Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia



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GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

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

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Cover Page

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 22/12/2025
SCALE: NTS	DRAWING NO: **DA000**	ISSUE: **A**
PROJECT NO: 2432		

PROJECT INFORMATION

810 Pacific Highway, Gordon, NSW, 2065

Site Area	**2,357 m²**
FSR	6.5 :1
Permissible FSR + 30% Uplift	8.45 :1
Permissible GFA	19,916.7 m²

UNIT MIX

Level	1 Bed	2 Bed	3 Bed	4 Bed	Total
LEVEL 1	0	0	0	0	**0**
LEVEL 2	2	4	1	0	**7**
LEVEL 3	2	5	1	0	**8**
LEVEL 4	2	5	1	0	**8**
LEVEL 5	2	5	1	0	**8**
LEVEL 6	2	5	1	0	**8**
LEVEL 7	2	5	1	0	**8**
LEVEL 8	2	5	1	0	**8**
LEVEL 9	2	5	1	0	**8**
LEVEL 10	2	5	1	0	**8**
LEVEL 11	2	5	1	0	**8**
LEVEL 12	2	5	1	0	**8**
LEVEL 13	2	5	1	0	**8**
LEVEL 14	2	5	1	0	**8**
LEVEL 15	2	1	4	0	**7**
LEVEL 16	2	1	4	0	**7**
LEVEL 17	2	1	4	0	**7**
LEVEL 18	2	1	4	0	**7**
LEVEL 19	2	1	4	0	**7**
LEVEL 20	2	1	4	0	**7**
LEVEL 21	2	1	4	0	**7**
LEVEL 22	2	1	4	0	**7**
LEVEL 23	2	1	4	0	**7**
LEVEL 24	0	1	3	1	**5**
LEVEL 25	0	1	3	1	**5**
LEVEL 26	0	1	1	0	**2**
LEVEL 27	0	0	1	1	**2**
LEVEL 28	0	0	0	(upper level)	**0**
TOTAL	**44**	**76**	**57**	**3**	**180**

CAR PARKING REQUIRMENTS

Bedrooms	Approved DA0610/17 Apartments	SSDA-101444458 Proposed Apartments	Additional Apartments	Affordable Housing Apartments	SEPP Affordable Housing Car Parking Rate	Market Apartments	SEPP Market Housing Car Parking Rate	Total Car Parking Spaces
1	8	44	36	10	0.4	26	0.5	17
2	39	76	37	24	0.5	13	1	25
3	8	57	49	5	1	44	1.5	71
4	0	3	3	0	1	3	1.5	4.5
Total	**55**	**180**		**39**		**86**		**117.5**
							Visitor Parking – Market Apartments (KLEP 2015 – 1 space / 6)	14.3
							Sub Total	**131.8**
							Existing Approval – DA0610/17	137
							Total Spaces	**268.8**
							TOTAL PROVIDED	**269**

GFA SUMMARY

Commerical / Retail	
Loading Dock	71.2 m²
Ground Floor	1,253.0 m²
Residential	19,512.4 m²
Total	**20,836.6 m²**

GFA

LOADING DOCK	71.2 m²
GROUND	1,253.0 m²
LEVEL 1	438.1 m²
LEVEL 2	692.7 m²
LEVEL 3	772.5 m²
LEVEL 4	772.5 m²
LEVEL 5	772.5 m²
LEVEL 6	772.5 m²
LEVEL 7	772.5 m²
LEVEL 8	772.5 m²
LEVEL 9	772.5 m²
LEVEL 10	772.5 m²
LEVEL 11	772.5 m²
LEVEL 12	772.5 m²
LEVEL 13	772.5 m²
LEVEL 14	772.5 m²
LEVEL 15	778.6 m²
LEVEL 16	778.6 m²
LEVEL 17	778.6 m²
LEVEL 18	778.6 m²
LEVEL 19	778.6 m²
LEVEL 20	778.6 m²
LEVEL 21	780.1 m²
LEVEL 22	780.1 m²
LEVEL 23	780.1 m²
LEVEL 24	644.6 m²
LEVEL 25	643.8 m²
LEVEL 26	379.0 m²
LEVEL 27	324.6 m²
LEVEL 28	107.7 m²
TOTAL	**20,836.6 m²**

UNIT AREA SCHEDULE

Level	Unit.No	Type		Adaptable	Silver Livable	Internal Area (m2)	Terrace/ Balcony (m2)	Storage (m3)	Min. Carpark Storage (m3)	Total Storage (m3)
LEVEL 2	201	1	BED			55.3	10.4	3.6	3.0	6.6
	202	1	BED			66.2	10.3	3.1	3.0	6.1
	203	3	BED			98.1	19.6	5.0	5.0	10.0
	204	2	BED			84.1	19.6	4.1	4.0	8.1
	205	2	BED			87.2	17	4.1	4.0	8.1
	206	2	BED			92.6	21.4	4.8	4.0	8.8
	207	2	BED			88.4	20.9	6.1	4.0	10.1
LEVEL 3	301	1	BED			55.3	10.4	4.0	3.0	7.0
	302	1	BED			66.2	10.3	4.0	3.0	7.0
	303	3	BED			98.1	19.6	5.2	5.0	10.2
	304	2	BED			83.5	19.8	4.2	4.0	8.2
	305	2	BED			85.8	17	4.2	4.0	8.2
	306	2	BED			91.1	21.4	7.3	4.0	11.3
	307	2	BED			88.6	20.5	6.1	4.0	10.1
	308	2	BED			90.1	22	4.4	4.0	8.4
LEVEL 4-14	01	1	BED		● (L7-14)	55.3	10.4	4.0	3.0	7.0
	02	1	BED			66.2	10.3	4.0	3.0	7.0
	03	3	BED		● (L7-14)	98.1	19.6	5.0	5.0	10.0
	04	2	BED			83.5	19.8	4.2	4.0	8.2
	05	2	BED	● (L7-14)	● (L7-14)	85.8	17	4.2	4.0	8.2
	06	2	BED			91.1	21.4	7.3	4.0	11.3
	07	2	BED			88.6	20.5	6.1	4.0	10.1
	08	2	BED			90.1	22	4.4	4.0	8.4
LEVEL 15-20	01	1	BED		●	55.3	10.4	4.0	3.0	7.0
	02	1	BED			66.2	10.3	4.0	3.0	7.0
	03	3	BED		●	98.1	19.6	5.0	5.0	10.0
	04	2	BED			86.3	19.8	4.2	4.0	8.2
	05	3	BED	●		128.3	14.4	6.8	5.0	11.8
	06	3	BED			133.8	43.5	10.4	5.0	15.4
	07	3	BED			119.2	19.6	8.4	5.0	13.4
LEVEL 21 -22	01	1	BED			55.3	10.4	4.0	3.0	7.0
	02	1	BED			66.2	10.3	4.0	3.0	7.0
	03	3	BED			98.1	19.6	5.0	5.0	10.0
	04	2	BED			86.3	19.8	4.2	4.0	8.2
	05	3	BED	●		129	14.4	6.8	5.0	11.8
	06	3	BED			133.8	43.5	10.4	5.0	15.4
	07	3	BED			119.2	19.6	8.4	5.0	13.4
LEVEL 23	01	1	BED			55.3	10.4	4.0	3.0	7.0
	02	1	BED			66.2	10.3	4.0	3.0	7.0
	03	3	BED			98.1	19.6	5.0	5.0	10.0
	04	2	BED			86.3	19.8	4.2	4.0	8.2
	05	3	BED	●		129	14.4	6.8	5.0	11.8
	06	3	BED			133.8	43.5	10.4	5.0	15.4
	07	3	BED			119.2	19.6	8.4	5.0	13.4
LEVEL 24	2401	3	BED	●		118.2	30.1	8.0	5.0	13.0
	2402	3	BED			98.1	19.6	5.0	5.0	10.0
	2403	2	BED			86.3	19.8	4.2	4.0	8.2
	2404	4	BED			144.8	43.9	7.3	5.0	12.3
	2405	3	BED			119.2	19.6	8.4	5.0	13.4
LEVEL 25	2501	3	BED			118.2	30.1	8.0	5.0	13.0
	2502	3	BED			98.1	19.6	5.0	5.0	10.0
	2503	2	BED			86.3	19.8	4.2	4.0	8.2
	2504	4	BED			144.8	43.9	7.3	5.0	12.3
	2505	3	BED			119.2	19.6	8.4	5.0	13.4
LEVEL 26	2601	3	BED			110.7	30	5.9	5.0	10.9
	2602	2	BED			80.1	19.6	4.1	4.0	8.1
LEVEL 27	2701	4	BED			313.9	160.8	6.5	5.0	11.5
	2702	3	BED			163.1	59.1	6.4	5.0	11.4

Note:
Unit 2701 is over both Level 27 and 28
Internal Unit area shown on this table

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AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
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Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission
C	19/02/2026	Issue for SSDA Submission

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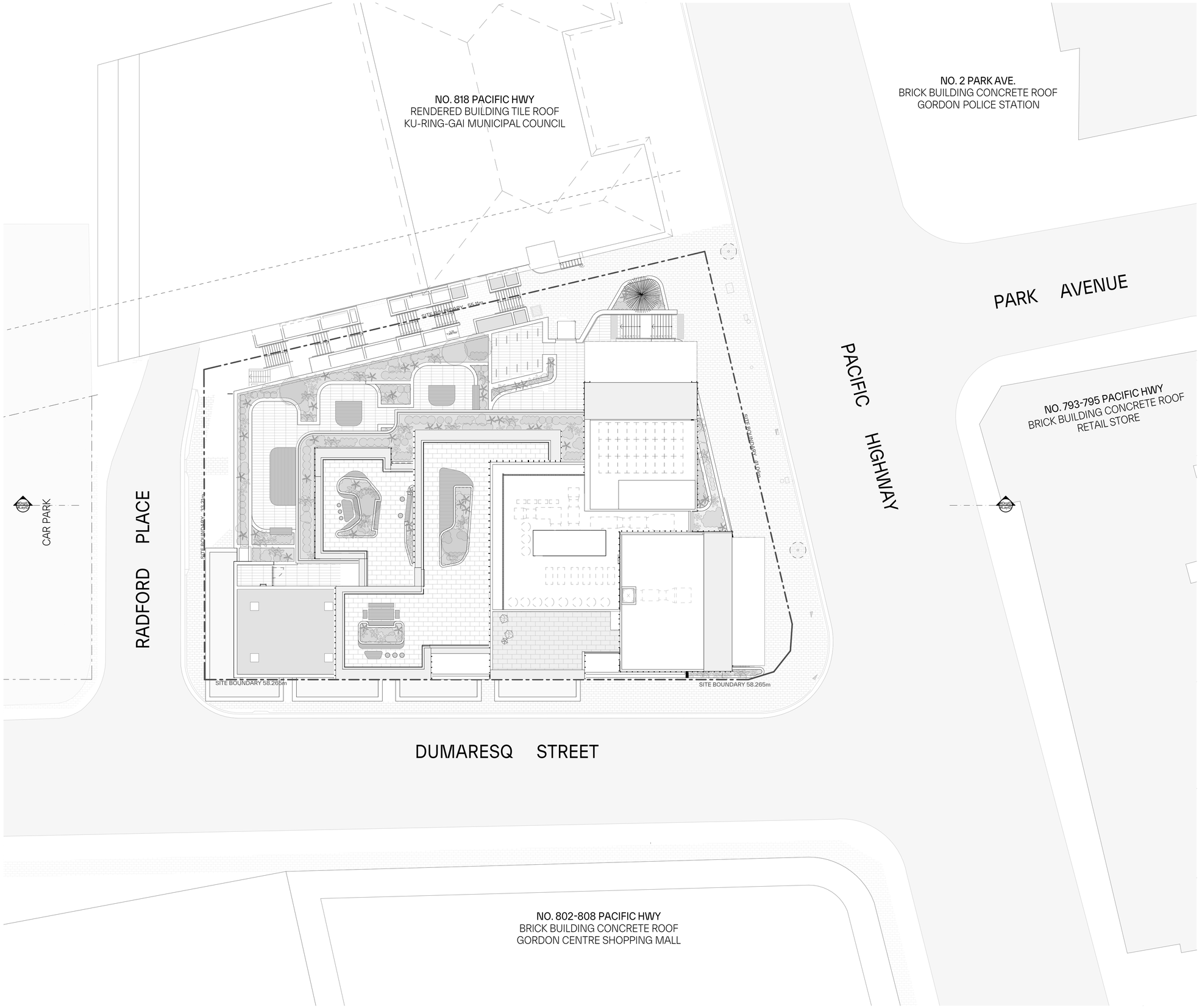
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Project Information

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 19/02/2026
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **C**
PROJECT NO: 2432		



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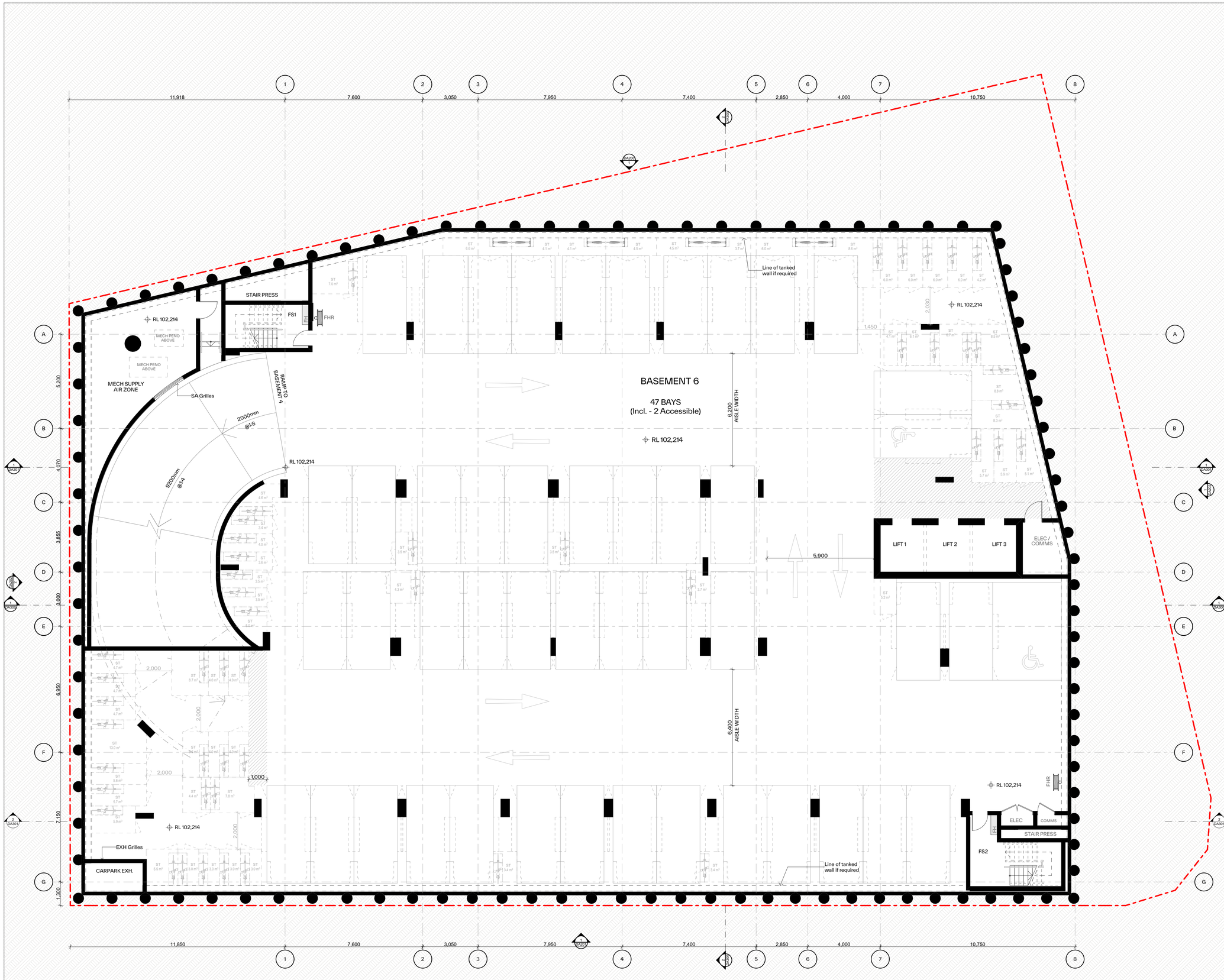
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Site Plan

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 22/12/2025
SCALE: 1:200@A1	DRAWING NO: **DA002**	ISSUE: **A**
PROJECT NO: 2432		



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Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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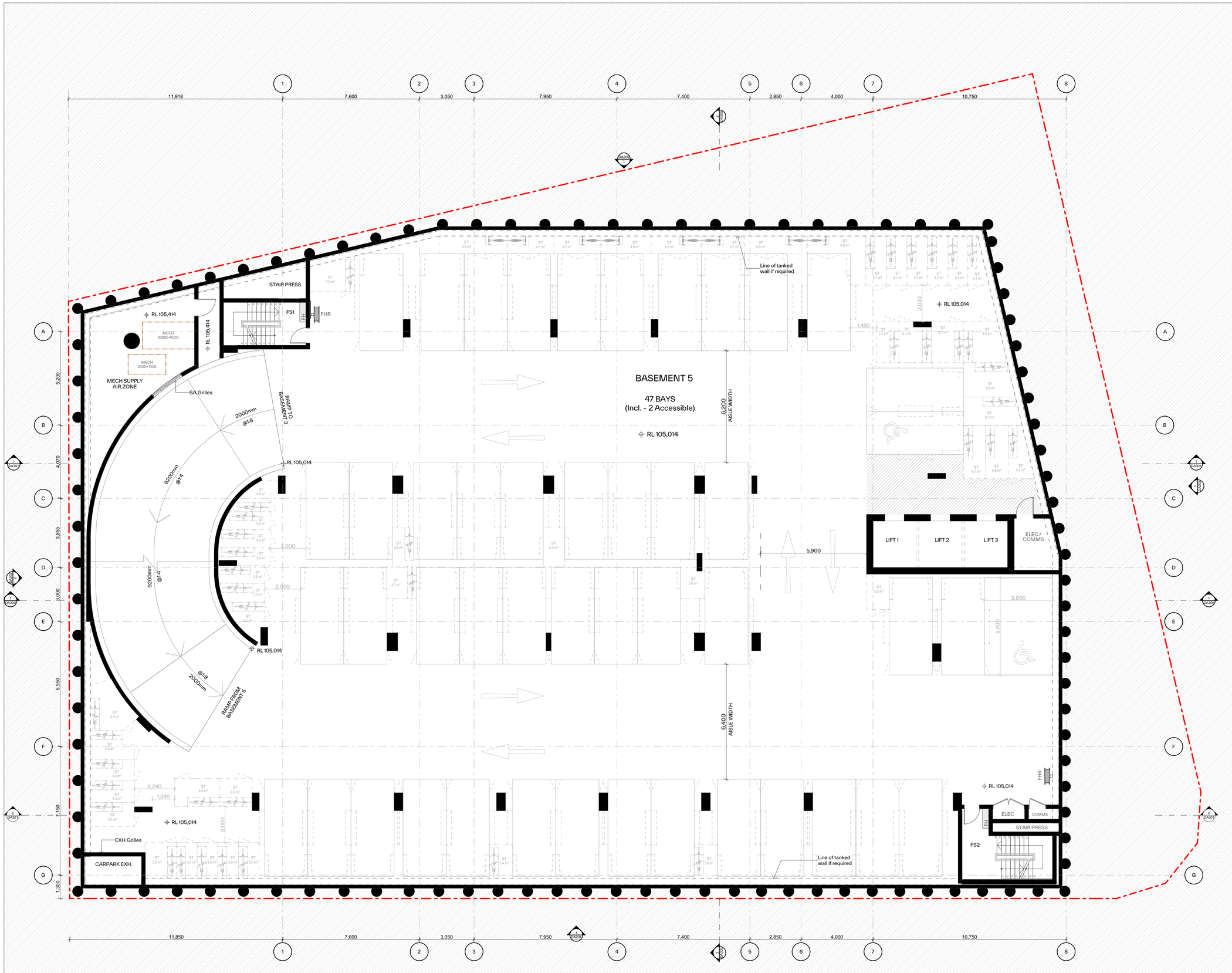
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Basement 6

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA100**	ISSUE: **A**
PROJECT NO: 2432		



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Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

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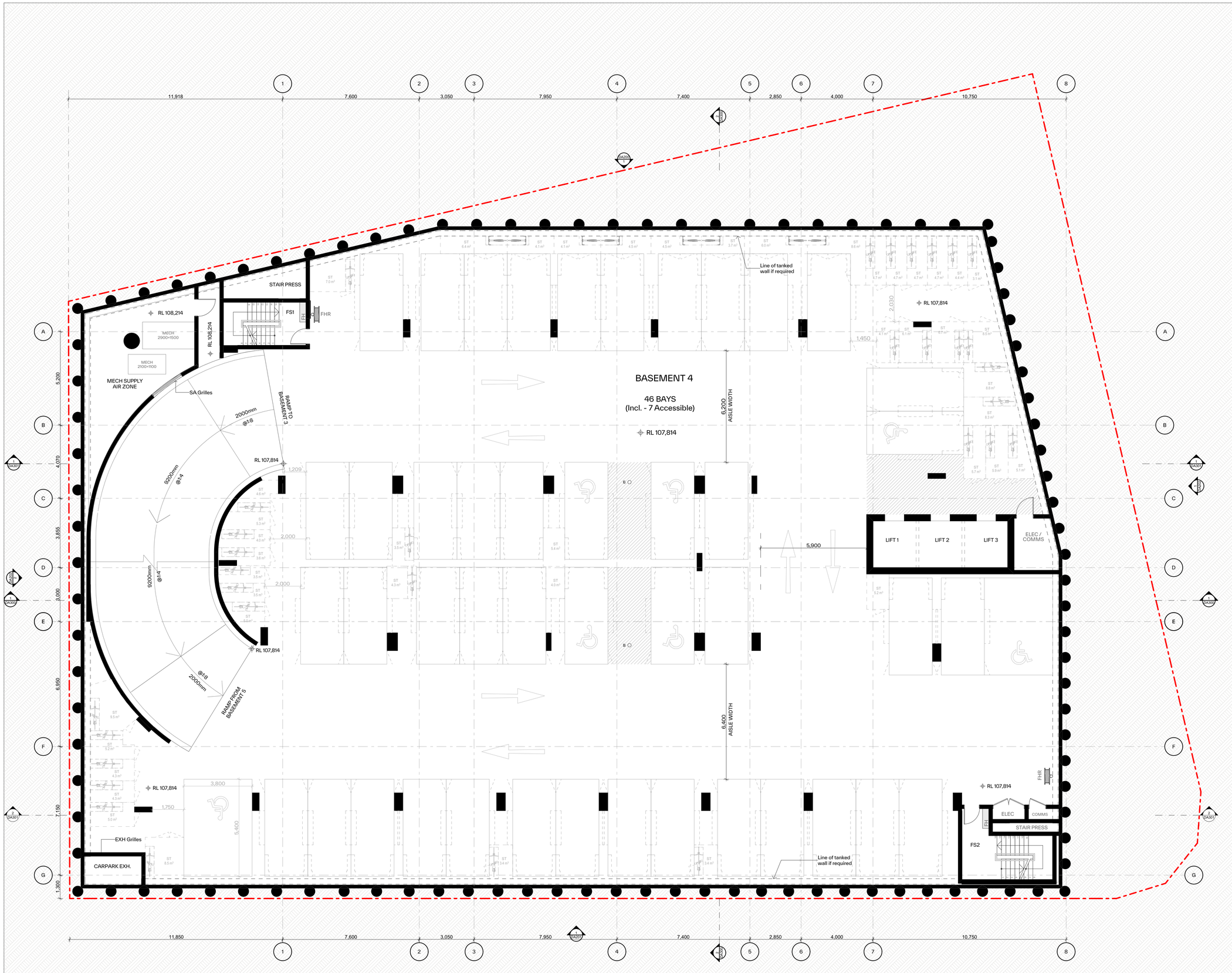
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PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Basement 5

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA101	ISSUE: A
PROJECT NO: 2432		



GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BRICK FINISH
CONC	CONCRETE
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:

Ecove Group

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

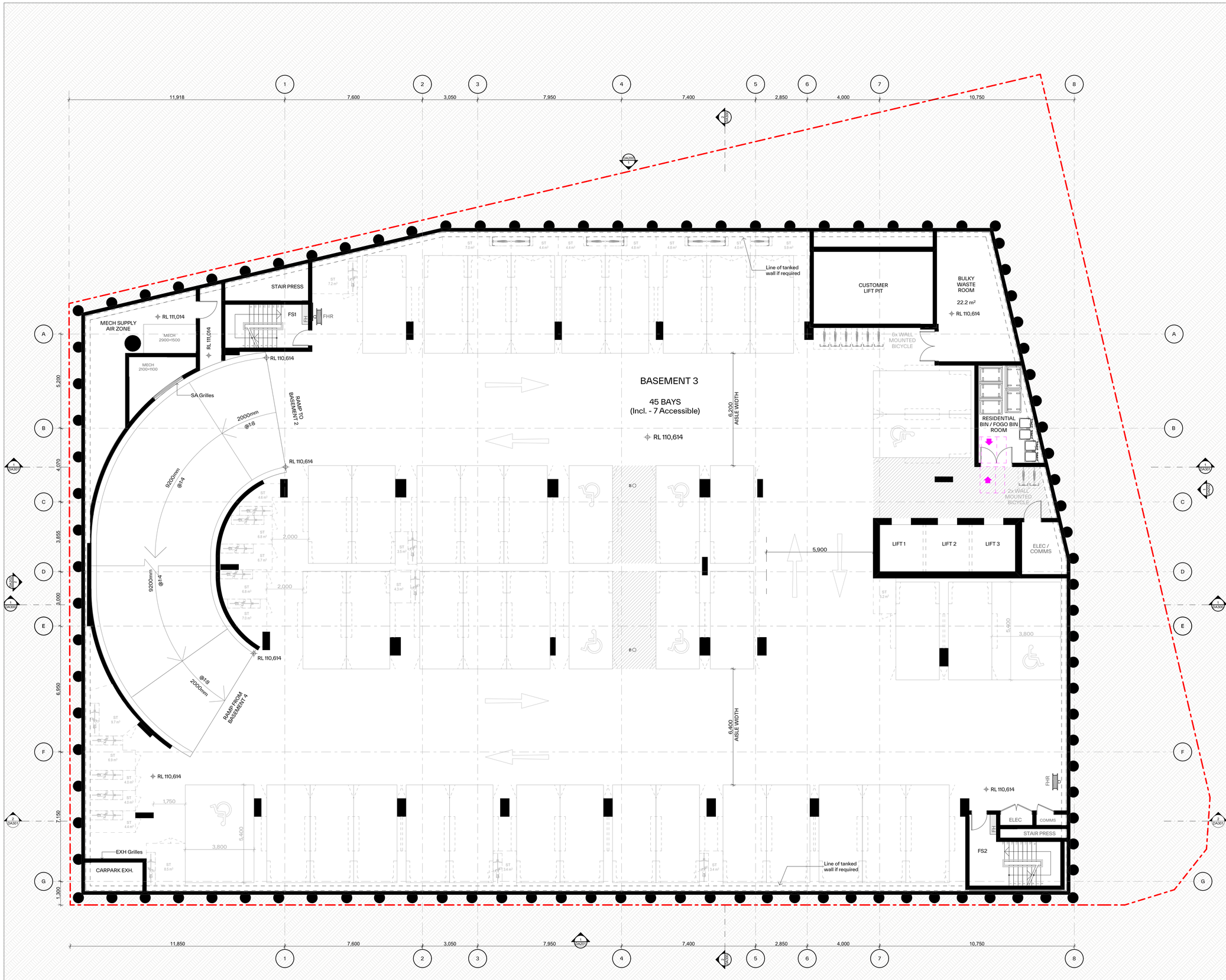
Proposed Mixed Use Development

810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:

Basement 4

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA102	ISSUE: A
PROJECT NO: 2432		



GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BRICK FINISH
CONC	CONCRETE
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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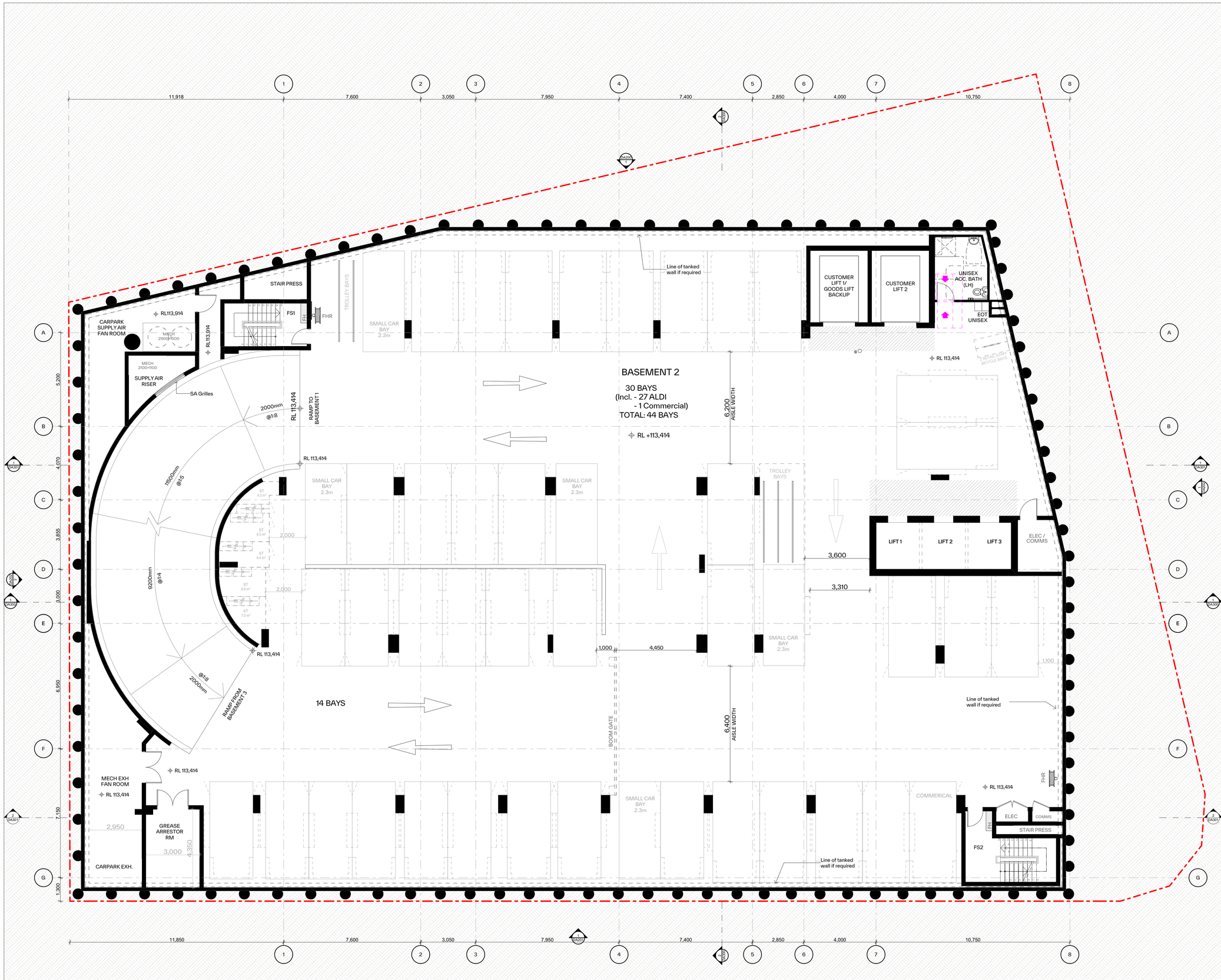
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Basement 3

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA103**	ISSUE: **A**
PROJECT NO: 2432		



GENERAL NOTES:

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LEGEND:

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CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BRICK FINISH
CONC	CONCRETE
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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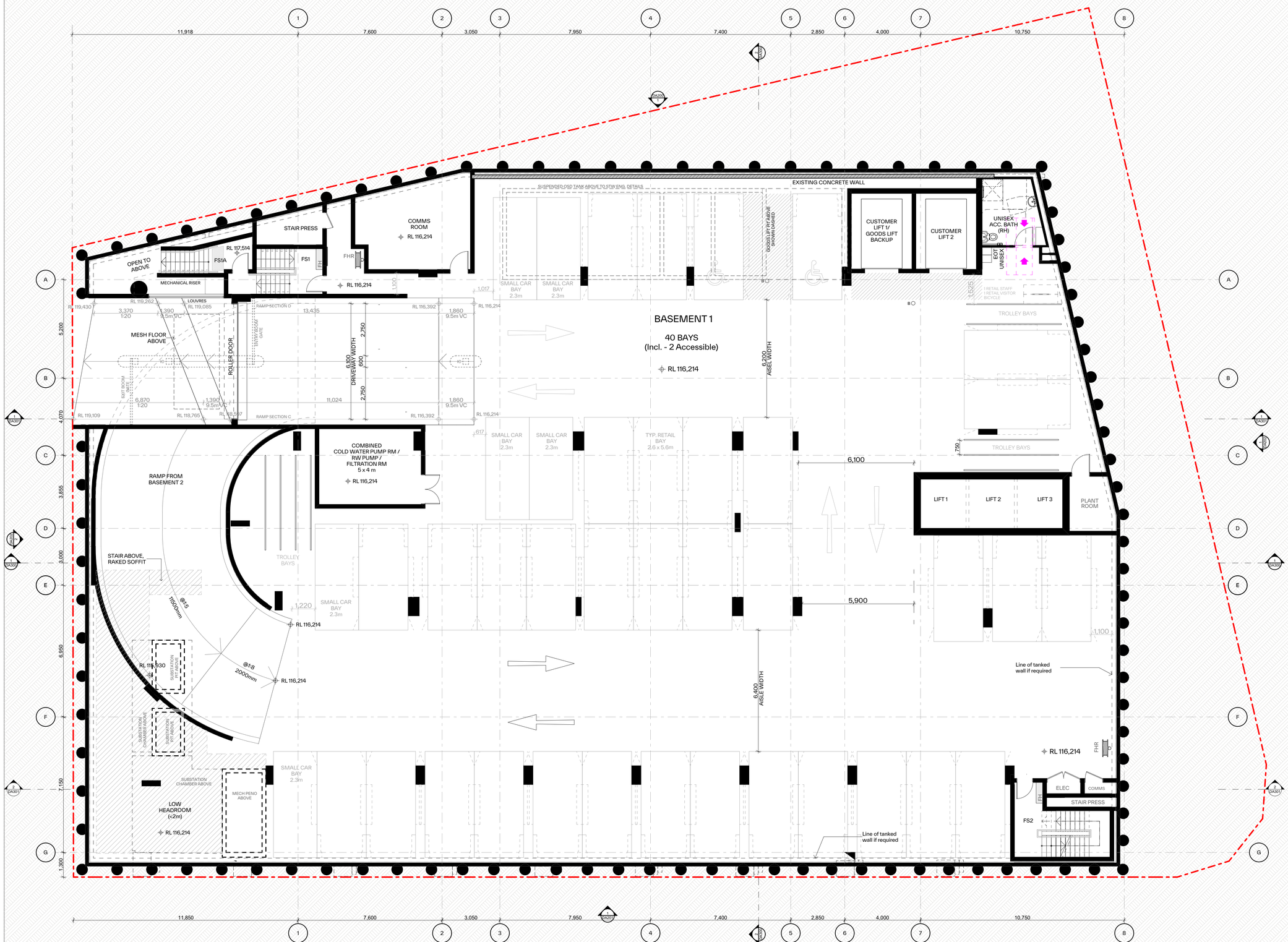
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Basement 2

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA104**	ISSUE: **A**
PROJECT NO: 2432		



GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
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GC	GARBAGE CHUTE
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MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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RD	ROLLER DOOR
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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Basement 1

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA105	ISSUE: A
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

SITE BOUNDARY 33.21m

3m SITE SETBACK

STAIR PRESS INTAKE LOUVRE
TBC WITH LANDSCAPE DETAILS

EX. TOW RL 126.17

EXISTING CONCRETE WALL

EX. TOW RL 126.17

ex. RL 129.22

RL 123.680

RL 122.580

RL 121.480

EX. RL 119.360

EX. RL 119.510

RL 119.600

RL 119.500

RL 119.430

RL 119.109

RL 119.000

RL 118.984

RL 118.800

RL 118.796

RL 118.913

RL 119.101

RL 119.889

RL 119.700

RL 120.200

RL 118.520

EX. RL 118.600

EX. RL 118.520

EX. RL 118.850

EX. RL 120.200

EX. RL 120.800

EX. RL 122.300

EX. RL 122.79

EX. RL 123.120

EX. RL 124.800

STAIR PRESS

LOUVRES

FS1A

PUBLIC DOMAIN TO CIVIL DETAILS

OSD TANK BELOW TO STW ENG. DETAILS

PUMP AND CONTROL UNIT FOR GOODS LIFT

GOODS HOIST

CUSTOMER LIFT 1/ GOODS LIFT BACKUP

CUSTOMER LIFT 2

SWITCH ROOM
RL 121,470

ALDI LOADING AREA
444.9 m²
RL 121,470

ALDI PLANT ROOM
98.5 m²
RL 121,980

WEBFORGE MANUFACTURE DOOR
2.4m x 5.0m

LINE OF ROLLER SHUTTER BELOW

STAFF RM

WC

FHR

FH

RL 121,470

BASEMENT CARPARK ENTRY / EXIT

5,200

4,070

3,855

3,000

6,950

7,150

1,300

2,350
1:20

8,900
1:11.3

7,020
80M VC

8,920
80M VC

7,090
1:8.9

RAMP SECTION B

RAMP SECTION A

LOADING DOCK RAMP

ROLLER DOOR

COMPACTOR

EG

RL 120,200

2,000

RL 121,470

LIFT 1

LIFT 2

LIFT 3

EMERGENCY ACCESS DOOR

COMMS RISER

ALDI BIN ROOM

TURNTABLE
4.5m HEIGHT CLEARANCE
RL 120,200

15,000

16,500

LOADING ZONE
8.8 x 3.5m

15.5M ALDI TRUCK
16 X 3.5m
RL 120,200

LOADING DOCK
RL 121,470

FIRE HYD TANK
3.6m high

HYDRANT/ SPRINKLER PUMP ROOM
RL 120,200

HV
1,300
X
2,400

2,800

SUBSTATION CHAMBER 2
RL 118,900

HV
1,300
X
2,100

SUBSTATION CHAMBER 1
RL 118,800
4,600

MECH PLENUM

4,200

COMMERCIAL/ RETAIL
49.4 m²
RL 120,200

RETAIL BIN RM
5.2 m²

ACC WC

FIRE CONTROL ROOM
20.2 m²
RL 121,000

RL +122.050

FS

RESIDENTIAL WASTE ROOM
102.5 m²

BIN LIFTER

BOOSTER ASSEMBLY

BOOSTER ASSEMBLY

WATER METER

RL 123,120

MAIN SWITCH ROOM
RL 120,200

10,500

4,000

FIRE CORRIDOR
RL 120,200

FS2

STAIR PRESS

AWNING ABOVE

LINE OF BASEMENT BELOW

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Loading Dock

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA106**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

DOOR ACCCESS
DOOR ACCESS
DOOR ACCESS
RL126.440
RL125.060
RL123.680
RL122.580
RL126.300
1:10 1,400 mm
RL126.440
SITE BOUNDARY 55.11m
4m SETBACK
EXISTING CONCRETE WALL
EX. TOW RL 126.17
LOUVRES
FHR
PLANT / EQUIPMENT
PLANT / EQUIPMENT
GOODS HOIST
CUSTOMER LIFT 1/ GOODS LIFT BACKUP
CUSTOMER LIFT 2
STAIRS ABOVE
VARIED HEADROOM
3m SITE SETBACK
WC
OFFICE
Aldi Signage
ALDI LOADING AREA
255.1 m²
RL 126,300
ROLLER DOOR
ALDI LOBBY
27.5 m²
RL 126,300
AUTOMATIC/SELF CLOSING DOOR
RL 126,300
CLEANERS SINK
FHR
CUSTOMER CAR PARK CORRIDOR
SITE BOUNDARY 41.04m
LIFT 1
LIFT 2
LIFT 3
ALDI
1,192.8 m²
RL 126,300
GROUND FLOOR
EL SUBSTATION
FHR
FH
Aldi Signage
Aldi Signage
RL 126,300
RL 127,000
AWNING ABOVE SHOWN ABOVE
TROLLEY BAYS
692 m² TOW
EX. RL 126,740
PACIFIC HIGHWAY
PUBLIC DOMAIN TO CIVIL DETAILS
RADFORD PLACE
EX. RL118,790
EX. RL118,680
EX. RL118,520
MECH RISER
HYD
AIRLOCK
AUTOMATIC SELF CLOSING DOOR
AUTOMATIC/SELF CLOSING DOOR
ACCESSIBLE PATHWAY FROM STREET
1:20 3,800 mm
1,200
RL 126,490
2,700
DRIVER'S LANDING
RL 126,490
RL 126,490
EX. RL 126,320
ALDI FORECOURT
RL 126,300
EX. RL 126,120
RL 126,210
RL 125,040
Aldi illuminated poster box & plinth
RL 125,800
EX. RL 125,960
RL 125,770
TOW 127.01
SITE BOUNDARY 58.265m
RL 125,100
EX. RL 125,610
EX. RL 123,930
EX. RL 124,770
EX. RL 125,120
LP
TP
SP
DUMARESQ STREET

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750
11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750
5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

GENERAL NOTES:

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Ground Floor Plan

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	4/02/2026
SCALE: 1:100@A1	DRAWING NO: **DA107**	ISSUE: **B**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

RADFORD PLACE

DUMARESQ STREET

PACIFIC HIGHWAY

Existing street tree

RELOCATED PLAM TREE

SITE BOUNDARY 55.11m

4m SETBACK

SITE BOUNDARY 33.21m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 41.03m

SITE BOUNDARY 58.265m

COMMUNAL OPEN SPACE
271.3 m²

VISITOR BICYCLE BAYS

OUTDOOR ROOM

GYM / FITNESS ZONE

STORAGE

SERVICES

PLANT

CORRIDOR

RESIDENTIAL ENTRY

LOBBY

CAFE

LIFT 1 LIFT 2 LIFT 3

LIFT LOBBY
LEVEL 1

LEVEL 1

MAIL ROOM
35.5 m²

STUDY/LIBRARY
59.7 m²

AWNING ABOVE FORECOURT

FIRE SPRINKLER TANK 1
154.0 m²

FIRE SPRINKLER TANK 2
158.1 m²

Aldi Signage

AWNING BELOW

LIFT OVERRUN BELOW

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission

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

LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 1

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	4/02/2026
SCALE: 1:100@A1	DRAWING NO: **DA108**	ISSUE: **B**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE SETBACK 8.332m

AWNING

VOID

LEVEL 2

RL134,250

MANAGER

LIFT 1 | LIFT 2 | LIFT 3

STAIR PRESS | STAIR PRESS | SA LOBBY

FS-5 | FS-4

FH | HYD | HYD | PFE | HYD FIRE | ELEC

UNIT 205
2-BED
87.2 m²
BED 1 3.1 x 3.6m
LIVING / DINING 4.3 x 6.0m
BATH 3.1 x 2.3m
BED 2 3.1 x 3.2m

UNIT 206
2-BED
92.6 m²
BED 2 3.0 x 3.0m
LIVING / DINING 4.1 x 6.0m
BED 1 3.0 x 4.0m
BATH 1.9 x 2.4m

UNIT 207
2-BED
88.4 m²
LIVING / DINING 4.1 x 6.0m
BED 2 3.0 x 3.1m
BED 1 3.0 x 3.6m
BATH 3.0 x 2.6m

UNIT 204
2-BED
84.1 m²
BATH 3.3 x 2.1m
LIVING / DINING 5.8 x 4.6m
BED 1 3.0 x 3.4m
BED 2 3.2 x 3.9m
BED 1 3.2 x 4.2m
BATH 3.1 x 1.9m

UNIT 203
3-BED
98.1 m²
PWD 2.9 x 1.7m
LIVING / DINING 6.4 x 5.7m
BED 2 3.0 x 3.1m
BED 3 3.2 x 3.1m
WASTE & SERVICES
LOBBY RELIEF
COMMS

UNIT 201
1-BED
55.3 m²
LIVING / DINING 7.7 x 3.6m
BED 1 3.4 x 3.1m
BATH 2.9 x 1.8m
BALCONY 10.4 m²

UNIT 202
1-BED
66.2 m²
LIVING / DINING 7.7 x 3.6m
BED 1 3.1 x 3.1m
BATH 1.5 x 3.1m
BALCONY 10.3 m²

BALCONY 17.0 m²
BALCONY 21.4 m²
BALCONY 20.9 m²
BALCONY 19.6 m²
BALCONY 19.6 m²

TOP OF FIRE TANK
(SYNTHETIC TURF)

NON-TRAFFICABLE ROOF
NON-TRAFFICABLE ROOF

ACCESS HATCH BELOW PAVERS

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	19/02/2026	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 2

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 19/02/2026
SCALE: 1:100@A1	DRAWING NO: **DA109**	ISSUE: **B**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 38.2m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

LEVEL 3 RL137,450

UNIT 301 1-BED 55.3 m²
LIVING / DINING 7.6 x 3.7m
BED 1 3.5 x 3.1m
BATH 2.9 x 1.9m
BALCONY 10.4 m²

UNIT 302 1-BED 66.2 m²
LIVING 5.3 x 3.8m
BED 1 3.4 x 3.2m
BATH 1.5 x 3.1m
BALCONY 10.3 m²

UNIT 303 3-BED 98.1 m²
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BED 3 3.1 x 3.2m
BALCONY 19.6 m²

UNIT 304 2-BED 83.5 m²
LIVING / DINING 5.8 x 4.3m
BED 1 3.0 x 3.0m
BED 2 3.1 x 3.2m
BALCONY 19.8 m²

UNIT 305 2-BED 85.8 m²
LIVING / DINING 4.1 x 6.2m
BED 1 3.0 x 3.6m
BED 2 3.1 x 3.1m
BALCONY 17.0 m²

UNIT 306 2-BED 91.1 m²
LIVING / DINING 4.0 x 6.1m
BED 1 3.0 x 3.6m
BED 2 3.0 x 3.1m
BALCONY 21.4 m²

UNIT 307 2-BED 88.6 m²
LIVING / DINING 4.1 x 6.0m
BED 1 3.1 x 3.5m
BED 2 3.0 x 3.0m
BALCONY 20.5 m²

2-BED 90.1 m²
LIVING / DINING 4.0 x 6.0m
BED 1 3.3 x 3.5m
BED 2 3.2 x 3.0m
BALCONY 22.0 m²

LIFT 1 | LIFT 2 | LIFT 3
STAIR PRESS | STAIR PRESS
FS-5 | FS-4
WASTE & SERVICES
LOBBY RELIEF
SA LOBBY
ELEC | HYD FIRE | PFE | HYD | FH | HYD | CU | COMMS

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BRICK FINISH
CONC	CONCRETE
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
Ecove Group

pbd architects
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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 3

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA110**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 38.32m

SITE BOUNDARY 58.265m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,895 | 3,000 | 6,950 | 7,190 | 1,900

UNIT 408 - 1408
2-BED
90.1 m²
LIVING / DINING 4.0 x 6.0m
BED 2 3.2 x 3.0m
BED 1 3.3 x 3.5m
BALCONY 22.0 m²
BATH 2.4 x 2.3m
ENS 2.8 x 2.0m
LDRY 1.7 x 1.6m

UNIT 407 - 1407
2-BED
88.6 m²
LIVING / DINING 4.1 x 6.0m
BED 2 3.0 x 3.0m
BED 1 3.1 x 3.5m
BALCONY 20.5 m²
BATH 1.9 x 2.6m
ENS 3.0 x 2.2m

UNIT 406 - 1406
2-BED
91.1 m²
LIVING / DINING 4.0 x 6.1m
BED 2 3.0 x 3.1m
BED 1 3.0 x 3.6m
BALCONY 21.4 m²
BATH 1.7 x 2.4m
ENS 2.3 x 4.1m
ST 2.0 x 2.4m

UNIT 405 - 1405
2-BED
85.8 m² (SILV - L7-14) (APT - L7-14)
LIVING / DINING 4.1 x 6.2m
BED 1 3.0 x 3.6m
BED 2 3.1 x 3.1m
BALCONY 17.0 m²
BATH 1.7 x 2.4m
ENS 3.0 x 2.4m
ST 2.1 x 1.8m

UNIT 404 - 1404
2-BED
83.5 m²
LIVING / DINING 5.8 x 4.3m
BED 1 3.0 x 3.0m
BED 2 3.1 x 3.2m
BALCONY 19.8 m²
BATH 2.7 x 1.7m
LDRY 1.3 x 1.3m
ENS 3.2 x 1.5m

UNIT 403 - 1403
3-BED
98.1 m² (SILV - L7-14)
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BALCONY 19.6 m²
BATH 1.7 x 1.7m
ENS 1.8 x 3.2m

UNIT 402 - 1402
1-BED
66.2 m²
LIVING 5.3 x 3.8m
BED 1 3.4 x 3.2m
BED 3 3.1 x 3.2m
BALCONY 10.3 m²
BATH 1.5 x 3.1m

UNIT 401-1401
1-BED
55.3 m² (SILV - L7-14)
LIVING / DINING 7.6 x 3.7m
BED 1 3.5 x 3.1m
BALCONY 10.4 m²
BATH 2.9 x 1.9m

LEVEL 4 - 14

LIFT 1 | LIFT 2 | LIFT 3
STAIR PRESS | STAIR PRESS
FS-5 | FS-4
SA LOBBY
WASTE & SERVICES
LOBBY RELIEF
COMMS
PFE | HYD FIRE | HYD | ELEC | FH | HYD | CU

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BRICK FINISH
CONC	CONCRETE
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
Ecove Group

pbd architects
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E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 4-14 (Typical Lowrise)

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA111	ISSUE: A
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 38.21m

SITE BOUNDARY 58.265m

LEVEL 15 - 20

UNIT 1507 - 2005
3-BED 128.3 m² (APT)
BED 3 3.3 x 3.0m
BED 2 3.3 x 3.2m
BED 1 4.2 x 3.1m
BALCONY 14.4 m²
BALCONY 19.8 m²

UNIT 1506 - 2006
3-BED 133.8 m²
BED 1 3.4 x 3.5m
BED 2 3.0 x 3.0m
BED 3 3.0 x 3.3m
BED 3 3.1 x 3.3m
LIVING 4.9 x 4.9m
DINING 4.0 x 4.6m
BALCONY 43.5 m²

UNIT 1504 - 2004
2-BED 86.3 m²
LIVING / DINING 5.8 x 4.3m
BED 1 3.0 x 3.0m
BED 2 3.2 x 3.2m
BALCONY 19.8 m²

UNIT 1503 - 2003 (SILV)
3-BED 98.1 m²
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BED 3 3.1 x 3.2m
BALCONY 19.6 m²

UNIT 1507 - 2007
3-BED 119.2 m²
LIVING / DINING 4.0 x 6.0m
BED 2 3.3 x 3.0m
BED 1 3.3 x 3.0m
BALCONY 19.6 m²

UNIT 1501 - 2001
1-BED 55.3 m² (SILV)
LIVING / DINING 7.8 x 3.7m
BED 1 3.5 x 3.1m
BALCONY 10.4 m²

UNIT 1502 - 2002
1-BED 66.2 m²
LIVING 5.2 x 3.8m
BED 1 3.4 x 3.2m
BALCONY 10.3 m²

LIFT 1 · LIFT 2 · LIFT 3
STAIR PRESS · FS-5 · FS-4 · SA LOBBY
LDRY 1.8 x 2.1m
WASTE & SERVICES · LOBBY RELIEF · COMMS
ELEC · HYD FIRE · PFE · FH · HYD

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects
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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 15-20 (Typical Highrise)

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA112**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE TO UNDER 12m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

LEVEL 21-22

UNIT 2107 - 2207
3-BED
119.2 m²
LIVING / DINING 4.0 x 6.0m
BED 2 3.3 x 3.0m
BED 1 3.3 x 3.0m
BALCONY 19.6 m²
BATH 1.6 x 2.6m
ENS 3.7 x 2.0m
LDRY 1.8 x 2.1m

UNIT 2106 - 2206
3-BED
133.8 m²
LIVING 4.9 x 4.9m
DINING 4.0 x 4.6m
BED 1 3.4 x 3.5m
BED 2 3.0 x 3.0m
BED 3 3.0 x 3.3m
BED 3 3.1 x 3.3m
BALCONY 43.5 m²
BATH 1.6 x 2.8m
ENS 2.6 x 2.7m
LDRY 2.5 x 2.3m
PWD 2.3 x 1.5m
PWD 2.2 x 1.4m
ST 1.8 x 1.9m
ST 2.6 x 1.9m
STAIR PRESS
STAIR PRESS
FS-5
FS-4
FH
FH
PFE
HYD FIRE
HYD
ELEC

UNIT 2105 - 2205
3-BED
129.0 m²
(APT)
BED 1 4.2 x 3.1m
BED 2 3.5 x 3.0m
BED 3 3.3 x 3.3m
BALCONY 14.4 m²
BATH 2.4 x 1.8m
ENS 3.7 x 2.1m
LDRY 3.2 x 1.6m
PWD 2.6 x 1.6m

UNIT 2104 - 2204
2-BED
86.3 m²
LIVING / DINING 5.8 x 4.3m
BED 1 3.0 x 3.0m
BED 2 3.2 x 3.2m
BALCONY 19.8 m²
BATH 2.7 x 1.7m
ENS 3.3 x 1.6m

UNIT 2103 - 2203
3-BED
98.1 m²
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BALCONY 19.6 m²
BATH 1.5 x 1.7m
ENS 1.8 x 3.2m

WASTE & SERVICES
LOBBY RELIEF
COMMS
SA LOBBY
LIFT 1
LIFT 2
LIFT 3
PFE
HYD
HYD

UNIT 2101 - 2201
1-BED
55.3 m²
LIVING / DINING 7.8 x 3.7m
BED 1 3.5 x 3.1m
BALCONY 10.4 m²
BATH 2.9 x 1.9m

UNIT 2102 - 2202
1-BED
66.2 m²
LIVING 5.2 x 3.8m
BED 1 3.4 x 3.2m
BED 3 3.1 x 3.2m
BALCONY 10.3 m²
BATH 1.5 x 3.1m

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
Ecove Group

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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 21-22

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA113**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 38.21m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

LEVEL 23 RL201,450

UNIT 2305
3-BED
129.0 m²
(APT)

UNIT 2306
3-BED
133.8 m²

UNIT 2307
3-BED
119.2 m²

UNIT 2304
2-BED
86.3 m²

UNIT 2303
3-BED
98.1 m²

UNIT 2301
1-BED
55.3 m²

UNIT 2302
1-BED
66.2 m²

LIFT 1 | LIFT 2 | LIFT 3

LEVEL 23

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 23

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA114**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 38.2m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,900

COMMUNAL OPEN SPACE
RL 204,850
116.3 m²

LEVEL 24
RL204,850

UNIT 2405
3-BED
119.2 m²
LIVING / DINING 4.0 x 6.0m
BED 2 3.3 x 3.0m
BED 1 3.3 x 3.0m
BALCONY 19.6 m²
BATH 1.6 x 2.6m
ENS 3.7 x 2.0m
LDRY 1.8 x 2.1m

UNIT 2404
4-BED
144.8 m²
BED 3 3.1 x 3.6m
LIVING 4.1 x 4.8m
BED 2 3.1 x 3.5m
BED 1 3.3 x 4.0m
BED 3 3.1 x 3.3m
BALCONY 43.9 m²
BATH 2.1 x 2.8m
DINING 3.6 x 4.8m
ENS 2.7 x 3.0m
ST 2.6 x 1.9m
PWD 2.2 x 1.4m
BED 4 3.1 x 3.2m
BATH 2.7 x 1.5m
LDRY 2.1 x 2.2m
ELEC
HYD
PFE
STAIR PRESS
FS-5
FS-4
SA LOBBY

UNIT 2403
2-BED
86.3 m²
ENS 3.4 x 1.4m
BATH 2.7 x 1.7m
LIVING / DINING 5.9 x 4.3m
BED 1 3.4 x 2.9m
BED 2 3.3 x 3.1m
BALCONY 19.8 m²

UNIT 2402
3-BED
98.1 m²
ENS 1.8 x 3.2m
BATH 1.7 x 1.7m
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BED 3 3.1 x 3.2m
BALCONY 19.6 m²
WASTE & SERVICES
LOBBY RELIEF

LIFT 1 | LIFT 2 | LIFT 3
PFE

LEVEL 24

UNIT 2401
3-BED
118.2 m²
(APT)
LDRY 2.0 x 2.5m
LIVING 4.8 x 4.1m
DINING 4.2 x 3.7m
BALCONY 30.1 m²
WIP
BED 3 3.2 x 3.0m
BATH 2.4 x 1.7m
BED 2 3.0 x 3.1m
ENS 3.0 x 2.0m
BED 1 3.7 x 3.3m
HYD
COMMS

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

CLIENT:
Ecove Group

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W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 24

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA115**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 8,000 | 6,990 | 7,150 | 1,300

LEVEL 25 RL208,050

UNIT 2505
3-BED
119.2 m²
LIVING / DINING 4.0 x 6.0m
BED 2 3.3 x 3.0m
BED 1 3.3 x 3.0m
BALCONY 19.6 m²
BATH 1.6 x 2.6m
ENS 3.7 x 2.0m
LDRY 1.8 x 2.1m

UNIT 2504
4-BED
144.8 m²
BED 3 3.3 x 3.6m
LIVING 4.1 x 4.6m
BED 2 3.1 x 3.5m
BED 1 3.3 x 4.0m
BED 3 3.1 x 3.3m
BED 4 3.2 x 3.2m
BATH 2.0 x 2.8m
DINING 3.6 x 4.8m
ENS 2.7 x 3.0m
LDRY 2.1 x 2.2m
BATH 2.6 x 1.3m
ELEC
HYD
PFE
ST 2.6 x 1.9m
PWD 2.2 x 1.4m
STAIR PRESS
STAIR PRESS
SA LOBBY
FS-5
FS-4
FH
FH
BALCONY 43.9 m²

UNIT 2503
2-BED
86.3 m²
ENS 3.4 x 1.4m
BATH 2.7 x 1.7m
LIVING / DINING 5.8 x 4.3m
BED 1 3.1 x 3.0m
BED 2 3.2 x 3.1m
BALCONY 19.8 m²

UNIT 2502
3-BED
98.1 m²
ENS 1.8 x 3.2m
BATH 2.7 x 1.7m
BED 1 3.2 x 3.4m
BED 2 3.0 x 3.2m
BED 3 3.1 x 3.2m
WASTE & SERVICES
LOBBY RELIEF
BALCONY 19.6 m²

UNIT 2501
3-BED
118.2 m²
LIVING 4.8 x 4.1m
DINING 4.2 x 3.7m
LDRY 2.0 x 2.5m
WIP
BED 1 3.7 x 3.3m
ENS 3.6 x 2.0m
BED 3 3.2 x 3.0m
BATH 2.4 x 1.7m
BED 2 3.0 x 3.1m
BALCONY 30.1 m²

HYD
HYD
COMMS

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects
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Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 25

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA116**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 38.21m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 3,000 | 6,950 | 7,150 | 1,300

BALCONY
23.3 m²

BED 3
3.1 x 3.5m

BED 2
3.0 x 3.5m

BED 1
3.3 x 3.8m

ENS
3.1 x 1.7m

ENS
2.7 x 1.6m

ENS
2.2 x 3.7m

UNIT
2702

3-BED LOWER
89.4 m²

LDRY
3.0 x 2.2m

ELEC

LIFT 1

LIFT 2

LIFT 3

LEVEL 26

COMMUNAL
ROOM
41.7 m²
RL211,450

ACC WC

STAIR PRESS

STAIR PRESS

SA
LOBBY

FS-5

FS-4

FH

FH

HYD

HYD

COMMS

ENS
3.8 x 1.9m

BED 1
3.8 x 3.3m

BALCONY
30.0 m²

COMMUNAL OPEN
SPACE
RL211,450
291.0 m²

RL211,450

LDRY
2.4 x 1.3m

LIVING
4.9 x 4.1m

UNIT 2601
3-BED
110.7 m²

DINING
4.2 x 3.6m

UNIT
2602
2-BED
80.1 m²

BATH
1.7 x 3.0m

WASTE &
SERVICES

LOBBY
RELIEF

PRS

ENS
2.8 x 1.7m

BED 2
3.1 x 3.1m

LIVING / DINING
6.0 x 4.2m

BED 1
3.7 x 3.1m

BED 3
3.0 x 3.0m

BATH
2.4 x 1.6m

BED 2
3.0 x 3.0m

BALCONY
19.6 m²

CU

CU

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 26

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA117**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 38.24m

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 8,000 | 6,950 | 7,150 | 1,900

BALCONY 35.8 m²
LIVING 6.4 x 3.8m
DNING 4.7 x 3.7m
UNIT 2702
3-BED UPPER 73.7 m²
WIP
F
P
LIFT 1
LIFT 2
LIFT 3
LOUVRES
MECH. SERVICE ROOM
RL214,650
PDW 1.5 x 2.0m
ELEC
VOID ABOVE COMMUNAL SPACE
LEVEL 27
FS-4
STAIR PRESS
SA LOBBY
FS-5
FH
HYD
COMMS
UNIT 2701
4-BED LOWER
206.2 m²
BED 4 4.8 x 4.0m
BATH 4.0 x 2.1m
WASTE & SERVICES
PFE
VOID FOR TRANSFER
LOBBY RELIEF
LDRY 3.1 x 1.7m
LIVING / DINING 5.7 x 10.7m
BALCONY 32.0 m²
PDW 2.0 x 1.8m
BALCONY 19.6 m²

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1
0 1 2 3 4 5m

N

CLIENT:
Ecove Group

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P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 27

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA118**	ISSUE: **A**
PROJECT NO: 2432		

RENDERED BUILDING TILE ROOF
NO 818
KU-RING-GAI MUNICIPAL COUNCIL

PACIFIC HIGHWAY

RADFORD PLACE

DUMARESQ STREET

SITE BOUNDARY 55.11m

SITE BOUNDARY 41.04m

SITE BOUNDARY 58.265m

3m SITE SETBACK

12m SITE SETBACK

SITE BOUNDARY 3m SETBACK

UPPER ROOF

NON- TRAFFICABLE ROOF

SOLAR PV PANEL TO ELECTRICAL ENG. DETAILS

RL 217,850

RL 219,050

NON-TRAFFICABLE ROOF

SERVICES ZONE

A/C CU

MECHANICAL DUCT

MECHANICAL DUCT

STAIR ACCESS FROM BELOW

ACCESS LADDER TO ABOVE

SERVICES ZONE
RL 217,850

HYD

BED 3
4.3 x 3.7m

BATH
2.3 x 1.6m

LOBBY RELIEF

RL 217,850

ENS
1.6 x 2.6m

BED 2
3.2 x 3.7m

UNIT 2701 4-BED UPPER
107.7 m²

RL 217,850

TERRACE
77.3 m²

LEVEL 28

ENS
3.3 x 4.6m

BED 1
3.4 x 5.7m

BALCONY
31.9 m²

UPPER ROOF

11,918 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

11,850 | 7,600 | 3,050 | 7,950 | 7,400 | 2,850 | 4,000 | 10,750

5,200 | 4,070 | 3,855 | 8,000 | 6,950 | 7,150 | 1,900

GENERAL NOTES:

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LEGEND:

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FHR	FIRE HOSE REEL
FS	FIRE STAIRS
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HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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BKx	BRICK FINISH TYPEx
CONC	CONCRETE
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GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
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PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
Ecove Group

pbd architects

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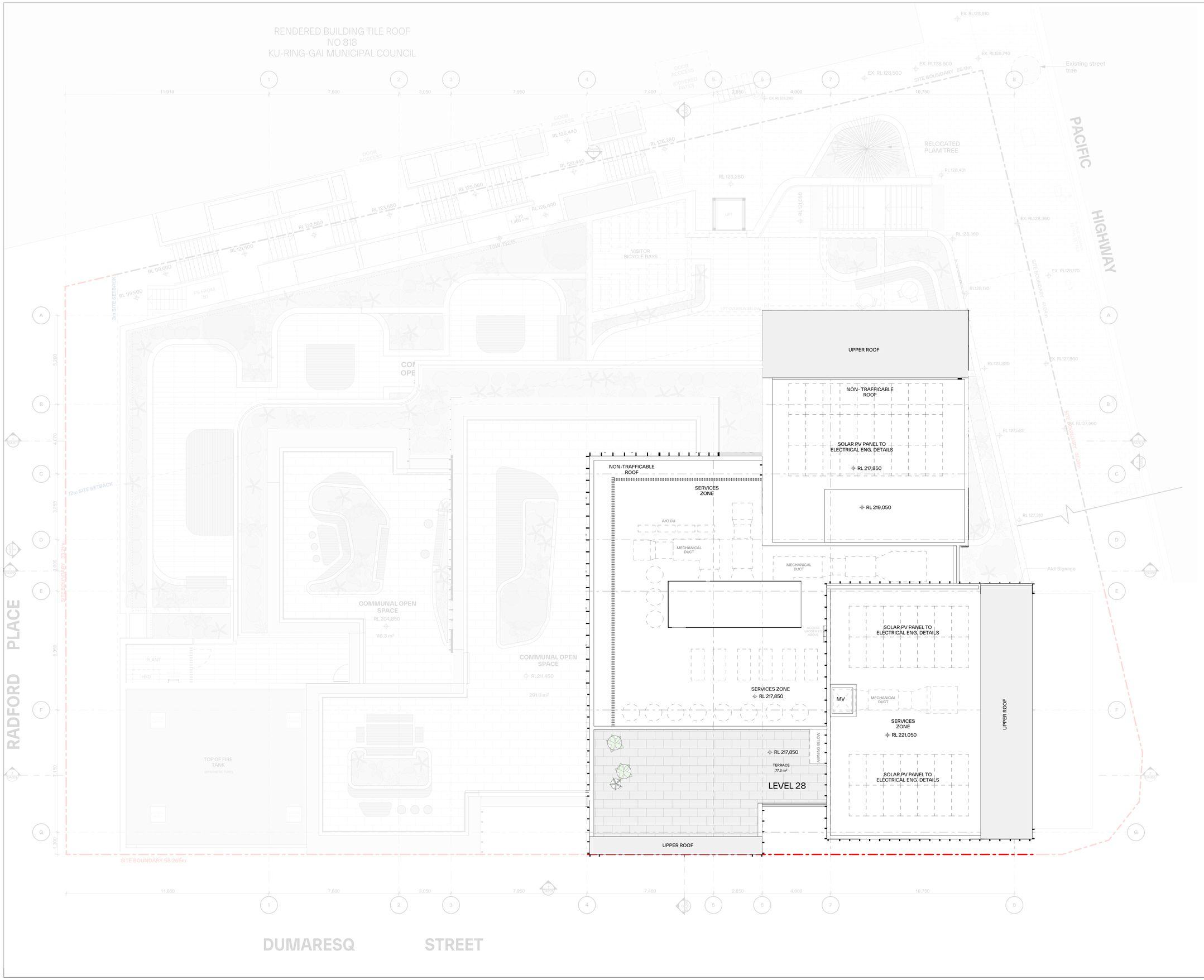
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Level 28

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA119**	ISSUE: **A**
PROJECT NO: 2432		



GENERAL NOTES:

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STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

N

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

CLIENT:
Ecove Group

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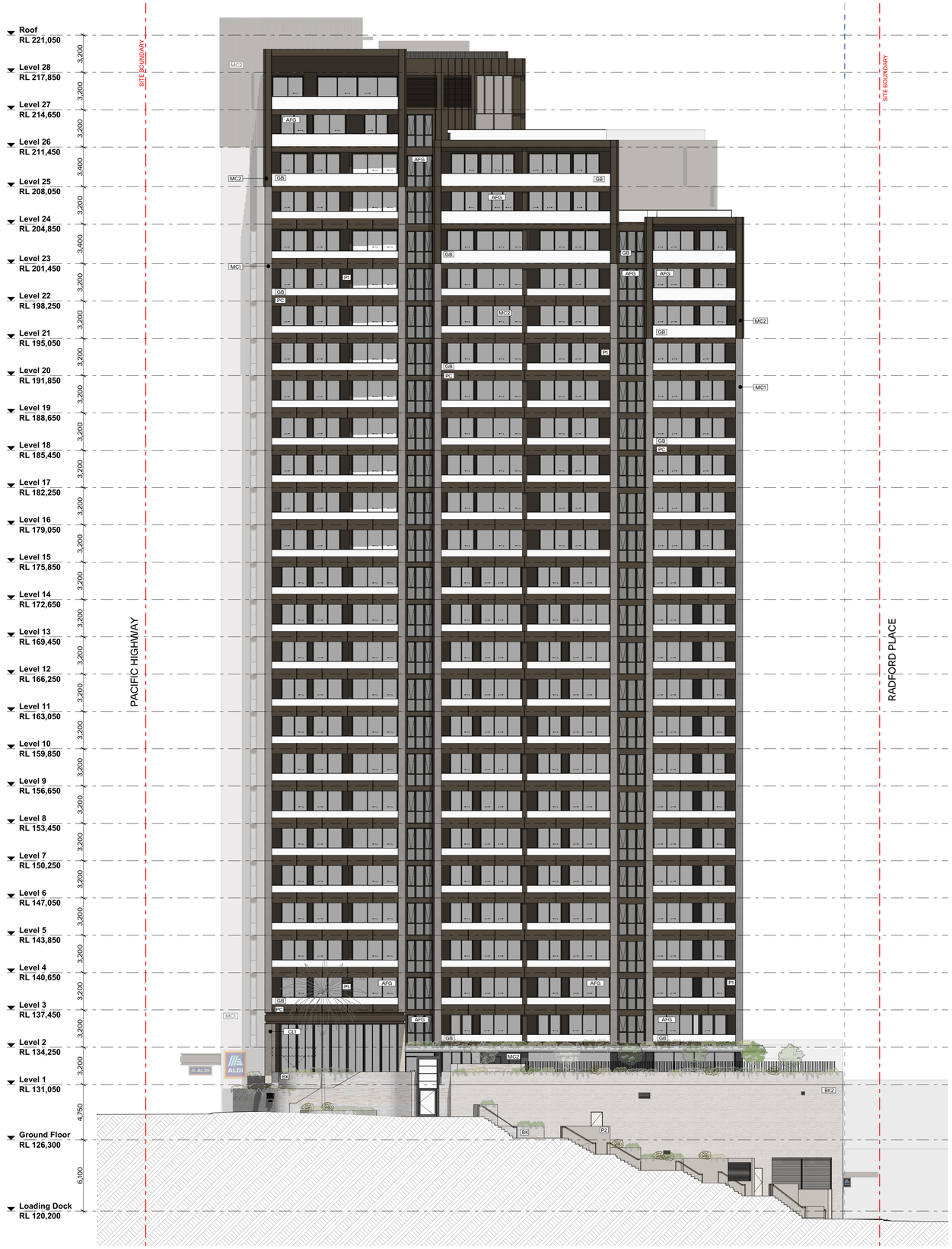
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Roof Plan

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: **DA120**	ISSUE: **A**
PROJECT NO: 2432		



1 Elevation - North
Scale 1:200

GENERAL NOTES:

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S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

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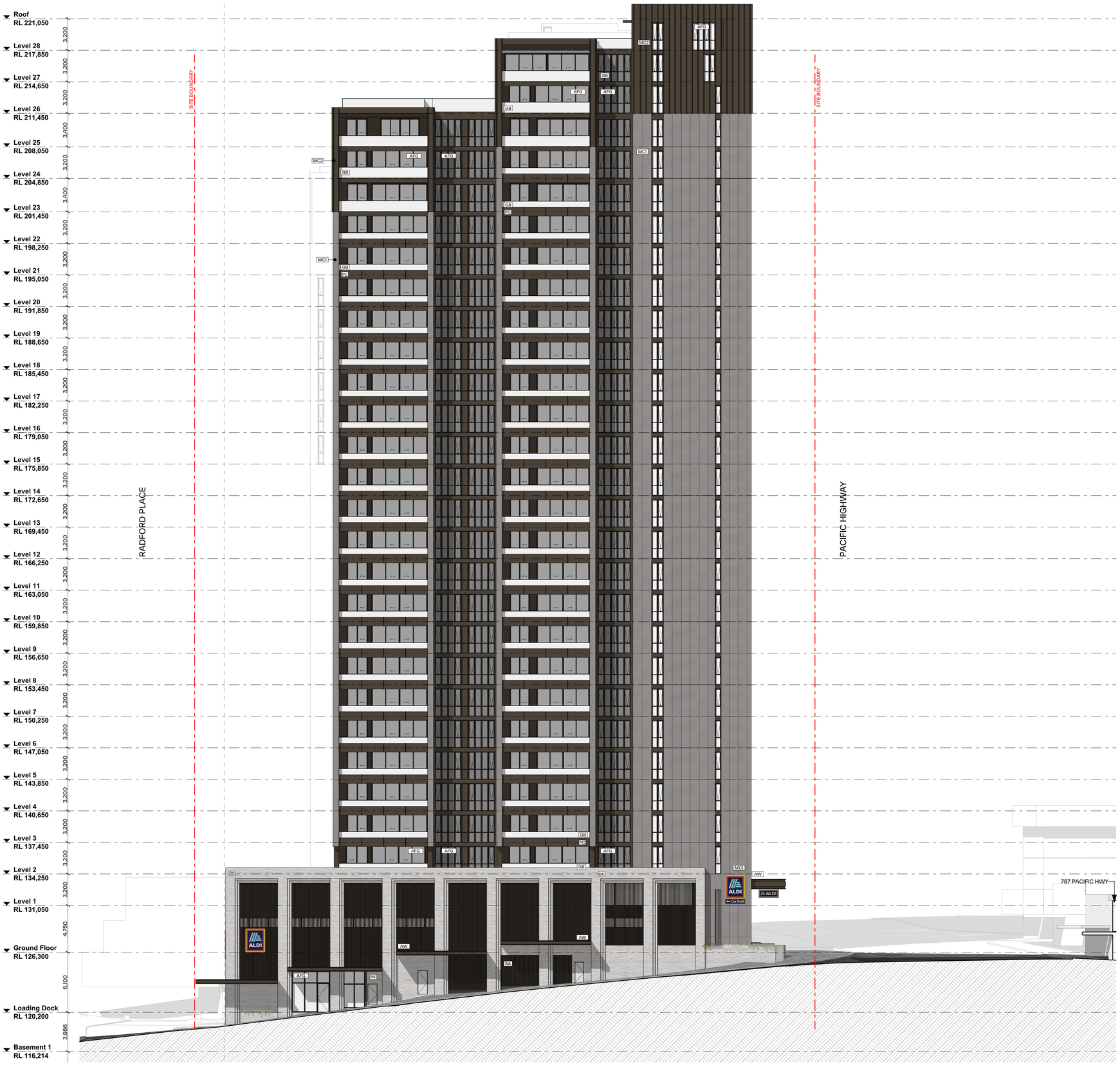
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Elevation - North

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO: DA200	ISSUE: A
PROJECT NO: 2432		



1 - Elevation - South
Scale 1:200

GENERAL NOTES:

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HWU	HOT WATER UNITS

MATERIALS LEGEND:

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

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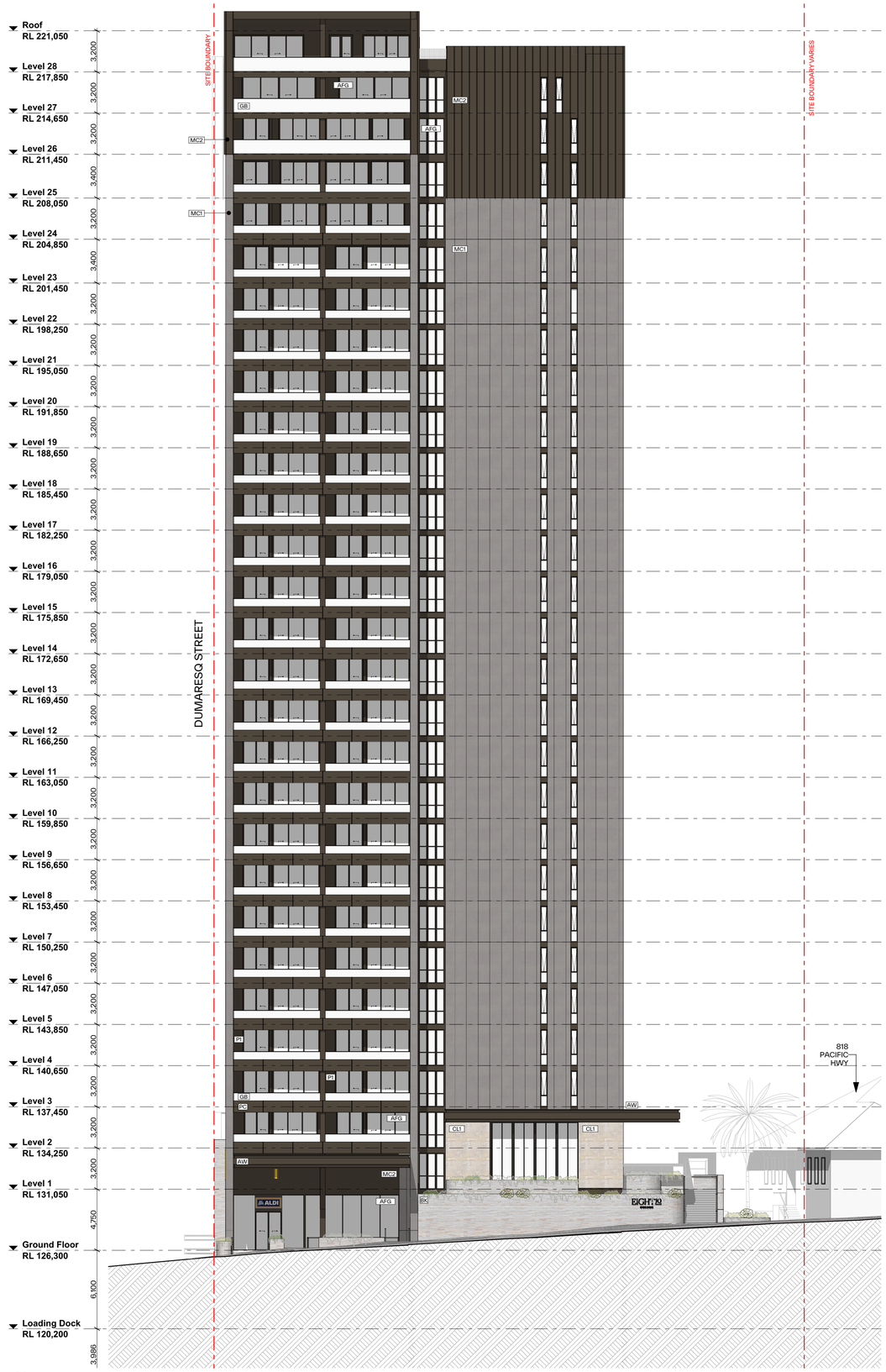
Level 2, 52 Albion Street,
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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

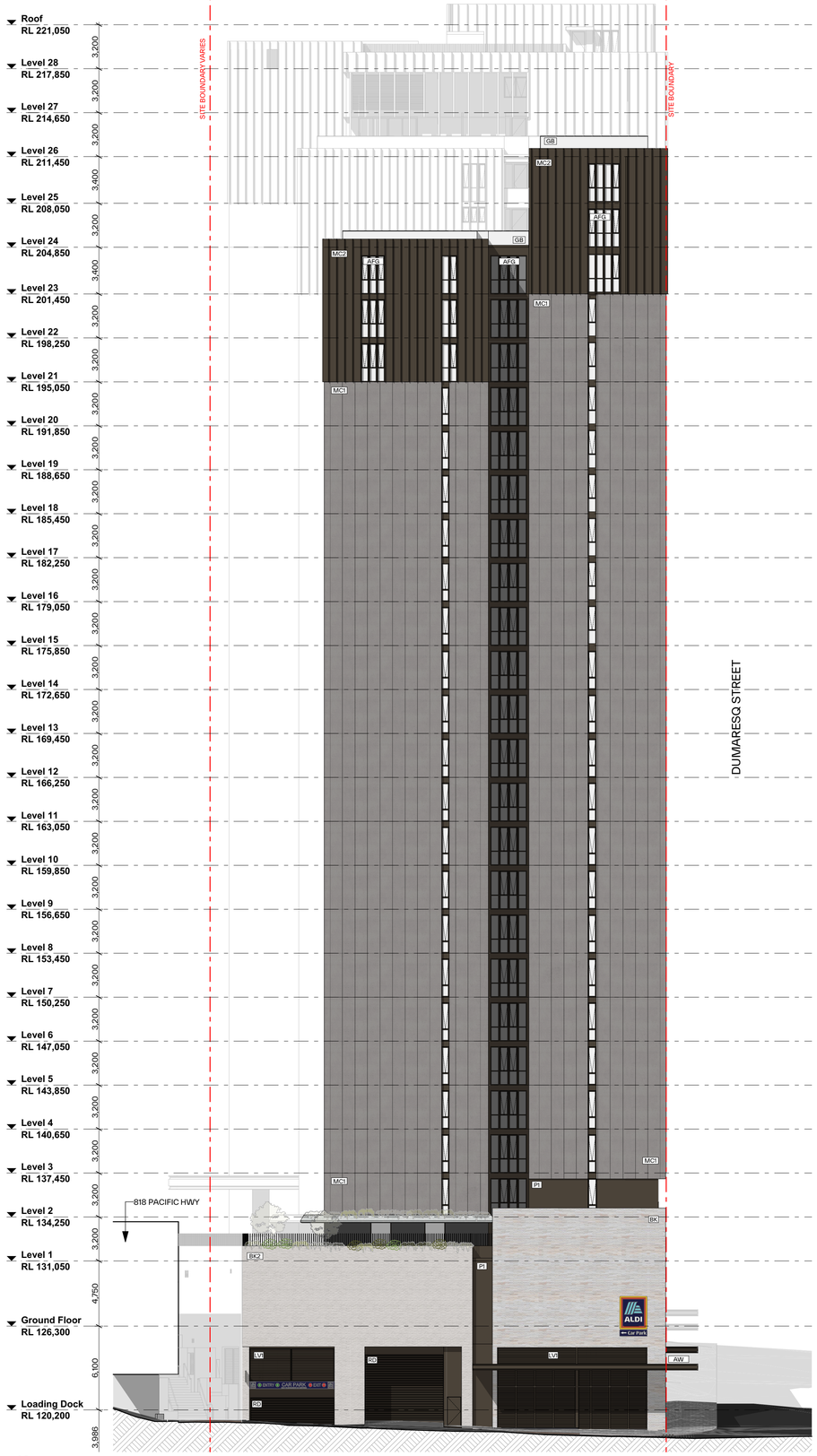
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Elevation - South

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO: **DA201**	ISSUE: **A**
PROJECT NO: 2432		



1 Elevation - East
Scale 1:200



2 Elevation - West
Scale 1:200

GENERAL NOTES:

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
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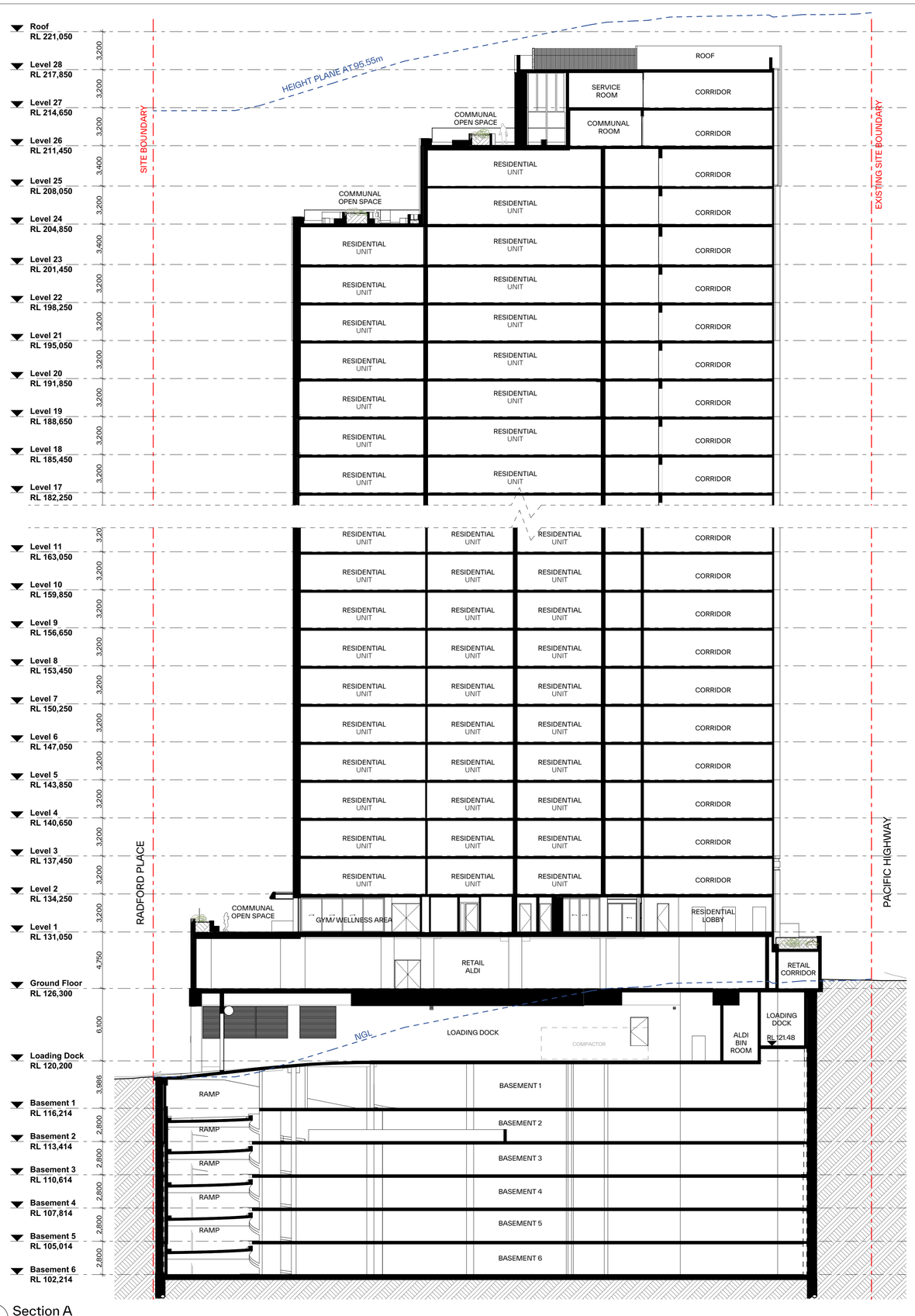
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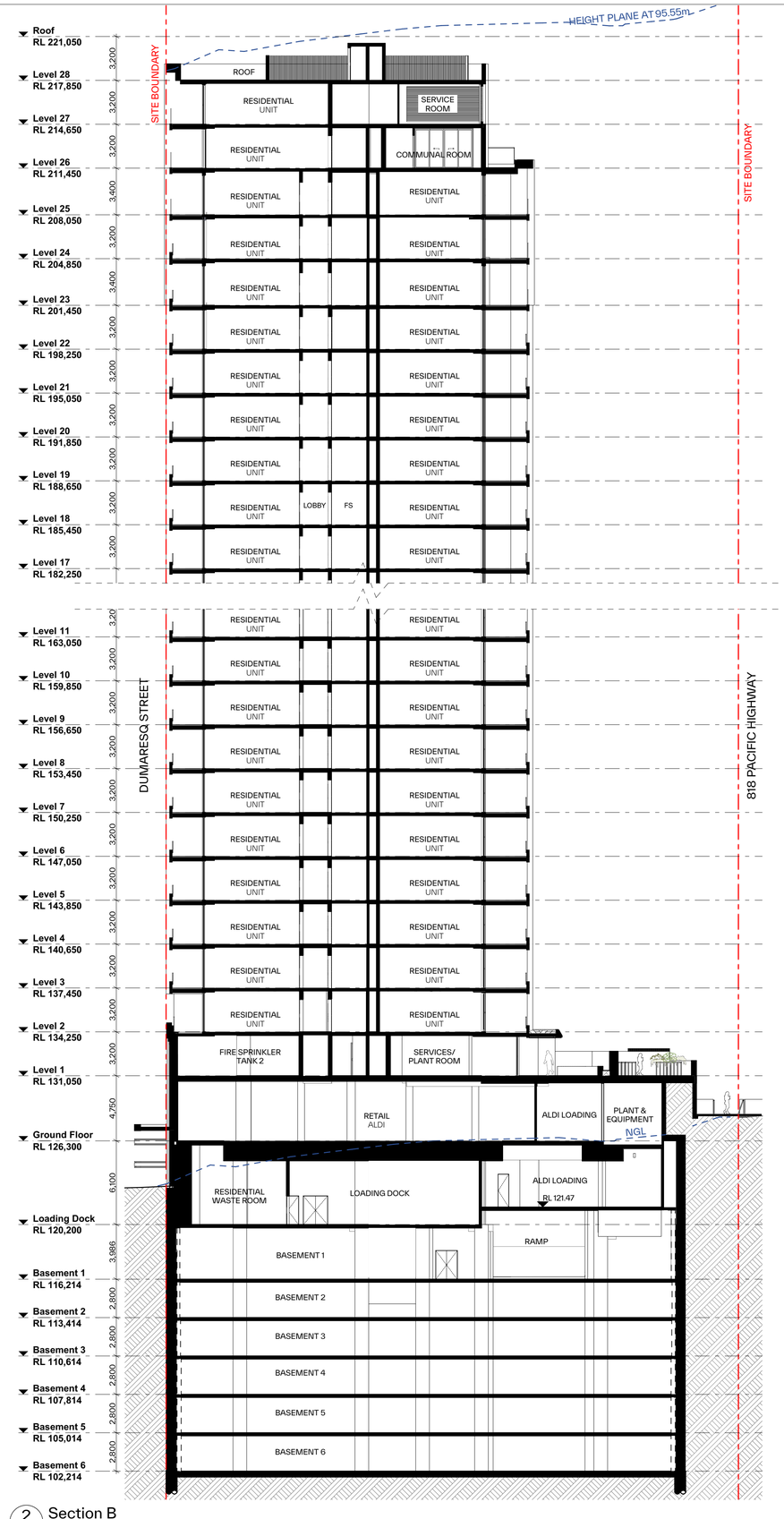
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Elevation - East & West

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:200@A1	DRAWING NO: DA202	ISSUE: A
PROJECT NO: 2432		



1 Section A
Scale 1:200



2 Section B
Scale 1:200

GENERAL NOTES:

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

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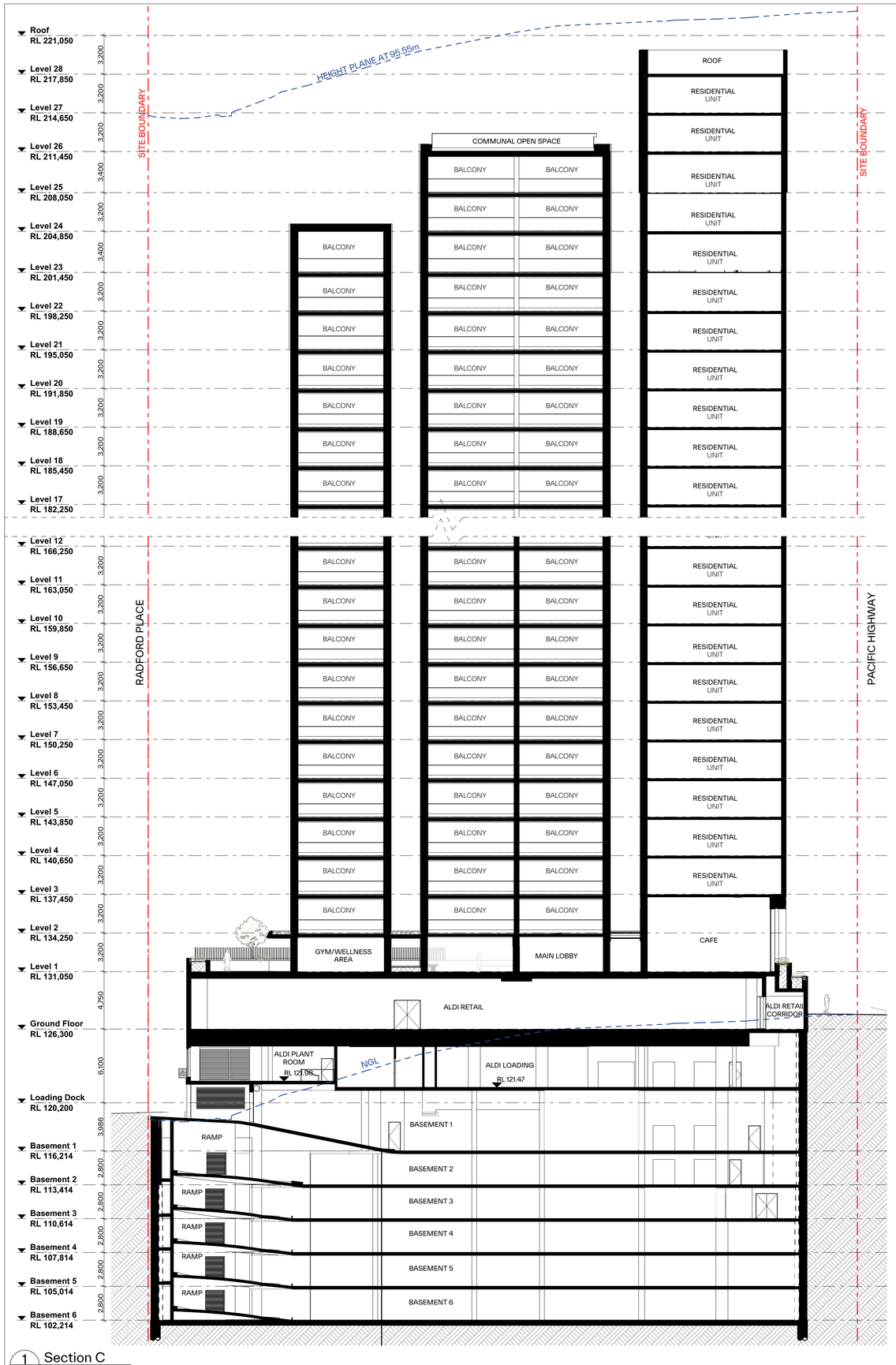
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

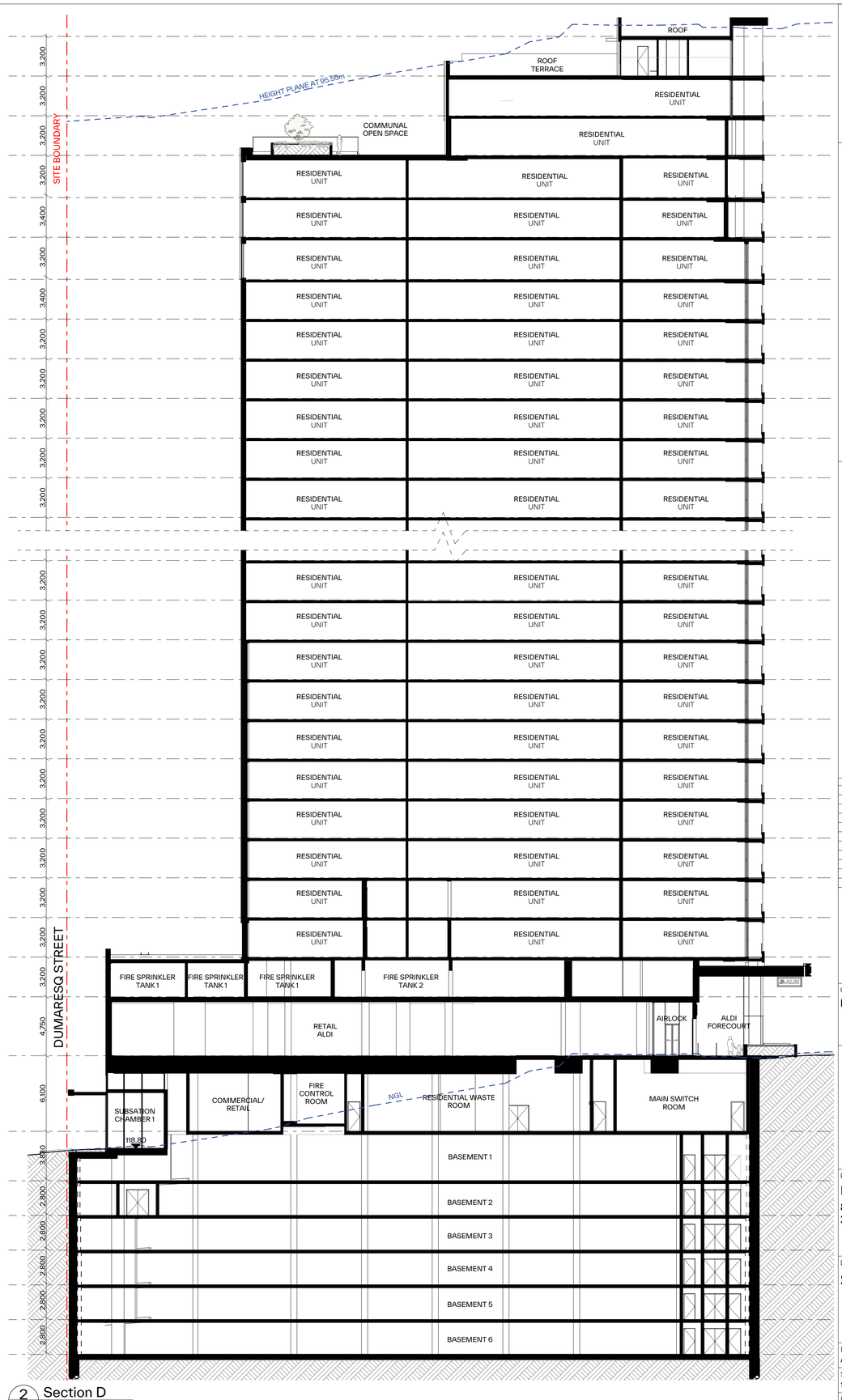
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Section Sheet 1

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	4/02/2026
SCALE: 1:200@A1	DRAWING NO: **DA300**	ISSUE: **B**
PROJECT NO: 2432		



1 Section C
Scale 1:200



2 Section D
Scale 1:200

GENERAL NOTES:

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GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission

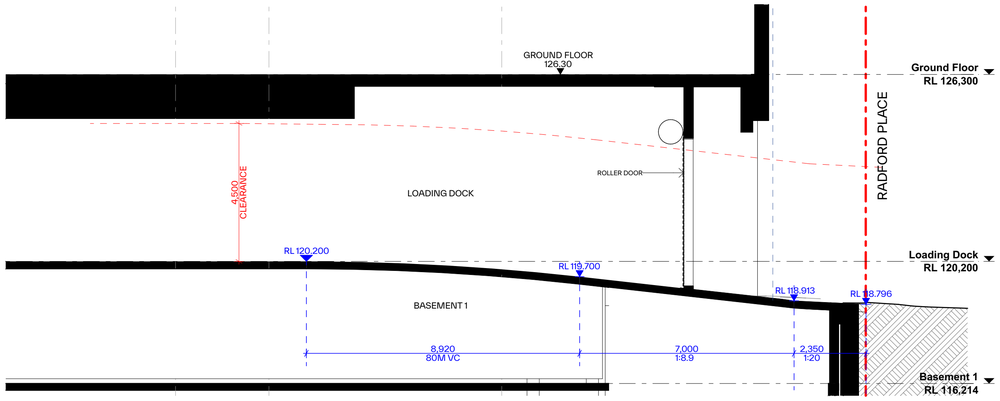
CLIENT:
Ecove Group

pbd architects
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect: Paul Buljevic NSW 7758

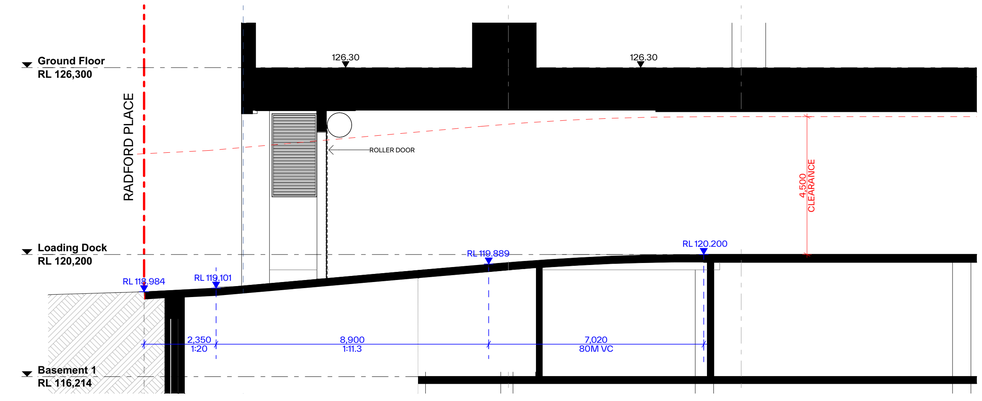
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Section Sheet 2

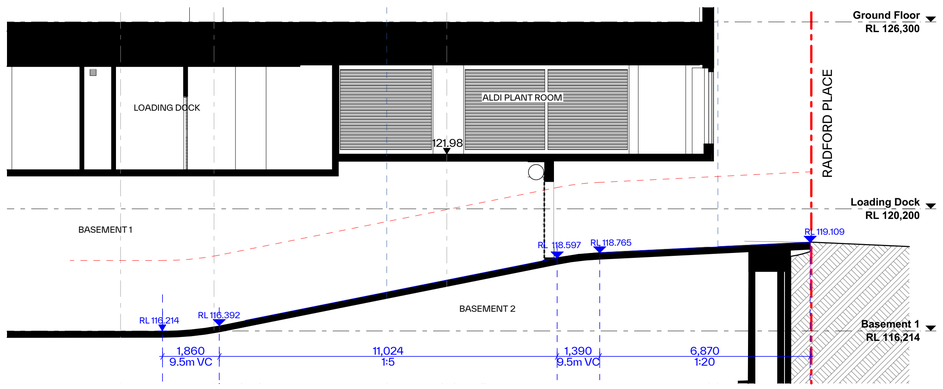
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AA, HK	KS	4/02/2026
SCALE: 1:200@A1	DRAWING NO: **DA301**	ISSUE: **B**
PROJECT NO: 2432		



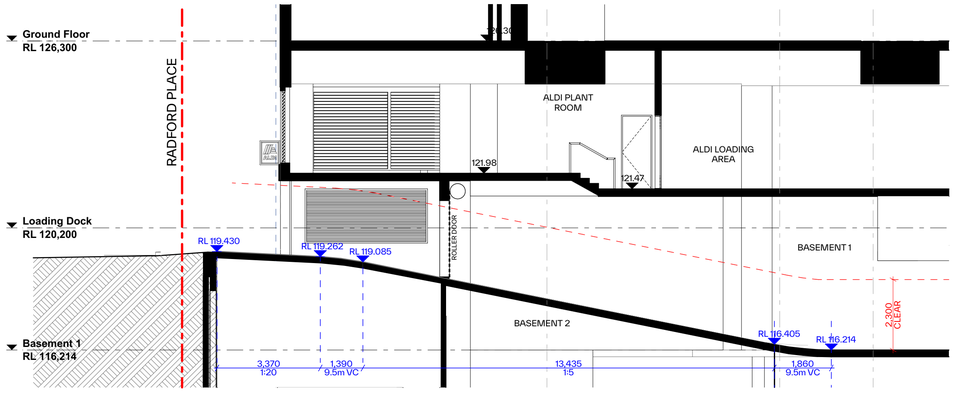
1 - LOADING DOCK RAMP - SECTION A
Scale 1:100



2 - LOADING DOCK RAMP - SECTION B
Scale 1:100



3 - BASEMENT RAMP - SECTION C
Scale 1:100



4 - BASEMENT RAMP - SECTION D
Scale 1:100

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
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Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Sections - Driveways

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA302	ISSUE: A
PROJECT NO: 2432		



AFG ALUMINIUM FRAME GLAZING
POWDERCOAT. COLOUR TO MATCH MC2



BK FACE BRICK



BA FEATURE BATTENS TO PODIUM LEVEL
ALUMINUM POWDER COAT.
COLOUR: TO MATCH MC2 DARK BRONZE





GB GLASS BALUSTRADE



MC2 METAL CLADDING TYPE 2
ALUMINIUM PANELS - COLOUR: DARK BRONZE

FEATURE BATTENS TO UPPER TOWER
TO MATCH COLOUR

MC1 METAL CLADDING TYPE 2
ALUMINIUM PANELS - COLOUR: LIMESTONE LOOK



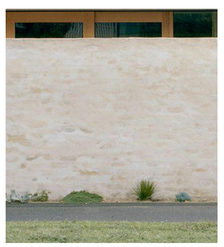
PC PRECAST PANEL BALUSTRADE

P1 COLOUR: MATCH MC2

P2 RENDERED BLOCKWORK



CL1 FEATURE MANSONRY CLADDING



BK2 BAGGED BRICK FINISH

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Finishes Schedule

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: NTS ~~1:1@A1~~	DRAWING NO: DA400	ISSUE: A
PROJECT NO: 2432		



VIEW FROM PACIFIC HWY

GENERAL NOTES:

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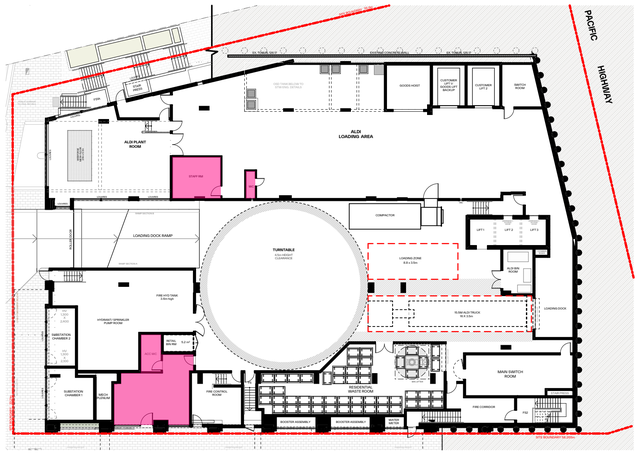
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

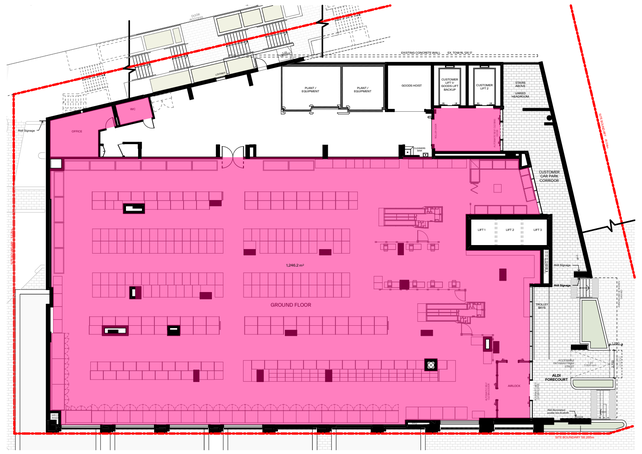
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

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Photomontage

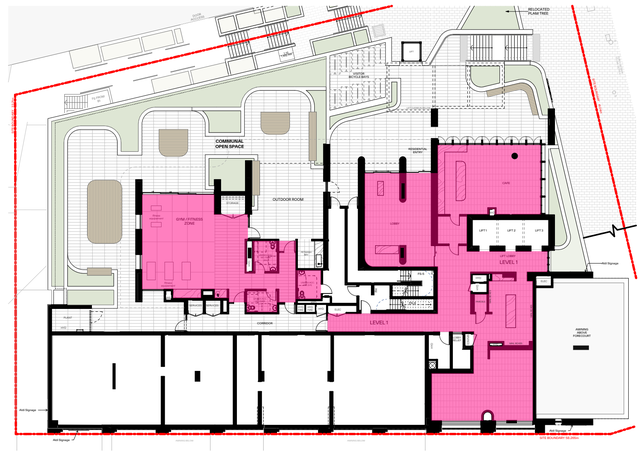
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SCALE: NTS	DRAWING NO: **DA410**	ISSUE: **A**
PROJECT NO: 2432		



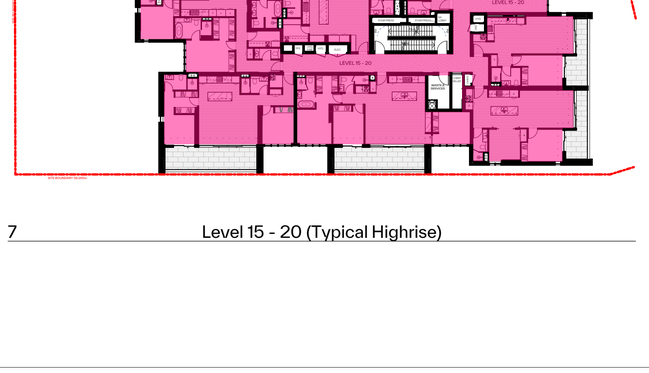
1 Loading Dock



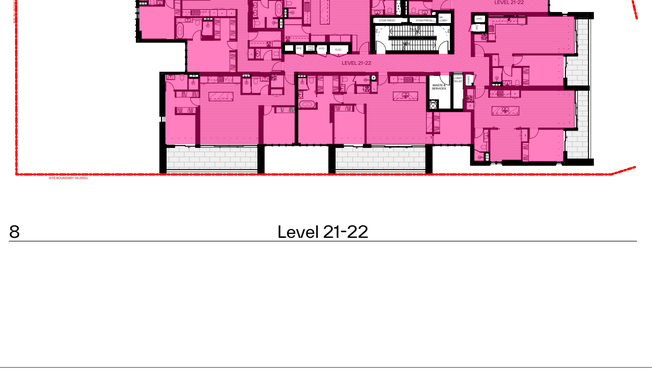
2 Ground Floor



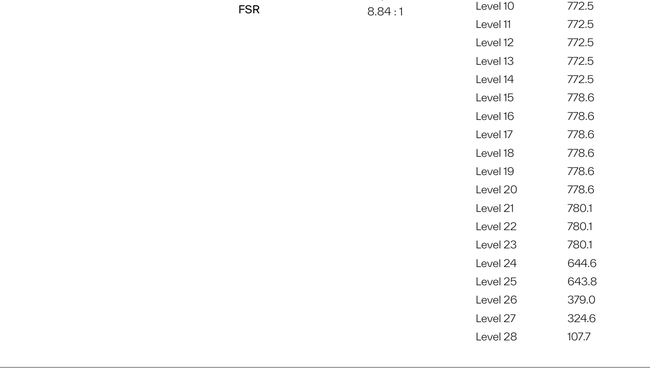
3 Level 1



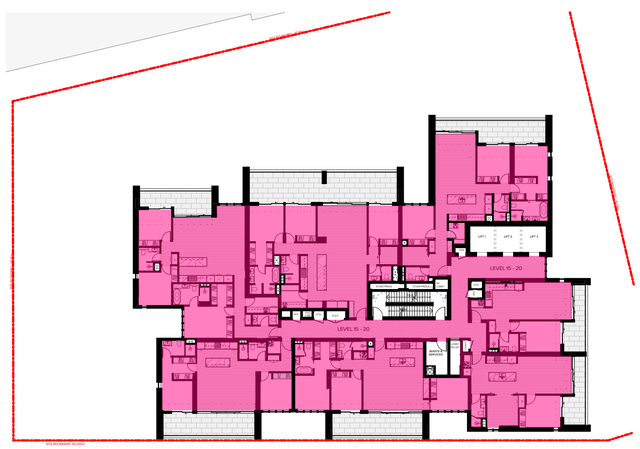
4 Level 2



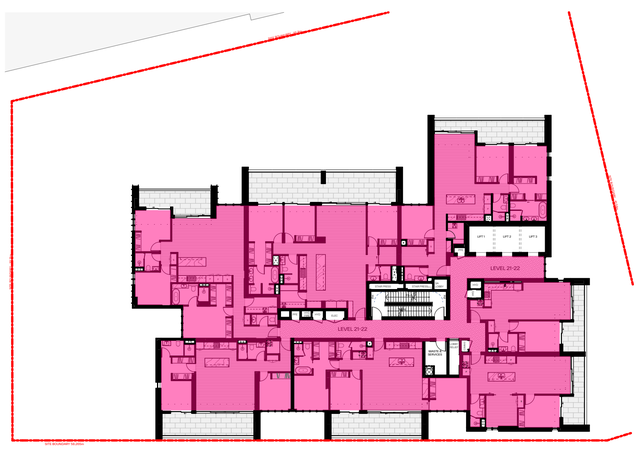
5 Level 3



6 Level 4 - 14 (Typical Lowerise)



7 Level 15 - 20 (Typical Highrise)



8 Level 21-22

LEGEND:

GFA

SITE AREA	2,357m²
FSR	6.5:1
FSR + 30% BONUS	8.45:1
PERMISSIBLE GFA	19,916.7m²
TOTAL COMMERCIAL	1,323.9 m²
TOTAL RESIDENTIAL	19,512.4 m²
TOTAL GFA	20,836.6 m²
FSR	8.84 : 1

GFA SUMMARY

Loading Dock	71.2
Ground Floor	1,253.0
Level 1	438.1
Level 2	692.7
Level 3	772.5
Level 4	772.5
Level 5	772.5
Level 6	772.5
Level 7	772.5
Level 8	772.5
Level 9	772.5
Level 10	772.5
Level 11	772.5
Level 12	772.5
Level 13	772.5
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Level 15	778.6
Level 16	778.6
Level 17	778.6
Level 18	778.6
Level 19	778.6
Level 20	778.6
Level 21	780.1
Level 22	780.1
Level 23	780.1
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Level 26	379.0
Level 27	324.6
Level 28	107.7

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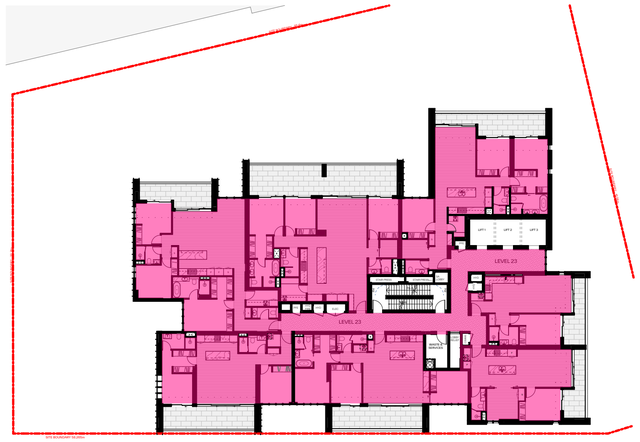
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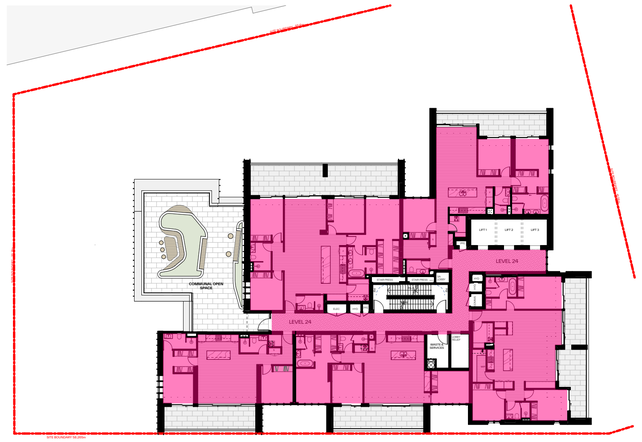
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
GFA Diagram 1

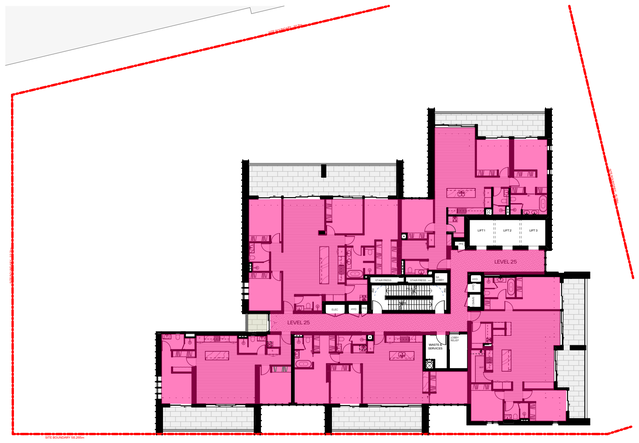
DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:300@A1	DRAWING NO: DA500	ISSUE: A
PROJECT NO: 2432		



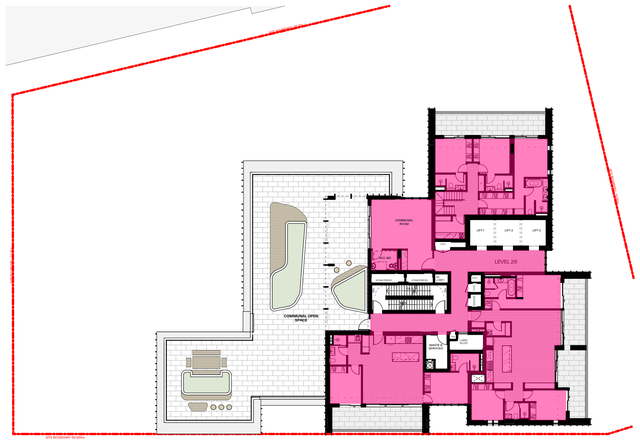
1 Level 23



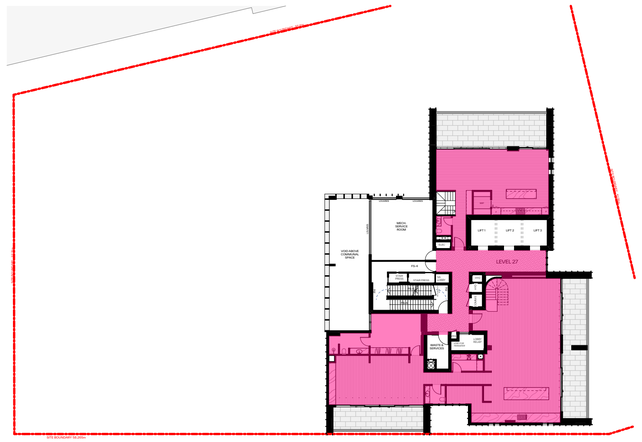
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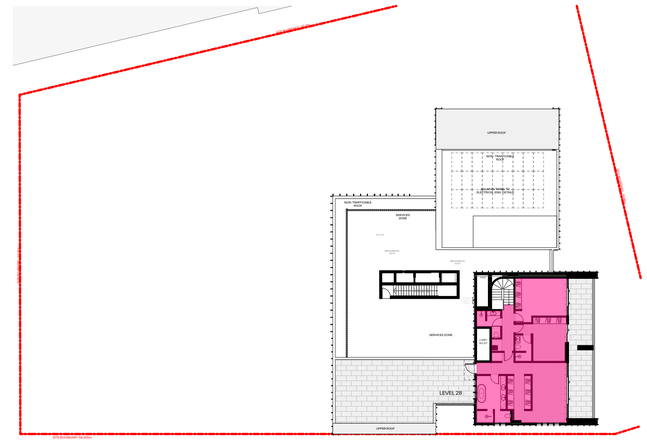
3 Level 25



4 Level 26



5 Level 27



6 Level 28

LEGEND:

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Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

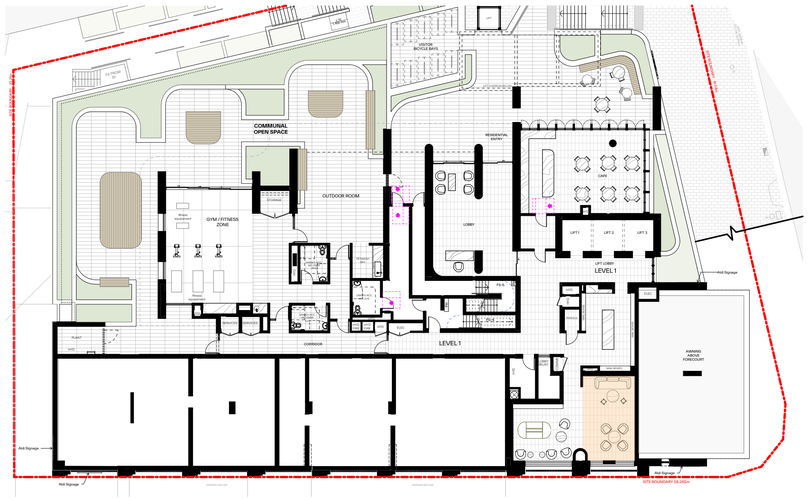
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

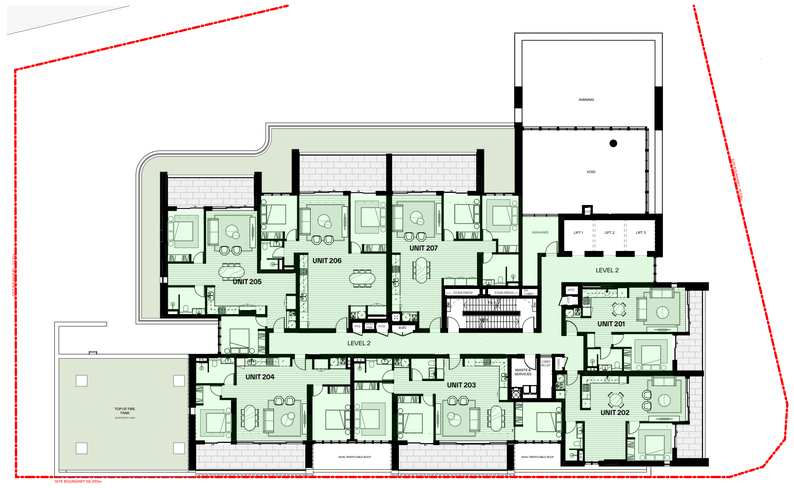
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
GFA Diagram 2

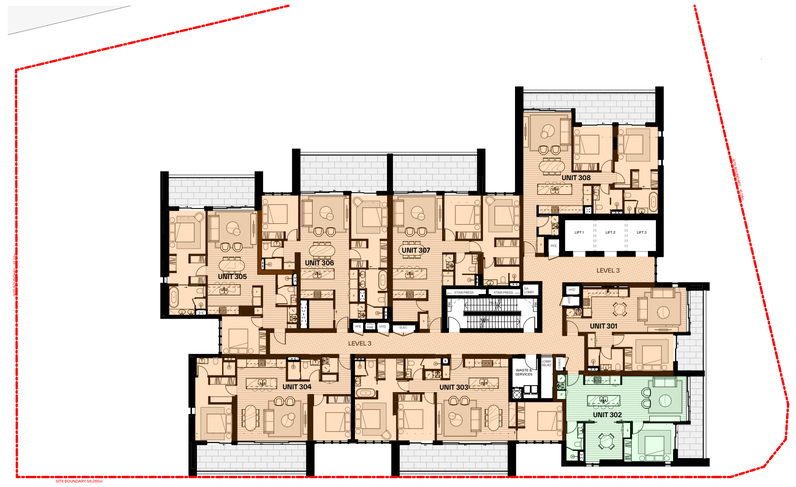
DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:300@A1	DRAWING NO: DA501	ISSUE: A
PROJECT NO: 2432		



1 Level 1



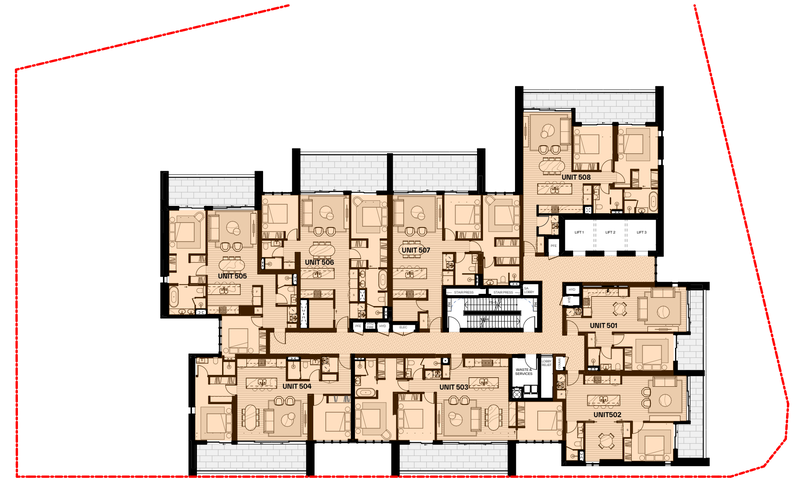
2 Level 2



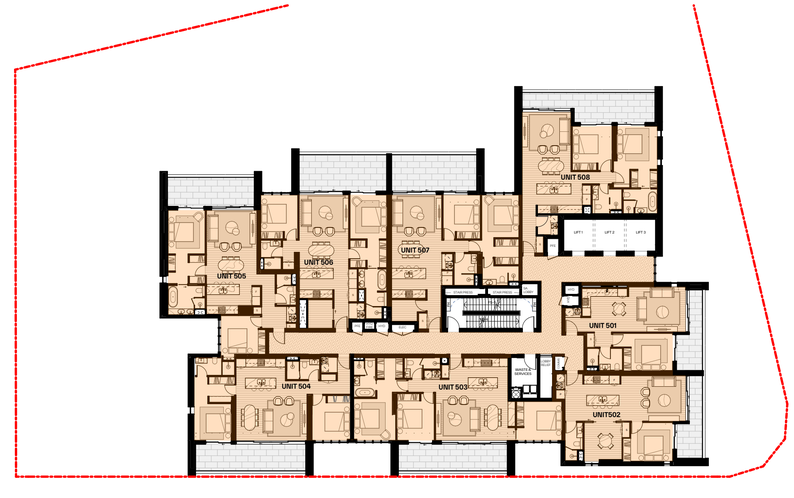
3 Level 3



4 Level 4



5 Level 5



6 Level 6

LEGEND:

COUNCIL AFFORDABLE GFA

INFILL AFFORDABLE GFA

LEVEL	COUNCIL AFFORDABLE GFA	INFILL AFFORDABLE GFA
LEVEL 1	-	30 m²
LEVEL 2	692.7 m²	-
LEVEL 3	66.2 m²	706.3 m²
LEVEL 4	66.2 m²	706.3 m²
LEVEL 5		772.5 m²
LEVEL 6		722.5 m²
TOTAL	825.1 m²	2,987.6 m²

OVERALL TOTAL = 3,812.77m²

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
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SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	19/02/2026	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

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E - info@pbdarchitects.com.au
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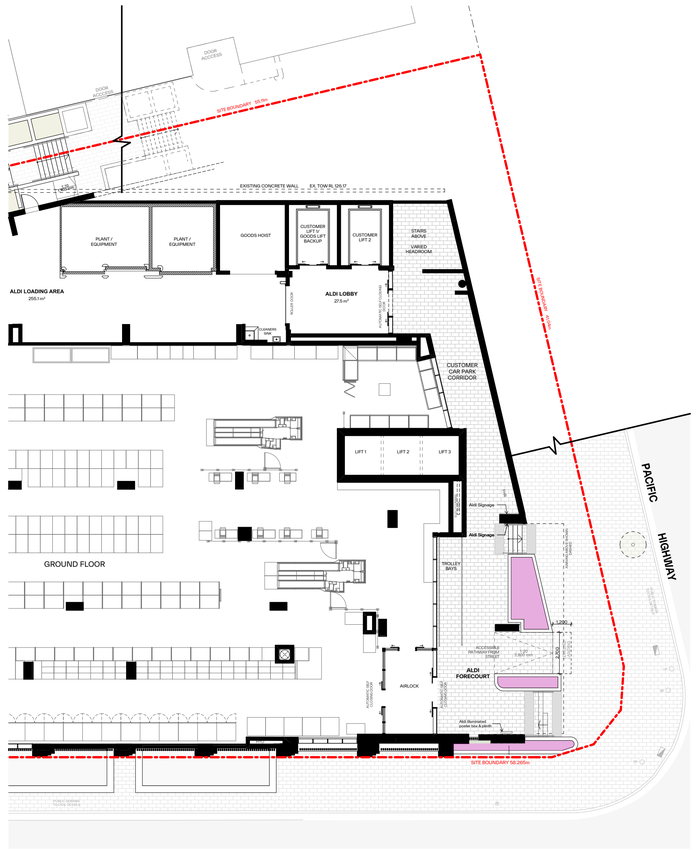
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Affordable Housing Plans

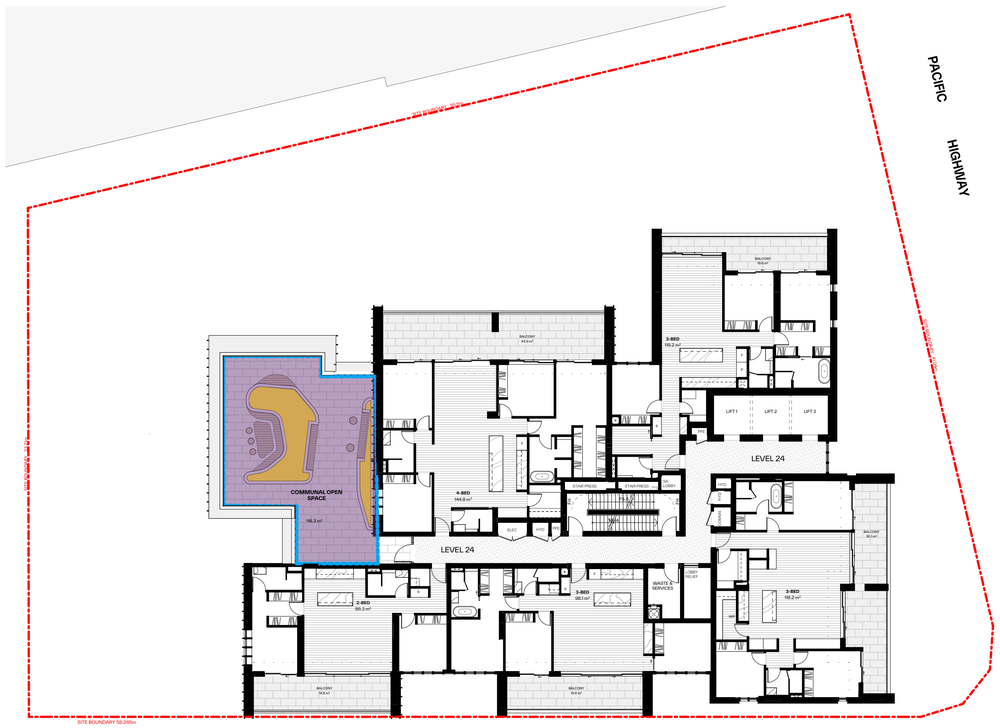
DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	19/02/2026
SCALE: 1:250@A1	DRAWING NO: DA505	ISSUE: A
PROJECT NO: 2432		



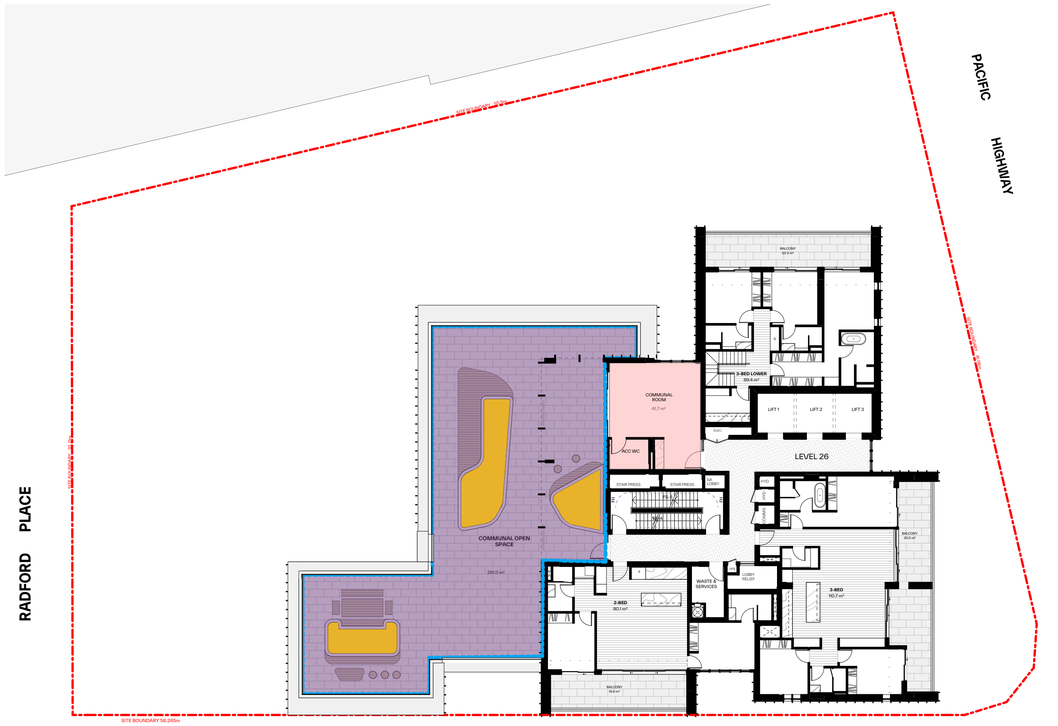
Ground Floor 1:200



Level 1 1:200



Level 24 1:200



26. Level 26 1:200

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

LEGEND:

COMMUNAL OPEN SPACE
731.6 sqm *(including landscaped area)*

COMMUNAL AREA
188.1 sqm

LANDSCAPE AREA

DEEP SOIL

1000mm HIGH PLANTERS ON SLAB

800mm HIGH PLANTER ON SLAB

PLANTER ON SLAB, SOIL DEPTH 300-400mm

DEEP SOIL PLANTERS IN THROUGH LINK

DEEP SOIL	22.4 sqm
1000mm HIGH PLANTERS ON SLAB	112.6 sqm
800mm HIGH PLANTERS ON SLAB	81.1 sqm
PLANTER ON SLAB, SOIL DEPTH 300-400mm	43.1 sqm
TOTAL	259.2 sqm
DEEP SOIL PLANTER IN THROUGH LINK	29.7 sqm

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

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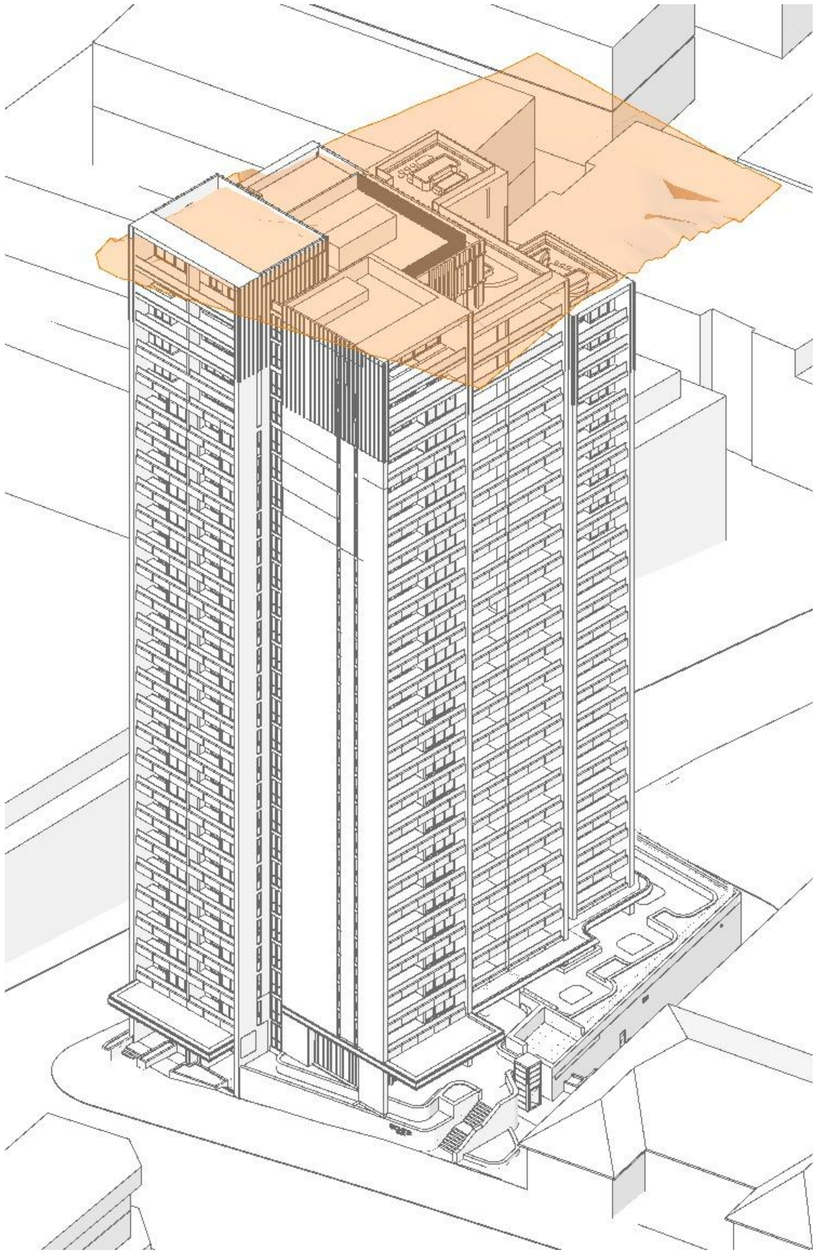
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

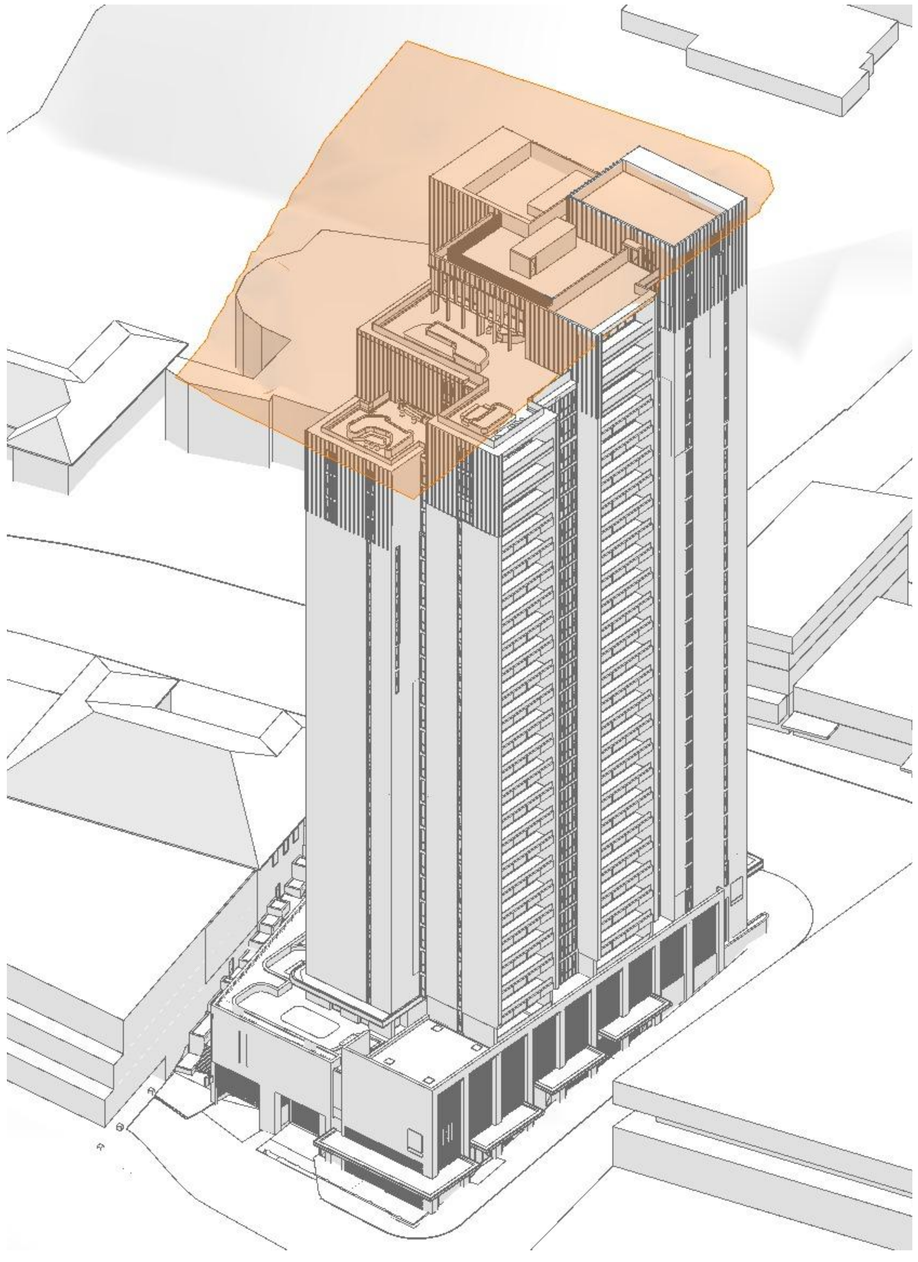
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Communal Open Space and Landscape Diagram

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO: **DA510**	ISSUE: **A**
PROJECT NO: 2432		



1 Building Height Diagram



2 Building Height Diagram

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVENT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

LEGEND:

30% BONUS
HEIGHT PLANE AT 95.55m

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
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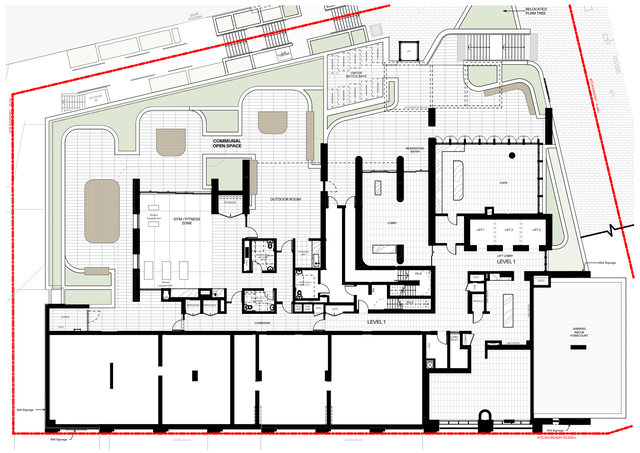
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

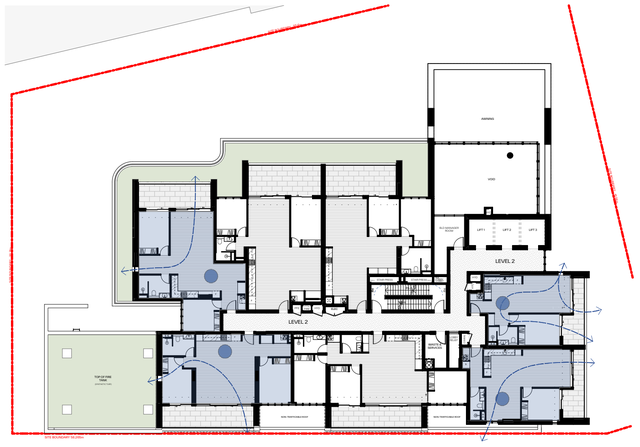
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Height Limit Diagram

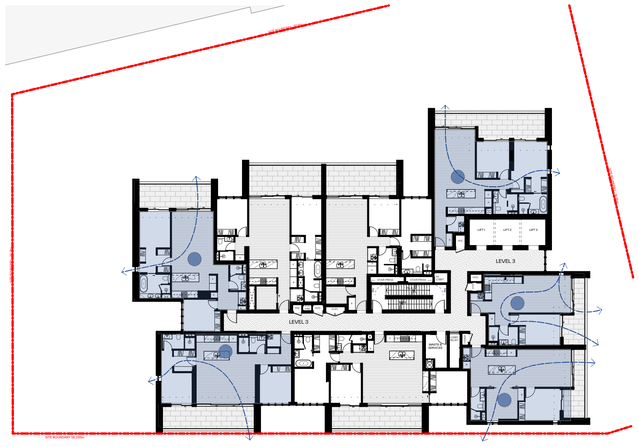
DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: @A1	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 2432		



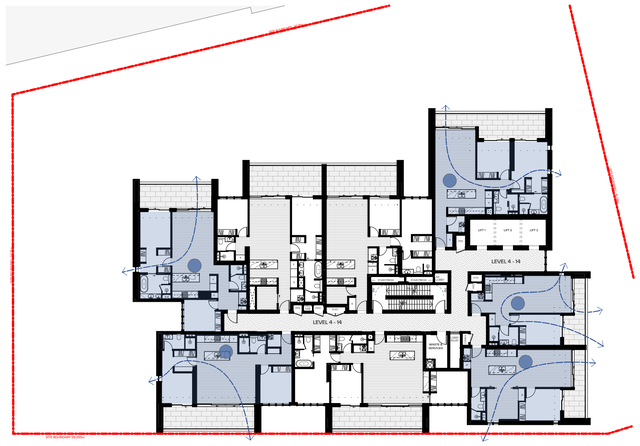
1 Level 1



2 Level 2



3 Level 3



4 Level 4 - 9 Typical

GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
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MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
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BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
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RD	ROLLER DOOR
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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

LEGEND:

NATURALLY CROSS VENTILATED APARTMENTS

CROSS VENTILATION (ADG(4B-3))

AT LEAST 60% OF APARTMENTS ARE NATRUALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.

PROPOSED : 39 UNITS / 63 (61.9%)

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission
B	4/02/2026	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Cross Ventilation Diagram

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 4/02/2026
SCALE: 1:300@A1	DRAWING NO: **DA530**	ISSUE: **B**
PROJECT NO: 2432		



Level 2



Level 3



Level 4 -5



Level 6



Level 7 - 14



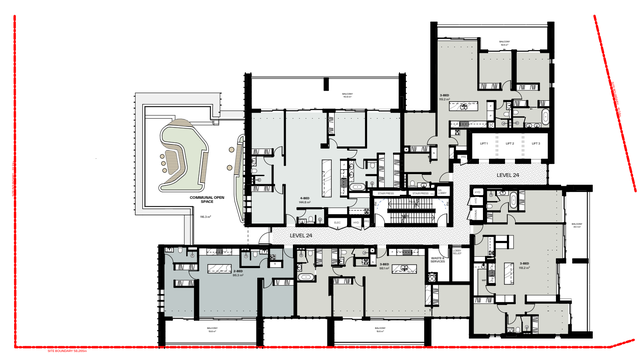
Level 15 -20



Level 21 - 22



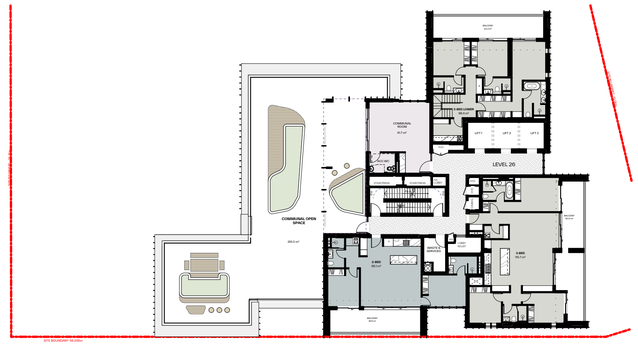
Level 23



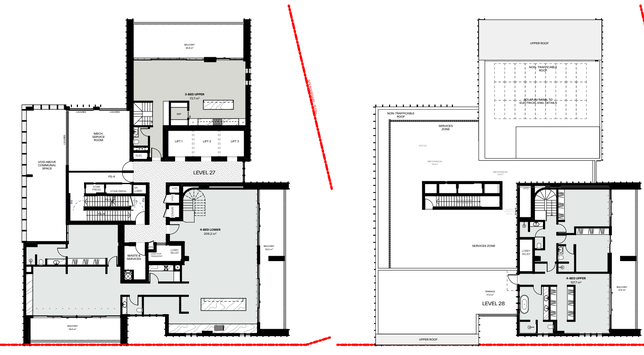
Level 24



Level 25



Level 26



Level 27

Level 28

GENERAL NOTES:

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MATERIALS LEGEND:

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FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

LEGEND:

- 1 BED x 44
- 2 BED x 76
- 3 BED x 57
- 4 BED x 3

TOTAL - 180

TO BE READ IN CONJUNCTION WITH UNIT AREA SCHEDULE ON DA001

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

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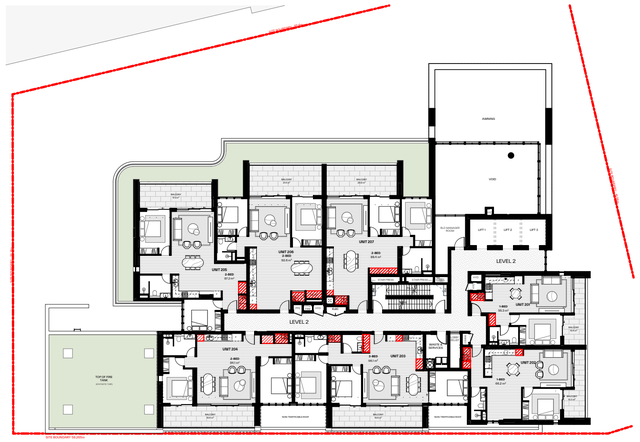
Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

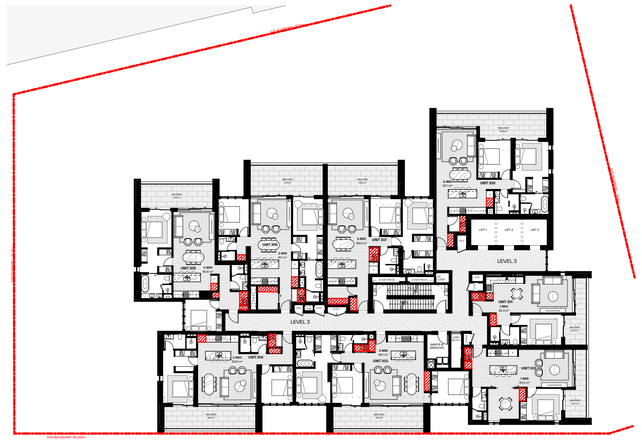
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Unit Mix Diagram

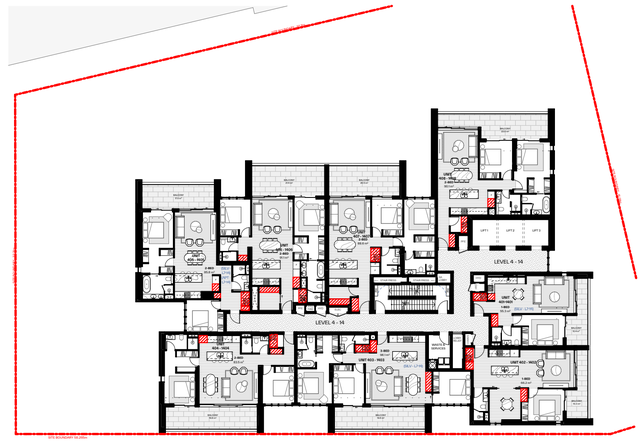
DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:300@A1	DRAWING NO: **DA540**	ISSUE: **A**
PROJECT NO: 2432		



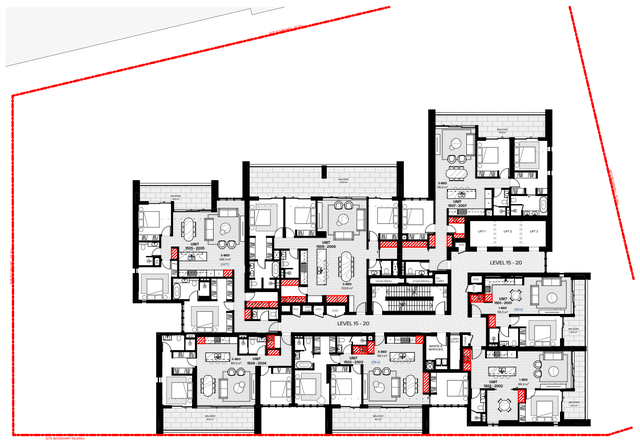
1 Level 2



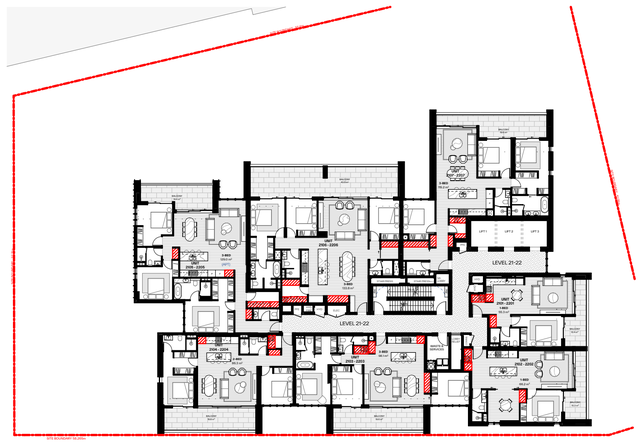
2 Level 3



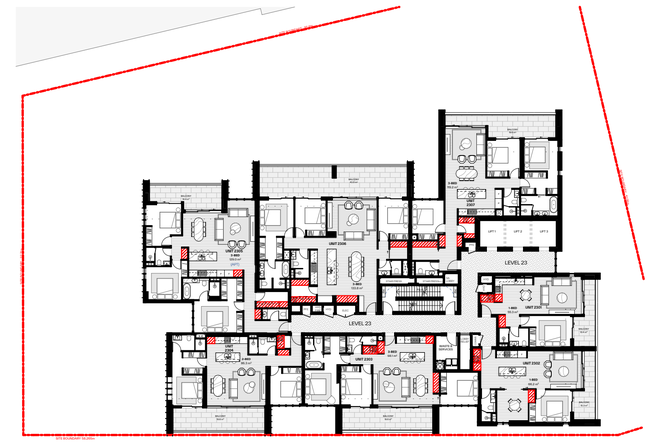
3 Level 4-13 (Typical Lowrise)



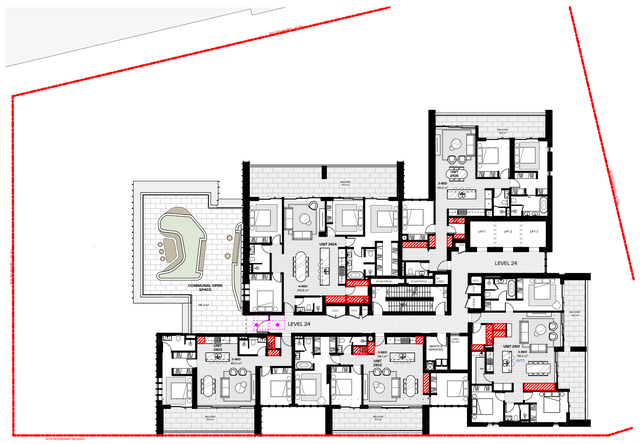
4 Level 14-19 (Typical Highrise)



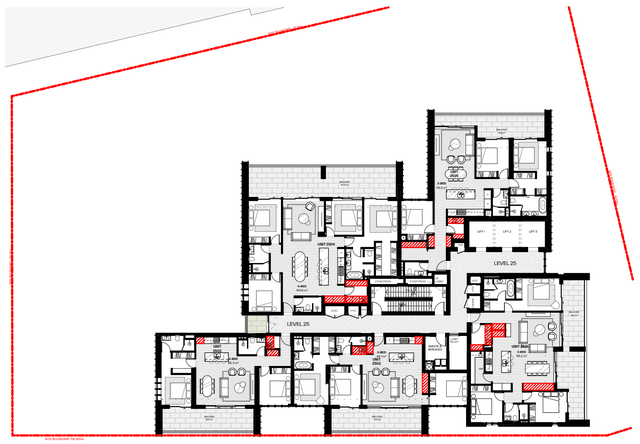
5 Level 20-21



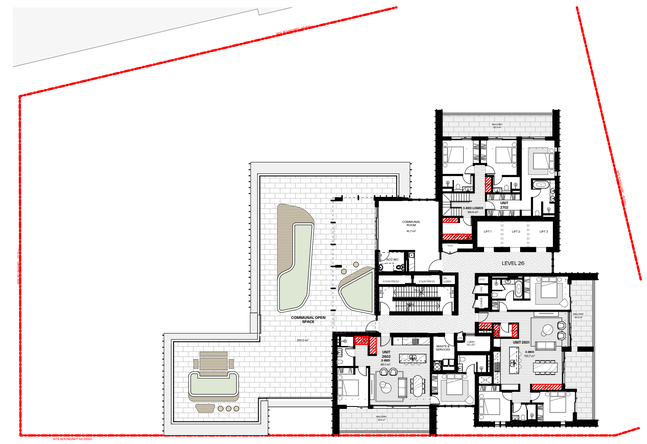
6 Level 22



7 Level 23



8 Level 24



9 Level 25

GENERAL NOTES:

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LEGEND:

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FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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HL	HIGHLIGHT WINDOW
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MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
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RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

LEGEND:

STORAGE AREA - REFER TO DA001 FOR DETAILS

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

Scale Bar 1 : 100 @ A1

0 1 2 3 4 5m

N

CLIENT:
Ecove Group

pbd architects

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

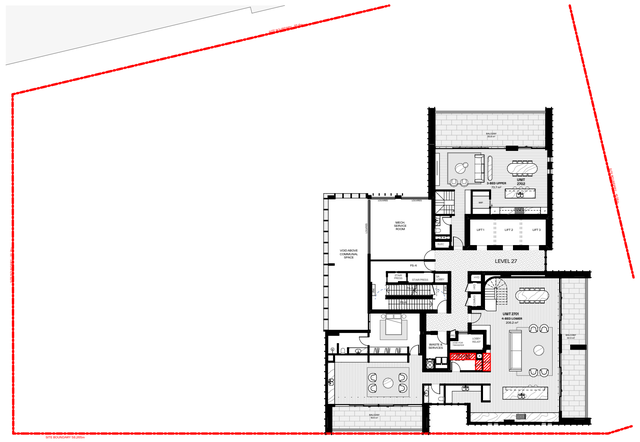
Level 2, 52 Albion Street,
Surry Hills NSW 2010

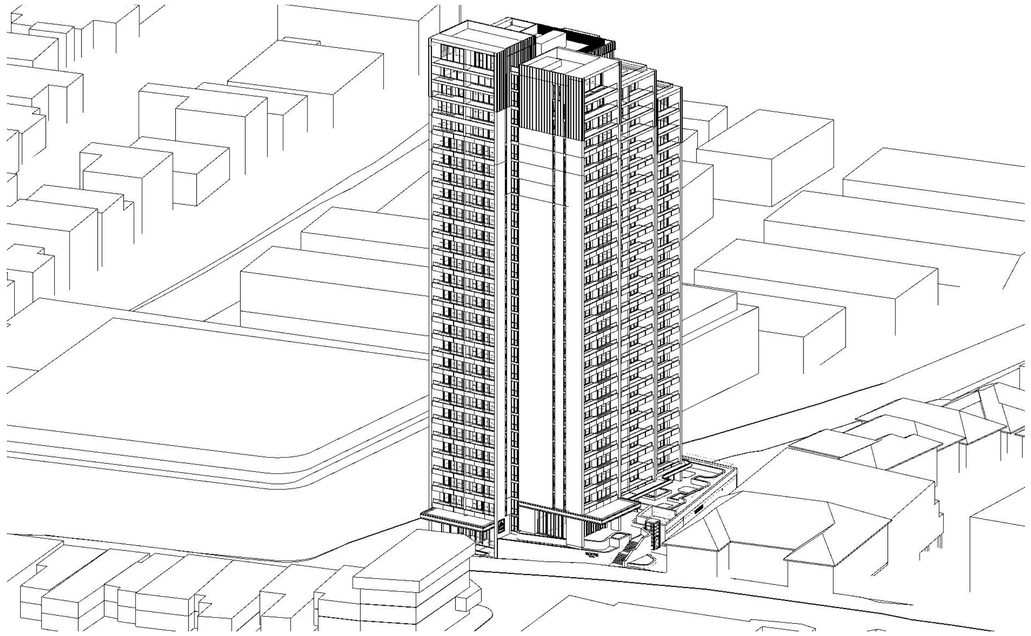
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

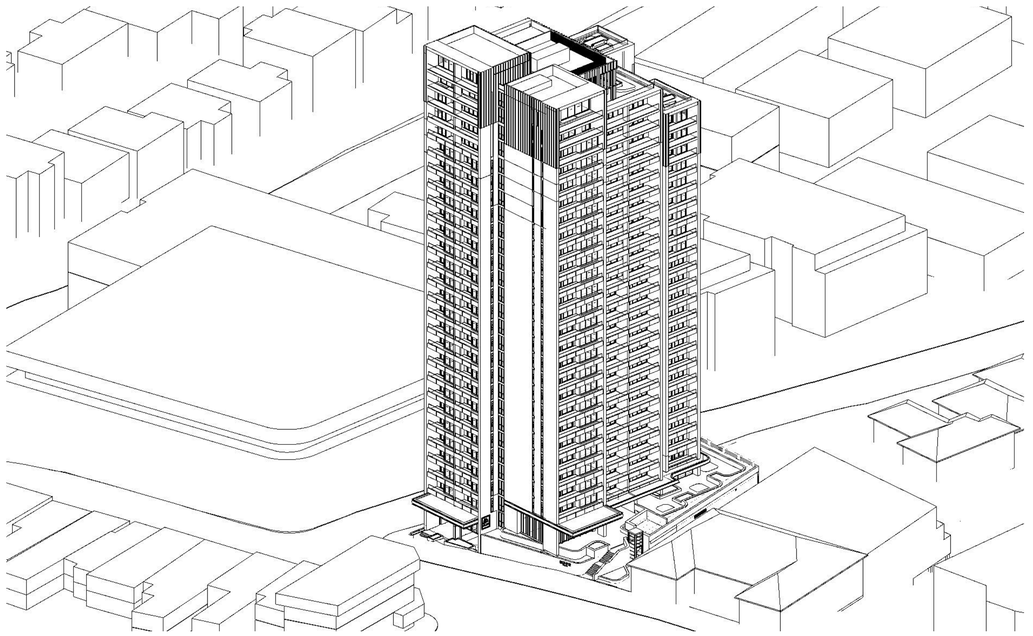
DRAWING TITLE:
Storage Calculation Diagram

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:300@A1	DRAWING NO: DA550	ISSUE: A
PROJECT NO: 2432		

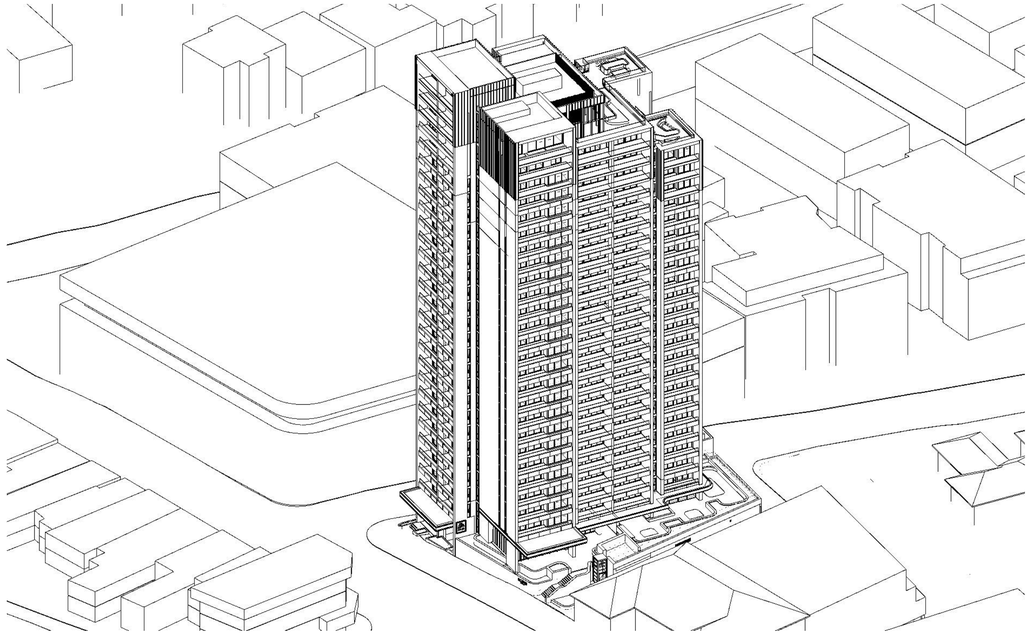

LEVEL 27
UNIT 2701
UNIT 2702
UNIT 2703
UNIT 2704
UNIT 2705
UNIT 2706
UNIT 2707
UNIT 2708
UNIT 2709
UNIT 2710
UNIT 2711
UNIT 2712
UNIT 2713
UNIT 2714
UNIT 2715
UNIT 2716
UNIT 2717
UNIT 2718
UNIT 2719
UNIT 2720
UNIT



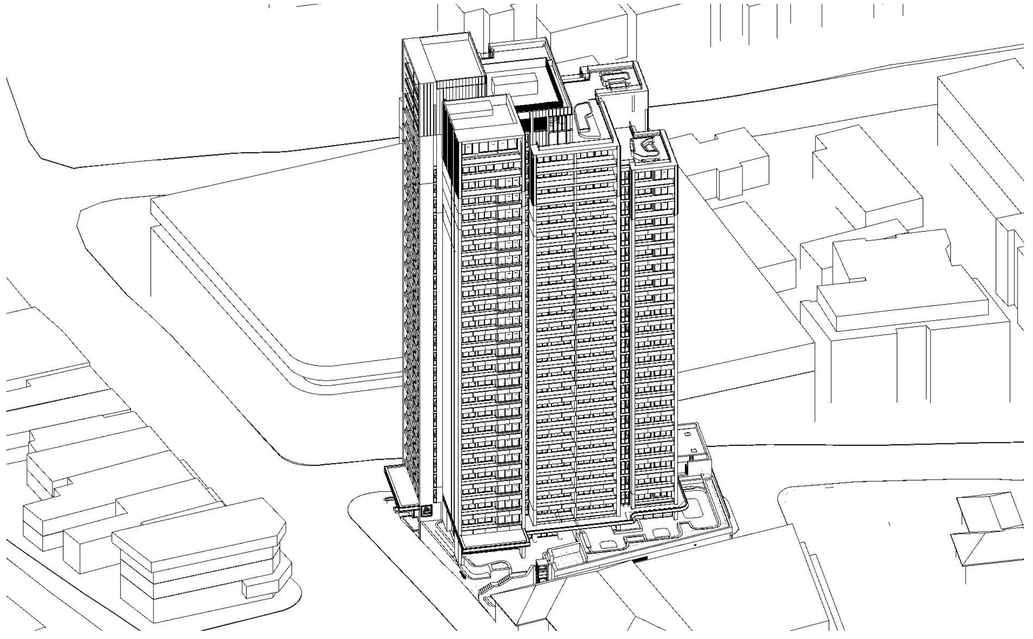
1 9 AM June 21st



1 10 AM June 21st



1 11 AM June 21st



1 12 PM June 21st

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DAYLIGHT & SOLAR ACCESS (ADG(4A))

AT LEAST 70% OF APARMENTS SHOULD RECIEVE A MINIMUM OF 2HRS OF DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER 21st OF JUNE

REQUIRED : 126 UNITS / 180 (70%)

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MAXIMUM : 27 UNITS / 180 (15%)

PROPOSED 25 UNITS / 180 (13.8%)

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CLIENT:

Ecove Group

pbd architects

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7158

PROJECT:

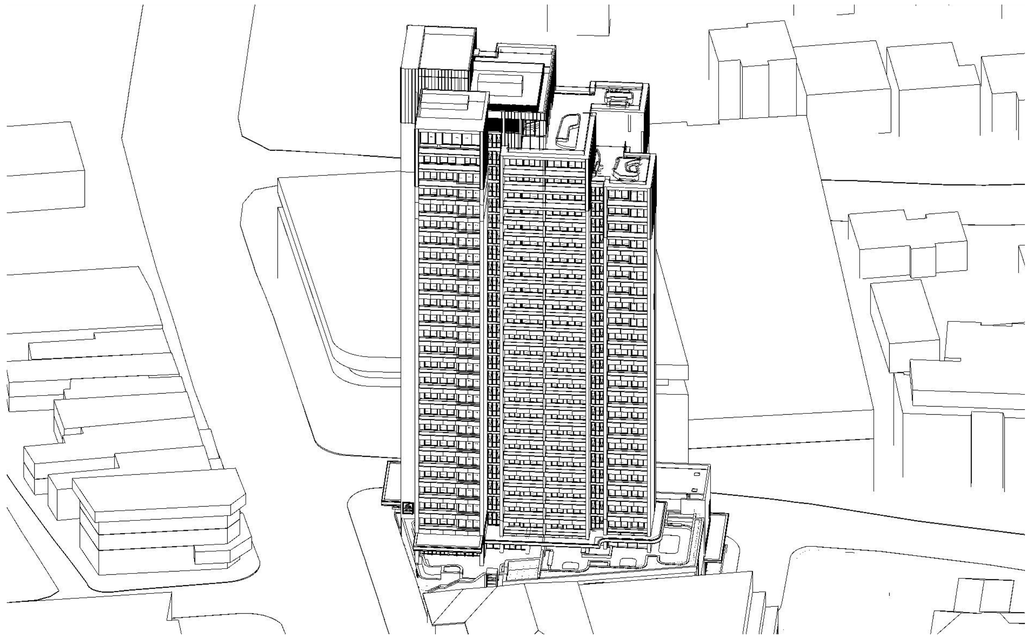
Proposed Mixed Use Development

810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:

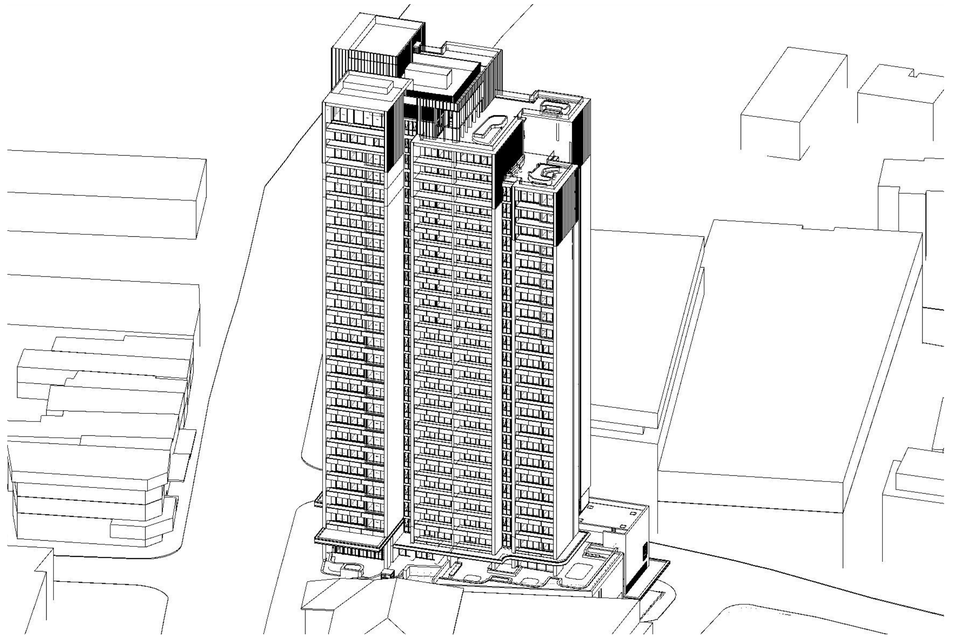
Solar Access Diagram 1

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: NTS	DRAWING NO: **DA600**	ISSUE: **A**
PROJECT NO: 2432		



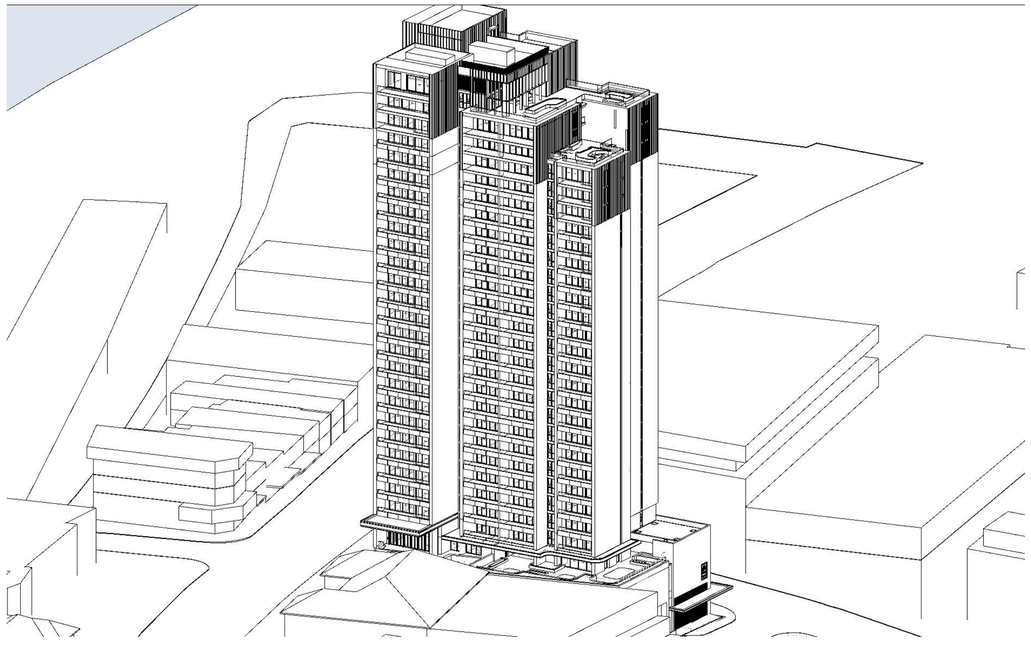
5

1 PM June 21st



6

2 PM June 21st



7

3 PM June 21st

SOLAR COMPLIANCE SCHEDULE

Level	Unit	LIVING ROOM 9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	TOTAL	PRIVATE OPEN SPACE 9:00:00 AM	10:00:00 AM	11:00:00 AM	12:00:00 PM	1:00:00 PM	2:00:00 PM	3:00:00 PM	TOTAL
Level 2	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03																
	04							Y	0.00 hr								
	05		Y	Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07		Y	Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 3	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03																
	04							Y	0.00 hr								
	05			Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07		Y	Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	08	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 5 -14	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03																
	04							Y	0.00 hr								
	05			Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07		Y	Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	08	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 15-20	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03																
	04							Y	0.00 hr								
	05				Y	Y	Y	Y	4.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06			Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 21-22	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03																
	04							Y	0.00 hr								
	05				Y	Y	Y	Y	4.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06			Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 23	01	Y	Y	Y	Y				3.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y					2.00 hr	Y	Y	Y	Y				3.00 hr
	03							Y	0.00 hr								
	04																
	05			Y	Y	Y	Y	Y	4.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	06		Y	Y	Y	Y	Y	Y	5.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	07	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 24	01	Y	Y						1.00 hr	Y	Y	Y	Y				3.00 hr
	02																
	03							Y	0.00 hr								
	04	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	05	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 25	01	Y	Y						1.00 hr	Y	Y	Y	Y				3.00 hr
	02																
	03							Y	0.00 hr								
	04	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
	05	Y	Y	Y	Y		Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
Level 26	01	Y	Y						1.00 hr	Y	Y	Y	Y				3.00 hr
	02																
Level 27	01	Y	Y						1.00 hr	Y	Y	Y	Y				3.00 hr
	02	Y	Y	Y	Y	Y	Y	Y	6.00 hr	Y	Y	Y	Y	Y	Y	Y	6.00 hr
									127								**131**
									70.6%								**72.8%**
									✔								✔

Y SOLAR ACCESS

NO SOLAR ACCES

COMPLIANT

LESS THAN 2HRS

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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

Proposed Mixed Use Development

810 Pacific Highway , Gordon Sydney NSW
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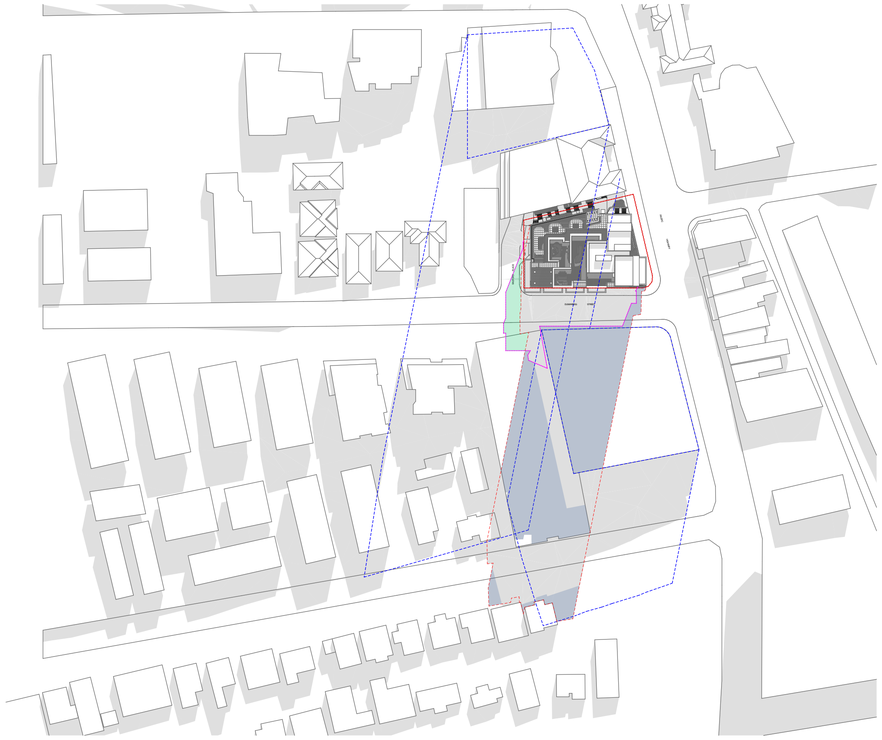
DRAWING TITLE:

Solar Access Diagram 2

DRAWING BY:	CHECKED BY:	DATE:
AA, HK	KS	17/12/2025
SCALE: 1:0.83, 1:0.91@A1	DRAWING NO: **DA601**	ISSUE: **A**
PROJECT NO: 2432		



1 21 June - 9am



2 21 June - 12pm



3 21 June - 3pm

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LEGEND:

- SITE BOUNDARY
- EXISTING SHADOW
- ADDITIONAL SHADOW CAST BY PROPOSED DEVELOPEMENT
- OUTLINE OF APPROVED DA SHADOW
  Based on drawing of Approved DA on Council Document
- REDUCTION OF SHADOW FROM APPROVED DA
- OUTLINE OF POTENTIAL SHADOW CAST BY NEIGHBOURING BUIDLING FUTURE CONTEXT
  - Ku-ring-gai Council 818 Pacific Highway and 828 Pacific Highway
  - Gordon Centre 802-808 Pacific Highway

Issue	Date	Description
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CLIENT:
Ecove Group

pbd architects

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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7758

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Shadow Diagram 1

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:1500@A1	DRAWING NO: **DA610**	ISSUE: **A**
PROJECT NO: 2432		



A

1 Pre-Adaption Layout - Type 1

TYPE 1
UNIT 705 - 1405 : TOTAL 8



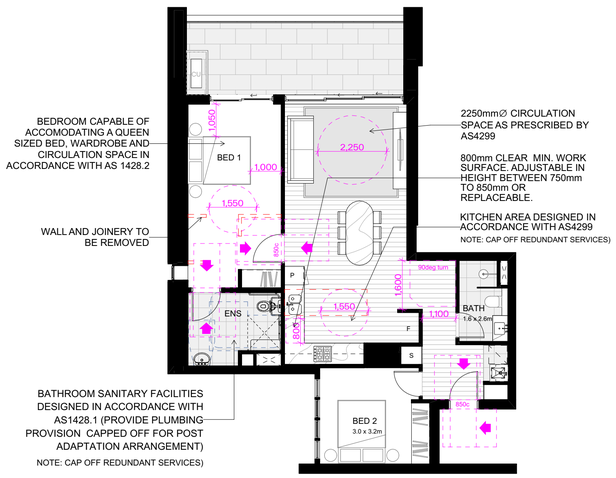
3 Pre-Adaption Layout - Type 2

TYPE 2
UNIT 1505 - 2005 : TOTAL 6

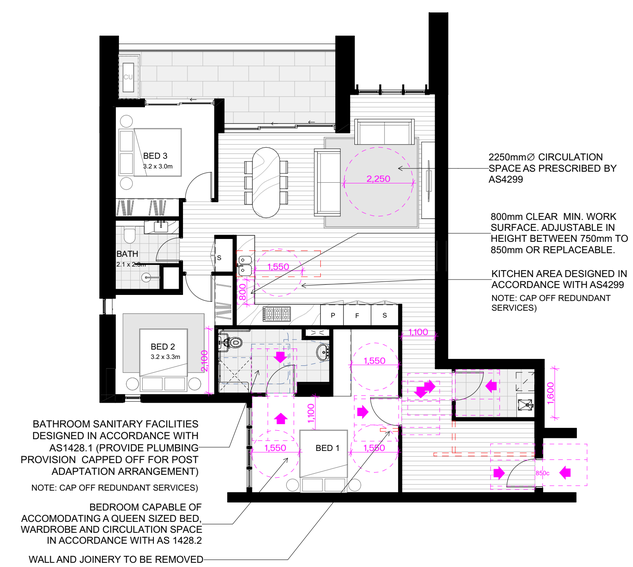


5 Pre-Adaption Layout - Type 3

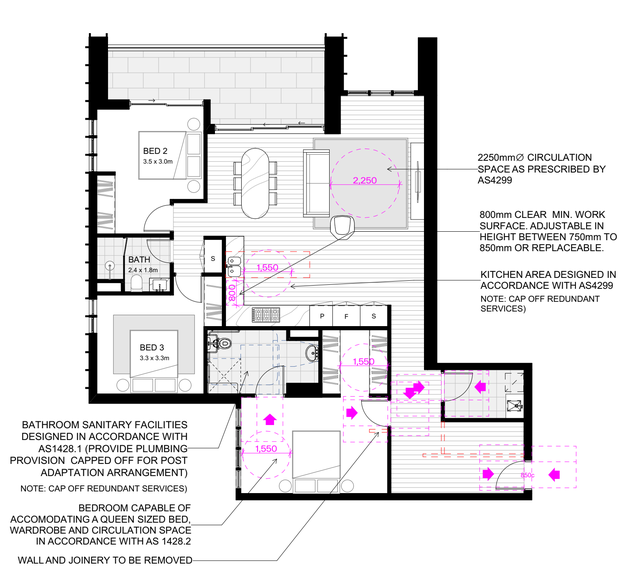
TYPE 3
UNIT 2105, 2205, 2305 : TOTAL 3



2 Post-Adaption Layout



4 Post-Adaption Layout



6 Post-Adaption Layout - Type 3

GENERAL NOTES:

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- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BKx	BRICK FINISH TYPEx
CONC	CONCRETE
CLx	CLADDING TYPEx
GB	GLASS BALUSTRADE
MCx	METAL CLADDING TYPEx
MF	METAL FENCING
PC	PRECAST PANEL
PSx	PRIVACY SCREEN (TO FUTURE SELECTION)
Px	PAINT FINISH TYPEx
RD	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNTION WITH FINISHES SCHEDULE

Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

CLIENT:
Ecove Group

pbd architects

P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au

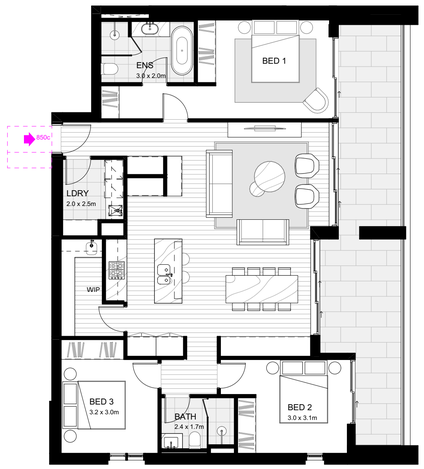
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

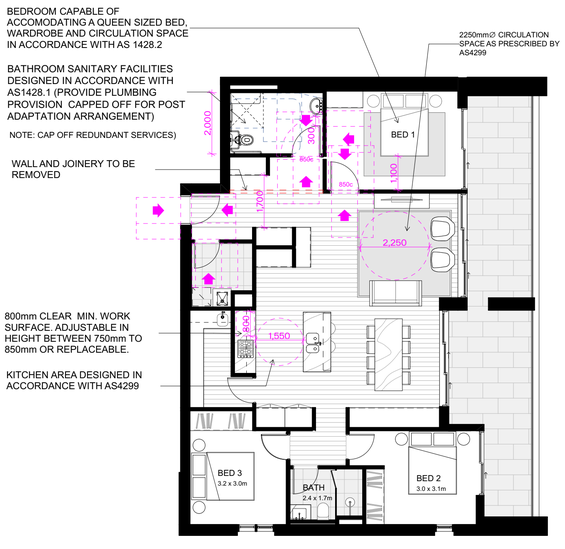
DRAWING TITLE:
Pre and Post Adaptable Unit Type 1 -3

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA700	ISSUE: A
PROJECT NO: 2432		



1 Pre-Adaption Layout - Type 4

TYPE 4
UNIT 2401 : TOTAL 1



2 Post-Adaption Layout - Type 4

GENERAL NOTES:

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Issue	Date	Description
A	12/12/2025	Issue for SSDA Submission

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

PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW 2072 Australia

DRAWING TITLE:
Pre and Post Adaptable Unit Type 4

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA701	ISSUE: A
PROJECT NO: 2432		