

Development Application

270 Pacific Highway BTR

Fitzpatrick + Partners acknowledge that we work on the Traditional Lands of the Gadigal people of the Eora Nation.

We pay our respects to Elders past, present and emerging.

Always was, always will be, Aboriginal land.

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01

01 286-294 Pacific Hwy
Future Development

AMENDMENTS	REV.	DATE	DESCRIPTION	CHK
B	19/06/2025	DA AMENDMENTS		
A	20/05/2025	DA		

PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

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270 PACIFIC HIGHWAY
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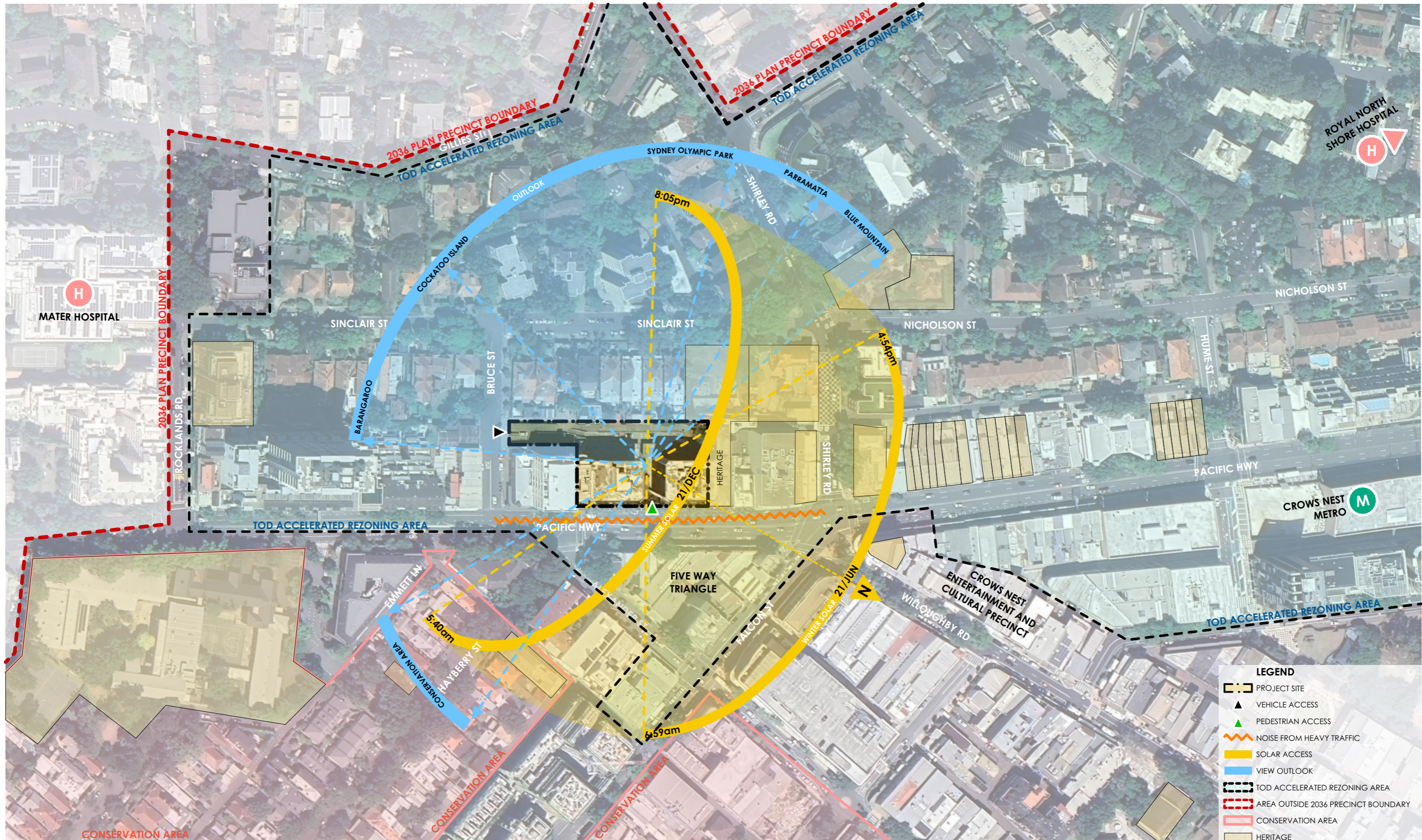
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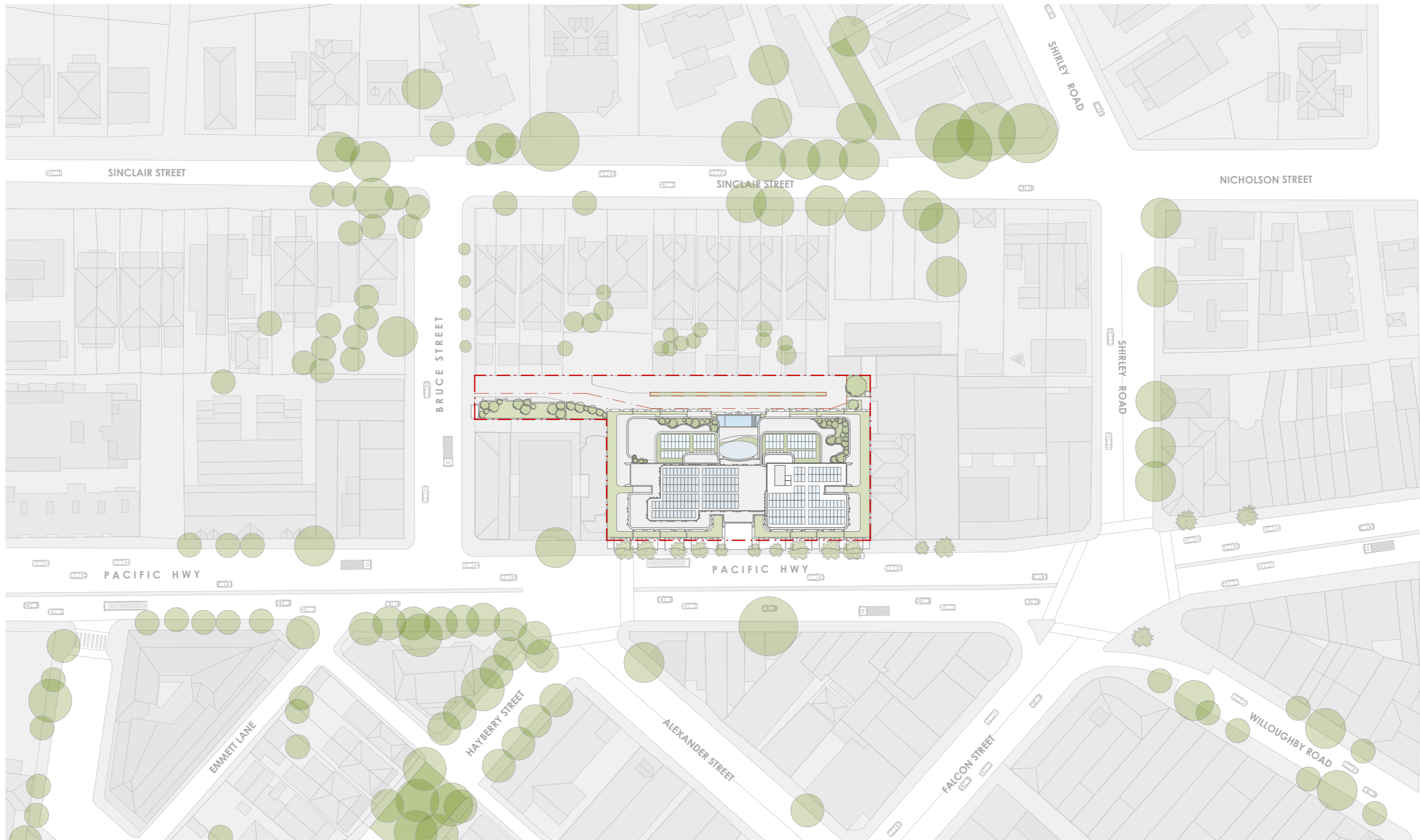
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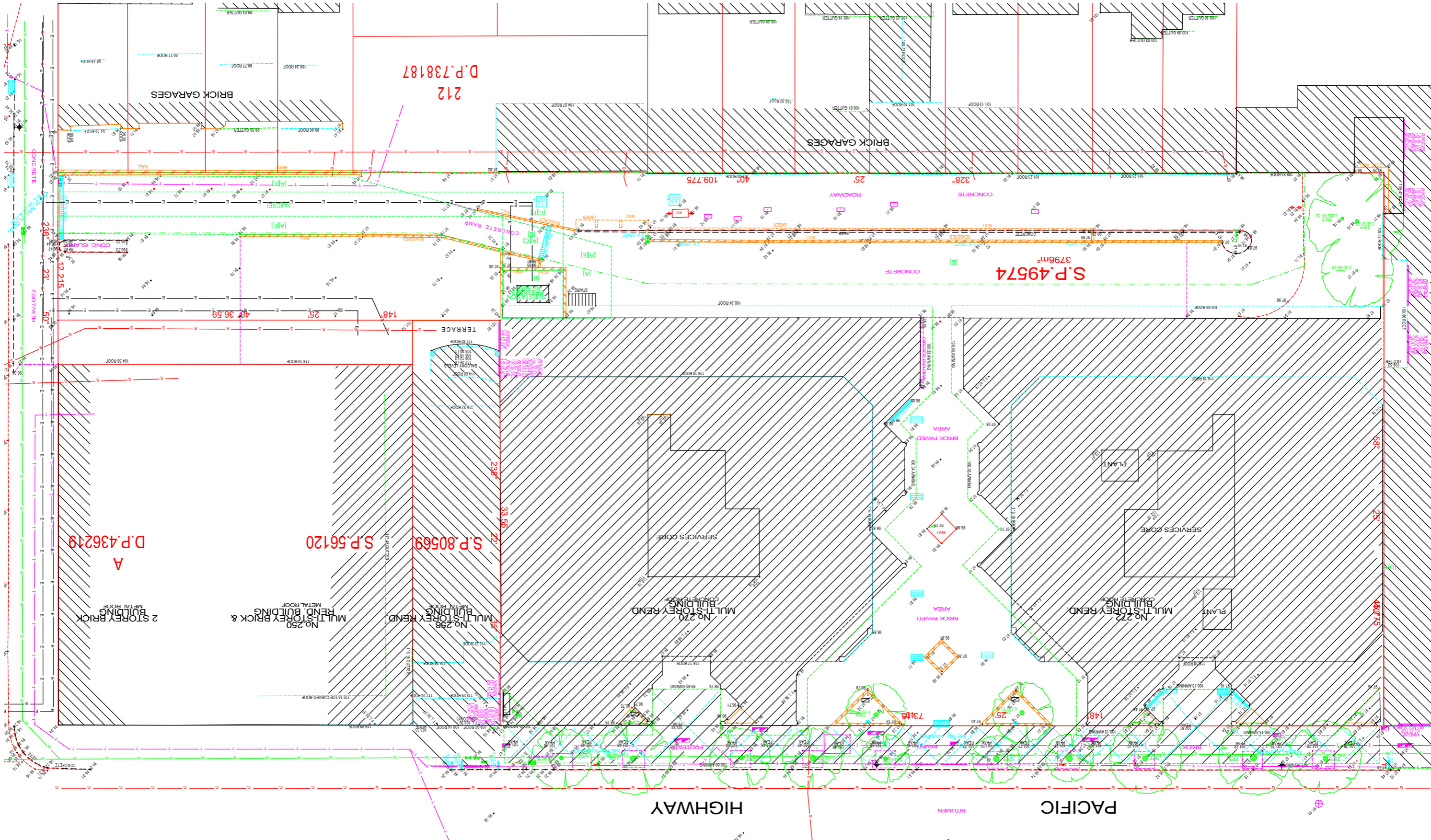
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SURVEY
1:300

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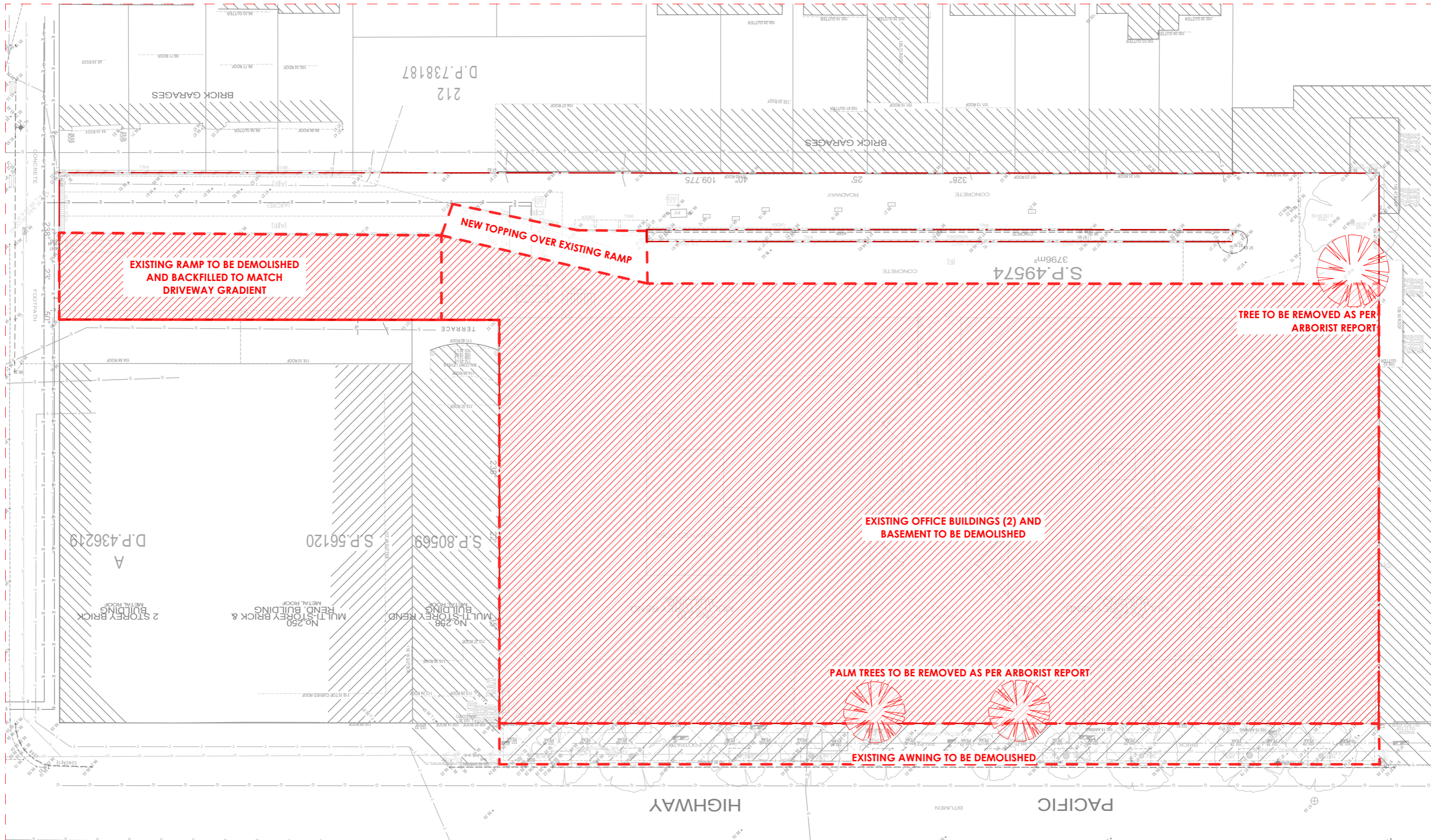
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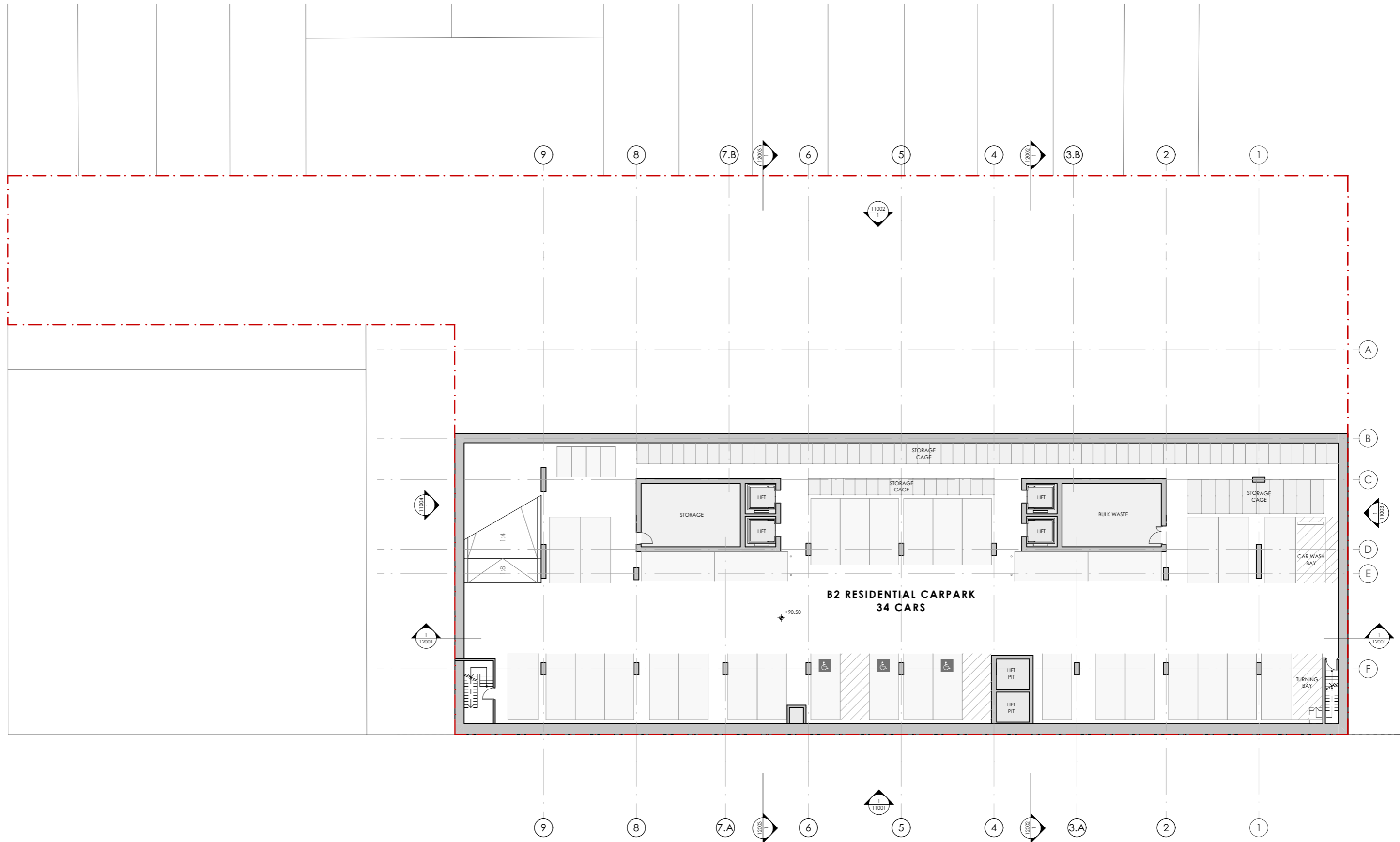
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DEMOLITION PLAN
1:300



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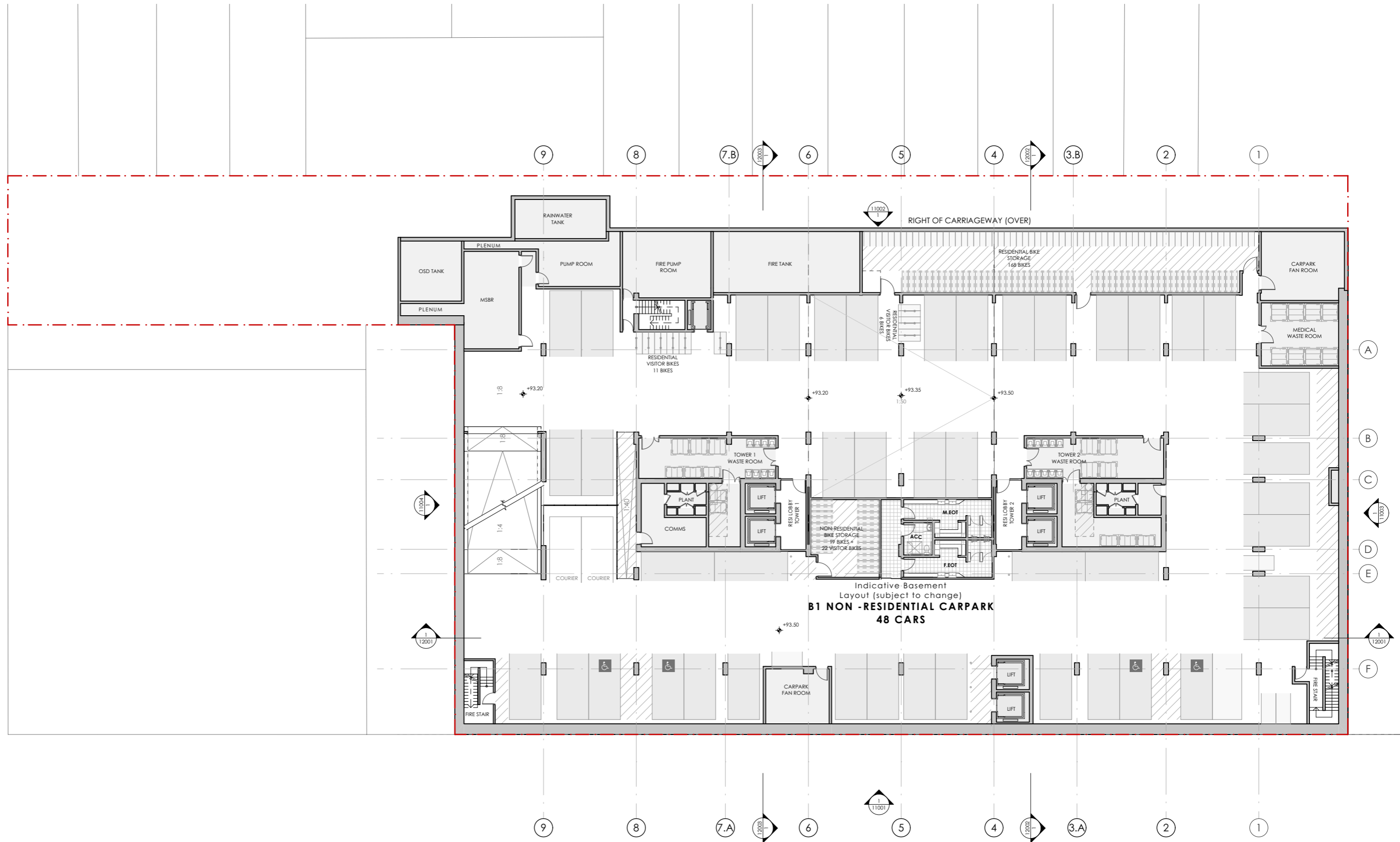
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DRAWING
 GENERAL ARRANGEMENT PLANS
BASEMENT 02

PROJECT NUMBER
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DRAWING NUMBER
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BASEMENT 01
1:300

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PROJECT
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CROWS NEST NSW 2064
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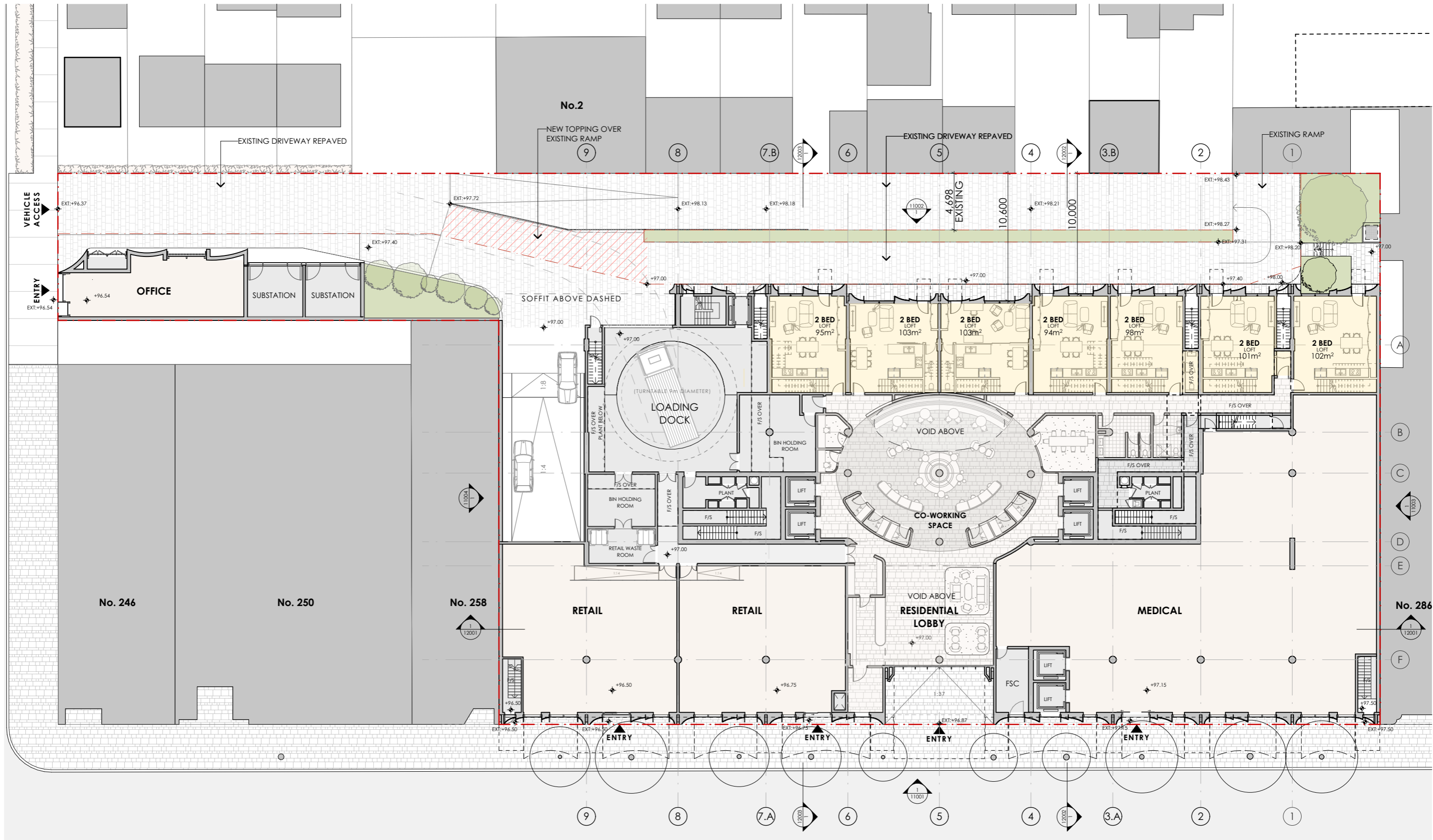
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BASEMENT 01

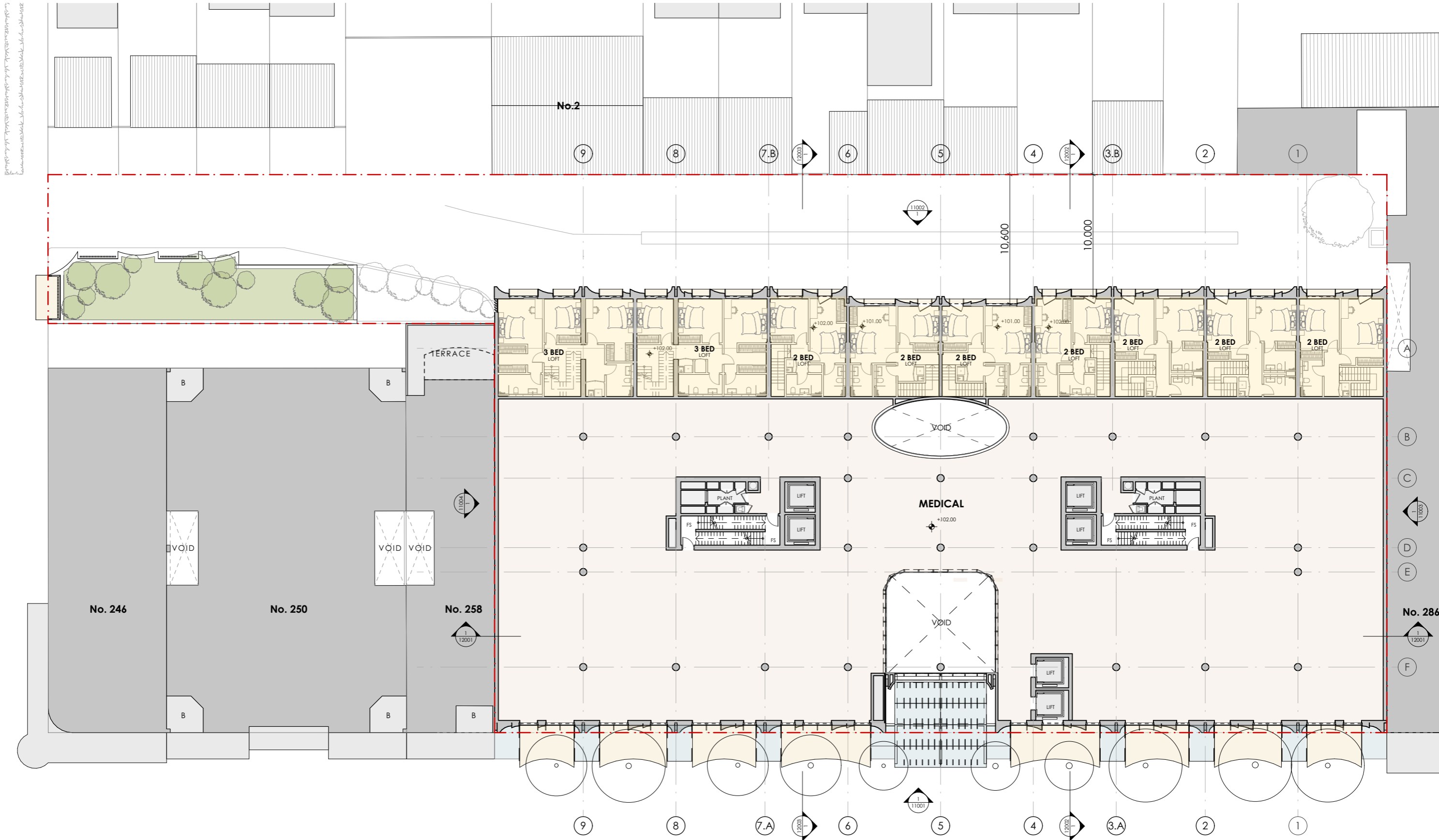
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DRAWING NUMBER
DA-10002

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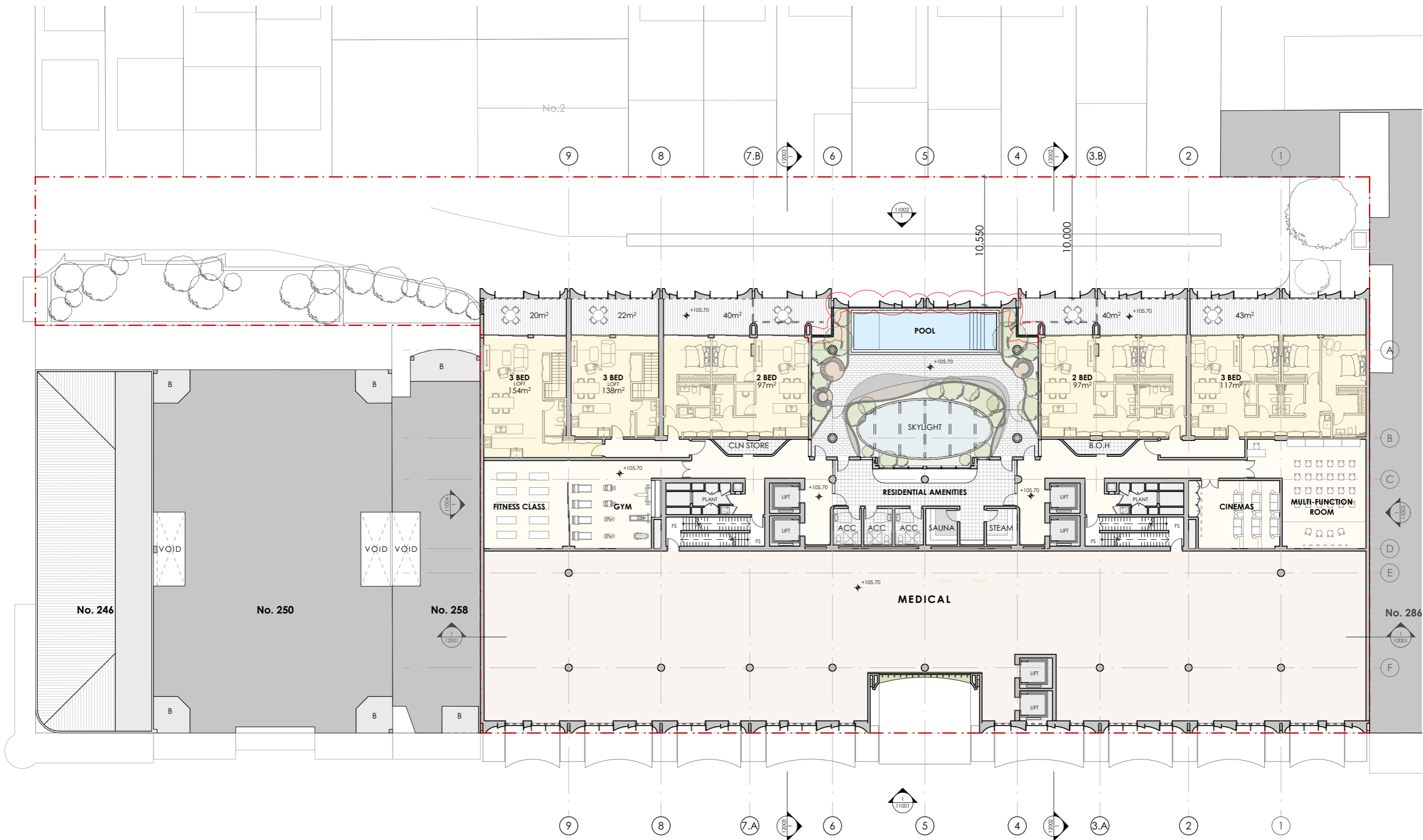


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AMENDMENTS:
 1. EXTEND GLASS BALUSTRADE FROM 1.2m to 1.8m FOR ACOUSTIC PROTECTION.
 2. CHANGE PALISADE FENCE TO SOLID SCREEN BETWEEN S.O.U AND C.O.S FOR ACOUSTIC PROTECTION.

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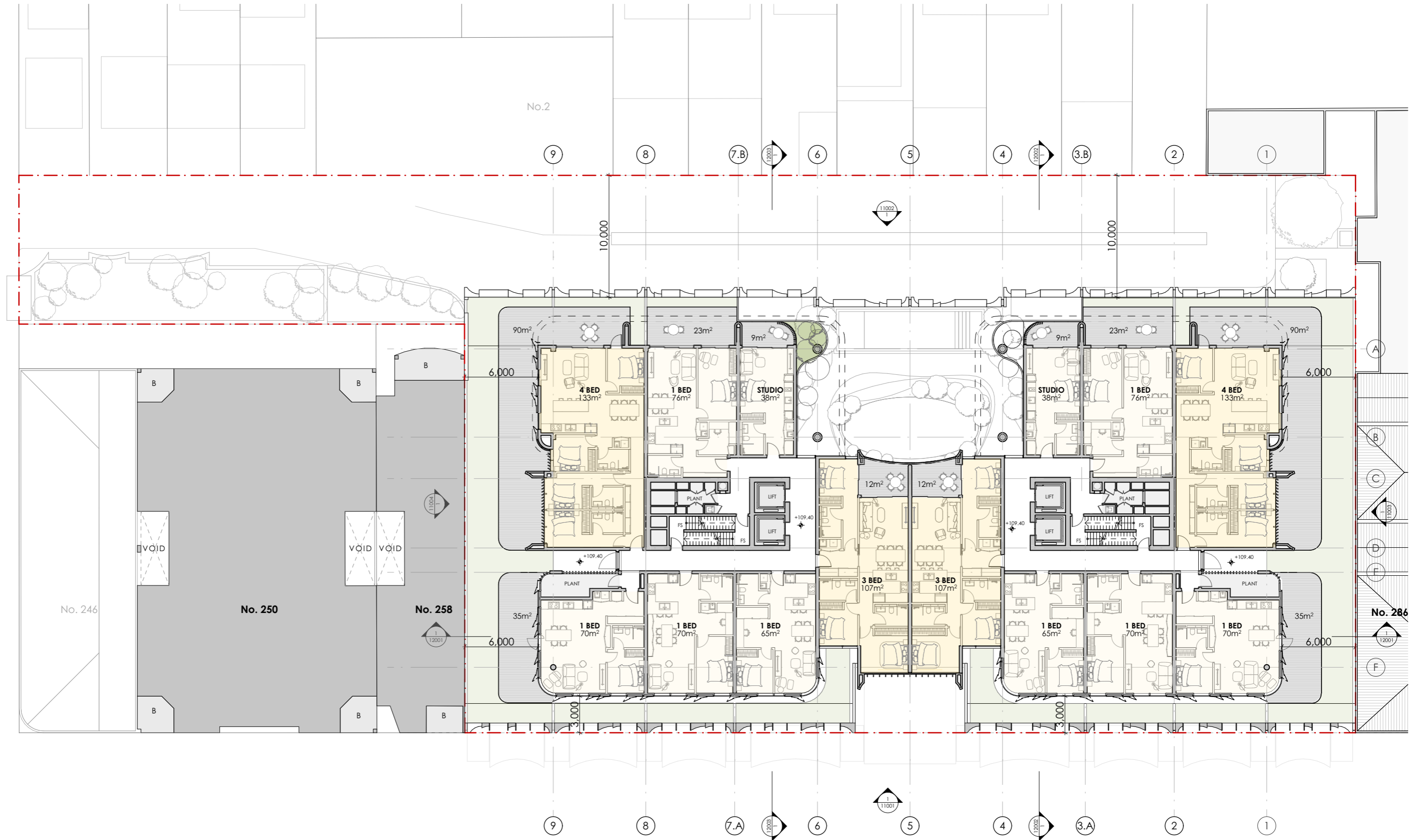
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 AUSTRALIA
 PHASE: Development Application



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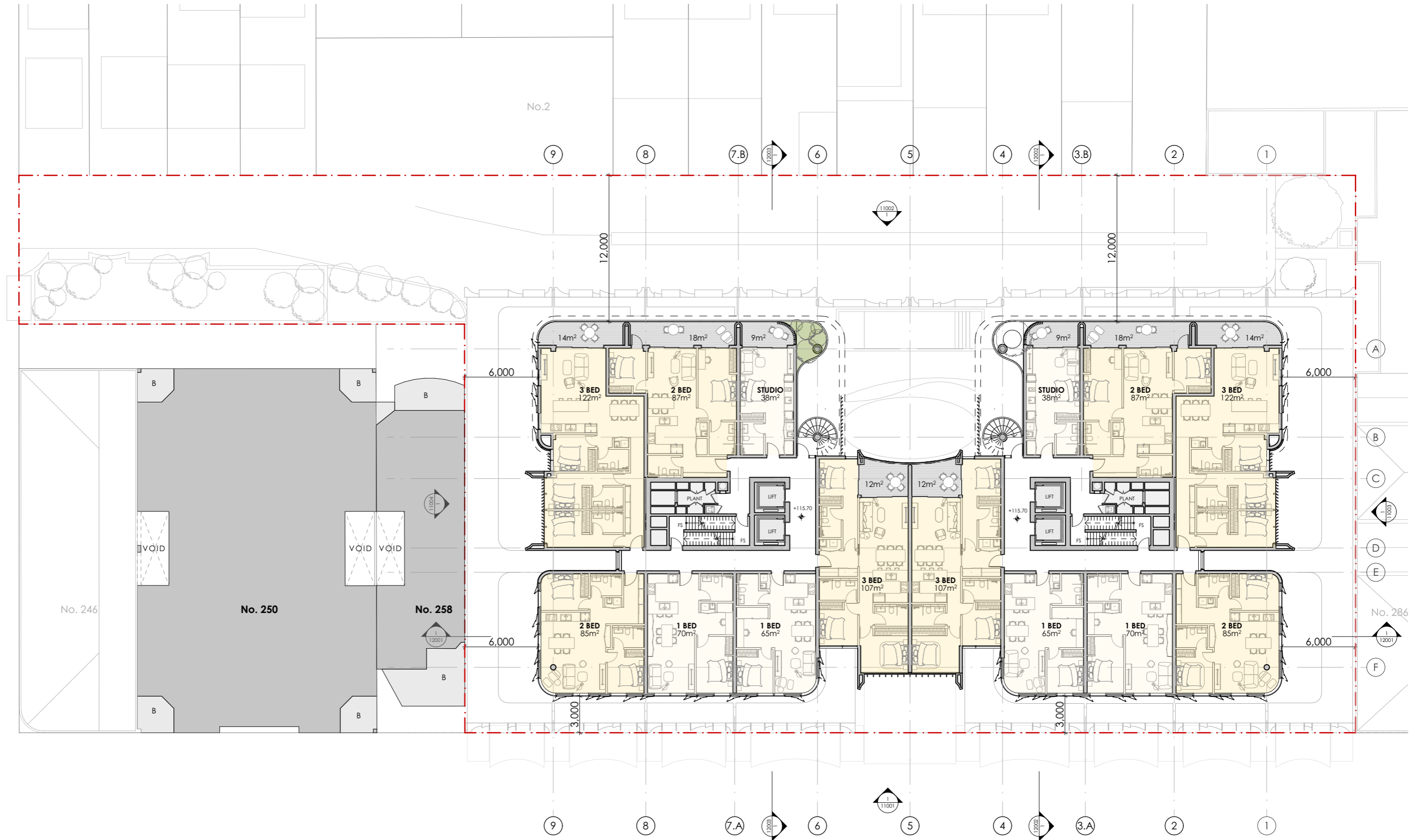
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		PRINT DATE 19/06/2025	PROJECT NUMBER 22501
			DRAWING NUMBER DA-10005
			ISSUE B



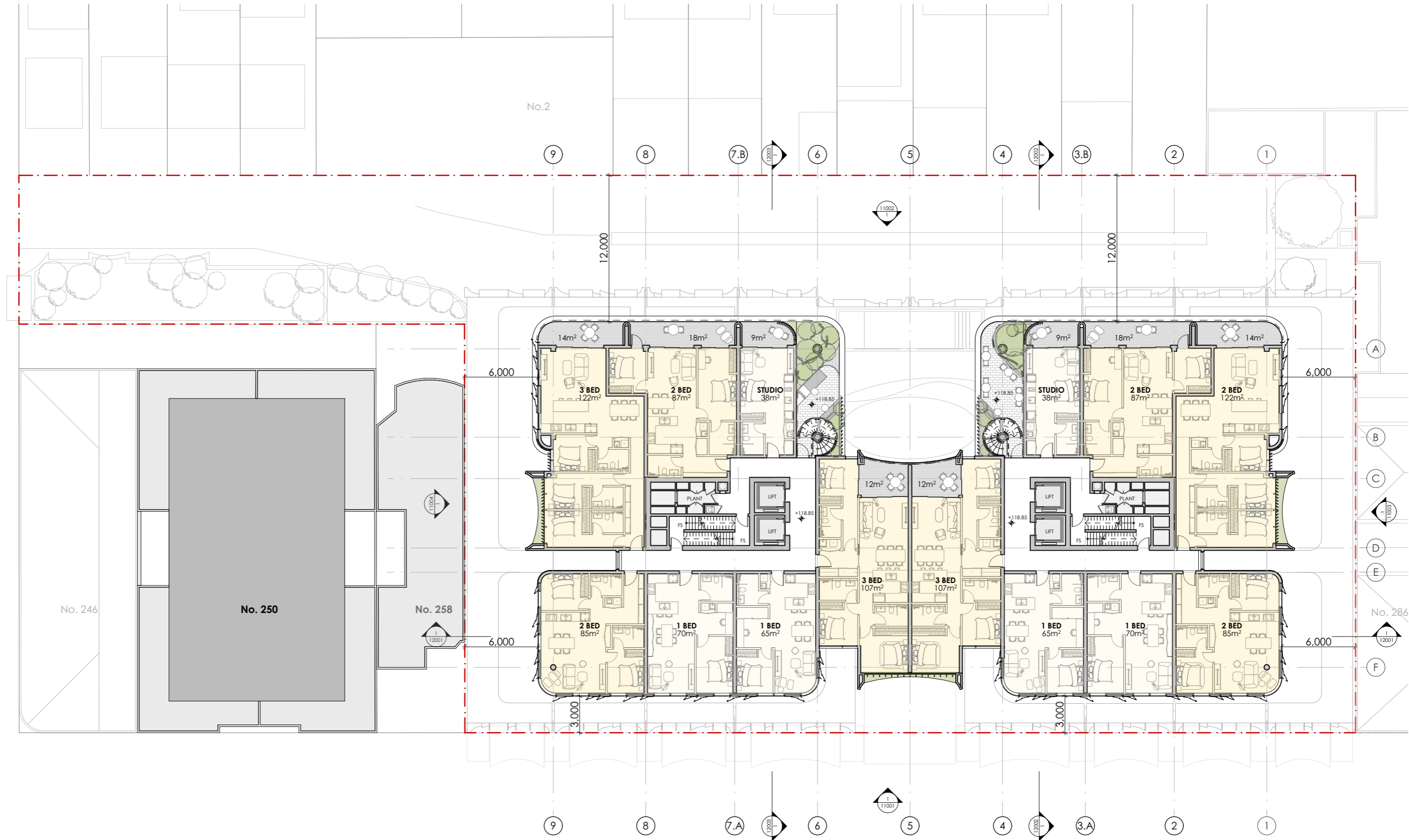
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AMENDMENTS:
 1. EXTEND GLASS BALUSTRADE FROM 1.2m TO 1.8m FOR WIND PROTECTION.
 2. ADD 600mm GLASS BALUSTRADE EXTENSION ABOVE 1.2m SOLID PLANTING WALL FOR WIND PROTECTION.

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PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application



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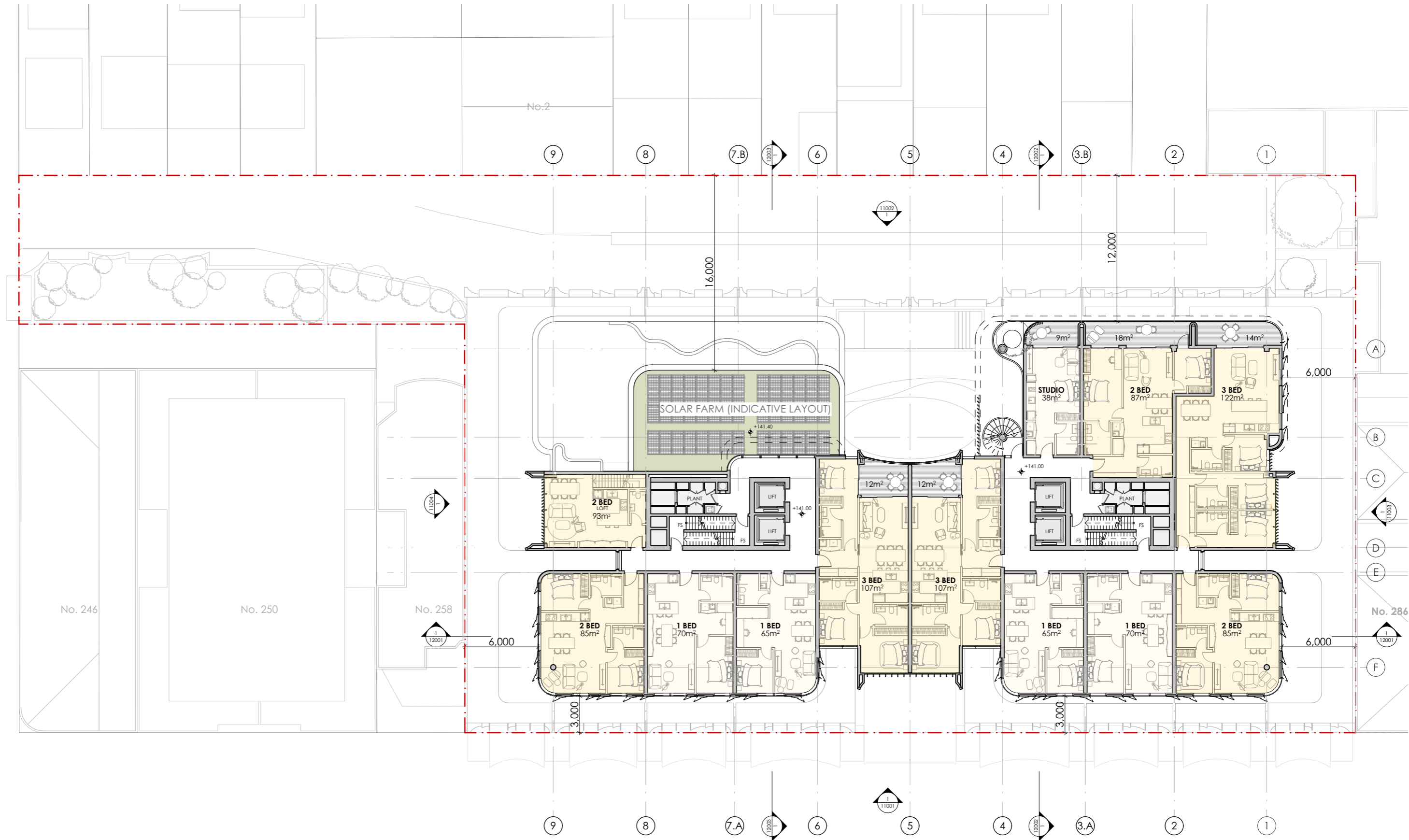
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 L12 TOWER 1 ROOF TERRACE

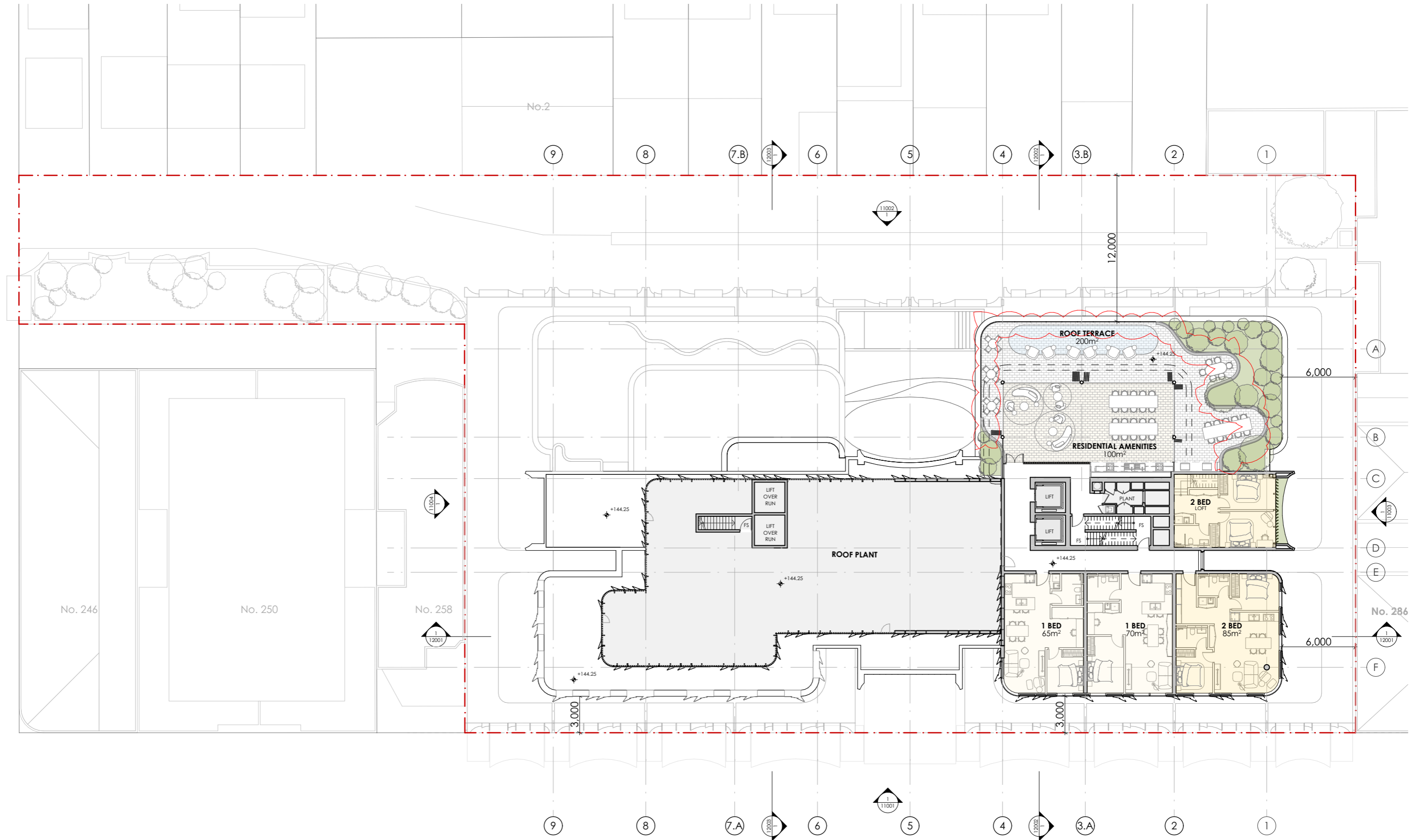
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 22501

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 DA-10010

ISSUE
 B



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AMENDMENTS:
 1. EXTEND GLASS BALUSTRADE FROM 1.2m to 1.8m FOR WIND PROTECTION.
 2. ADD 600mm GLASS BALUSTRADE EXTENSION ABOVE 1.2m SOLID PLANTING WALL FOR WIND PROTECTION.

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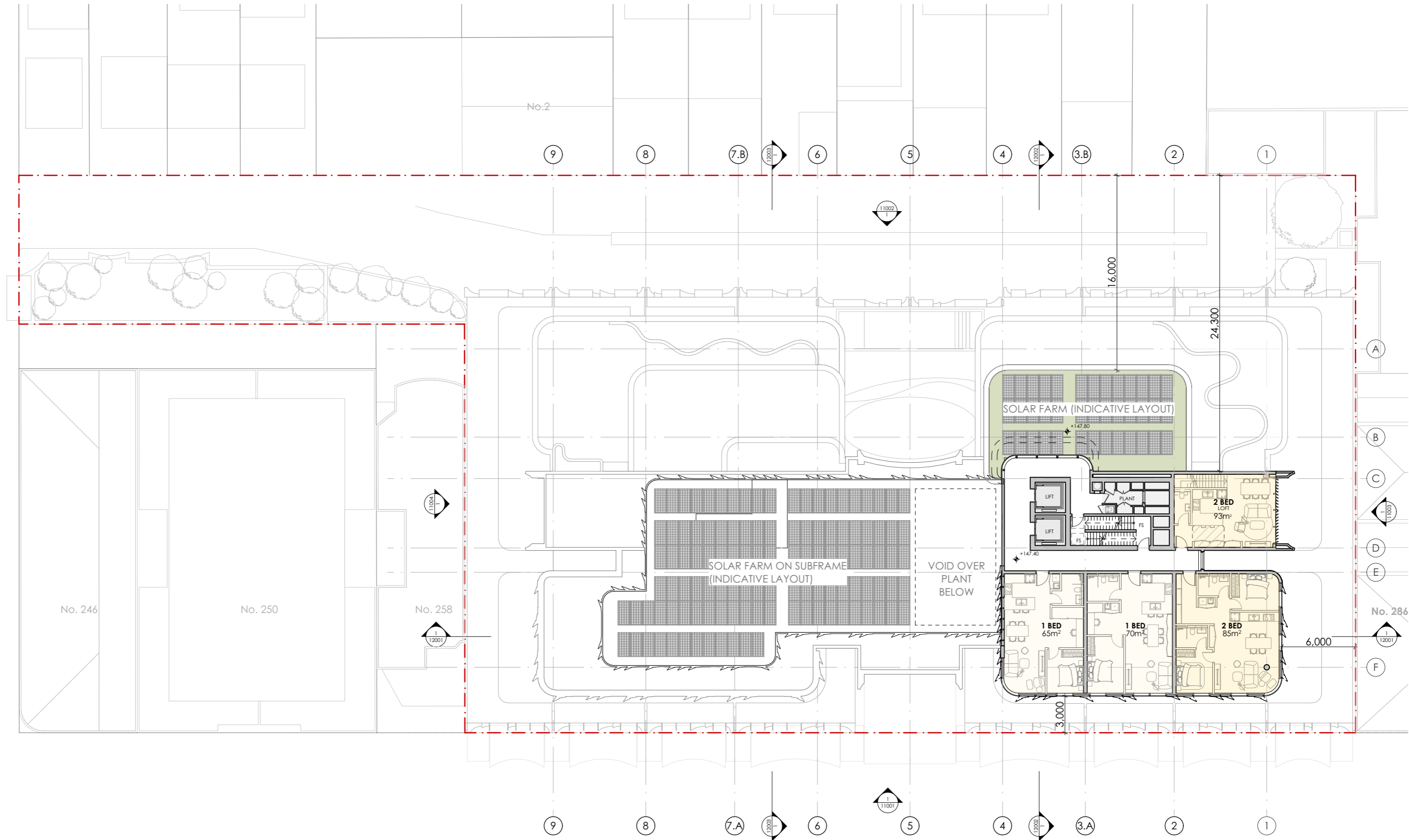
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 L14 TOWER 2 ROOF TERRACE/ROOF PLANT

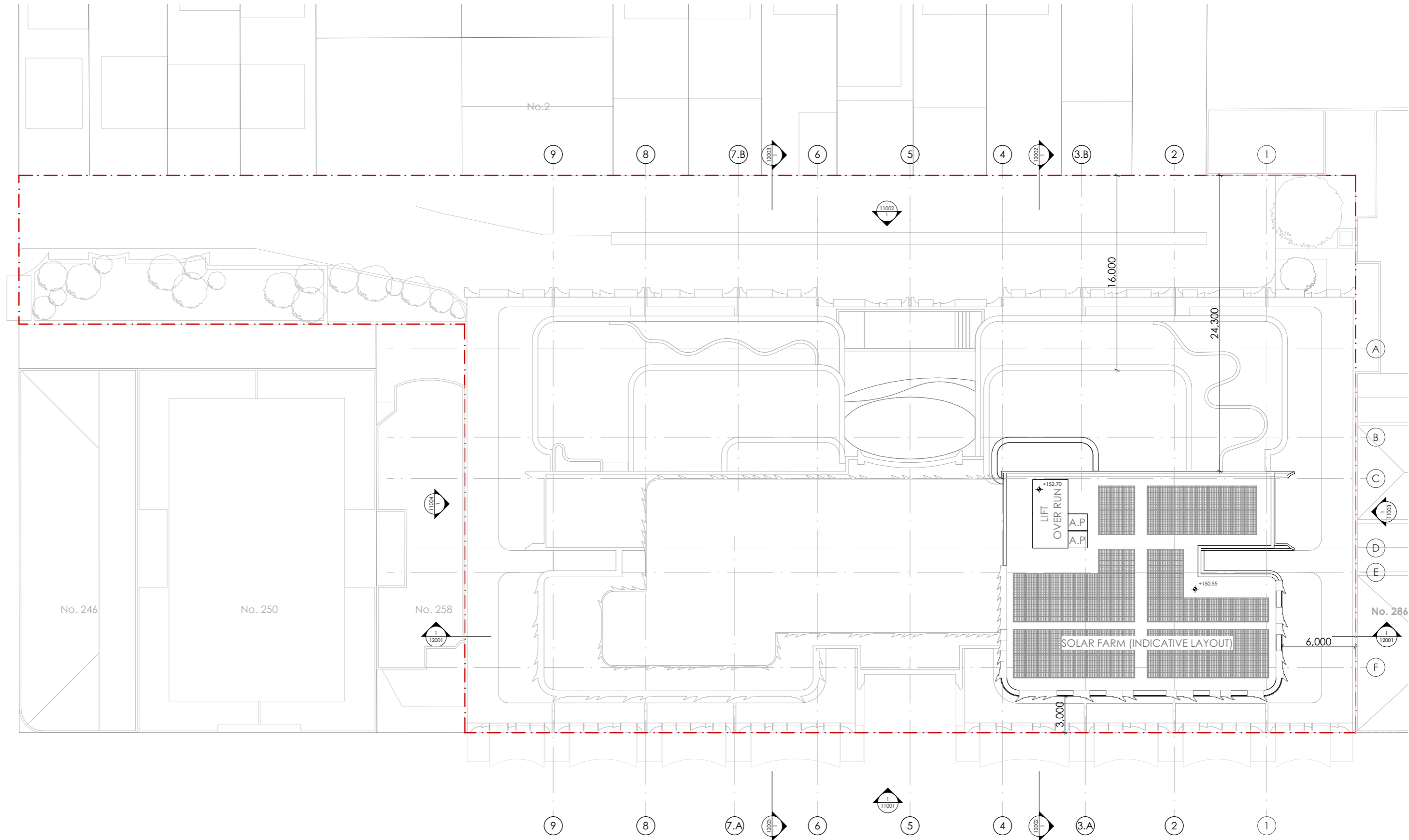
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 DA-10012

ISSUE
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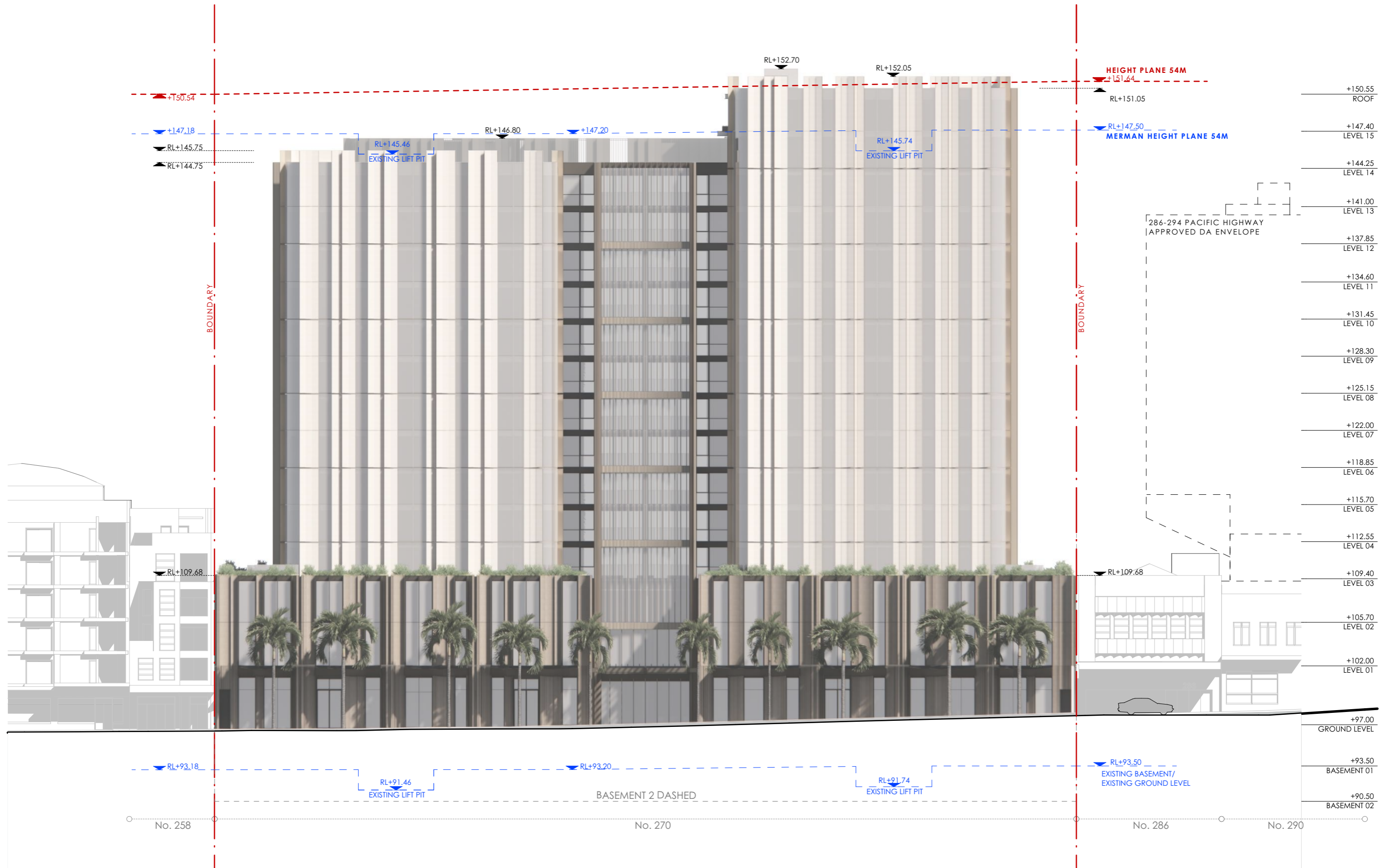


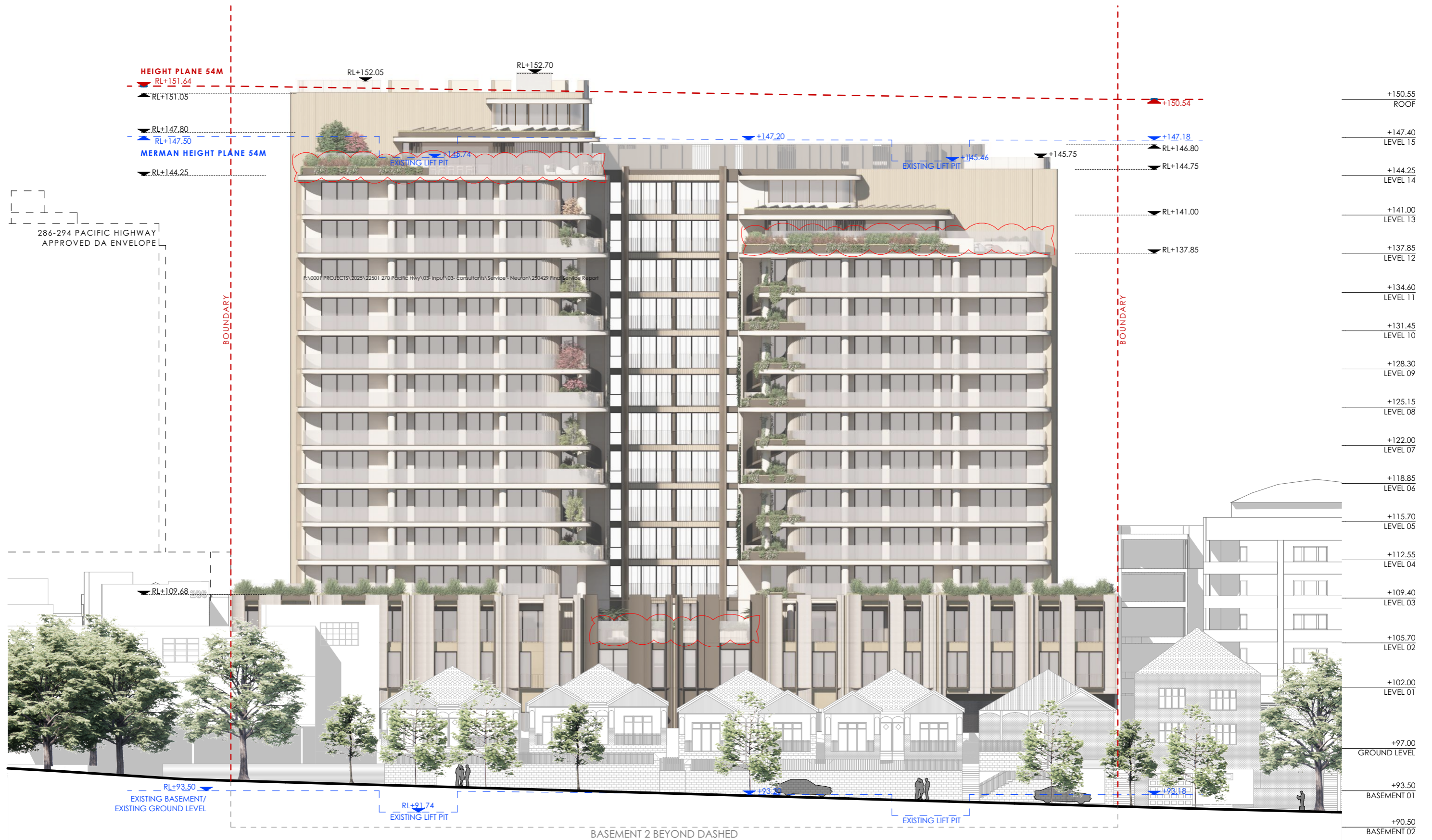
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AMENDMENTS:
 1. EXTEND GLASS BALUSTRADE FOR WIND/ACOUSTIC PROTECTION.

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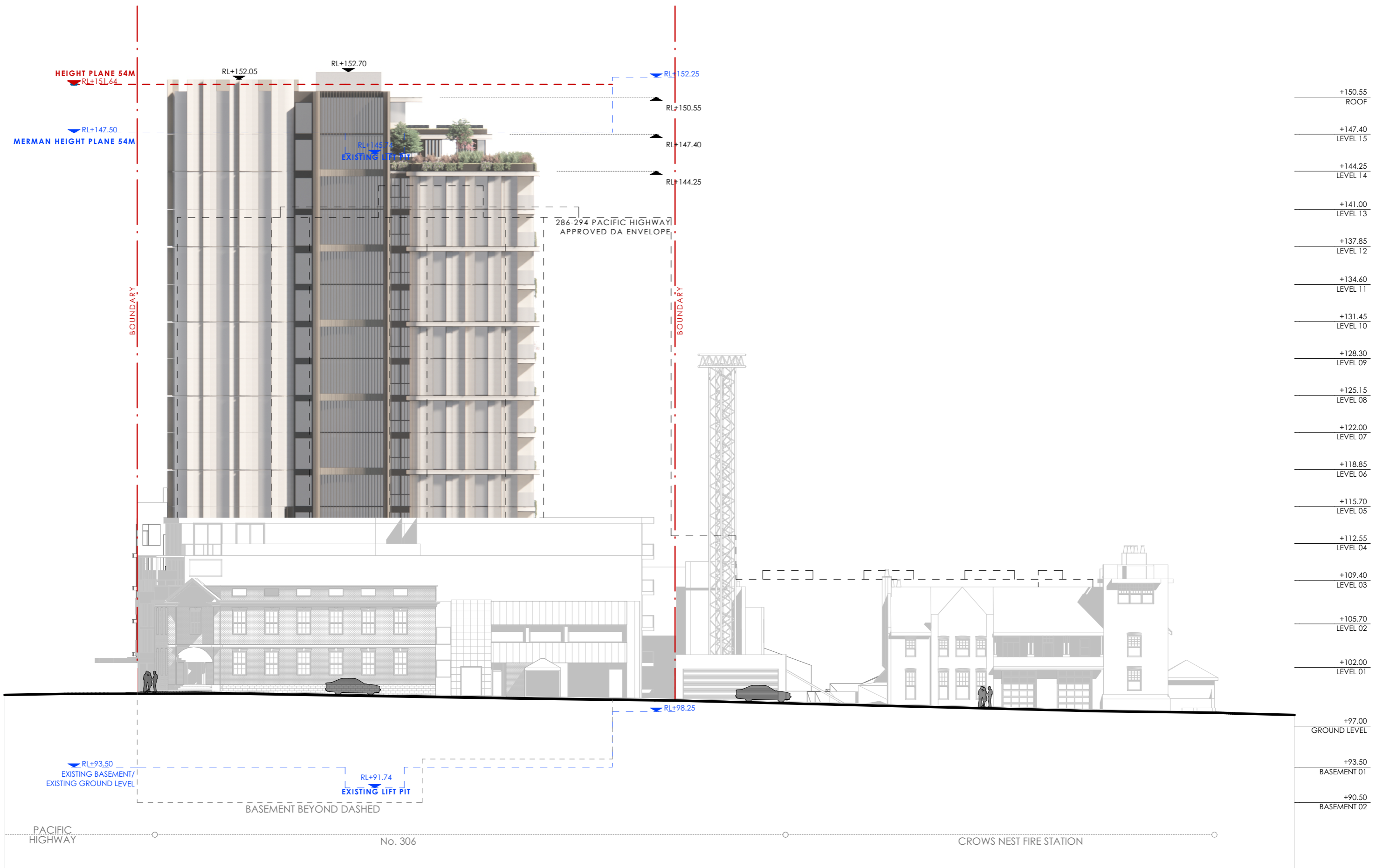
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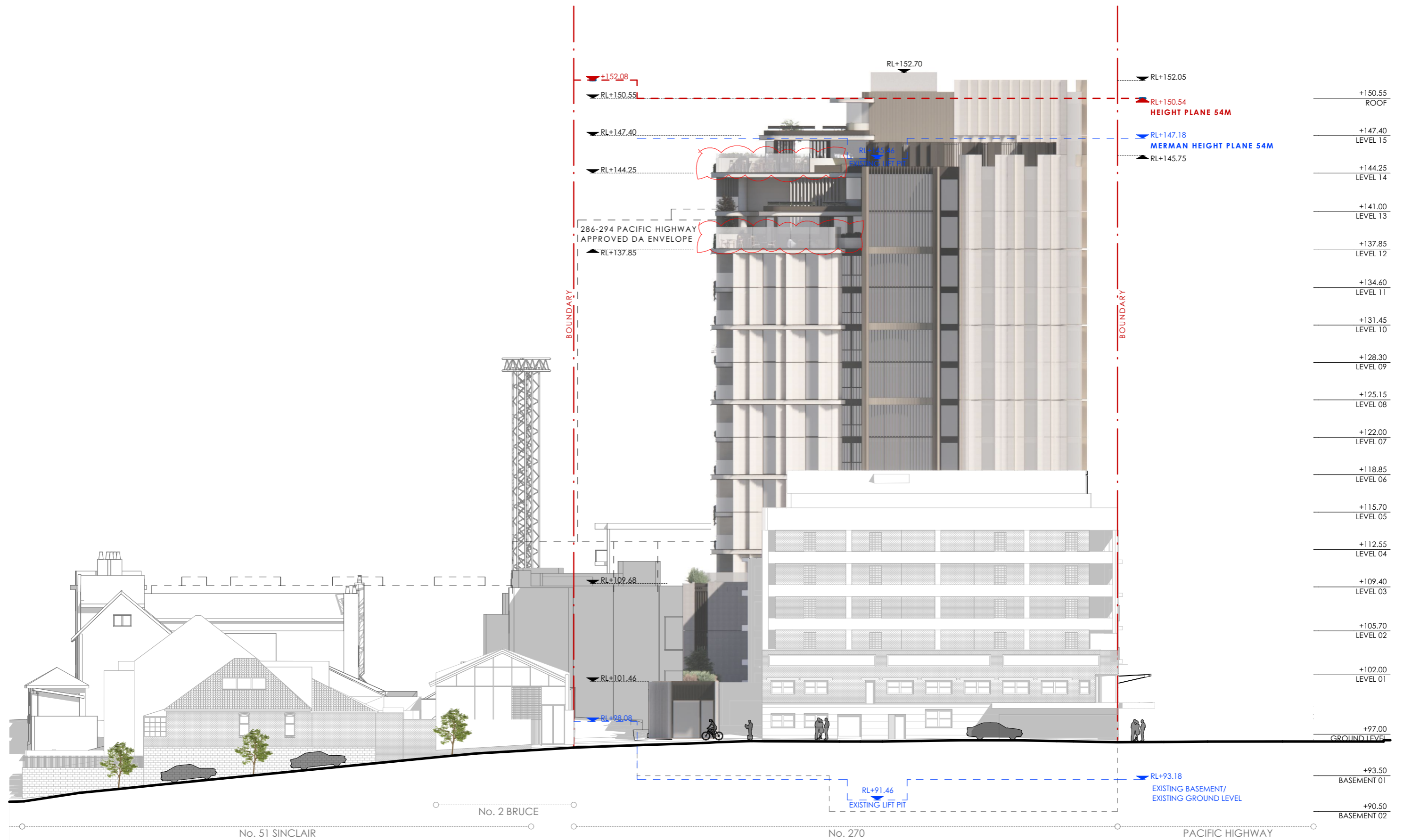
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PROJECT
 270 PACIFIC HWY BTR
 270 PACIFIC HIGHWAY
 CROWS NEST NSW 2064
 AUSTRALIA
 PHASE: Development Application

CLIENT
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		PRINT DATE 19/06/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-11002	ISSUE B





AMENDMENTS:
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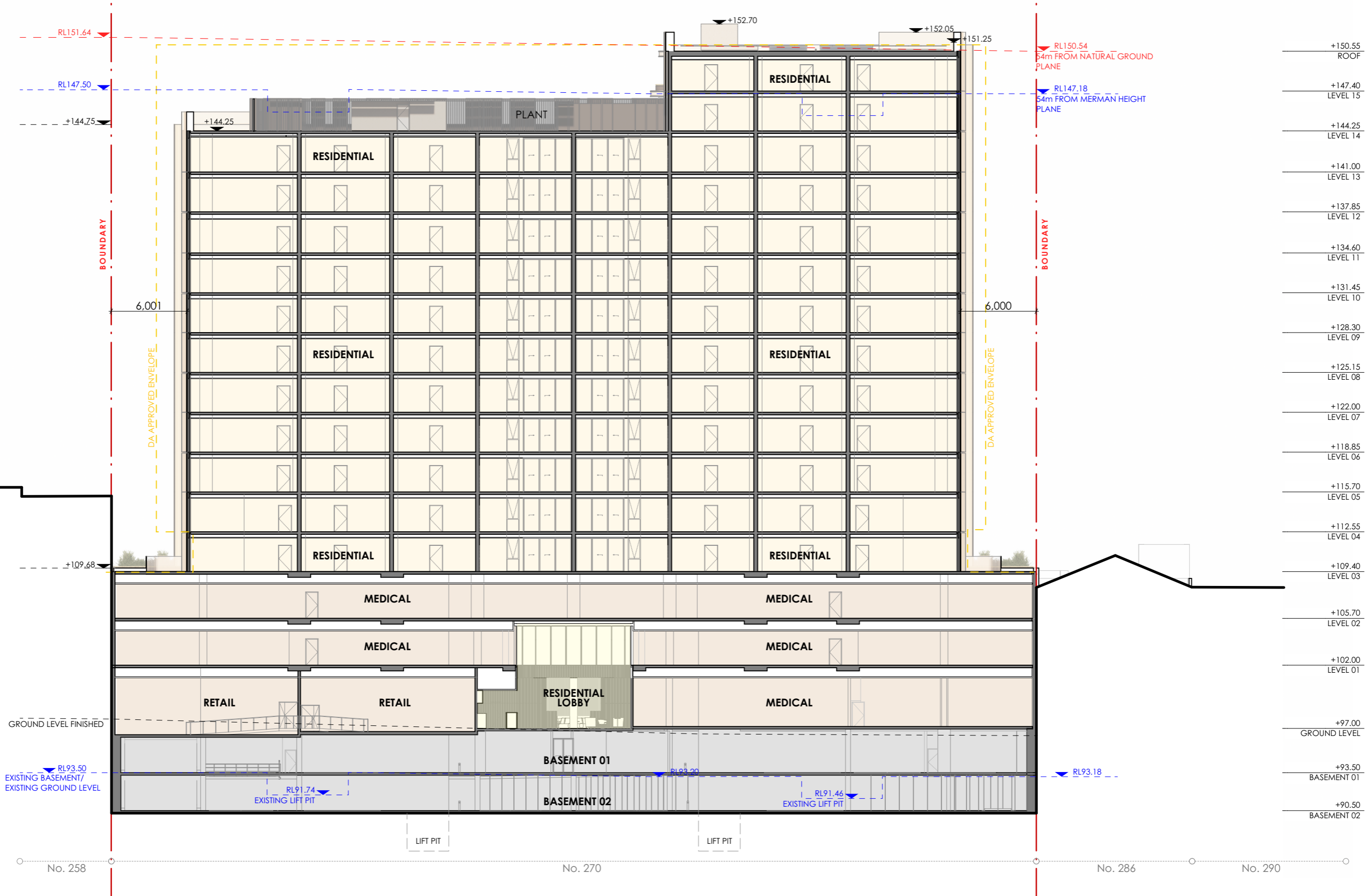
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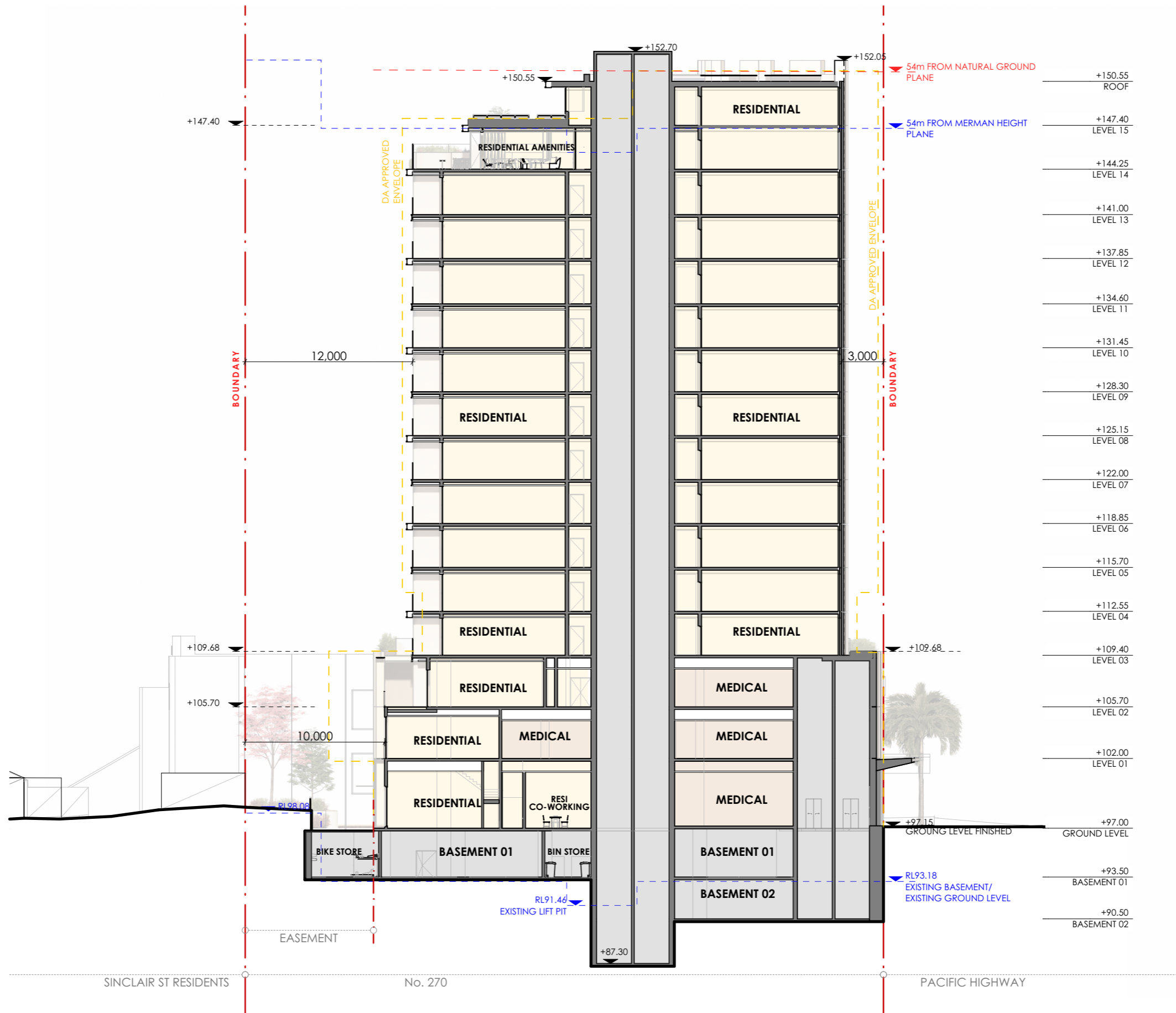
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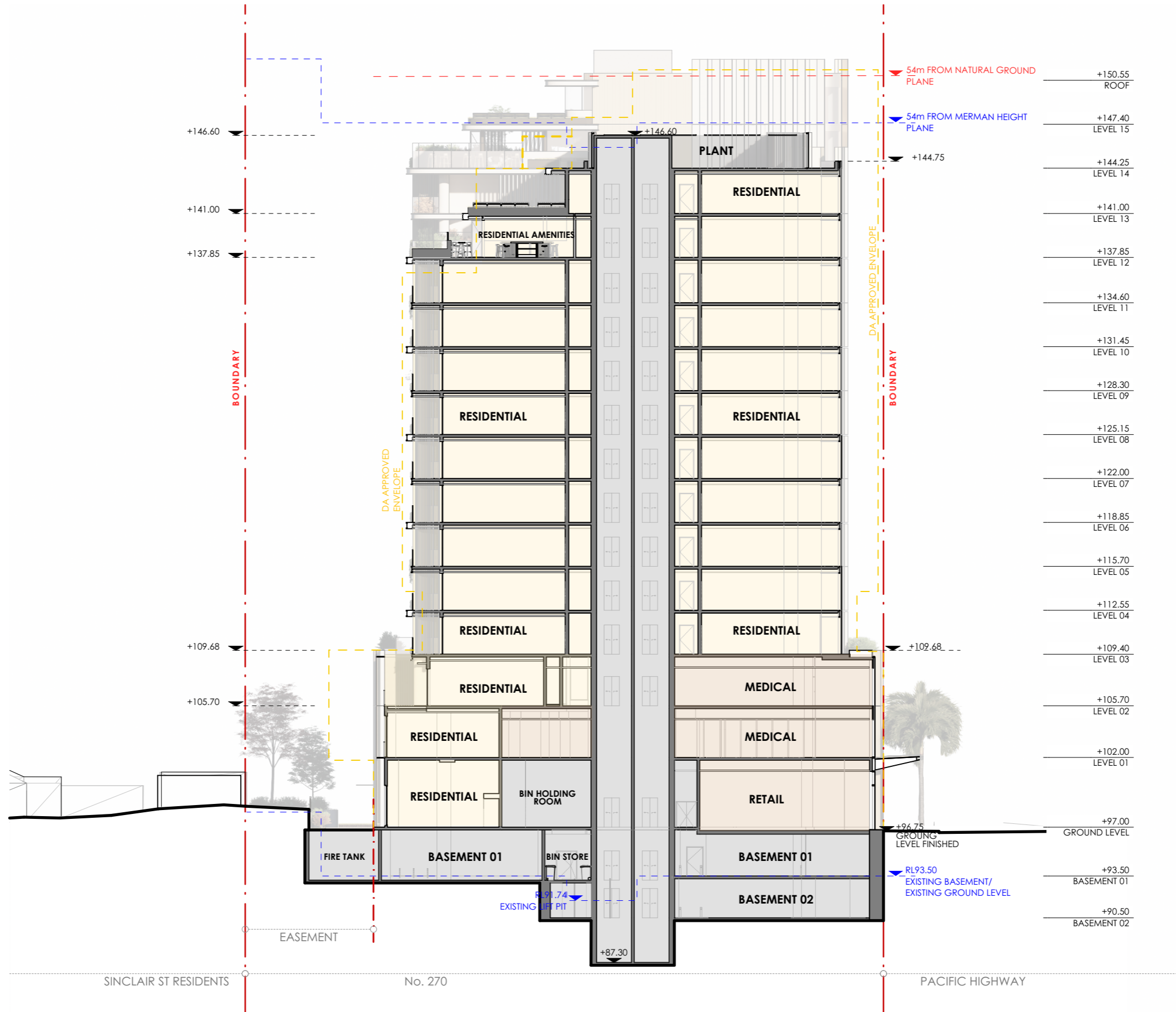
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SCALE	DRAWN BY	APPROVED BY	DRAWING ELEVATION
1:300 @A3			ELEVATION - SOUTH
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		DRAWING NUMBER DA-11004	ISSUE B









01. TOWER FACADE
GRC CLADDING IN VAILLA
FERRON LIGHT



02. TOWER FACADE
ALUMINIUM GLAZING FRAME
AND FACADE REVEAL FINISH IN
LIGHT BRONZE



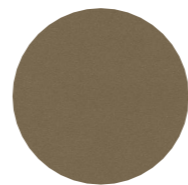
03. PODIUM CLADDING
GROUND FLOOR FACADE
CLADDING WITH GLAZED FLUTED
TERRACOTTA PANELS IN DARK
SANDSTONE FINISH



04. PODIUM CLADDING
UPPER PODIUM CLADDING WITH
GLAZED CERAMIC TILE IN DARK
SANDSTONE FINISH



05. PODIUM REVEALS
ALUMINIUM WINDOW GLAZING
FRAME AND REVEALS IN DARK
BRONZE FINISH



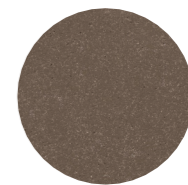
**06. AWNING &
RECESSED FACADE**
ALUMINIUM PANELS IN DARK
CHAMPAGNE FINISH



07. FACADE GLAZING
CLEAR LOW E IGU WITH
SHADOW BOX SPANDEL



08. PLANTING
PLANTER BOX ON STRUCTURE,
WITH CASCADING PLANT,
PLANTER TO MATCH DARK
BRONZE FINISH



09. ROOF PLANT
GRC CLADDING IN DARK
BRONZE FINISH



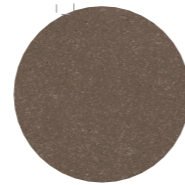
01. METAL CLADDING
ALUMINIUM METAL CLADDING AND STEEL AWNING IN LIGHT BRONZE FINISH



02. PODIUM CLADDING
GRC CLADDING IN SOFT SANDSTONE FINISH



03. PODIUM CLADDING
GRC CLADDING WITH GROOVES IN SOFT SANDSTONE FINISH



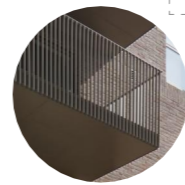
04. PODIUM CLADDING
GRC CLADDING IN DARK BRONZE FINISH



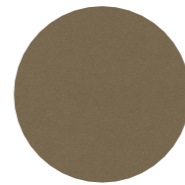
05. WINDOW SYSTEM
ALUMINIUM WINDOW FRAME AND PORTAL FRAME REVEAL IN THE RECESSED AREA, FINISH IN DARK BRONZE



06. TOWER BALCONY
CLEAR GLASS BALUSTRADE, SLAB EDGE TOP AND BOTTOM PROFILE TO MATCH LIGHT BRONZE METAL CLADDING



07. RECESSED BALCONY
STEEL PALISADE BALUSTRADE TO MATCH DARK BRONZE FINISH



08. RECESSED FACADE
ALUMINIUM CLADDING IN DARK CHAMPAGNE FINISH



09. PLANTING
PLANTER BOX ON STRUCTURE, WITH CASCADING PLANT, PLANTER TO MATCH DARK BRONZE FINISH



10. SUBSTATION
ALUMINIUM LOUVRED FACADE, TO MATCH DARK BRONZE FINISH

AMENDMENTS:
1. EXTEND GLASS BALUSTRADE FOR WIND/ACOUSTIC PROTECTION.

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REV.	DATE	DESCRIPTION	CHK
B	19/06/2025	DA AMENDMENTS	
A	20/05/2025	DA	

PROJECT
270 PACIFIC HWY BTR
270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA
PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE 1:300 @A3	DRAWN BY	APPROVED BY	DRAWING MATERIALITY MATERIALITY - WEST
30mm ON ORIGINAL		PRINT DATE 19/06/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-14002	ISSUE B



SATIN DARK BRONZE METAL
PLANTER TO MATCH
WINDOW FRAME
RL+109.68

SATIN DARK BRONZE
ALUMINIUM WINDOW
REVEAL
AND GLAZING FRAME

CURVED FACADE
CLADDING WITH GLAZED
TERRACOTTA TILE FINISH
RL+105.70

FLUSH GLAZED CURTAIN
WALL PANEL WITH SHADOW
BOX SPANDREL

RECESSED JOINT IN METAL,
FINISH TO MATCH DARK
BRONZE WINDOW FRAME
RL+102.00

CURVED FACADE
CLADDING WITH FLUTED
GLAZED TERRACOTTA TILE

STEEL CLADDED AWNING TO
MATCH DARK CHAMPAGNE
FINISH

GLASS INFILL AWNING



- SATIN DARK BRONZE METAL PLANTER TO MATCH WINDOW FRAME
- RL+109.68
- SATIN DARK BRONZE ALUMINIUM WINDOW REVEAL AND GLAZING FRAME
- CURVED FACADE CLADDING WITH GLAZED TERRACOTTA TILE FINISH
- RL+105.70
- FLUSH GLAZED CURTAIN WALL PANEL WITH SHADOW BOX SPANDREL
- RECESSED JOINT IN METAL, FINISH TO MATCH DARK BRONZE WINDOW FRAME
- RL+102.00
- CURVED FACADE CLADDING WITH FLUTED GLAZED TERRACOTTA TILE
- STEEL CLADDED AWNING TO MATCH DARK BRONZE CHAMPAGNE FINISH
- FIRE EXIT DOOR PANEL, FINISH TO MATCH DARK BRONZE WINDOW FRAME



AMENDMENTS:
1. EXTEND GLASS BALUSTRADE FOR ACOUSTIC PROTECTION.

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270 PACIFIC HIGHWAY
CROWS NEST NSW 2064
AUSTRALIA

PHASE: Development Application

CLIENT
SILVERNIGHT
Darling Park Tower 2, L16, 201 Sussex Street, Sydney
NSW 2000 Australia

SCALE	DRAWN BY	APPROVED BY	DRAWING
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30mm ON ORIGINAL		PRINT DATE 19/06/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25003	ISSUE B



- SATIN DARK BRONZE METAL PLANTER
- RL+109.68
- METAL PORTAL WINDOW REVEAL, FINISH TO MATCH SATIN LIGHT BRONZE
- CURVED FACADE CLADDING WITH GLAZED TERRACOTTA TILE FINISH
- STEEL PALISADE BALUSTRADE IN FINISH TO MATCH WINDOW REVEAL
- RL+105.70
- METAL SPANDREL PANEL, FINISH TO MATCH LIGHT BRONZE WINDOW REVEAL
- RECESSED JOINT IN METAL, FINISH TO MATCH LIGHT BRONZE WINDOW FRAME
- RL+102.00
- RECESSED LOADING/ CARPARK ENTRANCE WALL, AND LOUVRED DOOR FINISH TO MATCH DARK BRONZE
- GRC CLADDING WITH FLUTED GROOVES IN SOFT SANDSTONE FINISH

AMENDMENTS:
 1. EXTEND GLASS BALUSTRADE FOR ACOUSTIC PROTECTION.

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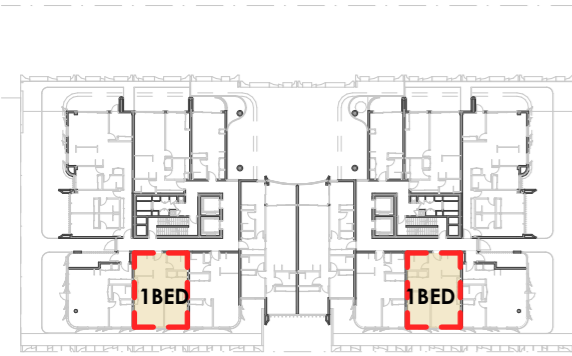
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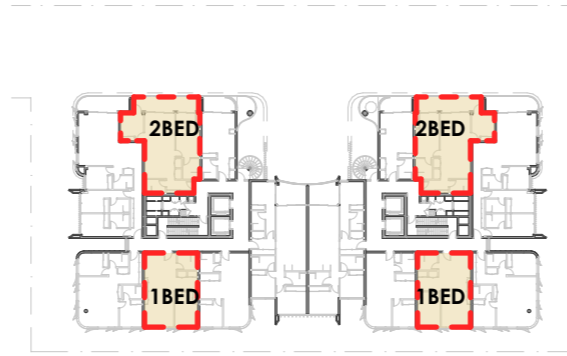
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30mm ON ORIGINAL		PRINT DATE 19/06/2025	PROJECT NUMBER 22501
		DRAWING NUMBER DA-25004	ISSUE B



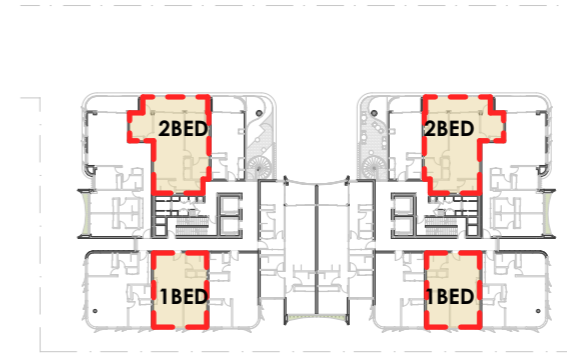
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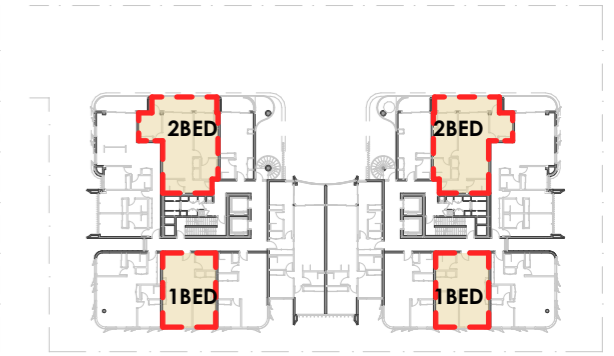
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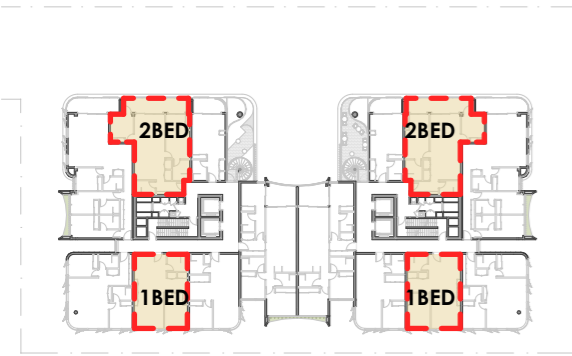
LEVEL 05



LEVEL 06



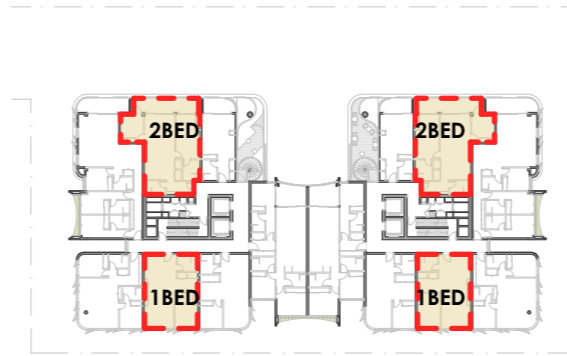
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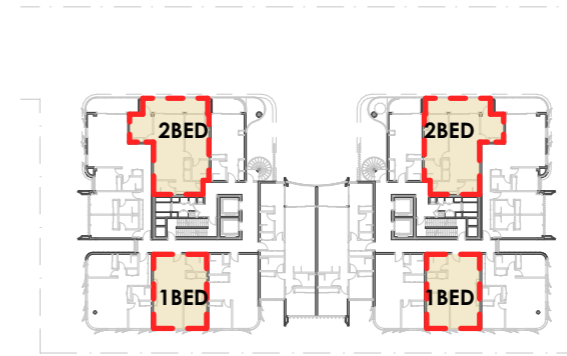
LEVEL 08



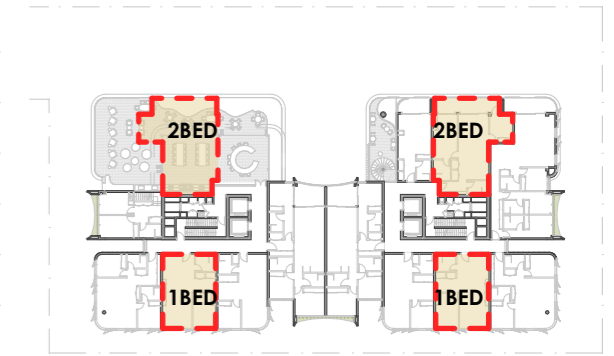
LEVEL 09



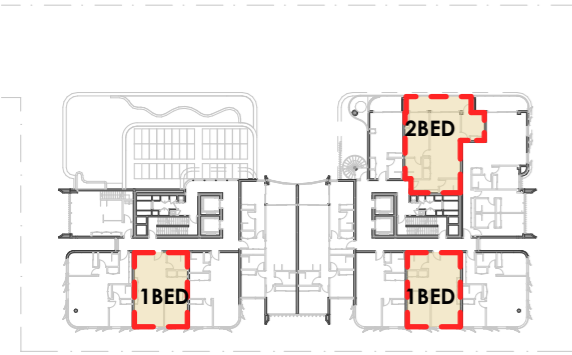
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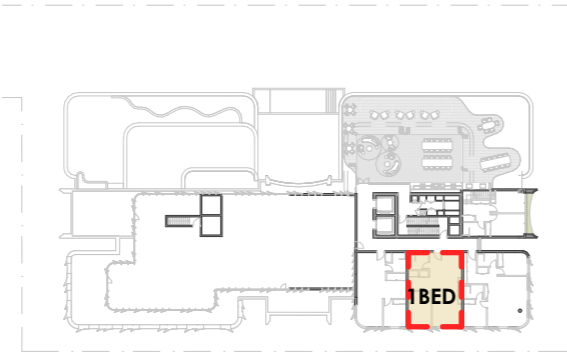
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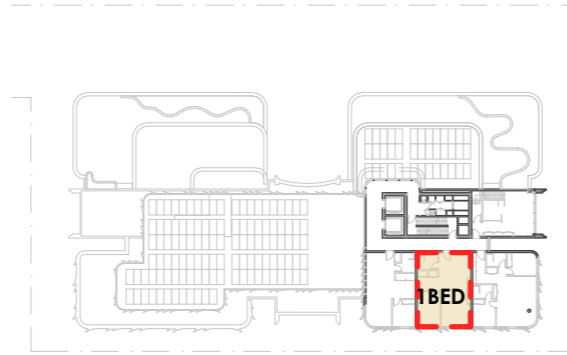
LEVEL 12



LEVEL 13



LEVEL 14

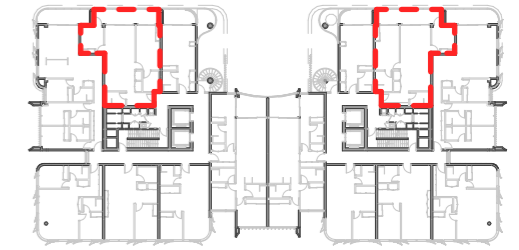


LEVEL 15

SUMMARY:

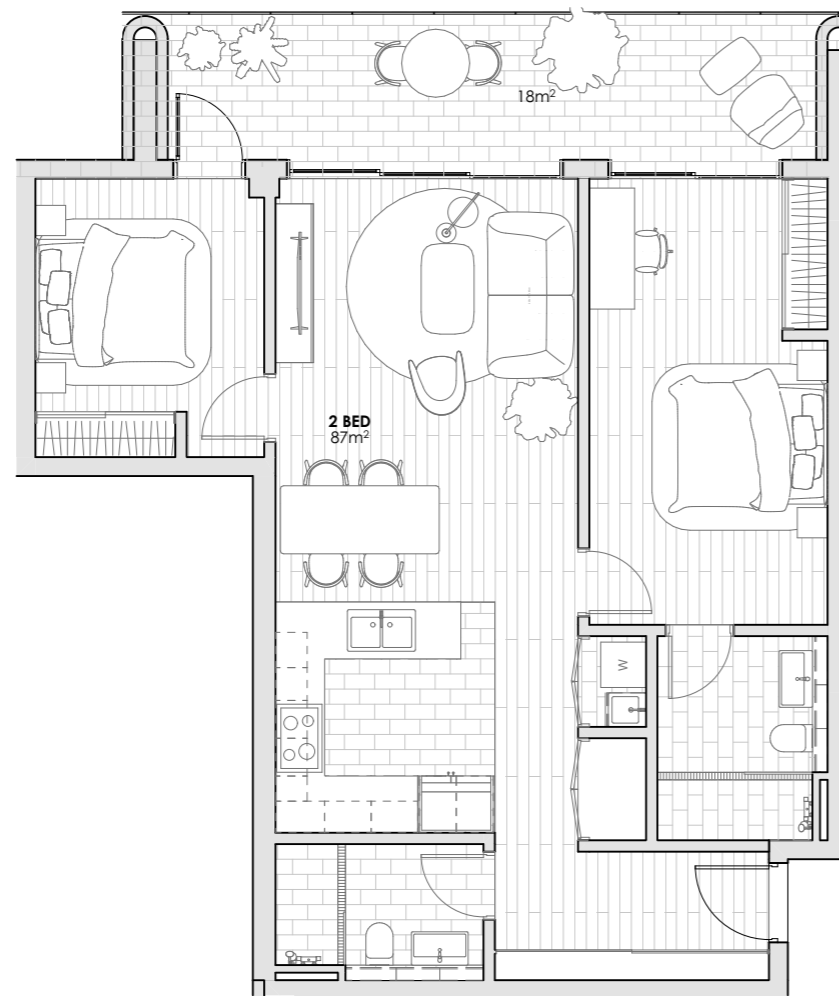
ADAPTABLE 2 BEDS:	18 UNITS (11%)
ADAPTABLE 1 BEDS:	24 UNITS (14%)
TOTAL ADAPTABLE APARTMENTS:	42 UNITS (25%)

ADAPTABLE UNITS

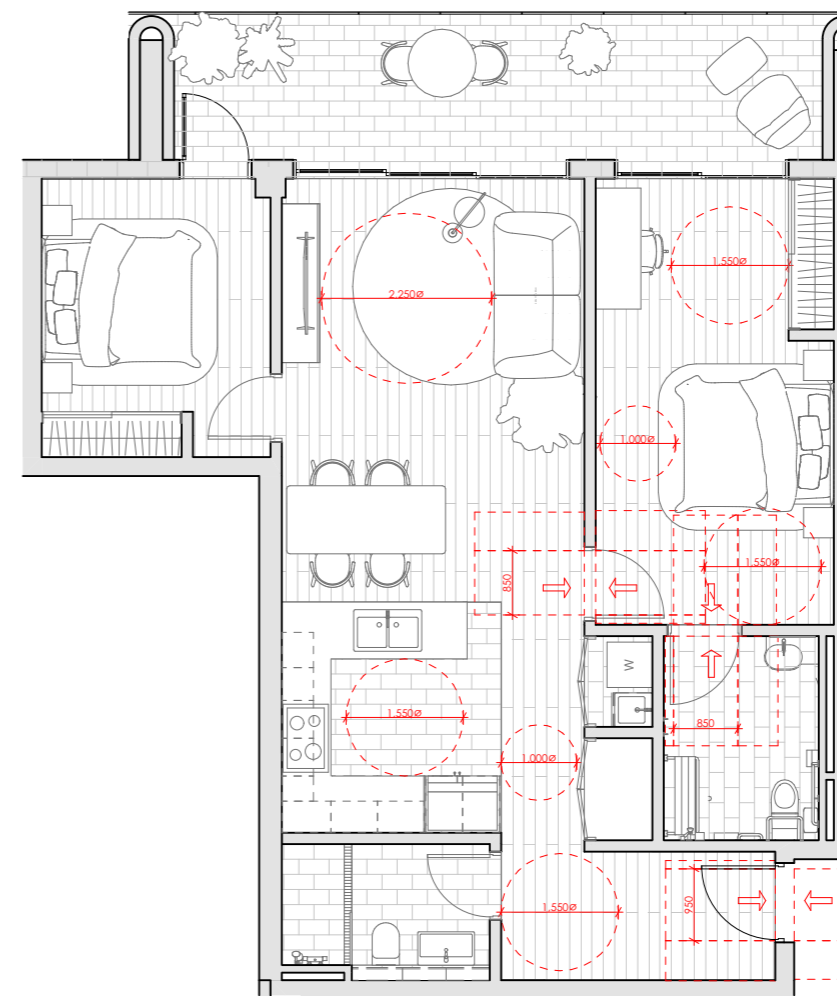


KEYPLAN

 ADAPTABLE UNITS

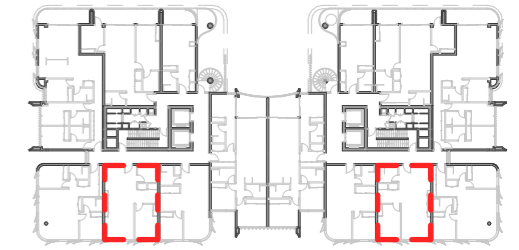


1 TYPICAL APARTMENT TYPE - 2 BED - PRE ADAPTABLE
1:100



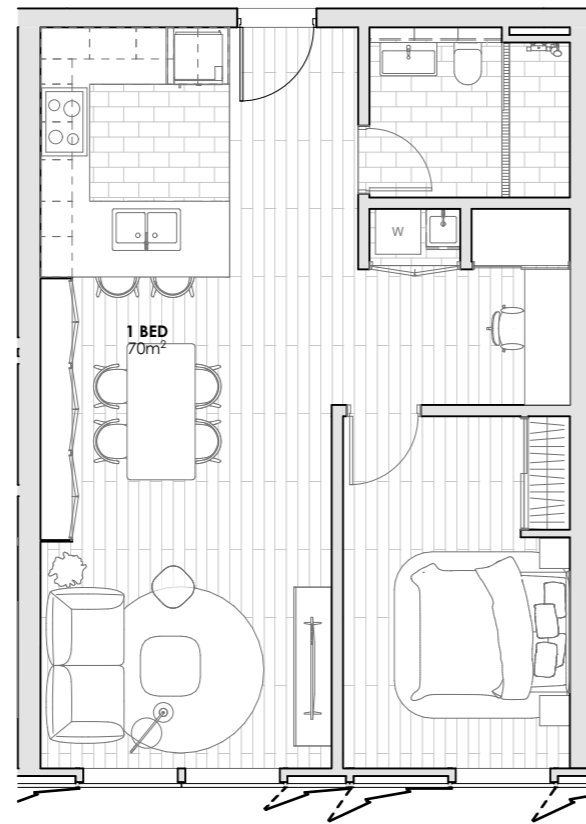
2 TYPICAL APARTMENT TYPE - 2 BED - POST ADAPTABLE
1:100

NOTES:
ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY
SUBJECT TO FUTURE DESIGN DEVELOPMENT

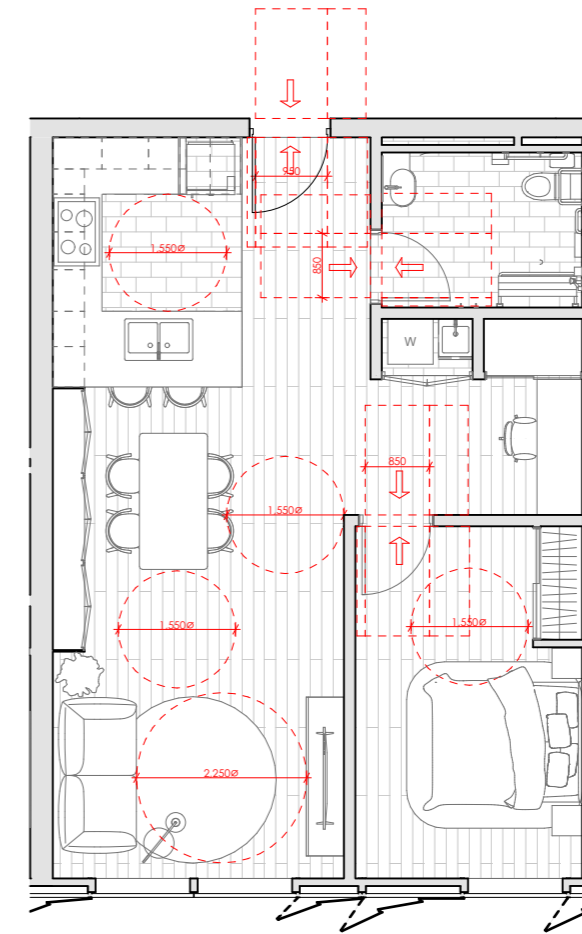


KEYPLAN

 ADAPTABLE UNITS

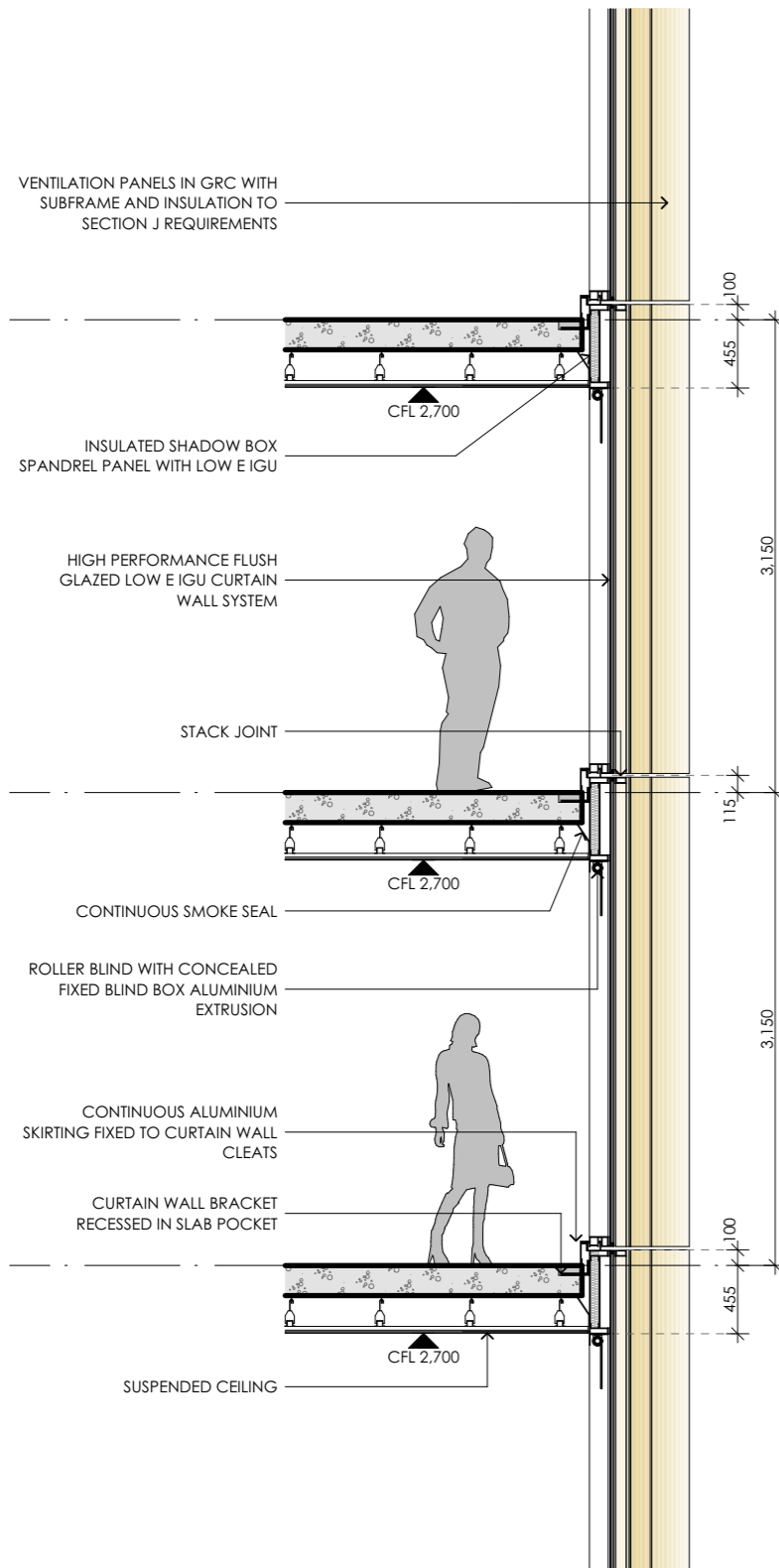


1 TYPICAL APARTMENT TYPE - 2 BED - PRE ADAPTABLE
1:100

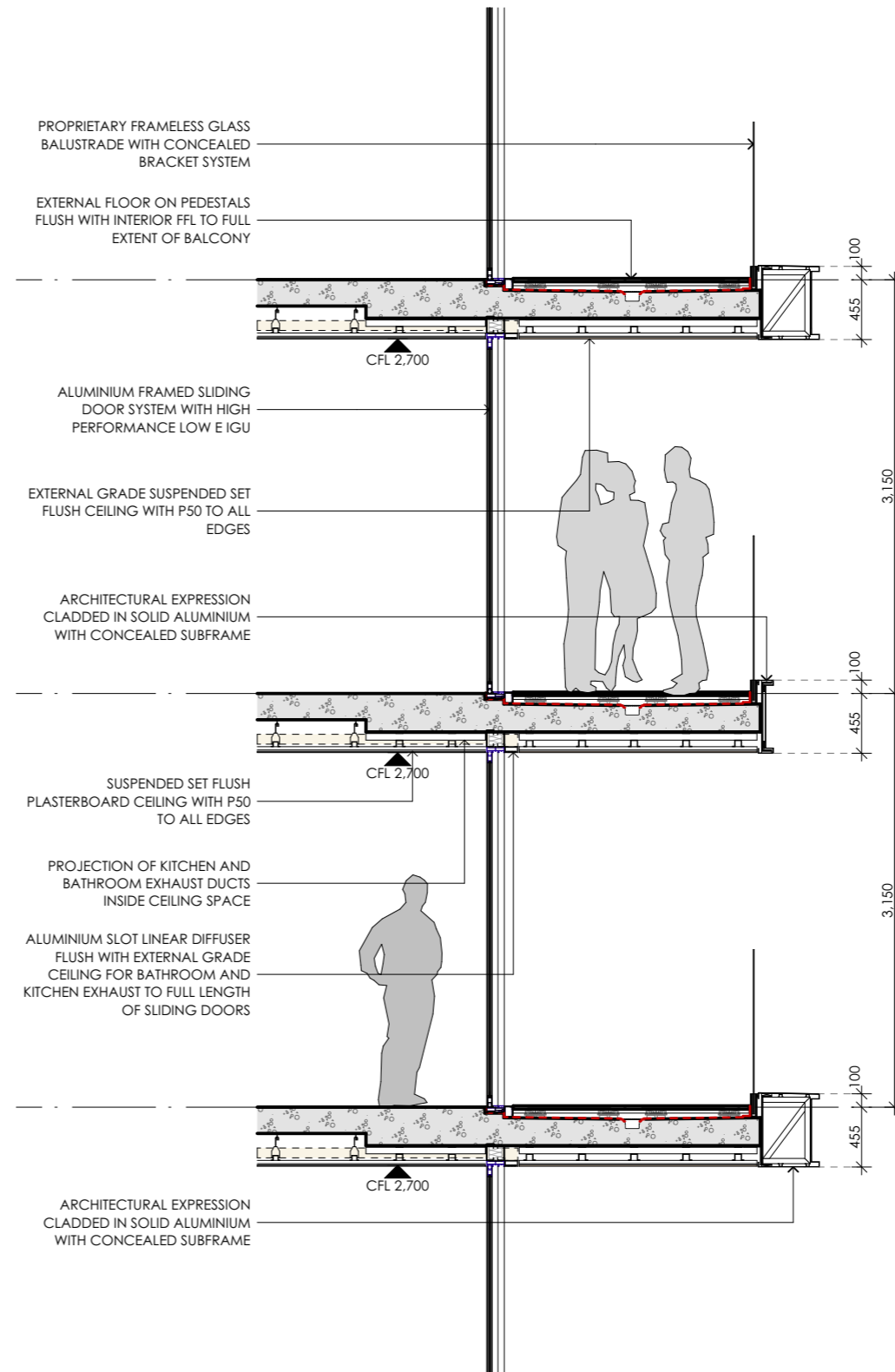
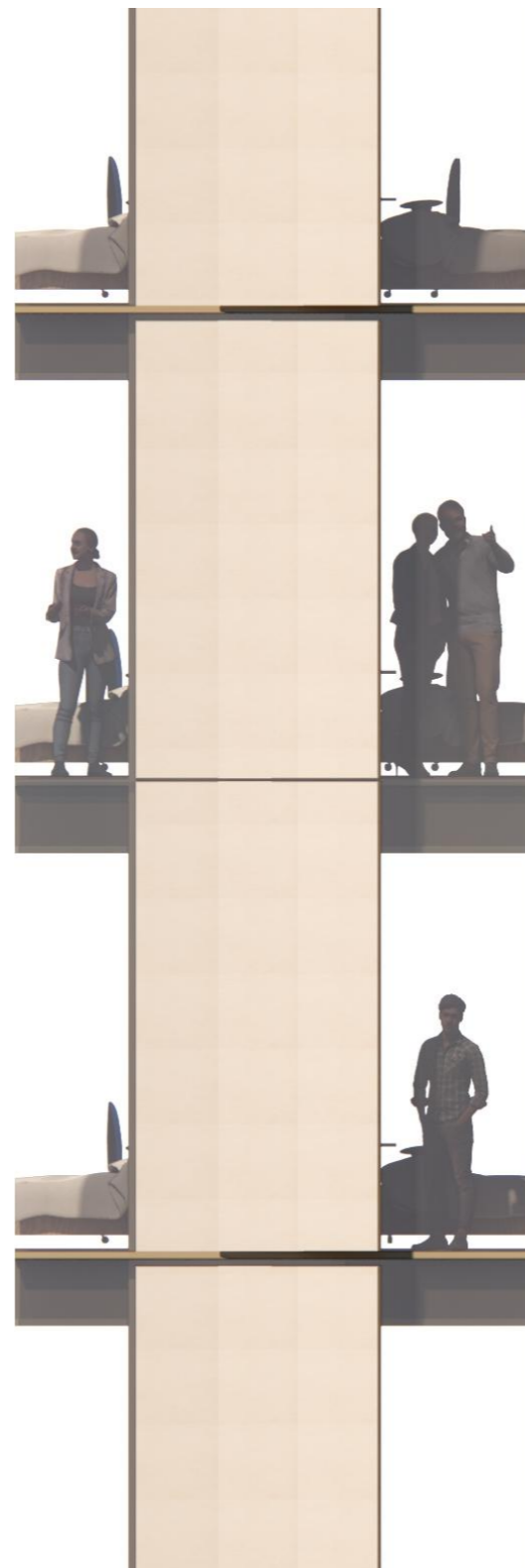


2 TYPICAL APARTMENT TYPE - 2 BED - POST ADAPTABLE
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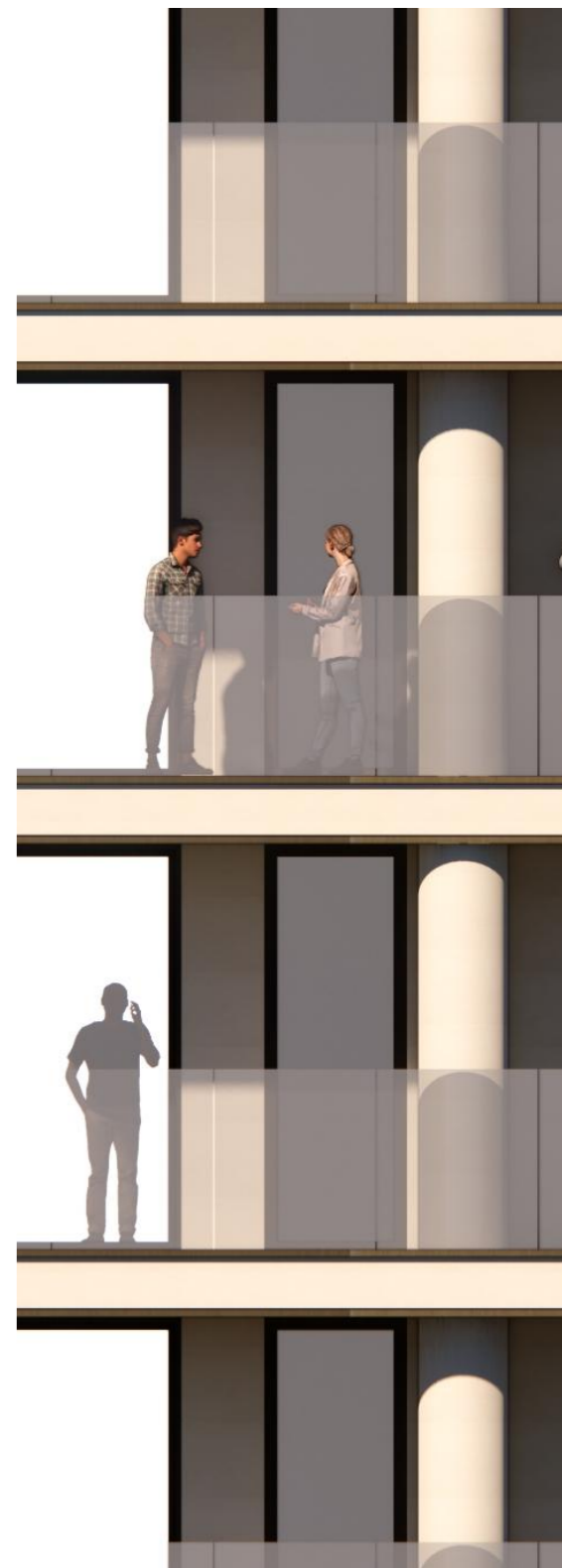
NOTES:
ALL INTERNAL LAYOUTS ARE INDICATIVE ONLY
SUBJECT TO FUTURE DESIGN DEVELOPMENT



TOWER EAST FACADE DETAIL
1:50



TOWER WEST FACADE DETAIL
1:50



Area Schedule - BTR SCHEME

Project Title / Address 270-272 Pacific Highway, Crows Nest

Document	
Issue	P
Date	9/05/2025
Prepared by	QY
Checked by	PR

Site	
Site Area	3,796m ²
Allowable FSR	5.60
Proposed FSR Excl. Basement GFA	5.60:1
Residential FSR	4.6:1
Non-Residential FSR	1:1
Allowable GFA	21,258m ²
Proposed Total GFA	21,258m²
Proposed Height	16 Storeys
Total height above ground	53.55m

Affordable Housing	
Affordable Housing 3% Residential GFA	526m ²

Apartments	
Total Apartment Numbers	168 Apts
Total Adaptable Apartments	42 Apts

Parking	
Cars Req Commercial (1/400sqm)	1 spaces
Cars Req BTR (0.2/Dwelling)	34 spaces
Cars Req Medical(1/70sqm) by TTPP	45 spaces
Courier Parking	2 spaces

as per Section 74 (d)(f)

Bikes	
Residential	
Bike (1/1 Dwelling) - Residential	168
Visitor Bikes (1/10 Residential Dwellings)	17
Non - Residential Bikes	
Bike (1/150sqm) - Commercial	1
(1/5 Practitioners) - Medical	16
(1/250sqm) - Retail Service	2
Visitor Bikes (1/400sqm) - Commercial	1
(1/200sqm) - Medical	16
(2+1/100sqm over 100sqm) - Retail	5
Non-Residential EOT Shower (1/10 Bikes)	4
Motorcycle Parking (1/10 Carspace)	8

Level B Security

Level C Security

Level B Security

Practitioner assumption 80

Level C Security

Level	Use	RL (m)	Floor-to-Floor (m)	GBA (sqm)	GFA* (sqm)	NSA/NLA (sqm)	GFA* (sqm)	NSA/NLA (sqm)	GFA/GBA (%)	NLA/GFA (%)
roof	Lift over run/Solar Farm	150.55	2.00				333	264	77%	79%
Level 15	Residential	147.40	3.15	430			435	269	80%	62%
Level 14	Residential/Plant/Communal Terrace	144.25	3.15	545			1,103	945	81%	86%
Level 13	Residential	141.00	3.25	1,362			1,205	950	80%	79%
Level 12	Residential/Communal Terrace	137.85	3.15	1,510			1,313	1,148	81%	87%
Level 11	Residential	134.60	3.25	1,613			1,313	1,148	79%	87%
Level 10	Residential	131.45	3.15	1,672			1,313	1,148	81%	87%
Level 9	Residential	128.30	3.15	1,613			1,313	1,148	79%	87%
Level 8	Residential	125.15	3.15	1,672			1,313	1,148	81%	87%
Level 7	Residential	122.00	3.15	1,613			1,313	1,148	79%	87%
Level 6	Residential	118.85	3.15	1,672			1,313	1,148	81%	87%
Level 5	Residential	115.70	3.15	1,613			1,289	1,118	77%	87%
Level 4	Residential	112.55	3.15	1,672			1,289	1,118	80%	87%
Level 3	Residential / Plant/Communal Terrace	109.40	3.15	1,608			969	953	925	430
Level 2	Non-Residential	105.70	3.70	2,375	969	953	925	430	80%	73%
Level 1	Non-Residential	102.00	3.70	2,416	1,601	1,581	520	506	88%	98%
Ground	Resi-Lobby>Loading/Non-Residential	97.00	5.00	2,623	1,023	968	944	363	75%	68%
Basement 1	Parking Bike/Store/EOT	94.00	3.00	3,087	128	-	303	-		
Basement 2	Parking/Store	91.00	3.00	1,803						
Cars	82 spaces		53.6m	30,899m ²	3,721m²	3,502m²	17,537m²	13,999m²	69%	82%
Motorcycles	8 spaces									
Bikes	226 spaces									

Total GFA	21,258m²
Total NLA	17,501m²

Resi-Communal	
(GFA) Internal Amenities (sqm)	Outdoor Terrace (sqm)
100	200
100	235
	76
	76
	76
427	225
425	
-	-
1,052m²	964m²

% Site Area	53.11%
Area/Dwelling	12m²

Apartment Typology						
TYPOLOGY					#APARTMENTS	ADAPTABLE APTS
STUDIO	1 BED	2 BED	3 BED	4 BED		
	2	2	-		4	1
	2	1	-		3	1
1	4	4	3		12	3
1	4	3	3		11	3
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	4	4	4		14	4
2	6	2	4		14	4
2	8	-	2	2	14	2
		2	3		5	
		6	1		7	
APARTMENT NUMBER					TOTAL APTS	TOTAL ADAPTABLE
20	54	48	44	2	168 Apts	42 Apts
APARTMENT MIX						
12%	32%	29%	26%	1%	100%	25%

Car Space				
	Retail (sqm)	Office (sqm)	Medical (sqm)	Residential (Apts)
				4
				3
				12
				11
				14
				14
				14
				14
				14
				14
				14
				14
				14
				14
				14
				14
				5
				969
				1,601
				562
				7
	396	65	3,132m ²	
Total Area	396m ²	65m ²	3,132m ²	
Total Apartment	-	-	-	168 Apts
Cars	1 cars		45 cars	34 cars

Notes
 1) Area schedule is a draft and subject to review and update with design development
 2) GBA for basement levels not included in the overall calculations

Definitions	
Gross Floor Area	Net Lettable Area
GFA is typically defined by the relevant Planning Authority for a project.	NLA as defined by PCA Method of Measurement 2008
GFA is 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.	NLA means the sum of its whole floor lettable area, which is measured by the internal finished surfaces of permanent internal walls and the internal finished surfaces of dominant portions of the permanent outer building walls.
	ie included dividing wall between sole-occupancy units for the apartment floors stairs within the sole occupancy units are measured on both floors



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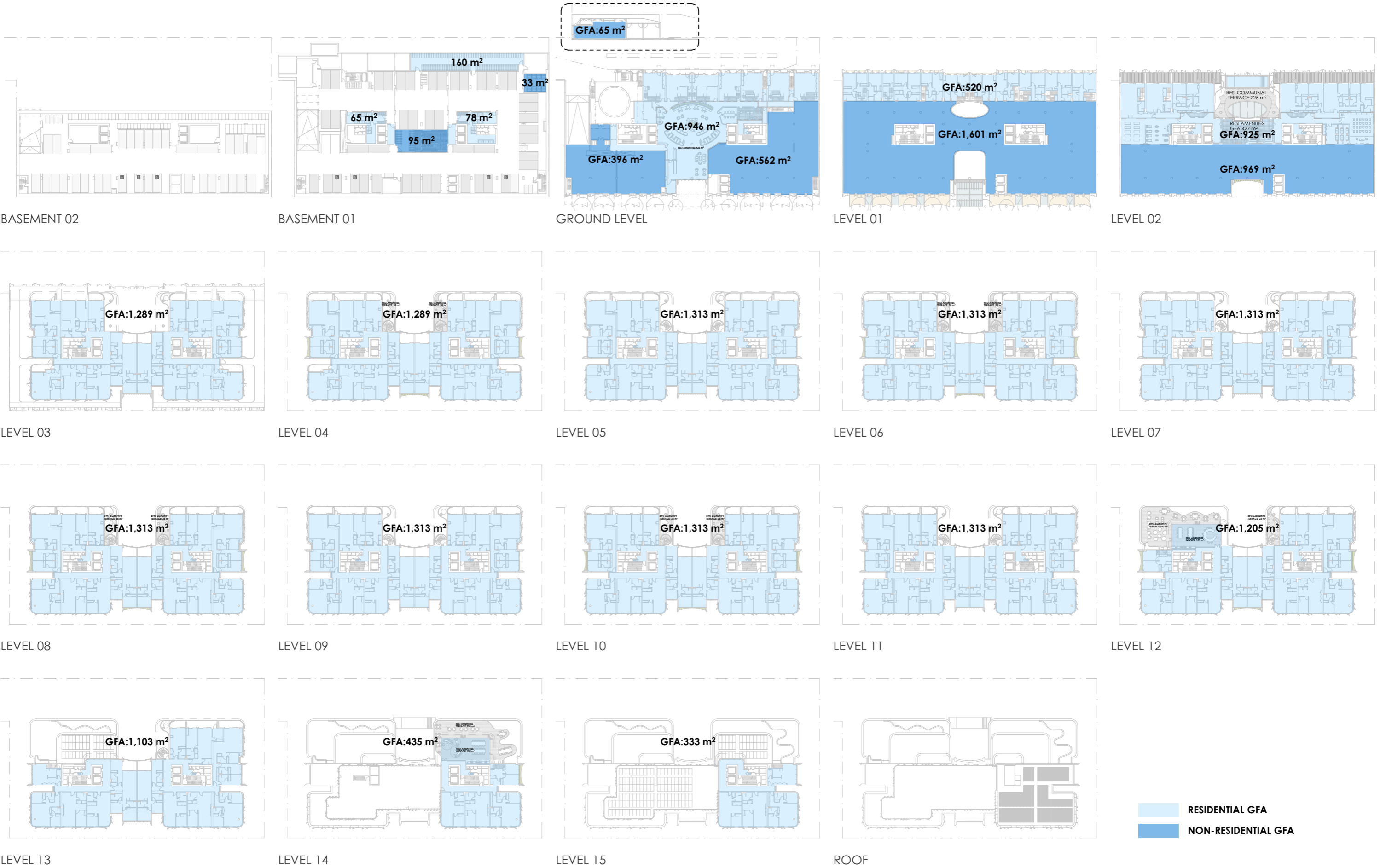
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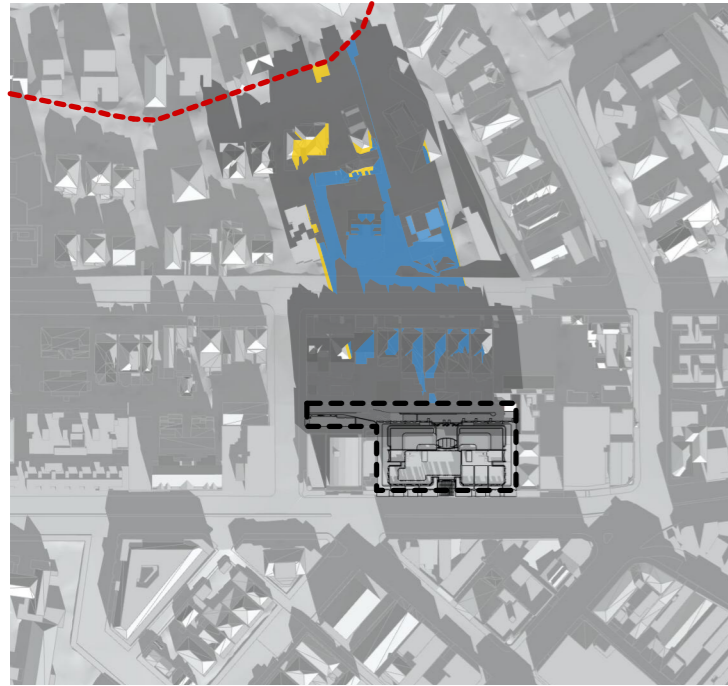
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 AUSTRALIA
 PHASE: Development Application

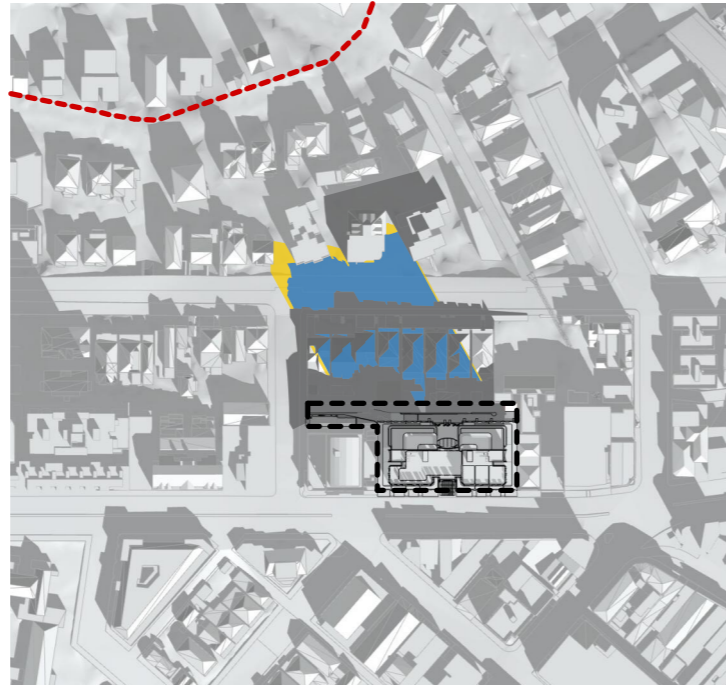
CLIENT
 SILVERNIGHT
 Darling Park Tower 2, L16, 201 Sussex Street, Sydney
 NSW 2000 Australia

SCALE @A3	DRAWN BY	APPROVED BY	DRAWING AREA SCHEDULES AREA SCHEDULE SUMMARY
PRINT DATE 19/06/2025	PROJECT NUMBER 22501	DRAWING NUMBER DA-92001	ISSUE A

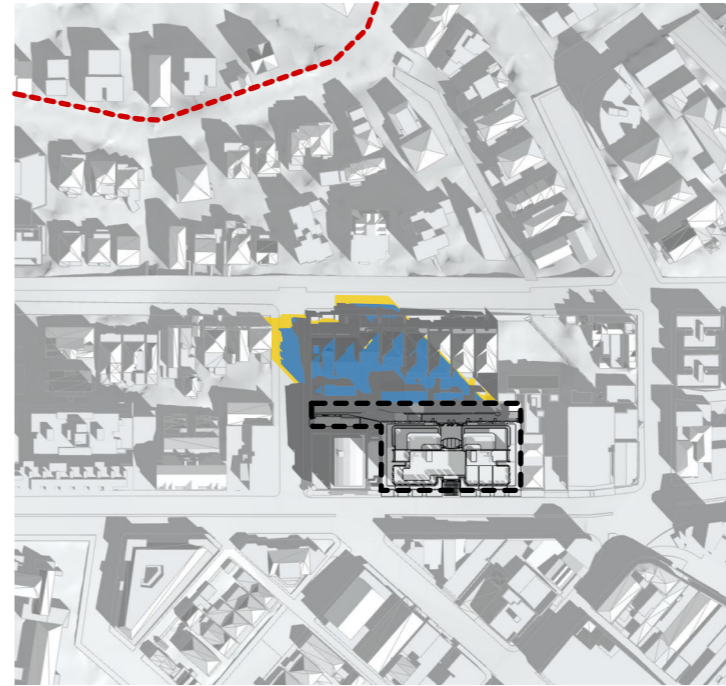




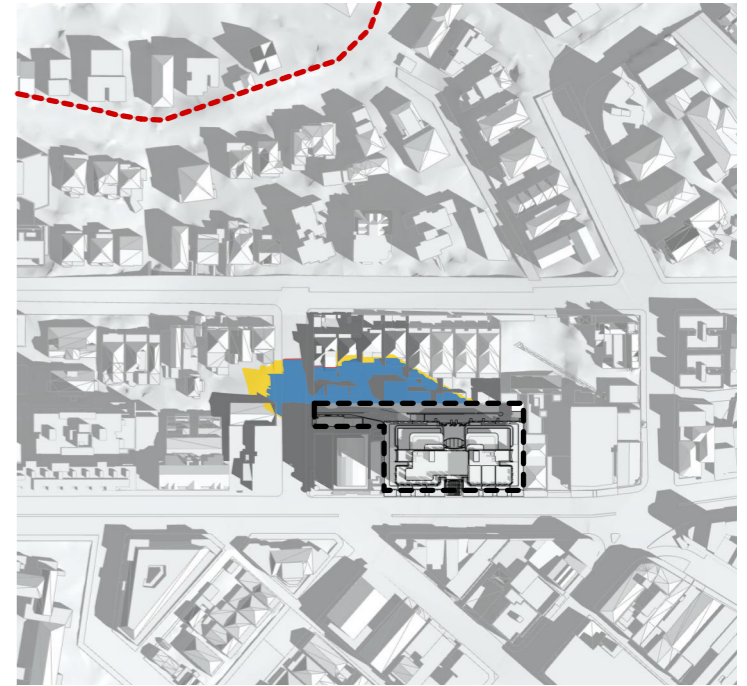
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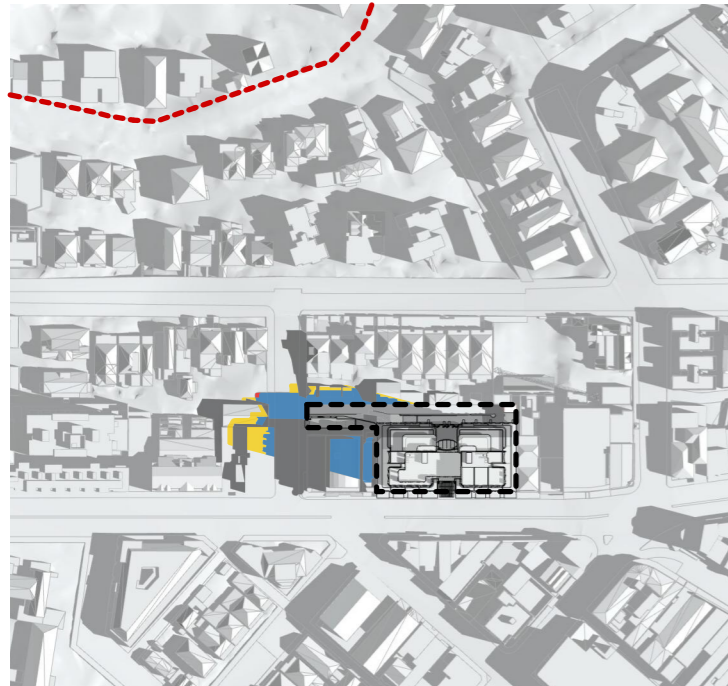
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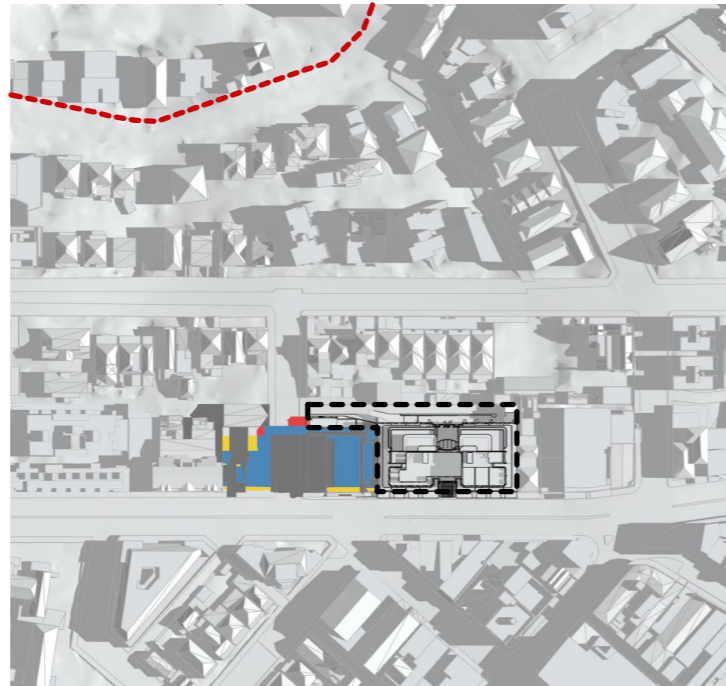
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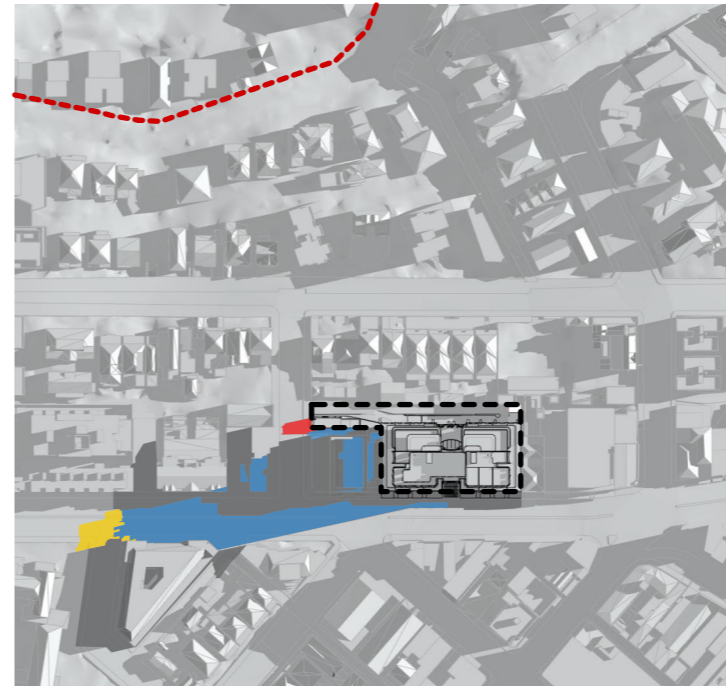
12PM



1PM



2PM



3PM

- PRECINCT BOUNDARY
- EXISTING SHADOW
- SHADOW BY PROPOSED BTR AND APPROVED DA SCHEME
- ADDED SHADOW BY PROPOSED BTR SCHEME COMPARED TO APPROVED DA SCHEME
- ADDITIONAL SOLAR ACCESS COMPARED TO APPROVED DA SCHEME

OUTSIDE ADG SOLAR ACCESS TIME FRAME



7:00AM (SUNRISE)
1:500



8:00AM
1:500

WITHIN ADG SOLAR ACCESS TIME FRAME



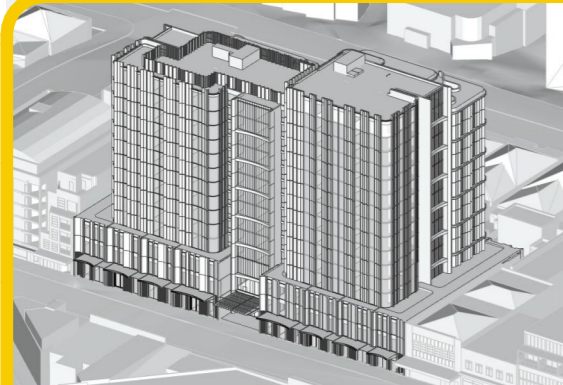
9:00AM
1:500



9:30AM
1:500



10:00AM
1:500



10:30AM
1:500



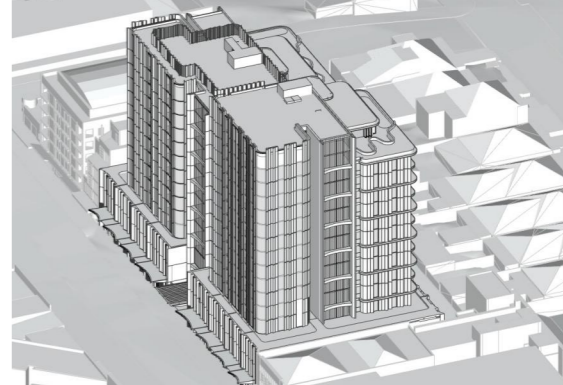
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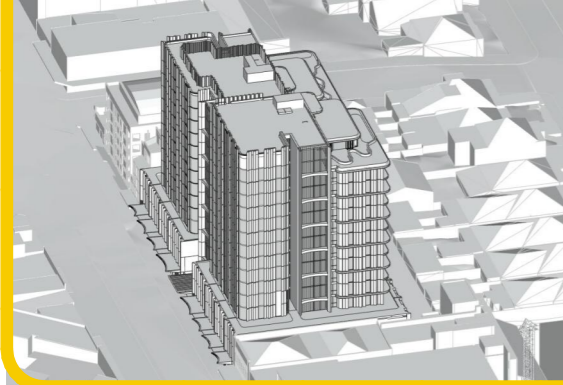
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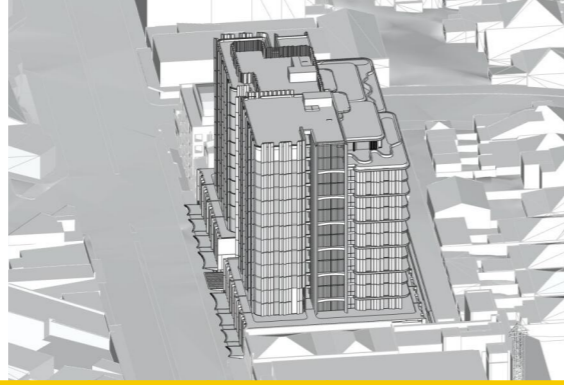
12:00PM
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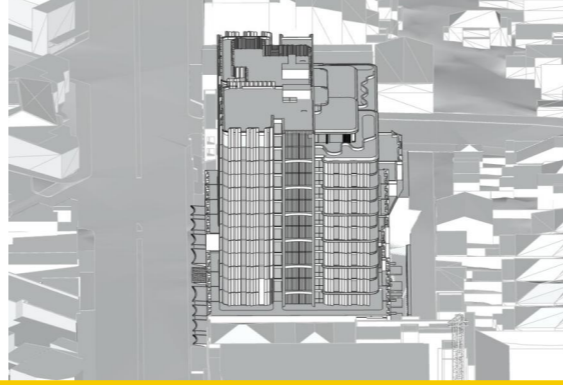
12:30PM
1:500



1:00PM
1:500



1:30PM
1:500



2:00PM
1:500



2:30PM
1:500

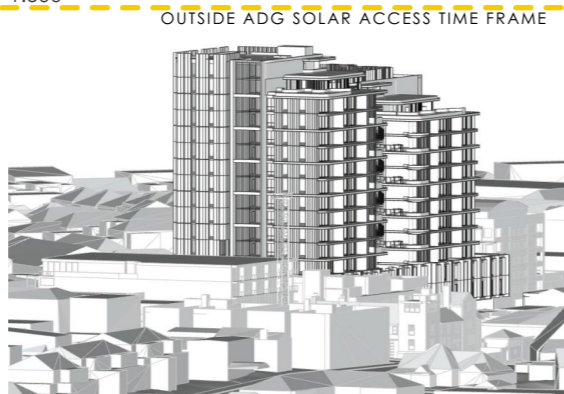


3:00PM
1:500

OUTSIDE ADG SOLAR ACCESS TIME FRAME



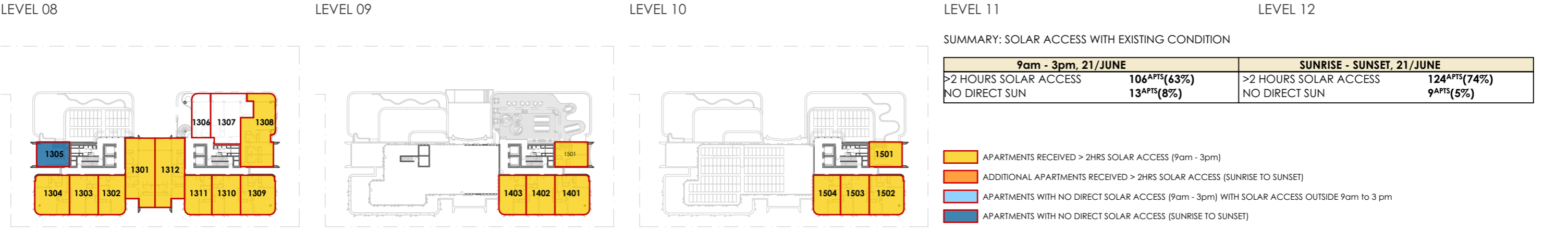
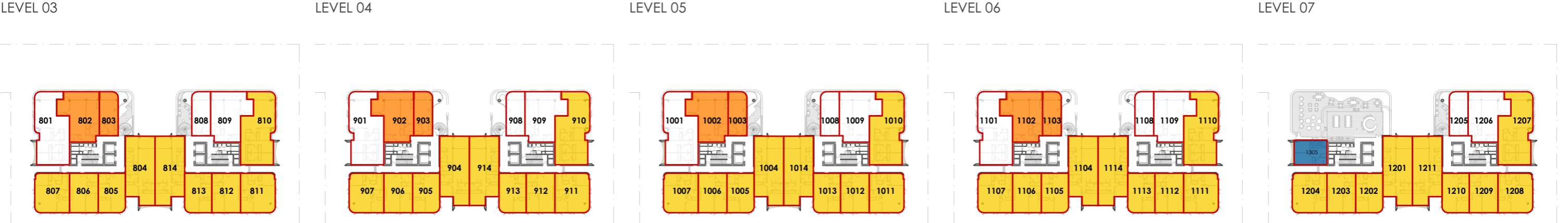
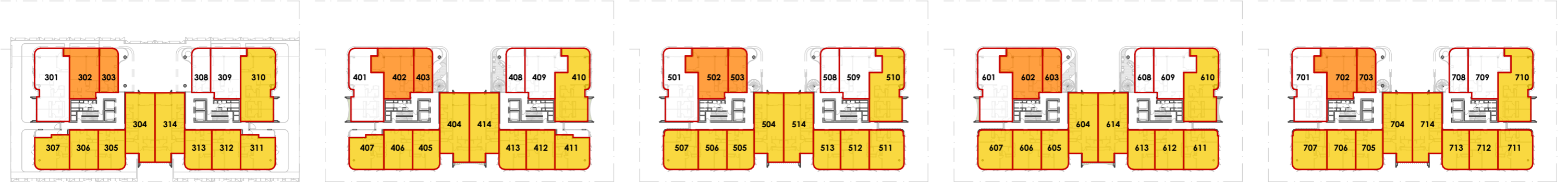
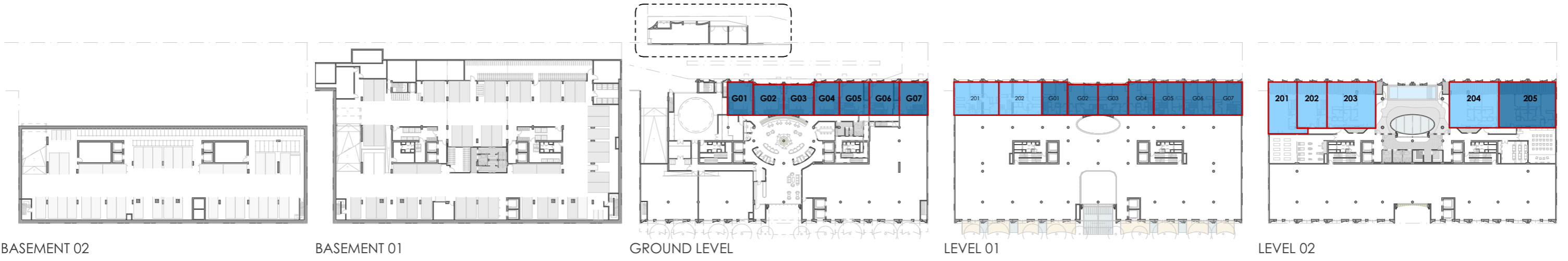
4:00PM
1:500



4:30PM
1:500



4:54PM (SUNSET)
1:500



SUMMARY: SOLAR ACCESS WITH EXISTING CONDITION

	9am - 3pm, 21/JUNE	SUNRISE - SUNSET, 21/JUNE
>2 HOURS SOLAR ACCESS	106 APTS (63%)	124 APTS (74%)
NO DIRECT SUN	13 APTS (8%)	9 APTS (5%)

- APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (9am - 3pm)
- ADDITIONAL APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (SUNRISE TO SUNSET)
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (9am - 3pm) WITH SOLAR ACCESS OUTSIDE 9am to 3 pm
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (SUNRISE TO SUNSET)

OUTSIDE ADG SOLAR ACCESS TIME FRAME

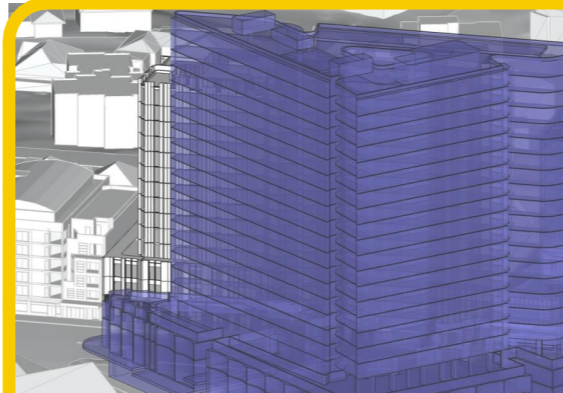
WITHIN ADG SOLAR ACCESS TIME FRAME



7:00AM (SUNRISE)
1:500



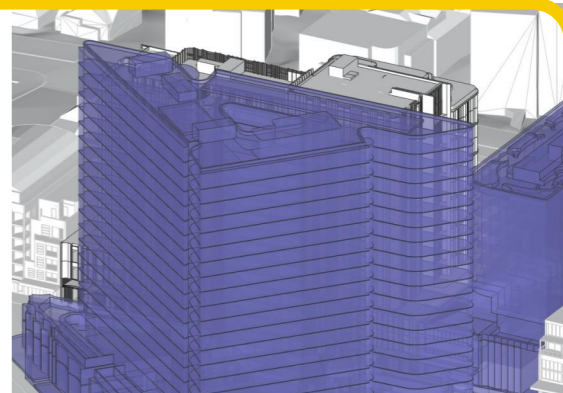
8:00AM
1:500



9:00AM
1:500



9:30AM
1:500



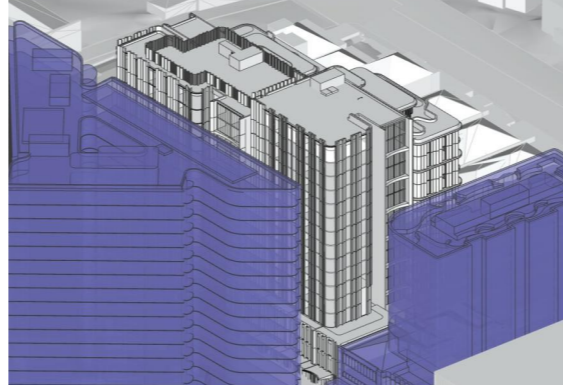
10:00AM
1:500



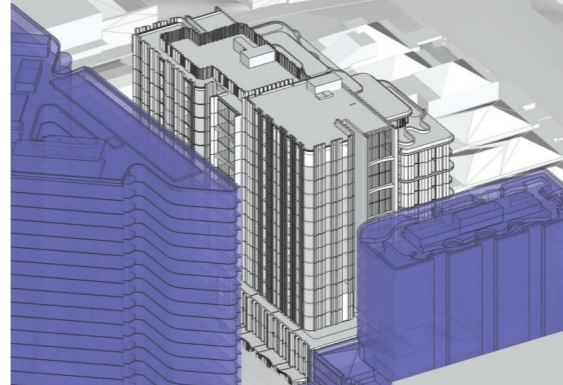
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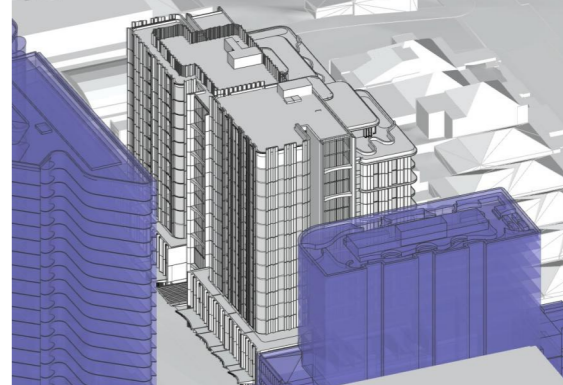
11:00AM
1:500



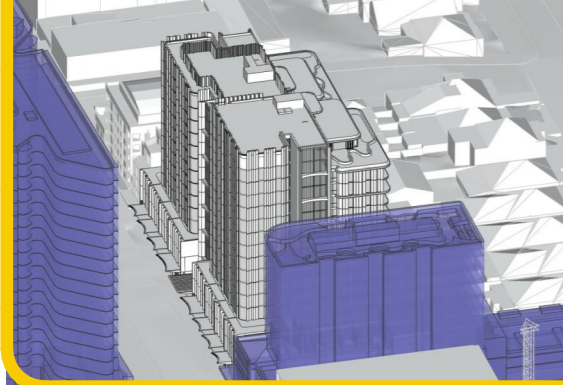
11:30AM
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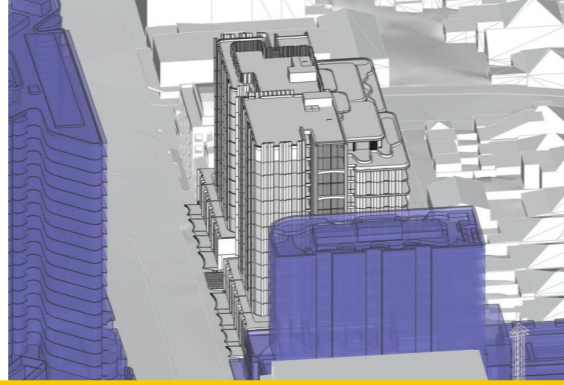
12:00PM
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12:30PM
1:500



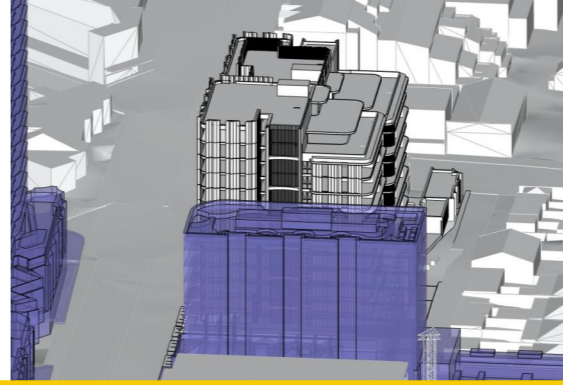
1:00PM
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1:30PM
1:500



2:00PM
1:500

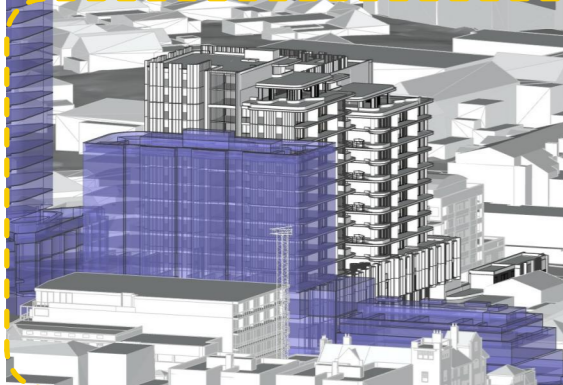


2:30PM
1:500



3:00PM
1:500

OUTSIDE ADG SOLAR ACCESS TIME FRAME



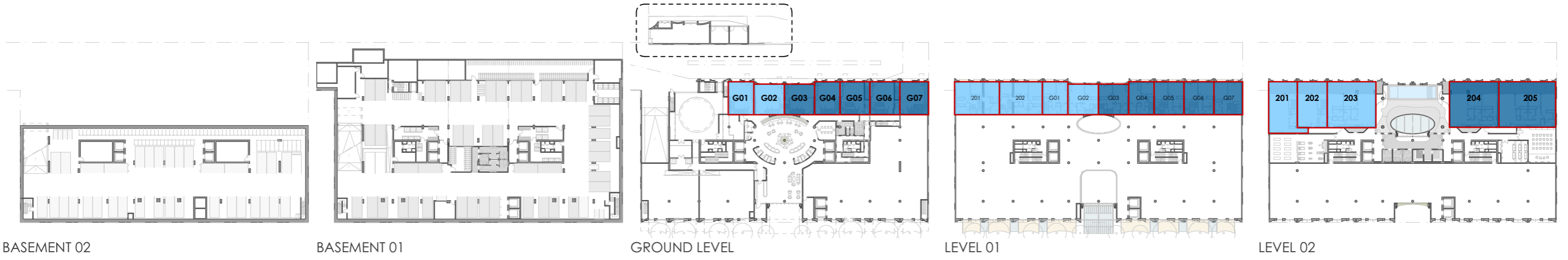
4:00PM
1:500



4:30PM
1:500



4:54PM (SUNSET)
1:500



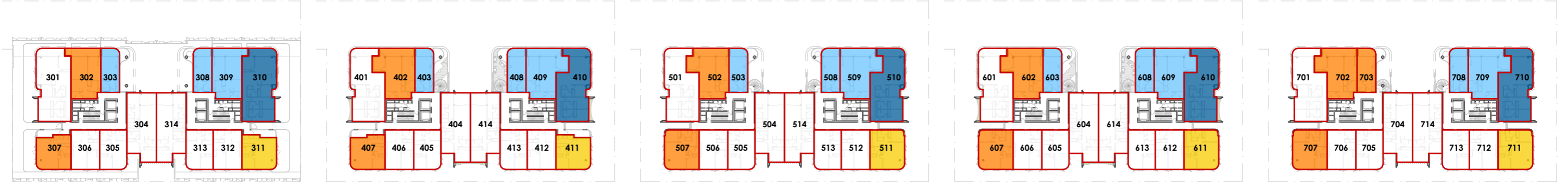
BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



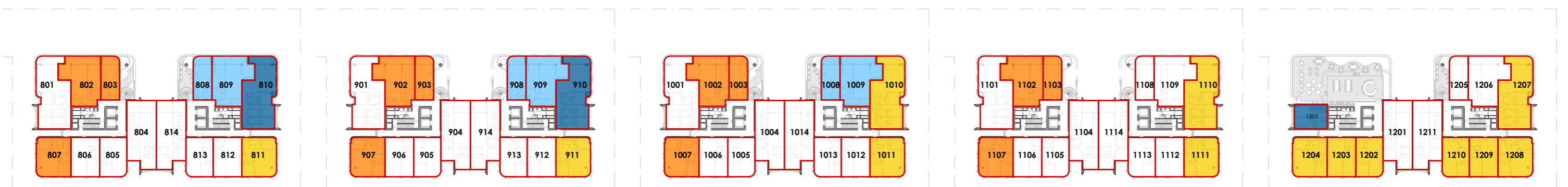
LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



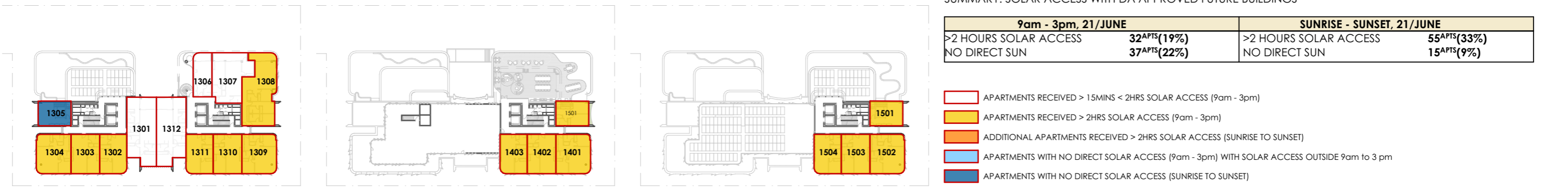
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

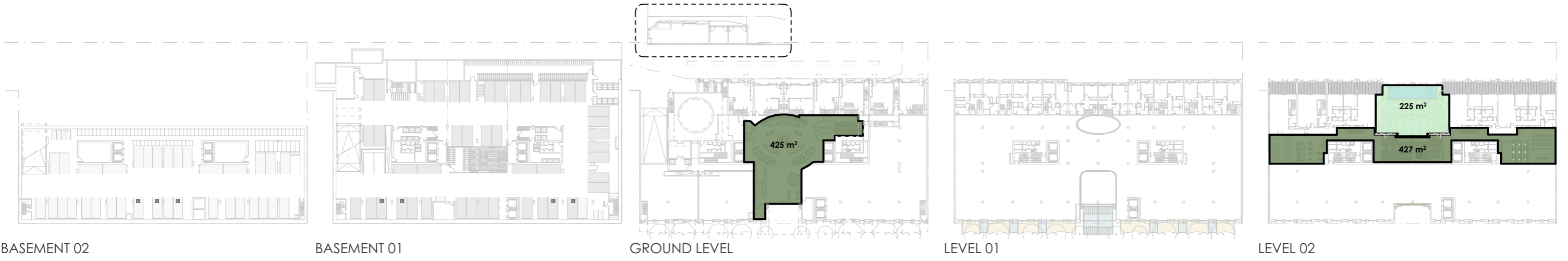
LEVEL 14

LEVEL 15

SUMMARY: SOLAR ACCESS WITH DA APPROVED FUTURE BUILDINGS

9am - 3pm, 21/JUNE		SUNRISE - SUNSET, 21/JUNE	
>2 HOURS SOLAR ACCESS	32APTS(19%)	>2 HOURS SOLAR ACCESS	55APTS(33%)
NO DIRECT SUN	37APTS(22%)	NO DIRECT SUN	15APTS(9%)

- APARTMENTS RECEIVED > 15MINS < 2HRS SOLAR ACCESS (9am - 3pm)
- APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (9am - 3pm)
- ADDITIONAL APARTMENTS RECEIVED > 2HRS SOLAR ACCESS (SUNRISE TO SUNSET)
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (9am - 3pm) WITH SOLAR ACCESS OUTSIDE 9am to 3 pm
- APARTMENTS WITH NO DIRECT SOLAR ACCESS (SUNRISE TO SUNSET)



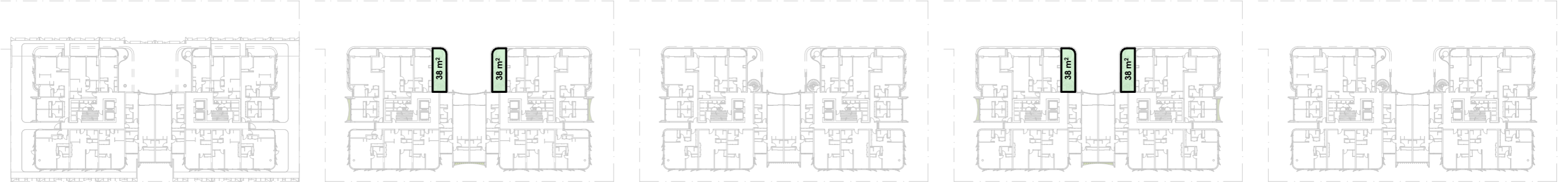
BASEMENT 02

BASEMENT 01

GROUND LEVEL

LEVEL 01

LEVEL 02



LEVEL 03

LEVEL 04

LEVEL 05

LEVEL 06

LEVEL 07



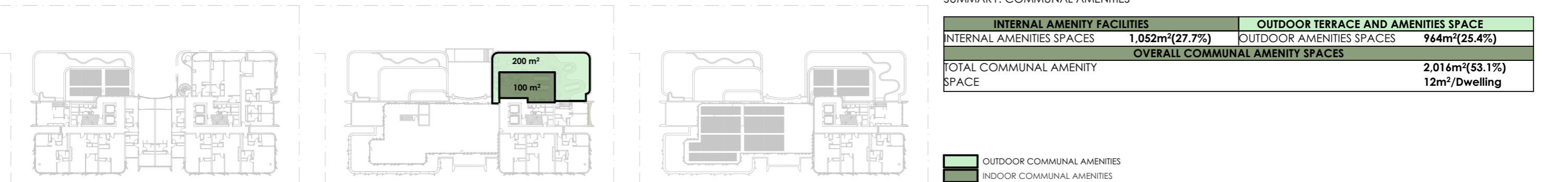
LEVEL 08

LEVEL 09

LEVEL 10

LEVEL 11

LEVEL 12



LEVEL 13

LEVEL 14

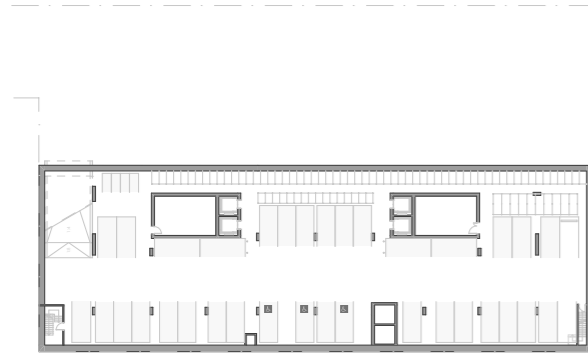
LEVEL 15

SUMMARY: COMMUNAL AMENITIES

INTERNAL AMENITY FACILITIES		OUTDOOR TERRACE AND AMENITIES SPACE	
INTERNAL AMENITIES SPACES	1,052m ² (27.7%)	OUTDOOR AMENITIES SPACES	964m ² (25.4%)
OVERALL COMMUNAL AMENITY SPACES			
TOTAL COMMUNAL AMENITY SPACE	2,016m ² (53.1%)		12m ² /Dwelling

OUTDOOR COMMUNAL AMENITIES
 INDOOR COMMUNAL AMENITIES

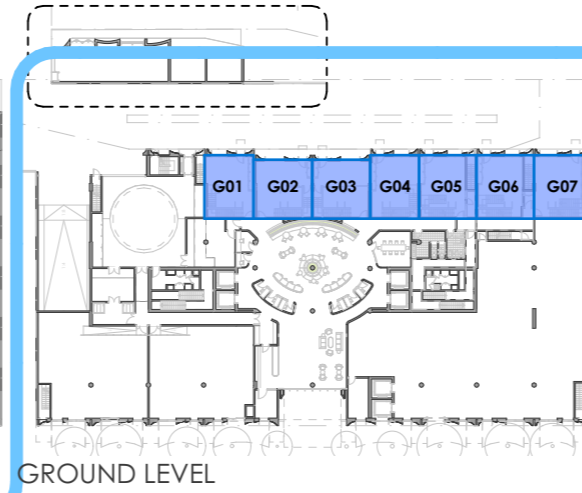
NATURAL VENTILATION FOR FIRST 9 FLOORS: 96 APARTMENTS



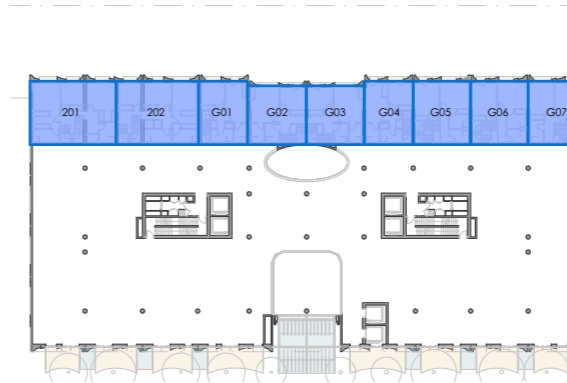
BASEMENT 02



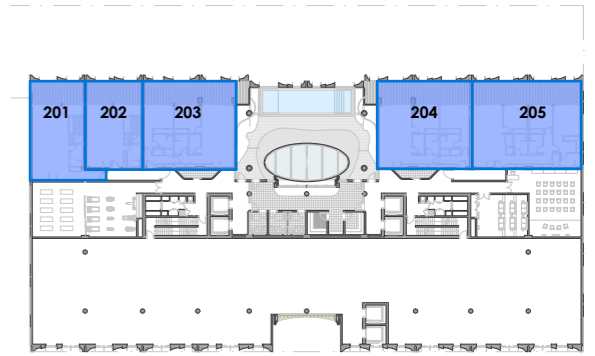
BASEMENT 01



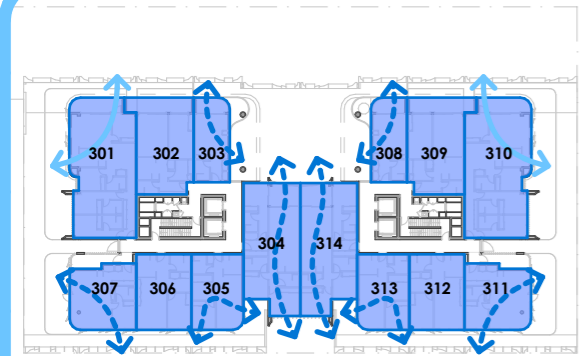
GROUND LEVEL



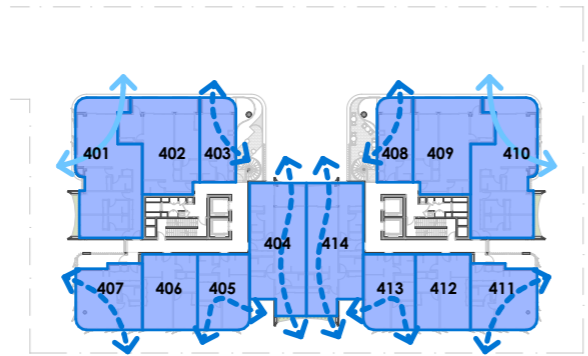
LEVEL 01



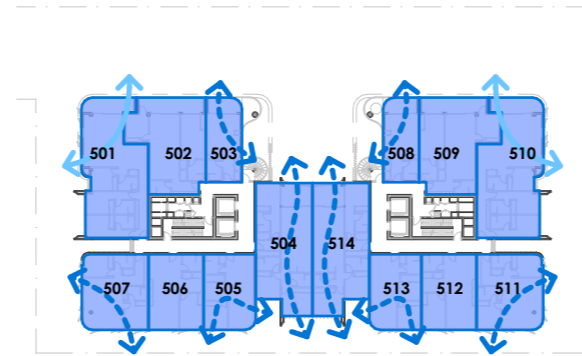
LEVEL 02



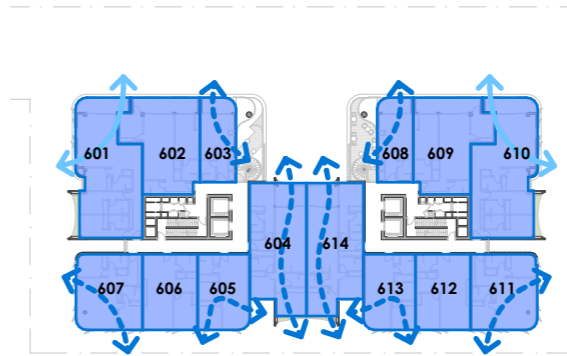
LEVEL 03



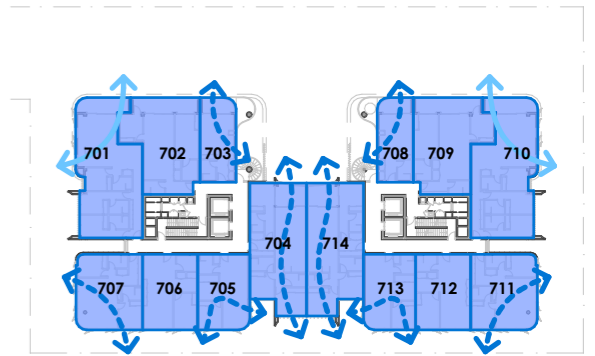
LEVEL 04



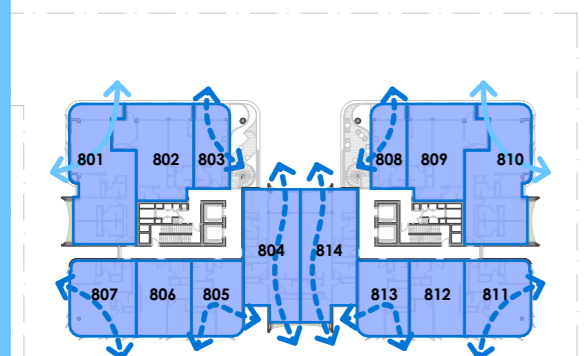
LEVEL 05



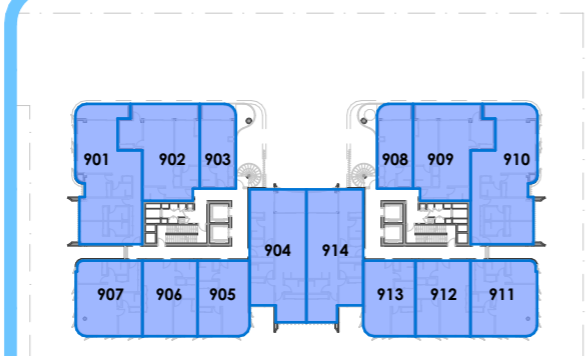
LEVEL 06



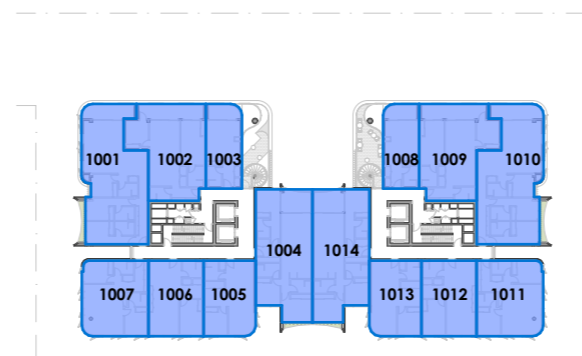
LEVEL 07



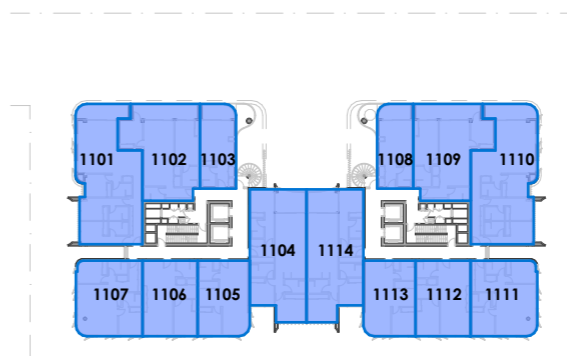
LEVEL 08



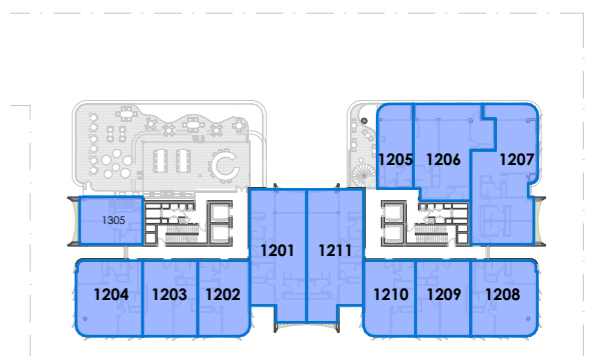
LEVEL 09



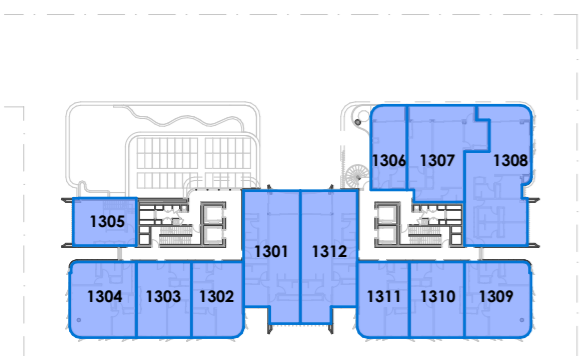
LEVEL 10



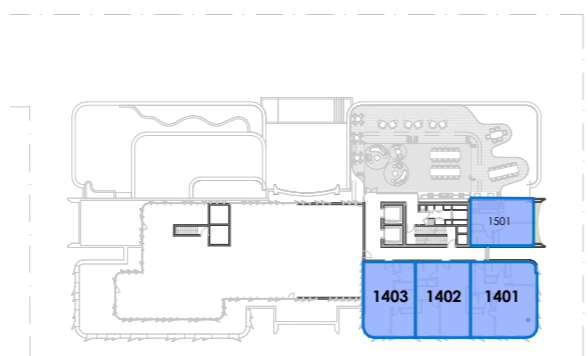
LEVEL 11



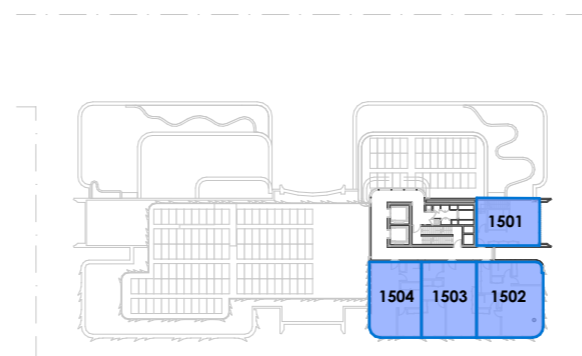
LEVEL 12



LEVEL 13



LEVEL 14

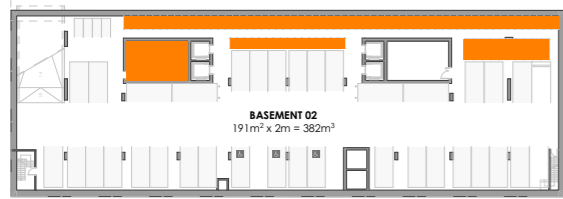


LEVEL 15

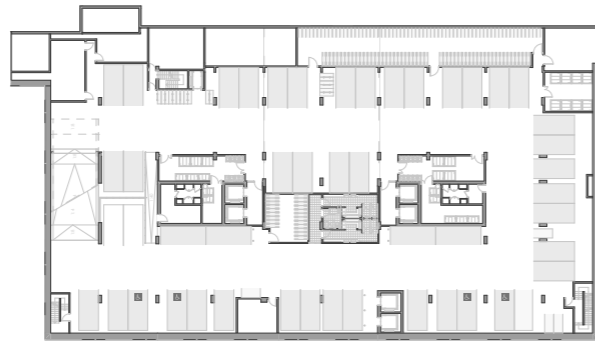
SUMMARY: NATURAL VENTILATION

NATURAL CROSS VENTILATION		MECHANICALLY ASSISTED FRESH AIR	
NATURALLY CROSS-CROSS VENTILATED APARTMENTS	60/96 ^{APTS} (62.5%)	MECHANICALLY ASSISTED FRESH AIR APARTMENTS	168/168 ^{APTS} (100%)

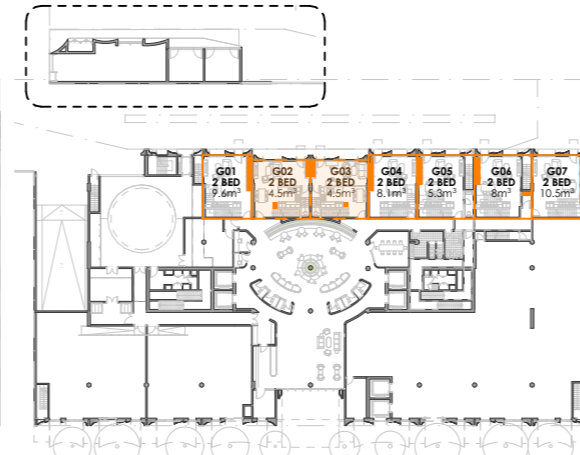
- NATURALLY CROSS-VENTILATED APARTMENTS
- NATURALLY CROSS-VENTILATED APARTMENTS COULD BE ACHIEVED, BUT PROPOSED TO MECHANICALLY ASSISTED FRESH AIR INSTEAD TO ADDRESS NOISE AND AIR POLLUTION ISSUES (refer to design report for more details)
- MECHANICALLY ASSISTED FRESH AIR APARTMENTS



BASEMENT 02



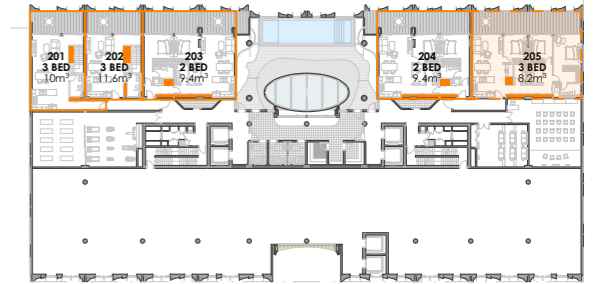
BASEMENT 01



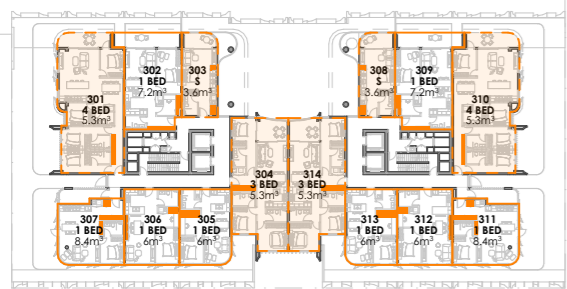
GROUND LEVEL



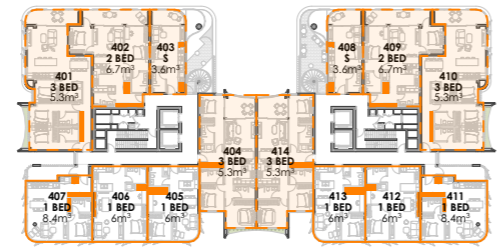
LEVEL 01



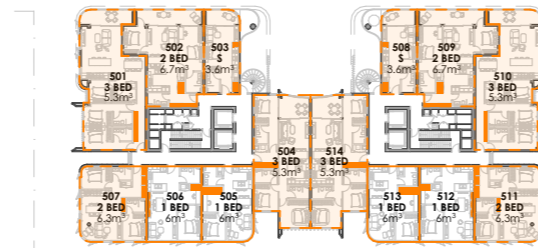
LEVEL 02



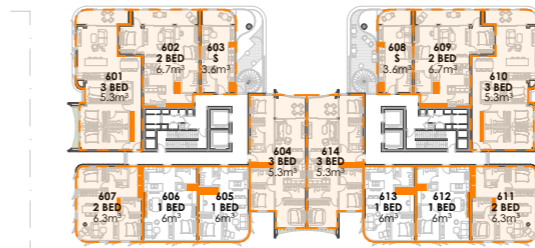
LEVEL 03



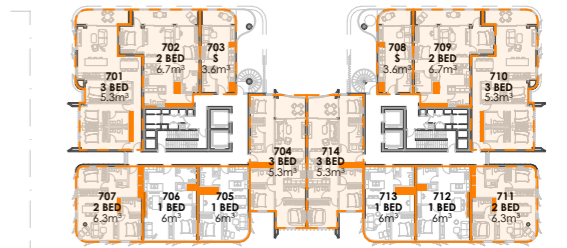
LEVEL 04



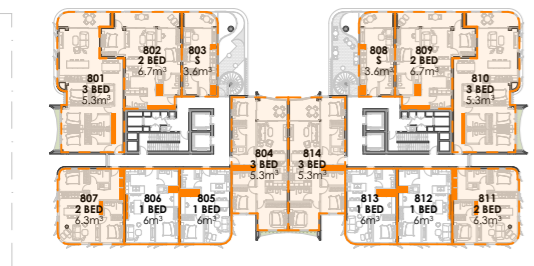
LEVEL 05



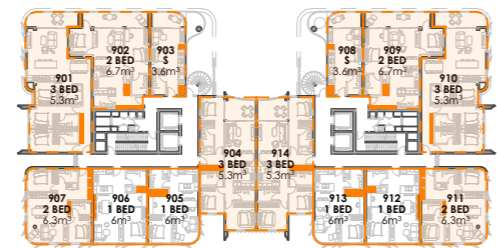
LEVEL 06



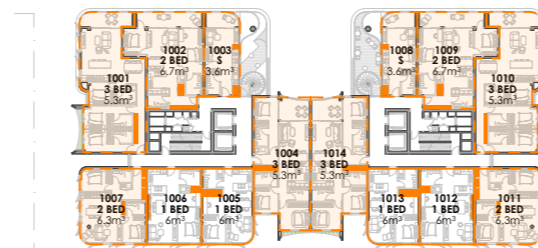
LEVEL 07



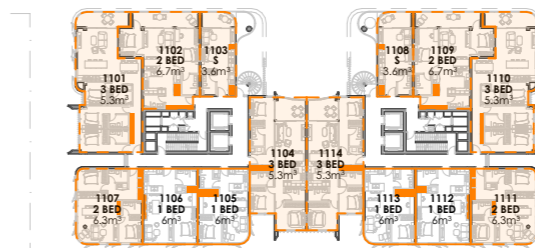
LEVEL 08



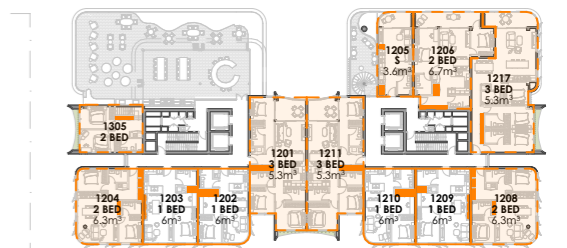
LEVEL 09



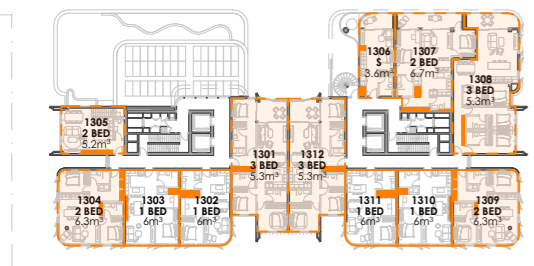
LEVEL 10



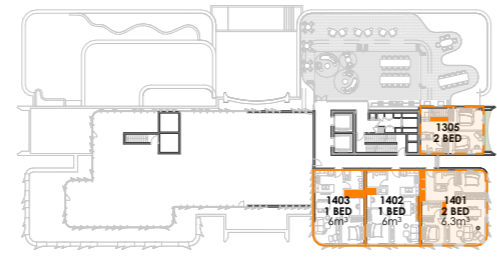
LEVEL 11



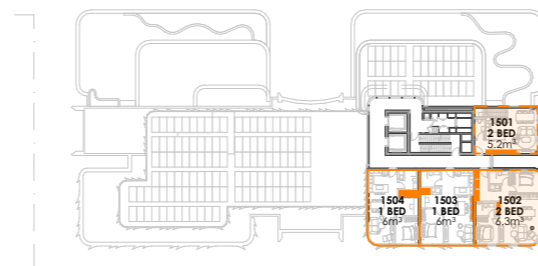
LEVEL 12



LEVEL 13



LEVEL 14



LEVEL 15

SUMMARY: APARTMENT STORAGE

BASEMENT STORAGE REQUIRED		BASEMENT STORAGE SUPPLIED	
STORAGE REMAINING	228m ³	BASEMENT STORAGE SPACE	382m ³

- STORAGE ALLOCATION (CALCULATED 2.4m EFFECTIVE HEIGHT IN APARTMENT AND 2m IN BASEMENT)
- MORE THAN 50% OF THE REQUIRED STORAGE SPACE WITHIN THE APARTMENT, REMAINING STORAGE TO BE LOCATED IN THE BASEMENT
- 100% OR MORE THAN REQUIRED STORAGE SPACE WITHIN APARTMENT