

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



Drawing List

DA000	Cover Page	DA500	GFA Diagram 1
DA001	Project Information	DA501	GFA Diagram 2
DA002	Site Plan	DA510	Communal Open Space and Landscape Diagram
DA100	Basement 6	DA520	Height Limit Diagram
DA101	Basement 5	DA530	Cross Ventilation Diagram
DA102	Basement 4	DA540	Unit Mix Diagram
DA103	Basement 3	DA550	Storage Calculation Diagram
DA104	Basement 2	DA551	Storage Calculation Diagram
DA105	Basement 1	DA600	Solar Access Diagram 1
DA106	Loading Dock	DA601	Solar Access Diagram 2
DA107	Ground Floor Plan	DA610	Shadow Diagram 1
DA108	Level 1	DA700	Pre and Post Adaptable Unit Type 1 -3
DA109	Level 2	DA701	Pre and Post Adaptable Unit Type 4
DA110	Level 3		
DA111	Level 4-14 (Typical Lowrise)		
DA112	Level 15-20 (Typical Highrise)		
DA113	Level 21-22		
DA114	Level 23		
DA115	Level 24		
DA116	Level 25		
DA117	Level 26		
DA118	Level 27		
DA119	Level 28		
DA120	Roof Plan		
DA200	Elevation - North		
DA201	Elevation - South		
DA202	Elevation - East & West		
DA300	Section Sheet 1		
DA301	Section Sheet 2		
DA302	Sections - Driveways		
DA400	Finishes Schedule		
DA410	Photomontage		

NathERS Thermal Comfort Specification		
Building Elements	Description	Thermal Specification
WALLS	Dwelling walls to Corridor/Lift/Stairs zones	R2.00
	Dwelling walls to External air	R2.70 + R0.2 Thermal Break tape to all South & West walls and all external walls of Unit 2305, 2403, 2503 & 2601
	Unit 2503 & 2403 Dwelling walls to External air	R3.00 + R0.2 Thermal Break tape to all external walls
	Internal walls within Dwellings	Unit 2403 & 2503: R1.50 Insulation to bathroom & ensuite R3.50
FLOORS	Dwelling floors to external/unconditioned areas below	R3.00
CEILINGS/ROOFS	Dwelling roof to balcony & non-dwelling enclosed zones areas above	
	Dwelling roof to external air above	R4.00 above ceiling + R0.90 to roof slab
		UNIT 2503 R5.00 above ceiling + R0.90 to roof slab
Glazing to Dwellings	Sliding glazing	UNIT 2503 & UNIT 2701-Rumpus U-Value 2.67 SHGC 0.55 (+-5%) All Others U-Value 3.17 SHGC 0.59 (+-5%)
	Fixed glazing to North & East aspect**	U-Value 4.38 SHGC 0.57 (+-5%)
	**Fixed glazing to South & west aspect + All of UNIT 2701-2702	U-Value 3.28 SHGC 0.58 (+-5%)
	Awning/Casement glazing to North & East aspect ***	U-Value 4.25 SHGC 0.57 (+-5%)
	***Awning/Casement glazing to South & West aspect + All of UNIT 2701-2702	U-Value 3.23 SHGC 0.58 (+-5%)
FEATURES	UNITS: 2503, 2403 & 2304 (bedrooms & living), 2504 (west bedrooms), 2305 (all bedrooms)	1200mm Ceiling Fans

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LEGEND:

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CU A/C CONDENSER UNITS
FH FIRE HYDRANT
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FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



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

CLIENT:
Ecove Group



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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:
Cover Page

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
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-10144458 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

BICYCLE REQUIREMENTS			
	Rates	Required (min.)	Proposed
Residential Bicycle	1 Space per Unit	180	180
Residential Bicycle (Visitor)	1 Space per 10 Units	17	20
Retail Staff	1 Space per 600 m²	2	3
Retail Visitors	1 Space per 2500 m²	1	1
Total		200	204

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

AREA SCHEDULE								
Level	Unit.No	Type	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	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	83.5	19.8	4.2	4.0	8.2
	05	2	BED	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

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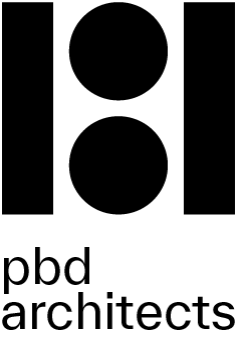
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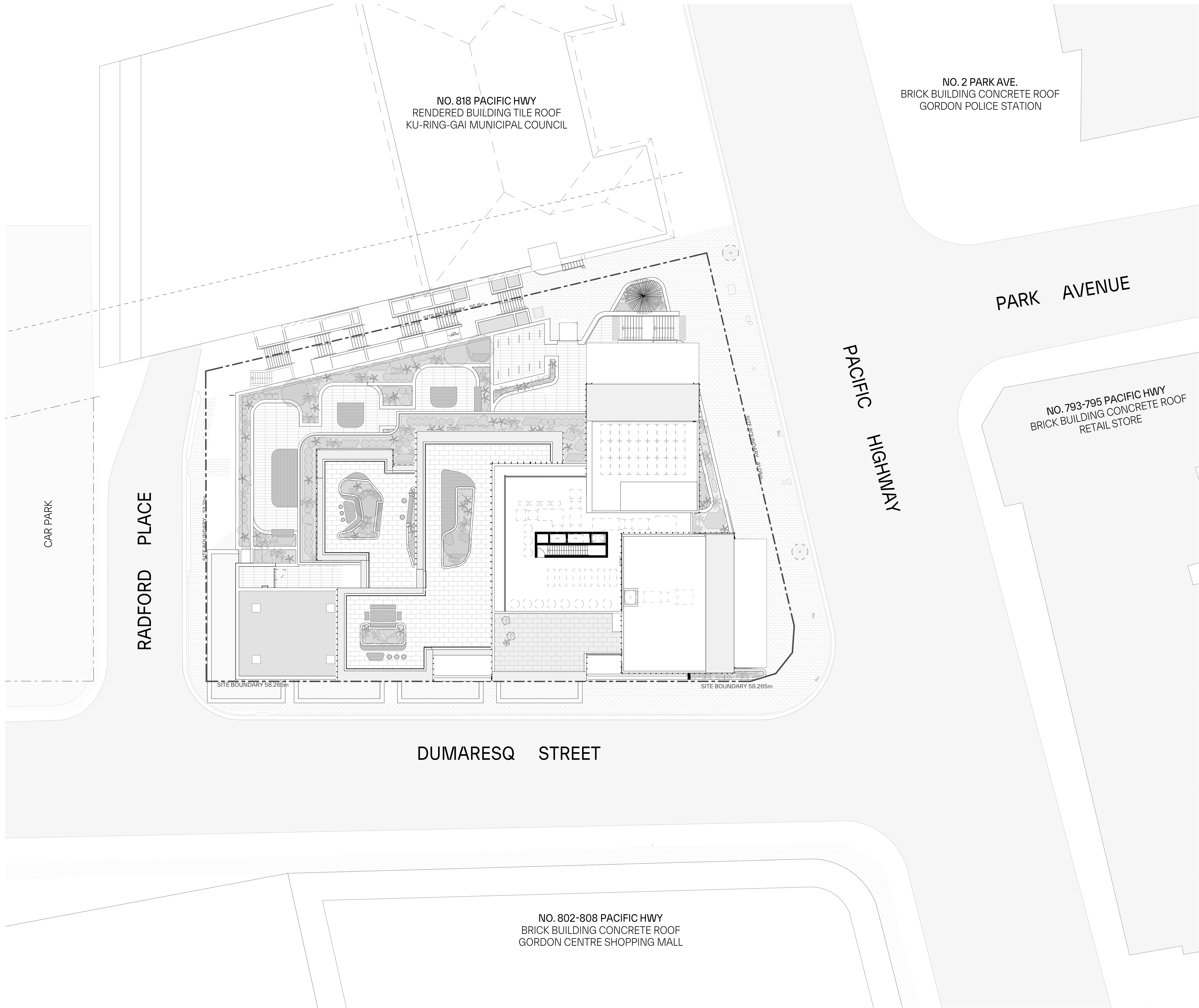
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Paul Buljevic NSW 7768

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2072 Australia

DRAWING TITLE:
Project Information

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: NTS	DRAWING NO: DA001	ISSUE: A
PROJECT NO: 2432		



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Certificate No. #HR-XAJB9V-01

Scan QR code or follow website link for rating details.

Assessor name: Padraig Healy

Accreditation No.: ABSA/101026

Property Address: 810-818 Pacific Highway, Sydney, NSW, 2000

DP631-NSW-2063

<http://www.hero-software.com.au/pdtyr-XAJB9V-01>

ABSA

Australian Building Sustainability Accreditation

Assessments completed within the accreditation period are part of the ABSA quality audit system

Accreditation Period: 31/03/2025 – 31/03/2026

Assessor Name: Padraig Healy

Assessor Number: 101026

This Accredited Assessor is qualified to use HERO'S Accredited Software and has agreed to follow the ABSA Code of Practice

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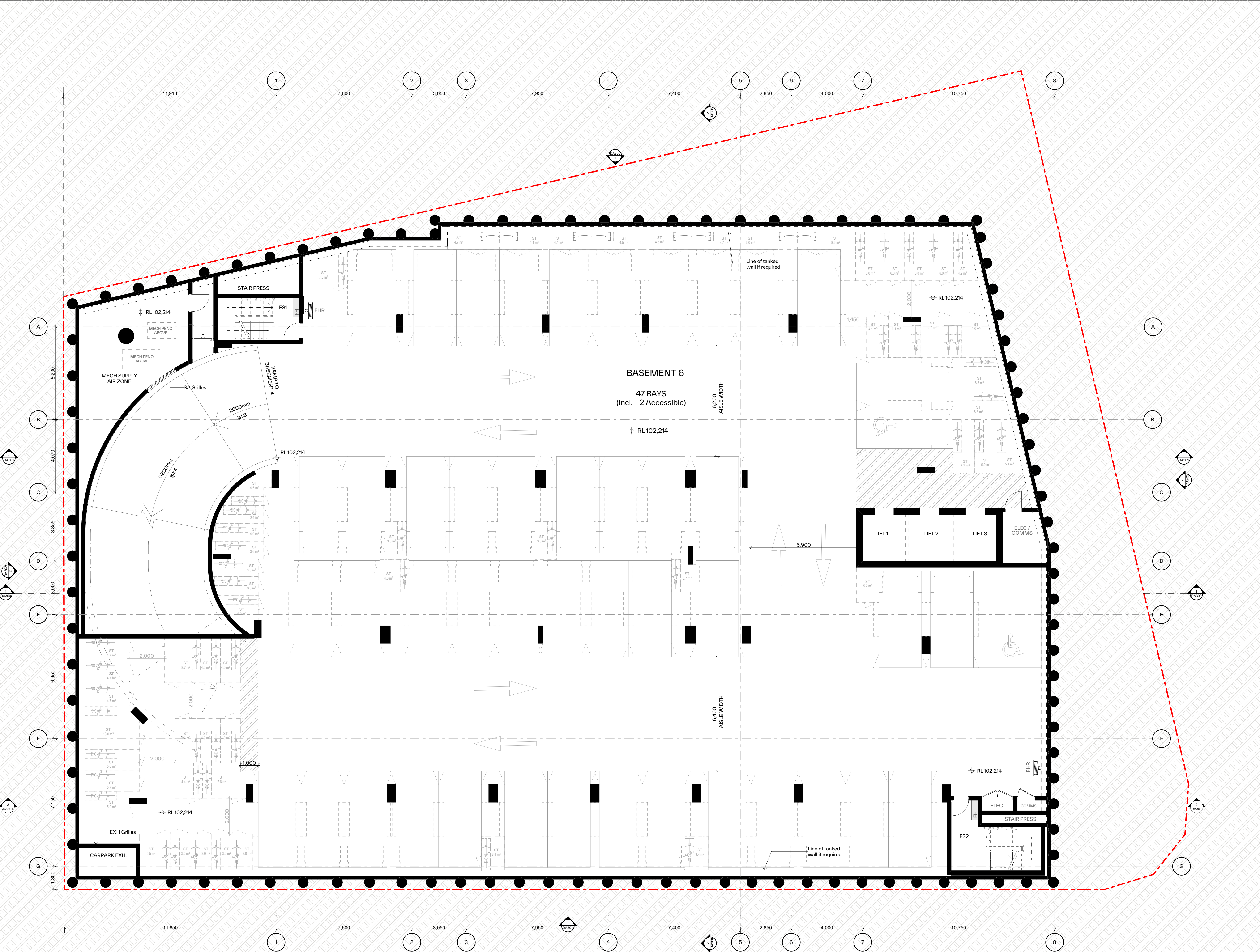
PROJECT:

Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
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DRAWING TITLE:

Site Plan

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO: DA002	ISSUE: A
PROJECT NO: 2432		



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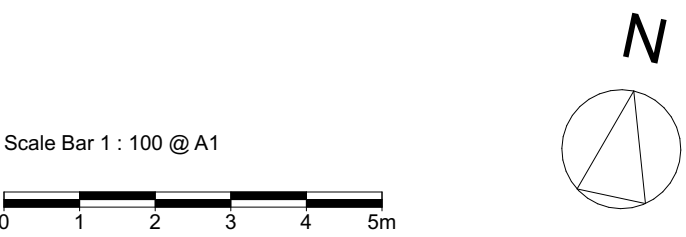
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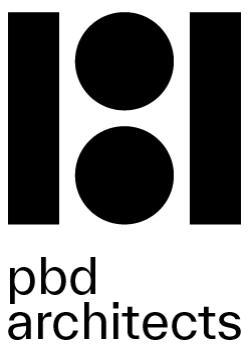
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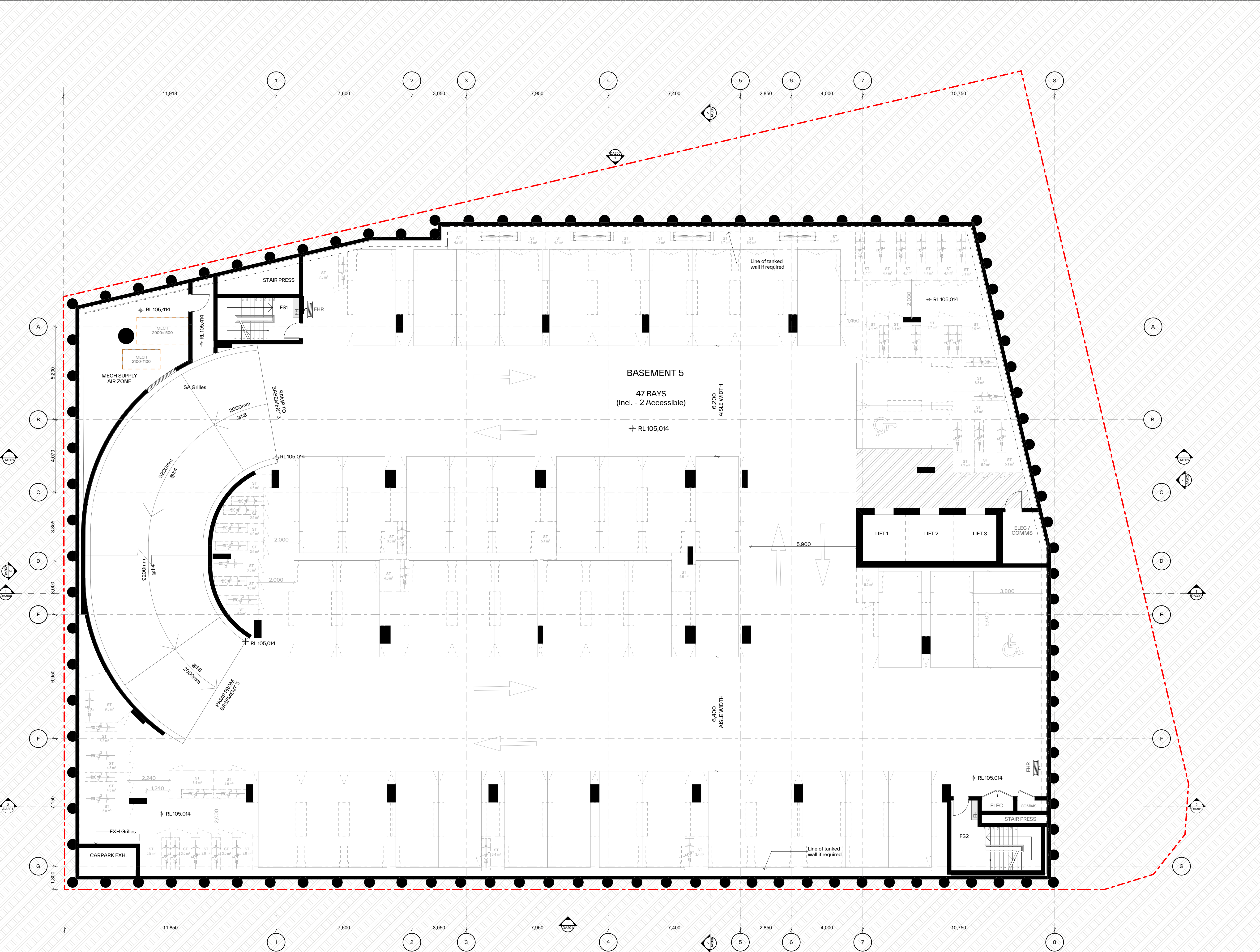


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DRAWING TITLE:
Basement 6

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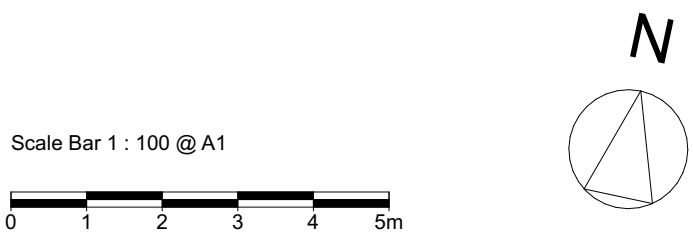
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Issue	Date	Description
A	12/12/2025	Issue for SEDA Submission



CLIENT:
Ecove Group

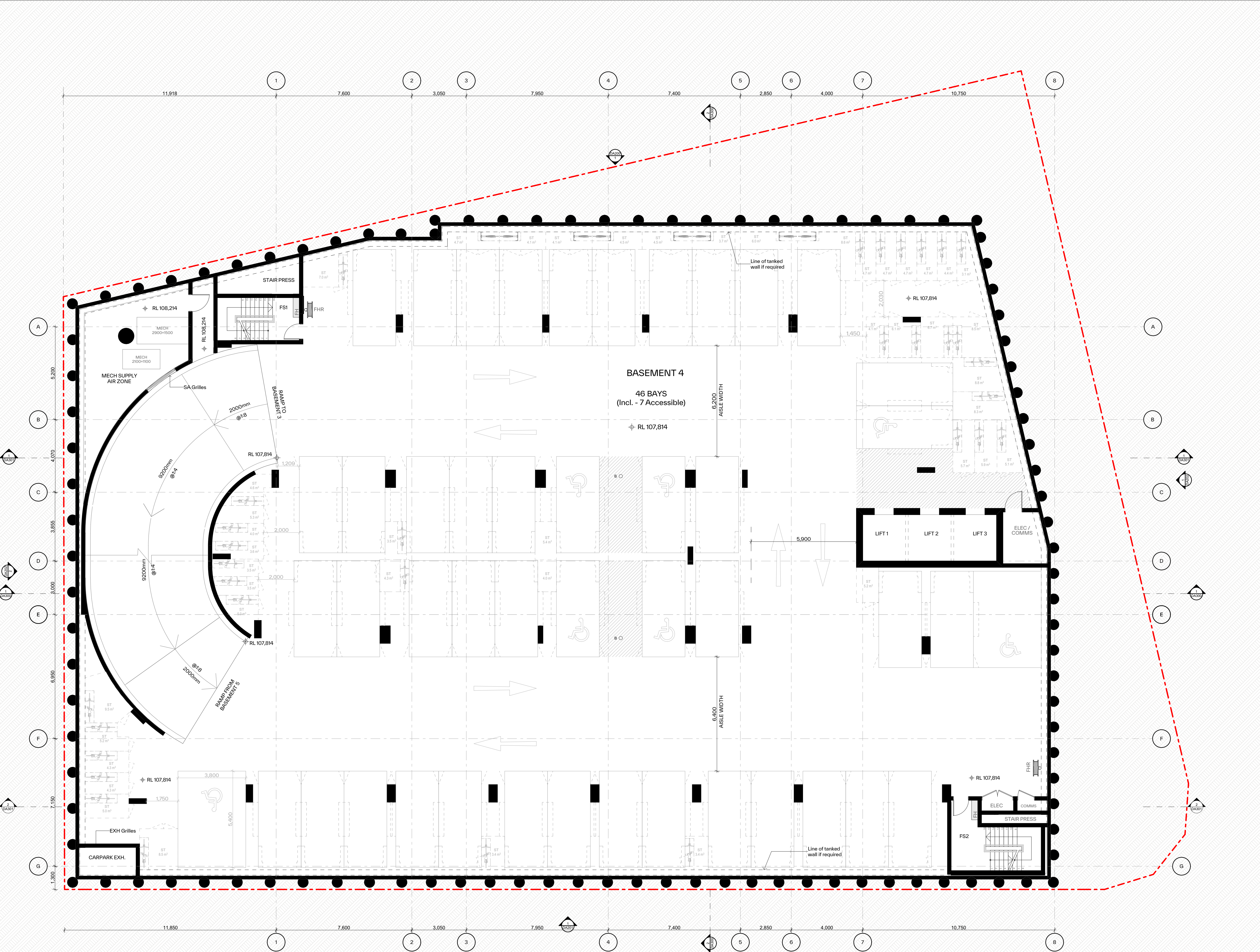


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Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Basement 5

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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 RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS' 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 LOUVERS
MV MECHANICAL RISER TO FUTURE DETAIL
SK SKYLIGHT
STR STORAGE IN BASEMENT
STR STORAGE ROOM
S STORAGE
HWU HOT WATER UNITS

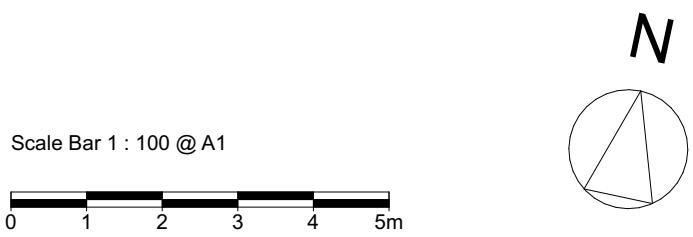
MATERIALS LEGEND:

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

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group

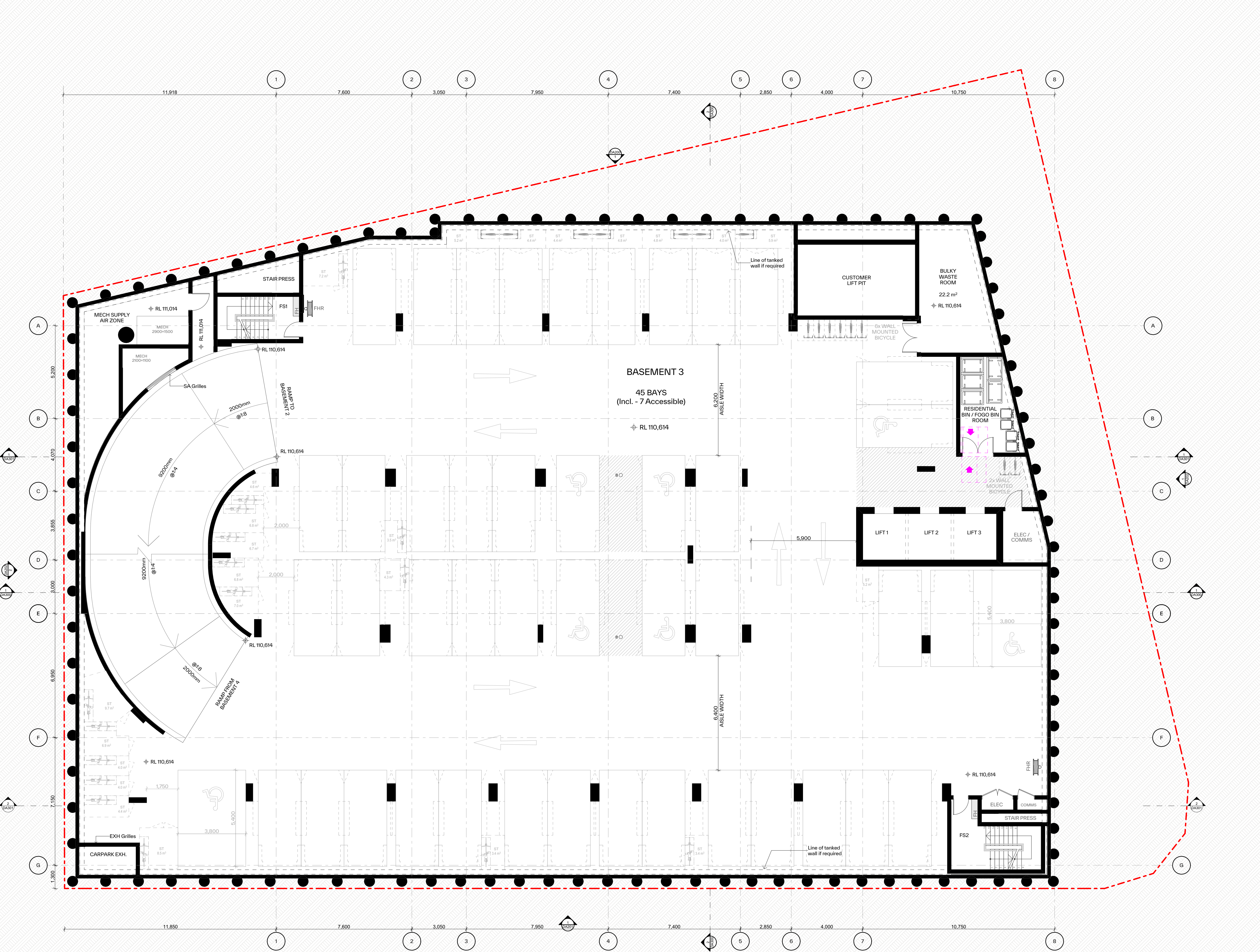


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Surry Hills NSW 2010
ABN 36 147 035 550
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PROJECT:
Proposed Mixed Use Development
810 Pacific Highway, Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Basement 4

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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 HIGH LIGHT WINDOW
LV LOUVERS
MV MECHANICAL RISER TO FUTURE DETAIL
SK SKYLIGHT
ST STORAGE IN BASEMENT
STR STORAGE ROOM
S STORAGE
HWU HOT WATER UNITS

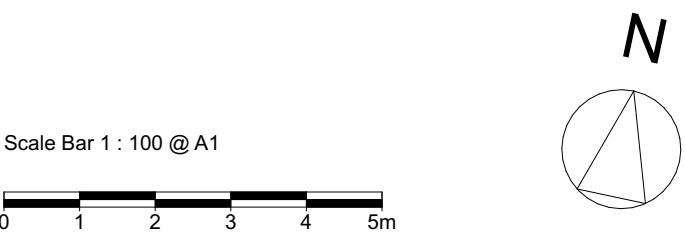
MATERIALS LEGEND:

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

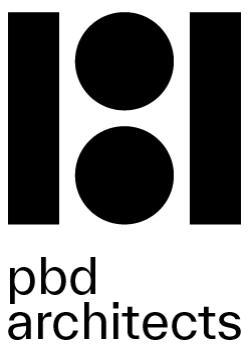
FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group

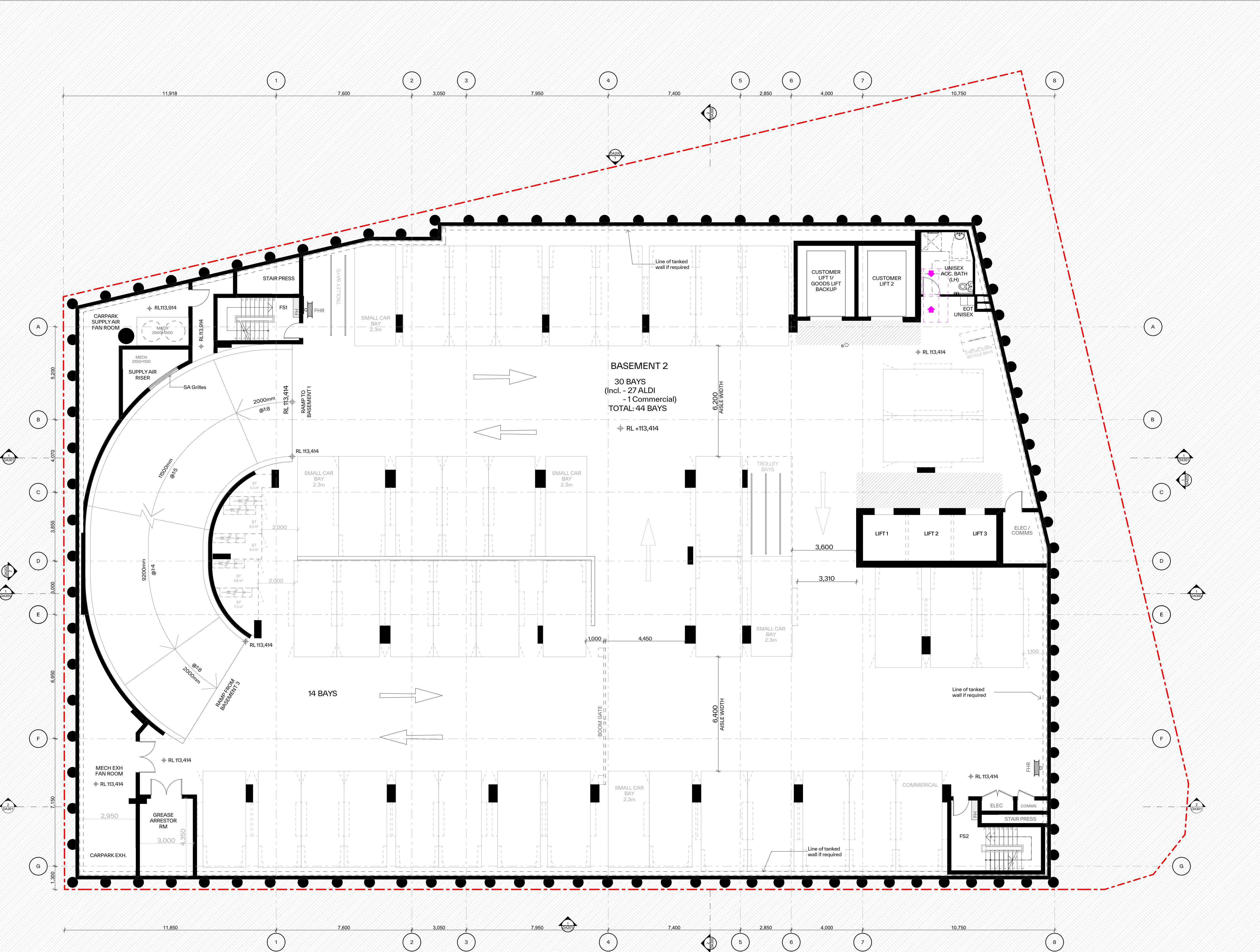


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ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Basement 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:

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

LEGEND:

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

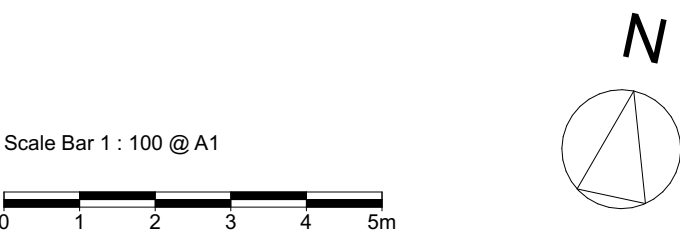
MATERIALS LEGEND:

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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group

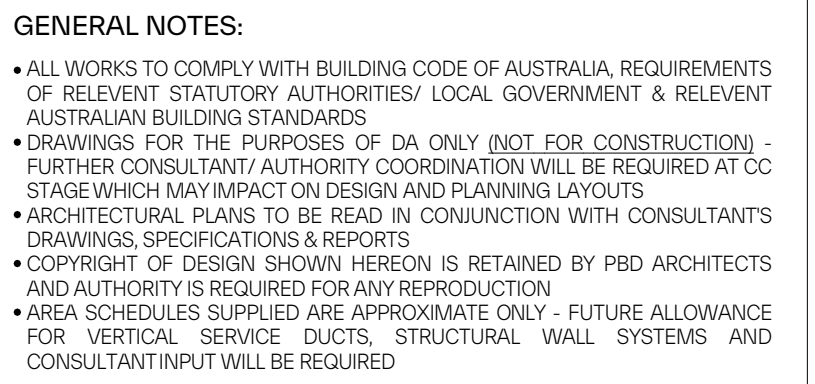


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ABN 36 147 035 550
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PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

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		



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	LOUVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

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
RR	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPMENTS



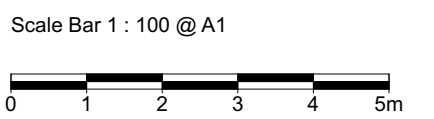
Certificate No. #HR-XAJB9V-01

Scan QR code or follow website link for rating details.

Assessor name	Podraig Healy
Accreditation No.	ABSA/101026
Property Address	810-818 Pacific Highway, Sydney, NSW, 2065



<http://www.hiero-software.com.au/pdf/HR-XAJB9V-01>

[illegible]

Lovely Group



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

PROJECT:

Proposed Mixed Use Development
10 Pacific Highway , Gordon Sydney NSW
1572 Australia

DRAWING TITLE:

Basement 1

DRAWING BY: A, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 100@A1	DRAWING NO: DA105	ISSUE: A
PROJECT NO: 432		

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

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT 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 | LOUVERS |
| 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 EQUIPMENTS |

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

Scale Bar 1 : 100 @ A1



A scale bar labeled 'Scale Bar 1 : 100 @ A1' with markings from 0 to 5m. To the right is a north arrow pointing upwards, labeled 'N', and a circular diagram showing a triangle inscribed in a circle, representing the plan view of the structure.

CLIENT:

Cove Group



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 BN 36 147 035 550
 Accredited Architect:
 Paul Buljevic NSW 7768

PROJECT:

Proposed Mixed Use Development
10 Pacific Highway , Gordon Sydney NSW
15702 Australia

DRAWING TITLE:

Loading Dock

DRAWING BY:

A, HK

SCALE:

100@A1

CHECKED BY:

KS

DRAWING NO:

DA100

DATE: _____

12/2025

ISSUE:



GENERAL NOTES:

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- WITHOUT CONSULTANT AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
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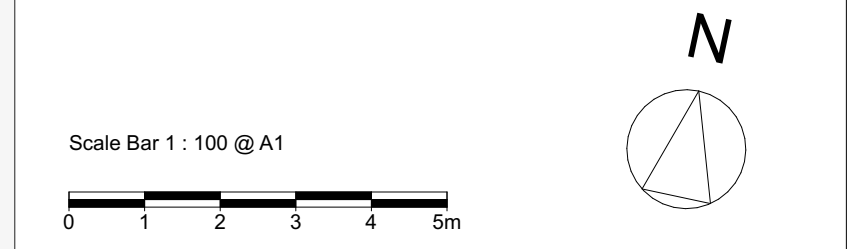
LEGEND:

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

MATERIALS LEGEND:

AFG	ALUMINUM 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 EQUIPMENTS

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

CLIENT:
Ecove Group

pbd
architects

PROJECT:

Proposed Mixed Use Development

810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:

Ground Floor Plan

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA107	ISSUE: A
PROJECT NO: 2432		

DUMARESQ STREET



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- CONSULTANT PLU TO BE CONSULTED IN CONJUNCTION WITH CONSULTANTS' DRAWINGS, SPECIFICATIONS & REPORTS
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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	LOUVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

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)
PD	PAINT FINISH TYPEx
RO	ROLLER DOOR
RP	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPMENTS

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



Scale Bar 1 : 100 @ A1



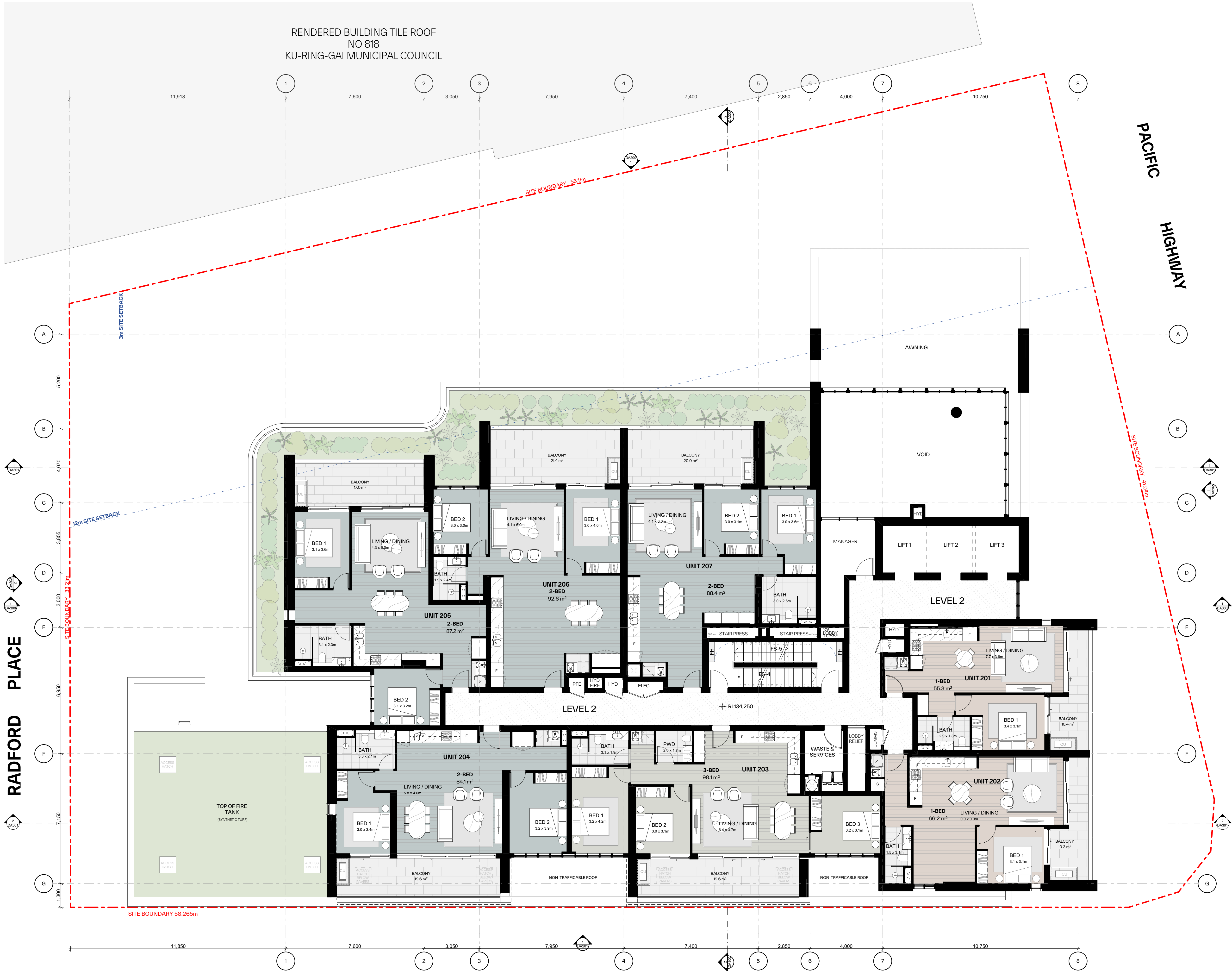
PROJECT:

Proposed Mixed Use Development
10 Pacific Highway , Gordon Sydney NSW
1572 Australia

Level 1

N

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



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 LOUVERS
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
PO 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 CONJUNCTION 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

CLIENT:
Ecove Group



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ABN 36 147 035 550
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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: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA109	ISSUE: A
PROJECT NO: 2432		

[illegible]

MATERIALS LEGEND:

AFG	ALUMINUM 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 EQUIPMENTS

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



N

Scale Bar 1 : 100 @ A1



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

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO: DA110	ISSUE: A
PROJECT NO: 2422		

The floor plan illustrates the layout of Level 4 - 14, divided into two main sections. The left section contains several 2-bedroom units, including Unit 405-1405 (85.8 m²), Unit 406-1406 (91.1 m²), and Unit 407-1407 (88.6 m²). The right section features a 1-bedroom unit (Unit 401-1401, 55.3 m²) and a 1-bedroom unit (Unit 402-1402, 66.2 m²). Common areas include a central lobby with stairs, waste and services, and a waste relief area. The plan also shows a site boundary, a north arrow, and a grid system with dimensions (7,600 to 10,750 and 1 to 8).

PACIFIC HIGHWAY

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- ALL WORKS TO BE IN ACCORDANCE WITH DA 1001 (NOT FOR CONSTRUCTION)
- FURTHER CONSULTANT/AUTHORITY COORDINATION WILL BE REQUIRED AT CO STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S SPECIFICATIONS
- 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 CURBS, STRUCTURAL WALL SYSTEMS AND OTHERS TO BE DETERMINED BY CONSULTANT INPUT WILL BE REQUIRED

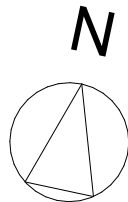
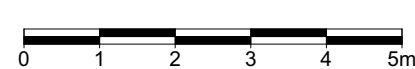
AH	ACCESS HATCH
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
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GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOURVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

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
P5x	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 CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

Scale Bar 1 : 100 @ A1



CLIENT:

Ecove Group



PROJECT:

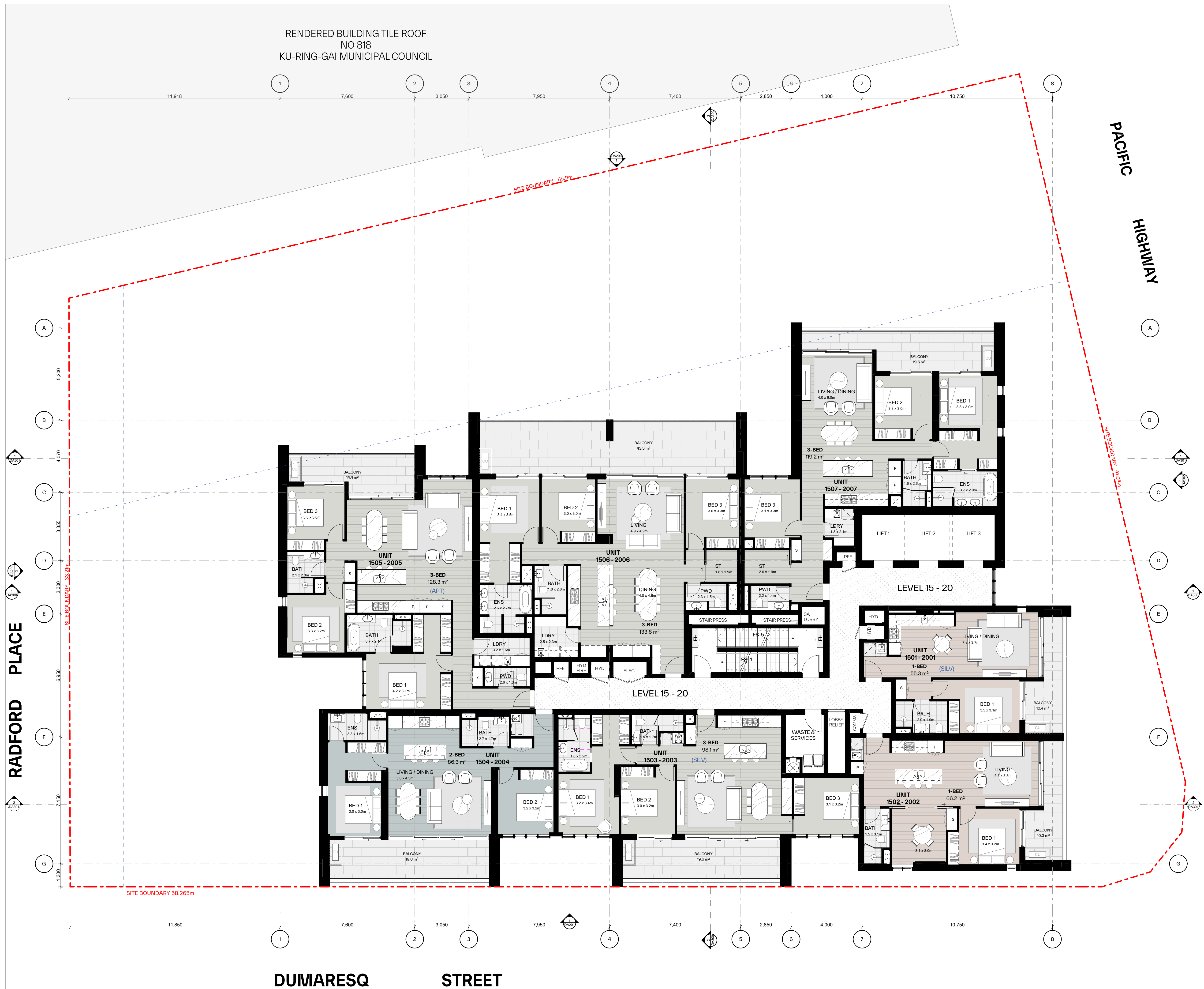
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:

Level 4-14 (Typical Lowrise)

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:100@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2432	DA11	A

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



GENERAL NOTES:

- * ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- * DRAWINGS SHALL BE PREPARED BY DA ONLY (NOT FOR CONSTRUCTION)
- * FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CO- STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- * ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS AND SCHEDULES
- * 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 CURB SERVICE/ STRUCTURAL WALL SYSTEMS AND CONSULTANT/ PWD WILL BE REQUIRED

LEGEND:

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

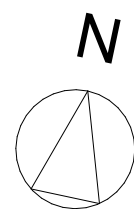
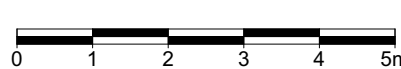
MATERIALS LEGEND

- | | |
|------|--------------------------------------|
| 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 EQUIPMENTS |

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

Scale Bar 1 : 100 @ A1



CLIENT:

Ecove Group



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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:

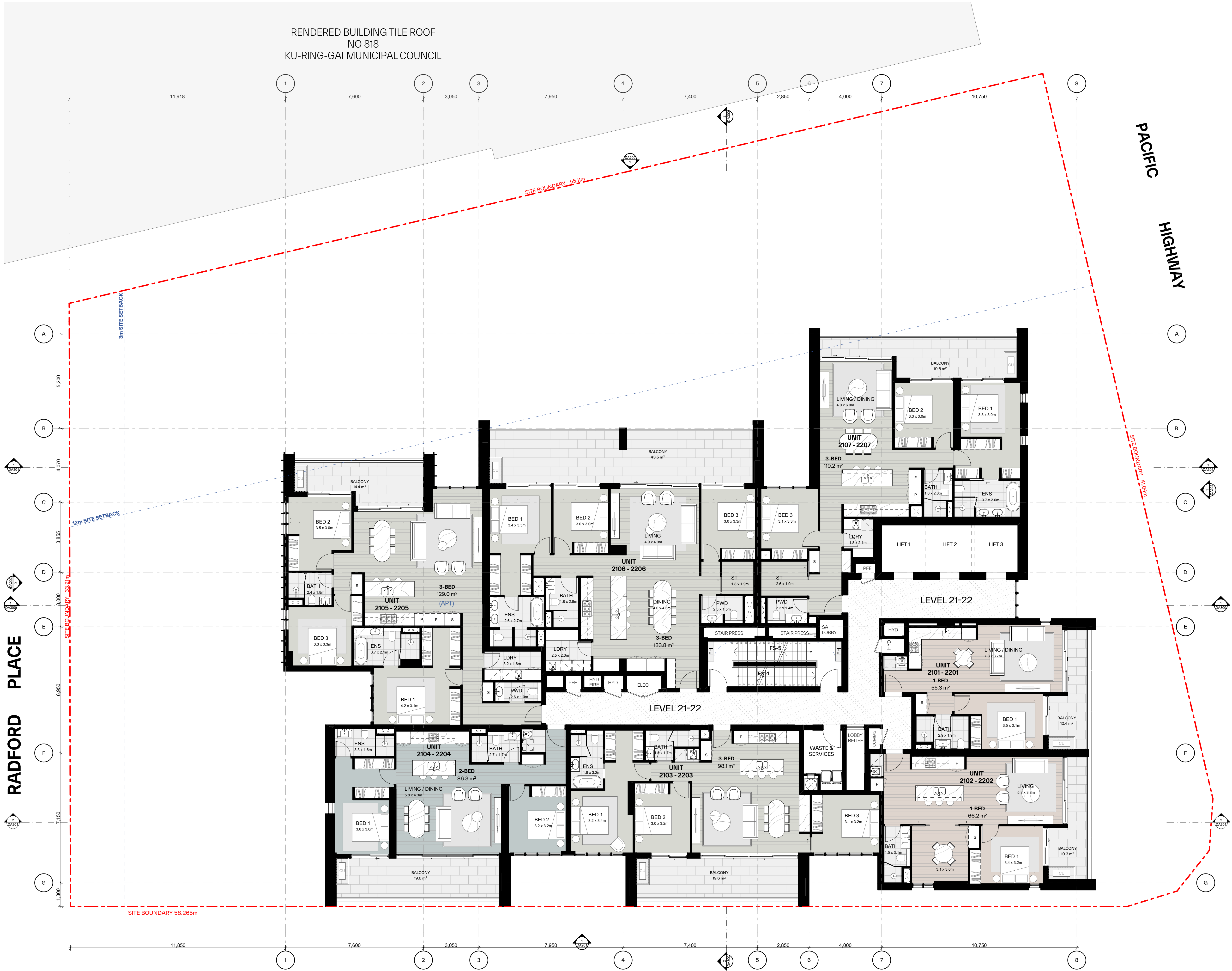
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:

Level 15-20 (Typical Highrise)

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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



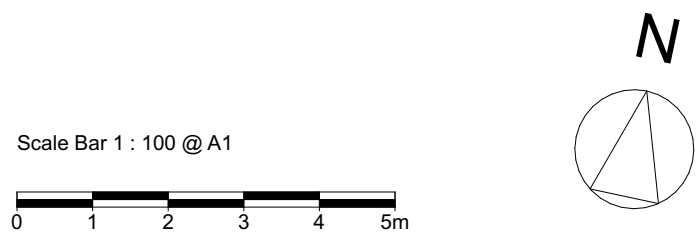
- GENERAL NOTES:
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- LEGEND:
- AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVERS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - SK SKYLIGHT
 - STR 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
 - PO PRECAST PANEL
 - PSX PRIVACY SCREEN (TO FUTURE SELECTION)
 - Px PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP ROOF RIVER PEBBLES
 - SCR SCREEN TO ROOF EQUIPMENTS
- FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group



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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:
Level 21-22

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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



GENERAL NOTES:

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LEGEND:

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

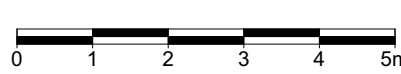
MATERIALS LEGEND:

- | | |
|------|--------------------------------------|
| 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 CONJUNCTION WITH FINISHES SCHEDULE

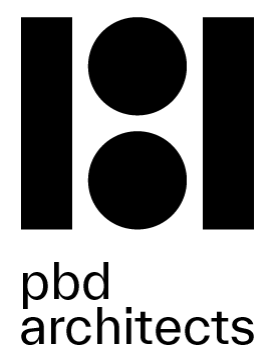
[illegible]

Scale Bar 1 : 100 @ A1



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 23

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

LEVEL 24

COMMUNAL OPEN SPACE
RL 204,850
116.3 m²

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
BALCONY 10.8 m²

UNIT 2404
4-BED
144.8 m²
BED 3 3.1 x 3.6m
LIVING 4.1 x 4.6m
DINING 3.6 x 4.8m
BED 2 3.1 x 3.5m
BED 1 3.3 x 4.0m
BED 3 3.1 x 3.3m
BED 4 3.1 x 3.2m
BATH 2.1 x 2.8m
ENS 2.7 x 3.0m
LDTRY 2.1 x 2.2m
BATH 2.7 x 1.5m
ELEC
HYD
PFE
STAIR PRESS
FS-4
FS-5
SA LOBBY
PWD 2.2 x 1.4m
ST 2.6 x 1.9m
BALCONY 43.9 m²

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
BATH 1.6 x 2.6m
ENS 3.7 x 2.0m
LDTRY 1.8 x 2.1m
LIFT 1
LIFT 2
LIFT 3
PFE

UNIT 2401
3-BED
118.2 m² (APT)
LIVING 4.8 x 4.1m
DINING 4.2 x 3.7m
BED 3 3.2 x 3.0m
BATH 2.4 x 1.7m
BED 2 3.0 x 3.1m
BALCONY 30.1 m²

UNIT 2402
3-BED
98.1 m²
LIVING 4.8 x 4.1m
DINING 4.2 x 3.7m
BED 3 3.1 x 3.2m
BED 2 3.0 x 3.2m
BED 1 3.2 x 3.4m
BED 2 3.3 x 3.1m
BATH 2.7 x 1.7m
ENS 1.8 x 3.2m
BALCONY 10.6 m²

WASTE & SERVICES
LOBBY RELIEF

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
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- COPIES OF DESIGN DOCUMENTS WHEN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
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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	LOUVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

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



Certificate No. #HR-XAJB9V-01

Scan QR code or follow website link for rating details.

Assessor name	Paola Jay Healy	
Accreditation No.	ABSA 101026	
Property Address	810-618 Pacific Highway, Sydney, NSW, 2060	

<http://www.hero-software.com.au/pdf/HR-XAJB9V-01>

[illegible]

Scale Bar 1 : 100 @ A1



The scale bar is a horizontal line with vertical tick marks at 0, 1, 2, 3, 4, and 5m. To the right of the scale bar is a circular diagram. Inside the circle, a triangle is formed by three points on the circumference. A north arrow, labeled 'N', points upwards from the top of the circle.

Ecove Group



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W - pbdarchitects.com.au

Level 2, 52 Albion Street,
Surry Hills NSW 2010

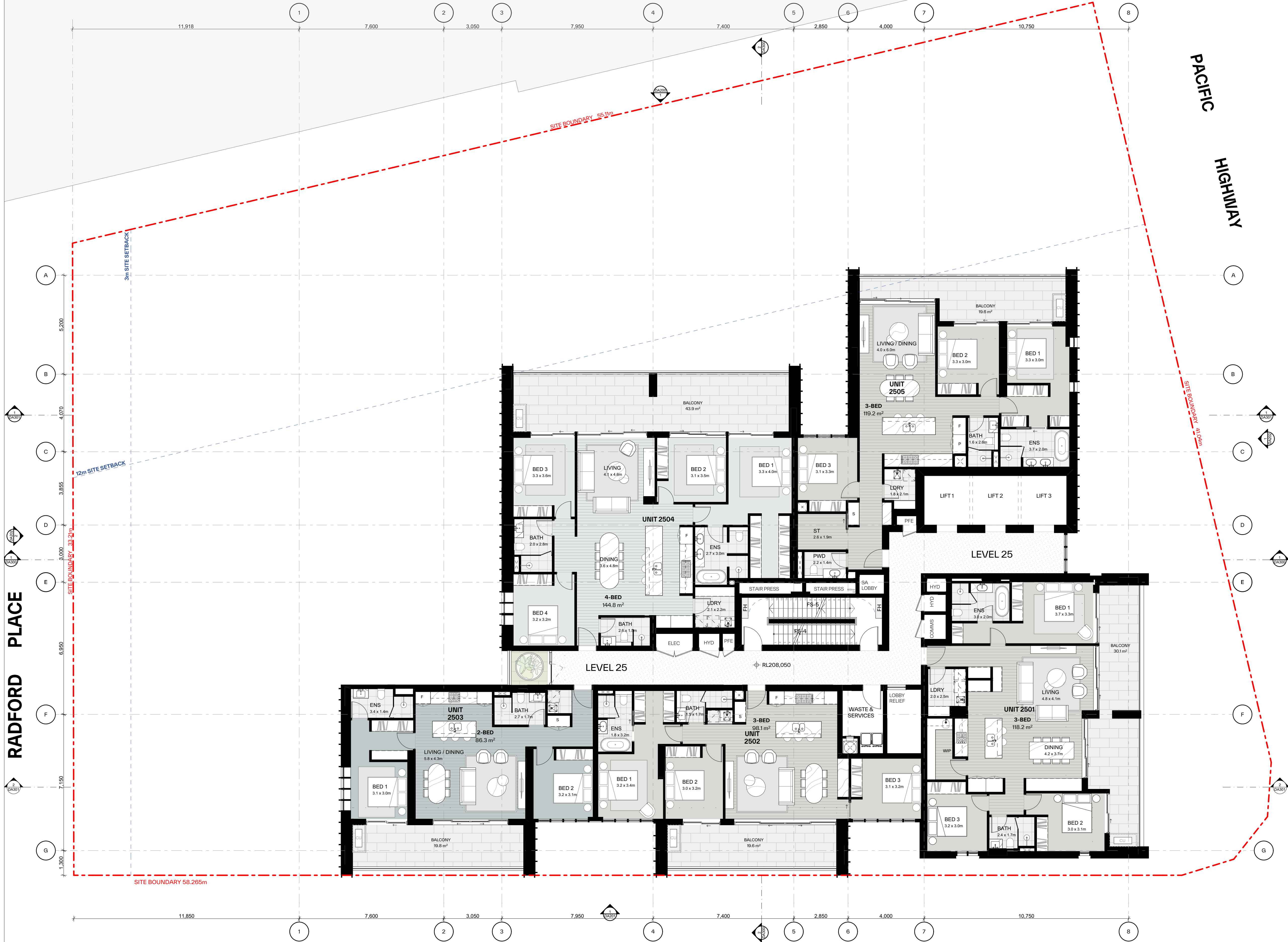
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 24

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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



- 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 LOUVERS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - SK SKYLIGHT
 - STR 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
 - PO 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 CONJUNCTION 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

CLIENT:
Ecove Group



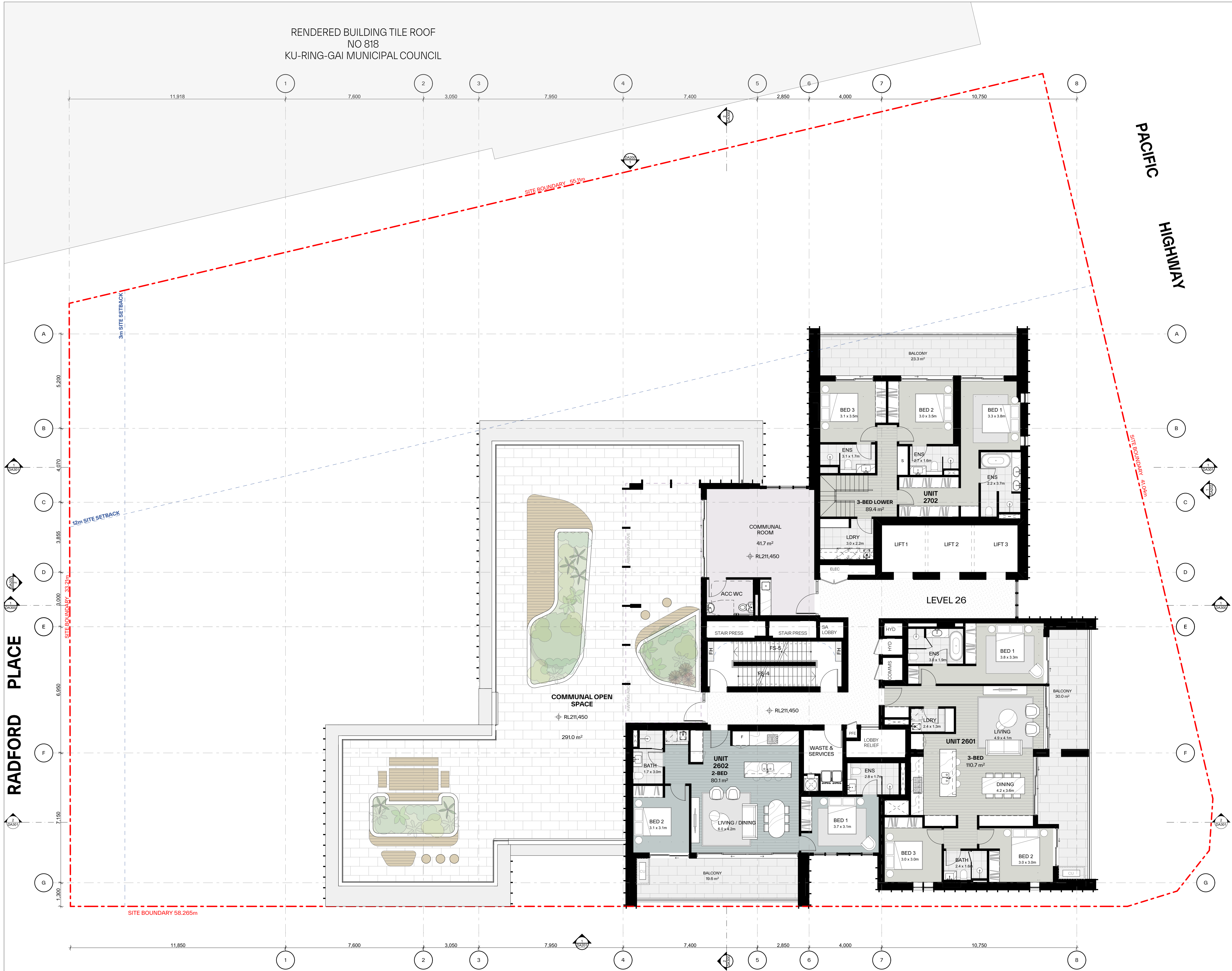
P - 02 9698 8140
E - info@pbdarchitects.com.au
W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 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



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 LOUVERS
MV MECHANICAL RISER TO FUTURE DETAIL
SK SKYLIGHT
ST STORAGE IN BASEMENT
STR STORAGE ROOM
S STORAGE
HWU HOT WATER UNITS

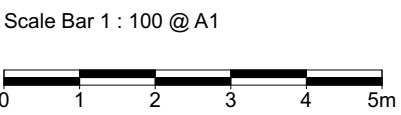
MATERIALS LEGEND:

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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group



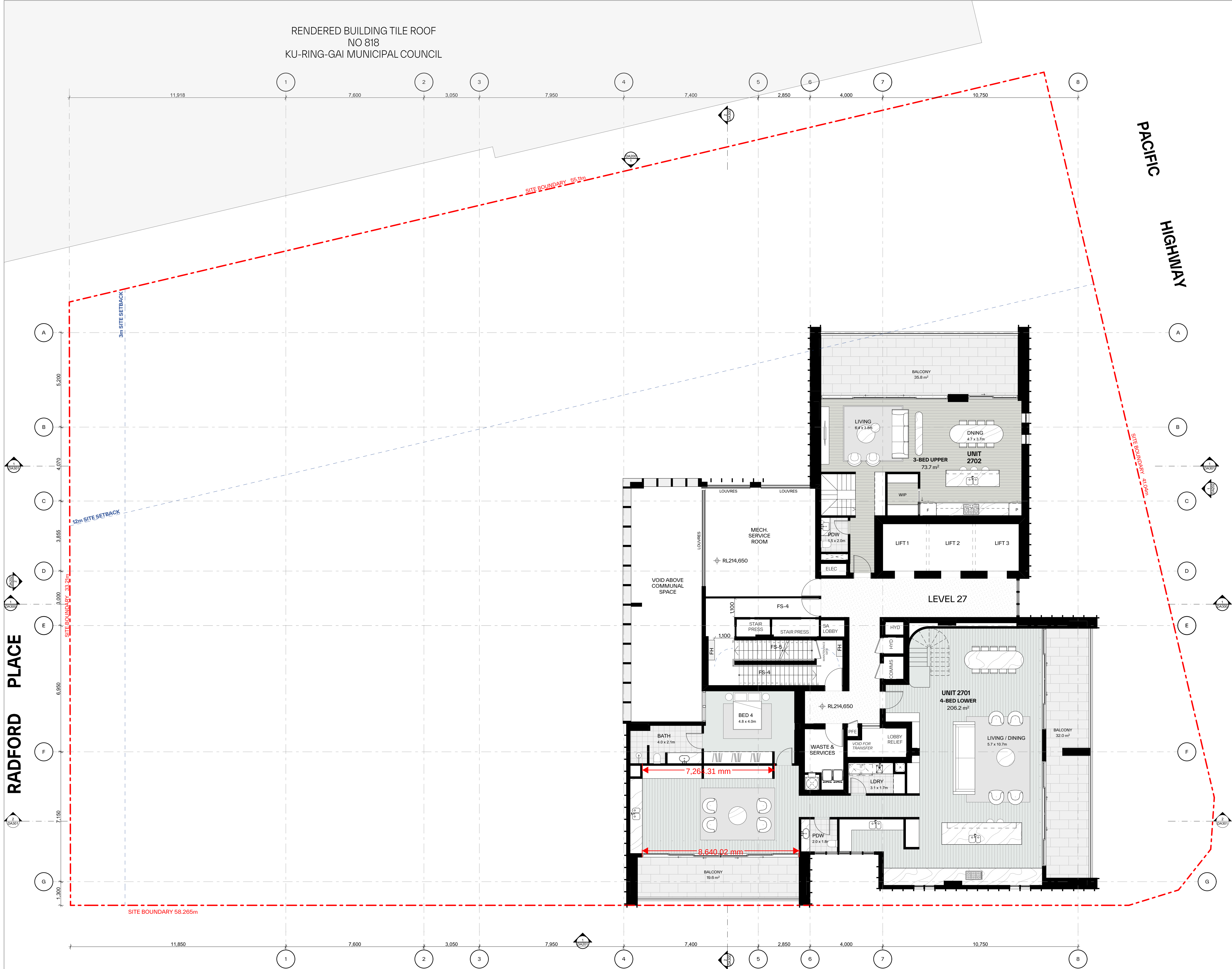
P - 02 9698 8140
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W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 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



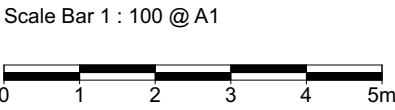
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 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVRES
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - SK SKYLIGHT
 - STR STORAGE IN BASEMENT
 - STR STORAGE ROOM
 - S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

- MATERIALS LEGEND:
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 - AW AWNING (TO FUTURE DETAIL)
 - BA BATTEN SCREENS
 - BK BRICK FINISH
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - MCX METAL CLADDING TYPEX
 - MF METAL FENCING
 - PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group



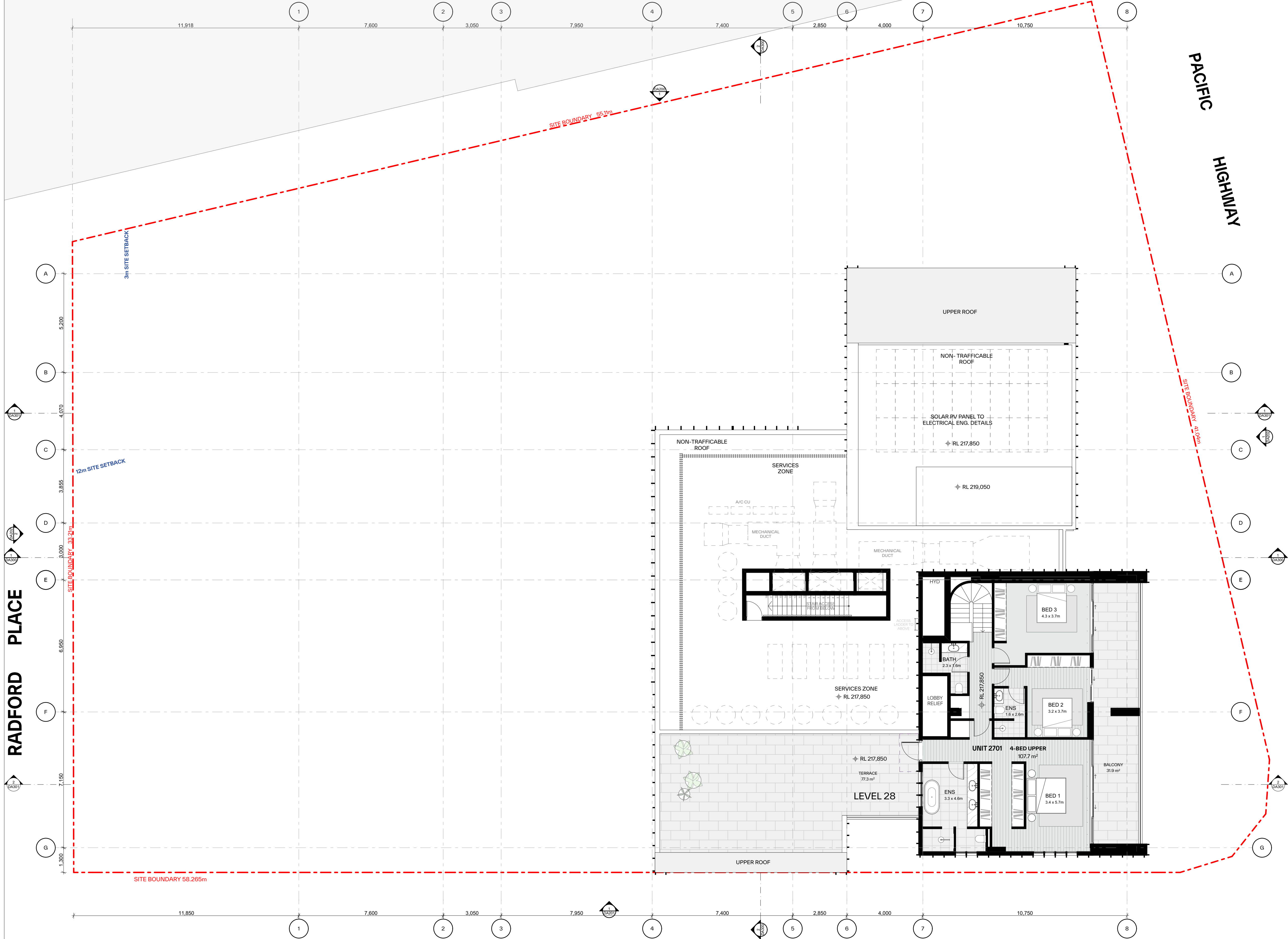
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W - pbdarchitects.com.au
Level 2, 52 Albion Street,
Surry Hills NSW 2010
ABN 36 147 035 550
Nominated Architect:
Paul Buljevic NSW 7768

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

DRAWING TITLE:
Level 27

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 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



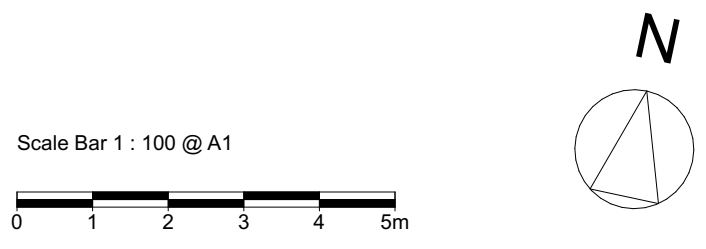
- GENERAL NOTES:
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 - DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS' 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
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVERS
 - 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
 - PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
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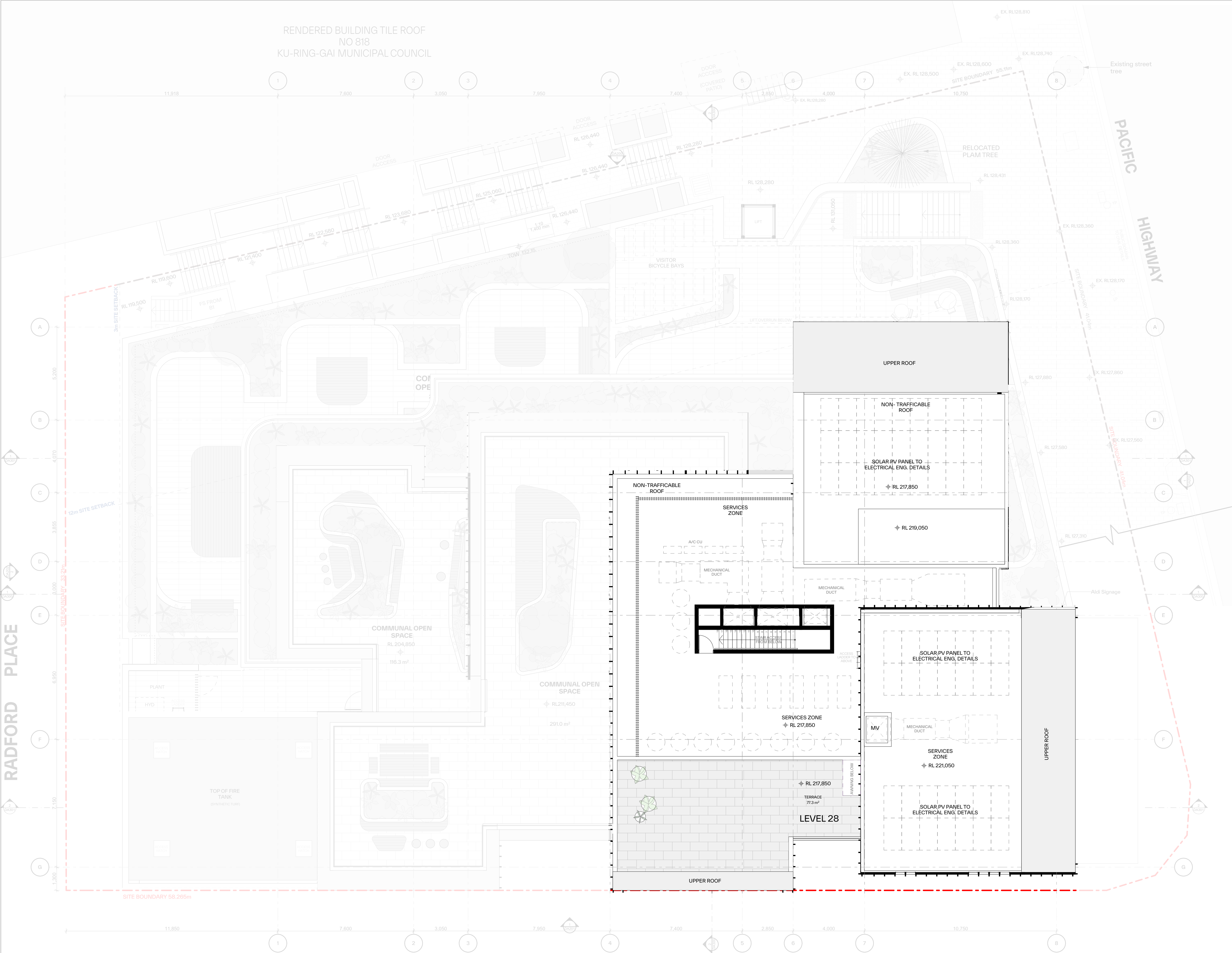


PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

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		

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



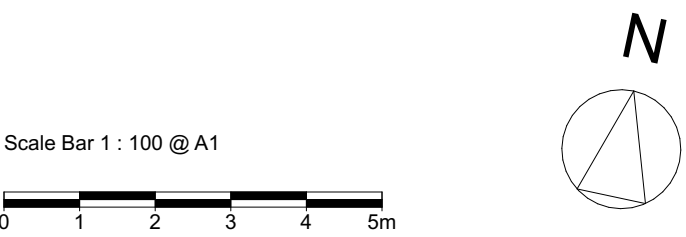
- GENERAL NOTES:
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- LEGEND:
- AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - FH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVERS
 - MV MECHANICAL RISER TO FUTURE DETAIL
 - SK SKYLIGHT
 - ST 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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group



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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:
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		



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- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPIES OF DESIGN DOCUMENTS WHEN IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
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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	LOUVERS
MV	MECHANICAL RISER TO FUTURE DETAIL
SK	SKYLIGHT
ST	STORAGE IN BASEMENT
STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

AFW	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



Certificate No. #HR-XAJB9V-01

Scan QR code or follow website link for rating details.

Assessor name	Padraig Healy
Accreditation No.	ABSA/101026
Property Address	810-818 Pacific Highway, Sydney, NSW, 2060



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Surry Hills NSW 2010

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

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

Elevation - North

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



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

AFG	ALUMINIUM FRAMED GLAZING
AW	AWNING (TO FUTURE DETAIL)
BA	BATTEN SCREENS
BK	BLOCK 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
RF	ROOF RIVER PEBBLES
SCR	SCREEN TO ROOF EQUIPMENTS



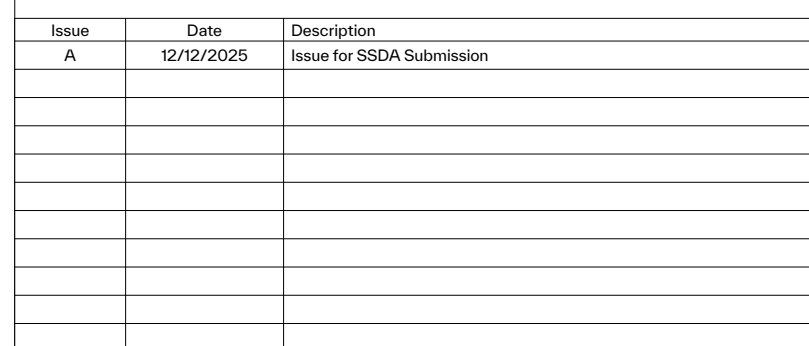
Certificate No. #HR-XAJB9V-01

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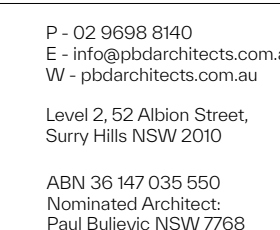
Assessor name	Padraig Treacy
Accreditation No.	ABSA 101026
Property Address	810-816 Pacific Highway, Sydney, NSW, 2006



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

Elevation - South

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



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



DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO: DA300	ISSUE: A
PROJECT NO: 2432		



DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:200@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2432	DA301	A

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Surry Hills NSW 2010

ABN 36 147 035 550
Nominated Architect:
Paul Bulevici NSW 7268



GENERAL NOTES:

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LEGEND:

AH	ACCESS HATCH
CJ	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HL	HIGHLIGHT WINDOW
LV	LOUVERS
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 EQUIPMENTS

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

CLIENT:

Lacove Group



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Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

PROJECT:

Proposed Mixed Use Development
10 Pacific Highway , Gordon Sydney NSW
1572 Australia

DRAWING TITLE:

Sections - Driveways

DRAWING BY: A, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 100@A1	DRAWING NO:	ISSUE:
PROJECT NO: 432	DA302	A



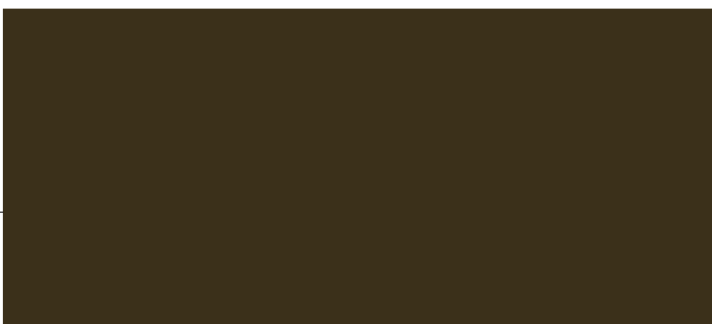
GB GLASS BALUSTRADE



MC2 METAL CLADDING TYPE 2
ALUMINIUM PANELS - COLOUR: DARK BRONZE
FEATURE BATTENS TO UPPER TOWER
TO MATCH COLOUR

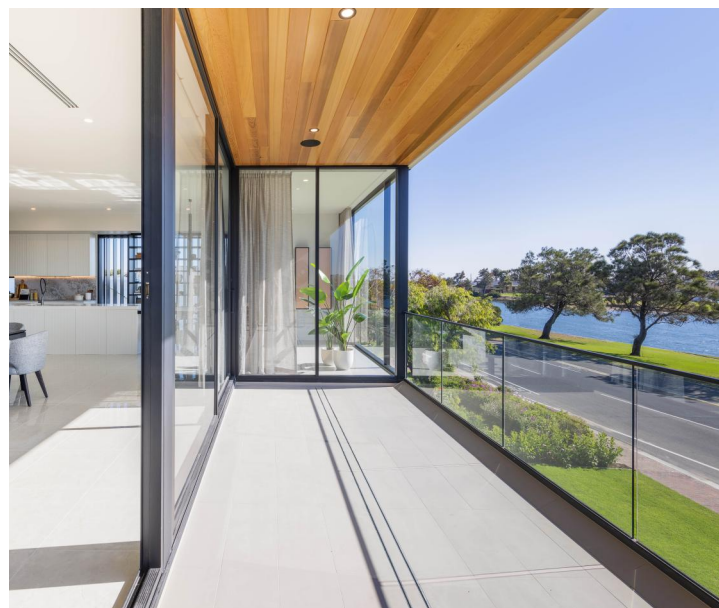


MC1 METAL CLADDING TYPE 2
ALUMINIUM PANELS - COLOUR: LIMESTONE LOOK

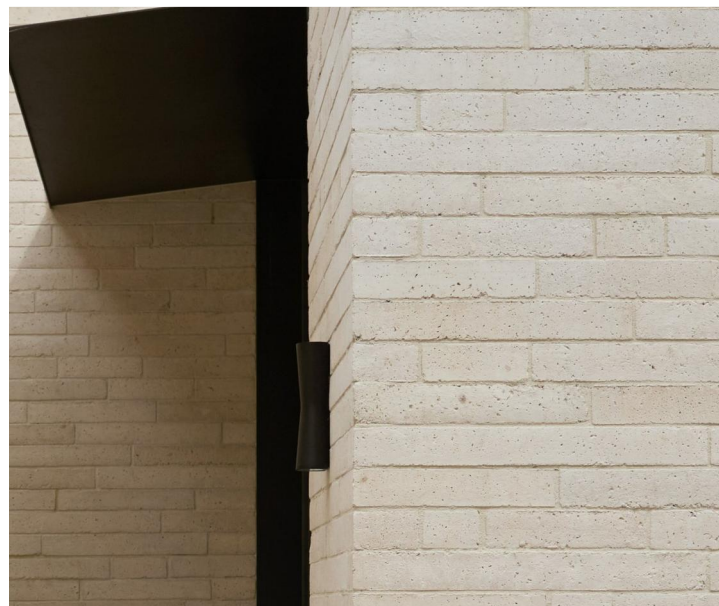


PC PRECAST PANEL BALUSTRADE

P1 COLOUR: MATCH MC2



AFG ALUMINIUM FRAME GLAZING
POWDERCOAT, COLOUR TO MATCH MC2



BK BRICK FINISH TO PODIUM LEVEL



BA FEATURE BATTENS TO PODIUM LEVEL
ALUMINIUM POWDER COAT,
COLOUR: TO MATCH MC2 DARK BRONZE

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 LOUVERS
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 AWINGS (TO FUTURE DETAIL)
BA BATTEN SCREENS
BK BRICK FINISH
CONC CONCRETE
GB GLASS BALUSTRADE
MCX METAL CLADDING TYPEX
MF METAL FENCING
PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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

CLIENT:
Ecove Group

pbd architects

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Level 2, 52 Algon 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:
Finishes Schedule

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



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FS	FIRE STAIRS
GC	GARBAGE CHUTE
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STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

AFG	ALUMINIUM FRAMED GLAZING
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BA	BATTEN SCREENS
BK	BRICK FINISH
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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 EQUIPMENTS



Certificate No. #HR-XAUB9V-01

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Assessor name	Padraig Healy
Accreditation No.	ABSA 101026
Property Address	810-818 Pacific Highway, Sydney, NSW, 2065

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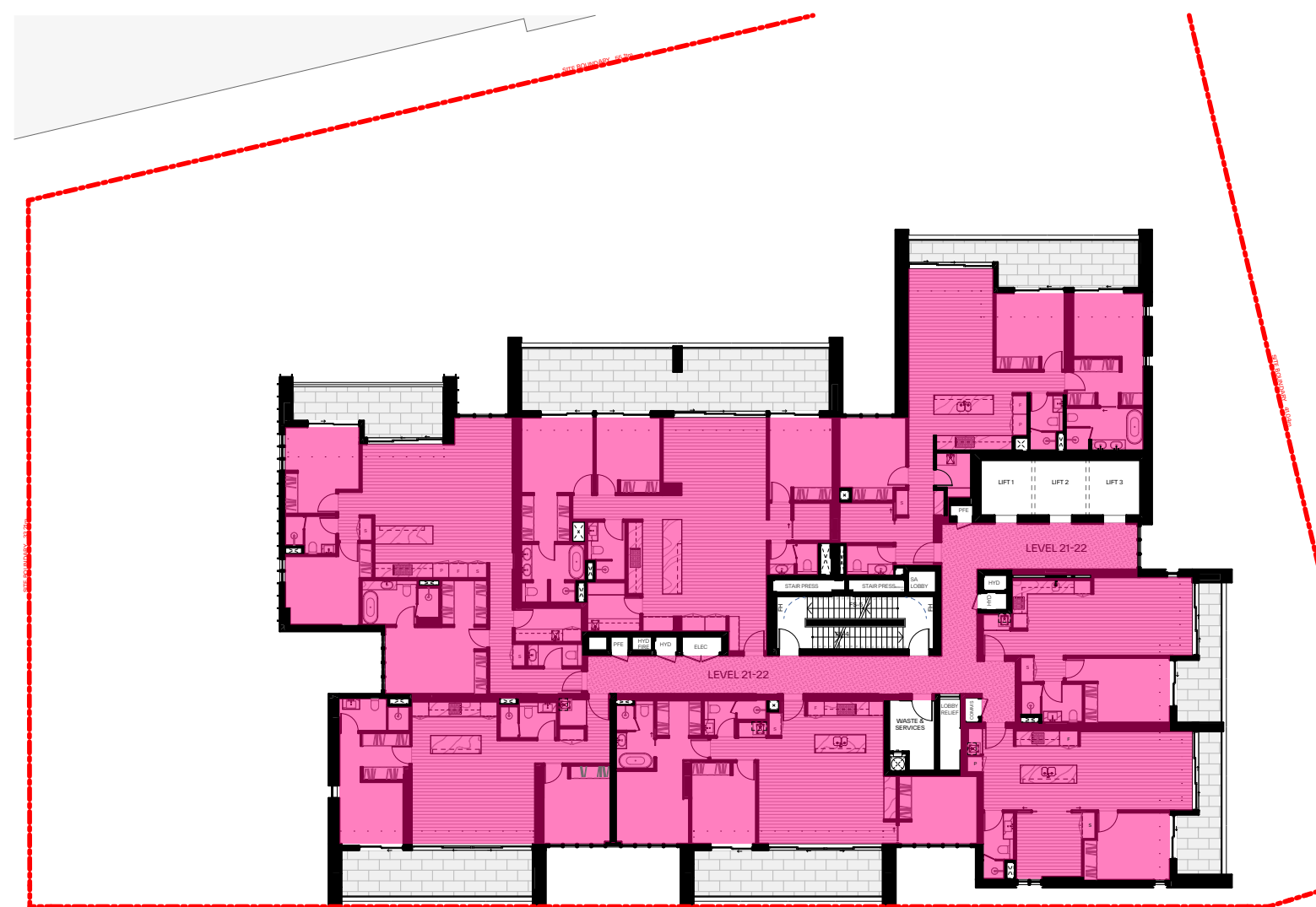
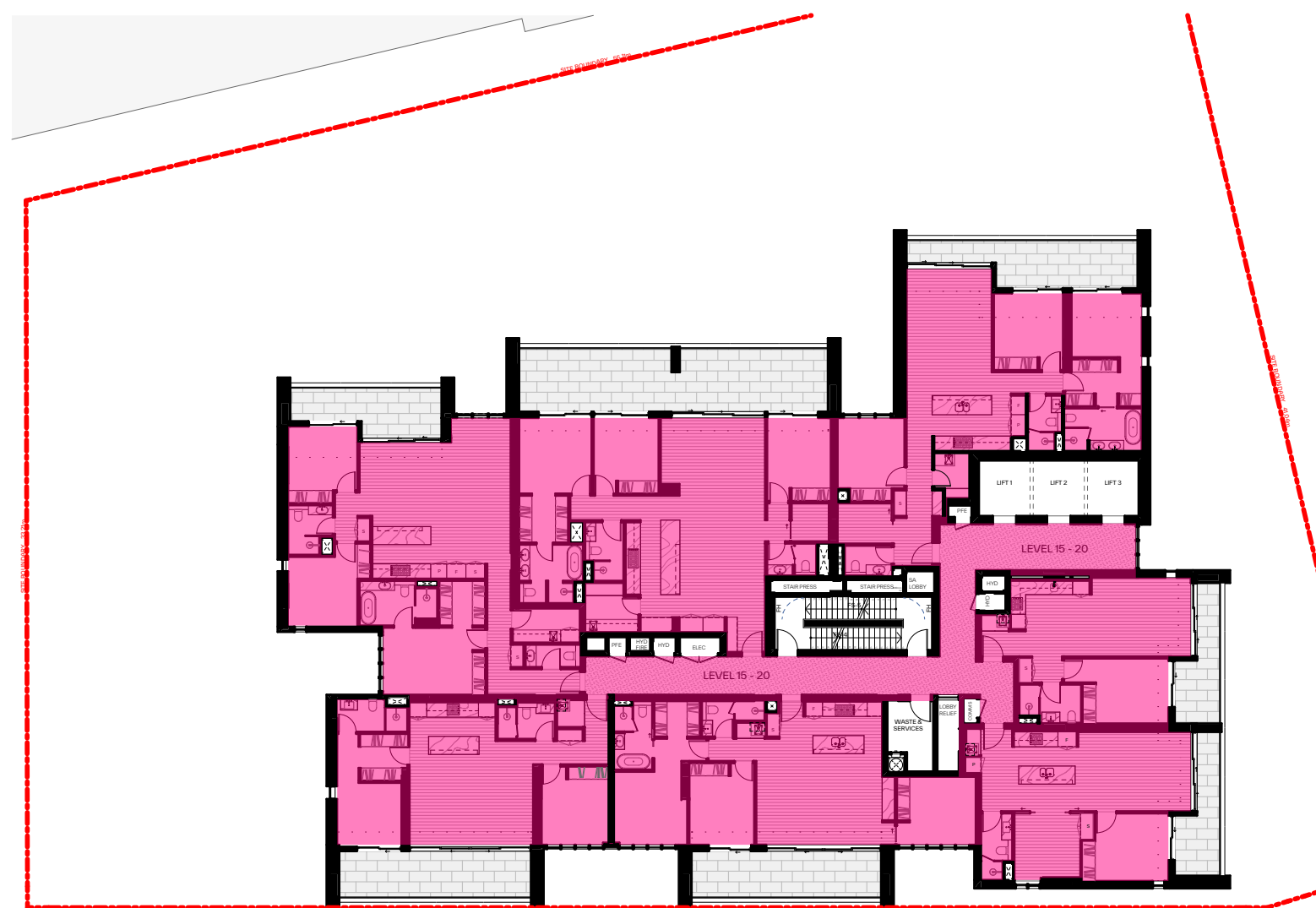
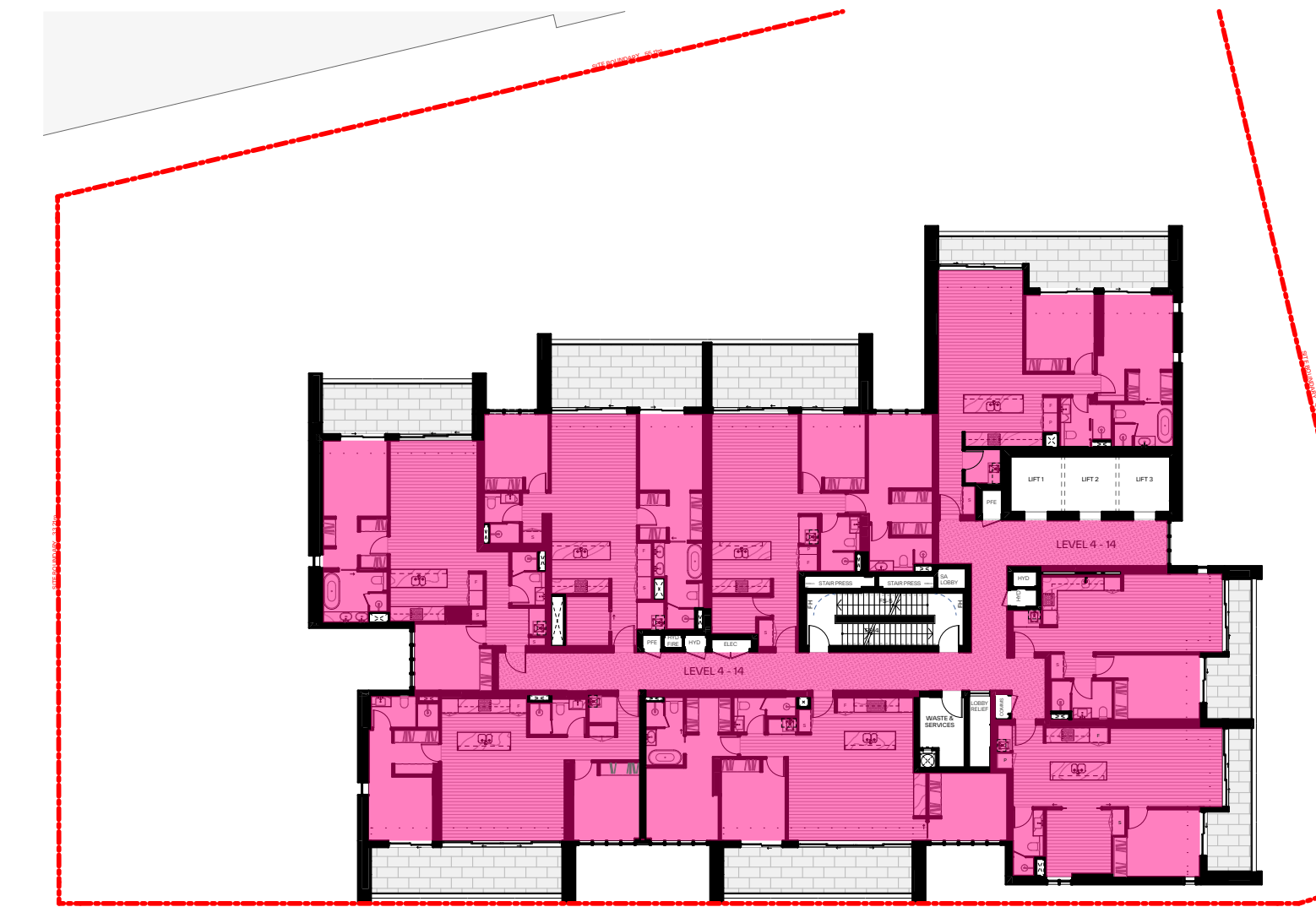
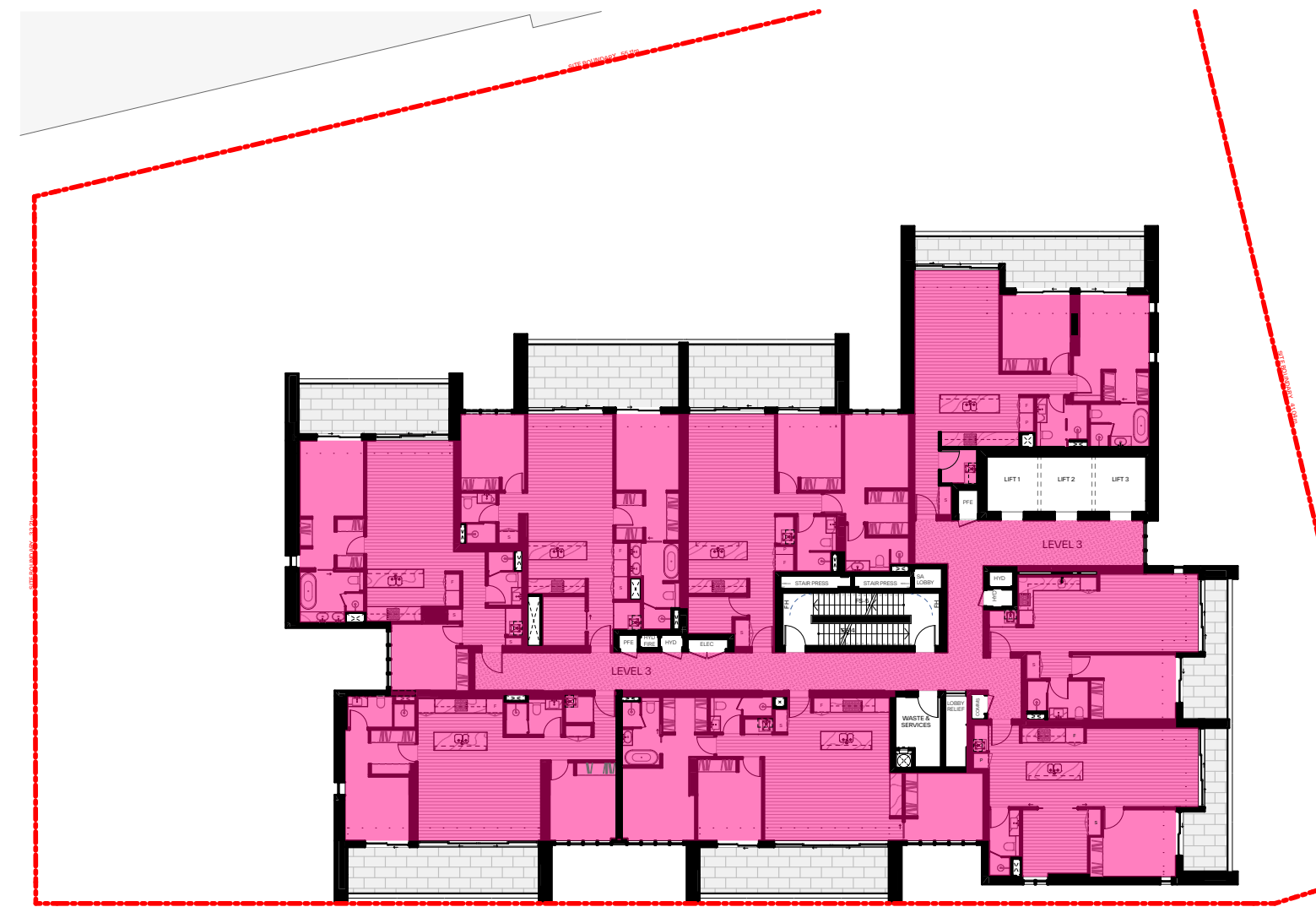
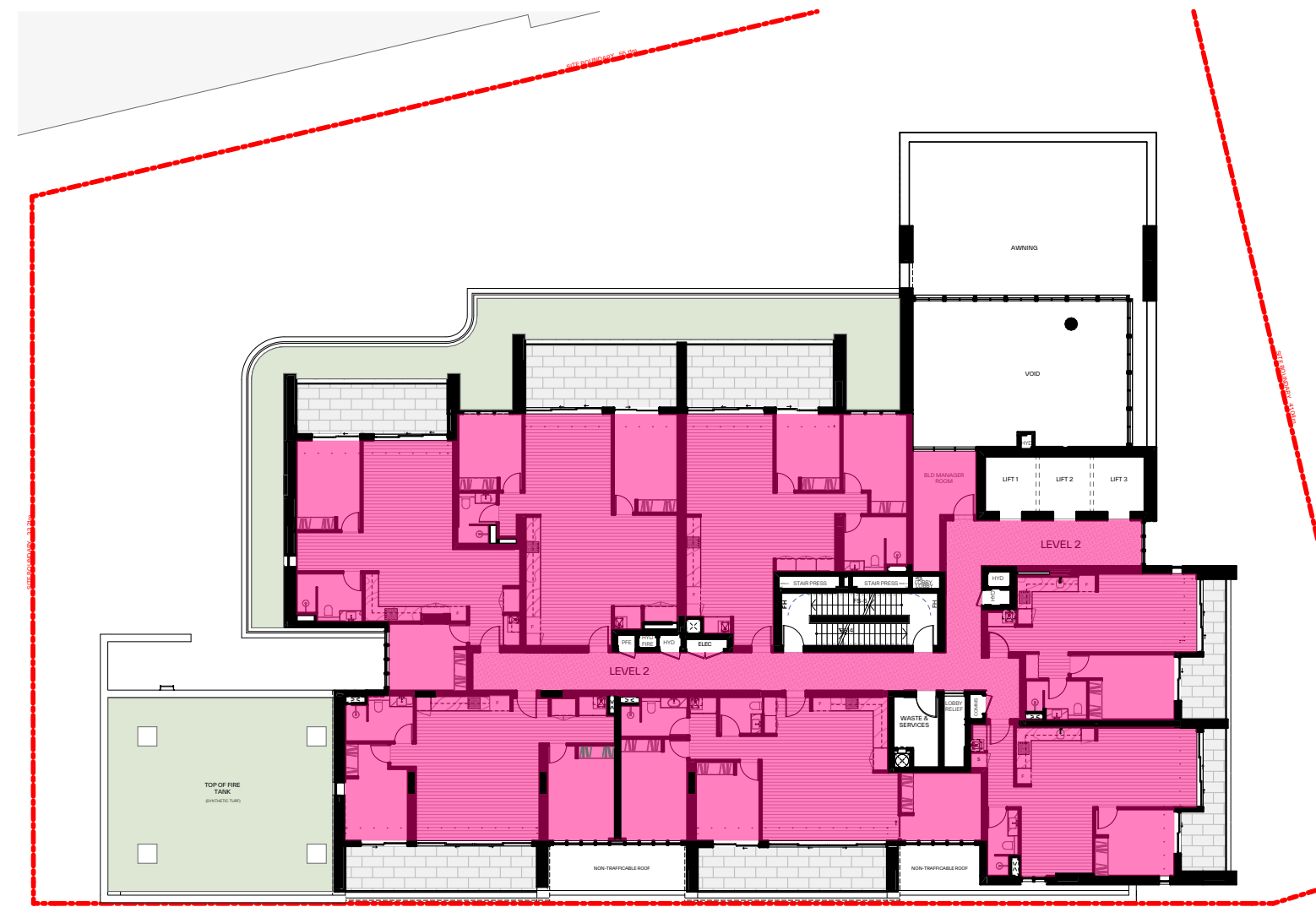
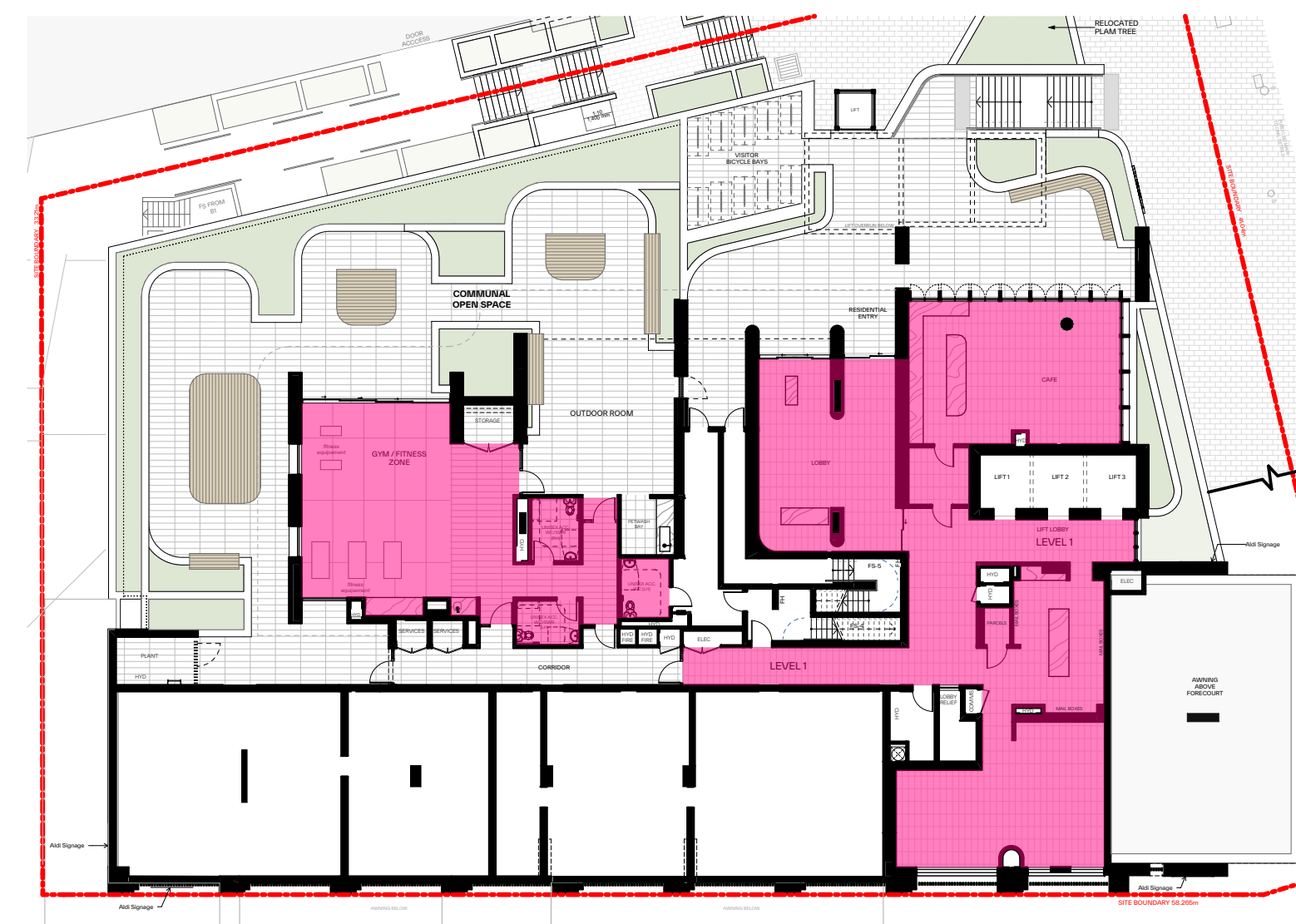
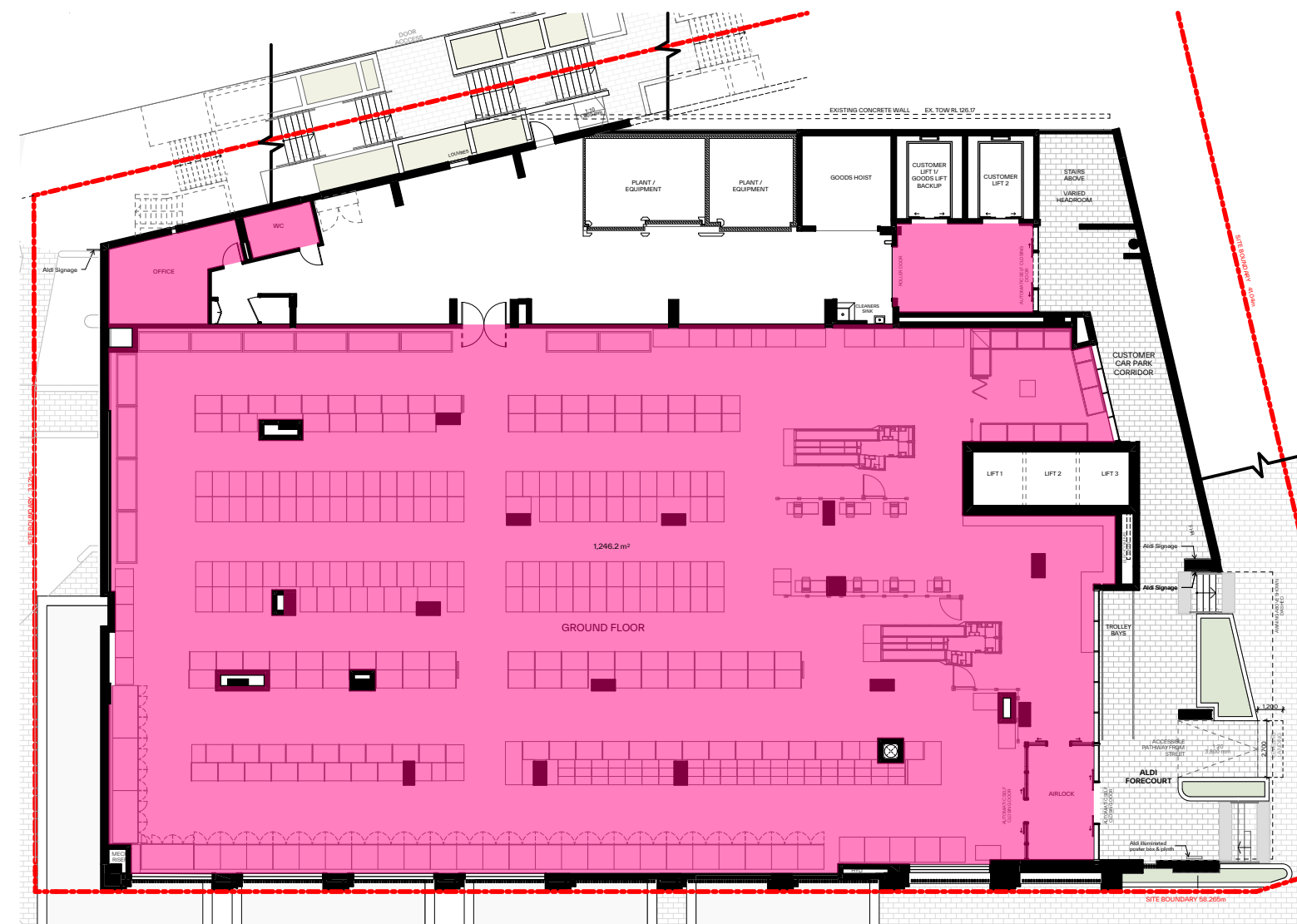
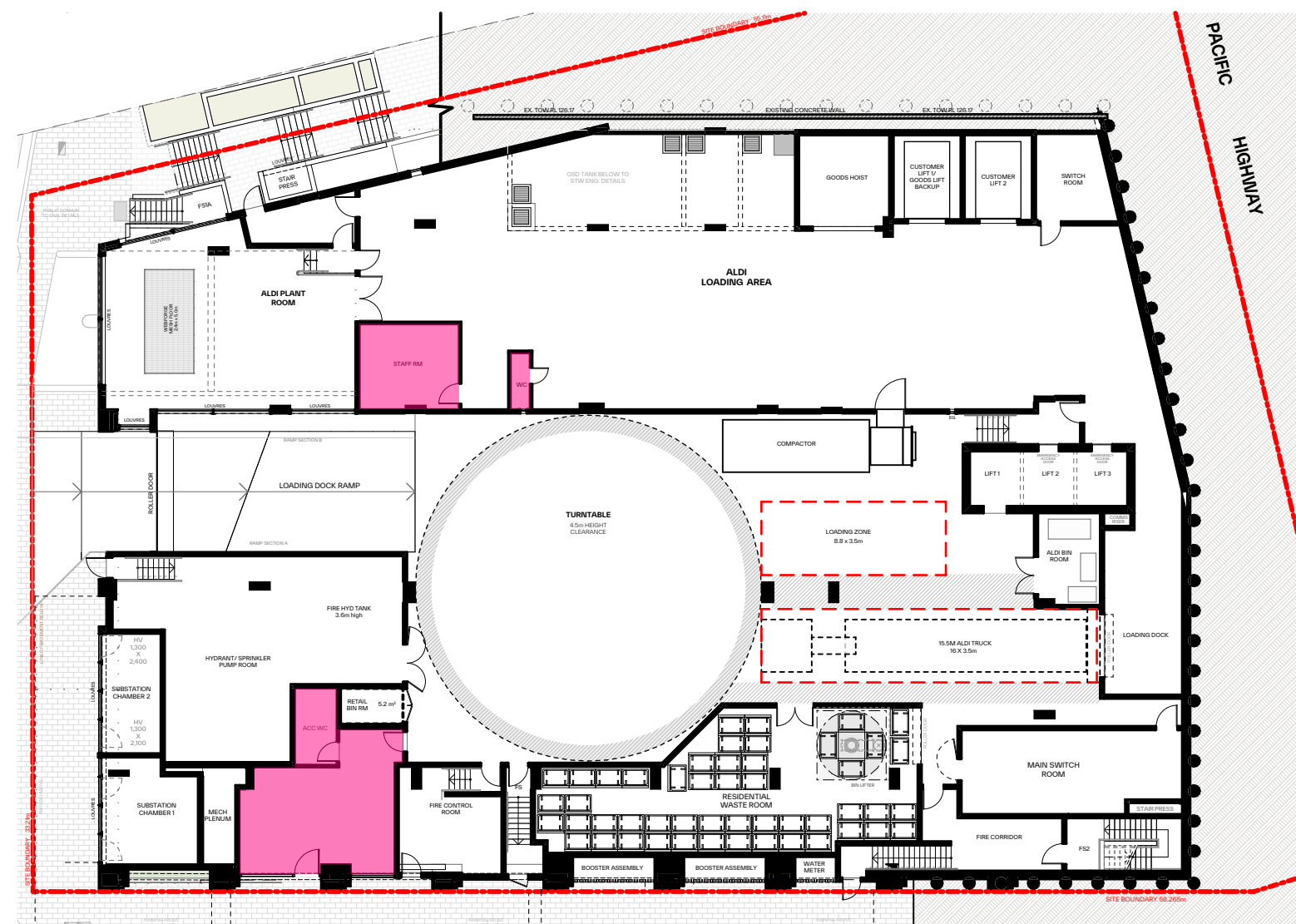
Ecove Group



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

Photomontage

DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: NTS	DRAWING NO: DA410	ISSUE: A
PROJECT NO: 2432		



LEGEND:		GFA SUMMARY	
Pink	GFA	Loading Dock	71.2
		Ground Floor	1,253.0
		Level 1	438.1
		Level 2	692.7
Light Blue	SITE AREA	Level 3	772.5
	FSR	Level 4	772.5
	FSR + 30% BONUS	Level 5	772.5
	PERMISSIBLE GFA	Level 6	772.5
Light Green		Level 7	772.5
		Level 8	772.5
		Level 9	772.5
		Level 10	772.5
Light Yellow	TOTAL COMMERCIAL	Level 11	772.5
	TOTAL RESIDENTIAL	Level 12	772.5
		Level 13	772.5
		Level 14	772.5
Light Purple		Level 15	778.6
		Level 16	778.6
		Level 17	778.6
		Level 18	778.6
Light Orange	TOTAL GFA	Level 19	778.6
	FSR	Level 20	778.6
		Level 21	780.1
		Level 22	780.1
Light Teal		Level 23	780.1
		Level 24	644.6
		Level 25	643.8
		Level 26	379.0
Light Blue-Gray		Level 27	324.6
		Level 28	107.7

GENERAL NOTES:

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LEGEND:

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STR	STORAGE ROOM
S	STORAGE
HWU	HOT WATER UNITS

MATERIALS LEGEND:

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

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

[illegible]

CLIENT:
Ecove Group



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

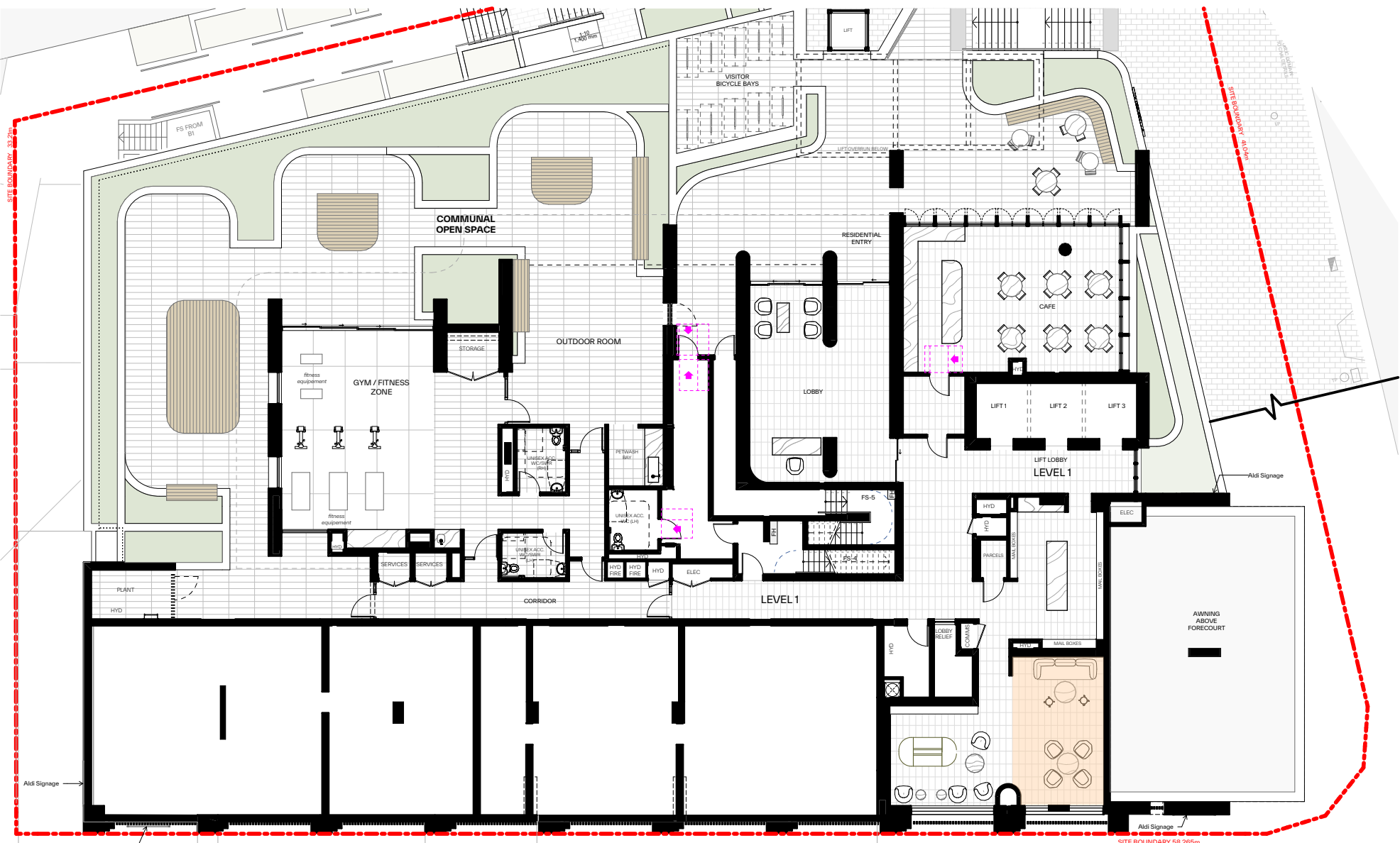
PROJECT:

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

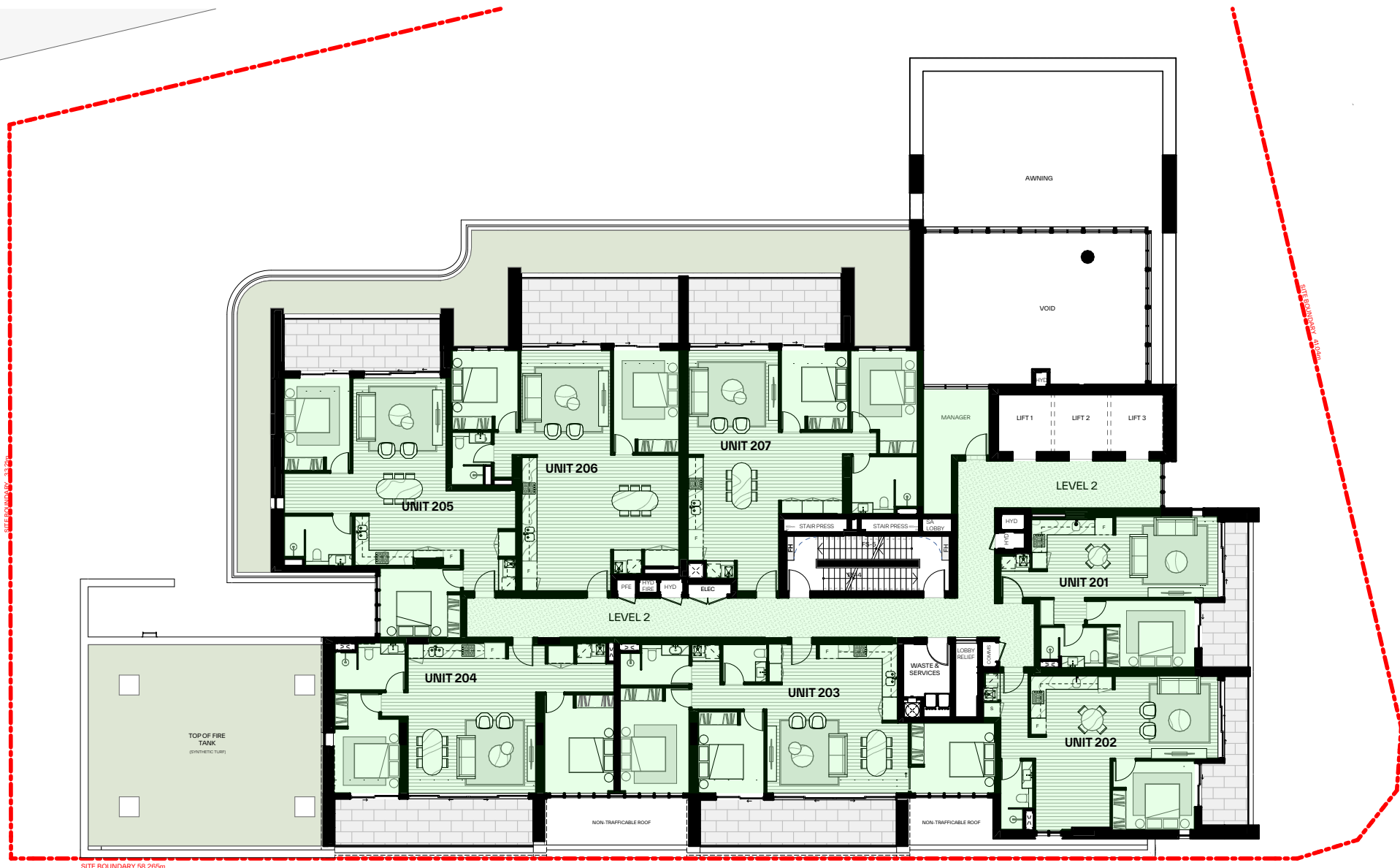
DRAWING TITLE:

GFA Diagram 1

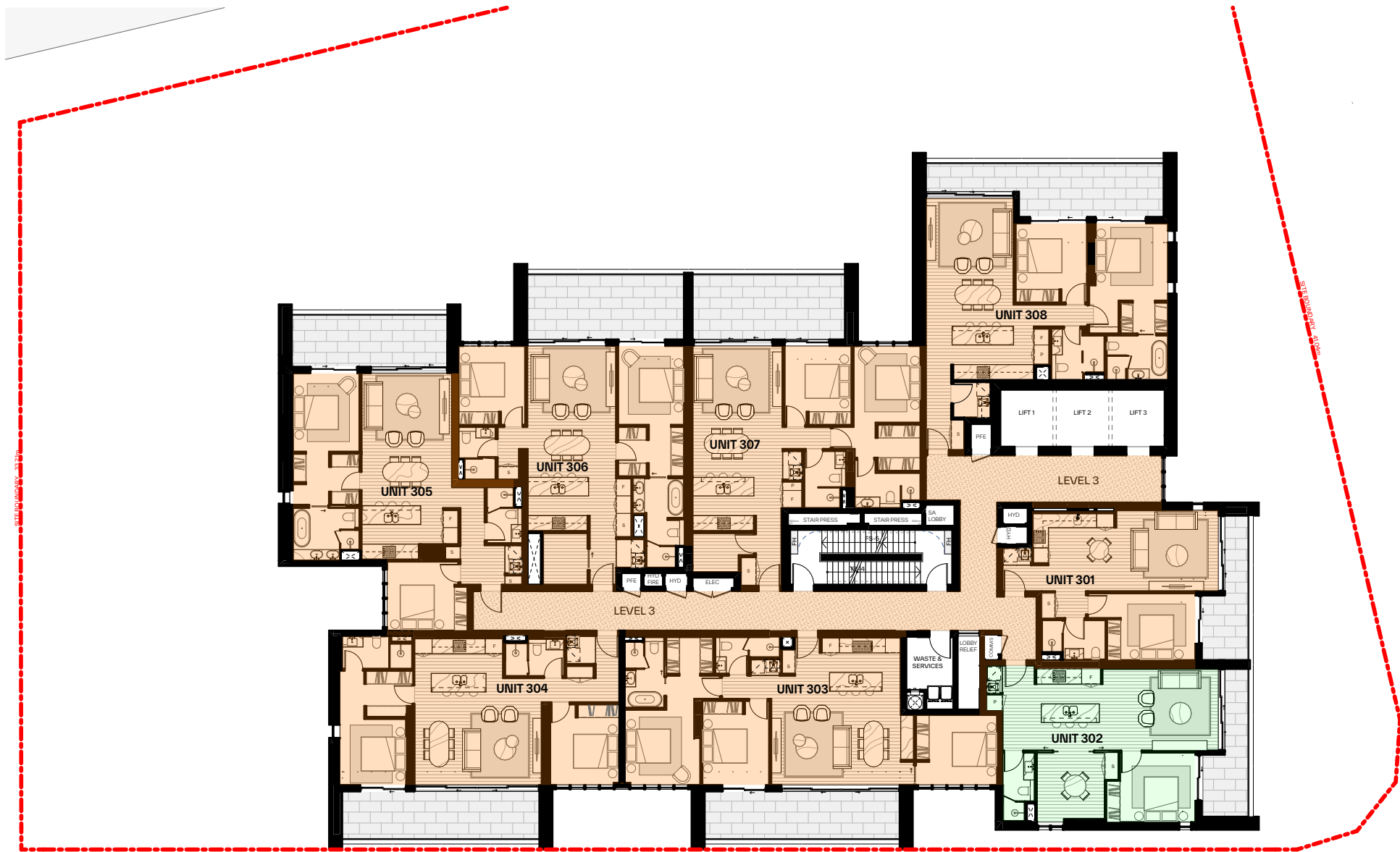
DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:300@A1	DRAWING NO: DA500	ISSUE: A
PROJECT NO: 2432		



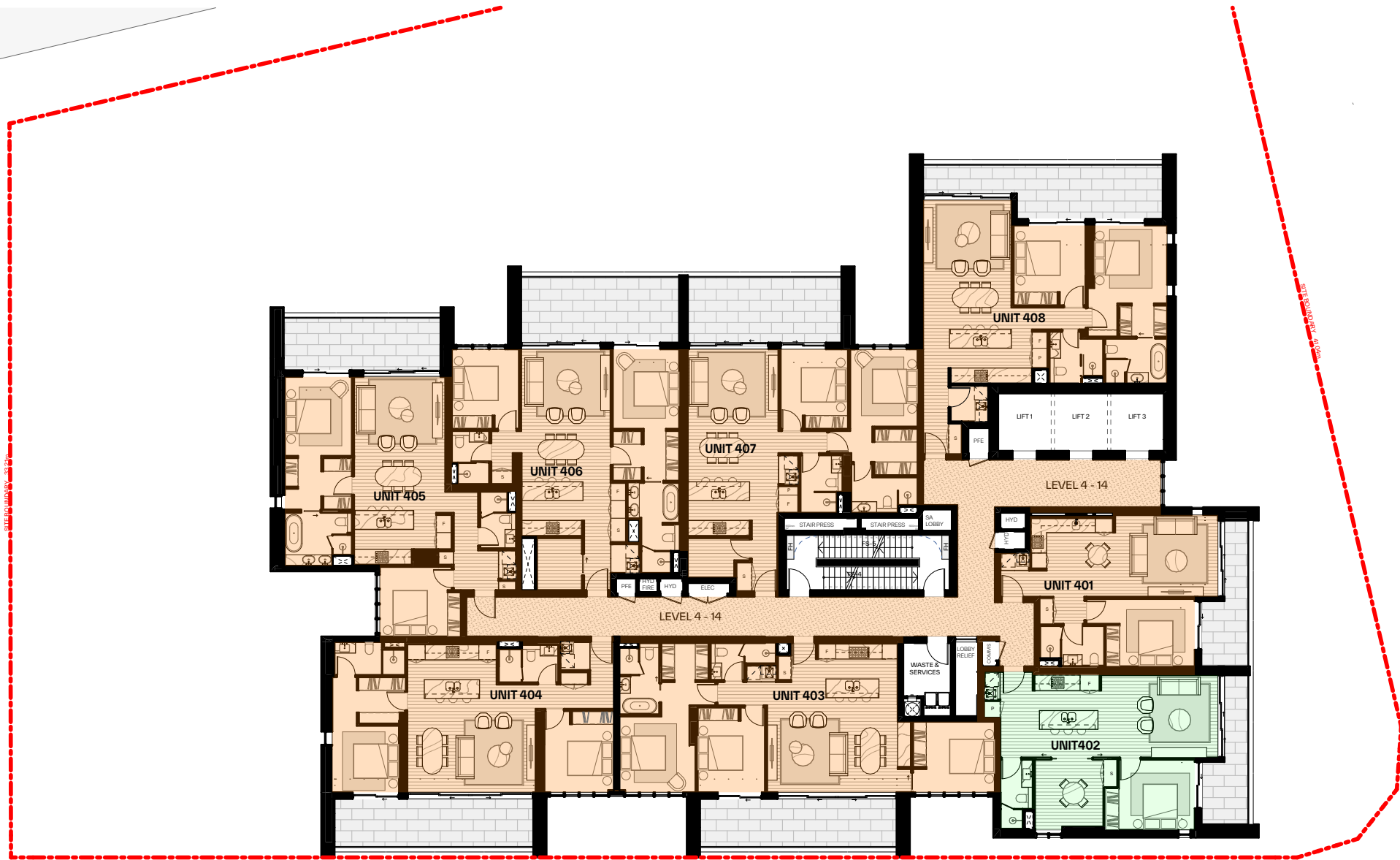
1 Level 1



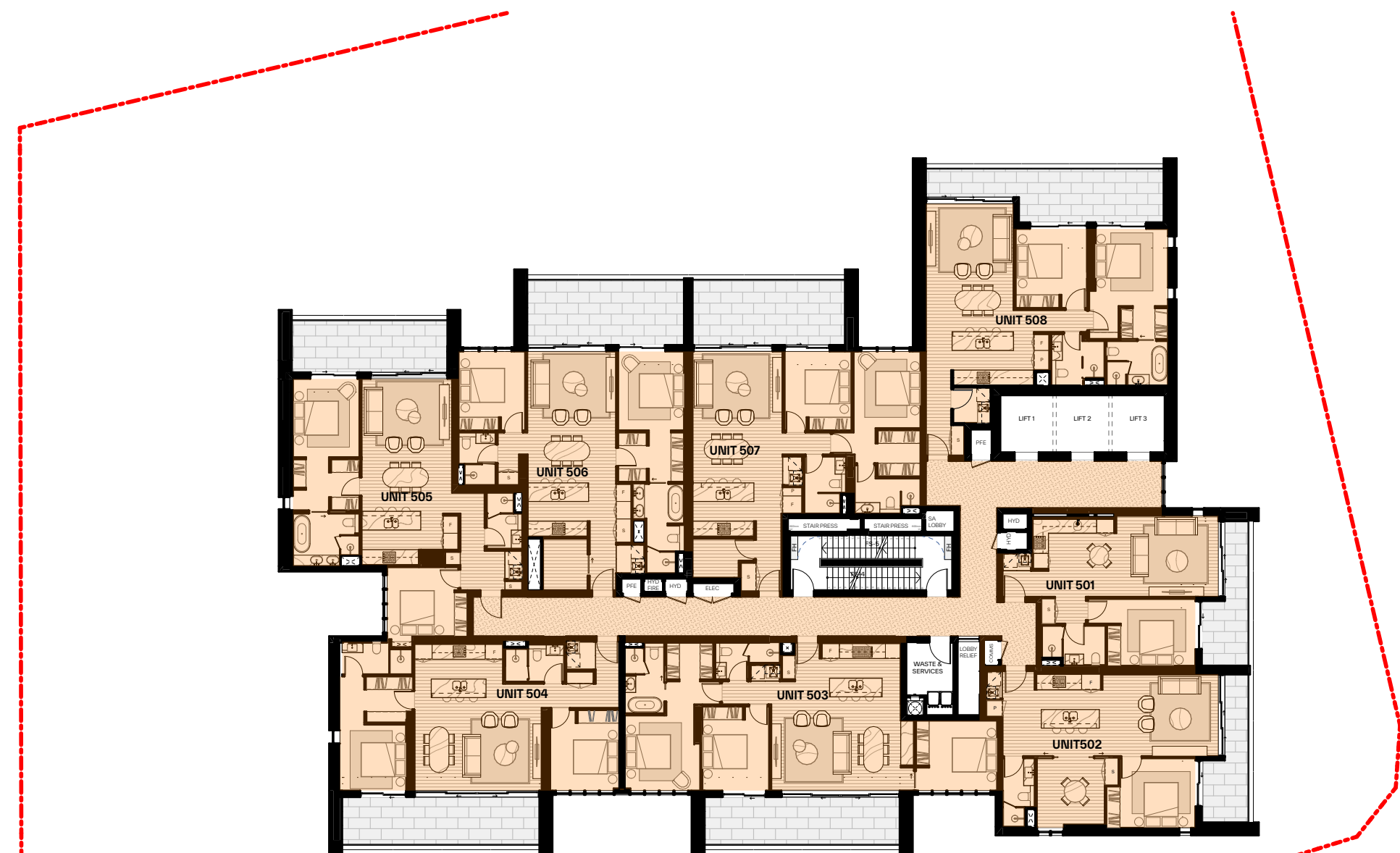
2 Level 2



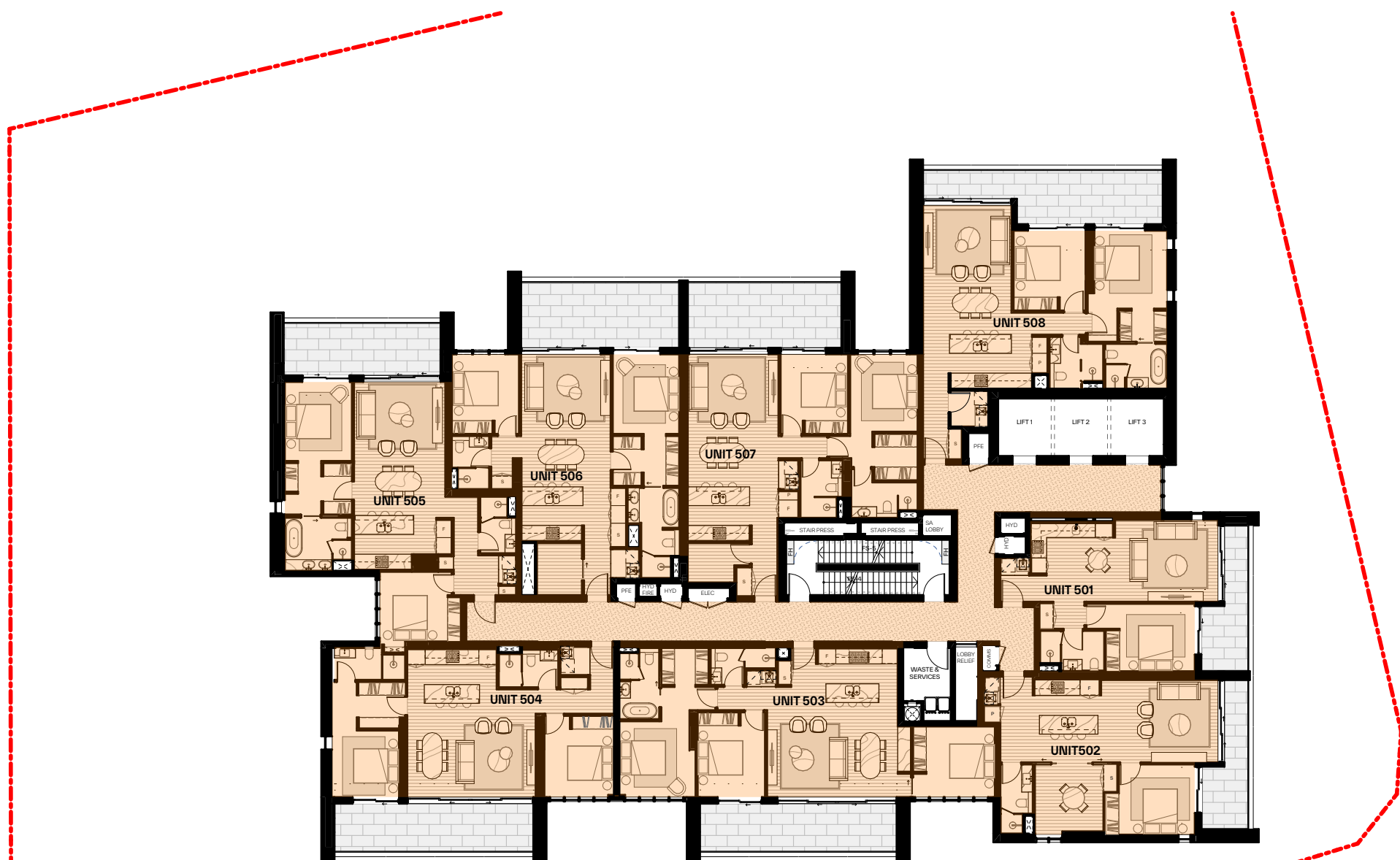
3 Level 3



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 m ²
LEVEL 2	692.7 m ²	-
LEVEL 3	66.2 m ²	706.3 m ²
LEVEL 4	66.2 m ²	706.3 m ²
LEVEL 5	-	772.5 m ²
LEVEL 6	-	722.5 m ²
TOTAL	825.1 m ²	2,987.6 m ²

OVERALL TOTAL= 3,812.77m²

GENERAL NOTES:

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LEGEND:

- AH ACCESS HATCH
- CU A/C CONDENSER UNITS
- PH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HL HIGH LIGHT WINDOW
- LV LOUVERS
- 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 AWNINGS (TO FUTURE DETAIL)
- BA BATTEN SCREENS
- BKx BRICK FINISH TYPEx
- CONC CONCRETE
- CLV CLADDING TYPEx
- GB GLASS BALUSTRADE
- MCx METAL CLADDING TYPEx
- MF METAL FENCING
- PC PRECAST PANEL
- PSx PRIVACY SCREEN (TO FUTURE SELECTION)
- PK PAINT FINISH TYPEx
- RD ROLLER DOOR
- RP ROOF RIVER PEBBLES
- SCR SCREEN TO ROOF EQUIPEMENTS

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE



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:

Affordable Housing Plans

DRAWING BY:

AA, HK

SCALE:

1:250@A1

PROJECT NO:

2432

CHECKED BY:

KS

DRAWING NO:

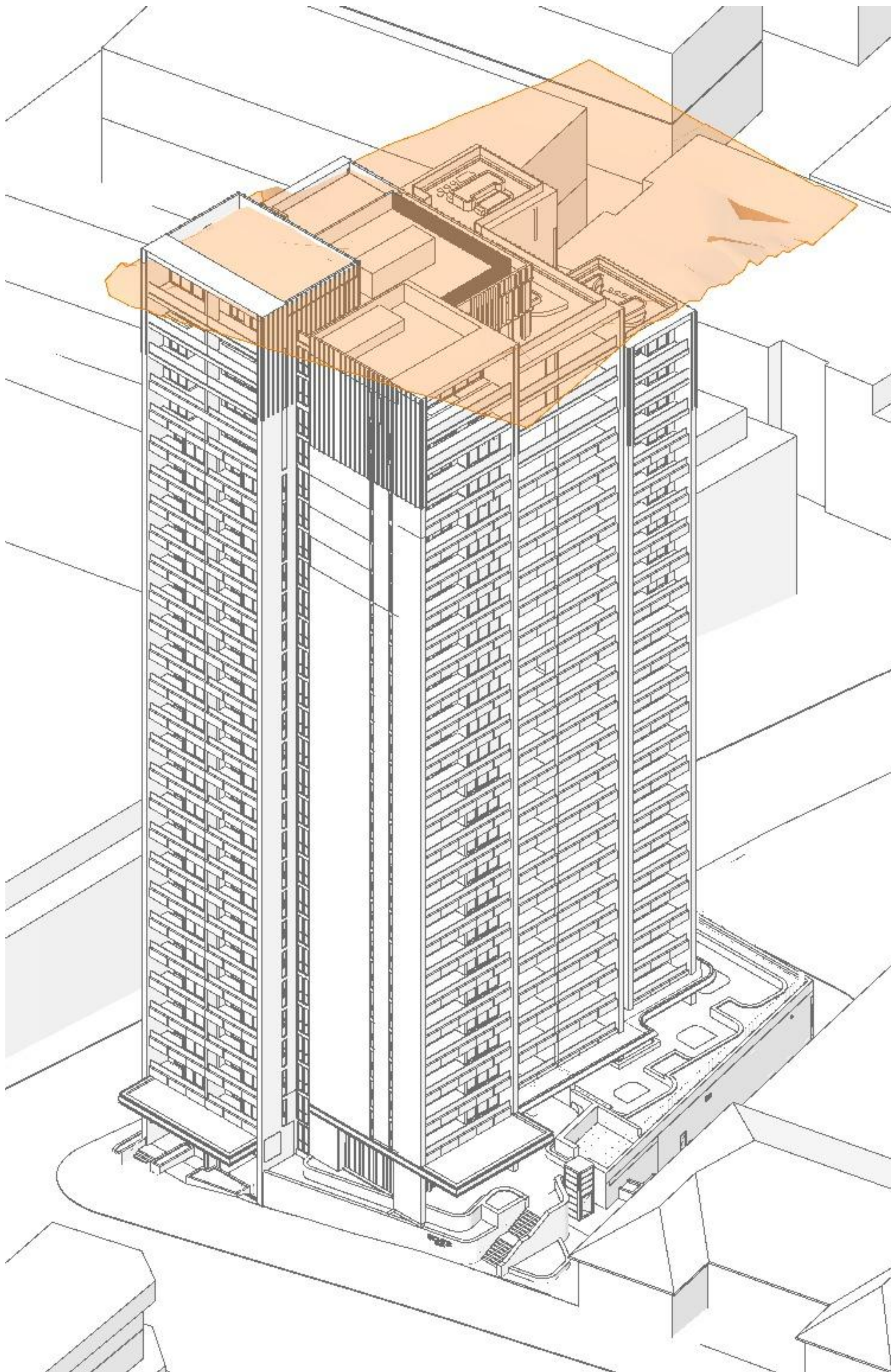
DA505

DATE:

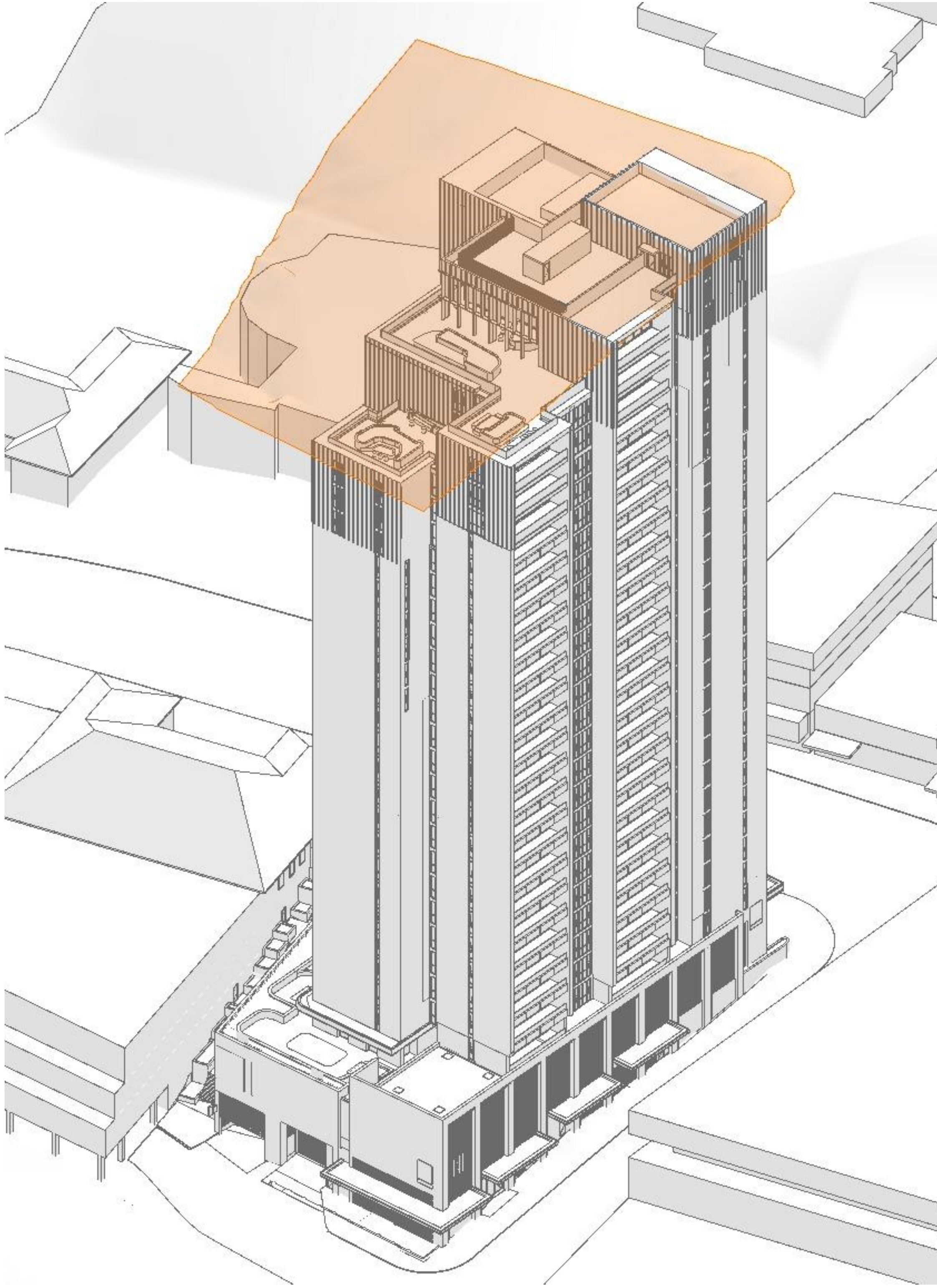
19/02/2026

ISSUE:

A



1 Building Height Diagram



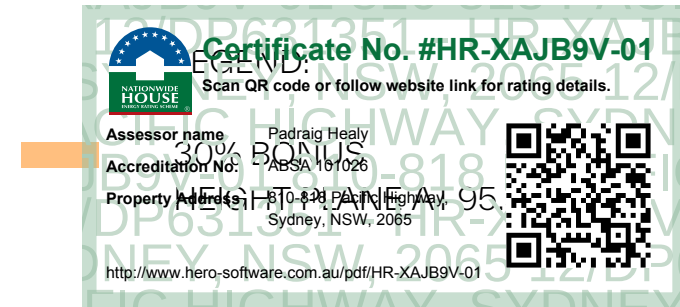
2 Building Height Diagram

GENERAL NOTES:

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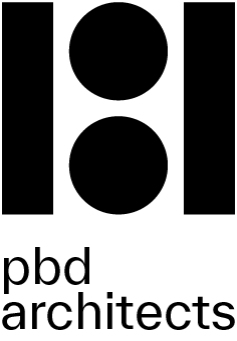
- LEGEND:
- AH ACCESS HATCH
 - CU A/C CONDENSER UNITS
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
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 - GC GARBAGE CHUTE
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 - SK SKYLIGHT
 - STR STORAGE IN BASEMENT
 - STR STORAGE ROOM
 - S STORAGE
 - HWU HOT WATER UNITS

- MATERIALS LEGEND:
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 - BA BATTEN SCREENS
 - BK BRICK FINISH
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - MCX METAL CLADDING TYPEX
 - MF METAL FENCING
 - PO PRECAST PANEL
 - PSX PRIVACY SCREEN (TO FUTURE SELECTION)
 - Px PAINT FINISH TYPEX
 - RD ROLLER DOOR
 - RP ROOF RIVER PEBBLES
 - SCR SCREEN TO ROOF EQUIPEMENTS
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Issue	Date	Description
A	12/12/2025	Issue for SEDA Submission

CLIENT:
Ecove Group



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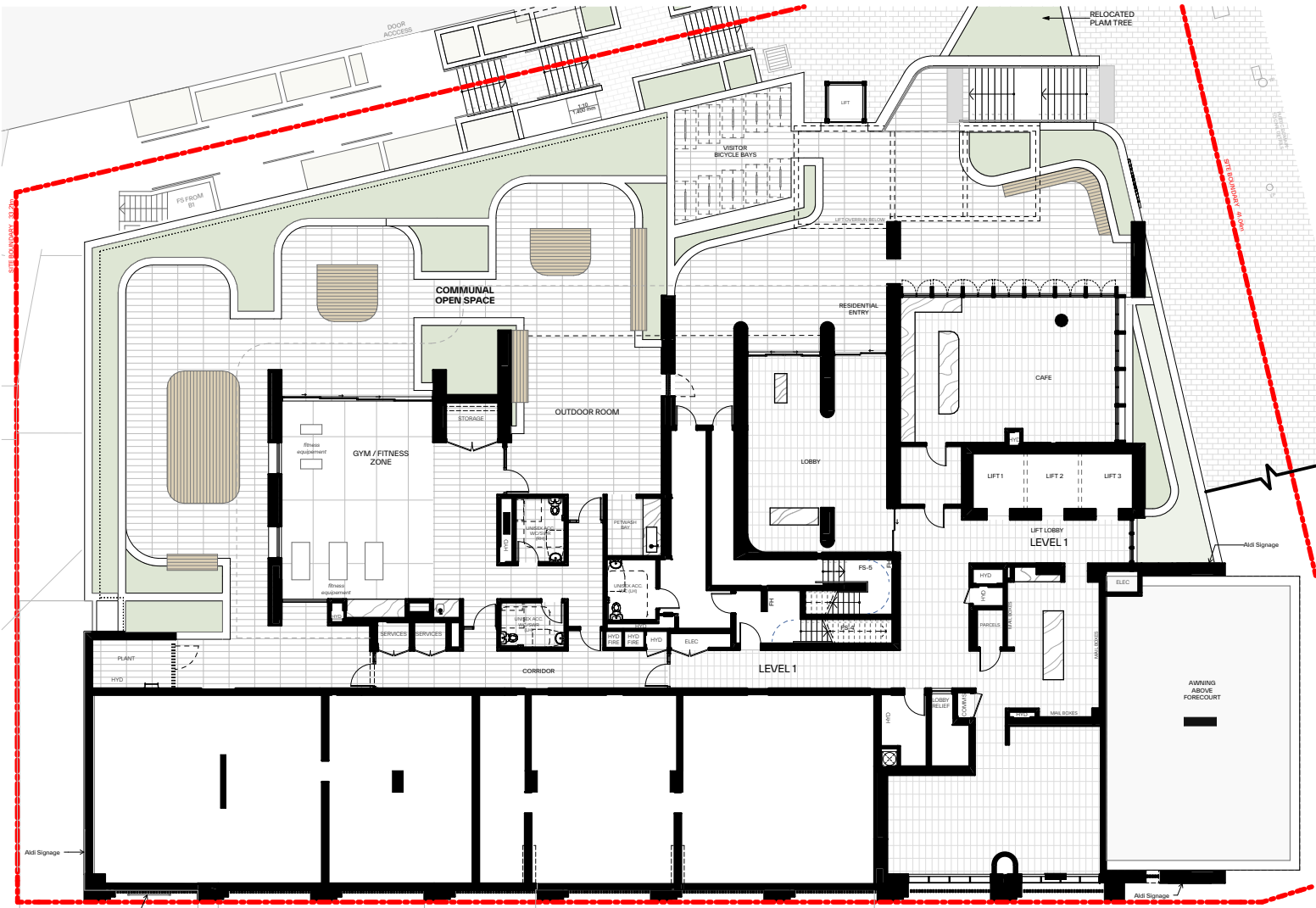
Level 2, 52 Albion Street,
Surry Hills NSW 2010

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

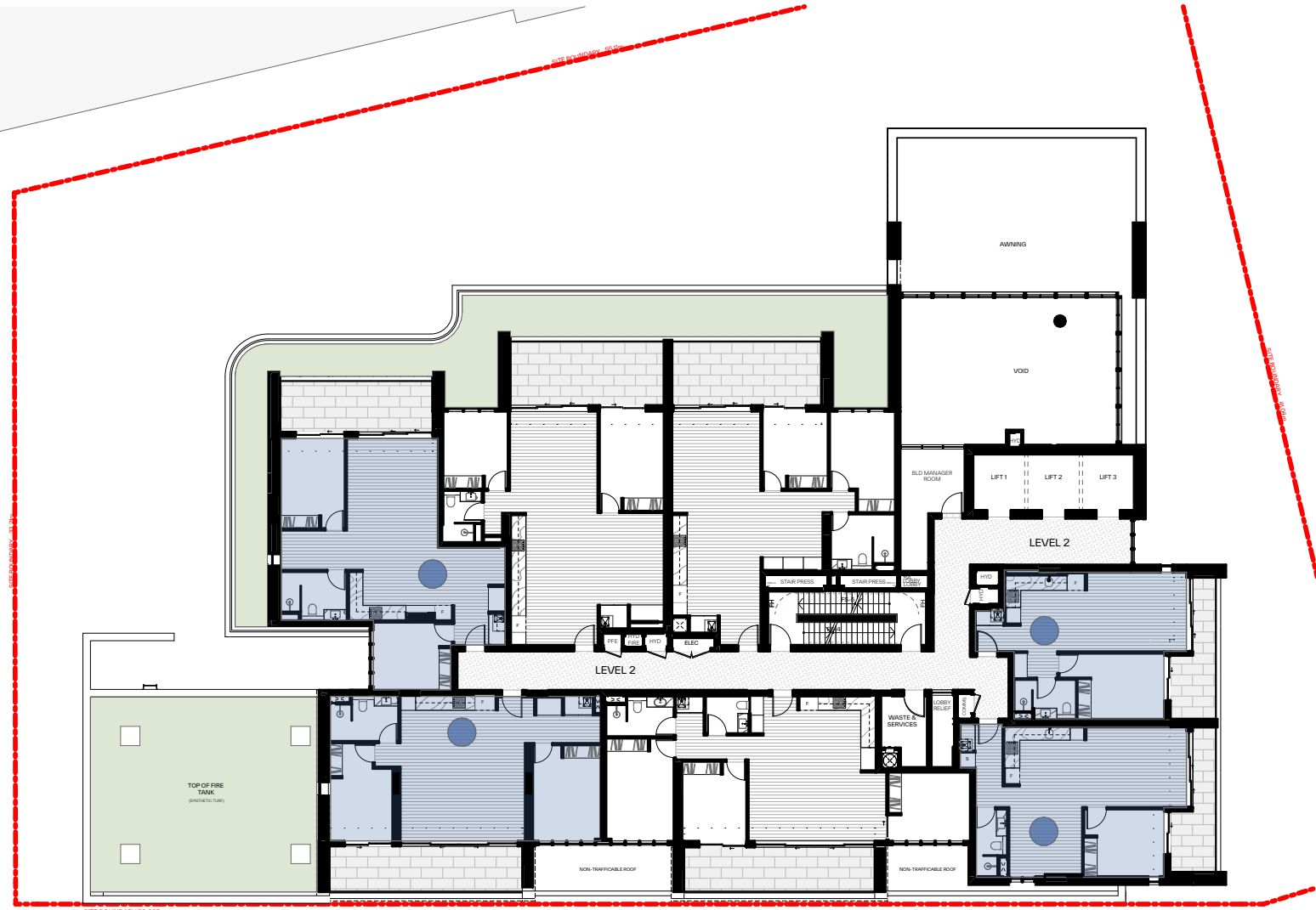
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Height Limit Diagram

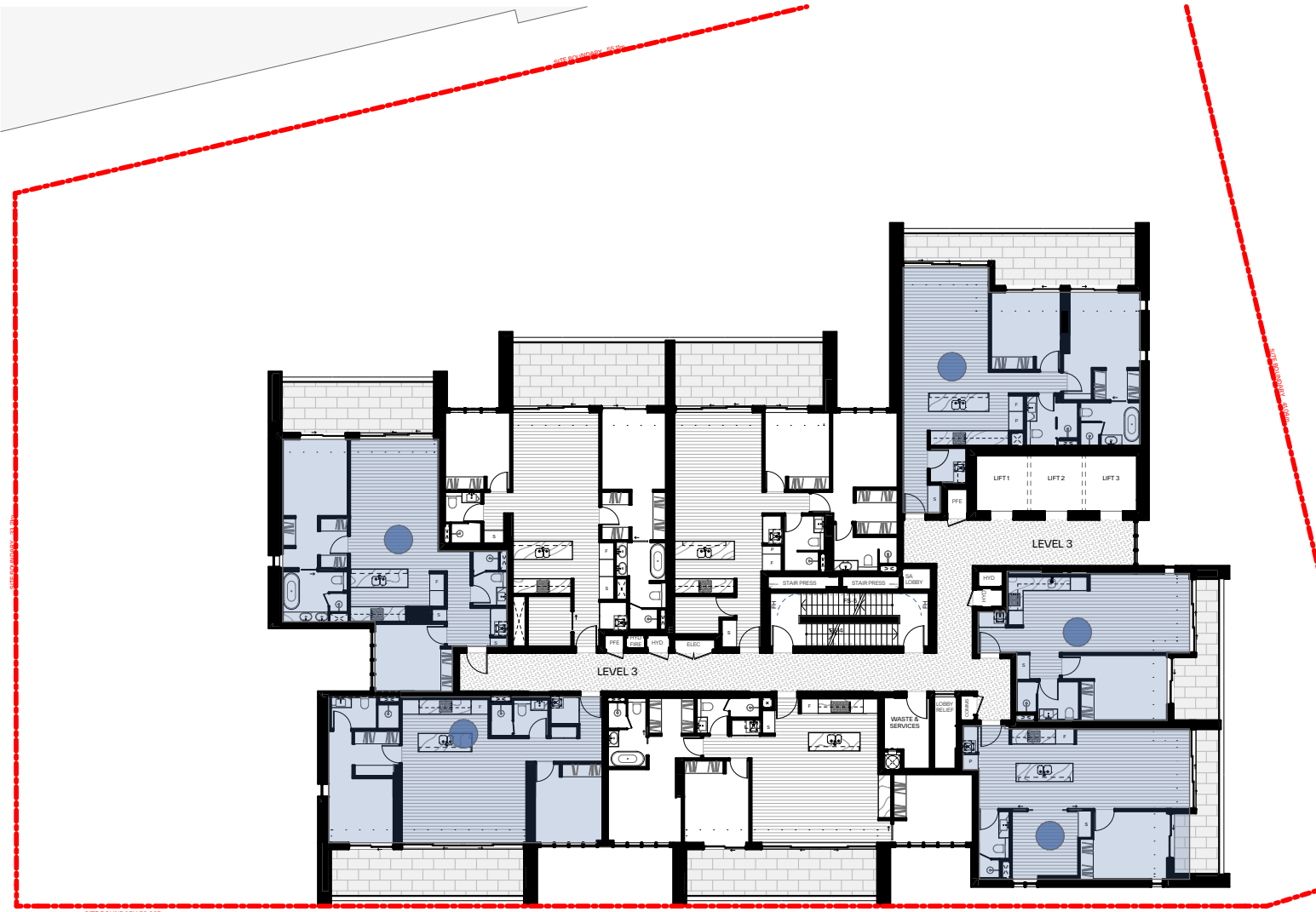
DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: @A1	DRAWING NO: DA520	ISSUE: A
PROJECT NO: 2432		



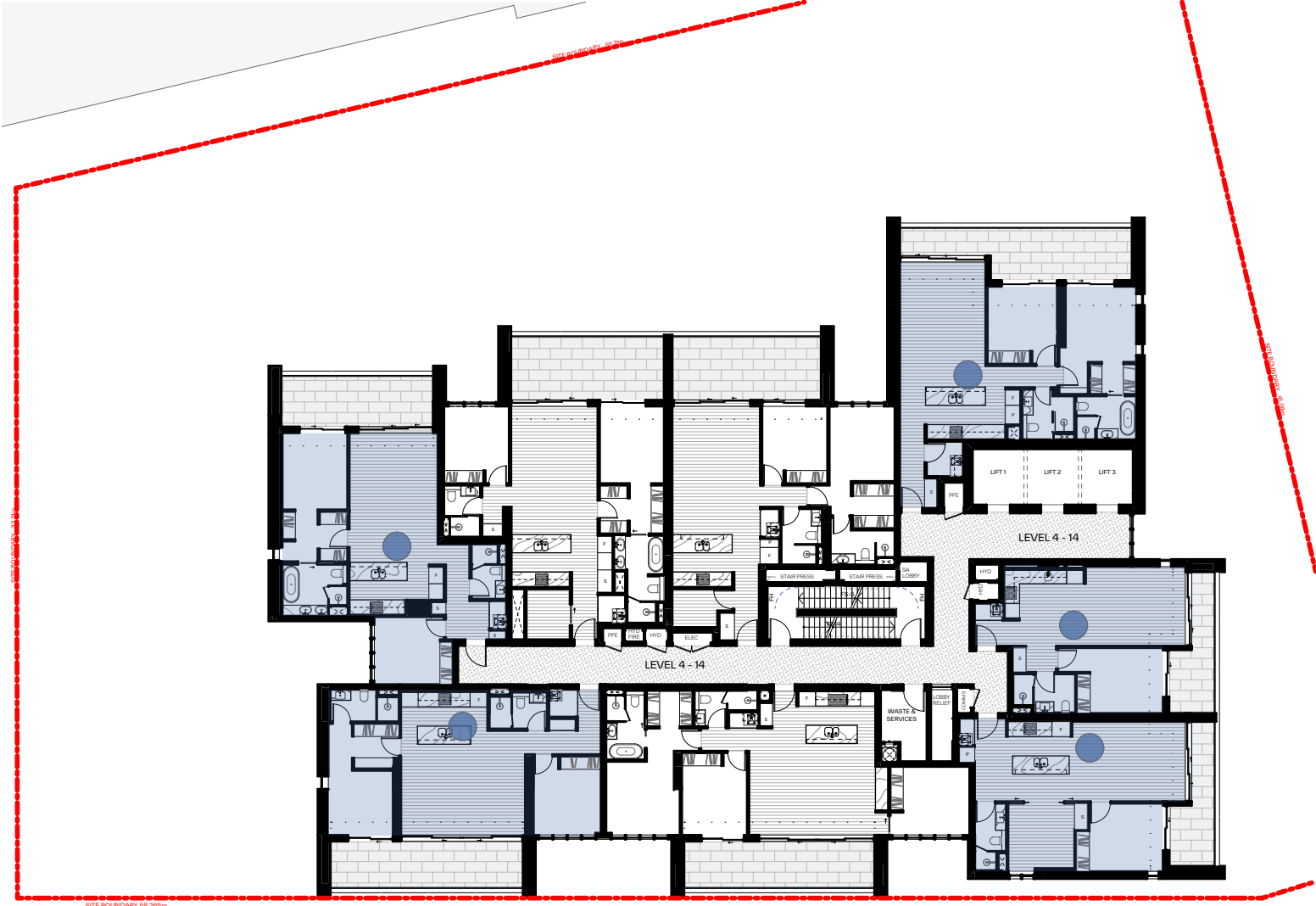
1 Level 1



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
- PH FIRE HYDRANT
- FHR FIRE HOSE REEL
- FS FIRE STAIRS
- GC GARBAGE CHUTE
- HL HIGHLIGHT WINDOW
- LV LOUVERS
- 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
- PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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

CLIENT:

Ecove Group



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ABN 36 147 035 550
Nominated Architect:
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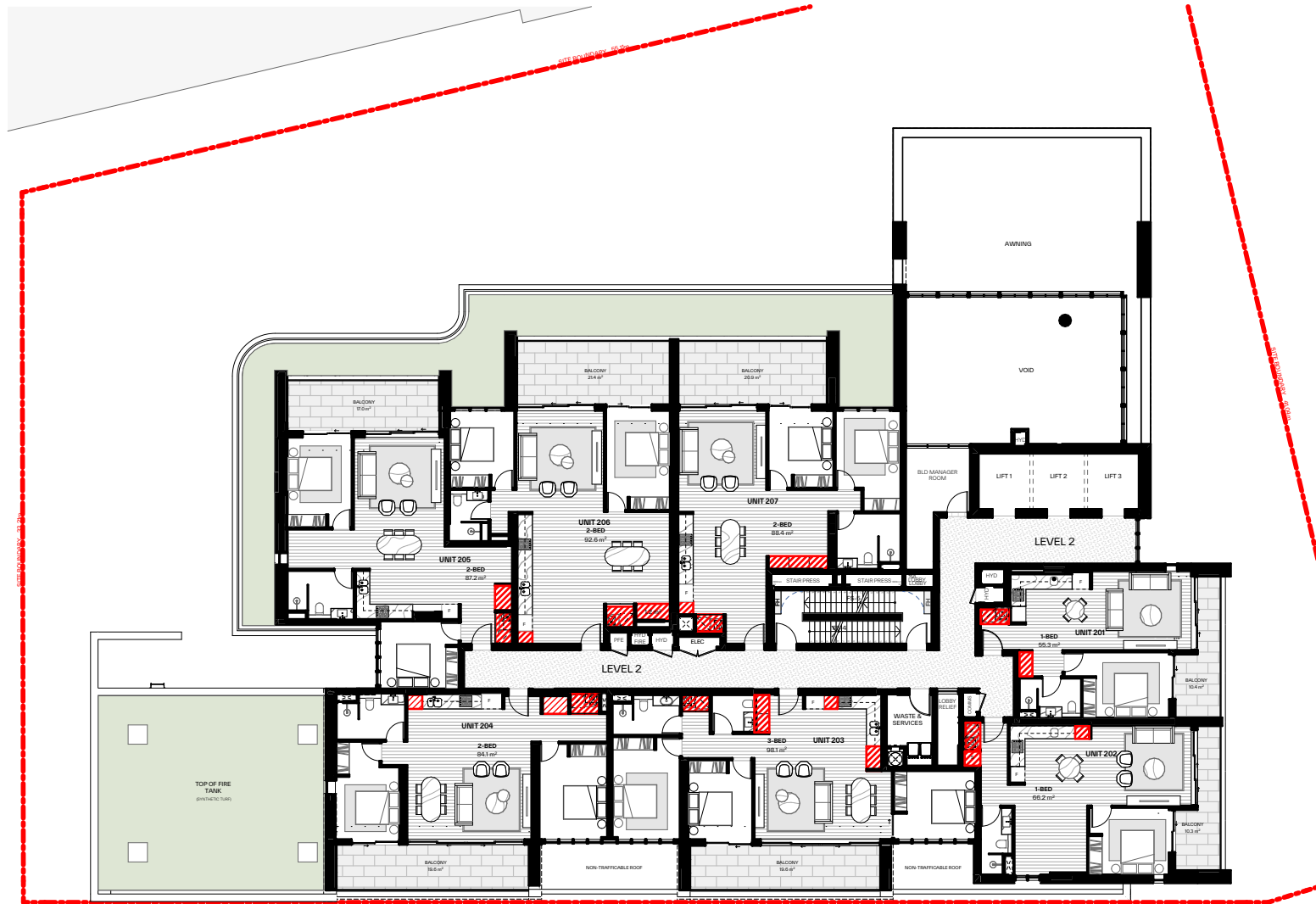
PROJECT:

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

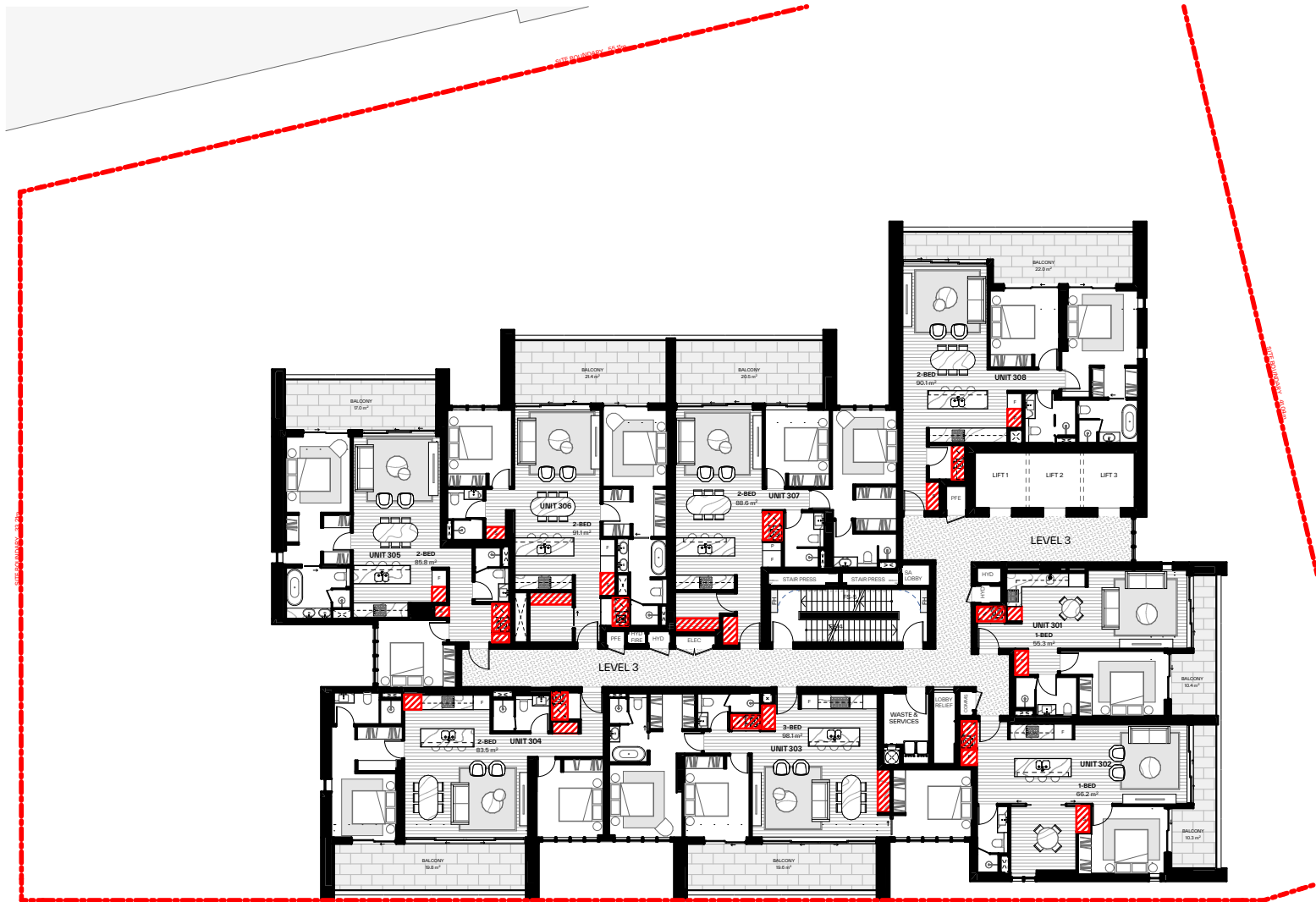
DRAWING TITLE:

Cross Ventilation Diagram

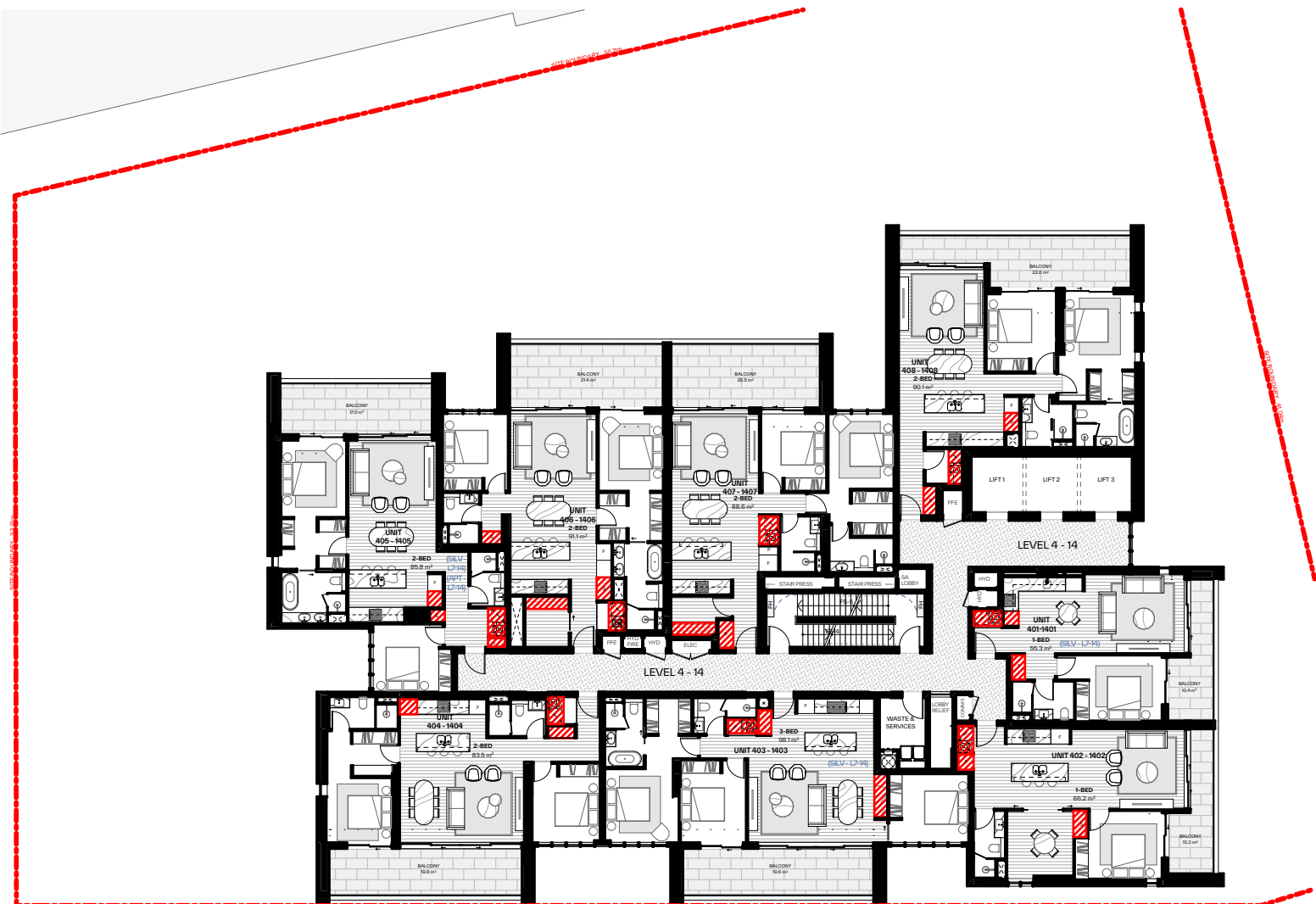
DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:300@A1	DRAWING NO: DA530	ISSUE: A
PROJECT NO: 2432		



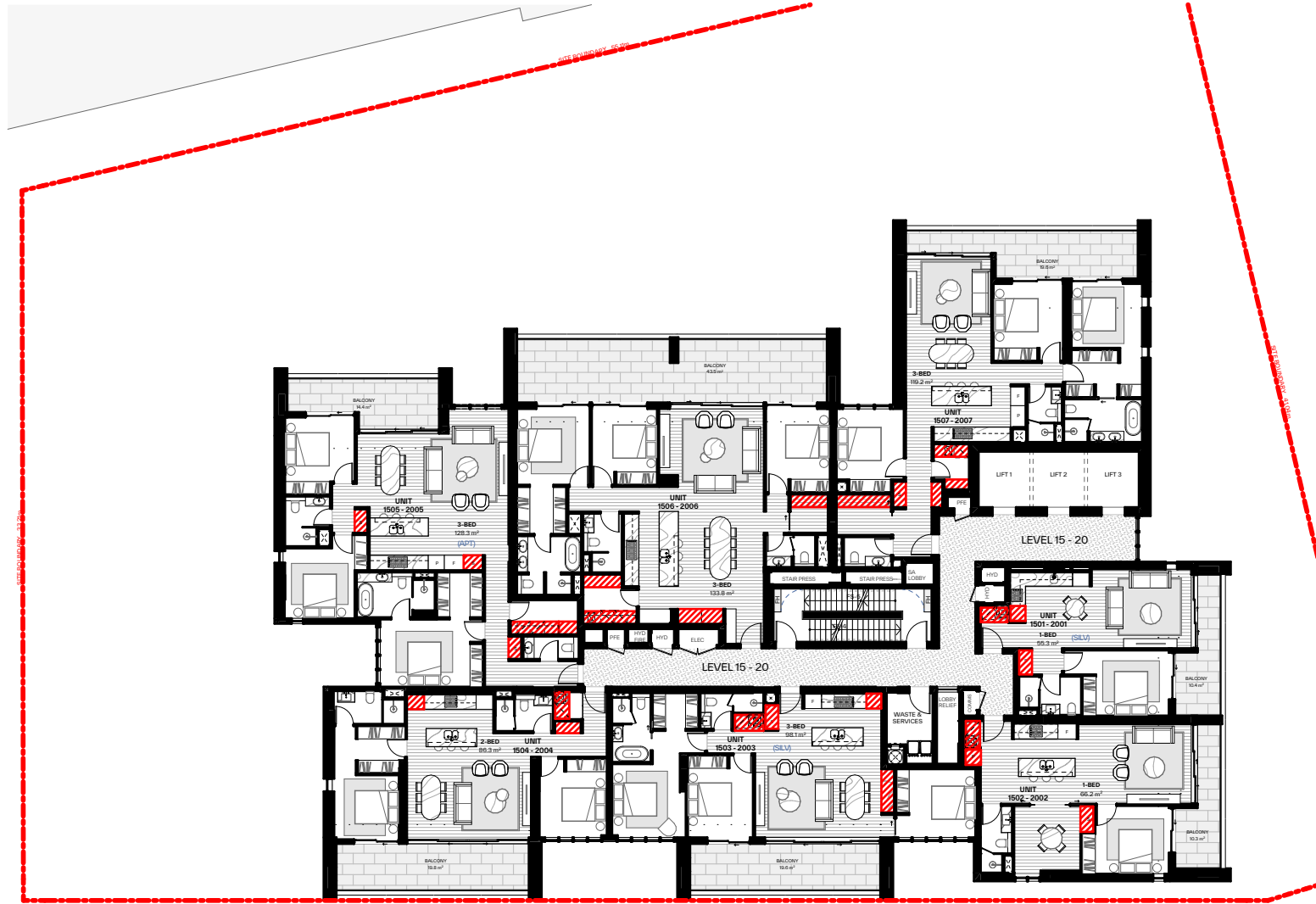
1 Level 2



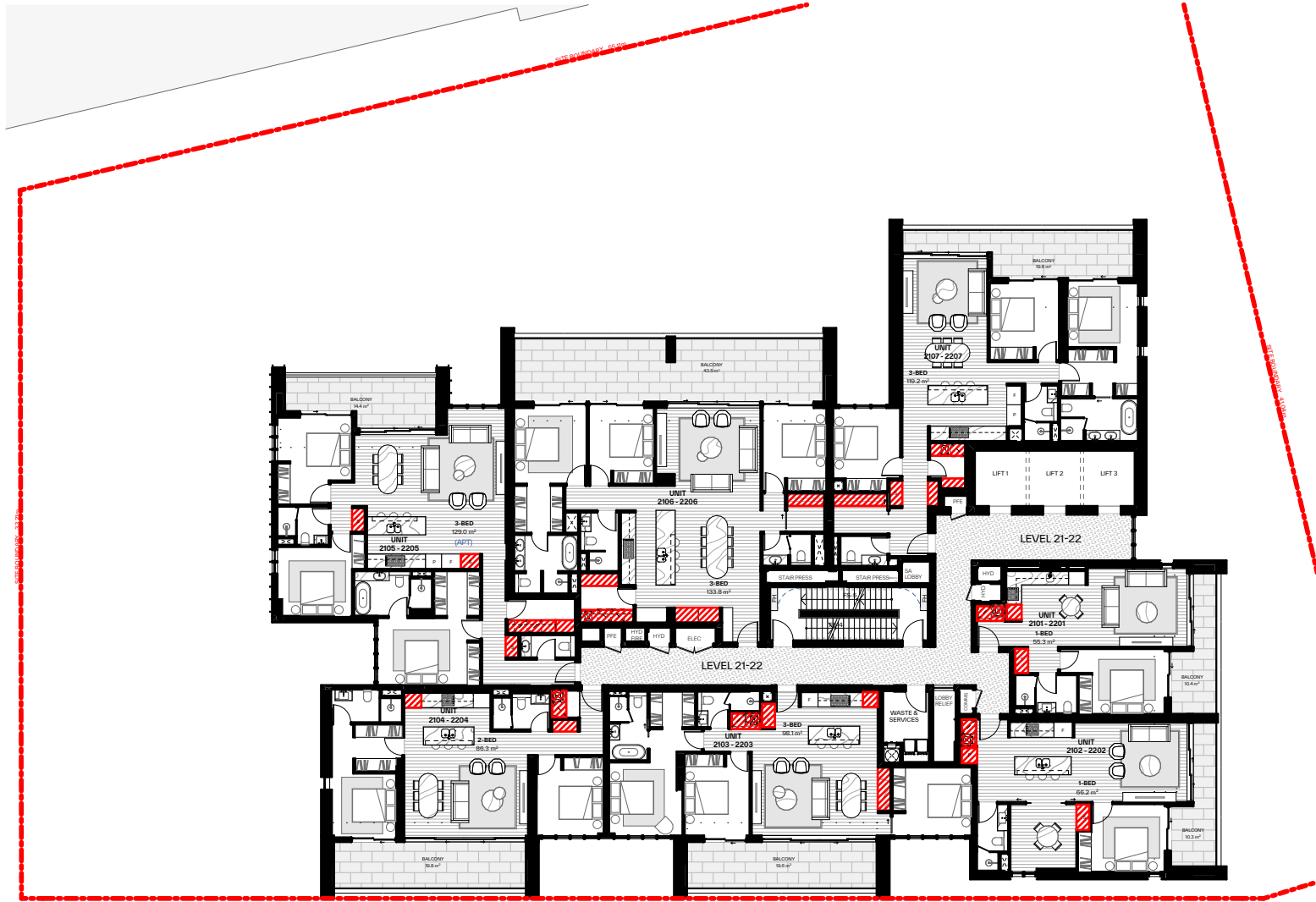
2 Level 3



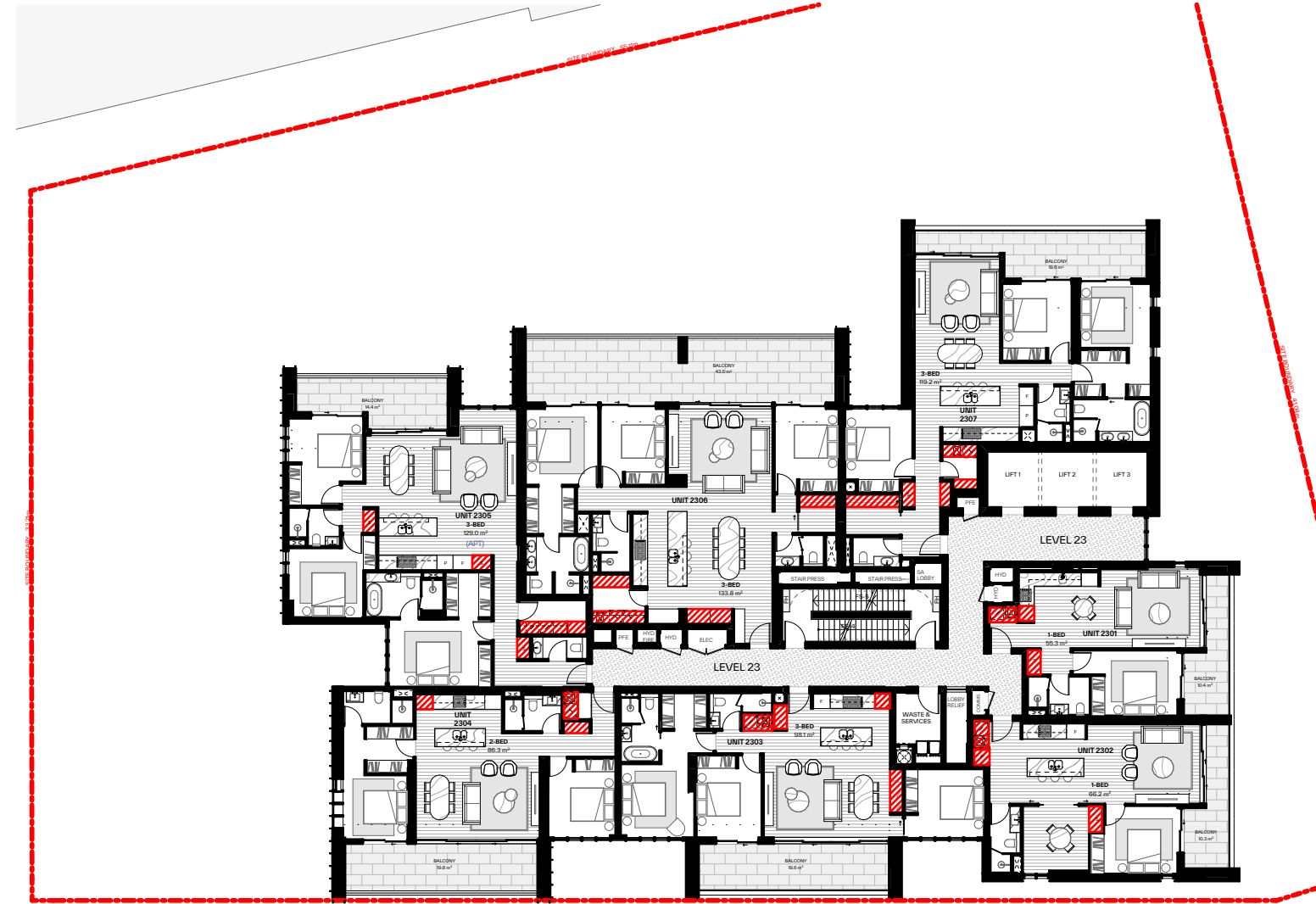
3 Level 4-13 (Typical Lowrise)



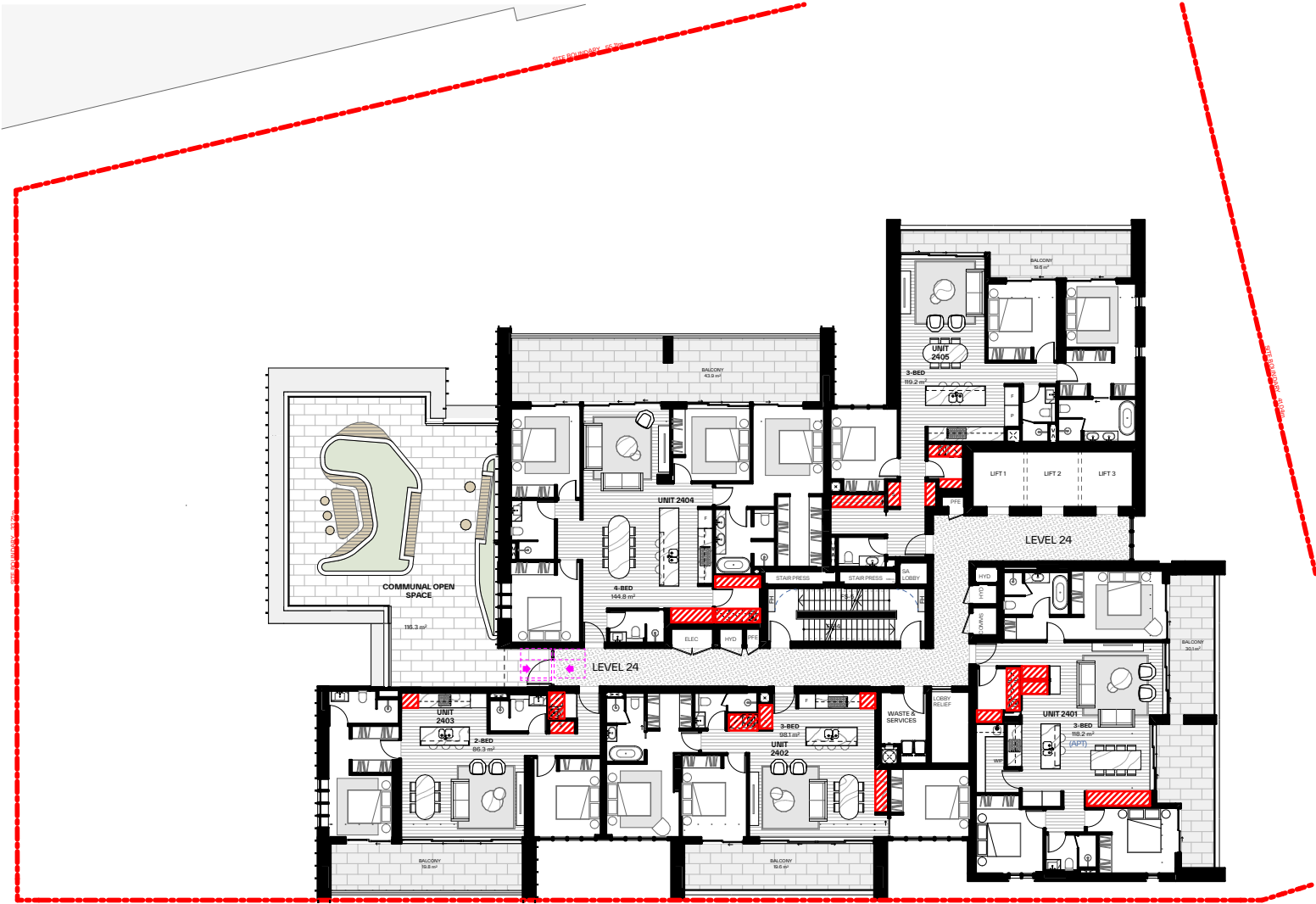
4 Level 14-19 (Typical Highrise)



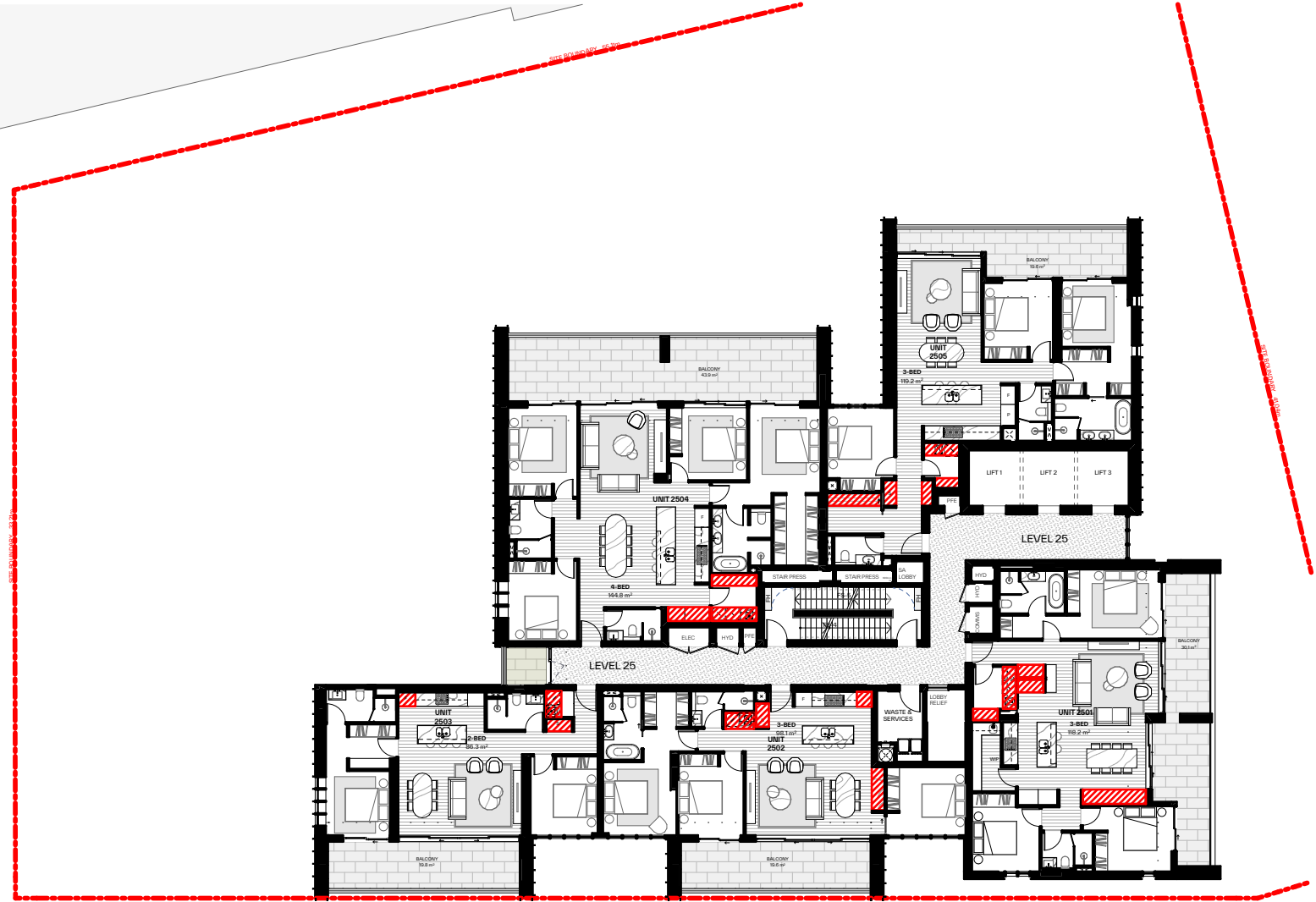
5 Level 20-21



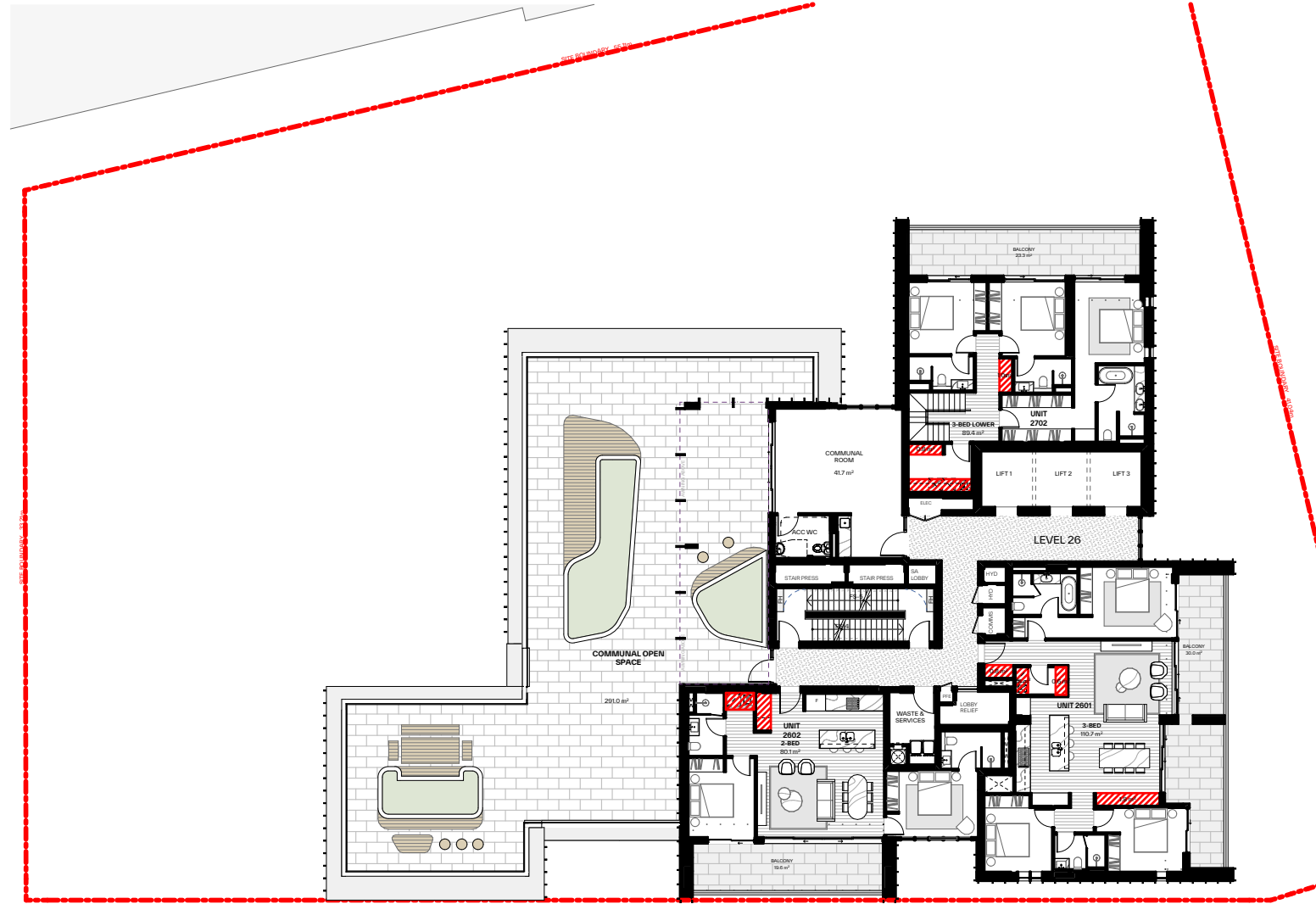
6 Level 22



7 Level 23



8 Level 24



9 Level 25

GENERAL NOTES:

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LEGEND:

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

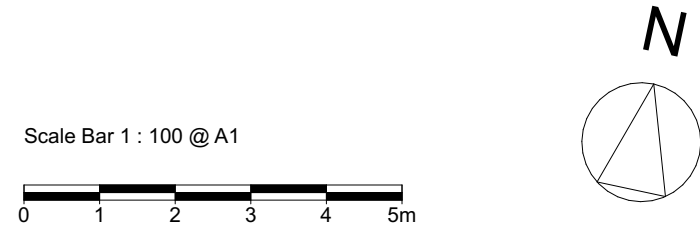
MATERIALS LEGEND:

AFG ALUMINIUM FRAMED GLAZING
AW AWINGS (TO FUTURE DETAIL)
BA BATTEN SCREENS
BK BRICK FINISH
CONC CONCRETE
GB GLASS BALUSTRADE
MCX METAL CLADDING TYPEX
MF METAL FENCING
PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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



CLIENT:
Ecove Group

pbd architects

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

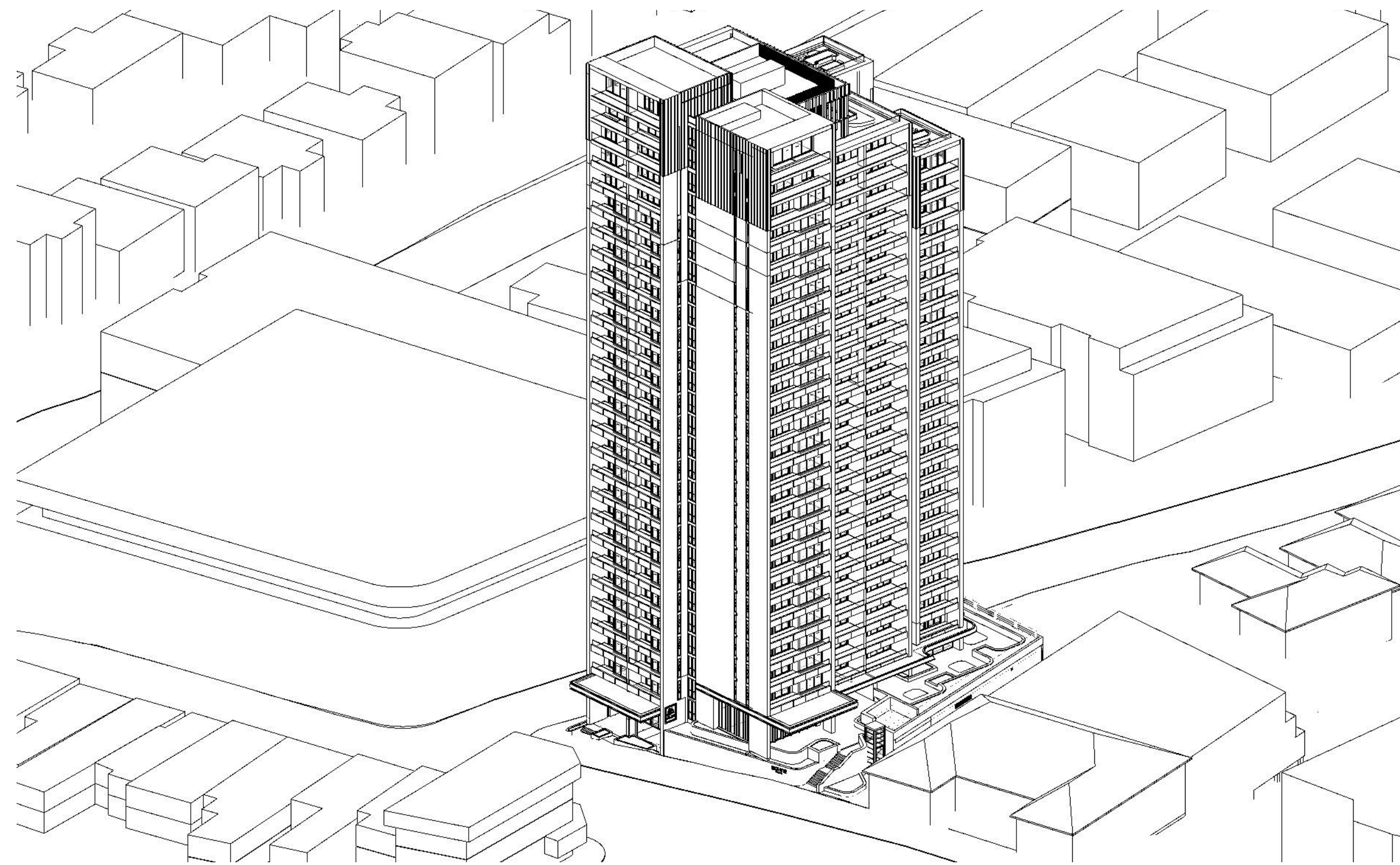
PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

DRAWING TITLE:
Storage Calculation Diagram

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



DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:300@A1	DRAWING NO:	ISSUE:
PROJECT NO: 2432	DA551	A



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 | LOUVERS |
| 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 |
| Px | PRIVACY SCREEN (TO FUTURE SELECTION) |
| Px | PAINT FINISH TYPEx |
| RD | ROLLER DOOR |
| RP | ROOF RIVER PEBBLES |
| SCR | SCREEN TO ROOF EQUIPMENTS |

FINISHES TO BE READ IN CONJUNCTION WITH FINISHES SCHEDULE

DAYLIGHT & SOLAR ACCESS (DASH) CERTIFICATE

Certificate No. #HR-XAJB9V-01

SUBJECT: 176 UNITS / 180 (15%) INCREASE OF 28 HRS OF
TWEEN 5AM AND 3PM IN MID WINTER 21ST OF JUNE

Assessor name Podraig Healy

Assessment No. 176 UNITS / 180 (15%)

Property Address 1310-1312 Brady Highway,
Sydney NSW 2005

PROPOSED 176 UNITS / 180 (15%) INCREASE

A MAXIMUM OF 15% OF APARTMENT IN A BUILDING CAN BE SUBJECT
SUNLIGHT FROM 5AM TO 3PM IN MID WINTER 21ST OF JUNE

MAXIMUM: 27 UNITS / 180 (15%)

[illegible]

CLIENT:

Ecove Group



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W - pbdarchitects.com.au

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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:

Solar Access Diagram 1

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



 SOLAR ACCESS
 NO SOLAR ACCESS
 COMPLIANT
 LESS THAN 2HRS

DRAWING BY: A, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 0.83, 1:0.91@A1	DRAWING NO:	ISSUE:
PROJECT NO: 432	DA601	A

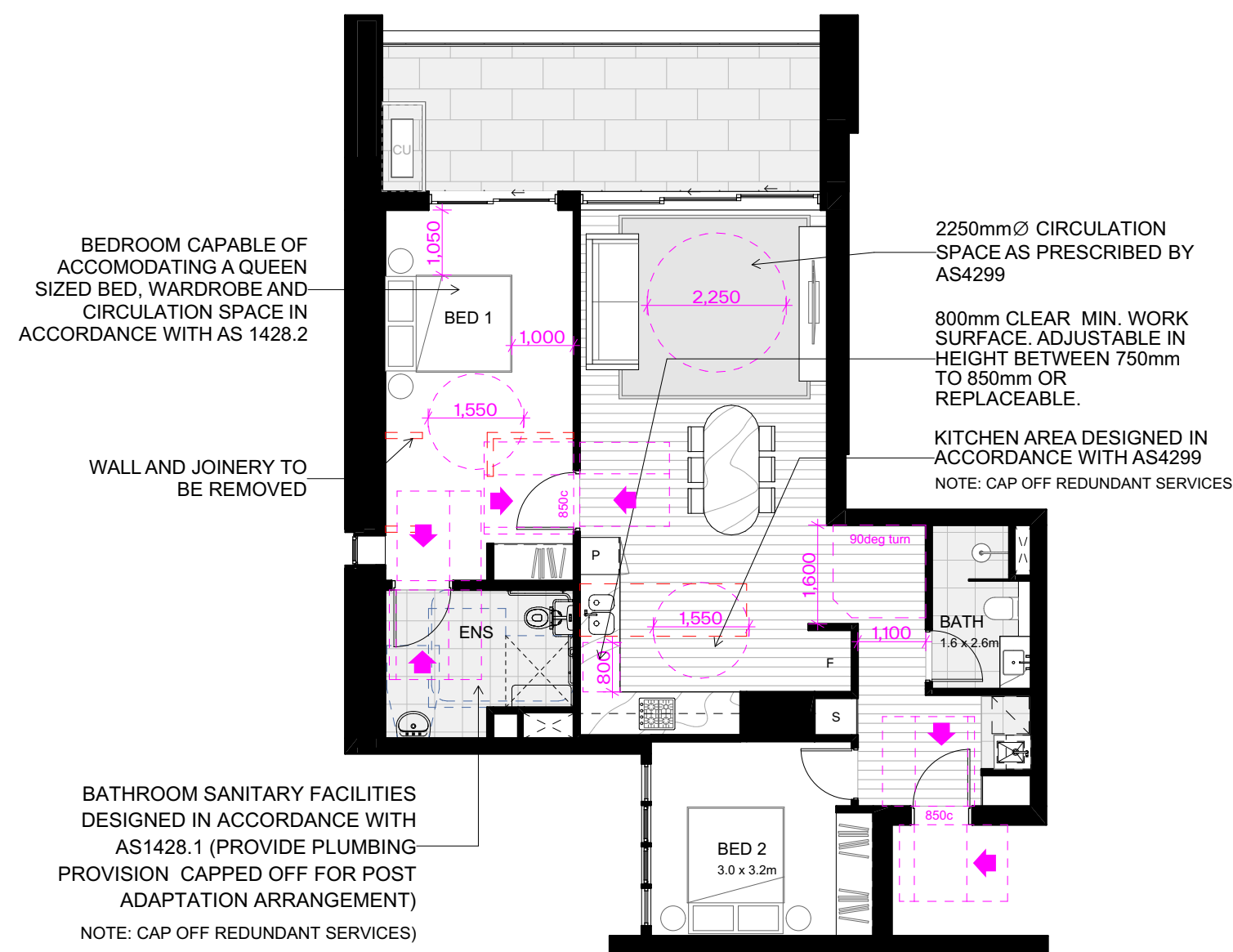


DRAWING BY: AA, HK	CHECKED BY: KS	DATE: 17/12/2025
SCALE: 1:1500@A1	DRAWING NO: DA610	ISSUE: A
PROJECT NO: 2432		



1 Pre-Adaption Layout - Type 1

TYPE 1
UNIT 705 - 1405 : TOTAL 8

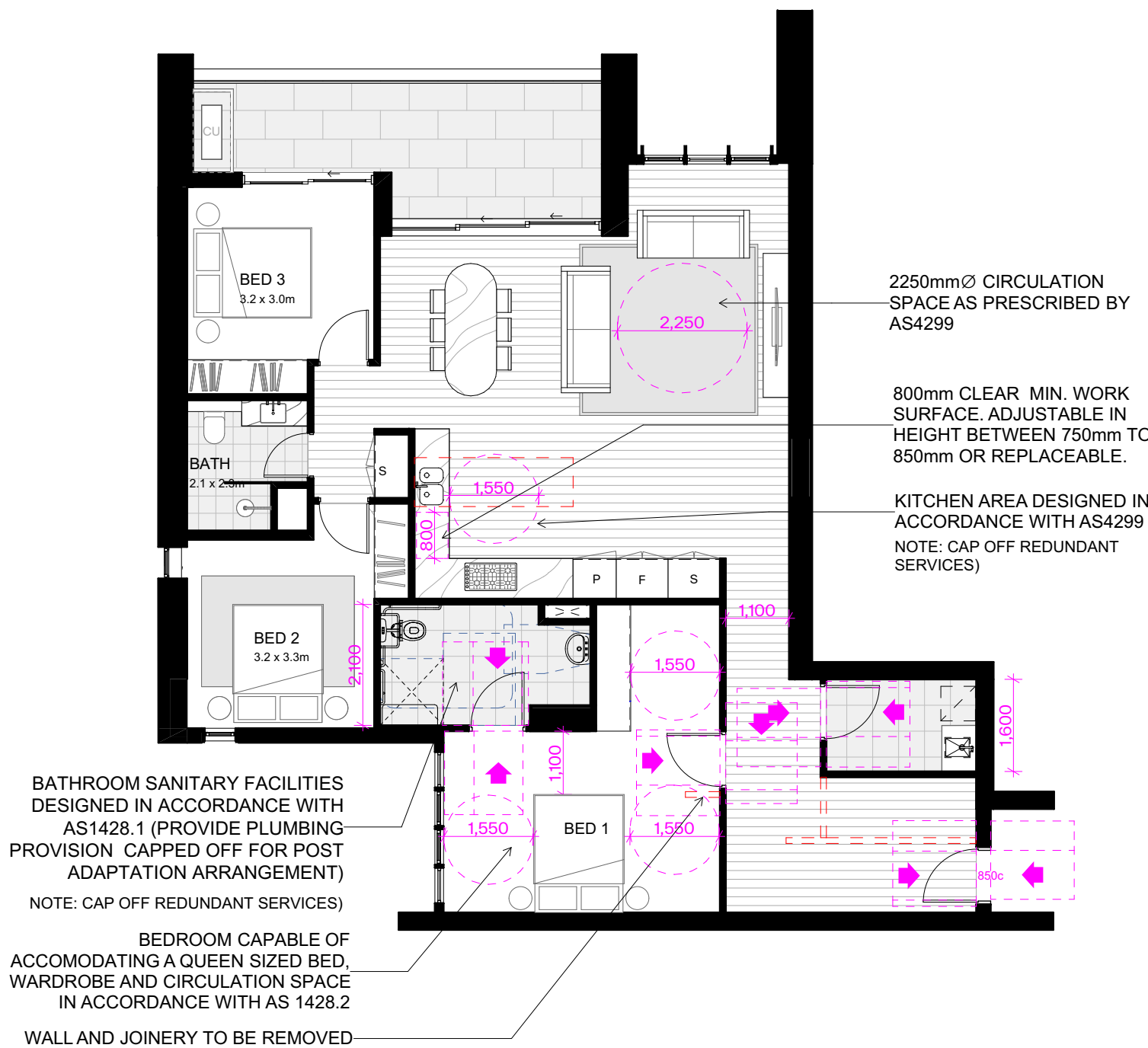


2 Post-Adaption Layout



3 Pre-Adaption Layout - Type 2

TYPE 2
UNIT 1505 - 2005 : TOTAL 6

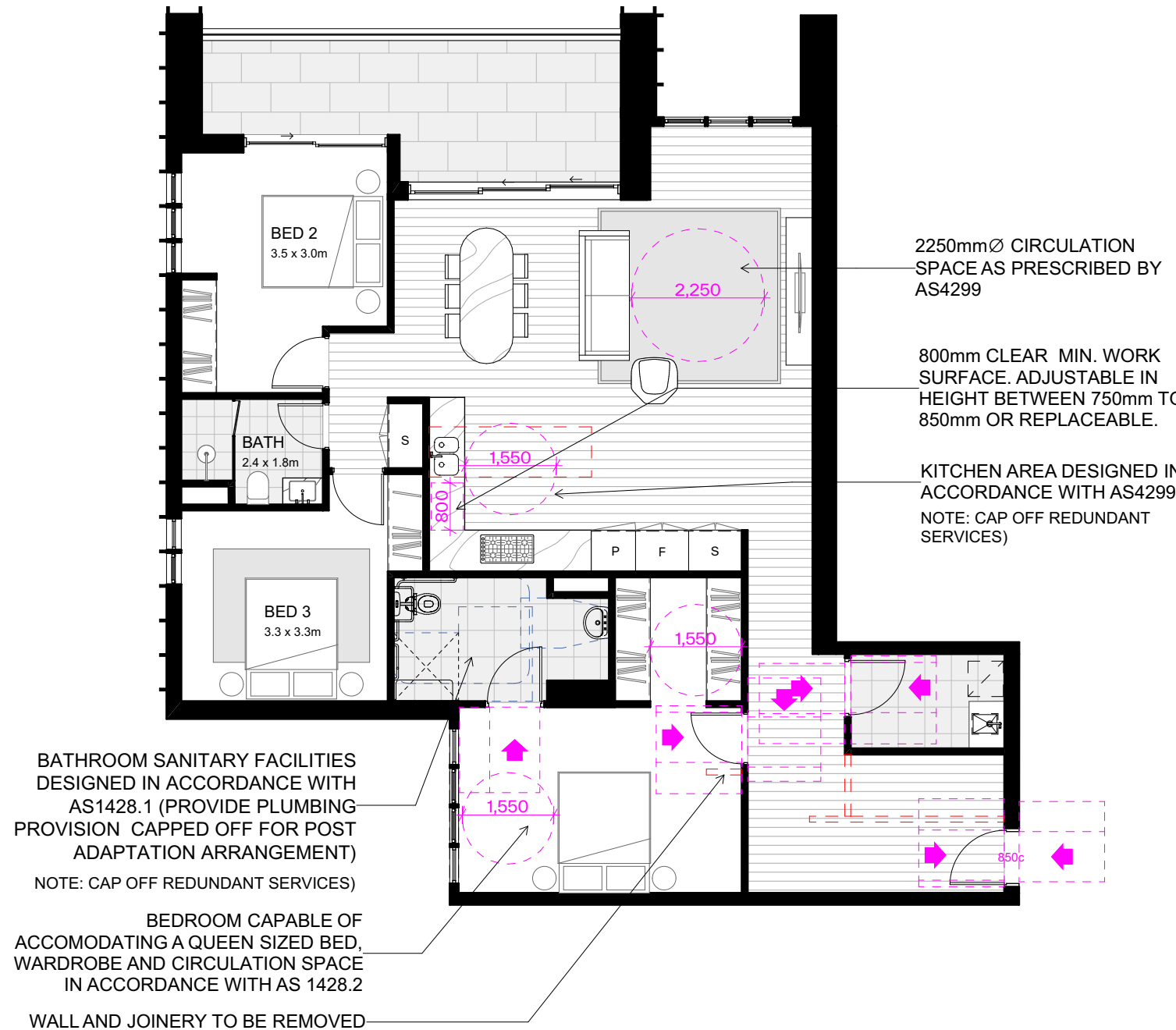


4 Post-Adaption Layout



5 Pre-Adaption Layout - Type 3

TYPE 3
UNIT 2105, 2205, 2305 : TOTAL 3



6 Post-Adaption Layout - Type 3

- GENERAL NOTES:**
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 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVERS
 - 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 AWNINGS (TO FUTURE DETAIL)
 - BA BATTEN SCREENS
 - BK BRICK FINISH
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - MCX METAL CLADDING TYPEX
 - MF METAL FENCING
 - PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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

CLIENT:
Ecove Group

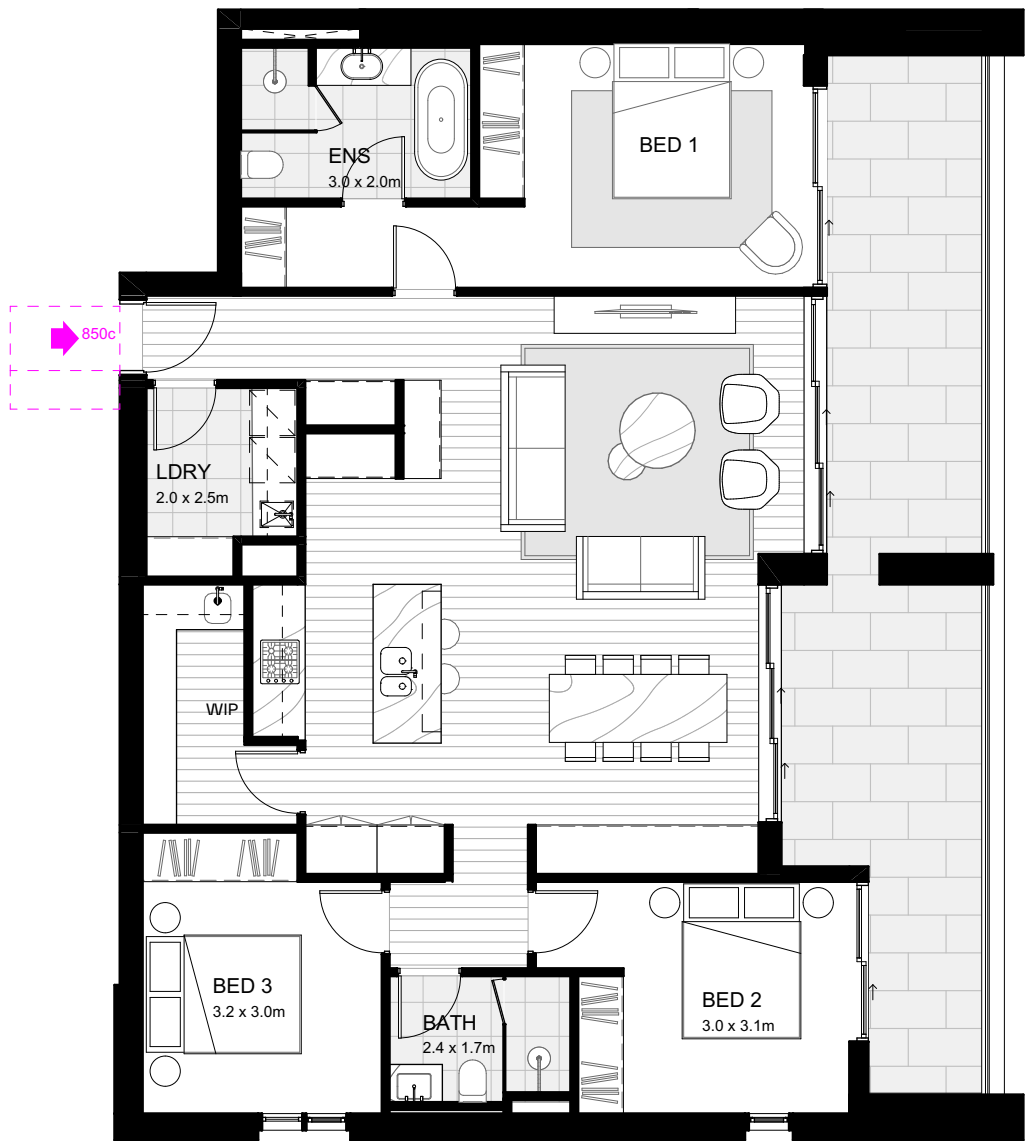


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PROJECT:
Proposed Mixed Use Development
810 Pacific Highway , Gordon Sydney NSW
2072 Australia

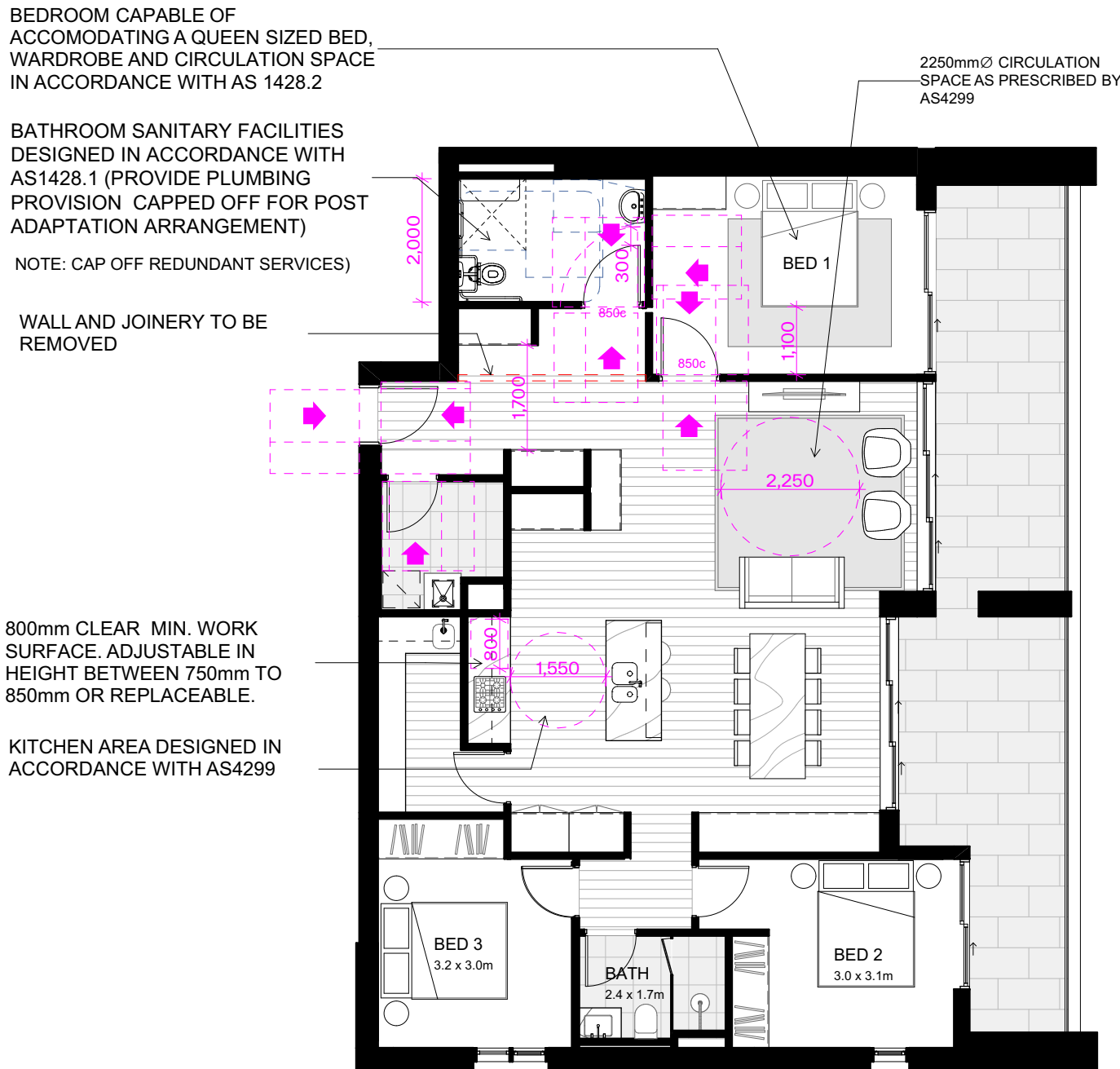
DRAWING TITLE:
**Pre and Post Adaptable Unit
Type 1 -3**

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:**
- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
 - DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
 - ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS' 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
 - PH FIRE HYDRANT
 - FHR FIRE HOSE REEL
 - FS FIRE STAIRS
 - GC GARBAGE CHUTE
 - HL HIGHLIGHT WINDOW
 - LV LOUVERS
 - 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 AWNINGS (TO FUTURE DETAIL)
 - BA BATTEN SCREENS
 - BK BRICK FINISH
 - CONC CONCRETE
 - GB GLASS BALUSTRADE
 - MCX METAL CLADDING TYPEX
 - MF METAL FENCING
 - PO 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 CONJUNCTION WITH FINISHES SCHEDULE



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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		