

NO.	DRAWING TITLE
DA 000	COVER PAGE AND CONTENTS
DA 002	SITE ANALYSIS + DESIGN PRINCIPLES
DA 003	BUILT FORM SEPARATION
DA 004	SITE SURVEY
DA 005	DEMOLITION PLAN
DA 006	DEVELOPMENT SUMMARY
DA 097	BASEMENT 03 FLOOR PLAN
DA 098	BASEMENT 02 FLOOR PLAN
DA 099	BASEMENT 01 FLOOR PLAN
DA 100	GROUND FLOOR PLAN
DA 101	LEVEL 01 FLOOR PLAN
DA 102	LEVEL 02 FLOOR PLAN
DA 103	LEVEL 03 - 04 FLOOR PLAN
DA 105	LEVEL 05 FLOOR PLAN
DA 106	LEVEL 06 FLOOR PLAN
DA 107	LEVEL 07-22 FLOOR PLAN
DA 123	LEVEL 23 FLOOR PLAN (MID RISE PLANT)
DA 135	LEVEL 24-43 FLOOR PLAN
DA 144	LEVEL 44 FLOOR PLAN
DA 145	LEVEL 45 FLOOR PLAN (PLANT)
DA 146	LEVEL 46 FLOOR PLAN (ROOF PLANT)
DA 147	ROOF PLAN
DA 200	NORTH ELEVATION - TOWER
DA 201	SOUTH ELEVATION - TOWER
DA 202	EAST ELEVATION - TOWER
DA 203	WEST ELEVATION - TOWER
DA 204	PODIUM ELEVATIONS - NORTH
DA 205	PODIUM ELEVATIONS - SOUTH
DA 206	PODIUM ELEVATIONS - EAST
DA 207	TOWER ELEVATIONS
DA 250	SECTIONS
DA 251	SECTIONS
DA 252	PODIUM SECTIONS
DA 253	PODIUM SECTIONS
DA 254	COS SECTIONS AND ELEVATIONS
DA 255	COS SECTIONS AND ELEVATIONS
DA 256	COS SECTIONS AND ELEVATIONS
DA 257	FAÇADE STRATEGY
DA 300	MATERIALITY PALETTE
DA 301	RENDERS
DA 302	RENDERS
DA 303	RENDERS
DA 400	VIEWS FROM THE SUN
DA 401	VIEWS FROM THE SUN
DA 402	VIEWS FROM THE SUN
DA 403	VIEWS FROM THE SUN
DA 404	VIEWS FROM THE SUN
DA 405	SHADOW DIAGRAMS
DA 406	SHADOW DIAGRAMS
DA 407	SHADOW DIAGRAMS
DA 408	SHADOW STUDY
DA 409	SHADOW STUDY
DA 500	COMPLIANCE - GFA
DA 501	COMPLIANCE - GFA
DA 502	COMPLIANCE - GBA
DA 503	COMPLIANCE - GBA
DA 505	SEPP 65 COMPLIANCE - SOLAR AND CROSS VENTILATION
DA 507	STORAGE DRAWINGS AND SCHEDULES
DA 508	COMPLIANCE - COMMUNAL OPEN SPACE, TERRACE AND LANDSCAPE
DA 509	COMPLIANCE - LIVABLE/ADAPTABLE APARTMENTS



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM		REVIEW DATE: 26.03.25
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	

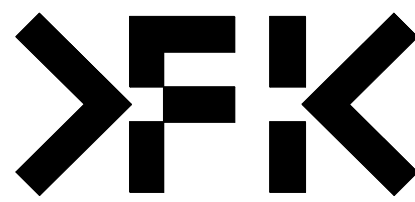
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

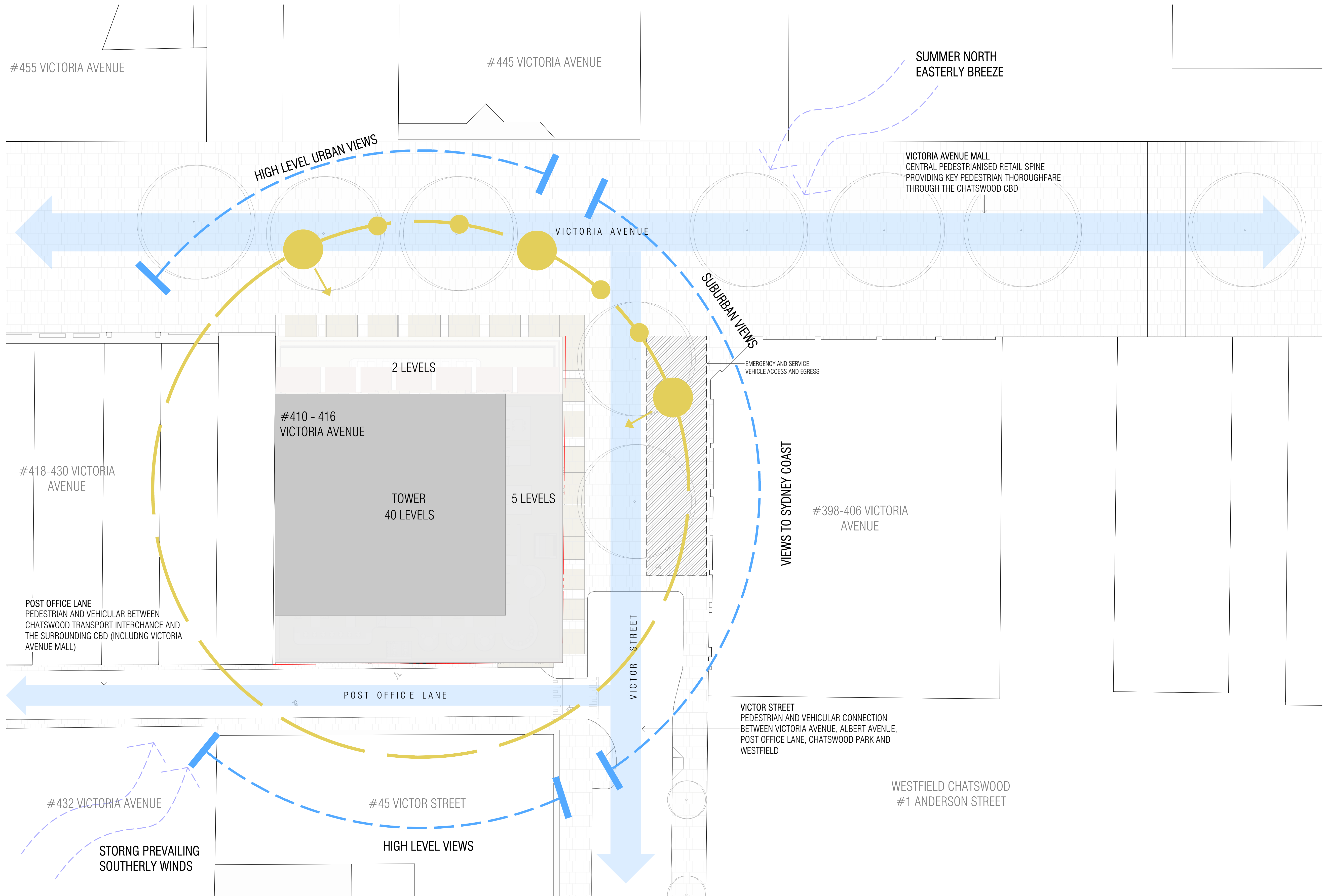
DRAWING TITLE
COVER PAGE AND CONTENTS

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 000



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

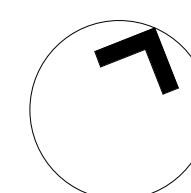
QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

REVIEW DATE: 26.03.25

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1



PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

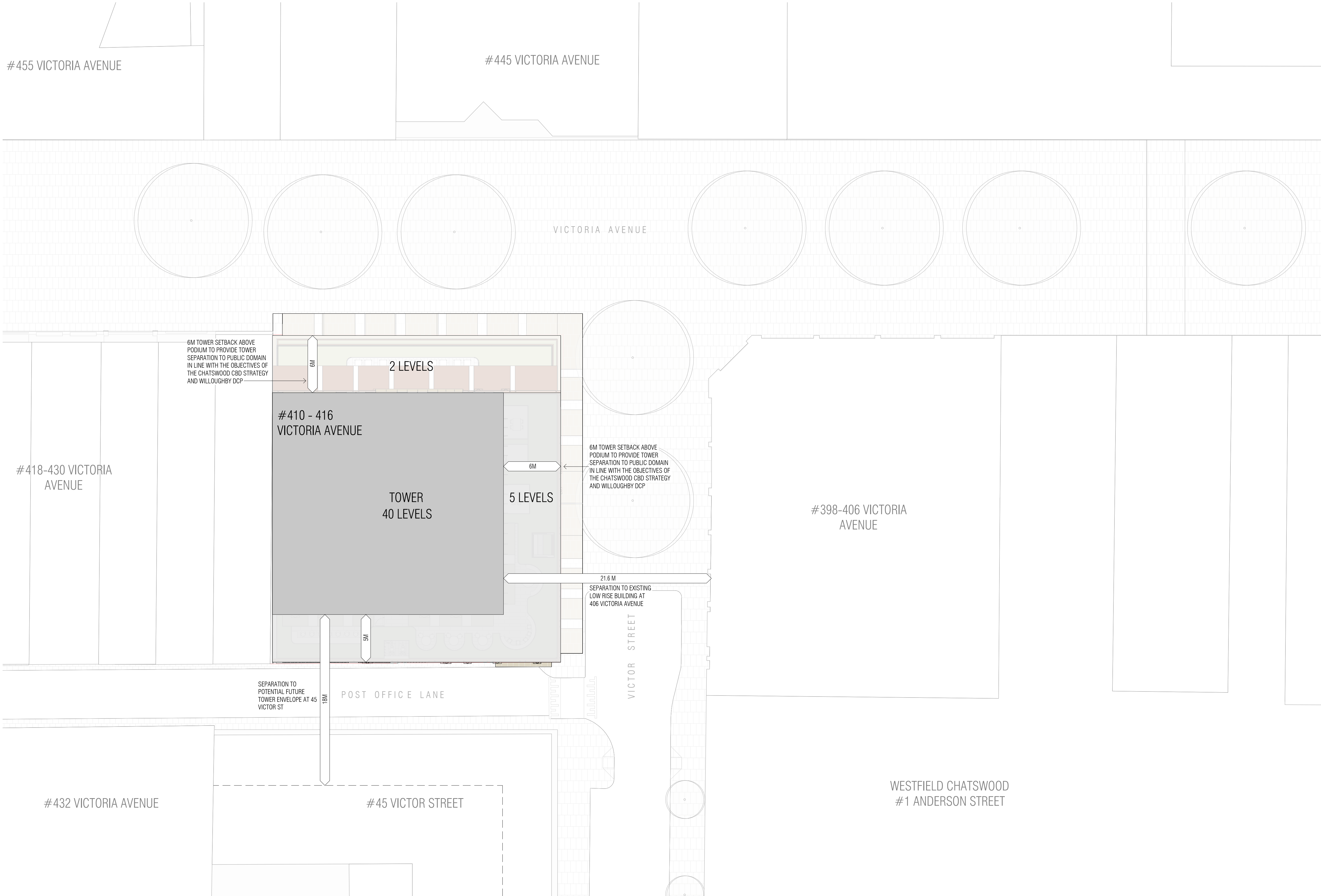
DRAWING TITLE
SITE ANALYSIS + DESIGN PRINCIPLES

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 002



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN BW/DS **CHECKED** CB **DATE** 15.04.2025 **JOB NO.** 23115 **SCALE** 1 : 200 @A1

PROJECT
NOVUS ON VICTORIA

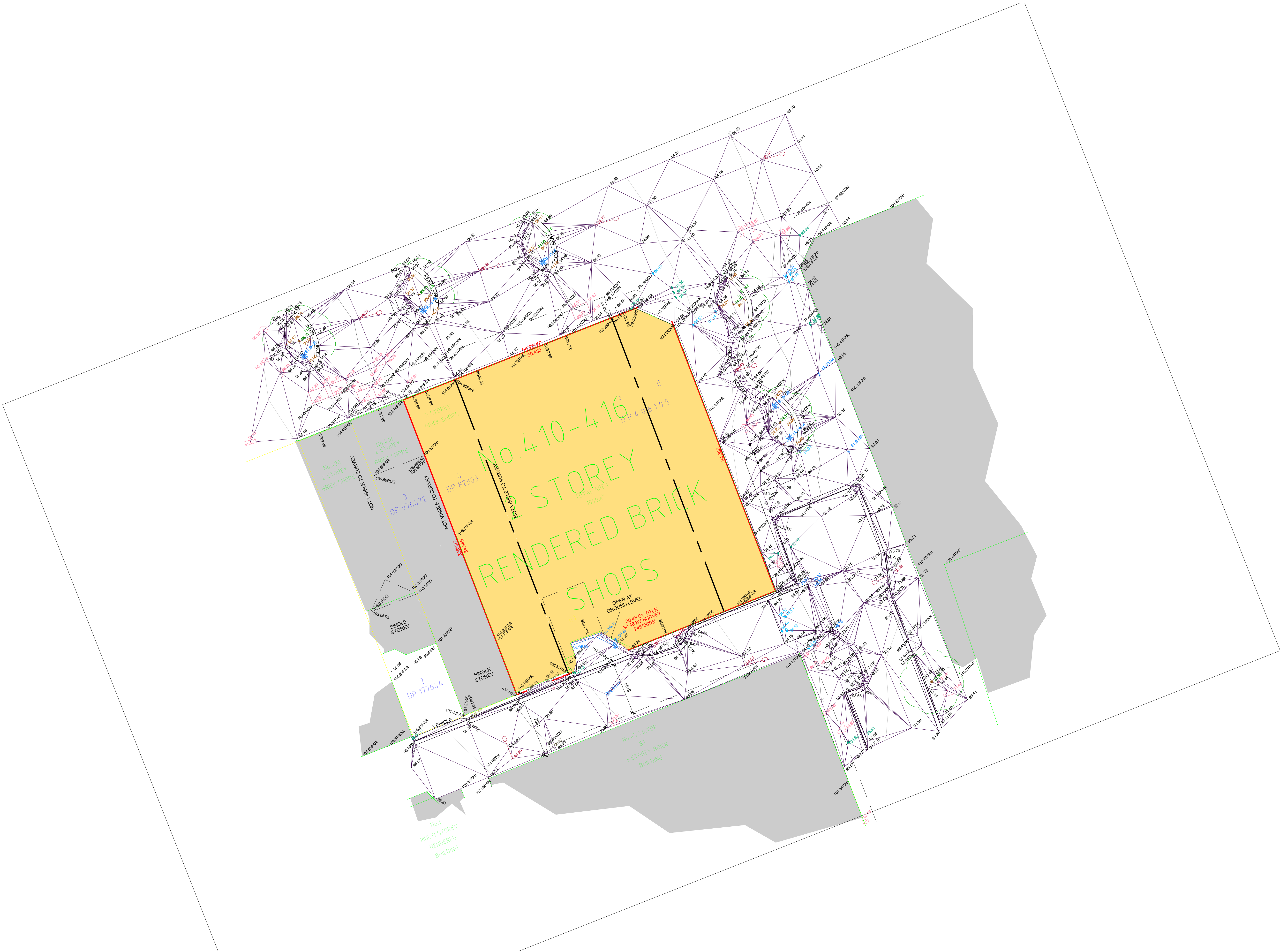
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
BUILT FORM SEPARATION

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

REV. A **DRAWING NO.** DA 003



NOTE - SURVEY PREPARED BY
BEVERIDGE WILLIAMS

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
[] SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
[] DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
[] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
[] CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES				
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.				
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
SITE SURVEY	

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

REV.	
A	DA 004



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

REVIEW DATE: 26.03.25

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0

5

10

20m

DRAWN

CHECKED

DATE

JOB NO.

SCALE

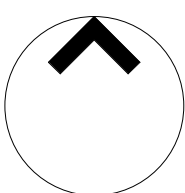
BW/DS

CB

15.04.2025

23115

1 : 200 @A1



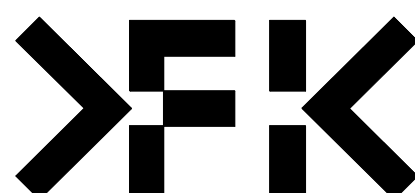
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
DEMOLITION PLAN

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT


REV.
A

DRAWING NO.
DA 005

KEY METRICS

SITE AREA - 1049.876 m²

PROPOSED OVERALL GFA - 18,475 m²
PROPOSED RESIDENTIAL GFA - 16,318 m²
PROPOSED RETAIL GFA - 1,110 m²
PROPOSED AMENITY GFA - 1,047 m²

CAR PARKS PROVIDED - 09 (INC. DDA CAR SPACE)
MOTORCYCLE PARKING PROVIDED - 01

ADG COMPLIANCE

SOLAR - 2 HRS SUNLIGHT TO LIVING/PRIVATE OPEN SPACE

> 2HR 216 UNITS 83%
0 HR 45 UNITS 17%

CROSS VENTILATION

COMPLIANT 26 UNITS 62%
NOT COMPLIANT 16 UNITS 38%

DEVELOPMENT SUMMARY												
LEVEL	APARTMENT MIX				TOTAL	NIA RESIDENTIAL	NIA RETAIL	TOTAL NSA/NLA	RESI AMENITY -INTERNAL	RESI TERRACE		
	STUDIO	1 BED	2 BED	3 BED								
BASEMENT 3	0	0	0	0	0	0 m²	0 m²	0 m²	253 m²	0 m²		
BASEMENT 2	0	0	0	0	0	0 m²	0 m²	0 m²	83 m²	0 m²		
BASEMENT 1	0	0	0	0	0	0 m²	60 m²	60 m²	82 m²	0 m²		
GROUND	0	0	0	0	0	0 m²	376 m²	376 m²	0 m²	0 m²		
LEVEL 1	0	0	0	0	0	0 m²	789 m²	789 m²	0 m²	0 m²		
LEVEL 2	0	0	0	0	0	0 m²	0 m²	0 m²	786 m²	343 m²		
LEVEL 3	3	2	2	1	8	499 m²	0 m²	499 m²	0 m²	0 m²		
LEVEL 4	3	2	2	1	8	499 m²	0 m²	499 m²	0 m²	0 m²		
LEVEL 5	3	2	2	1	8	500 m²	0 m²	500 m²	40 m²	0 m²		
LEVEL 6	2	1	1	0	4	190 m²	0 m²	190 m²	158 m²	237 m²		
LEVEL 7	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 8	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 9	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 10	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 11	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 12	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 13	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 14	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 15	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 16	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 17	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 18	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 19	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 20	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 21	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 22	4	2	1	0	7	318 m²	0 m²	318 m²	0 m²	0 m²		
LEVEL 23	0	0	0	0	0	0 m²	0 m²	0 m²	208 m²	208 m²		
LEVEL 24	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 25	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 26	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 27	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 28	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 29	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 30	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 31	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 32	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 33	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 34	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 35	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 36	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 37	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 38	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 39	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 40	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 41	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 42	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 43	2	2	2	0	6	324 m²	0 m²	324 m²	0 m²	0 m²		
LEVEL 44	0	0	0	0	0	0 m²	0 m²	0 m²	434 m²	0 m²		
LEVEL 45	0	0	0	0	0	0 m²	0 m²	0 m²	0 m²	0 m²		
LEVEL 46	0	0	0	0	0	0 m²	0 m²	0 m²	0 m²	0 m²		
TOTALS	115	79	63	3	260	13246 m²	1225 m²	14471 m²	2044 m²	788 m²		
	STUDIO	1 BED	2 BED	3 BED	TOTAL							
	44.2%	30.4%	24.2%	1.2%	100%							

CAR PARKING SCHEDULE			
LEVEL	CARSHARE ACCESSIBLE	CARSHARE STANDARD	TOTAL
BASEMENT 2	1	8	9

MOTORCYCLE PARKING SCHEDULE		
LEVEL	MOTORBIKES	TOTAL
BASEMENT 2	1	1

AREA SCHEDULE - GFA	
LEVEL	GFA
BASEMENT 3	20 m²
GROUND	540 m²
LEVEL 1	736 m²
LEVEL 2	439 m²
LEVEL 3	594 m²
LEVEL 4	595 m²
LEVEL 5	633 m²
LEVEL 6	405 m²
LEVEL 7	389 m²
LEVEL 8	389 m²
LEVEL 9	389 m²
LEVEL 10	389 m²
LEVEL 11	389 m²
LEVEL 12	389 m²
LEVEL 13	389 m²
LEVEL 14	389 m²
LEVEL 15	389 m²
LEVEL 16	389 m²
LEVEL 17	389 m²
LEVEL 18	389 m²
LEVEL 19	389 m²
LEVEL 20	389 m²
LEVEL 21	389 m²
LEVEL 22	389 m²
LEVEL 23	65 m²
LEVEL 24	390 m²
LEVEL 25	390 m²
LEVEL 26	390 m²
LEVEL 27	390 m²
LEVEL 28	390 m²
LEVEL 29	390 m²
LEVEL 30	390 m²
LEVEL 31	390 m²
LEVEL 32	390 m²
LEVEL 33	390 m²
LEVEL 34	390 m²
LEVEL 35	390 m²
LEVEL 36	390 m²
LEVEL 37	390 m²
LEVEL 38	390 m²
LEVEL 39	390 m²
LEVEL 40	390 m²
LEVEL 41	390 m²
LEVEL 42	390 m²
LEVEL 43	390 m²
LEVEL 44	428 m²
TOTAL	18475 m²

GFA RESIDENTIAL	
LEVEL	GFA
	16318 m²

GFA RETAIL	
LEVEL	GFA
GROUND	374 m²
LEVEL 1	736 m²
TOTAL	1110 m²

GFA AMENITY	
LEVEL	GFA
BASEMENT 3	20 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1047 m²

GBA	
LEVEL	GBA
BASEMENT 3	1037 m²
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	1042 m²
LEVEL 1	1017 m²
LEVEL 2	1001 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	30736 m²

SOLAR COMPLIANCE					
LEVEL	TOTAL APARTMENTS	2 HR	2 HR %	0 HR	0 HR %
BASEMENT 3	0	0	0%	0	0%
BASEMENT 2	0	0	0%	0	0%
BASEMENT 1	0	0	0%	0	0%
GROUND	0	0	0%	0	0%
LEVEL 1	0	0	0%	0	0%
LEVEL 2	0	0	0%	0	0%
LEVEL 3	8	5	2%	3	1%
LEVEL 4	8	5	2%	3	1%
LEVEL 5	8	5	2%	3	1%
LEVEL 6	4	4	2%	0	0%
LEVEL 7	7	6	2%	1	0%
LEVEL 8	7	6	2%	1	0%
LEVEL 9	7	6	2%	1	0%
LEVEL 10	7	6	2%	1	0%
LEVEL 11	7	6	2%	1	0%
LEVEL 12	7	6	2%	1	0%
LEVEL 13	7	6	2%	1	0%
LEVEL 14	7	6	2%	1	0%
LEVEL 15	7	6	2%	1	0%
LEVEL 16	7	6	2%	1	0%
LEVEL 17	7	6	2%	1	0%
LEVEL 18	7	6	2%	1	0%
LEVEL 19	7	6	2%	1	0%
LEVEL 20	7	6	2%	1	0%
LEVEL 21	7	6	2%	1	0%
LEVEL 22	7	6	2%	1	0%
LEVEL 23	0	0	0%	0	0%
LEVEL 24	6	5	2%	1	0%
LEVEL 25	6	5	2%	1	0%
LEVEL 26	6	5	2%	1	0%
LEVEL 27	6	5	2%	1	0%
LEVEL 28	6	5	2%	1	0%
LEVEL 29	6	5	2%	1	0%
LEVEL 30	6	5	2%	1	0%
LEVEL 31	6	5	2%	1	0%
LEVEL 32	6	5	2%	1	0%
LEVEL 33	6	5	2%	1	0%
LEVEL 34	6	5	2%	1	0%
LEVEL 35	6	5	2%	1	0%
LEVEL 36	6	5	2%	1	0%
LEVEL 37	6	5	2%	1	0%
LEVEL 38	6	5	2%	1	0%
LEVEL 39	6	5	2%	1	0%
LEVEL 40	6	5	2%	1	0%
LEVEL 41	6	5	2%	1	0%
LEVEL 42	6	5	2%	1	0%
LEVEL 43	6	5	2%	1	0%
LEVEL 44	0	0	0%	0	0%
LEVEL 45	0	0	0%	0	0%
LEVEL 46	0	0	0%	0	0%
TOTALS	260	215	83%	45	17%

ADG COMPLIANCE - CROSS VENT		
LEVEL	TOTAL	CV COUNT
GROUND	0	0
LEVEL 1	0	0
LEVEL 2	0	0
LEVEL 3	8	6
LEVEL 4	8	6
LEVEL 5	8	6
LEVEL 6	4	2
LEVEL 7	7	3
LEVEL 8	7	3
TOTALS	42	26

ADG COMPLIANCE - CROSS VENT %	
	62%



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

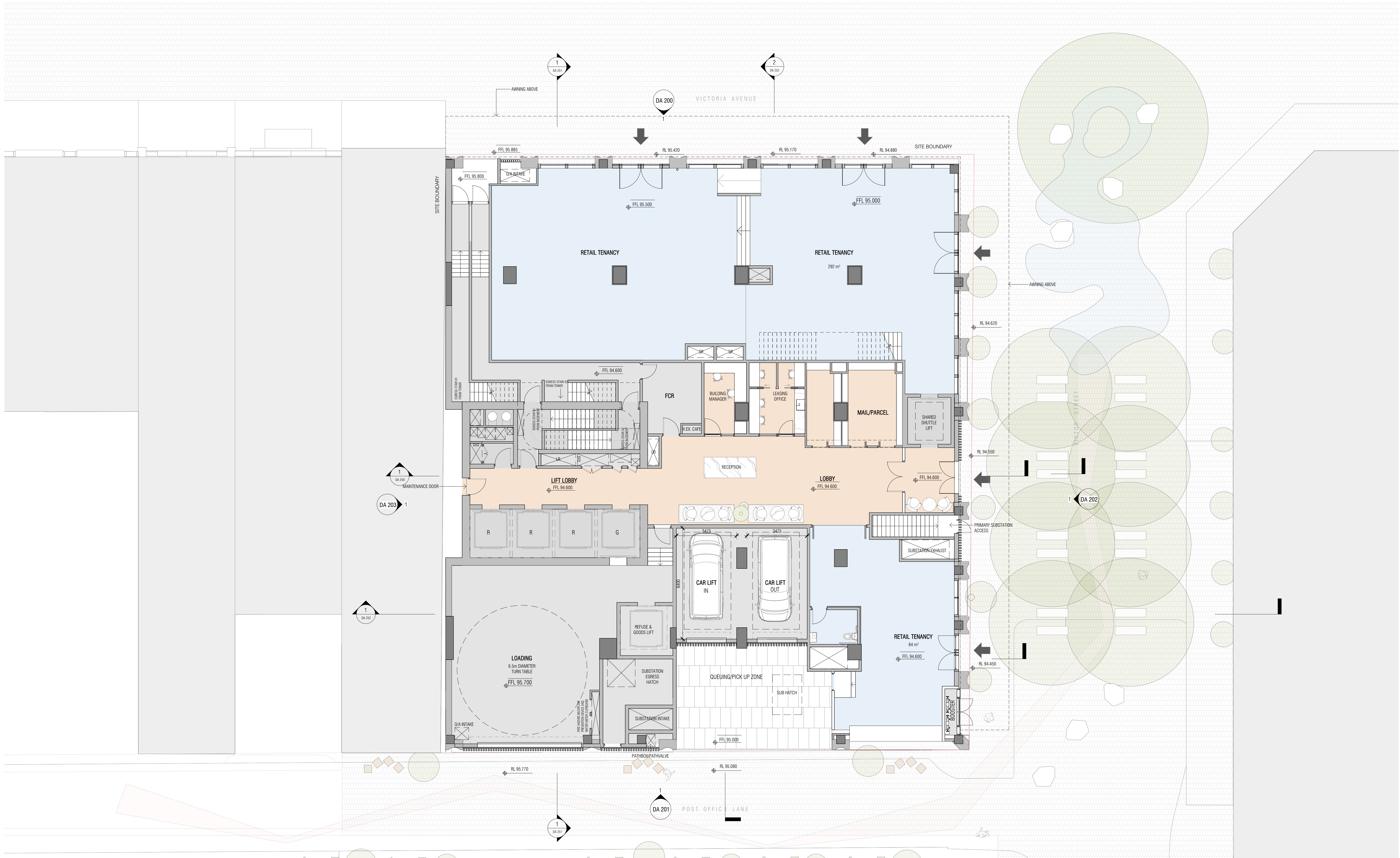
QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES	
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.	
0 1 2 5 10m	
DRAWN	CHECKED
BW/DS	CB
DATE	JOB NO.
15.04.2025	23115
SCALE	
1 : 100 @A1	

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
BASEMENT 01 FLOOR PLAN	

FK	
WWW.FKAUSTRALIA.COM	
L21, 299 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	
ISSUE PURPOSE	
SSDA LODGEMENT	

REV.	
A	
DRAWING NO.	
DA 099	



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

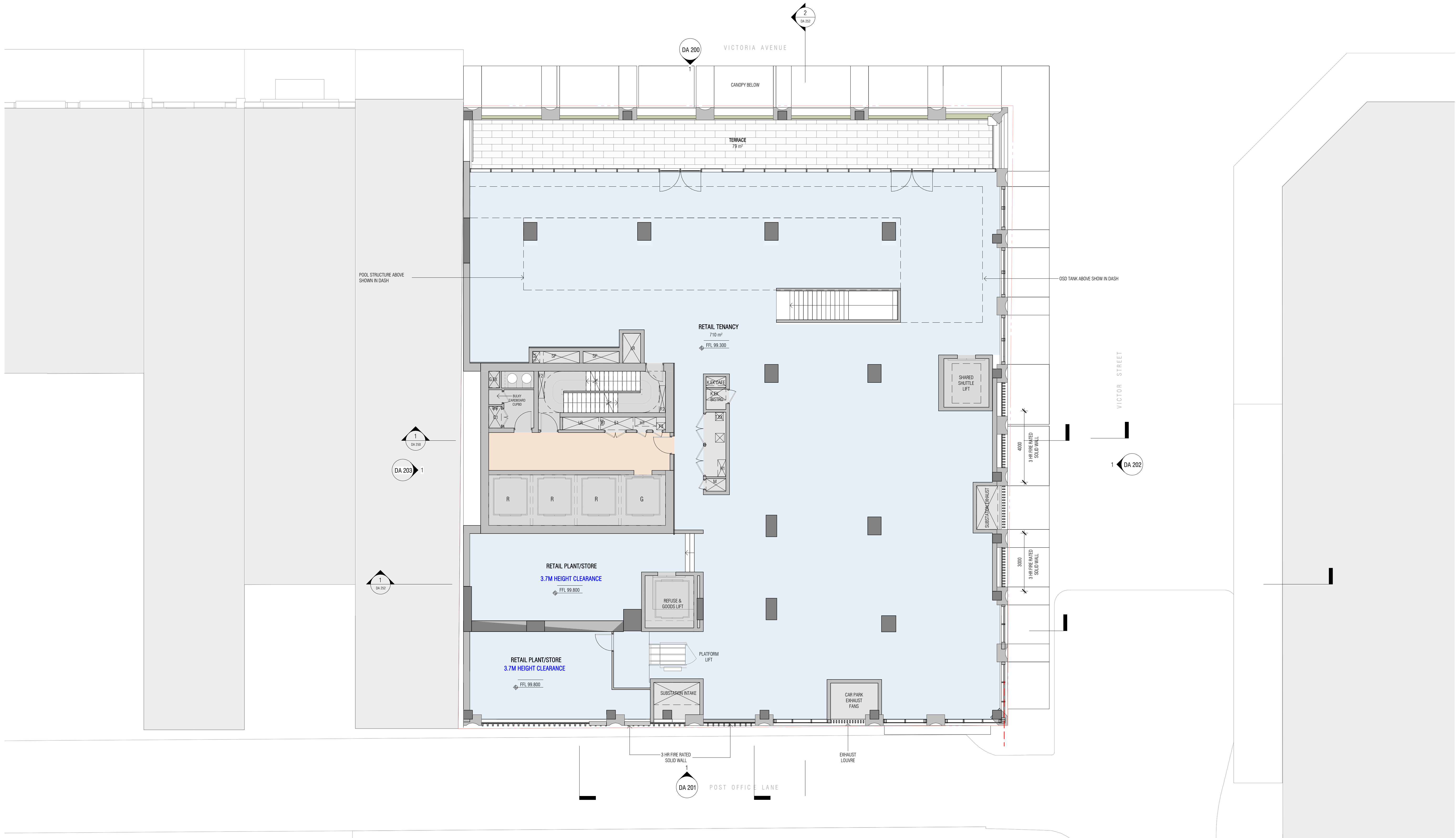
NOTES	
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.	
0 1 2 5 10m	
DRAWN	CHECKED
BW/DS	CB
DATE	15.04.2025
JOB NO.	23115
SCALE	1:100 @A1

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
GROUND FLOOR PLAN	

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

ISSUE PURPOSE
SSDA LODGEMENT

FK
REV. A
DRAWING NO.
DA 100



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

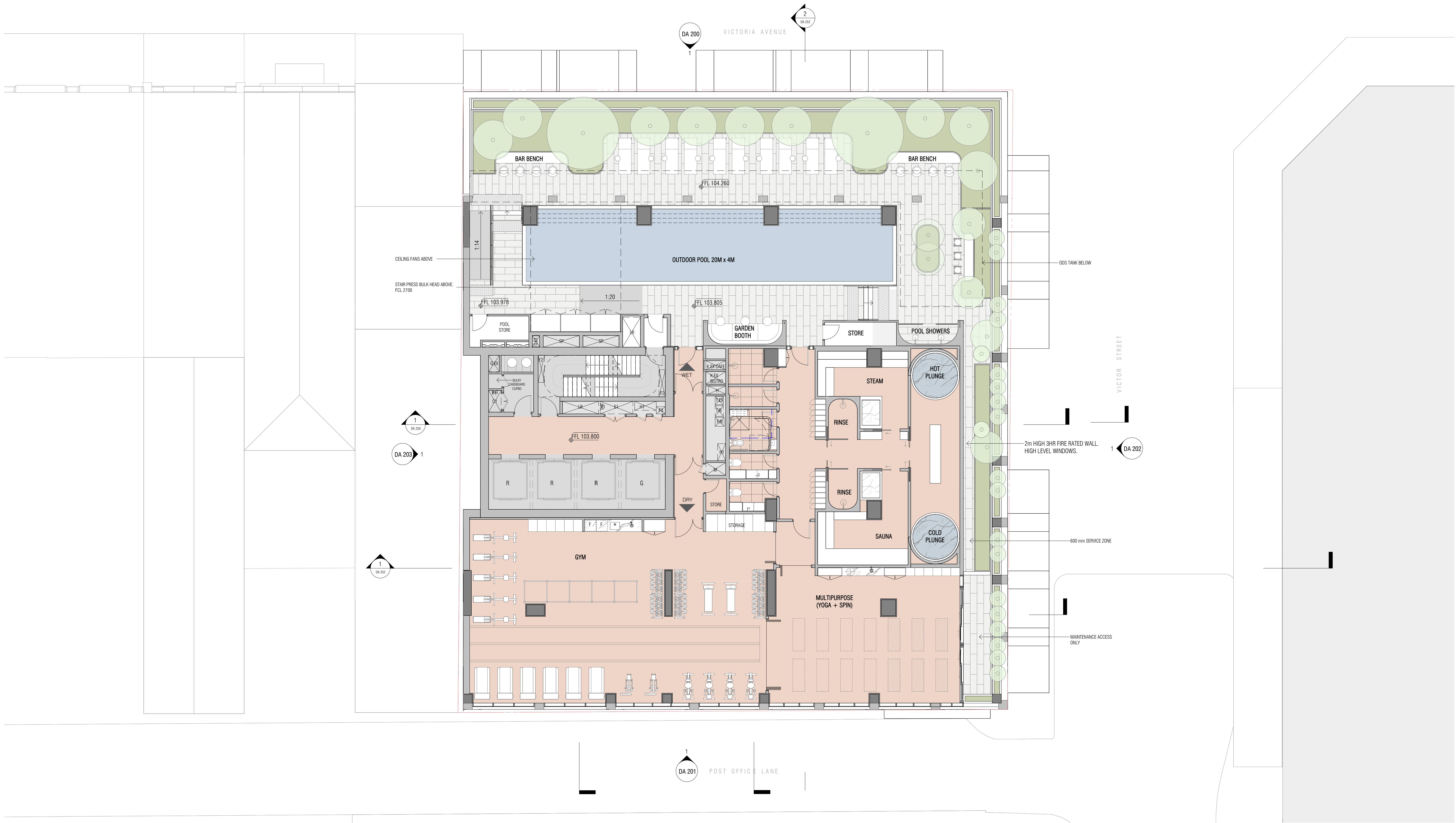
QUALITY ASSURANCE		(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM		
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.		
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.		
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.		
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.		
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE		

NOTES	
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.	
0 1 2 5 10m	
DRAWN	CHECKED
BW/DS	CB
DATE	JOB NO.
15.04.2025	23115
SCALE	
1 : 100 @A1	

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
LEVEL 01 FLOOR PLAN	

FK	
WWW.FKAUSTRALIA.COM	
L21, 299 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	
ISSUE PURPOSE	
SSDA LODGEMENT	

REV.	DRAWING NO.
A	DA 101



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 02 FLOOR PLAN

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO. DA 102



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES				
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.				
0 1 2 5 10m				
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
LEVEL 03 - 04 FLOOR PLAN	

FK	
WWW.FKAUSTRALIA.COM	
L21, 299 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	
ISSUE PURPOSE	
SSDA LODGEMENT	

REV.	
A	DA 103



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

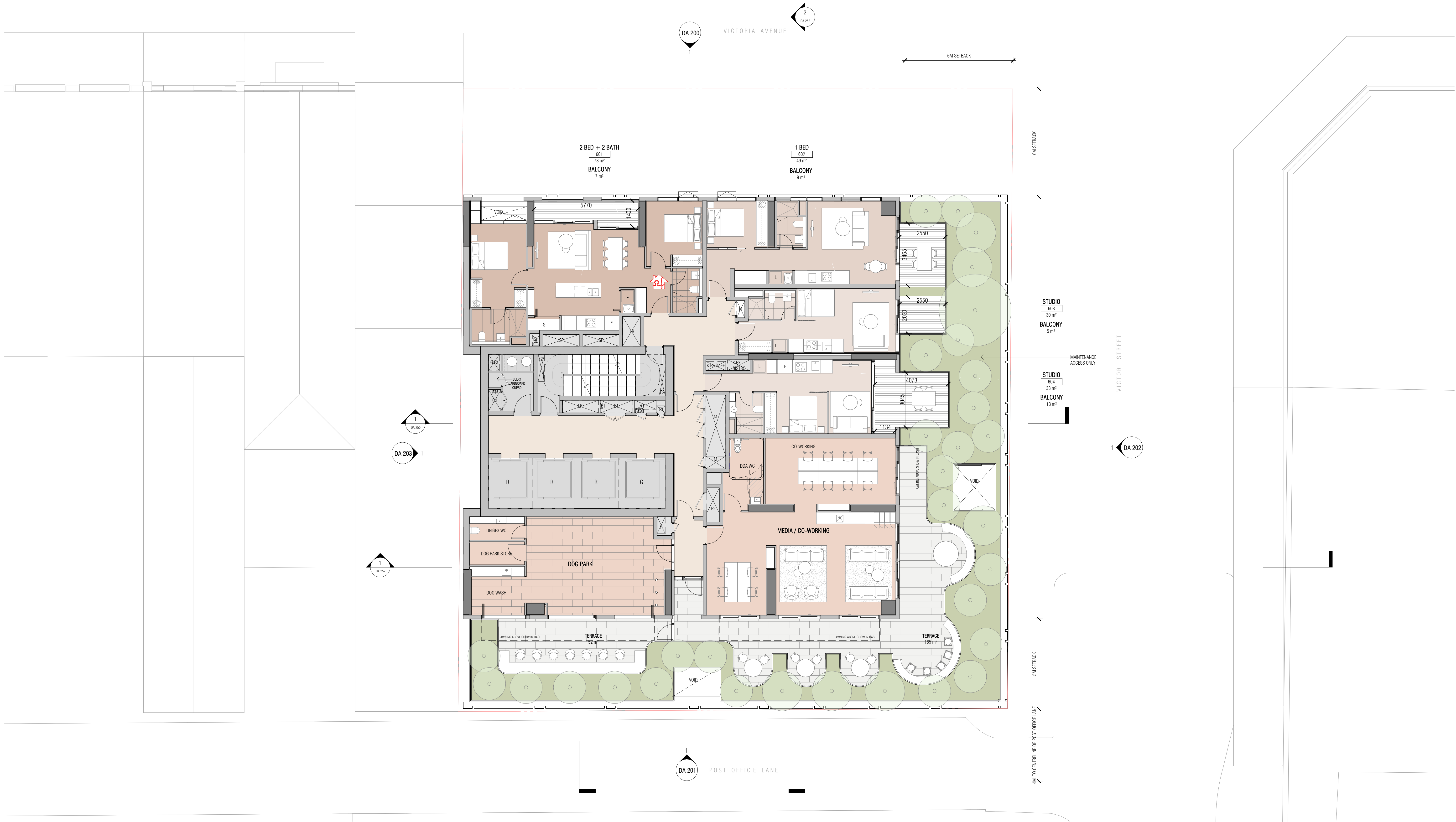
QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES	
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.	
0 1 2 5 10m	
DRAWN	CHECKED
BW/DS	CB
DATE	JOB NO.
15.04.2025	23115
SCALE	
1 : 100 @A1	

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
LEVEL 05 FLOOR PLAN	

FK	
WWW.FKAUSTRALIA.COM	
L21, 299 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	
ISSUE PURPOSE	
SSDA LODGEMENT	

REV.	
A	
DRAWING NO.	
DA 105	



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 06 FLOOR PLAN

FK

WWW.FKAUSTRALIA.COM

L21, 2599 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO. DA 106



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 07-22 FLOOR PLAN

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO.

DA 107



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN BW/DS **CHECKED** CB **DATE** 15.04.2025 **JOB NO.** 23115 **SCALE** 1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 23 FLOOR PLAN (MID RISE PLANT)

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

DA 123



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN BW/DS **CHECKED** CB **DATE** 15.04.2025 **JOB NO.** 23115 **SCALE** 1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 24-43 FLOOR PLAN

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO.

DA 135



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25

□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 44 FLOOR PLAN

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO. DA 144



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 45 FLOOR PLAN (PLANT)

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

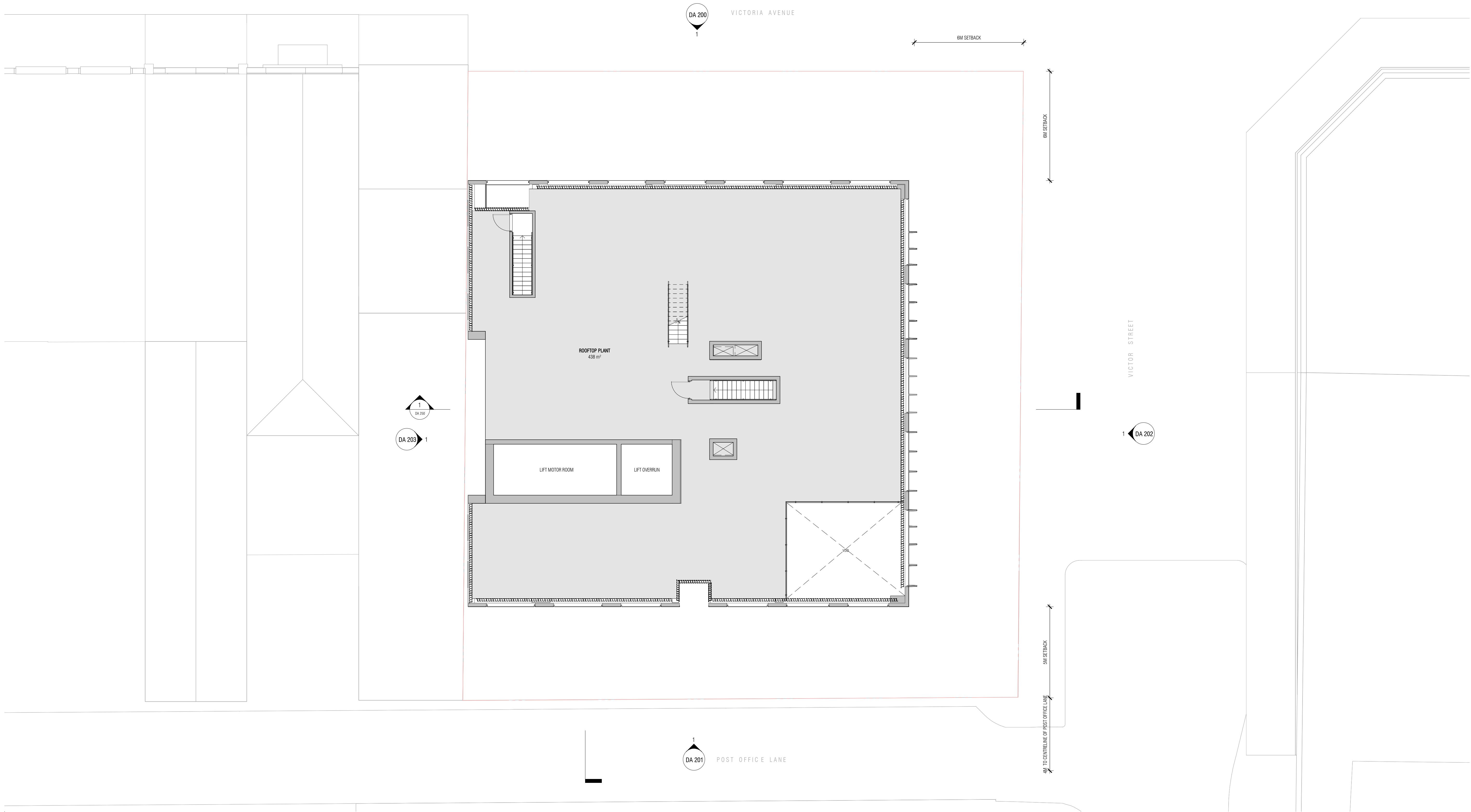
SSDA LODGEMENT

FK

REV. A

DRAWING NO.

DA 145



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

□

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0

1

2

5

10m

DRAWN

BW/DS

CHECKED

CB

DATE

15.04.2025

JOB NO.

23115

SCALE

1 : 100 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

LEVEL 46 FLOOR PLAN (ROOF PLANT)

FK

WWW.FKAUSTRALIA.COM

L21, 299 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

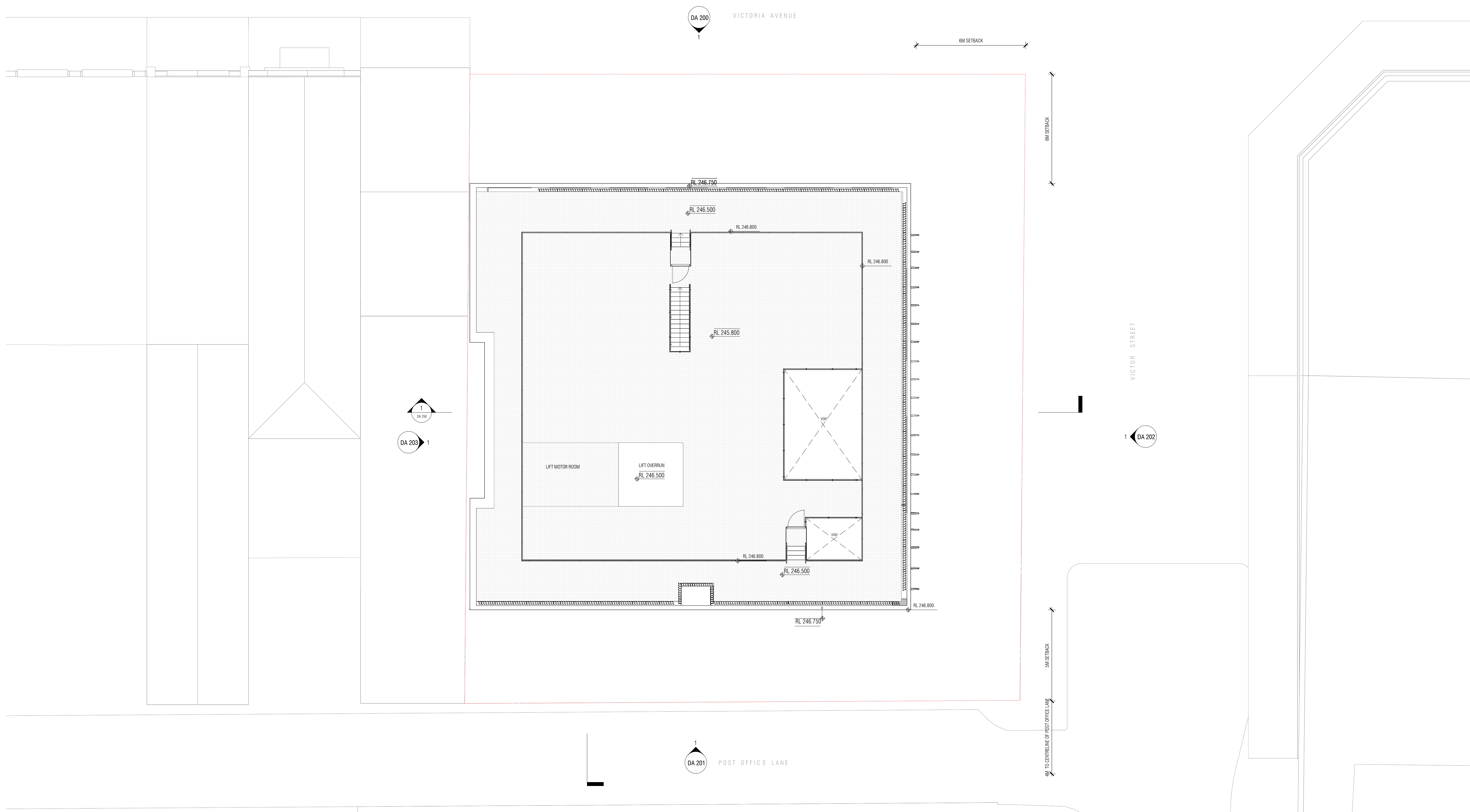
SSDA LODGEMENT

REV.

A

DRAWING NO.

DA 146



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115 GENERAL R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001-2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	REVIEW DATE: 26.03.25
☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	

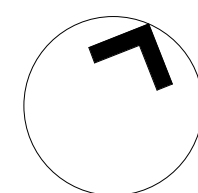
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUST) PTY LTD CHECK AND
VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL
OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF
INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1



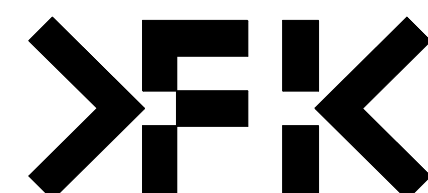
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

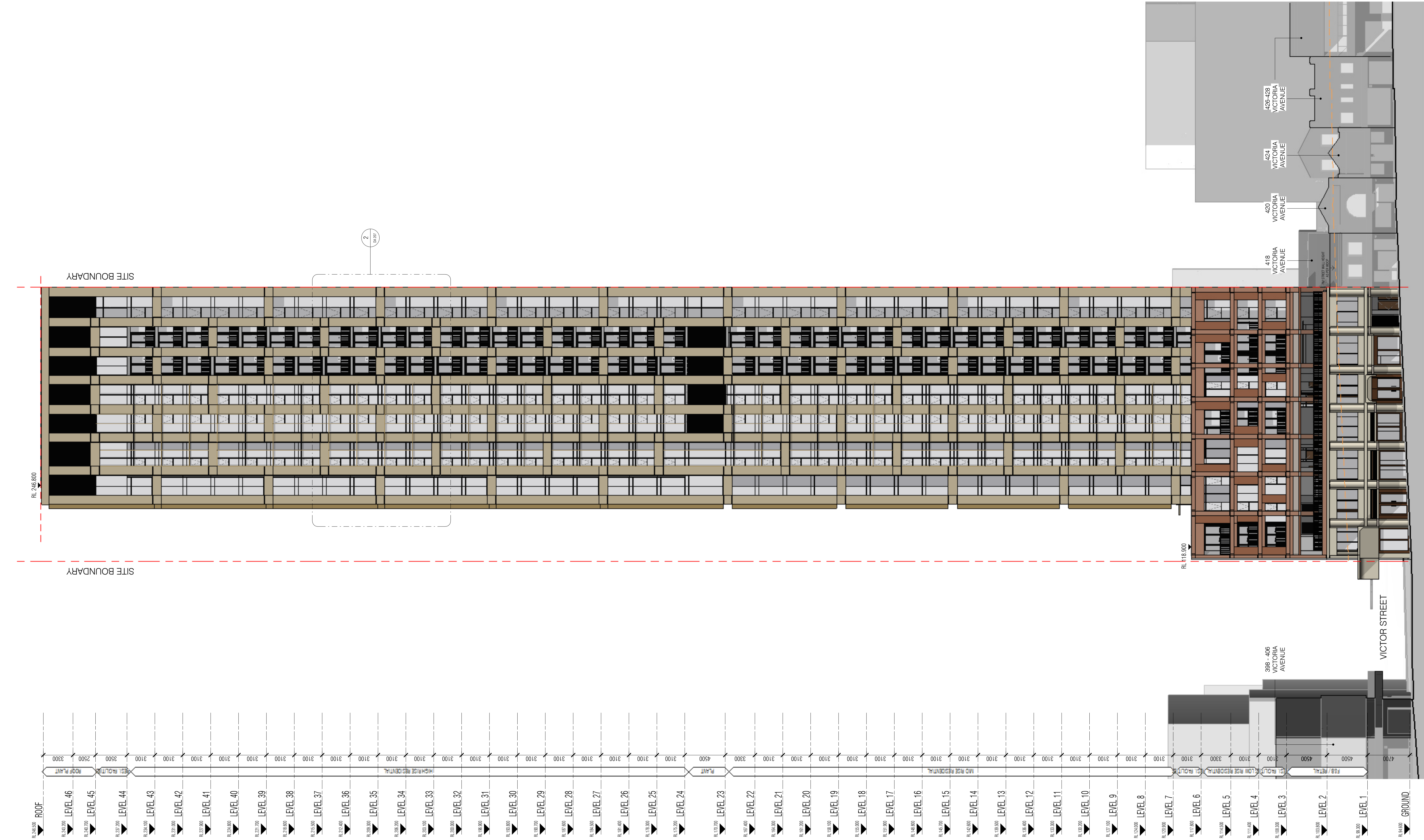
DRAWING TITLE
ROOF PLAN

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A DRAWING NO. DA 147



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

05

10

20m

DRAWN

CHECKED

DATE

JOB NO.

SCALE

BW/DS

CB

15.04.2025

23115

1 : 200 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

NORTH ELEVATION - TOWER

FK

WWW.FKAUSTRALIA.COM

L21, 269 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

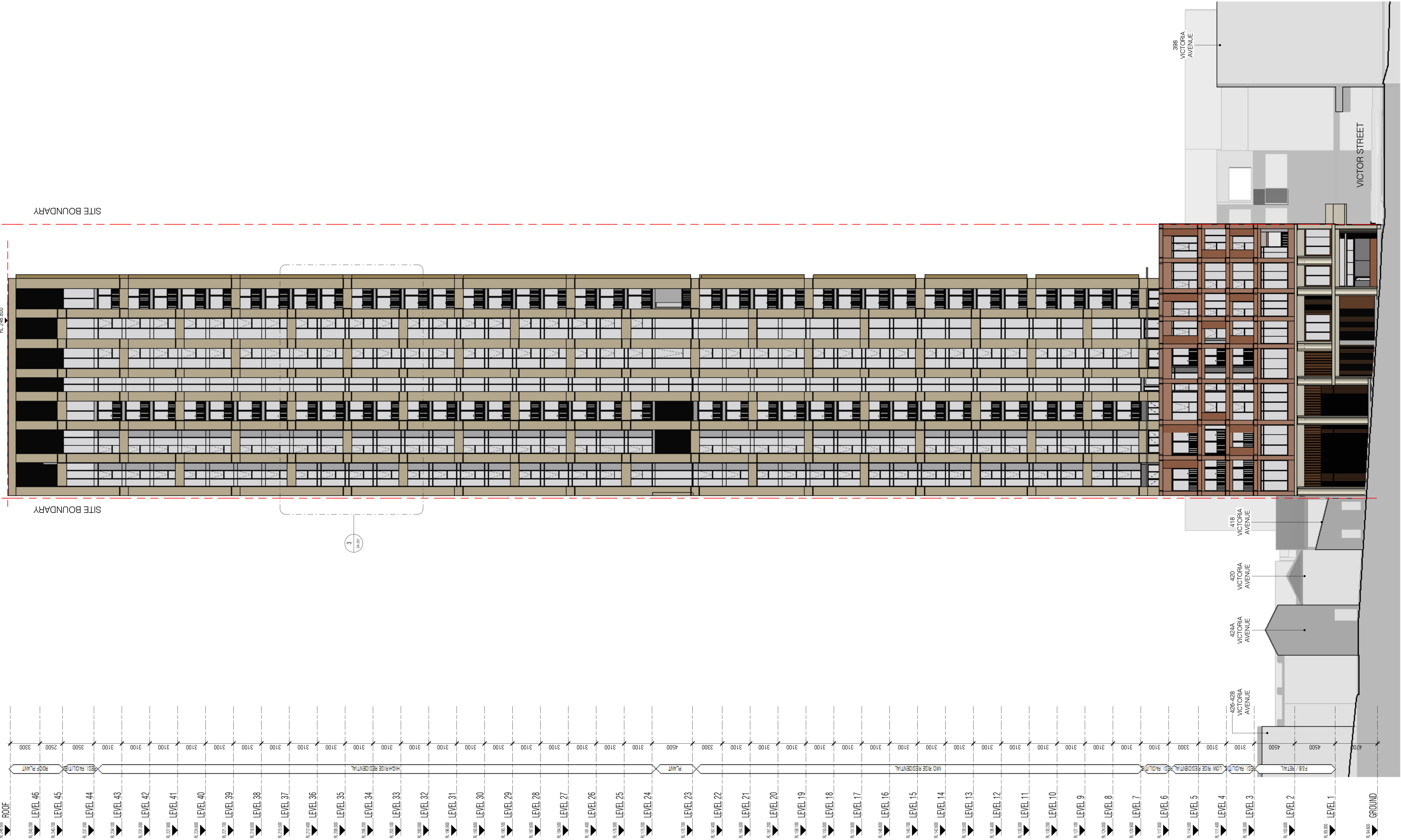
SSDA LODGEMENT

REV.

A

DRAWING NO.

DA 200



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

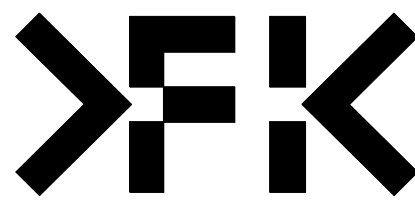
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

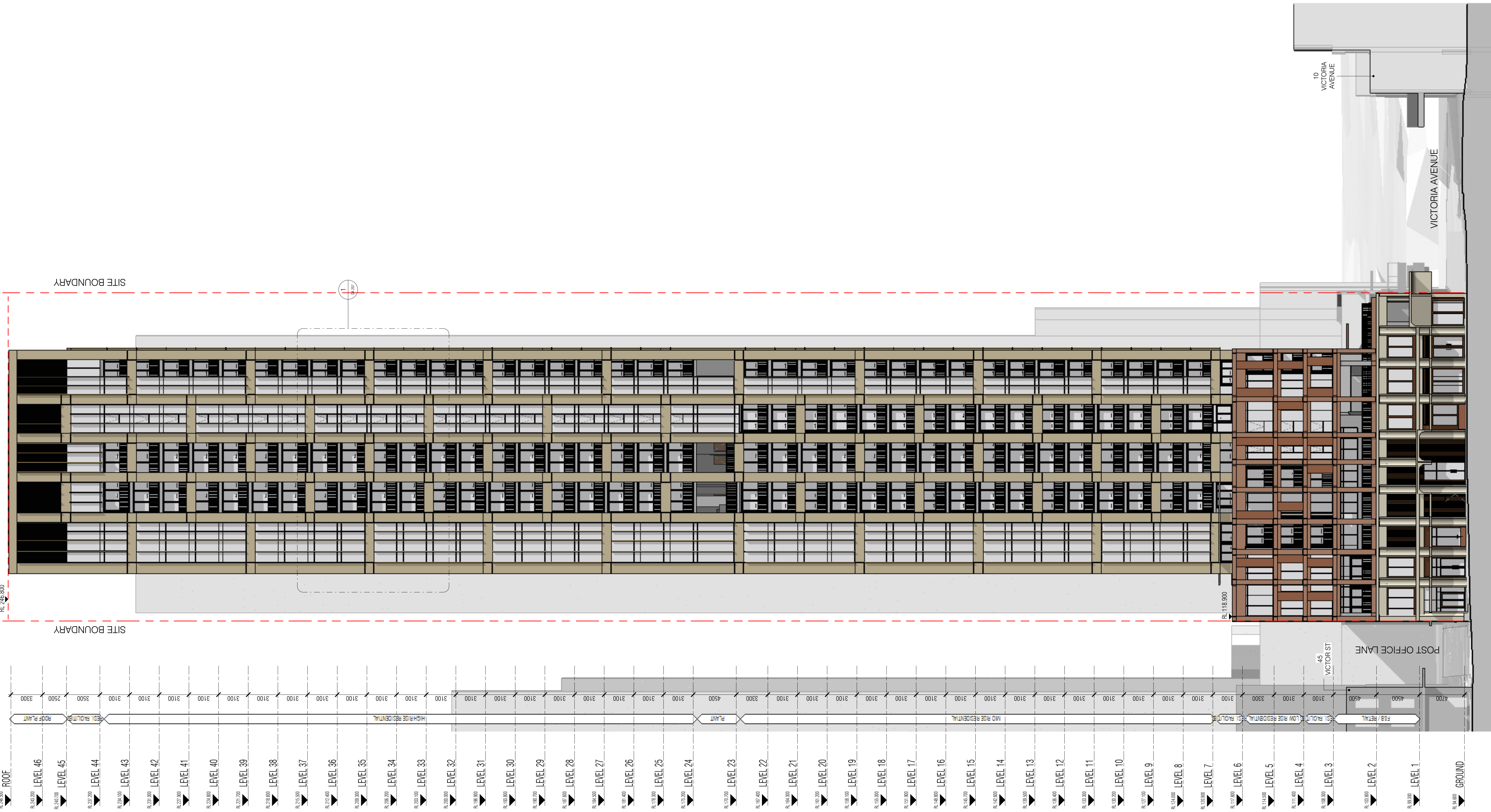
DRAWING TITLE
SOUTH ELEVATION - TOWER

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 201



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

REVIEW DATE: 26.03.25

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 5 10 20m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

EAST ELEVATION - TOWER

FK

WWW.FKAUSTRALIA.COM

L21, 269 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

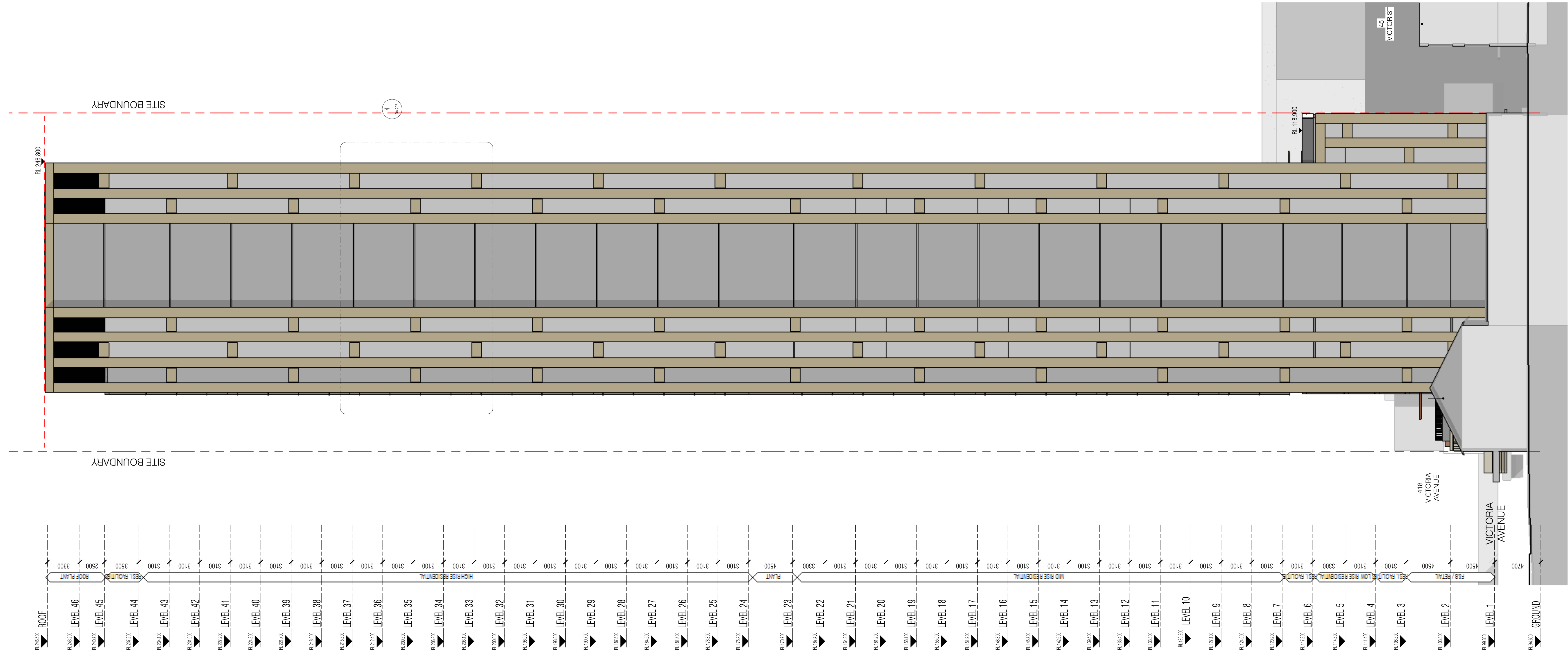
ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO. DA 202



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

REVIEW DATE: 26.03.25

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 5 10 20m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

WEST ELEVATION - TOWER

FK

WWW.FKAUSTRALIA.COM

L21, 269 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

FK

REV. A

DRAWING NO. DA 203



NOTE
APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

- FINISHES LEGEND**
- Aw01** METAL AWNING, CHARCOAL GREY COLOUR
 - Aw02** METAL AWNING, BEIGE COLOUR
 - Ba01** METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
 - Ci01** CEMENT/CONCRETE FINISH, WARM GREY COLOUR
 - Ci02** CEMENTITIOUS PANEL, BROWN COLOUR
 - Ci03** CEMENTITIOUS PANEL, DARK BROWN COLOUR
 - G01** SILVER COLOUR VISION GLASS
 - G02** CLEAR GLASS
 - G03** COLOURBACK GLASS
 - Lo01** METALLIC LOUVRES, DARK BRONZE
 - M01** METAL CLADDING / FRAMING, DARK BEIGE
 - M02** METAL FRAMING, DARK BRONZE
 - M03** DARK BRONZE ROLLER SHUTTER

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - NORTH

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

ISSUE PURPOSE
SSDA LODGEMENT

REV.
A

DRAWING NO.
DA 204



NOTE
APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

- FINISHES LEGEND**
- (Aw01) METAL AWNING, CHARCOAL GREY COLOUR
 - (Aw02) METAL AWNING, BEIGE COLOUR
 - (Bb01) METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
 - (Cb01) CEMENT/CONCRETE FINISH, WARM GREY COLOUR
 - (Cb02) CEMENTITIOUS PANEL, BROWN COLOUR
 - (Cb03) CEMENTITIOUS PANEL, DARK BROWN COLOUR
 - (G01) SILVER COLOUR VISION GLASS
 - (G02) CLEAR GLASS
 - (G03) COLOURBACK GLASS
 - (LO2) METALLIC LOUVRES, DARK BRONZE
 - (MD1) METAL CLADDING / FRAMING, DARK BEIGE
 - (MD2) METAL FRAMING, DARK BRONZE
 - (MD3) DARK BRONZE ROLLER SHUTTER

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - SOUTH

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

ISSUE PURPOSE
SSDA LODGEMENT

REV.
A

DRAWING NO.
DA 205



NOTE
APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

- FINISHES LEGEND**
- (Aw01)** METAL AWNING, CHARCOAL GREY COLOUR
 - (Aw02)** METAL AWNING, BEIGE COLOUR
 - (Ba01)** METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
 - (CB01)** CEMENT/CONCRETE FINISH, WARM GREY COLOUR
 - (CB02)** CEMENTITIOUS PANEL, BROWN COLOUR
 - (CB03)** CEMENTITIOUS PANEL, DARK BROWN COLOUR
 - (G01)** SILVER COLOUR VISION GLASS
 - (G02)** CLEAR GLASS
 - (G03)** COLOURBACK GLASS
 - (L02)** METALLIC LOUVRES, DARK BRONZE
 - (M01)** METAL CLADDING / FRAMING, DARK BEIGE
 - (M02)** METAL FRAMING, DARK BRONZE
 - (M03)** DARK BRONZE ROLLER SHUTTER

Autodesk Docs://231115 410-416 Victoria Avenue Chatswood/231115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

0 1 2 5 10m

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

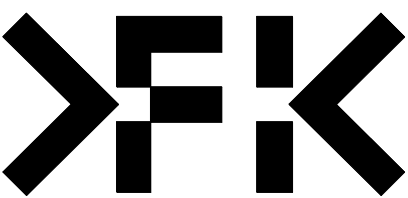
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM ELEVATIONS - EAST

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

ISSUE PURPOSE
SSDA LODGEMENT

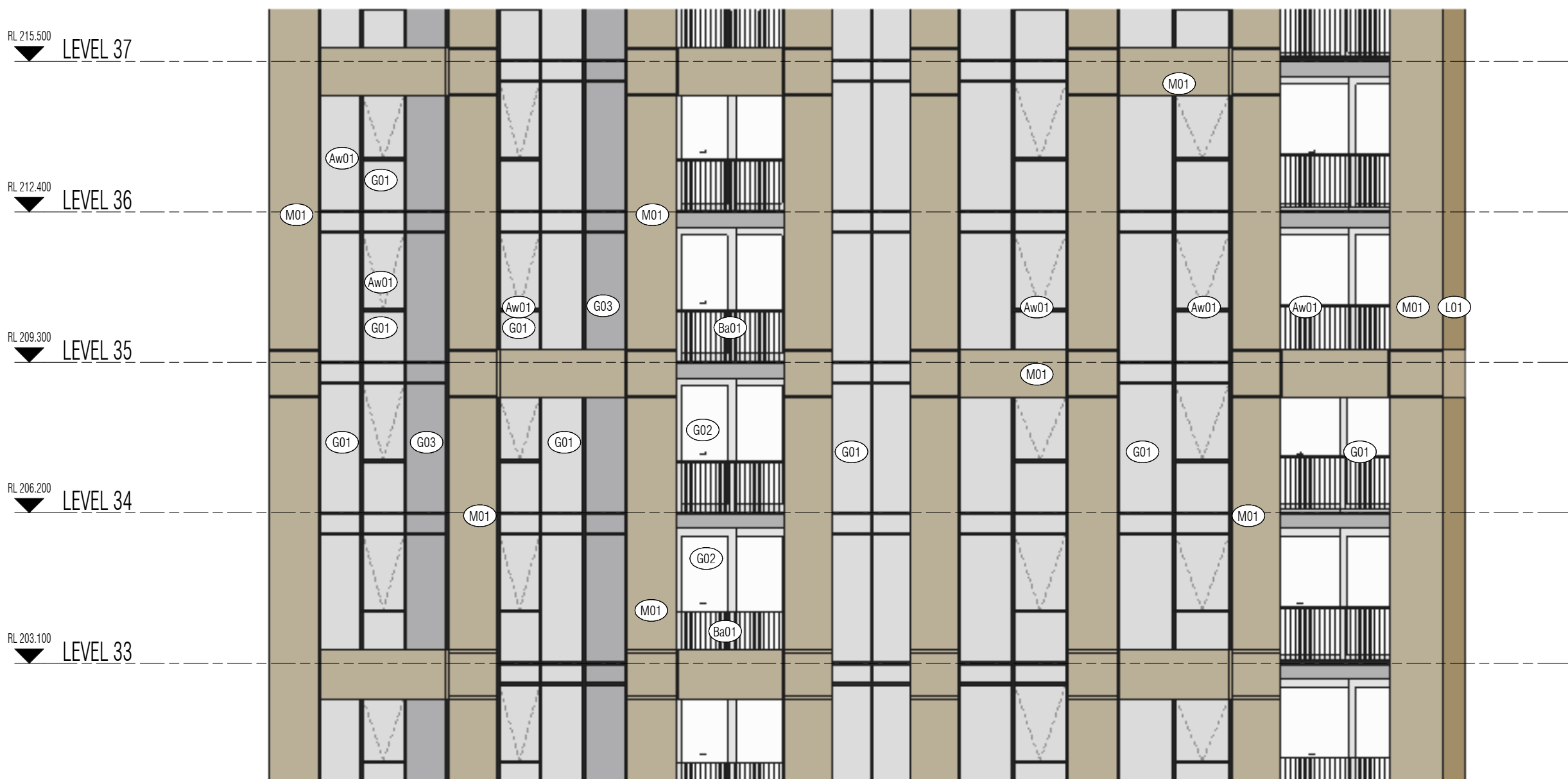


REV.
A

DRAWING NO.
DA 206



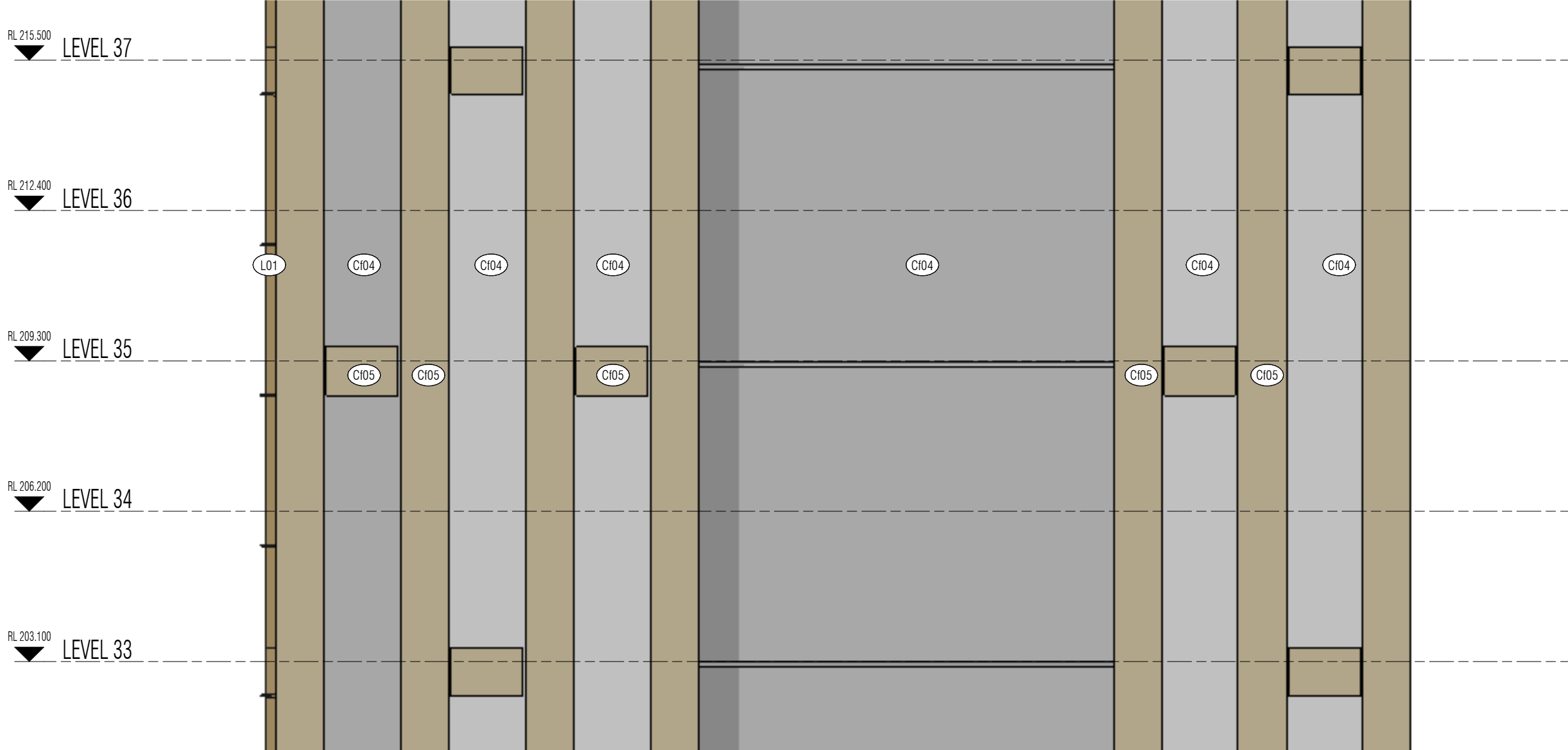
1 EAST ELEVATION - TOWER (LEVEL 33-36)



3 SOUTH ELEVATION - TOWER (LEVEL 33-36)



2 NORTH ELEVATION - TOWER (LEVEL 33-36)



4 WEST ELEVATION - TOWER (LEVEL 33-36)

FINISHES LEGEND

- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
- Ba01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C04 LIGHT-COLOURED FINISH
- C05 BEIGE COLOURED FINISH
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOVRES, LIGHT BEIGE COLOUR
- M01 METAL CLADDING, DARK BEIGE COLOUR

NOTE

APARTMENT MECHANICAL EXHAUST NOT SHOWN FOR CLARITY - TO BE COORDINATED WITH MECHANICAL DESIGN AT A FUTURE STAGE. REFER TO FACADE STRATEGY FOR INTENDED LOUVRES DETAILS.

Autodesk Docs://23115-410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES				
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.				
0 1 2 5 10m				
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

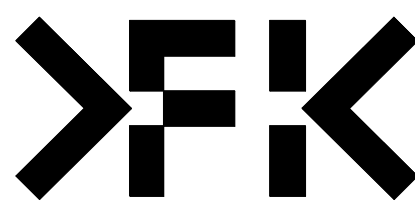
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

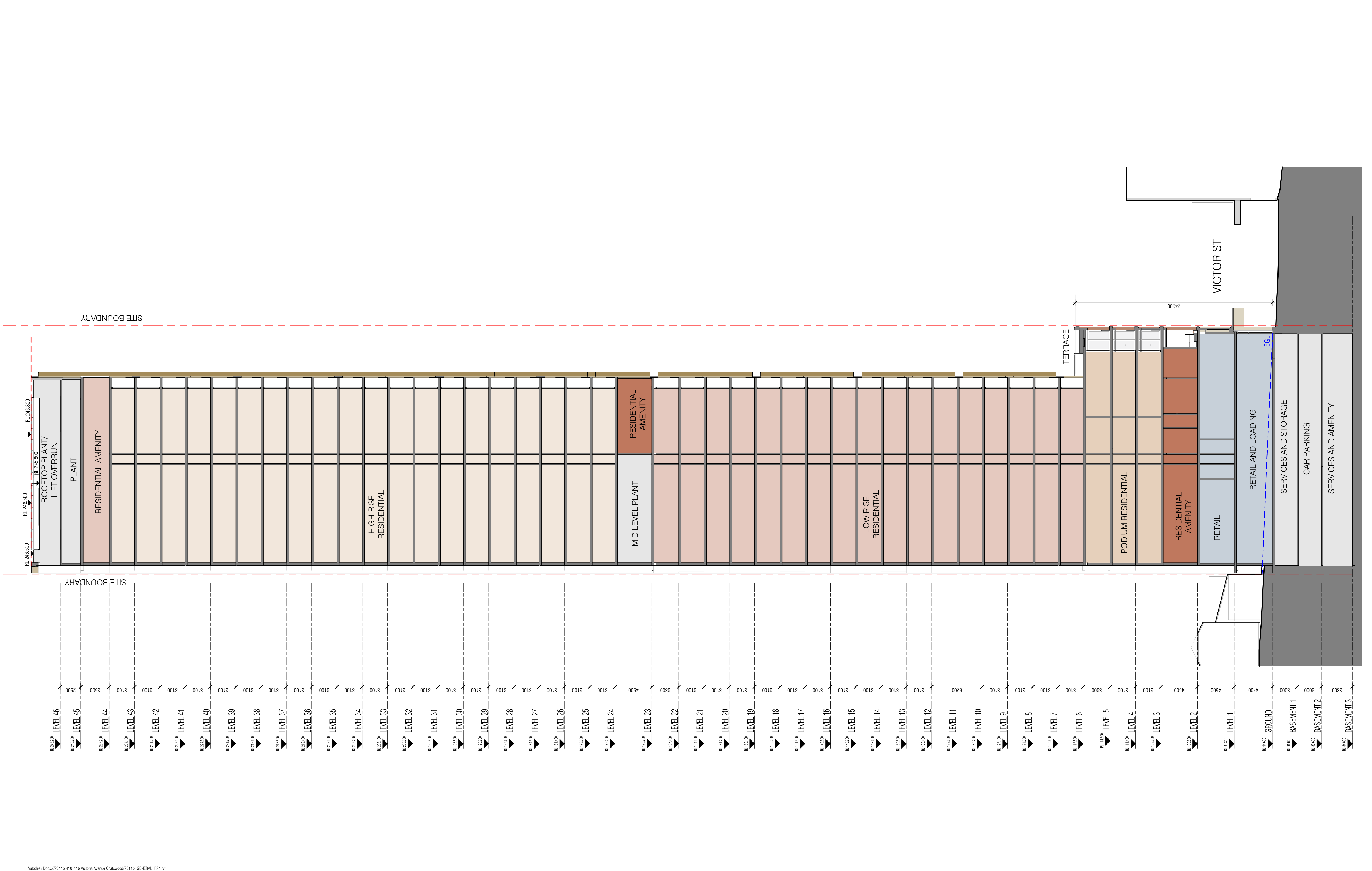
DRAWING TITLE
TOWER ELEVATIONS

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 207



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

REVIEW DATE: 26.03.25

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAUDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

PROJECT

NOVUS ON VICTORIA

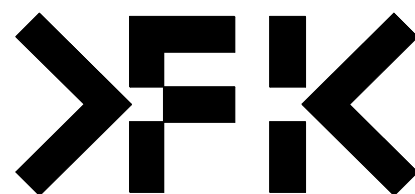
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SECTIONS

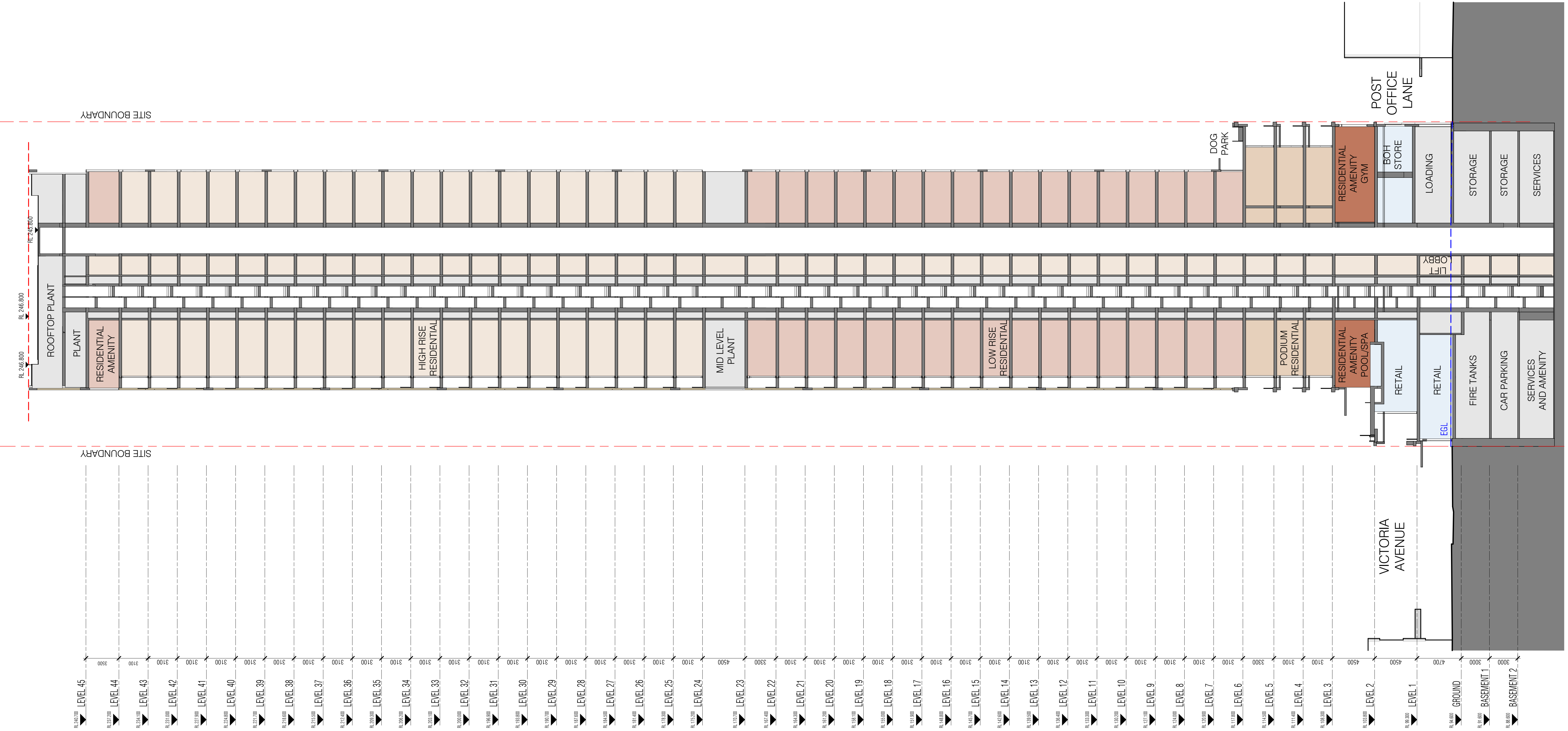
FK

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 250



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

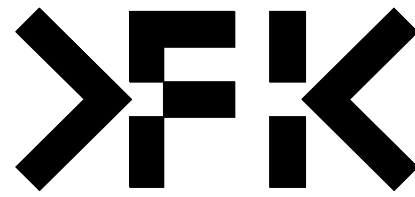
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SECTIONS

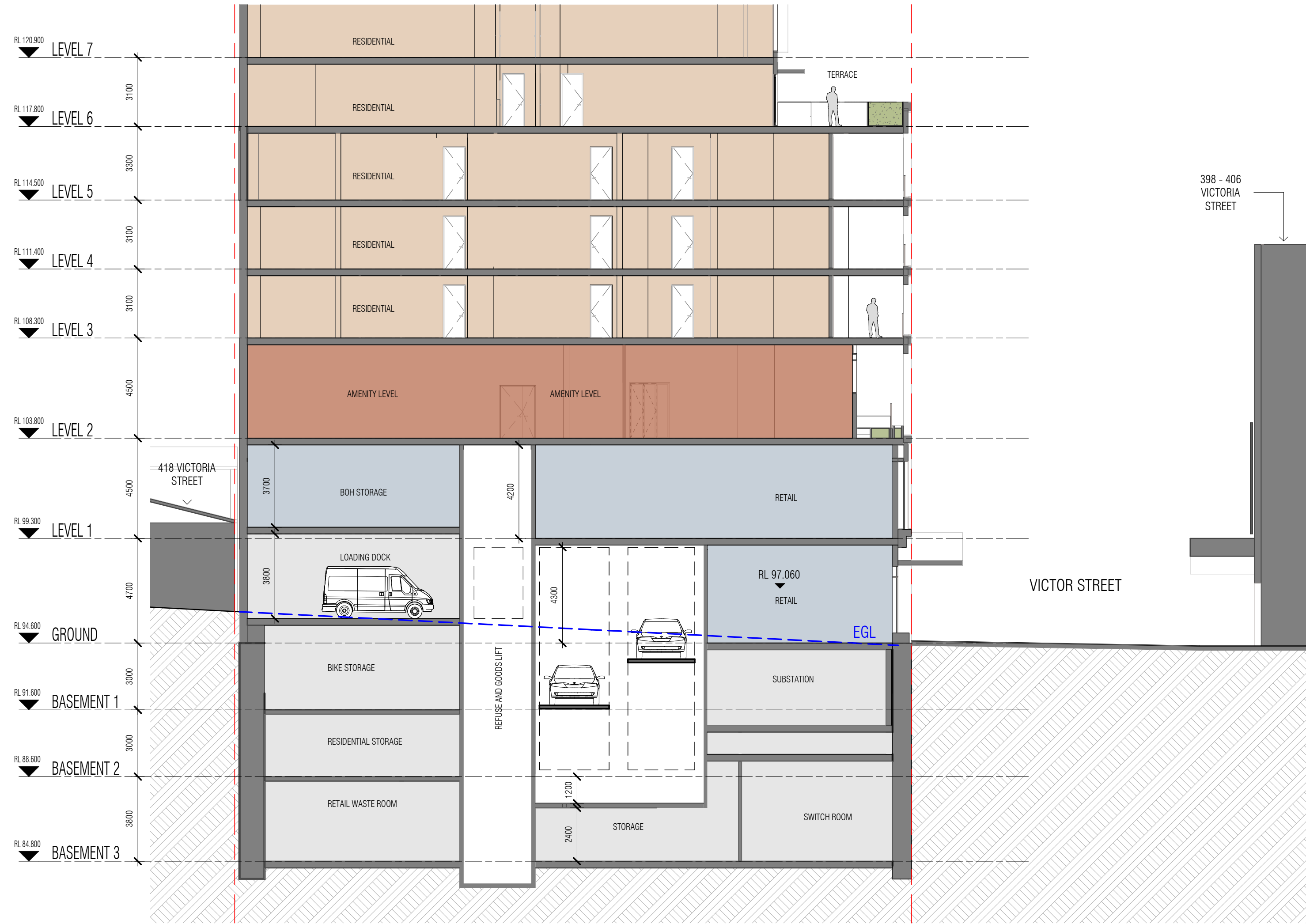
FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

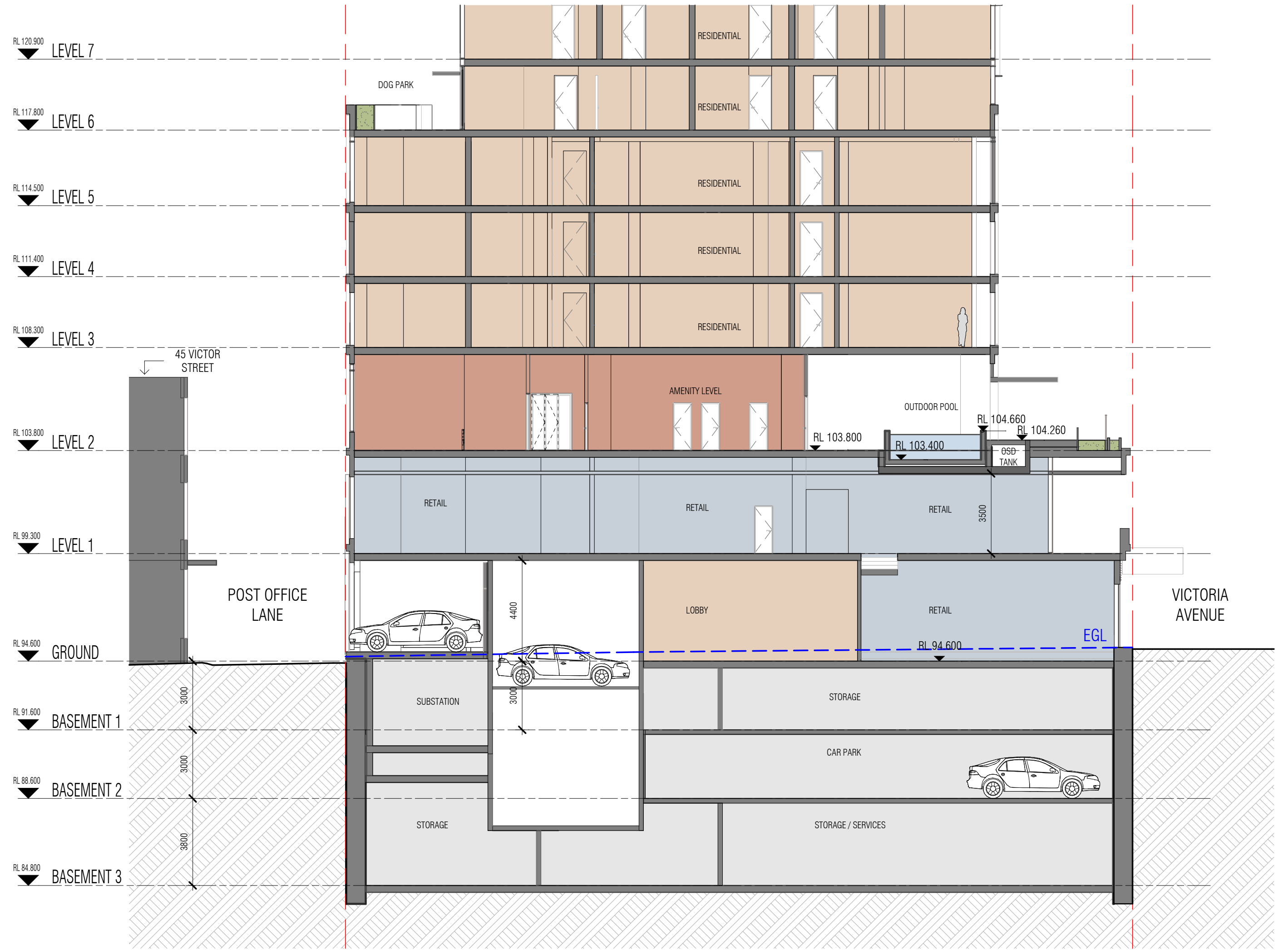


REV.
A

DRAWING NO.
DA 251



1 PODIUM SECTION E/W



2 PODIUM SECTION N/S

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 150 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

PODIUM SECTIONS

FK

WWW.FKAUSTRALIA.COM

L21, 259 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

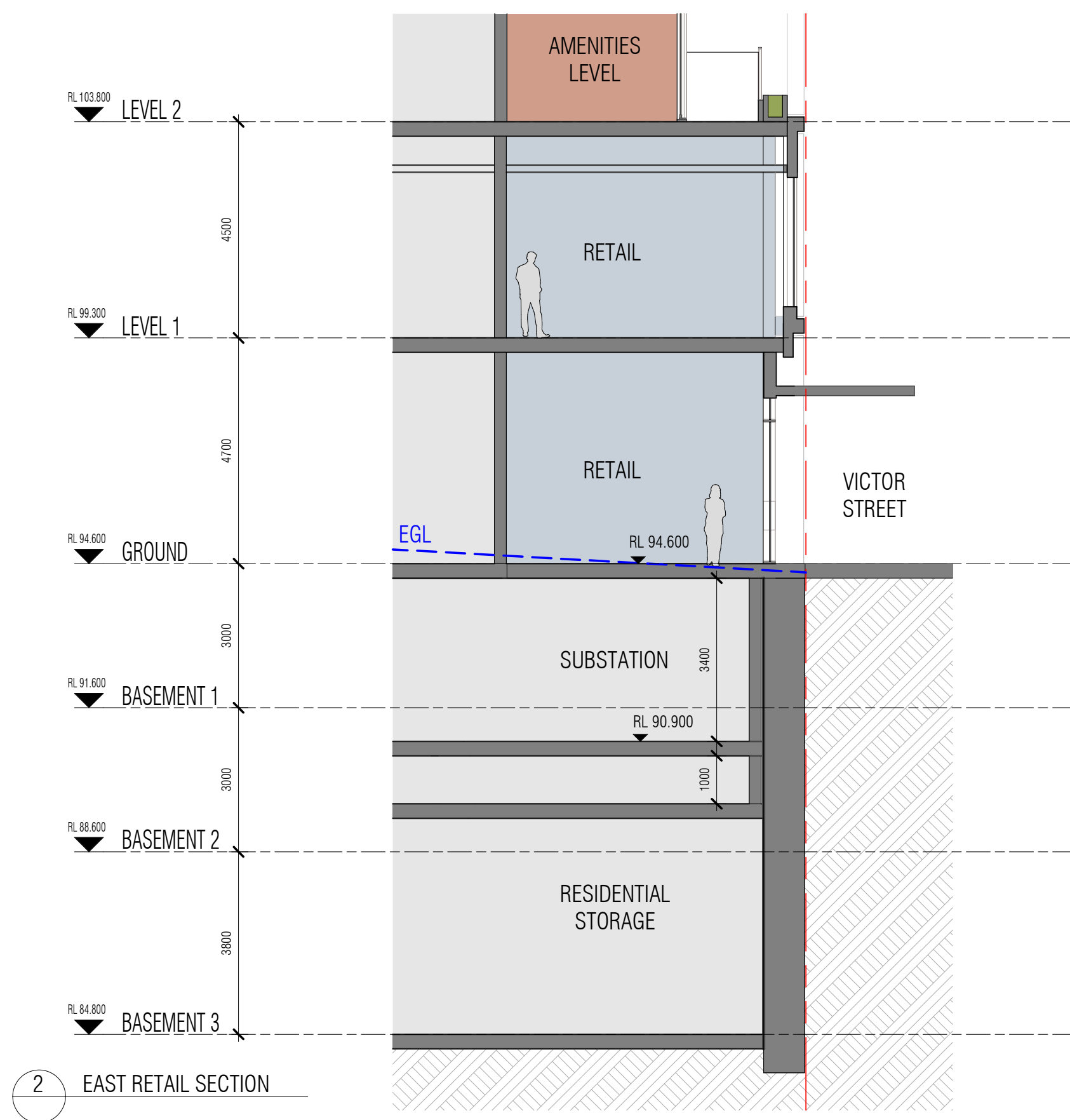
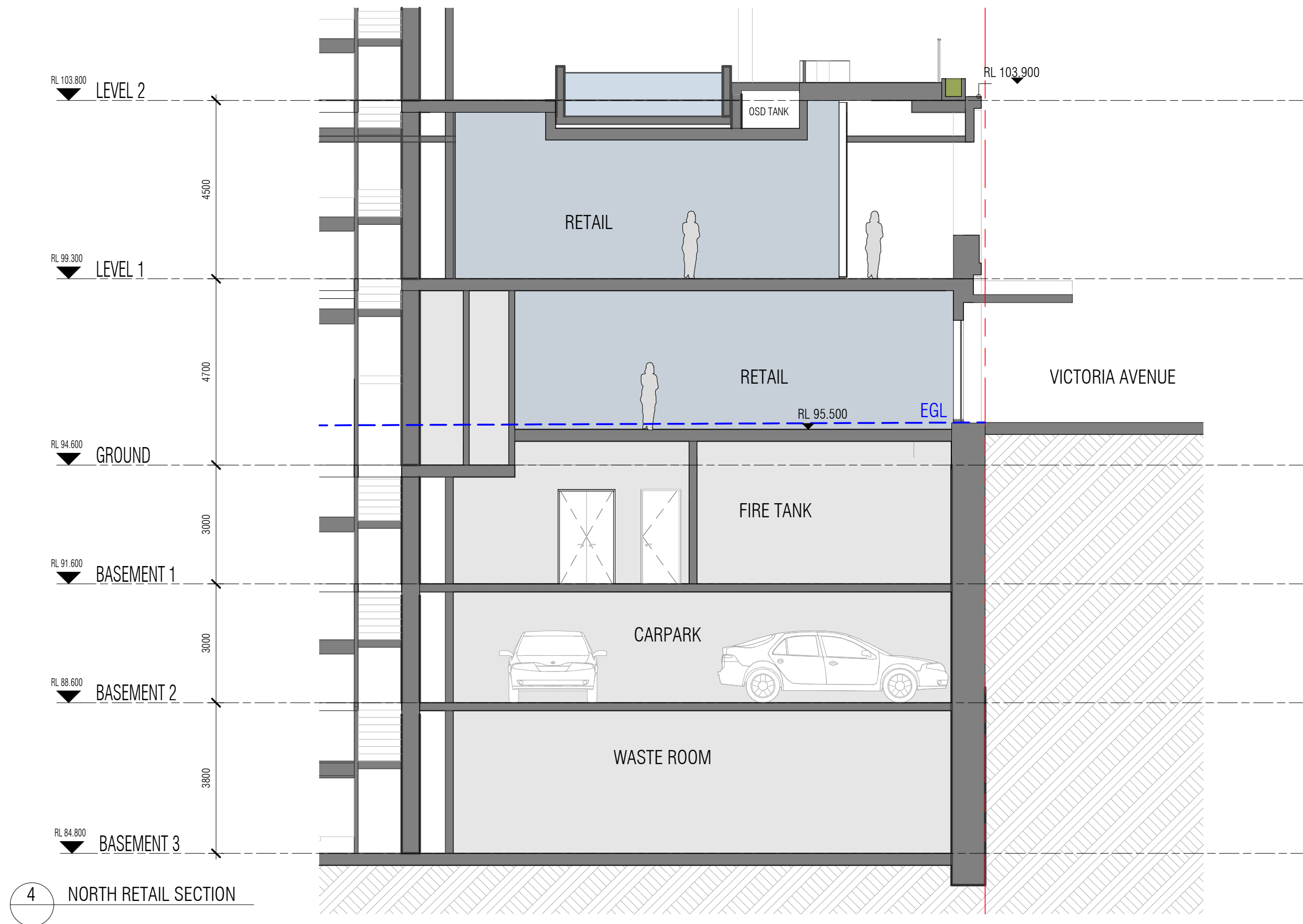
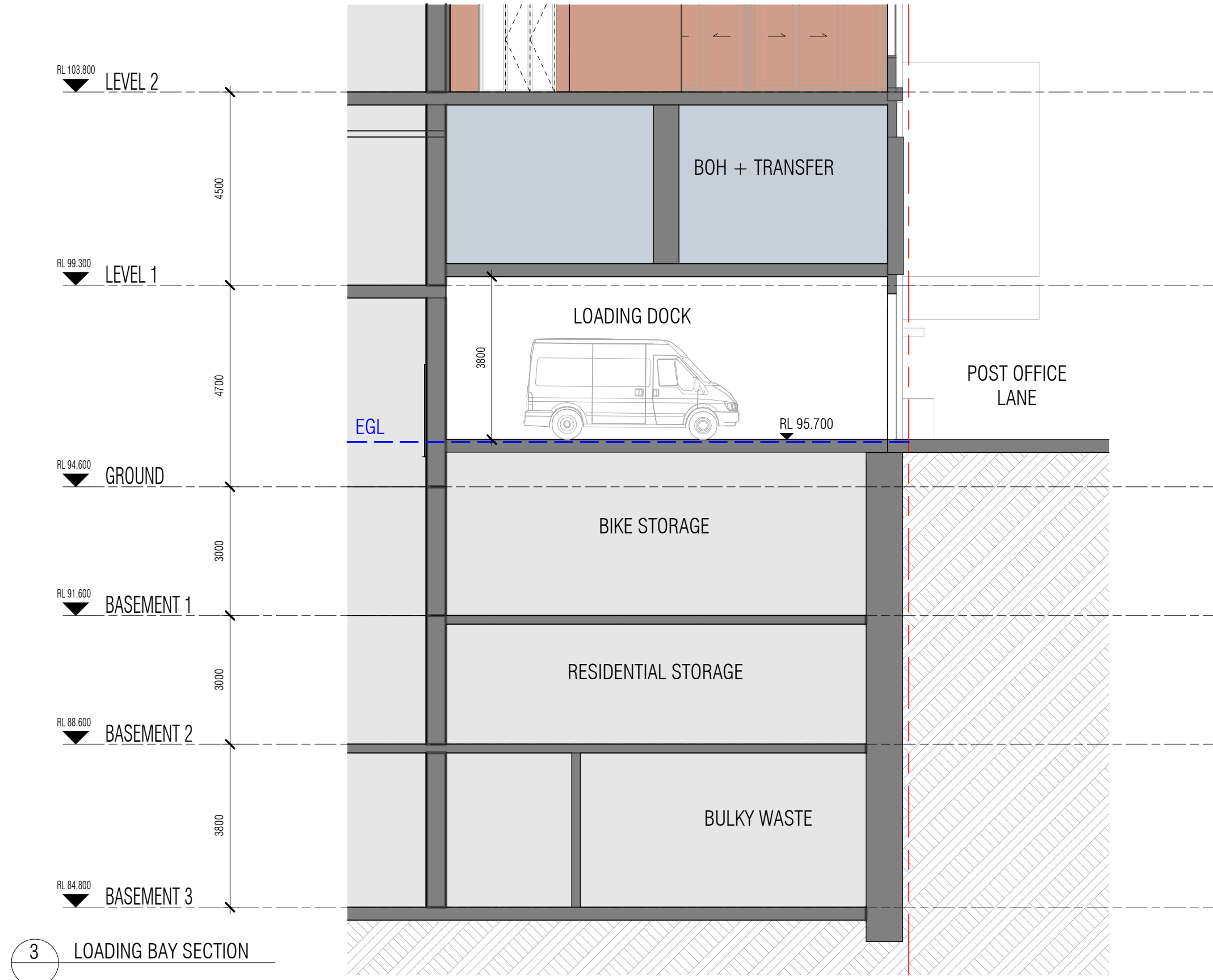
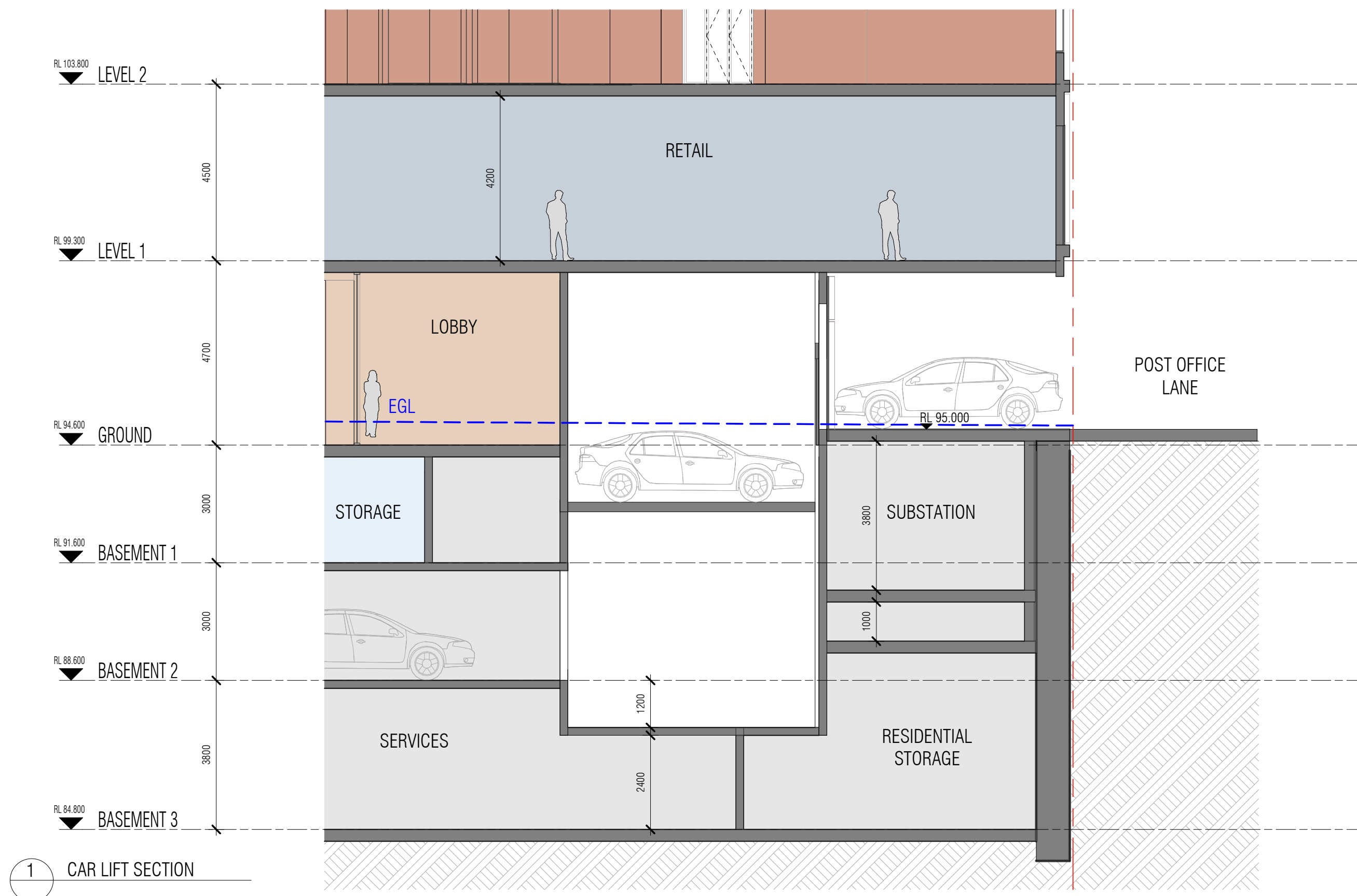
SSDA LODGEMENT

REV.

A

DRAWING NO.

DA 252



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 100 @A1

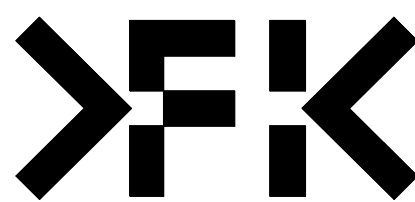
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
PODIUM SECTIONS

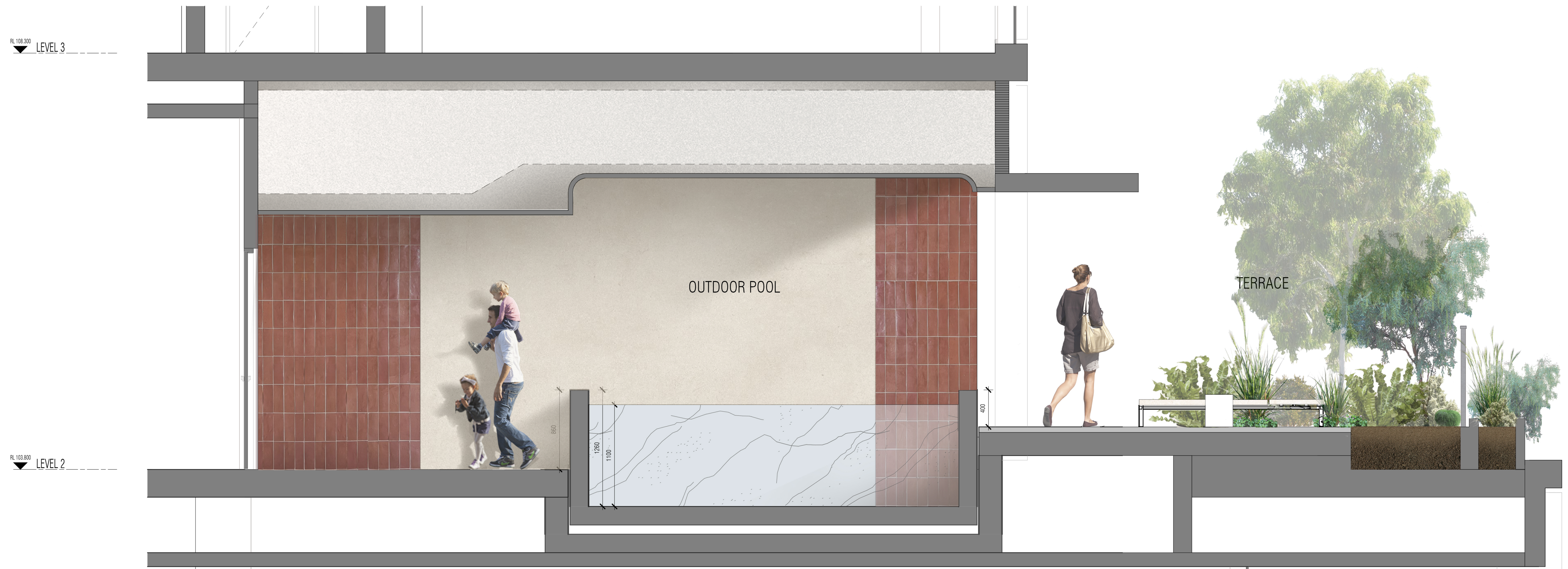
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
A

DRAWING NO.
DA 253



2 LEVEL 02 POOL & COS - SECTION
SCALE 1 : 25



1 LEVEL 02 POOL & COS - ELEVATION
SCALE 1 : 50

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115 GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE		(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM		
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	REVIEW DATE: 26.03.25
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE		

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 254



1 LEVEL 06 DOG PARK - SECTION
SCALE 1 : 25



2 LEVEL 06 DOG PARK & CO-WORKING - ELEVATION
SCALE 1 : 50

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES				
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.				

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

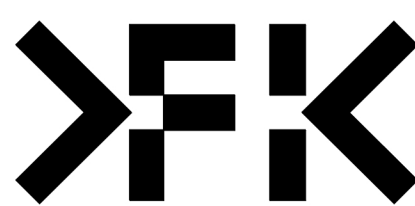
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

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

ISSUE PURPOSE
SSDA LODGEMENT

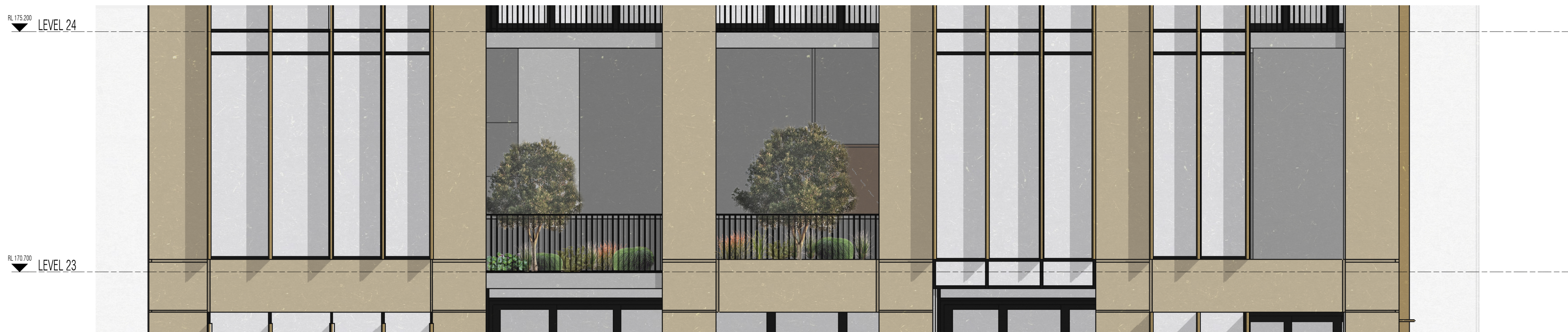


REV. A
DRAWING NO. DA 255

1 LEVEL 23 COS - SECTION
SCALE 1 : 25



2 LEVEL 23 COS - ELEVATION
SCALE 1 : 50



Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE		(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM		
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	REVIEW DATE: 26.03.25
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE		

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
COS SECTIONS AND ELEVATIONS

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

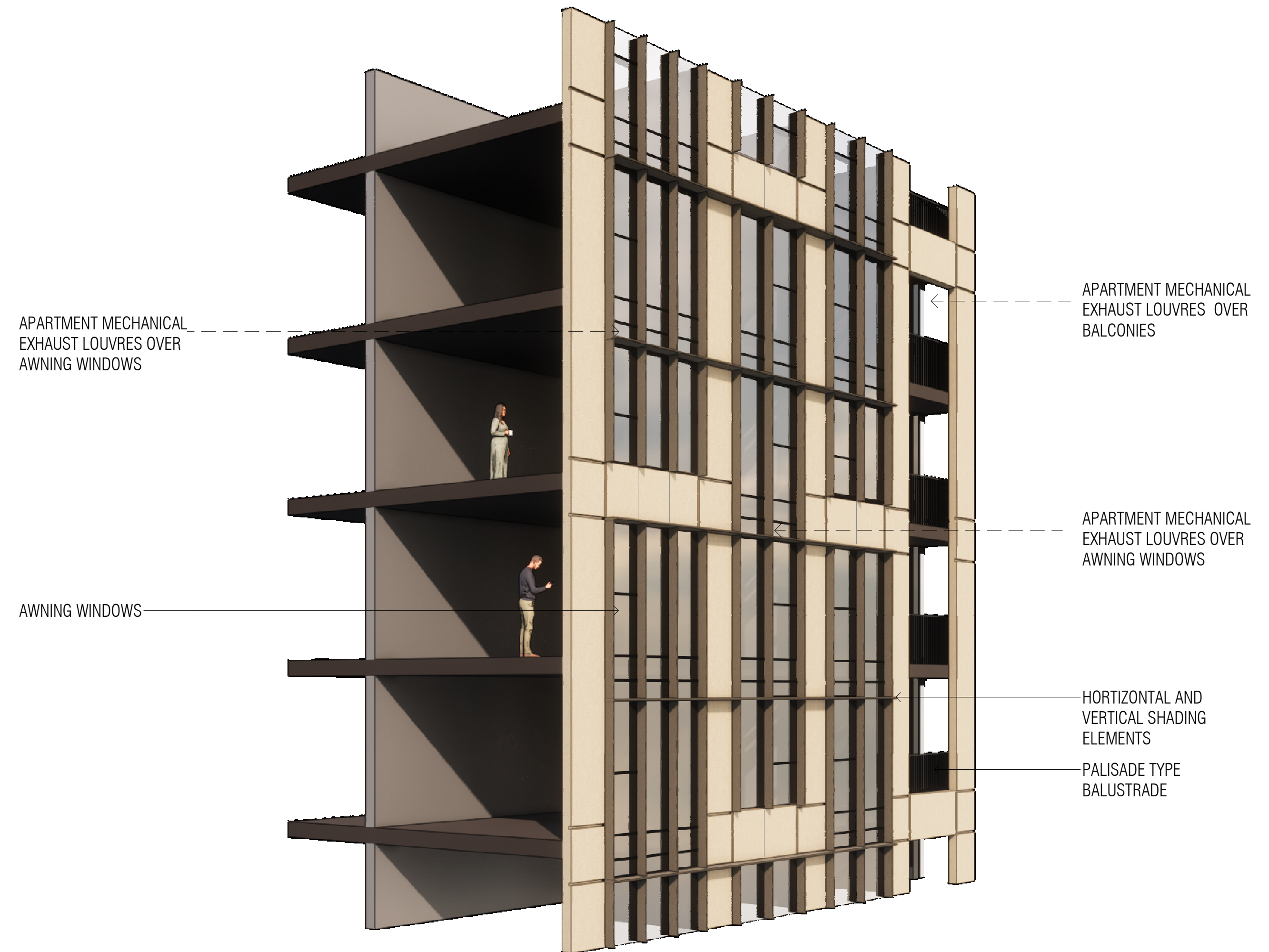
ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 256



PODIUM FACADE



TOWER FACADE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

REVISION	SSDA LODGEMENT	15.04.2025
A		

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSAIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

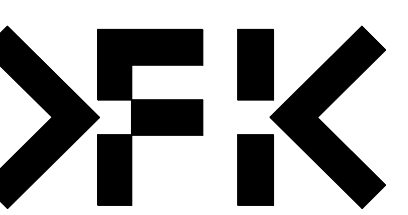
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
FAÇADE STRATEGY

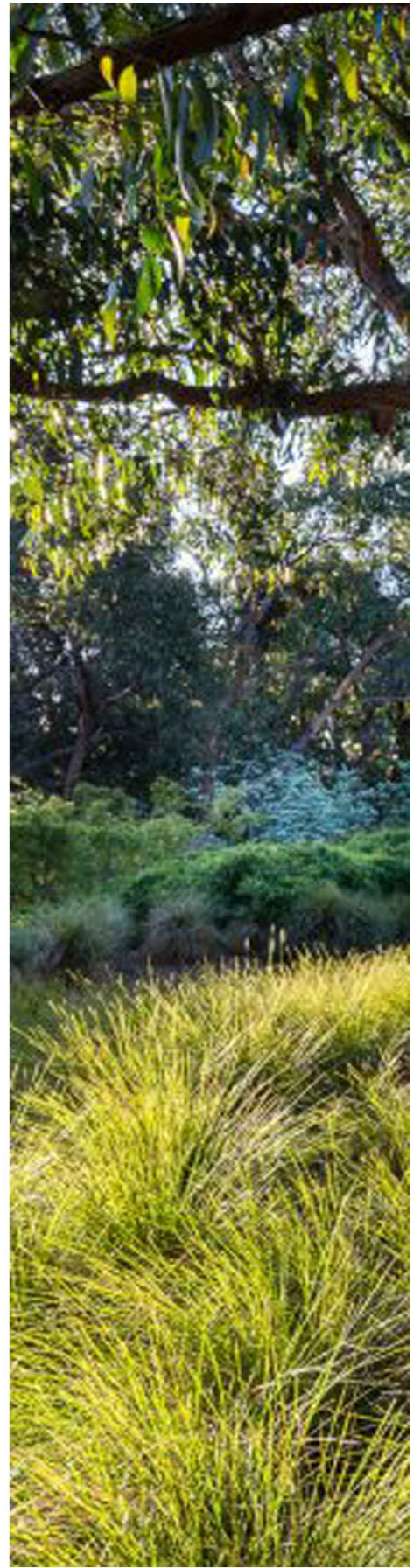
FK

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 257



G01
G02

C01

C02

Aw02
L01
M01

Aw01
B01
L02

C04

L02
M02
M03

EXTERIOR FINISHES LEGEND

- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
- Aw02 METAL AWNING, BEIGE COLOUR
- B01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
- C01 CEMENT/CONCRETE FINISH, WARM GREY COLOUR
- C02 CEMENTIOUS PANEL, BROWN COLOUR
- C03 CEMENTIOUS PRECAST PANEL, DARK BROWN COLOUR
- C04 LIGHT-COLOURED FINISH
- C05 BEIGE-COLOURED FINISH

- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOVRES, LIGHT BEIGE COLOUR
- L02 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING, DARK BEIGE COLOUR
- M02 METAL FRAMING, DARK BRONZE
- M03 DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT. SUBJECT TO REVISION WITHOUT NOTICE	

NOTES				
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.				

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	

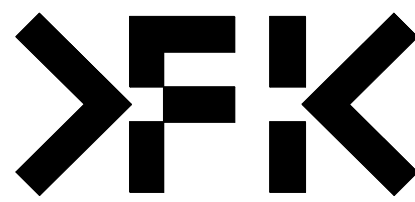
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
MATERIALITY PALETTE

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

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 300



VIEW FROM VICTORIA AVENUE

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

RENDERS

FK

WWW.FKAUSTRALIA.COM

L21, 259 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

SSDA LODGEMENT

REV.

A

DRAWING NO.

DA 301



VIEW FROM ANDERSON STREET

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

- THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25
 - ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
 - ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
 - ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT. SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

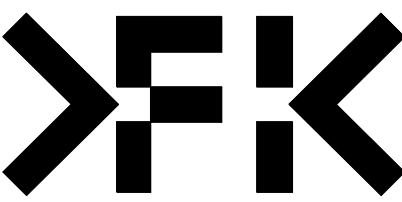
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
RENDERS

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO. DA 302



RENDER FROM VICTOR STREET

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT. SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

RENDERS

FK

WWW.FKAUSTRALIA.COM

L21, 259 GEORGE STREET, SYDNEY

NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

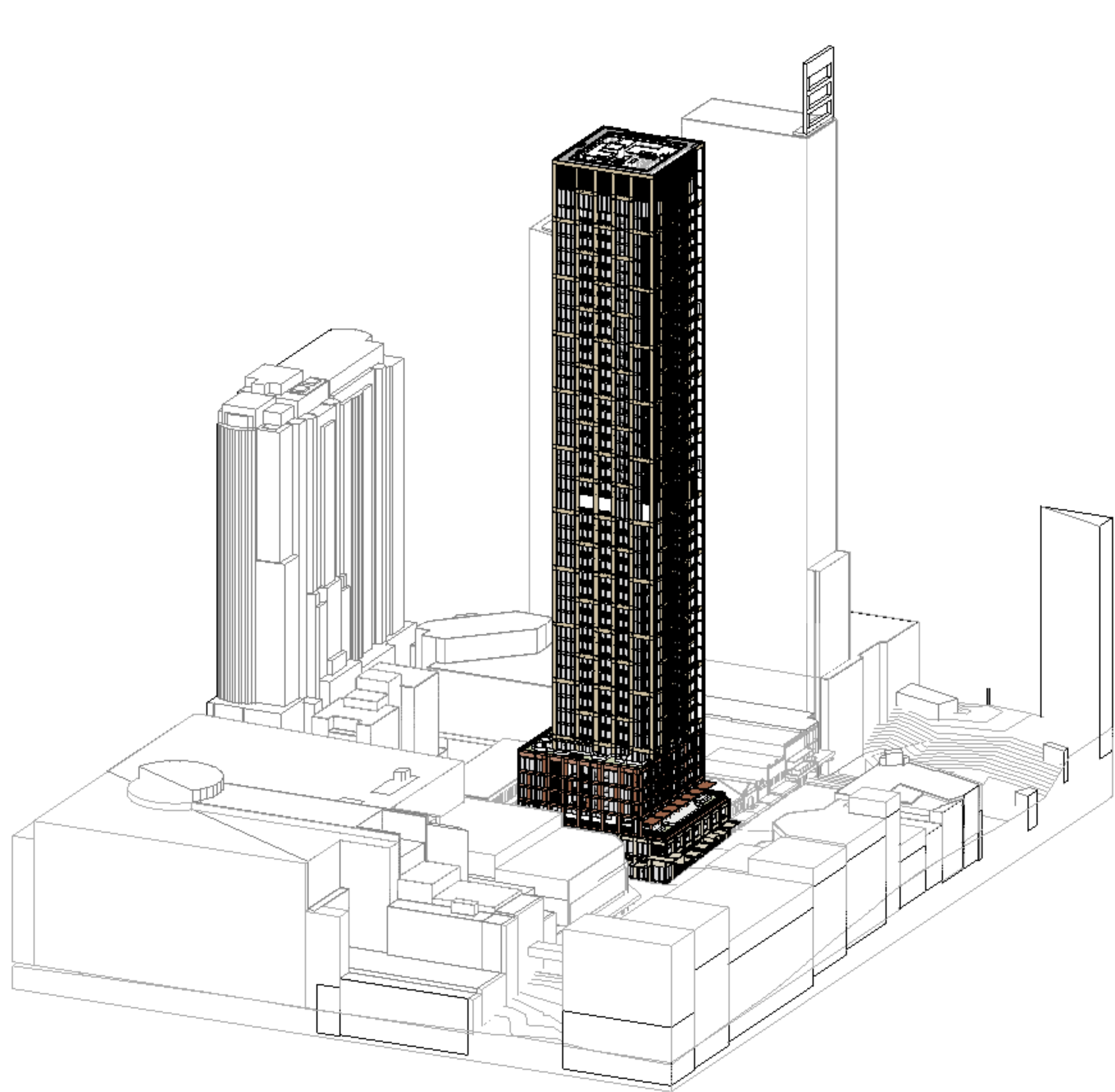
SSDA LODGEMENT

REV.

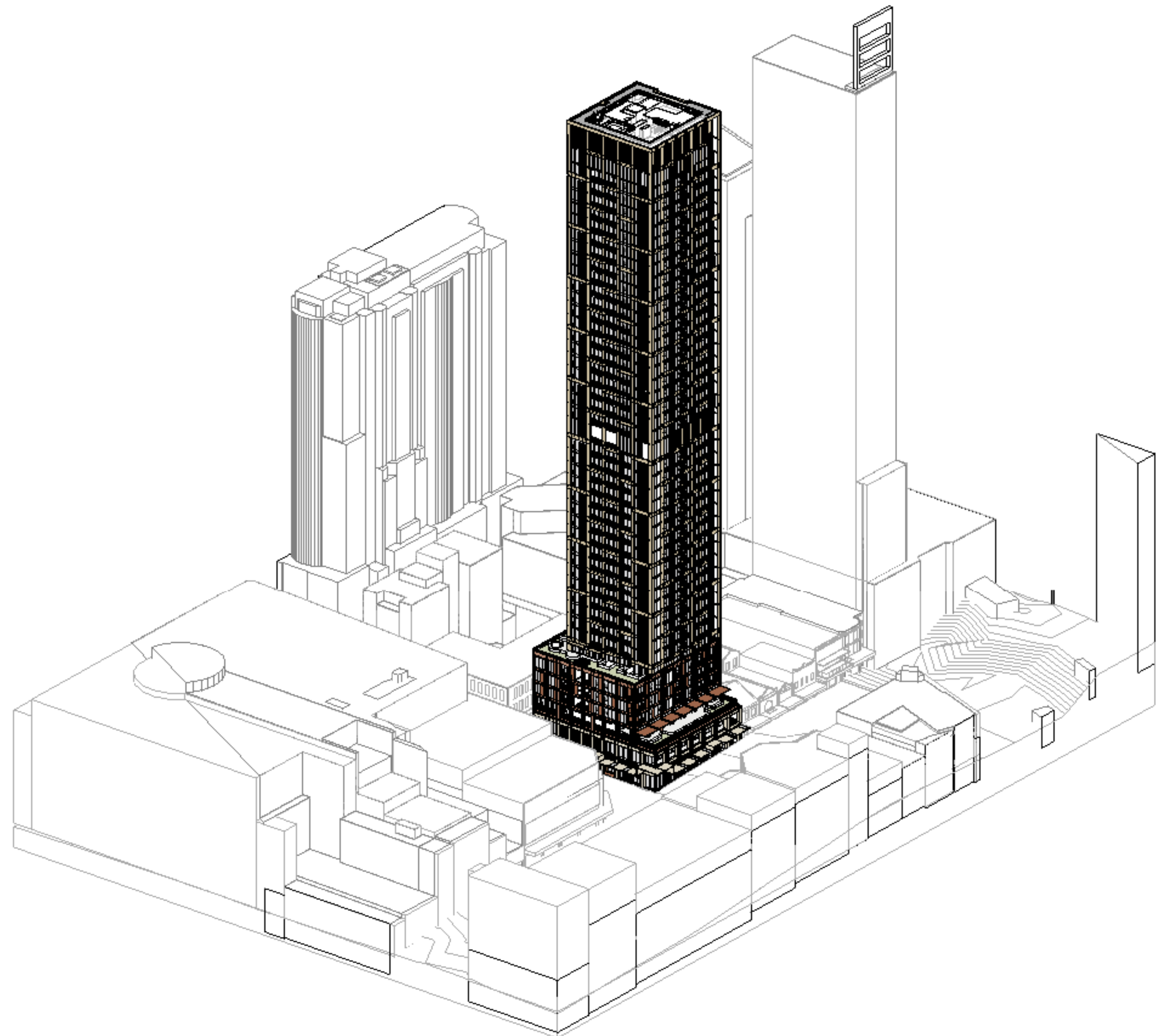
A

DRAWING NO.

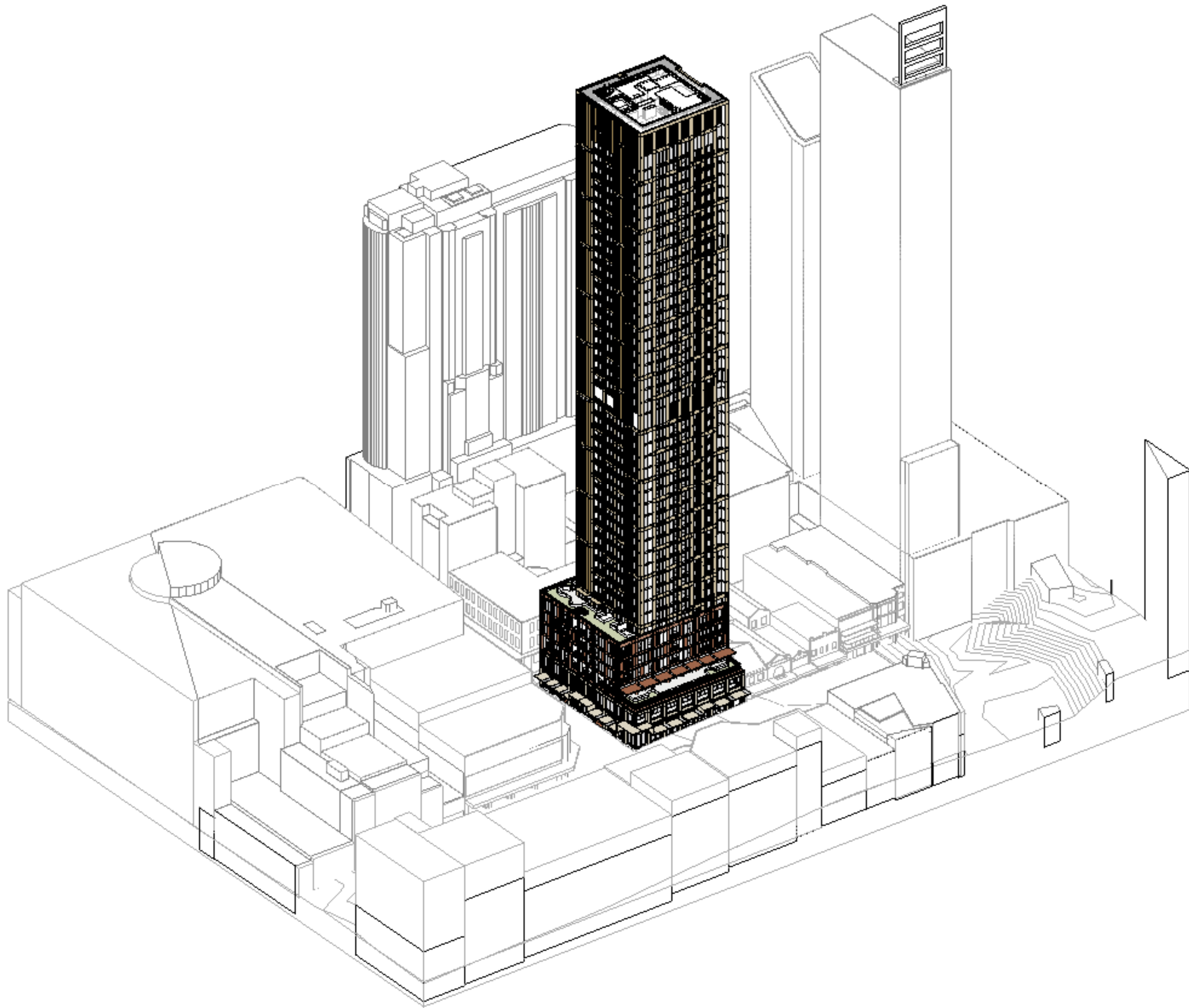
DA 303



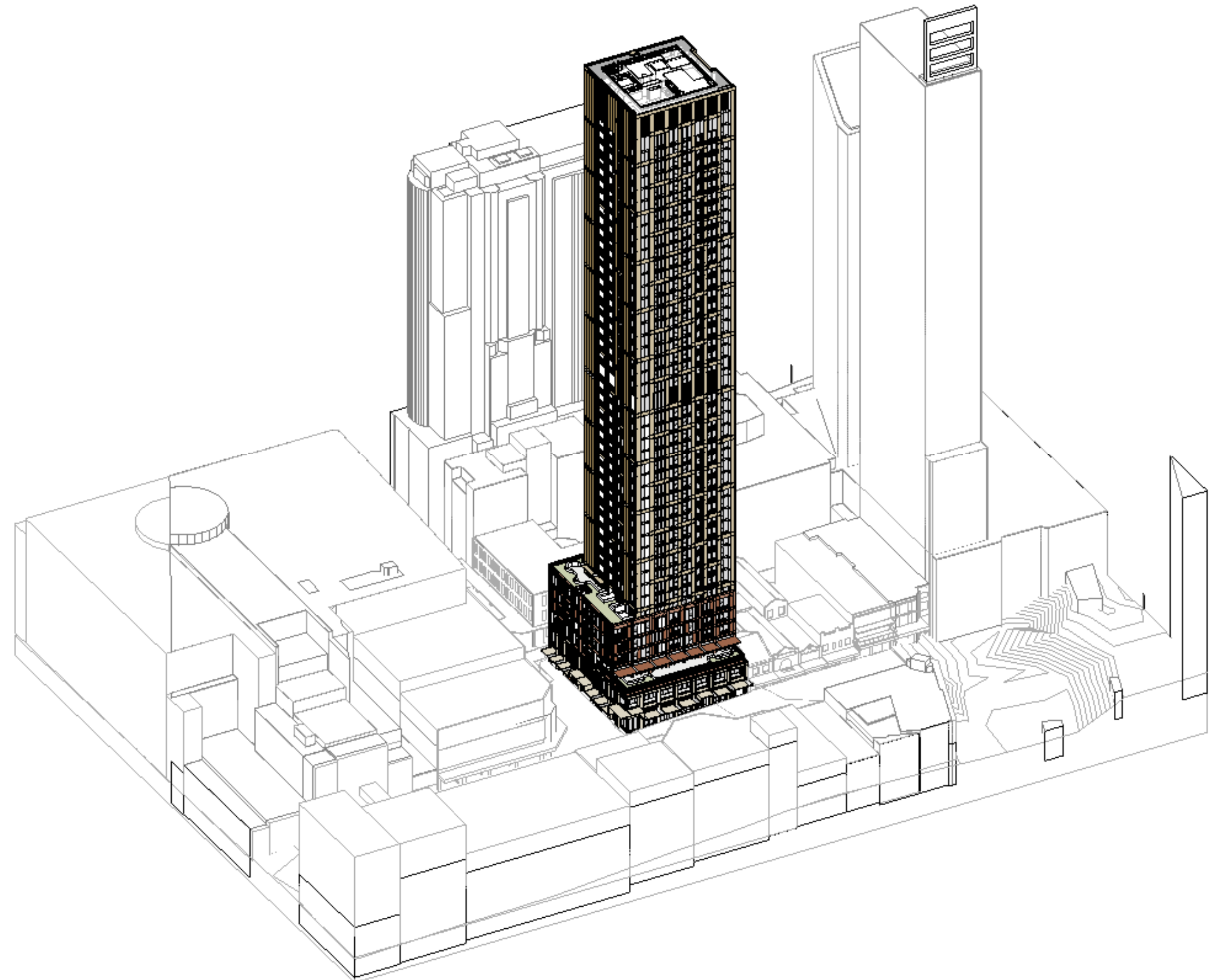
1 SUN VIEW - 9.00 AM



2 SUN VIEW - 10.00 AM



1 SUN VIEW - 11.00 AM



2 SUN VIEW - 11.30 AM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	REVIEW DATE: 26.03.25
□	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
VIEWS FROM THE SUN

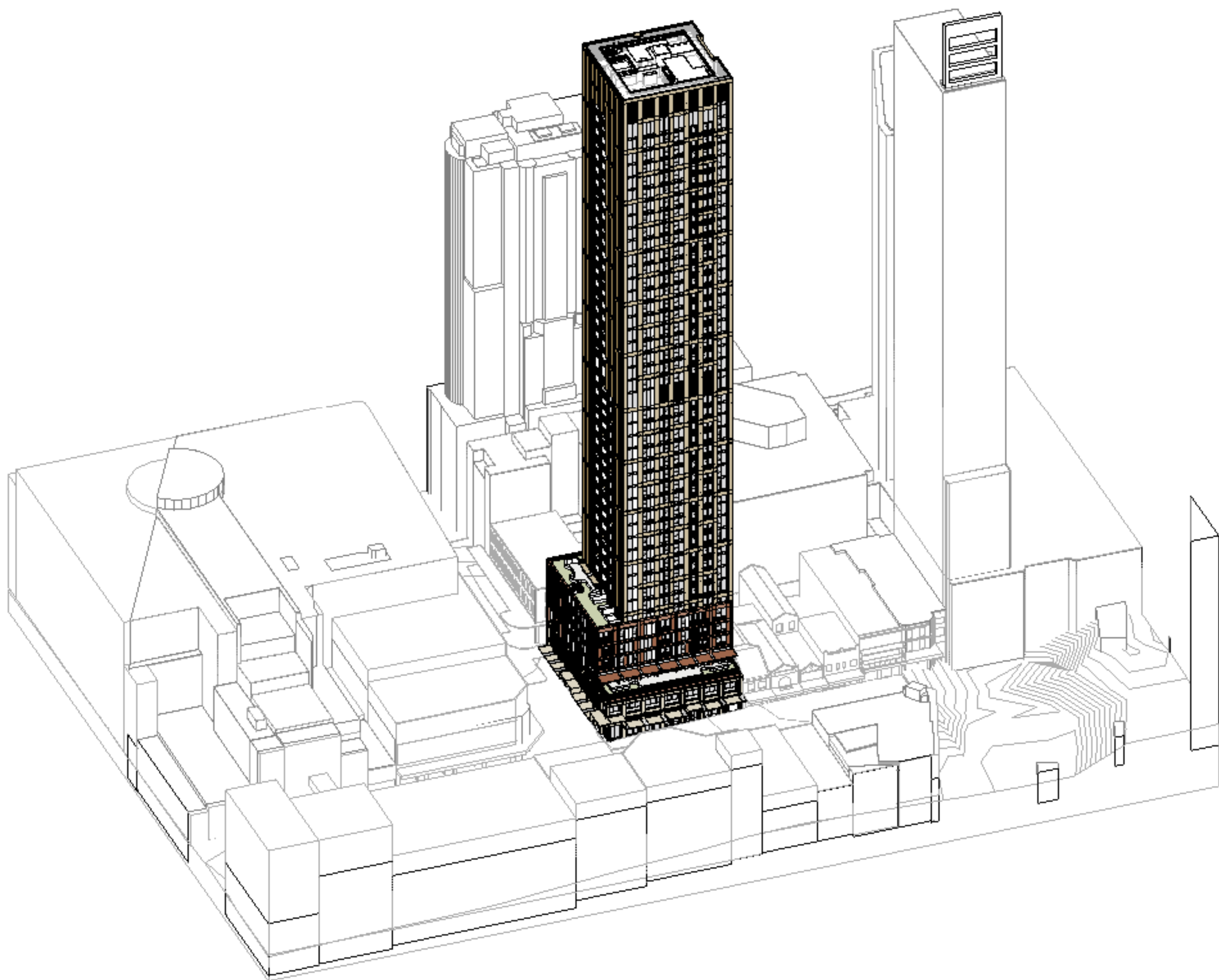
FK

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

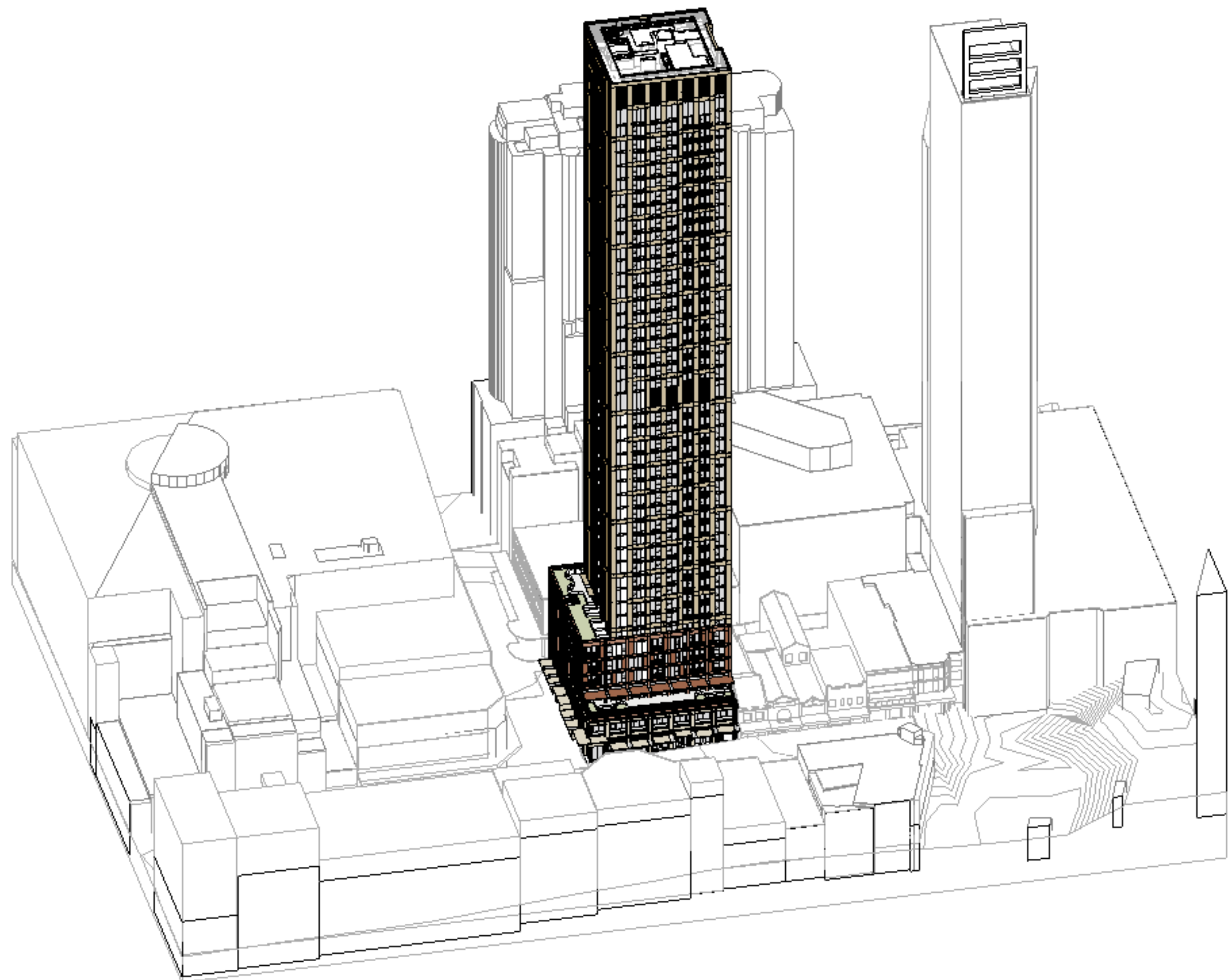
ISSUE PURPOSE
SSDA LODGEMENT



REV.	DRAWING NO.
A	DA 401



1 SUN VIEW - 12.00 PM



2 SUN VIEW - 12.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT. SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

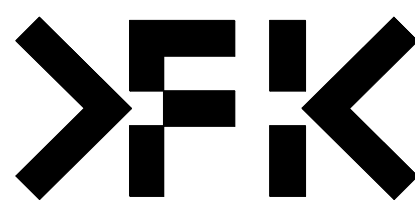
VIEWS FROM THE SUN

FK

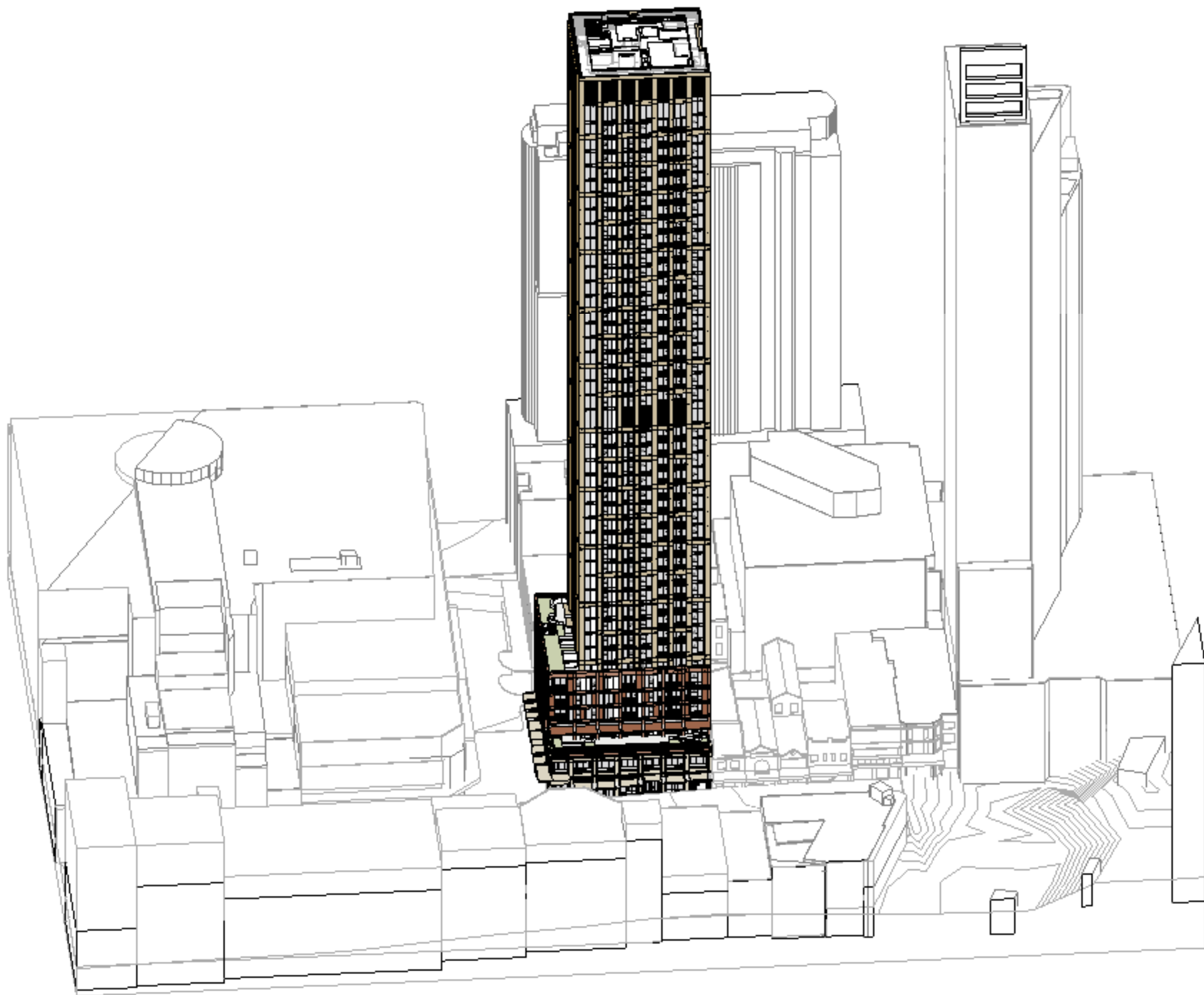
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

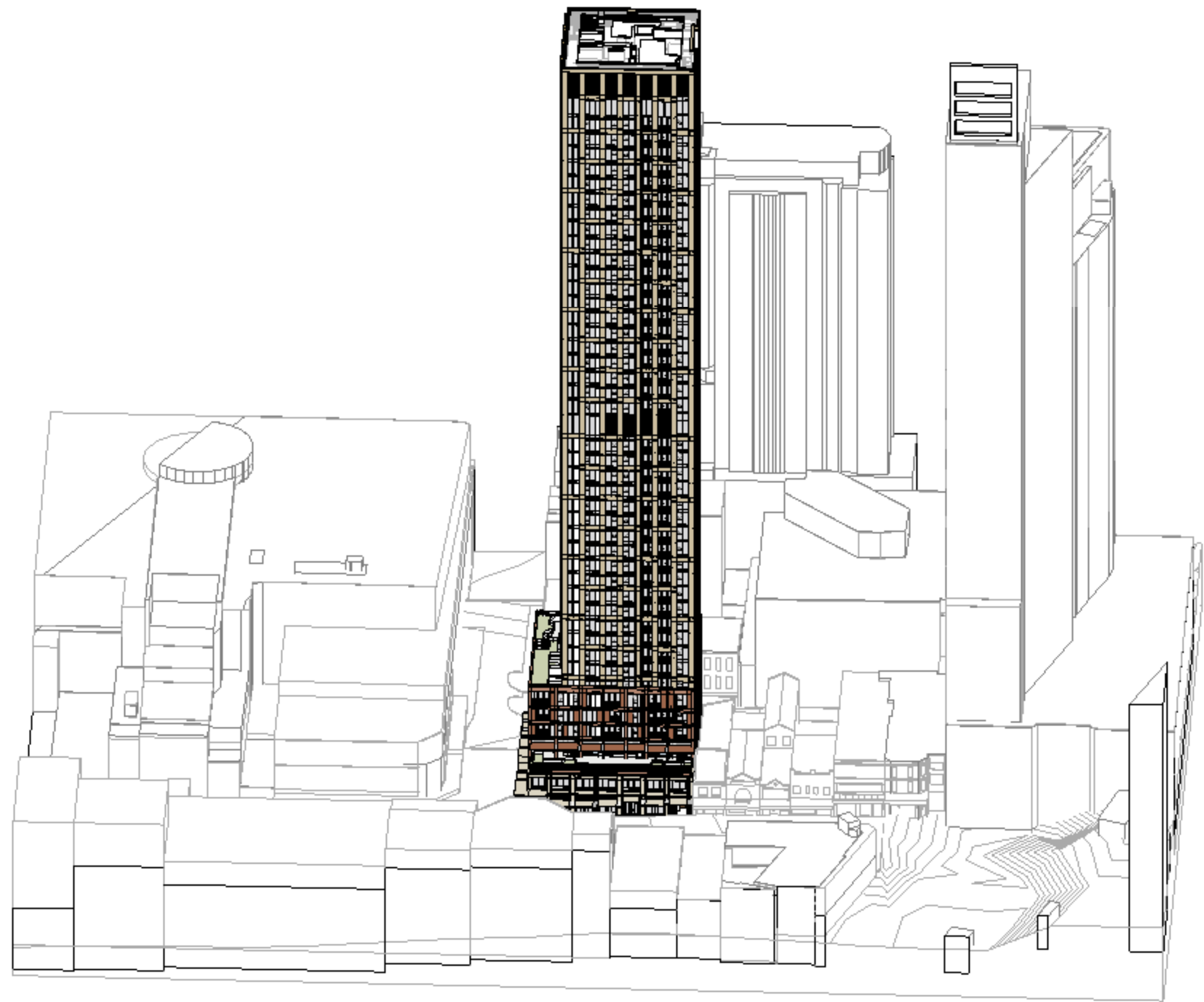
SSDA LODGEMENT



REV.	DRAWING NO.
A	DA 402



1 SUN VIEW - 1.00 PM



2 SUN VIEW - 1.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 26.03.25

☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

VIEWS FROM THE SUN

FK

WWW.FKAUSTRALIA.COM

L21, 259 GEORGE STREET, SYDNEY

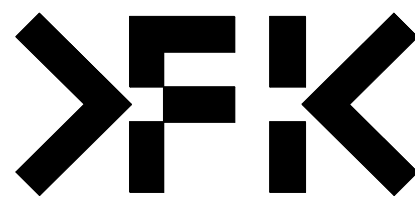
NEW SOUTH WALES 2000 AUSTRALIA

TELEPHONE: +61 2 8216 3500

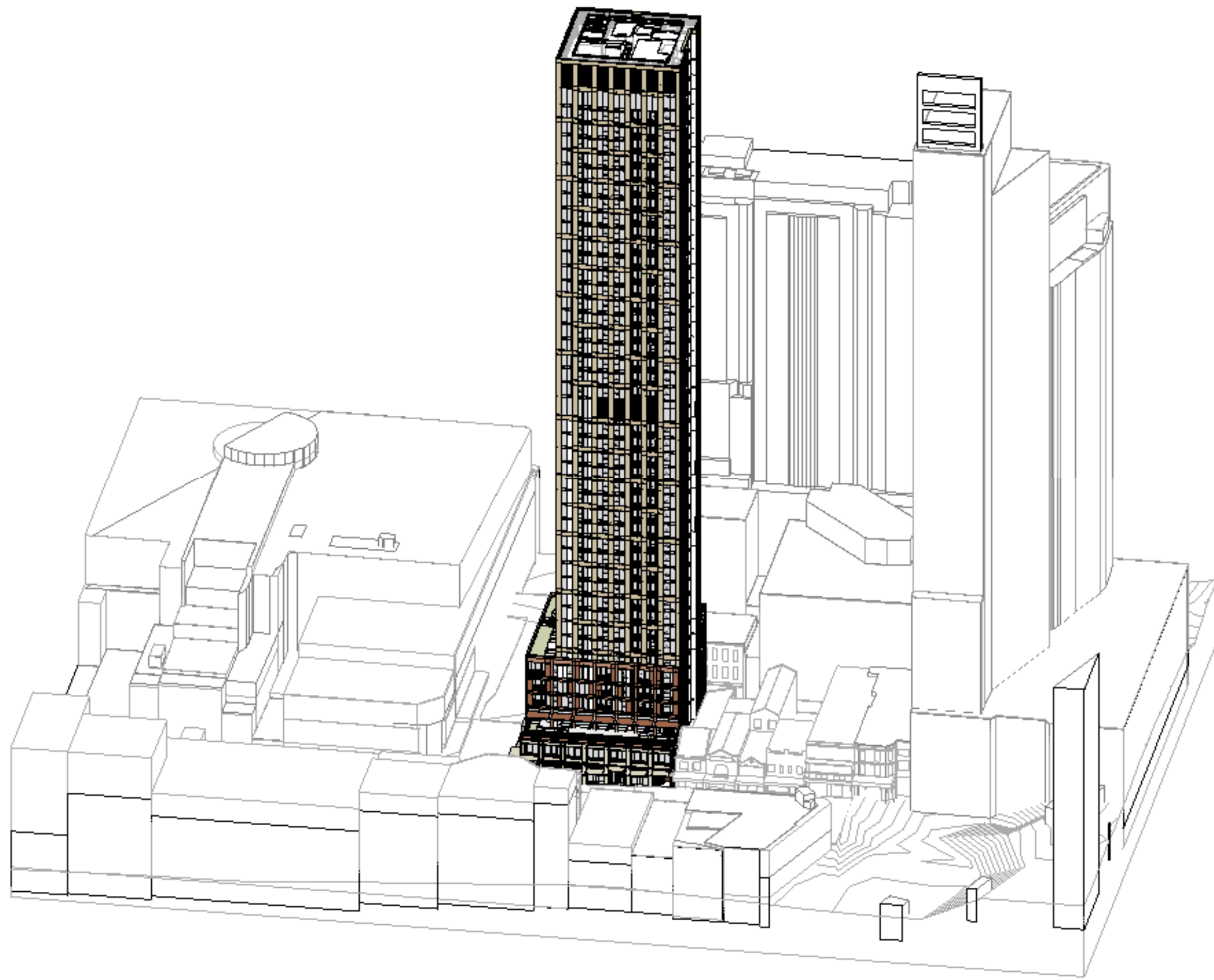
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE

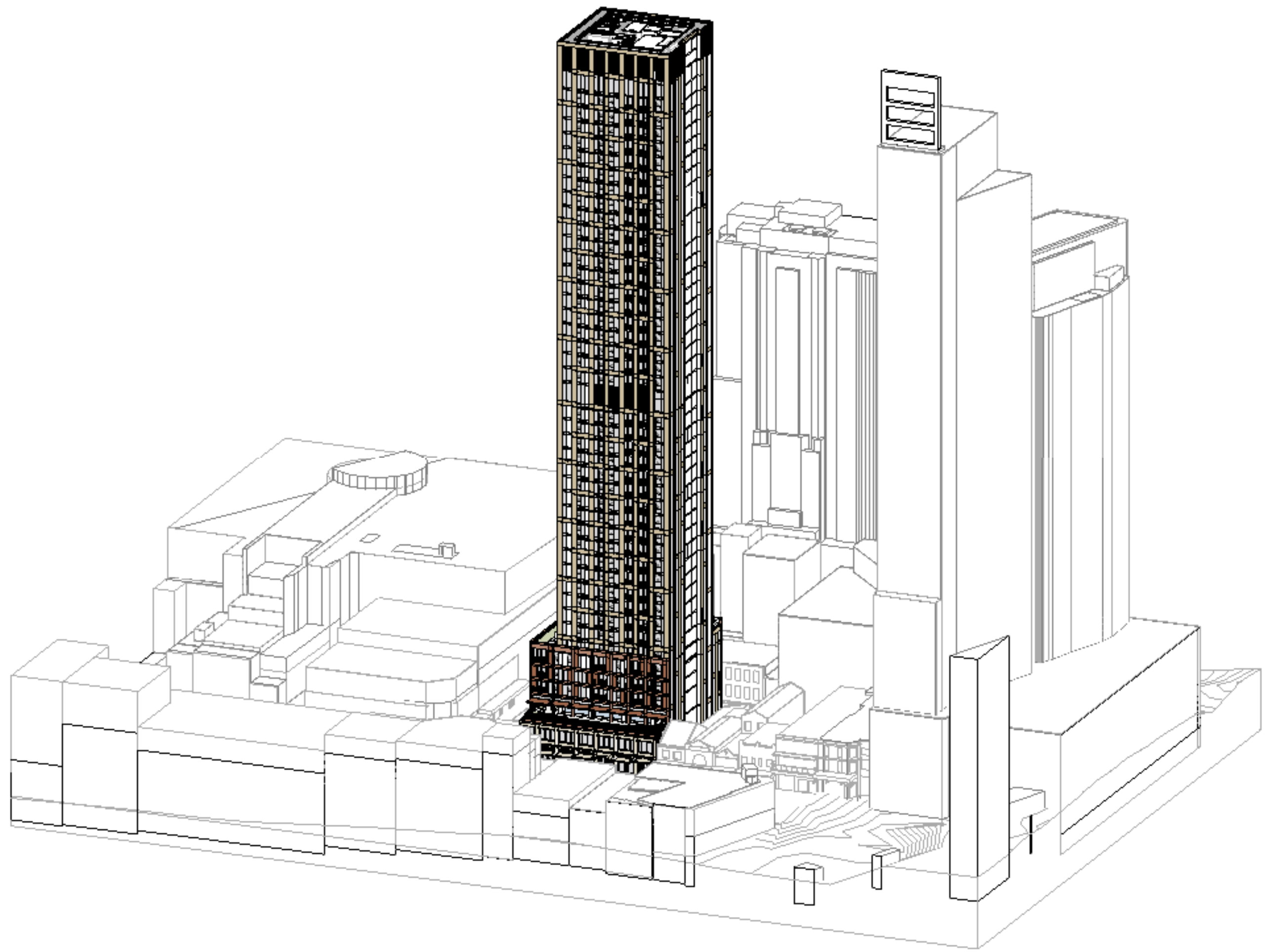
SSDA LODGEMENT



REV.	DRAWING NO.
A	DA 403



1 SUN VIEW - 2.00 PM



3 SUN VIEW - 3.00 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- ☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- ☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- ☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 26.03.25

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE

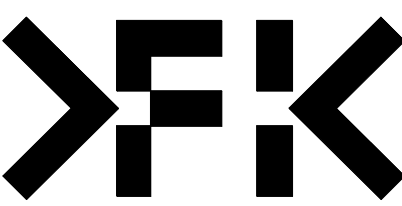
VIEWS FROM THE SUN

FK

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

ISSUE PURPOSE

SSDA LODGEMENT



REV.

A

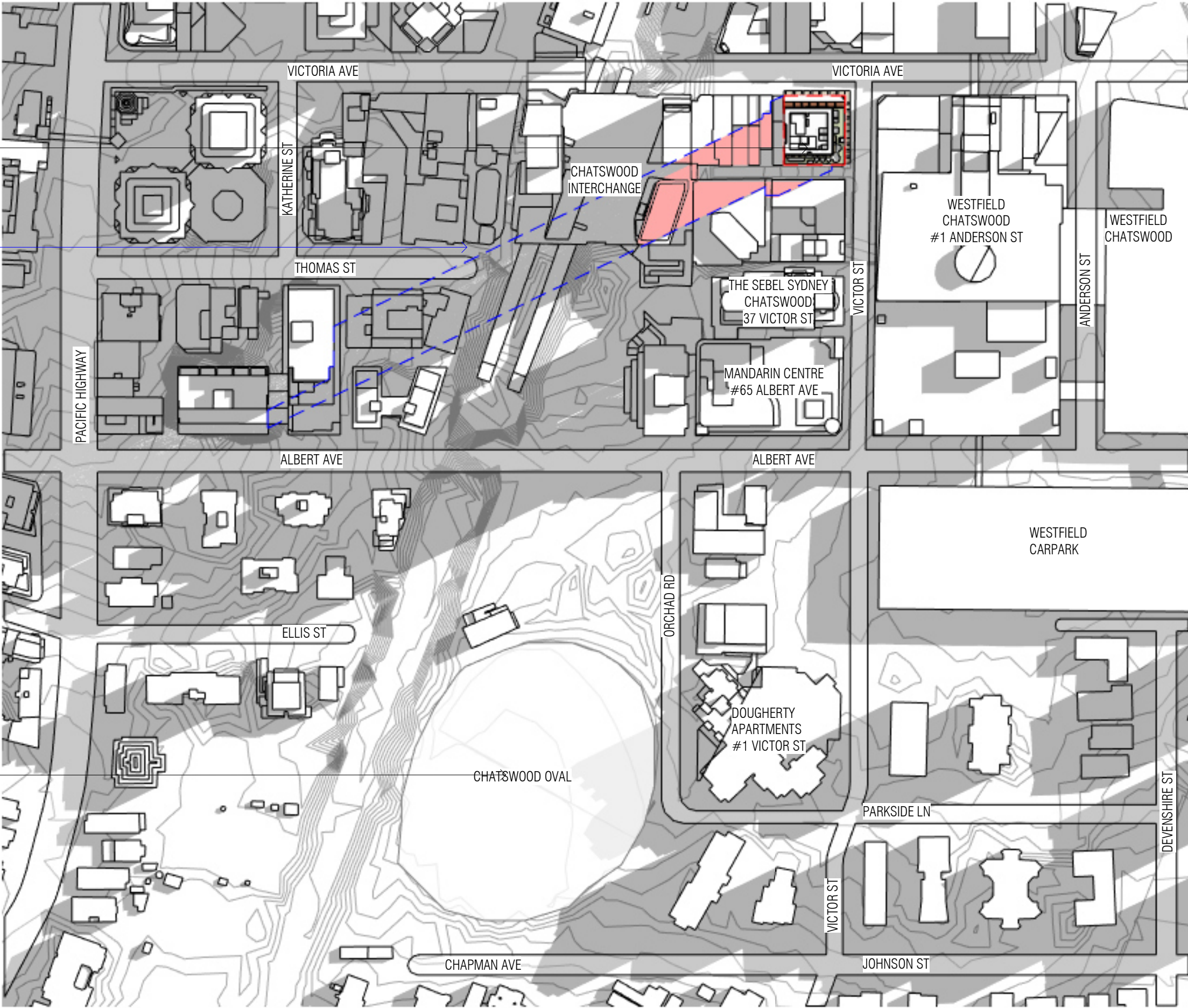
DRAWING NO.

DA 404

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)



1 SHADOW DIAGRAM - 9.00 AM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)



2 SHADOW DIAGRAM - 10.00 AM

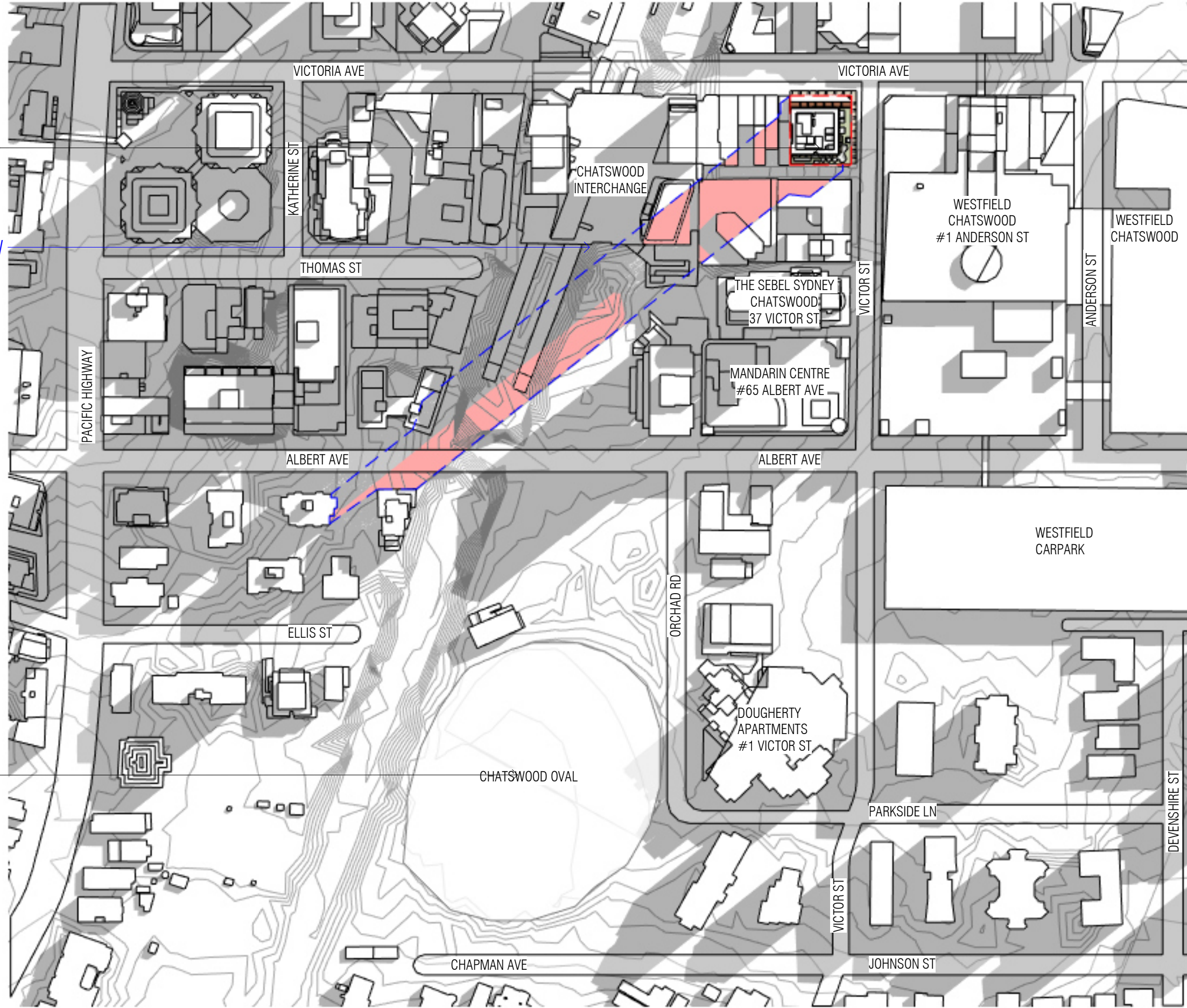
SHADOW OF PROPOSED BUILDING
(EXCLUDING EXISTING SHADOWS)

3 SHADOW DIAGRAM - 11.00 AM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

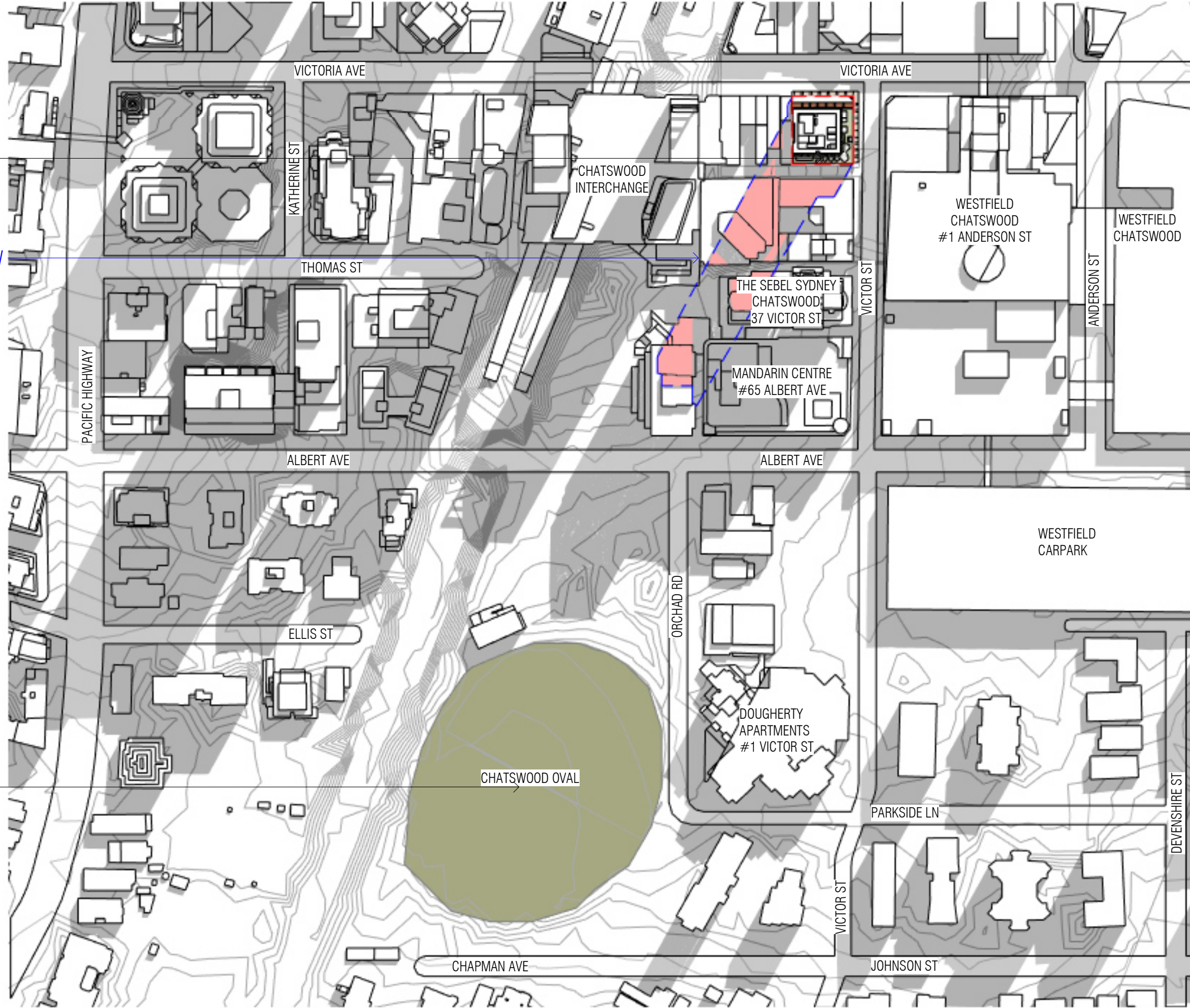


3 SHADOW DIAGRAM - 11.00 AM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)



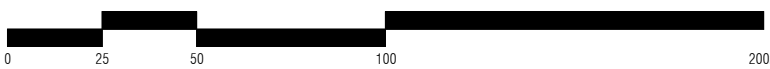
4 SHADOW DIAGRAM - 11.30 AM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

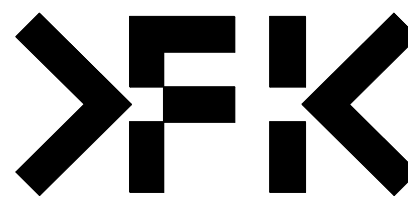
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

FK
WWW.FKAUSTRALIA.COM
L21, 255 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 405

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 1
CHATSWOOD ROSE GARDEN
(12PM - 2PM)

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

1 SHADOW DIAGRAM - 12.00 PM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 1
CHATSWOOD ROSE GARDEN
(12PM - 2PM)

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

SHADOW OF PROPOSED BUILDING
(EXCLUDING EXISTING SHADOWS)

3 SHADOW DIAGRAM - 1.00 PM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 1
CHATSWOOD ROSE GARDEN
(12PM - 2PM)

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

2 SHADOW DIAGRAM - 12.30 PM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 1
CHATSWOOD ROSE GARDEN
(12PM - 2PM)

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

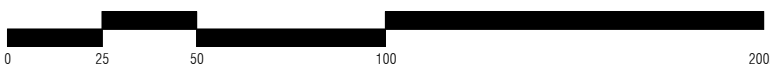
4 SHADOW DIAGRAM - 1.30 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115 GENERAL R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

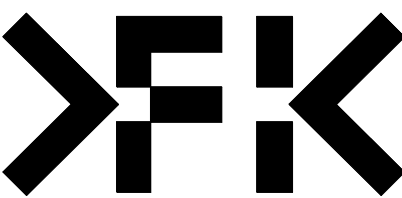
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

FK
WWW.FKAUSTRALIA.COM
L21, 255 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. A
DRAWING NO.
DA 406

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 1
CHATSWOOD ROSE GARDEN
(12PM - 2PM)

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

1 SHADOW DIAGRAM - 2.00 PM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

SHADOW OF PROPOSED BUILDING
(EXCLUDING EXISTING SHADOWS)

3 SHADOW DIAGRAM - 3.00 PM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

2 SHADOW DIAGRAM - 2.30 PM

Autodesk Docs://23115-410-416 Victoria Avenue Chatswood/23115_GENERAL-R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	
□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT. SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

PROJECT
NOVUS ON VICTORIA

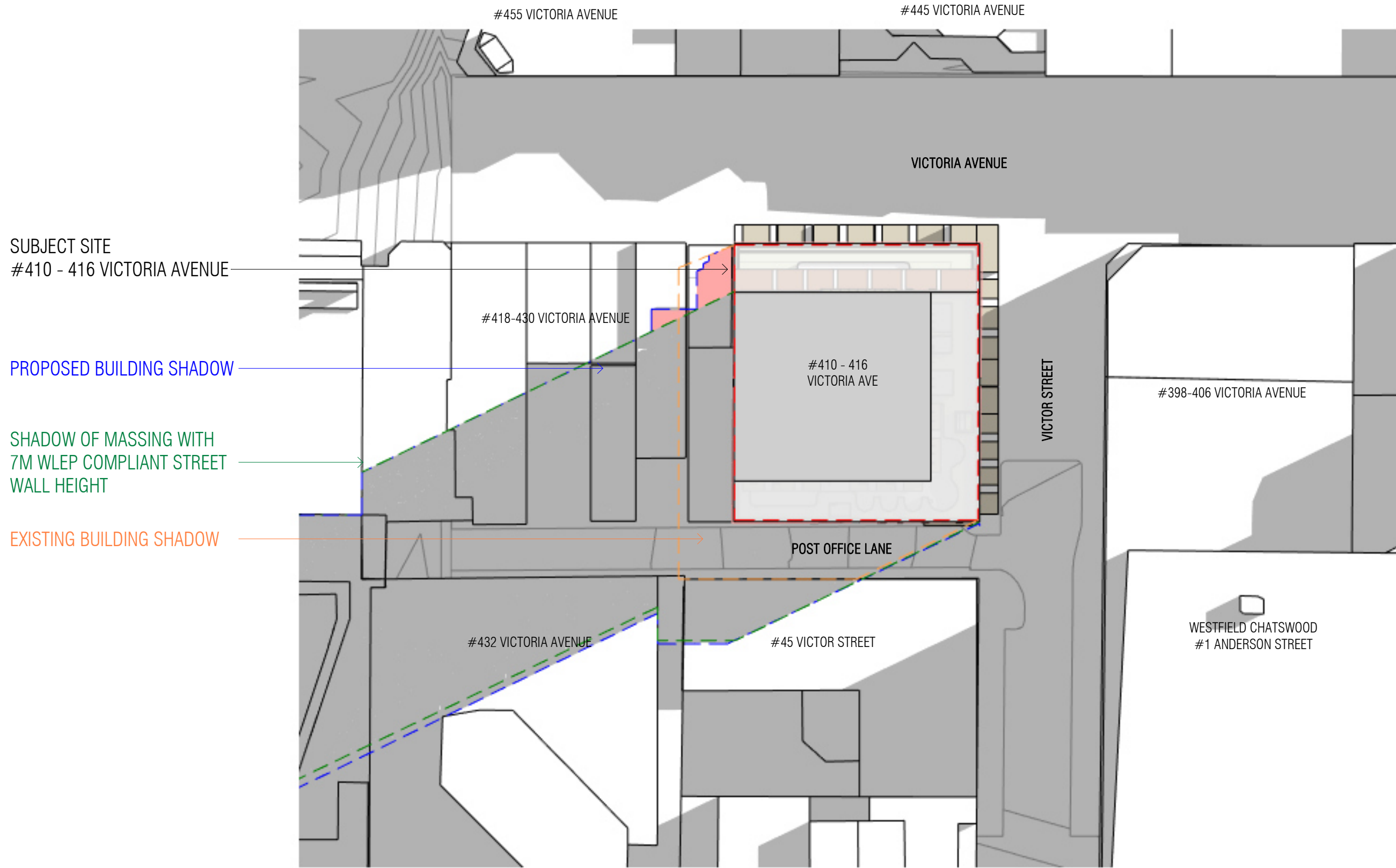
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

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

ISSUE PURPOSE
SSDA LODGEMENT

REV. A
DRAWING NO.
DA 407



1 SHADOW STUDY - 9.00 AM



2 SHADOW STUDY - 10.00 AM



3 SHADOW STUDY - 11.00 AM



4 SHADOW STUDY - 12.00 PM

----- PROPOSED BUILDING SHADOW

----- EXISTING BUILDING SHADOW

----- SHADOW OF MASSING WITH 7M WLEP COMPLIANT STREET WALL HEIGHT

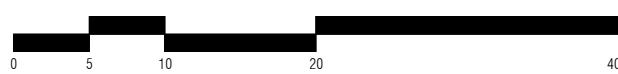
----- ADDITIONAL SHADOW CAST BY THE PROPOSED BUILDING DUE TO VARIATION FROM THE WLEP 7M STREET WALL HEIGHT CONTROL.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

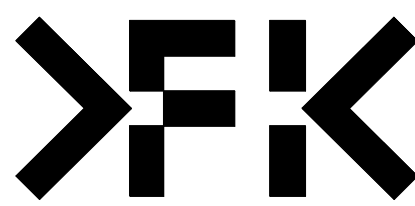


DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

PROJECT	
NOVUS ON VICTORIA	
410-416 VICTORIA AVE CHATSWOOD	
DRAWING TITLE	
SHADOW STUDY	

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

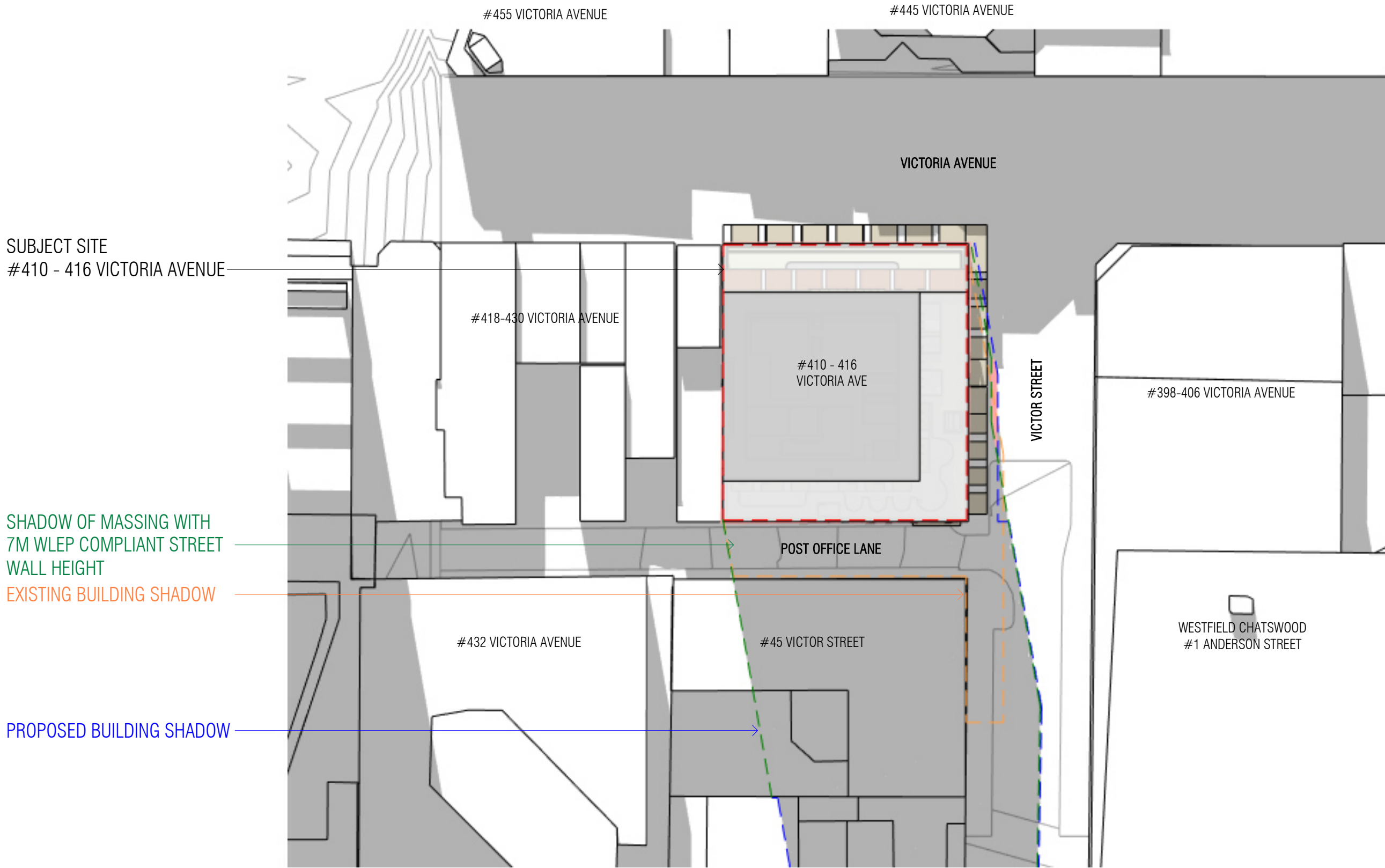
ISSUE PURPOSE
SSDA LODGEMENT



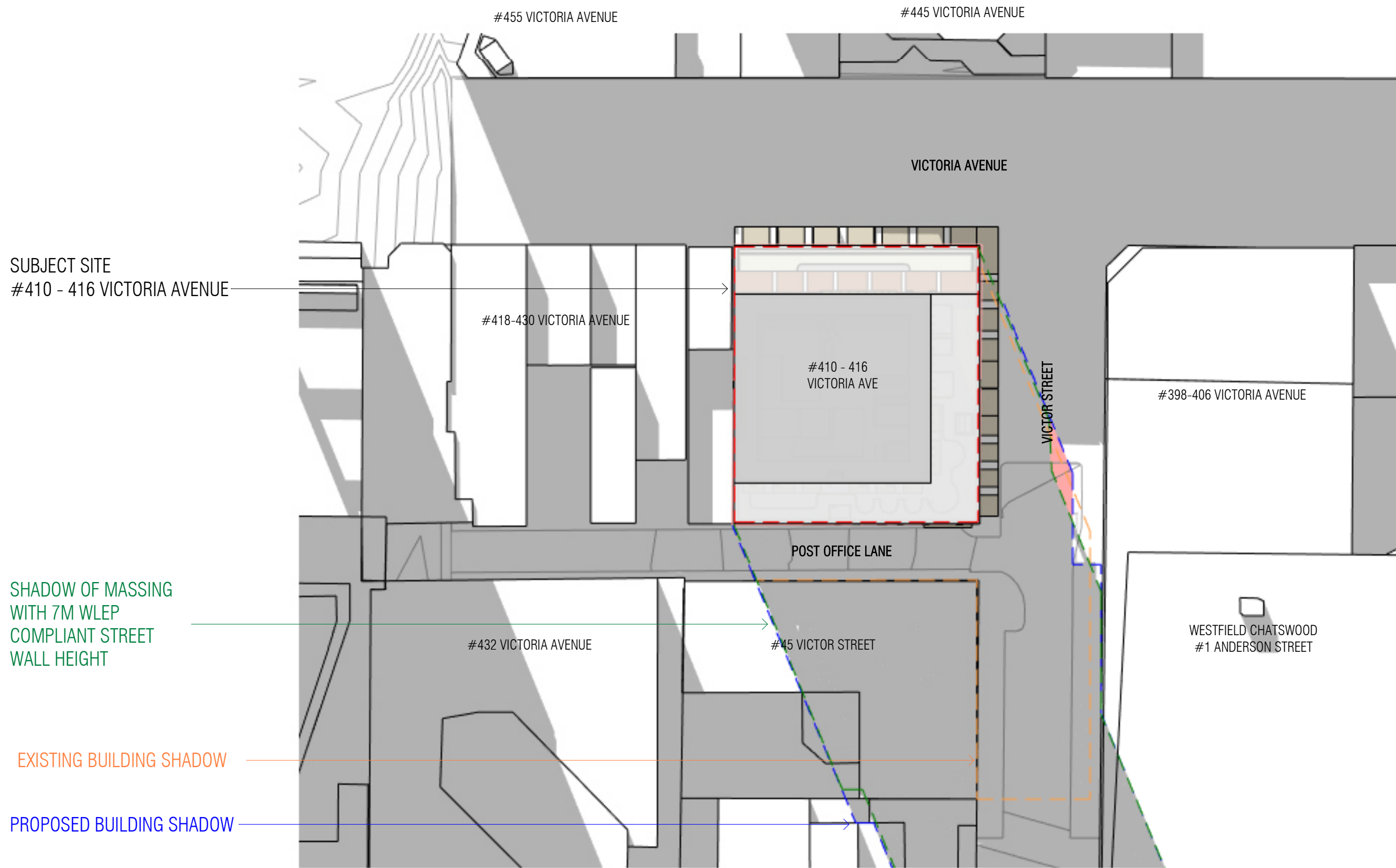
REV. A
DRAWING NO.
DA 408



1 SHADOW STUDY - 1.00 PM



2 SHADOW STUDY - 2.00 PM



3 SHADOW STUDY - 3.00 PM

PROPOSED BUILDING SHADOW

EXISTING BUILDING SHADOW

SHADOW OF MASSING WITH
7M WLEP COMPLIANT STREET
WALL HEIGHT

ADDITIONAL SHADOW CAST BY THE
PROPOSED BUILDING DUE TO
VARIATION FROM THE WLEP 7M
STREET WALL HEIGHT CONTROL.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.



DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	As indicated @A1

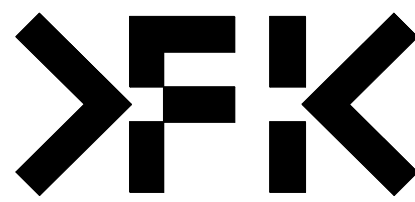
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

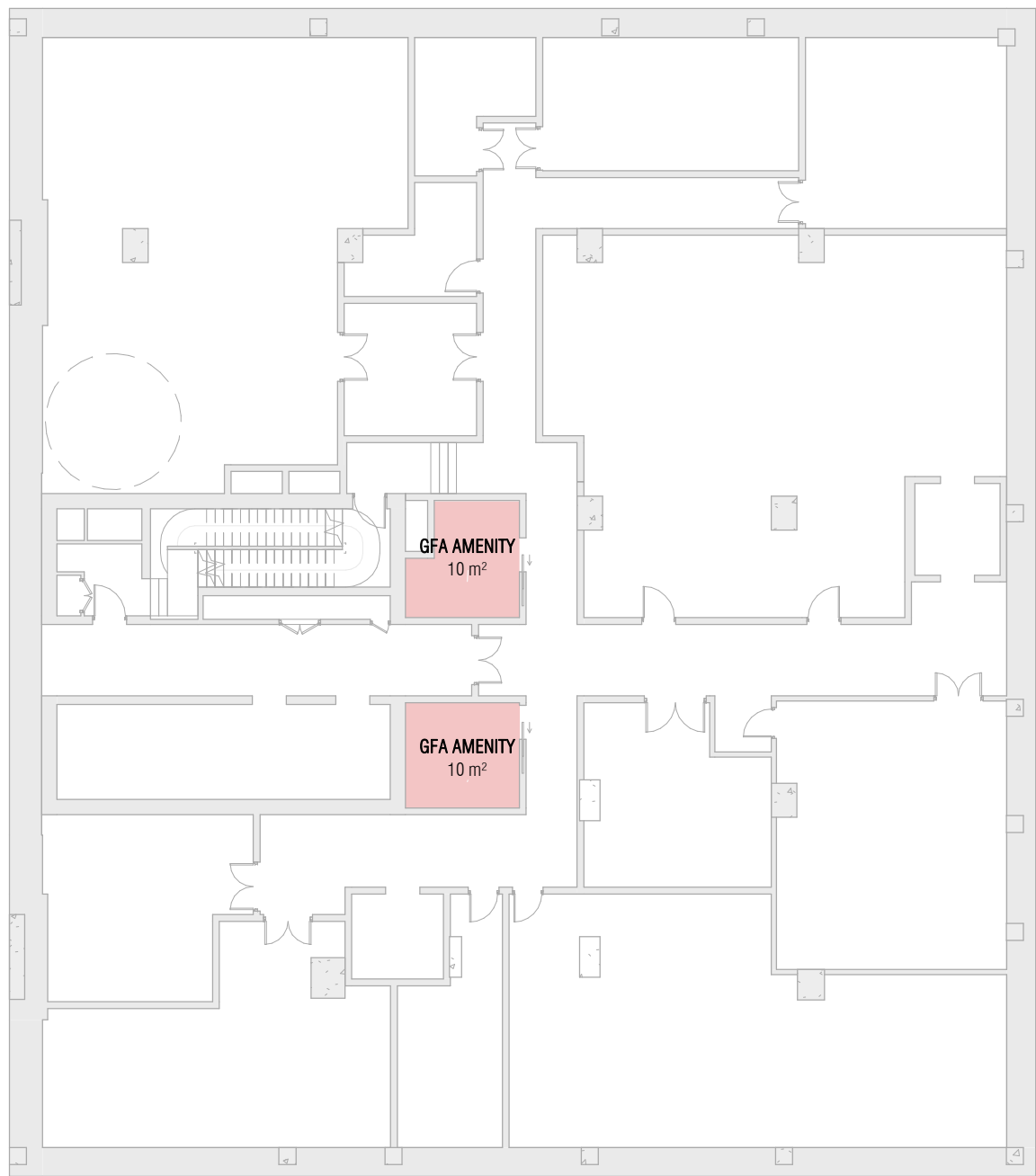
DRAWING TITLE
SHADOW STUDY

FK
WWW.FKAUSTRALIA.COM
L21, 299 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

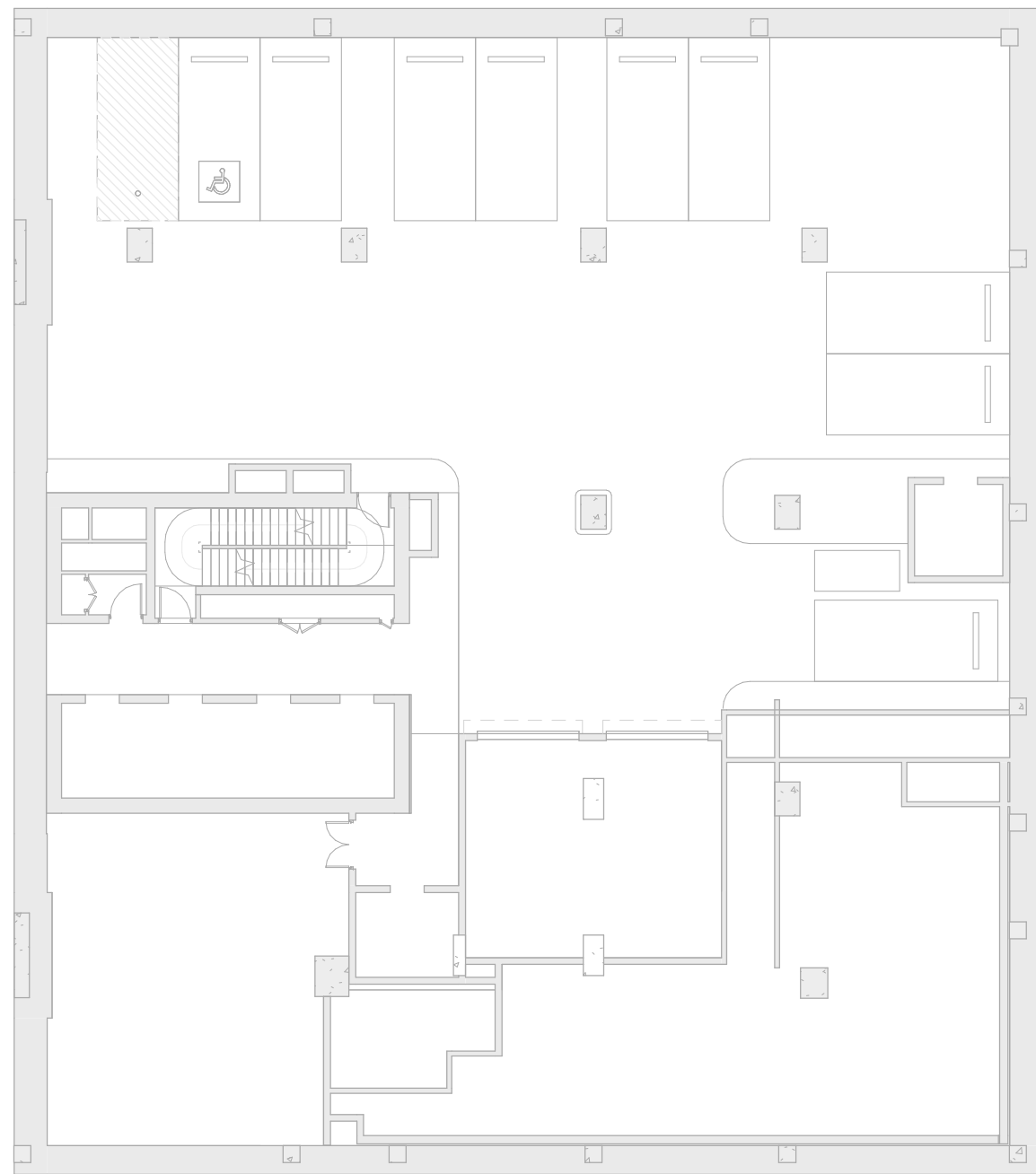
ISSUE PURPOSE
SSDA LODGEMENT



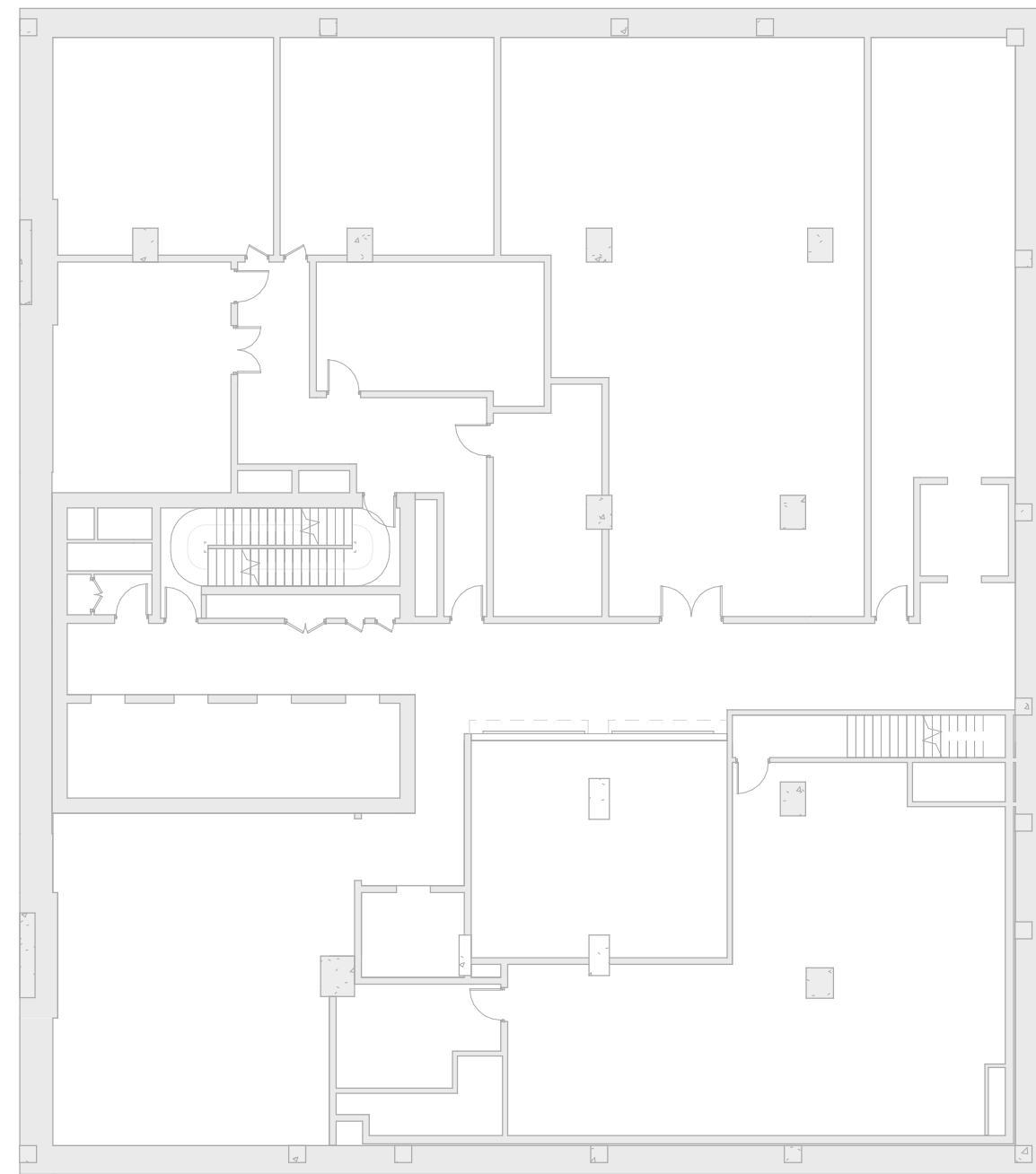
REV. A
DRAWING NO.
DA 409



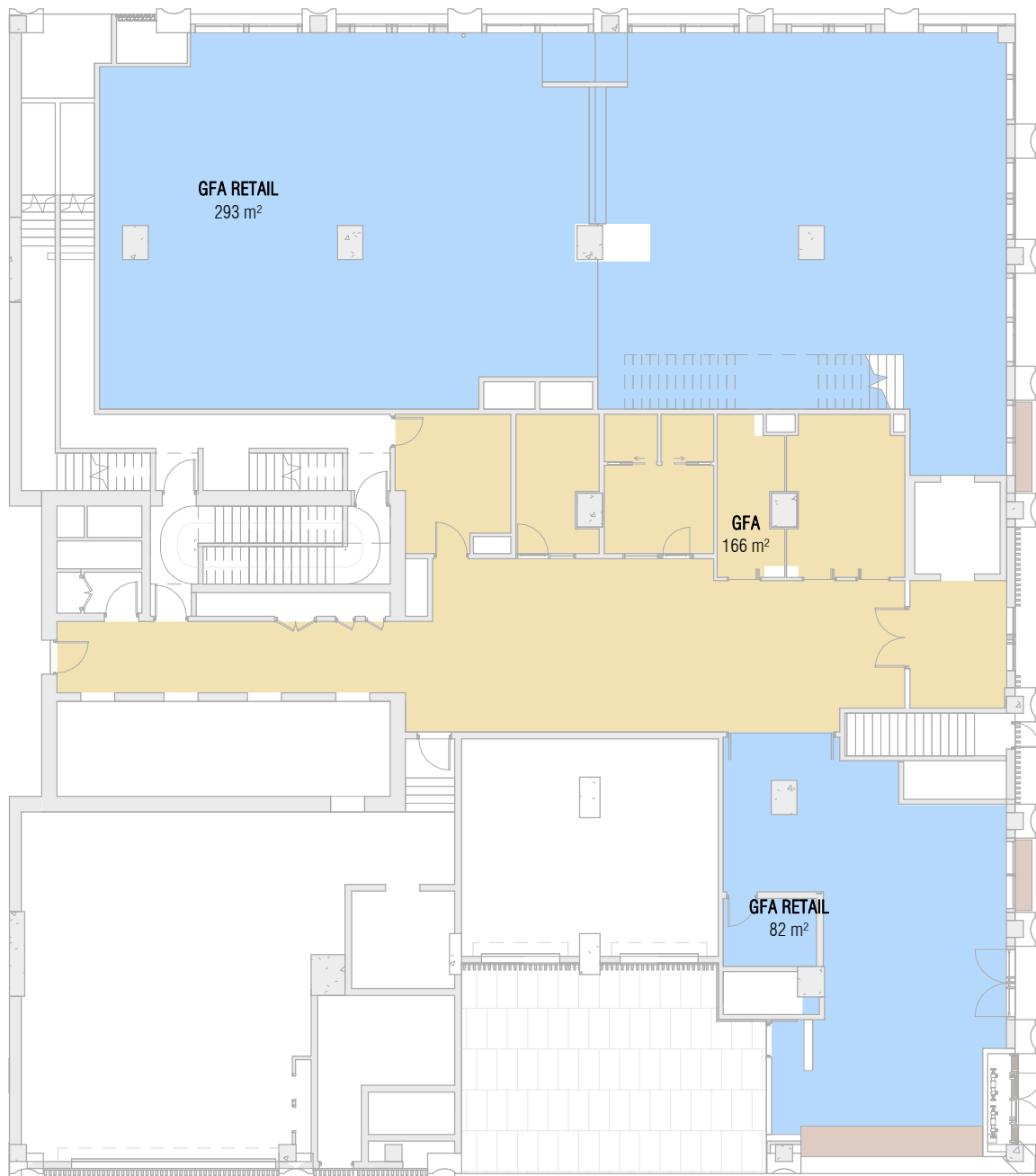
7 BASEMENT 3



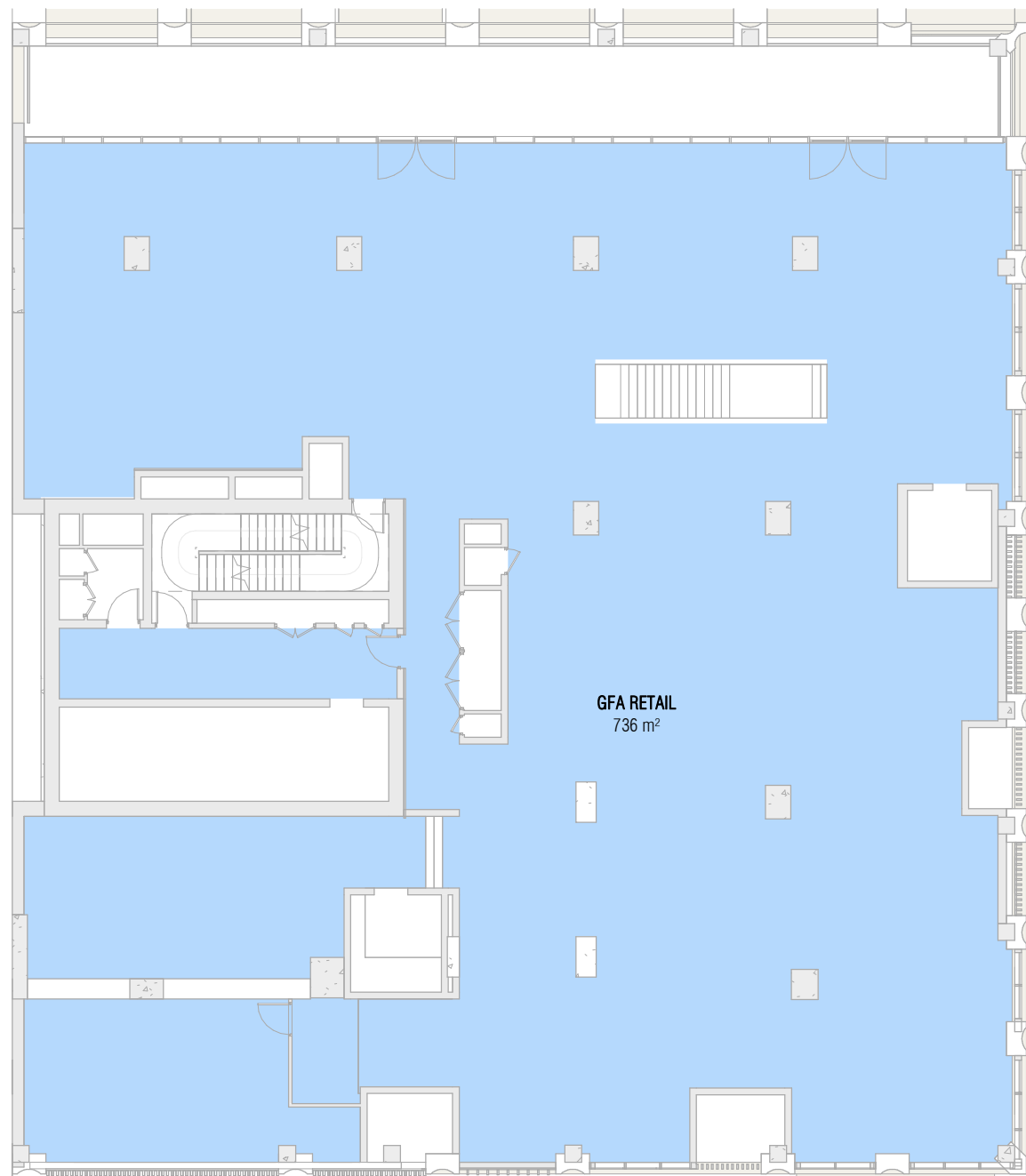
1 BASEMENT 2



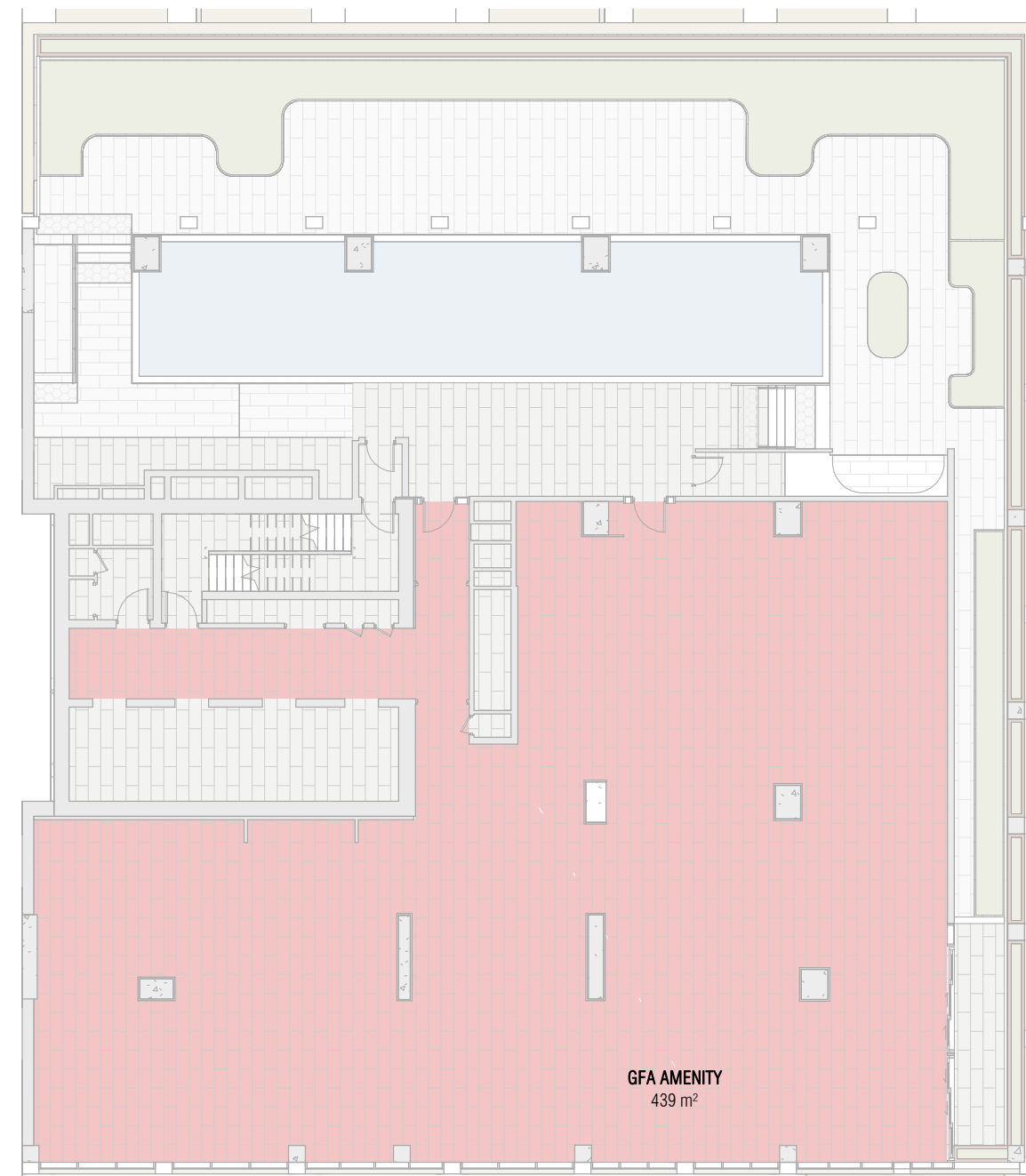
2 BASEMENT 1



3 GROUND



4 LEVEL 1



5 LEVEL 2

GFA RESIDENTIAL	
LEVEL	GFA
TOTAL	16318 m²

GFA AMENITY	
LEVEL	GFA
BASEMENT 3	20 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1047 m²

GFA RETAIL	
LEVEL	GFA
GROUND	374 m²
LEVEL 1	736 m²
TOTAL	1110 m²

GFA

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but exclude—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (f) storage, and
- (i) vehicular access, loading areas, garbage and services, and

- (l) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A	SSDA LODGEMENT	15.04.2025
---	----------------	------------

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 200 @A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
COMPLIANCE - GFA

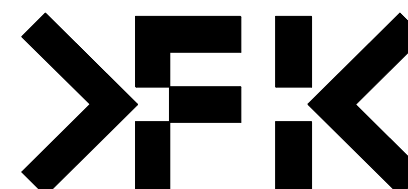
FK

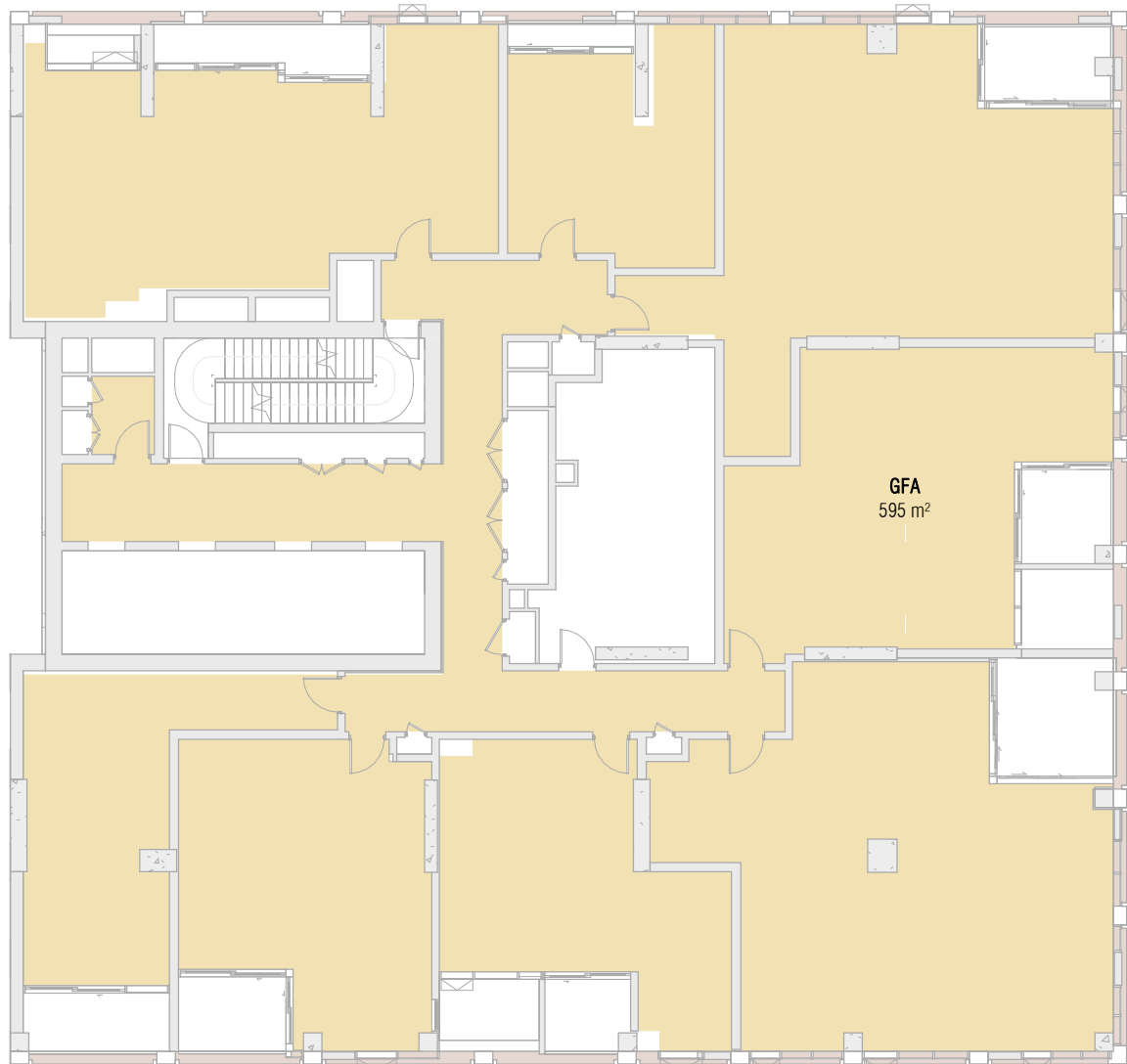
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

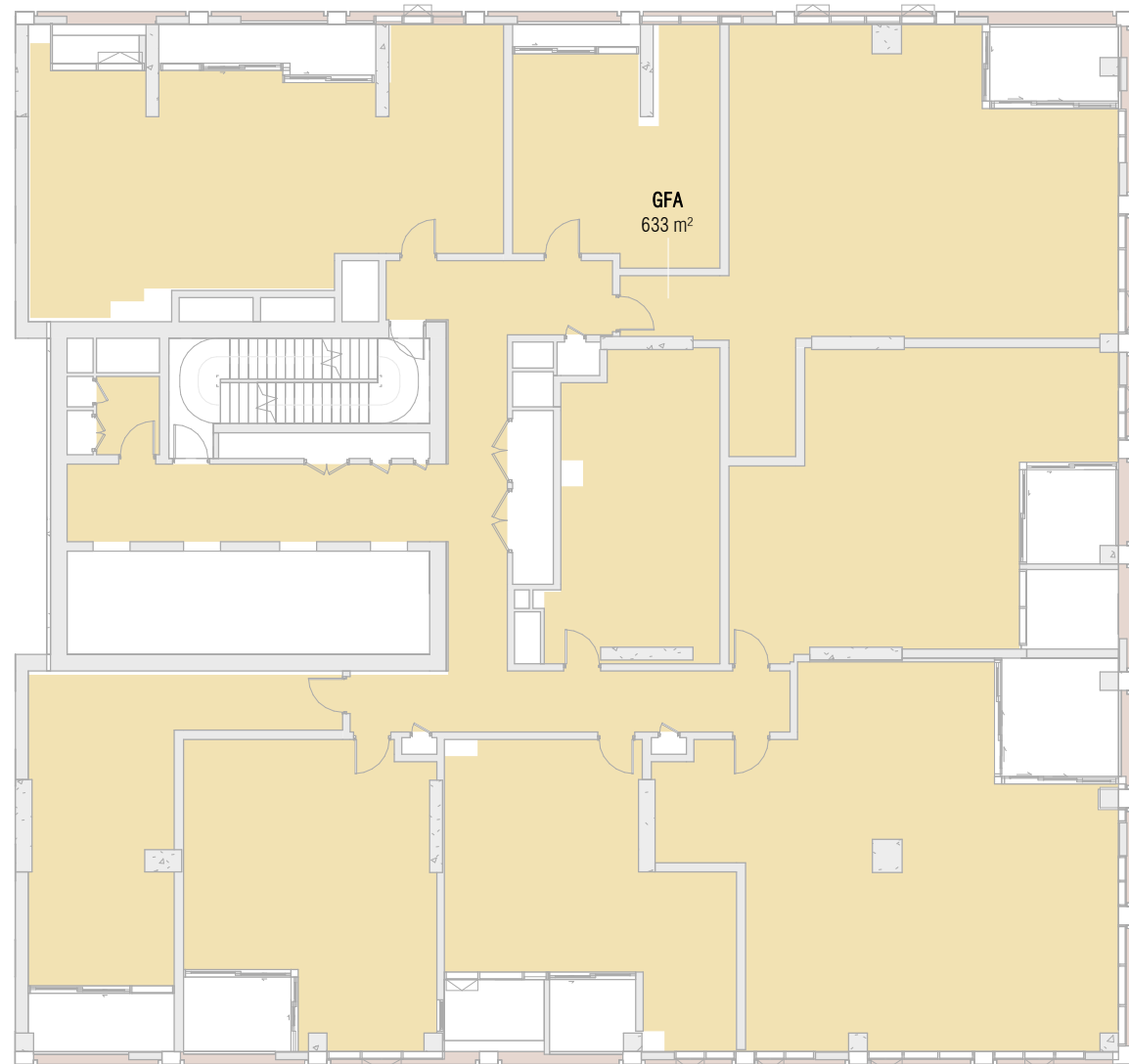
REV.
A

DRAWING NO.
DA 500

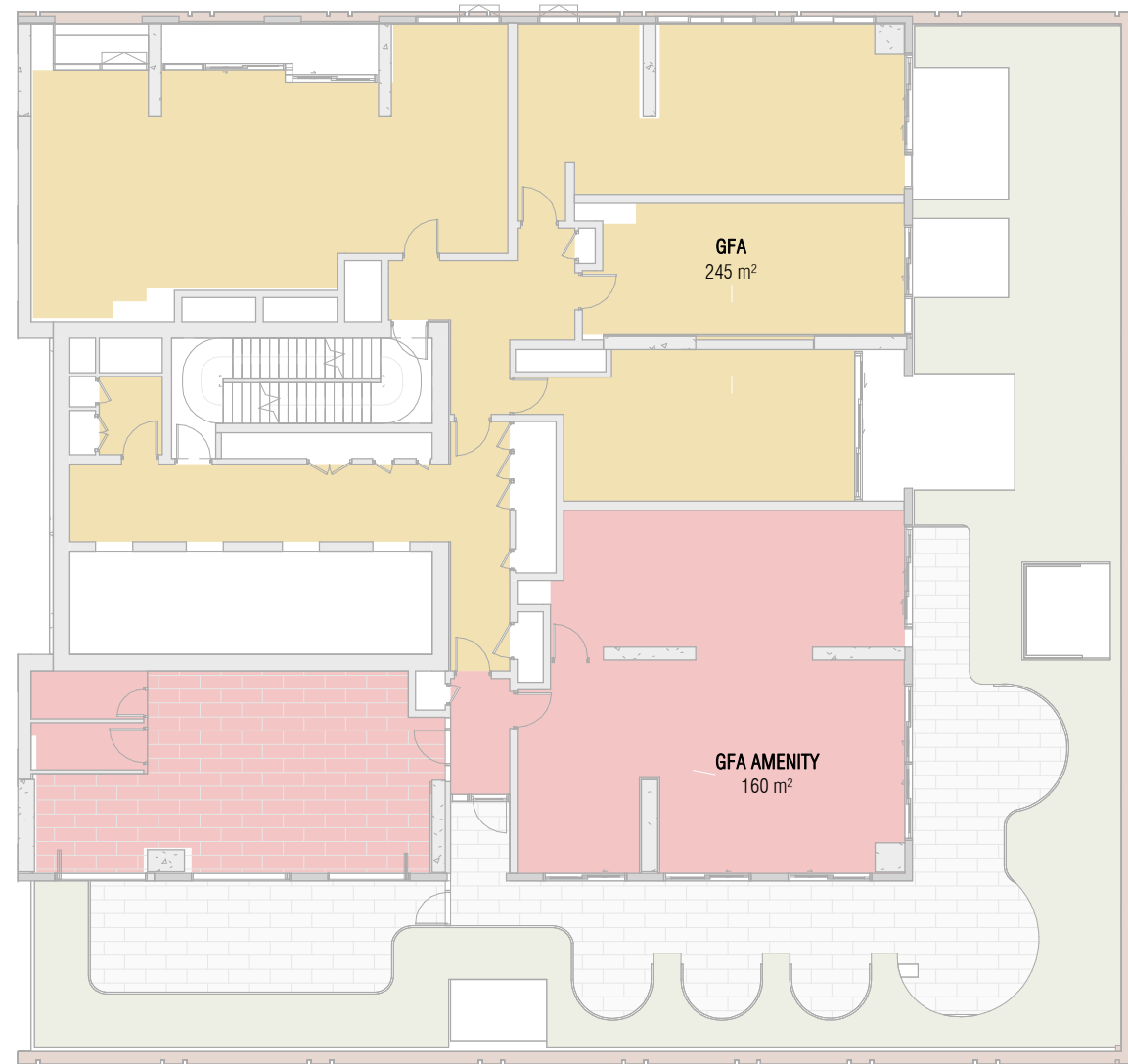




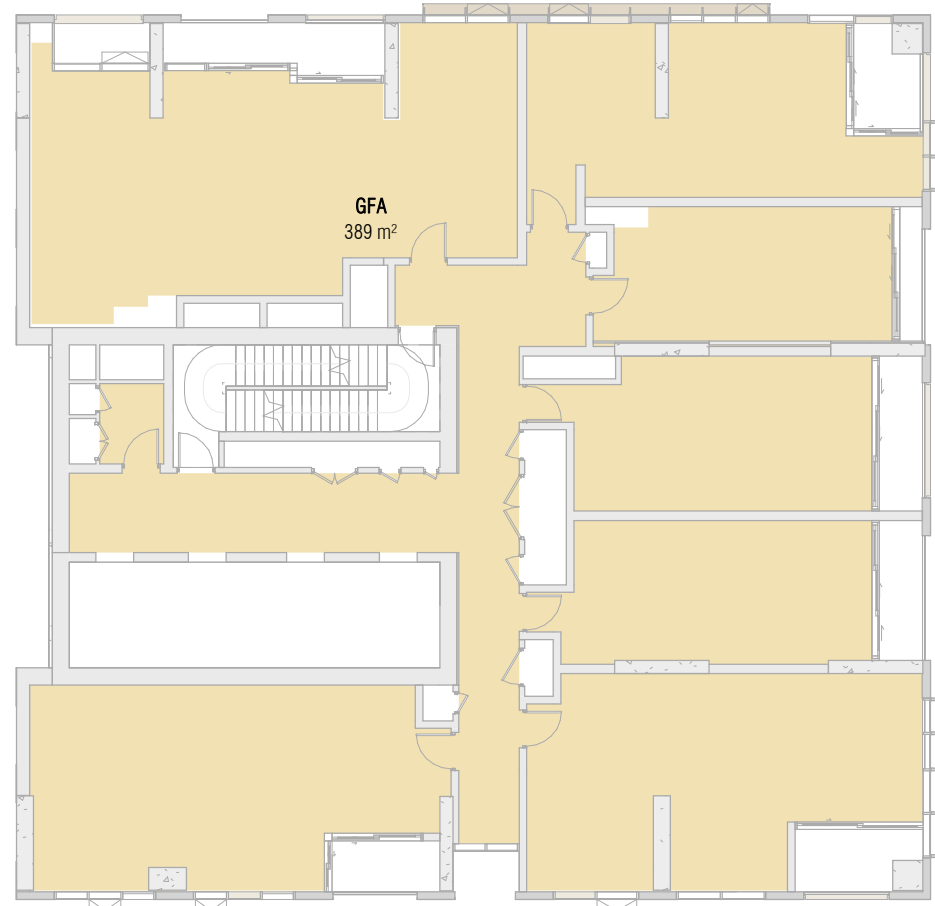
4 LEVEL 3-4



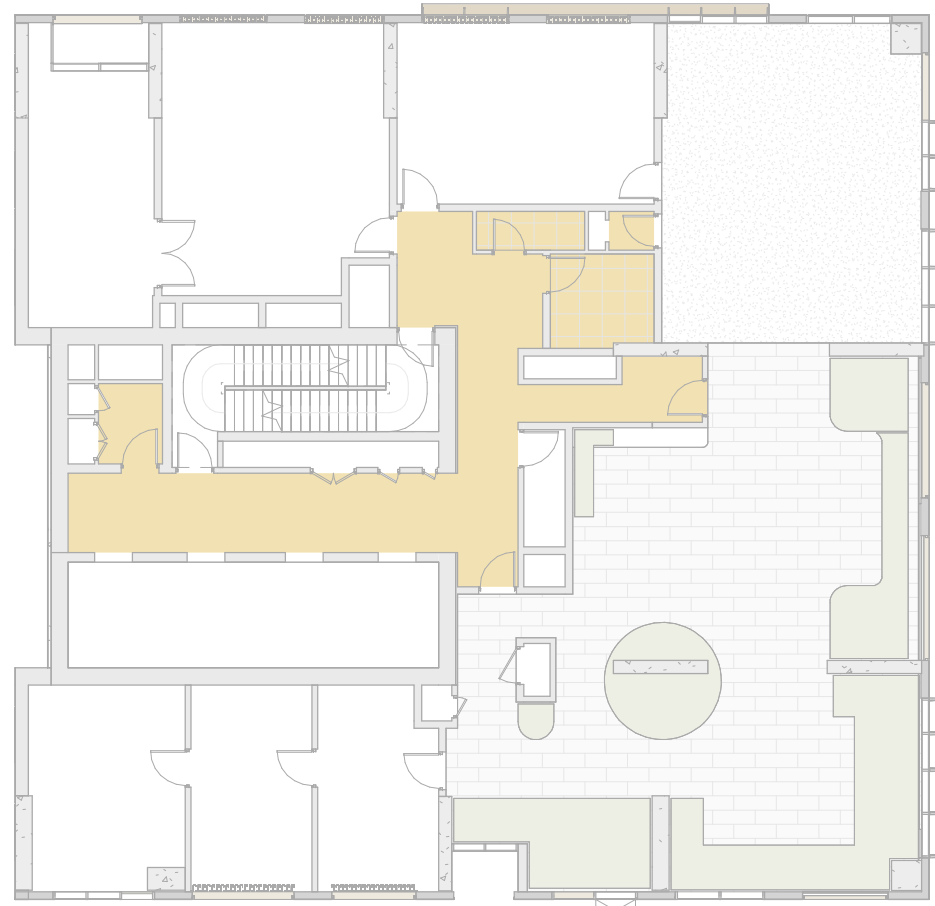
6 LEVEL 5



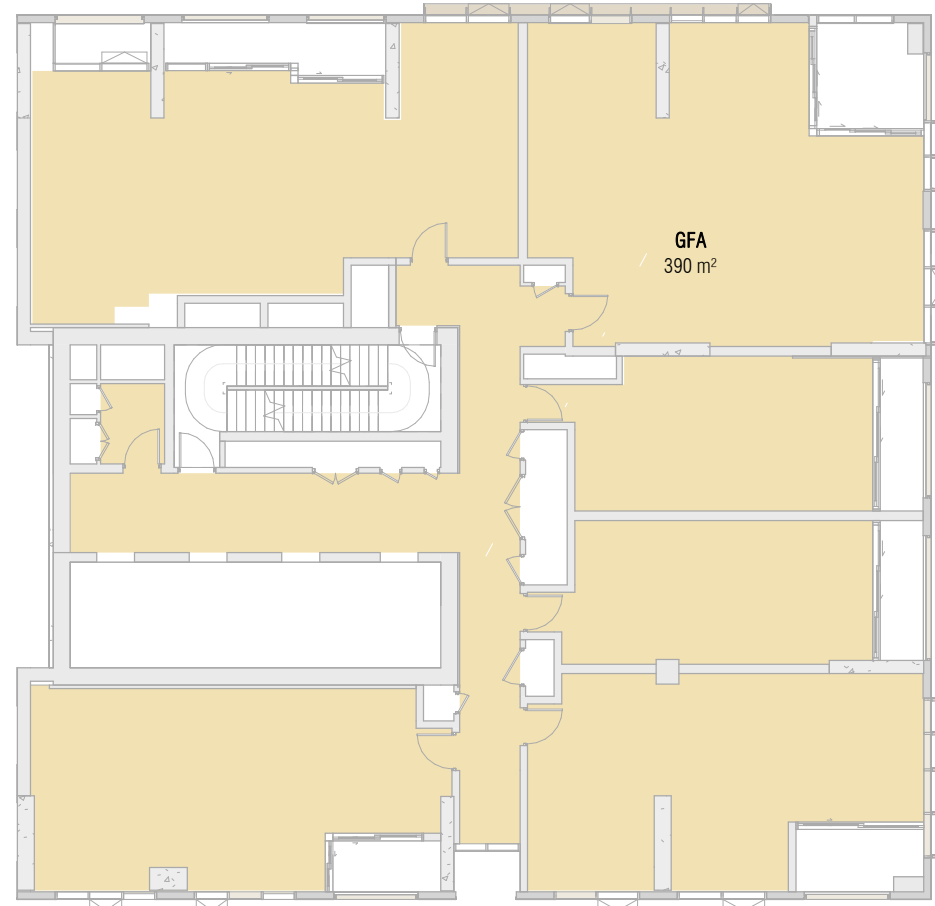
1 LEVEL 6



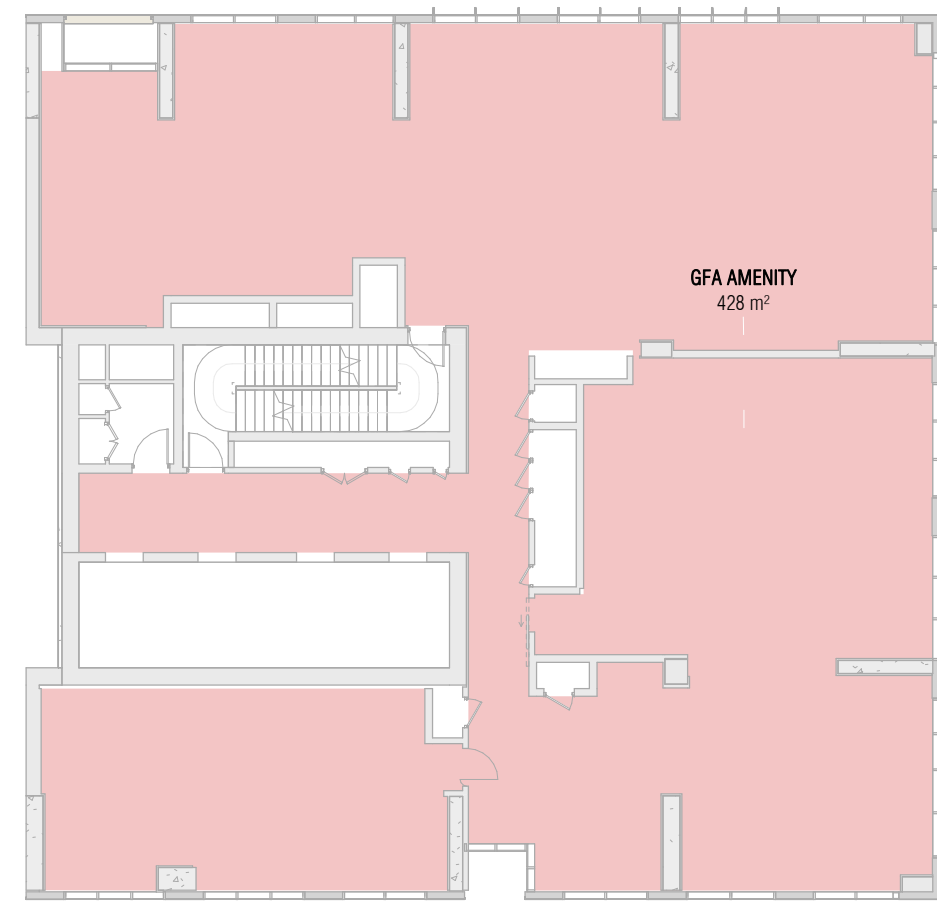
7 LEVEL 7-22



2 LEVEL 23



5 LEVEL 24-43



3 LEVEL 44

GFA RESIDENTIAL
GFA
16318 m²

LEVEL	GFA
BASEMENT 3	20 m²
LEVEL 2	439 m²
LEVEL 6	160 m²
LEVEL 44	428 m²
TOTAL	1047 m²

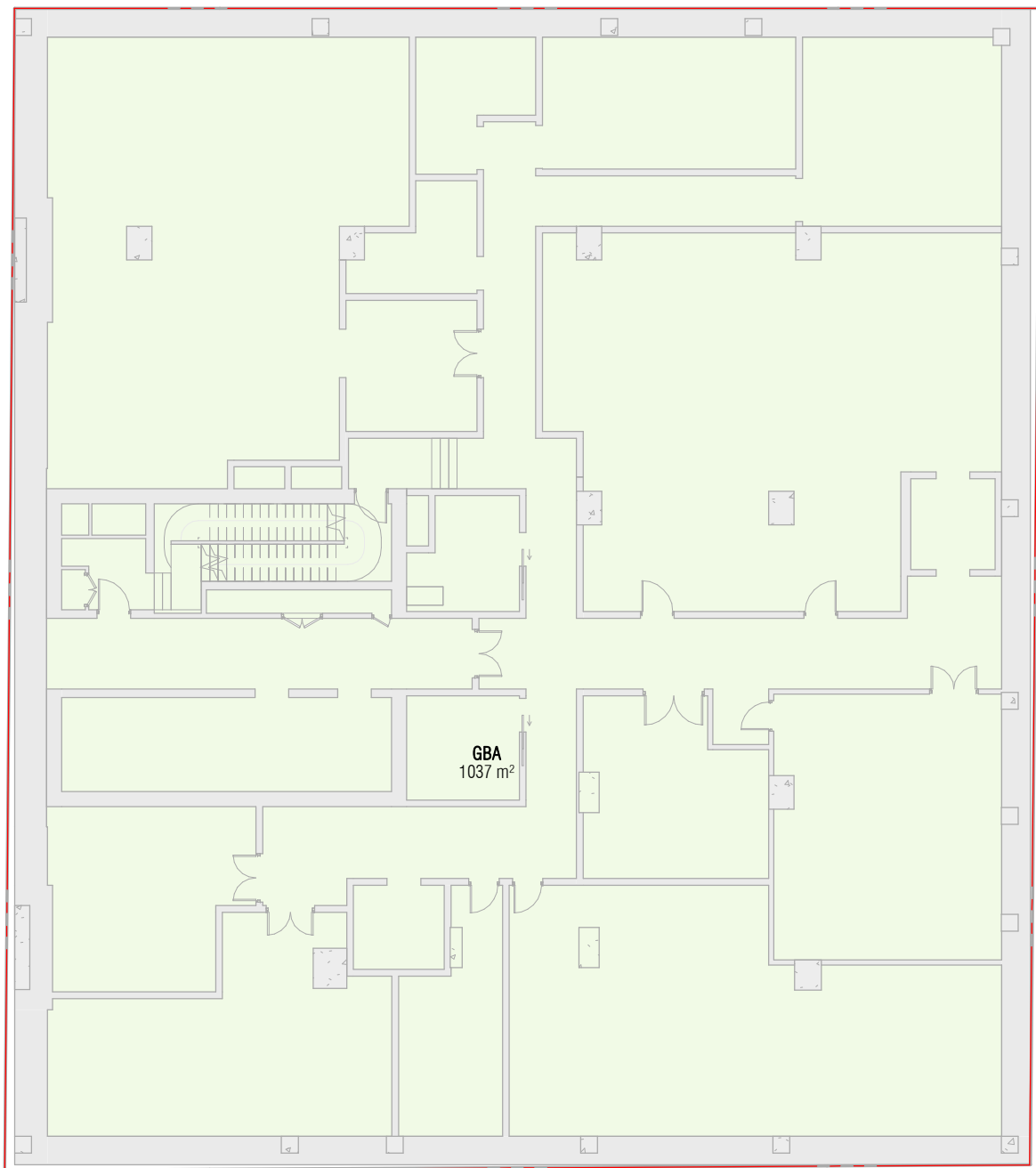
LEVEL	GFA
GROUND	374 m²
LEVEL 1	736 m²
TOTAL	1110 m²

GFA

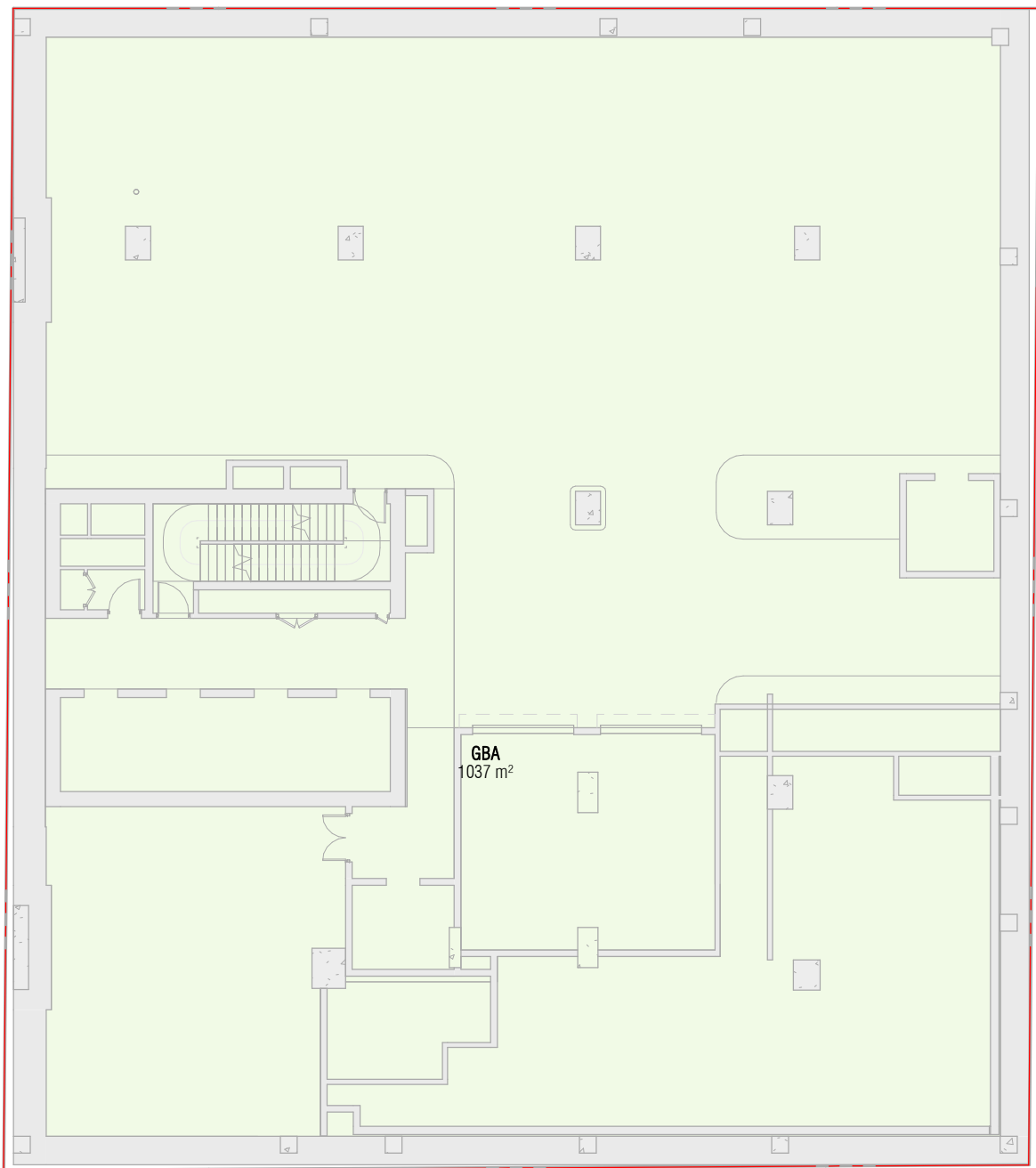
Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and

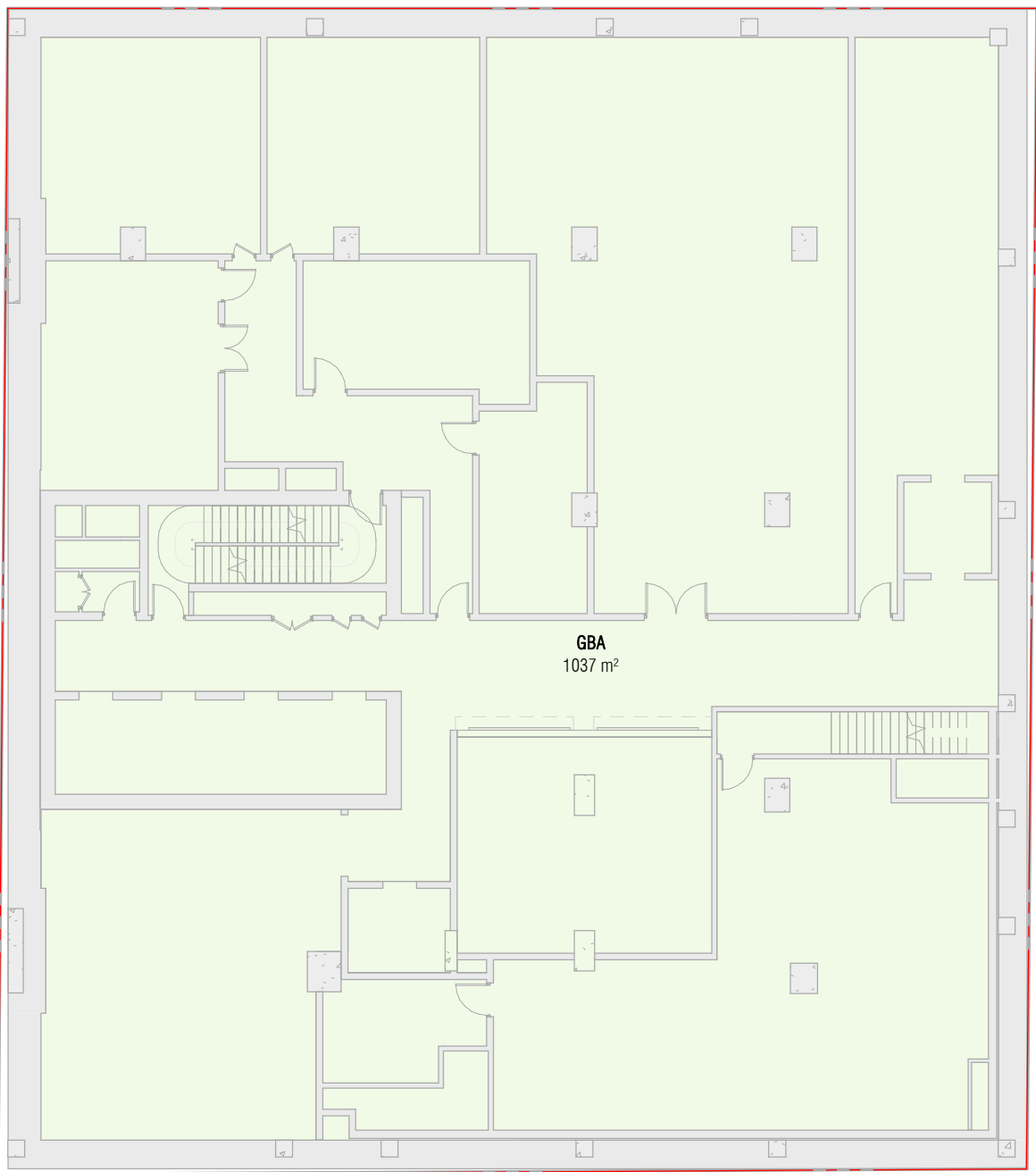
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above.



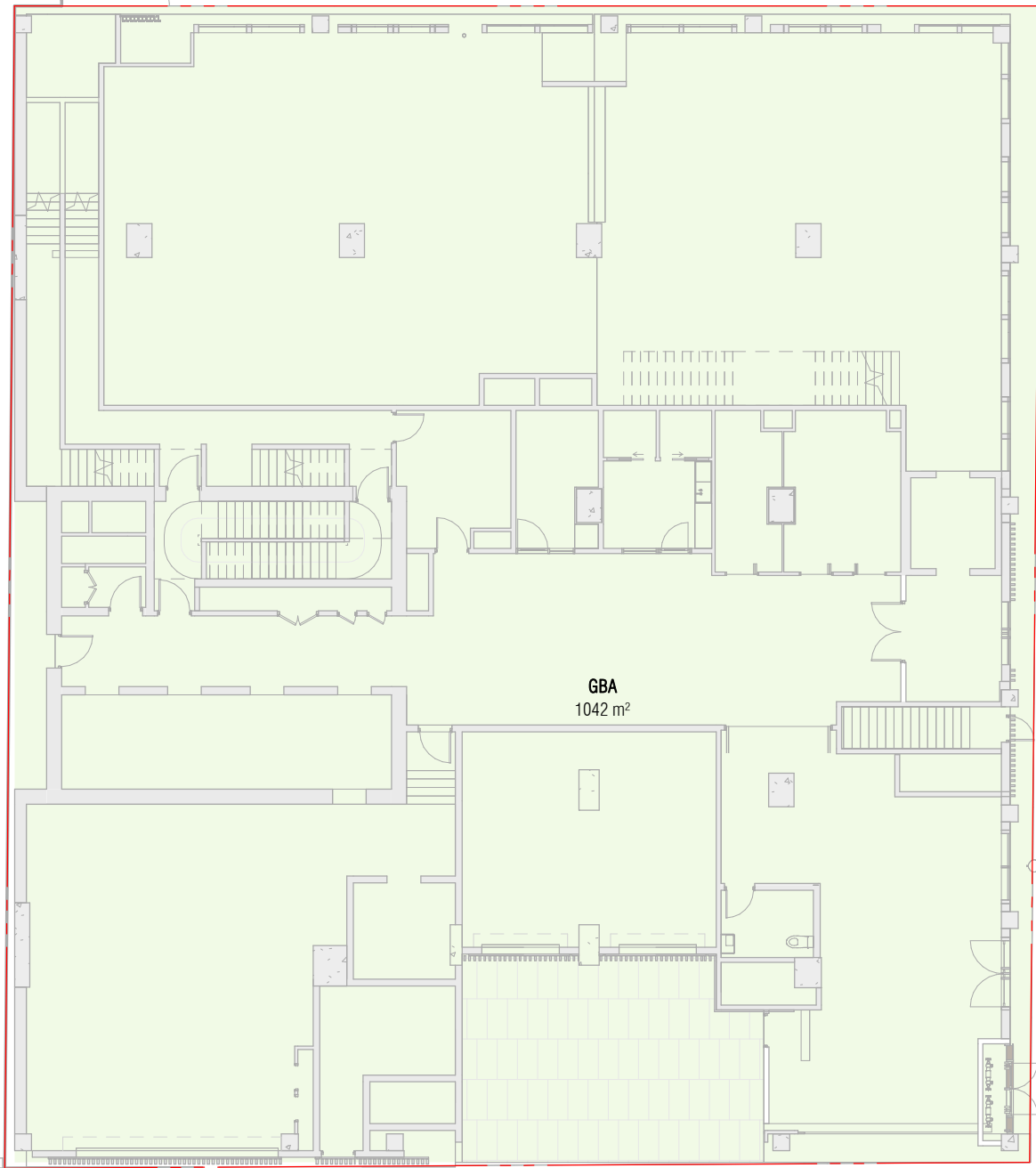
7 BASEMENT 3



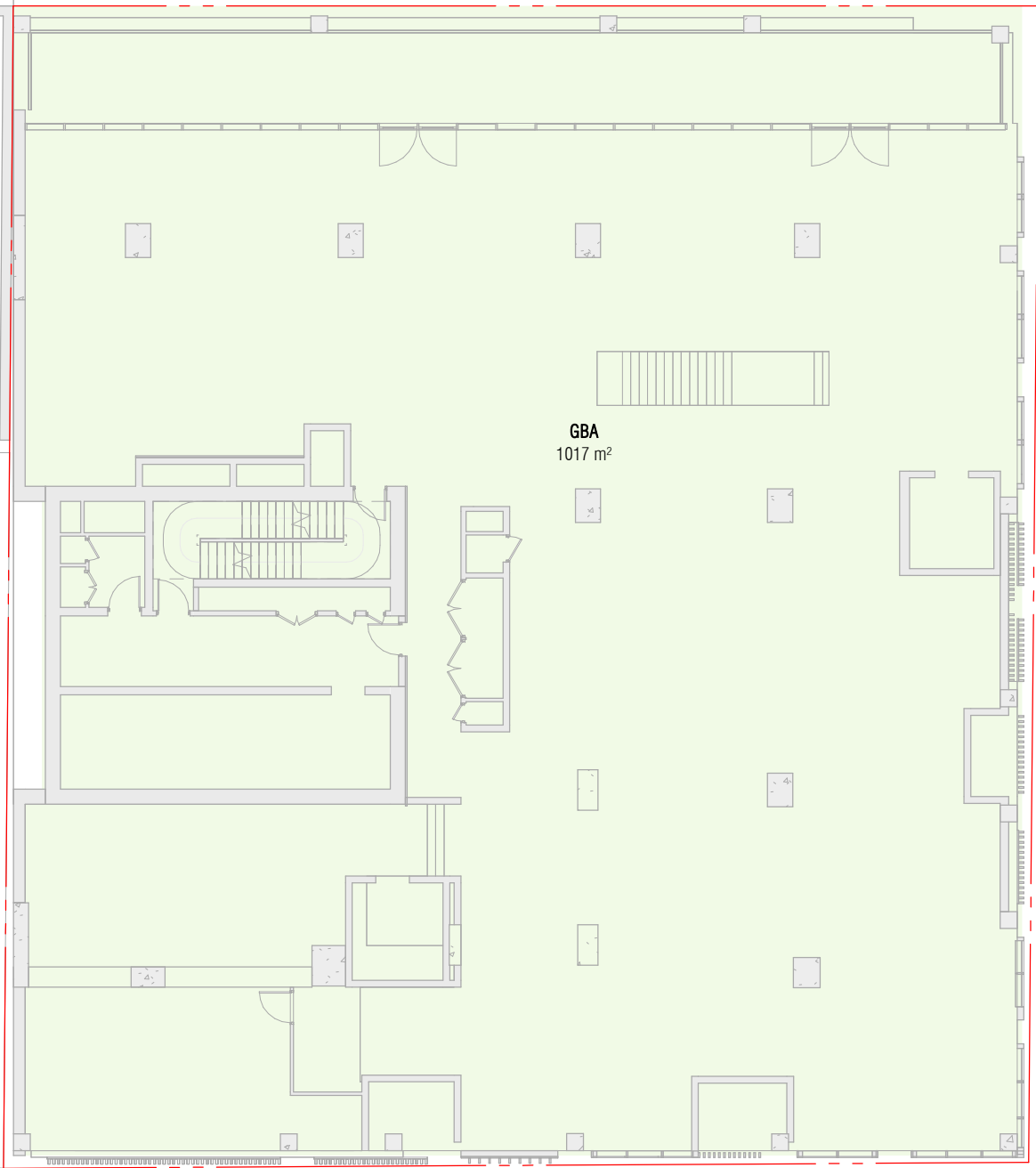
1 BASEMENT 2



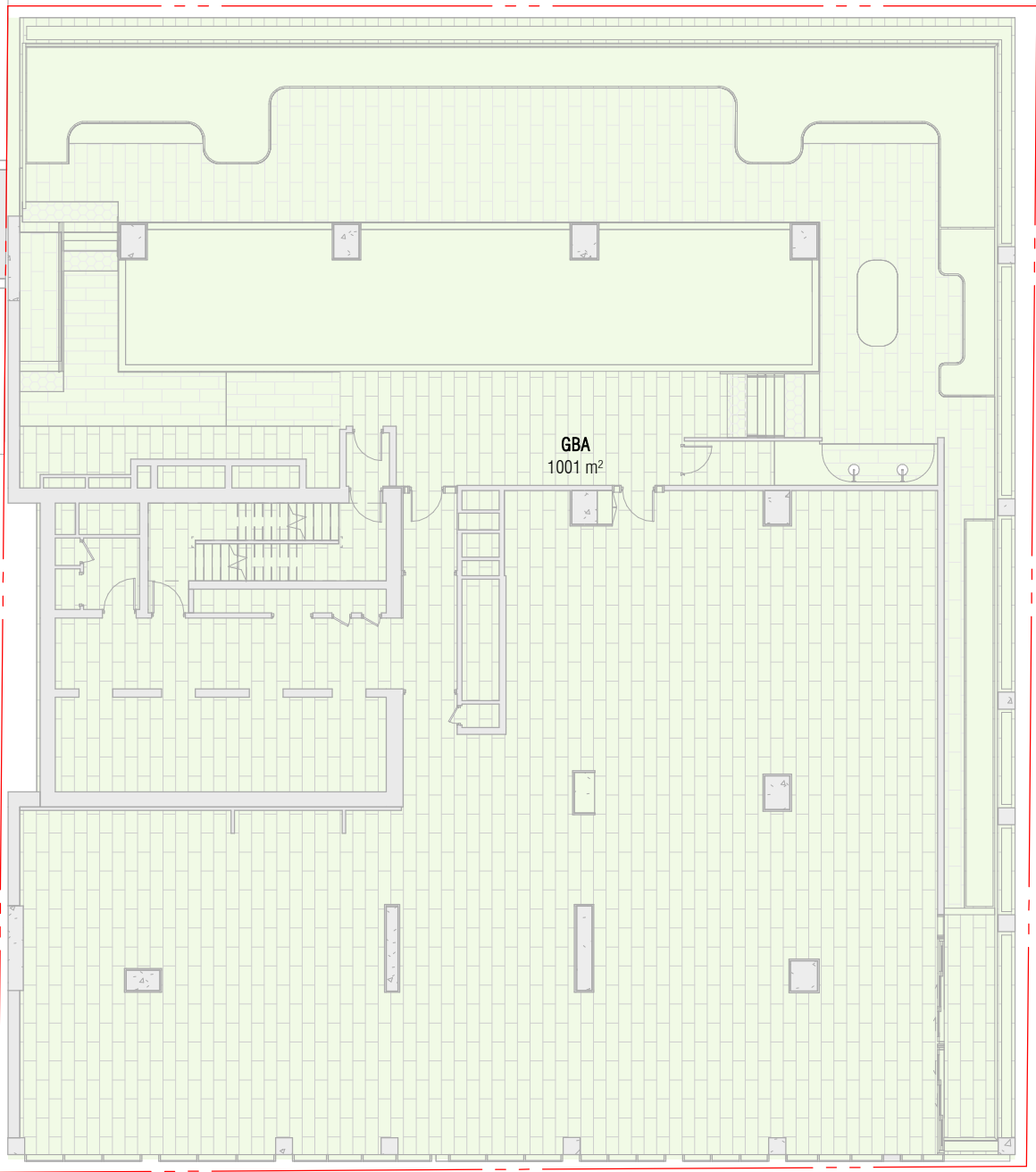
2 BASEMENT 1



3 GROUND

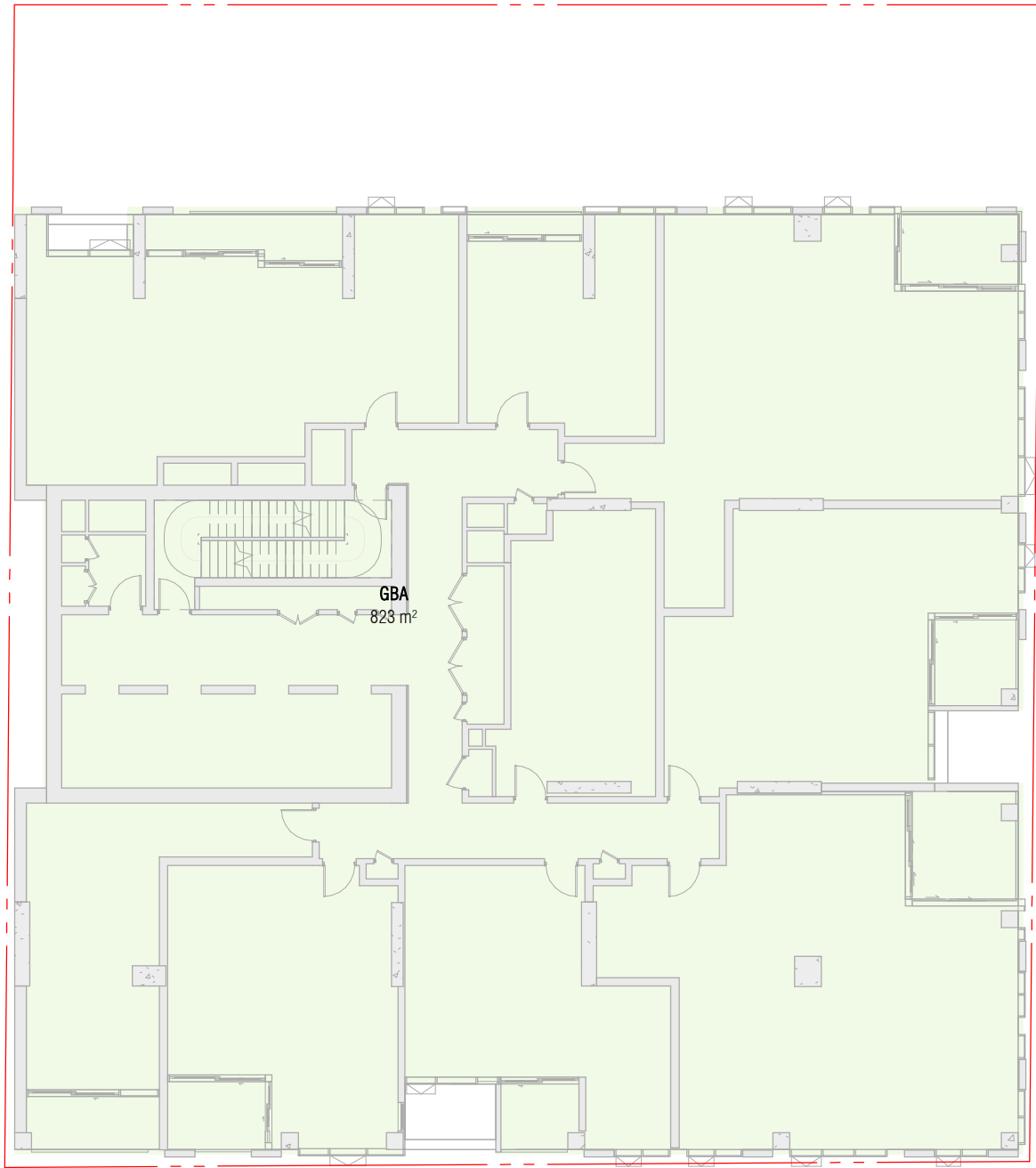


4 LEVEL 1

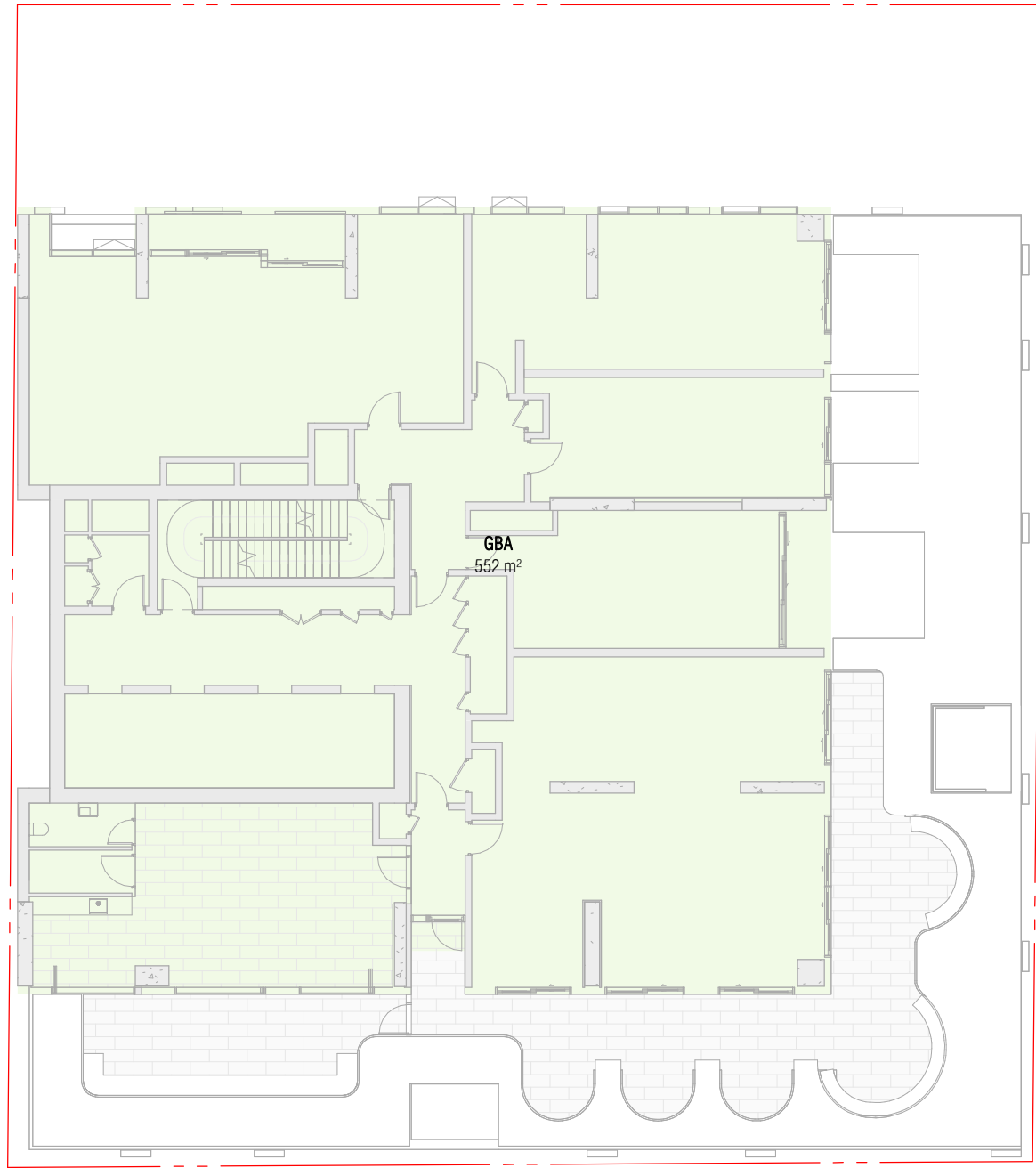


5 LEVEL 2

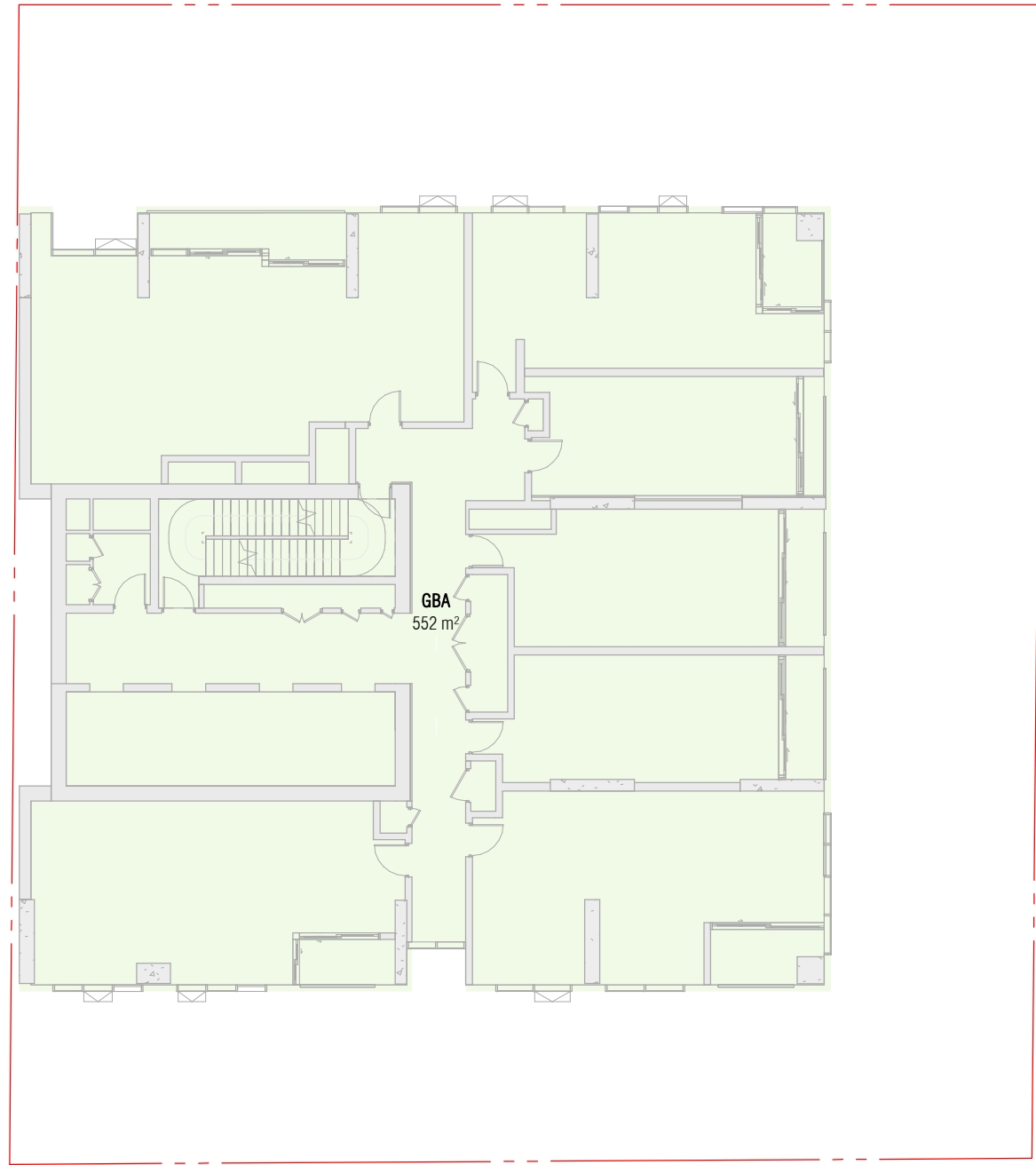
GBA	
LEVEL	GBA
BASEMENT 3	1037 m²
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	1042 m²
LEVEL 1	1017 m²
LEVEL 2	1001 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	30736 m²



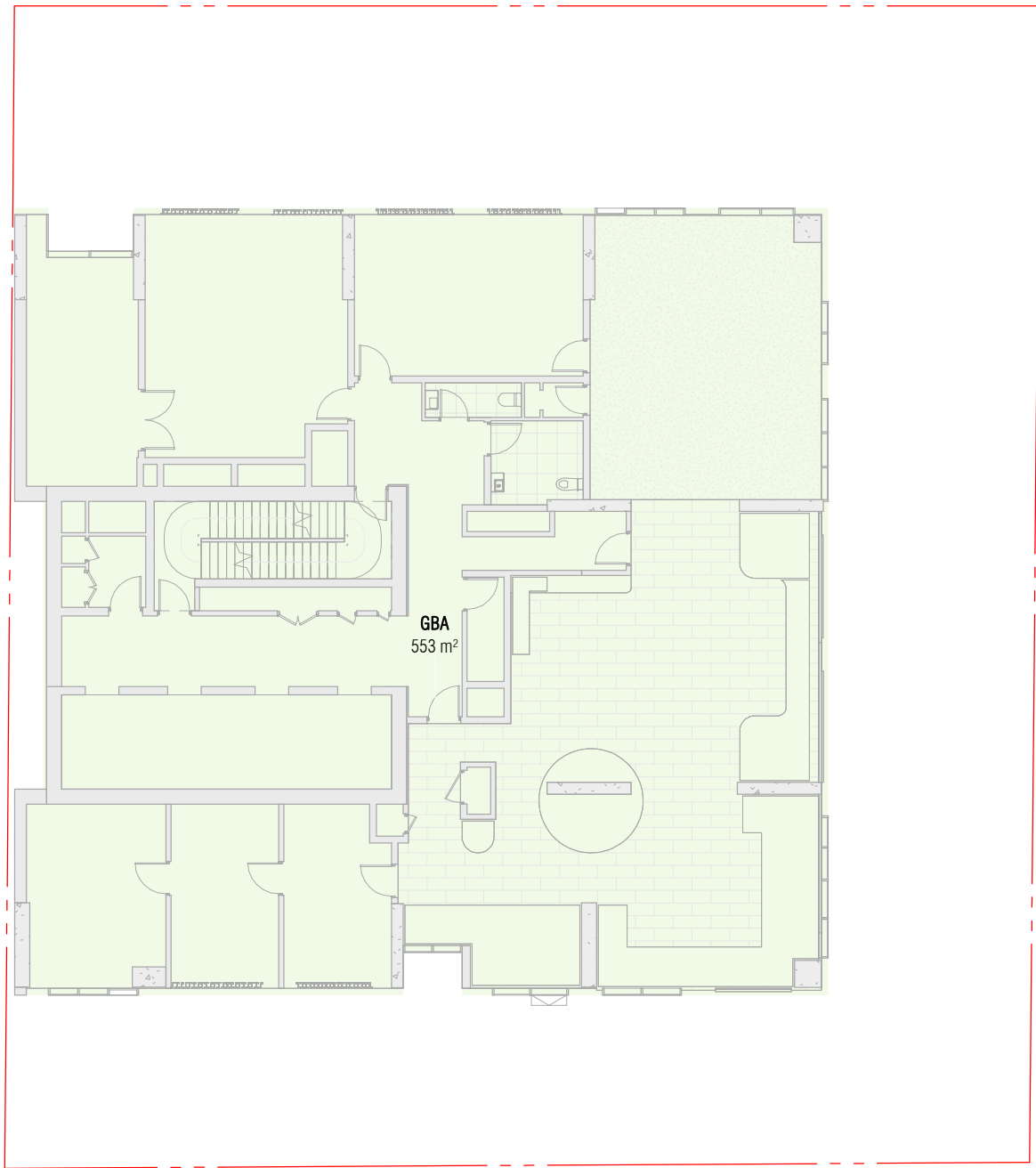
4 LEVEL 3



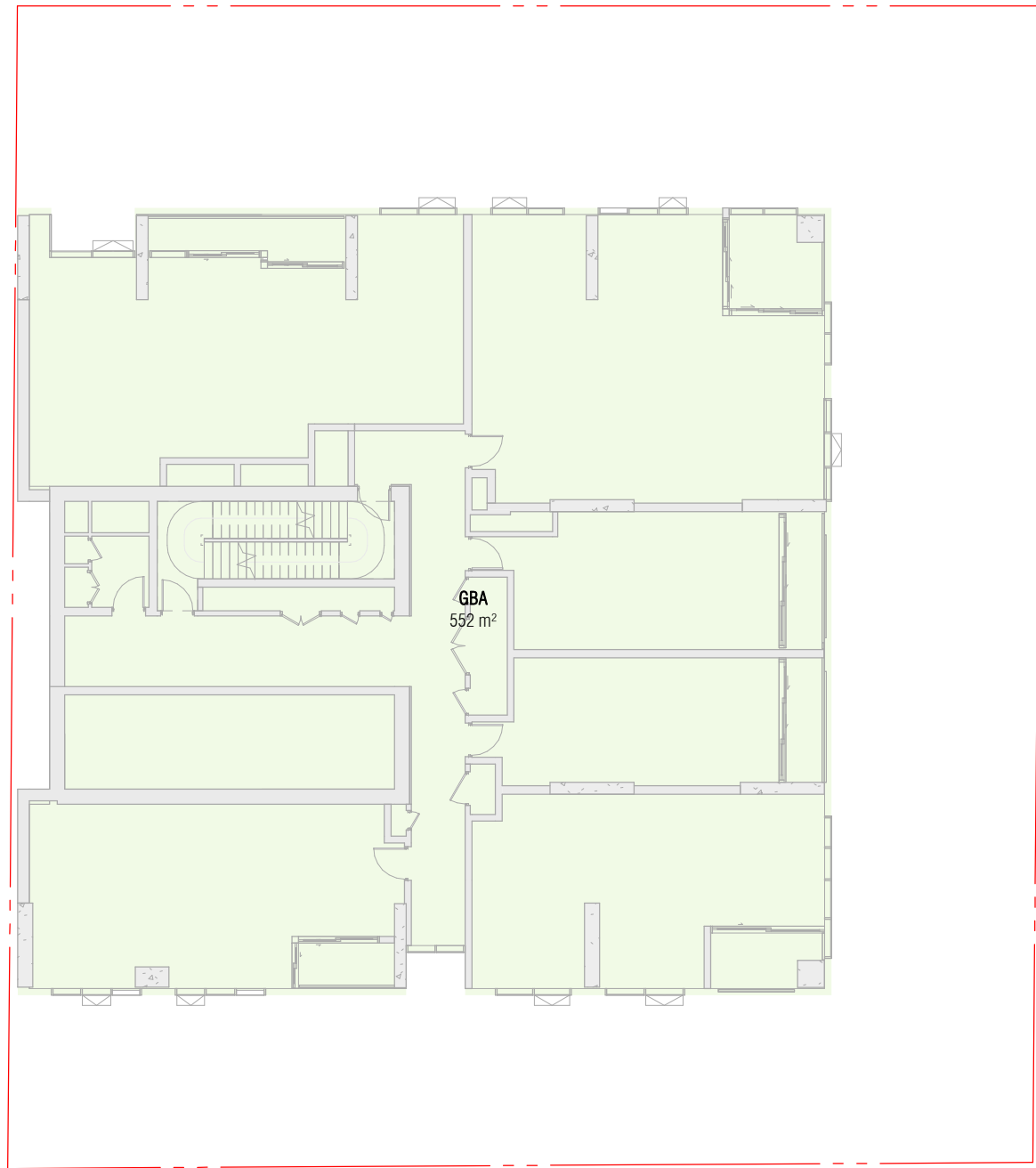
1 LEVEL 6



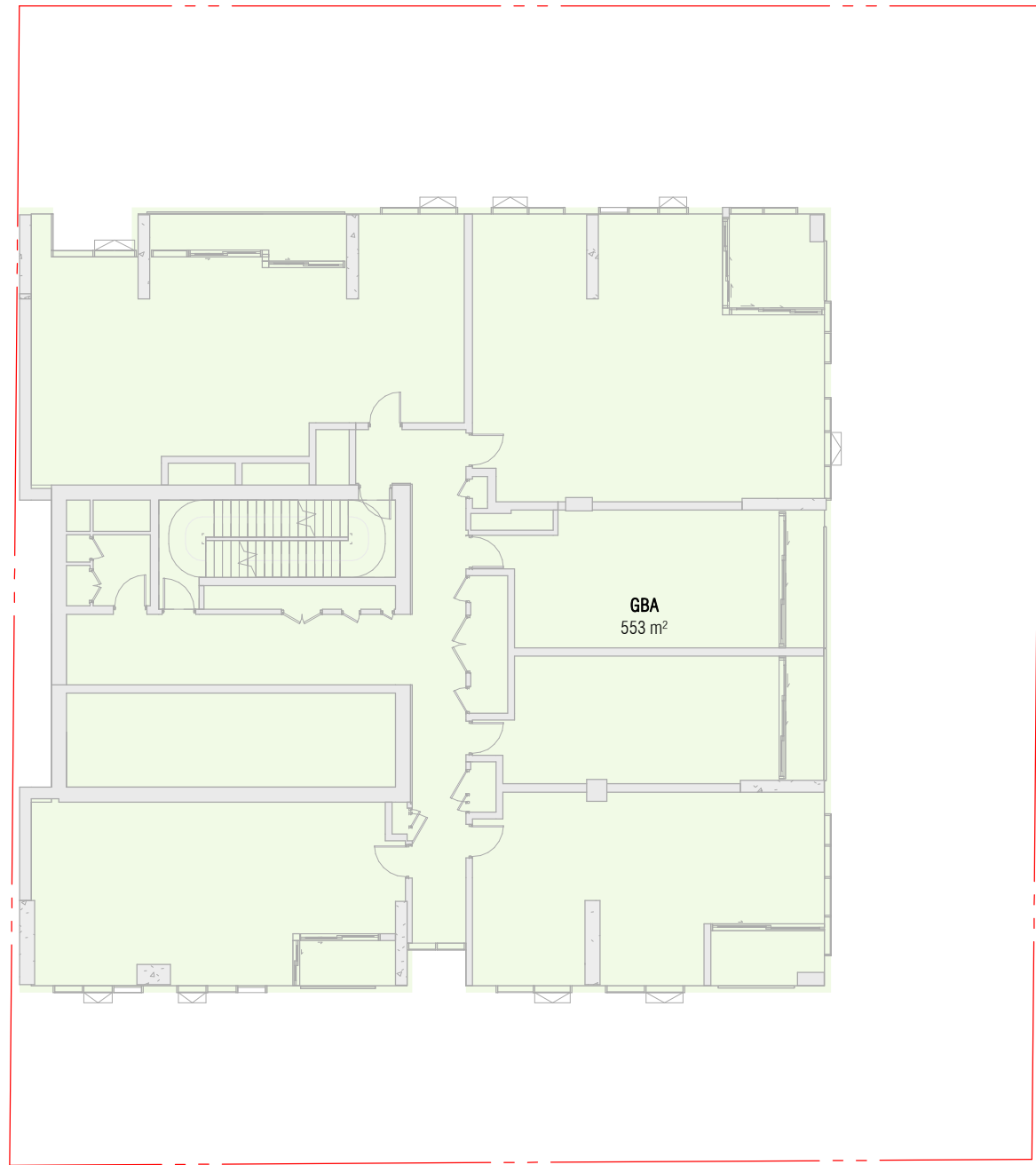
6 LEVEL 7 - 22



2 LEVEL 23



3 LEVEL 24 - 43



5 LEVEL 43

GBA	
LEVEL	GBA
BASEMENT 3	1037 m²
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	1042 m²
LEVEL 1	1017 m²
LEVEL 2	1001 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 m²
LEVEL 15	552 m²
LEVEL 16	552 m²
LEVEL 17	552 m²
LEVEL 18	552 m²
LEVEL 19	552 m²
LEVEL 20	552 m²
LEVEL 21	552 m²
LEVEL 22	552 m²
LEVEL 23	553 m²
LEVEL 24	552 m²
LEVEL 25	552 m²
LEVEL 26	552 m²
LEVEL 27	552 m²
LEVEL 28	552 m²
LEVEL 29	552 m²
LEVEL 30	552 m²
LEVEL 31	552 m²
LEVEL 32	552 m²
LEVEL 33	552 m²
LEVEL 34	552 m²
LEVEL 35	552 m²
LEVEL 36	552 m²
LEVEL 37	552 m²
LEVEL 38	552 m²
LEVEL 39	552 m²
LEVEL 40	552 m²
LEVEL 41	552 m²
LEVEL 42	552 m²
LEVEL 43	553 m²
LEVEL 44	553 m²
LEVEL 45	553 m²
TOTAL	30736 m²

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE	
(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
☒	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE	

NOTES	
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.	

DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	15.04.2025	23115	1 : 250 @A1

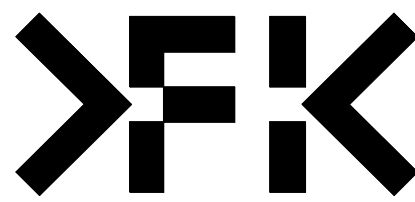
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SEPP 65 COMPLIANCE - SOLAR AND CROSS VENTILATION

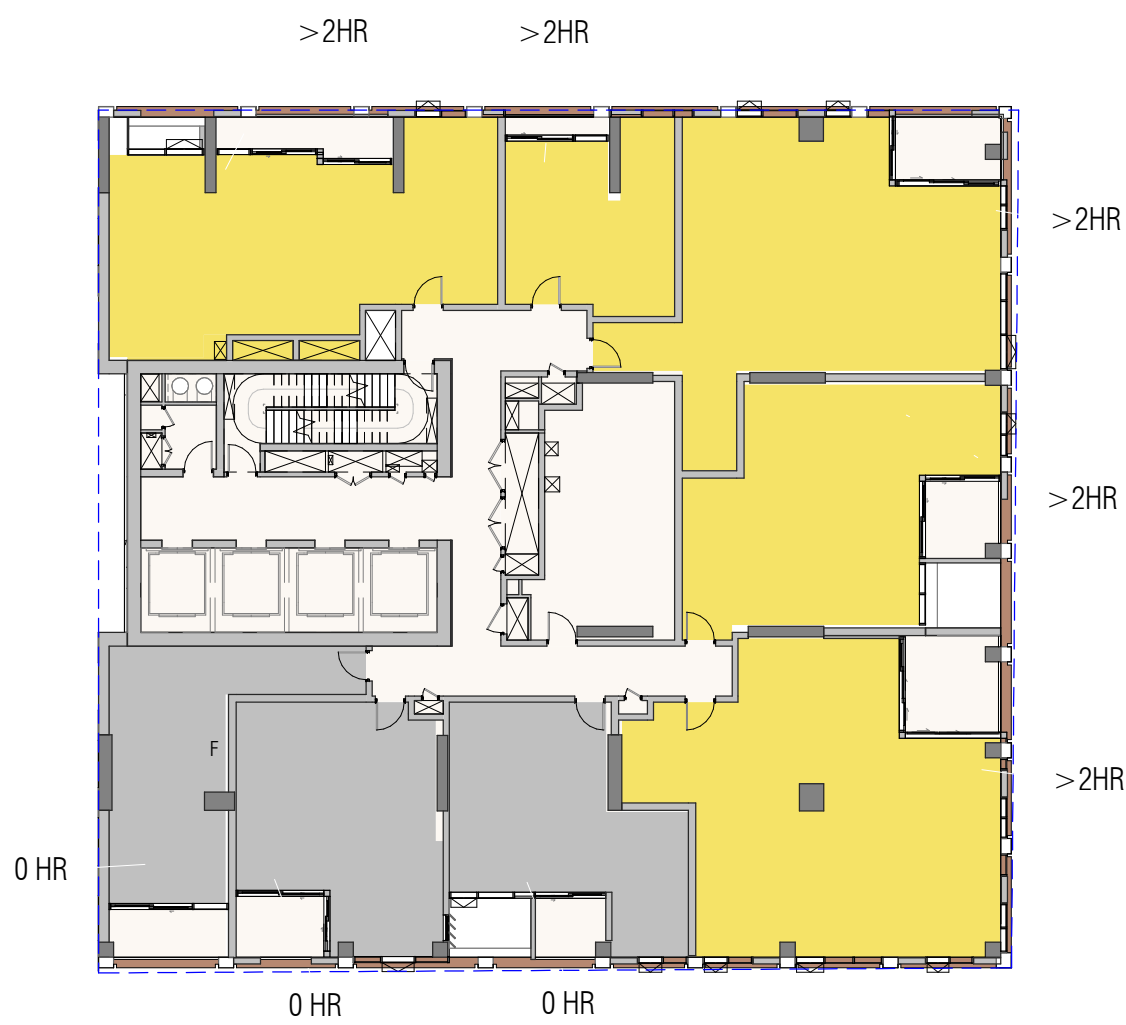
FK	
WWW.FKAUSTRALIA.COM	
L21, 259 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	

ISSUE PURPOSE
SSDA LODGEMENT

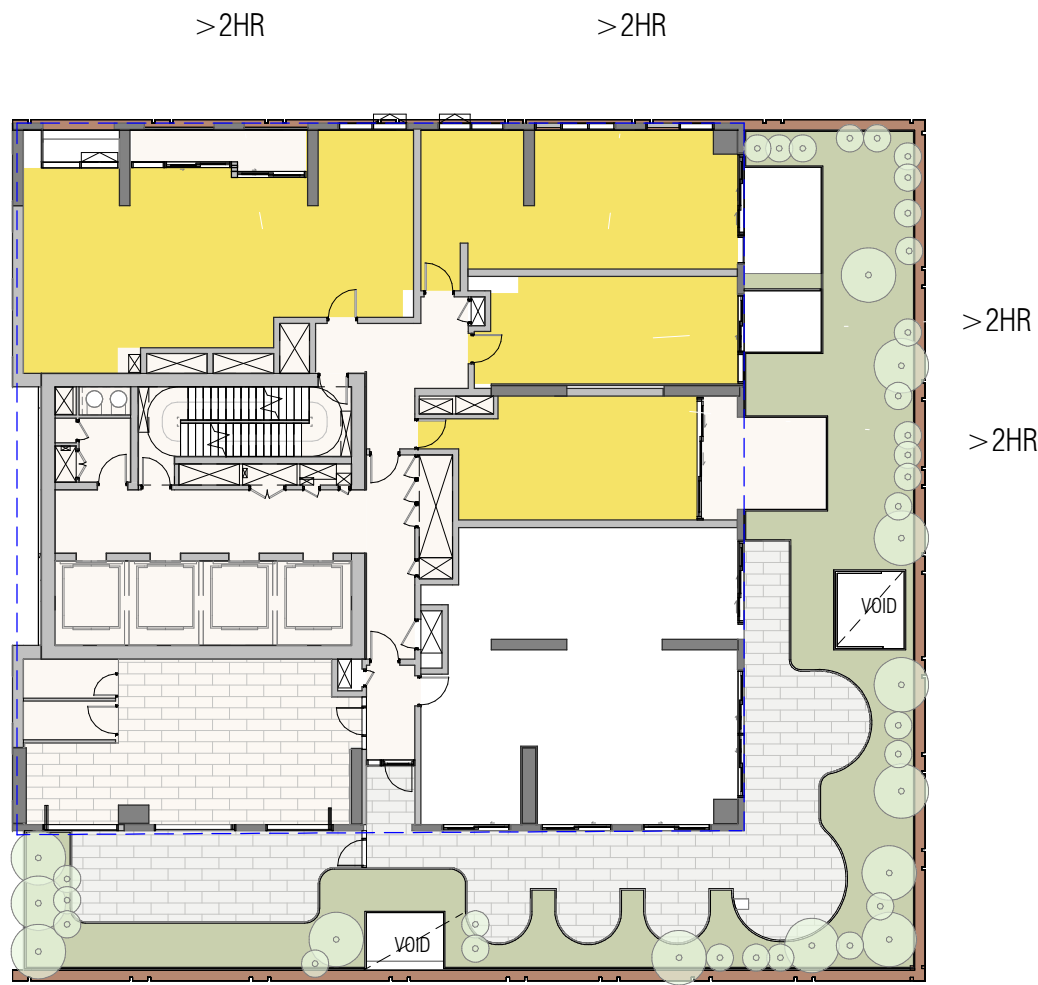


REV.	DRAWING NO.
A	DA 505

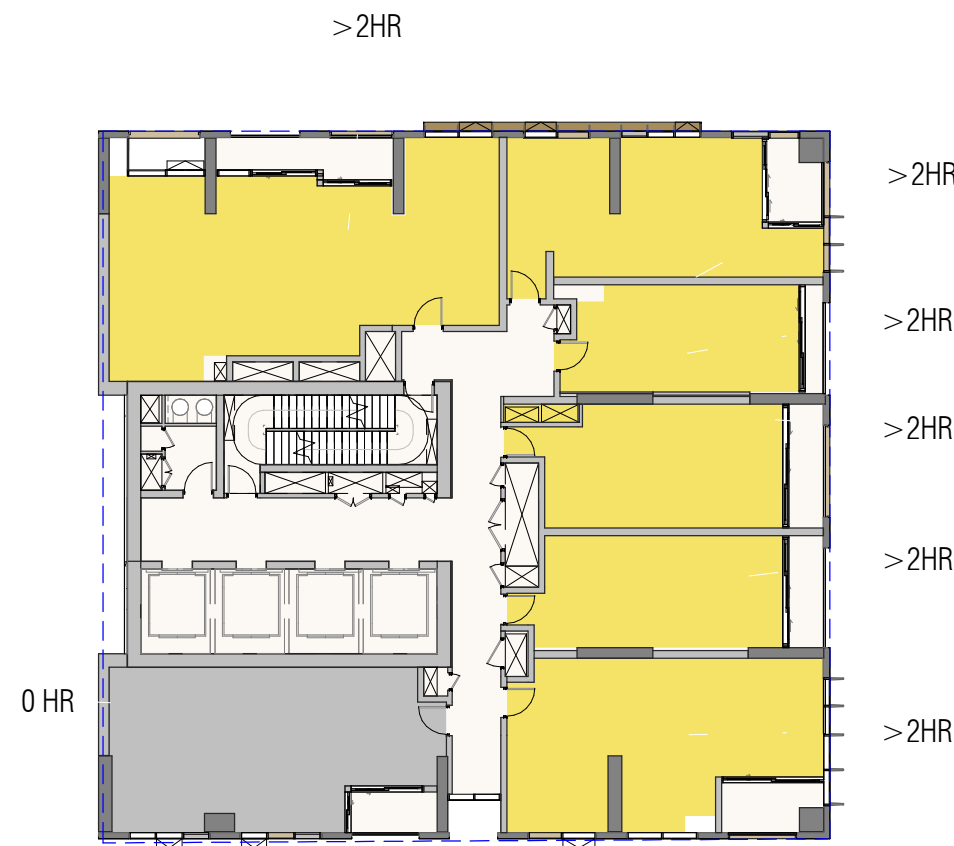
1 LEVEL 3 - SOLAR



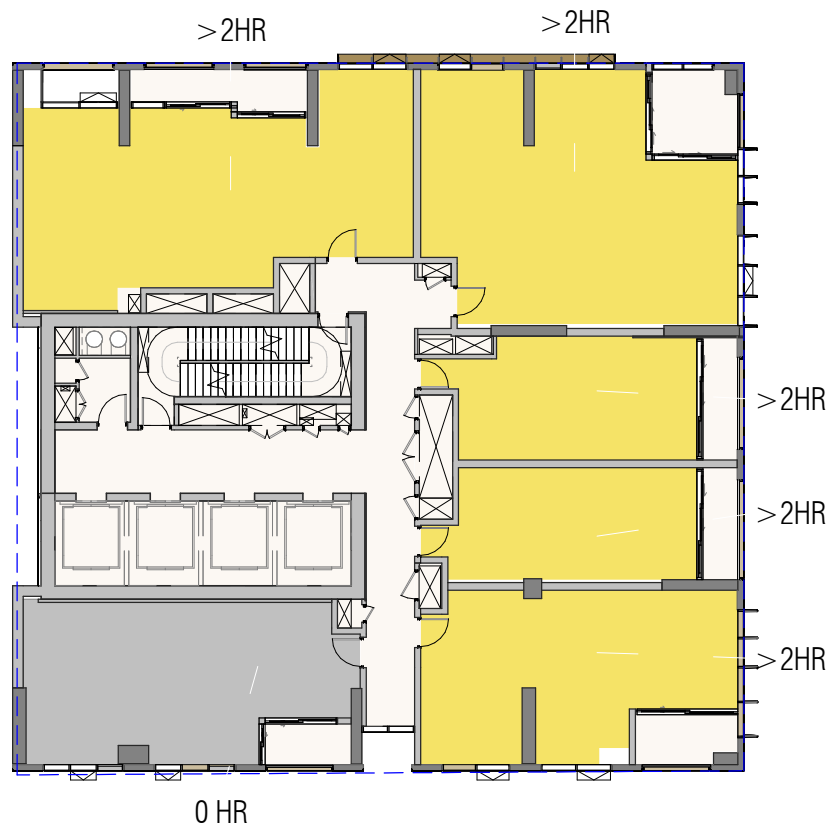
2 LEVEL 6 - SOLAR



3 LEVEL 7 - 22 - SOLAR

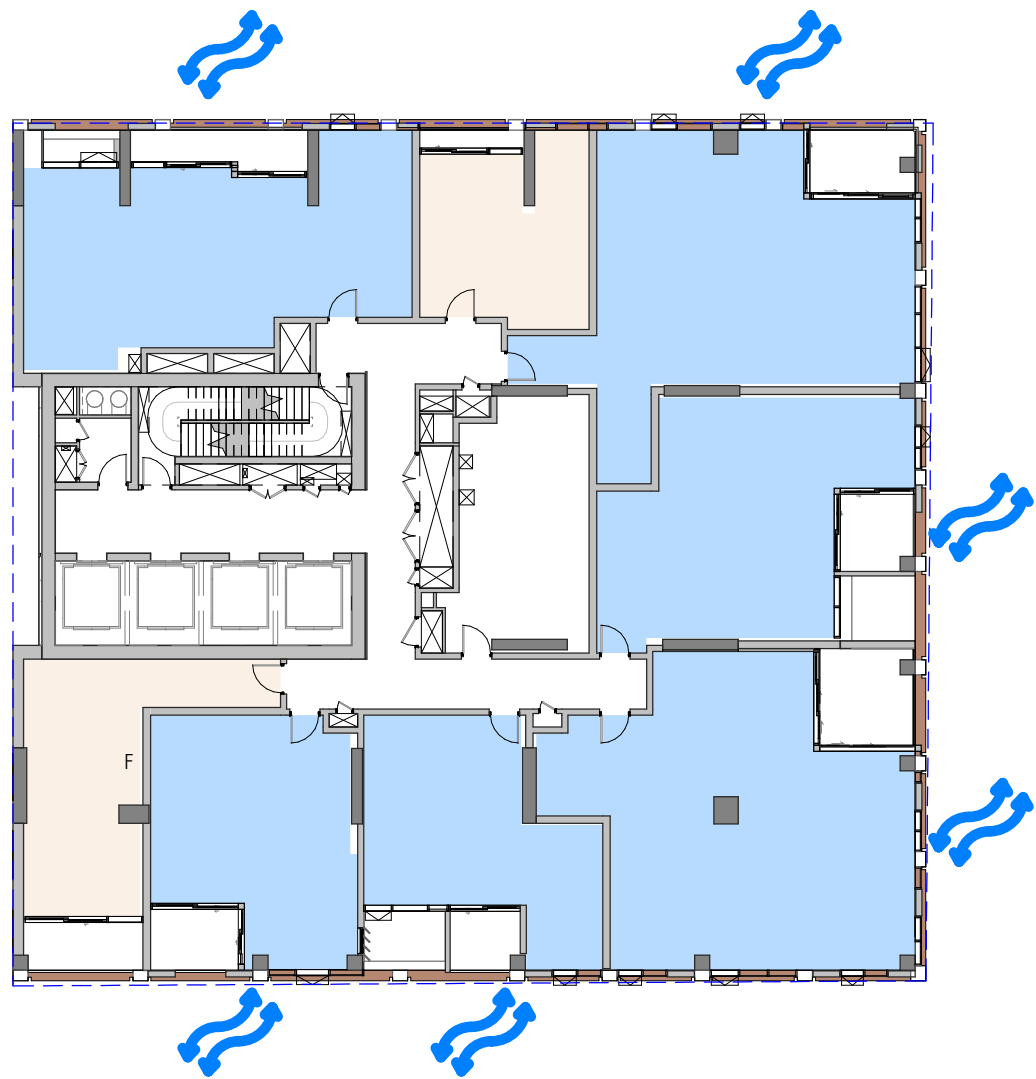


4 LEVEL 24 - 35 - SOLAR

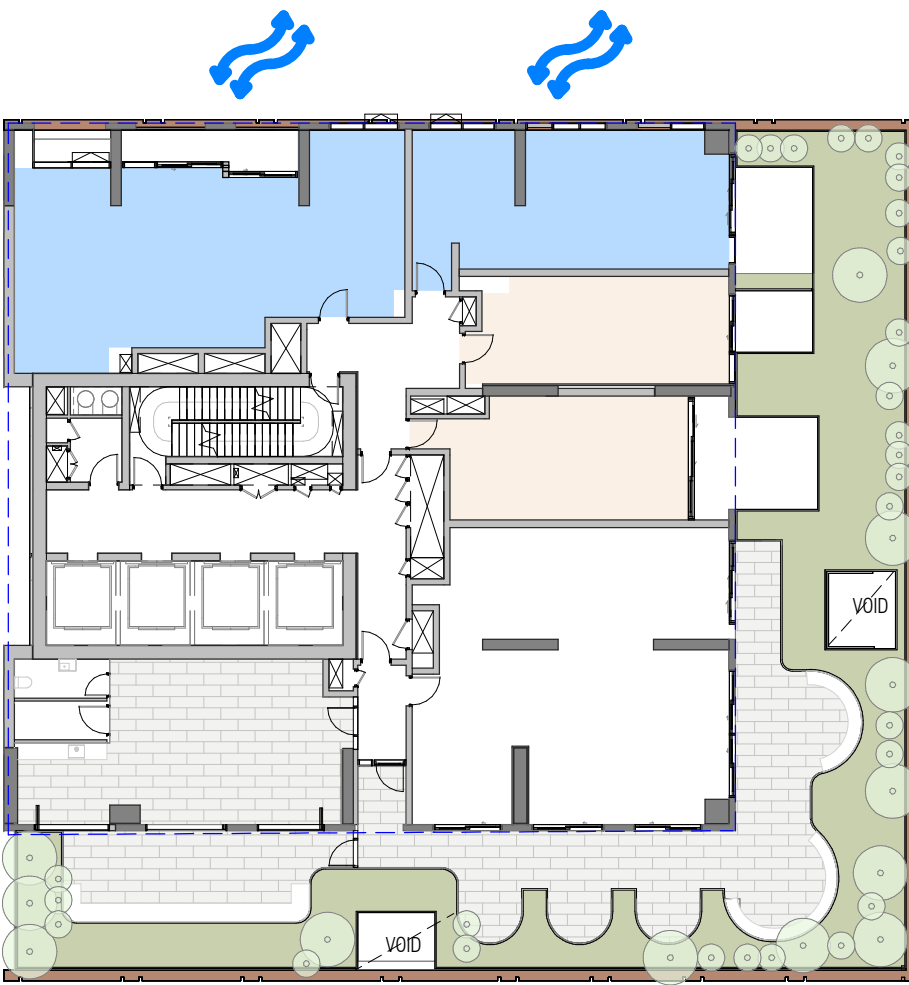


SOLAR COMPLIANCE					
LEVEL	TOTAL APARTMENTS	2 HR	2 HR %	0 HR	0 HR %
BASEMENT 3	0	0	0%	0	0%
BASEMENT 2	0	0	0%	0	0%
BASEMENT 1	0	0	0%	0	0%
GROUND	0	0	0%	0	0%
LEVEL 1	0	0	0%	0	0%
LEVEL 2	0	0	0%	0	0%
LEVEL 3	8	5	2%	3	1%
LEVEL 4	8	5	2%	3	1%
LEVEL 5	8	5	2%	3	1%
LEVEL 6	4	4	2%	0	0%
LEVEL 7	7	6	2%	1	0%
LEVEL 8	7	6	2%	1	0%
LEVEL 9	7	6	2%	1	0%
LEVEL 10	7	6	2%	1	0%
LEVEL 11	7	6	2%	1	0%
LEVEL 12	7	6	2%	1	0%
LEVEL 13	7	6	2%	1	0%
LEVEL 14	7	6	2%	1	0%
LEVEL 15	7	6	2%	1	0%
LEVEL 16	7	6	2%	1	0%
LEVEL 17	7	6	2%	1	0%
LEVEL 18	7	6	2%	1	0%
LEVEL 19	7	6	2%	1	0%
LEVEL 20	7	6	2%	1	0%
LEVEL 21	7	6	2%	1	0%
LEVEL 22	7	6	2%	1	0%
LEVEL 23	0	0	0%	0	0%
LEVEL 24	6	5	2%	1	0%
LEVEL 25	6	5	2%	1	0%
LEVEL 26	6	5	2%	1	0%
LEVEL 27	6	5	2%	1	0%
LEVEL 28	6	5	2%	1	0%
LEVEL 29	6	5	2%	1	0%
LEVEL 30	6	5	2%	1	0%
LEVEL 31	6	5	2%	1	0%
LEVEL 32	6	5	2%	1	0%
LEVEL 33	6	5	2%	1	0%
LEVEL 34	6	5	2%	1	0%
LEVEL 35	6	5	2%	1	0%
LEVEL 36	6	5	2%	1	0%
LEVEL 37	6	5	2%	1	0%
LEVEL 38	6	5	2%	1	0%
LEVEL 39	6	5	2%	1	0%
LEVEL 40	6	5	2%	1	0%
LEVEL 41	6	5	2%	1	0%
LEVEL 42	6	5	2%	1	0%
LEVEL 43	6	5	2%	1	0%
LEVEL 44	0	0	0%	0	0%
LEVEL 45	0	0	0%	0	0%
LEVEL 46	0	0	0%	0	0%
TOTALS	260	215	83%	45	17%

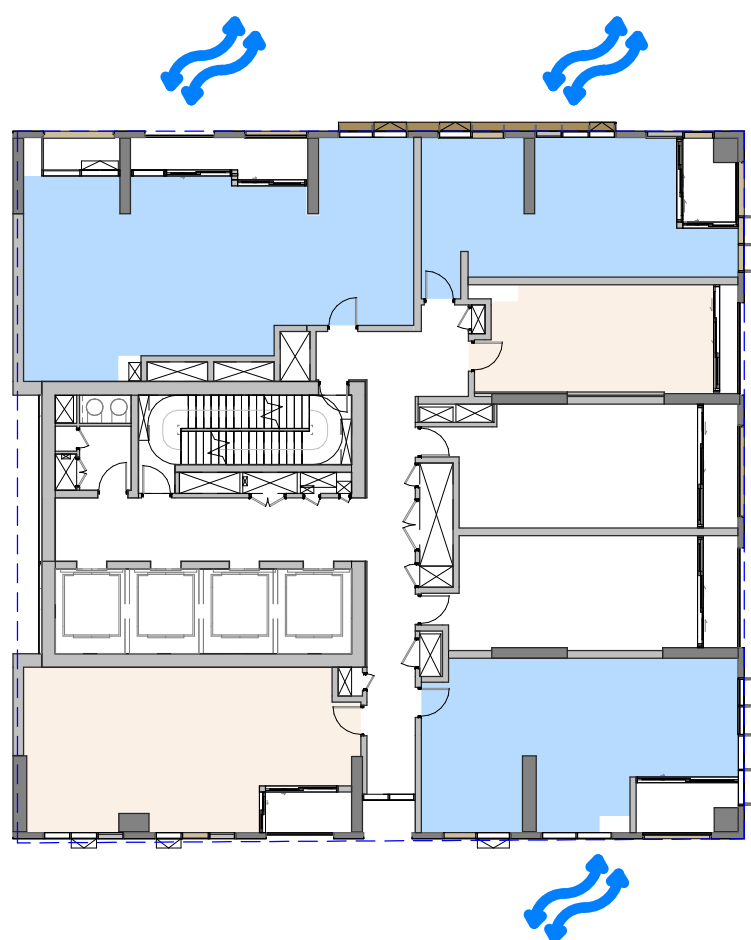
5 LEVEL 3 - CV



6 LEVEL 6 - CV



7 LEVEL 7 - 8 CV

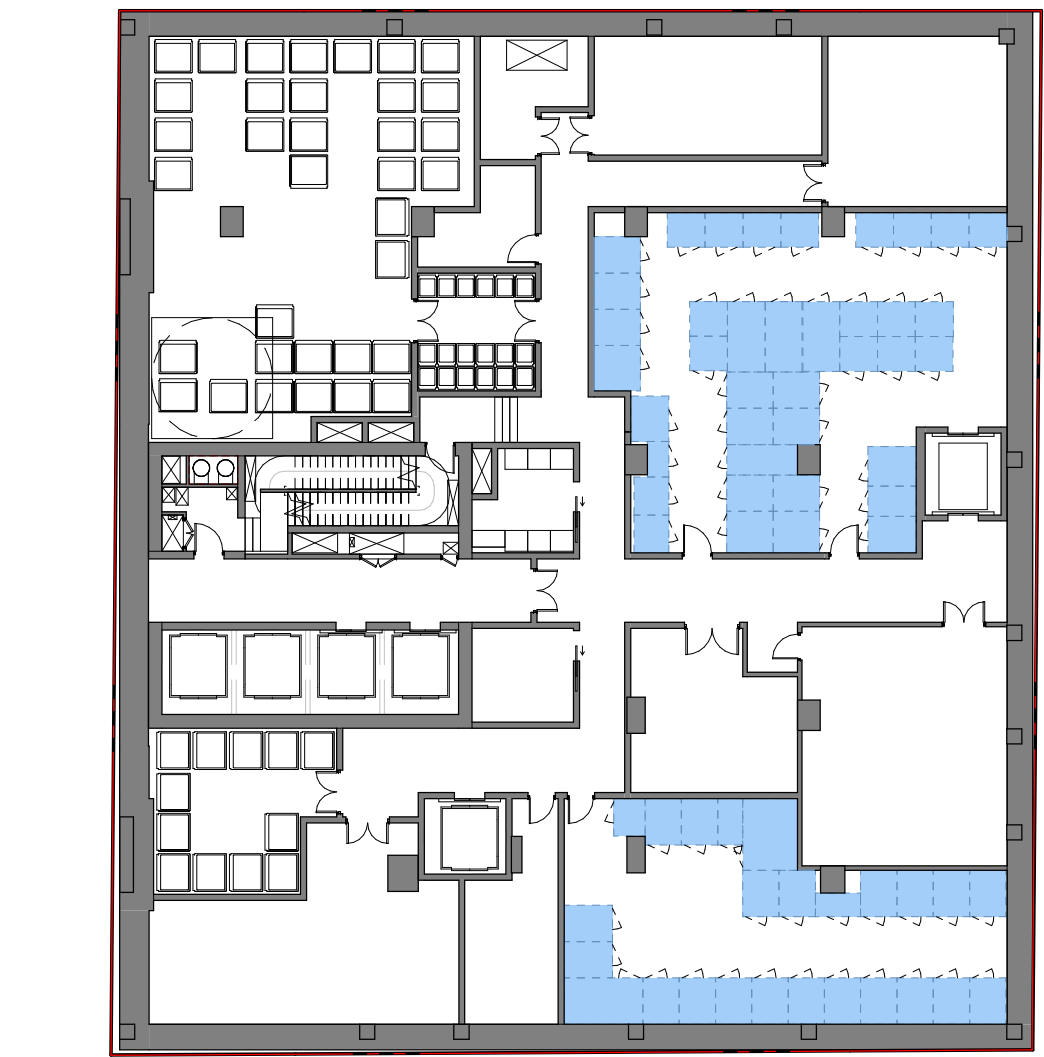


ADG COMPLIANCE - CROSS VENT

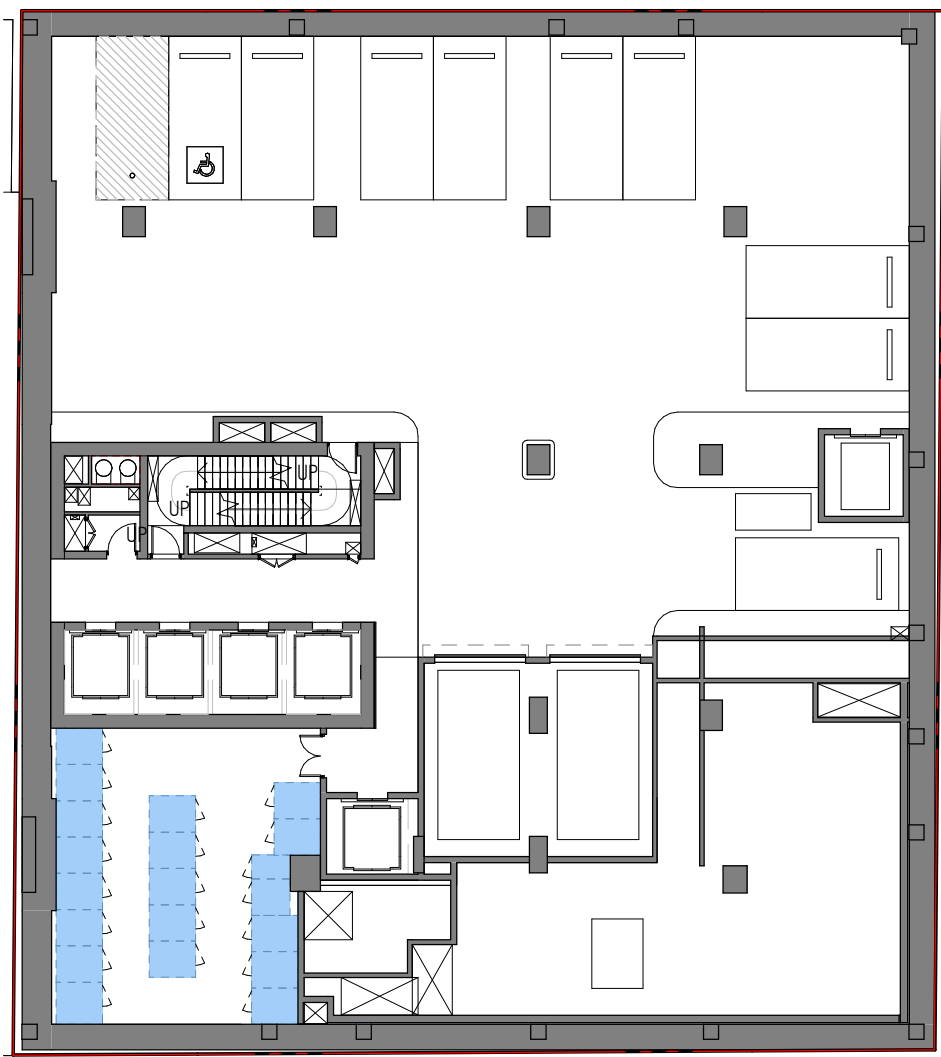
LEVEL	TOTAL	CV COUNT
GROUND	0	0
LEVEL 1	0	0
LEVEL 2	0	0
LEVEL 3	8	6
LEVEL 4	8	6
LEVEL 5	8	6
LEVEL 6	4	2
LEVEL 7	7	3
LEVEL 8	7	3
TOTALS	42	26

ADG COMPLIANCE - CROSS VENT %

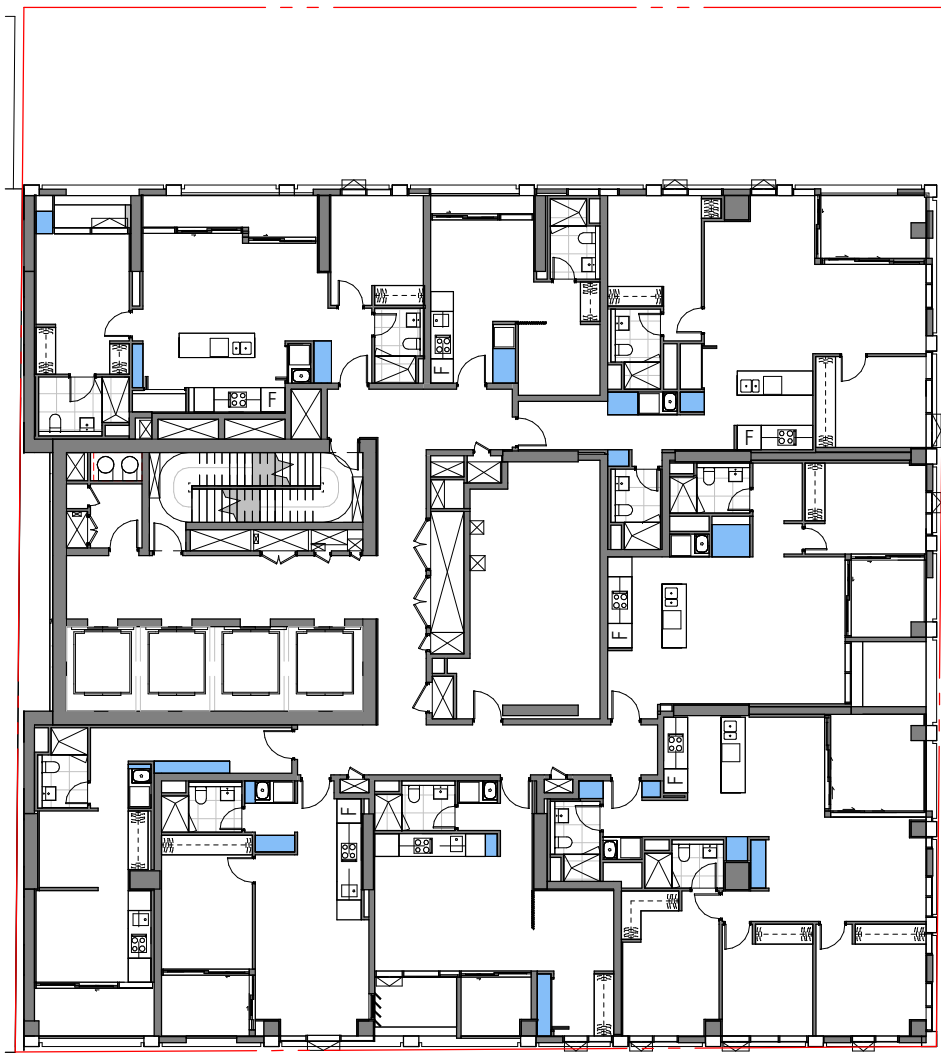
62%



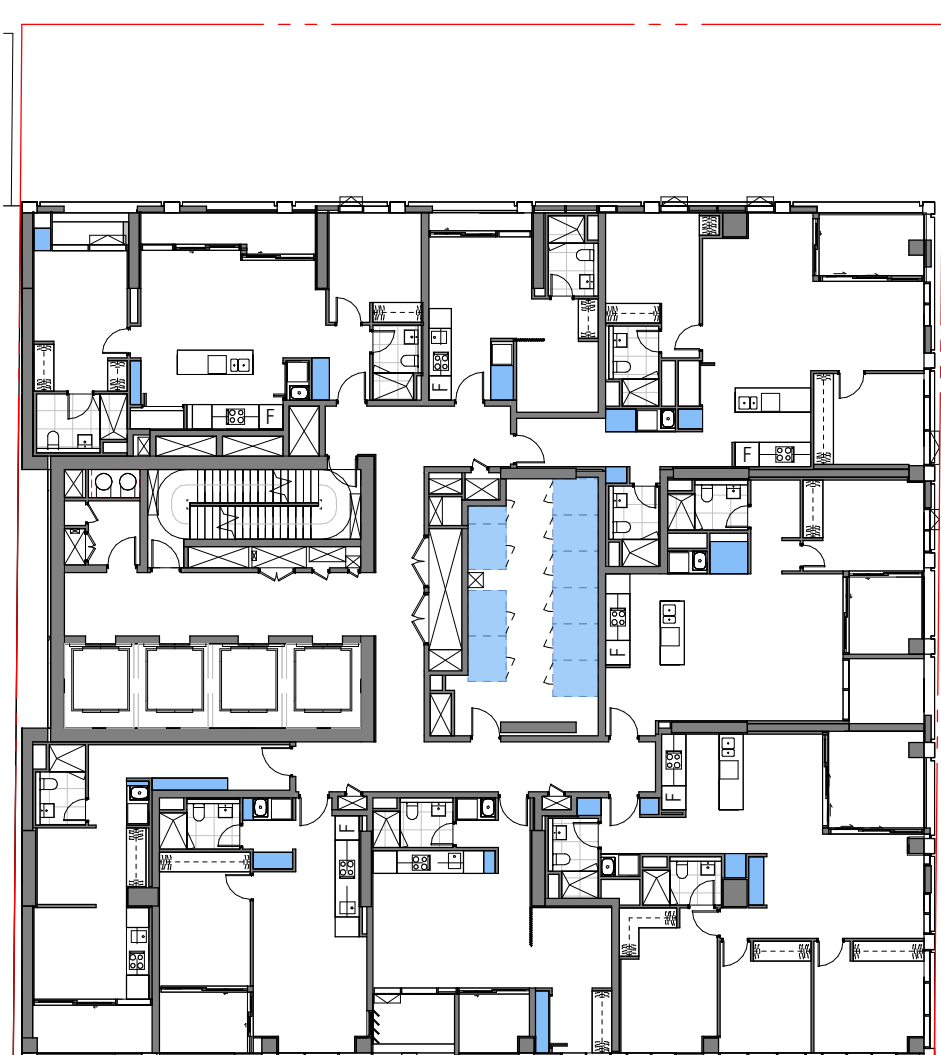
7 BASEMENT 3(2)



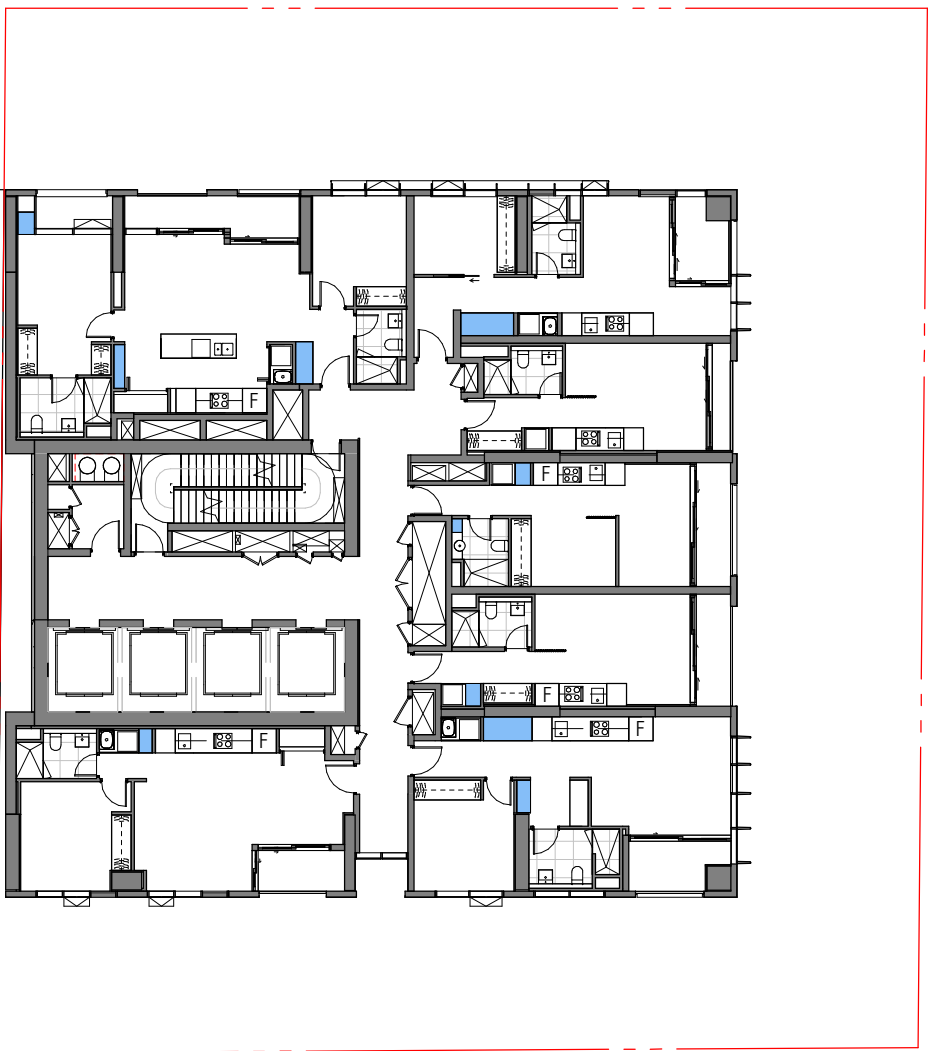
3 BASEMENT 02 - STORAGE PLAN



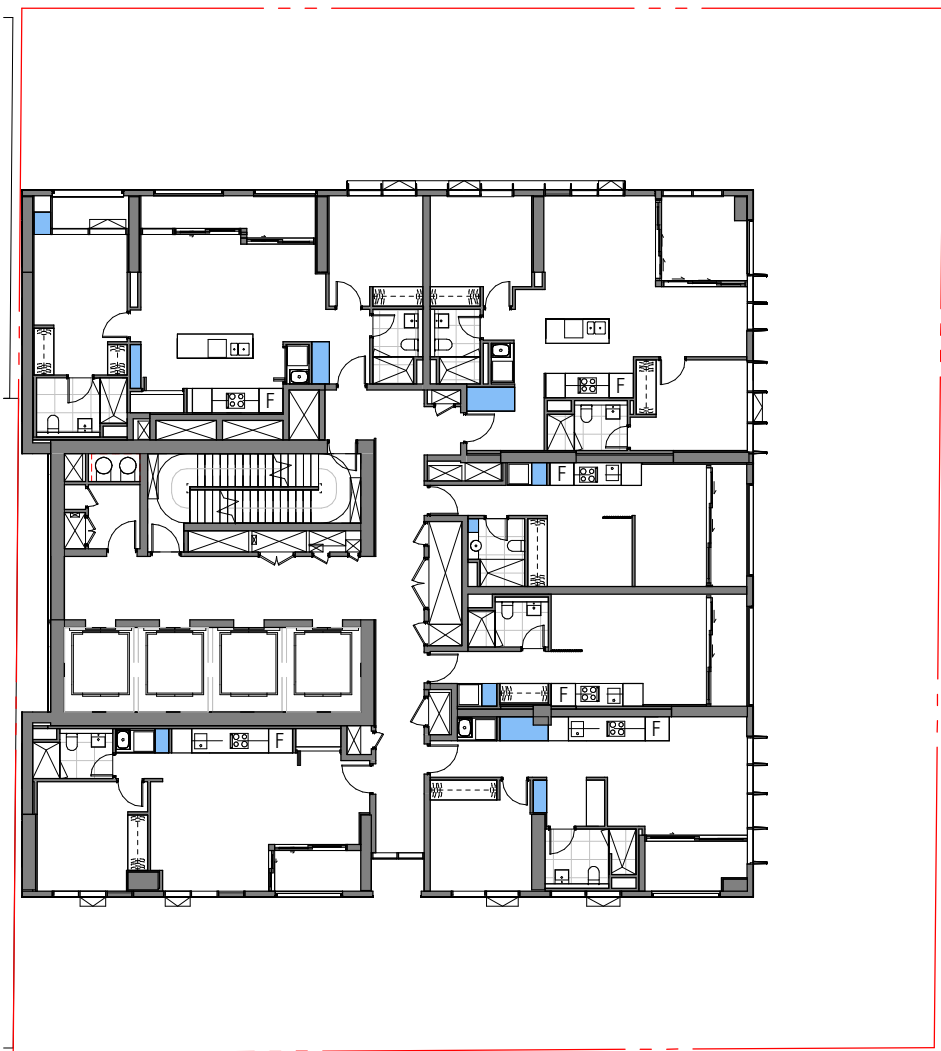
2 LEVEL 03 - 04 - STORAGE PLAN



1 LEVEL 05 - STORAGE PLAN



5 LEVEL 07-22 - STORAGE PLAN



6 LEVEL 24-43 - STORAGE PLAN

ADDITIONAL STORAGE - BASEMENT 03

STORAGE SCHEDULE		
VV	CAGE VOLUME (m³)	CAGE AREA (m²)

BASEMENT 3		
1	4.42	2.1
2	3.86	1.8
3	3.86	1.8
4	3.86	1.8
5	3.86	1.8
6	4.93	2.3
7	3.01	1.4
8	3.01	1.4
8	3.01	1.4
9	3.01	1.4
10	3.05	1.5
11	6.06	2.9
12	3.00	1.4
13	6.13	2.9
14	6.13	2.9
15	3.86	1.8
16	4.42	2.1
17	3.01	1.4
18	3.01	1.4
19	3.01	1.4
21	4.03	1.9
23	3.86	1.8
24	3.86	1.8
25	3.86	1.8
26	3.86	1.8
27	3.86	1.8
28	3.86	1.8
29	3.86	1.8
30	3.86	1.8
31	3.86	1.8
34	3.86	1.8
35	3.86	1.8
36	2.47	1.2
37	3.86	1.8
38	3.86	1.8
39	3.86	1.8
40	3.86	1.8
41	3.86	1.8
42	3.86	1.8
43	4.83	2.3
44	3.01	1.4
45	3.01	1.4
46	3.01	1.4
47	1.74	0.8
48	3.86	1.8
49	3.95	1.9
50	4.03	1.9
51	3.36	1.6
52	4.35	2.1
53	3.01	1.4
54	3.00	1.4
55	3.05	1.5
56	3.00	1.4
57	3.05	1.5
58	3.00	1.4
59	3.86	1.8
60	3.86	1.8
61	4.03	1.9
62	3.86	1.8
63	3.86	1.8
64	2.66	1.3
65	9.00	4.3
66	8.37	4.0
67	2.68	1.3
	246.18	117.2
Grand total	246.18	117.2

ADDITIONAL STORAGE - BASEMENT 02 + LEVEL 05

STORAGE SCHEDULE		
NUMBER	CAGE VOLUME (m³)	CAGE AREA (m²)

BASEMENT 2		
68	3.86	1.8
69	3.86	1.8
70	2.14	1.0
71	3.21	1.5
72	3.86	1.8
73	3.86	1.8
74	3.86	1.8
75	3.86	1.8
76	3.86	1.8
77	3.86	1.8
78	3.86	1.8
79	3.86	1.8
80	4.48	2.1
81	3.86	1.8
82	3.86	1.8
83	3.86	1.8
84	3.86	1.8
85	3.86	1.8
86	3.86	1.8
87	3.86	1.8
	75.53	36.0
LEVEL 5		
88	3.78	1.8
89	3.78	1.8
90	1.58	0.8
91	3.94	1.9
92	3.94	1.9
93	3.94	1.9
94	3.78	1.8
95	3.78	1.8
96	3.78	1.8
97	3.78	1.8
	36.07	17.2
Grand total	111.60	53.1

PODIUM - LEVEL 03 - 04

APARTMENT STORAGE		
STORAGE NO.	AREA(m²)	VOLUME(m³)

LEVEL 3		
301 - 2 BED		
301A	0.51	1.22
301B	0.41	0.98
301B	0.81	1.95
	1.73	4.14
302 - STUDIO		
302A	0.85	2.05
	0.85	2.05
303 - 2 BED		
303A	0.75	1.80
303B	0.39	0.92
303D	0.52	1.25
	1.66	3.97
304 - 1 BED		
304A	1.34	3.21
	1.34	3.21
305 - 3 BED		
305A	0.47	1.12
305B	0.34	0.82
305C	0.56	1.34
305D	0.80	1.92
	2.17	5.20
306 - STUDIO		
306A	0.29	0.70
306B	0.92	2.21
	1.21	2.92
307 - 1 BED		
307A	0.72	1.72
307B	0.26	0.63
	0.98	2.35
308 - STUDIO		
308A	1.00	2.40
308B	0.11	0.27
	1.11	2.67

PODIUM - LEVEL 05 + LEVEL 06

APARTMENT STORAGE		
STORAGE NO.	AREA(m²)	VOLUME(m³)

LEVEL 5		
501 - 2 BED		
501A	0.41	0.98
501B	0.51	1.22
501C	0.81	1.95
	1.73	4.14
502 - STUDIO		
502A	0.85	2.05
	0.85	2.05
503 - 2 BED		
503A	0.39	0.92
503C	0.75	1.80
503E	0.52	1.25
	1.66	3.97
504 - 1 BED		
504A	1.34	3.21
	1.34	3.21
505 - 3 BED		
505A	0.47	1.12
505B	0.34	0.82
505C	0.56	1.34
505D	0.80	1.92
	2.17	5.20
506 - STUDIO		
506A	0.29	0.70
506B	0.92	2.21
	1.21	2.92
507 - 1 BED		
507A	0.26	0.63
507B	0.72	1.72
	0.98	2.35
508 - STUDIO		
508B	0.11	0.27
508C	1.00	2.40
	1.11	2.67
LEVEL 6		
601 - 2 BED		
601A	0.41	0.98
601B	0.51	1.22
601C	0.81	1.95
	1.73	4.14
602 - 1 BED		
602	1.31	3.13
	1.31	3.13
604 - STUDIO		
604A	0.16	0.38
604A	0.38	0.90
	0.53	1.28

MID RISE - LEVEL 07-22

APARTMENT STORAGE		
STORAGE NO.	AREA(m²)	VOLUME(m³)

LEVEL 7		
701 - 2 BED		
701A	0.41	0.98
701B	0.51	1.22
701C	0.81	1.95
	1.73	4.14
702 - STUDIO		
702A	1.31	3.13
	1.31	3.13
704 - STUDIO		
704A	0.16	0.38
704B	0.38	0.90
	0.53	1.28
705 - STUDIO		
705A	0.38	0.90
	0.38	0.90
706 - 1 BED		
706A	1.28	3.08
706A	0.49	1.17
	1.77	4.25
707 - 1 BED		
707A	0.36	0.86
	0.36	0.86
HIGH RISE - LEVEL 24 - 43		
APARTMENT STORAGE		
STORAGE NO.	AREA(m²)	VOLUME(m³)
LEVEL 35		
3501 - 2 BED		
3501A	0.41	0.98
3501B	0.51	1.22
3501C	0.81	1.95
	1.73	4.14
3502 - 2 BED		
3502A	1.27	3.05
	1.27	3.05
3503 - STUDIO		
3503A	0.16	0.38
3503B	0.38	0.90
	0.53	1.28
3504 - STUDIO		
3504A	0.38	0.90
	0.38	0.90
3505 - 1 BED		
3505A	1.28	3.08
3505B	0.49	1.17
	1.77	4.25
3506 - 1 BED		
3506A	0.36	0.86
	0.36	0.86

GENERAL NOTE:
THE APARTMENT STORAGE SCHEDULE REFLECTS TYPICAL LEVELS ONLY. INDIVIDUAL LEVELS ARE NOT SHOWN, AND THE STORAGE COUNT CORRESPONDS TO THE TYPICAL PLANS ADJACENT.

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION

A SSDA LODGEMENT 15.04.2025

QUALITY ASSURANCE

(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

■ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.

□ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

□ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

REVIEW DATE: 26.03.25

NOTES

THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN BW/DS CHECKED CB DATE 15.04.2025 JOB NO. 23115 SCALE

PROJECT

NOVUS ON VICTORIA

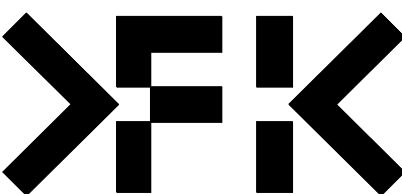
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE STORAGE DRAWINGS AND SCHEDULES

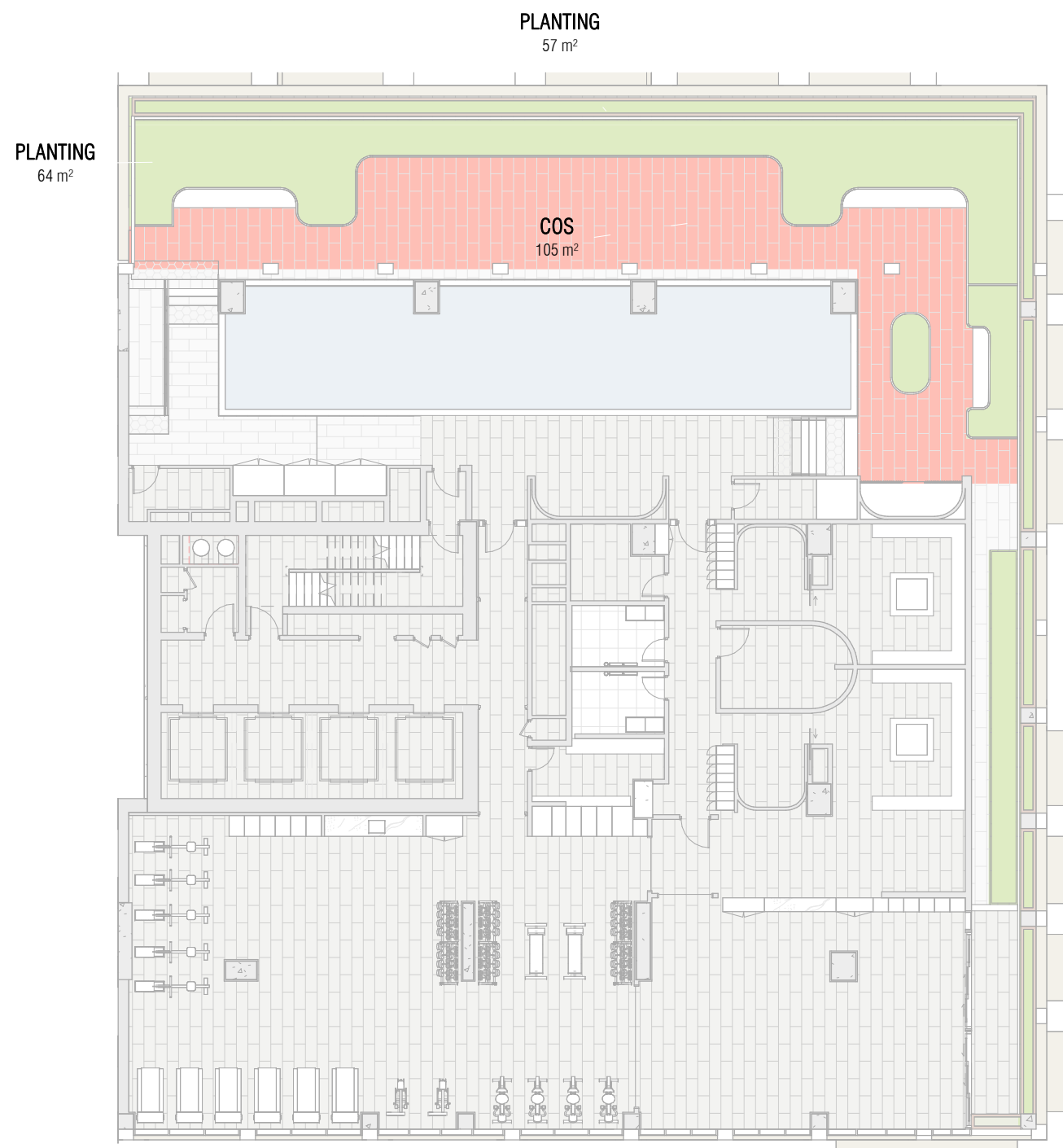
FK

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

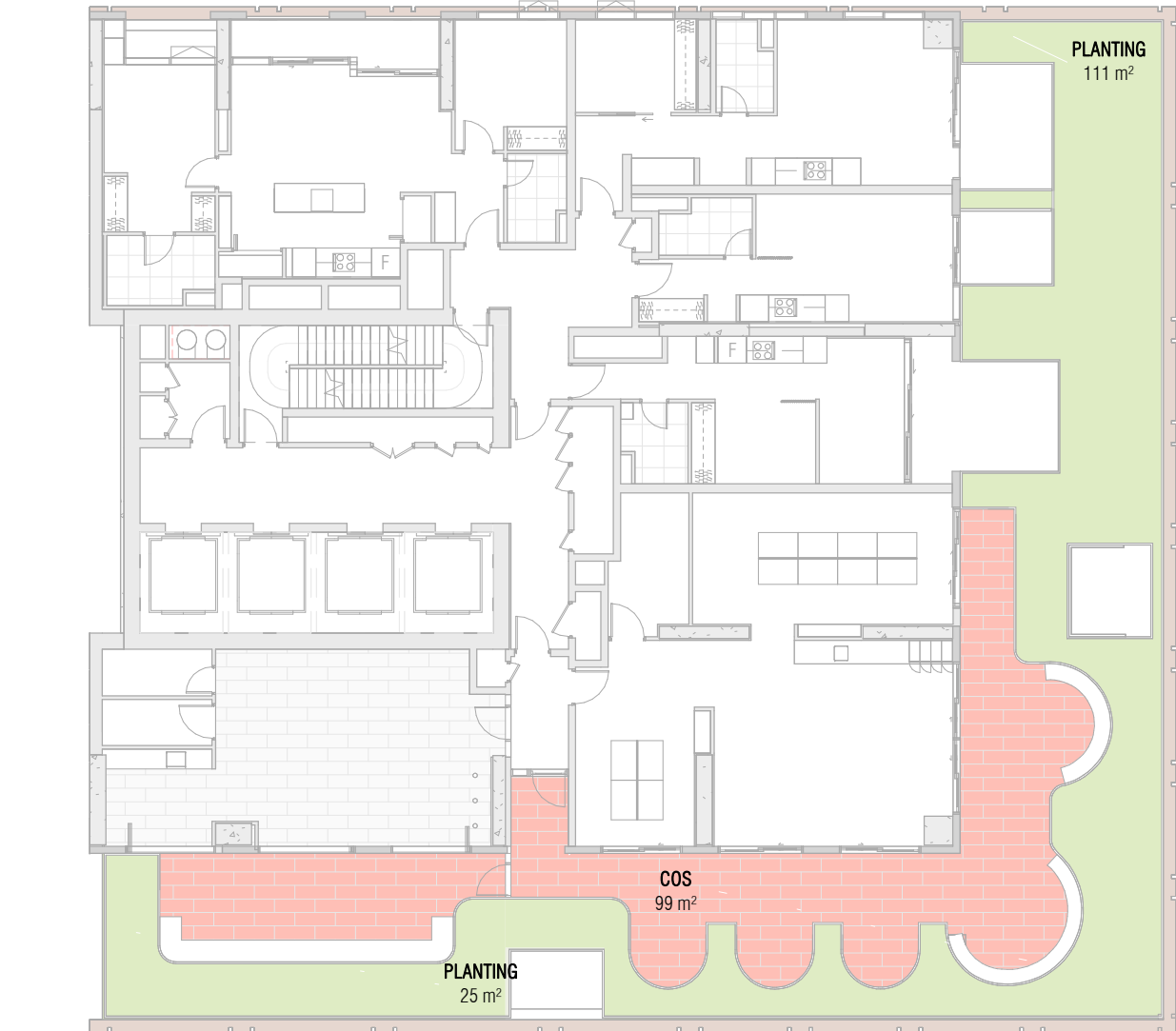
ISSUE PURPOSE
SSDA LODGEMENT



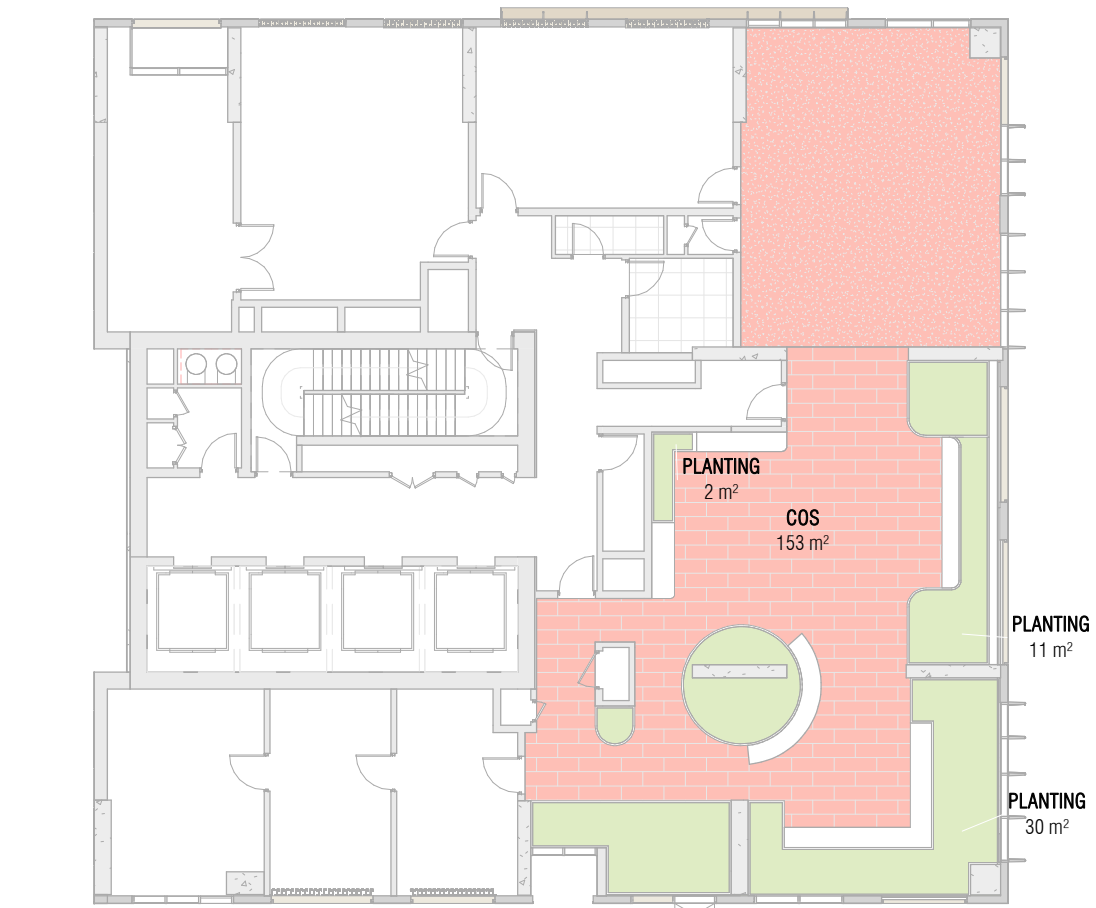
REV. A DRAWING NO. DA 507



2 LEVEL 2



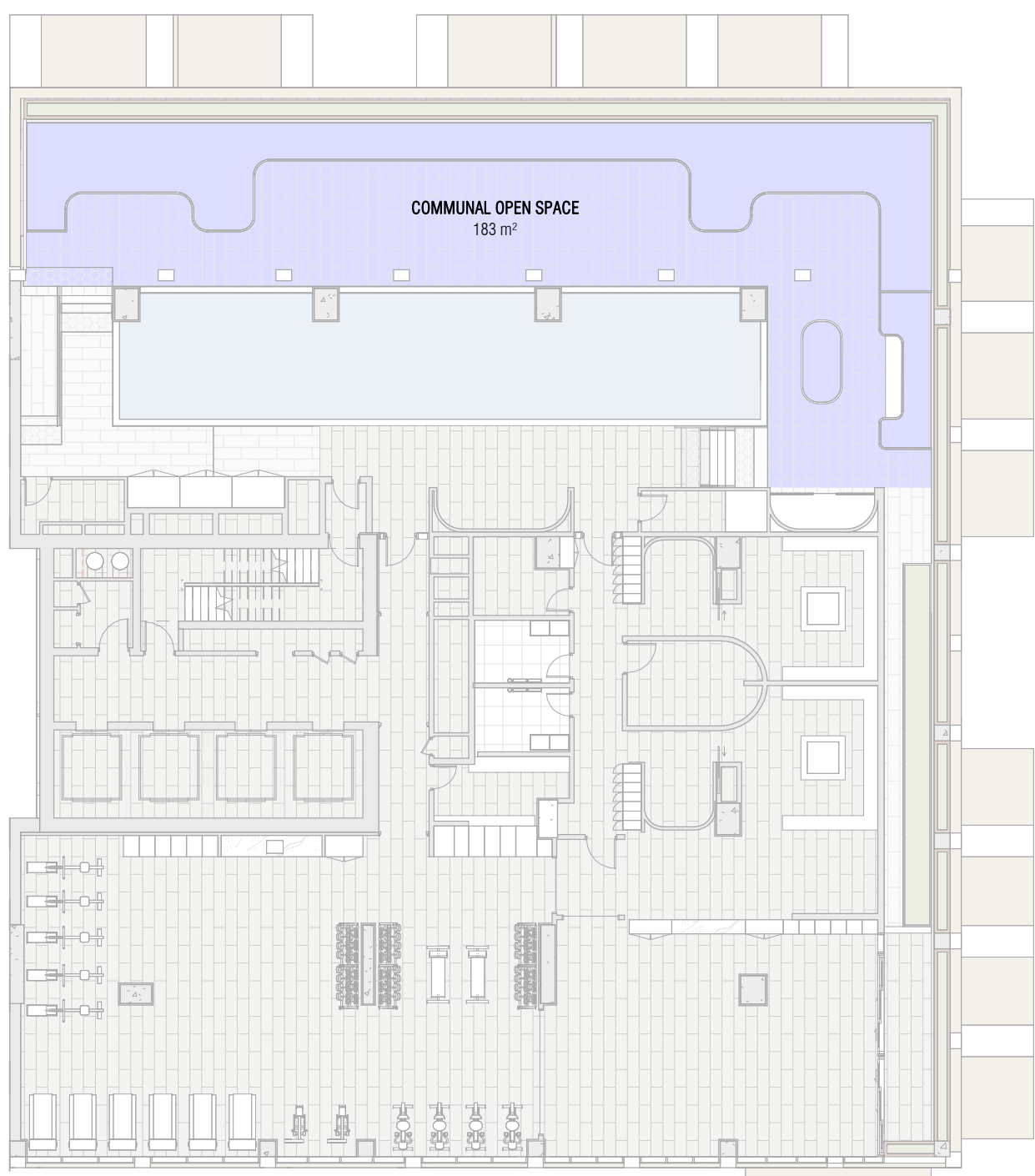
3 LEVEL 6



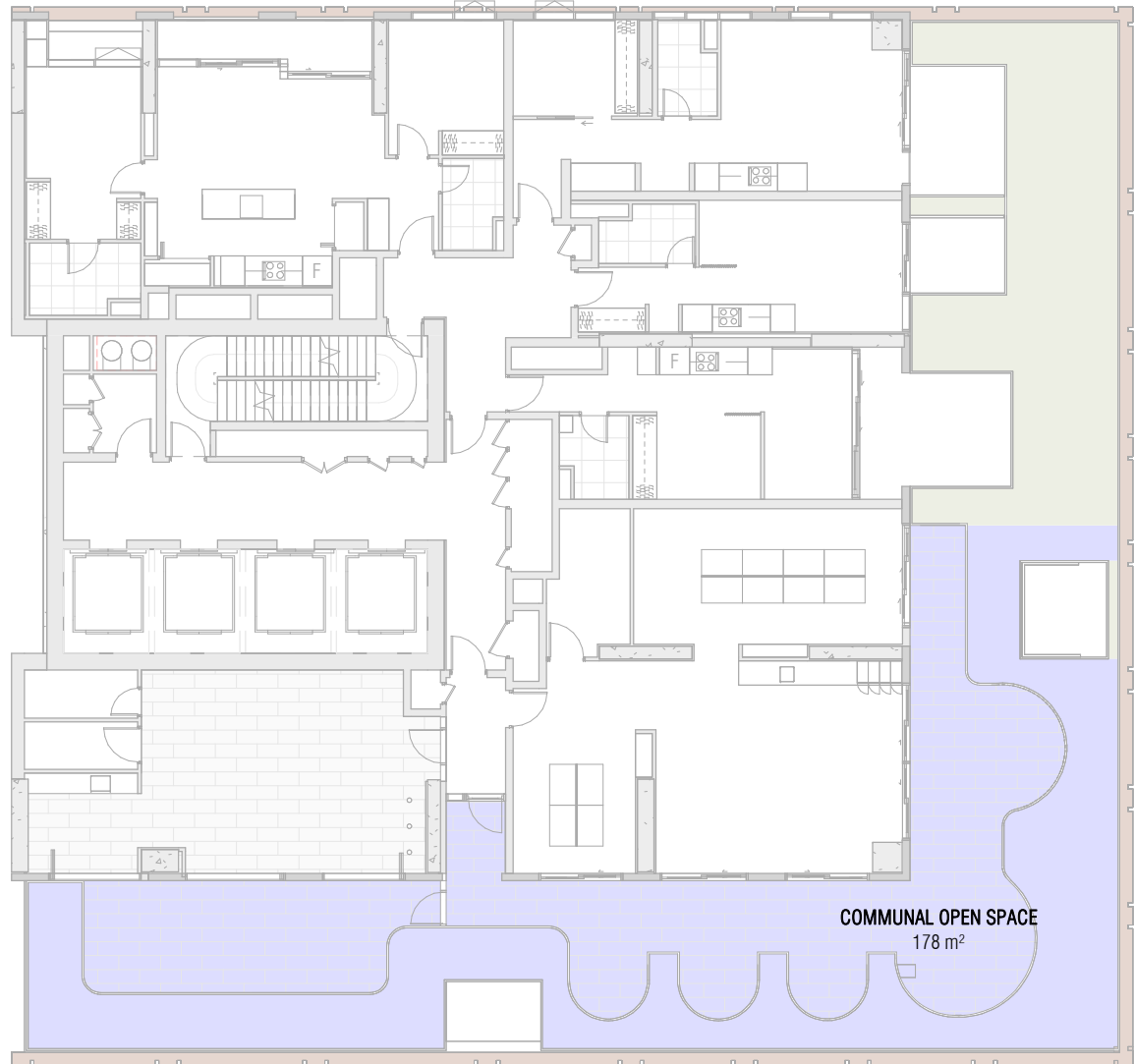
4 LEVEL 23

PLANTING		
Level	Area	Name
LEVEL 2	124 m²	PLANTING
LEVEL 6	136 m²	PLANTING
LEVEL 23	51 m²	PLANTING
TOTAL	310 m²	

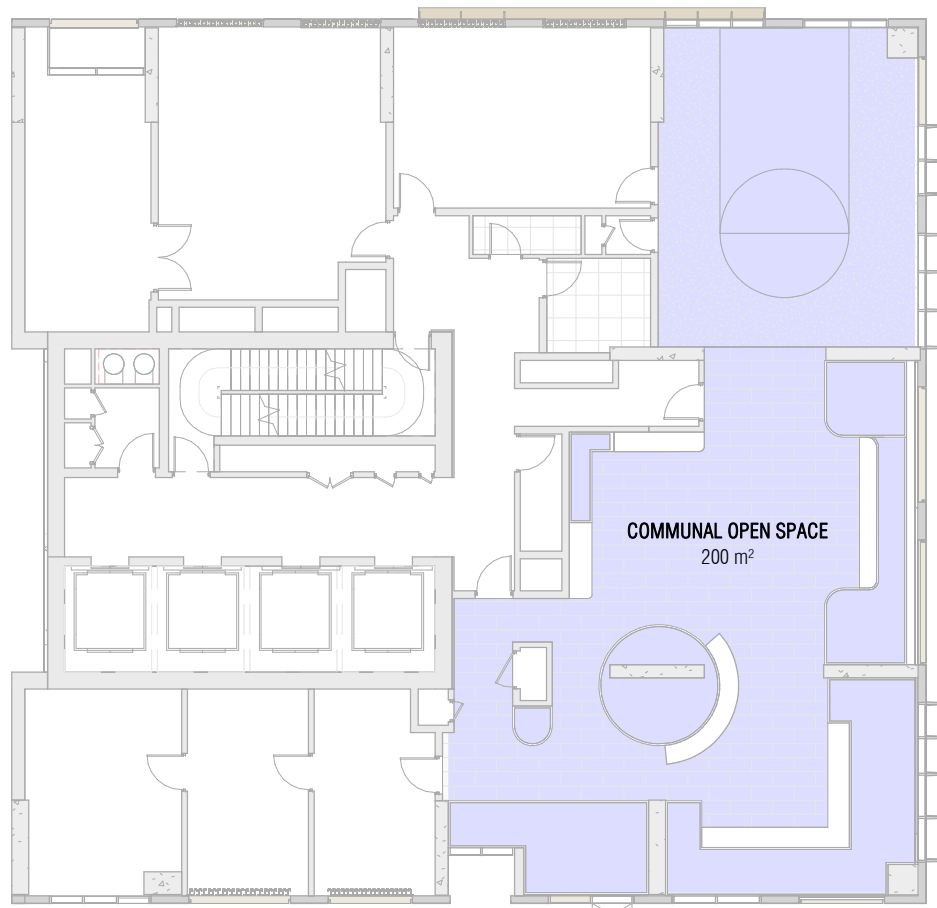
TERRACE		
Level	Area	Name
LEVEL 2	105 m²	COS
LEVEL 6	99 m²	COS
LEVEL 23	153 m²	COS
TOTAL	357 m²	



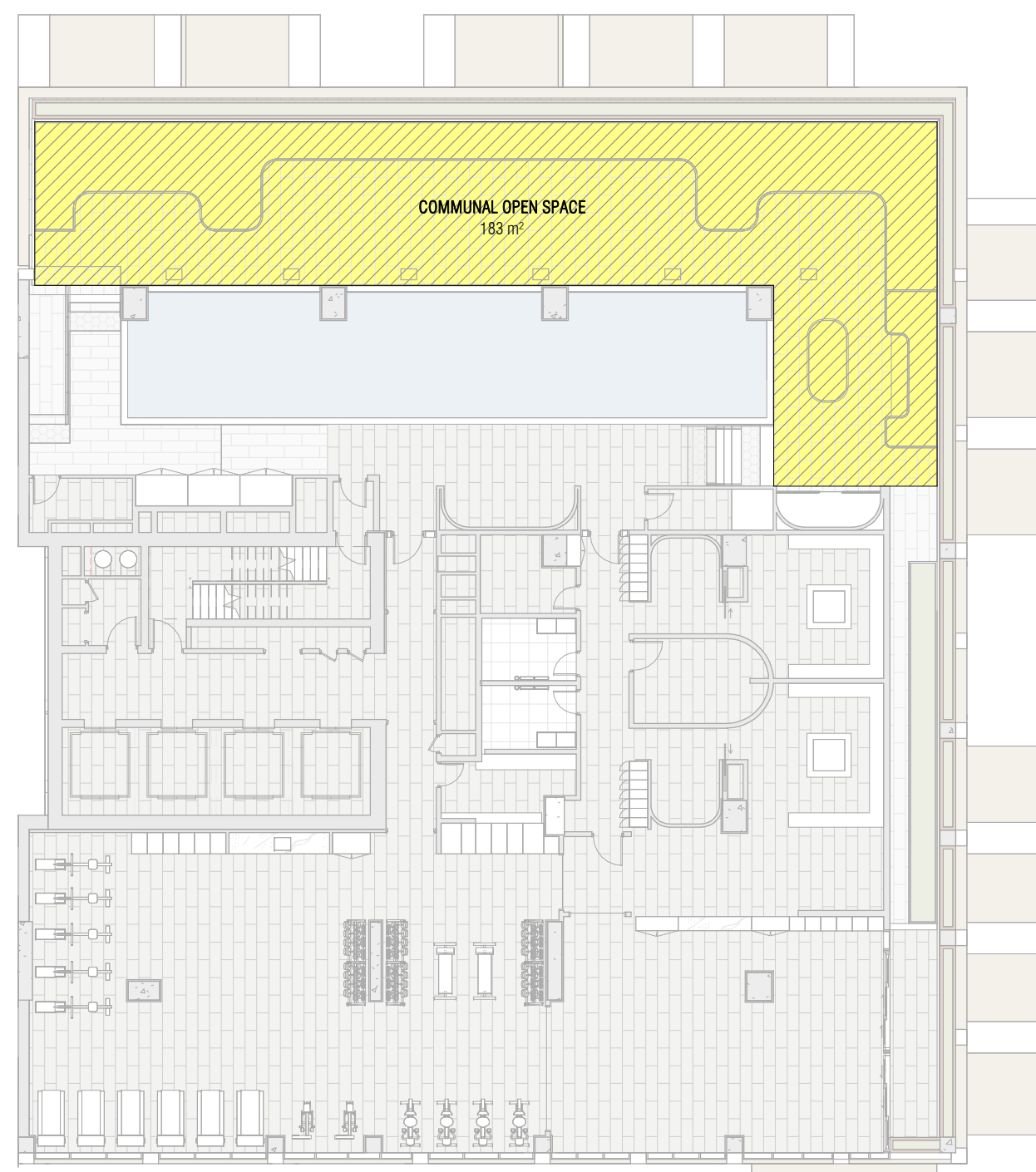
1 LEVEL 2



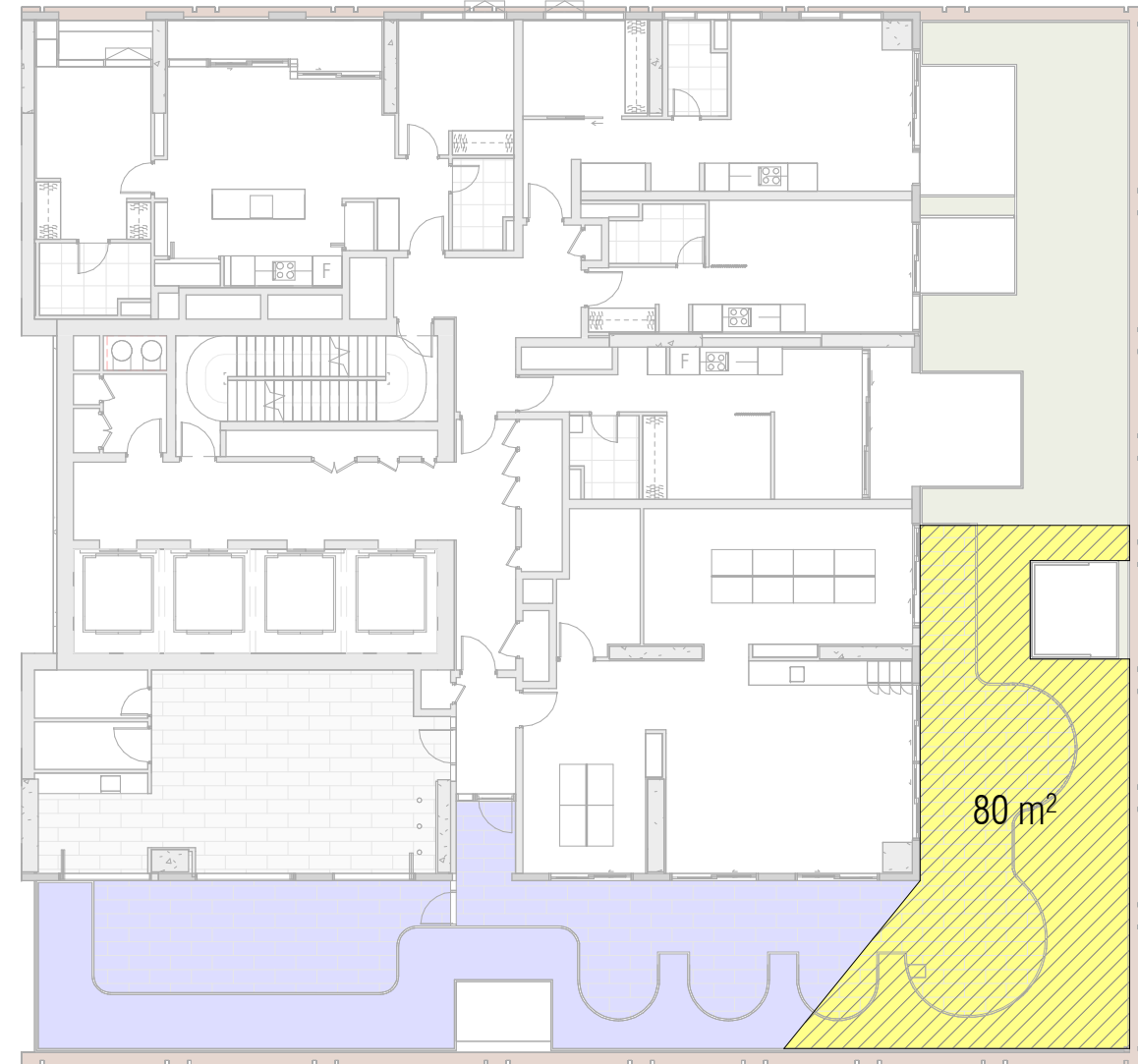
5 LEVEL 6



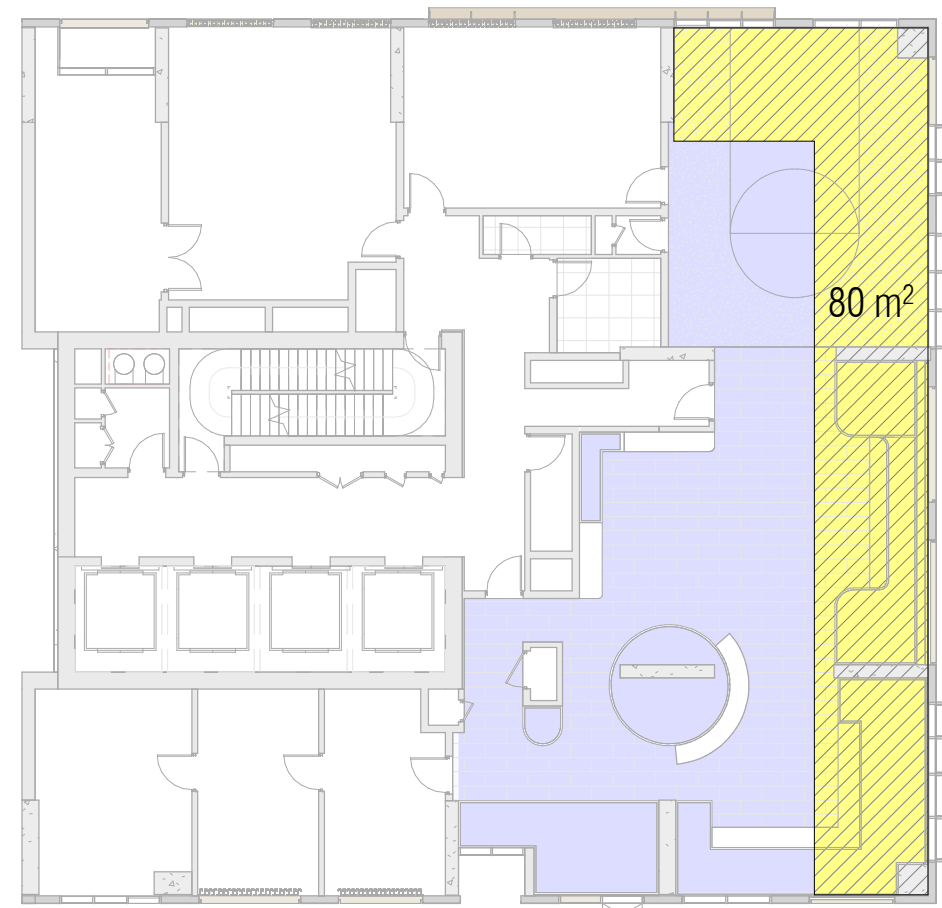
6 LEVEL 23



7 LEVEL 2 - SOLAR ACCESS



8 LEVEL 6 - SOLAR ACCESS



9 LEVEL 23 - SOLAR ACCESS

C.O.S	
Level	Area
LEVEL 2	183 m²
LEVEL 6	178 m²
LEVEL 23	200 m²
TOTAL	561 m²

343 SQM OF COMMUNAL OPEN SPACE (61%)
RECEIVE MINIMUM OF 2 HOURS OF SOLAR ACCESS
BETWEEN 9AM AND 3PM ON 21 JUNE (MID WINTER)

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_R24.rvt

REVISION		
A	SSDA LODGEMENT	15.04.2025

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
☒ SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
☐ DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐ TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
☐ CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE

NOTES
THIS DRAWING IS COPYRIGHT AND SHALL REMAIN THE PROPERTY OF FENDER KATSALIDIS (AUST) PTY LTD CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING WORK. DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER CONTRACT DOCUMENTS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. SEEK CLARIFICATION OF INCONSISTENCIES / CONFLICTS.

DRAWN BW/DS
CHECKED CB
DATE 15.04.2025
JOB NO. 23115
SCALE 1 : 200 @A1

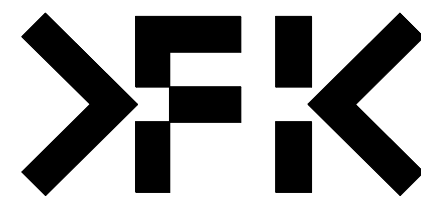
PROJECT
NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

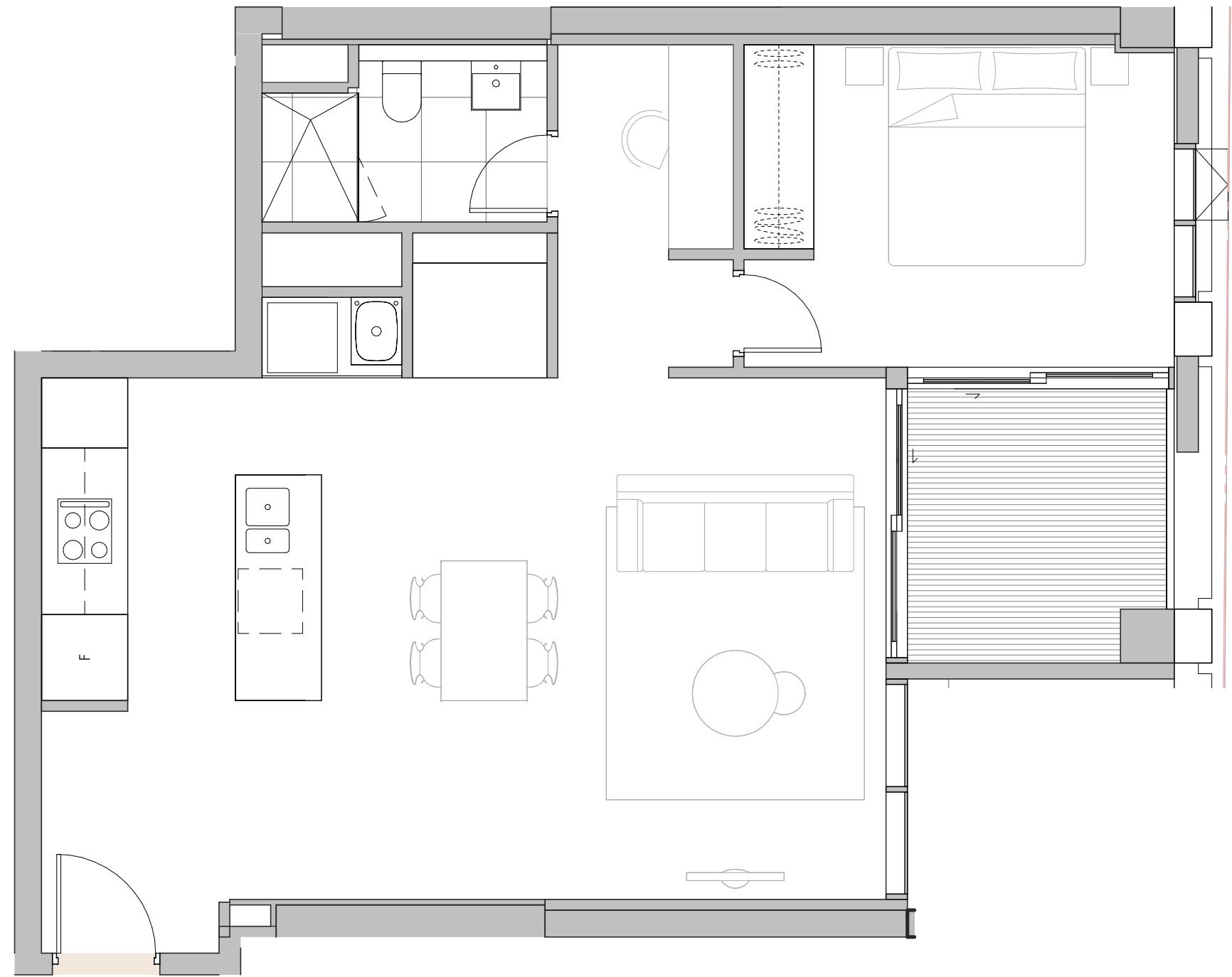
DRAWING TITLE
COMPLIANCE - COMMUNAL OPEN SPACE, TERRACE AND LANDSCAPE

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

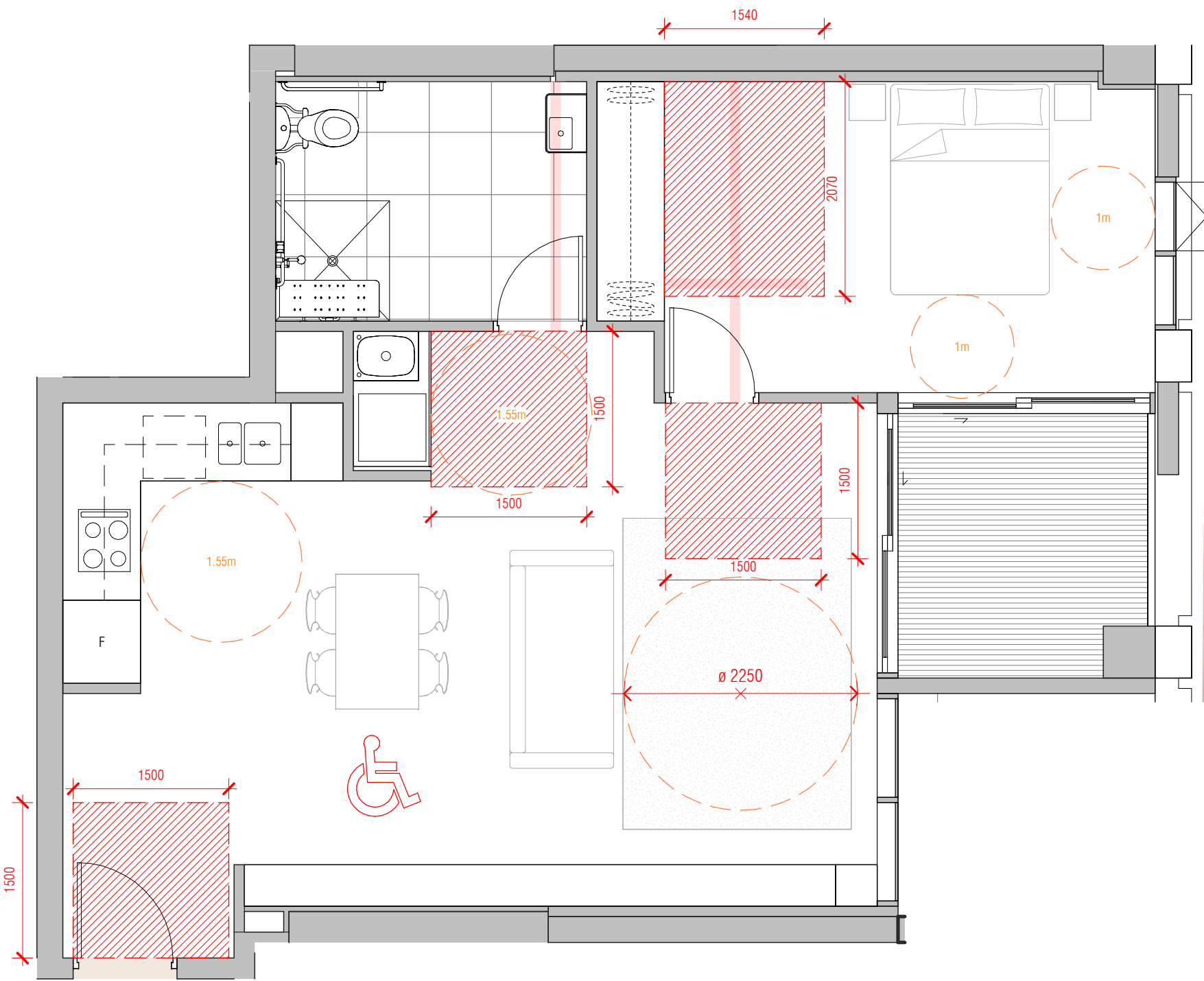
ISSUE PURPOSE
SSDA LODGEMENT



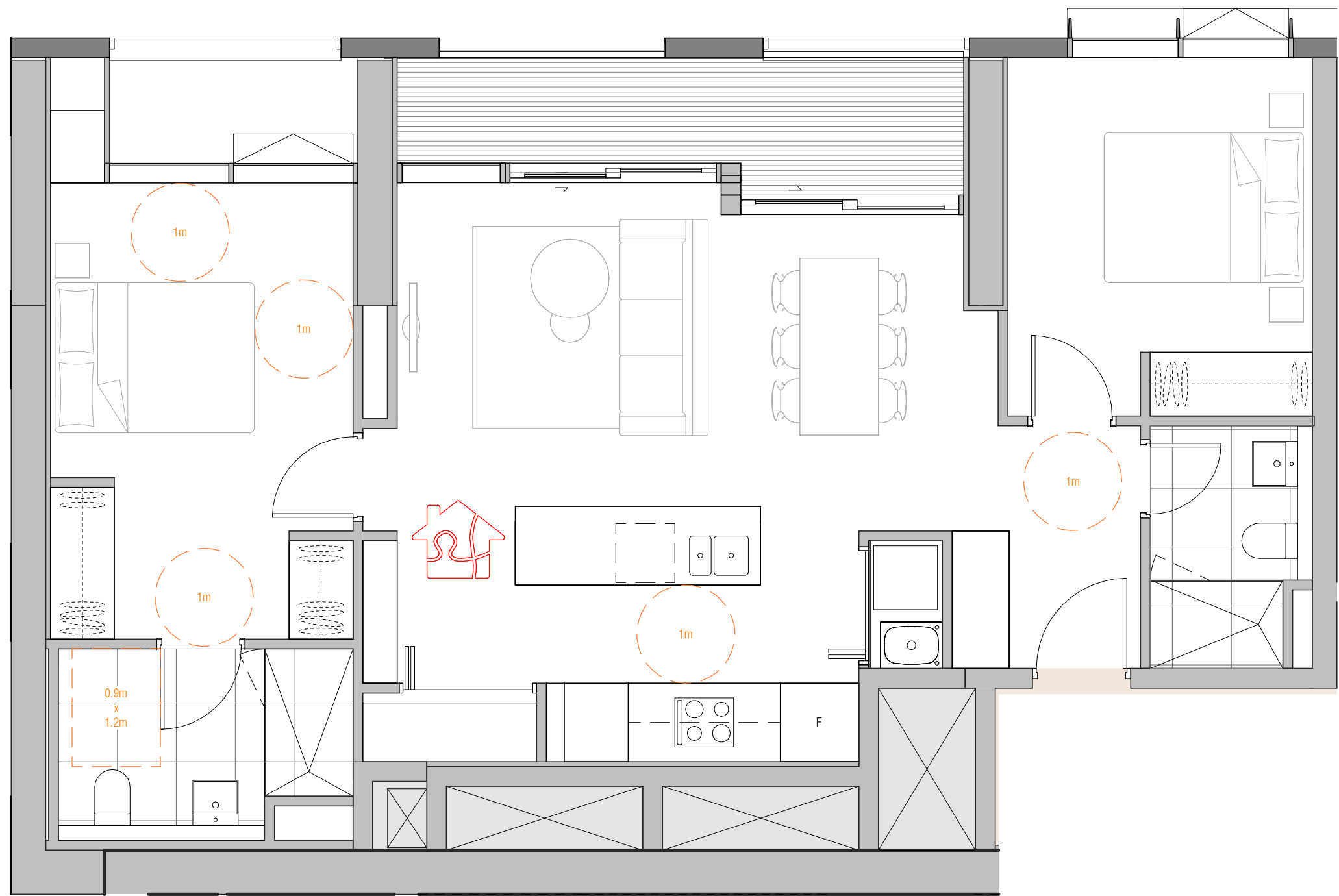
REV. A
DRAWING NO.
DA 508



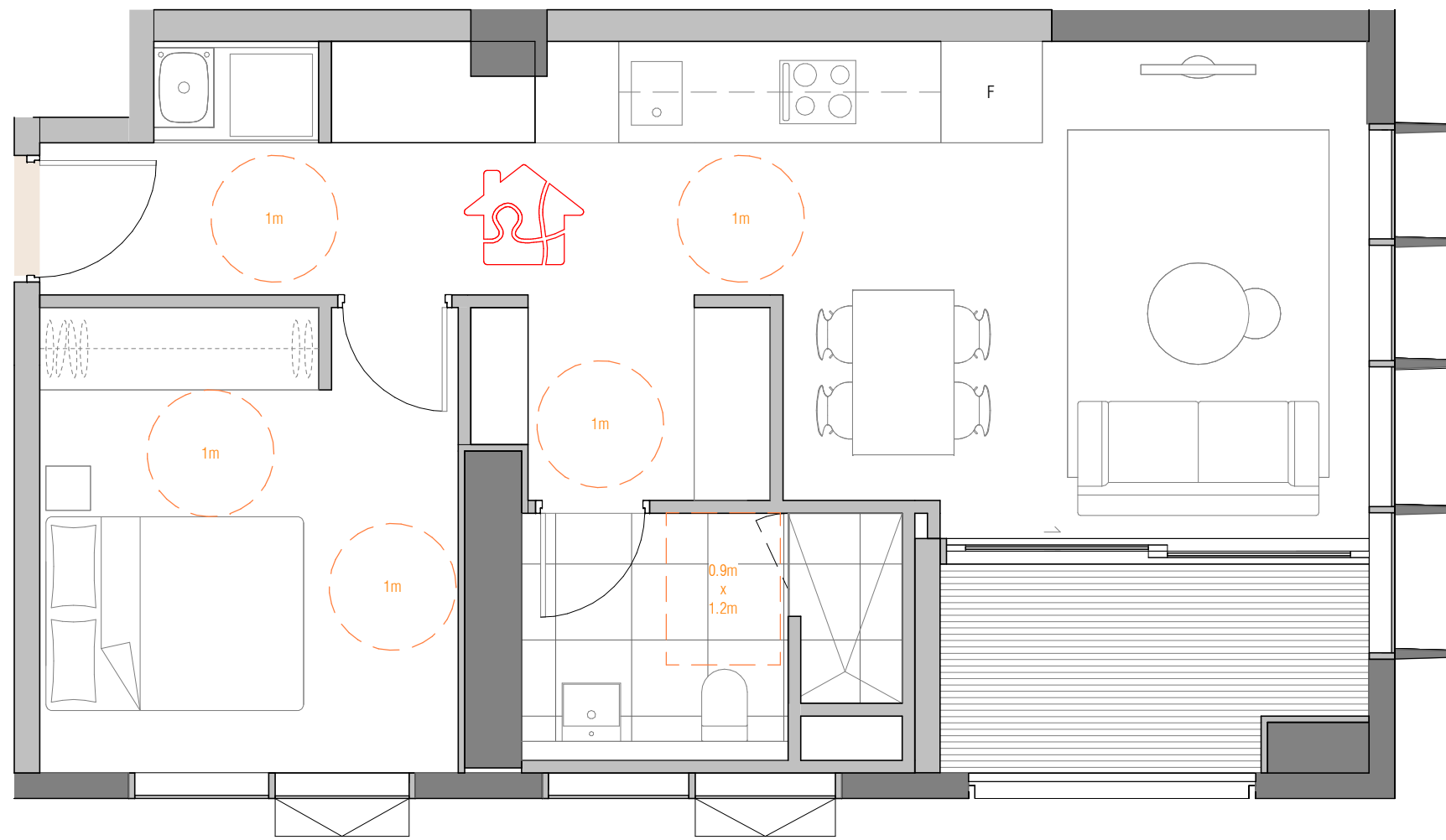
1 A1 LEVEL 3 - PRE ADAPT - DDA APARTMENT



3 A1 LEVEL 3 - POST ADAPT - DDA APARTMENT



2 SILVER LIVABLE APARTMENT TYPE 01



4 SILVER LIVABLE APARTMENT TYPE 02

76 LIVABLE APARTMENTS - SILVER LEVEL (29%)

LHA SILVER	
LEVEL	NUMBER

LEVEL 3	301
LEVEL 4	401
LEVEL 5	501
LEVEL 6	601
LEVEL 7	701
LEVEL 7	706
LEVEL 8	801
LEVEL 8	806
LEVEL 9	901
LEVEL 9	906
LEVEL 10	1001
LEVEL 10	1006
LEVEL 11	1101
LEVEL 11	1106
LEVEL 12	1201
LEVEL 12	1206
LEVEL 13	1301
LEVEL 13	1306
LEVEL 14	1401
LEVEL 14	1406
LEVEL 15	1501
LEVEL 15	1506
LEVEL 16	1601
LEVEL 16	1606
LEVEL 17	1701
LEVEL 17	1706
LEVEL 18	1801
LEVEL 18	1806
LEVEL 19	1901
LEVEL 19	1906
LEVEL 20	2001
LEVEL 20	2006
LEVEL 21	2101
LEVEL 21	2106
LEVEL 22	2201
LEVEL 22	2206
LEVEL 24	2401
LEVEL 24	2405
LEVEL 25	2501

LHA SILVER	
LEVEL	NUMBER

LEVEL 25	2505
LEVEL 26	2601
LEVEL 26	2605
LEVEL 27	2701
LEVEL 27	2705
LEVEL 28	2801
LEVEL 28	2805
LEVEL 29	2901
LEVEL 29	2905
LEVEL 30	3001
LEVEL 30	3005
LEVEL 31	3101
LEVEL 31	3105
LEVEL 32	3201
LEVEL 32	3205
LEVEL 33	3301
LEVEL 33	3305
LEVEL 34	3401
LEVEL 34	3405
LEVEL 35	3501
LEVEL 35	3505
LEVEL 36	3601
LEVEL 36	3605
LEVEL 37	3701
LEVEL 37	3705
LEVEL 38	3801
LEVEL 38	3805
LEVEL 39	3901
LEVEL 39	3905
LEVEL 40	4001
LEVEL 40	4005
LEVEL 41	4101
LEVEL 41	4105
LEVEL 42	4201
LEVEL 42	4205
LEVEL 43	4301
LEVEL 43	4305

TOTAL LHA UNITS: 76

3 ADAPTABLE UNITS

ADAPTABLE	
LEVEL	NUMBER

LEVEL 3	304
LEVEL 4	404
LEVEL 5	504

TOTAL ADAPTABLE UNITS: 3