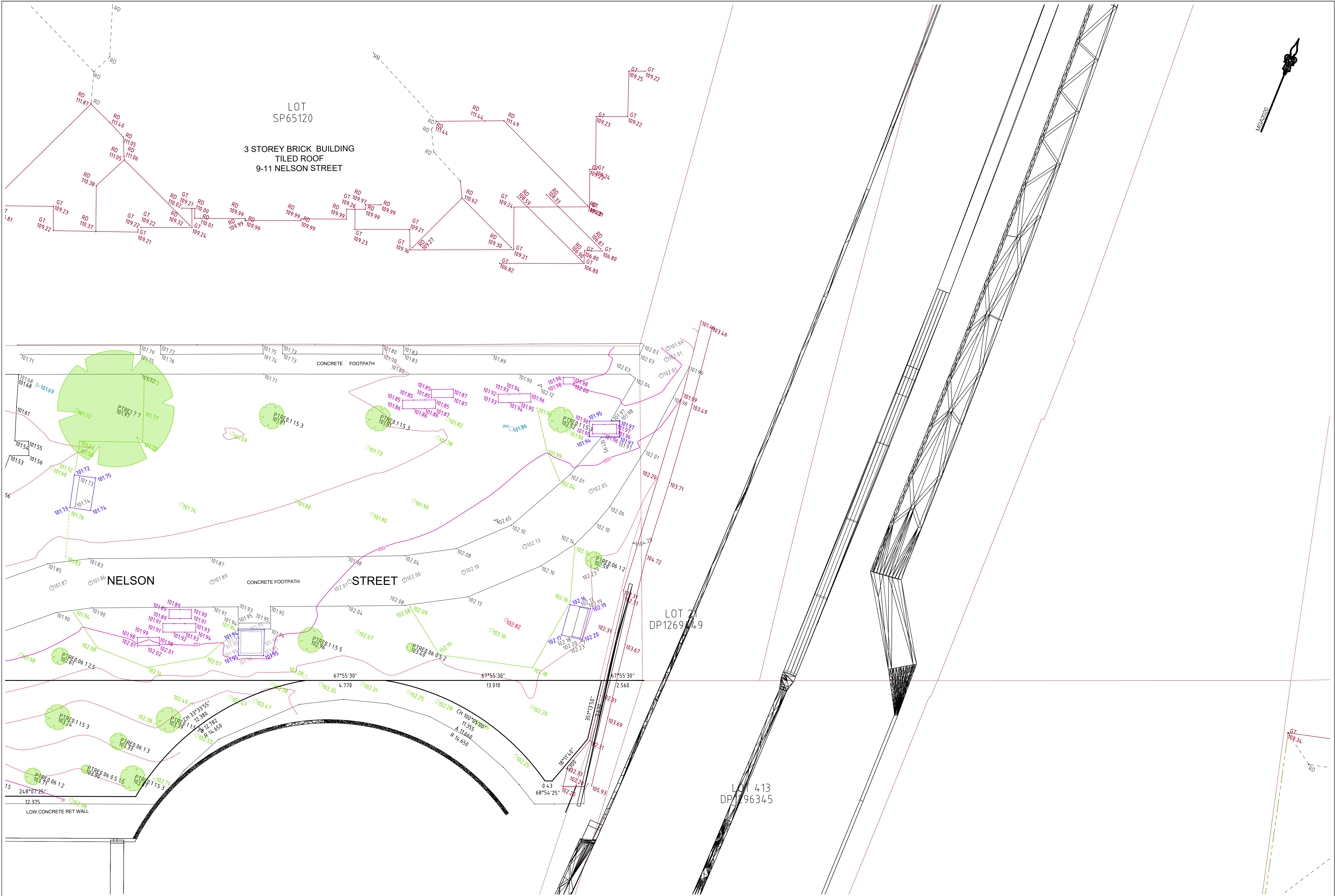
|                                                                                                                                                                                                                                                                     |       |                                  |            |        |        |         |               |                                |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------|------------|--------|--------|---------|---------------|--------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <div>veris</div> <div>Head Office (NSW)<br/>Suite 604, Level 6, 45 Jones Street,<br/>Ultimo, NSW, 2007.<br/>PO Box 1807<br/>Strawberry Hills, NSW, 1012.<br/><br/>T: (02) 9052 4200<br/>E: sydney@veris.com.au<br/>W: www.veris.com.au<br/>ABN 53 615 735 727</div> | ISSUE | AMENDMENT                        | DATE       | LEGEND | CLIENT | PROJECT | DRAWING TITLE | QUALITY ASSURANCE              |  |  | THIS DOCUMENT IS BOTH ELECTRONIC AND HARD COPY. IT IS CONFIDENTIAL AND REMAINS THE PROPERTY OF VERIS. ANY REPRODUCTION OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN APPROVAL OF VERIS.<br><br>COMPLETION OF QUALITY ASSURANCE IS EVIDENCE THAT THE SURVEY WORKING CONDITIONS AND THE DRAFTING HAVE BEEN VERIFIED AS CONFORMING WITH THE REQUIREMENTS OF THE QUALITY PLAN WHERE THE QUALITY ASSURANCE IS FULFILLED. ALL INFORMATION ON THE DRAWING IS PROVIDED FOR PRELIMINARY PURPOSES ONLY AND IS UNCORRECTED. | Date of Survey: 06/2025<br>Datum: AHD<br>Scale: 1: 800<br>Job Number: 204017_DET_REV.F<br>Drawing Number / Issue: 0001 / F | Date of Plan: 08/10/25<br>Co-ords: MGA2020<br>(Original size A1)<br>Sheet 1 of 25 |
|                                                                                                                                                                                                                                                                     | F     | BOUNDARIES & TUNNEL INFO UPDATED | 08/10/25   |        |        |         |               | Surveyor: TJ / TW              |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |
|                                                                                                                                                                                                                                                                     | E     | BROADCAST TOWER ADDED            | 25/09/2025 |        |        |         |               | Drawn: BN                      |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |
|                                                                                                                                                                                                                                                                     | D     | INITIAL ISSUE                    | 30/07/2025 |        |        |         |               | Checked by: SP Date: 29/07/25  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |
|                                                                                                                                                                                                                                                                     | C     | PRE FINAL SURVEY SURFACE         | 28/07/2025 |        |        |         |               | Approved by: AR Date: 30/07/25 |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |
|                                                                                                                                                                                                                                                                     | B     | ADDITIONAL SURVEY ADDED          | 27/06/2025 |        |        |         |               |                                |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                            |                                                                                   |

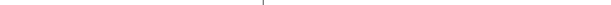




|                                                                                                                                                                                                                                                                      |       |                                  |            |        |        |                                                           |                         |                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------|------------|--------|--------|-----------------------------------------------------------|-------------------------|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
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|                                                                                                                                                                                                                                                                      | F     | BOUNDARIES & TUNNEL INFO UPDATED | 08/10/25   |        |        | 339 MOWBRAY ROAD,<br>CHATSWOOD<br>BEING LOT 2 IN DP221896 | DETAIL AND LEVEL SURVEY | Surveyor: TJ / TW              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                      | E     | BROADCAST TOWER ADDED            | 25/09/2025 |        |        |                                                           |                         | Drawn: BN                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                      | D     | INITIAL ISSUE                    | 30/07/2025 |        |        |                                                           |                         | Checked by: SP Date: 29/07/25  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                      | C     | PRE FINAL SURVEY SURFACE         | 28/07/2025 |        |        |                                                           |                         | Approved by: AR Date: 30/07/25 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |





|                                                                                                                                                                                                                                                                                                                    |       |                                  |            |                            |                                                                                       |                                                           |                         |                      |                                                                                                                                                                                                                 |                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|----------------------------------|------------|----------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------|-------------------------|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
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|                                                                                                                                                                                                                                                                                                                    | F     | BOUNDARIES & TUNNEL INFO UPDATED | 08/10/25   |                            |  | 339 MOWBRAY ROAD,<br>CHATSWOOD<br>BEING LOT 2 IN DP221896 | DETAIL AND LEVEL SURVEY | Surveyor: TJ / TW    | Date of Survey: 06/2025                                                                                                                                                                                         | Date of Plan: 08/10/25 |
|                                                                                                                                                                                                                                                                                                                    | E     | BROADCAST TOWER ADDED            | 25/09/2025 | Drawn: BN                  |                                                                                       |                                                           |                         | Datum: AHD           | Co-ords: MGA2020                                                                                                                                                                                                |                        |
|                                                                                                                                                                                                                                                                                                                    | D     | INITIAL ISSUE                    | 30/07/2025 | Checked by: SP             |                                                                                       |                                                           |                         | Date: 29/07/25       | Scale: 1: 100                                                                                                                                                                                                   |                        |
|                                                                                                                                                                                                                                                                                                                    | C     | PRE FINAL SURVEY SURFACE         | 28/07/2025 | Approved by: AR            |                                                                                       |                                                           |                         | Date: 30/07/25       | Original size A1                                                                                                                                                                                                |                        |
|                                                                                                                                                                                                                                                                                                                    | B     | ADDITIONAL SURVEY ADDED          | 27/06/2025 | COPYRIGHT ©                |                                                                                       |                                                           |                         |                      |                                                                                                                                                                                                                 |                        |
|                                                                                                                                                                                                                                                                                                                    |       |                                  |            | Cad ref : 204017_DET_REV.F |                                                                                       |                                                           |                         | Sheet 6 of 25        |                                                                                                                                                                                                                 |                        |
| COMPLETION OF QUALITY ASSURANCE IS EVIDENCE THAT THE SURVEY WORKS UNDERWENT AND THE DRAWING HAVE BEEN REVIEWED AND CONFORMED WITH THE REQUIREMENTS OF THE QUALITY PLAN. WHERE THE QUALITY ASSURANCE IS INCOMPLETE, ALL INFORMATION ON THIS DRAWING IS INTENDED FOR PRELIMINARY PURPOSES ONLY. AS IT IS INCOMPLETE. |       |                                  |            |                            |                                                                                       |                                                           |                         | JOB NUMBER<br>204017 | DRAWING NUMBER / ISSUE<br>0001 / F                                                                                                                                                                              |                        |





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| ISSUE | AMENDMENT                        | DATE       | LEGEND |
|-------|----------------------------------|------------|--------|
| F     | BOUNDARIES & TUNNEL INFO UPDATED | 08/10/25   |        |
| E     | BROADCAST TOWER ADDED            | 25/09/2025 |        |
| D     | INITIAL ISSUE                    | 30/07/2025 |        |
| C     | PRE FINAL SURVEY SURFACE         | 28/07/2025 |        |
| B     | ADDITIONAL SURVEY ADDED          | 27/06/2025 |        |

LEGEND

CLIENT

PROJECT

339 MOWBRAY ROAD,  
CHATSWOOD  
BEING LOT 2 IN DP221856

DRAWING TITLE

DETAIL AND LEVEL SURVEY

QUALITY ASSURANCE

|              |          |
|--------------|----------|
| Surveyor:    | TJ / TW  |
| Drawn:       | BN       |
| Checked by:  | SP       |
| Approved by: | AR       |
| Date:        | 29/07/25 |
| Date:        | 30/07/25 |

|                                                                                                                                                                                                                 |                         |                        |
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| COPYRIGHT ©                                                                                                                                                                                                     | Datum: AHD              | Co-ords: MGA2020       |
| Cad ref: 204017_DET_REV.F                                                                                                                                                                                       | Scale: 1: 100           | (Original size A1)     |
| JOB NUMBER                                                                                                                                                                                                      | DRAWING NUMBER / ISSUE  | Sheet 19 of 25         |
| 204017                                                                                                                                                                                                          | 0001 / F                |                        |



# Appendix C - Civil Plans



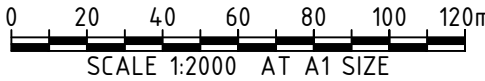
# CHATSWOOD 'DIVE SITE' – BTR

## 607 PACIFIC HIGHWAY, CHATSWOOD 2067

LGA: WILLOUGHBY CITY COUNCIL  
DEVELOPMENT APPLICATION ISSUE



| DRAWING INDEX  |                                              |
|----------------|----------------------------------------------|
| DRAWING NUMBER | DRAWING TITLE                                |
| CI-0000        | COVER SHEET, LOCALITY PLAN AND DRAWING INDEX |
| CI-0110        | EROSION AND SEDIMENT CONTROL PLAN            |
| CI-0120        | EROSION AND SEDIMENT CONTROL DETAILS         |
| CI-0310        | SITEWORKS PLAN                               |
| CI-0320        | STORMWATER CATCHMENT PLAN                    |
| CI-0380        | STORMWATER DETAILS                           |
| CI-0400        | STORMWATER OSD PLAN                          |
| CI-0410        | STORMWATER OSD DETAILS                       |
| CI-0530        | LONGITUDINAL SECTION – DRIVEWAY              |



| REV       | DATE     | DESCRIPTION         | REV       | DATE | DESCRIPTION |
|-----------|----------|---------------------|-----------|------|-------------|
| A         | 12.11.25 | ISSUED FOR APPROVAL | SH        |      |             |
| REV       |          | DATE                | REV       |      | DATE        |
| REVISIONS |          |                     | REVISIONS |      |             |

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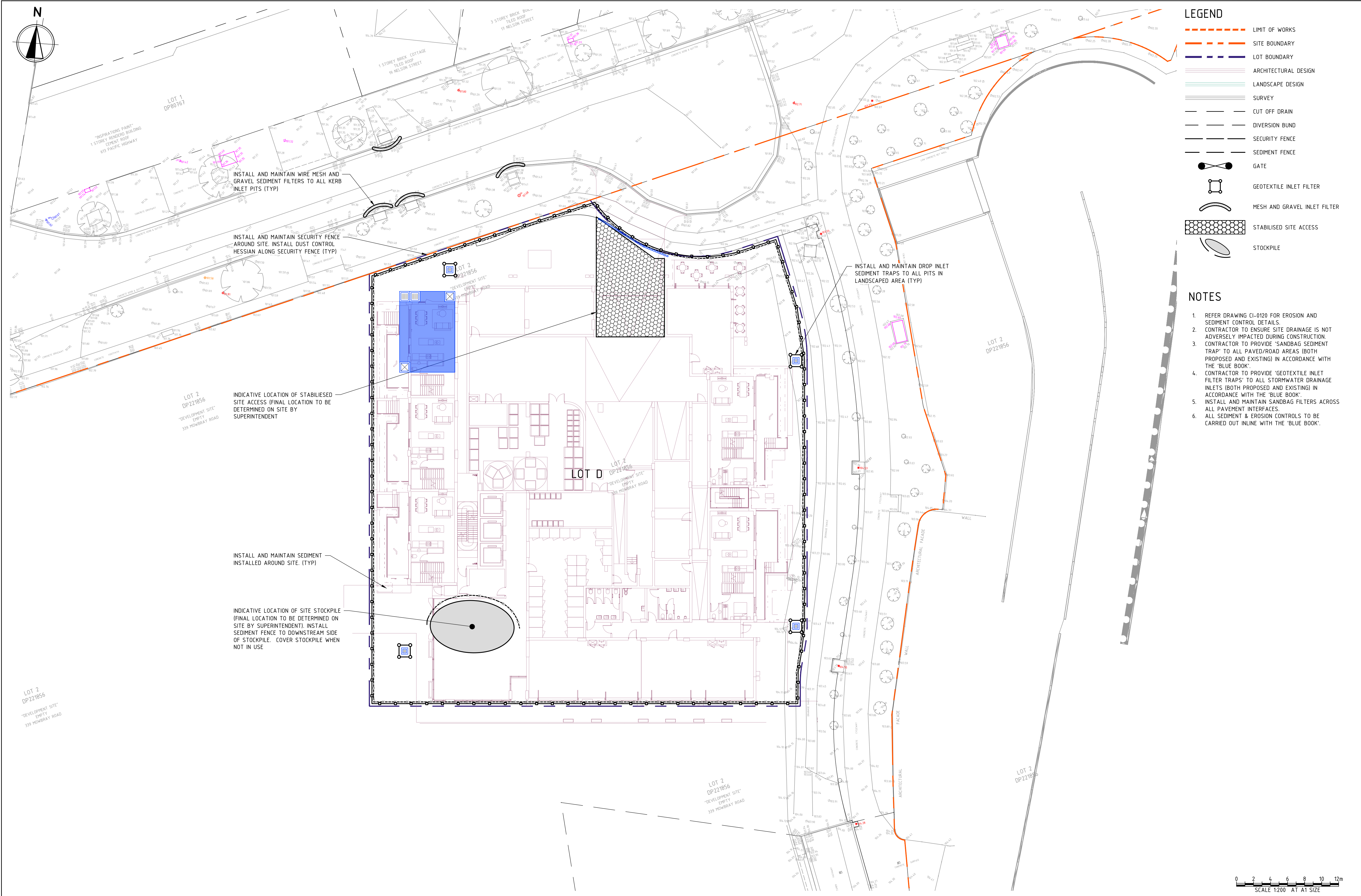
**Sydney Office—**  
L2, 8 Windmill St, Sydney NSW 2000  
P / +61 2 9770 3300  
E / info@bgeeng.com  
bgeeng.com—

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| PROJECT                                         |
| 607 PACIFIC HIGHWAY – BTR<br>CHATSWOOD NSW 2067 |

|                                                                     |                    |               |               |
|---------------------------------------------------------------------|--------------------|---------------|---------------|
| STATUS<br>ISSUED FOR INFORMATION<br>NOT TO BE USED FOR CONSTRUCTION |                    |               |               |
| DRAWN<br>CMM                                                        | DESIGNED<br>SM     | CHECKED<br>SM | APPROVED<br>- |
| DATUM<br>AHD                                                        | GRID<br>GDA2020-56 | SCALE<br>NTS  | AT A1 SIZE    |

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| TITLE<br>COVER SHEET,<br>LOCALITY PLAN<br>AND DRAWING INDEX |                        |          |
| PROJECT No.<br>S25162                                       | DRAWING No.<br>CI-0000 | REV<br>A |





LEGEND

LIMIT OF WORKS

SITE BOUNDARY

LOT BOUNDARY

ARCHITECTURAL DESIGN

LANDSCAPE DESIGN

SURVEY

CUT OFF DRAIN

DIVERSION BUND

SECURITY FENCE

SEDIMENT FENCE

GATE

GEOTEXTILE INLET FILTER

MESH AND GRAVEL INLET FILTER

STABILISED SITE ACCESS

STOCKPILE

- NOTES
1. REFER DRAWING CI-0120 FOR EROSION AND SEDIMENT CONTROL DETAILS.

2. CONTRACTOR TO ENSURE SITE DRAINAGE IS NOT ADVERSELY IMPACTED DURING CONSTRUCTION.

3. CONTRACTOR TO PROVIDE 'SANDBAG SEDIMENT TRAP' TO ALL PAVED/ROAD AREAS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.

4. CONTRACTOR TO PROVIDE 'GEOTEXTILE INLET FILTER TRAPS' TO ALL STORMWATER DRAINAGE INLETS (BOTH PROPOSED AND EXISTING) IN ACCORDANCE WITH THE 'BLUE BOOK'.

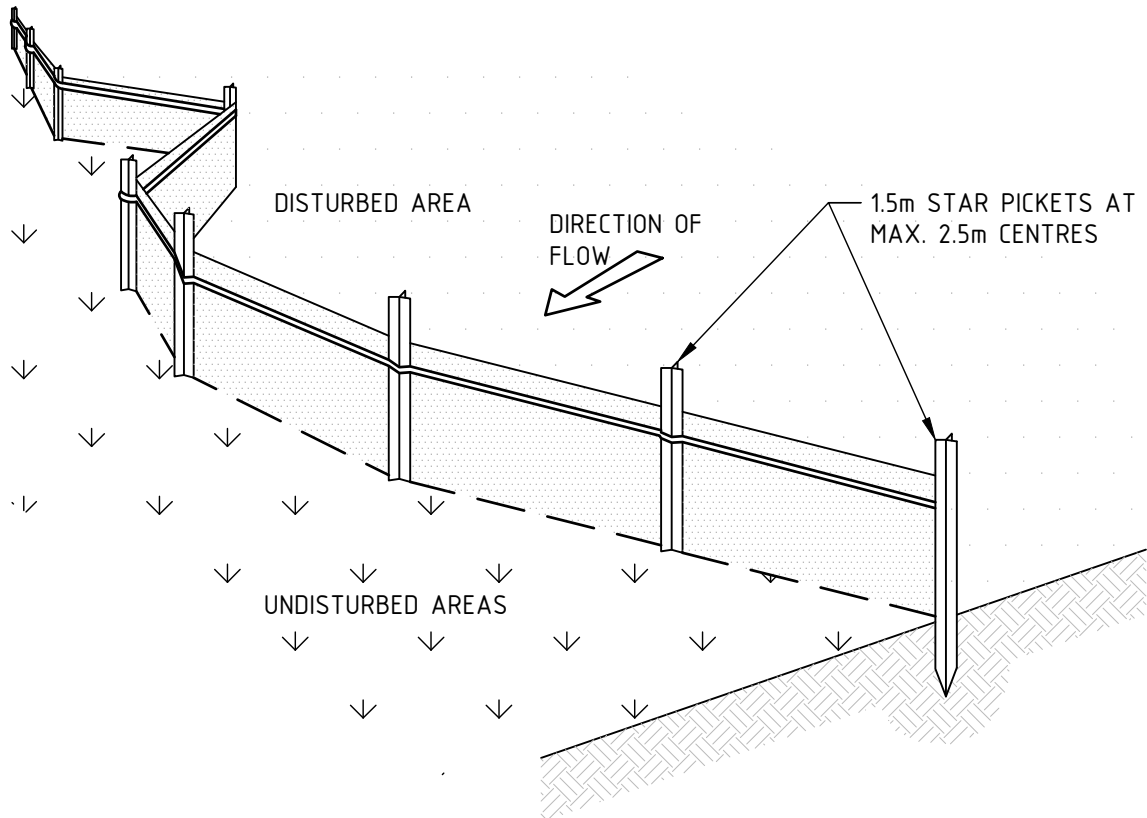
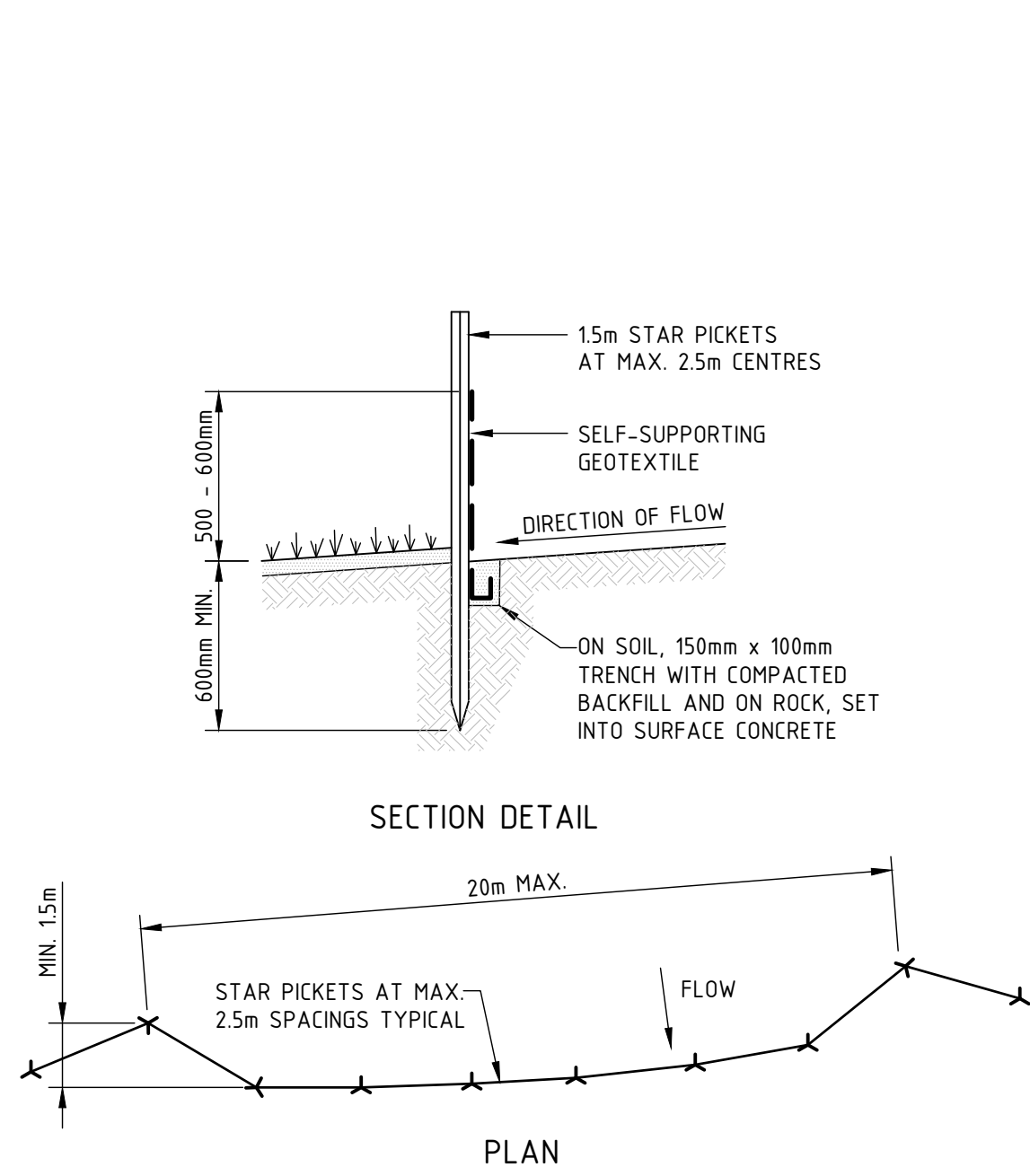
5. INSTALL AND MAINTAIN SANDBAG FILTERS ACROSS ALL PAVEMENT INTERFACES.

6. ALL SEDIMENT & EROSION CONTROLS TO BE CARRIED OUT IN LINE WITH THE 'BLUE BOOK'.



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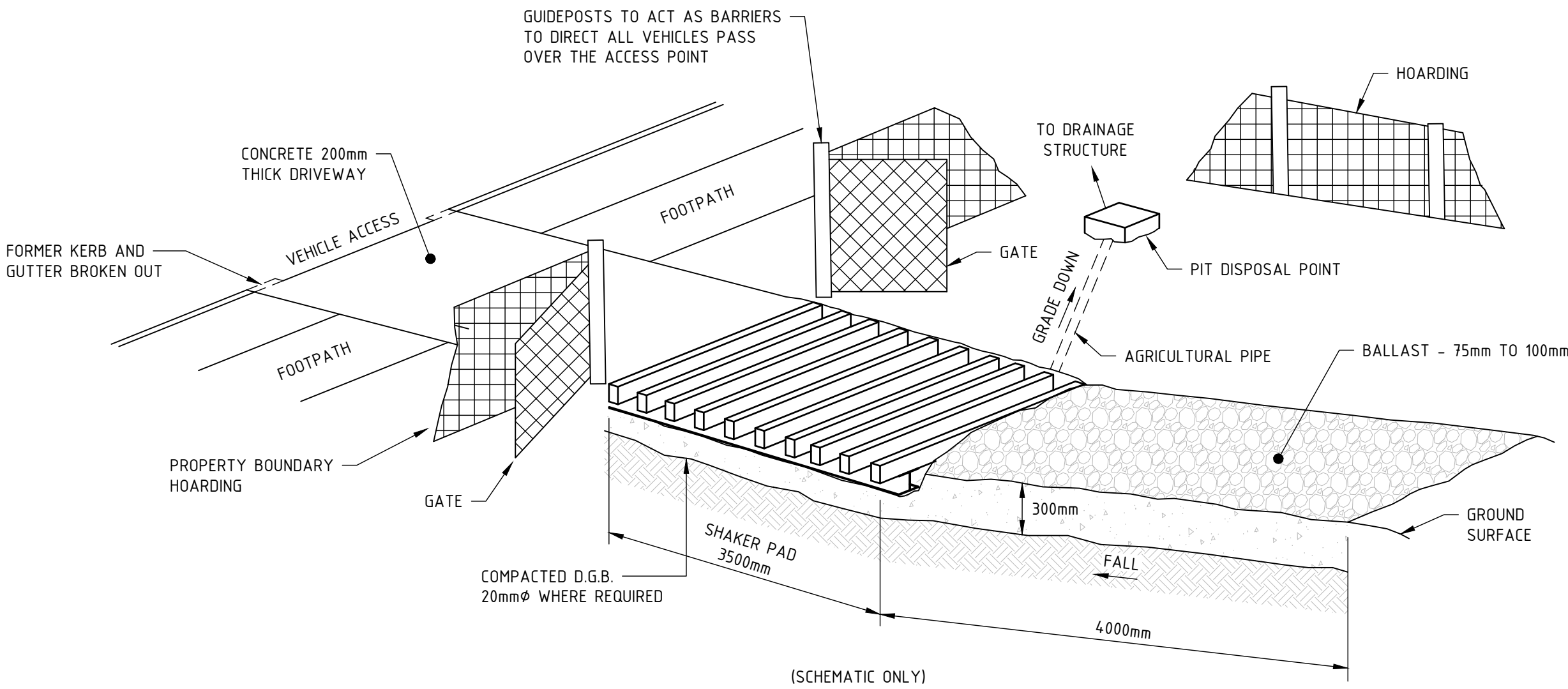


#### SEDIMENT FENCE CONSTRUCTION NOTES:

- CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
- CUT A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
- DRIVE 15m LONG STAR PICKETS INTO GROUND AT 2.5m INTERVALS (MAX.) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
- FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY THE MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
- JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150mm OVERLAP.
- BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.

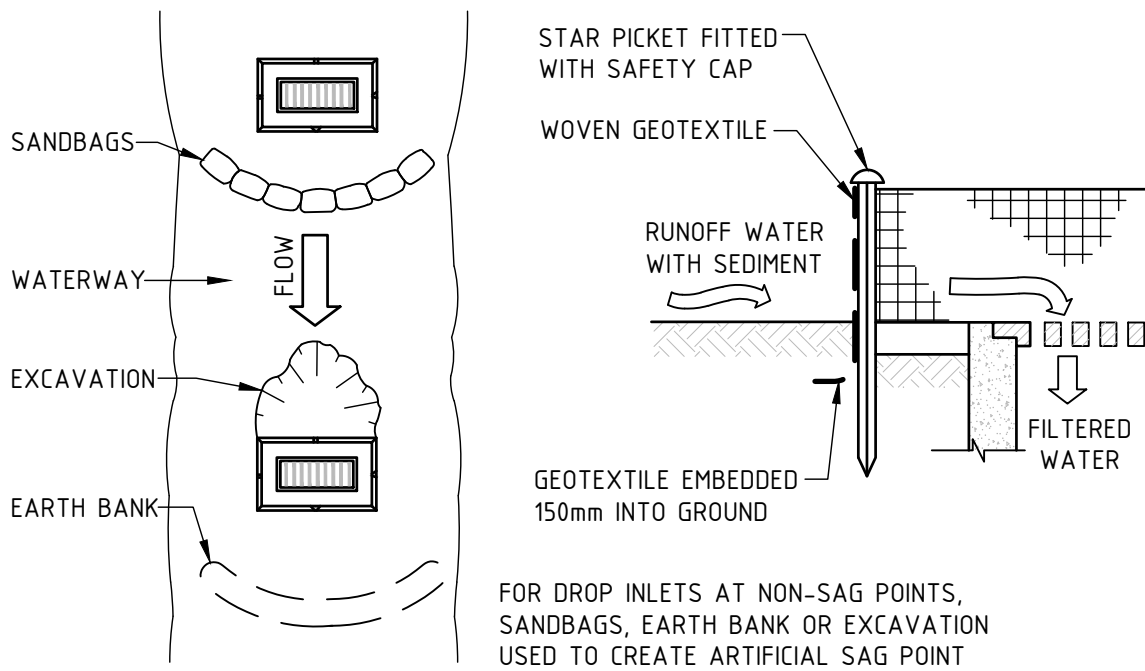
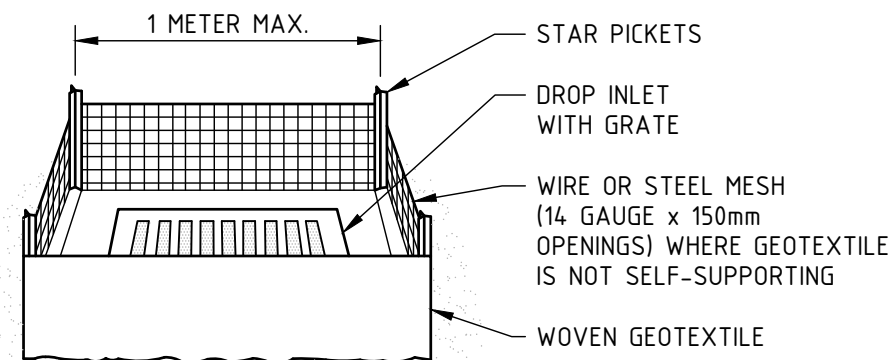
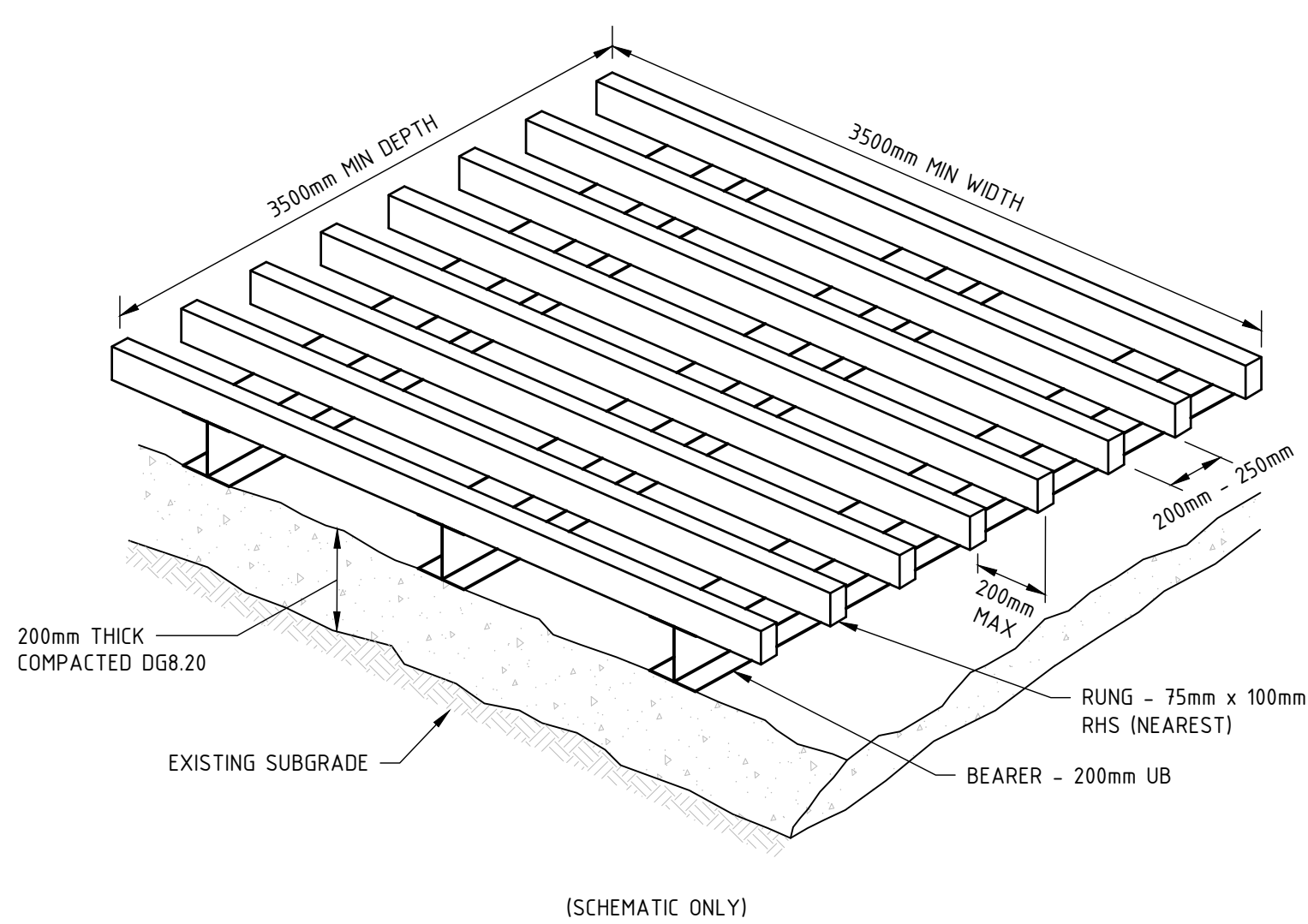
#### SEDIMENT FENCE

SCALE N.T.S



#### STABILISED SITE ACCESS - SHAKER GRID

SCALE N.T.S

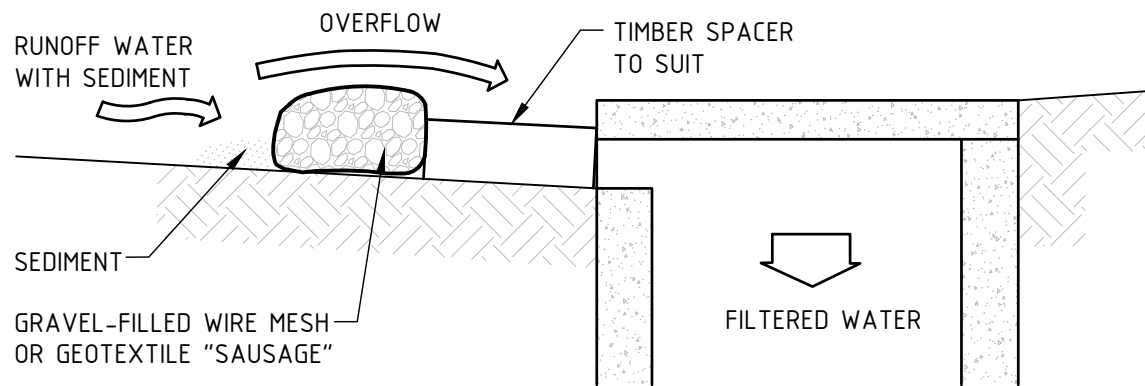
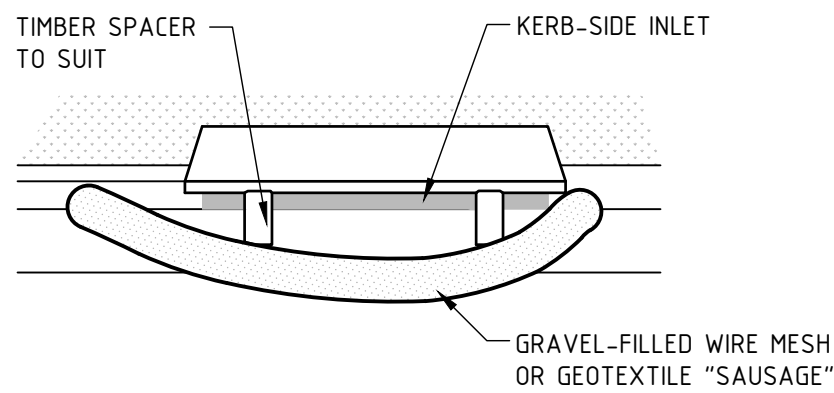


#### GEOTEXTILE INLET FILTER CONSTRUCTION NOTES:

- FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
- PICKET SPACING TO BE A MAXIMUM 1.0m CENTRES.
- IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
- DO NOT COVER THE INLET WITH GEOTEXTILES UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

#### GEOTEXTILE INLET FILTER

SCALE N.T.S

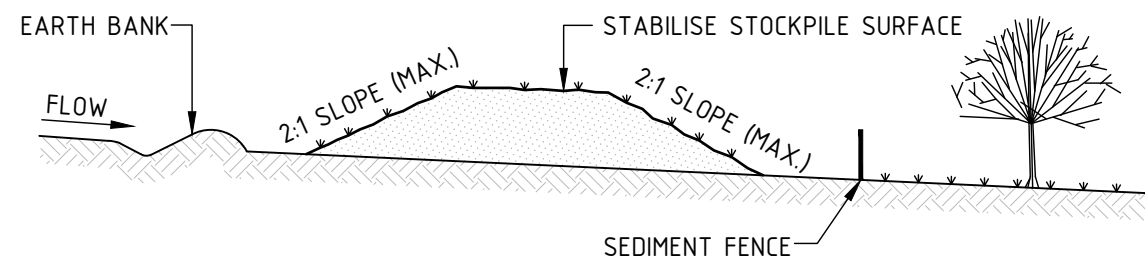


#### MESH & GRAVEL INLET FILTER CONSTRUCTION NOTES:

- INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
- FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
- FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
- PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
- FORM A SEAL WITH THE KERB TO PREVENT SEDIMENT BYPASSING THE FILTER.
- SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH OR GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY CAN FIRMLY ABUT EACH OTHER AND SEDIMENT-LADEN WATERS CANNOT PASS BETWEEN.

#### MESH & GRAVEL INLET FILTER

SCALE N.T.S



#### STOCKPILE CONSTRUCTION NOTES:

- PLACE STOCKPILES MORE THAN 2 (PREFERABLY 5) METRES FROM EXISTING VEGETATION, CONCENTRATED WATER FLOW, ROADS AND HAZARD AREAS.
- CONSTRUCT ON THE CONTOUR AS LOW, FLAT, ELONGATED MOUNDS.
- WHERE THERE IS SUFFICIENT AREA, TOPSOIL STOCKPILES SHALL BE LESS THAN 2 METRES IN HEIGHT.
- WHERE THEY ARE TO BE PLACE FOR MORE THAN 10 DAYS, STABILISE FOLLOWING THE APPROVED ESCP OR SWMP TO REDUCE THE C-FACTOR TO LESS THAN 0.10.
- CONSTRUCT EARTH BANKS ON THE UPSLOPE SIDE TO DIVERT WATER AROUND STOCKPILES AND SEDIMENT FENCES 1 TO 2 METRES DOWNSLOPE.

#### STOCKPILES

SCALE N.T.S

| REV       | DATE     | DESCRIPTION         | RVD | REV       | DATE | DESCRIPTION | RVD |
|-----------|----------|---------------------|-----|-----------|------|-------------|-----|
| A         | 12.11.25 | ISSUED FOR APPROVAL | SH  |           |      |             |     |
| REVISIONS |          |                     |     | REVISIONS |      |             |     |

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CLIENT

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**BGE**  
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| STATUS                                                    |                    |               |               | TITLE                                   |                        |          |
|-----------------------------------------------------------|--------------------|---------------|---------------|-----------------------------------------|------------------------|----------|
| ISSUED FOR INFORMATION<br>NOT TO BE USED FOR CONSTRUCTION |                    |               |               | EROSION AND SEDIMENT<br>CONTROL DETAILS |                        |          |
| DRAWN<br>CMM                                              | DESIGNED<br>SM     | CHECKED<br>SM | APPROVED<br>- | PROJECT No.<br>S25162                   | DRAWING No.<br>CI-0120 | REV<br>A |
| DATUM<br>AHD                                              | GRID<br>GDA2020-56 | SCALE<br>NTS  | AT<br>A1 SIZE |                                         |                        |          |

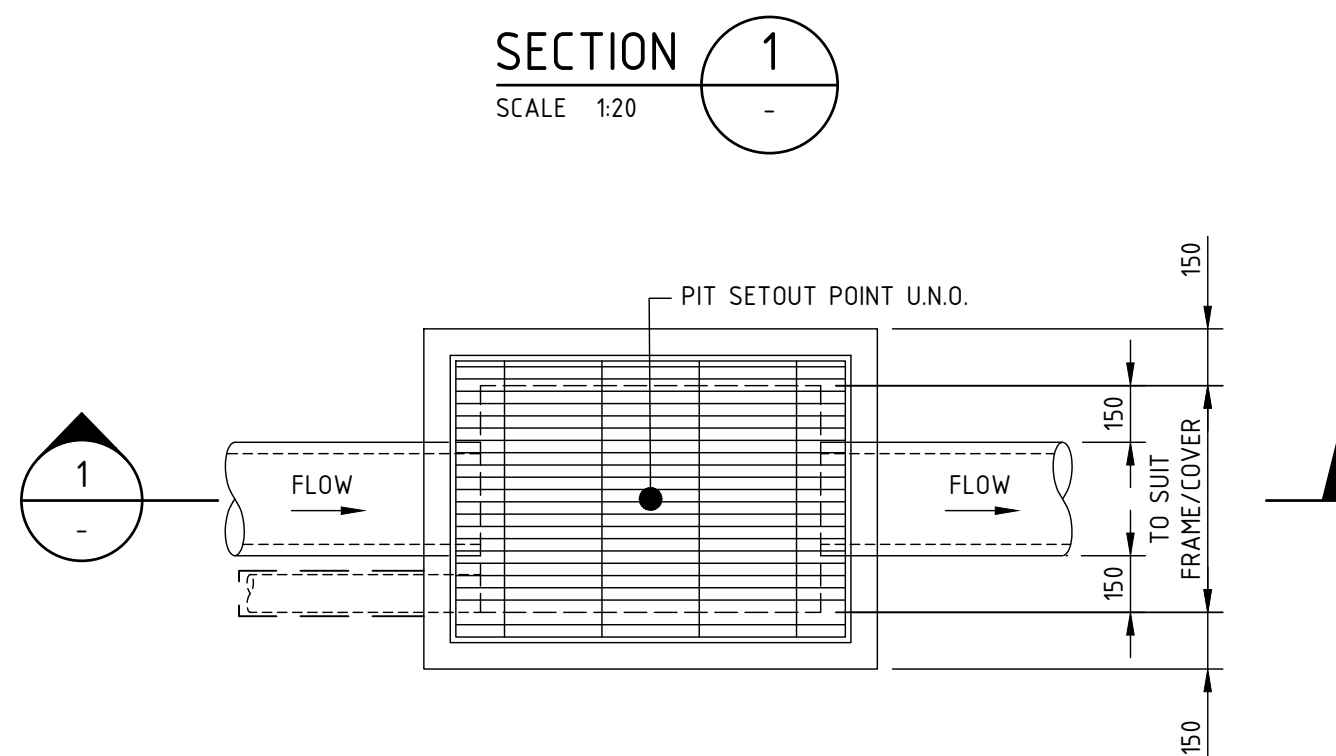












RECESS FOR GRATE COVER

DRIVEWAY, REFER C-0270 FOR GRADES

300 MAX.

150

450 MAXIMUM

150

4N12

N12-300

N12 CONTINUOUS LAP AS REQUIRED

Diagram illustrating the cross-section of a road construction, showing the following layers and dimensions:

- PAVEMENT DEPTH AS SPECIFIED** (indicated by a vertical dimension line on the left)
- BITUMEN SEAL OR AC SEAL AS SPECIFIED** (indicated by a vertical dimension line on the right)
- EXISTING ROAD SURFACE LEVEL** (indicated by a horizontal line across the top)
- SELECTED BACKFILLING COMPACTED TO NOT LESS THAN 95% RELATIVE DRY DENSITY - STANDARD COMPACTION** (indicated by a vertical dimension line on the left, covering the main body of the road)
- OVERLAY ZONE** (indicated by a horizontal line separating the backfilling from the top layer)
- HAUNCH ZONE** (indicated by a horizontal line separating the backfilling from the foundation bedding)
- FOUNDATION BEDDING ZONE** (indicated by a horizontal line separating the backfilling from the base)

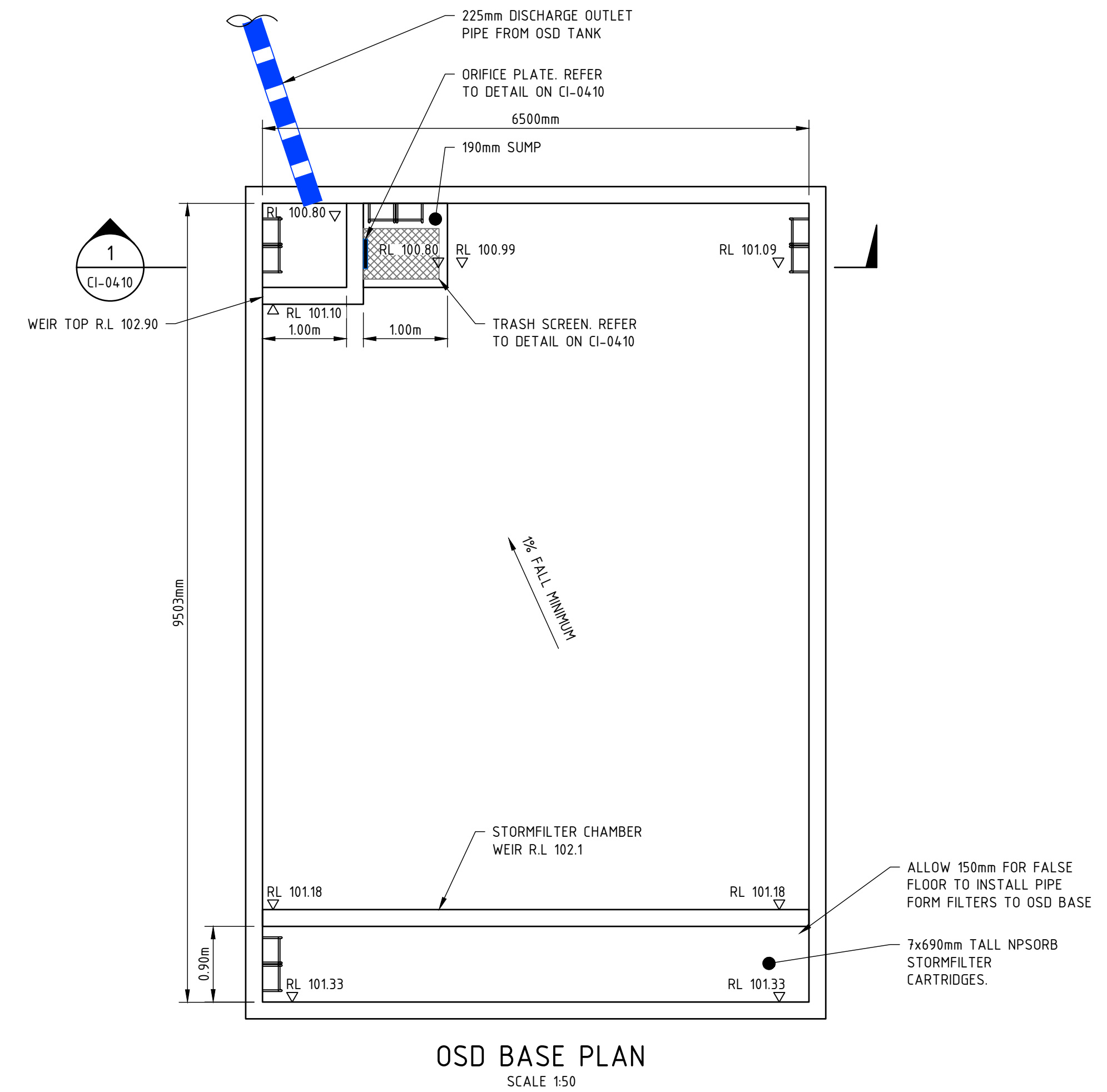
Dimensions (horizontal and vertical) are provided:

- Horizontal dimensions: 400 and 200 (indicated by arrows pointing to the right)
- Vertical dimensions: 0.3D (indicated by an arrow pointing down) and 100 (indicated by an arrow pointing down)

0 0.2 0.4 0.6 0.8 1.0 1.2m  
SCALE 1:20 AT A1 SIZE

[illegible]



[illegible]









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STATUS ISSUED FOR INFORMATION  
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E LONGITUDINAL SECTION  
DRIVEWAY

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At BG&E, we are united by a common purpose – we believe that truly great engineering takes curiosity, bravery and trust, and is the key to creating extraordinary built environments.

Our teams in Australia, New Zealand, South East Asia, the United Kingdom and the Middle East, design and deliver engineering solutions for clients in the Property, Transport, Ports and Marine, Water, Defence, Renewables and Resources sectors.

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

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