



# CHURCH LANE

LEGACY PROPERTY

SSDA ARCHITECTURAL SUBMISSION  
03/12/2025

DRAWING LIST (DA)	
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DA003	SITE ANALYSIS
DA004	DEMOLITION PLAN
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DA201	ELEVATION - WEST
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DA455	OVERSHADOWING ANALYSIS - SHEET 3
DA456	OVERSHADOWING ANALYSIS - SHEET 4
DA457	SHADOW DIAGRAMS - WINTER SOLSTICE
DA458	SHADOW DIAGRAMS - WINTER SOLSTICE
DA459	SHADOW DIAGRAMS - EQUINOX
DA460	SHADOW DIAGRAMS - EQUINOX
DA461	SUN EYE DIAGRAMS - JUNE
DA462	SUN EYE DIAGRAMS - JUNE
DA464	SOLAR DIAGRAMS
DA465	CROSS VENTILATION DIAGRAMS
DA900	GFA AREA DIAGRAMS
DA910	HEIGHT PLANE DIAGRAMS
DA920	ADG PLAN LEVEL 2-3
DA921	ADG PLAN LEVEL 4-10
DA922	ADG PLAN LEVEL 11
DA923	ADG PLAN LEVEL 12
DA924	ADG PLAN LEVEL 13
DA930	OPEN SPACE & LANDSCAPE AREAS


**Department of Planning,  
Housing and Infrastructure**  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 1 of 37

Client



Project Name  
**Legacy Church Lane**  
  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**COVER SHEET**  
 Date: 03/12/25 Sheet Size: A1 Scale: NTS  
 Drawing Number: 14344\_DA000 Issue: 2



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Area Schedule						
Unit No.	No. of Bedroom	Internal Area (m2)	Balcony Area / Winter Garden (m2)	Storage (m3)	Livable Housing	Adaptable
201	2B	90	10	8.0	Yes	No
202	2B	89	10	8.0	Yes	No
203	1B	56	8	6.0 (1.75 in Basement)	Yes	No
204	2B	81	11	8.0	Yes	No
205	1B	56	8	6.0	Yes	No
301	2B	90	10	8.0	Yes	No
302	2B	89	10	8.0	Yes	No
303	1B	56	8	6.0 (1.75 in Basement)	Yes	No
304	2B	81	11	8.0	Yes	No
305	1B	56	8	6.0	Yes	No
401	3B	164	18	10.0	Yes	No
402	3B	146	16	10.1	Yes	Yes
403	3B	151	17	10.5	Yes	No
501	3B	164	18	10.0	Yes	No
502	3B	146	16	10.1	Yes	Yes
503	3B	151	17	10.5	Yes	No
601	3B	164	18	10.0	Yes	No
602	3B	146	17	10.1	Yes	Yes
603	3B	151	17	10.5	Yes	No
701	3B	164	18	10.0	Yes	No
702	3B	146	17	10.1	Yes	Yes
703	3B	151	17	10.5	Yes	No
601	3B	164	18	10.0	Yes	No
602	3B	146	17	10.1	Yes	Yes
603	3B	151	17	10.5	Yes	No
901	3B	164	18	10.0	Yes	No
902	3B	146	17	10.1	Yes	Yes
903	3B	151	17	10.5	Yes	No
1001	3B	164	18	10.0	Yes	No
1002	3B	146	17	10.1	Yes	Yes
1003	3B	151	17	10.5	Yes	No
1101	3B	180	128	11.7	Yes	No
1102	3B	151	17	10.5	Yes	No
1202	4B	198	17	11.0	Yes	No
1201	3B	134	45	0.9	Yes	No
1201	3B Upstairs	95	32	16.5	Yes	No
1201 TOTAL	3B	229	77	17.4	Yes	No

NOTE: STORAGE CALCULATION IS BASED ON 2400mm CEILING HEIGHT

### PROJECT SUMMARY

SITE AREA: 1098.7 m<sup>2</sup>

Min. car parking  
Proposed car parking  
Proposed visitor car/carwash bay

Solar Access  
Cross Ventilation

Proposed adaptable units  
proposed livable units

GFA

Non- Residential

Residential Total  
Affordable Residential GFA  
Market Residential GFA

TOTAL GFA

OVERALL FSR PROPOSED

NON- RESIDENTIAL  
RESIDENTIAL

TOTAL FSR

### SSDA RESPONSE

43 spaces  
52 spaces  
1 space

74%  
70%

7 units  
35 units

1,045m<sup>2</sup>

5,392 m<sup>2</sup>  
974 m<sup>2</sup>  
4,418 m<sup>2</sup>

6,437m<sup>2</sup>

0.95 : 1  
4.90 : 1

5.85 : 1

### 2.3 THERMAL COMFORT COMMITMENTS (NATHERS)

The following requirements must be implemented in design as a minimum, and to be ensured compliance by the builder/client during construction.

Table 11: Thermal Comfort Compliance Score

BASIX	Target Score	Project Score
Thermal Comfort (NatHERS)	Pass	Pass

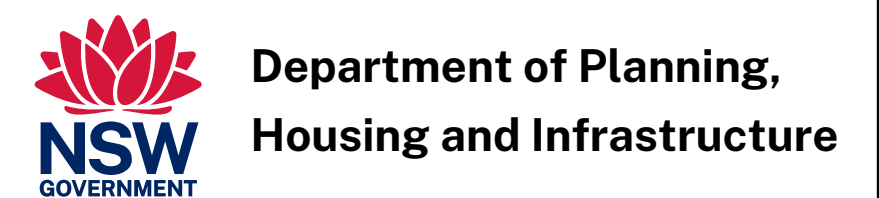
Table 12: Thermal Construction Details

Thermal Construction Details	
Glazing	
<b>Sliding</b> Max U-value <b>2.97</b> SHGC <b>0.38</b> (± 5%) Double Glazed Aluminium Frame, High Solar gain Low-E Clear	<b>Awnings</b> Max U-value <b>4.10</b> SHGC <b>0.33</b> (± 5%) Double Glazed Aluminium Frame, High Solar gain Low-E Clear

<b>Fixed</b> Max U-value <b>2.49</b> SHGC <b>0.42</b> (± 5%) Double Glazed Aluminium Frame, High Solar gain Low-E Clear	
External Walls	
External Walls of Units	Additional R2.50 insulation <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Internal Walls	
Between Corridor / Lifts to Units	Additional R2.00 insulation <i>Note external walls to have an air gap between the external skin and metal frame, otherwise an R0.20 thermal break will be required.</i>
Intertency Walls	No additional insulation modelled
Internal Walls Inside Units	No additional insulation modelled
Dwelling Floors	
Floors To Internal Areas	Concrete - No additional insulation
Floors To Basement / External	Concrete - Additional R2.00 insulation board
Dwelling Roofs	
Roof To External Air	Concrete - Additional R2.68 insulation soffit board
Other Commitments	
Ceilings	No Insulation modelled in ceilings

NOTE:

REFER TO BASIX AND THERMAL ASSESSMENT REPORT BY JENSEN HUGHES FOR FURTHER INFORMATION



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Client



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Legacy Church Lane

Project Address  
253-265 Pacific Highway, North Sydney

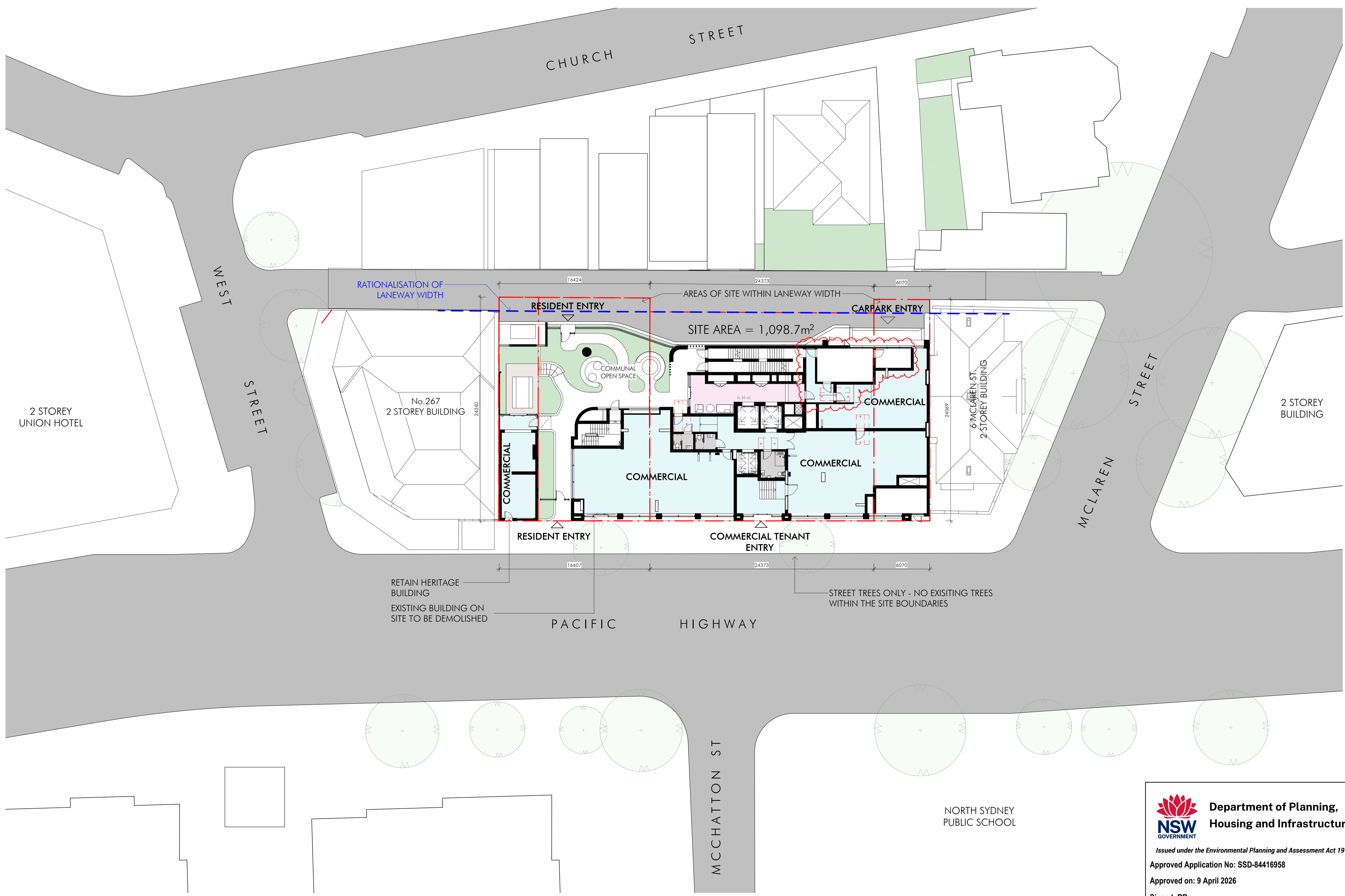
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PROJECT SUMMARY


Date: 03/12/25  
Drawing Number: 14344\_DA001

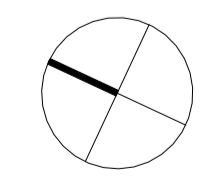
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Issue: 2

Scale: NTS

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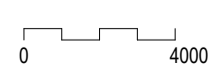


Client



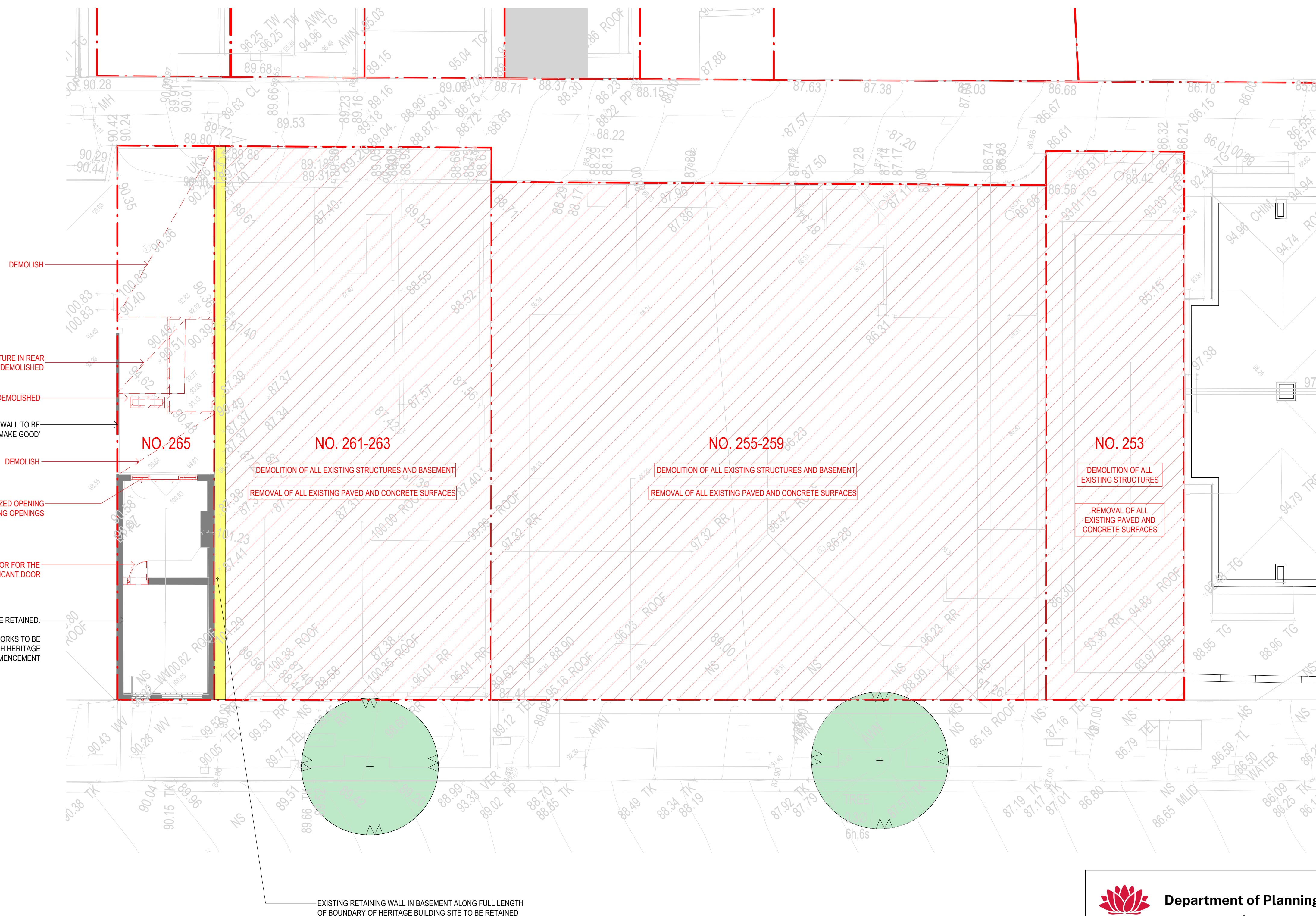
Project Name  
**Legacy Church Lane**  
  
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Drawing Title:  
**SITE PLAN**  
 Date: 24/02/26 Sheet Size: A1 Scale: 1:200  
 Drawing Number: 14344\_DA002 Issue: 3



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**LEGEND**

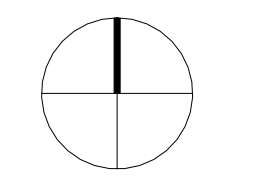
DEMOLITION OF EXISTING STRUCTURE

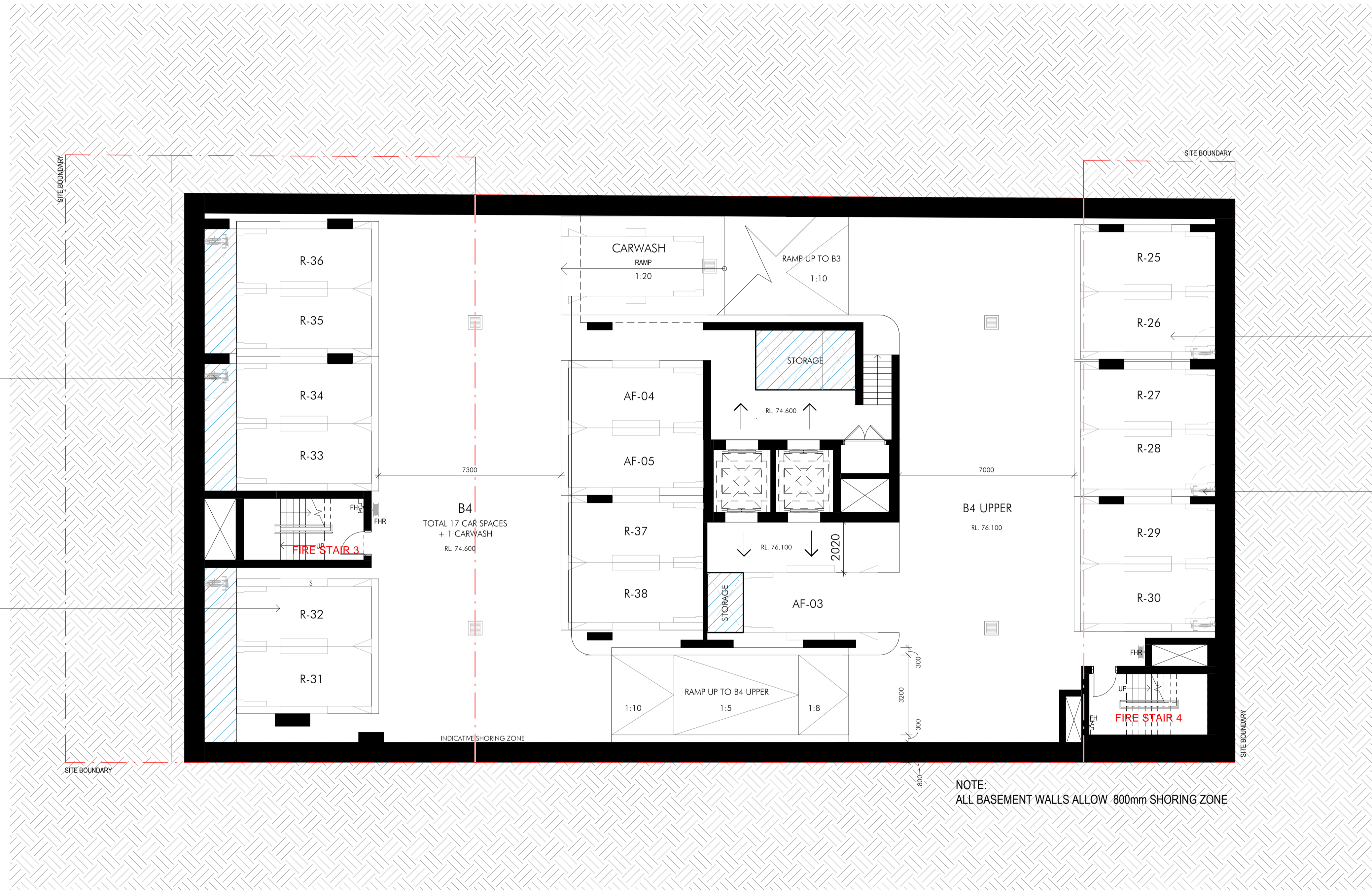
**REFERENCED SURVEY WORKS**

SURVEY TITLE:	PLAN OF DETAIL & LEVELS AT 253-267 PACIFIC HIGHWAY & No 6-8 McLAREN STREET NORTH SYDNEY
DRAWING NO.:	170713 (2170713-01)
PREPARED BY:	VERIS / LINKER SURVEYING
ISSUE:	5
ISSUE DATE:	24/03/2025

- NOTES:**
1. ALL EXISTING INGROUND PIPES AND SERVICES TO BE ASSESSED BY QUALIFIED ENGINEERS PRIOR TO ALTERATION OR REMOVAL
  2. ALL EXISTING ELECTRICITY LINES AND CABLES TO BE ASSESSED BY QUALIFIED ENGINEER PRIOR TO DISCONNECTION AND REMOVAL
  2. ALL EXISTING TREES TO BE CHECKED AGAINST ARBORIST REPORT AND LANDSCAPE ARCHITECTS DRAWINGS PRIOR TO ALTERATION OR REMOVAL
  3. REFER TO CIVIL ENGINEER'S DOCUMENTATION FOR DETAILED CIVIL DESIGN INCLUDING EXTENT OF EXCAVATION AND SITE BENCH LEVELS
  4. ALL EXISTING CONCRETE AND PAVED SURFACES THAT ARE TO BE BUILT OVER TO BE SCABBLED AND PREPARED SUITABLY PRIOR TO CONSTRUCTION.
  5. ALL DEMOLITION AND REMEDIAL WORKS WITHIN THE HERITAGE LISTED BUILDING SITE TO BE VERIFIED WITH HERITAGE CONSULTANT PRIOR TO COMMENCEMENT
  6. TEMPORARY STRUCTURAL SUPPORTS AND PROTECTION MEASURES TO BE PROVIDED WHERE REQUIRED AND ADVISED BY APPLICABLE AND QUALIFIED TECHNICIANS
  7. EXISTING RETAINING WALLS IN BASEMENTS TO BE ASSESSED BY STRUCTURAL AND CIVIL ENGINEERS PRIOR TO DEMOLITION

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TYPICAL RESIDENT PRIVATE ENLARGED GARAGES

1x FOLD-OUT WALL MOUNTED BICYCLE RACK PER GARAGE - TYPICAL

1x FOLD-OUT WALL MOUNTED BICYCLE RACK PER GARAGE - TYPICAL

TYPICAL RESIDENT PRIVATE ENLARGED GARAGES

- KEY**
- R - Market Unit Car Space
  - AF - Affordable Unit Car Space
  - AU - Adaptable Unit Car Space
  - S - Storage
  - TM - Traffic Mirror

NOTE:  
ALL BASEMENT WALLS ALLOW 800mm SHORING ZONE

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Housing and Infrastructure**

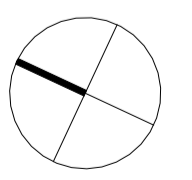
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**Client**

**Project Name**  
Legacy Church Lane

**Project Address**  
253-265 Pacific Highway, North Sydney

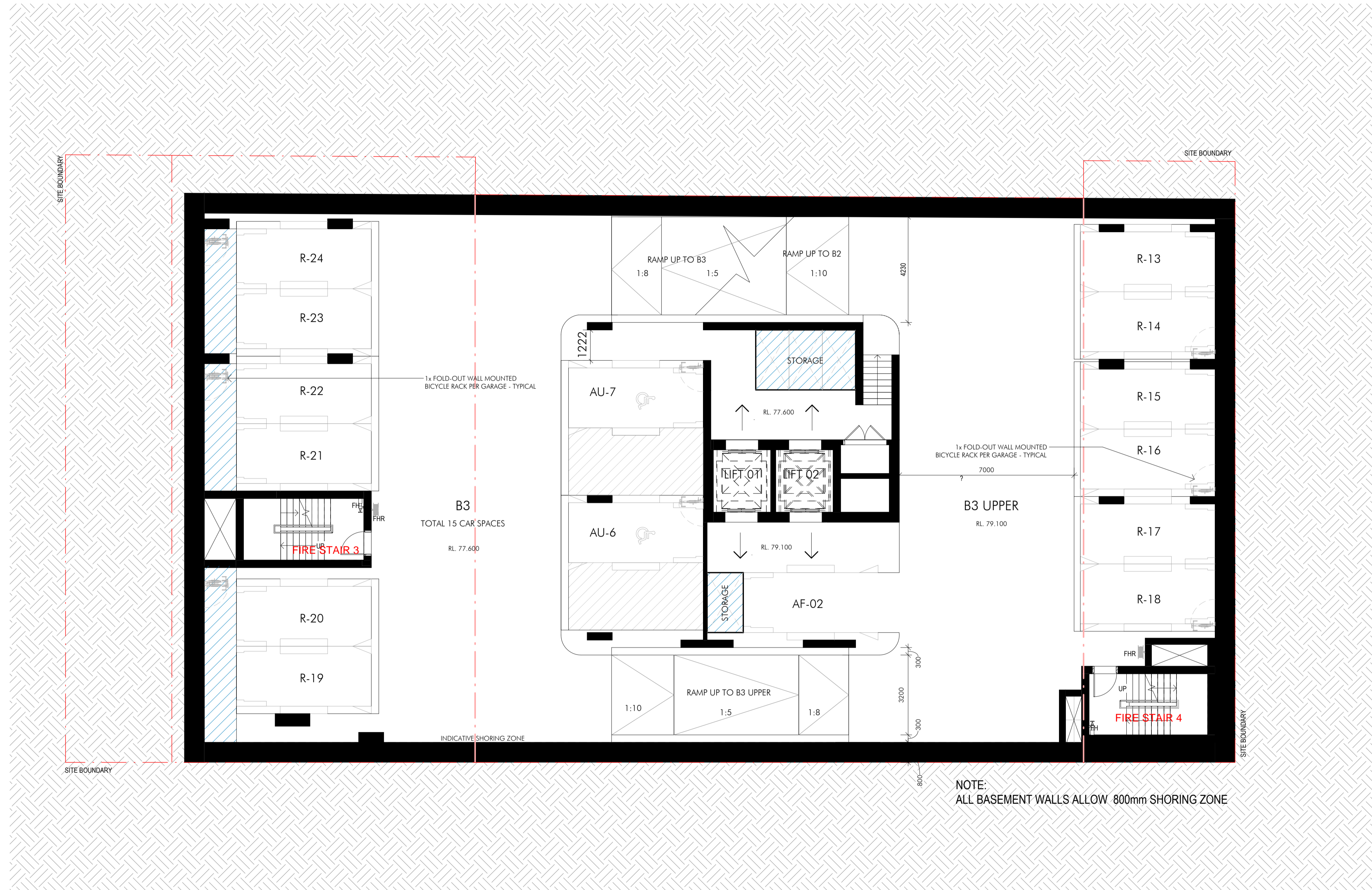
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**Drawing Number:** 14344\_DA101    **Issue:** 1



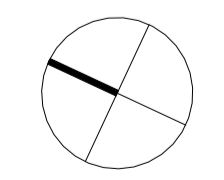
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NOTE:  
ALL BASEMENT WALLS ALLOW 800mm SHORING ZONE

- KEY**
- R - Market Unit Car Space
  - AF - Affordable Unit Car Space
  - AU - Adaptable Unit Car Space


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Project Name  
**Legacy Church Lane**

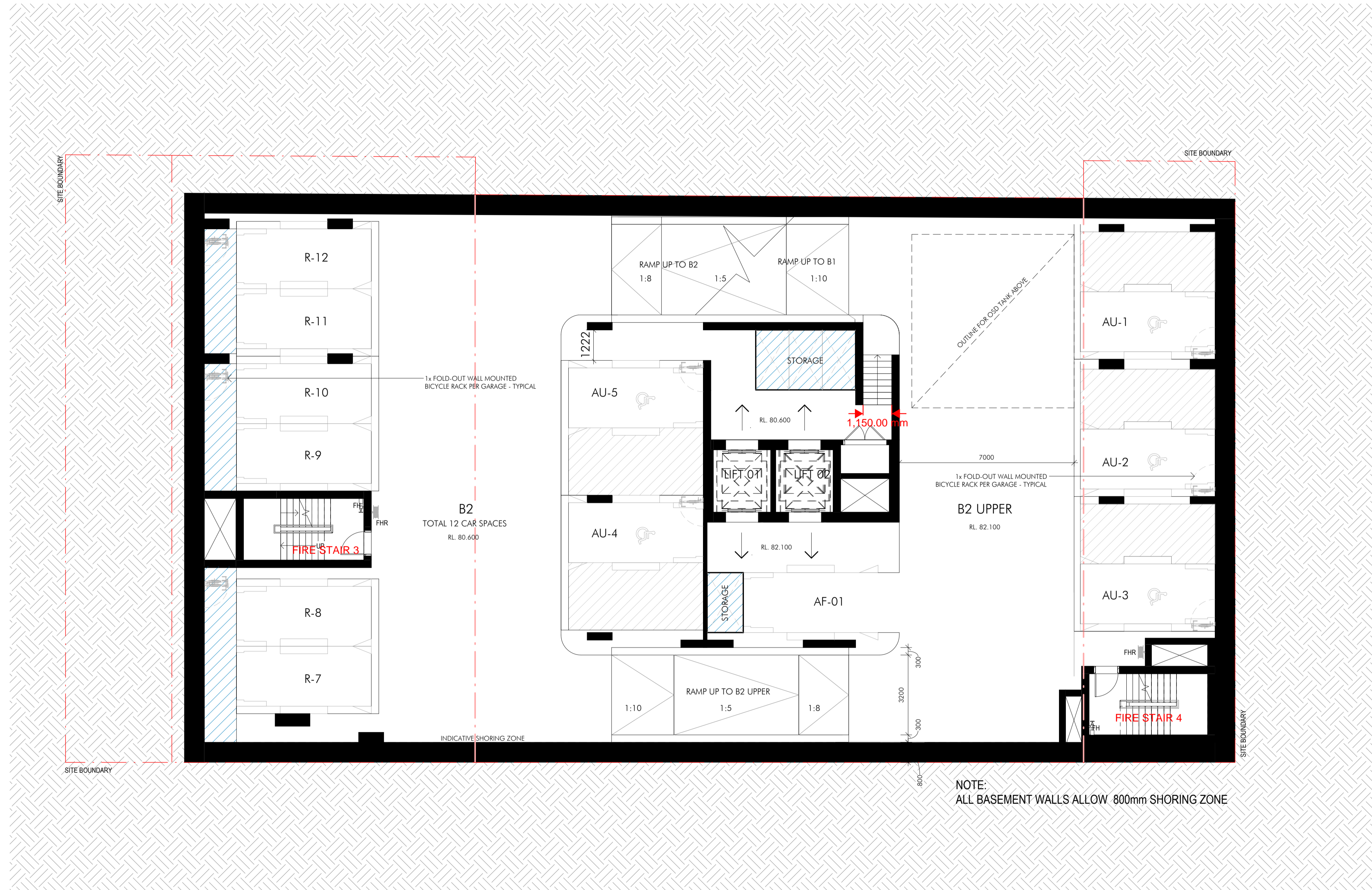
Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
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Date: 17/07/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14344\_DA102 Issue: 1

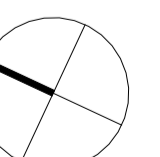




- KEY**
- R - Market Unit Car Space
  - AF - Affordable Unit Car Space
  - AU - Adaptable Unit Car Space


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Housing and Infrastructure**

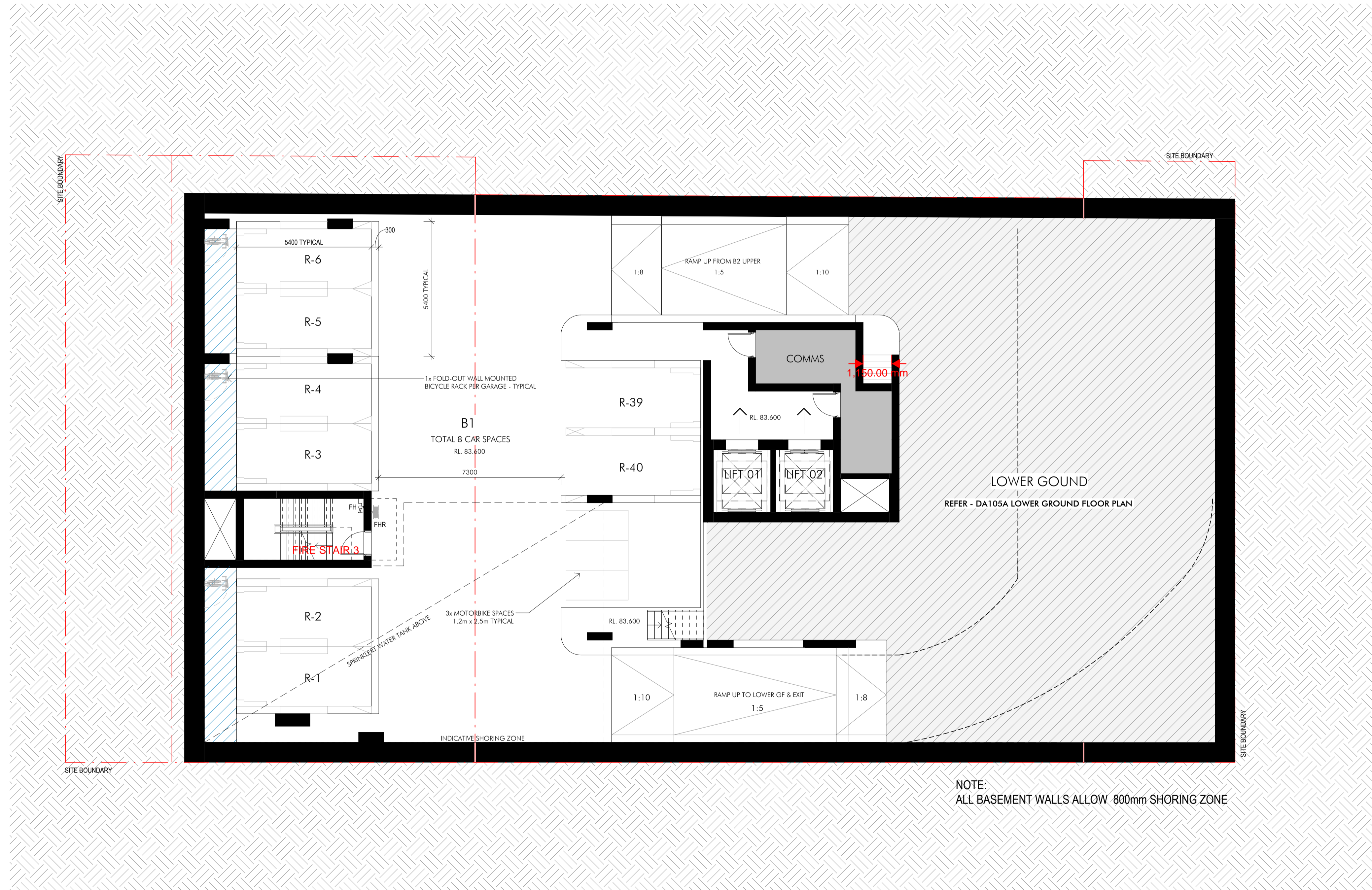
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Client  
**Legacy Church Lane**  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**BASEMENT 02 FLOOR PLAN**  
 Date: 17/07/25 Sheet Size: A1 Scale: 1:100  
 Drawing Number: 14344\_DA103 Issue: 1



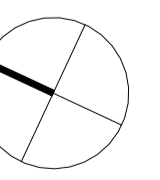


- KEY**  
 R - Market Unit Car Space  
 AF - Affordable Unit Car Space  
 AU - Adaptable Unit Car Space

NOTE:  
 ALL BASEMENT WALLS ALLOW 800mm SHORING ZONE



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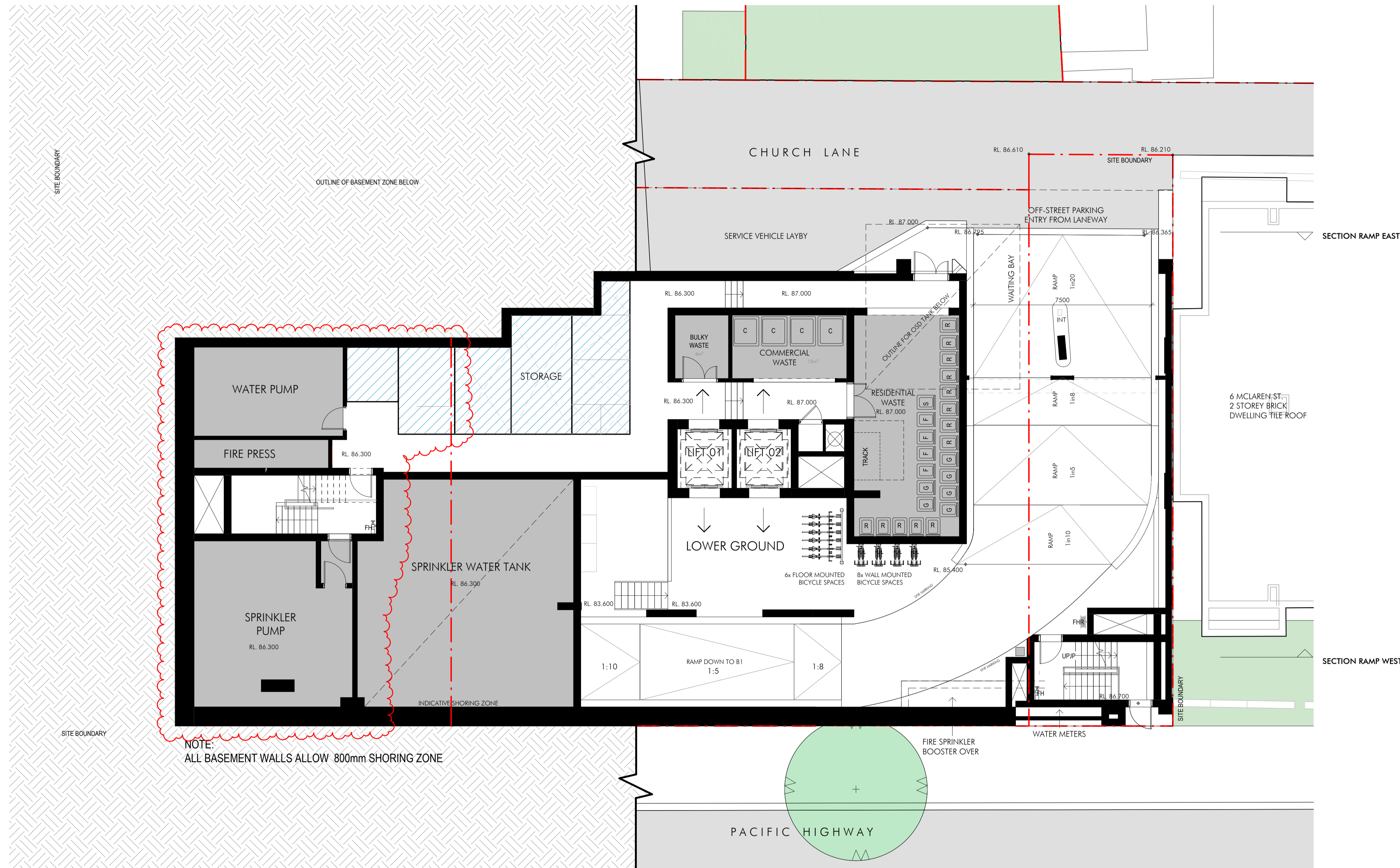


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Drawing Title:  
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 Date: 17/07/25 Sheet Size: A1 Scale: 1:100  
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NOTE:  
ALL BASEMENT WALLS ALLOW 800mm SHORING ZONE


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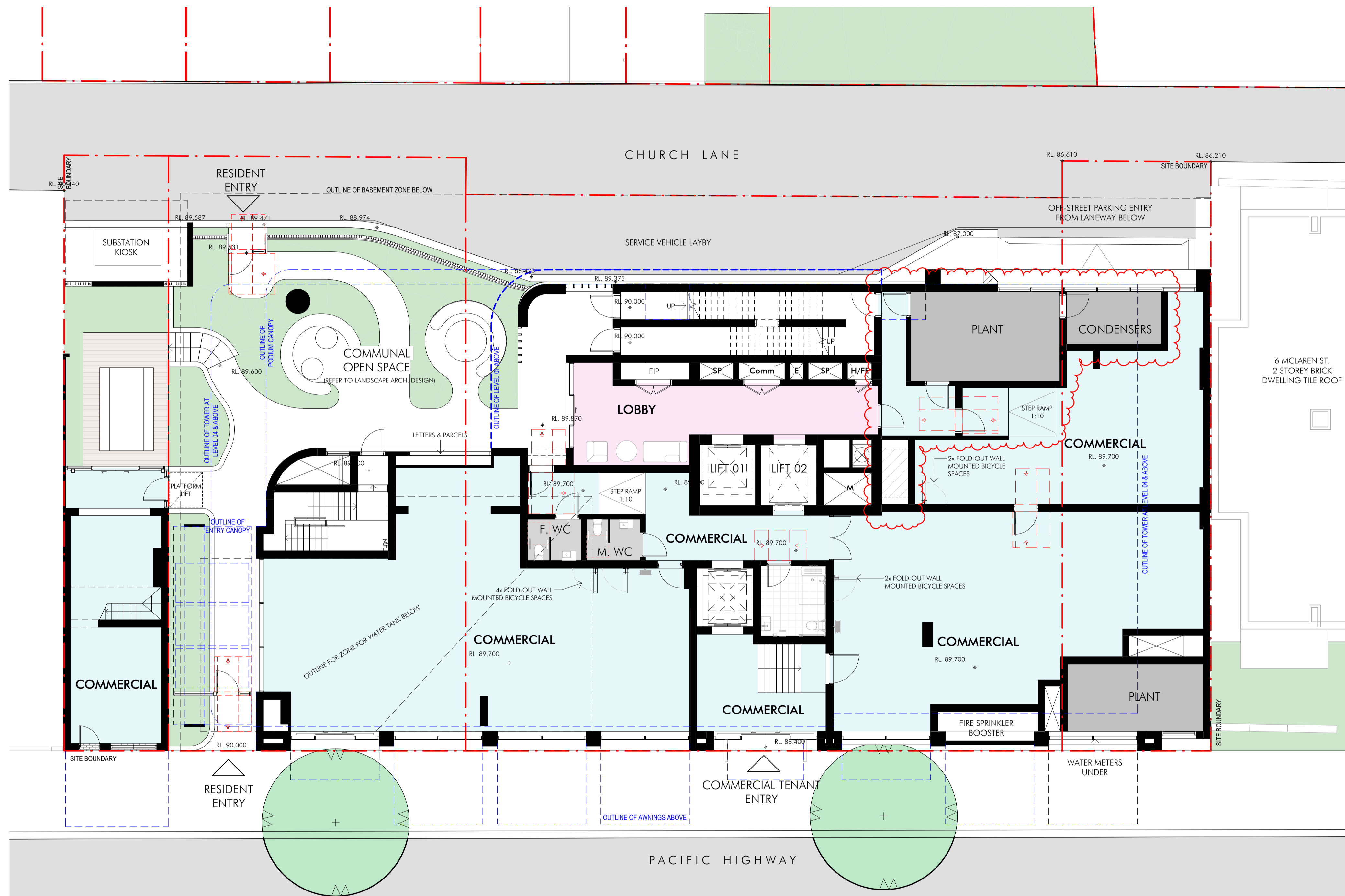
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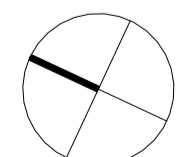


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 Project Address  
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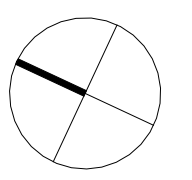
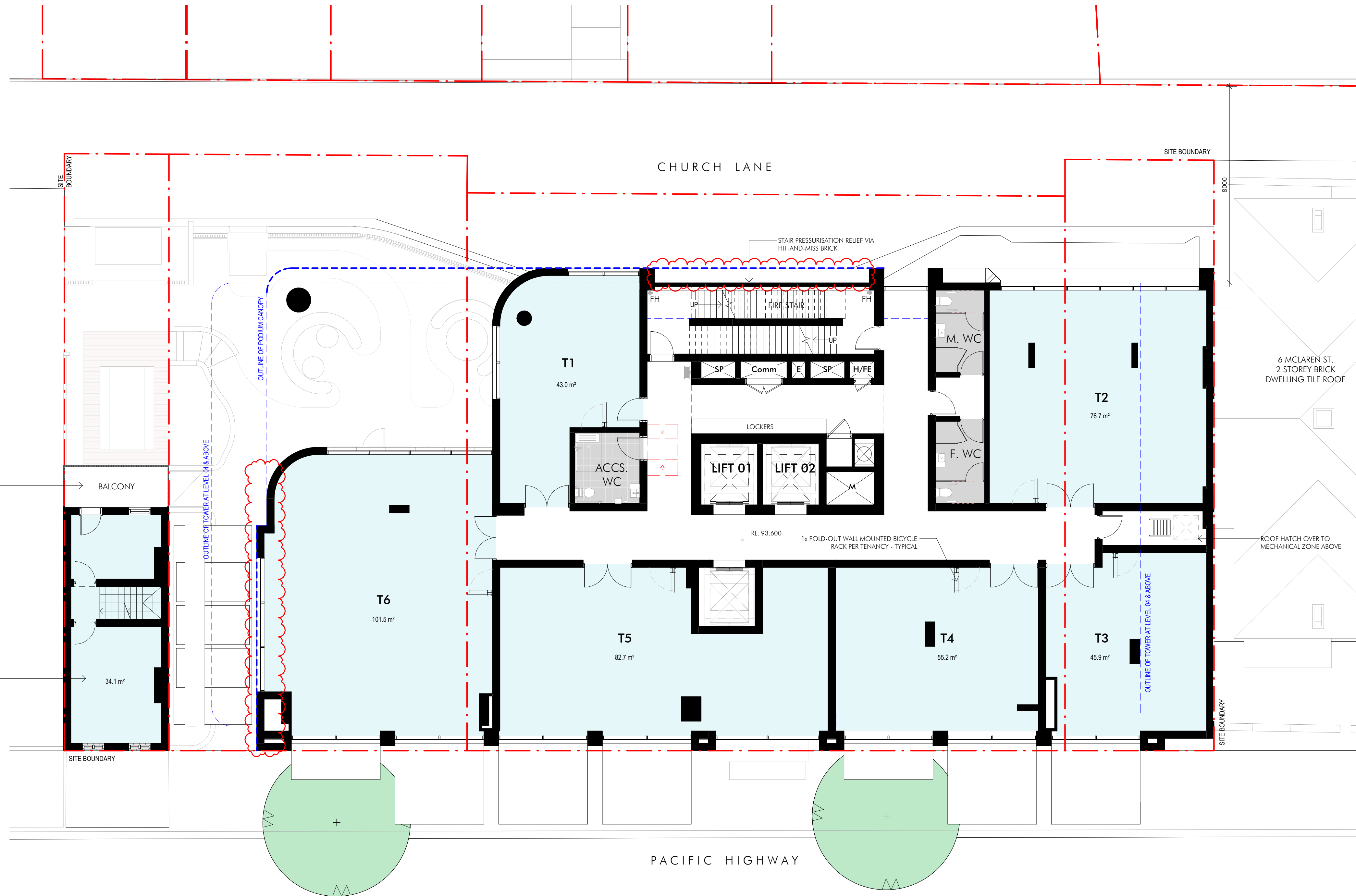
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Drawing Title:  
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 Date: 24/02/26 Sheet Size: A1 Scale: 1:100  
 Drawing Number: 14344\_DA105B 3 Issue: 3





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Client



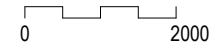
**Project Name**  
Legacy Church Lane

**Project Address**  
253-265 Pacific Highway, North Sydney

**Drawing Title:**  
LEVEL 01 FLOOR PLAN

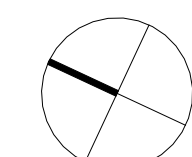
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No. 267  
2 STOREY BRICK  
DWELLING METAL ROOF

ALL RESTORATION WORKS  
AS PER HERITAGE IMPACT  
ASSESSMENT REPORT

6 MCLAREN ST.  
2 STOREY BRICK  
DWELLING TILE ROOF

300mm HIGH BRICK PARAPET WALL  
WITH ADDITIONAL 1200mm HIGH  
SECONDARY METAL SCREEN

SERVICES ACCESS ROOF HATCH

MECHANICAL CONDENSOR UNITS

AFFORDABLE UNITS LEVEL 2-3

PACIFIC HIGHWAY

CHURCH LANE

 **Department of Planning,  
Housing and Infrastructure**

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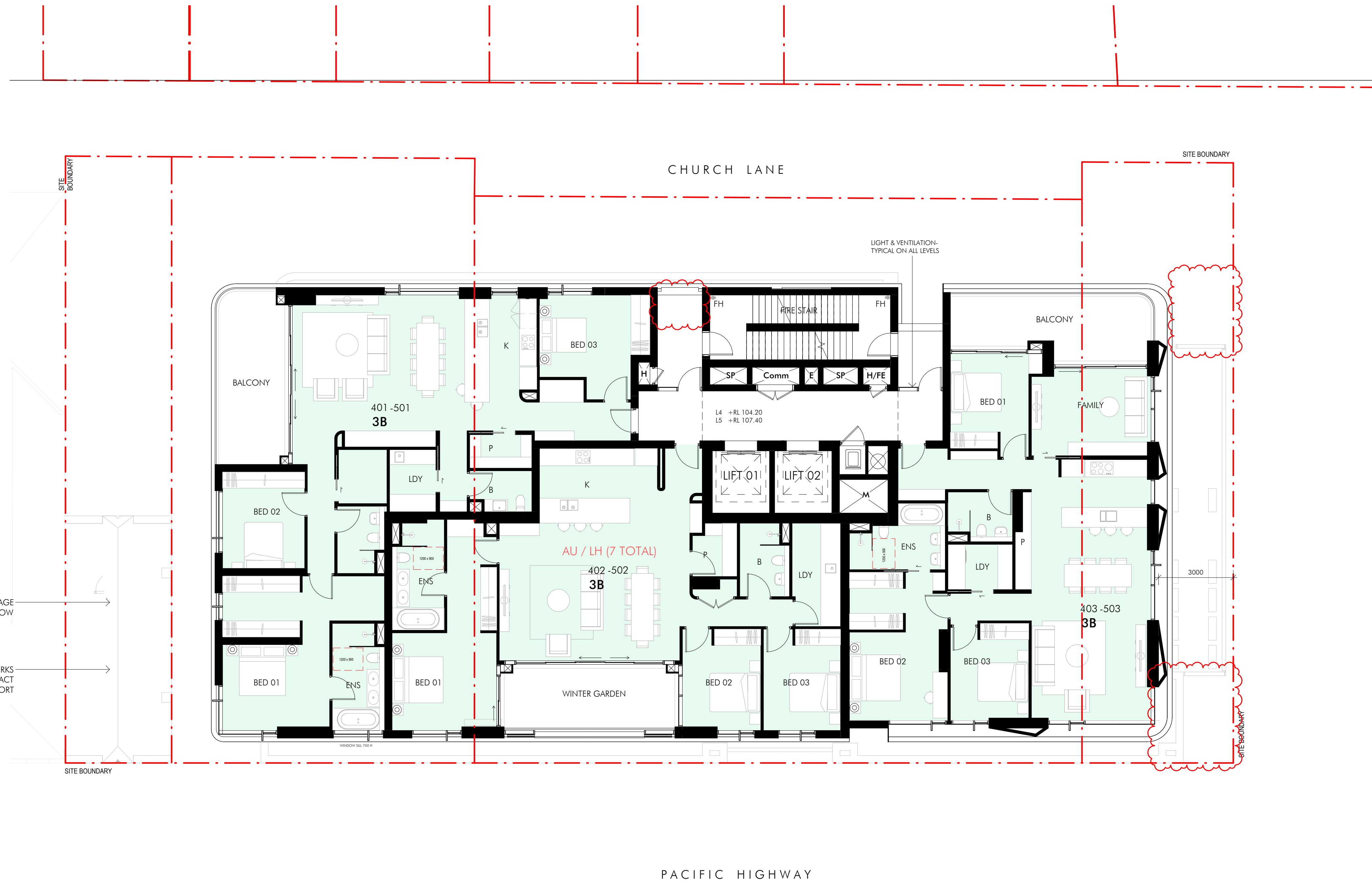
Approved Application No: SSD-84416958

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AU - ADAPTABLE UNIT  
LH - LIVABLE HOUSING SILVER



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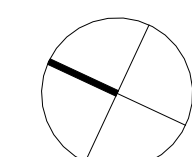
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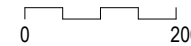
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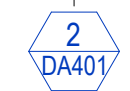
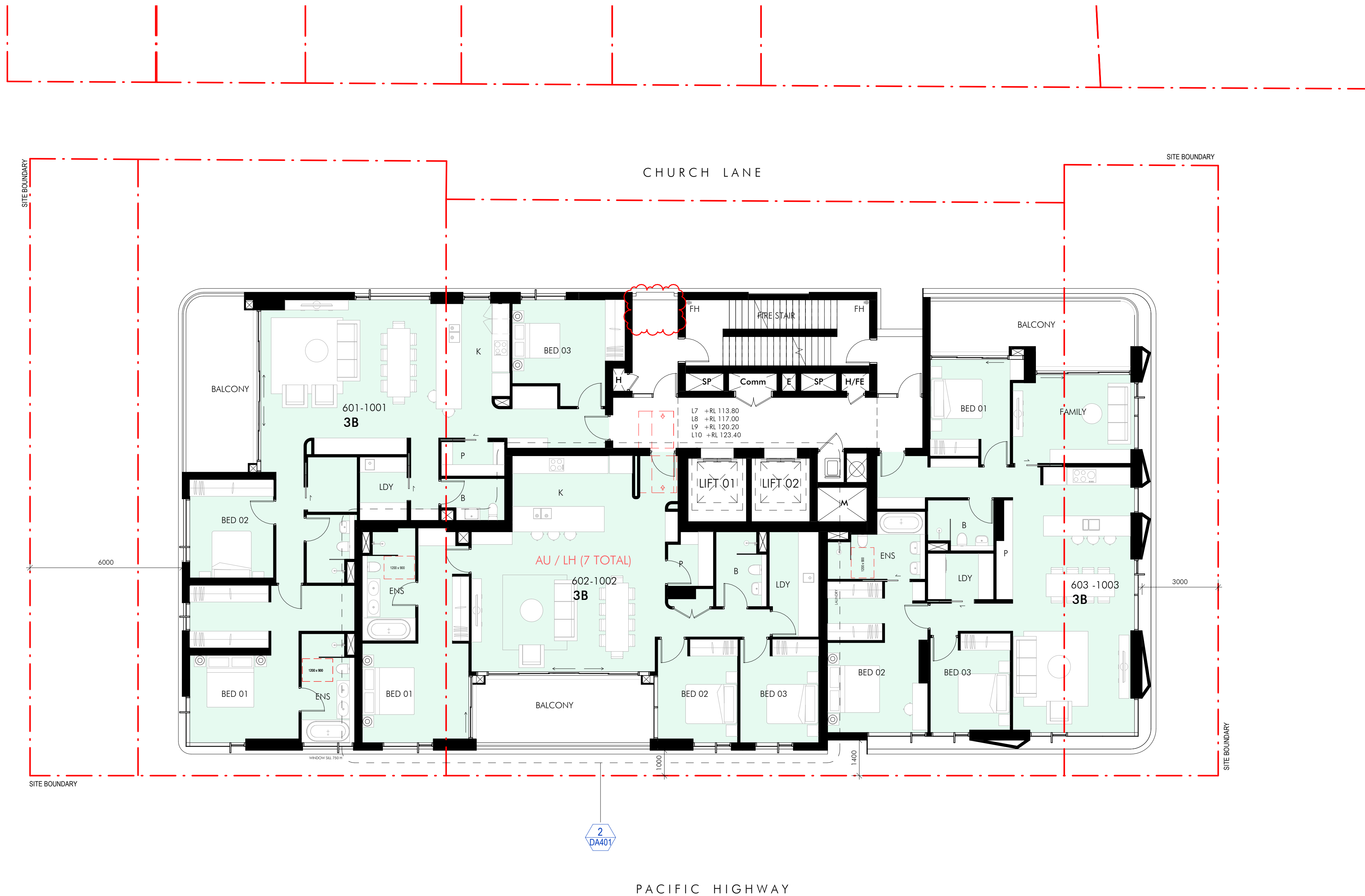
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Date: 03/12/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14344\_DA108 Issue: 2




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AU - ADAPTABLE UNIT  
LH - LIVABLE HOUSING SILVER

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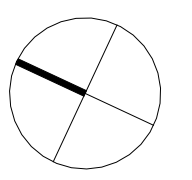
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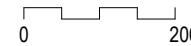
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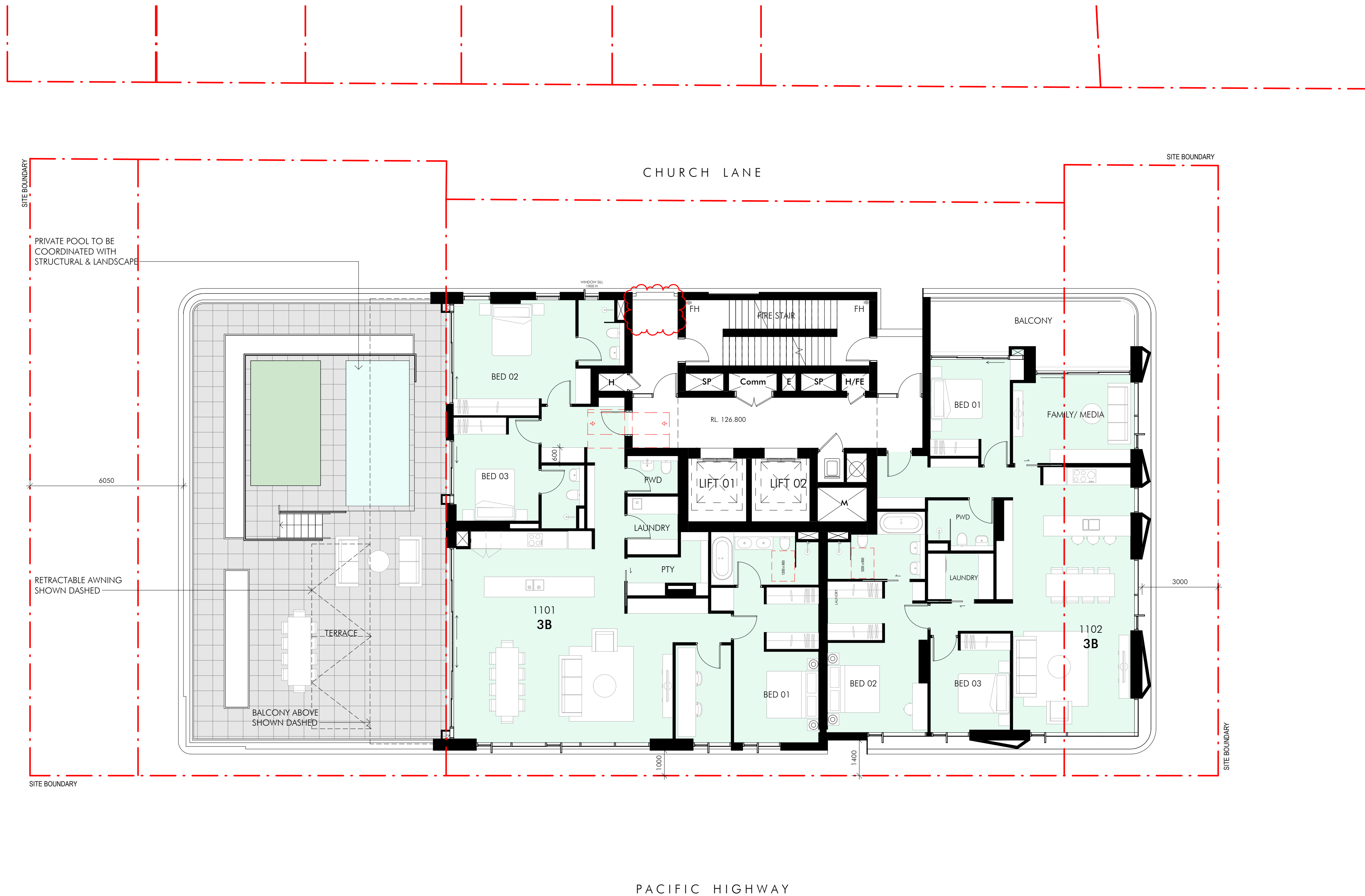
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**LEVEL 05 - LEVEL 10 FLOOR PLAN**

Date: 03/12/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14344\_DA109 Issue: 2



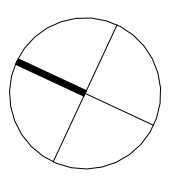

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Approved Application No: SSD-84416958  
Approved on: 9 April 2026  
Signed: RR  
Sheet No: 15 of 37



Client



Project Name  
**Legacy Church Lane**

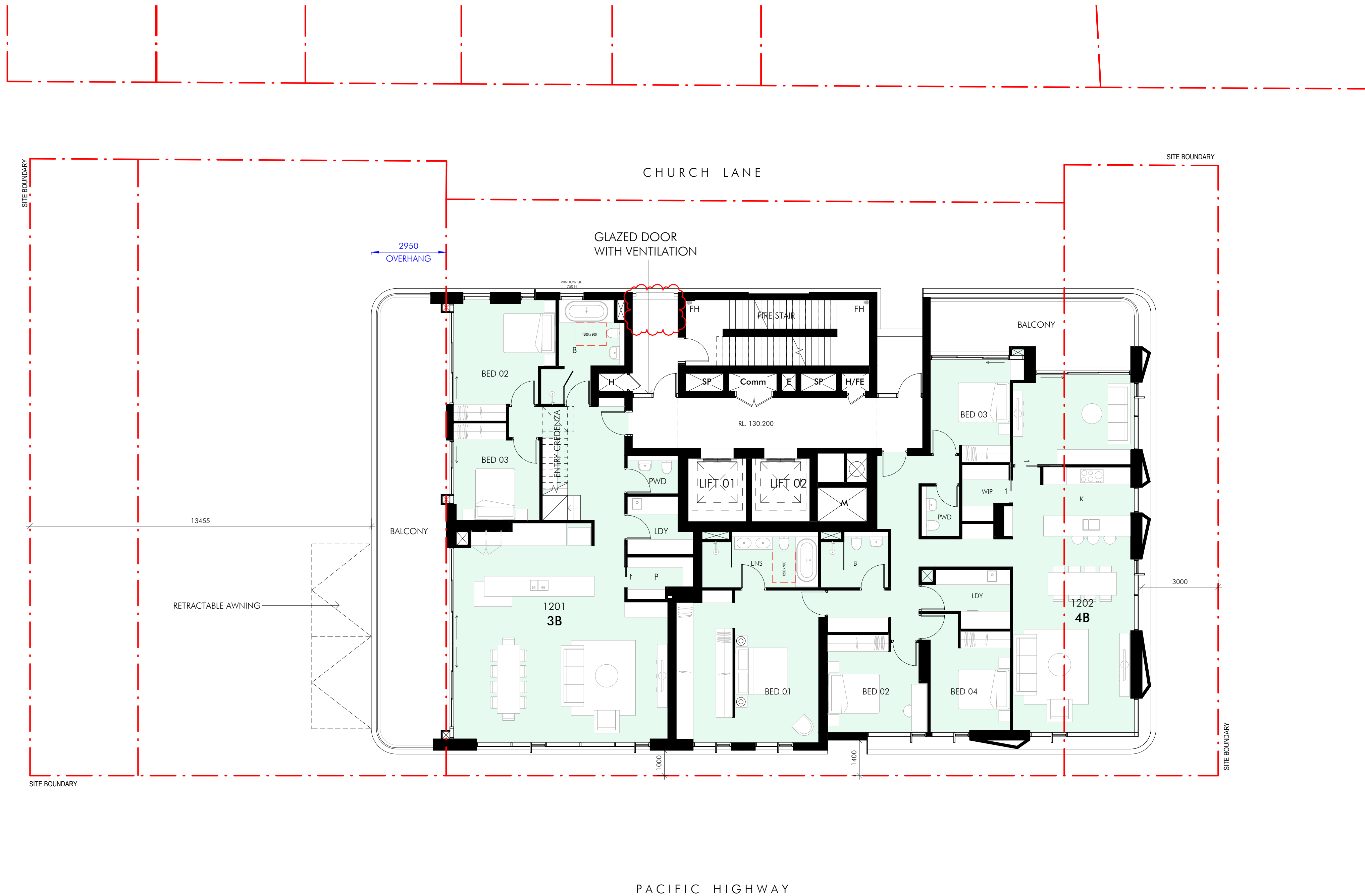
Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
**LEVEL 11 FLOOR PLAN**

Date: 03/12/25 Sheet Size: A1 Scale: 1:100  
Drawing Number: 14344\_DA110 Issue: 2



3/17/2025 2:51:51 PM \\nsd\docs\14344-CHURCHLANE-CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_1526.rvt



 **Department of Planning,  
Housing and Infrastructure**

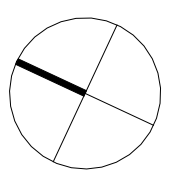
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 16 of 37



Client



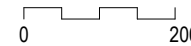
**Project Name**  
Legacy Church Lane

**Project Address**  
253-265 Pacific Highway, North Sydney

**Drawing Title:**  
LEVEL 12 FLOOR PLAN

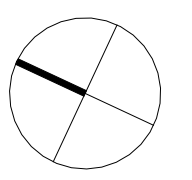
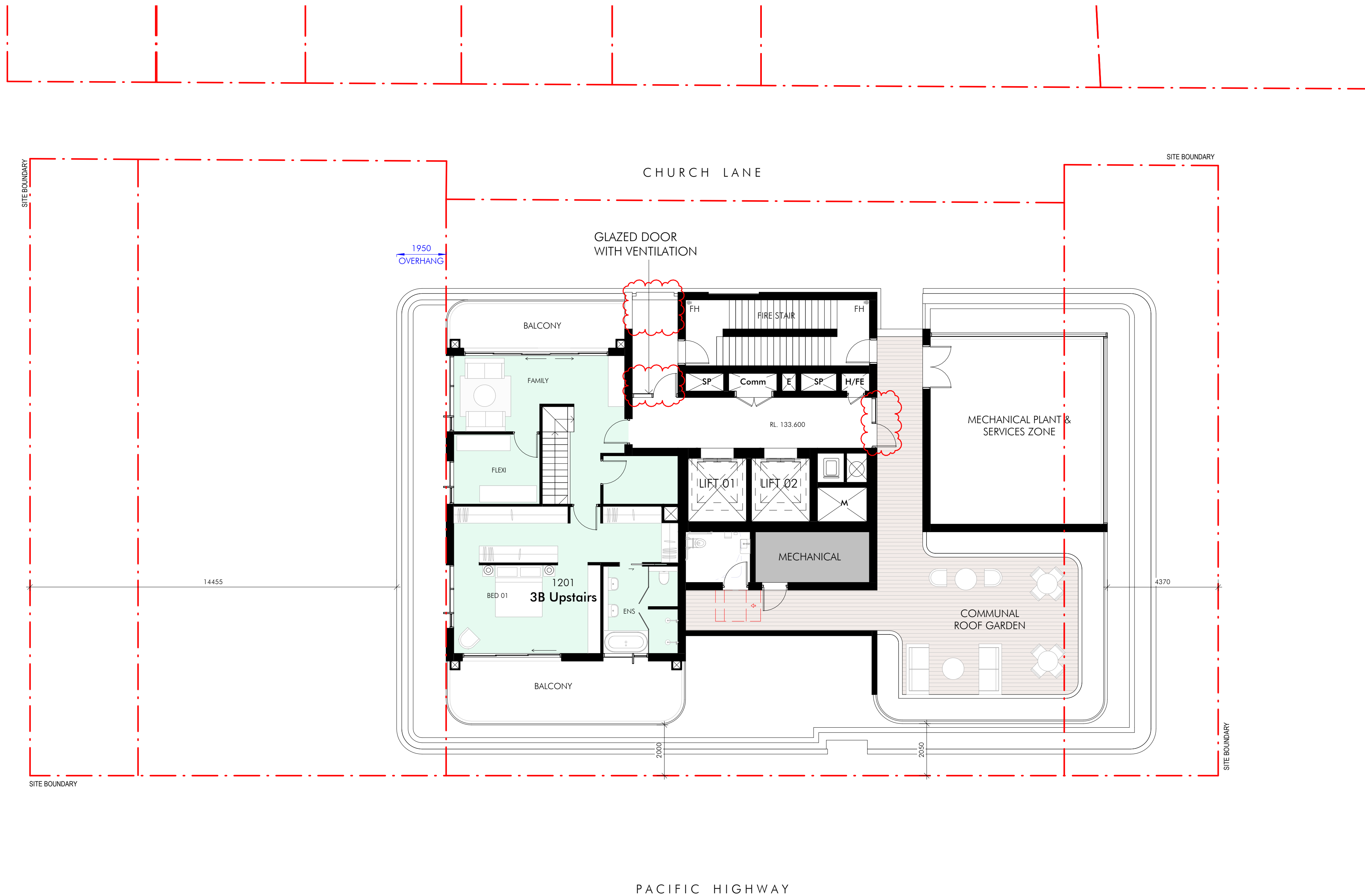
**Date:** 03/12/25    **Sheet Size:** A1    **Scale:** 1:100


**Drawing Number:** 14344\_DA111    **Issue:** 2



**nettleontribe**

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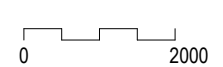

**Department of Planning,  
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 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 17 of 37

Client



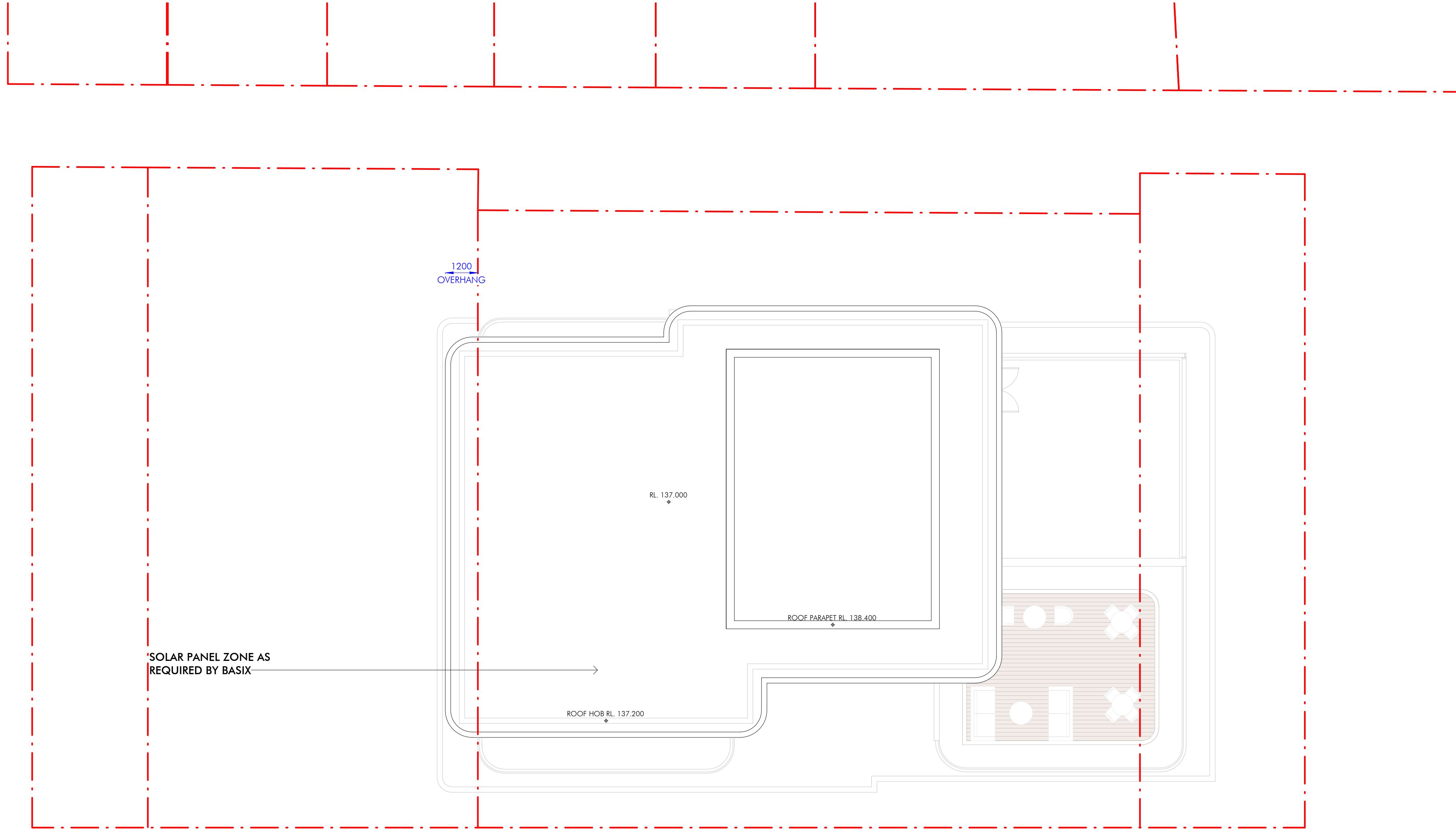
Project Name  
**Legacy Church Lane**  
  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**LEVEL 13 & ROOF TERRACE FLOOR PLAN**  
 Date: 03/12/25 Sheet Size: A1 Scale: 1:100  
 Drawing Number: 14344\_DA112 Issue: 2



**nettleontribe**

3/17/2025 2:53:53 PM \\nsd\docs\14344-CHURCHLANE-CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_1526.rvt



 **Department of Planning,  
Housing and Infrastructure**

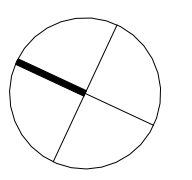
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Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 18 of 37



Client



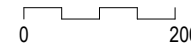
Project Name  
**Legacy Church Lane**

Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
**ROOF PLAN**

Date: 17/07/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14344\_DA113 Issue: 1



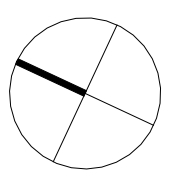

3/17/2025 2:53 PM \\nsd\docs\14344\CONCRETE\CONSTRUCTION\14344\_LEGACY\A1\A01\_526.rvt




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*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 19 of 37

**MATERIAL SCHEDULE**

1. Sandstone Cladding
2. Natural Concrete Look (or similar)
3. Masonry Cladding (or similar)
4. Hit & Miss Brickwork
5. Clear Low-E Glass
6. Powdercoated Metal Dark Grey/Bronze (or similar)
7. Metal Cladding Dark Grey/Bronze (or similar)
8. Aluminium Window Frames Dark (or similar)
9. Porcelain Cladding Dark Grey/Bronze (or similar)
10. Porcelain Cladding Light (or similar)
11. Concrete Slab with Metal Profiled Capping Dark Grey/Bronze (or similar)
12. Feature Bronze Look Trims (or similar)
13. Metal Balustrade Dark Grey/Bronze (or similar)
14. Semi Frameless Glass Balustrade (or similar)

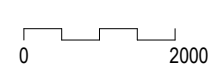


Client

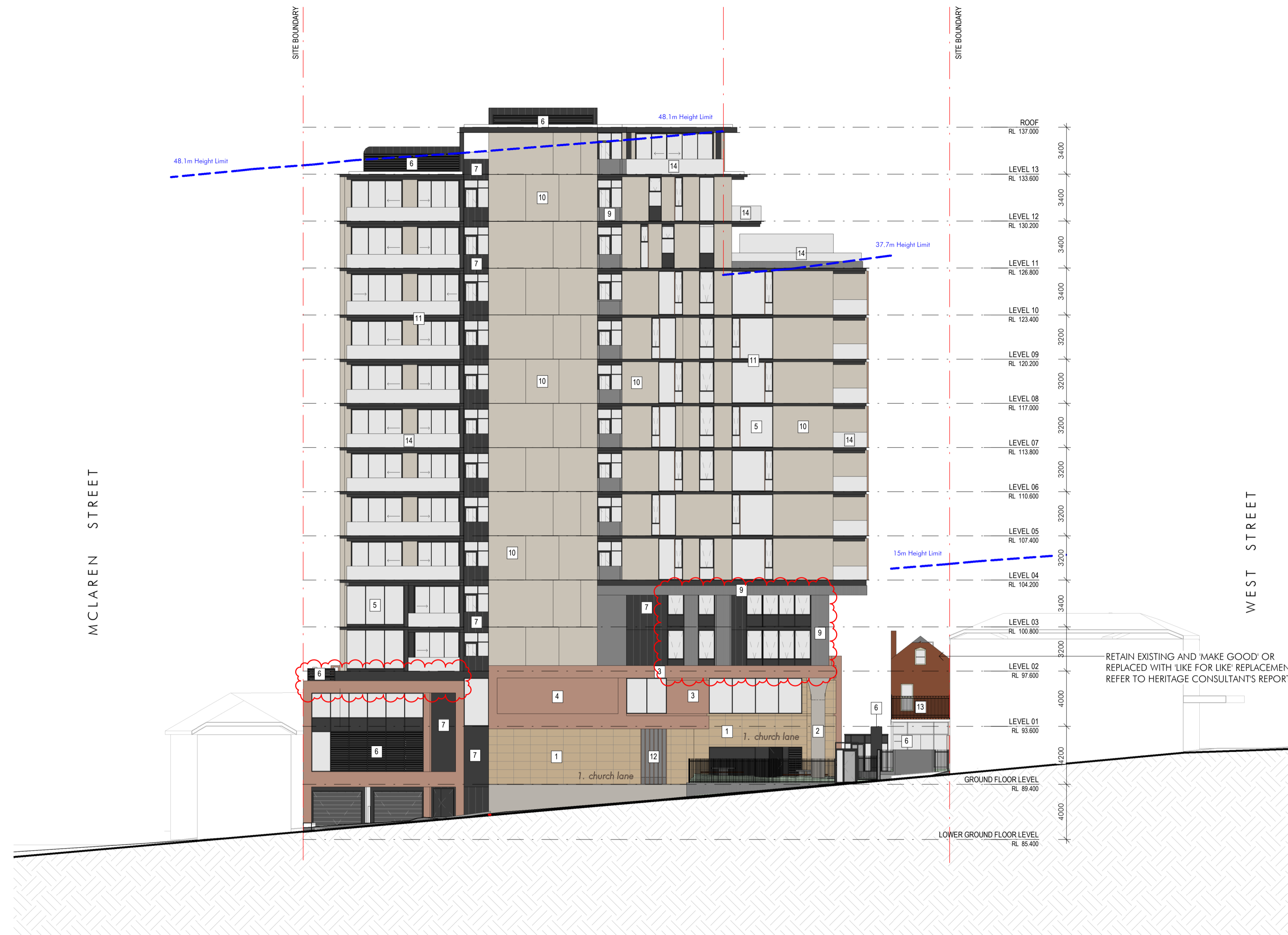


Project Name  
**Legacy Church Lane**  
  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**ELEVATION - WEST**  
 Date: 03/12/25 Sheet Size: A1 Scale: 1:200  
 Drawing Number: 14344\_DA201 Issue: 2



3/12/2025 2:52:57 PM Archived: D:\11541 CONCRETE CONSTRUCTION\14344\_LEGACY\_ARCH\1526.rvt



**MATERIAL SCHEDULE**

1. Sandstone Cladding
2. Natural Concrete Look (or similar)
3. Masonry Cladding (or similar)
4. Hit & Miss Brickwork
5. Clear Low-E Glass
6. Powdercoated Metal Dark Grey/Bronze (or similar)
7. Metal Cladding Dark Grey/Bronze (or similar)
8. Aluminium Window Frames Dark (or similar)
9. Porcelain Cladding Dark Grey/Bronze (or similar)
10. Porcelain Cladding Light (or similar)
11. Concrete Slab with Metal Profiled Capping Dark Grey/Bronze (or similar)
12. Feature Bronze Look Trims (or similar)
13. Metal Balustrade Dark Grey/Bronze (or similar)
14. Semi Frameless Glass Balustrade (or similar)


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*Issued under the Environmental Planning and Assessment Act 1979*

**Approved Application No: SSD-84416958**

**Approved on: 9 April 2026**

**Signed: RR**

**Sheet No: 20 of 37**

16/02/2026 9:56:01 AM - Admin - Drawing: 14344 CHURCH LANE CONSTRUCTION/14344\_LEGACY\_ARCH/14344



**Client**

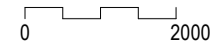
**Project Name**  
Legacy Church Lane

**Project Address**  
253-265 Pacific Highway, North Sydney

**Drawing Title:**  
ELEVATION - EAST

**Date:** 16/02/26    **Sheet Size:** A1    **Scale:** 1:200

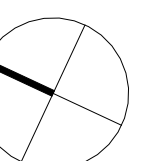
**Drawing Number:** 14344\_DA202    **Issue:** 3






**MATERIAL SCHEDULE**

1. Sandstone Cladding
2. Natural Concrete Look (or similar)
3. Masonry Cladding (or similar)
4. Hit & Miss Brickwork
5. Clear Low-E Glass
6. Powdercoated Metal Dark Grey/Bronze (or similar)
7. Metal Cladding Dark Grey/Bronze (or similar)
8. Aluminium Window Frames Dark (or similar)
9. Porcelain Cladding Dark Grey/Bronze (or similar)
10. Porcelain Cladding Light (or similar)
11. Concrete Slab with Metal Profiled Capping Dark Grey/Bronze (or similar)
12. Feature Bronze Look Trims (or similar)
13. Metal Balustrade Dark Grey/Bronze (or similar)
14. Semi Frameless Glass Balustrade (or similar)




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Housing and Infrastructure**  
Issued under the Environmental Planning and Assessment Act 1979  
**Approved Application No: SSD-84416958**  
**Approved on: 9 April 2026**  
**Signed: RR**  
**Sheet No: 21 of 37**

Drawing Title:  
**ELEVATION - NORTH & SOUTH**  
 Date: 03/12/25 Sheet Size: A1 Scale: 1:200  
 Drawing Number: 14344\_DA203 Issue: 2

**nettleontribe**



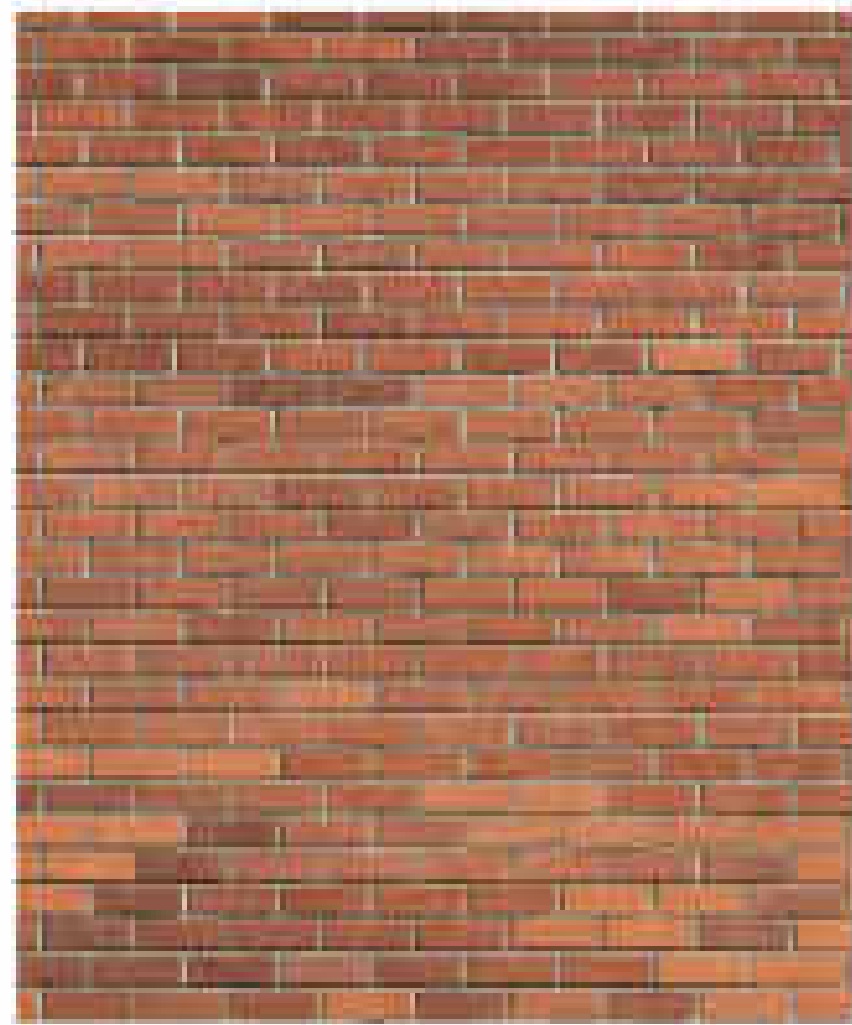
Project Name  
**Legacy Church Lane**  
 Project Address  
**253-265 Pacific Highway, North Sydney**

3/17/2025 2:58:08 PM A:\nsd\14344-CHURCHLANE-CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_1526.rvt

1. Sandstone



3. Masonry Cladding



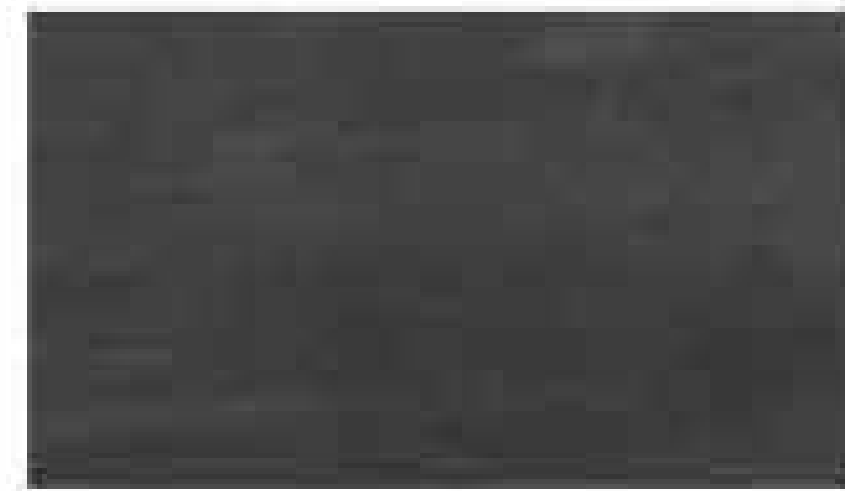
5. Clear Low-E Glass



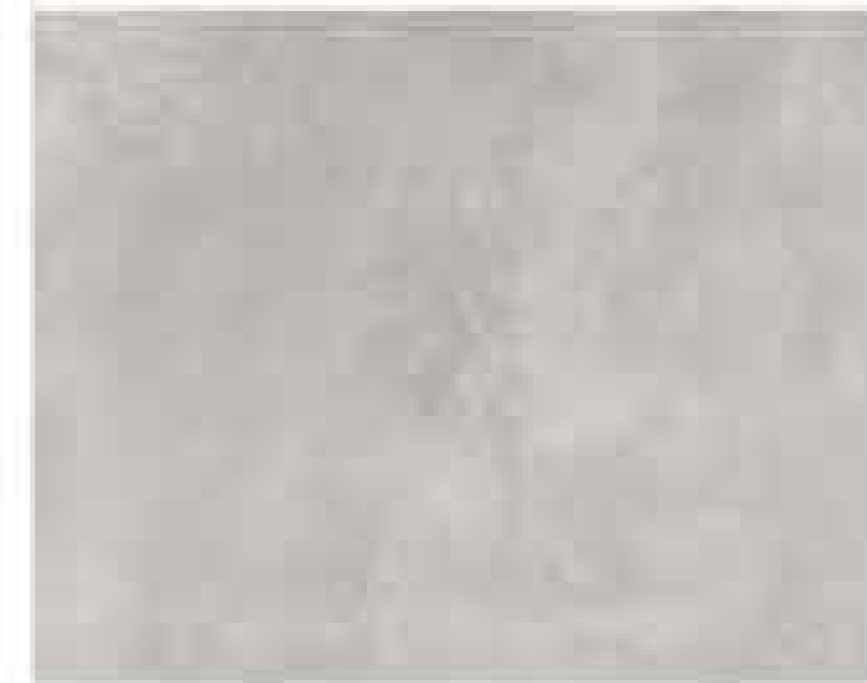
7. Metal Cladding Dark Grey



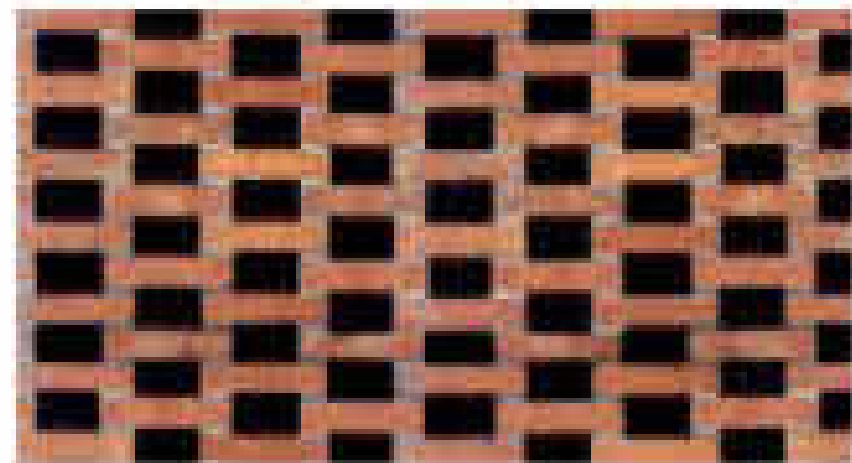
9. Porcelain Cladding Dark



11. Balcony Soffits Light



2. Precast Concrete Panels



4. Hit & Miss Brickwork



6. Powdercoated Metal Dark



8. Aluminium Window Frames Dark



10. Porcelain Cladding Light



12. Feature Bronze Look Trims

### MATERIAL SCHEDULE

1. Sandstone Cladding
2. Natural Concrete Look (or similar)
3. Masonry Cladding (or similar)
4. Hit & Miss Brickwork
5. Clear Low-E Glass
6. Powdercoated Metal Dark Grey/Bronze (or similar)
7. Metal Cladding Dark Grey/Bronze (or similar)
8. Aluminium Window Frames Dark (or similar)
9. Porcelain Cladding Dark Grey/Bronze (or similar)
10. Porcelain Cladding Light (or similar)
11. Concrete Slab with Metal Profiled Capping Dark Grey/Bronze (or similar)
12. Feature Bronze Look Trims (or similar)
13. Metal Balustrade Dark Grey/Bronze (or similar)
14. Semi Frameless Glass Balustrade (or similar)



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Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 22 of 37



AERIAL VIEW - NORTH WEST


**Department of Planning,  
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Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 23 of 37

3/17/2025 3:52:11 PM A:\nsd\14344\CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_2504.vr



**Client**  
 Project Name  
**Legacy Church Lane**  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**PERSPECTIVE**  
 Date: 03/12/25 Sheet Size: A1 Scale: NTS  
 Drawing Number: 14344\_DA210 Issue: 2





AERIAL VIEW - NORTH EAST


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 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 24 of 37

01/12/2025 3:52:11 PM - Asset: 14344 - CONSTRUCTION/14344\_LEGACY\_A1\_A021\_5264.v



Client  
 Project Name  
**Legacy Church Lane**  
 Project Address  
 253-265 Pacific Highway, North Sydney

Drawing Title:  
**PERSPECTIVE**  
 Date: 03/12/25 Sheet Size: A1 Scale: NTS  
 Drawing Number: 14344\_DA211 Issue: 2





AERIAL VIEW - SOUTH WEST


**Department of Planning,  
Housing and Infrastructure**  
Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 25 of 37

Client

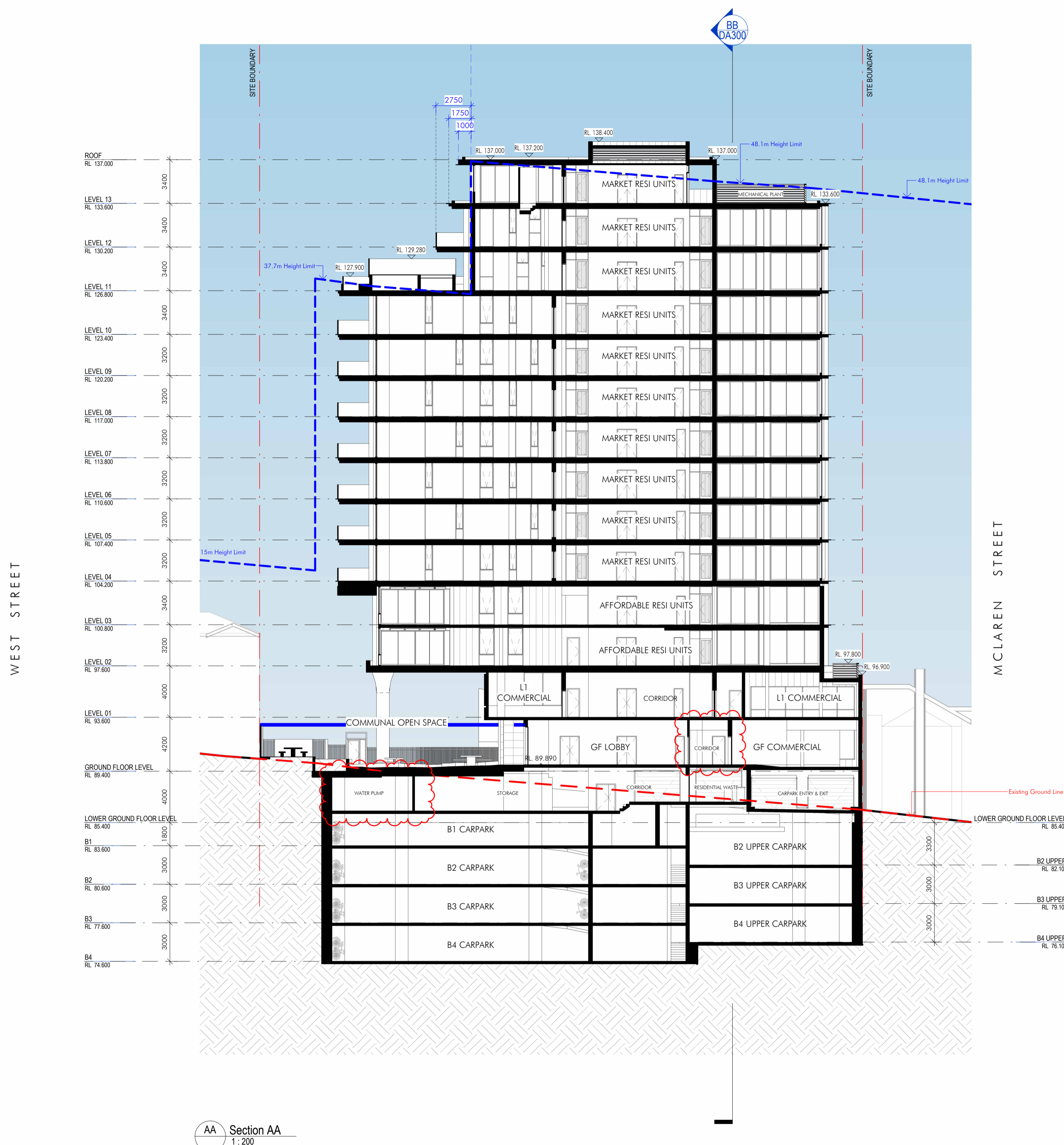


Project Name  
**Legacy Church Lane**  
  
 Project Address  
 253-265 Pacific Highway, North Sydney

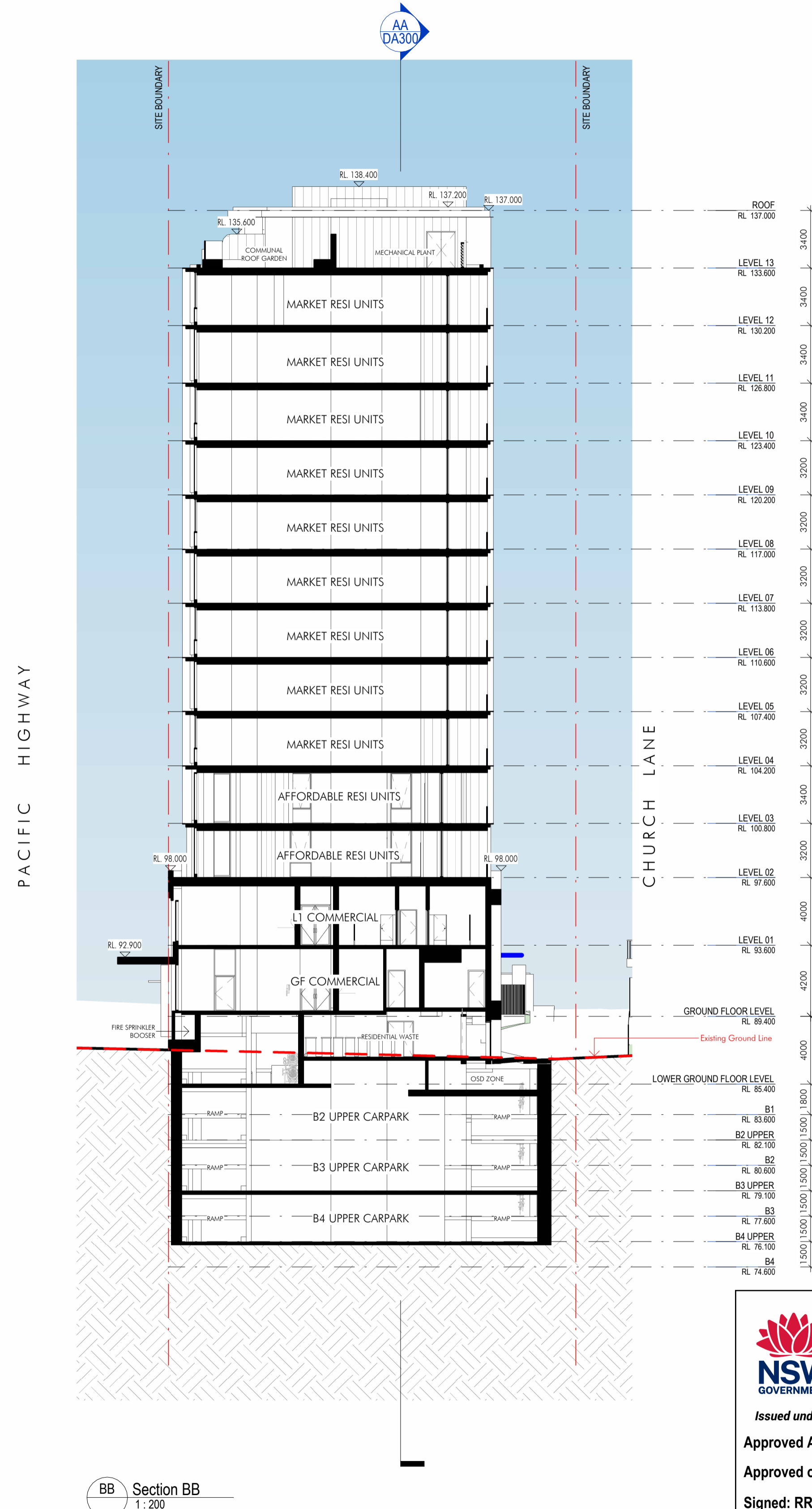
Drawing Title:  
**PERSPECTIVE**  
 Date: 03/12/25 Sheet Size: A1 Scale: NTS  
 Drawing Number: 14344\_DA212 Issue: 2



3/17/2025 3:52:12 PM - Model - D:\14344 - CONCRETE CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_2504.rvt



AA Section AA  
1:200



BB Section BB  
1:200

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Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 26 of 37



Client  
**Legacy Church Lane**

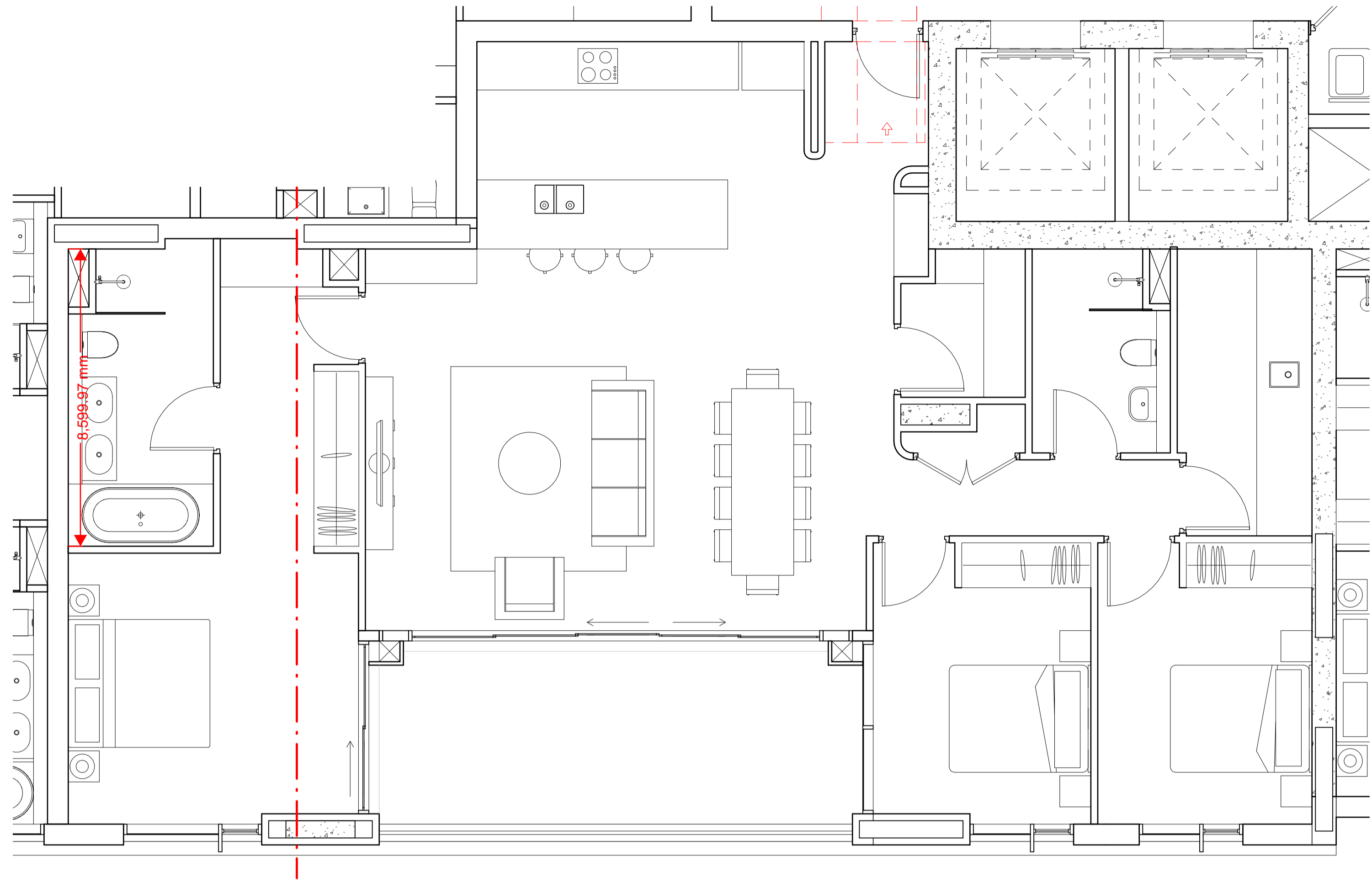
Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
**OVERALL SECTIONS**

Date: 24/02/26 Sheet Size: A1 Scale: 1:200

Drawing Number: 14344\_DA300 Issue: 3





2 ADAPTABLE UNIT 2  
DA109 / 1:50

**Department of Planning,  
Housing and Infrastructure**

**NSW  
GOVERNMENT**

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Approved Application No: SSD-84416958

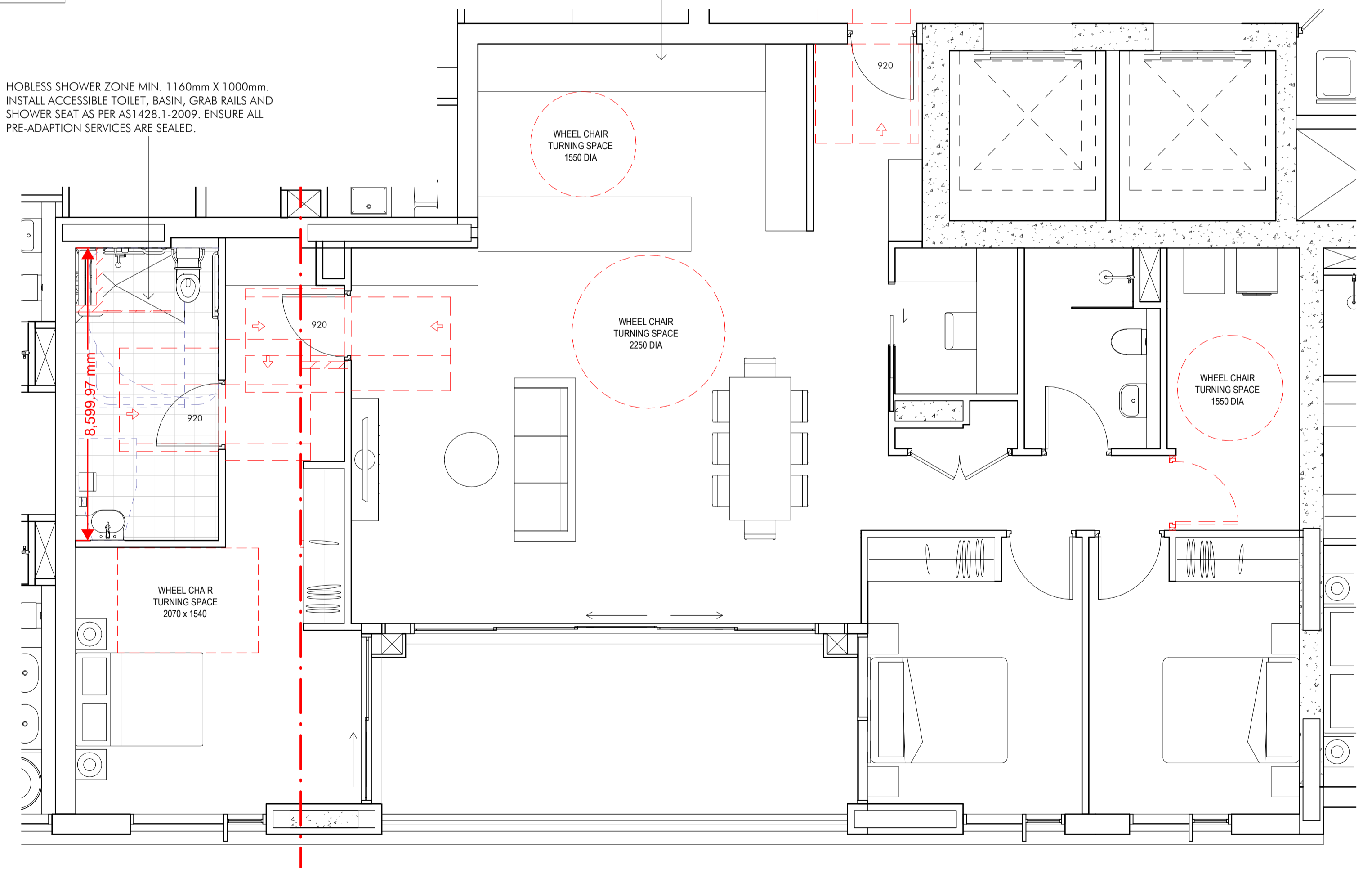
Approved on: 9 April 2026

Signed: RR

Sheet No: 27 of 37

NEW KITCHEN LAYOUT. INSTALL PLUMBING FOR RELOCATED SERVICES. ALL POST-ADAPTION KITCHEN APPLIANCES SHALL BE INSTALLED AS PER AS4299-1995. ENSURE COOKTOP AND WALL MOUNTED OVEN HAVE 800mm BENCH SPACE ADJACENT.

HOBLESS SHOWER ZONE MIN. 1160mm X 1000mm. INSTALL ACCESSIBLE TOILET, BASIN, GRAB RAILS AND SHOWER SEAT AS PER AS1428.1-2009. ENSURE ALL PRE-ADAPTION SERVICES ARE SEALED.



1 ADAPTABLE UNIT 2 POST ADAPTABLE  
1:50

17/07/2025 12:07:29 PM Model Doc: 14344\_LEGACY\_P33-265\_PACIFIC\_HIGHWAY\_14344\_LEGACY\_LAB\_ARCH.rvt



Project Name  
**Legacy Church Lane**

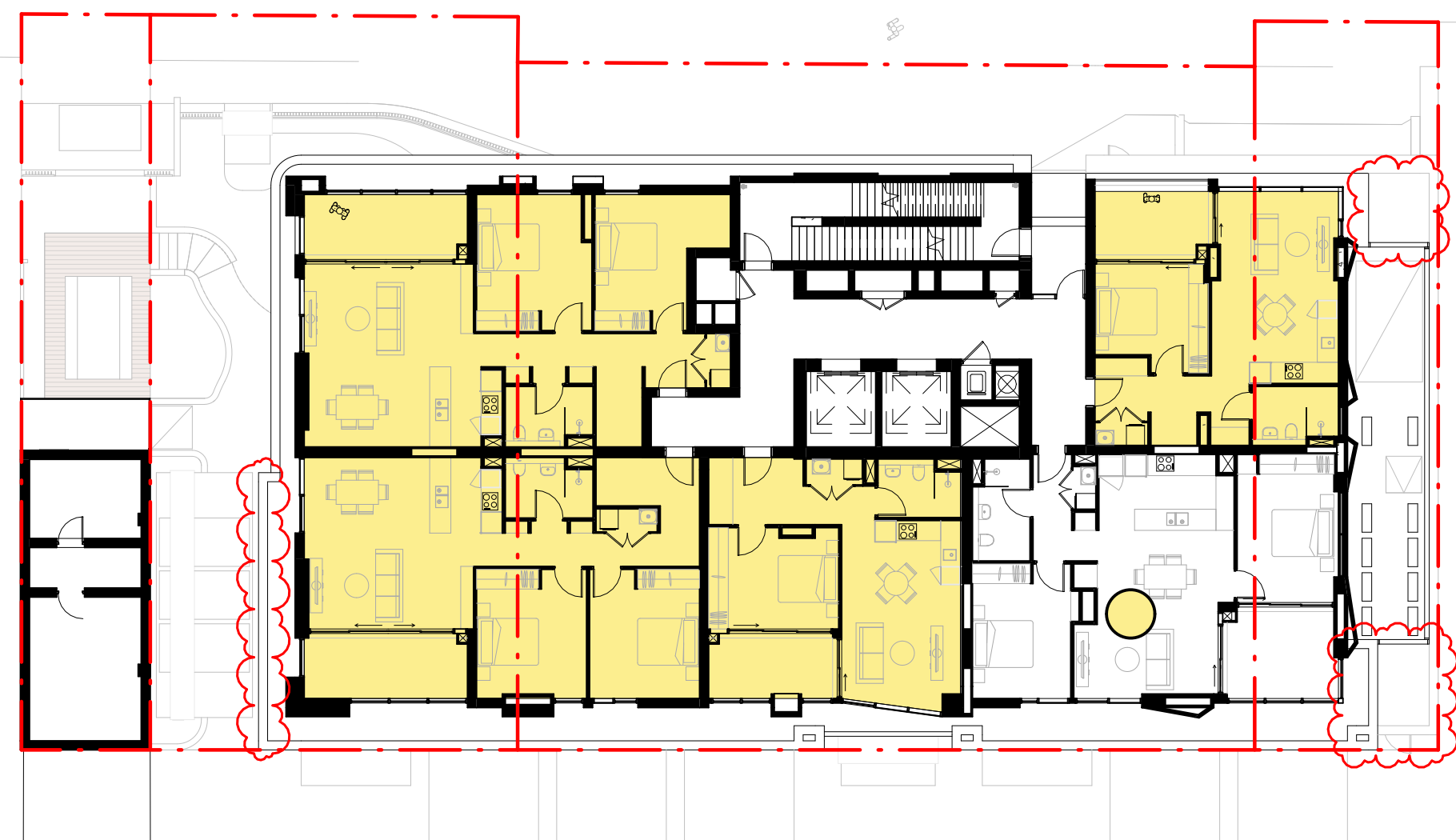
Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
**ADAPTABLE UNIT PLANS - SHEET 1**

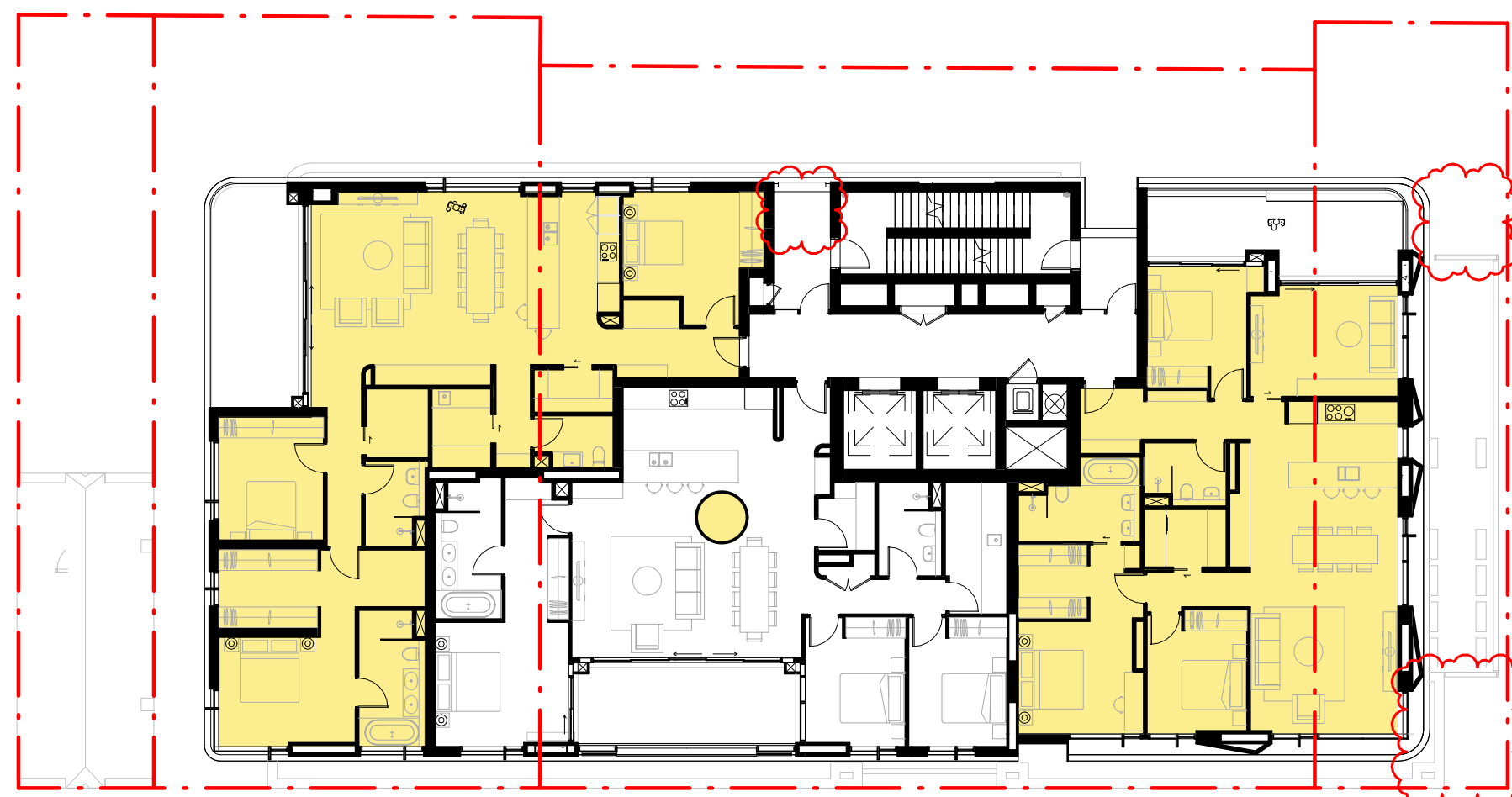
Date: 17/07/25 Sheet Size: A1 Scale: 1:50

Drawing Number: 14344\_DA401 Issue: 1

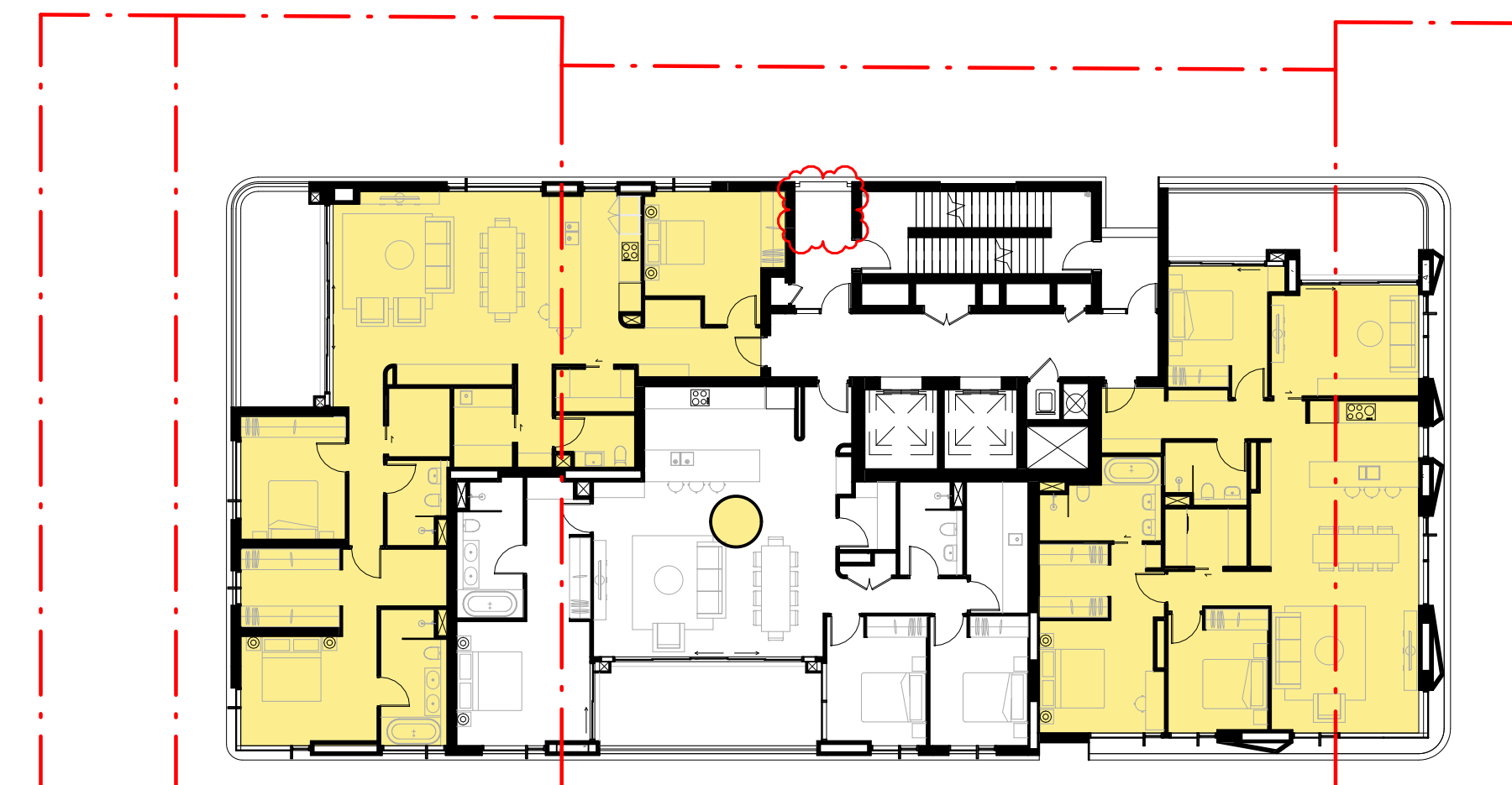




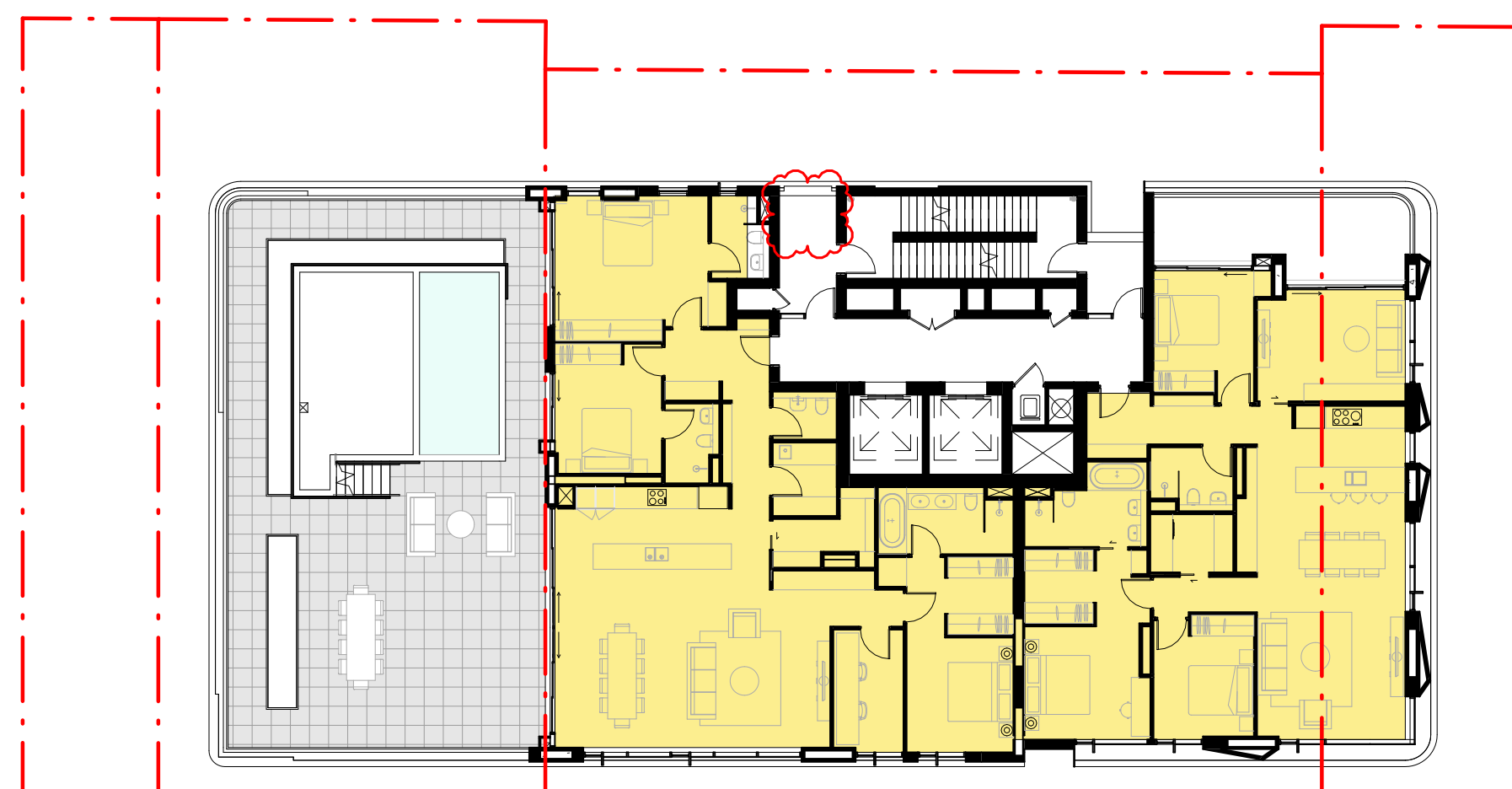
1 SOLAR DIAGRAM - LEVELS 02-03  
DA201/ 1:200



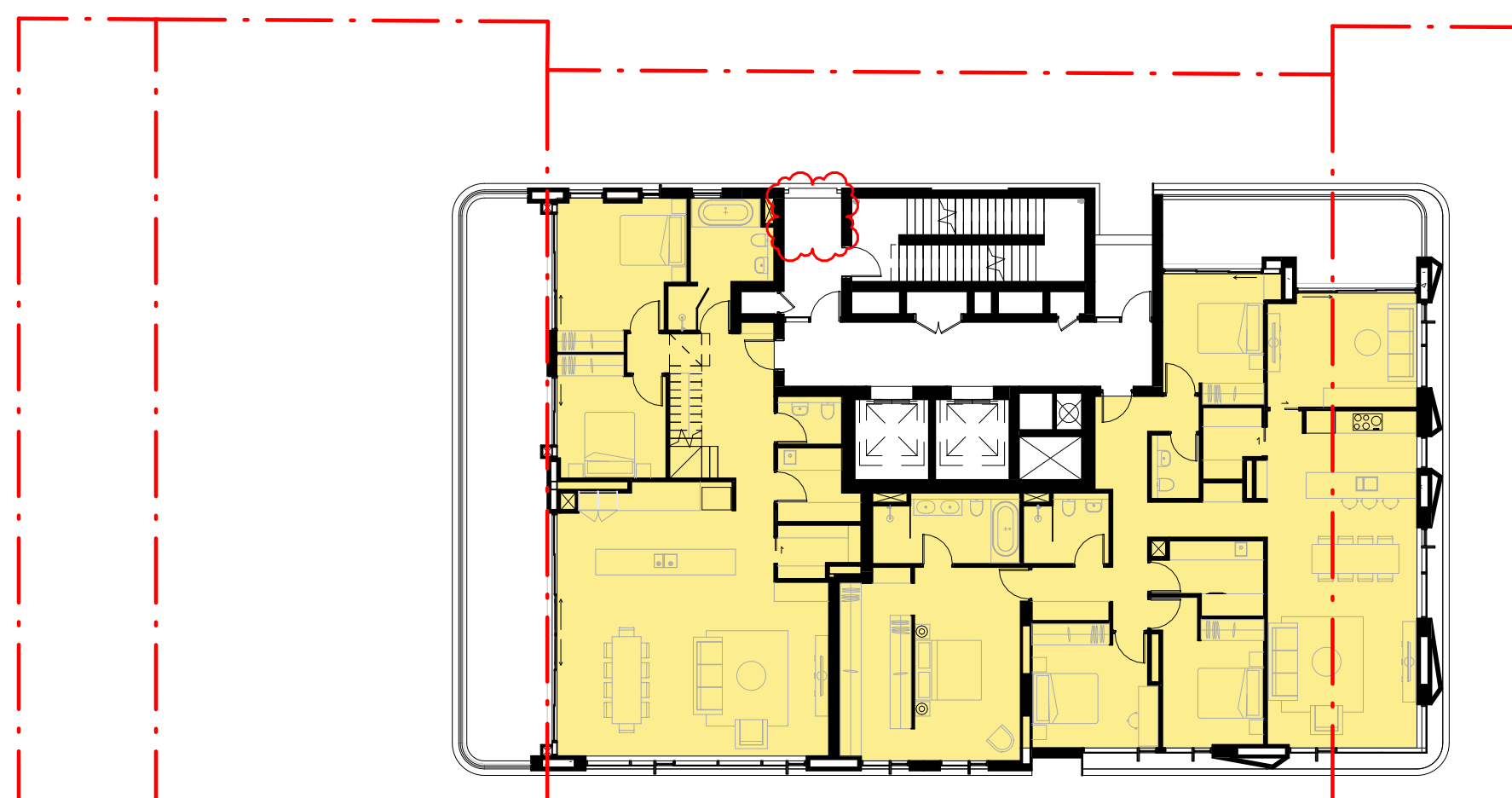
2 SOLAR DIAGRAM - LEVEL 04  
DA201/ 1:200



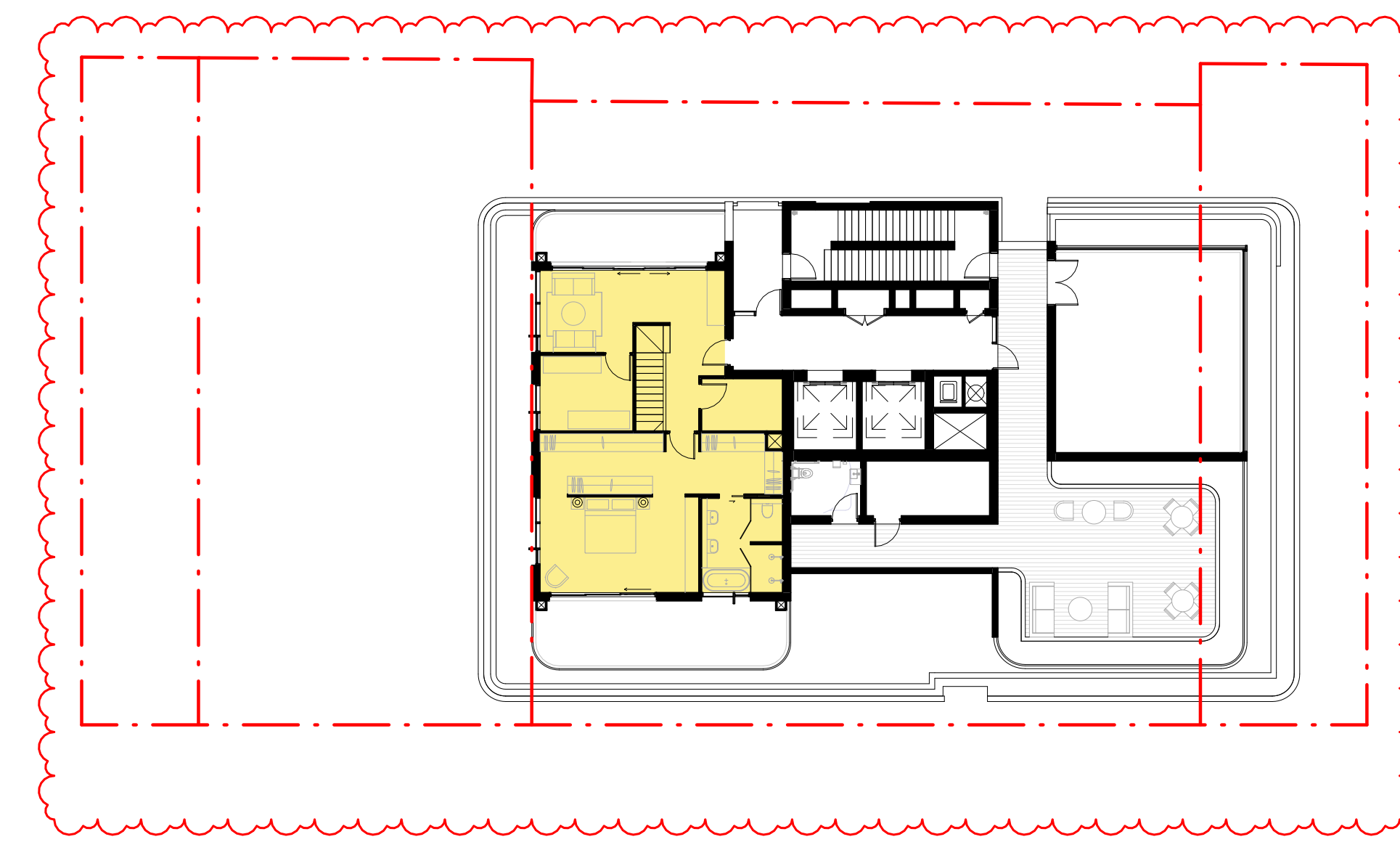
3 SOLAR DIAGRAM - LEVELS 05-10  
DA201/ 1:200



4 SOLAR DIAGRAM - LEVEL 11  
1:200



5 SOLAR DIAGRAM - LEVELS 12  
1:200



6 SOLAR DIAGRAM - LEVELS 13  
DA201/ 1:200

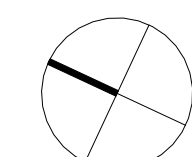
- SOLAR ACCESS COMPLIANT APARTMENT  
(RECEIVES MINIMUM 2 HOURS OF DIRECT SOLAR ACCESS TO LIVING ROOM & PRIVATE OPEN SPACE BETWEEN 9AM - 3PM MID WINTER)
- APARTMENT RECEIVING LESS THAN 2 HOURS OF DIRECT SOLAR ACCESS TO LIVING ROOM & PRIVATE OPEN SPACE BETWEEN 9AM - 3PM MID WINTER

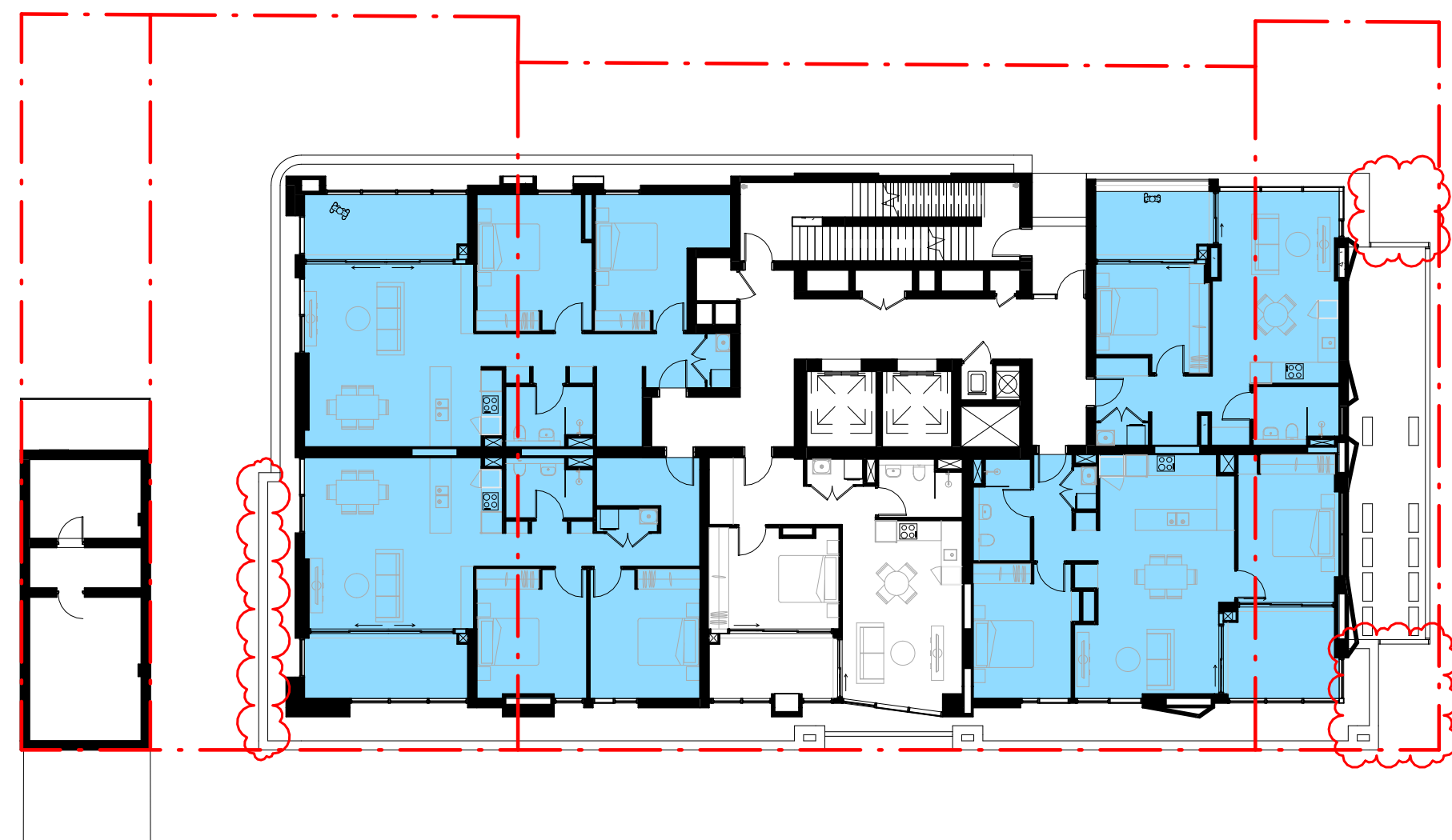
TOTAL SOLAR ACCESS COMPLIANT APARTMENTS: 26 / 35

PERCENTAGE OF SOLAR ACCESS COMPLIANT APARTMENT: 74%

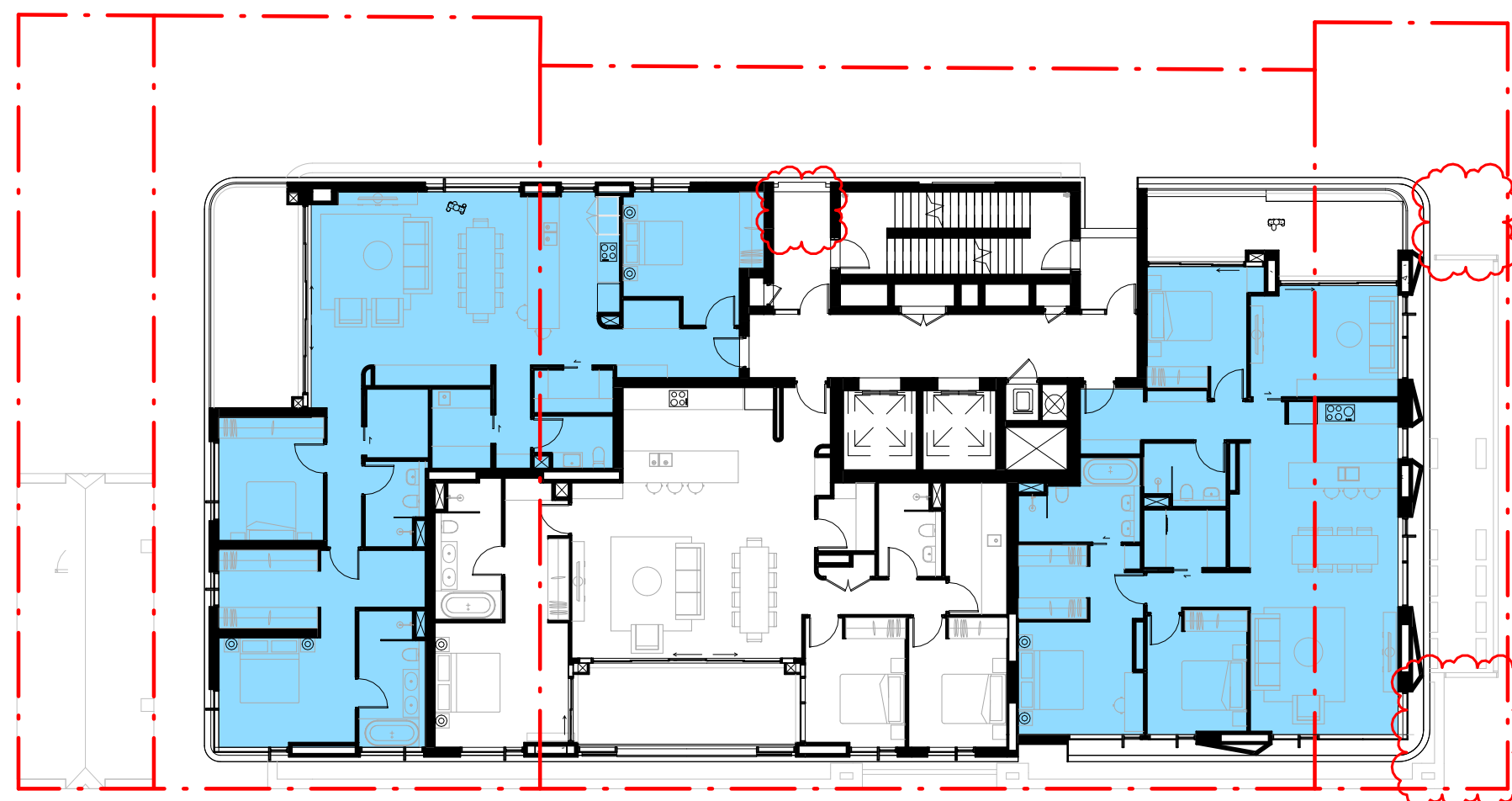

**Department of Planning,  
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NSW GOVERNMENT  
*Issued under the Environmental Planning and Assessment Act 1979*  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 28 of 37

Note:  
- ADG Design Criteria stipulates a maximum of 15% of apartments in a building receive no direct sunlight between 9am and 3pm at mid winter. The proposal has zero (0%) apartments receiving no direct sunlight between 9am and 3pm at mid winter i.e. all apartments receive direct sunlight to either their living room or private open space.

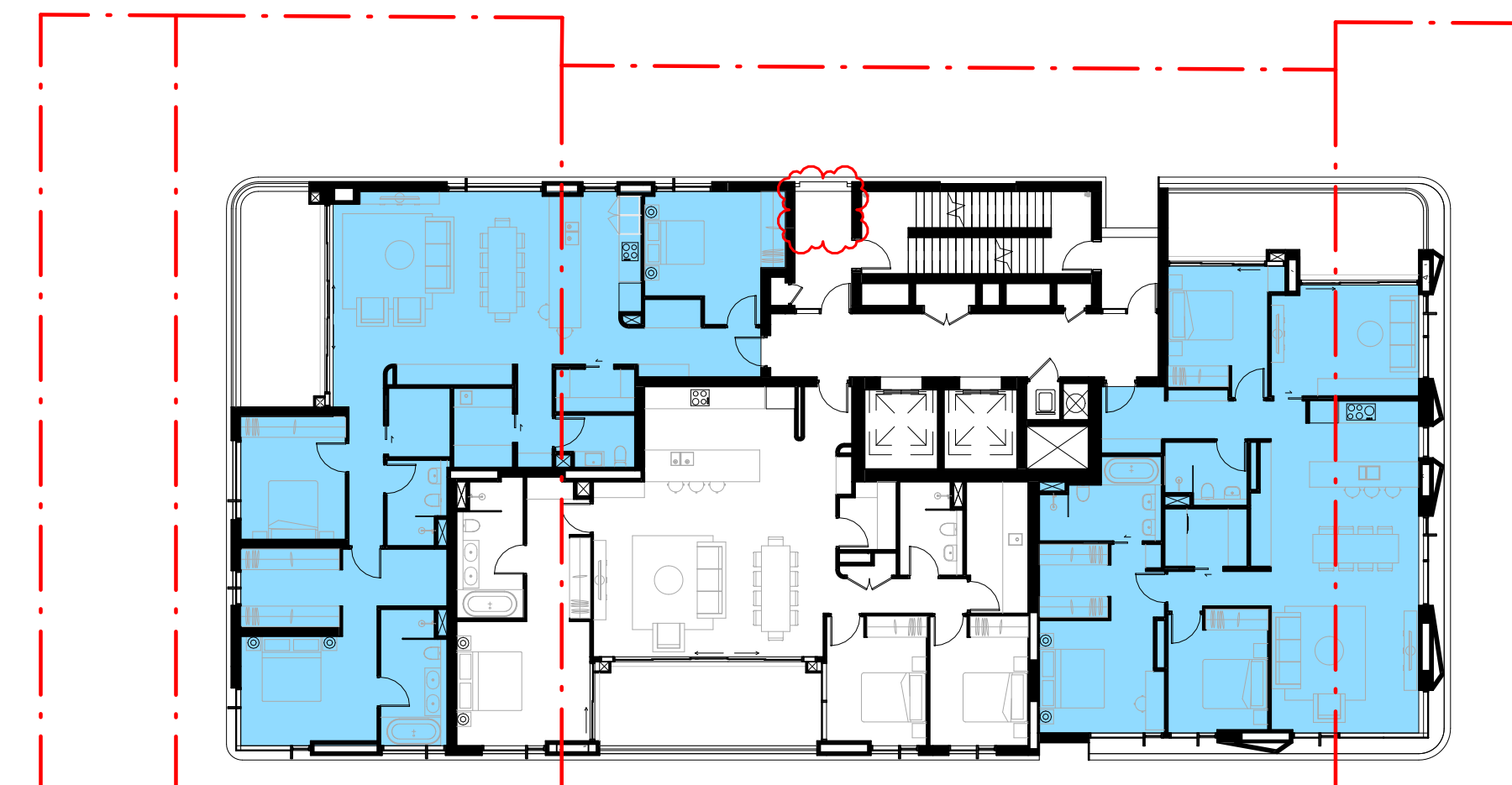




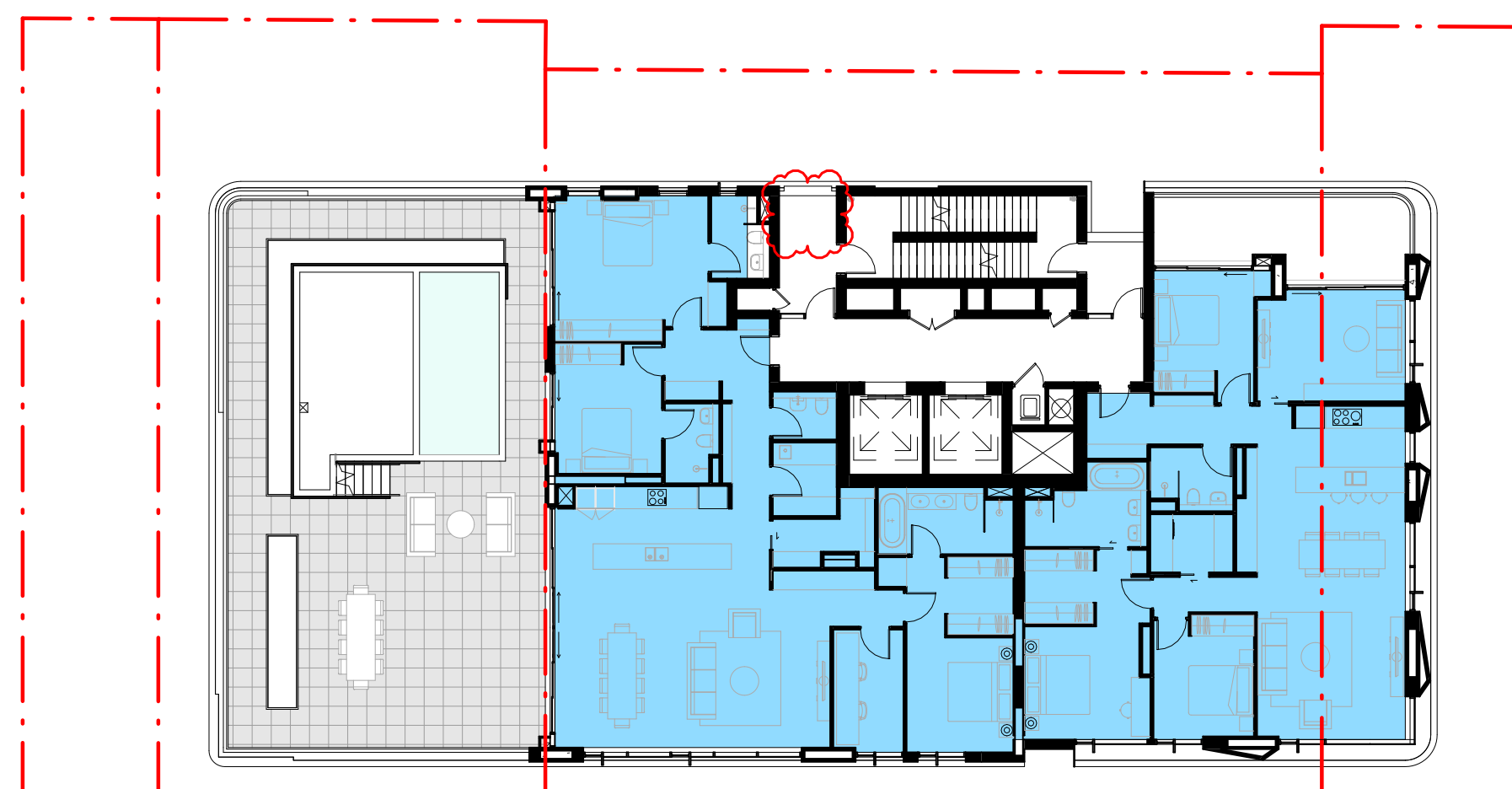
1 CROSS VENT DIAGRAM - LEVELS 02-03  
DA201 / 1:200



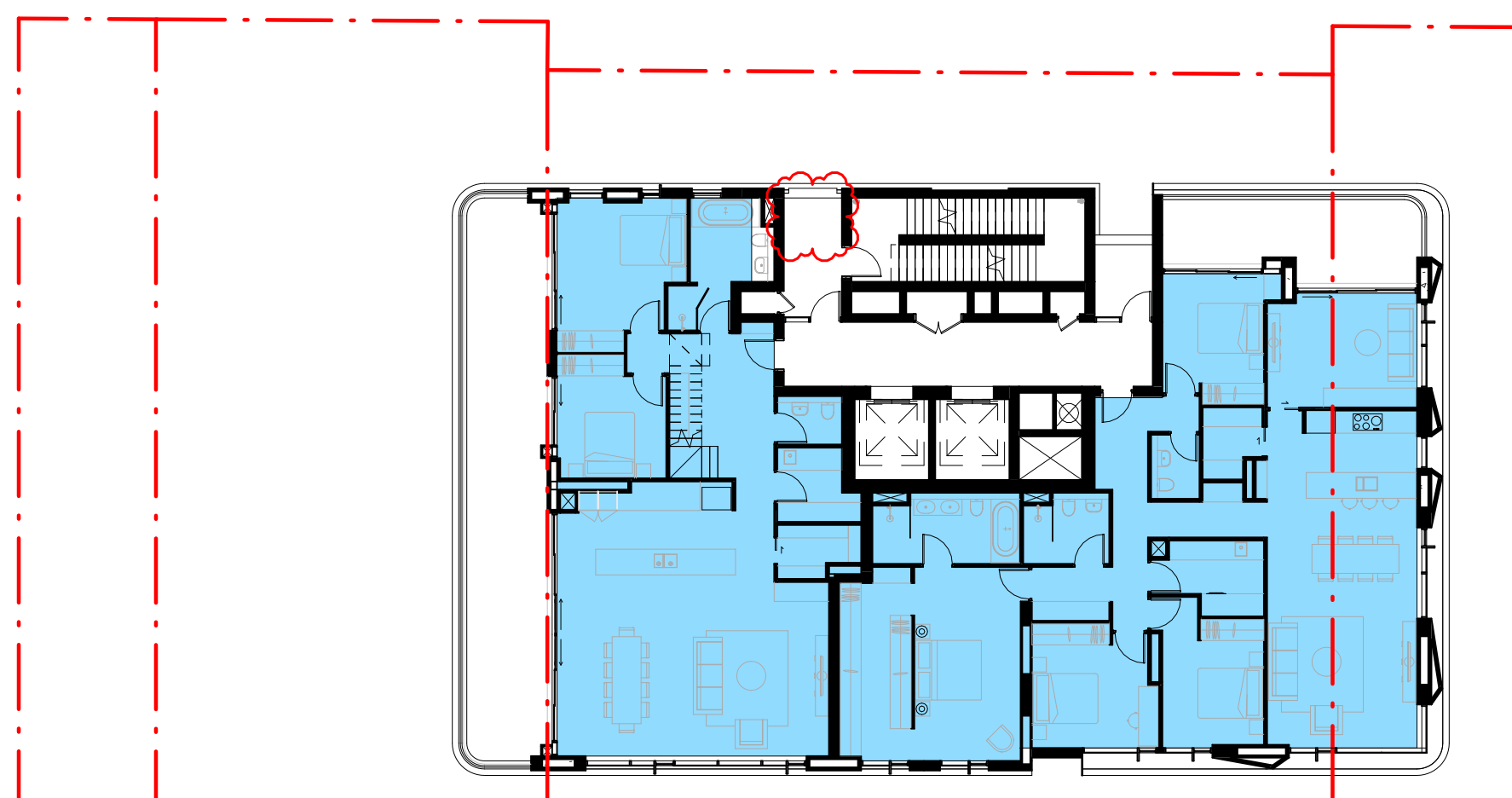
2 CROSS VENT DIAGRAM - LEVEL 04  
DA201 / 1:200



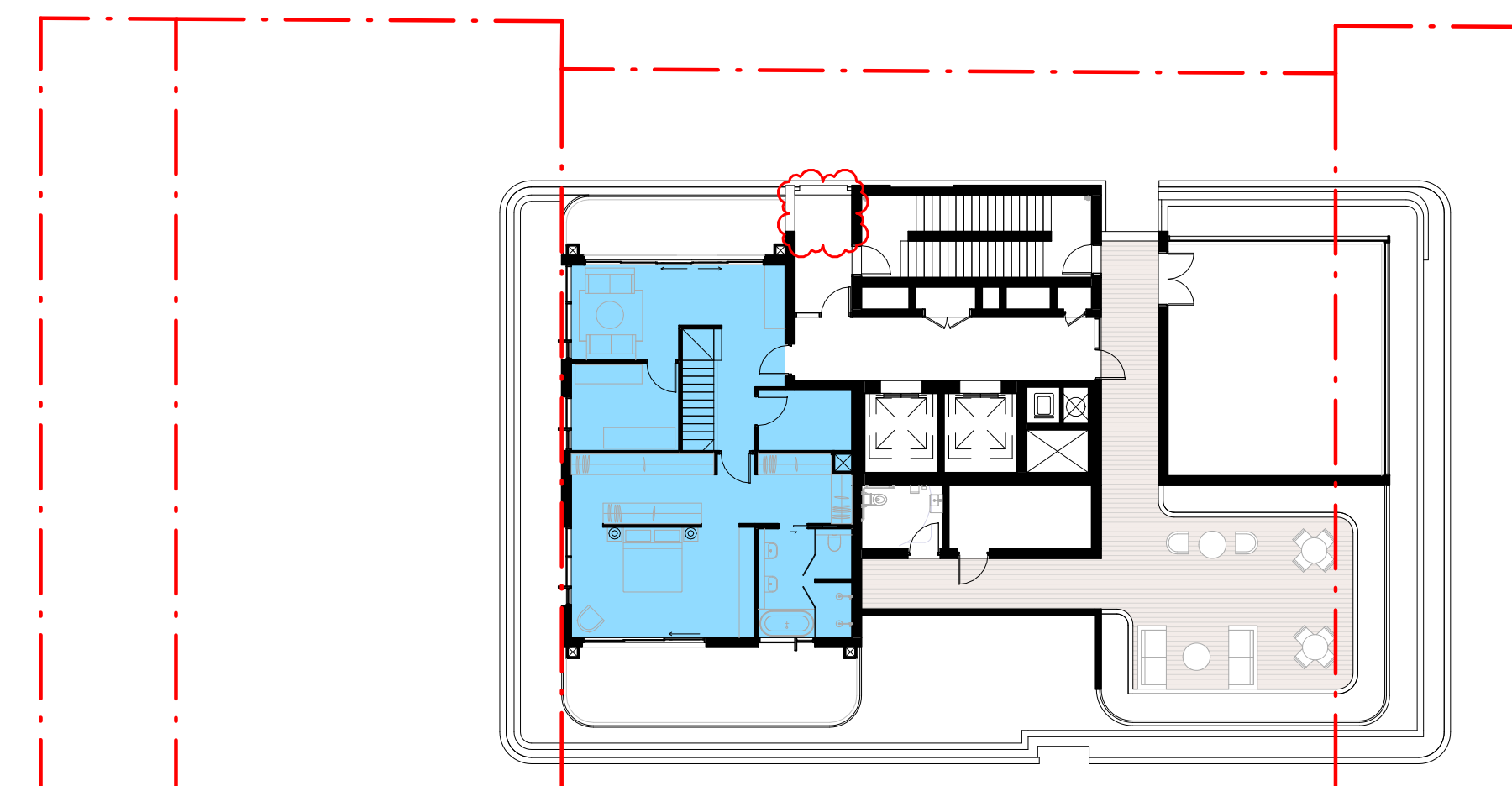
3 CROSS VENT DIAGRAM - LEVELS 05-10  
DA201 / 1:200



4 CROSS VENT DIAGRAM - LEVEL 11  
1:200



5 CROSS VENT DIAGRAM - LEVEL 12  
1:200



6 CROSS VENT DIAGRAM - LEVEL 13  
1:200

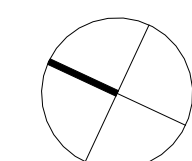
- NATURAL CROSS VENTILATION APARTMENT
- NON - NATURAL CROSS VENTILATION APARTMENT

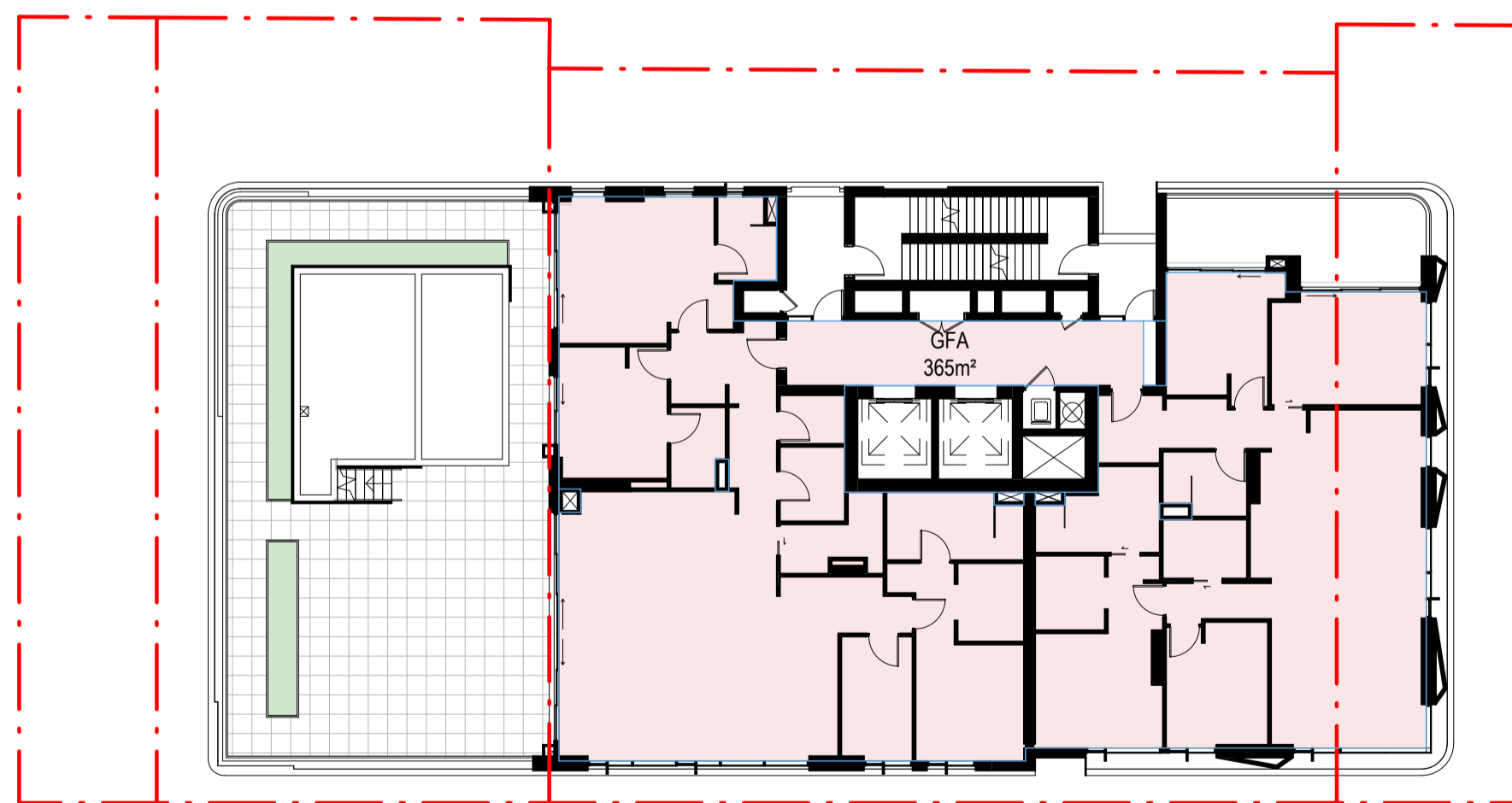
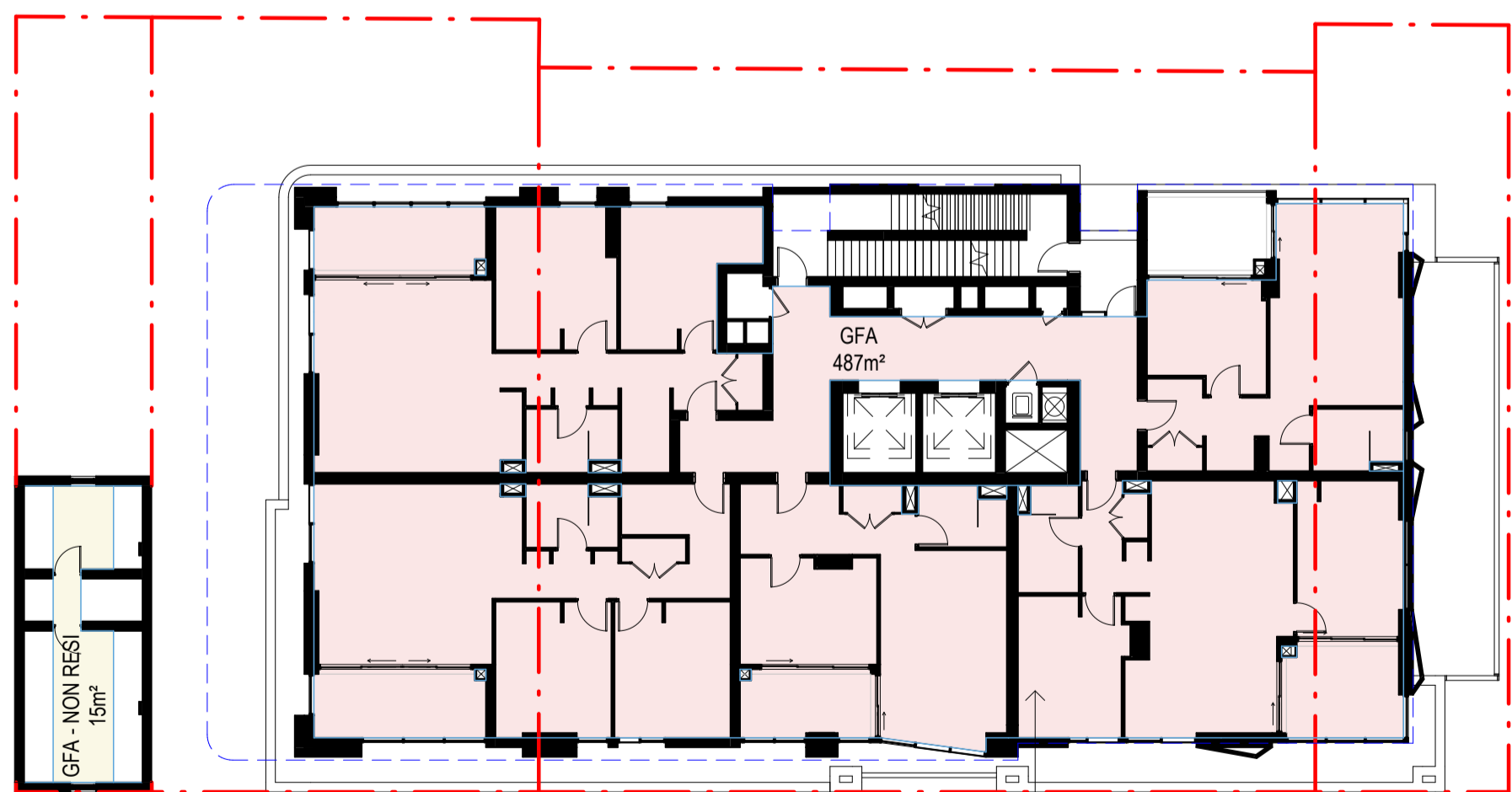
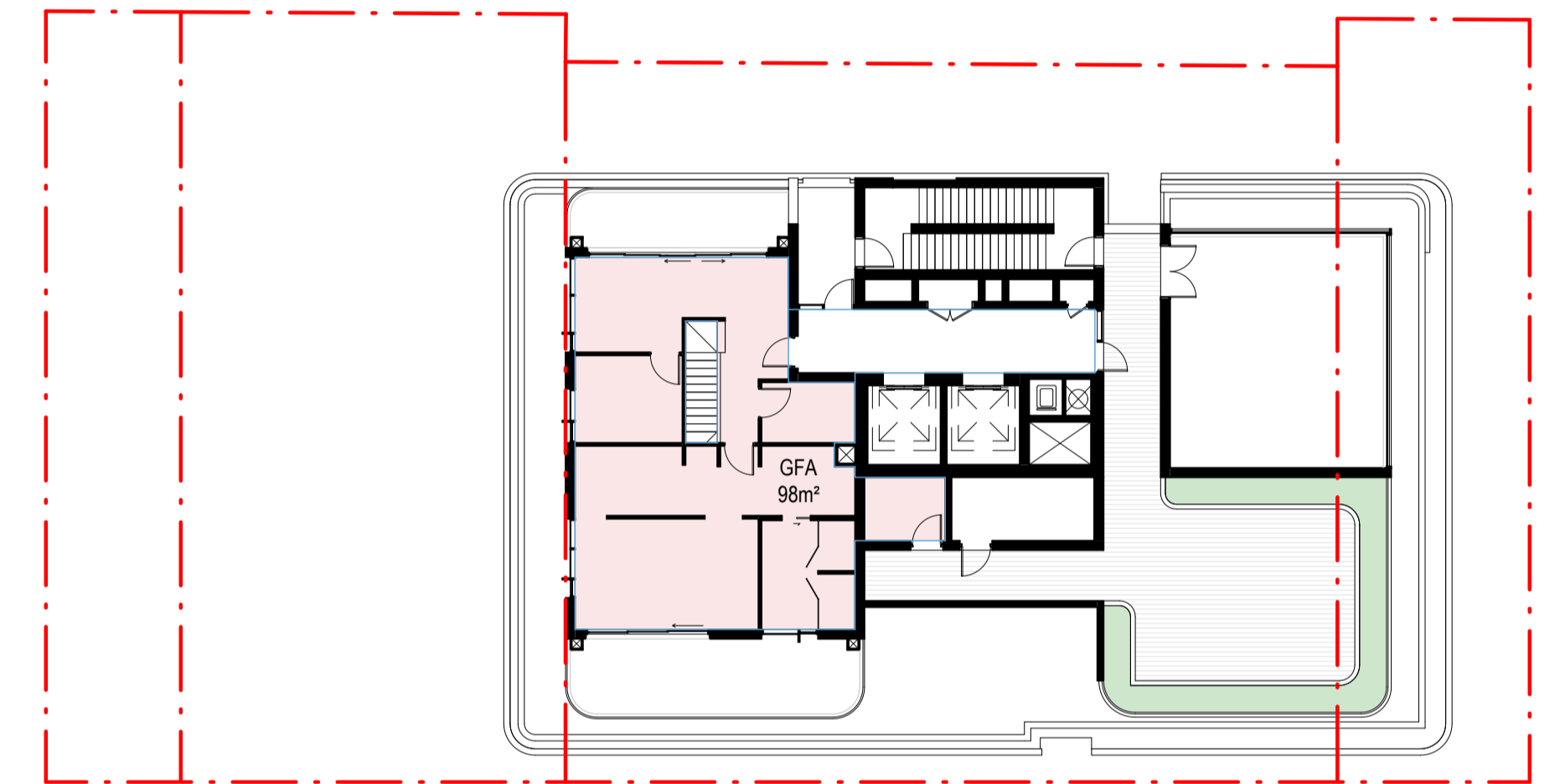
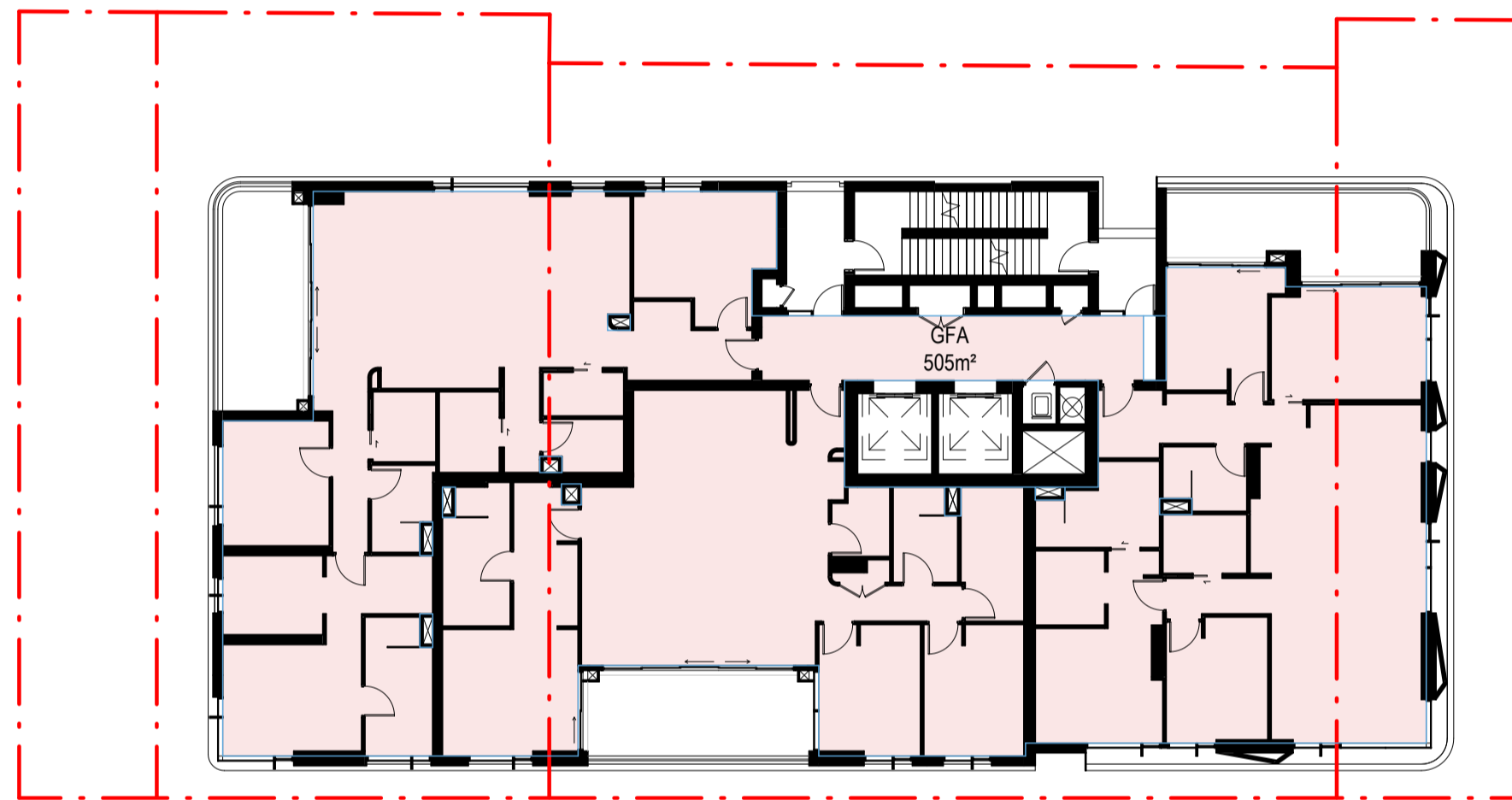
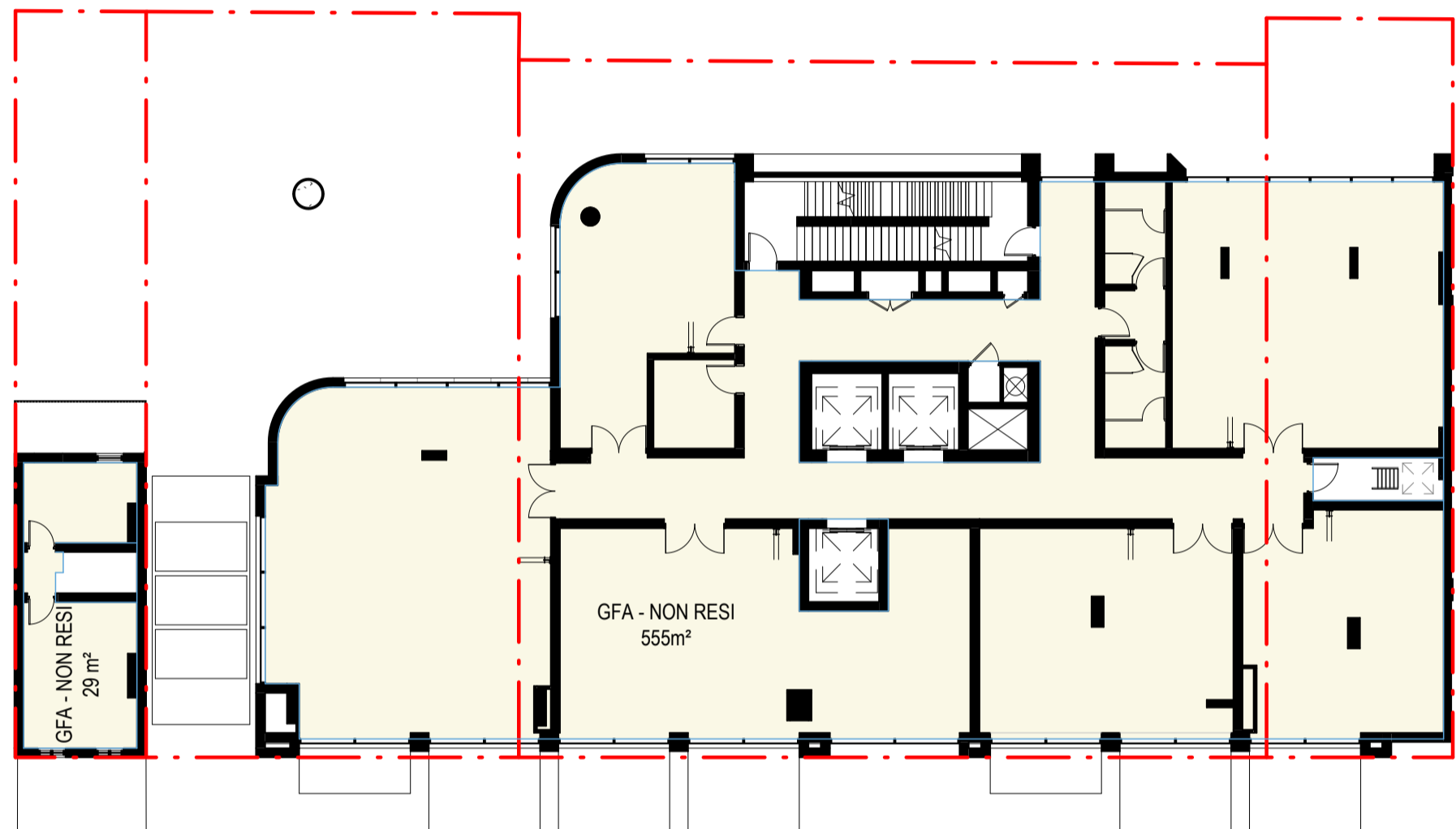
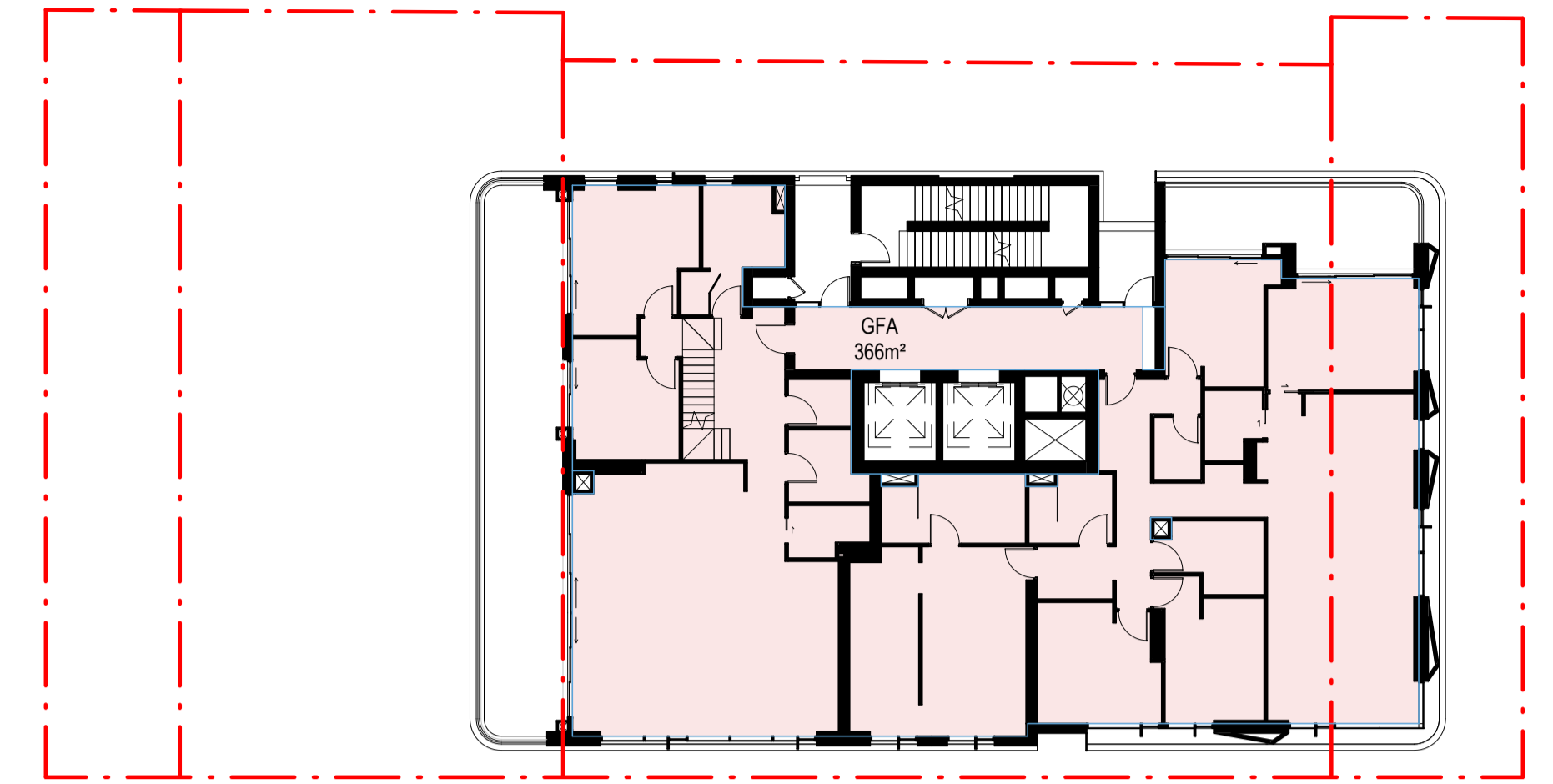
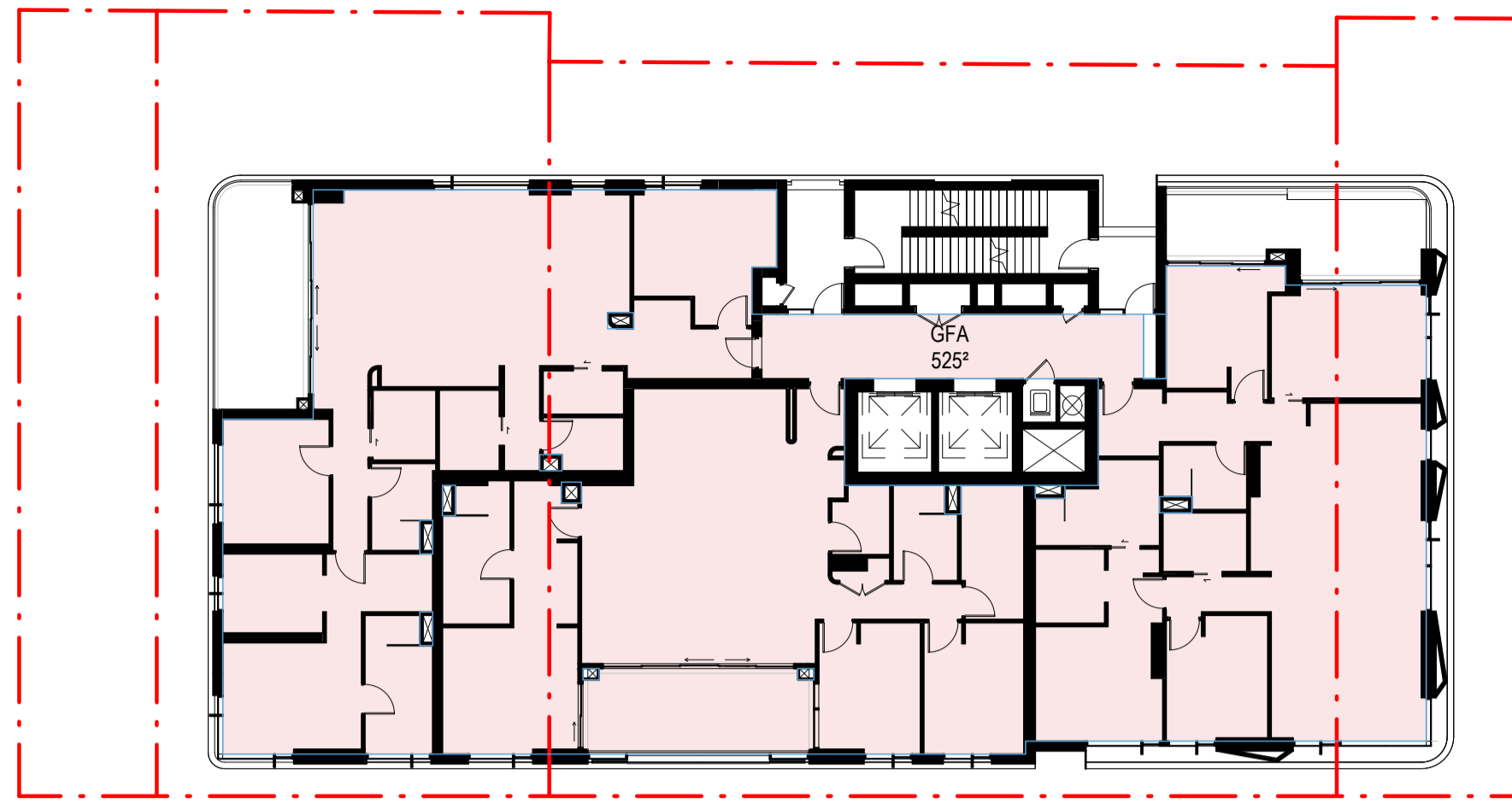
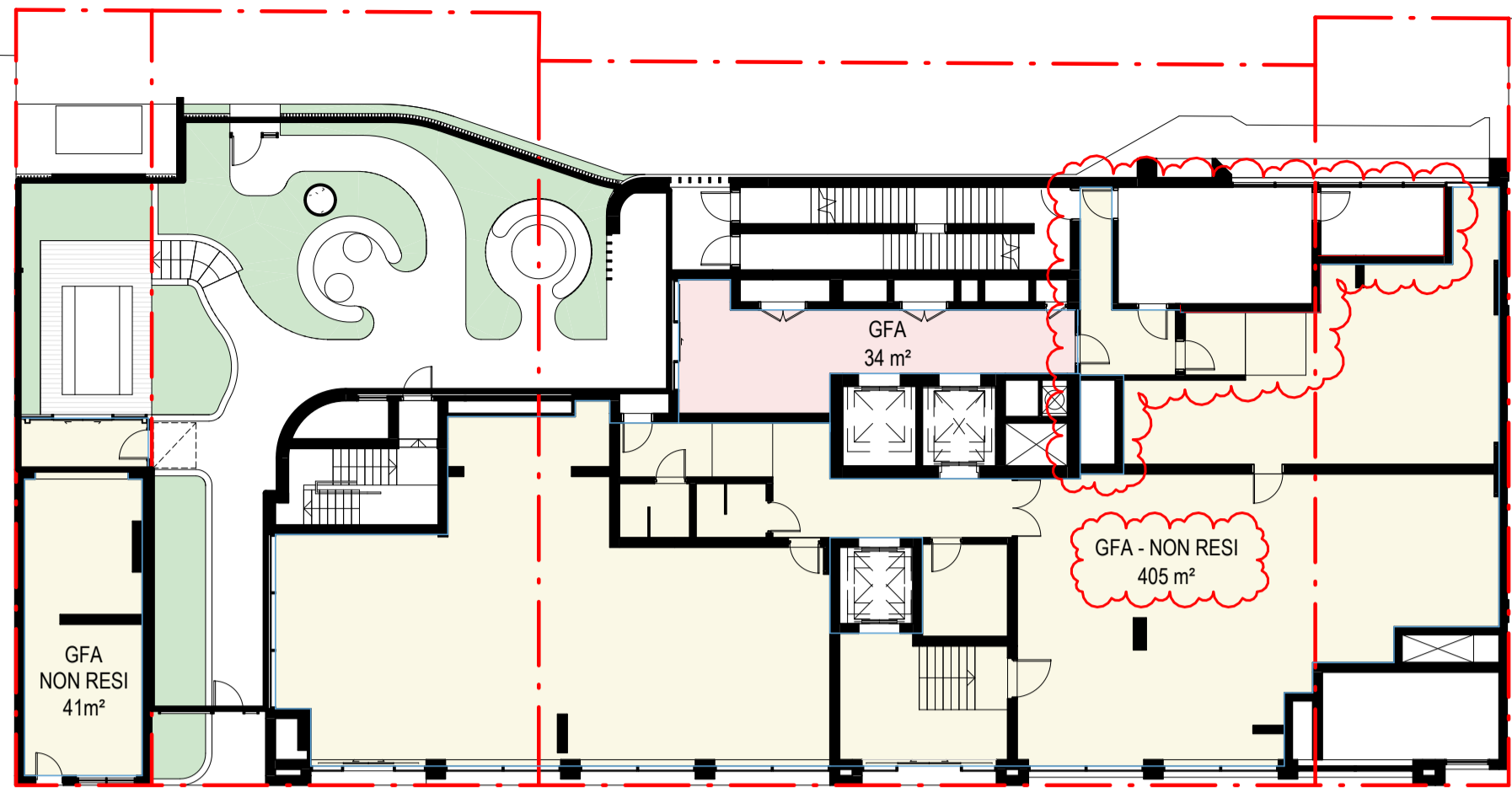
TOTAL NATURAL CROSS VENTILATION APARTMENTS IN THE FIRST NINE STOREYS: 18 / 25

PERCENTAGE OF NATURAL CROSS VENTILATION APARTMENTS IN THE FIRST NINE STOREYS: 72%


**Department of Planning,  
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 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 29 of 37

Note:  
- ADG Design Criteria stipulates that at least 60% of apartments are to be naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed





GFA

- GFA
- GFA - NON RESI

 **Department of Planning,  
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Issued under the Environmental Planning and Assessment Act 1979

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Approved on: 9 April 2026

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AFFORDABLE APARTMENT LEVELS




**Department of Planning,  
Housing and Infrastructure**  
NSW GOVERNMENT  
 Issued under the Environmental Planning and Assessment Act 1979  
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 Signed: RR  
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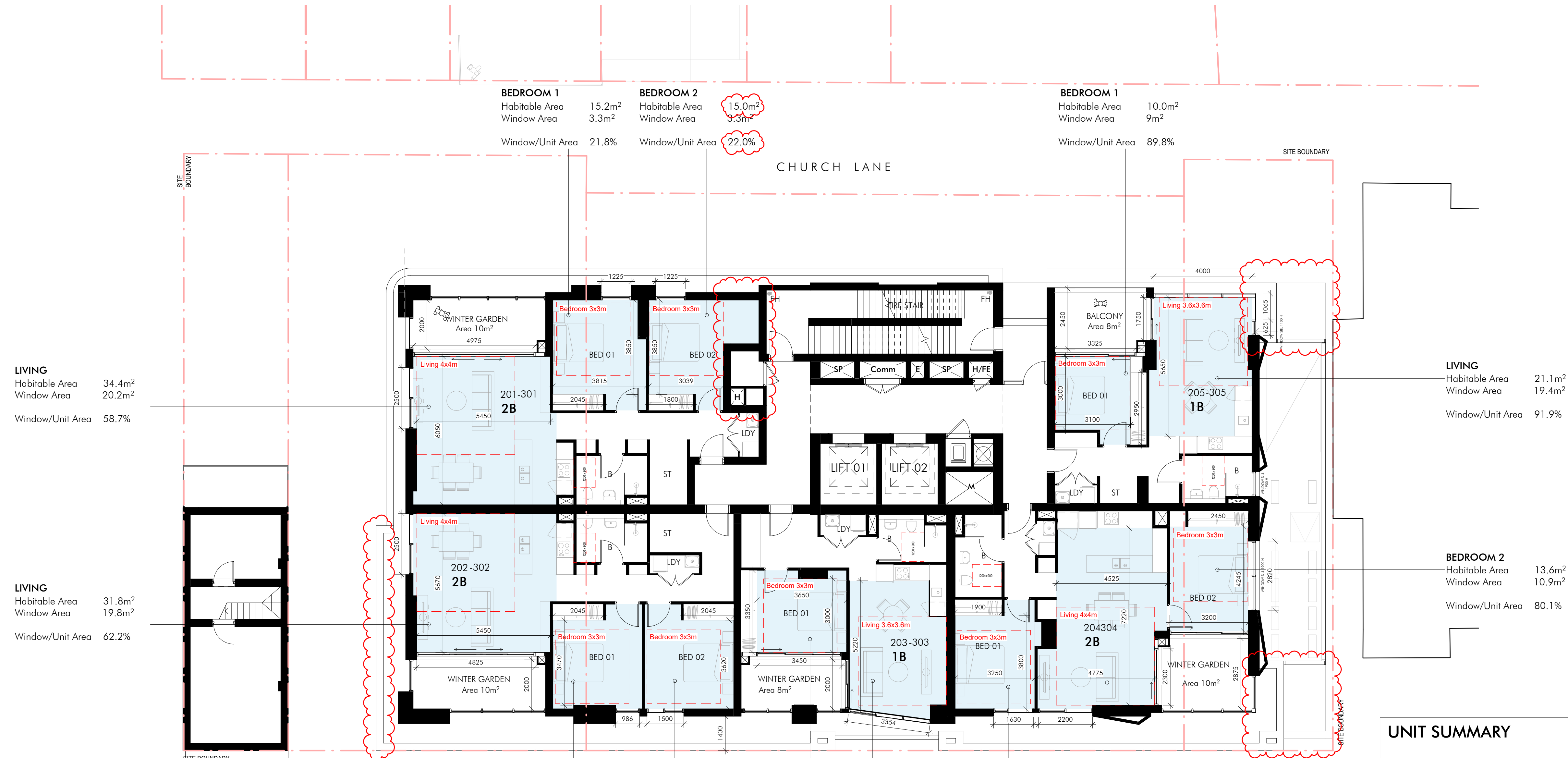
3/17/2025 3:01:31 PM - Anshul - D:\14344 - CONSTRUCTION\14344\_LEGACY\_A1\_ARCH\_526.rvt



**Project Name**  
 Legacy Church Lane  
  
**Project Address**  
 253-265 Pacific Highway, North Sydney

**Drawing Title:**  
 HEIGHT PLANE DIAGRAMS  
**Date:** 03/12/25    **Sheet Size:** A1    **Scale:** NTS  
**Drawing Number:** 14344\_DA910    **Issue:** 2





**LIVING**  
 Habitable Area 34.4m<sup>2</sup>  
 Window Area 20.2m<sup>2</sup>  
 Window/Unit Area 58.7%

**LIVING**  
 Habitable Area 31.8m<sup>2</sup>  
 Window Area 19.8m<sup>2</sup>  
 Window/Unit Area 62.2%

**BEDROOM 1**  
 Habitable Area 15.2m<sup>2</sup>  
 Window Area 3.3m<sup>2</sup>  
 Window/Unit Area 21.8%

**BEDROOM 2**  
 Habitable Area 15.0m<sup>2</sup>  
 Window Area 3.3m<sup>2</sup>  
 Window/Unit Area 22.0%

**BEDROOM 1**  
 Habitable Area 10.0m<sup>2</sup>  
 Window Area 9m<sup>2</sup>  
 Window/Unit Area 89.8%

**LIVING**  
 Habitable Area 21.1m<sup>2</sup>  
 Window Area 19.4m<sup>2</sup>  
 Window/Unit Area 91.9%

**BEDROOM 2**  
 Habitable Area 13.6m<sup>2</sup>  
 Window Area 10.9m<sup>2</sup>  
 Window/Unit Area 80.1%

**AFFORDABLE UNITS LEVEL 2-3**

**BEDROOM 2**  
 Habitable Area 14.1m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 28.7%

**LIVING**  
 Habitable Area 20.4m<sup>2</sup>  
 Window Area 14.4m<sup>2</sup>  
 Window/Unit Area 70.8%

**LIVING**  
 Habitable Area 31.1m<sup>2</sup>  
 Window Area 12.2m<sup>2</sup>  
 Window/Unit Area 39.1%

**BEDROOM 1**  
 Habitable Area 13.9m<sup>2</sup>  
 Window Area 2.7m<sup>2</sup>  
 Window/Unit Area 19.2%

**BEDROOM 1**  
 Habitable Area 11.8m<sup>2</sup>  
 Window Area 9.3m<sup>2</sup>  
 Window/Unit Area 78.9%

**BEDROOM 1**  
 Habitable Area 13.4m<sup>2</sup>  
 Window Area 4.4m<sup>2</sup>  
 Window/Unit Area 32.8%

**UNIT SUMMARY**

**201-301**  
 Unit Area 90.0m<sup>2</sup>  
 Habitable Area 64.0m<sup>2</sup>  
 Window Area (Habitable) 26.8m<sup>2</sup>  
 Window/Unit Area 29.8%  
 Storage Area 8m<sup>3</sup>

**204-304**  
 Unit Area 81m<sup>2</sup>  
 Habitable Area 58.1m<sup>2</sup>  
 Window Area (Habitable) 27.4m<sup>2</sup>  
 Window/Unit Area 33.9%  
 Storage Area 8m<sup>3</sup>

**202-302**  
 Unit Area 89m<sup>2</sup>  
 Habitable Area 59.8m<sup>2</sup>  
 Window Area (Habitable) 26.5m<sup>2</sup>  
 Window/Unit Area 29.8%  
 Storage Area 8m<sup>3</sup>

**205-305**  
 Unit Area 56m<sup>2</sup>  
 Habitable Area 31.1m<sup>2</sup>  
 Window Area (Habitable) 28.4m<sup>2</sup>  
 Window/Unit Area 50.7%  
 Storage Area 6m<sup>3</sup>

**203-303**  
 Unit Area 56 m<sup>2</sup>  
 Habitable Area 32.2m<sup>2</sup>  
 Window Area (Habitable) 23.8m<sup>2</sup>  
 Window/Unit Area 42.4%  
 Storage Area 4.25m<sup>3</sup>  
 (remaining storage in basement to make a total of 6m<sup>3</sup>)

**Department of Planning,  
 Housing and Infrastructure**  
 NSW GOVERNMENT  
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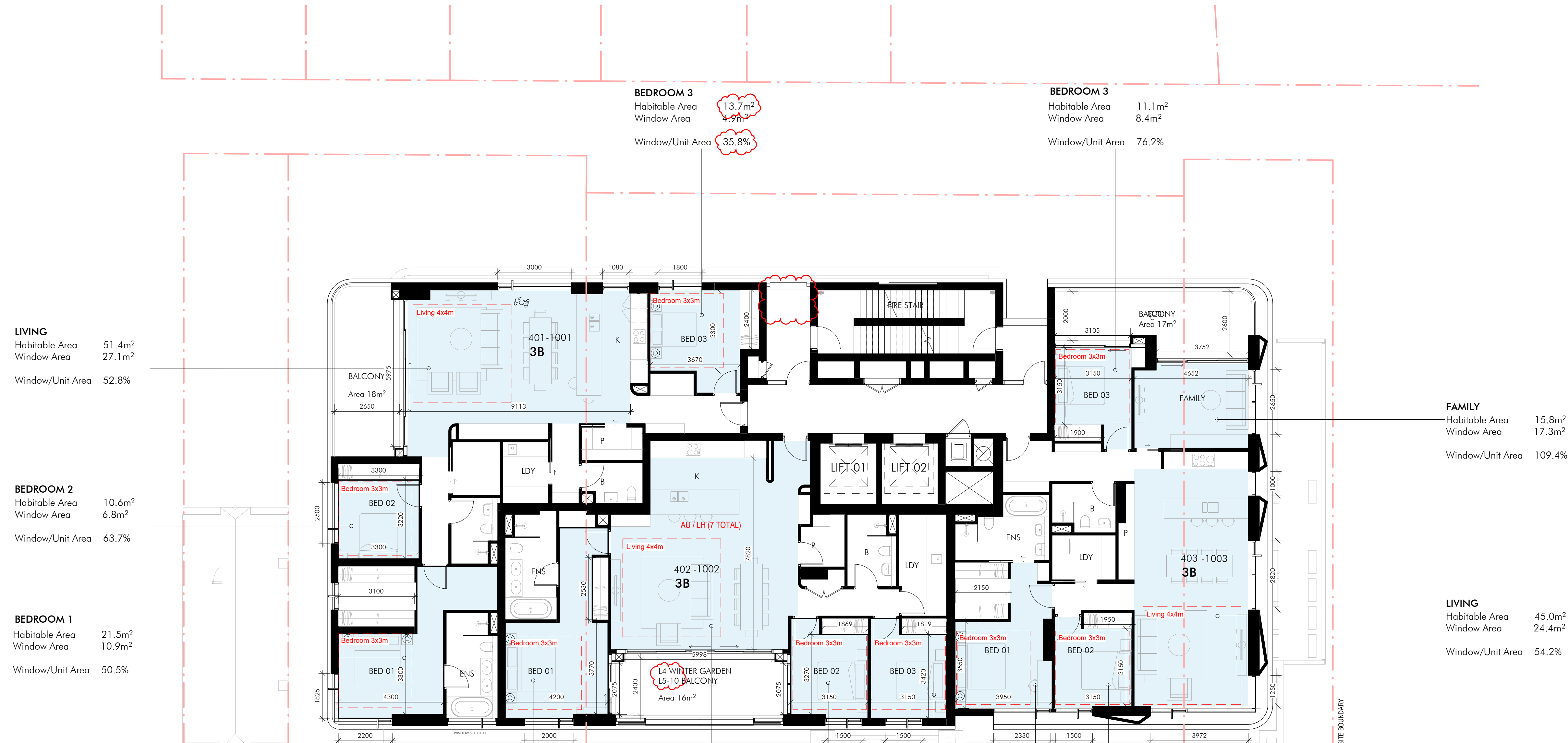
3/17/2025 3:03:33 PM - Annual - Doc: 14344 - CHURCH LANE CONSTRUCTION V444 - LEGACY\_A1\_ARCH\_1526-v4



**Client**  
 Legacy Church Lane  
 Project Address  
 253-265 Pacific Highway, North Sydney

**Drawing Title:**  
 ADG PLAN LEVEL 2-3  
 Date: 03/12/25 Sheet Size: A1 Scale: 1:100  
 Drawing Number: 14344\_DA920 Issue: 2





**LIVING**  
 Habitable Area 51.4m<sup>2</sup>  
 Window Area 27.1m<sup>2</sup>  
 Window/Unit Area 52.8%

**BEDROOM 2**  
 Habitable Area 10.6m<sup>2</sup>  
 Window Area 6.8m<sup>2</sup>  
 Window/Unit Area 63.7%

**BEDROOM 1**  
 Habitable Area 21.5m<sup>2</sup>  
 Window Area 10.9m<sup>2</sup>  
 Window/Unit Area 50.5%

**BEDROOM 3**  
 Habitable Area 13.7m<sup>2</sup>  
 Window Area 4.9m<sup>2</sup>  
 Window/Unit Area 35.8%

**BEDROOM 3**  
 Habitable Area 11.1m<sup>2</sup>  
 Window Area 8.4m<sup>2</sup>  
 Window/Unit Area 76.2%

**FAMILY**  
 Habitable Area 15.8m<sup>2</sup>  
 Window Area 17.3m<sup>2</sup>  
 Window/Unit Area 109.4%

**LIVING**  
 Habitable Area 45.0m<sup>2</sup>  
 Window Area 24.4m<sup>2</sup>  
 Window/Unit Area 54.2%

**BEDROOM 1**  
 Habitable Area 22.2m<sup>2</sup>  
 Window Area 11.0m<sup>2</sup>  
 Window/Unit Area 49.6%

**BEDROOM 2**  
 Habitable Area 11.3m<sup>2</sup>  
 Window Area 9.7m<sup>2</sup>  
 Window/Unit Area 85.4%

**BEDROOM 3**  
 Habitable Area 4.1m<sup>2</sup>  
 Window Area 12.9m<sup>2</sup>  
 Window/Unit Area 35.8%

**BEDROOM 3**  
 Habitable Area 10.6m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 38.2%

**LIVING**  
 Habitable Area 56.1m<sup>2</sup>  
 Window Area 16.2m<sup>2</sup>  
 Window/Unit Area 28.9%

**BEDROOM 2**  
 Habitable Area 17.0m<sup>2</sup>  
 Window Area 6.3m<sup>2</sup>  
 Window/Unit Area 37.0%

**UNIT SUMMARY**

<b>401-1001</b>	Unit Area	164m <sup>2</sup>
	Habitable Area	97.2m <sup>2</sup>
	Window Area	49.6m <sup>2</sup>
	(Habitable)	
	Window/Unit Area	30.3 %
	Storage Area	10.0m <sup>3</sup>
<b>402-1002</b>	Unit Area	146m <sup>2</sup>
	Habitable Area	100.9m <sup>2</sup>
	Window Area	40.9m <sup>2</sup>
	(Habitable)	
	Window/Unit Area	28%
	Storage Area	10.1m <sup>3</sup>
<b>403-1003</b>	Unit Area	151 m <sup>2</sup>
	Habitable Area	99.5m <sup>2</sup>
	Window Area	60.4m <sup>2</sup>
	(Habitable)	
	Window/Unit Area	40.0%
	Storage Area	10.5m <sup>3</sup>

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Approved on: 9 April 2026

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**Project Name**  
 Legacy Church Lane

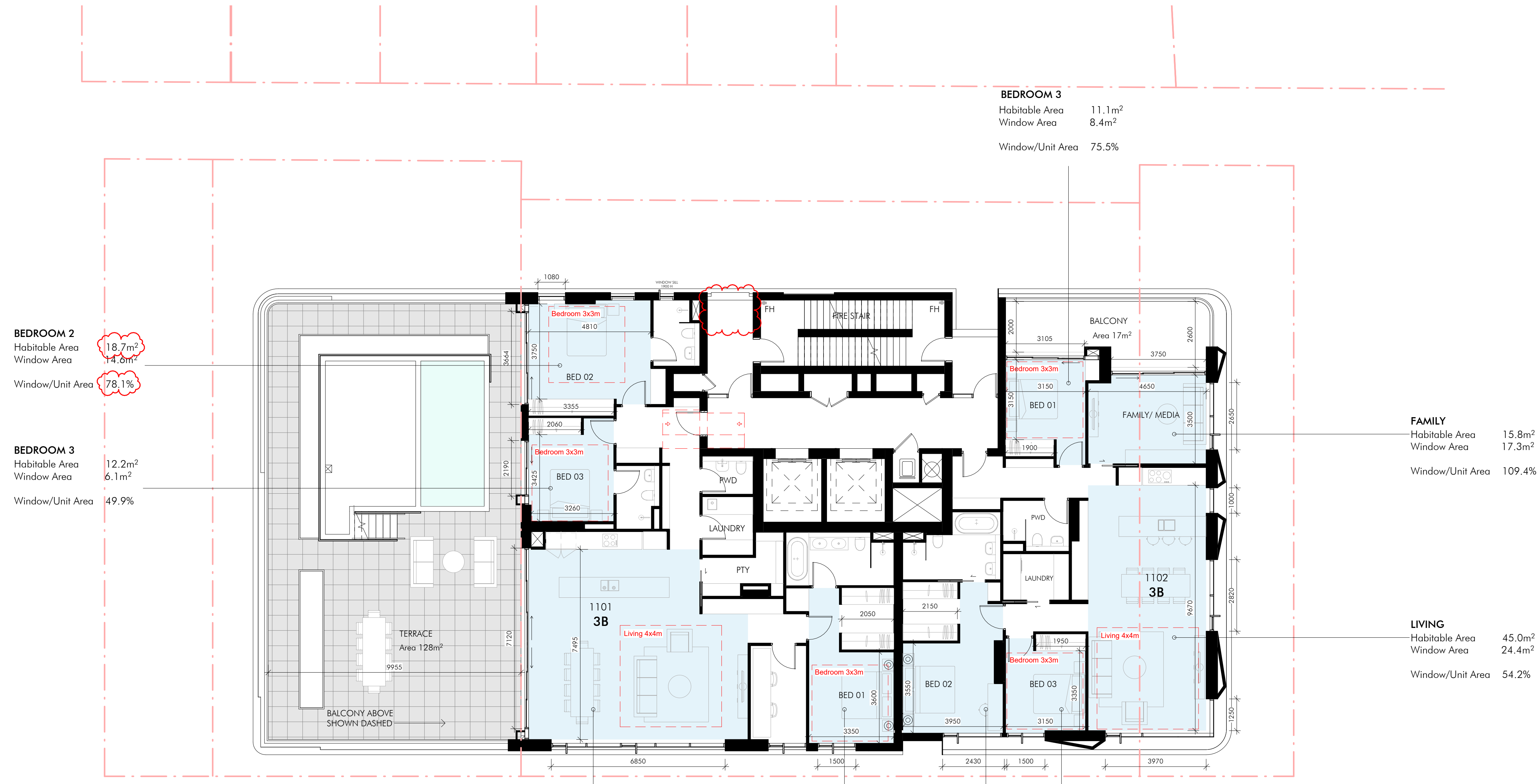
**Project Address**  
 253-265 Pacific Highway, North Sydney

**Drawing Title:**  
 ADG PLAN LEVEL 4-10

**Date:** 03/12/25 **Sheet Size:** A1 **Scale:** 1:100

**Drawing Number:** 14344\_DA921 **Issue:** 2





**BEDROOM 2**  
 Habitable Area 18.7m<sup>2</sup>  
 Window Area 14.6m<sup>2</sup>  
 Window/Unit Area 78.1%

**BEDROOM 3**  
 Habitable Area 12.2m<sup>2</sup>  
 Window Area 6.1m<sup>2</sup>  
 Window/Unit Area 49.9%

**BEDROOM 3**  
 Habitable Area 11.1m<sup>2</sup>  
 Window Area 8.4m<sup>2</sup>  
 Window/Unit Area 75.5%

**FAMILY**  
 Habitable Area 15.8m<sup>2</sup>  
 Window Area 17.3m<sup>2</sup>  
 Window/Unit Area 109.4%

**LIVING**  
 Habitable Area 45.0m<sup>2</sup>  
 Window Area 24.4m<sup>2</sup>  
 Window/Unit Area 54.2%

**LIVING**  
 Habitable Area 59.9m<sup>2</sup>  
 Window Area 37.7m<sup>2</sup>  
 Window/Unit Area 63%

**BEDROOM 1**  
 Habitable Area 15.1m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 26.8%

**BEDROOM 3**  
 Habitable Area 10.6m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 38.2%

**BEDROOM 2**  
 Habitable Area 17.0m<sup>2</sup>  
 Window Area 6.3m<sup>2</sup>  
 Window/Unit Area 37.0%

UNIT SUMMARY	
<b>1101</b>	
Unit Area	180m <sup>2</sup>
Habitable Area	105.9m <sup>2</sup>
Window Area (Habitable)	62.4m <sup>2</sup>
Window/Unit Area	34.7%
Storage Area	11.7m <sup>3</sup>
<b>1102</b>	
Unit Area	151 m <sup>2</sup>
Habitable Area	99.5m <sup>2</sup>
Window Area (Habitable)	60.4m <sup>2</sup>
Window/Unit Area	40.0%
Storage Area	10.5m <sup>3</sup>

 **Department of Planning, Housing and Infrastructure**

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Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 34 of 37

Client



**Project Name**  
 Legacy Church Lane

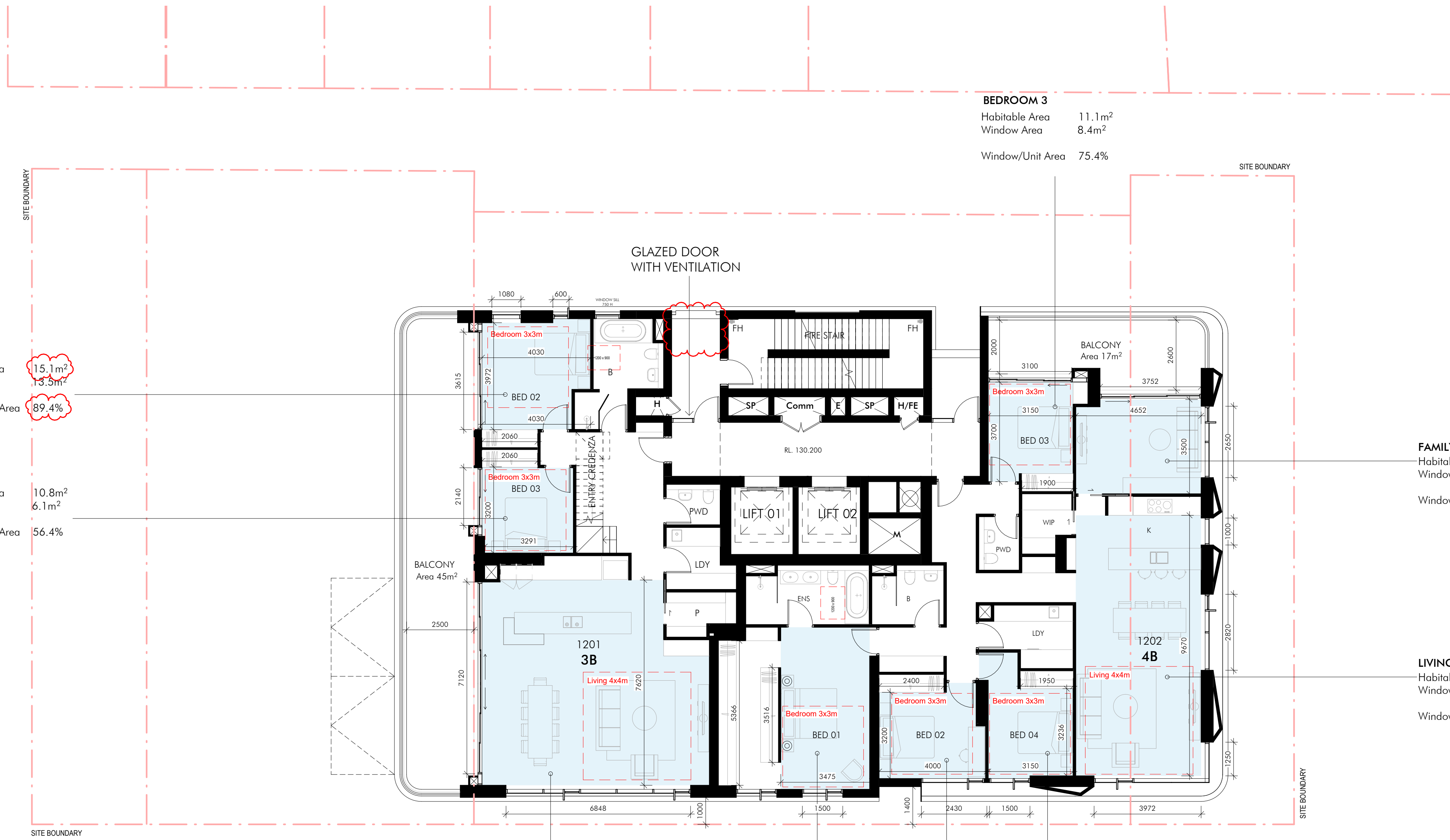
**Project Address**  
 253-265 Pacific Highway, North Sydney

**Drawing Title:**  
 ADG PLAN LEVEL 11

**Date:** 03/12/25 **Sheet Size:** A1 **Scale:** 1:100

**Drawing Number:** 14344\_DA922 **Issue:** 2





**BEDROOM 2**  
 Habitable Area 15.1m<sup>2</sup>  
 Window Area 13.5m<sup>2</sup>  
 Window/Unit Area 89.4%

**BEDROOM 3**  
 Habitable Area 10.8m<sup>2</sup>  
 Window Area 6.1m<sup>2</sup>  
 Window/Unit Area 56.4%

**BEDROOM 3**  
 Habitable Area 11.1m<sup>2</sup>  
 Window Area 8.4m<sup>2</sup>  
 Window/Unit Area 75.4%

**FAMILY**  
 Habitable Area 16.0m<sup>2</sup>  
 Window Area 17.3m<sup>2</sup>  
 Window/Unit Area 108%

**LIVING**  
 Habitable Area 45.0m<sup>2</sup>  
 Window Area 24.4m<sup>2</sup>  
 Window/Unit Area 54.2%

**LIVING**  
 Habitable Area 59.4m<sup>2</sup>  
 Window Area 37.7m<sup>2</sup>  
 Window/Unit Area 63.4%

**BEDROOM 1**  
 Habitable Area 19.9m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 20.4%

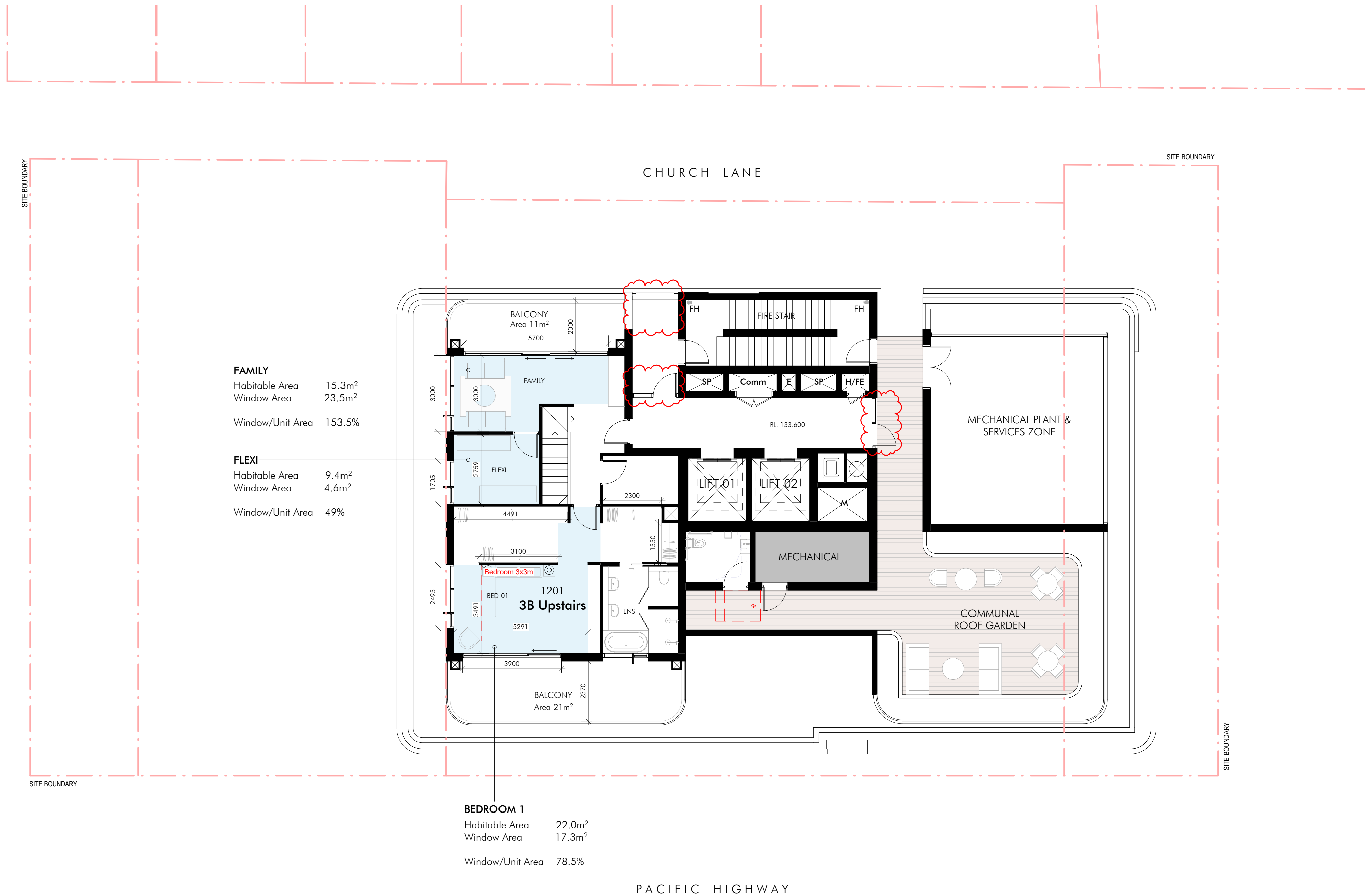
**BEDROOM 4**  
 Habitable Area 12.2m<sup>2</sup>  
 Window Area 4.1m<sup>2</sup>  
 Window/Unit Area 33.2%


**BEDROOM 2**  
 Habitable Area 12.6m<sup>2</sup>  
 Window Area 6.6m<sup>2</sup>  
 Window/Unit Area 52.1%

**UNIT SUMMARY**

1201	
Unit Area	229.0m <sup>2</sup>
Habitable Area	132.0m <sup>2</sup>
Window Area (Habitable)	102.7m <sup>2</sup>
Window/Unit Area	44.8%
Storage Area	17.4m <sup>3</sup>
1202	
Unit Area	198.0m <sup>2</sup>
Habitable Area	116.8m <sup>2</sup>
Window Area (Habitable)	64.7m <sup>2</sup>
Window/Unit Area	32.7%
Storage Area	11.0m <sup>3</sup>

**Department of Planning,  
 Housing and Infrastructure**  
 NSW GOVERNMENT  
 Issued under the Environmental Planning and Assessment Act 1979  
 Approved Application No: SSD-84416958  
 Approved on: 9 April 2026  
 Signed: RR  
 Sheet No: 35 of 37



 **Department of Planning,  
Housing and Infrastructure**

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No: SSD-84416958

Approved on: 9 April 2026

Signed: RR

Sheet No: 36 of 37

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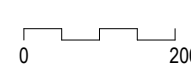
**Project Name**  
Legacy Church Lane

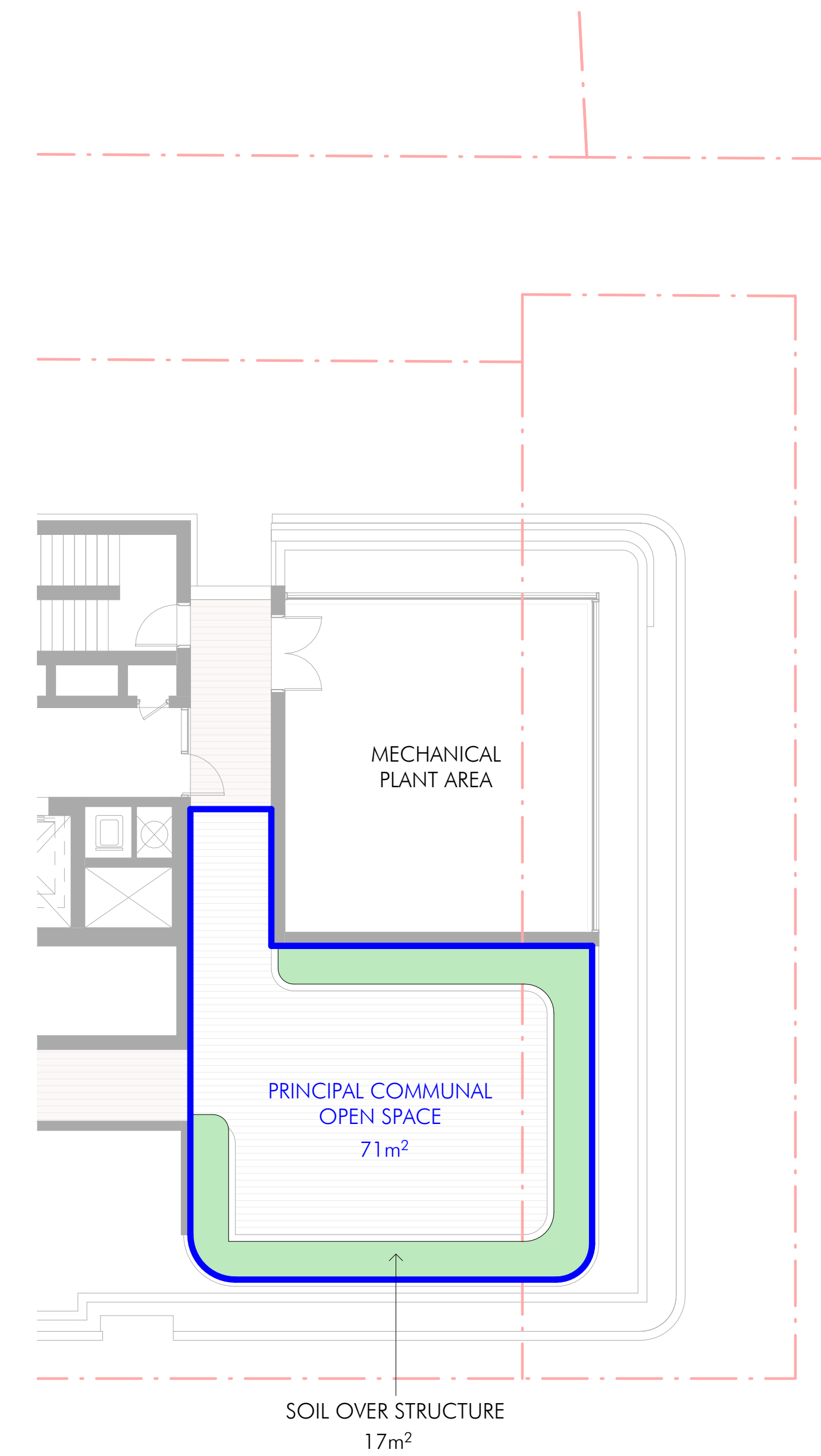
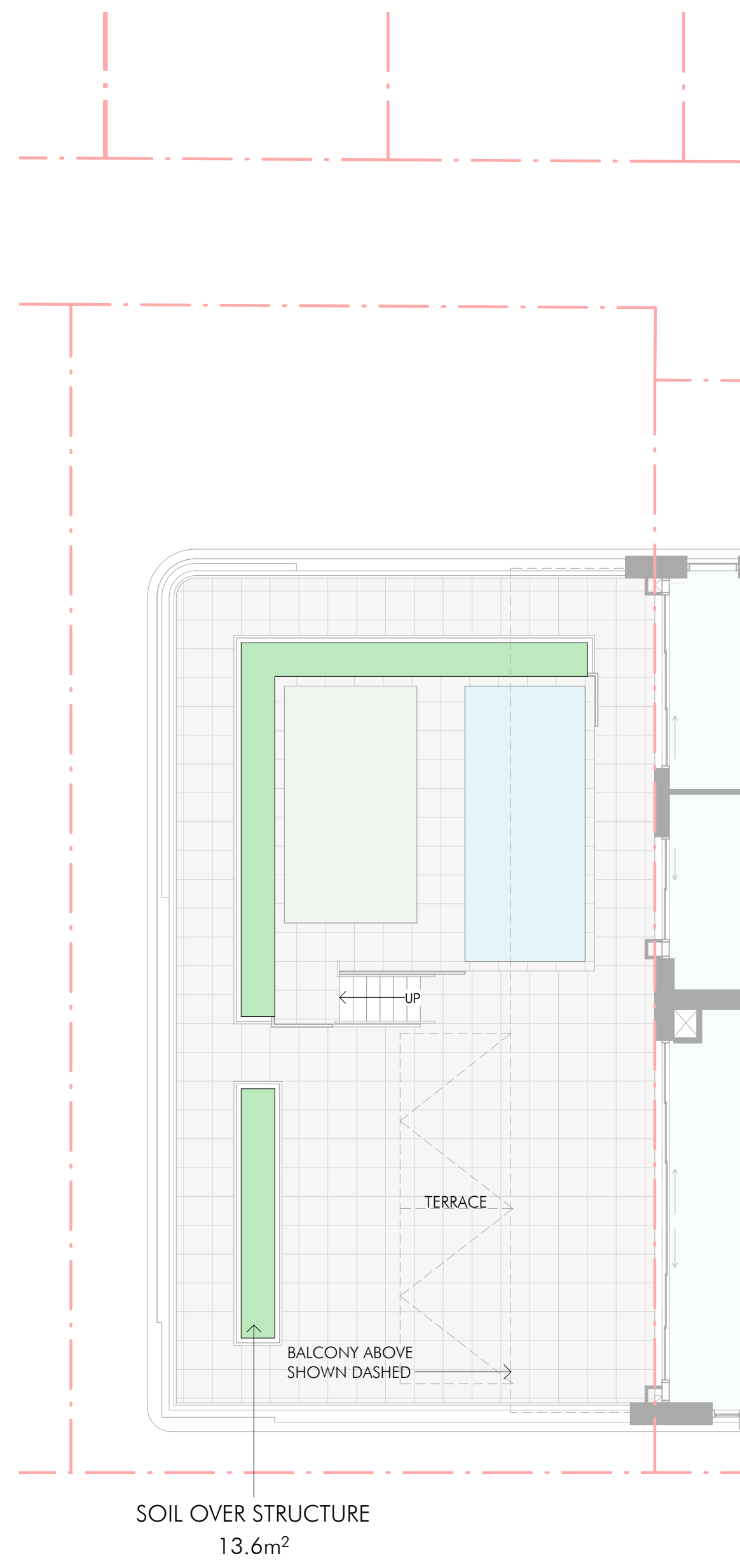
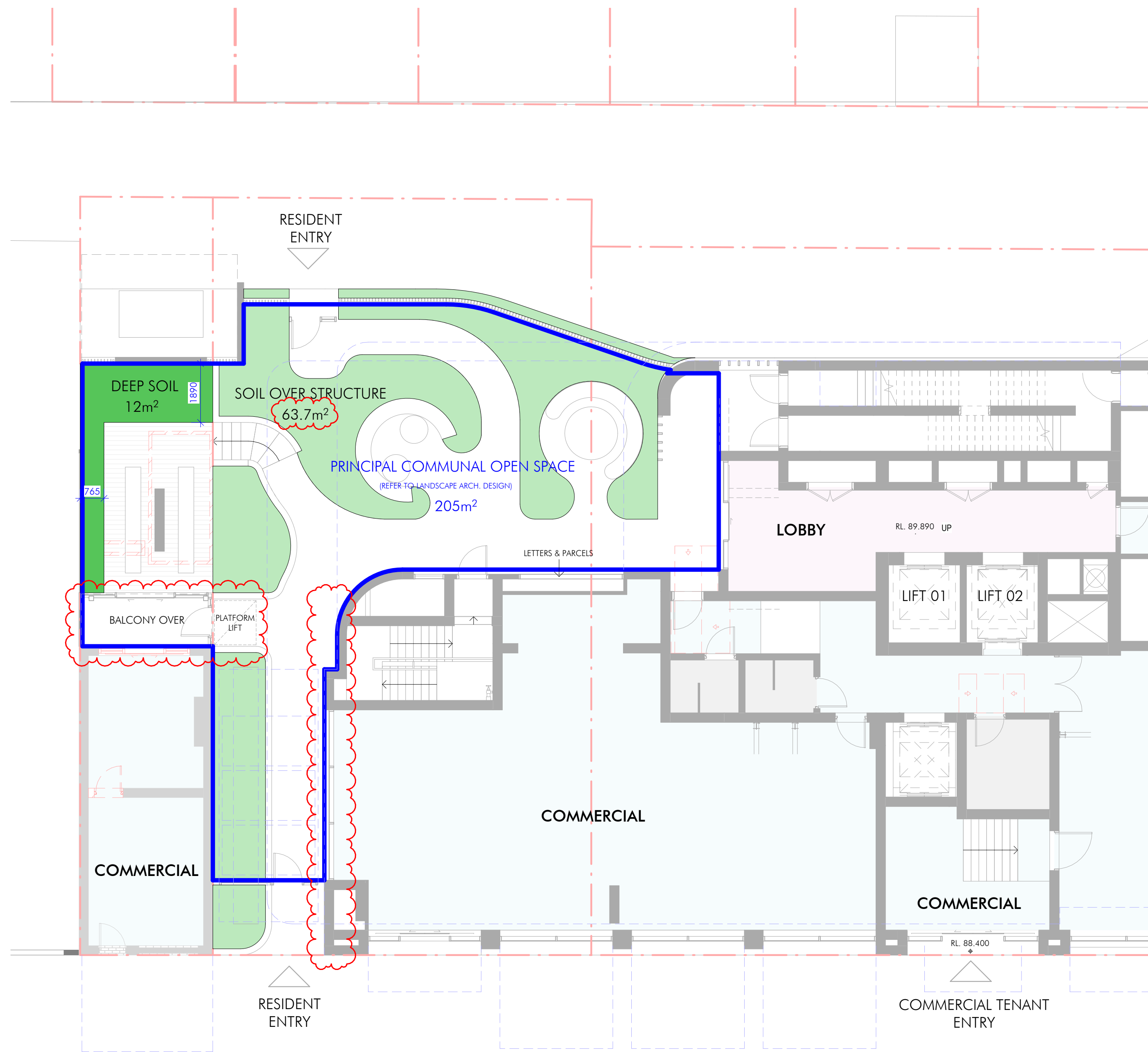
**Project Address**  
253-265 Pacific Highway, North Sydney

**Drawing Title:**  
ADG PLAN LEVEL 13

**Date:** 03/12/25  
**Sheet Size:** A1  
**Scale:** 1:100

**Drawing Number:** 14344\_DA924  
**Issue:** 2



1 GROUND FLOOR LANDSCAPE AREA ANALYSIS  
1:100

2 LEVEL 11 LANDSCAPE AREA ANALYSIS  
1:100

3 LEVEL 13 / ROOF TOP - LANDSCAPE AREA ANALYSIS  
1:100

**GROUND FLOOR LANDSCAPE AREAS**

PRINCIPAL COMMUNAL OPEN SPACE:	205m <sup>2</sup>
LANDSCAPE AREA:	
DEEP SOIL	12m <sup>2</sup>
SOIL OVER STRUCTURE (300mm - 800mm SOIL DEPTH)	63.7m <sup>2</sup>
<b>TOTAL LANDSCAPE AREA</b>	<b>75.7m<sup>2</sup></b>

**LEVEL 11 LANDSCAPE AREAS**

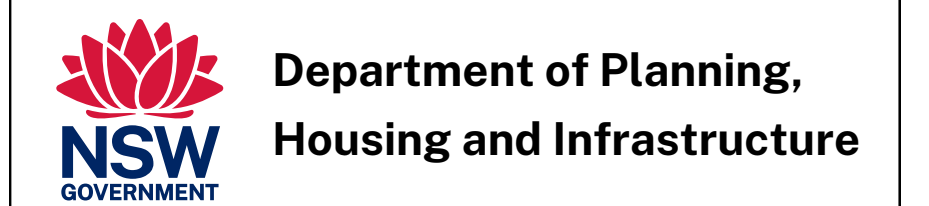
LANDSCAPE AREA:	
SOIL OVER STRUCTURE (800mm SOIL DEPTH)	13.6 m <sup>2</sup>
<b>TOTAL LANDSCAPE AREA</b>	<b>13.6 m<sup>2</sup></b>

**LEVEL 13 / ROOF TOP LANDSCAPE AREAS**

PRINCIPAL COMMUNAL OPEN SPACE:	71m <sup>2</sup>
LANDSCAPE AREA:	
SOIL OVER STRUCTURE (500mm SOIL DEPTH)	17m <sup>2</sup>
<b>TOTAL LANDSCAPE AREA</b>	<b>17m<sup>2</sup></b>

**TOTAL LANDSCAPE AREAS**

PRINCIPAL COMMUNAL OPEN SPACE:	276m <sup>2</sup>
LANDSCAPE AREA:	
DEEP SOIL	12m <sup>2</sup>
SOIL OVER STRUCTURE (300mm - 800mm SOIL DEPTH)	94.3m <sup>2</sup>
<b>TOTAL LANDSCAPE AREA</b>	<b>106.3m<sup>2</sup></b>
<b>COMMUNAL OPEN SPACE / SITE AREA (1099m<sup>2</sup>)</b>	<b>25.1%</b>
<b>TOTAL LANDSCAPE AREA / SITE AREA (1099m<sup>2</sup>)</b>	<b>9.7%</b>



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Approved on: 9 April 2026

Signed: RR

Sheet No: 37 of 37

NOTES:

- OTHER PLANTERS OF LESSER SIZE EXIST IN THE PROPOSAL BUT HAVE NOT BEEN INCLUDED IN THE OVERALL CALCULATIONS

- REFER TO LANDSCAPE ARCHITECTS DESIGN DOCUMENTATION FOR DETAILED SOIL DEPTH AREAS AND CALCULATIONS



Project Name  
**Legacy Church Lane**

Project Address  
**253-265 Pacific Highway, North Sydney**

Drawing Title:  
**OPEN SPACE & LANDSCAPE AREAS**

Date: 03/12/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14344\_DA930 Issue: 2

