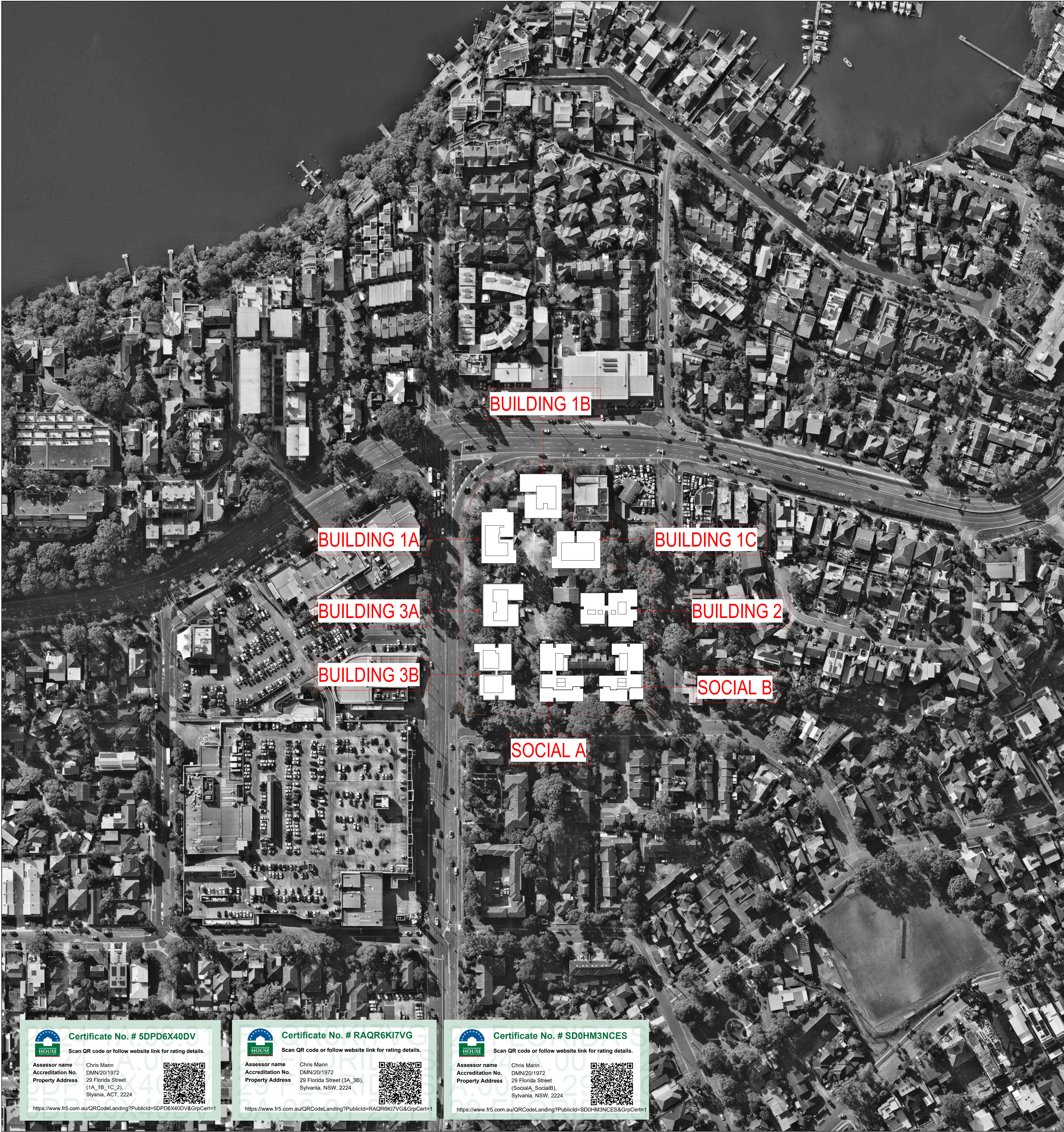






Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/201972

Property Address

29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>



Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/201972

Property Address

29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>



Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/201972

Property Address

29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

SSDA SHEET LIST		
Sheet Number	Sheet Name	Current Revision
AR-DA-01A-XX-01	COVER SHEET	03
AR-DA-01A-XX-02	DEVELOPMENT MATRIX	04
AR-DA-10A-XX-01	EXISTING SITE	03
AR-DA-10A-XX-02	STAGING PLAN	04
AR-DA-10A-XX-03	DEMOLITION PLAN	02
AR-DA-10A-XX-04	PROPOSED SITE PLAN STAGE 1	05
AR-DA-10A-XX-05	PROPOSED SITE PLAN STAGE 2	04
AR-DA-10A-XX-06	TREE RETENTION PLAN	03
AR-DA-10B-00-00	GA - OVERALL - LEVEL 00	07
AR-DA-10B-00-01	GA - OVERALL - LEVEL 01	07
AR-DA-10B-01-01	GA - OVERALL - LEVEL 02	08
AR-DA-10B-02-01	GA - OVERALL - LEVEL 03	09
AR-DA-10B-03-01	GA - OVERALL - LEVEL 04	09
AR-DA-10B-04-01	GA - OVERALL - LEVEL 05	08
AR-DA-10B-05-01	GA - OVERALL - LEVEL 06	07
AR-DA-10B-06-01	GA - OVERALL - LEVEL 07	07
AR-DA-10B-07-01	GA - OVERALL - LEVEL 08	07
AR-DA-10B-08-01	GA - OVERALL - LEVEL 09	07
AR-DA-10B-09-01	GA - OVERALL - LEVEL 10	07
AR-DA-10B-10-01	GA - OVERALL - LEVEL 11	07
AR-DA-10B-11-01	GA - OVERALL - LEVEL 12	07
AR-DA-10B-12-01	GA - OVERALL - LEVEL 13	07
AR-DA-10C-XX-01	ELEVATIONS - OVERALL	02
AR-DA-10C-XX-02	ELEVATIONS - OVERALL	02
AR-DA-10C-XX-03	ELEVATIONS - OVERALL	02
AR-DA-10Y-XX-03	FINISHES SCHEDULE	02
AR-DA-10D-XX-01	SECTIONS - OVERALL	04
AR-DA-10D-XX-02	SECTIONS - OVERALL	04
AR-DA-10E-XX-01	SUN EYE VIEW	05
AR-DA-10E-XX-02	OVERSHADOWING	05
AR-DA-10E-XX-03	OVERSHADOWING COMPLIANT HEIGHT	06
AR-DA-10E-XX-10	HEIGHT COMPLIANCE	02
AR-DA-10E-XX-20	PUBLIC REALM	05
AR-DA-10E-XX-30	SETBACKS & ADG SEPARATION	02
AR-DA-10E-XX-31	AREAS PLANS - NSA	02
AR-DA-10T-00-00	UNIT MIX - SOCIAL	02
AR-DA-10T-00-01	ADG COMPLIANCE - SOLAR ACCESS - SOCIAL	04
AR-DA-10T-00-02	ADG COMPLIANCE - CROSS VENTILATION - SOCIAL	04
AR-DA-10T-00-10	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-00-11	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-00-12	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-01-00	UNIT MIX - MARKET BUILDING 1	02
AR-DA-10T-01-01	ADG SOLAR ACCESS - MARKET BUILDING 1	04
AR-DA-10T-01-02	ADG CROSS VENTILATION - MARKET BUILDING 1	04
AR-DA-10T-01-10	TYPICAL APARTMENTS - MARKET BUILDING 1A	03
AR-DA-10T-01-11	TYPICAL APARTMENTS - MARKET BUILDING 1A	03
AR-DA-10T-01-12	TYPICAL APARTMENTS - MARKET BUILDING 1B/C	03
AR-DA-10T-01-13	TYPICAL APARTMENTS - MARKET BUILDING 1B	03
AR-DA-10T-01-14	TYPICAL APARTMENTS - MARKET BUILDING 1C	03
AR-DA-10T-02-00	UNIT MIX - MARKET BUILDING 2	03
AR-DA-10T-02-01	ADG SOLAR ACCESS - MARKET BUILDING 2	05
AR-DA-10T-02-02	ADG CROSS VENTILATION - MARKET BUILDING 2	05
AR-DA-10T-02-10	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-02-11	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-02-12	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-03-00	UNIT MIX - MARKET BUILDING 3	02
AR-DA-10T-03-01	ADG SOLAR ACCESS - MARKET BUILDING 3	04
AR-DA-10T-03-02	ADG CROSS VENTILATION - MARKET BUILDING 3	04
AR-DA-10T-03-04	ADAPTABLE - MARKET BUILDING 3	1
AR-DA-10T-03-10	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10T-03-11	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10T-03-12	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10U-00-01	AREAS PLANS - GFA - SOCIAL	04
AR-DA-10U-01-01	AREAS PLANS - GFA - MARKET BUILDING 1	04
AR-DA-10U-02-01	AREAS PLANS - GFA - MARKET BUILDING 2	05
AR-DA-10U-03-01	AREAS PLANS - GFA - MARKET BUILDING 3	04

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW

7115 JULIAN ADSTON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWZER
10407 ALISON ISLANDS
10705 CATHERINE SKINNER

QLD

8507 NIEL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3860 NEVILL CROSBY
6236 KRISTIE IRWIN

Telephone +61 2 8297 7200

Facsimile +61 2 8297 7299

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NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE	DATE	FOR	CHKD
01	17.10.2025	DRAFT SSDA	
02	24.10.2025	SSDA SUBMISSION	
03	26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

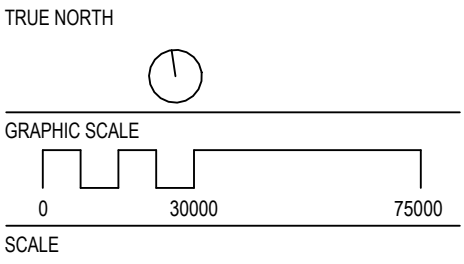
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



1:1500@A1
STATUS

DRAWING

OVERALL	SOCIAL HOUSING	MARKET HOUSING - BUILDING 1 (NORTH)	MARKET HOUSING - BUILDING 2 (SOUTH)	MARKET HOUSING - BUILDING 3 (WEST)	MARKET HOUSING - TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
SITE AREA <table><tr><td>AREA</td><td>21,792m2</td></tr><tr><td>FSR</td><td>2.86:1</td></tr><tr><td>MAX GFA</td><td>62,325m²</td></tr><tr><td>SOCIAL HOUSING LOT AREA</td><td>4,854m2</td></tr><tr><td>MARKET HOUSING LOT AREA</td><td>14,995m2</td></tr><tr><td>SHARED ROAD RESERVE</td><td>1,916m2</td></tr></table> LANDSCAPE <table><tr><td>LANDSCAPED AREA</td><td>30% Site Area</td></tr><tr><td>DEEP SOIL</td><td>15% Site Area</td></tr></table> COMMUNAL AREAS <table><tr><td>MINIMUM COS</td><td>25% of Site Area</td></tr></table> LANDSCAPED AREA SCHEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>LANDSCAPE</td><td>11478.38 m² 11478.38 m²</td></tr></table> DEEP SOIL AREA SCEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>DEEP SOIL</td><td>6611 m² 6611 m²</td></tr></table> OPEN COMMUNAL SPACE AREA SCHEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>Open Communal M</td><td>6784.75 m²</td></tr><tr><td>Open Communal S</td><td>1237.54 m² 8022.30 m²</td></tr></table> GFA - DEVELOPMENT TOTAL <table><tr><th>Level</th><th>Area</th></tr><tr><td><varies></td><td>16494.20 m²</td></tr><tr><td><varies></td><td>5709.22 m²</td></tr><tr><td><varies></td><td>5350.38 m²</td></tr><tr><td><varies></td><td>5049.79 m²</td></tr><tr><td><varies></td><td>12353.54 m²</td></tr><tr><td>Grand total: 97</td><td>44957.14 m²</td></tr></table> UNIT MIX - DEVELOPMENT TOTAL <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>11%</td></tr><tr><td>52</td><td></td></tr><tr><td>1B-S</td><td>16%</td></tr><tr><td>77</td><td></td></tr><tr><td>2B-M</td><td>45%</td></tr><tr><td>219</td><td></td></tr><tr><td>2B-S</td><td>12%</td></tr><tr><td>60</td><td></td></tr><tr><td>3B-M</td><td>11%</td></tr><tr><td>55</td><td></td></tr><tr><td>3B-S</td><td>5%</td></tr><tr><td>22</td><td></td></tr><tr><td>Grand total: 485</td><td></td></tr></table>	AREA	21,792m2	FSR	2.86:1	MAX GFA	62,325m²	SOCIAL HOUSING LOT AREA	4,854m2	MARKET HOUSING LOT AREA	14,995m2	SHARED ROAD RESERVE	1,916m2	LANDSCAPED AREA	30% Site Area	DEEP SOIL	15% Site Area	MINIMUM COS	25% of Site Area	Name	Area	LANDSCAPE	11478.38 m² 11478.38 m²	Name	Area	DEEP SOIL	6611 m² 6611 m²	Name	Area	Open Communal M	6784.75 m²	Open Communal S	1237.54 m² 8022.30 m²	Level	Area	<varies>	16494.20 m²	<varies>	5709.22 m²	<varies>	5350.38 m²	<varies>	5049.79 m²	<varies>	12353.54 m²	Grand total: 97	44957.14 m²	UNIT TYPE	PERCENTAGE	1B-M	11%	52		1B-S	16%	77		2B-M	45%	219		2B-S	12%	60		3B-M	11%	55		3B-S	5%	22		Grand total: 485		SSDA_UNIT MIX - SOCIAL <table><tr><th>UNIT TYPE</th><th>Percentage</th></tr><tr><td>1B-S</td><td>48%</td></tr><tr><td>77</td><td></td></tr><tr><td>2B-S</td><td>38%</td></tr><tr><td>60</td><td></td></tr><tr><td>3B-S</td><td>14%</td></tr><tr><td>22</td><td></td></tr><tr><td>Grand total: 159</td><td></td></tr></table> SSDA_SOCIAL HOUSING SOLAR ACCESS <table><tr><th>SOLAR ACCESS</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>17</td><td>11%</td></tr><tr><td>MORE THAN 2HRS</td><td>110</td><td>69%</td></tr><tr><td>LESS THAN 2HRS</td><td>32</td><td>20%</td></tr><tr><td>Grand total: 159</td><td></td><td></td></tr></table> SSDA_SOCIAL HOUSING CROSS VENTILATION <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>108</td><td>68%</td></tr><tr><td>No</td><td>51</td><td>32%</td></tr><tr><td>Grand total: 159</td><td></td><td></td></tr></table> SSDA_GFA - SOCIAL <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 S</td><td>510.49 m²</td></tr><tr><td>LEVEL 01 S</td><td>1685.52 m²</td></tr><tr><td>LEVEL 02 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 03 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 04 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 05 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 06 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 07 S</td><td>1097.08 m²</td></tr><tr><td>LEVEL 08 S</td><td>1097.08 m²</td></tr><tr><td>Grand total: 33</td><td>12353.54 m²</td></tr></table> SSDA PARKING SCHEDULE - SOCIAL <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 S</td><td>61</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>LEVEL 00 S</td><td>15</td></tr><tr><td></td><td></td><td>76</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>LEVEL 00 S</td><td>16</td></tr><tr><td></td><td></td><td>16</td></tr></table> BICYCLE STORAGE - SOCIAL <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>27</td></tr><tr><td>Grand total: 27</td><td></td></tr></table>	UNIT TYPE	Percentage	1B-S	48%	77		2B-S	38%	60		3B-S	14%	22		Grand total: 159		SOLAR ACCESS	Count	Percentage	NO SOLAR	17	11%	MORE THAN 2HRS	110	69%	LESS THAN 2HRS	32	20%	Grand total: 159			CROSS VENTILATION	Count	Percentage	Yes	108	68%	No	51	32%	Grand total: 159			Level	Area	LEVEL 00 S	510.49 m²	LEVEL 01 S	1685.52 m²	LEVEL 02 S	1592.67 m²	LEVEL 03 S	1592.67 m²	LEVEL 04 S	1592.67 m²	LEVEL 05 S	1592.67 m²	LEVEL 06 S	1592.67 m²	LEVEL 07 S	1097.08 m²	LEVEL 08 S	1097.08 m²	Grand total: 33	12353.54 m²	Type	Level	Count	5.4 x 2.4 _RESI	BASEMENT 01 S	61	5.4 x 2.4 _RESI	LEVEL 00 S	15			76	5.4 x 2.4 _RESI DDA	LEVEL 00 S	16			16	Type	Count	BIKE STORAGE	27	Grand total: 27		SSDA_UNIT MIX - MARKET BUILDING 1 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>14%</td></tr><tr><td>24</td><td></td></tr><tr><td>2B-M</td><td>73%</td></tr><tr><td>123</td><td></td></tr><tr><td>3B-M</td><td>13%</td></tr><tr><td>21</td><td></td></tr><tr><td>Grand total: 168</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 1 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>9</td><td>5%</td></tr><tr><td>MORE THAN 2HR</td><td>130</td><td>77%</td></tr><tr><td>LESS THAN 2HR</td><td>29</td><td>17%</td></tr><tr><td>Grand total: 168</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 1 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>100</td><td>60%</td></tr><tr><td>No</td><td>68</td><td>40%</td></tr><tr><td>Grand total: 168</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 1 <table><tr><th>Level</th><th>Area</th></tr><tr><td>GROUND LEVEL MN</td><td>638.85 m²</td></tr><tr><td>LEVEL 01 MN</td><td>1630.43 m²</td></tr><tr><td>LEVEL 02 MN</td><td>2002.03 m²</td></tr><tr><td>LEVEL 03 MN</td><td>2037.07 m²</td></tr><tr><td>LEVEL 04 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 05 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 06 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 07 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 08 MN</td><td>2037.16 m²</td></tr><tr><td>Grand total: 27</td><td>16494.20 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 1 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 03 MN</td><td>1</td></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 04 MN</td><td>1</td></tr><tr><td></td><td></td><td>2</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MN</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MN</td><td>73</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MN</td><td>85</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 04 MN</td><td>86</td></tr><tr><td></td><td></td><td>250</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MN</td><td>22</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MN</td><td>4</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MN</td><td>4</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 04 MN</td><td>4</td></tr><tr><td></td><td></td><td>34</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MN</td><td>36</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 02 MN</td><td>2</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 03 MN</td><td>2</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 04 MN</td><td>2</td></tr><tr><td></td><td></td><td>42</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MN</td><td>4</td></tr><tr><td></td><td></td><td>4</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 1 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>37</td></tr><tr><td>Grand total: 37</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	14%	24		2B-M	73%	123		3B-M	13%	21		Grand total: 168		SOLAR	Count	Percentage	NO SOLAR	9	5%	MORE THAN 2HR	130	77%	LESS THAN 2HR	29	17%	Grand total: 168			CROSS VENTILATION	Count	Percentage	Yes	100	60%	No	68	40%	Grand total: 168			Level	Area	GROUND LEVEL MN	638.85 m²	LEVEL 01 MN	1630.43 m²	LEVEL 02 MN	2002.03 m²	LEVEL 03 MN	2037.07 m²	LEVEL 04 MN	2037.16 m²	LEVEL 05 MN	2037.16 m²	LEVEL 06 MN	2037.16 m²	LEVEL 07 MN	2037.16 m²	LEVEL 08 MN	2037.16 m²	Grand total: 27	16494.20 m²	Type	Level	Count	5.4 x 2.4 _CARWASH	BASEMENT 03 MN	1	5.4 x 2.4 _CARWASH	BASEMENT 04 MN	1			2	5.4 x 2.4 _RESI	BASEMENT 01 MN	6	5.4 x 2.4 _RESI	BASEMENT 02 MN	73	5.4 x 2.4 _RESI	BASEMENT 03 MN	85	5.4 x 2.4 _RESI	BASEMENT 04 MN	86			250	5.4 x 2.4 _RESI DDA	BASEMENT 01 MN	22	5.4 x 2.4 _RESI DDA	BASEMENT 02 MN	4	5.4 x 2.4 _RESI DDA	BASEMENT 03 MN	4	5.4 x 2.4 _RESI DDA	BASEMENT 04 MN	4			34	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MN	36	5.4 x 2.4 _RESI VISITOR	BASEMENT 02 MN	2	5.4 x 2.4 _RESI VISITOR	BASEMENT 03 MN	2	5.4 x 2.4 _RESI VISITOR	BASEMENT 04 MN	2			42	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MN	4			4	Type	Count	BIKE STORAGE	37	Grand total: 37		SSDA_UNIT MIX - MARKET BUILDING 2 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>13%</td></tr><tr><td>7</td><td></td></tr><tr><td>2B-M</td><td>60%</td></tr><tr><td>32</td><td></td></tr><tr><td>3B-M</td><td>26%</td></tr><tr><td>14</td><td></td></tr><tr><td>Grand total: 53</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 2 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>7</td><td>13%</td></tr><tr><td>MORE THAN 2HR</td><td>40</td><td>75%</td></tr><tr><td>LESS THAN 2HR</td><td>6</td><td>11%</td></tr><tr><td>Grand total: 53</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 2 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>44</td><td>83%</td></tr><tr><td>No</td><td>9</td><td>17%</td></tr><tr><td>Grand total: 53</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 2 <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 MS</td><td>552.57 m²</td></tr><tr><td>LEVEL 01 MS</td><td>712.89 m²</td></tr><tr><td>LEVEL 02 MS</td><td>740.17 m²</td></tr><tr><td>LEVEL 03 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 04 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 05 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 06 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 07 MS</td><td>740.72 m²</td></tr><tr><td>Grand total: 15</td><td>5709.22 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 2 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MS</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MS</td><td>36</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MS</td><td>38</td></tr><tr><td></td><td></td><td>77</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MS</td><td>5</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MS</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MS</td><td>3</td></tr><tr><td></td><td></td><td>11</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MS</td><td>11</td></tr><tr><td></td><td></td><td>11</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MS</td><td>1</td></tr><tr><td></td><td></td><td>1</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 2 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>8</td></tr><tr><td>Grand total: 8</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	13%	7		2B-M	60%	32		3B-M	26%	14		Grand total: 53		SOLAR	Count	Percentage	NO SOLAR	7	13%	MORE THAN 2HR	40	75%	LESS THAN 2HR	6	11%	Grand total: 53			CROSS VENTILATION	Count	Percentage	Yes	44	83%	No	9	17%	Grand total: 53			Level	Area	LEVEL 00 MS	552.57 m²	LEVEL 01 MS	712.89 m²	LEVEL 02 MS	740.17 m²	LEVEL 03 MS	740.72 m²	LEVEL 04 MS	740.72 m²	LEVEL 05 MS	740.72 m²	LEVEL 06 MS	740.72 m²	LEVEL 07 MS	740.72 m²	Grand total: 15	5709.22 m²	Type	Level	Count	5.4 x 2.4 _RESI	BASEMENT 01 MS	3	5.4 x 2.4 _RESI	BASEMENT 02 MS	36	5.4 x 2.4 _RESI	BASEMENT 03 MS	38			77	5.4 x 2.4 _RESI DDA	BASEMENT 01 MS	5	5.4 x 2.4 _RESI DDA	BASEMENT 02 MS	3	5.4 x 2.4 _RESI DDA	BASEMENT 03 MS	3			11	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MS	11			11	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MS	1			1	Type	Count	BIKE STORAGE	8	Grand total: 8		SSDA_UNIT MIX - MARKET BUILDING 3 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>20%</td></tr><tr><td>21</td><td></td></tr><tr><td>2B-M</td><td>61%</td></tr><tr><td>64</td><td></td></tr><tr><td>3B-M</td><td>19%</td></tr><tr><td>20</td><td></td></tr><tr><td>Grand total: 105</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 3 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>MORE THAN 2HR</td><td>77</td><td>73%</td></tr><tr><td>LESS THAN 2HR</td><td>28</td><td>27%</td></tr><tr><td>Grand total: 105</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 3 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>71</td><td>68%</td></tr><tr><td>No</td><td>34</td><td>32%</td></tr><tr><td>Grand total: 105</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 3 <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 MW-L</td><td>656.87 m²</td></tr><tr><td>LEVEL 00 MW-U</td><td>264.56 m²</td></tr><tr><td>LEVEL 01 MW-L</td><td>760.22 m²</td></tr><tr><td>LEVEL 01 MW-U</td><td>683.55 m²</td></tr><tr><td>LEVEL 02 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 02 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 03 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 03 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 04 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 04 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 05 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 05 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 06 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 06 WN</td><td>786.66 m²</td></tr><tr><td>LEVEL 07 MW-U</td><td>683.61 m²</td></tr><tr><td>Grand total: 22</td><td>10400.17 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 3 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 04 MW</td><td>1</td></tr><tr><td></td><td></td><td>1</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MW</td><td>12</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MW</td><td>48</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MW</td><td>48</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 04 MW</td><td>48</td></tr><tr><td></td><td></td><td>156</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MW</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MW</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MW</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 04 MW</td><td>6</td></tr><tr><td></td><td></td><td>21</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MW</td><td>27</td></tr><tr><td></td><td></td><td>27</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MW</td><td>2</td></tr><tr><td></td><td></td><td>2</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 3 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>22</td></tr><tr><td>Grand total: 22</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	20%	21		2B-M	61%	64		3B-M	19%	20		Grand total: 105		SOLAR	Count	Percentage	MORE THAN 2HR	77	73%	LESS THAN 2HR	28	27%	Grand total: 105			CROSS VENTILATION	Count	Percentage	Yes	71	68%	No	34	32%	Grand total: 105			Level	Area	LEVEL 00 MW-L	656.87 m²	LEVEL 00 MW-U	264.56 m²	LEVEL 01 MW-L	760.22 m²	LEVEL 01 MW-U	683.55 m²	LEVEL 02 MW-L	786.66 m²	LEVEL 02 MW-U	683.61 m²	LEVEL 03 MW-L	786.66 m²	LEVEL 03 MW-U	683.61 m²	LEVEL 04 MW-L	786.66 m²	LEVEL 04 MW-U	683.61 m²	LEVEL 05 MW-L	786.66 m²	LEVEL 05 MW-U	683.61 m²	LEVEL 06 MW-U	683.61 m²	LEVEL 06 WN	786.66 m²	LEVEL 07 MW-U	683.61 m²	Grand total: 22	10400.17 m²	Type	Level	Count	5.4 x 2.4 _CARWASH	BASEMENT 04 MW	1			1	5.4 x 2.4 _RESI	BASEMENT 01 MW	12	5.4 x 2.4 _RESI	BASEMENT 02 MW	48	5.4 x 2.4 _RESI	BASEMENT 03 MW	48	5.4 x 2.4 _RESI	BASEMENT 04 MW	48			156	5.4 x 2.4 _RESI DDA	BASEMENT 01 MW	3	5.4 x 2.4 _RESI DDA	BASEMENT 02 MW	6	5.4 x 2.4 _RESI DDA	BASEMENT 03 MW	6	5.4 x 2.4 _RESI DDA	BASEMENT 04 MW	6			21	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MW	27			27	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MW	2			2	Type	Count	BIKE STORAGE	22	Grand total: 22		SSDA_UNIT MIX - MARKET HOUSING TOTAL <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>16%</td></tr><tr><td>52</td><td></td></tr><tr><td>2B-M</td><td>67%</td></tr><tr><td>219</td><td></td></tr><tr><td>3B-M</td><td>17%</td></tr><tr><td>55</td><td></td></tr><tr><td>Grand total: 326</td><td></td></tr></table> SOLAR ACCESS - MARKET HOUSING TOTAL <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>16</td><td>5%</td></tr><tr><td>MORE THAN 2HR</td><td>247</td><td>76%</td></tr><tr><td>LESS THAN 2HR</td><td>63</td><td>19%</td></tr><tr><td>Grand total: 326</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING TOTAL <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>215</td><td>66%</td></tr><tr><td>No</td><td>111</td><td>34%</td></tr><tr><td>Grand total: 326</td><td></td><td></td></tr></table> SSDA_GFA - MARKET HOUSING TOTAL <table><tr><th>Level</th><th>Area</th></tr><tr><td><varies></td><td>16494.20 m²</td></tr><tr><td><varies></td><td>5709.22 m²</td></tr><tr><td><varies></td><td>5350.38 m²</td></tr><tr><td><varies></td><td>5049.79 m²</td></tr><tr><td>Grand total: 64</td><td>32603.60 m²</td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	16%	52		2B-M	67%	219		3B-M	17%	55		Grand total: 326		SOLAR	Count	Percentage	NO SOLAR	16	5%	MORE THAN 2HR	247	76%	LESS THAN 2HR	63	19%	Grand total: 326			CROSS VENTILATION	Count	Percentage	Yes	215	66%	No	111	34%	Grand total: 326			Level	Area	<varies>	16494.20 m²	<varies>	5709.22 m²	<varies>	5350.38 m²	<varies>	5049.79 m²	Grand total: 64	32603.60 m²
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BVN

ARCHITECTS REGISTRATION BOARD / NOMINATED ARCHITECTS

NSW

7115 JULIAN AUSTON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10407 ALISON SCOWLES
10705 CATHERINE SKINNER

QLD

8507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3860 KEVIN CIBSEN
6236 KIRSTIE IRWIN

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO B&N'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE FOR CHKD

01 17.10.2025 DRAFT SSDA

02 24.10.2025 SSDA SUBMISSION

03 27.10.2025 SSDA ADJUSTMENTS

04 26.03.2026 SSDA RESPONSE TO SUBMISSION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW

28 FLORIDA STREET SYLVANIA

BVN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE

SCALE

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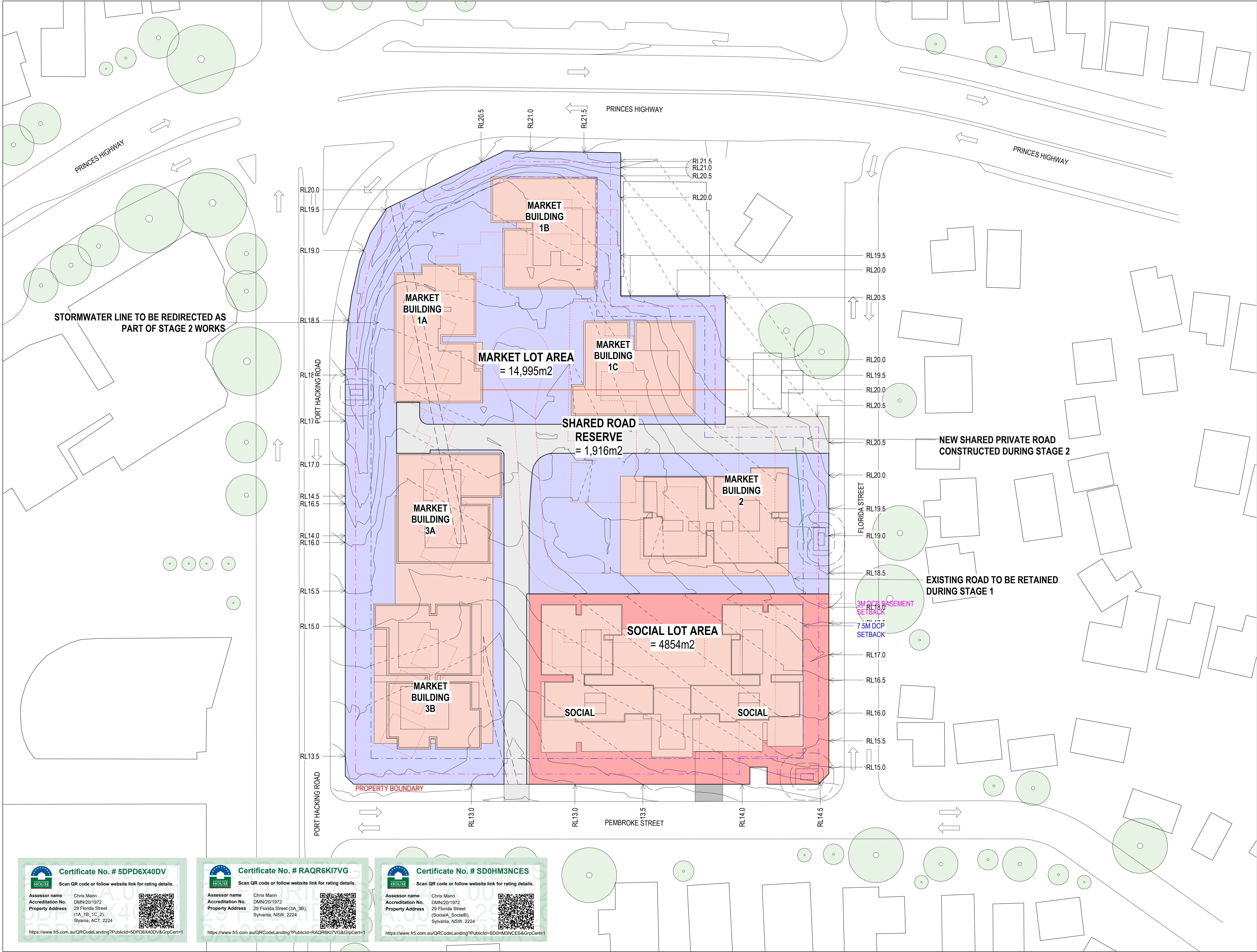
DRAWING

DEVELOPMENT MATRIX

AR-DA-01A-XX-02

ISSUE

04



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADLTON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWNER
10467 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
5807 NEIL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3865 KEVIN CIBSEN
6236 KIRSTIE IRWIN

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ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 10.01.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

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STATUS

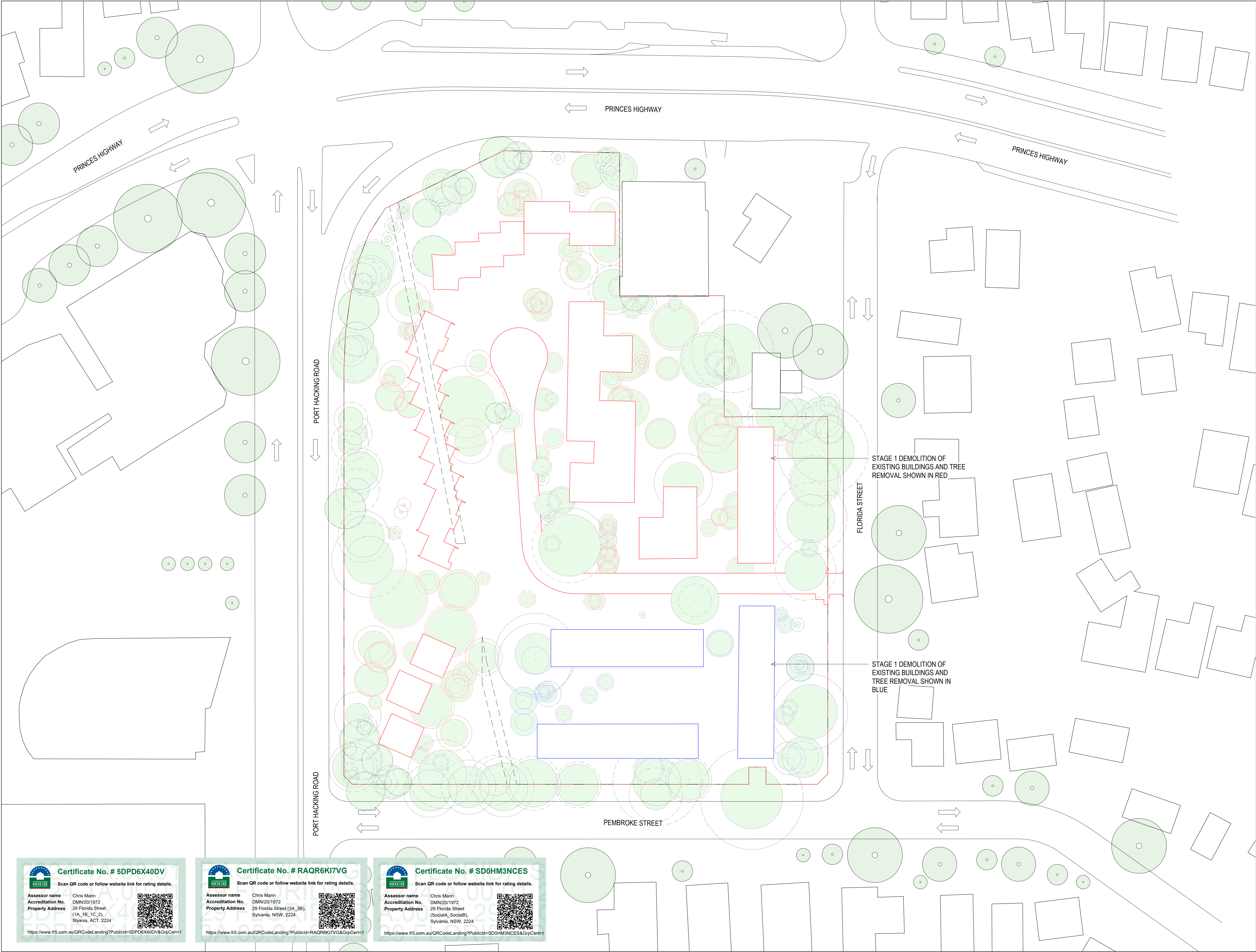
DRAWING

STAGING PLAN

AR-DA-10A-XX-02

ISSUE

04



ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

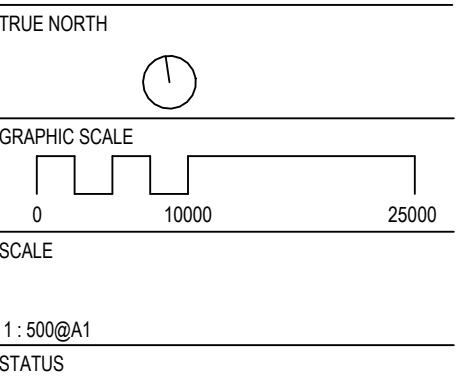
CLIENT

HOMES NSW
CLIENT NUMBER

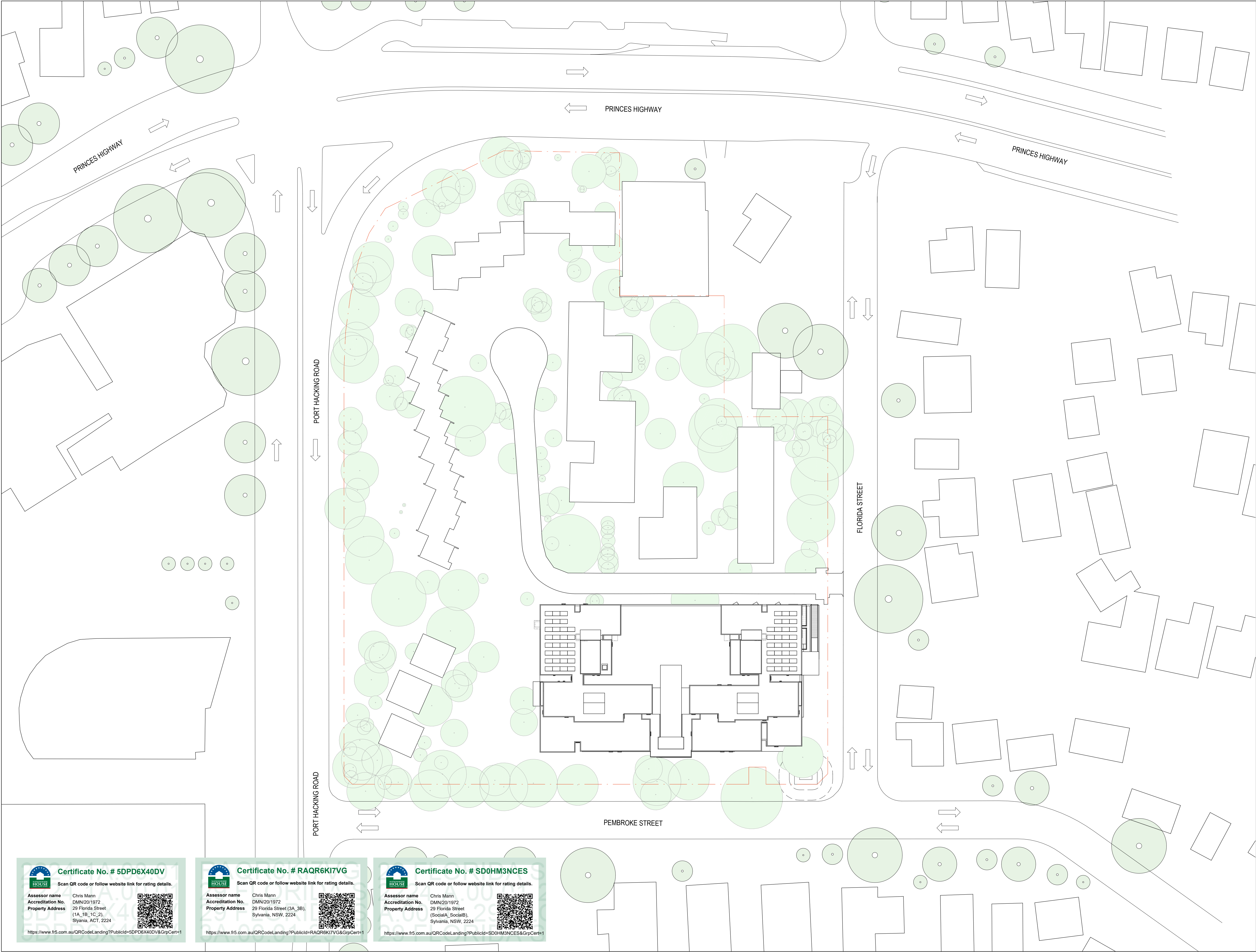
PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



DRAWING



**Certificate No. # 5DPD6X40DV**
Scan QR code or follow website link for rating details.

Assessor name
Chris Mann
Accreditation No.
DMN/201972
Property Address
29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

**Certificate No. # RAQR6KI7VG**
Scan QR code or follow website link for rating details.

Assessor name
Chris Mann
Accreditation No.
DMN/201972
Property Address
29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

**Certificate No. # SD0HM3NCES**
Scan QR code or follow website link for rating details.

Assessor name
Chris Mann
Accreditation No.
DMN/201972
Property Address
29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADLTON	807 NIEL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3869 NEVAN CIBSEN
8011 WILLIAM DONZER	6236 KIRSTIE IRWIN
10447 ALISON BOWERS	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
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DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN
02	29.09.2025	FOR INFORMATION
03	10.01.2025	SDRP 2
04	17.10.2025	DRAFT SSDA
05	24.10.2025	SSDA SUBMISSION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

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STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 1

AR-DA-10A-XX-04 05

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVM'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	10.01.2025	SDRP 2	
03	17.10.2025	DRAFT SSDA	
04	24.10.2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT _____

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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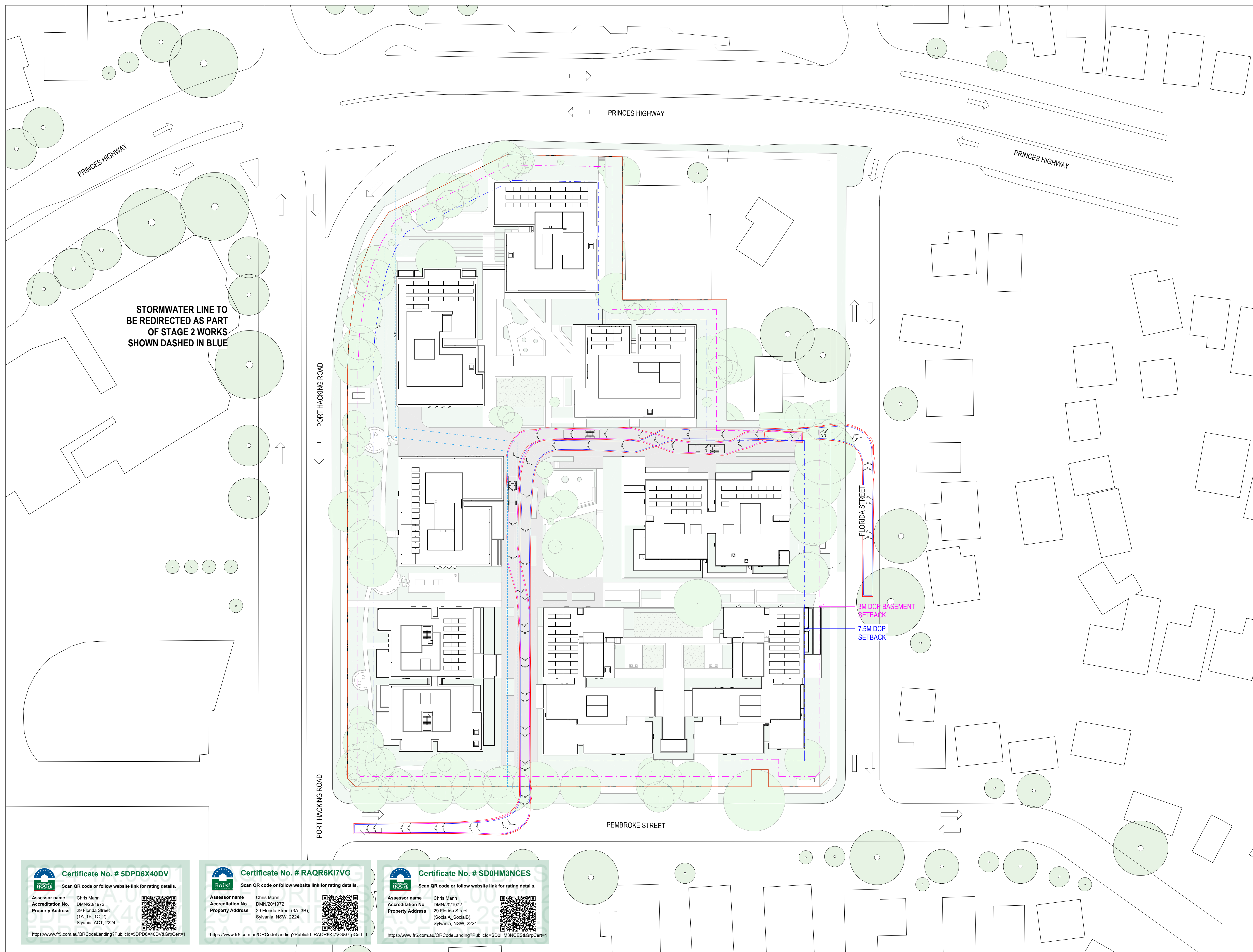
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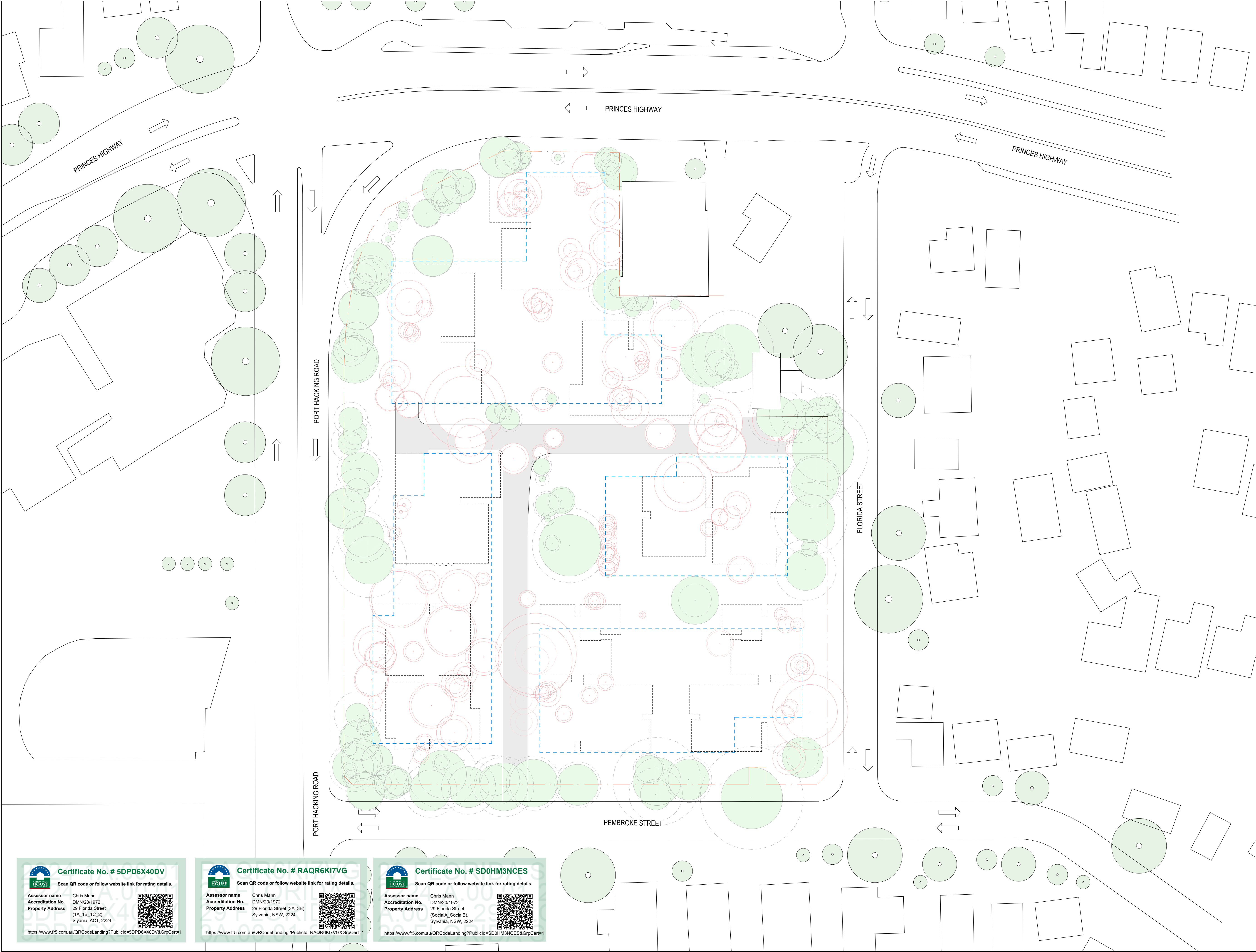
STATUS

DRAWING

PROPOSED SITE PLAN STAGE 2

AR-DA-10A-XX-05	04
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7175 JULIAN ADLTON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10447 ALISON ESCOBAR
10705 CATHERINE SKINNER

QLD
807 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
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ISSUE DATE	FOR	CHKD
01 10.01.2025	SDRP 2	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

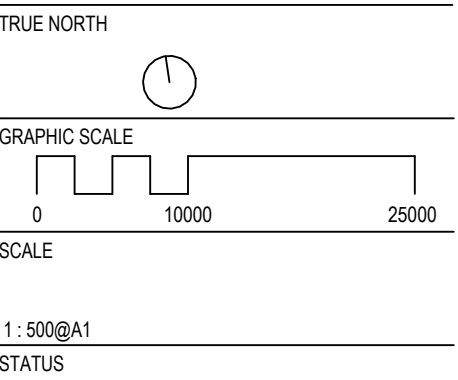
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HOMES NSW
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PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



DRAWING



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7175 JULIAN ADLTON
7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWZER
10467 ALISON ESCOBAR
10705 CATHERINE SKINNER

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ISSUE DATE	FOR	CHKD
01 10.01.2025	SDRP 2	
02 24.10.2025	SSDA SUBMISSION	

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CONSULTANT

PROJECT MANAGER

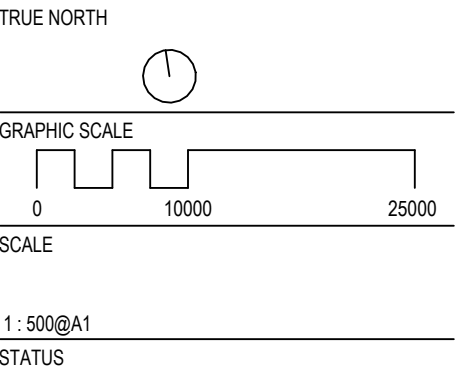
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



DRAWING

TREE RETENTION - VALUES	
10A-XX-07	02



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ISSUE	DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

PROJECT MANAGER

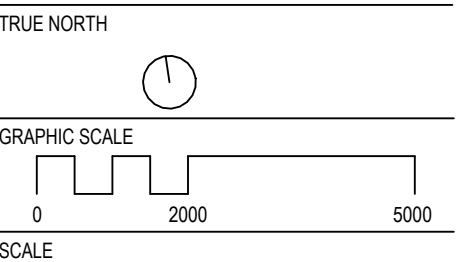
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



@A1
STATUS

DRAWING



Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name	Chris Mann
Accreditation No.	DMN/20/1972
Property Address	28 Florida Street (1A, 1B, 1C, 2), Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>



Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name	Chris Mann
Accreditation No.	DMN/20/1972
Property Address	28 Florida Street (3A, 3B), Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>



Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name	Chris Mann
Accreditation No.	DMN/20/1972
Property Address	28 Florida Street (SocialA, SocialB), Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>





Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/20/1972

Property Address

29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>



Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/20/1972

Property Address

29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>



Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name

Chris Mann

Accreditation No.

DMN/20/1972

Property Address

29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	Qld
7115 JULIAN ADSTON	8027 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3869 NEVYN CIBSEN
8011 WILLIAM DONZER	6236 KRISTIE IRWIN
10447 ALISON BOWMAN	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

NOTE

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ISSUE DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

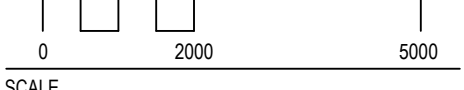
HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH



GRAPHIC SCALE



SCALE

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STATUS

DRAWING

VISUALISATIONS

AR-DA-10A-XX-11	ISSUE
	01

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVM'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT



HOMES NSW
CLIENT NUMBER

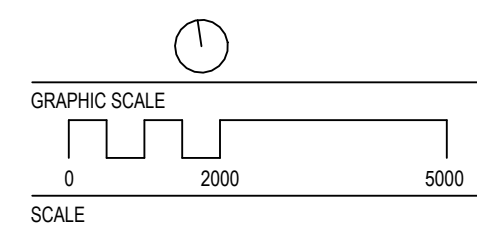
PROJECT _____

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH



@A1
STATUS

DRAWING

VISUALISATIONS

AR-DA-10A-XX-12	01
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Certificate No. 5 #DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name	Chris Mann
Accreditation No.	DMN/20/1972
Property Address	29 Florida Street (1A_1B_1C_2) Styania, ACT, 2224



<https://www.fr5.com.au/QRCode/Landing?PublicId=5DPD6X40DV&GrpCert=1>



**Homes
Australia**

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Accreditation No. Property Address	Chris Mann DMN/201972 29 Florida Street (3A, 3B), Sylvania, NSW, 2224
--	--



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>



Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name	Chris Mann	
Accreditation No	DMN/20/1972	
Property Address	29 Florida Street (SocialA_SocialB), Sylvania, NSW, 2224	

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCertificateNo=1>

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	01.09.2025	CONCEPT DESIGN	
03	23.09.2025	FOR INFORMATION	
04	29.09.2025	FOR INFORMATION	
05	10.01.2025	SDRP 2	
06	17.10.2025	DRAFT SSDA	
07	24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

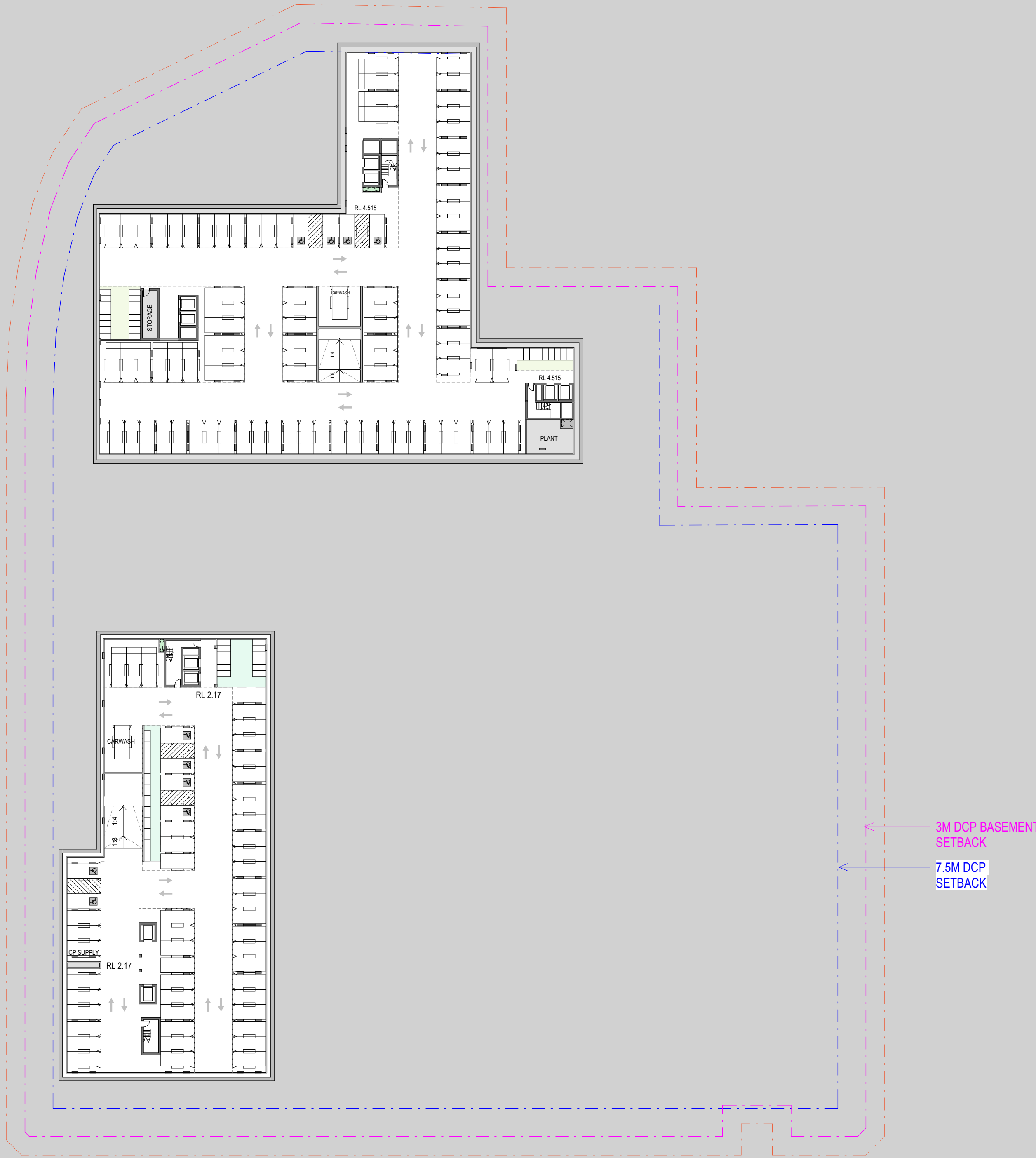
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GA - OVERALL - LEVEL 00

AR-DA-10B-00-00

ISSUE

07



Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000
SCALE

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STATUS

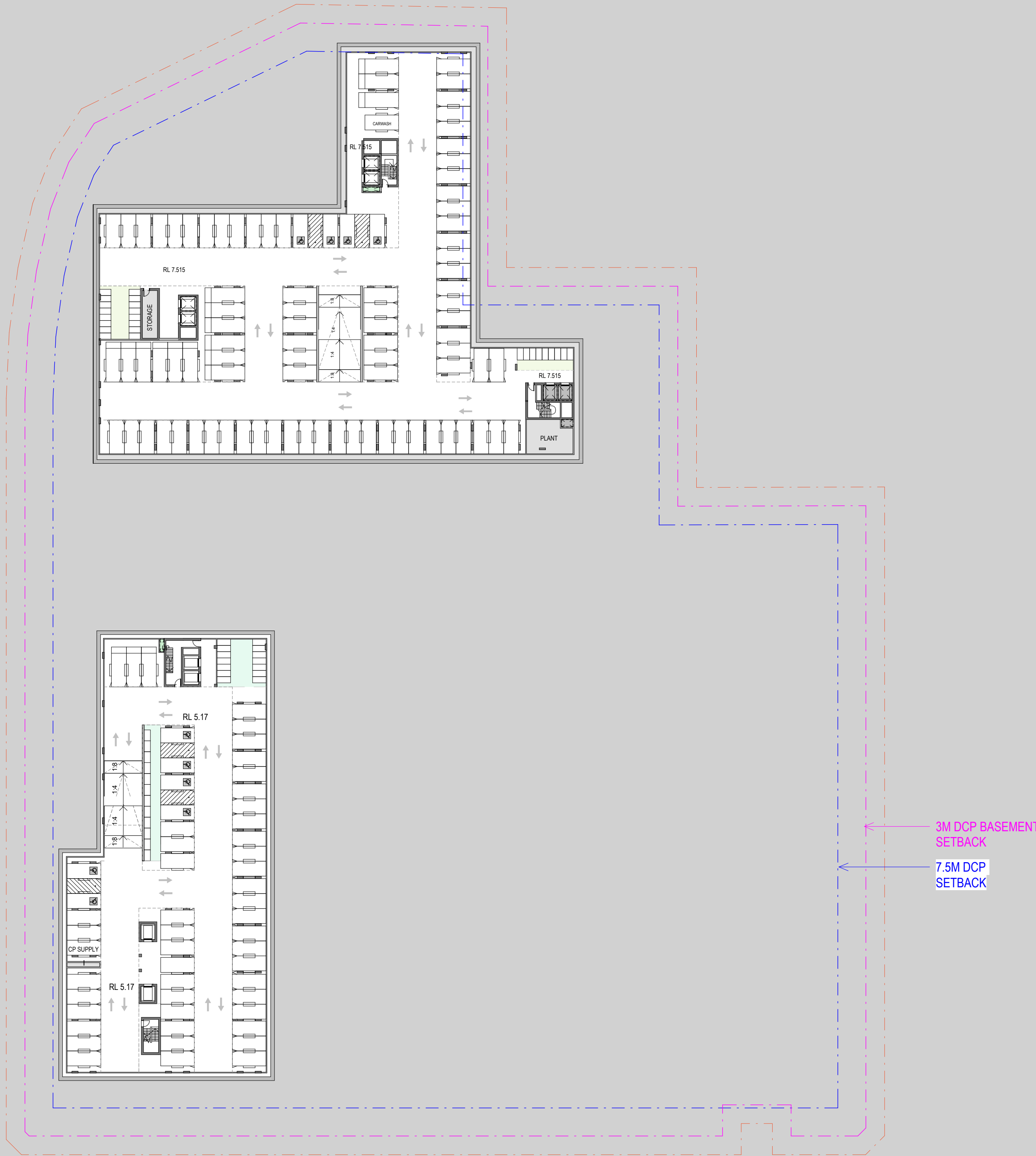
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GA - OVERALL - LEVEL 01

AR-DA-10B-00-01

ISSUE

07



3M DCP BASEMENT
SETBACK

7.5M DCP
SETBACK

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	01.09.2025	CONCEPT DESIGN	
03	23.09.2025	FOR INFORMATION	
04	29.09.2025	FOR INFORMATION	
05	10.01.2025	SDRP 2	
06	17.10.2025	DRAFT SSDA	
07	24.10.2025	SSDA SUBMISSION	
08	27.10.2025	SSDA ADJUSTMENTS	

CONSULTANT

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

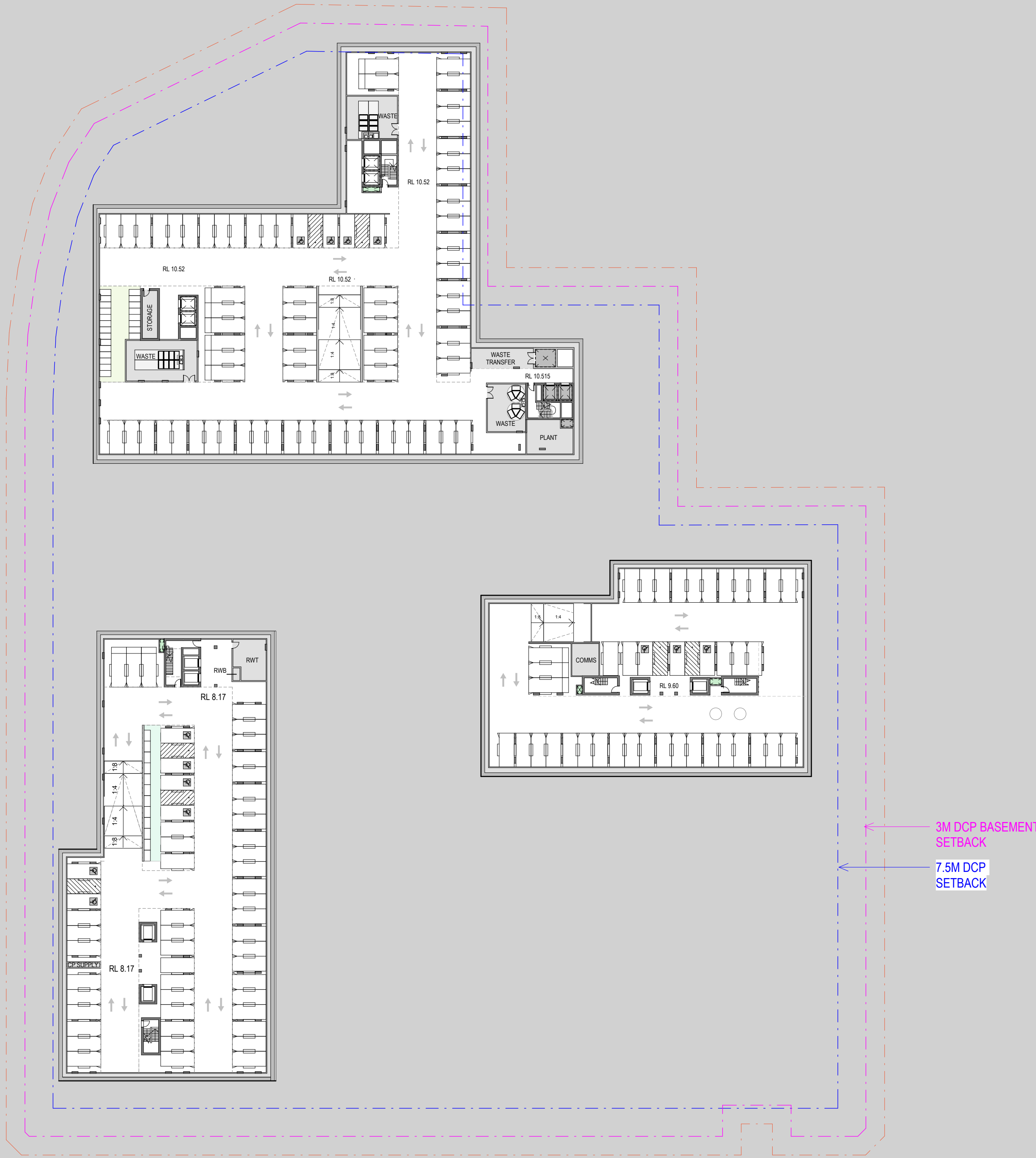
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GA - OVERALL - LEVEL 02

AR-DA-10B-01-01

ISSUE

08



ISSUE DATE	FOR	CHKD
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02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	
08 27.10.2025	SSDA ADJUSTMENTS	
09 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000
SCALE

1:500@A1

STATUS

DRAWING

GA - OVERALL - LEVEL 03

AR-DA-10B-02-01

ISSUE

09

PORT HACKING ROAD

PEMBROKE STREET

Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street,
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B),
Sylvania, NSW, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street
(SocialA, SocialB),
Sylvania, NSW, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

NOTE
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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	
08 27.10.2025	SSDA ADJUSTMENTS	
09 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT _____

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

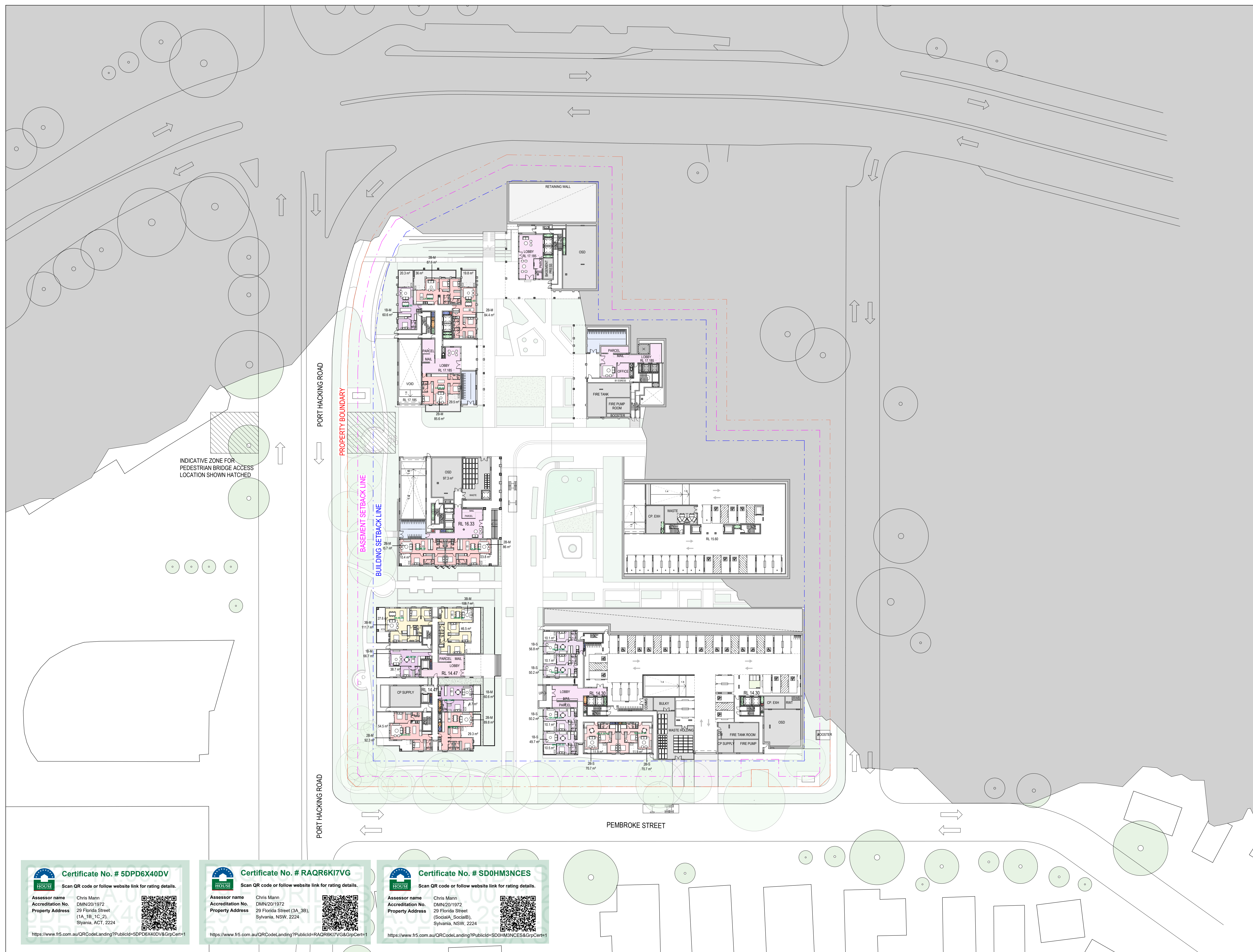
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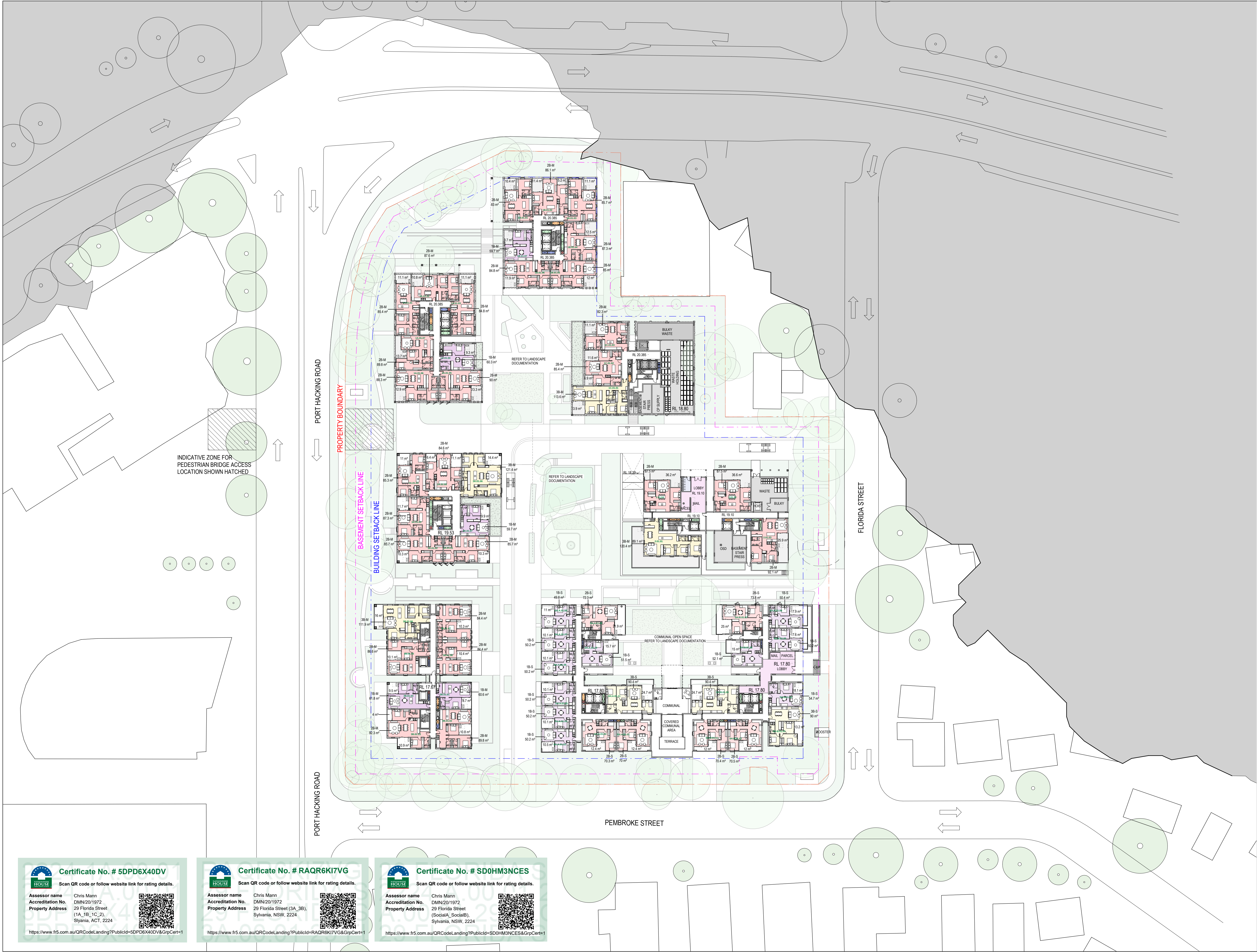
STATUS

DRAWING

GA OVERALL LEVEL 04

AR-DA-10B-03-01	09
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADRIAN
7153 MATTHEW BLAIR
7153 PHILIP ROSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWNER
10447 ALISON ESCOBAR
10705 CATHERINE SKINNER

QLD
3607 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 NEVIL CIBSEN
6236 KIRSTIE IRWIN

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

NOTE

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRFP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	
08 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 05

AR-DA-10B-04-01 08

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
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DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SCHEP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

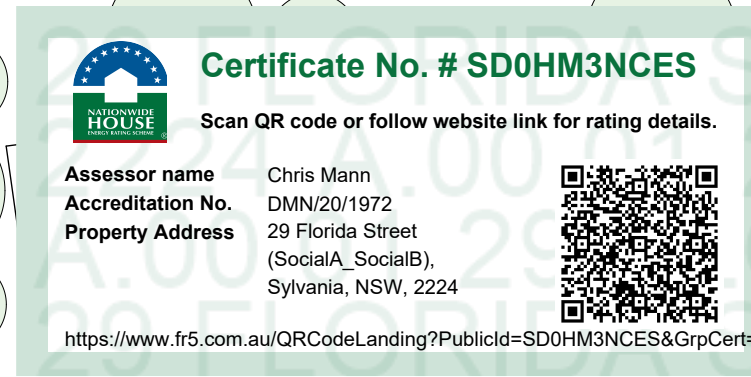
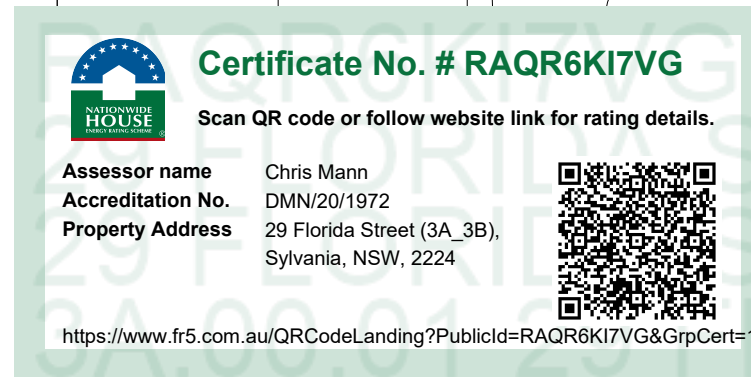
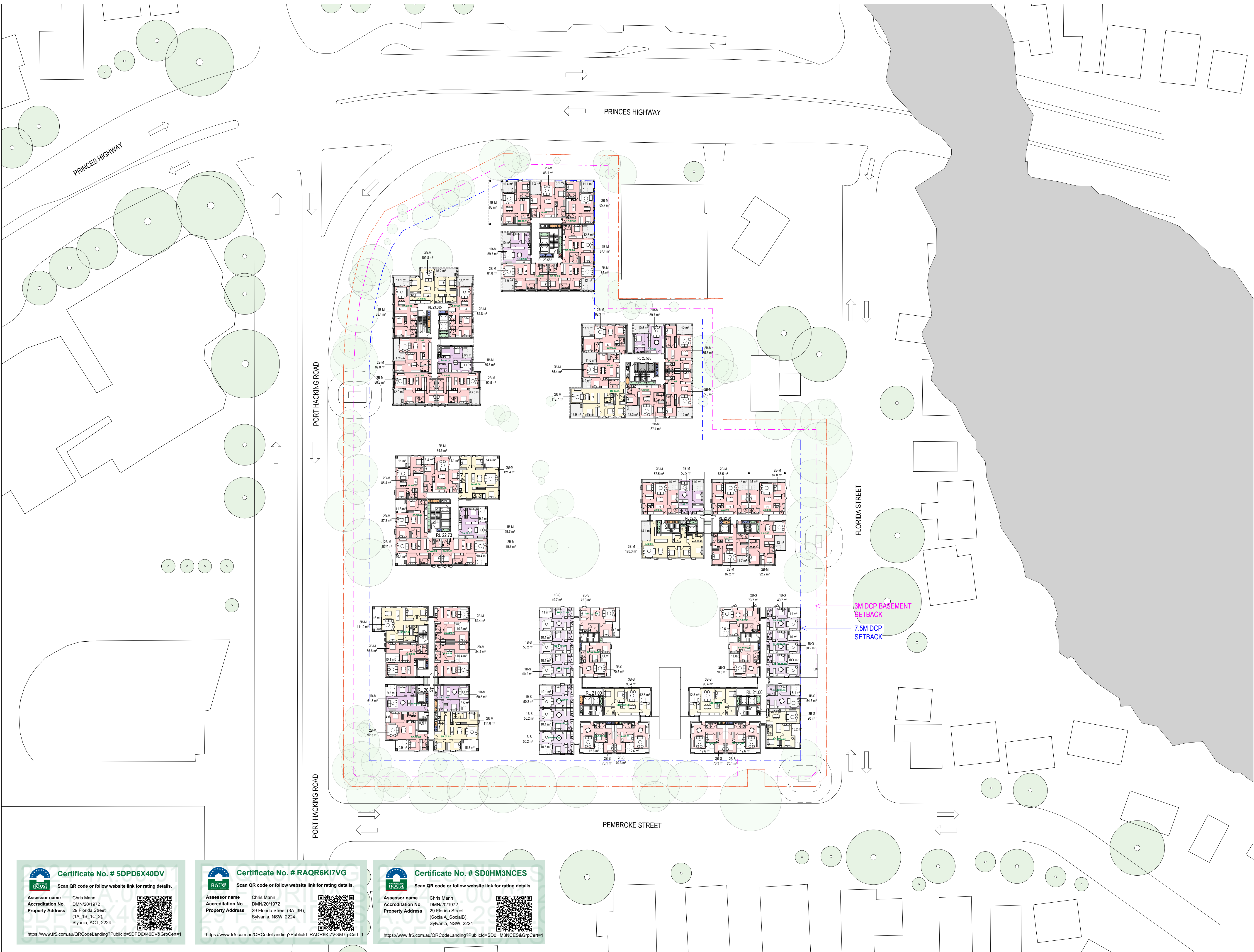
DRAWING

GA - OVERALL - LEVEL 06

AR-DA-10B-05-01

ISSUE

07



NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
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DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRIP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

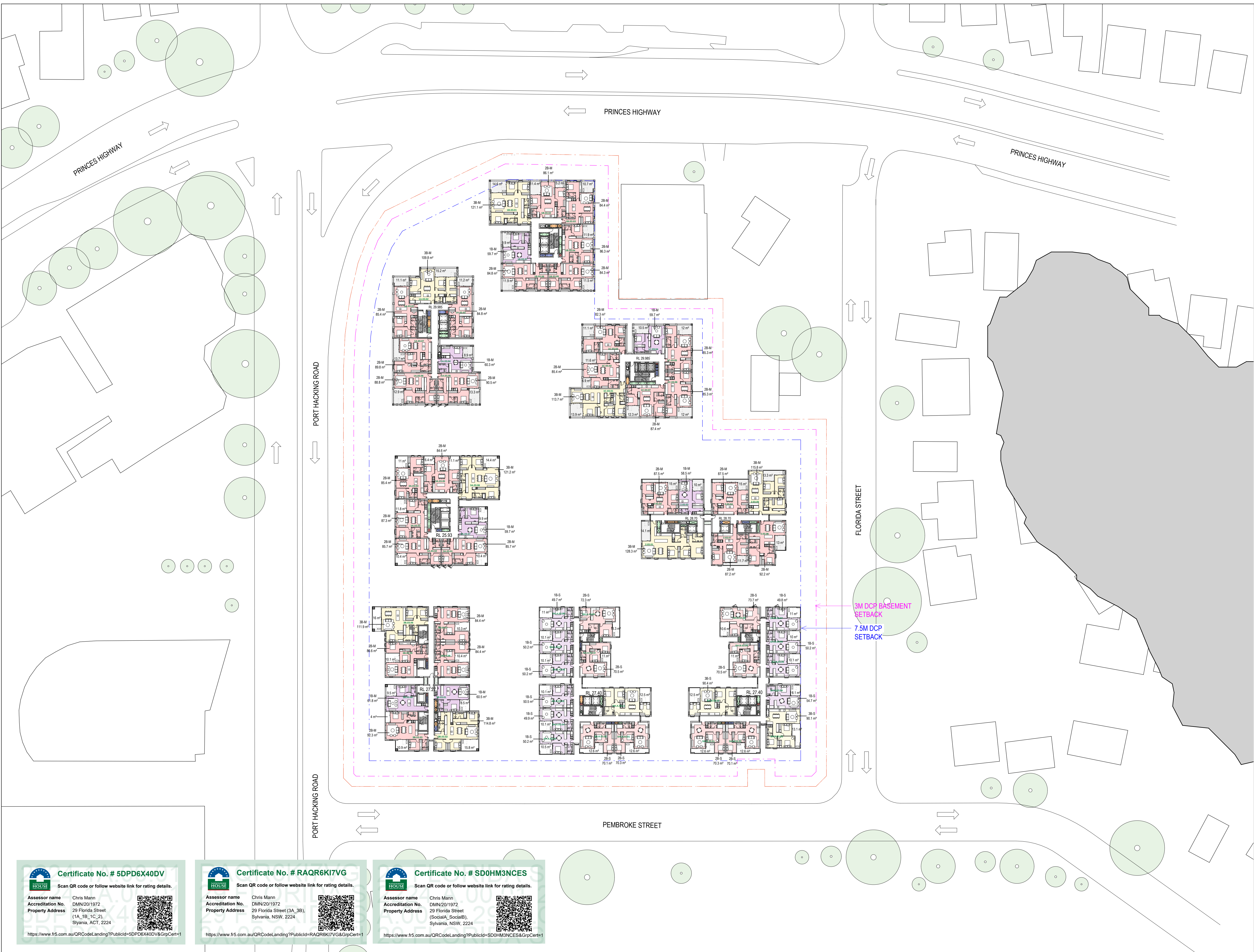
DRAWING

GA - OVERALL - LEVEL 07

AR-DA-10B-06-01

ISSUE

07



ISSUE DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN
02	01.09.2025	CONCEPT DESIGN
03	23.09.2025	FOR INFORMATION
04	29.09.2025	FOR INFORMATION
05	10.01.2025	SDRFP 2
06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

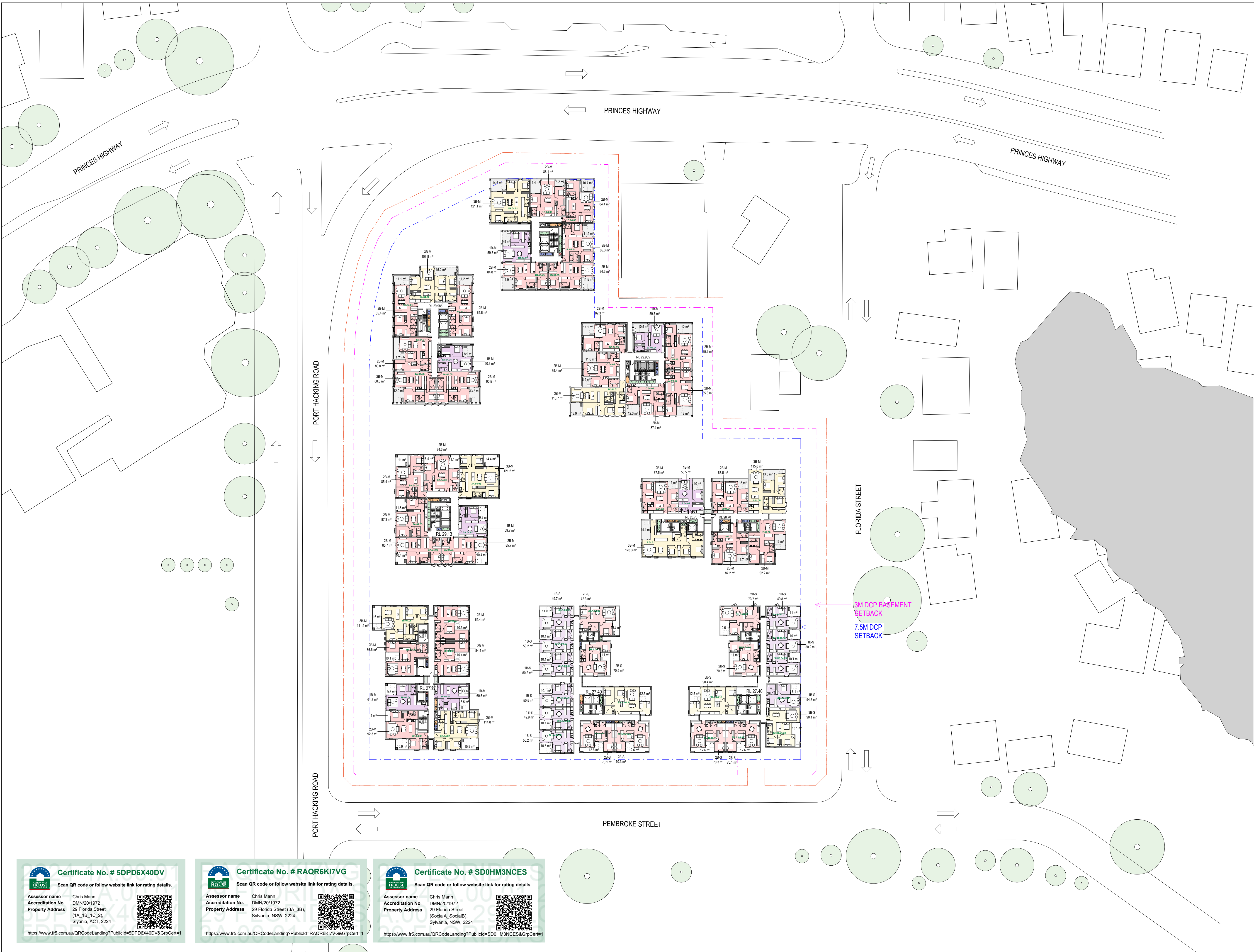
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STATUS

DRAWING

GA - OVERALL - LEVEL 08

AR-DA-10B-07-01 07



Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (1A, 1B, 1C, 2), Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (SocialA, SocialB), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

ISSUE DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN
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03	23.09.2025	FOR INFORMATION
04	29.09.2025	FOR INFORMATION
05	10.01.2025	SDRFP 2
06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

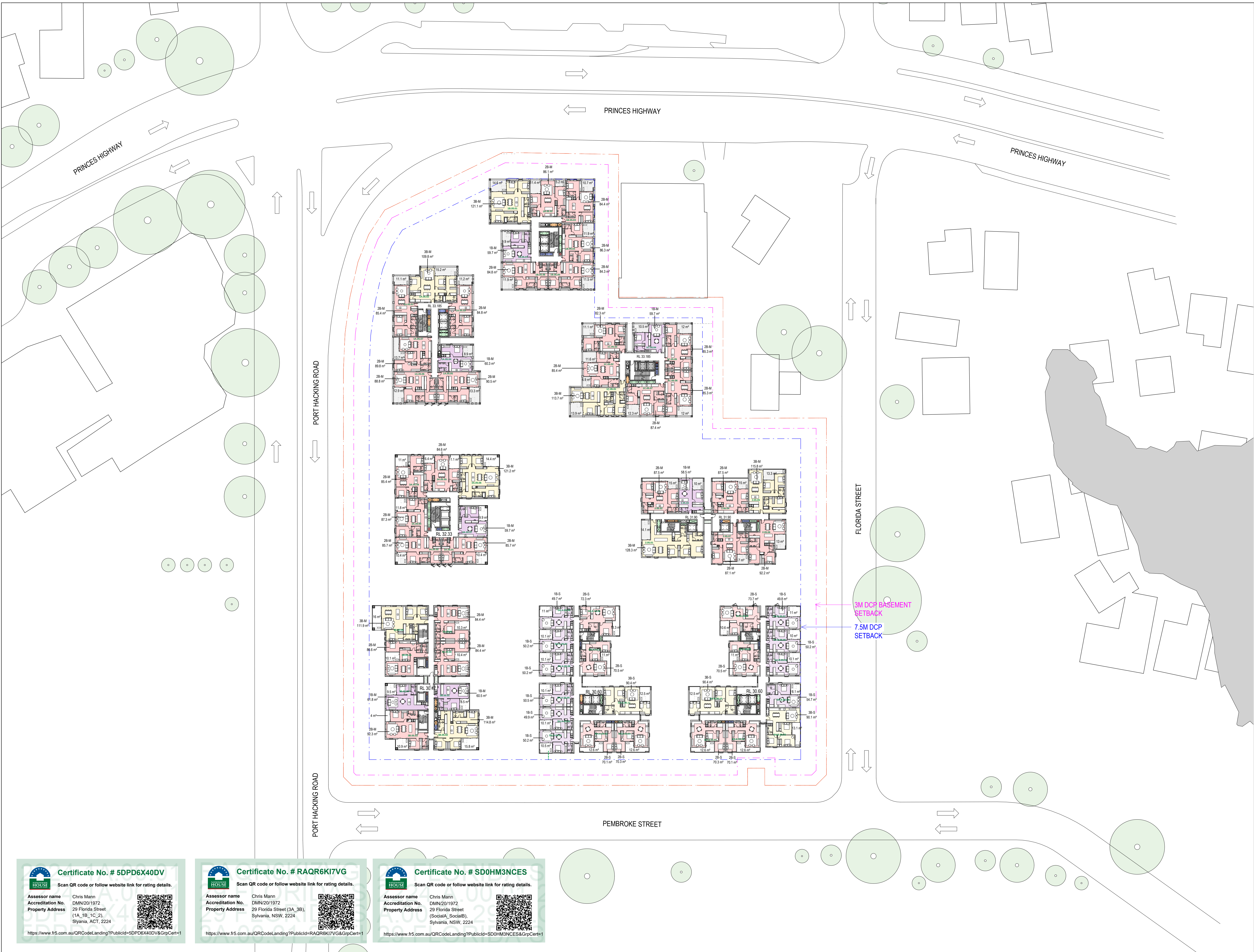
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STATUS

DRAWING

GA - OVERALL - LEVEL 09

AR-DA-10B-08-01

ISSUE
07



Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street, (1A, 1B, 1C, 2), Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street (3A, 3B), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/201972
Property Address 29 Florida Street (SocialA, SocialB), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
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03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRIP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

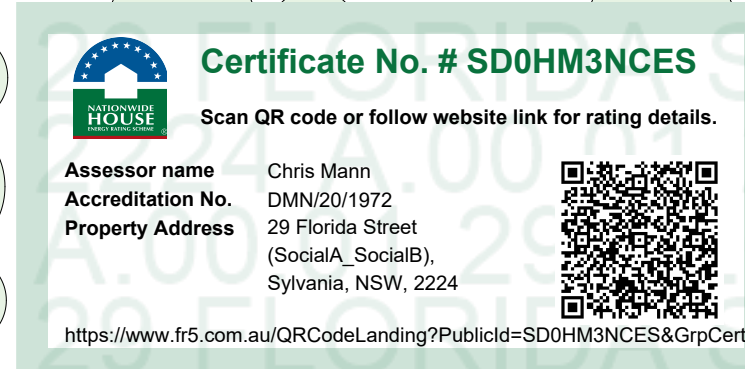
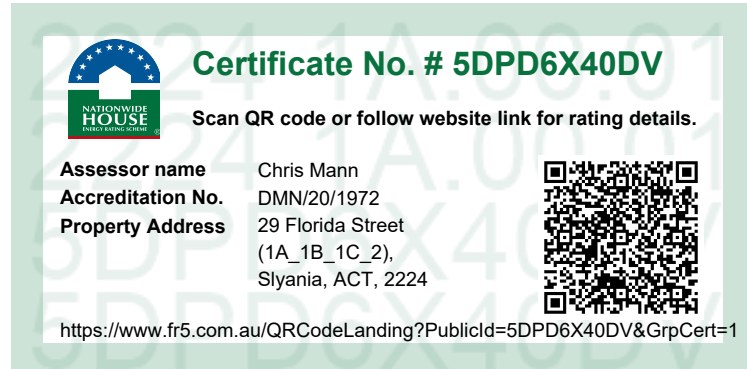
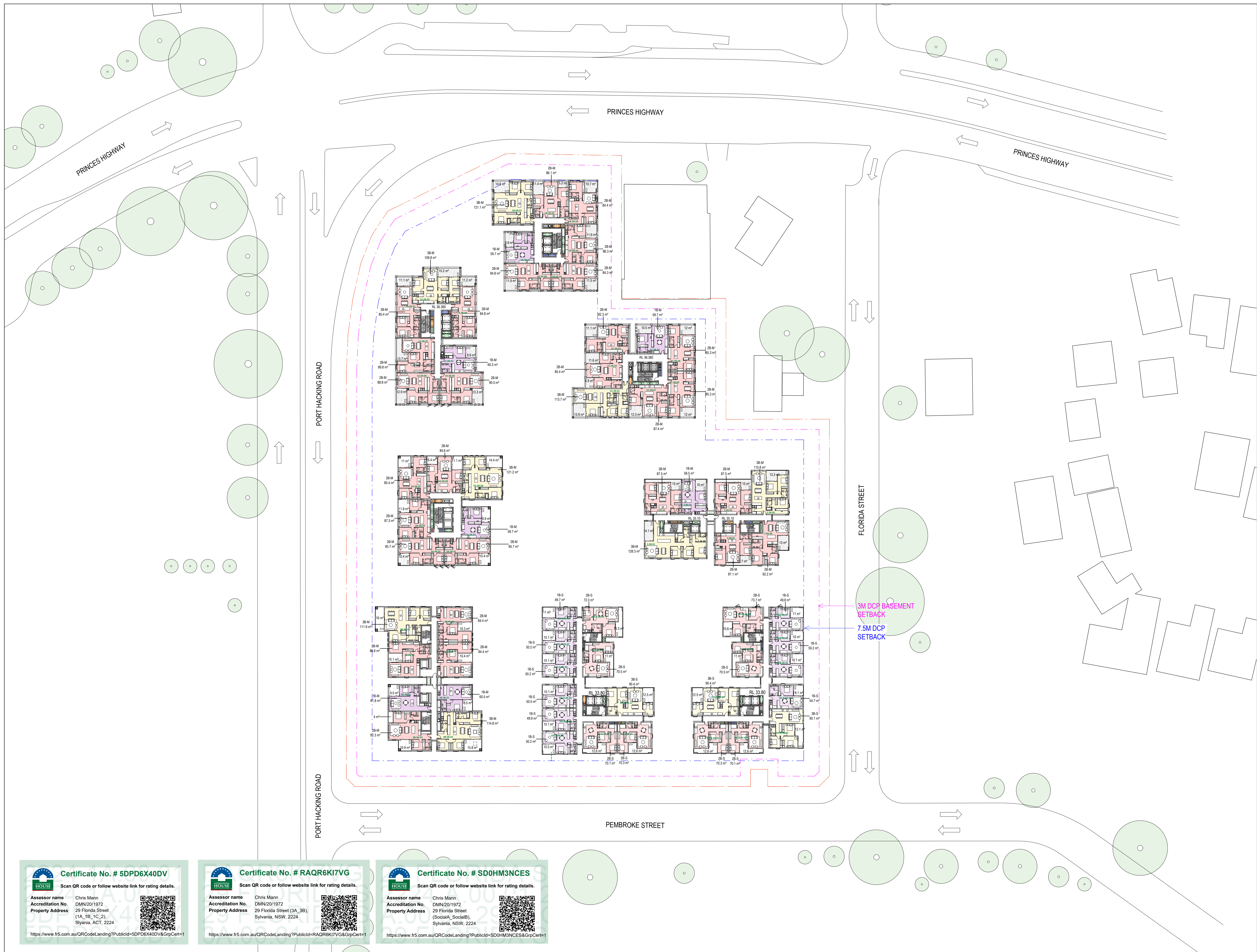
DRAWING

GA - OVERALL - LEVEL 10

AR-DA-10B-09-01

ISSUE

07



ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRFP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

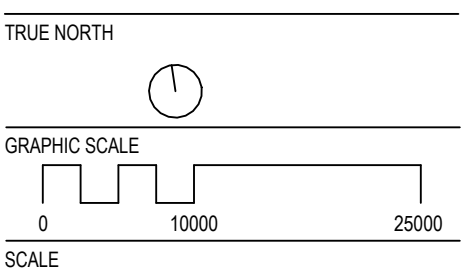
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

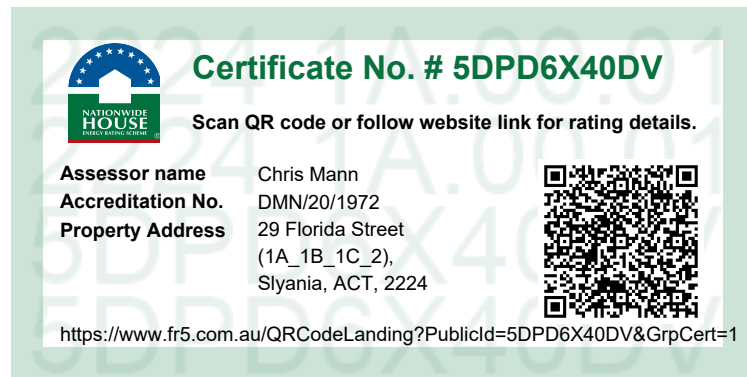
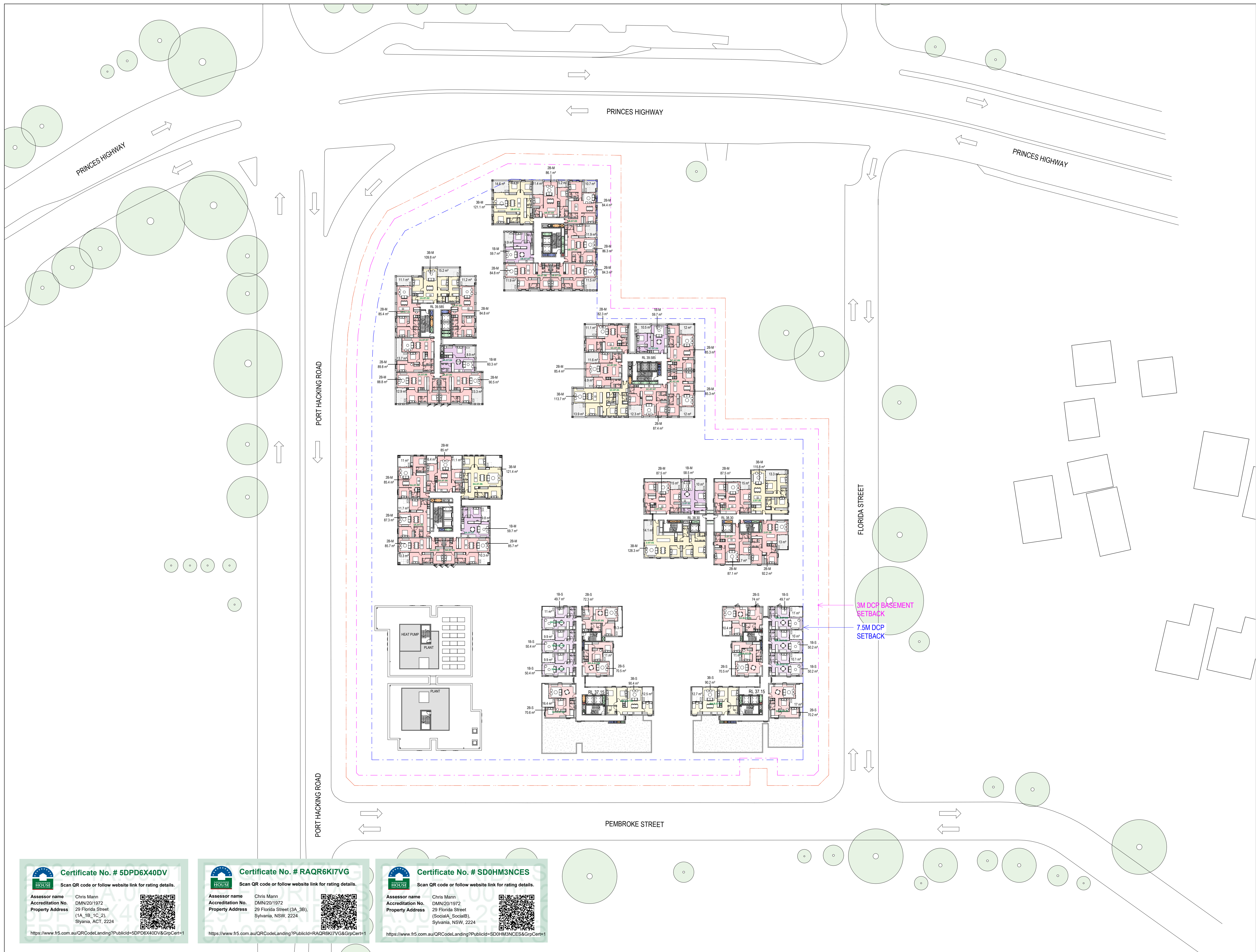


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STATUS

DRAWING

GA - OVERALL - LEVEL 11

AR-DA-10B-10-01 07



ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRFP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

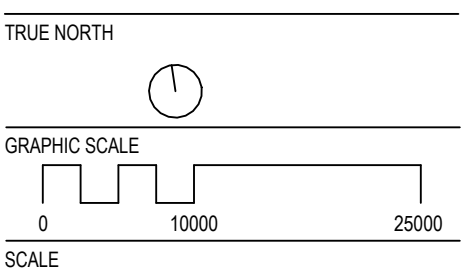
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

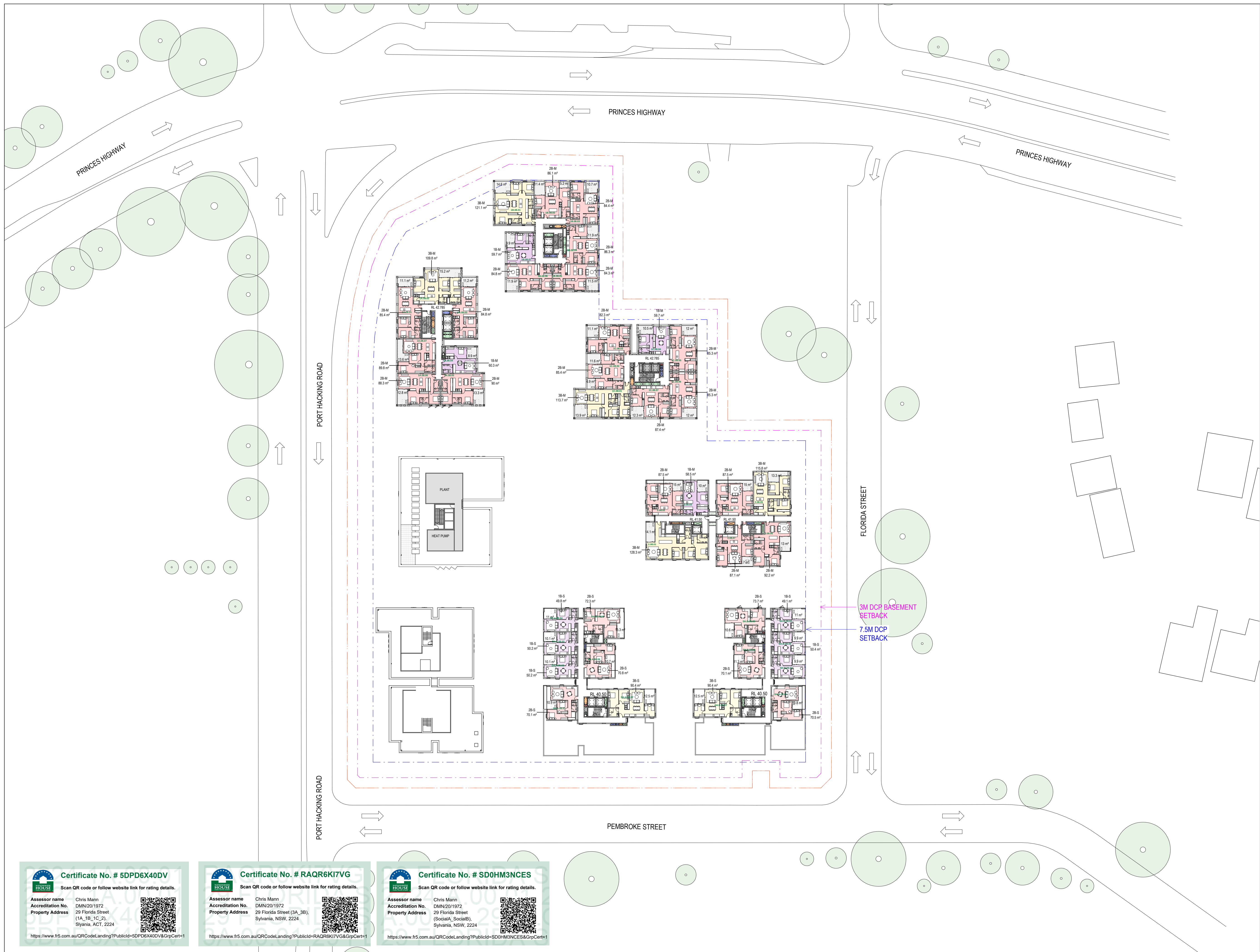
DRAWING

GA - OVERALL - LEVEL 12

AR-DA-10B-11-01

ISSUE

07



Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (1A, 1B, 1C, 2), Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (SocialA, SocialB), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

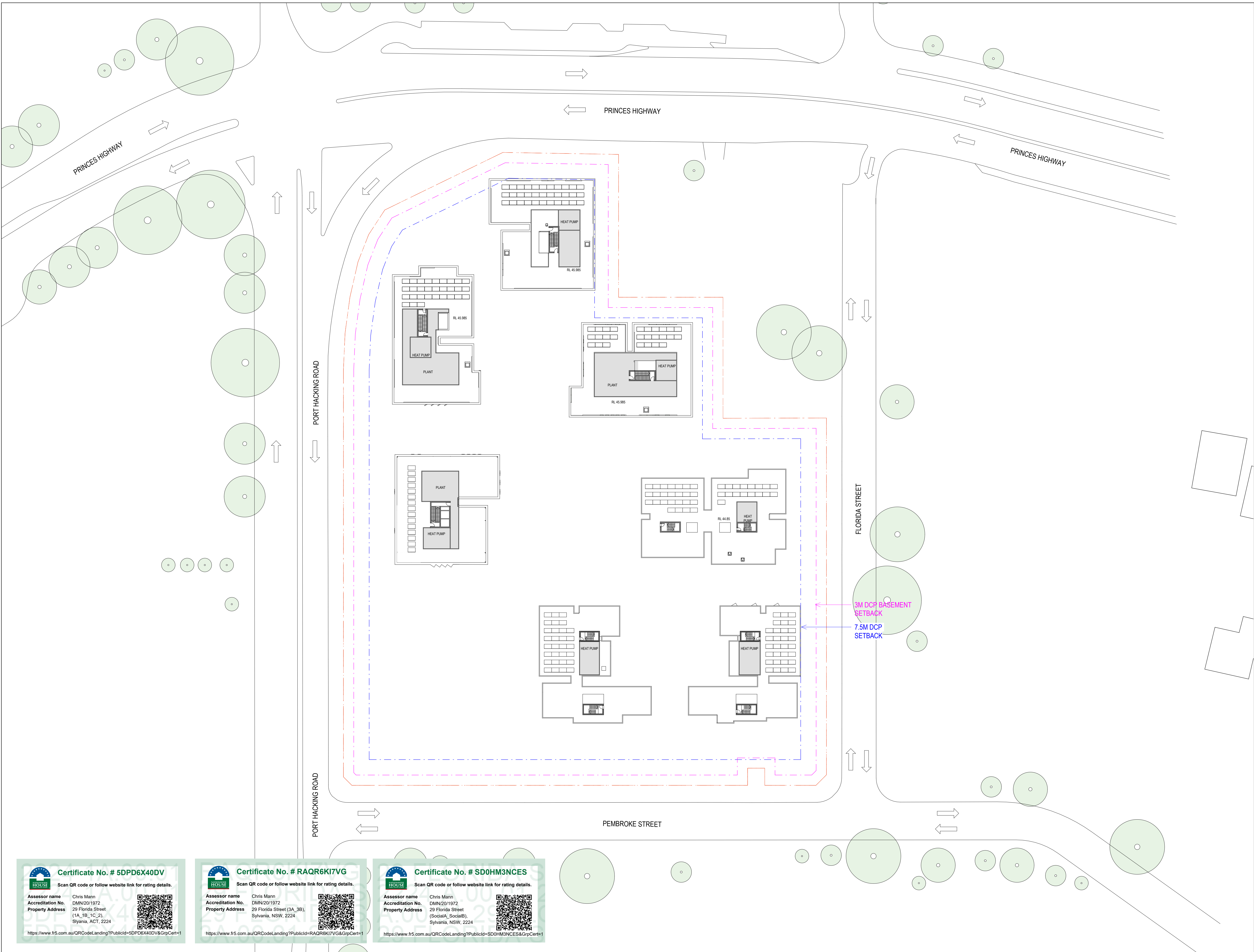
SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 13

AR-DA-10B-12-01 07



ISSUE DATE	FOR	CHKD
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02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRPP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

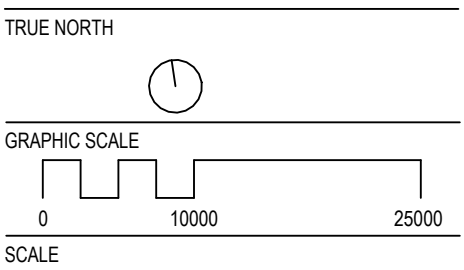
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

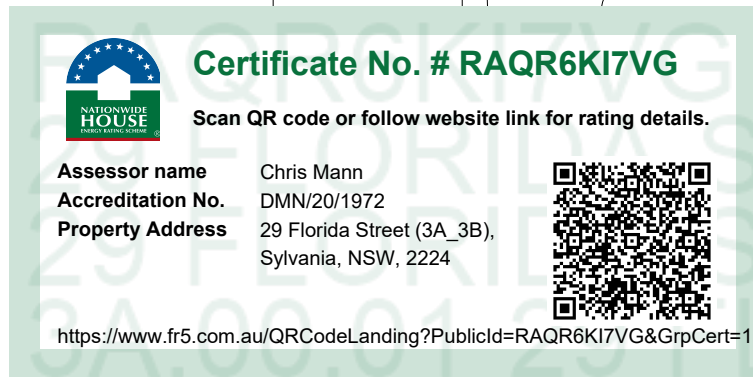
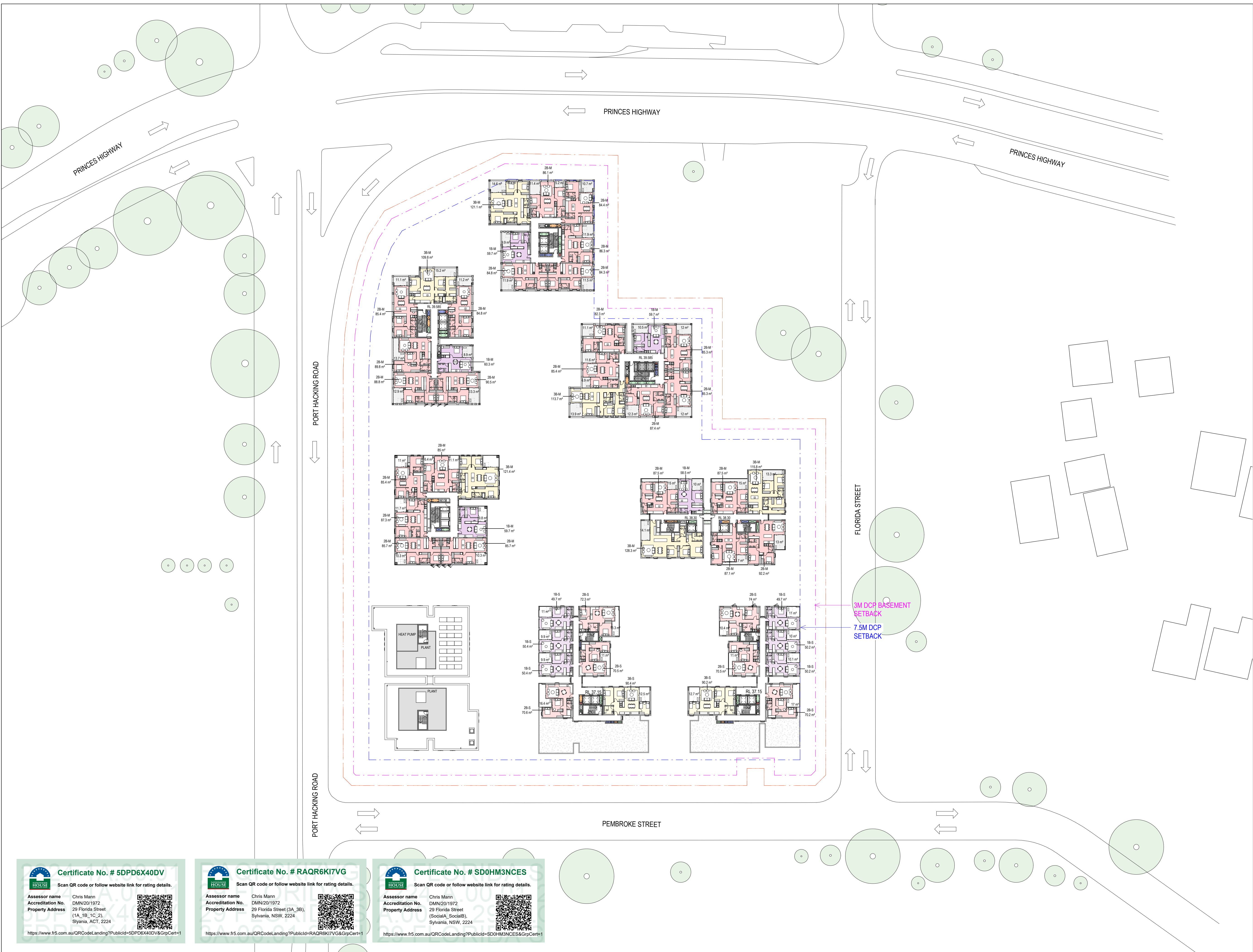


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STATUS

DRAWING

GA - OVERALL - LEVEL 11

AR-DA-10B-10-01 07



NOTE
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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	01.09.2025	CONCEPT DESIGN	
03	23.09.2025	FOR INFORMATION	
04	29.09.2025	FOR INFORMATION	
05	10.01.2025	SDRP 2	
06	17.10.2025	DRAFT SSDA	
07	24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT _____

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 20000

SCALE

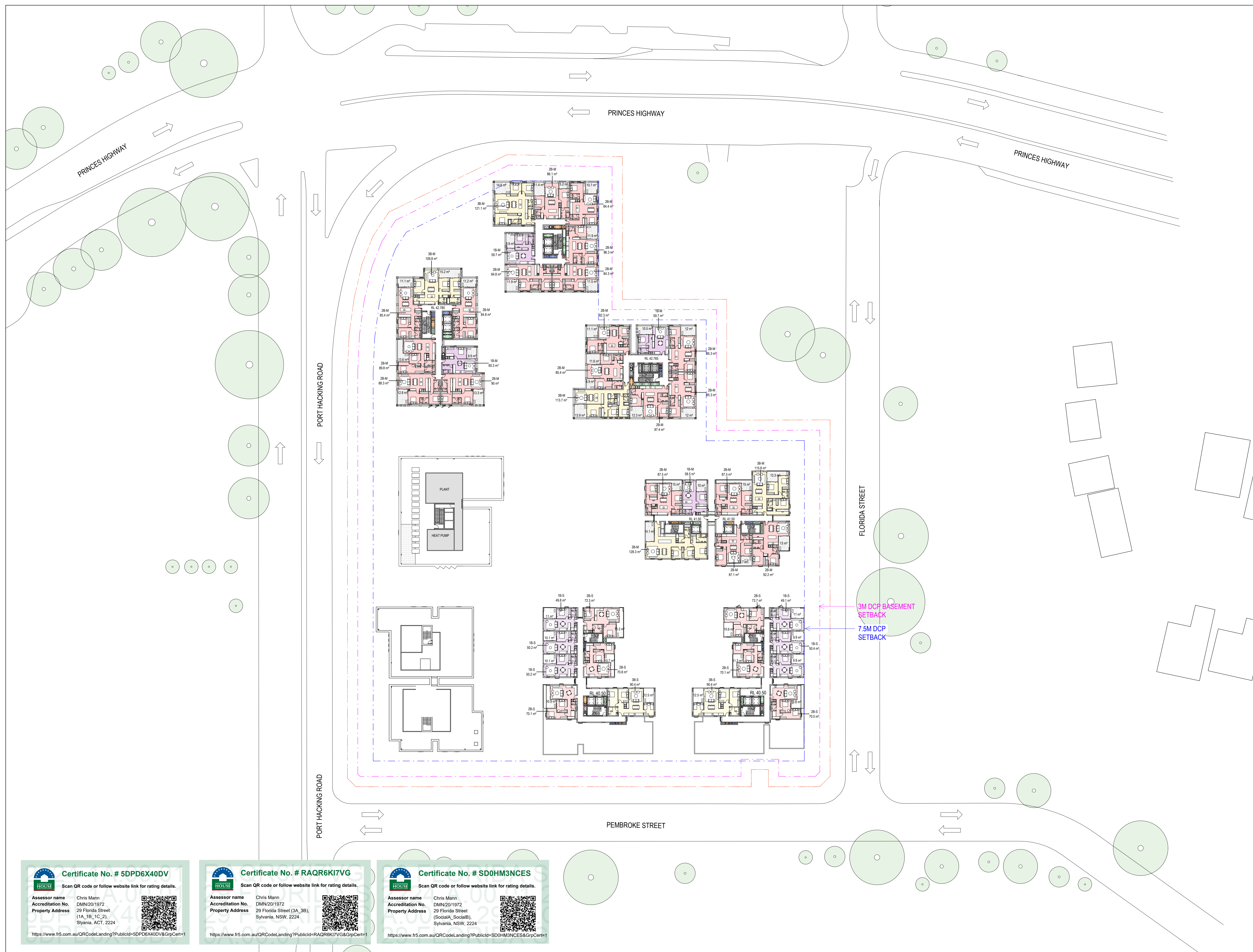
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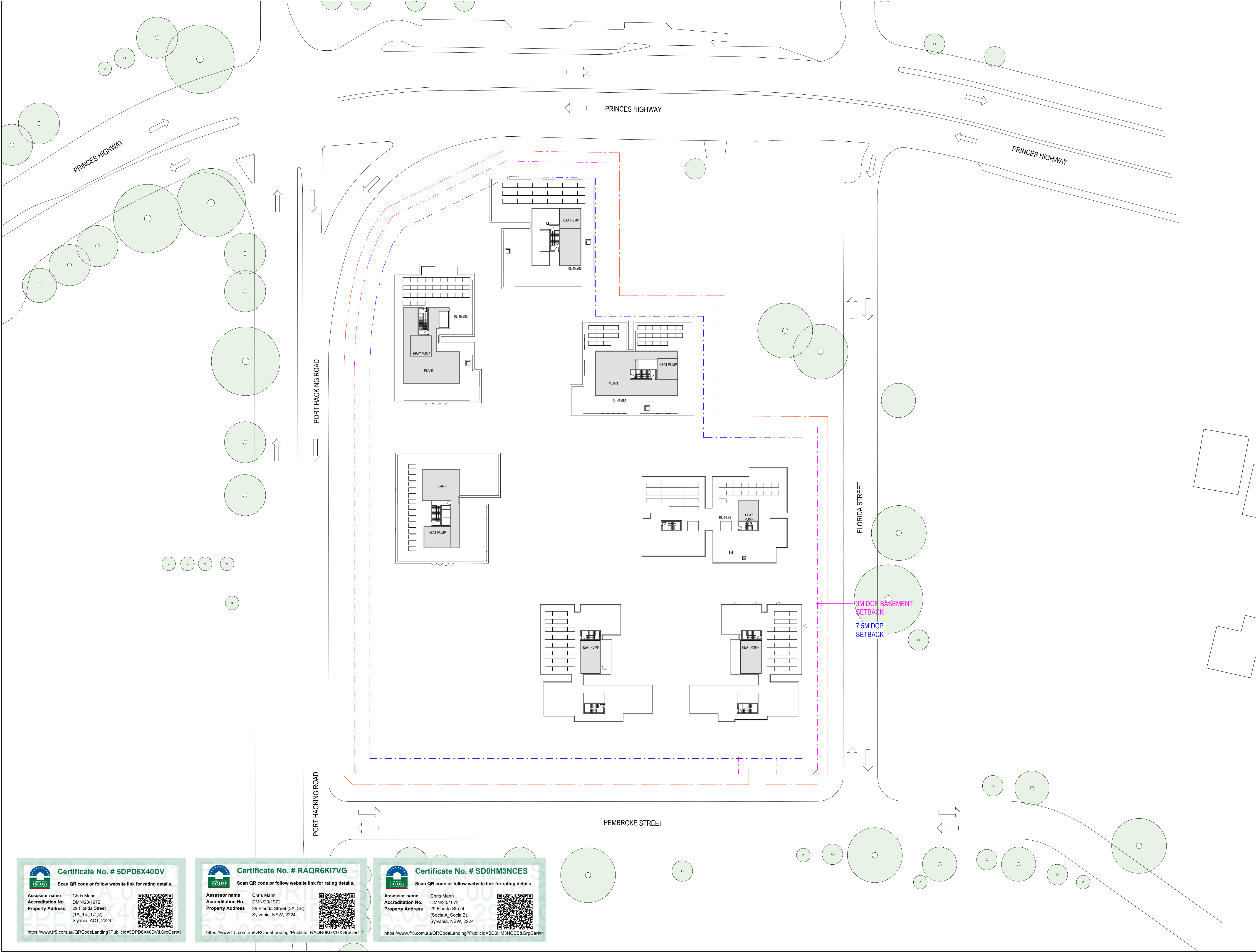
STATUS

DRAWING

GA OVERALL LEVEL 12

AR-DA-10B-11-01	07
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3869 NEVAN CIBSEN
8011 WILLIAM DONZER	6236 KIRSTIE IRWIN
10447 ALISON ISACSON	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 10000 25000
SCALE
1:500@A1
STATUS

DRAWING

GA - OVERALL - LEVEL 13

AR-DA-10B-12-01 07

NOTE
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

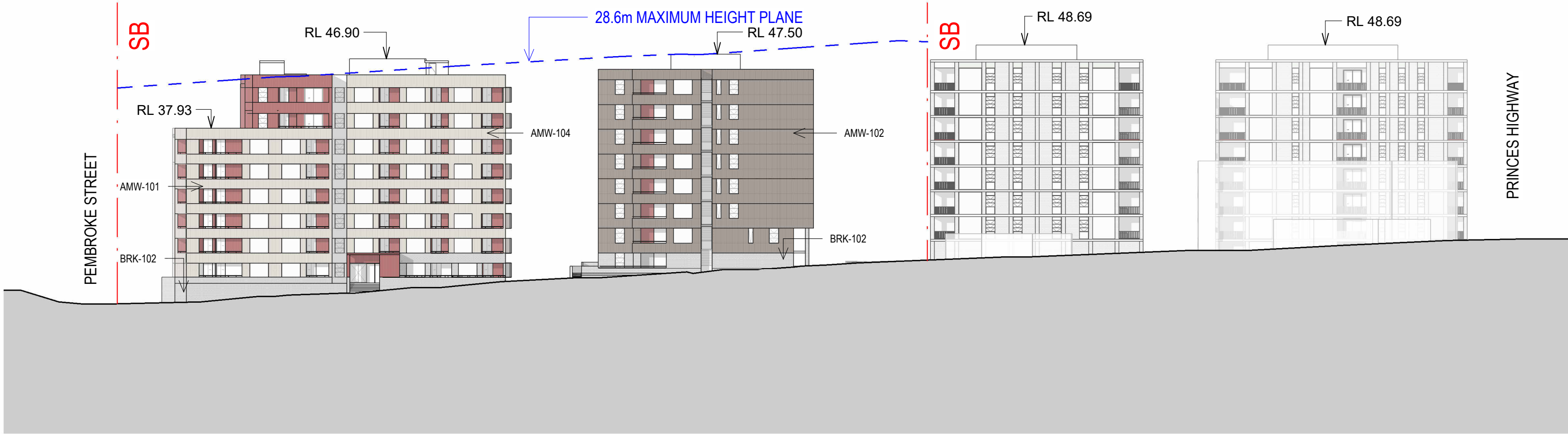
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As indicated@A1
STATUS

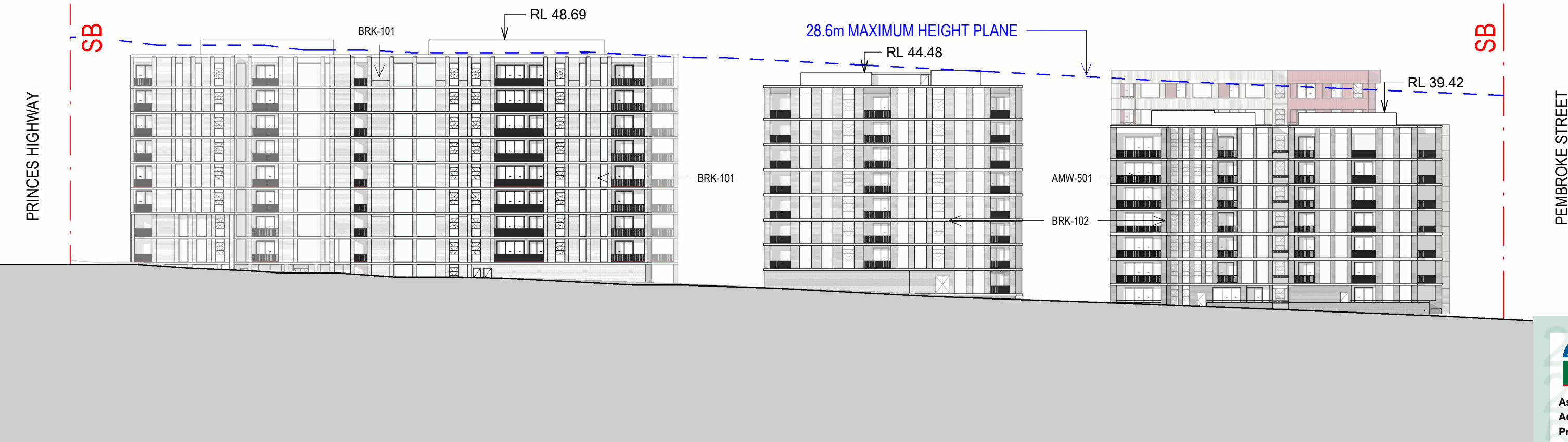
DRAWING

ELEVATIONS - OVERALL

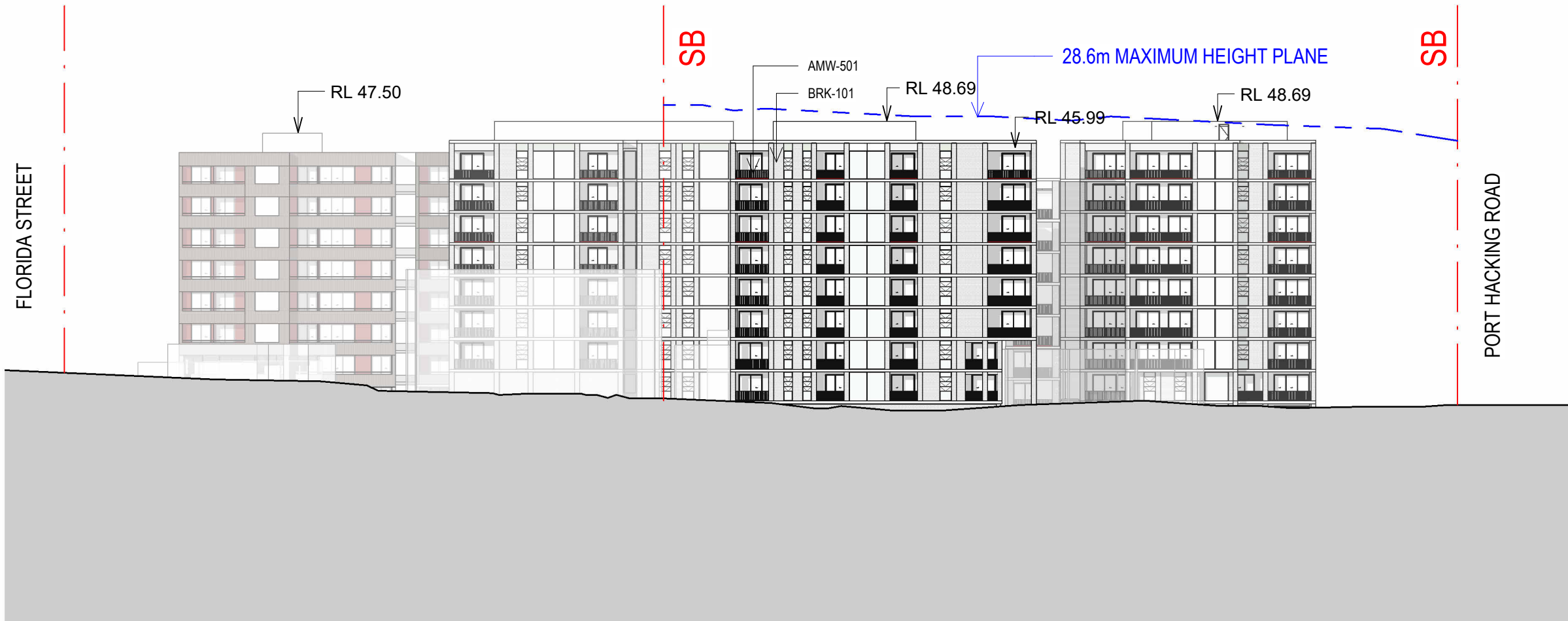
ISSUE	
AR-DA-10C-XX-01	02



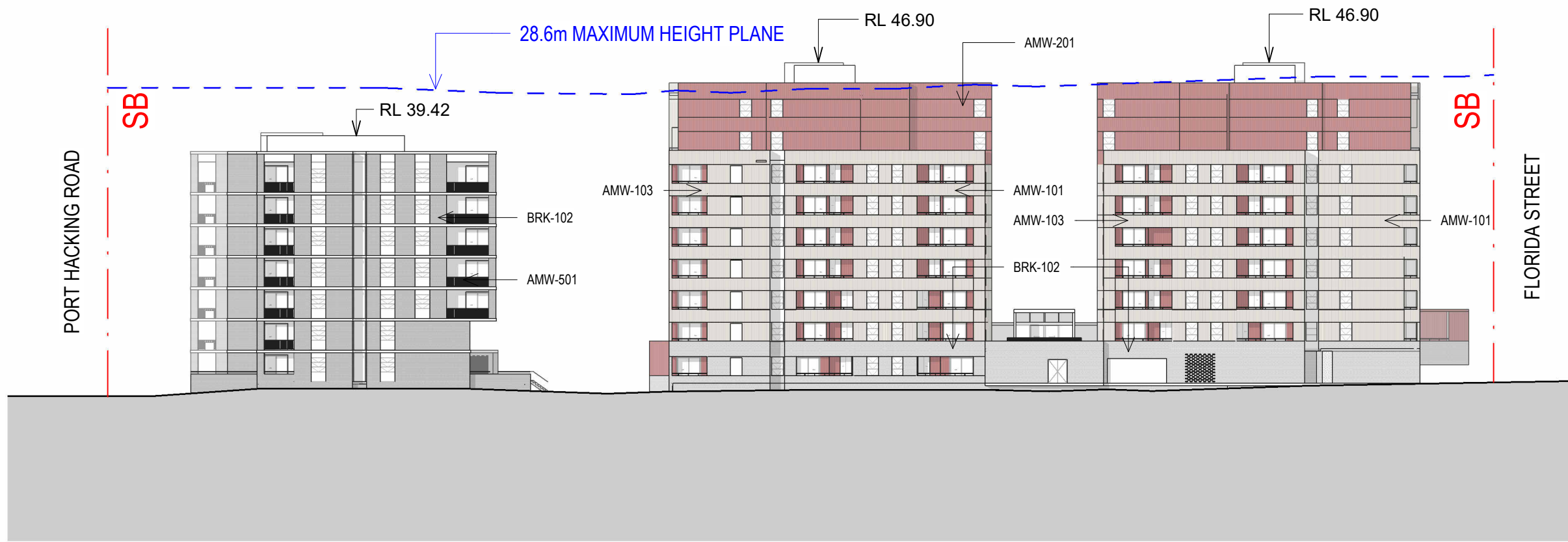
1 Elevation - EAST



2 Elevation WEST



3 Elevation NORTH



4 Elevation - SOUTH

Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.

Assessor name: Chris Mann
Accreditation No.: DMN/20/1972
Property Address: 29 Florida Street (1A_1B_1C_2), Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.

Assessor name: Chris Mann
Accreditation No.: DMN/20/1972
Property Address: 29 Florida Street (3A_3B), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.

Assessor name: Chris Mann
Accreditation No.: DMN/20/1972
Property Address: 29 Florida Street (SocialA_SocialB), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>



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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	
03 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

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PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000
SCALE

As indicated@A1

STATUS

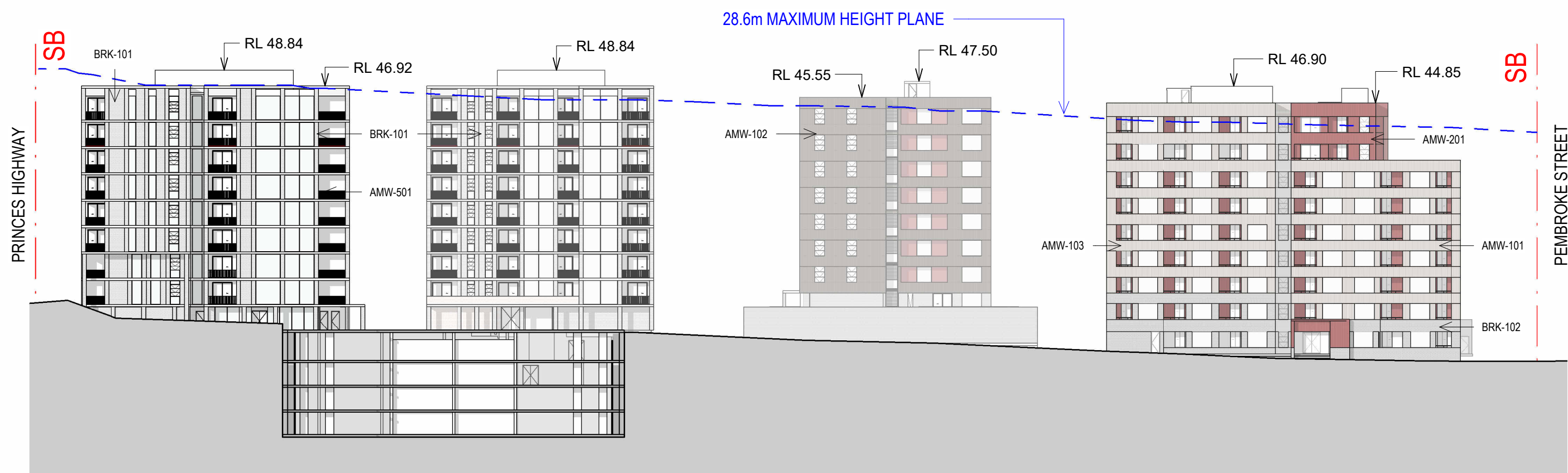
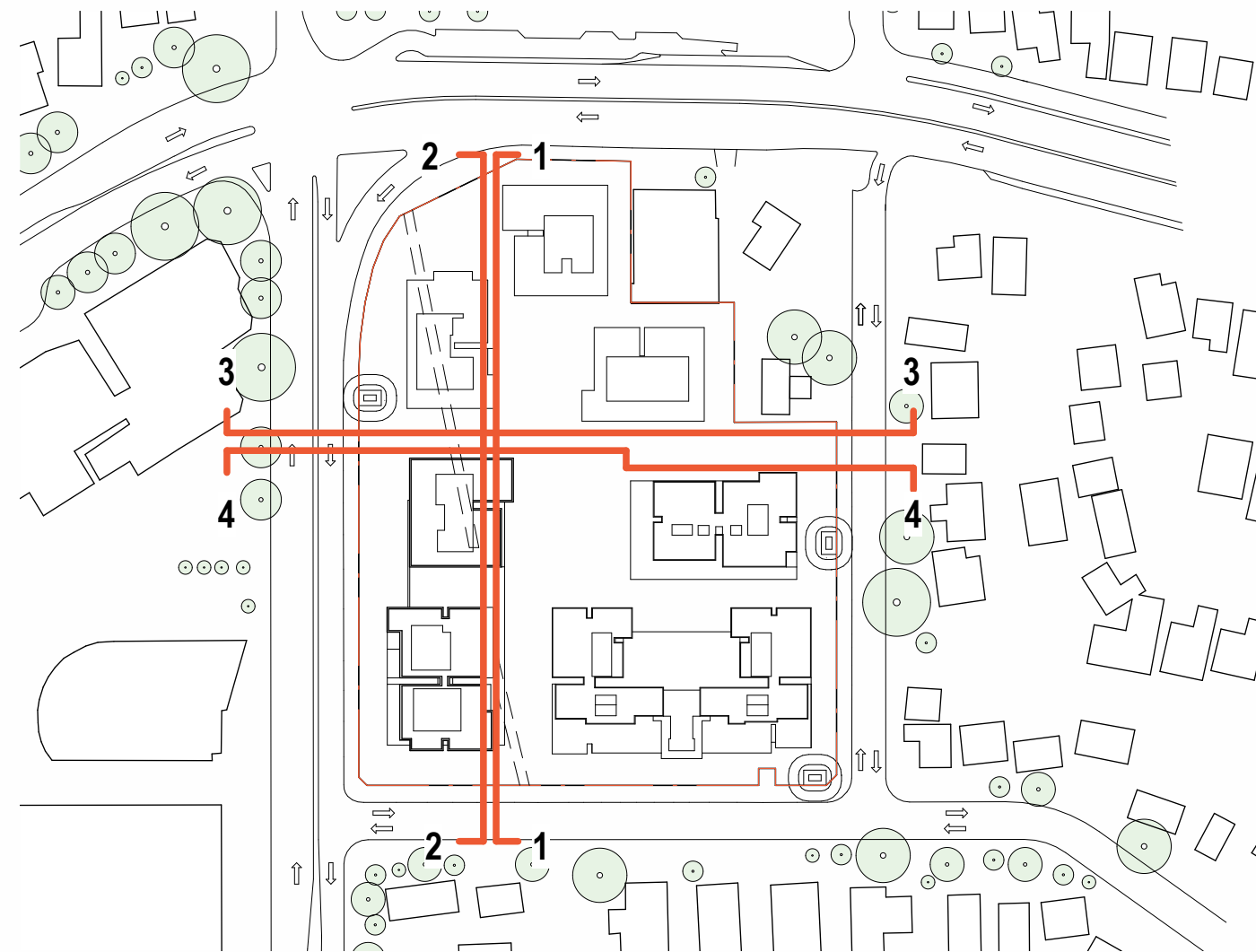
DRAWING

ELEVATIONS - OVERALL

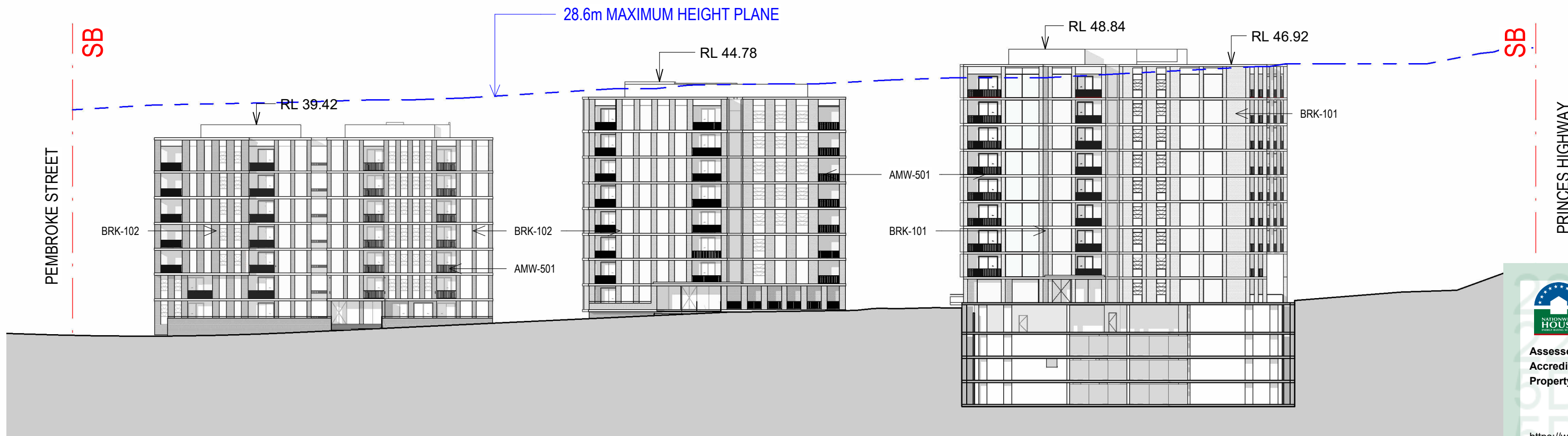
AR-DA-10C-XX-02

ISSUE

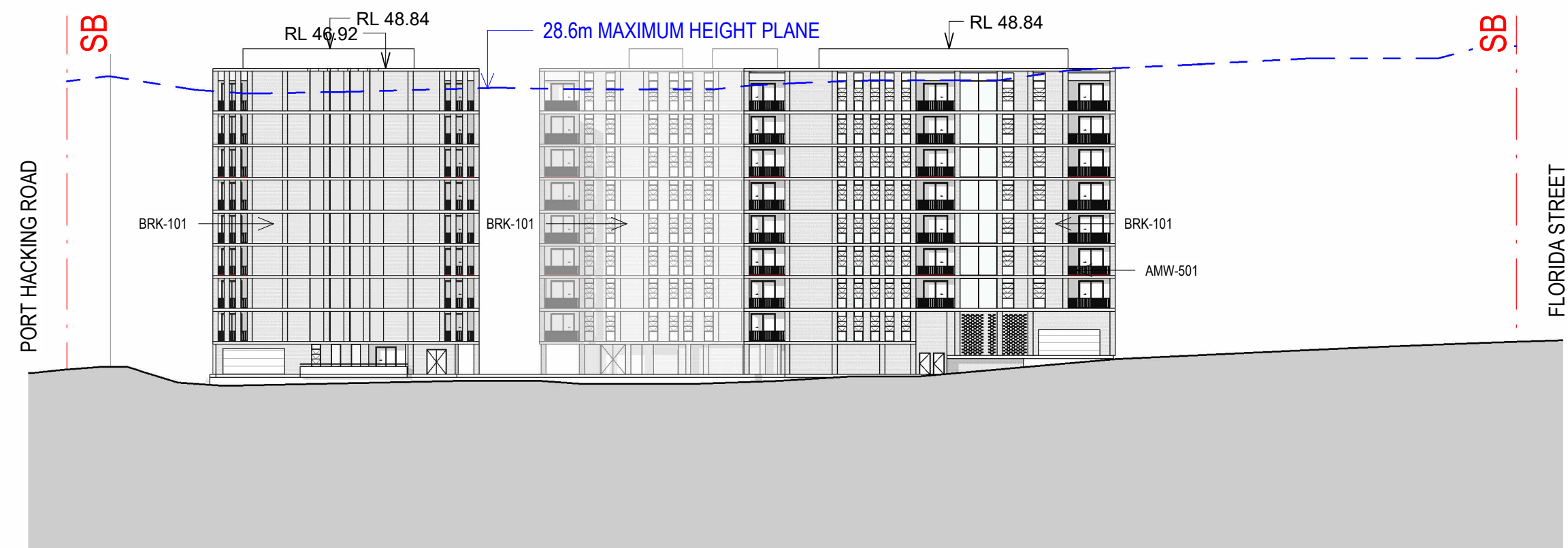
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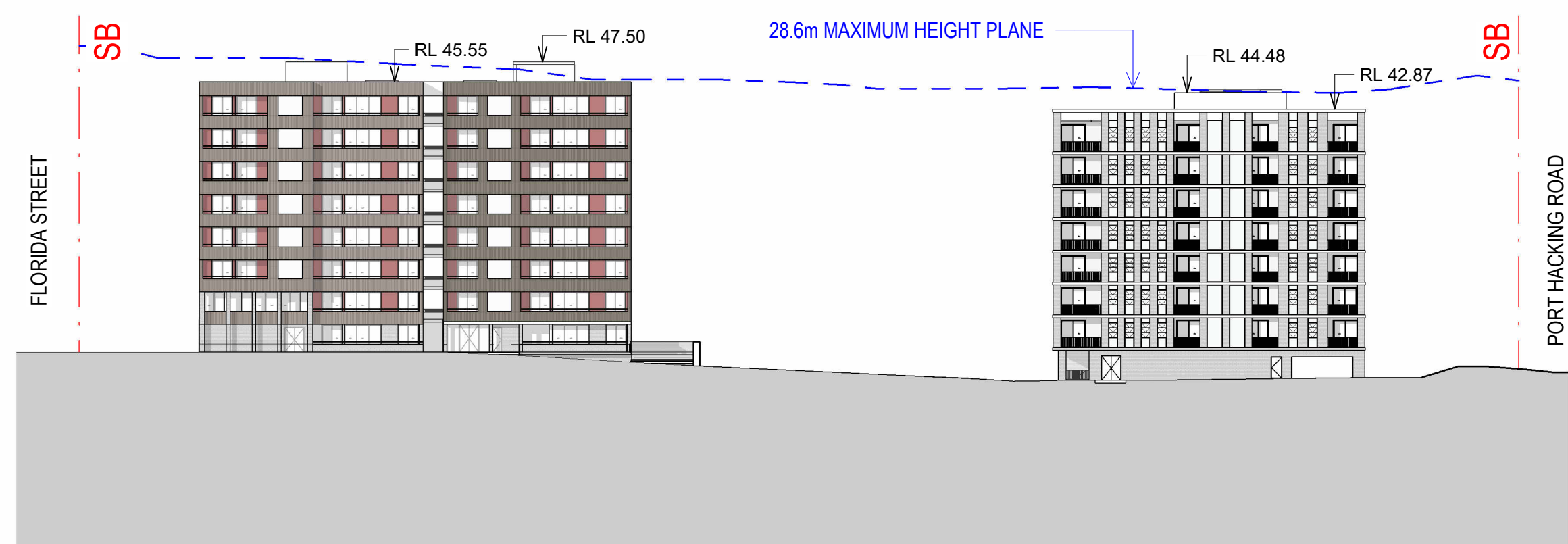
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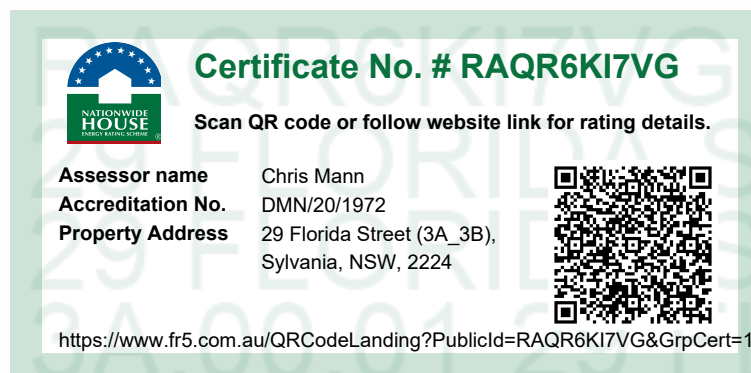
2 Elevation - MKT BLD 3A, 3B & 1A



3 Elevation - MRK BLD 1A, 1B & 1C



4 Elevation - MKT BLD 2 & MKT BLD 3A



NOTE
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

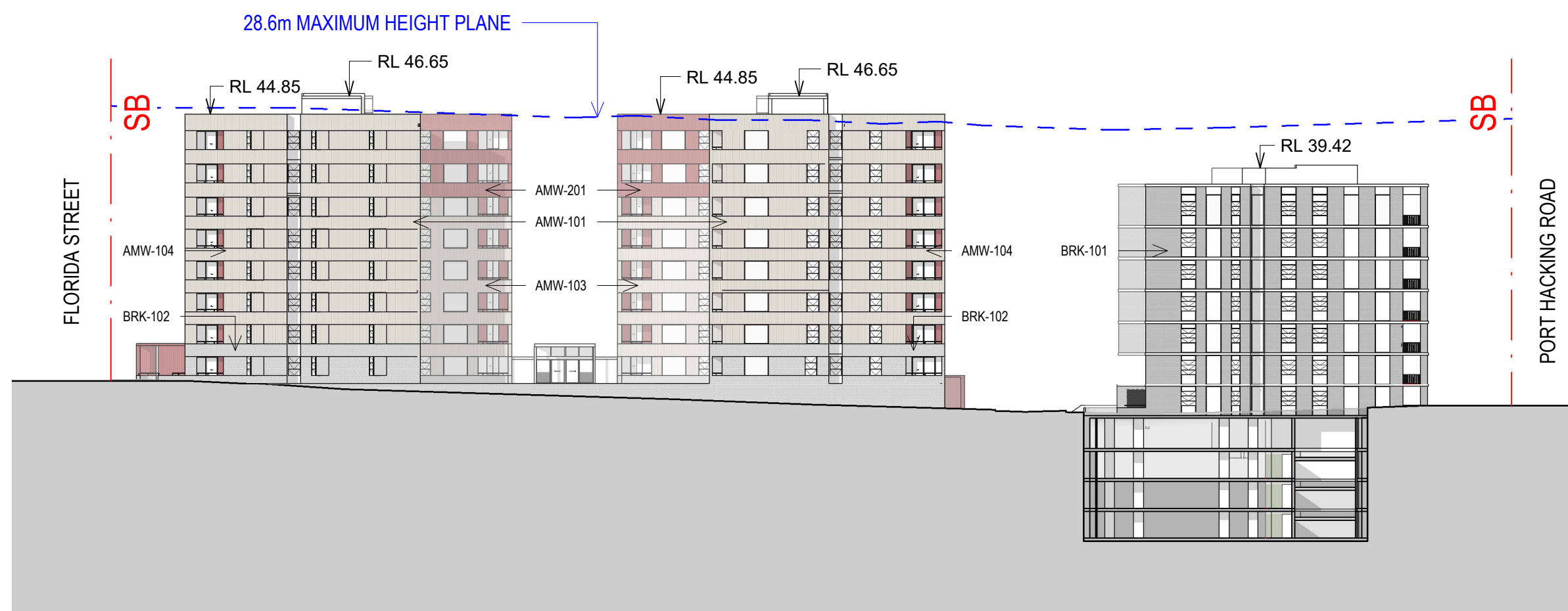
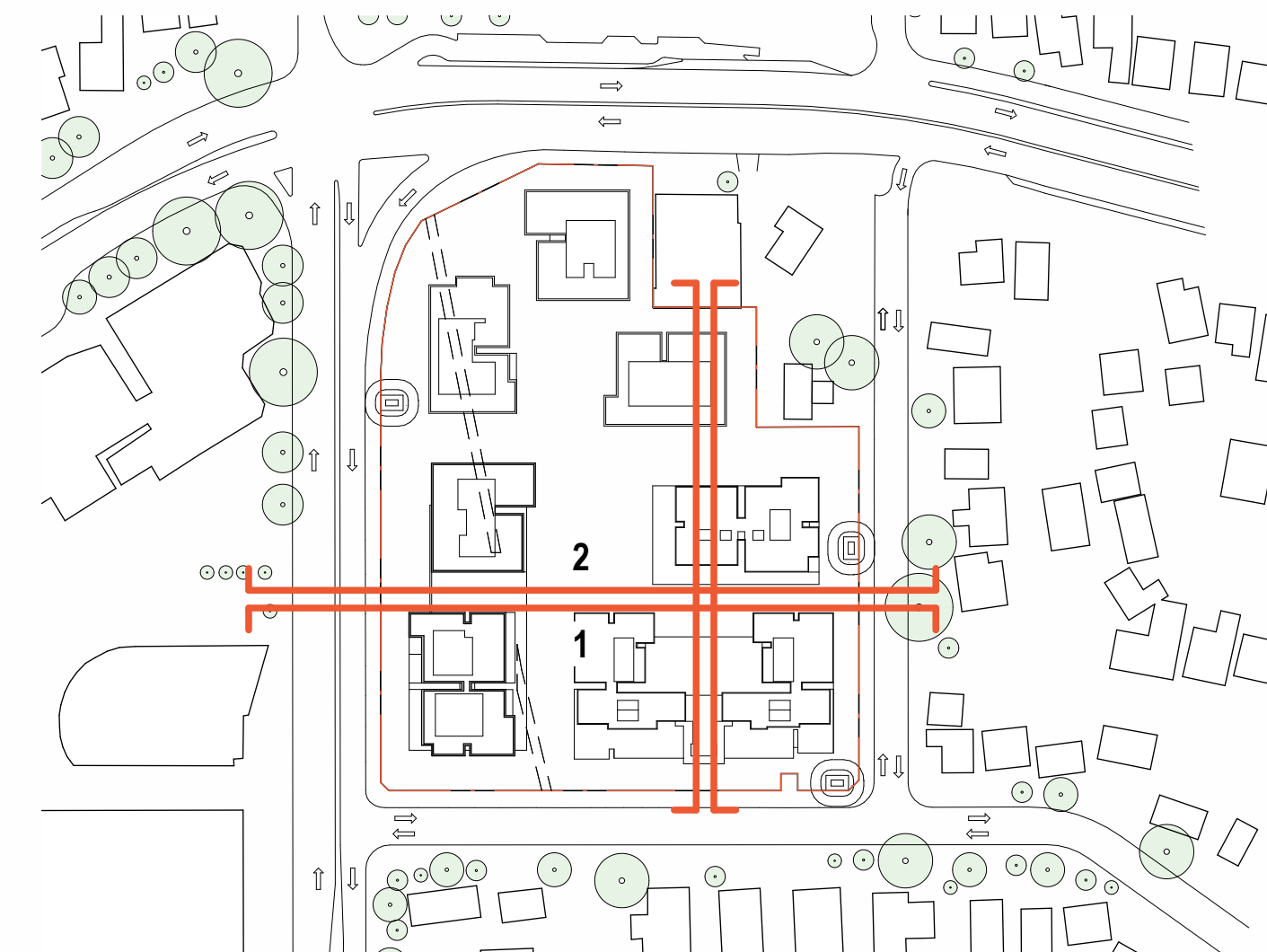
HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

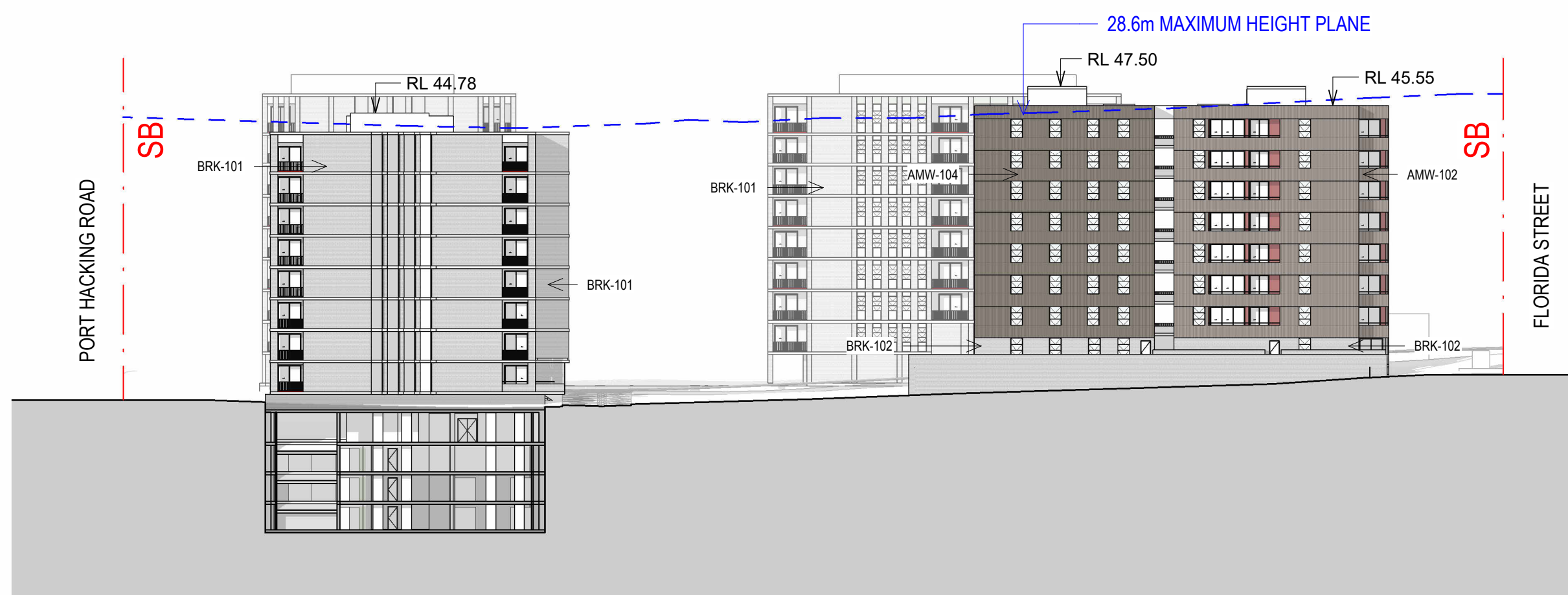
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GRAPHIC SCALE
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SCALE
As indicated@A1
STATUS

DRAWING

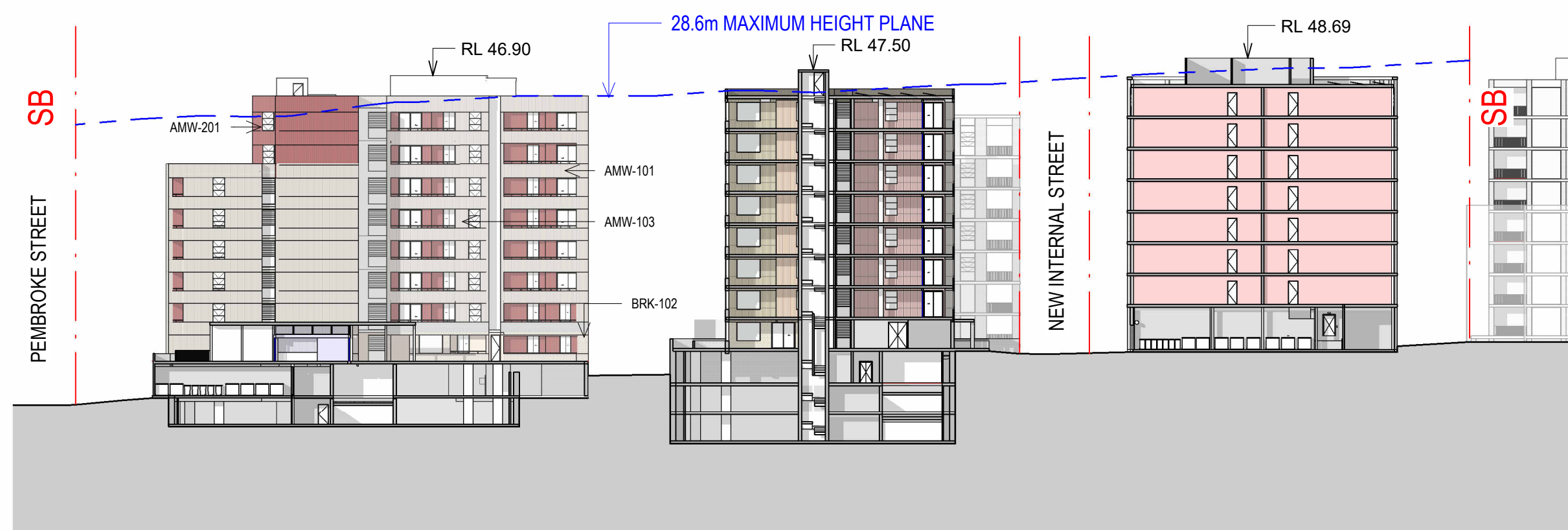
ELEVATIONS - OVERALL
ISSUE
AR-DA-10C-XX-03 02



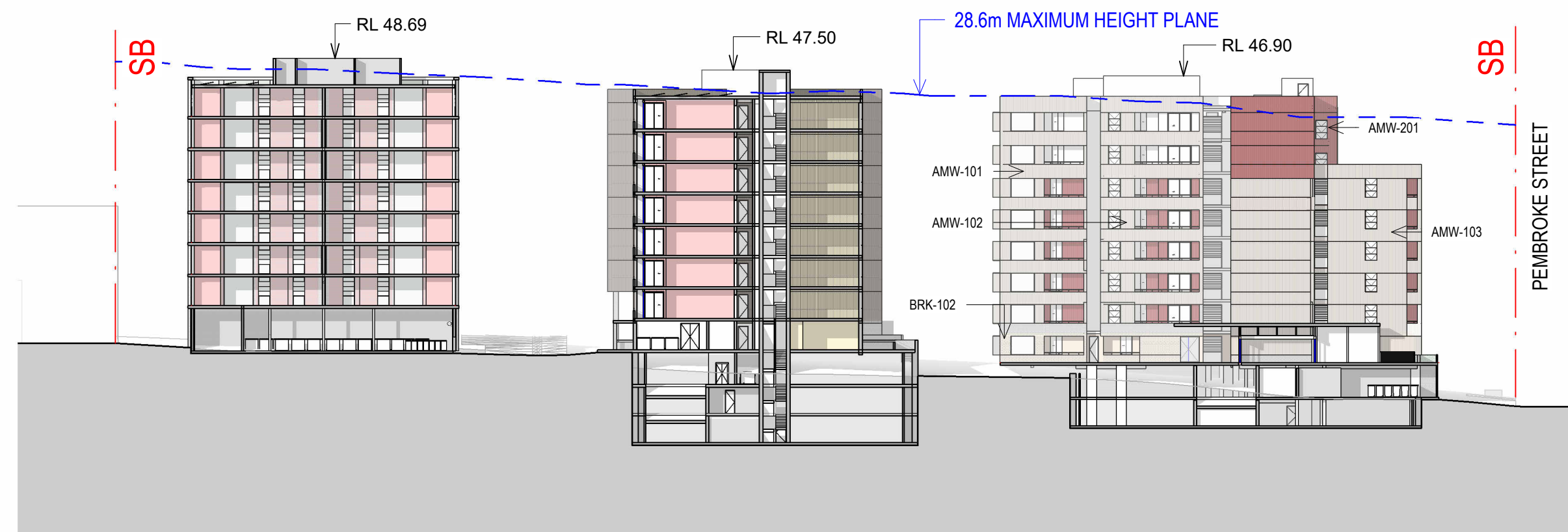
1 Elevation - SOCIAL A & MKT BLD 3B



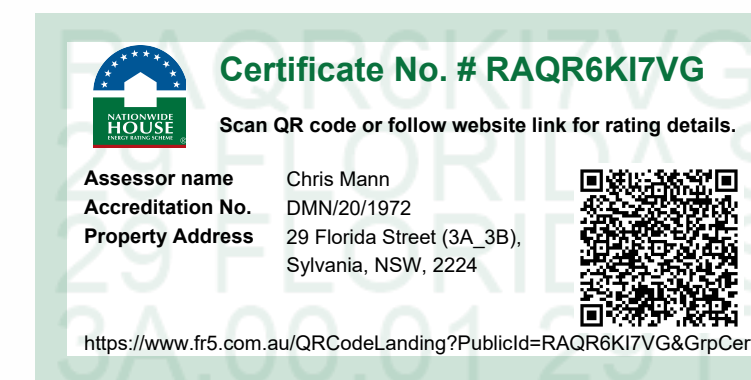
2 Elevation - MKT BLD 3A & MKT BLD 2



3 Elevation - SOCIAL INTERNAL EAST FACADE



4 Elevation - SOCIAL INTERNAL WEST FACADE



NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	
04 27.10.2025	SSDA ADJUSTMENTS	

CONSULTANT

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

As indicated@A1

STATUS

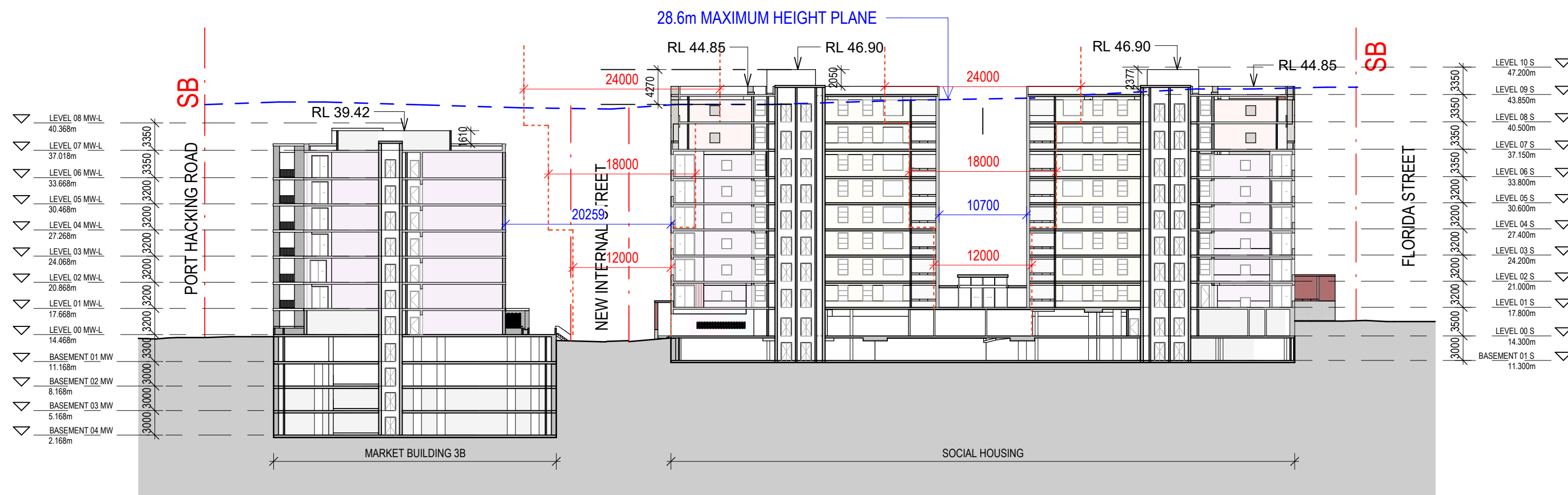
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SECTIONS - OVERALL

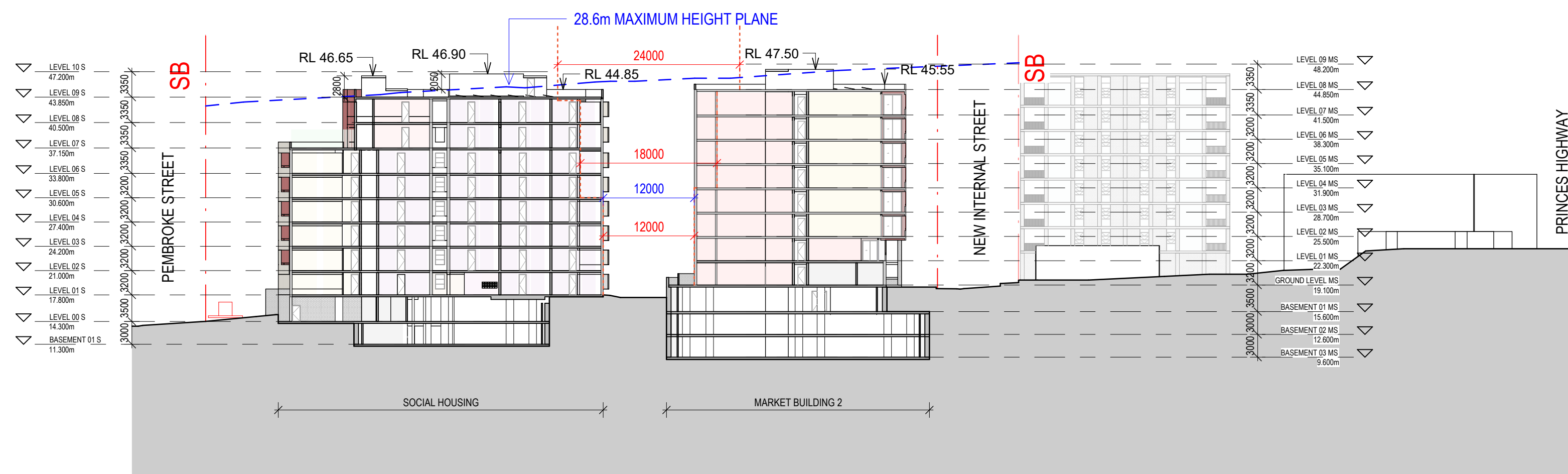
AR-DA-10D-XX-01

ISSUE

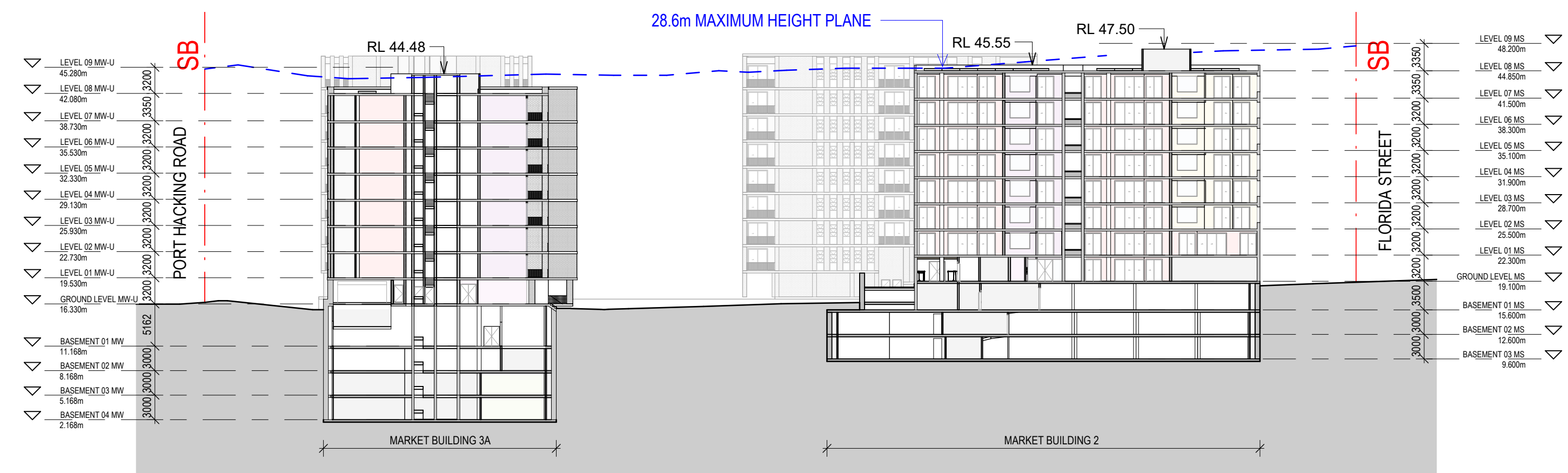
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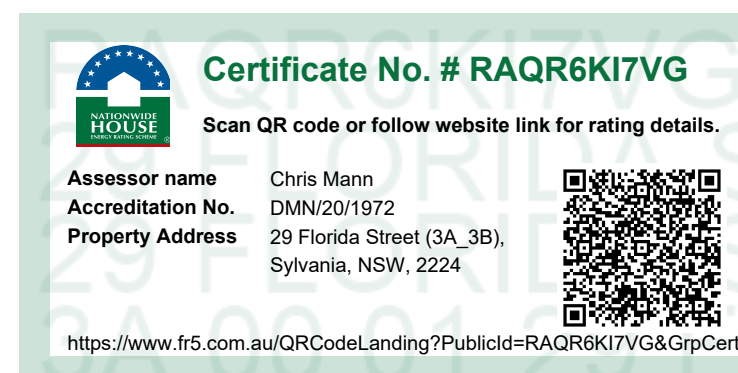
1 Section 01



2 Section 02



3 Section 03



NOTE

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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	17.10.2025	DRAFT SSDA	
03	24.10.2025	SSDA SUBMISSION	
04	27.10.2025	SSDA ADJUSTMENTS	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

As indicated@A1

STATUS

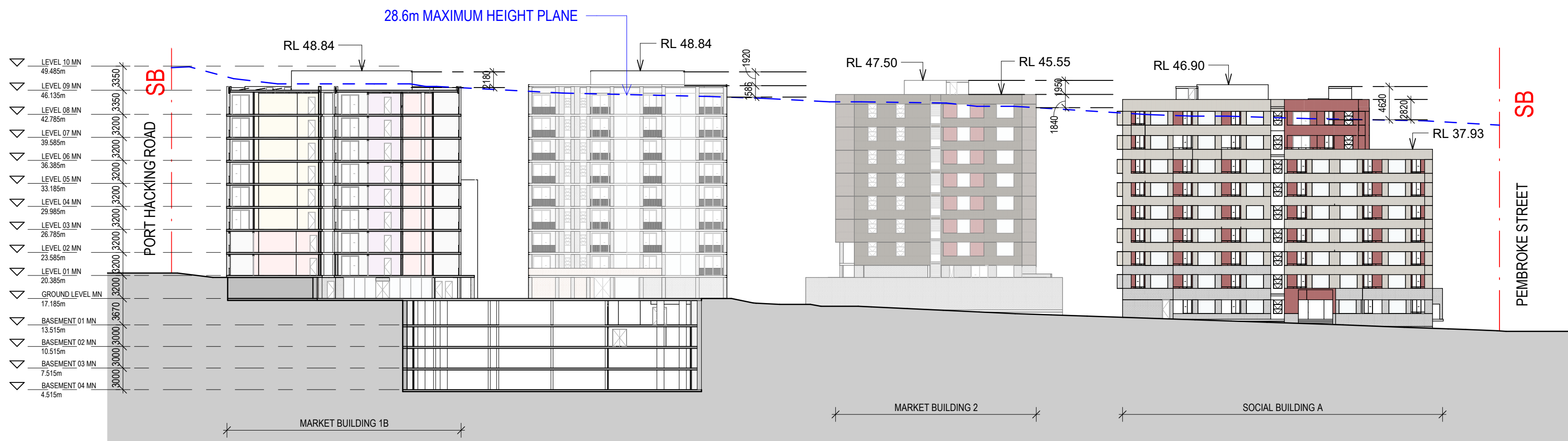
DRAWING

SECTIONS - OVERALL

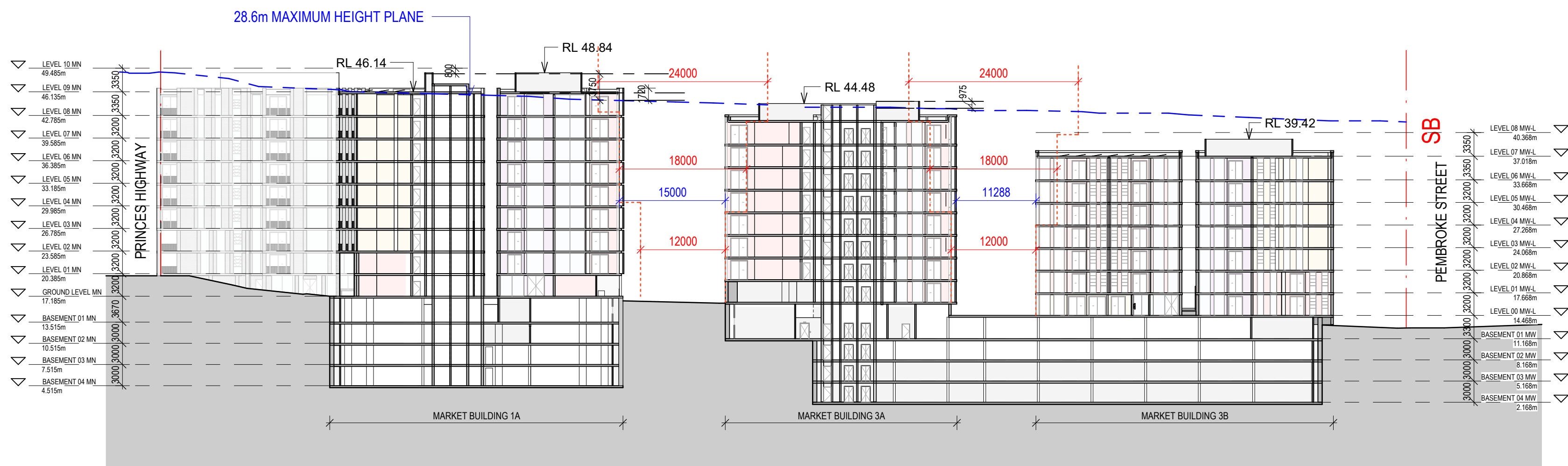
AR-DA-10D-XX-02

ISSUE

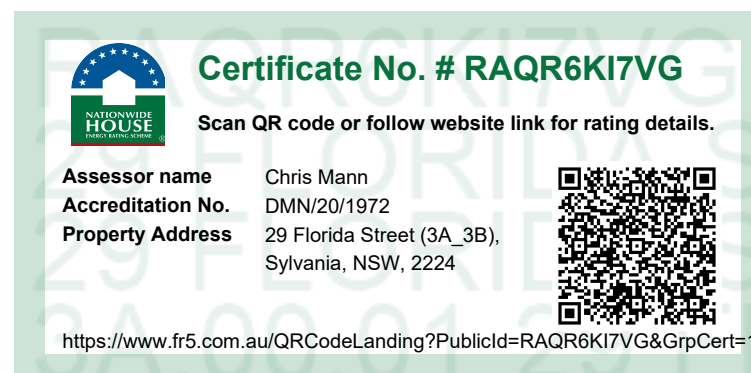
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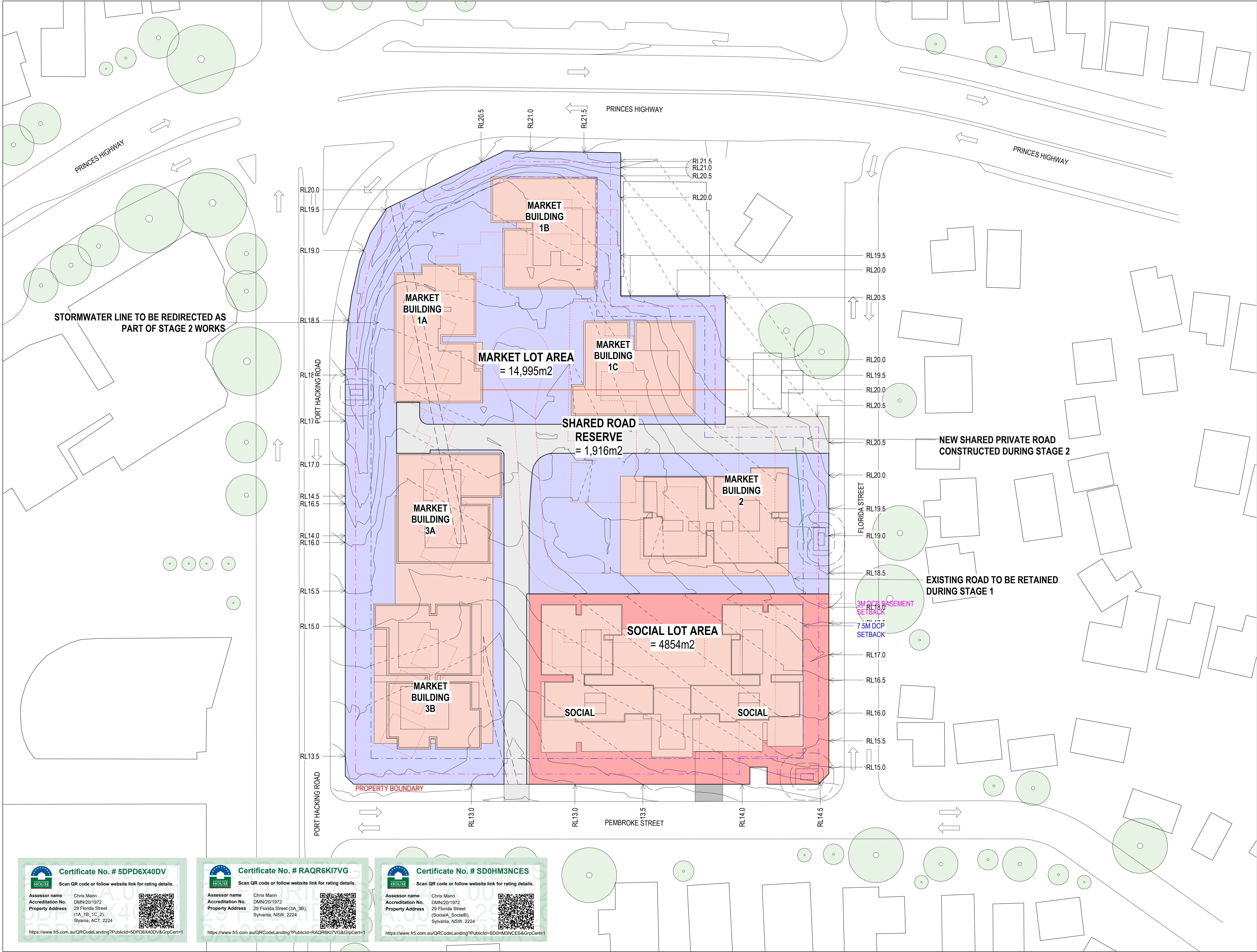


1 Section 04



2 Section 05





ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 10.01.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

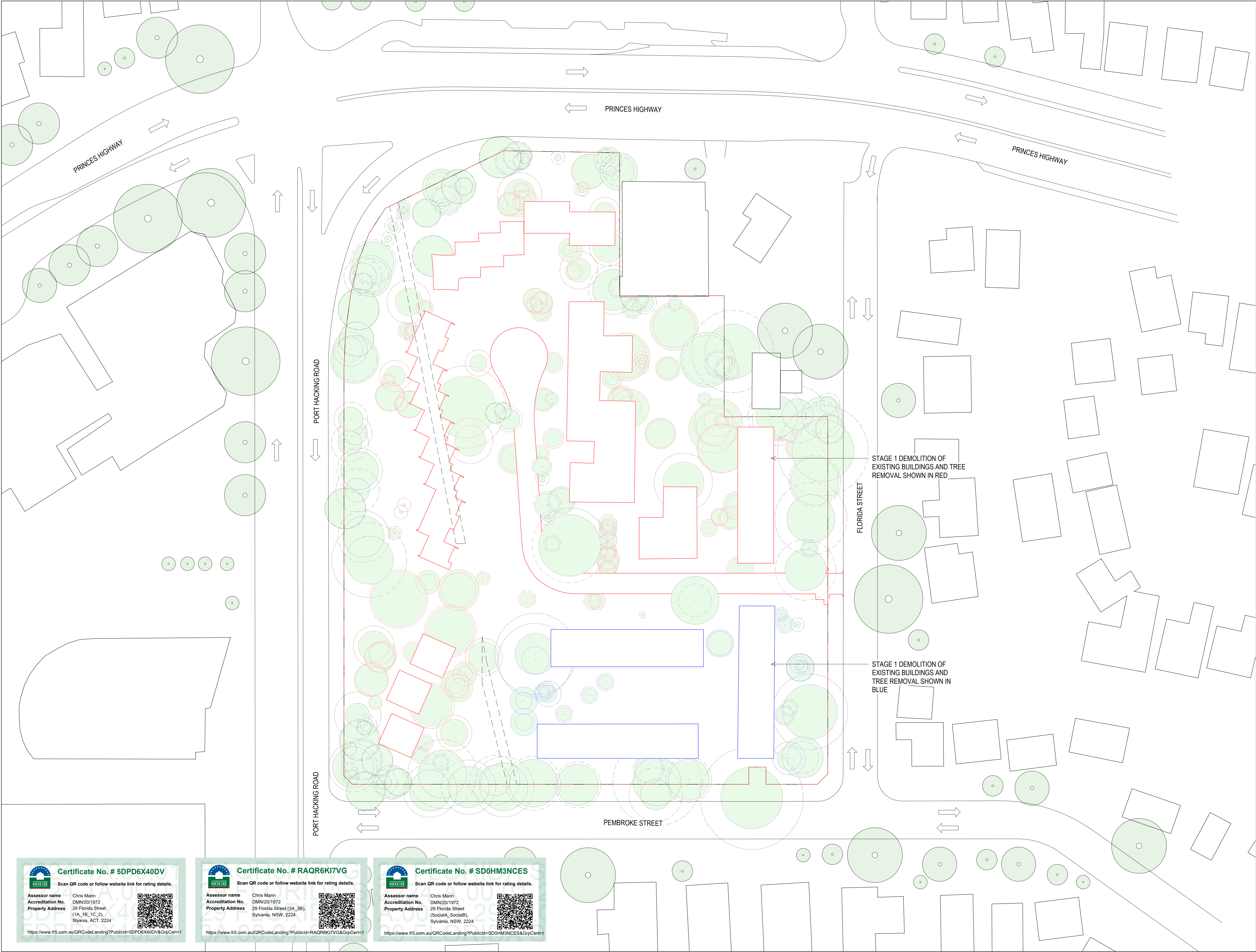
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SCALE

1:500@A1

STATUS

DRAWING



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW

7115 JULIAN ADLTON
7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWZER
10467 ALISON ESCOFFES
10705 CATHERINE SKINNER

QLD

807 NIEL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 NEVAN CIBSEN
6236 KRISTIE IRWIN

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NOTE
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

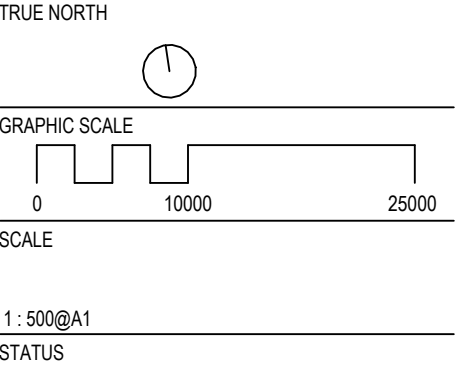
CLIENT

HOMES NSW
CLIENT NUMBER

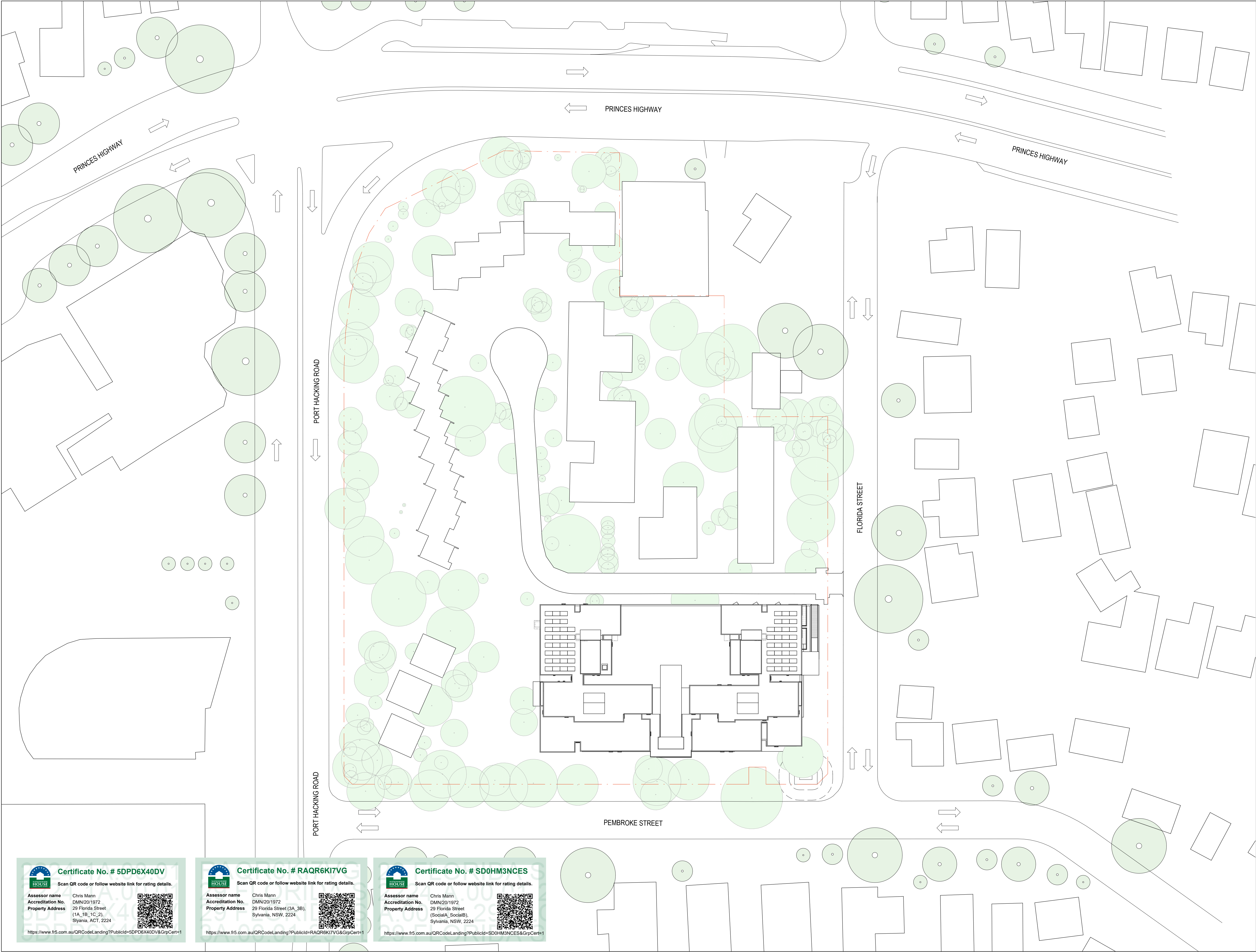
PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



DRAWING



**Certificate No. # 5DPD6X40DV**
Scan QR code or follow website link for rating details.

Assessor name
Chris Mann
Accreditation No.
DMN/201972
Property Address
29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

**Certificate No. # RAQR6KI7VG**
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Assessor name
Chris Mann
Accreditation No.
DMN/201972
Property Address
29 Florida Street (3A, 3B),
Sylvania, NSW, 2224



<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

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Assessor name
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Accreditation No.
DMN/201972
Property Address
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(SocialA, SocialB),
Sylvania, NSW, 2224



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BVN

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NOMINATED ARCHITECTS

NSW	QLD
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7428 PETER THOMAS	3869 NEVAN CIBSEN
8011 WILLIAM DONZER	6236 KIRSTIE IRWIN
10447 ALISON EDWARDS	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
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NOTE

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 29.09.2025	FOR INFORMATION	
03 10.01.2025	SDRP 2	
04 17.10.2025	DRAFT SSDA	
05 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH



GRAPHIC SCALE



SCALE

1:500@A1
STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 1

AR-DA-10A-XX-04 05

NOTE
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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	10.01.2025	SDRP 2	
03	17.10.2025	DRAFT SSDA	
04	24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT



HOMES NSW
CLIENT NUMBER

PROJECT _____

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH



GRAPHIC SCALE

--	--	--

A horizontal number line with a solid line and arrows at both ends. There are three major tick marks labeled '0', '10000', and '25000' from left to right. Above the line, there are two small rectangular boxes, one between 0 and 10000, and another between 10000 and 25000.

1:500@A1

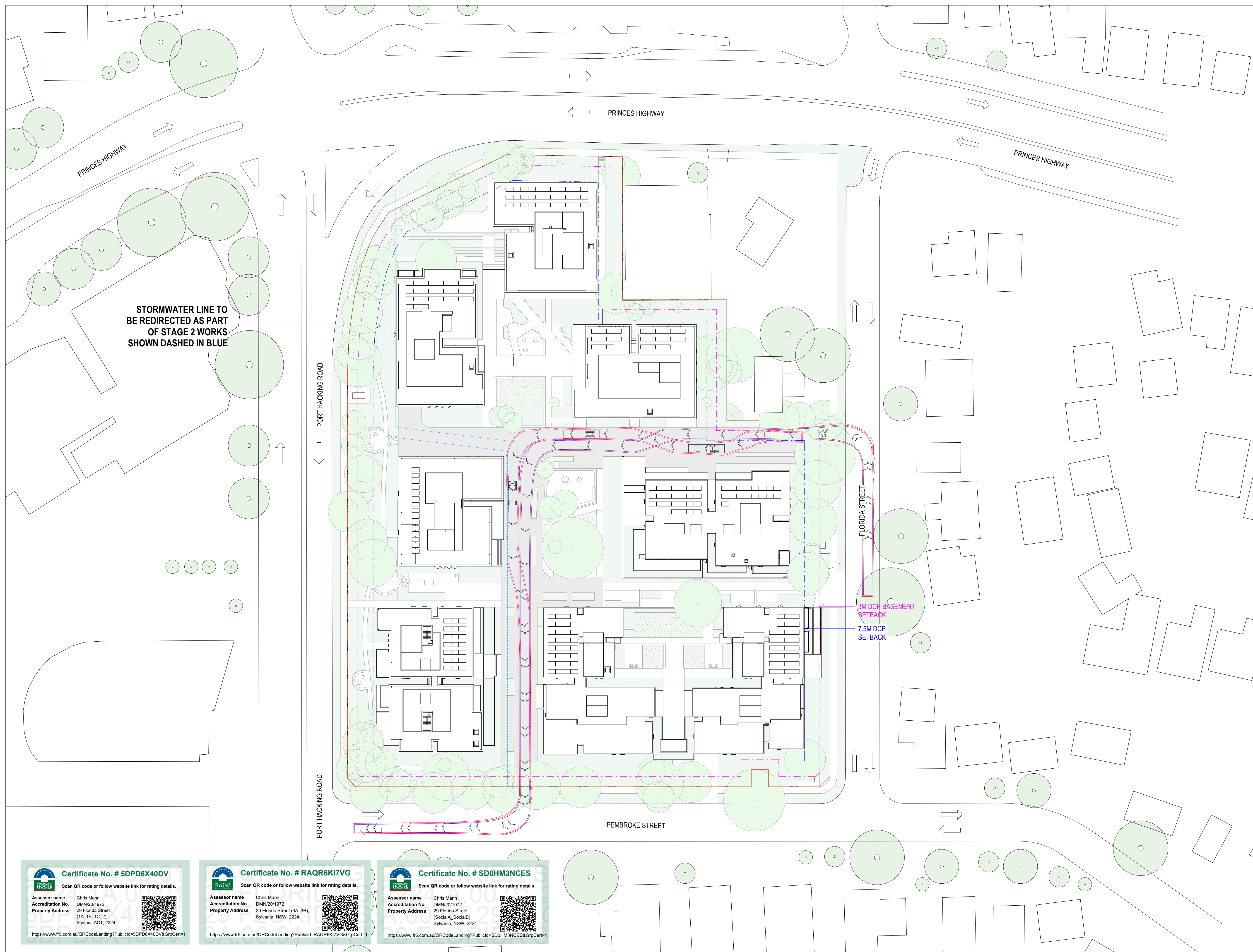
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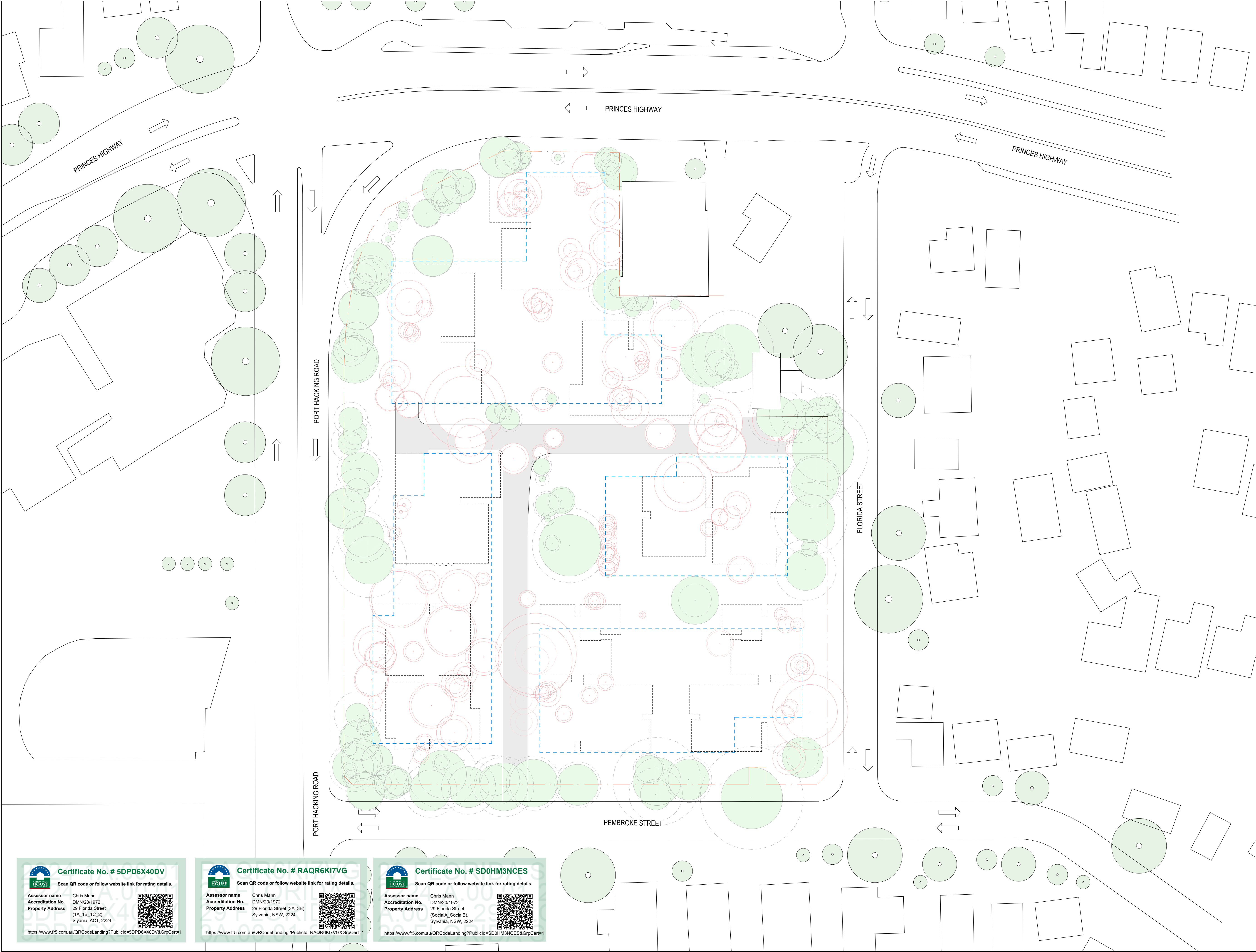
DRAWING

PROPOSED SITE PLAN STAGE 2

	ISSUE
--	-------

AR-DA-10A-XX-05	04
-----------------	----





BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADLTON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10447 ALISON ESCOBAR
10705 CATHERINE SKINNER

QLD
807 NEIL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3865 NEVAN CIBSEN
6236 KIRSTIE IRWIN

Telephone +61 2 8297 7200
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ISSUE DATE	FOR	CHKD
01 10.01.2025	SDRP 2	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

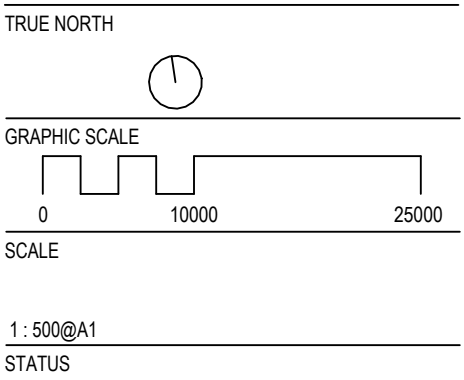
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



DRAWING



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	OLD
7115 JULIAN ADKINSON	9307 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3865 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KRISTIE IRWIN
10447 ALISON EDWARDS	
10705 CATHERINE SKINNER	

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02 24.10.2025	SSDA SUBMISSION	

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HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

0 10000 25000

1:500@A1
STATUS

DRAWING

TREE RETENTION - VALUES

10A-XX-07	ISSUE
	02

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street
(1A_1B_1C_2),
Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A_3B),
Sylvania, NSW, 2224

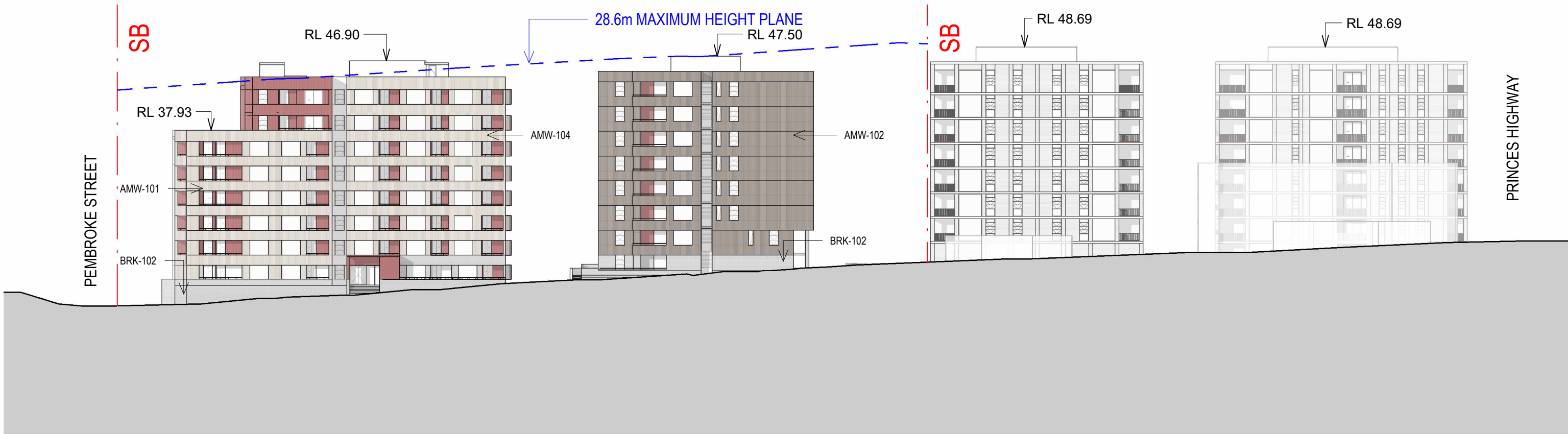
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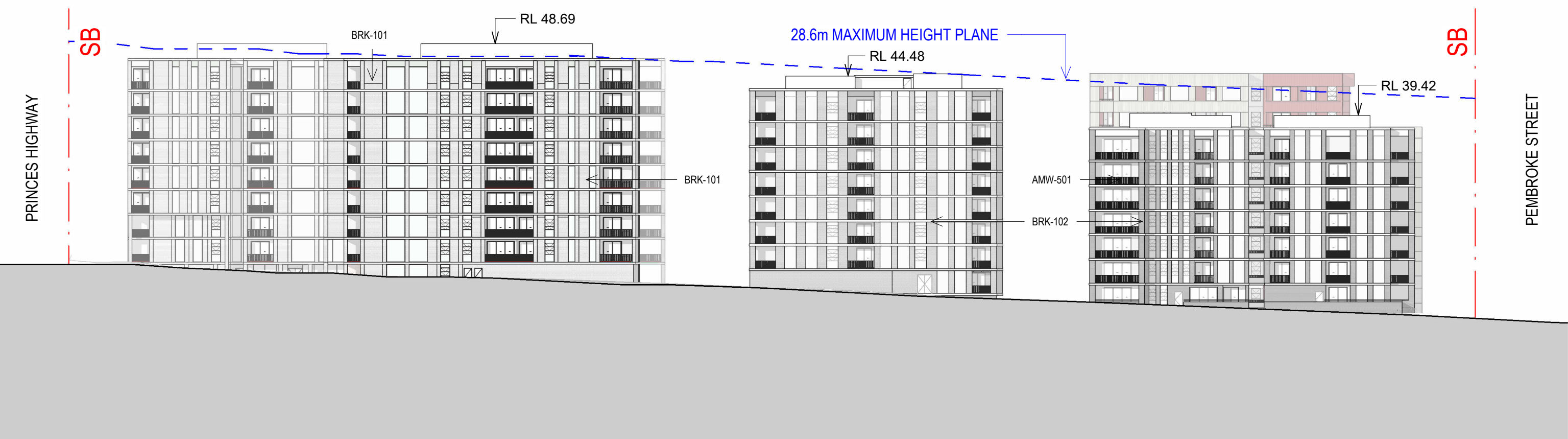
Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street
(SocialA_SocialB),
Sylvania, NSW, 2224

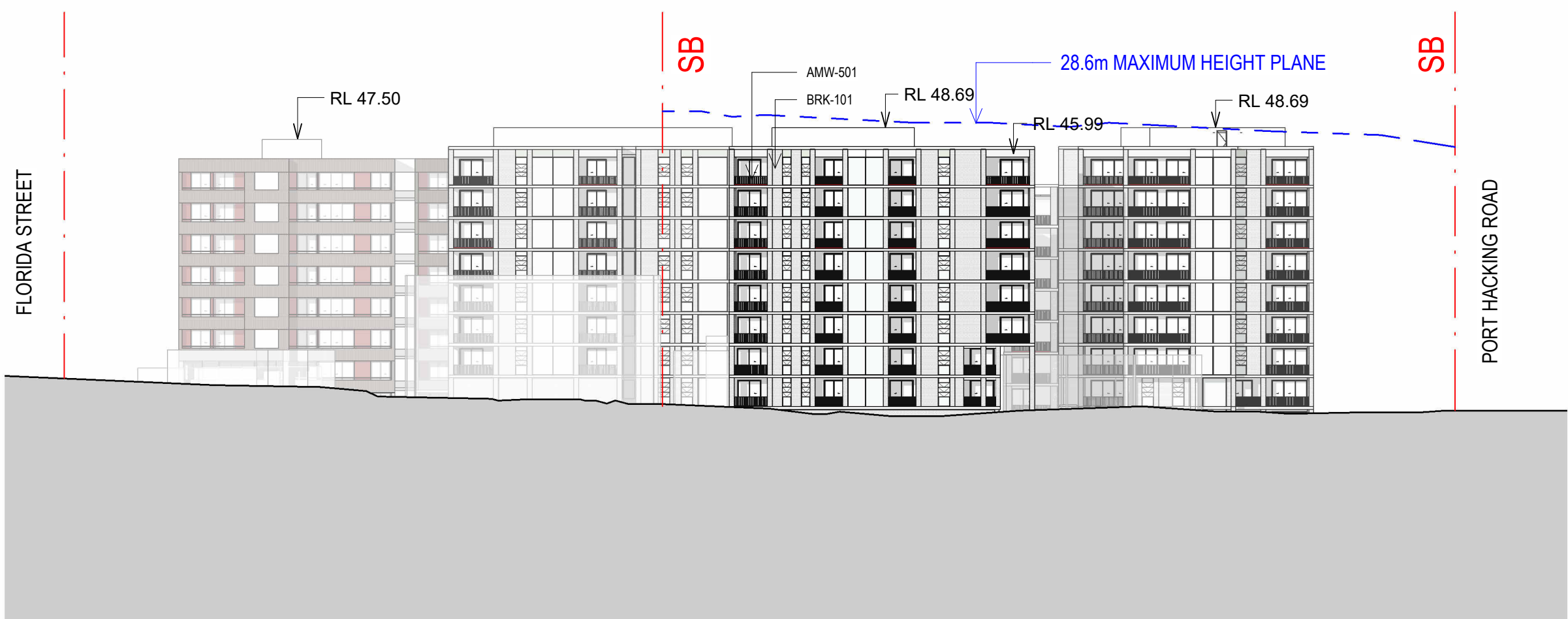
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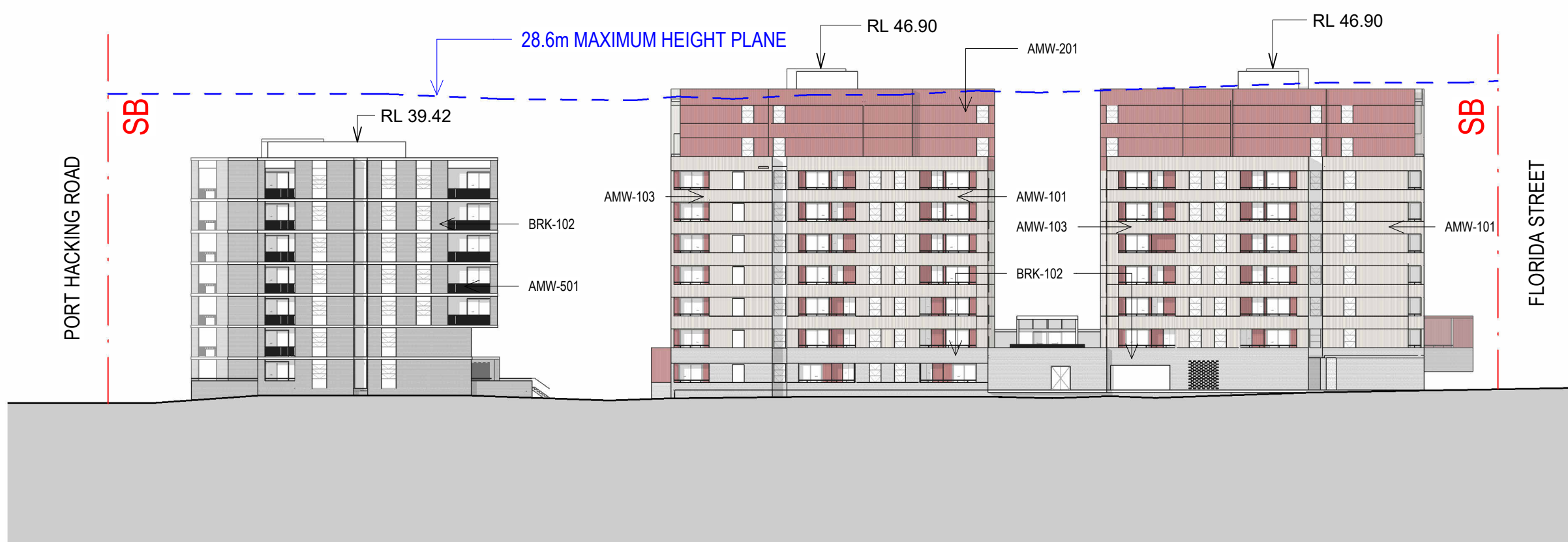
1 Elevation - EAST



2 Elevation WEST



3 Elevation NORTH



4 Elevation - SOUTH



NOTE

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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	
03 26.03.2026	SSDA RESPONSE TO SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000
SCALE

As indicated@A1

STATUS

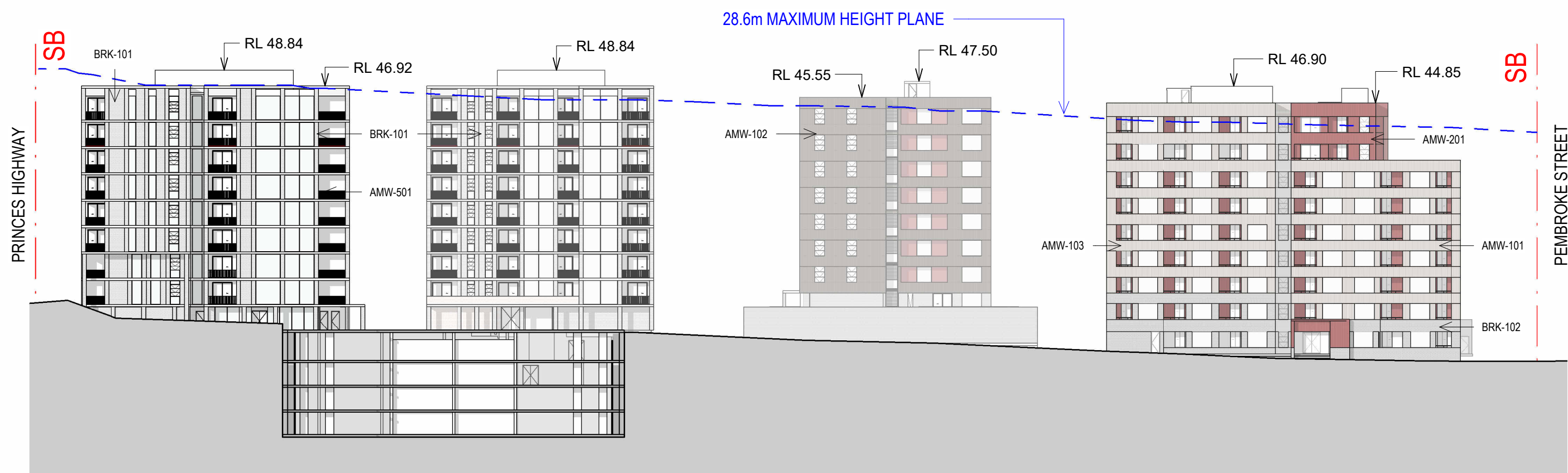
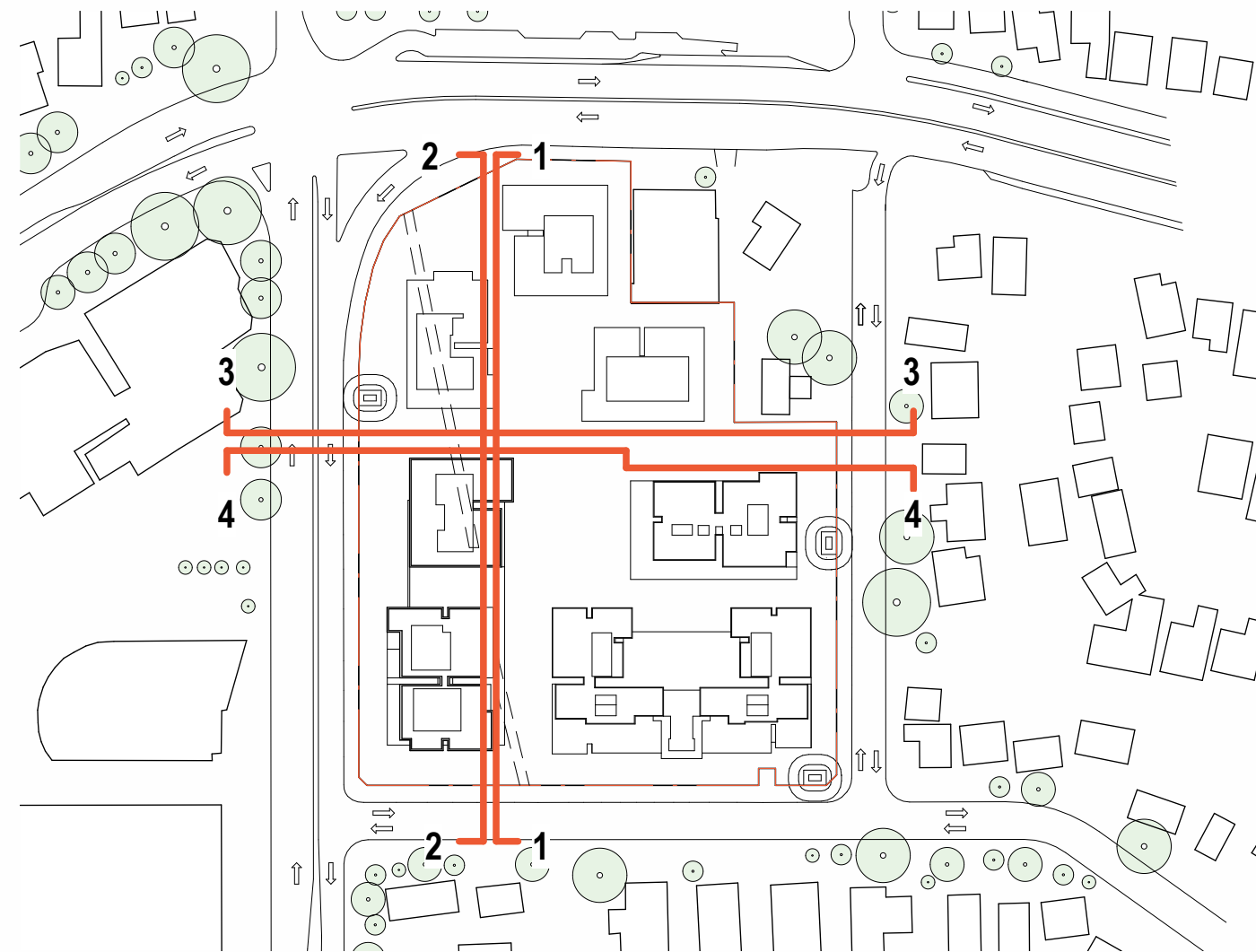
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ELEVATIONS - OVERALL

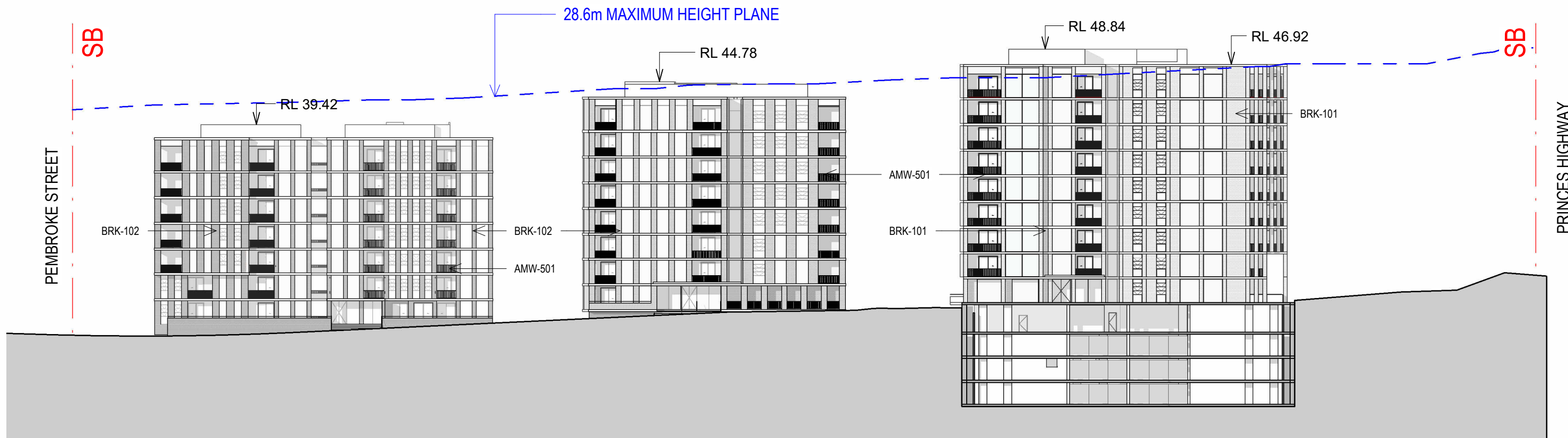
AR-DA-10C-XX-02

ISSUE

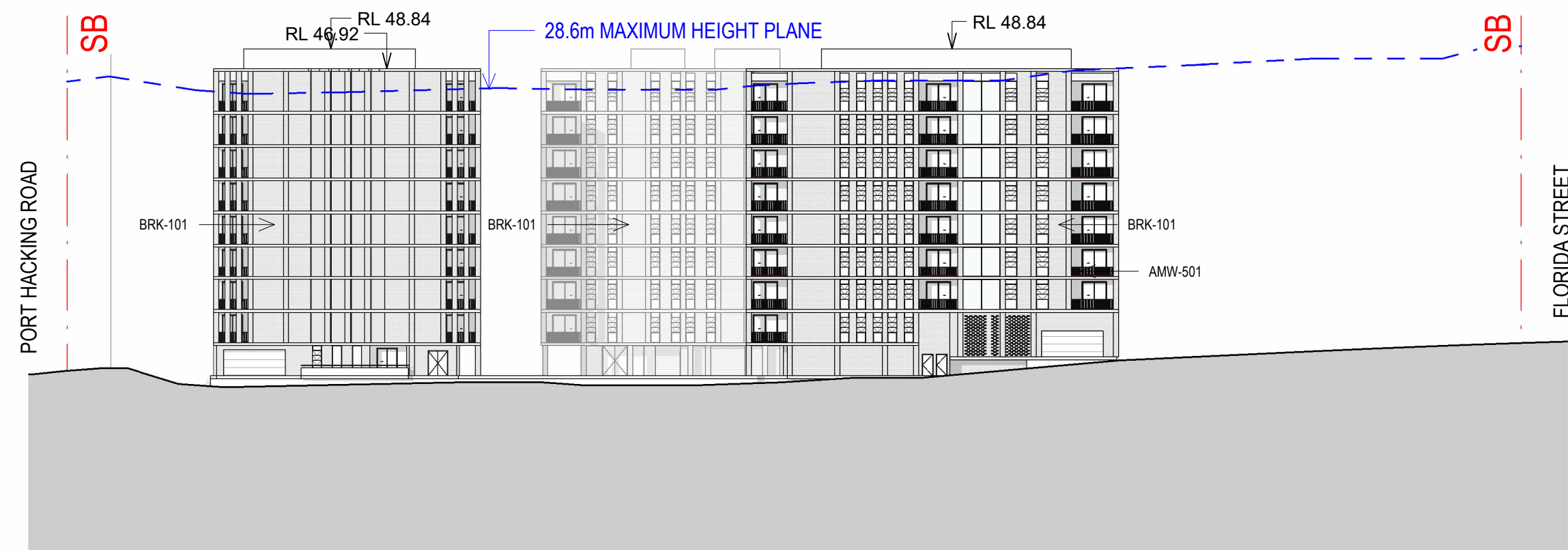
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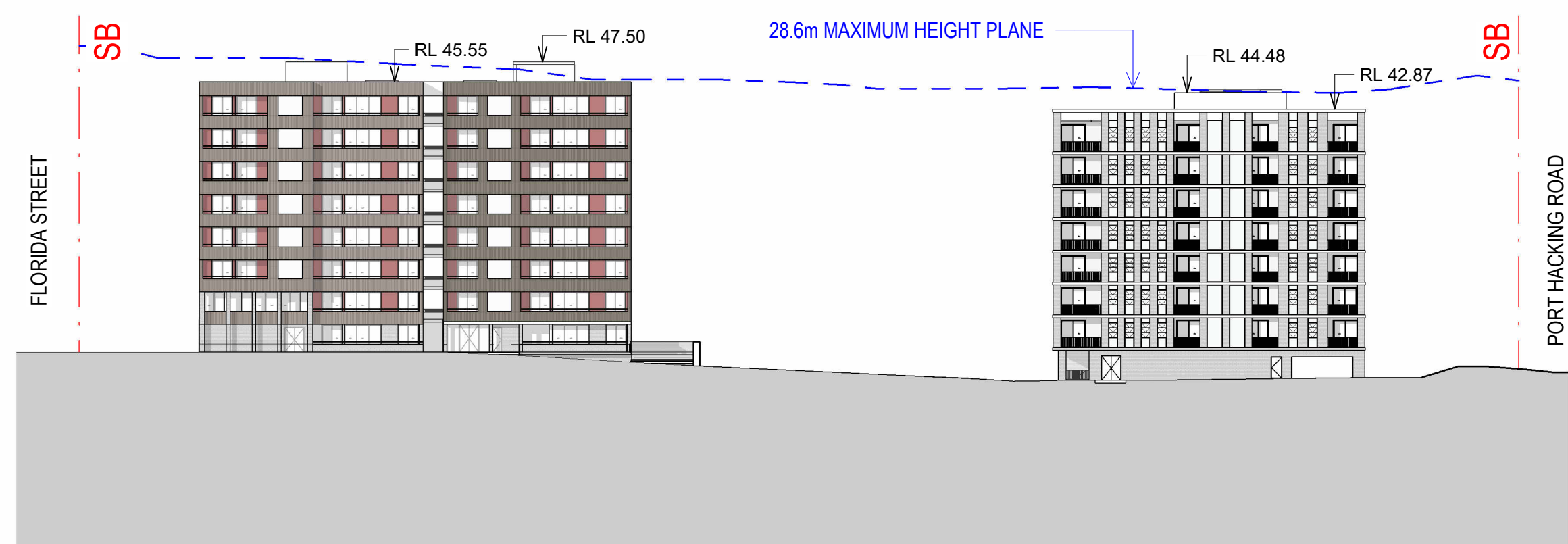
1 Elevation - MKT BLD 1B & 1C - MKT BLD 1C & SOCIAL A



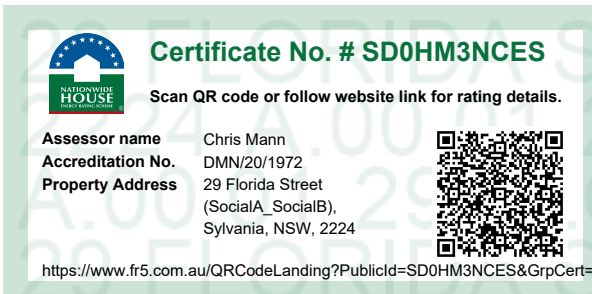
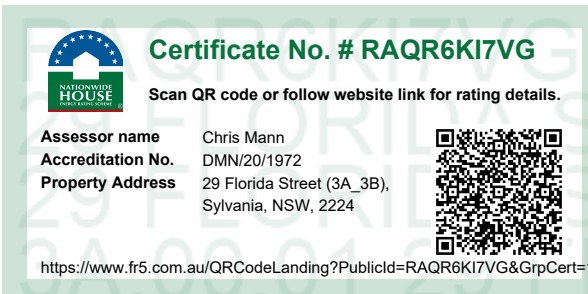
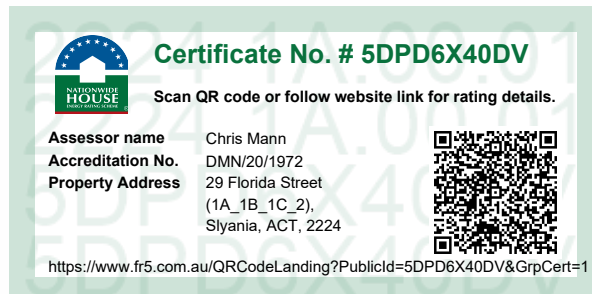
2 Elevation - MKT BLD 3A, 3B & 1A



3 Elevation - MRK BLD 1A, 1B & 1C



4 Elevation - MKT BLD 2 & MKT BLD 3A



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ISSUE	DATE	FOR	CHKD
01	17.10.2025	DRAFT SSDA	
02	24.10.2025	SSDA SUBMISSION	

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CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

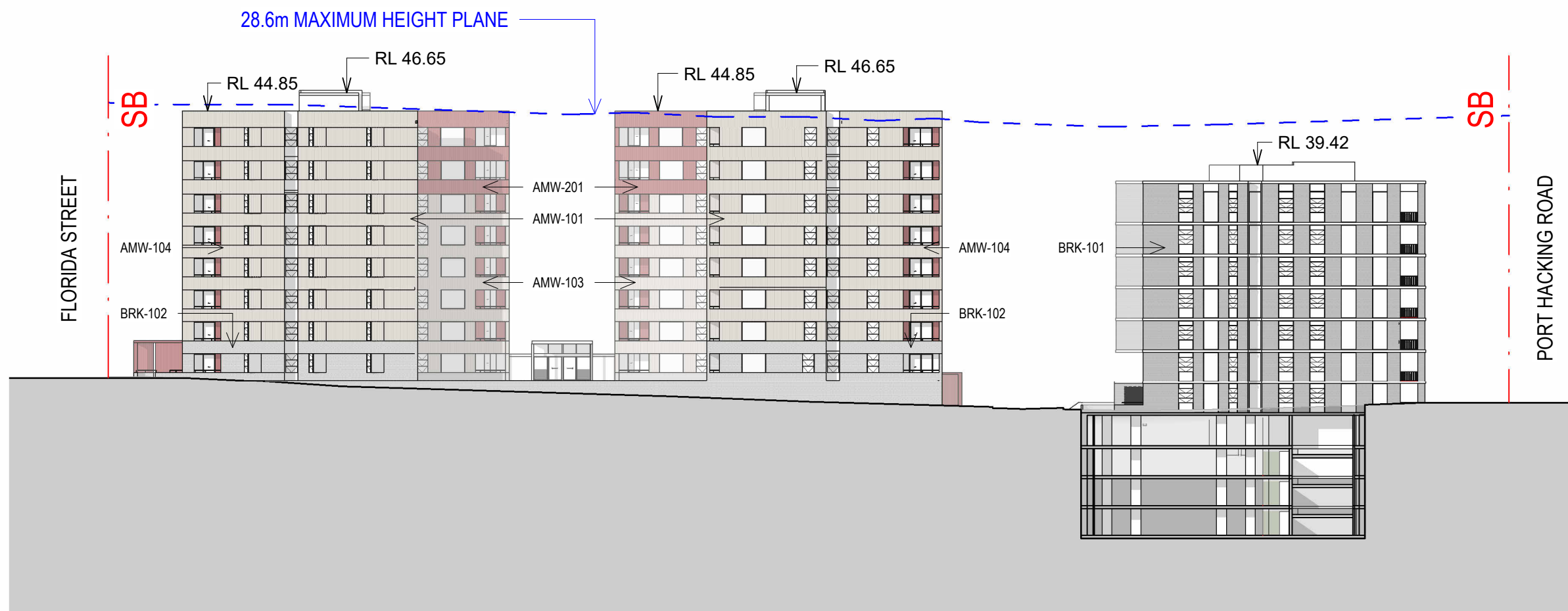
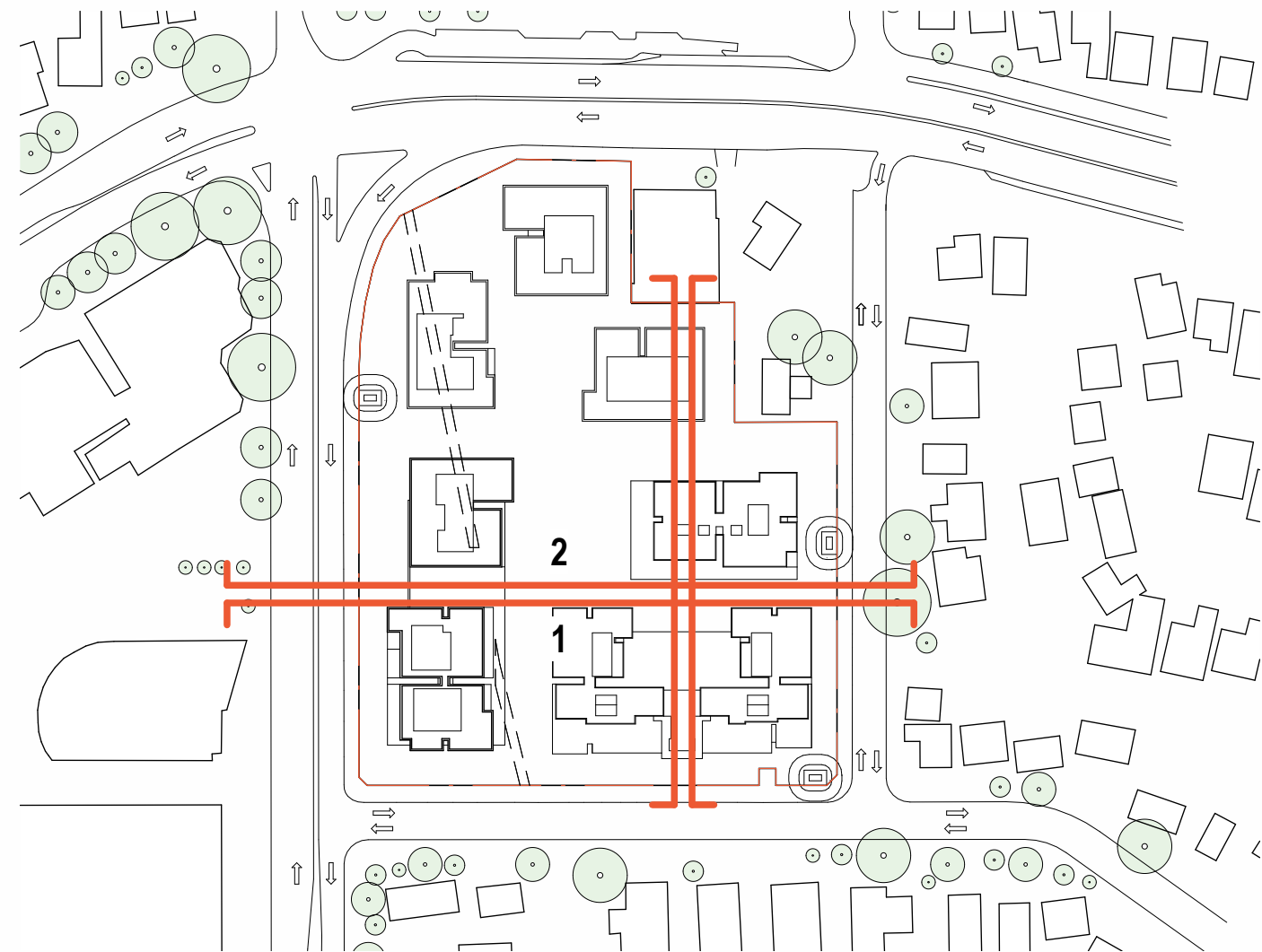
2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 10000 25000
SCALE
As indicated@A1
STATUS

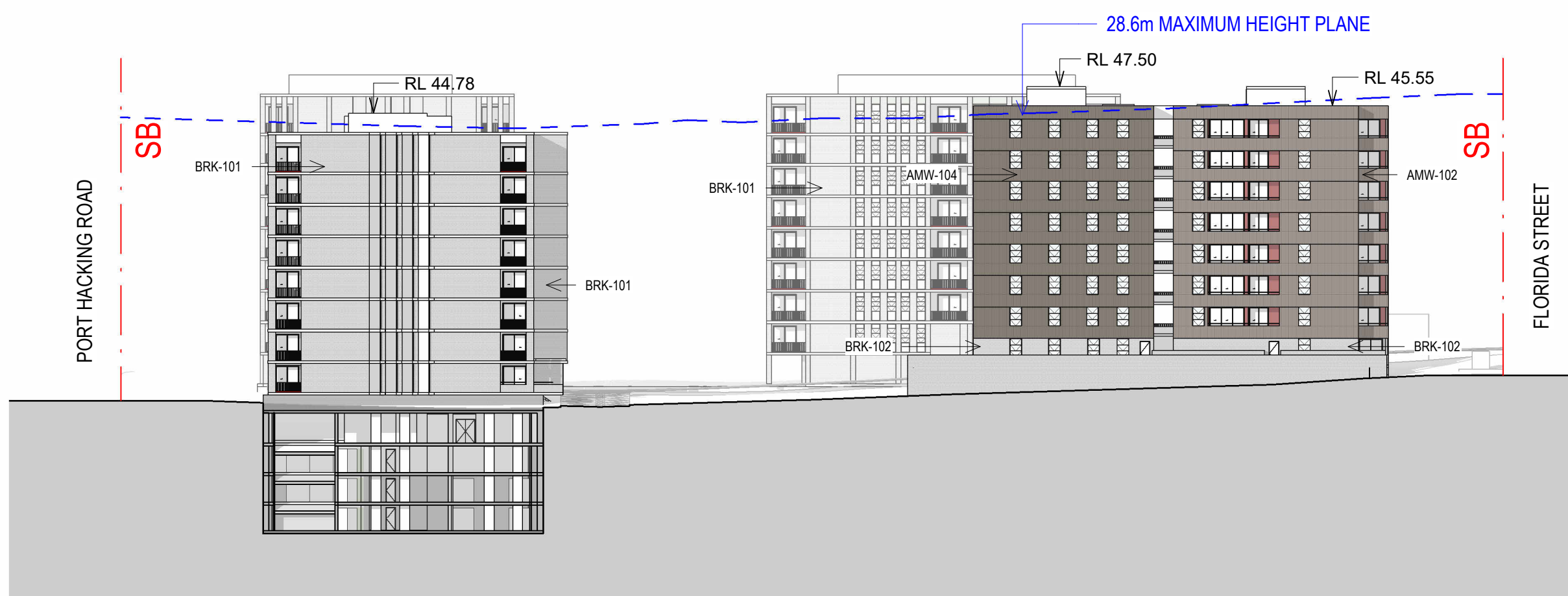
DRAWING

ELEVATIONS - OVERALL

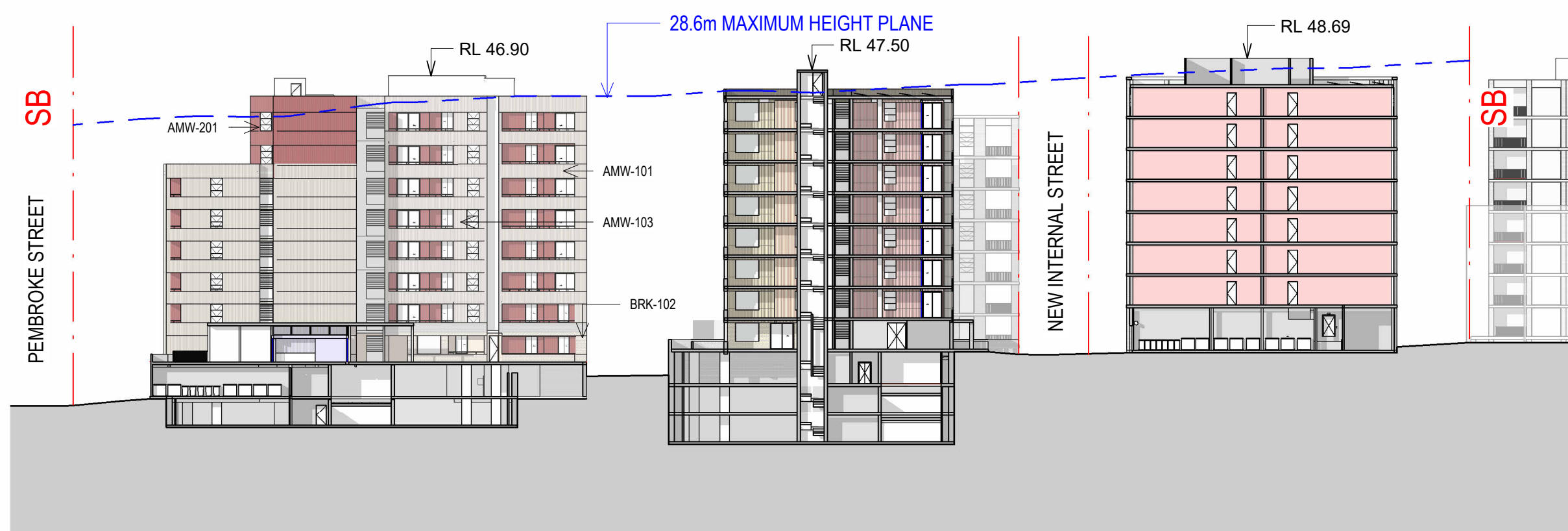
AR-DA-10C-XX-03 02



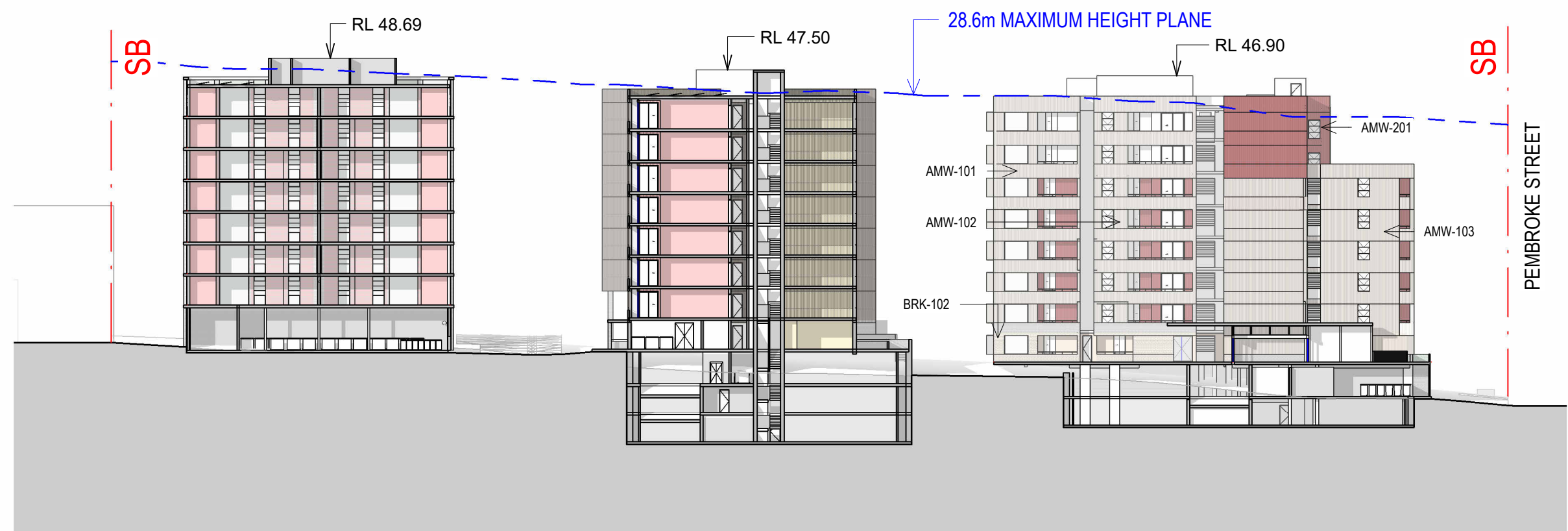
1 Elevation - SOCIAL A & MKT BLD 3B



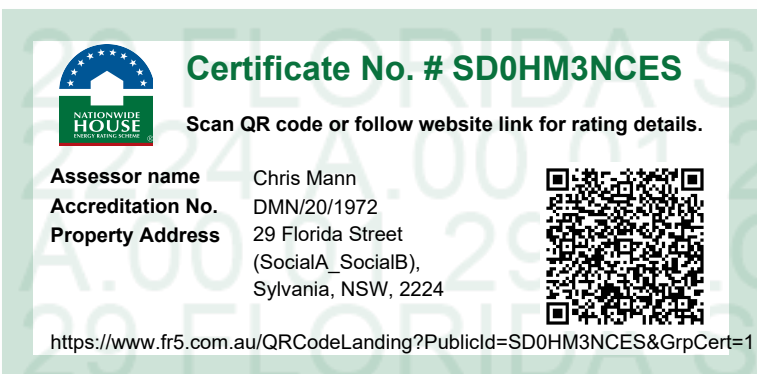
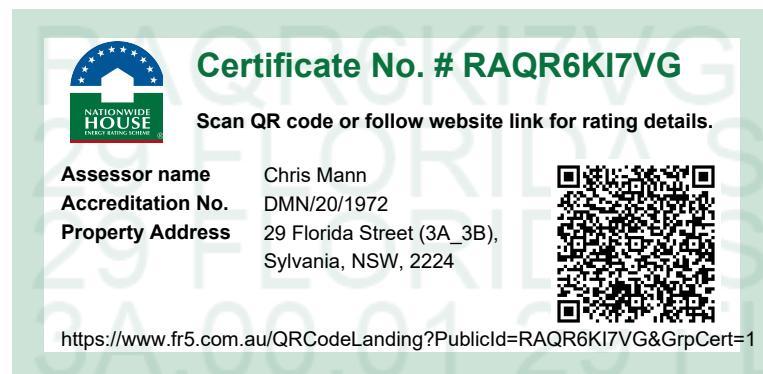
2 Elevation - MKT BLD 3A & MKT BLD 2

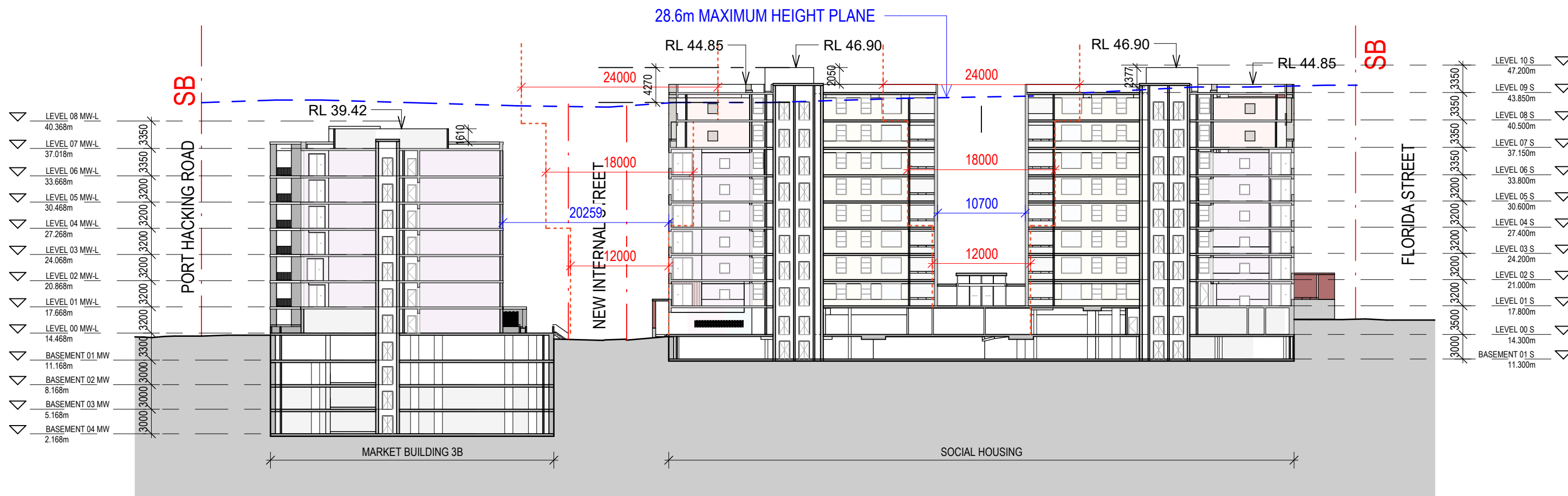


3 Elevation - SOCIAL INTERNAL EAST FACADE

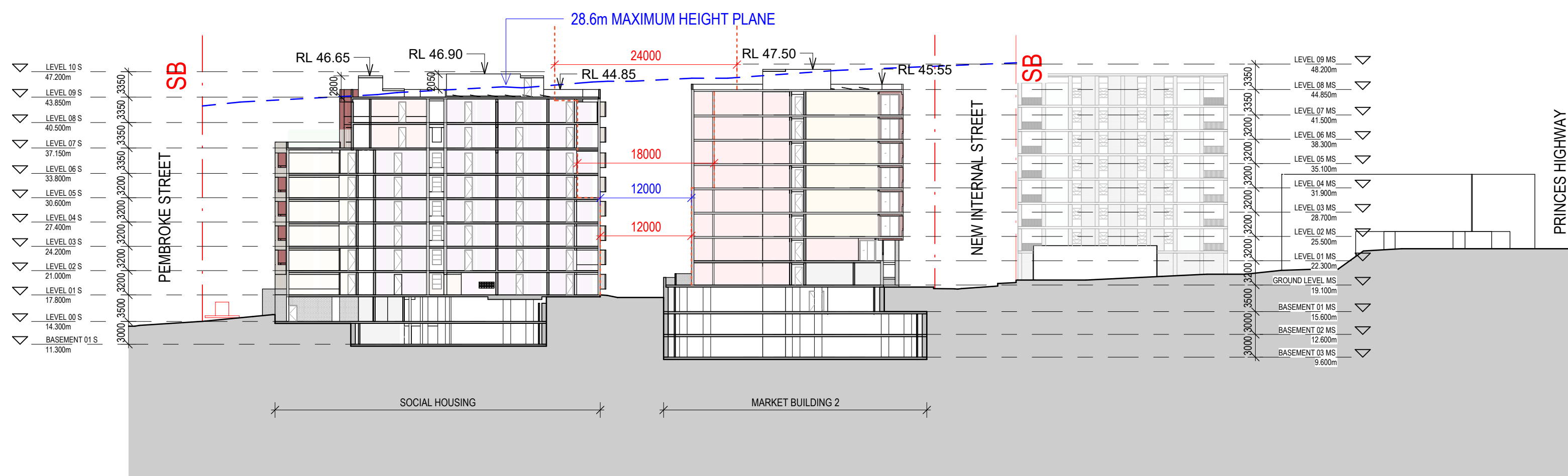


4 Elevation - SOCIAL INTERNAL WEST FACADE

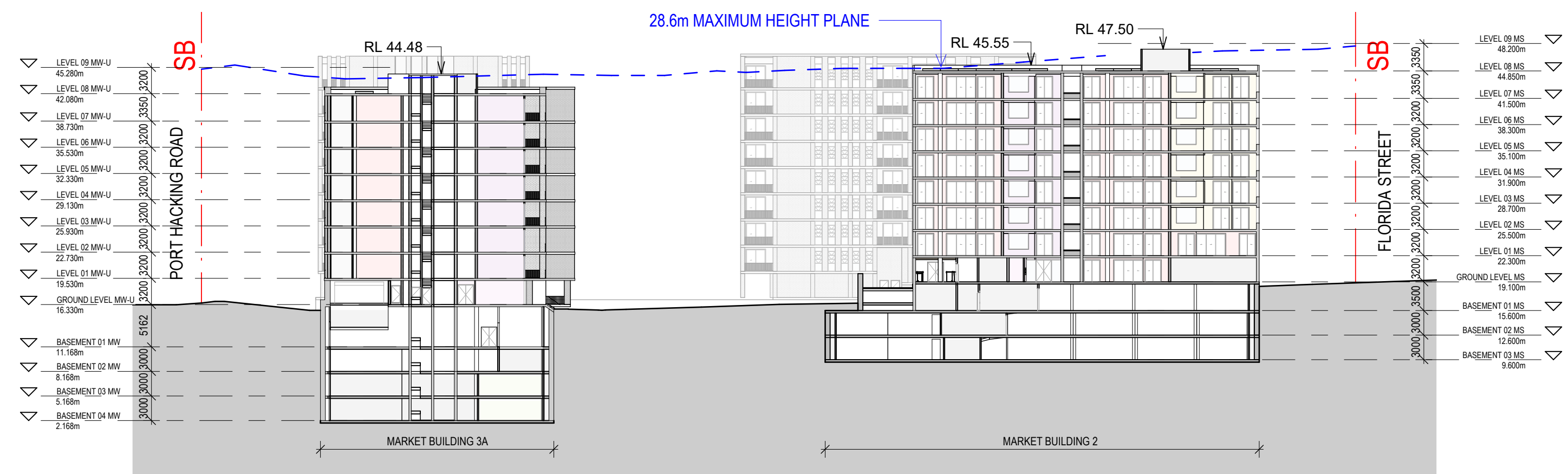




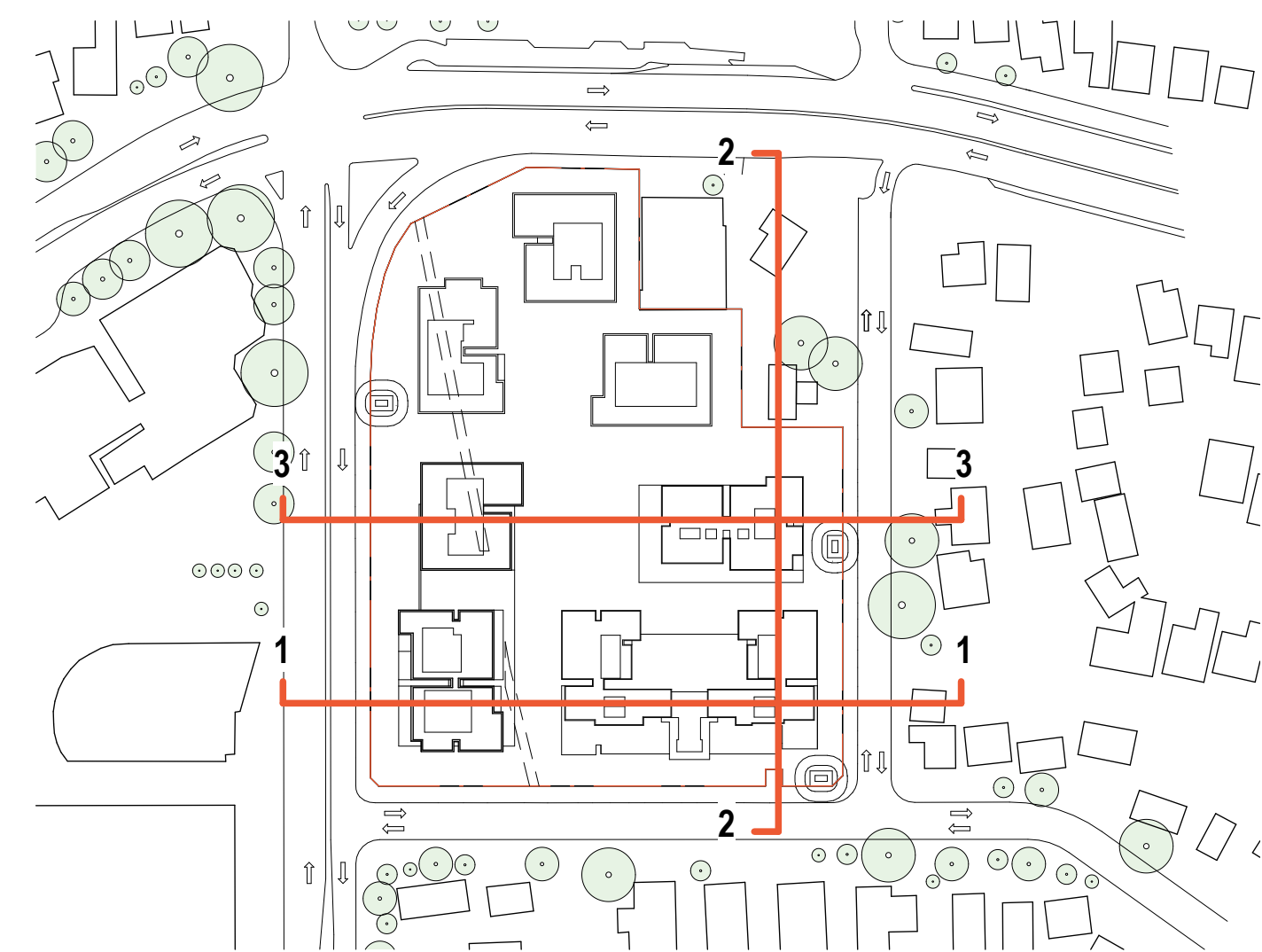
1 Section 01



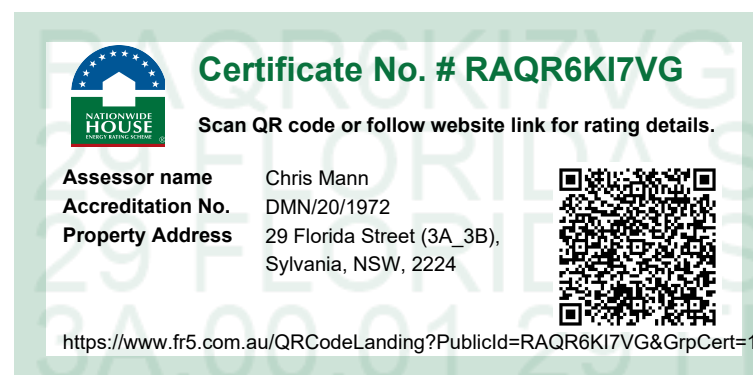
2 Section 02



3 Section 03



ADG SEPARATION GUIDE
BUILDING SEPARATION



NOTE

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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	17.10.2025	DRAFT SSDA	
03	24.10.2025	SSDA SUBMISSION	
04	27.10.2025	SSDA ADJUSTMENTS	

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PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

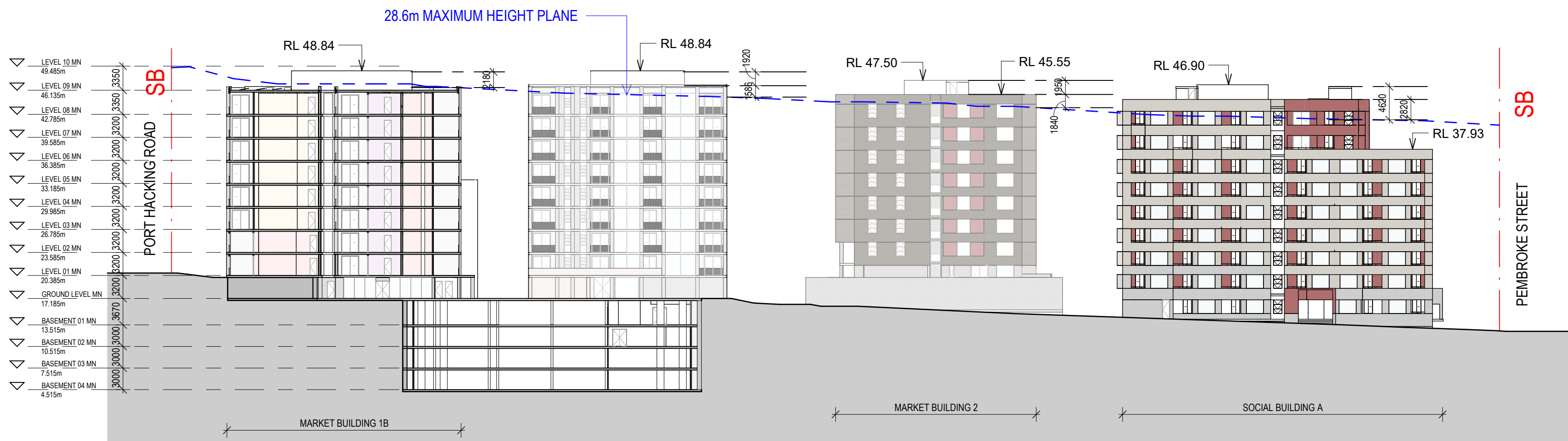
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STATUS

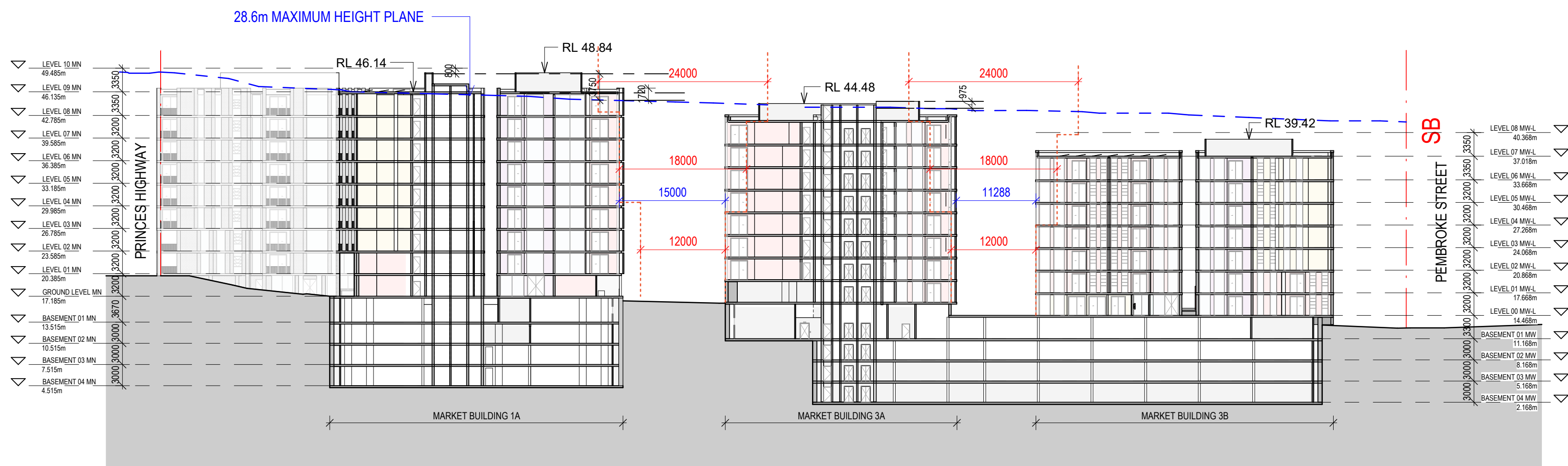
DRAWING

SECTIONS - OVERALL

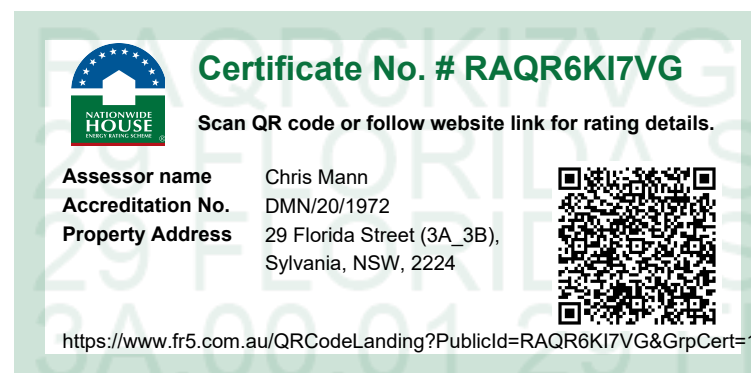
AR-DA-10D-XX-02 04

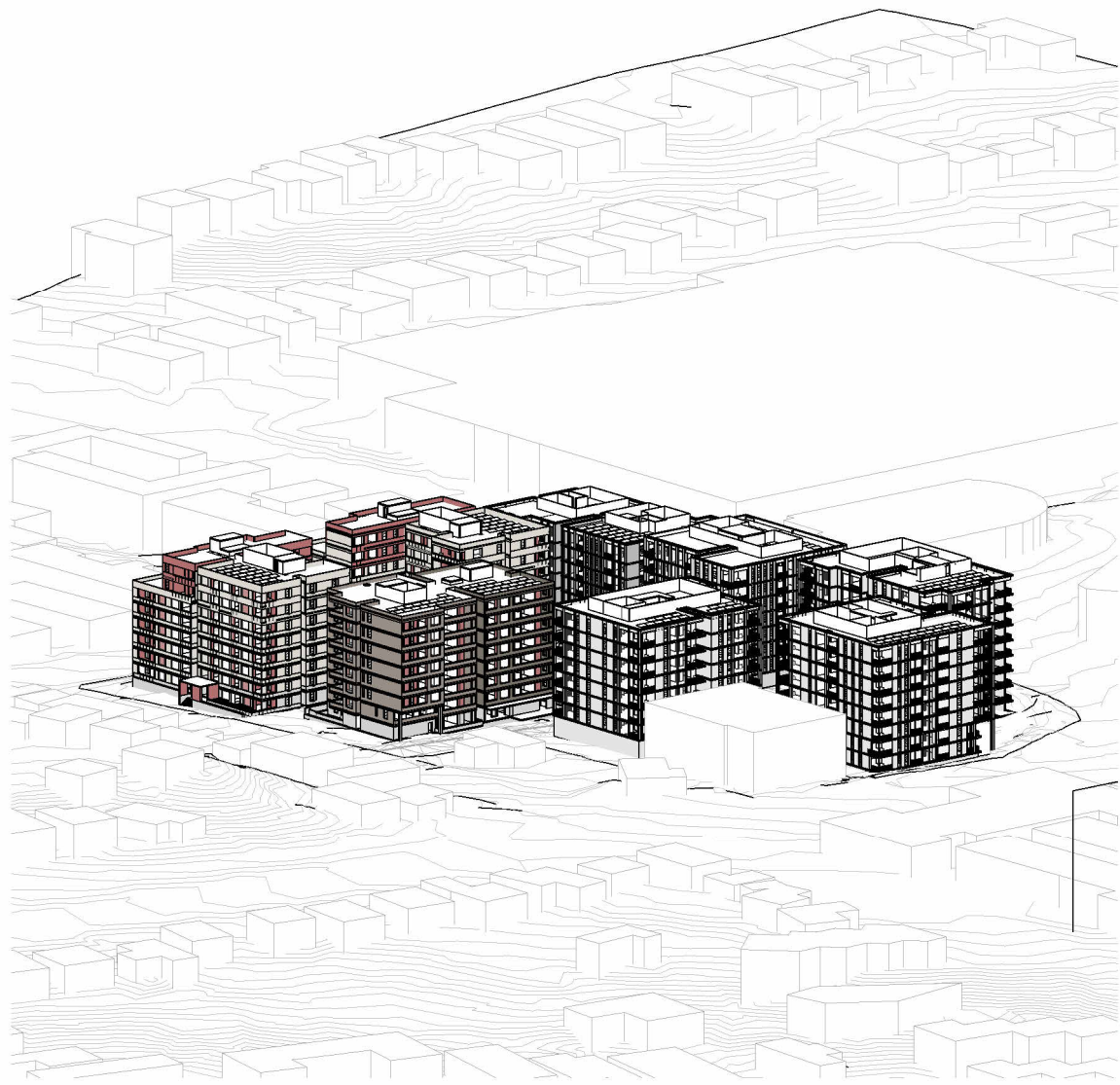


1 Section 04



2 Section 05





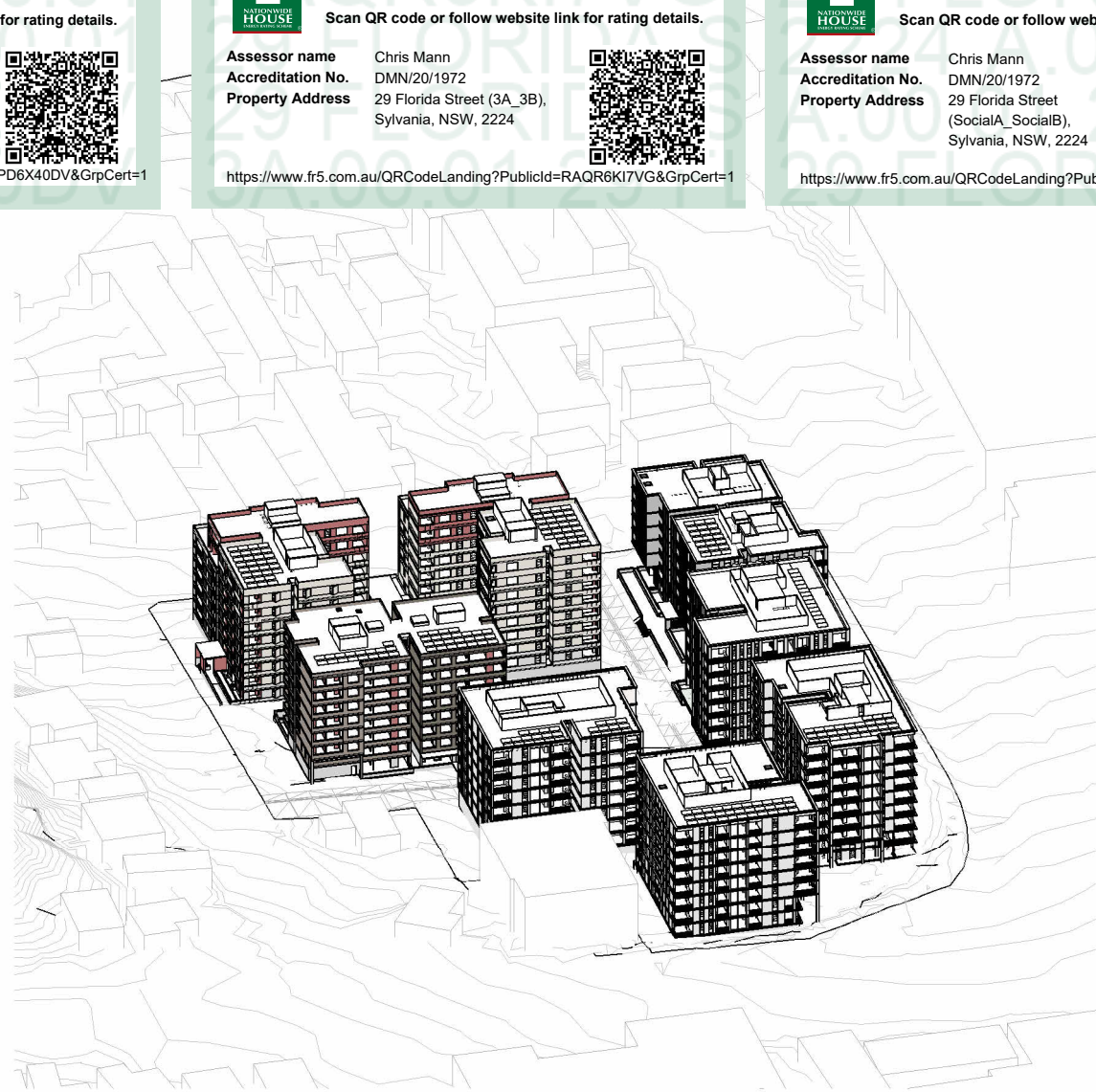
1 SUN EYE VIEW 830



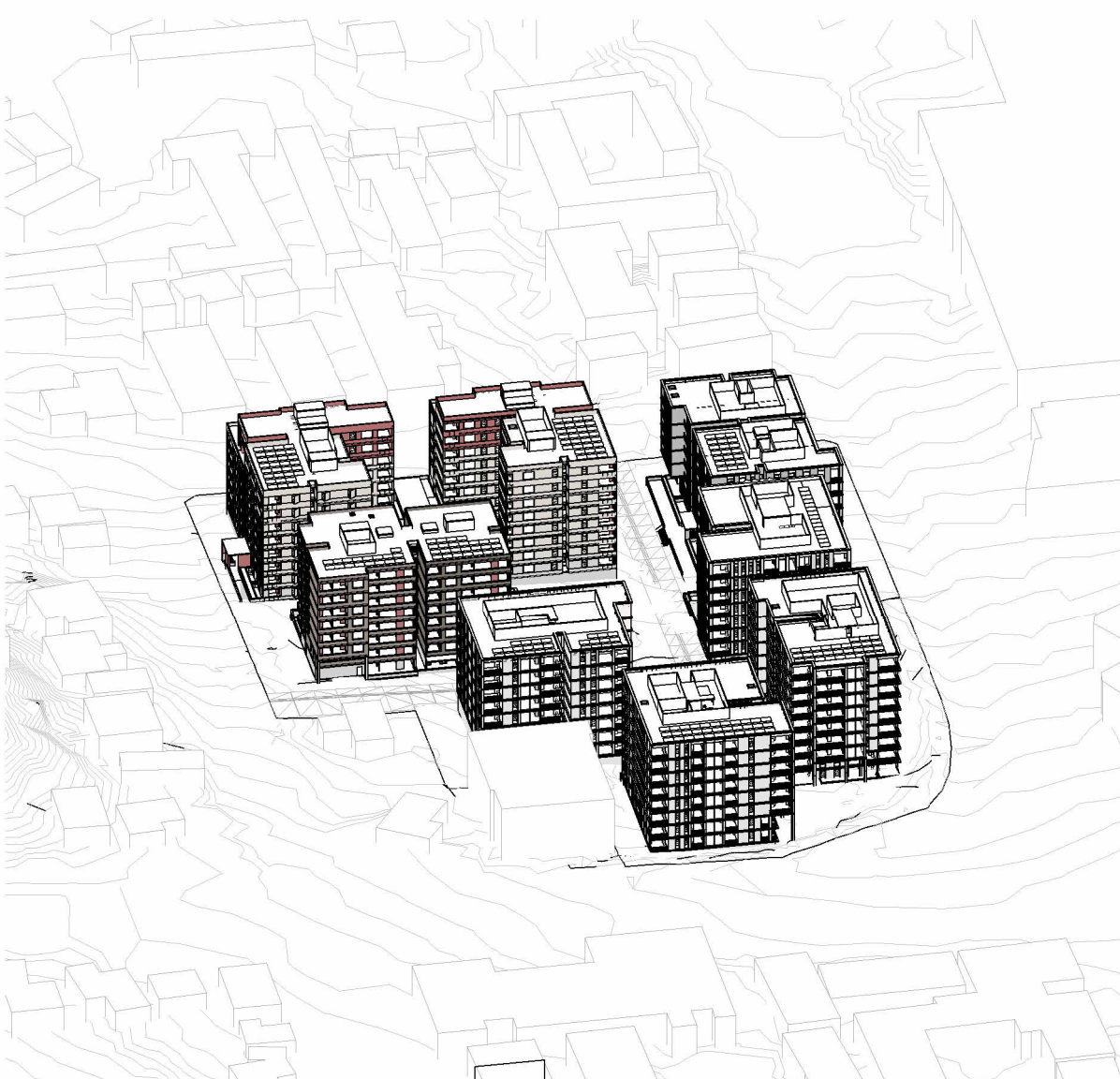
3 SUN EYE VIEW 900



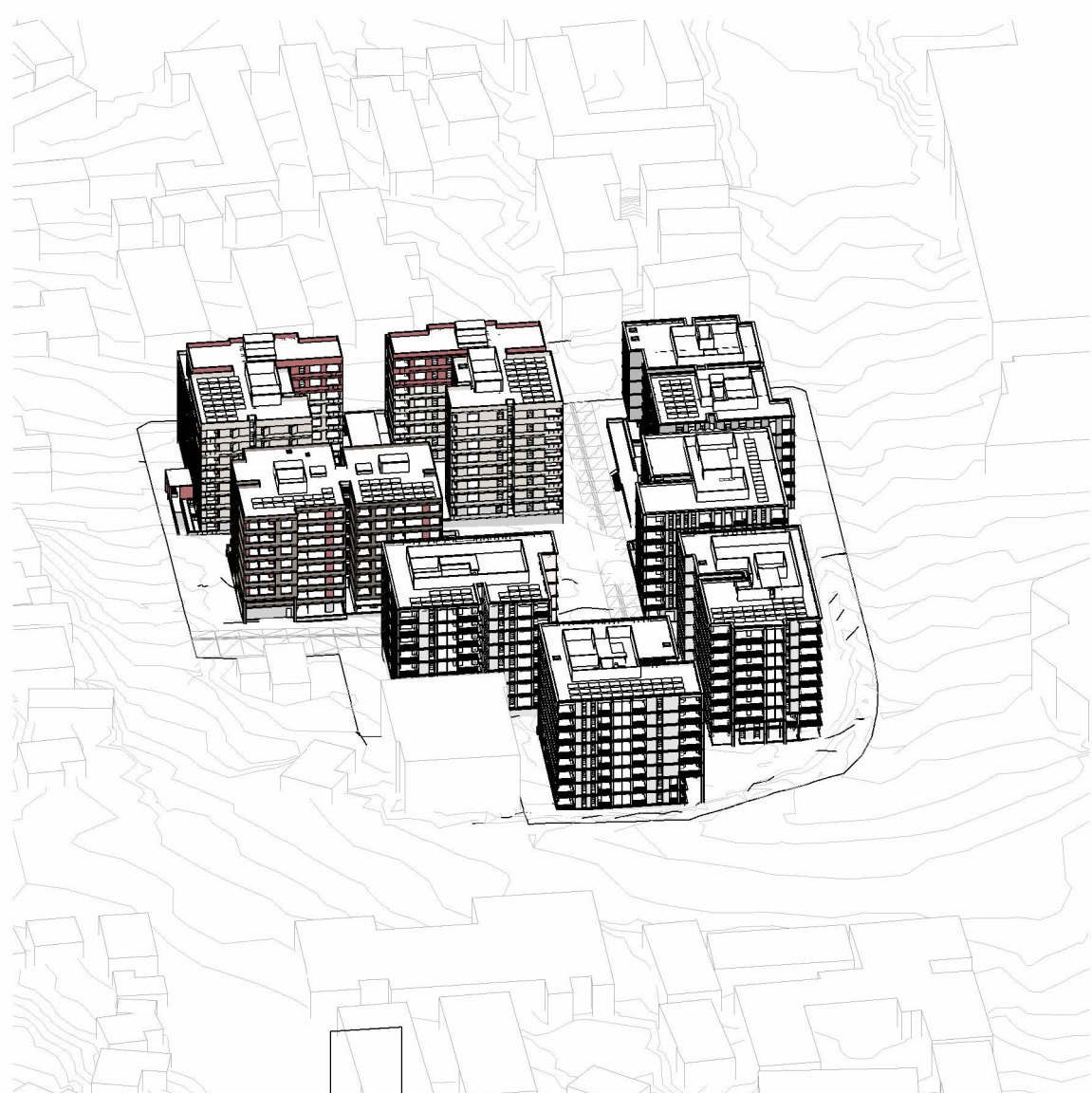
4 SUN EYE VIEW 1000



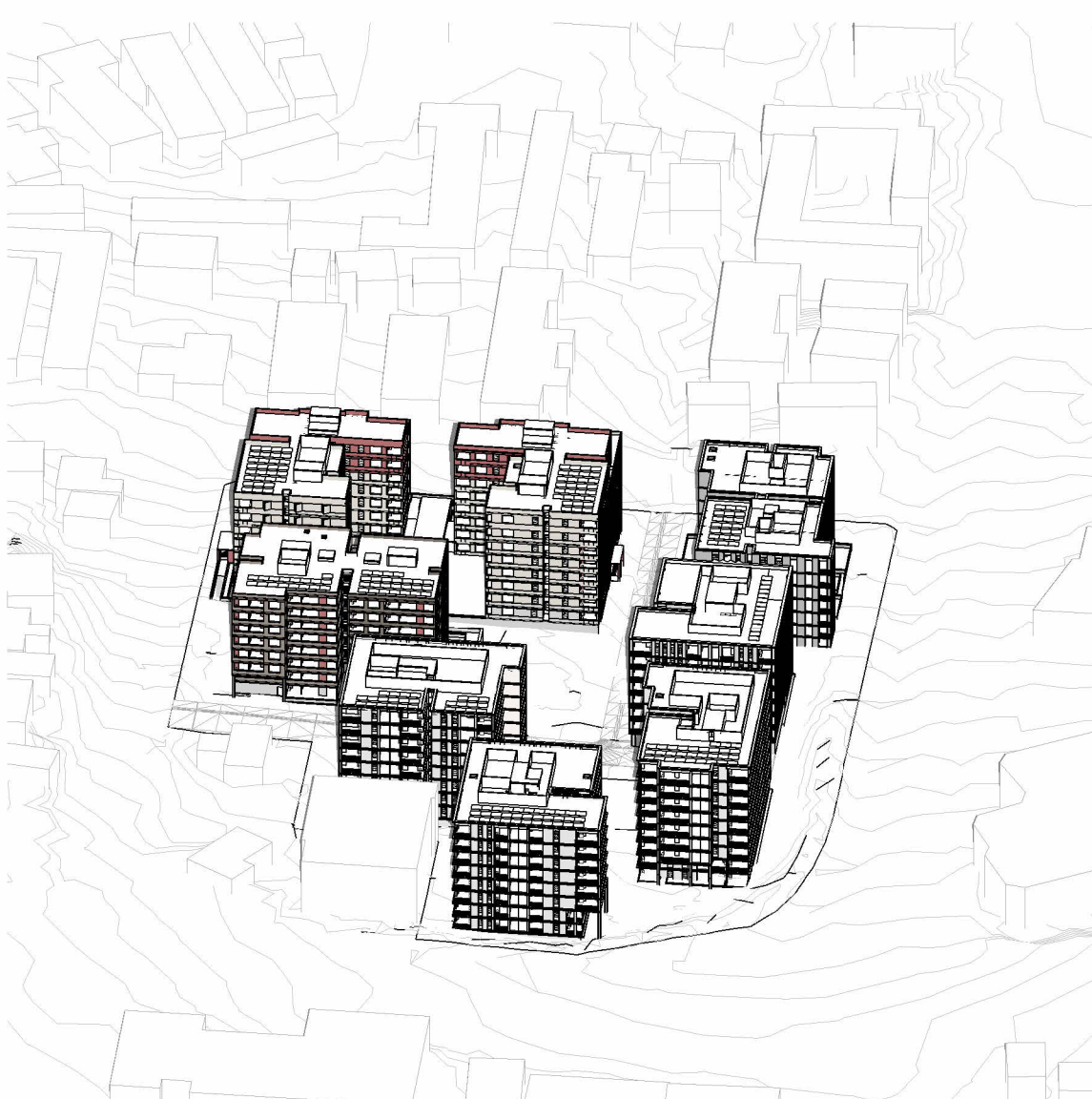
5 SUN EYE VIEW 1030



6 SUN EYE VIEW 1045



7 SUN EYE VIEW 1100



2 SUN EYE VIEW 1145



8 SUN EYE VIEW 1200



9 SUN EYE VIEW 1300



12 SUN EYE VIEW 1345



10 SUN EYE VIEW 1400



11 SUN EYE VIEW 1500

Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.
Assessor name: Chris Mann
Accreditation No.: DMN/201972
Property Address: 28 Florida Street, (1A, 1B, 1C, 2), Sylvania, ACT, 2224
<https://www.f5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6K17VG
Scan QR code or follow website link for rating details.
Assessor name: Chris Mann
Accreditation No.: DMN/201972
Property Address: 28 Florida Street (3A, 3B), Sylvania, NSW, 2224
<https://www.f5.com.au/QRCodeLanding?PublicId=RAQR6K17VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.
Assessor name: Chris Mann
Accreditation No.: DMN/201972
Property Address: 28 Florida Street, Sylvania, NSW, 2224
<https://www.f5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADKIN
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7429 PETER TIMMONS
8011 WILLIAM DOWNER
10407 ALISON DOUGLAS
10705 CATHERINE SKINNER

QLD
8027 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 NEVILL CHISHAM
6236 KRISTIE IRWIN

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 29.09.2025	FOR INFORMATION	
03 10.01.2025	SDRP 2	
04 17.10.2025	DRAFT SSDA	
05 24.10.2025	SSDA SUBMISSION	

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

SUN EYE VIEW

10E-XX-01

ISSUE
05



1 OVERSHADOW 900



2 OVERSHADOW 1000



3 OVERSHADOW 1100

OVERSHADOWING DIAGRAMS
9AM - 3PM
JUNE 21ST

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADKIN
7153 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWZER
10467 ALISON DOUGLAS
10705 CATHERINE SKINNER

QLD
807 NIEL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CIBSEN
6236 KIRSTIE IRWIN

Telephone +61 2 8297 7200
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01 31.07.2025	CONCEPT DESIGN	
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05 24.10.2025	SSDA SUBMISSION	

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2506009
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

OVERSHADOWING

10E-XX-02

ISSUE
05



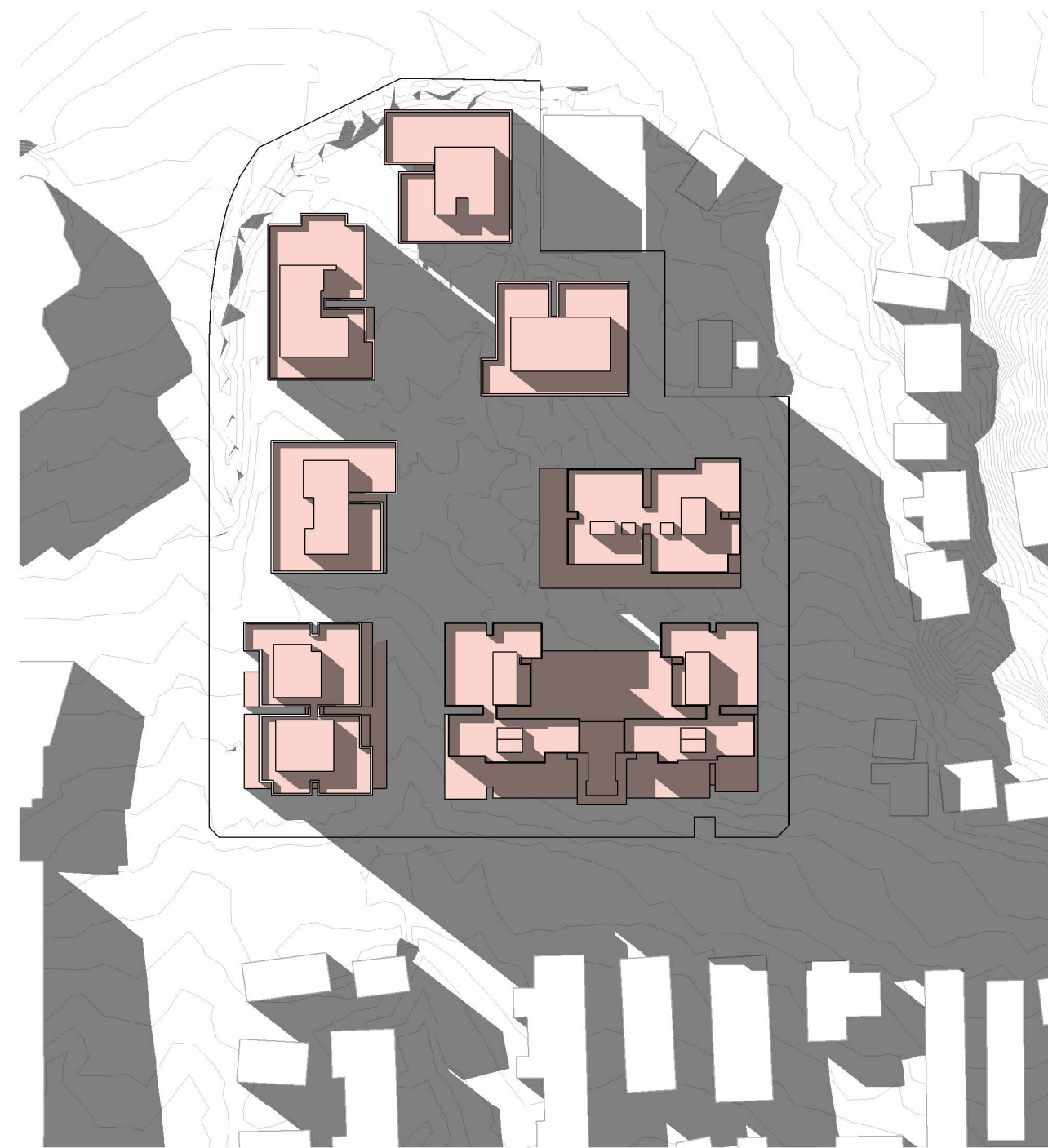
6 OVERSHADOW 1200



4 OVERSHADOW 1300



5 OVERSHADOW 1400



7 OVERSHADOW 1500

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Chris Mann
DMN/20/1972
29 Florida Street
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224

<https://www.f15.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

Chris Mann
DMN/20/1972
29 Florida Street (3A, 3B),
Sylvania, NSW, 2224

<https://www.f15.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name
Accreditation No.
Property Address

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(SocialA, SocialB),
Sylvania, NSW, 2224

<https://www.f15.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

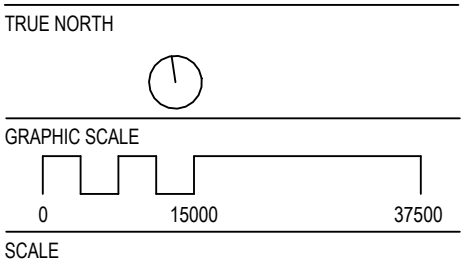
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



@A1
STATUS

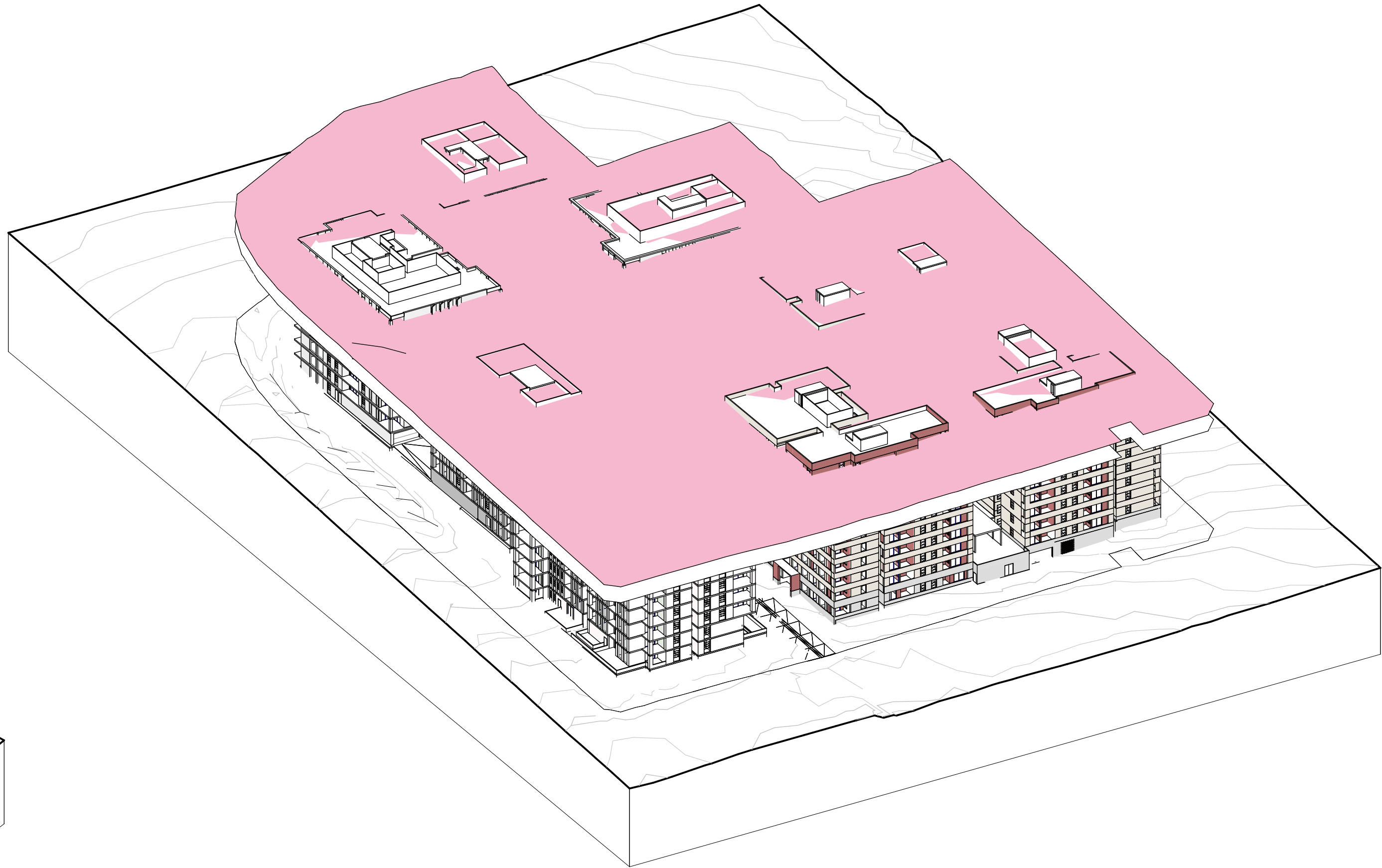
DRAWING

HEIGHT COMPLIANCE

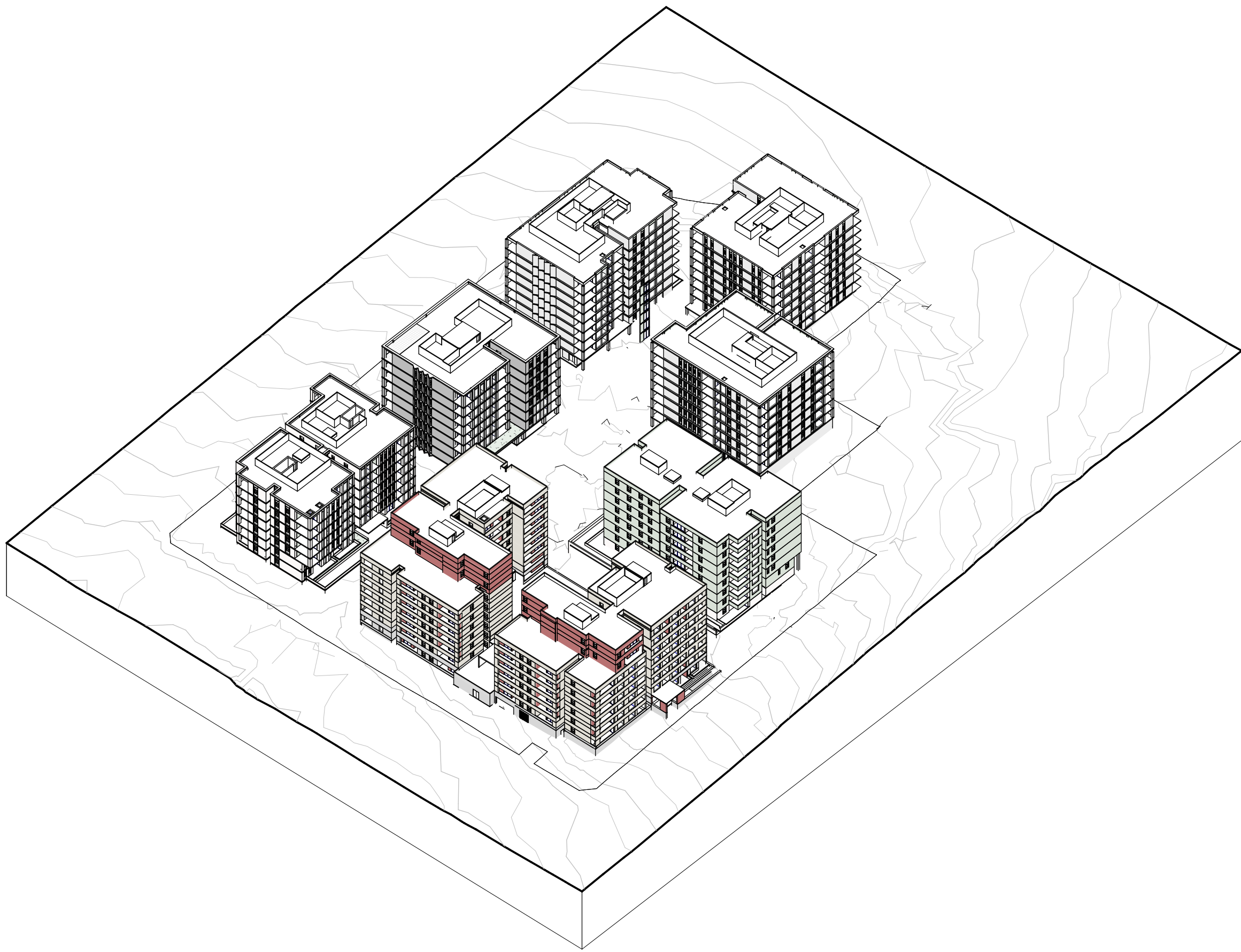
AR-DA-10E-XX-10	02
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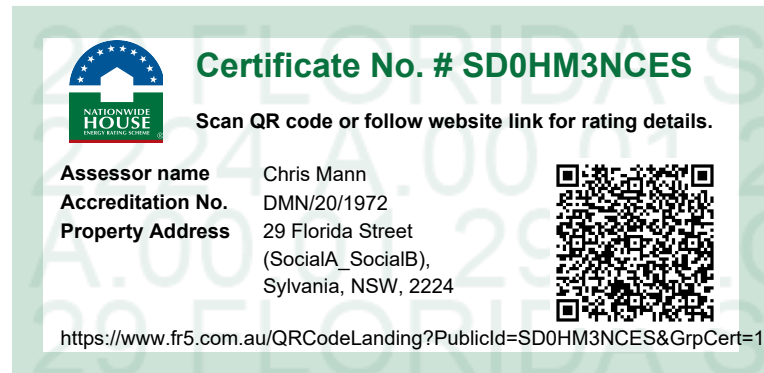
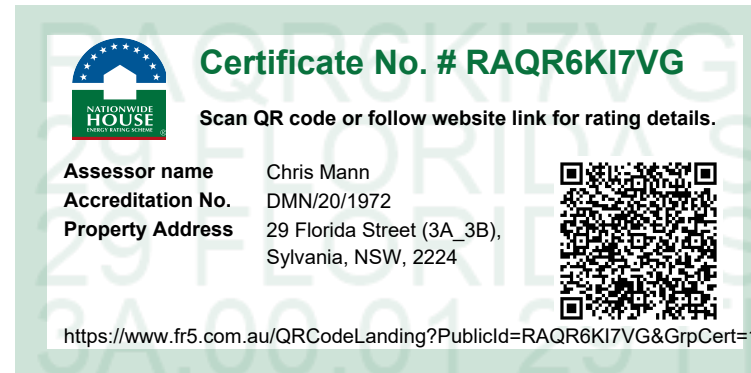
1 10E-XX-30 Height Plane Compliance



3 10E-XX-30 Height Plane Compliance Copy 2



2 10E-XX-30 Height Plane Compliance Copy 1



ISSUE	DATE	FOR	CHKD
01	29.09.2025	FOR INFORMATION	
02	10.01.2025	SDRP 2	
03	17.10.2025	DRAFT SSDA	
04	24.10.2025	SSDA SUBMISSION	
05	27.10.2025	SSDA ADJUSTMENTS	

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PROJECT MANAGER

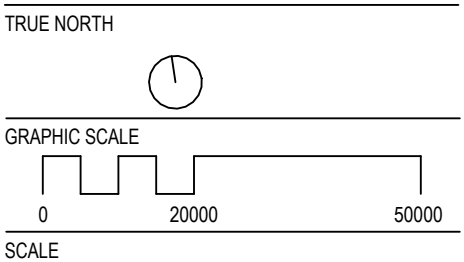
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



1:1000@A1
STATUS

DRAWING

PUBLIC REALM

AR-DA-10E-XX-20 05



5 OPEN COMMUNAL AREA

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
MARKET AREA	14,995m2
MARKET COS MIN 25% OF SITE	3,748m2
SOCIAL AREA	4,854m2
SOCIAL COS MIN 25% OF SITE	1,214m2

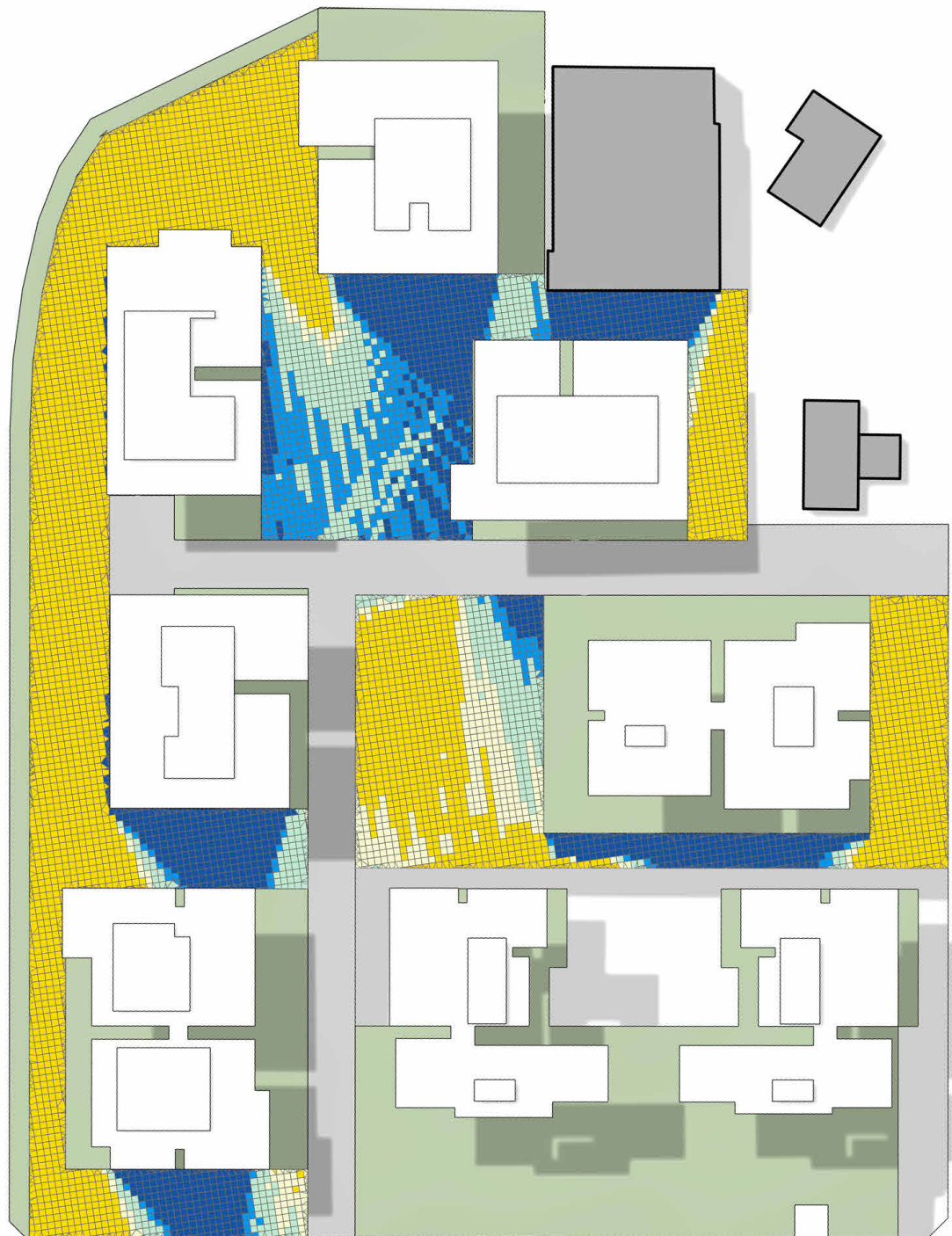
OPEN COMMUNAL SPACE AREA SCHEDULE	
Name	Area
Open Communal M	6784.75 m²
Open Communal S	1237.54 m²
	8022.30 m²



4 LANDSCAPE AREA

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
LANDSCAPED AREA REQUIREMENT 30%	5,933m2

LANDSCAPED AREA SCHEDULE	
Name	Area
LANDSCAPE	11478.38 m²
	11478.38 m²



14,995m2	
6,784m2	
3,896m2 (57.4%)	



3 DEEP SOIL

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
DEEP SOIL REQUIREMENT 15%	2,966m2

DEEP SOIL AREA SCHEDULE	
Name	Area
DEEP SOIL	6611 m²
	6611 m²

NOTE: Area denotes the maximum available area for deep soil planting for the site. Refer to Turf's Landscape Report for provided figures.



4,908m2	
1,237m2	
687m2 (54%)	

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (1A_1B_1C_2), Sylvania, ACT, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A_3B), Sylvania, NSW, 2224

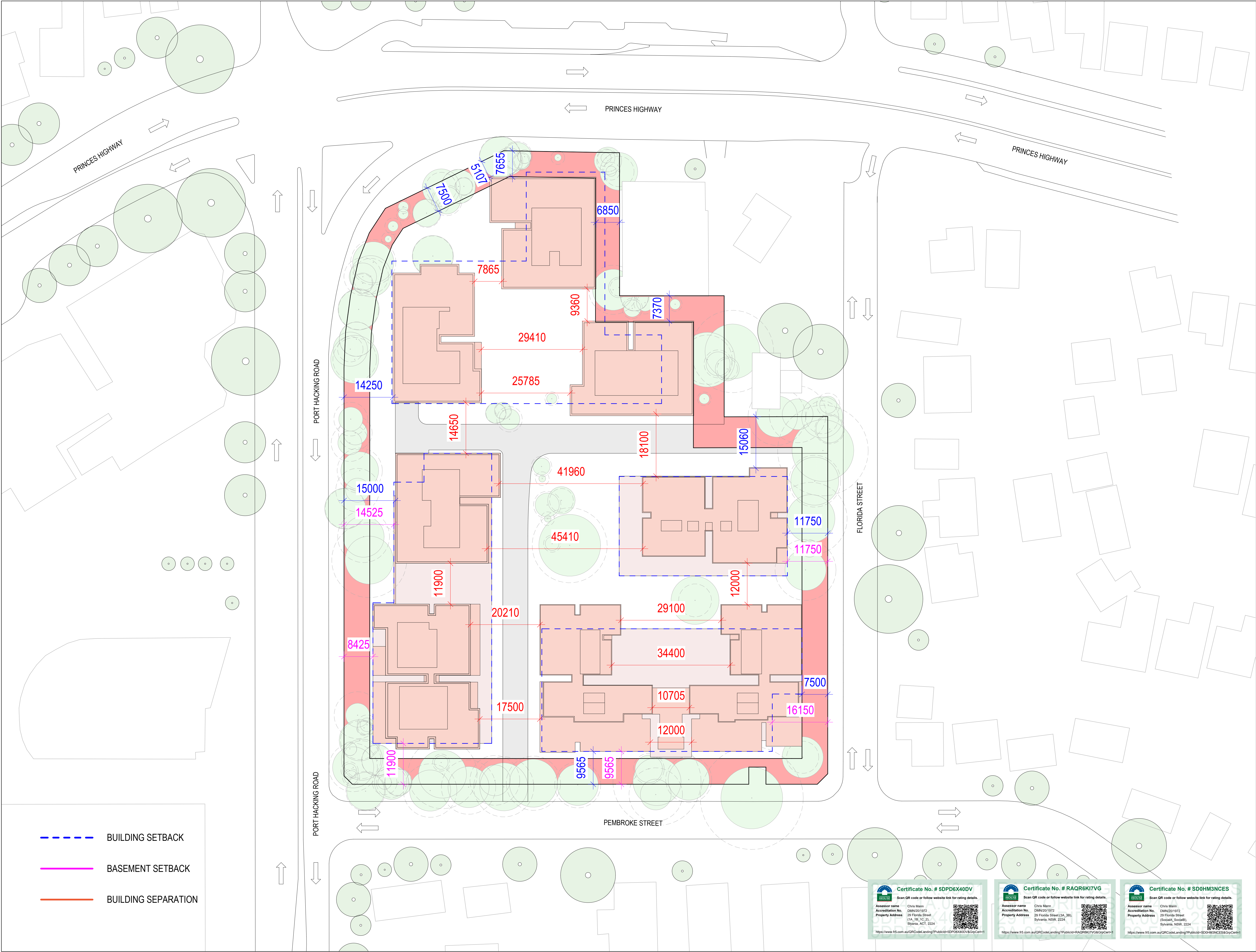
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Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (SocialA_SocialB), Sylvania, NSW, 2224

<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKINSON	9307 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3865 NEVAN CIBSEN
8011 WILLIAM DOWNER	6236 KRISTIE IRWIN
10467 ALISON EDWARDS	
10705 CATHERINE SKINNER	

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
SCALE
1: 500@A1
STATUS

DRAWING

SETBACKS & ADG
SEPARATION

AR-DA-10E-XX-30 02

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666

CLIENT

HNSW

CLIENT NUMBER

HAFF SYLVANIA

PROJECT

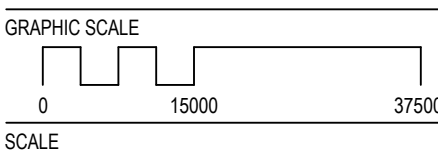
HAFF SYLVANIA

FLORIDA STREET SYLVANIA

BVN PROJECT NUMBER

2506009

DRAWING KEY



As indicated@A1

STATUS

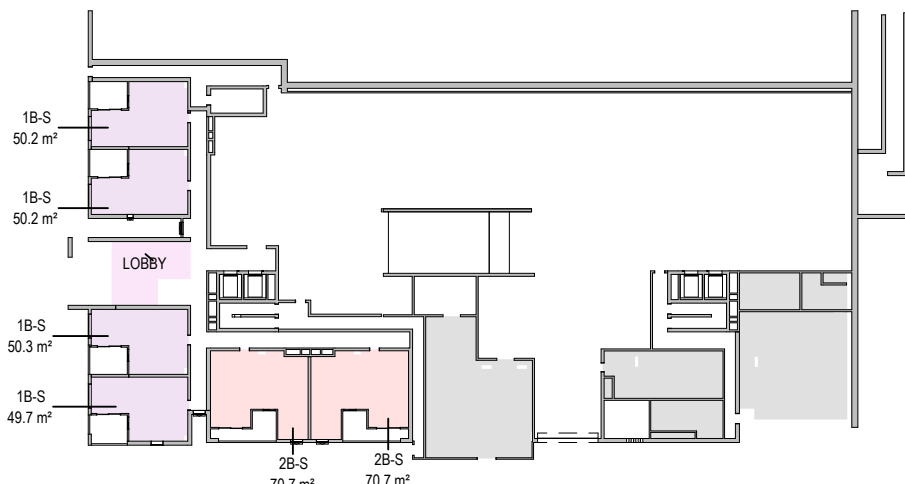
DRAWING

UNIT MIX - SOCIAL

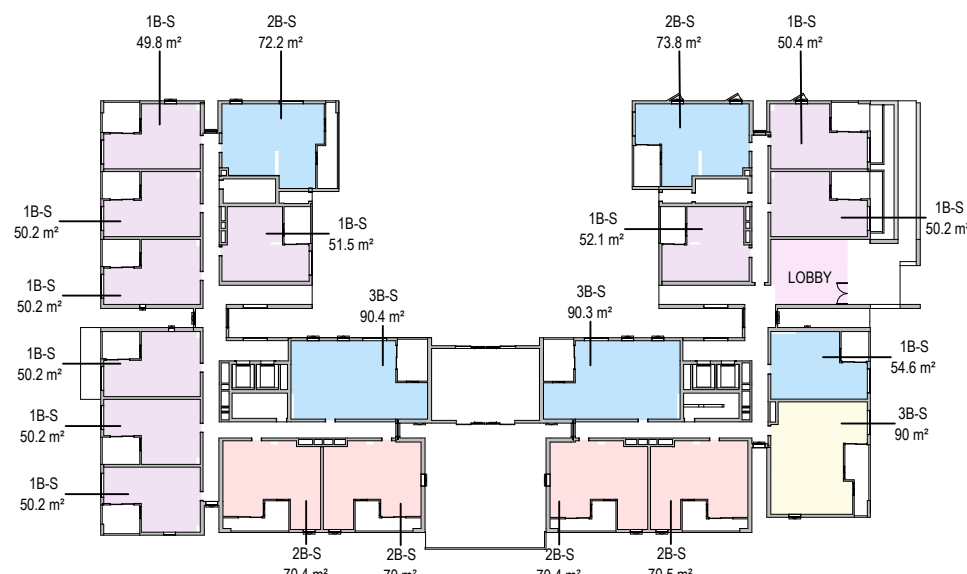
AR-DA-10T-00-00

ISSUE

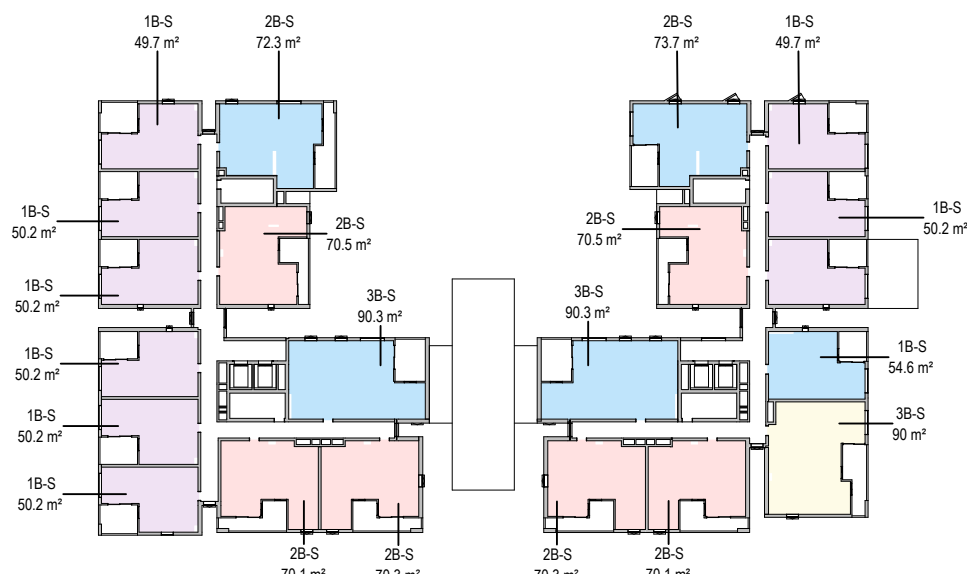
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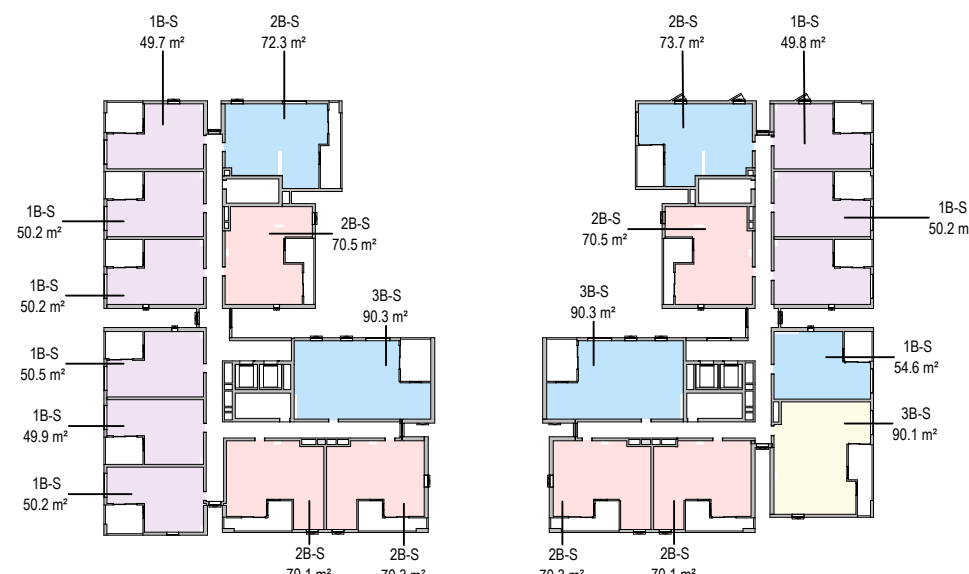
1 UNIT MIX - LEVEL 00



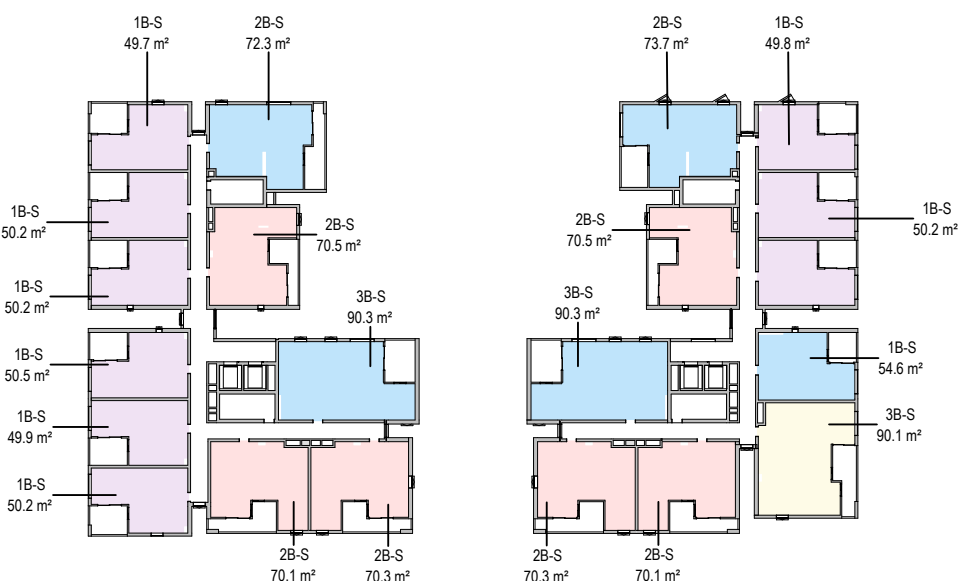
2 UNIT MIX - LEVEL 01



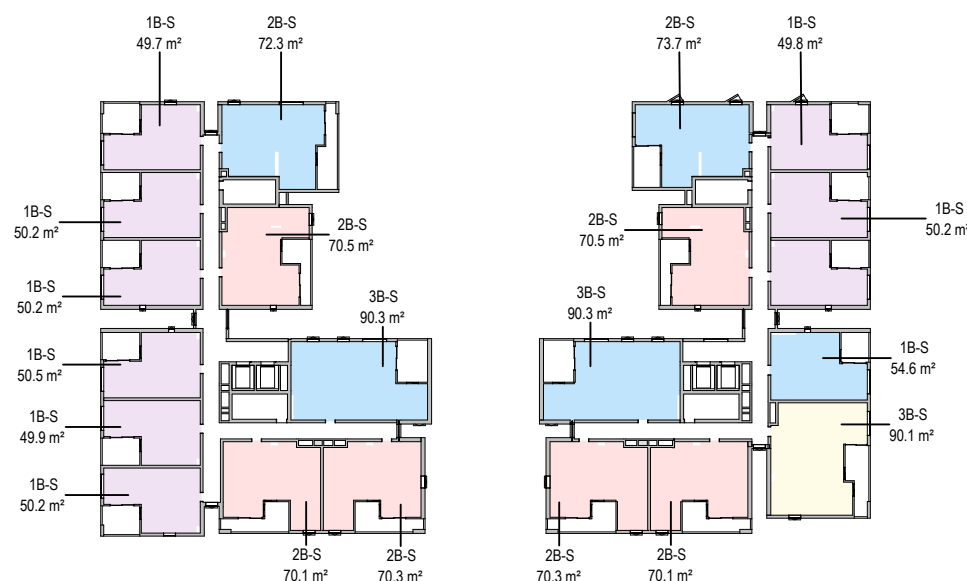
3 UNIT MIX - LEVEL 02



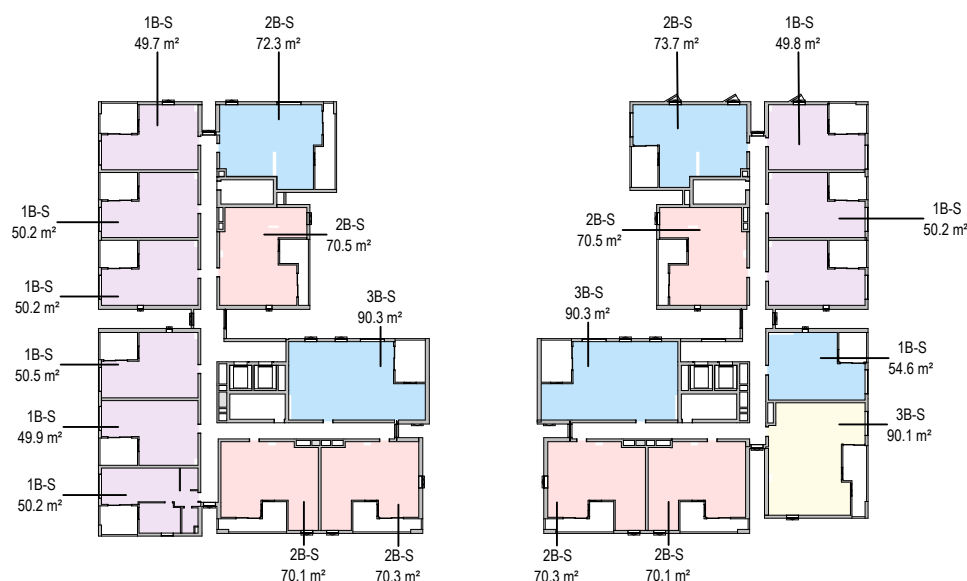
4 UNIT MIX - LEVEL 03



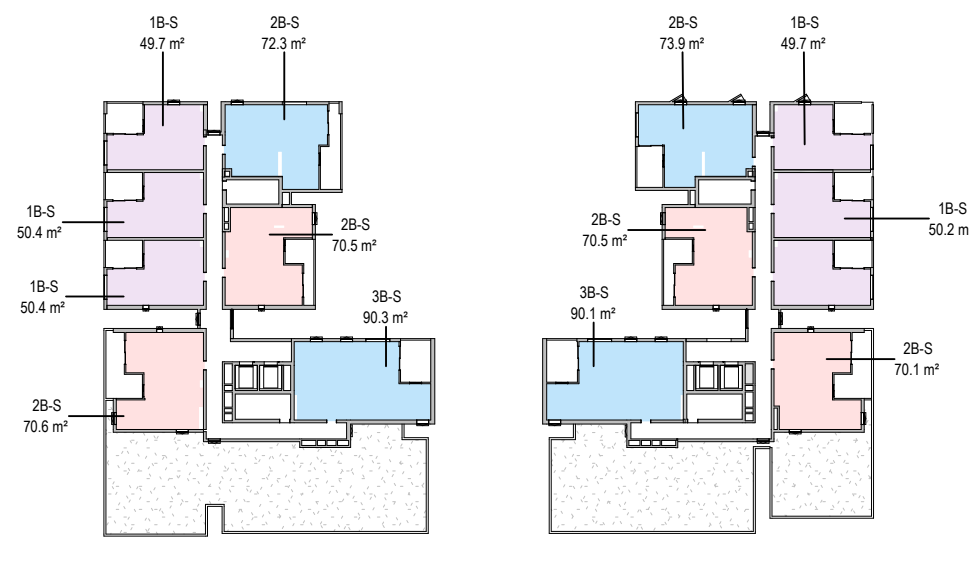
5 UNIT MIX - LEVEL 04



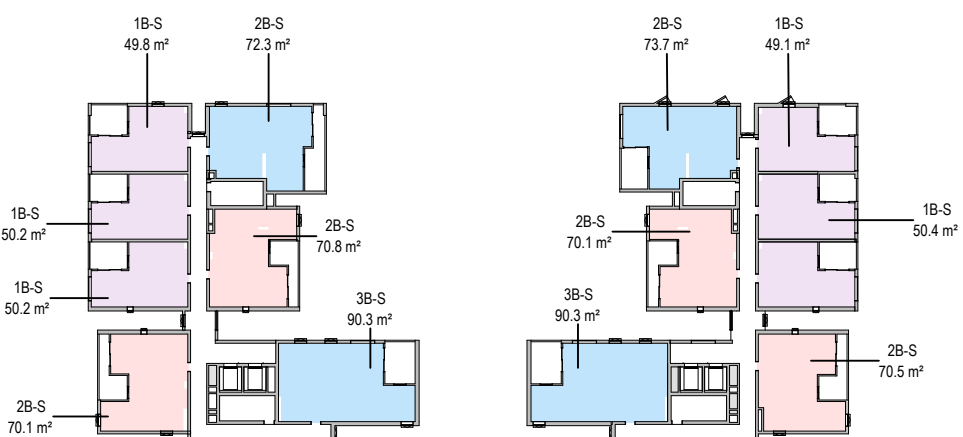
6 UNIT MIX - LEVEL 05



7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



9 UNIT MIX - LEVEL 08

LEGEND

- 18-S 1 BED
- 28-S 2 BED
- 38-S 3 BED
- DDA

UNIT MIX

TYPE

18-S

18-S: 77

28-S

28-S: 60

38-S

38-S: 22

Total Apartments: 159

DDA MIX

Occupancy Department

18-S

18-S: 6

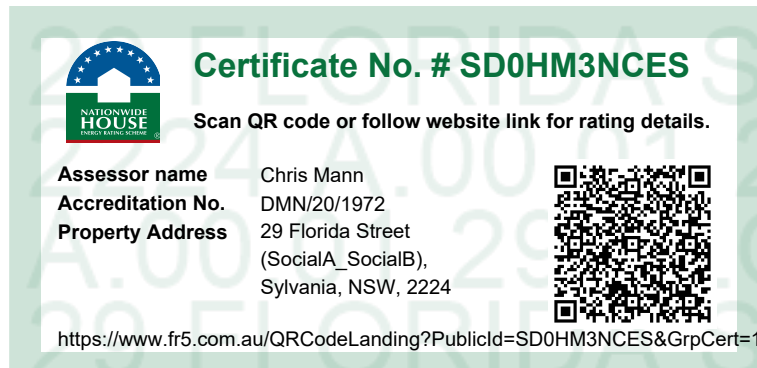
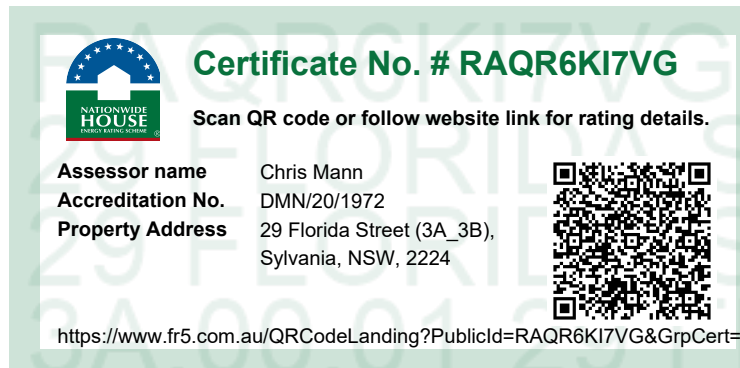
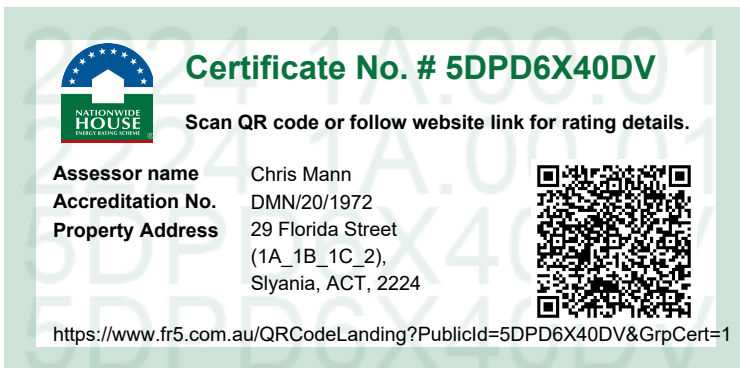
28-S

28-S: 16

38-S

38-S: 16

Total DDA: 38



NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BvN'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

PROJECT MANAGER

TEL 09 5555 5555 fax 04 6666 6666

CLIENT

HNSW

CLIENT NUMBER

HAFF SYLVANIA

PROJECT

HAFF SYLVANIA

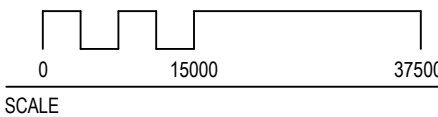
FLORIDA STREET SYLVANIA

BvN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE



SCALE

1:750@A1

STATUS

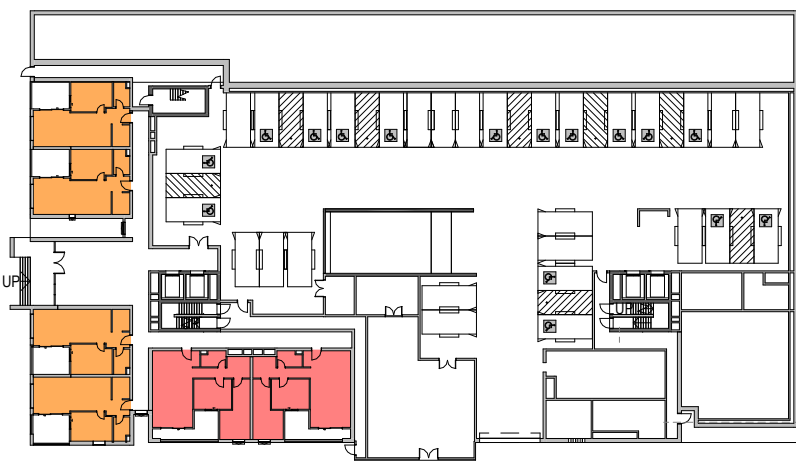
DRAWING

ADG COMPLIANCE - SOLAR
ACCESS - SOCIAL

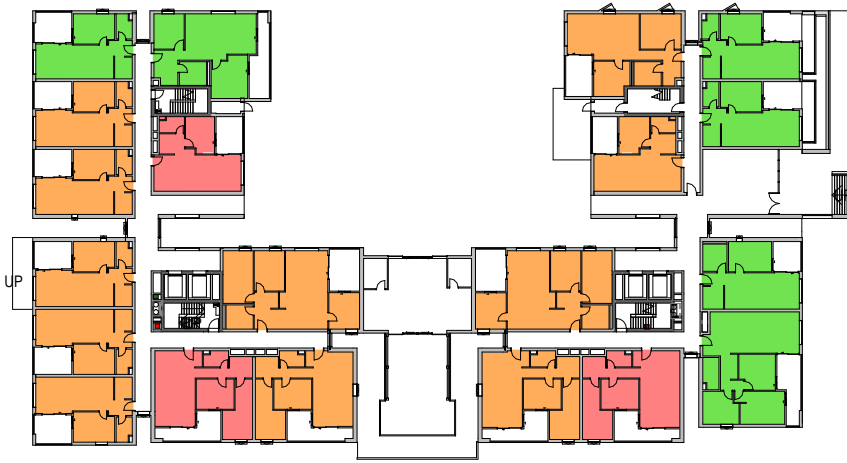
AR-DA-10T-00-01

ISSUE

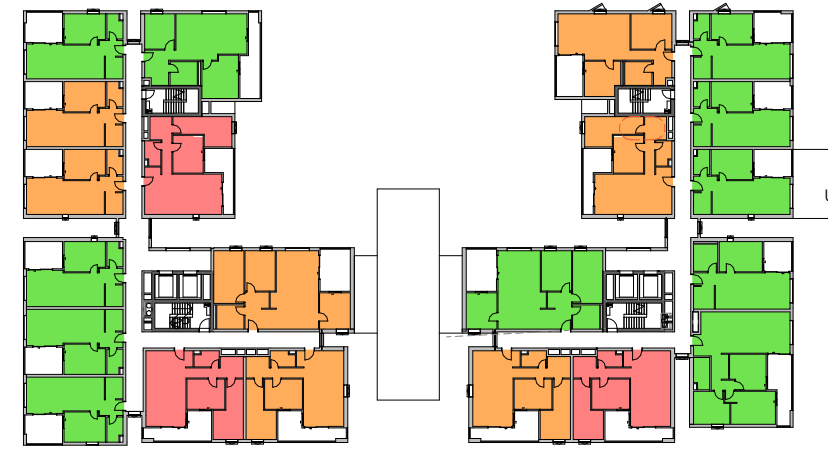
04



1 SOLAR ACCESS -LEVEL 00



2 SOLAR ACCESS -LEVEL 01



3 SOLAR ACCESS -LEVEL 02



4 SOLAR ACCESS -LEVEL 03



5 SOLAR ACCESS -LEVEL 04



6 SOLAR ACCESS -LEVEL 05



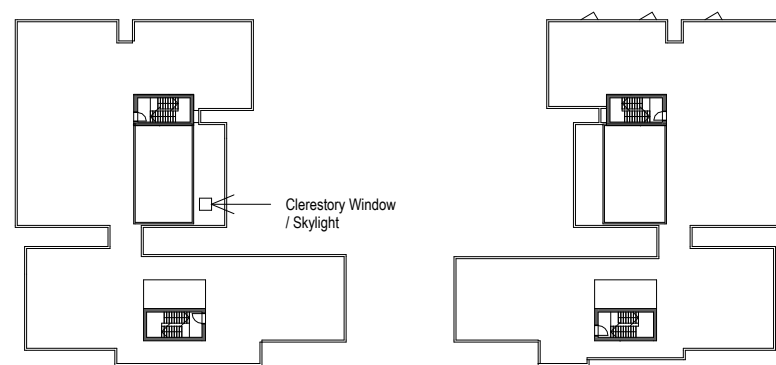
7 SOLAR ACCESS -LEVEL 06



8 SOLAR ACCESS -LEVEL 07



9 SOLAR ACCESS -LEVEL 08



10 SOLAR ACCESS -LEVEL 09

SEPP65 SOLAR COMPLIANCE LEGEND

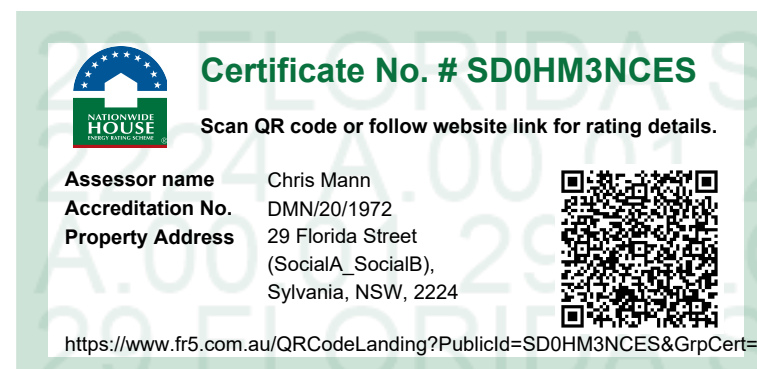
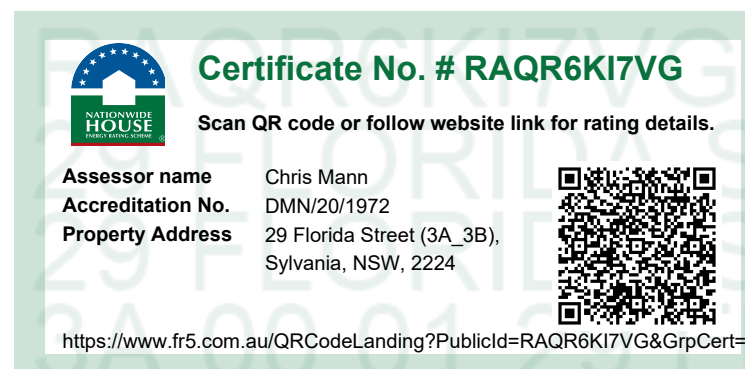
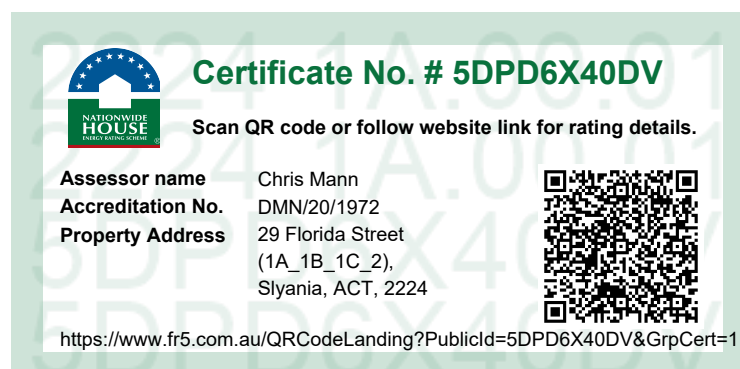
- MORE THAN 2 HOURS DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- NO DIRECT SUNLIGHT

SOLAR ACCESS COMPLIANCE SUMMARY

Solar Access	Count	Percentage
--------------	-------	------------

NO SOLAR	17	11%
MORE THAN 2HRS	110	69%
LESS THAN 2HRS	32	20%

Grand total: 159



NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BvN'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

PROJECT MANAGER

TEL 09 5555 5555 fax 04 6666 6666

CLIENT

Homes
NSW

HNSW

CLIENT NUMBER

HAFF SYLVANIA

PROJECT

HAFF SYLVANIA

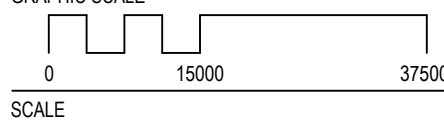
FLORIDA STREET SYLVANIA

BvN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE



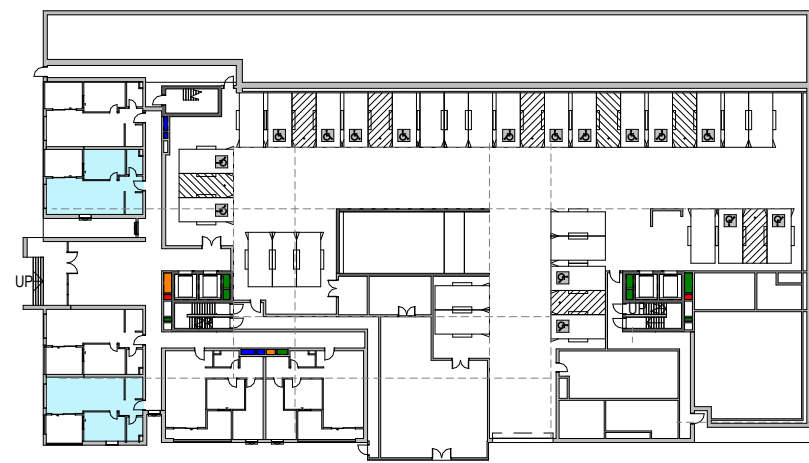
1:750@A1

STATUS

DRAWING

ADG COMPLIANCE - CROSS
VENTILATION - SOCIAL

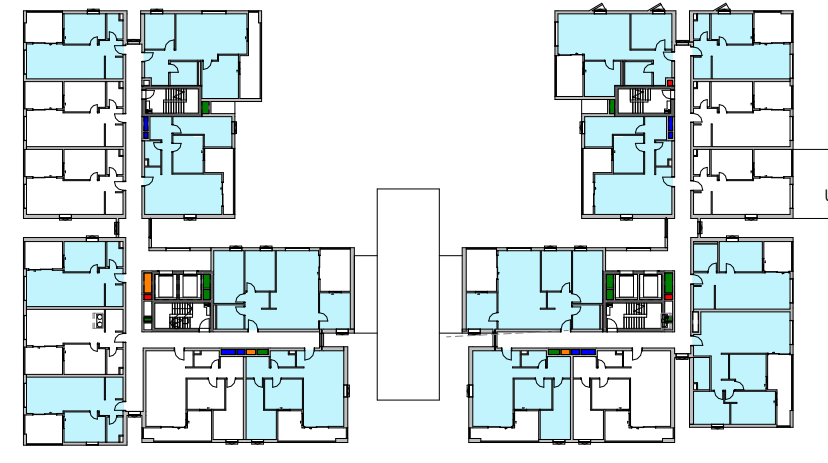
ISSUE	
AR-DA-10T-00-02	04



1 CROSS VENTILATION-LEVEL 00



2 CROSS VENTILATION-LEVEL 01



3 CROSS VENTILATION-LEVEL 02



4 CROSS VENTILATION-LEVEL 03



5 CROSS VENTILATION-LEVEL 04



6 CROSS VENTILATION-LEVEL 05



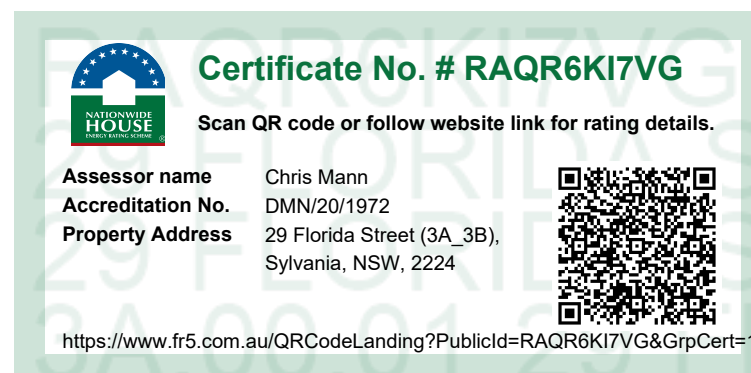
7 CROSS VENTILATION-LEVEL 06



8 CROSS VENTILATION-LEVEL 07



9 CROSS VENTILATION-LEVEL 08



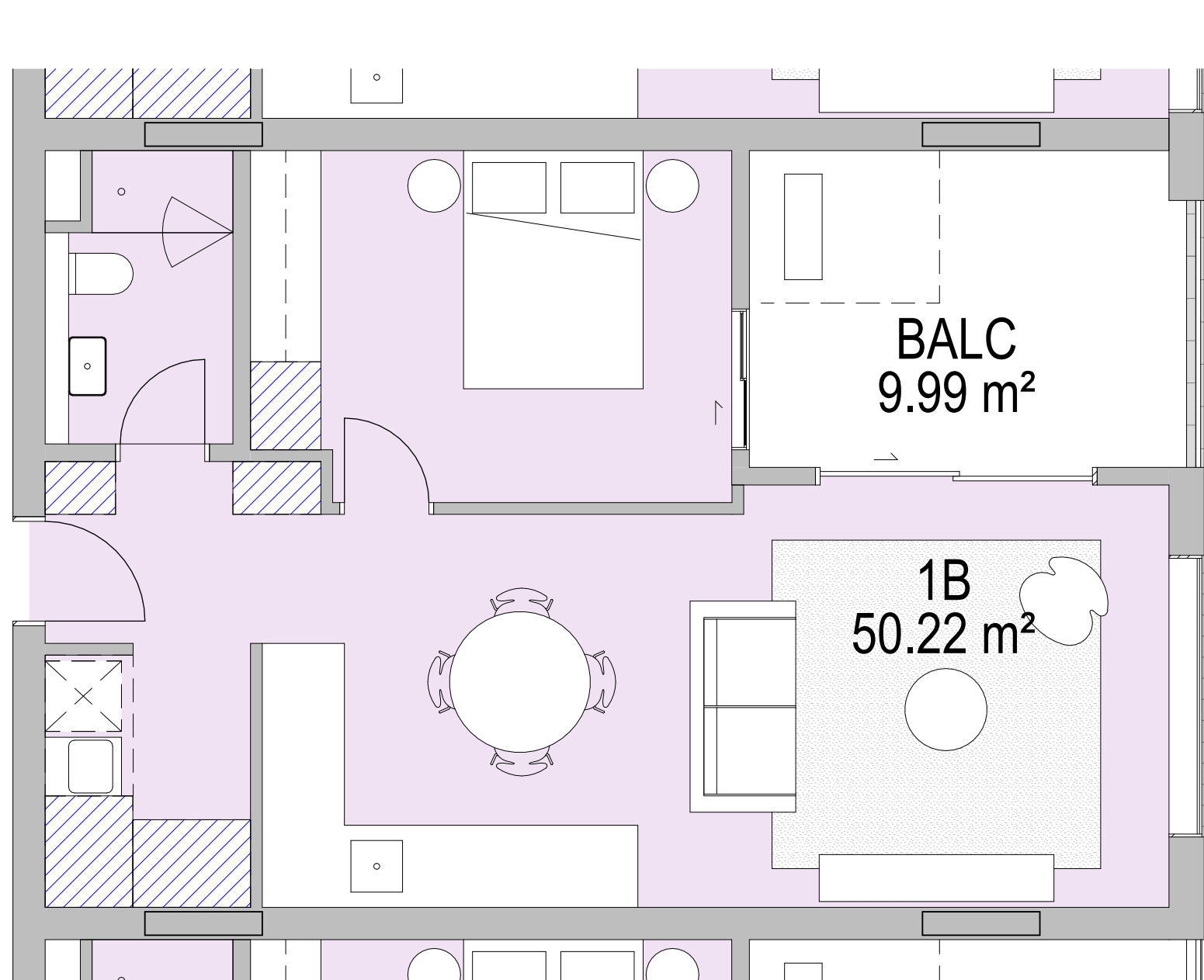
SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
VG	Count	Percentage
Yes	108	68%
No	51	32%
Grand total: 159		

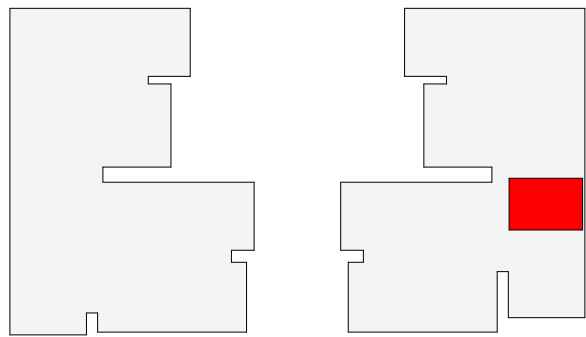
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume

1B.1	1.77 m³
1B.1	0.45 m³
1B.1	1.88 m³
1B.1	2.36 m³
Grand total: 4	6.46 m³

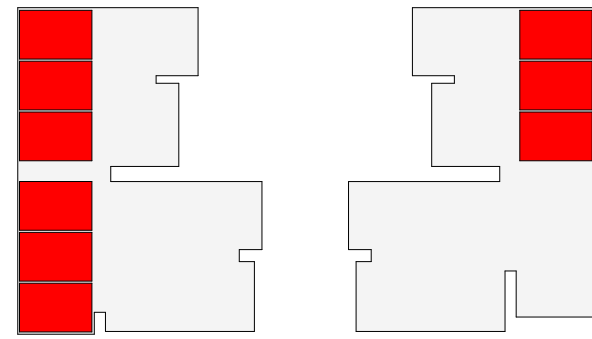


APT TYPE 1B.2 - Storage	
Room: Number	Storage Volume

1B.2	0.45 m³
1B.2	1.08 m³
1B.2	0.65 m³
1B.2	0.81 m³
1B.2	1.70 m³
1B.2	1.80 m³
Grand total: 6	6.49 m³

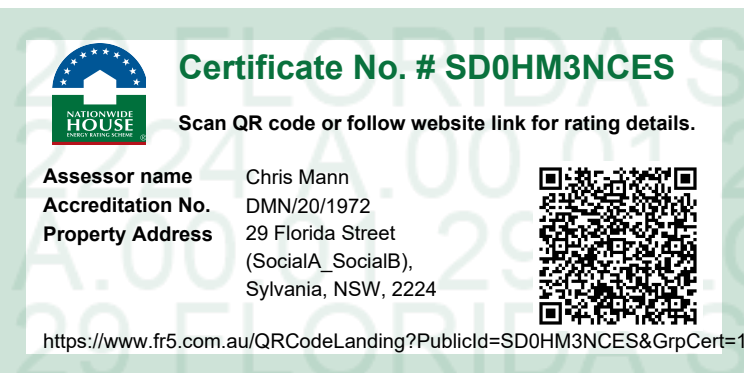
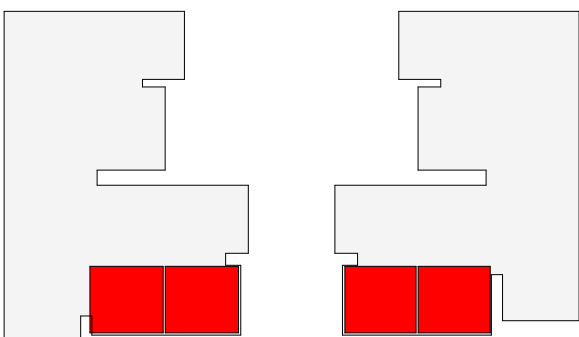
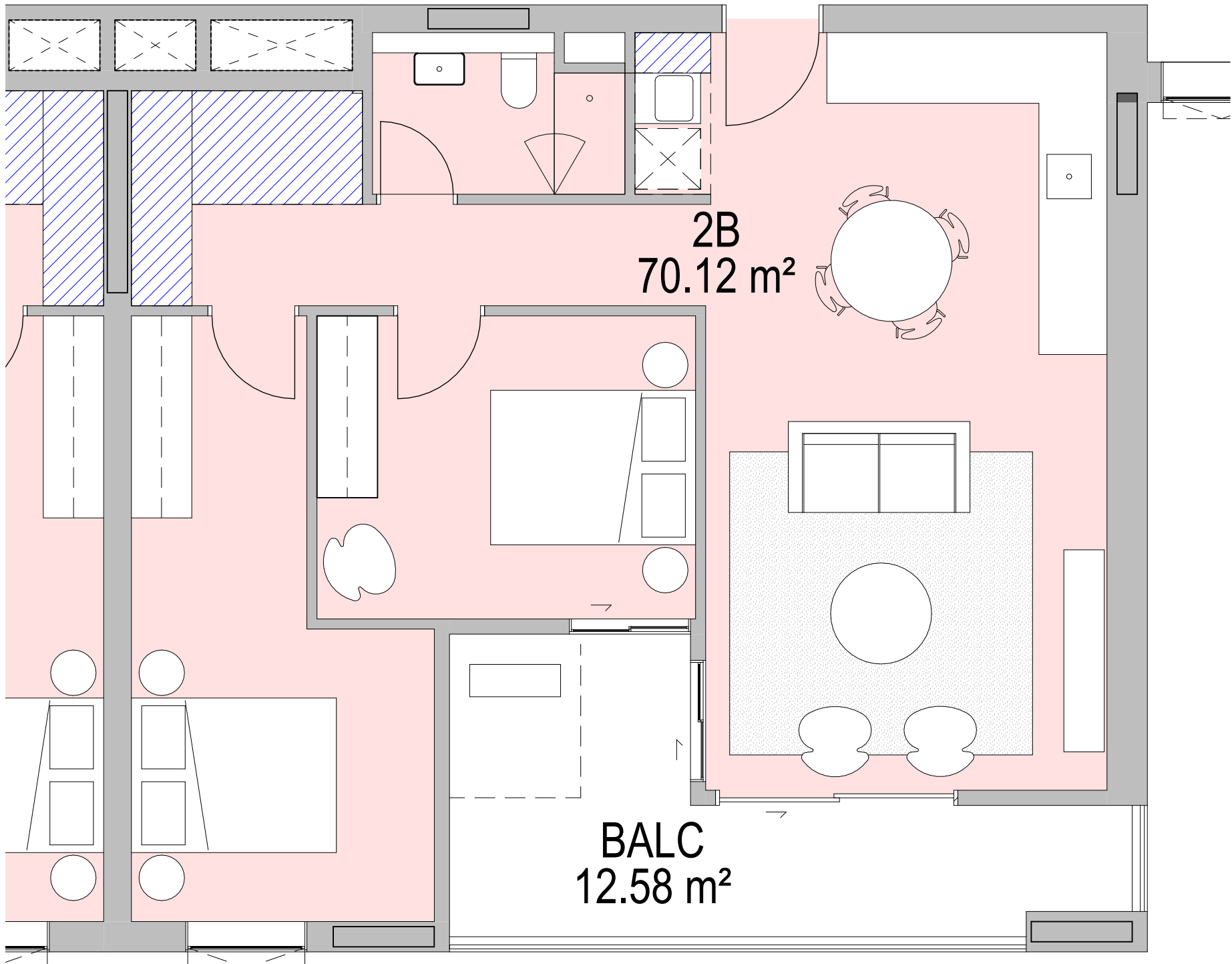


4 1BED - TYPE 1

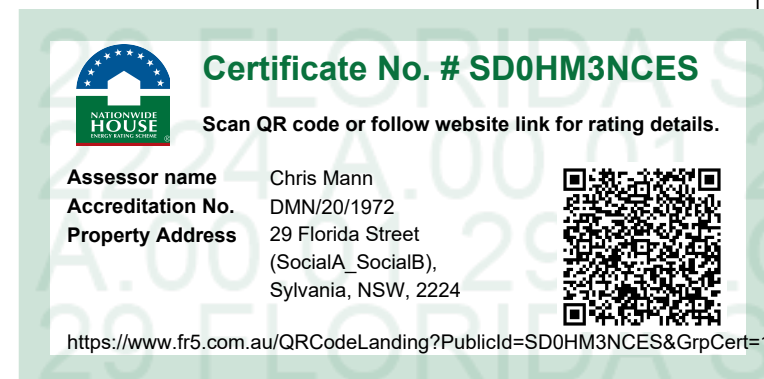
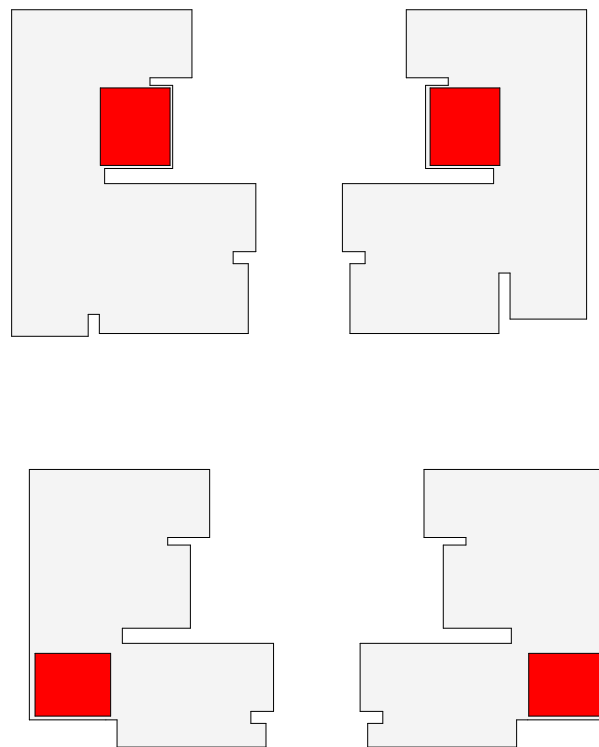
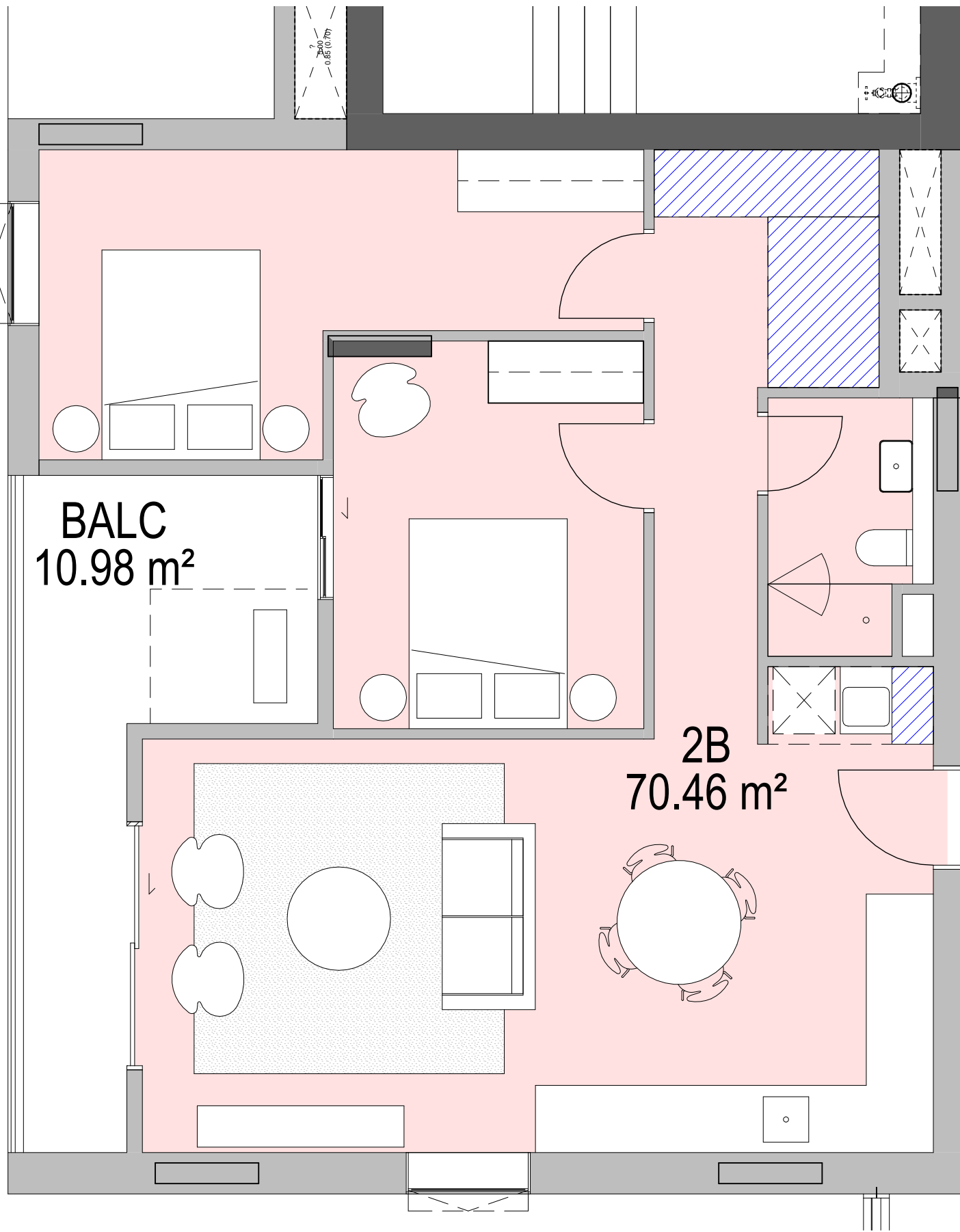


APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume

2B.1	0.45 m³
2B.1	3.07 m³
2B.1	4.56 m³
2B.1	0.72 m³
Grand total: 4	8.79 m³



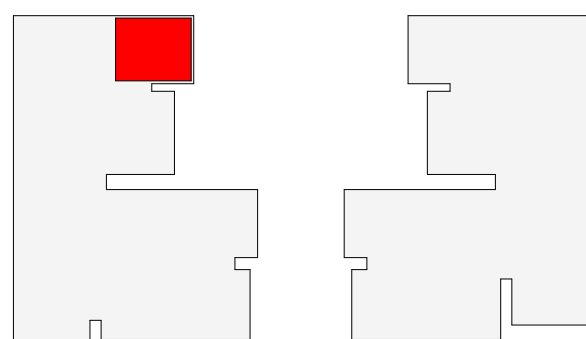
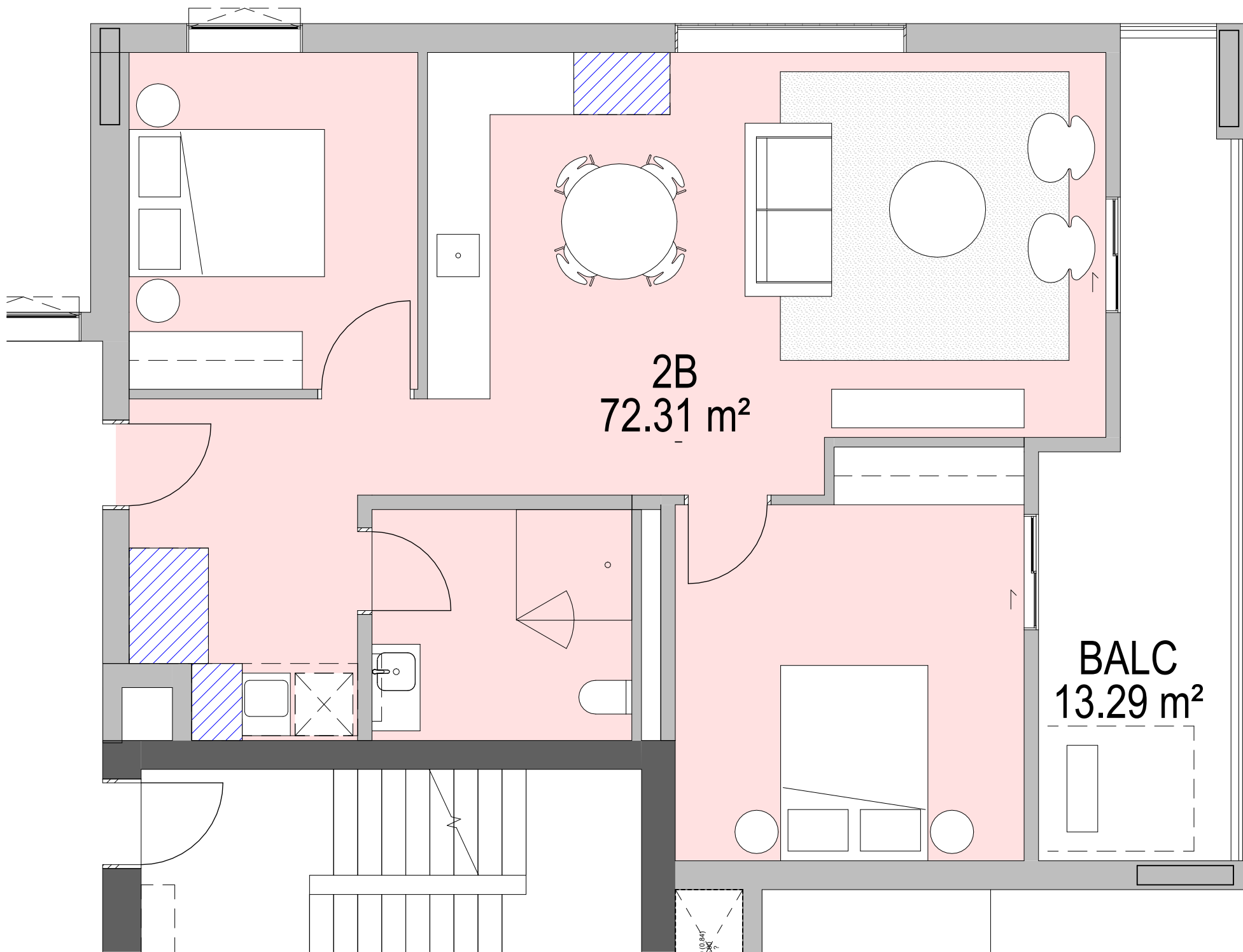
APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	0.45 m³
2B.2	3.39 m³
2B.2	4.26 m³
2B.2	0.72 m³
Grand total: 4	8.82 m³



1 2BED TYPE 2

APT TYPE 2B.3- Storage	
Room: Number	Storage Volume
2B.3	1.55 m³
2B.3	2.37 m³
2B.3	0.45 m³
2B.3	1.01 m³
Grand total: 4	5.38 m³

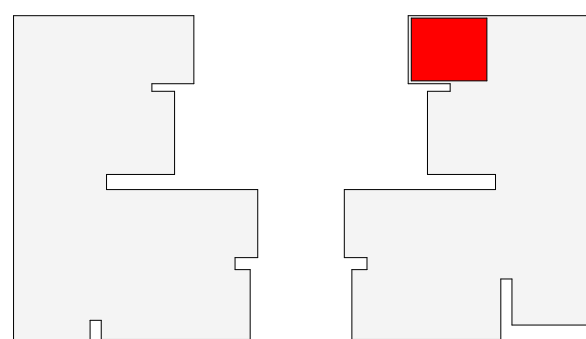
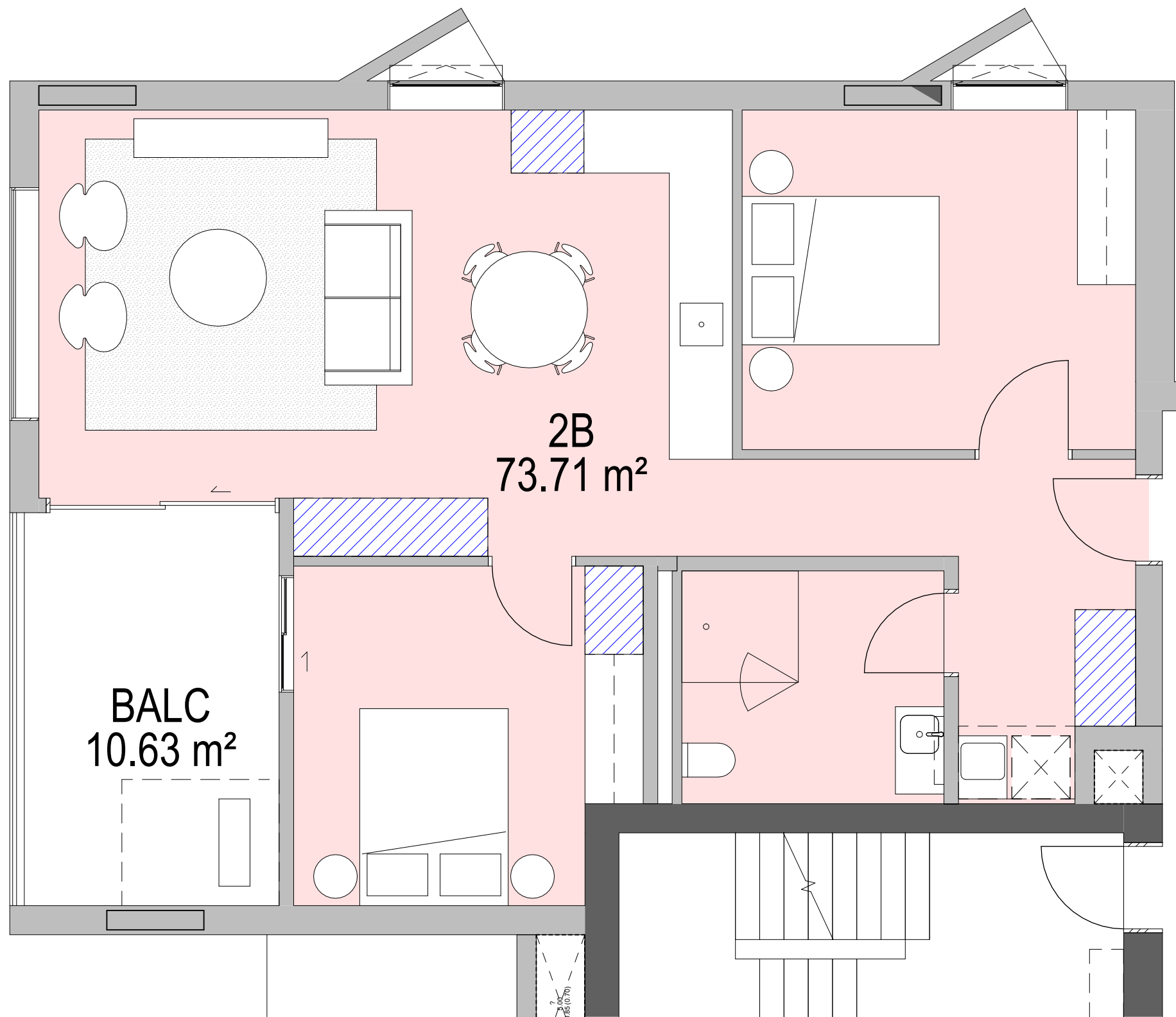
ADDITIONAL STORAGE PROVIDED IN BASEMENT



4 2BED DDA - TYPE 3

APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2b.4	0.45 m³
2b.4	2.88 m³
2b.4	1.31 m³
2b.4	1.17 m³
2b.4	1.80 m³
Grand total: 6	7.61 m³

ADDITIONAL STORAGE PROVIDED IN BASEMENT



7 2BED DDA - TYPE 4

NOTE
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVM'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE

0 1000 2500

SCALE

As indicated@A1

STATUS

DRAWING

TYPICAL APARTMENTS - SOCIAL

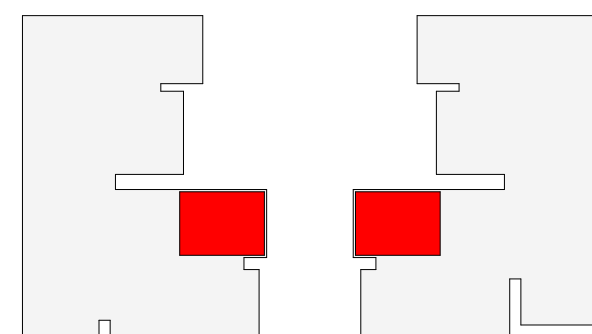
AR-DA-10T-00-12	ISSUE 03
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APT TYPE 3B.1- Storage	
Room: Number	Storage Volume

3B.1	0.45 m³
3B.1	2.30 m³
3B.1	0.72 m³
3B.1	2.44 m³
3B.1	0.50 m³
Grand total: 5	6.41 m³

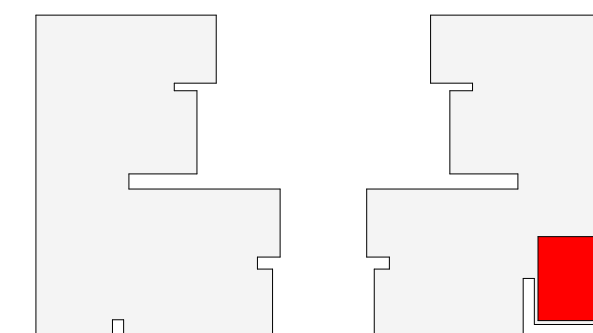
ADDITIONAL STORAGE PROVIDED IN BASEMENT



APT TYPE 3B.2- Storage	
Room: Number	Storage Volume

3B.2	4.31 m³
3B.2	0.45 m³
3B.2	0.67 m³
3B.2	3.04 m³
3B.2	0.97 m³
3B.2	0.83 m³
3B.2	0.83 m³

Grand total: 7	11.10 m ³
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NOTE
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

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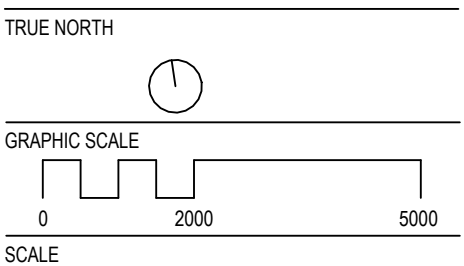
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



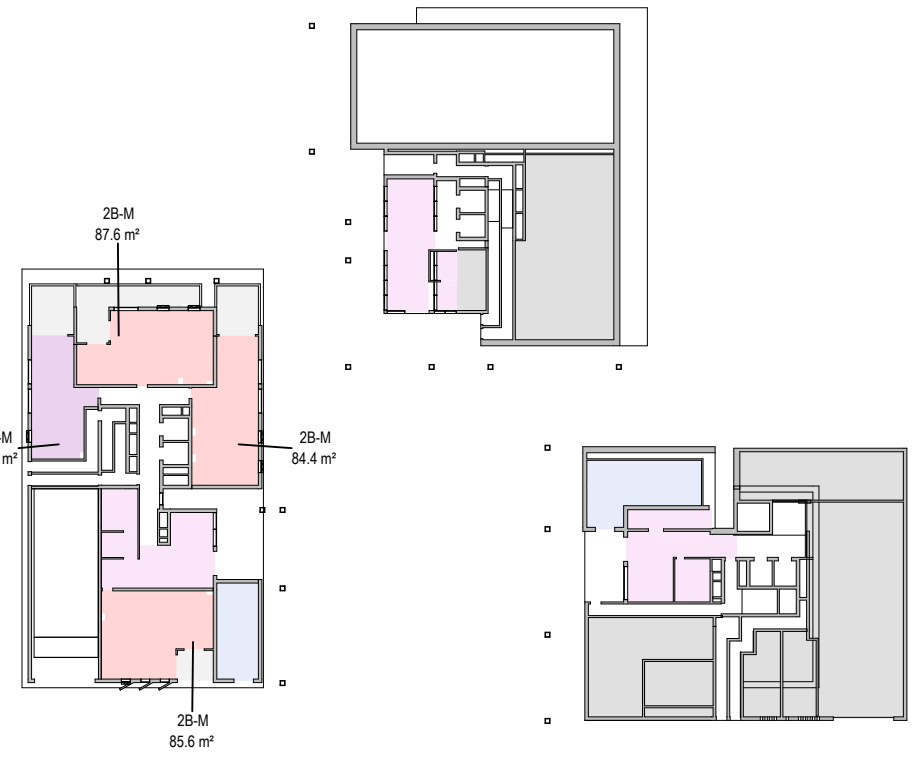
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STATUS

DRAWING

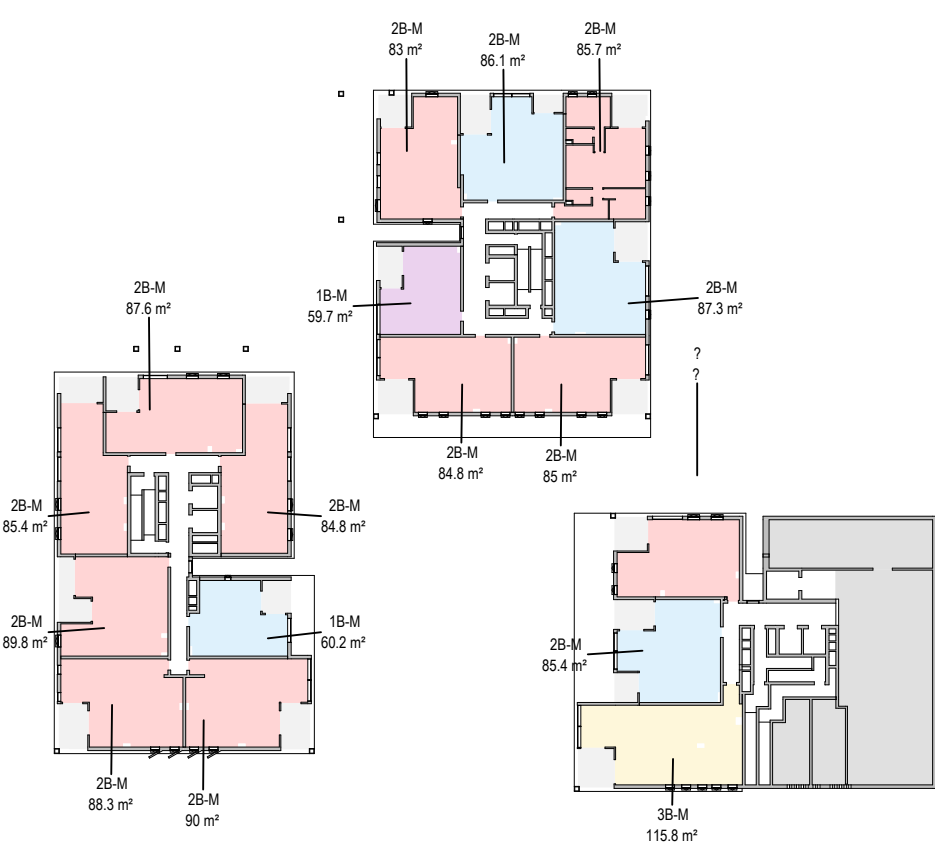
UNIT MIX - MARKET
BUILDING 1

AR-DA-10T-01-00 02

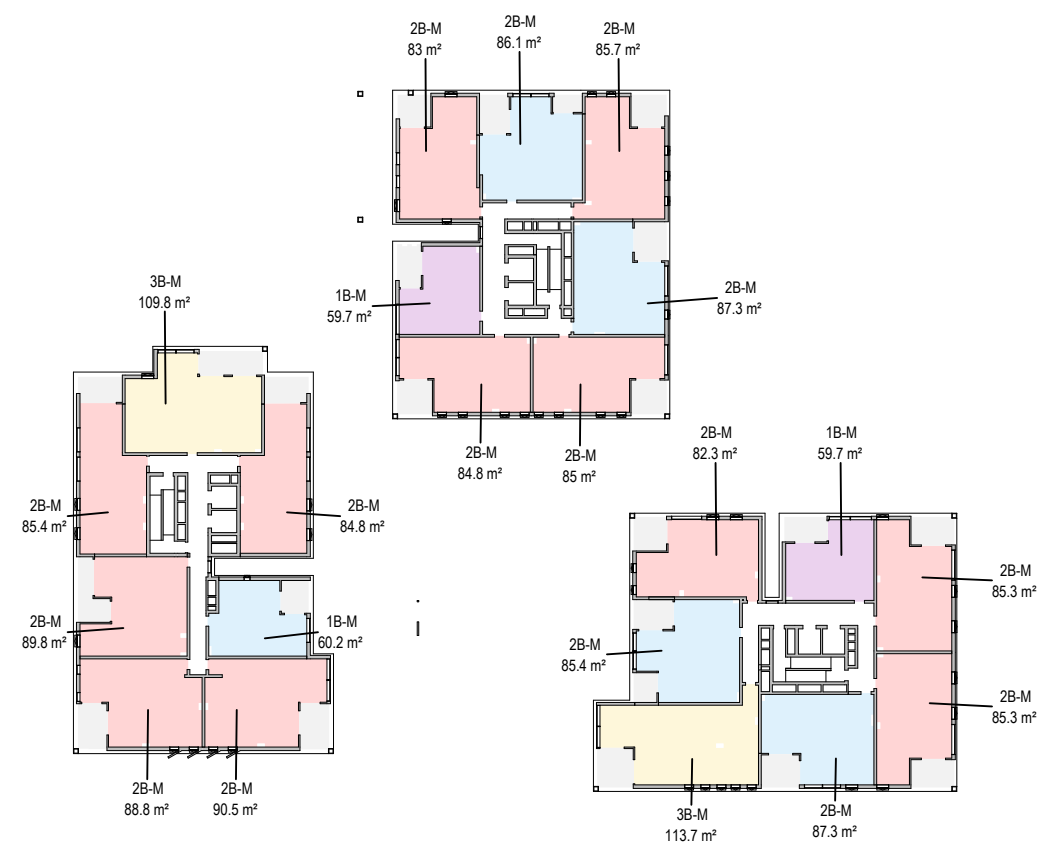
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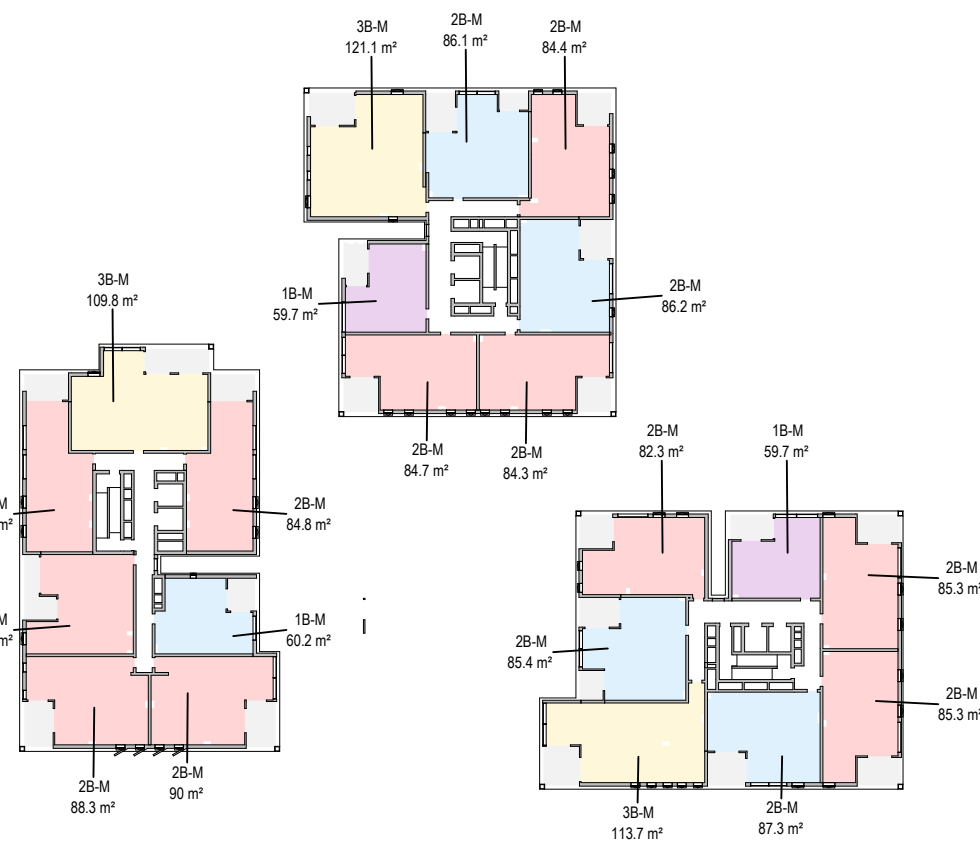
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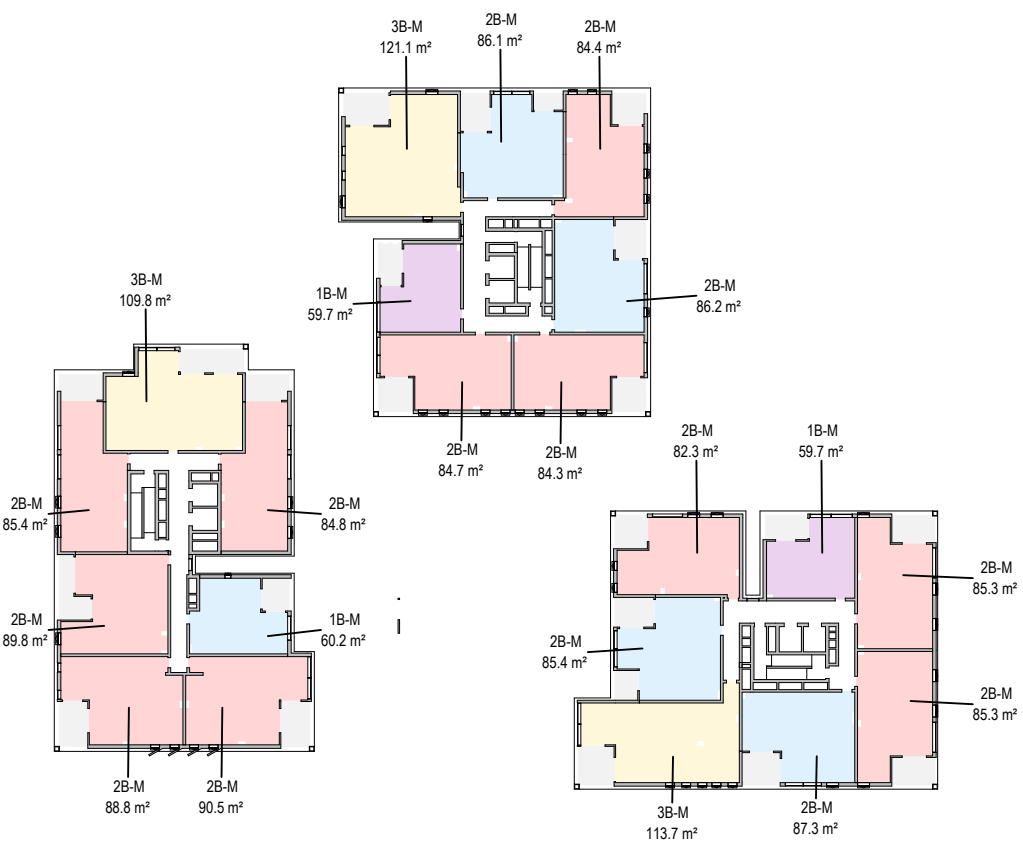
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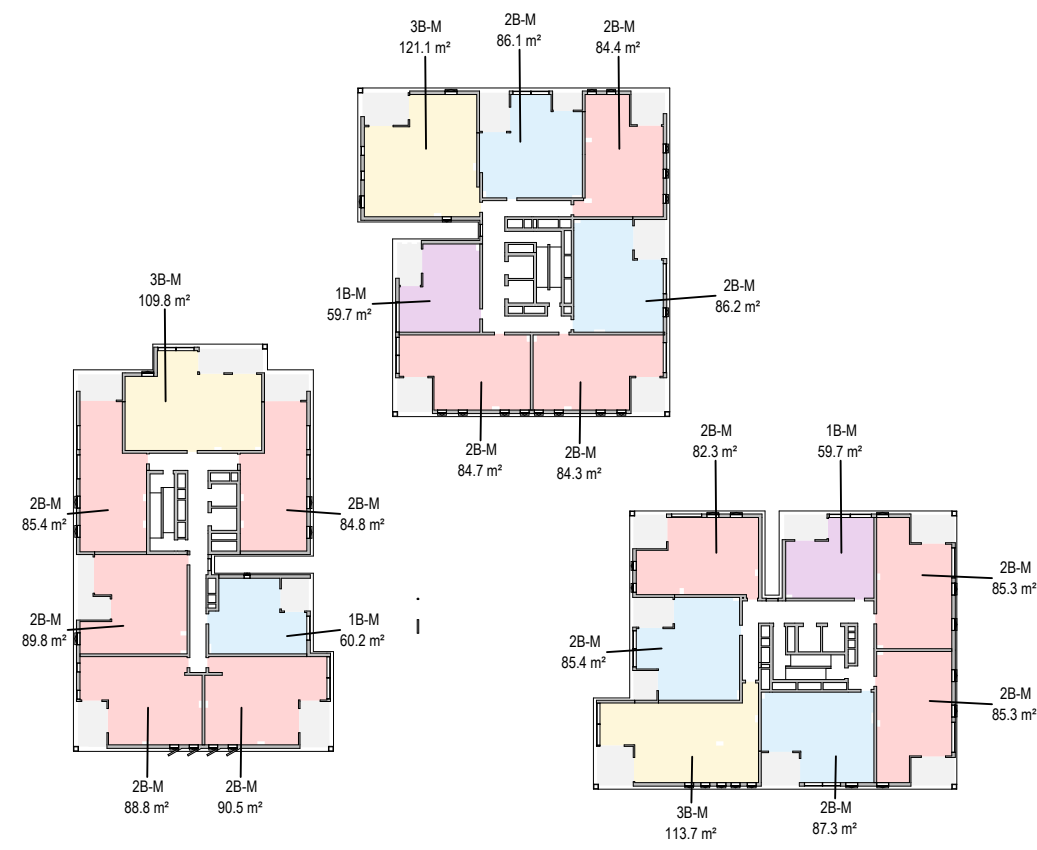
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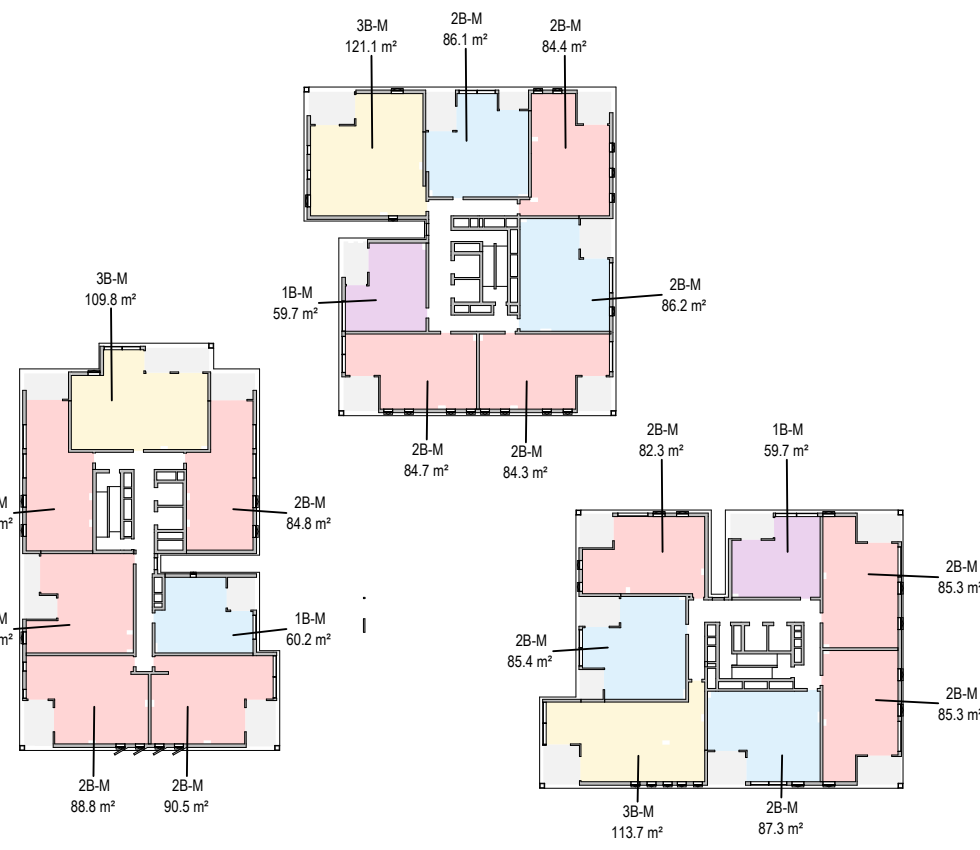
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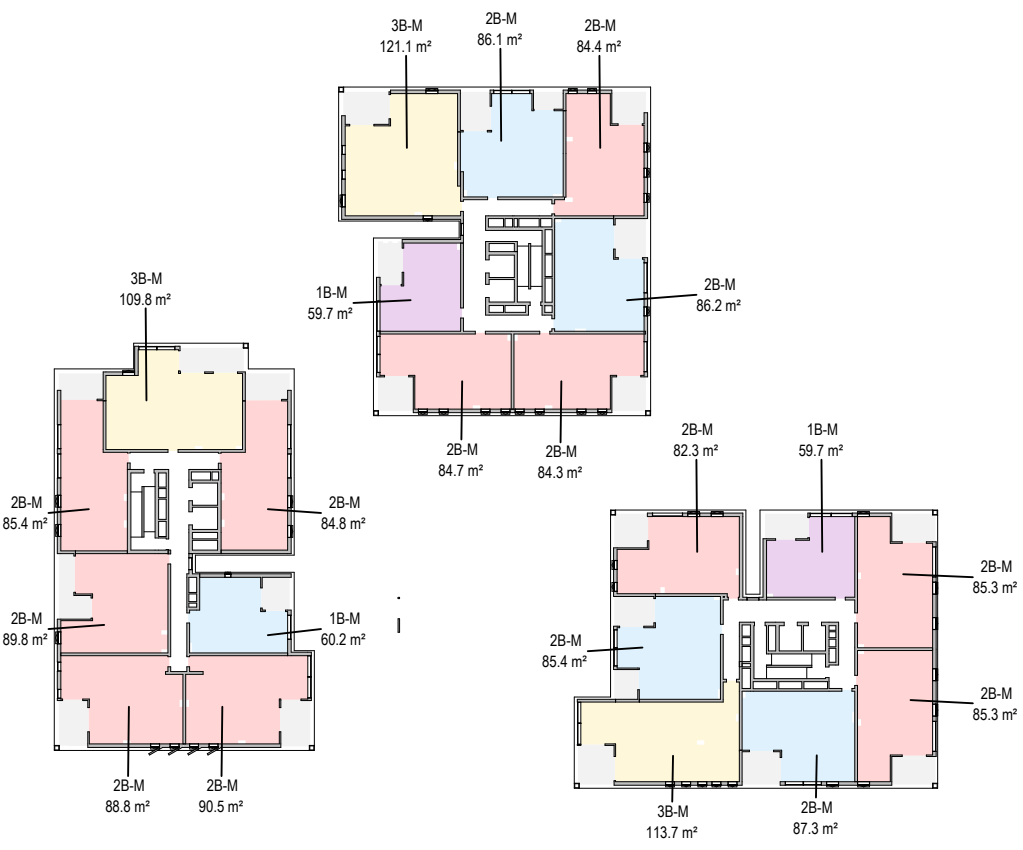
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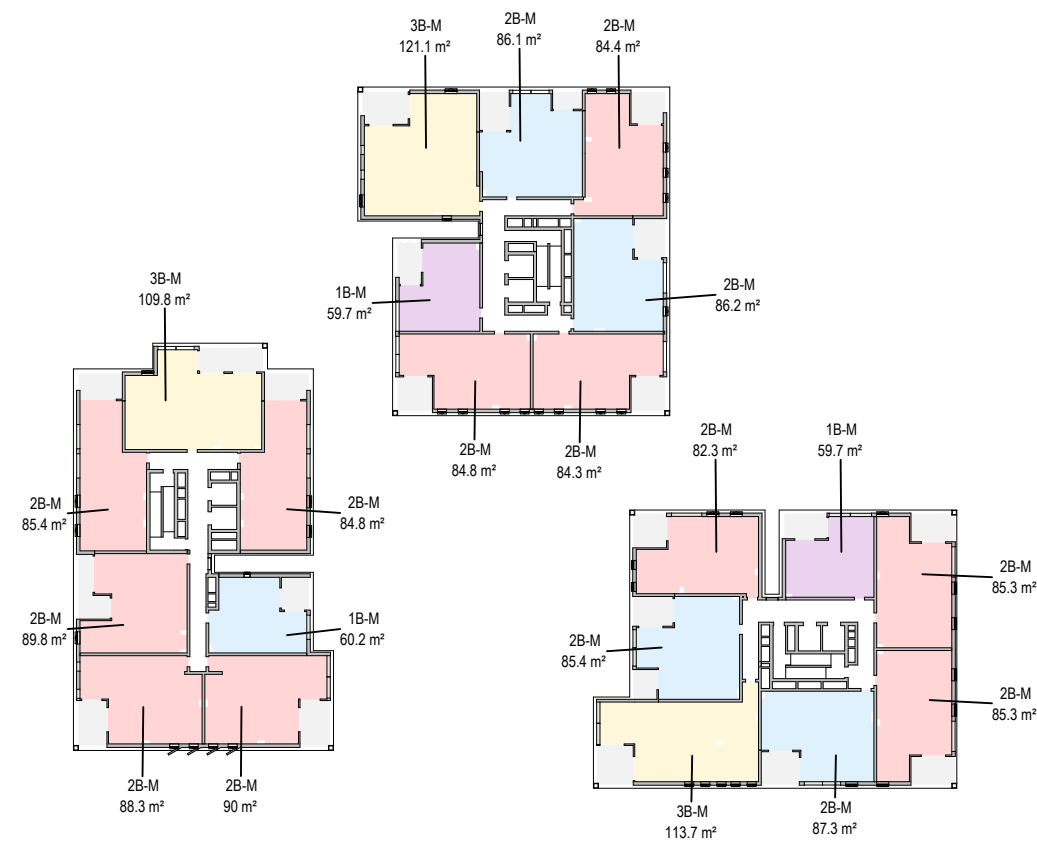
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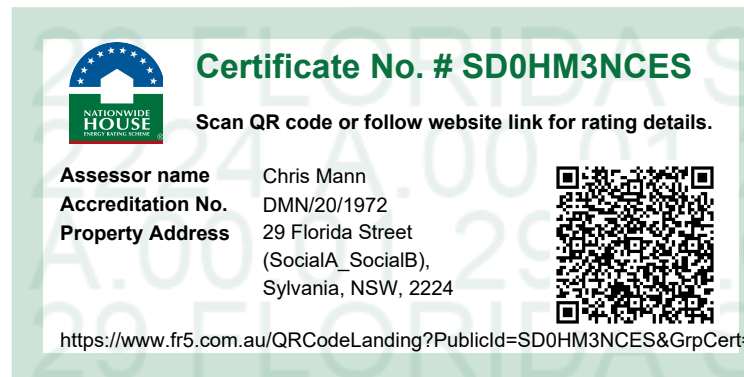
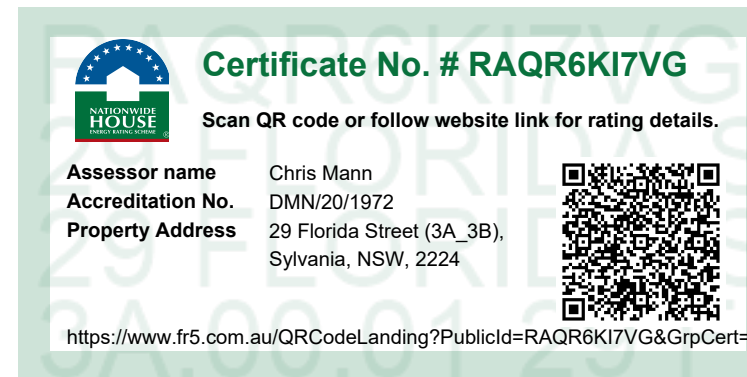
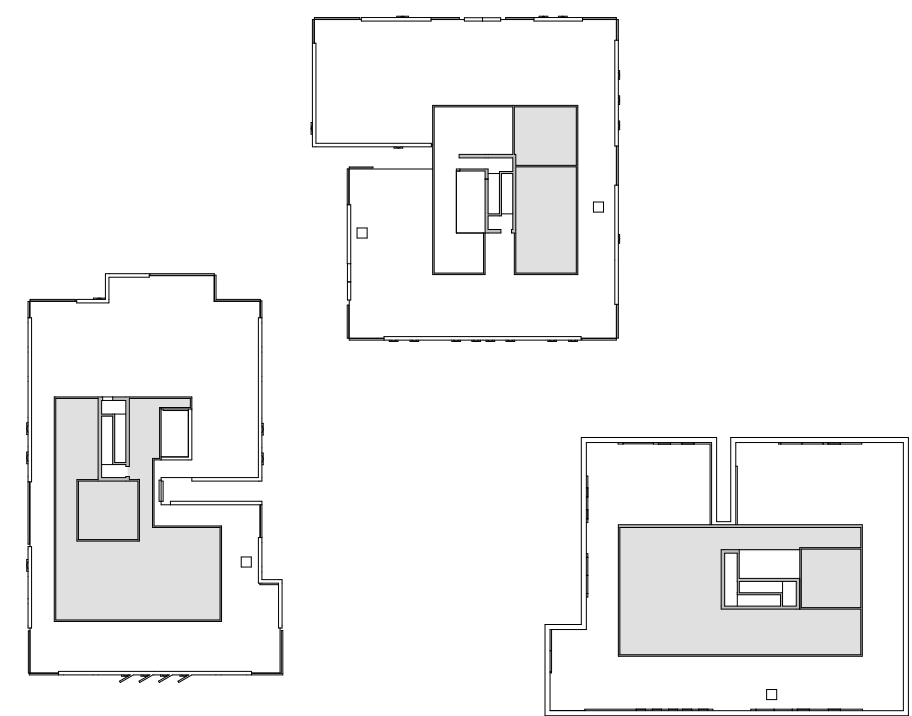
8 UNIT MIX - LEVEL 07



9 UNIT MIX - LEVEL 08



10 UNIT MIX - LEVEL 09



LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX	DDA MIX
TYPE	Occupancy
1B-M	1B-M
1B-M: 24	1B-M: 8
2B-M	
2B-M: 123	2B-M
3B-M	2B-M: 31
3B-M: 21	Total DDA: 39
Total Apartments: 168	

NOTE

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ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER
PROJECT MANAGER
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CLIENT

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HAFF SYLVANIA
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SYDNEY NSW
AUSTRALIA
BvN PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

1:750@A1

STATUS

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ADG SOLAR ACCESS -
MARKET BUILDING 1

AR-DA-10T-01-01

ISSUE

04

1 SOLAR ACCESS - LEVEL 00

2 SOLAR ACCESS - LEVEL 01

3 SOLAR ACCESS - LEVEL 02

4 SOLAR ACCESS - LEVEL 03

5 SOLAR ACCESS - LEVEL 04

6 SOLAR ACCESS - LEVEL 05

7 SOLAR ACCESS - LEVEL 06

8 SOLAR ACCESS - LEVEL 07

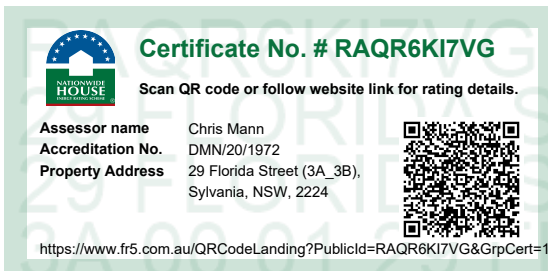
9 SOLAR ACCESS - LEVEL 08

10 SOLAR ACCESS - LEVEL 09

SEPP65 SOLAR COMPLIANCE LEGEND

- MORE THAN 2 HOURS DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- NO DIRECT SUNLIGHT

SOLAR ACCESS		
Solar Access Compliance	Count	Percentage
LESS THAN 2HR	29	17%
MORE THAN 2HR	130	77%
NO SOLAR	9	5%
Grand total: 168		



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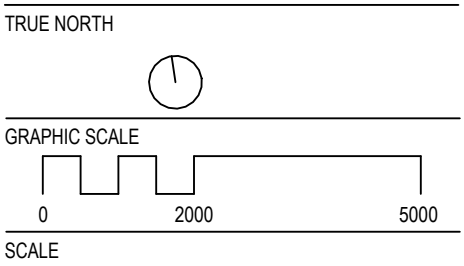
CLIENT

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PROJECT

HAFF SYLVANIA
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BVN PROJECT NUMBER

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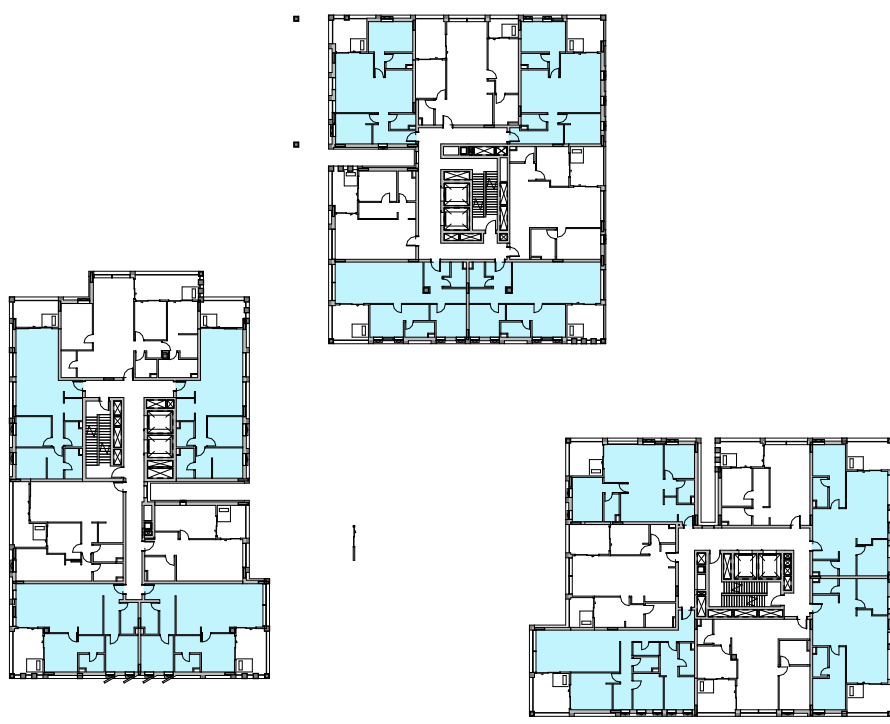
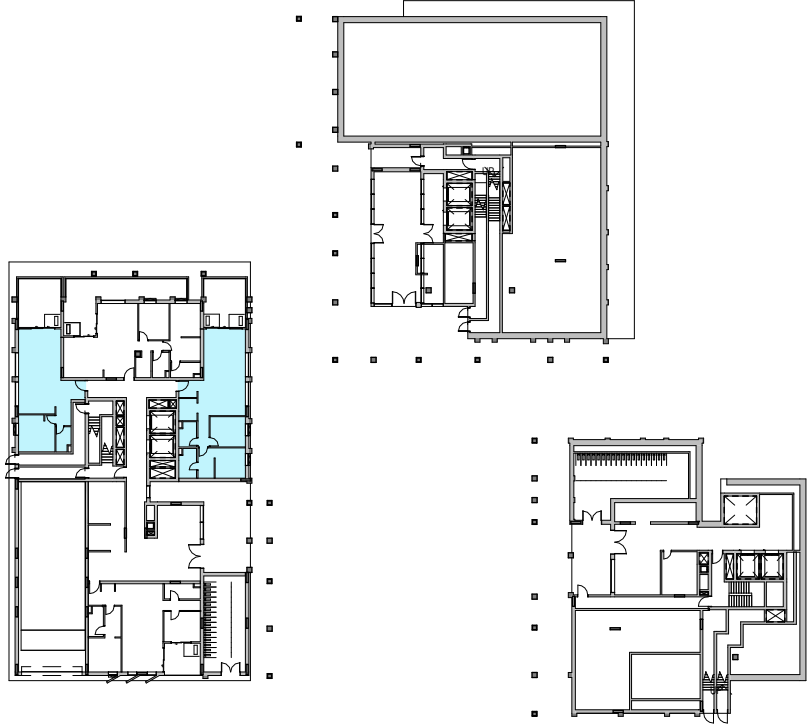


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STATUS

DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 1

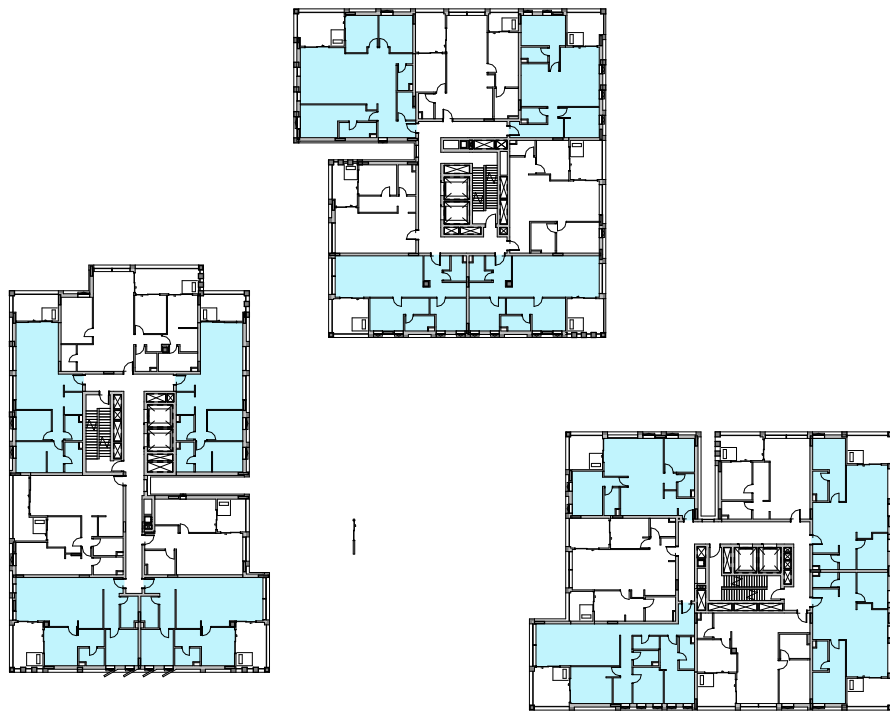
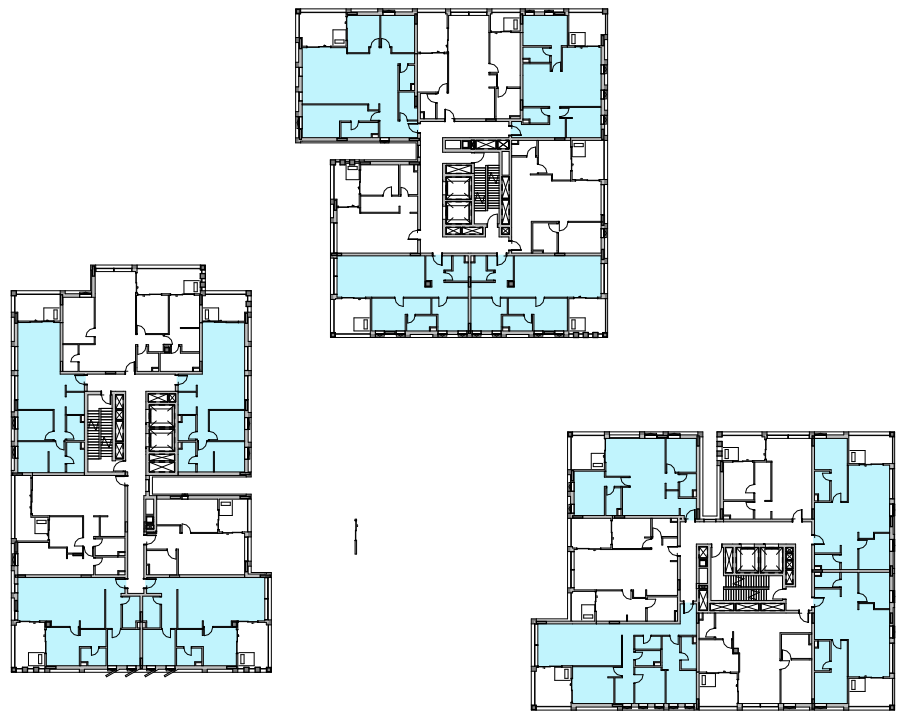
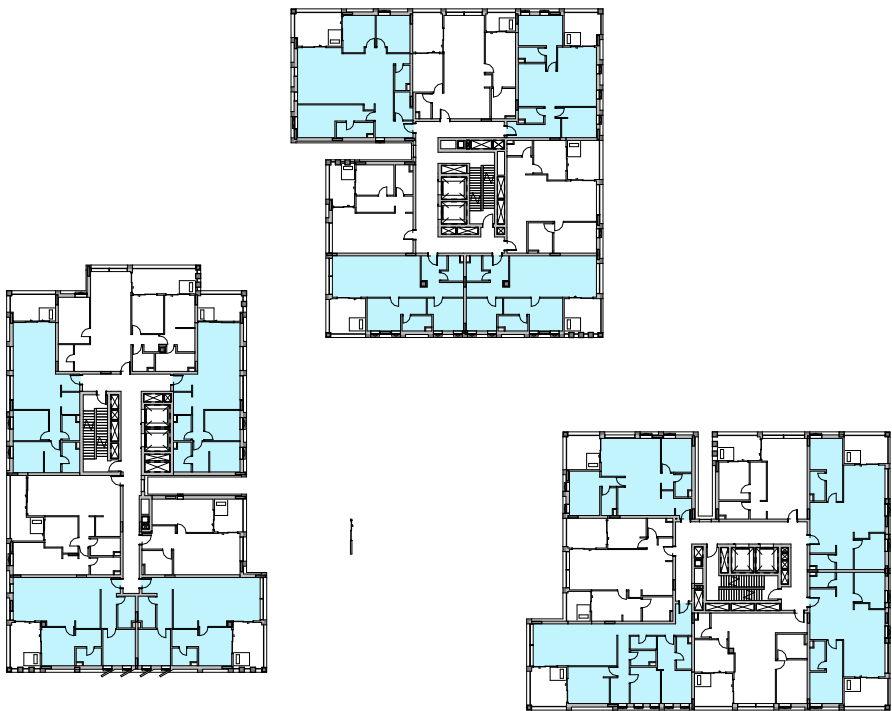
ISSUE
AR-DA-10T-01-02 04



1 CROSS VENTILATION-LEVEL 00

2 CROSS VENTILATION-LEVEL 01

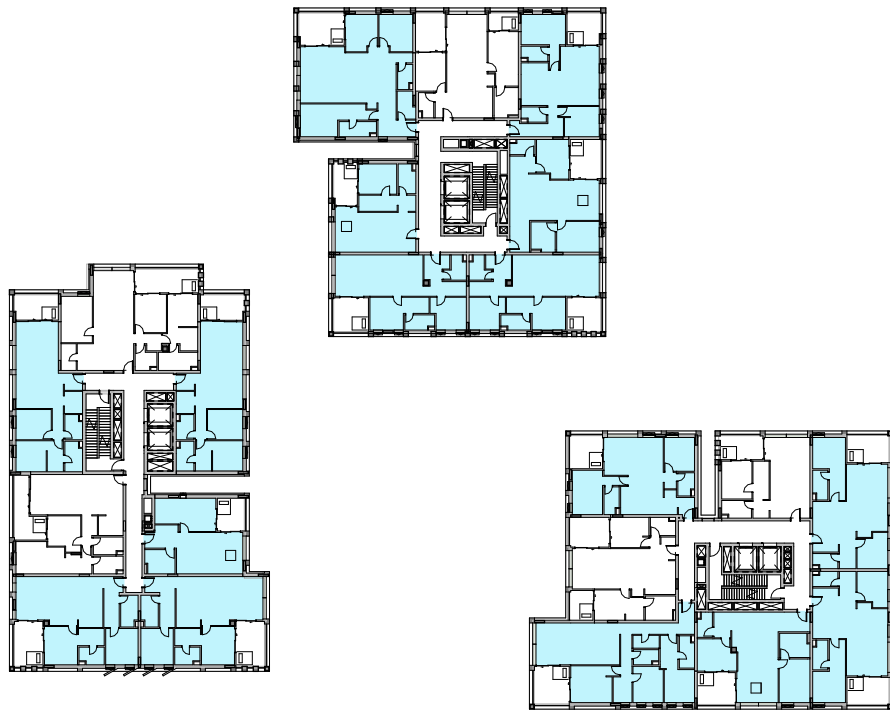
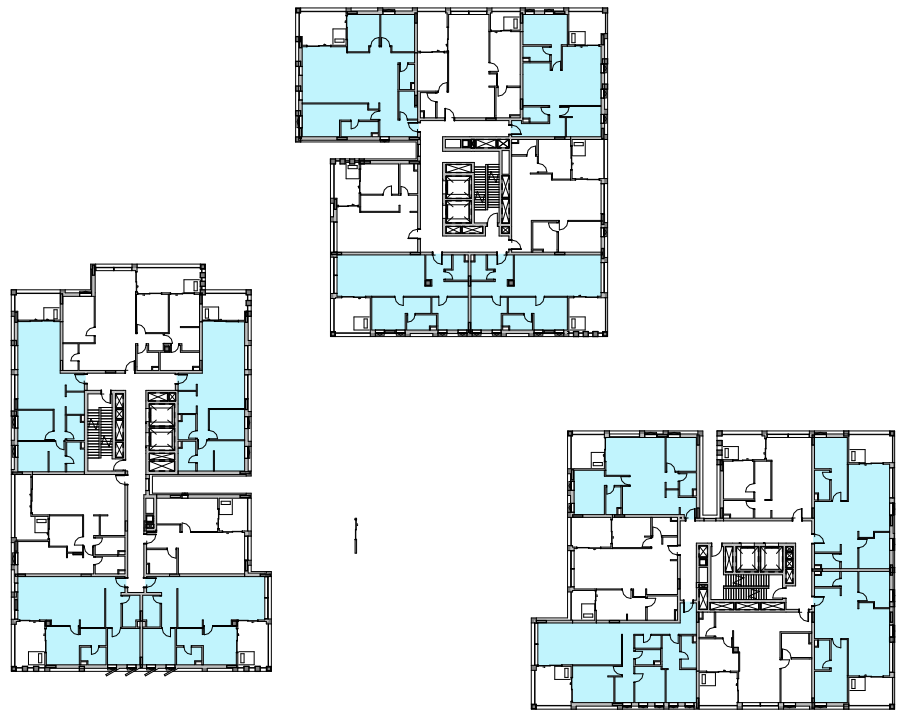
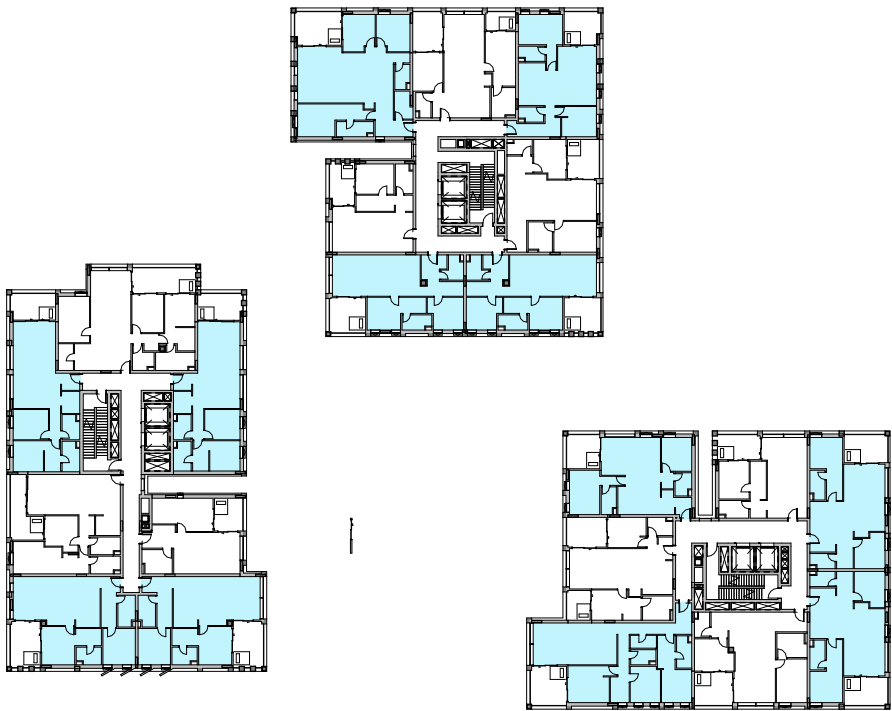
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4 CROSS VENTILATION-LEVEL 03

5 CROSS VENTILATION-LEVEL 04

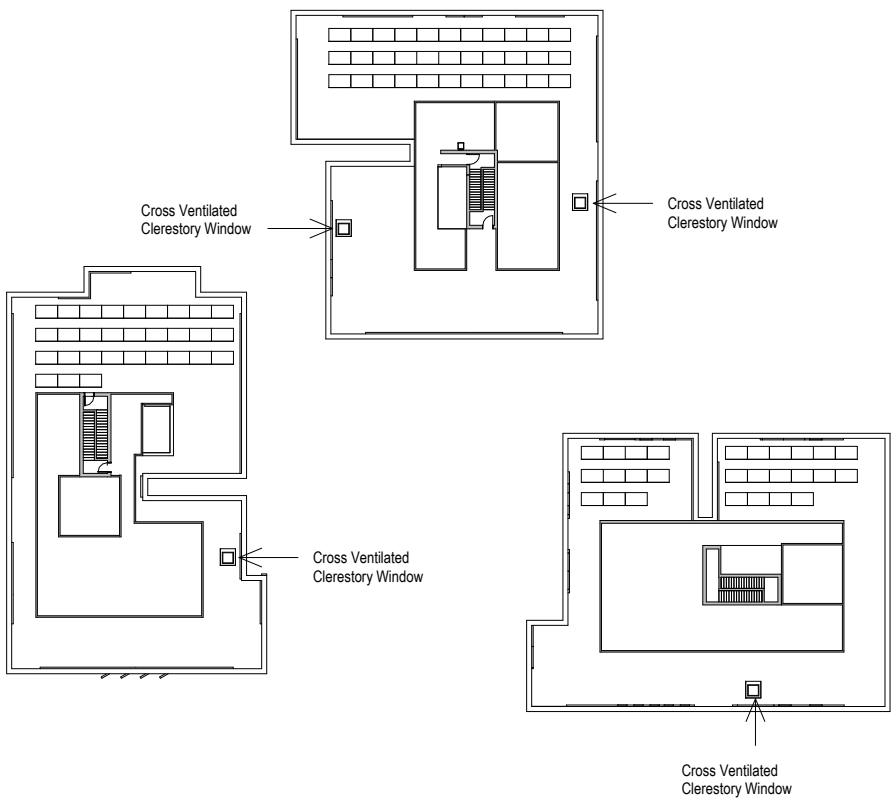
6 CROSS VENTILATION-LEVEL 05



7 CROSS VENTILATION-LEVEL 06

8 CROSS VENTILATION-LEVEL 07

9 CROSS VENTILATION-LEVEL 08



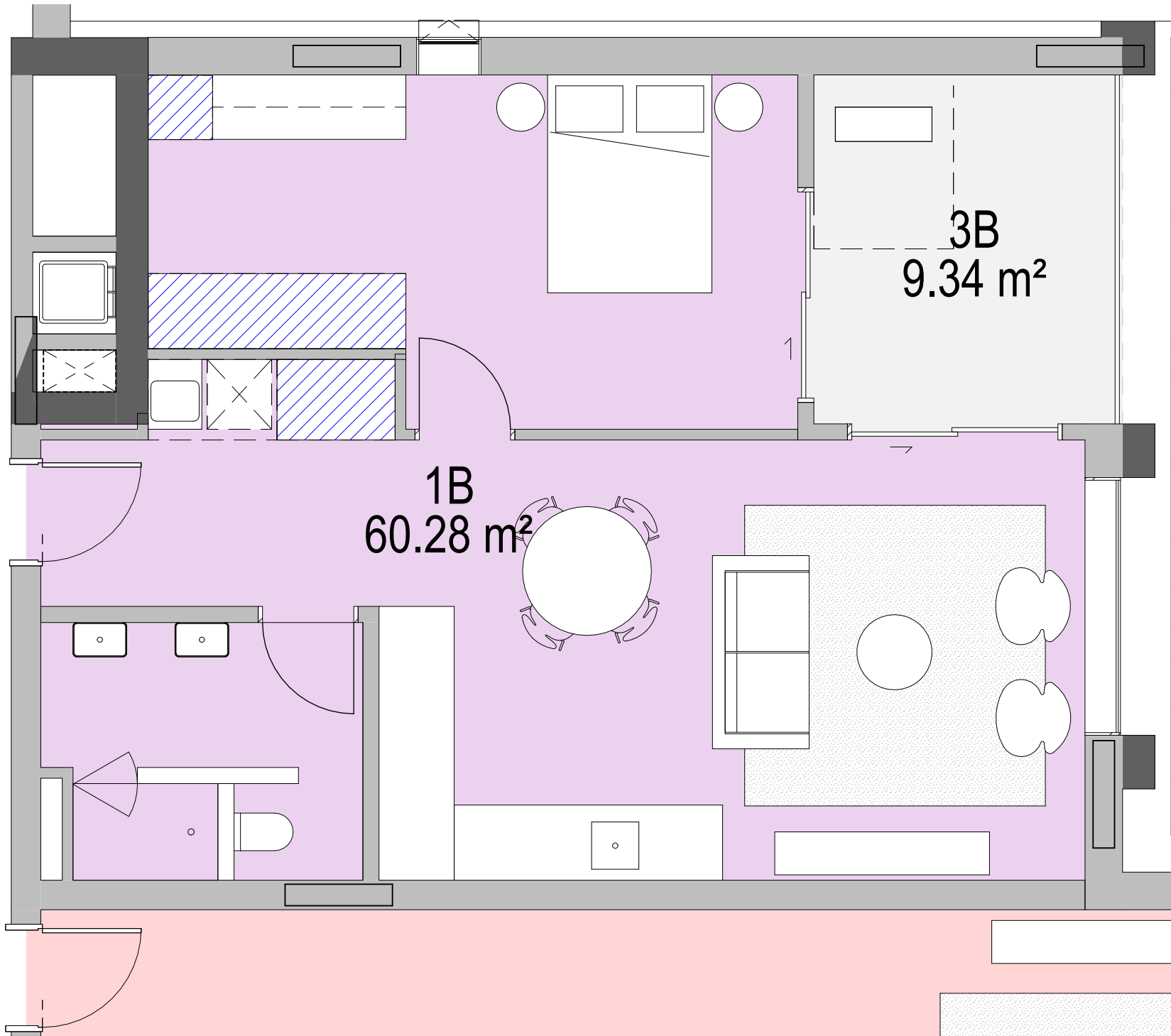
10 CROSS VENTILATION-LEVEL 09



SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

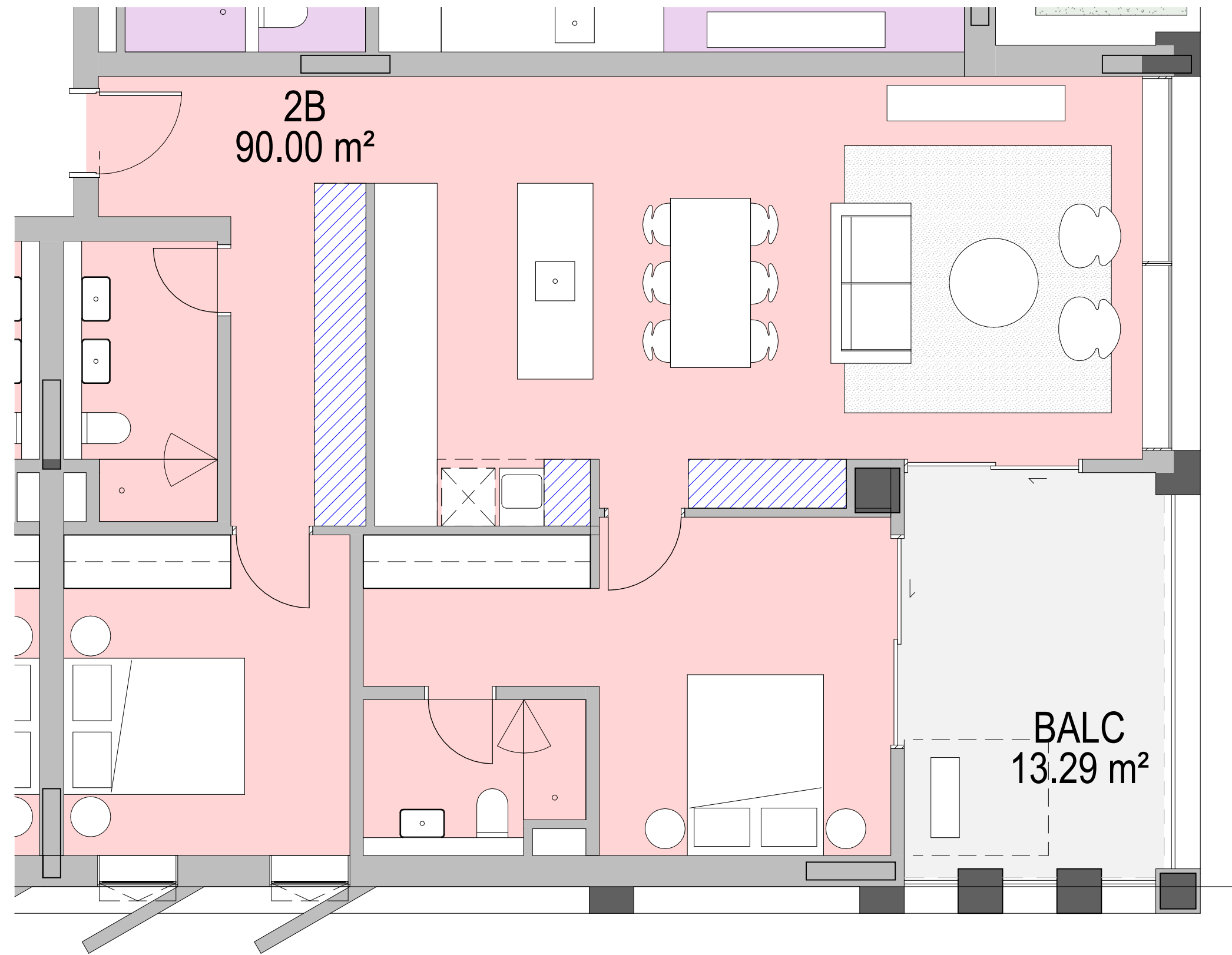
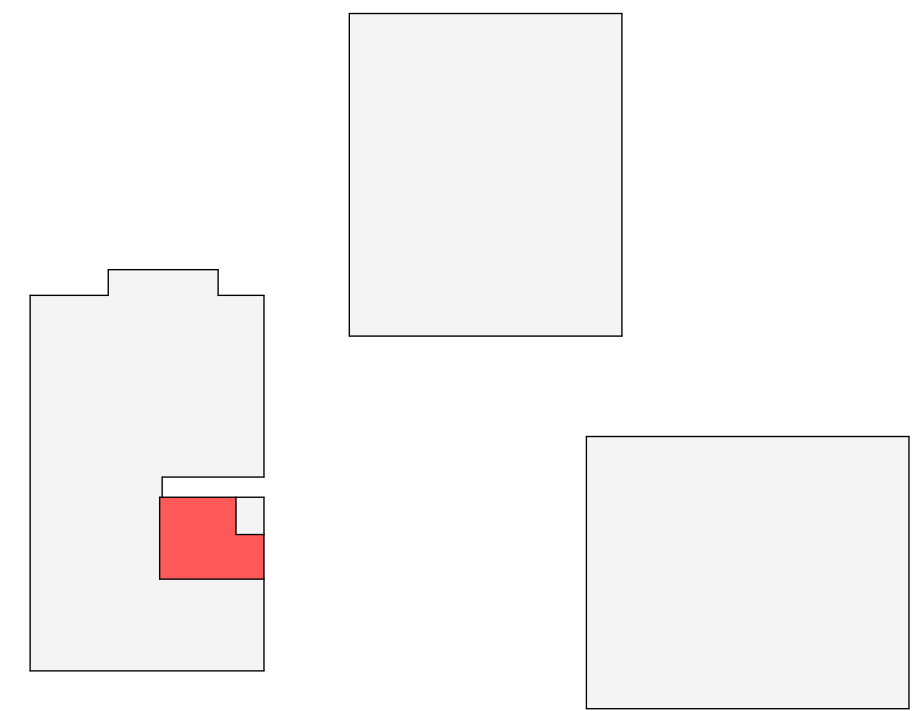
ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	100	60%
No	68	40%
Grand total: 168		



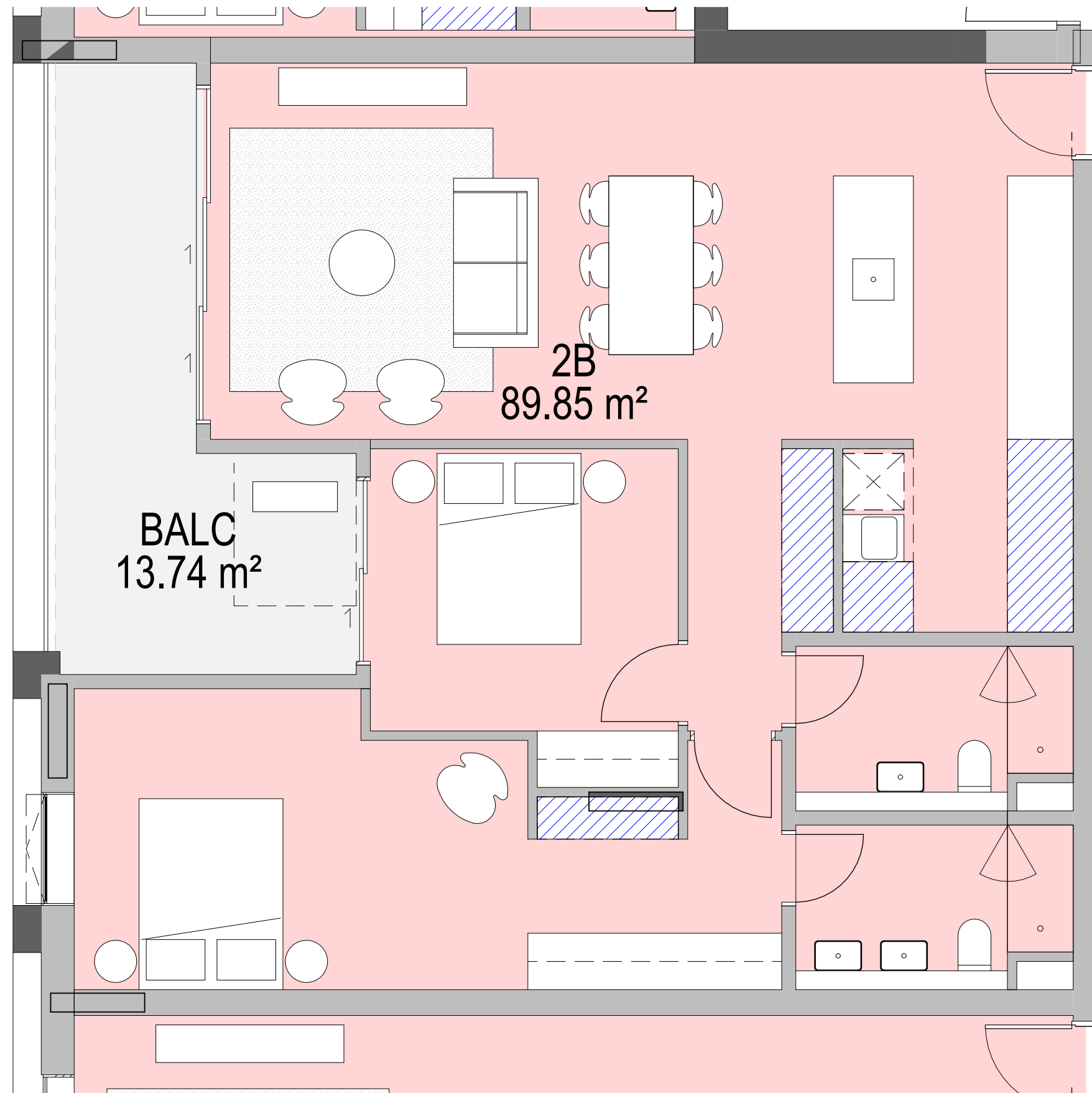
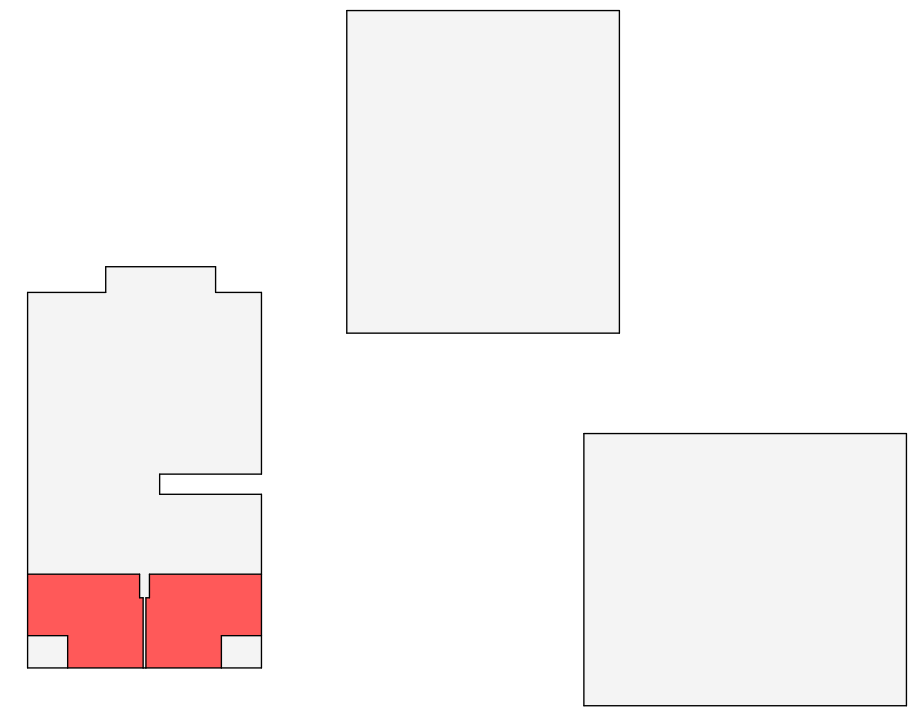
7 1BED DDA - TYPE 1

APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.1	0.45 m³
1B.1	1.98 m³
1B.1	4.03 m³
1B.1	0.86 m³
Grand total: 4	7.33 m³



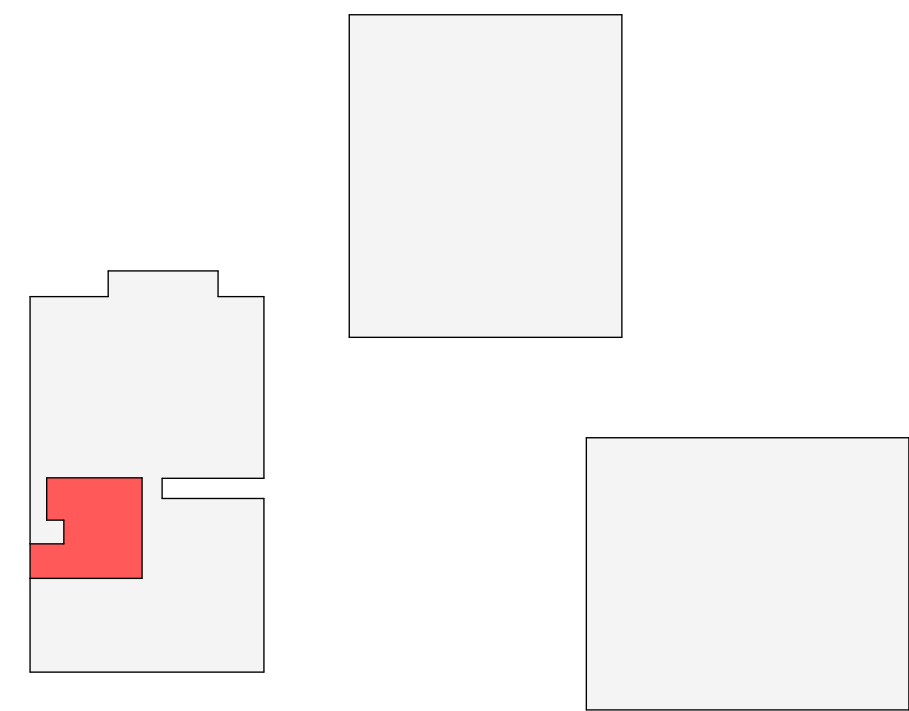
1 2BED - TYPE 1

APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	2.34 m³
2B.1	0.45 m³
2B.1	0.94 m³
2B.1	5.36 m³
Grand total: 4	9.09 m³



3 2BED - TYPE 2

APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	2.57 m³
2B.2	3.44 m³
2B.2	0.45 m³
2B.2	1.35 m³
2B.2	1.62 m³
Grand total: 5	9.44 m³



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

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7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
4238 PETER TIMMUS
1041 WILLIAM DOWNER
1041 ALISON DOWNER
10705 CATHERINE SKINNER

QLD
5807 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3863 KEVIN CURRIE
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PROJECT MANAGER
PROJECT MANAGER
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CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 1000 2500
SCALE

As indicated@A1
STATUS

DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 1A

ISSUE
AR-DA-10T-01-10 03

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2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500
SCALE

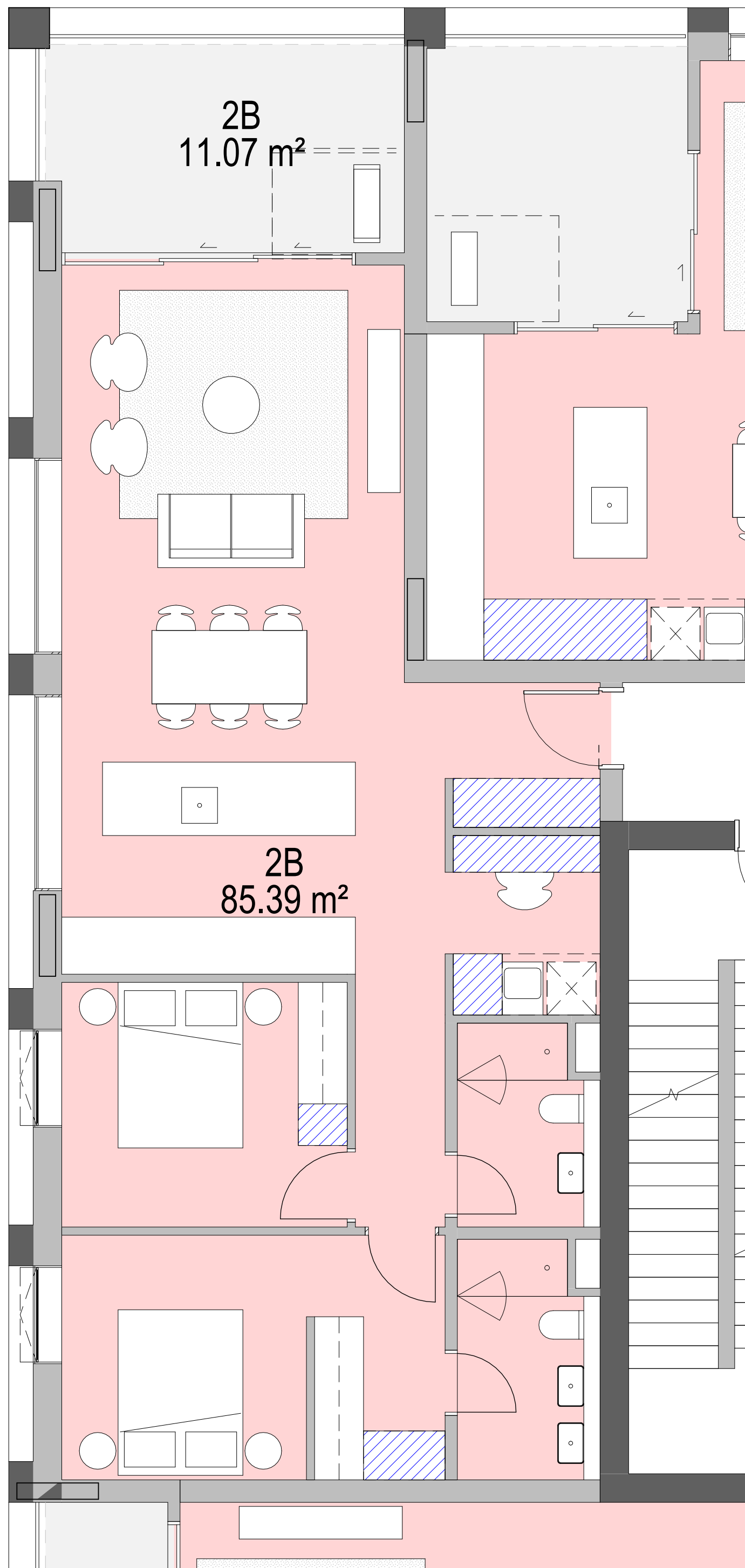
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STATUS

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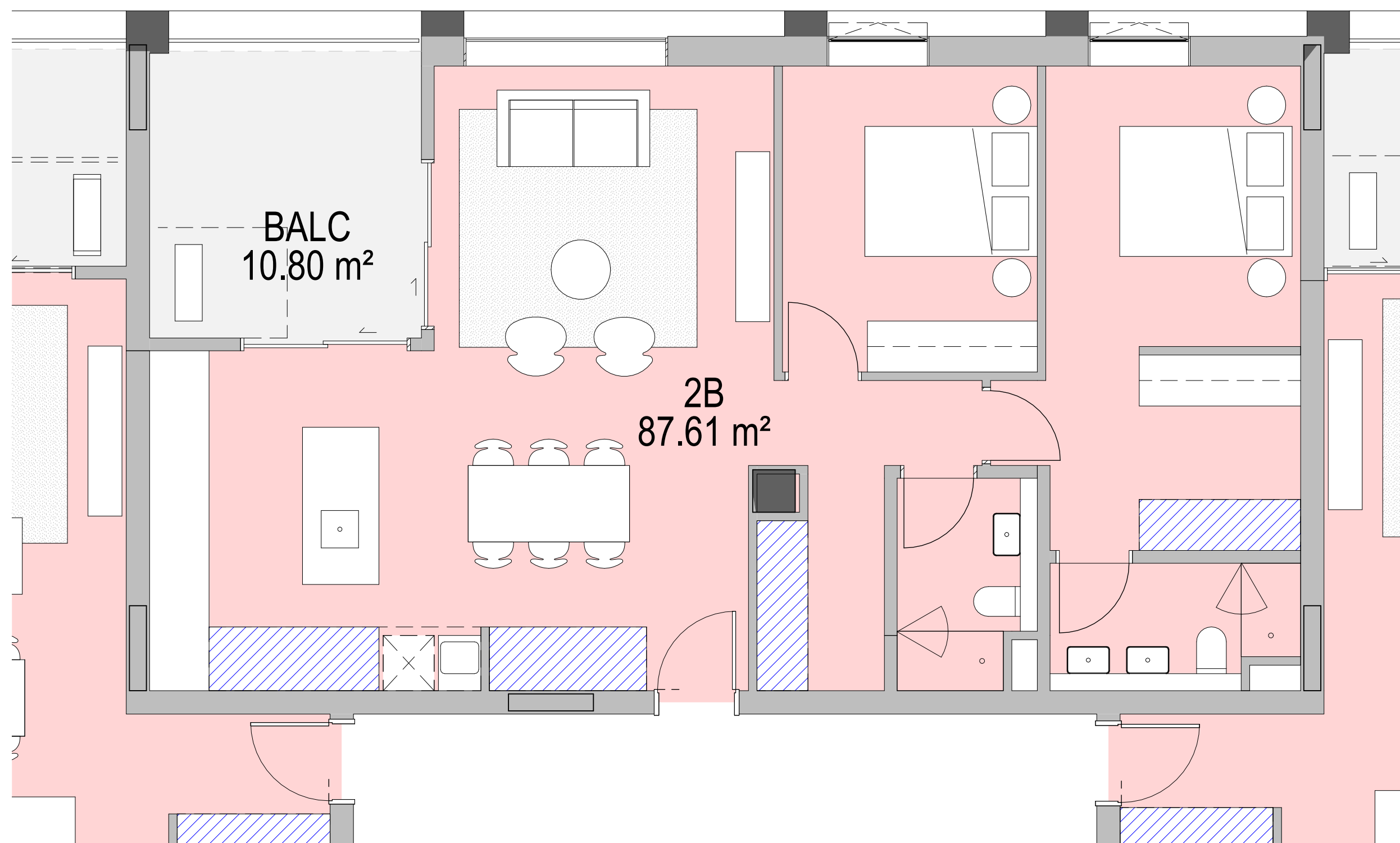
TYPICAL APARTMENTS -
MARKET BUILDING 1A

ISSUE
AR-DA-10T-01-11 03

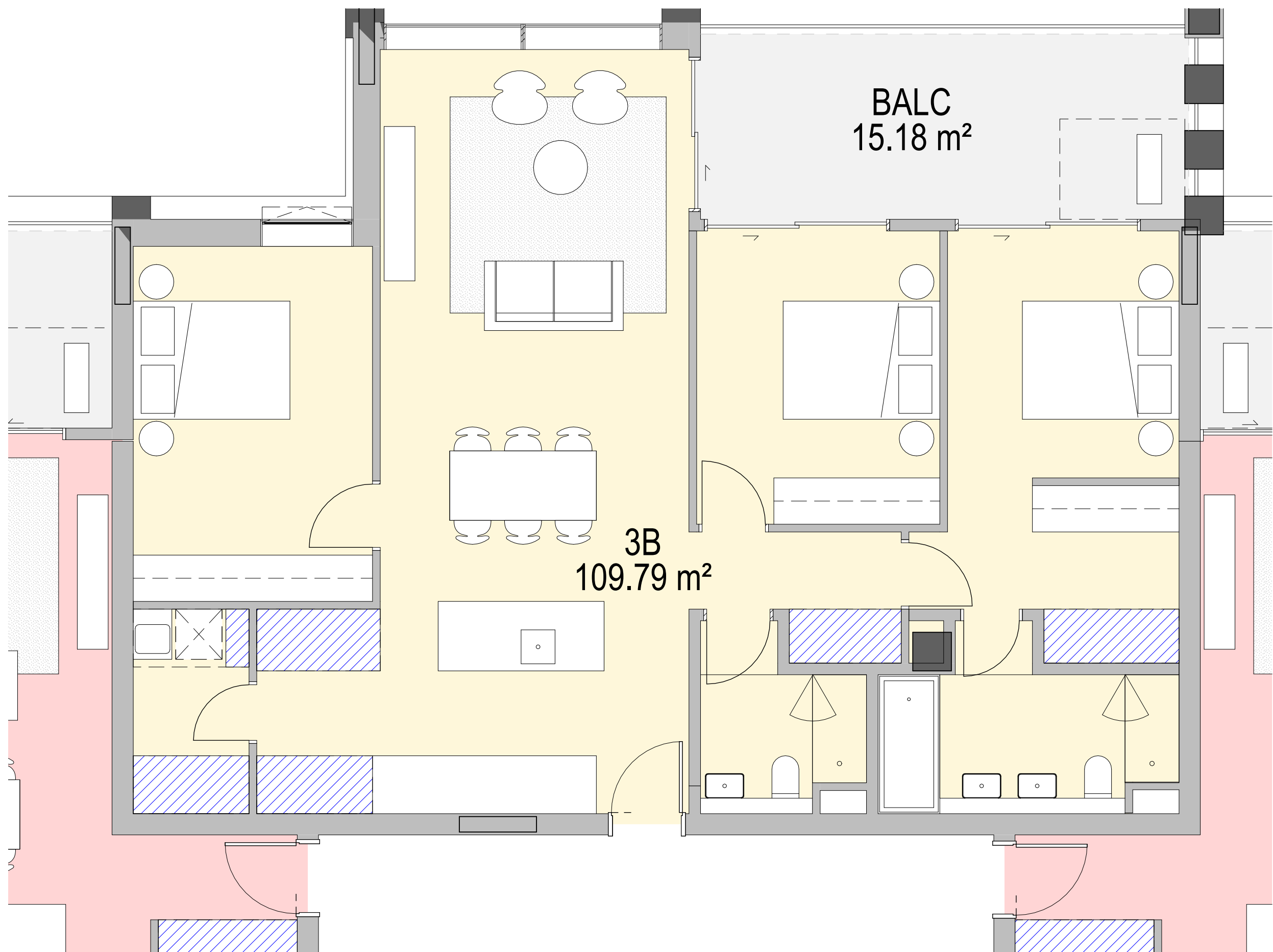


6 2BED - TYPE 3

APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	1.08 m³
2B.3	1.94 m³
2B.3	0.45 m³
2B.3	2.59 m³
2B.3	0.73 m³
2B.3	1.44 m³
Grand total: 6	8.24 m³

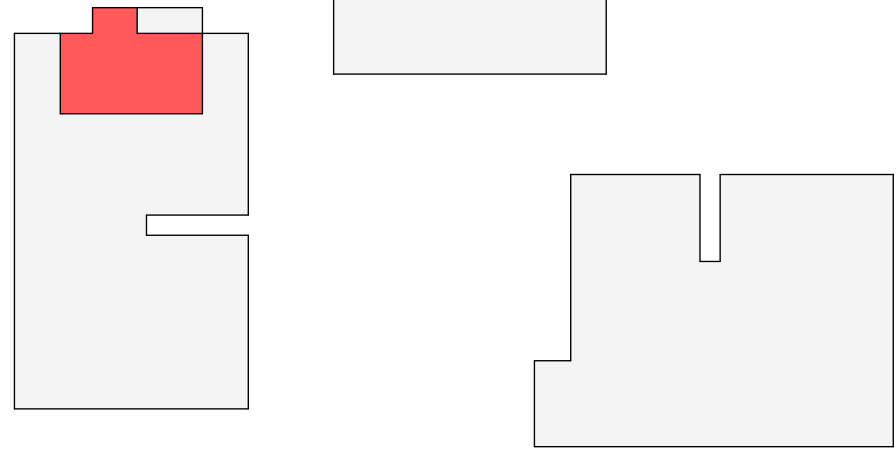


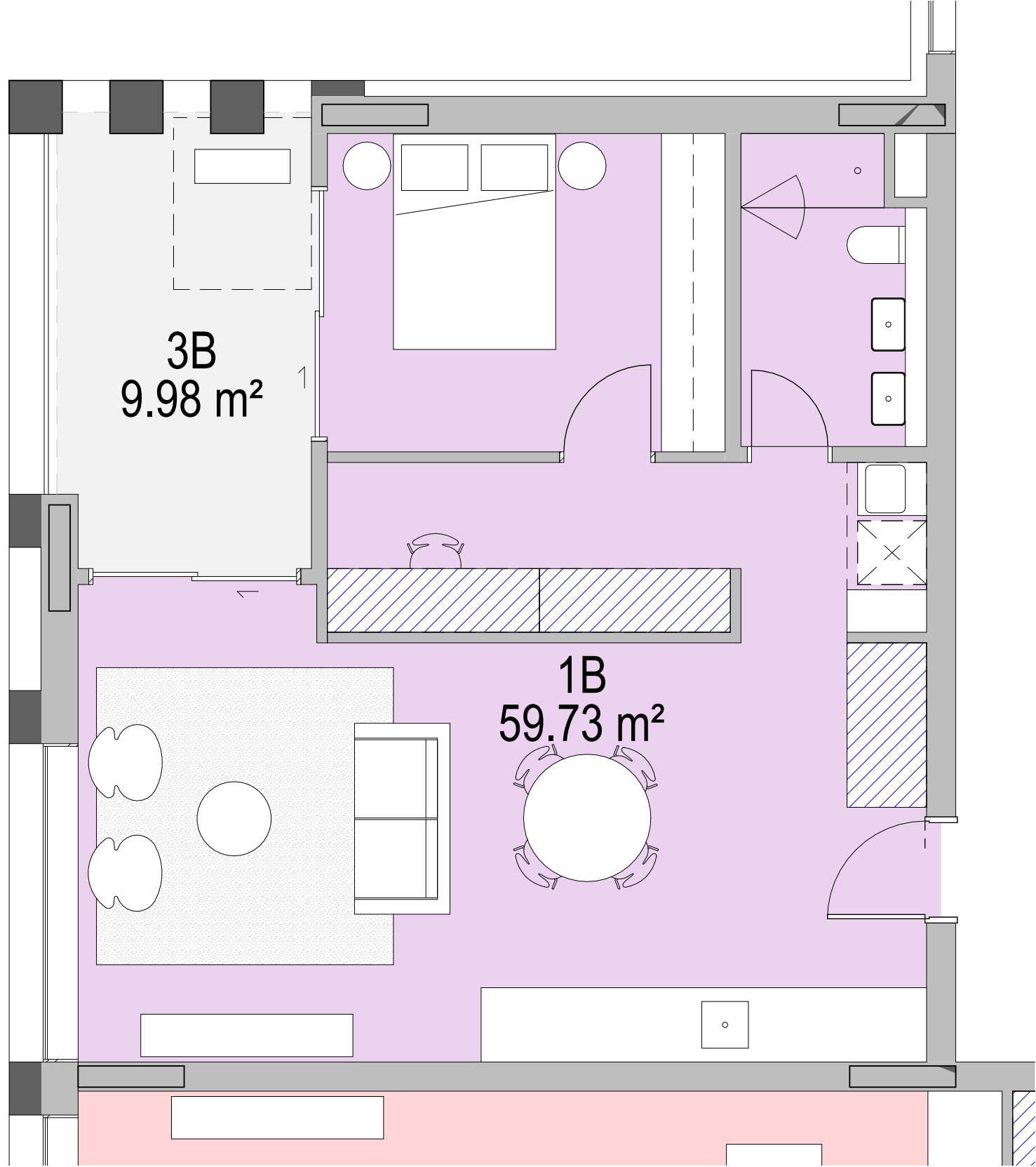
3 2BED - TYPE 4



1 3BED - TYPE 1

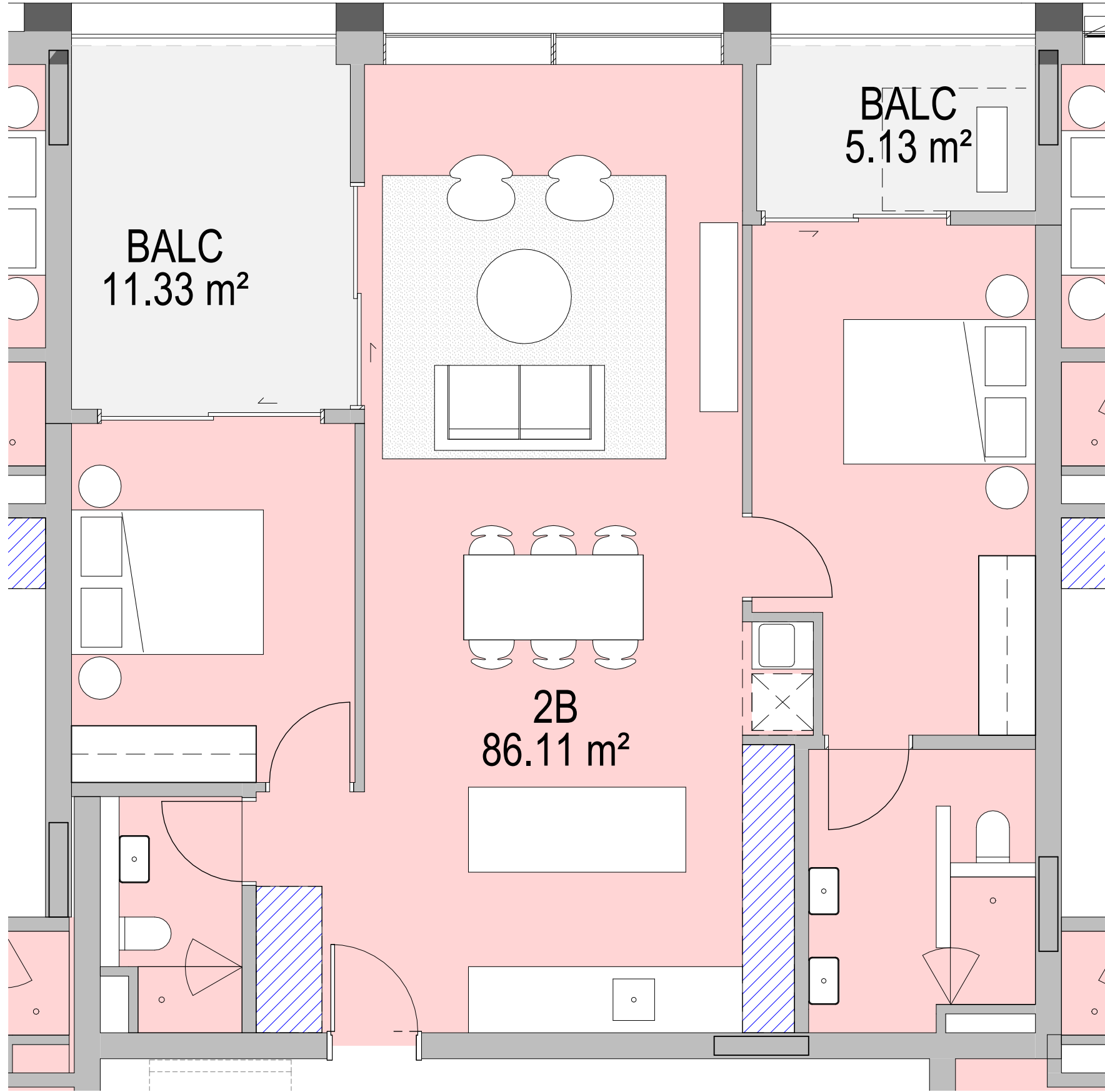
APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	0.45 m³
3B.1	3.07 m³
3B.1	2.44 m³
3B.1	2.70 m³
3B.1	0.54 m³
3B.1	2.70 m³
3B.1	2.94 m³
Grand total: 7	14.84 m³





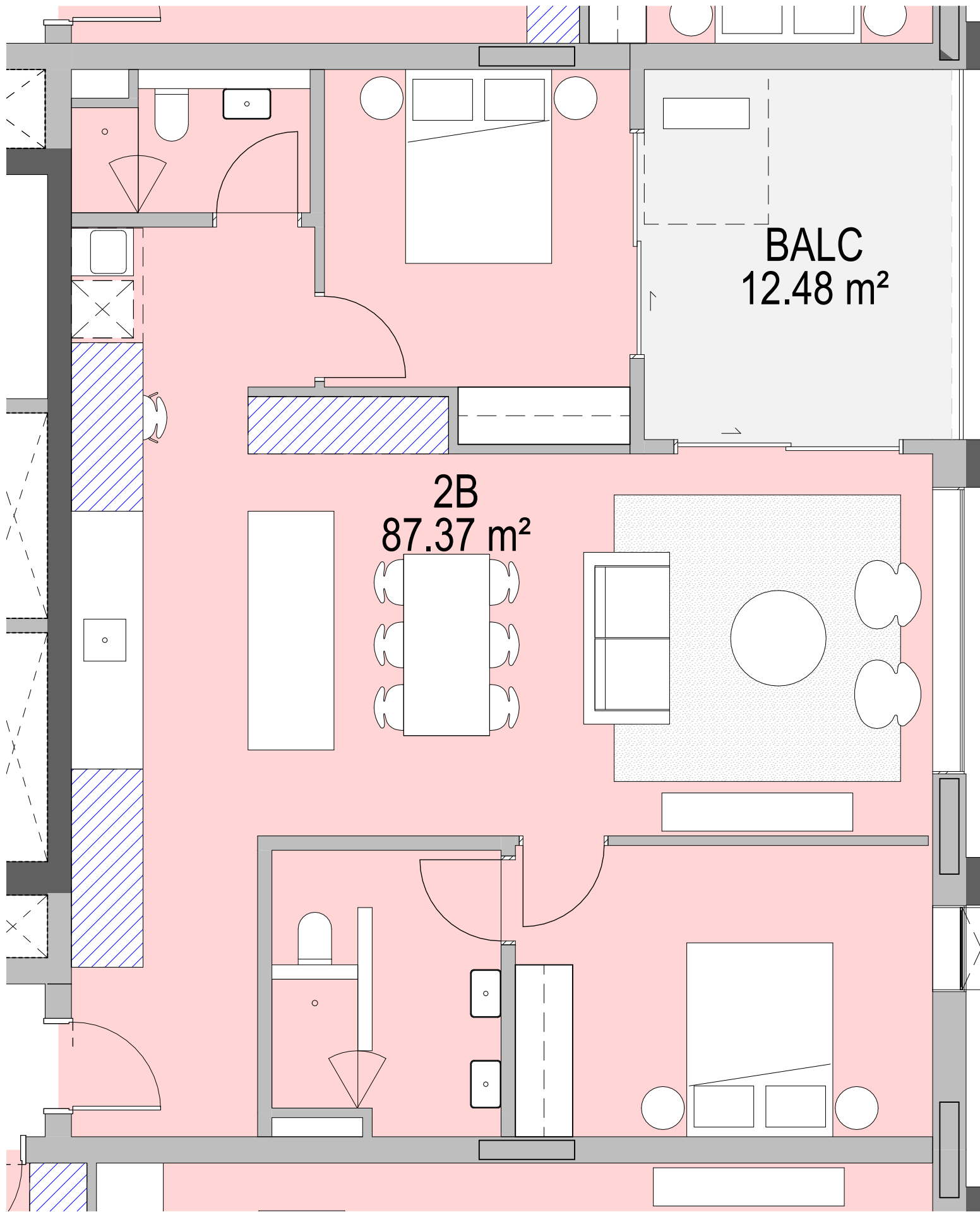
APT TYPE 1B.3 - Storage	
Room: Number	Storage Volume
1B.3	2.88 m³
1B.3	0.45 m³
1B.3	2.59 m³
1B.3	2.79 m³
Grand total: 4	8.71 m³

1 1BED - TYPE 3



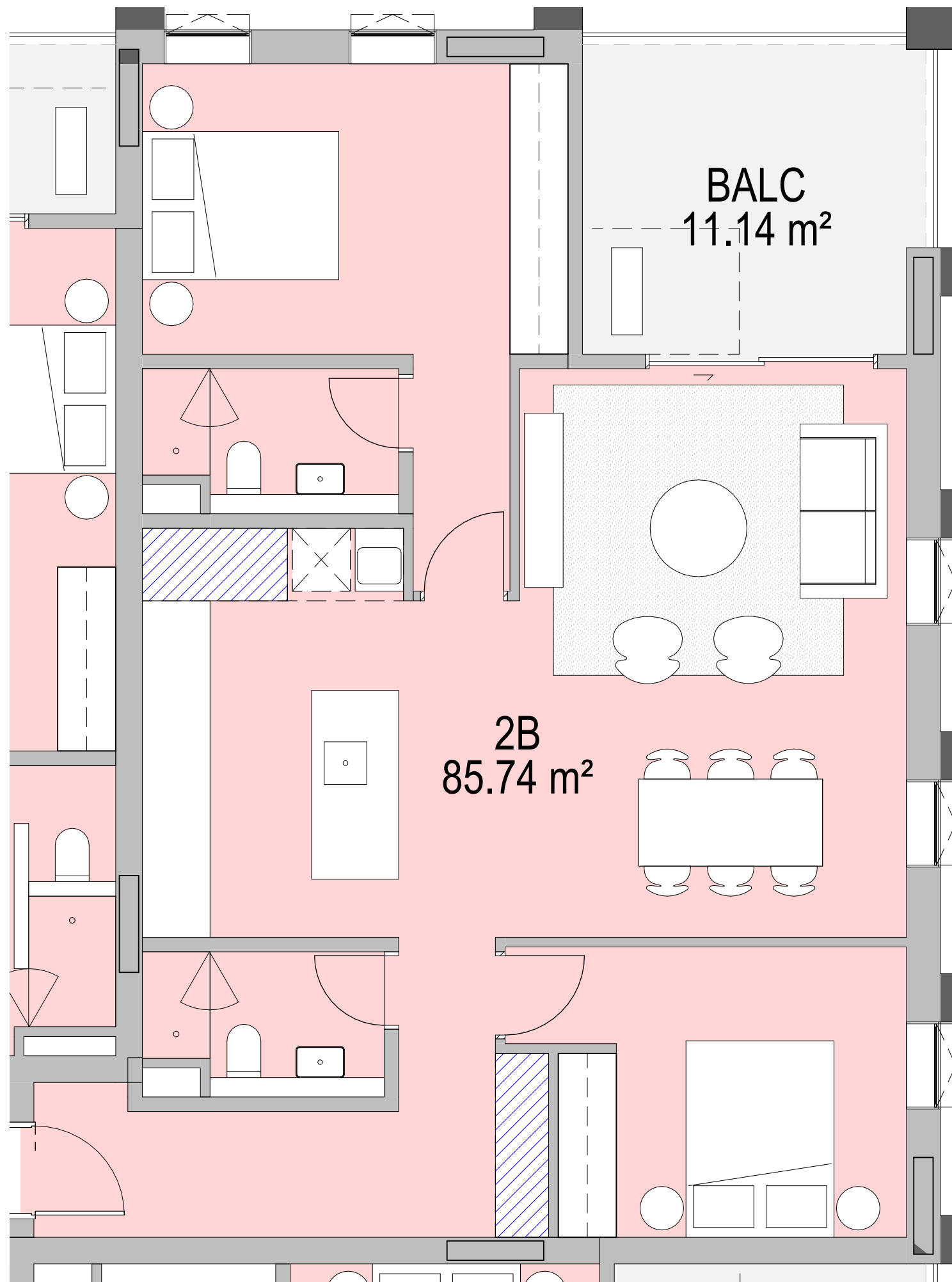
APT TYPE 2B.5 - Storage	
Room: Number	Storage Volume
2B.5	4.03 m³
2B.5	0.45 m³
2B.5	2.59 m³
Grand total: 3	7.07 m³
ADDITIONAL STORAGE ALSO PROVIDED IN BASEMENT	

2 2BED DDA - TYPE 5



APT TYPE 2B.6 - Storage	
Room: Number	Storage Volume
2B.6	3.02 m³
2B.6	3.18 m³
2B.6	0.45 m³
2B.6	3.73 m³
Grand total: 4	10.39 m³

3 2BED DDA - TYPE 6



APT TYPE 2B.7 - Storage	
Room: Number	Storage Volume
2B.7	2.51 m³
2B.7	0.45 m³
2B.7	3.04 m³
Grand total: 3	6.00 m³

4 2BED - TYPE 7



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7238 PETER TITMUSSE
8011 WILLIAM DOWNER
10407 ALISON EDWARDS
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PROJECT MANAGER
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CLIENT

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CLIENT NUMBER

PROJECT

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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500

SCALE

As indicated@A1
STATUS

DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 1B/C

AR-DA-10T-01-12 03

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CLIENT

CLIENT



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CLIENT NUMBER

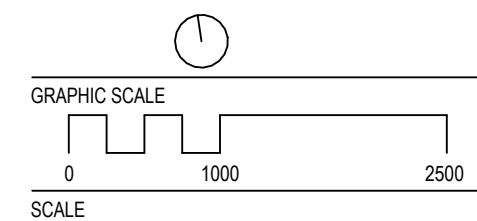
PROJECT _____

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2506009

DRAWING KEY

TRUE NORTH



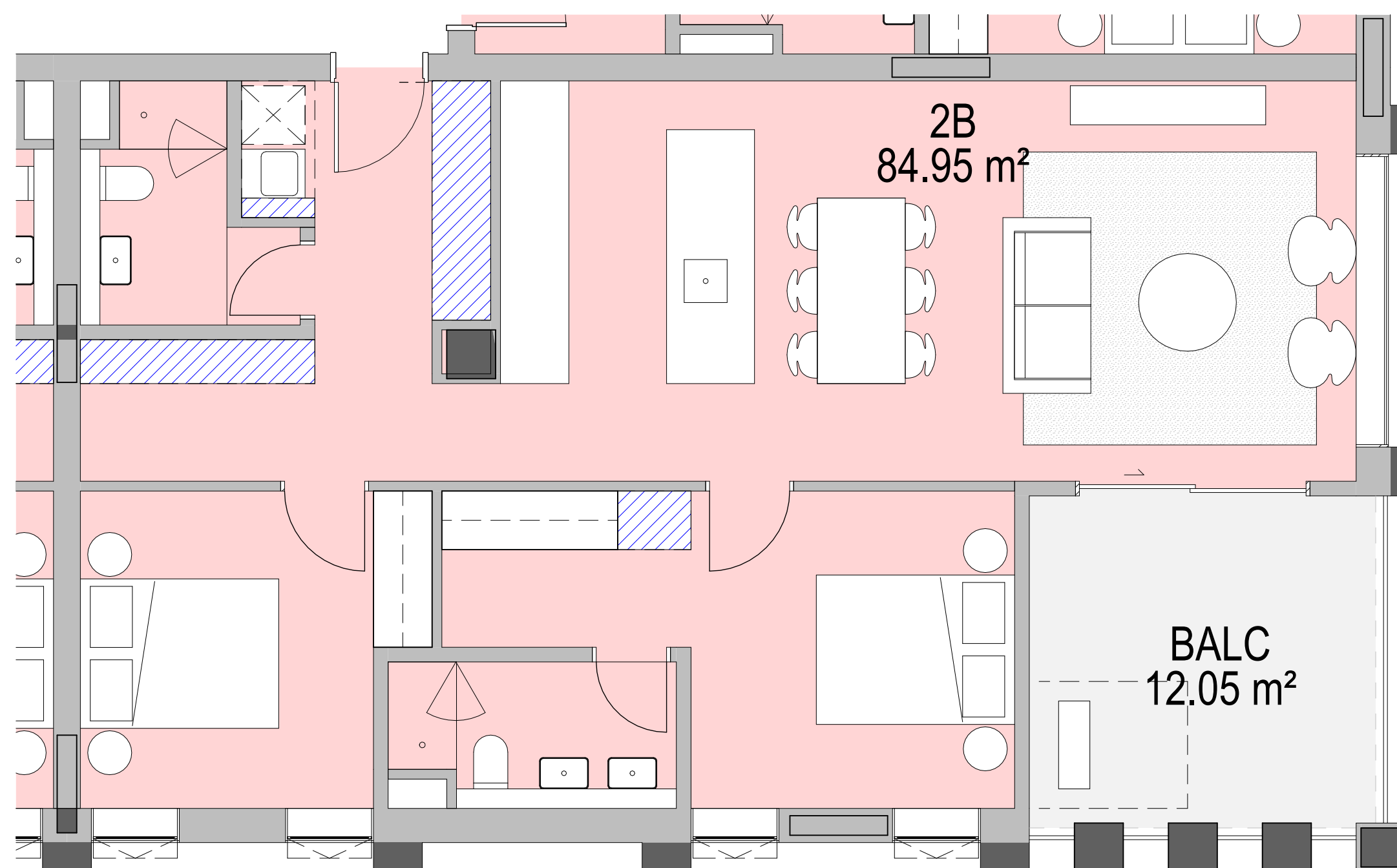
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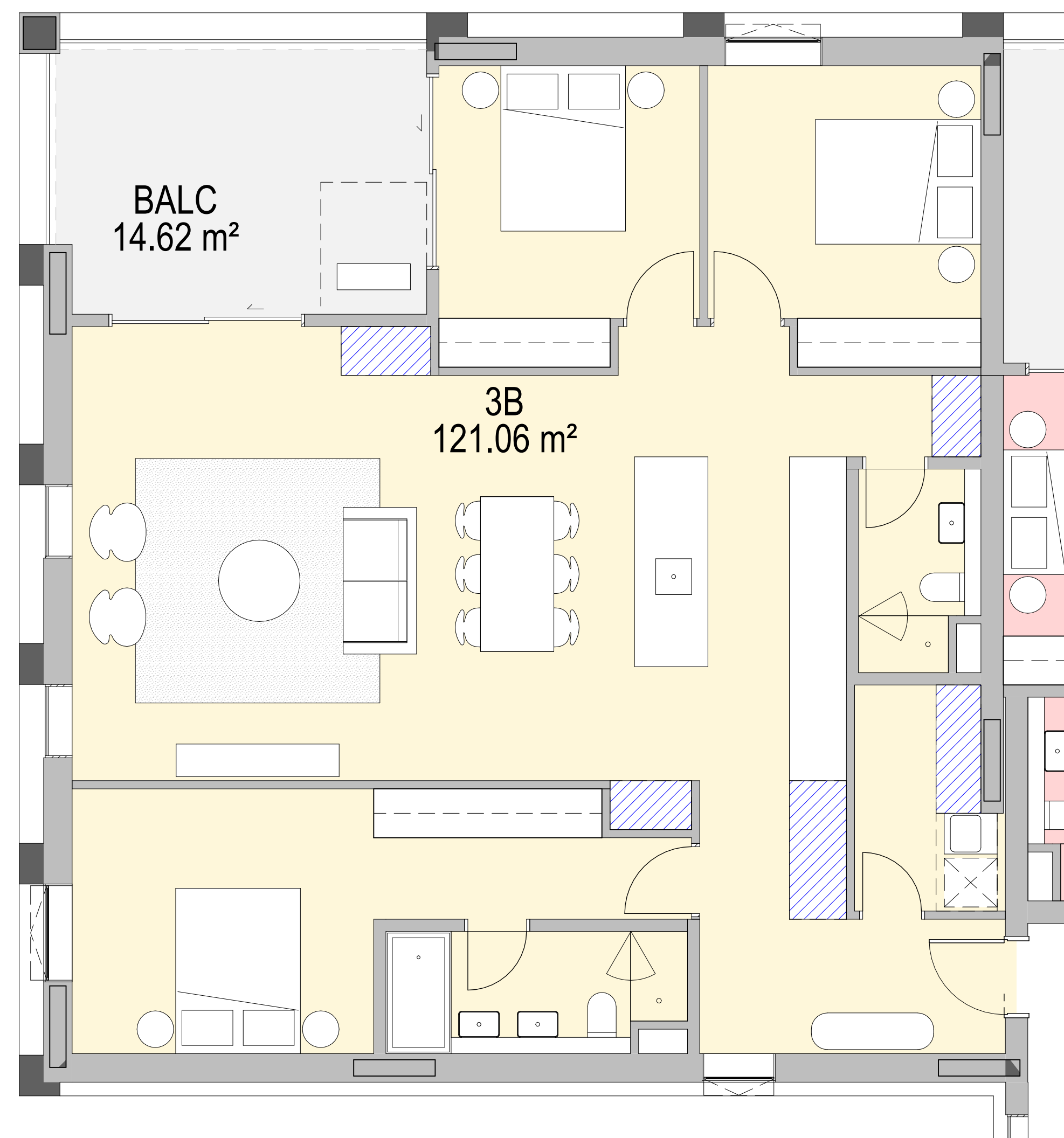
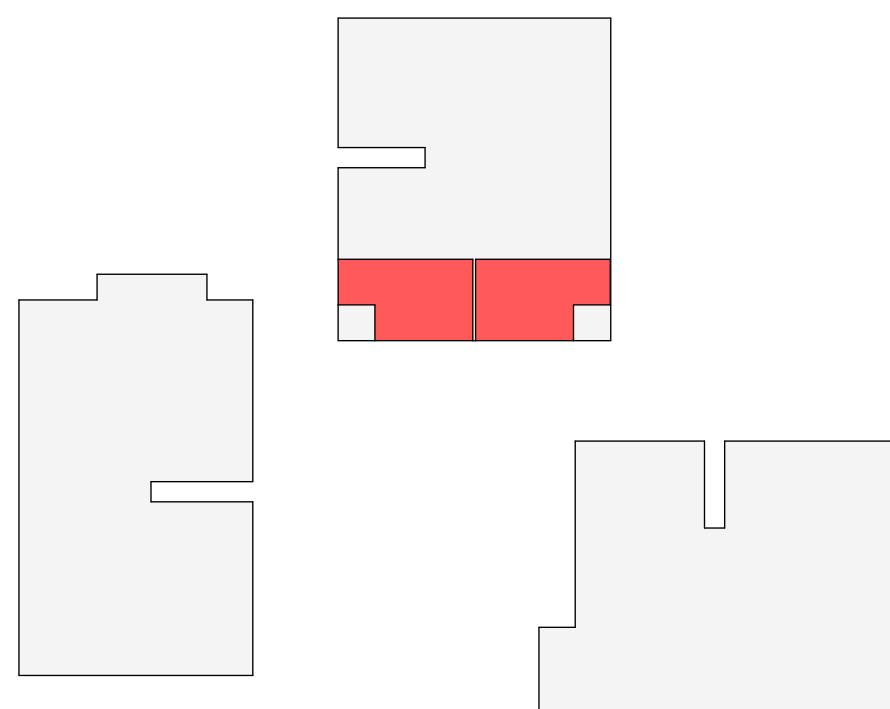
TYPICAL APARTMENTS -
MARKET BUILDING 1B

AR-DA-10T-01-13	ISSUE 03
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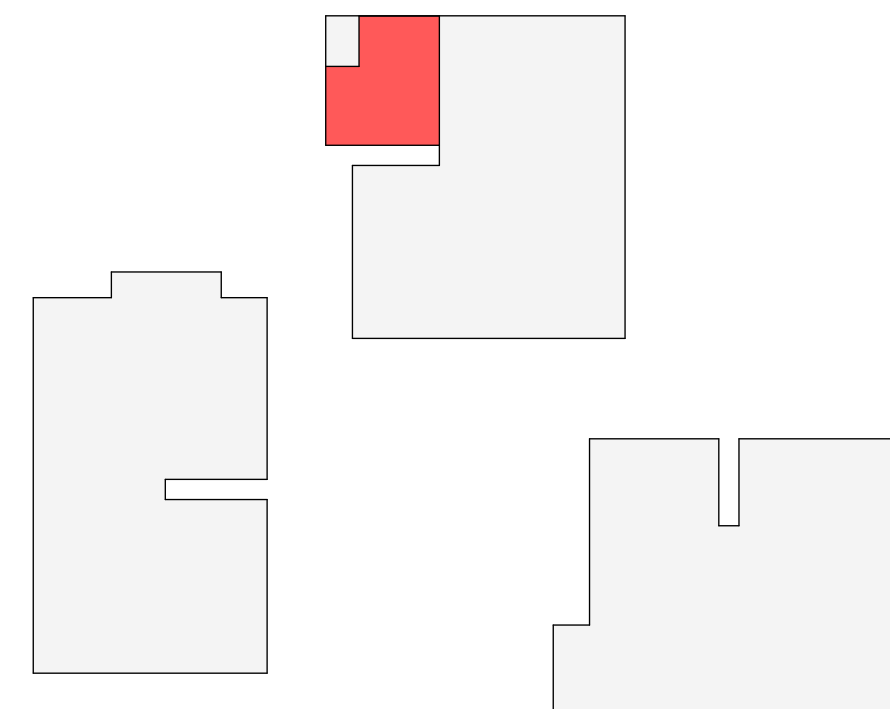
1 2BED - TYPE 10

APT TYPE 2B.10 - Storage	
Room: Number	Storage Volume
2B.10	0.45 m³
2B.10	0.36 m³
2B.10	2.59 m³
2B.10	3.53 m³
2B.10	1.08 m³
Grand total: 5	8.01 m³



2 3BED - TYPE 2

APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.08 m³
3B.2	1.44 m³
3B.2	2.86 m³
3B.2	1.44 m³
3B.2	1.58 m³
Grand total: 6	9.85 m³



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GRAPHIC SCALE

SCALE

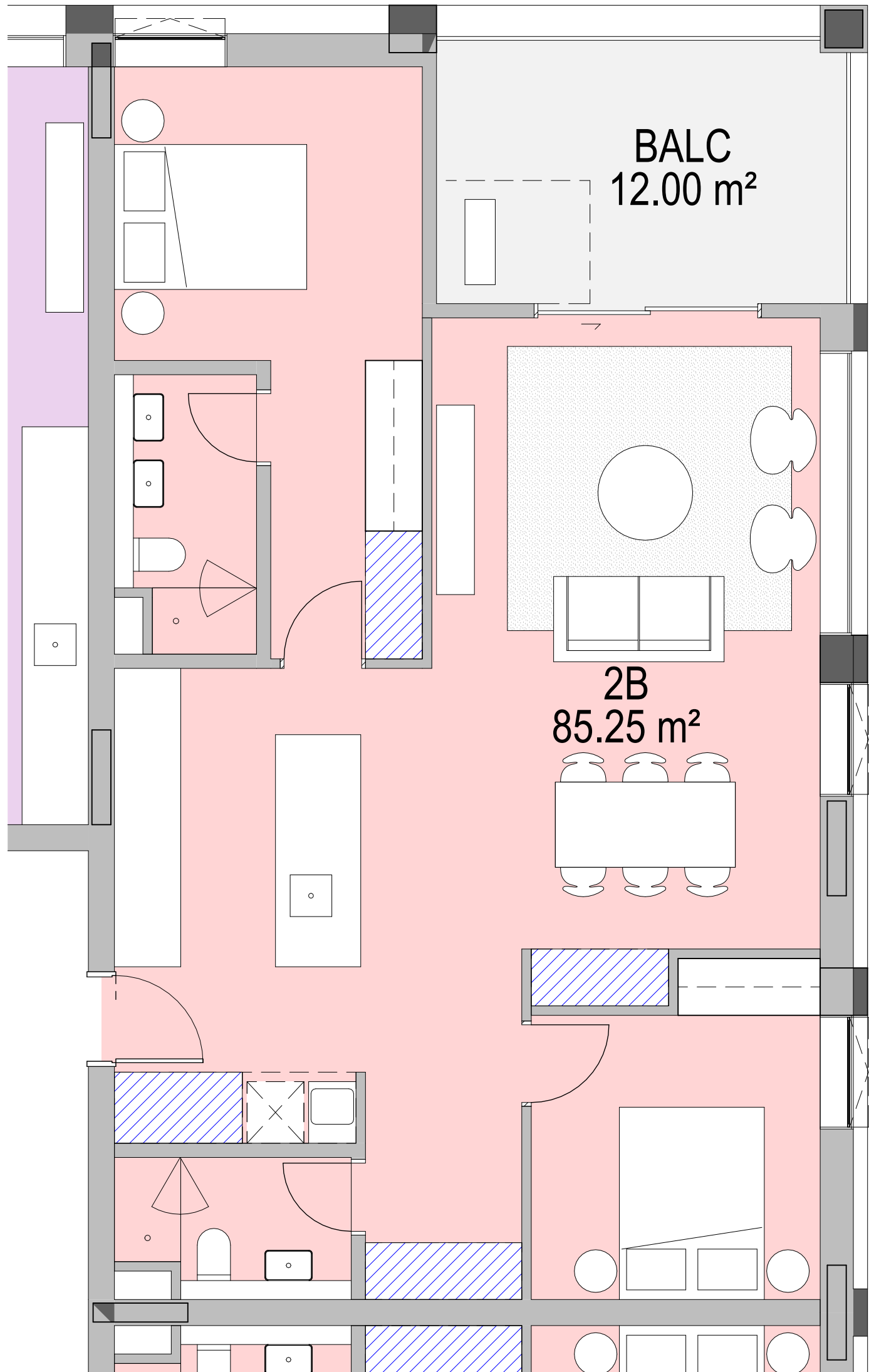
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STATUS

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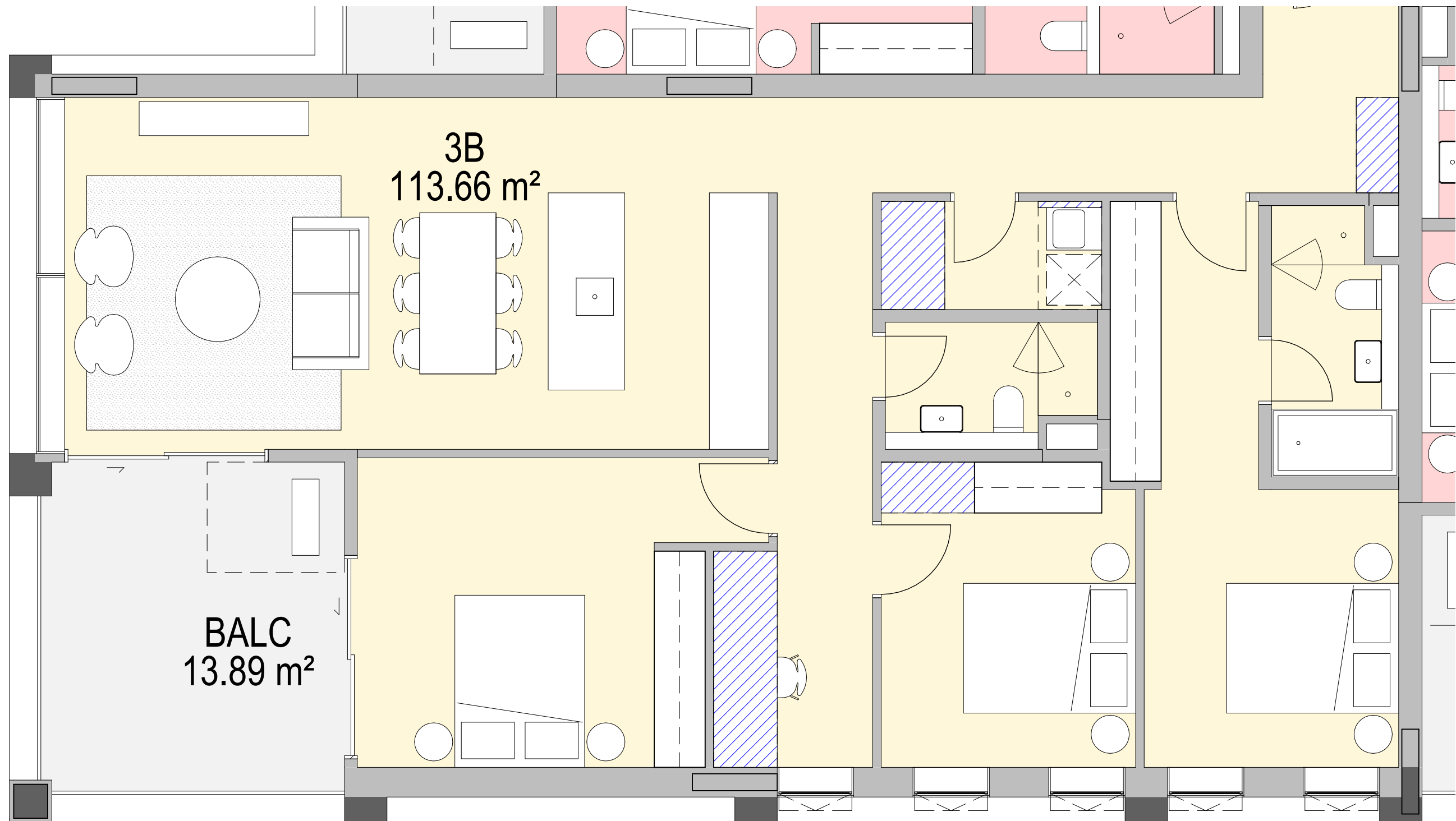
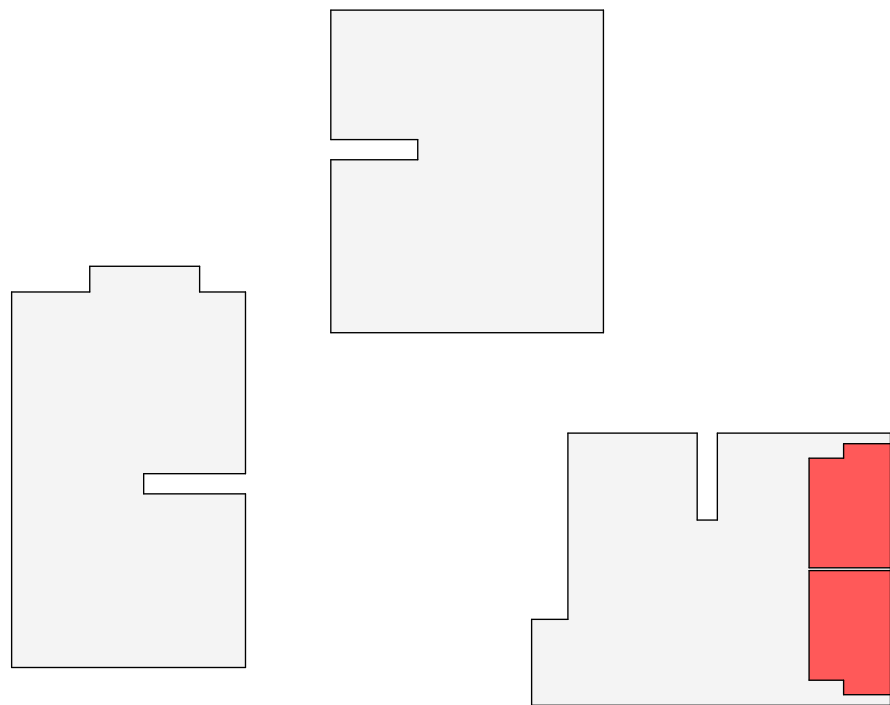
TYPICAL APARTMENTS -
MARKET BUILDING 1C

AR-DA-10T-01-14 03



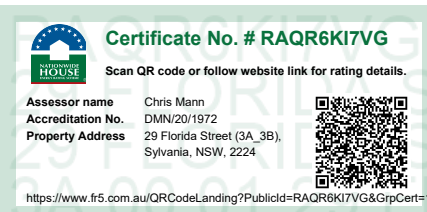
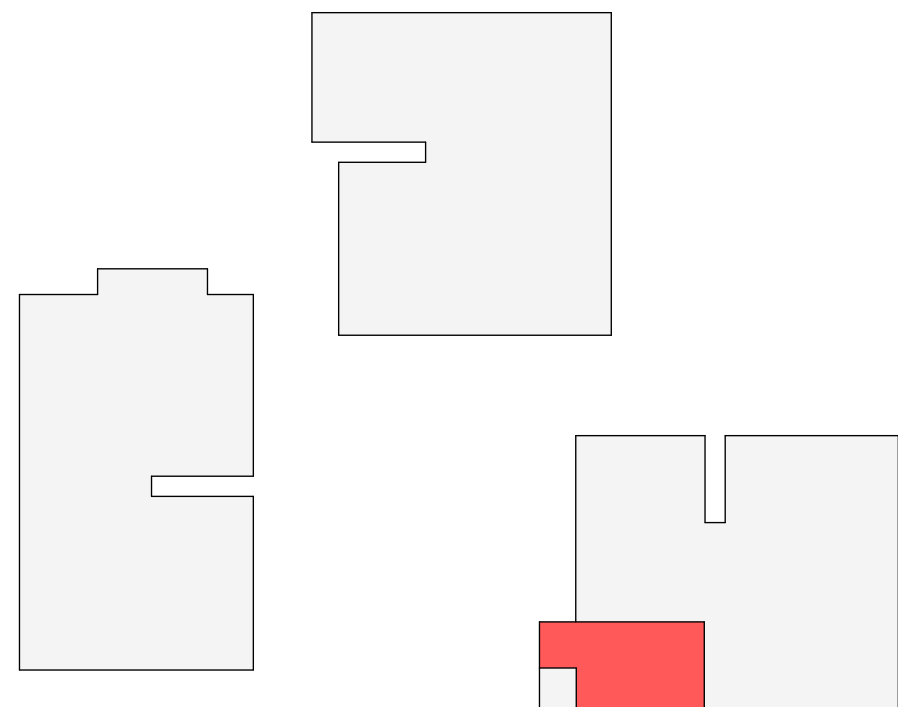
1 2BED - TYPE 9

APT TYPE 2B.9 - Storage	
Room: Number	Storage Volume
2B.9	0.45 m³
2B.9	2.43 m³
2B.9	2.38 m³
2B.9	2.09 m³
2B.9	1.94 m³
Grand total: 5	9.29 m³



2 3BED - TYPE 3

APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	4.59 m³
3B.3	0.45 m³
3B.3	2.29 m³
3B.3	0.13 m³
3B.3	1.35 m³
3B.3	1.58 m³
Grand total: 6	10.40 m³



NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	
03 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

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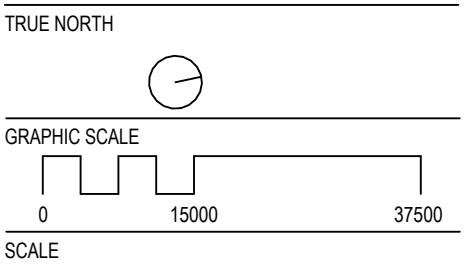
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

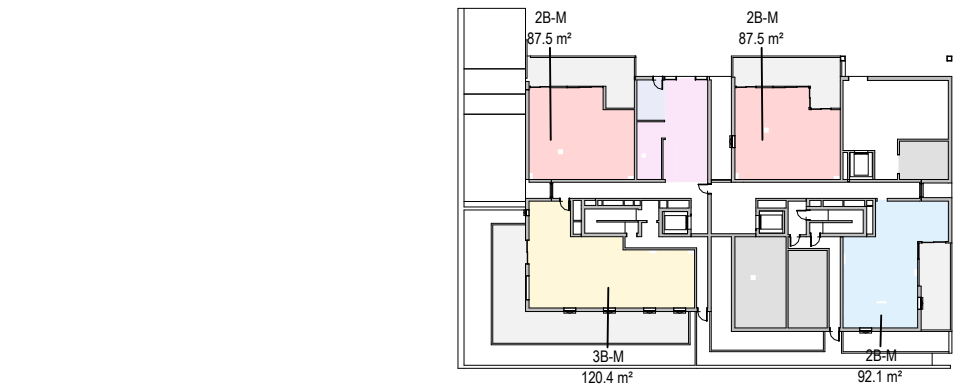


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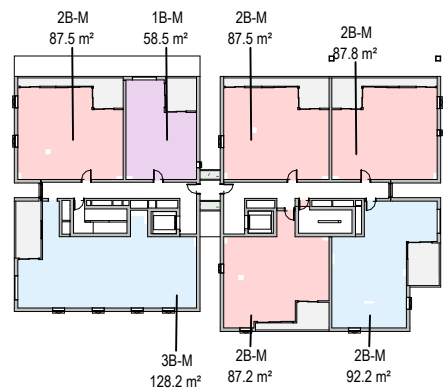
DRAWING

UNIT MIX - MARKET
BUILDING 2

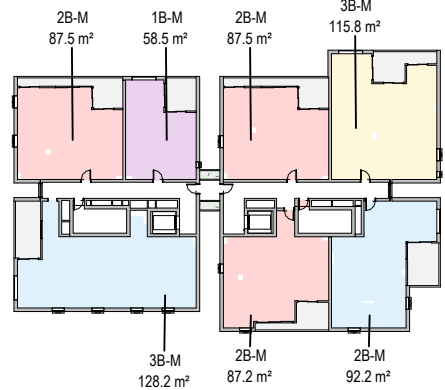
AR-DA-10T-02-00 03



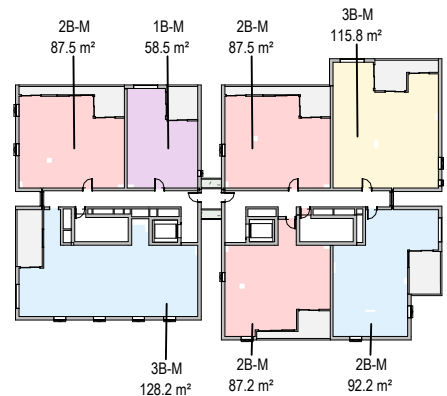
1 UNIT MIX - LEVEL 00



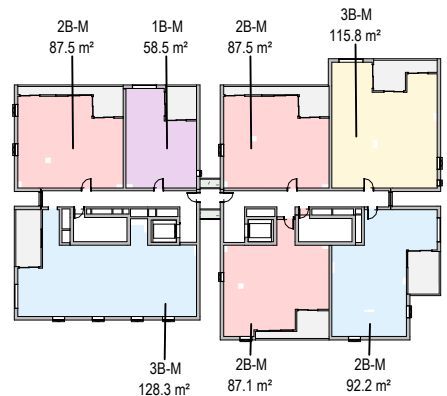
2 UNIT MIX - LEVEL 01



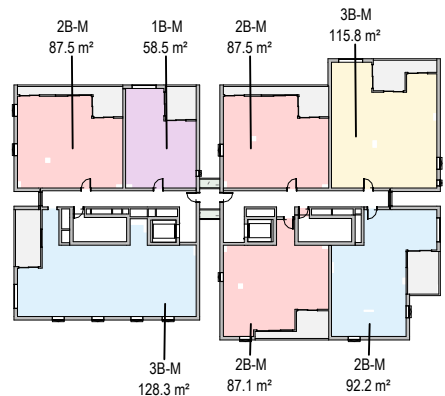
3 UNIT MIX - LEVEL 02



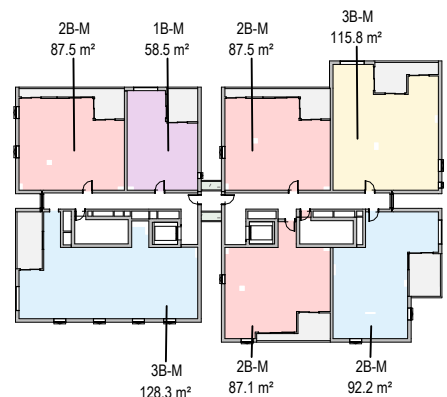
4 UNIT MIX - LEVEL 03



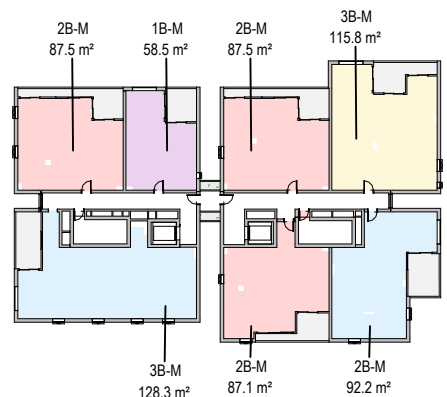
5 UNIT MIX - LEVEL 04



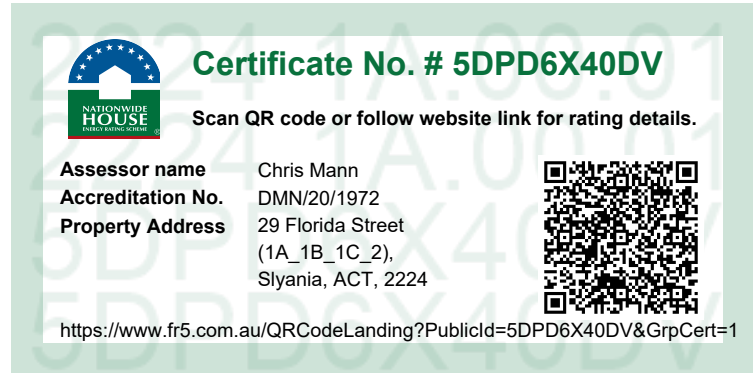
6 UNIT MIX - LEVEL 05



7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX		DDA MIX	
TYPE		Occupancy	Department
1B-M		2B-M	DDA
1B-M: 7		2B-M: 8	
2B-M			
2B-M: 32		3B-M	DDA
3B-M		3B-M: 7	
3B-M: 14		Total DDA: 15	
Total Apartments: 53			

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DRAWING KEY

TRUE NORTH

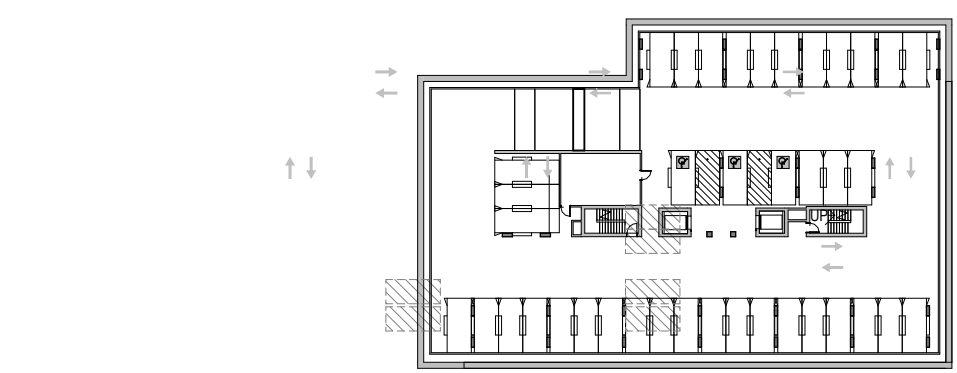
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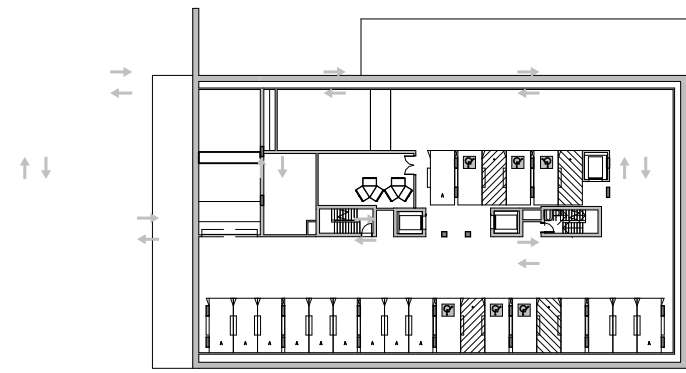
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ADG SOLAR ACCESS -
MARKET BUILDING 2

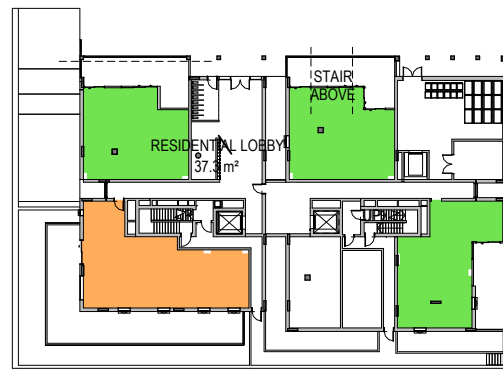
ISSUE
AR-DA-10T-02-01 05



1 SOLAR ACCESS - LEVEL B2



2 SOLAR ACCESS - LEVEL B1



3 SOLAR ACCESS - LEVEL 00



4 SOLAR ACCESS - LEVEL 01



5 SOLAR ACCESS - LEVEL 02



6 SOLAR ACCESS - LEVEL 03



7 SOLAR ACCESS - LEVEL 04



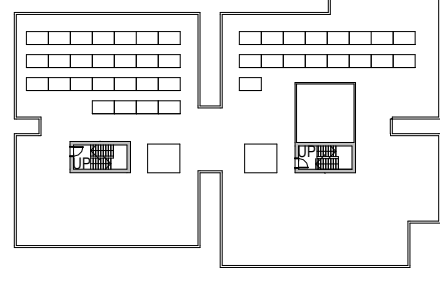
8 SOLAR ACCESS - LEVEL 05



9 SOLAR ACCESS-LEVEL 06



10 SOLAR ACCESS-LEVEL 07



11 SOLAR ACCESS-LEVEL 08

Certificate No. # 5DPD6X40DV
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Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street,
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224
https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1

Certificate No. # RAQR6KI7VG
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Assessor name Chris Mann
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Property Address 29 Florida Street (3A, 3B),
Sylvania, NSW, 2224
https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1

Certificate No. # SD0HM3NCES
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https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1

SEPP65 SOLAR COMPLIANCE LEGEND

- MORE THAN 2 HOURS DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- NO DIRECT SUNLIGHT

SOLAR ACCESS		
SEPP65_SOLAR_ACC ESS_TEXT_BVN	Count	Percentage
LESS THAN 2HR	6	11%
MORE THAN 2HR	40	75%
NO SOLAR	7	13%
Grand total: 53		

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TRUE NORTH

GRAPHIC SCALE

SCALE

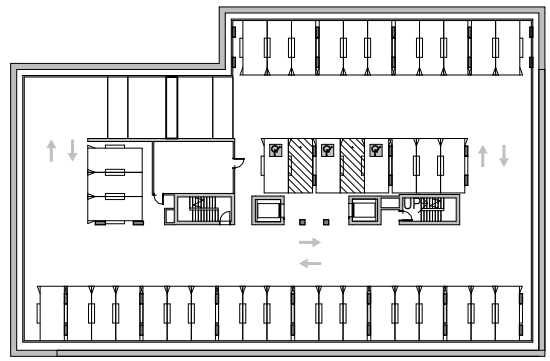
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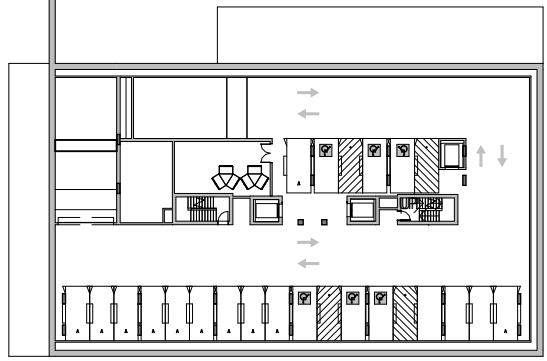
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ADG CROSS VENTILATION -
MARKET BUILDING 2

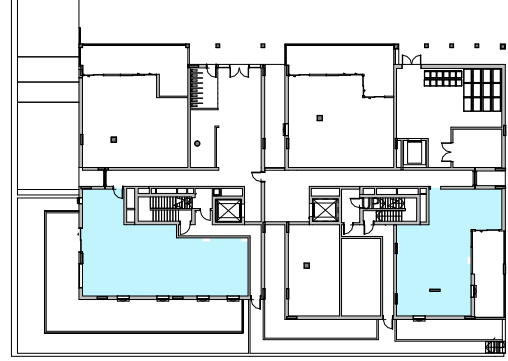
ISSUE
AR-DA-10T-02-02 05



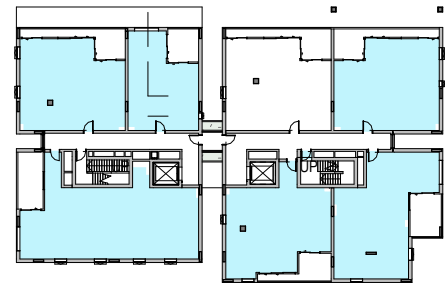
1 CROSS VENTILATION-LEVEL B2



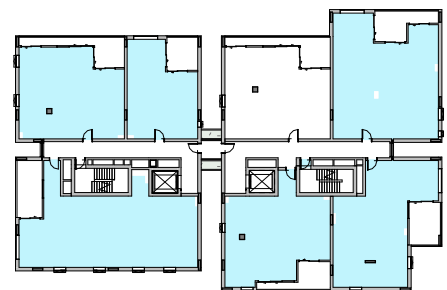
2 CROSS VENTILATION-LEVEL B1



3 CROSS VENTILATION-LEVEL 00



4 CROSS VENTILATION-LEVEL 01



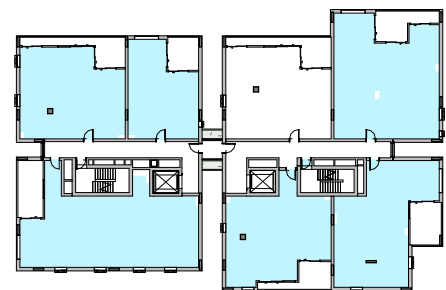
5 CROSS VENTILATION-LEVEL 02



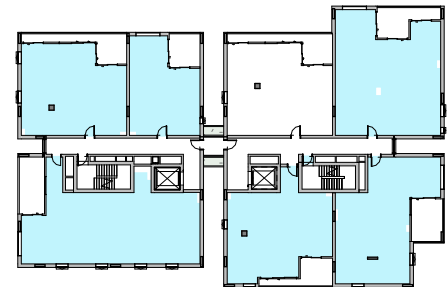
6 CROSS VENTILATION-LEVEL 03



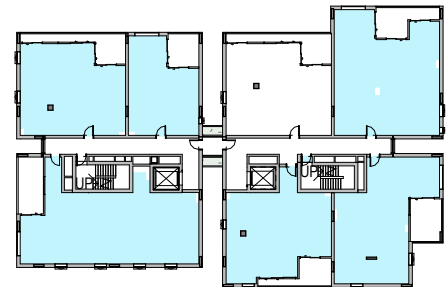
7 CROSS VENTILATION-LEVEL 04



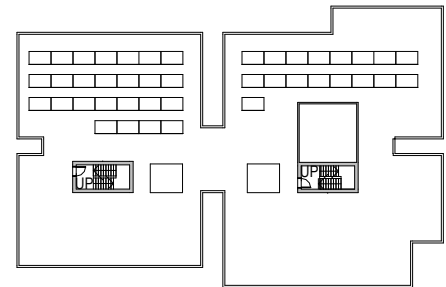
8 CROSS VENTILATION-LEVEL 05



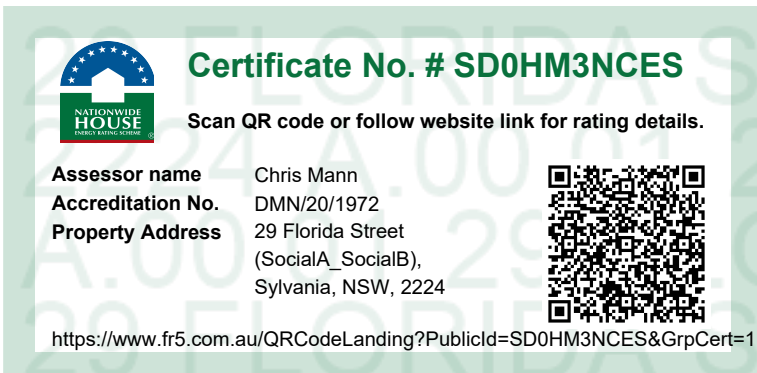
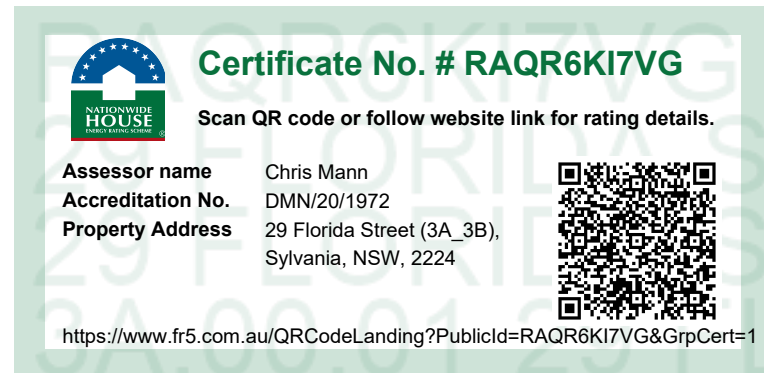
9 CROSS VENTILATION-LEVEL 06



10 CROSS VENTILATION-LEVEL 07



11 CROSS VENTILATION-LEVEL 08



SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	44	83%
No	9	17%
Grand total: 53		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
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BVN PROJECT NUMBER

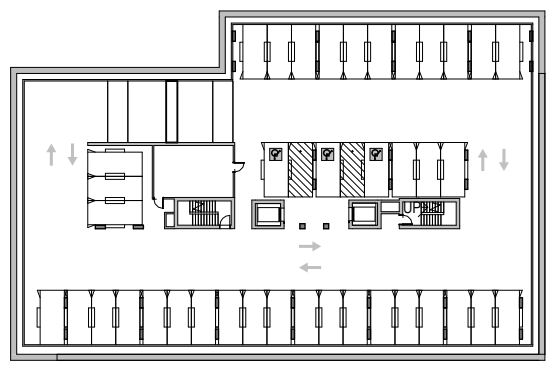
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DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
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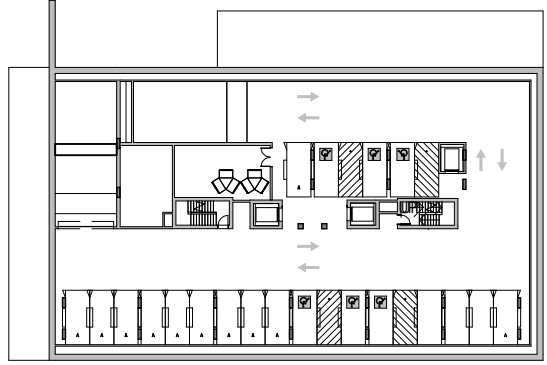
DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 2

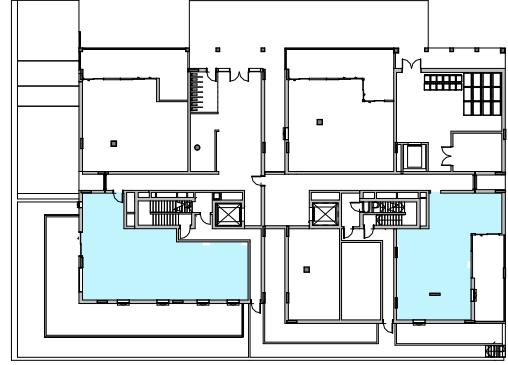
AR-DA-10T-02-02 05



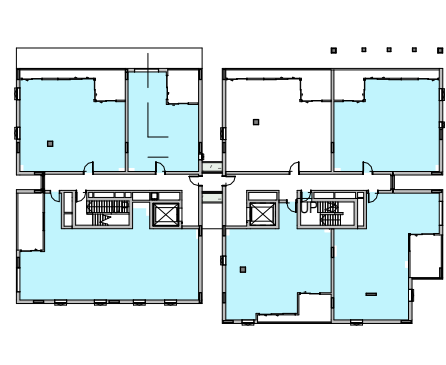
1 CROSS VENTILATION-LEVEL B2



2 CROSS VENTILATION-LEVEL B1



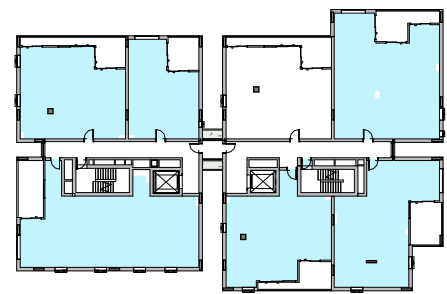
3 CROSS VENTILATION-LEVEL 00



4 CROSS VENTILATION-LEVEL 01



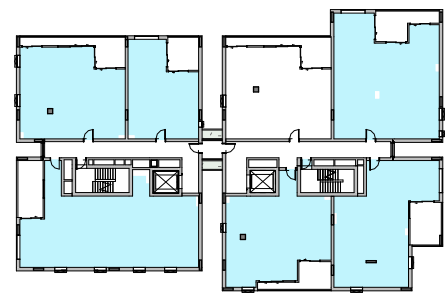
5 CROSS VENTILATION-LEVEL 02



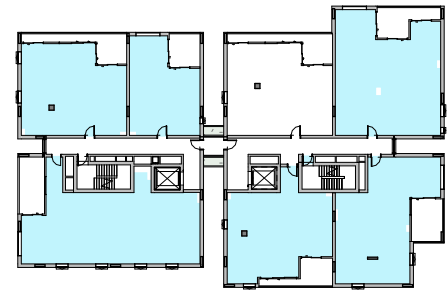
6 CROSS VENTILATION-LEVEL 03



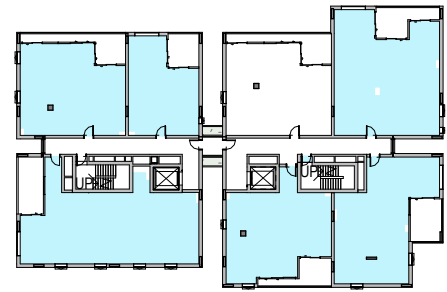
7 CROSS VENTILATION-LEVEL 04



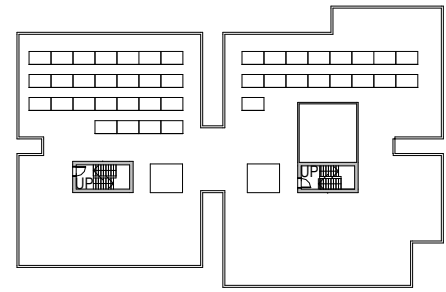
8 CROSS VENTILATION-LEVEL 05



9 CROSS VENTILATION-LEVEL 06



10 CROSS VENTILATION-LEVEL 07



11 CROSS VENTILATION-LEVEL 08

Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street,
(1A, 1B, 1C, 2),
Sylvania, ACT, 2224
https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1

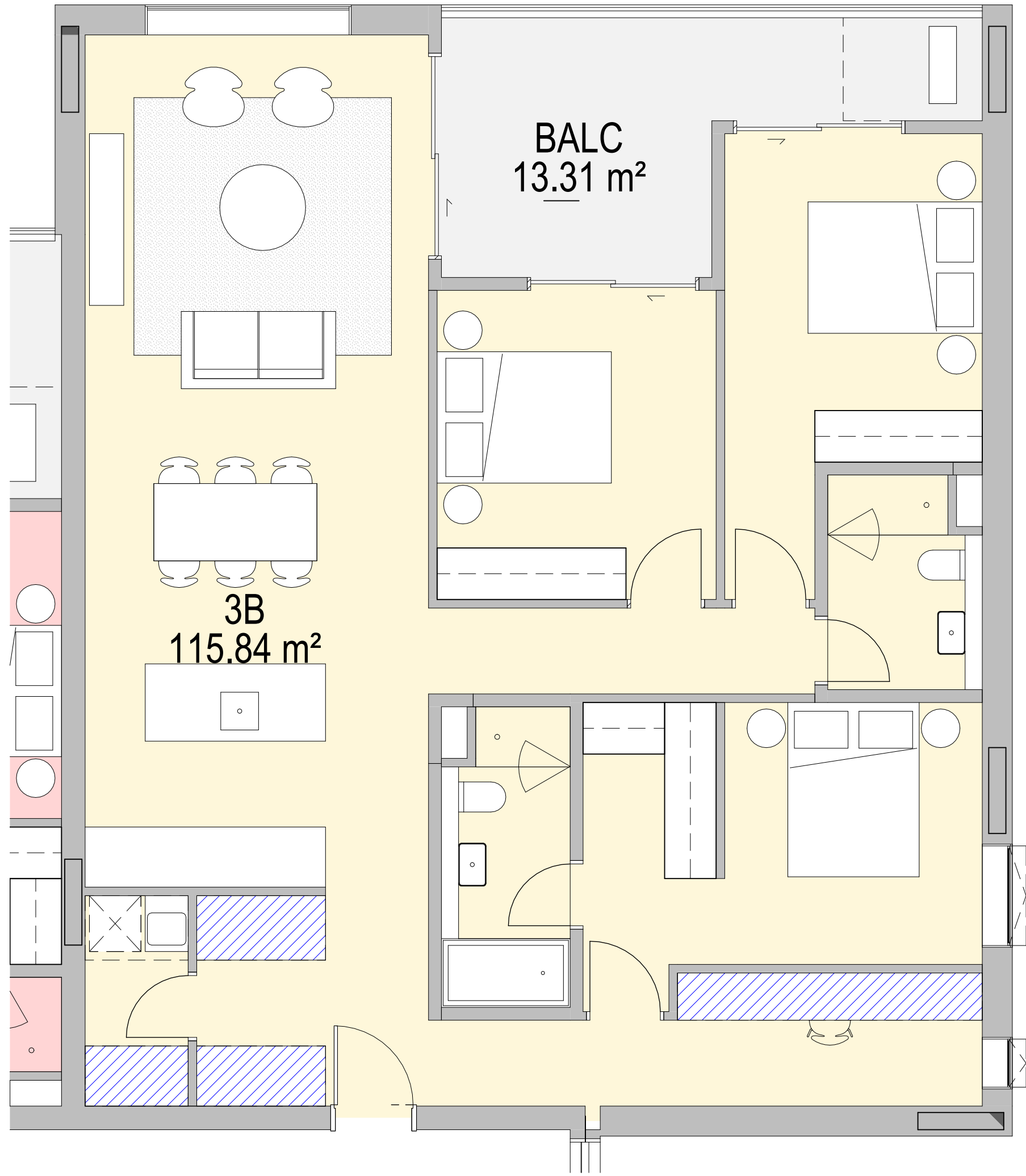
Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B),
Sylvania, NSW, 2224
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Certificate No. # SD0HM3NCES
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Assessor name Chris Mann
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https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1

SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

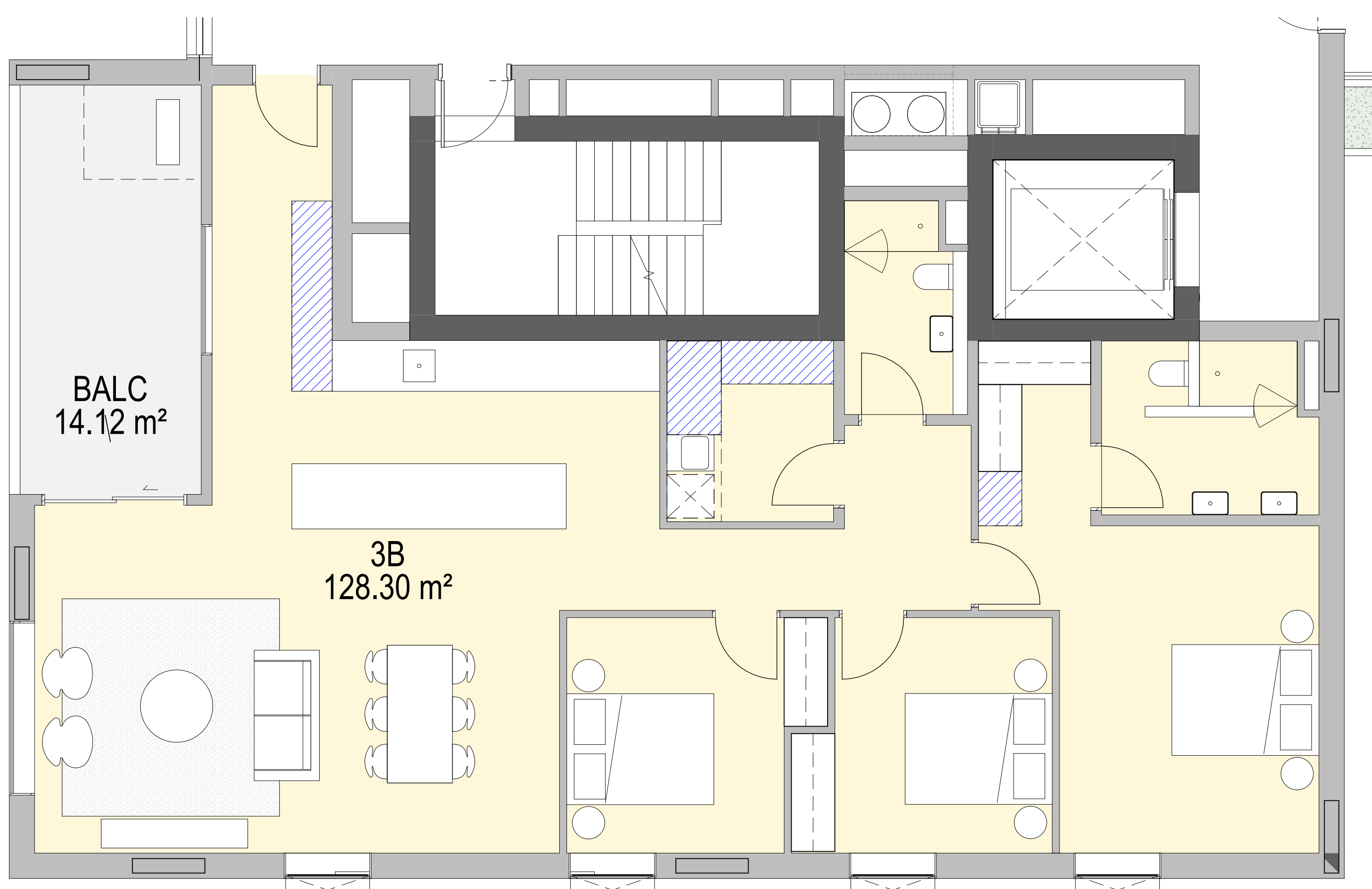
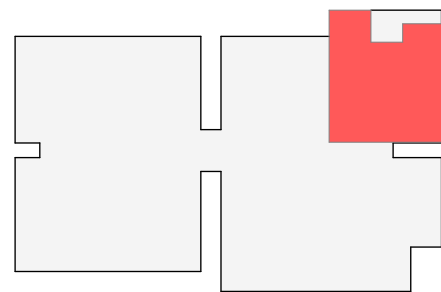
ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	44	83%
No	9	17%
Grand total: 53		



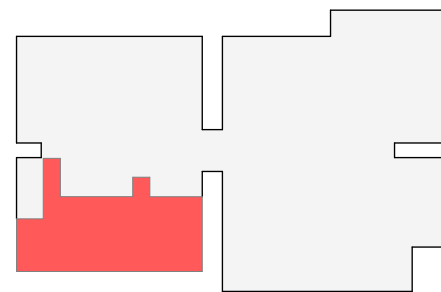
1 3BED - TYPE 1

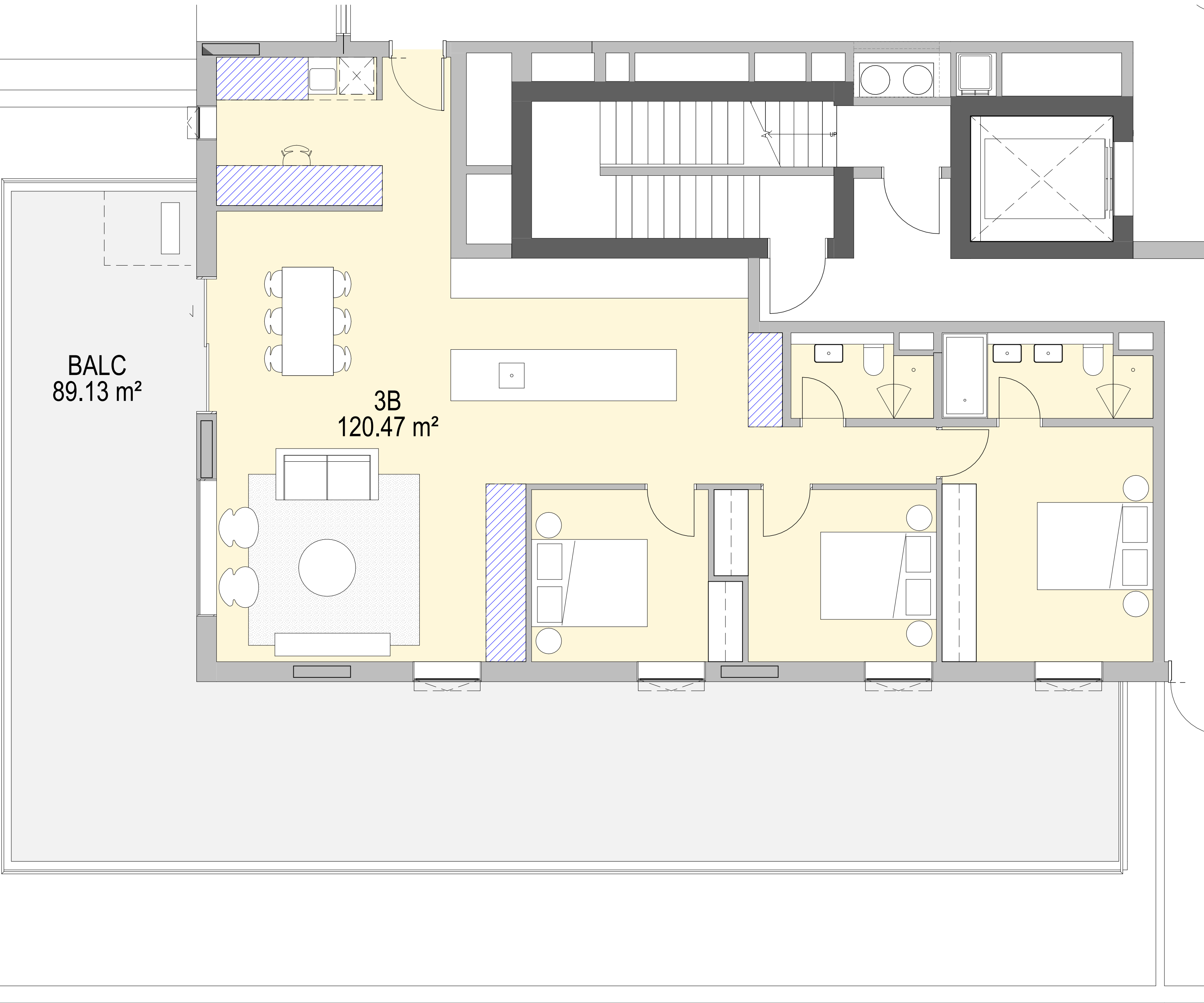
APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	4.69 m³
3B.1	0.45 m³
3B.1	2.70 m³
3B.1	2.02 m³
3B.1	2.52 m³
Grand total: 5	12.37 m³



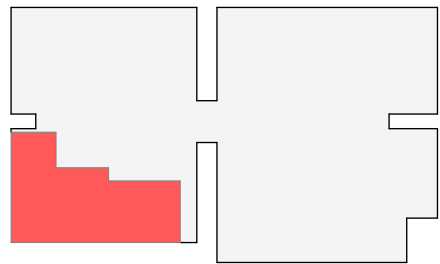
2 3BED DDA - TYPE 2

APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.33 m³
3B.2	2.23 m³
3B.2	1.08 m³
3B.2	3.51 m³
Grand total: 5	9.60 m³





1 3BED - TYPE 3



APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	0.45 m³
3B.3	2.89 m³
3B.3	4.89 m³
3B.3	5.24 m³
3B.3	2.38 m³
Grand total: 5	15.84 m³

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
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(1A, 1B, 1C, 2),
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Certificate No. # RAQR6KI7VG

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Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B),
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<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES

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<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
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PROJECT MANAGER

PROJECT MANAGER

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CLIENT

HOUSING NSW

CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
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AUSTRALIA
BvN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

As indicated@A1

STATUS

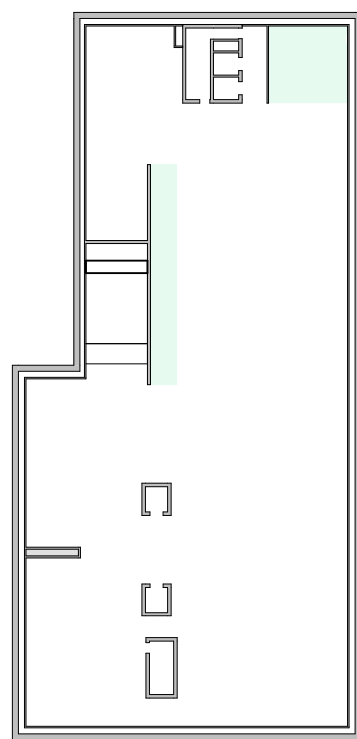
DRAWING

UNIT MIX - MARKET
BUILDING 3

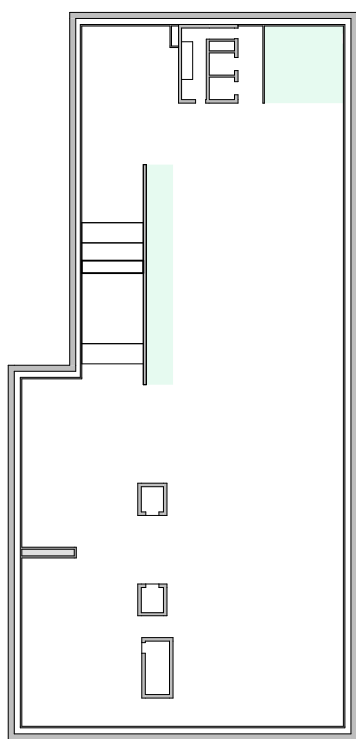
AR-DA-10T-03-00

ISSUE

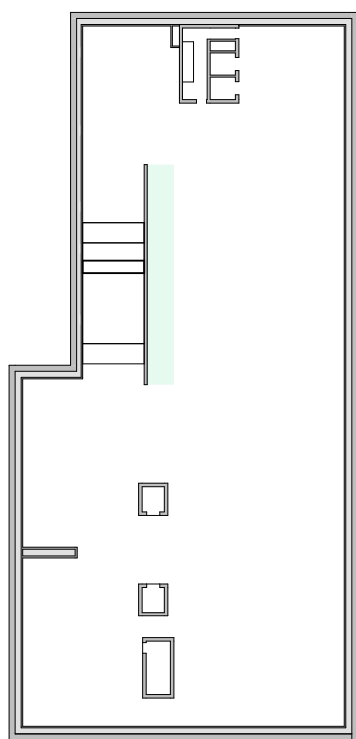
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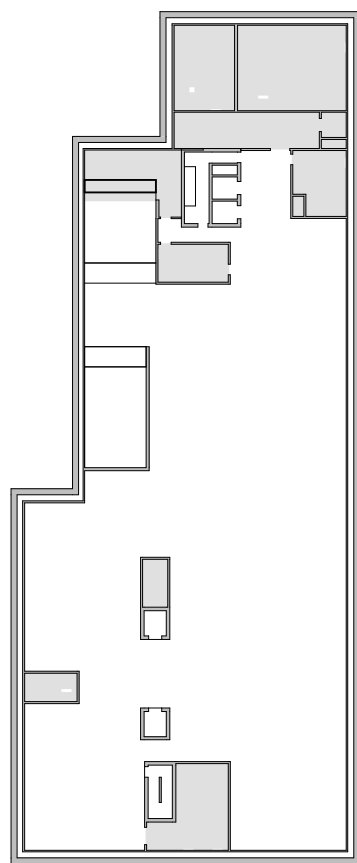
1 UNIT MIX - LEVEL B4



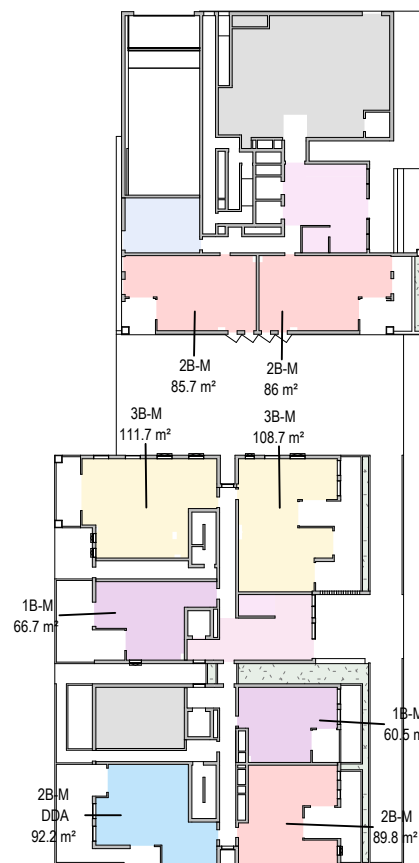
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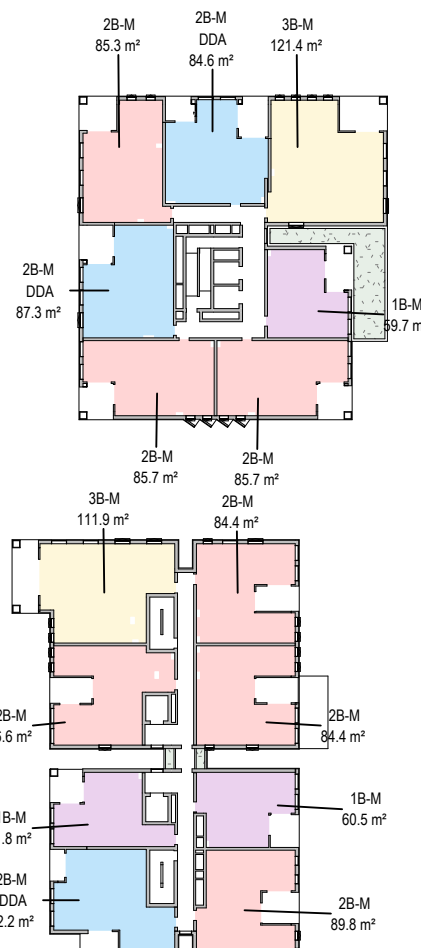
3 UNIT MIX - LEVEL B2



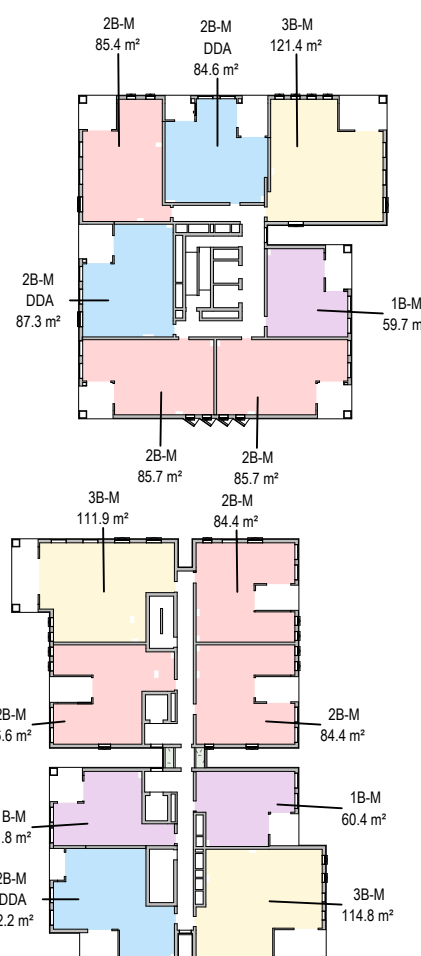
4 UNIT MIX - LEVEL B1



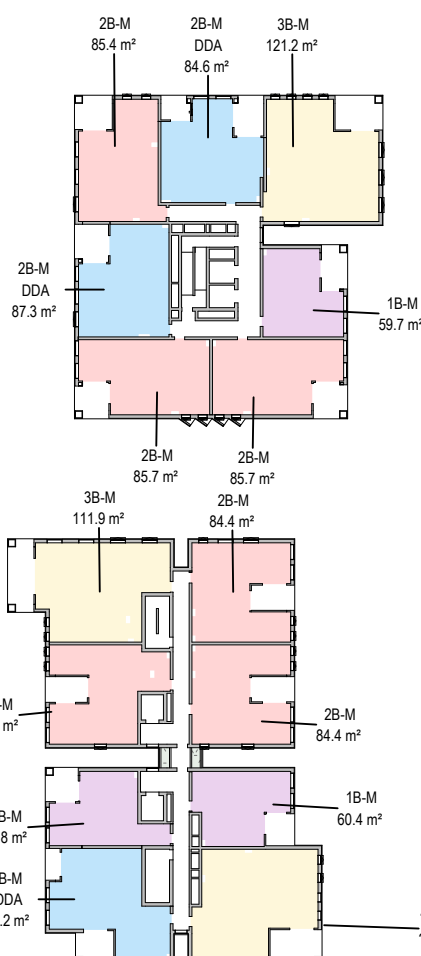
5 UNIT MIX - LEVEL 00



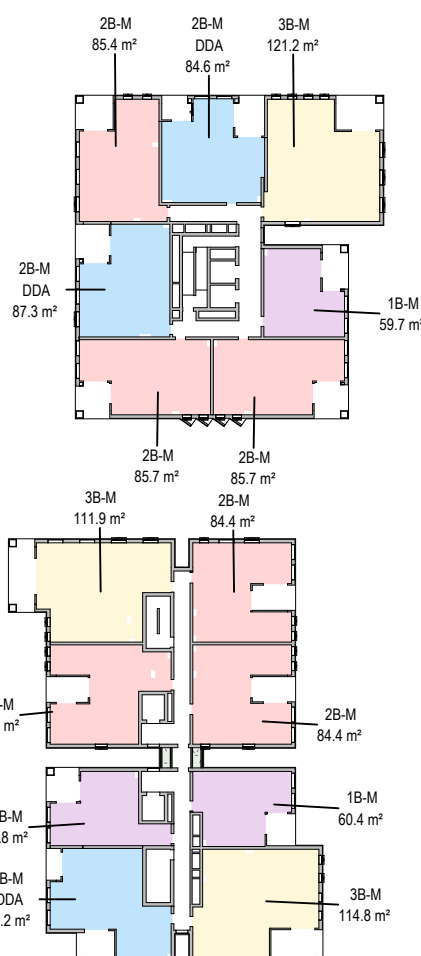
6 UNIT MIX - LEVEL 01



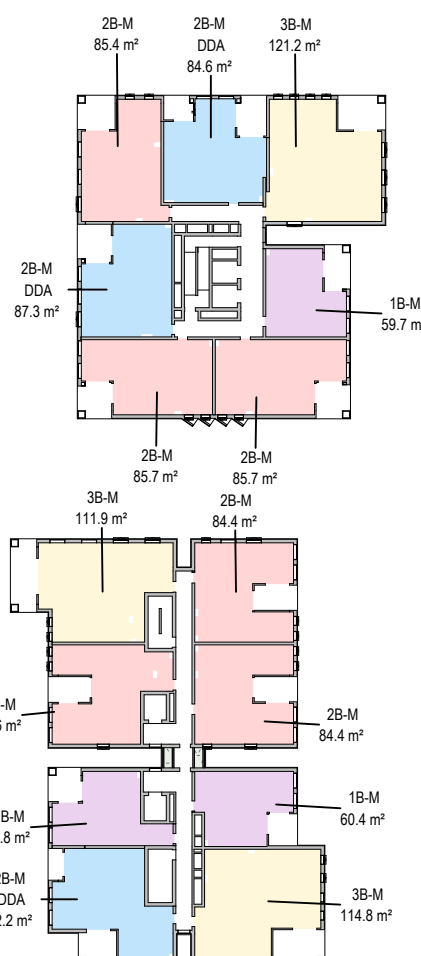
7 UNIT MIX - LEVEL 02



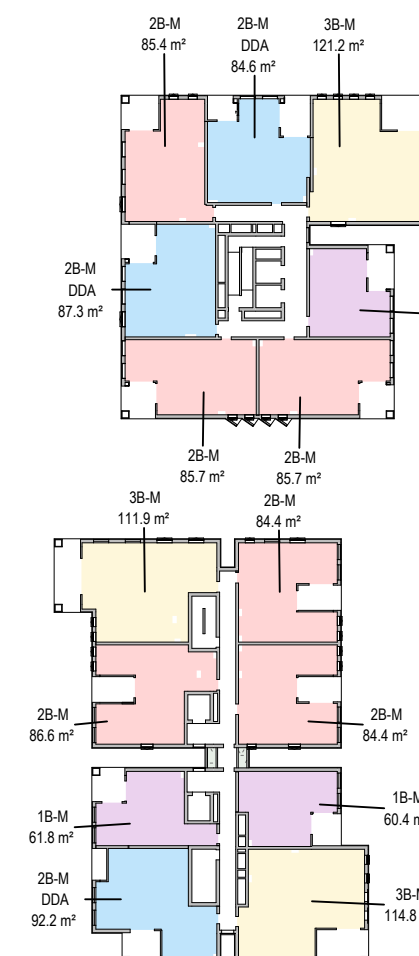
8 UNIT MIX - LEVEL 03



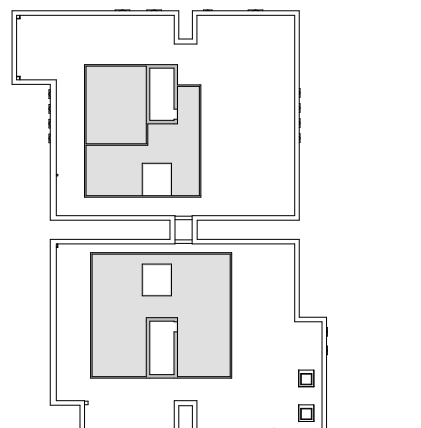
9 UNIT MIX - LEVEL 04



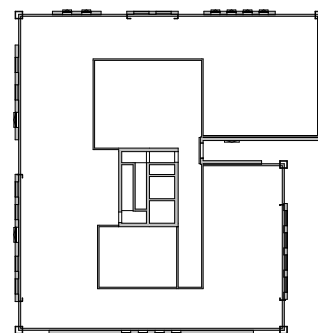
10 UNIT MIX - LEVEL 05



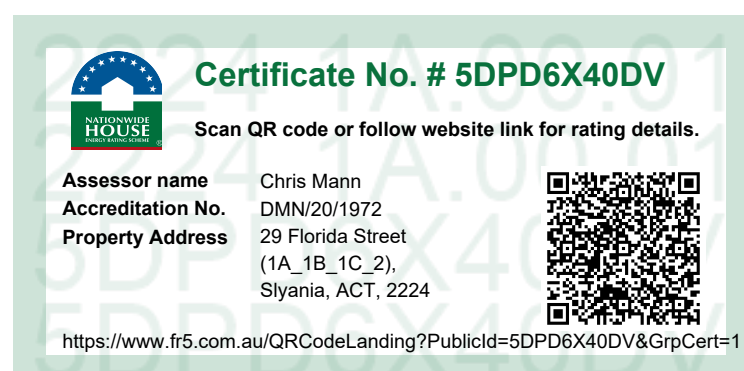
11 UNIT MIX - LEVEL 06



12 UNIT MIX - LEVEL 07



13 UNIT MIX - LEVEL 08



LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX

TYPE

1B-M
1B-M: 21
2B-M
2B-M: 64
3B-M
3B-M: 20
Total Apartments: 105

DDA MIX

Occupancy Department

2B-M DDA
2B-M: 21
Total DDA: 21

NOTE

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ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

PROJECT MANAGER

TEL 09 5555 5555 fax 04 6666 6666

CLIENT

HOUSING NSW

CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 15000 37500
SCALE

1:750@A1

STATUS

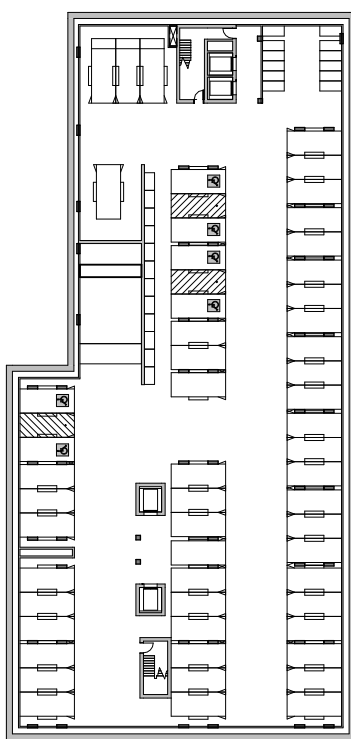
DRAWING

ADG SOLAR ACCESS -
MARKET BUILDING 3

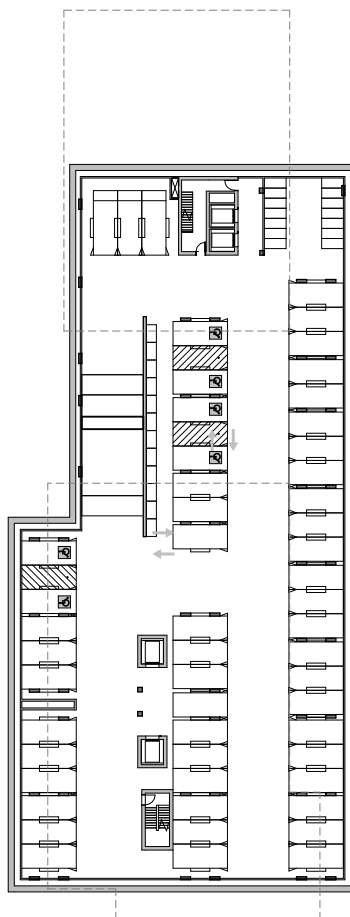
AR-DA-10T-03-01

ISSUE

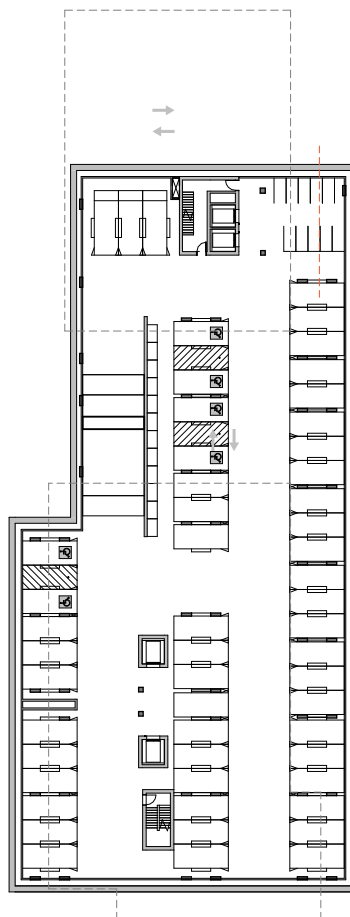
04



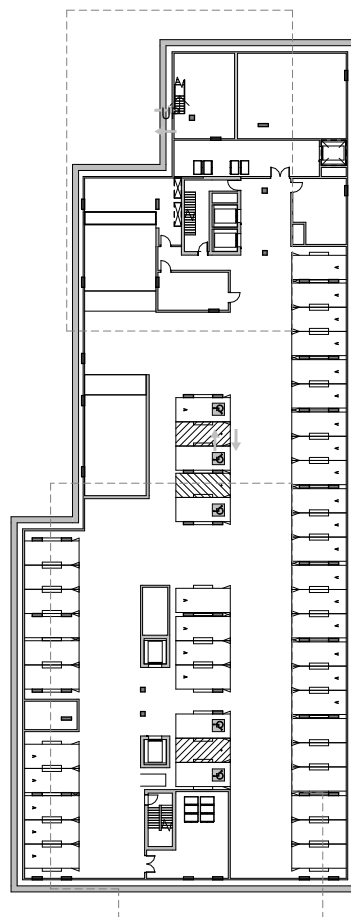
1 SOLAR ACCESS - LEVEL B4



2 SOLAR ACCESS - LEVEL B3



3 SOLAR ACCESS - LEVEL B2



4 SOLAR ACCESS - LEVEL B1



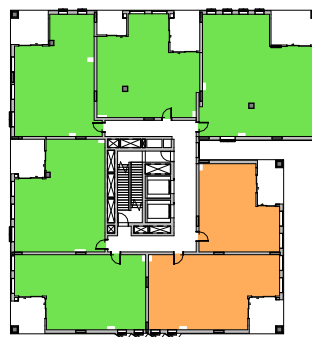
5 SOLAR ACCESS - LEVEL 00



6 SOLAR ACCESS - LEVEL 01



7 SOLAR ACCESS - LEVEL 02



8 SOLAR ACCESS - LEVEL 03



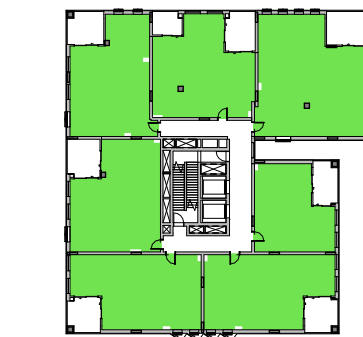
9 SOLAR ACCESS - LEVEL 04



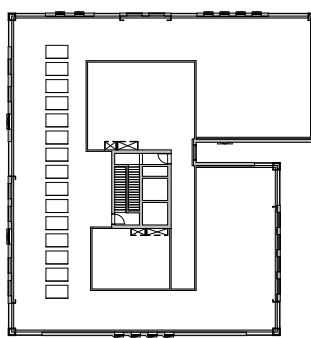
10 SOLAR ACCESS - LEVEL 05



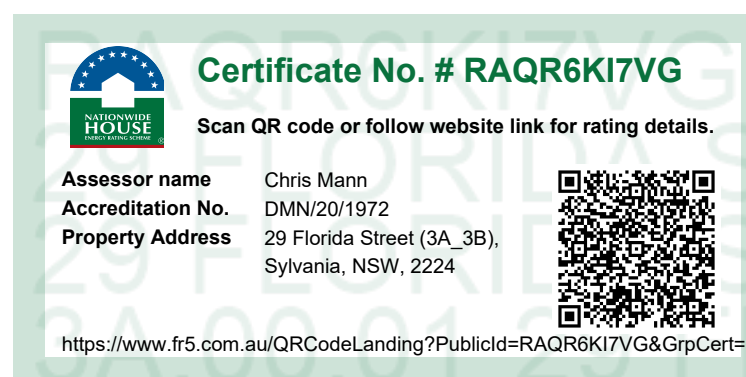
11 SOLAR ACCESS - LEVEL 06



12 SOLAR ACCESS - LEVEL 07



13 SOLAR ACCESS - LEVEL 08



SEPP65 SOLAR COMPLIANCE LEGEND

- MORE THAN 2 HOURS DIRECT SUNLIGHT
- LESS THAN 2 HOURS DIRECT SUNLIGHT
- NO DIRECT SUNLIGHT

SOLAR ACCESS		
SEPP65_SOLAR_ACC ESS_TEXT_BVN	Count	Percentage
LESS THAN 2HR	28	27%
MORE THAN 2HR	77	73%
Grand total: 105	105	

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AUSTRALIA
BVN PROJECT NUMBER

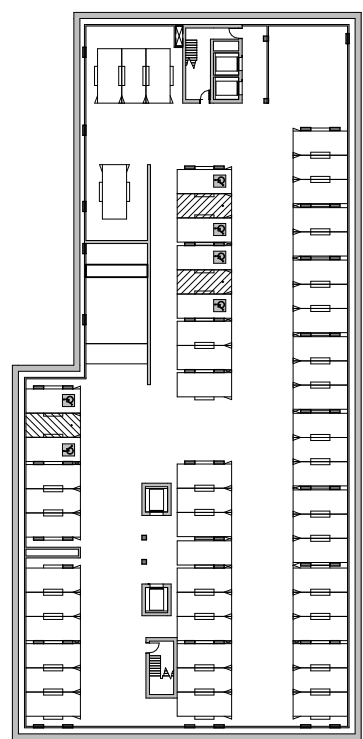
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DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
0 15000 37500
SCALE
1:750@A1
STATUS

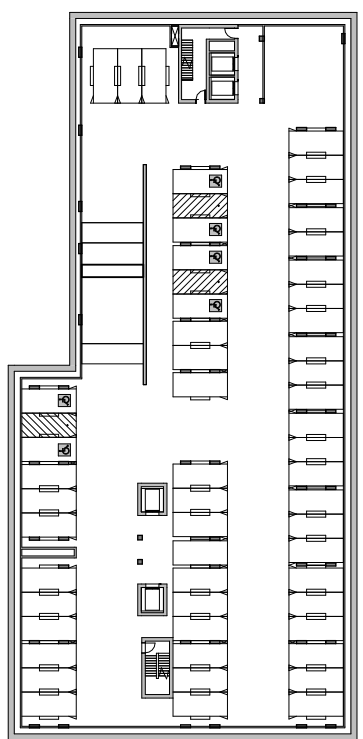
DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 3

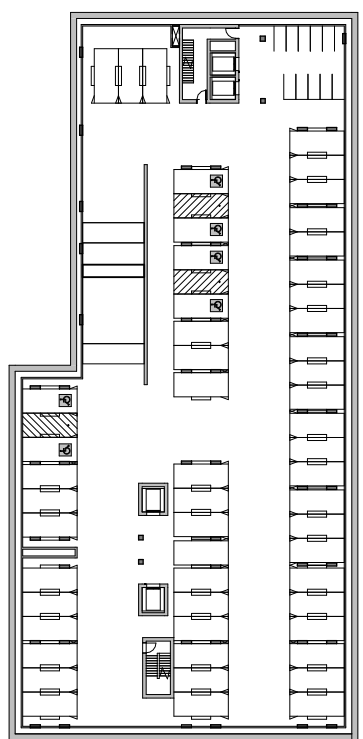
ISSUE
AR-DA-10T-03-02 04



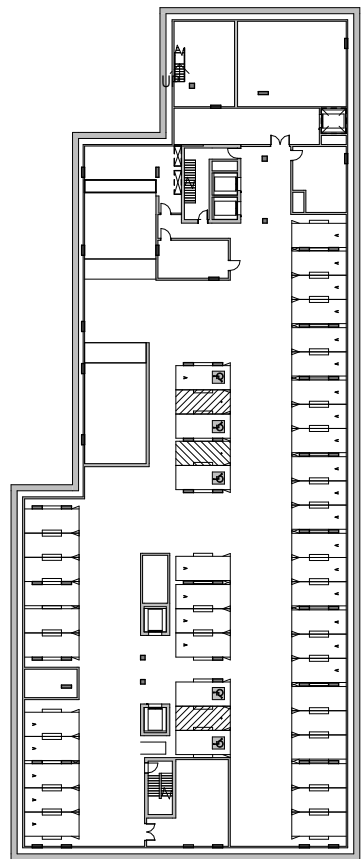
1 CROSS VENTILATION - LEVEL B4



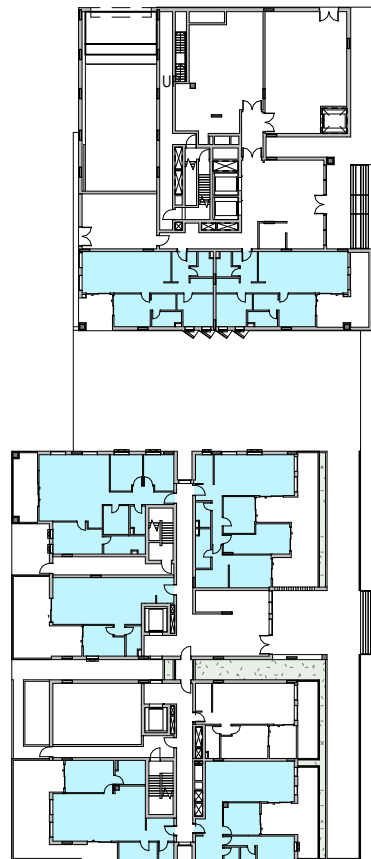
2 CROSS VENTILATION - LEVEL B3



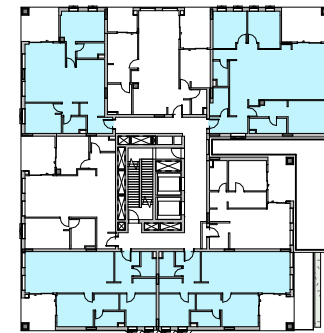
3 CROSS VENTILATION - LEVEL B2



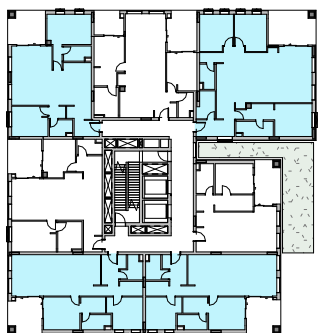
4 CROSS VENTILATION - LEVEL B1



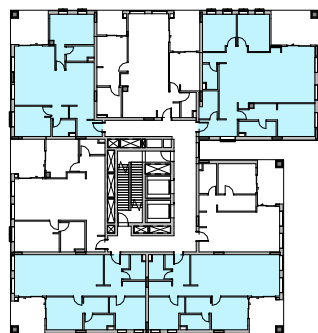
5 CROSS VENTILATION - LEVEL 00



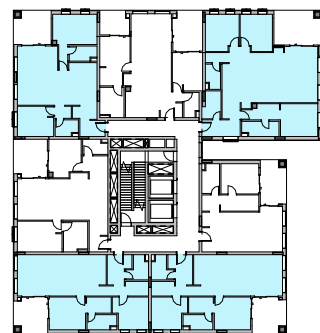
6 CROSS VENTILATION - LEVEL 01



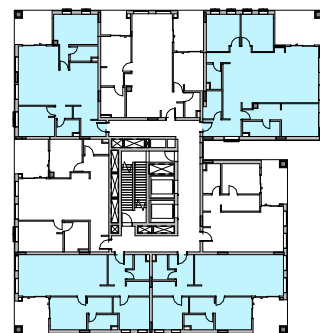
7 CROSS VENTILATION - LEVEL 02



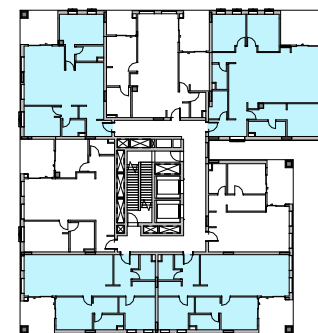
8 CROSS VENTILATION - LEVEL 03



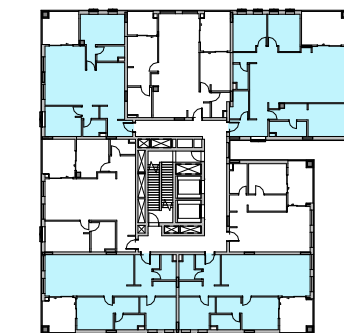
9 CROSS VENTILATION - LEVEL 04



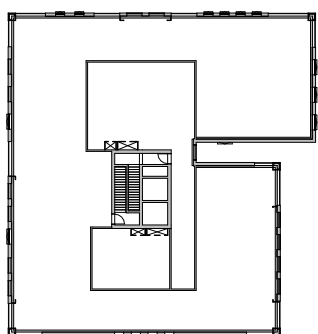
10 CROSS VENTILATION - LEVEL 05



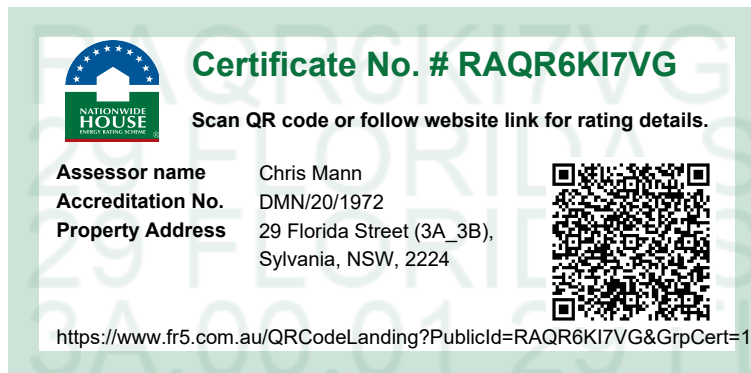
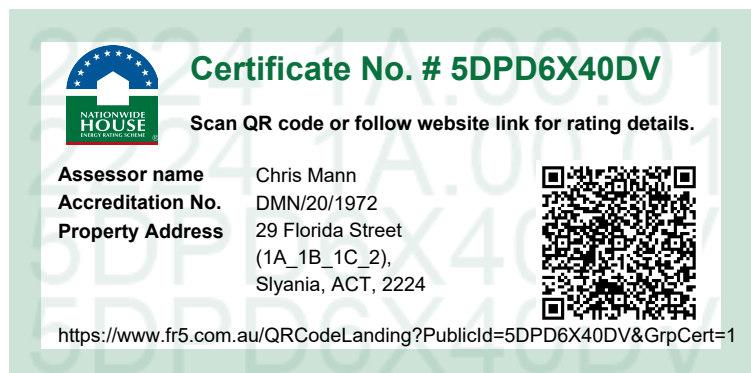
11 CROSS VENTILATION - LEVEL 06



12 CROSS VENTILATION - LEVEL 07



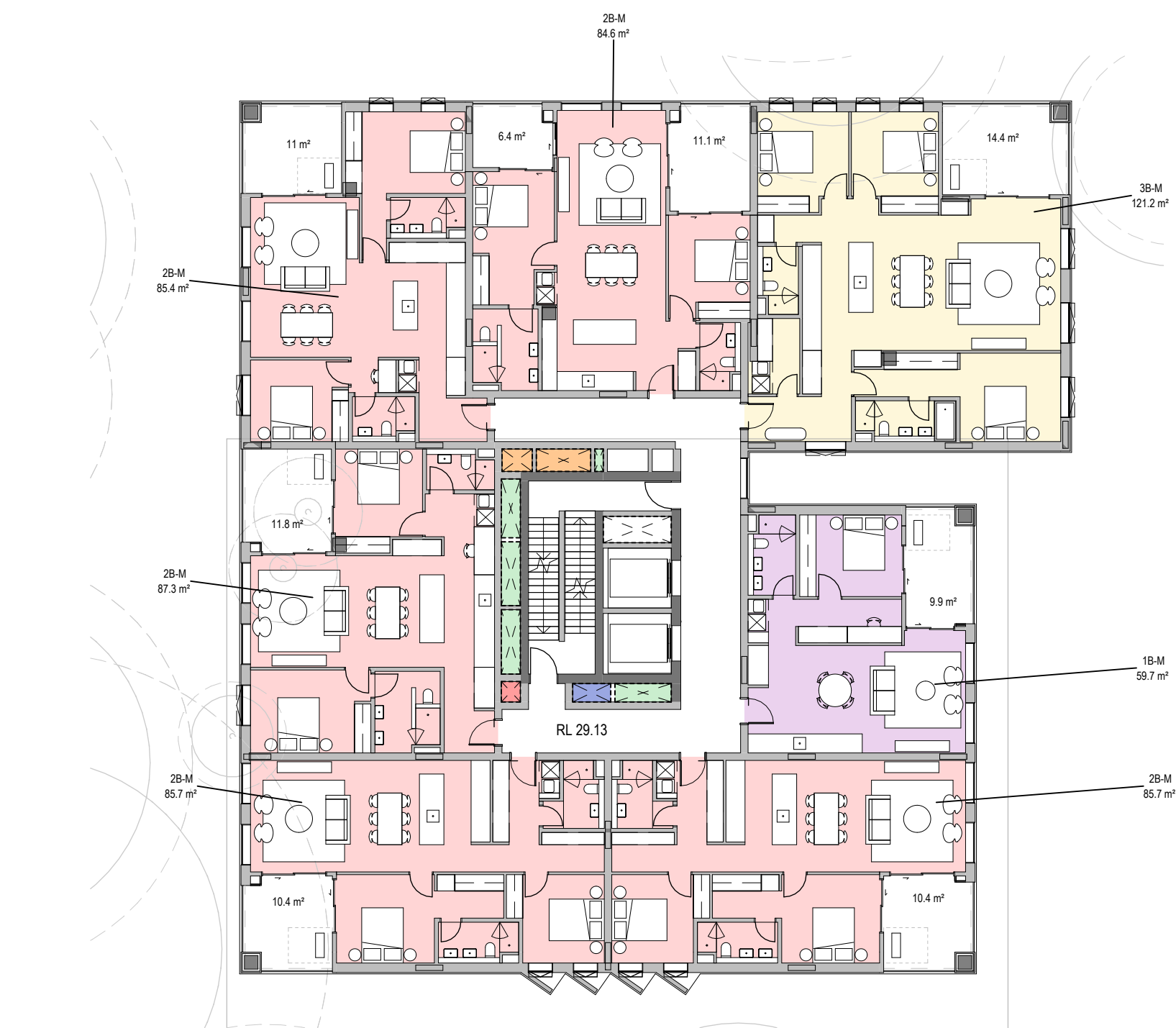
13 CROSS VENTILATION - LEVEL 08



SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

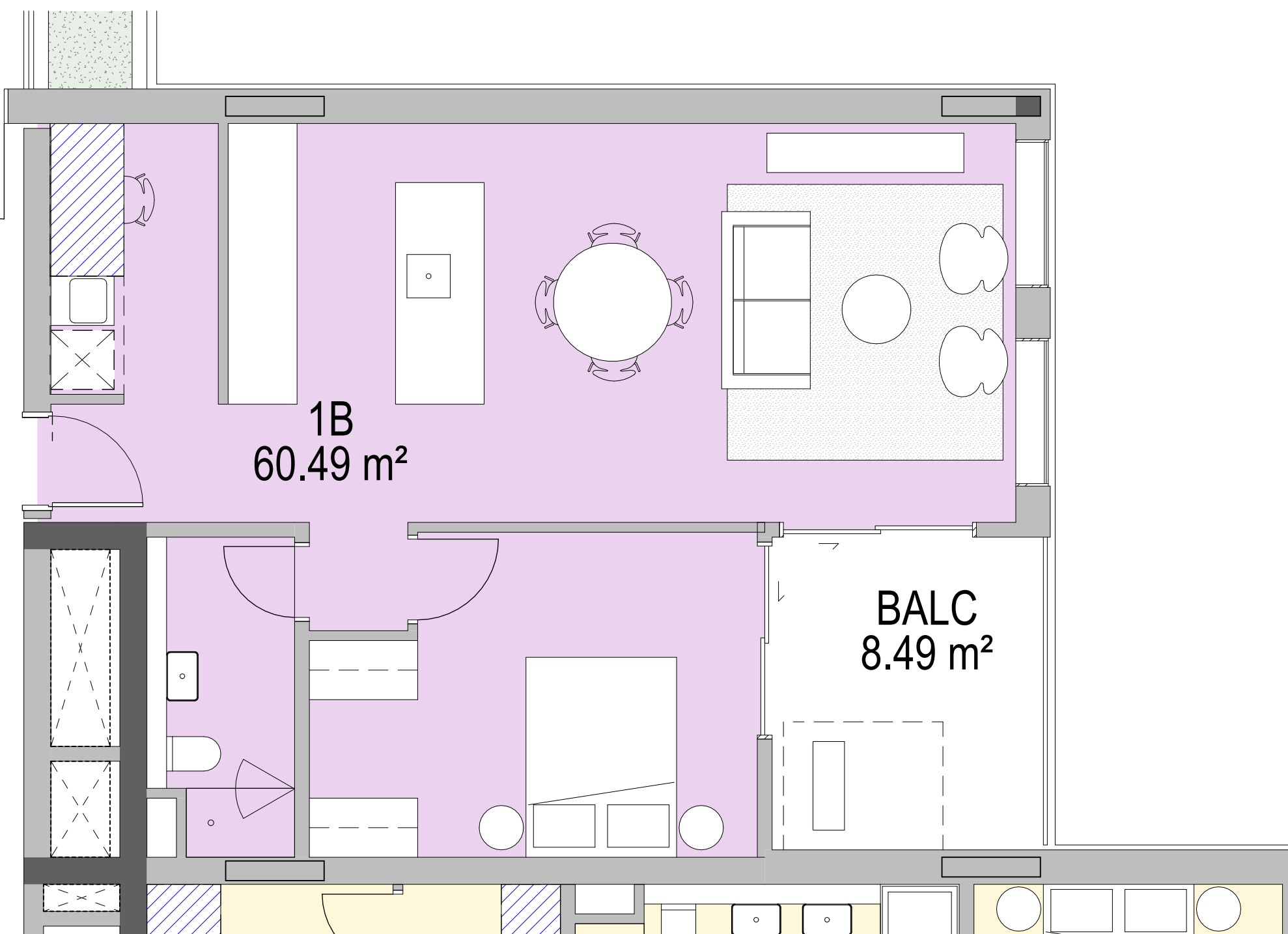
CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	71	68%
No	34	32%
Grand total: 105		



1 TYPICAL APARTMENTS-MARKET WEST-BUILDING 3A

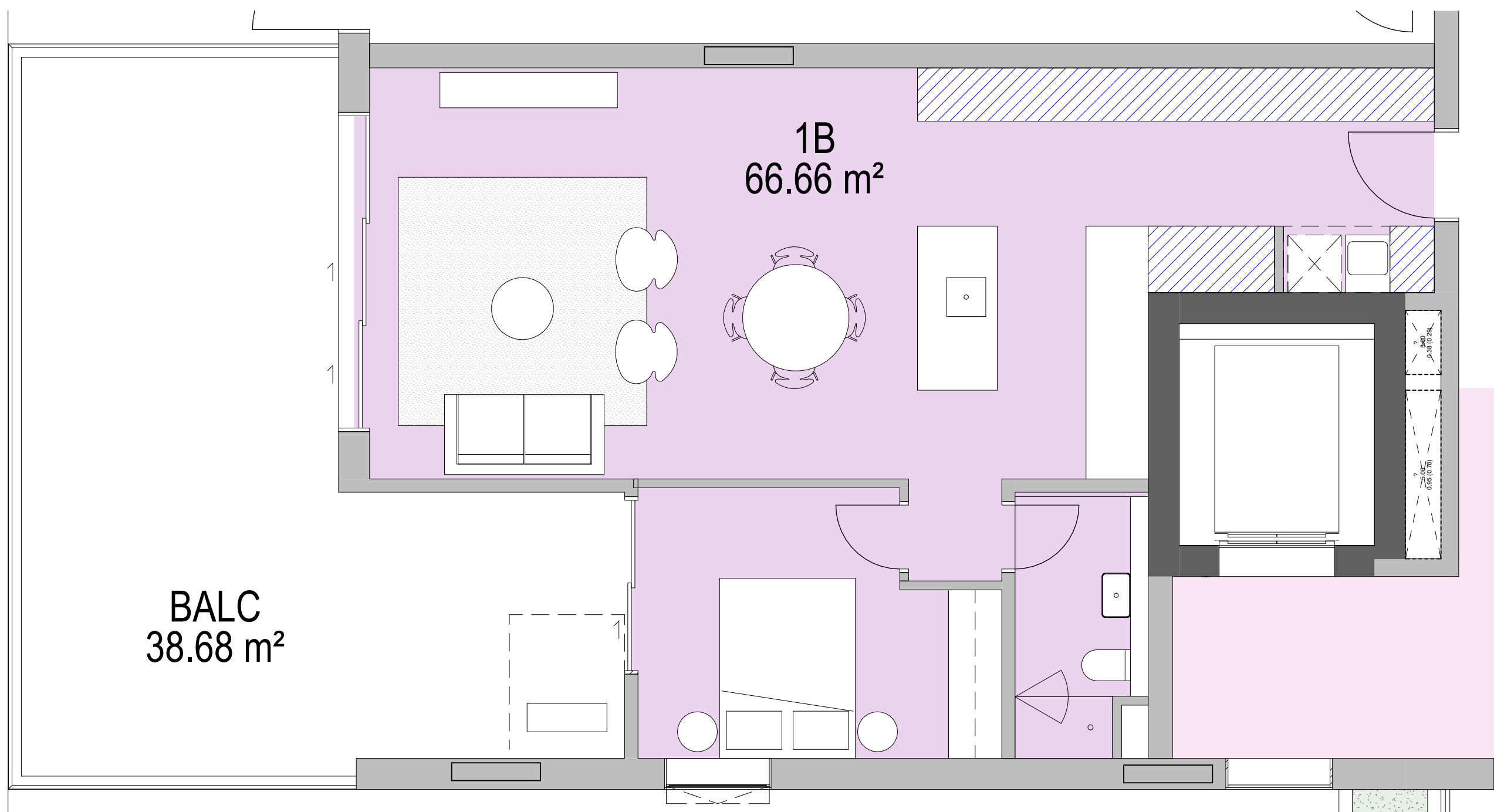
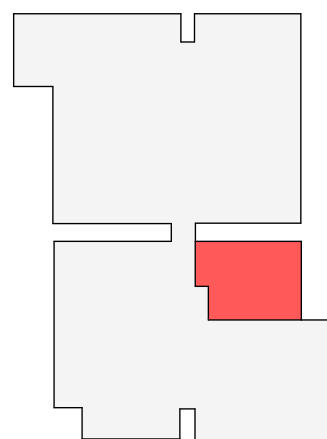
REFER TO BELOW SHEETS FOR TYPICAL LAYOUTS FOR ALL MARKET BUILDING 3A TYPICAL APARTMENTS:

AR-DA-10T-01-11- TYPICAL APARTMENTS - MARKET BUILDING 1B/C
AR-DA-10T-01-12- TYPICAL APARTMENTS - MARKET BUILDING 1B



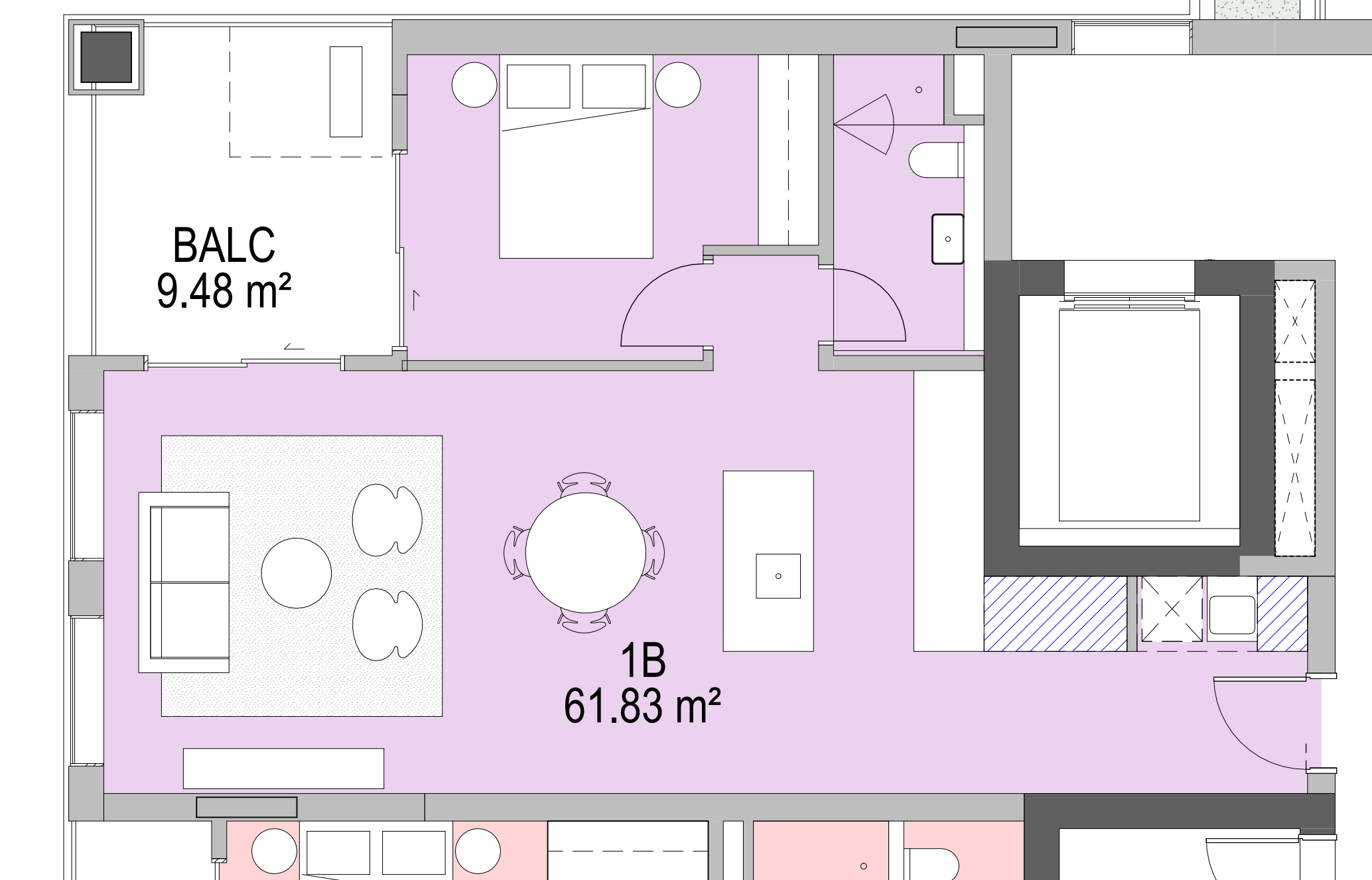
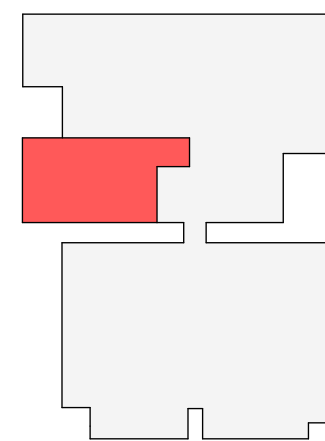
3 1BED - TYPE 2

APT TYPE 1B.2 - Storage	
Room: Number	Storage Volume
1B.1	0.45 m³
1B.1	2.79 m³
Grand total: 2	3.24 m³



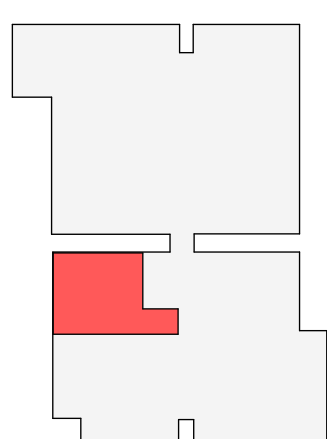
2 1BED - TYPE 1

APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.3	2.57 m³
1B.3	0.45 m³
1B.3	0.90 m³
1B.3	8.39 m³
Grand total: 4	12.30 m³



4 1BED - TYPE 3

APT TYPE 1B.3 - Storage	
Room: Number	Storage Volume
1B.2	2.57 m³
1B.2	0.45 m³
1B.2	0.90 m³
Grand total: 3	3.92 m³



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
NSW
7115 JULIAN ADKIN
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7429 PETER THOMAS
10447 ALISON DOUGLAS
10705 CATHERINE SKINNER
QLD
3507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CURRIE
6236 KRISTIE IRWIN
Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
www.bvn.com.au

NOTE
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TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
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CONSULTANT

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PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT
HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

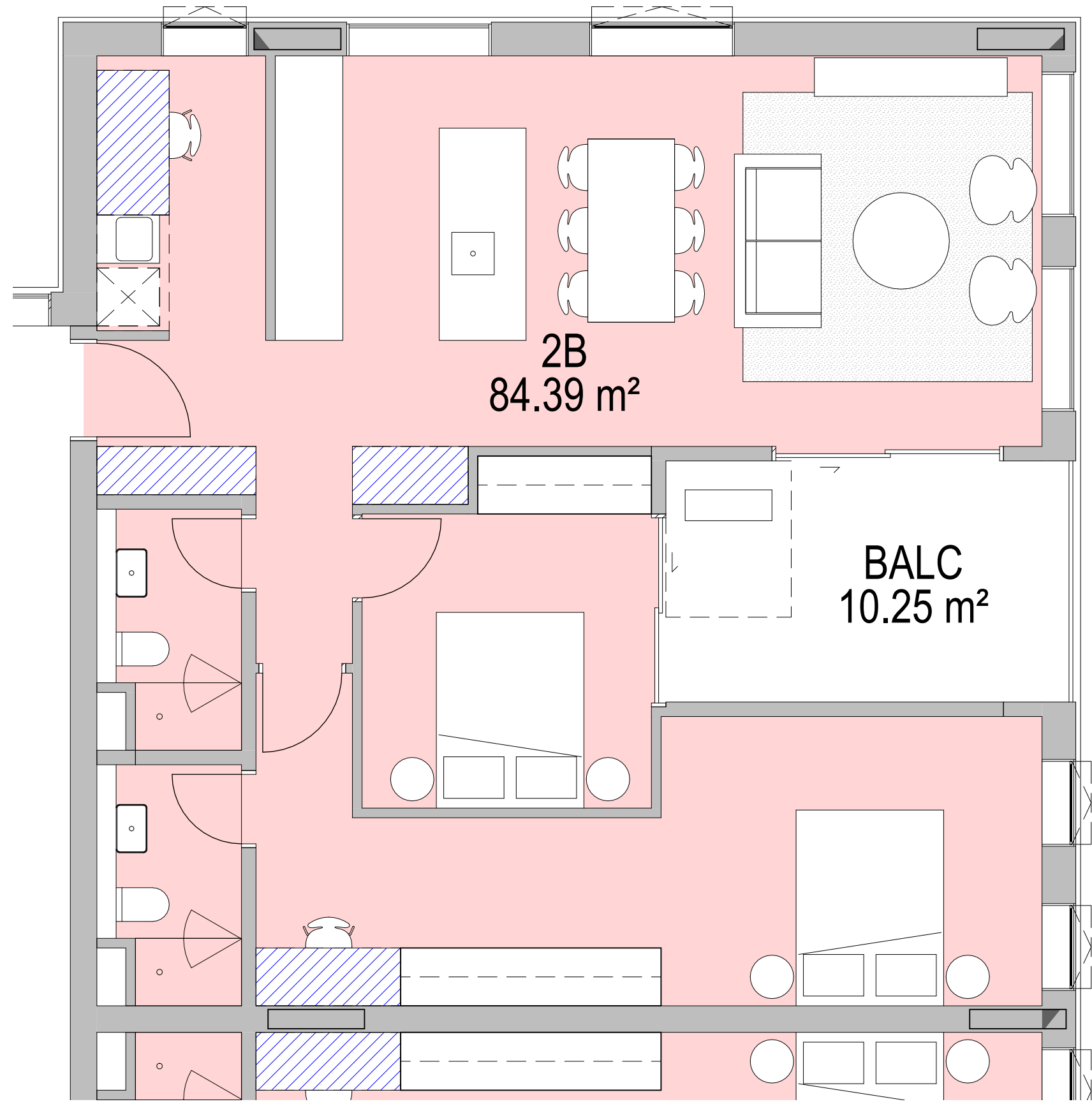
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SCALE

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STATUS

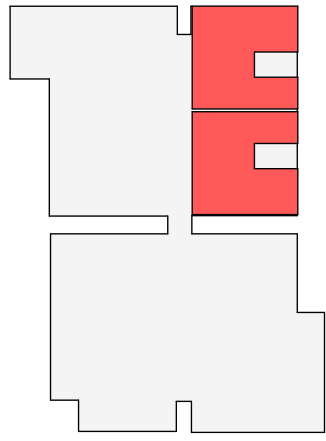
DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 3

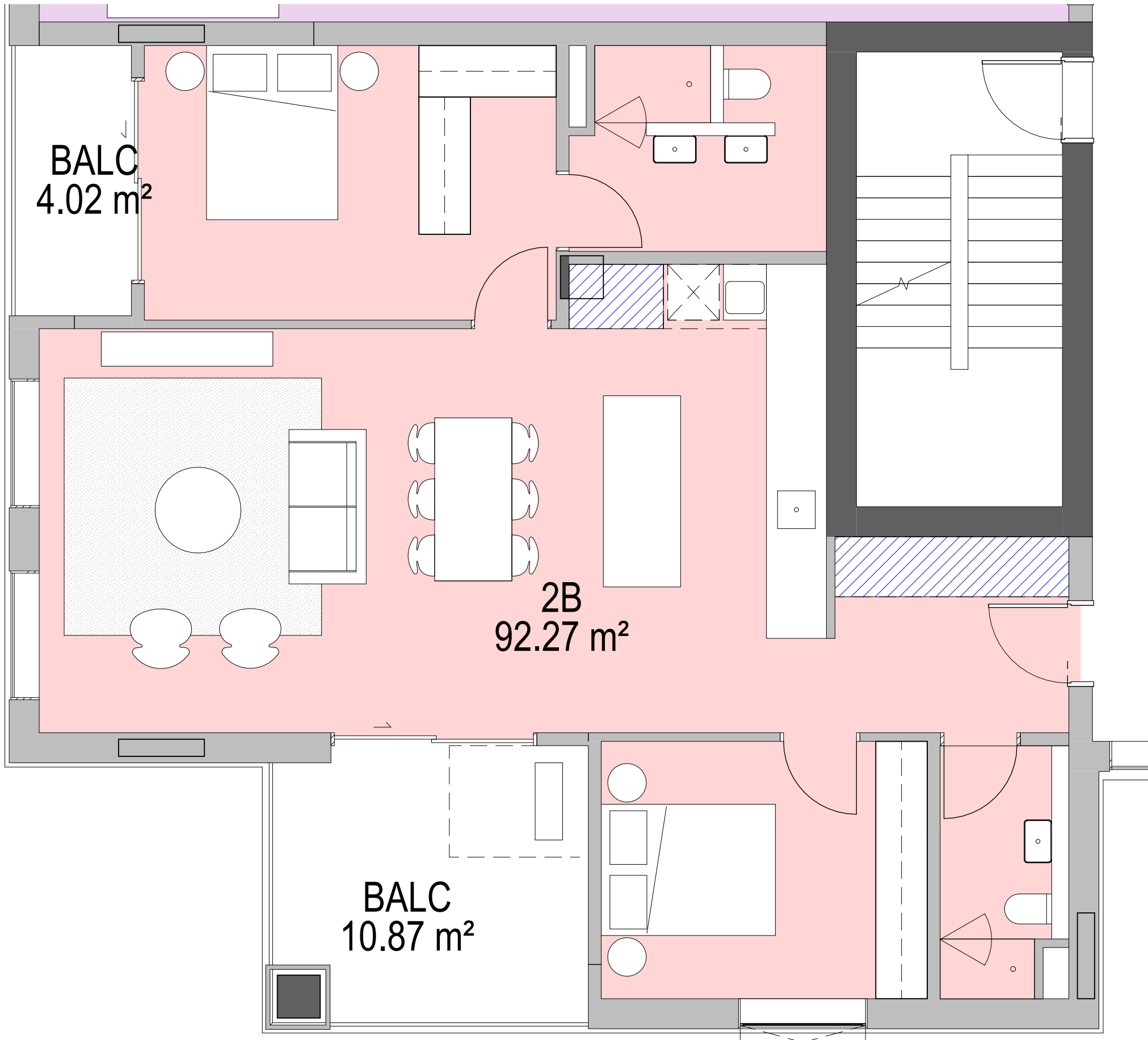
AR-DA-10T-03-10 03



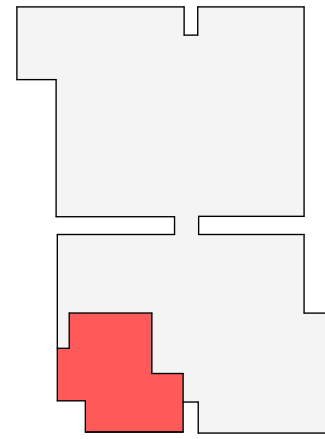
APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	0.45 m³
2B.1	2.70 m³
2B.1	1.98 m³
2B.1	2.16 m³
2B.1	1.73 m³
Grand total: 5	9.02 m³



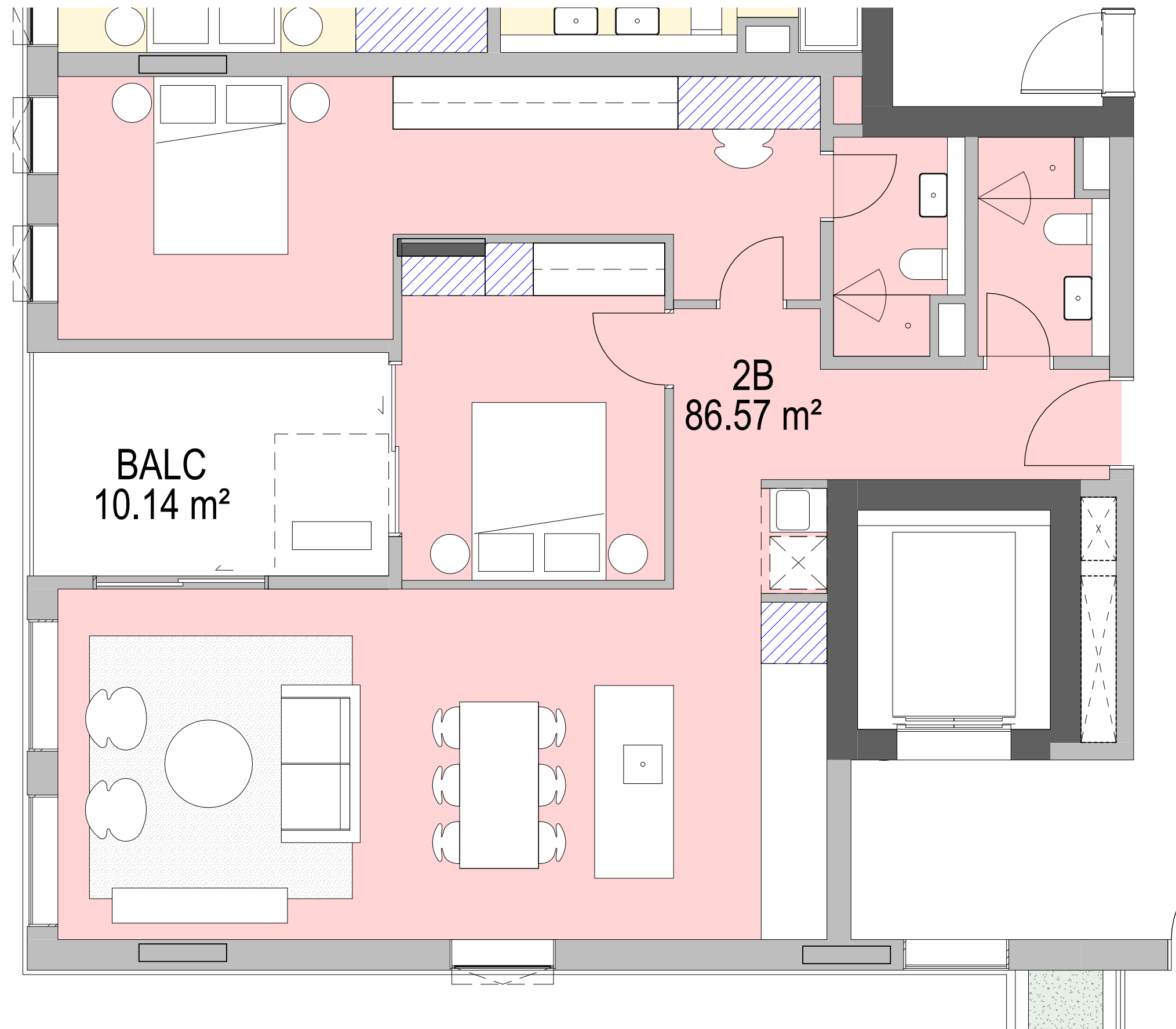
1 2BED - TYPE 1



APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	0.45 m³
2B.2	2.23 m³
2B.2	5.15 m³
Grand total: 3	7.83 m³

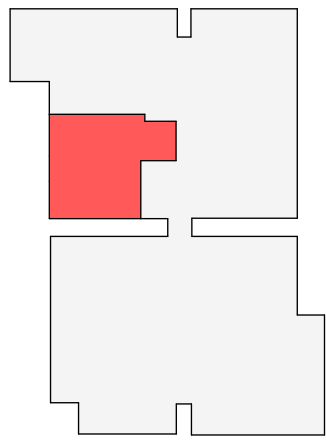


2 2BED DDA- TYPE 2

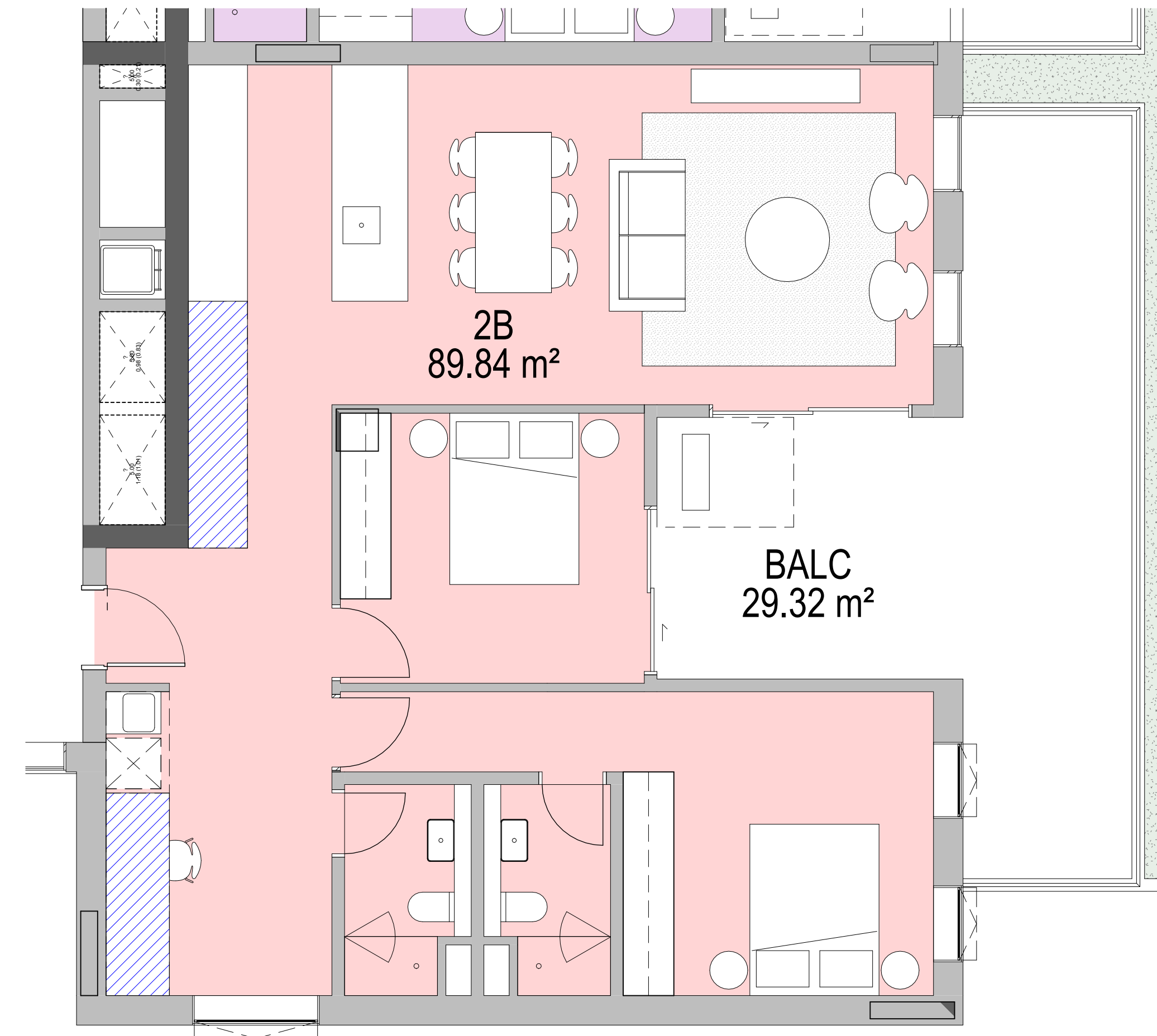


APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	0.45 m³
2B.3	0.79 m³
2B.3	2.34 m³
2B.3	1.26 m³
2B.3	1.03 m³
Grand total: 5	5.87 m³

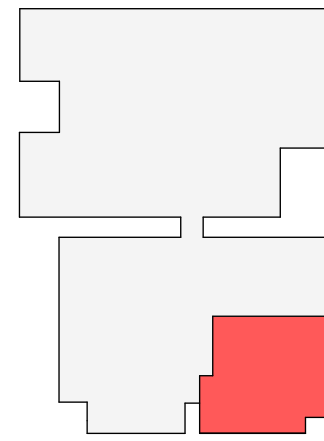
ADDITIONAL STORAGE PROVIDED IN BASEMENT



3 2BED - TYPE 3

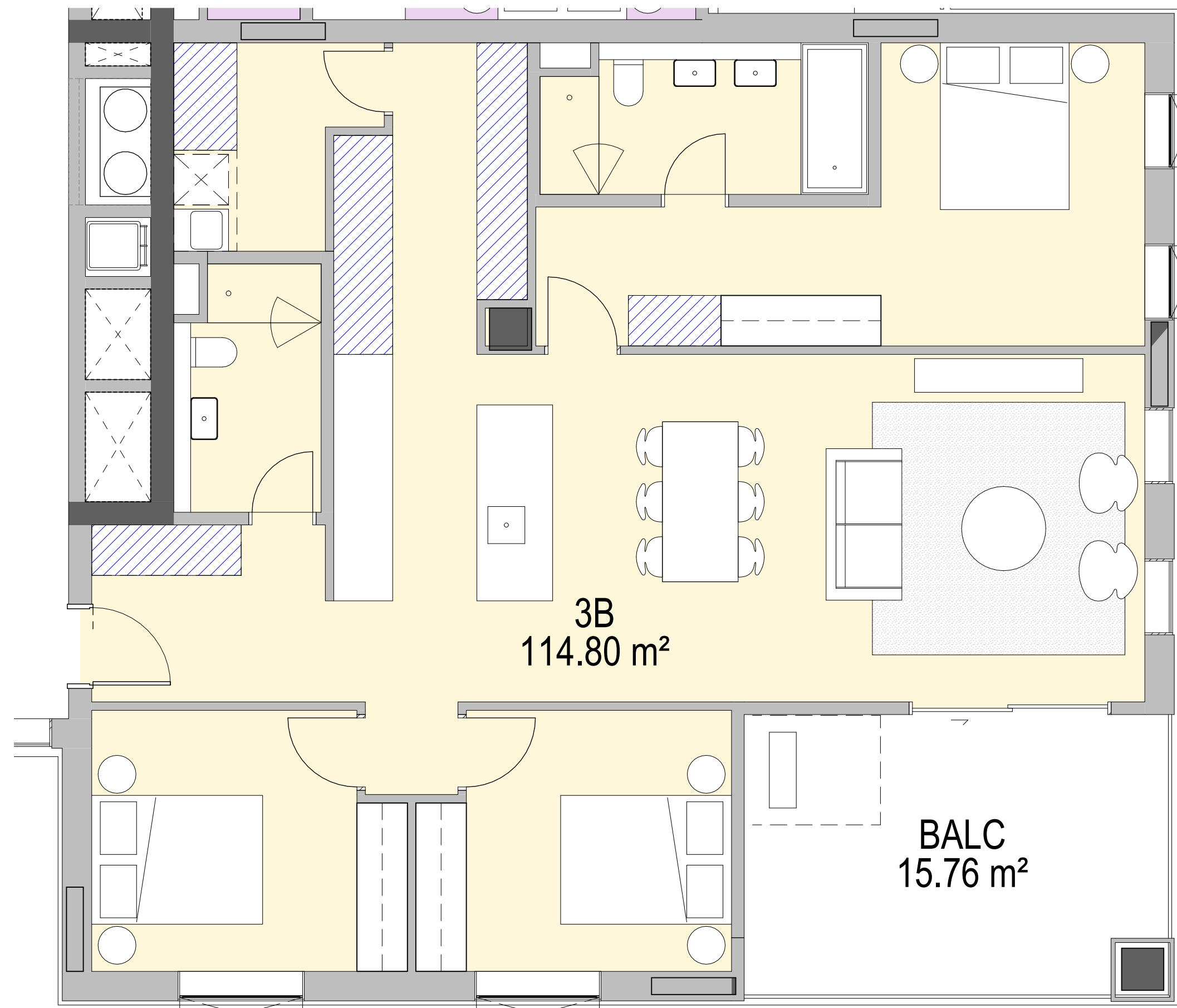


APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2B.4	0.45 m³
2B.4	4.32 m³
2B.4	4.91 m³
Grand total: 3	9.68 m³

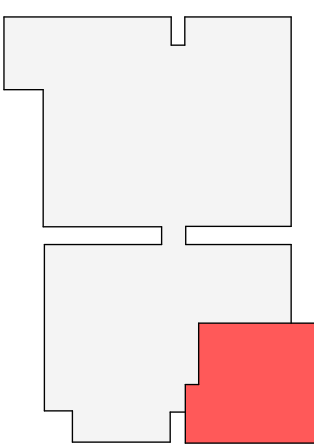


8 2BED - TYPE 4

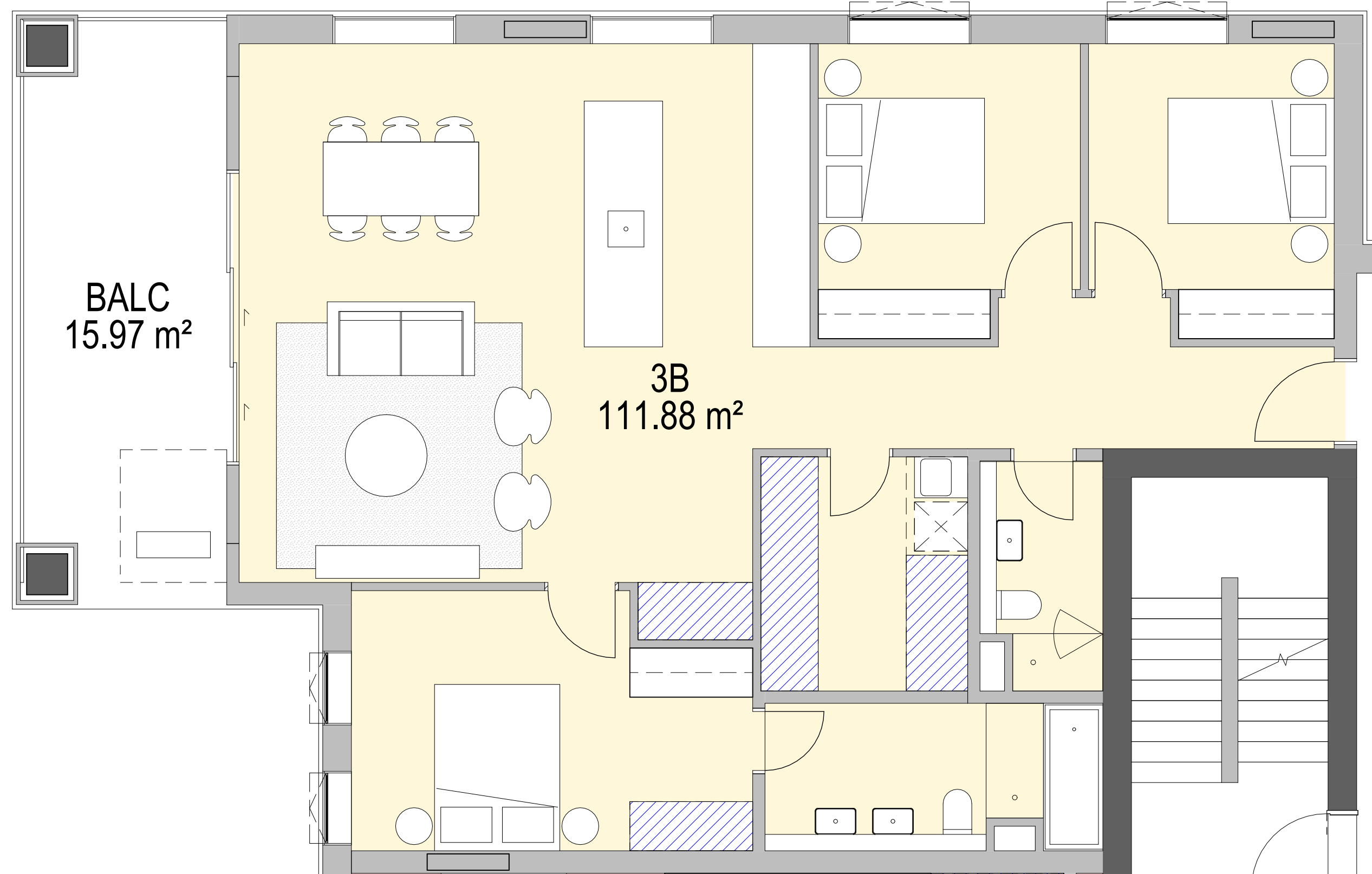




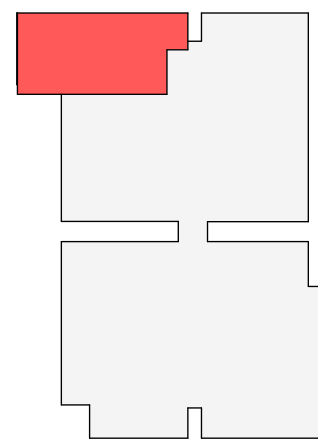
APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	0.45 m³
3B.1	2.30 m³
3B.1	1.58 m³
3B.1	4.37 m³
3B.1	4.39 m³
3B.1	2.56 m³
Grand total: 6	15.65 m³



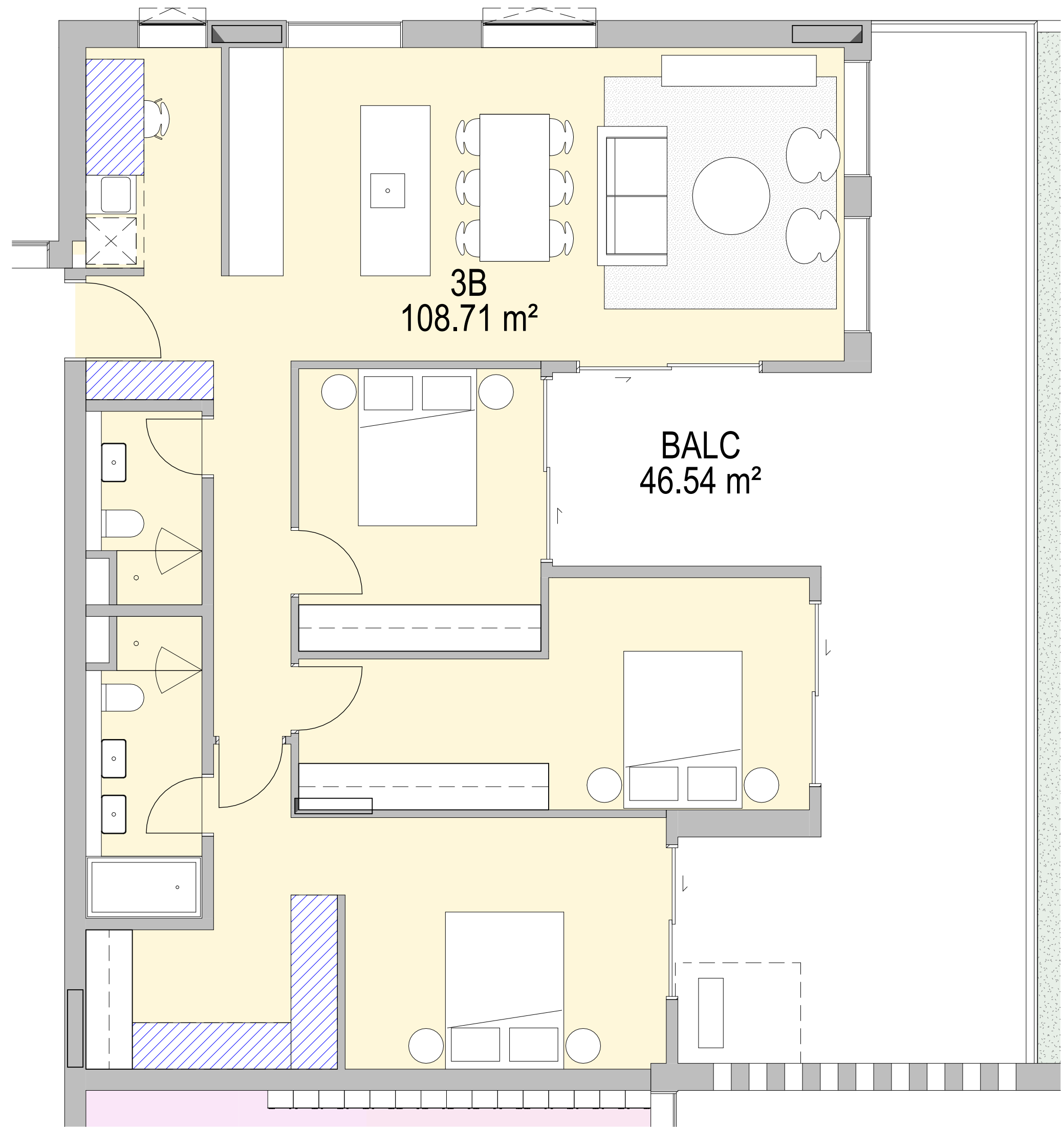
1 3BED - TYPE 1



APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.98 m³
3B.2	2.16 m³
3B.2	4.80 m³
3B.2	2.35 m³
Grand total: 5	12.75 m³

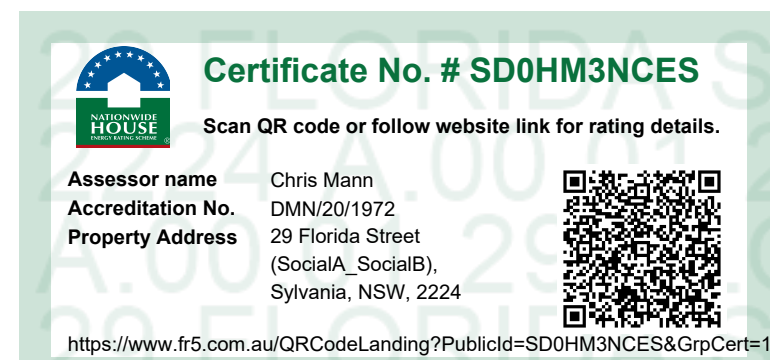
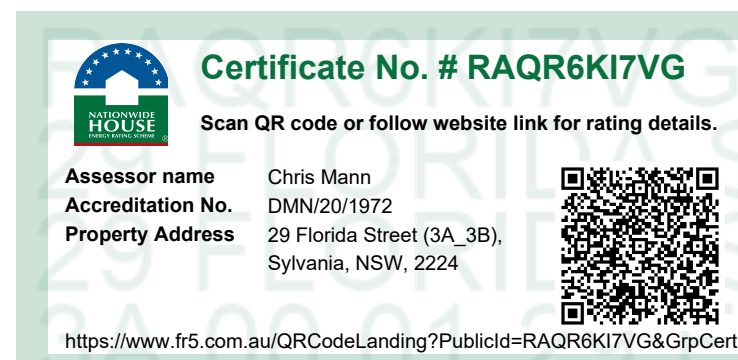
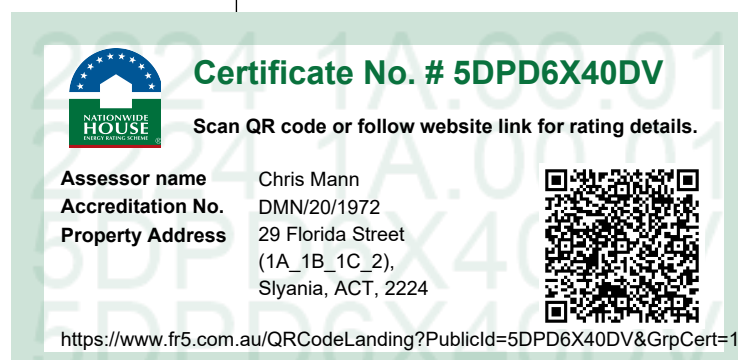
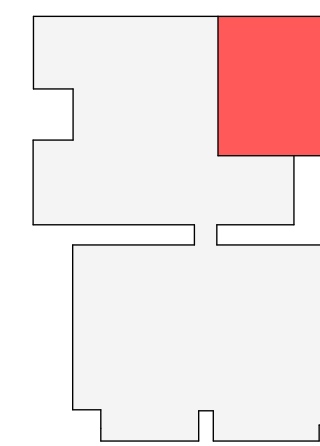


7 3BED - TYPE 2



3 3BED - TYPE 3

APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	0.45 m³
3B.3	2.70 m³
3B.3	1.98 m³
3B.3	2.95 m³
3B.3	3.24 m³
Grand total: 5	11.32 m³



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CONSULTANT

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CLIENT

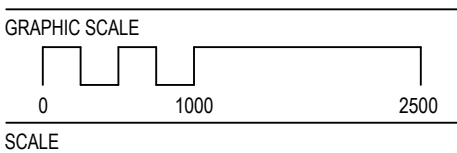
Homes
NSW

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



1:750@A1
STATUS

DRAWING

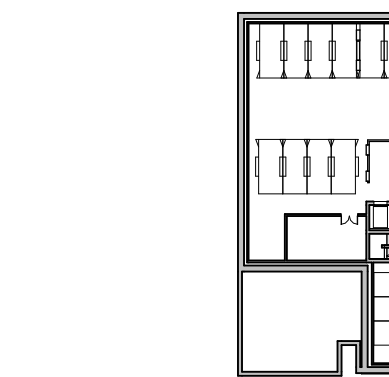
AREAS PLANS - GFA -
SOCIAL

AR-DA-10U-00-01 04

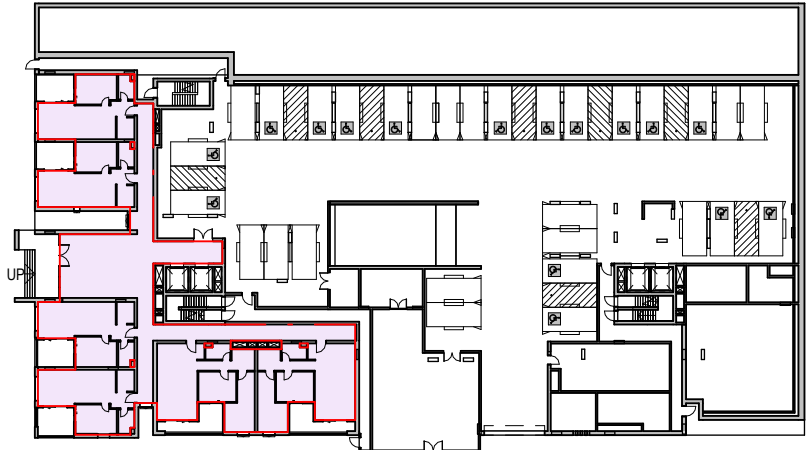
SSDA_GFA AREA SCHEDULE

Level	Area
-------	------

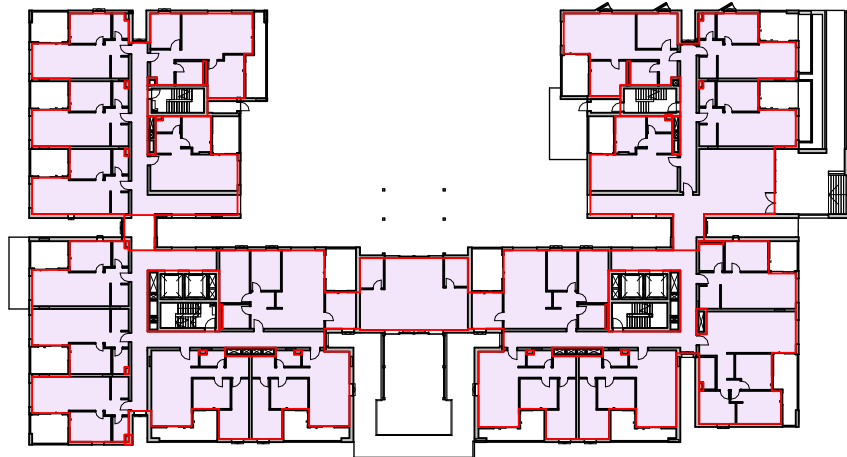
LEVEL 00 S	510.49 m ²
LEVEL 01 S	1685.52 m ²
LEVEL 02 S	1592.67 m ²
LEVEL 03 S	1592.67 m ²
LEVEL 04 S	1592.67 m ²
LEVEL 05 S	1592.67 m ²
LEVEL 06 S	1592.67 m ²
LEVEL 07 S	1097.08 m ²
LEVEL 08 S	1097.08 m ²
Grand total: 33	12353.54 m ²



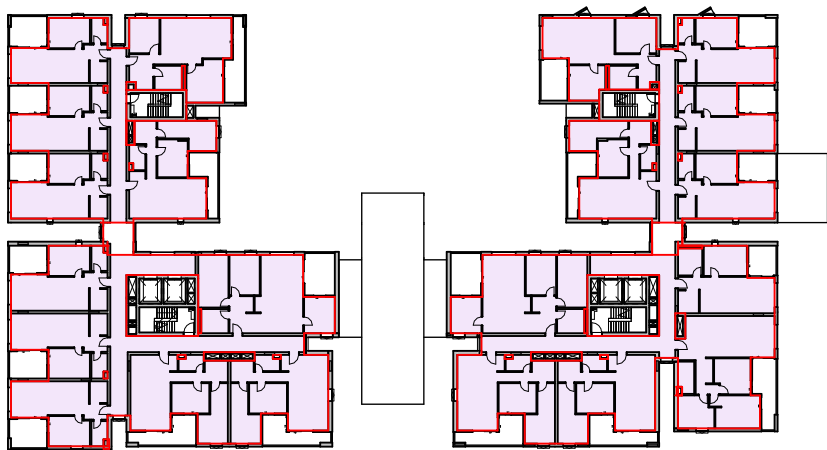
1 BASEMENT 01



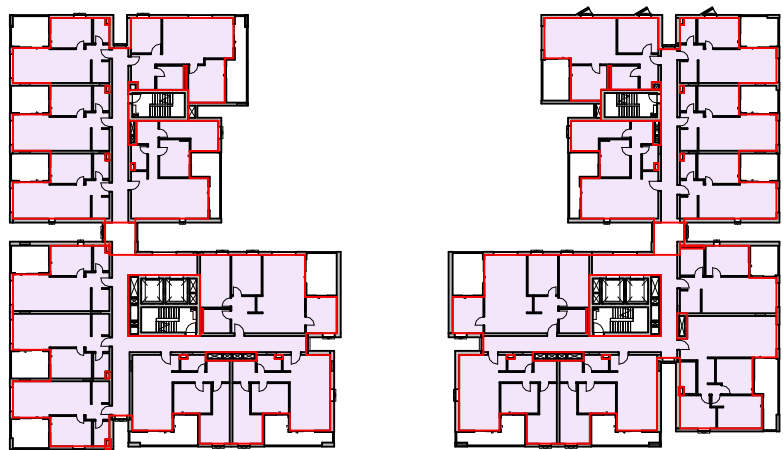
2 LEVEL 00



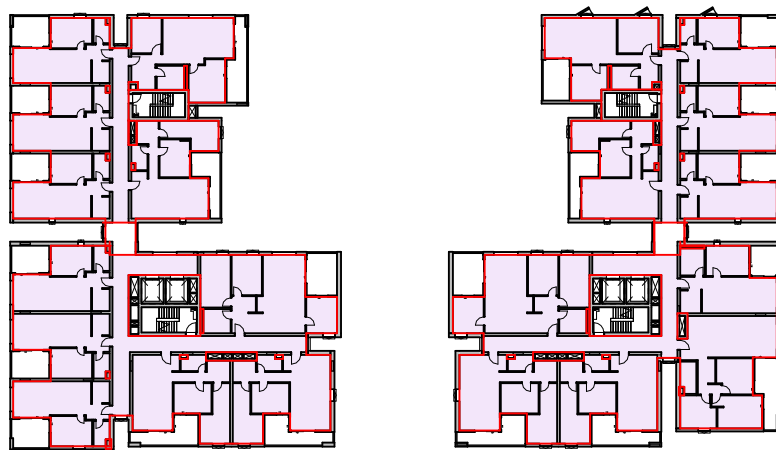
3 LEVEL 01



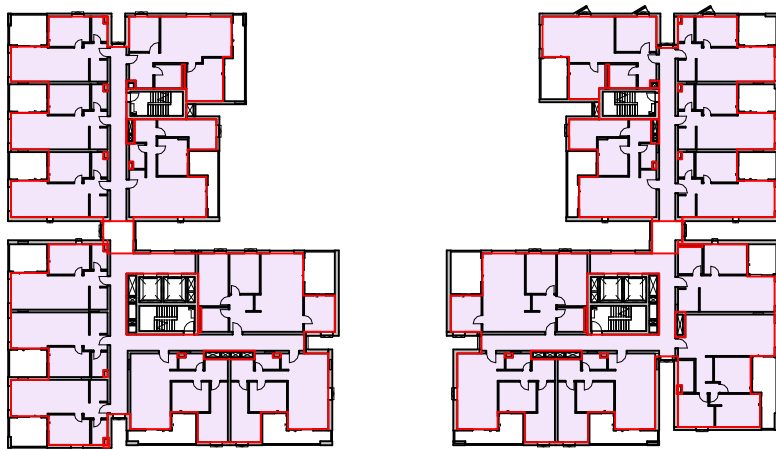
4 LEVEL 02



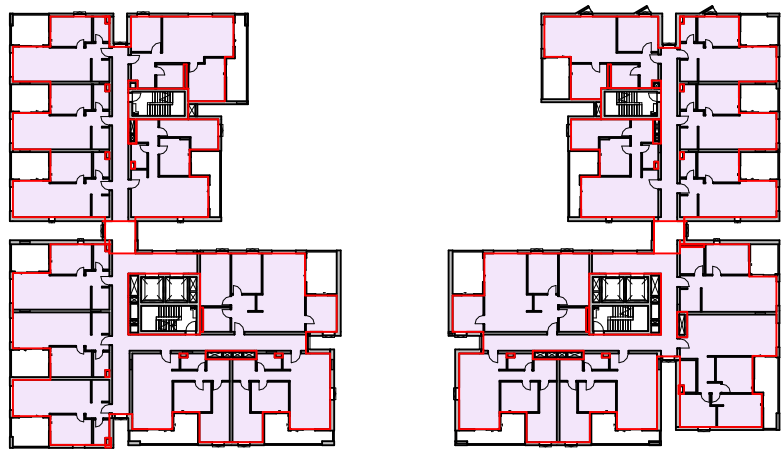
5 LEVEL 03



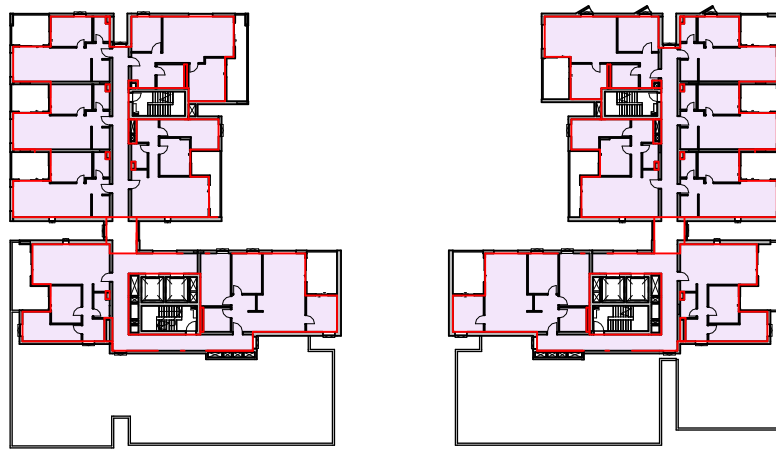
6 LEVEL 04



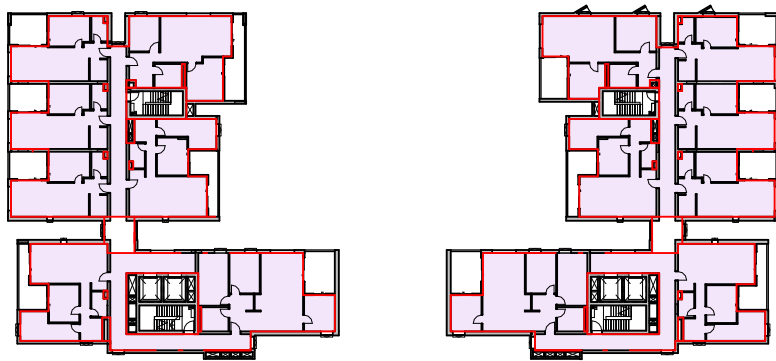
7 LEVEL 05



8 LEVEL 06



9 LEVEL 07



10 LEVEL 08

Certificate No. # 5DPD6X40DV
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (1A, 1B, 1C, 2), Sylvania, ACT, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A, 3B), Sylvania, NSW, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=RAQR6KI7VG&GrpCert=1>

Certificate No. # SD0HM3NCES
Scan QR code or follow website link for rating details.
Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (SocialA, SocialB), Sylvania, NSW, 2224
<https://www.fr5.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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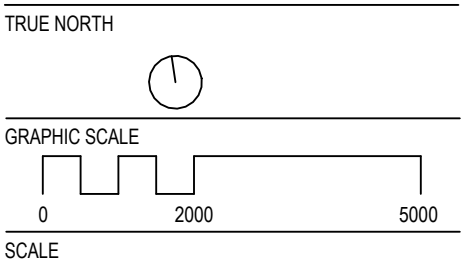
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

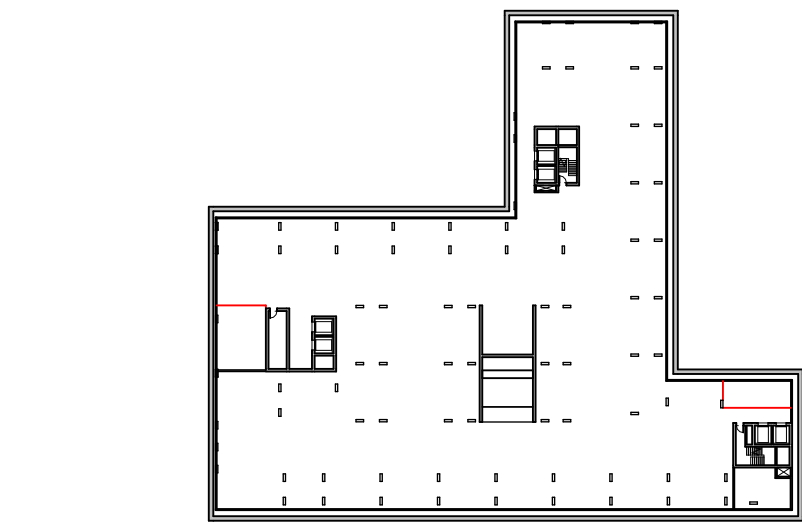


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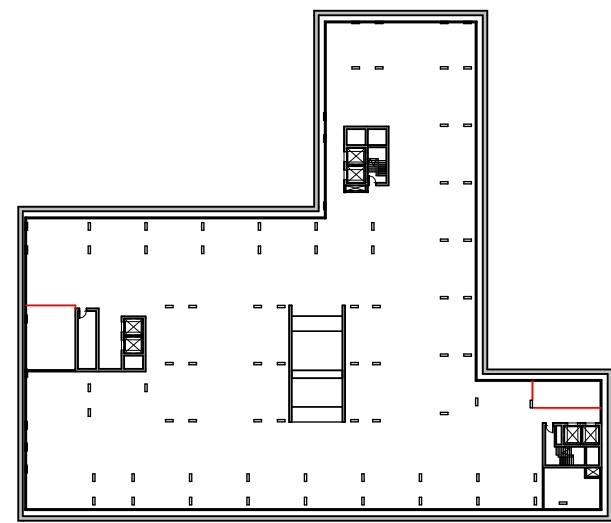
DRAWING

AREAS PLANS - GFA -
MARKET BUILDING 1

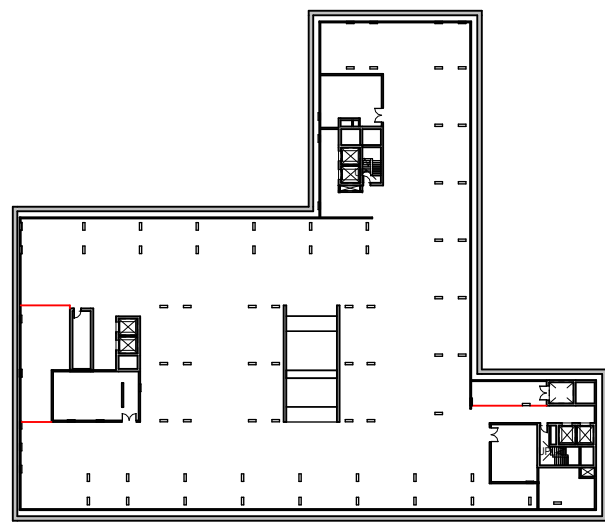
AR-DA-10U-01-01 04



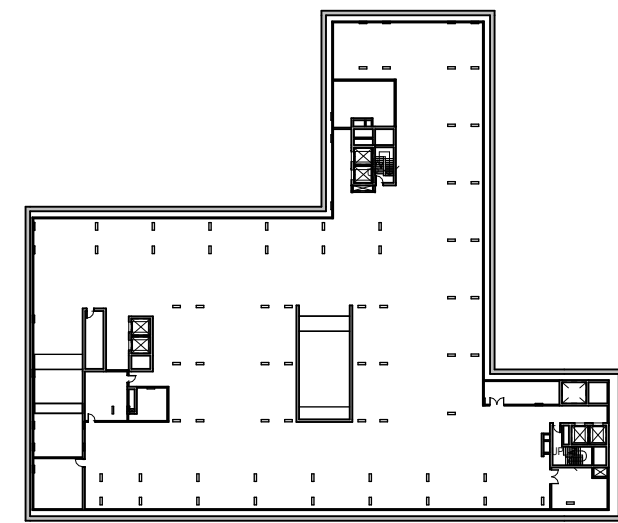
1 BASEMENT 04 MN



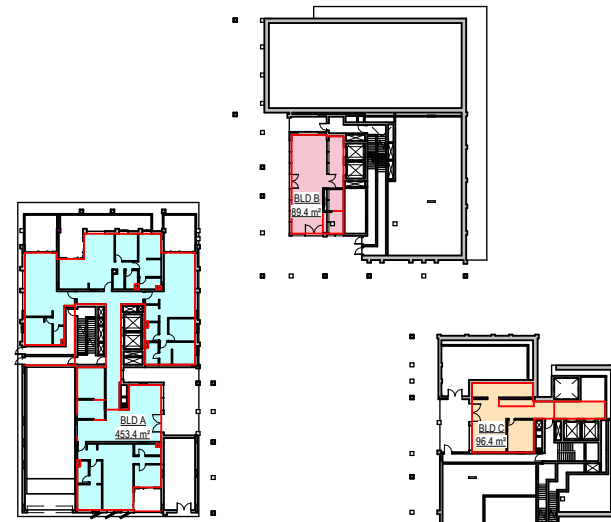
2 BASEMENT 03 MN



3 BASEMENT 02 MN



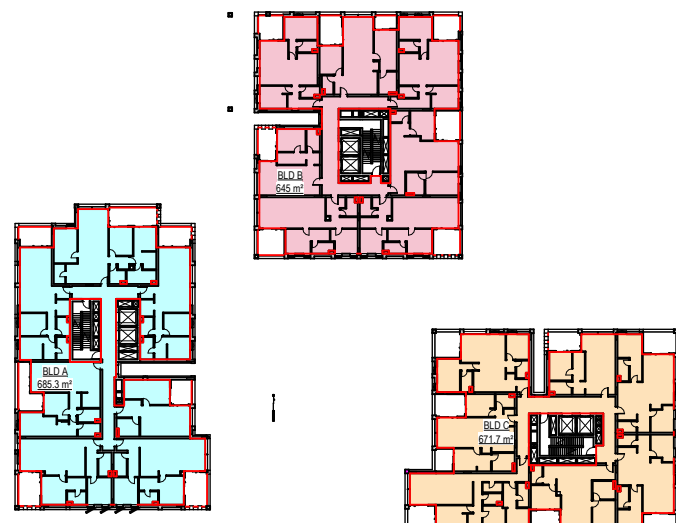
4 BASEMENT 01 MN



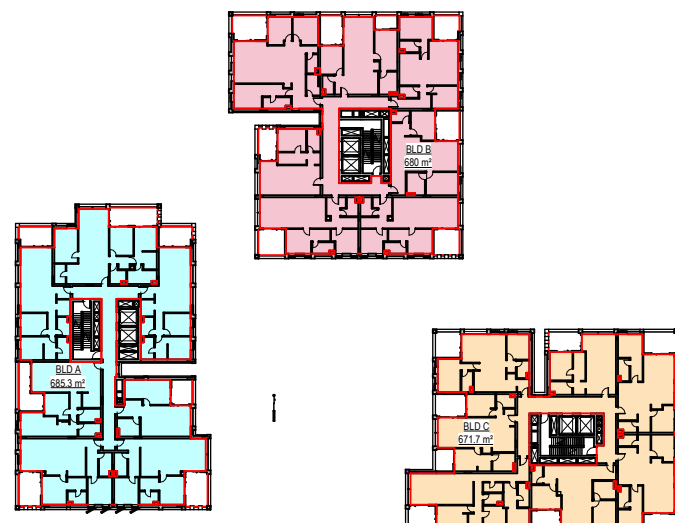
5 GROUND LEVEL MN



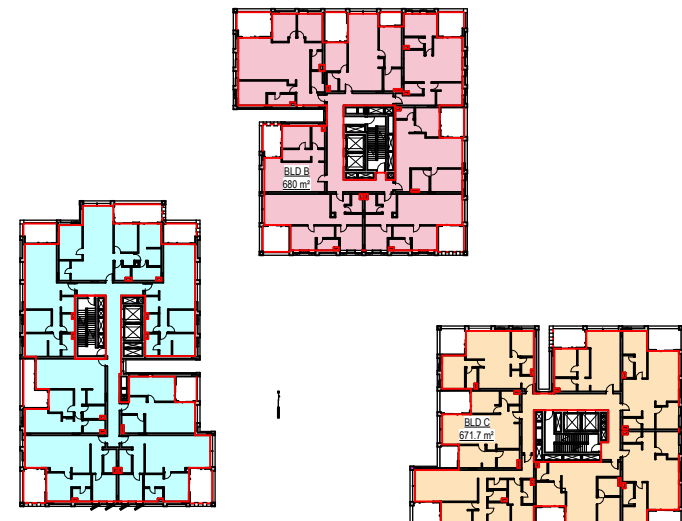
6 LEVEL 01 MN



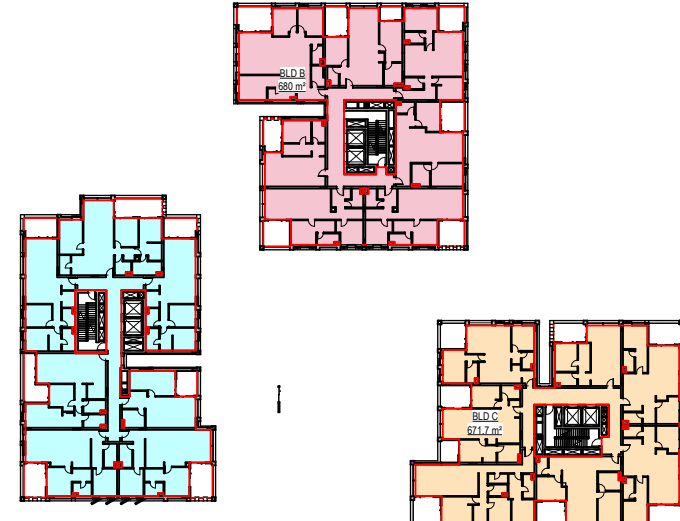
7 LEVEL 02 MN



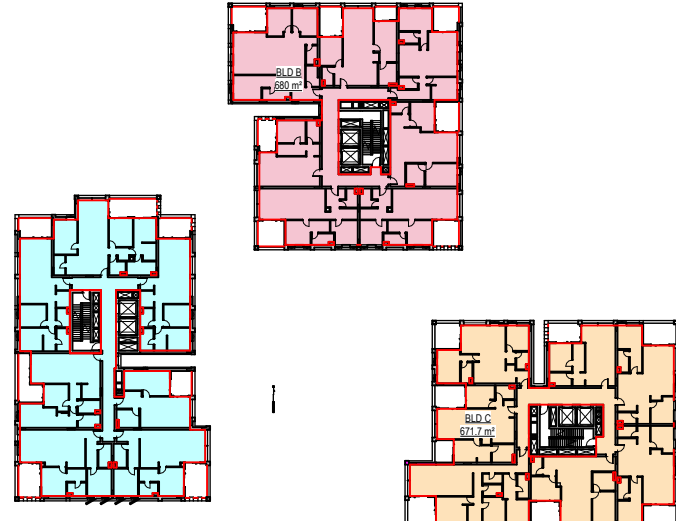
8 LEVEL 03 MN



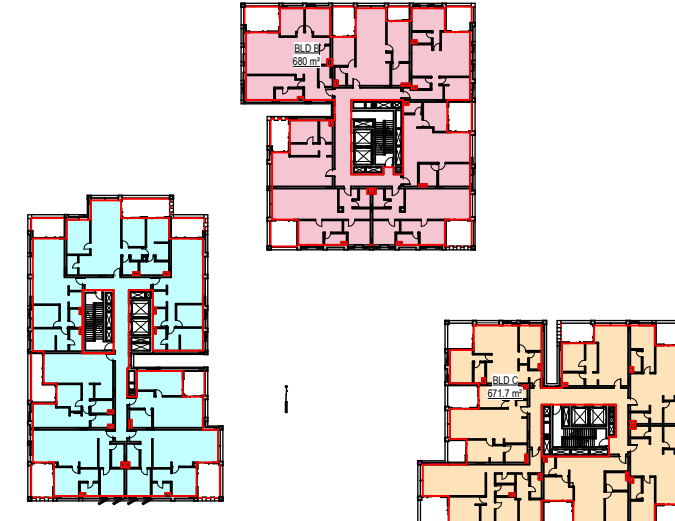
9 LEVEL 04 MN



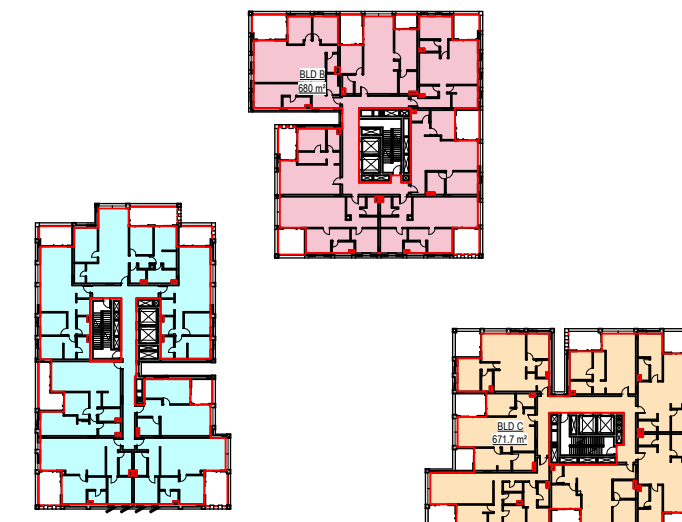
10 LEVEL 05 MN



11 LEVEL 06 MN



12 LEVEL 07 MN



13 LEVEL 08 MN



14 LEVEL 09 MN



SSDA GFA		
Name	Level	Area

BLD A	GROUND LEVEL MN	453.37 m ²
BLD B	LEVEL 01 MN	662.24 m ²
BLD A	LEVEL 02 MN	685.32 m ²
BLD A	LEVEL 03 MN	685.32 m ²
BLD A	LEVEL 04 MN	685.41 m ²
BLD A	LEVEL 05 MN	685.41 m ²
BLD A	LEVEL 06 MN	685.41 m ²
BLD A	LEVEL 07 MN	685.41 m ²
BLD A	LEVEL 08 MN	685.41 m ²
BLD A: 9		5913.30 m ²
BLD B	GROUND LEVEL MN	89.36 m ²
BLD B	LEVEL 01 MN	644.97 m ²
BLD B	LEVEL 02 MN	644.97 m ²
BLD B	LEVEL 03 MN	680.01 m ²
BLD B	LEVEL 04 MN	680.01 m ²
BLD B	LEVEL 05 MN	680.01 m ²
BLD B	LEVEL 06 MN	680.01 m ²

SSDA GFA		
Name	Level	Area

BLD B	LEVEL 07 MN	680.01 m ²
BLD B	LEVEL 08 MN	680.01 m ²
BLD B: 9		5459.36 m ²
BLD C	GROUND LEVEL MN	96.43 m ²
BLD C	LEVEL 01 MN	323.21 m ²
BLD C	LEVEL 02 MN	671.74 m ²
BLD C	LEVEL 03 MN	671.74 m ²
BLD C	LEVEL 04 MN	671.74 m ²
BLD C	LEVEL 05 MN	671.74 m ²
BLD C	LEVEL 06 MN	671.74 m ²
BLD C	LEVEL 07 MN	671.74 m ²
BLD C	LEVEL 08 MN	671.74 m ²
BLD C: 9		5121.86 m ²
Grand total: 27		16494.52 m ²

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
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04 24.10.2025	SSDA SUBMISSION	
05 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

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PROJECT MANAGER
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HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

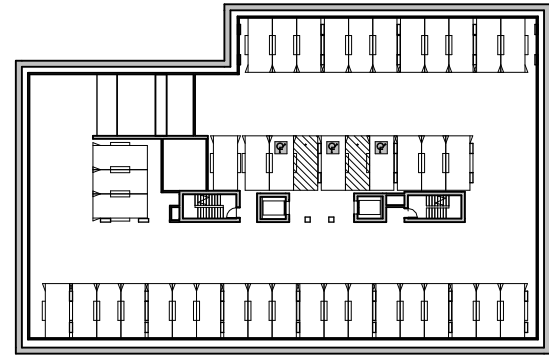
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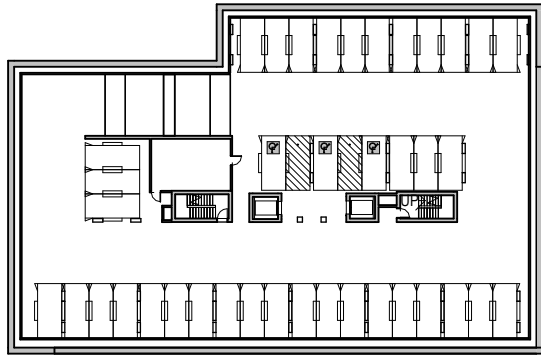
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STATUS

AREAS PLANS - GFA -
MARKET BUILDING 2

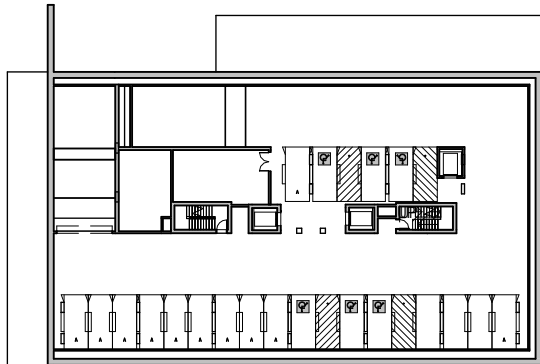
AR-DA-10U-02-01 05



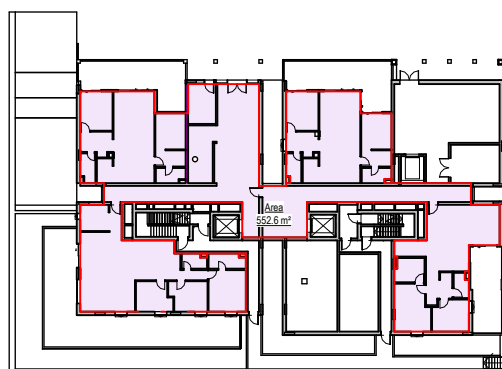
2 BASEMENT 03



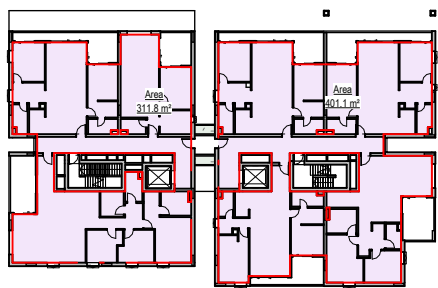
3 BASEMENT 02



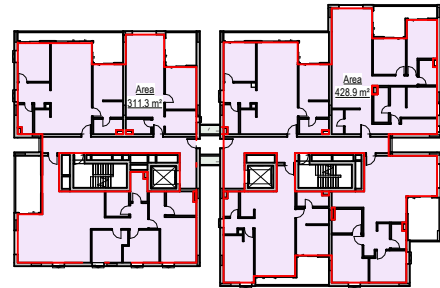
4 BASEMENT 01



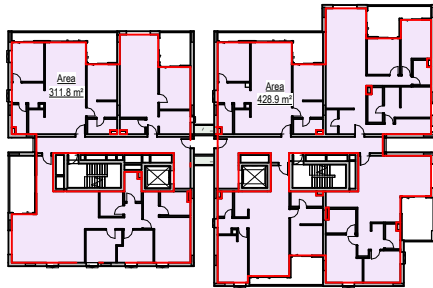
5 LEVEL 00



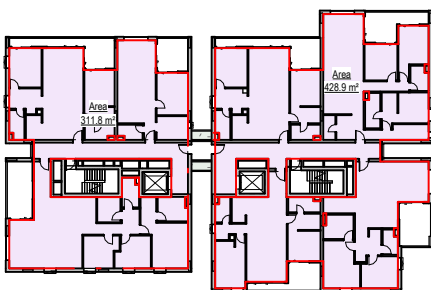
6 LEVEL 01



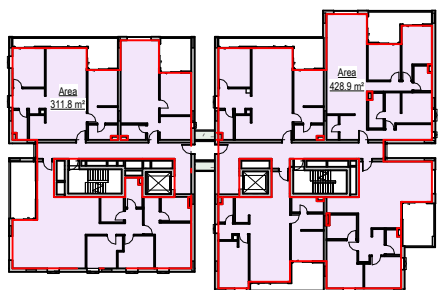
7 LEVEL 02



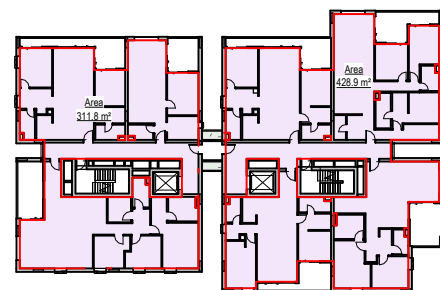
8 LEVEL 03



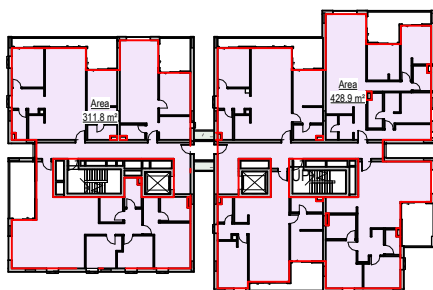
9 LEVEL 04



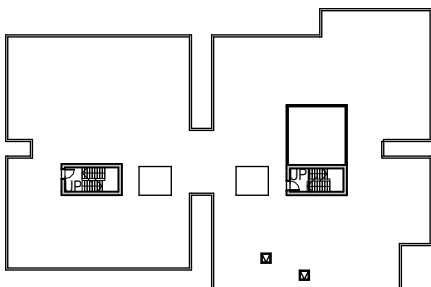
10 LEVEL 05



11 LEVEL 06



12 LEVEL 07



13 LEVEL 08

SSDA_GFA SOUTH	
Level	Area

LEVEL 00 MS	552.57 m²
LEVEL 01 MS	712.89 m²
LEVEL 02 MS	740.17 m²
LEVEL 03 MS	740.72 m²
LEVEL 04 MS	740.72 m²
LEVEL 05 MS	740.72 m²
LEVEL 06 MS	740.72 m²
LEVEL 07 MS	740.72 m²
Grand total: 15	5709.22 m²



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CLIENT

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AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

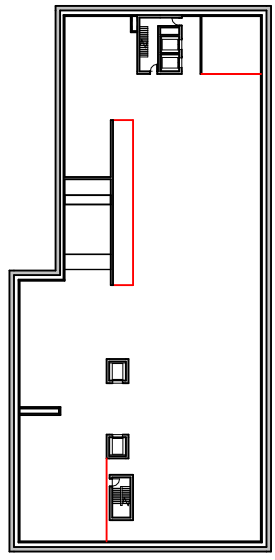
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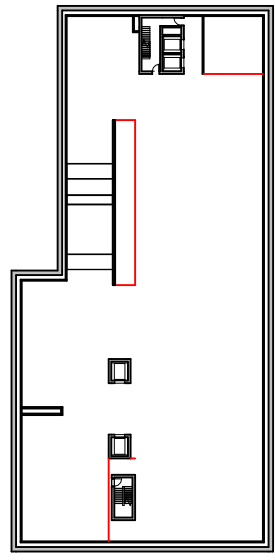
DRAWING

AREAS PLANS - GFA -
MARKET BUILDING 3

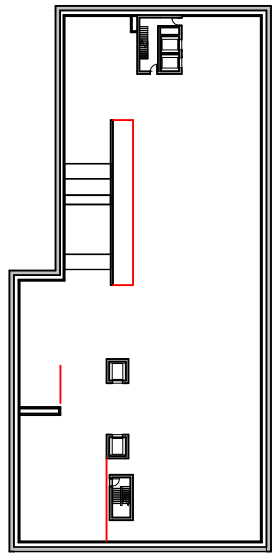
AR-DA-10U-03-01 04



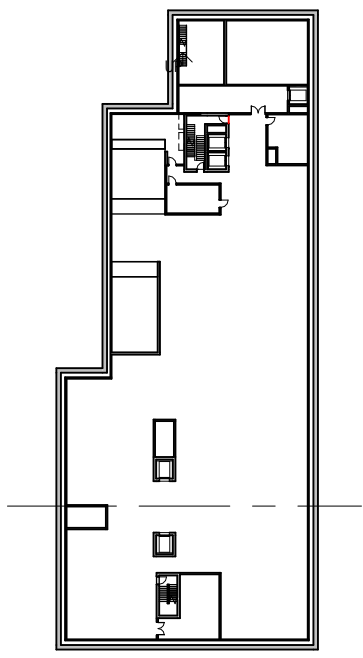
1 BASEMENT 04 MW



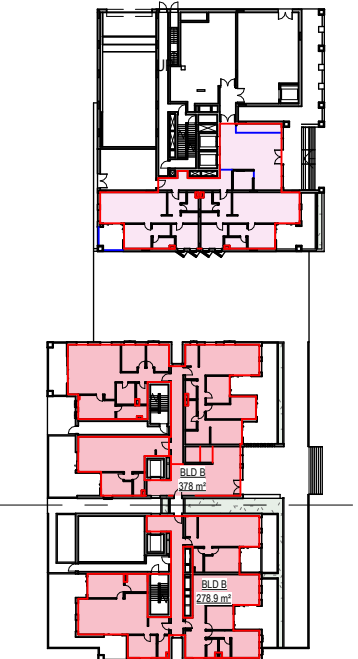
2 BASEMENT 03 MW



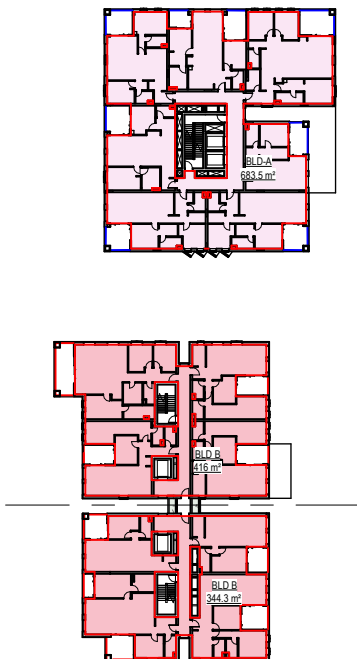
3 BASEMENT 02 MW



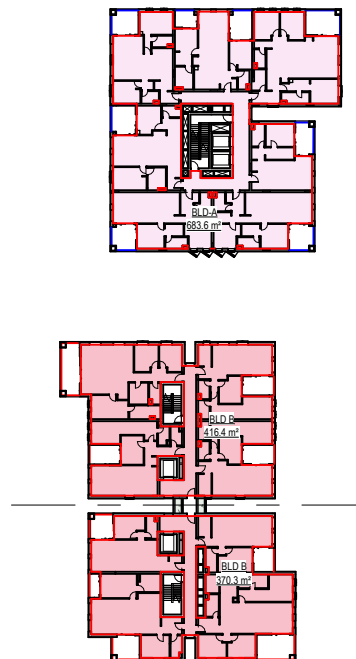
4 BASEMENT 01 MW



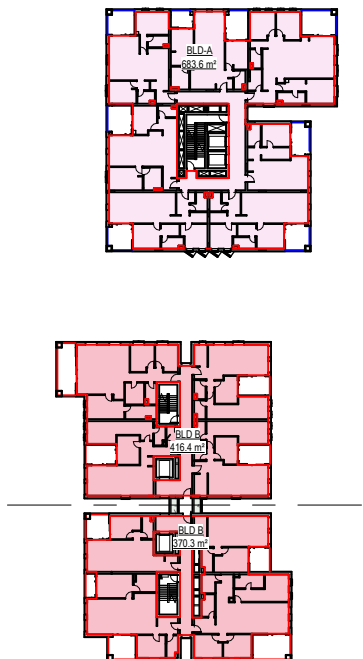
5 LEVEL 00 MW



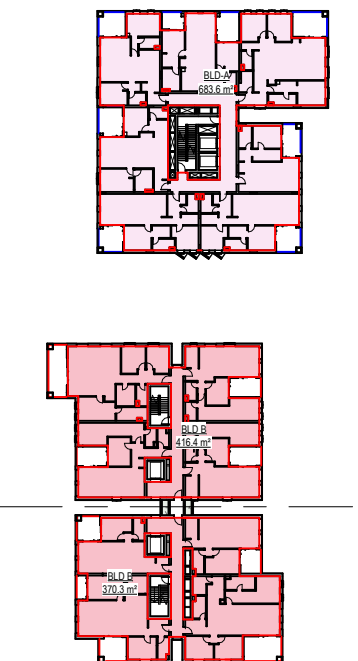
6 LEVEL 01 MW



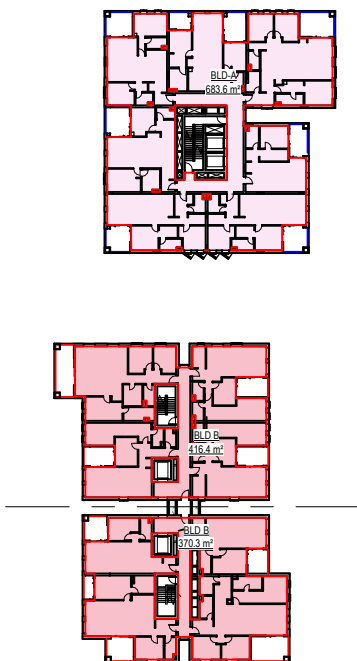
7 LEVEL 02 MW



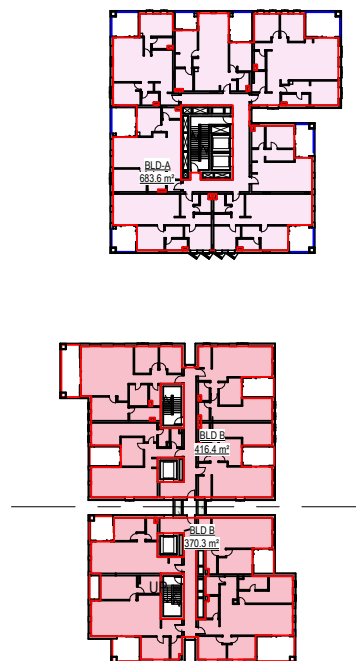
8 LEVEL 03 MW



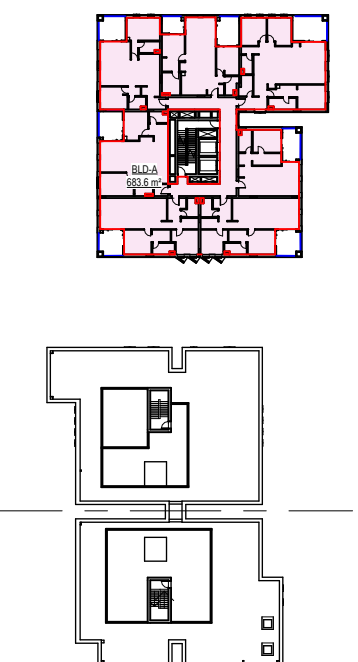
9 LEVEL 04 MW



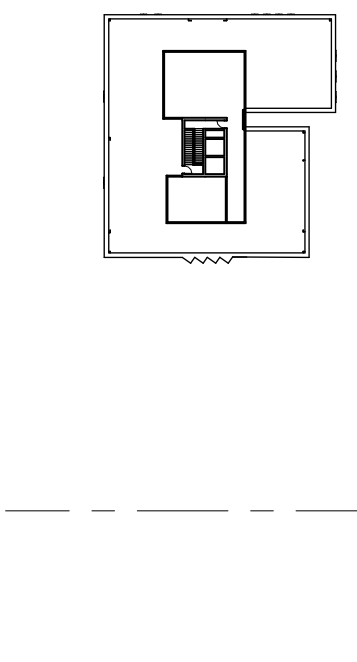
10 LEVEL 05 MW



11 LEVEL 06 MW



12 LEVEL 07 MW



13 LEVEL 08 MW

SSDA_GFA BLD-A		
Area	Level	Name
Not Placed	Not Placed	BLD-A
264.56 m²	LEVEL 00 MW-U	BLD-A
683.55 m²	LEVEL 01 MW-U	BLD-A
683.61 m²	LEVEL 02 MW-U	BLD-A
683.61 m²	LEVEL 03 MW-U	BLD-A
683.61 m²	LEVEL 04 MW-U	BLD-A
683.61 m²	LEVEL 05 MW-U	BLD-A
683.61 m²	LEVEL 06 MW-U	BLD-A
683.61 m²	LEVEL 07 MW-U	BLD-A
5049.79 m²		

SSDA_GFA BLD-B		
Area	Level	Name
377.97 m²	LEVEL 00 MW-L	BLD B
278.89 m²	LEVEL 00 MW-L	BLD B
656.87 m²		
415.95 m²	LEVEL 01 MW-L	BLD B
344.26 m²	LEVEL 01 MW-L	BLD B
760.22 m²		
416.36 m²	LEVEL 02 MW-L	BLD B
370.30 m²	LEVEL 02 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 03 MW-L	BLD B
416.36 m²	LEVEL 03 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 04 MW-L	BLD B
416.36 m²	LEVEL 04 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 05 MW-L	BLD B
416.36 m²	LEVEL 05 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 06 WN	BLD B
416.36 m²	LEVEL 06 WN	BLD B
786.66 m²		
5350.38 m²		

Certificate No. # 5DPD6X40DV

Scan QR code or follow website link for rating details.

Assessor name Chris Mann
Accreditation No. DMN/20/1972
Property Address 29 Florida Street (3A_3B),
Sylvania, ACT, 2224

<https://www.ifs.com.au/QRCodeLanding?PublicId=5DPD6X40DV&GrpCert=1>

Certificate No. # RAQR6KI7VG

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Assessor name Chris Mann
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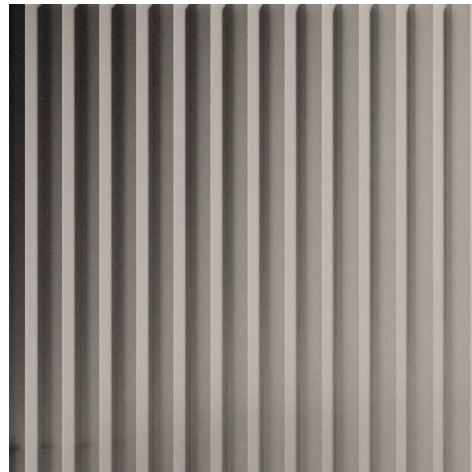
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Certificate No. # SD0HM3NCES

Scan QR code or follow website link for rating details.

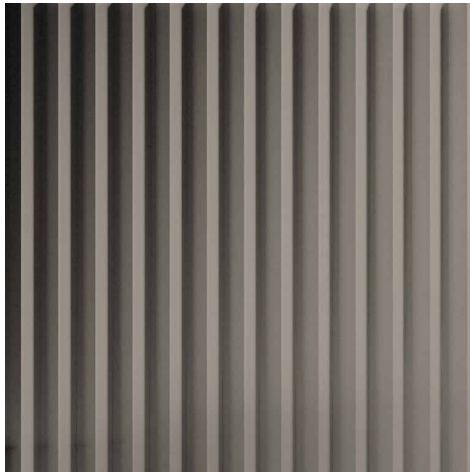
Assessor name Chris Mann
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(SocialA, SocialB),
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<https://www.ifs.com.au/QRCodeLanding?PublicId=SD0HM3NCES&GrpCert=1>



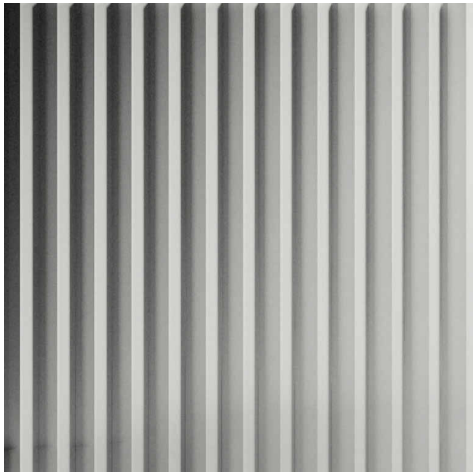
AMW-101
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OR EQUIVALENT
COLOUR: COLORBOND DUNE OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



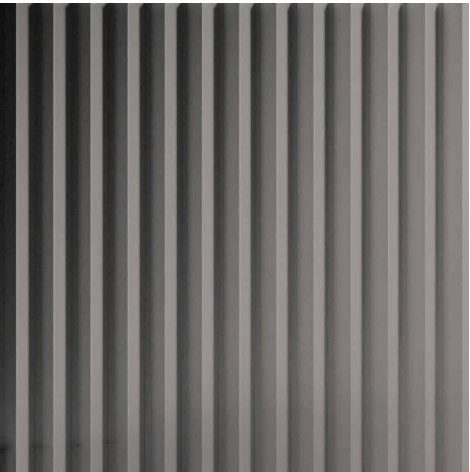
AMW-102
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND GULLY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



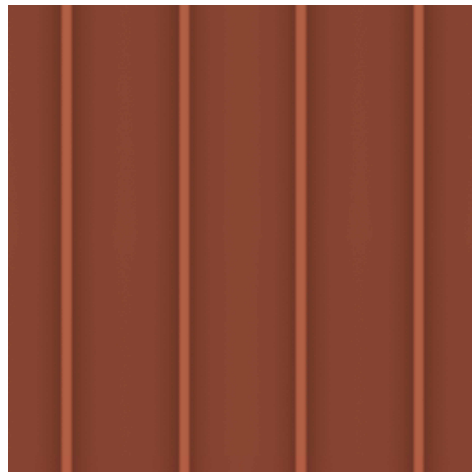
AMW-103
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND SOUTHERLY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO
BE COLORBOND ARIES OR EQUIVALENT



AMW-104
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND WALLABY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



AMW-201
STANDING SEAM METAL CLADDING
LYSAGHT ENSEAM OR EQUIVALENT

ALL ADJACENT WINDOW FRAMING AND
SOFFIT COLOURS TO MATCH



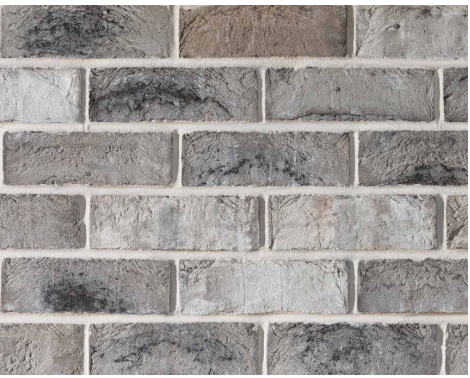
GLA-101
VISION GLAZING



BRK-101
AUSTRAL BRICK - LA PALOMA MIRO OR
EQUIVALENT
COLOUR: WHITE

ADJACENT SLAB EDGES, PAINT TO
SOFFITS TO MATCH BRICK TONE

ADJACENT FRAMING TO BE
COLORBOND MONUMENT OR
EQUIVALENT



BRK-102
AUSTRAL BRICK - SELMO SMOKED;
OPAQUE SLAT OR EQUIVALENT

ADJACENT FRAMING TO BE - COLORBOND
ARIES IN SOCIAL HOUSING AND MARKET
BUILDING 2

COLORBOND MONUMENT OR EQUIVALENT
IN MARKET BUILDING 1 AND 3



AMW-301
SHADOW LINE METAL CLADDING
LYSAGHT EXPRESSION OR EQUIVALENT

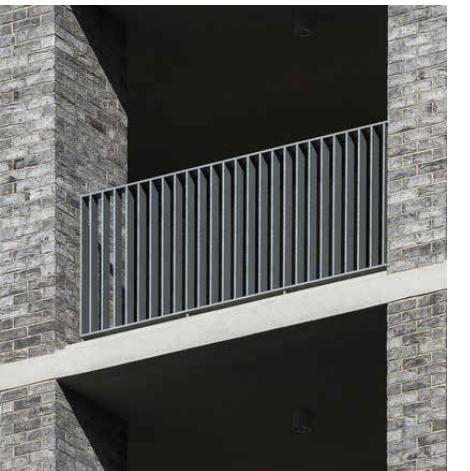
COLOUR: COLORBOND ARIES OR
EQUIVALENT



AMW-401
DULUX - COLOUR TO MATCH ADJACENT
AMW COLOUR.



AMW-402
DULUX - COLOUR TO MATCH ADJACENT
AMW COLOUR TO MARKET BUILDING 1 & 3



AMW-501
METAL PALISADE
COLOUR: COLORBOND MONUMENT OR
EQUIVALENT FOR MARKET BUILDING 1 & 3



MONUMENT SWITCH



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADSTON	8507 NEIL LOGAN
7151 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3860 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KRISTIE IRWIN
10467 ALISON ESCOBADO	
10705 CATHERINE SKINNER	

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02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE

SCALE

@A1

STATUS

DRAWING

FINISHES SCHEDULE

	ISSUE
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