

HILLSDALE

68-80 BEAUCHAMP RD, HILLSDALE HOMES NSW

SSDA SUBMISSION



SHEET NUMBER	[REV]	SHEET NAME
DA00 SERIES - INTRODUCTORY		
AD-DA00_001	A	COVER PAGE
AD-DA00_200	A	BASIX COMMITMENTS
DA01 SERIES - LOCATION PLANS		
AD-DA01_001	A	LOCATION PLAN
DA02 SERIES - EXISTING SITE PLAN		
AD-DA02_001	A	EXISTING SITE ANALYSIS PLAN
AD-DA02_101	A	EXISTING SITE PLAN
DA03 SERIES - DEMOLITION PLAN		
AD-DA03_001	A	DEMOLITION PLAN
AD-DA03_101	A	BULK EXCAVATION PLAN
DA04 SERIES - PROPOSED SITE PLAN		
AD-DA04_002	B	PROPOSED SITE PLAN
DA07 SERIES - DEVELOPMENT SUMMARY		
AD-DA07_001	A	DEVELOPMENT SUMMARY - SHEET 01
AD-DA07_002	A	DEVELOPMENT SUMMARY - SHEET 02
DA11 SERIES - GENERAL ARRANGEMENT PLANS		
AD-DA11_098	D	GA PLAN - BASEMENT 2
AD-DA11_099	D	GA PLAN - BASEMENT 1
AD-DA11_100	D	GA PLAN - GROUND FLOOR
AD-DA11_101	D	GA PLAN - LEVEL 1
AD-DA11_102	C	GA PLAN - LEVEL 2-6
AD-DA11_107	C	GA PLAN - LEVEL 7
AD-DA11_108	C	GA PLAN - ROOF PLAN
DA20 SERIES - ELEVATIONS		
AD-DA20_001	B	SOUTH & EAST ELEVATIONS
AD-DA20_002	B	NORTH & WEST ELEVATIONS
AD-DA20_003	B	COURTYARD ELEVATIONS
AD-DA20_004	B	HEIGHT STUDY
DA30 SERIES - SECTIONS		
AD-DA30_001	B	LONGITUDINAL SECTIONS
AD-DA30_002	A	CROSS SECTIONS
AD-DA30_201	B	LANDSCAPE SECTIONS - SHEET 01
AD-DA30_202	B	LANDSCAPE SECTIONS - SHEET 02
AD-DA30_203	B	LANDSCAPE SECTIONS - SHEET 03

SHEET NUMBER	[REV]	SHEET NAME
DA60 SERIES - APARTMENT PLANS		
AD-DA60_001	A	APARTMENT TYPES - SHEET 01
AD-DA60_002	A	APARTMENT TYPES - SHEET 02
AD-DA60_003	A	APARTMENT TYPES - SHEET 03
AD-DA60_004	A	APARTMENT TYPES - SHEET 04
AD-DA60_005	A	APARTMENT TYPES - SHEET 05
AD-DA60_006	A	APARTMENT TYPES - SHEET 06
AD-DA60_007	A	APARTMENT TYPES - SHEET 07
AD-DA60_008	A	APARTMENT TYPES - SHEET 08
AD-DA60_101	A	ADAPTABLE UNIT TYPES - SHEET 01
AD-DA60_102	A	ADAPTABLE UNIT TYPES - SHEET 02
AD-DA60_103	A	ADAPTABLE UNIT TYPES - SHEET 03
AD-DA60_104	A	ADAPTABLE UNIT TYPES - SHEET 04
AD-DA60_105	A	ADAPTABLE UNIT TYPES - SHEET 05
AD-DA60_106	A	ADAPTABLE UNIT TYPES - SHEET 06
AD-DA60_107	A	ADAPTABLE UNIT TYPES - SHEET 07
AD-DA60_108	A	ADAPTABLE UNIT TYPES - SHEET 08
DA61 SERIES - ADAPTABLE		
AD-DA61_101	A	ADAPTABLE UNIT SCHEDULE
AD-DA61_201	A	LIVEABLE UNIT SCHEDULE
DA80 SERIES - SHADOW DIAGRAMS		
AD-DA80_001	A	EXISTING SHADOW PLANS - WINTER SOLSTICE
AD-DA80_002	A	PROPOSED SHADOW PLANS - WINTER SOLSTICE
AD-DA80_003	A	SHADOW PLANS COMPARISON - WINTER SOLSTICE
AD-DA80_100	A	PROPOSED SHADOW PLANS - COS
DA81 SERIES - ADG ASSESSMENT - SOLAR		
AD-DA81_001	A	SUN EYE VIEWS
AD-DA81_101	A	SOLAR ACCESS SCHEDULE
DA82 SERIES - ADG ASSESSMENT - CROSS VENTILATION		
AD-DA82_001	A	CROSS VENTILATION SCHEDULE
DA83 SERIES - ADG ASSESSMENT - STORAGE		
AD-DA83_001	A	STORAGE PLAN
AD-DA83_101	A	STORAGE SCHEDULE - SHEET 01
AD-DA83_102	A	STORAGE SCHEDULE - SHEET 02
DA85 SERIES - AREA PLANS		
AD-DA85_001	B	GFA PLANS
DA91 SERIES - MATERIAL PALLETTE		
AD-DA91_100	A	MATERIAL PALLETTE
TOTAL SHEETS: 56		

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. If it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Date of issue: Monday, 27 October 2025
To be valid, this certificate must be submitted with a development application or complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatRECS certificate KSC049XW11.

Project summary		
Project name	68-80 Beauchamp Road, Hillside	
Street address	68-80 BEAUCHAMP ROAD HILLSDALE 2008	
Local Government Area	BAYVIEW	
Plan type and plan number	Deposited Plan: 738905	
Lot no.	12	
Section no.	-	
No. of residential flat buildings	2	
Residential flat buildings no. of dwellings	129	
Multidwelling housing no. of dwellings	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 40	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 63	Target 60
Materias	✓ -100	Target 0

Certificate Prepared by		
Name / Company Name:	E-LAB Consulting	
ABN (if applicable):	84447020624	

BUILDING A

MATERIALS

Floor types							
Floor type	Area (m ²)	Insulation	Low emissions option				
suspended floor above enclosed subfloor, frame - suspended concrete slab	6817.85	-	-	-			
External wall types							
External wall type	Construction type	Area (m ²)	Low emissions option	Insulation			
External wall type 1	framed (metal clad) frame light steel frame	1922.6	-	-			
Internal wall types							
Internal wall type	Construction type	Area (m ²)	Insulation				
Internal wall type 1	plasterboard, frame/light steel frame	300	-	-			
Reinforcement concrete frames/columns							
Building has reinforced concrete frames/columns?	Volume (m ³)	Low emissions option					
-	-	-	-	-			
Ceiling and roof types							
Ceiling and roof type	Area (m ²)	Roof insulation	Ceiling insulation				
framed - concrete slab, frame light steel frame	1923.14	-	-	-			
Frame types							
Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
0	1922.6	0	1922.6	0	0	0	0

WATER

Features														
Dwelling no.	All shower heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (v6 but <= 7.5 litres)	5 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-
Alternative water source														
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (l)	Laundry connection	Pool top-up	Spa top-up						
All dwellings	No alternative water supply	-	-	-	-	-	-	-						
Hot water		Bathroom ventilation system			Kitchen ventilation system			Laundry ventilation system						
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	Central hot water system (No. 1)	individual fan, ducted to facade or roof	manual on / timer off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	
Cooling		Heating			Natural lighting									
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen								
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-								
Individual pool		Individual spa		Appliances other efficiency measures										
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or sheltered clothes drying line				
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	not specified	-	-				
Common area		Showerheads rating	Toilets rating	Taps rating	Clothes washers rating									
All common areas	no common facility	4 star	5 star	no common laundry facility										
Central systems		Size	Configuration	Connection (to allow for...)										
Fire sprinkler system (No. 2)	-	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-										

ENERGY

Common area ventilation system			Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS	
Waste Room - A	ventilation exhaust only	-	light-emitting diode	motion sensors	yes	
Bulky Waste - A	ventilation exhaust only	-	light-emitting diode	motion sensors	yes	
Community Room - A	air conditioning system	time clock or BMS controlled	light-emitting diode	powered switching with motion sensor	yes	
Tank Room - A	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes	
Sprinkler Tank	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes	
Water Meters - A	ventilation supply only	thermostatically controlled	light-emitting diode	manual on / manual off	yes	
Fire Stairs - A	no mechanical ventilation	-	light-emitting diode	motion sensors	yes	
WC - A	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	
Bike Storage	no mechanical ventilation	-	light-emitting diode	motion sensors	yes	
Lobby - A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	
Hobby - A	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	
Central energy systems		Type	Specification			
Lift bank (No. 1)	-	gearless traction with V V V motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 lift load capacity <= 1001 kg but <= 1500kg			
Central hot water system (No. 1)	-	electric heat pump - air sourced	Piping insulation (ingram & supply risers): (a) Piping external to building: RD 6 (-25 mm); (b) Piping internal to building: RD 6 (-25 mm); (c) Ute Efficiency: 3.0 + COP <= 3.5			

BUILDING B

MATERIALS

Floor types							
Floor type	Area (m ²)	Insulation	Low emissions option				
suspended floor above enclosed subfloor, frame - suspended concrete slab	9139.17	-	-	-			
External wall types							
External wall type	Construction type	Area (m ²)	Low emissions option	Insulation			
External wall type 1	framed (metal clad) frame light steel frame	2923.2	-	-			
Internal wall types							
Internal wall type	Construction type	Area (m ²)	Insulation				
Internal wall type 1	plasterboard, frame/light steel frame	300	-	-			
Reinforcement concrete frames/columns							
Building has reinforced concrete frames/columns?	Volume (m ³)	Low emissions option					
-	-	-	-	-			
Ceiling and roof types							
Ceiling and roof type	Area (m ²)	Roof insulation	Ceiling insulation				
framed - concrete slab, frame light steel frame	1923.14	-	-	-			
Frame types							
Single glazing (m ²)	Double glazing (m ²)	Triple glazing (m ²)	Aluminium frames (m ²)	Timber frames (m ²)	uPVC frames (m ²)	Steel frames (m ²)	Composite frames (m ²)
0	2923.2	0	2923.2	0	0	0	0

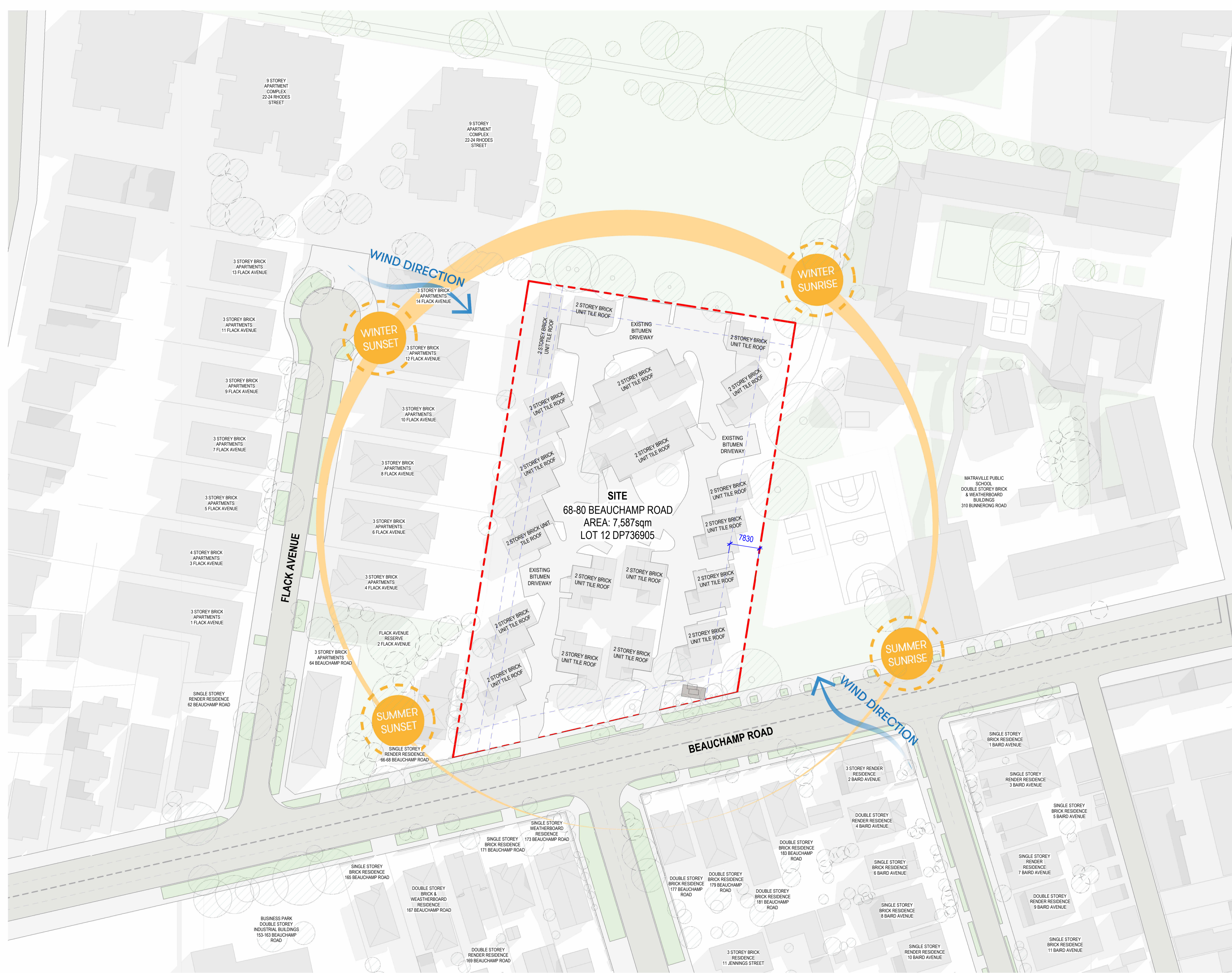
WATER

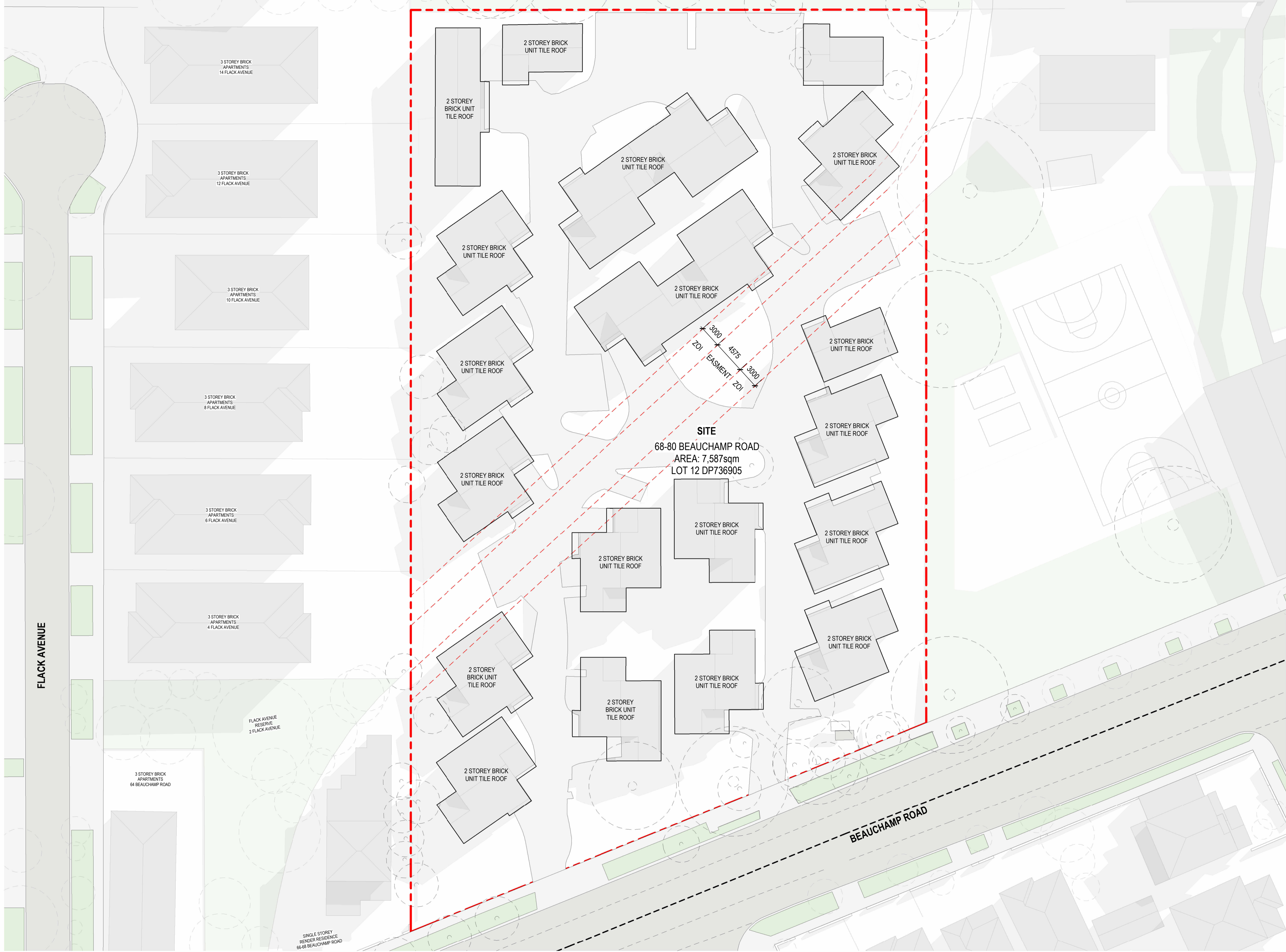
Features														
Dwelling no.	All shower heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (v6 but <= 7.5 litres)	5 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-
Alternative water source														
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscaping connection	Toilet connection (l)	Laundry connection	Pool top-up	Spa top-up						
All dwellings	No alternative water supply	-	-	-	-	-	-	-						
Hot water		Bathroom ventilation system			Kitchen ventilation system			Laundry ventilation system						
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control	
All dwellings	Central hot water system (No. 2)	individual fan, ducted to facade or roof	manual on / timer off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	
Cooling		Heating			Natural lighting									
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen								
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	-								
Individual pool		Individual spa		Appliances other efficiency measures										
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or sheltered clothes drying line				
All dwellings	-	-	-	-	-	electric cooktop & electric oven	4 star	not specified	-	-				
Common area		Showerheads rating	Toilets rating	Taps rating	Clothes washers rating									
All common areas	no common facility	4 star	5 star	no common laundry facility										
Central systems		Size	Configuration	Connection (to allow for...)										
Fire sprinkler system (No. 3)	-	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-										

ENERGY

Common area ventilation system			Common area lighting			
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS	
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	yes	
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	yes	
Waste Room - B	ventilation exhaust only	-	light-emitting diode	motion sensors	yes	
Bulky Waste - B	ventilation exhaust only	-	light-emitting diode	motion sensors	yes	
Fire Stairs - B	no mechanical ventilation	-	light-emitting diode	motion sensors	yes	
Lobby - B	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	yes	
Central energy systems		Type	Specification			
Lift bank (No. 2)	-	gearless traction with V V V motor	Number of levels with apartments served by a lift: 8 number of levels from the bottom of the lift shaft to the top of the lift shaft: 10 lift load capacity <= 1001 kg but <= 1500kg			
Central hot water system (No. 2)	-	electric heat pump - air sourced	Piping insulation (ingram & supply risers): (a) Piping external to building: RD 6 (-25 mm); (b) Piping internal to building: RD 6 (-25 mm); (c) Ute Efficiency: 3.0 + COP <= 3.5			





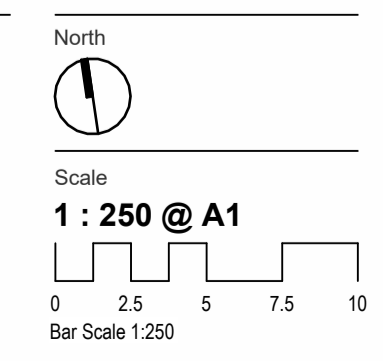


- LEGEND:**
- NEIGHBORING BUILDINGS
 - ROADS
 - BUILDINGS WITHIN SITE BOUNDARY
 - EXTENT OF DEMOLITION UNDER SSDA
 - TREES TBC IF TO BE RETAINED OR REMOVED
 - TREES TO BE REMOVED

SITE
 68-80 BEAUCHAMP ROAD
 AREA: 7,587sqm
 LOT 12 DP736905

Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
 HOMES NSW

Project Address
 68-80 BEAUCHAMP RD,
 HILLSDALE

Project
 HILLSDALE

Project No.
 20250036

Project Status
 CONCEPT DESIGN

Drawing Title
 EXISTING SITE PLAN

Drawing No.
 AD-DA02_101

Drawn By
 IP

Checked By
 AW

Revision
 A

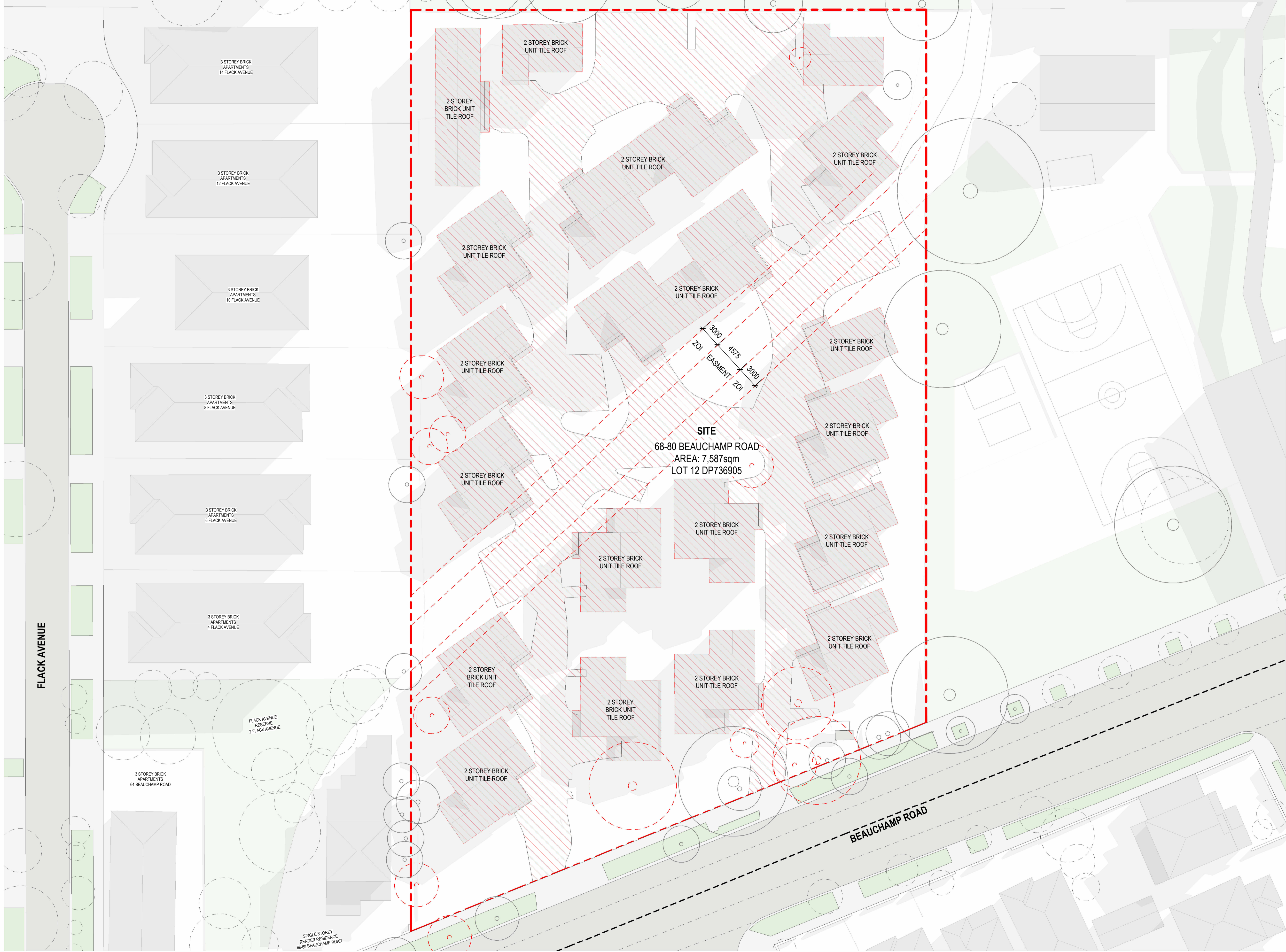
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General Notes

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 Edward Salib 9469
 Thomas Hansen 9527

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- LEGEND:**
- NEIGHBORING BUILDINGS
 - ROADS
 - BUILDINGS WITHIN SITE BOUNDARY
 - EXTENT OF DEMOLITION UNDER SSDA
 - TREES TBC IF TO BE RETAINED OR REMOVED
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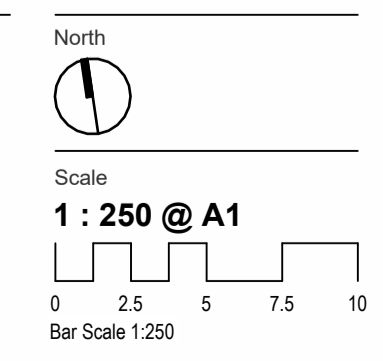
Nominated Architects
Doug Southwell 7362
Nicholas Bandonas 8499
Edward Salib 9469
Thomas Hansen 9527

General Notes

SINGLE STOREY
RENDER RESIDENCE
66-68 BEAUCHAMP ROAD

Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project No.
20250036

Project Status
CONCEPT DESIGN

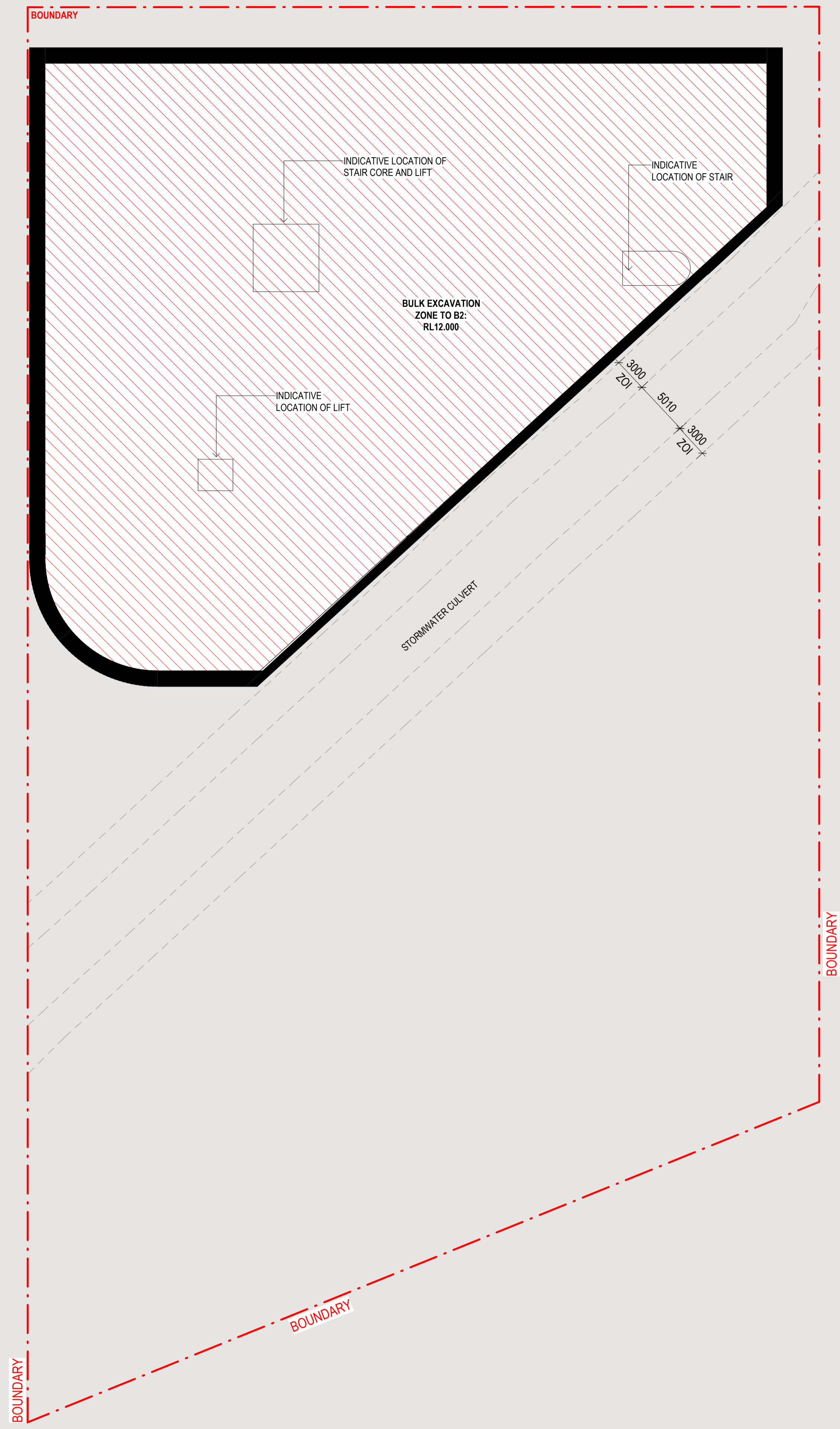
Drawing Title
DEMOLITION PLAN

Drawing No.
AD-DA03_001

Drawn By
IP

Checked By
AW

Revision
A



Apartment Type Schedule				
Level	Name	Count	Comments	Department
A-GROUND LEVEL	2 BED S	3	BLOCK A	Social Housing
A-GROUND LEVEL	3 BED S	1	BLOCK A	Social Housing
A-GROUND LEVEL: 4		4		
A-LEVEL 1	1 BED S	4	BLOCK A	Social Housing
A-LEVEL 1	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 1	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 1: 9		9		
A-LEVEL 2	1 BED S	6	BLOCK A	Social Housing
A-LEVEL 2	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 2	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 2: 11		11		
A-LEVEL 3	1 BED S	6	BLOCK A	Social Housing
A-LEVEL 3	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 3	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 3: 11		11		
A-LEVEL 4	1 BED S	6	BLOCK A	Social Housing
A-LEVEL 4	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 4	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 4: 11		11		
A-LEVEL 5	1 BED S	6	BLOCK A	Social Housing
A-LEVEL 5	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 5	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 5: 11		11		
A-LEVEL 6	1 BED S	6	BLOCK A	Social Housing
A-LEVEL 6	2 BED S	3	BLOCK A	Social Housing
A-LEVEL 6	3 BED S	2	BLOCK A	Social Housing
A-LEVEL 6: 11		11		
A-LEVEL 7	1 BED S	2	BLOCK A	Social Housing
A-LEVEL 7	2 BED S	2	BLOCK A	Social Housing
A-LEVEL 7	3 BED S	3	BLOCK A	Social Housing
A-LEVEL 7: 7		7		
BLOCK A: 75		75		

Apartment Type Schedule				
Level	Name	Count	Comments	Department
B-GROUND LEVEL	1 BED S	2	BLOCK B	Social Housing
B-GROUND LEVEL	2 BED S	8	BLOCK B	Social Housing
B-GROUND LEVEL	3 BED S	1	BLOCK B	Social Housing
B-GROUND LEVEL: 11		11		
B-LEVEL 1	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 1	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 1	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 1: 14		14		
B-LEVEL 2	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 2	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 2	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 2: 14		14		
B-LEVEL 3	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 3	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 3	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 3: 14		14		
B-LEVEL 4	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 4	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 4	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 4: 14		14		
B-LEVEL 5	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 5	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 5	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 5: 14		14		
B-LEVEL 6	1 BED S	4	BLOCK B	Social Housing
B-LEVEL 6	2 BED S	9	BLOCK B	Social Housing
B-LEVEL 6	3 BED S	1	BLOCK B	Social Housing
B-LEVEL 6: 14		14		
B-LEVEL 7	1 BED S	2	BLOCK B	Social Housing
B-LEVEL 7	2 BED S	7	BLOCK B	Social Housing
B-LEVEL 7: 9		9		
BLOCK B: 104		104		
Grand total: 179		179		

Apartment Mix Schedule		
Name	Count	Comments
1 BED S	36	BLOCK A
2 BED S	23	BLOCK A
3 BED S	16	BLOCK A
BLOCK A: 75	75	
1 BED S	28	BLOCK B
2 BED S	69	BLOCK B
3 BED S	7	BLOCK B
BLOCK B: 104	104	
	179	

Car Parking Schedule		
Level	Description	Count
B-BASEMENT 1	ACCESSIBLE PARKING	10
B-BASEMENT 1	RESIDENTIAL PARKING SPACE	42
B-BASEMENT 1	RESIDENTIAL VISITOR PARKING	5
B-BASEMENT 2	ACCESSIBLE PARKING	9
B-BASEMENT 2	RESIDENTIAL PARKING SPACE	51
Grand total: 117		117

Bike Parking Schedule		
Level	Description	Count
A-GROUND LEVEL	BIKE VERTICAL	2
B-GROUND LEVEL	BIKE VERTICAL	2
A-LEVEL 1	BIKE VERTICAL	11
A-LEVEL 2	BIKE VERTICAL	11
A-LEVEL 3	BIKE VERTICAL	11
A-LEVEL 4	BIKE VERTICAL	11
A-LEVEL 5	BIKE VERTICAL	11
A-LEVEL 6	BIKE VERTICAL	11
A-LEVEL 7	BIKE VERTICAL	6
B-GROUND LEVEL	BIKE VERTICAL	12
B-LEVEL 1	BIKE VERTICAL	15
B-LEVEL 2	BIKE VERTICAL	15
B-LEVEL 3	BIKE VERTICAL	15
B-LEVEL 4	BIKE VERTICAL	15
B-LEVEL 5	BIKE VERTICAL	15
B-LEVEL 6	BIKE VERTICAL	15
B-LEVEL 7	BIKE VERTICAL	14
Grand total: 192		

ADG Apartment Schedule												
Unit Number	Unit Type	Unit Area	Min required Room Area	Room Area Is Compliant	Number of Beds	Number Of Bathrooms	Room: Shared_Rooms_CrossVentilation	Room: Shared_Rooms_SolarAccess	Storage Calculations			Internal Storage Is Compliant
									Required Storage		Storage	
									Total Required Storage (including external)	Total Required Internal Storage		

A001	2 BED S	76 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	10.36 m³	Yes
A002	2 BED S	76 m²	70 m²	Yes	2	1	-	Yes	8.00 m³	4.00 m³	10.36 m³	Yes
A003	3 BED S	94 m²	90 m²	Yes	3	1	Yes	Yes	10.00 m³	5.00 m³	14.82 m³	Yes
A004	2 BED S	80 m²	55 m²	Yes	1	2	Yes	-	6.00 m³	3.00 m³	14.56 m³	Yes

B001	2 BED S	77 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	12.65 m³	Yes
B002	2 BED S	77 m²	70 m²	Yes	2	1	Yes	-	8.00 m³	4.00 m³	10.39 m³	Yes
B003	2 BED S	77 m²	70 m²	Yes	2	1	-	Yes	8.00 m³	4.00 m³	8.64 m³	Yes
B004	2 BED S	75 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.09 m³	Yes
B005	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B006	1 BED S	56 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	9.88 m³	Yes
B007	1 BED S	56 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	8.02 m³	Yes
B008	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B009	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B010	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B011	3 BED S	93 m²	90 m²	Yes	3	1	Yes	Yes	10.00 m³	5.00 m³	11.35 m³	Yes

A101	1 BED S	51 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A102	1 BED S	51 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A103	2 BED S	77 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	11.38 m³	Yes
A104	1 BED S	54 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	8.02 m³	Yes
A105	1 BED S	51 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A106	3 BED S	99 m²	90 m²	Yes	3	1	Yes	Yes	10.00 m³	5.00 m³	10.70 m³	Yes
A107	2 BED S	77 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	13.73 m³	Yes
A108	3 BED S	90 m²	90 m²	Yes	3	1	Yes	-	10.00 m³	5.00 m³	10.66 m³	Yes
A109	2 BED S	74 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	14.87 m³	Yes

B101	1 BED S	51 m²	50 m²	Yes	1	1	-	-	6.00 m³	3.00 m³	10.24 m³	Yes
B102	2 BED S	74 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	11.29 m³	Yes
B103	2 BED S	77 m²	70 m²	Yes	2	1	Yes	-	8.00 m³	4.00 m³	11.78 m³	Yes
B104	2 BED S	76 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	10.12 m³	Yes
B105	2 BED S	76 m²	70 m²	Yes	2	1	-	Yes	8.00 m³	4.00 m³	8.10 m³	Yes
B106	1 BED S	51 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
B107	2 BED S	75 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.09 m³	Yes
B108	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B109	1 BED S	56 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	8.02 m³	Yes
B110	1 BED S	56 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	8.02 m³	Yes
B111	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B112	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B113	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B114	3 BED S	93 m²	90 m²	Yes	3	1	Yes	Yes	10.00 m³	5.00 m³	11.35 m³	Yes

A201	1 BED S	51 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A202	1 BED S	51 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A203	2 BED S	76 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	11.38 m³	Yes
A204	1 BED S	54 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	8.02 m³	Yes
A205	1 BED S	51 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A206	1 BED S	51 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A207	1 BED S	51 m²	50 m²	Yes	1	1	Yes	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
A208	3 BED S	90 m²	90 m²	Yes	3	1	Yes	No	10.00 m³	5.00 m³	10.16 m³	Yes
A209	2 BED S	77 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	13.73 m³	Yes
A210	3 BED S	90 m²	90 m²	Yes	3	1	Yes	-	10.00 m³	5.00 m³	10.66 m³	Yes
A211	2 BED S	74 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	14.87 m³	Yes

B201	1 BED S	51 m²	50 m²	Yes	1	1	-	-	6.00 m³	3.00 m³	10.24 m³	Yes
B202	2 BED S	74 m²	70 m²	Yes	2	1	-	-	8.00 m³	4.00 m³	11.29 m³	Yes
B203	2 BED S	77 m²	70 m²	Yes	2	1	Yes	No	8.00 m³	4.00 m³	11.78 m³	Yes
B204	2 BED S	76 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	10.12 m³	Yes
B205	2 BED S	76 m²	70 m²	Yes	2	1	-	Yes	8.00 m³	4.00 m³	8.10 m³	Yes
B206	1 BED S	51 m²	50 m²	Yes	1	1	-	Yes	6.00 m³	3.00 m³	10.24 m³	Yes
B207	2 BED S	75 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.09 m³	Yes
B208	2 BED S	71 m²	70 m²	Yes	2	1	Yes	Yes	8.00 m³	4.00 m³	8.31 m³	Yes
B209	1 BED S	56 m²	50 m²	Yes	1	1	Yes					

Car Parking Schedule		
Level	Description	Count
B-BASEMENT 1	ACCESSIBLE PARKING	10
B-BASEMENT 1	RESIDENTIAL PARKING SPACE	42
B-BASEMENT 1	RESIDENTIAL VISITOR PARKING	5
B-BASEMENT 2	ACCESSIBLE PARKING	9
B-BASEMENT 2	RESIDENTIAL PARKING SPACE	51
Grand total:		117



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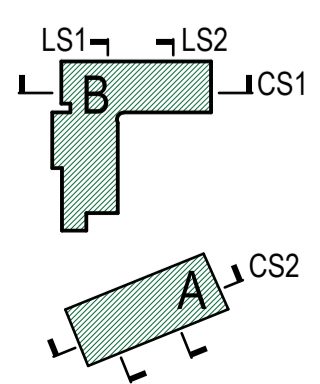
General Notes

Nominated Architects
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Nicholas Bandounas 8499
Edward Salib 9469
Thomas Hansen 9527

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A	21.08.2025	FOR INFORMATION
B	20.10.2025	ISSUED FOR SSDA
C	22.10.2025	ISSUED FOR SSDA
D	03.03.2026	RTS UPDATES

Keyplan



Scale
1 : 250 @ A1
Bar Scale 1:250

Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project No.
20250036

Drawing Title
GA PLAN - BASEMENT 2

Drawing No.
AD-DA11_098

Project Status
CONCEPT DESIGN

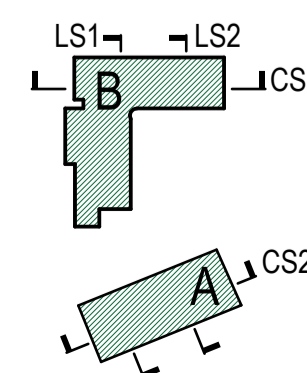
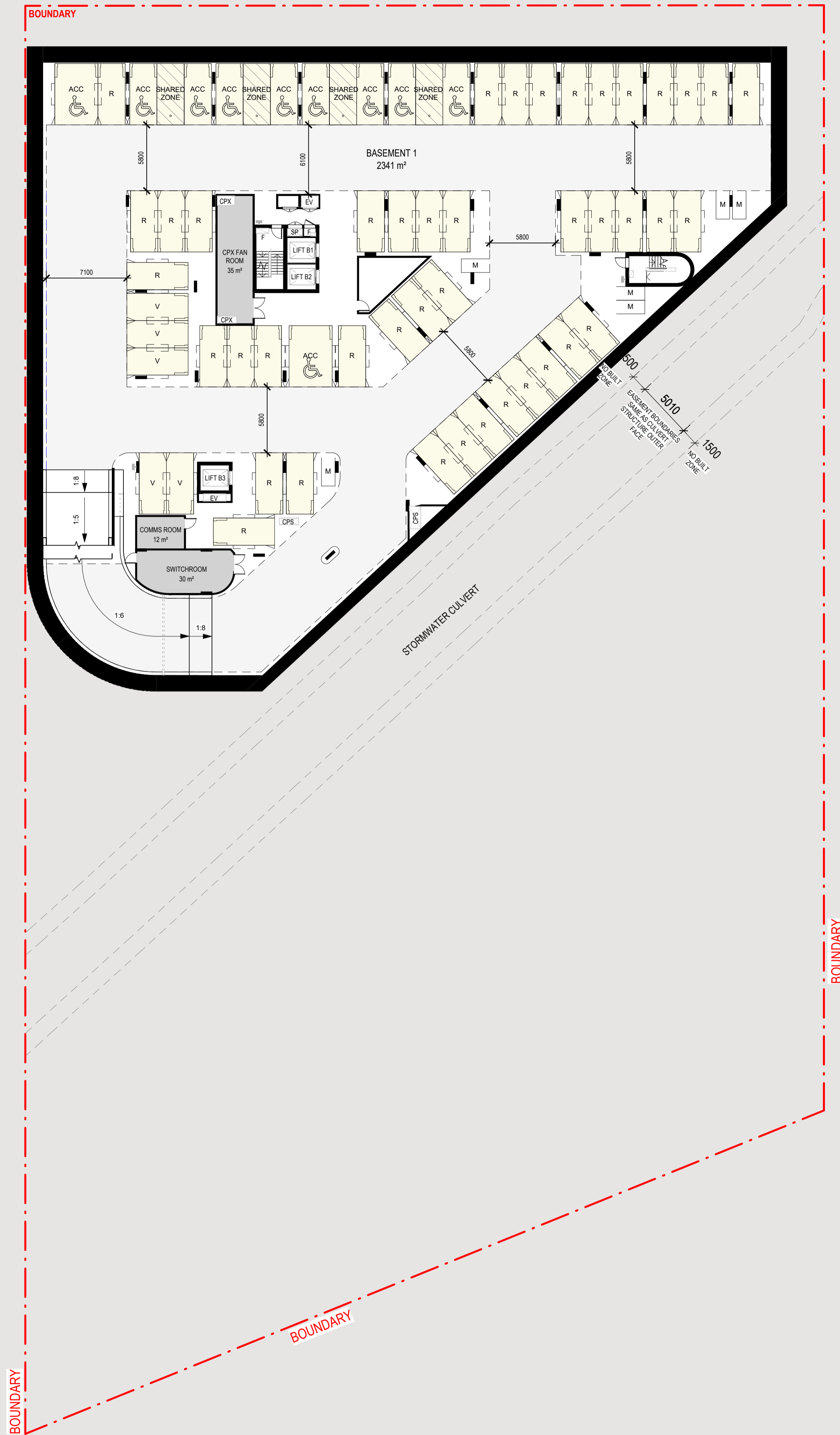
Drawn By
IP

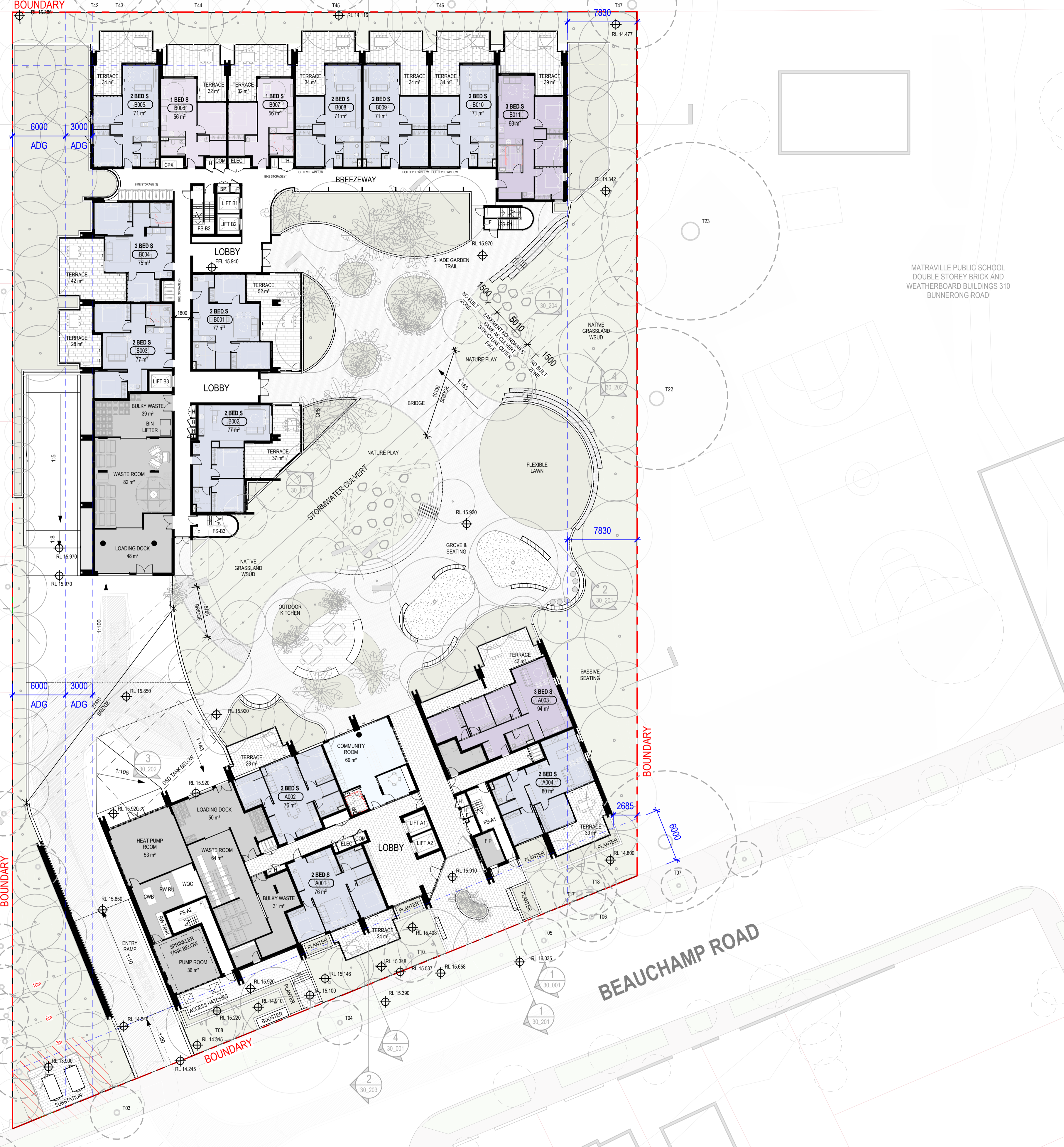
Checked By
AW

Revision
D

Car Parking Schedule

Level	Description	Count
B-BASEMENT 1	ACCESSIBLE PARKING	10
B-BASEMENT 1	RESIDENTIAL PARKING SPACE	42
B-BASEMENT 1	RESIDENTIAL VISITOR PARKING	5
B-BASEMENT 2	ACCESSIBLE PARKING	9
B-BASEMENT 2	RESIDENTIAL PARKING SPACE	51
Grand total:		117





FLACK AVENUE

BEAUCHAMP ROAD

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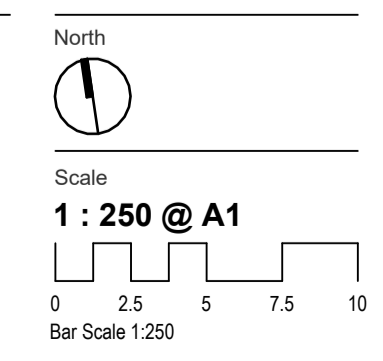
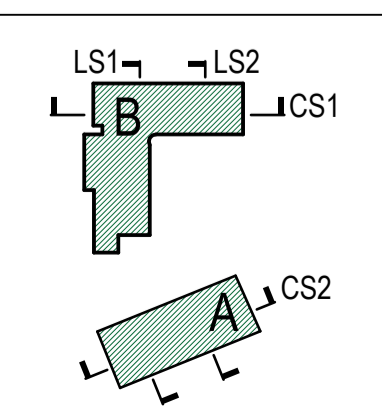
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A	21.08.2025	FOR INFORMATION
B	20.10.2025	ISSUED FOR SSDA
C	22.10.2025	ISSUED FOR SSDA
D	03.03.2026	RTS UPDATES

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
GA PLAN - GROUND FLOOR

Drawing No.
AD-DA11_100

Drawn By
IP

Checked By
AW

Revision
D

MATRIVILLE PUBLIC SCHOOL
DOUBLE STOREY BRICK AND
WEATHERBOARD BUILDINGS 310
BUNNERONG ROAD

3 STOREY BRICK APARTMENT
14 FLACK AVENUE

3 STOREY BRICK APARTMENT
12 FLACK AVENUE

3 STOREY BRICK APARTMENT
10 FLACK AVENUE

3 STOREY BRICK APARTMENT
8 FLACK AVENUE

3 STOREY BRICK APARTMENT
6 FLACK AVENUE

3 STOREY BRICK APARTMENT
4 FLACK AVENUE

FLACK AVENUE RESERVE
2 FLACK AVENUE

3 STOREY BRICK APARTMENTS
64 BEAUCHAMP ROAD

SINGLE STOREY RENDER
RESIDENCE
66-68 BEAUCHAMP ROAD



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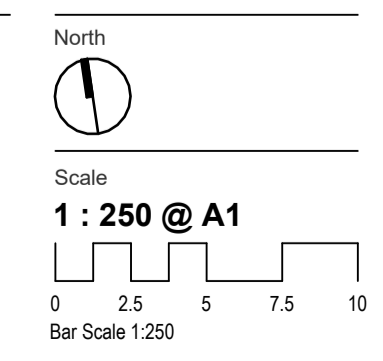
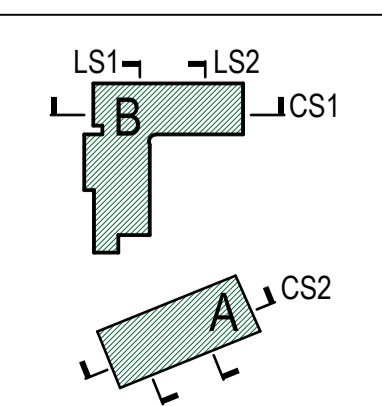
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Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
GA PLAN - LEVEL 1

Drawing No.
AD-DA11_101

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MATRIVILLE PUBLIC SCHOOL
DOUBLE STOREY BRICK AND
WEATHERBOARD BUILDINGS 310
BUNNERONG ROAD

FLACK AVENUE

BEAUCHAMP ROAD

3 STOREY BRICK APARTMENT
14 FLACK AVENUE

3 STOREY BRICK APARTMENT
12 FLACK AVENUE

3 STOREY BRICK APARTMENT
10 FLACK AVENUE

3 STOREY BRICK APARTMENT
8 FLACK AVENUE

3 STOREY BRICK APARTMENT
6 FLACK AVENUE

3 STOREY BRICK APARTMENT
4 FLACK AVENUE

FLACK AVENUE RESERVE
2 FLACK AVENUE

3 STOREY BRICK APARTMENTS
64 BEAUCHAMP ROAD

SINGLE STOREY RENDER
RESIDENCE
66-68 BEAUCHAMP ROAD

FLACK AVENUE

3 STOREY BRICK APARTMENT
14 FLACK AVENUE

3 STOREY BRICK APARTMENT
12 FLACK AVENUE

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3 STOREY BRICK APARTMENT
8 FLACK AVENUE

3 STOREY BRICK APARTMENT
6 FLACK AVENUE

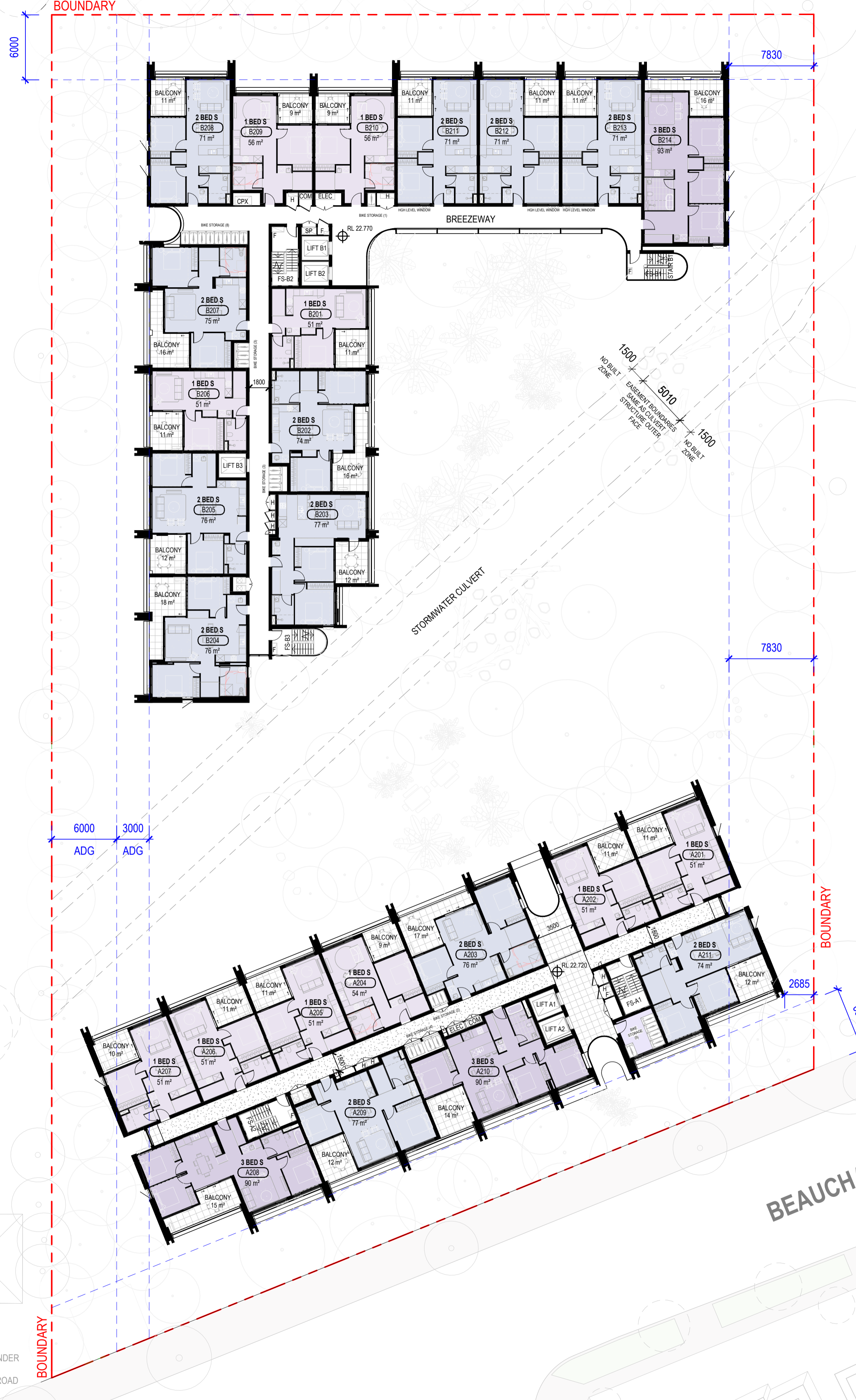
3 STOREY BRICK APARTMENT
4 FLACK AVENUE

FLACK AVENUE RESERVE
2 FLACK AVENUE

3 STOREY BRICK APARTMENTS
64 BEAUCHAMP ROAD

SINGLE STOREY RENDER
RESIDENCE
66-68 BEAUCHAMP ROAD

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DOUBLE STOREY BRICK AND
WEATHERBOARD BUILDINGS 310
BUNNERONG ROAD



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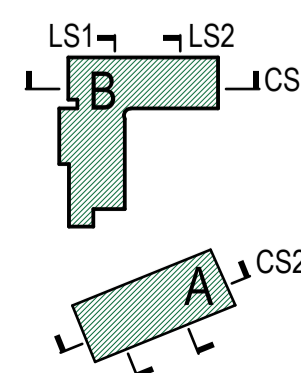
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Keyplan



North



Scale
1 : 250 @ A1
0 2.5 5 7.5 10
Bar Scale 1:250

Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
GA PLAN - LEVEL 2-6

Drawing No.
AD-DA11_102

Drawn By
IP

Checked By
AW

Revision
C

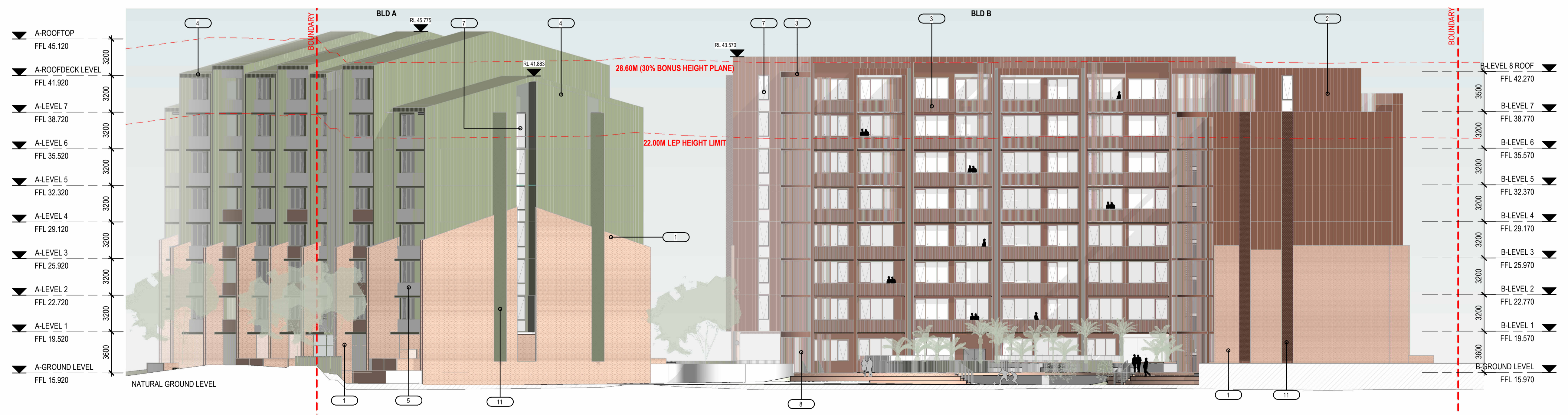
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- MATERIALS:**
- 1. Existing Recycled Brick Mix
 - 2. Profiled Metal Cladding
 - 3. Texture Colour-Sealed Concrete
 - 4. Profiled Metal Cladding
 - 5. Textured Colour - Sealed Concrete
 - 6. Concrete
 - 7. Window Wall
 - 8. Louvered Screening
 - 9. Window Framing
 - 10. Custom Metal Gate
 - 11. Perforated Metal Privacy Screen

1 SOUTH SIDE ELEVATION
1:200



2 EAST SIDE ELEVATION
1:200

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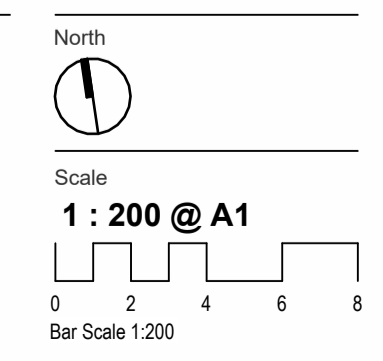
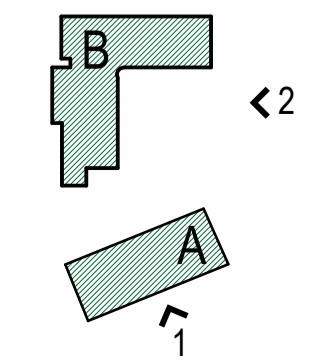
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B	22.10.2025	ISSUED FOR SSDA

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Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
SOUTH & EAST ELEVATIONS

Drawing No.
AD-DA20_001

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AW

Revision
B

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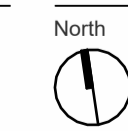
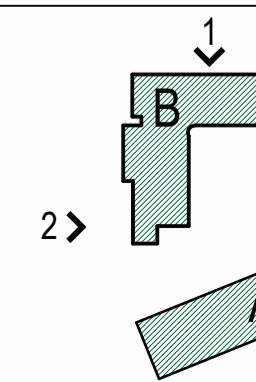


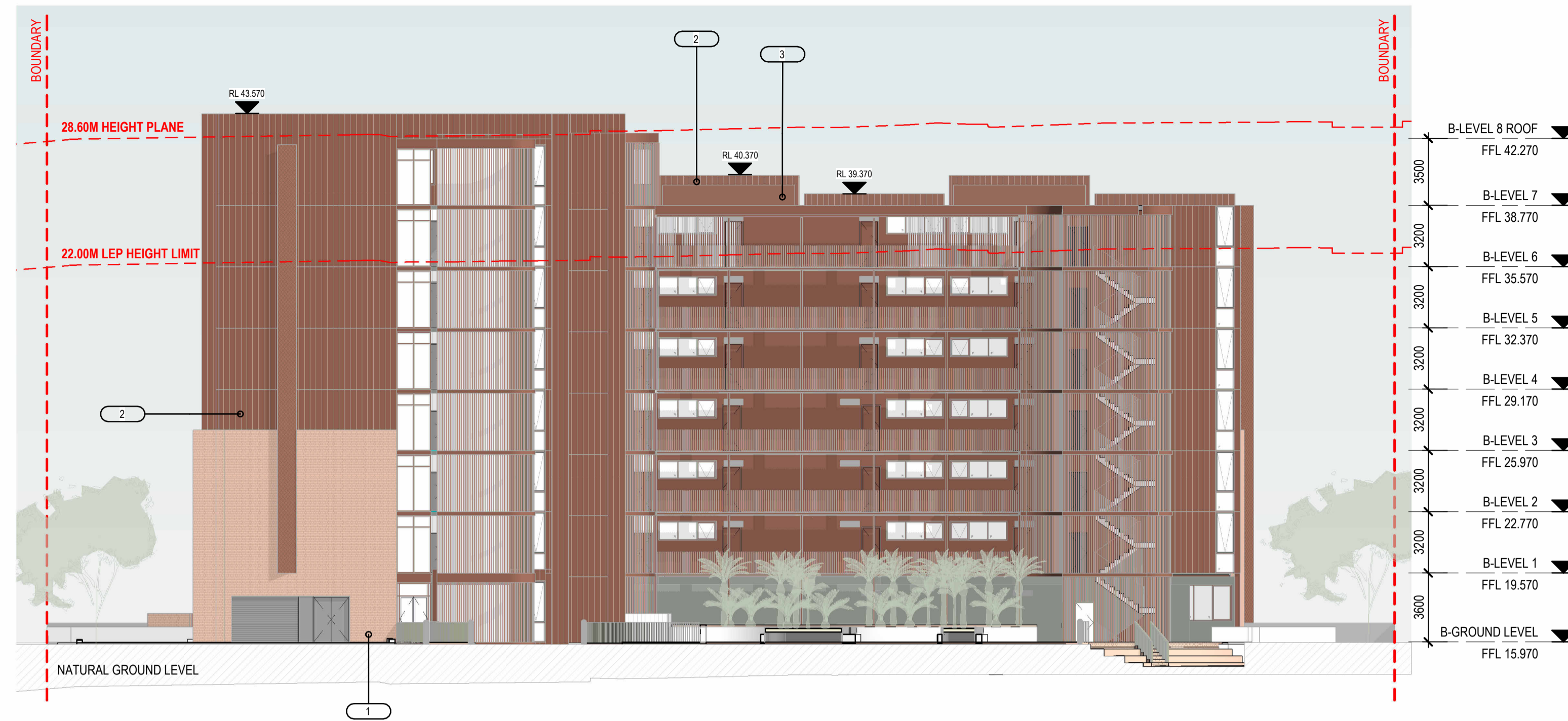
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 - 2. Profiled Metal Cladding
 - 3. Texture Colour-Sealed Concrete
 - 4. Profiled Metal Cladding
 - 5. Textured Colour - Sealed Concrete
 - 6. Concrete
 - 7. Window Wall
 - 8. Louvered Screening
 - 9. Window Framing
 - 10. Custom Metal Gate
 - 11. Perforated Metal Privacy Screen

1 NORTH SIDE ELEVATION
1:200



2 WEST SIDE ELEVATION
1:200



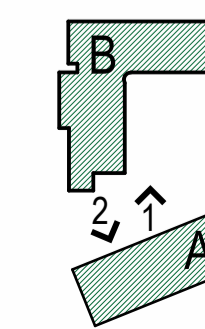


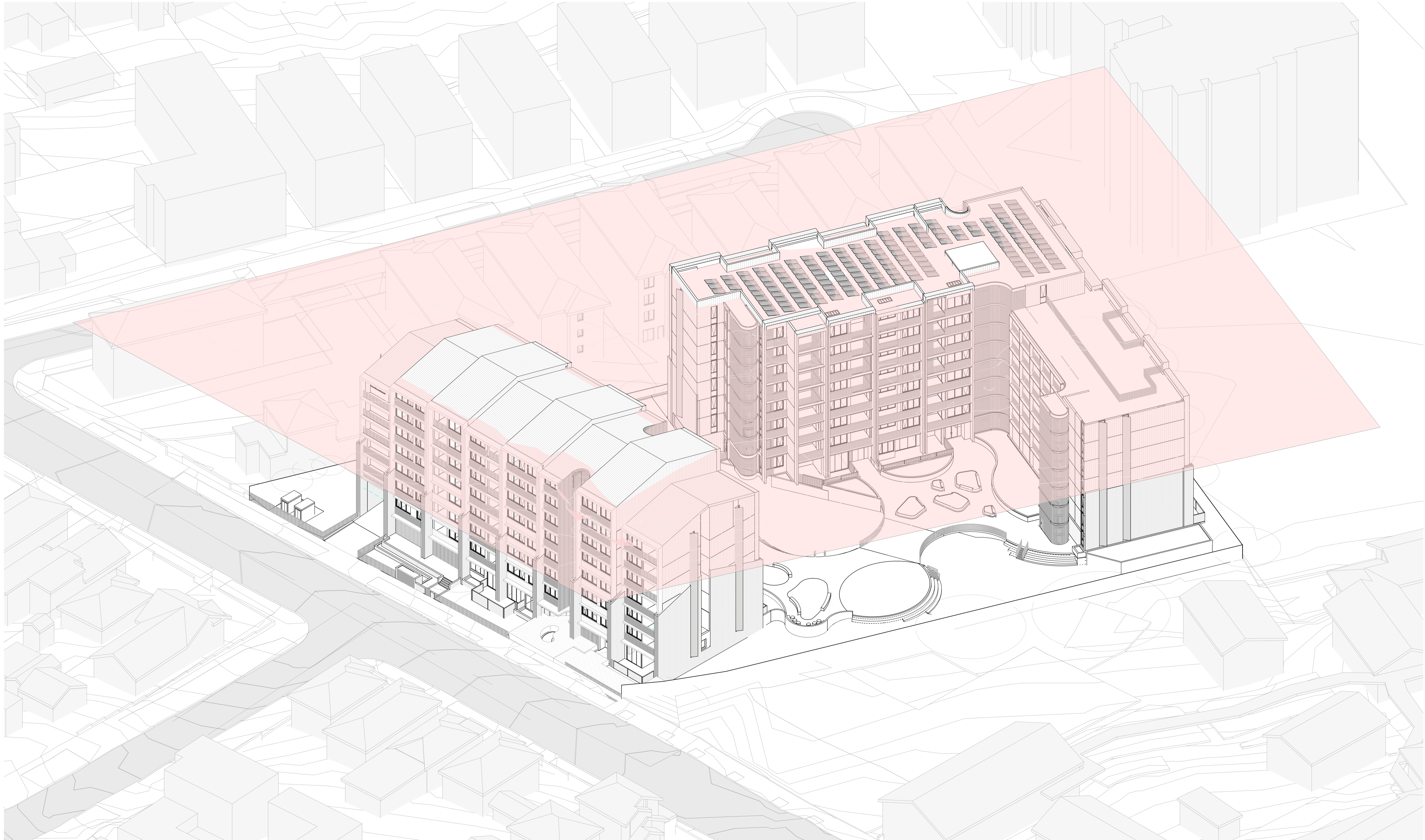
- MATERIALS:**
- 1. Existing Recycled Brick Mix
 - 2. Profiled Metal Cladding
 - 3. Texture Colour-Sealed Concrete
 - 4. Profiled Metal Cladding
 - 5. Textured Colour - Sealed Concrete
 - 6. Concrete
 - 7. Window Wall
 - 8. Louvered Screening
 - 9. Window Framing
 - 10. Custom Metal Gate
 - 11. Perforated Metal Privacy Screen

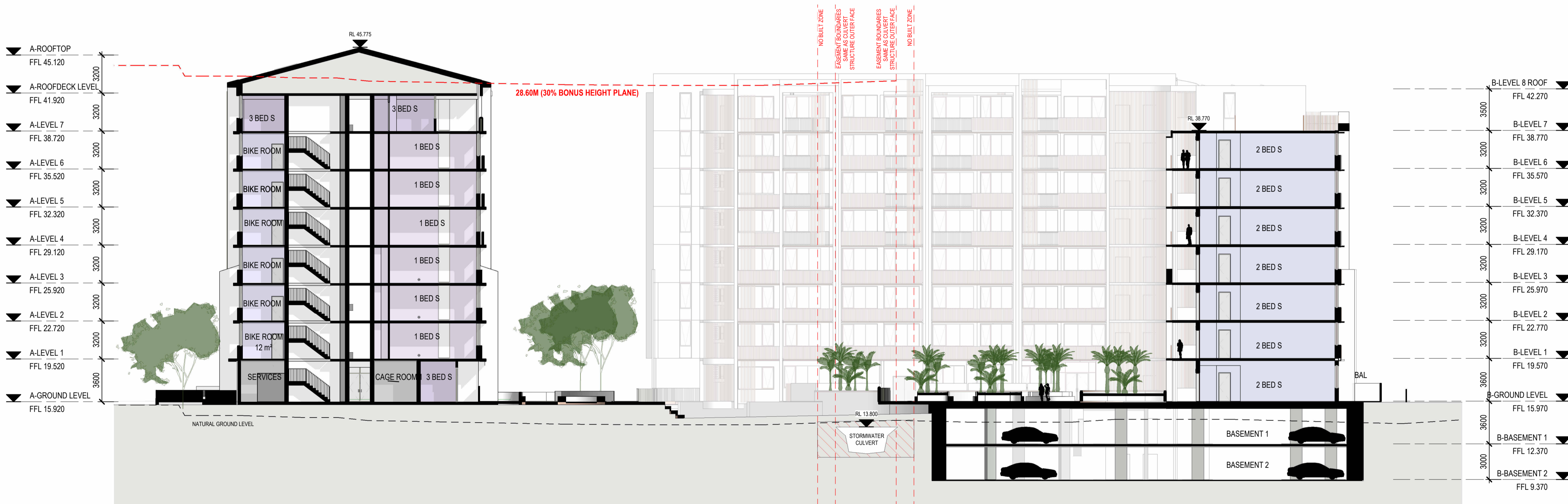
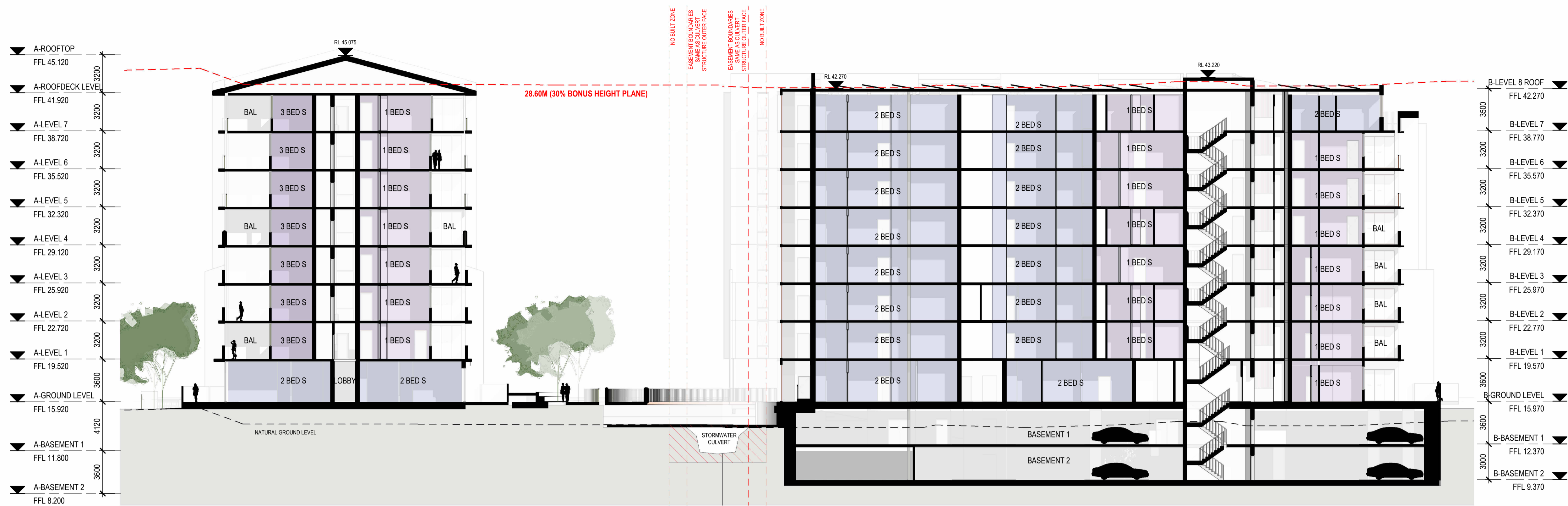
1 **ELEVATION 5**
1 : 200



2 **ELEVATION 6**
1 : 200







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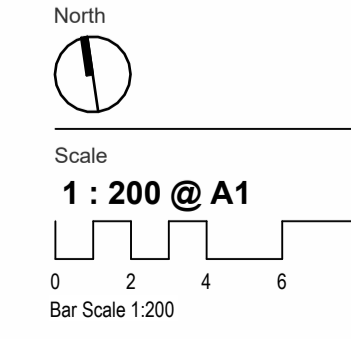
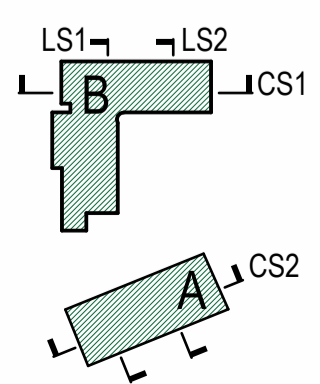
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Edward Salib 9469
Thomas Hansen 9527

Rev	Date	For
A	22.10.2025	ISSUED FOR SDDA
B	03.03.2026	RTS UPDATES

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
LONGITUDINAL SECTIONS

Drawing No.
AD-DA30_001

Drawn By
IP

Checked By
AW

Revision
B

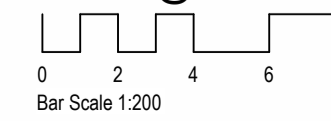
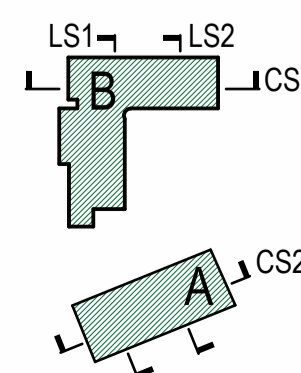
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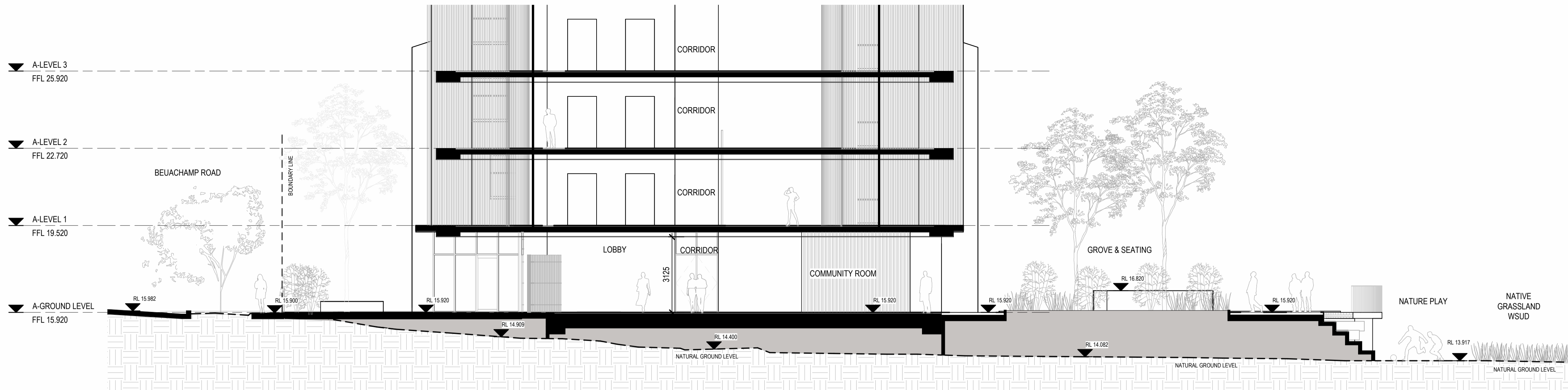


1 OVERALL CROSS SECTION 1
1 : 200

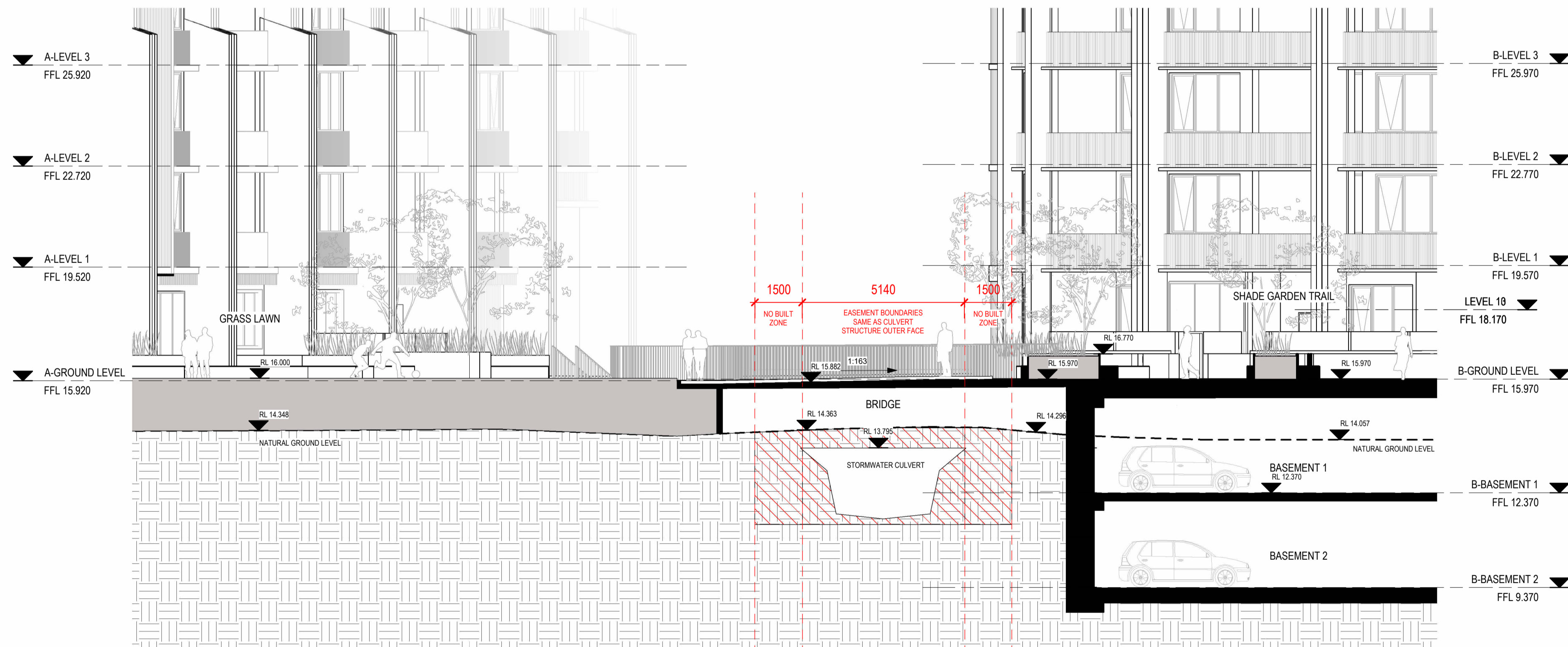


2 OVERALL CROSS SECTION 2
1 : 200



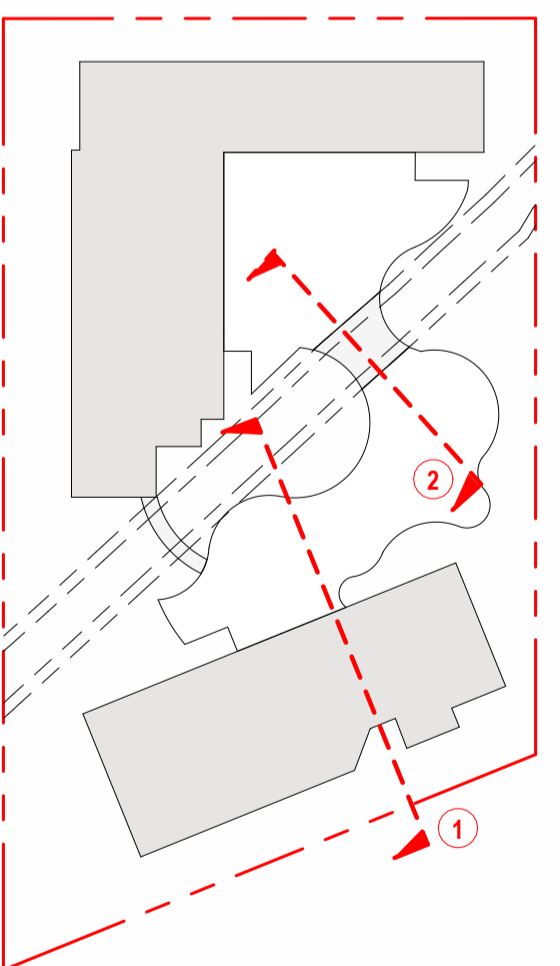


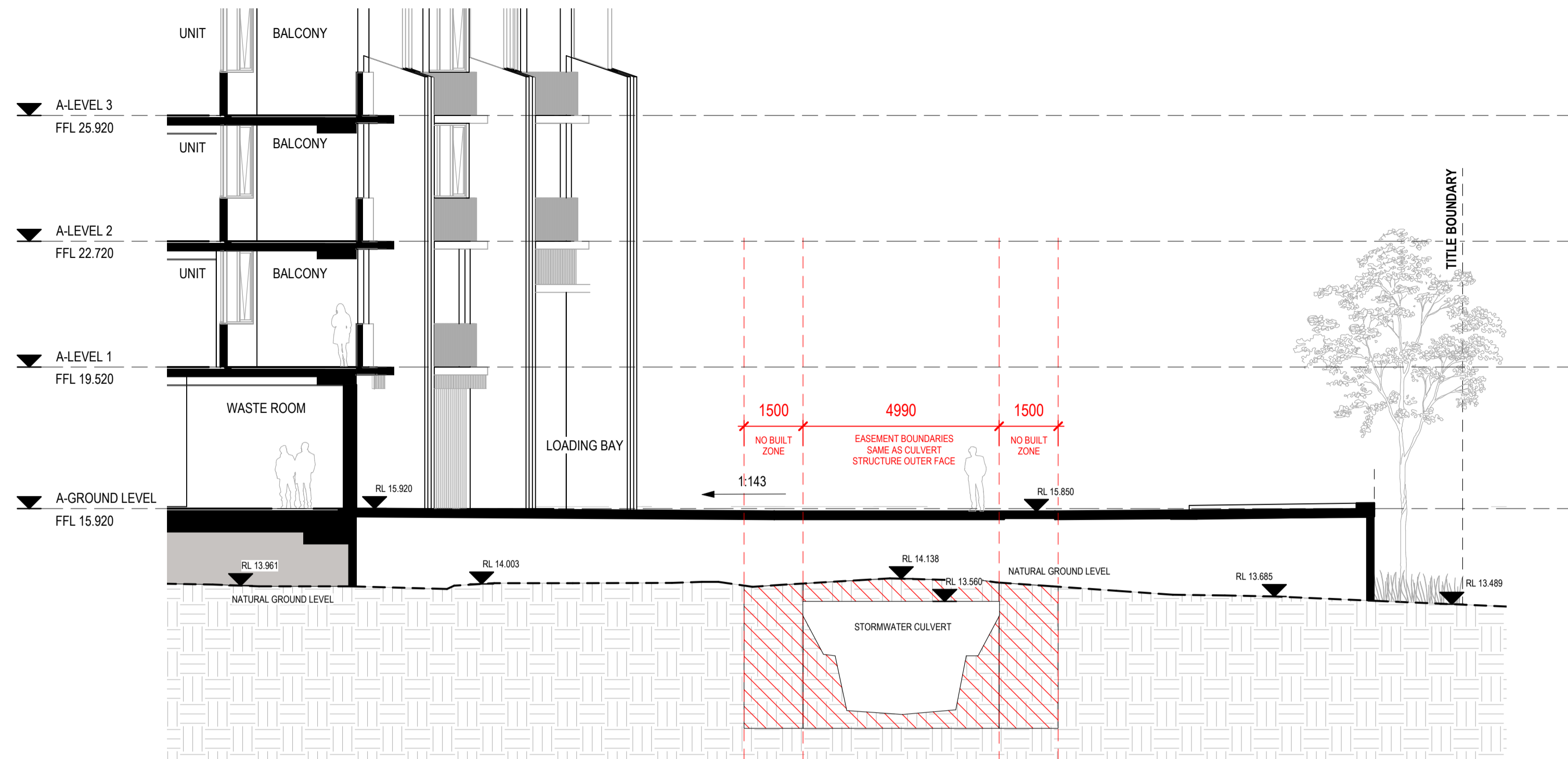
1 LOBBY TO LANDSCAPE DECK SECTION
1 : 100



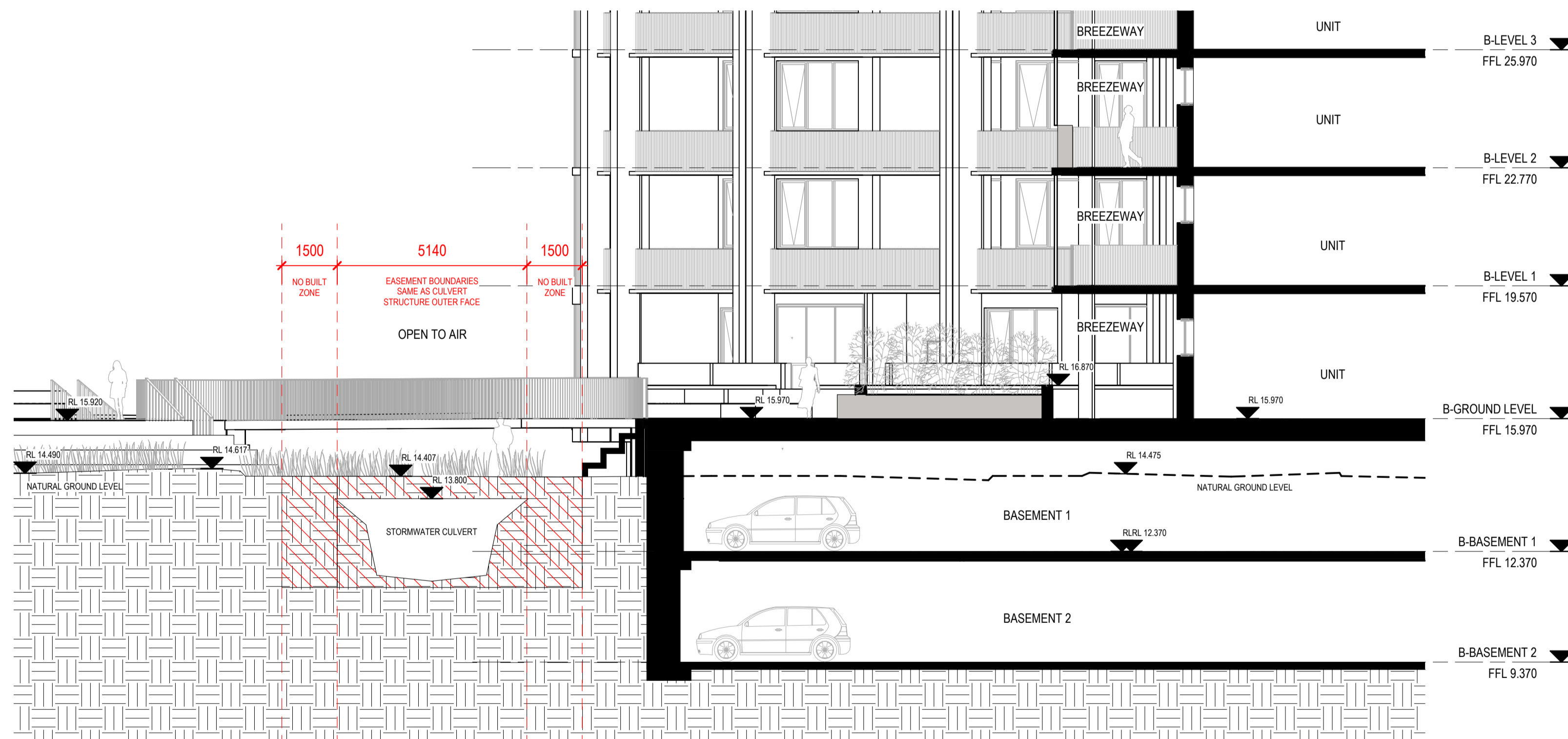
2 LANDSCAPE DECK & FOOTBRIDGE SECTION
1 : 100

GROUND LEVEL SECTION KEY PLAN



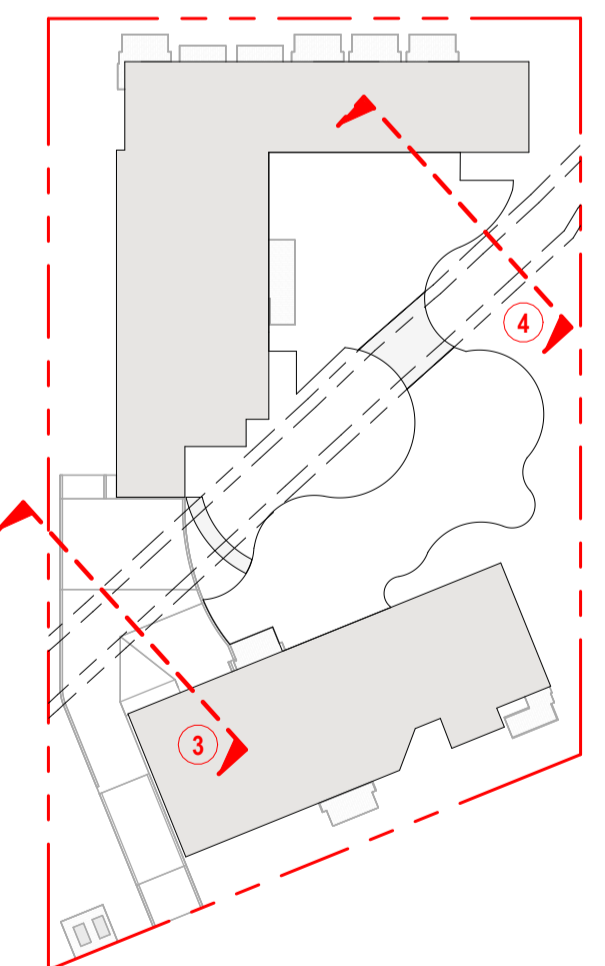


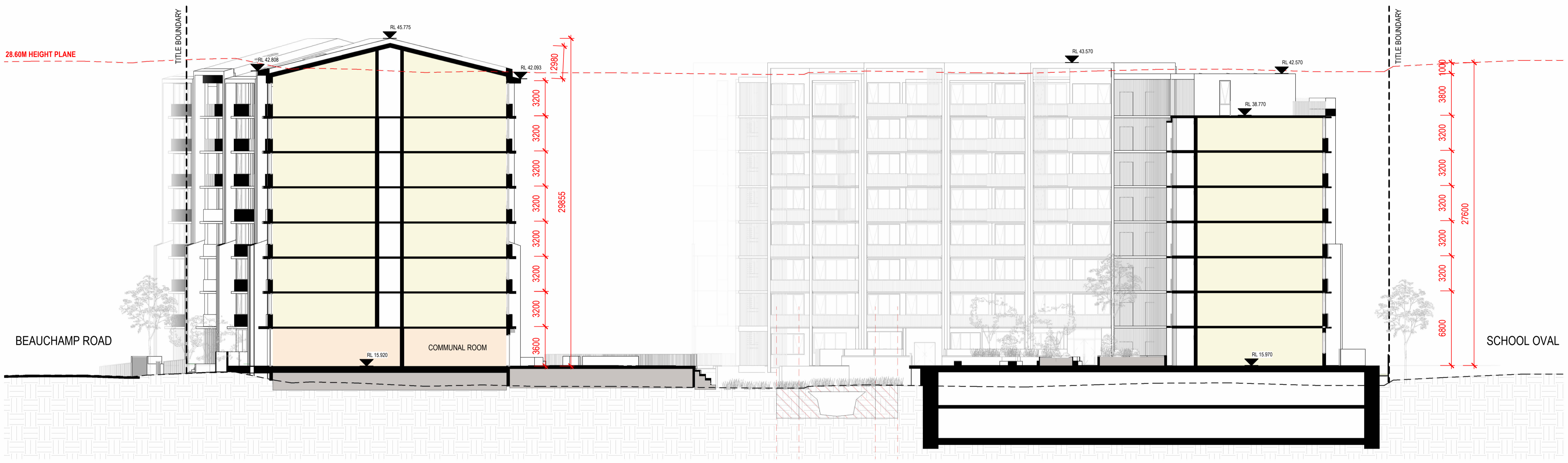
3 OVERLAND FLOW & LOADING BAY SECTION
1 : 100



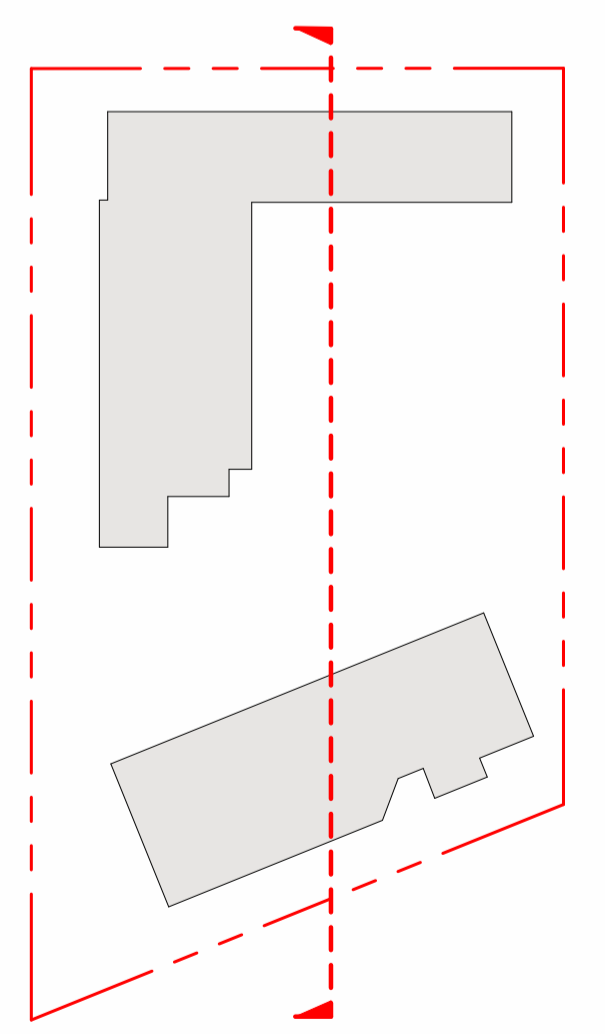
4 LANDSCAPED DECK OVER CULVERT SECTION
1 : 100

GROUND LEVEL SECTION KEY PLAN





GROUND LEVEL SECTION KEY PLAN



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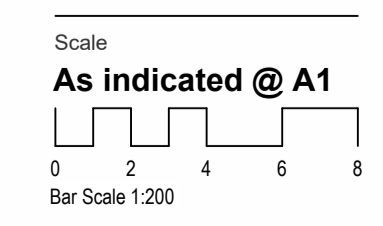
General Notes

Nominated Architects
 Doug Southwell 7362
 Nicholas Bandounas 8499
 Edward Salib 9469
 Thomas Hansen 9527

Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA
B	03.03.2026	RTS UPDATES

Keyplan

North



Client
 HOMES NSW

Project Address
 68-80 BEAUCHAMP RD,
 HILLSDALE

Project
 HILLSDALE

Project No.
 20250036

Drawing Title
 LANDSCAPE SECTIONS - SHEET 03

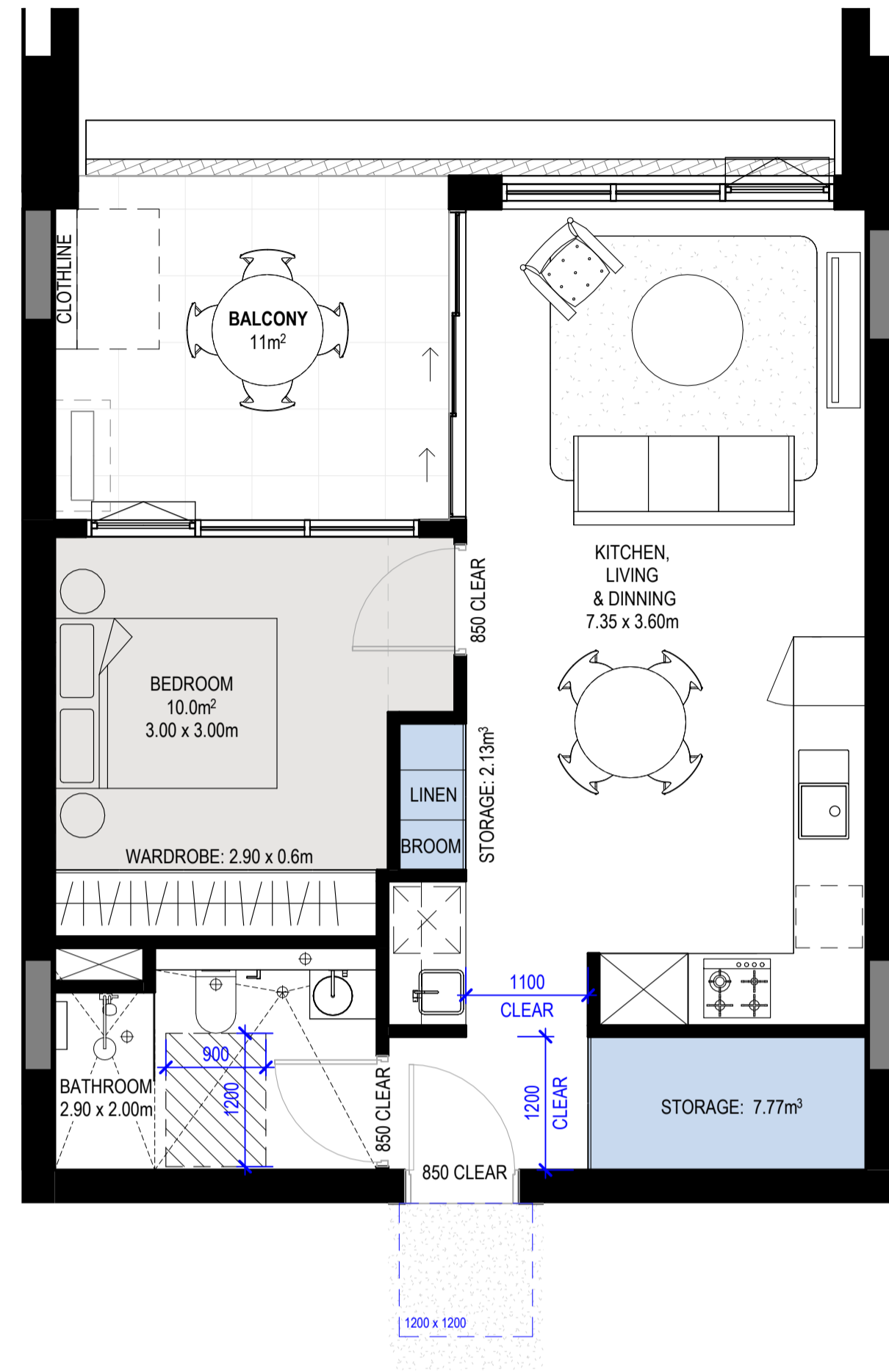
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 AD-DA30_203

Drawn By
 IP

Checked By
 AW

Revision
 B

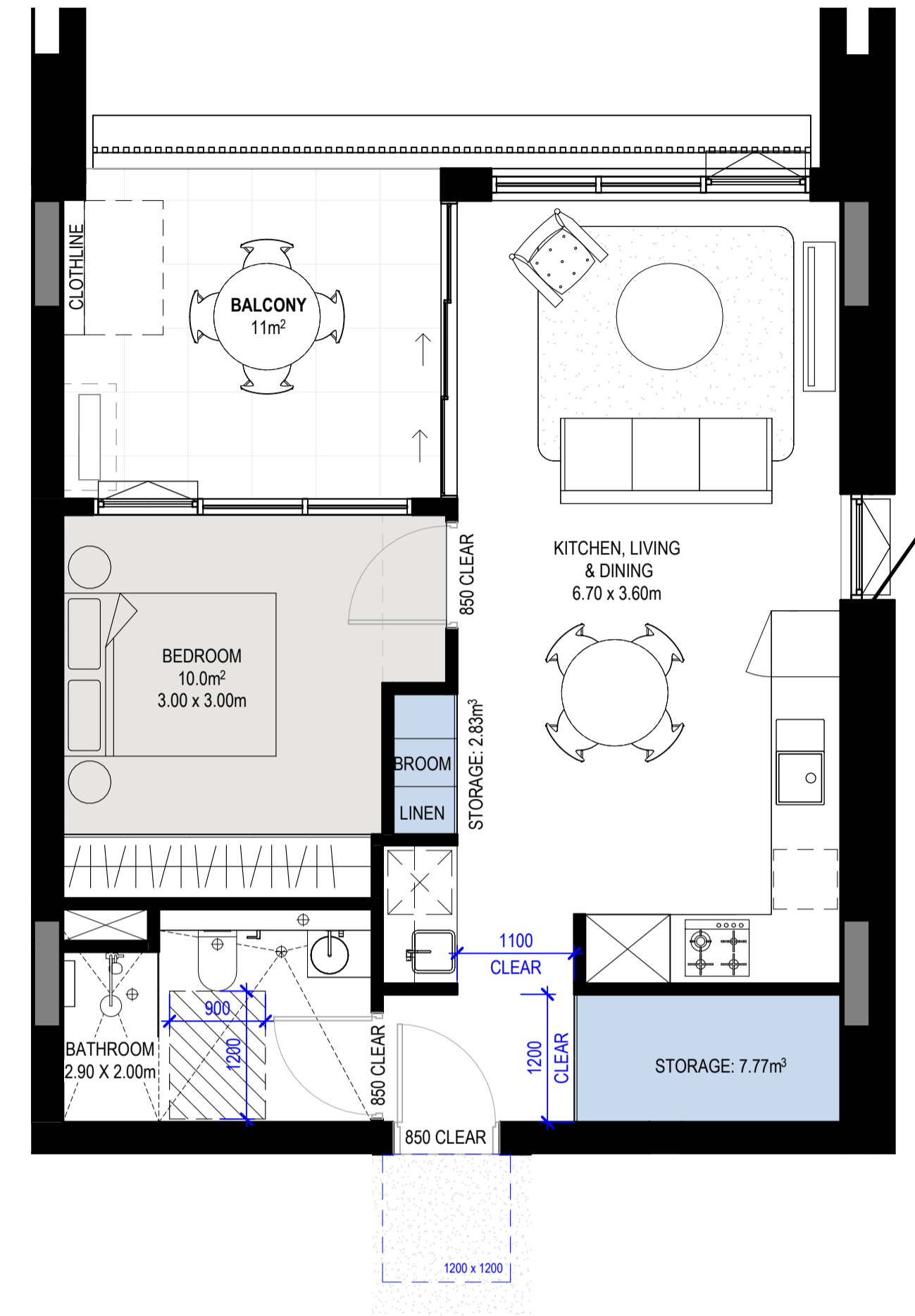
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1 H_1B-T3 SILVER
1:50

Apartment Type Schedule 1B-T3 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
1B-T3 SILVER	A-LEVEL 1	A105	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 1	A102	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 1	B106	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 1	B101	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 2	A205	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 2	A206	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 2	A202	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 2	B206	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 2	B201	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 3	A305	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 3	A306	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 3	A302	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 3	B306	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 3	B301	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 4	A406	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 4	A405	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 4	A402	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 4	B406	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 4	B401	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 5	A505	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 5	A506	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 5	A502	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 5	B506	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 5	B501	1 BED	52 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 6	A605	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 6	A606	1 BED	51 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 6	A602	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 6	B606	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 6	B601	1 BED	52 m²	SILVER	1
1B-T3 SILVER	A-LEVEL 7	A704	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 7	B706	1 BED	51 m²	SILVER	1
1B-T3 SILVER	B-LEVEL 7	B701	1 BED	51 m²	SILVER	1

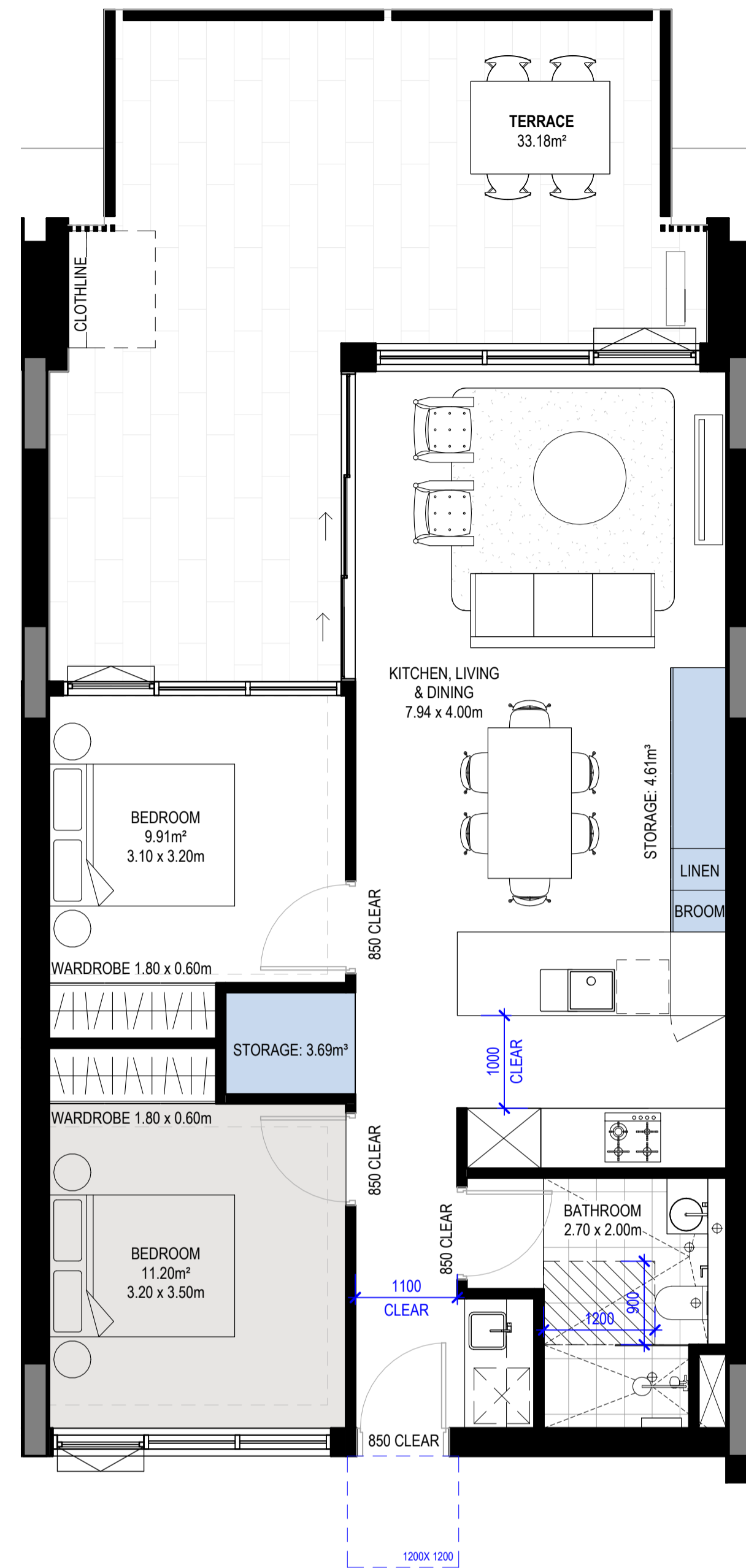
Apartment Storage Schedule - 1B-T3 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
1B-T3 SILVER	6.00 m³	3.00 m³	10.24 m³	Yes



2 H_1B-T4 SILVER
1:50

Apartment Type Schedule 1B-T4 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
1B-T4 SILVER	A-LEVEL 1	A101	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 2	A201	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 2	A207	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 3	A301	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 3	A307	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 4	A401	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 4	A407	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 5	A501	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 5	A507	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 6	A601	1 BED	51 m²	SILVER	1
1B-T4 SILVER	A-LEVEL 6	A607	1 BED	51 m²	SILVER	1

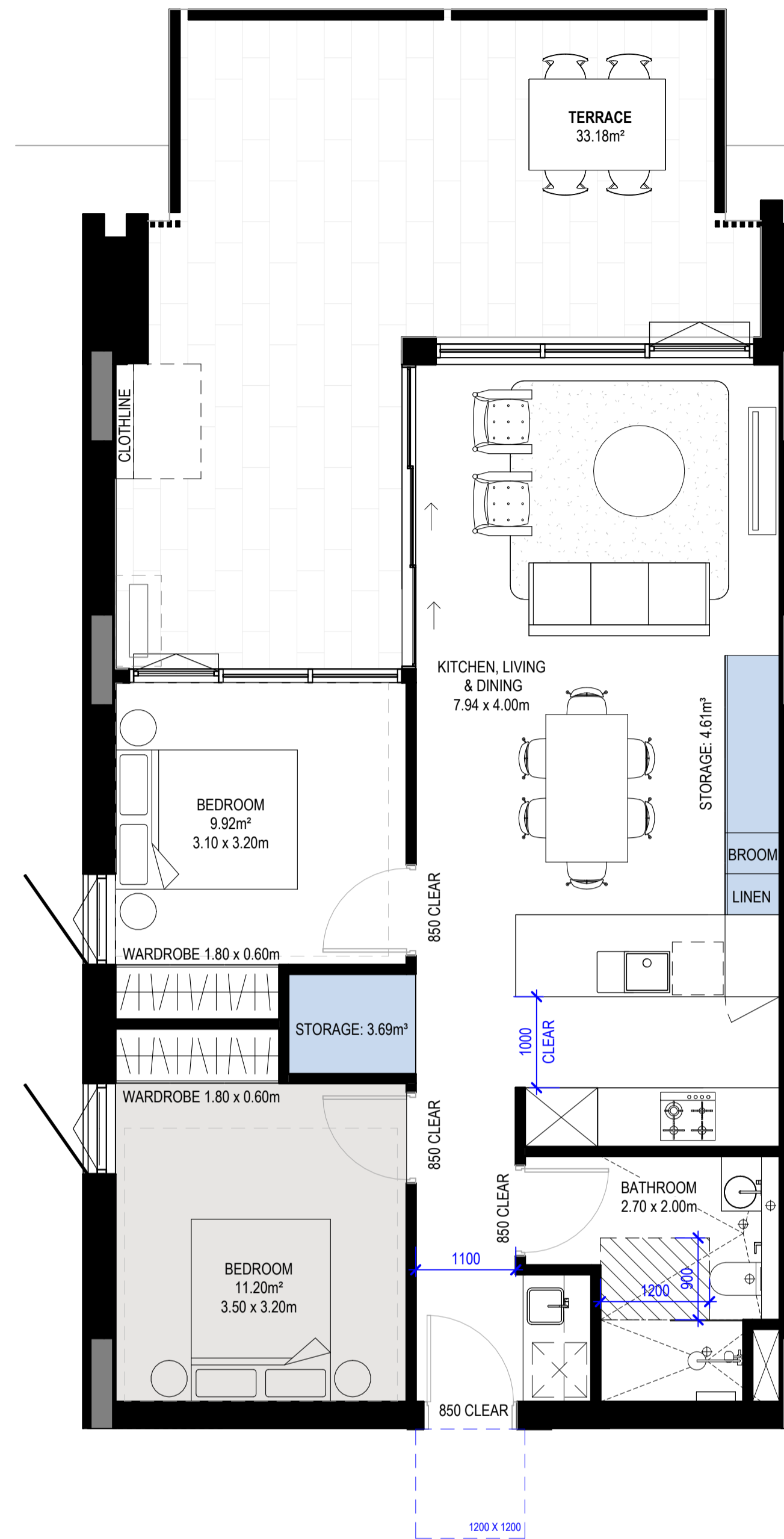
Apartment Storage Schedule - 1B-T4 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
1B-T4 SILVER	6.00 m³	3.00 m³	10.24 m³	Yes



1 H_2B-T1 SILVER
1 : 50

Apartment Type Schedule 2B-T1 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T1 SILVER	B-GROUND LEVEL	B008	2 BED	71 m²	SILVER	1
2B-T1 SILVER	B-GROUND LEVEL	B009	2 BED	71 m²	SILVER	1
2B-T1 SILVER	B-GROUND LEVEL	B010	2 BED	71 m²	SILVER	1
						3

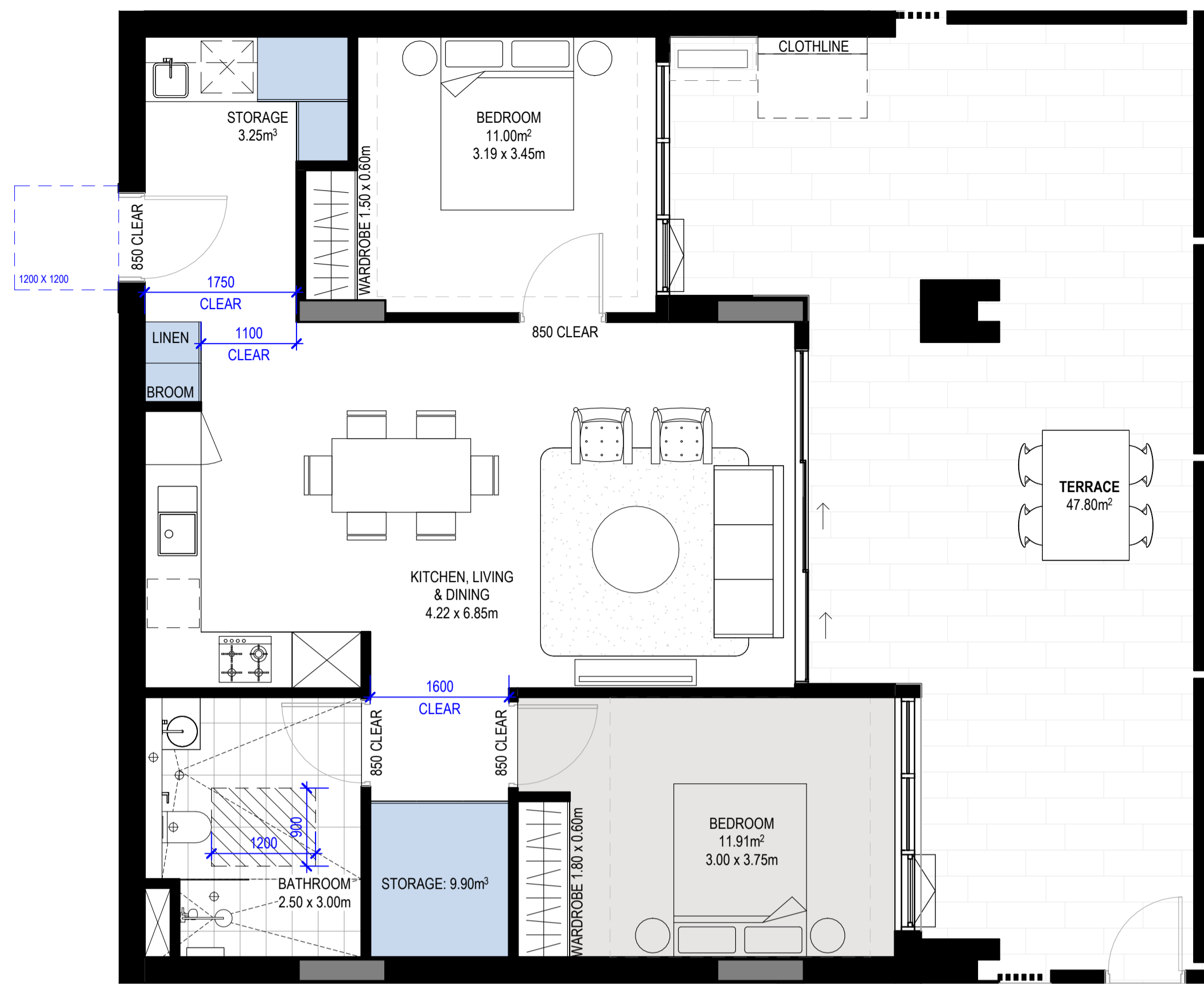
Apartment Storage Schedule - 2B-T1 SILVER					
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
2B-T1 SILVER	8.00 m³	4.00 m³	8.31 m³	Yes	



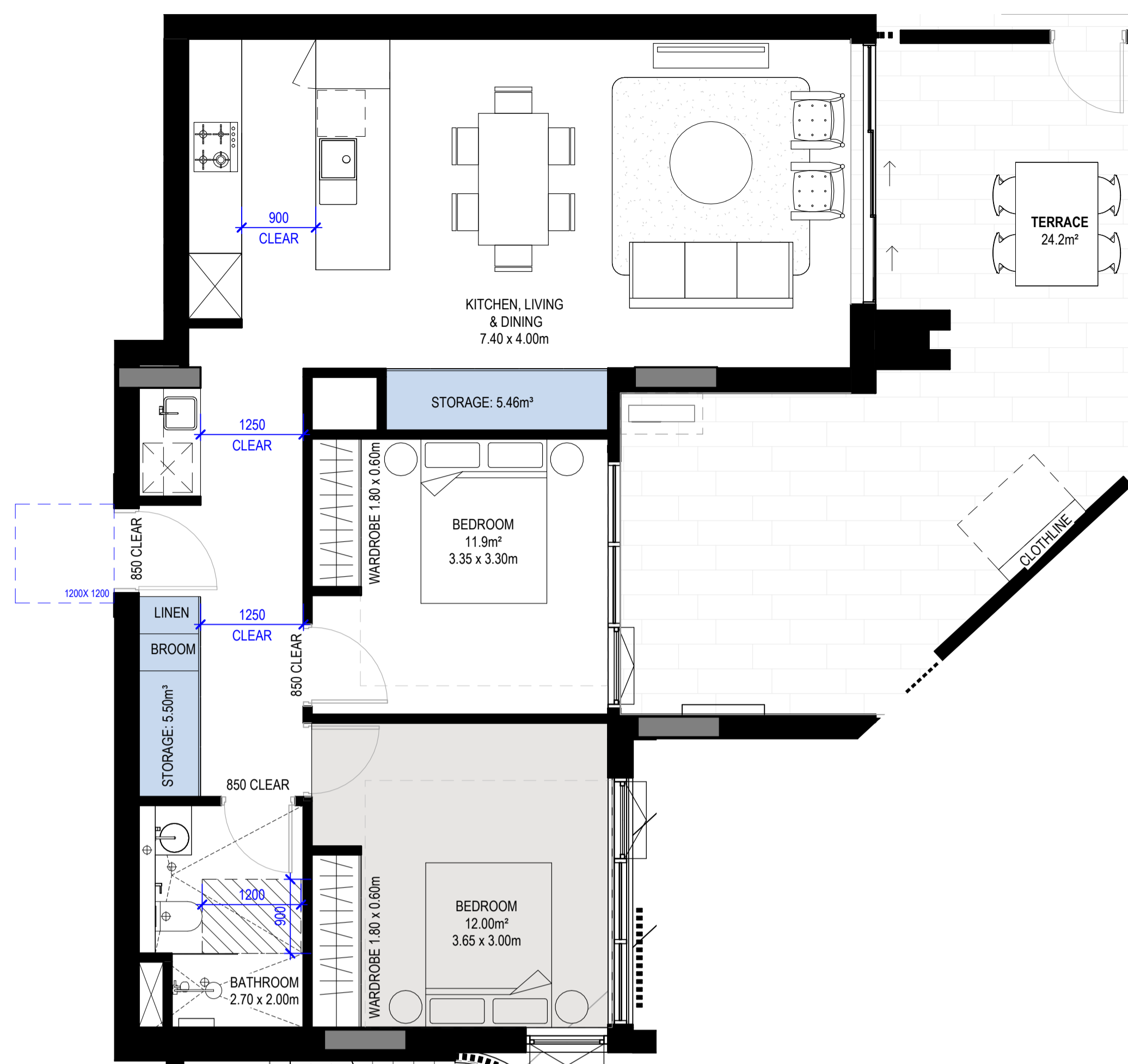
2 H_2B-T2 SILVER
1 : 50

Apartment Type Schedule 2B-T2 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T2 SILVER	B-GROUND LEVEL	B005	2 BED	71 m²	SILVER	1
						1

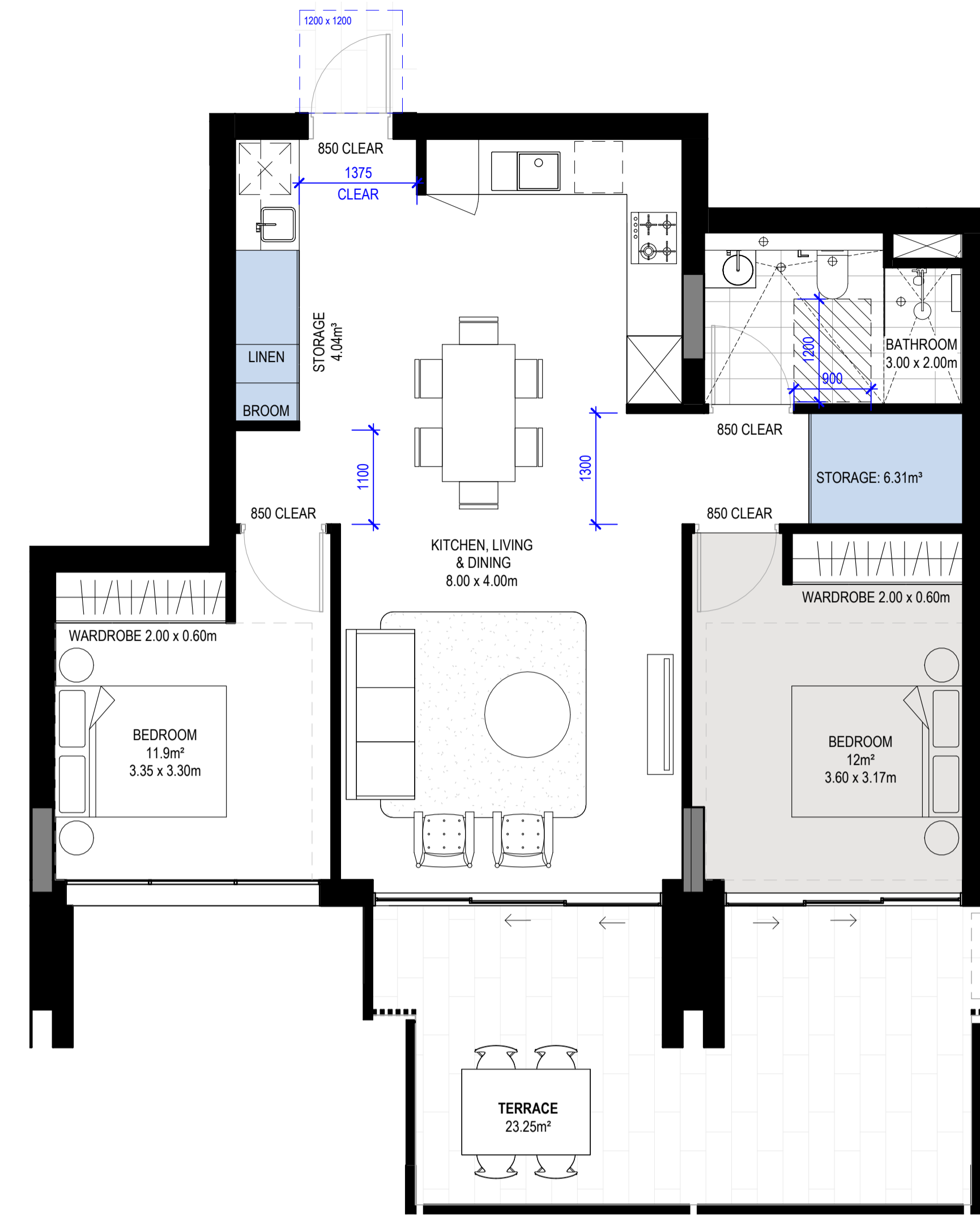
Apartment Storage Schedule - 2B-T2 SILVER					
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
2B-T2 SILVER	8.00 m³	4.00 m³	8.31 m³	Yes	



1 H_2B-T4 SILVER
1 : 50



2 H_2B-T5 SILVER
1 : 50



3 H_2B-T6 SILVER
1 : 50

Apartment Type Schedule 2B-T4 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T4 SILVER	B-GROUND LEVEL	B001	2 BED	77 m²	SILVER	1

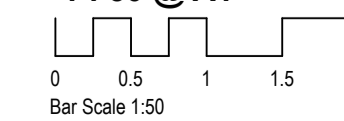
Apartment Storage Schedule - 2B-T4 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T4 SILVER	8.00 m²	4.00 m²	12.65 m³	Yes

Apartment Type Schedule 2B-T5 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T5 SILVER	B-GROUND LEVEL	B002	2 BED	77 m²	SILVER	1

Apartment Storage Schedule - 2B-T5 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T5 SILVER	8.00 m²	4.00 m²	10.39 m³	Yes

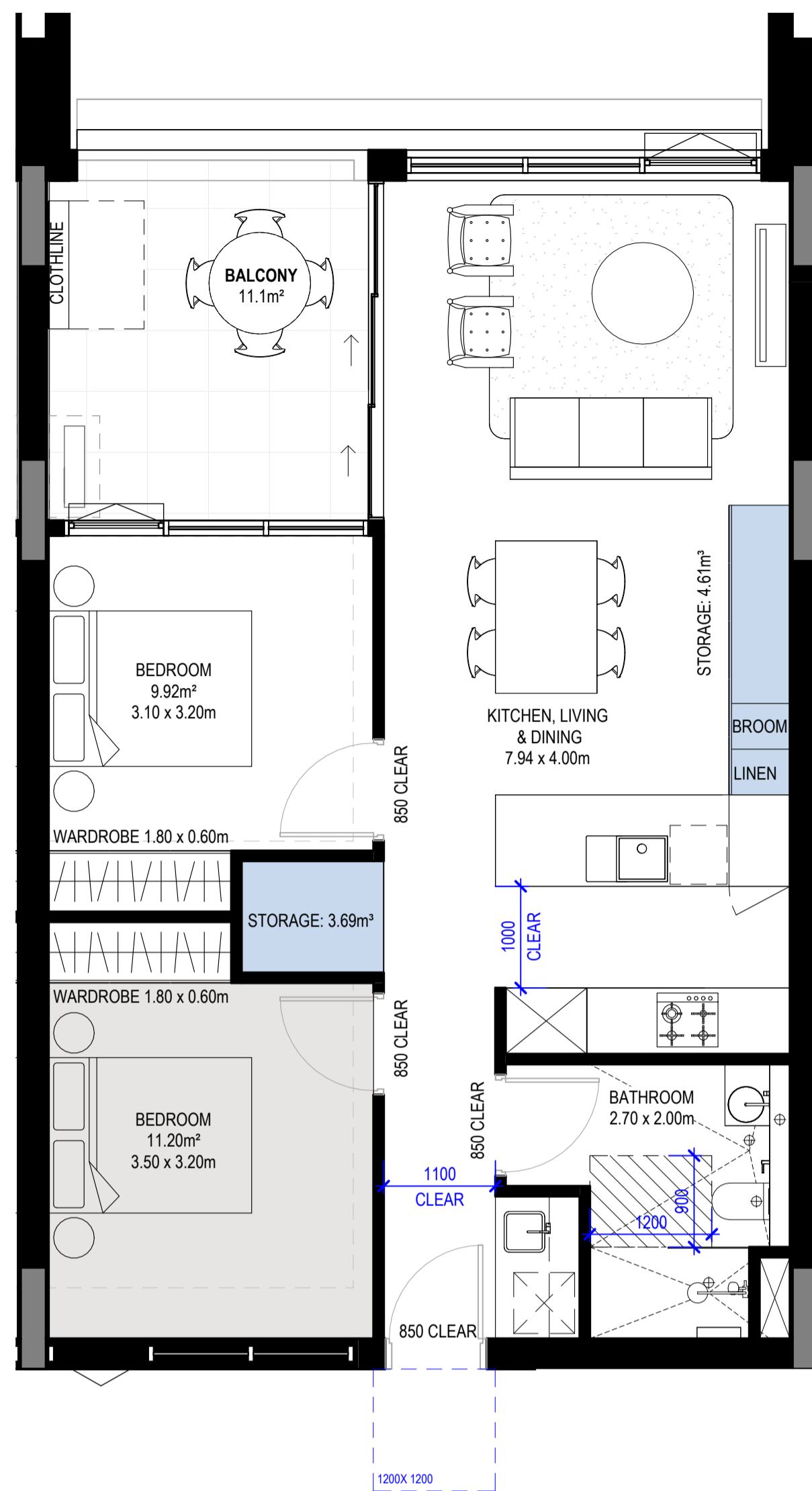
Apartment Type Schedule 2B-T6 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T6 SILVER	A-GROUND LEVEL	A002	2 BED	76 m²	SILVER	1
2B-T6 SILVER	A-GROUND LEVEL	A001	2 BED	76 m²	SILVER	1

Apartment Storage Schedule - 2B-T6 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T6 SILVER	8.00 m²	4.00 m²	10.36 m³	Yes

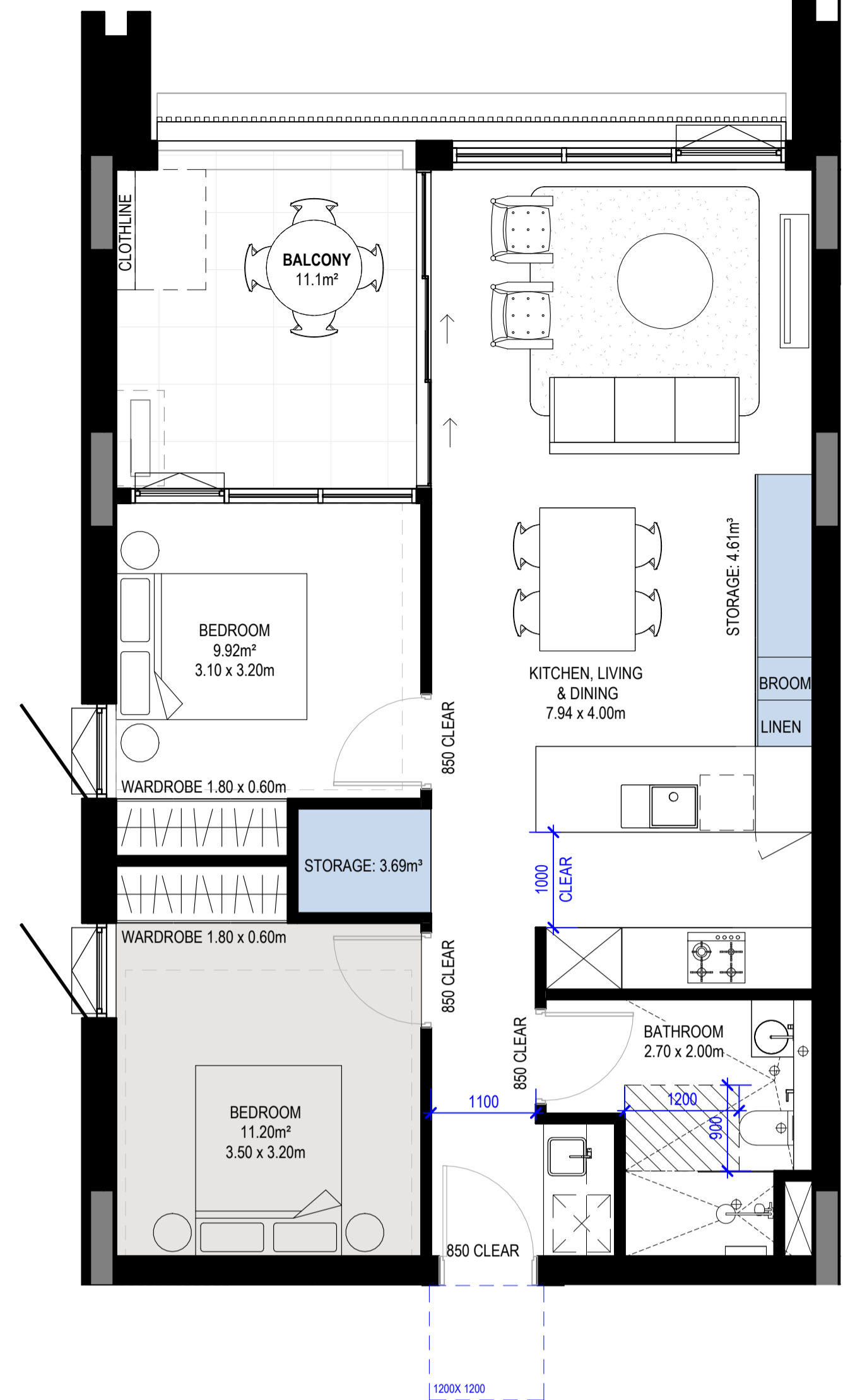




1 H_2B-T7 SILVER
1 : 50



2 H_2B-T8 SILVER
1 : 50



3 H_2B-T9 SILVER
1 : 50

Apartment Type Schedule 2B-T7 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T7 SILVER	A-GROUND LEVEL	A004	2 BED	80 m ²	SILVER	1

Apartment Storage Schedule - 2B-T7 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T7 SILVER	6.00 m ³	3.00 m ³	14.56 m ³	Yes

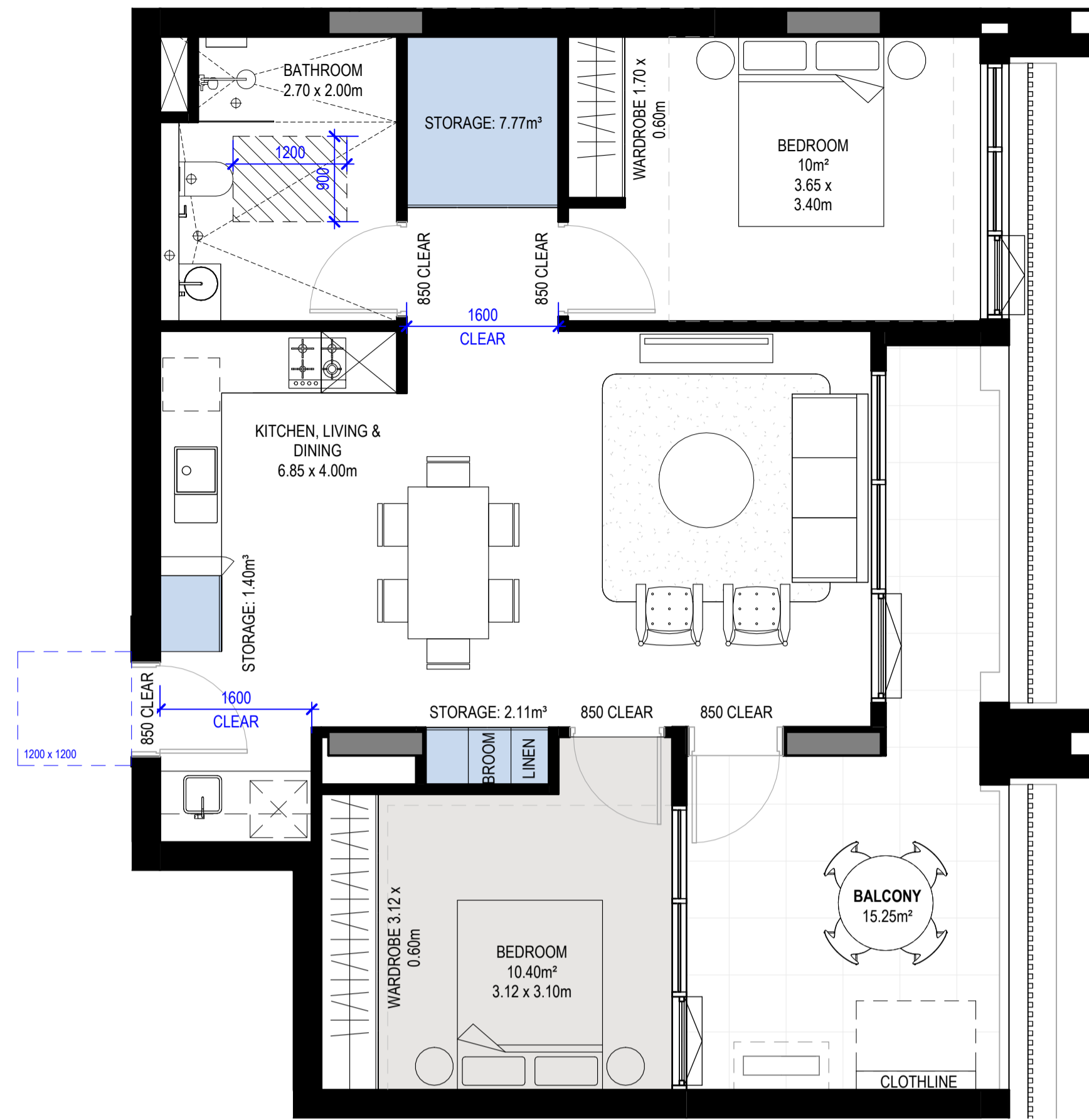
Apartment Type Schedule 2B-T8 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T8 SILVER	B-LEVEL 1	B111	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 1	B112	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 1	B113	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 2	B211	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 2	B212	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 2	B213	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 3	B311	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 3	B312	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 3	B313	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 4	B411	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 4	B412	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 4	B413	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 5	B511	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 5	B512	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 5	B513	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 6	B611	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 6	B612	2 BED	71 m ²	SILVER	1
2B-T8 SILVER	B-LEVEL 6	B613	2 BED	71 m ²	SILVER	1

Apartment Storage Schedule - 2B-T8 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T8 SILVER	8.00 m ³	4.00 m ³	8.31 m ³	Yes

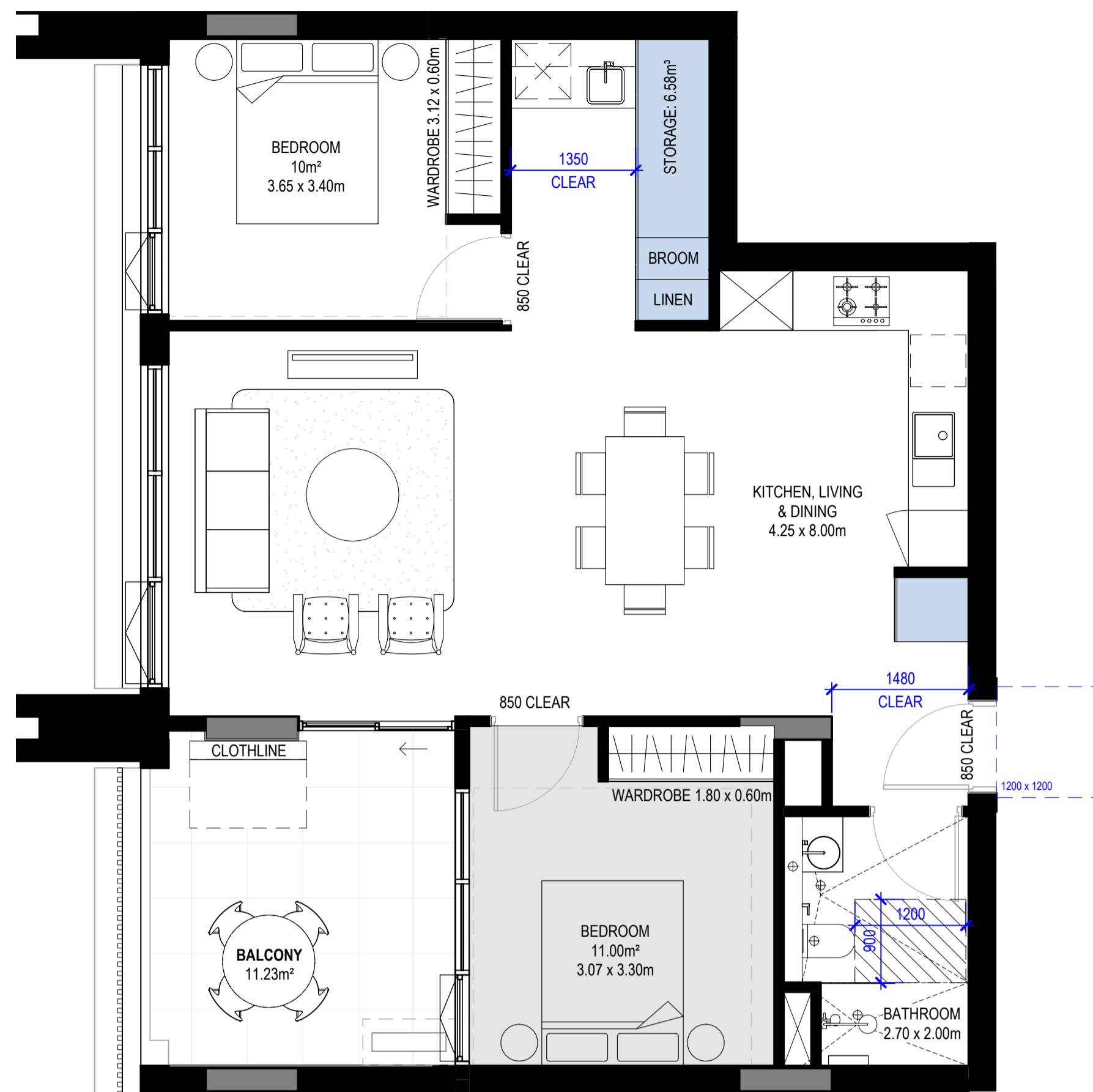
Apartment Type Schedule 2B-T9 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T9 SILVER	B-LEVEL 1	B108	2 BED	71 m ²	SILVER	1
2B-T9 SILVER	B-LEVEL 2	B208	2 BED	71 m ²	SILVER	1
2B-T9 SILVER	B-LEVEL 3	B308	2 BED	71 m ²	SILVER	1
2B-T9 SILVER	B-LEVEL 4	B408	2 BED	71 m ²	SILVER	1
2B-T9 SILVER	B-LEVEL 5	B508	2 BED	71 m ²	SILVER	1
2B-T9 SILVER	B-LEVEL 6	B608	2 BED	71 m ²	SILVER	1

Apartment Storage Schedule - 2B-T9 SILVER				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T9 SILVER	8.00 m ³	4.00 m ³	8.31 m ³	Yes

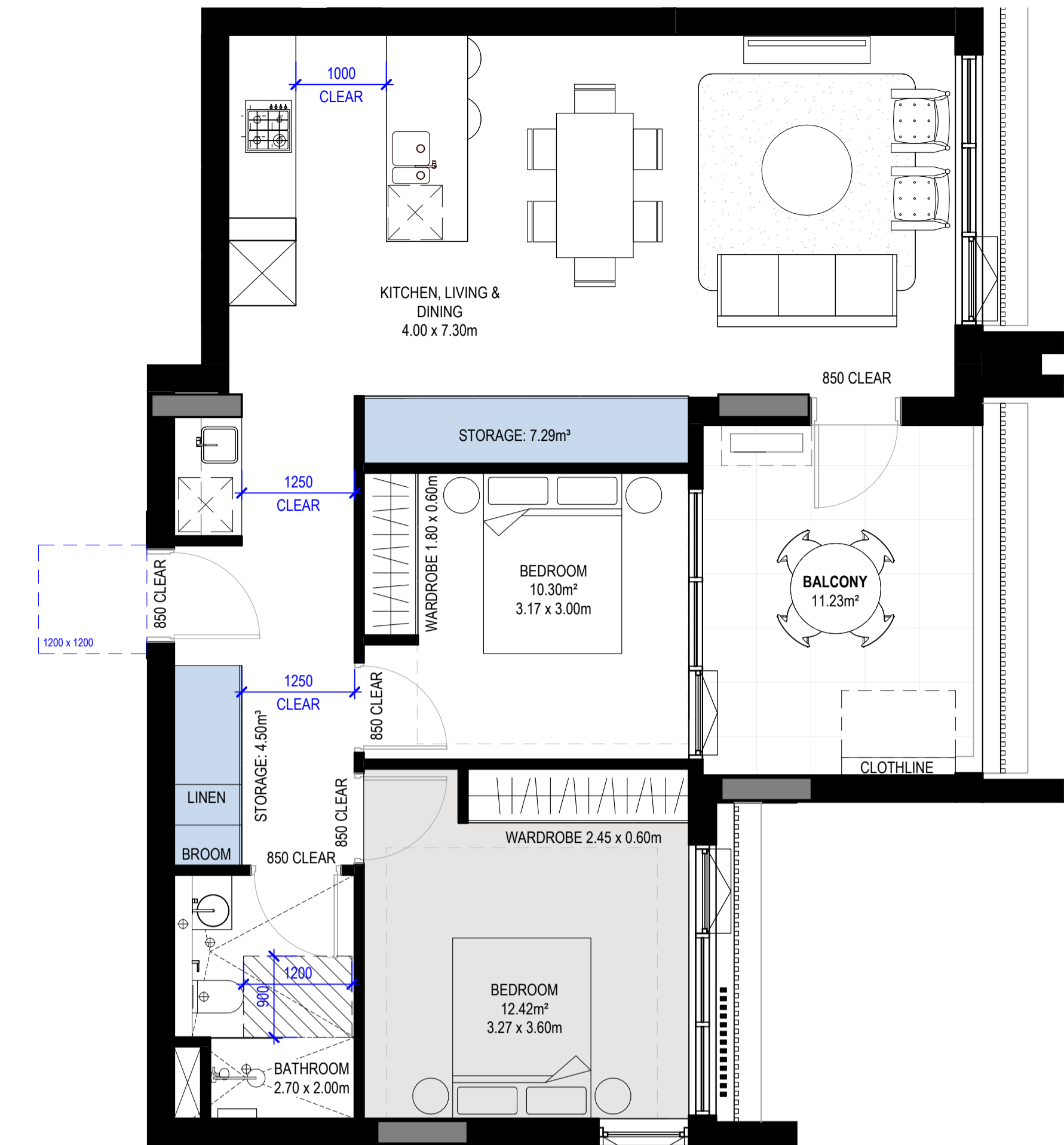




1 H_2B-T10 SILVER
1 : 50



2 H_2B-T11 SILVER
1 : 50



3 H_2B-T12 SILVER
1 : 50

Apartment Type Schedule 2B-T10 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T10 SILVER	B-LEVEL 1	B102	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 2	B202	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 3	B302	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 4	B402	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 5	B502	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 6	B602	2 BED	74 m²	SILVER	1
2B-T10 SILVER	B-LEVEL 7	B702	2 BED	74 m²	SILVER	1

Apartment Storage Schedule - 2B-T10 SILVER				
Room: Apartment_Type	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
2B-T10 SILVER	8.00 m³	4.00 m³	11.29 m³	Yes

Apartment Type Schedule 2B-T11 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T11 SILVER	B-LEVEL 1	B105	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 2	B205	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 3	B305	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 4	B405	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 5	B505	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 6	B605	2 BED	76 m²	SILVER	1
2B-T11 SILVER	B-LEVEL 7	B705	2 BED	76 m²	SILVER	1

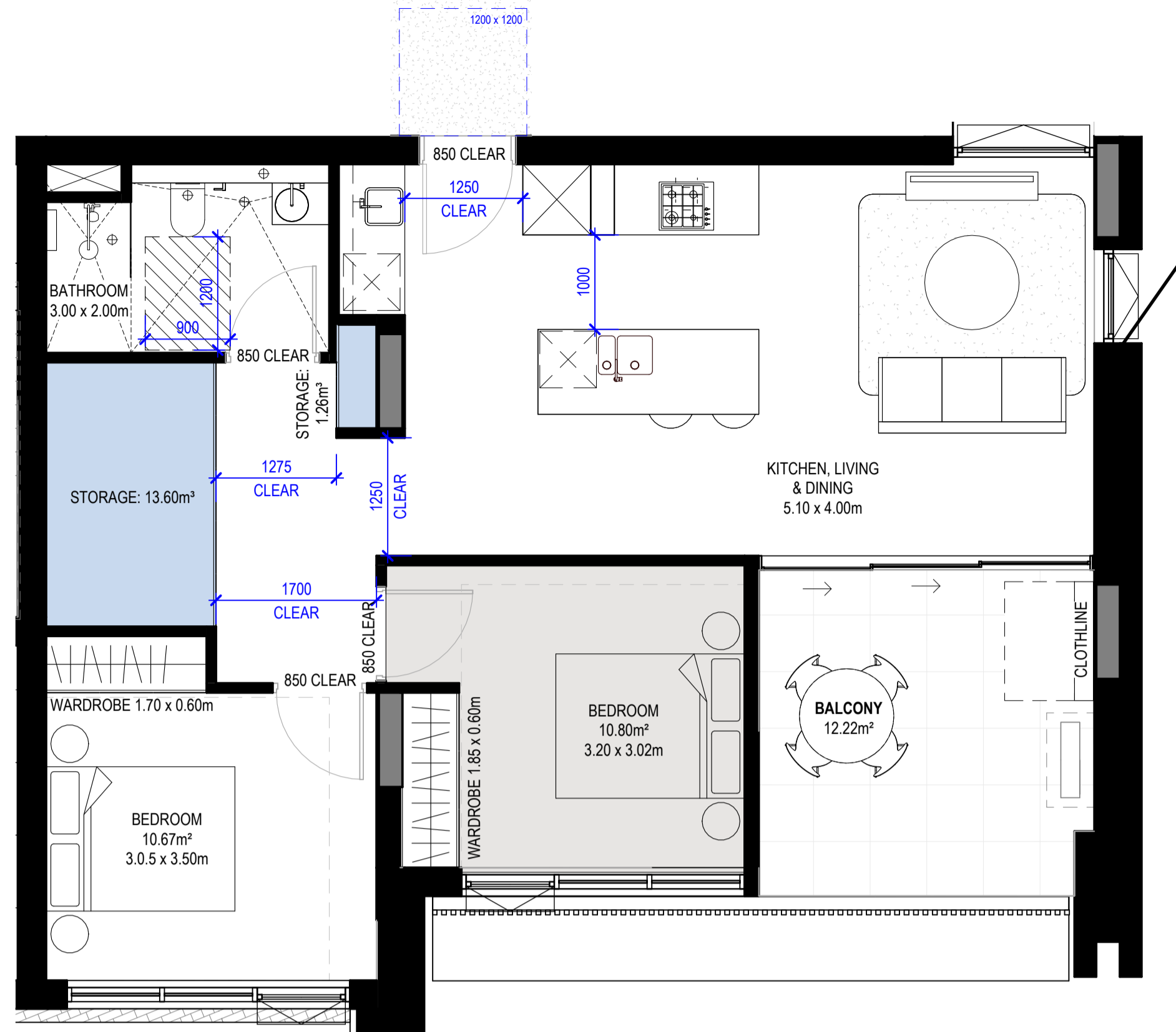
Apartment Storage Schedule - 2B-T11 SILVER				
Room: Apartment_Type	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
2B-T11 SILVER	8.00 m³	4.00 m³	8.10 m³	Yes

Apartment Type Schedule 2B-T12 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T12 SILVER	B-LEVEL 1	B103	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 2	B203	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 3	B303	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 4	B403	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 5	B503	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 6	B603	2 BED	77 m²	SILVER	1
2B-T12 SILVER	B-LEVEL 7	B703	2 BED	77 m²	SILVER	1

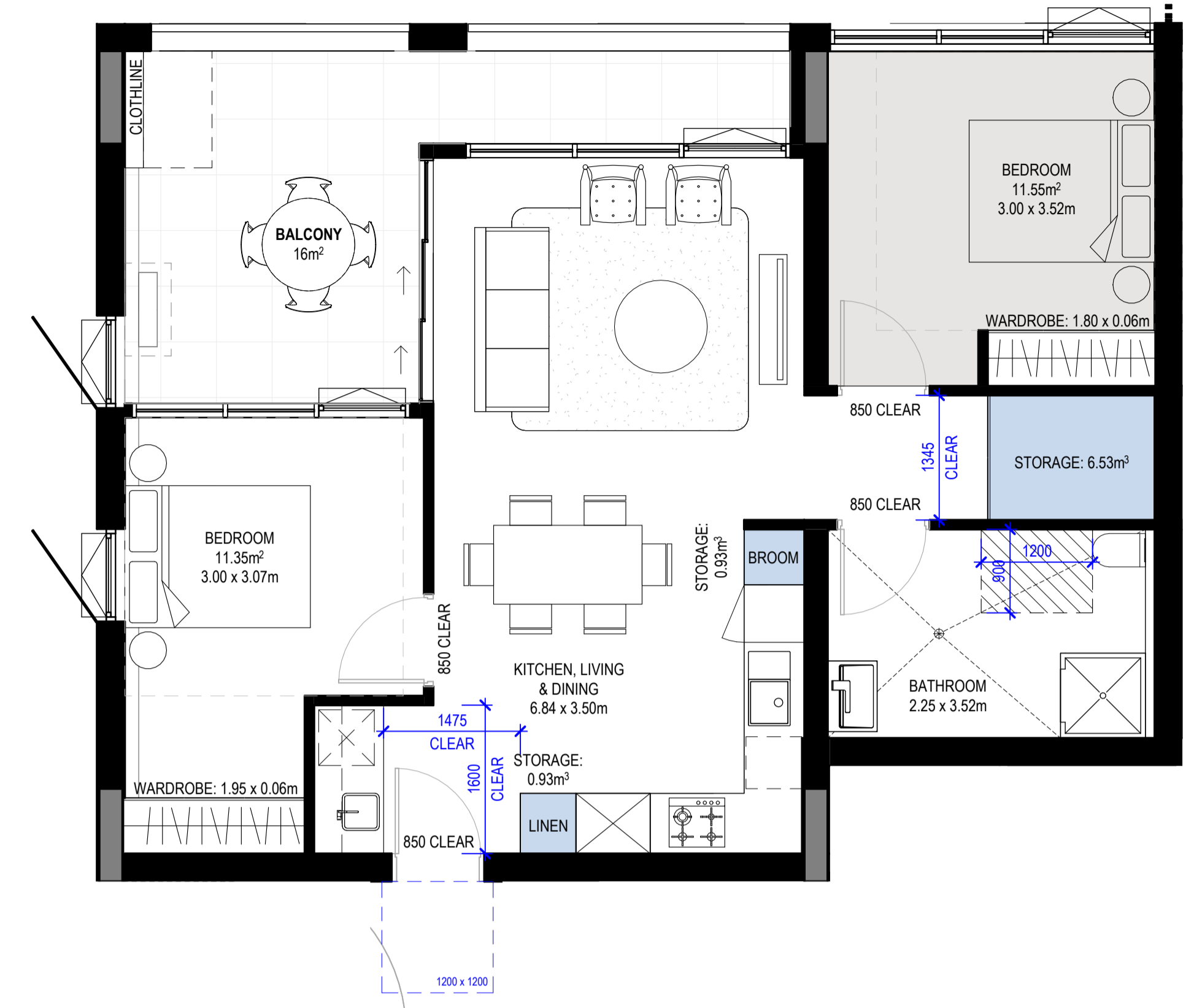
Apartment Storage Schedule - 2B-T12 SILVER				
Room: Apartment_Type	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
2B-T12 SILVER	8.00 m³	4.00 m³	11.78 m³	Yes



1 H_2B-T13 SILVER
1 : 50



2 H_2B-T14 SILVER
1 : 50



3 H_2B-T15 SILVER
1 : 50

Apartment Type Schedule 2B-T13 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T13 SILVER	A-LEVEL 1	A107	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 2	A209	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 3	A309	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 4	A409	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 5	A509	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 6	A609	2 BED	77 m²	SILVER	1
2B-T13 SILVER	A-LEVEL 7	A706	2 BED	77 m²	SILVER	1

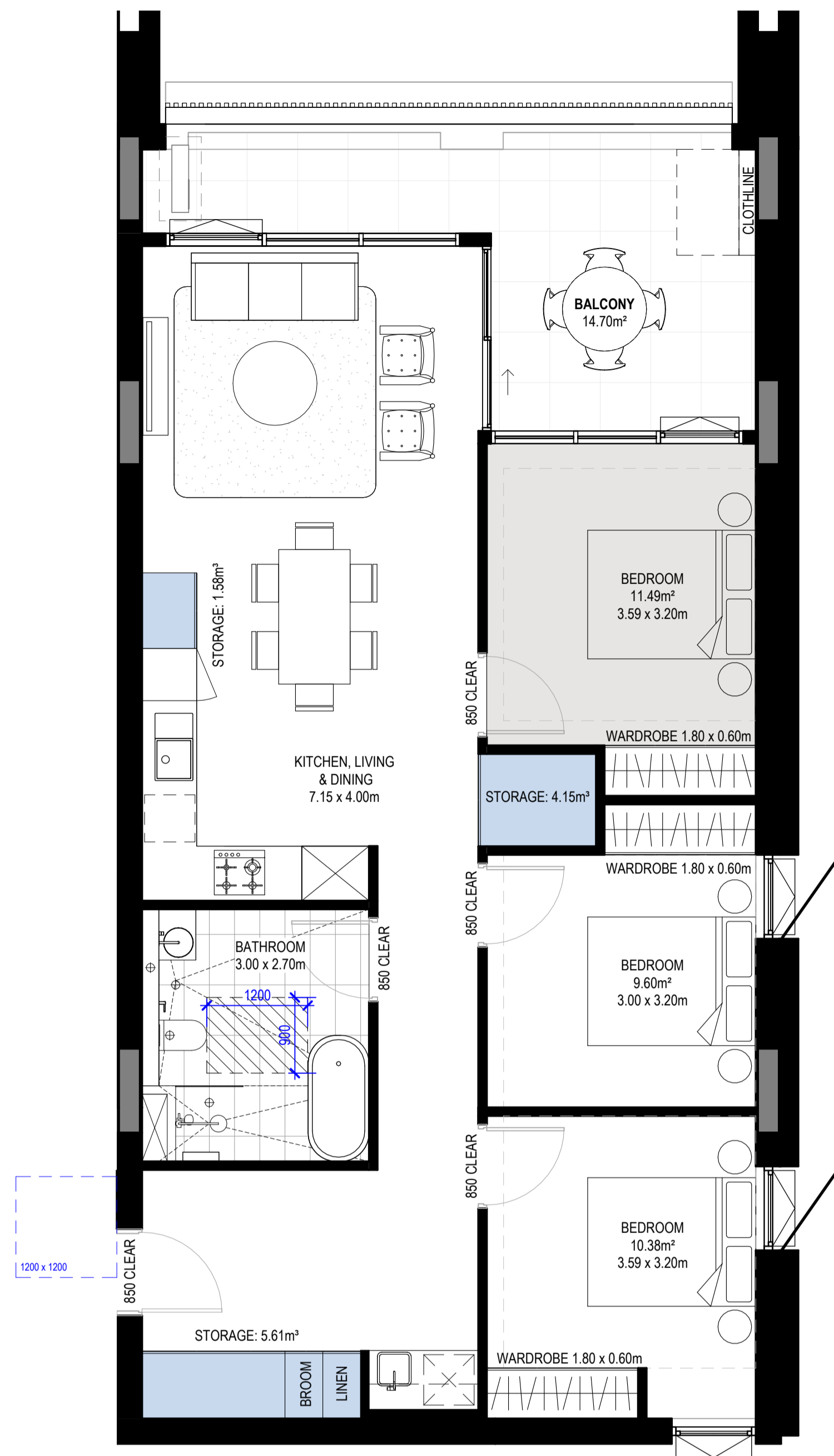
Apartment Storage Schedule - 2B-T13 SILVER					
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
2B-T13 SILVER	8.00 m²	4.00 m²	13.73 m²	Yes	

Apartment Type Schedule 2B-T14 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T14 SILVER	A-LEVEL 1	A109	2 BED	74 m²	SILVER	1
2B-T14 SILVER	A-LEVEL 2	A211	2 BED	74 m²	SILVER	1
2B-T14 SILVER	A-LEVEL 3	A311	2 BED	74 m²	SILVER	1
2B-T14 SILVER	A-LEVEL 4	A411	2 BED	74 m²	SILVER	1
2B-T14 SILVER	A-LEVEL 5	A511	2 BED	74 m²	SILVER	1
2B-T14 SILVER	A-LEVEL 6	A611	2 BED	74 m²	SILVER	1

Apartment Storage Schedule - 2B-T14 SILVER					
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
2B-T14 SILVER	8.00 m²	4.00 m²	14.87 m²	Yes	

Apartment Type Schedule 2B-T15 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T15 SILVER	B-LEVEL 7	B708	2 BED	73 m²	SILVER	1
2B-T15 SILVER	B-LEVEL 7	B709	2 BED	73 m²	SILVER	1

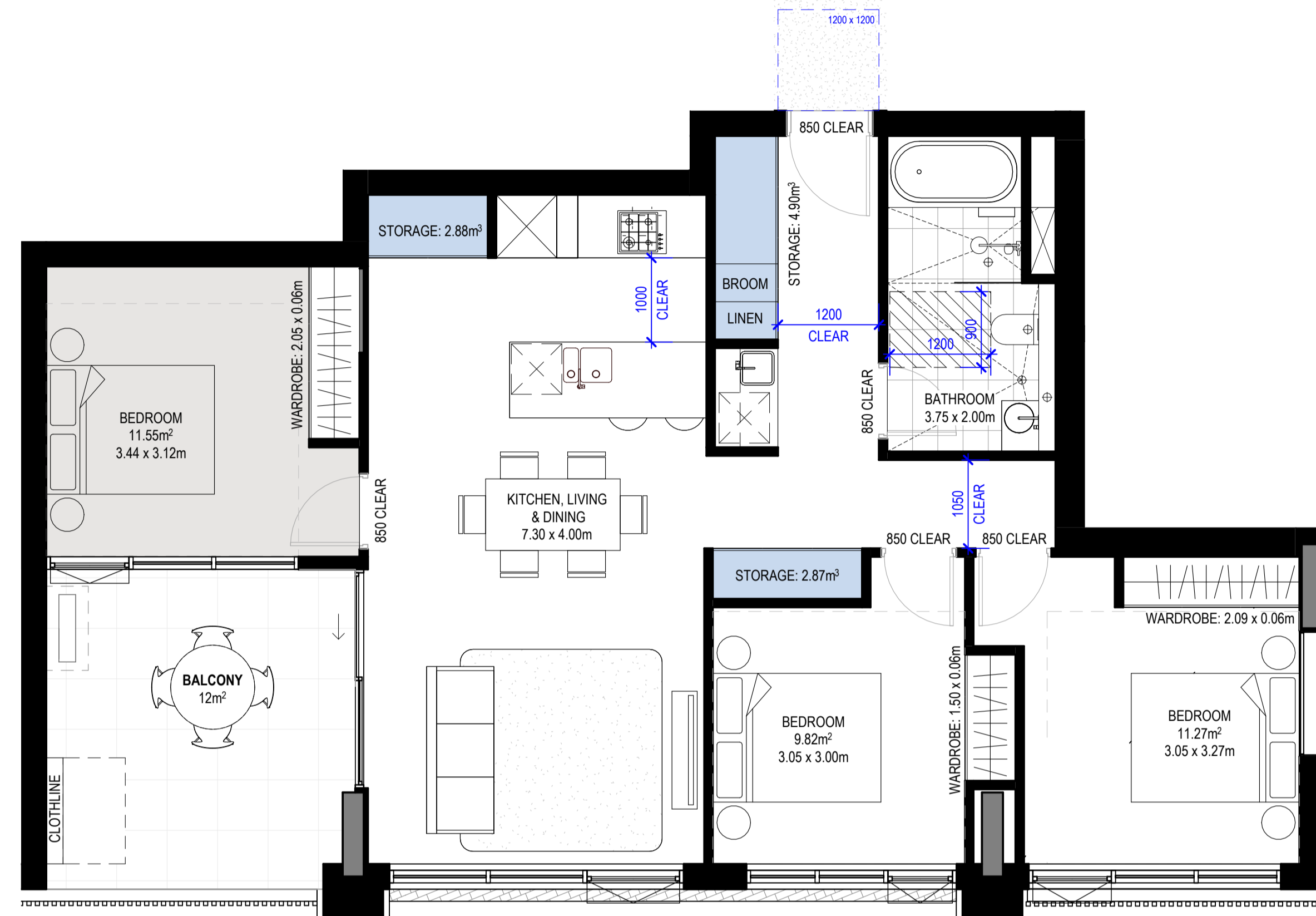
Apartment Storage Schedule - 2B-T15 SILVER					
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
2B-T15 SILVER	8.00 m²	4.00 m²	8.40 m²	Yes	



1 H_3B-T1 SILVER
1 : 50

Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T1 SILVER	B-LEVEL 1	B114	3 BED	93 m²	SILVER	1
3B-T1 SILVER	B-LEVEL 2	B214	3 BED	93 m²	SILVER	1
3B-T1 SILVER	B-LEVEL 3	B314	3 BED	93 m²	SILVER	1
3B-T1 SILVER	B-LEVEL 4	B414	3 BED	93 m²	SILVER	1
3B-T1 SILVER	B-LEVEL 5	B514	3 BED	93 m²	SILVER	1
3B-T1 SILVER	B-LEVEL 6	B614	3 BED	93 m²	SILVER	1

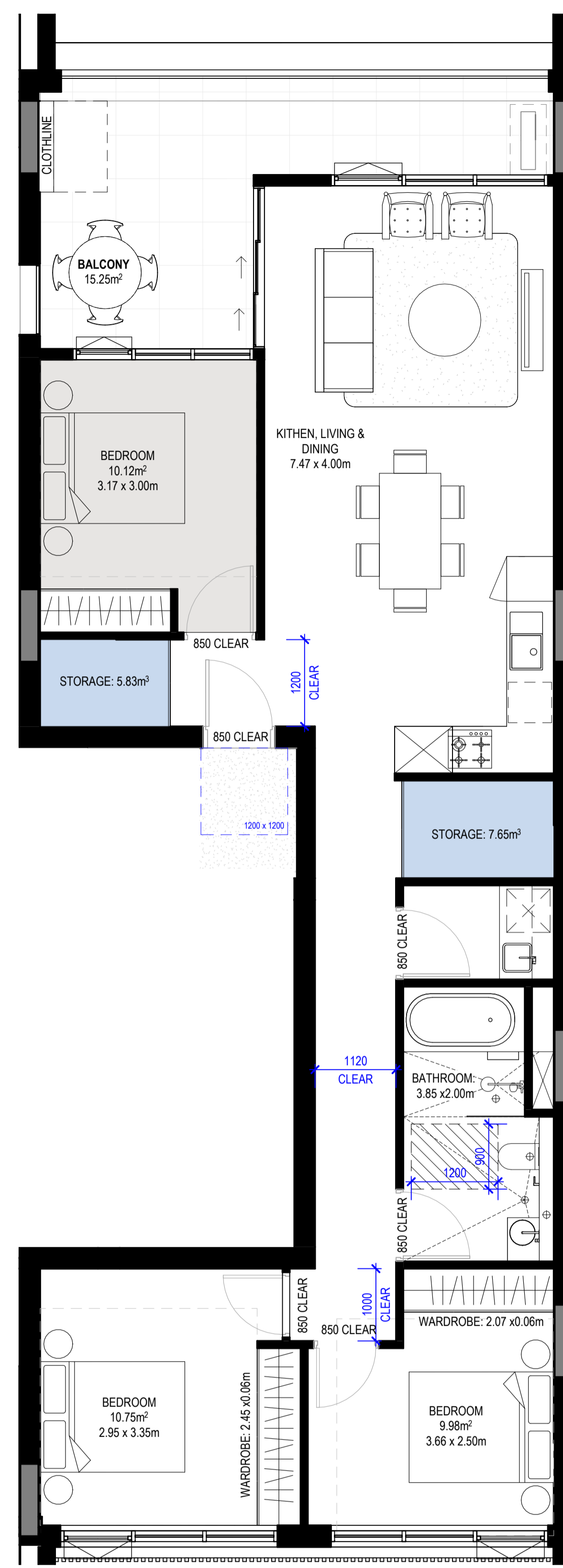
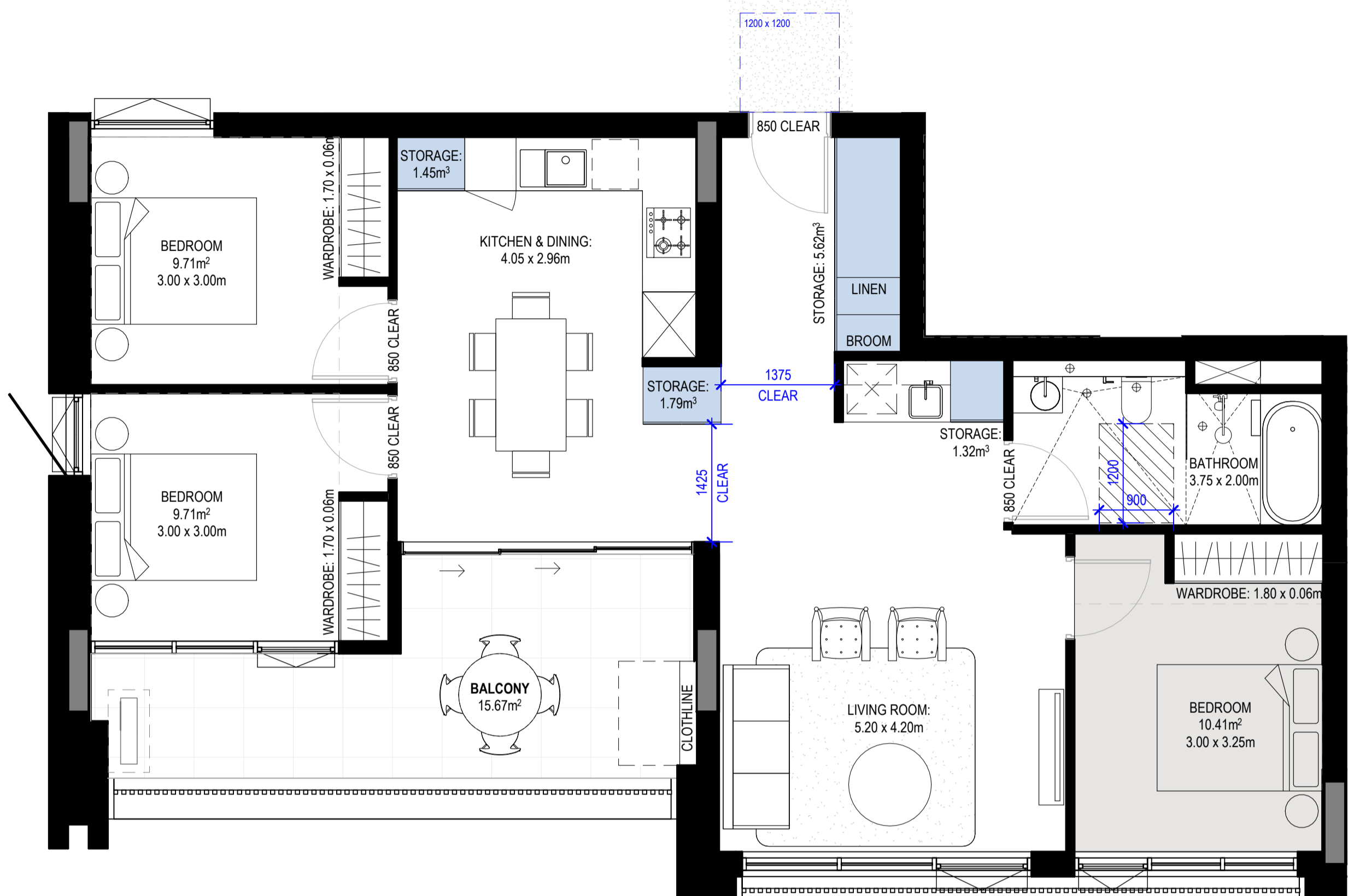
Room: Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume		
3B-T1 SILVER	10.00 m³	5.00 m³	11.35 m³	Yes	



2 H_3B-T2 SILVER
1 : 50

Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T2 SILVER	A-LEVEL 1	A108	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 2	A210	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 3	A310	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 4	A410	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 5	A510	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 6	A610	3 BED	90 m²	SILVER	1
3B-T2 SILVER	A-LEVEL 7	A707	3 BED	90 m²	SILVER	1

Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
3B-T2 SILVER	10.00 m³	5.00 m³	10.66 m³	Yes

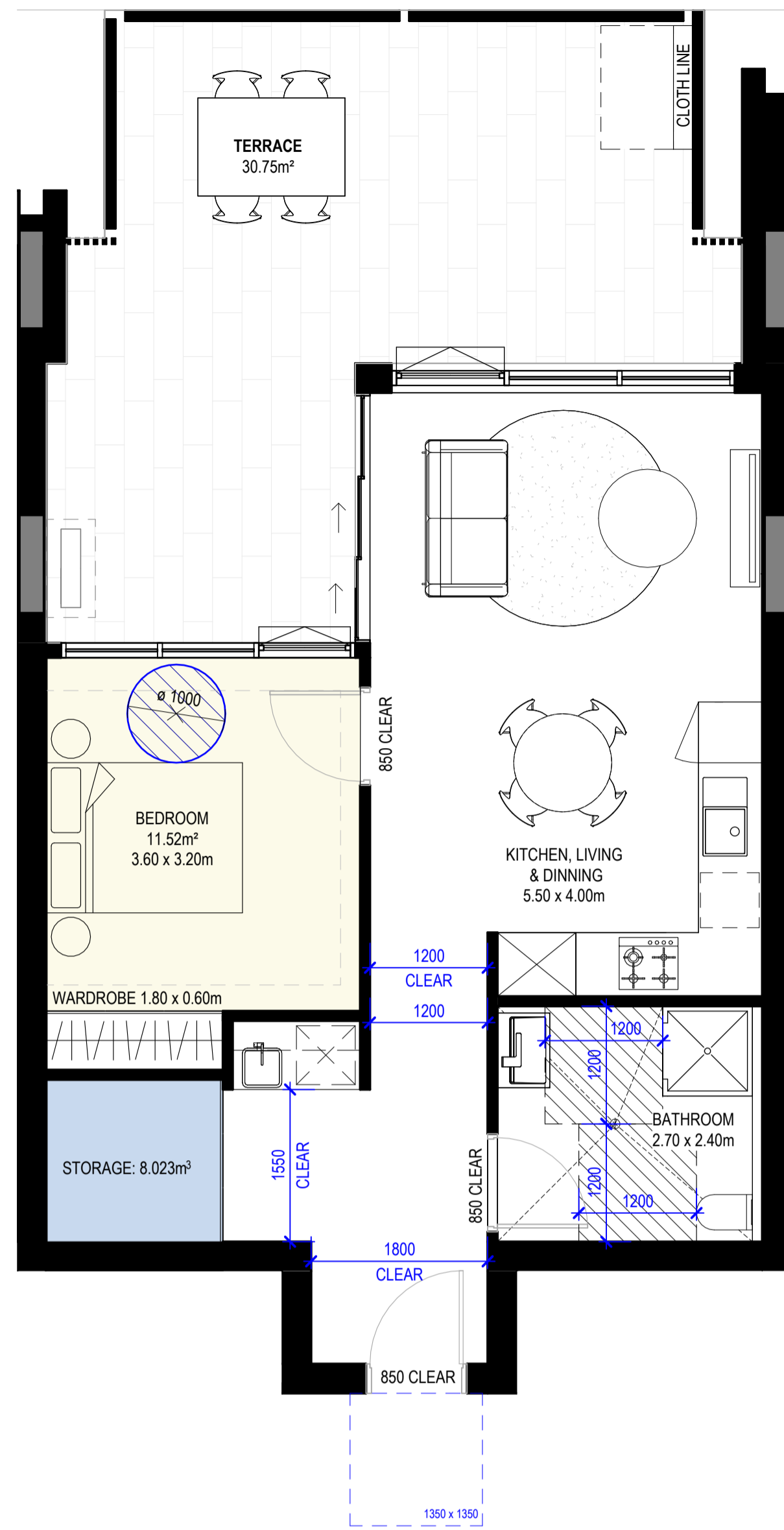


Apartment Type Schedule 3B-T3 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T3 SILVER	A-LEVEL 2	A208	3 BED	90 m ²	SILVER	1
3B-T3 SILVER	A-LEVEL 3	A308	3 BED	90 m ²	SILVER	1
3B-T3 SILVER	A-LEVEL 4	A408	3 BED	90 m ²	SILVER	1
3B-T3 SILVER	A-LEVEL 5	A508	3 BED	90 m ²	SILVER	1
3B-T3 SILVER	A-LEVEL 6	A608	3 BED	90 m ²	SILVER	1
						5

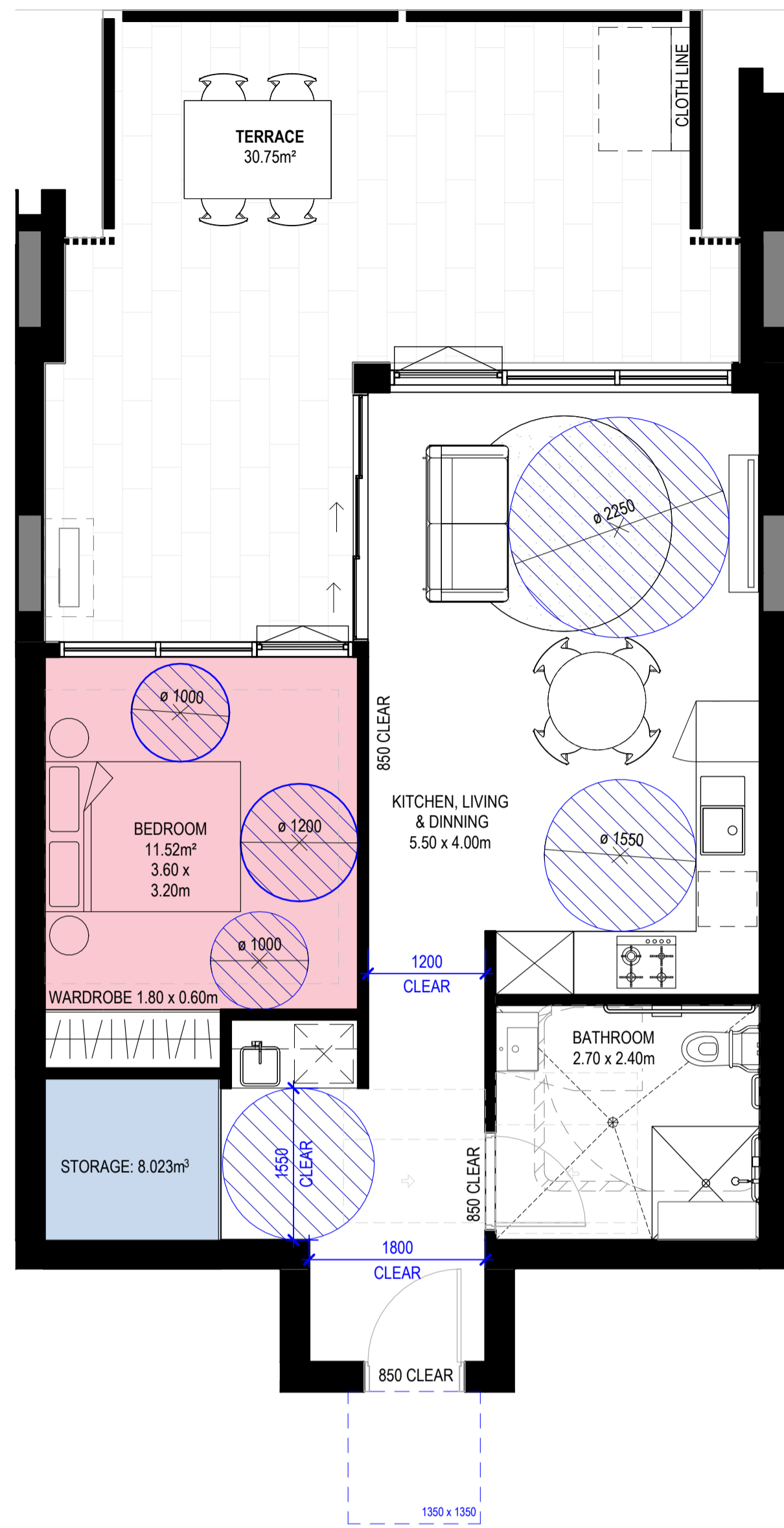
Apartment Storage Schedule - 3B-T3 SILVER				
Room: Apartment_Type	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
3B-T3 SILVER	10.00 m ²	5.00 m ²	10.16 m ³	Yes

Apartment Type Schedule 3B-T4 SILVER						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T4 SILVER	A-LEVEL 7	A701	3 BED	96 m ²	SILVER	1

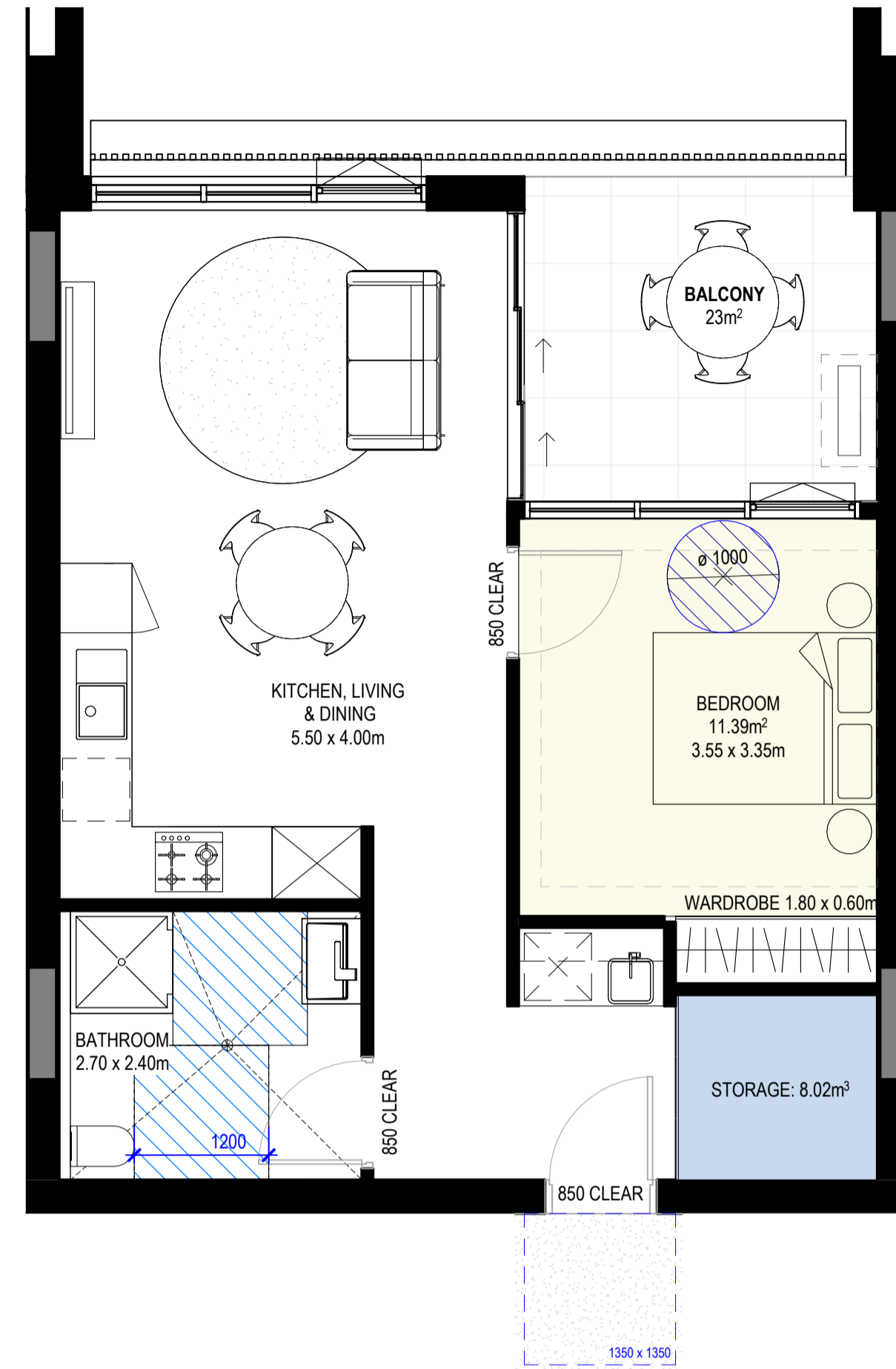
Apartment Storage Schedule - 3B-T4 SILVER				
Room: Apartment_Type	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
3B-T4 SILVER	10.00 m ²	5.00 m ²	13.49 m ³	Yes



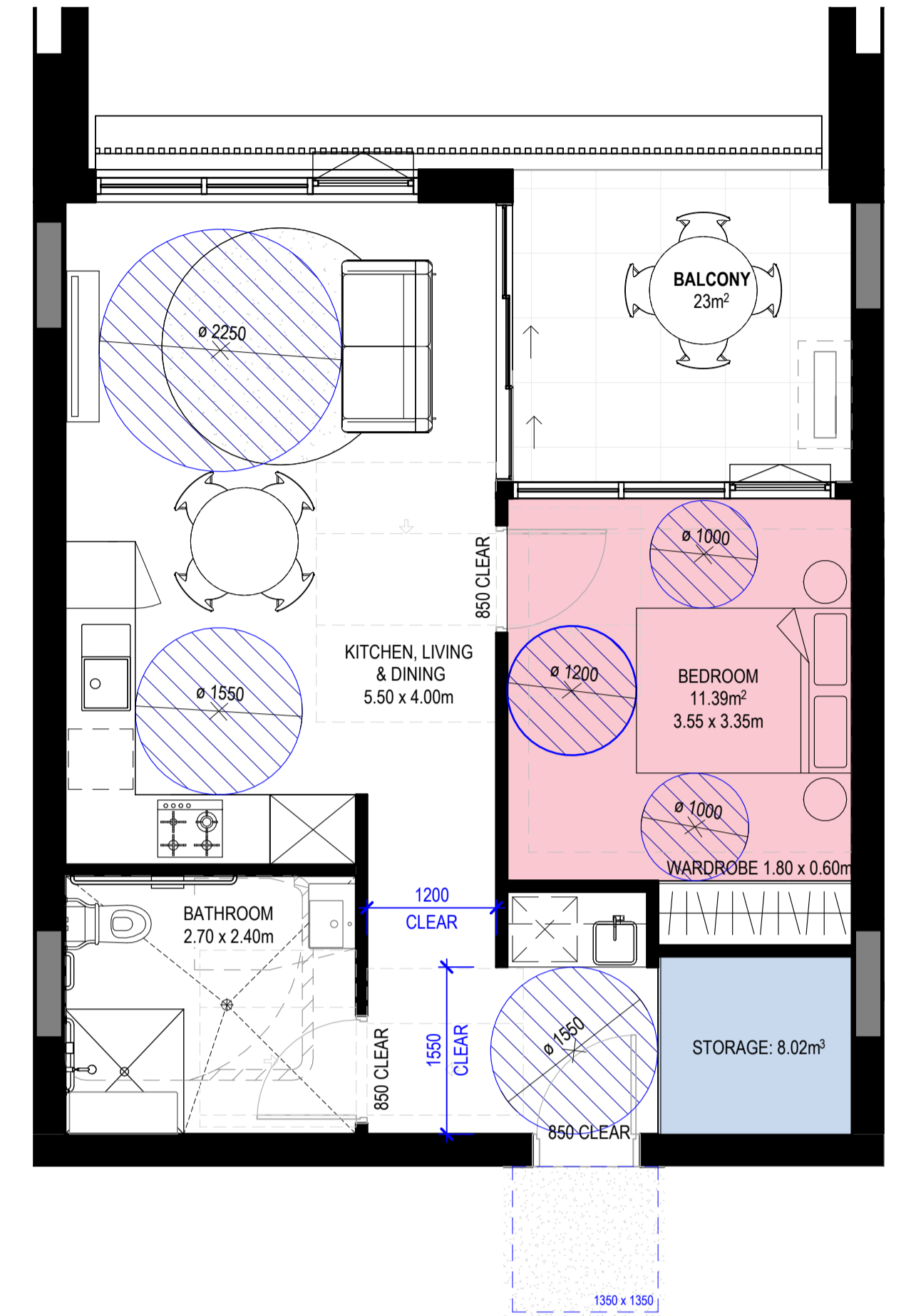
1 H_1B-T5 GOLD (PRE ADAPTED)
1 : 50



2 H_1B-T5 ADAPTED
1 : 50



3 H_1B-T7 GOLD (PRE ADAPTED)
1 : 50



4 H_1B-T7 ADAPTED
1 : 50

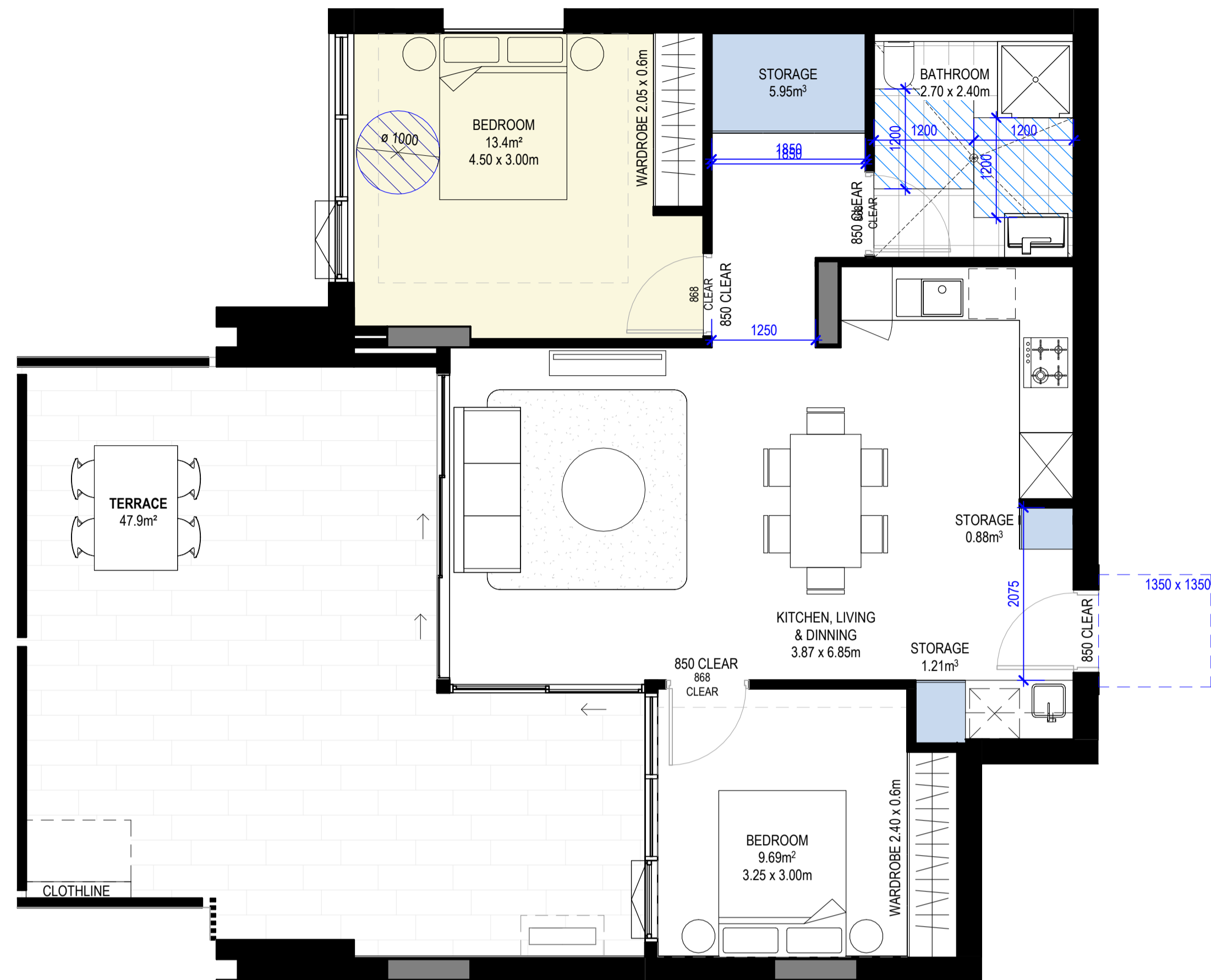
Apartment Type Schedule 1B-T5 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
1B-T5 ADAPTABLE	B-GROUND LEVEL	B006	1 BED	56 m²	GOLD	1
1B-T5 ADAPTABLE	B-GROUND LEVEL	B007	1 BED	56 m²	GOLD	1
2						

Apartment Storage Schedule - 1B-T5 GOLD				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
1B-T5 ADAPTABLE	6.00 m³	3.00 m³	9.88 m³	Yes

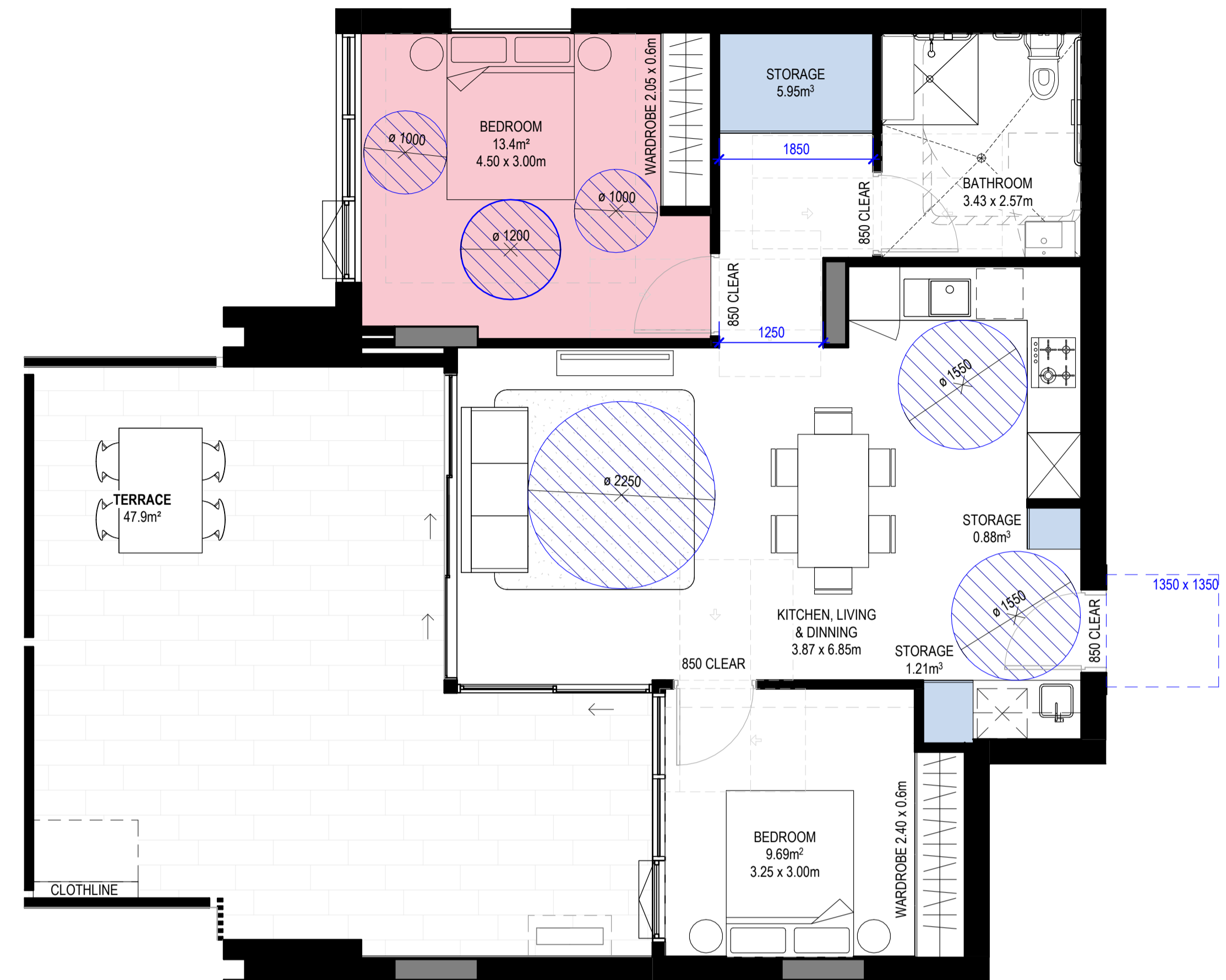
Apartment Type Schedule 1B-T7 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
1B-T7 ADAPTABLE	A-LEVEL 1	A104	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 2	A204	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 3	A304	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 4	A404	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 5	A504	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 6	A604	1 BED	54 m²	GOLD	1
1B-T7 ADAPTABLE	A-LEVEL 7	A703	1 BED	54 m²	GOLD	1
7						

Apartment Storage Schedule - 1B-T7				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
1B-T7 ADAPTABLE	6.00 m³	3.00 m³	8.02 m³	Yes





1 H_2B-T16 GOLD (PRE ADAPTED)
1 : 50



2 H_2B-T16 ADAPTED
1 : 50

Apartment Type Schedule 2B-T16 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T16 ADAPTABLE	B-GROUND LEVEL	B004	2 BED	75 m²	GOLD	1

Apartment Storage Schedule - 2B-T16 GOLD				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T16 ADAPTABLE	8.00 m³	4.00 m³	8.09 m³	Yes

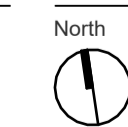
General Notes

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Thomas Hansen 9527

Rev Date For
A 22.10.2025 ISSUED FOR SSDA

Keyplan



Scale
1 : 50 @ A1
Bar Scale 1:50

Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No. 20250036
Drawing Title
ADAPTABLE UNIT TYPES - SHEET 02

Drawing No.
AD-DA60_102

Drawn By
IP

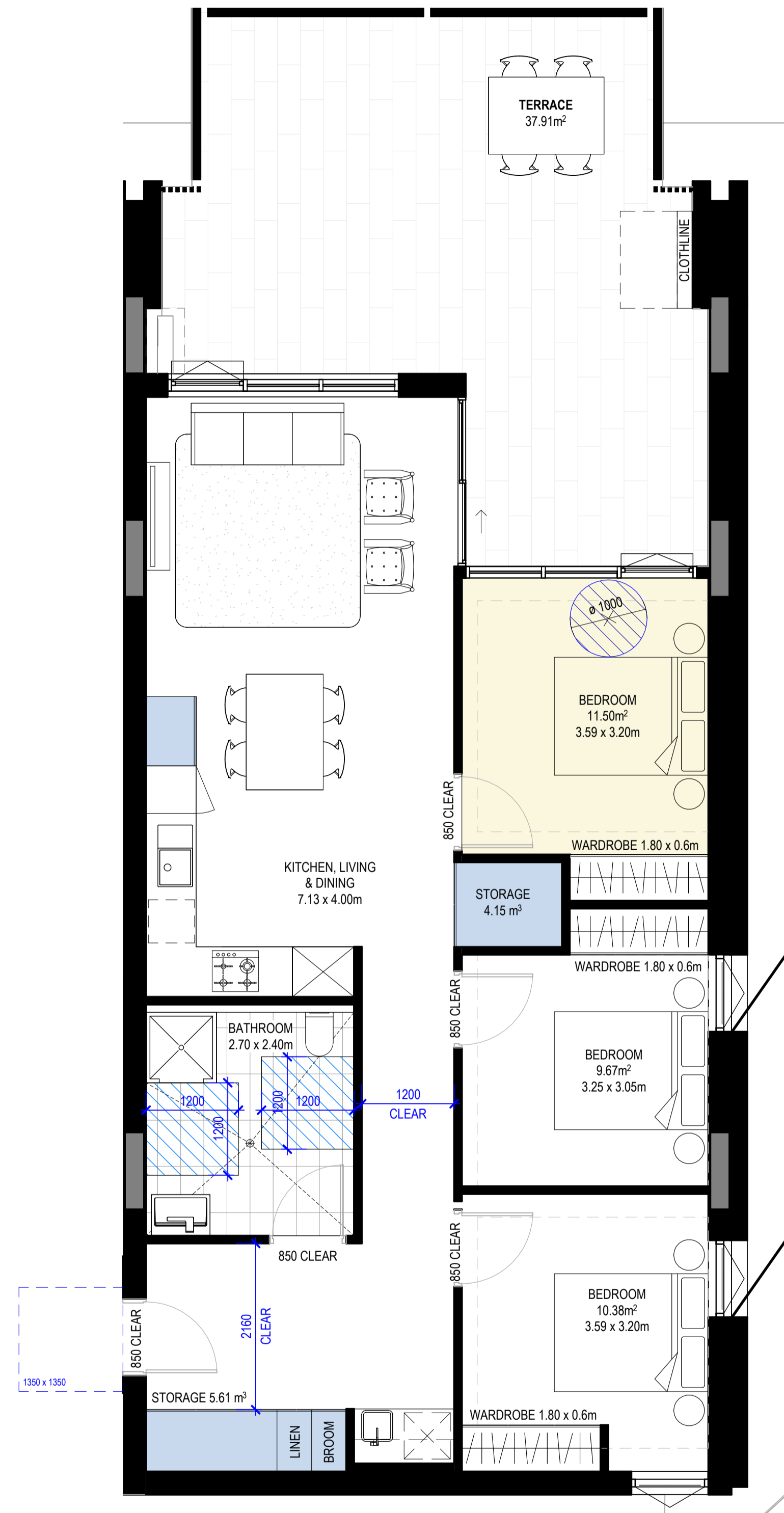
Checked By
AW

Revision
A



Apartment Type Schedule 2B-T18 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T18 ADAPTABLE	B-LEVEL 1	B104	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 2	B204	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 3	B304	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 4	B404	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 5	B504	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 6	B604	2 BED	76 m ²	GOLD	1
2B-T18 ADAPTABLE	B-LEVEL 7	B704	2 BED	76 m ²	GOLD	1

Apartment Storage Schedule - 2B-T18 GOLD				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T18 ADAPTABLE	8.00 m ³	4.00 m ³	10.12 m ³	Yes



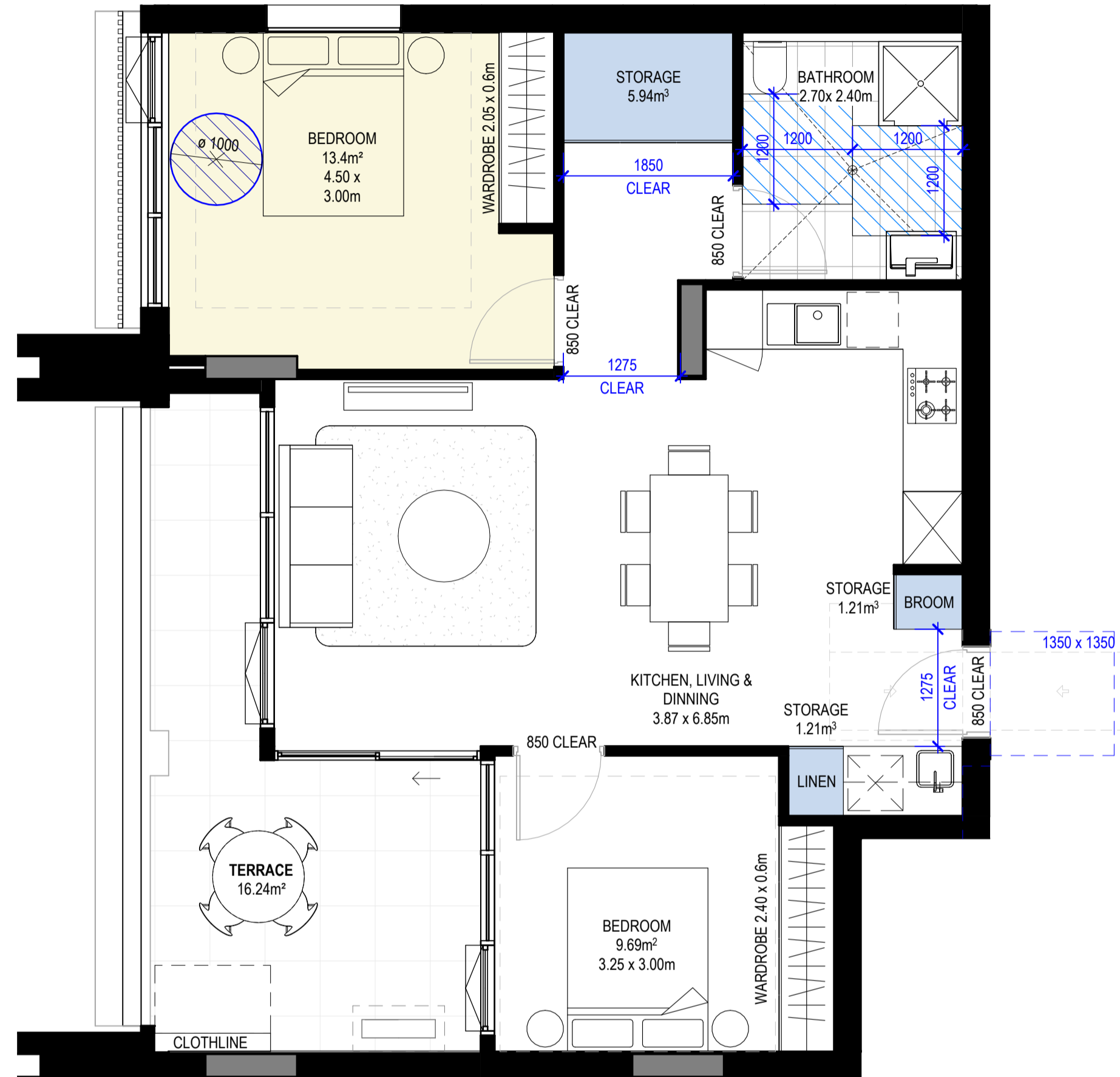
1 H_3B-T5 GOLD (PRE ADAPTED)
1 : 50



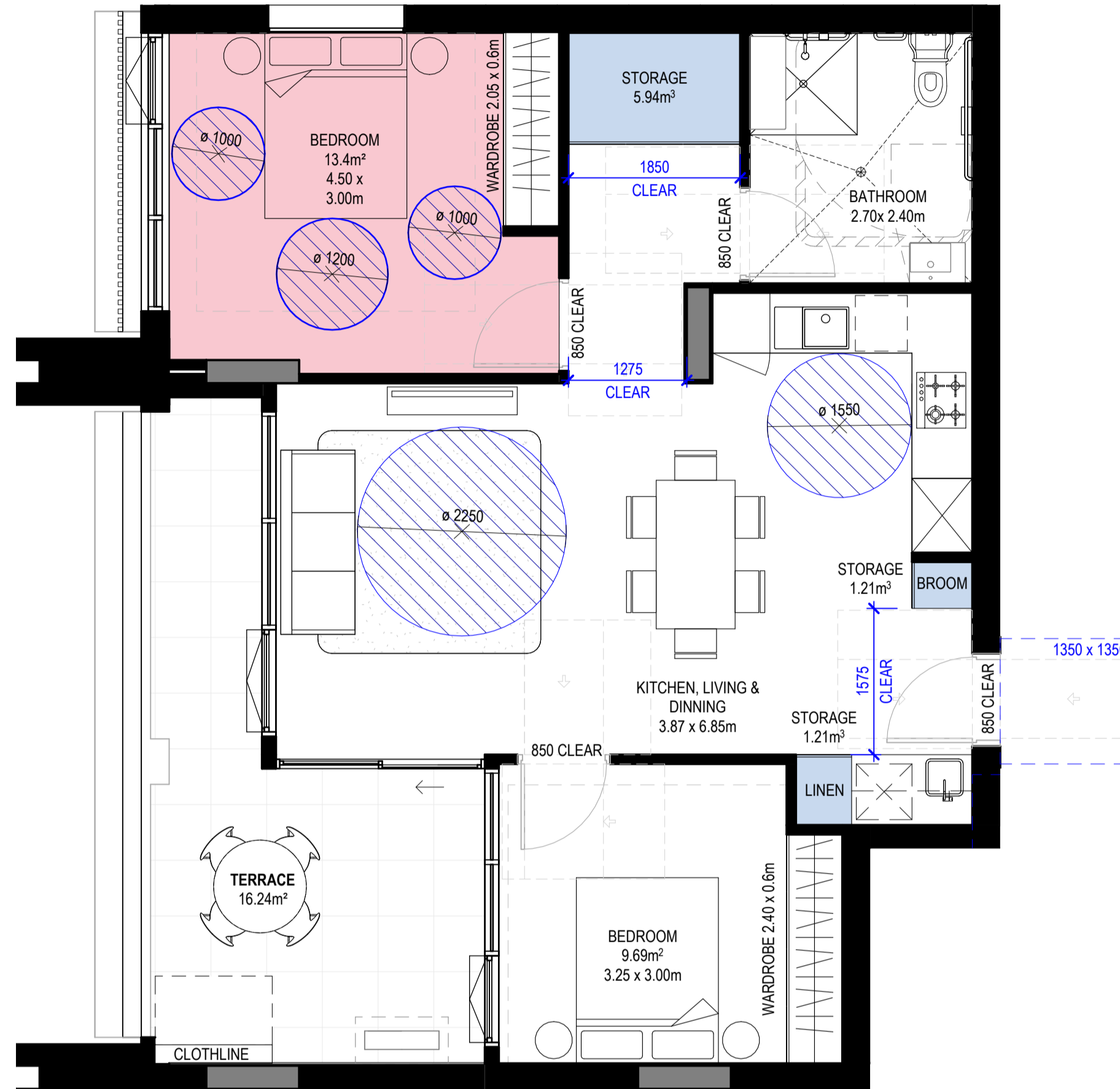
2 H_3B-T5 ADAPTED
1 : 50

Apartment Type Schedule 3B-T5 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T5 ADAPTABLE	B-GROUND LEVEL	B011	3 BED	93 m²	GOLD	1

Apartment Storage Schedule - 3B-T5 GOLD				
Room:	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
3B-T5 ADAPTABLE	10.00 m³	5.00 m³	11.35 m³	Yes



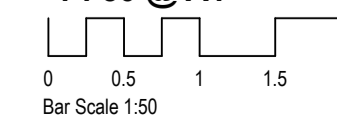
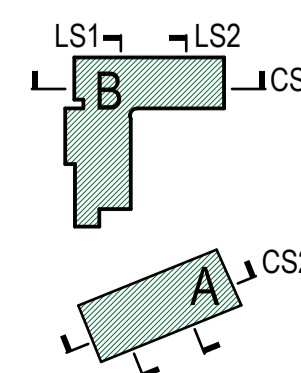
1 H_2B-T17 GOLD (PRE ADAPTED)
1 : 50



2 H_2B-T17 ADAPTED
1 : 50

Apartment Type Schedule 2B-T17 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T17 ADAPTABLE	B-LEVEL 1	B107	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 2	B207	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 3	B307	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 4	B407	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 5	B507	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 6	B607	2 BED	75 m²	GOLD	1
2B-T17 ADAPTABLE	B-LEVEL 7	B707	2 BED	75 m²	GOLD	1
						7

Apartment Storage Schedule - 2B-T17 GOLD				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T17 ADAPTABLE	8.00 m³	4.00 m³	8.09 m³	Yes





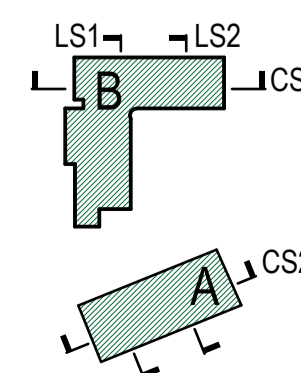
1 H_2B-T19 GOLD (PRE ADAPTED)
1 : 50

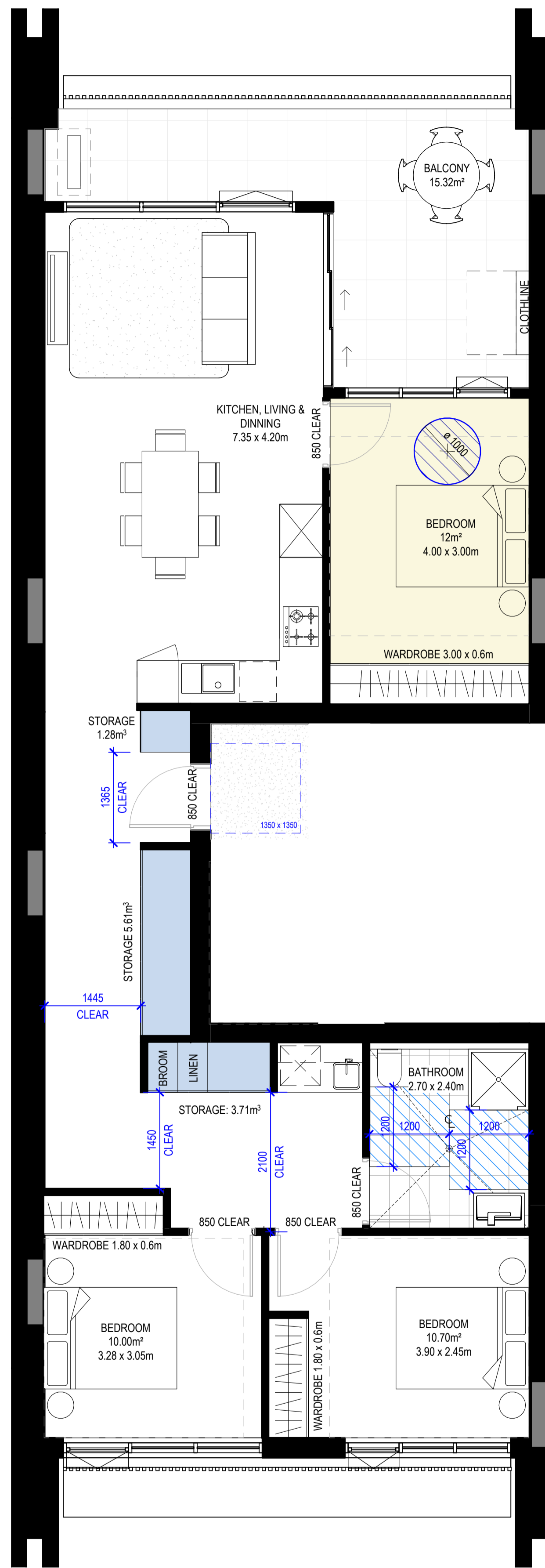


2 H_2B-T19 ADAPTED
1 : 50

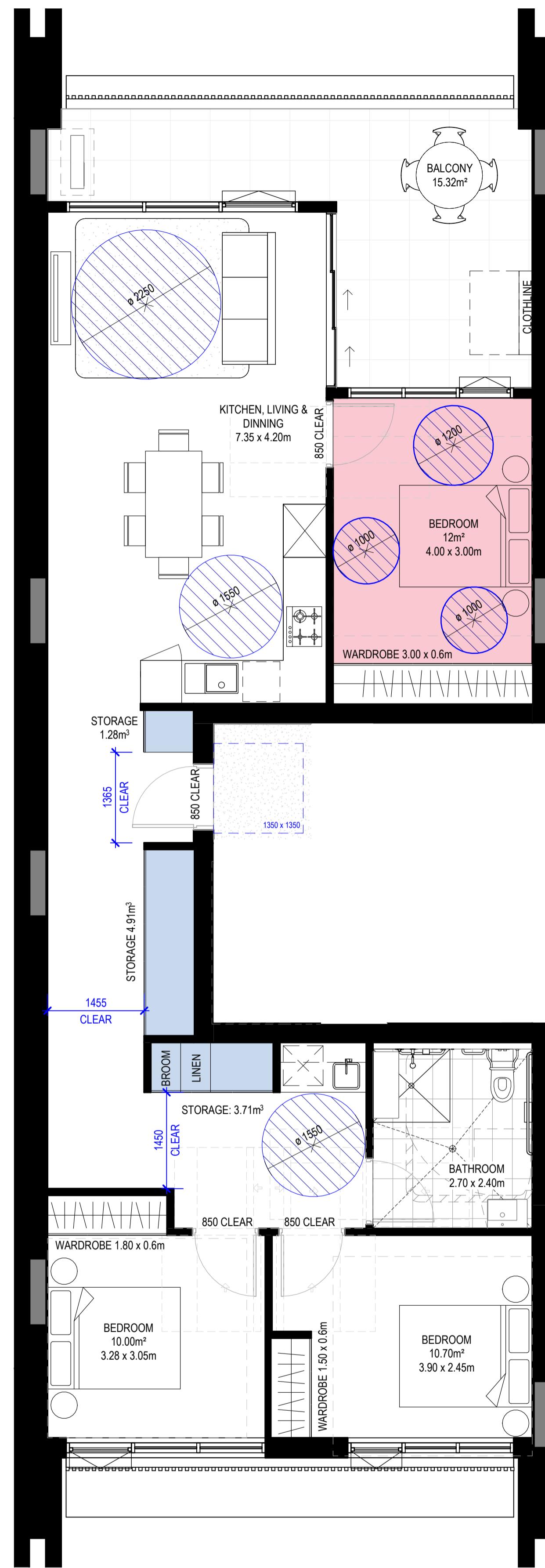
Apartment Type Schedule 2B-T19 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
2B-T19 ADAPTABLE	A-LEVEL 1	A103	1 BED	77 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 2	A203	1 BED	76 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 3	A303	1 BED	76 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 4	A403	1 BED	76 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 5	A503	1 BED	76 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 6	A603	1 BED	76 m²	GOLD	1
2B-T19 ADAPTABLE	A-LEVEL 7	A702	1 BED	76 m²	GOLD	1
						7

Apartment Storage Schedule - 2B-T19 GOLD				
Room: Apartment_Type	Storage Calculations			Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage Internal Storage Volume	
2B-T19 ADAPTABLE	6.00 m³	3.00 m³	11.38 m³	Yes





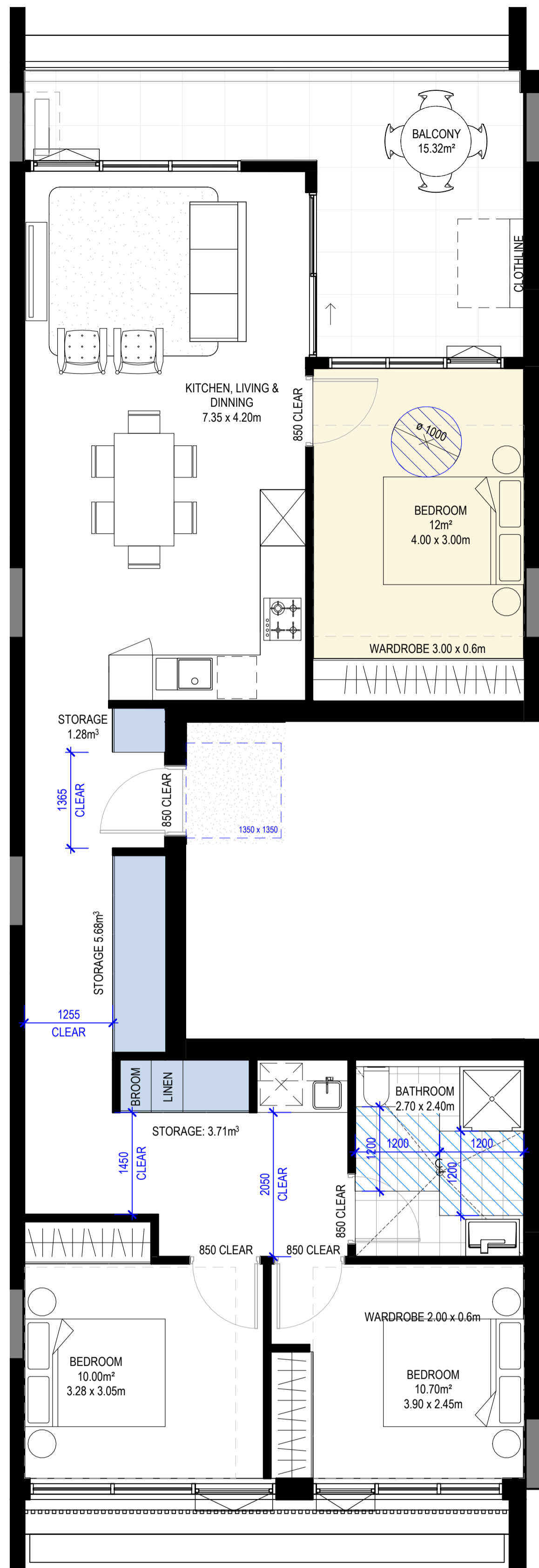
1 H_3B-T7 GOLD (PRE ADAPTED)
1:50



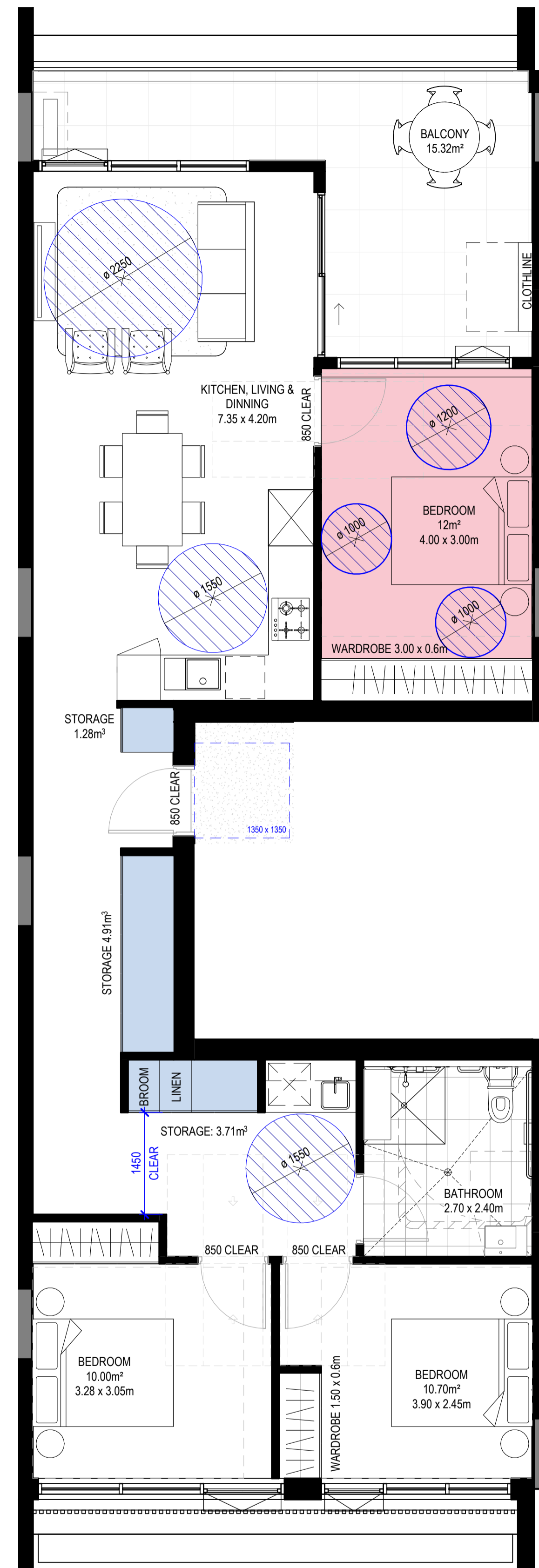
2 H_3B-T7 ADAPTED
1:50

Apartment Type Schedule 3B-T7 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T7 ADAPTABLE	A-LEVEL 1	A106	1 BED	99 m²	GOLD	1

Apartment Storage Schedule - 3B-T7 GOLD					
Room/ Apartment_Type	Storage Calculations			Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage	Storage		
3B-T7 ADAPTABLE	10.00 m³	5.00 m³	10.70 m³	Yes	



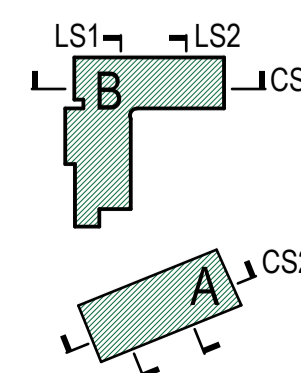
1 H_3B-T8 GOLD (PRE ADAPTED)
1 : 50



2 H_3B-T8 ADAPTED
1 : 50

Apartment Type Schedule 3B-T8 GOLD						
Apartment_Type	Level	Number	Occupancy	Area	Type	Count
3B-T8 ADAPTABLE	A-LEVEL 7	A705	3 BED	96 m²	GOLD	1

Apartment Storage Schedule - 3B-T8 GOLD				
Room:	Storage Calculations		Internal Storage Volume	Internal Storage Is Compliant
	Total Required Storage (including external)	Total Required Internal Storage		
3B-T8 ADAPTABLE	6.00 m³	3.00 m³	10.70 m³	Yes

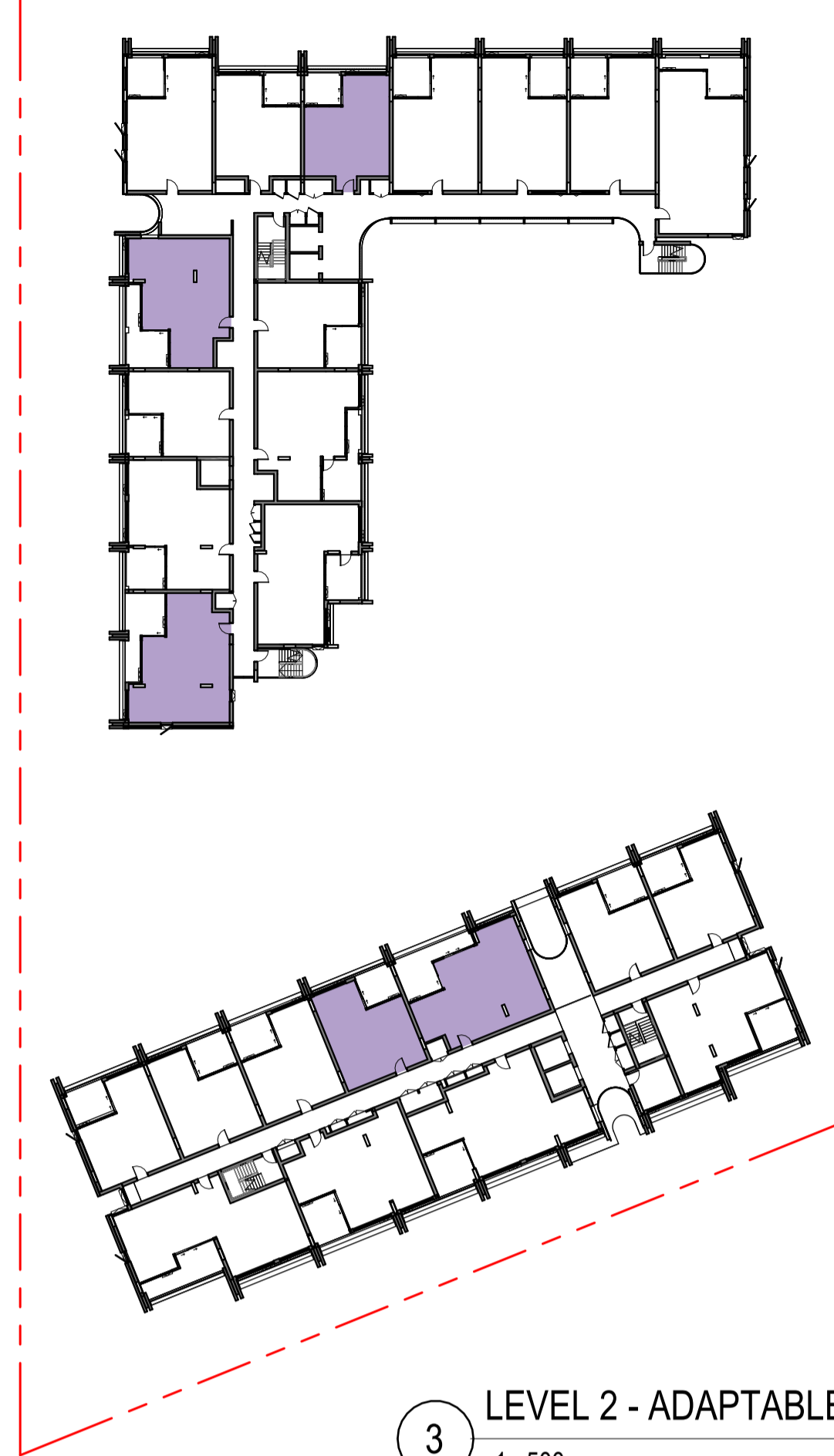




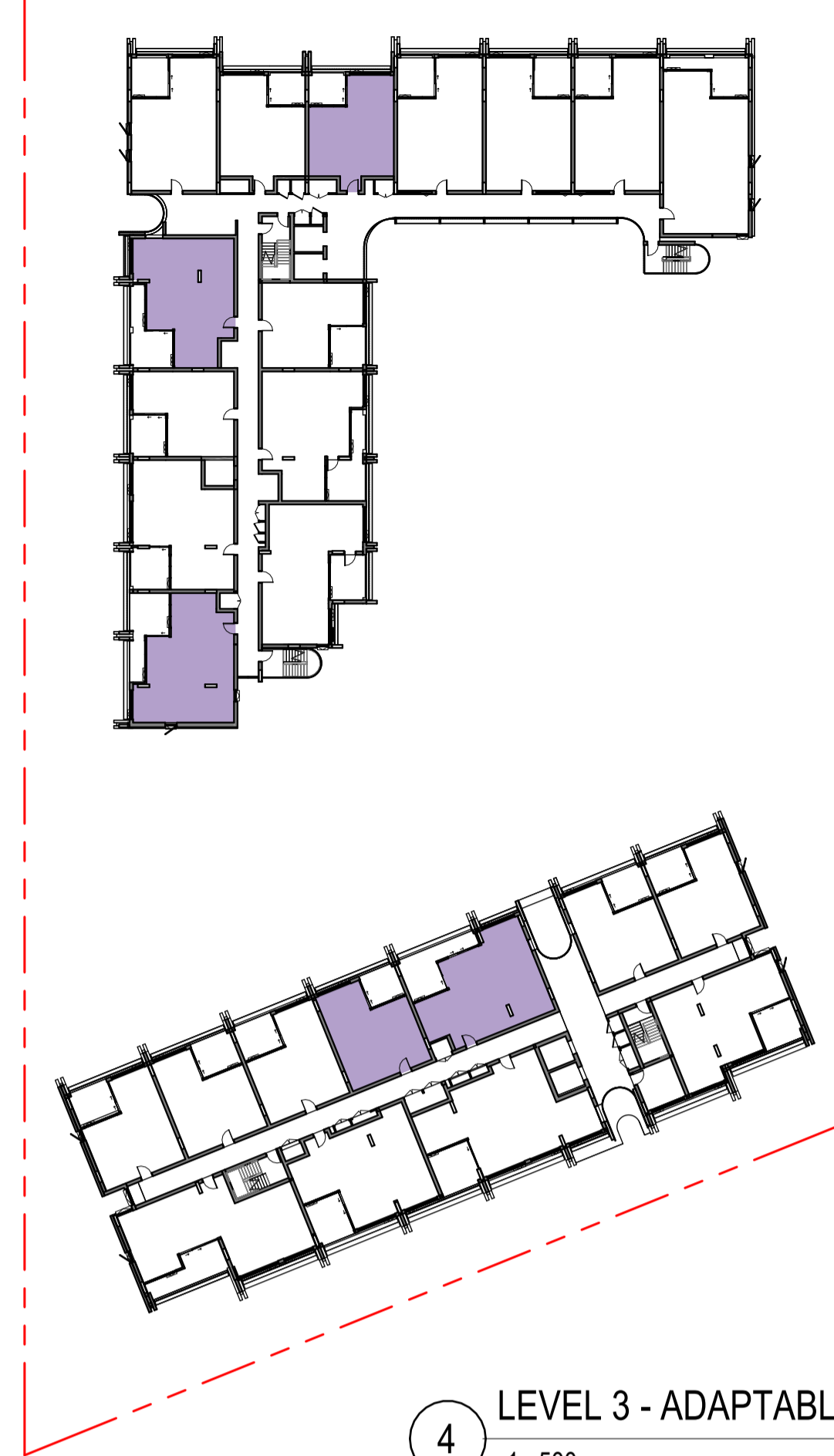
1 GROUND LEVEL - ADAPTABLE
1 : 500



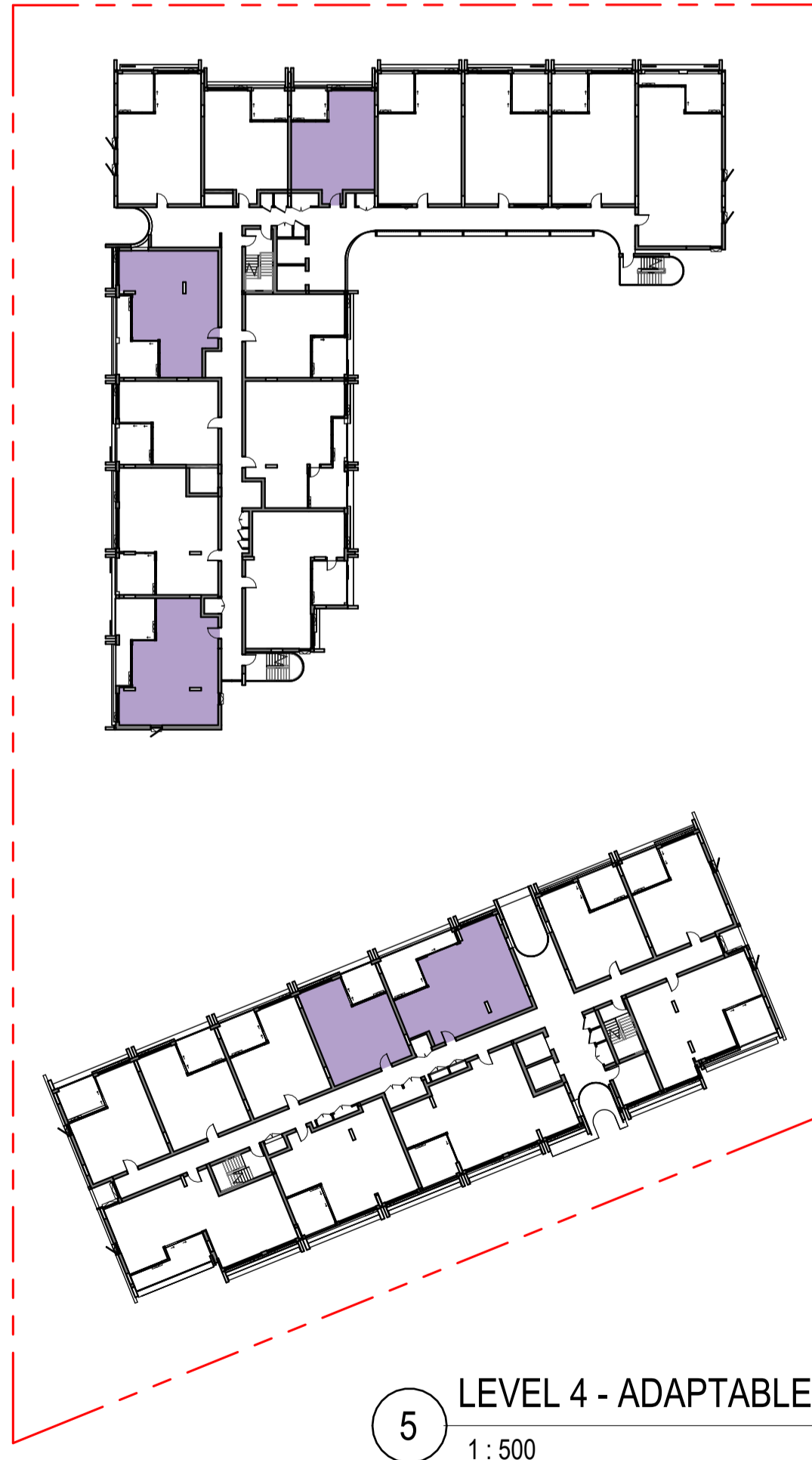
2 LEVEL 1 - ADAPTABLE
1 : 500



3 LEVEL 2 - ADAPTABLE
1 : 500



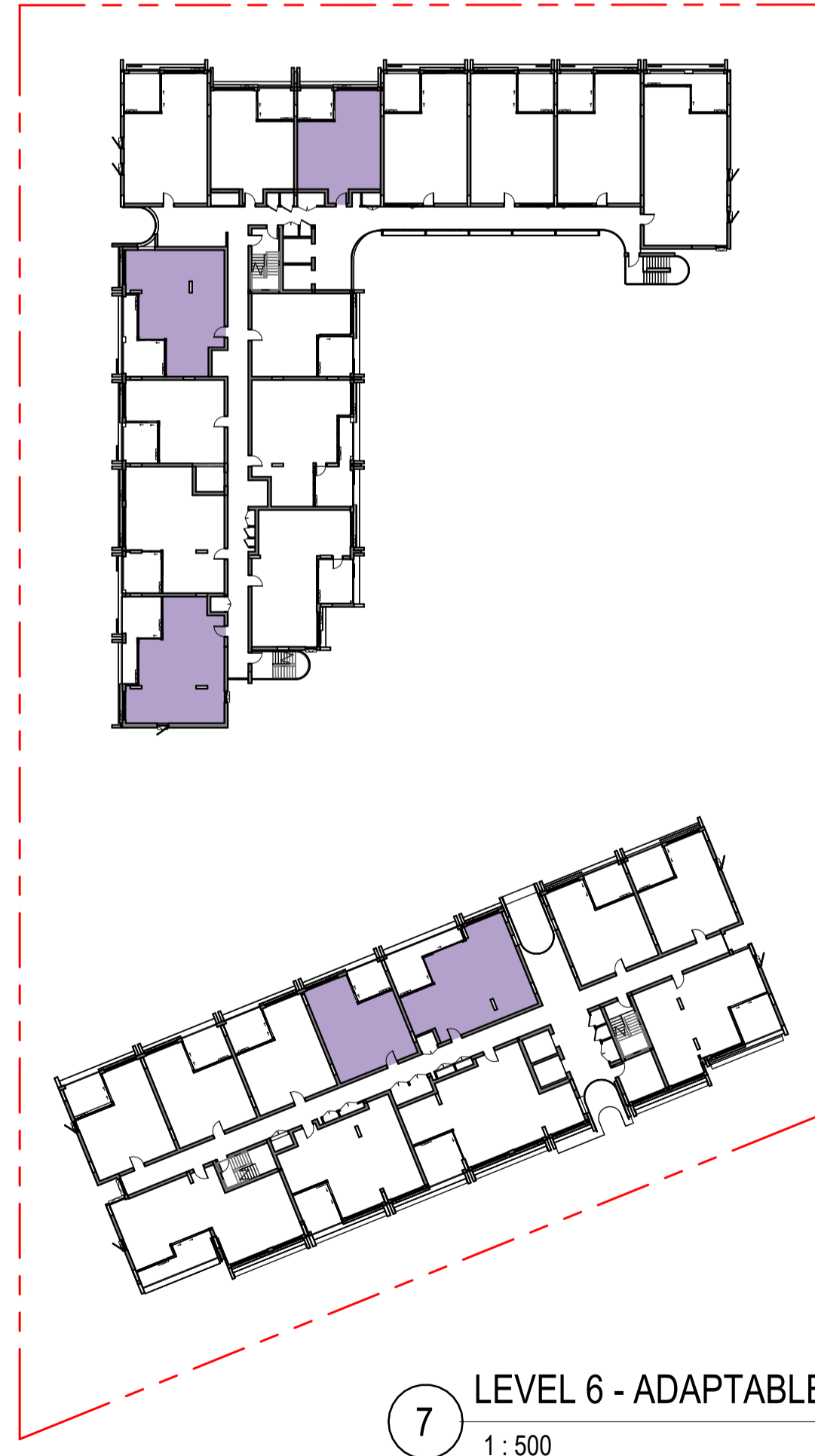
4 LEVEL 3 - ADAPTABLE
1 : 500



5 LEVEL 4 - ADAPTABLE
1 : 500



6 LEVEL 5 - ADAPTABLE
1 : 500



7 LEVEL 6 - ADAPTABLE
1 : 500

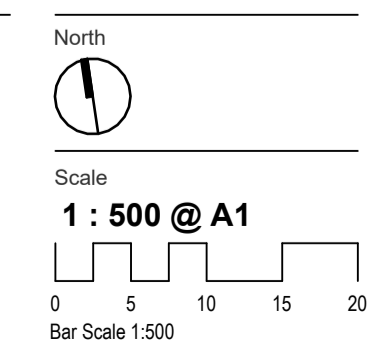
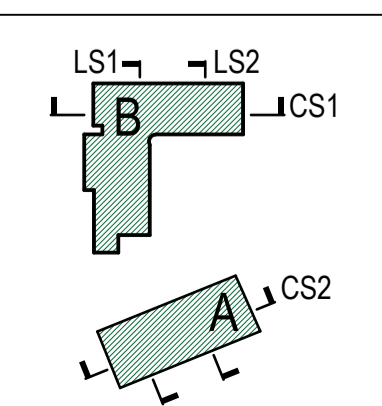


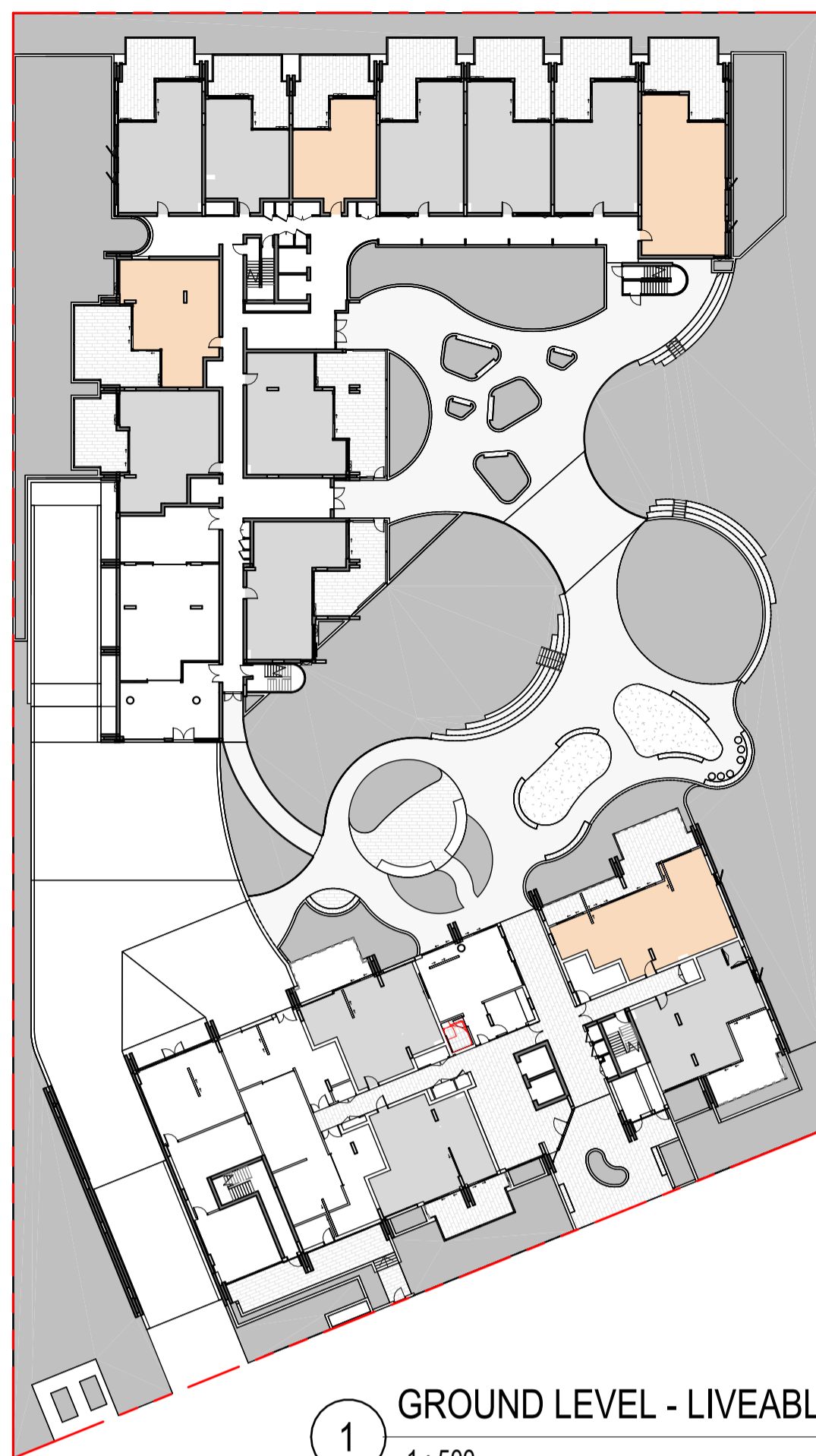
8 LEVEL 7 - ADAPTABLE
1 : 500

LEGEND - ADAPTABLE APARTMENT TYPE

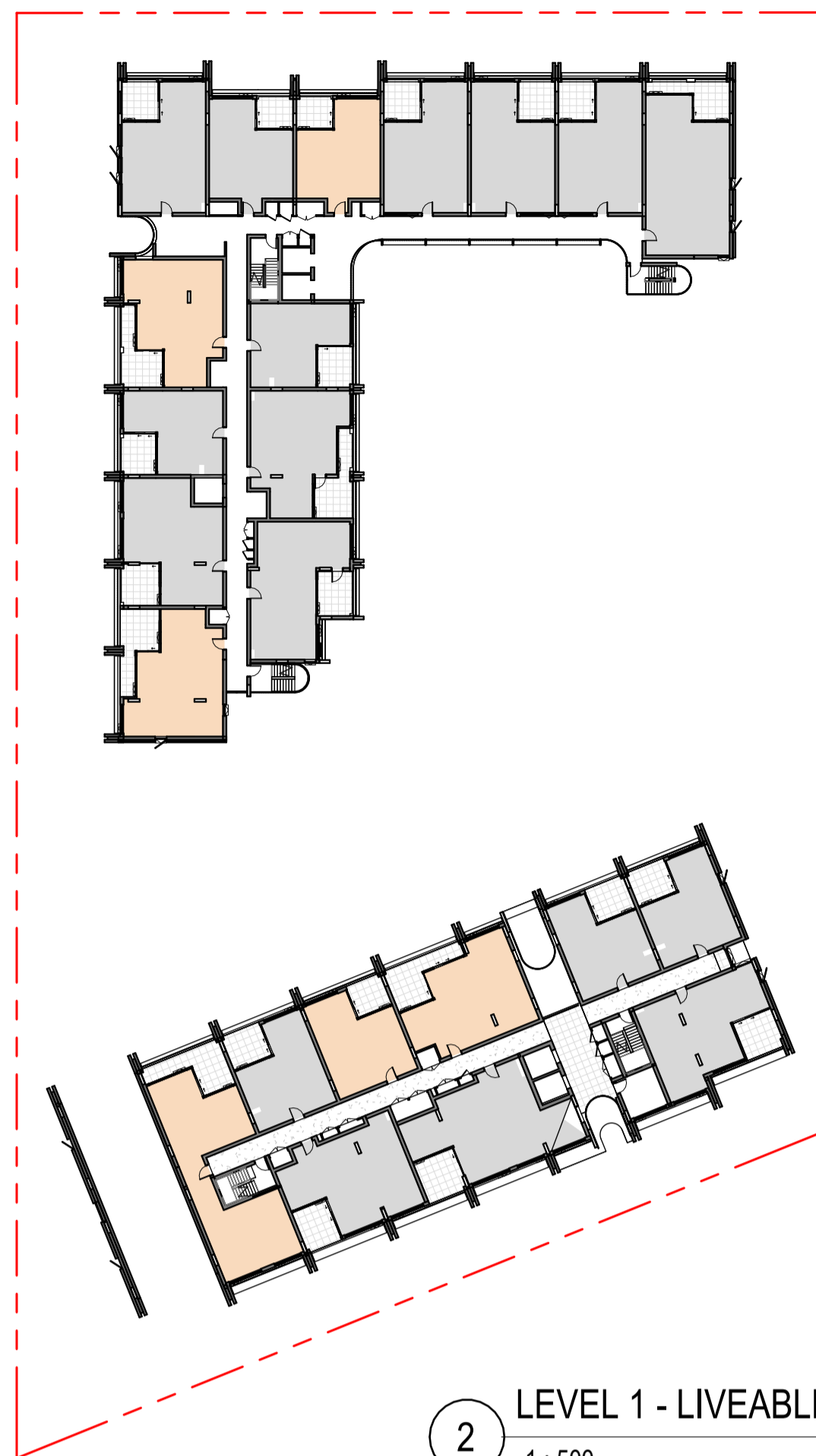
- NON-ADAPTABLE
- ADAPTABLE

ADAPTABLE UNIT MIX SCHEDULE			
Adaptable Unit	Count	Mix	Department
No	141	79%	Social Housing
Yes	38	21%	Social Housing
Grand total:	179		

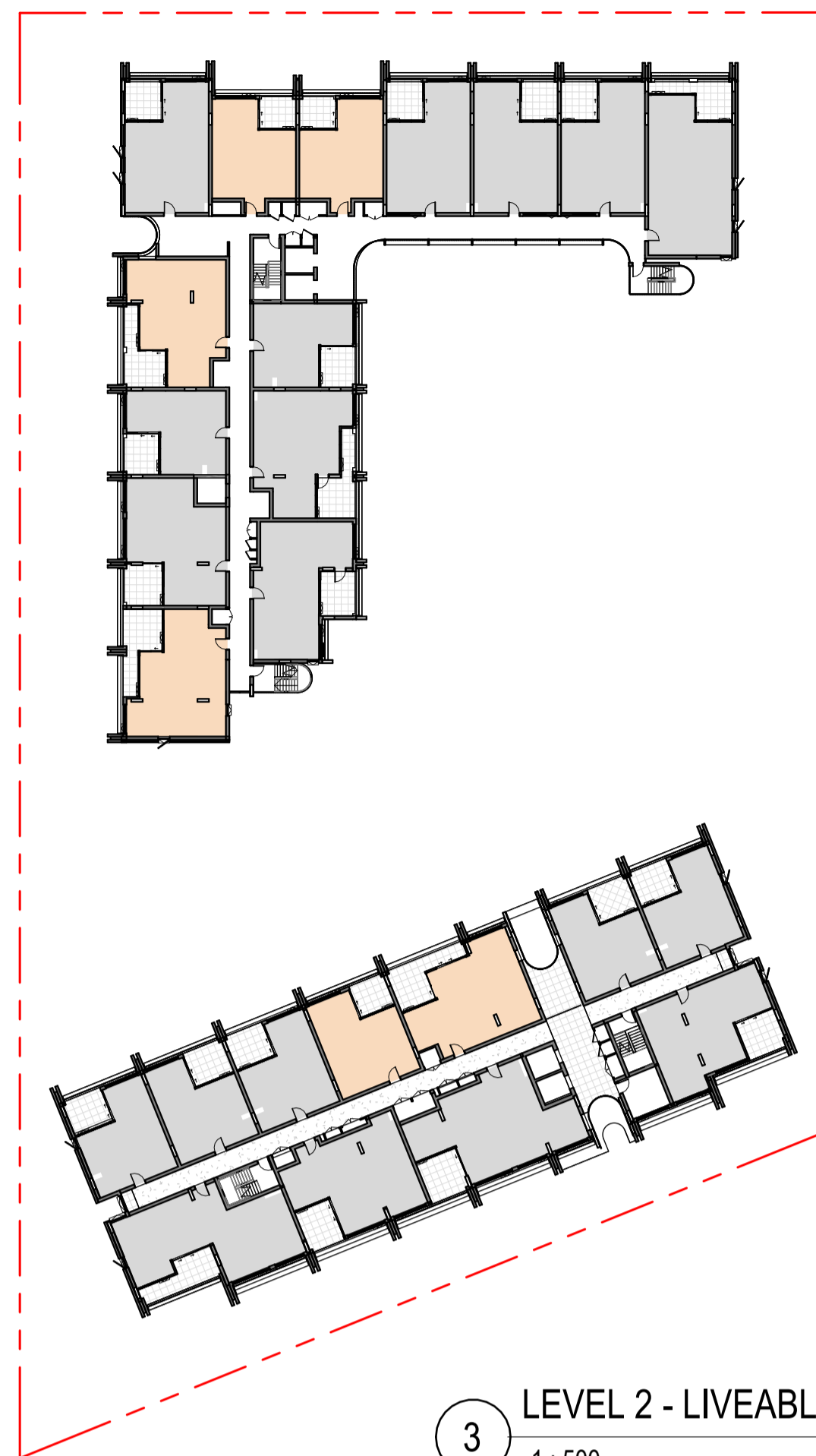




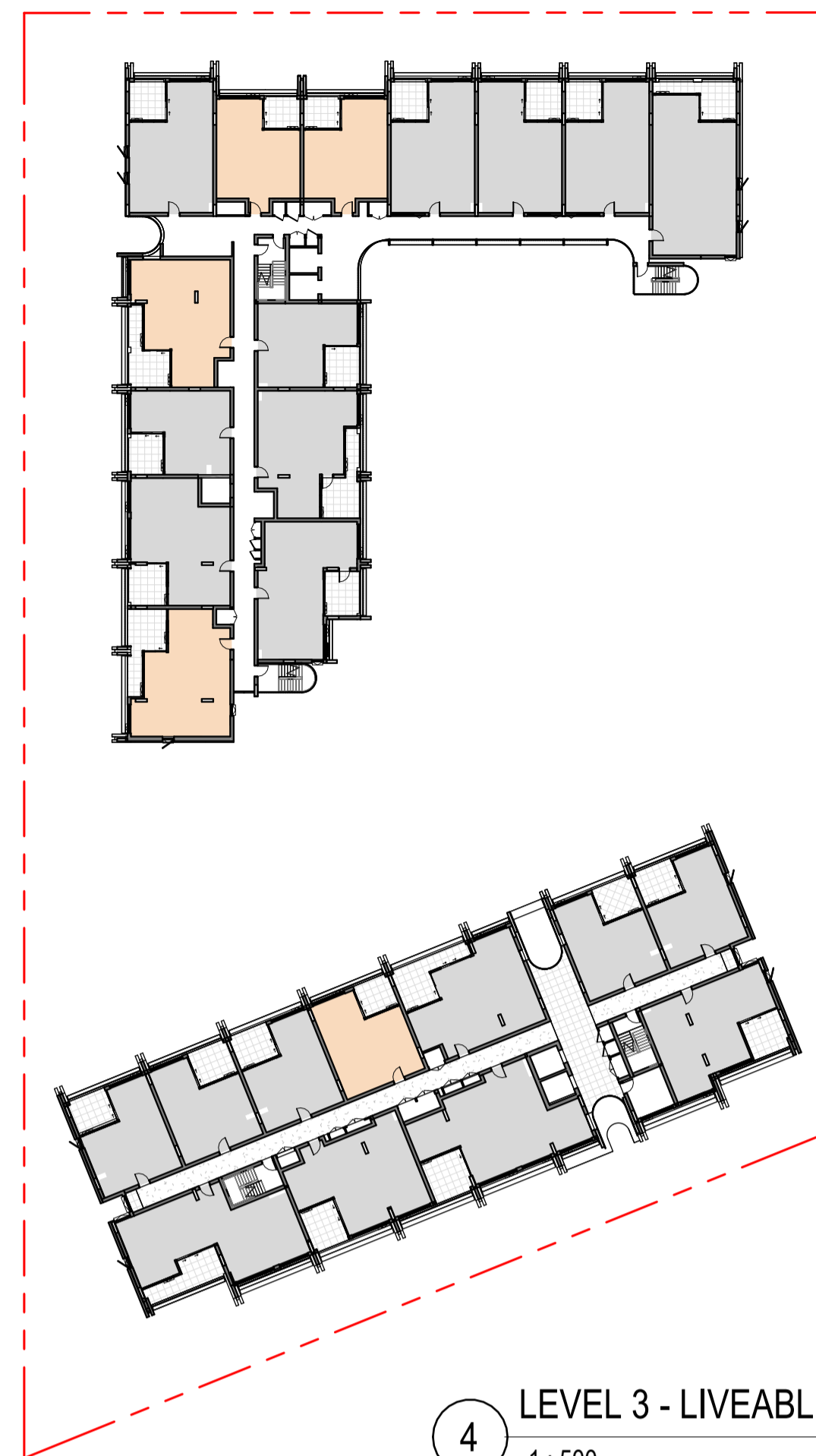
1 GROUND LEVEL - LIVEABLE
1 : 500



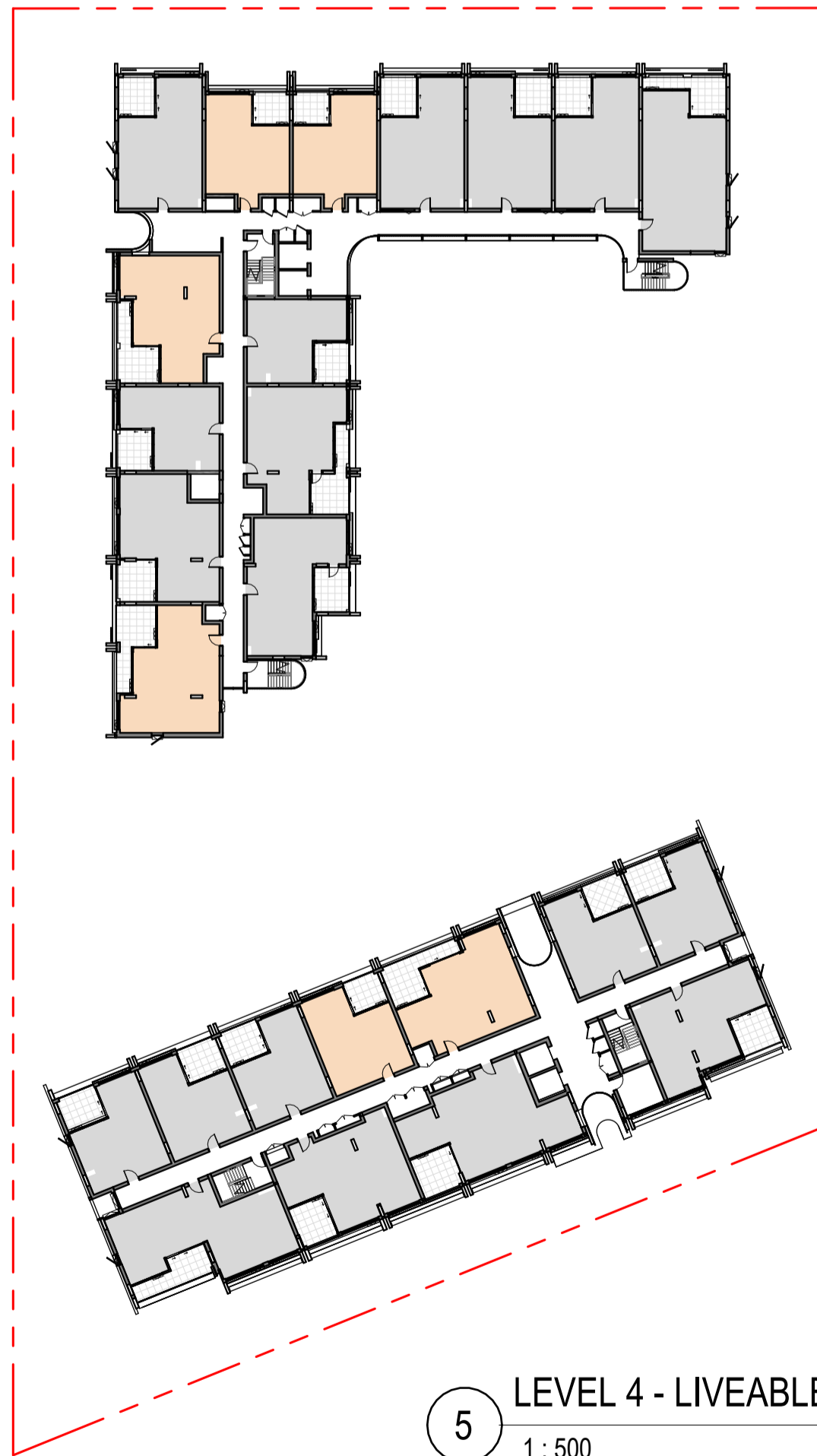
2 LEVEL 1 - LIVEABLE
1 : 500



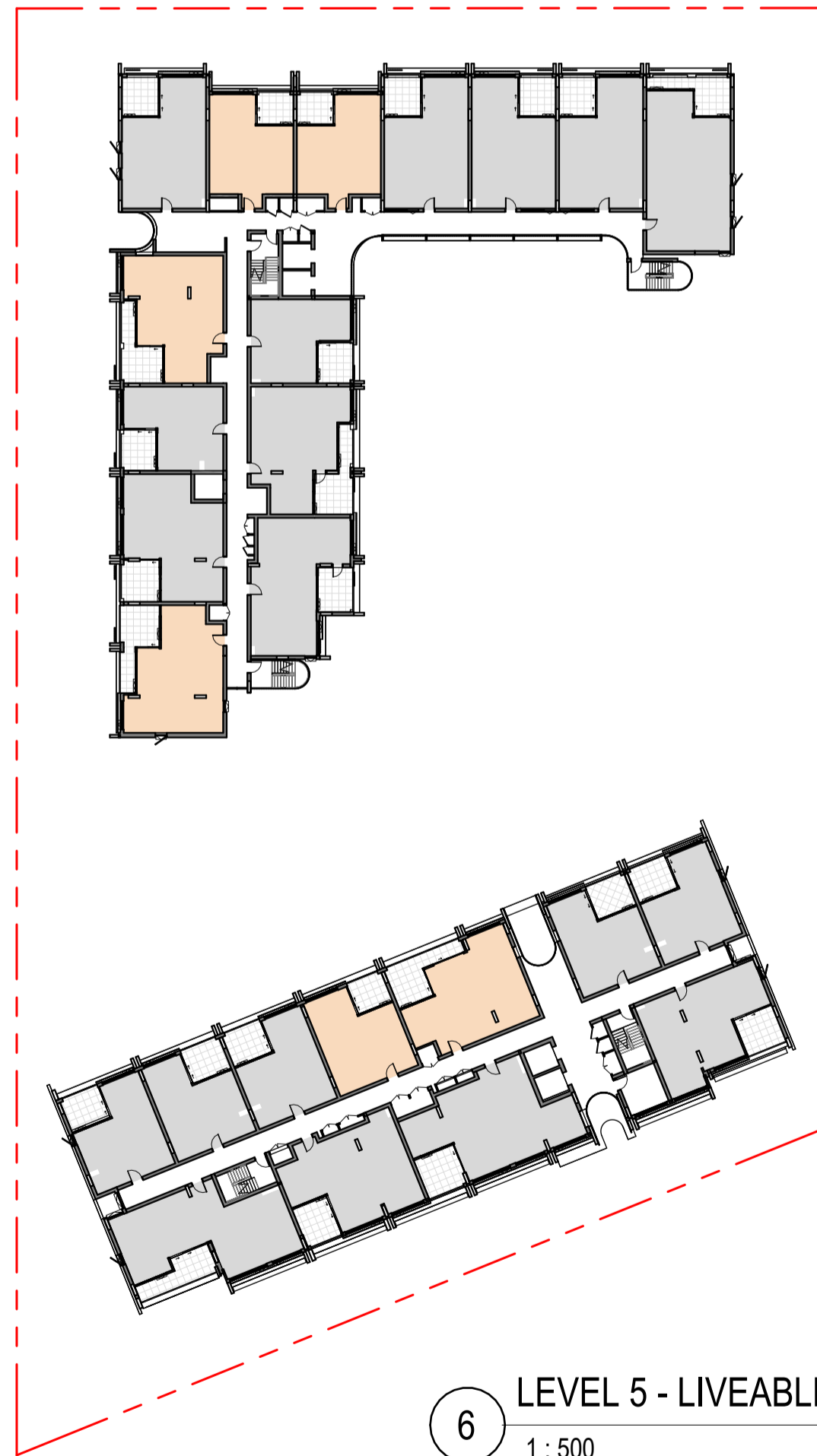
3 LEVEL 2 - LIVEABLE
1 : 500



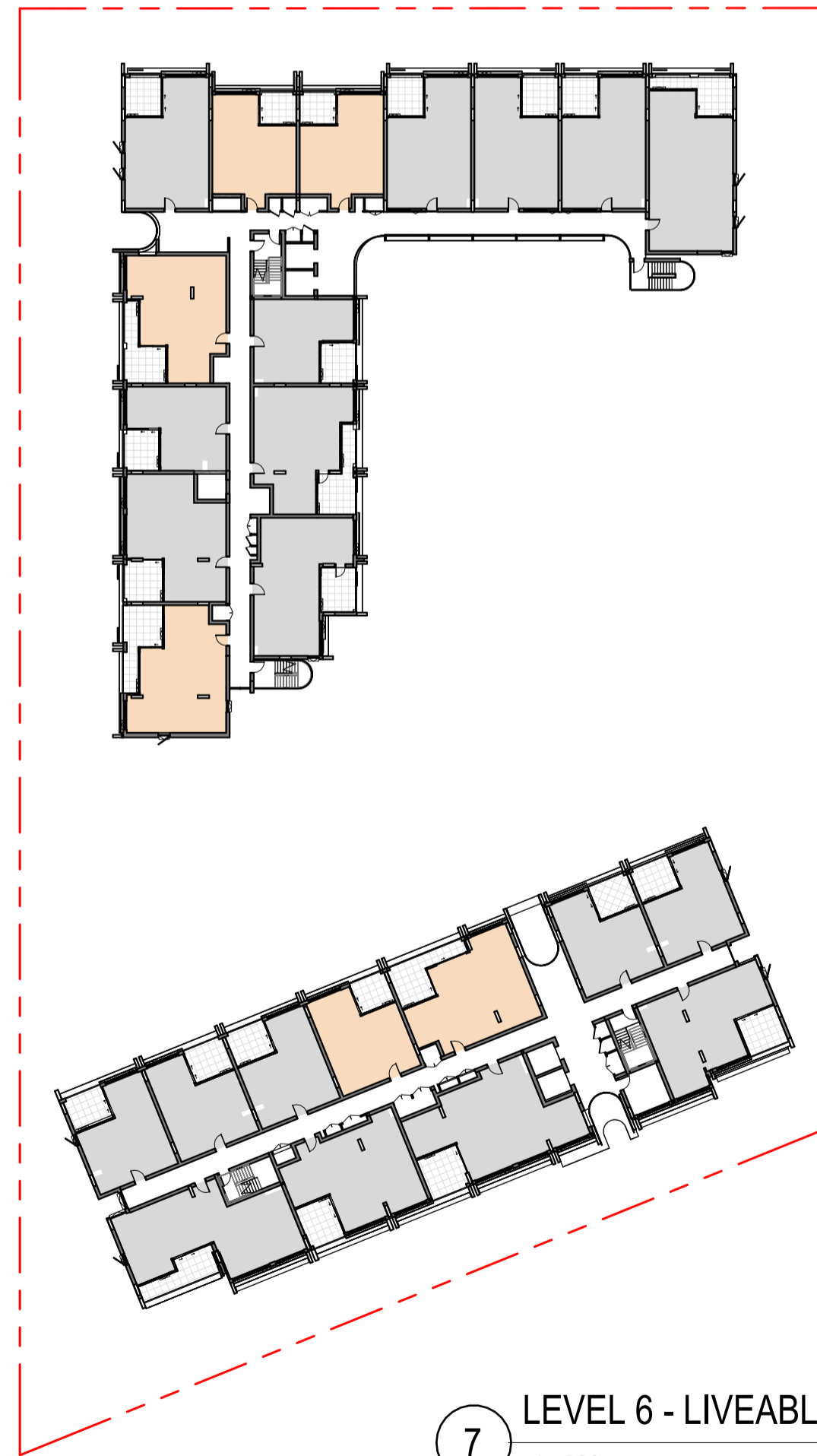
4 LEVEL 3 - LIVEABLE
1 : 500



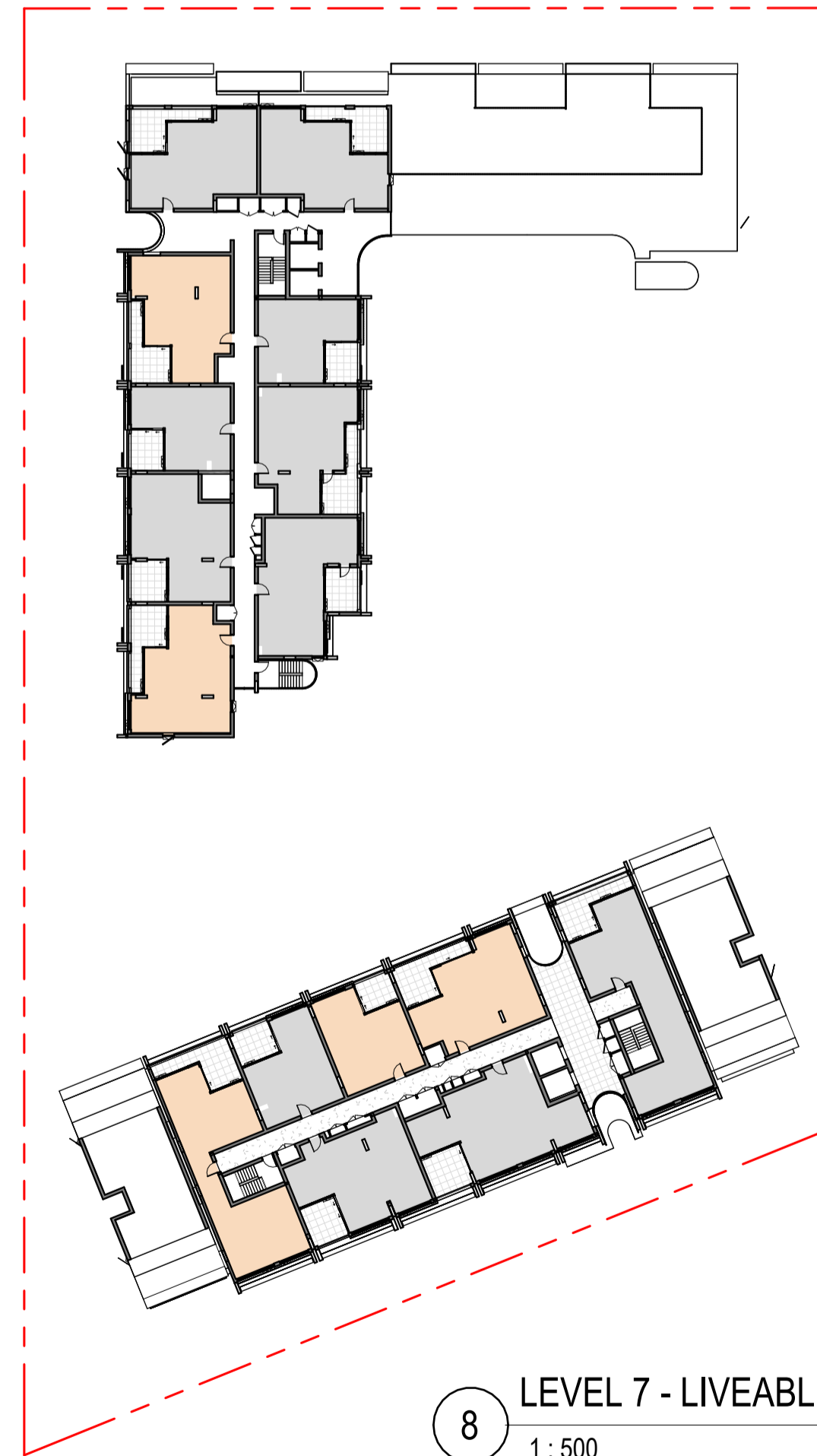
5 LEVEL 4 - LIVEABLE
1 : 500



6 LEVEL 5 - LIVEABLE
1 : 500



7 LEVEL 6 - LIVEABLE
1 : 500



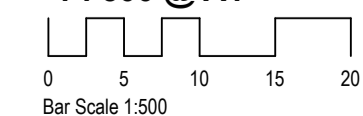
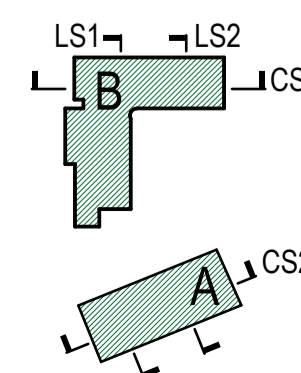
8 LEVEL 7 - LIVEABLE
1 : 500

LEGEND - LIVEABLE APARTMENT TYPE

SILVER

GOLD

LIVEABLE UNIT SCHEDULE			
Liveable Housing Target	Count	Mix	Department
Gold	44	25%	Social Housing
Silver	135	75%	Social Housing
Grand total:	179		





1 EXISTING SHADOW PLANS - WINTER SOLSTICE - 9AM
1 : 1500



2 EXISTING SHADOW PLANS - WINTER SOLSTICE - 10AM
1 : 1500



3 EXISTING SHADOW PLANS - WINTER SOLSTICE - 11AM
1 : 1500



4 EXISTING SHADOW PLANS - WINTER SOLSTICE - 12PM
1 : 1500



5 EXISTING SHADOW PLANS - WINTER SOLSTICE - 1PM
1 : 1500



6 EXISTING SHADOW PLANS - WINTER SOLSTICE - 2PM
1 : 1500



7 EXISTING SHADOW PLANS - WINTER SOLSTICE - 3PM
1 : 1500

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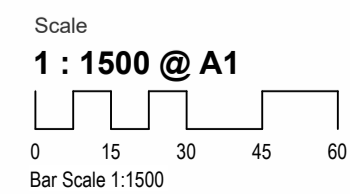
General Notes

Nominated Architects
Doug Southwell 7362
Nicholas Bandounas 8499
Edward Salib 9469
Thomas Hansen 9527

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Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project No.
20250036

Project Status
CONCEPT DESIGN

Drawing Title
EXISTING SHADOW PLANS - WINTER SOLSTICE

Drawing No.
AD-DA80_001

Drawn By
IP

Checked By
AW

Revision
A



1 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 9AM
1 : 1500

2 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 10AM
1 : 1500

3 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 11AM
1 : 1500



4 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 12PM
1 : 1500

5 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 1PM
1 : 1500

6 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 2PM
1 : 1500



7 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 3PM
1 : 1500

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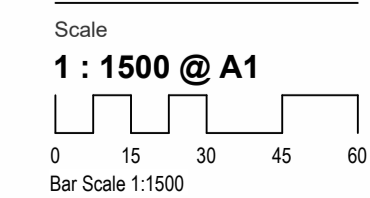
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Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
PROPOSED SHADOW PLANS - WINTER
SOLSTICE

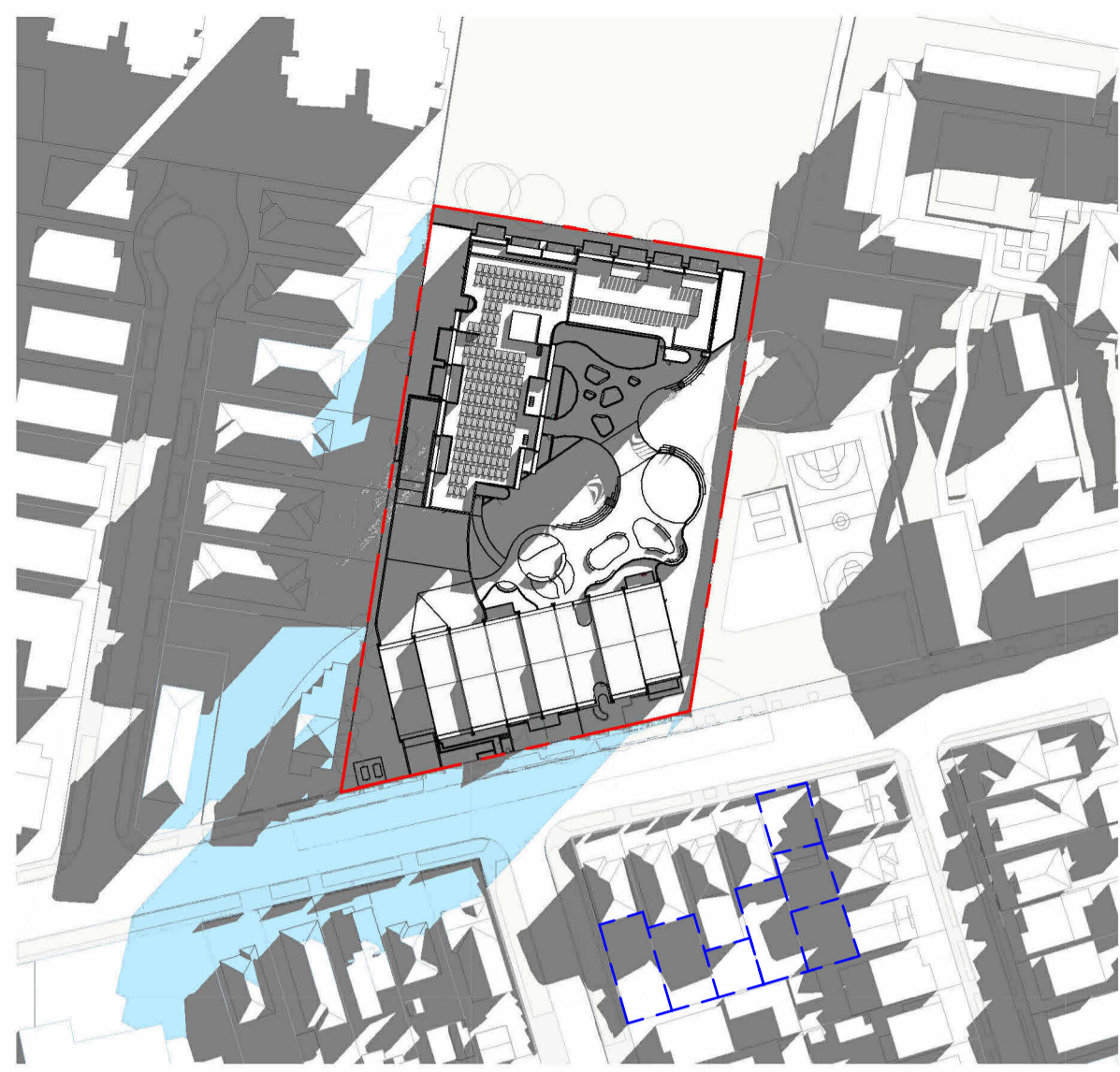
Drawing No.
AD-DA80_002

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1 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 9AM
1 : 1500

2 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 10AM
1 : 1500

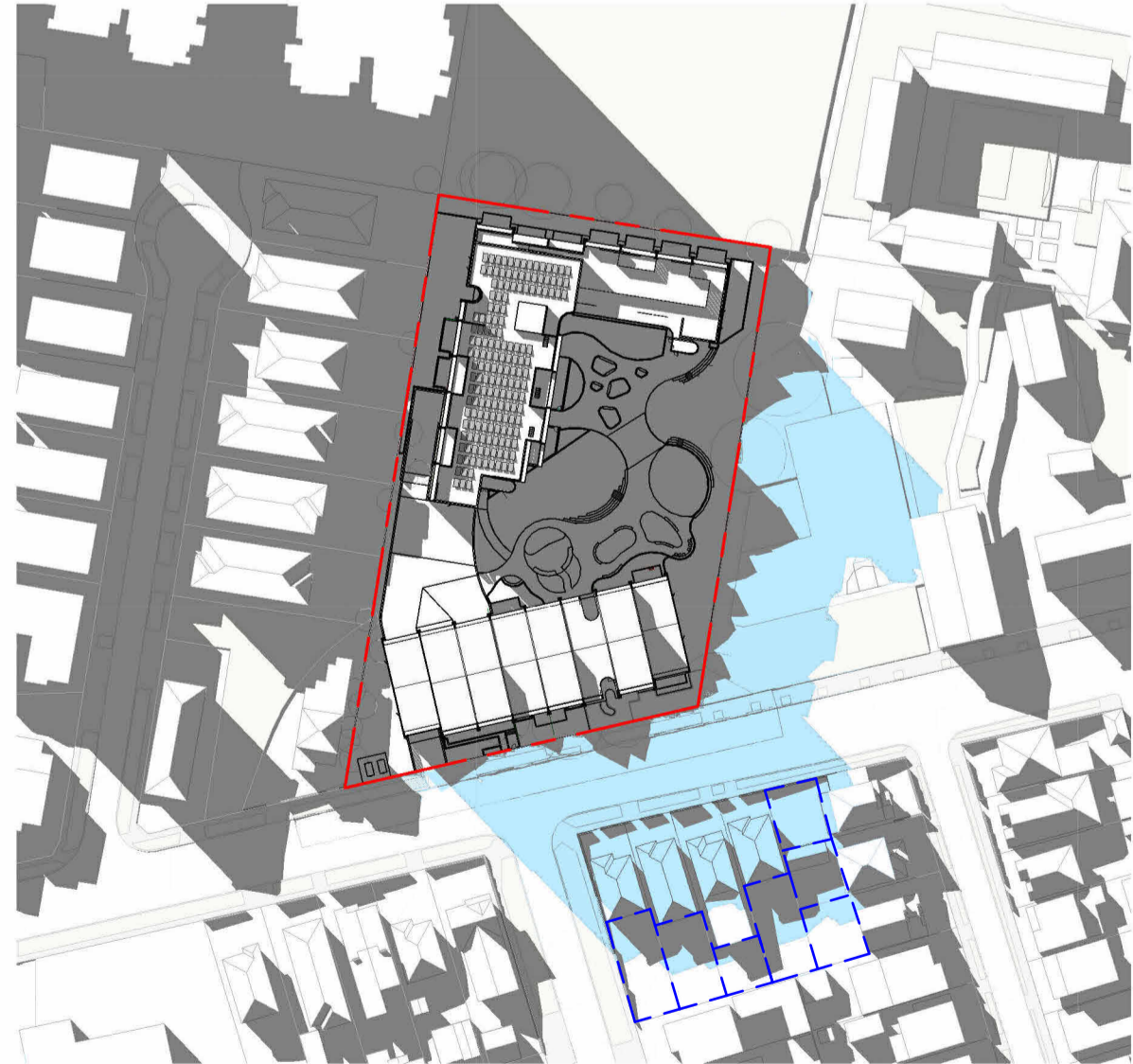
3 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 11AM
1 : 1500



4 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 12PM
1 : 1500

5 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 1PM
1 : 1500

6 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 2PM
1 : 1500



7 PROPOSED SHADOW PLANS - WINTER SOLSTICE - 3PM
1 : 1500

- EXISTING SHADOW
- PROPOSED SHADOW
- PRIVATE OPEN SPACE

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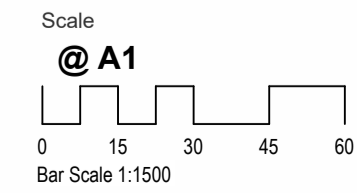
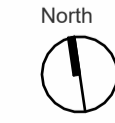
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General Notes

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Edward Salib 9469
Thomas Hansen 9527

Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project No.
20250036

Drawing Title

SHADOW PLANS COMPARISON -
WINTER SOLSTICE

Drawing No.
AD-DA80_003

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1 PROPOSED SHADOW PLANS - WINTER - 9AM
1:1500



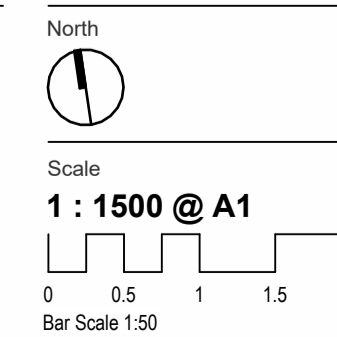
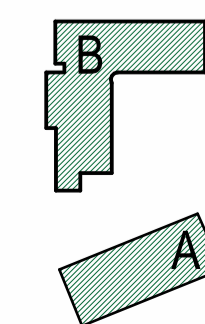
2 PROPOSED SHADOW PLANS - WINTER - 10AM
1:1500



3 PROPOSED SHADOW PLANS - WINTER - 11AM
1:1500

Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project Status
CONCEPT DESIGN

Project No.
20250036

Drawing Title
PROPOSED SHADOW PLANS - COS

Drawn By
Author

Checked By
Checker

Revision
A

General Notes



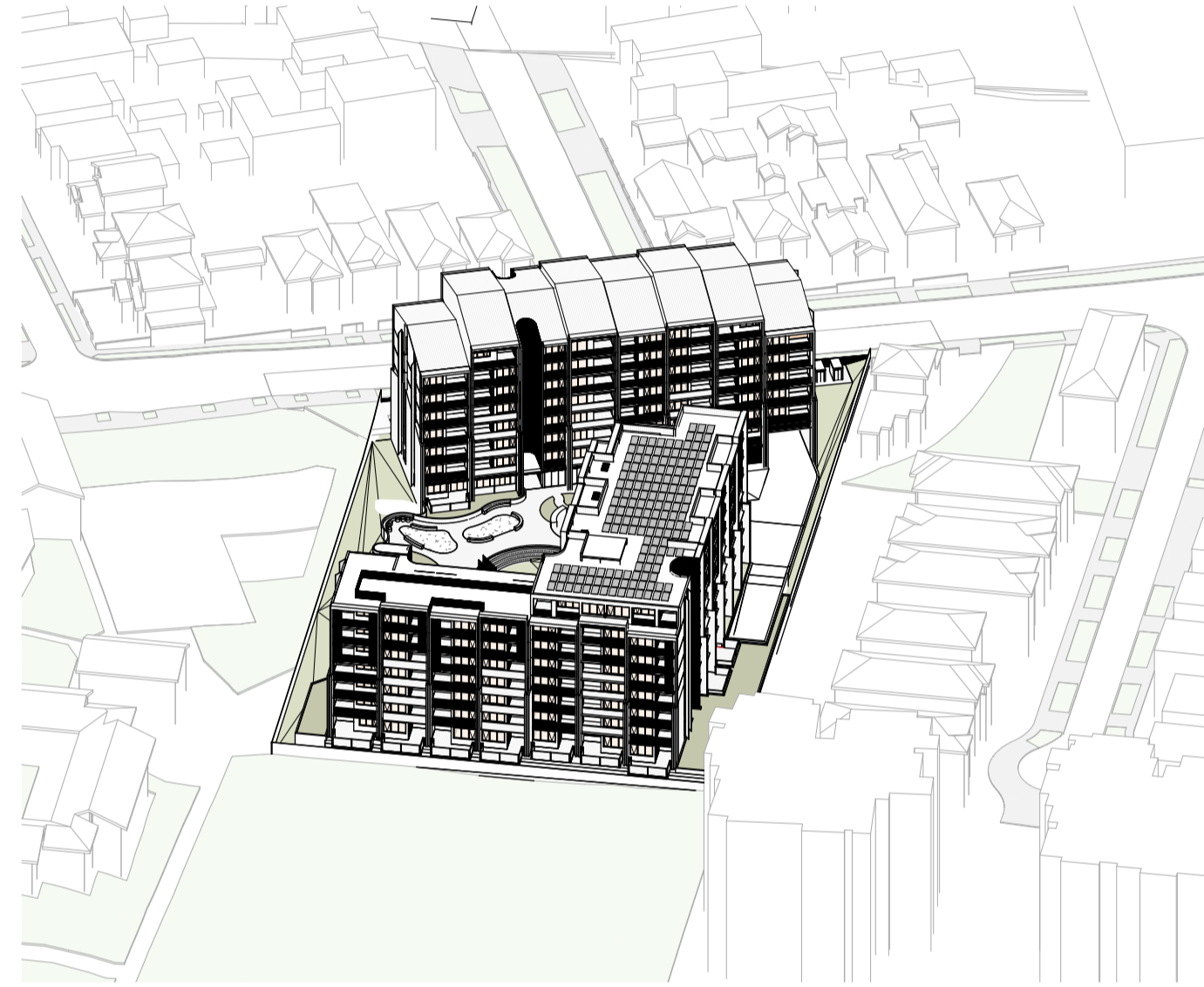
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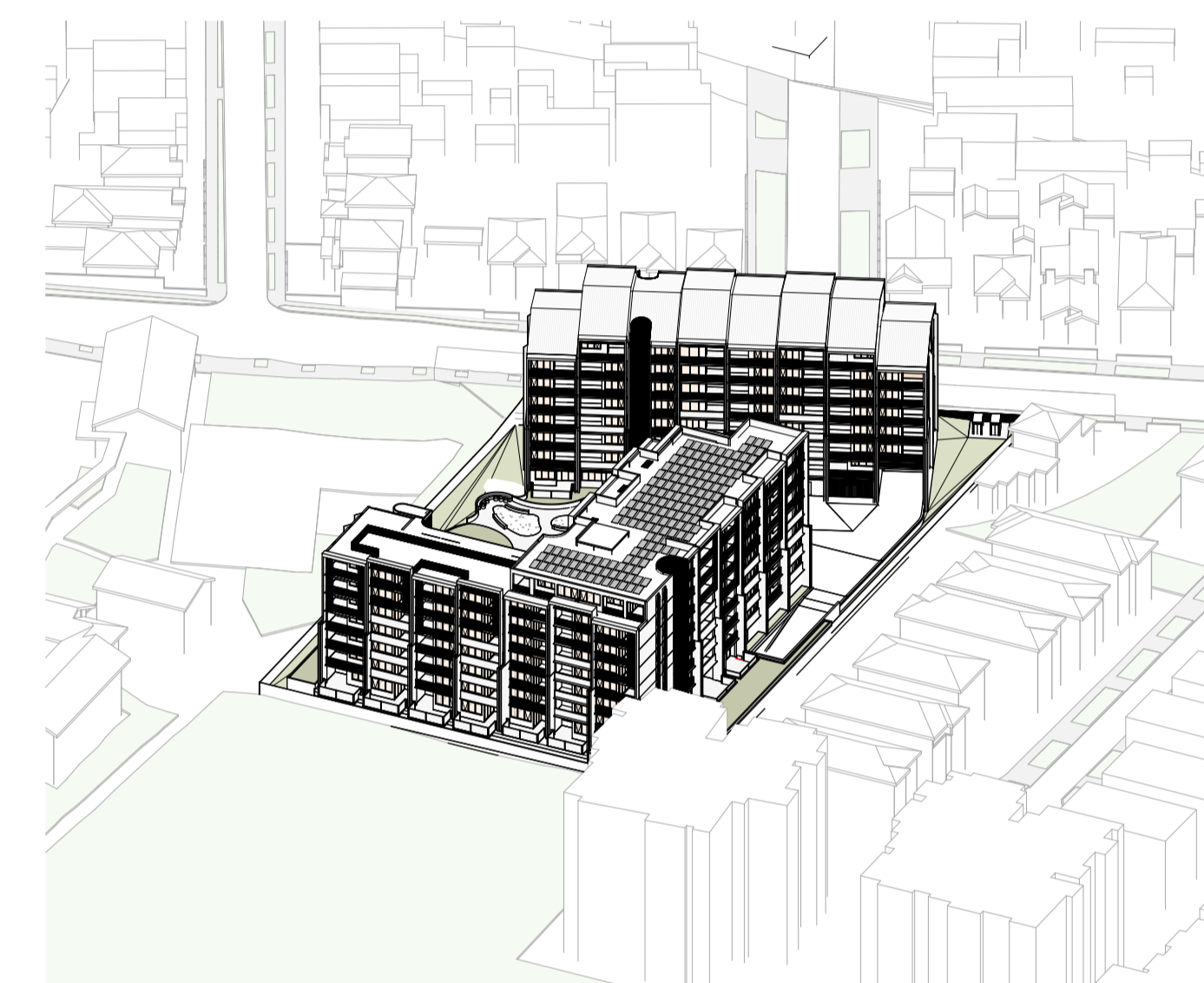
2 SOLAR ACCESS - 21/06/2025-10.00



3 SOLAR ACCESS - 21/06/2025-11.00



4 SOLAR ACCESS - 21/06/2025-12.00



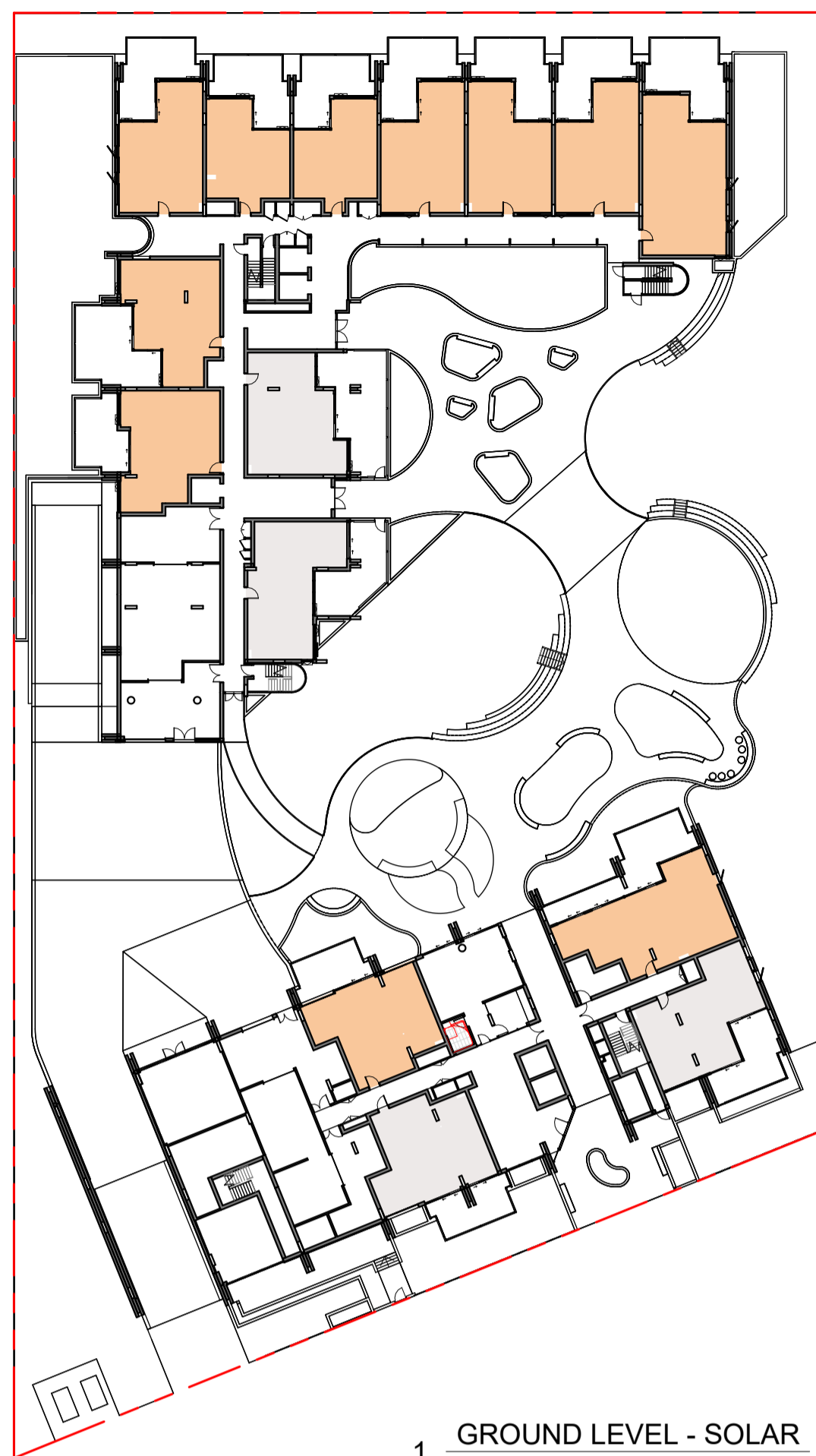
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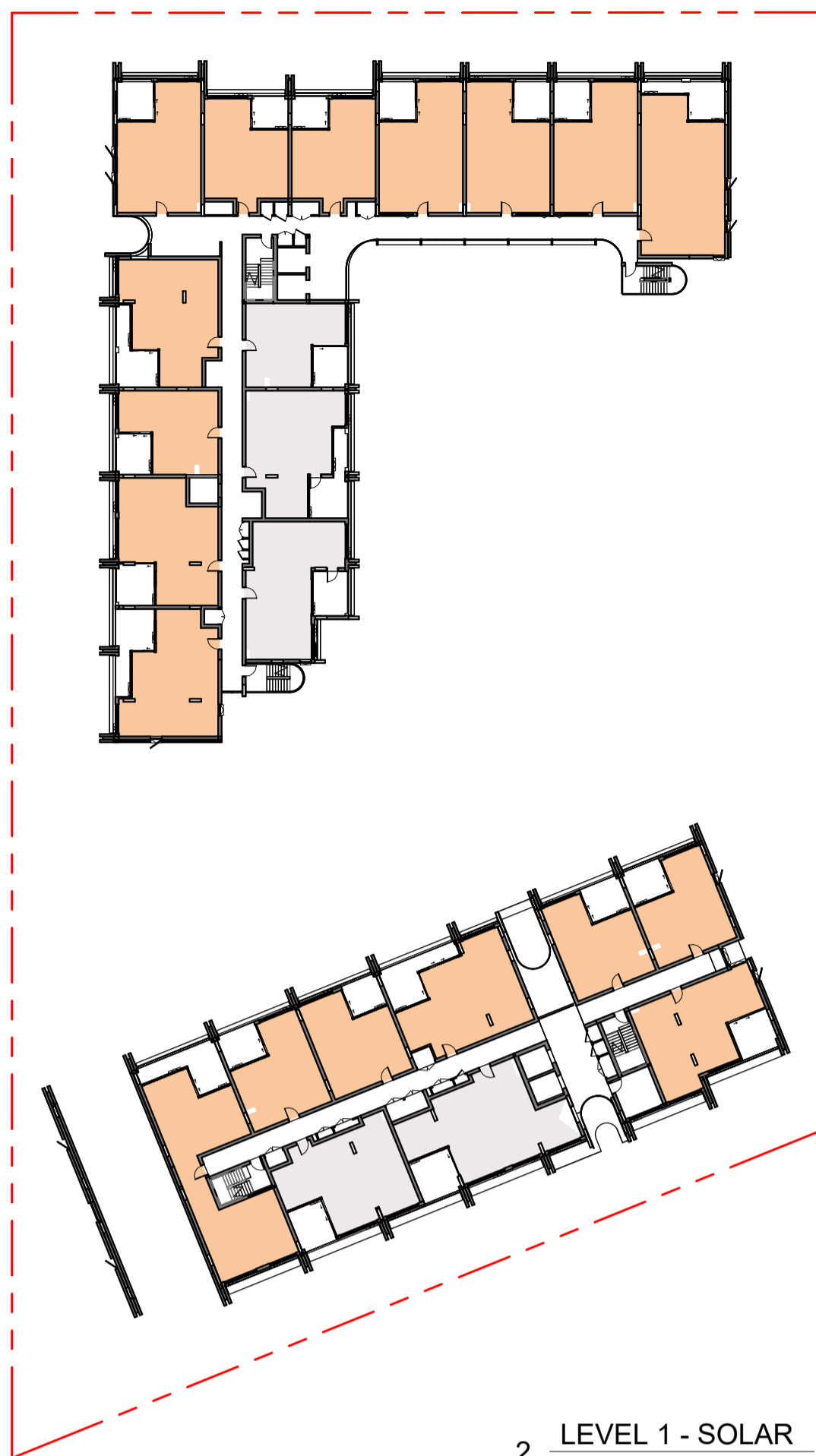
6 SOLAR ACCESS - 21/06/2025-14.00



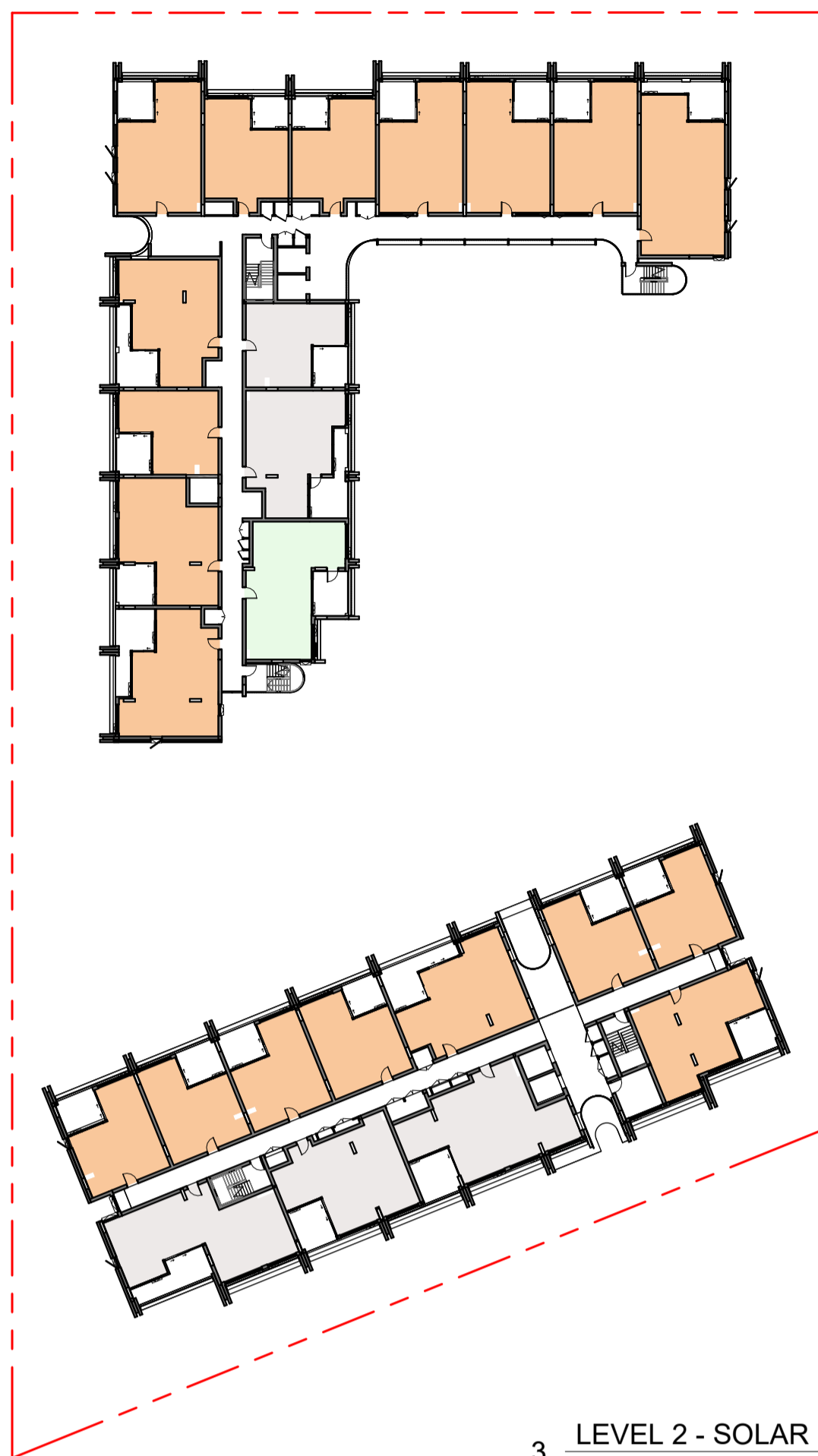
7 SOLAR ACCESS - 21/06/2025-15.00



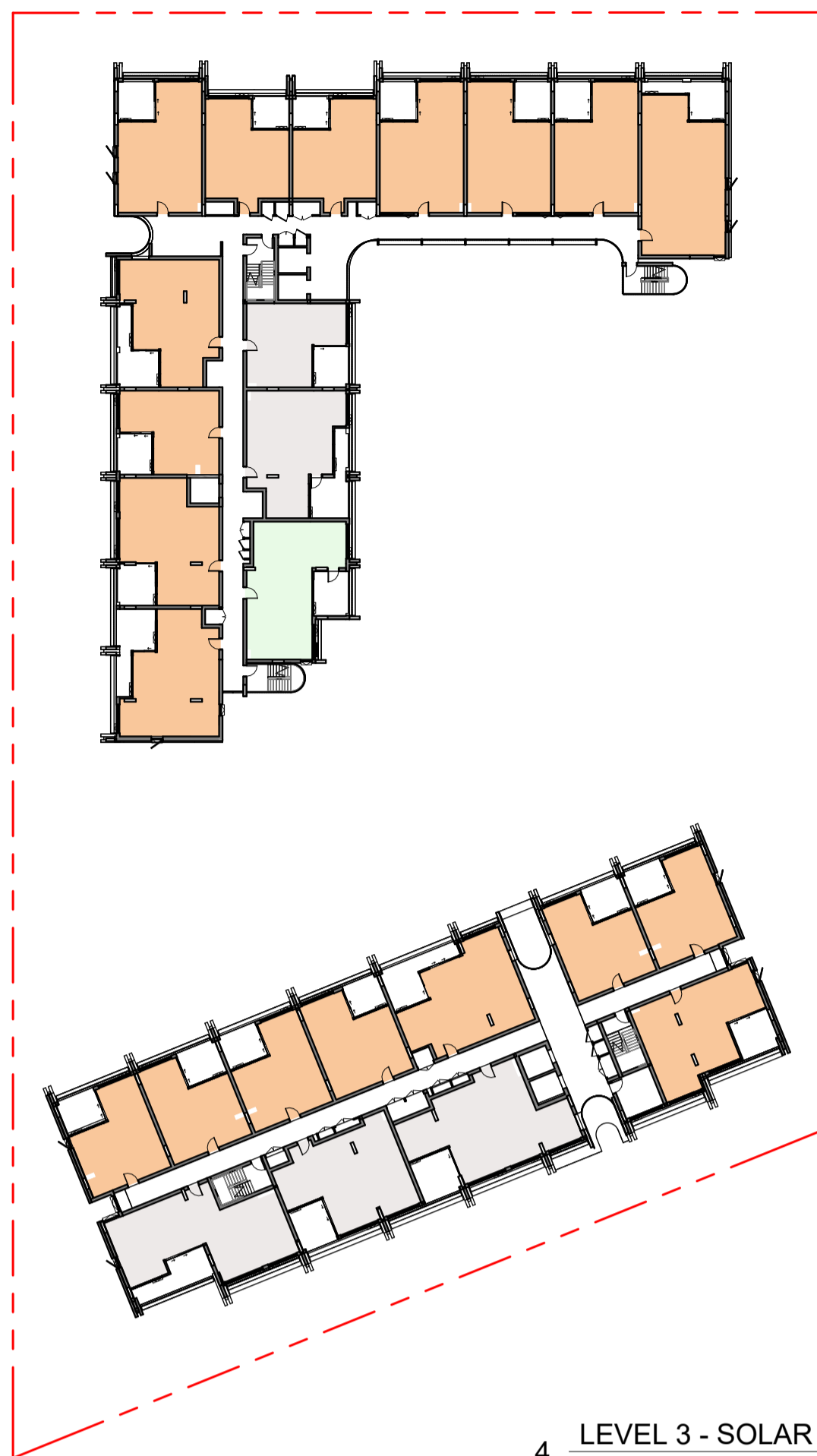
1 GROUND LEVEL - SOLAR
1:500



2 LEVEL 1 - SOLAR
1:500



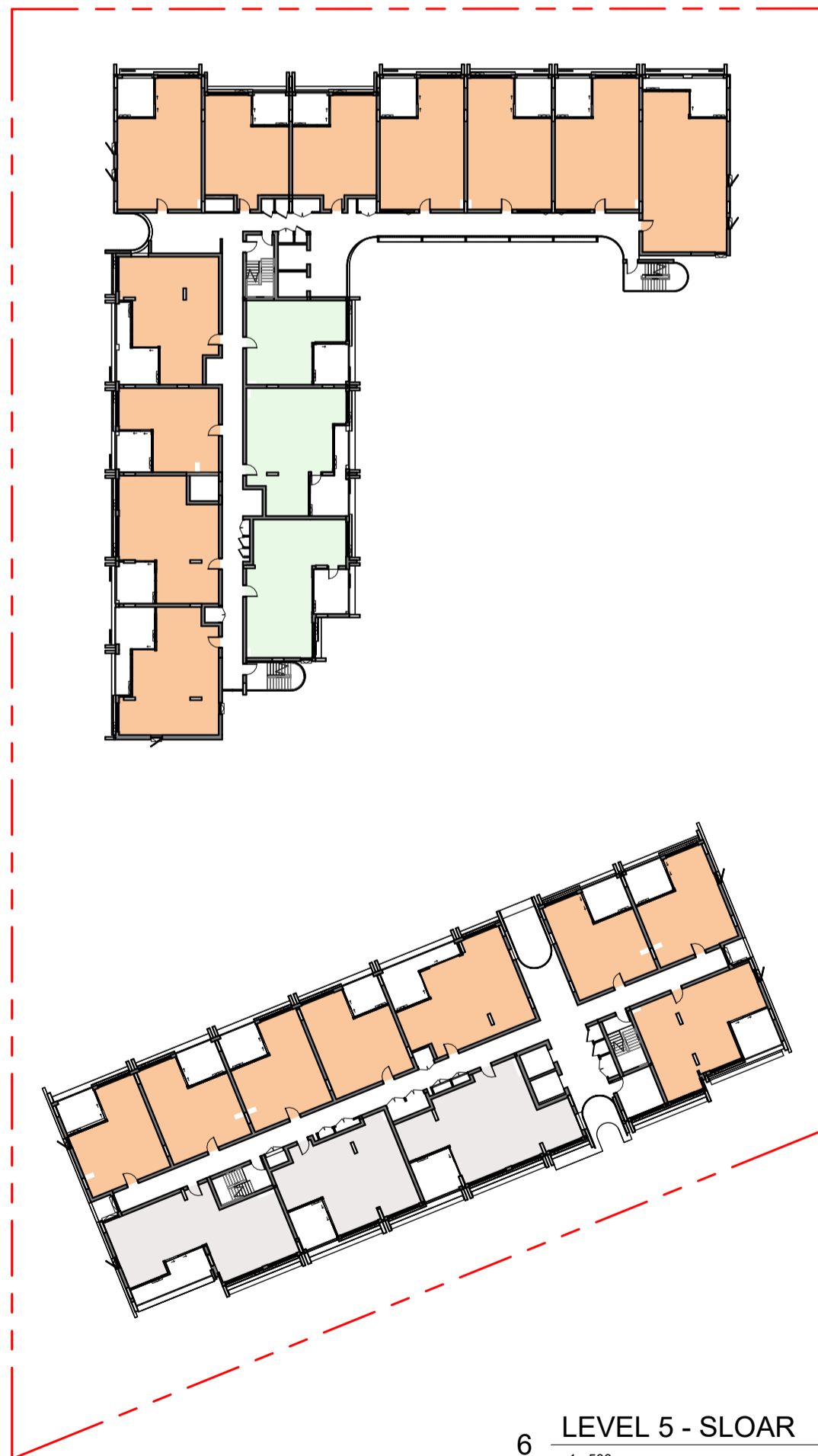
3 LEVEL 2 - SOLAR
1:500



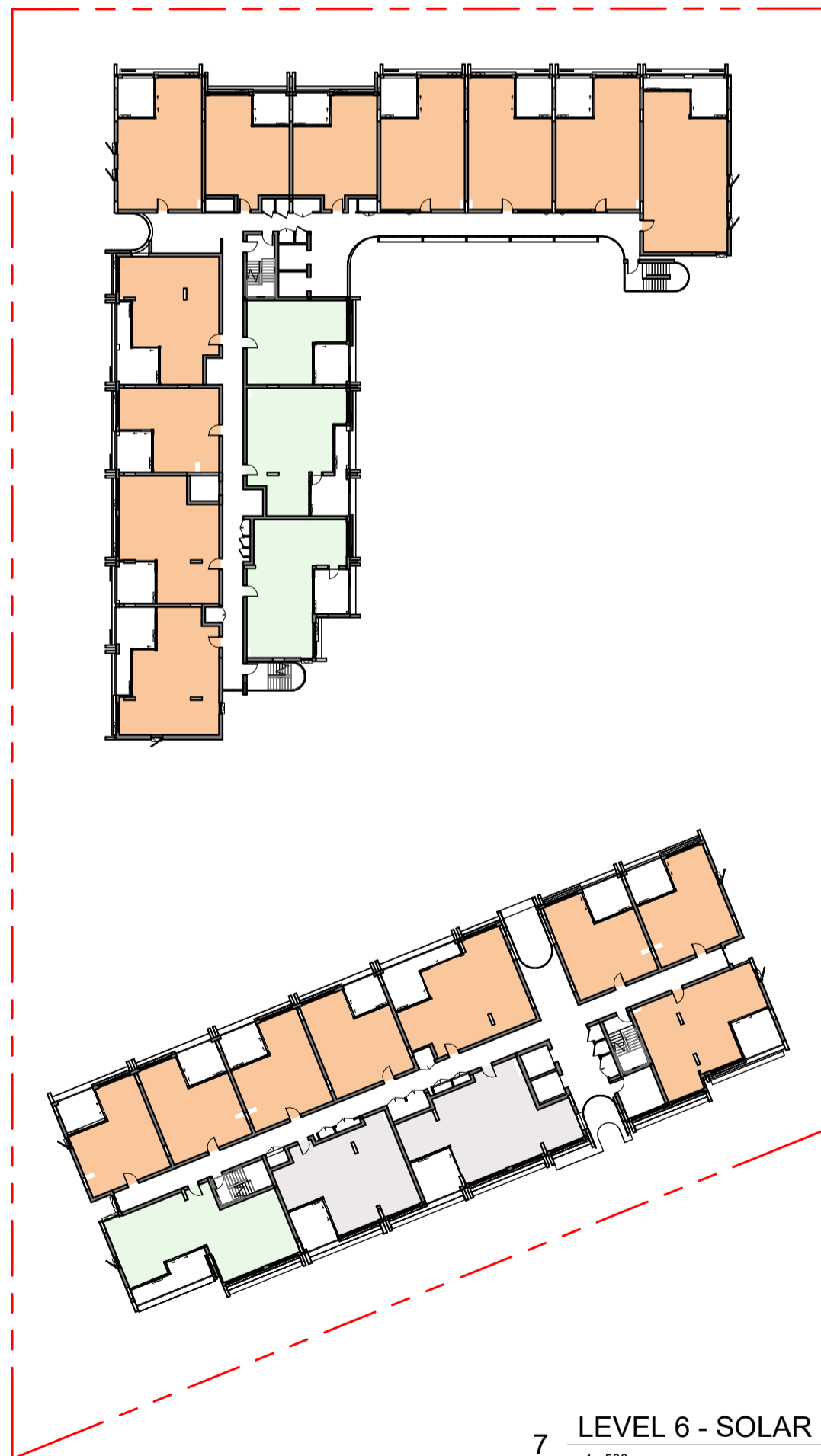
4 LEVEL 3 - SOLAR
1:500



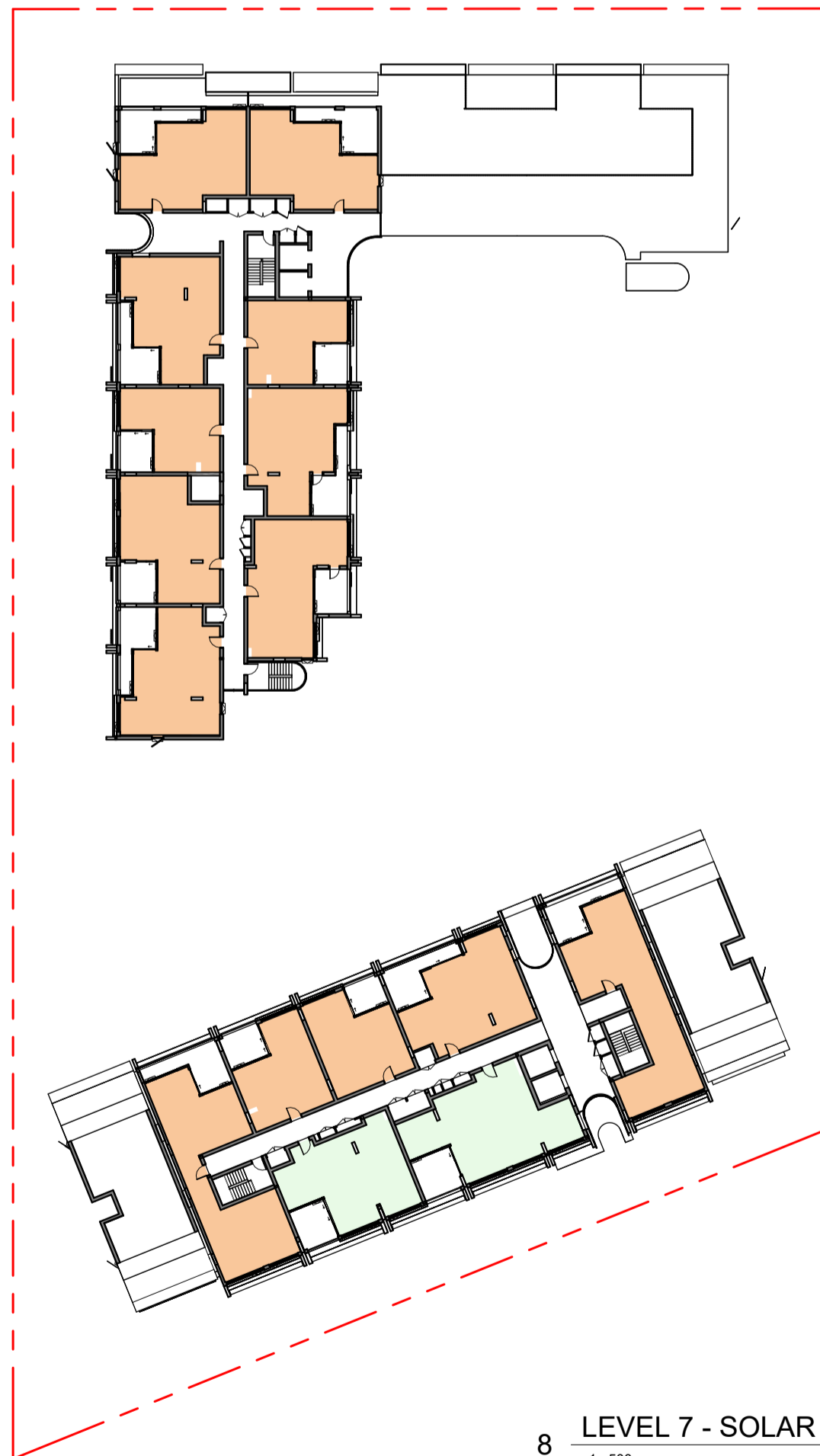
5 LEVEL 4 - SOLAR
1:500



6 LEVEL 5 - SLOAR
1:500



7 LEVEL 6 - SOLAR
1:500



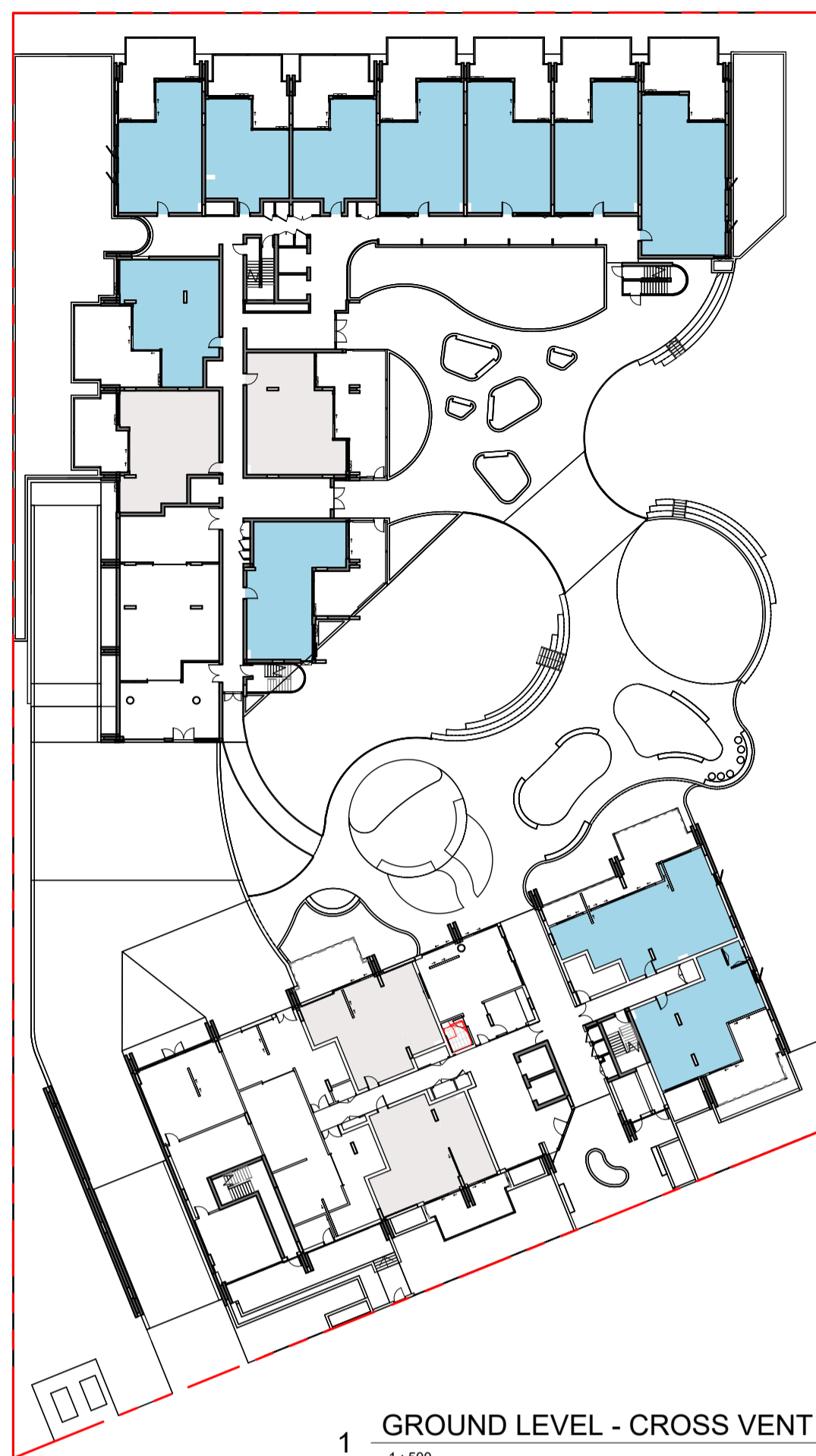
8 LEVEL 7 - SOLAR
1:500

SOLAR UNIT SCHEDULE		
Solar Access Achieved	Count	Mix
-	28	16%
No	13	7%
Yes	138	77%
Grand total:	179	

77% ACHIEVE SOLAR ACCESS

LEGEND - SOLAR ACCESS 2+ HOURS

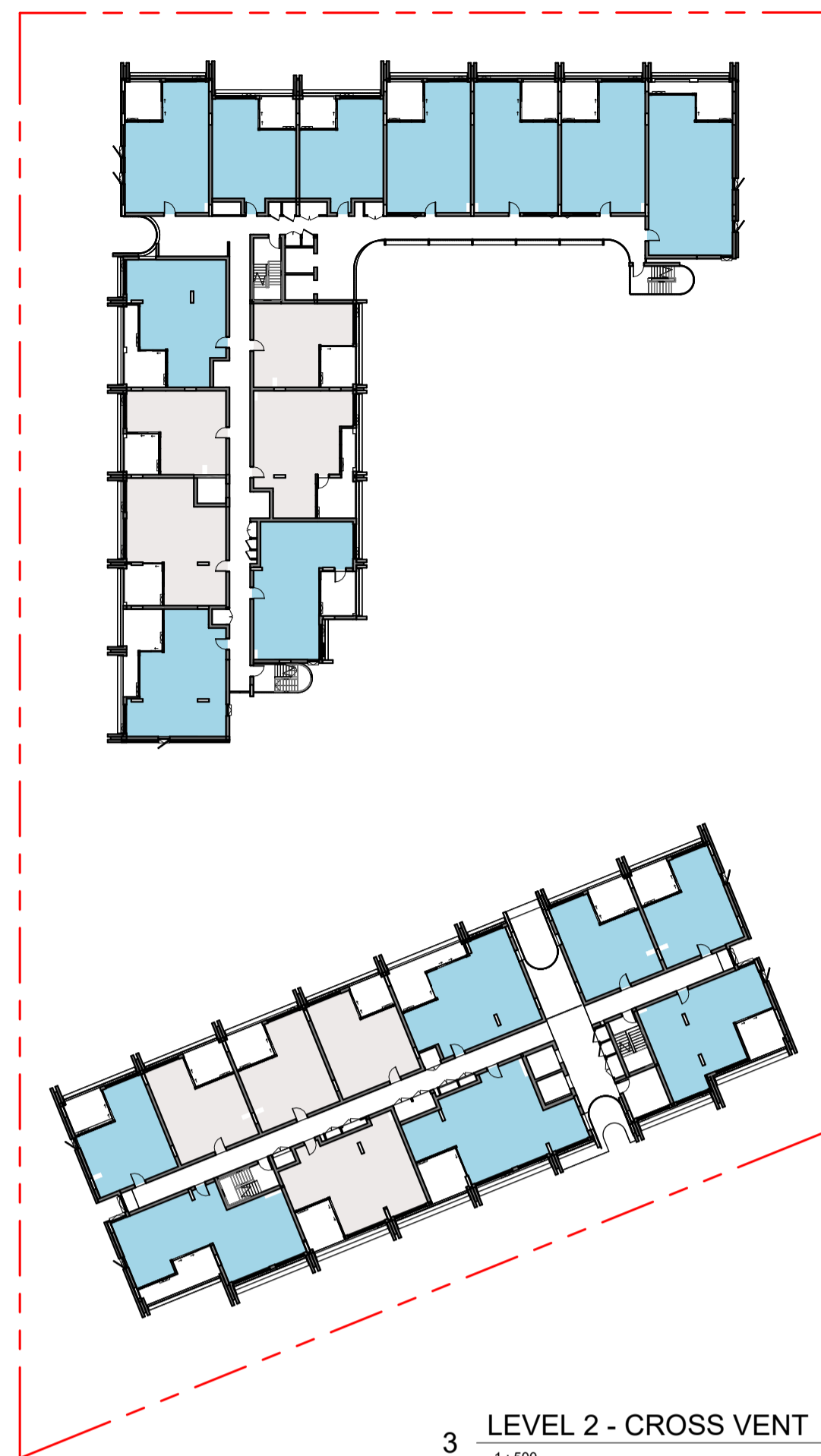
- YES [2+ HOURS]
- NO [<2 HOURS]
- SOUTHFACING



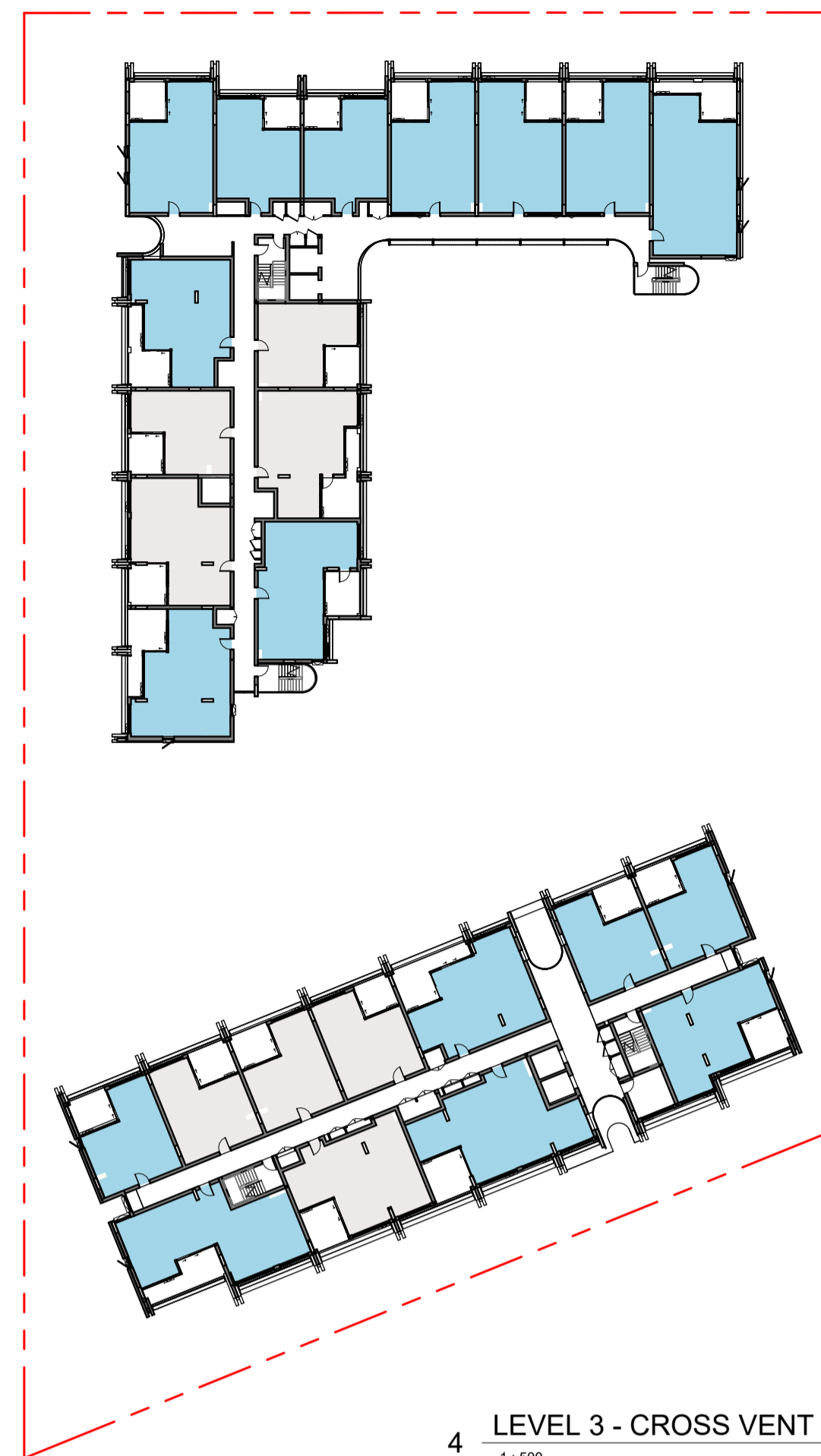
1 GROUND LEVEL - CROSS VENT
1 : 500



2 LEVEL 1 - CROSS VENT
1 : 500



3 LEVEL 2 - CROSS VENT
1 : 500



4 LEVEL 3 - CROSS VENT
1 : 500



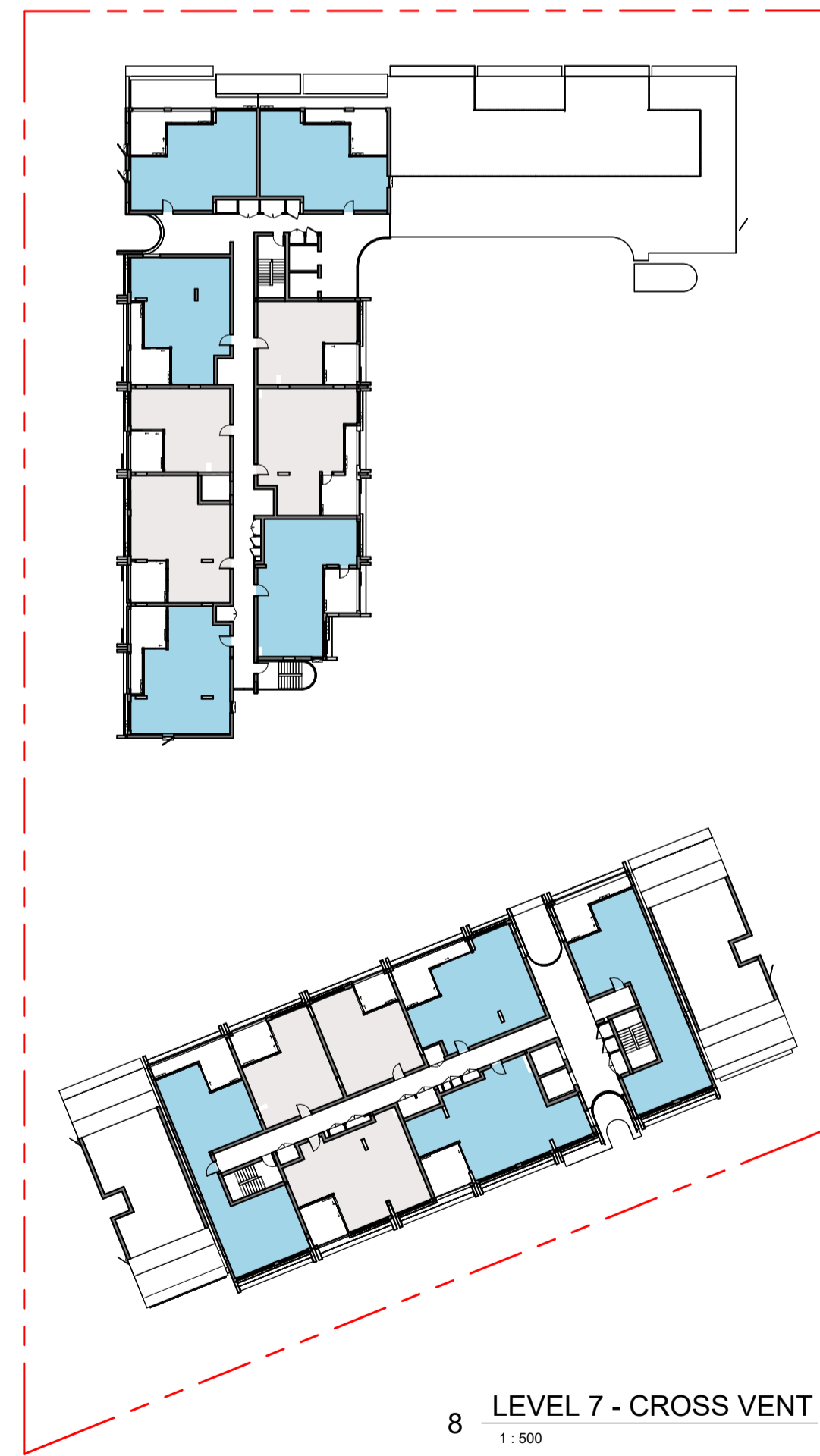
5 LEVEL 4 - CROSS VENT
1 : 500



6 LEVEL 5 - CROSS VENT
1 : 500



7 LEVEL 6 - CROSS VENT
1 : 500



8 LEVEL 7 - CROSS VENT
1 : 500

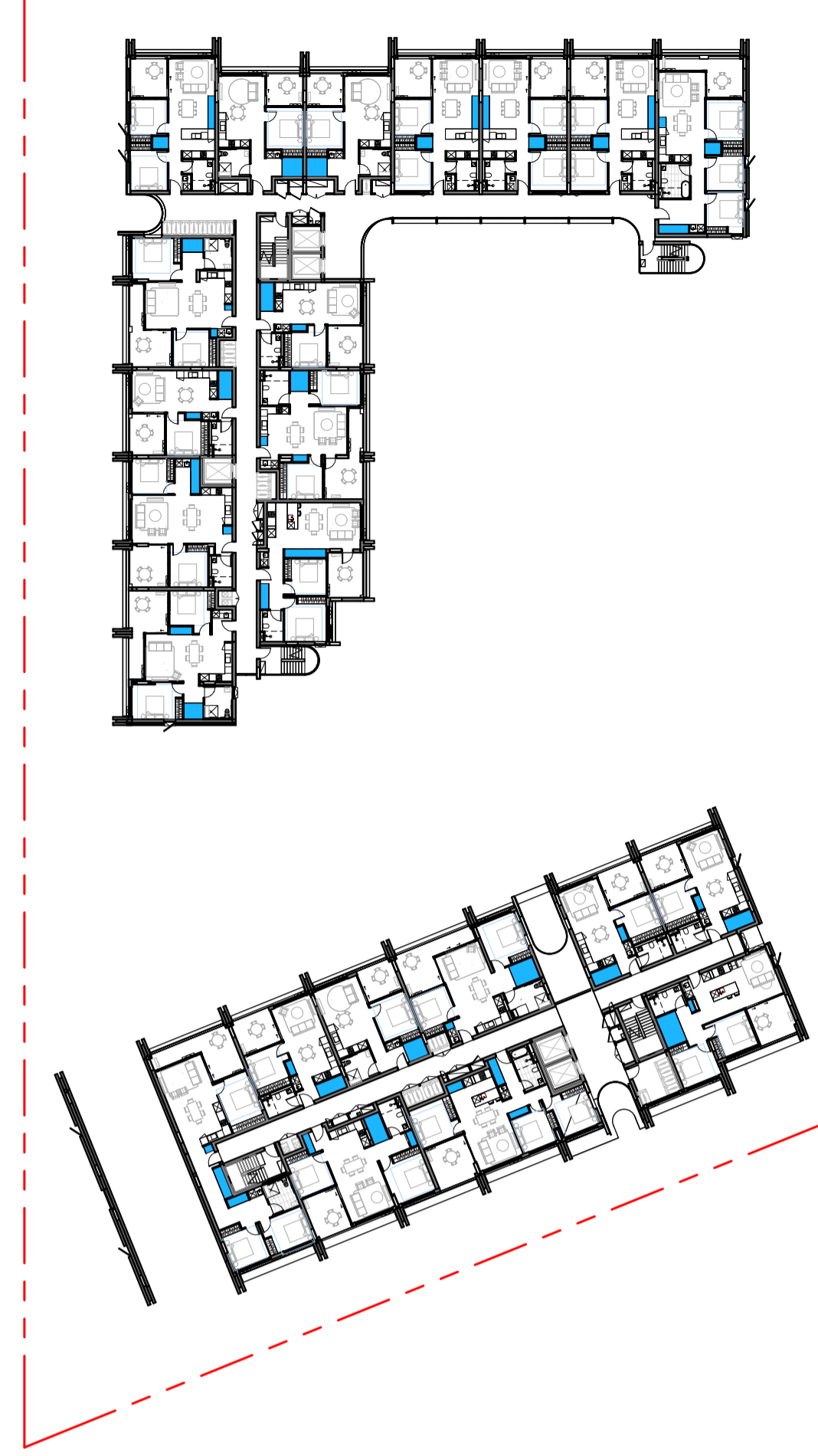
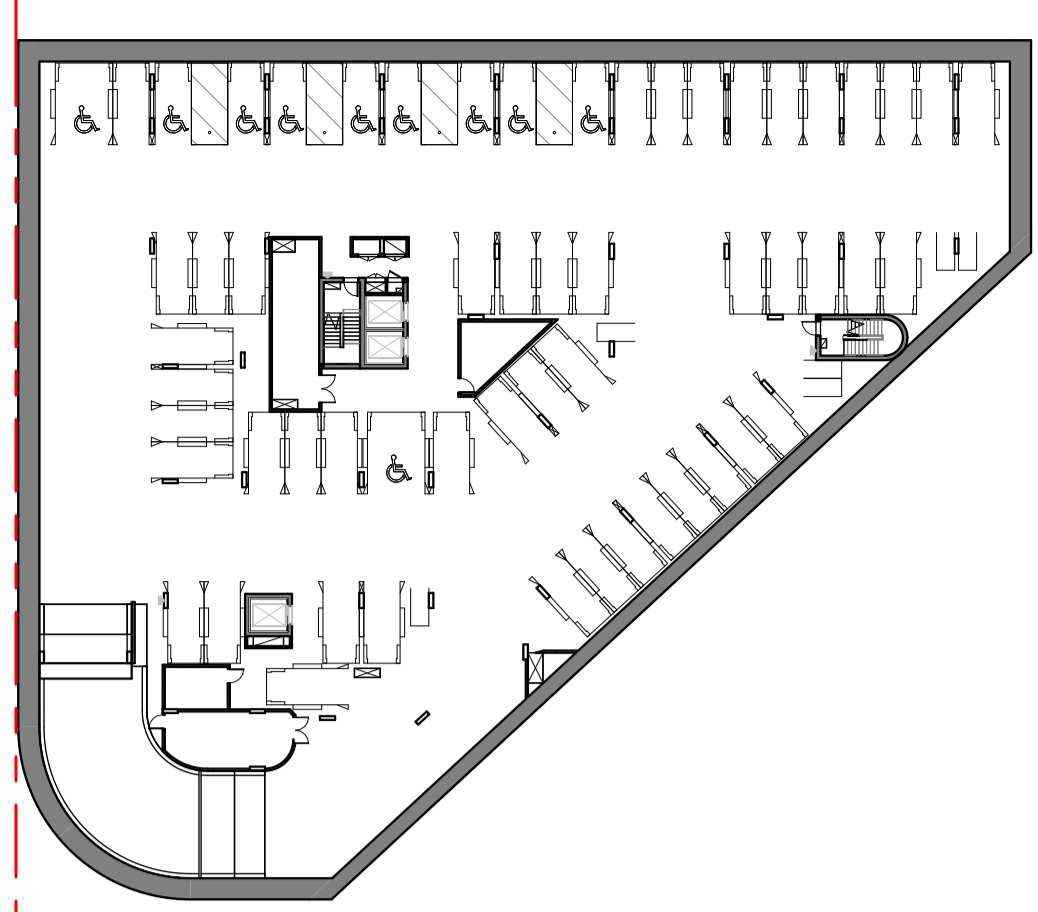
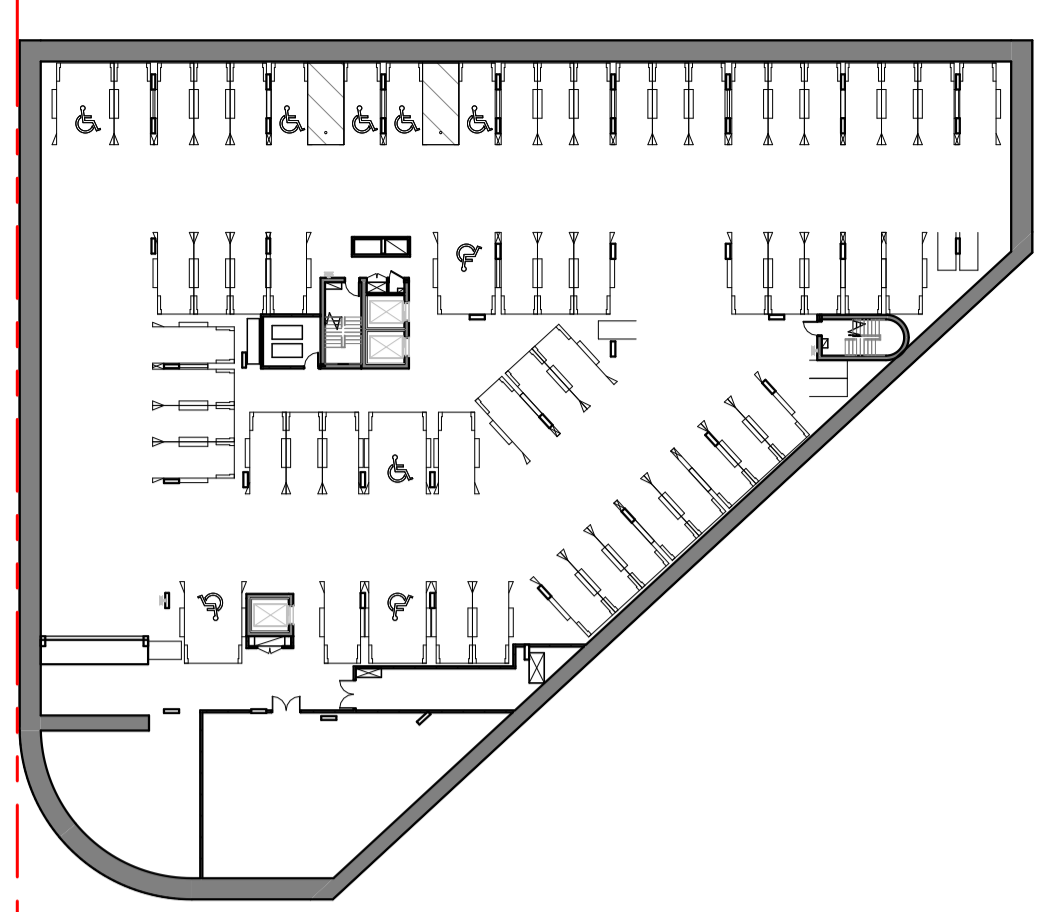
CROSS VENTILATION UNIT SCHEDULE		
Shared_Rooms_CrossVentilation	Count	Mix
-	58	32%
Yes	121	68%
Grand total:	179	

68% ACHIEVE CROSS VENTILATION

LEGEND - CROSS VENTILATION

- CROSS VENTILATION
- NO



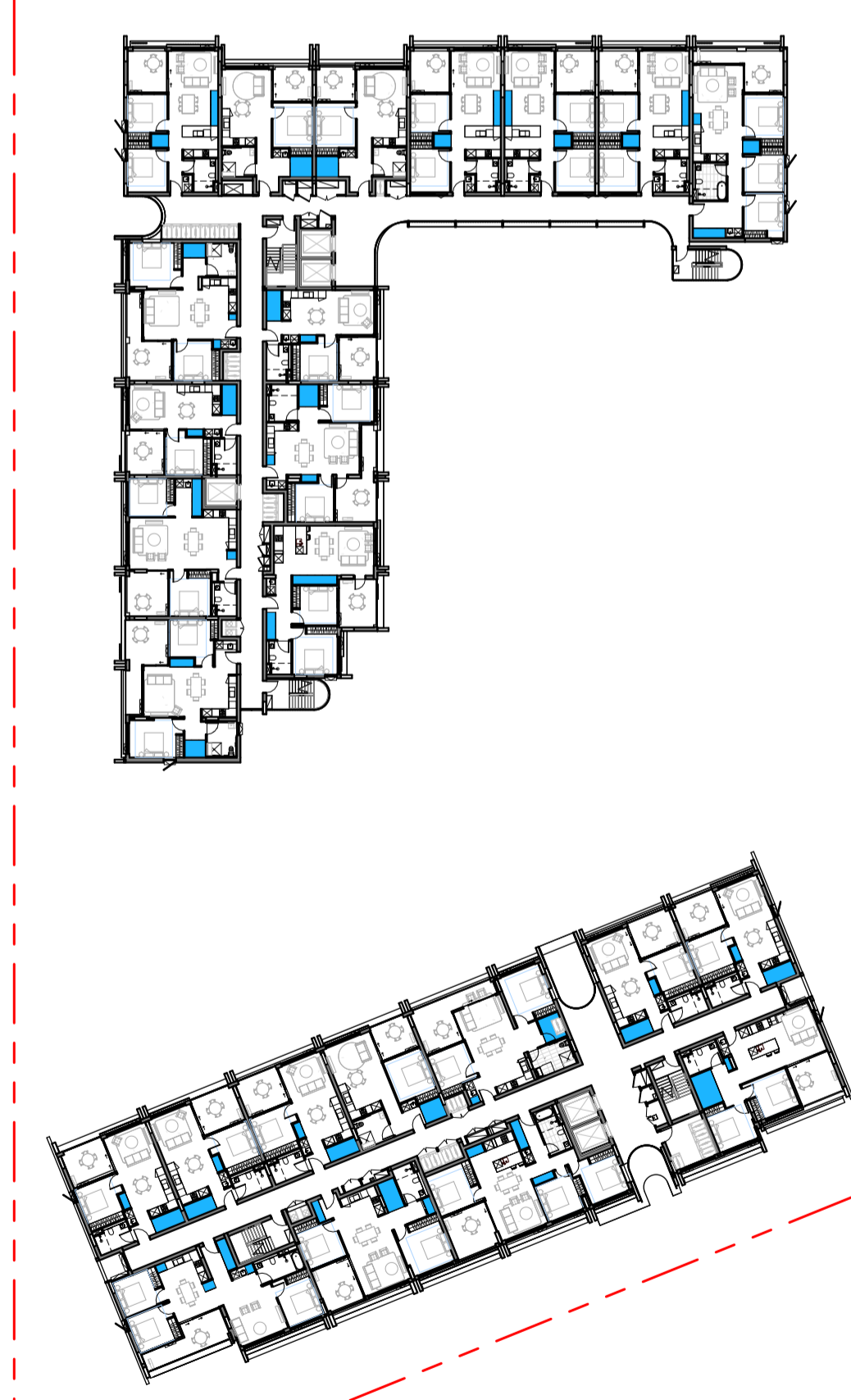


1 BASEMENT 2 - STORAGE
1:500

2 BASEMENT 1 - STORAGE
1:500

3 GROUND LEVEL - STORAGE
1:500

4 LEVEL 1 - STORAGE
1:500



5 LEVEL 2-6 - STORAGE
1:500

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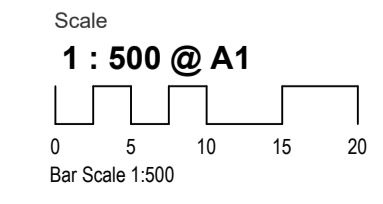
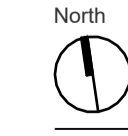
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Nicholas Bandounas 8499
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Rev	Date	For
A	22.10.2025	ISSUED FOR SSDA

Keyplan



Client
HOMES NSW

Project Address
68-80 BEAUCHAMP RD,
HILLSDALE

Project
HILLSDALE

Project No.
20250036

Drawing Title
STORAGE PLAN

Drawing No.
AD-DA83_001

Project Status
CONCEPT DESIGN

Drawn By
Author

Checked By
Checker

Revision
A

APARTMENT STORAGE SCHEDULE

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				

A-GROUND LEVEL

A001	2 BED S	2	1	8.00 m³	4.00 m³	10.36 m³	Yes	Yes	No	2B-T6 SILVER
A002	2 BED S	2	1	8.00 m³	4.00 m³	10.36 m³	Yes	Yes	No	2B-T6 SILVER
A003	3 BED S	3	1	10.00 m³	5.00 m³	14.82 m³	Yes	Yes	No	3B-T6 ADAPTABLE
A004	2 BED S	1	2	6.00 m³	3.00 m³	14.56 m³	Yes	Yes	No	2B-T7 SILVER

B-GROUND LEVEL

B001	2 BED S	2	1	8.00 m³	4.00 m³	12.65 m³	Yes	Yes	No	2B-T4 SILVER
B002	2 BED S	2	1	8.00 m³	4.00 m³	10.39 m³	Yes	Yes	No	2B-T5 SILVER
B003	2 BED S	2	1	8.00 m³	4.00 m³	8.64 m³	Yes	Yes	No	2B-T3 SILVER
B004	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T16 ADAPTABLE
B005	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T2 SILVER
B006	1 BED S	1	1	6.00 m³	3.00 m³	9.88 m³	Yes	Yes	No	1B-T5 ADAPTABLE
B007	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T5 ADAPTABLE
B008	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T1 SILVER
B009	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T1 SILVER
B010	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T1 SILVER
B011	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T5 ADAPTABLE

A-LEVEL 1

A101	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A102	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A103	2 BED S	1	1	6.00 m³	3.00 m³	11.38 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A104	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A105	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A106	3 BED S	3	1	10.00 m³	5.00 m³	10.70 m³	Yes	Yes	No	3B-T7 ADAPTABLE
A107	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A108	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A109	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

B-LEVEL 1

B101	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B102	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B103	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B104	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B105	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B106	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B107	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B108	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T9 SILVER
B109	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B110	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B111	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B112	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B113	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B114	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

A-LEVEL 2

A201	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A202	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A203	2 BED S	2	1	8.00 m³	4.00 m³	11.38 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A204	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE

APARTMENT STORAGE SCHEDULE

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				

A205	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A206	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A207	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A208	3 BED S	3	1	10.00 m³	5.00 m³	10.16 m³	Yes	Yes	No	3B-T3 SILVER
A209	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A210	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A211	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

B-LEVEL 2

B201	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B202	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B203	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B204	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B205	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B206	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B207	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B208	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T9 SILVER
B209	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B210	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B211	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B212	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B213	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B214	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

A-LEVEL 3

A301	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A302	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A303	2 BED S	2	1	8.00 m³	4.00 m³	11.38 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A304	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A305	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A306	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A307	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A308	3 BED S	3	1	10.00 m³	5.00 m³	10.16 m³	Yes	Yes	No	3B-T3 SILVER
A309	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A310	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A311	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

B-LEVEL 3

B301	1 BED S	1	1	6.00 m³	3.00 m³	6.29 m³	Yes	Yes	No	1B-T3 SILVER
B302	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B303	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B304	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B305	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B306	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B307	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B308	2 BED S	2	1	8.00 m³	4.00 m³	8.05 m³	Yes	Yes	No	2B-T9 SILVER
B309	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B310	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B311	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B312	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B313	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B314	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

APARTMENT STORAGE SCHEDULE

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
A-LEVEL 4										
A401	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A402	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A403	2 BED S	2	1	8.00 m³	4.00 m³	10.18 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A404	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A405	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A406	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A407	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A408	3 BED S	3	1	10.00 m³	5.00 m³	10.16 m³	Yes	Yes	No	3B-T3 SILVER
A409	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A410	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A411	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
B-LEVEL 4										
B401	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B402	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B403	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B404	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B405	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B406	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B407	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B408	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T9 SILVER
B409	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B410	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B411	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B412	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B413	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B414	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
A-LEVEL 5										
A501	1 BED S	1	1	6.00 m³	3.00 m³	10.61 m³	Yes	Yes	No	1B-T4 SILVER
A502	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A503	2 BED S	2	1	8.00 m³	4.00 m³	10.18 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A504	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A505	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A506	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A507	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A508	3 BED S	3	1	10.00 m³	5.00 m³	10.16 m³	Yes	Yes	No	3B-T3 SILVER
A509	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A510	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A511	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
B-LEVEL 5										
B501	1 BED S	1	1	6.00 m³	3.00 m³	6.29 m³	Yes	Yes	No	1B-T3 SILVER
B502	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B503	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B504	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B505	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B506	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B507	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B508	2 BED S	2	1	8.00 m³	4.00 m³	8.05 m³	Yes	Yes	No	2B-T9 SILVER
B509	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B510	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B511	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B512	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B513	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B514	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

APARTMENT STORAGE SCHEDULE

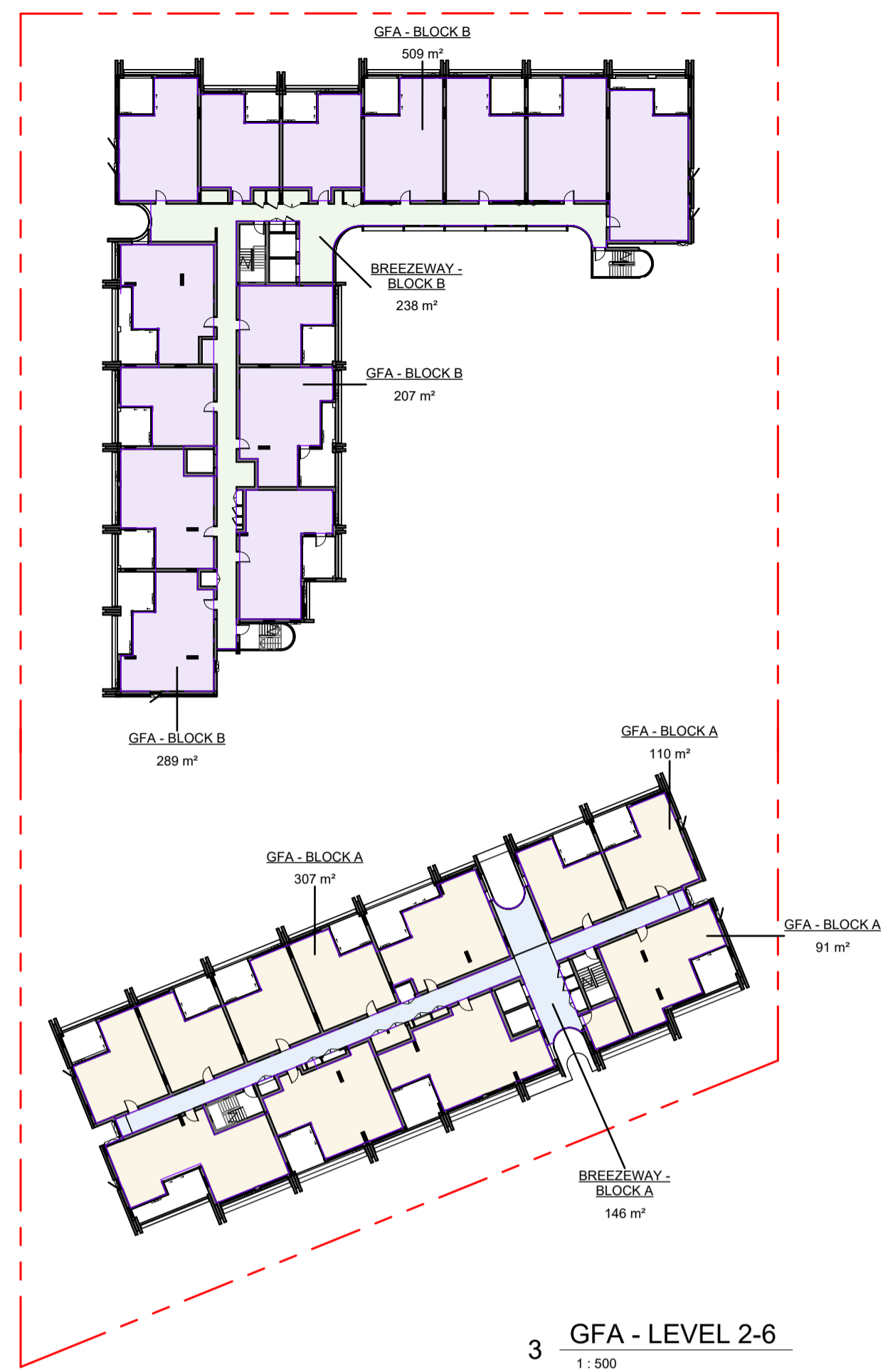
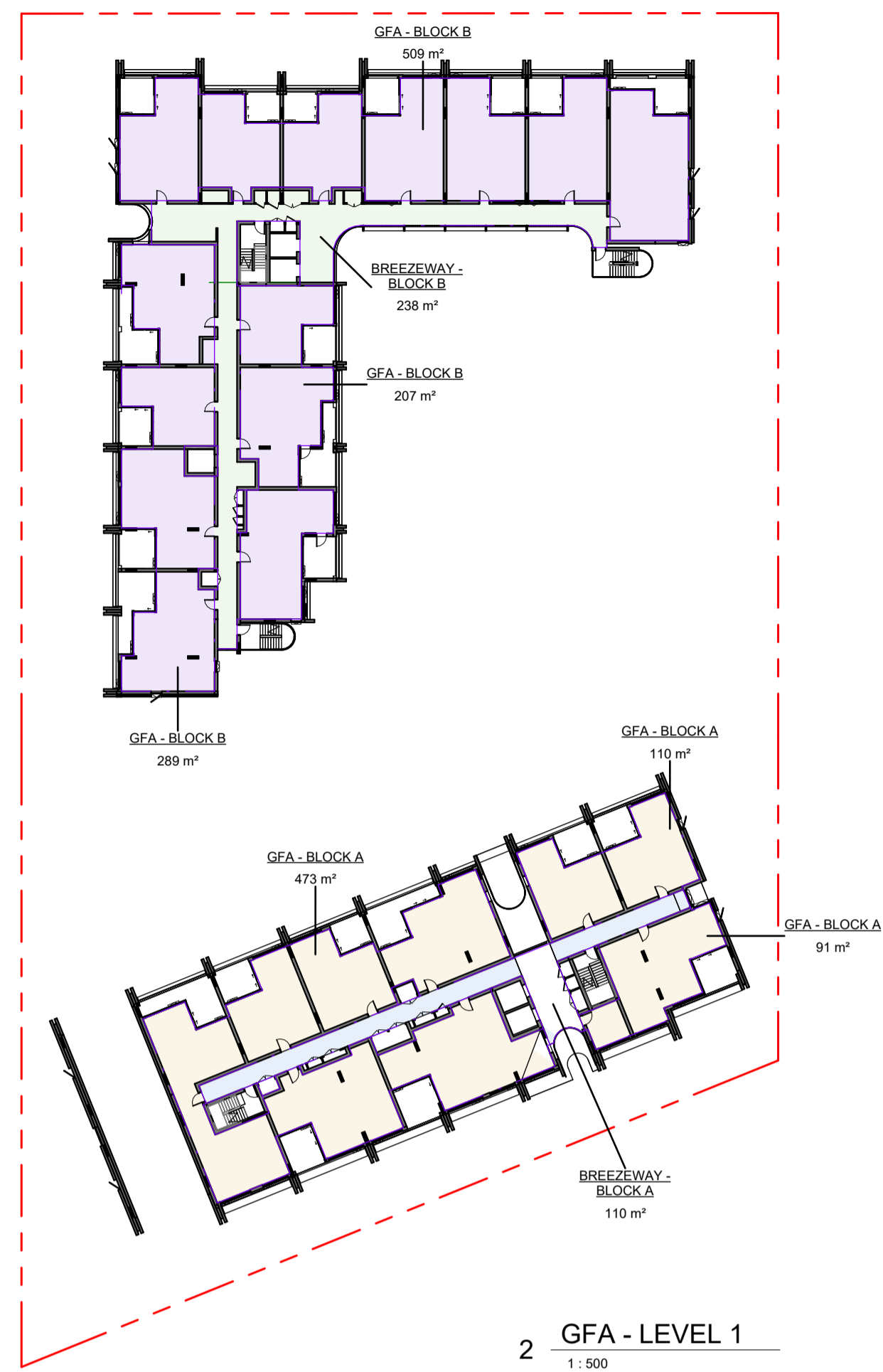
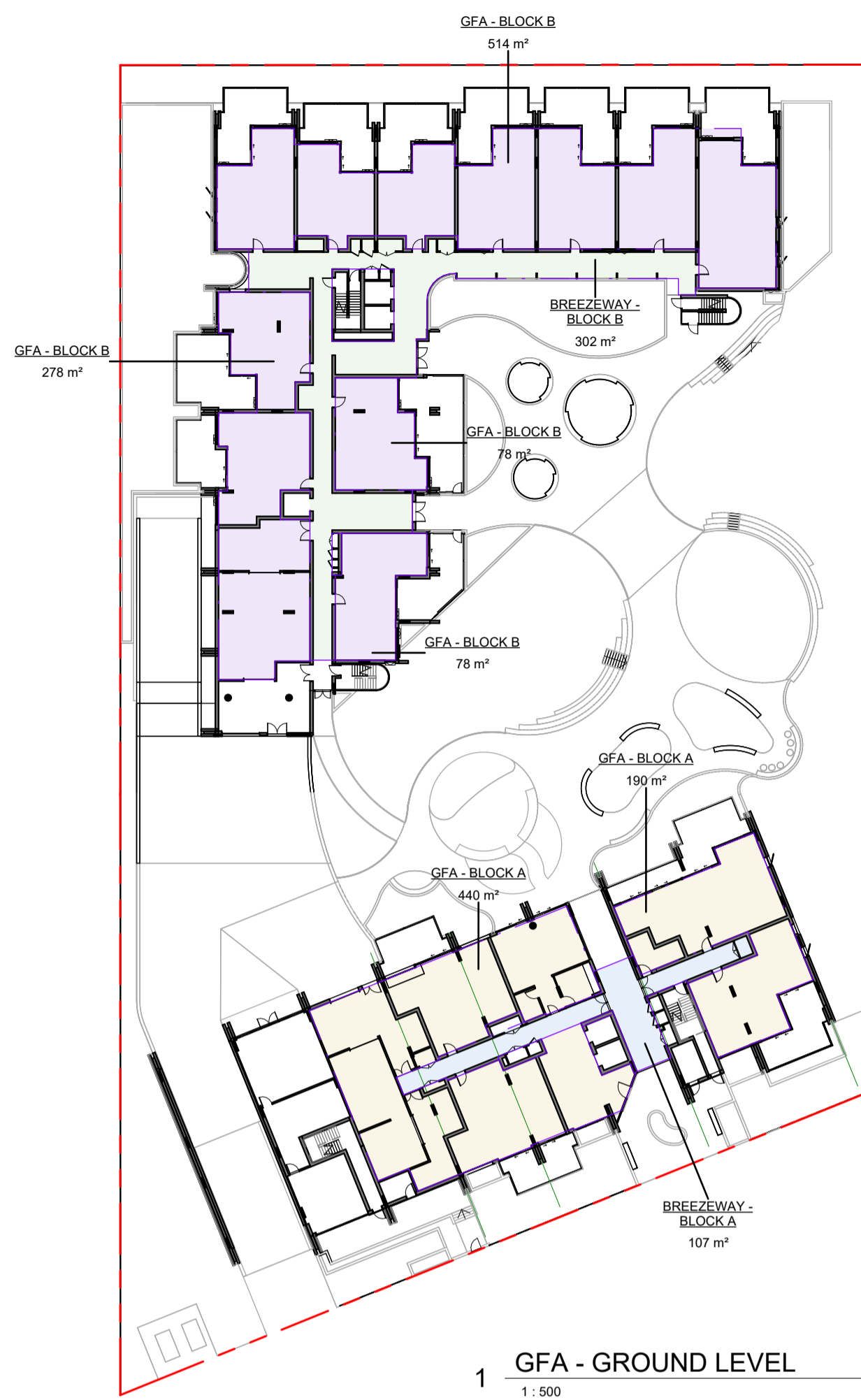
Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
A-LEVEL 6										
A601	1 BED S	1	1	6.00 m³	3.00 m³	10.61 m³	Yes	Yes	No	1B-T4 SILVER
A602	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A603	2 BED S	2	1	8.00 m³	4.00 m³	10.18 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A604	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A605	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A606	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A607	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T4 SILVER
A608	3 BED S	3	1	10.00 m³	5.00 m³	10.16 m³	Yes	Yes	No	3B-T3 SILVER
A609	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A610	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER
A611	2 BED S	2	1	8.00 m³	4.00 m³	14.87 m³	Yes	Yes	No	2B-T14 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
B-LEVEL 6										
B601	1 BED S	1	1	6.00 m³	3.00 m³	6.29 m³	Yes	Yes	No	1B-T3 SILVER
B602	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B603	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B604	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B605	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B606	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B607	2 BED S	2	1	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B608	2 BED S	2	1	8.00 m³	4.00 m³	8.05 m³	Yes	Yes	No	2B-T9 SILVER
B609	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B610	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T6 ADAPTABLE
B611	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B612	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B613	2 BED S	2	1	8.00 m³	4.00 m³	8.31 m³	Yes	Yes	No	2B-T8 SILVER
B614	3 BED S	3	1	10.00 m³	5.00 m³	11.35 m³	Yes	Yes	No	3B-T1 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
A-LEVEL 7										
A701	3 BED S	3	1	10.00 m³	5.00 m³	13.49 m³	Yes	Yes	No	3B-T4 SILVER
A702	2 BED S	1	1	6.00 m³	3.00 m³	11.38 m³	Yes	Yes	No	2B-T19 ADAPTABLE
A703	1 BED S	1	1	6.00 m³	3.00 m³	8.02 m³	Yes	Yes	No	1B-T7 ADAPTABLE
A704	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
A705	3 BED S	1	1	6.00 m³	3.00 m³	10.70 m³	Yes	Yes	No	3B-T8 ADAPTABLE
A706	2 BED S	2	1	8.00 m³	4.00 m³	13.73 m³	Yes	Yes	No	2B-T13 SILVER
A707	3 BED S	3	1	10.00 m³	5.00 m³	10.66 m³	Yes	Yes	No	3B-T2 SILVER

Unit Number	Unit Type	Number of Beds	Number Of Bathrooms	Storage Calculations			Internal Storage Is Compliant	Overall Storage Is Compliant	Carpark Storage Required	Room: Apartment Type
				Required Storage		Storage				
				Total Required Storage (Overall)	Total Required Internal Storage	Internal Storage Volume				
B-LEVEL 7										
B701	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B702	2 BED S	2	1	8.00 m³	4.00 m³	11.29 m³	Yes	Yes	No	2B-T10 SILVER
B703	2 BED S	2	1	8.00 m³	4.00 m³	11.78 m³	Yes	Yes	No	2B-T12 SILVER
B704	2 BED S	2	1	8.00 m³	4.00 m³	10.12 m³	Yes	Yes	No	2B-T18 ADAPTABLE
B705	2 BED S	2	1	8.00 m³	4.00 m³	8.10 m³	Yes	Yes	No	2B-T11 SILVER
B706	1 BED S	1	1	6.00 m³	3.00 m³	10.24 m³	Yes	Yes	No	1B-T3 SILVER
B707	2 BED S	2	2	8.00 m³	4.00 m³	8.09 m³	Yes	Yes	No	2B-T17 ADAPTABLE
B708	2 BED S	2	1	8.00 m³	4.00 m³	8.40 m³	Yes	Yes	No	2B-T15 SILVER
B709	2 BED S	2	1	8.00 m³	4.00 m³	8.40 m³	Yes	Yes	No	2B-T15 SILVER

1785.01 m³



SITE CONTROL:
 SITE AREA = 7,857 m²
 ALLOWABLE FSR = 2.15:1
 ALLOWABLE GFA = 16,892 m²
 ACHIEVED GFA = 16,390 m²
 ACHIEVED FSR = 2.096:1

GFA SCHEDULE		
Level	Name	Area
A-GROUND LEVEL	BREEZEWAY - BLOCK A	107 m ²
A-LEVEL 1	BREEZEWAY - BLOCK A	110 m ²
A-LEVEL 2	BREEZEWAY - BLOCK A	146 m ²
A-LEVEL 3	BREEZEWAY - BLOCK A	146 m ²
A-LEVEL 4	BREEZEWAY - BLOCK A	146 m ²
A-LEVEL 5	BREEZEWAY - BLOCK A	146 m ²
A-LEVEL 6	BREEZEWAY - BLOCK A	146 m ²
A-LEVEL 7	BREEZEWAY - BLOCK A	114 m ²
		1062 m ²
B-GROUND LEVEL	BREEZEWAY - BLOCK B	302 m ²
B-LEVEL 1	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 2	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 3	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 4	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 5	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 6	BREEZEWAY - BLOCK B	238 m ²
B-LEVEL 7	BREEZEWAY - BLOCK B	141 m ²
		1871 m ²
Not Placed	GFA - BLOCK A	0 m ²
A-GROUND LEVEL	GFA - BLOCK A	631 m ²
A-LEVEL 1	GFA - BLOCK A	675 m ²
A-LEVEL 2	GFA - BLOCK A	788 m ²
A-LEVEL 3	GFA - BLOCK A	788 m ²
A-LEVEL 4	GFA - BLOCK A	788 m ²
A-LEVEL 5	GFA - BLOCK A	788 m ²
A-LEVEL 6	GFA - BLOCK A	788 m ²
A-LEVEL 7	GFA - BLOCK A	565 m ²
		5809 m ²
B-GROUND LEVEL	GFA - BLOCK B	947 m ²
B-LEVEL 1	GFA - BLOCK B	1005 m ²
B-LEVEL 2	GFA - BLOCK B	1005 m ²
B-LEVEL 3	GFA - BLOCK B	1005 m ²
B-LEVEL 4	GFA - BLOCK B	1005 m ²
B-LEVEL 5	GFA - BLOCK B	1005 m ²
B-LEVEL 6	GFA - BLOCK B	1005 m ²
B-LEVEL 7	GFA - BLOCK B	669 m ²
		7648 m ²
Grand total:	69	16390 m ²



3 SOUTH SIDE ELEVATION
1:200



2 NORTH SIDE ELEVATION
1:200



01 Existing & Recycled Brickwork Mix
Ochre-Yellow-Bronze Tone
BUILDING A AND B



02 Red Metal Cladding
Red Tone
BUILDING B



03 Textured Colour-Sealed Concrete
Red Tone
BUILDING B



04 Profiled Metal Cladding
Green Tone
BUILDING A



05 Textured Colour-Sealed Concrete
Green Tone
BUILDING A



06 Concrete
Light Grey Tone
BUILDING A AND B



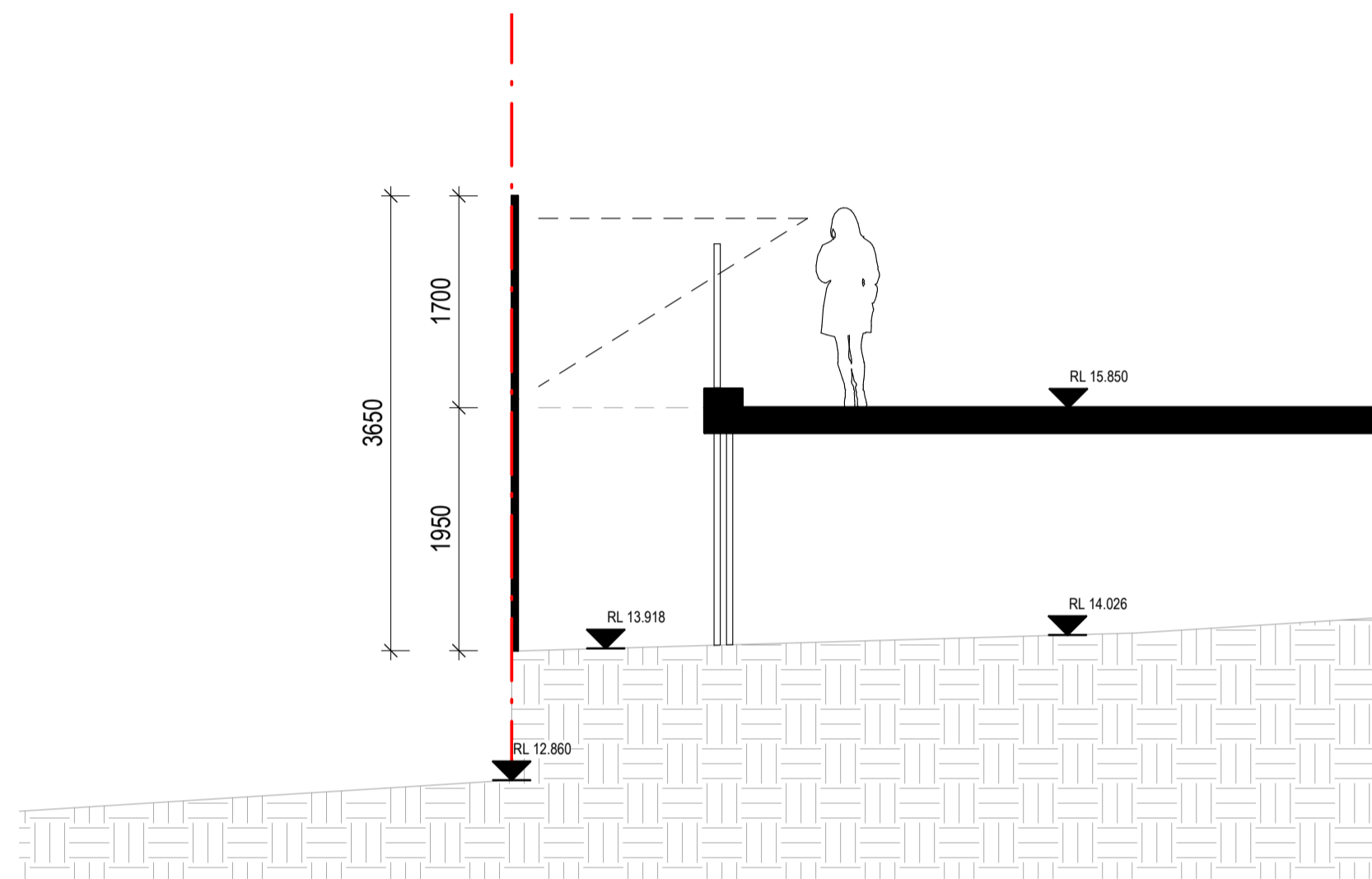
07 Window Wall
Clear Glazing
BUILDING A AND B



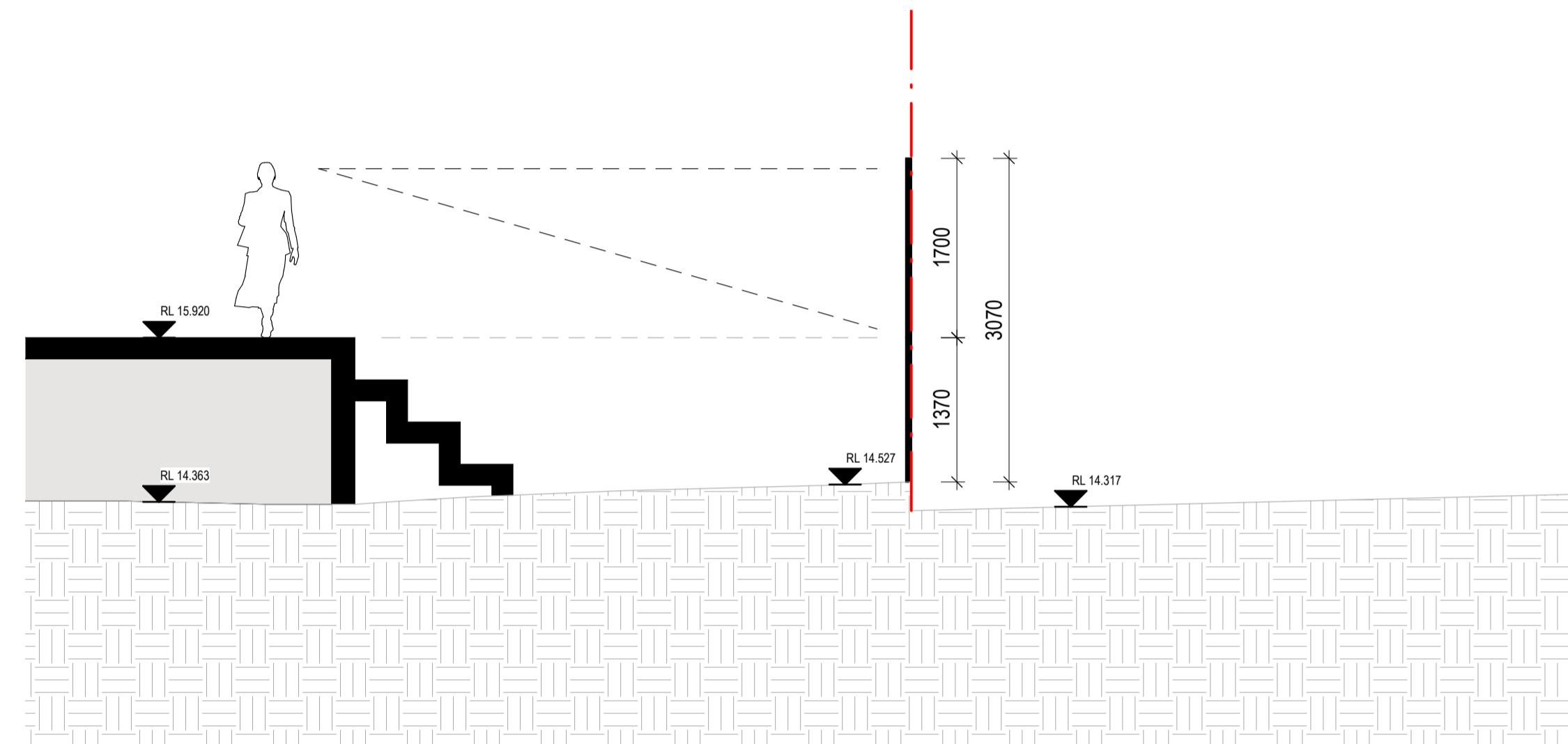
08 Louvred Screening
Green / Red Tone
BUILDING A AND B



09 Window Framing
Green / Red Tone
BUILDING A AND B



1 WESTERN NEIGHBOUR INTERFACE
1:50



2 SCHOOL INTERFACE
1:50

