

601 Pacific Hwy, St Leonards Development Application

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Bates Smart Architects Pty Ltd
ABN 68 094 740 986

NSW Nominated Responsible Architects
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Client
Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA00 - Title Sheets
Cover Sheet - Drawing List**

Phase
SSDA

Status
For Approval

Drawing no.
0901

Scale
@ A1

Revision
A

NATHERS Thermal Comfort Inclusions	
Glazing Doors/Windows	
<ul style="list-style-type: none"> Fixed panel windows - North / East / South (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.5 (equal or lower than) SHGC 0.36 (±5%) Fixed panel windows - West (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.4 (equal or lower than) SHGC 0.36 (±5%) Awning windows- all orientation (double-glazing, aluminium frames) <ul style="list-style-type: none"> U-value 2.71 (equal or lower than) SHGC 0.34 (±5%) Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 3.70 (equal or lower than) SHGC 0.34 (±5%) 	
Slider Upgrade 1 – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.90 (equal or lower than) SHGC 0.35 (±5%) 	
Slider Upgrade 2 – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.81 (equal or lower than) SHGC 0.34 (±5%) 	
Slider Upgrade 3 – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.70 (equal or lower than) SHGC 0.35 (±5%) 	
Slider Upgrade 4 – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.60 (equal or lower than) SHGC 0.35 (±5%) 	
Slider Upgrade 5 – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Sliding doors- all orientation (double-glazing, aluminium frames): <ul style="list-style-type: none"> U-value 2.50 (equal or lower than) SHGC 0.35 (±5%) 	
Roof and ceiling	
<ul style="list-style-type: none"> Minimum 200mm Concrete with plasterboard ceiling, no insulation where neighbouring units are above Minimum 200mm Concrete with plasterboard with R3.6 continuous insulation (insulation only value, no thermal bridging was allowed for) where roof or balcony is above. 	
Insulation Upgrade – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> Concrete with plasterboard with R5.4 or R6.0 continuous insulation (insulation only value, no thermal bridging was allowed for) where roof above 	
External Colour - Medium (0.475 < SA < 0.7)	
Ceiling Penetrations	
<ul style="list-style-type: none"> Sealed downlights: 1 per 5 m2, ceiling penetration 100mm diameter with 50mm clearance Sealed exhaust fans: kitchen, bathroom, ensuite and laundry, ceiling penetration 250mm diameter with 50mm clearance 	
Ceiling Fans.	
<ul style="list-style-type: none"> Ceiling fans diam 900mm to all bedrooms and living areas in each dwelling 	
Upgrade to Dwelling 50.04 – Ceiling fans diam 1200mm to living and all bedrooms	
Floors	
<ul style="list-style-type: none"> Minimum 200mm Concrete with a minimum R3.0 insulation (insulation only value, no thermal bridging was allowed for) equred where part open subfloor, plant room, and carpark is below Minimum 200mm Concrete between levels, no insulation required where conditioned space below 	
Floor coverings - Carpet to bedrooms, tiles to bathrooms and ensuites, timber elsewhere.	
External Walls	
<ul style="list-style-type: none"> Curtain wall (façade) glass/aluminium spandrel insulated panel with R2.5 insulation (insulation value only) and plasterboard internally Concrete wall with R2.5 insulation (insulation value only) and plasterboard internally 	
Insulation Upgrade – Refer to Thermal Upgrades Table	
<ul style="list-style-type: none"> R4 insulation (insulation value only) and plasterboard internally to concrete and curtain walls 	
External Colour - medium	
Inter-tenancy walls	
<ul style="list-style-type: none"> 75mm Hebel Power Panel to walls adjacent to neighbours (no insulation) 75mm Hebel Power Panel to walls adjacent to corridors with R1.5 insulation (insulation value only) Concrete with plasterboard lining as per plans to walls next to lifts and stairs (no insulation) 	
Walls within dwellings	
<ul style="list-style-type: none"> Plasterboard on studs – no insulation 	
External Shading	
<ul style="list-style-type: none"> Shading as per stamped documentation 	

BASIX - Water requirements	
Central Rainwater storage	
<ul style="list-style-type: none"> 50,000 (L) size 607 m² rooftop area diverted to tank used for landscape irrigation 	
Fire sprinkler test water	
<ul style="list-style-type: none"> Open loop system 	
Landscape	
<ul style="list-style-type: none"> 0 m² lawn 614 m² garden 550 m² low-water or indigenous species 	
Common area swimming pool and spa	
<ul style="list-style-type: none"> Indoor pool 190KL Indoor spa 4KL without cover 	
BASIX – Energy requirements	
Hot water system	
<ul style="list-style-type: none"> Central system: Electric heat pump – air sourced, COP 3.5-4 with R1.0 (~38mm) insulation to ring main and supply risers. 	
Heating and cooling – Levels 2-4	
<ul style="list-style-type: none"> Individual cooling system: System type: ducted split (day/night system) 1-phase airconditioning-ducted / 1 star (average zone) Individual heating system: System type: ducted split (day/night system) 1-phase airconditioning-ducted / 3 star (average zone) 	
Heating and cooling – Levels 6- 51	
<ul style="list-style-type: none"> Central cooling system: System type: Variable Refrigerant Volume Unit Electric driven + water cooled compressor /COP 3.5 - 5.5 Central heating system: System type: Variable Refrigerant Volume Unit Electric driven compressor + water sourced evaporator /COP 3.5 - 5.5 	
Common area swimming pool and spa	
<ul style="list-style-type: none"> Indoor pool - electric heat pump controlled by timer Indoor spa - electric heat pump controlled by timer 	
Sauna	
<ul style="list-style-type: none"> Electric infrared -manual on / timer off 	
Alternative Energy	
<ul style="list-style-type: none"> Minimum 38 kW PV system 	

Thermal Upgrades Table	
Unit number	Thermal Comfort Upgrades
04.05	Slider upgrade 1 to Living
06.02	Slider upgrade 1 to Living
06.10	Slider upgrade 1 to Living
06.11	Slider upgrade 1 to Living
06.12	Slider upgrade 1 to Living & Bedroom
07.02	Slider upgrade 1 to Living
07.10	Slider upgrade 1 to Living
07.11	Slider upgrade 1 to Living
07.12	Slider upgrade 1 to Living & Bedroom
08.02	Slider upgrade 1 to Living
08.10	Slider upgrade 1 to Living
08.11	Slider upgrade 1 to Living
08.12	Slider upgrade 1 to Living & Bedroom
09.02	Slider upgrade 1 to Living
09.10	Slider upgrade 1 to Living
09.11	Slider upgrade 1 to Living
09.12	Slider upgrade 1 to Living & Bedroom
10.02	Slider upgrade 1 to Living
10.10	Slider upgrade 1 to Living
10.11	Slider upgrade 1 to Living
10.12	Slider upgrade 1 to Living & Bedroom
11.02	Slider upgrade 1 to Living
11.10	Slider upgrade 1 to Living
11.11	Slider upgrade 1 to Living
11.12	Slider upgrade 1 to Living & Bedroom
12.02	Slider upgrade 1 to Living
12.10	Slider upgrade 1 to Living
12.11	Slider upgrade 1 to Living
12.12	Slider upgrade 1 to Living & Bedroom
13.01	Slider upgrade 1 to Living
13.02	Slider upgrade 2 to Bedroom
13.03	R4 wall insulation upgrade to the West and South façade (balcony excluded)
13.06	Slider upgrade 1 to Living
13.10	Slider upgrade 1 to Living
13.11	Slider upgrade 1 to Living
13.12	Slider upgrade 1 to Living
14.01	Slider upgrade 1 to Living
14.02	Slider upgrade 1 to Living
14.03	Slider upgrade 2 to Bedroom
14.06	R4 wall insulation upgrade to the West and South façade (balcony excluded)
14.10	Slider upgrade 1 to Living
14.11	Slider upgrade 1 to Living
14.12	Slider upgrade 1 to Living
15.01	Slider upgrade 1 to Living
15.02	Slider upgrade 1 to Living
15.03	Slider upgrade 2 to Bedroom
15.06	R4 wall insulation upgrade to the West and South façade (balcony excluded)
15.10	Slider upgrade 1 to Living
15.11	Slider upgrade 1 to Living
15.12	Slider upgrade 1 to Living
16.01	Slider upgrade 5 to Living
16.02	Slider upgrade 3 to Bedroom
16.03	Slider upgrade 1 to Living
16.06	Slider upgrade 2 to Bedroom
16.10	R4 wall insulation upgrade to the West and South façade (balcony excluded)
16.11	Slider upgrade 1 to Living
16.12	Slider upgrade 1 to Living
17.01	Slider upgrade 5 to Living
17.02	Slider upgrade 3 to Bedroom
17.03	Slider upgrade 2 to Bedroom
17.06	R4 wall insulation upgrade to the West and South façade (balcony excluded)
17.10	Slider upgrade 1 to Living
17.11	Slider upgrade 1 to Living
17.12	Slider upgrade 1 to Living
18.01	Slider upgrade 5 to Living
18.02	Slider upgrade 3 to Bedroom
18.03	Slider upgrade 1 to Living
18.06	Slider upgrade 2 to Bedroom
18.09	R4 wall insulation upgrade to the West and South façade (balcony excluded)
18.10	Slider upgrade 1 to Living
18.11	Slider upgrade 1 to Living
18.12	Slider upgrade 1 to Living
18.13	Slider upgrade 5 to Living
19.01	Slider upgrade 3 to Bedroom
19.02	Slider upgrade 1 to Living
19.03	R4 wall insulation upgrade to the West and South façade (balcony excluded)
19.06	Slider upgrade 1 to Living
19.09	Slider upgrade 1 to Living
19.10	Slider upgrade 1 to Living
19.11	Slider upgrade 1 to Living
19.12	Slider upgrade 1 to Living
19.13	Slider upgrade 5 to Living
20.01	Slider upgrade 3 to Bedroom
20.02	R4 wall insulation upgrade to all façades (balcony excluded)
20.03	Slider upgrade 1 to Living
20.06	Slider upgrade 1 to Living
20.09	Slider upgrade 1 to Living
20.10	Slider upgrade 1 to Living
20.11	Slider upgrade 1 to Living
20.12	Slider upgrade 5 to Living
20.13	Slider upgrade 3 to Bedroom
20.14	R4 wall insulation upgrade to all façades (balcony excluded)
20.15	Slider upgrade 1 to Living
20.16	Slider upgrade 1 to Living
20.17	Slider upgrade 4 to Living
20.18	Slider upgrade 2 to Bedroom
20.19	R4 wall insulation upgrade to the West and South façade (balcony excluded)
20.20	Slider upgrade 1 to Living
20.21	Slider upgrade 1 to Living
20.22	Slider upgrade 1 to Living
21.01	Slider upgrade 1 to Living
21.02	Slider upgrade 1 to Living
21.03	Slider upgrade 1 to Living
21.04	Slider upgrade 1 to Living
21.05	Slider upgrade 1 to Living
21.06	Slider upgrade 1 to Living
21.07	Slider upgrade 1 to Living
21.08	Slider upgrade 1 to Living
21.09	Slider upgrade 1 to Living
21.10	Slider upgrade 1 to Living
21.11	Slider upgrade 1 to Living
21.12	Slider upgrade 1 to Living
21.13	Slider upgrade 1 to Living
21.14	Slider upgrade 1 to Living
21.15	Slider upgrade 1 to Living
21.16	Slider upgrade 1 to Living
21.17	Slider upgrade 1 to Living
21.18	Slider upgrade 1 to Living
21.19	Slider upgrade 1 to Living
21.20	Slider upgrade 1 to Living
21.21	Slider upgrade 1 to Living
21.22	Slider upgrade 1 to Living

Thermal Upgrades Table	
Unit number	Thermal Comfort Upgrades
22.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
22.09	Slider upgrade 1 to Living
22.10	Slider upgrade 1 to Living
22.11	Slider upgrade 1 to Living
22.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
22.13	Slider upgrade 1 to Living
23.01	Slider upgrade 1 to Living
23.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
23.09	Slider upgrade 1 to Living
23.10	Slider upgrade 1 to Living
23.11	Slider upgrade 1 to Living
23.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
23.13	Slider upgrade 1 to Living
24.01	Slider upgrade 1 to Living
24.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
24.09	Slider upgrade 1 to Living
24.10	Slider upgrade 1 to Living
24.11	Slider upgrade 1 to Living
24.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
24.13	Slider upgrade 1 to Living
25.01	Slider upgrade 1 to Living
25.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
25.09	Slider upgrade 1 to Living
25.10	Slider upgrade 1 to Living
25.11	Slider upgrade 5 to Living
25.12	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
25.13	Slider upgrade 1 to Living
26.01	Slider upgrade 1 to Living
26.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
26.09	Slider upgrade 1 to Living
26.10	Slider upgrade 1 to Living
26.11	Slider upgrade 1 to Living
26.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
26.13	Slider upgrade 1 to Living
27.01	Slider upgrade 1 to Living
27.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
27.09	Slider upgrade 1 to Living
27.10	Slider upgrade 1 to Living
27.11	Slider upgrade 1 to Living
27.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
27.13	Slider upgrade 1 to Living
28.01	Slider upgrade 1 to Living
28.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
28.09	Slider upgrade 1 to Living
28.10	Slider upgrade 1 to Living
28.11	Slider upgrade 1 to Living
28.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
28.13	Slider upgrade 1 to Living
29.01	Slider upgrade 1 to Living
29.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
29.09	Slider upgrade 1 to Living
29.10	Slider upgrade 1 to Living
29.11	Slider upgrade 1 to Living
29.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
29.13	Slider upgrade 1 to Living
30.01	Slider upgrade 1 to Living
30.02	Slider upgrade 4 to Living
	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
30.09	Slider upgrade 1 to Living
30.10	Slider upgrade 1 to Living
30.11	Slider upgrade 1 to Living
30.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
30.13	Slider upgrade 1 to Living
31.01	Slider upgrade 1 to Living
31.02	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
31.09	Slider upgrade 1 to Living
31.10	Slider upgrade 1 to Living
31.11	Slider upgrade 1 to Living
31.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
31.13	Slider upgrade 1 to Living
32.01	Slider upgrade 1 to Living
32.02	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
32.09	Slider upgrade 1 to Living
32.10	Slider upgrade 1 to Living
32.11	Slider upgrade 1 to Living
32.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
32.13	Slider upgrade 1 to Living
33.01	Slider upgrade 1 to Living
33.02	Slider upgrade 2 to Bedroom
	R4 wall insulation upgrade to the West and South façade (balcony excluded)
33.09	Slider upgrade 1 to Living
33.10	Slider upgrade 1 to Living
33.11	Slider upgrade 1 to Living
33.12	Slider upgrade 5 to Living
	Slider upgrade 3 to Bedroom
	R4 wall insulation upgrade to all façades (balcony excluded)
33.13	Slider upgrade 1 to Living
33.14	Slider upgrade 1 to Living
33.15	Slider upgrade 1 to Living
33.16	Slider upgrade 1 to Living
33.17	Slider upgrade 1 to Living
33.18	Slider upgrade 1 to Living
33.19	Slider upgrade 1 to Living
33.20	Slider upgrade 1 to Living
33.21	Slider upgrade 1 to Living
33.22	Slider upgrade 1 to Living
33.23	Slider upgrade 1 to Living
33.24	Slider upgrade 1 to Living
33.25	Slider upgrade 1 to Living
33.26	Slider upgrade 1 to Living
33.27	Slider upgrade 1 to Living
33.28	Slider upgrade 1 to Living
33.29	Slider upgrade 1 to Living
33.30	Slider upgrade 1 to Living
33.31	Slider upgrade 1 to Living
33.32	Slider upgrade 1 to Living
33.33	Slider upgrade 1 to Living
33.34	Slider upgrade 1 to Living
33.35	Slider upgrade 1 to Living
33.36	Slider upgrade 1 to Living
33.37	Slider upgrade 1 to Living
33.38	Slider upgrade 1 to Living
33.39	Slider upgrade 1 to Living
33.40	Slider upgrade 1 to Living
33.41	Slider upgrade 1 to Living
33.42	Slider upgrade 1 to Living
33.43	Slider upgrade 1 to Living
33.44	Slider upgrade 1 to Living
33.45	Slider upgrade 1 to Living
33.46	Slider upgrade 1 to Living
33.47	Slider upgrade 1 to Living
33.48	Slider upgrade 1 to Living
33.49	Slider upgrade 1 to Living
33.50	Slider upgrade 1 to Living
33.51	Slider upgrade 1 to Living
33.52	Slider upgrade 1 to Living
33.53	Slider upgrade 1 to Living
33.54	Slider upgrade 1 to Living
33.55	Slider upgrade 1 to Living
33.56	Slider upgrade 1 to Living
33.57	Slider upgrade 1 to Living
33.58	Slider upgrade 1 to Living
33.59	Slider upgrade 1 to Living
33.60	Slider upgrade 1 to Living
33.61	Slider upgrade 1 to Living
33.62	Slider upgrade 1 to Living
33.63	Slider upgrade 1 to Living
33.64	Slider upgrade 1 to Living
33.65	Slider upgrade 1 to Living
33.66	Slider upgrade 1 to Living
33.67	Slider upgrade 1 to Living
33.68	Slider upgrade 1 to Living
33.69	Slider upgrade 1 to Living
33.70	Slider upgrade 1 to Living
33.71	Slider upgrade 1 to Living
33.72	Slider upgrade 1 to Living
33.73	Slider upgrade 1 to Living
33.74	Slider upgrade 1 to Living
33.75	Slider upgrade 1 to Living
33.76	Slider upgrade 1 to Living
33.77	Slider upgrade 1 to Living
33.78	Slider upgrade 1 to Living
33.79	Slider upgrade 1 to Living
33.80	Slider upgrade 1 to Living
33.81	Slider upgrade 1 to Living
33.82	Slider upgrade 1 to Living
33.83	Slider upgrade 1 to Living
33.84	Slider upgrade 1 to Living
33.85	Slider upgrade 1 to Living
33.86	Slider upgrade 1 to Living
33.87	Slider upgrade 1 to Living
33.88	Slider upgrade 1 to Living
33.89	Slider upgrade 1 to Living
33.90	Slider upgrade 1 to Living
33.91	Slider upgrade 1 to Living
33.92	Slider upgrade 1 to Living
33.93	Slider upgrade 1 to Living
33.94	Slider upgrade 1 to Living
33.95	Slider upgrade 1 to Living
33.96	Slider upgrade 1 to Living
33.97	Slider upgrade 1 to Living
33.98	Slider upgrade 1 to Living
33.99	Slider upgrade 1 to Living
34.00	Slider upgrade 1 to Living
34.01	Slider upgrade 1 to Living
34.02	Slider upgrade 1 to Living
34.03	Slider upgrade 1 to Living
34.04	Slider upgrade 1 to Living
34.05	Slider upgrade 1 to Living
34.06	Slider upgrade 1 to Living
34.07	Slider upgrade 1 to Living
34.08	Slider upgrade 1 to Living
34.09	Slider upgrade 1 to Living
34.10	Slider upgrade 1 to Living
34.11	Slider upgrade 1 to Living
34.12	Slider upgrade 1 to Living
34.13	



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ABN 68 094 740 986

NSW Nominated Responsible Architects
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Do not scale drawings.

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Client
Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
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A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA01 - Site Plans
Site Plan - Existing Conditions

Phase
SSDA

Status
For Approval

Drawing no.
0950

Scale
1 : 250 @ A1

Revision
A



Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH/02026.rvt



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Client
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DEMOLITION PLAN - LEGEND

- Structure to be demolished
- Site Boundary
- Trees to be Retained
- Trees to be Removed

Current Revision Description

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Rev	Date	Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA01 - Site Plans
Site Plan - Demolition

Phase
SSDA

Status
For Approval

Drawing no.
0951

Scale
1 : 250 @ A1

Revision
A



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Stockland Development

Current Revision Description

Data Issue Record

Current Revision released by

Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA01 - Site Plans
Site Plan - Site Plan

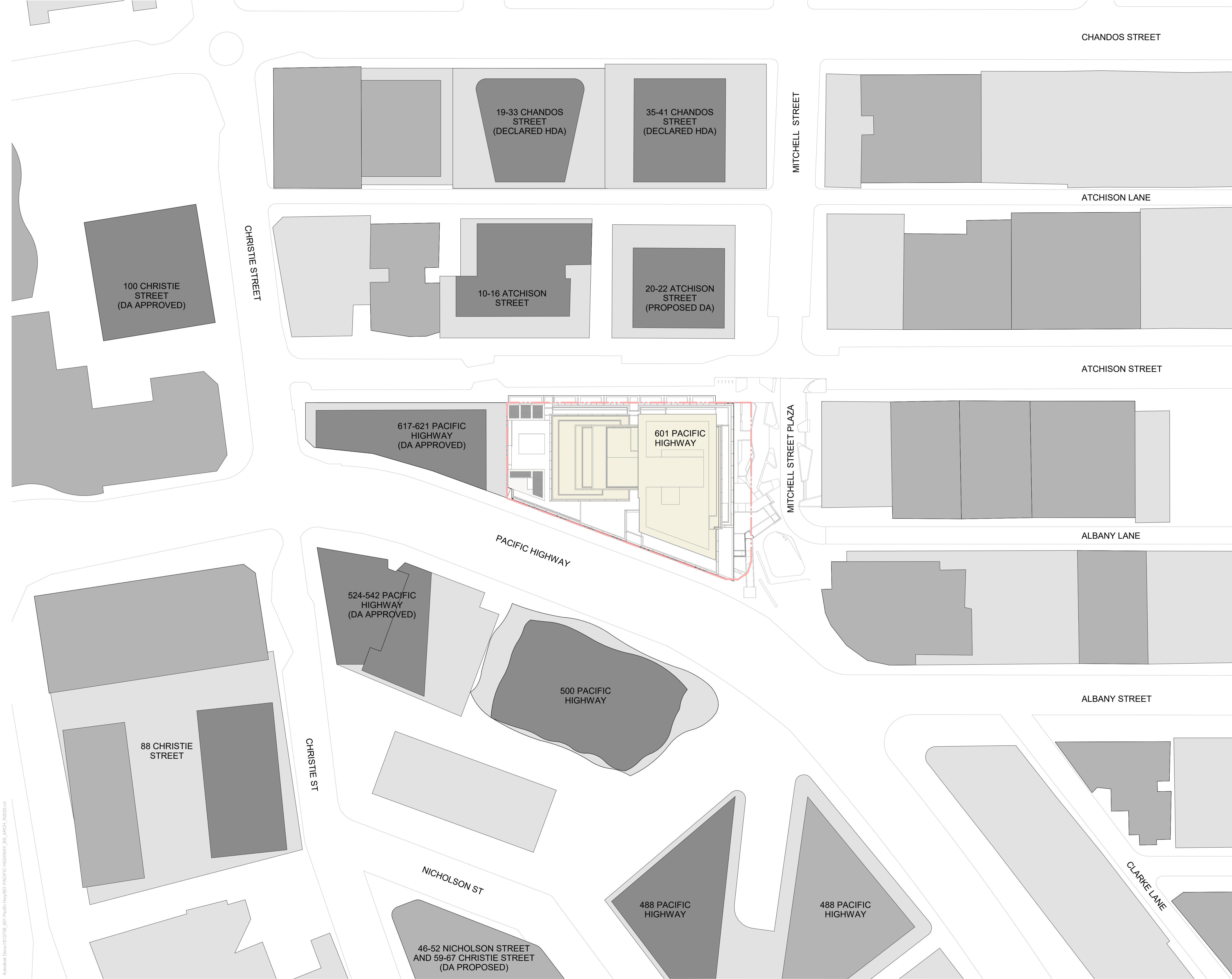
Phase
SSDA

Status
For Approval

Drawing no.
0952

Scale
1 : 500 @ A1

Revision
A

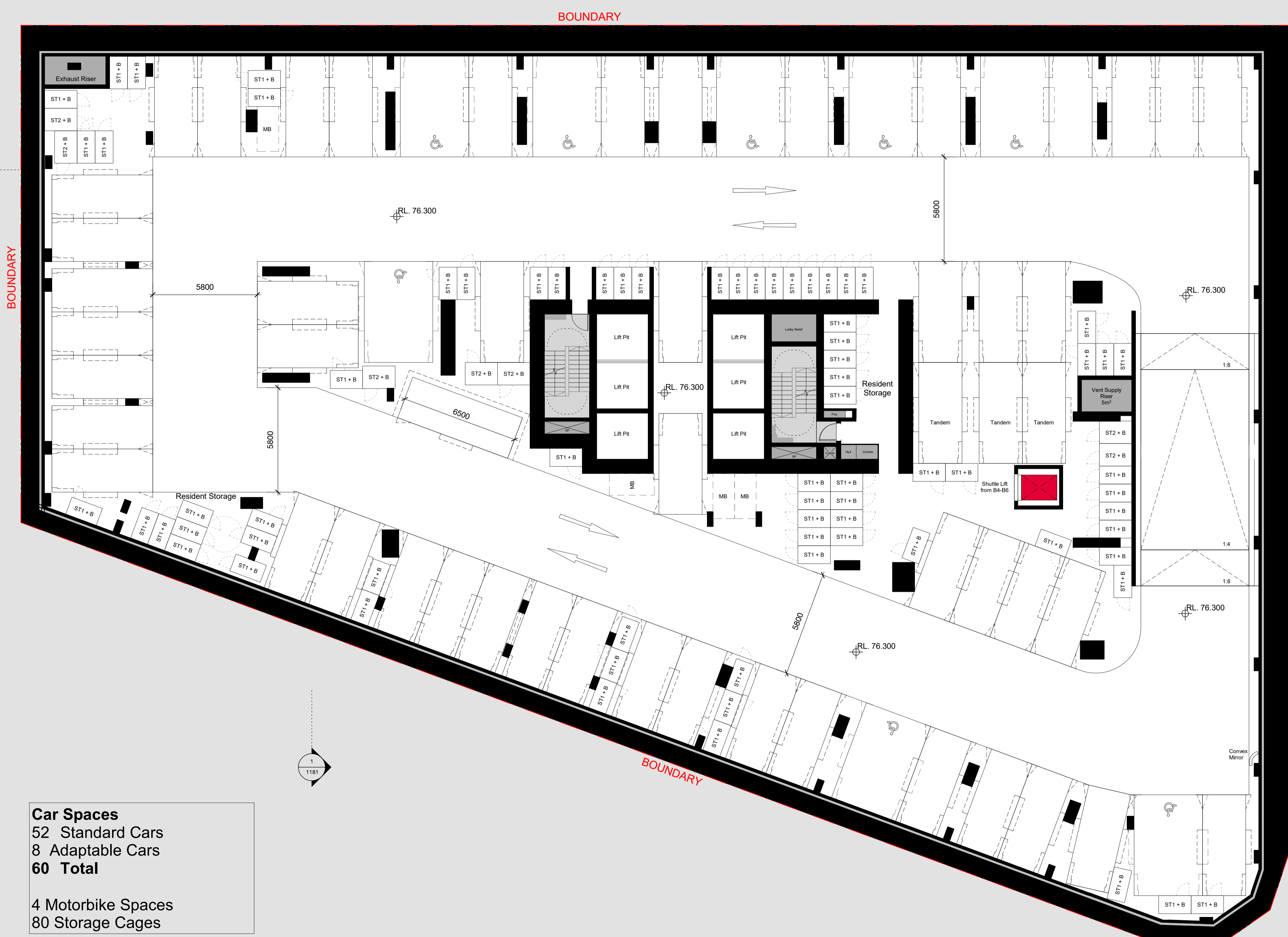


Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_ISS_ARCH_1/2026.v1



Car Spaces
 54 Standard Cars (incl 3 Small Spaces)
 8 Adaptable Cars
62 Total

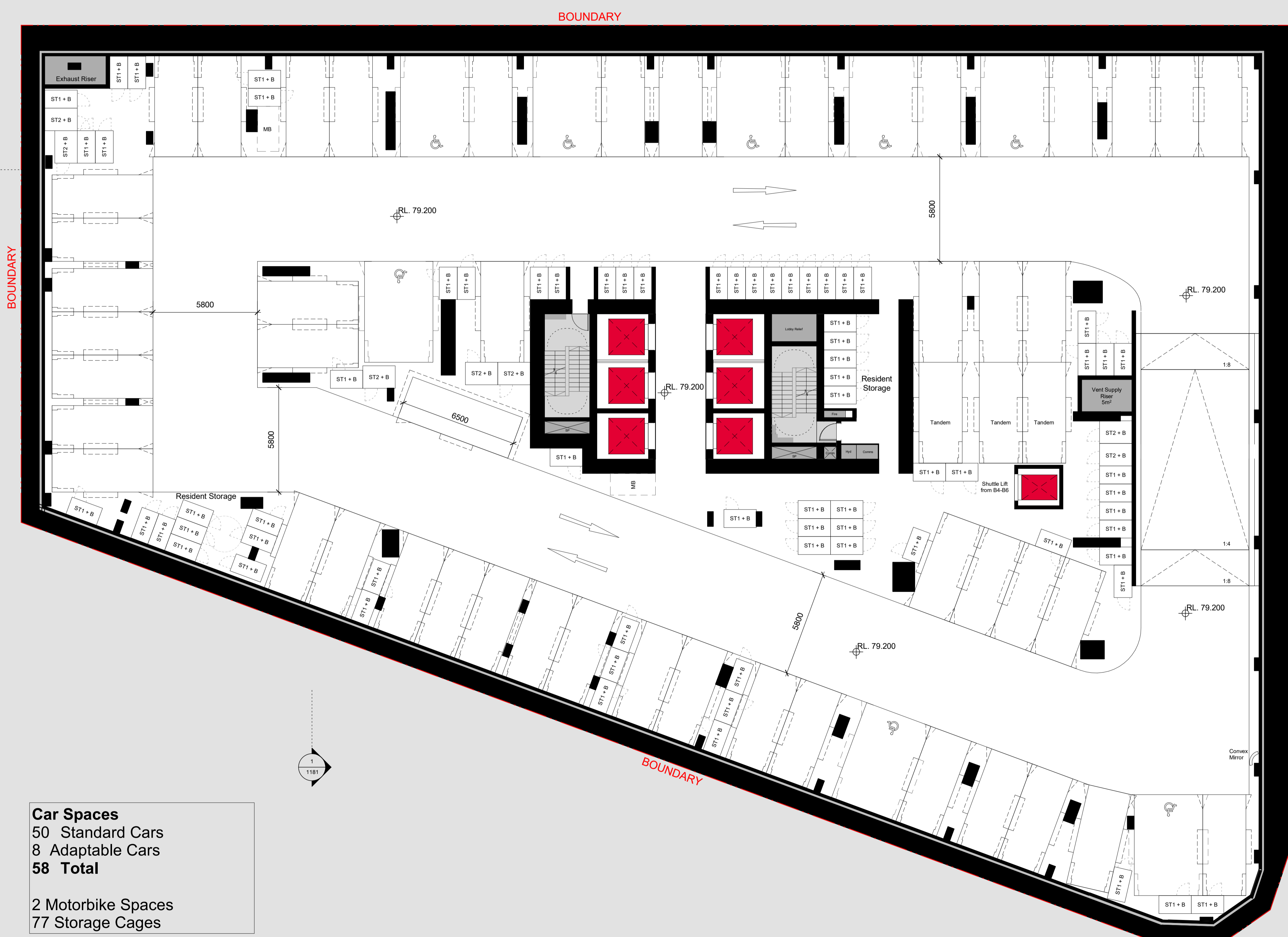
4 Motorbike Spaces
 83 Storage Cages



Car Spaces
52 Standard Cars
8 Adaptable Cars
60 Total

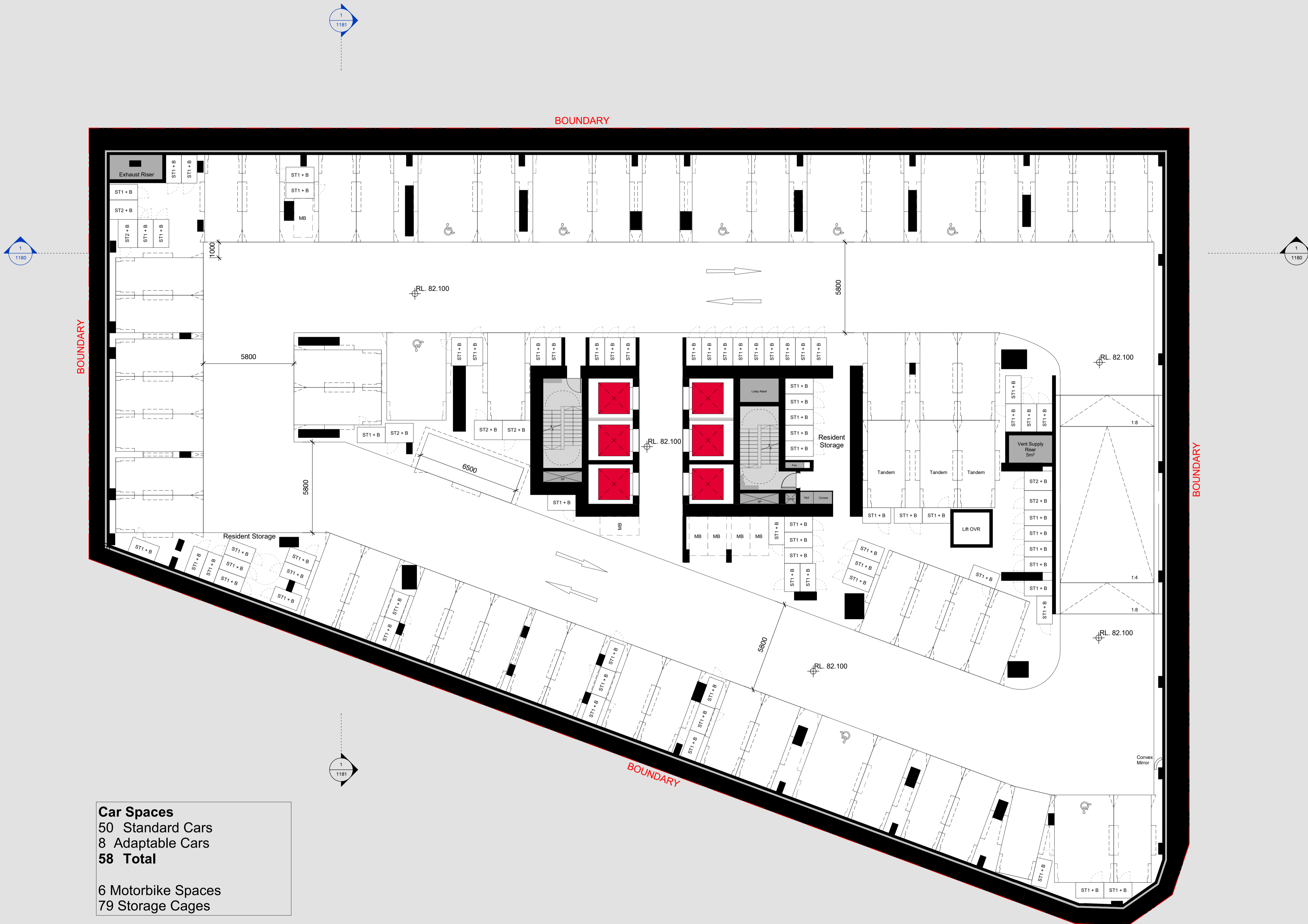
4 Motorbike Spaces
80 Storage Cages

Autodesk Docs/S12758_01/Pacific Hwy/01/PACIFIC HIGHWAY_B5_ARCH_102026.rvt



Car Spaces
50 Standard Cars
8 Adaptable Cars
58 Total

2 Motorbike Spaces
77 Storage Cages



Car Spaces
50 Standard Cars
8 Adaptable Cars
58 Total

6 Motorbike Spaces
79 Storage Cages



Car Spaces
41 Standard Cars
8 Adaptable Cars
49 Total

9 Motorbike Spaces
53 Storage Cages

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Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA03 - General Arrangements
General Arrangement Plan Level B1

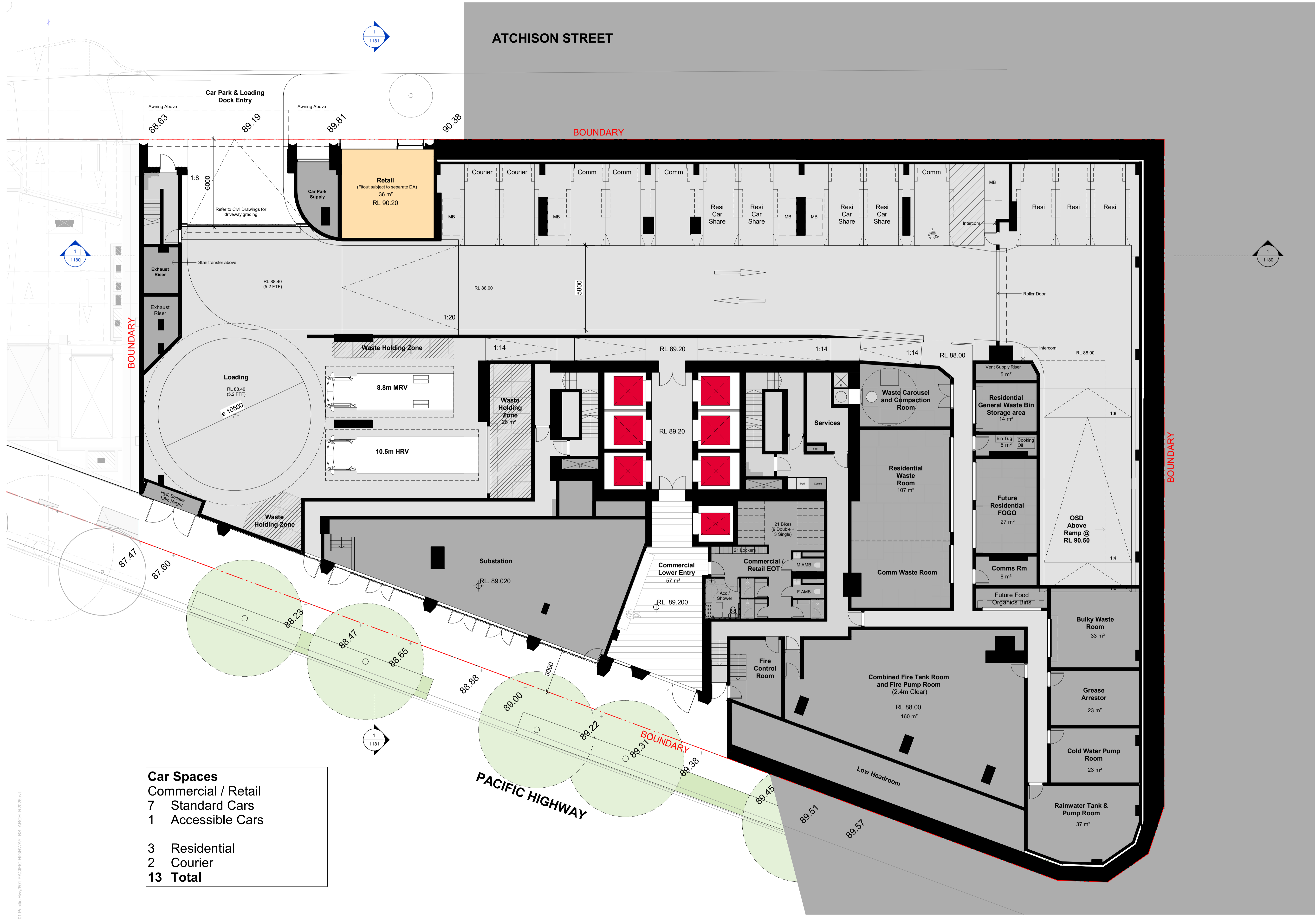
Phase
SSDA

Status
For Approval

Drawing no.
10B1

Scale
1 : 125 @ A1

Revision
A



Car Spaces

Commercial / Retail	7 Standard Cars
	1 Accessible Cars
Residential	3 Residential
Courier	2 Courier
Total	13 Total

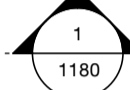
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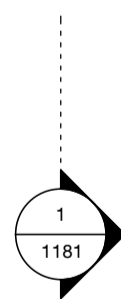
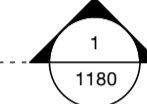
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Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH_100205.rvt





Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH_100303.dvt

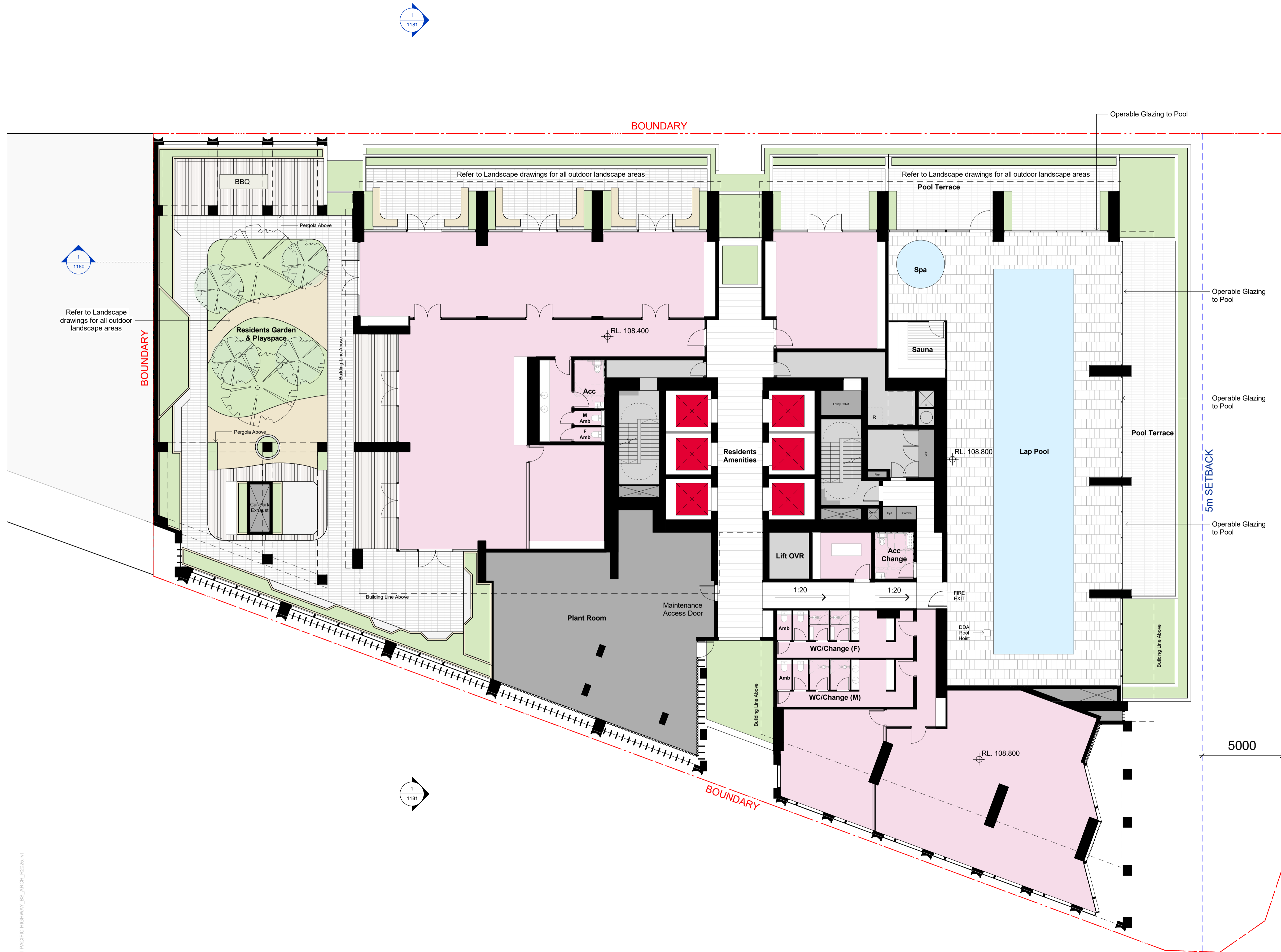


Refer to Landscape drawings for all outdoor landscape areas

5m SETBACK

5000

Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH_1005.dvt



Autodesk Docs/S12758_011 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH_1006.dwg



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Current Revision released by

Rev	Date	Description

A 17/03/2026 SSSA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA03 - General Arrangements
General Arrangement Plan Level 07-32

Phase
SSDA
Status
For Approval
Drawing no.
1007

Scale
1 : 125 @ A1
Revision
A

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Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA03 - General Arrangements
General Arrangement Plan Level 33

Phase
SSDA

Status
For Approval

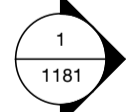
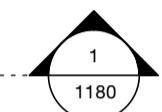
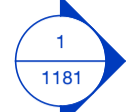
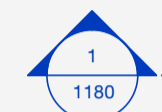
Drawing no.
1033

Scale
1 : 125 @ A1

Revision
A



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Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA03 - General Arrangements
General Arrangement Plan Level 49

Phase
SSDA
Status
For Approval

Drawing no.
1049

Scale
1 : 125 @ A1

Revision
A

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Rev Date Description

A 17/03/2026 SSSA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA03 - General Arrangements
General Arrangement Plan Level 50

Phase
SSDA
Status
For Approval
Drawing no.
1050
Scale
1 : 125 @ A1
Revision
A



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Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA03 - General Arrangements
General Arrangement Plan Level 51**

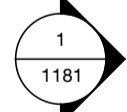
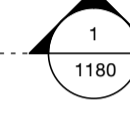
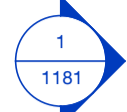
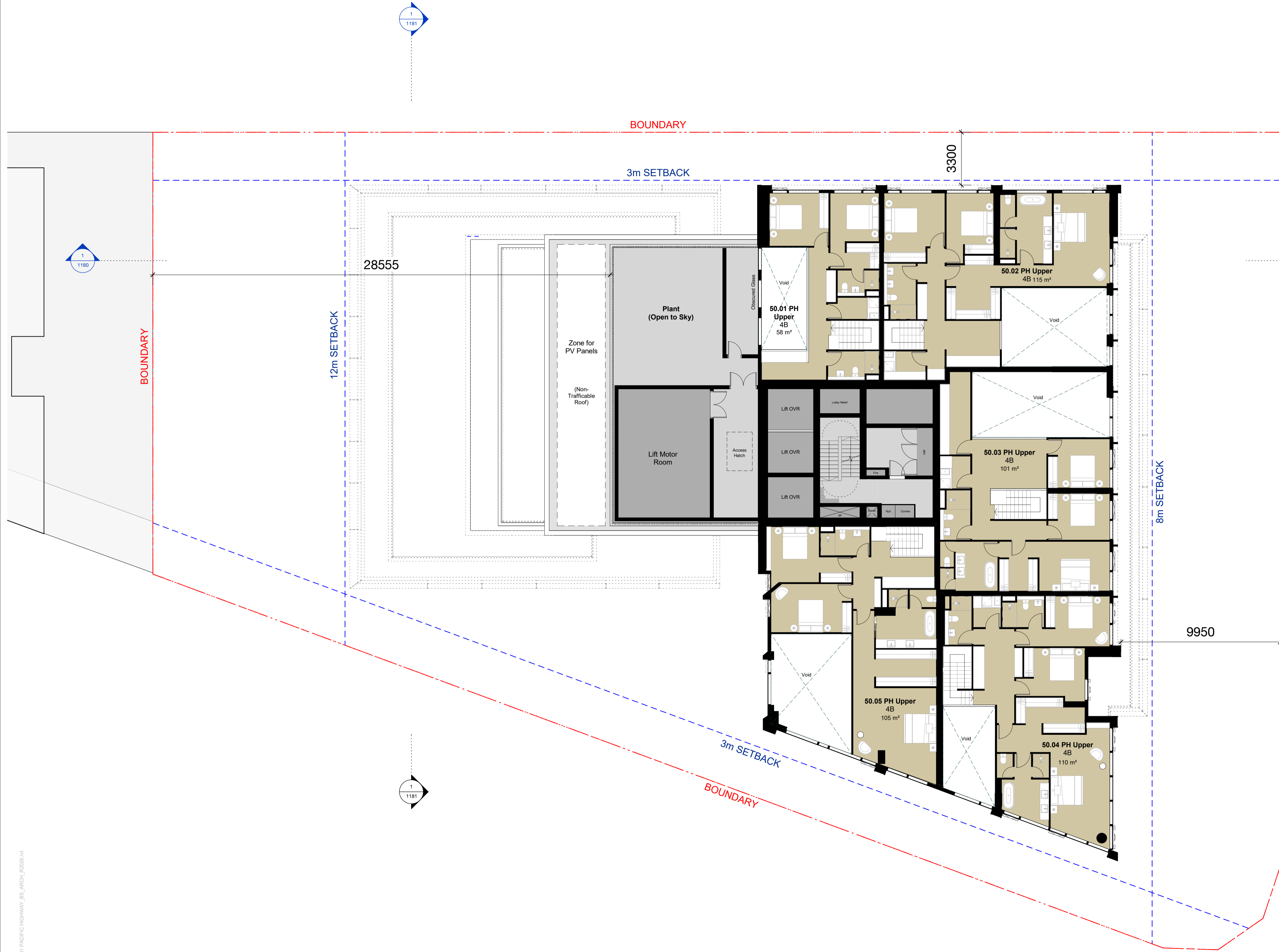
Phase
SSDA
Status
For Approval

Scale
1 : 125 @ A1

Drawing no.
1051

Revision
A

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Current Revision released by
Rev Date Description

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Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA03 - General Arrangements
General Arrangement Plan Level 52**

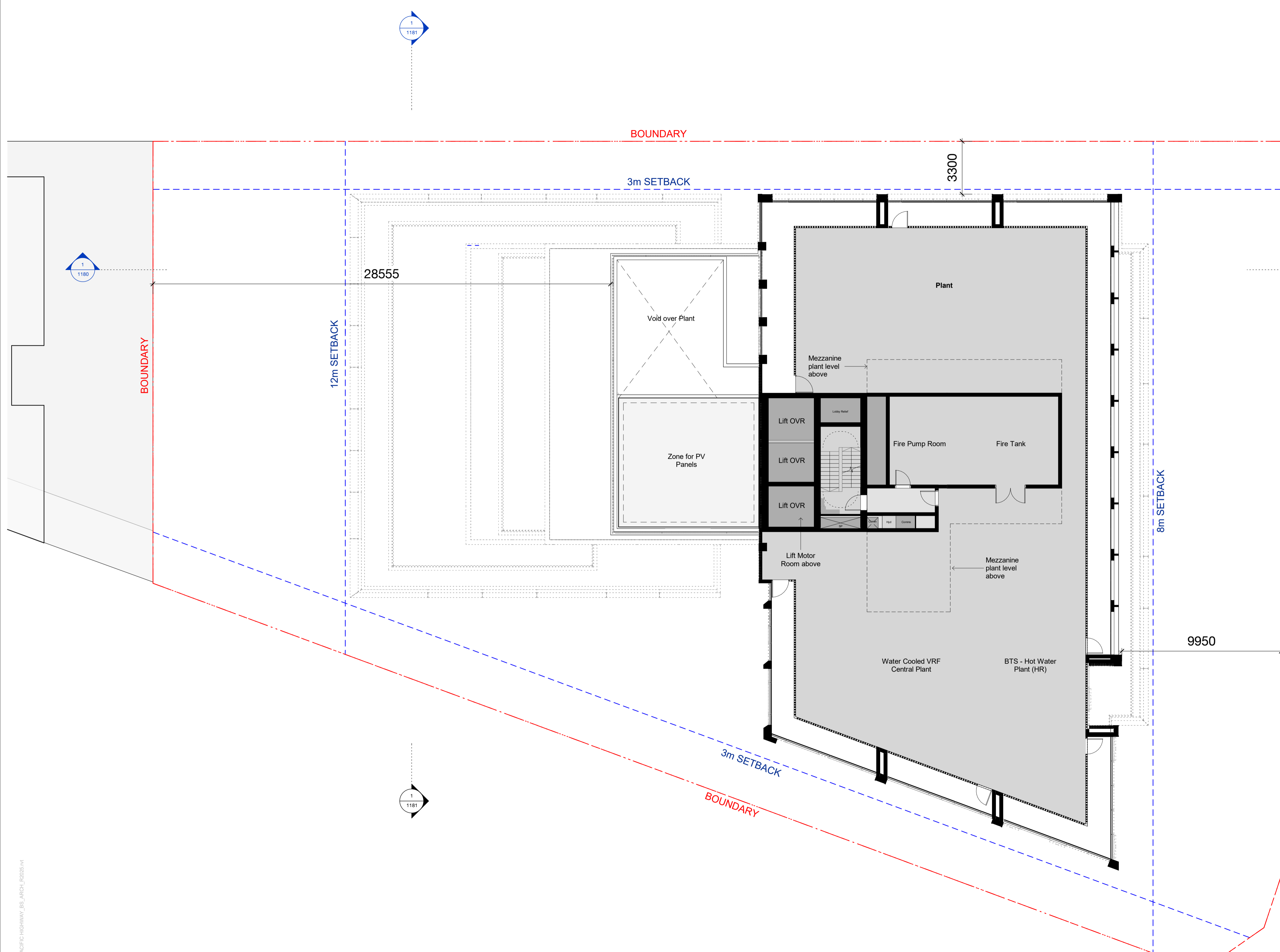
Phase
SSDA

Status
For Approval

Drawing no.
1052

Scale
1 : 125 @ A1

Revision
A



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Rev	Date	Description

A 17/03/2026 SSDA Issue

Project Title
**601 Pacific Hwy
First Nations Country
Cammeraygal Country**

Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA03 - General Arrangements
General Arrangement Plan Roof**

Phase
SSDA

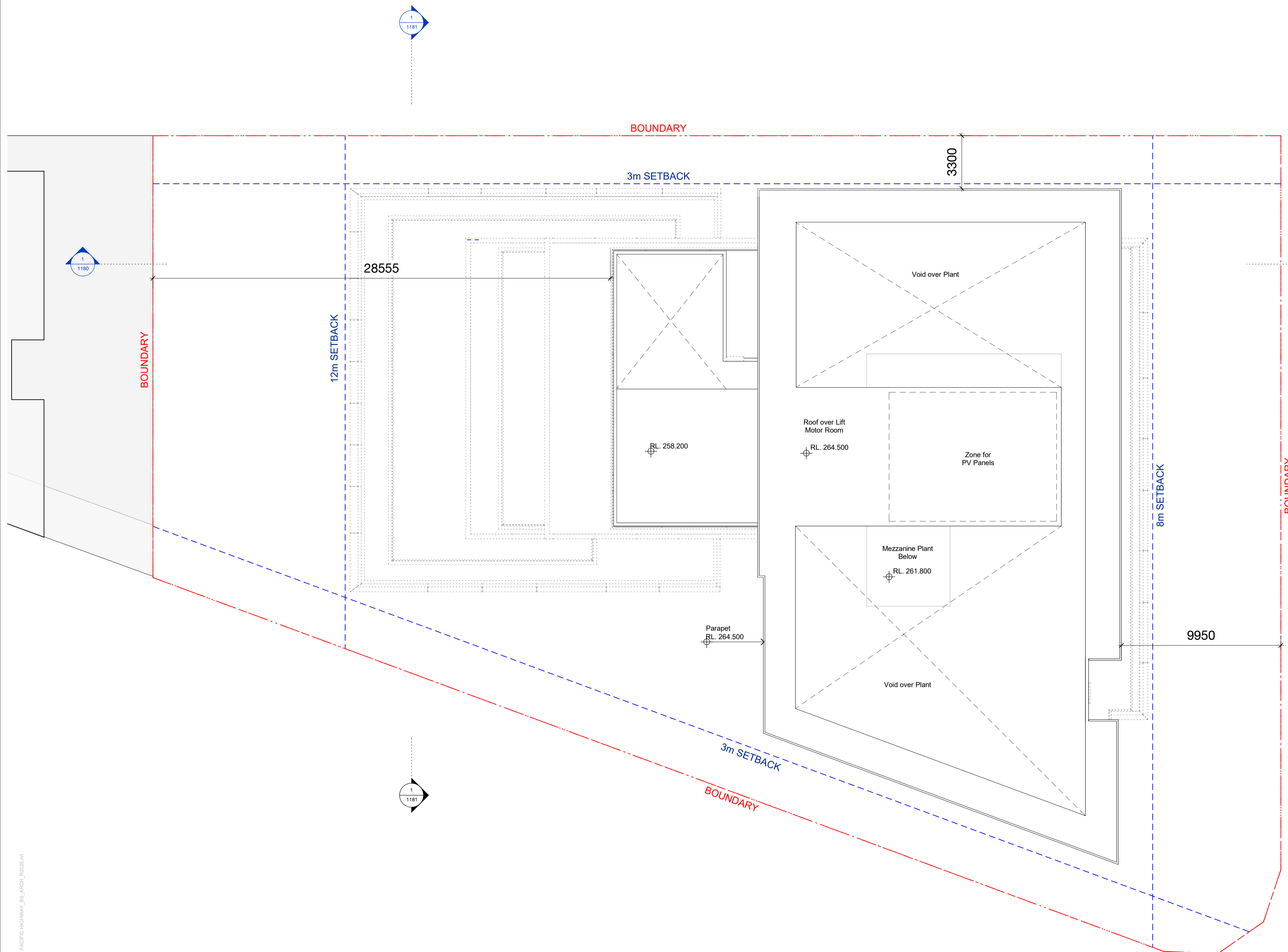
Status
For Approval

Drawing no.
1053

Scale
1 : 125 @ A1

Revision
A

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ABN 68 094 740 986

NSW Nominated Responsible Architects
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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A 17/03/2026 SSDA Issue
Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA09 - External Elevations South Elevation

Phase
SSDA

Status
For Approval

Drawing no.
1160

Scale
1 : 500 @ A1
Revision
A

Material Legend:

Metal Work

- 1 Solid Aluminium Cladding & Sunshades
- 2 Aluminium Cladding (Profilled)
- 3 Metal Palisade Balustrade
- 5 Aluminium Chevron Louvres
- 6 Dark Bronze Aluminium Frames to Glazing

Powdercoat Colours

- 7 Light Grey/Champagne
- 8 Dark Grey/Bronze
- 9 Light Bronze
- 10 Dark Bronze

Cladding

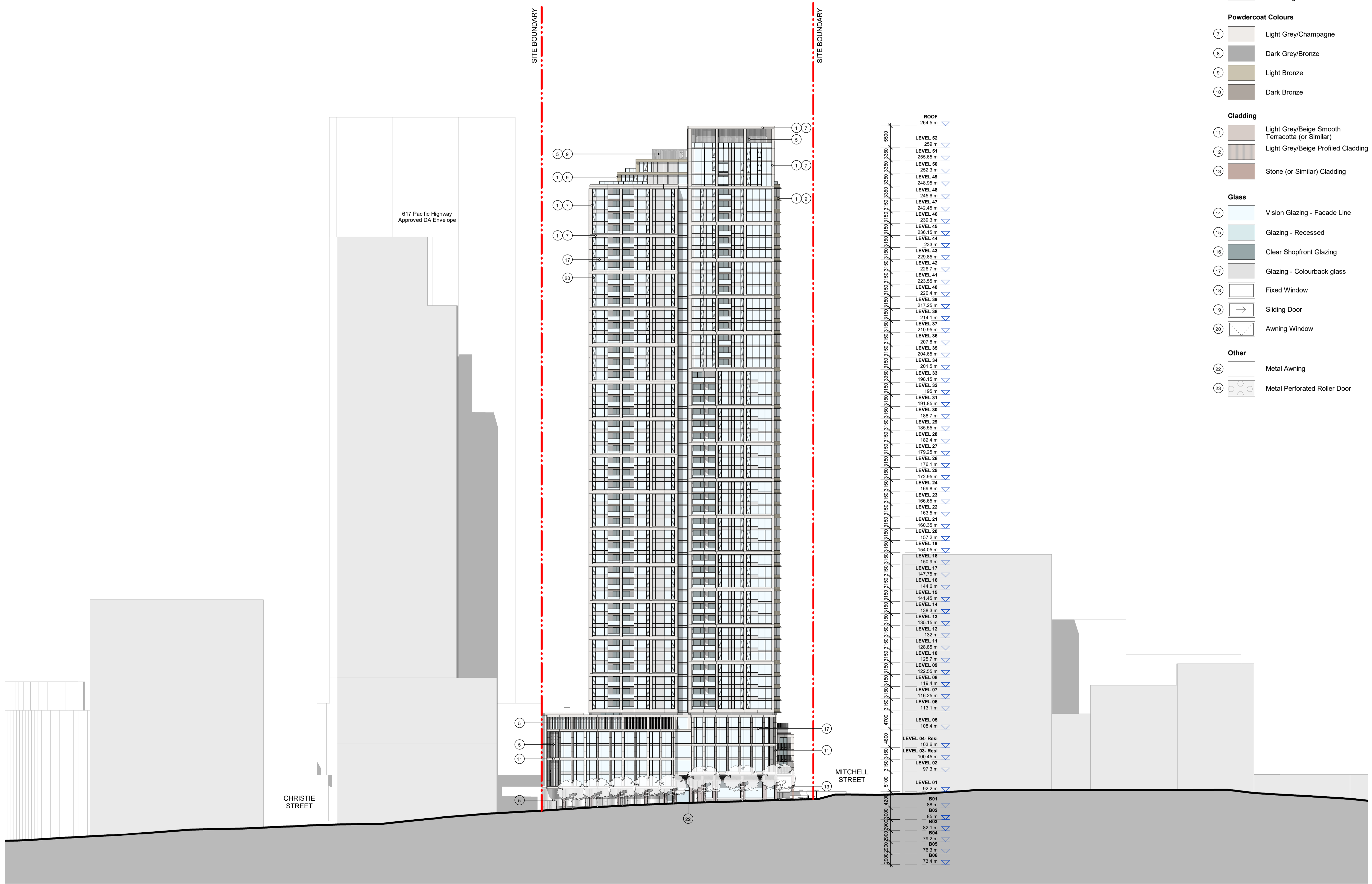
- 11 Light Grey/Beige Smooth Terracotta (or Similar)
- 12 Light Grey/Beige Profilled Cladding
- 13 Stone (or Similar) Cladding

Glass

- 14 Vision Glazing - Facade Line
- 15 Glazing - Recessed
- 16 Clear Shopfront Glazing
- 17 Glazing - Colourback glass
- 18 Fixed Window
- 19 Sliding Door
- 20 Awning Window

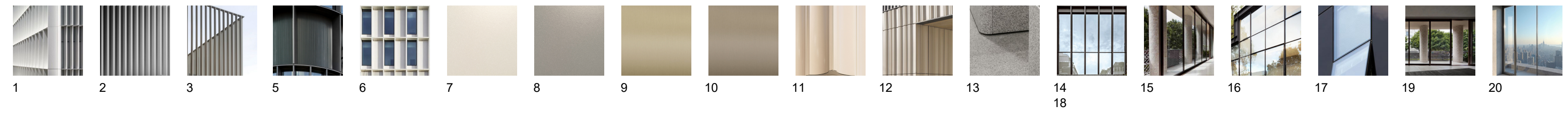
Other

- 22 Metal Awning
- 23 Metal Perforated Roller Door



Autodesk Docs/S12758_601 Pacific Hwy/01 PACIFIC HIGHWAY_BIS_ARCH_102026.dvt

Material Palette:



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A 17/03/2026 SSDA Issue
Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA09 - External Elevations
East Elevation

Phase
SSDA

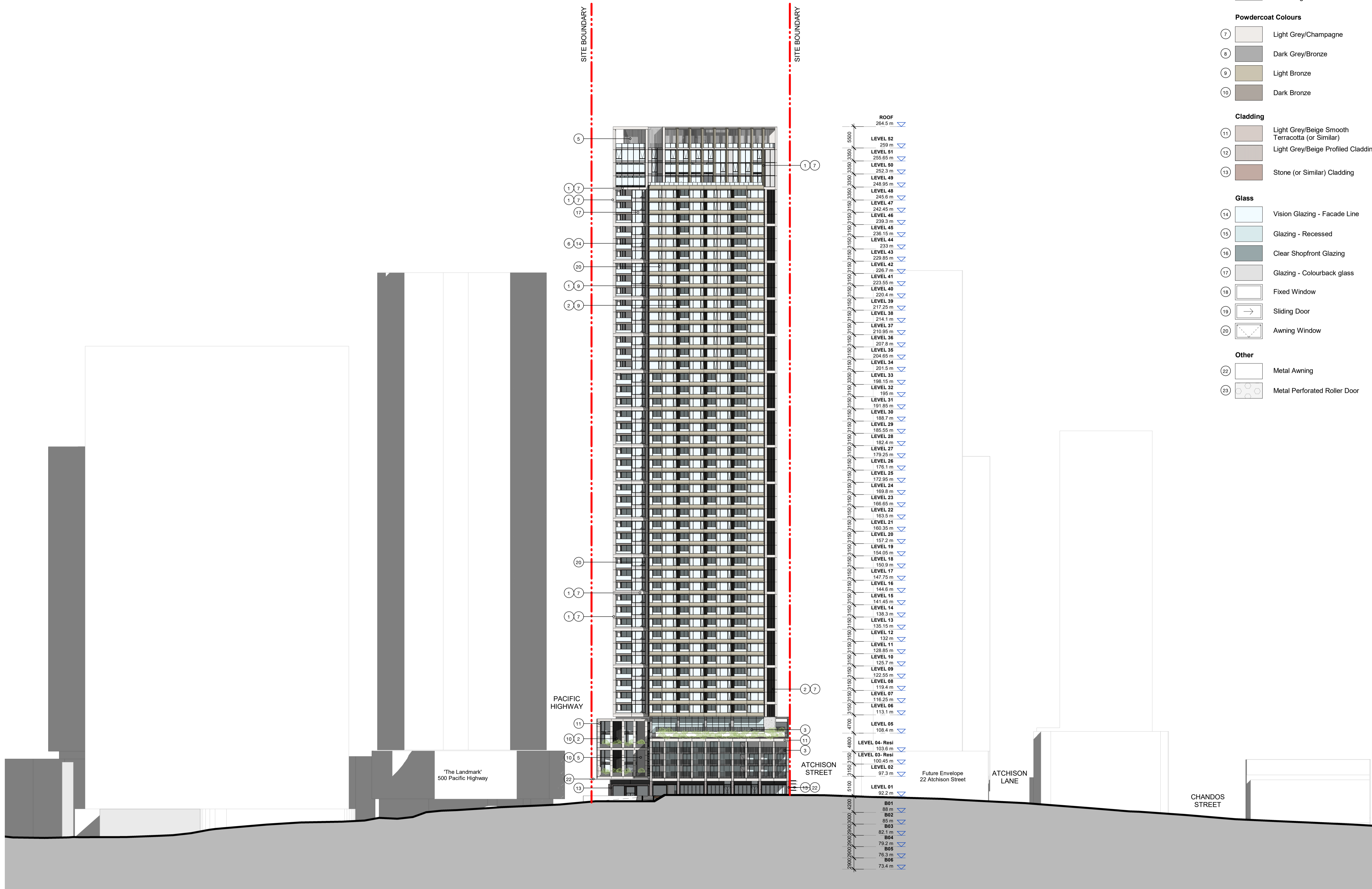
Status
For Approval

Drawing no.
1161

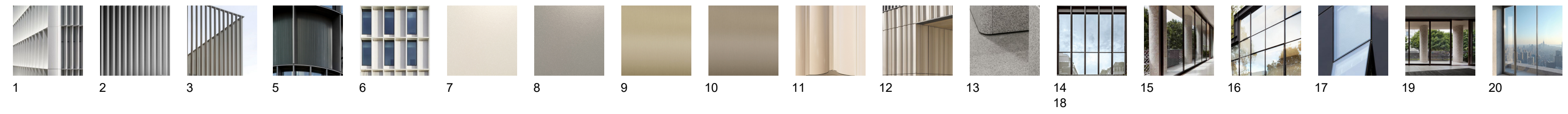
Scale
1 : 500 @ A1

Revision
A

- Material Legend:**
- Metal Work**
- 1 Solid Aluminium Cladding & Sunshades
 - 2 Aluminium Cladding (Profiled)
 - 3 Metal Palisade Balustrade
 - 5 Aluminium Chevron Louvres
 - 6 Dark Bronze Aluminium Frames to Glazing
- Powdercoat Colours**
- 7 Light Grey/Champagne
 - 8 Dark Grey/Bronze
 - 9 Light Bronze
 - 10 Dark Bronze
- Cladding**
- 11 Light Grey/Beige Smooth Terracotta (or Similar)
 - 12 Light Grey/Beige Profiled Cladding
 - 13 Stone (or Similar) Cladding
- Glass**
- 14 Vision Glazing - Facade Line
 - 15 Glazing - Recessed
 - 16 Clear Shopfront Glazing
 - 17 Glazing - Colourback glass
 - 18 Fixed Window
 - 19 Sliding Door
 - 20 Awning Window
- Other**
- 22 Metal Awning
 - 23 Metal Perforated Roller Door



Material Palette:



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A 17/03/2026 SSDA Issue
Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA09 - External Elevations
North Elevation

Phase
SSDA

Status
For Approval

Drawing no.
1162

Scale
1 : 500 @ A1

Revision
A

Material Legend:

Metal Work

- 1 Solid Aluminium Cladding & Sunshades
- 2 Aluminium Cladding (Profiled)
- 3 Metal Palisade Balustrade
- 5 Aluminium Chevron Louvres
- 6 Dark Bronze Aluminium Frames to Glazing

Powdercoat Colours

- 7 Light Grey/Champagne
- 8 Dark Grey/Bronze
- 9 Light Bronze
- 10 Dark Bronze

Cladding

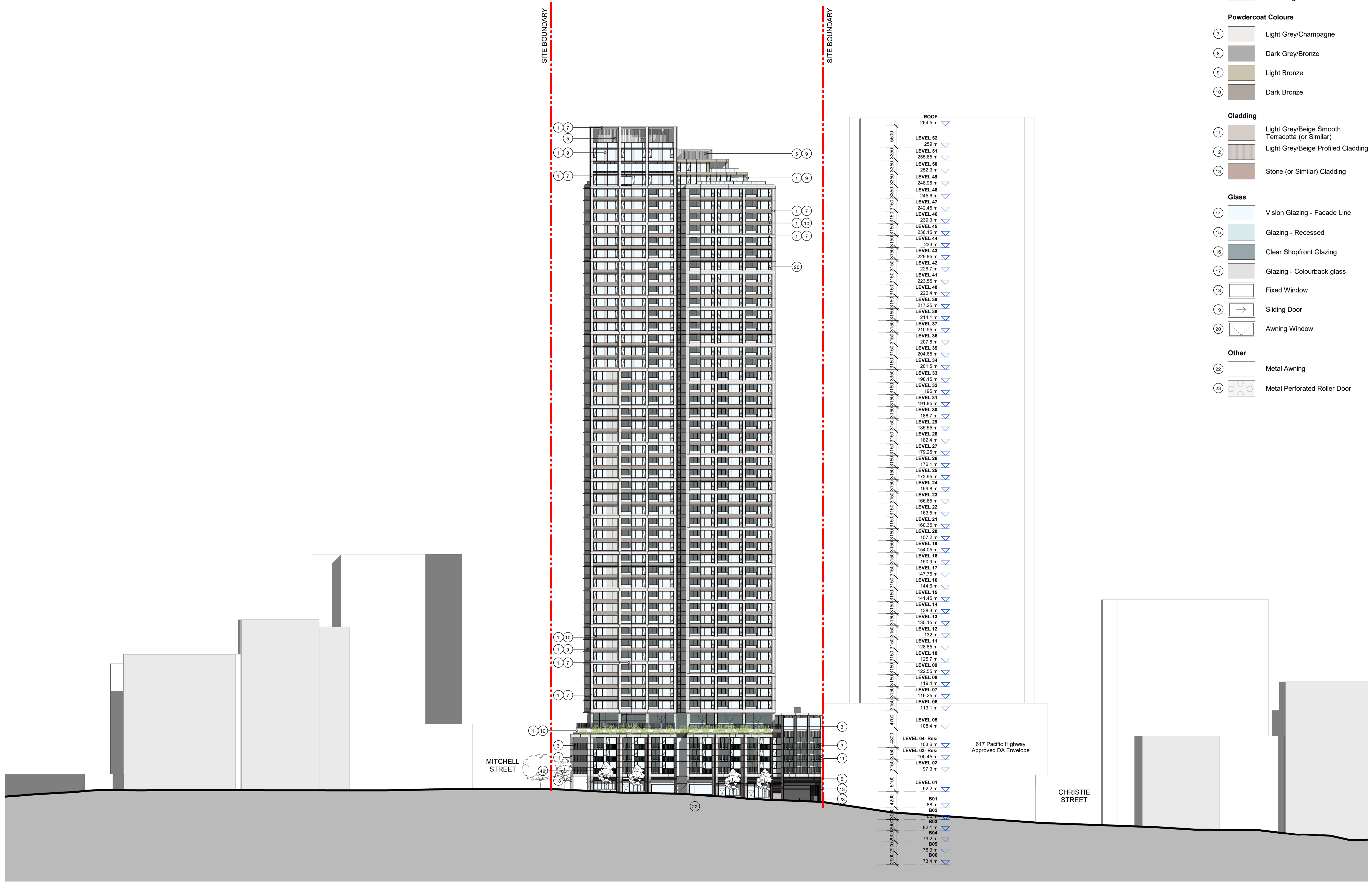
- 11 Light Grey/Beige Smooth Terracotta (or Similar)
- 12 Light Grey/Beige Profiled Cladding
- 13 Stone (or Similar) Cladding

Glass

- 14 Vision Glazing - Facade Line
- 15 Glazing - Recessed
- 16 Clear Shopfront Glazing
- 17 Glazing - Colourback glass
- 18 Fixed Window
- 19 Sliding Door
- 20 Awning Window

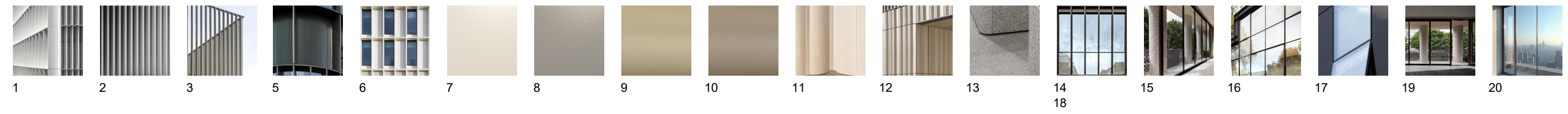
Other

- 22 Metal Awning
- 23 Metal Perforated Roller Door



Level	Height (m)
ROOF	264.5 m
LEVEL 62	259 m
LEVEL 61	255.65 m
LEVEL 60	252.3 m
LEVEL 49	248.95 m
LEVEL 48	245.6 m
LEVEL 47	242.45 m
LEVEL 46	239.3 m
LEVEL 45	236.15 m
LEVEL 44	233 m
LEVEL 43	229.85 m
LEVEL 42	226.7 m
LEVEL 41	223.55 m
LEVEL 40	220.4 m
LEVEL 39	217.25 m
LEVEL 38	214.1 m
LEVEL 37	210.95 m
LEVEL 36	207.8 m
LEVEL 35	204.65 m
LEVEL 34	201.5 m
LEVEL 33	198.35 m
LEVEL 32	195.2 m
LEVEL 31	192.05 m
LEVEL 30	188.9 m
LEVEL 29	185.75 m
LEVEL 28	182.6 m
LEVEL 27	179.45 m
LEVEL 26	176.3 m
LEVEL 25	173.15 m
LEVEL 24	170 m
LEVEL 23	166.85 m
LEVEL 22	163.7 m
LEVEL 21	160.55 m
LEVEL 20	157.4 m
LEVEL 19	154.25 m
LEVEL 18	151.1 m
LEVEL 17	147.95 m
LEVEL 16	144.8 m
LEVEL 15	141.65 m
LEVEL 14	138.5 m
LEVEL 13	135.35 m
LEVEL 12	132.2 m
LEVEL 11	129.05 m
LEVEL 10	125.9 m
LEVEL 09	122.75 m
LEVEL 08	119.6 m
LEVEL 07	116.45 m
LEVEL 06	113.3 m
LEVEL 05	100.15 m
LEVEL 04-Resi	103.8 m
LEVEL 03-Resi	100.45 m
LEVEL 02	97.3 m
LEVEL 01	92.2 m
B01	85 m
B02	82.1 m
B03	79.2 m
B04	76.3 m
B05	73.4 m

Material Palette:



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ABN 68 094 740 986

NSW Nominated Responsible Architects
Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Client
Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by

A 17/03/2026 SSSA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA09 - External Elevations
West Elevation

Phase
SSDA

Status
For Approval

Drawing no.
1163

Scale
1 : 500 @ A1

Revision
A

Material Legend:

Metal Work

- 1 Solid Aluminium Cladding & Sunshades
- 2 Aluminium Cladding (Profiled)
- 3 Metal Palisade Balustrade
- 5 Aluminium Chevron Louvres
- 6 Dark Bronze Aluminium Frames to Glazing

Powdercoat Colours

- 7 Light Grey/Champagne
- 8 Dark Grey/Bronze
- 9 Light Bronze
- 10 Dark Bronze

Cladding

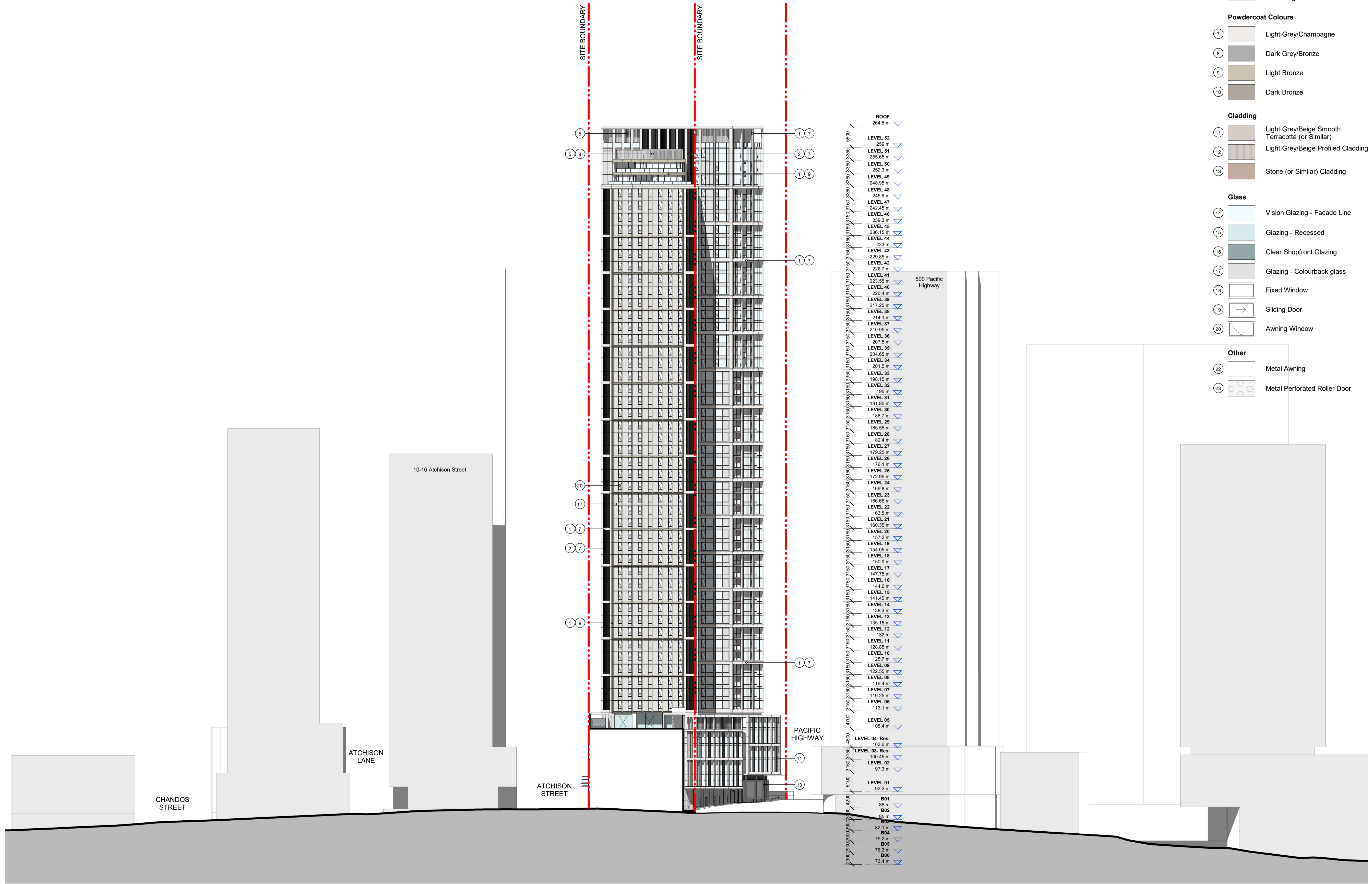
- 11 Light Grey/Beige Smooth Terracotta (or Similar)
- 12 Light Grey/Beige Profiled Cladding
- 13 Stone (or Similar) Cladding

Glass

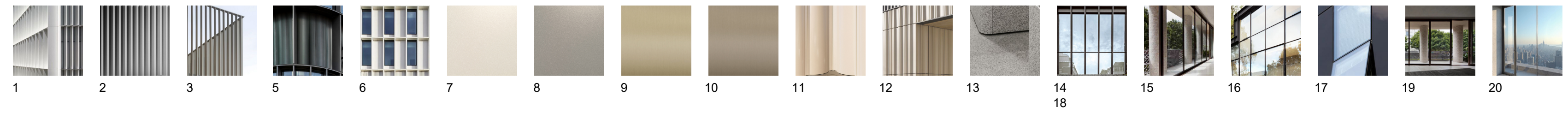
- 14 Vision Glazing - Facade Line
- 15 Glazing - Recessed
- 16 Clear Shopfront Glazing
- 17 Glazing - Colourback glass
- 18 Fixed Window
- 19 Sliding Door
- 20 Awning Window

Other

- 22 Metal Awning
- 23 Metal Perforated Roller Door



Material Palette:



Transformative thinking for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

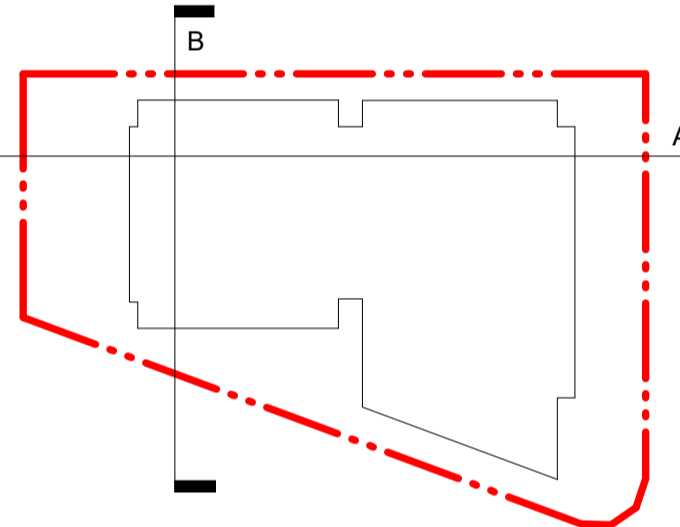
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Kellie Payne 6454, Philip Vivian 6696, Guy Lake 7119, Matt Allen 8498.

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Stockland Development



Current Revision Description

Data Issue Record

Rev	Date	Description
A	17/03/2026	SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cameraygal Country

Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA10 - Building Sections
Section A-A East/West

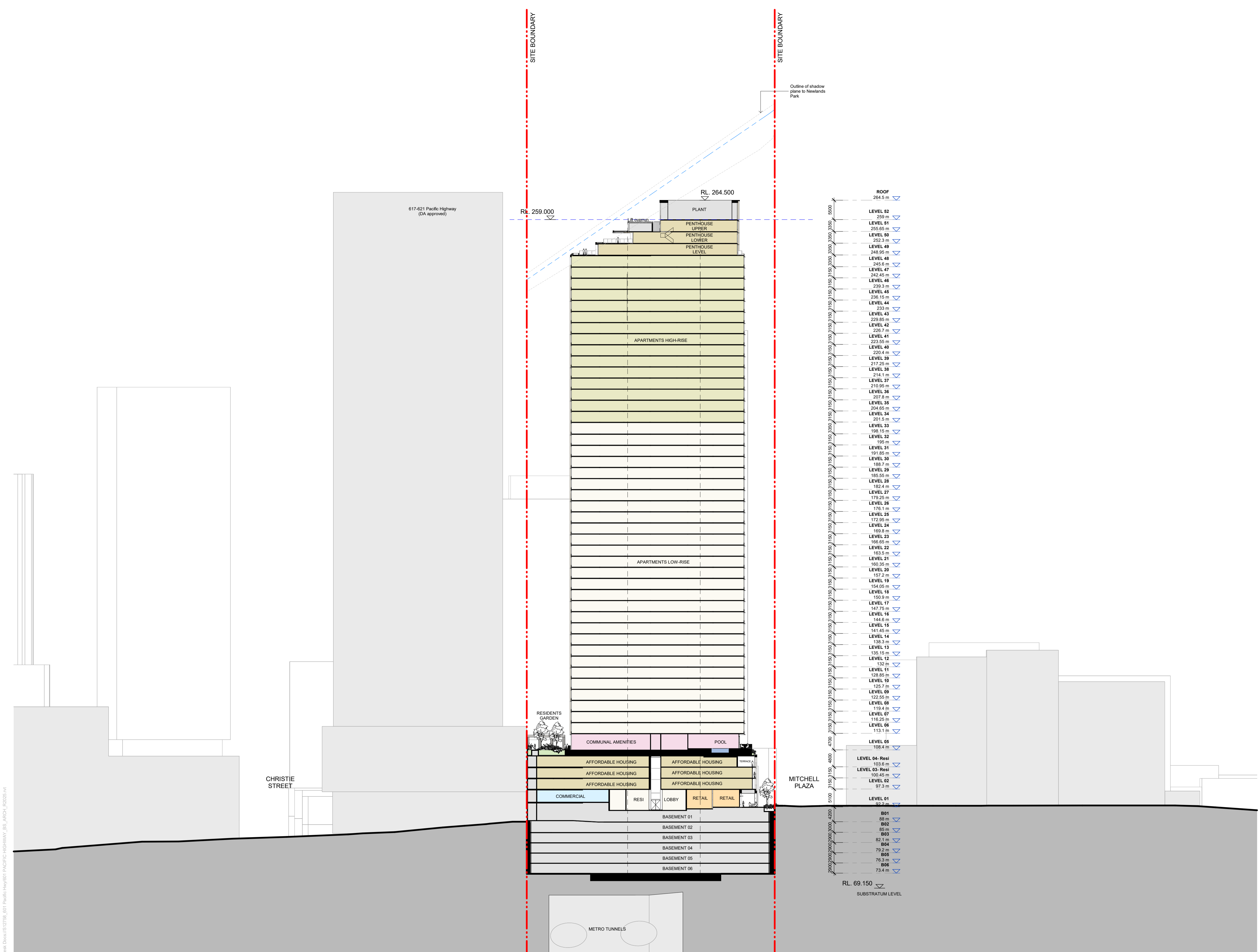
Phase
SSDA

Status
For Approval

Drawing no.
1180

Scale
1 : 500 @ A1

Revision
A



Autodesk Docs/S12758_601 Pacific Hwy/011 PACIFIC HIGHWAY_BS_ARCH_10225.rvt

Transformative thinking for the future city.

Bates Smart Architects Pty Ltd
ABN 68 094 740 986

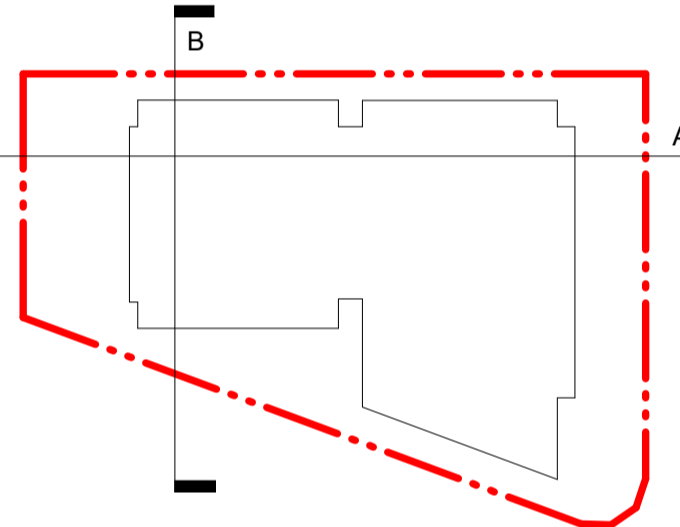
NSW Nominated Responsible Architects
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Stockland Development



Current Revision Description

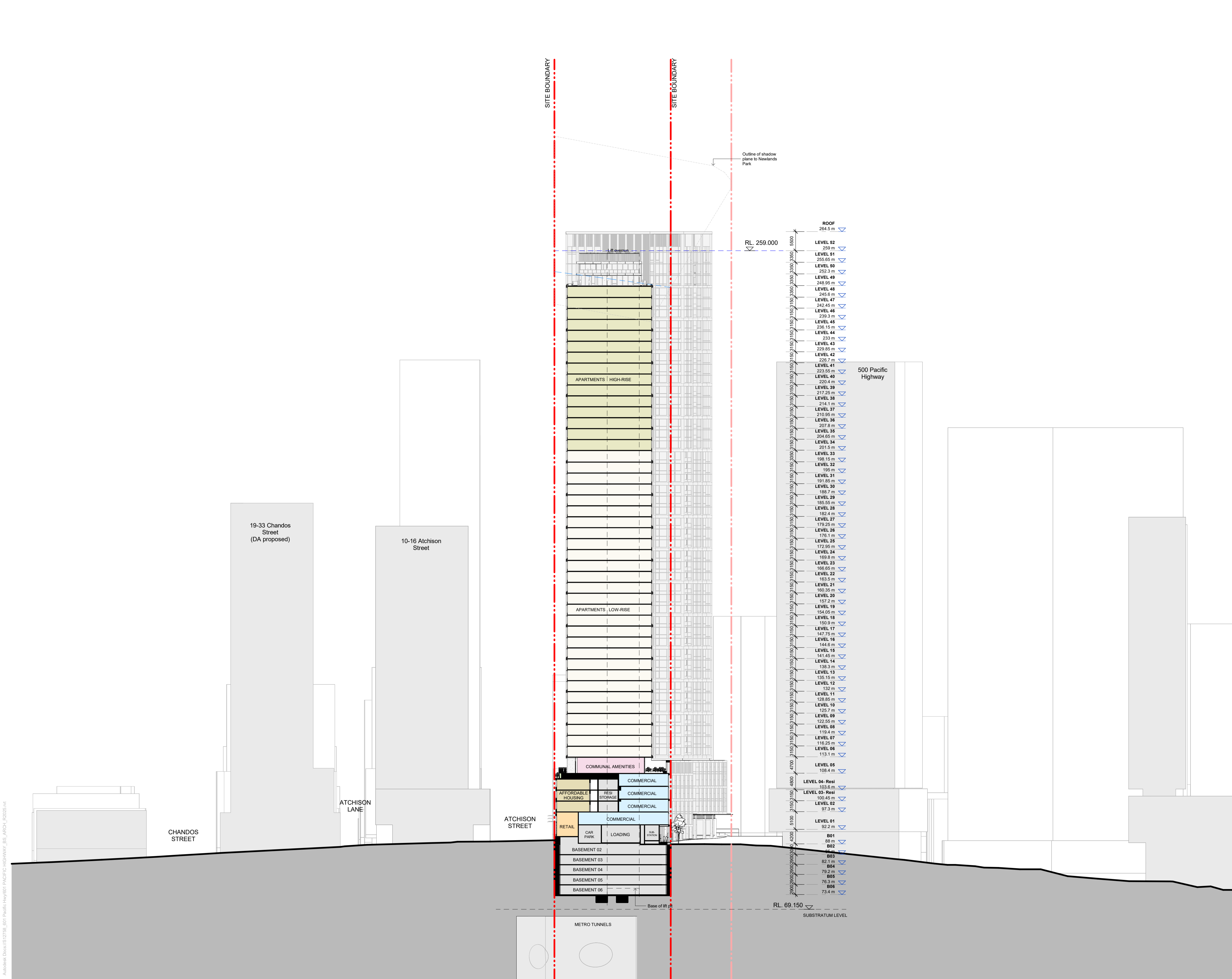
Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSSA Issue
Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards, NSW

Project No.
S12758

Drawing Title
DA10 - Building Sections
Section B-B North/South

Phase
SSDA
Status
For Approval
Drawing no.
1181
Scale
1 : 500 @ A1
Revision
A



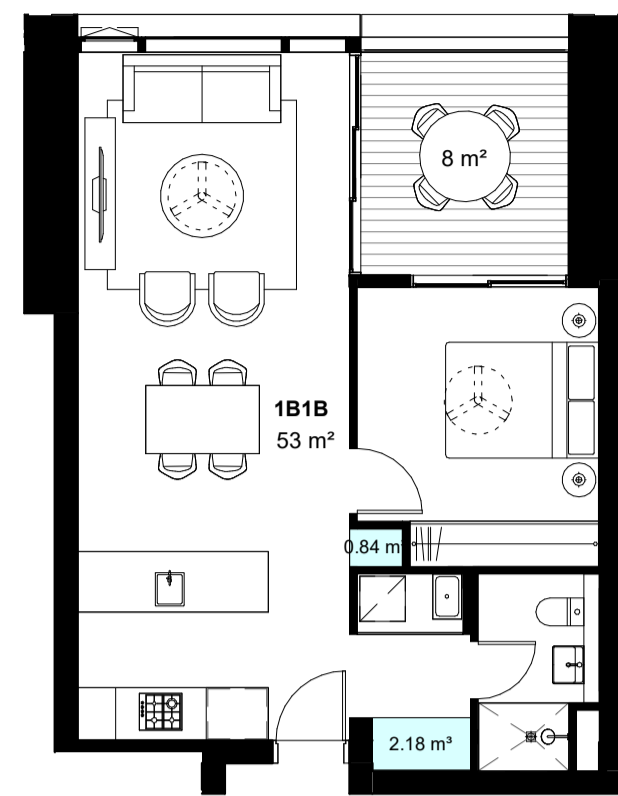
Autodesk Docs/S12758_601 Pacific Hwy/011 PACIFIC HIGHWAY_ISS_ARCH_10225.dvt

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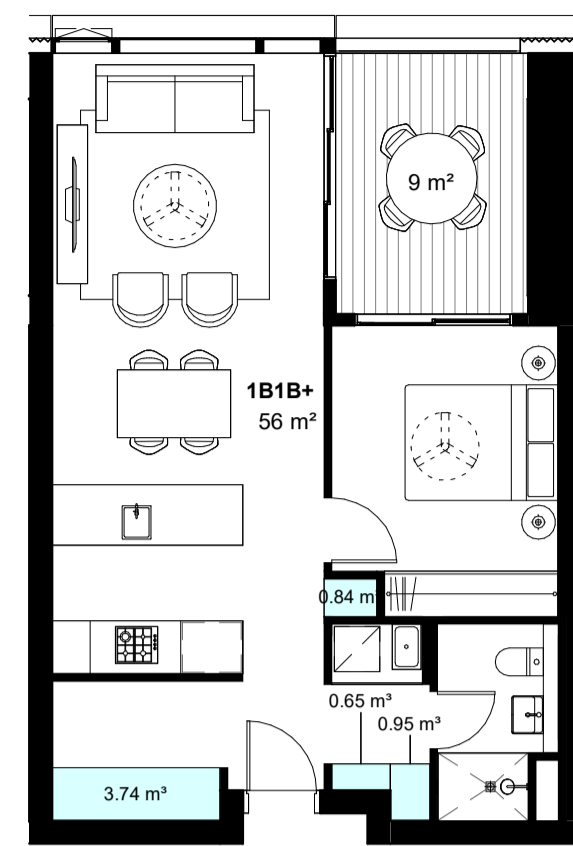
Print in Colour.

Client
Stockland Development



Total Storage: 3.02m³
Storage Cage: Yes

1 **BTS APARTMENT - 1B1B**
1 : 100



Total Storage: 6.18m³
Storage Cage: Yes

2 **BTS APARTMENT - 1B1B+**
1 : 100

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758



Drawing Title
DA13 - Apartments
BTS Apartments - 1 Bed Types

Phase
SSDA

Status
For Approval

Drawing no.
4001

Scale
1 : 100 @ A1

Revision
A

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Client
Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
A	17/03/2026	SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

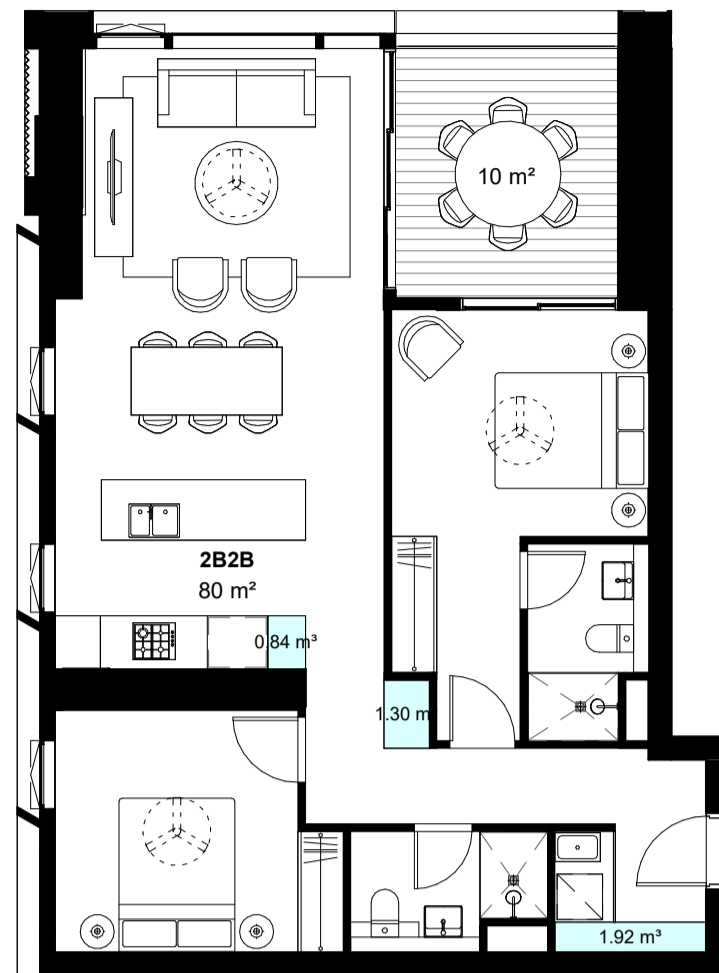
Project No.
S12758

Drawing Title
DA13 - Apartments
BTS Apartments - 2 Bed Types

Phase
SSDA
Status
For Approval

Scale
1 : 100 @ A1

Drawing no.
4002
Revision
A



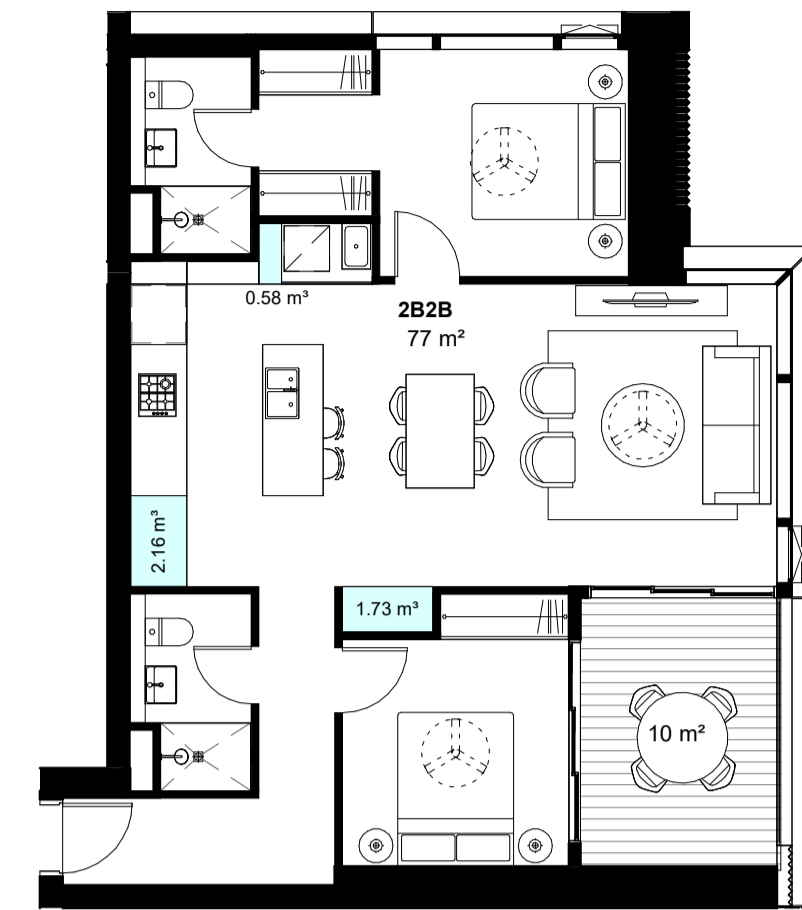
Total Storage: 4.06m³
Storage Cage: Yes

1 BTS APARMENT - 2B2B
1 : 100



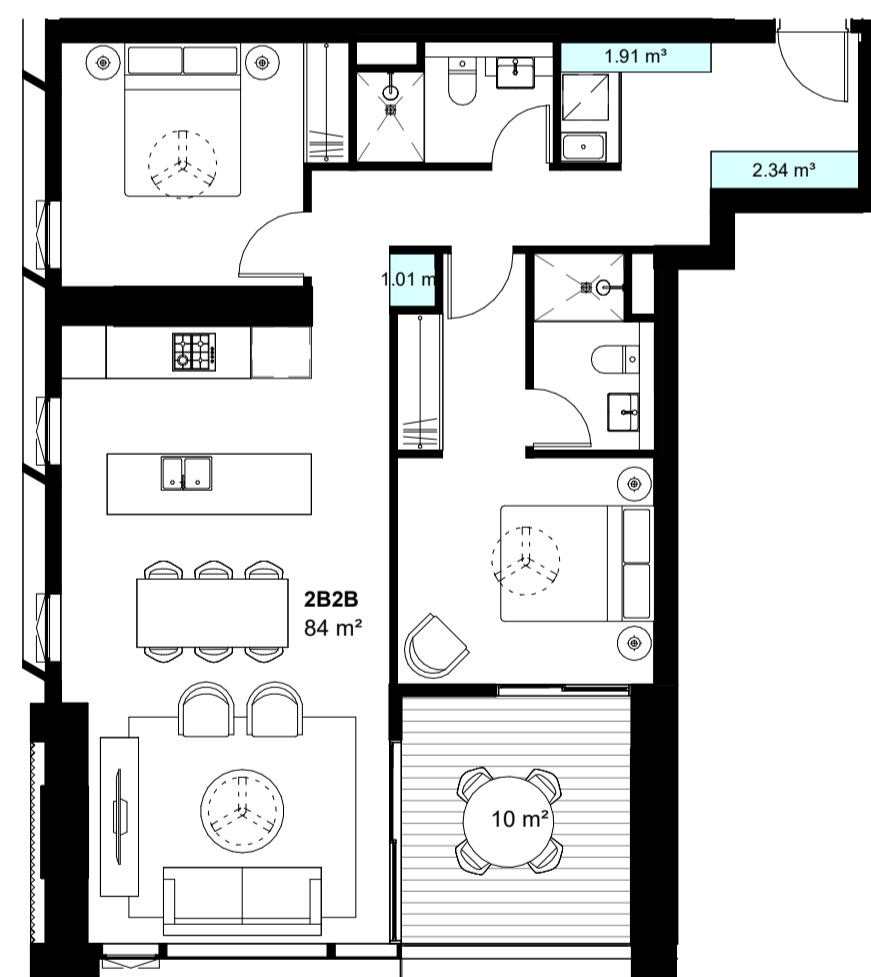
Total Storage: 4.00m³
Storage Cage: Yes

2 BTS APARMENT - 2B2B
1 : 100



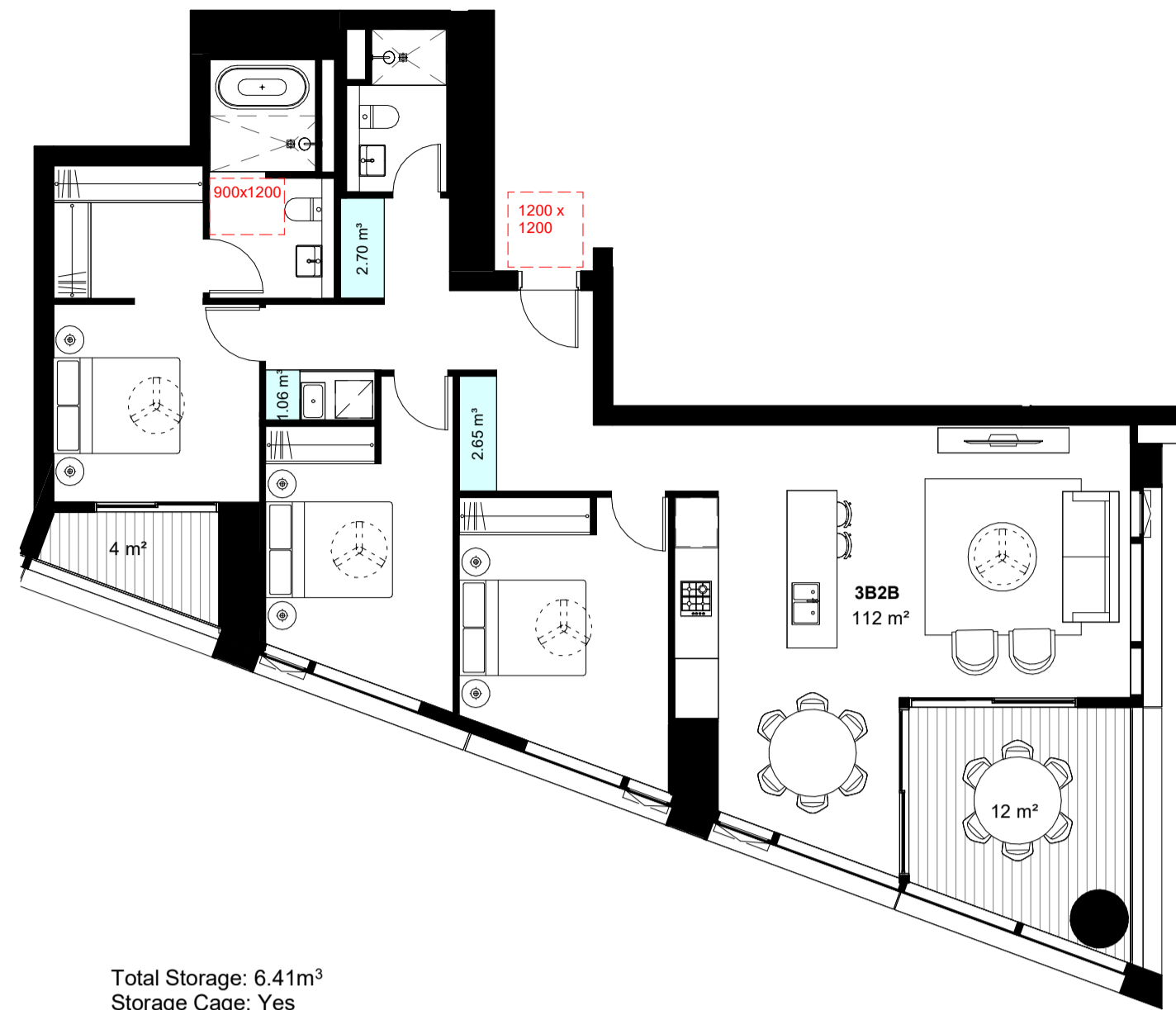
Total Storage: 4.47m³
Storage Cage: Yes

3 BTS APARMENT - 2B2B
1 : 100



Total Storage: 5.26m³
Storage Cage: Yes

4 BTS APARMENT - 2B2B
1 : 100



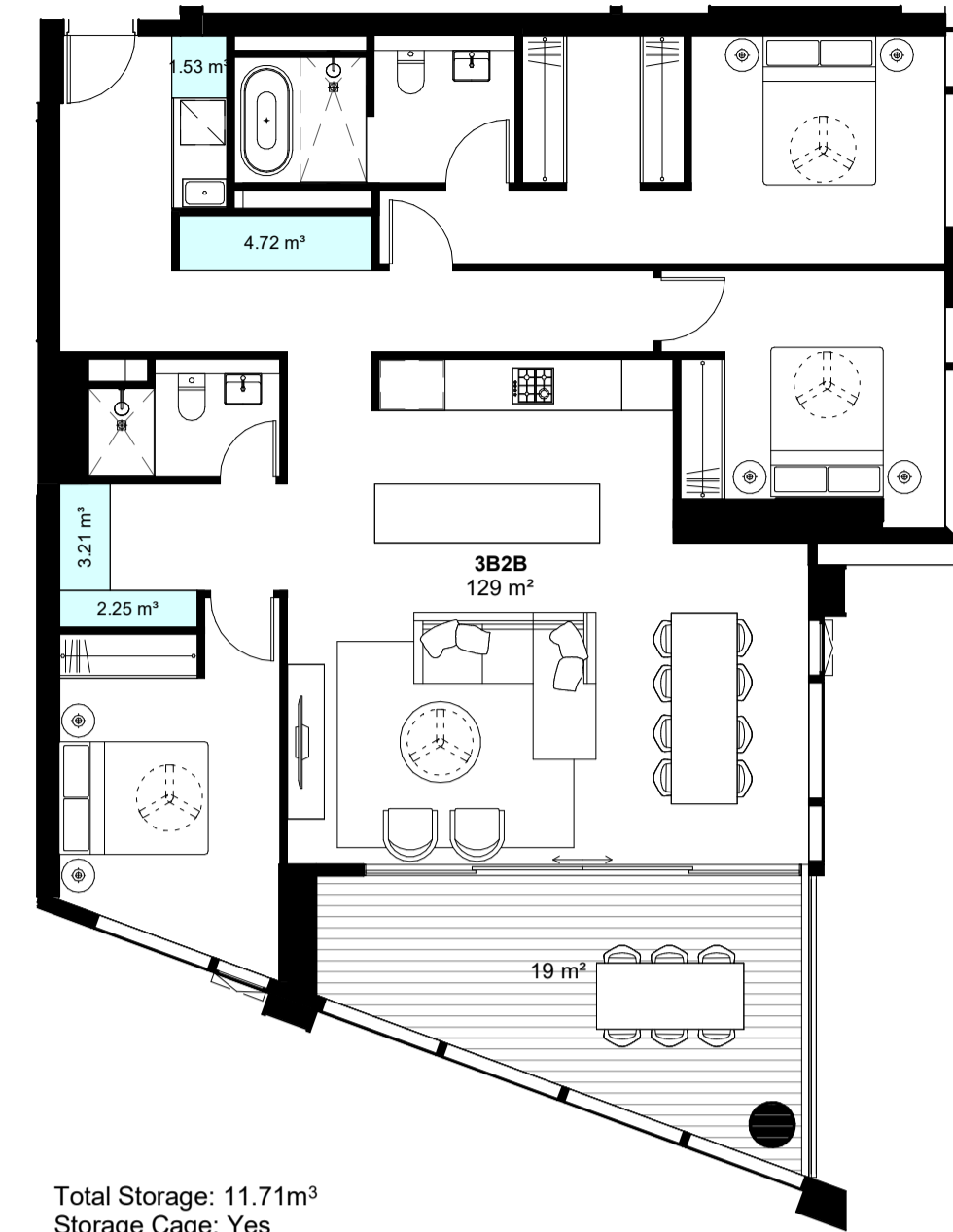
Total Storage: 6.41m³
Storage Cage: Yes

1 BTS APARTMENT - 3B2B - SILVER LIVABLE
1: 100



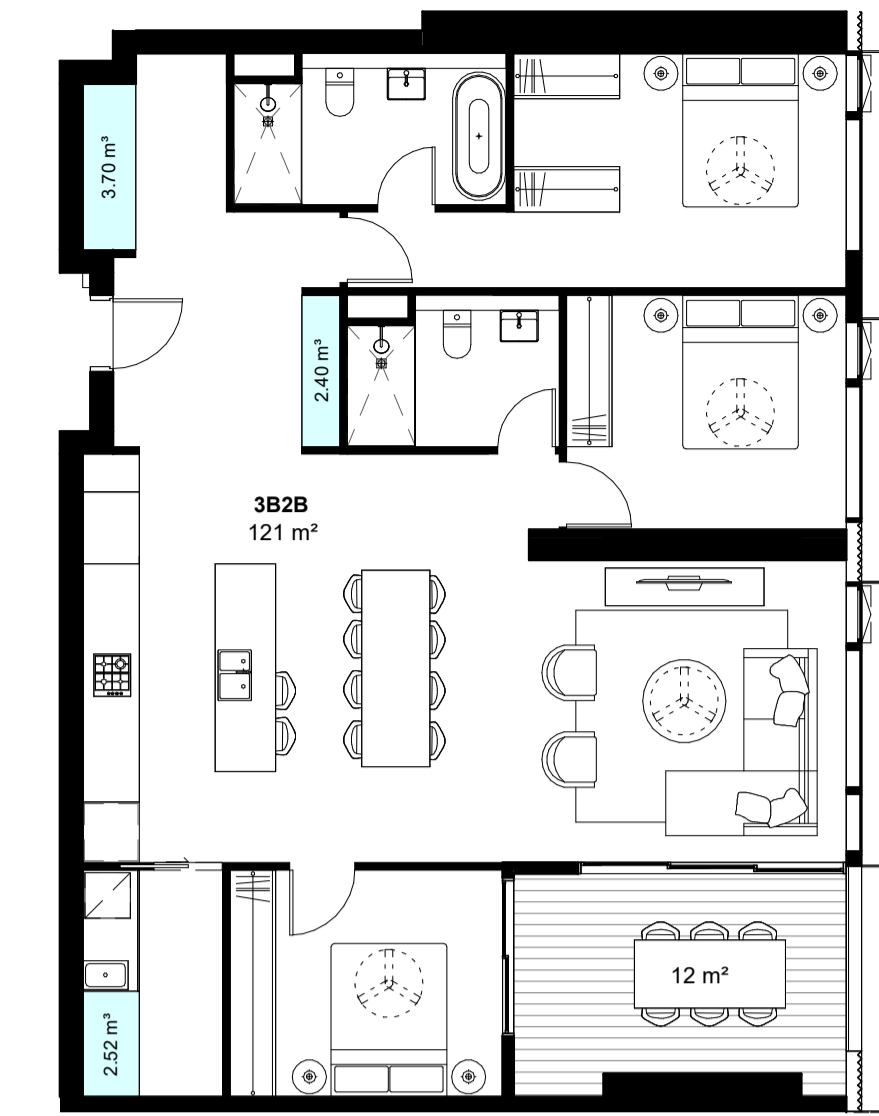
Total Storage: 5.33m³
Storage Cage: Yes

2 BTS APARTMENT - 3B2B
1: 100



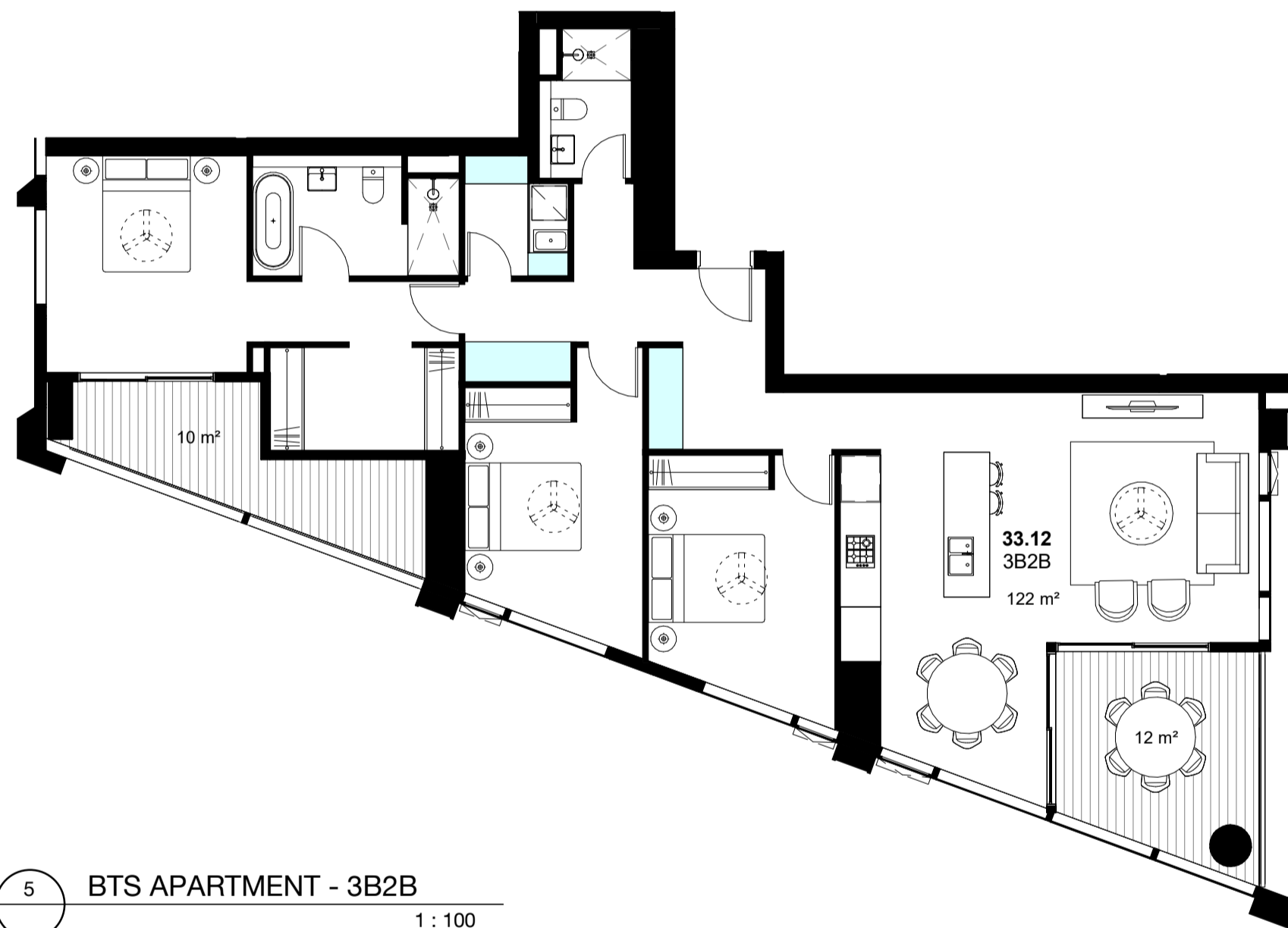
Total Storage: 11.71m³
Storage Cage: Yes

3 BTS APARTMENT - 3B2B
1: 100

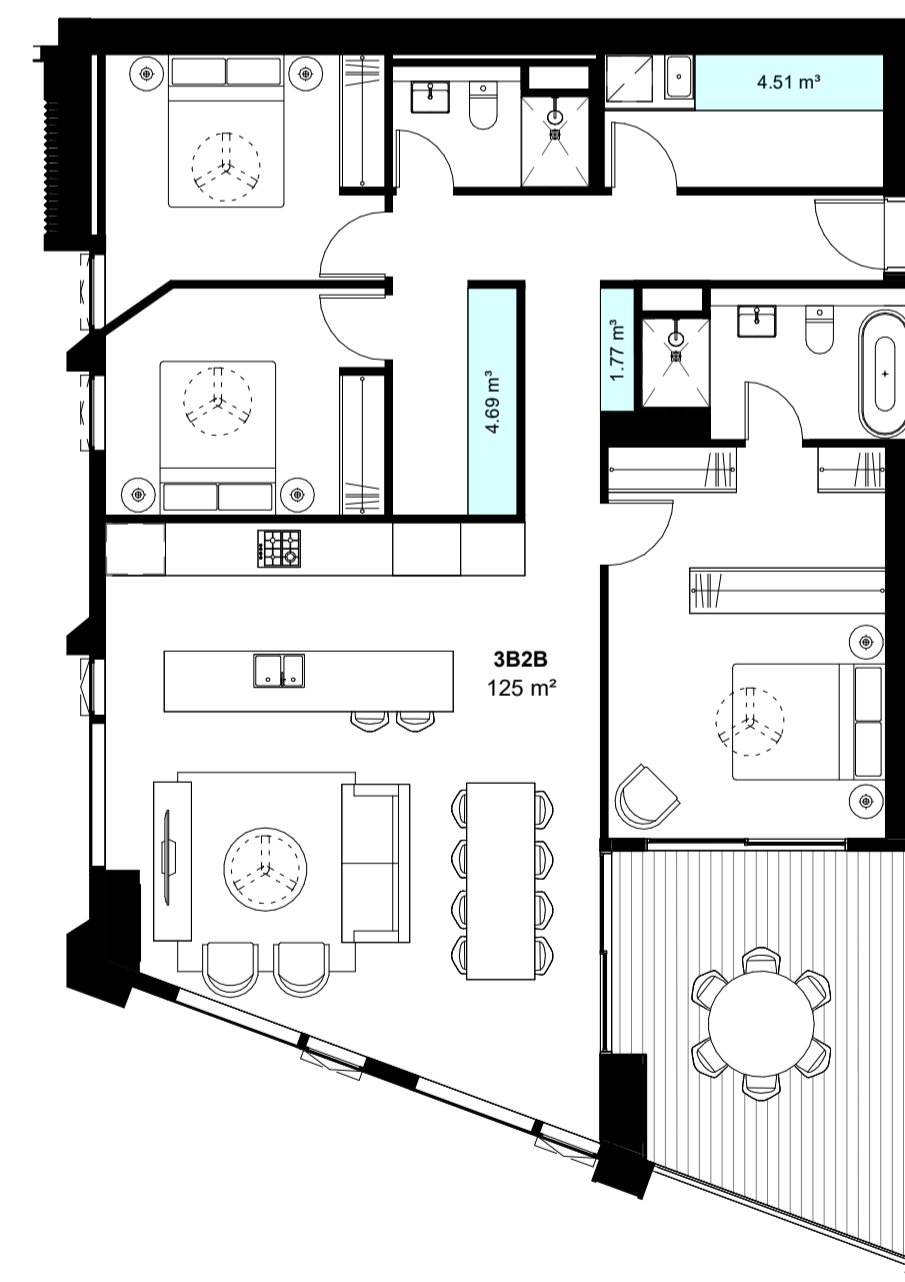


Total Storage: 8.62m³
Storage Cage: Yes

4 BTS APARTMENT - 3B2B
1: 100

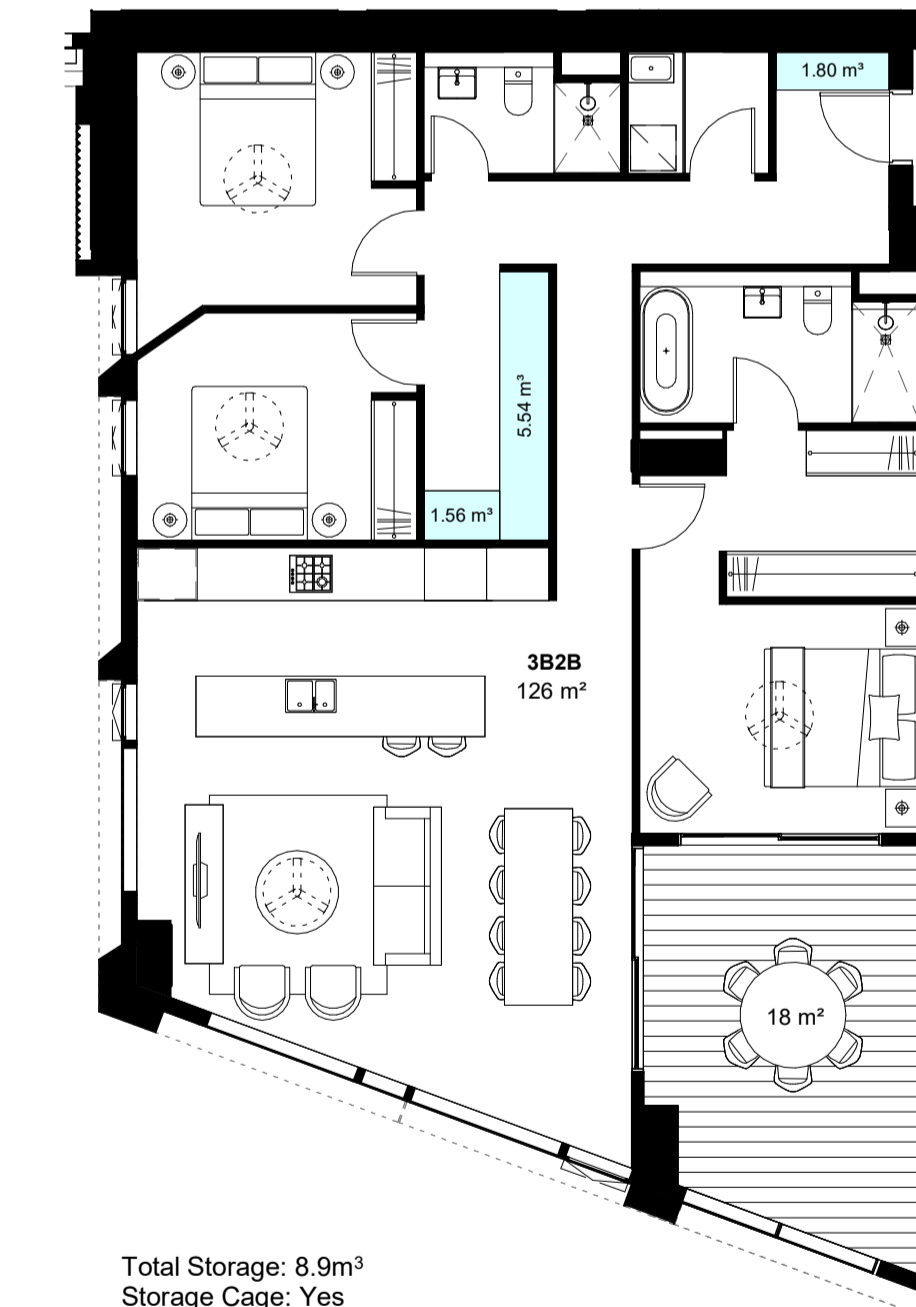


5 BTS APARTMENT - 3B2B
1: 100



Total Storage: 10.97m³
Storage Cage: Yes

8 BTS APARTMENT - 3B2B
1: 100



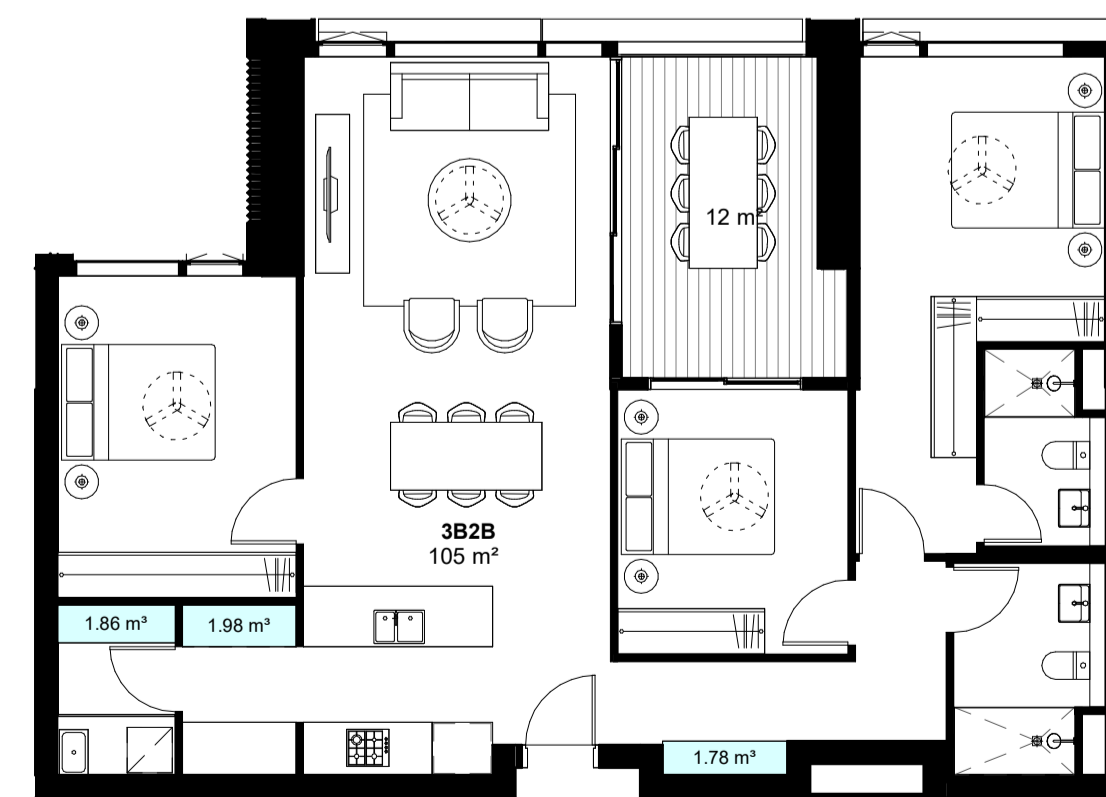
Total Storage: 8.9m³
Storage Cage: Yes

9 BTS APARTMENT - 3B2B
1: 100



Total Storage: 6.88m³
Storage Cage: Yes

6 BTS APARTMENT - 3B2B
1: 100



Total Storage: 5.62m³
Storage Cage: Yes

7 BTS APARTMENT - 3B2B
1: 100

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA13 - Apartments
BTS Apartments - 3 Bed Types

Phase
SSDA

Status
For Approval

Drawing no.
4003

Scale
1: 100 @ A1

Revision
A



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Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA13 - Apartments
BTS Apartments - 4 Bed Types**

Phase
SSDA
Status
For Approval

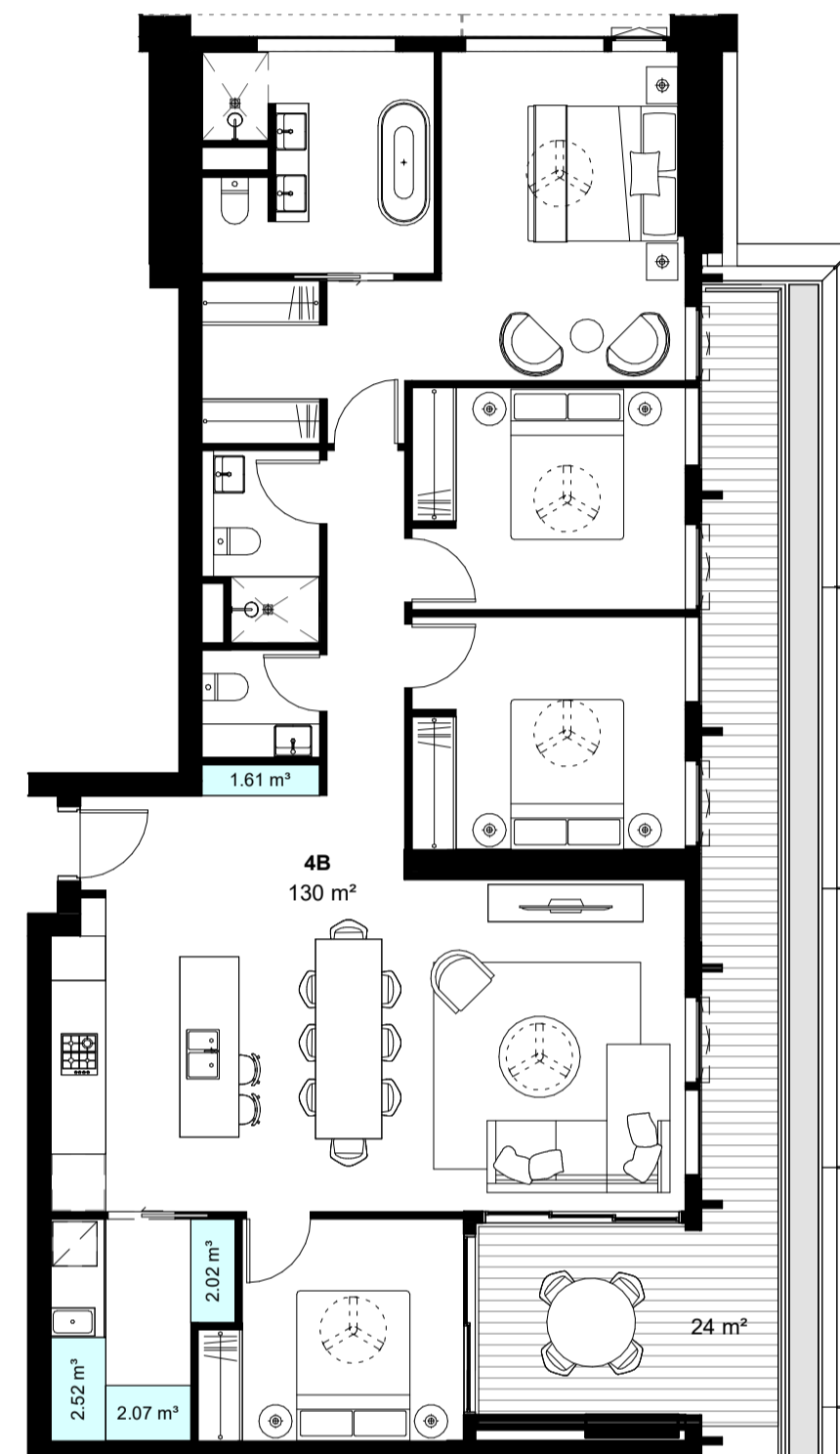
Drawing no.
4004

Scale
1 : 100 @ A1

Revision
A



1 BTS APARTMENT - 4B
1 : 100



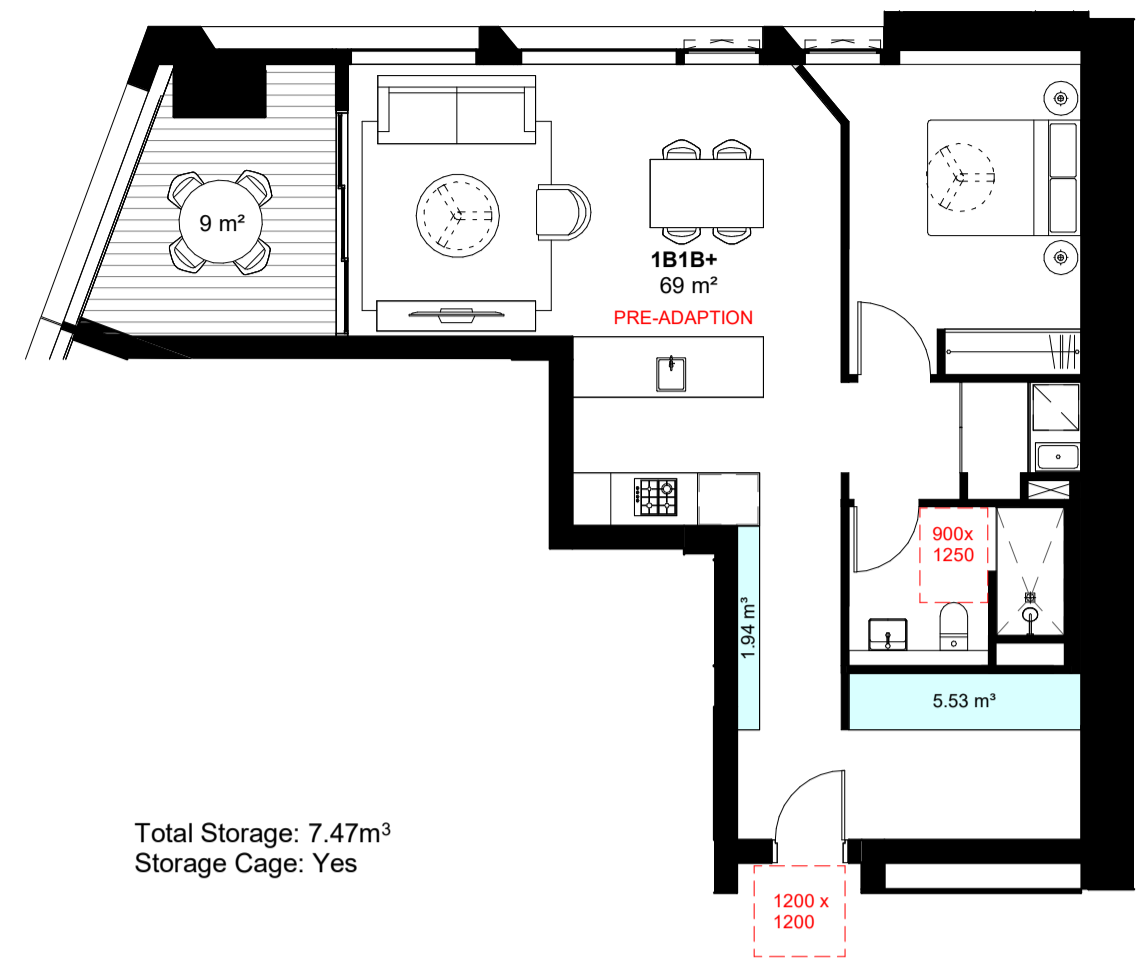
2 BTS APARTMENT - 4B
1 : 100

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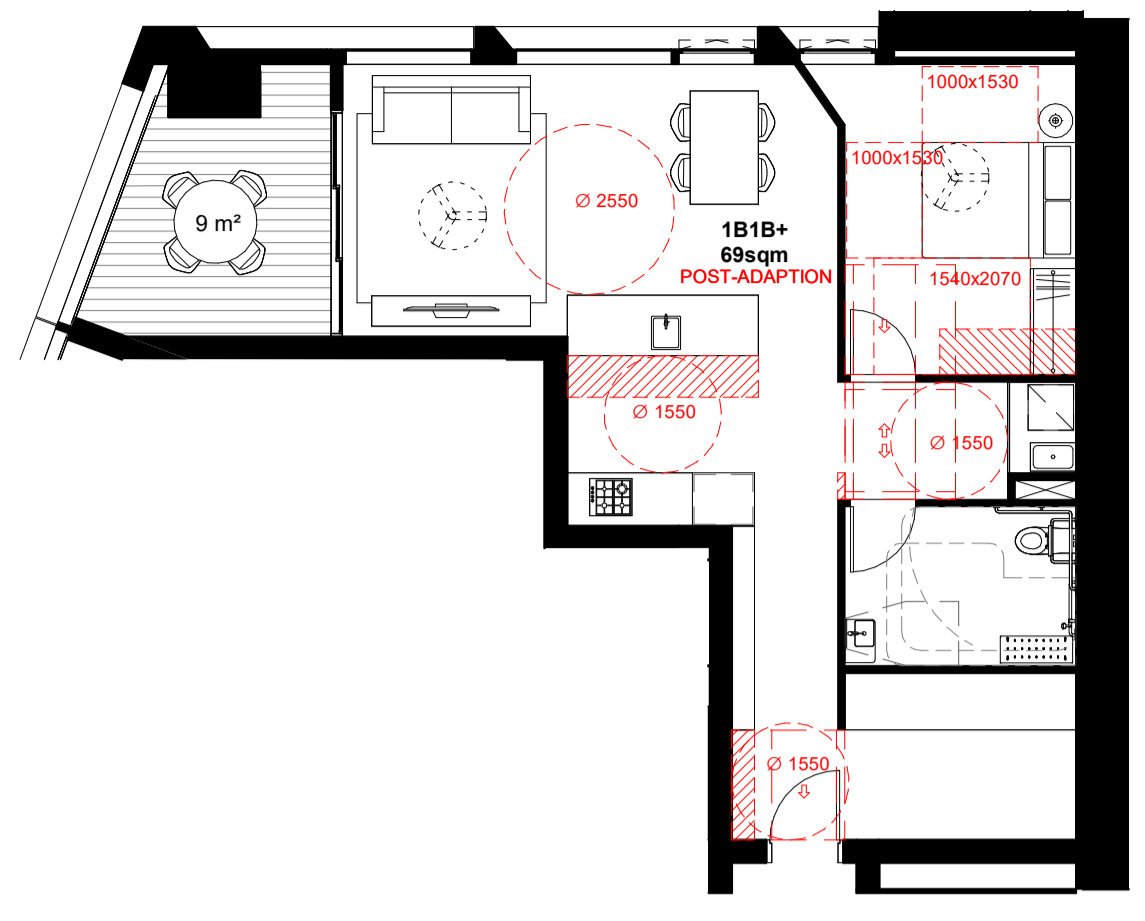
Do not scale drawings.

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Client
Stockland Development



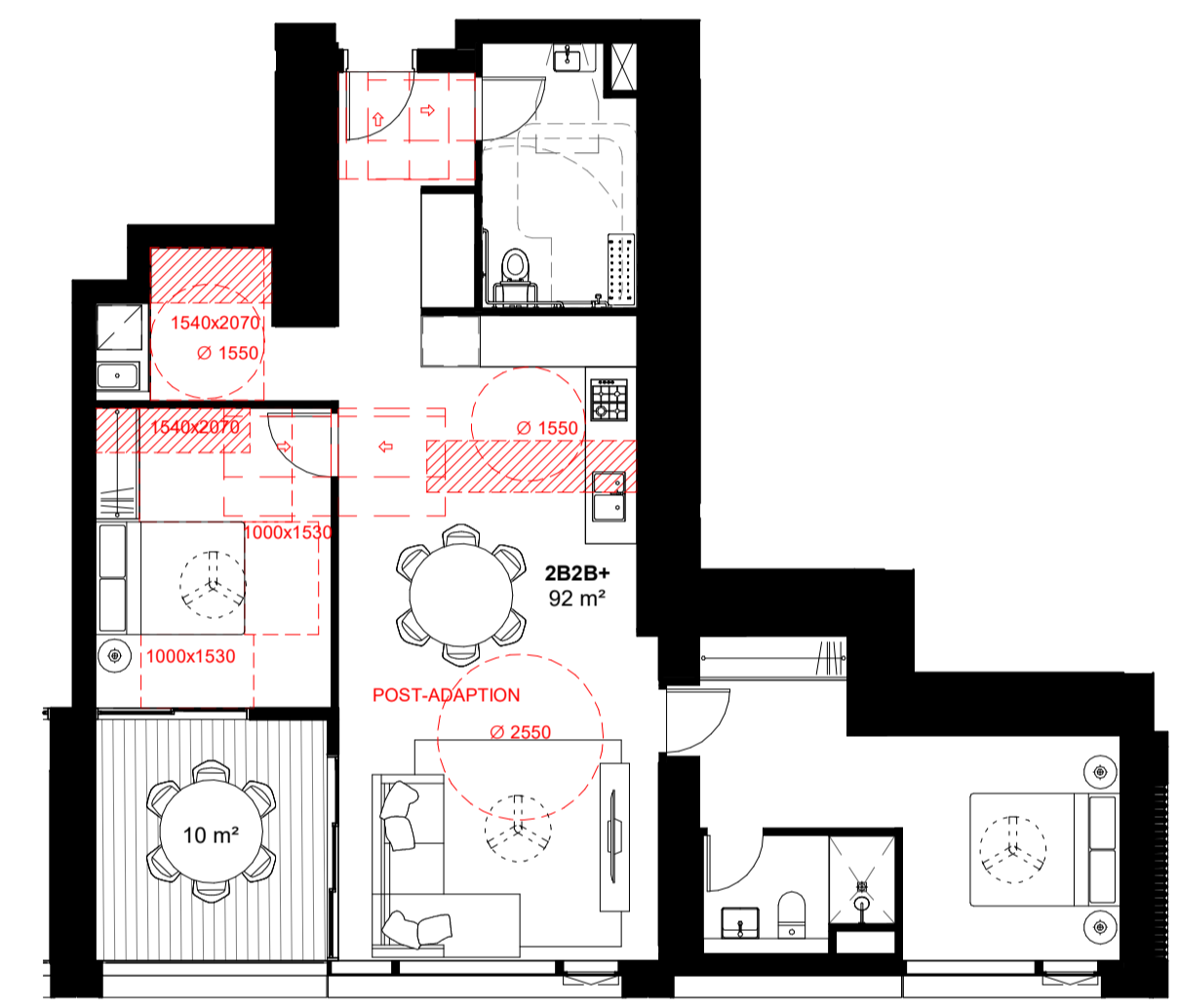
1 BTS APARTMENT - 1B1B - PRE ADAPTION
1: 100
NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



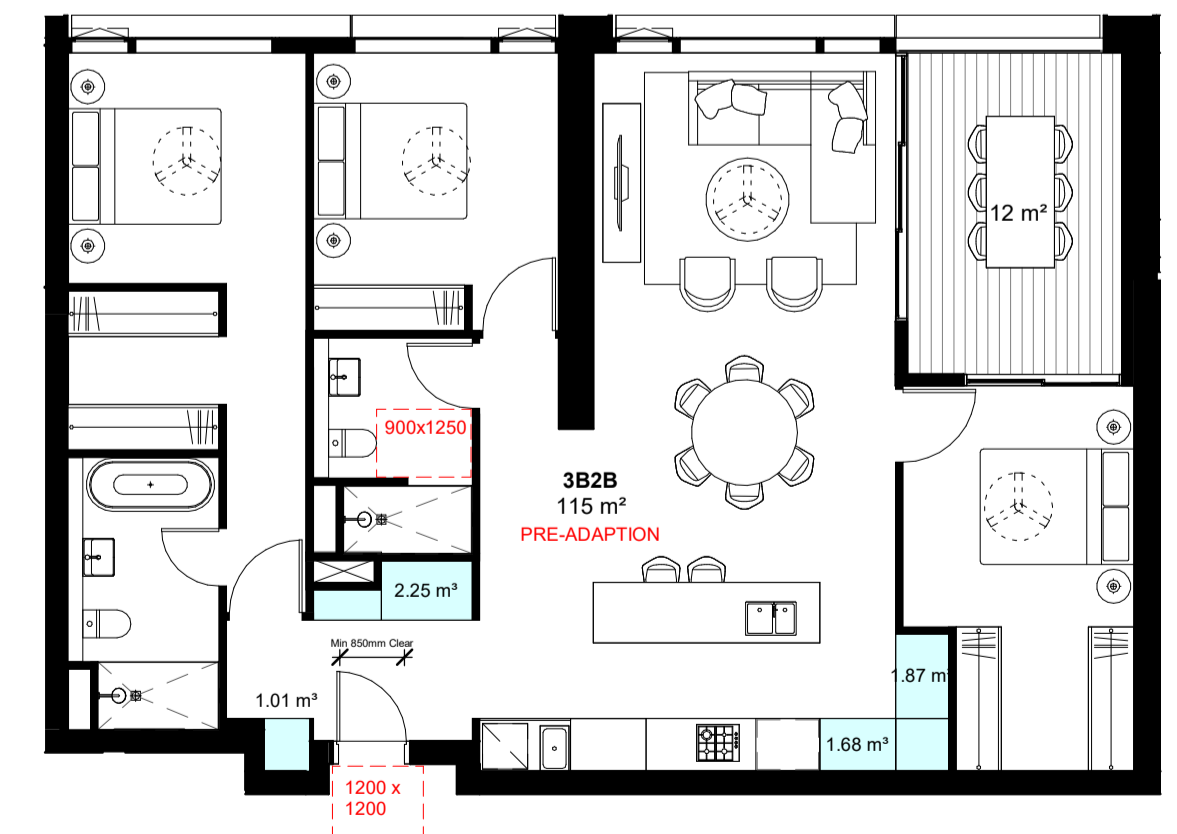
2 BTS APARTMENT - 1B1B - POST ADAPTION
1: 100



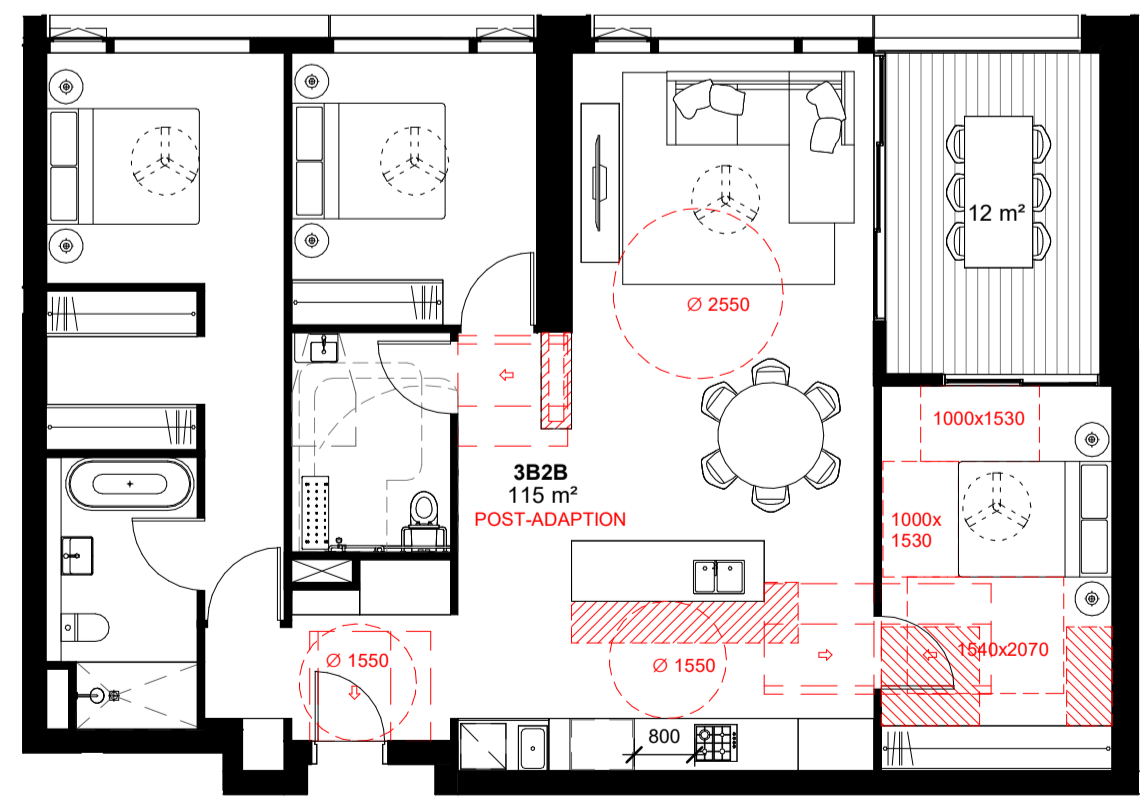
3 BTS APARTMENT - 2B2B+ PRE ADAPTION
1: 100
NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



4 BTS APARTMENT - 2B2B+ POST ADAPTION
1: 100



5 BTS APARTMENT - 3B2B - PRE ADAPTION
1: 100
NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



6 BTS APARTMENT - 3B2B - POST ADAPTION
1: 100

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

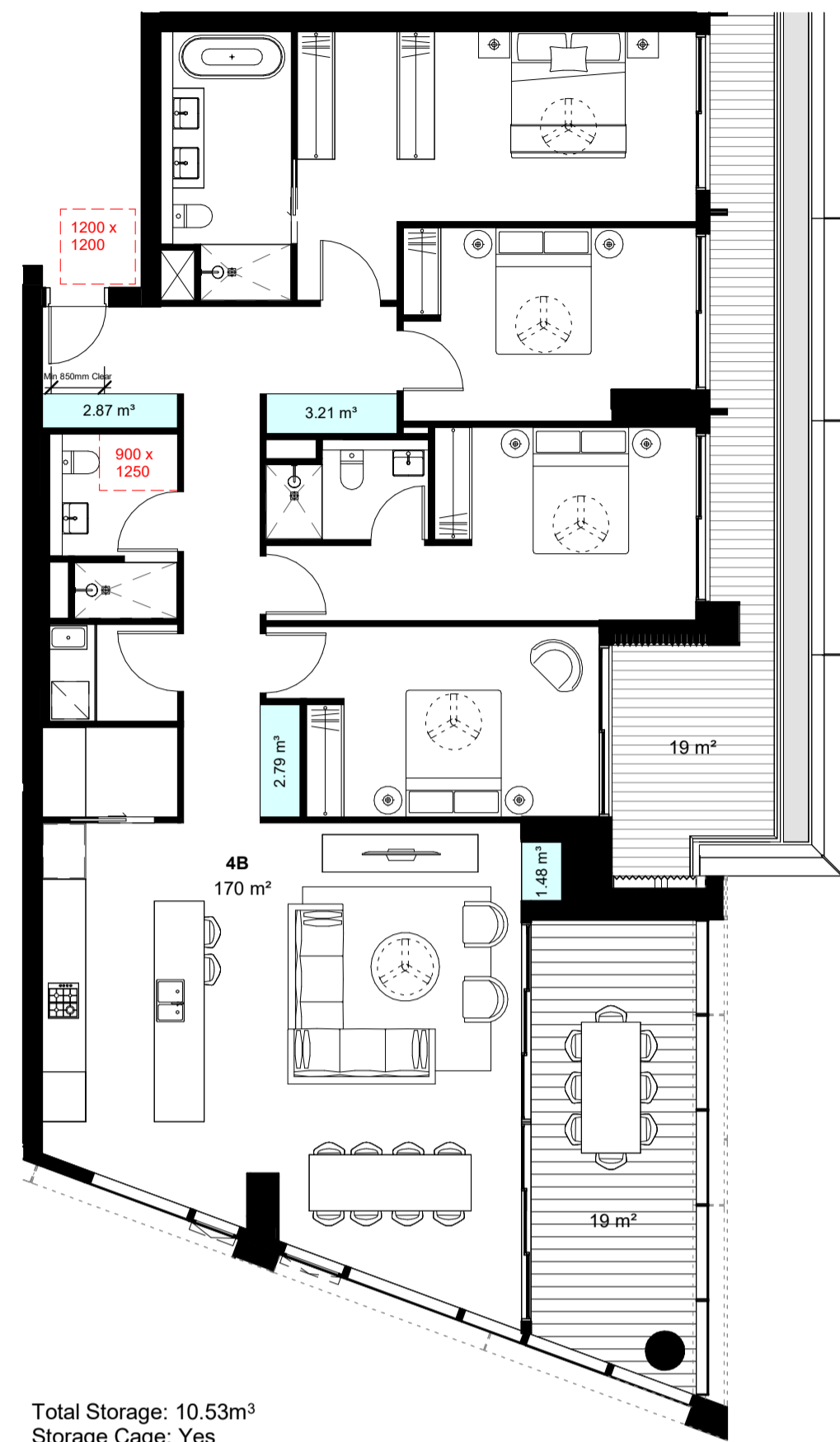
A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA13 - Apartments
Adaptable and LHA Silver Apartment
Types (Sheet 1)
Phase
SSDA

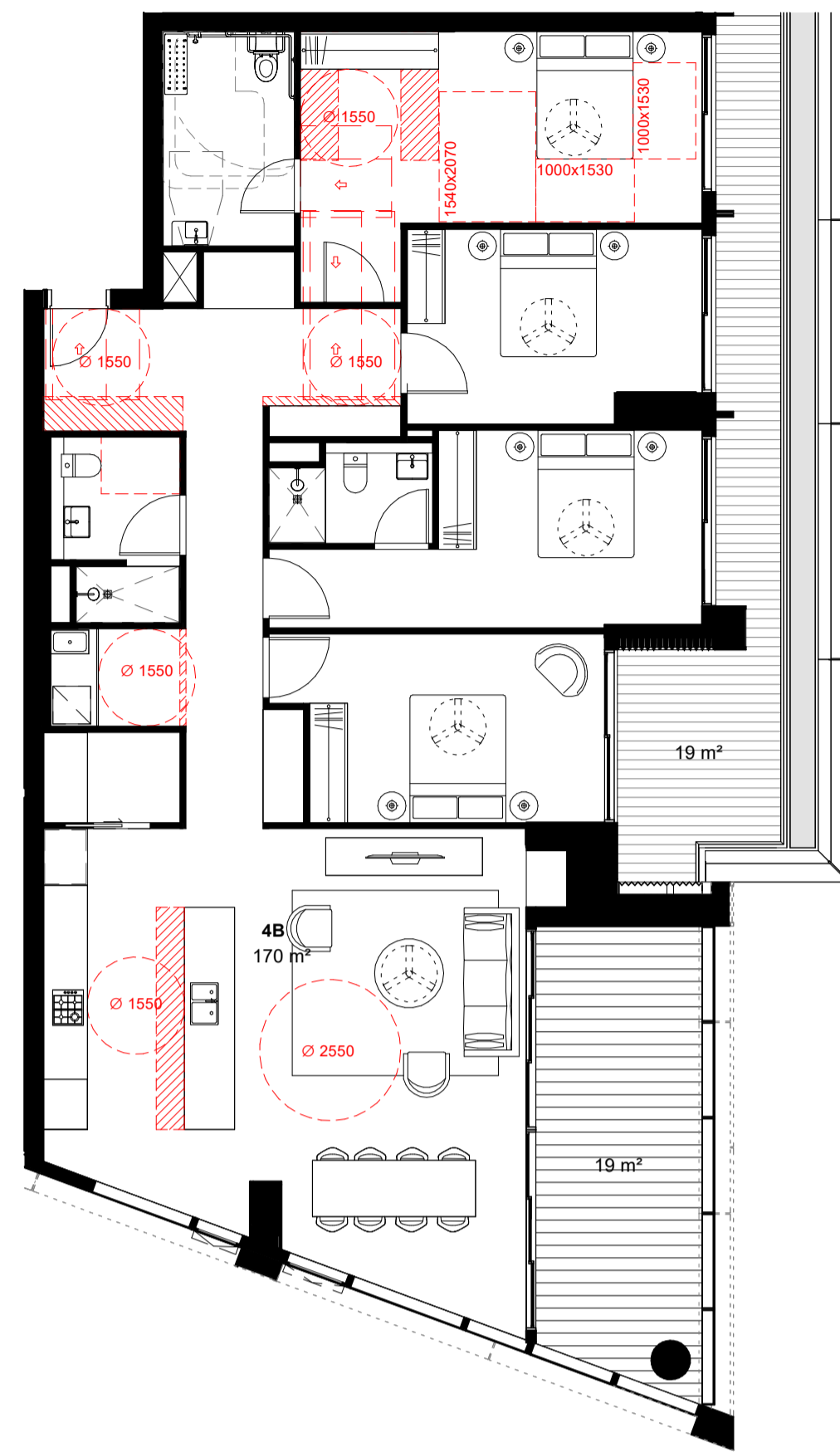
Status
For Approval
Drawing no.
4005
Scale
1: 100 @ A1
Revision
A



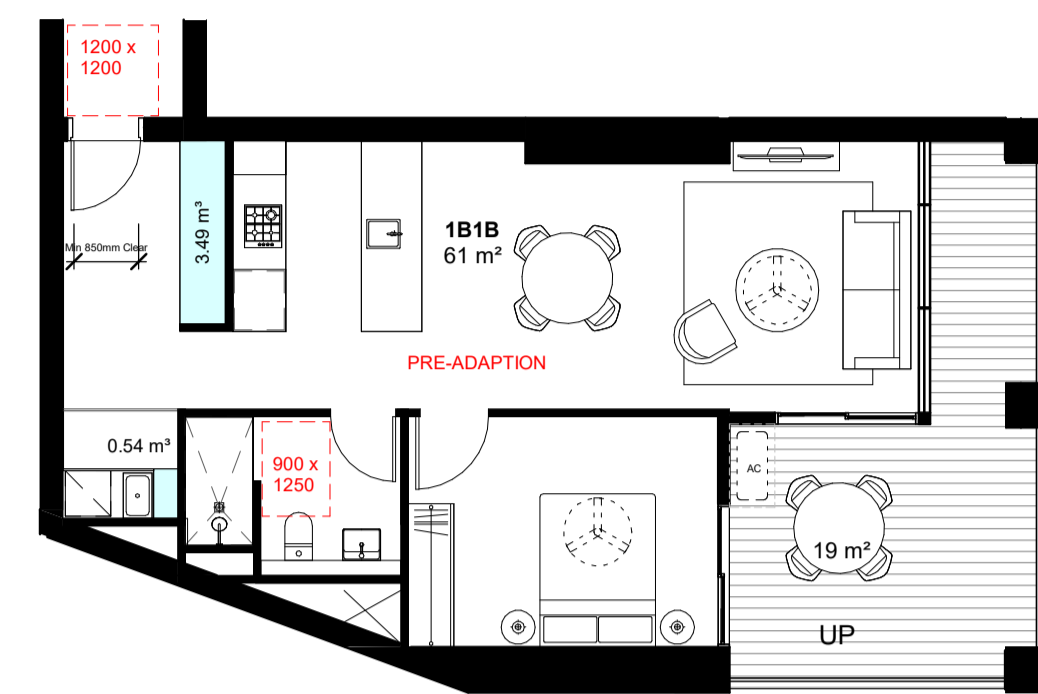
Total Storage: 10.53m³
Storage Cage: Yes

1 BTS APARTMENT - 4B - PRE ADAPTION
1 : 100

NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



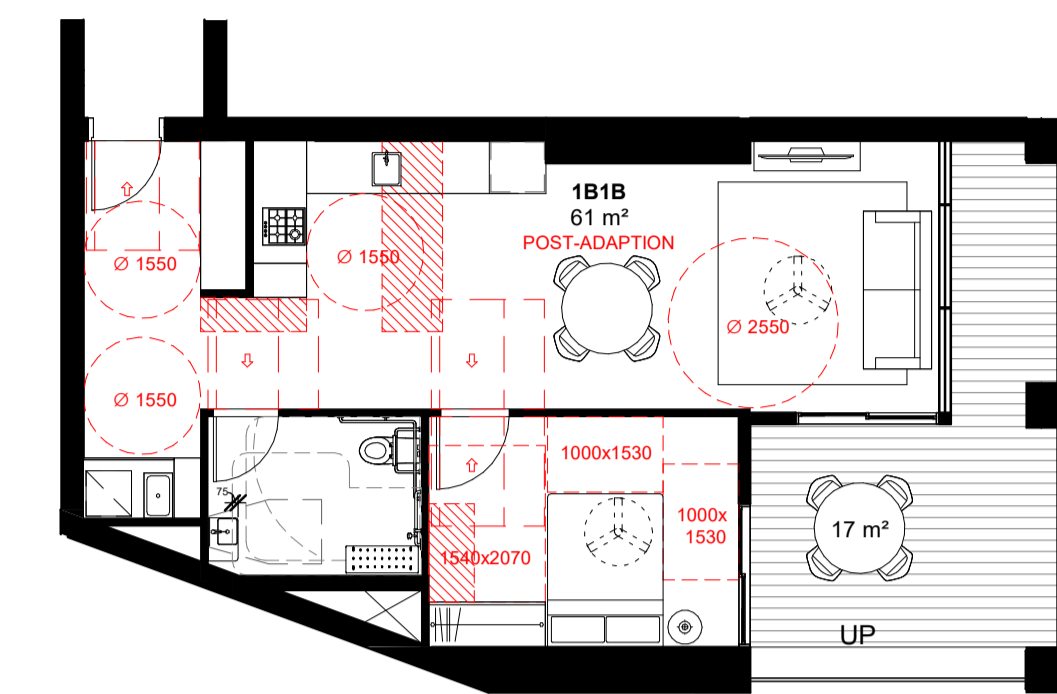
2 BTS APARTMENT - 4B - POST ADAPTION
1 : 100



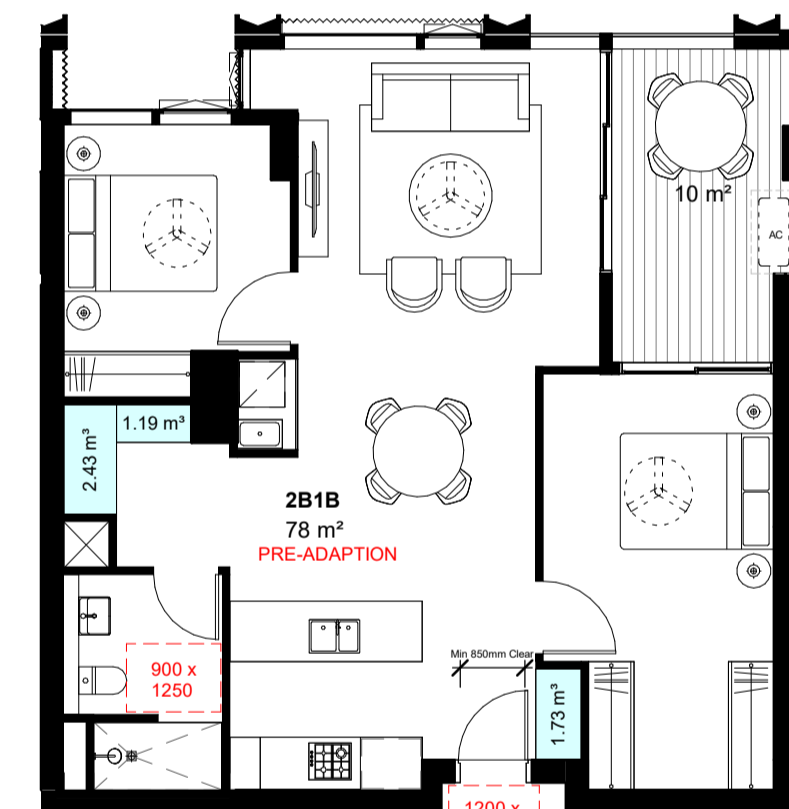
Total Storage: 4.03m³
Storage Cage: Yes

5 AH APARTMENT - 1B1B PRE ADAPTION
1 : 100

NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



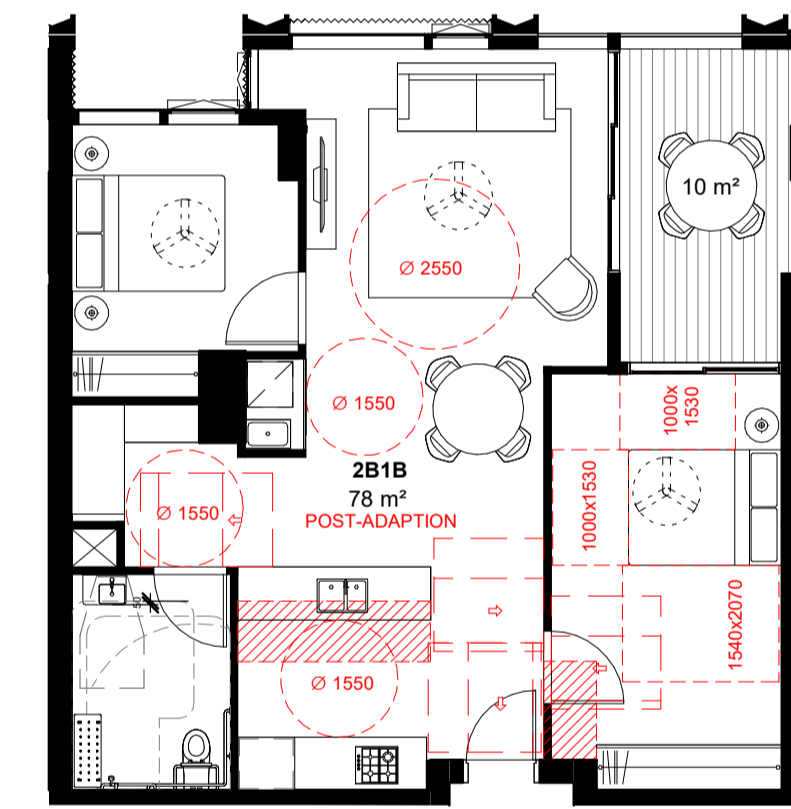
6 AH APARTMENT - 1B1B POST ADAPTION
1 : 100



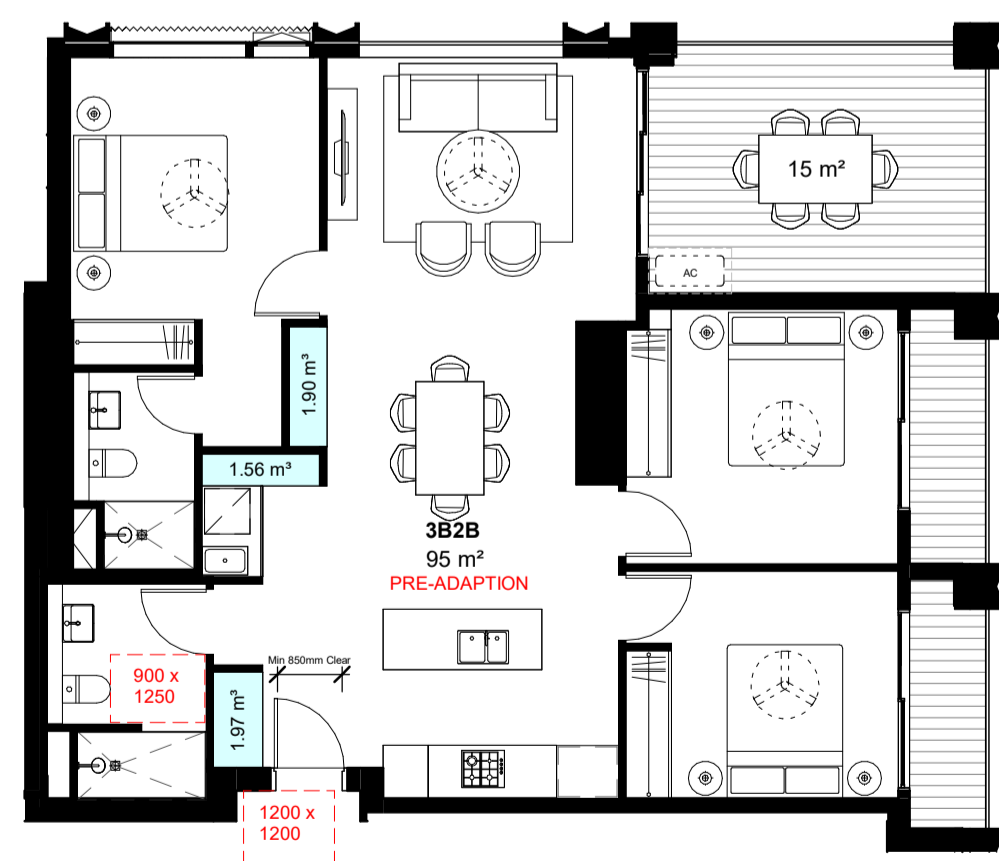
Total Storage: 5.35m³
Storage Cage: Yes

7 AH APARTMENT - 2B1B PRE ADAPTION
1 : 100

NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE

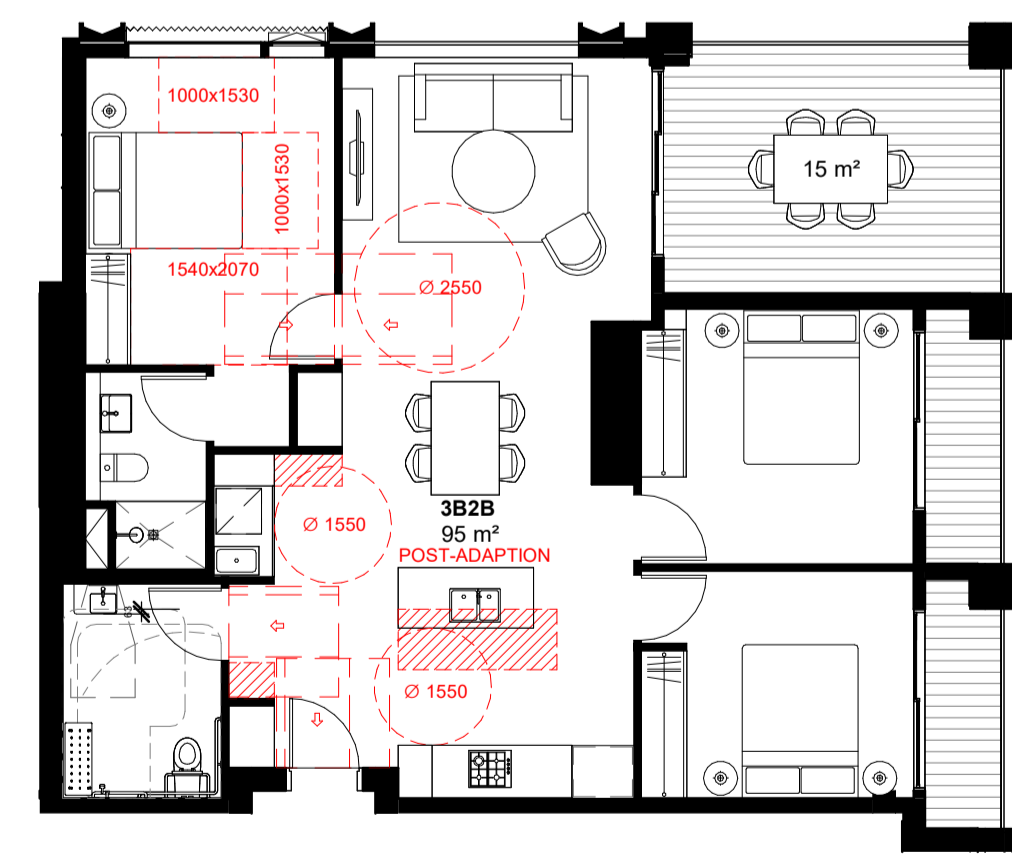


8 AH APARTMENT - 2B1B POST ADAPTION
1 : 100



3 AH APARTMENT - 3B2B - PRE ADAPTION
1 : 100

NOTE: PRE-ADAPTION LAYOUT IS SILVER LIVABLE



4 AH APARTMENT - 3B2B - POST ADAPTION
1 : 100

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSSA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA13 - Apartments
Adaptable and LHA Silver Apartment
Types (Sheet 2)
Phase

SSDA

Status
For Approval

Drawing no.
4006

Scale
1 : 100 @ A1

Revision
A

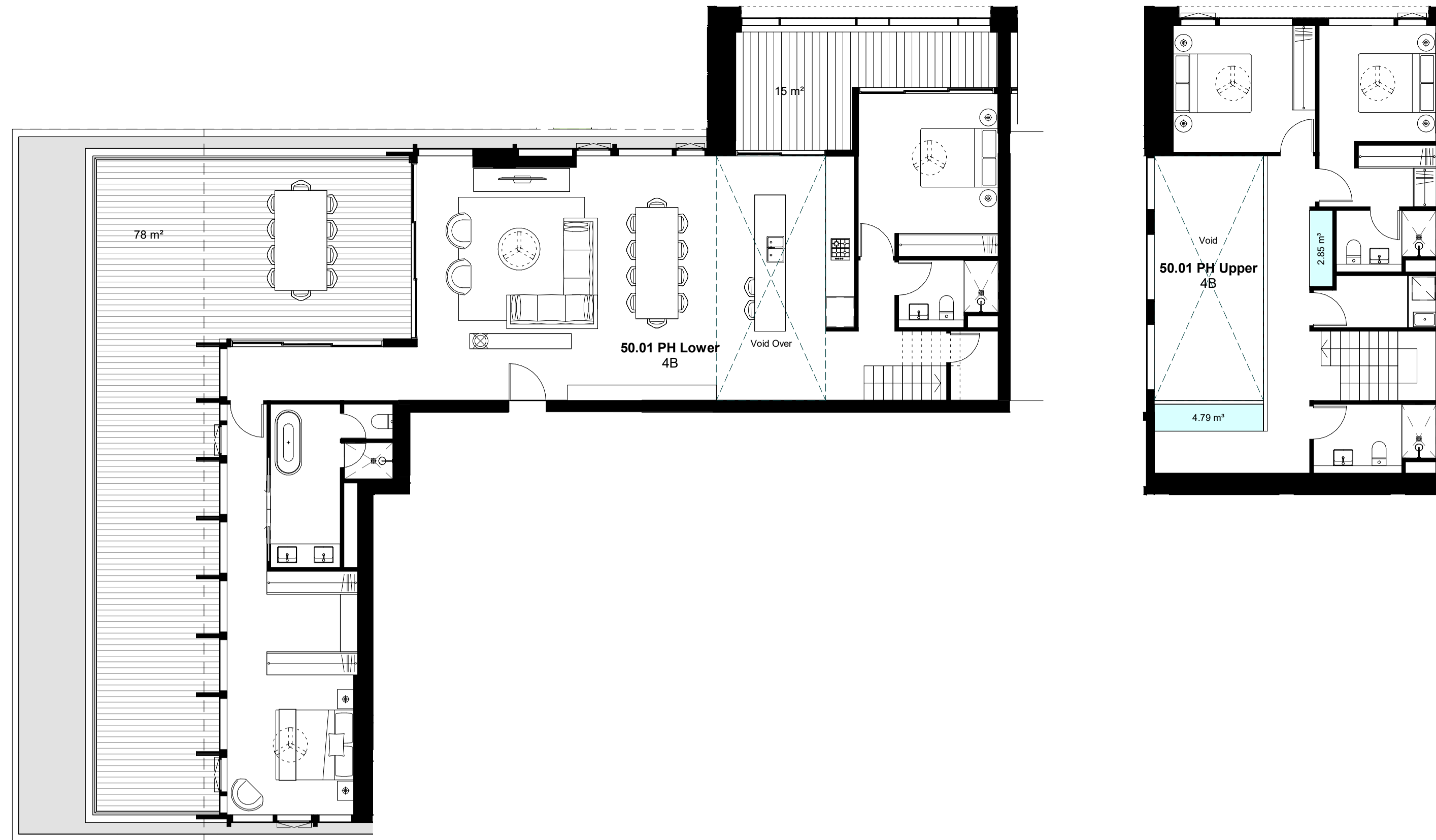


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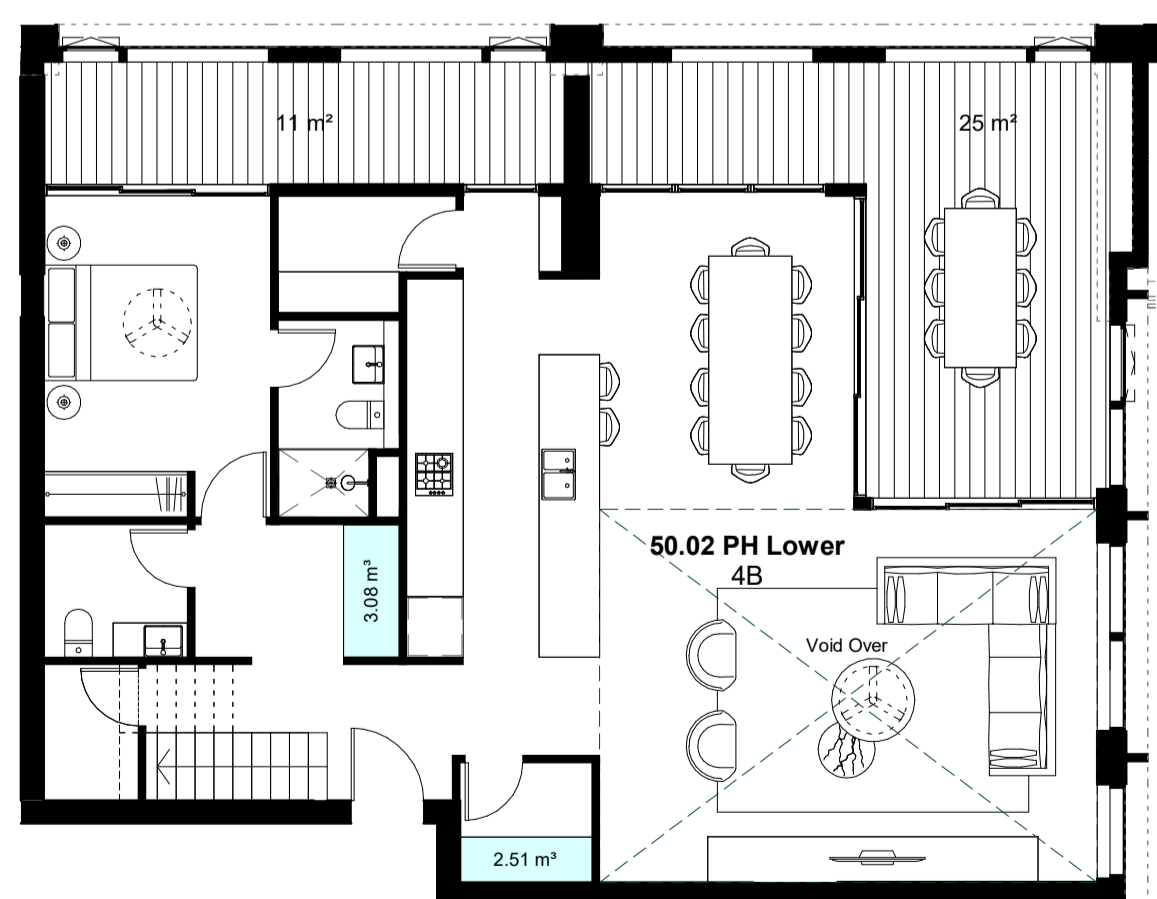
Client
Stockland Development



Total Storage: 7.64m³
Storage Cage: Yes

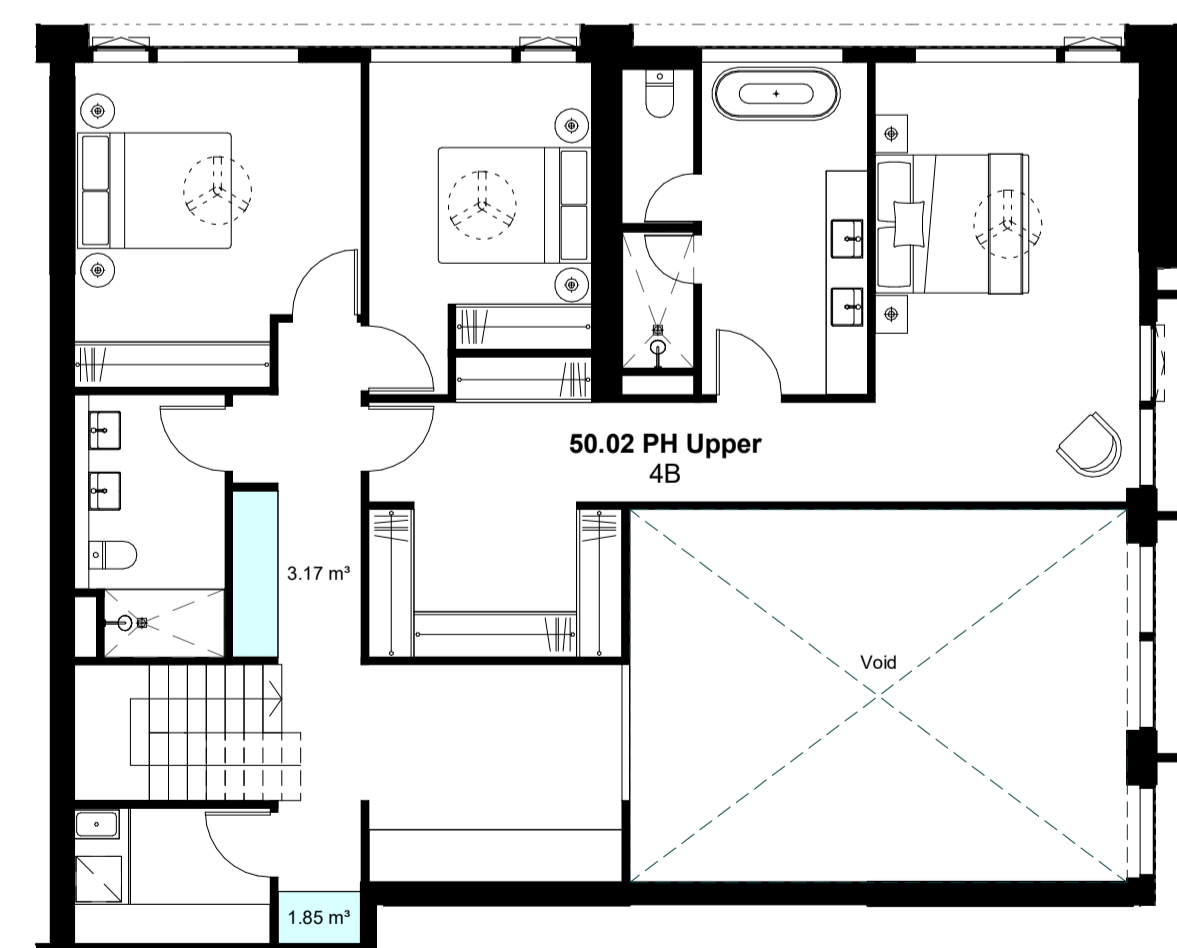
1 PENTHOUSE - 50.01 - LOWER
1 : 100

2 PENTHOUSE - 50.01 - UPPER
1 : 100



Total Storage: 10.61m³
Storage Cage: Yes

3 PENTHOUSE - 50.02 - LOWER
1 : 100



4 PENTHOUSE - 50.02 - UPPER
1 : 100

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA13 - Apartments
BTS Apartments - Penthouses (Sheet 1)

Phase
SSDA

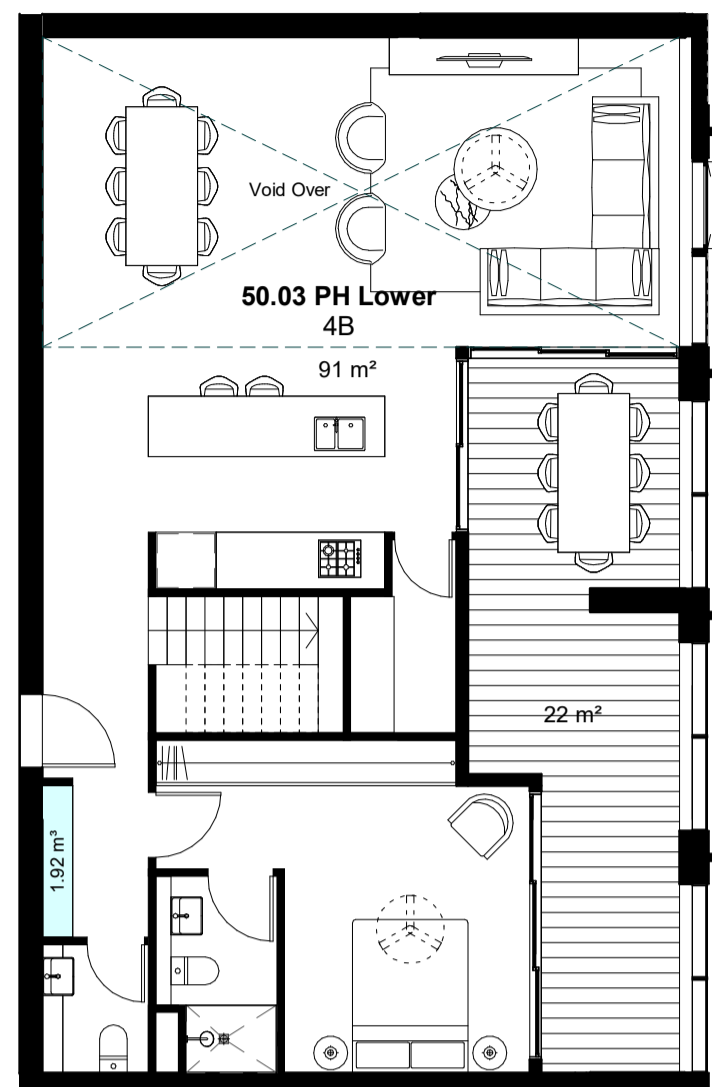
Status
For Approval

Drawing no.
4007

Scale
1 : 100 @ A1

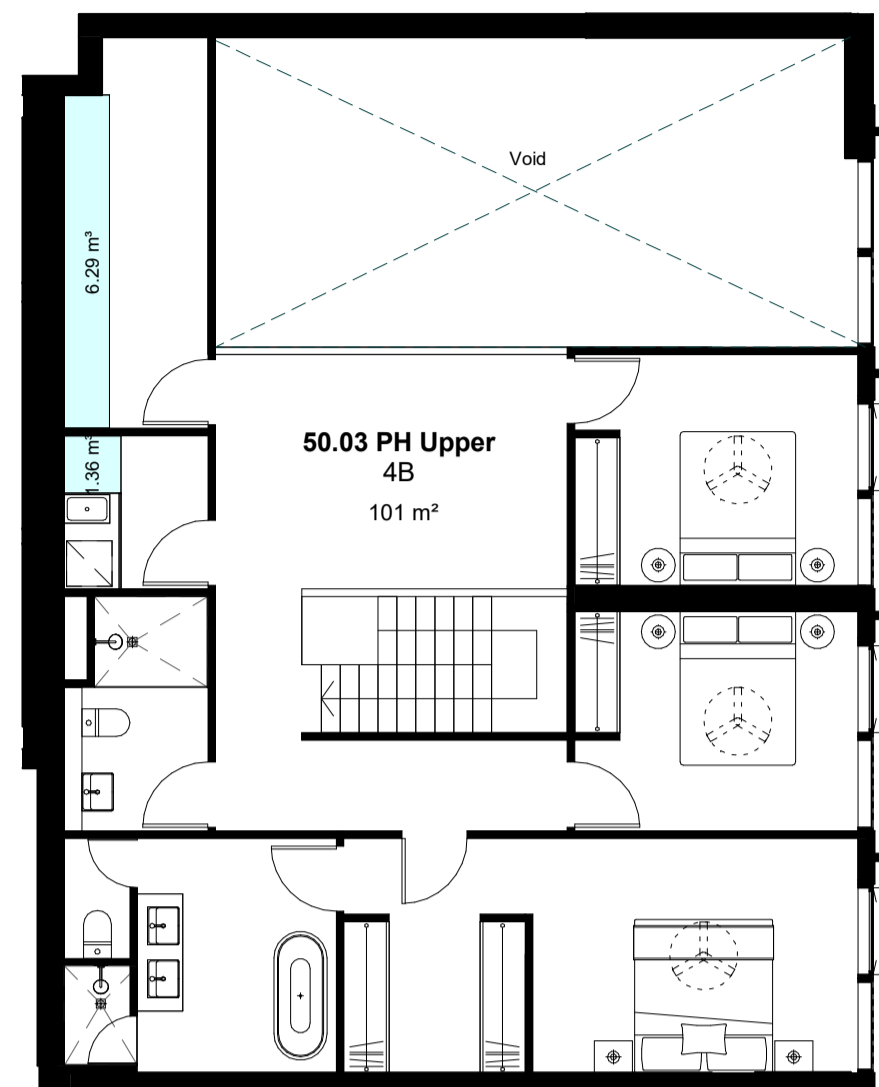
Revision
A



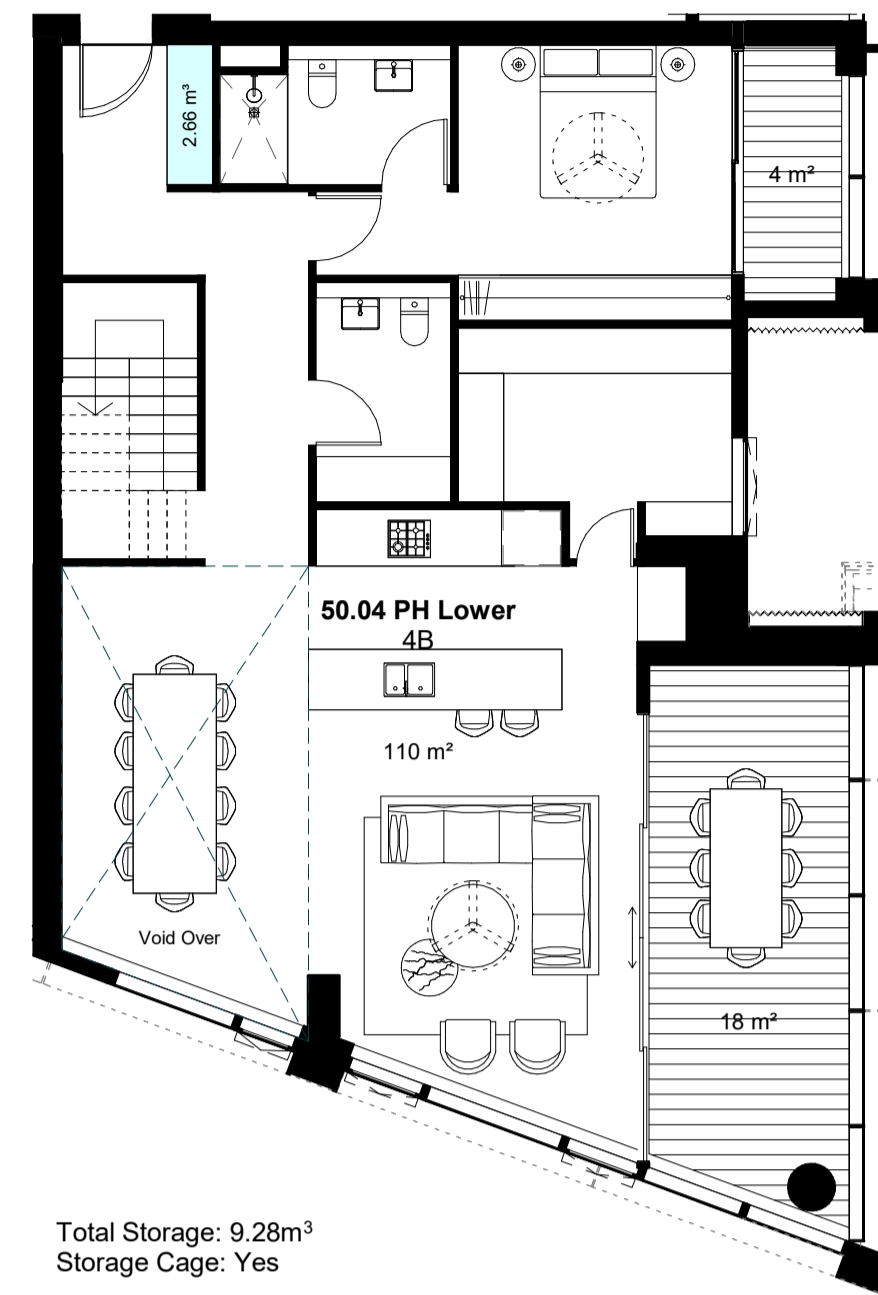


Total Storage: 9.57m³
Storage Cage: Yes

1 PENTHOUSE - 50.03 - LOWER
1: 100

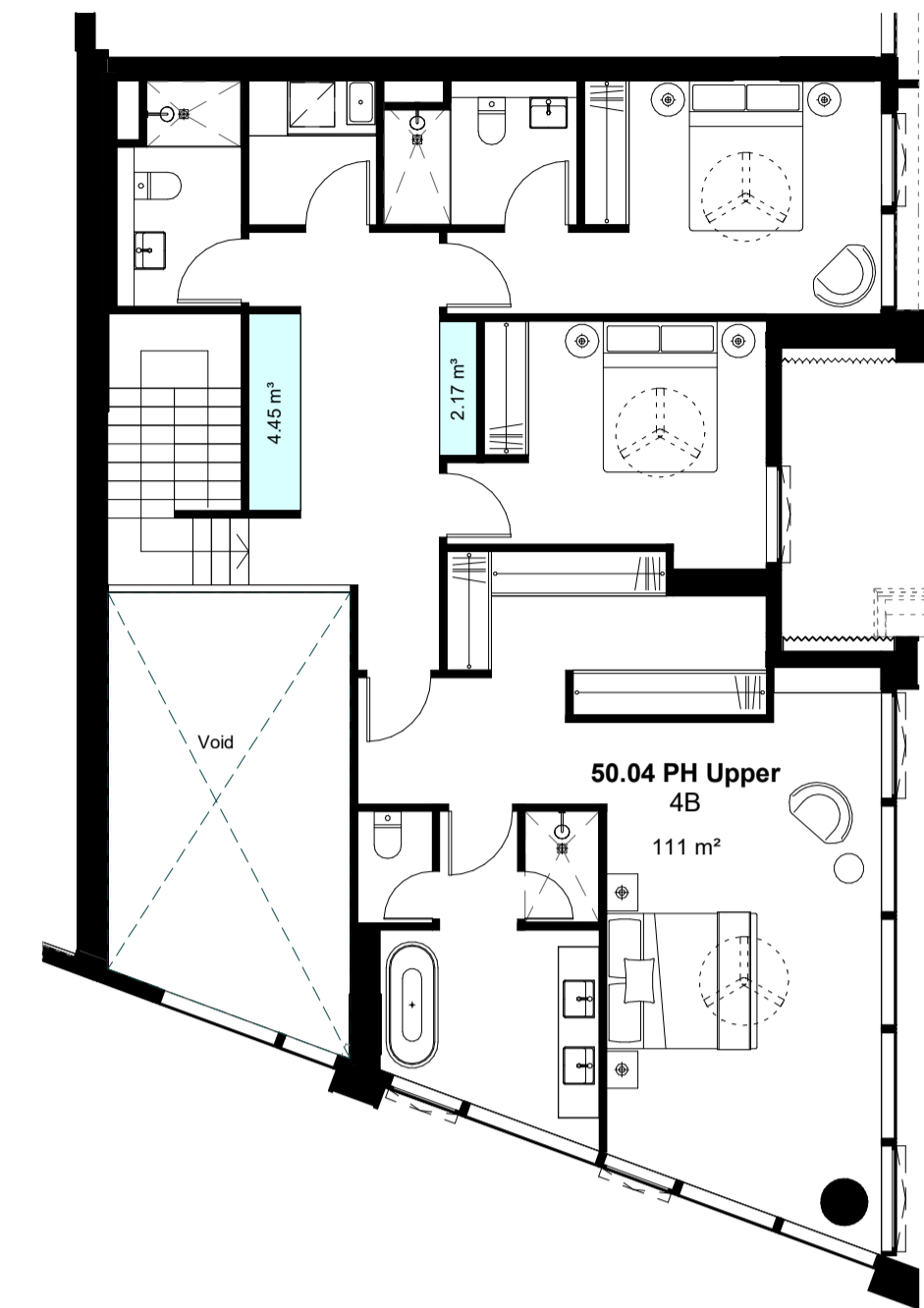


2 PENTHOUSE - 50.03 - UPPER
1: 100

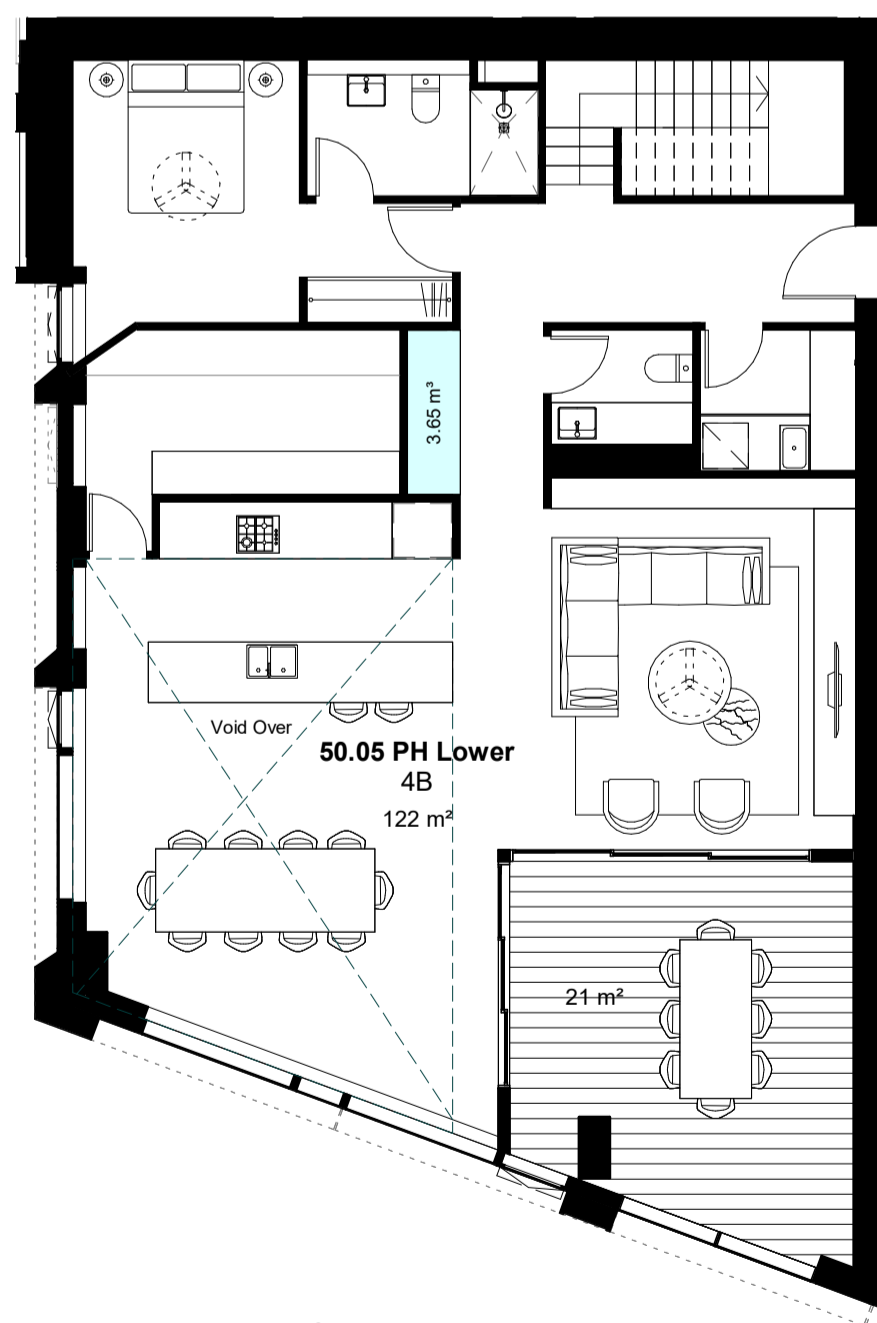


Total Storage: 9.28m³
Storage Cage: Yes

3 PENTHOUSE - 50.04 - LOWER
1: 100

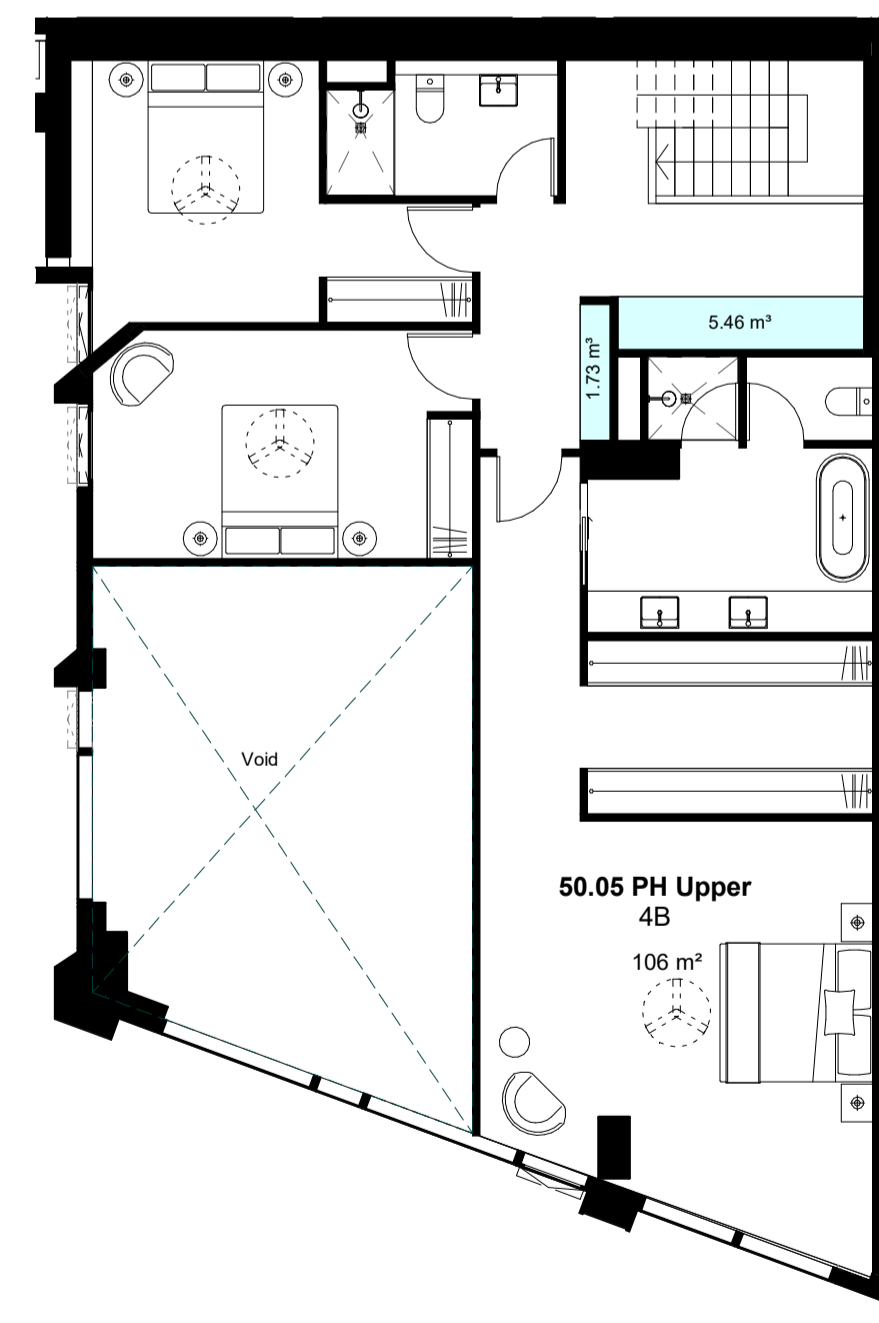


4 PENTHOUSE - 50.04 - UPPER
1: 100



Total Storage: 10.84m³
Storage Cage: Yes

5 PENTHOUSE - 50.05 - LOWER
1: 100



6 PENTHOUSE - 50.05 - UPPER
1: 100

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
A	17/03/2026	SSDA Issue

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758



Drawing Title
DA13 - Apartments
BTS Apartments - Penthouses (Sheet 2)

Phase
SSDA

Status
For Approval

Drawing no.
4008

Scale
1: 100 @ A1

Revision
A

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Client
Stockland Development

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
**601 Pacific Hwy
First Nations Country
Cammeraygal Country**

Project Address
**601 Pacific Hwy, St Leonards,
NSW**

Project No.
S12758

Drawing Title
**DA13 - Apartments
AH Apartments - Apartment Types**

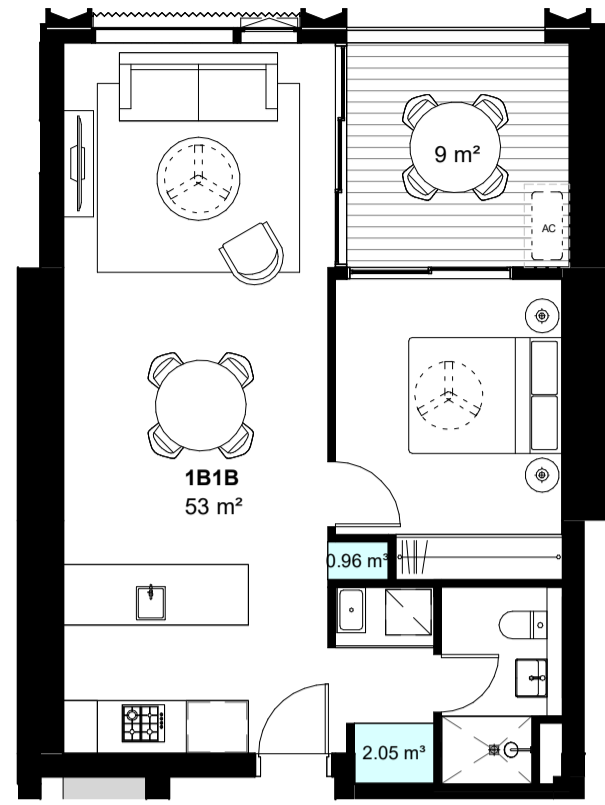
Phase
SSDA

Status
For Approval

Drawing no.
4010

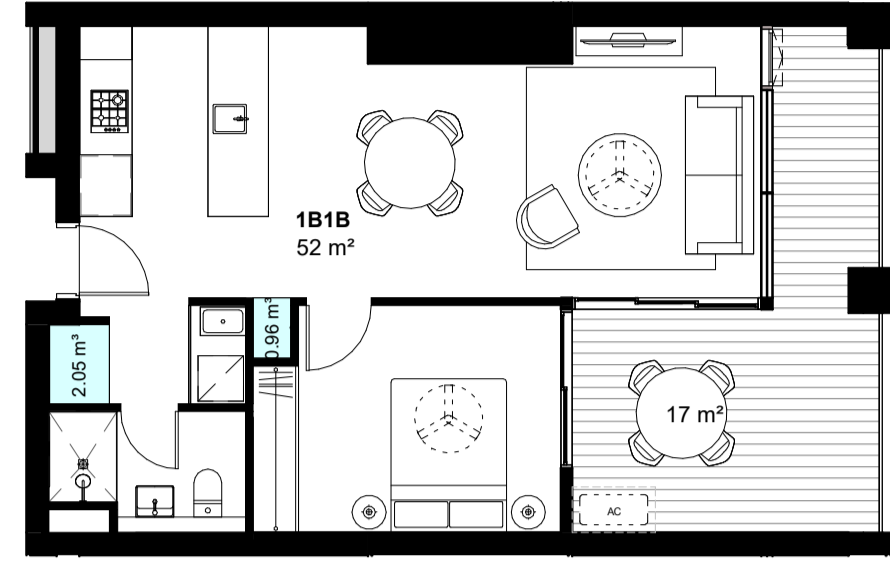
Scale
1 : 100 @ A1

Revision
A



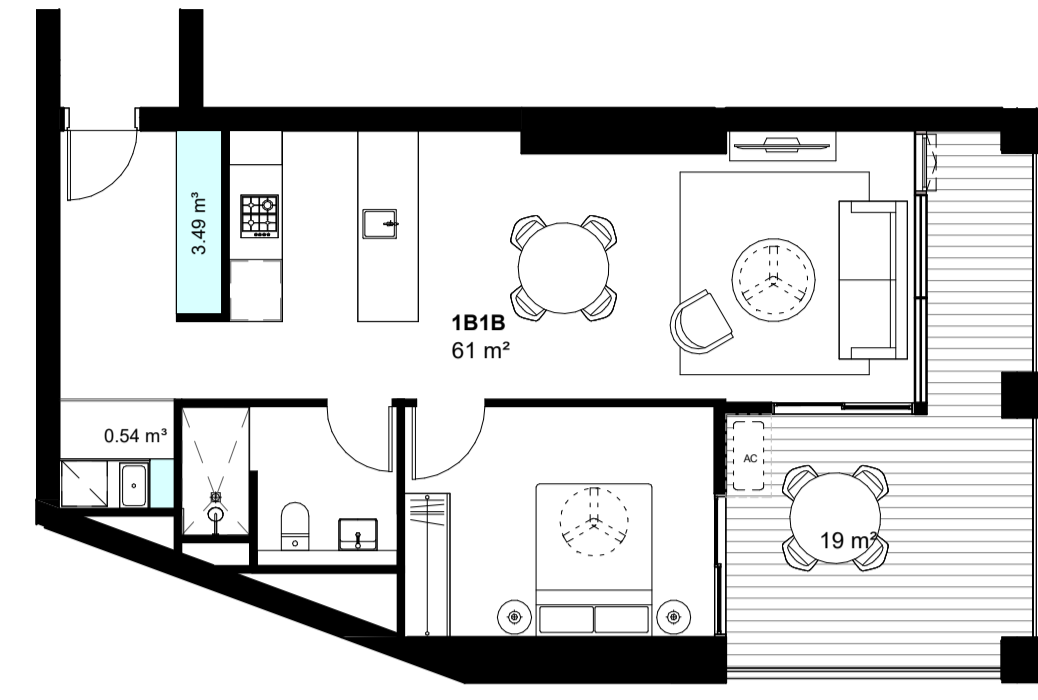
Total Storage: 3.01m³
Storage Cage: Yes

1 AH APARTMENT - 1B1B
1 : 100



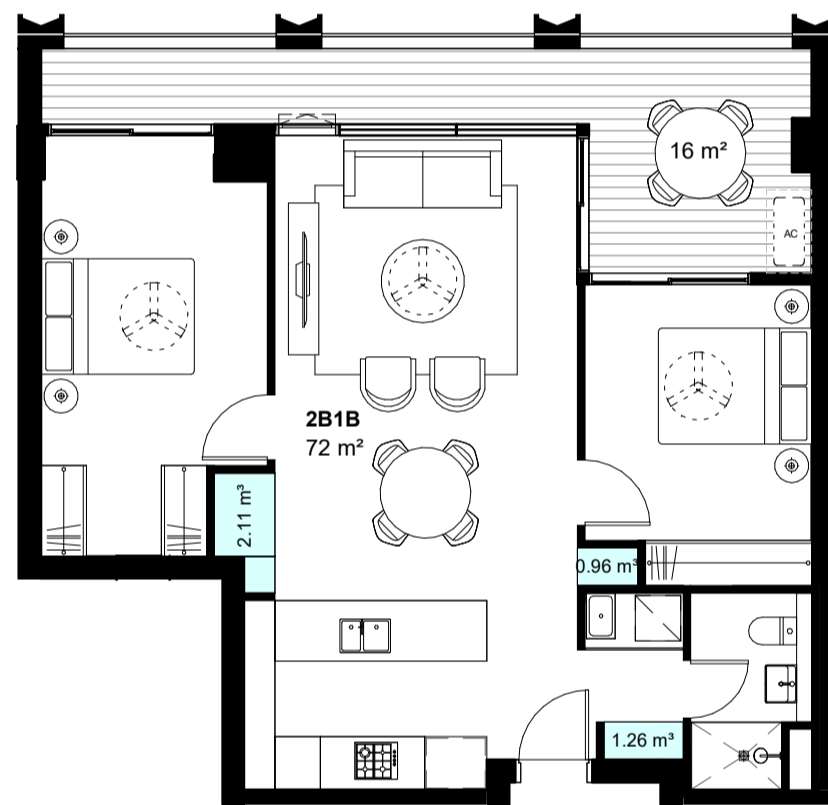
Total Storage: 3.01m³
Storage Cage: Yes

2 AH APARTMENT - 1B1B
1 : 100



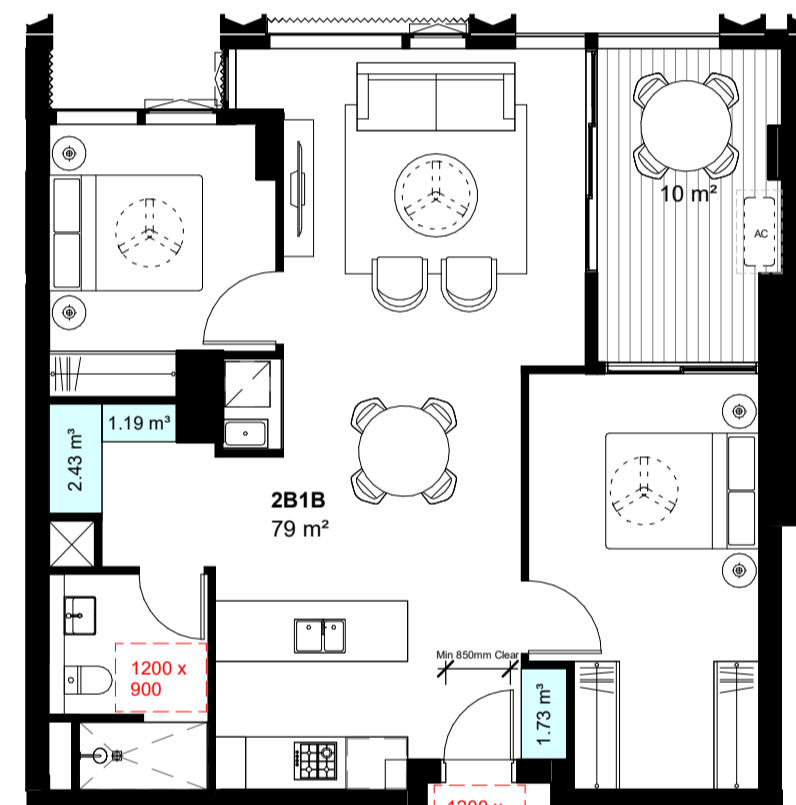
Total Storage: 4.03m³
Storage Cage: Yes

3 AH APARTMENT - 1B1B
1 : 100



Total Storage: 4.33m³
Storage Cage: Yes

4 AH APARTMENT - 2B1B
1 : 100



Total Storage: 5.35m³
Storage Cage: Yes

5 AH APARTMENT - 2B1B - SILVER LIVABLE
1 : 100

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Client

Stockland Development

Legend:

- Site Boundary
- Outline of shadow cast by proposed massing
- Additional shadow cast by proposed massing under RL259
- Additional shadow cast by proposed massing Over RL259

Note: Site context includes approved DAs and known proposed developments including:

- 100 Christie Street (DA Approved)
- 617-621 Pacific Highway (DA Approved)
- Nicholson Place / 46 Nicholson Street and 57 – 67 Christie Street, St Leonards (SSDA Approved)
- Telstra Exchange Site / 524-542 Pacific Highway, St Leonards (SSDA Approved)

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description
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A 17/03/2026 SSDA Issue

Project Title

601 Pacific Hwy

First Nations Country

Cammeraygal Country

Project Address

601 Pacific Hwy, St Leonards,
NSW

Project No.

S12758

Drawing Title

DA21 - Shadow Analysis Diagrams

Shadow Analysis Diagrams - Winter

Solstice

Phase

SSDA

Status

For Approval

Drawing no.

4020

Scale

As indicated

@ A1

Revision

A



1 Shadow Analysis - June 21 - 0900
1 : 5000



2 Shadow Analysis - June 21 - 1000
1 : 5000



3 Shadow Analysis - June 21 - 1007
1 : 5000



4 Shadow Analysis - June 21 - 1100
1 : 5000



5 Shadow Analysis - June 21 - 1200
1 : 5000



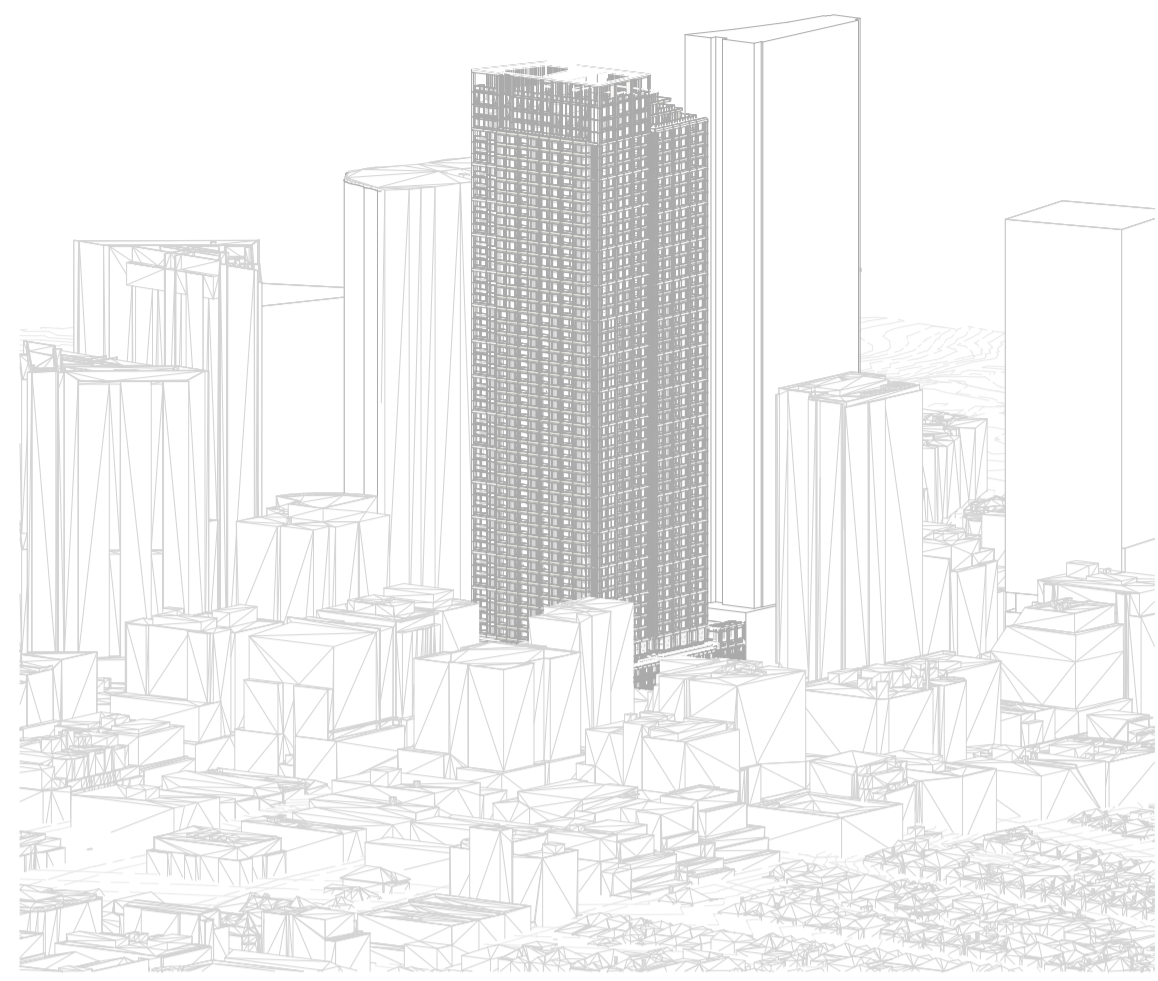
6 Shadow Analysis - June 21 - 1300
1 : 5000



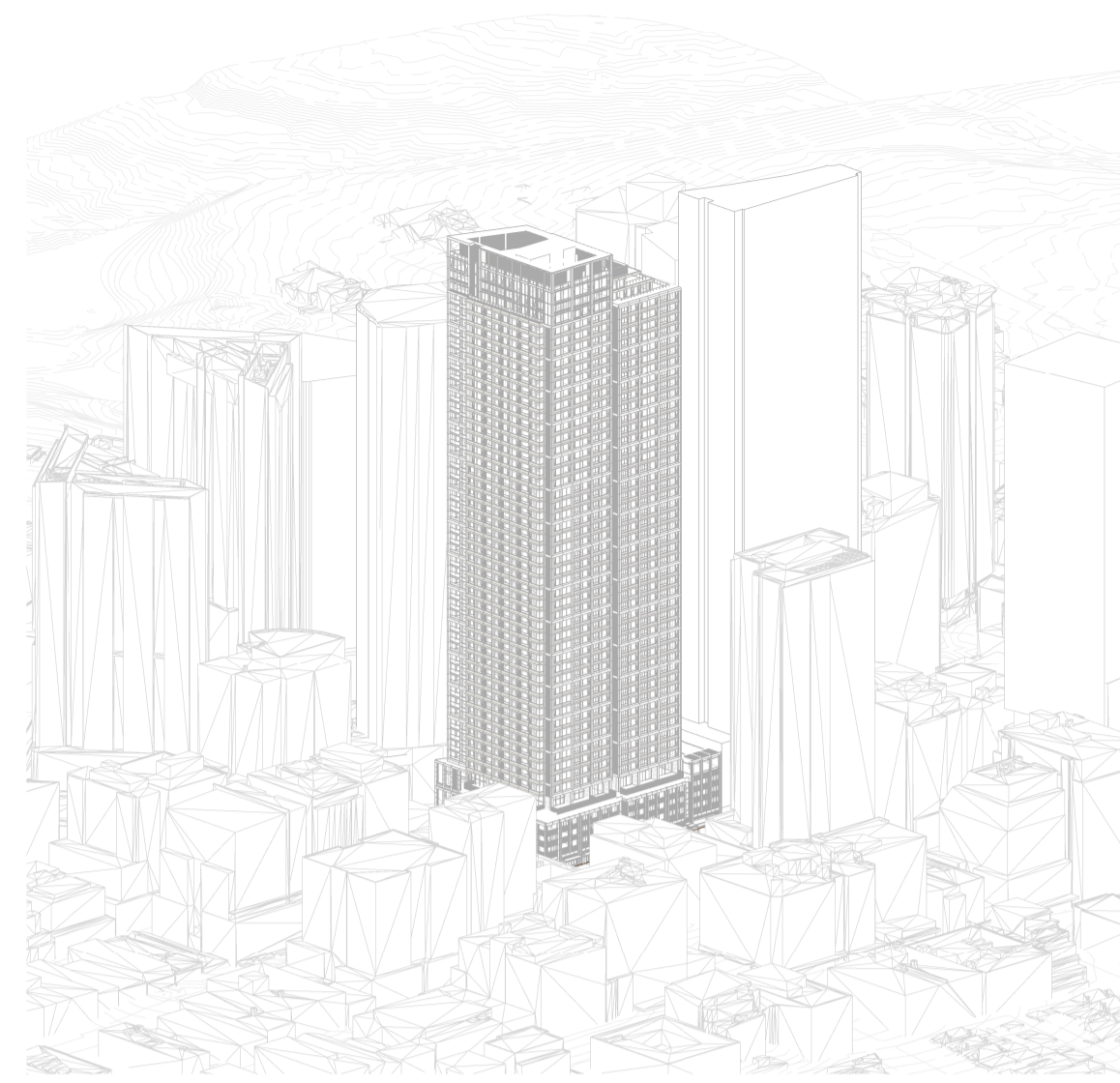
7 Shadow Analysis - June 21 - 1400
1 : 5000



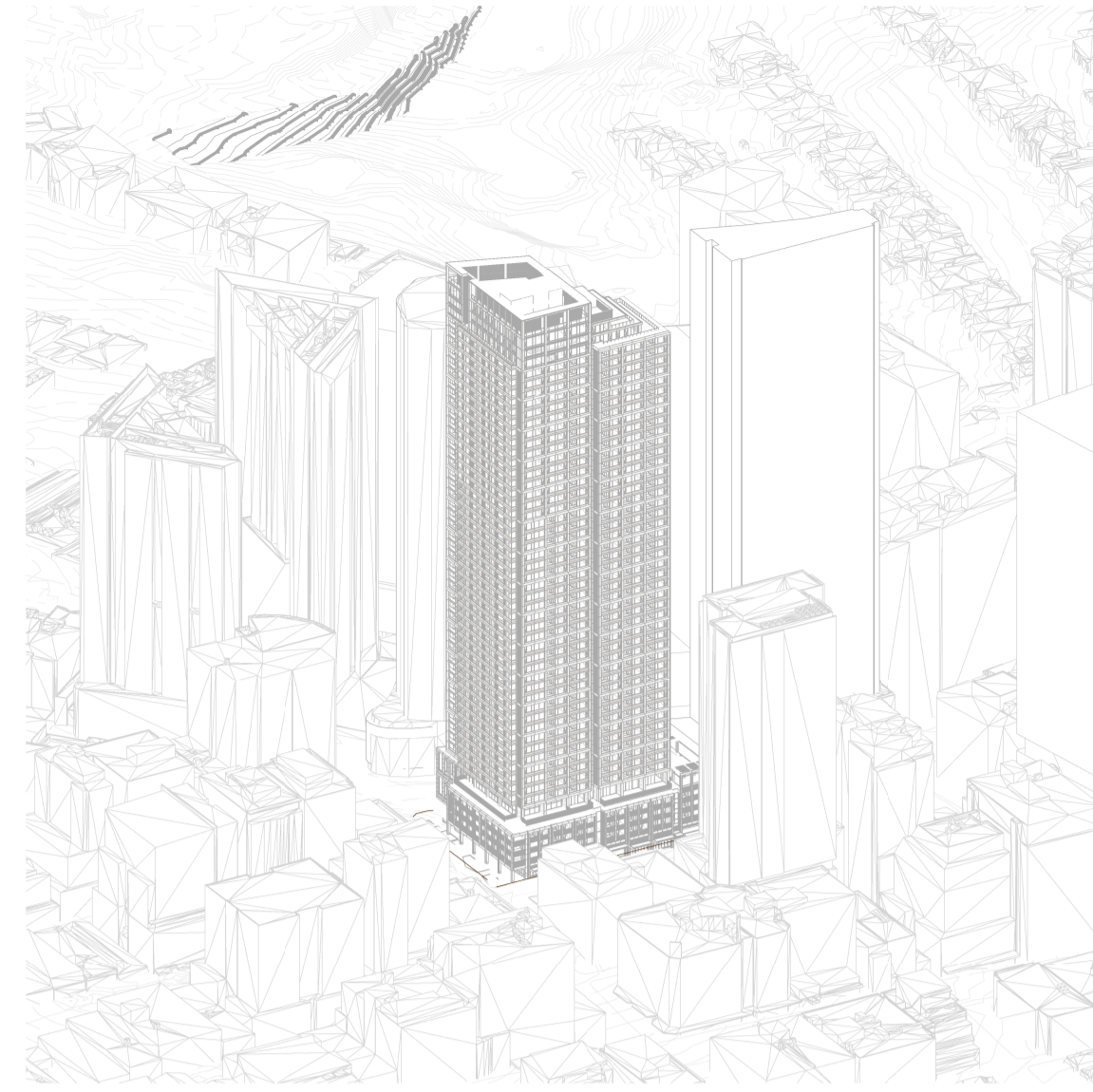
8 Shadow Analysis - June 21 - 1500
1 : 5000



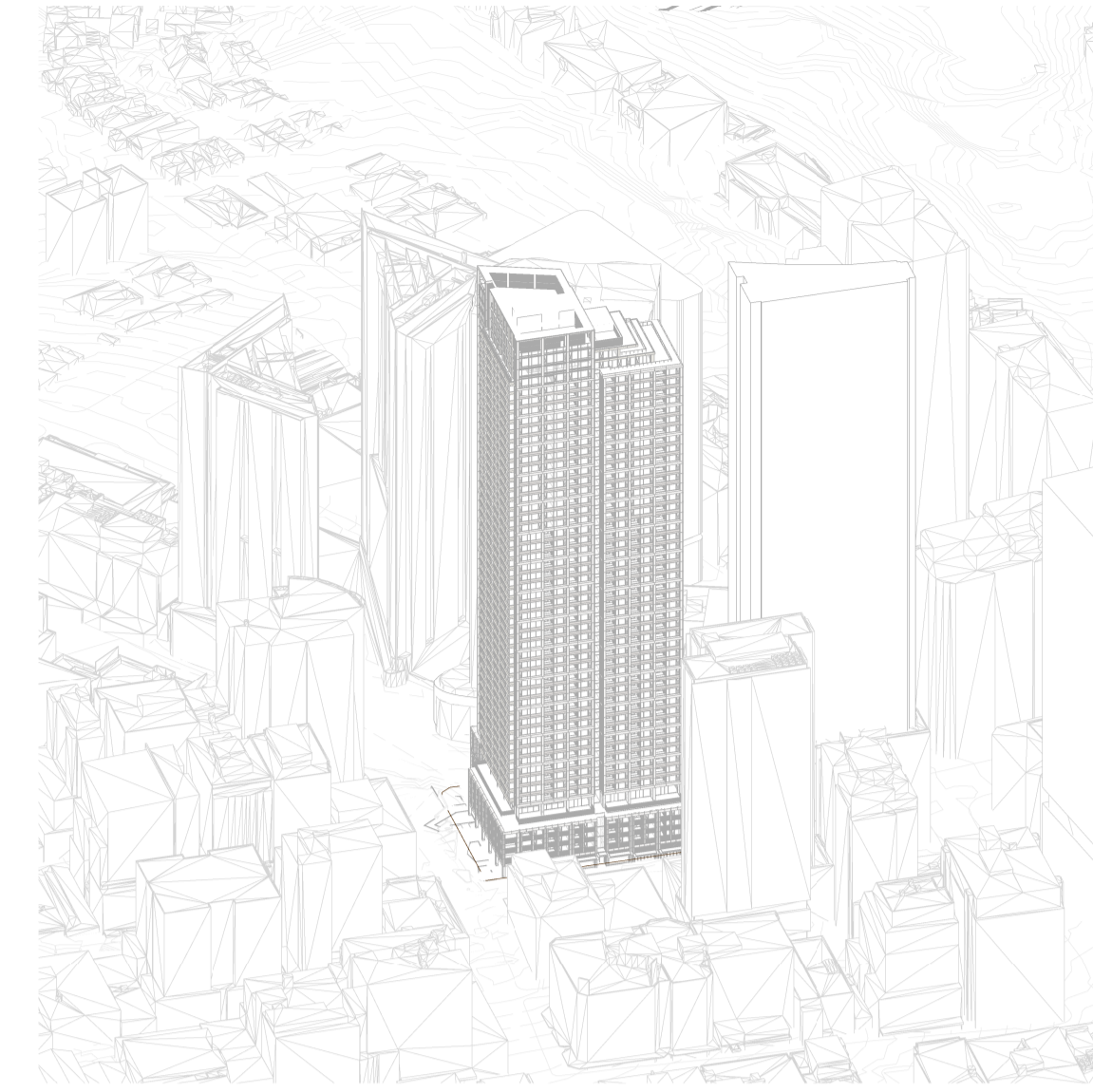
1 8AM WINTER



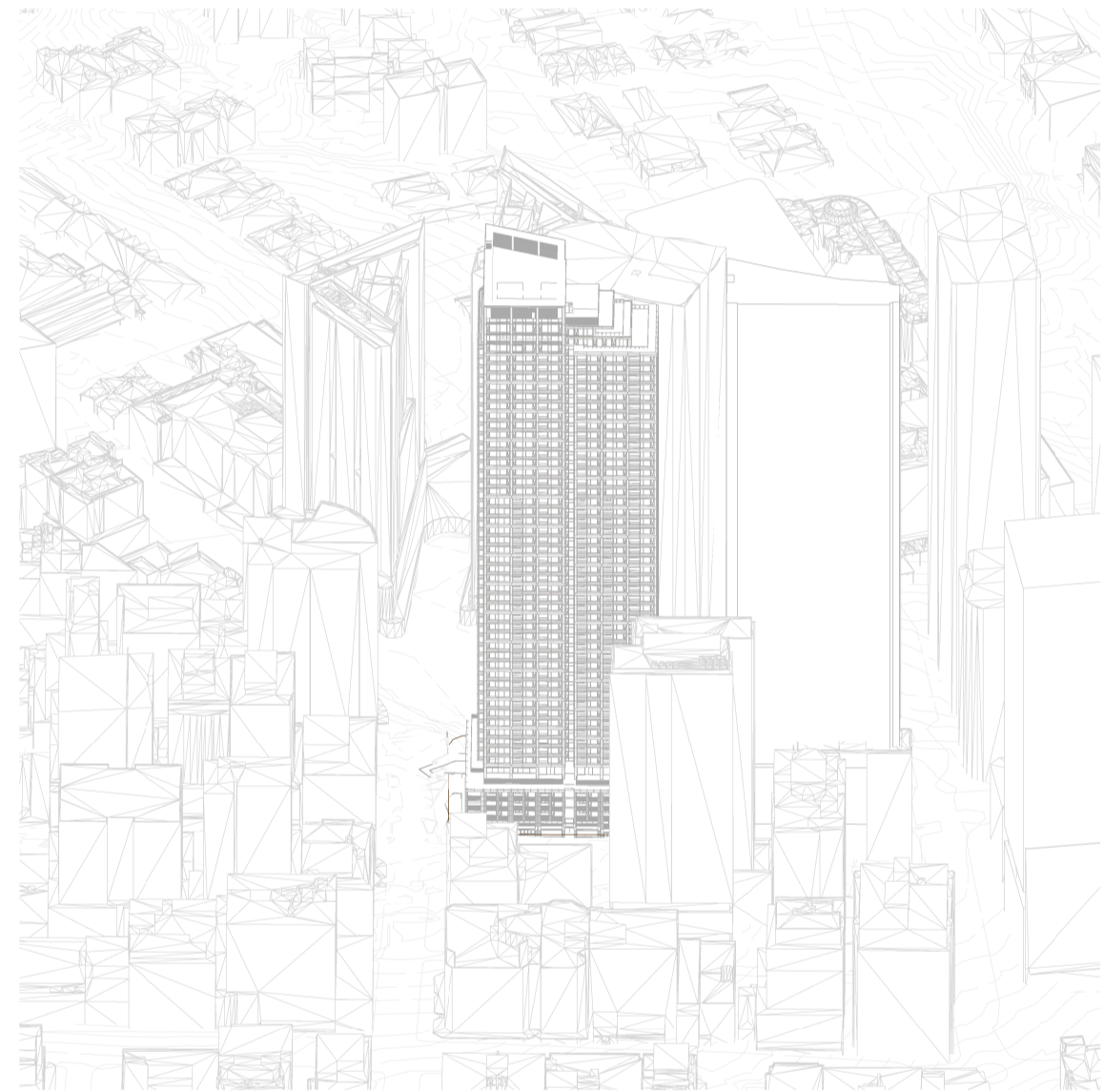
2 9AM WINTER



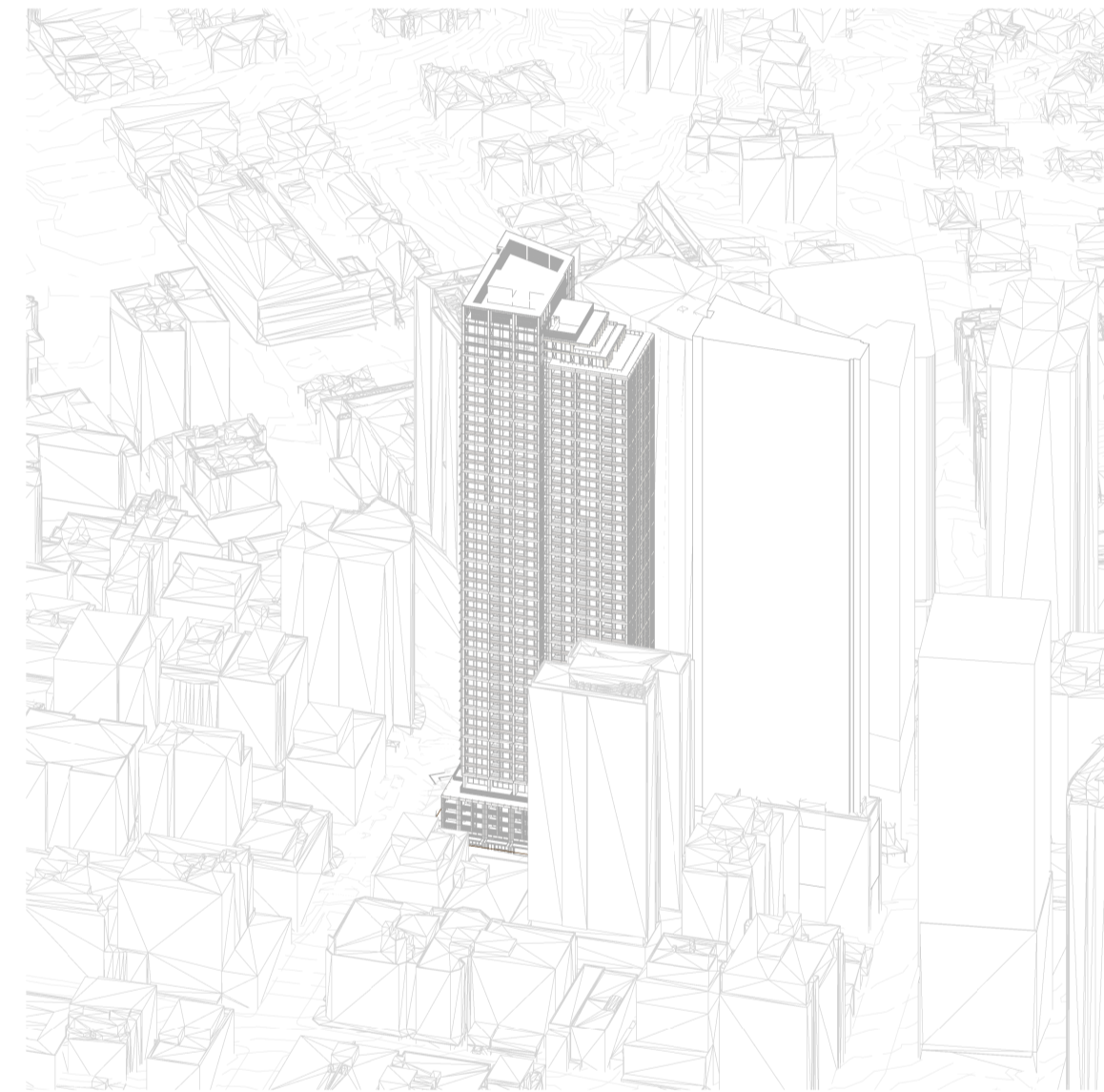
3 10AM WINTER



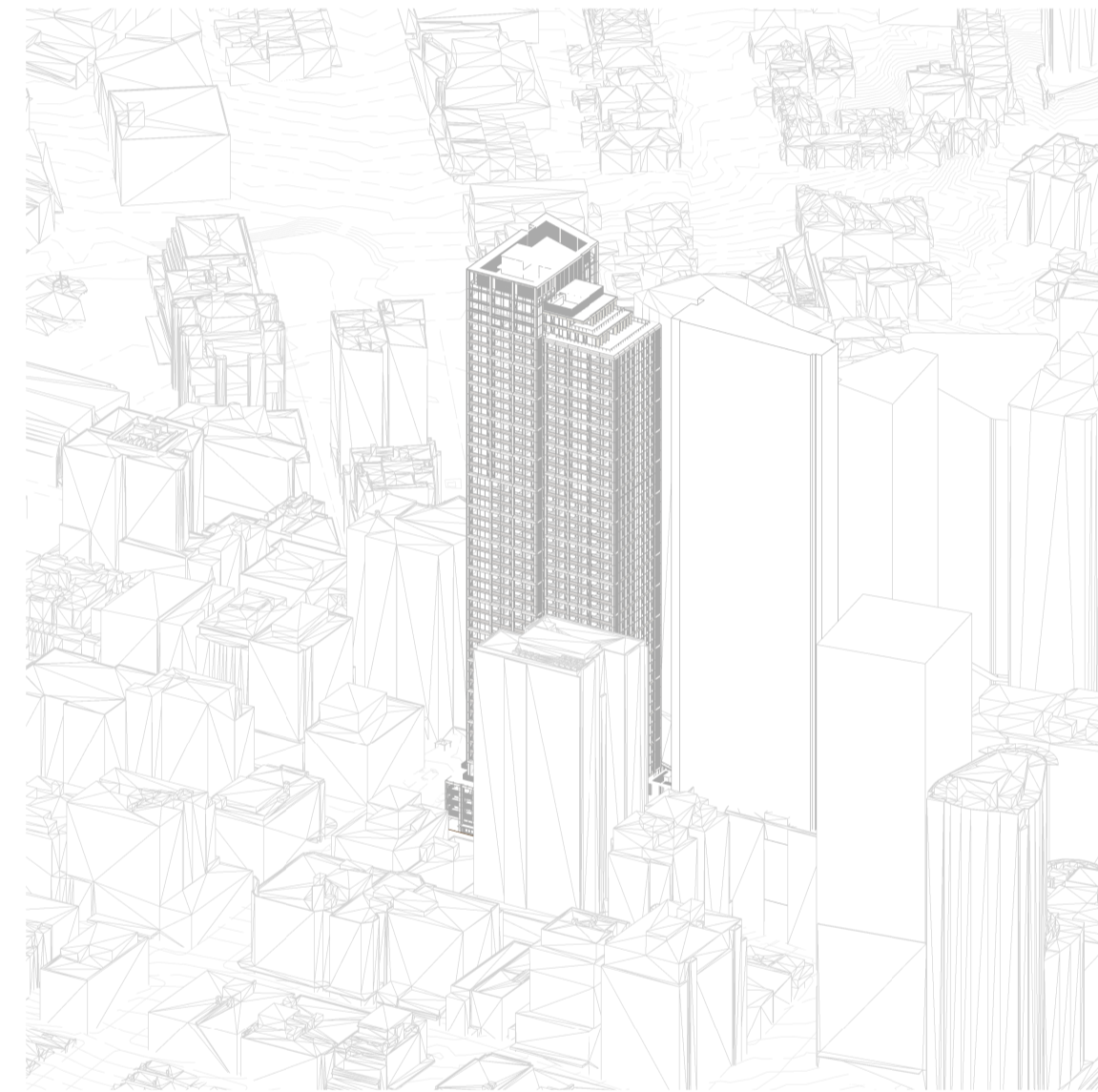
4 11AM WINTER



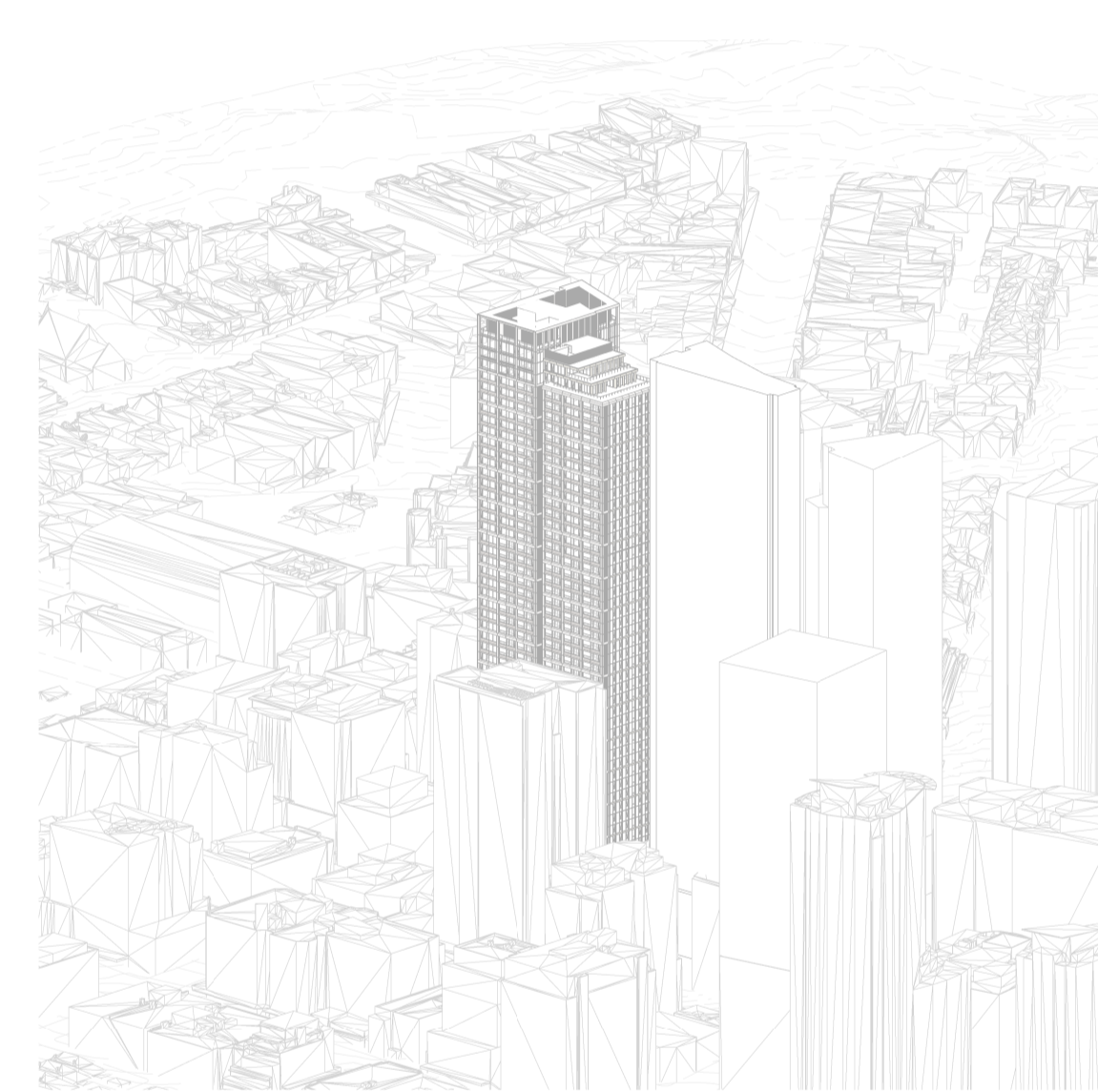
5 12PM WINTER



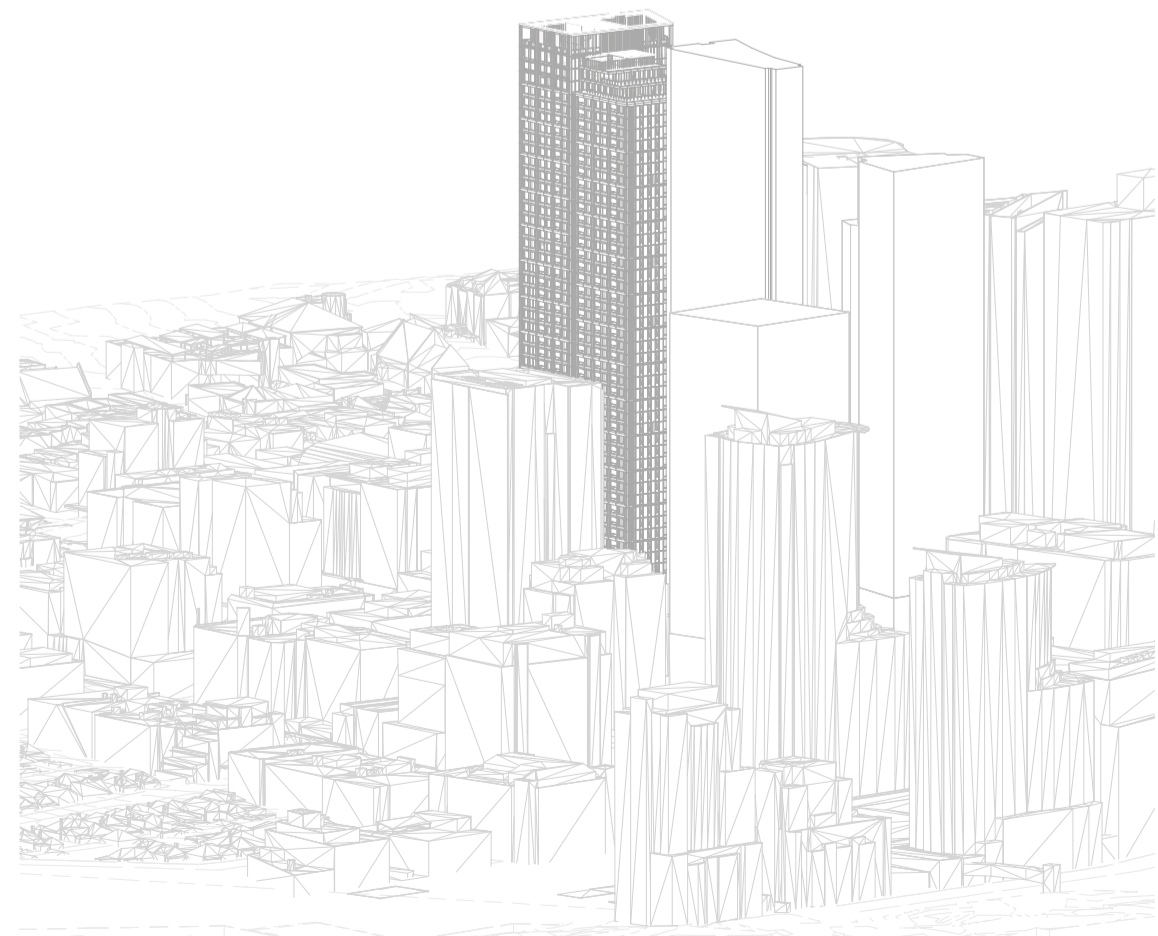
6 1PM WINTER



7 2PM WINTER



8 3PM WINTER



9 4PM WINTER

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Stockland Development

Note: Site context includes approved DAs and known proposed developments including:

- 100 Christie Street (DA Approved)
- 617-621 Pacific Highway (DA Approved)
- Nicholson Place / 46 Nicholson Street and 57 – 67 Christie Street, St Leonards (SSDA Approved)
- Telstra Exchange Site / 524-542 Pacific Highway, St Leonards (SSDA Approved)
- 20-22 Atchison Street (SSDA Proposed)
- 19-33 Chandos Street (HDA Declared)
- 35-41 Chandos Street (HDA Declared)

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title

601 Pacific Hwy

First Nations Country

Cammeraygal Country

Project Address

601 Pacific Hwy, St Leonards,
NSW

Project No.

S12758

Drawing Title

DA14
Views From the Sun Diagrams - Winter
Solstice

Phase

SSDA

Status

For Approval

Drawing no.

4022

Scale




@ A1

Revision

A



Legend - GFA

-  Commercial
-  Retail
-  Residential - BTS
-  Residential - AH

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA22 - Area Calculation Plans
GFA Diagrams (Sheet 1)

Phase
SSDA

Status
For Approval

Drawing no.
4031

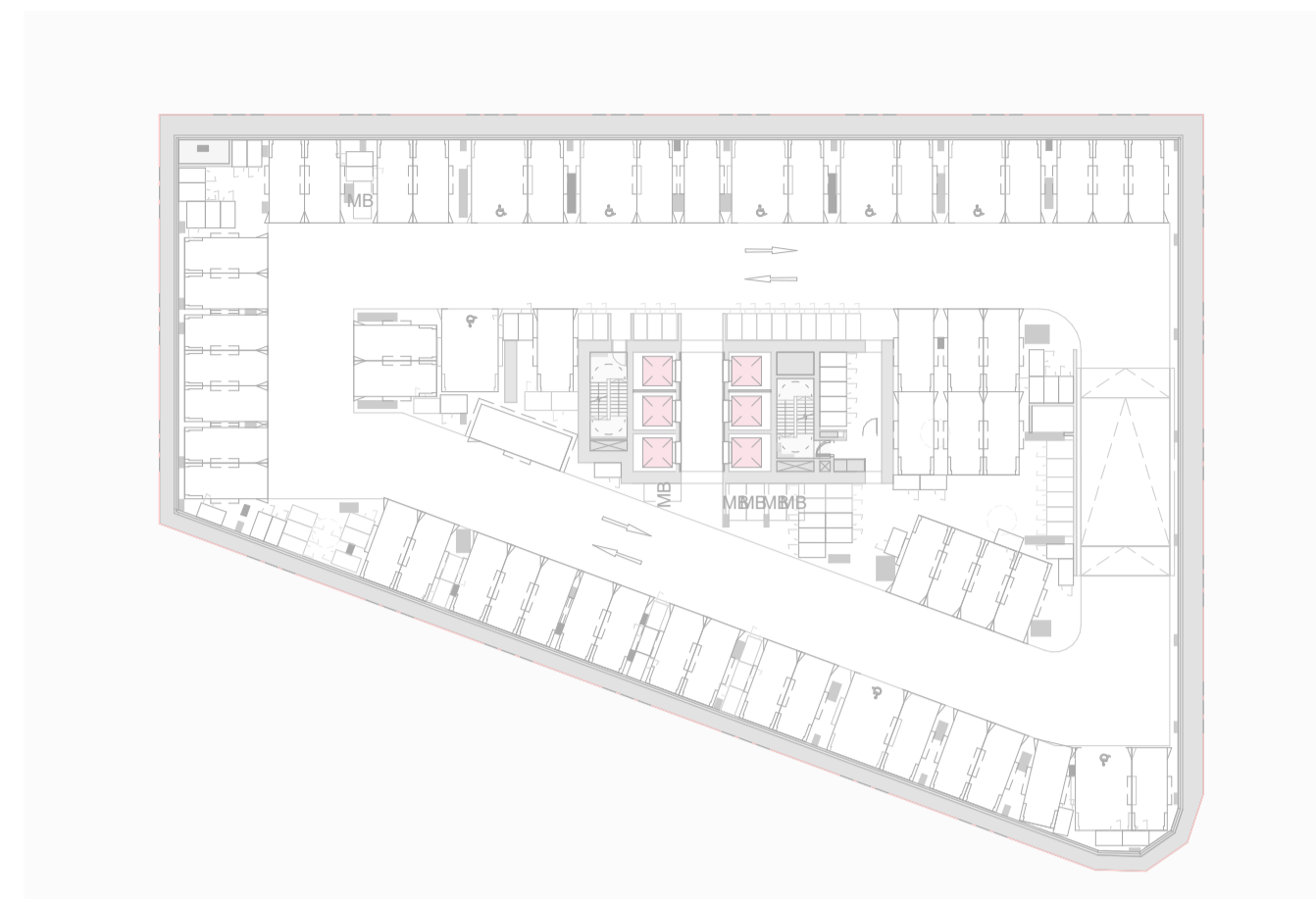
Scale
1 : 500 @ A1

Revision
A



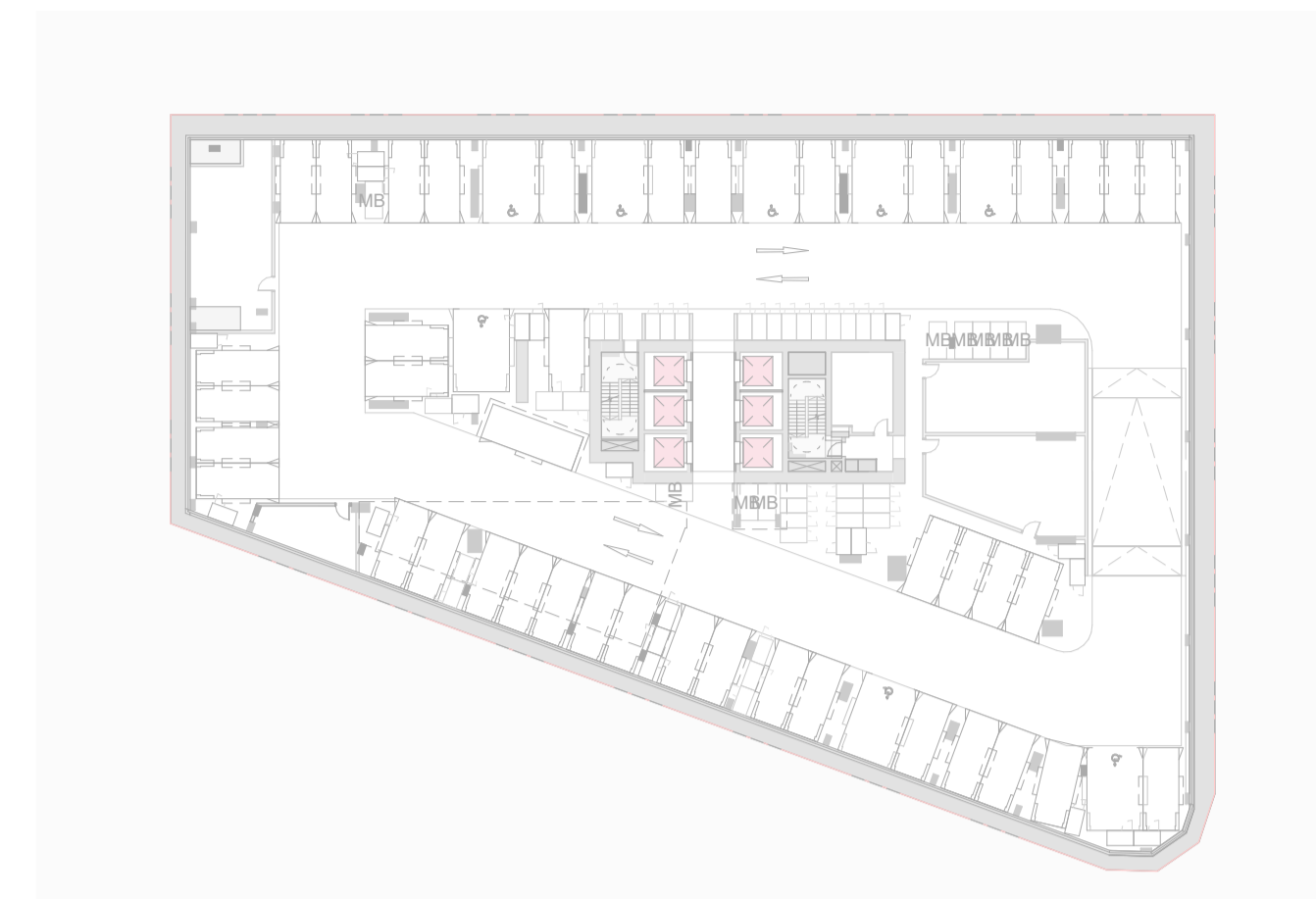
1 GFA - LEVEL B06
1 : 500

Commercial GFA: -
Retail GFA: -
Residential BTS GFA: -
Residential AH GFA: -



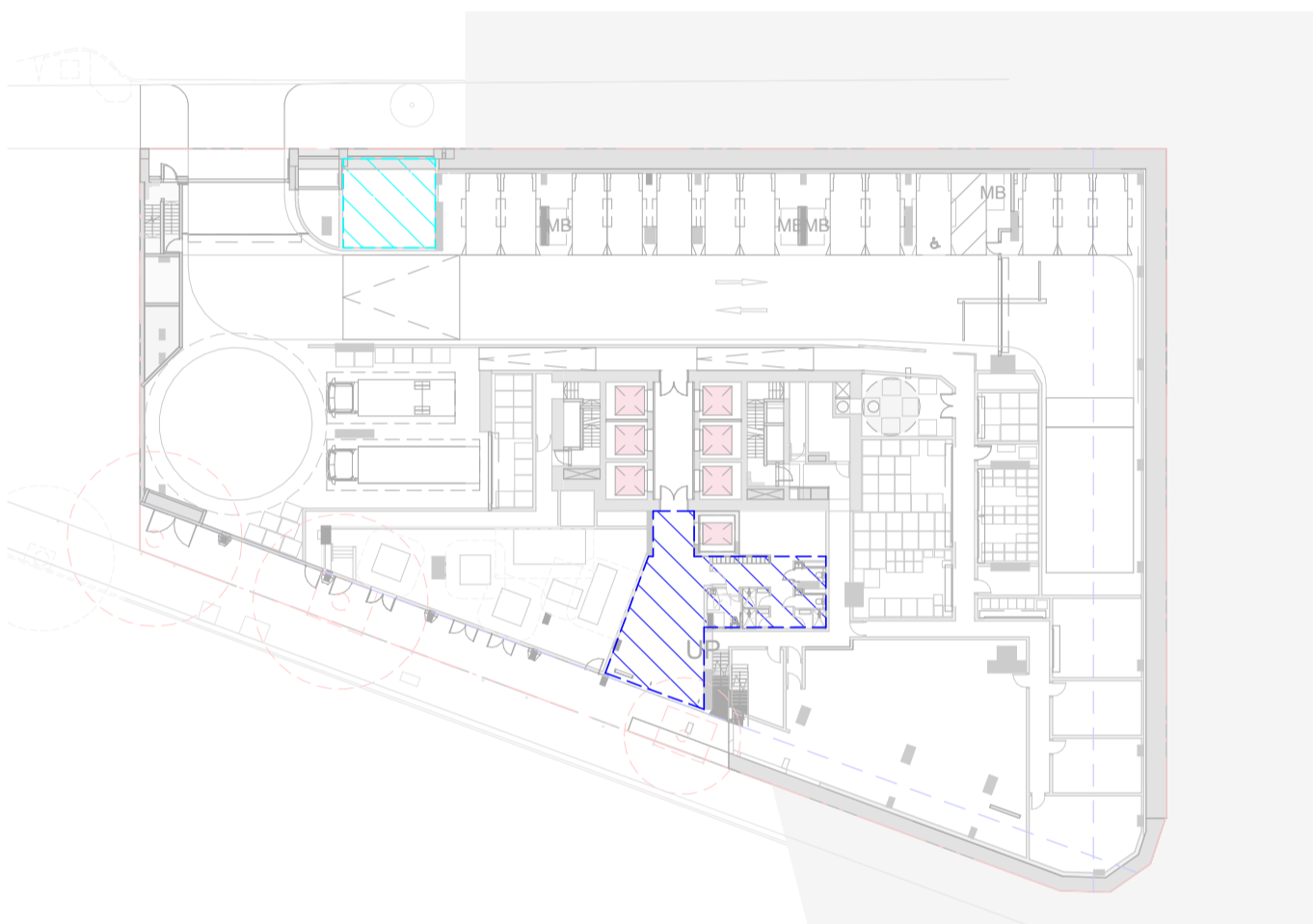
2 GFA - LEVEL B03-05
1 : 500

Commercial GFA: -
Retail GFA: -
Residential BTS GFA: -
Residential AH GFA: -



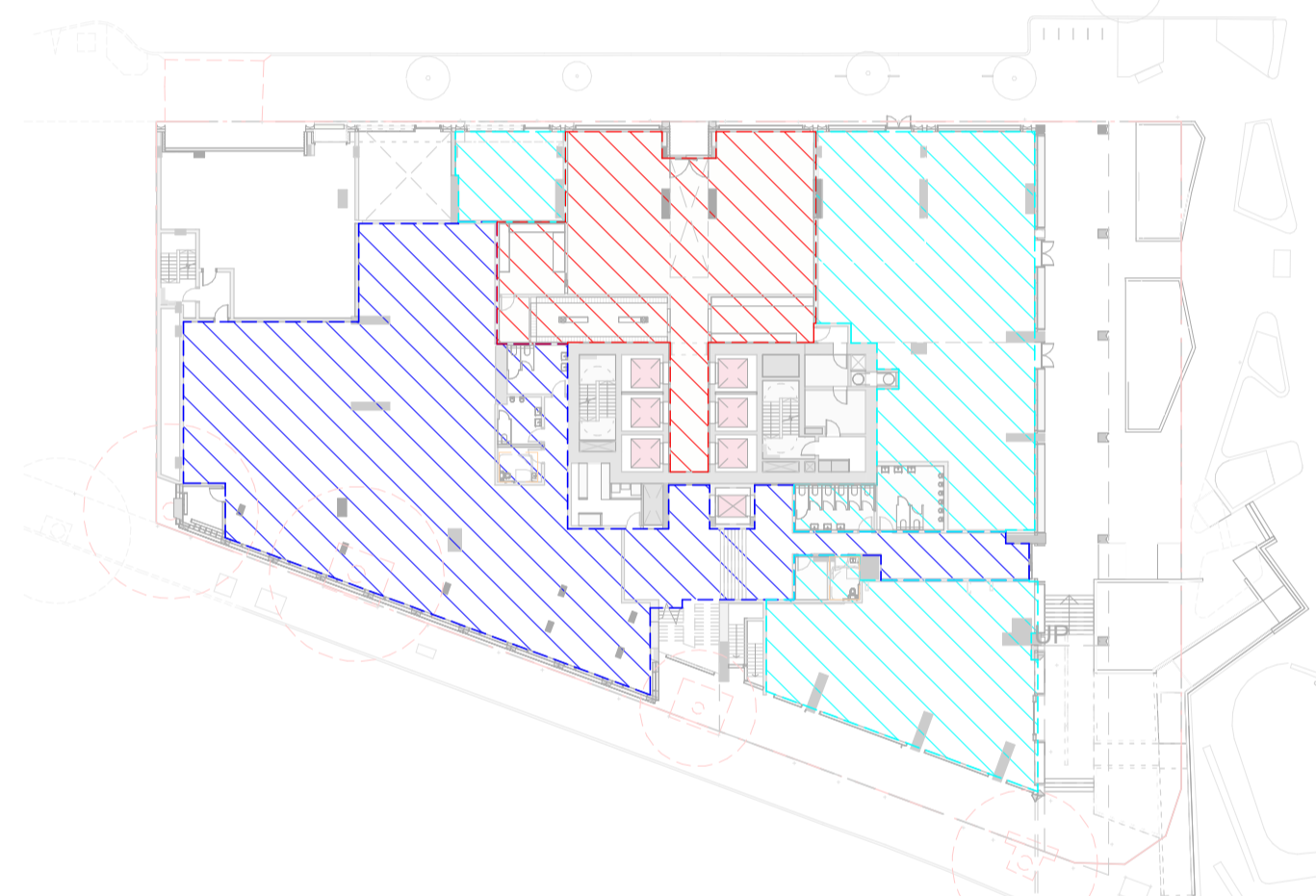
3 GFA - LEVEL B02
1 : 500

Commercial GFA: -
Retail GFA: -
Residential BTS GFA: -
Residential AH GFA: -



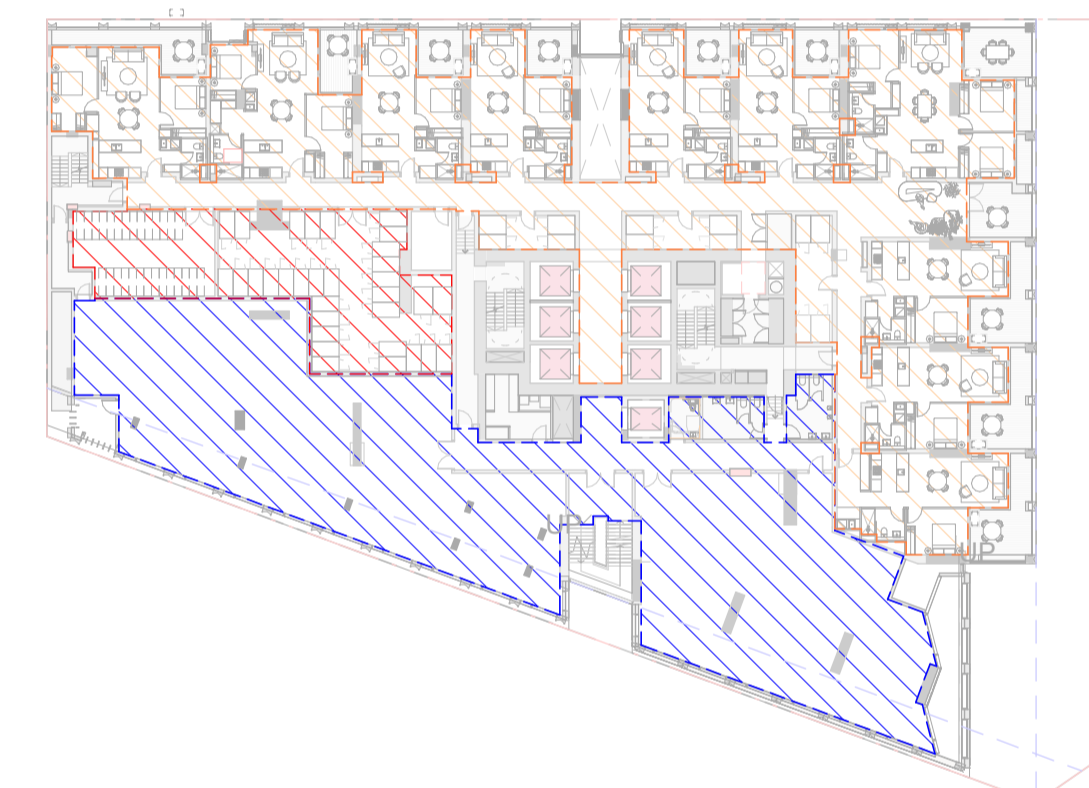
4 GFA - LEVEL B01
1 : 500

Commercial GFA: 100 m²
Retail GFA: 38 m²
Residential BTS GFA: -
Residential AH GFA: -



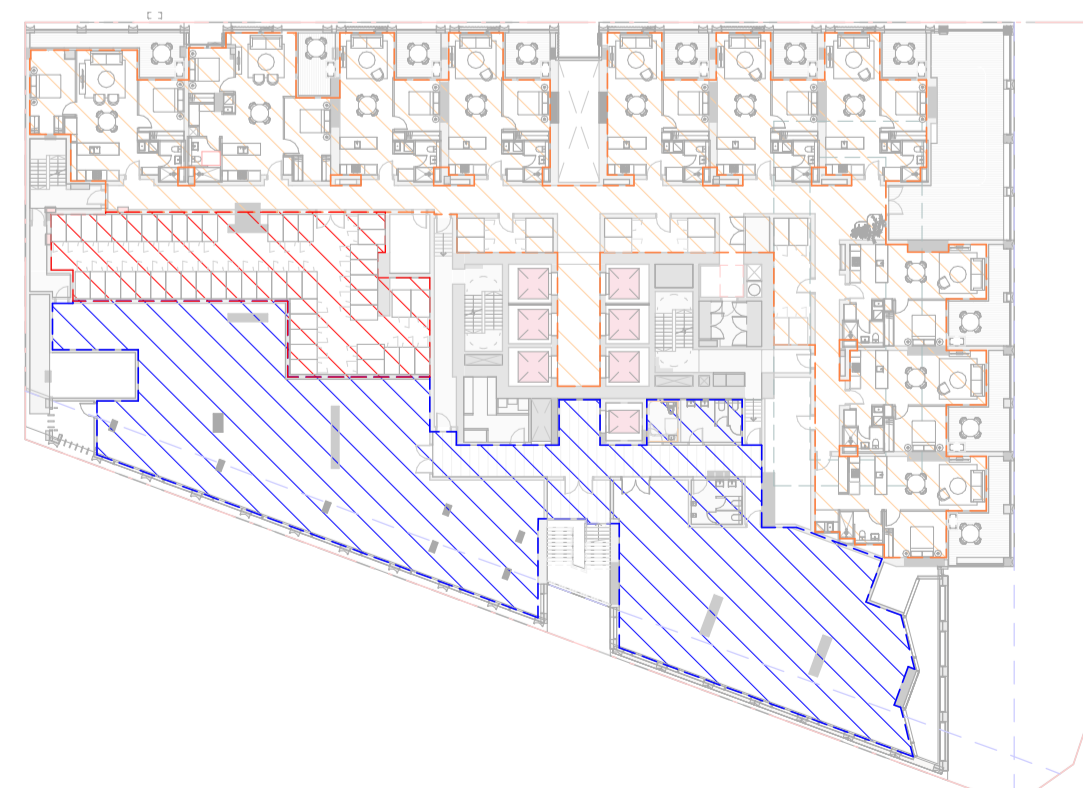
5 GFA - LEVEL 01
1 : 500

Commercial GFA: 707 m²
Retail GFA: 628 m²
Residential BTS GFA: 230 m²
Residential AH GFA: 15 m²



6 GFA - LEVEL 02-03
1 : 500

Commercial GFA: 697 m²
Retail GFA: -
Residential BTS GFA: 178 m²
Residential AH GFA: 914 m²



7 GFA - LEVEL 04
1 : 500

Commercial GFA: 645 m²
Retail GFA: -
Residential BTS GFA: 178 m²
Residential AH GFA: 854 m²



8 GFA - LEVEL 05
1 : 500

Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 1082 m²
Residential AH GFA: -



9 GFA - Level 06-32
1 : 500

Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 1077 m²
Residential AH GFA: -


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Client
Stockland Development

Legend - GFA

-  Commercial
-  Retail
-  Residential - BTS
-  Residential - AH

Current Revision Description

Rev	Date	Description
A	17/03/2026	SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country

Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA22 - Area Calculation Plans
GFA Diagrams (Sheet 2)

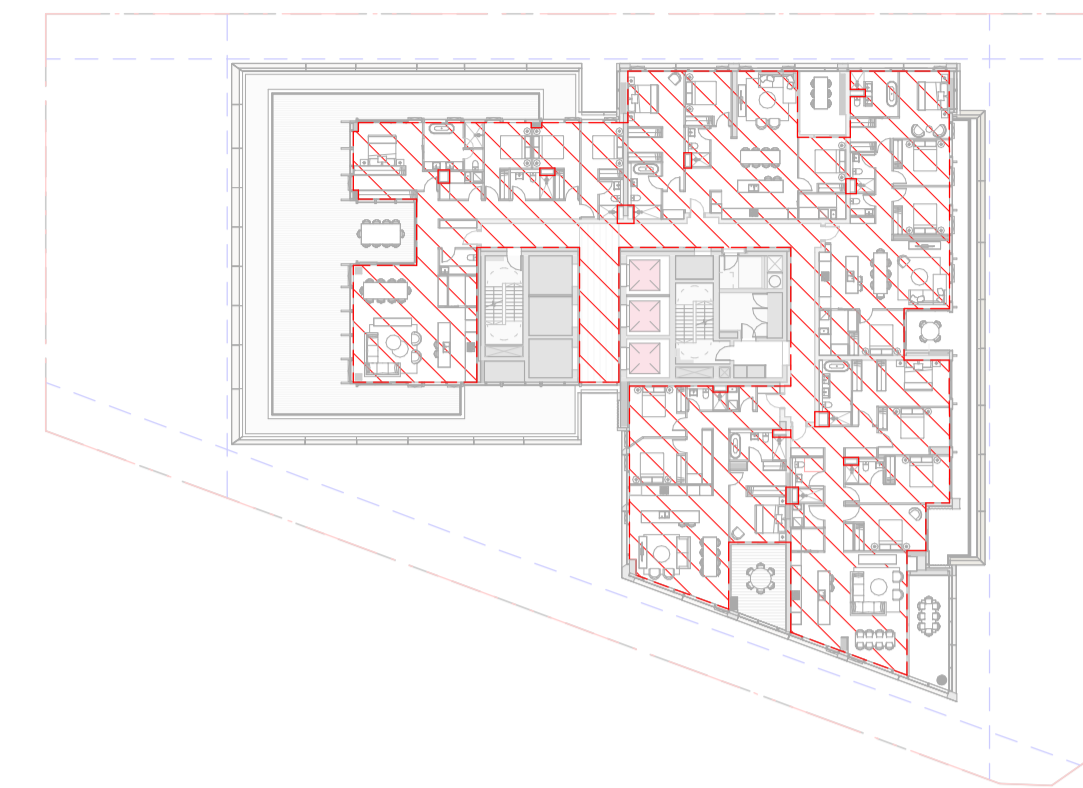
Phase
SSDA

Status
For Approval

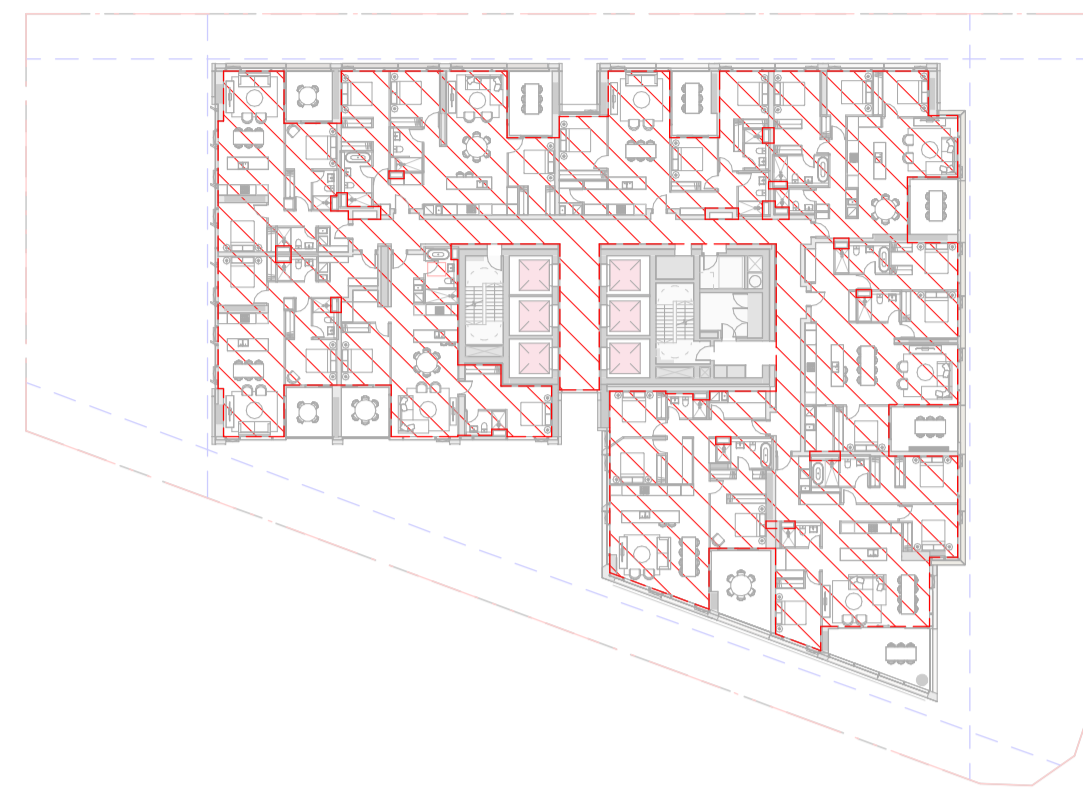
Drawing no.
4032

Scale
1 : 500 @ A1

Revision
A



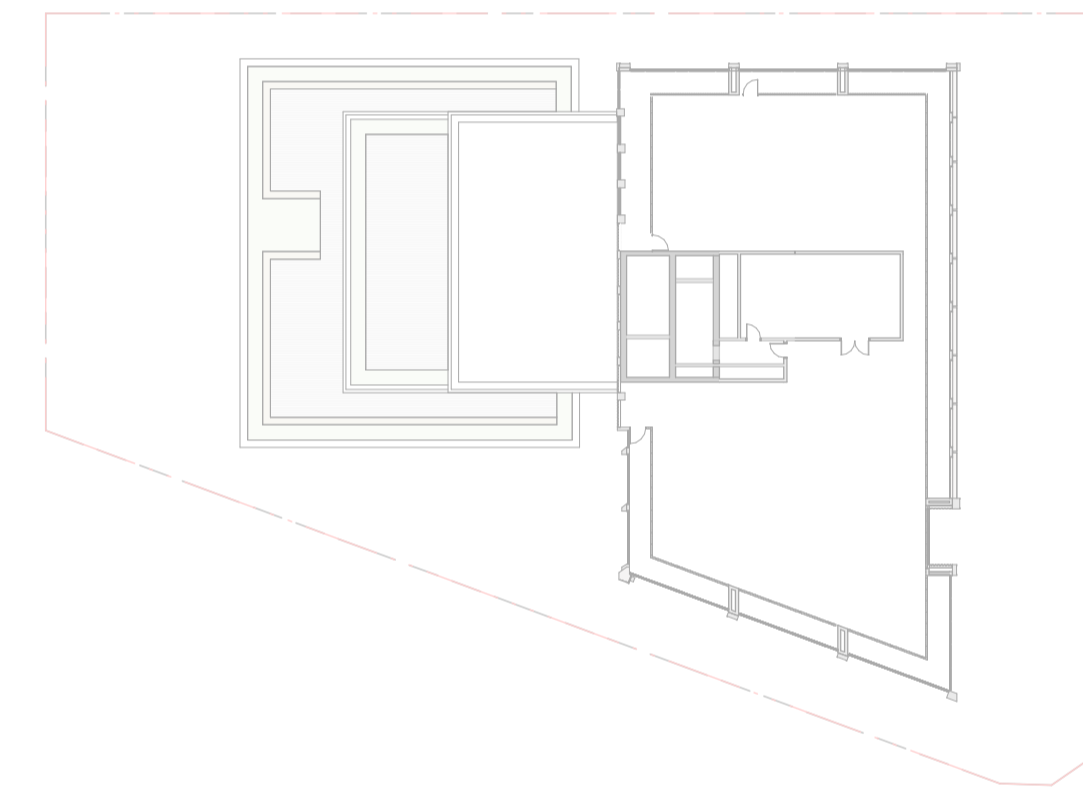
3 GFA - LEVEL 49
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 831 m²
Residential AH GFA: -



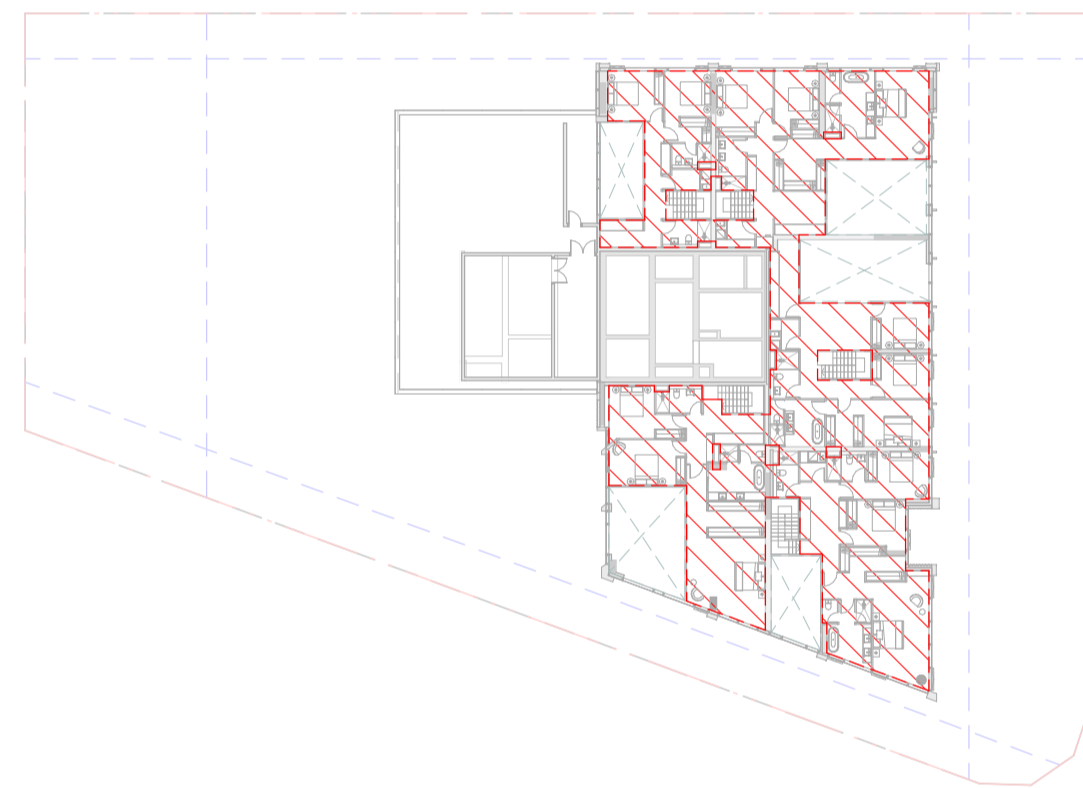
2 GFA - LEVEL 34-48
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 1111 m²
Residential AH GFA: -



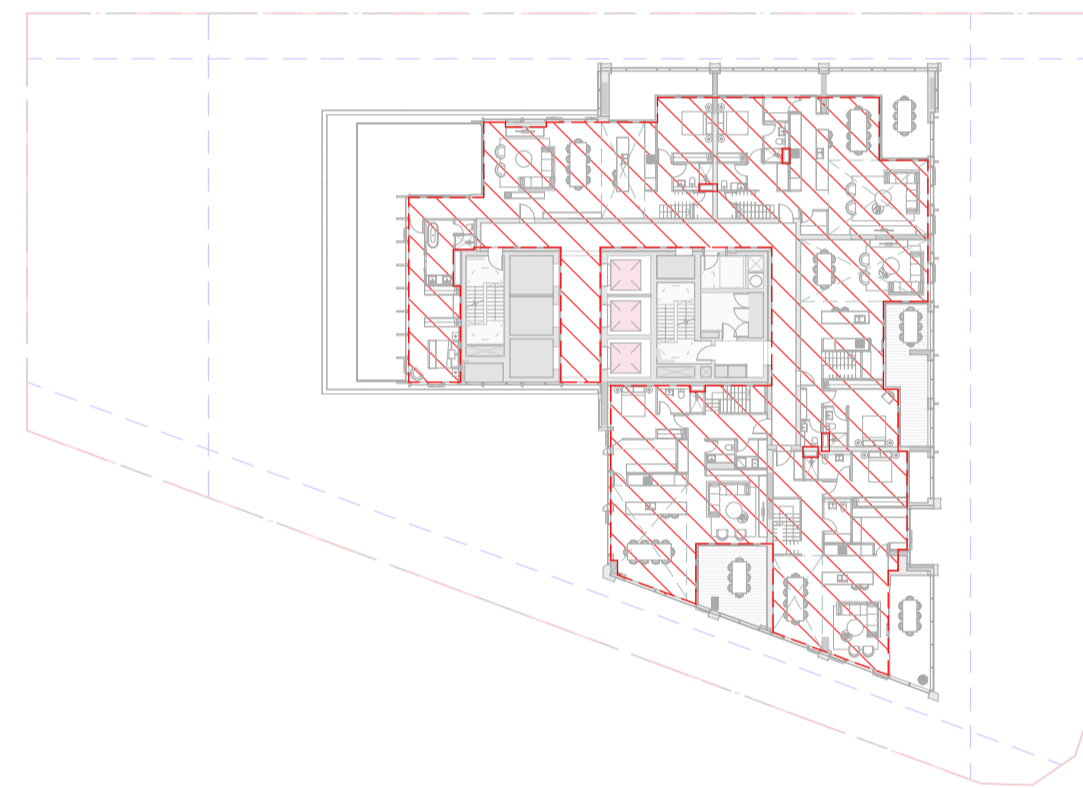
1 GFA - LEVEL 33
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 1018 m²
Residential AH GFA: -



6 GFA - LEVEL 52
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: -
Residential AH GFA: -



5 GFA - LEVEL 51
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 495 m²
Residential AH GFA: -



4 GFA - LEVEL 50
1 : 500
Commercial GFA: -
Retail GFA: -
Residential BTS GFA: 677 m²
Residential AH GFA: -

SUMMARY	
2,844 sqm	Site Area
56,880 sqm	Total GFA
53,368 sqm	Total Residential GFA
3,512 sqm	Total Non-Residential GFA
2,697 sqm	Affordable Housing GFA
5.05%	% of Total Residential GFA



1 LEVEL 01 - COMMUNAL AREA
1 : 500

Internal Communal Area: 270 m²
External Communal Area: -



2 LEVEL 02-03 - COMMUNAL AREA
1 : 500

Internal Communal Area: -
External Communal Area: 14 m²



3 LEVEL 04 - COMMUNAL AREA
1 : 500

Internal Communal Area: -
External Communal Area: 79 m²



4 LEVEL 05 - COMMUNAL AREA
1 : 500

Internal Communal Area: 1079 m²
External Communal Area: 667 m²

SUMMARY

1,349 sqm	Total Internal Communal Space
774 sqm	Total External Communal Space
2,137 sqm	Total Communal Space

Legend - Communal Area

- Internal
- External

Current Revision Description

Data Issue Record

Rev	Date	Description
A	17/03/2026	SSDA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA22 - Area Calculation Plans
Communal Area Plans

Phase
SSDA
Status
For Approval

Drawing no.
4040

Scale
1 : 500 @ A1
Revision
A



Legend - Solar Access

- Receives at least 2 hours direct sunlight between 9am-3pm
- Receives less than 2 hours direct sunlight
- Receives 0 hour direct sunlight

Current Revision Description

Data Issue Record
Current Revision released by

Rev	Date	Description

A 17/03/2026 SSSA Issue

Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA14
Solar Access

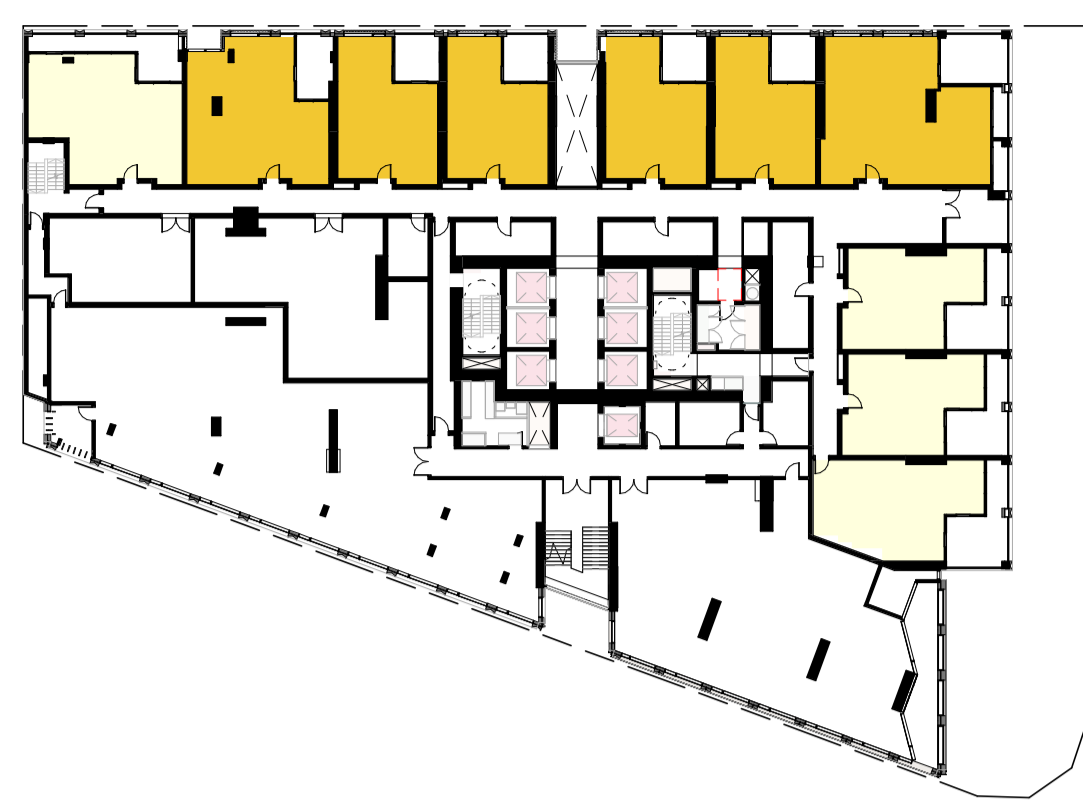
Phase
SSDA

Status
For Approval

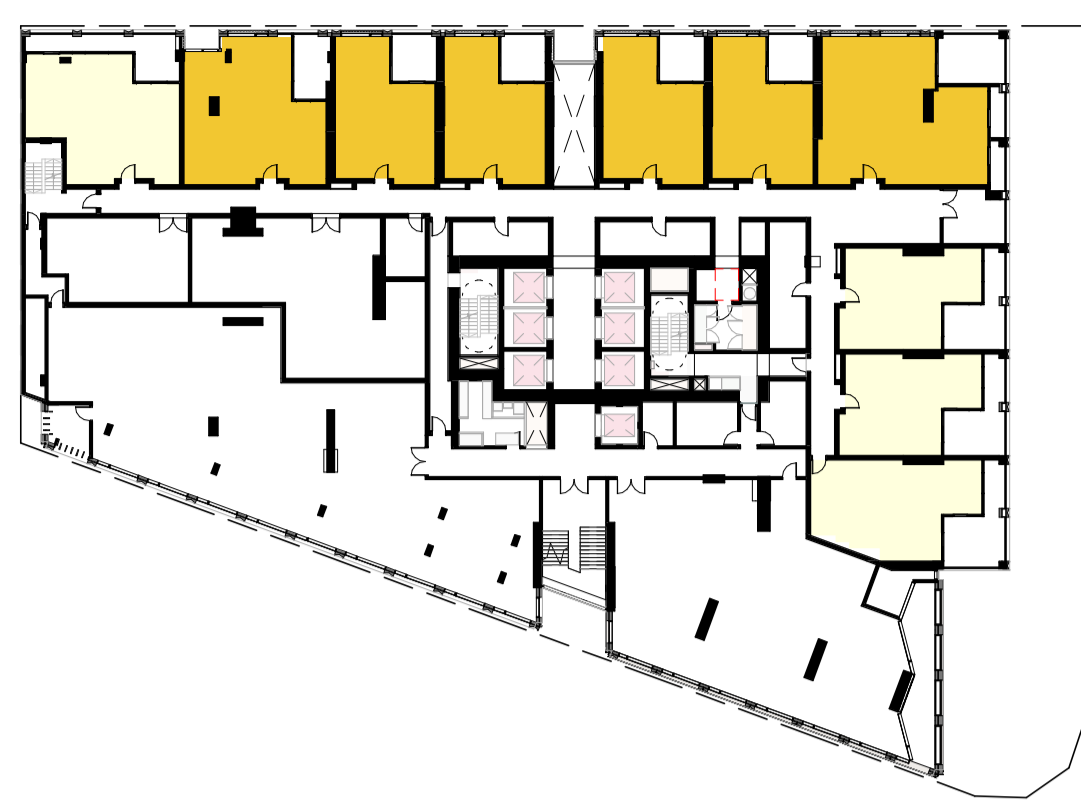
Drawing no.
4050

Scale
1 : 500 @ A1

Revision
A



1 LEVEL 02 - Solar (Existing & Approved)
1 : 500



2 LEVEL 03 - Solar (Existing & Approved)
1 : 500



3 LEVEL 04 - Solar (Existing & Approved)
1 : 500



4 LEVEL 06-16 - Solar (Existing & Approved)
1 : 500



5 LEVEL 17-32 - Solar (Existing & Approved)
1 : 500



10 LEVEL 33 - Solar (Existing & Approved)
1 : 500



11 LEVEL 34-48 - Solar (Existing & Approved)
1 : 500



12 LEVEL 49 - Solar (Existing & Approved)
1 : 500



13 LEVEL 50 - Solar (Existing & Approved)
1 : 500

Summary

Apartments receive 2 hours direct sunlight (9am-3pm)
Proposed development 430 (79.9%)

Apartments receive 0 hour direct sunlight (9am-3pm)
Proposed development 85 (15.8%)

Assessment Includes:

- 100 Christie Street (DA Approved)
- 617-621 Pacific Highway (DA Approved)
- Nicholson Place / 46 Nicholson Street and 57 – 67 Christie Street, St Leonards (SSDA Approved)
- Telstra Exchange Site / 524-542 Pacific Highway, St Leonards (SSDA Approved)

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Client
Stockland Development



1 LEVEL 02-03 - CROSS VENTILATION
1 : 500



2 LEVEL 04 - CROSS VENTILATION
1 : 500



3 LEVEL 06-09 - CROSS VENTILATION
1 : 500

Legend - Cross Ventilation

- Cross ventilation via windows
- Cross ventilation via a duct in the common corridor ceiling

Current Revision Description

Data Issue Record
Current Revision released by
Rev Date Description

A 17/03/2026 SSDA Issue
Project Title
601 Pacific Hwy
First Nations Country
Cammeraygal Country
Project Address
601 Pacific Hwy, St Leonards,
NSW

Project No.
S12758

Drawing Title
DA14
Cross Ventilation

Phase
SSDA
Status
For Approval

Drawing no.
4060

Scale
1 : 500 @ A1
Revision
A

SUMMARY

Apartments are naturally cross ventilated in the first nine storeys

Total units (L02-09)	82
Proposed development	49 (60%)

