
**Report on Geotechnical Desktop
Assessment**

410-416 Victoria Avenue, Chatswood NSW

Prepared for Novus Investco Pty Ltd

Project 233988.01

24 March 2025

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The undersigned, on behalf of Douglas Partners Pty Ltd, confirm that this document and all attached drawings, logs and test results have been checked and reviewed for errors, omissions and inaccuracies.

Signature

Date

Author

16 April 2025

Reviewer

p.p.



16 April 2025

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Report on Geotechnical Desktop Assessment

Proposed Mixed-Use Development

410-416 Victoria Avenue, Chatswood

1. Introduction

This Geotechnical Assessment report has been prepared by Douglas Partners Pty Ltd (Douglas) to support a State Significant Development Application (SSDA) for a mixed-use development, known as Novus on Victoria, at 410-416 Victoria Ave, Chatswood NSW (the site). The investigation was commissioned by the proponent, to address Item 12 of the SEARs (SSD-63324208).

It is understood that the proposed development includes a 45-storey Build to Rent (BTR) development, with retail space on the ground floor and Level 1, over a three-level basement for car parking, storage units and service areas (i.e. substations, switch and pump rooms). It is anticipated, from the preliminary design drawings, that the lowest basement floor level will have a finished floor level at a reduced level (RL) of about 84.8 m with respect to the Australian height datum (AHD) and a bulk excavation level of RL 84.3 m, to accommodate the basement floor slab thickness. Excavation depths are therefore anticipated to depths of between 10 m to 12 m below surrounding street levels for the proposed two level basement.

The assessment consisted of a visual inspection of the site and a review of available information from published maps and reports and other geotechnical projects Douglas has undertaken in the area. No intrusive investigations have been undertaken by Douglas for this assessment due to the presence of existing buildings on the site, however, Douglas has been engaged to carry out additional geotechnical investigation at later stages of the project.

2. Site description

The Site is located at 410-416 Victoria Avenue, Chatswood, also known as Lot A and B of Deposited Plan 406105 and Lot 4 of Deposited Plan 82303 and is a near rectangular area covering approximately 1,050 m² within the Willoughby City Council Local Government Area (LGA). The Site currently contains two-storey commercial buildings bounded by:

- The pedestrian walkway of Victoria Avenue to the north,
- The pedestrian walkway extension of Victor Street to the east,
- Post Office Lane to the south, and
- The property of 418 Victoria Avenue to the west.

The surface levels around the site generally fall from the western site boundary to the south east corner of the site from RL 96.1 m AHD to RL 94.3. m AHD.

3. Regional mapping

3.1 Soil landscape

Reference to the Sydney 1:100 000 Soil Landscape Series map indicates that most of the site is underlain by a landscape group known as the Blacktown soil landscape, with the boundary to the Glenorie soil landscape located approximately 40 m to the west of the Site.

The Blacktown soil landscape is a residual soil landscape and is characterised by topography of gently undulating rises on the Wianamatta Group shales, with local relief to 30 m and slope gradients of less than 5%.

Soil in the Blacktown soil landscape is typically shallow to moderately deep on crests, upper slopes and well-drained areas, and deep on lower slopes and in areas of poor drainage. These soils are typically moderately reactive and highly plastic with low soil fertility and poor soil drainage.

3.2 Geology

Reference to the Sydney 1:100 000 Geological Series Map indicates that the site is underlain by Ashfield Shale, which typically comprises black to dark grey shale and laminate (finely interbedded sandstones and siltstones) which weathers to a residual clay profile of medium to high plasticity.

3.3 Acid sulphate soils

Reference to the 1:25 000 Acid Sulphate Soil (ASS) Risk map indicates that the site is not known to be at risk of ASS.

3.4 Salinity

Reference to the map of salinity potential in Western Sydney 2002 indicates that the site is not within an area of known salinity risk.

3.5 Hydrogeology

A review of the WaterNSW database indicates registered groundwater well GW107757 is located approximately 260 m to the south of the Site, in Chatswood Park, and is reported to have been drilled to a termination depth of approximately 163 m below existing surface levels. A standing water level was noted, within the work summary sheet, at a depth of 25.6 m.

4. Previous Nearby Investigations

DP has undertaken several geotechnical and contamination investigations and various construction monitoring projects in the area. Some of the investigations DP has undertaken or reviewed for this assessment include:

- Douglas project 86560.00 at 475 Victoria Ave, Chatswood, approximately 250 m to the west of the Site.

- Douglas project 5550 at 451 Victoria Ave, Chatswood, approximately 50 m to the north of the Site.
- Douglas project 73843.00 at 45 Victor St, Chatswood, approximately 40 m to the south of the Site.
- Douglas project 226554 at 763-769 Pacific Highway, Chatswood, approximately 350 m to the south west of the Site.
- Douglas project 86327.01 at 42 Archer Street, Chatswood, approximately 380 m to the south east of the Site.

From our work on these nearby sites, the ground profile was found to typically consist of

- Fill: Generally comprising pavement layers and sandy or clayey fill; overlying
- Residual Clay: Generally comprising medium to high plasticity, stiff to very stiff clay or silty clay which grades to hard, extremely weathered siltstone with depth;
- Interbedded Siltstone and Sandstone: encountered at depths of between 1.0 m and 3.0 m, with some locations up to 6 m and generally highly weathered and very low to low strength to depths of between 9 m and 10 m, before grading to fresh and medium to high strength rock.

Groundwater was measured in wells installed at:

- 763-769 Pacific Highway, Chatswood, approximately 360 m to the south west of the Site, with groundwater encountered at RL92.7 m on 6 December 2024, which was 5 m below the residual clay and siltstone interface.
- 42 Archer Street, Chatswood, approximately 380 m to the south east of the Site, with groundwater encountered at depths of between RL85.5 m and RL83.1 m within the siltstone bedrock.

5. Proposed Development

It is understood from the provided architectural drawing set by Fender Katsalidis Pty Ltd (Drawing 23115-DA-000 to SK-0076 dated 19 December 2024) that the proposed development will consist of the demolition of all existing structures and the construction of a new 45-storey BTR development over a three-level basement. The provided architectural plans are provided in Appendix B.

Initial survey data for the site indicates that the existing ground surface levels range between RL 96 m AHD at the western boundary of the site, to RL 94.3 m AHD, in the south-eastern corner of the site. The proposed basement finished floor level is inferred to be at RL 84.8 m AHD. Assuming a bulk excavation level of 0.5 m below (RL 84.3AHD) it is anticipated that basement excavation may extend to depths of approximately between 10 m to 12 m.

6. Preliminary Comments

6.1 Preliminary Geotechnical model

The inferred geotechnical model for the site is:

- **FILL:** concrete slab over fill layers within the footprint of the existing site buildings, with varying compaction and varying proportions of clay, silt, sand and gravel to depths of up to 1.0 m. Anthropogenic materials may also be encountered within the fill given its variable and man-made nature; overlying
- **RESIDUAL CLAY:** brown to red-brown clay initially of stiff consistency, grading to very stiff with depth and then hard as the residual clay transitions to extremely weathered siltstone. Residual clay is anticipated to be present to depths of between 1 m and 2 m but possibly up to 4 m;
- **INTERBEDDED SILTSTONE AND SANDSTONE BEDROCK:** likely to be encountered below the residual clay and initially being very low to low strength, highly weathered to moderately weathered siltstone and sandstone. Medium strength and stronger siltstone and sandstone is likely to be encountered below depths of approximately between 9 m and 10 m.

Groundwater is anticipated to be within the bedrock with preliminary groundwater levels estimated to be at approximately RL 90 m AHD with fluctuations of up to ± 2 m. Groundwater levels are subject to change and further details must be obtained from groundwater monitoring and measurements during later investigation stages.

Registered groundwater well GW107757 located approximately 260 m to the east in Chatswood Park, had a standing water level recorded at a depth of 25.6 m and is considered indicative of the regional groundwater table depth in the general area due to the well being installed to a depth of 162 m. The shallower water level measurements in the area may be associated with perched seepage along the clay and rock surface and water within the joints and fractures in the rock.

6.2 Anticipated Geotechnical and Hydrogeological Issues

The anticipated key geotechnical and hydrogeological issues that need to be considered for the proposed development are:

- The anticipated groundwater level on the site is above the proposed excavation level, however, a deeper registered bore about 260 m from the site indicated groundwater at greater depths. It is expected that a drained basement may be suitable for the proposed development, given the likely low permeability of the subsurface materials intersected by the proposed basement;
- the proposed basement excavation is likely to induce ground movement with the magnitude subject to the proposed shoring wall type and ground conditions encountered. These movements would need to be quantified prior to commencement of excavation works on site as nearby structures and infrastructure/services are present (i.e. neighbouring buildings); and
- if anchors are used to temporarily support the shoring, it will be necessary to obtain permission from affected parties prior to installation.

6.3 Dilapidation Surveys

Dilapidation surveys should be carried out on adjacent/existing buildings, as well as pavements and significant infrastructure that may be affected by the excavation works, prior to these works commencing.

6.4 Excavation

6.4.1 Preliminary Excavation conditions

It is anticipated that excavation for the proposed basement will be required to depths of between 9.5 m and 11.5 m. The basement excavation can be expected to require the removal of mostly fill, residual clay and weathered very low to low strength siltstone bedrock, which should be readily achieved using buckets of conventional earthmoving equipment, particularly if fitted with 'rock teeth'. Medium strength or stronger rock is also anticipated to be exposed at the base of the basement excavation, particularly for detailed excavation (e.g. lift pits, footings) and would require the use of rock hammers for effective removal. Rock saws may be required near site boundaries to reduce overbreak and vibrations.

6.4.2 Vibrations

During excavation, it will be necessary to use appropriate methods and equipment to keep ground vibrations at adjacent buildings and structures within acceptable limits. The level of acceptable vibration is dependent on various factors including the type of structure (e.g., reinforced concrete or brick structures etc.), its structural condition, the frequency range of vibrations produced by the construction equipment, the natural frequency of the structure and the vibration transmitting medium.

Vibrations generated from construction activities should be managed in accordance with the relevant Australian Standards (such as AS2670) and construction guidelines. It is understood that a Construction Noise & Vibration Report will be prepared by others to address vibration requirements.

6.4.3 Disposal of Excavated Material

All excavated materials will need to be disposed of in accordance with the provisions of the current legislation and guidelines including the Waste Classification Guidelines (EPA, 2014). This includes fill and natural materials that may be removed from the site.

6.5 Excavation Support and Foundations

It is understood from the supplied architectural drawings, that the basement excavation will require lateral support of excavations between 10 m and 12 m in depth. Based on the findings of our preliminary geotechnical model (Section 6.1) the proposed basement is likely to intersect fill, residual clay and interbedded siltstone and sandstone and expose medium strength and possibly stronger rock at the base of the excavation.

At this current stage in planning and preliminary design it is recommended that intrusive investigations are undertaken so that subsurface conditions of the site can be assessed, and subsequently suitable shoring and foundation systems may be designed.

6.6

6.6 Groundwater

Groundwater is expected to occur primarily as perched seepage along the soil–rock interface and through joints and bedding planes within the rock exposed in the basement floor and walls. These conditions are typically associated with low-permeability materials, and Douglas' experience on similar sites in the Chatswood area indicates that groundwater inflows through these strata are generally very limited — due either to the depth of the regional water table or the low hydraulic conductivity of the soil and rock mass. The regional groundwater table is expected to lie below the base of the proposed basement excavation.

At this preliminary (desktop) stage, groundwater inflows are anticipated to be less than the 3 ML/year threshold for exemption from a Water Access Licence (WAL) for temporary dewatering during construction with any associated dewatering impacts expected to fall within the “minimal impact” criteria defined by the NSW Aquifer Interference Policy (AIP). Any seepage inflows are expected to be readily managed via perimeter and subfloor drainage systems discharging to a sump-and-pump arrangement for a drained basement.

Once site access is available, groundwater monitoring and investigation will be undertaken to confirm subsurface and groundwater conditions at the site. This information will be necessary to determine whether the proposed basement intersects groundwater, thereby triggering the requirement for a Groundwater Impact Assessment, typically in the form of a preliminary Dewatering Management Plan, to satisfy the Secretary's Environmental Assessment Requirements (SEARs).

For a drained basement design, these investigations and assessments will be required to quantitatively assess inflows and evaluate potential environmental impacts, including those addressed under the AIP and other relevant statutory considerations before the approval of a drained basement.

If a drained basement is proposed it is also noted that groundwater inflows may lead to the precipitation of a red-brown iron oxide residue due to the oxidation of soluble iron commonly present in groundwater. Accordingly, perimeter and subfloor drains should be designed to allow easy access for inspection, maintenance, and periodic cleaning.

6.7 Earthquake loading

Weathered bedrock is anticipated at depths of up to 3 m below existing surface levels, therefore the site can be preliminarily classified as a 'B_e – Rock site'. However, this classification is subject to further confirmation from the later stages of geotechnical investigation.

6.8 Further investigation

The comments provided in this report are preliminary and further geotechnical investigations are proposed on site, for detailed design and prior to the commencement of excavation works, to obtain further information on the site once suitable access is available. The investigations proposed include (but are not necessarily limited to):

- drilling of boreholes for subsurface profiling. Boreholes should be extended at least 5 m below the lowest excavation level (such as lift pits) and should also prove at least 5 m of medium strength or stronger siltstone;

- installation of at least three groundwater monitoring wells;
- install data loggers to measure groundwater levels before and during construction (min 3 months data);
- permeability testing within the monitoring wells;
- obtain groundwater quality data from the wells;
- groundwater modelling to assess inflows and drawdown.

Further geotechnical analysis and assessment may also include analysis of shoring systems and ground movements, assessment of neighbouring building footings/movements and services including Sydney Water assets.

7. Limitations

Douglas Partners Pty Ltd (Douglas) has prepared this report for this project at 410-416 Victoria Ave, Chatswood in accordance with Douglas' proposal 233988.00.P.001.Rev1 dated 19 February 2025 and acceptance from Adrian Dunnet of Solis Projects Pty Ltd. The work was carried out under a Consultant Agreement between Novus Investco Pty Ltd and Douglas Partners Pty Ltd. This report is provided for the exclusive use of Novus Investco Pty Ltd for this project only and for the purposes as described in the report. It should not be used by or relied upon for other projects or purposes on the same or other sites, or by a third party. Any party so relying upon this report beyond its exclusive use and purpose as stated above, and without the express written consent of Douglas, does so entirely at its own risk and without recourse to Douglas for any loss or damage. In preparing this report Douglas has necessarily relied upon information provided by the client and / or their agents.

Douglas' advice is based upon the conditions encountered during previous investigations on and around the site by Douglas and others. The accuracy of the advice provided by Douglas in this report may be affected by undetected variations in ground conditions across the site between and beyond the sampling and / or testing locations.

The assessment of atypical safety hazards arising from this advice is restricted to the geotechnical components set out in this report and based on known project conditions and stated design advice and assumptions. While some recommendations for safe controls may be provided, detailed 'safety in design' assessment is outside the current scope of this report and requires additional project data and assessment.

This report must be read in conjunction with all of the attached and should be kept in its entirety without separation of individual pages or sections. Douglas cannot be held responsible for interpretations or conclusions made by others unless they are supported by an expressed statement, interpretation, outcome or conclusion stated in this report.

This report, or sections from this report, should not be used as part of a specification for a project, without review and agreement by Douglas. This is because this report has been written as advice and opinion rather than instructions for construction.

Appendix A

About This Report

Introduction

These notes have been provided to amplify DP's report in regard to classification methods, field procedures and the comments section. Not all are necessarily relevant to all reports.

DP's reports are based on information gained from limited subsurface excavations and sampling, supplemented by knowledge of local geology and experience. For this reason, they must be regarded as interpretive rather than factual documents, limited to some extent by the scope of information on which they rely.

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This report is the property of Douglas Partners Pty Ltd. The report may only be used for the purpose for which it was commissioned and in accordance with the Conditions of Engagement for the commission supplied at the time of proposal. Unauthorised use of this report in any form whatsoever is prohibited.

Borehole and Test Pit Logs

The borehole and test pit logs presented in this report are an engineering and/or geological interpretation of the subsurface conditions, and their reliability will depend to some extent on frequency of sampling and the method of drilling or excavation. Ideally, continuous undisturbed sampling or core drilling will provide the most reliable assessment, but this is not always practicable or possible to justify on economic grounds. In any case the boreholes and test pits represent only a very small sample of the total subsurface profile.

Interpretation of the information and its application to design and construction should therefore take into account the spacing of boreholes or pits, the frequency of sampling, and the possibility of other than 'straight line' variations between the test locations.

Groundwater

Where groundwater levels are measured in boreholes there are several potential problems, namely:

- In low permeability soils groundwater may enter the hole very slowly or perhaps not at all during the time the hole is left open;
- A localised, perched water table may lead to an erroneous indication of the true water table;
- Water table levels will vary from time to time with seasons or recent weather changes. They may not be the same at

the time of construction as are indicated in the report; and

- The use of water or mud as a drilling fluid will mask any groundwater inflow. Water has to be blown out of the hole and drilling mud must first be washed out of the hole if water measurements are to be made.

More reliable measurements can be made by installing standpipes which are read at intervals over several days, or perhaps weeks for low permeability soils. Piezometers, sealed in a particular stratum, may be advisable in low permeability soils or where there may be interference from a perched water table.

Reports

The report has been prepared by qualified personnel, is based on the information obtained from field and laboratory testing, and has been undertaken to current engineering standards of interpretation and analysis. Where the report has been prepared for a specific design proposal, the information and interpretation may not be relevant if the design proposal is changed. If this happens, DP will be pleased to review the report and the sufficiency of the investigation work.

Every care is taken with the report as it relates to interpretation of subsurface conditions, discussion of geotechnical and environmental aspects, and recommendations or suggestions for design and construction. However, DP cannot always anticipate or assume responsibility for:

- Unexpected variations in ground conditions. The potential for this will depend partly on borehole or pit spacing and sampling frequency;
- Changes in policy or interpretations of policy by statutory authorities; or
- The actions of contractors responding to commercial pressures.

If these occur, DP will be pleased to assist with investigations or advice to resolve the matter.

continued next page

About this Report

Site Anomalies

In the event that conditions encountered on site during construction appear to vary from those which were expected from the information contained in the report, DP requests that it be immediately notified. Most problems are much more readily resolved when conditions are exposed rather than at some later stage, well after the event.

Information for Contractual Purposes

Where information obtained from this report is provided for tendering purposes, it is recommended that all information, including the written report and discussion, be made available. In circumstances where the discussion or comments section is not relevant to the contractual situation, it may be appropriate to prepare a specially edited document. DP would be pleased to assist in this regard and/or to make additional report copies available for contract purposes at a nominal charge.

Site Inspection

The company will always be pleased to provide engineering inspection services for geotechnical and environmental aspects of work to which this report is related. This could range from a site visit to confirm that conditions exposed are as expected, to full time engineering presence on site.

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Appendix B

Proposed Design Drawings

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 255	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 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



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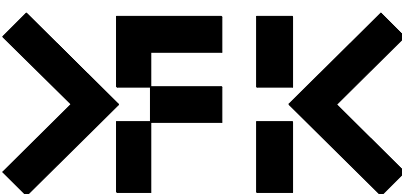
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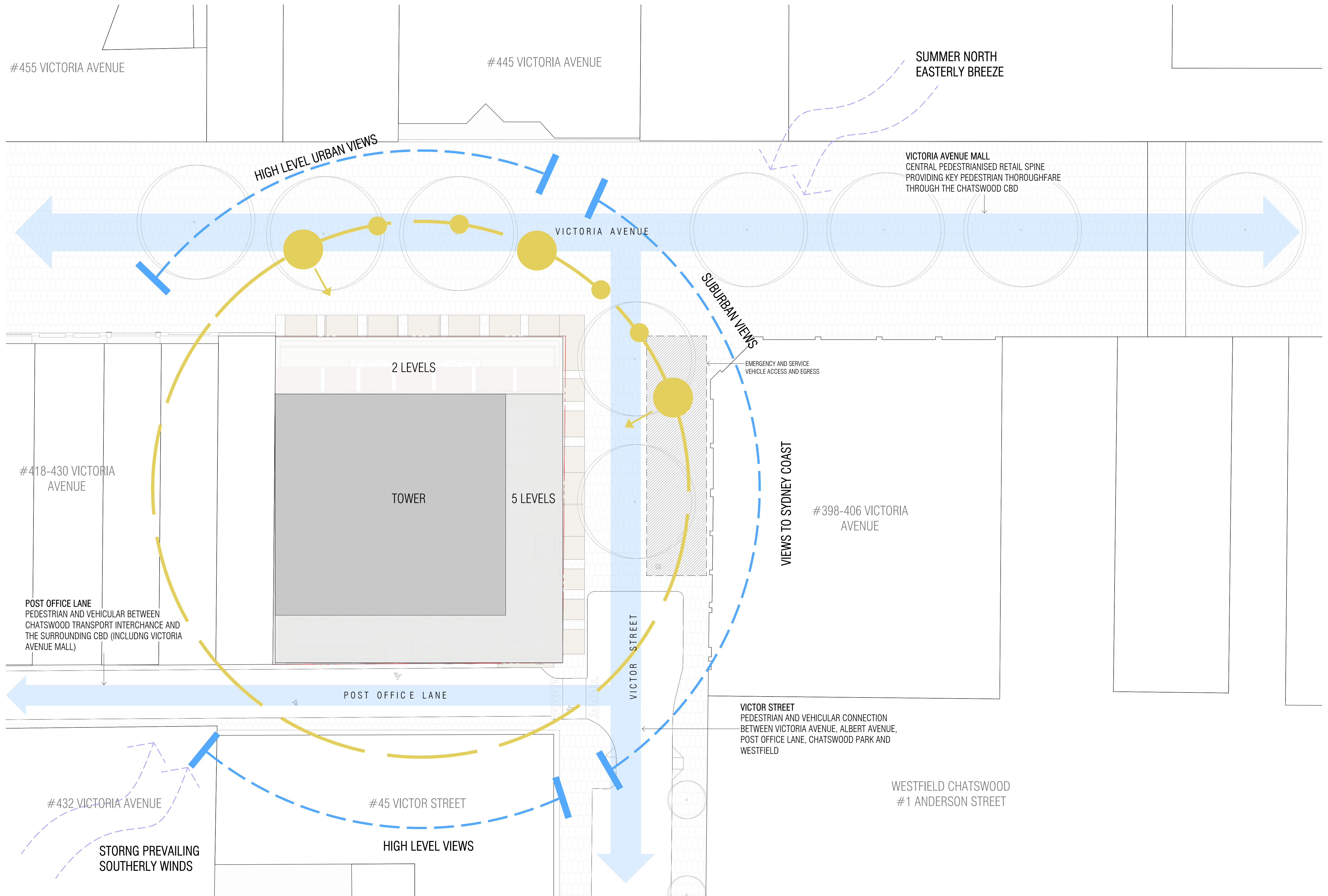
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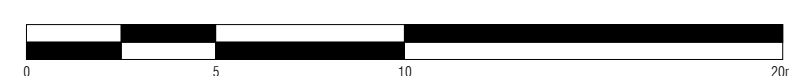
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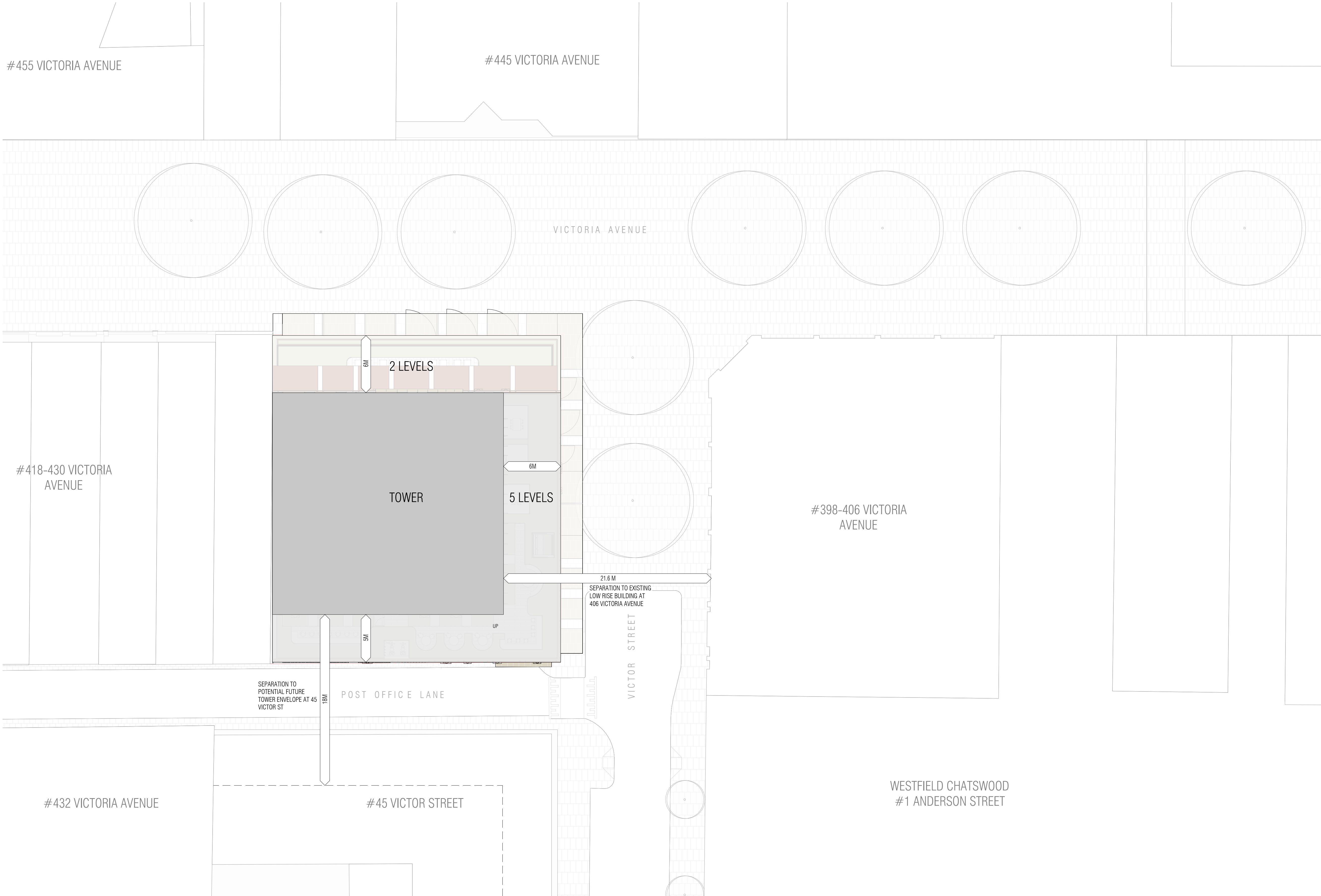
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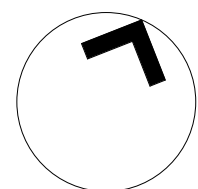
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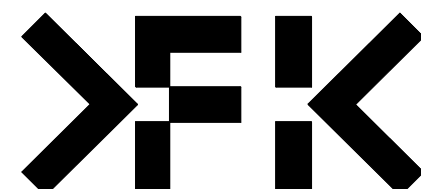
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DA 003

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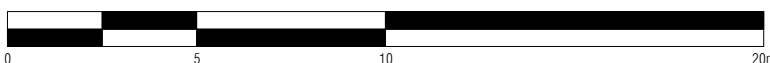
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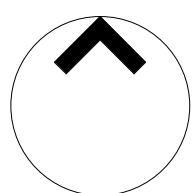
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BW/DS	CB	18.03.25	23115	1 : 200 @A1



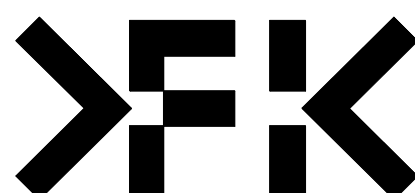
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SITE SURVEY

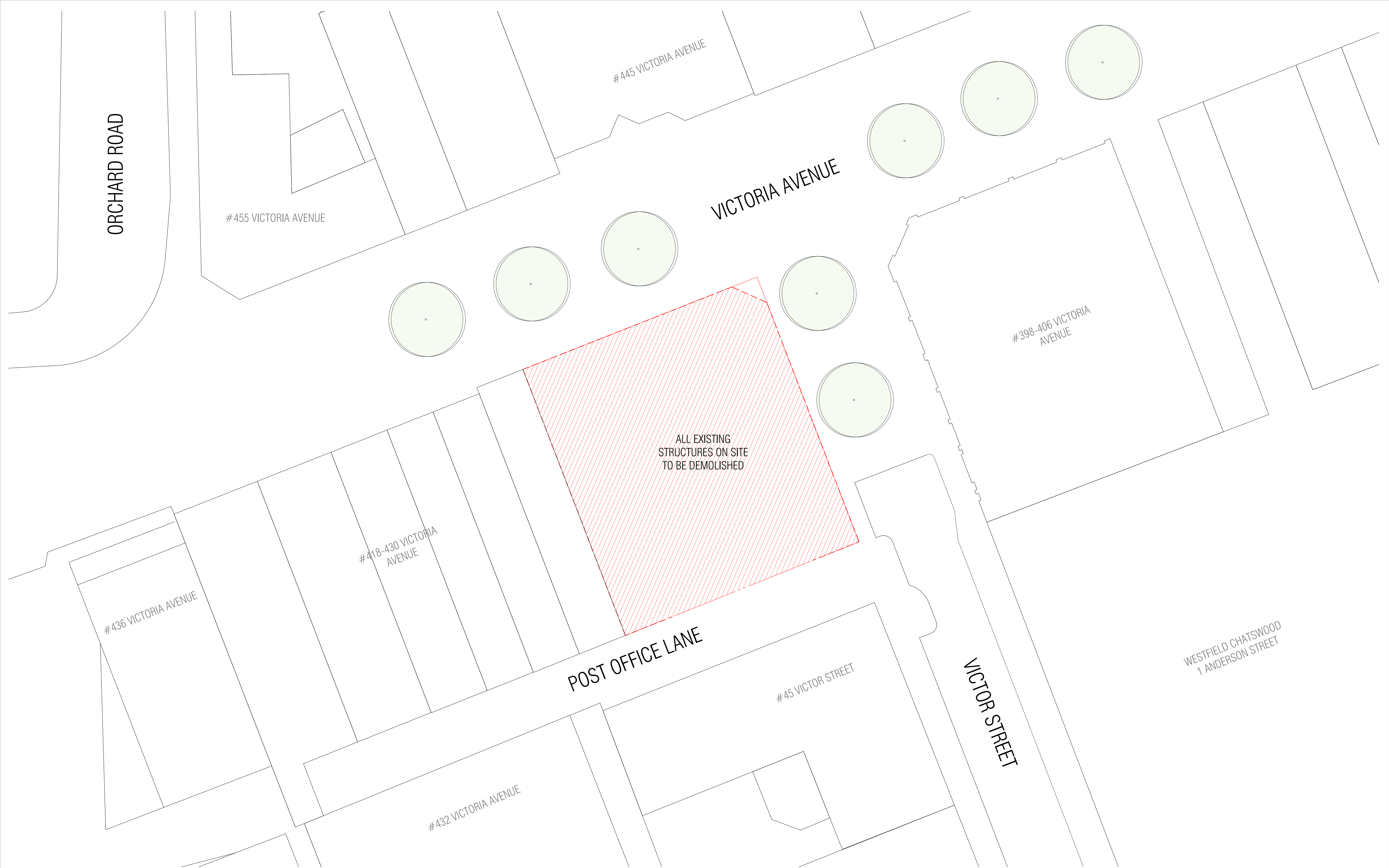
CLIENT
NOVUS

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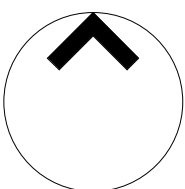
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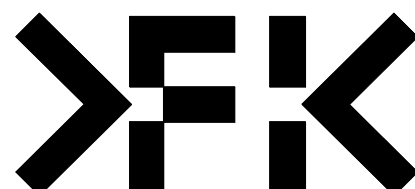
PROJECT
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410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
DEMOLITION PLAN

CLIENT
NOVUS

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ISSUE PURPOSE



REV.
A
DRAWING NO.
DA 005

SITE AREA - 1049.876 m²

SOLAR - 2 HRS SUNLIGHT TO CROSS VENTILATION

CAR PARKING SCHEDULE					
LEVEL	CARSHARE		CARSHARE		TOTAL
	STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE	
BASEMENT 2	0	1	8	0	9
BASEMENT 1	0	0	0	0	0
TOTALS	0	1	8	0	9

REV. A DRAWING NO. DA 006

REVISION		
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

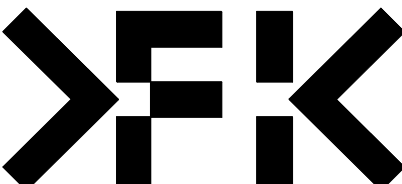
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
BASEMENT 03 FLOOR PLAN

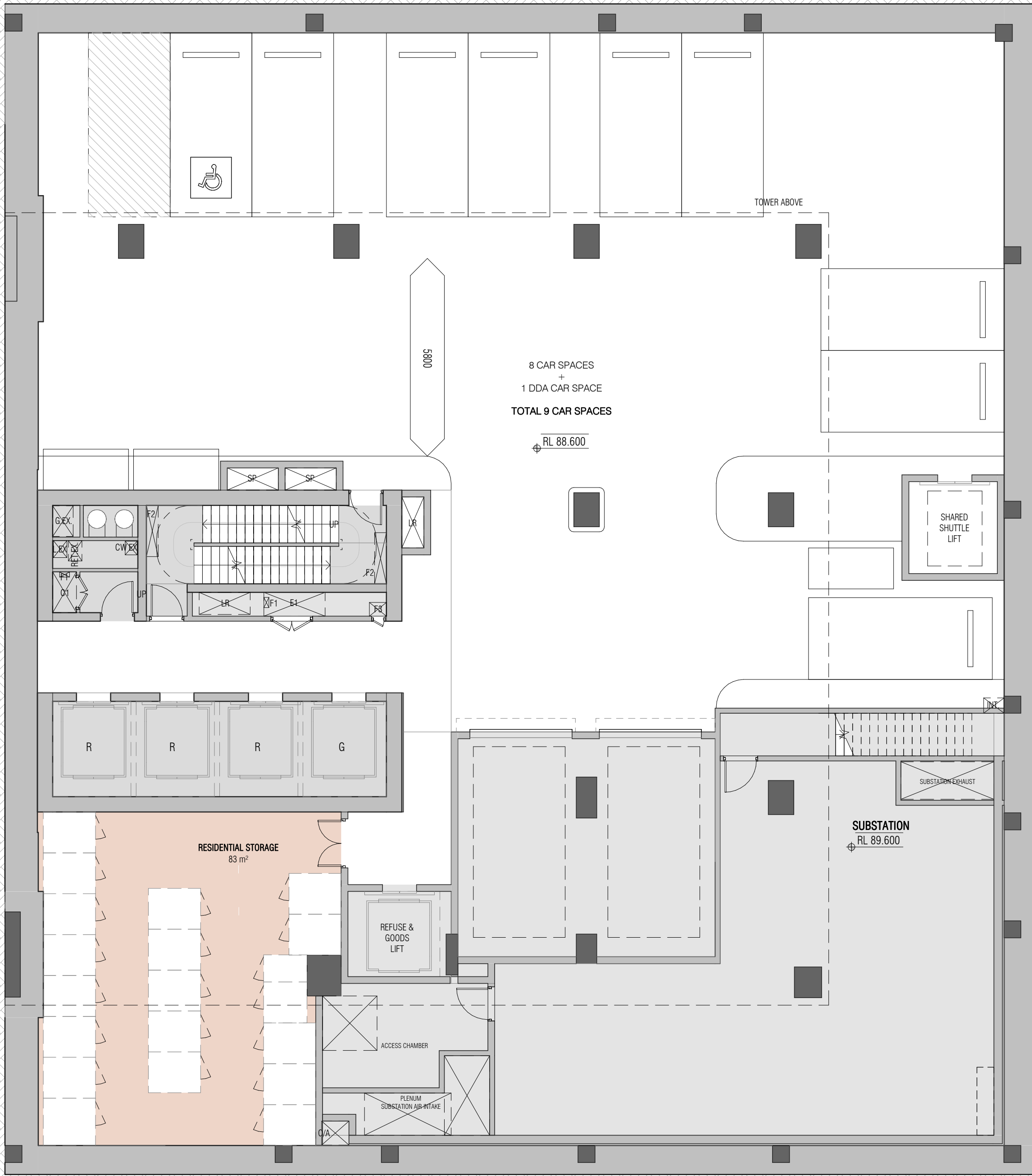
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ISSUE PURPOSE



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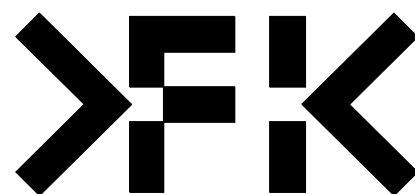
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

CLIENT
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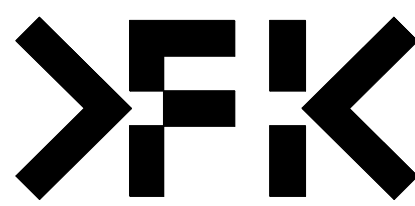
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

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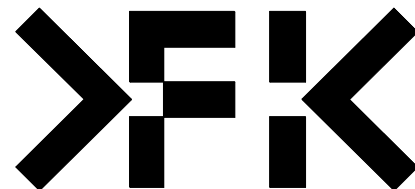
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
GROUND FLOOR PLAN

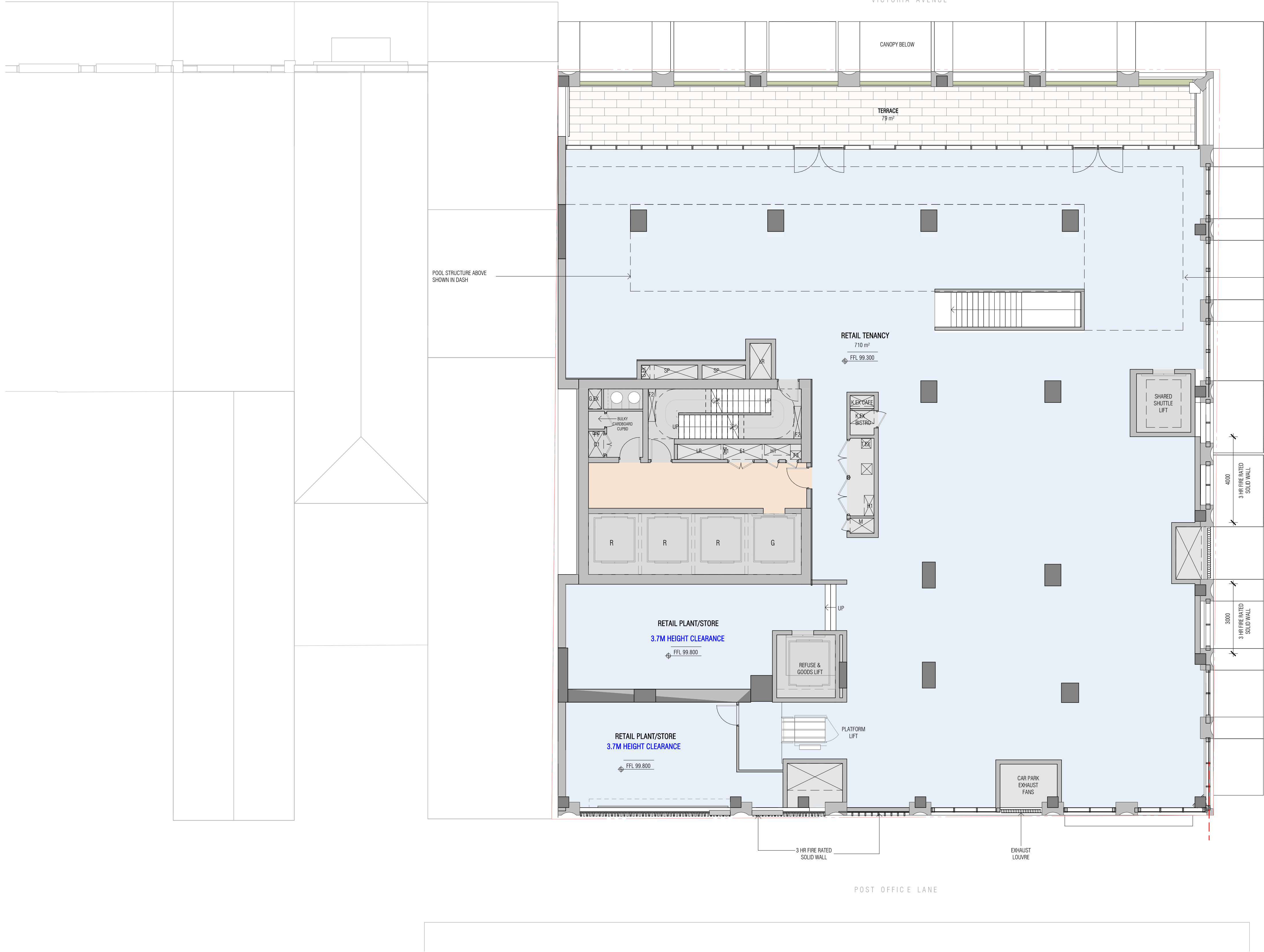
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

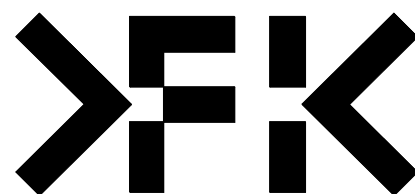
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 01 FLOOR PLAN

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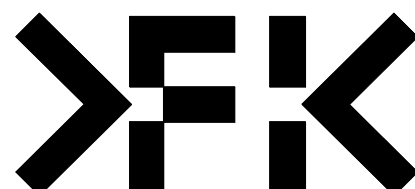
PROJECT
NOVUS ON VICTORIA
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DRAWING TITLE
LEVEL 03 - 04 FLOOR PLAN

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NOVUS

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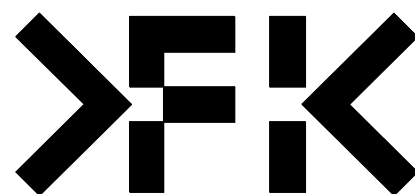
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DRAWING TITLE
LEVEL 05 FLOOR PLAN

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DATE 18.03.25
JOB NO. 23115
SCALE 1:100 @A1

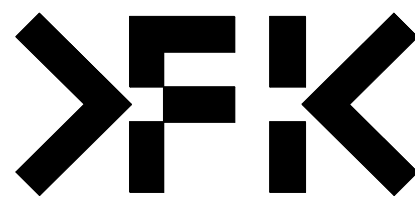
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DRAWING TITLE
LEVEL 06 FLOOR PLAN

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ISSUE PURPOSE



REV. A
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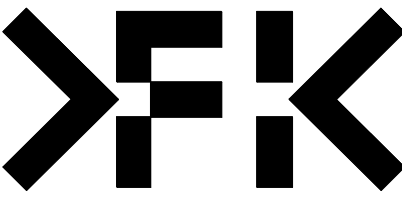
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

CLIENT
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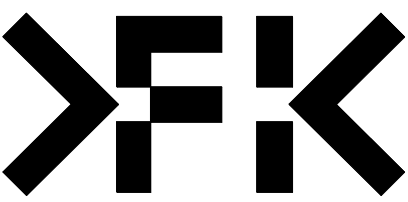
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
LEVEL 23 FLOOR PLAN (MID RISE PLANT)

CLIENT
NOVUS

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ISSUE PURPOSE



REV. A
DRAWING NO. DA 123



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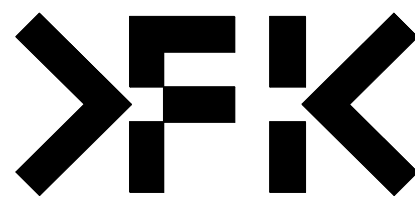
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

PROJECT
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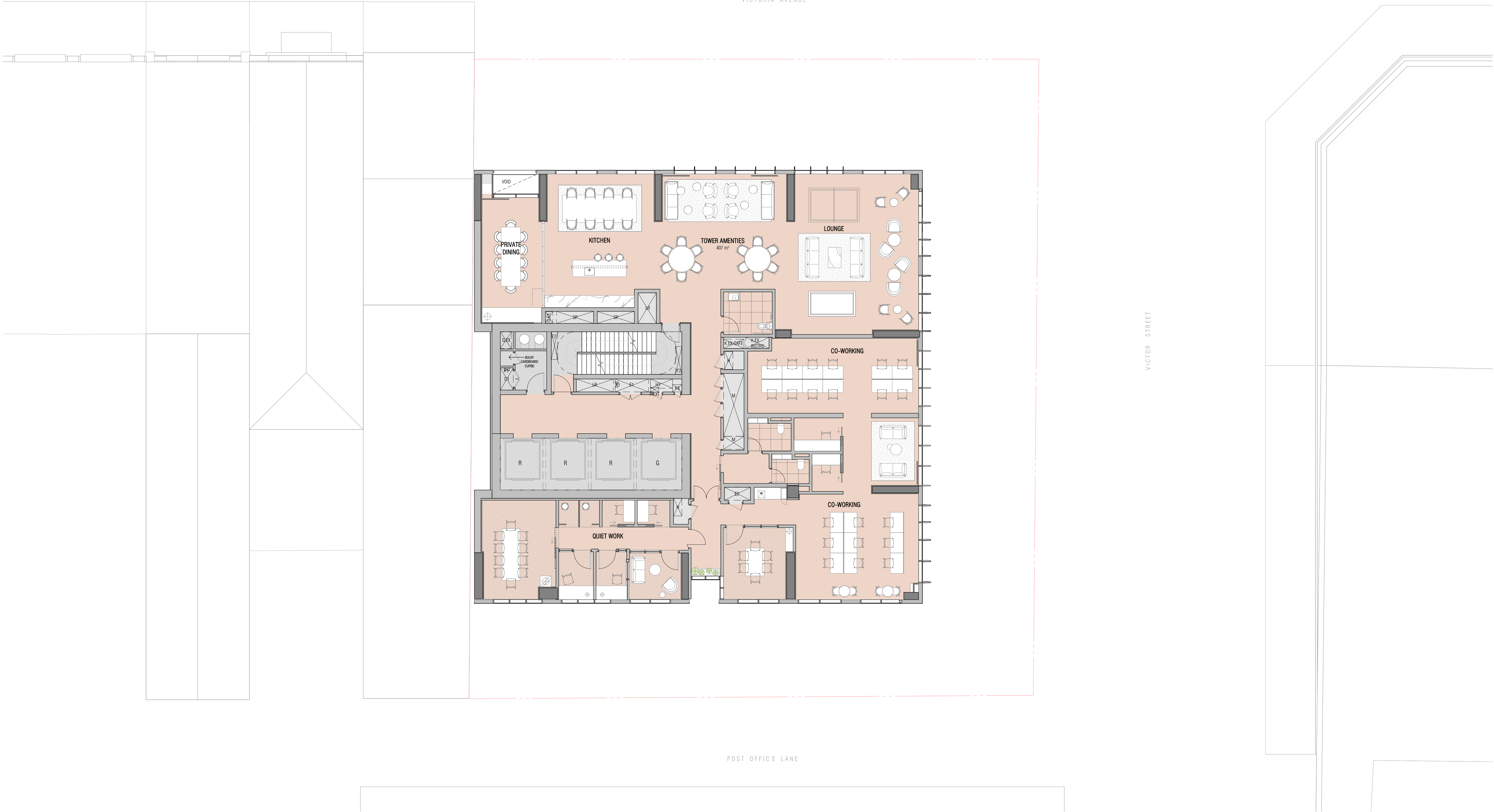
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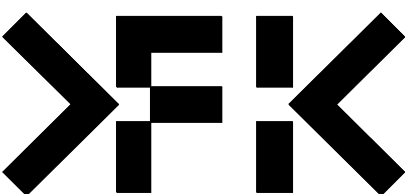


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BW/DS	CB	18.03.25	23115	1 : 100 @A1

PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

CLIENT
NOVUS

FENDER KATSALIDIS
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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	REV.	DRAWING NO.
	A	DA 144



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REVISION		
A	SSDA LODGEMENT	18.03.25

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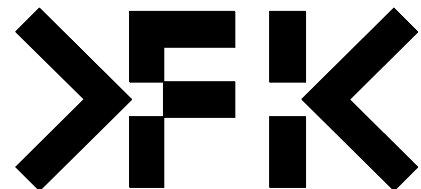
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	18.03.25	23115	1 : 100 @A1

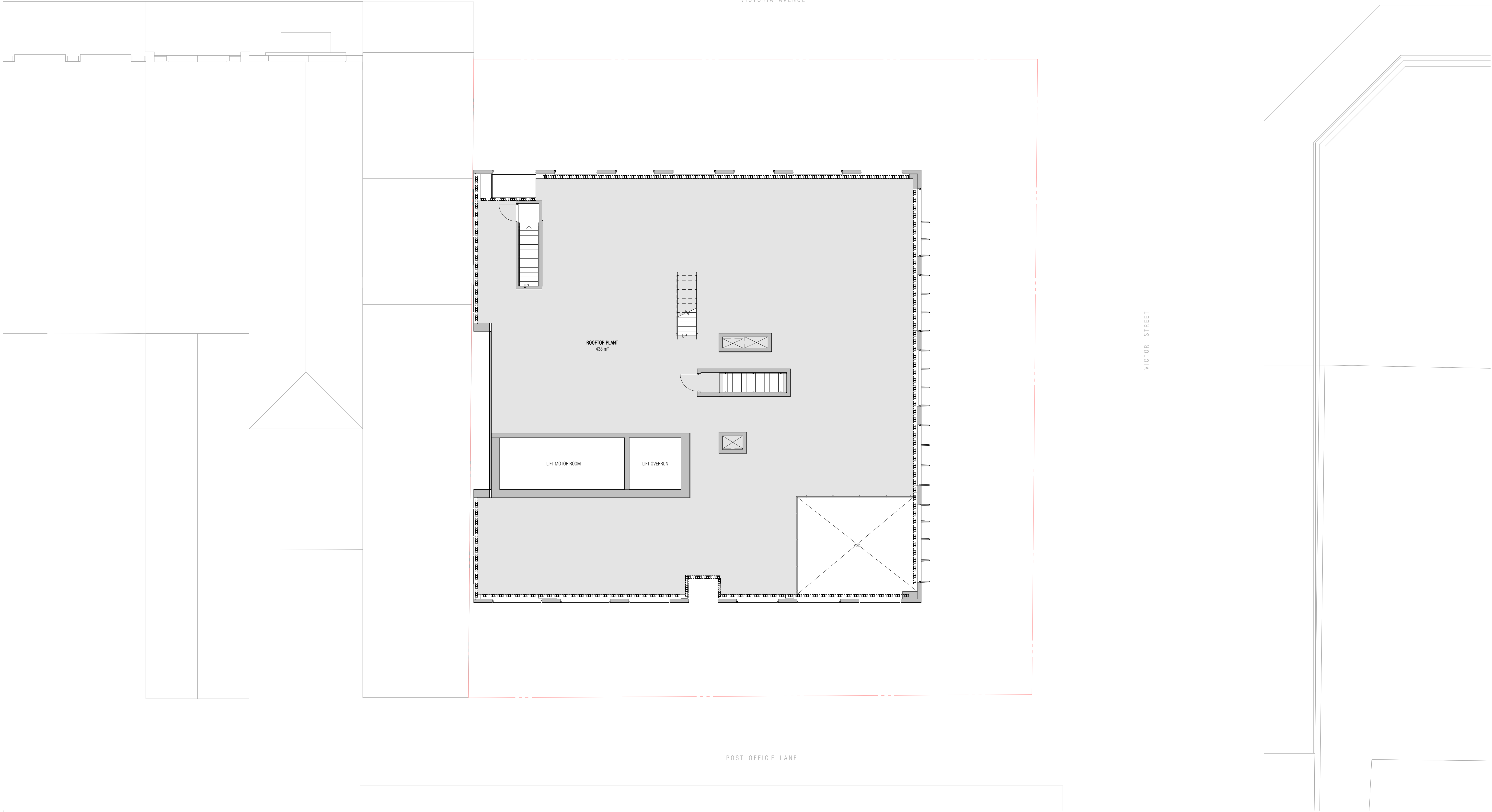
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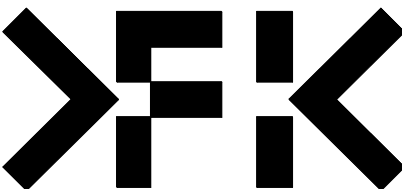
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BW/DS	CB	18.03.25	23115	1 : 100 @A1

PROJECT
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410-416 VICTORIA AVE CHATSWOOD

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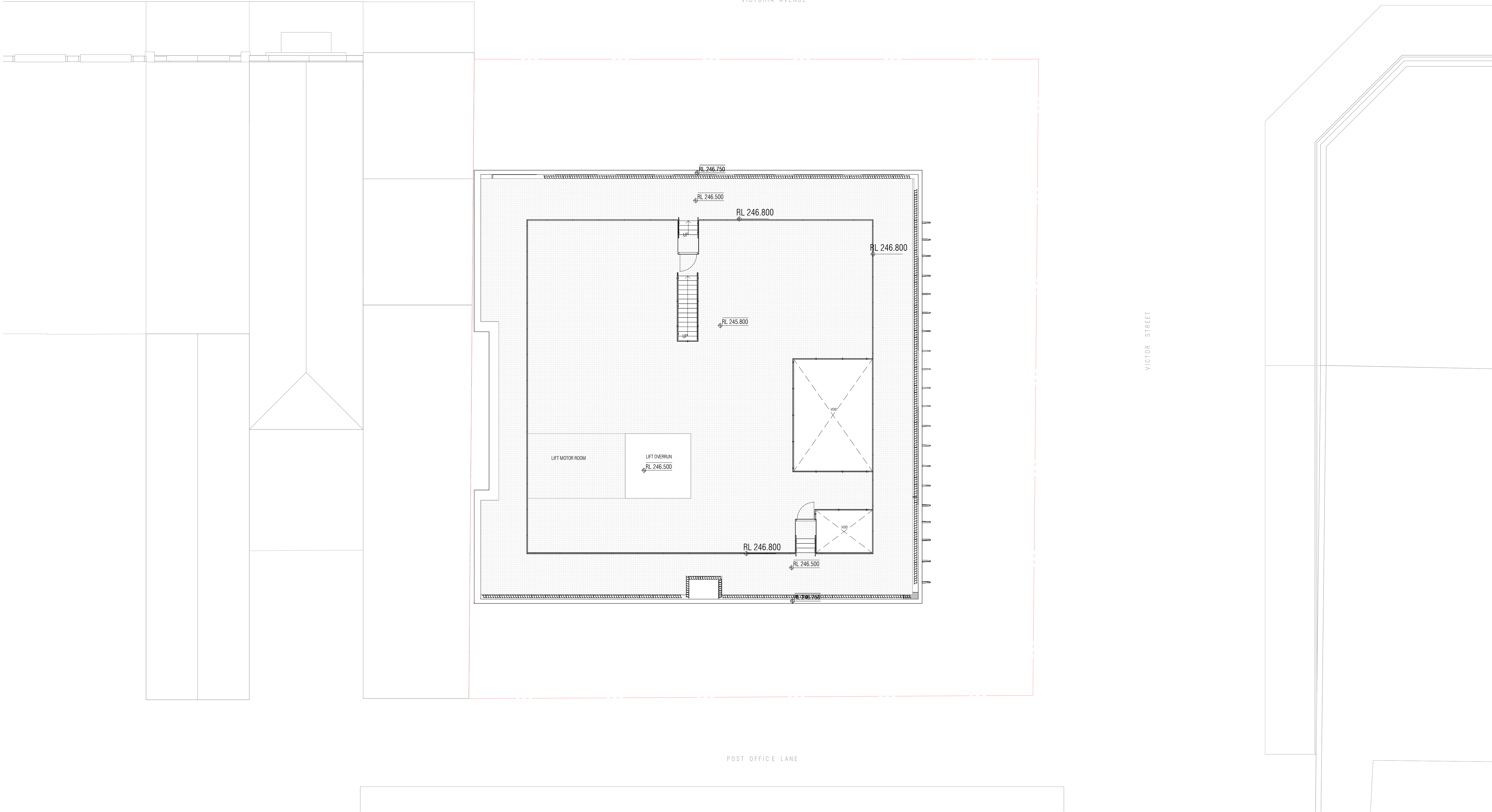
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A

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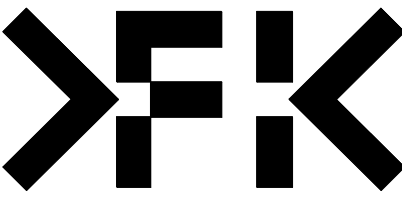
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PROJECT
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410-416 VICTORIA AVE CHATSWOOD

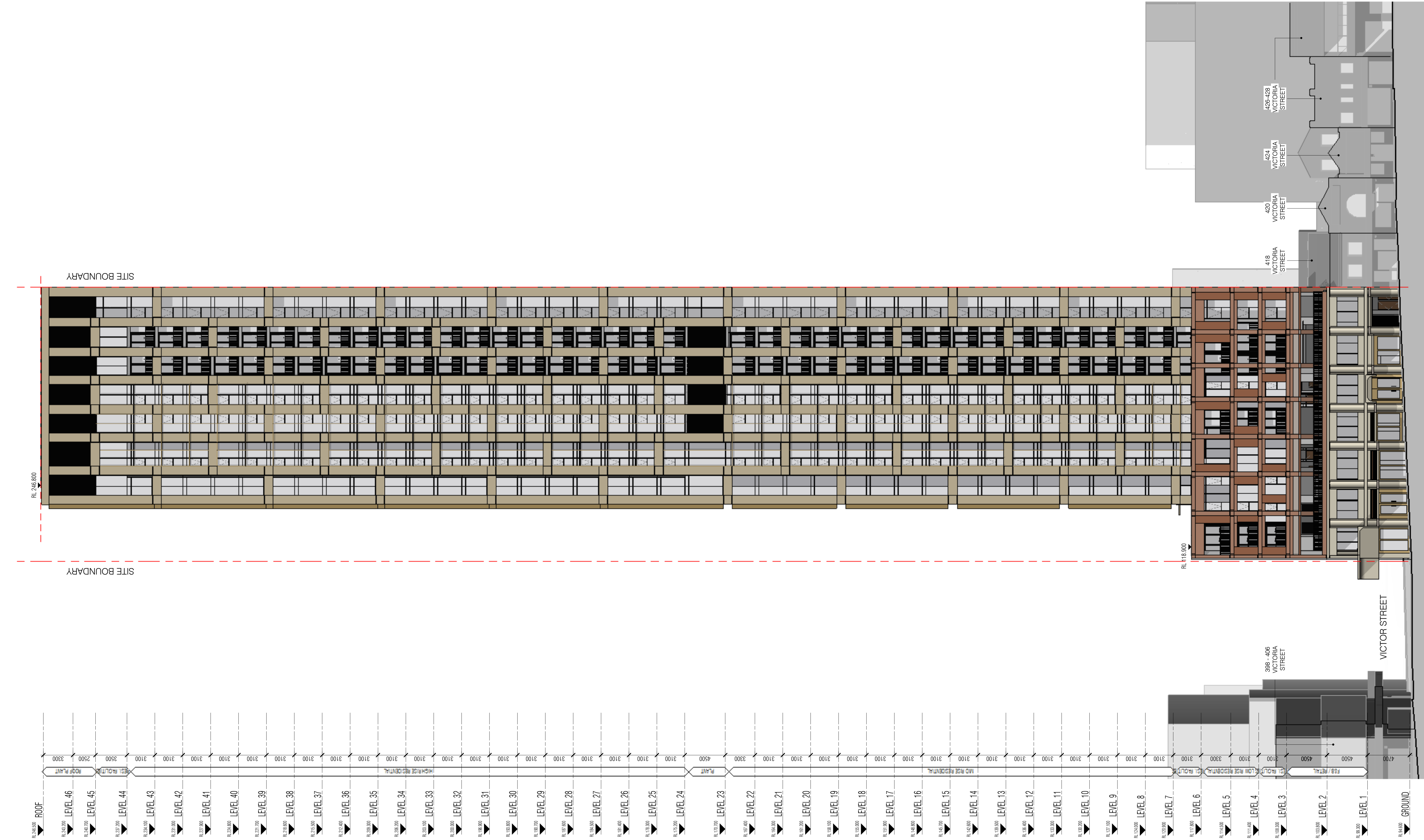
CLIENT
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DRAWING NO. **DA 147**



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REVISION		
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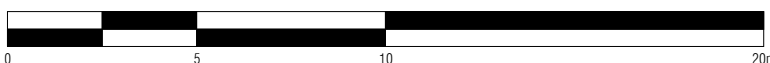
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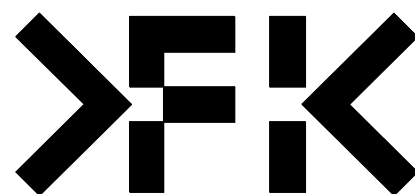
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
NORTH ELEVATION - TOWER

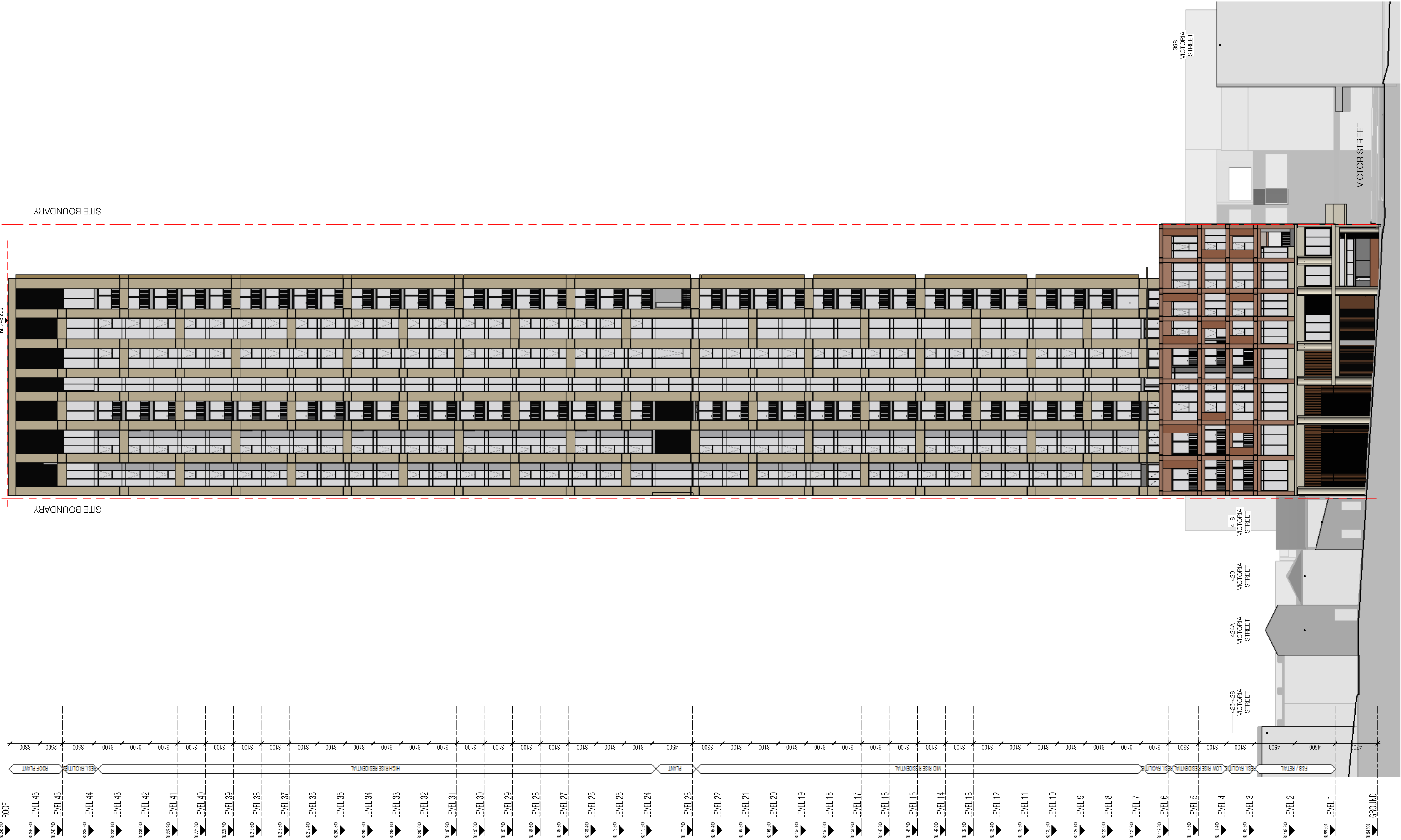
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ISSUE PURPOSE



REV. A
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REVISION		
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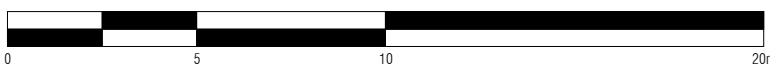
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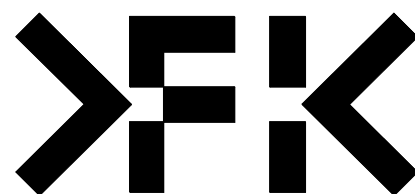
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SOUTH ELEVATION - TOWER

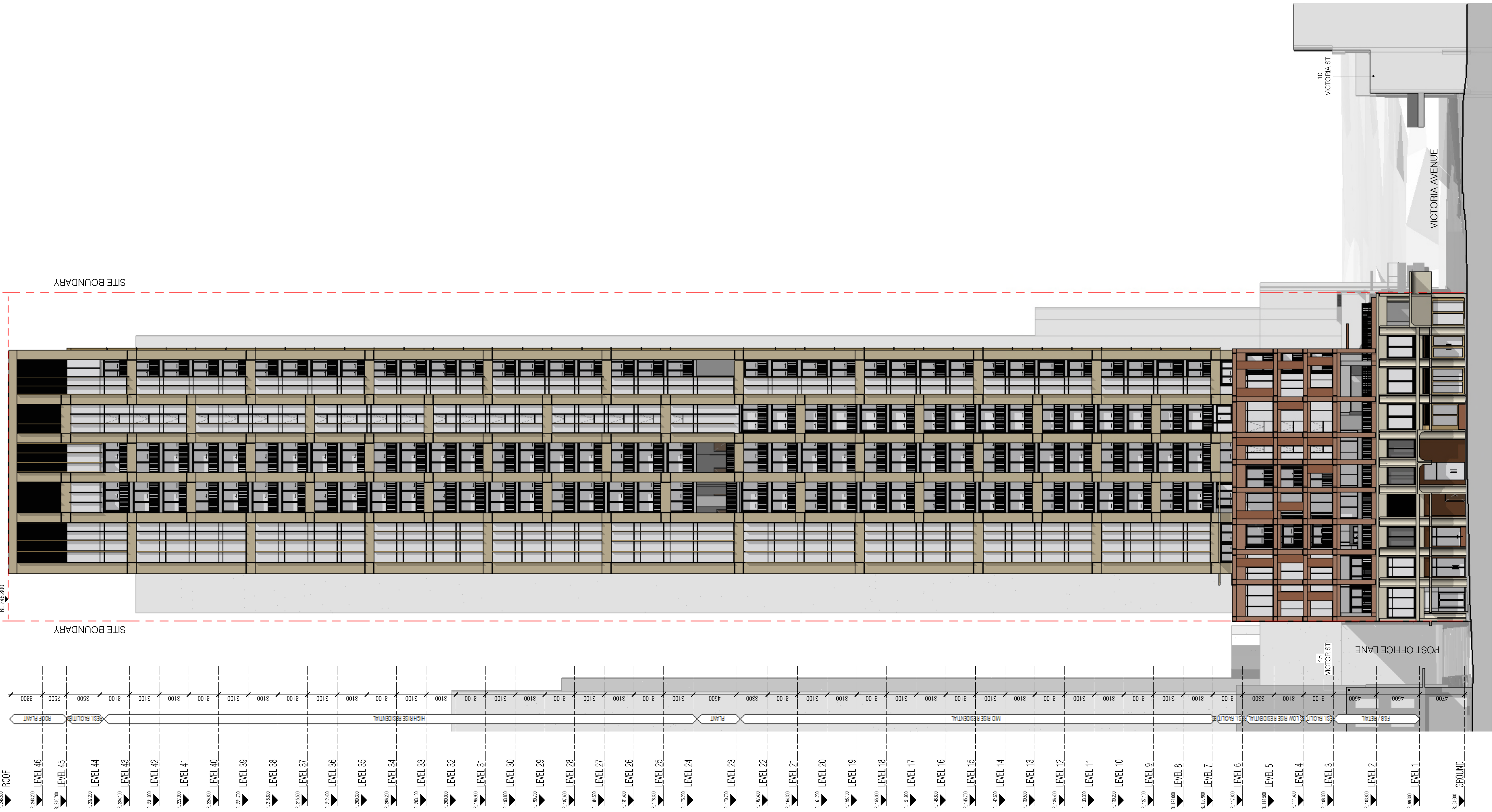
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ISSUE PURPOSE



REV. A
DRAWING NO. DA 201



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REVISION		
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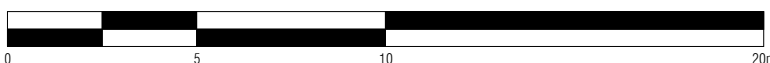
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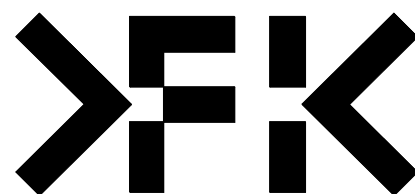
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
EAST ELEVATION - TOWER

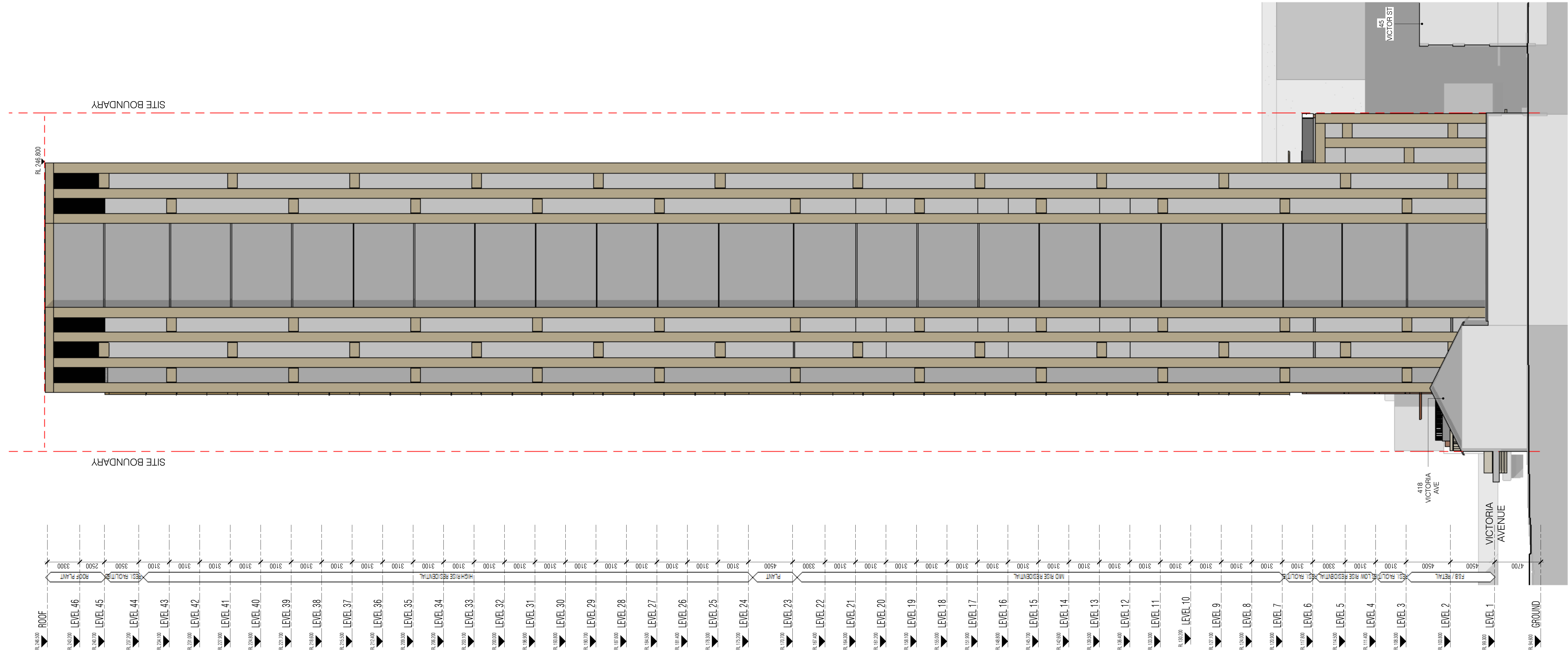
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ISSUE PURPOSE



REV. A
DRAWING NO. DA 202



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REVISION		
A	SSDA LODGEMENT	18.03.25

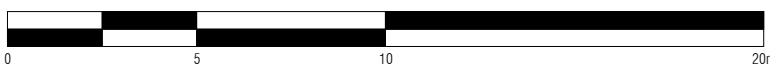
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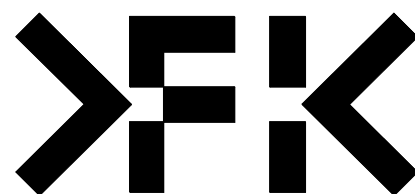
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
WEST ELEVATION - TOWER

CLIENT
NOVUS

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ISSUE PURPOSE



REV. A
DRAWING NO.
DA 203



NOTE
APARTMENT VENTILATION LOUVRES 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** PIGMENTED PRECAST PANEL, 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, CHARCOAL GREY COLOUR
 - L03** METALLIC LOUVRES, DARK BRONZE
 - M01** METAL CLADDING / FRAMING, DARK BEIGE
 - M02** DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

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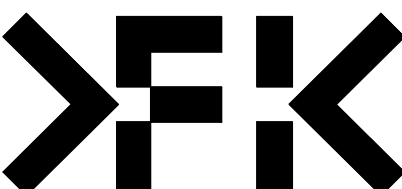
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CLIENT
NOVUS

DRAWING TITLE
PODIUM ELEVATIONS - NORTH

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ISSUE PURPOSE



REV. A
DRAWING NO. DA 204



NOTE
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- FINISHES LEGEND**
- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
 - Aw02 METAL AWNING, BEIGE COLOUR
 - Ba01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
 - C01 PIGMENTED PRECAST PANEL, WARM GREY COLOUR
 - C02 CEMENTITIOUS PANEL, BROWN COLOUR
 - C03 CEMENTITIOUS PANEL, DARK BROWN COLOUR
 - G01 SILVER COLOUR VISION GLASS
 - G02 CLEAR GLASS
 - G03 COLOURBACK GLASS
 - L02 METALLIC LOVRES, CHARCOAL GREY COLOUR
 - L03 METALLIC LOVRES, DARK BRONZE
 - M01 METAL CLADDING / FRAMING, DARK BEIGE
 - M02 DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

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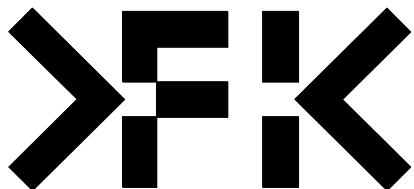
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PODIUM ELEVATIONS - SOUTH

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	A	DA 205





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- FINISHES LEGEND**
- Aw01 METAL AWNING, CHARCOAL GREY COLOUR
 - Aw02 METAL AWNING, BEIGE COLOUR
 - Bd01 METAL PALISADE BALUSTRADE, CHARCOAL GREY COLOUR
 - Cb01 PIGMENTED PRECAST PANEL, 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
 - L01 METALLIC LOUVRES, CHARCOAL GREY COLOUR
 - L02 METALLIC LOUVRES, DARK BRONZE
 - M01 METAL CLADDING / FRAMING, DARK BEIGE
 - M02 DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

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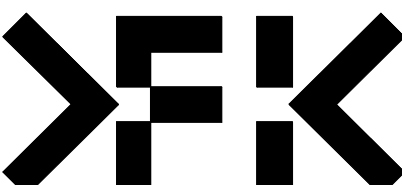
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410-416 VICTORIA AVE CHATSWOOD

CLIENT
NOVUS

DRAWING TITLE
PODIUM ELEVATIONS - EAST

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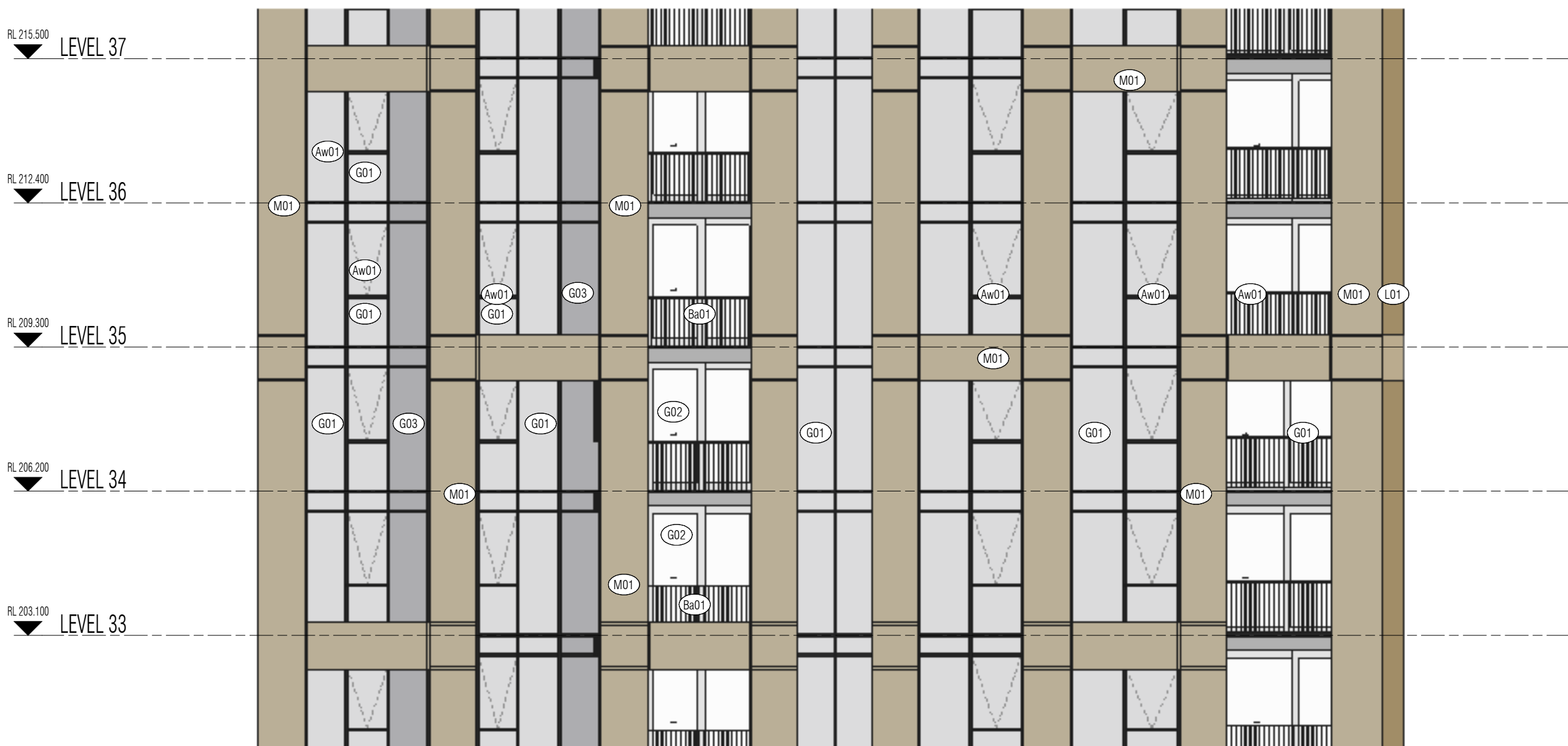
ISSUE PURPOSE



REV.
A
DRAWING NO.
DA 206



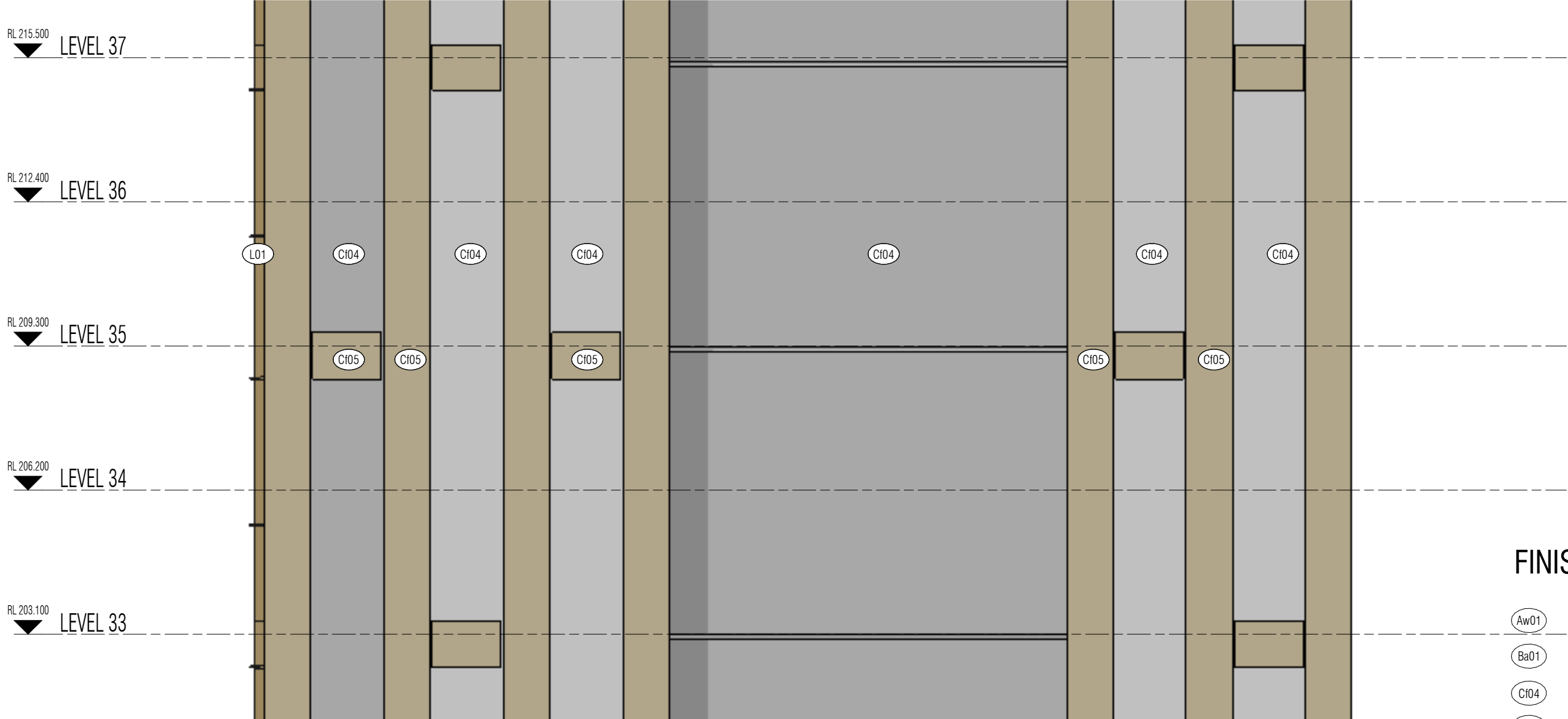
1 EAST ELEVATION - TOWER (LEVEL 33-36)



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 CONCRETE FINISH
- C05 BEIGE COLOURED CONCRETE FINISH
- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOUVRES, LIGHT BEIGE COLOUR
- M01 METAL CLADDING, DARK BEIGE COLOUR

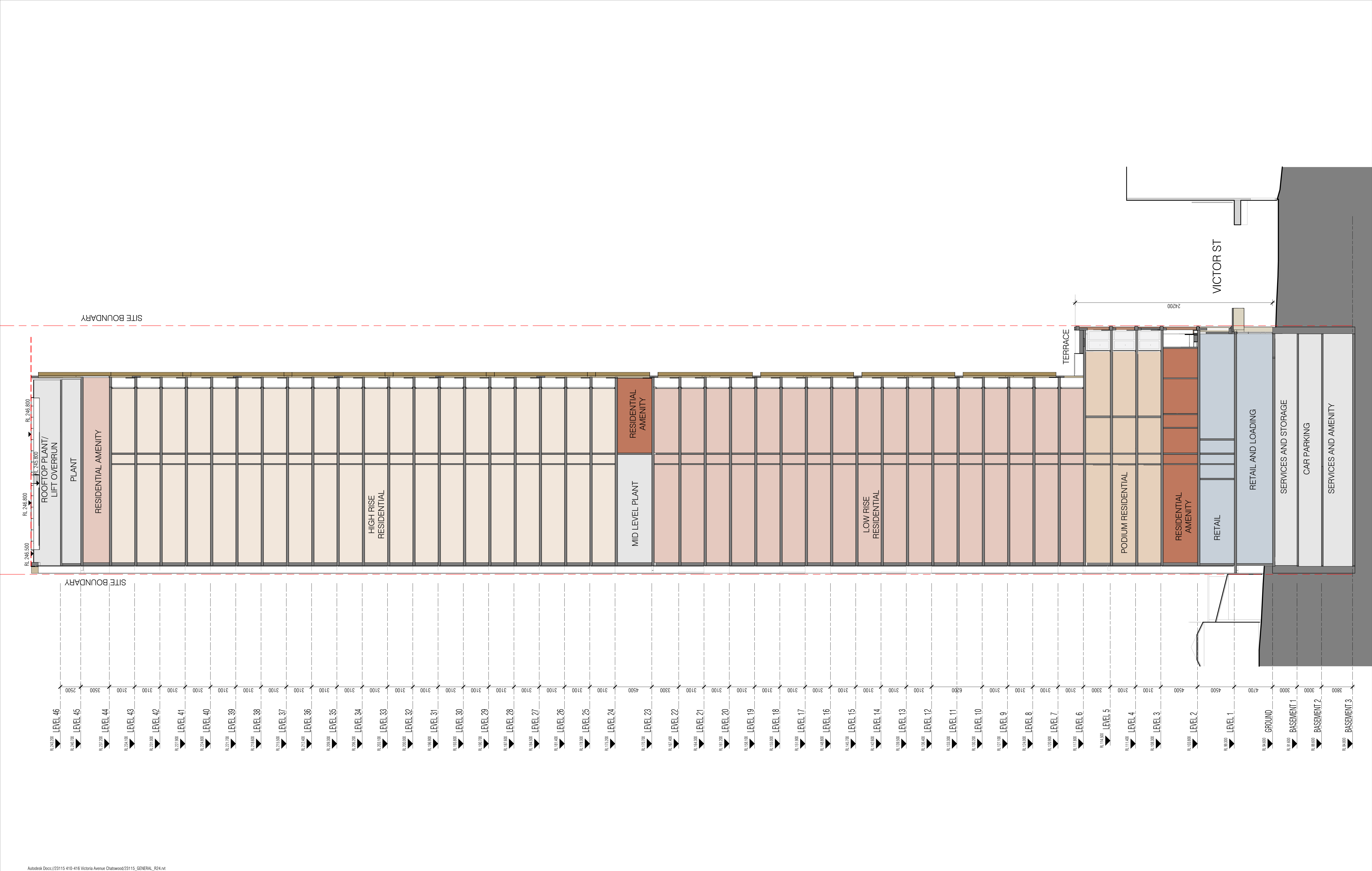
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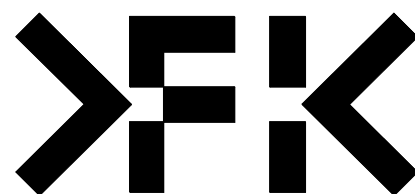
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NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

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SECTIONS

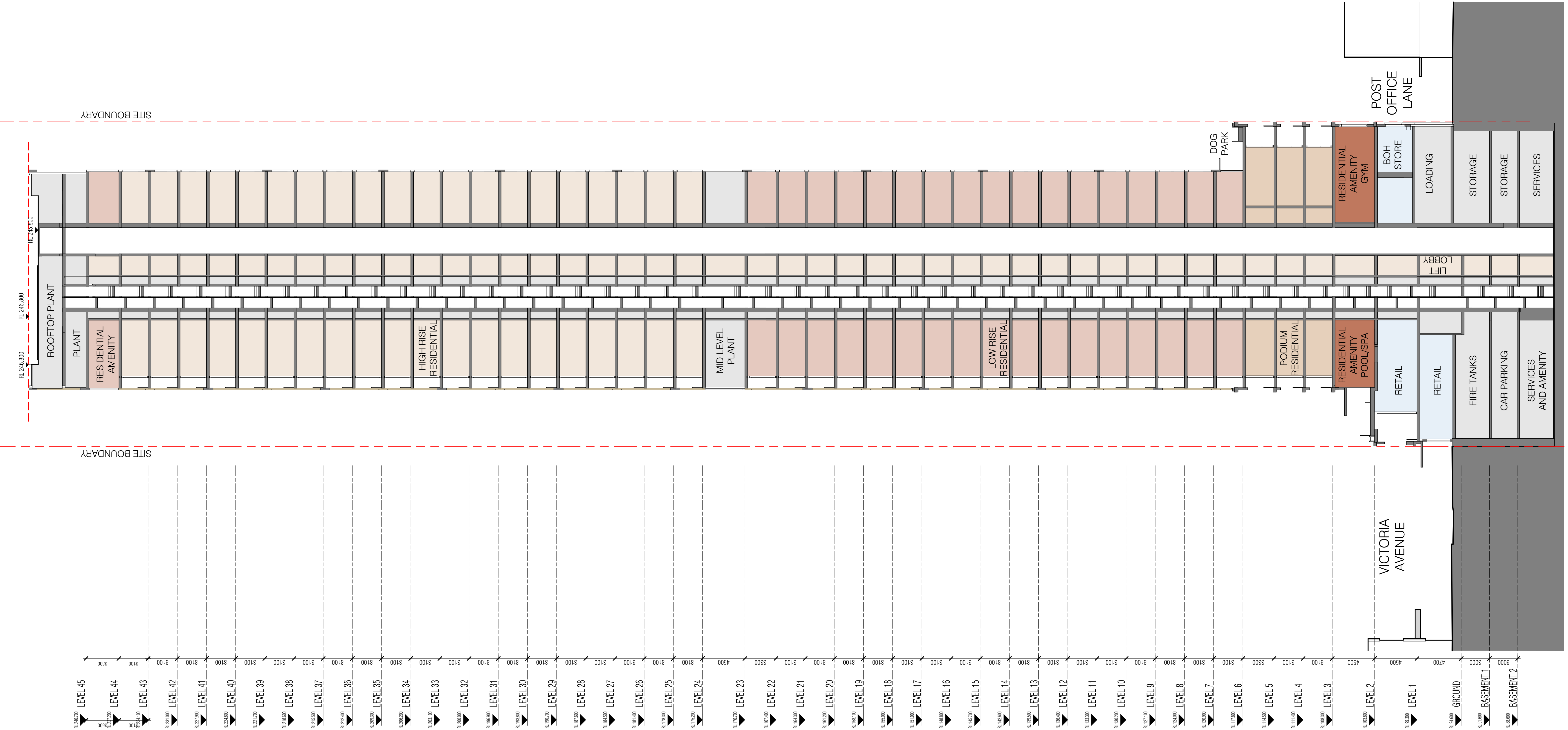
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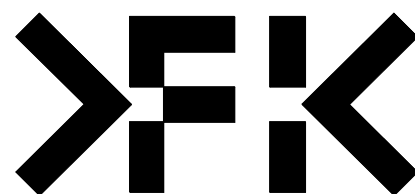
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SECTIONS

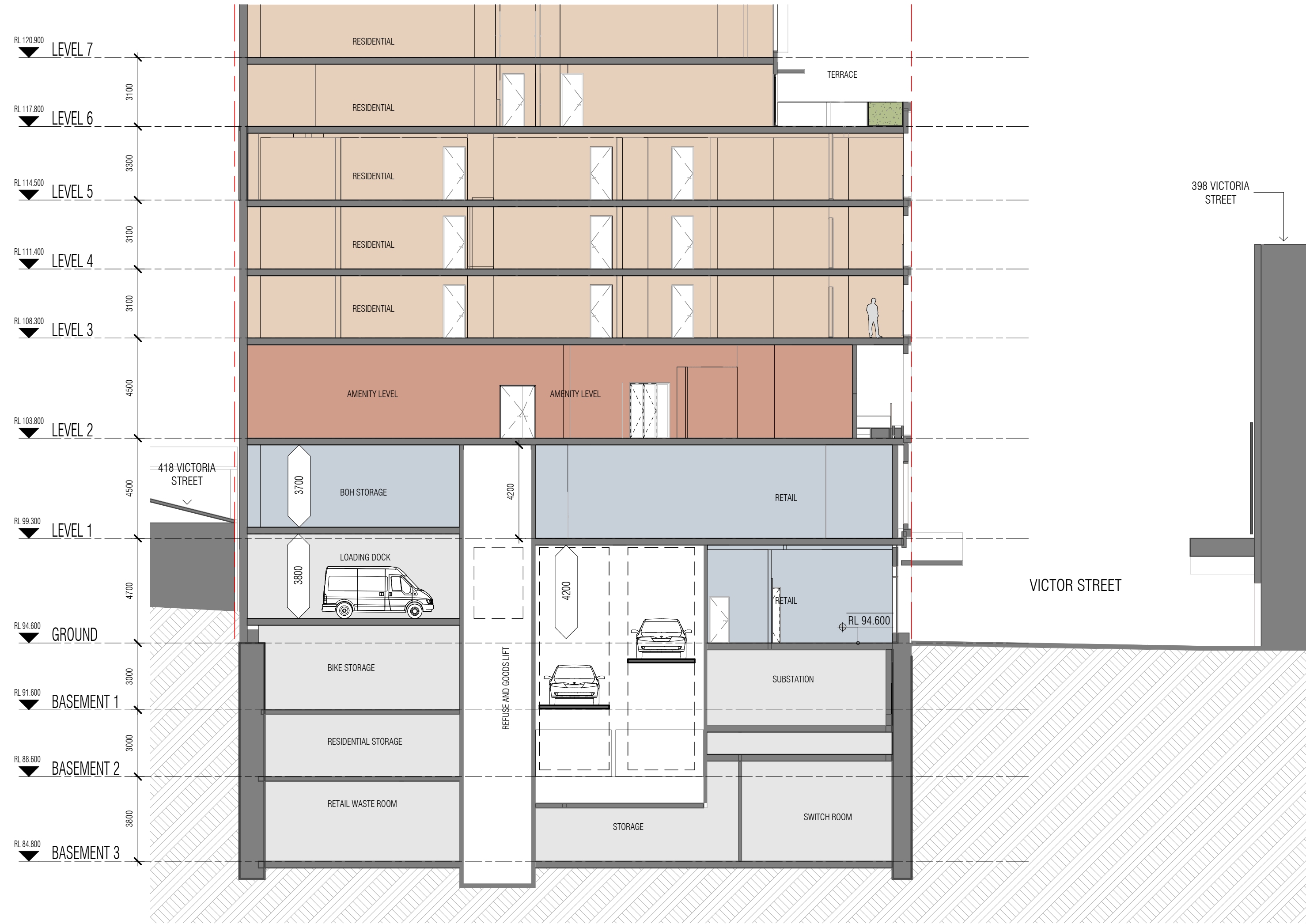
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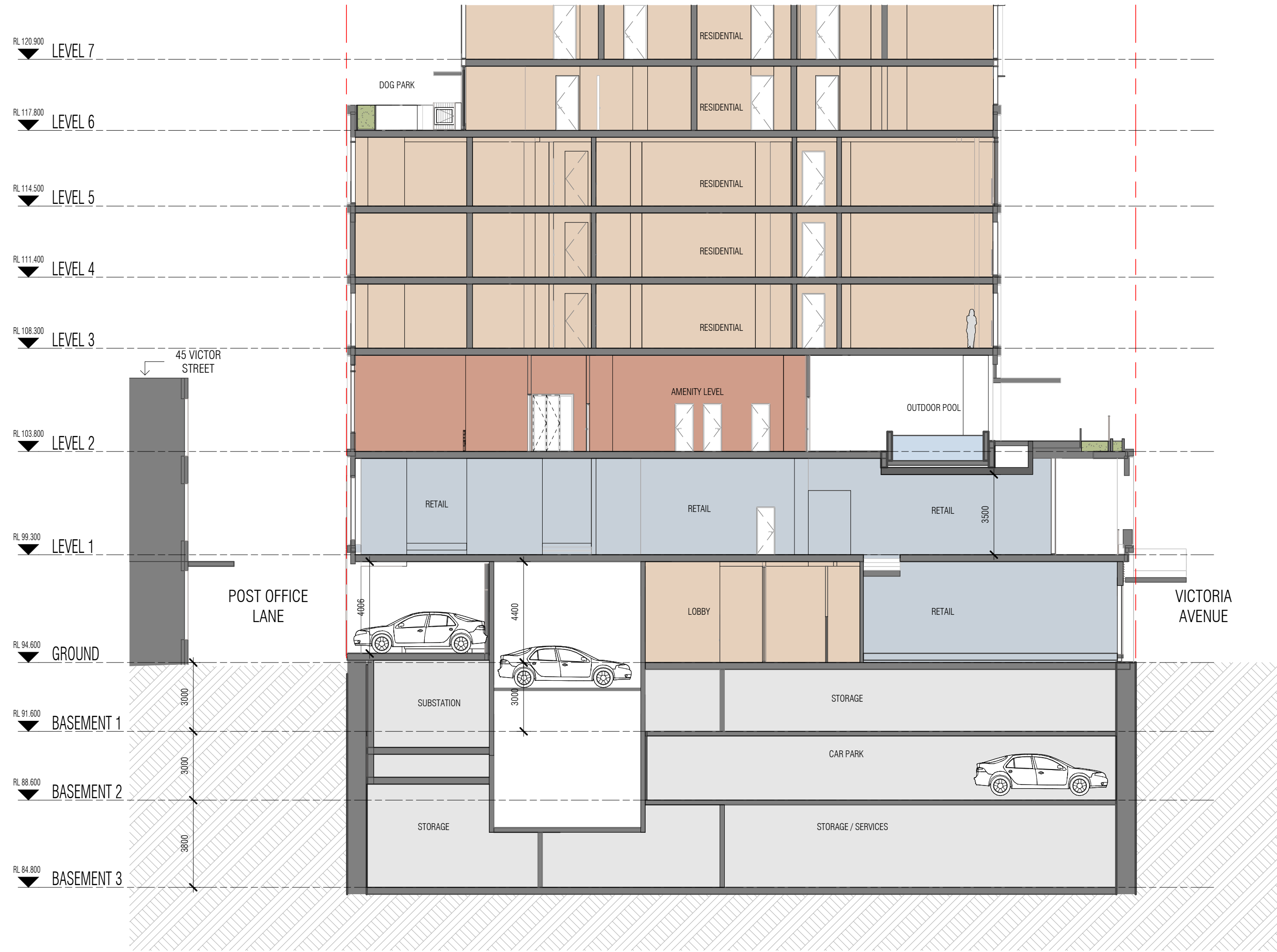
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REV. A
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DA 251



1 PODIUM SECTION E/W



2 PODIUM SECTION N/S

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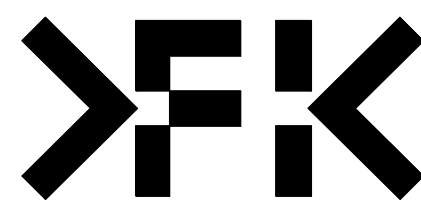
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PODIUM SECTIONS

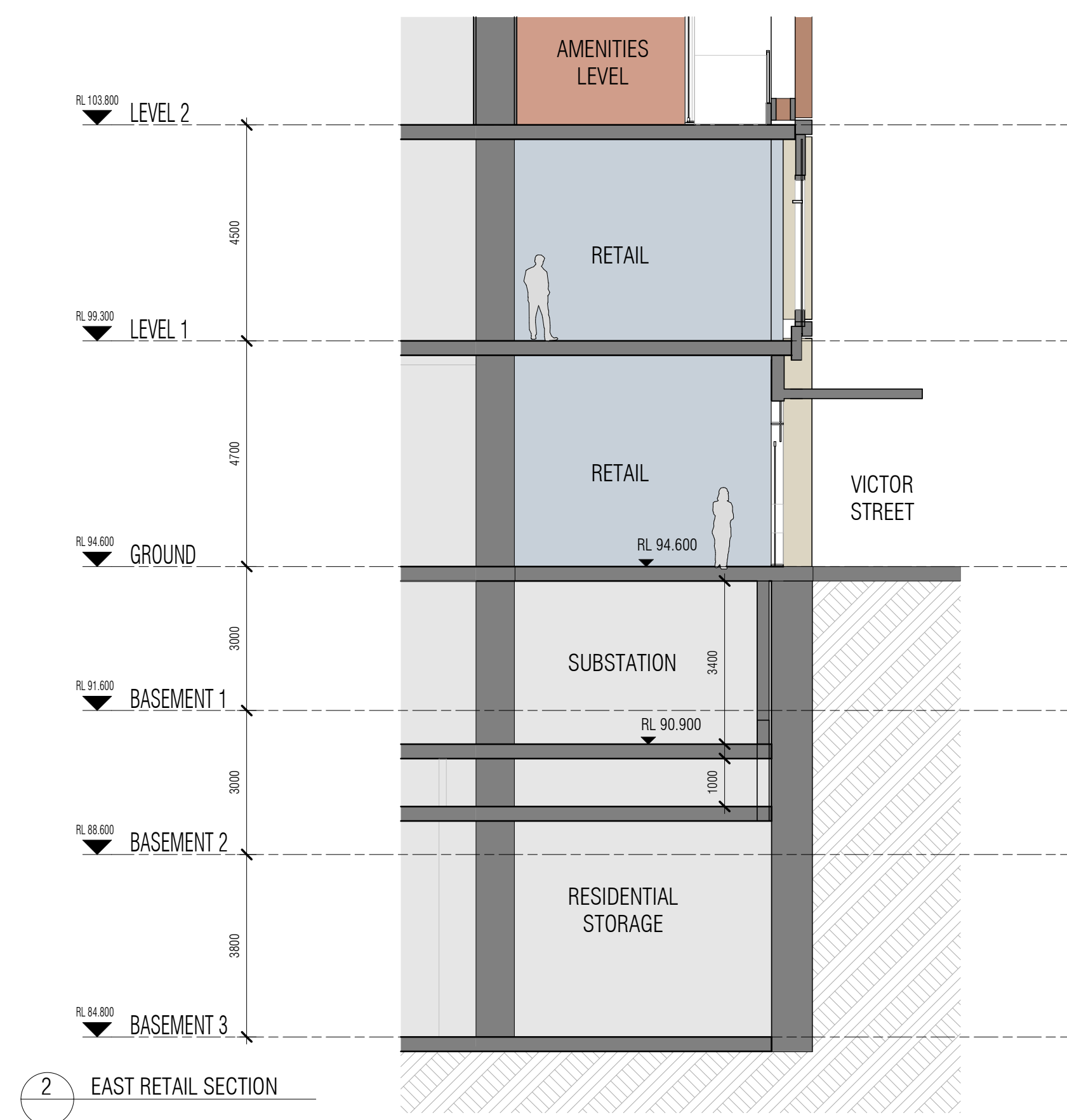
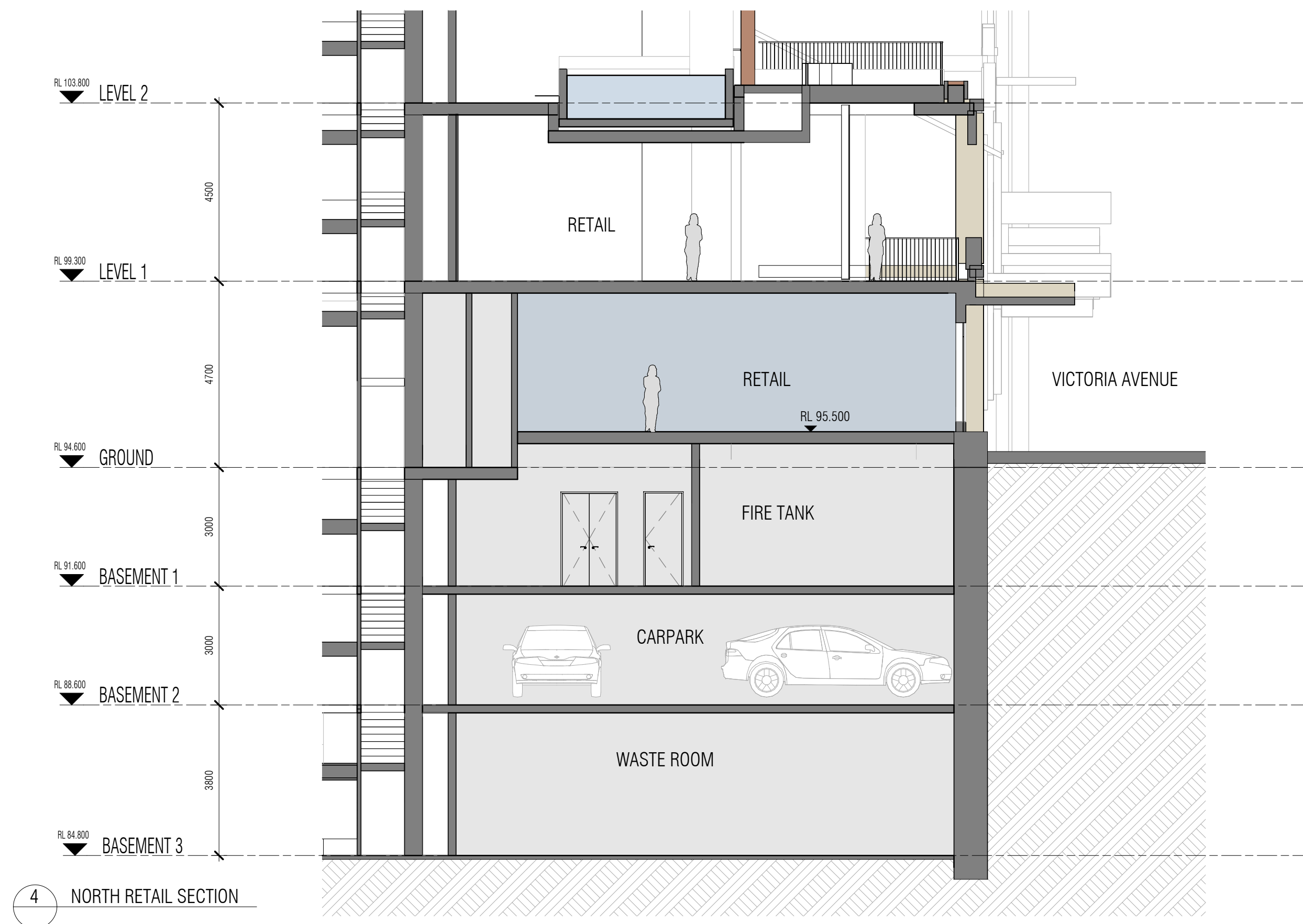
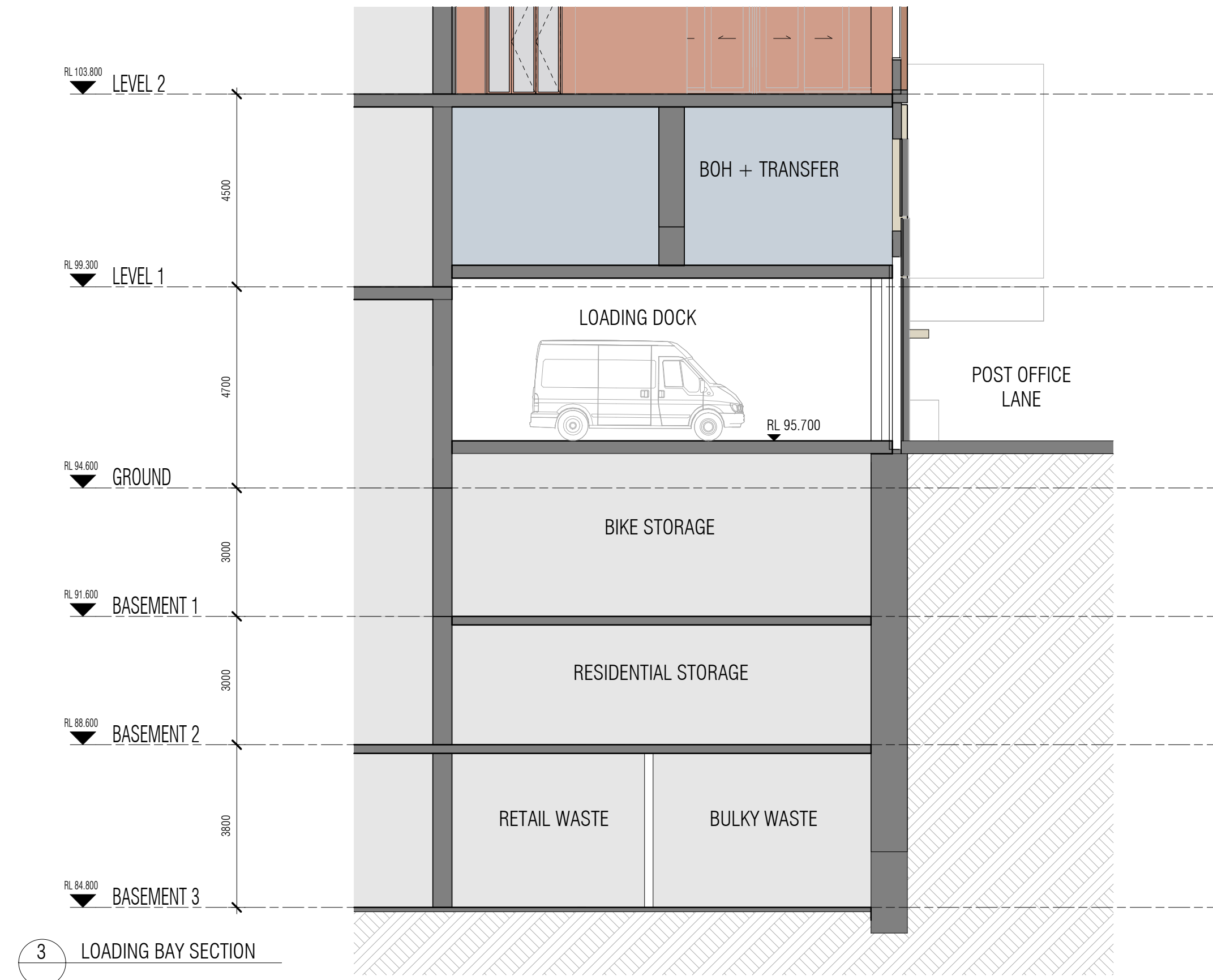
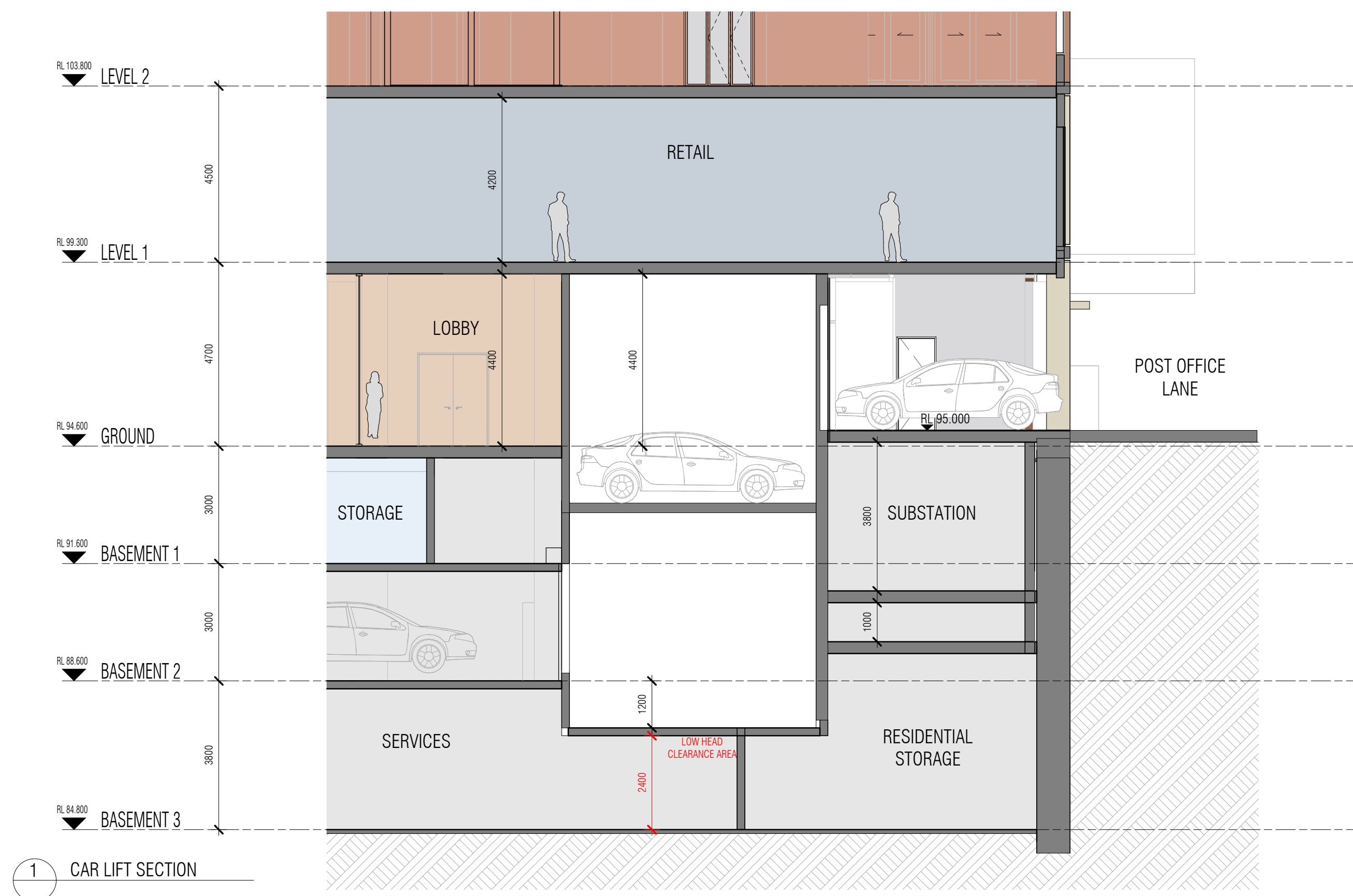
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NOVUS ON VICTORIA

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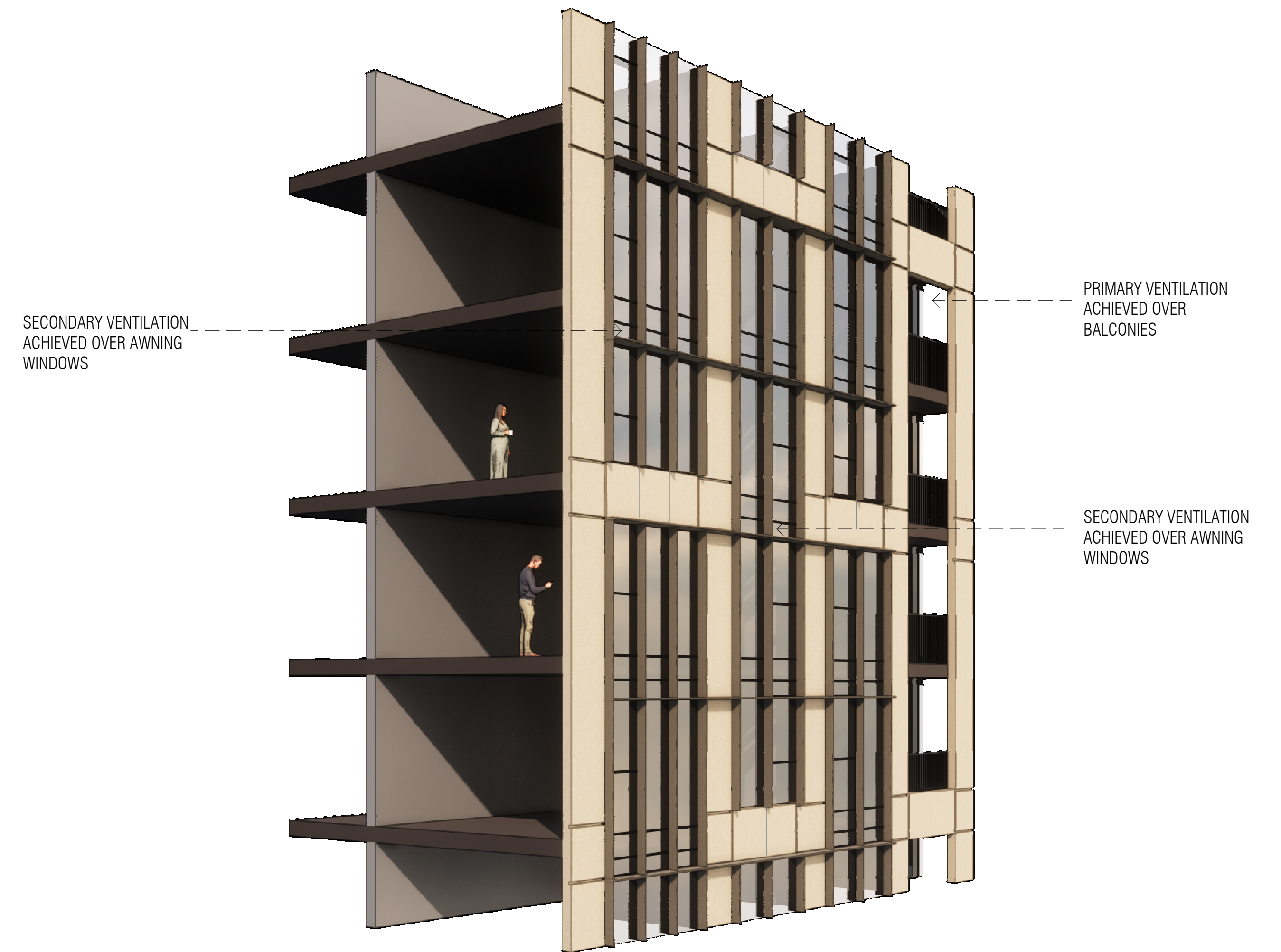
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PODIUM FACADE



TOWER FACADE

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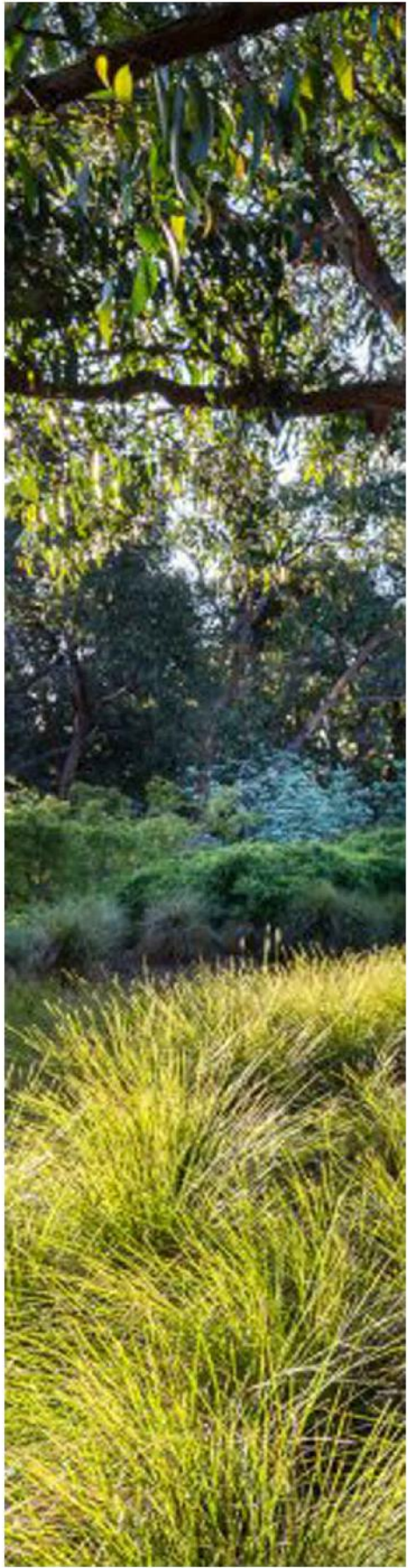
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ISSUE PURPOSE

REV. A
DRAWN D



G01
G02



C01



C02



Aw02
L01
M01



Aw01
B01
L02



C04



L03
M02

EXTERIOR FINISHES LEGEND

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

- G01 SILVER COLOUR VISION GLASS
- G02 CLEAR GLASS
- G03 COLOURBACK GLASS
- L01 METALLIC LOVRES, LIGHT BEIGE COLOUR
- L02 METALLIC LOVRES, CHARCOAL COLOUR
- L03 METALLIC LOVRES, DARK BRONZE
- M01 METAL CLADDING, DARK BEIGE COLOUR
- M02 DARK BRONZE ROLLER SHUTTER WITH VERTICAL FINS

REVISION

A	SSDA LODGEMENT	18.03.25
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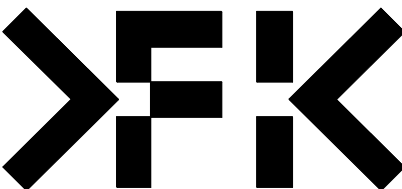
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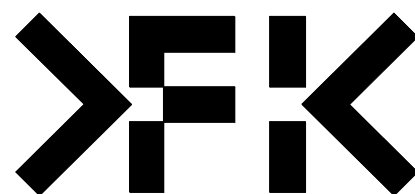
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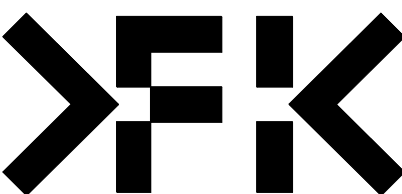
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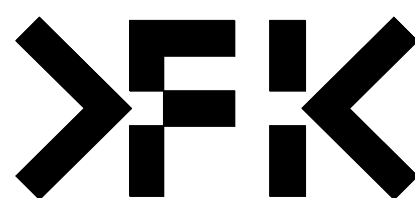
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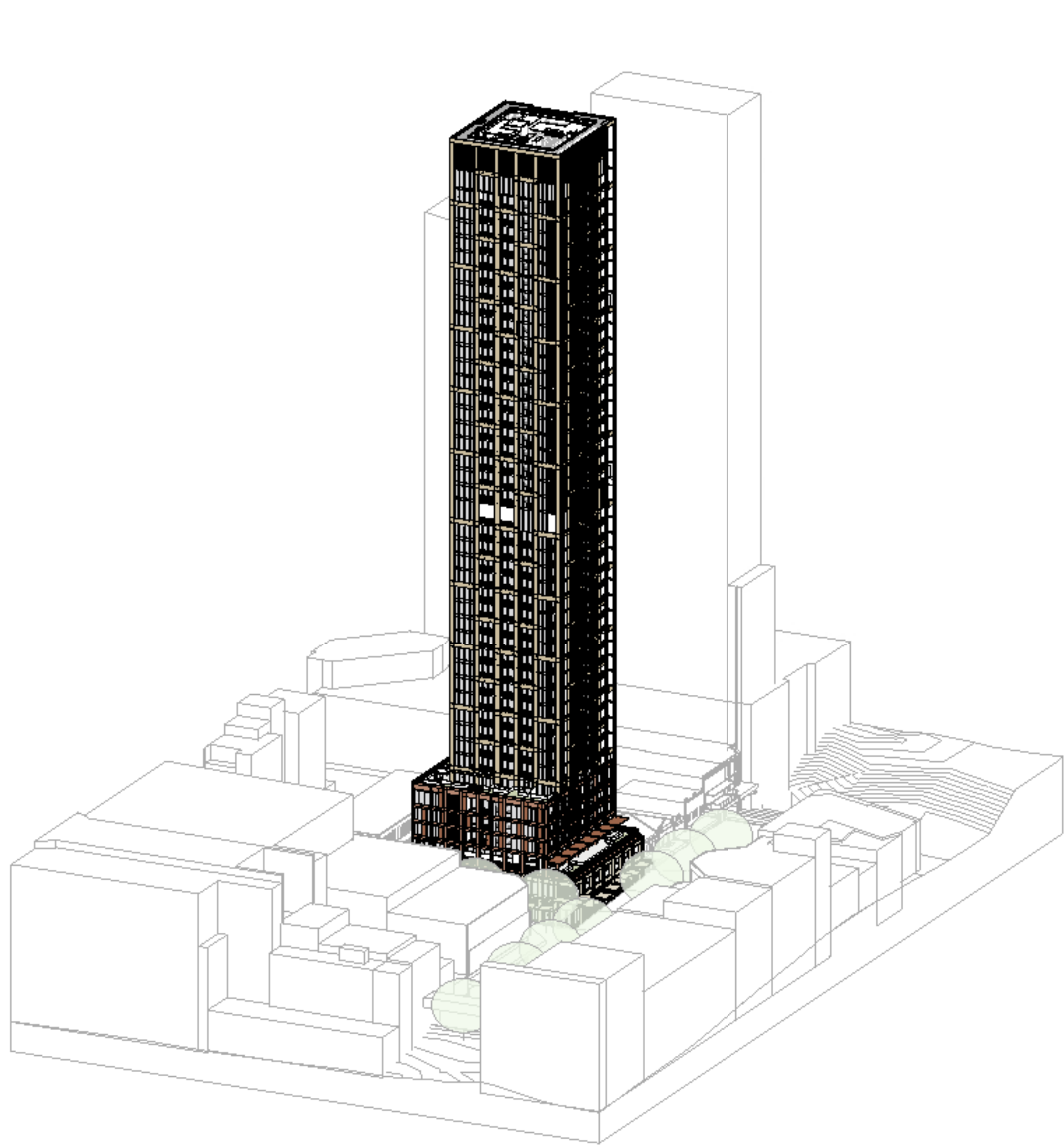
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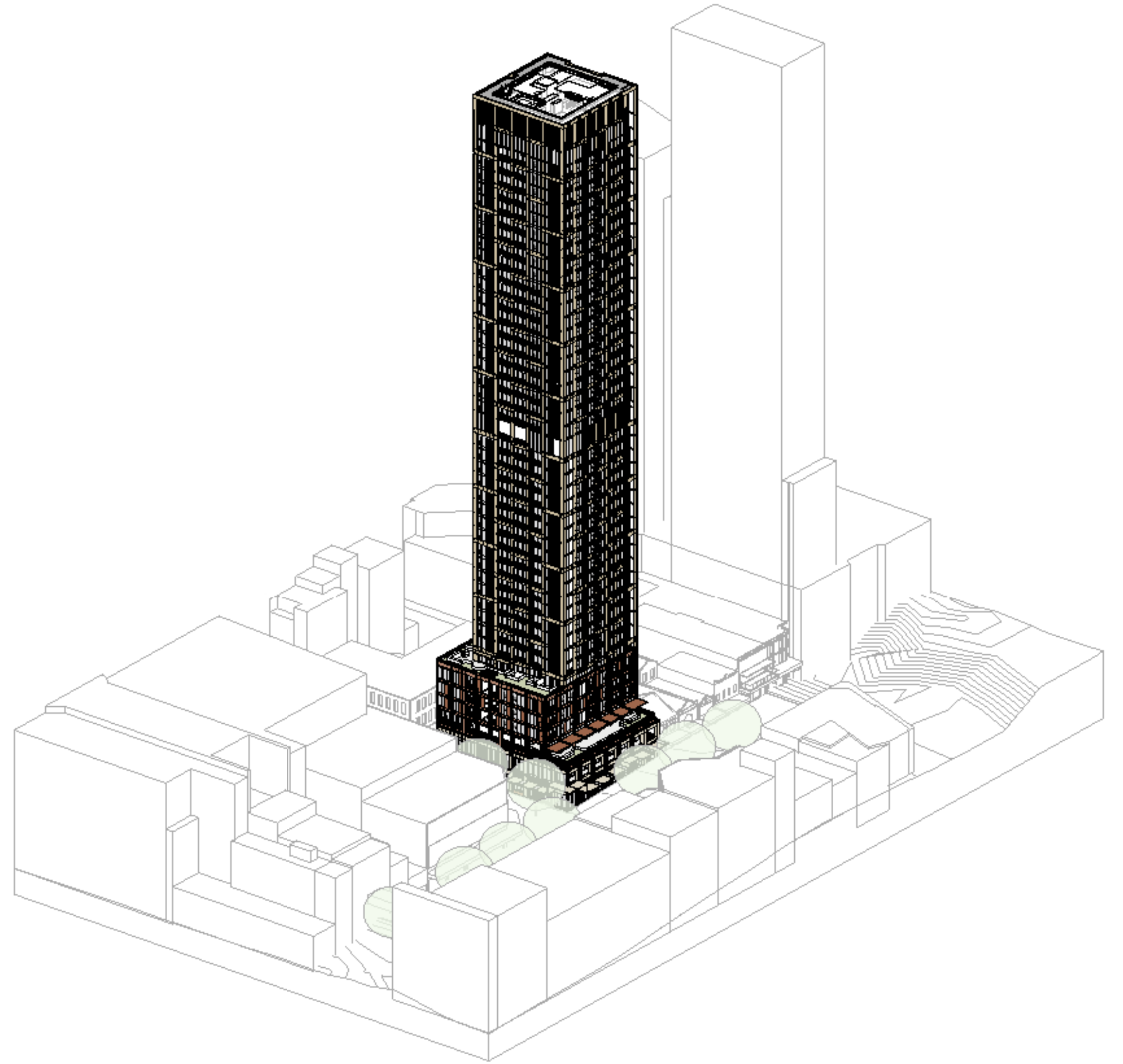
ISSUE PURPOSE



REV.
A
DRAWING NO.
DA 303



1 SUN VIEW - 9.00 AM



2 SUN VIEW - 10.00 AM

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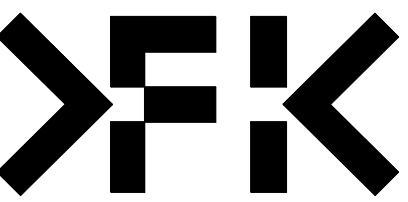
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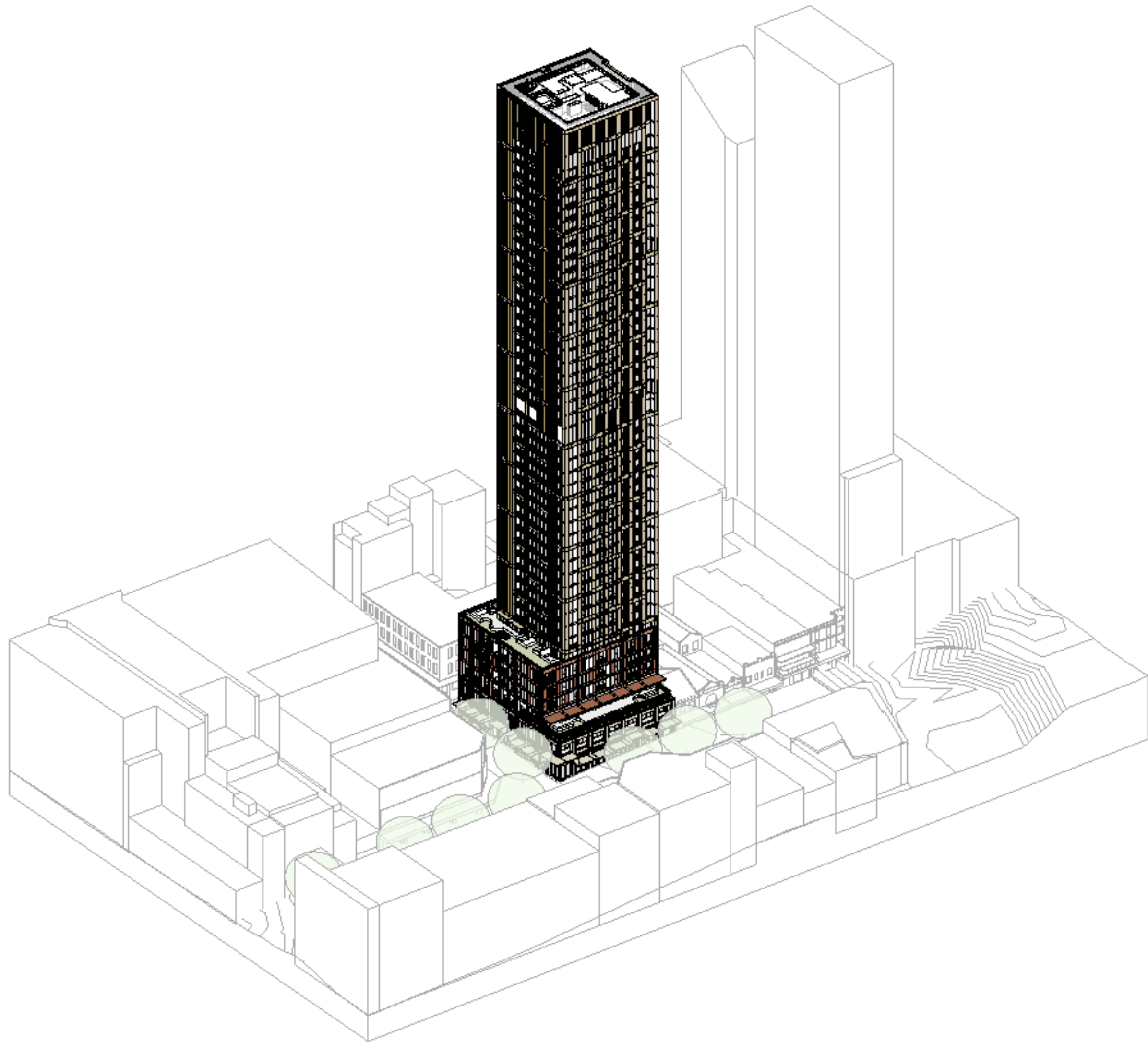
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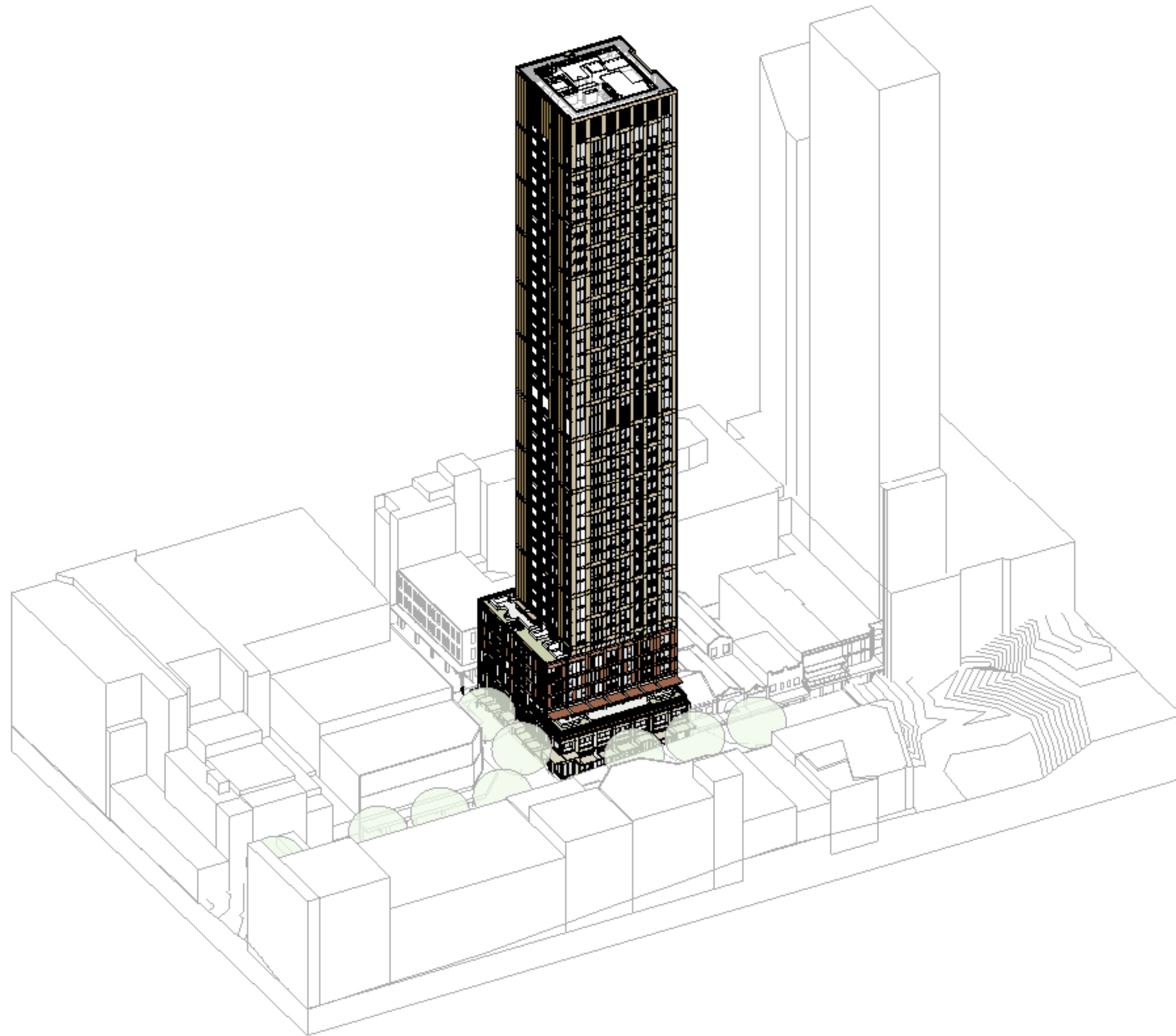
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ISSUE PURPOSE	REV.	DRAWING NO.
	A	DA 400



1 SUN VIEW - 11.00 AM



2 SUN VIEW - 11.30 AM

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PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
VIEWS FROM THE SUN

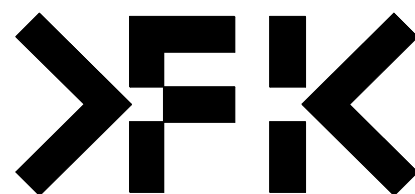
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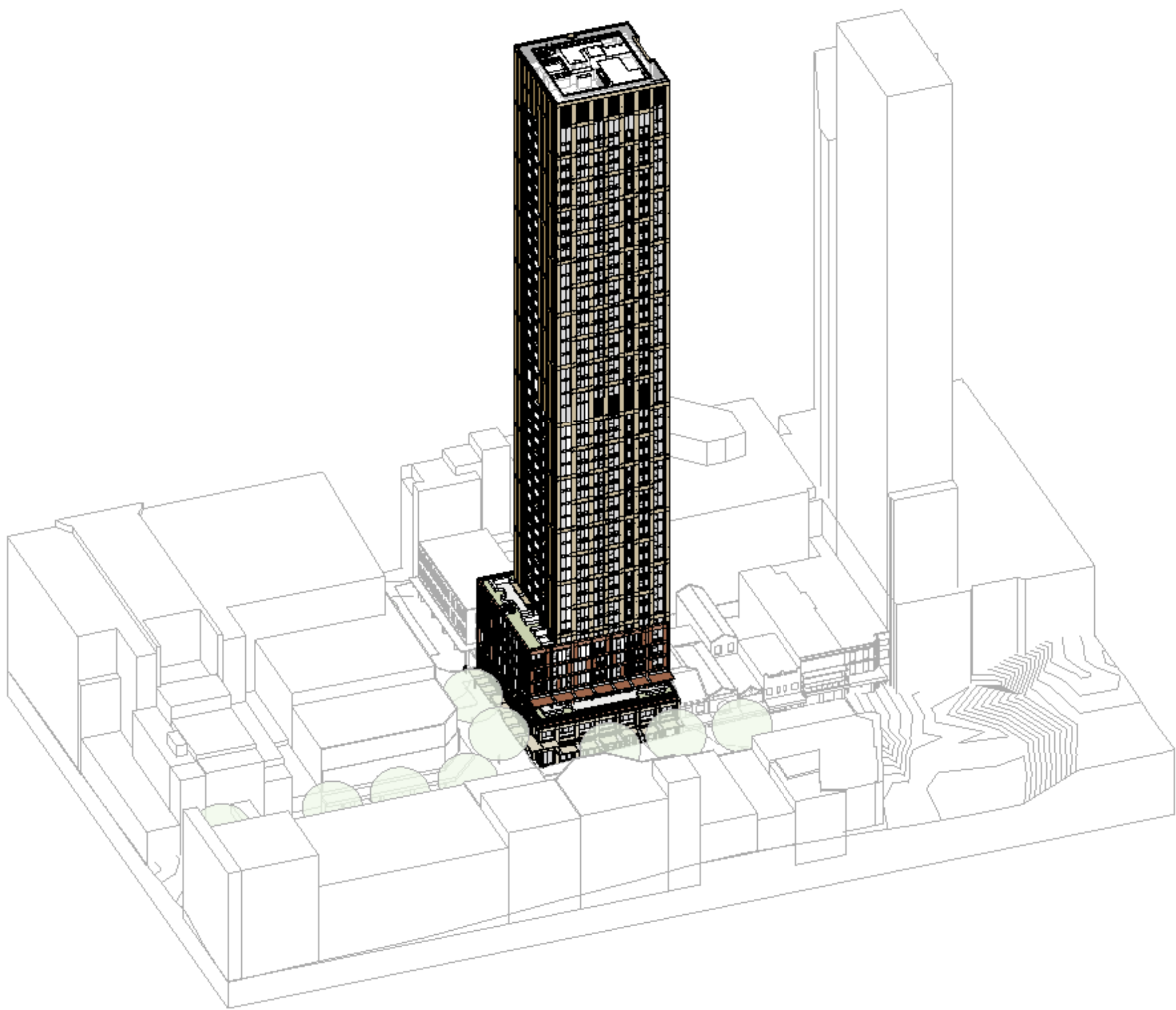
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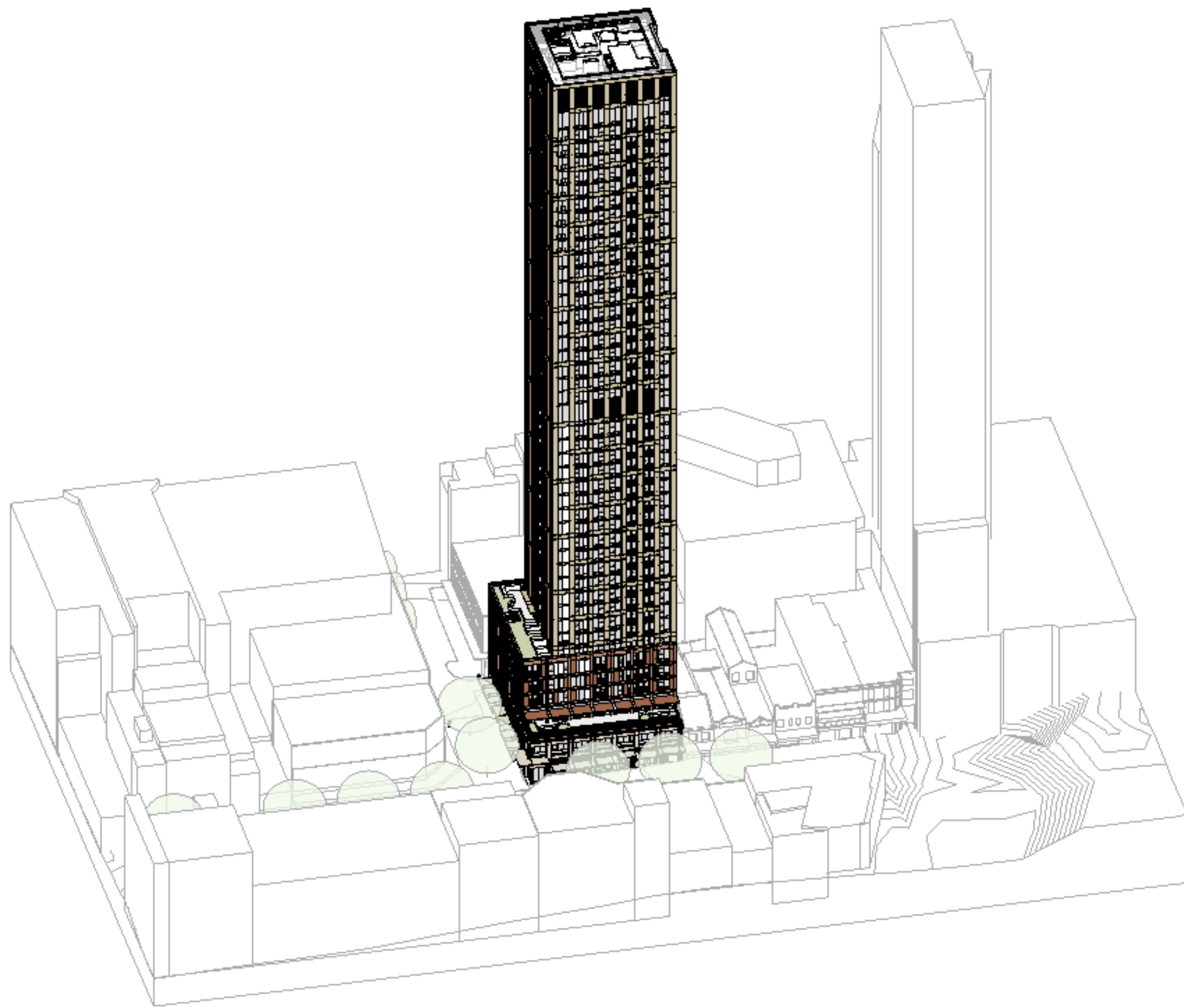
ISSUE PURPOSE



REV. A
DRAWING NO. DA 401



1 SUN VIEW - 12.00 PM



2 SUN VIEW - 12.30 PM

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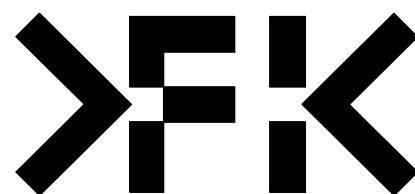
PROJECT
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DRAWING TITLE
VIEWS FROM THE SUN

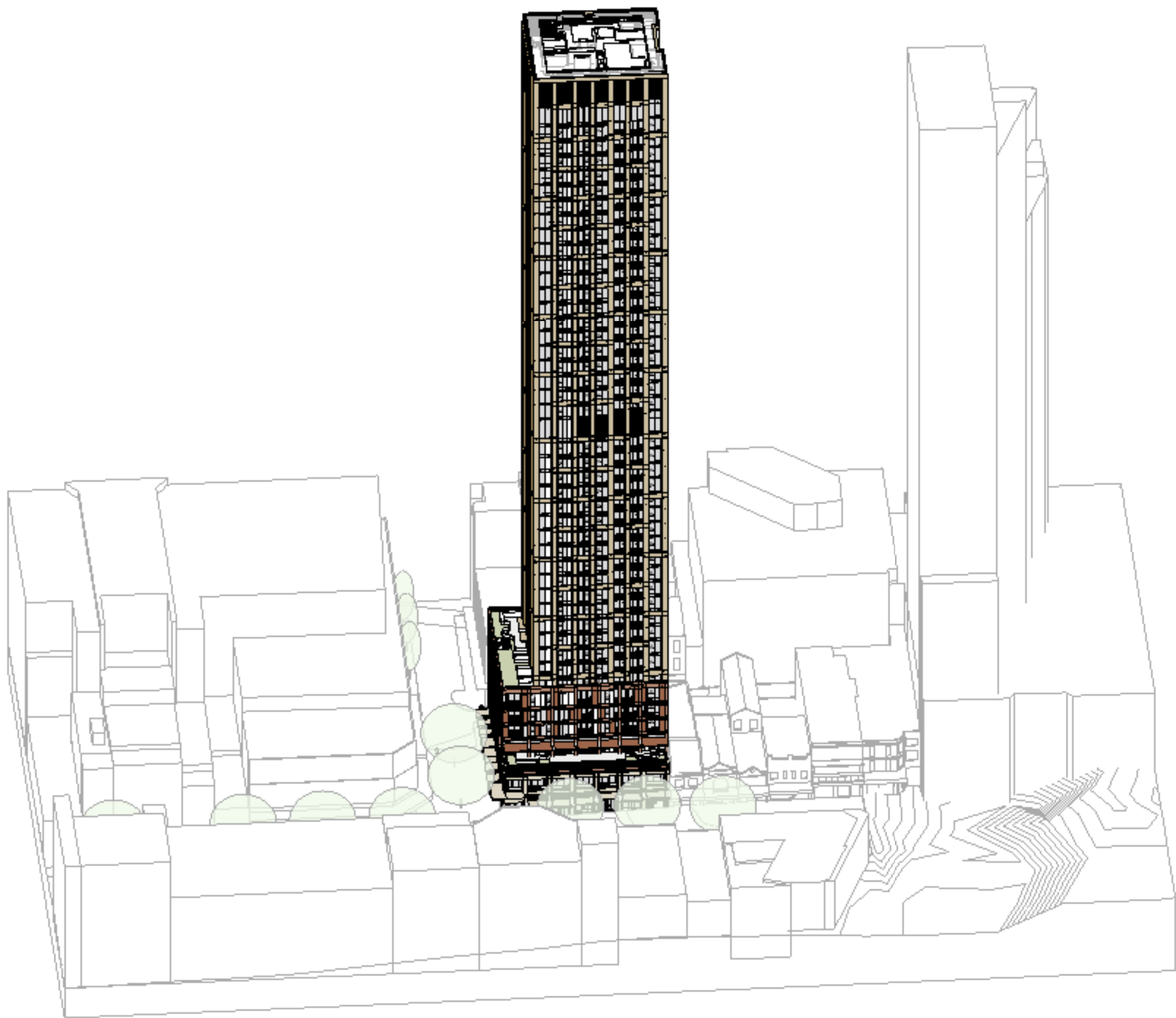
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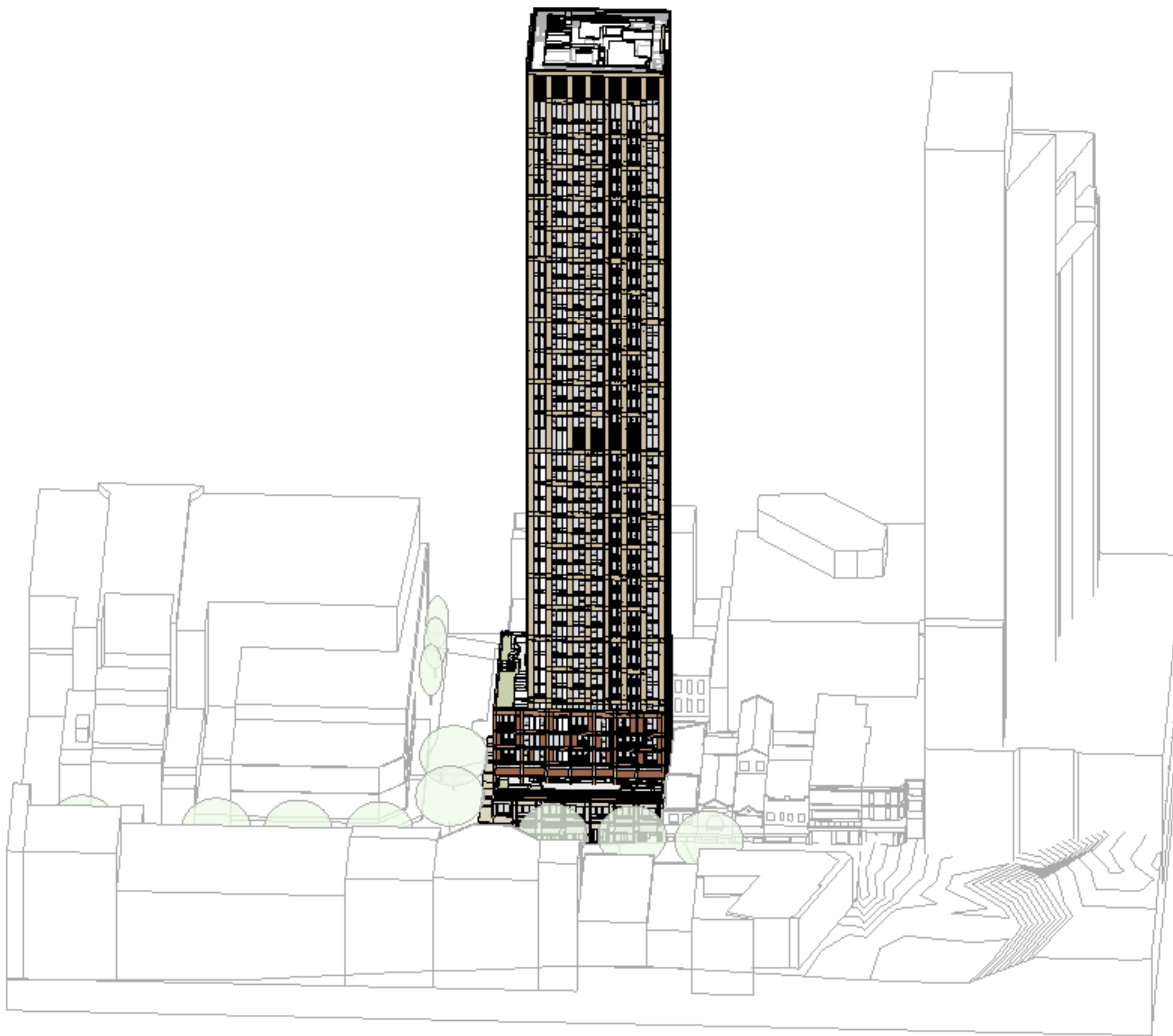
ISSUE PURPOSE



REV. A
DRAWING NO. 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	18.03.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	18.03.25	23115	@A1

PROJECT

NOVUS ON VICTORIA

410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
VIEWS FROM THE SUN

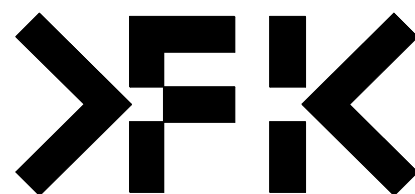
CLIENT

NOVUS

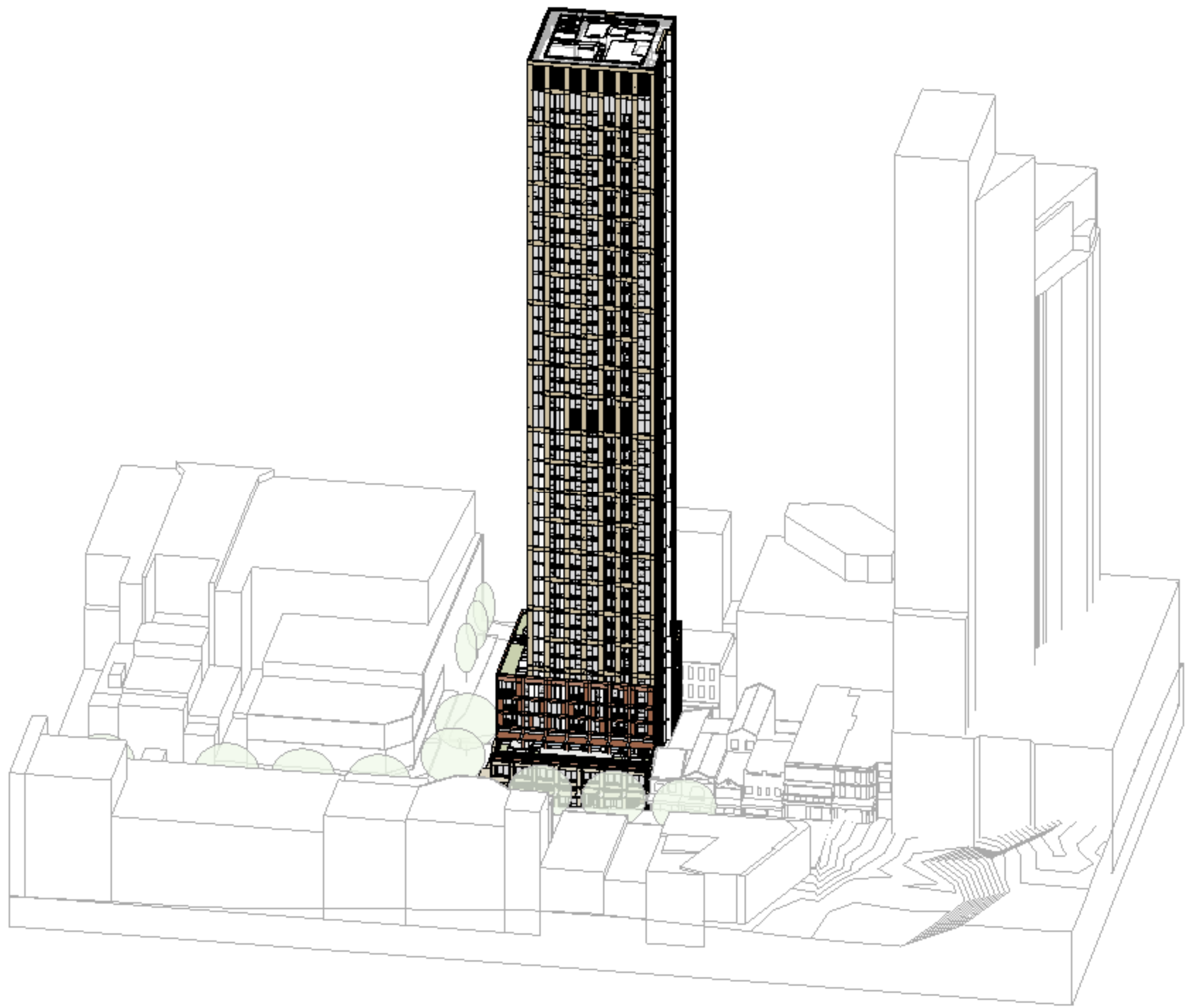
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
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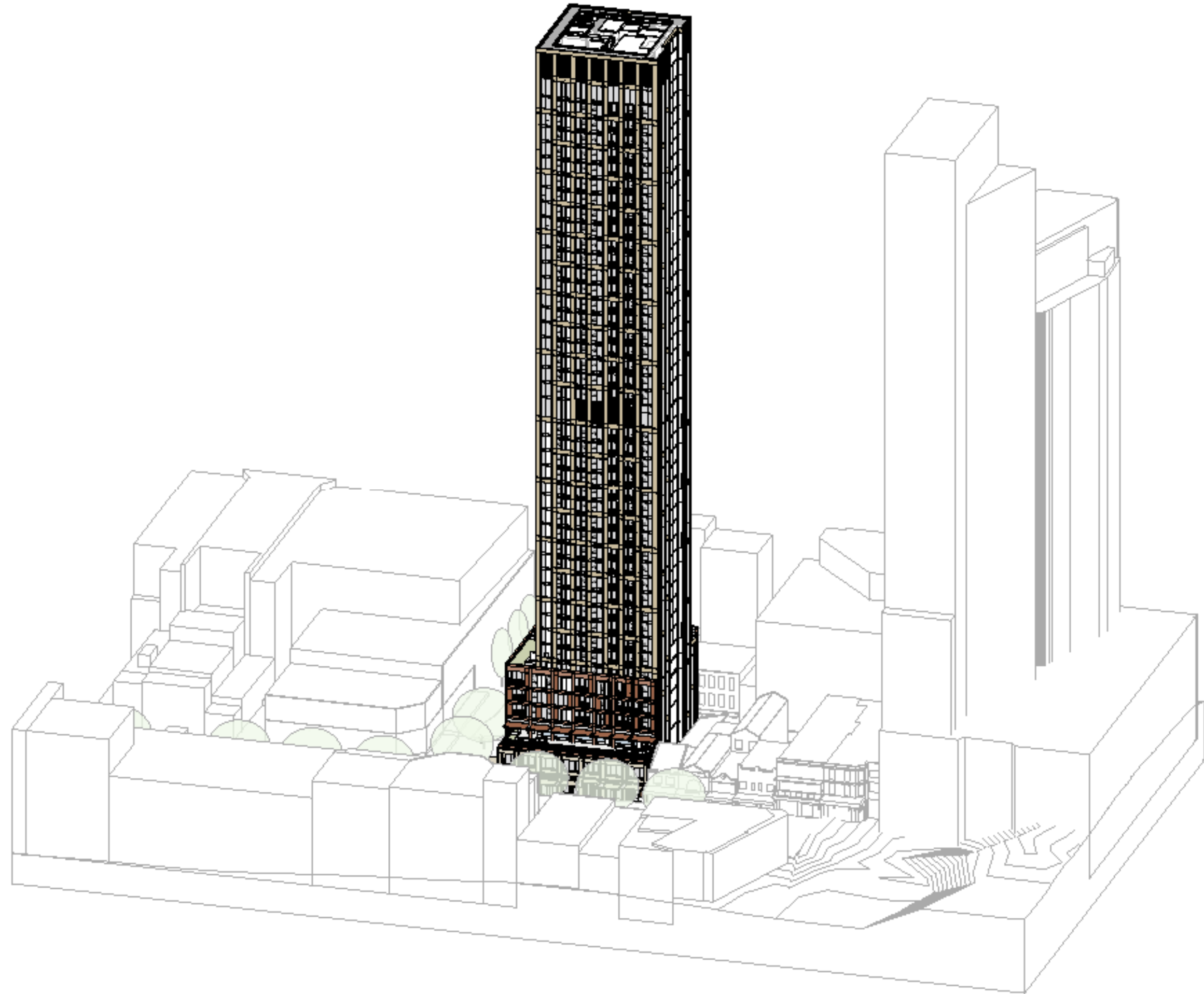
ISSUE PURPOSE



REV. A
DRAWING NO. DA 403



1 SUN VIEW - 2.00 PM



2 SUN VIEW - 2.30 PM

REVISION		
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	18.03.25	23115	@A1

PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
VIEWS FROM THE SUN

CLIENT
NOVUS

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

ISSUE PURPOSE

REV. A

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)

3 SHADOW DIAGRAM - 11.00 AM

SUBJECT SITE
#410 - 416 VICTORIA AVENUE

PROPOSED BUILDING SHADOW

AREA 2
CHATSWOOD OVAL
(11AM - 2PM)

2 SHADOW DIAGRAM - 10.00 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		
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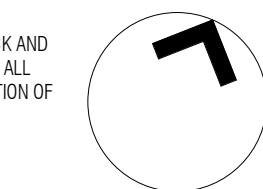
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DRAWN	CHECKED	DATE	JOB NO.
BW/DS	CB	18.03.25	23115



SCALE
1 : 2000 @A1

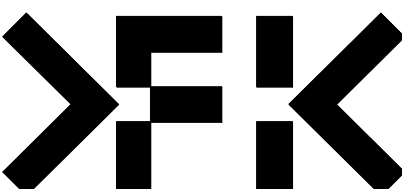
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

CLIENT
NOVUS

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

ISSUE PURPOSE



REV.	DRAWING NO.
A	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)

3 SHADOW DIAGRAM - 1.30 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 - 1.00 PM

Autodesk Docs://23115 410-416 Victoria Avenue Chatswood/23115_GENERAL_B24.rvt

REVISION		
A	SSDA LODGEMENT	18.03.25

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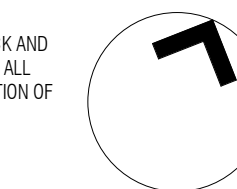
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1 : 2000 @A1

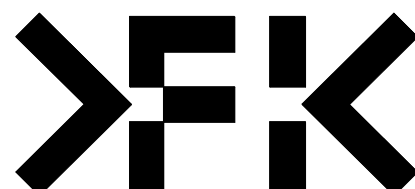
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SHADOW DIAGRAMS

CLIENT
NOVUS

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ISSUE PURPOSE



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)

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_B24.rvt

REVISION		
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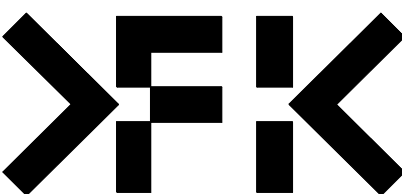
DRAWN	CHECKED	DATE	JOB NO.	SCALE
BW/DS	CB	18.03.25	23115	1 : 2000 @A1

PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

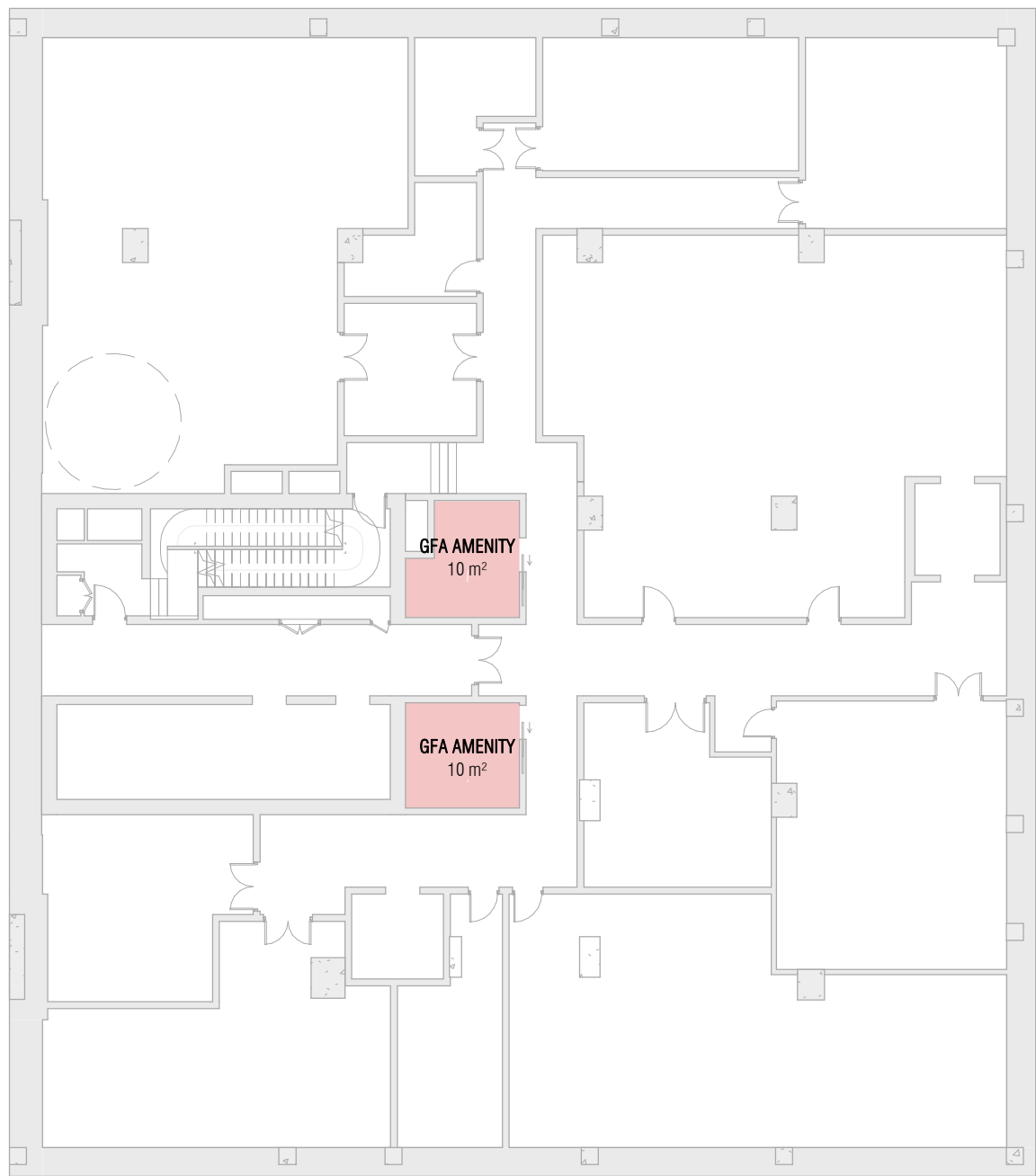
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NOVUS

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

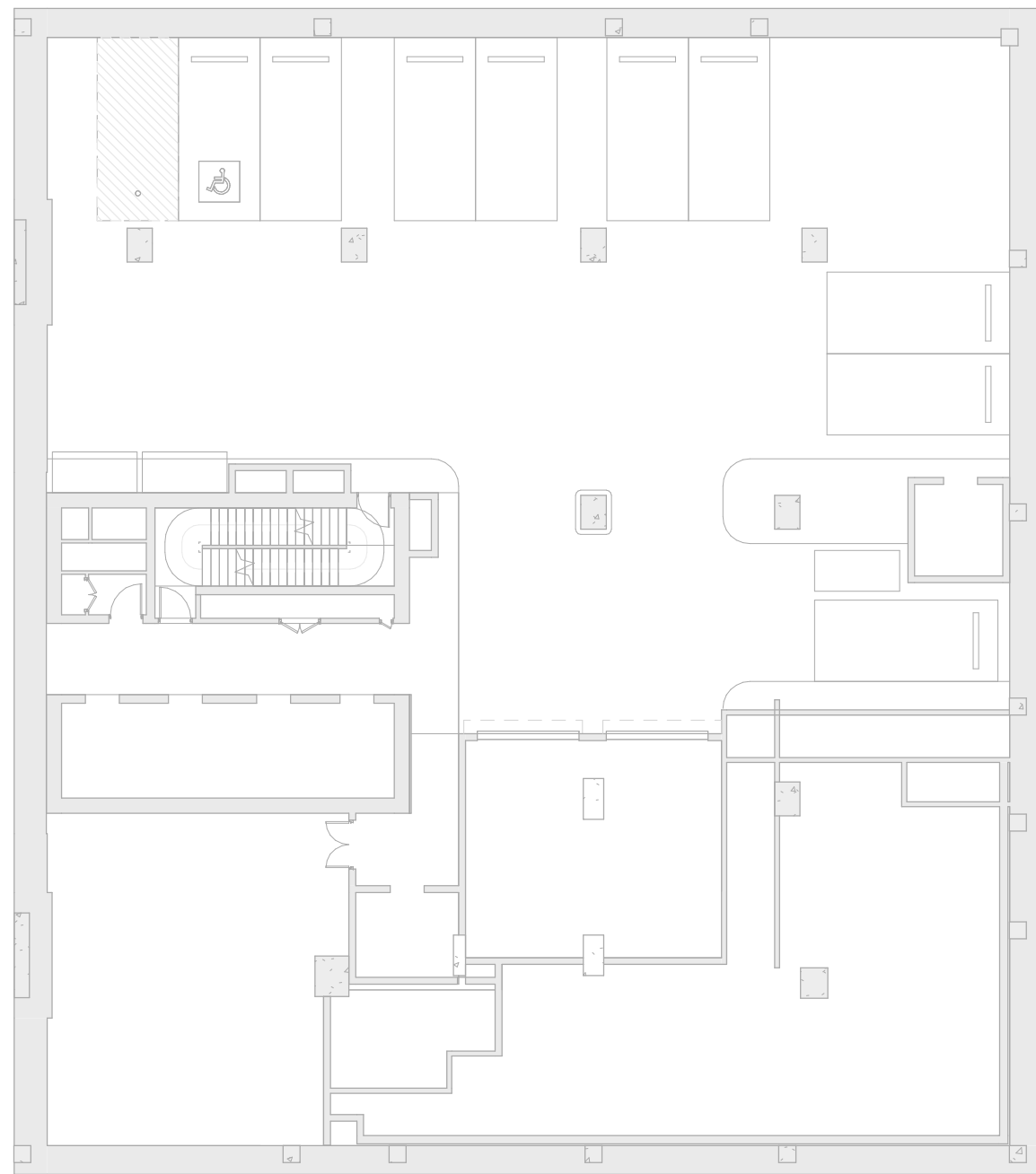
ISSUE PURPOSE



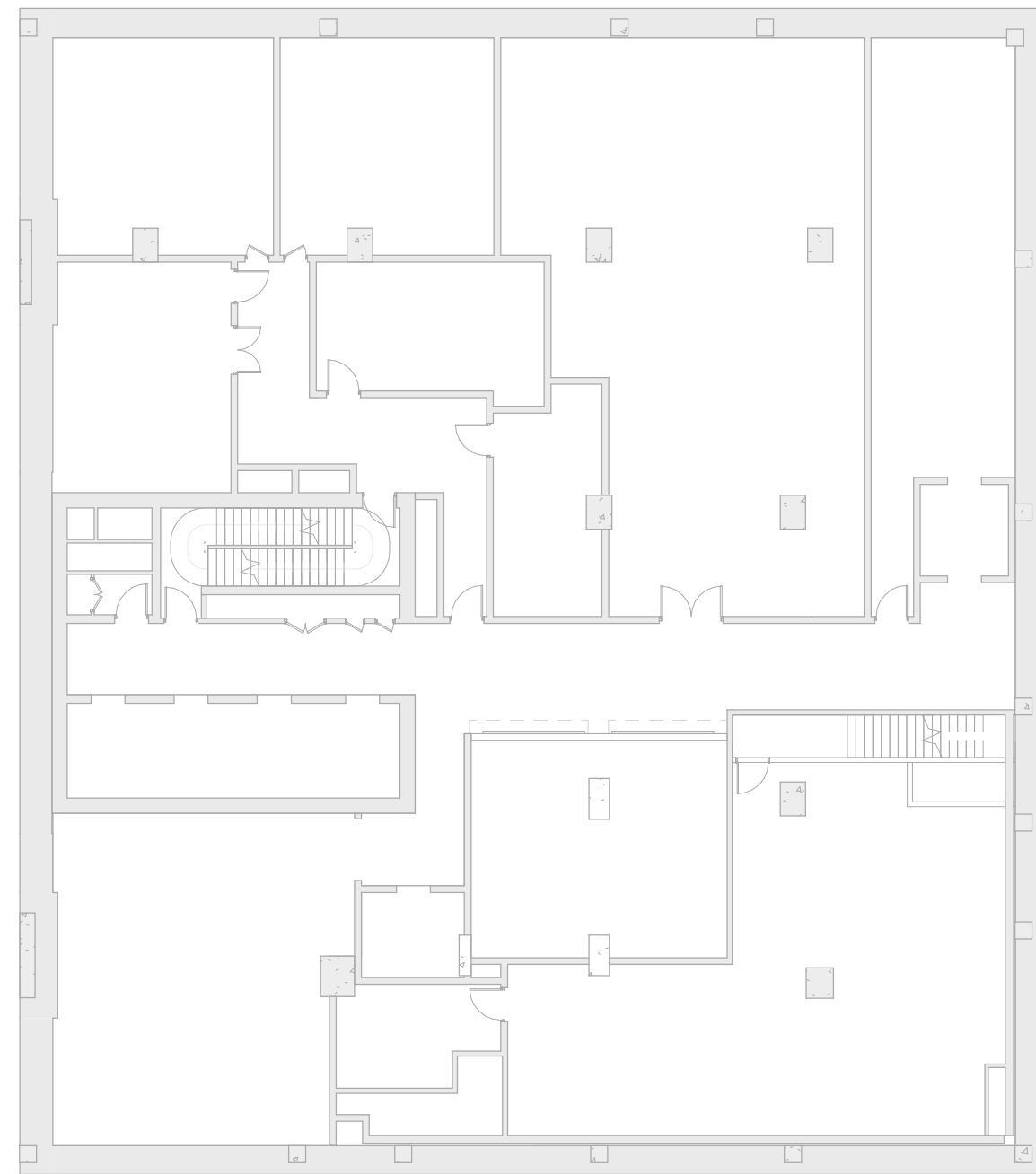
REV. A
DRAWING NO. DA 407



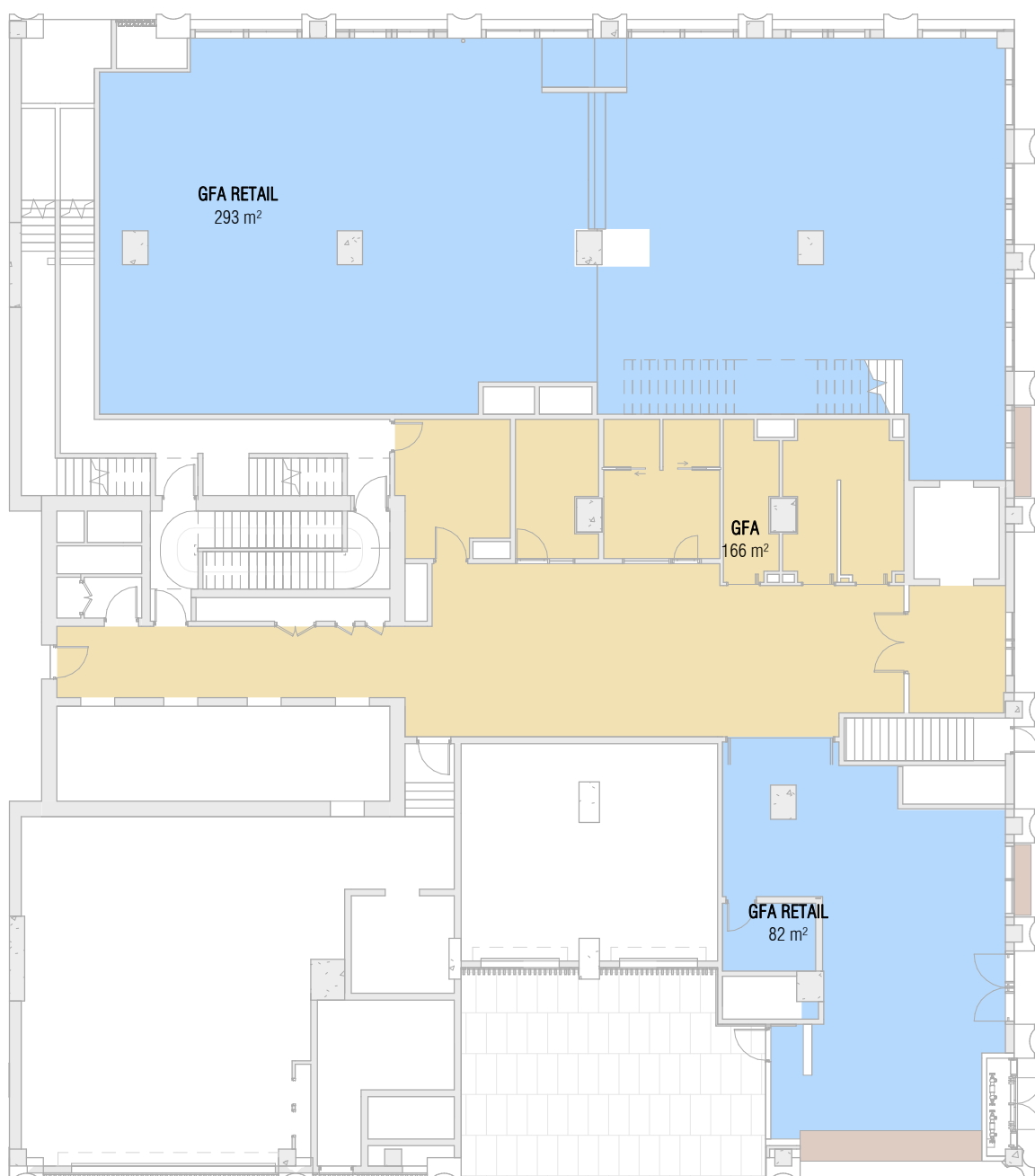
7 BASEMENT 3



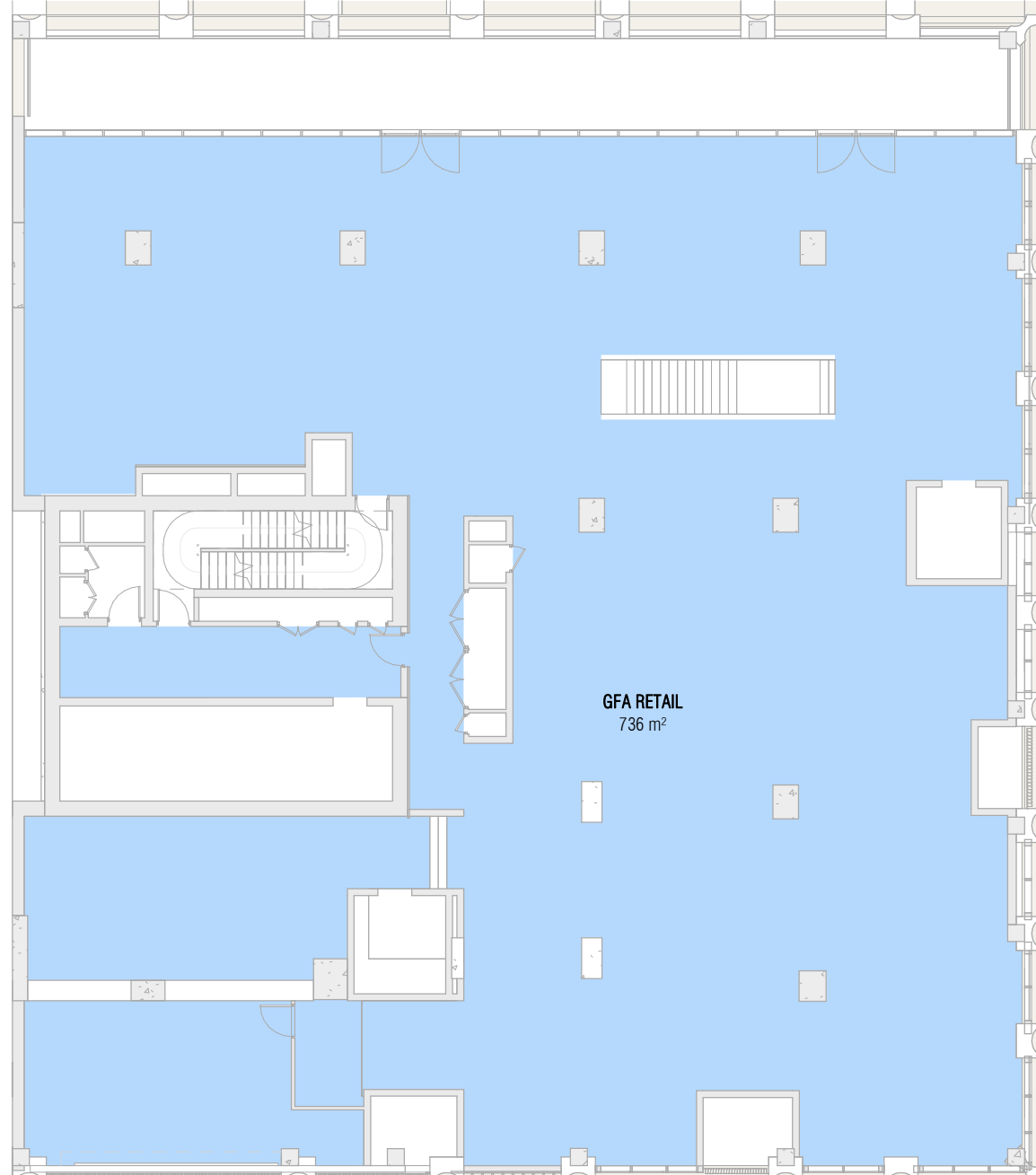
1 BASEMENT 2



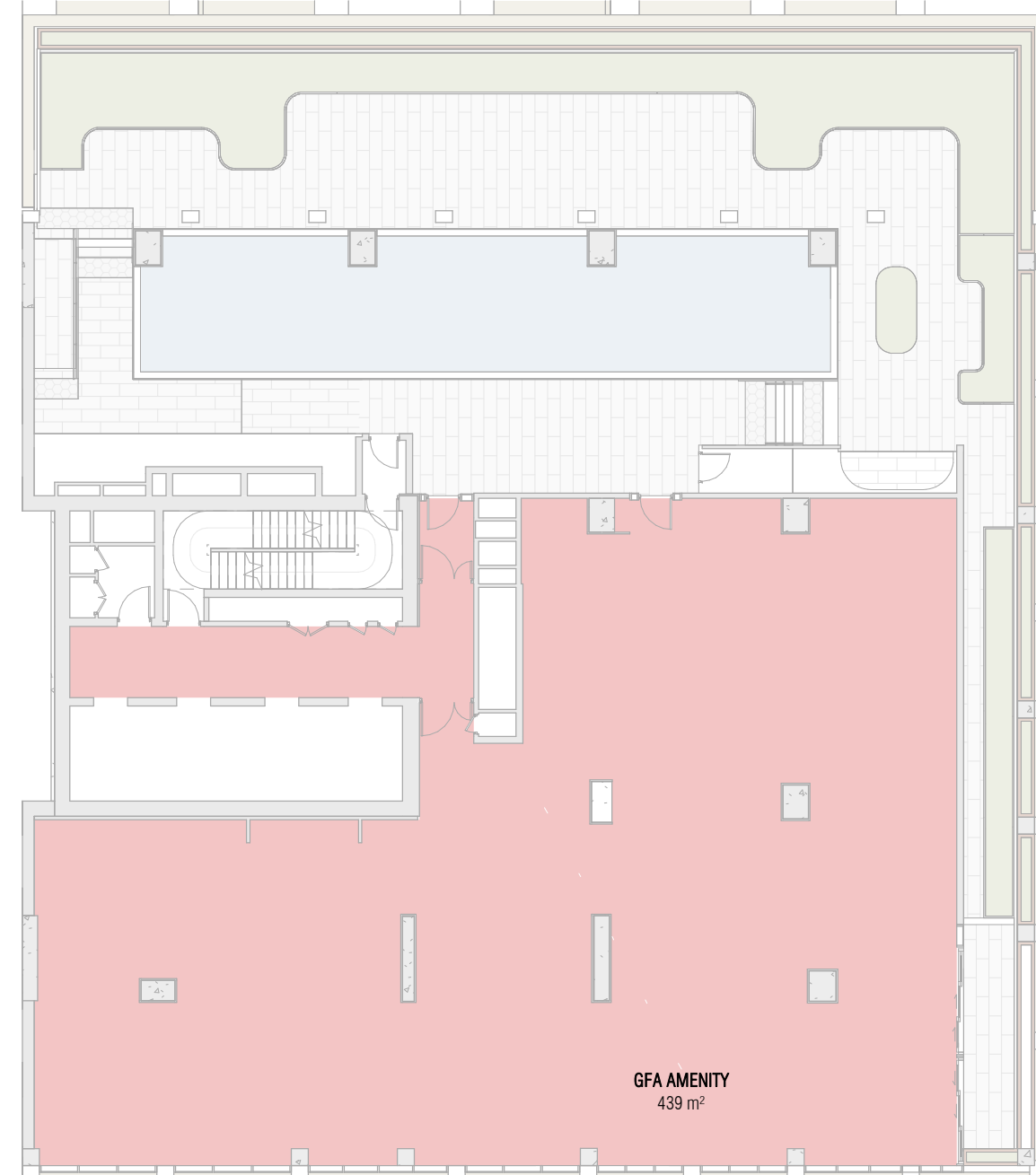
2 BASEMENT 1



3 GROUND



4 LEVEL 1



5 LEVEL 2

GFA RESIDENTIAL
GFA
16280 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
- (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.

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PROJECT

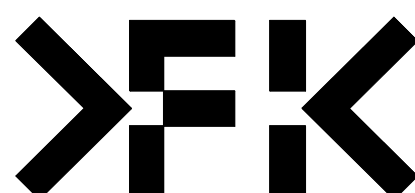
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

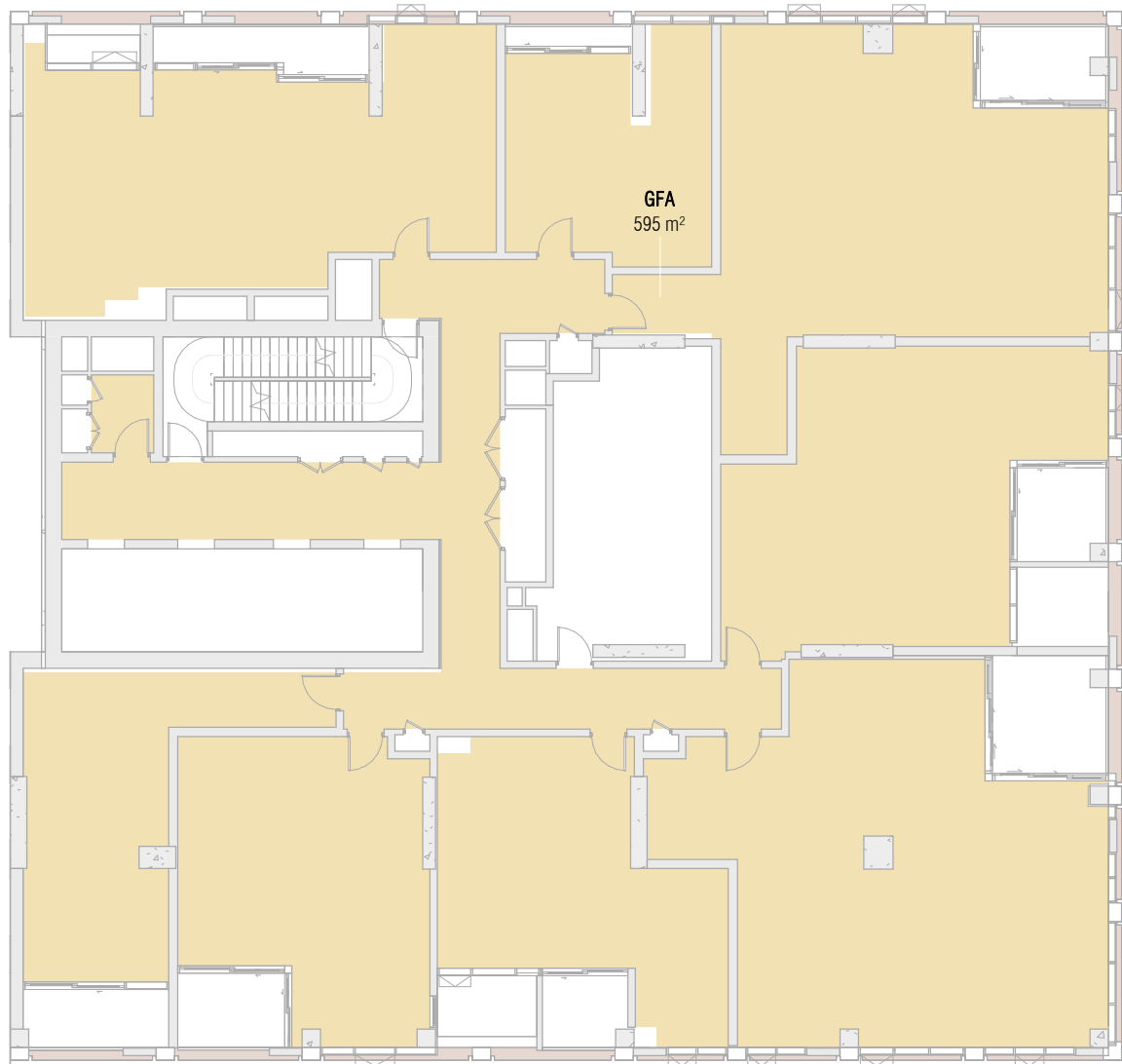
CLIENT

NOVUS

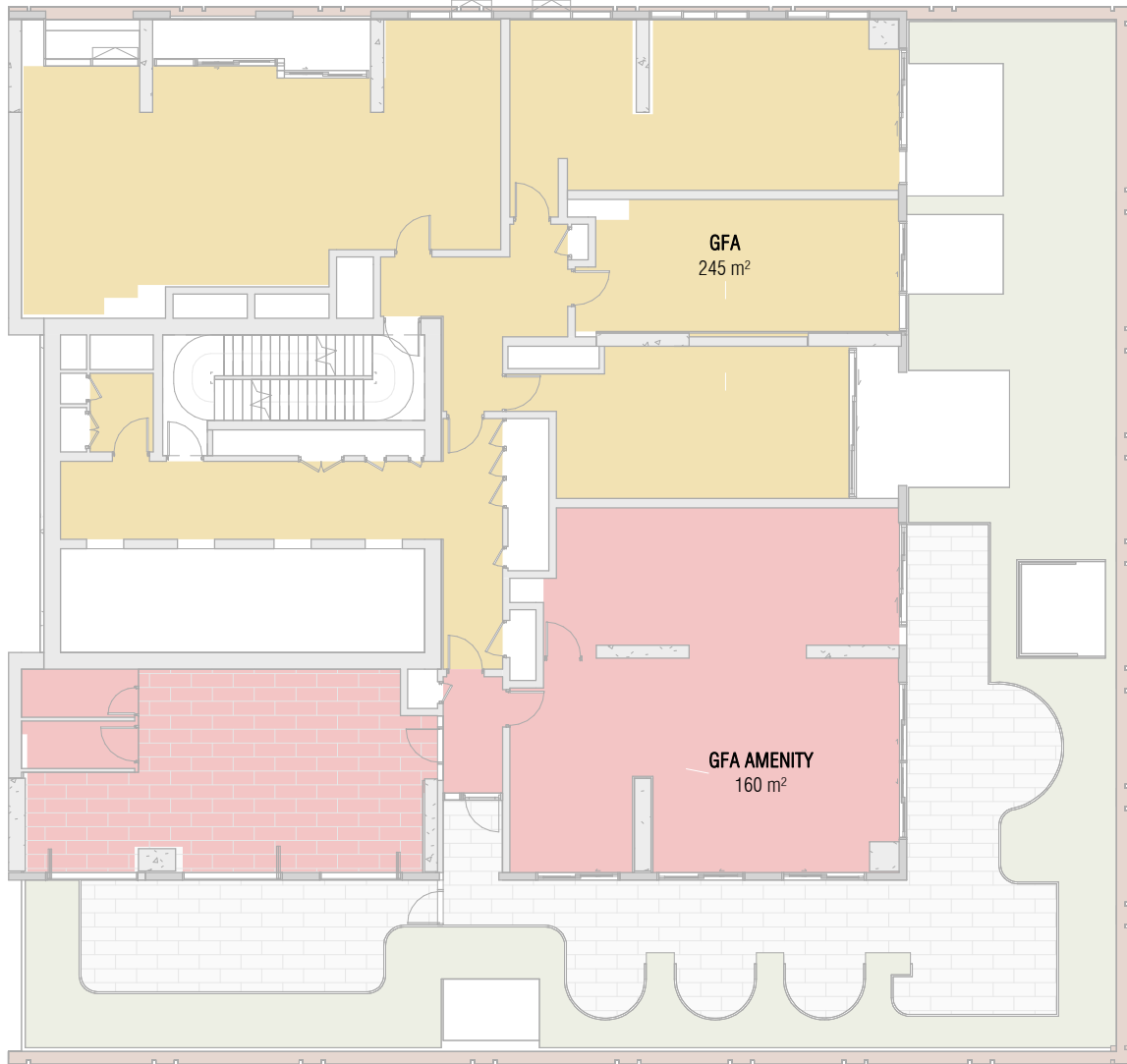
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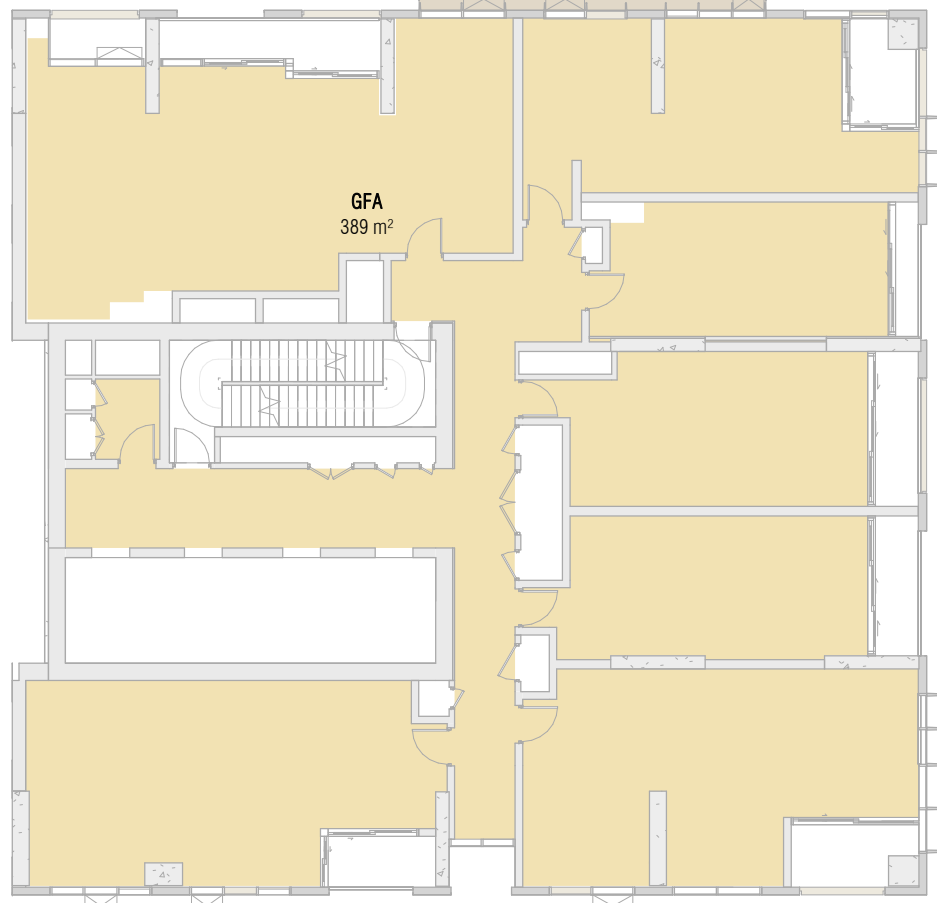




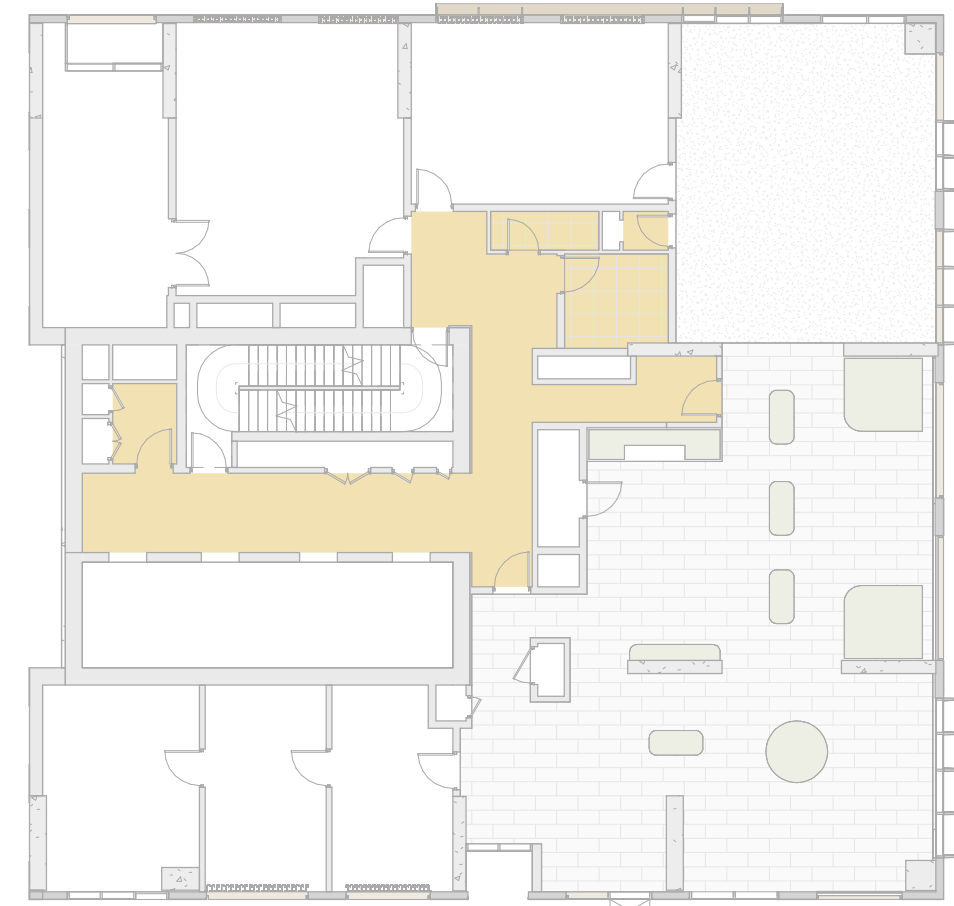
6 LEVEL 3 - 5



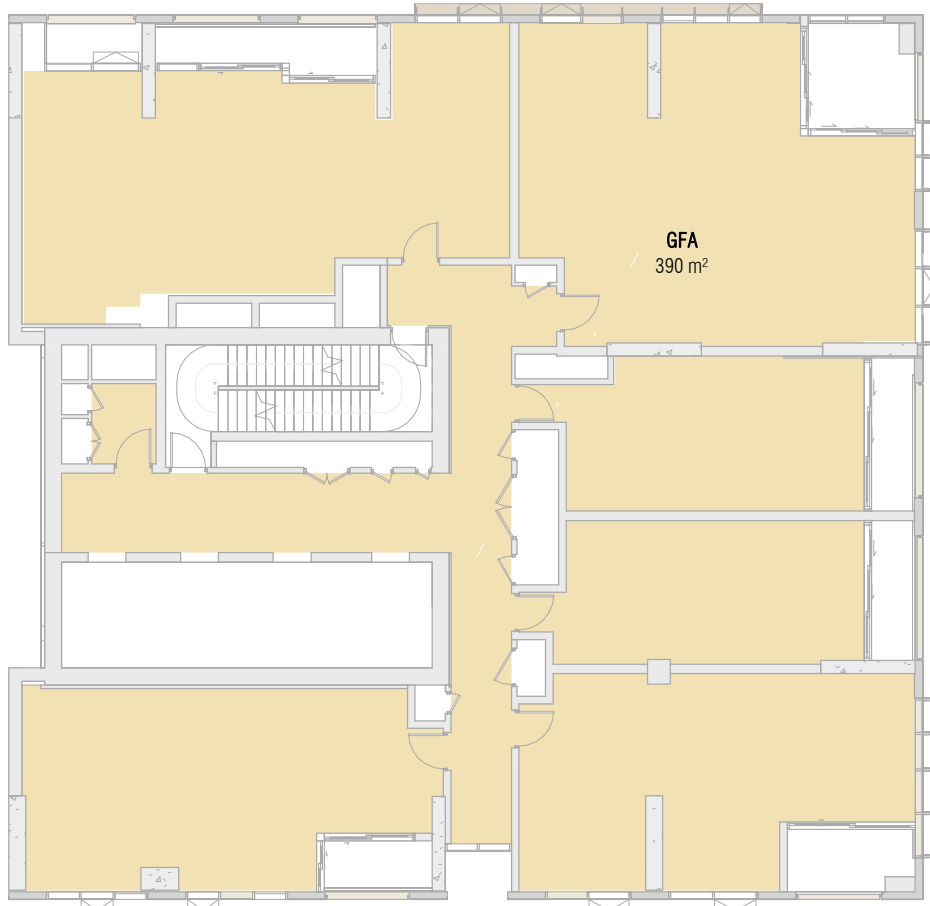
1 LEVEL 6



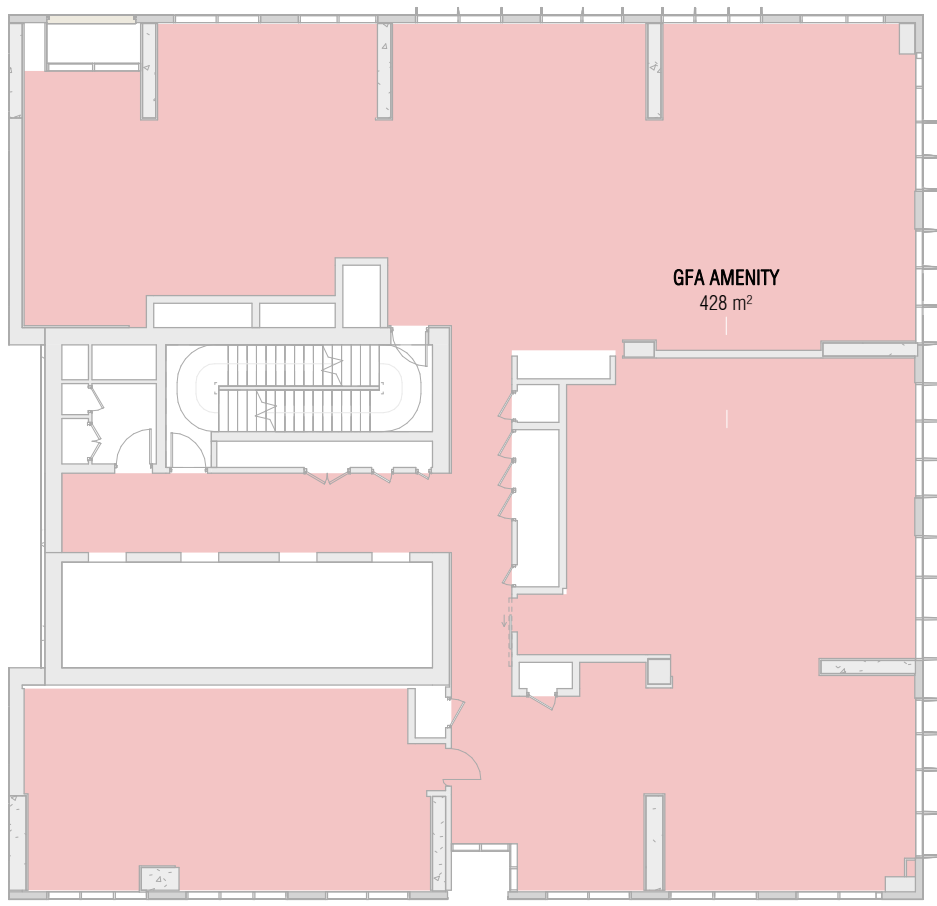
7 LEVEL 7-22



2 LEVEL 23



5 LEVEL 24-43



3 LEVEL 44

GFA RESIDENTIAL
GFA
16280 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 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.

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PROJECT

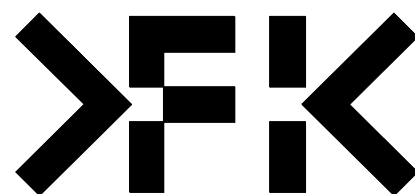
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

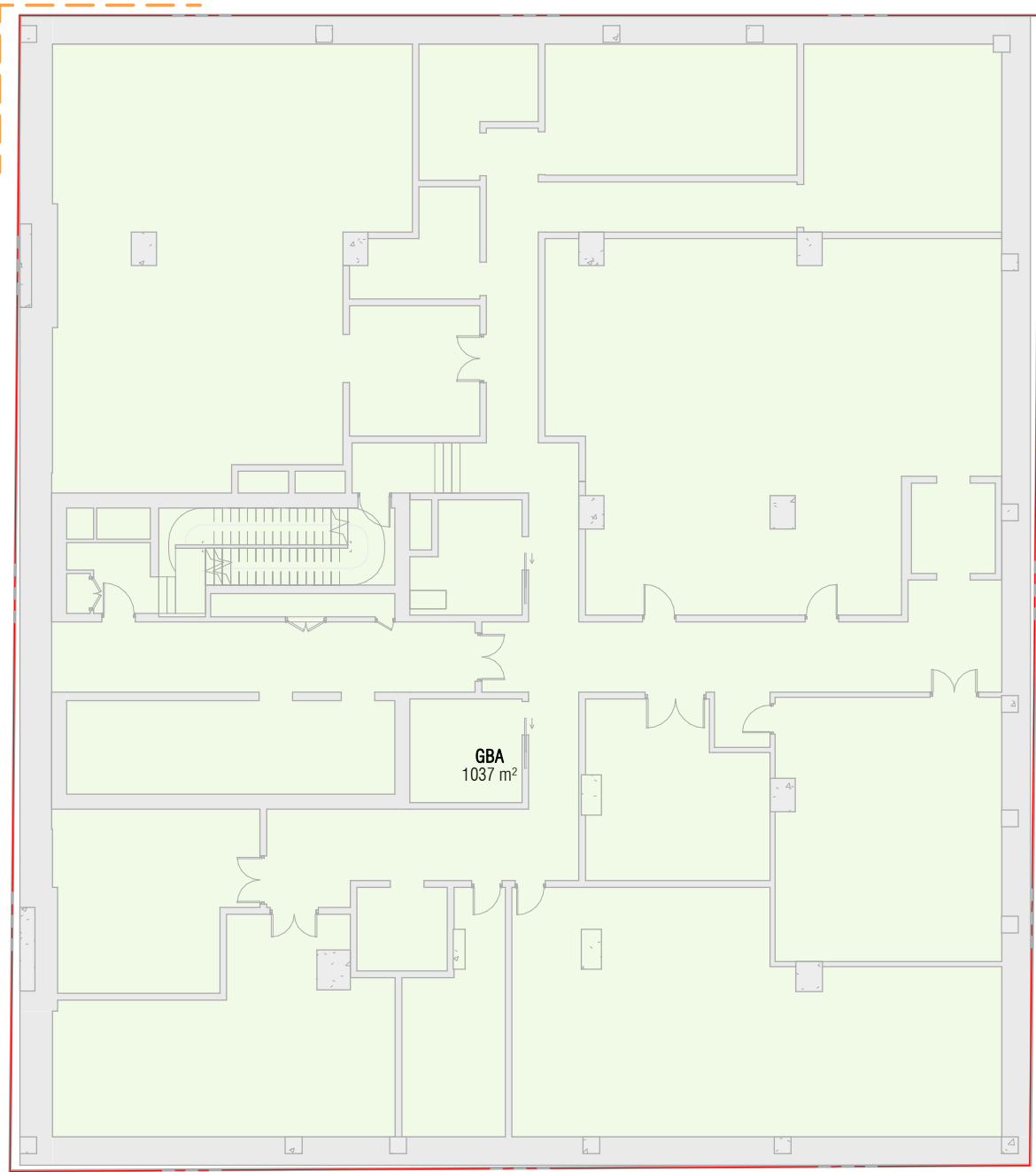
CLIENT

NOVUS

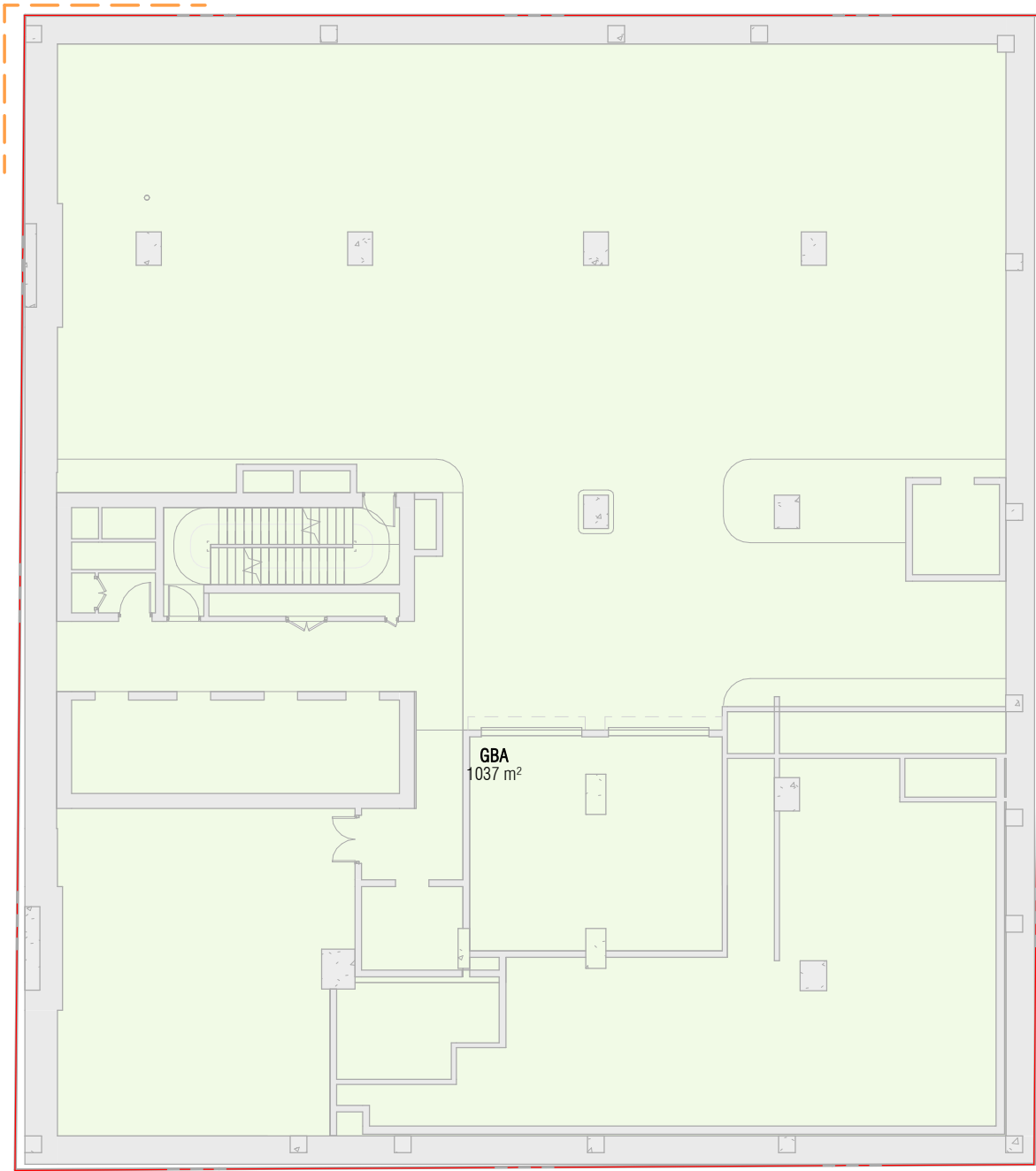
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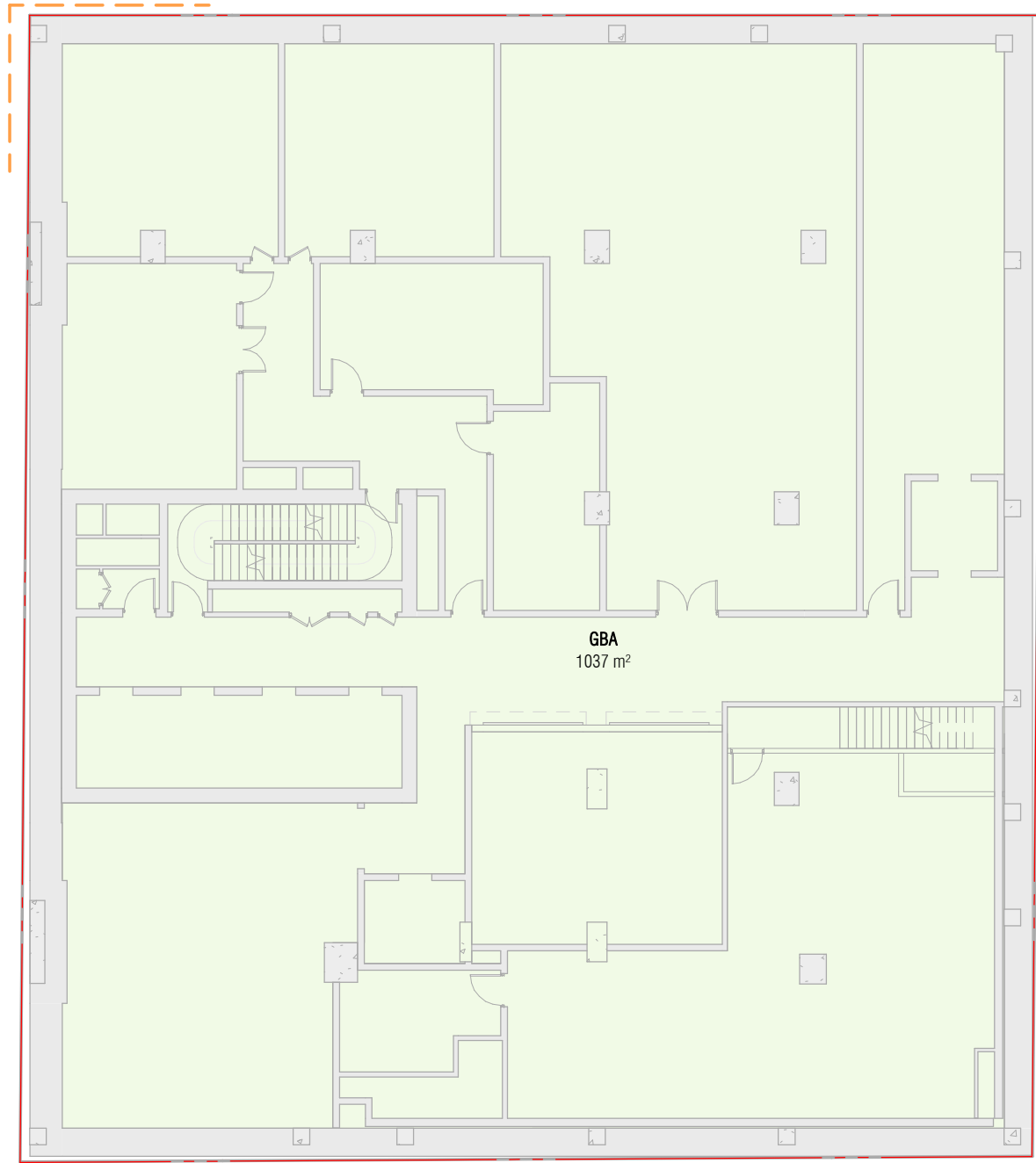




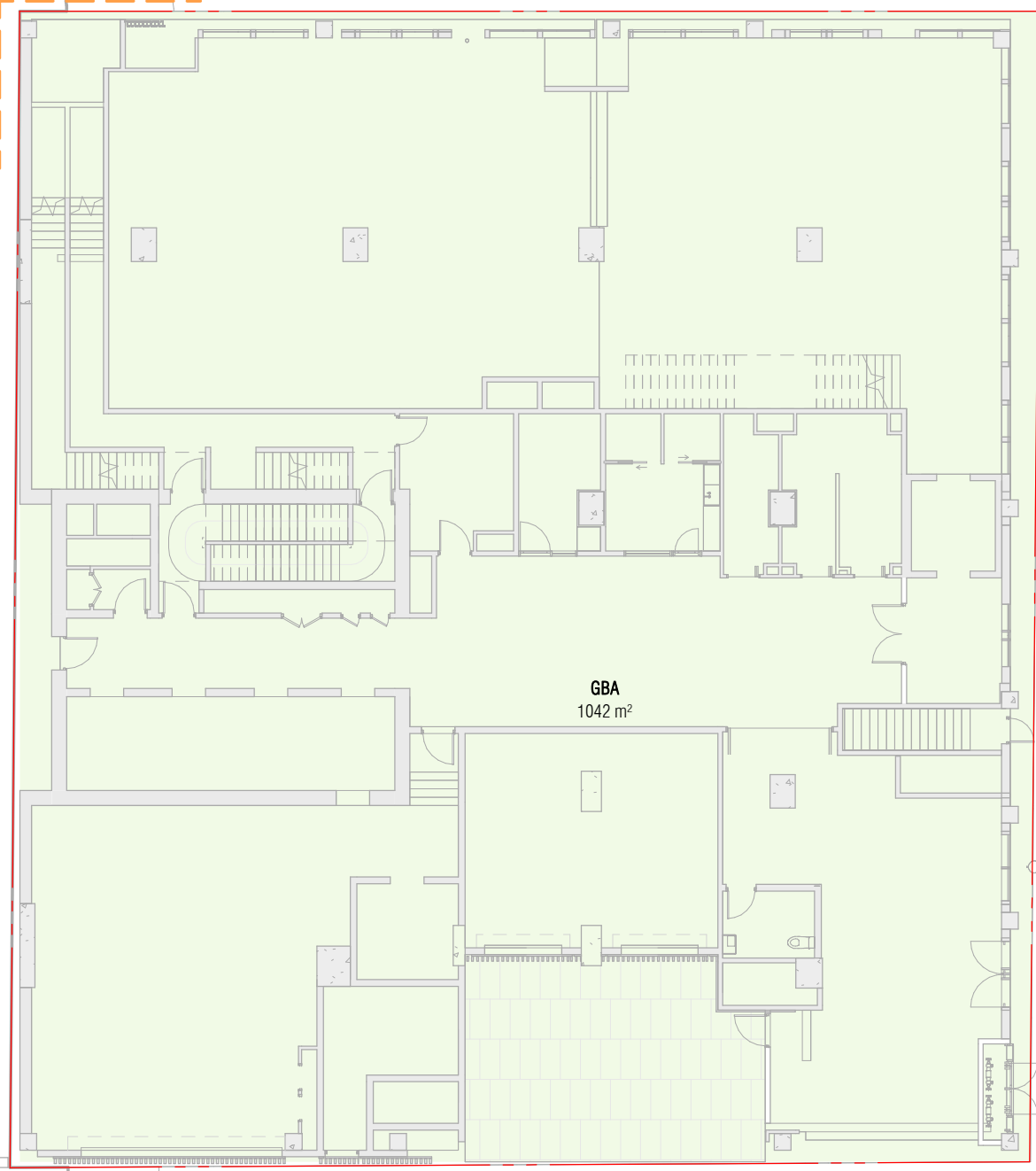
7 BASEMENT 3



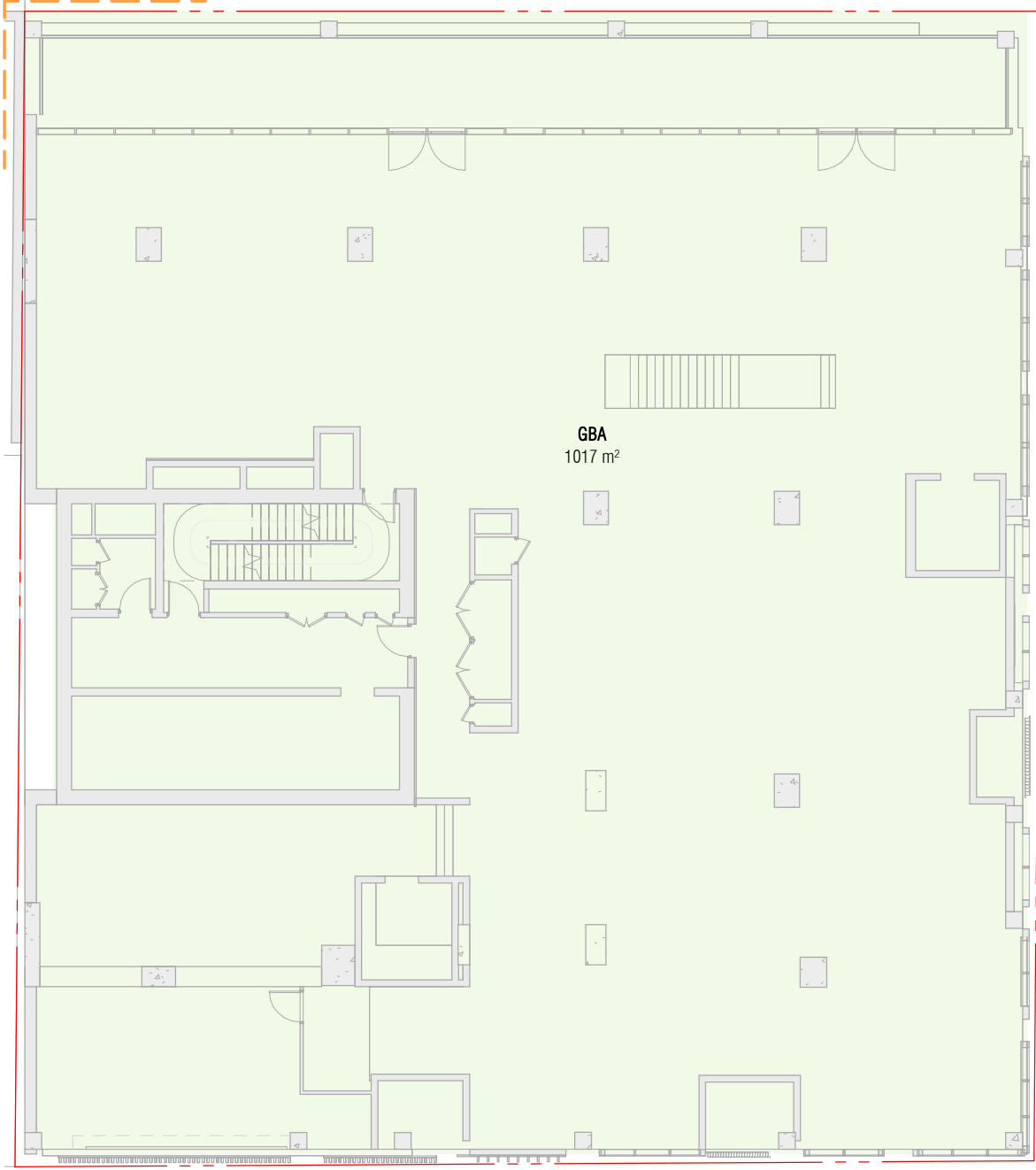
1 BASEMENT 2



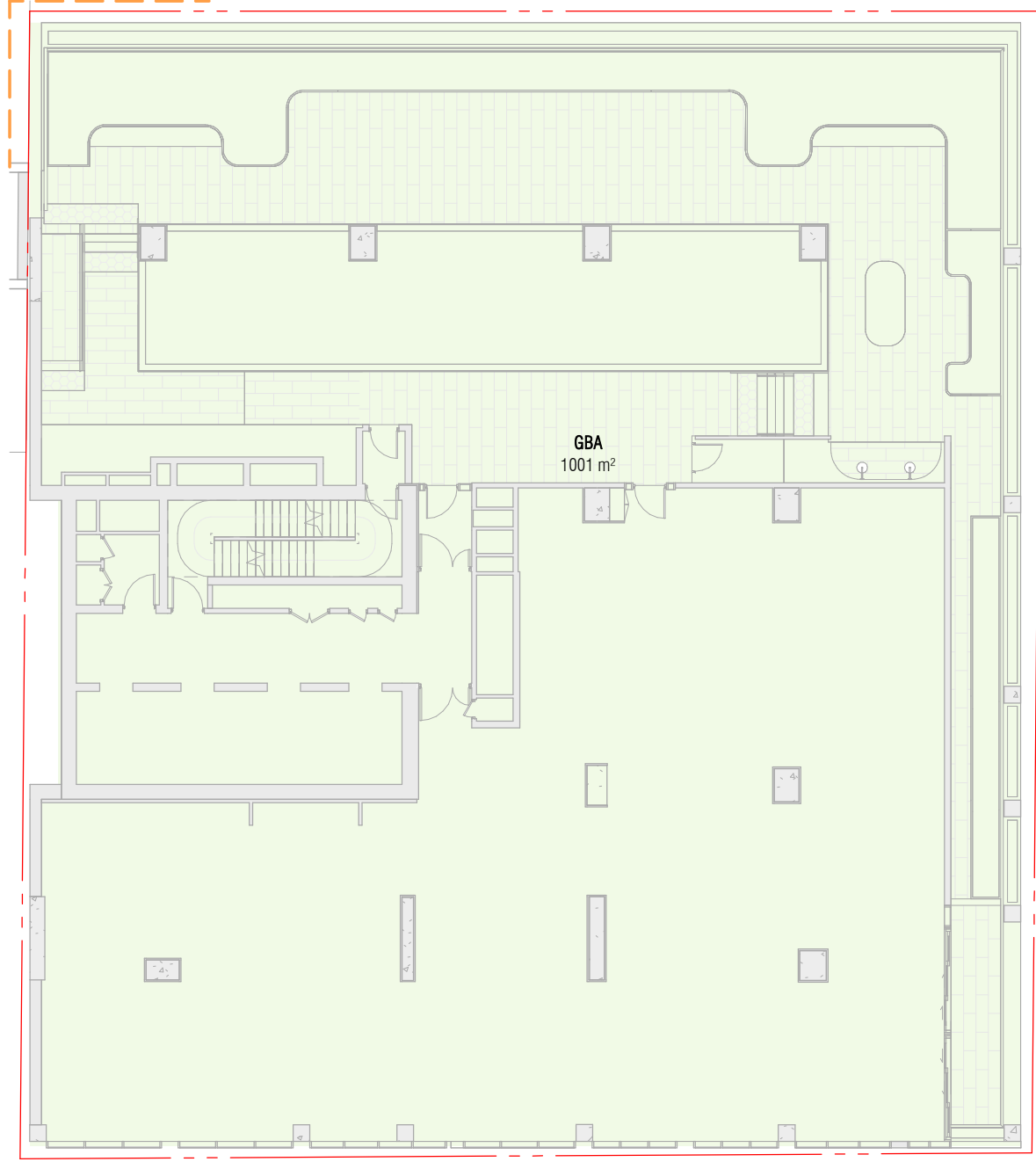
2 BASEMENT 1



3 GROUND

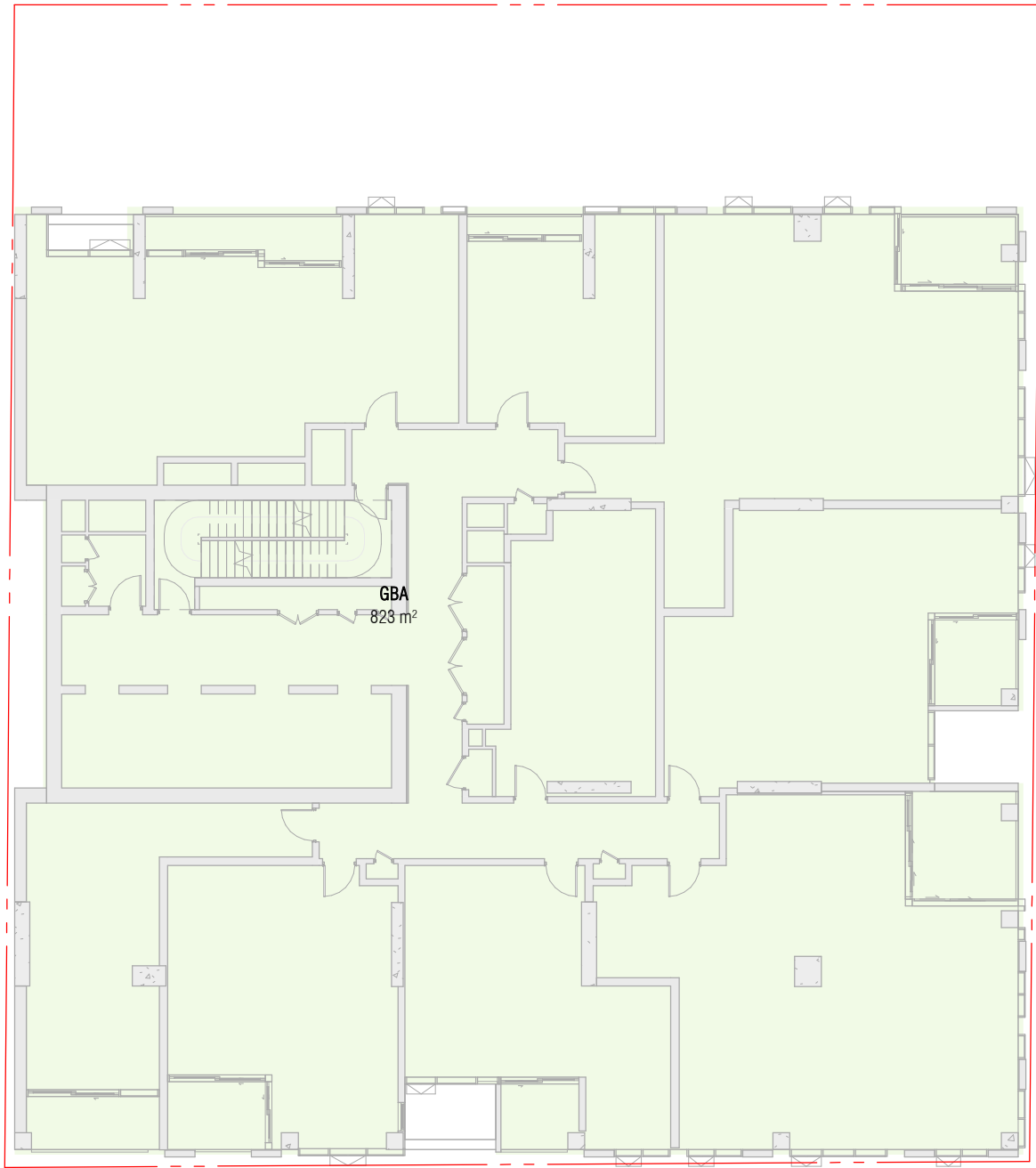


4 LEVEL 1

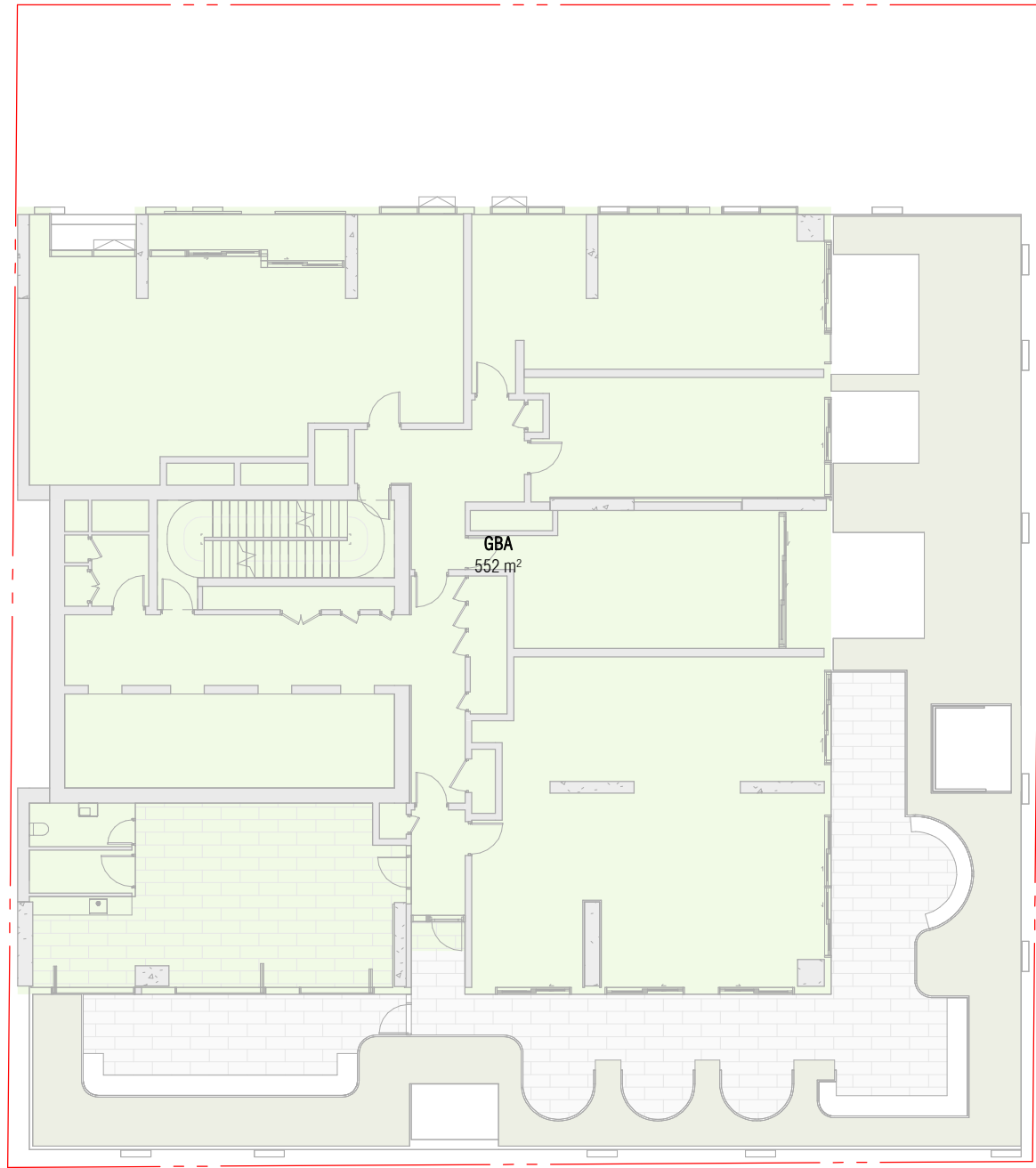


5 LEVEL 2

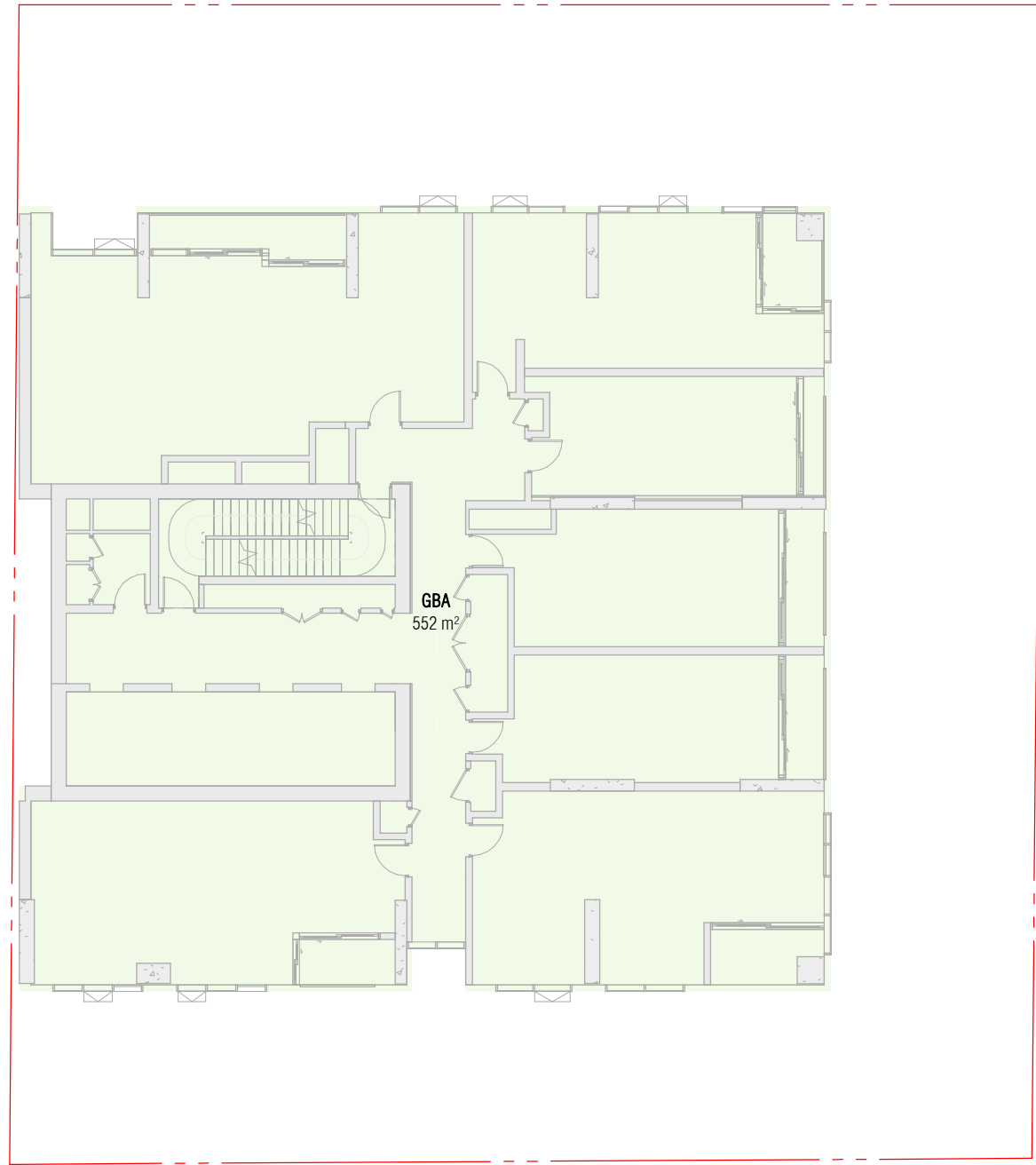
GBA	
LEVEL	GBA
BASEMENT 3	1037 m²
BASEMENT 2	1037 m²
BASEMENT 1	1037 m²
GROUND	1042 m²
LEVEL 1	1017 m²
LEVEL 2	1001 m²
LEVEL 3	823 m²
LEVEL 4	823 m²
LEVEL 5	823 m²
LEVEL 6	552 m²
LEVEL 7	552 m²
LEVEL 8	552 m²
LEVEL 9	552 m²
LEVEL 10	552 m²
LEVEL 11	552 m²
LEVEL 12	552 m²
LEVEL 13	552 m²
LEVEL 14	552 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



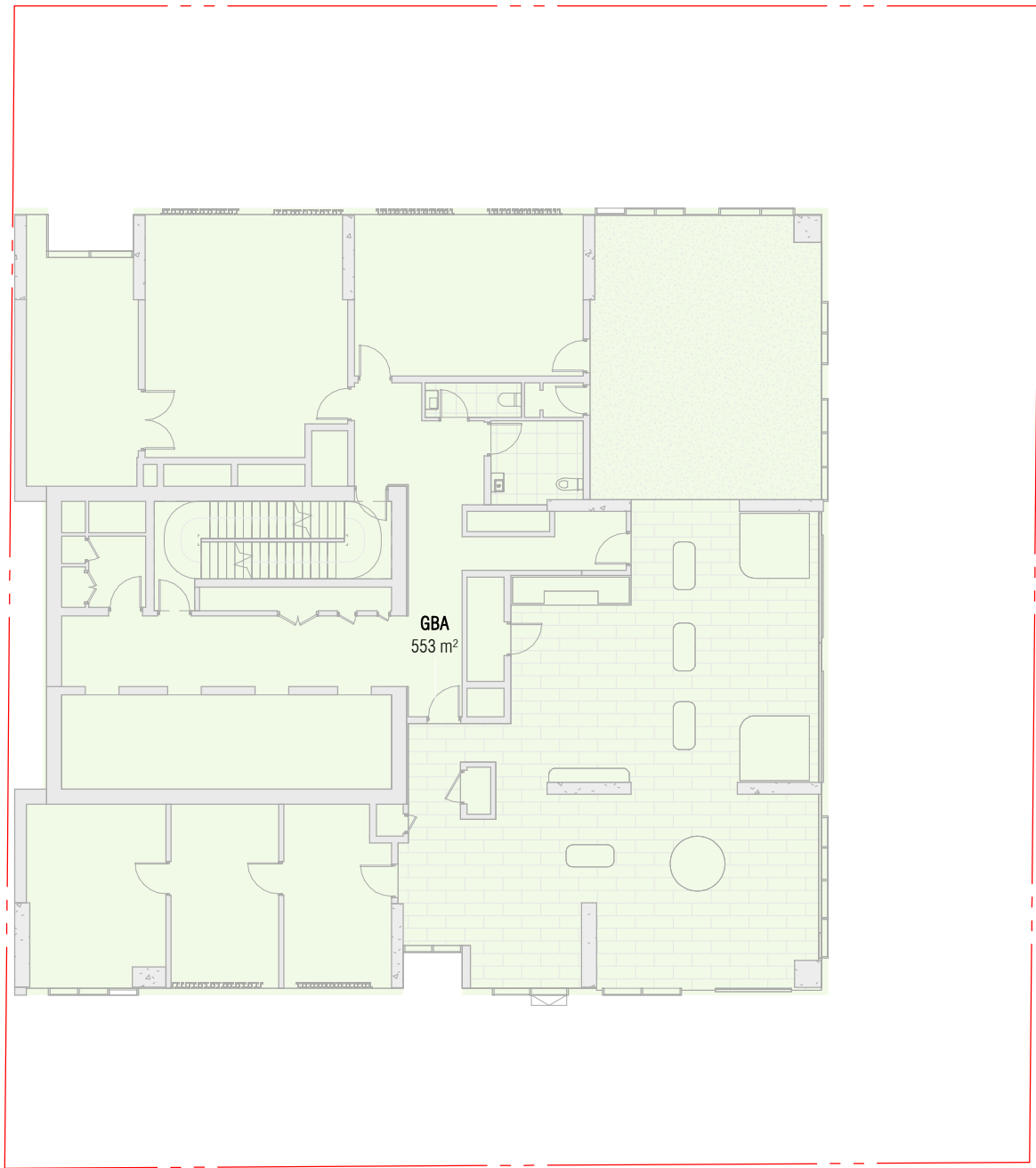
4 LEVEL 3



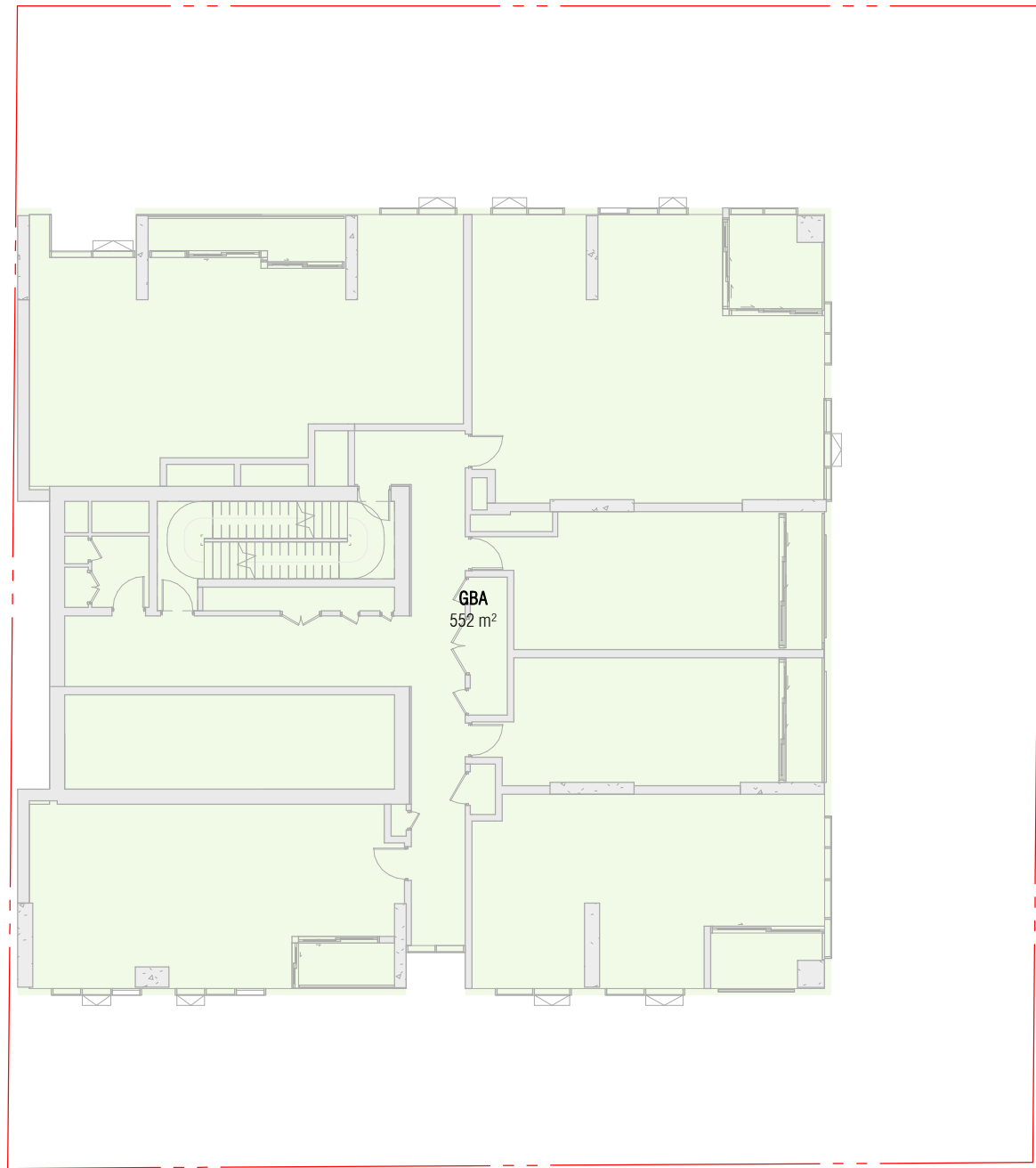
1 LEVEL 6



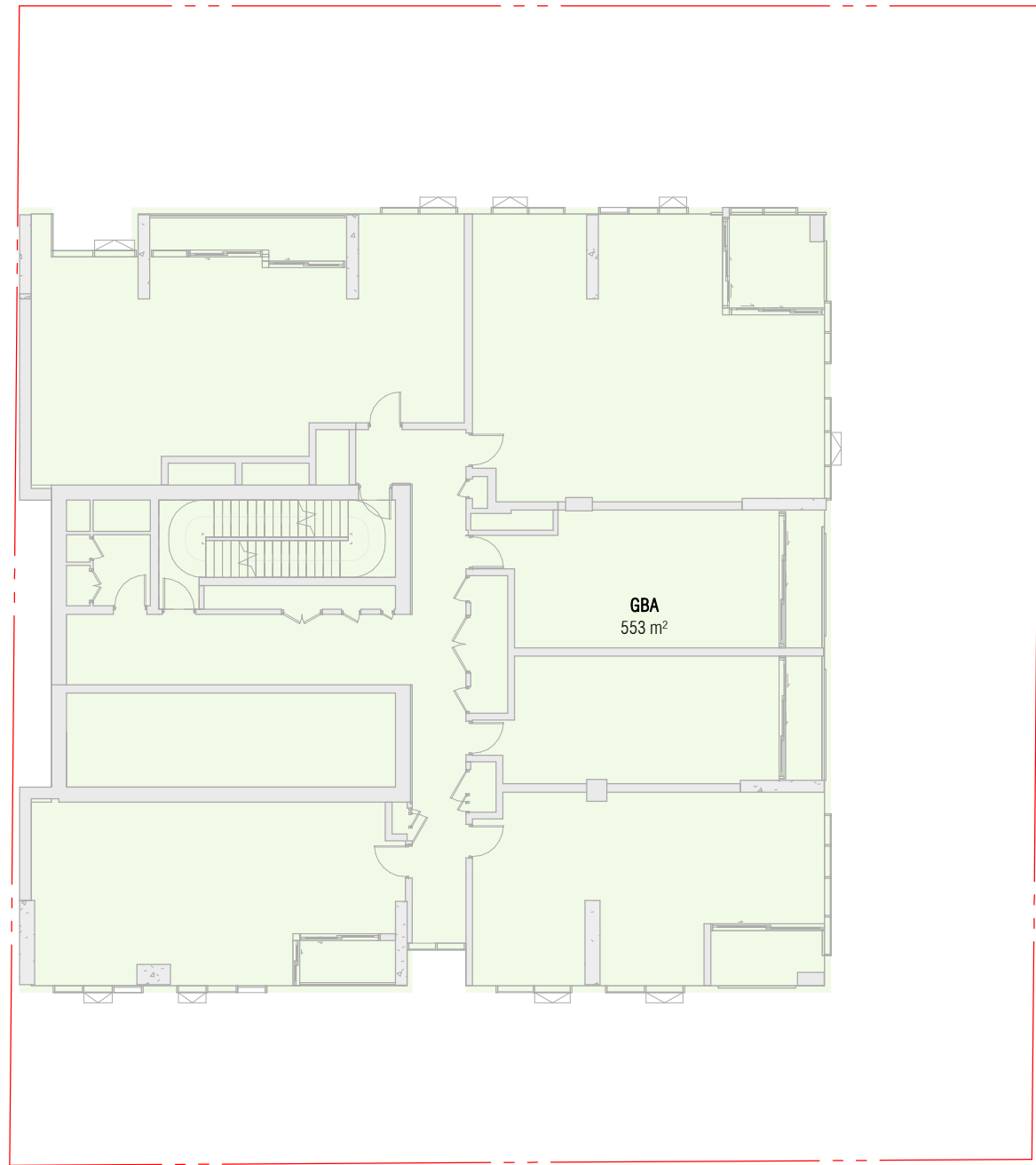
6 LEVEL 7 - 22



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	18.03.25

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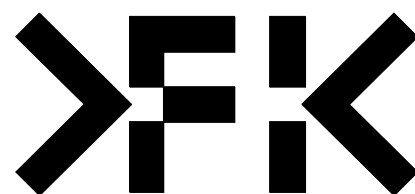
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
SEPP 65 COMPLIANCE - SOLAR AND CROSS VENTILATION

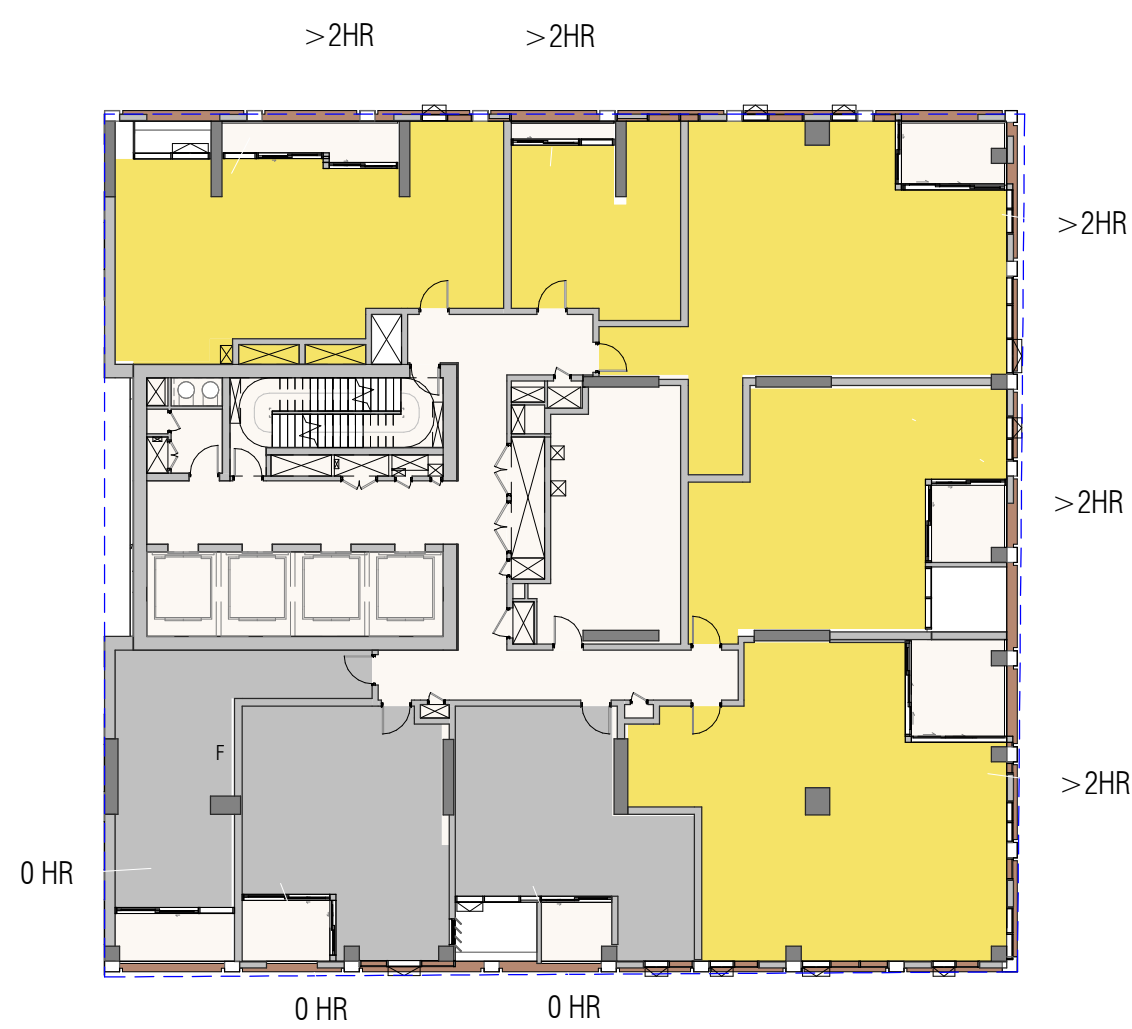
CLIENT
NOVUS

FENDER KATSALIDIS
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

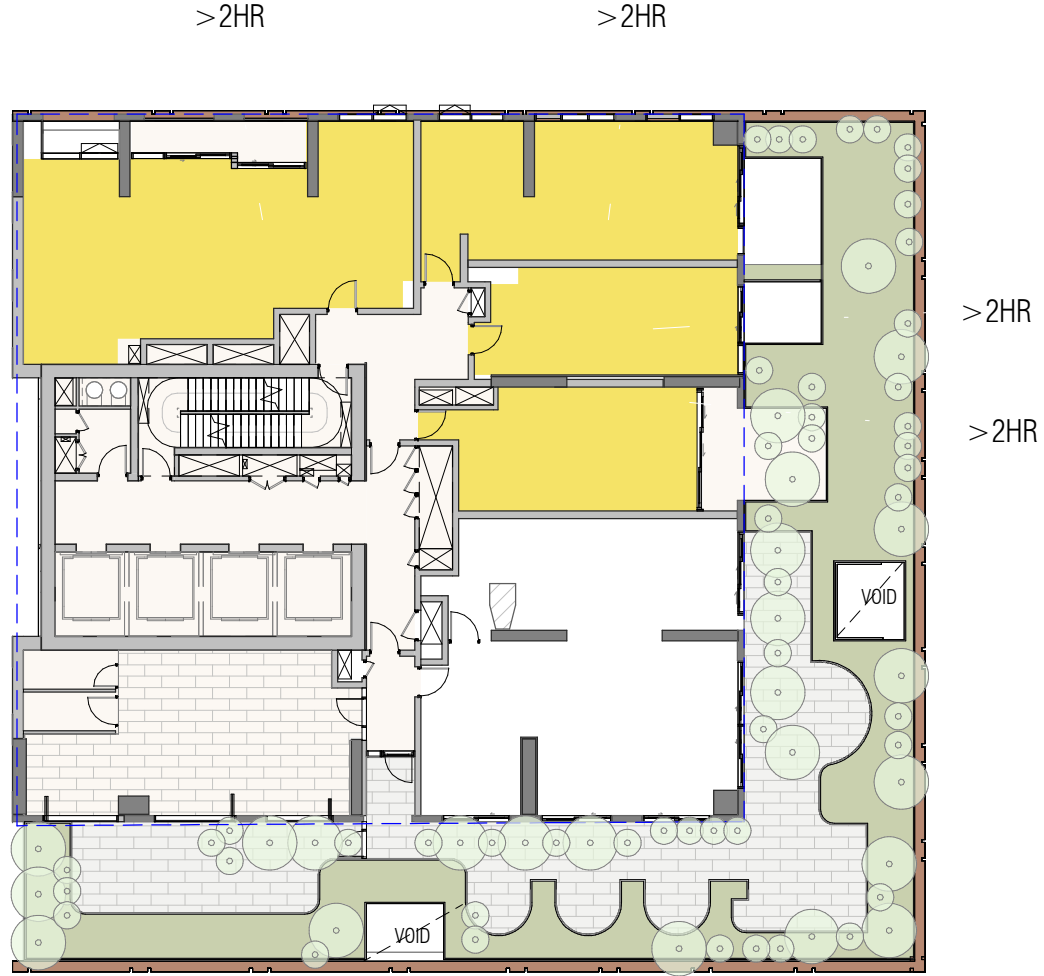
ISSUE PURPOSE



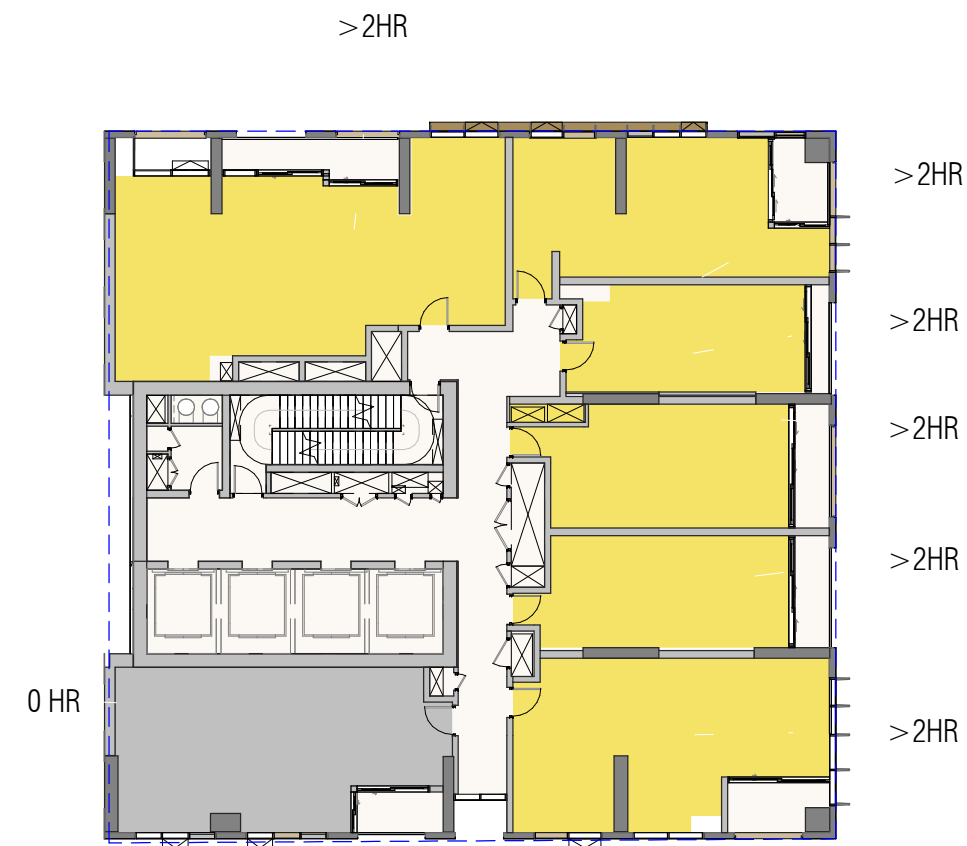
REV. A
DRAWING NO.
DA 505



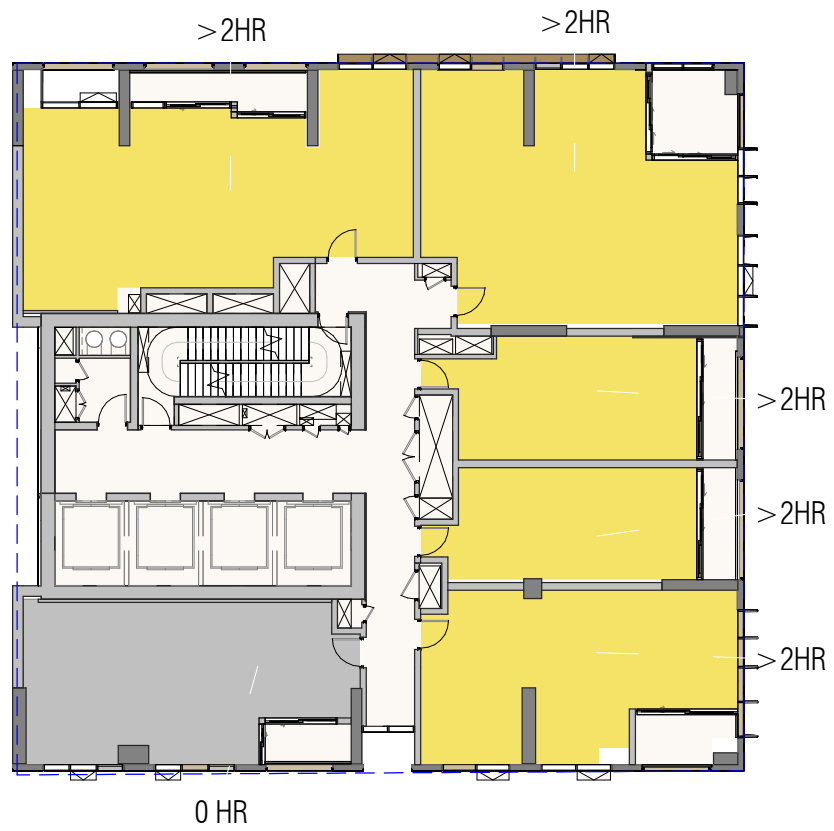
1 LEVEL 3 - SOLAR



2 LEVEL 6 - SOLAR

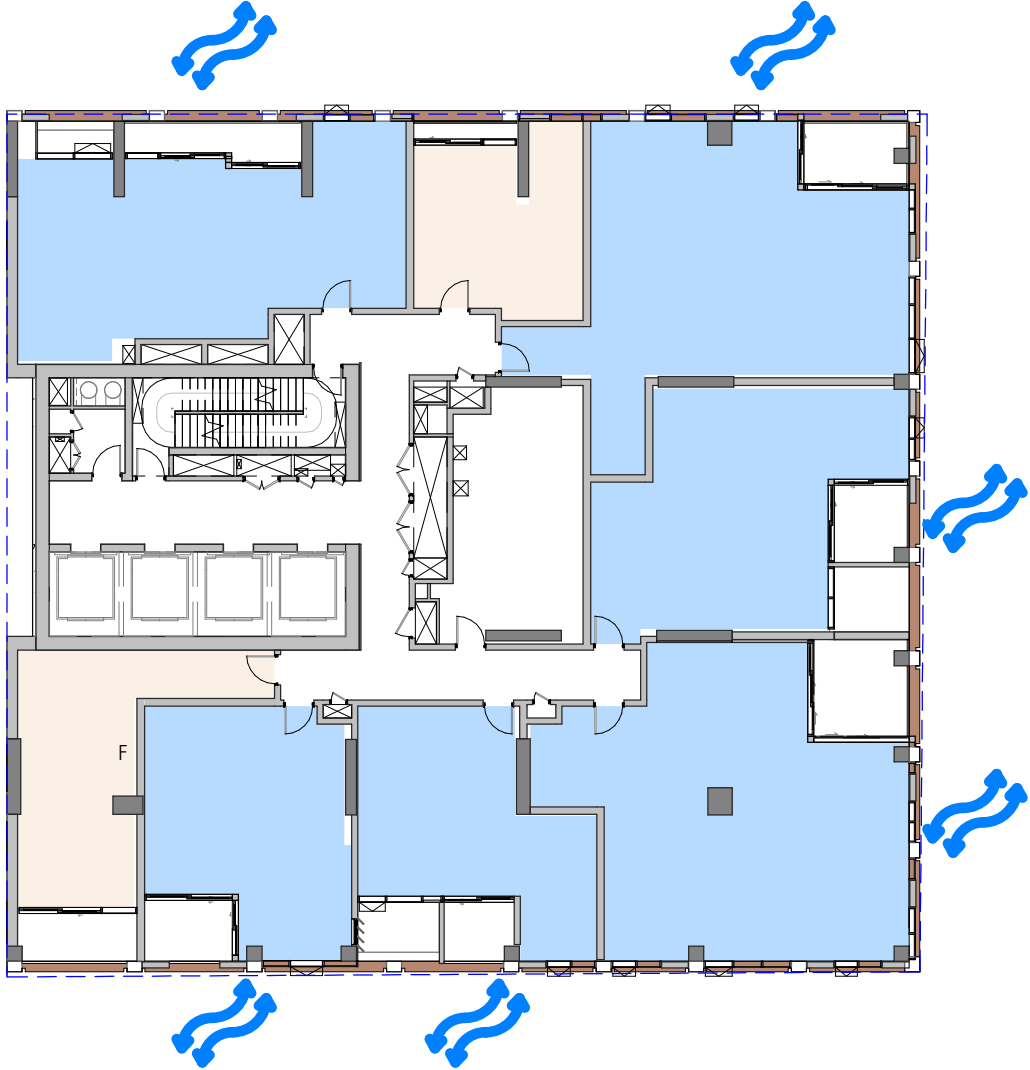


3 LEVEL 7 - 22 - SOLAR

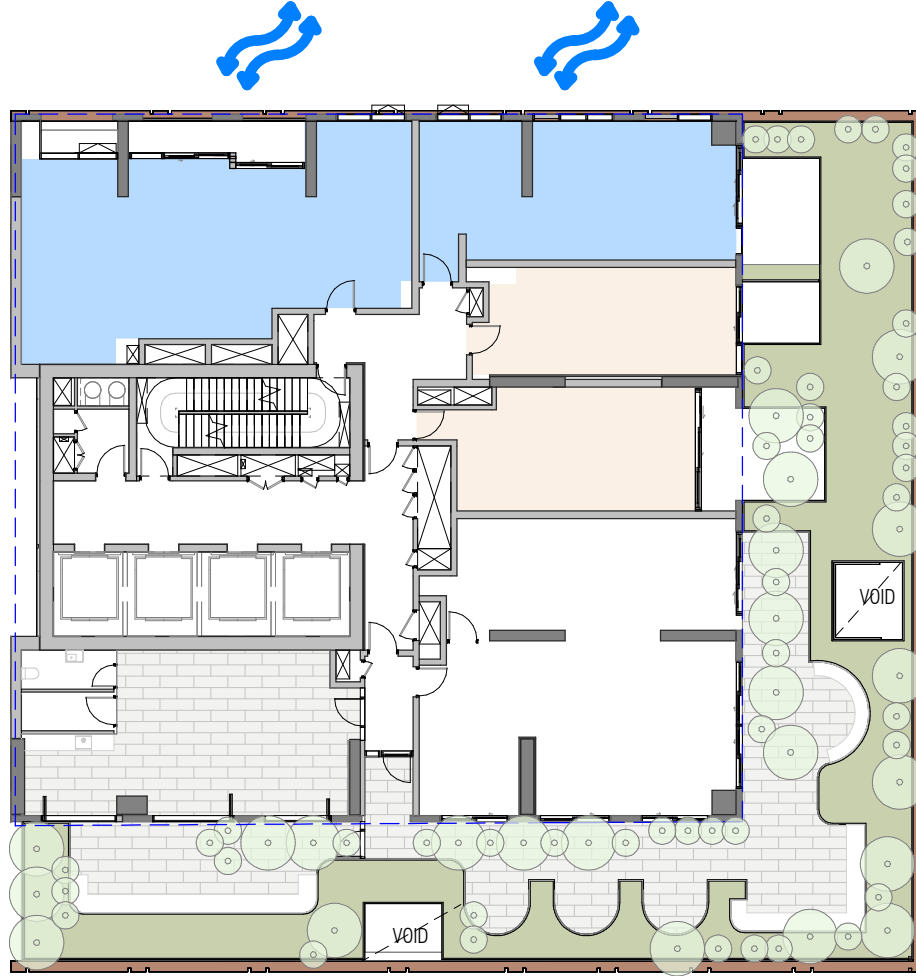


4 LEVEL 24 - 35 - SOLAR

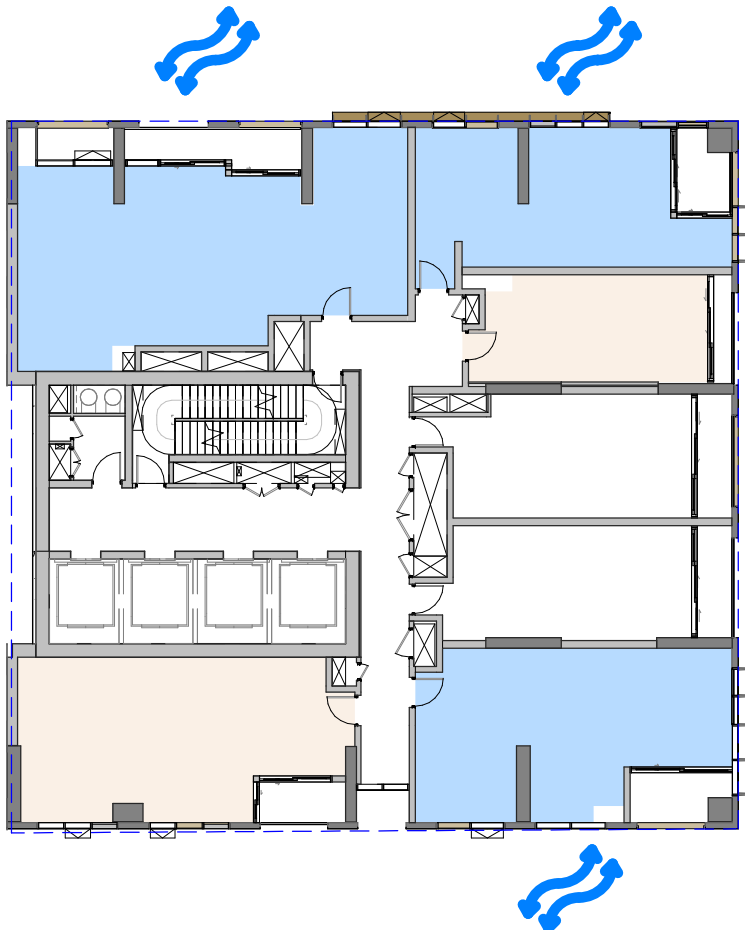
SOLAR COMPLIANCE					
LEVEL	TOTAL APARTMENTS	2 HR	2 HR %	0 HR	0 HR %
BASEMENT 3	0	0	0%	0	0%
BASEMENT 2	0	0	0%	0	0%
BASEMENT 1	0	0	0%	0	0%
GROUND	0	0	0%	0	0%
LEVEL 1	0	0	0%	0	0%
LEVEL 2	0	0	0%	0	0%
LEVEL 3	8	5	2%	3	1%
LEVEL 4	8	5	2%	3	1%
LEVEL 5	8	5	2%	3	1%
LEVEL 6	4	4	2%	0	0%
LEVEL 7	7	6	2%	1	0%
LEVEL 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



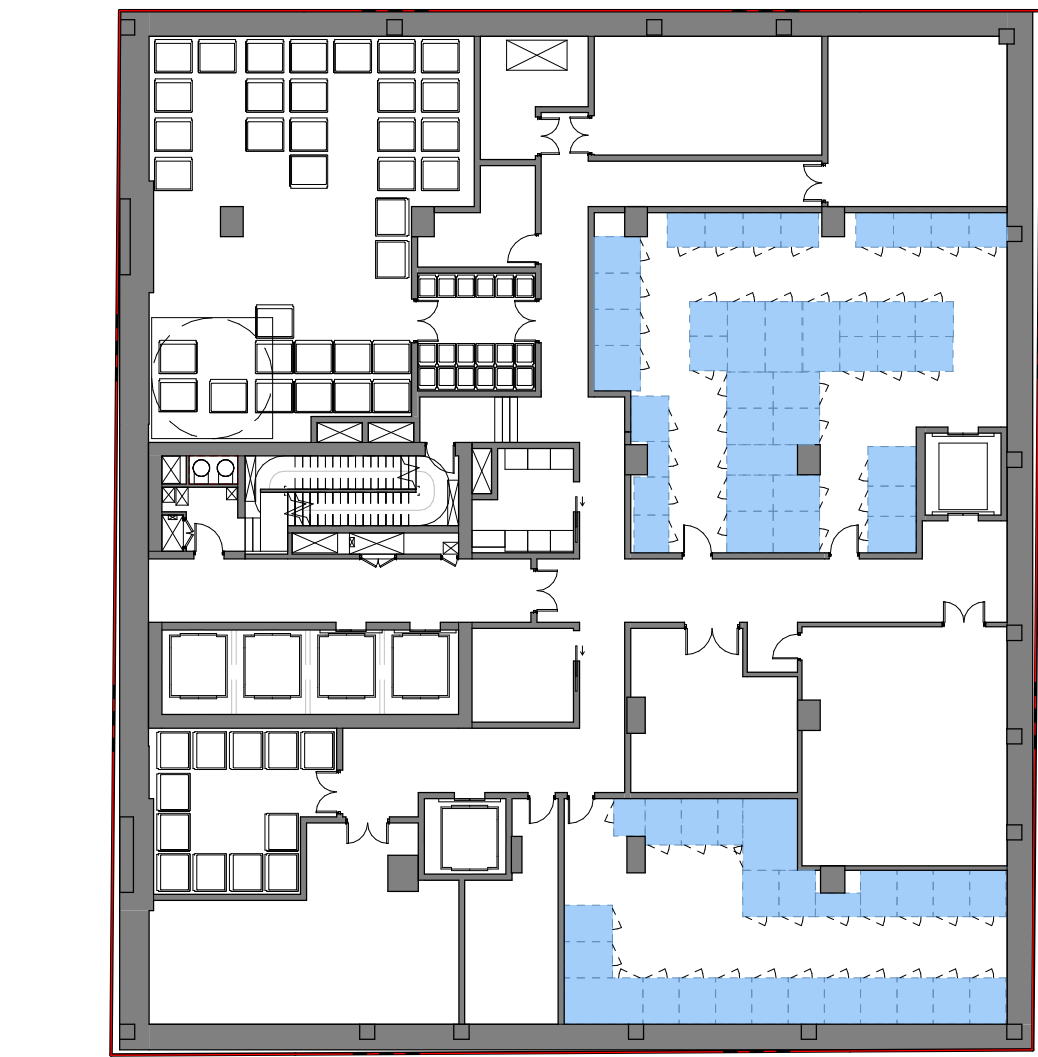
6 LEVEL 6 - CV



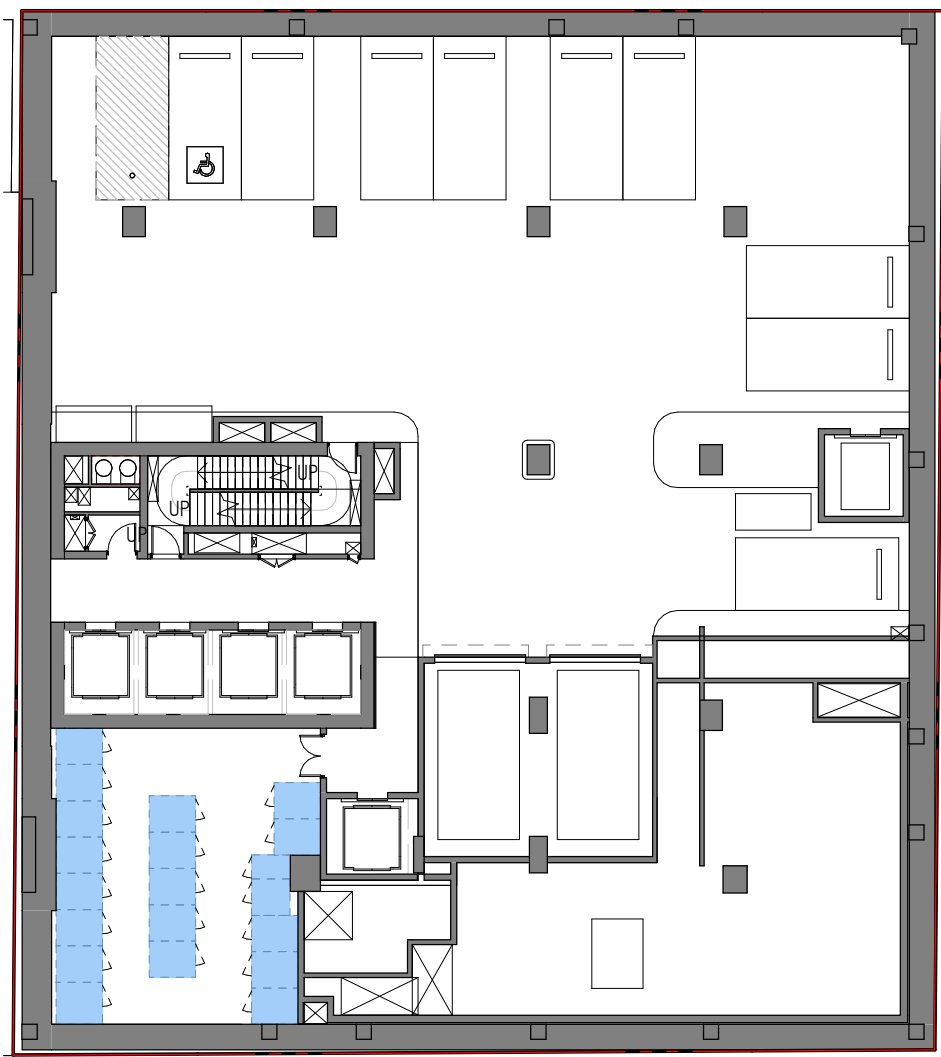
7 LEVEL 7 - 8 CV

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

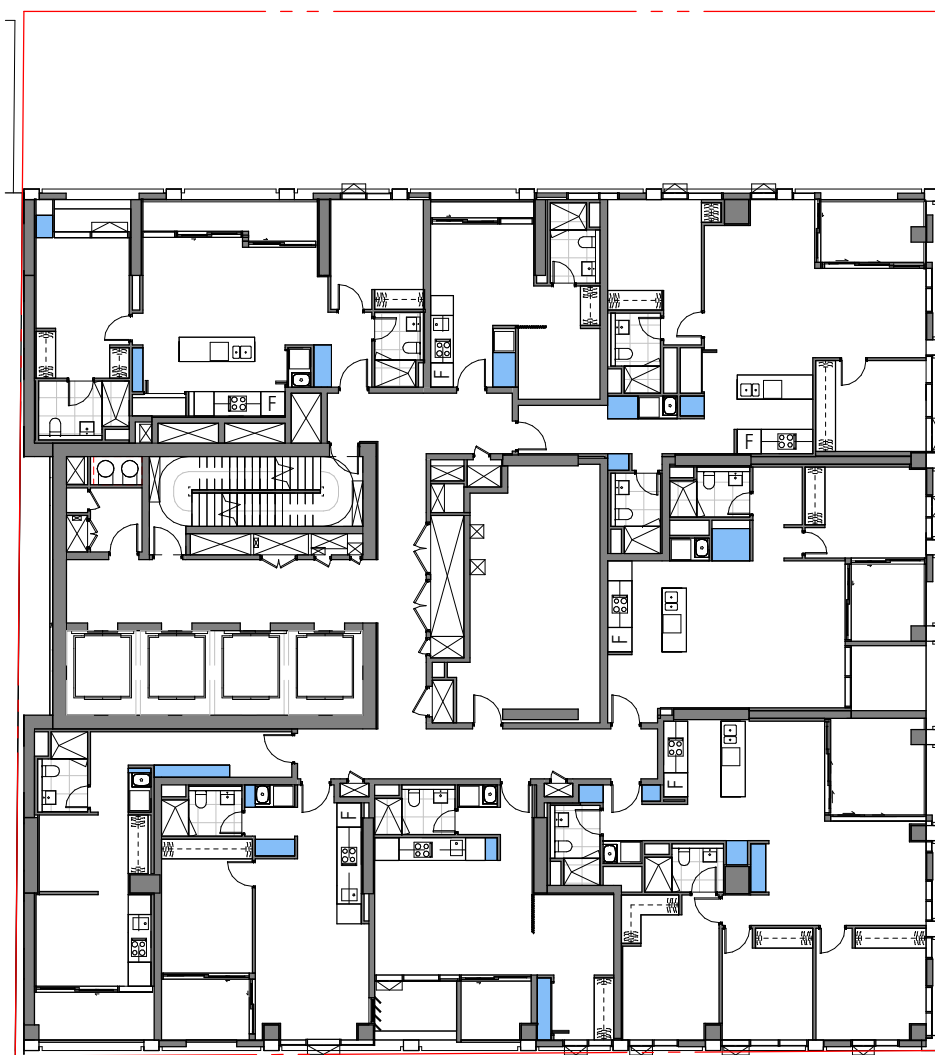
ADG COMPLIANCE - CROSS VENT %	
62%	



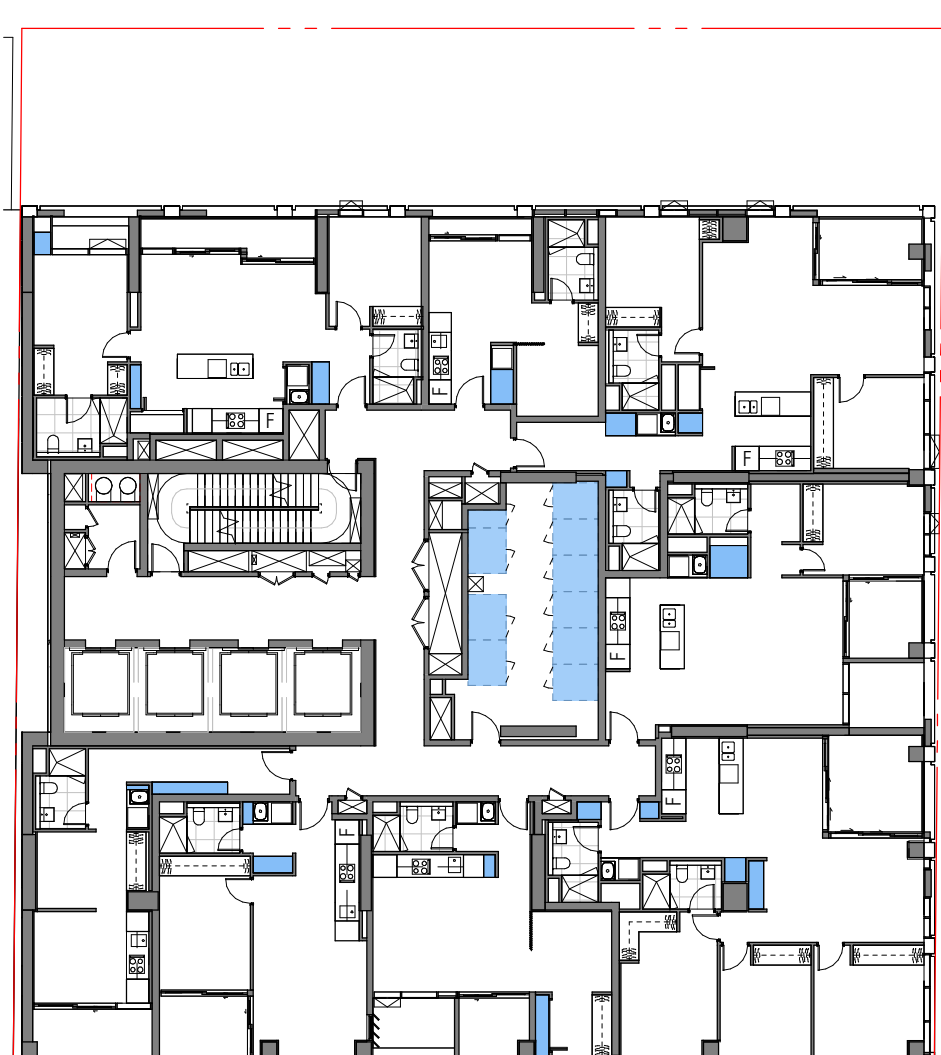
7 BASEMENT 3(2)



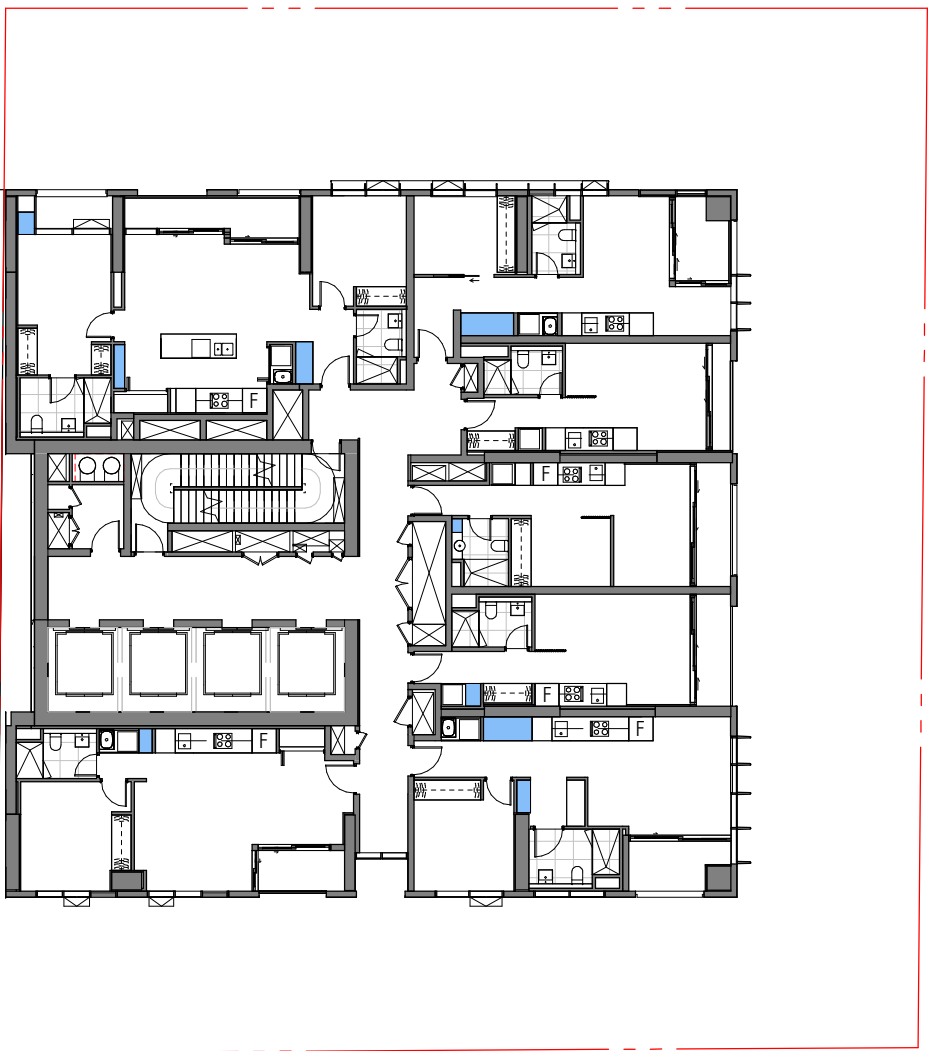
3 BASEMENT 02 - STORAGE PLAN



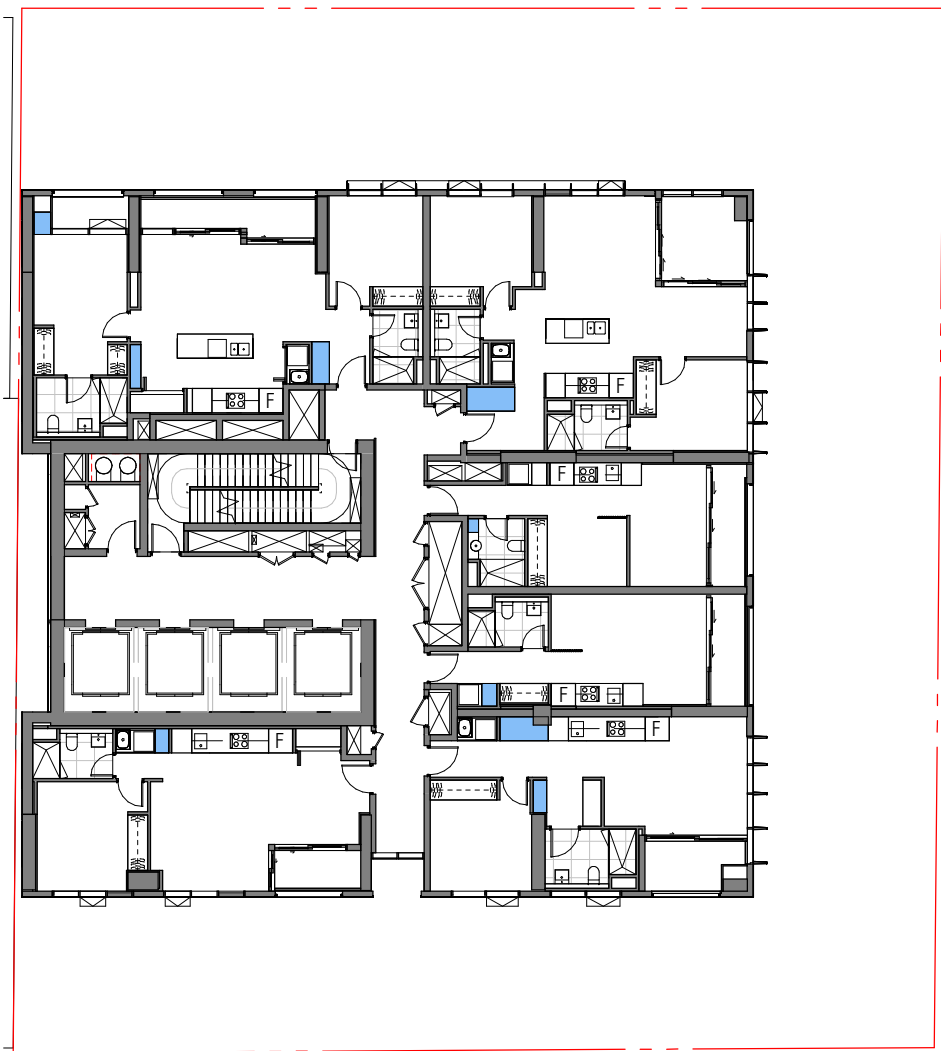
2 LEVEL 03 - 04 - STORAGE PLAN



1 LEVEL 05 - STORAGE PLAN



5 LEVEL 07-22 - STORAGE PLAN



6 LEVEL 24-43 - STORAGE PLAN

ADDITIONAL STORAGE - BASEMENT 03

STORAGE SCHEDULE		
VVV	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
0.16		0.38

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
0.16		0.38

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
0.16		0.38

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	18.03.25

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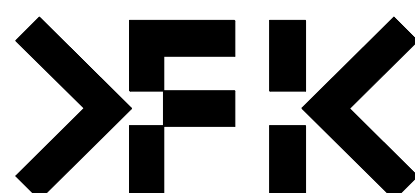
PROJECT
NOVUS ON VICTORIA
410-416 VICTORIA AVE CHATSWOOD

DRAWING TITLE
STORAGE DRAWINGS AND SCHEDULES

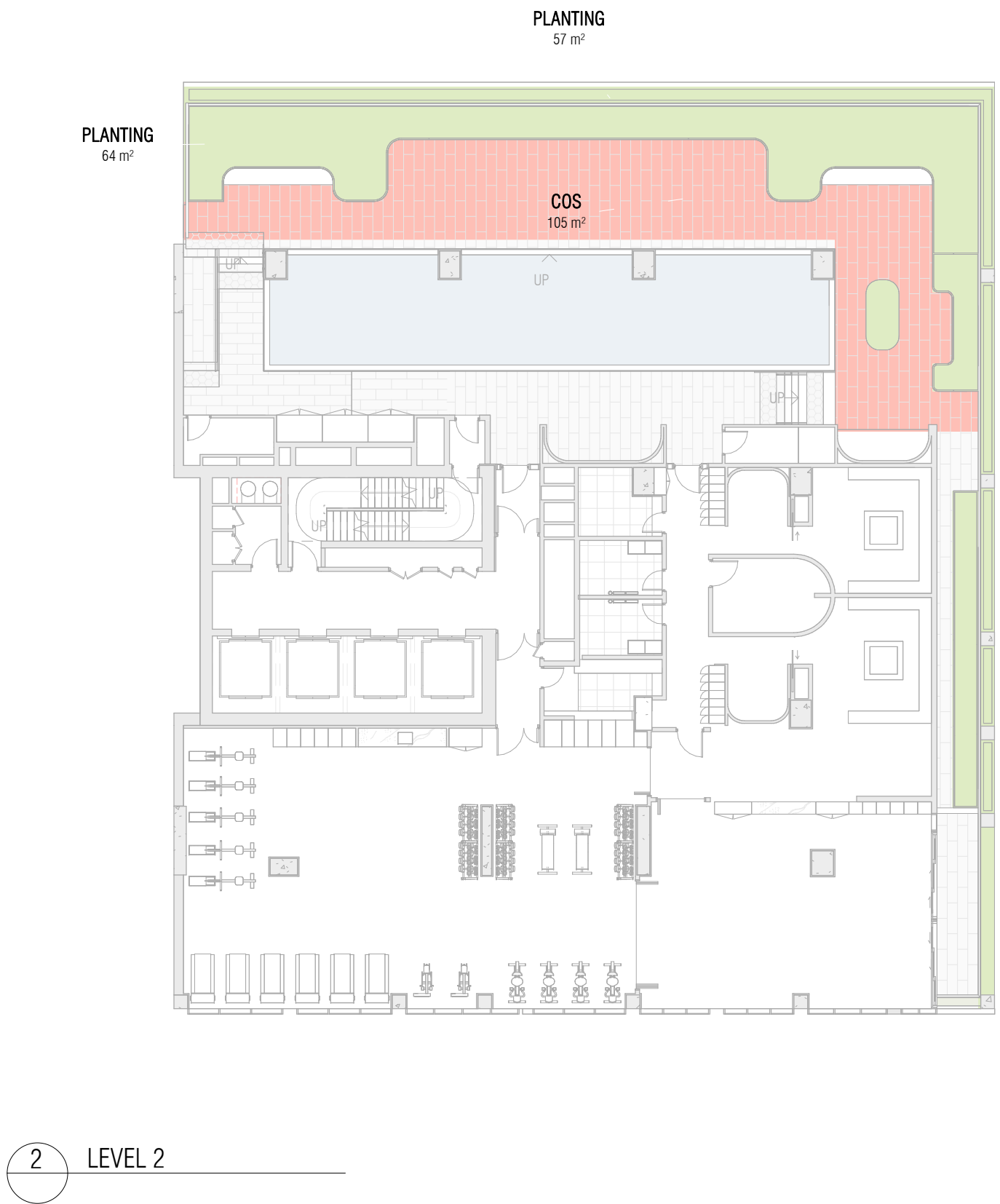
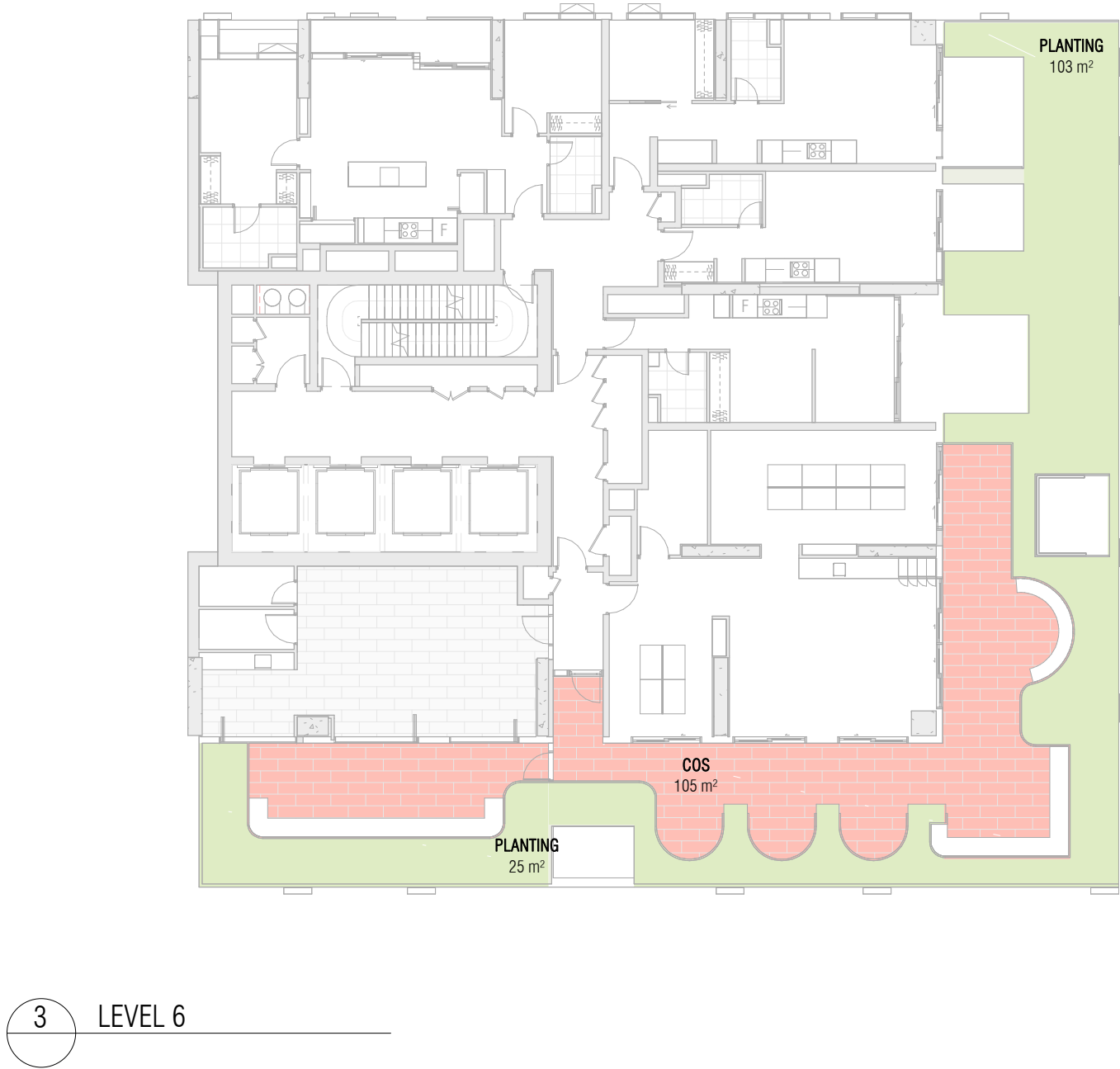
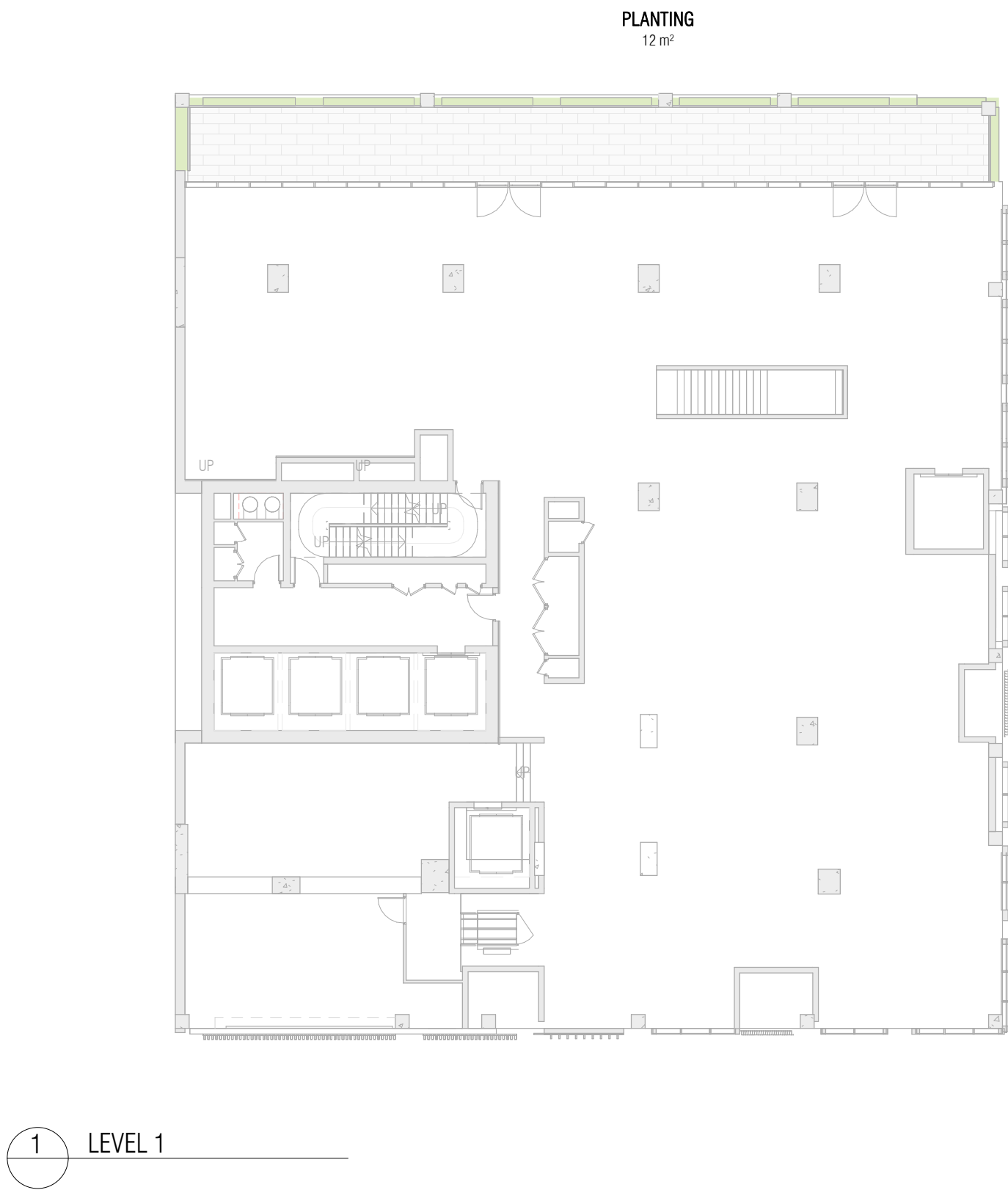
CLIENT
NOVUS

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

ISSUE PURPOSE

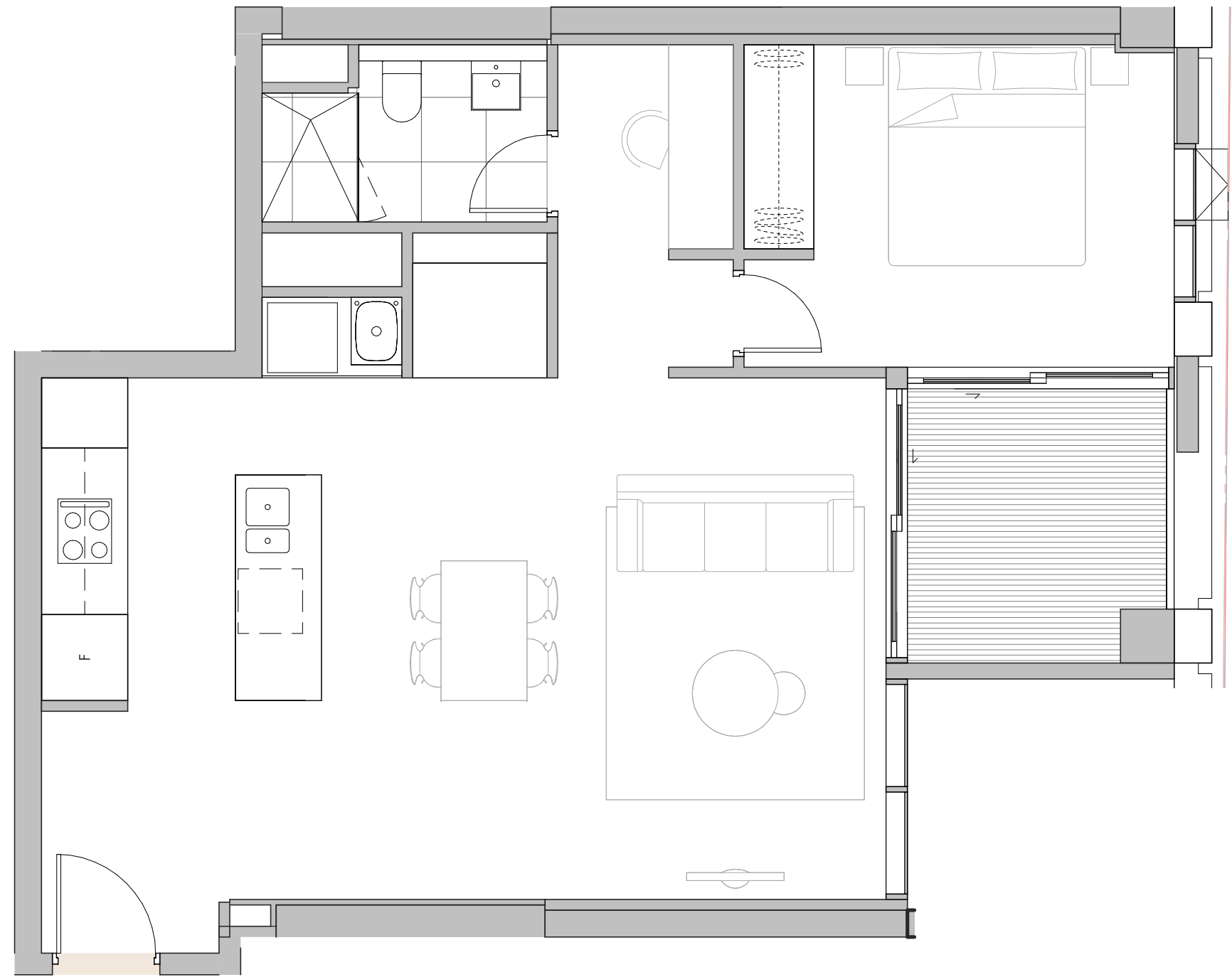


REV. A
DRAWING NO. DA 507

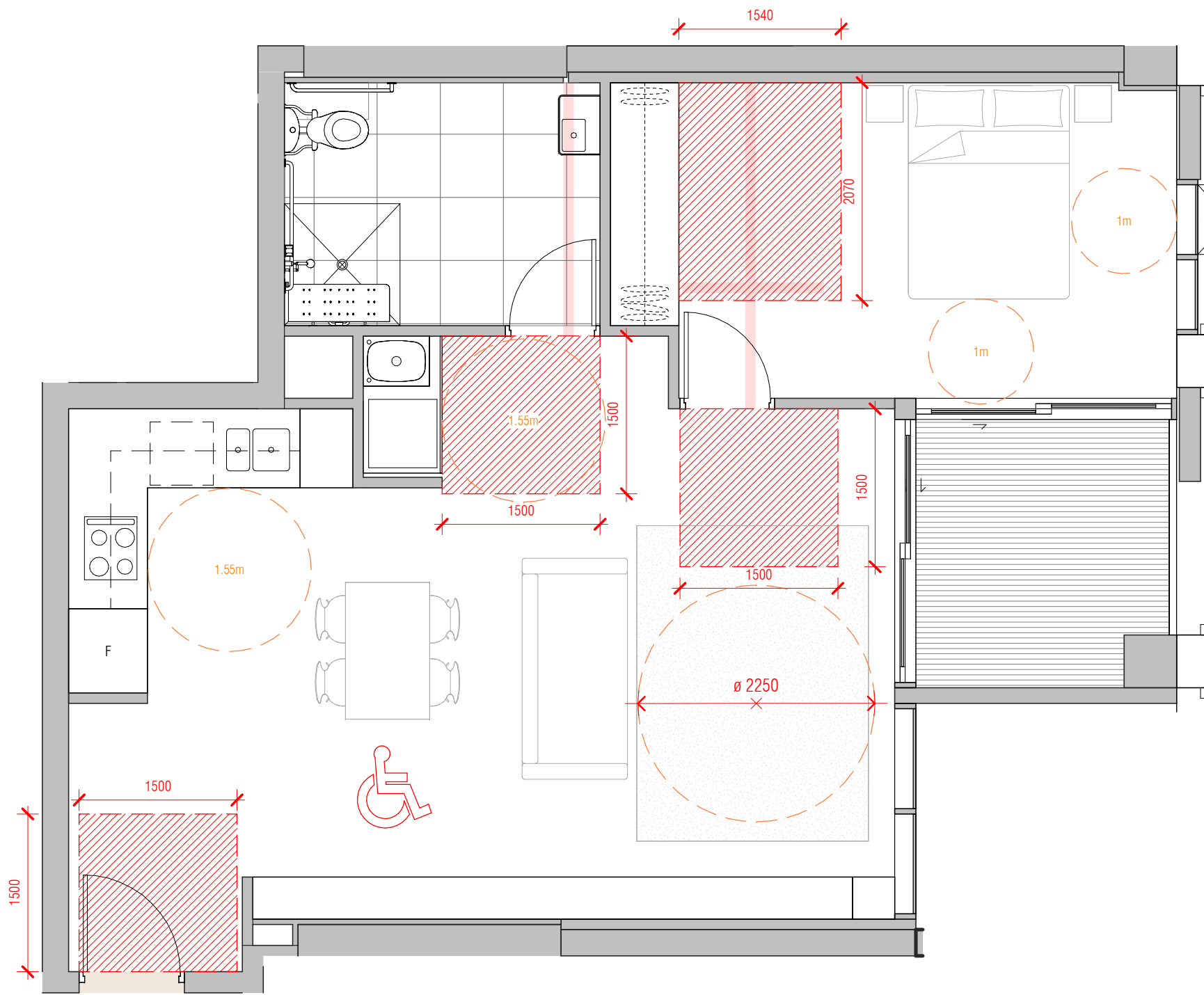


PLANTING		
Level	Area	Name
LEVEL 1	12 m²	PLANTING
LEVEL 2	124 m²	PLANTING
LEVEL 6	128 m²	PLANTING
LEVEL 23	17 m²	PLANTING
TOTAL	281 m²	

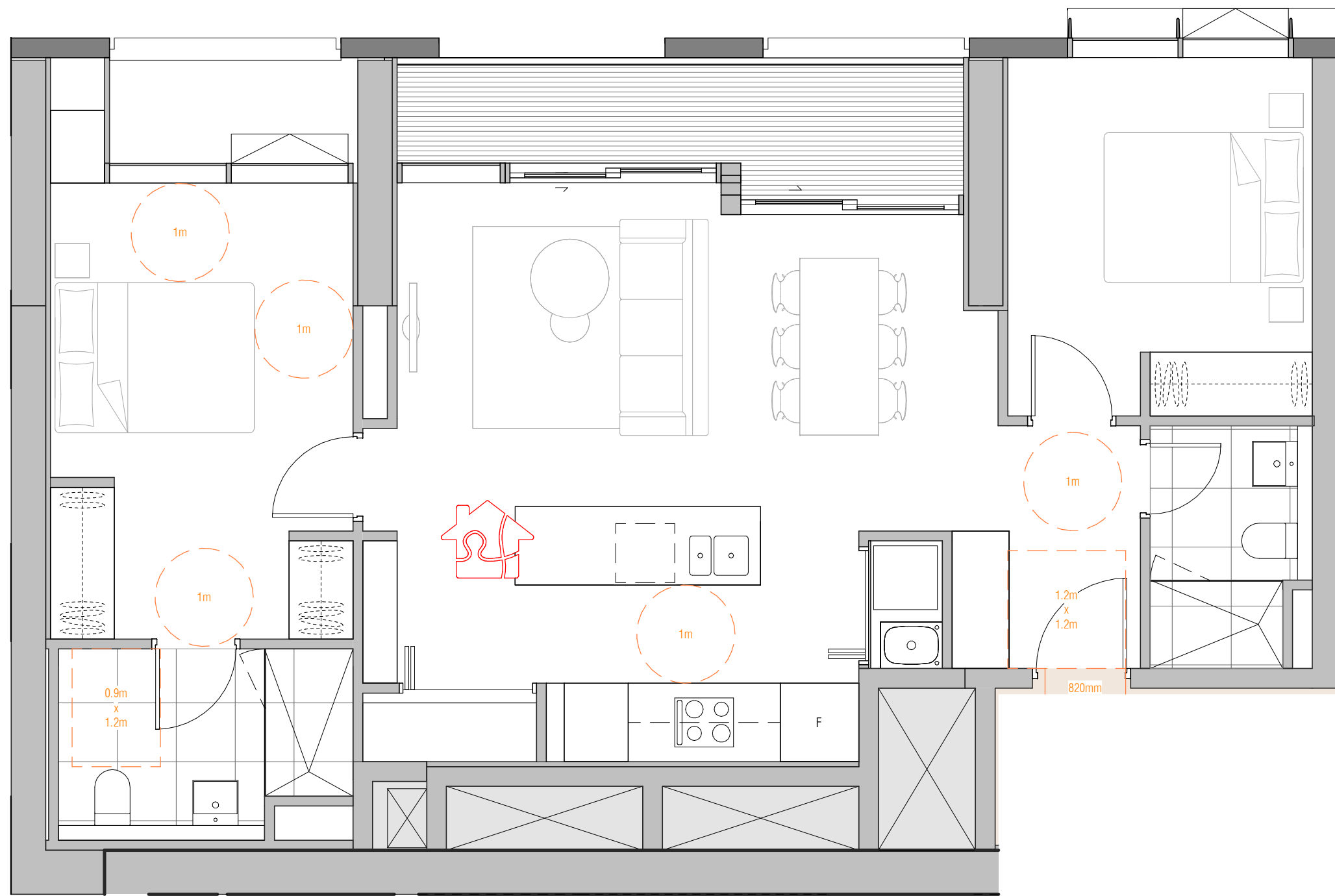
TERRACE		
Level	Area	Name
LEVEL 2	105 m²	COS
LEVEL 6	105 m²	COS
LEVEL 23	176 m²	COS
TOTAL	386 m²	



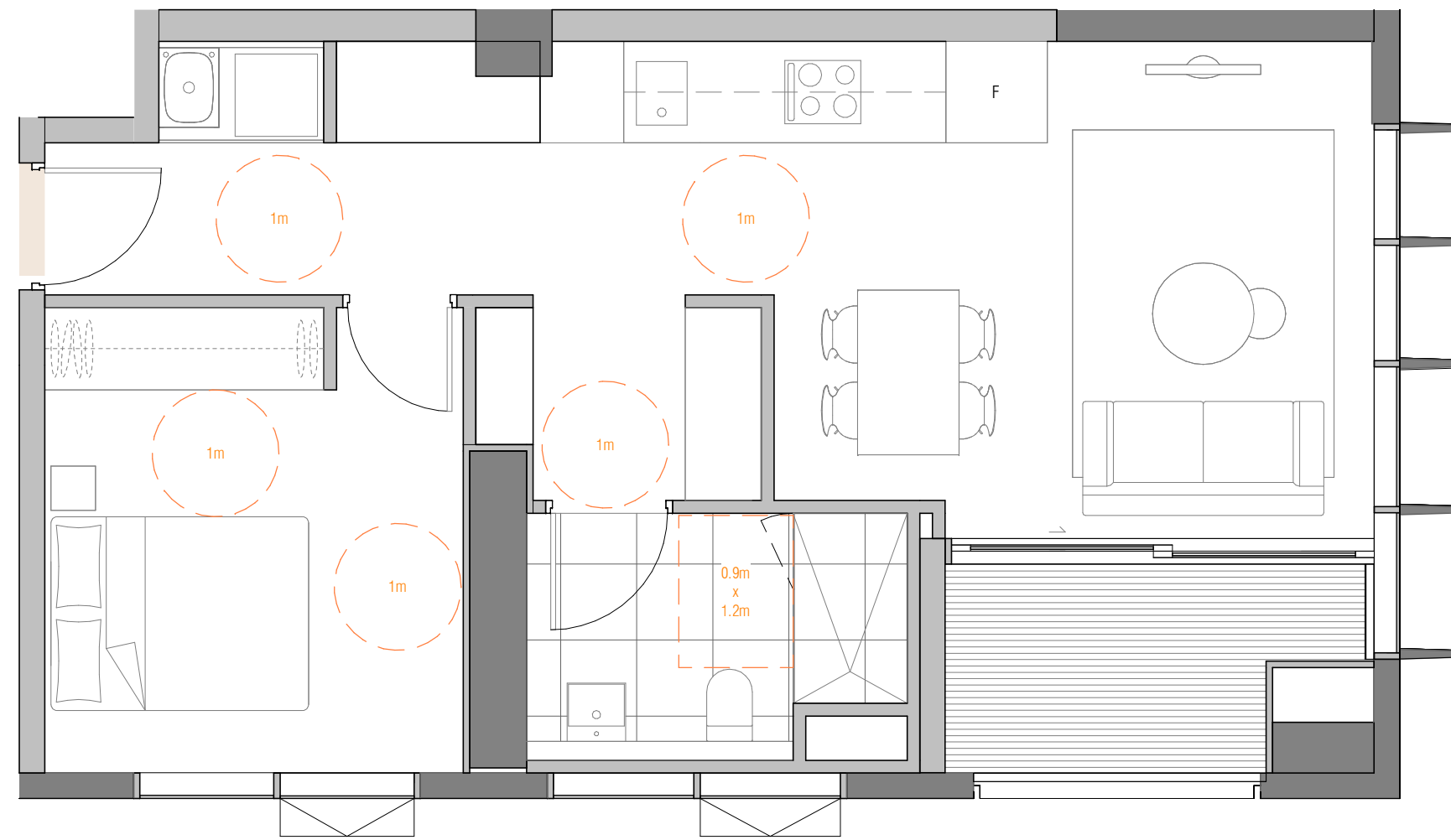
1 A1 LEVEL 3 - PRE ADAPT - OPTION 01



3 A1 LEVEL 3 - POST ADAPT



2 LIVABLE APARTMENT TYPE 01



4 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