

TonkinZulaikhaGreer

Verona, Paddington

13 - 17 Oxford Street, and 2 Verona Street

SSDA Architectural Drawings

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Planner Urbis	Civil + Stormwater Telford Civil
Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northrop	BCA + Access BCA Align
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
COVER PAGE

Drawing No.
A 000

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DRAWING LIST			
		Scale @ A3	REV
A 000 GENERAL INFORMATION			
A 000	COVER PAGE		A
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DRAWING LIST			
		Scale @ A3	REV
A 500 AREA CALCULATIONS			
A 500	GFA DIAGRAMS	1:1000	A
A 501	TOTAL FLOOR AREA	1:1000	-
A 502	OPEN SPACE DIAGRAMS	1:1000	-
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A 552	HEIGHT PLANE DIAGRAMS		A
A 553	SOLAR ACCESS DIAGRAMS - 1	1:500	A
A 554	SOLAR ACCESS DIAGRAMS - 2	1:500	A
A 555	CROSS VENTILATION DIAGRAMS - 1	1:500	A
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A 557	ADG COMPLIANCE TABLE 1		A
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A 559	BUILDING SETBACK DIAGRAM	1:500	A
A 560	ADG SOLAR ACCESS SUMMARY TABLE 1		A
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A 600 MATERIALS			
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A 601	MATERIALS AND FINISHES SCHEDULE		-
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A 700	PERSPECTIVE 01		A
A 701	PERSPECTIVE 02		A

LEGEND	
Legend Code	Legend Description
ART	Artwork
BGL	Balustrade, Glass
BKR	Bike Rack
BOL	Bollard
BR1	Brickwork1
BR2	Brickwork2
BRA	Brass
C/L	Centre-Line
CCF	Coloured Concrete Finish
CM1	Cladding, Metal
CM2	Cladding, Metal
CO	Concrete
COMMS	Communications Cupboard
ELEC	Electrical Cupboard
FC	Fibre-Cement
FCL	Finished Ceiling Level
FFL	Finished Floor Level
FN	Fence
GCB	Glass, Colourback
GLF1	Glazed Facade, Type 1
GLF2	Glazed Facade, Type 2
GLL	Glass Louvres
GLT	Glass, Colour Tinted
GTM	Gate, Metal
MECH	Mechanical
MEM	Mesh, Metal
ML	Metal Louvres
MW1	Metal Window, Type 1
PCO	Pavers, Concrete
PF1	Paint Finish
PRM	Perforated Metal
PST	Pavers, Stone
PV	Photovoltaics, Solar
RL	Reduced Level
RN	Render
RSC	Roof Sheet, Copper
RSH	Roller Shutter
RSM	Roof Sheet, Metal
SSL	Structural Slab Level
TL1	Pool Tiles
TL2	Wall Tiles
TOH	Top of Hob
TOW	Top of Wall
U/S	Underside
X	Existing

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Planner Urbs	Civil + Stormwater Telford Civil
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Landscape Architect Wyer & Co	Geotech EI Australia
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Structure Northop	BCA + Access BCAlign
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Building Services O&S Consulting	Traffic JMT Consulting
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Basix + ESD Credwell	Waste Elephants Foot
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Fire + Acoustic E-Lab	Access Purple Apple
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
DRAWING LIST AND LEGEND

Drawing No. A 001	Rev No. A
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Drawn AM, IR, CY	Date 10/4/2026
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Tim Greer NSW Registration 5603



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Drawing Title
LOCATION PLAN

Drawing No. **A 002** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

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Drawing Title
SITE ANALYSIS

Drawing No.
A 003

Rev No.
A

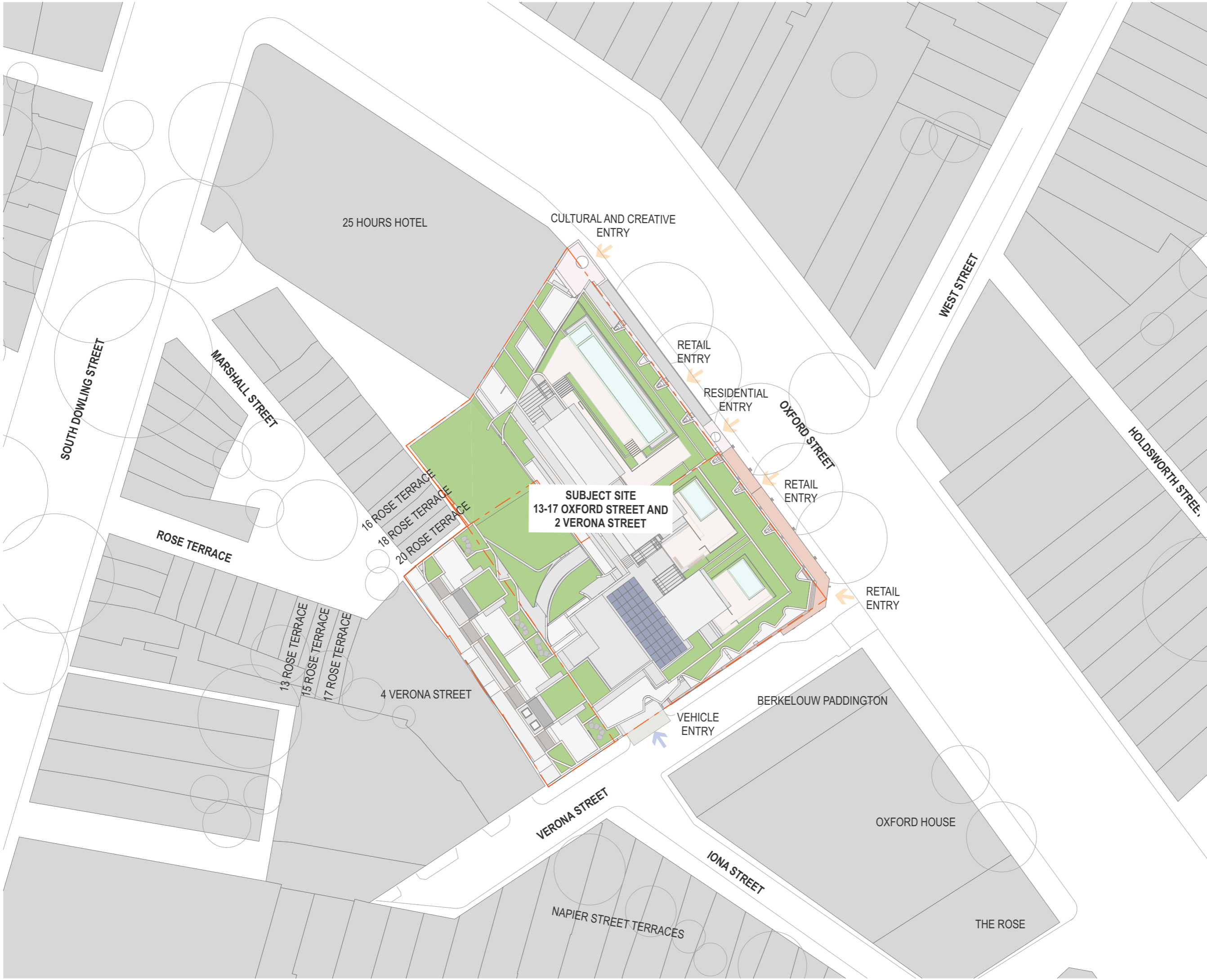
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SUBJECT SITE
13-17 OXFORD STREET AND
2 VERONA STREET

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA

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Drawing Title
SITE PLAN

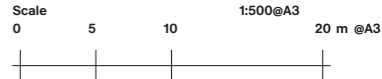
Drawing No.
 A 004

Rev No.
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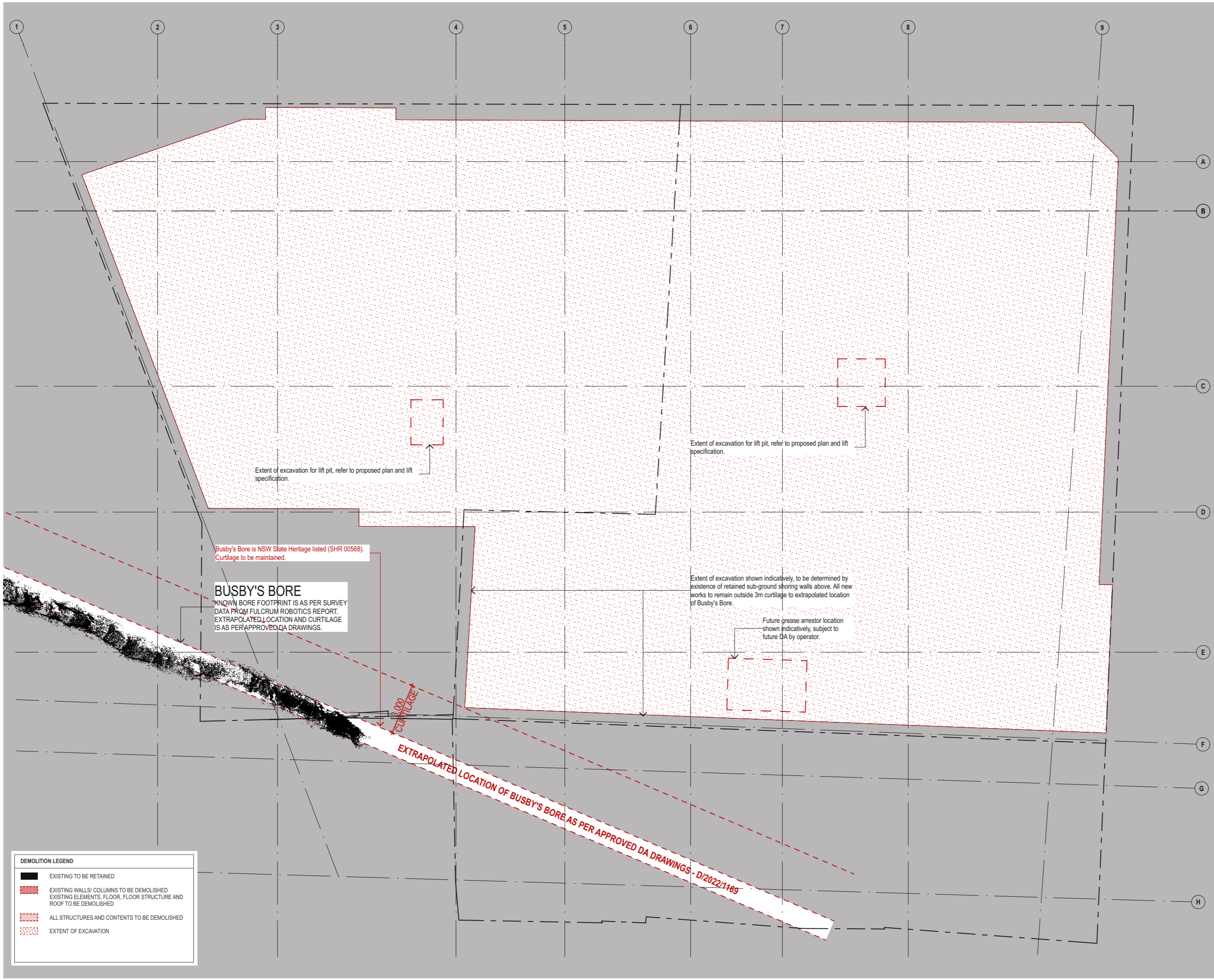
Drawn
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DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

Busby's Bore is NSW State Heritage listed (SHR 00568).
Curtilage to be maintained.

BUSBY'S BORE
KNOWN BORE FOOTPRINT IS AS PER SURVEY
DATA FROM FULCRUM ROBOTICS REPORT.
EXTRAPOLATED LOCATION AND CURTILAGE
IS AS PER APPROVED DA DRAWINGS.

3,000
CURTILAGE

EXTRAPOLATED LOCATION OF BUSBY'S BORE AS PER APPROVED DA DRAWINGS - D/2022/1169

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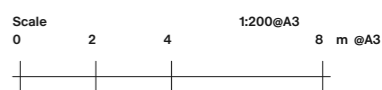
Job No.
24026

Drawing Title
**EXCAVATION AND DEMOLITION PLAN -
BASEMENT 3**

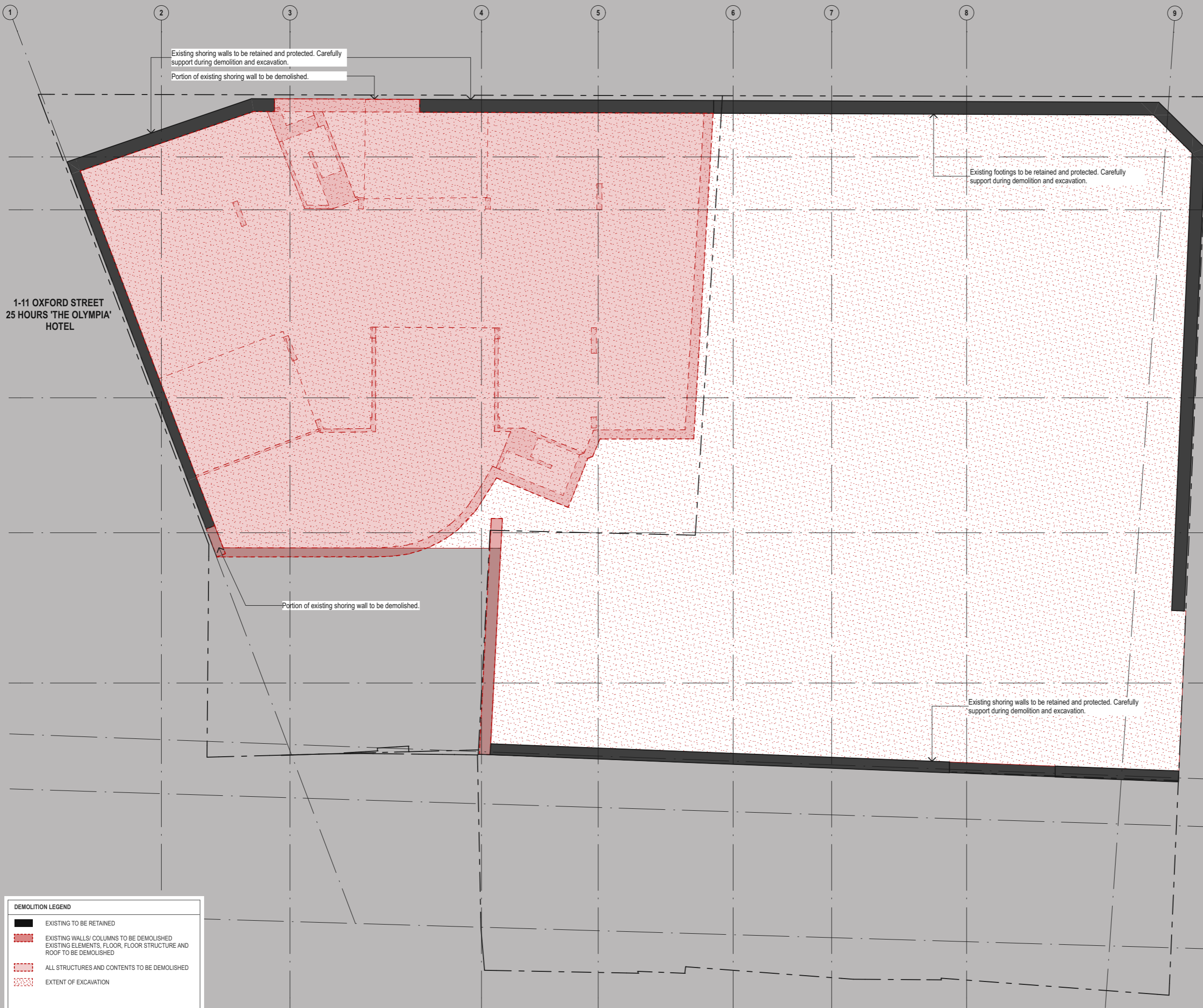
Drawing No. **A 050** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

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Nominated Architects
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1-11 OXFORD STREET
25 HOURS 'THE OLYMPIA'
HOTEL

Existing shoring walls to be retained and protected. Carefully support during demolition and excavation.
Portion of existing shoring wall to be demolished.

Existing footings to be retained and protected. Carefully support during demolition and excavation.

Portion of existing shoring wall to be demolished.

Existing shoring walls to be retained and protected. Carefully support during demolition and excavation.

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

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Phase
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Job No.
24026

Drawing Title
EXCAVATION AND DEMOLITION PLAN - BASEMENT 1

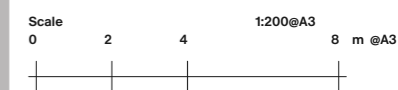
Drawing No.
A 051

Rev No.
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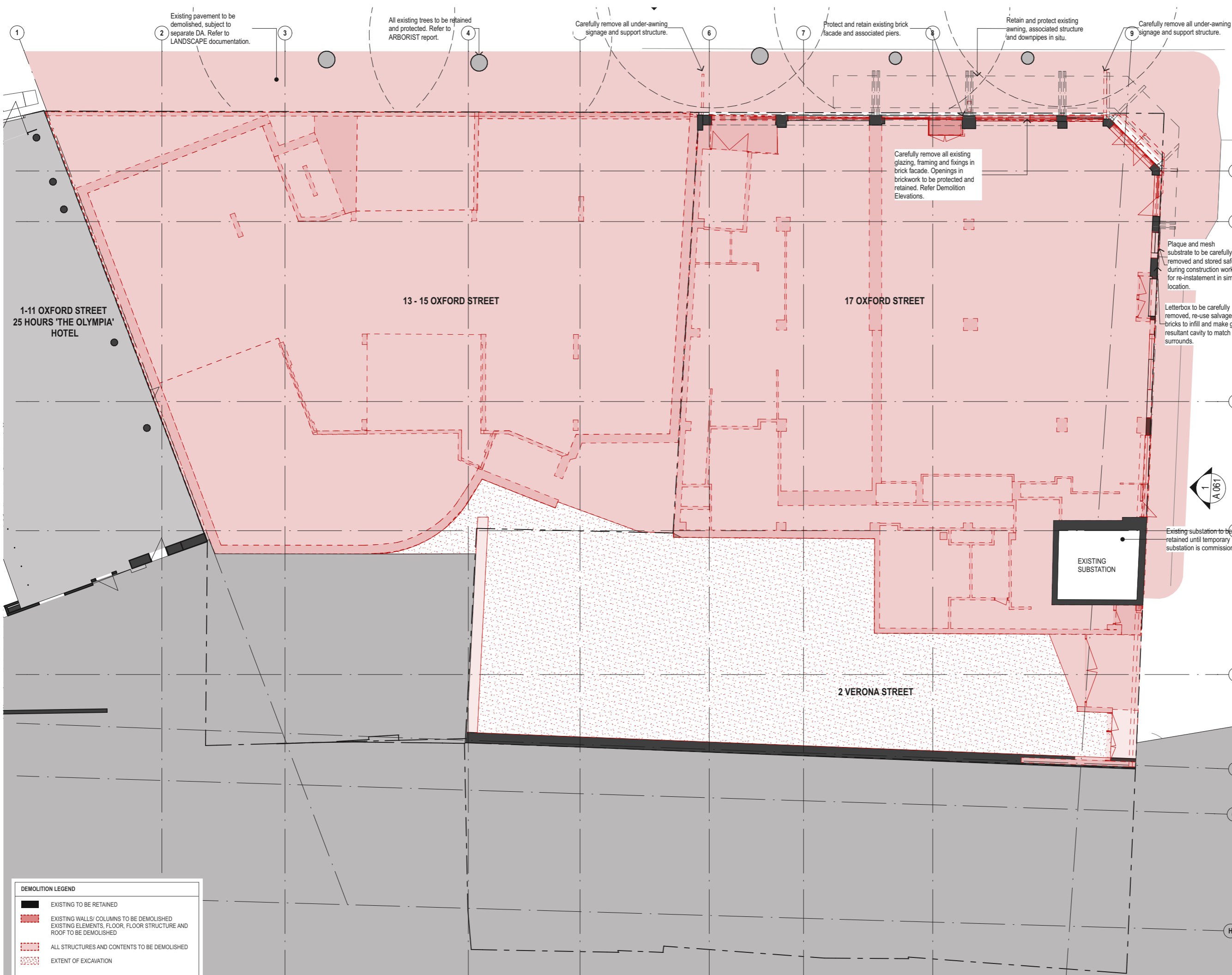
Drawn
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1 Existing pavement to be demolished, subject to separate DA. Refer to LANDSCAPE documentation.

2 All existing trees to be retained and protected. Refer to ARBORIST report.

3 Carefully remove all under-awning signage and support structure.

4 Protect and retain existing brick facade and associated piers.

5 Retain and protect existing awning, associated structure and downpipes in situ.

6 Carefully remove all under-awning signage and support structure.

7 Carefully remove all existing glazing, framing and fixings in brick facade. Openings in brickwork to be protected and retained. Refer Demolition Elevations.

8

9

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Drawing Title
EXCAVATION AND DEMOLITION PLAN - GROUND FLOOR

Drawing No.
A 052

Rev No.
A

Drawn
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Date
10/4/2026

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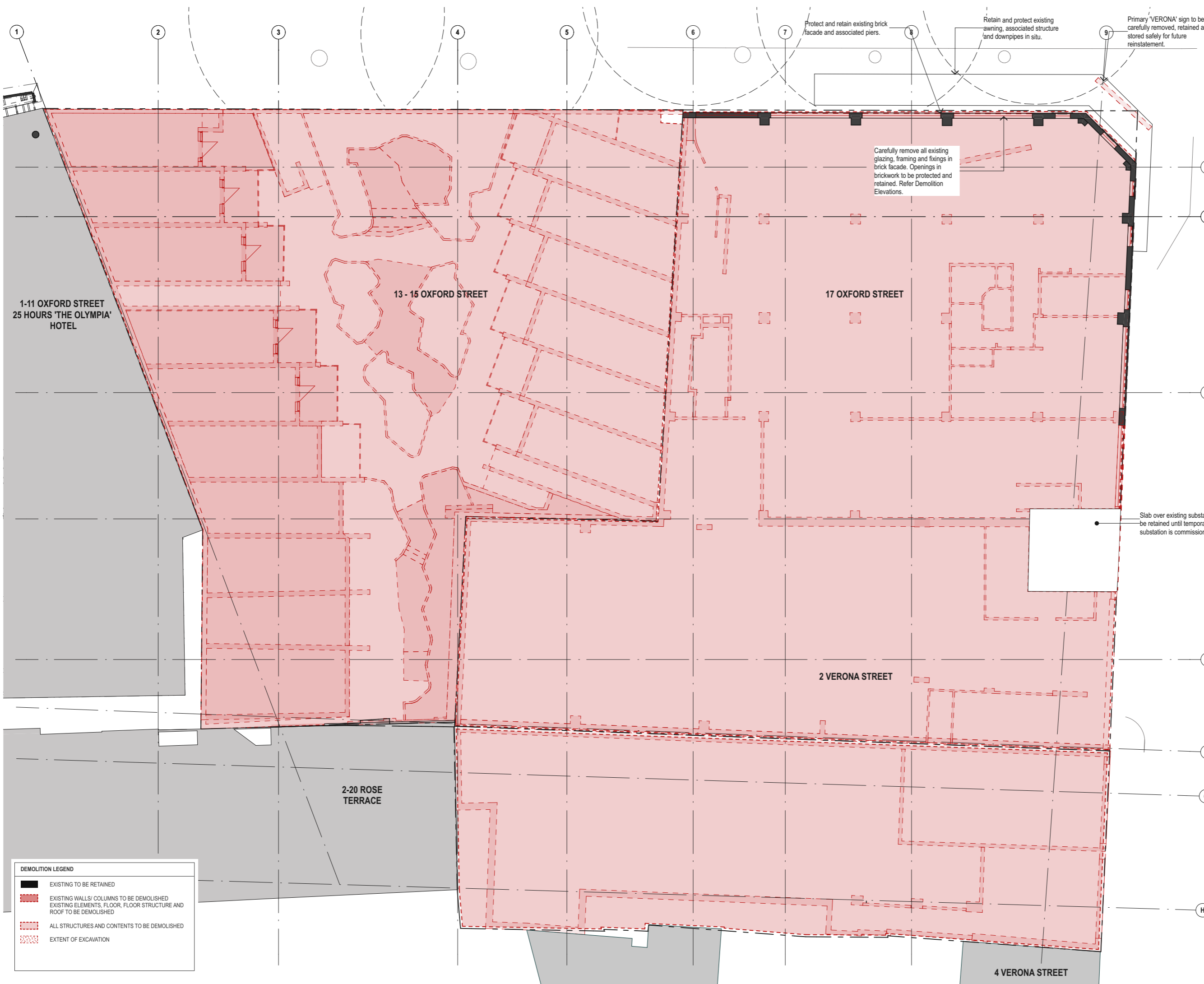
Scale
0 2 4 8 m @A3

1:200@A3

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Tim Greer NSW Registration 5603

DEMOLITION LEGEND

	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION



1-11 OXFORD STREET
25 HOURS 'THE OLYMPIA'
HOTEL

13-15 OXFORD STREET

17 OXFORD STREET

2 VERONA STREET

2-20 ROSE
TERRACE

4 VERONA STREET

DEMOLITION LEGEND

	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
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Drawing Title
DEMOLITION PLAN - LEVEL 1

Drawing No.
A 053

Rev No.
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Scale
0 2 4 8 m @A3

1:200@A3

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Drawing Title
DEMOLITION ELEVATION AND SECTION
- OXFORD STREET

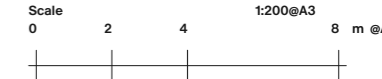
Drawing No.
 A 060

Rev No.
 A

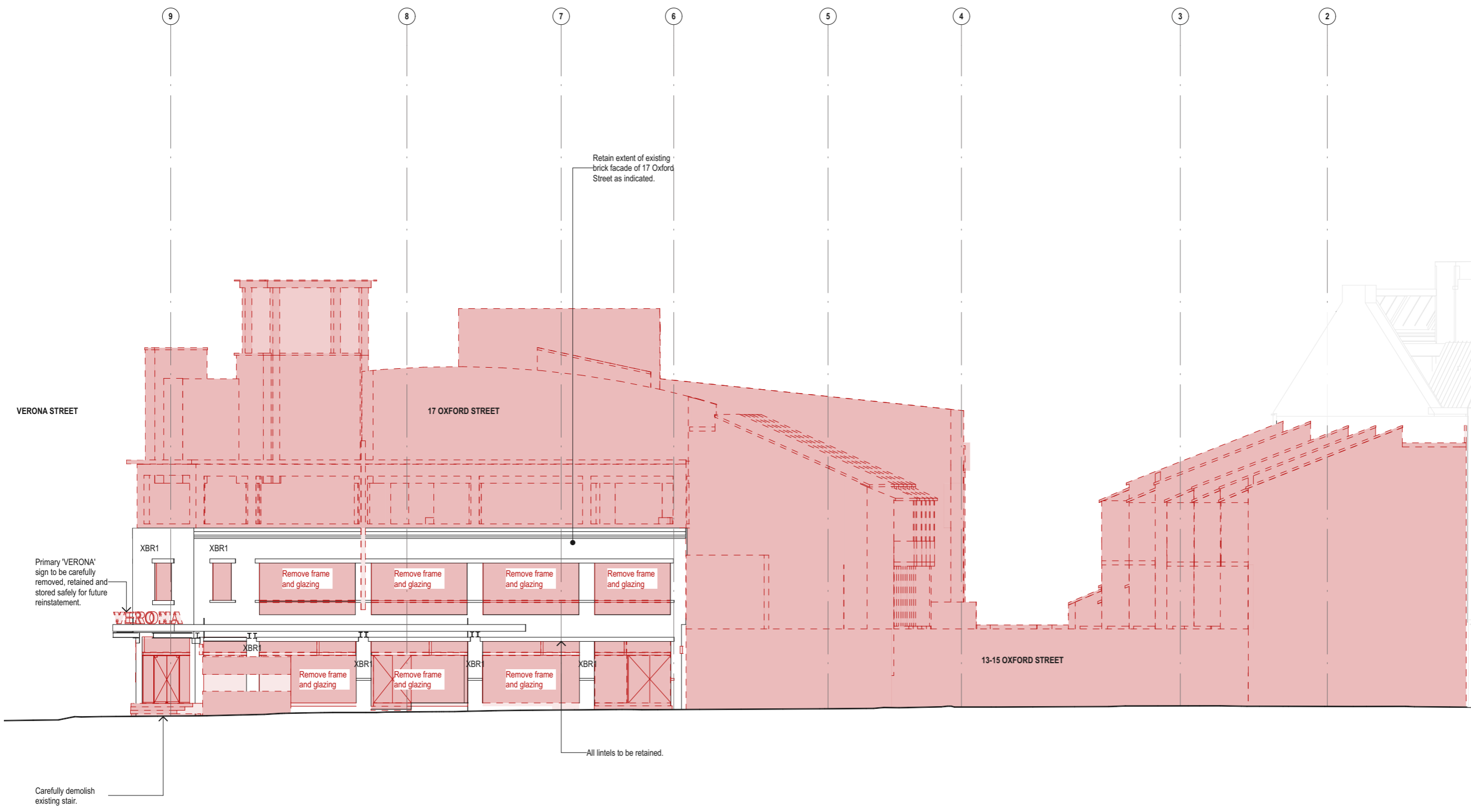
Drawn
 AM, IR, CY

Date
 10/4/2026

Checked
 TG



Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603



DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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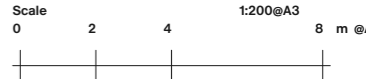
Job No.
24026

Drawing Title
**DEMOLITION ELEVATION AND SECTION
- VERONA STREET**

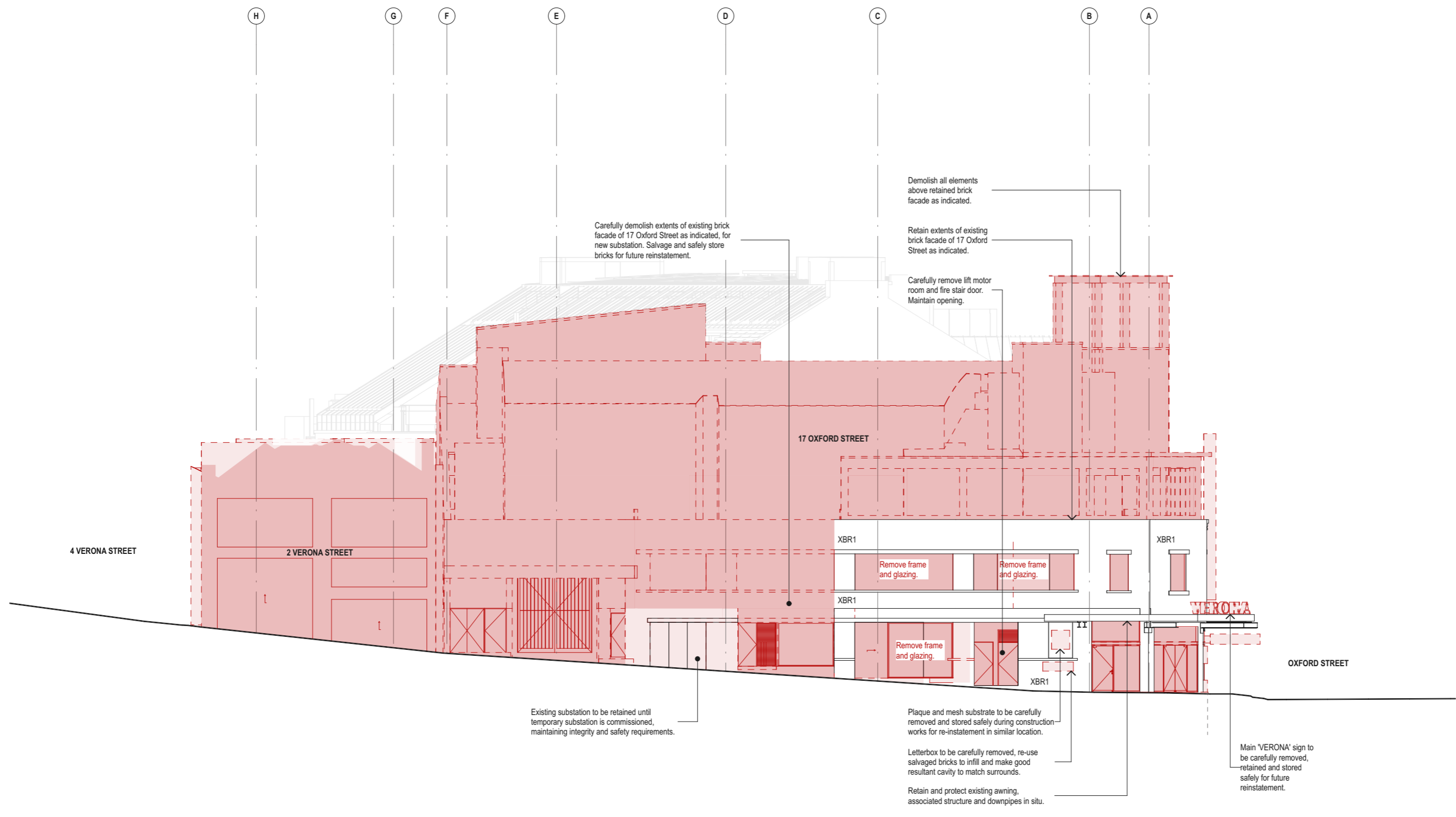
Drawing No. **A 061** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
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Building Services O&S Consulting	Traffic JMT Consulting
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Job No.
24026

Drawing Title
BASEMENT 3 PLAN

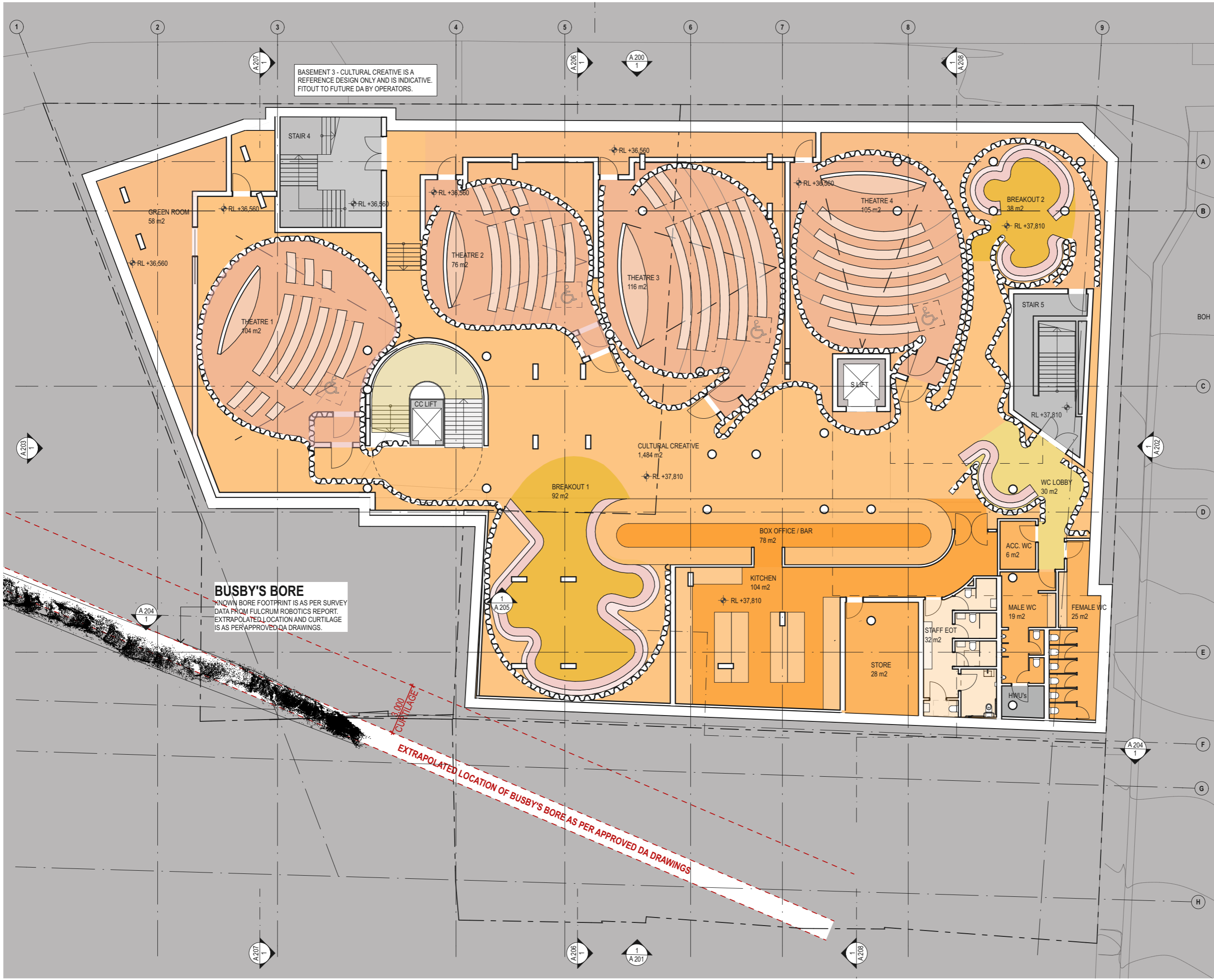
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Drawn **AM, IR, CY** Date **7/4/2026**

Checked **TG**

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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA

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Job No.
24026

Drawing Title
BASEMENT 2 PLAN

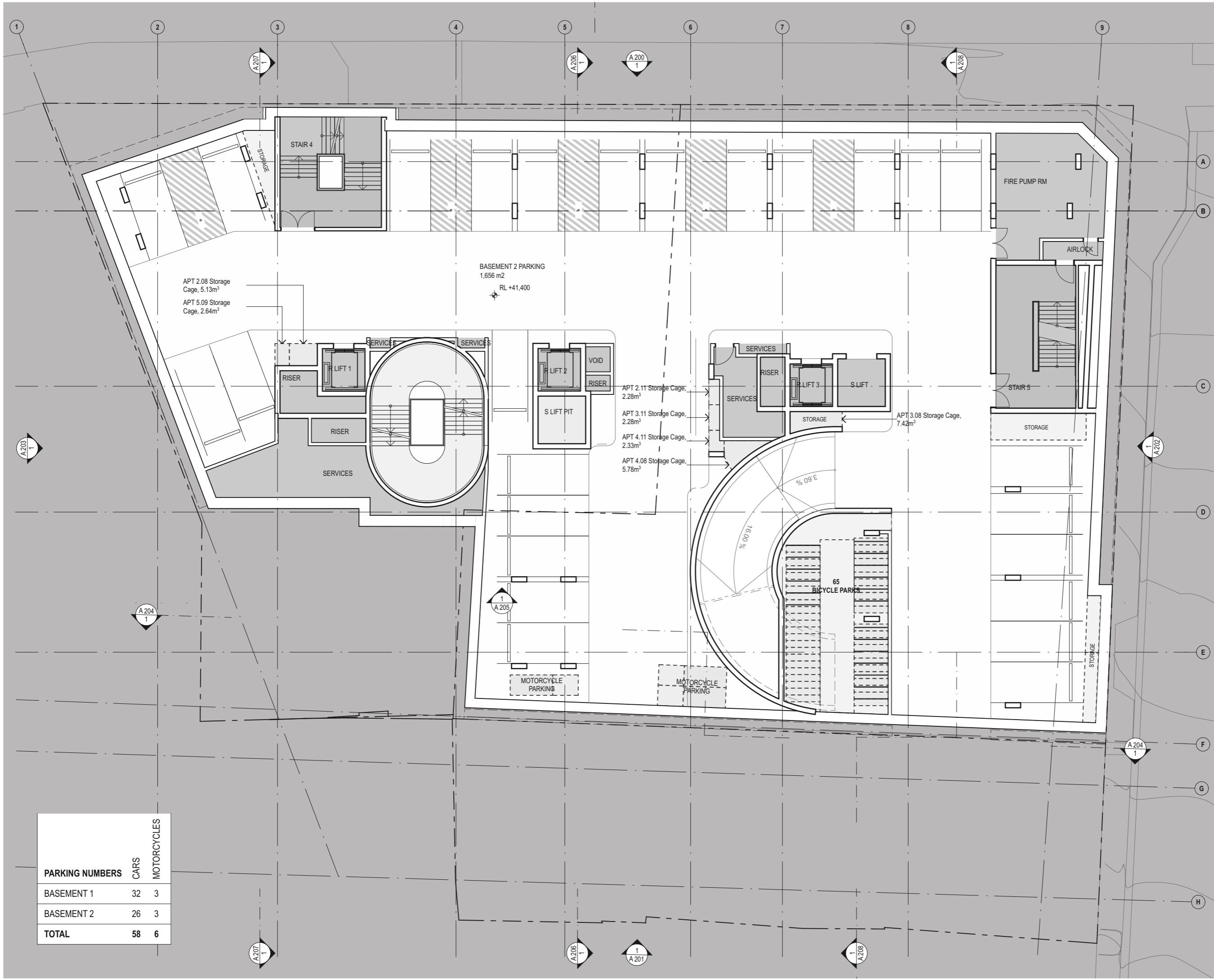
Drawing No. **A 101** Rev No. **A**

Drawn **AM, IR, CY** Date **7/4/2026**

Checked **TG**

Scale 1:200@A3
0 2 4 8 m @A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



PARKING NUMBERS	CARS	MOTORCYCLES
BASEMENT 1	32	3
BASEMENT 2	26	3
TOTAL	58	6

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA

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Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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Job No.
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Drawing Title
BASEMENT 1 PLAN

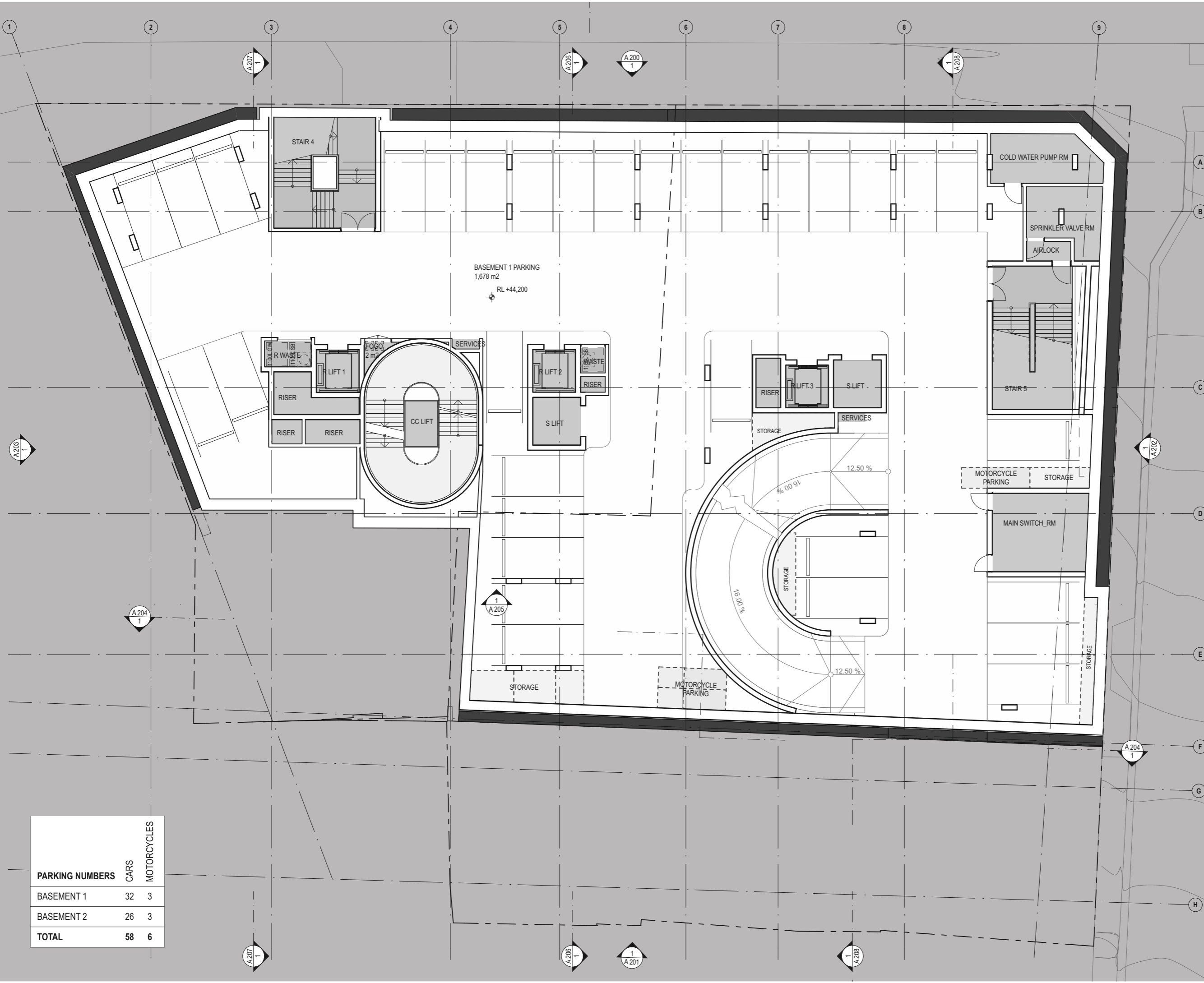
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Drawn **AM, IR, CY** Date **7/4/2026**

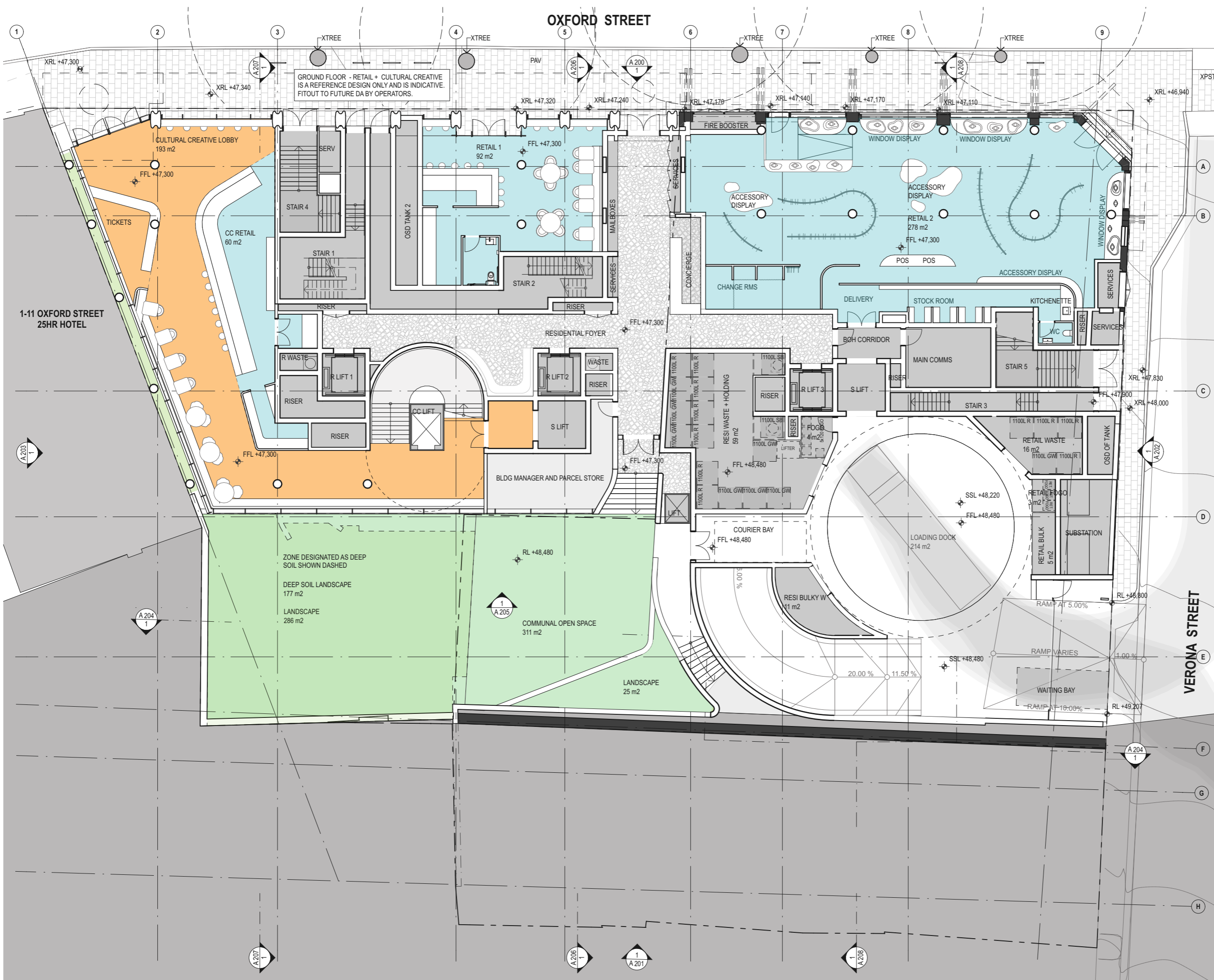
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



PARKING NUMBERS	CARS	MOTORCYCLES
BASEMENT 1	32	3
BASEMENT 2	26	3
TOTAL	58	6



DATE	REV	DESCRIPTION
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Job No.
 24026

Drawing Title
GROUND FLOOR PLAN

Drawing No.
 A 103

Rev No.
 A

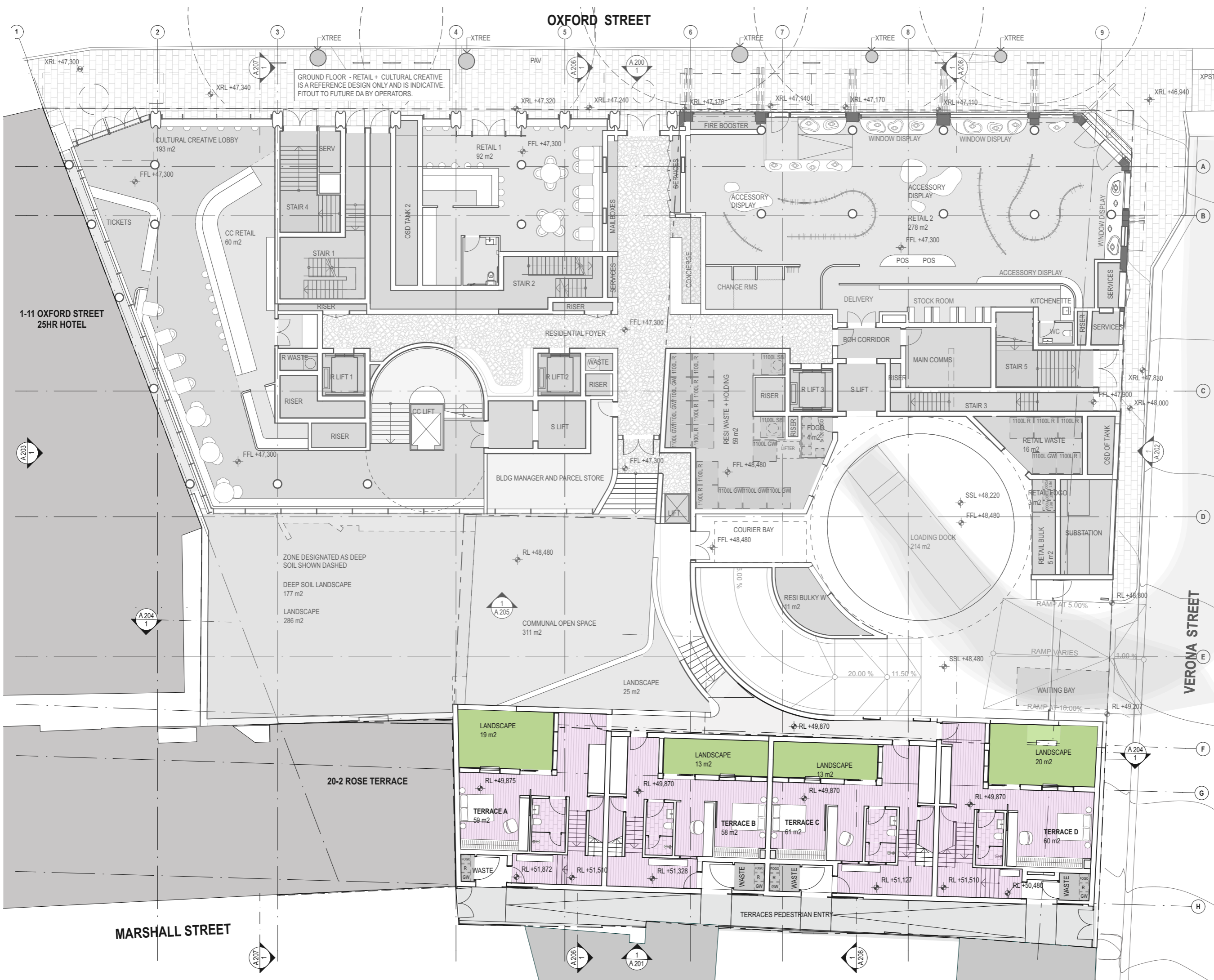
Drawn
 AM, IR, CY

Date
 7/4/2026

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Scale
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 1:200@A3

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Job No.
 24026

Drawing Title
TERRACES GROUND FLOOR PLAN

Drawing No.
A 104

Drawn
AM, IR, CY

Checked
TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
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 Tim Greer NSW Registration 5603

OXFORD STREET

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Job No.
24026

Drawing Title
LEVEL 2 FLOOR PLAN

Drawing No.
A 106

Rev No.
A

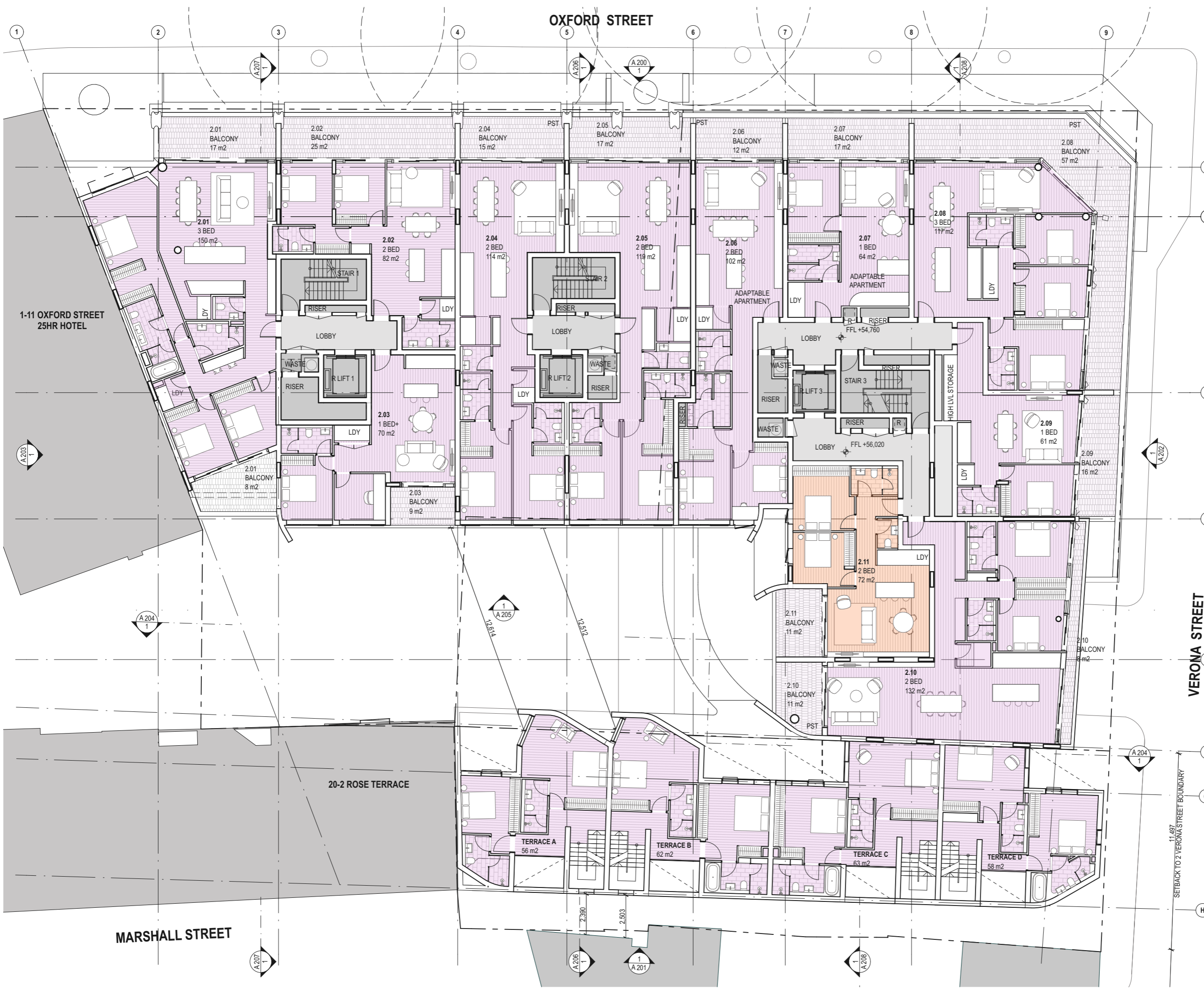
Drawn
AM, IR, CY

Date
7/4/2026

Checked
TG

Scale
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1:200@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



VERONA STREET

11.487
SETBACK TO 2 VERONA STREET BOUNDARY

MARSHALL STREET



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA

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Verona, Paddington

Phase
SSDA

Job No.
 24026

Drawing Title
LEVEL 3 FLOOR PLAN

Drawing No.
A 107

Drawn
AM, IR, CY

Checked
TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

11.487
 SETBACK TO 2 VERONA STREET BOUNDARY



DATE	REV	DESCRIPTION
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Job No.
24026

Drawing Title
LEVEL 4 FLOOR PLAN

Drawing No.
A 108

Rev No.
A

Drawn
AM, IR, CY

Date
7/4/2026

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Scale
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1:200@A3

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Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
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Drawing Title
LEVEL 5 FLOOR PLAN

Drawing No.
A 109

Rev No.
A

Drawn
AM, IR, CY

Date
7/4/2026

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Scale
0 2 4 8 m @A3
1:200@A3

Nominated Architects
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Tim Greer NSW Registration 5603

OXFORD STREET

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Job No.
24026

Drawing Title
LEVEL 6 FLOOR PLAN

Drawing No.
A 110

Rev No.
A

Drawn
AM, IR, CY

Date
7/4/2026

Checked
TG

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Nominated Architects
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Tim Greer NSW Registration 5603



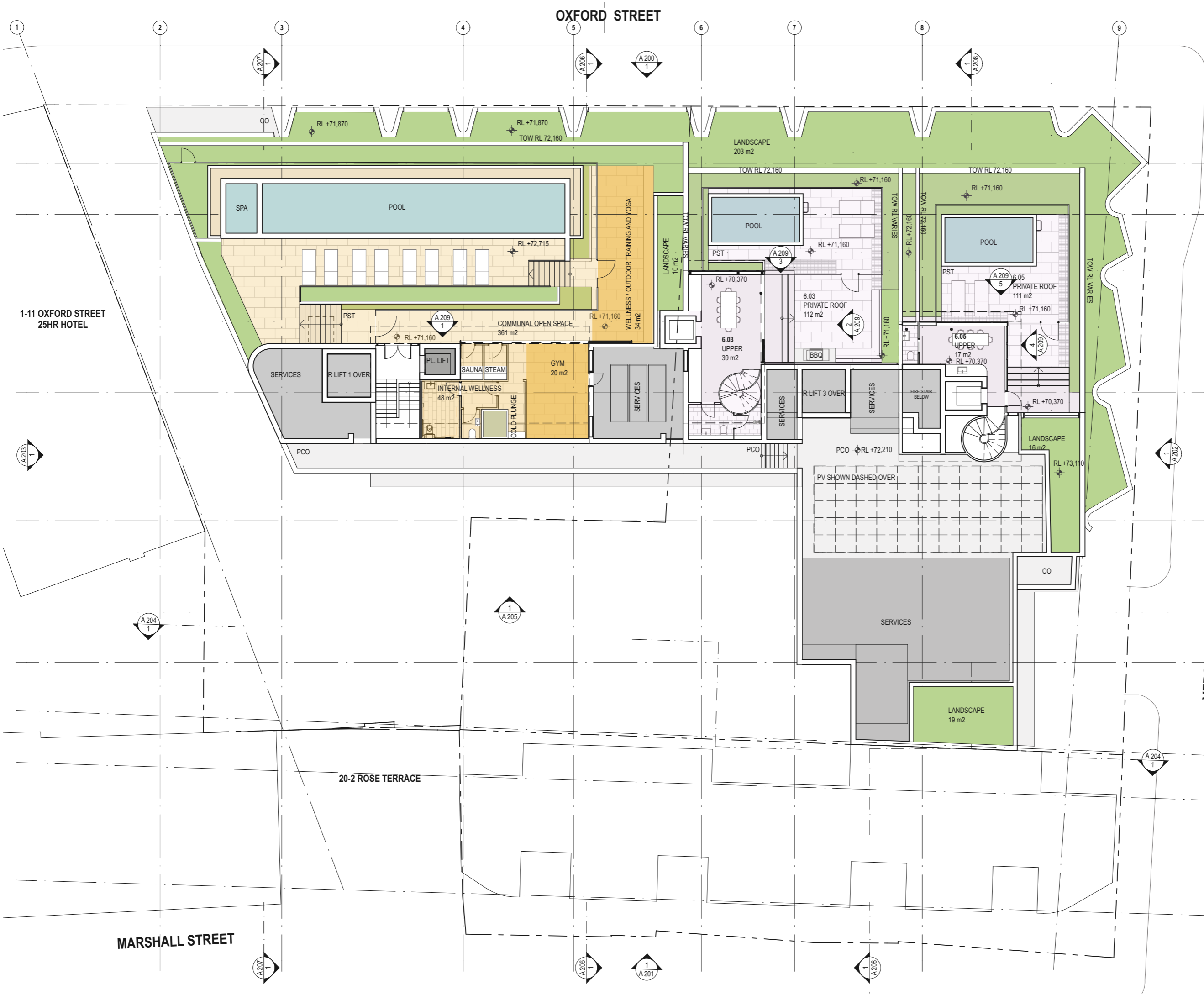
1-11 OXFORD STREET
25HR HOTEL

20-2 ROSE TERRACE

MARSHALL STREET

VERONA STREET

11.487
SETBACK TO 2 VERONA STREET BOUNDARY



DATE	REV	DESCRIPTION
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Job No.
 24026

Drawing Title
LEVEL 7 ROOFTOP FLOOR PLAN

Drawing No.
 A 111

Rev No.
 A

Drawn
 AM, IR, CY

Date
 7/4/2026

Checked
 TG

Scale
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Nominated Architects
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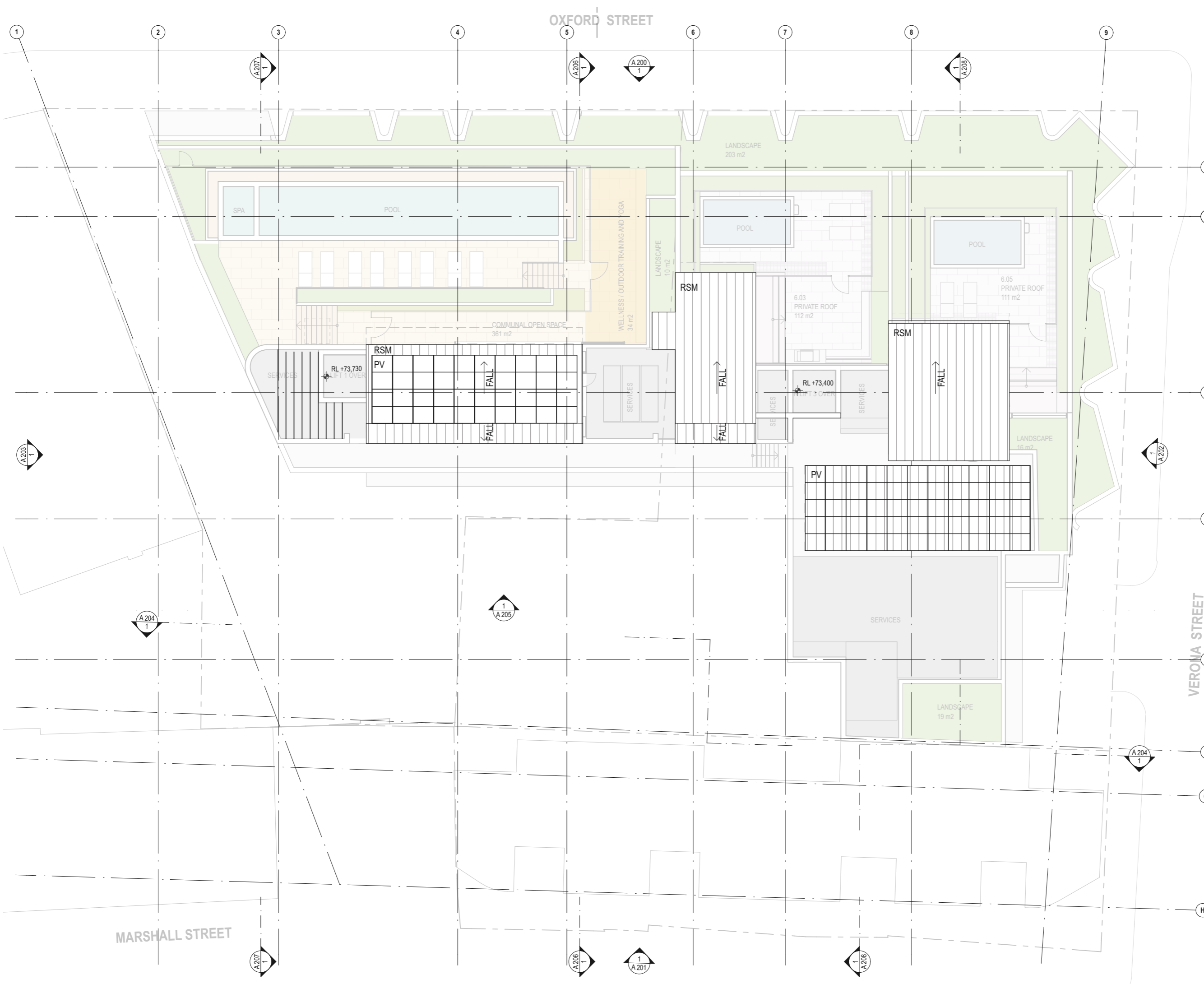
1-11 OXFORD STREET
25HR HOTEL

20-2 ROSE TERRACE

MARSHALL STREET

OXFORD STREET

VERONA STREET



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Drawing Title
ROOF PLAN

Drawing No.
 A 112

Rev No.
 A

Drawn
 AM, IR, CY

Date
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Scale
 0 2 4 8 m @A3
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Drawing Title
NORTH ELEVATION - OXFORD STREET

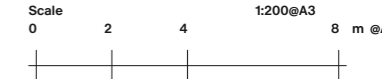
Drawing No.
A 200

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Date
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Verona, Paddington

Phase
SSDA

Job No.
24026

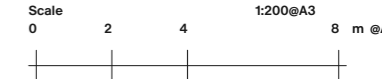


Drawing Title
SOUTH ELEVATION - MARSHALL STREET

Drawing No. **A 201** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

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17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Job No.
 24026

Drawing Title
EAST ELEVATION - VERONA STREET

Drawing No.
 A 202

Rev No.
 A

Drawn
 AM, IR, CY

Date
 10/4/2026

Checked
 TG

Scale
 1:200@A3
 0 2 4 8 m @A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Drawing Title
WEST ELEVATION

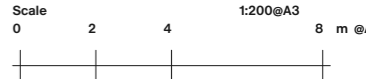
Drawing No.
A 203

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'.
NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM FROM NEAREST KNOWN POINT.



DATE	REV	DESCRIPTION
17/11/2025	-	For SSSA
10/4/2026	A	For SSSA

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Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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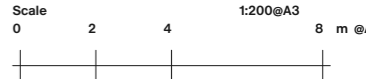
Job No.
24026

Drawing Title
NORTH ELEVATION AND SECTION - TERRACES

Drawing No. **A 204** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'.
NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM NEAREST KNOWN POINT.

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
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Job No.
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Drawing Title
SOUTH ELEVATION AND SECTION - COURTYARD

Drawing No.
A 205

Rev No.
A

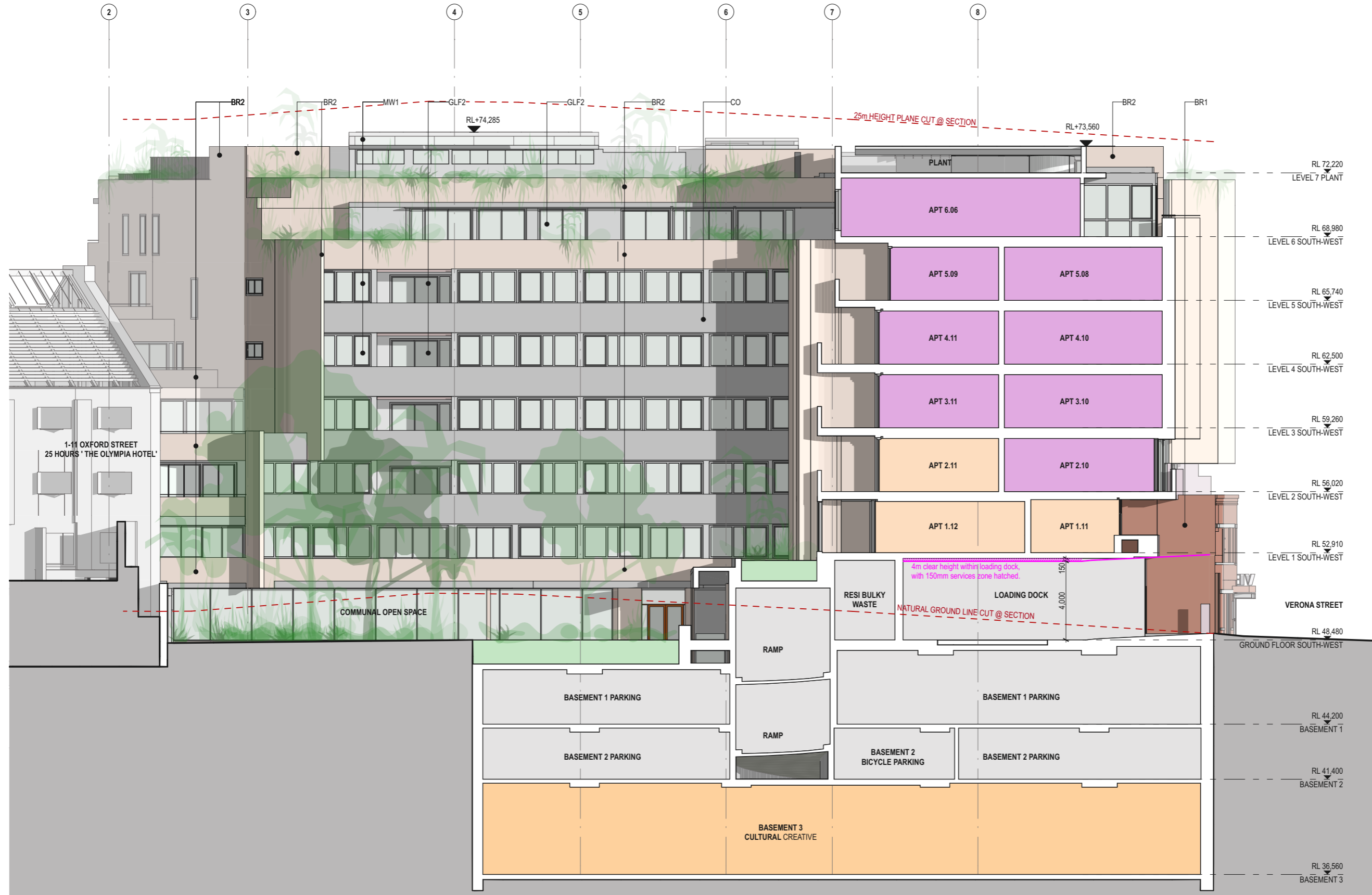
Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Scale
0 2 4 8 m @A3
1:200@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1-11 OXFORD STREET
25 HOURS 'THE OLYMPIA HOTEL'

COMMUNAL OPEN SPACE

25m HEIGHT PLANE CUT @ SECTION

4m clear height within loading dock,
with 150mm services zone hatched.

NATURAL GROUND LINE CUT @ SECTION

VERONA STREET

GROUND FLOOR SOUTH-WEST

RL 44,200
BASEMENT 1

RL 41,400
BASEMENT 2

RL 36,560
BASEMENT 3

BASEMENT 1 PARKING

BASEMENT 1 PARKING

BASEMENT 2 PARKING

BASEMENT 2 BICYCLE PARKING

BASEMENT 2 PARKING

BASEMENT 3
CULTURAL CREATIVE

RESI BULKY WASTE

LOADING DOCK

RAMP

RAMP

PLANT

APT 6.06

APT 5.09

APT 5.08

APT 4.11

APT 4.10

APT 3.11

APT 3.10

APT 2.11

APT 2.10

APT 1.12

APT 1.11

BR2

BR2

MW1

GLF2

GLF2

BR2

CO

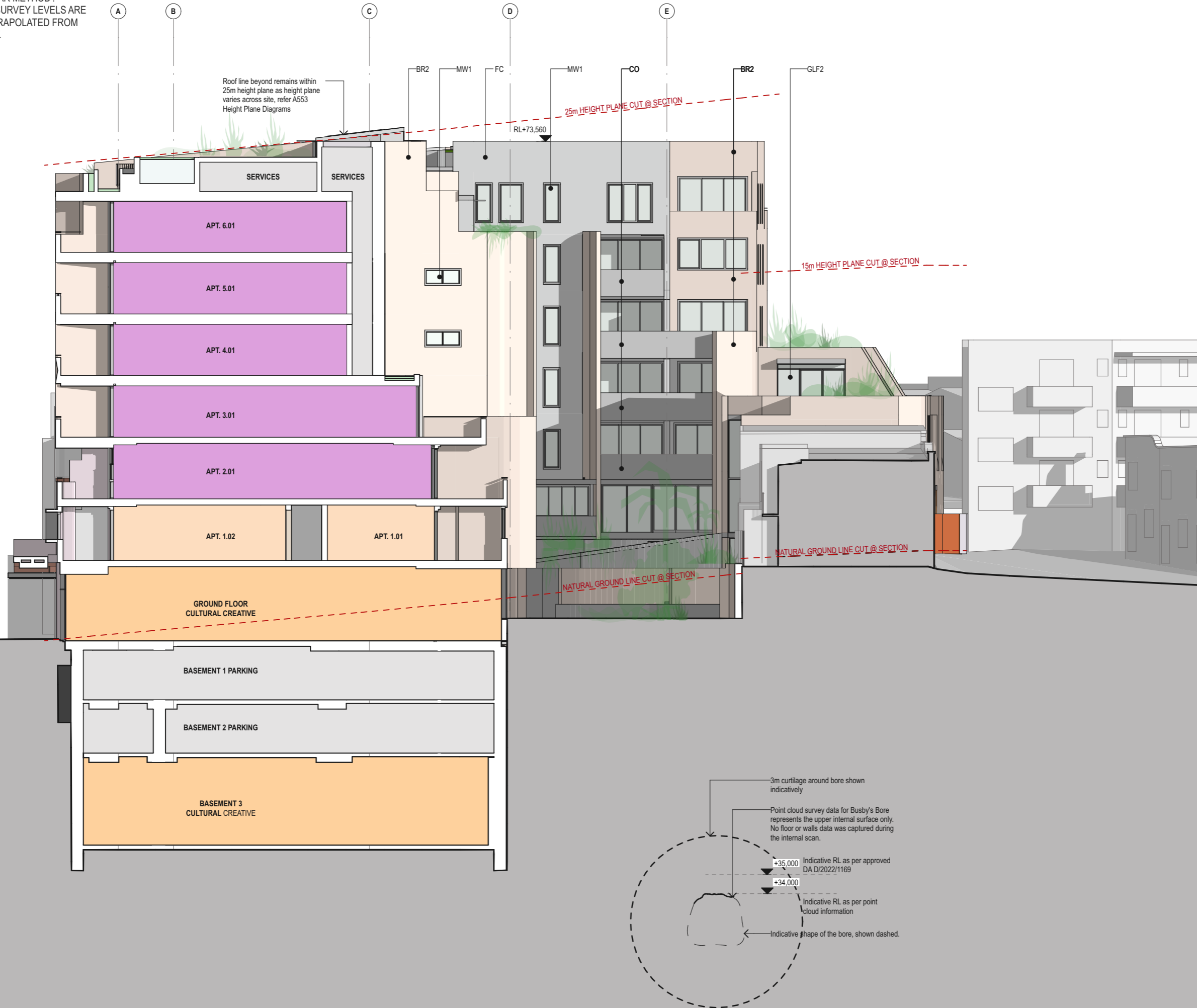
BR2

BR1

RL+74,285

RL+73,560

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'. NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM FROM NEAREST KNOWN POINT.



DATE	REV	DESCRIPTION
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Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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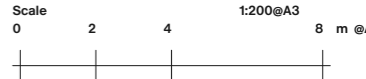
Job No.
24026

Drawing Title
SECTION - CULTURAL CREATIVE & COURTYARD

Drawing No. **A 207** Rev No. -

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
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Tim Greer NSW Registration 5603

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10/4/2026	-	For SSDA

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Job No.
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Drawing Title
SECTION - LOADING DOCK & TERRACES

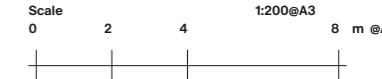
Drawing No.
A 208

Rev No.
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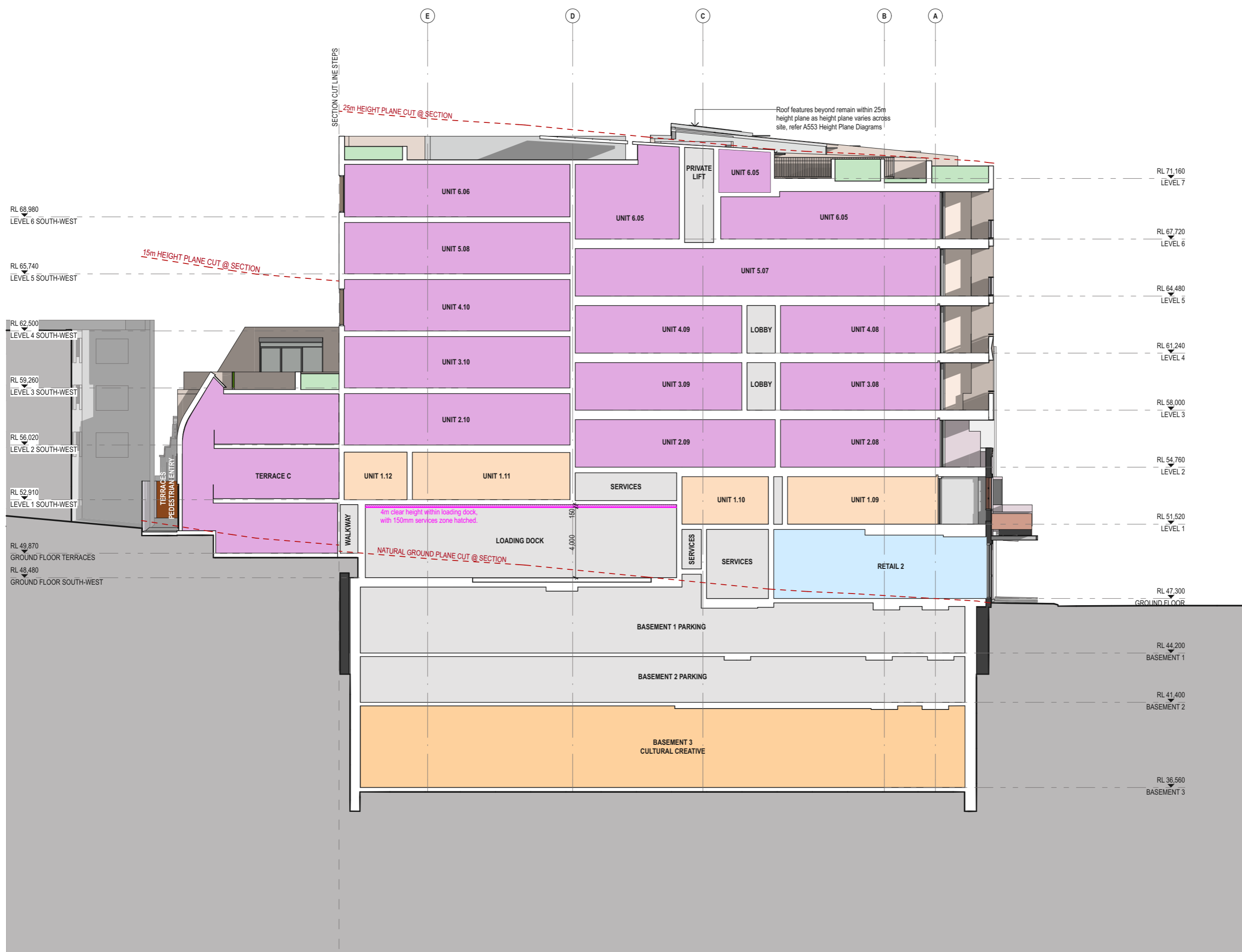
Drawn
AM, IR, CY

Date
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TG



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Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
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Drawing Title
ELEVATIONS - ROOFTOP STRUCTURES

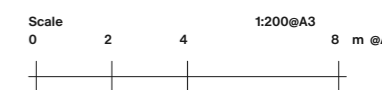
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Rev No.
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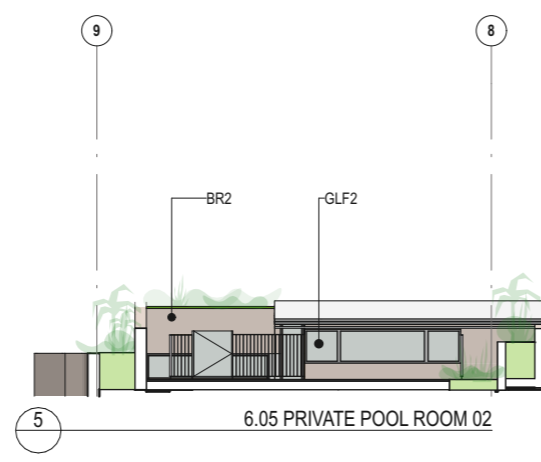
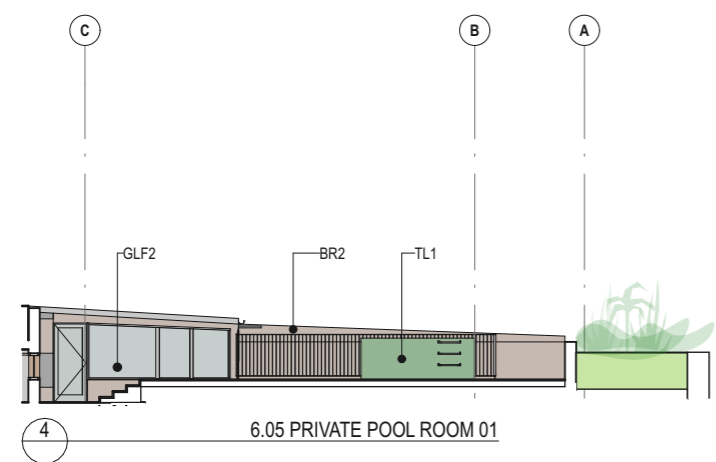
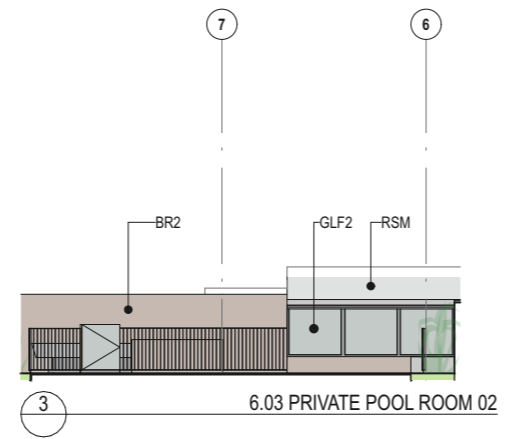
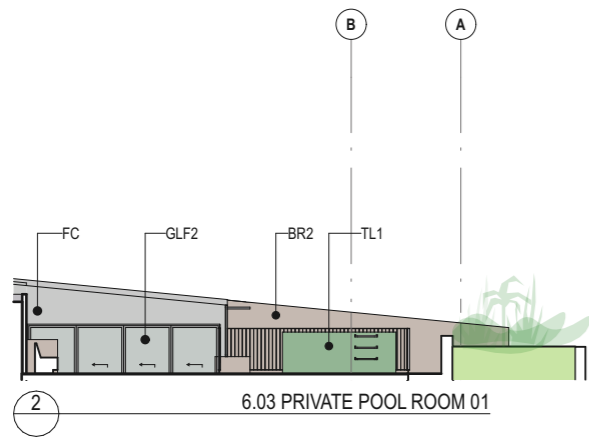
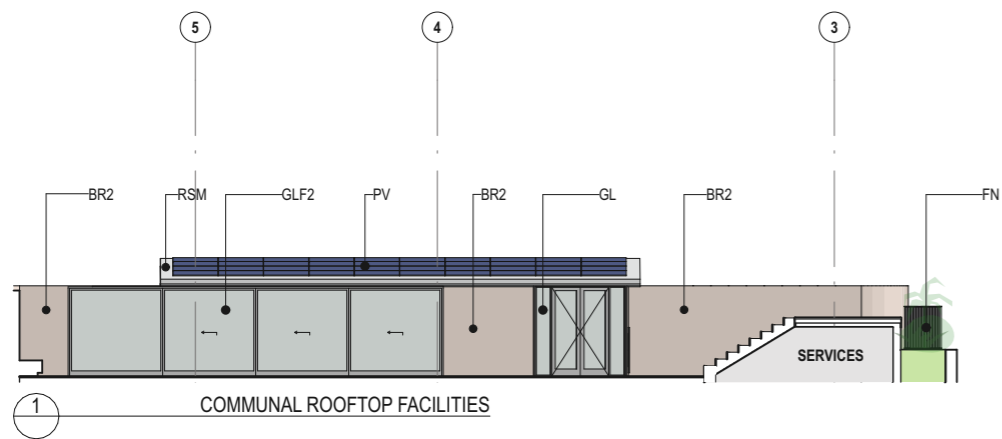
Drawn
AM, IR, CY

Date
10/4/2026

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Nominated Architects
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Tim Greer NSW Registration 5603



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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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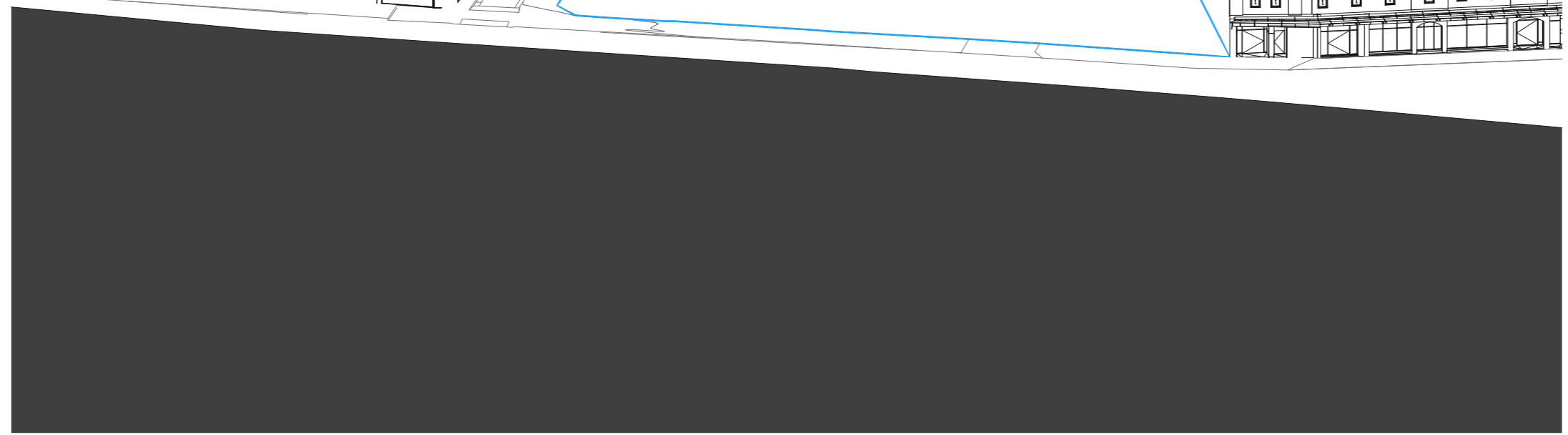
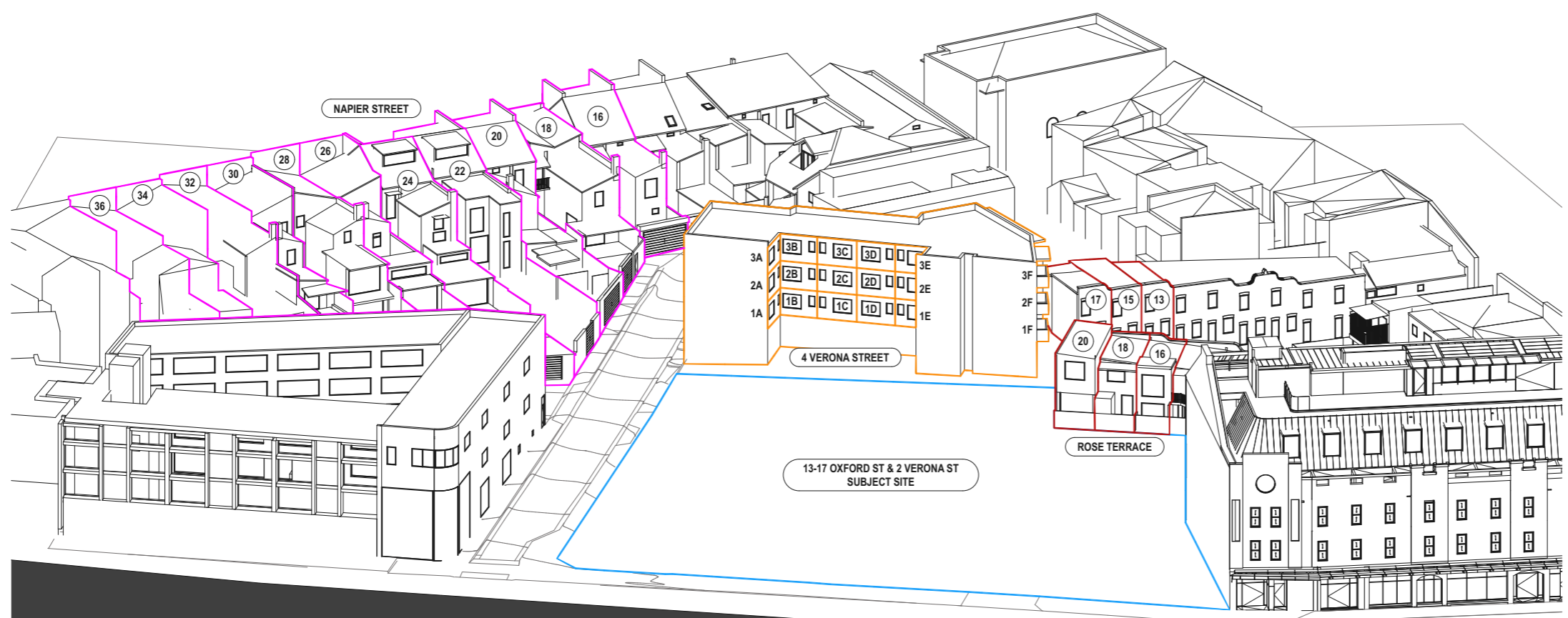
Drawing Title
**SOLAR ACCESS IMPACTED
PROPERTIES DIAGRAM**

Drawing No. Rev No.
A 400 **A**

Drawn Date
AM, IR, CY **10/4/2026**

Checked
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Nominated Architects
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Drawing Title
SHADOW DIAGRAMS 21st JUNE - 0900 AND 1000

Drawing No.
A 401

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 9AM



2 21 JUN 10AM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
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Drawing Title
**SHADOW DIAGRAMS 21st JUNE -
1030 AND 1100**

Drawing No. **A 402** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1030AM



2 21 JUN 1100AM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
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Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1130 AND 1200

Drawing No. **A 403** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1130AM



2 21 JUN 1200PM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1230 AND 1300

Drawing No. **A 404** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**

Scale **1:1000@A3**
0 10 20 40 m @A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1230PM



2 21 JUN 1300PM

LEGEND

	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

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Drawing Title
**SHADOW DIAGRAMS 21st JUNE -
1330 AND 1400**

Drawing No.
A 405

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1330PM



2 21 JUN 1400PM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSSA
10/4/2026	A	For SSSA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1500

Drawing No.
A 406

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1500PM

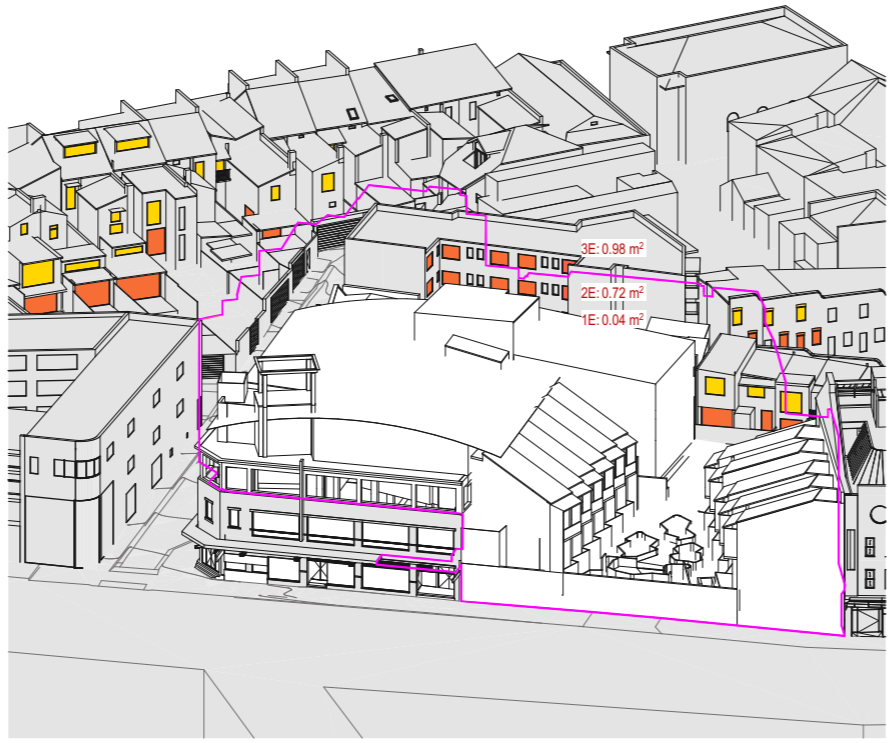
LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

NOTE: Under existing conditions during the Winter solstice, 4 Verona St Apartments 2E and 3E receive the minimum 1m2 at 9:00am, but less than 1m2 at 9:15am. Apartment 1E receives less than 1m2 at both times.

Overshadowing by the proposed development is permissible as they receive less than 1m2 of sun for the minimum period of 15 minutes per ADG requirements.



1 21 JUN 09AM EXISTING



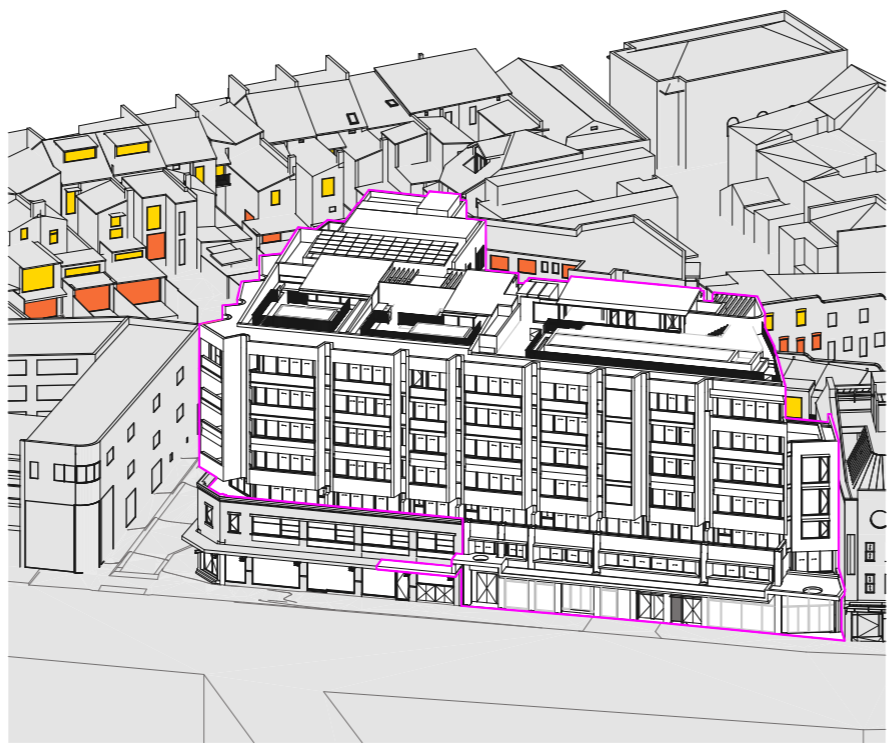
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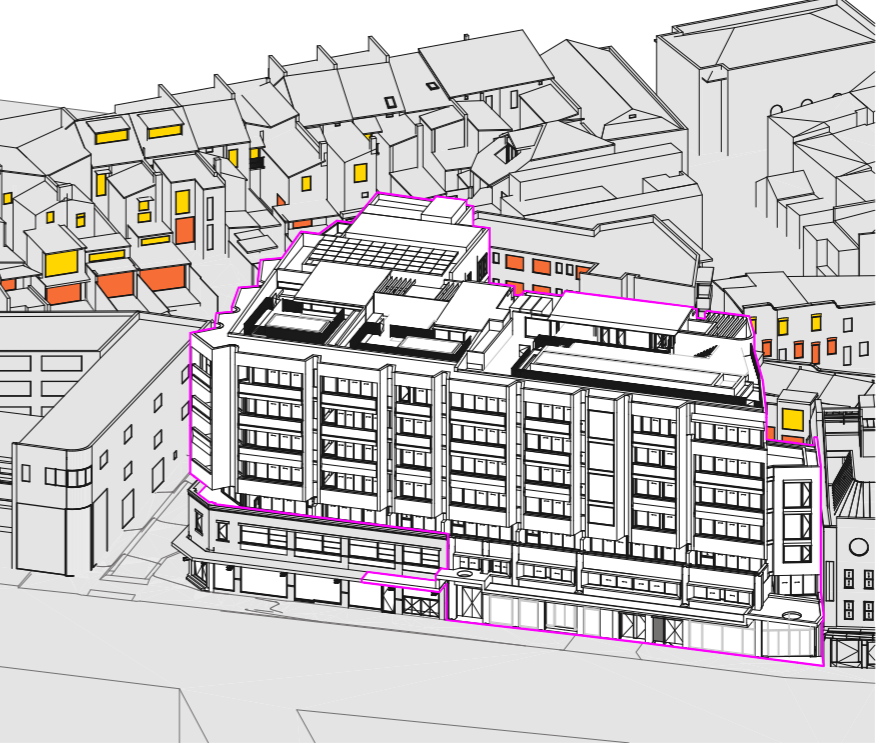
5 21 JUN 0930AM EXISTING



2 21 JUN 09AM PROPOSED



4 21 JUN 0915AM PROPOSED



6 21 JUN 0930AM PROPOSED

LEGEND

- LIVING ROOM WINDOW
- HABITABLE ROOM WINDOW
- OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 1

Drawing No.
A 407

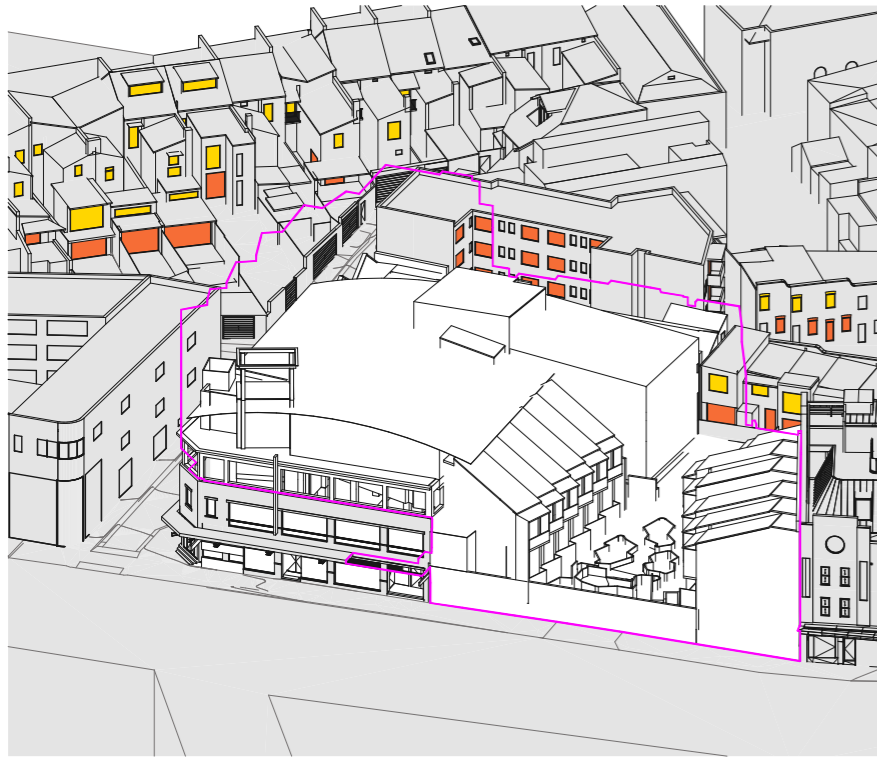
Rev No.
A

Drawn
AM, IR, CY

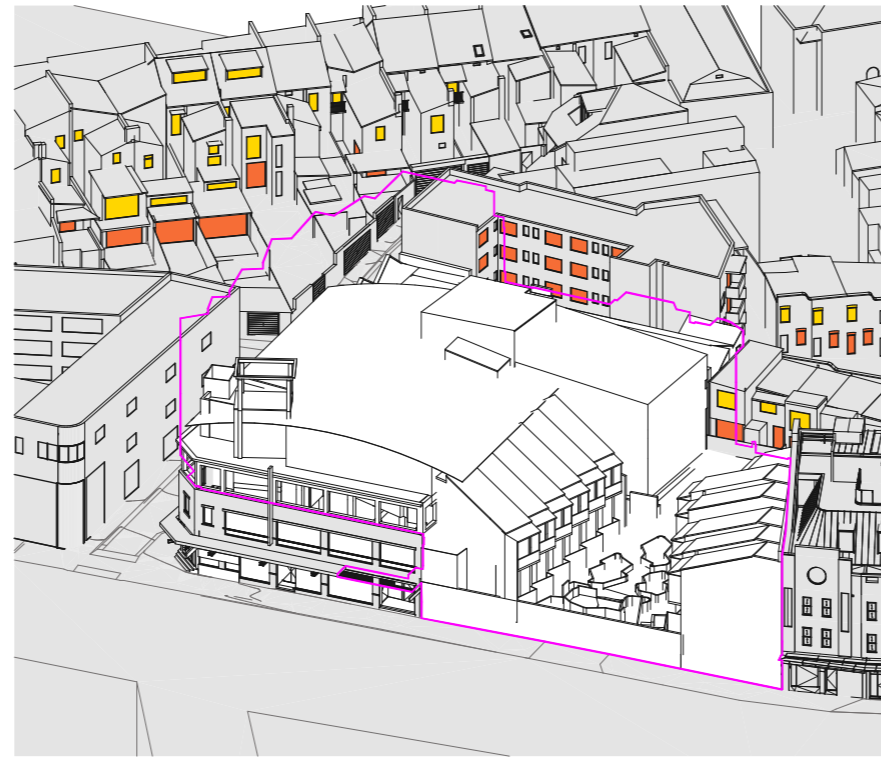
Date
10/4/2026

Checked
TG

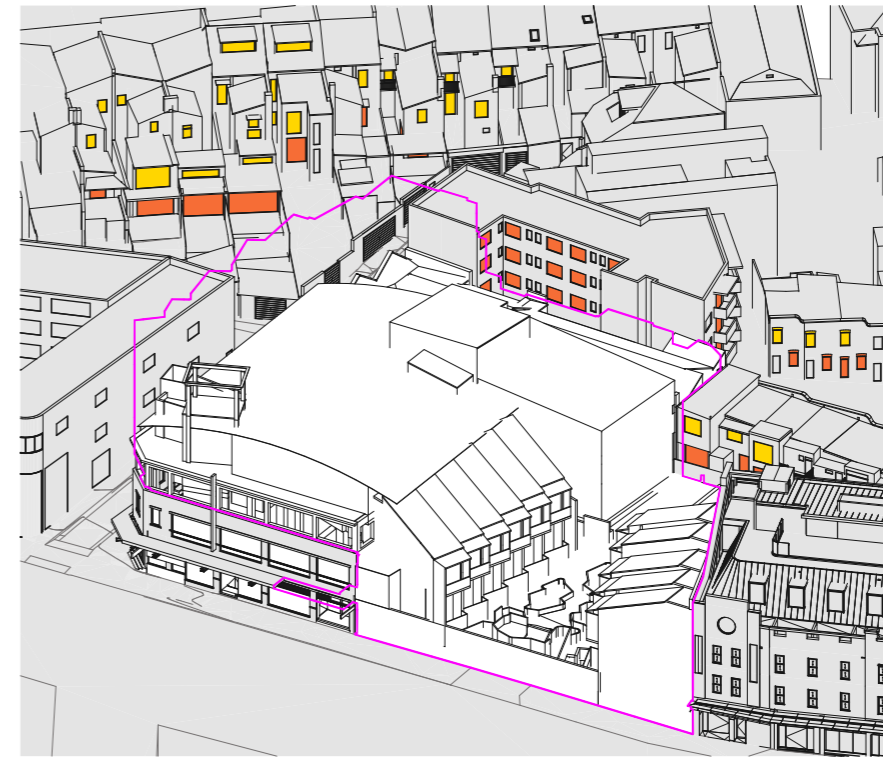
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



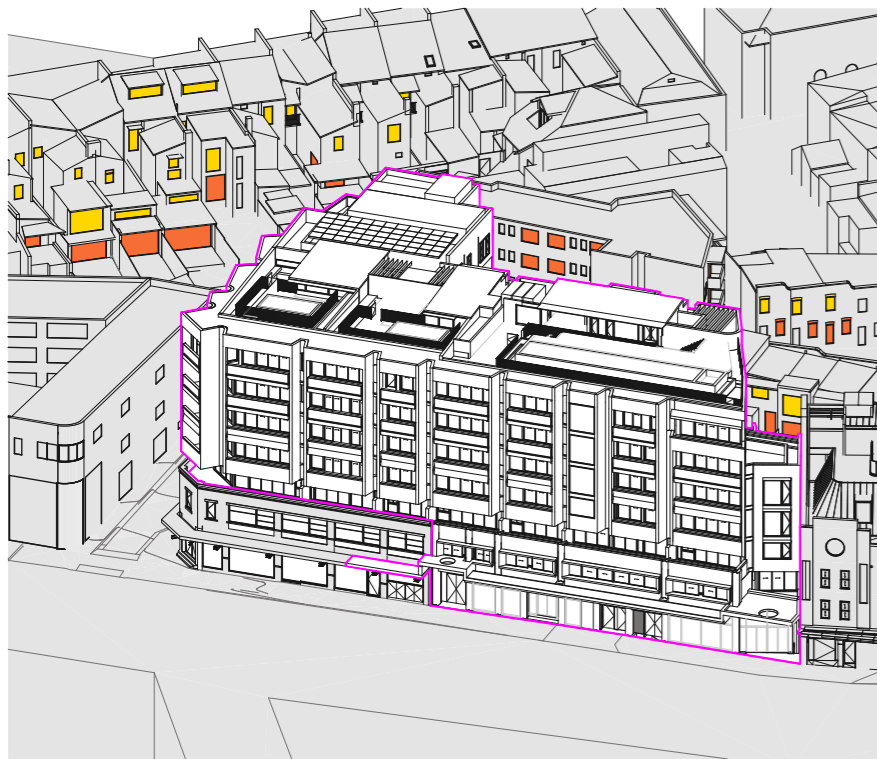
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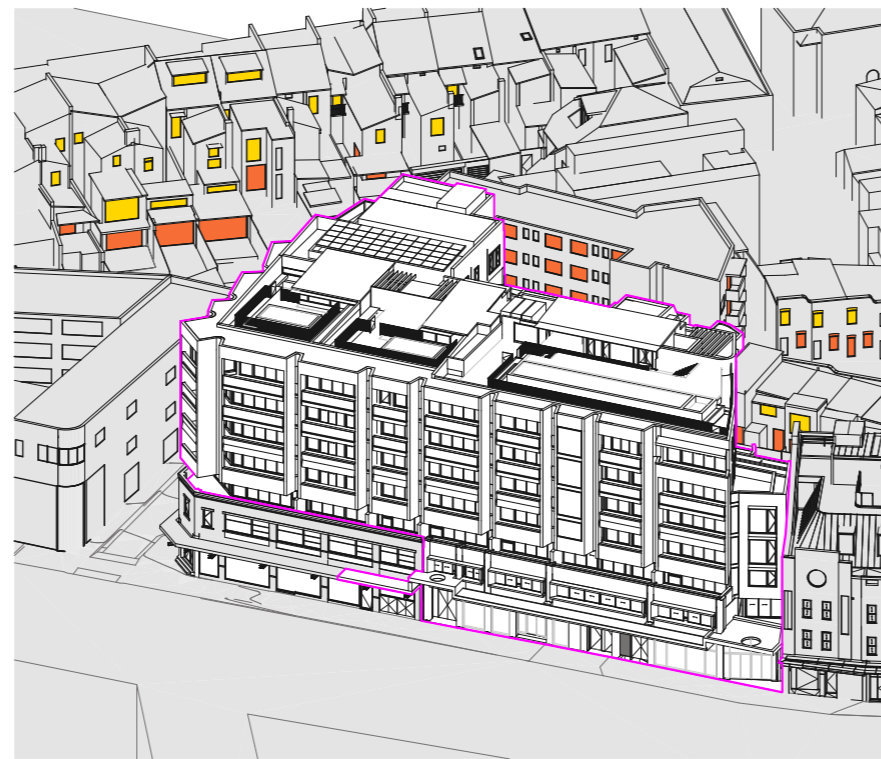
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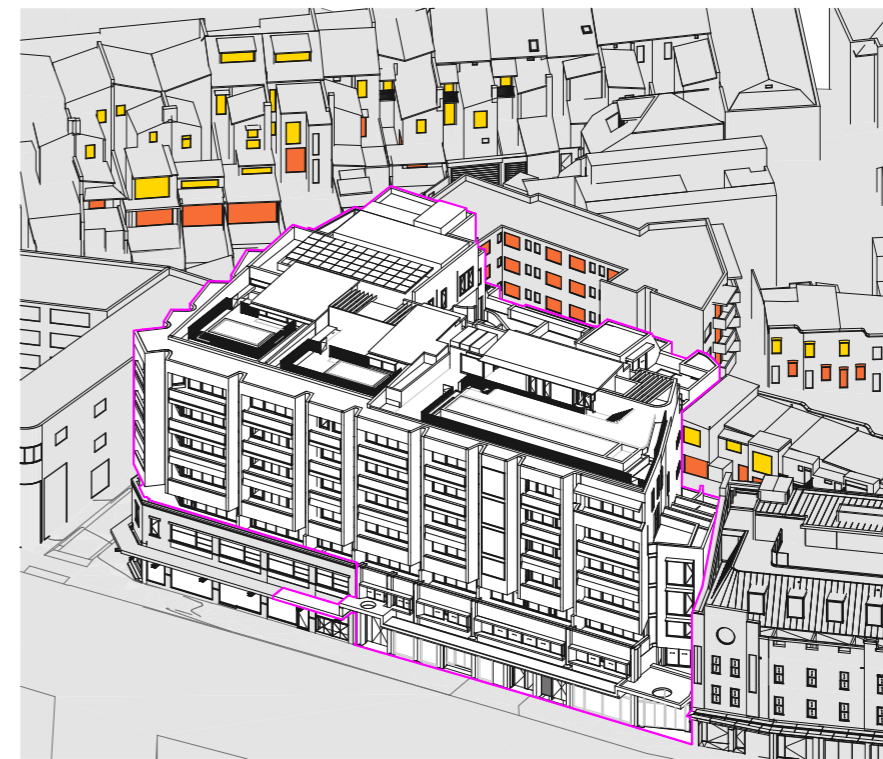
5 21 JUN 1030AM EXISTING



2 21 JUN 945AM PROPOSED



4 21 JUN 10AM PROPOSED



6 21 JUN 1030AM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

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Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 2

Drawing No.
A 408

Rev No.
A

Drawn
AM, IR, CY

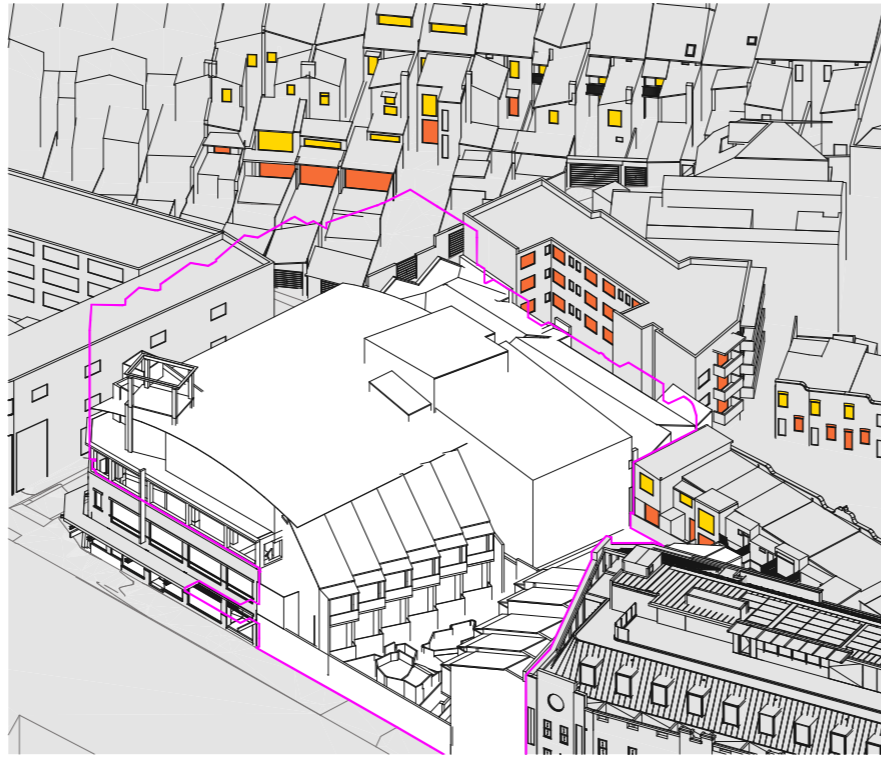
Date
10/4/2026

Checked
TG

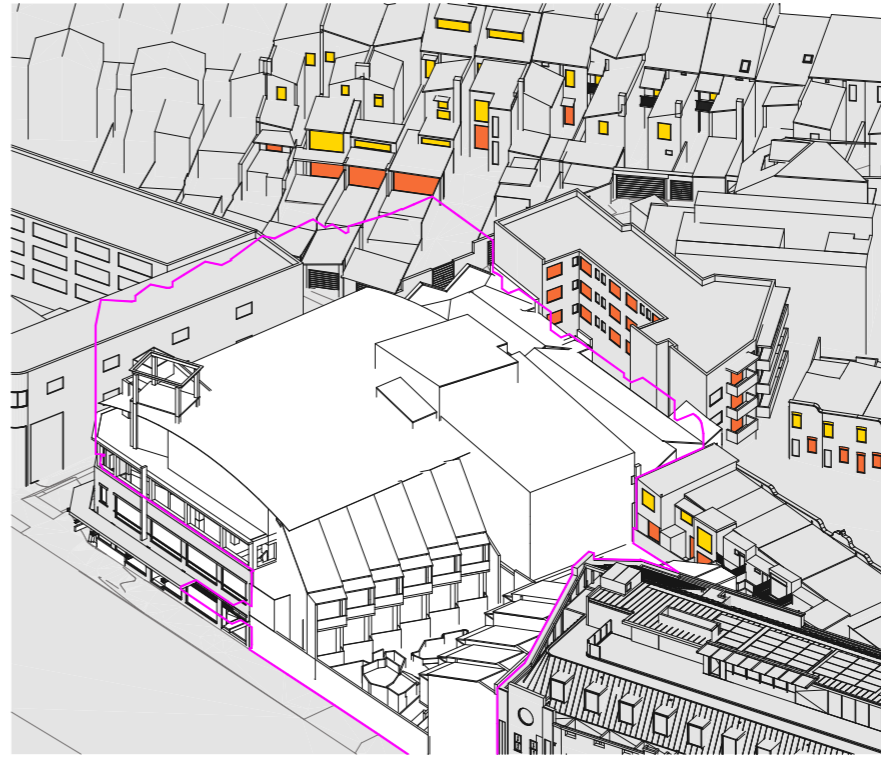
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



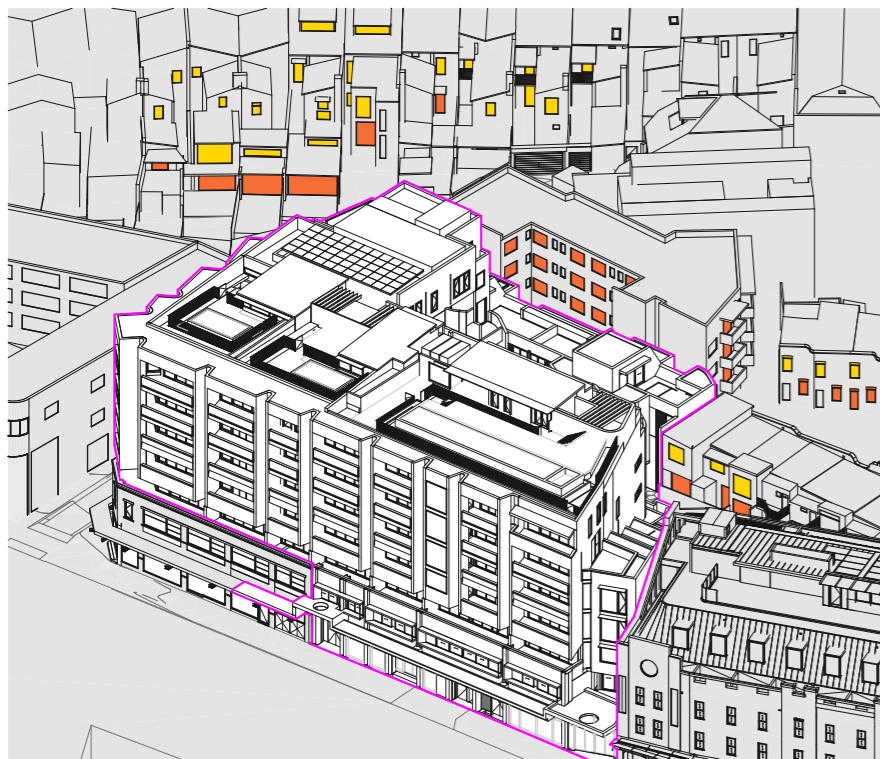
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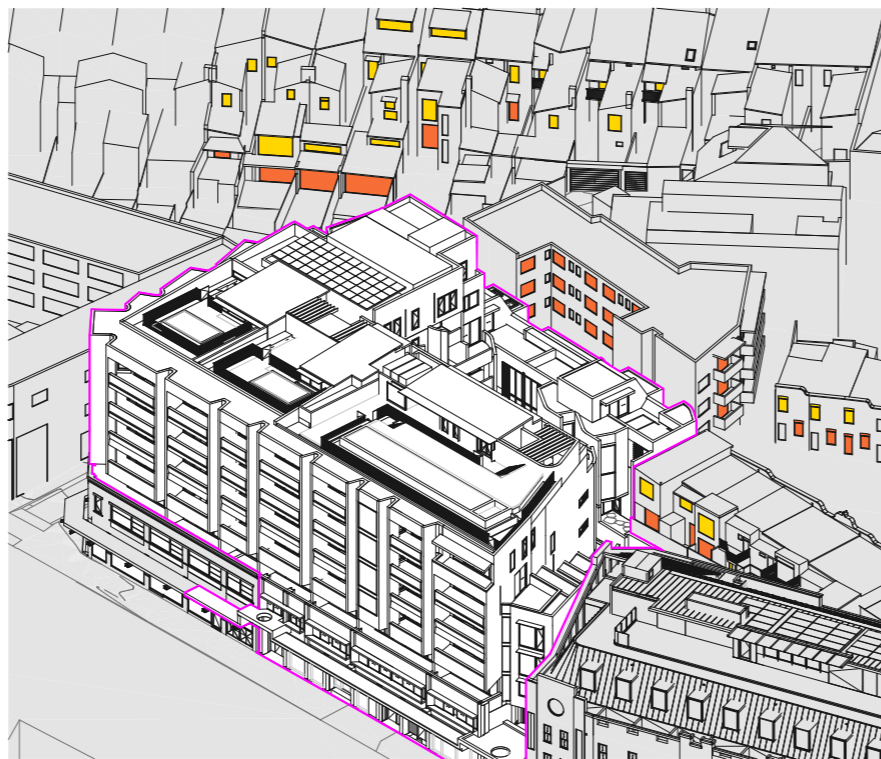
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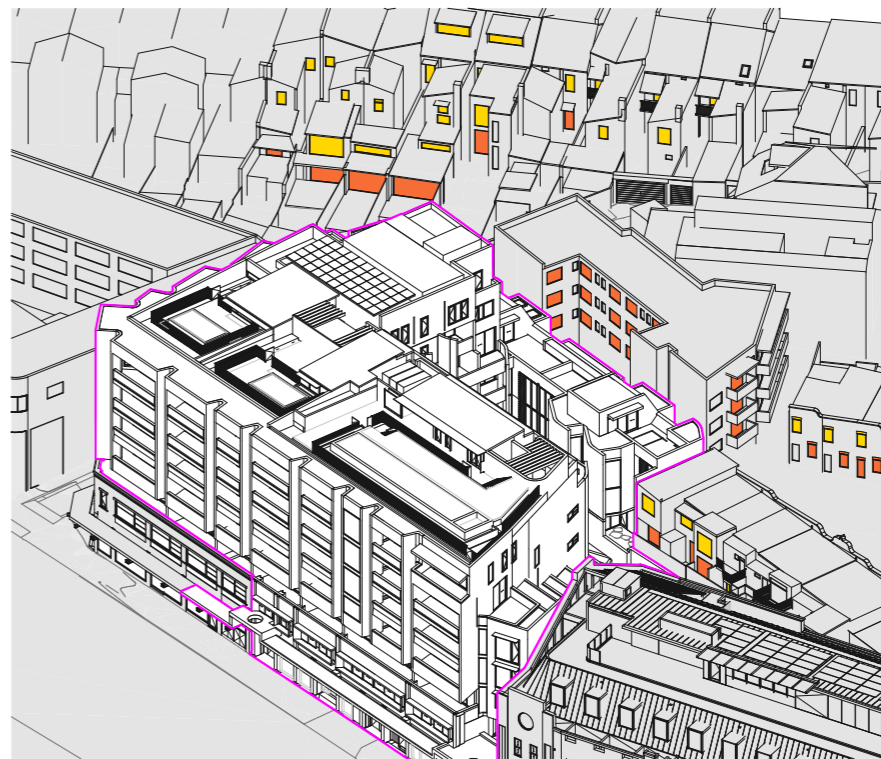
5 EOTS 21 JUN 1145AM EXISTING






2 21 JUN 11AM PROPOSED



4 21 JUN 1130AM PROPOSED



6 EOTS 21 JUN 1145AM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 3

Drawing No.
A 409
Rev No.
A

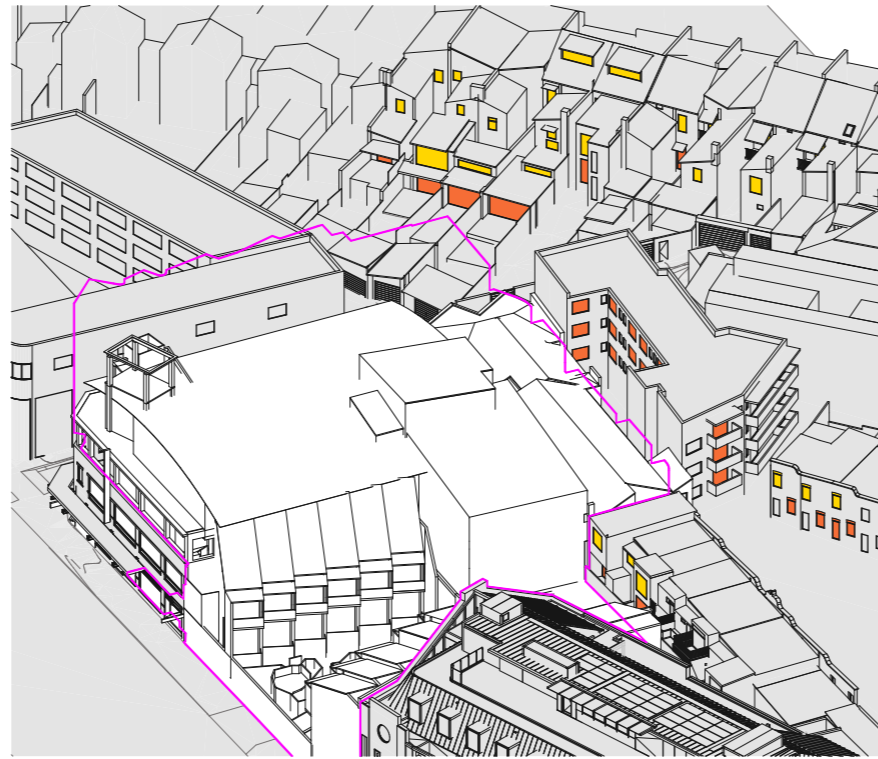
Drawn
AM, IR, CY
Date
10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



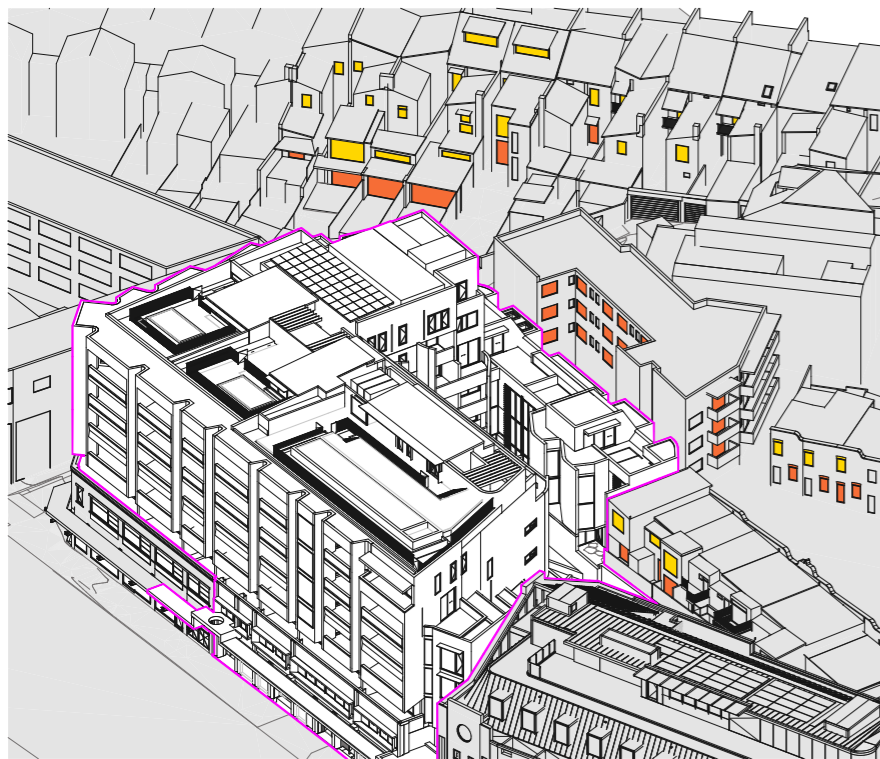
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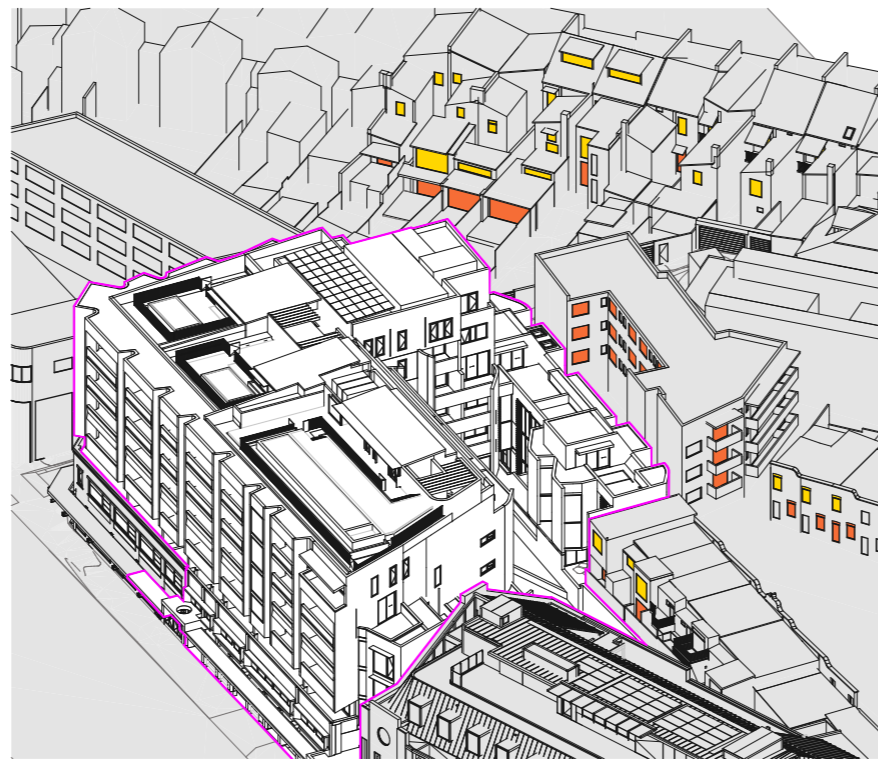
3 21 JUN 1230PM EXISTING



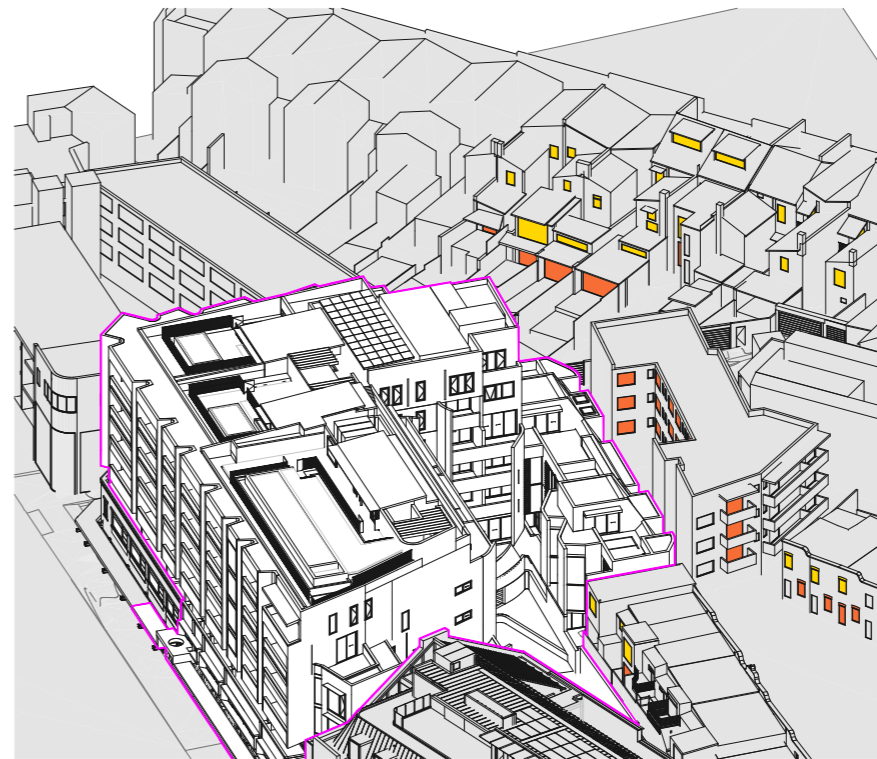
5 21 JUN 1PM EXISTING






2 21 JUN 12PM PROPOSED



4 21 JUN 1230PM PROPOSED



6 21 JUN 1PM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

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10/4/2026	A	For SSDA

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Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 4

Drawing No.
A 410

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

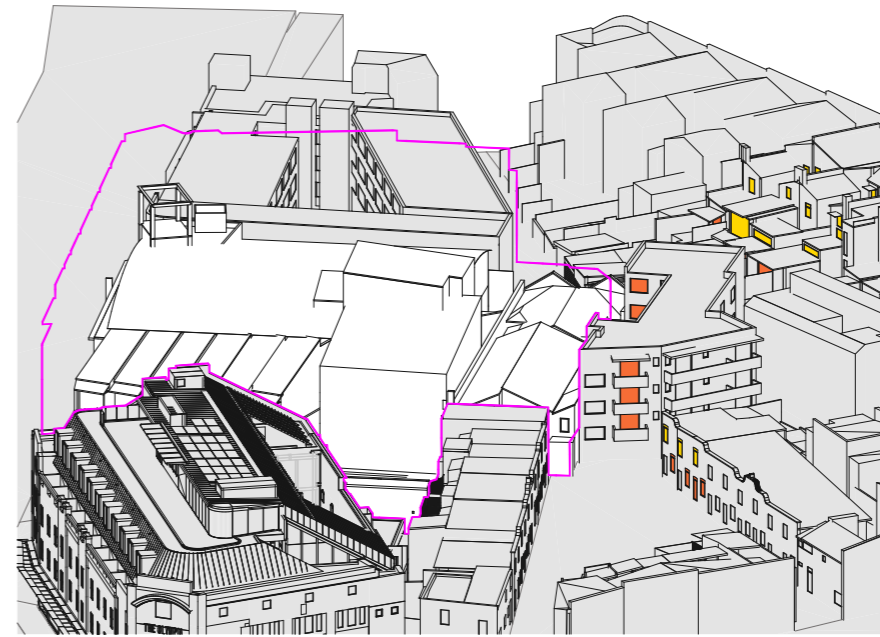
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



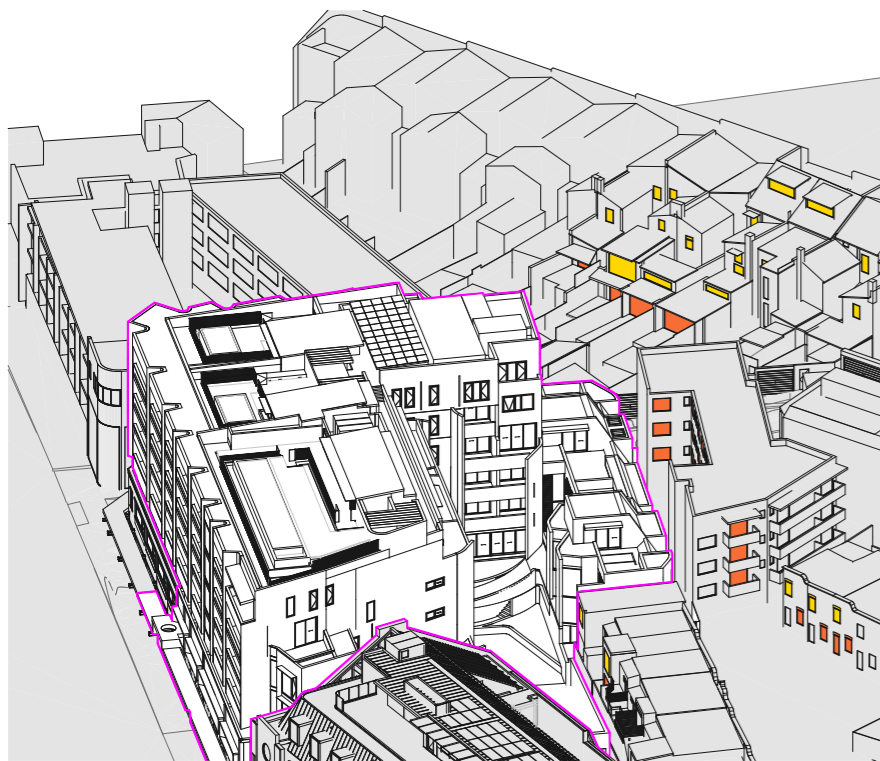
1 21 JUNE 130PM EXISTING



3 21 JUN 2PM EXISTING



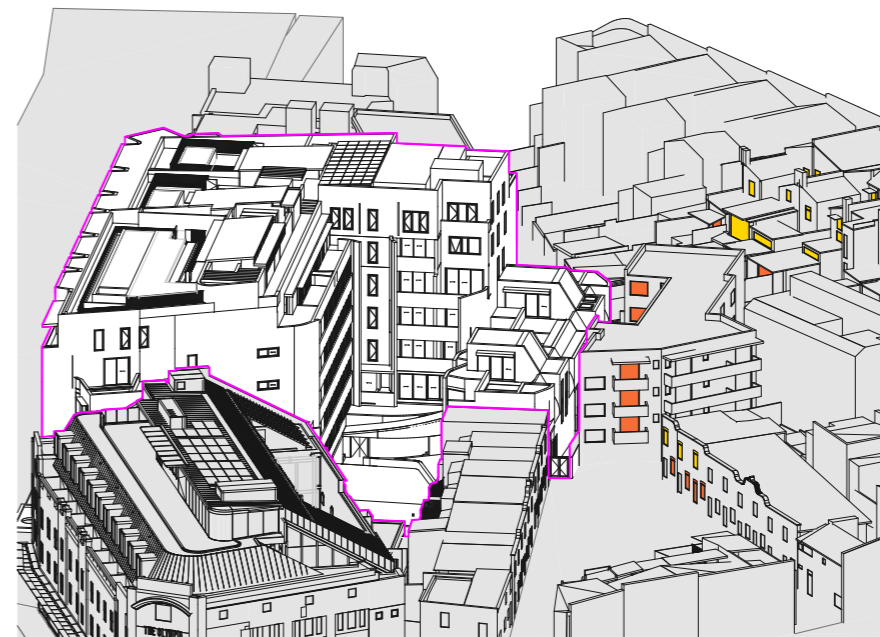
5 21 JUN 3PM EXISTING






2 21 JUNE 130PM PROPOSED



4 21 JUN 2PM PROPOSED



6 21 JUN 3PM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

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Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 5

Drawing No.
A 411

Rev No.
A

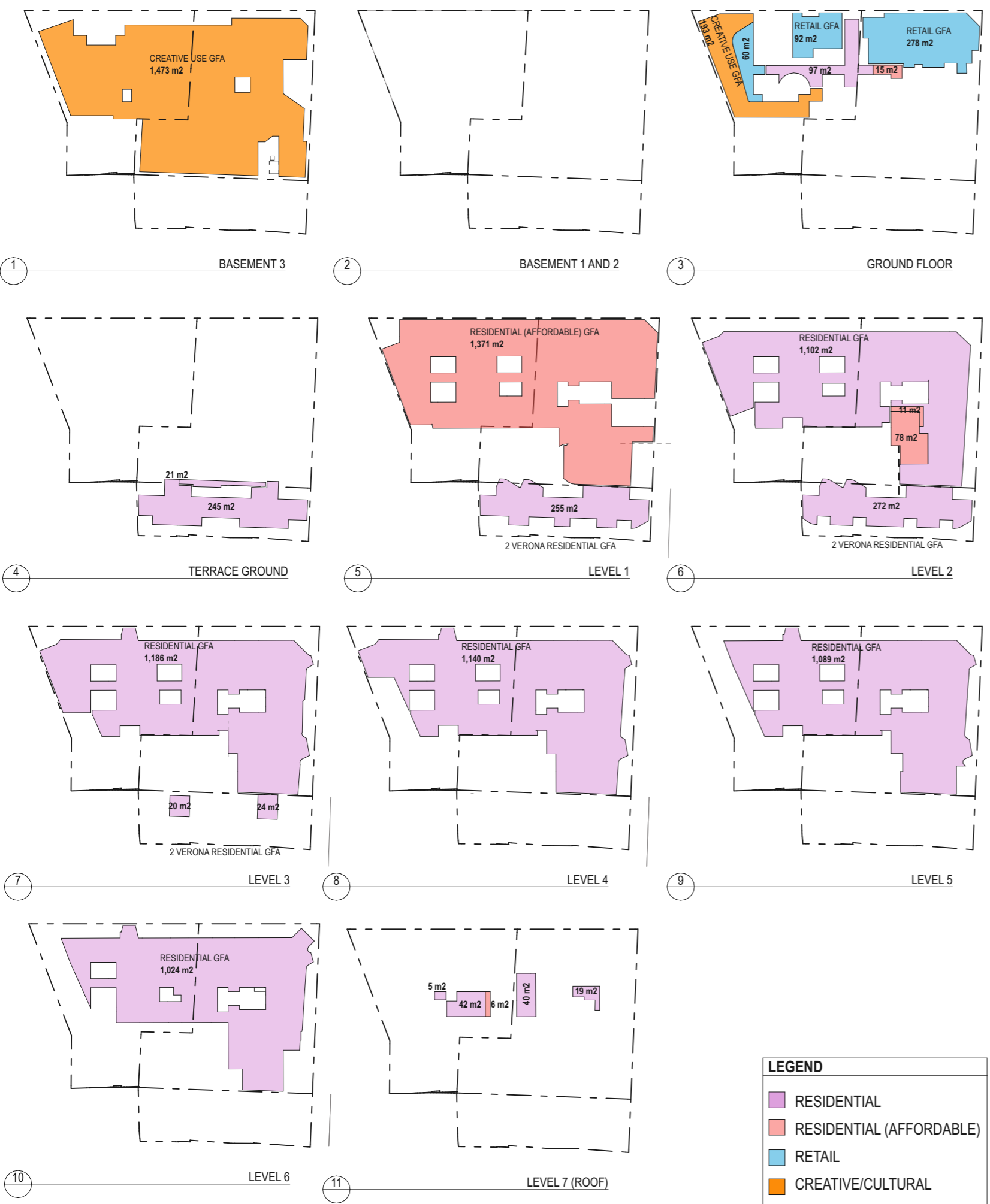
Drawn
AM, IR, CY

Date
10/4/2026

Checked
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA



LEGEND

- RESIDENTIAL
- RESIDENTIAL (AFFORDABLE)
- RETAIL
- CREATIVE/CULTURAL

PLANNING METRICS

SITE AREAS

17 Oxford St (Verona)	1,138 m ²
13-15 Oxford St	957 m ²
Total:	2,095 m²
2 Verona St	438 m ²
Total site area:	2,533 m²

REQUIRED PROVISIONS

CULTURAL CREATIVE PROVISION

Existing CCU:	624m ²
10% Proposed GFA:	1,016m ²
Total required:	1,640m²

LANDSCAPE & OPEN SPACE

DEEP SOIL	177m ²	REQUIRED AREA: 177m ²
LANDSCAPE	924m ²	REQUIRED AREA: 759m ² **
OPEN SPACE	672m ²	REQUIRED AREA: 633m ² ***
1,773 m²		

AFFORDABLE HOUSING PROVISION

SITE	AREA (m ²)	BASE + 25% FSR	RESULTANT GFA
13-17 OXFORD ST	2095m ²	4.3:1 + 25% = 5.375:1	11,261m ²
2 VERONA ST	438m ²	1:1 + 25% = 1.25:1	547m ²
MAXIMUM PERMITTED GFA			11,808m ²
REQUIRED AFFORDABLE HOUSING PROVISION			1,476m²

PROPOSAL GFA

13-17 OXFORD ST GFA

TYPE	AREA (m ²)
CREATIVE USE GFA	1,666m ²
RESIDENTIAL (AFFORDABLE) GFA	1,481m ²
RESIDENTIAL GFA	5,765m ²
RETAIL GFA	430m ²
TOTAL	9,342 m²

2 VERONA ST GFA

TYPE	AREA
2 VERONA RESIDENTIAL GFA	816m ²
TOTAL	816 m²

PROPOSED FSR = 9,342/2095 = 4.5:1

PROPOSED FSR = 815/438 = 1.9:1

TOTAL COMBINED GFA = 10,158m²
TOTAL COMBINED FSR = 4.0:1

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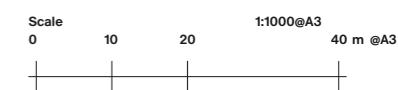
Job No.
24026

Drawing Title
GFA DIAGRAMS

Drawing No. **A 500** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked **TG**



Nominated Architects
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Tim Greer NSW Registration 5603

*7% of site area required as per the ADG. **30% of site area required. ***25% of site area required.

DATE	REV	DESCRIPTION
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Planner
Urbanis

Civil + Stormwater
Telford Civil

Landscape Architect
Wyer & Co

Geotech
EI Australia

Structure
Northop

BCA
BCAlign

Building Services
O&S Consulting

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Job No.
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Drawing Title
TOTAL FLOOR AREA

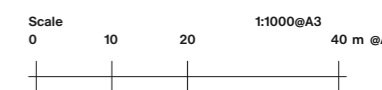
Drawing No.
A 501

Rev No.
-

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AM, IR, CY

Date
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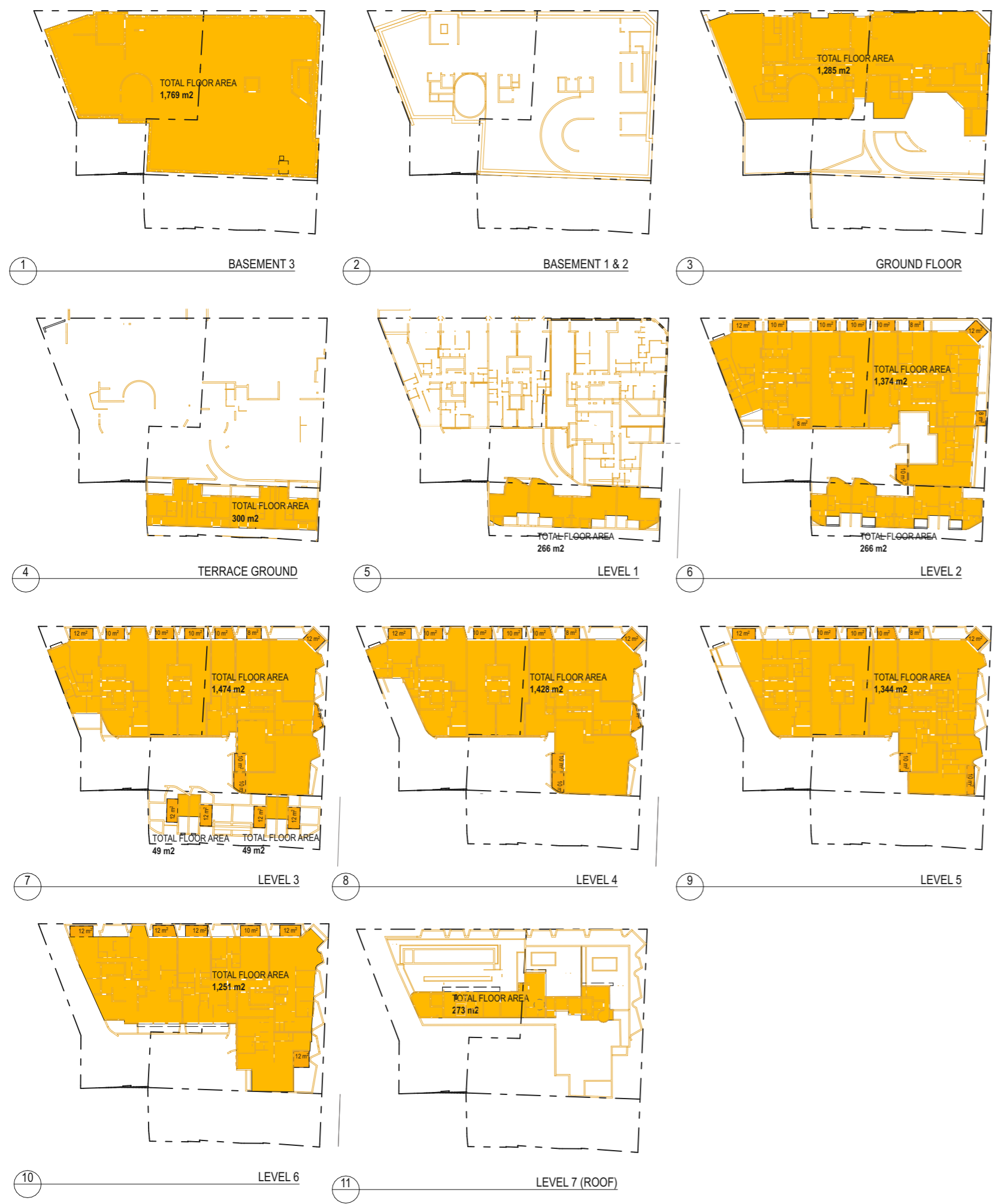
TOTAL FLOOR AREA

7.13 Contribution for purpose of affordable housing
Clause (6)
total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following

- (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
- (b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,
- (c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,
- (d) space for the loading and unloading of goods,
- (e) the floor area of a building, including balconies, that is—
 - (i) on land in Zone E4 General Industrial, or
 - (ii) used to provide affordable housing or public housing, or
 - (iii) used for the purpose of community facilities.

TFA SCHEDULE

LEVEL	TYPE	AREA (m2)
BASEMENT 3	TOTAL FLOOR AREA	1,769
GROUND FLOOR	TOTAL FLOOR AREA	1,285
TERRACE GROUND	TOTAL FLOOR AREA	300
LEVEL 1	TOTAL FLOOR AREA	266
LEVEL 2	TOTAL FLOOR AREA	1,640
LEVEL 3	TOTAL FLOOR AREA	1,572
LEVEL 4	TOTAL FLOOR AREA	1,428
LEVEL 5	TOTAL FLOOR AREA	1,343
LEVEL 6	TOTAL FLOOR AREA	1,251
LEVEL 7	TOTAL FLOOR AREA	273
		11,127 m²



DATE	REV	DESCRIPTION
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Verona, Paddington

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Job No.
24026

Drawing Title
OPEN SPACE DIAGRAMS

Drawing No.
A 502

Drawn
AM, IR, CY

Checked
TG

Scale
0 10 20 40 m @A3
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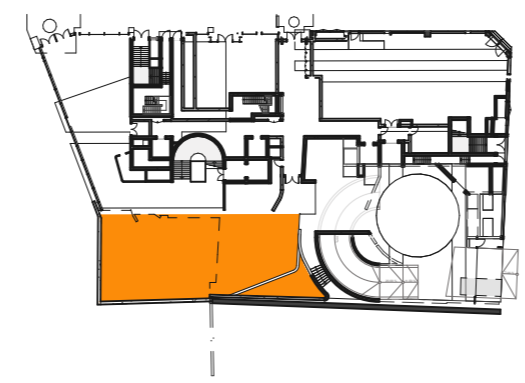
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

COMMUNAL OPEN SPACE

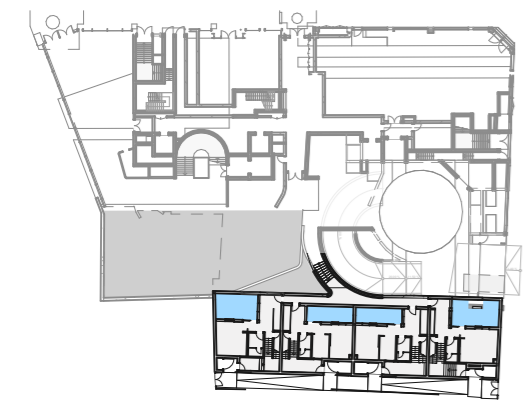
COMMUNAL OPEN SPACE		
LEVEL	TYPE	AREA (m2)
GROUND FLOOR	COMMUNAL OPEN SPACE	311
LEVEL 7	COMMUNAL OPEN SPACE	361
		672 m²

PRIVATE OPEN SPACE

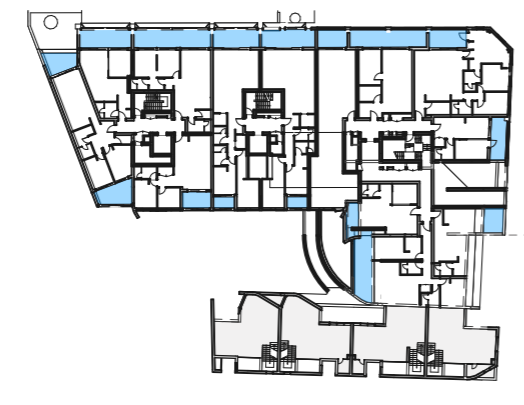
PRIVATE OPEN SPACE SCHEDULE		
LEVEL	TYPE	AREA (m2)
TERRACE GROUND	PRIVATE GARDEN	65
TERRACE GROUND	TERRACE A OUTDOOR	19
TERRACE GROUND	TERRACE B OUTDOOR	10
TERRACE GROUND	TERRACE C OUTDOOR	13
TERRACE GROUND	TERRACE D OUTDOOR	20
LEVEL 1	BALCONY	11
LEVEL 1	WINTERGARDEN	195
LEVEL 2	BALCONY	223
LEVEL 3	BALCONY	185
LEVEL 3	TERRACE A OUTDOOR	23
LEVEL 3	TERRACE B OUTDOOR	26
LEVEL 3	TERRACE C OUTDOOR	27
LEVEL 3	TERRACE D OUTDOOR	25
LEVEL 4	BALCONY	183
LEVEL 5	BALCONY	186
LEVEL 6	BALCONY	209
LEVEL 7	PRIVATE ROOF	223
		1,643 m²



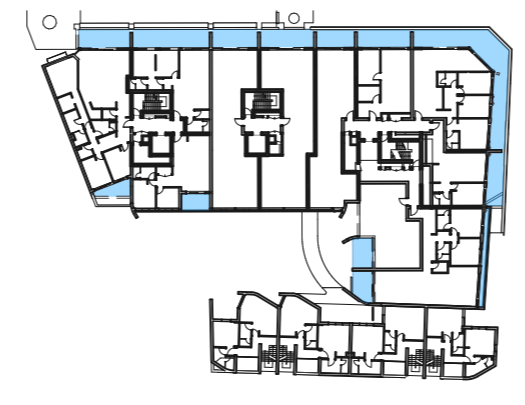
1 GROUND FLOOR



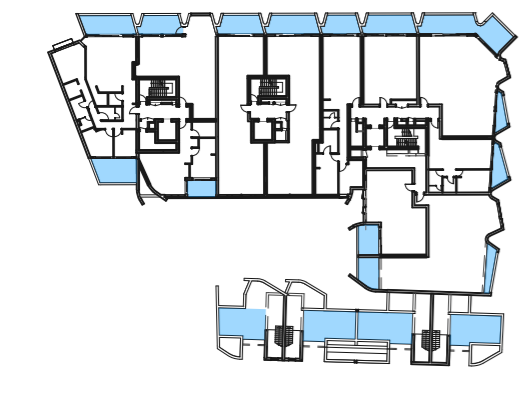
2 TERRACE GROUND



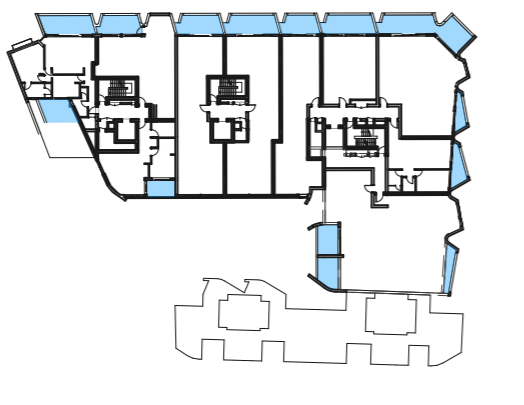
3 LEVEL 1



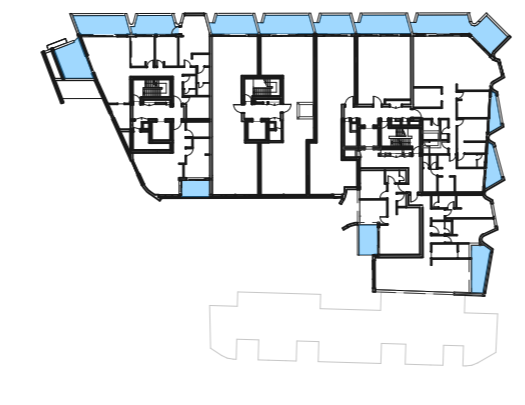
4 LEVEL 2



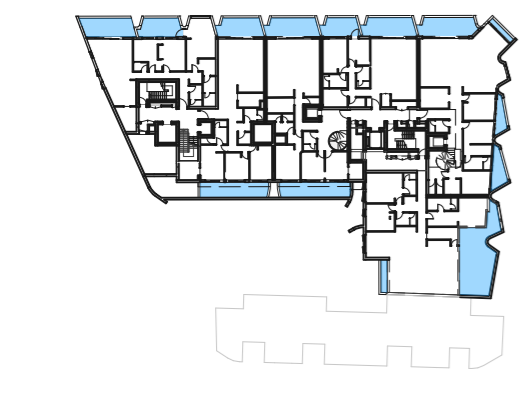
5 LEVEL 3



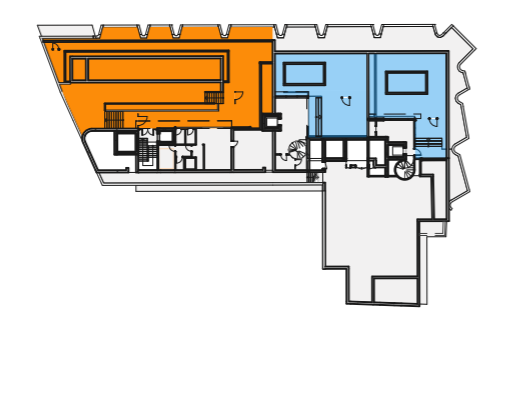
6 LEVEL 4



7 LEVEL 5





8 LEVEL 6

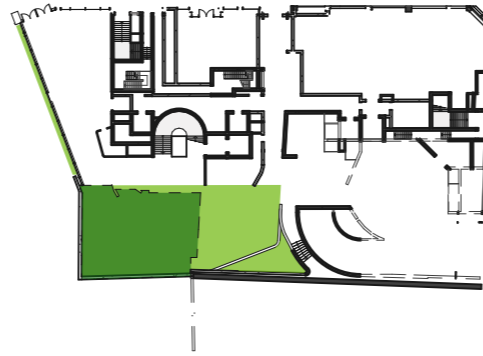


9 LEVEL 7 (ROOF)

LEGEND

- PRIVATE OPEN SPACE
- COMMUNAL OPEN SPACE

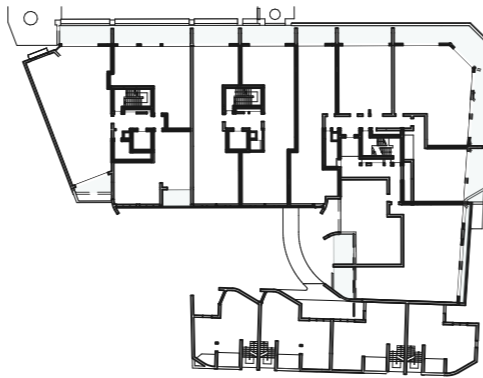
LEGEND	
	LANDSCAPE
	DEEP SOIL



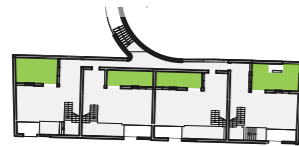
1 GROUND FLOOR



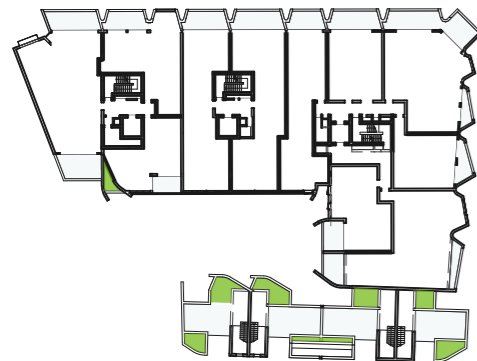
3 LEVEL 1



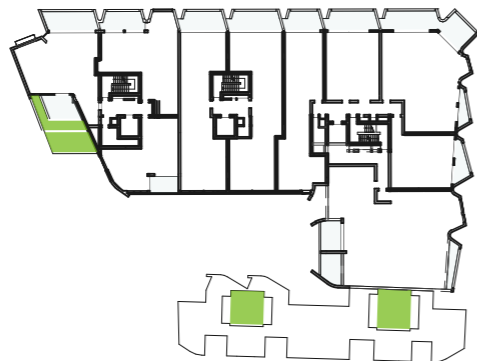
4 LEVEL 2



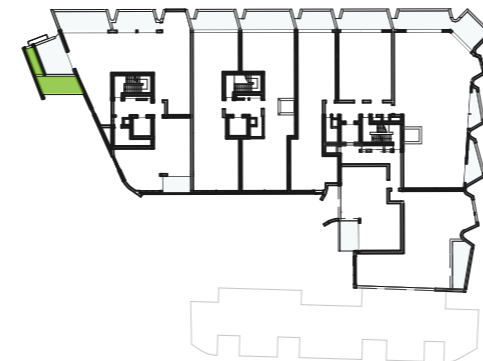
2 TERRACE GROUND



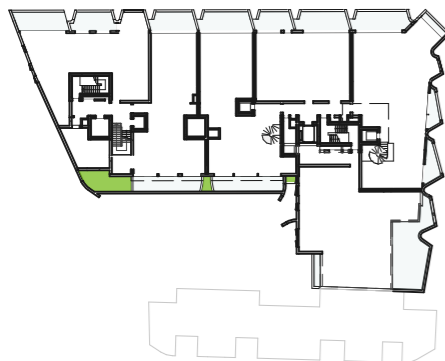
5 LEVEL 3



6 LEVEL 4



7 LEVEL 5



8 LEVEL 6



9 LEVEL 7 (ROOF)

LANDSCAPE SCHEDULE

LEVEL	CATEGORY	AREA (m ²)
GROUND FLOOR	LANDSCAPE	323
TERRACE GROUND	LANDSCAPE	65
LEVEL 1	LANDSCAPE	36
LEVEL 3	LANDSCAPE	54
LEVEL 4	LANDSCAPE	69
LEVEL 5	LANDSCAPE	16
LEVEL 6	LANDSCAPE	18
LEVEL 7	LANDSCAPE	343

924 m²

REQUIRED AREA: 759m²

DEEP SOIL SCHEDULE

LEVEL	CATEGORY	AREA (m ²)
GROUND FLOOR	DEEP SOIL	177

177 m²

REQUIRED AREA: 177m²

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA

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Landscape Architect Wyer & Co Geotech EI Australia

Structure Northop BCA BCAIign

Building Services O&S Consulting Traffic JMT Consulting

Basix + ESD Credwell Waste Elephants Foot

Fire + Acoustic E-Lab Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
LANDSCAPE DIAGRAMS

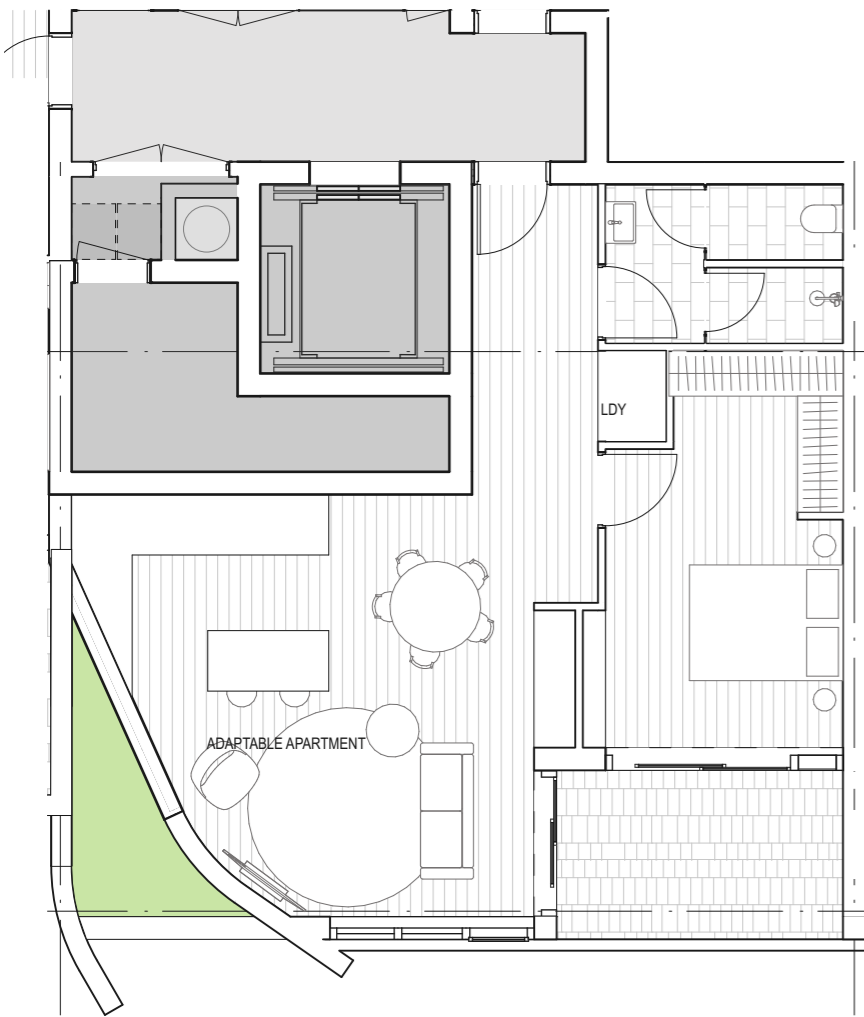
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Drawn AM, IR, CY Date 10/4/2026

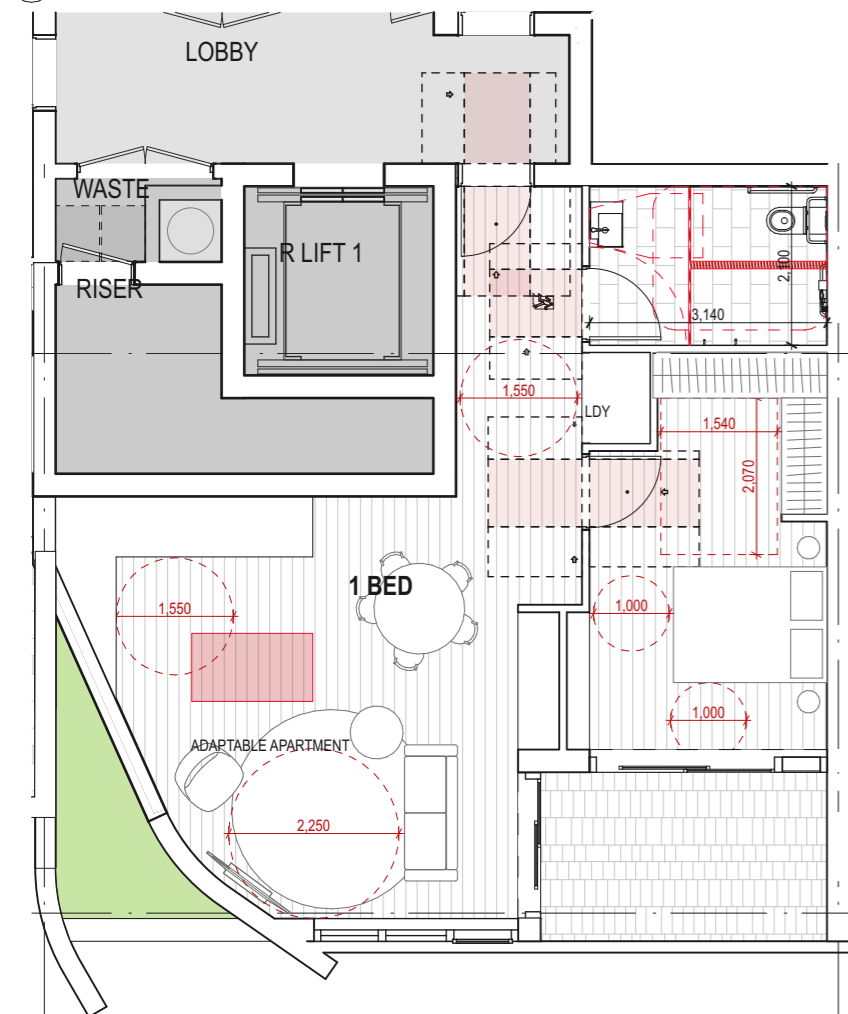
Checked
TG

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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 1 BED TYPE A - PRE-ADAPTATION





2 1 BED TYPE A - POST-ADAPTATION


1 BED ADAPTABLE APARTMENT - TYPE A	
APARTMENT NUMBER	
3.03	
4.03	
5.02	

1 BED ADAPTABLE APARTMENT - TYPE B	
APARTMENT NUMBER	
1.08	
2.07	

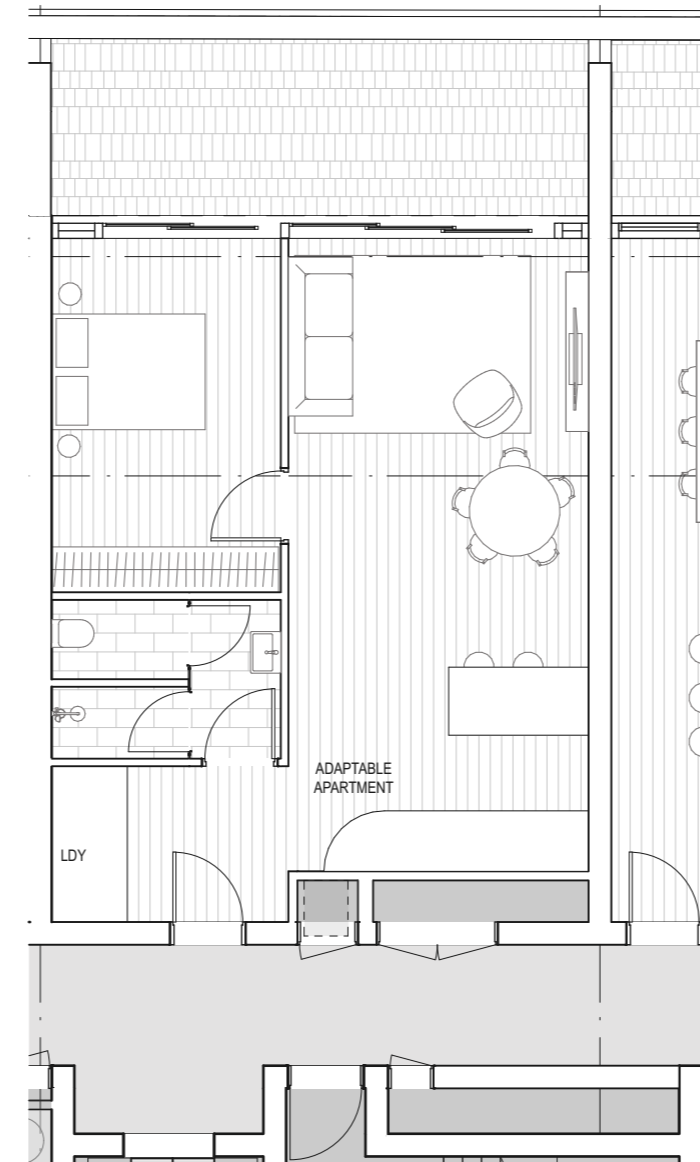
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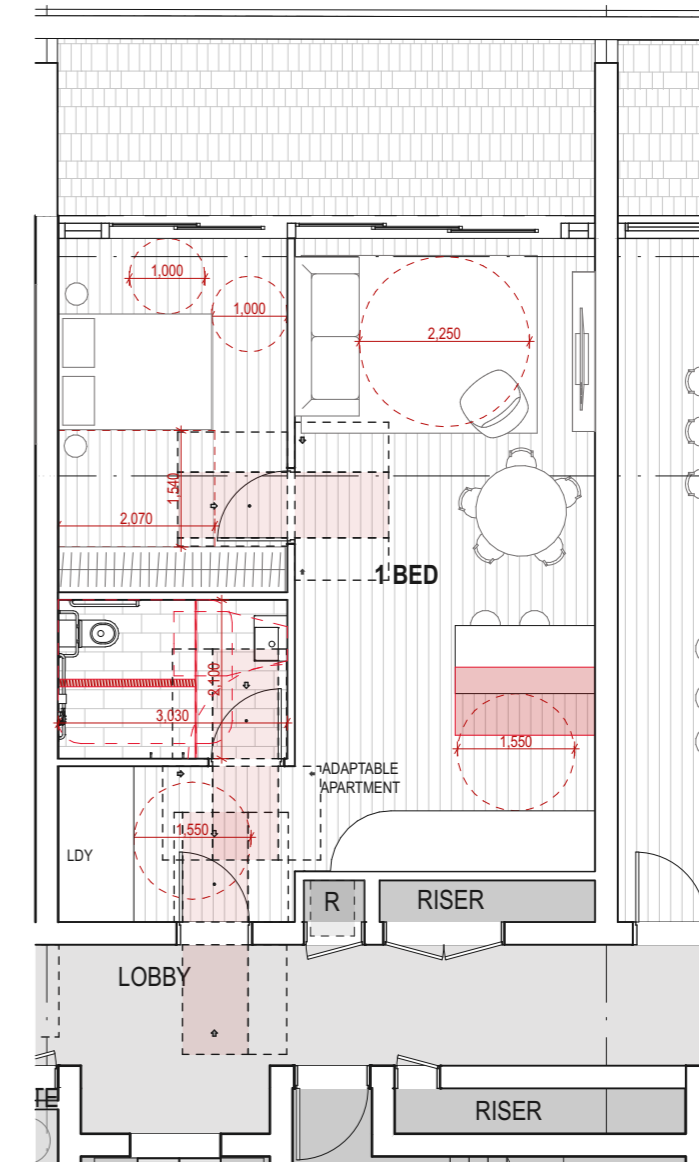
 JOINERY ELEMENT DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN JOINERY REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

 TURNING CIRCLE AND REQUIRED CLEARANCES

ANY SERVICES REQUIRED FOR POST-ADAPTATION TO BE CAPPED OFF AT LOCATIONS SHOWN ON POST-ADAPTATION PLANS.



3 1 BED TYPE B - PRE-ADAPTATION



4 1 BED TYPE B - POST-ADAPTATION

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
**ADAPTABLE APARTMENT PLANS - 1
BED TYPE A + 1 BED TYPE B**

Drawing No.
A 550

Rev No.
-

Drawn
AM, IR, CY

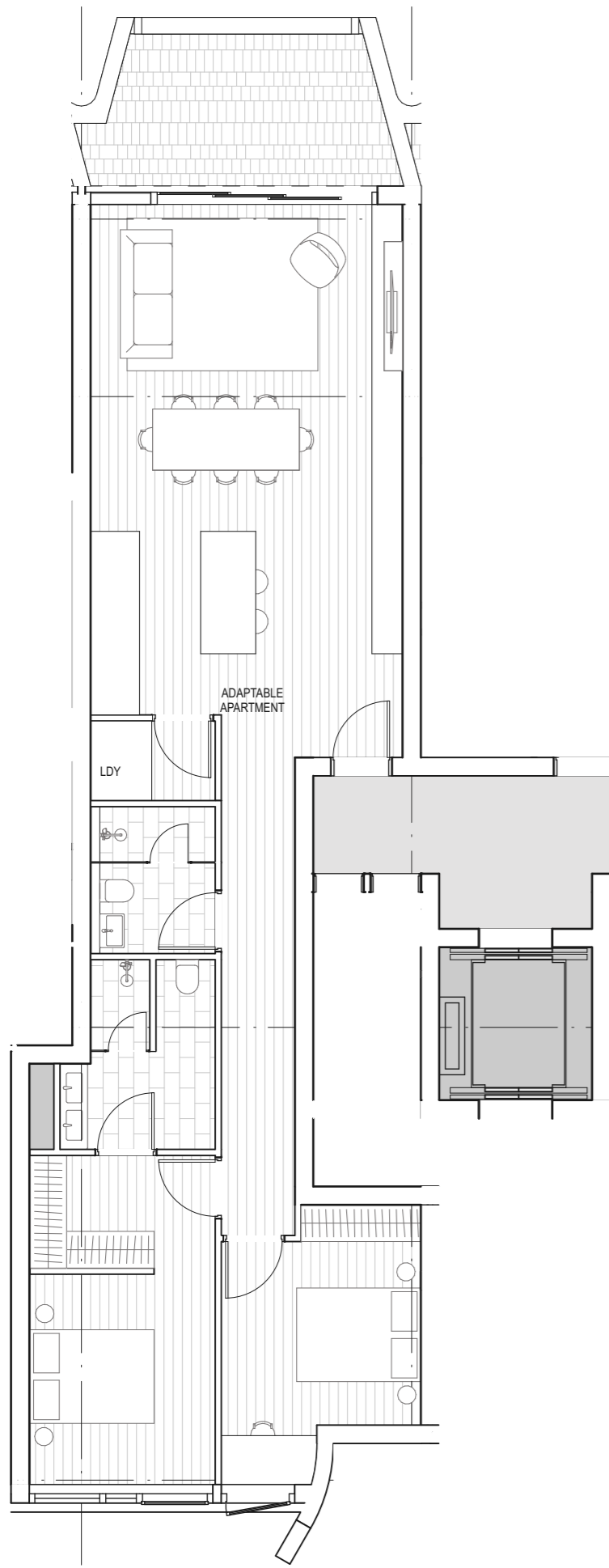
Date
10/4/2026

Checked
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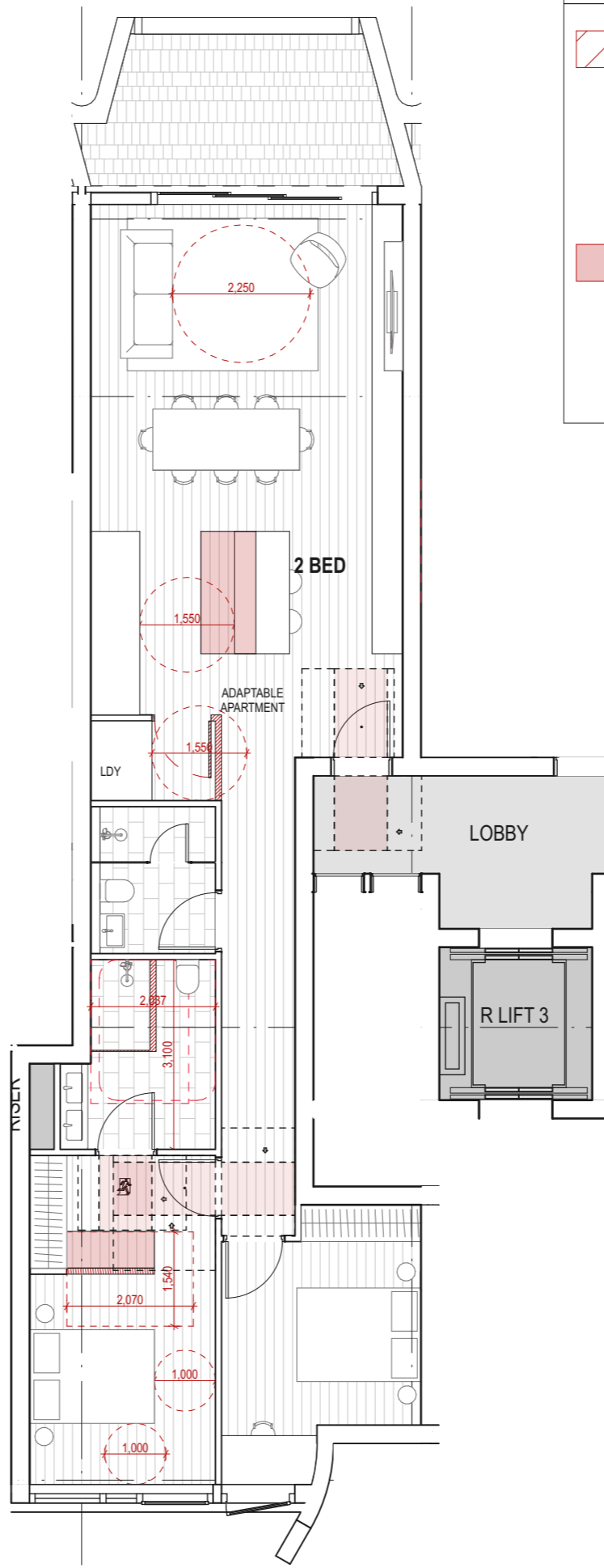
Scale
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1:100@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603




1 2 BED - PRE-ADAPTATION





2 2 BED - POST-ADAPTATION

ADAPTABLE APARTMENT LEGEND

 WALL DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN WALLS WHICH ARE REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

ANY SERVICES REQUIRED FOR POST-ADAPTATION TO BE CAPPED OFF AT LOCATIONS SHOWN ON POST-ADAPTATION PLANS.

 JOINERY ELEMENT DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN JOINERY REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

 TURNING CIRCLE AND REQUIRED CLEARANCES

2 BED ADAPTABLE APARTMENT	
APARTMENT NUMBER	
1.07	
2.06	
3.06	
4.06	
5.05	

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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SSDA

Job No.
24026

Drawing Title
ADAPTABLE APARTMENT PLANS - 2 BED

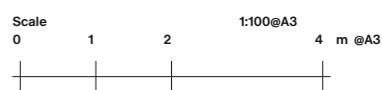
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Rev No. -

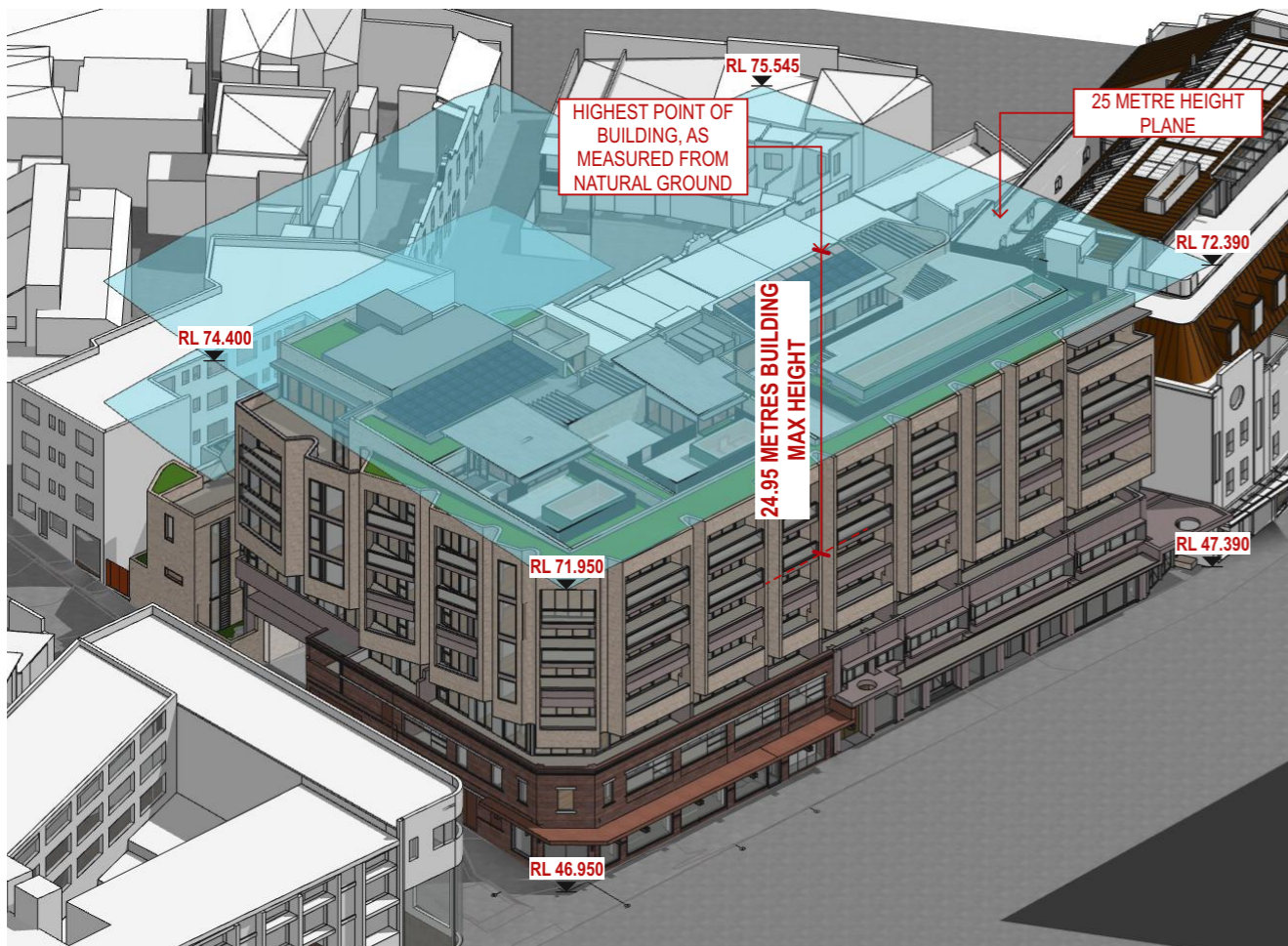
Drawn **AM, IR, CY**

Date **10/4/2026**

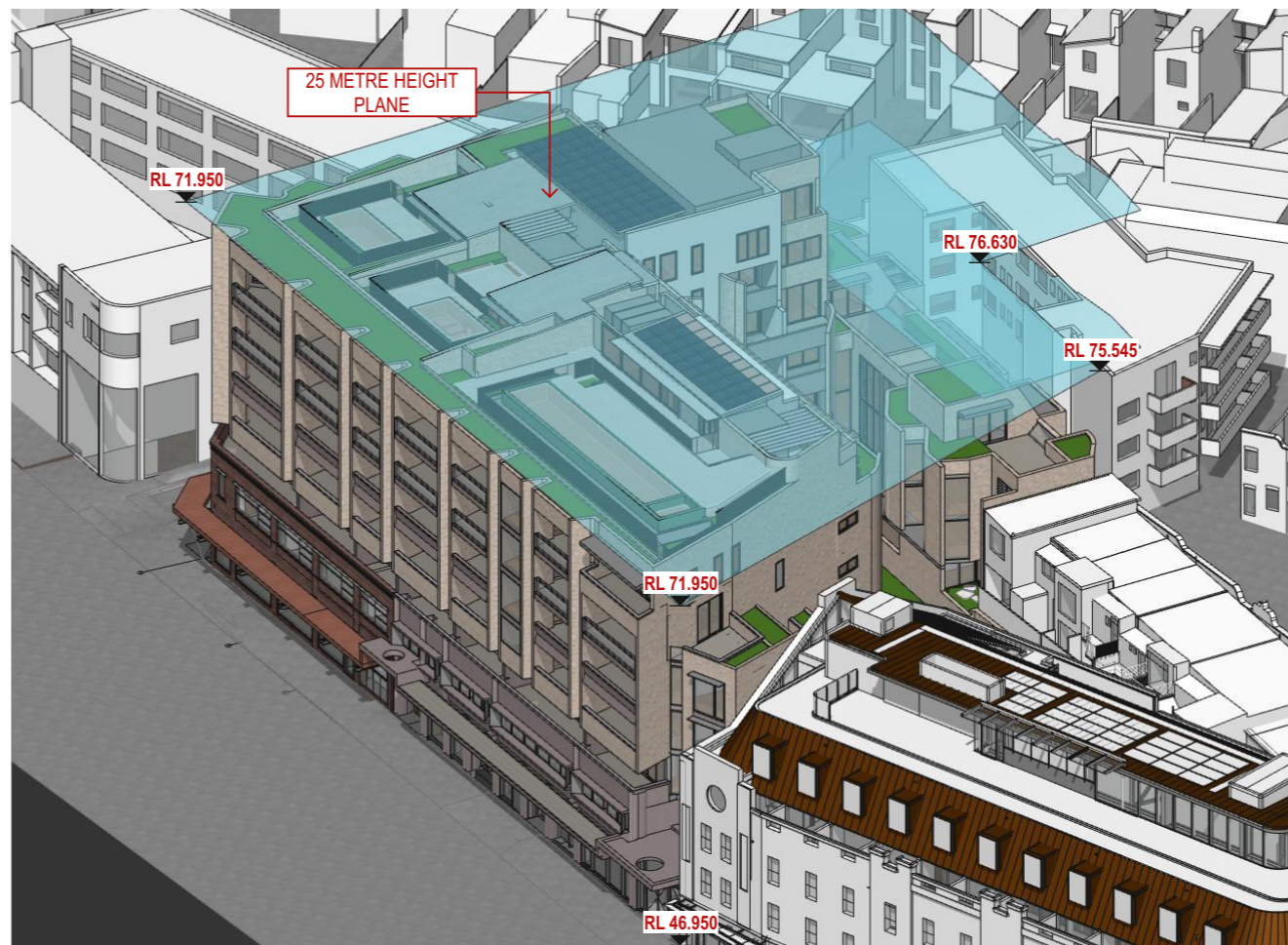
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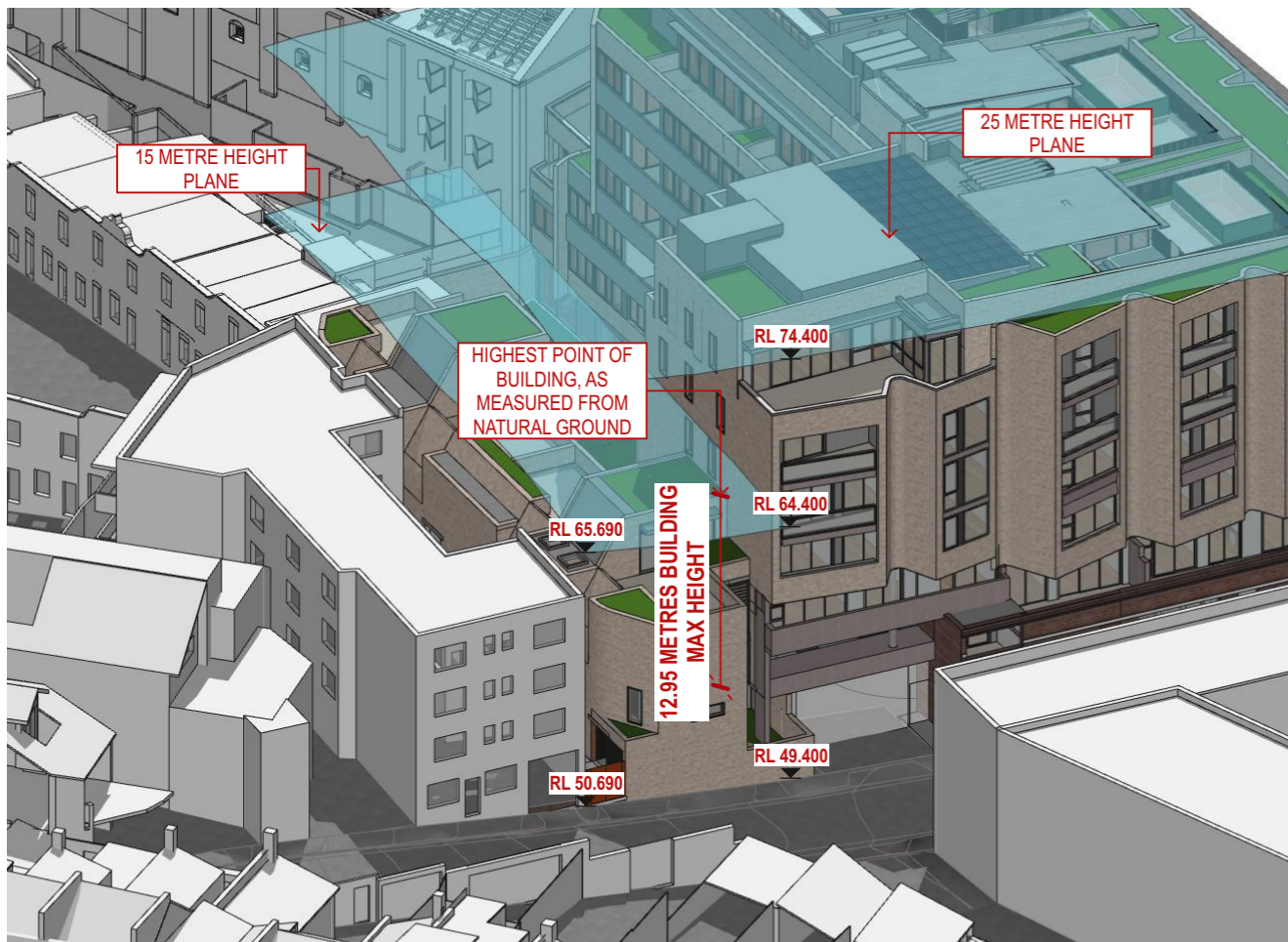
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



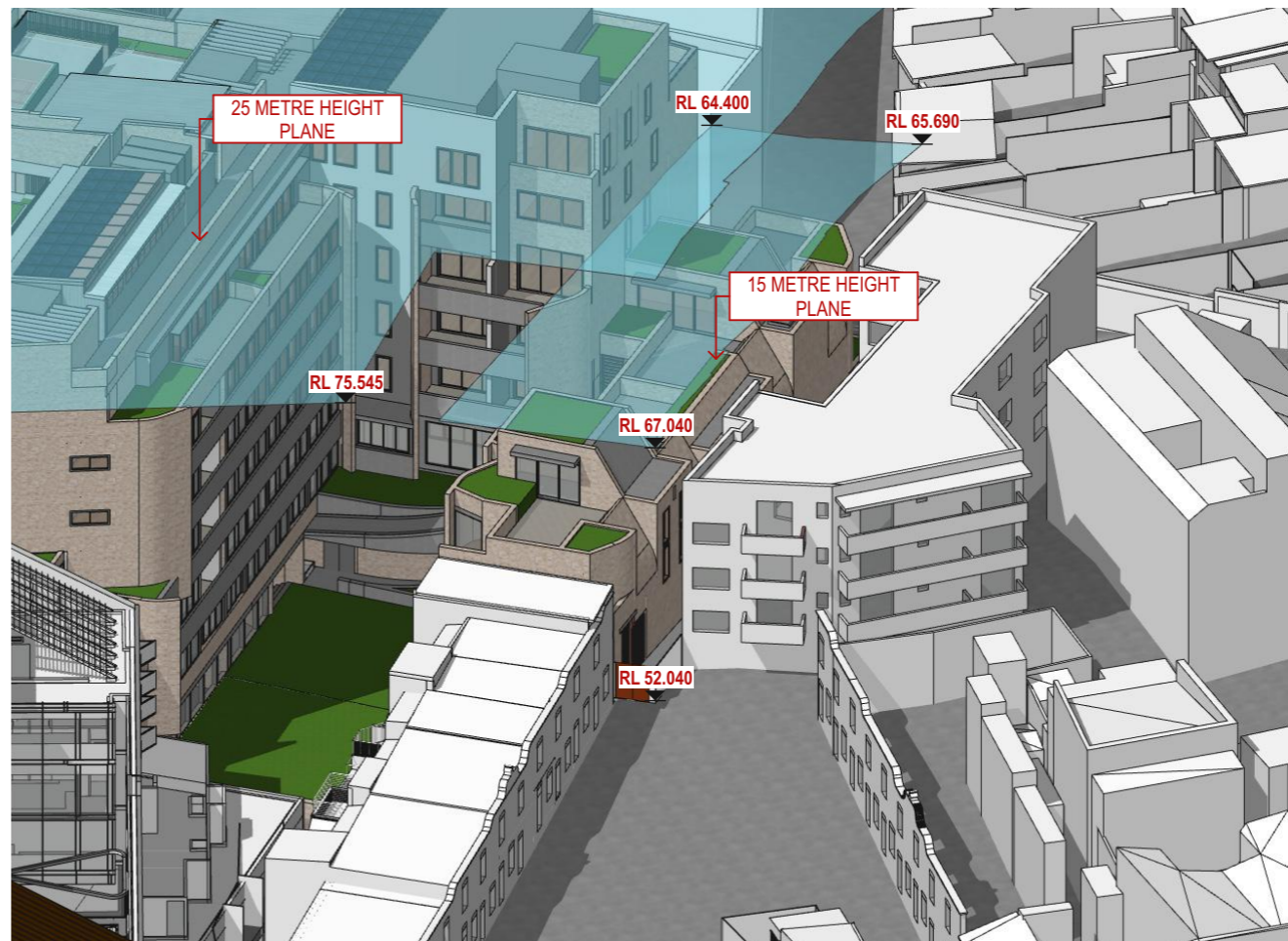
1 HEIGHT PLANE - 3D VIEW 1



2 HEIGHT PLANE - 3D VIEW 2



3 HEIGHT PLANE - 3D VIEW 3



4 HEIGHT PLANE - 3D VIEW 4

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
24026

Drawing Title
HEIGHT PLANE DIAGRAMS

Drawing No.
A 552




Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

LEGEND	
	≥ 2 HOURS MID-WINTER
	≥ 15 MINUTES MID-WINTER
	NO SOLAR ACCESS MID-WINTER

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Drawing Title
SOLAR ACCESS DIAGRAMS - 1

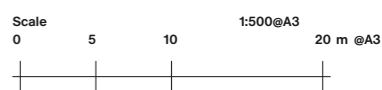
Drawing No.
A 553

Rev No.
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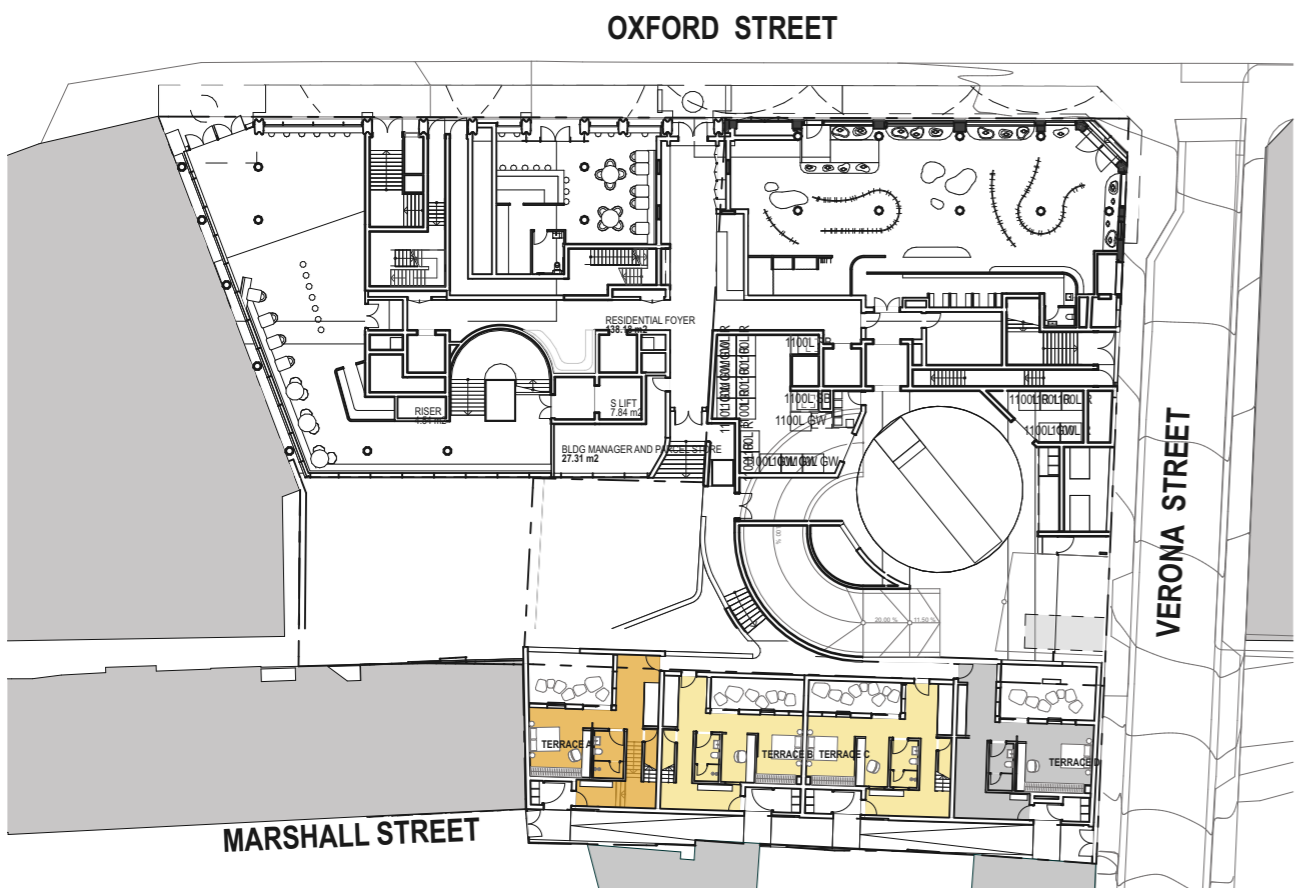
Drawn
AM, IR, CY

Date
10/4/2026

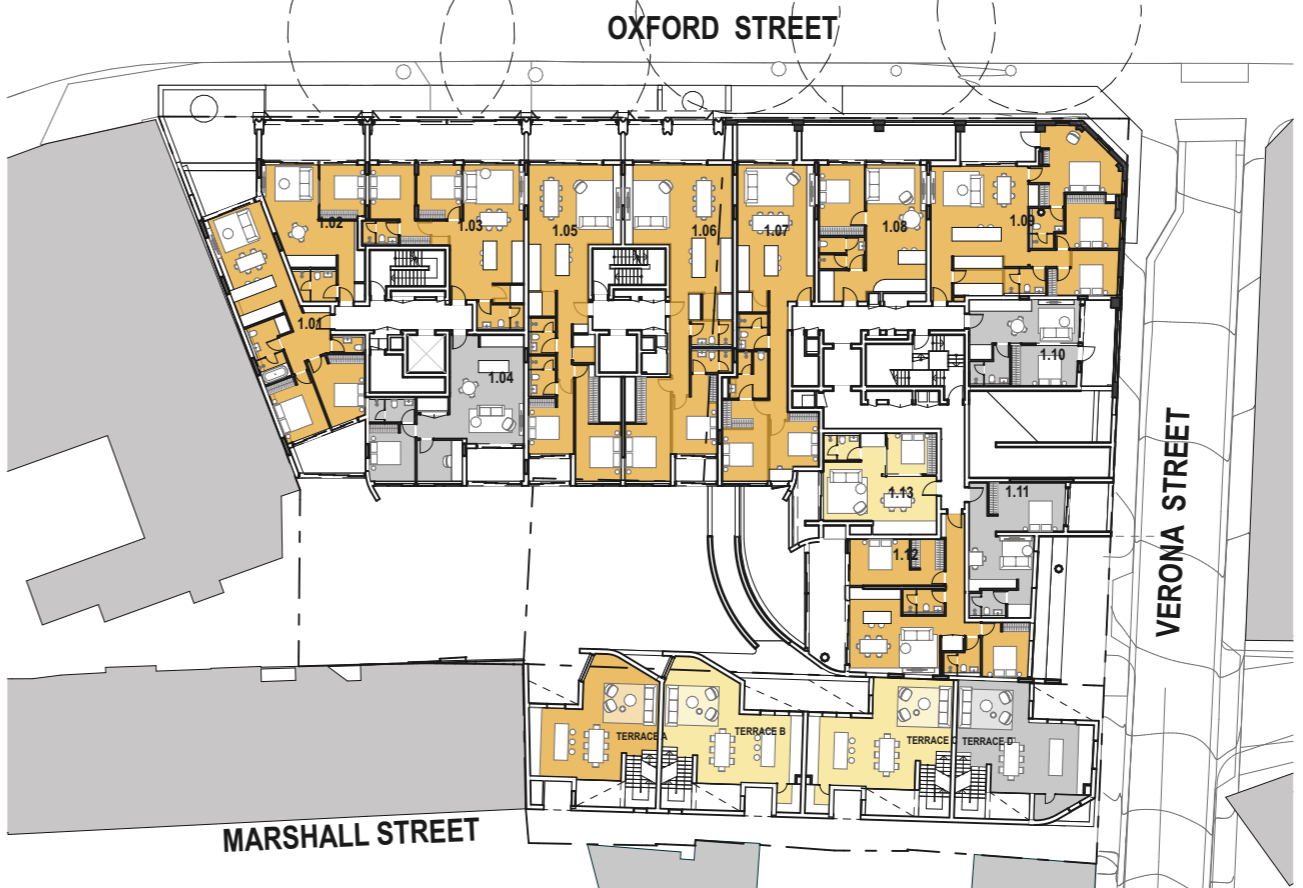
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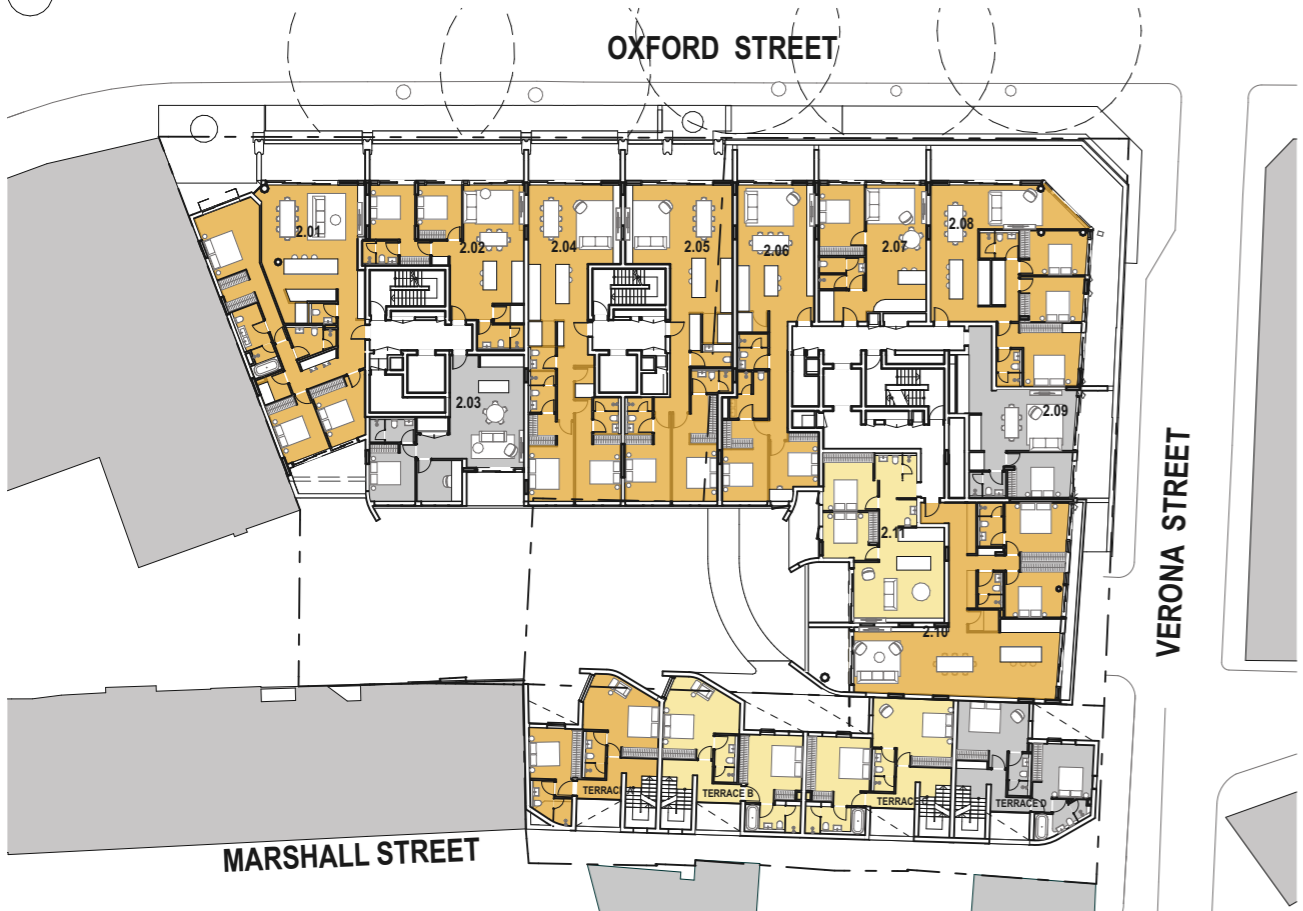
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



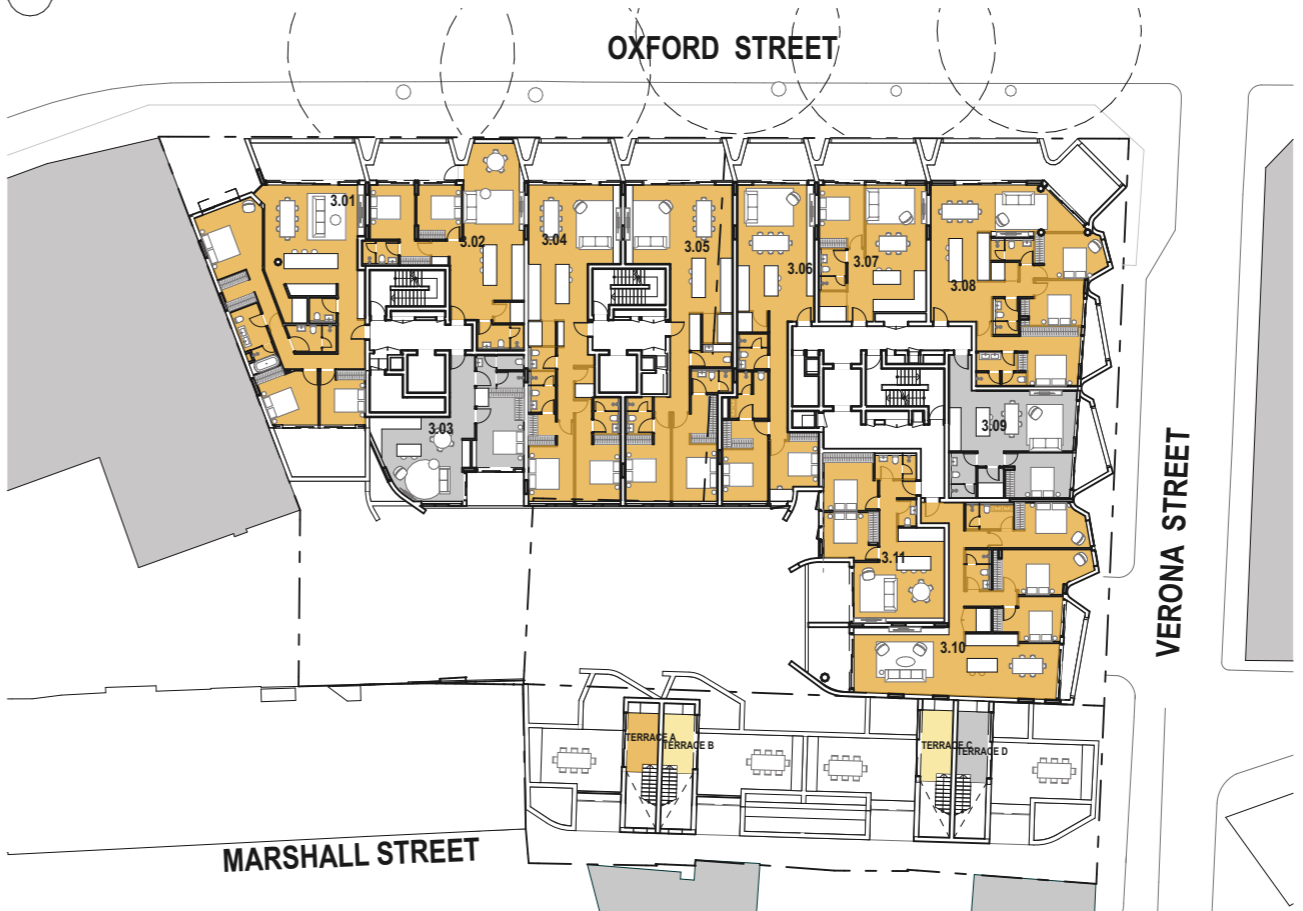
1 TERRACE GROUND FLOOR






2 LEVEL 1



3 LEVEL 2



4 LEVEL 3

LEGEND	
	≥ 2 HOURS MID-WINTER
	≥ 15 MINUTES MID-WINTER
	NO SOLAR ACCESS MID-WINTER

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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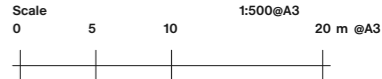
Phase
SSDA

Job No.
24026

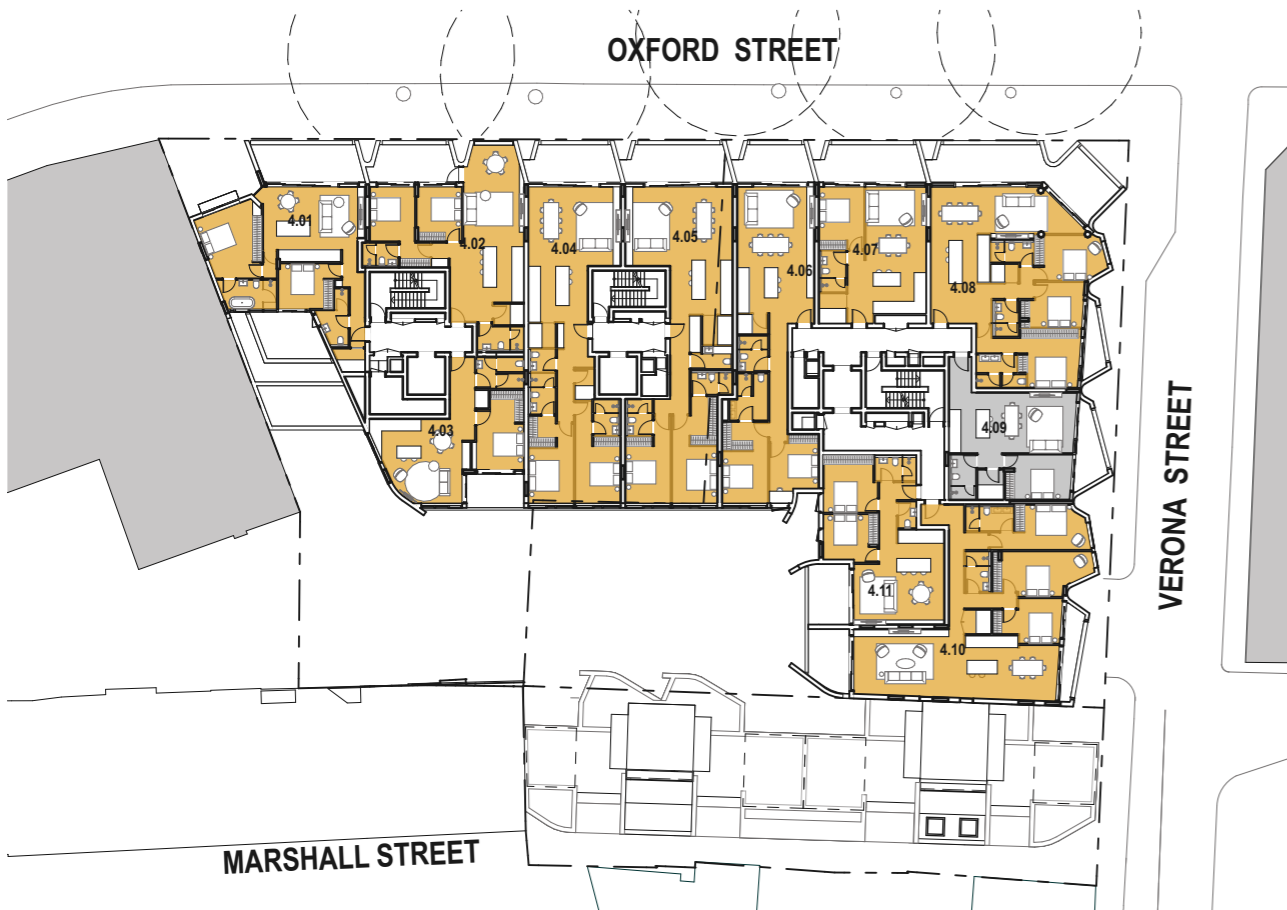
Drawing Title
SOLAR ACCESS DIAGRAMS - 2

Drawing No. A 554	Rev No. A
Drawn AM, IR, CY	Date 10/4/2026

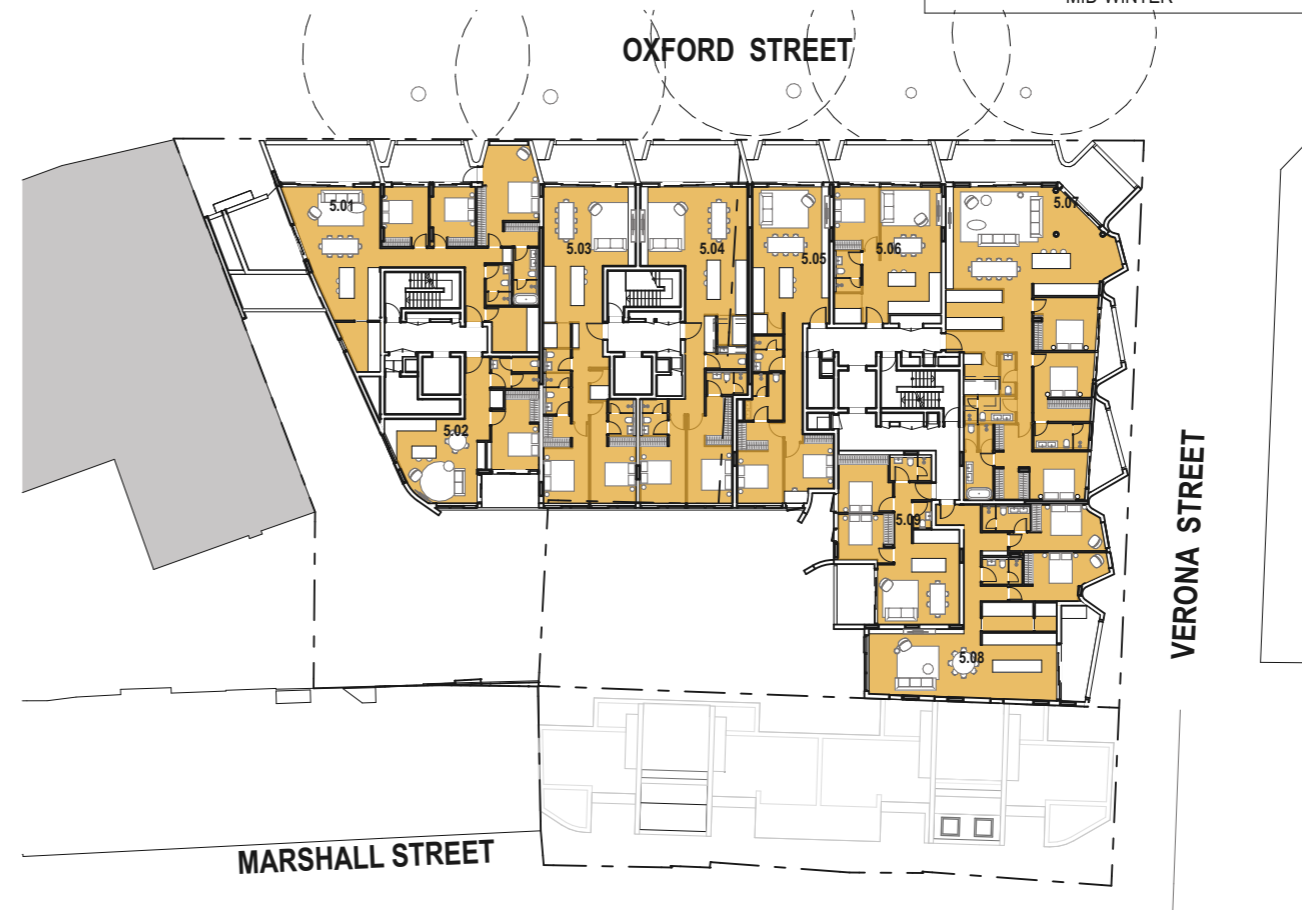
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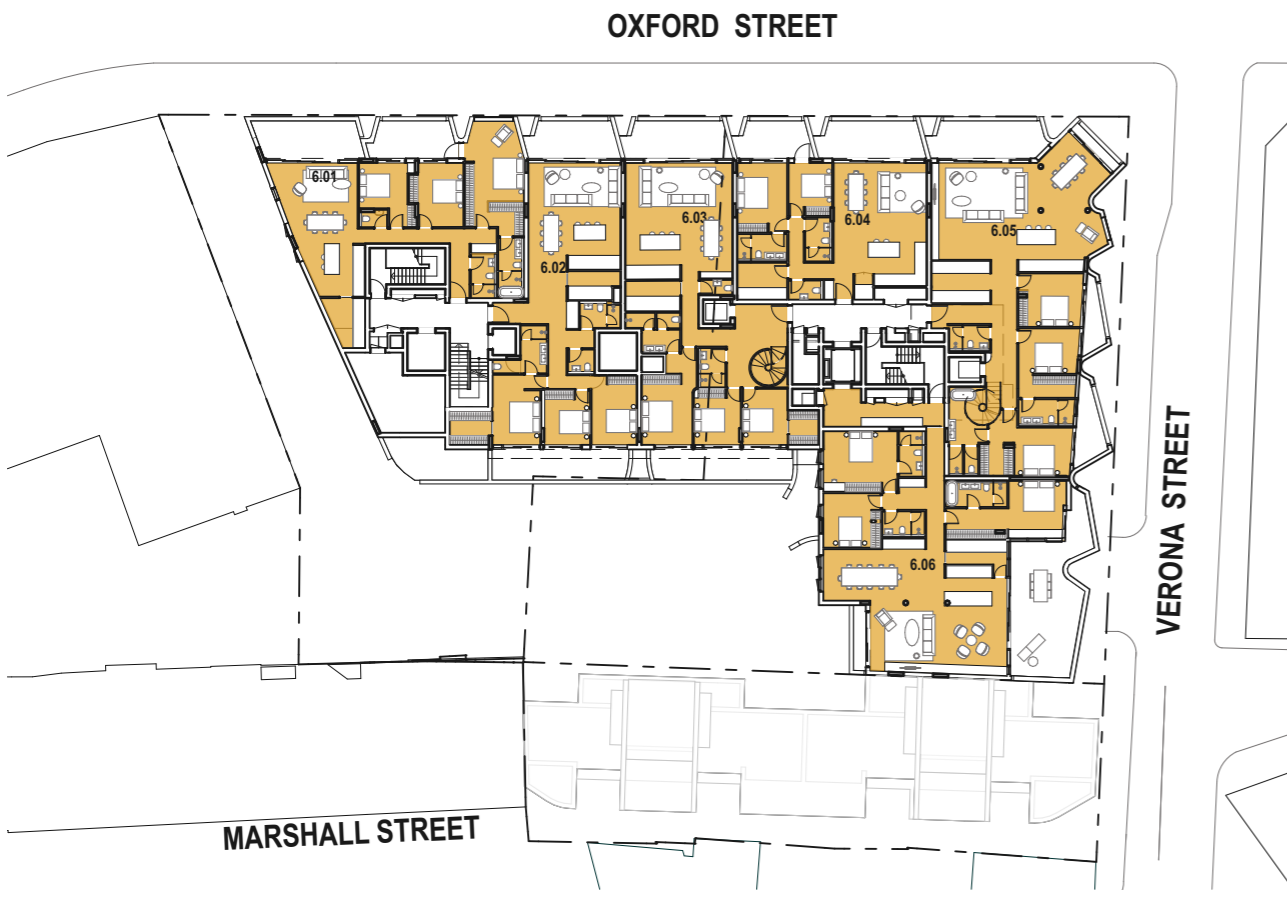
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



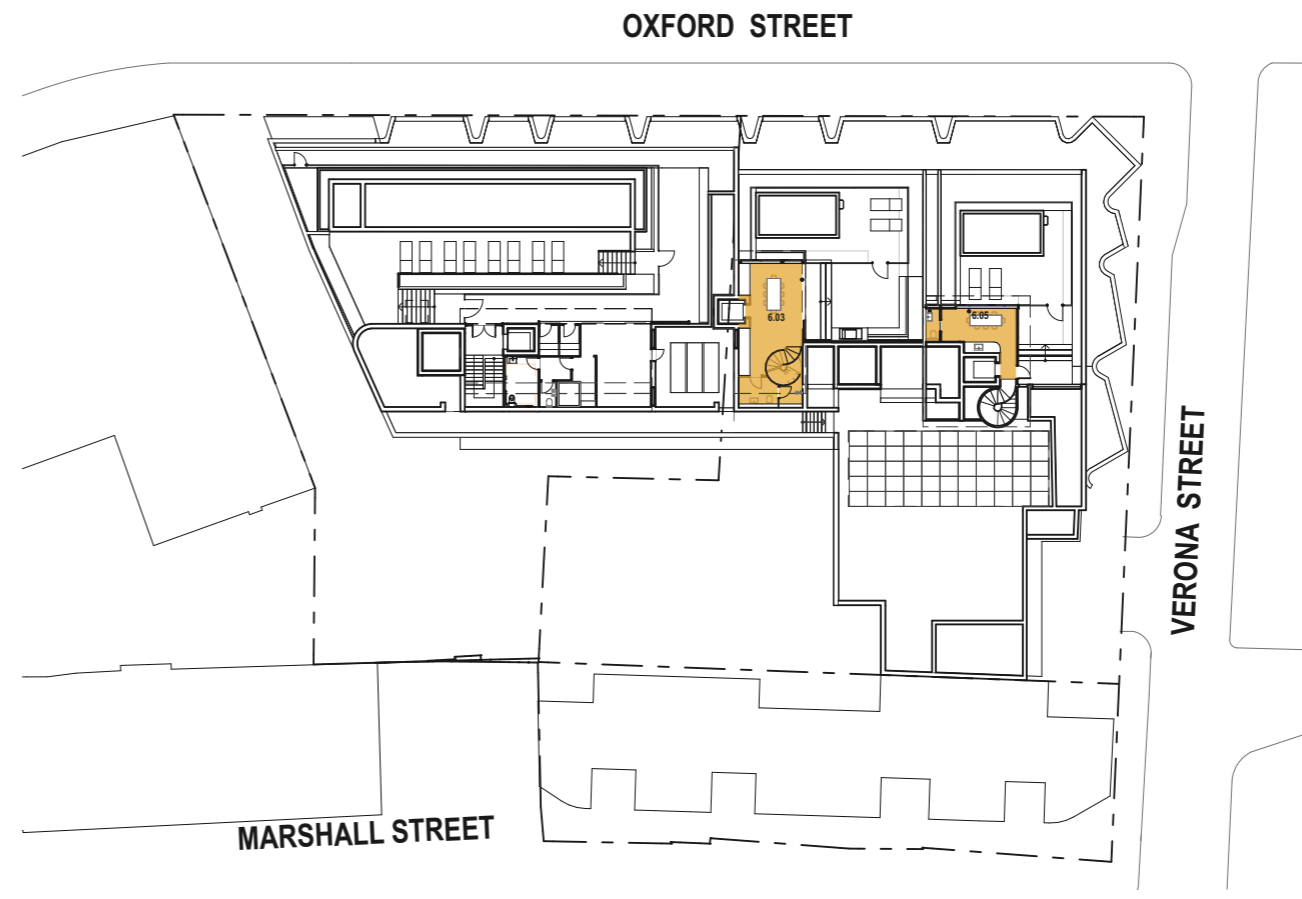
1 LEVEL 4





2 LEVEL 5



3 LEVEL 6



4 LEVEL 7 (COMMUNAL ROOFTOP)

LEGEND	
	APT. RECEIVES CROSS VENTILATION
	APT. DOES NOT RECEIVE CROSS VENTILATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
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Drawing Title
CROSS VENTILATION DIAGRAMS - 1

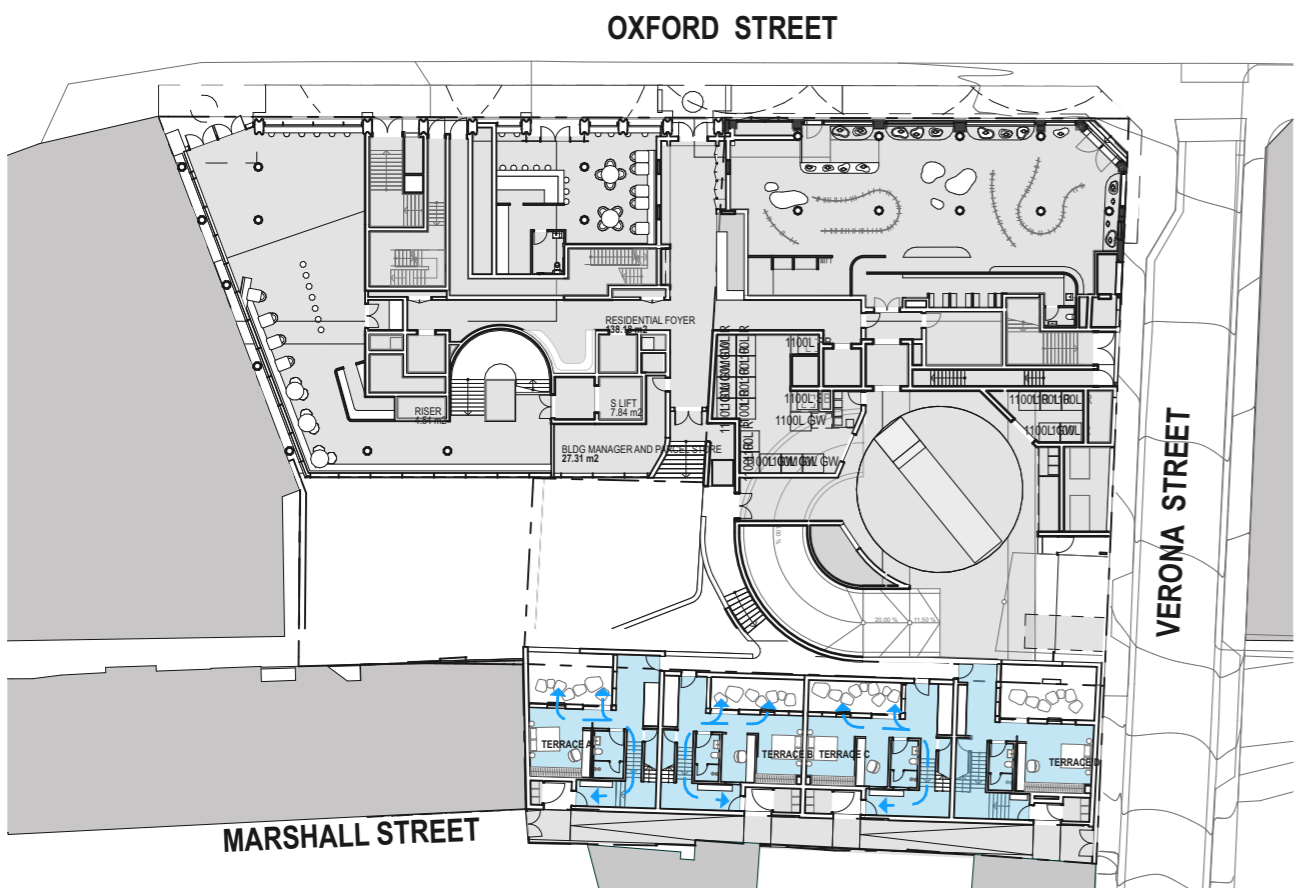
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Drawn AM, IR, CY Date 10/4/2026

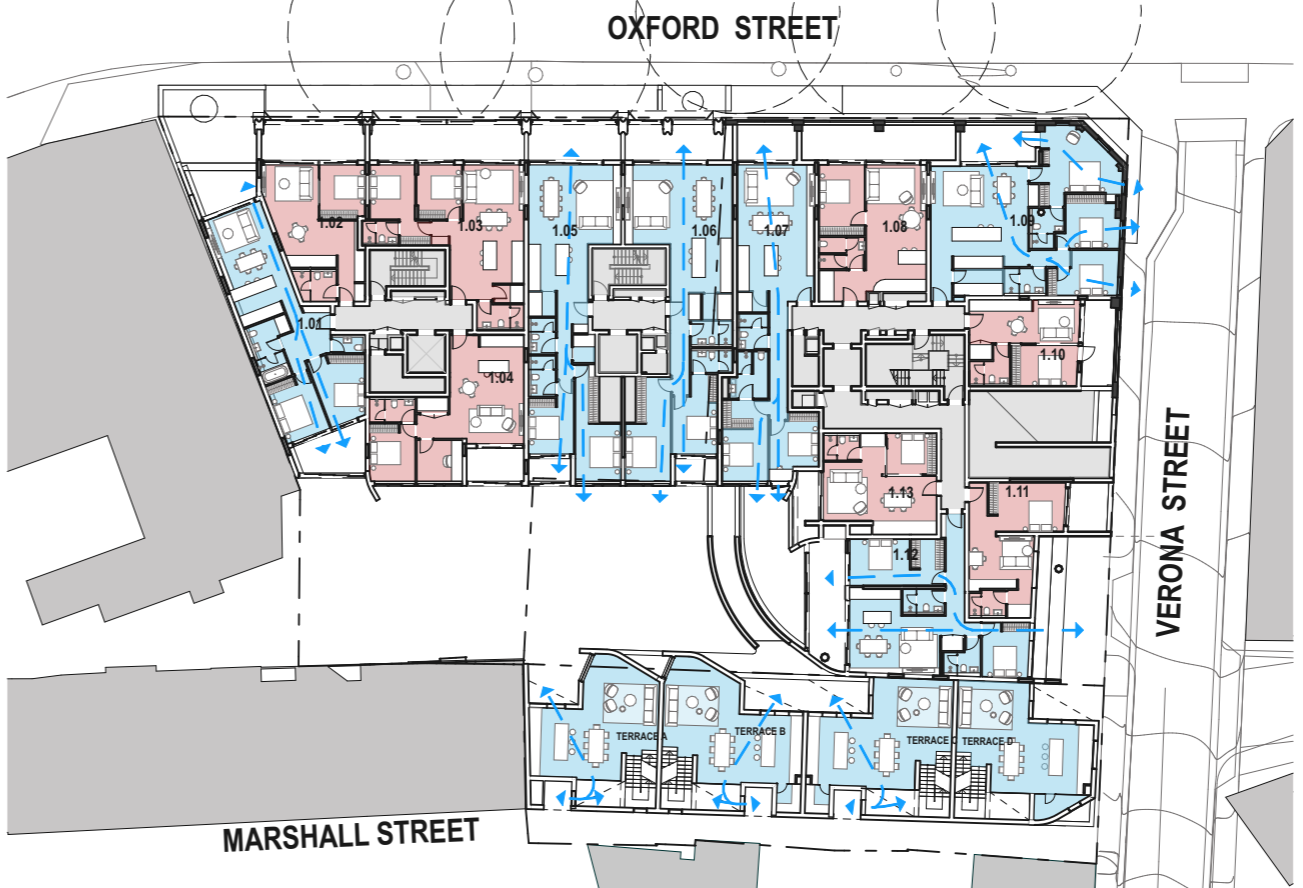
Checked TG

Scale 0 5 10 1:500@A3 20 m @A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



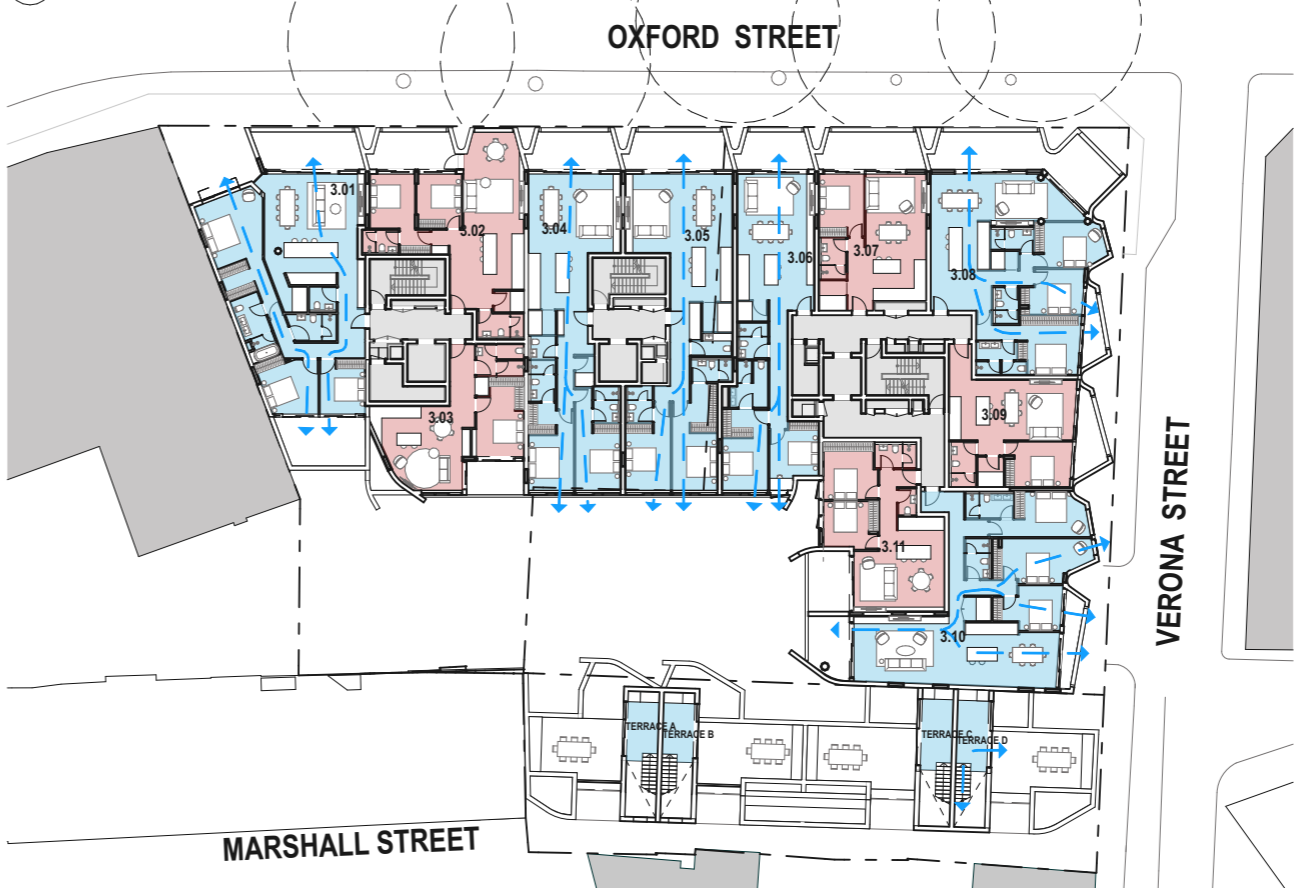
1 TERRACE GROUND FLOOR





2 LEVEL 1



3 LEVEL 2



4 LEVEL 3

LEGEND	
	APT. RECEIVES CROSS VENTILATION
	APT. DOES NOT RECEIVE CROSS VENTILATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Planner Urbis	Civil + Stormwater Telford Civil
Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

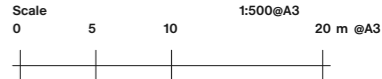
Job No.
24026

Drawing Title
CROSS VENTILATION DIAGRAMS - 2

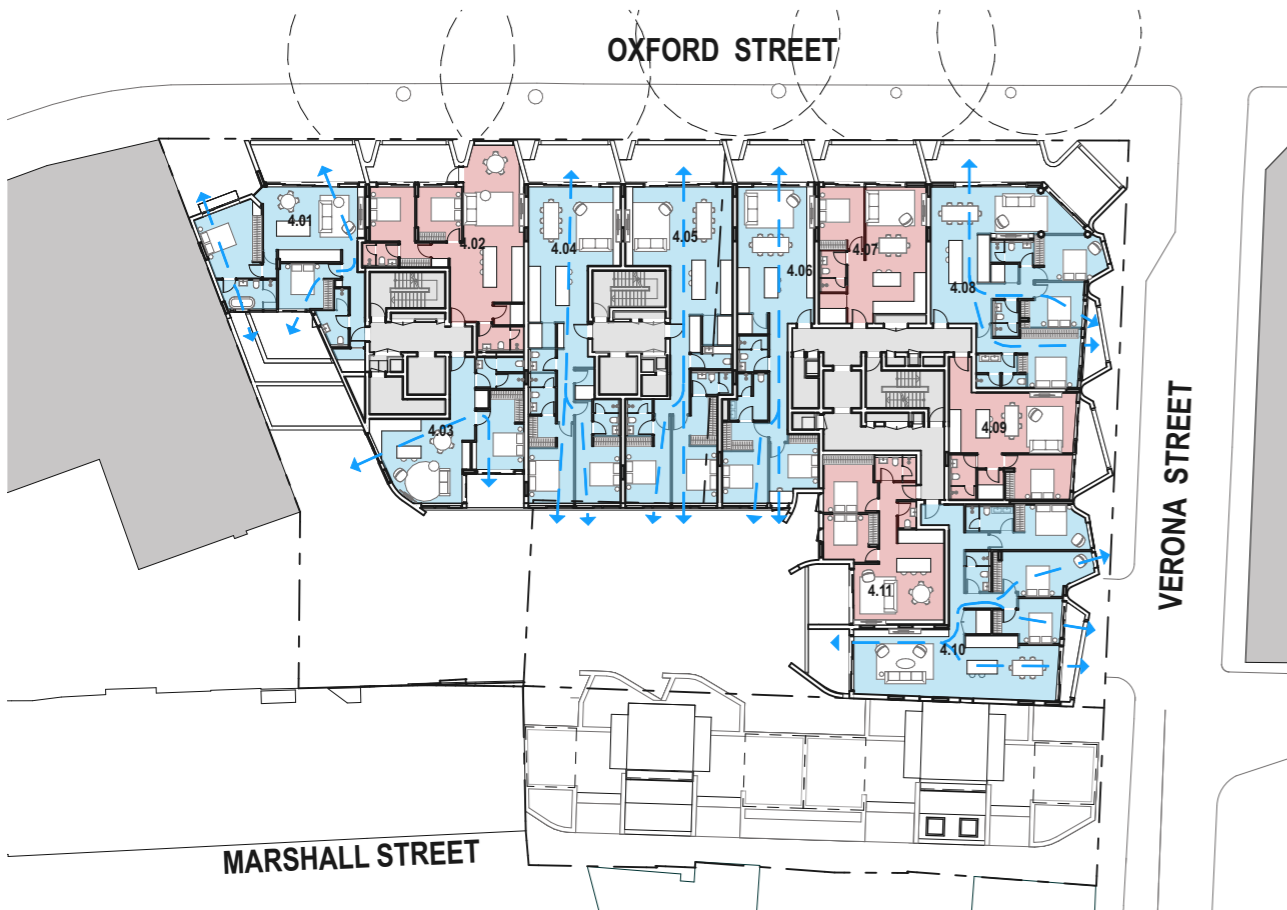
Drawing No. **A 556** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

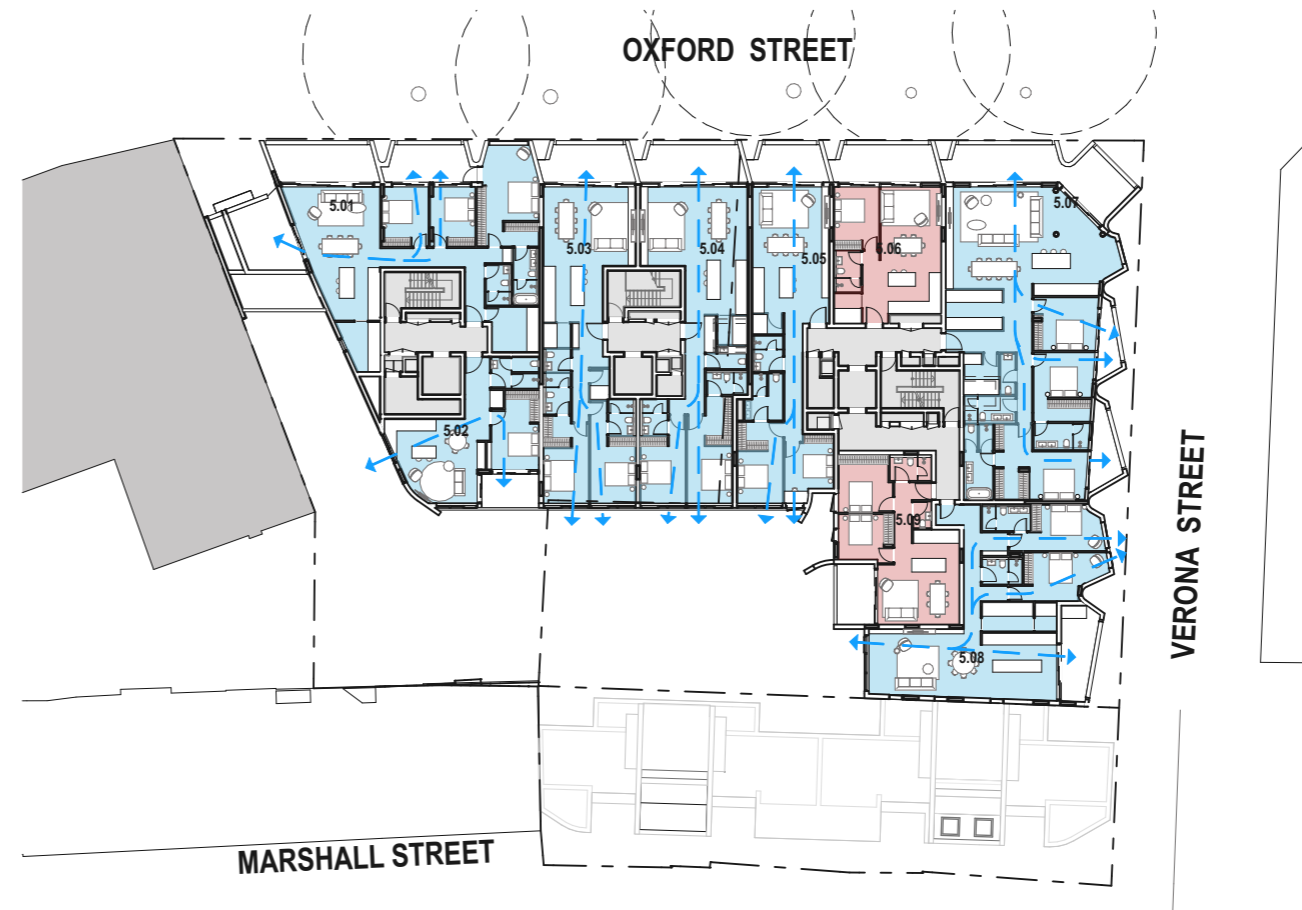
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TG



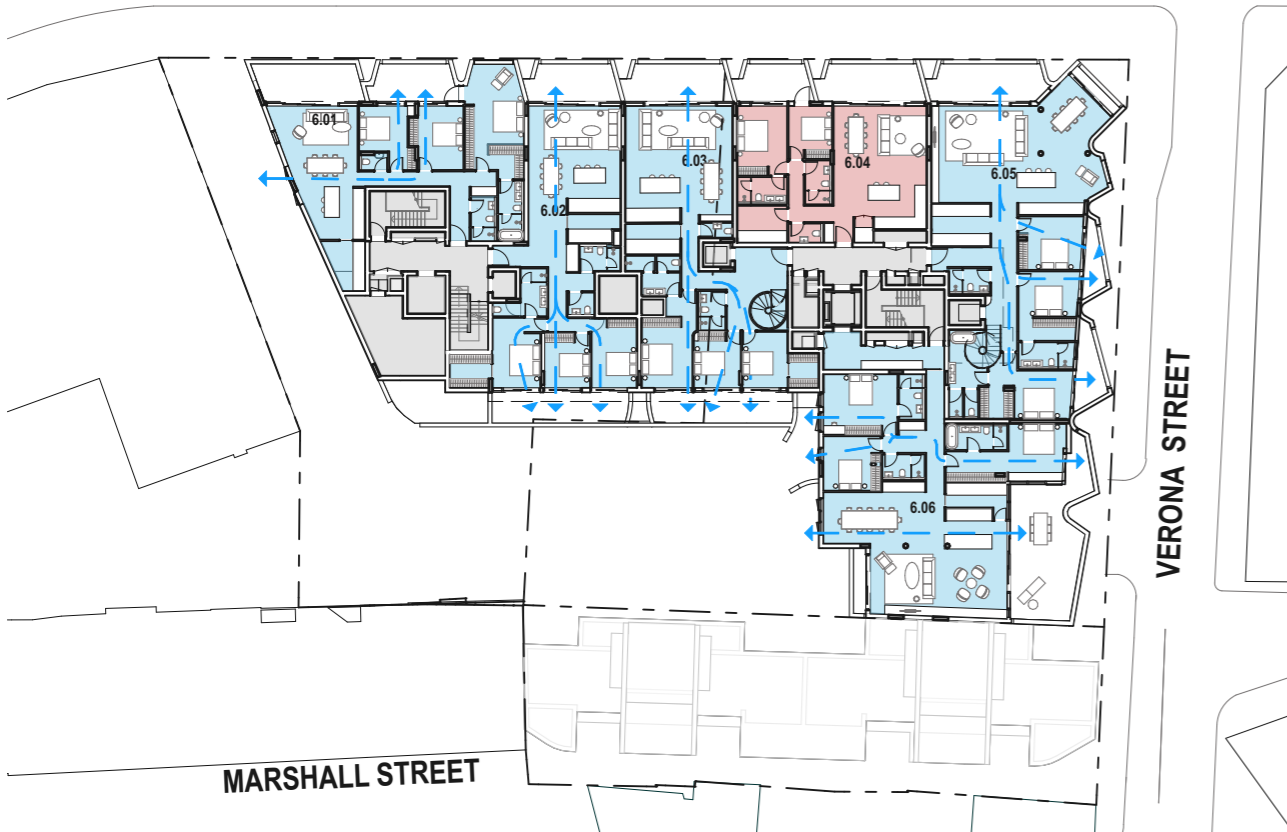
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



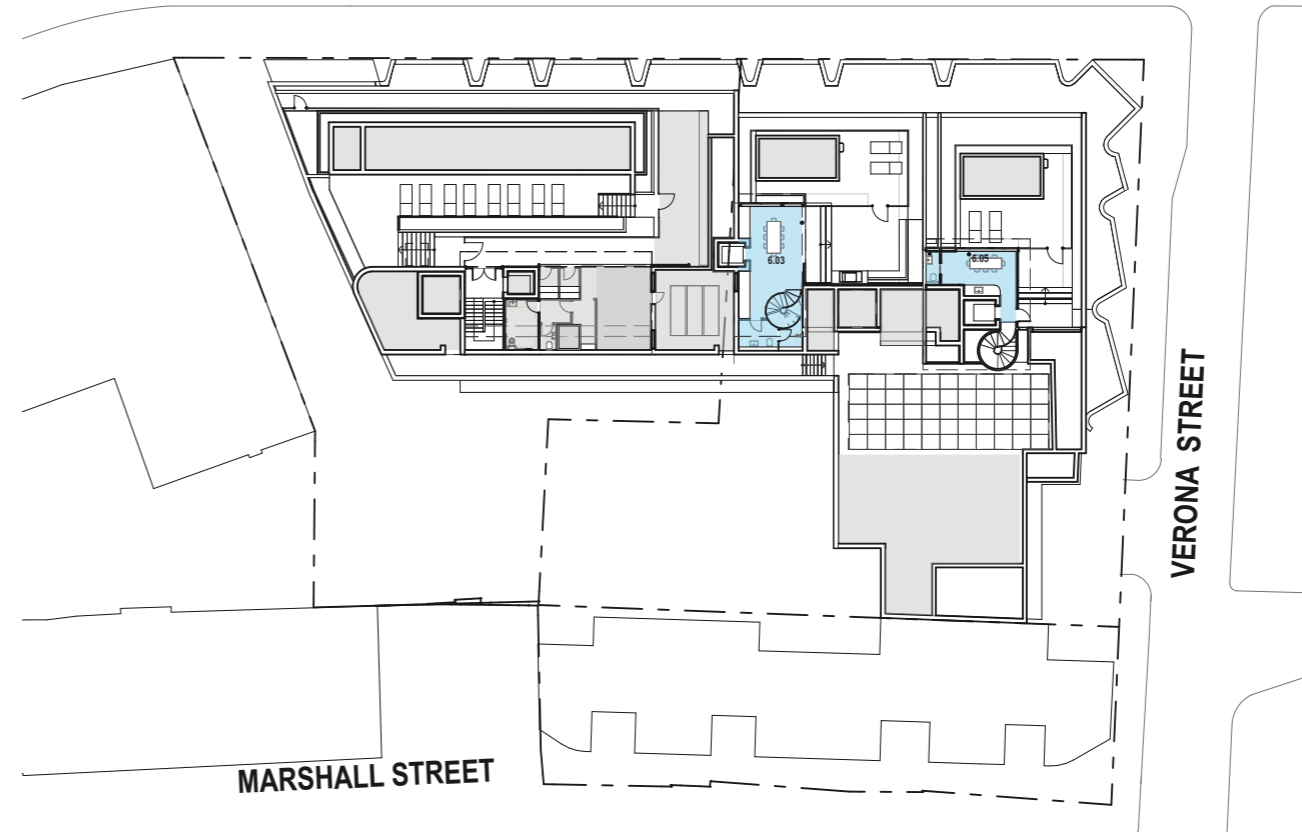
1 LEVEL 4



2 LEVEL 5



3 LEVEL 6



4 LEVEL 7 (COMMUNAL ROOFTOP)

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

PROPOSED APT#	UNIVERSAL DESIGN		CROSS VENTILATION	SOLAR ANALYSIS								
	SILVER LIVABLE	ADAPTABLE	CROSS VENTILATION (Y/N)	WINTER SOLSTICE SOLAR ACCESS (Y/N)								
				MIN 2 HOURS (Y/N)	MIN 15 MINS (Y/N)							
LEVEL 1												
2 BR	1.01		Y	Y	Y	Y	N	N	N	N	Y	Y
1 BR	1.02		N	Y	Y	Y	N	N	N	N	Y	Y
2 BR	1.03		N	Y	Y	Y	N	N	N	N	Y	Y
1 BR+	1.04		N	N	N	N	N	N	N	N	N	N
2 BR	1.05		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	1.06		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	1.07	Y	Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	1.08	Y	Y	Y	N	N	N	N	N	N	Y	Y
3 BR	1.09		Y	Y	Y	N	N	N	N	N	Y	Y
STUDIO	1.10		N	N	N	N	N	N	N	N	N	N
STUDIO	1.11		N	N	N	N	N	N	N	N	N	N
2 BR	1.12		Y	N	N	N	N	Y	Y	Y	Y	Y
STUDIO	1.13		N	N	N	N	N	N	N	Y	N	Y
LEVEL 2												
3 BR	2.01		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	2.02		N	Y	Y	Y	N	N	N	N	Y	Y
1 BR+	2.03		N	N	N	N	N	N	N	N	N	N
2 BR	2.04		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	2.05	Y	Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	2.06	Y	Y	Y	N	N	N	N	N	N	Y	Y
1 BR	2.07	Y	Y	Y	N	N	N	N	N	N	Y	Y
3 BR	2.08		Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	2.09		N	N	N	N	N	N	N	N	N	N
2 BR	2.10		Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	2.11		N	N	N	N	N	Y	Y	Y	N	Y
LEVEL 3												
3 BR	3.01		Y	Y	Y	Y	Y	N	N	N	Y	Y
2 BR	3.02		N	Y	Y	Y	Y	N	N	N	Y	Y
1 BR	3.03	Y	N	N	N	N	N	N	N	N	N	N
2 BR	3.04		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	3.05	Y	Y	Y	N	N	N	N	N	N	Y	Y
2 BR	3.06	Y	Y	Y	N	N	N	N	N	N	Y	Y
1 BR	3.07		N	Y	Y	N	N	N	N	N	Y	Y
3 BR	3.08		Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	3.09		N	N	N	N	N	N	N	N	N	N
3 BR	3.10		Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	3.11		N	N	N	N	Y	Y	Y	Y	Y	Y
LEVEL 4												
2 BR	4.01		Y	Y	Y	Y	Y	Y	N	Y	Y	Y
2 BR	4.02		N	Y	Y	Y	Y	N	N	Y	Y	Y
1 BR	4.03	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	4.04		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	4.05	Y	Y	Y	N	N	N	N	N	N	Y	Y
2 BR	4.06	Y	Y	Y	N	N	N	N	N	N	Y	Y
1 BR	4.07		N	Y	Y	N	N	N	N	N	Y	Y
3 BR	4.08		Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	4.09		N	N	N	N	N	N	N	N	N	N
3 BR	4.10		Y	N	N	Y	Y	Y	Y	Y	Y	Y
2 BR	4.11		N	N	N	N	Y	Y	Y	Y	Y	Y
LEVEL 5												
3 BR	5.01		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1 BR	5.02	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	5.03		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	5.04	Y	Y	Y	N	N	N	N	N	N	Y	Y
2 BR	5.05	Y	Y	Y	N	N	N	N	N	N	Y	Y
1 BR	5.06		N	Y	Y	N	N	N	N	N	Y	Y
3 BR	5.07		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	5.08		Y	N	N	Y	Y	Y	Y	Y	Y	Y
2 BR	5.09		N	N	N	N	Y	Y	Y	Y	Y	Y
LEVEL 6												
3 BR	6.01		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 BR	6.02		Y	Y	Y	N	N	N	N	N	Y	Y
3 BR	6.03		Y	Y	Y	N	N	N	N	N	Y	Y
2 BR+	6.04		N	Y	Y	N	N	N	N	N	Y	Y
3 BR	6.05		Y	Y	Y	N	N	N	N	N	Y	Y
3 BR	6.06		Y	N	Y	Y	Y	Y	Y	Y	Y	Y
TERRACES												
3 BR	Terrace A		Y	N	N	N	Y	Y	Y	N	Y	Y
3 BR	Terrace B		Y	N	N	N	Y	Y	N	N	N	Y
3 BR	Terrace C		Y	N	N	N	Y	Y	N	N	N	Y
3 BR	Terrace D		Y	N	N	N	N	N	N	N	N	N

TOTAL PROPOSED DWELLINGS	S.L. ASSESSMENT	ADAPTABLE ASSESSMENT	CROSS VENTILATION ASSESSMENT	SOLAR ASSESSMENT	
65	TOTAL YES	TOTAL YES	TOTAL YES	TOTAL WITH 2 HRS	TOTAL W/ NO SUN
	14	10	41	52	9
TOTAL STUDIO	REQUIRED MIN (20%)	REQUIRED PER CoS (MIN 15%)	REQUIRED MIN	REQUIRED MIN	REQUIRED MAX
3	13	10	39	46	9
TOTAL 1 BEDROOM	SILVER LIVABLE PERCENTAGE (MIN 20%)	ADAPTABLE PERCENTAGE (MIN 15%)	CROSS VENTILATION PERCENTAGE (MIN 60%)	PERCENTAGE APTS MIN 2 HRS (MIN 70%)	PERCENTAGE APTS WITH ZERO SUN (MAX 15%)
14	22%	17%	63%	80%	14%
TOTAL 2 BEDROOM					
29					
TOTAL 3+ BEDROOM					
19					

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Planner	Civil + Stormwater
Urban	Telford Civil
Landscape Architect	Geotech
Wyer & Co	EI Australia
Structure	BCA + Access
Northop	BCAlign
Building Services	Traffic
O&S Consulting	JMT Consulting
Basix + ESD	Waste
Credwell	Elephants Foot
Fire + Acoustic	Access
E-Lab	Purple Apple
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Project	
Verona, Paddington	

Phase	
SSDA	

Job No.	
24026	

Drawing Title	
ADG COMPLIANCE TABLE 1	

Drawing No.	Rev No.
A 557	A

Drawn	Date
AM, IR, CY	10/4/2026

Checked	
TG	

PROPOSED APT#	STORAGE								BALCONIES				
	ADG MIN STORAGE (m3)	PROVIDED STORAGE AREA (m2)	ASSUMED HEIGHT (m)	PROVIDED STORAGE AREA VOLUME (m3)	PERCENTAGE OF MIN. (MUST BE >50%)	REQ'D BASEMENT STORAGE CAGE Y/N	CAGE VOLUME (m3)	TOTAL STORAGE (APT+ BASEMENT)	ADG MIN PRIMARY BALCONY DEPTH	ADG MIN PRIMARY BALCONY AREA (m2)	PRIMARY BALCONY AREA @ MIN DEPTH	PRIMARY BALCONY AREA TOTAL	
LEVEL 1													
2 BR	1.01	8m3	3.70m2	2.4m	8.9m3	111%	N	-	8.9m3	2m	10m2	9m2	11m2
1 BR	1.02	6m3	2.80m2	2.4m	6.7m3	112%	N	-	6.7m3	2m	8m2	16m2	16m2
2 BR	1.03	8m3	3.40m2	2.4m	8.2m3	102%	N	-	8.2m3	2m	10m2	24m2	24m2
1 BR+	1.04	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
2 BR	1.05	8m3	5.70m2	2.4m	13.7m3	171%	N	-	13.7m3	2m	10m2	14m2	14m2
2 BR	1.06	8m3	5.70m2	2.4m	13.7m3	171%	N	-	13.7m3	2m	10m2	17m2	17m2
2 BR	1.07	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	10m2	10m2
1 BR	1.08	6m3	3.20m2	2.4m	7.7m3	128%	N	-	7.7m3	2m	8m2	24m2	24m2
3 BR	1.09	10m3	4.35m2	2.4m	10.4m3	104%	N	-	10.4m3	2.4m	12m2	12m2	12m2
STUDIO	1.10	4m3	2.60m2	2.4m	6.2m3	156%	N	-	6.2m3	-	4m2	N/A	12m2
STUDIO	1.11	4m3	2.00m2	2.4m	4.8m3	120%	N	-	4.8m3	-	4m2	8m2	8m2
2 BR	1.12	8m3	3.40m2	2.4m	8.2m3	102%	N	-	8.2m3	2m	10m2	21m2	21m2
STUDIO	1.13	4m3	2.30m2	2.4m	5.5m3	138%	N	-	5.5m3	-	4m2	N/A	5m2
LEVEL 2													
3 BR	2.01	10m3	4.40m2	2.4m	10.6m3	106%	N	-	10.6m3	2.4m	12m2	17m2	17m2
2 BR	2.02	8m3	3.40m2	2.4m	8.2m3	102%	N	-	8.2m3	2m	10m2	25m2	25m2
1 BR+	2.03	6m3	3.80m2	2.4m	9.1m3	152%	N	-	9.1m3	2m	8m2	9m2	9m2
2 BR	2.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	15m2	15m2
2 BR	2.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	2.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	2.07	6m3	2.60m2	2.4m	6.2m3	104%	N	-	6.2m3	2m	8m2	17m2	17m2
3 BR	2.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	5.1m3	11.6m3	2.4m	12m2	18m2	57m2
1 BR	2.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	16m2	16m2
2 BR	2.10	8m3	5.50m2	2.4m	13.2m3	165%	N	-	13.2m3	2m	10m2	11m2	19m2
2 BR	2.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.5m3	2m	10m2	11m2	11m2
LEVEL 3													
3 BR	3.01	10m3	5.00m2	2.4m	12.0m3	120%	N	-	12.0m3	2.4m	12m2	17m2	17m2
2 BR	3.02	8m3	3.70m2	2.4m	8.9m3	111%	N	-	8.9m3	2m	10m2	13m2	13m2
1 BR	3.03	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	3.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	3.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	16m2	16m2
2 BR	3.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	11m2	11m2
1 BR	3.07	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	16m2	16m2
3 BR	3.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	7.4m3	13.9m3	2.4m	12m2	29m2	31m2
1 BR	3.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
3 BR	3.10	10m3	4.70m2	2.4m	11.3m3	113%	N	-	11.3m3	2.4m	12m2	11m2	17m2
2 BR	3.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.5m3	2m	10m2	11m2	11m2
LEVEL 4													
2 BR	4.01	8m3	4.20m2	2.4m	10.1m3	126%	N	-	10.1m3	2m	10m2	17m2	17m2
2 BR	4.02	8m3	3.70m2	2.4m	8.9m3	111%	N	-	8.9m3	2m	10m2	13m2	13m2
1 BR	4.03	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	4.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	4.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	4.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	4.07	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	17m2	17m2
3 BR	4.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	5.8m3	12.3m3	2.4m	12m2	29m2	32m2
1 BR	4.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
3 BR	4.10	10m3	4.70m2	2.4m	11.3m3	113%	N	-	11.3m3	2.4m	12m2	11m2	17m2
2 BR	4.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.6m3	2m	10m2	11m2	11m2
LEVEL 5													
3 BR	5.01	10m3	5.60m2	2.4m	13.4m3	134%	N	-	13.4m3	2.4m	12m2	35m2	35m2
1 BR	5.02	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	5.03	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	5.04	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	5.05	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	5.06	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	17m2	17m2
3 BR	5.07	10m3	6.50m2	2.4m	15.6m3	156%	N	-	15.6m3	2.4m	12m2	29m2	32m2
2 BR	5.08	8m3	3.80m2	2.4m	9.1m3	114%	N	-	9.1m3	2m	10m2	13m2	13m2
2 BR	5.09	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.6m3	8.9m3	2m	10m2	10m2	10m2
LEVEL 6													
3 BR	6.01	10m3	4.60m2	2.4m	11.0m3	110%	N	-	11.0m3	2.4m	12m2	17m2	17m2
3 BR	6.02	10m3	4.40m2	2.4m	10.6m3	106%	N	-	10.6m3	2.4m	12m2	14m2	14m2
3 BR	6.03	10m3	4.50m2	2.4m	10.8m3	108%	N	-	10.8m3	2.4m	12m2	17m2	17m2
2 BR+	6.04	8m3	4.60m2	2.4m	11.0m3	138%	N	-	11.0m3	2m	10m2	17m2	17m2
3 BR	6.05	10m3	6.30m2	2.4m	15.1m3	151%	N	-	15.1m3	2.4m	12m2	18m2	21m2
3 BR	6.06	10m3	8.40m2	2.4m	20.2m3	202%	N	-	20.2m3	2.4m	12m2	44m2	44m2
TERRACES													
3 BR	Terrace A	10m3	4.20m2	2.4m	10.1m3	101%	N	-	10.1m3	2.4m	12m2	23m2	23m2
3 BR	Terrace B	10m3	4.20m2	2.4m	10.1m3	101%	N	-	10.1m3	2.4m	12m2	26m2	26m2
3 BR	Terrace C	10m3	4.60m2	2.4m	11.0m3	110%	N	-	11.0m3	2.4m	12m2	27m2	27m2
3 BR	Terrace D	10m3	4.30m2	2.4m	10.3m3	103%	N	-	10.3m3	2.4m	12m2	25m2	25m2

TOTAL PROPOSED DWELLINGS
65

TOTAL STUDIO
3
TOTAL 1 BEDROOM
14
TOTAL 2 BEDROOM
29

TOTAL 3+ BEDROOM
19

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Fire + Acoustic E-Lab	Access Purple Apple
Architects TonkinZulaikhaGreer	
117 Reservoir Street Surry Hills NSW 2010 Australia	ABN 46 002 722 349 T +61 2 9215 4900 W tgz.com.au E info@tgz.com.au

Client
WT Malouf

Suite 1.03, 2-8 Elizabeth Street T 02 9331 4000
Paddington NSW 2021 E -
Australia

Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
ADG COMPLIANCE TABLE 2

Drawing No. A 558 Rev No. A

Drawn AM, IR, CY Date 10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Planner Urbis	Civil + Stormwater Telford Civil
Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

Architects
TonkinZulaikhaGreer

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Project
Verona, Paddington

Phase
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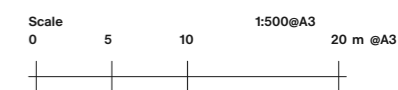
Job No.
24026

Drawing Title
BUILDING SETBACK DIAGRAM

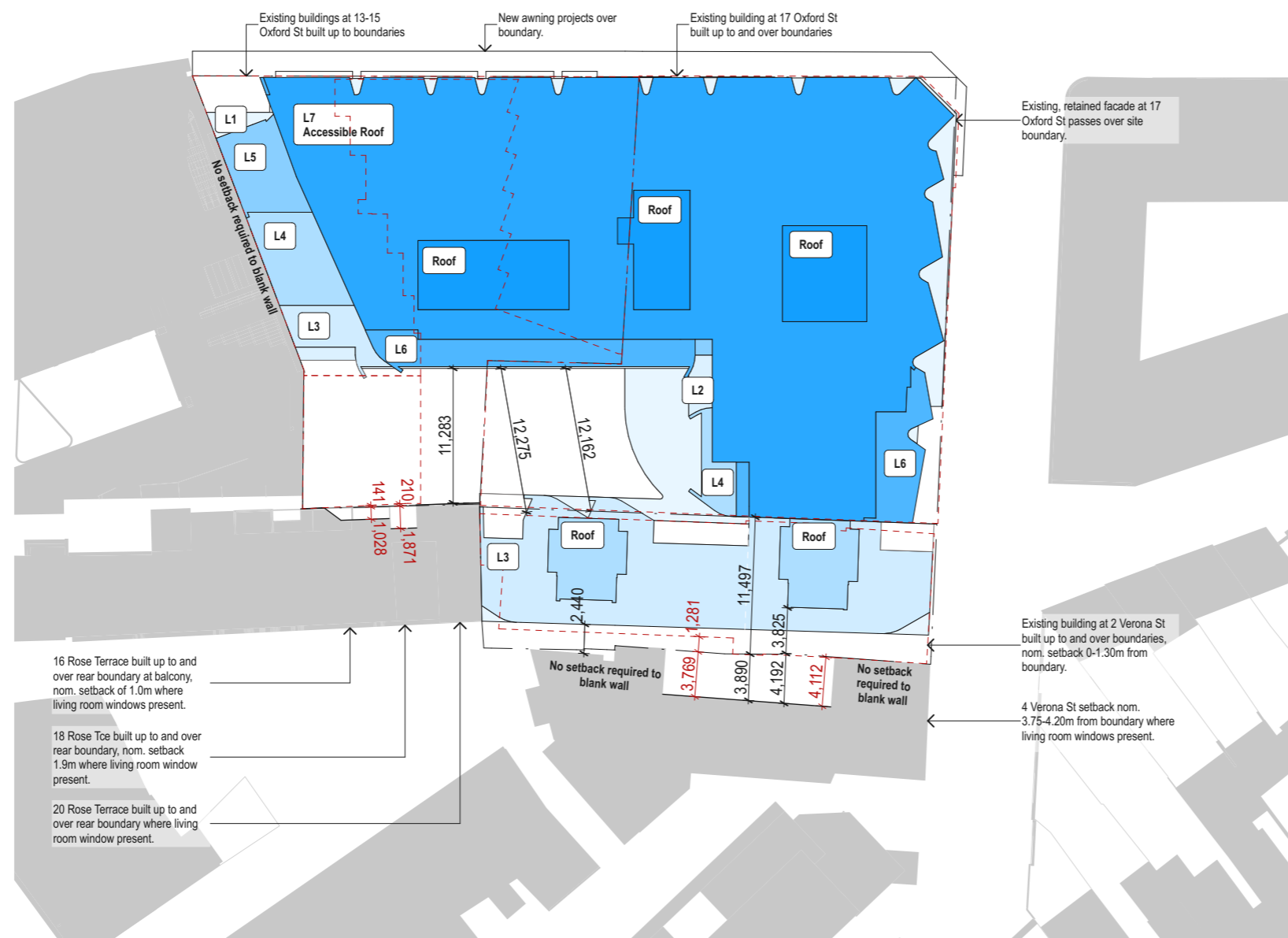
Drawing No. **A 559** Rev No. **A**

Drawn **AM, IR, CY** Date **10/4/2026**

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



LEGEND	
	PROPOSED BUILDING FORM
	PROPOSED BUILDING SETBACK
	EXISTING BUILDING OUTLINE
	EXISTING BUILDING SETBACK

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

ROSE TERRACE LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

 TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
16	NO	YES	YES	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.25
17	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
18	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.50
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.50	YES
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
16	NO	YES	YES	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	1.75	YES
17	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
18	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.00	YES
20	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES

ROSE TERRACE HABITABLE SPACES

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
15	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.00
17	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
18	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.75
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
16	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	3.50	YES
17	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	2.75	YES
18	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
20	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	2.00	YES

ROSE TERRACE PRIVATE OPEN SPACE

Assessment based on shadow diagrams, refer A 401 - A 406

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
15	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
17	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
18	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
20	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
15	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
17	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
18	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
20	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
**ADG SOLAR ACCESS SUMMARY
TABLE 1**

Drawing No.
A 560

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

NAPIER ST LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

TIMESLOT COUNTS TOWARDS REQ'D MIN.
TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
18	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	1.00
20	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.00
22	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
30	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	2.00

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
18	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	1.00	YES
20	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.00	YES
22	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50	YES
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
30	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	2.00	YES

NAPIER ST HABITABLE SPACES

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
18	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
30	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
18	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
30	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES

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 E -

Project
Verona, Paddington

Phase
SSDA

Job No.
 24026

Drawing Title
**ADG SOLAR ACCESS SUMMARY
 TABLE 2**

Drawing No.
A 561

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

NAPIER ST PRIVATE OPEN SPACES

Assessment based on shadow diagrams, refer A 401 - A 406

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
18	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50
20	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
24	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	3.50
26	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
28	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
30	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	4.00
32	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	3.00
34	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
36	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	2.50

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
18	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
20	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
24	NO	YES	YES	YES	YES	NO	YES	YES	YES	NO	NO	2.50	YES
26	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
28	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.50	YES
30	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	4.00	YES
32	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	2.00	YES
34	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
36	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	2.00	YES

TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
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Client
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 E -

Project
Verona, Paddington

Phase
SSDA

Job No.
 24026

Drawing Title
ADG SOLAR ACCESS SUMMARY
TABLE 3

Drawing No.
 A 562

Rev No.
 A

Drawn
 AM, IR, CY

Date
 10/4/2026

Checked
 TG

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

4 VERONA ST LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

 TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

EXISTING

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
1A	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	1.50
1B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00
1C	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00
1D	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	1.75
1E	NO (0.00m2)	NO (0.04m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
1F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25
2A	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.00
2B	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
2C	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75
2D	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.25
2E	YES (1.02m2)	NO (0.72m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
2F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25
3A	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.00
3B	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3C	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3D	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3E	YES (1.15m2)	NO (0.98m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
3F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25

PROPOSED

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
1A	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	2.00	YES
1B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
1C	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
1D	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	1.75	YES
1E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
1F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES
2A	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
2B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
2C	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.50	YES
2D	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.00	YES
2E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
2F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES
3A	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
3B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
3C	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75	YES
3D	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75	YES
3E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
3F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES

4 VERONA ST PRIVATE OPEN SPACE

EXISTING

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
1F	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00
2F	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
3F	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00

PROPOSED

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
1F	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
2F	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	4.25	YES
3F	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.50	YES

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Planner
Urbis

Civil + Stormwater
Telford Civil

Landscape Architect
Wyer & Co

Geotech
EI Australia

Structure
Northop

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Building Services
O&S Consulting

Traffic
JMT Consulting

Basix + ESD
Credwell

Waste
Elephants Foot

Fire + Acoustic
E-Lab

Access
Purple Apple

Architects
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
ADG SOLAR ACCESS SUMMARY
TABLE 4

Drawing No.
A 563

Rev No.
A

Drawn
AM, IR, CY

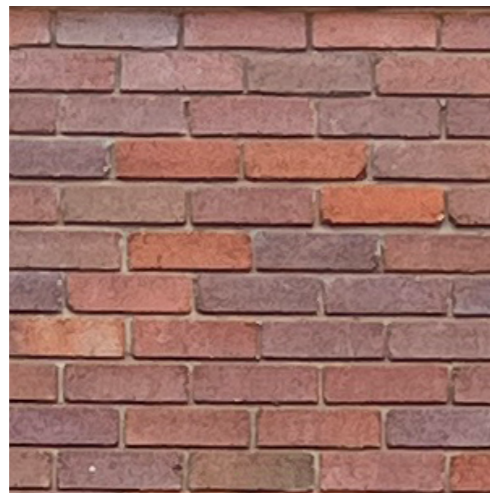
Date
10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



AW1 - Retractable awning



BR1 - Brickwork, To Match XBR



BR2 - Brickwork



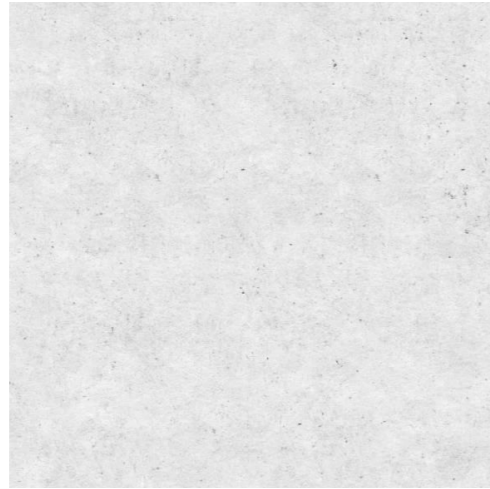
BGL - Balustrade, Glass



BRA - Brass



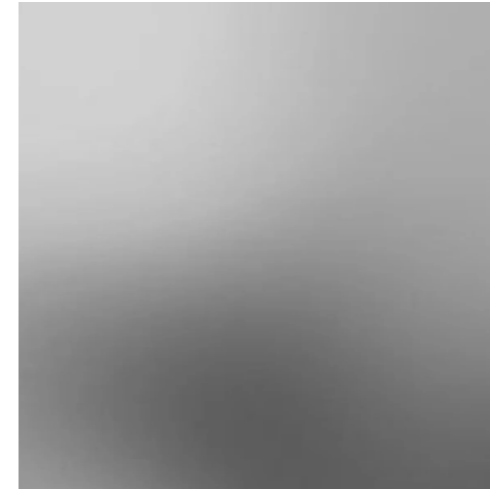
BOL - Bollard, painted



CO - Concrete



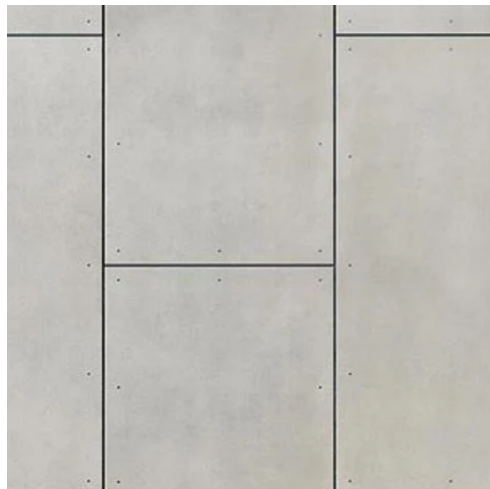
CCF - Coloured Concrete Finish



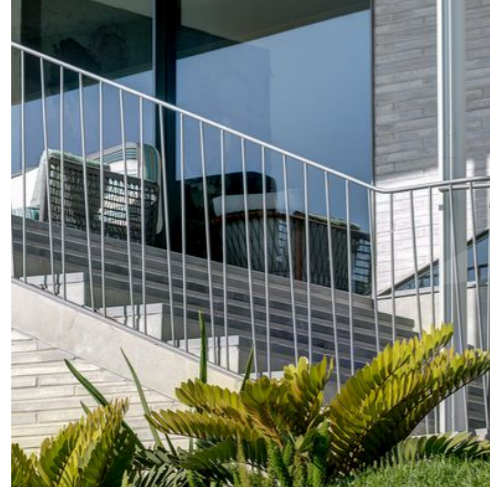
CM1 - Cladding, Metal



CM2 - Paint Finish



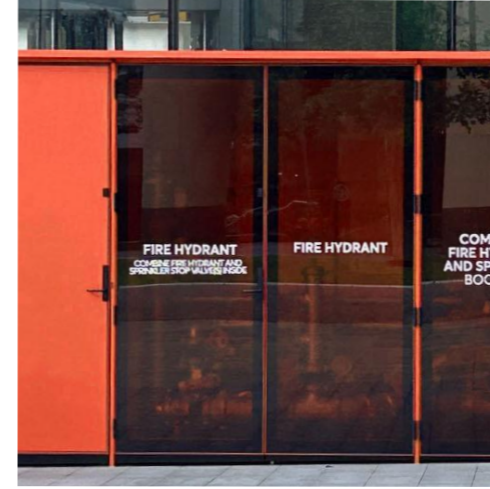
FC - Fibre Cement Sheet



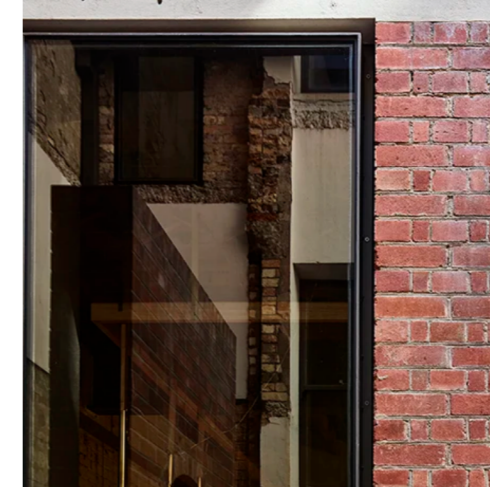
FN - Pool Fence



GCB - Colourback glass



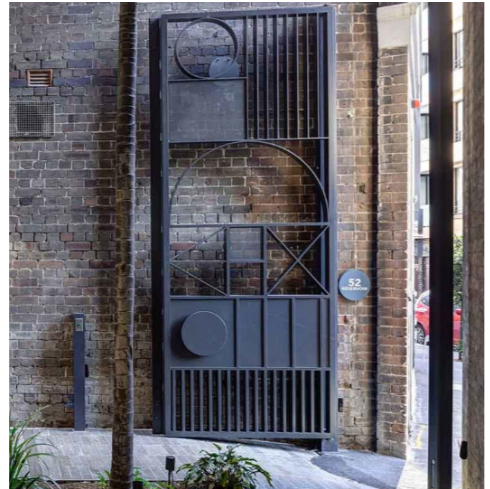
GLT - Glass, coloured tinted



GLF1 - Glazed Facade



GLF2 - Glazed Facade



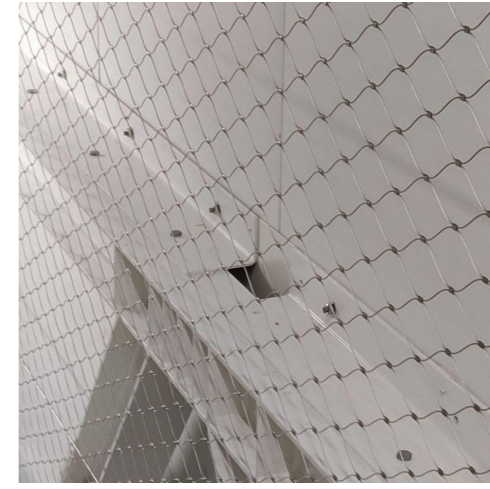
GTM - Gate Metal



GLL - Glass Louvre



HRM - Handrail Metal



MEM - Metal Mesh

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
24026

Drawing Title
**MATERIALS AND FINISHES
SCHEDULE**

Drawing No.
A 600

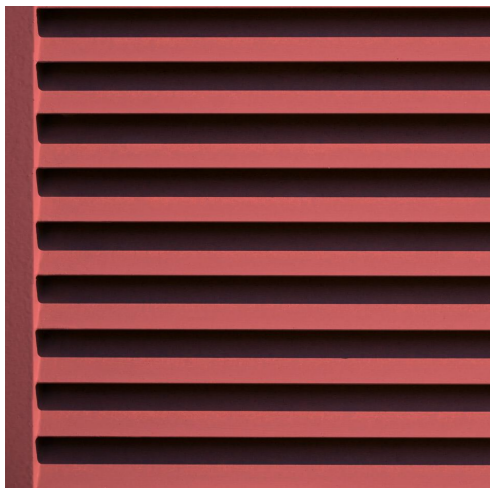
Rev No.
A

Drawn
AM, IR, CY

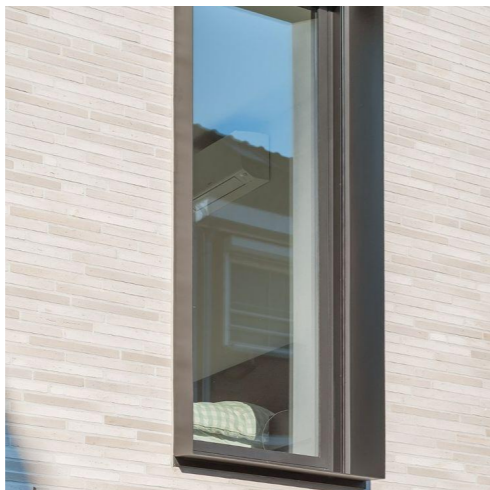
Date
10/4/2026

Checked
TG

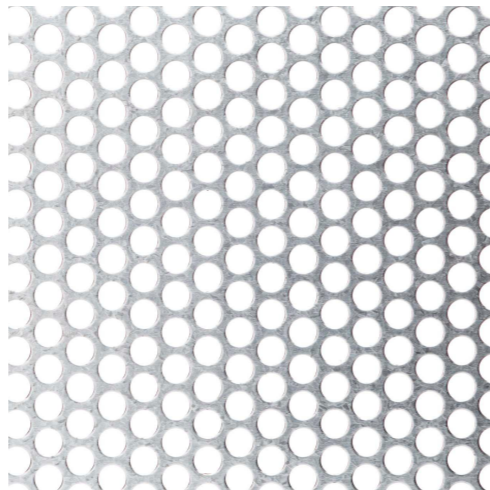
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



ML - Metal Louvre



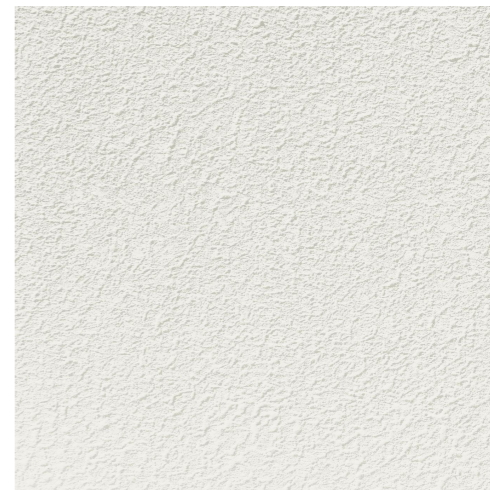
MW1 - Metal Window



PRM - Perforated metal



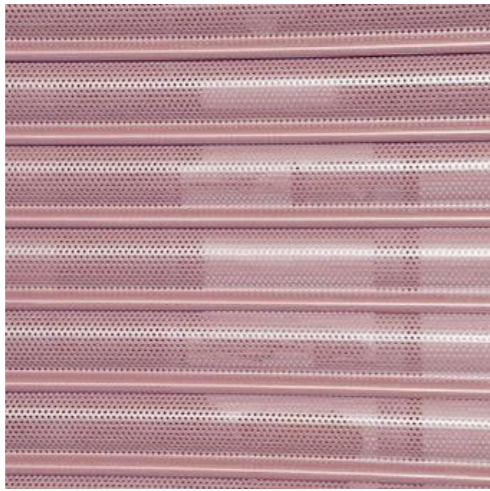
PF1 - Paint Finish



RN - Render



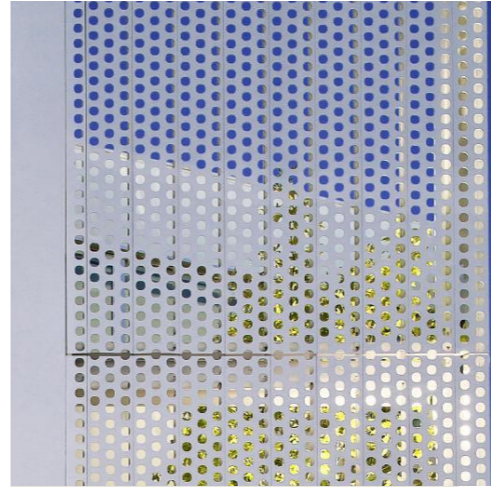
RSC - Copper awning



RSH - Roller Shutter Door, Metal



RSM - Metal Roof Sheeting



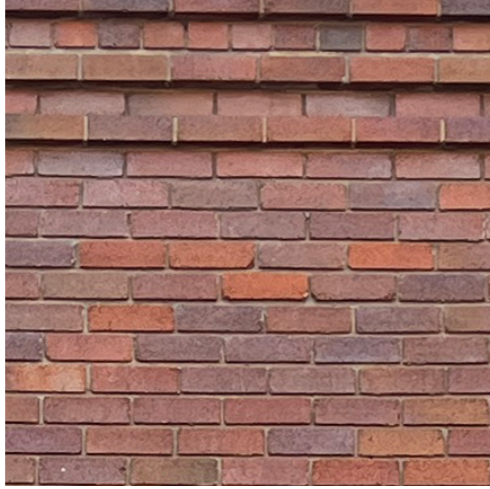
SCM - Metal Privacy Screen



TL1 - Pool Tile



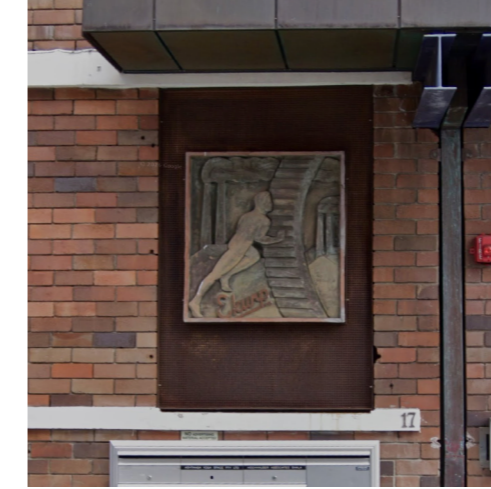
TL2 - Wall Tile



XBR1 - Existing Brick



XRSC - Existing Copper Awning



XART - Existing artwork

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Job No.
24026

Drawing Title
**MATERIALS AND FINISHES
SCHEDULE**

Drawing No.
A 601

Rev No.
-

Drawn
AM, IR, CY

Date
10/4/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
PERSPECTIVE 01

Drawing No. A 700	Rev No. A
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Drawn AM, IR, CY	Date 10/4/2026
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA

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Job No.
 24026

Drawing Title
PERSPECTIVE 02

Drawing No.
A 701

Rev No.
A

Drawn
AM, IR, CY

Date
10/4/2026

Checked
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Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603