GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES/ LOCAL GOVERNMENT & RELEVANT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY - FURTHER CONSULTANT/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANT'S DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED

LEGEND:

AW	AWNING
HW	HIGHLIGHT WINDOW
CU	A/C CONDENSER UNITS
FH	FIRE HYDRANT
FHR	FIRE HOSE REEL
FS	FIRE STAIRS
MV	MECHANICAL RISER TO FUTURE DETAIL
GC	GARBAGE CHUTE
MB	MAILBOX TO FUTURE DETAIL
PB	PLANTERBOX
R	240L RECYCLING BIN
SK	OPERABLE SKYLIGHT
ST	STORAGE
WT	HOT WATER UNITS

PACIFIC HIGHWAY

SITE BOUNDARY

APPROX. 42.5M TO 818 PACIFIC HWY

APPROX. 64M TO 822 PACIFIC HWY

4.5M SETBACK FROM L2 TO L27

VARIES

3000

4000

6000

OUTLINE OF PODIUM LEVELS BELOW

FUTURE ROAD WIDENING ALONG PACIFIC HIGHWAY

4M SETBACK AT PODIUM LEVELS

10M SETBACK AT TOWER LEVELS

4.5M SETBACK

18000

4500

4.5M BOUNDARY SETBACK

005°

O'BRIEN STREET

APPROX. 24M TO 11 RAILWAY ST

WILSON STREET

APPROX. 28.5M TO 871 PACIFIC HWY

3M SETBACK AT PODIUM LEVELS

7.5M SETBACK FROM L2 TO L27

12000

4.5M SETBACK FROM EASEMENT LINE

SERVICE EASEMENT

APPROX. 36.6M TO 1 DAY STREET

APPROX. 53.2M TO 52 O'BRIEN STREET

3 BED 107.5m²

3 BED 119.2m²

80.0m² 2 BED

FS

LIFT

LIFT

LOBBY / BREEZWAY

2 BED 82.4m²

1 BED + STUDY 57.8m²

3 BED 116.1m²

2 BED 82.7m²

2 BED 76.8m²

1 BED + STUDY 51.4m²

1 BED 52.8m²

2 BED 82.3m²

S PP303

W PP300

N PP301

E PP302

A

B

ISSUE	DATE	DESCRIPTION
C	22.02.2022	FOR INFORMATION
B	14.10.2021	FOR COORDINATION
A	21.09.2021	FOR COORDINATION

N

CLIENT:
Sanctuary Partners PTY LTD

21/F, 201 Elizabeth Street, Sydney NSW 2000
P: 02 8042 8800 E: admin@topspring.com.au

ARCHITECT:

PBD | ARCHITECTS

ABN 36 147 035 550
P - 02 9698 8140 E - info@pbdarchitects.com.au W - www.pbdarchitects.com.au
Level 2, 52 Albion Street, Surry Hills NSW 2010

PROJECT:
Mixed use Planning proposal
2 WILSON STREET & 849-859 Pacific Highway, CHATSWOOD

FEBRUARY 2022

DRAWING TITLE:
LEVEL 3 - 8

SCALE:	DRAWING NO:	ISSUE:
1:150@A1 / 1:300@A3	PP103	C
PROJECT NO: 2011		