

ROSELOR

16-24 LORD STREET & 21-27 ROSEVILLE AVENUE, ROSEVILLE, NSW, 2069

STATE SIGNIFICANT DEVELOPMENT APPLICATION

DRAWING LIST		
SHEET NUMBER	SHEET NAME	REVISION
SSDA-000	COVER PAGE	C
SSDA-001	SITE SURVEY	C
SSDA-002	SITE PLAN	C
SSDA-003	SITE ANALYSIS PLAN	C
SSDA-004	DEMOLITION PLAN	C
SSDA-005	METRO RESERVE PLAN	C
SSDA-006	SURVEY ROOF PLAN	B
SSDA-050	DEVELOPMENT SUMMARY	C
SSDA-096	BASEMENT 03	C
SSDA-097	BASEMENT 02	C
SSDA-098	BASEMENT 01	C
SSDA-099	LOWER GROUND	C
SSDA-100	GROUND FLOOR	C
SSDA-101	LEVEL 01	C
SSDA-102	LEVEL 02	C
SSDA-103	LEVEL 03	C
SSDA-104	LEVEL 04	C
SSDA-105	LEVEL 05	C
SSDA-106	LEVEL 06	C
SSDA-108	LEVEL 08	C
SSDA-109	ROOF LEVEL	C
SSDA-200	NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)	C
SSDA-201	EAST ELEVATION (MARTIN LANE) & WEST ELEVATION	C
SSDA-202	INTERNAL ELEVATIONS	C
SSDA-250	SECTION A & B	C
SSDA-251	SECTION C	C
SSDA-252	SECTION A & B & AXO	B
SSDA-253	SECTION C & AXO	B
SSDA-260	SECTION D, E, F & G (GROUND LEVEL INTERFACE)	C
SSDA-261	SECTION H & I (GROUND LEVEL INTERFACE)	C
SSDA-262	SECTION J & K (GROUND LEVEL INTERFACE)	C
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SSDA-301	3D VISUALISATION - SHEET 02	C
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SSDA-400	SHADOW DIAGRAMS - JUNE 21	C
SSDA-401	SUN EYE VIEWS	C
SSDA-402	3D MASSING	C
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SSDA-411	GFA DIAGRAMS - SHEET 02	C
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SSDA-425	COMMUNAL OPEN SPACE AND DEEP SOIL ZONE PLANS	C
SSDA-500	PLATINUM UNIT LAYOUTS - SHEET 01	C
SSDA-501	PLATINUM UNIT LAYOUTS - SHEET 02	C
AH-412	GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 01	C
AH-413	GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 02	C



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI_RFI_2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE	(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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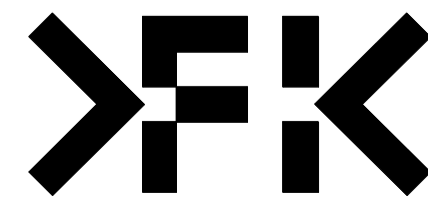
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

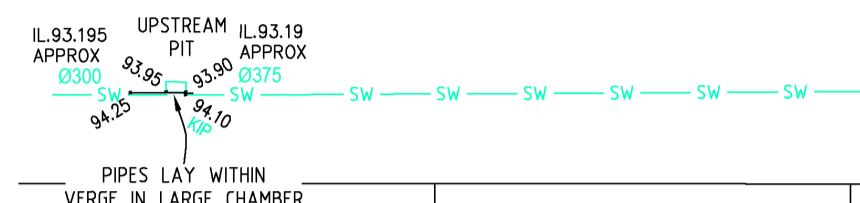
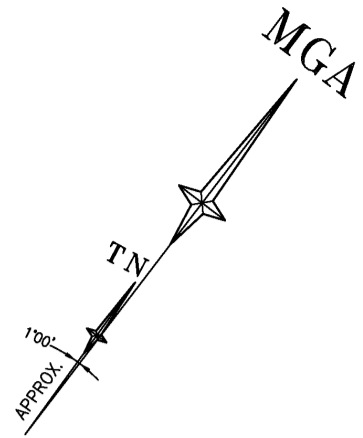
FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



DRAWING TITLE
COVER PAGE

ISSUE PURPOSE
SSDA LODGEMENT

REV.
C
DRAWING NO.
SSDA-000



LEGEND

BENCH MARK	▲
TELSTRA PIT	▲ TEL
COMMS PIT	▲ COM
NBN PIT	▲ NBN
ELECTRIC LIGHT POLE	● ELP
ELECTRICITY BOX	■ EL
POWER POLE	● PP
GRATED INLET PIT	■ GRATE
KERB INLET PIT	■ KIP
STORMWATER MANHOLE	○ SWMH
SEWER INSPECTION POINT	○ SIP
SEWER VENT	○ SEV
STOP VALVE	○ SV
WATER METER	■ WM
WATER TAP	■ TAP
IRRIGATION CONTROL VALVE	■ ICV
GAS METER	■ GM
PIT WITH CONCRETE LID	□ CLID
PIT WITH METAL LID	□ MLID
STREET SIGN	■ SS
VEHICLE CROSSING	(VC)
PRAM CROSSING	(PC)
COMMUNICATIONS (DBYD)	— C —
ELECTRICITY (UGROUND DBYD)	— E —
ELECTRICITY (OVERHEAD)	— P —
SEWER (DBYD)	— S —
WATER (DBYD)	— W —
GAS (DBYD)	— G —
STORMWATER (DBYD)	— SW —
STORMWATER PIPE	— D —

TOTAL SITE AREA 9370.9 m²

REFER TO SHT.8 FOR CADASTRAL INFORMATION AND SYDNEY METRO 1st AND 2nd RESERVES INFORMATION

EASEMENTS & RESTRICTIONS

(A) EASEMENT FOR DRAINAGE (B477403)

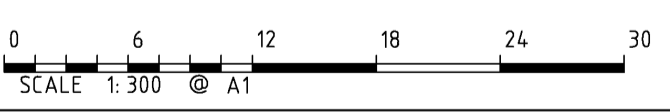
CT NOTE: WHOLE OF LOT 14/B/3277 - POSITIVE COVENANT (AG 2735) & RESTRICTION ON USE (AG 2736)

NOTES

- THE BOUNDARIES HAVE NOT BEEN MARKED ON GROUND
- THE BOUNDARY SURVEY (DIMENSIONS AND AREA) HAVE BEEN SURVEYED IN ACCORDANCE WITH SURVEYING AND SPATIAL INFORMATION REGULATION 2017 CLAUSE 10 "IDENTIFICATION SURVEYS" AND ARE SUBJECT TO FINAL SURVEY
- ORIGIN OF MGA2020 COORDINATES IS TAKEN FROM SSM 103880 - E:331442.153, N:6260482.551 IN ROSEVILLE AVENUE (04/06/2024)
- ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM SSM 103880 R.L. 89.670 (A.H.D.) IN ROSEVILLE AVENUE
- CONTOUR INTERVAL 0.25m
- CONTOURS ARE INDICATIVE ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- KERB LEVELS ARE TO THE TOP OF KERB UNLESS SHOWN OTHERWISE
- FLOOR LEVELS SHOWN ARE THRESHOLD LEVELS. NO INVESTIGATION OF INTERNAL FLOOR LEVELS HAS BEEN UNDERTAKEN
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. SERVICES HAVE BEEN PLOTTED FROM RELEVANT AUTHORITIES INFORMATION AND HAVE NOT BEEN SURVEYED. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE
- B/A/7 DENOTES TREE SPREAD OF 8m, TRUNK DIAMETER OF 0.4m & APPROX HEIGHT OF 7m
- BEARINGS SHOWN ARE MGA (MAP GRID OF AUSTRALIA) ADD APPROX. 1°00' FOR TRUE NORTH
- SEE SHEET 7 FOR CADASTRAL INFORMATION AND EASEMENTS
- DRAINAGE INFORMATION IS APPROXIMATE ONLY. TRAFFIC LIMITS DRAINAGE INFORMATION. FURTHER INVESTIGATION OF DRAINAGE MAY BE REQUIRED
- POSITION OF BOUNDARIES IS INDICATIVE ONLY AND SUBJECT TO FULL CADASTRAL SURVEY



NOTE: POSITION OF BOUNDARIES IS INDICATIVE ONLY AND SUBJECT TO FULL CADASTRAL SURVEY



Revision	Date	Description	Reference
00	00/00/00		00
00	00/00/00		00
00	00/00/00		00
00	00/00/00		00
00	00/00/00		00



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: _____

Client HYECORP
 Drawing title
 PLAN OF DETAIL AND LEVELS OVER LOT 63 IN DP 667814, LOTS 64, 65 & 66 SEC B IN DP 3277 & LOT 9 IN DP 1046734 ON ROSEVILLE AVENUE, ALONG WITH LOTS 5 IN DP 1046912, LOTS 14, 15, 16 & 17 SEC B IN DP 3277, LOT 1 IN DP 104781 & LOT 18 IN DP 1173328 ON LORD STREET, ROSEVILLE

datum AHD
 reference number 52293 001DT_4
 site Area scale 1:300 @A1
 date of survey 13/06/2024
 LGCA
 SHEET 1
 OF 8

NOTE: SURVEY PLAN PREPARED BY LTS. REFER TO SURVEYOR'S DRAWING FOR DETAIL SURVEY INFORMATION

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RRI 2 R24.rvt

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B	30.10.2025	SSDA RIS SUBMISSION
C	19.03.2026	SSDA RIS SUBMISSION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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PROJECT
ROSEVILLE

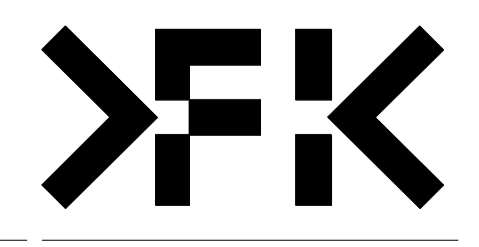
CLIENT
HYECORP

DRAWN JF
CHECKED RM
DATE 19.03.2026
JOB NO. 24119
SCALE N.T.S.

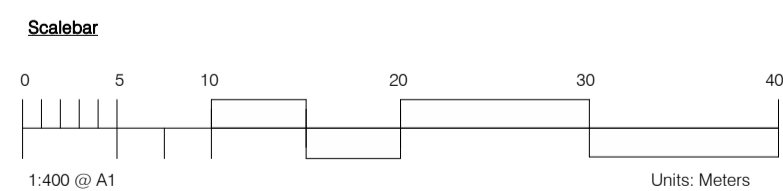
DRAWING TITLE
SITE SURVEY

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. C DRAWING NO. SSSA-001



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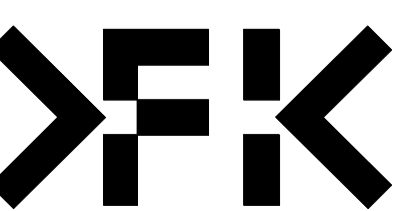
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PROJECT
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ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

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SSDA-002



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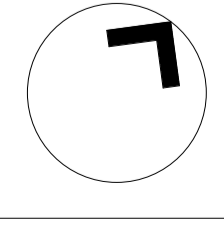
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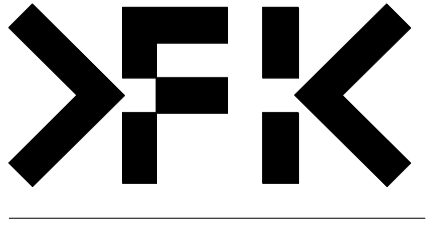


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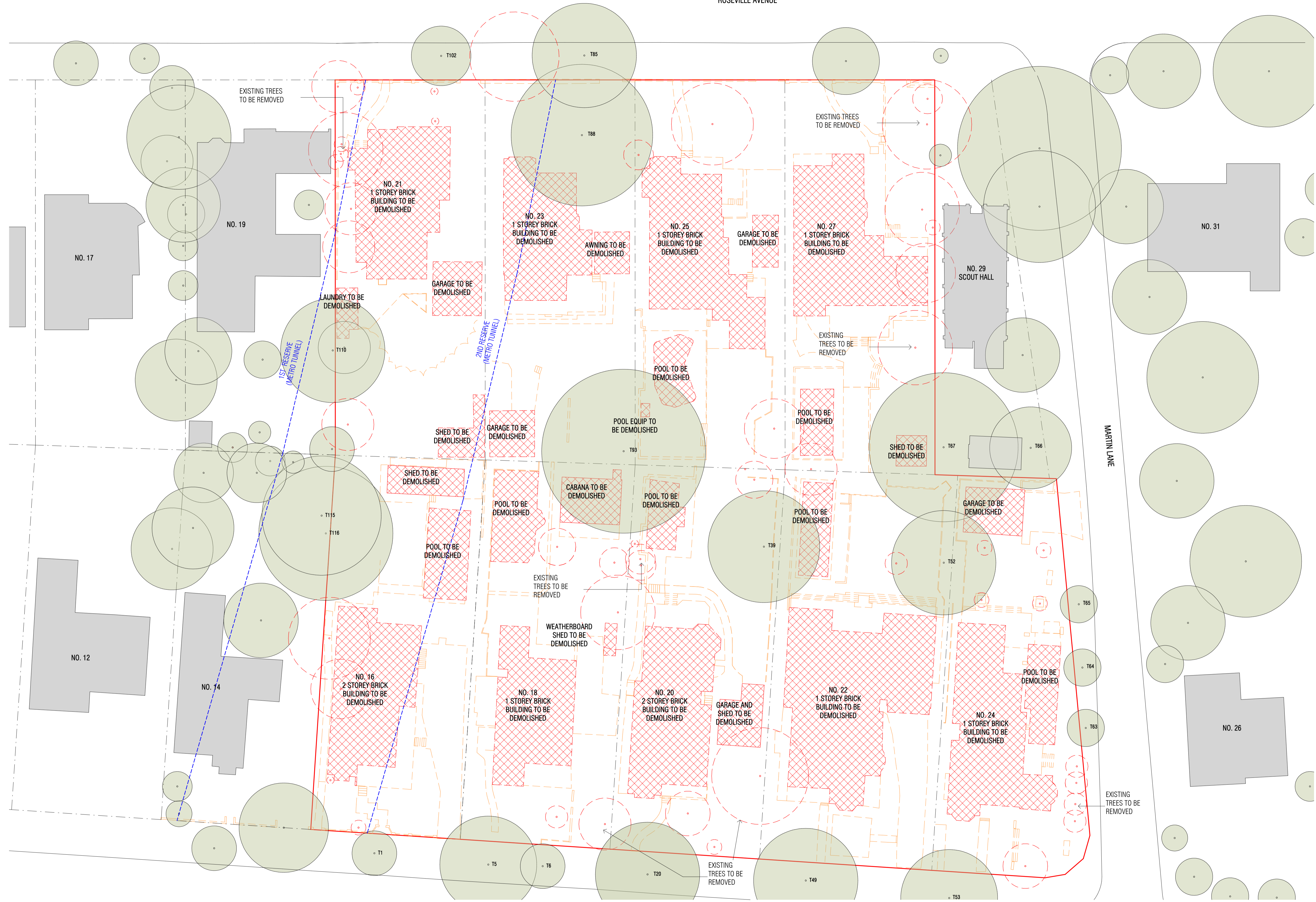
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NEW SOUTH WALES 2000 AUSTRALIA
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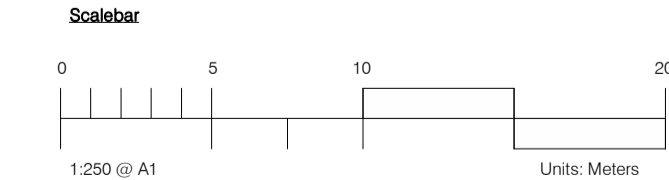
ISSUE PURPOSE
SSDA LODGEMENT

REV. C
DRAWING NO.
SSDA-003



- EXISTING HARDSCAPE TO BE DEMOLISHED
- EXISTING BUILDING AND POOL TO BE DEMOLISHED
- EXISTING TREE TO BE DEMOLISHED

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS



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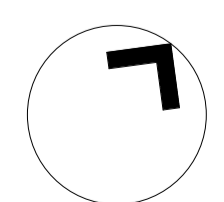
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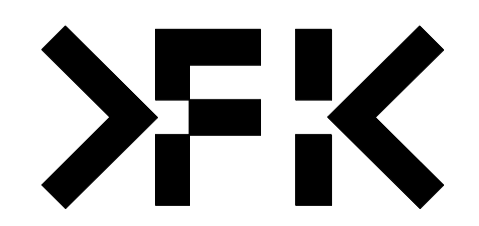
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

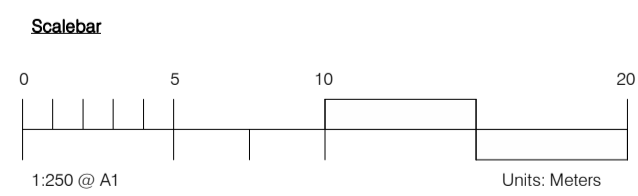
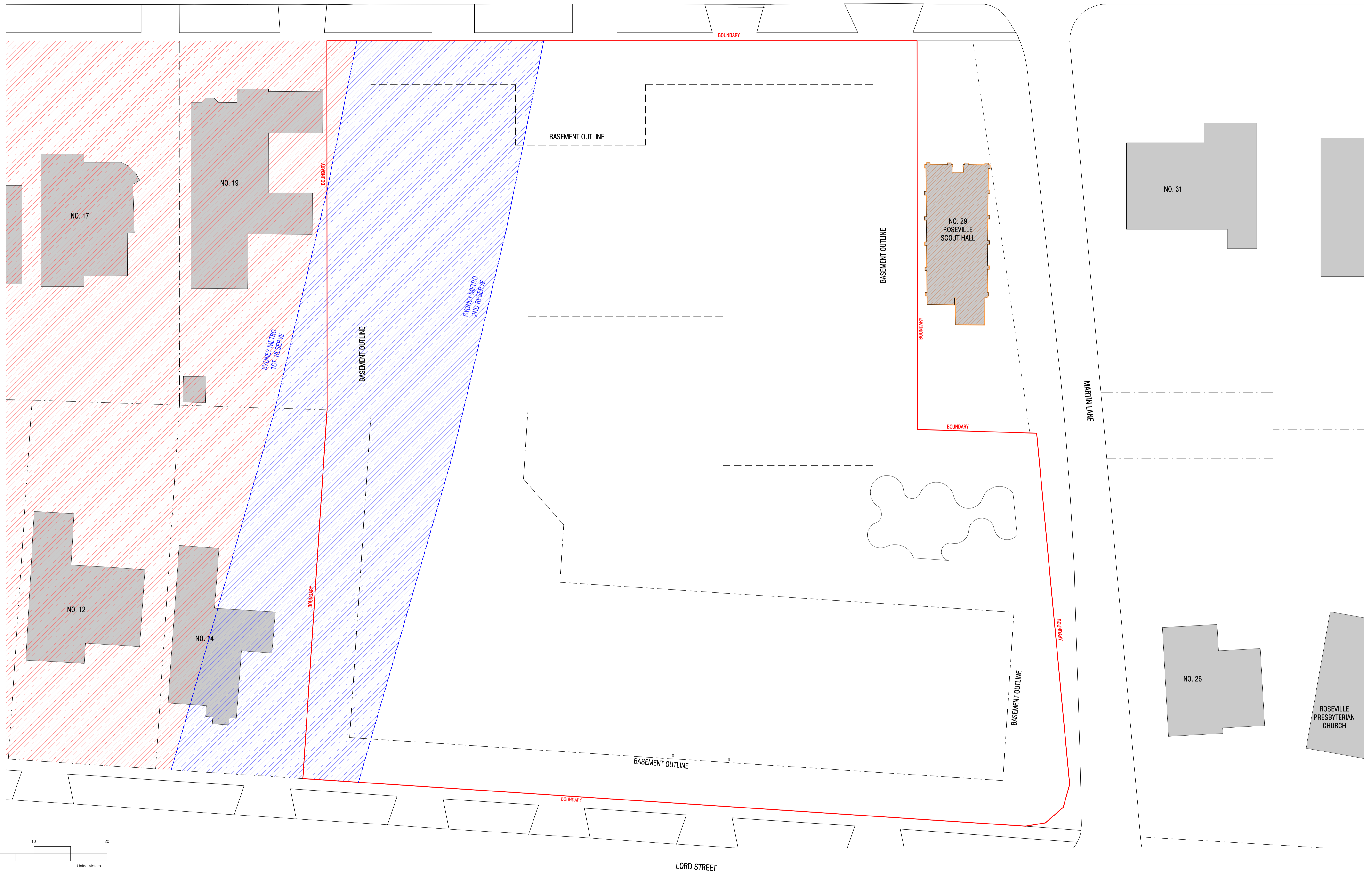
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ISSUE PURPOSE
SSDA LODGEMENT



REV. C DRAWING NO.
SSDA-004



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REVISION		
A	SSDA LODGEMENT	02.04.2025
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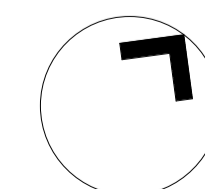
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JF	RM	19.03.2026	24119	1 : 250 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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HYECORP

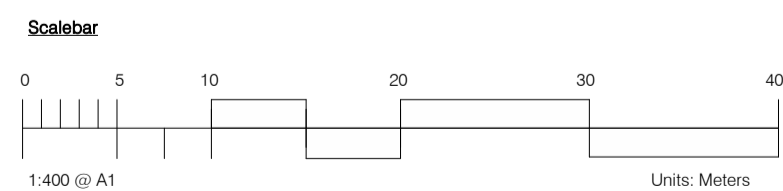
FK
WWW.FKAUSTRALIA.COM
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
SSDA LODGEMENT

REV. C DRAWING NO. SSDA-005

DRAWING TITLE
METRO RESERVE PLAN



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2 R24.rvt

REVISION		
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ISSUE PURPOSE
SSDA LODGEMENT

REV.
B
DRAWING NO.
SSDA-006

KEY METRICS

SITE AREA - 9,370.9m²

MAXIMUM ALLOWABLE GFA - 30,455m²

MAXIMUM FSR 3.25:1

TOTAL GFA	
LEVEL	GFA
LOWER GROUND (C)	1119.1 m ²
GROUND (C)	3534.9 m ²
LEVEL 01 (C)	3857.1 m ²
LEVEL 02 (C)	3938.9 m ²
LEVEL 03 (C)	3670.8 m ²
LEVEL 04 (C)	3311.4 m ²
LEVEL 05 (C)	3301.4 m ²
LEVEL 06 (C)	3301.4 m ²
LEVEL 07 (C)	3128.3 m ²
LEVEL 08 (C)	776.3 m ²
TOTAL	29939.5 m ²

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312

1 X LOADING SPACE (SRV)
4 X CAR WASH BAYS

1 X RESIDENTIAL BICYCLE PARKING SPACE PROVIDED WITHIN EACH UNITS SECURE STORAGE CAGE

DEVELOPMENT SUMMARY				
APARTMENT MIX				TOTAL
1 BED	2 BED	3 BED	4+ BED	
29	108	102	10	249

APARTMENT MIX %				
1 BED	2 BED	3 BED	4+ BED	TOTAL
12%	43%	41%	4%	100%

MOTORCYCLE PARKING SCHEDULE	
RESIDENTIAL	TOTAL
8	8
8	8

LIVABLE PLATINUM/ADAPTABLE UNITS TOTAL	
LEVEL	TOTAL
GROUND (C)	2
LEVEL 01 (C)	4
LEVEL 02 (C)	4
LEVEL 03 (C)	4
LEVEL 04 (C)	6
LEVEL 05 (C)	6
LEVEL 06 (C)	6
LEVEL 07 (C)	6
TOTALS: 38	38

15%

DCP REQUIREMENT - PLATINUM APARTMENTS = 15%

ACHIEVED 15%

ADG COMPLIANCE

SOLAR COMPLIANCE TOTAL		
SOLAR COMPLIANCE	TOTAL	%
>2HR	171	69%
15MINS-2HR	42	17%
0	36	14%
TOTALS	249	100%

CROSS VENTILATION TOTAL		
CROSS VENTILATION	TOTAL	%
Yes	150	60%
No	99	40%
TOTALS	249	100%

DEEP SOIL ZONE	
DEEP SOIL ZONE	AREA
15% REQUIRED DEEP SOIL ZONE	1405.66 m ²
30.3% PROPOSED DEEP SOIL ZONE	2843.6 m ²

COMMUNAL OPEN SPACE	
NAME	AREA
RESI COMMON ROOF TERRACE	47.0 m ²
RESI COMMON ROOF TERRACE	186.4 m ²
RESI COMMON AREA	364.5 m ²
RESI COMMON AREA	425.2 m ²
RESI COMMON AREA	481.0 m ²
RESI COMMON AREA	849.6 m ²
TOTAL COMMUNAL OPEN SPACE	2353.8 m ²

REQUIRED = 25% = 2342.72 M2
PROPOSED = 25.12% = 2353.8 M2

THE DEVELOPMENT ENSURES THAT AT LEAST 50% OF THE PRIMARY USABLE AREA OF THE COMMUNAL OPEN SPACE RECEIVES A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9:00 AM AND 3:00 PM ON 21 JUNE (MID-WINTER).

REQUIRED = 25% = 2342.72 M2
PRIMARY AREA = 1958.8 M2
RECEIVES MIN. 2 HOURS OF DIRECT SUNLIGHT = 1437 M2

COS HAS BEEN CALCULATED IN ACCORDANCE WITH THE ADG DEFINITION AND EXCLUDES WALKWAYS AND BUFFER ZONES.

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPH RFI 2_R24.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
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<input type="checkbox"/>	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
<input type="checkbox"/>	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
<input type="checkbox"/>	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

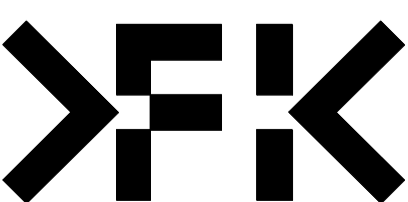
CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
DEVELOPMENT SUMMARY

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

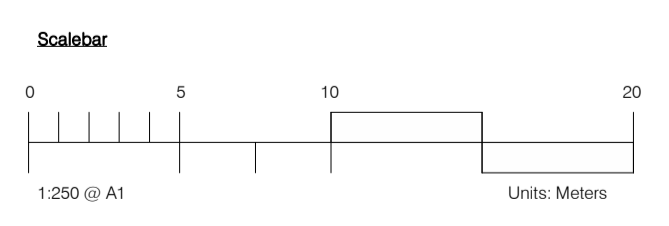
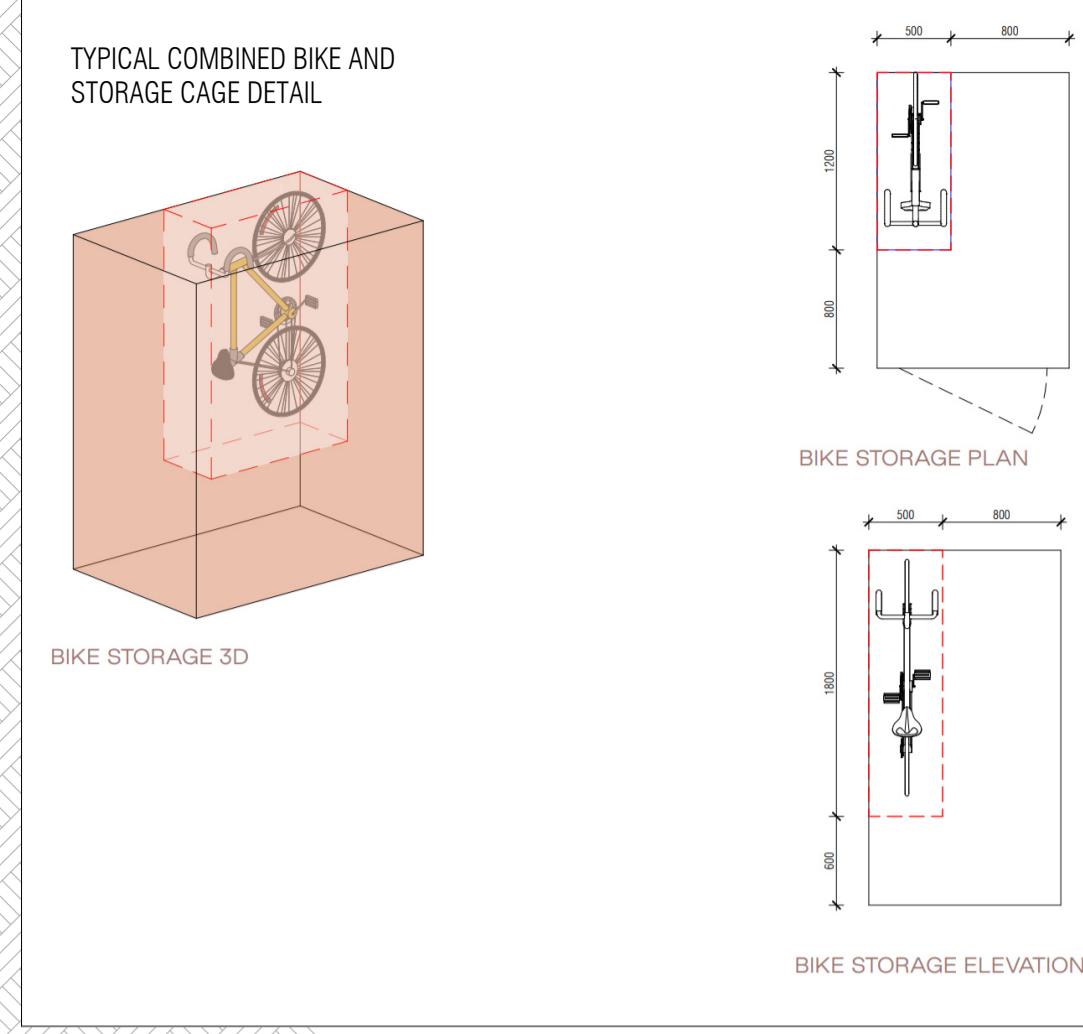
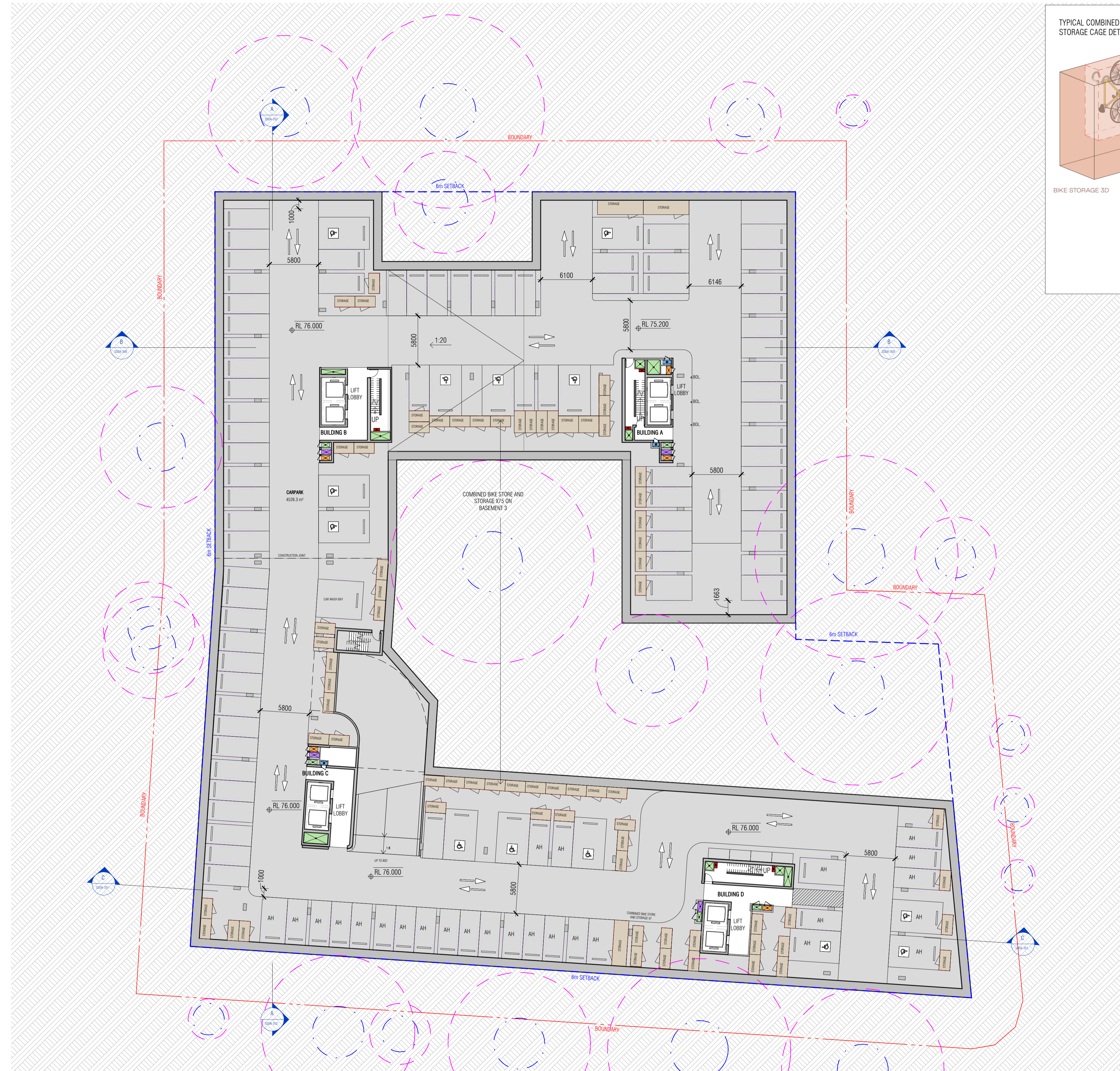


REV. C
DRAWING NO.
SSDA-050

SOU KEY METRICS SUMMARY									
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE		CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE
				UNIT	BASEMENT				
LOWER GROUND (C)									
DLG01	3 BED	137.85 m ²	53.5 m ²	13.18 m ²	5.00 m ³	No	>2HR	No	YES
DLG02	3 BED	105.64 m ²	35.9 m ²	5.51 m ²	5.00 m ³	Yes	>2HR	No	YES
DLG03	1 BED	51.55 m ²	8.1 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
DLG04	2 BED	88.33 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
DLG05	1 BED	55.85 m ²	13.8 m ²	3.10 m ²	3.00 m ³	No	0	No	YES
GROUND (C)									
AG01	1 BED	77.52 m ²	8.0 m ²	6.99 m ²	3.00 m ³	No	0	No	
AG02	3 BED	101.71 m ²	17.8 m ²	26.35 m ²	5.00 m ³	No	>2HR	No	
AG03	3 BED	101.71 m ²	17.8 m ²	26.35 m ²	5.00 m ³	No	>2HR	No	
AG04	3 BED	101.71 m ²	17.8 m ²	26.35 m ²	5.00 m ³	No	>2HR	No	
AG05	3 BED	101.71 m ²	17.8 m ²	26.35 m ²	5.00 m ³	No	>2HR	No	
AG06	2 BED	91.51 m ²	10.1 m ²	4.44 m ²	4.00 m ³	No	>2HR	No	
AG07	1 BED	69.44 m ²	8.0 m ²	5.85 m ²	3.00 m ³	No	>2HR	No	
AG08	1 BED	57.43 m ²	11.5 m ²	5.45 m ²	3.00 m ³	No	>2HR	No	
AG09	3 BED	105.77 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
AG10	2 BED	80.66 m ²	10.2 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
BG11	3 BED	140.51 m ²	14.5 m ²	7.73 m ²	5.00 m ³	Yes	0	Yes	
BG12	3 BED	102.05 m ²	13.4 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
BG13	2 BED	82.09 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
CG13	2 BED	79.81 m ²	26.3 m ²	5.11 m ²	4.00 m ³	No	15MINS-2HR	No	
CG14	3 BED	102.23 m ²	41.3 m ²	5.62 m ²	5.00 m ³	Yes	>2HR	No	
CG15	1 BED	51.28 m ²	11.2 m ²	4.25 m ²	3.00 m ³	No	0	No	
CG16	3 BED	91.78 m ²	15.1 m ²	5.80 m ²	5.00 m ³	Yes	15MINS-2HR	No	
CG17	2 BED	80.55 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
CG18	3 BED	110.92 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
CG19	3 BED	132.89 m ²	12.9 m ²	8.91 m ²	5.00 m ³	Yes	0	Yes	
CG20	2 BED	90.93 m ²	10.1 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	
DG21	1 BED	55.88 m ²	8.0 m ²	3.81 m ²	3.00 m ³	No	0	No	YES
DG22	2 BED	91.53 m ²	14.8 m ²	4.80 m ²	4.00 m ³	No	>2HR	No	YES
DG23	1 BED	57.85 m ²	9.1 m ²	3.96 m ²	3.00 m ³	No	>2HR	No	YES
DG24	1 BED	51.17 m ²	8.0 m ²	8.15 m ²	3.00 m ³	No	>2HR	No	YES
DG25	2 BED	81.12 m ²	11.0 m ²	4.17 m ²	4.00 m ³	Yes	>2HR	No	YES
DG26	1 BED	51.85 m ²	8.0 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
DG27	2 BED	88.32 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
DG28	2 BED	77.95 m ²	10.1 m ²	4.01 m ²	4.00 m ³	No	0	No	YES
LEVEL 01 (C)									
A101	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No	
A102	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No	
A103	2 BED	79.82 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A104	2 BED	80.54 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A105	1 BED	58.03 m ²	10.7 m ²	5.45 m ²	3.00 m ³	No	>2HR	No	
A106	3 BED	105.53 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
A107	2 BED	80.45 m ²	10.0 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
AG02	3 BED	113.24 m ²	16.6 m ²	26.35 m ²	5.00 m ³	Yes	Exclude		
AG03	3 BED	101.33 m ²	19.6 m ²	18.60 m ²	5.00 m ³	No	Exclude		
AG04	3 BED	101.27 m ²	19.8 m ²	18.60 m ²	5.00 m ³	No	Exclude		
AG05	3 BED	101.27 m ²	16.6 m ²	18.60 m ²	5.00 m ³	Yes	Exclude		
B108	3 BED	140.54 m ²	15.0 m ²	5.04 m ²	5.00 m ³	Yes	0	Yes	
B109	2 BED	86.41 m ²	12.1 m ²	4.25 m ²	4.00 m ³	No	15MINS-2HR	No	
B110	2 BED	82.09 m ²	12.1 m ²	4.25 m ²	4.00 m ³	No	15MINS-2HR	No	
B111	3 BED	102.05 m ²	12.0 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
B112	2 BED	81.58 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
B113	3 BED	113.40 m ²	12.9 m ²	5.00 m ²	5.00 m ³	Yes	>2HR	No	
C114	2 BED	89.28 m ²	12.2 m ²	5.61 m ²	4.00 m ³	No	>2HR	No	
C115	3 BED	110.30 m ²	12.1 m ²	5.01 m ²	5.00 m ³	Yes	>2HR	Yes	
C116	2 BED	86.01 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C117	1 BED	51.28 m ²	11.2 m ²	4.25 m ²	3.00 m ³	No	0	No	
C118	3 BED	91.80 m ²	14.1 m ²	5.80 m ²	5.00 m ³	Yes	15MINS-2HR	No	
C119	2 BED	80.56 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
C120	3 BED	111.06 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
C121	3 BED	133.51 m ²	15.0 m ²	8.91 m ²	5.00 m ³	Yes	0	Yes	
C122	2 BED	90.94 m ²	10.0 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	
D123	3 BED	110.76 m ²	14.7 m ²	8.61 m ²	5.00 m ³	Yes	0	No	YES
D124	3 BED	120.26 m ²	25.0 m ²	8.40 m ²	5.00 m ³	Yes	>2HR	No	YES
D125	2 BED	90.37 m ²	13.3 m ²	4.89 m ²	4.00 m ³	No	>2HR	No	YES
D126	2 BED	81.47 m ²	10.1 m ²	4.80 m ²	4.00 m ³	No	>2HR	No	YES
D127	1 BED	57.80 m ²	9.1 m ²	3.96 m ²	3.00 m ³	No	>2HR	No	YES
D128	1 BED	50.92 m ²	8.1 m ²	8.15 m ²	3.00 m ³	No	>2HR	No	YES
D129	2 BED	80.89 m ²	10.7 m ²	4.16 m ²	4.00 m ³	Yes	>2HR	No	YES
D130	1 BED	51.88 m ²	8.0 m ²	3.67 m ²	3.00 m ³	No	>2HR	No	YES
D131	2 BED	88.70 m ²	10.9 m ²	4.55 m ²	4.00 m ³	Yes	>2HR	No	YES
D132	2 BED	75.97 m ²	10.3 m ²	4.01 m ²	4.00 m ³	No	0	No	YES
LEVEL 02 (C)									
A201	3 BED	127.29 m ²	12.0 m ²	21.79 m ³	5.00 m ³	No	0	No	
A202	3 BED	151.84 m ²	14.1 m ²	11.96 m ³	5.00 m ³	Yes	>2HR	No	
A203	3 BED	129.47 m ²	12.0 m ²	7.36 m ³	5.00 m ³	Yes	>2HR	No	
A204	2 BED	90.87 m ²	11.2 m ²	5.53 m ²	4.00 m ³	No	>2HR	No	
A205	2 BED	90.66 m ²	11.5 m ²	5.53 m ²	4.00 m ³	No	>2HR	No	
A206	3 BED	117.31 m ²	12.0 m ²	10.02 m ²	5.00 m ³	Yes	>2HR	No	
A207	2 BED	80.24 m ²	10.9 m ²	4.03 m ²	4.00 m ³	No	>2HR	No	
A208	2 BED	80.54 m ²	10.9 m ²	4.03 m ²	4.00 m ³	Yes	>2HR	No	
A209	1 BED	58.03 m ²	10.7 m ²	5.45 m ²	3.00 m ³	Yes	>2HR	No	
A210	3 BED	105.12 m ²	12.1 m ²	6.55 m ²	5.00 m ³	Yes	>2HR	No	
A211	2 BED	80.45 m ²	10.1 m ²	5.16 m ²	4.00 m ³	Yes	0	No	
B212	3 BED	140.54 m ²	15.0 m ²	5.04 m ²	5.00 m ³	Yes	0	Yes	
B213	2 BED	86.41 m ²	12.1 m ²	4.26 m ²	4.00 m ³	No	15MINS-2HR	No	
B214	2 BED	82.09 m ²	12.1 m ²	4.26 m ²	4.00 m ³	No	15MINS-2HR	No	
B215	3 BED	102.05 m ²	12.0 m ²	6.49 m ²	5.00 m ³	Yes	>2HR	No	
B216	2 BED	81.58 m ²	10.0 m ²	4.08 m ²	4.00 m ³	Yes	>2HR	No	
B217	3 BED	113.92 m ²	12.9 m ²	5.00 m ²	5.00 m ³	Yes	>2HR	No	
C218	2 BED	89.28 m ²	12.2 m ²	5.61 m ²	4.00 m ³	No	>2HR	No	
C219	3 BED	110.30 m ²	12.1 m ²	5.01 m ²	5.00 m ³	Yes	>2HR	Yes	
C220	2 BED	85.50 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C221	2 BED	86.44 m ²	10.1 m ²	8.51 m ²	4.00 m ³	Yes	0	No	
C222	3 BED	100.71 m ²	13.4 m ²	6.03 m ²	5.00 m ³	Yes	15MINS-2HR	No	
C223	2 BED	80.56 m ²	10.7 m ²	4.09 m ²	4.00 m ³	No	15MINS-2HR	No	
C224	3 BED	111.06 m ²	12.1 m ²	5.49 m ²	5.00 m ³	No	15MINS-2HR	No	
C225	3 BED	133.51 m ²	15.0 m ²	8.91 m ²	5.00 m ³	Yes	>2HR	Yes	

SOU KEY METRICS SUMMARY									
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE		CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE
				UNIT	BASEMENT				
C226	2 BED	90.94 m ²	10.0 m ²	4.44 m ²	4.00 m ³	Yes	>2HR	No	
D227	3 BED	110.76 m ²	14.7 m ²	8.61 m ²	5.00 m ³	Yes	0	No	YES
D228	3 BED	120.26 m ²	25.0 m ²	8.40 m ²	5.00 m ³	Yes	>2HR	No	

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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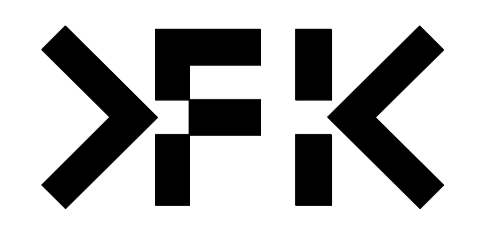
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

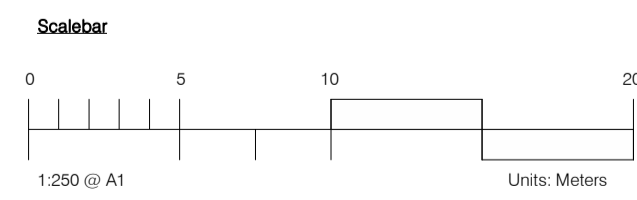
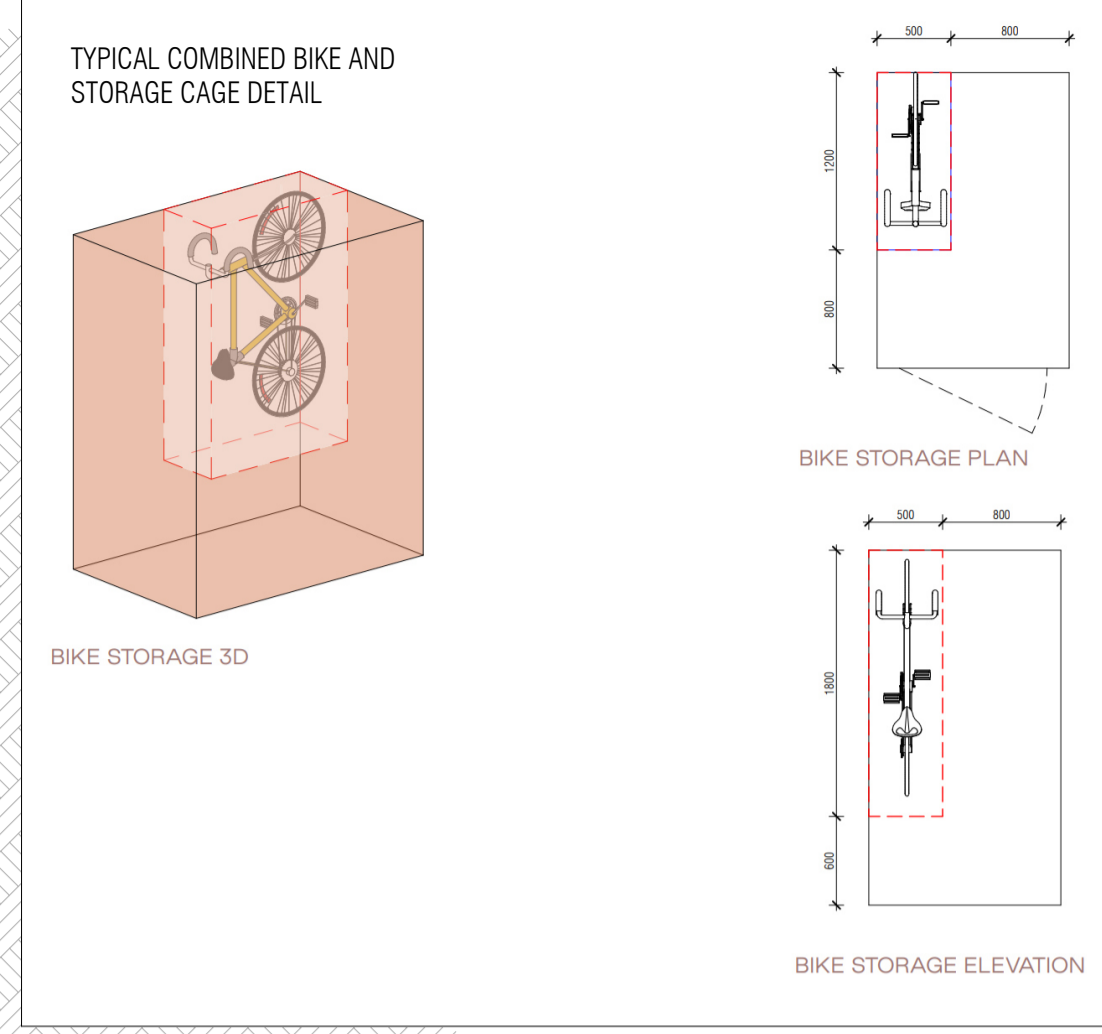
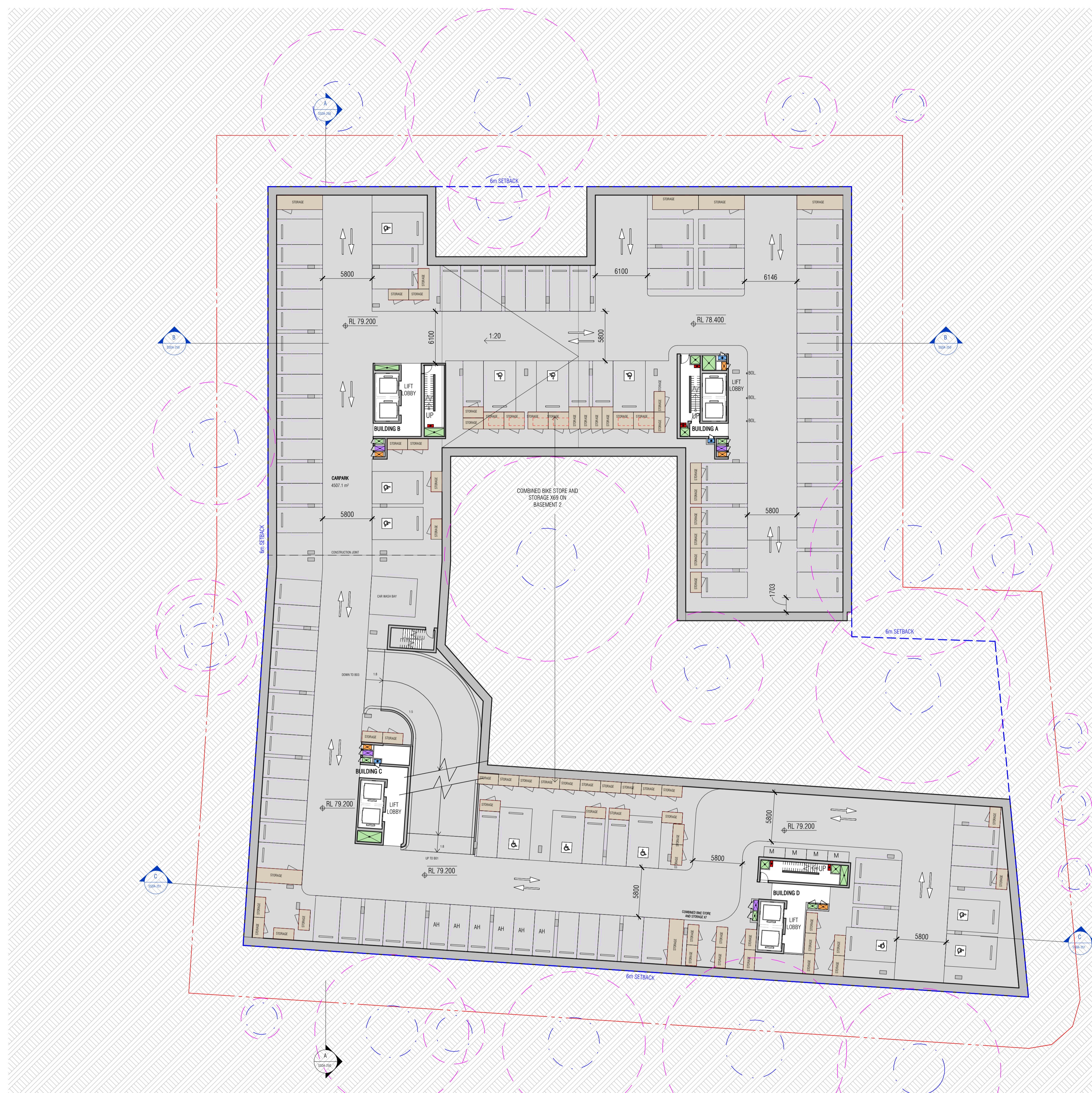
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
SSDA LODGEMENT

REV. C
DRAWING NO. SSSA-096

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
Tree Protection Zone
Structural Root Zone

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

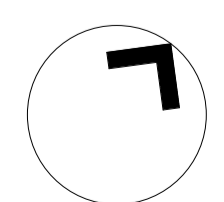
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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 TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



PROJECT
ROSEVILLE

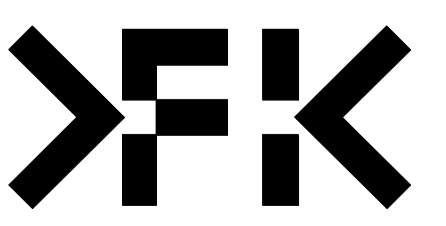
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

DRAWING TITLE
BASEMENT 02

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

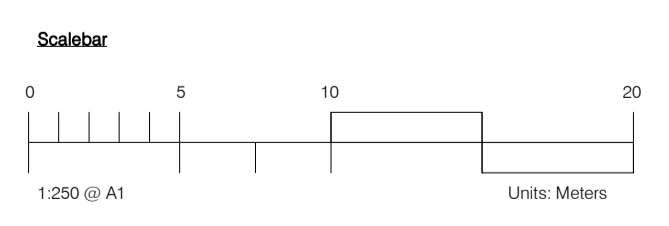
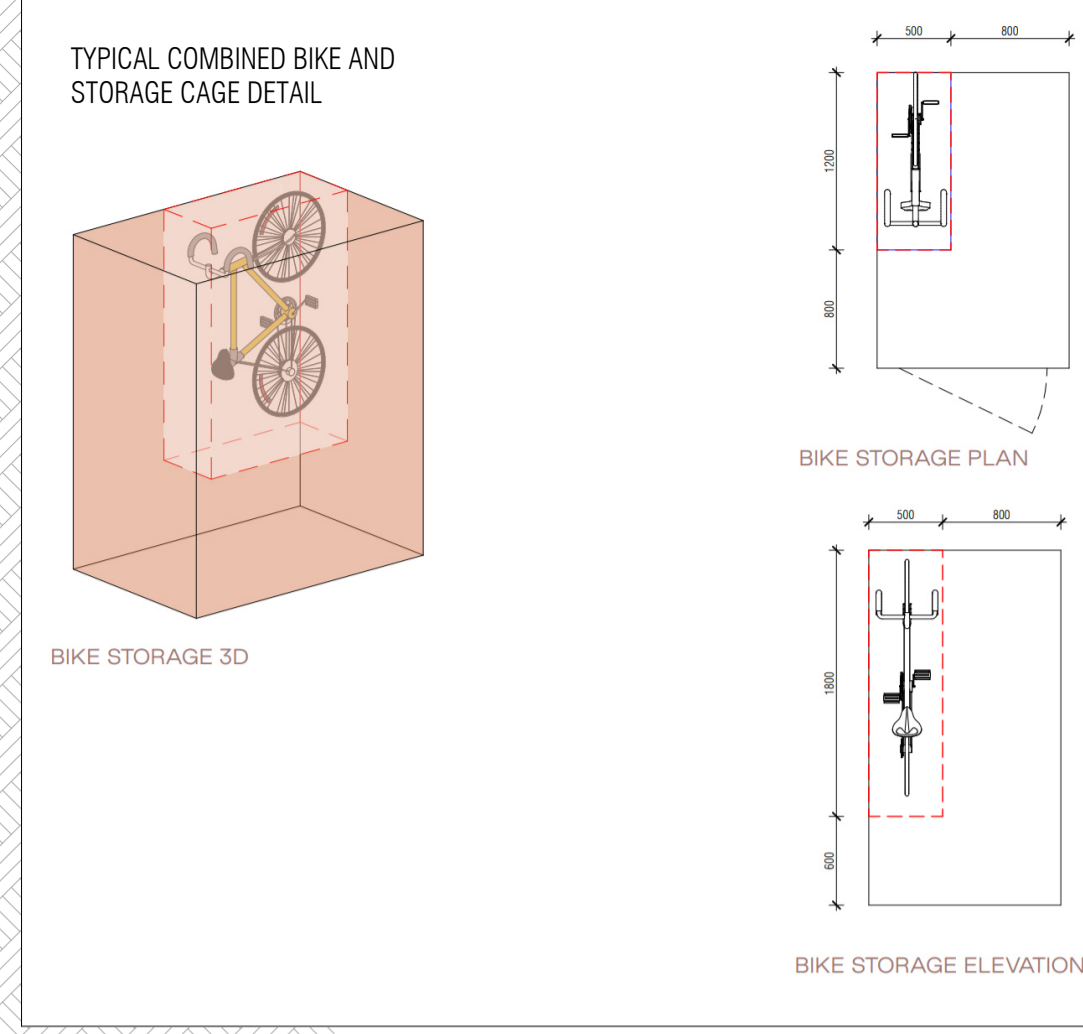
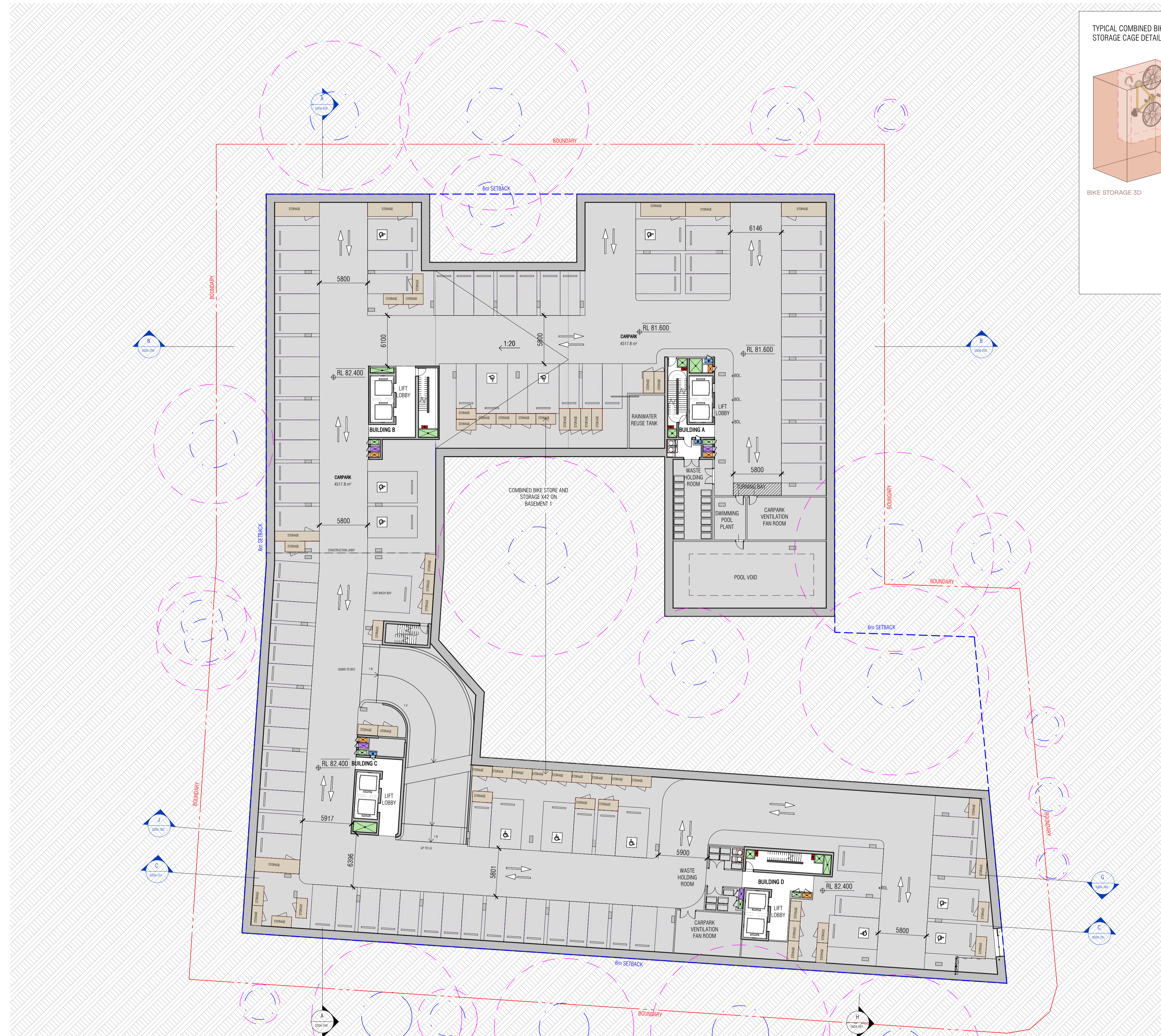
ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-097

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
 TREE PROTECTION ZONE
 STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPH RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
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B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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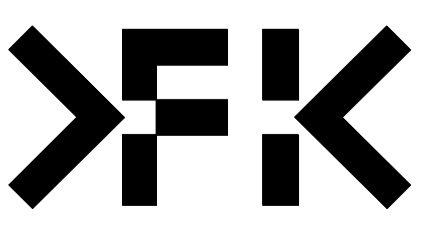
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

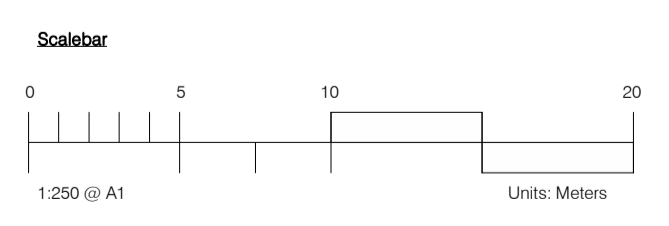
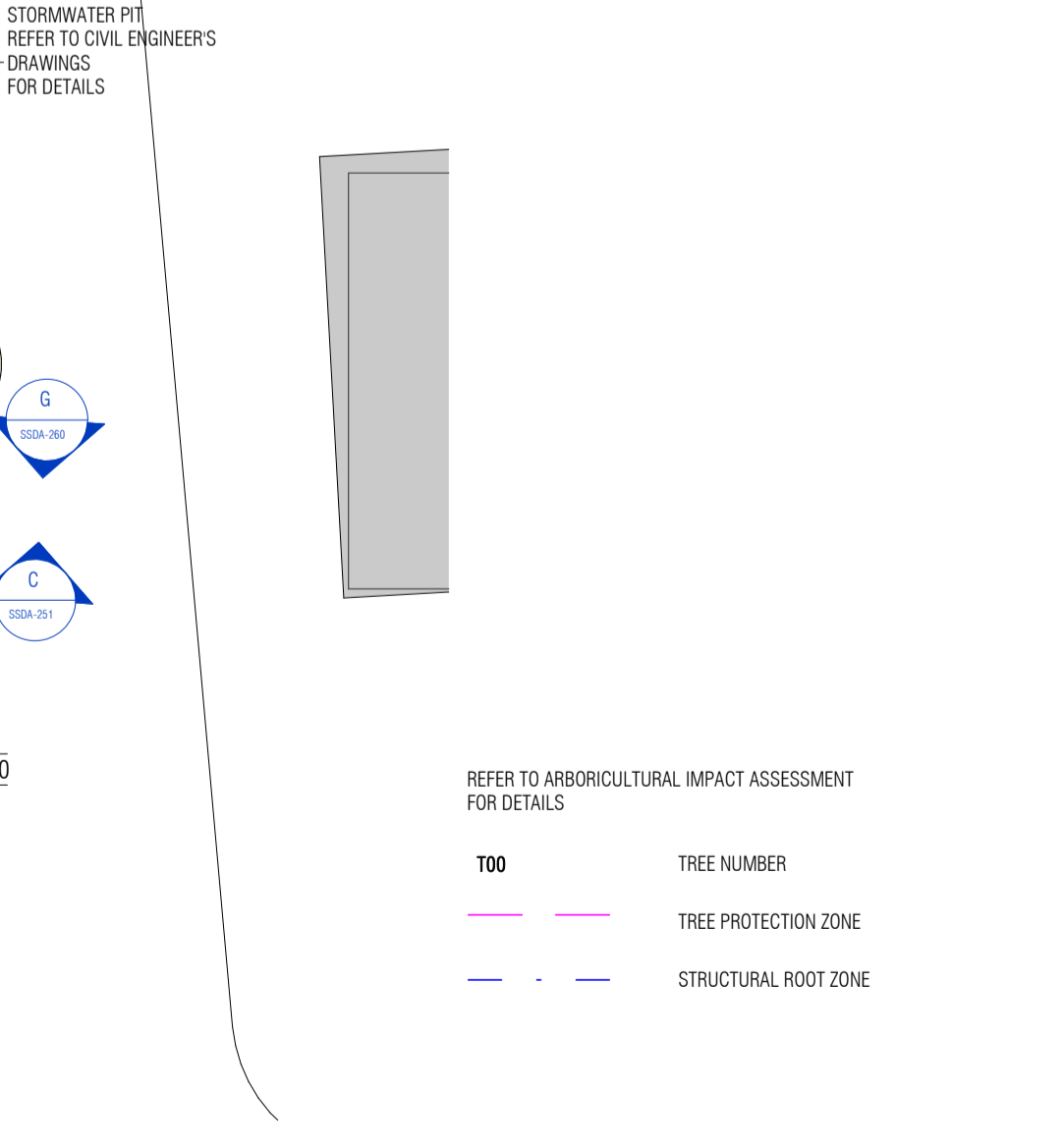
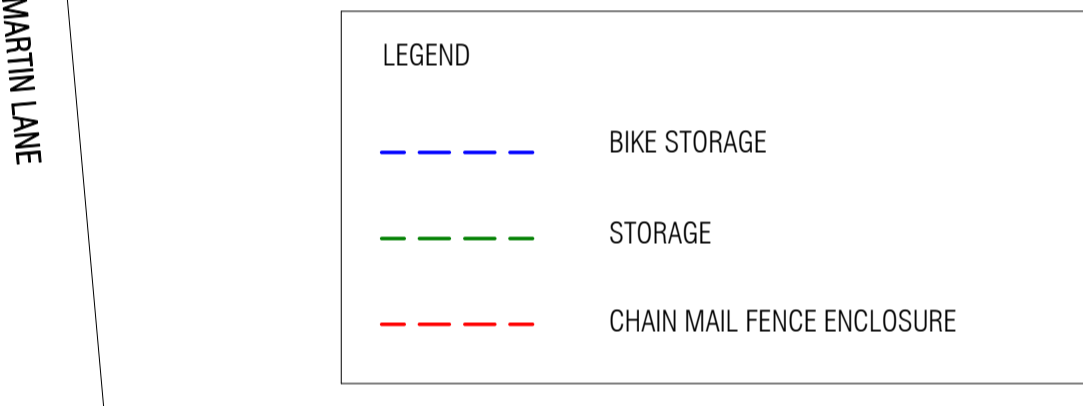
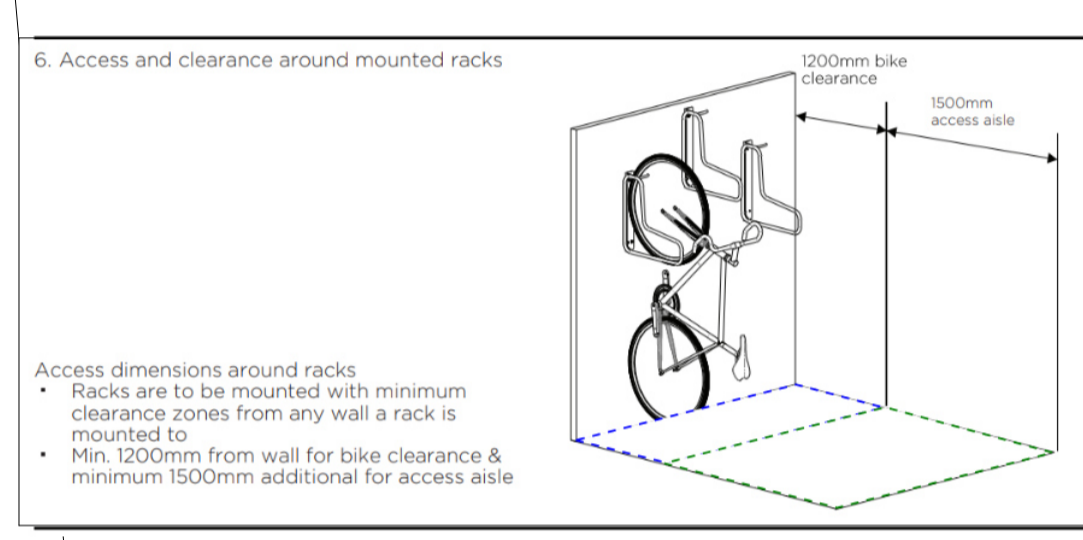
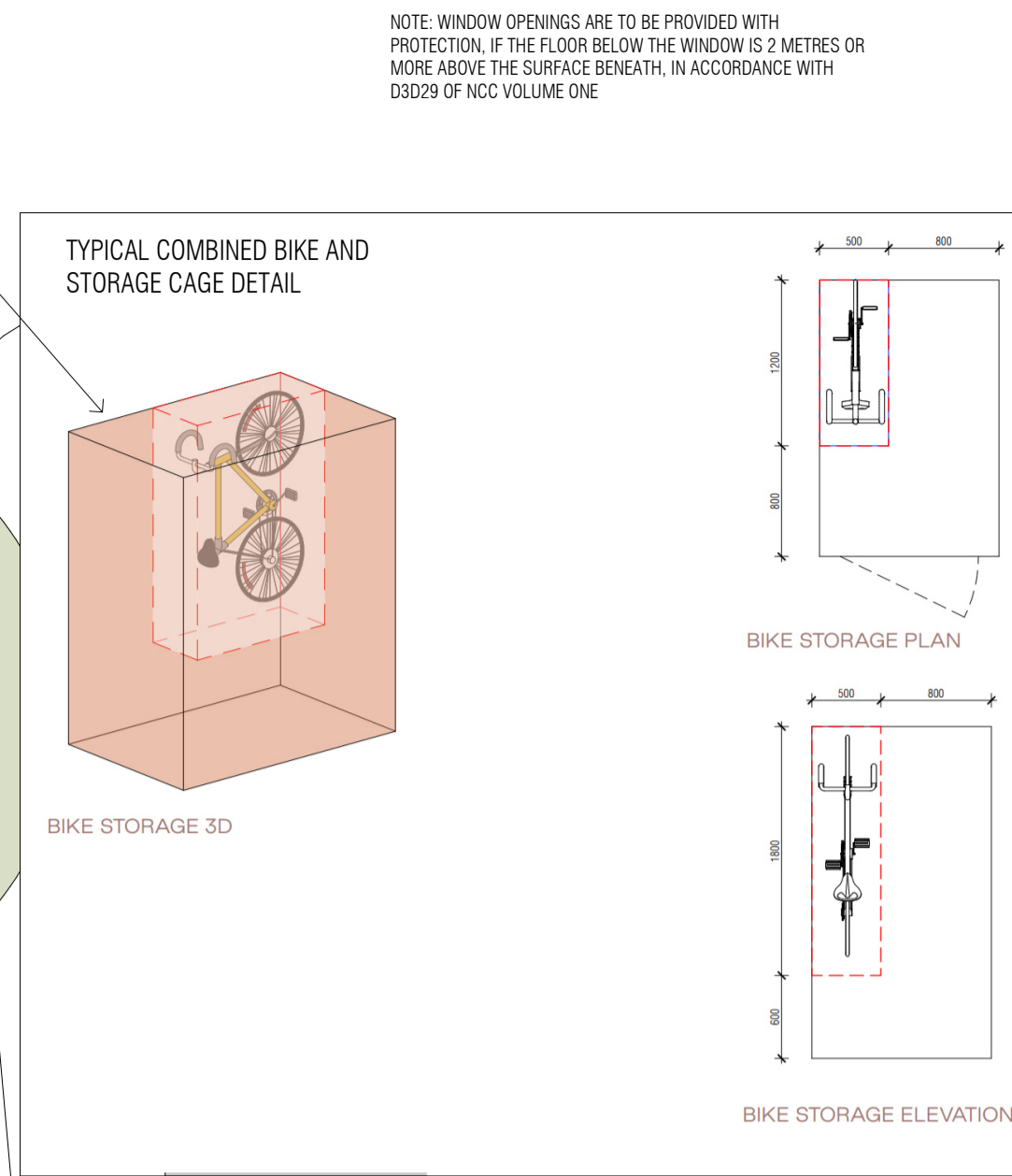
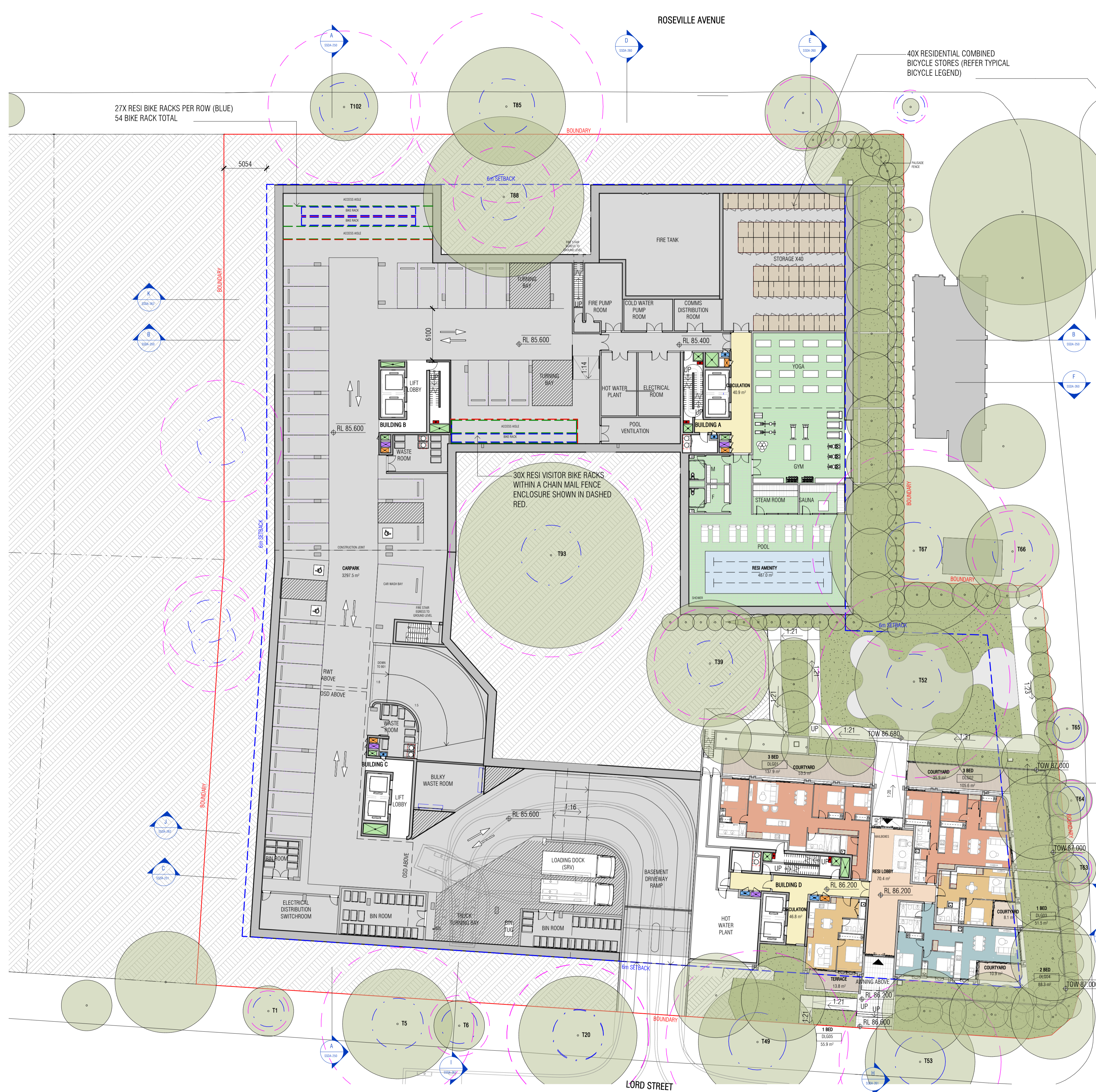
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
SSDA RIS SUBMISSION

REV. C
DRAWING NO. SSDA-098

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
TOTAL	344
RESI BIKE ROOMS (LOWER GROUND)	54
RESI BIKE STORES (THROUGHOUT BASEMENTS)	228
RESI VISITOR CENTRAL BIKE STORE (LOWER GROUND)	30
TOTAL	312



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPH RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

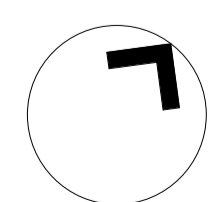
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

DRAWING TITLE
LOWER GROUND

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

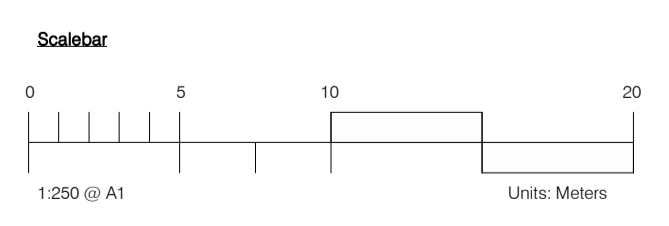
ISSUE PURPOSE
SSDA RIS SUBMISSION



NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

ROSEVILLE AVENUE

MARTIN LANE



- LEGEND**
- PLATINUM LIVABLE/ADAPTABLE APARTMENTS
 - CONCRETE AWNING OVER SUBSTATION
 - SOLID METAL AWNING OVER BUILDING ENTRY

- REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
- TREE NUMBER
 - TREE PROTECTION ZONE
 - STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	12.03.2025
4	SSDA SUBMISSION	14.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

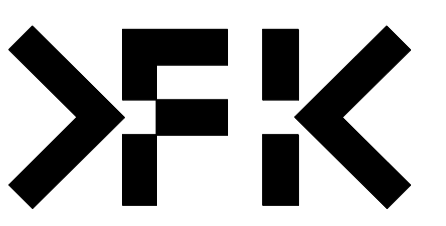
PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

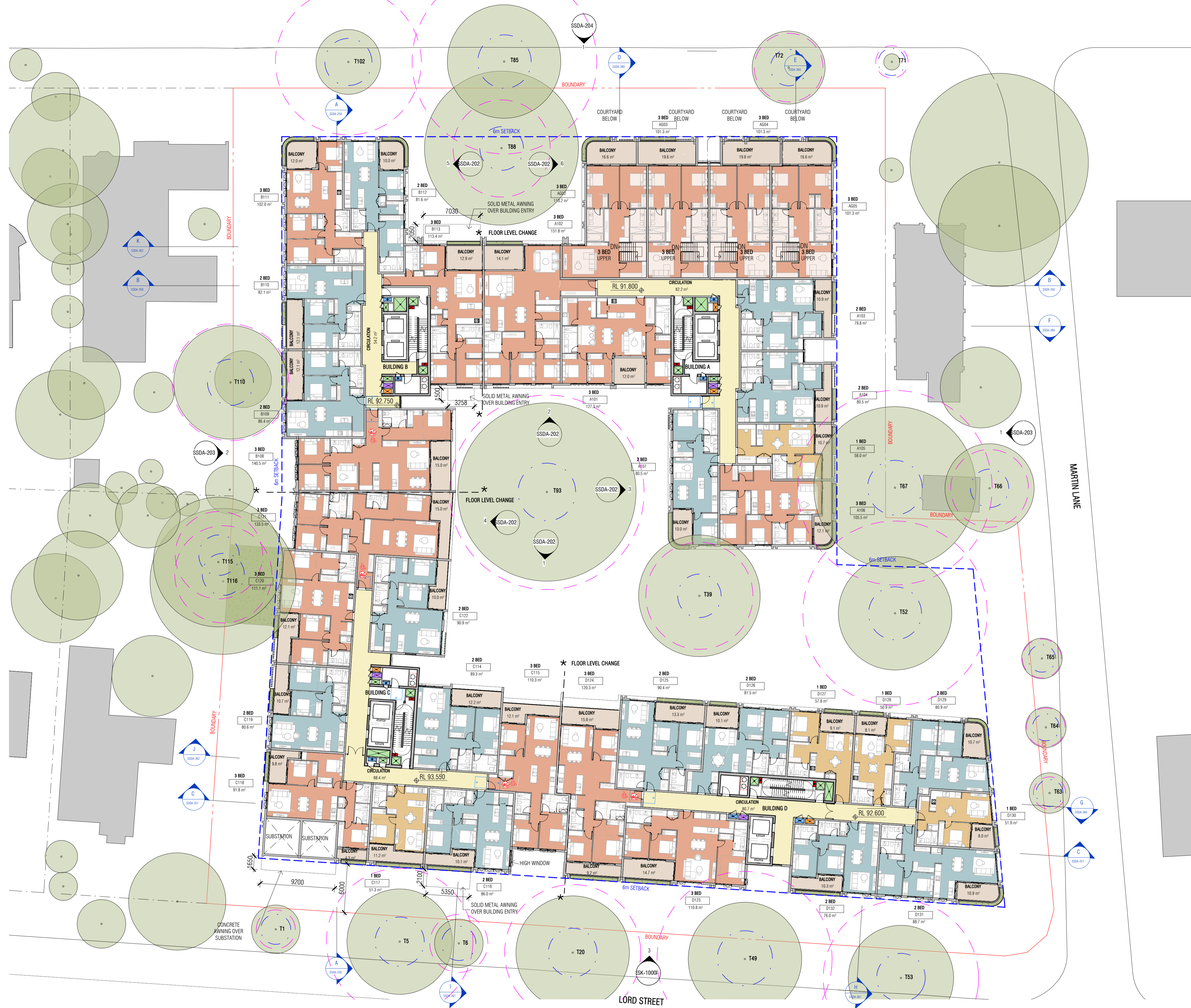
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA RIS SUBMISSION



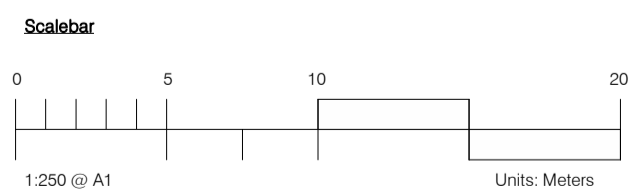
REV.
C

DRAWING NO.
SSDA-100



LEGEND

PLATINUM LIVABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
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A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

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TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

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DRAWN JF
CHECKED RM
DATE 19.03.2026
JOB NO. 24119

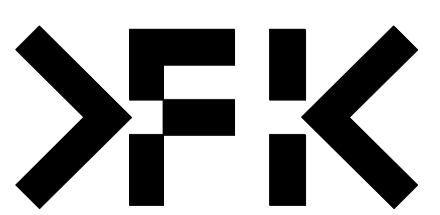
SCALE 1:250 @A1

PROJECT ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT HYECORP

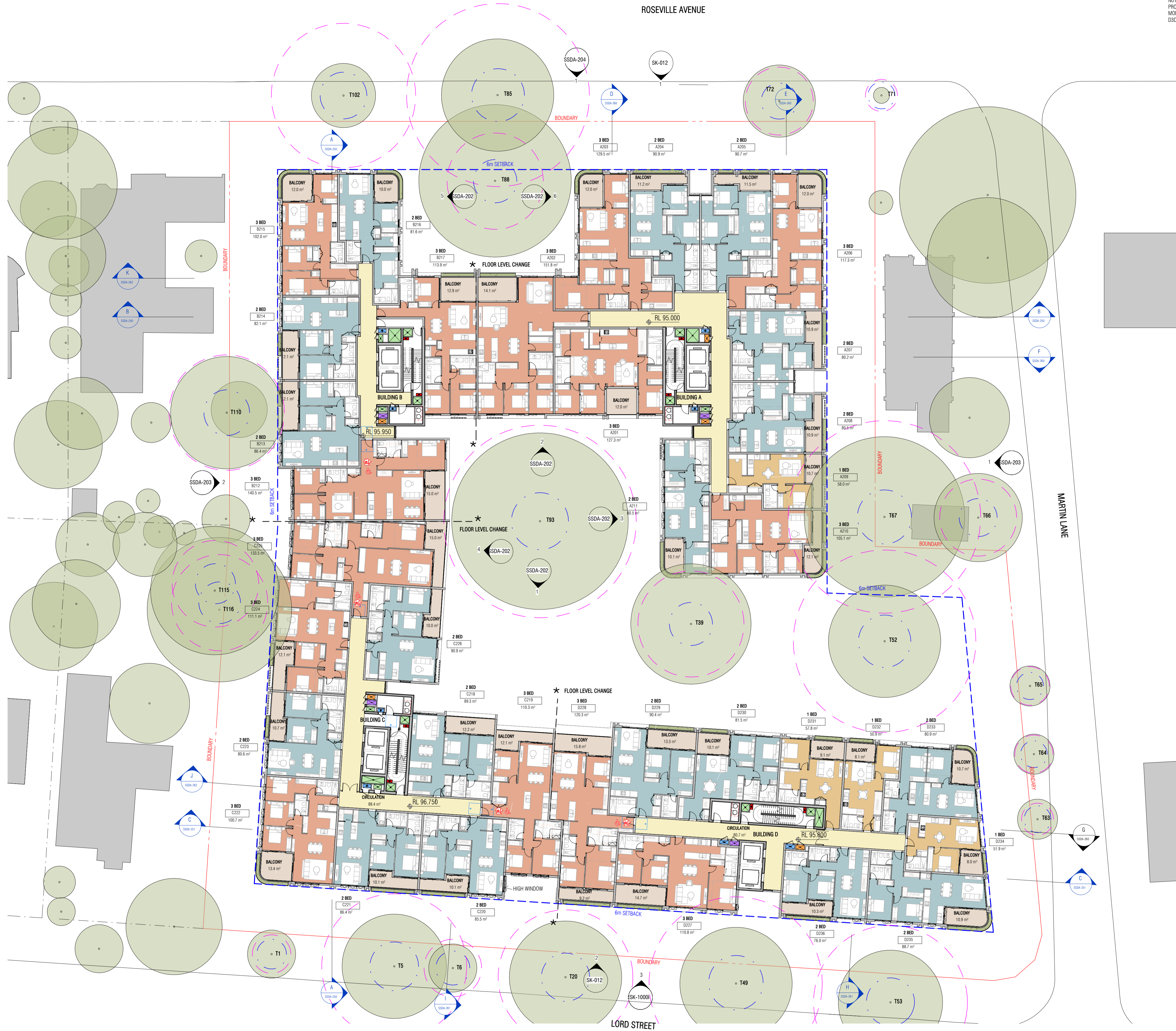
FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE SSDA RIS SUBMISSION

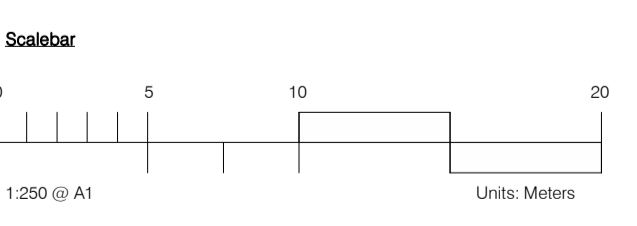


REV. C
DRAWING NO. SSDA-101

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
 T00 TREE NUMBER
 --- TREE PROTECTION ZONE
 --- STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

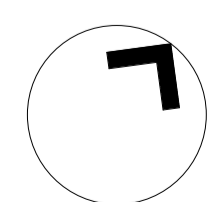
REVISION

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JF	RM	19.03.2026	24119	1:250 @A1



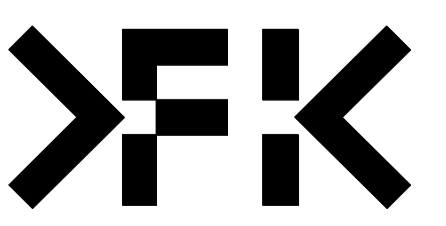
PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

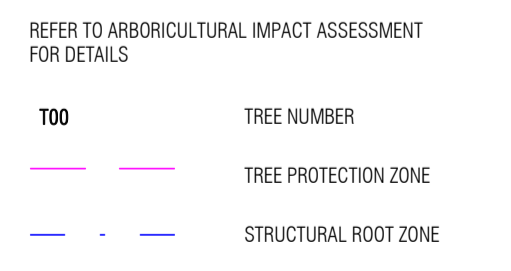
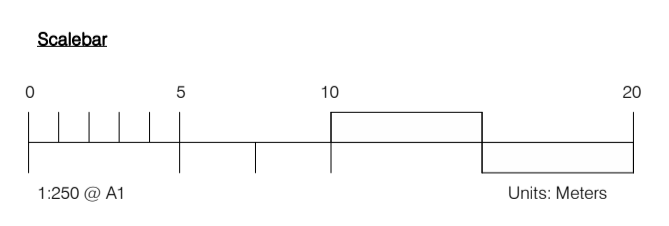
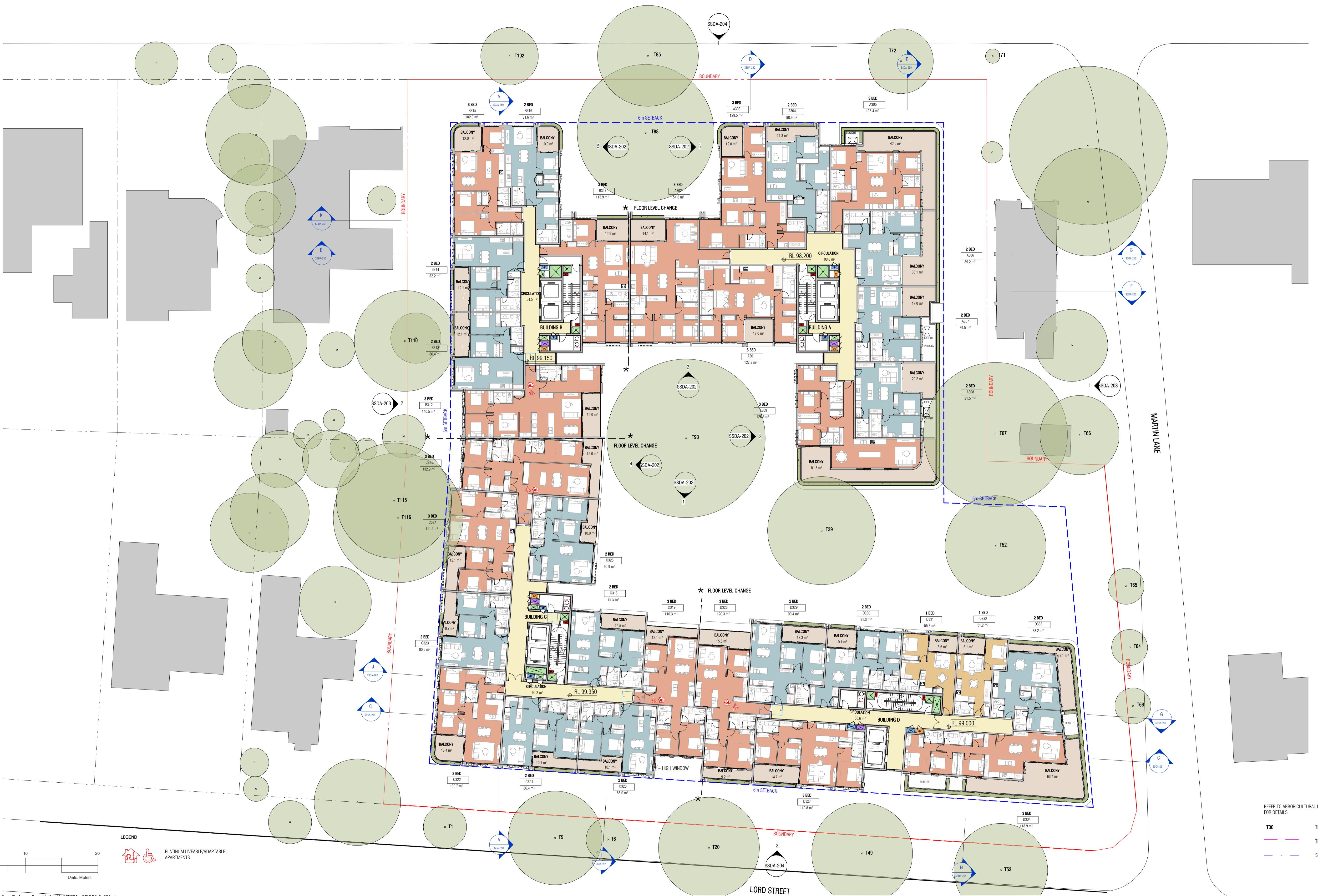
DRAWING TITLE
 LEVEL 02

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-102



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

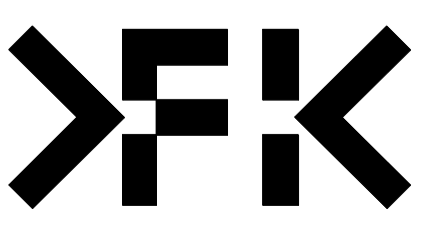
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

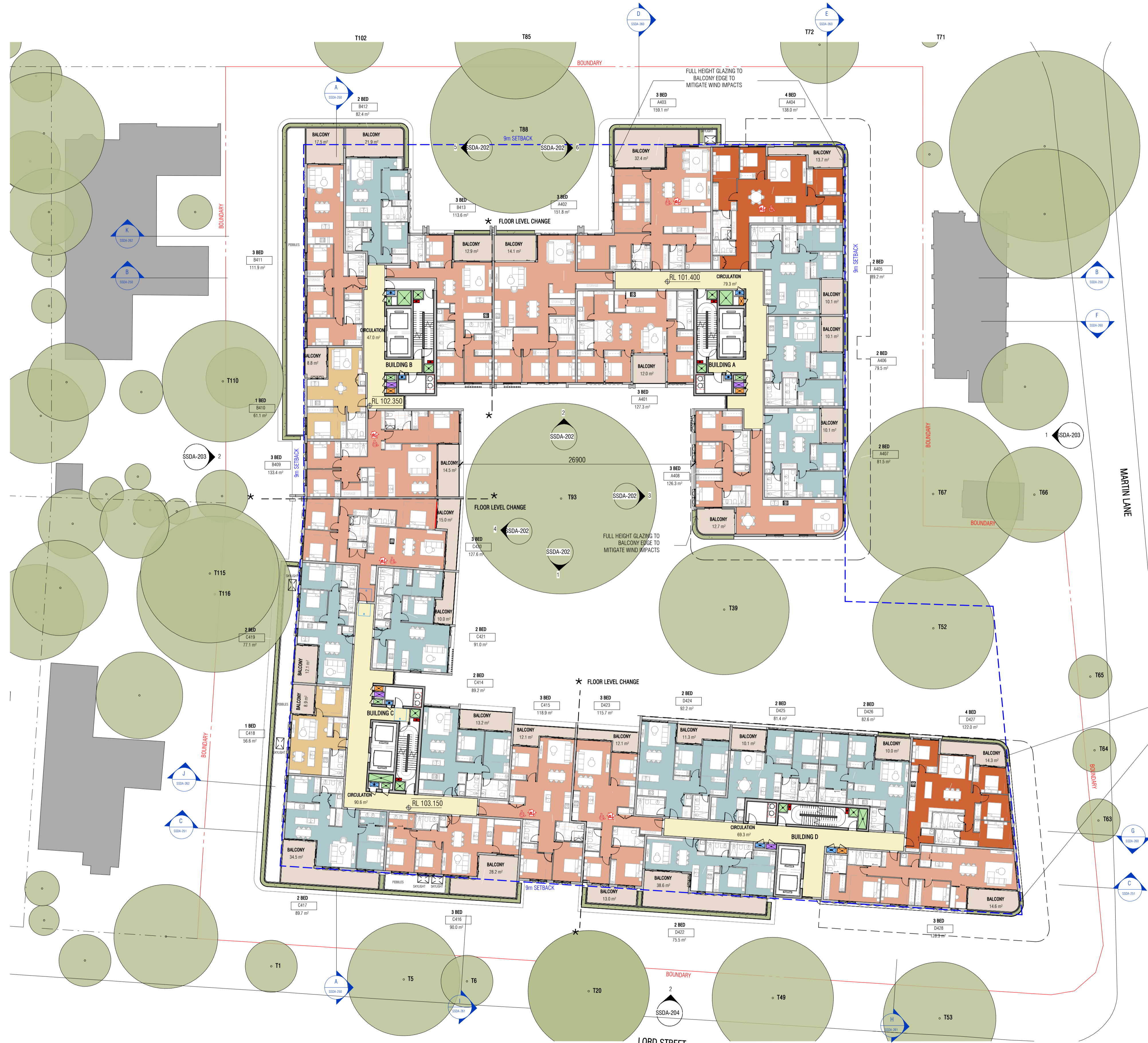
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

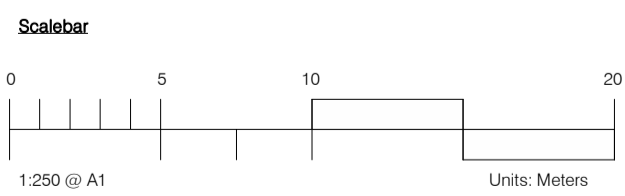
ISSUE PURPOSE
SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-103



LEGEND
PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS
T00 TREE NUMBER
TREE PROTECTION ZONE
STRUCTURAL ROOT ZONE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI R1 2_R24.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
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3	SSDA SUBMISSION	14.03.2025
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A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
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[] TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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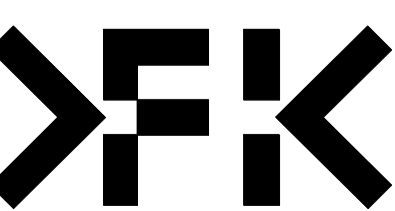
DRAWN: JF
CHECKED: RM
DATE: 19.03.2026
JOB NO.: 24119
SCALE: 1:250 @A1

PROJECT: ROSEVILLE
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT: HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

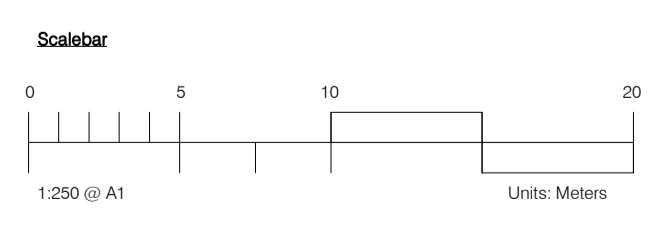
ISSUE PURPOSE: SSDA RIS SUBMISSION



REV: C
DRAWING NO: SSDA-104



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



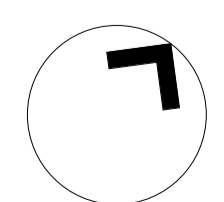
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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
 THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM
 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
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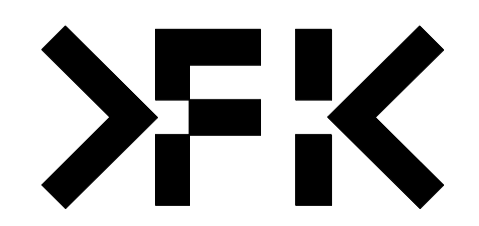


PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION

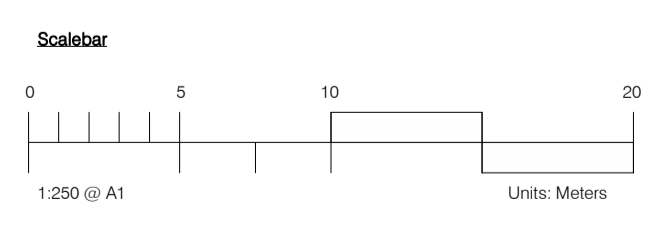


REV.
 C
DRAWING NO.
 SSDA-105

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



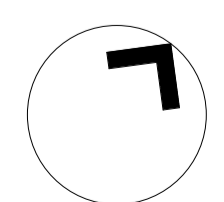
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REVISION		
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2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
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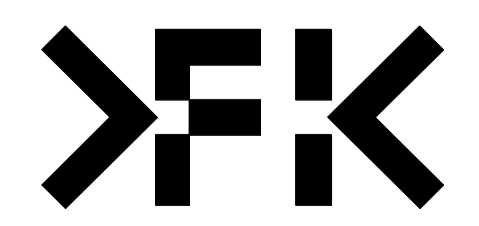


PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

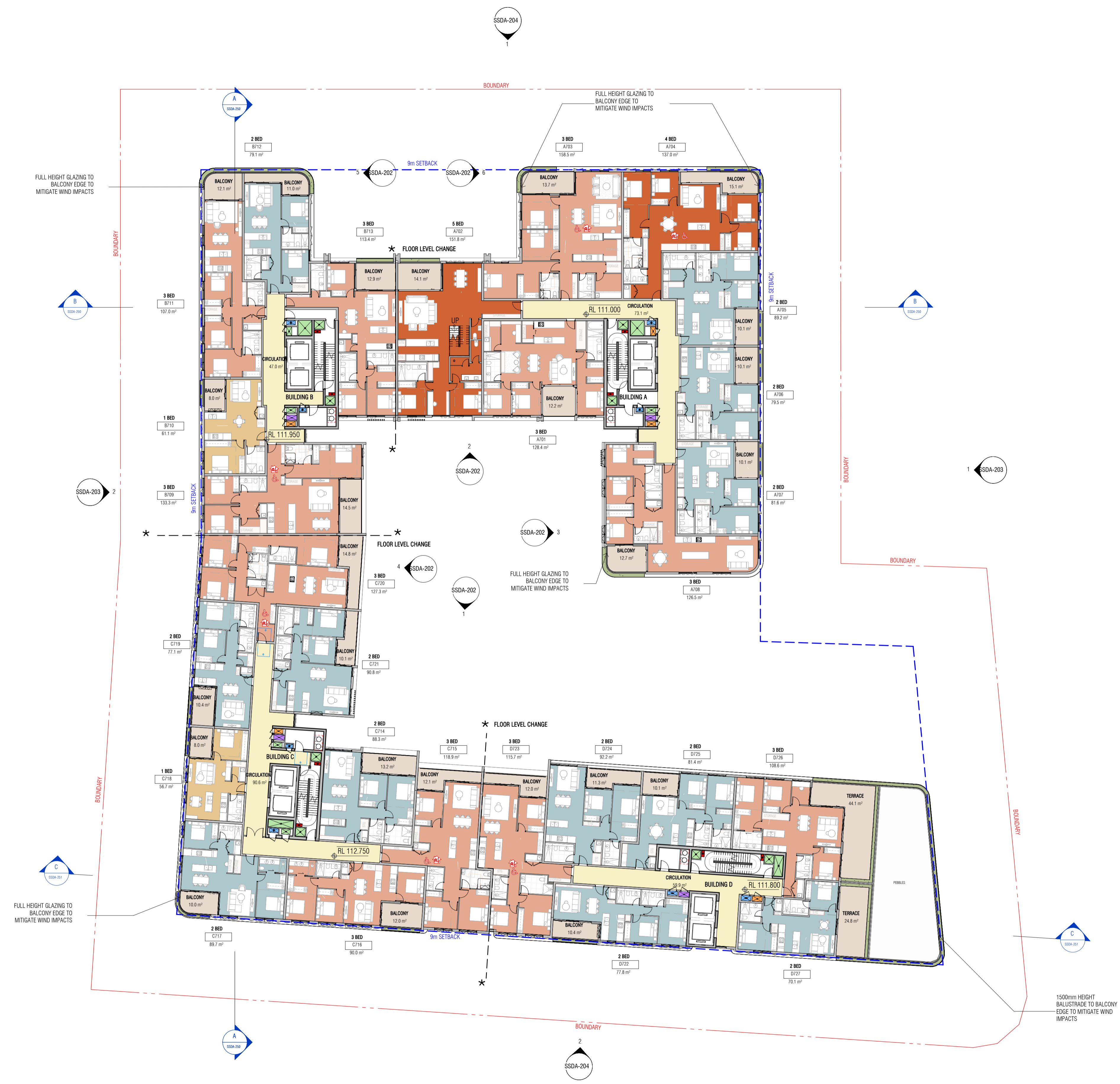
CLIENT
 HYECORP

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

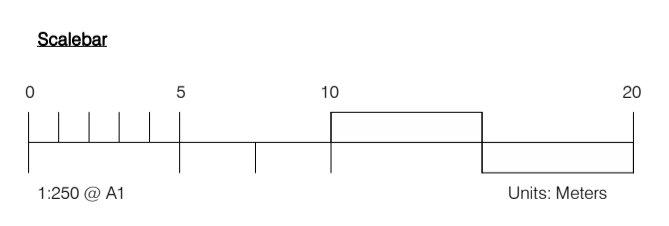
ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV.
 C
DRAWING NO.
 SSDA-106



LEGEND
 PLATINUM LIVEABLE/ADAPTABLE APARTMENTS



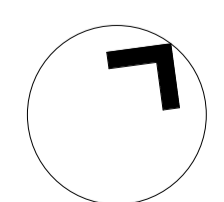
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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	12.03.2025
4	SSDA SUBMISSION	14.03.2025
5	SSDA SUBMISSION	22.03.2025
6	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1



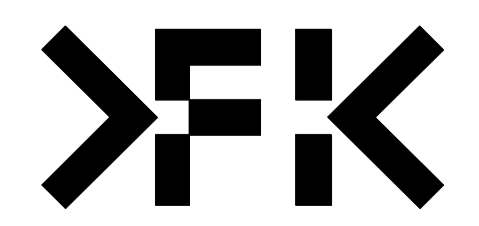
PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

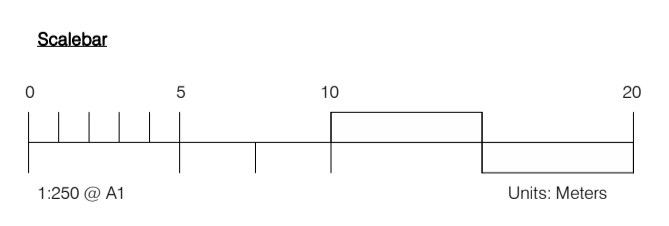
DRAWING TITLE
 LEVEL 07

FK
 WWW.FKAUSTRALIA.COM
 L21, 259 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA RIS SUBMISSION



REV.
 C
DRAWING NO.
 SSDA-107



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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

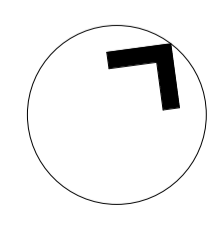
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1



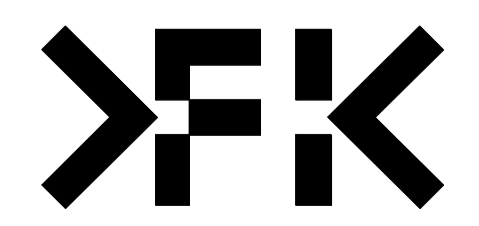
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

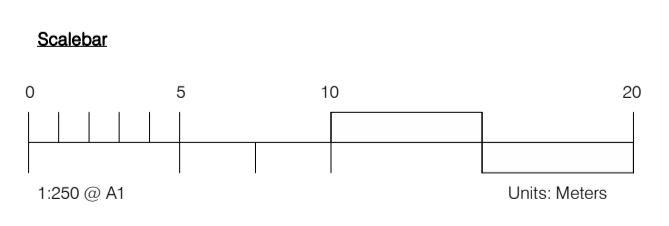
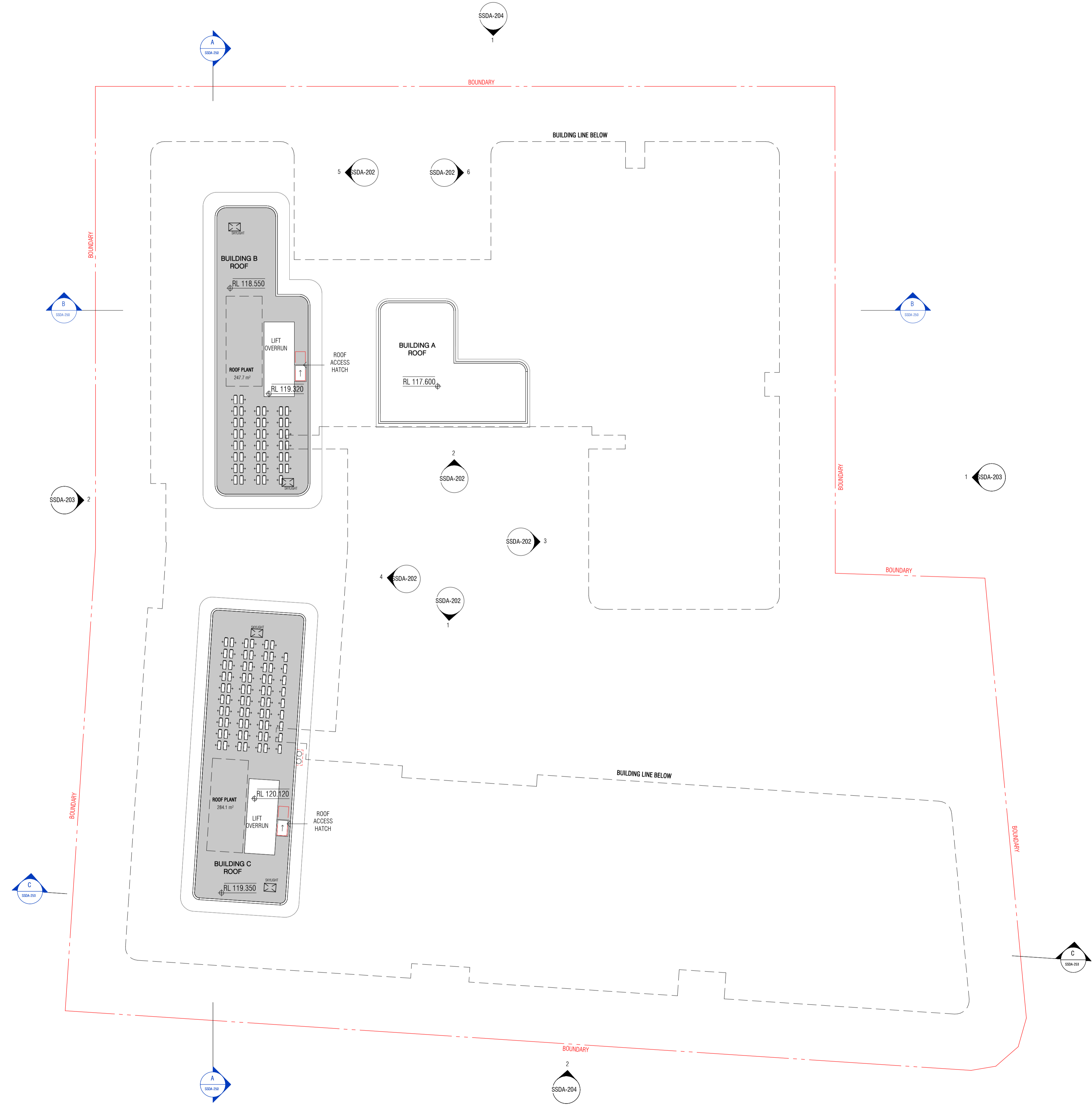
CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA RIS SUBMISSION



REV. C
DRAWING NO. SSDA-108



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

REVIEW DATE: 10.10.25

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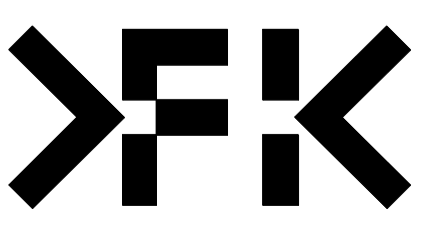
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JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



ISSUE PURPOSE
SSDA RIS SUBMISSION

REV.
C

DRAWING NO.
SSDA-109

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



1 NORTH ELEVATION (ROSEVILLE AVENUE)
SCALE: 1:250



2 SOUTH ELEVATION (LORD STREET)
SCALE: 1:250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2_R24.rvt

REVISION	DATE	DESCRIPTION
1	28.02.2025	SSDA SUBMISSION
2	07.03.2025	SSDA SUBMISSION
3	14.03.2025	SSDA SUBMISSION
4	22.03.2025	SSDA SUBMISSION
5	31.03.2025	SSDA SUBMISSION
A	02.04.2025	SSDA LODGEMENT
B	30.10.2025	SSDA RIS SUBMISSION
C	19.03.2026	SSDA RIS SUBMISSION

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)

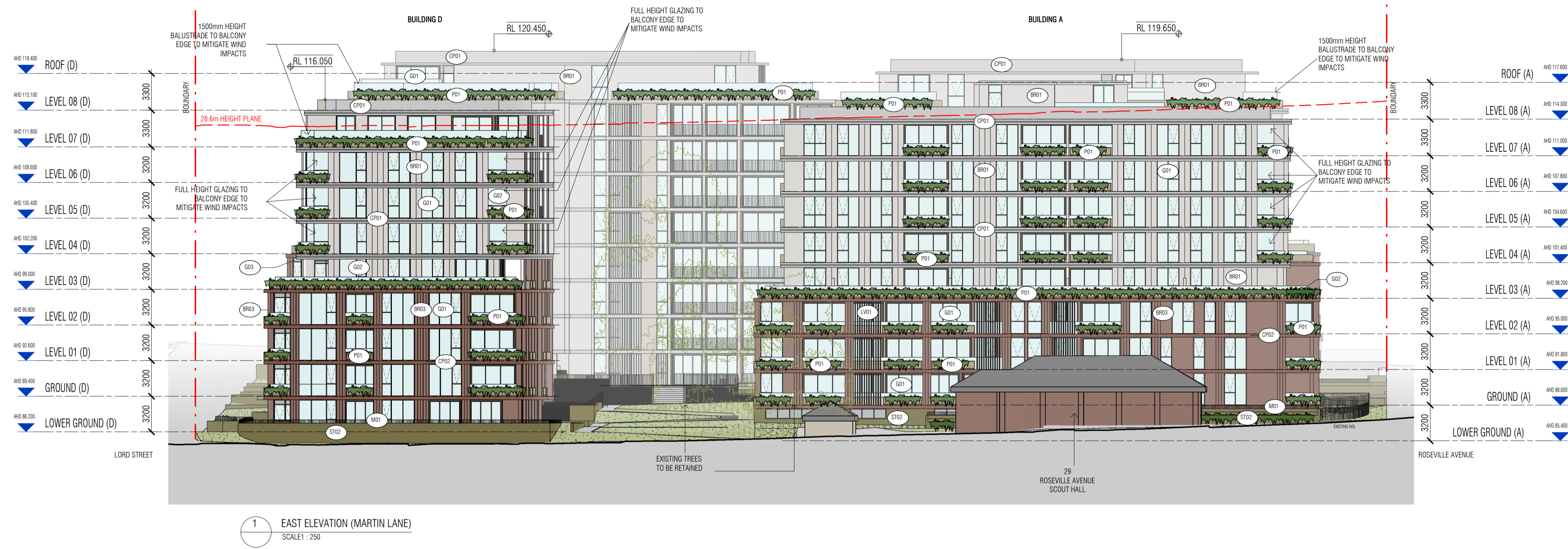
FK
WWW.FKAUSTRALIA.COM
L21, 2659 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA RIS SUBMISSION

REV. C

DRAWING NO.
SSDA-200

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)	
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM	
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DRAWN	CHECKED	DATE	JOB NO.	SCALE	
JF	RM	19.03.2026	24119	1 : 250 @A1	

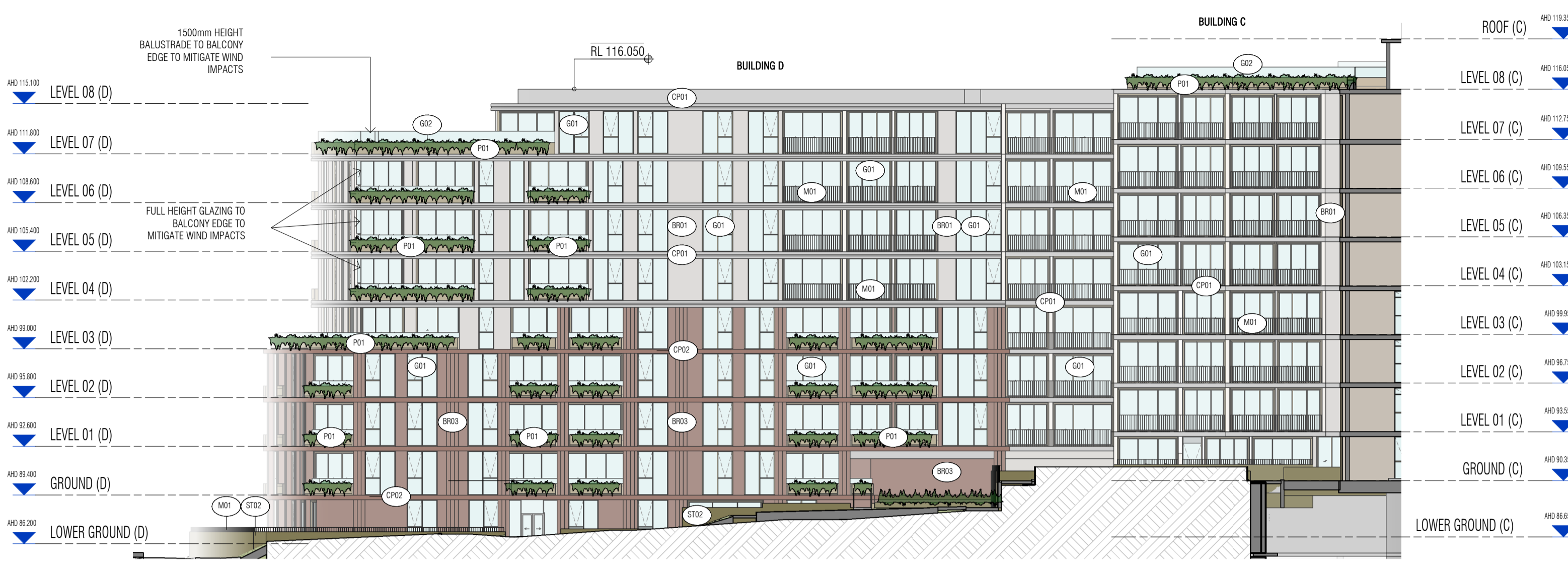
PROJECT	
ROSEVILLE	
16-24 Lord Street & 21-27 Roseville Avenue, Roseville	
DRAWING TITLE	
EAST ELEVATION (MARTIN LANE) & WEST ELEVATION	

CLIENT	
HYECORP	

FK	
WWW.FKAUSTRALIA.COM	
L21, 269 GEORGE STREET, SYDNEY	
NEW SOUTH WALES 2000 AUSTRALIA	
TELEPHONE: +61 2 8216 3500	
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032	
ISSUE PURPOSE	
SSDA RIS SUBMISSION	

REV. C DRAWING NO. SSSA-201

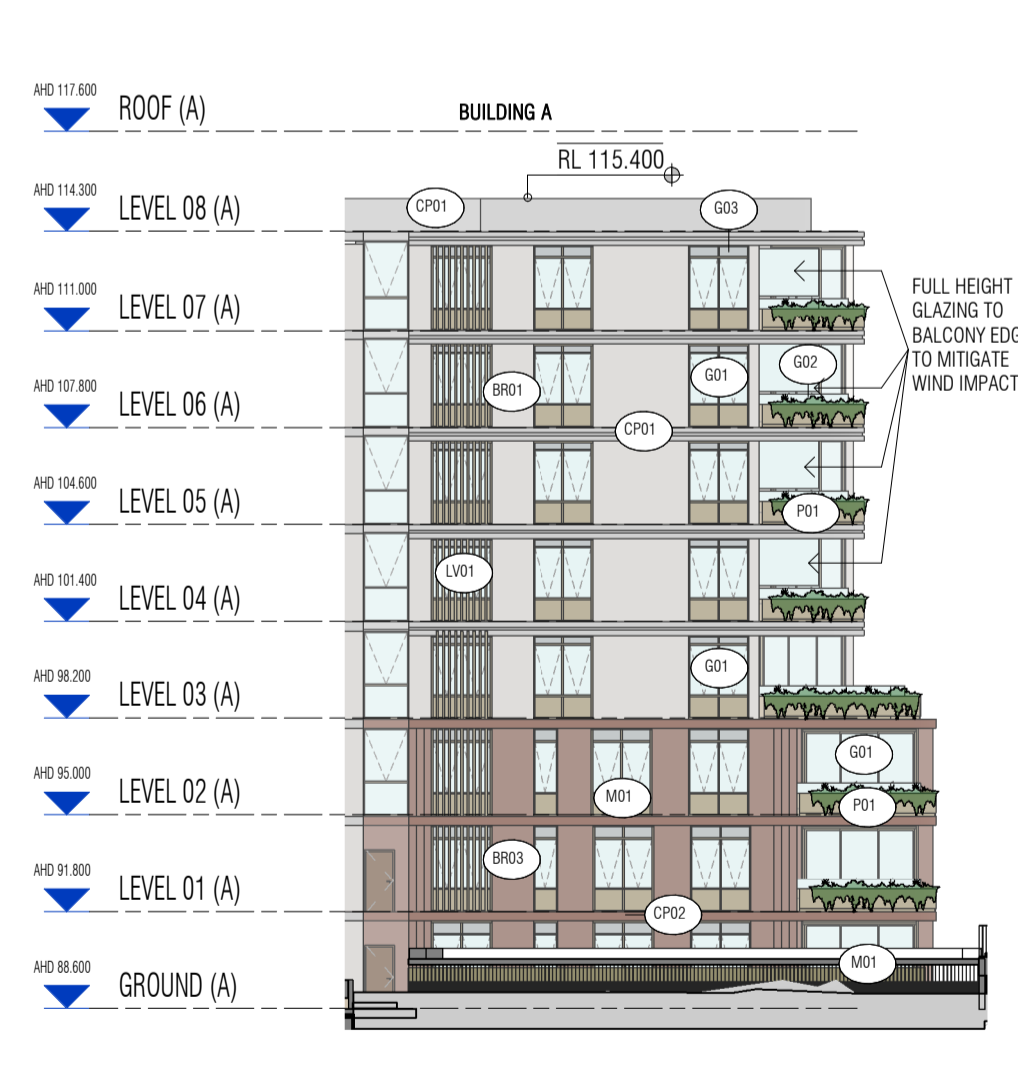
NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE



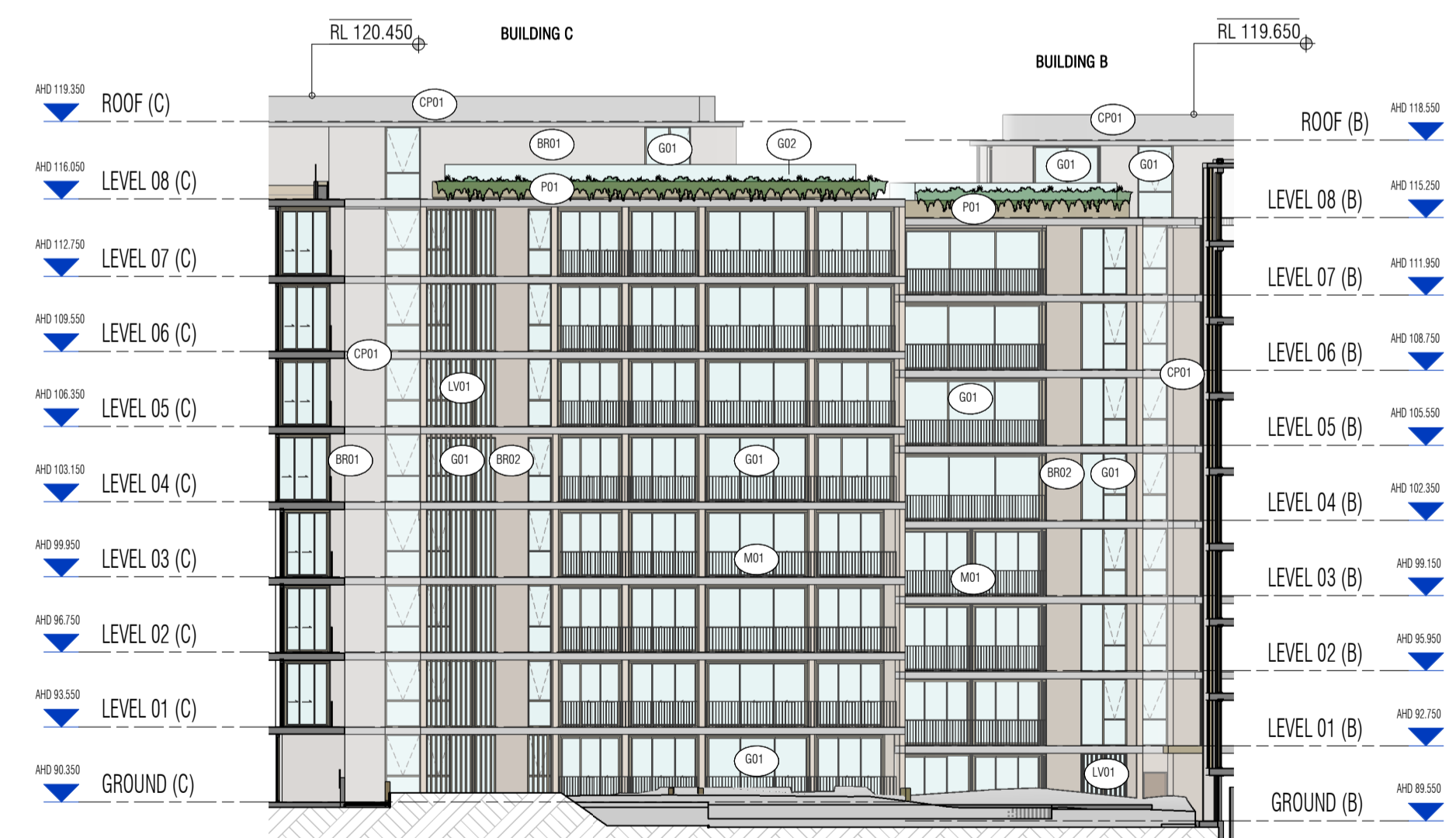
1 INTERNAL NORTH ELEVATION
SCALE: 1:250



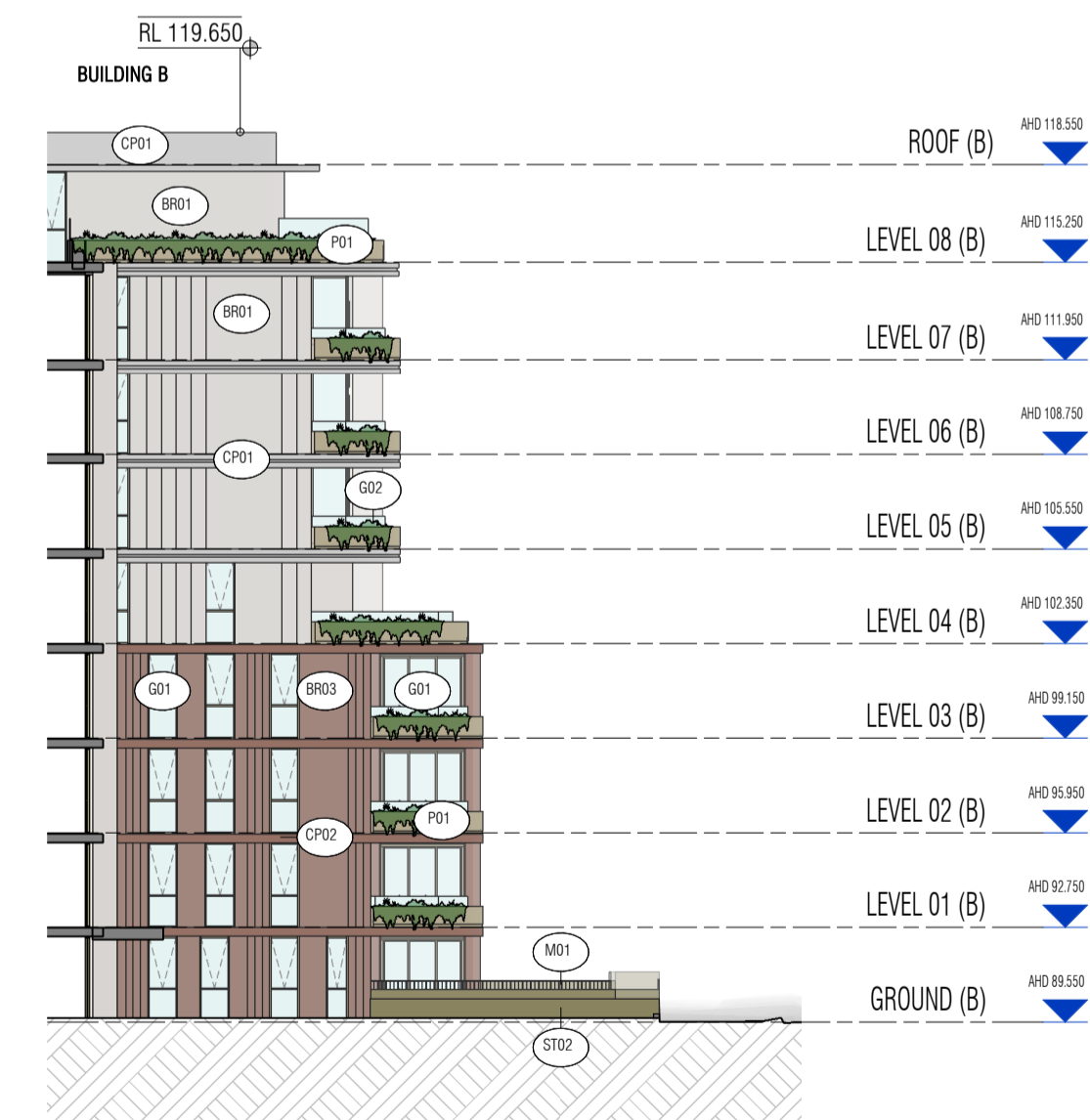
2 INTERNAL SOUTH ELEVATION
SCALE: 1:250



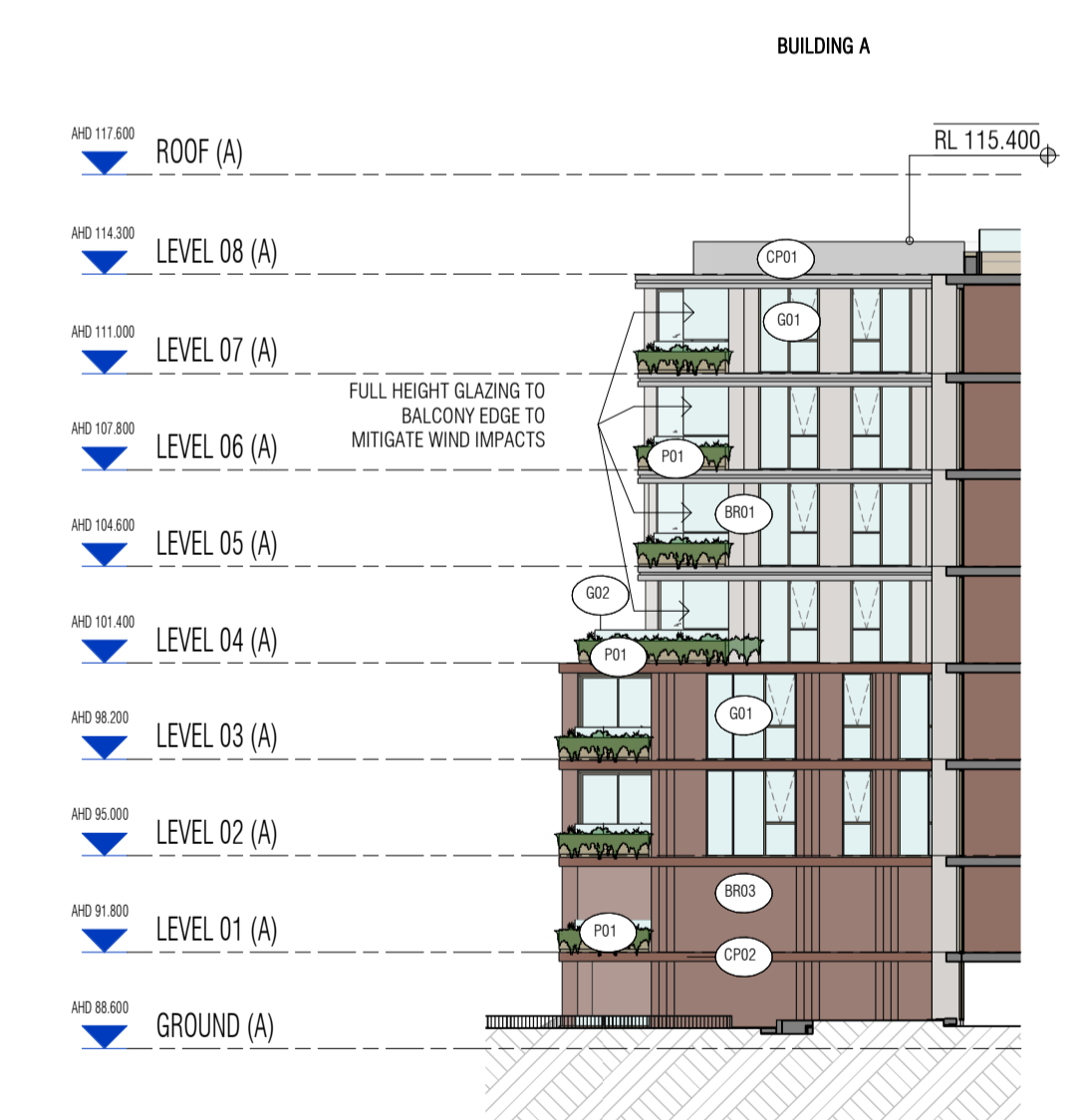
3 INTERNAL WEST ELEVATION
SCALE: 1:250



4 INTERNAL EAST ELEVATION
SCALE: 1:250



5 INTERNAL EAST ELEVATION - ROSEVILLE AVE
SCALE: 1:250



6 INTERNAL WEST ELEVATION - ROSEVILLE AVE
SCALE: 1:250

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPH RFI 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	14.03.2025
2	SSDA SUBMISSION	22.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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REVIEW DATE: 10.10.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

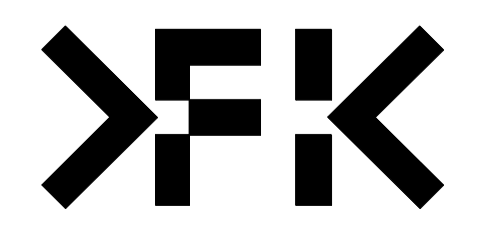
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

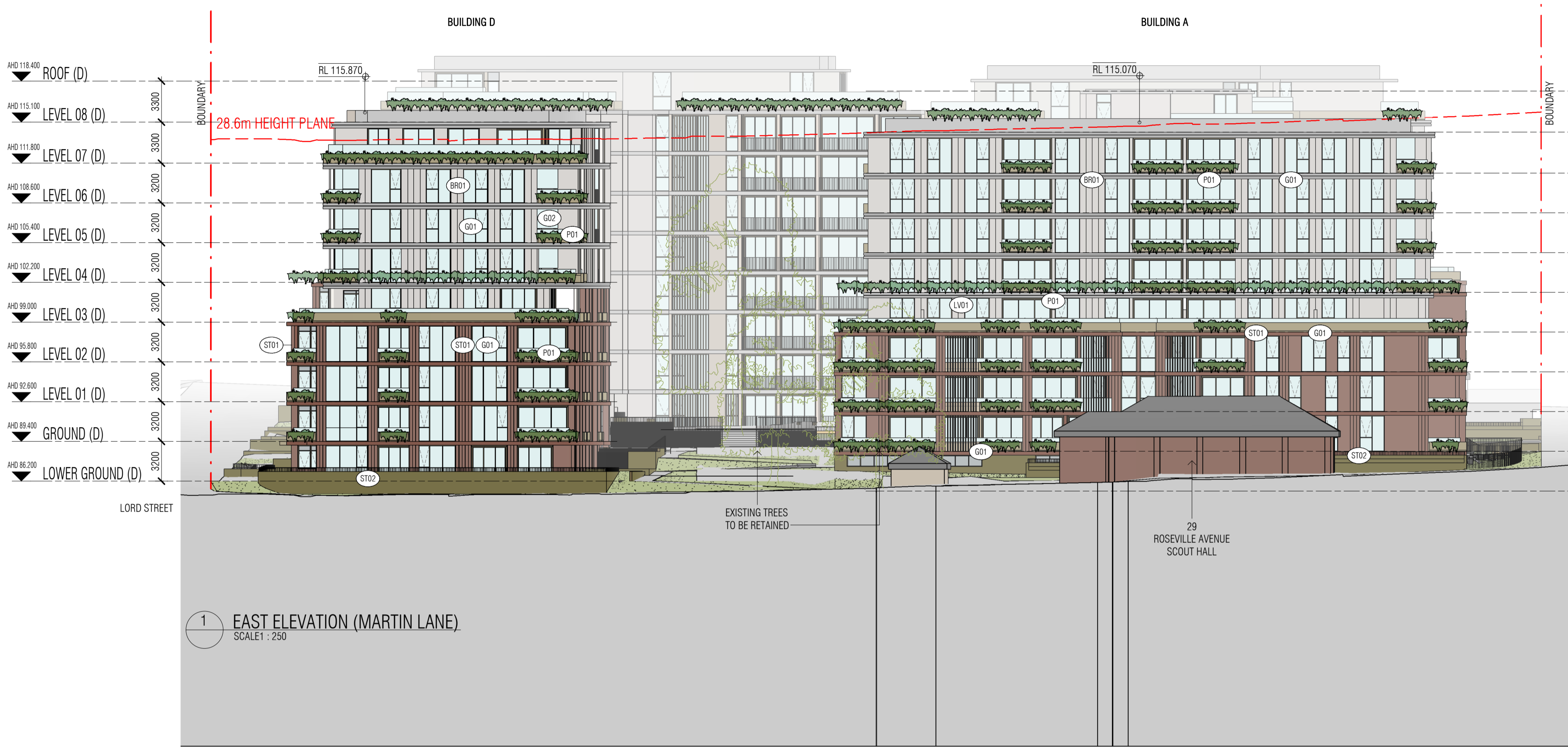


REVISION
C

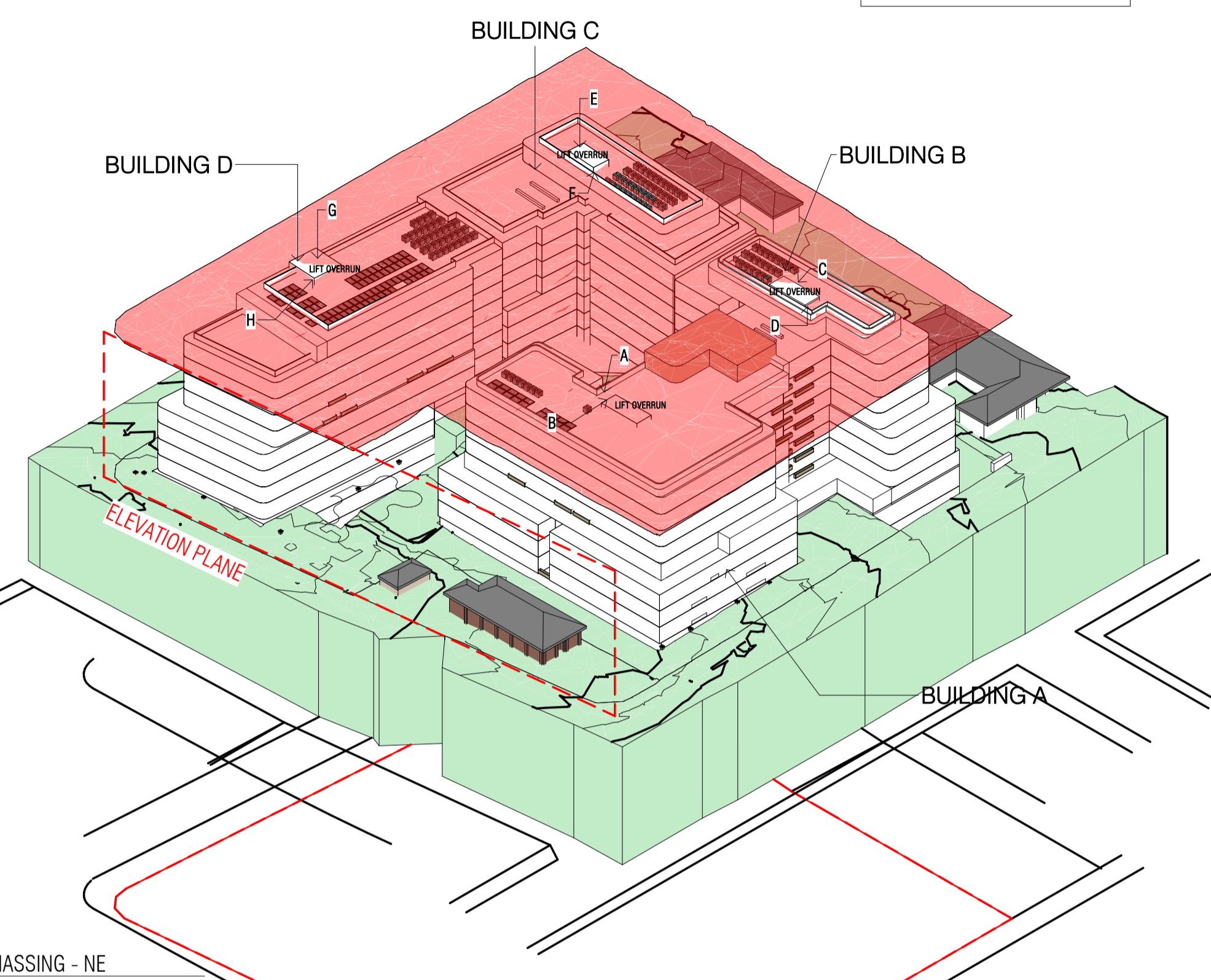
DRAWING NO.
SSDA-202

NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

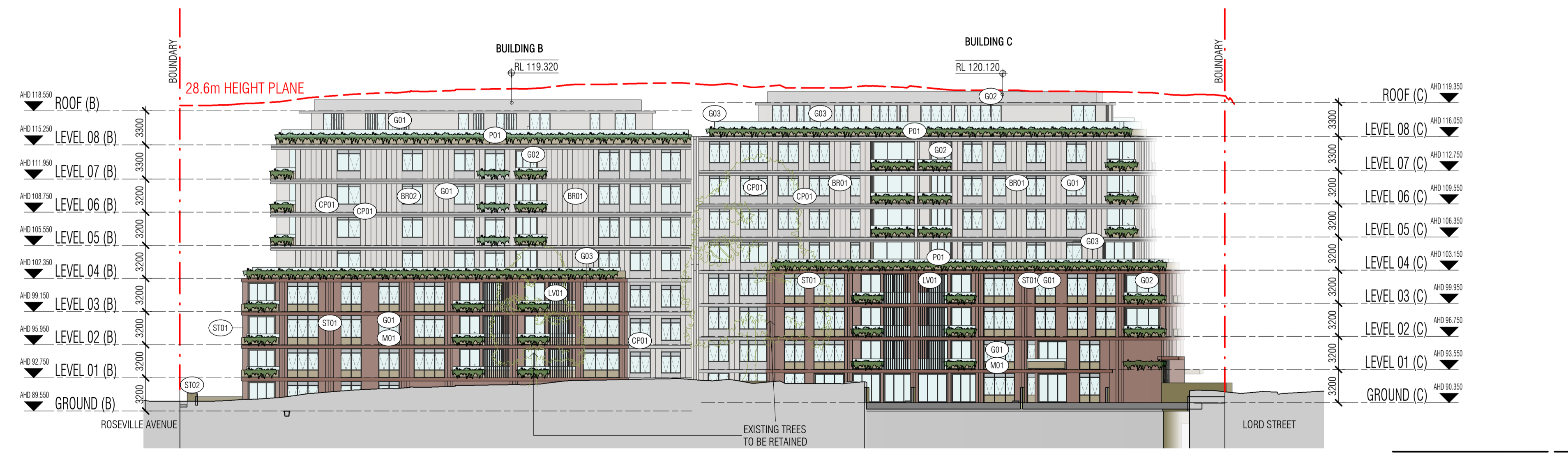
RL LEGEND 01	
A= 117.200	E= 120.550
B= 116.362	F= 119.723
C= 119.750	G= 116.300
D= 118.934	H= 115.851



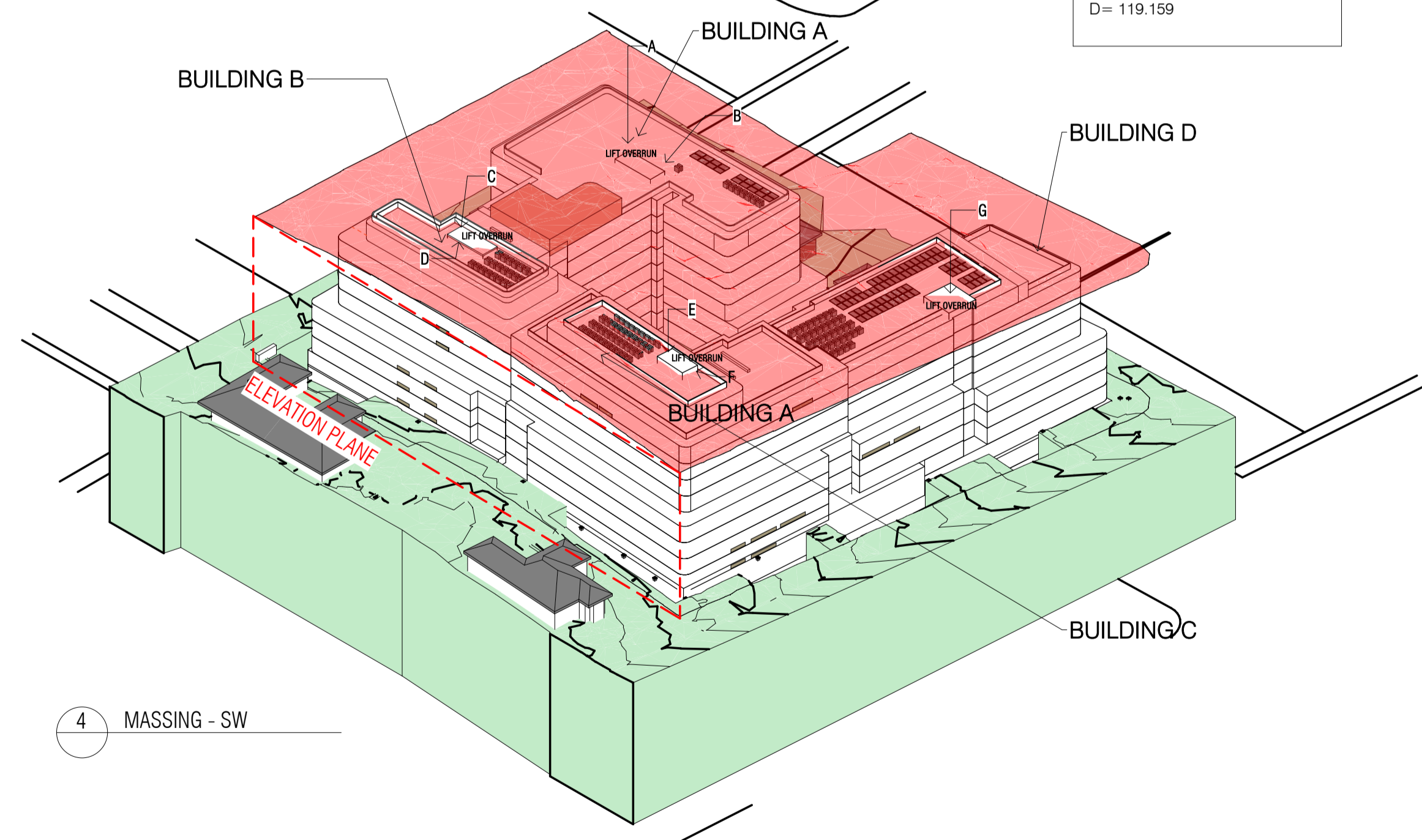
ROOF (A)	AHD 117.600
LEVEL 08 (A)	AHD 114.200
LEVEL 07 (A)	AHD 111.800
LEVEL 06 (A)	AHD 107.800
LEVEL 05 (A)	AHD 104.600
LEVEL 04 (A)	AHD 101.400
LEVEL 03 (A)	AHD 98.200
LEVEL 02 (A)	AHD 95.000
LEVEL 01 (A)	AHD 91.800
GROUND (A)	AHD 88.600
LOWER GROUND (A)	AHD 85.400



RL LEGEND 02	
A= 117.200	E= 120.550
B= 116.457	F= 119.670
C= 119.750	G= 116.300
D= 119.159	



ROOF (C)	AHD 119.350
LEVEL 08 (C)	AHD 116.050
LEVEL 07 (C)	AHD 112.750
LEVEL 06 (C)	AHD 109.550
LEVEL 05 (C)	AHD 106.250
LEVEL 04 (C)	AHD 103.150
LEVEL 03 (C)	AHD 99.950
LEVEL 02 (C)	AHD 96.750
LEVEL 01 (C)	AHD 93.550
GROUND (C)	AHD 90.350



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI_R1 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE		(FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM		
<input checked="" type="checkbox"/>	SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED.	REVIEW DATE: 10.10.25
<input type="checkbox"/>	DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
<input type="checkbox"/>	TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.	
<input type="checkbox"/>	CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.	
IF THIS DRAWING IS STAMPED 'UNCONTROLLED COPY' THEN IT IS TO BE CONSIDERED A DRAFT, SUBJECT TO REVISION WITHOUT NOTICE		

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
EAST ELEVATION (MARTIN LANE) & WEST ELEVATION & AXO

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

DRAWING NO.
SSDA-203

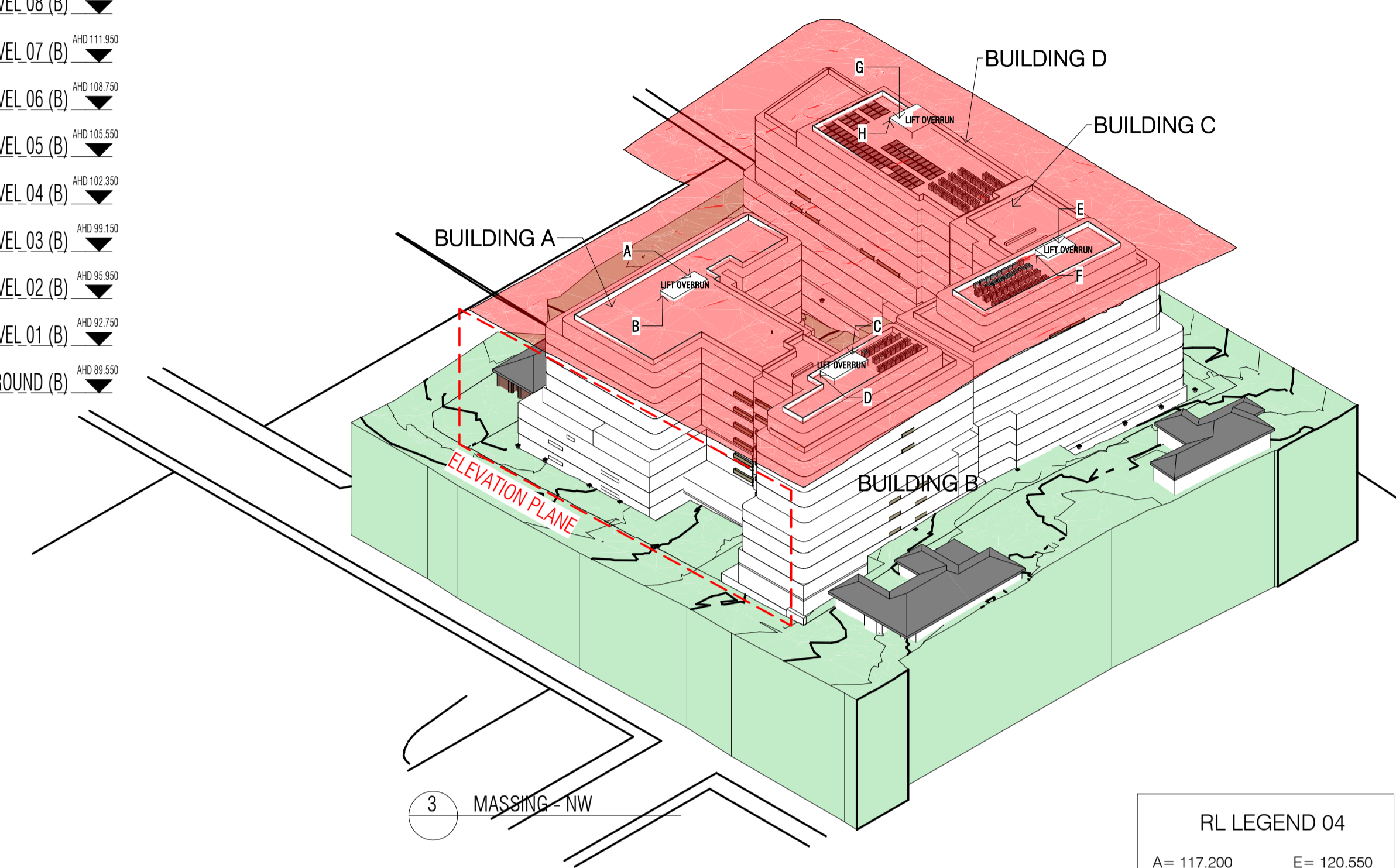
NOTE: WINDOW OPENINGS ARE TO BE PROVIDED WITH PROTECTION, IF THE FLOOR BELOW THE WINDOW IS 2 METRES OR MORE ABOVE THE SURFACE BENEATH, IN ACCORDANCE WITH D3029 OF NCC VOLUME ONE

RL LEGEND 03

A= 117.200	E= 120.550
B= 116.495	F= 119.716
C= 119.750	G= 116.300
D= 118.937	H= 115.816



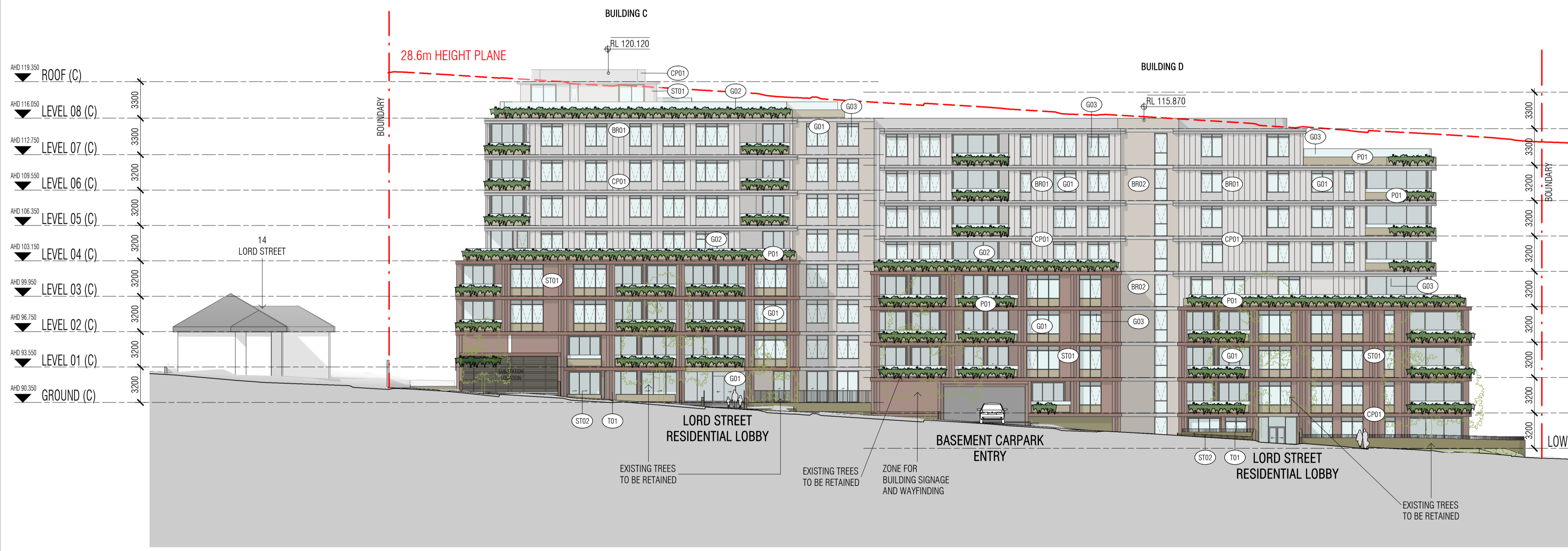
1 NORTH ELEVATION (ROSEVILLE AVENUE)
SCALE 1 : 300



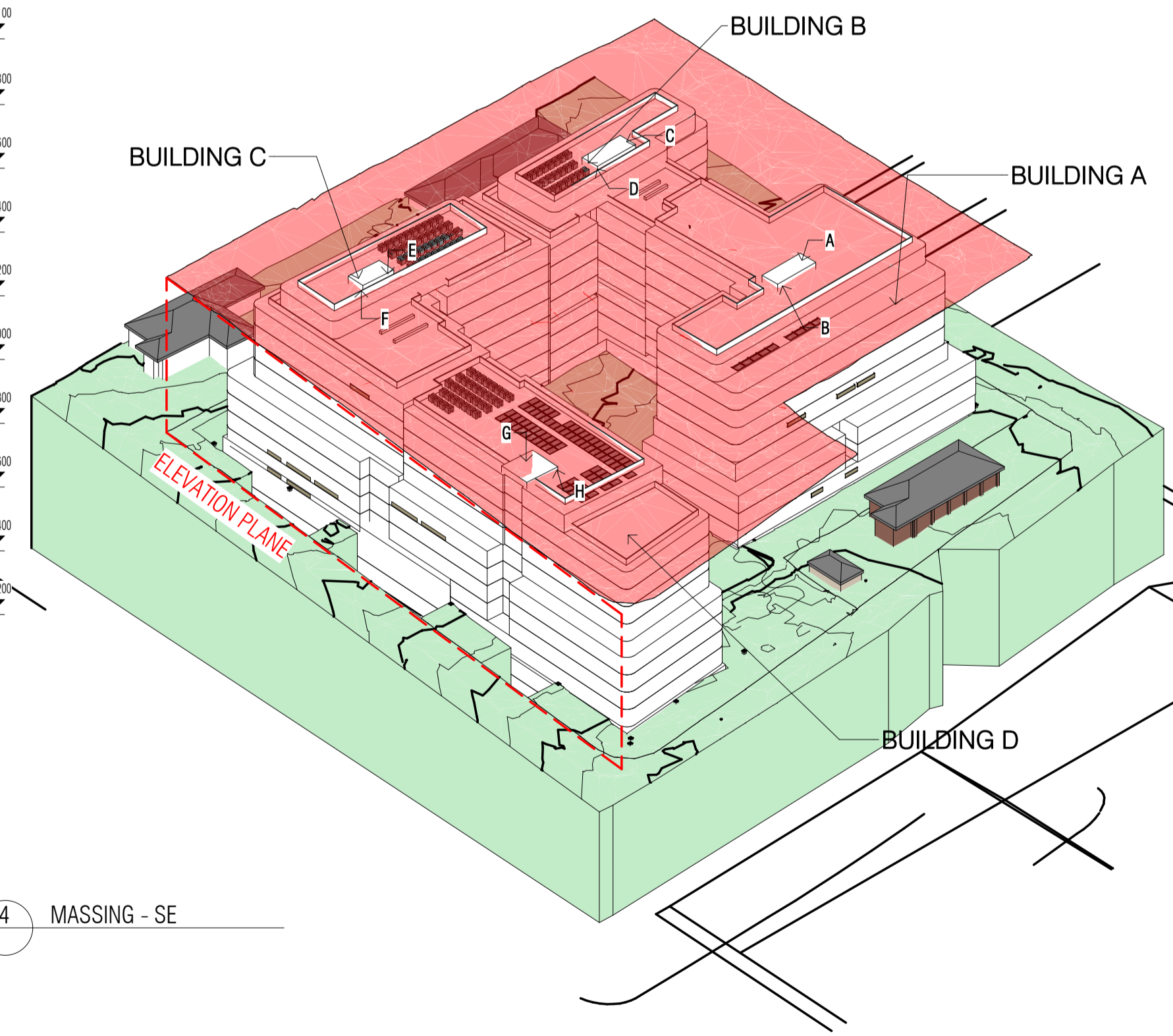
3 MASSING - NW

RL LEGEND 04

A= 117.200	E= 120.550
B= 116.362	F= 119.742
C= 119.750	G= 116.300
D= 119.264	H= 115.841



2 SOUTH ELEVATION (LORD STREET)
SCALE 1 : 250



4 MASSING - SE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI_RFI 2_R2.rvt

REVISION

1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
5	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

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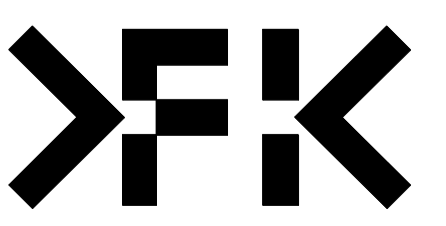
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

PROJECT
ROSEVILLE

CLIENT
HYECORP

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

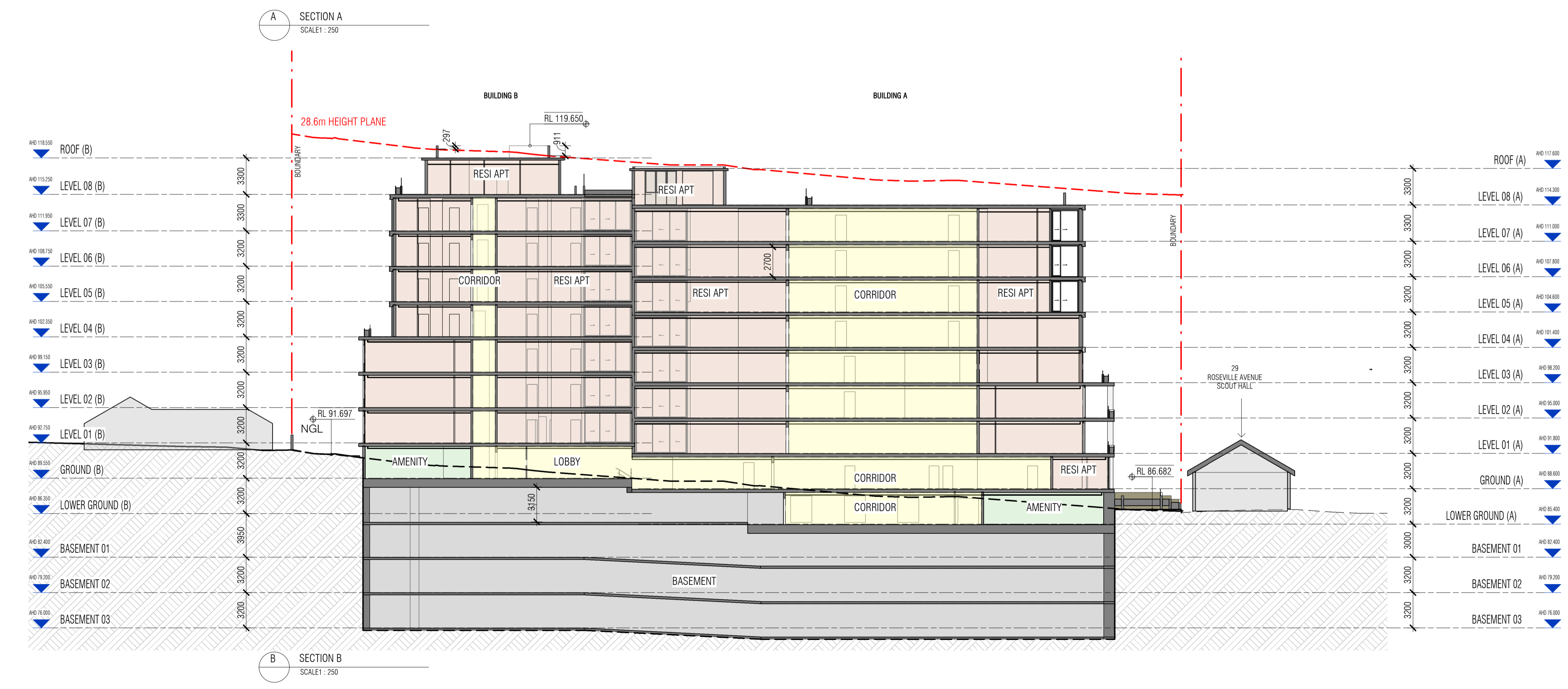
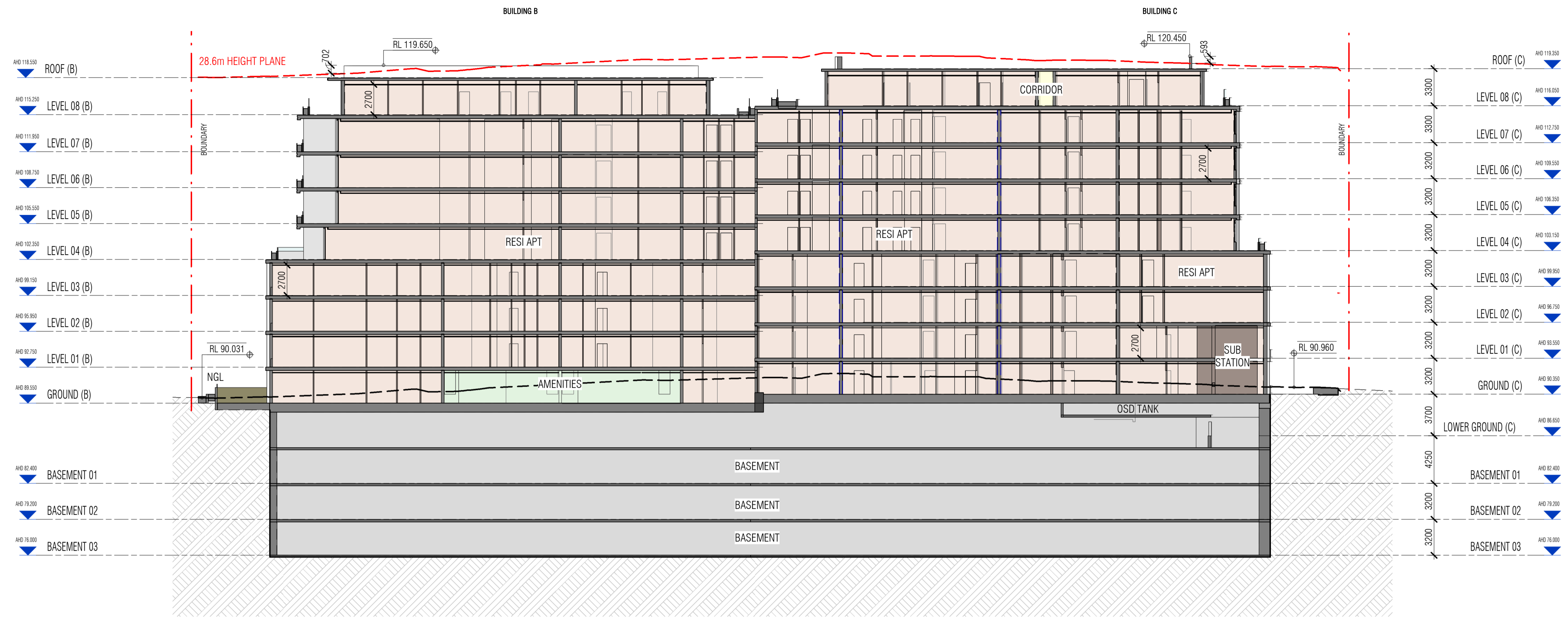
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



DRAWING TITLE
NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST) & AXO

ISSUE PURPOSE
SSDA LODGEMENT

REV. C
DRAWING NO. SSDA-204



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPH R1 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.

CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN: JF
CHECKED: RM
DATE: 19.03.2026
JOB NO.: 24119
SCALE: 1:250 @A1

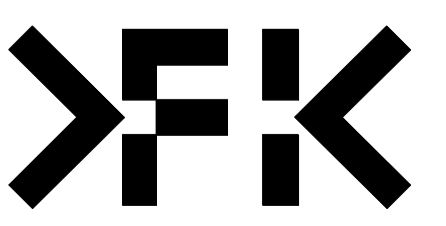
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

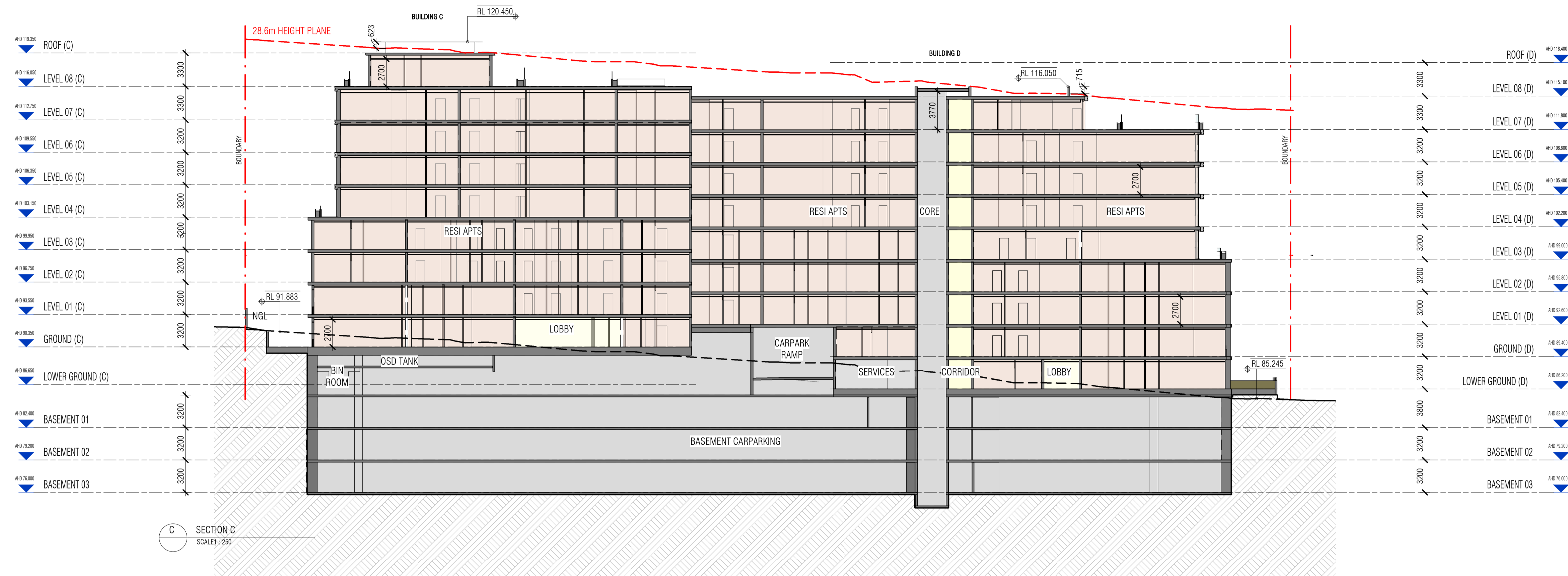
CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV. C
DRAWING NO.
SSDA-250



REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 250 @A1

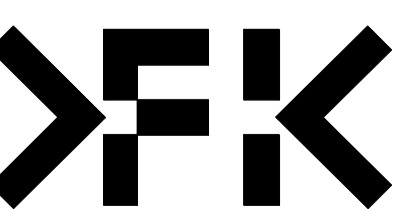
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

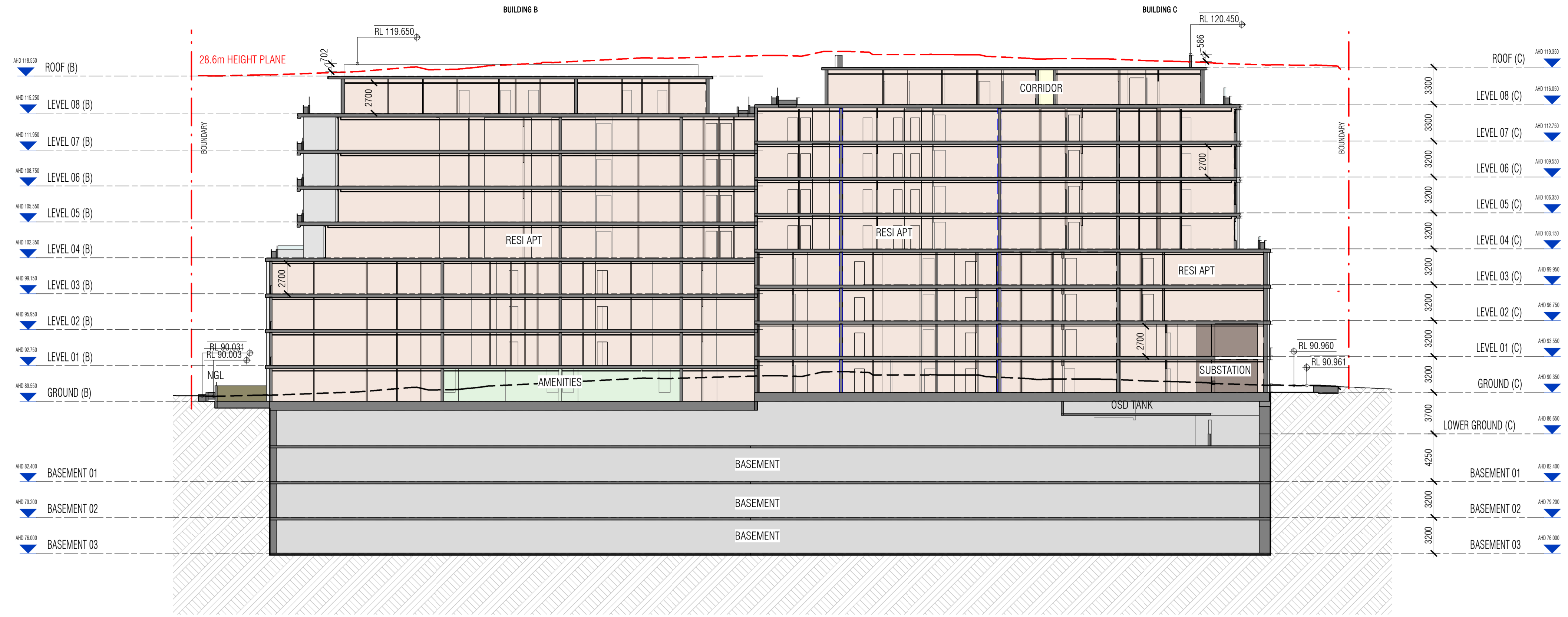
ISSUE PURPOSE
SSDA LODGEMENT



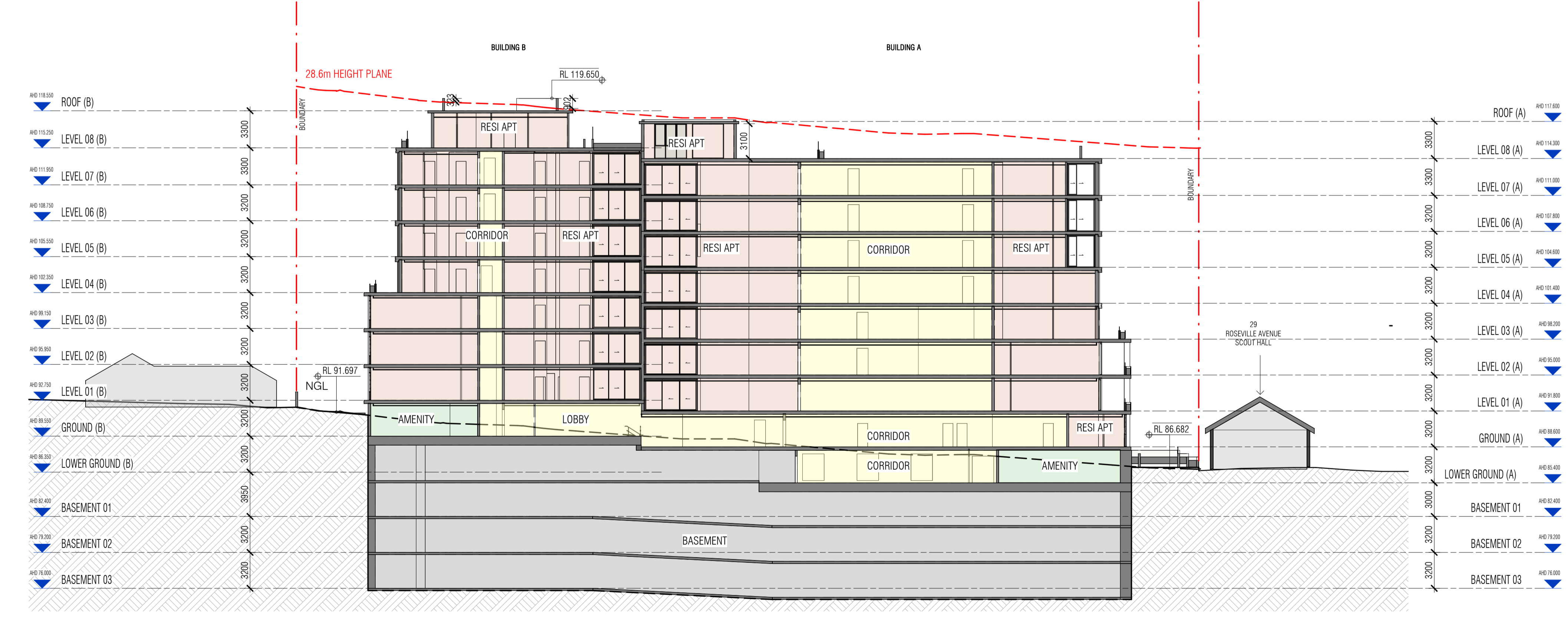
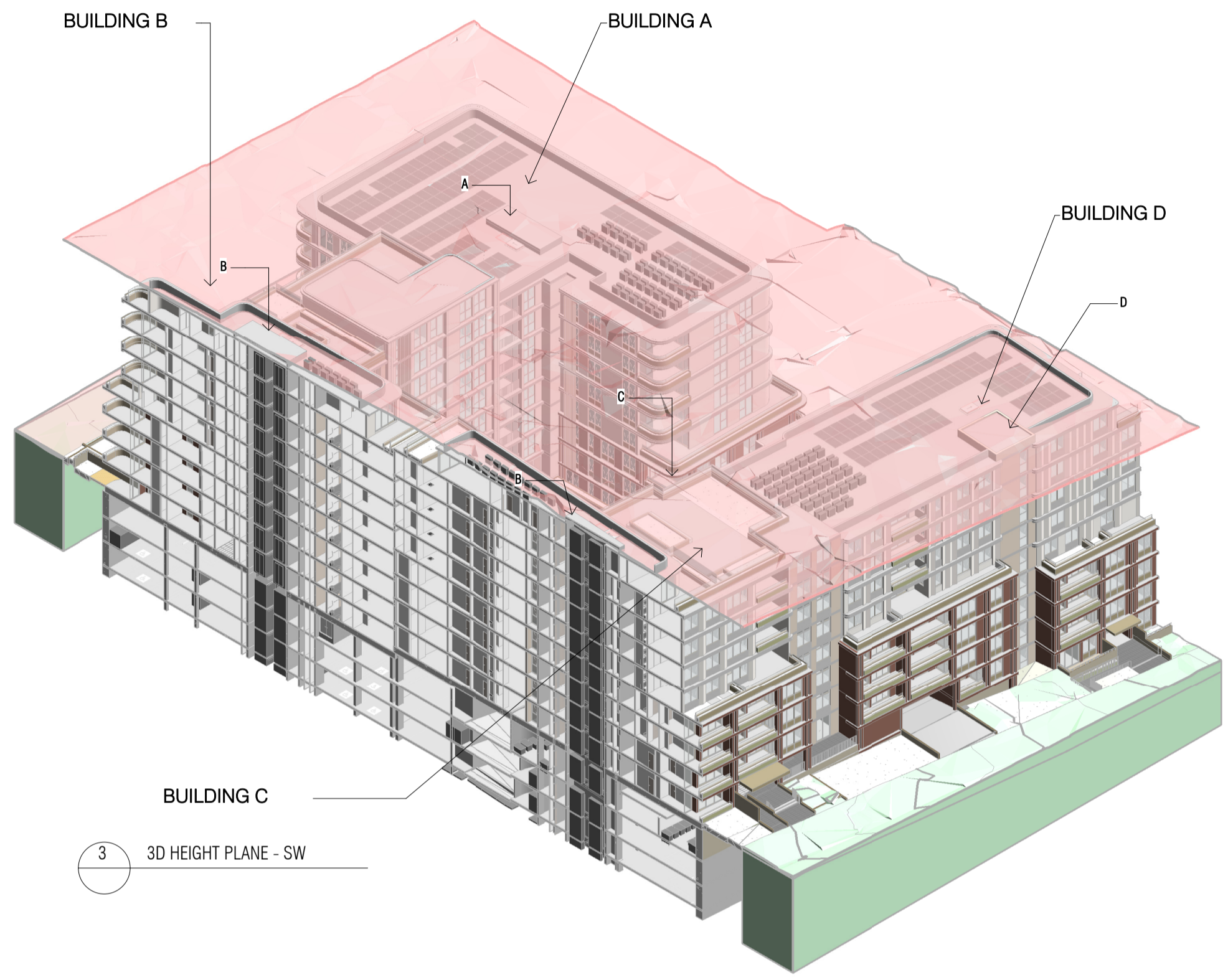
REV.
C

DRAWING NO.
SSDA-251

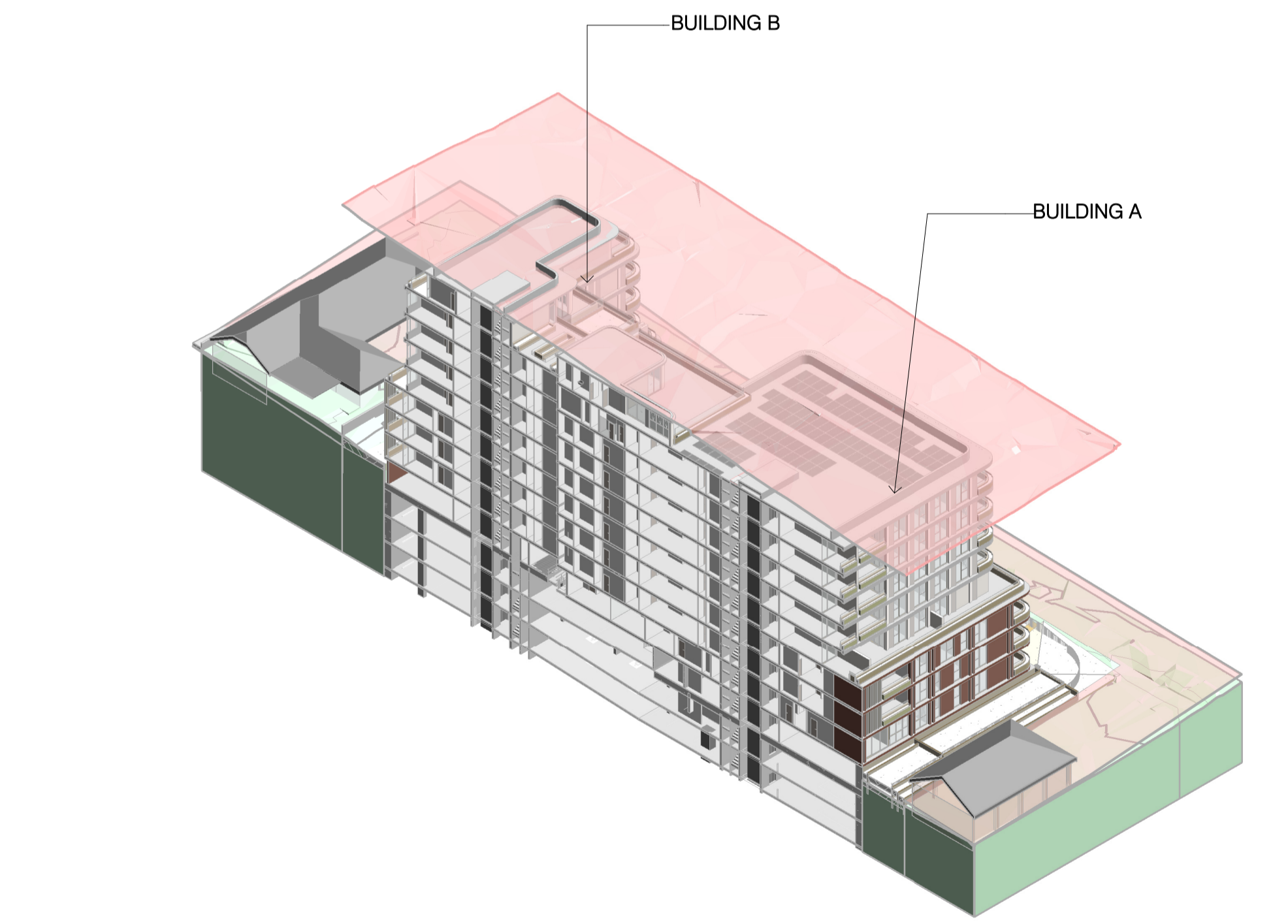
RL LEGEND 05			
A= 115.070	C= 120.120		
B= 119.320	D= 115.870		



A SECTION A
SCALE: 1:250



B SECTION B
SCALE: 1:250



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2 R24.rvt

REVISION	DATE
A SSDA RIS SUBMISSION	30.10.2025
B SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

- SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- CONSTRUCTION DOCUMENTATION REVIEW FOR THIS DRAWING IS YET TO BE COMPLETED.

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

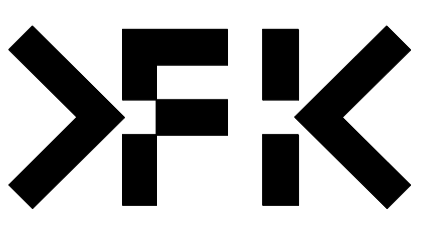
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

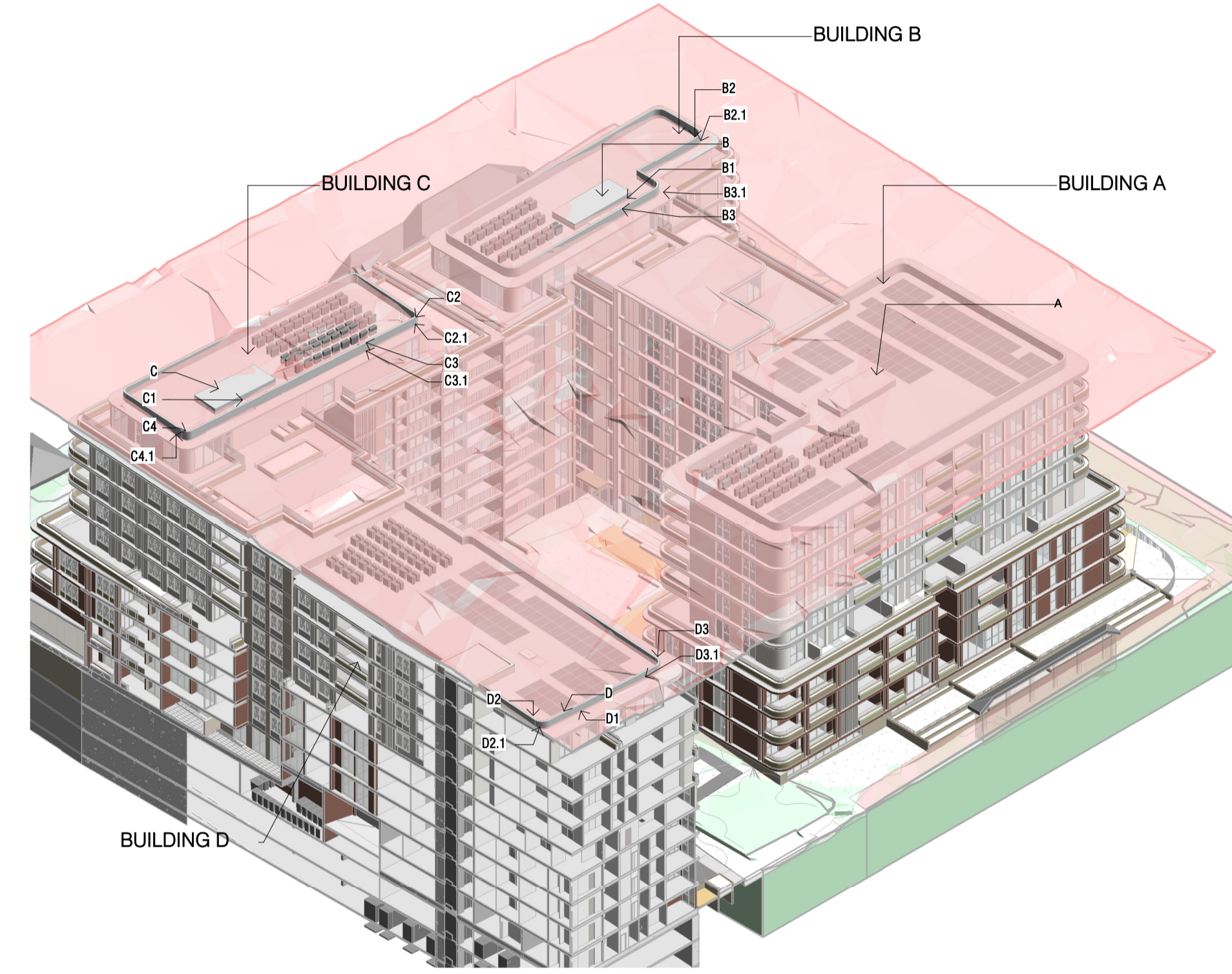
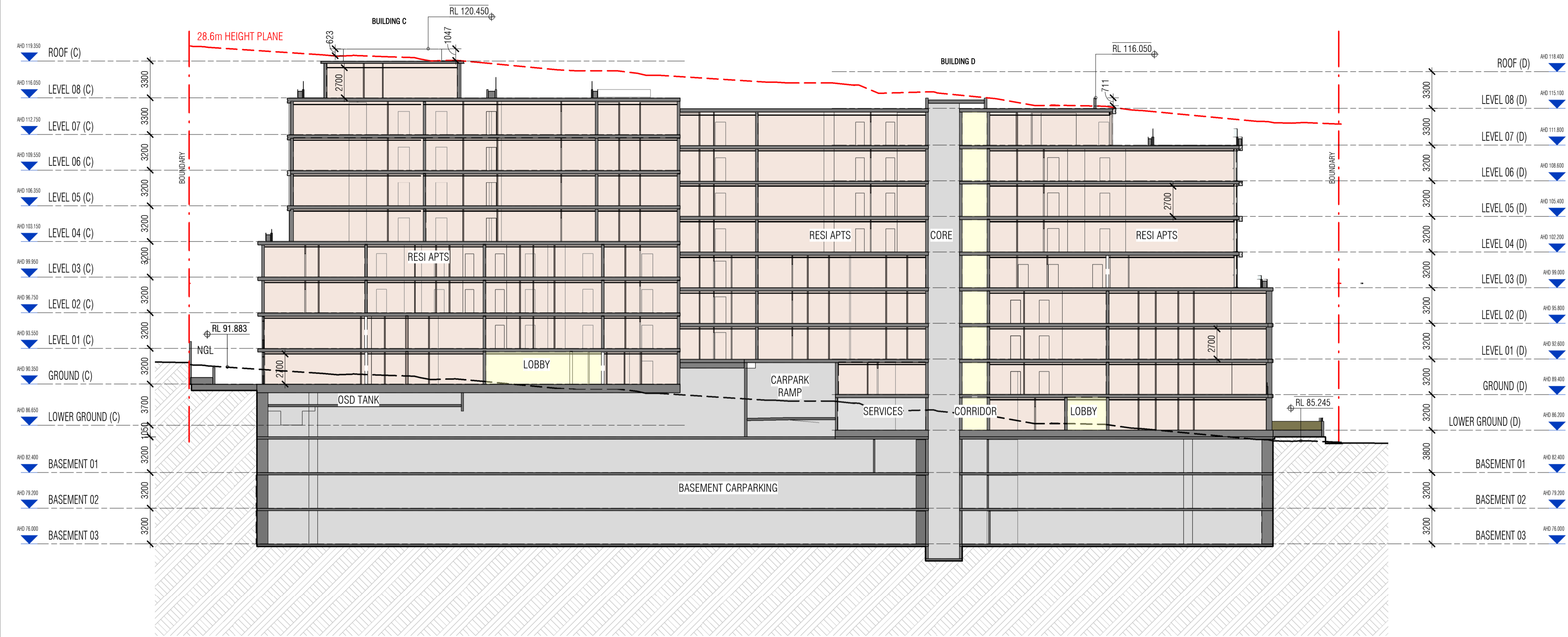
ISSUE PURPOSE
SSDA LODGEMENT



REV.
B

DRAWING NO.
SSDA-252

RL LEGEND 07		HEIGHT DIFFERENCE
A= 115.07	D= 116.20	B-B1= 0.46m
B= 119.32	D1= 115.27	B2-B2.1= 1.01m
B1= 118.86	D2= 116.20	B3-B3.1= 0.97m
B2= 119.65	D2.1= 115.28	C2-C2.1= 0.876m
B2.1= 118.64	D3= 116.20	C3-C3.1= 1.06m
B3= 119.65	D3.1= 115.35	C4-C4.1= 1.07m
B3.1= 118.68		D-D.1= 0.93m
C2= 120.45		D2-D2.1= 0.92m
C2.1= 119.574		D3-D3.1= 0.85m
C3= 120.45		
C3.1= 119.39		
C4= 120.45		
C4.1= 119.38		



C SECTION C
SCALE: 1:250

2 3D HEIGHT PLANE - SE

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPH RFI 2 R24.rvt

REVISION	DESCRIPTION	DATE
A	SSDA RIS SUBMISSION	30.10.2025
B	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:250 @A1

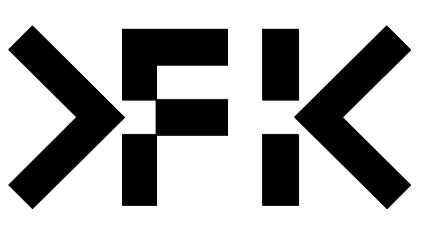
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

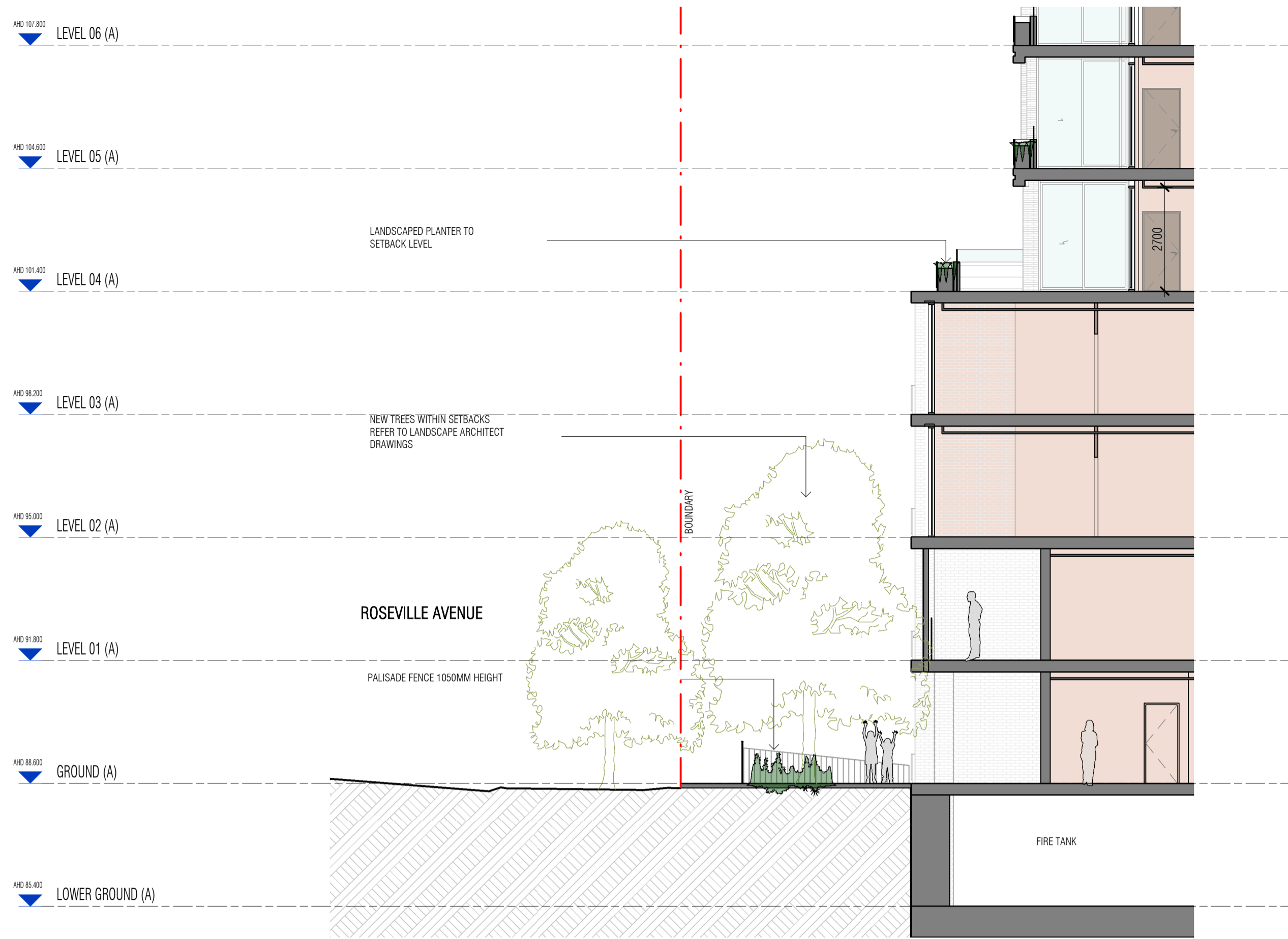
CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

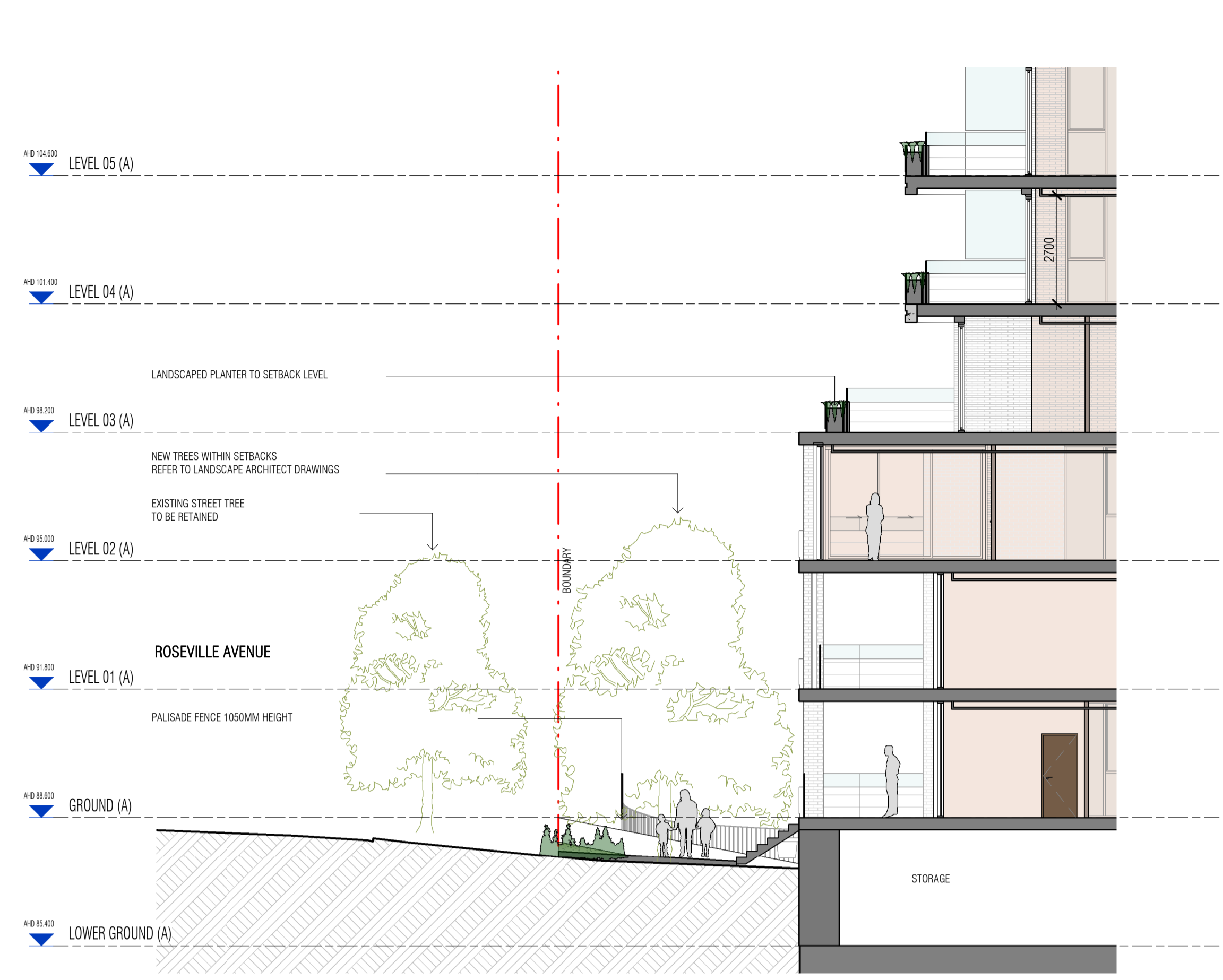
ISSUE PURPOSE
SSDA LODGEMENT



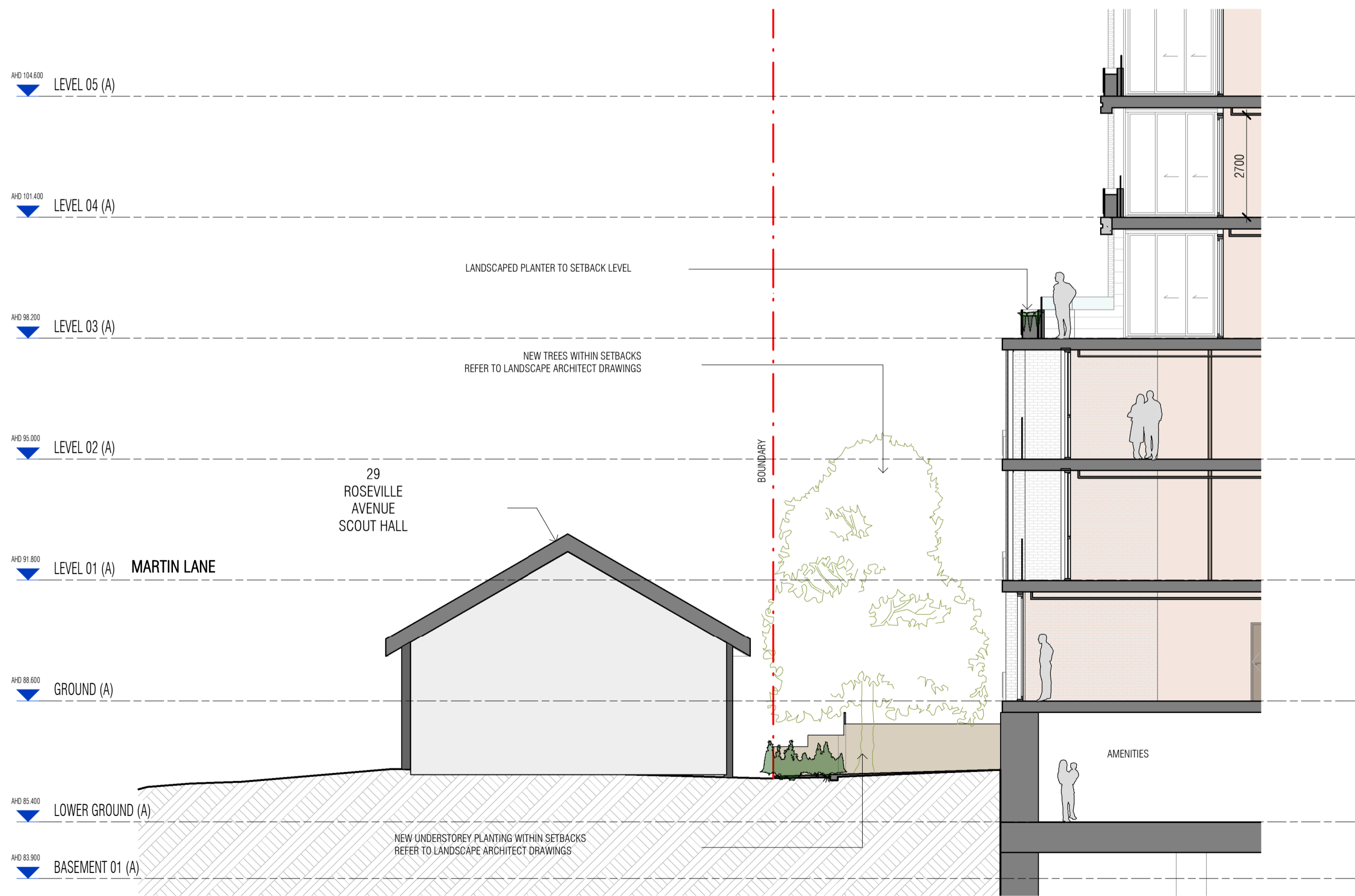
REV. B
DRAWING NO. SSDA-253



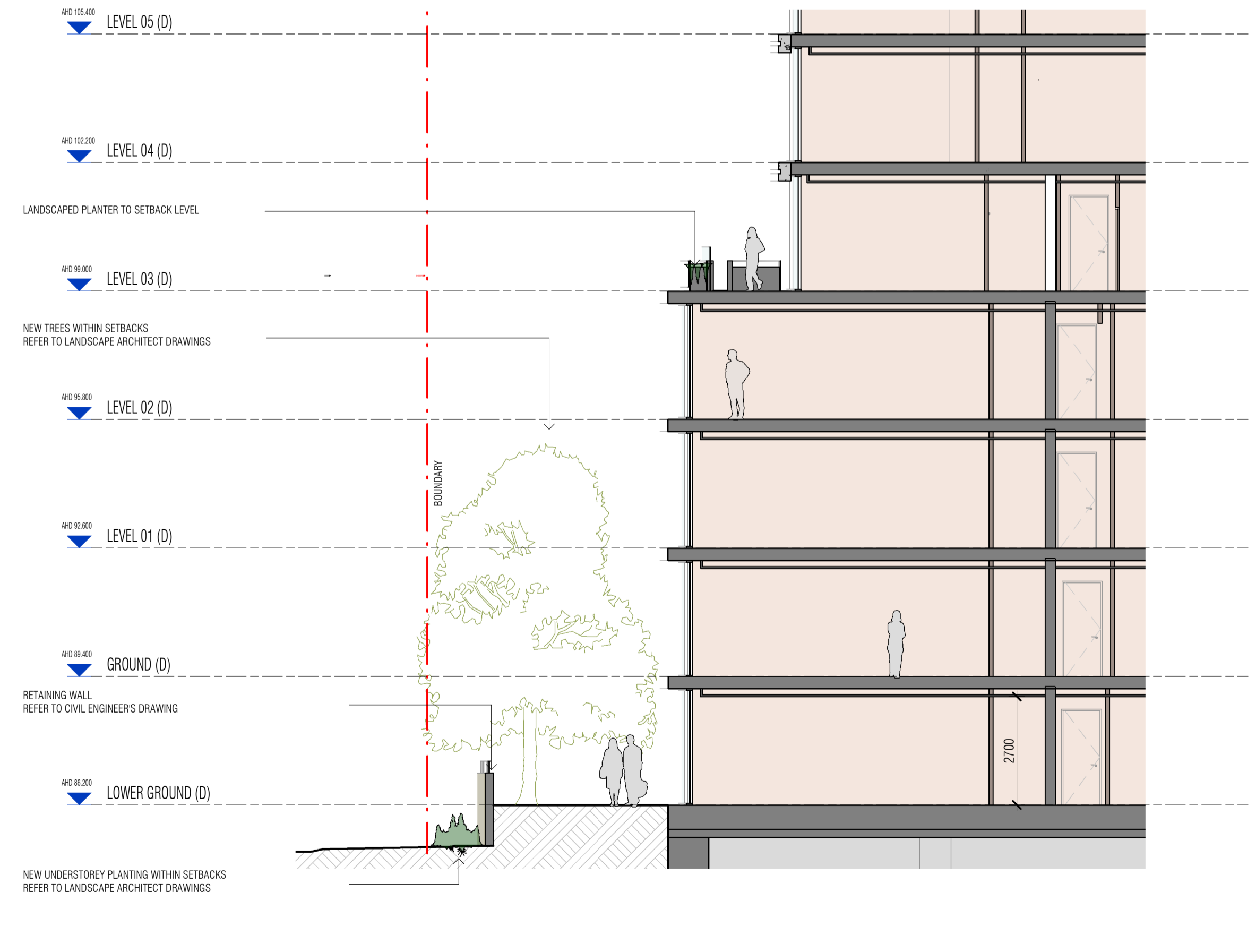
D SECTION D
 SCALE 1 : 100



E SECTION E
 SCALE 1 : 100



F SECTION F
 SCALE 1 : 100



G SECTION G
 SCALE 1 : 100

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119_GENERAL_DPHI_RFI_2_R24.rvt

REVISION	DATE
1 SSSA SUBMISSION	28.02.2025
2 SSSA SUBMISSION	07.03.2025
3 SSSA SUBMISSION	14.03.2025
A SSSA LODGEMENT	02.04.2025
B SSSA RIS SUBMISSION	30.10.2025
C SSSA RIS SUBMISSION	19.03.2026

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 100 @A1

PROJECT
 ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

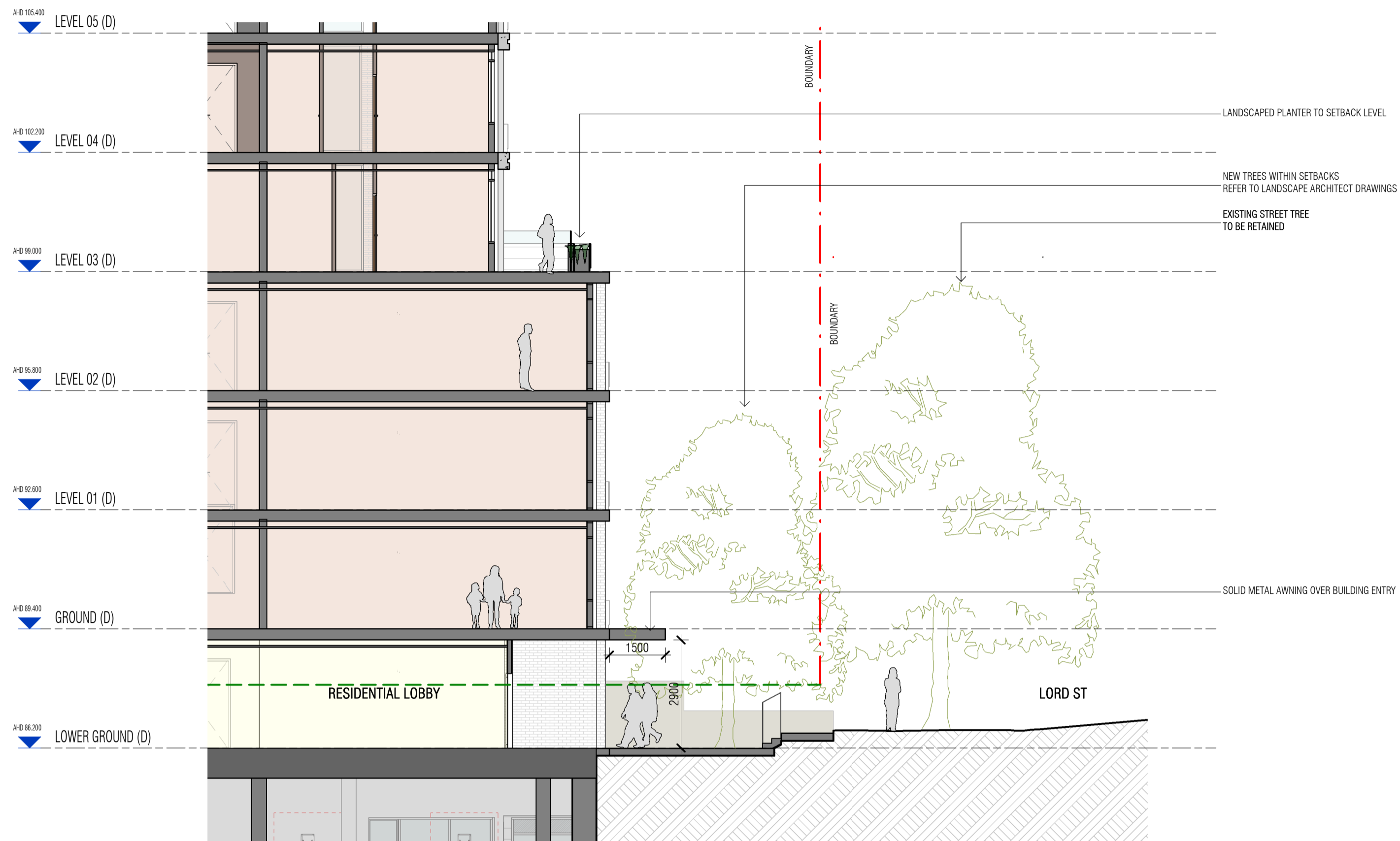
FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



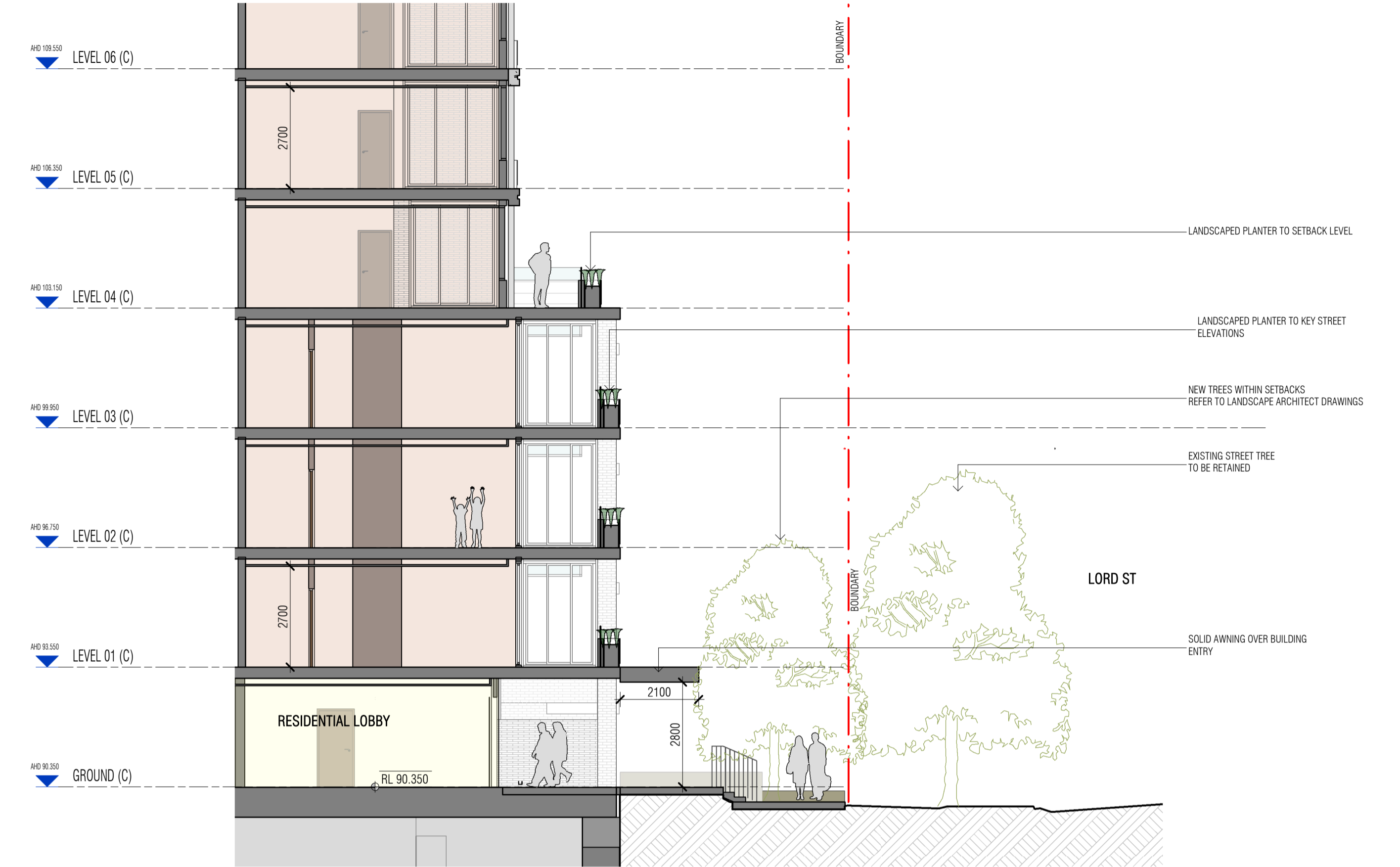
DRAWING TITLE
 SECTION D, E, F & G (GROUND LEVEL INTERFACE)

ISSUE PURPOSE
 SSSA LODGEMENT

REV. C
DRAWING NO.
 SSSA-260



H SECTION H
SCALE 1 : 100



I SECTION I
SCALE 1 : 100

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 100 @A1

PROJECT
ROSEVILLE

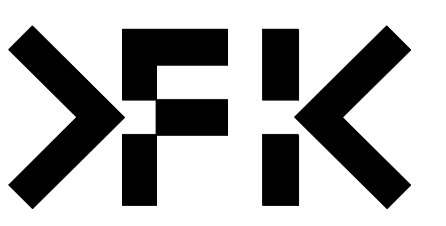
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

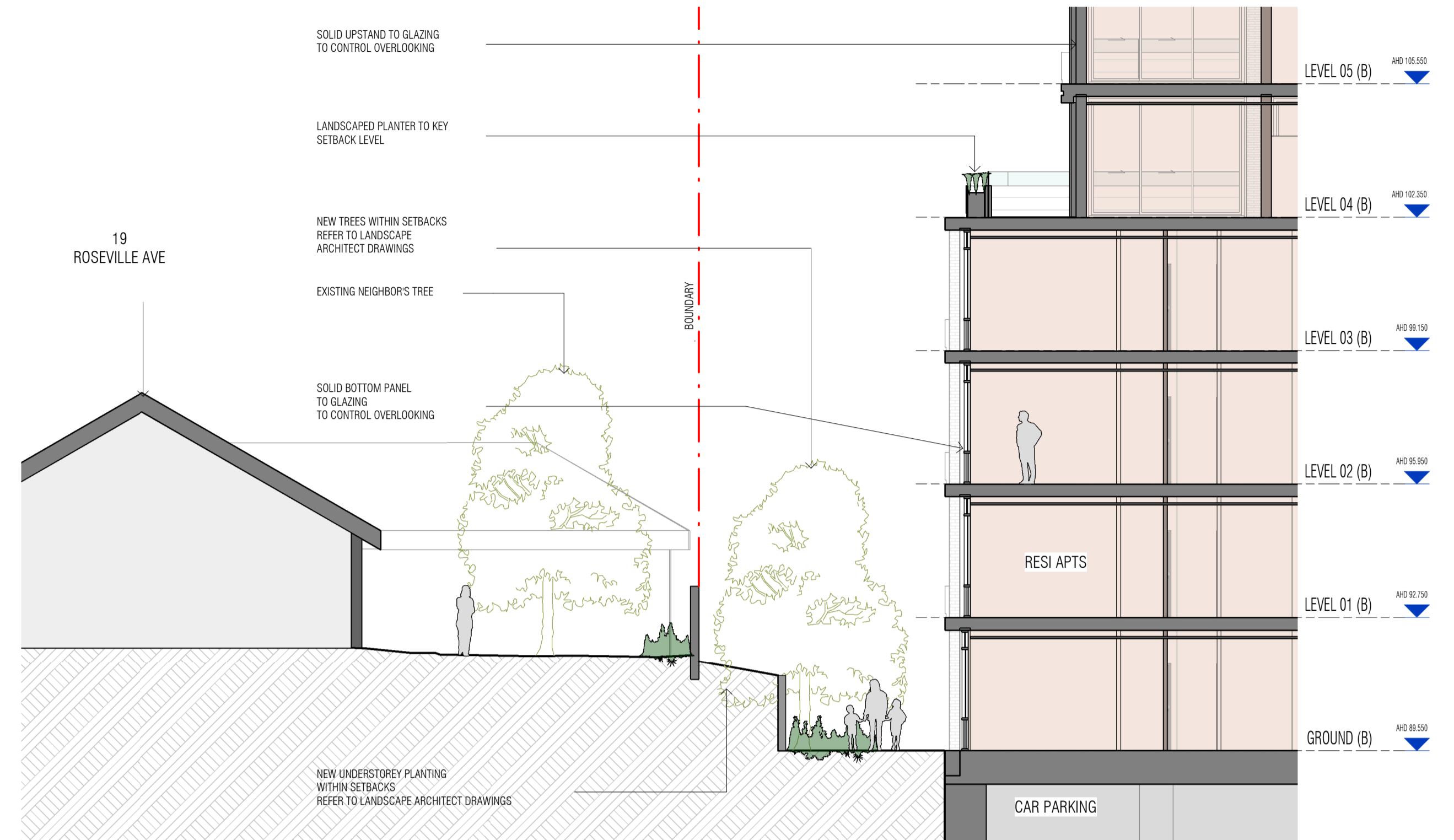
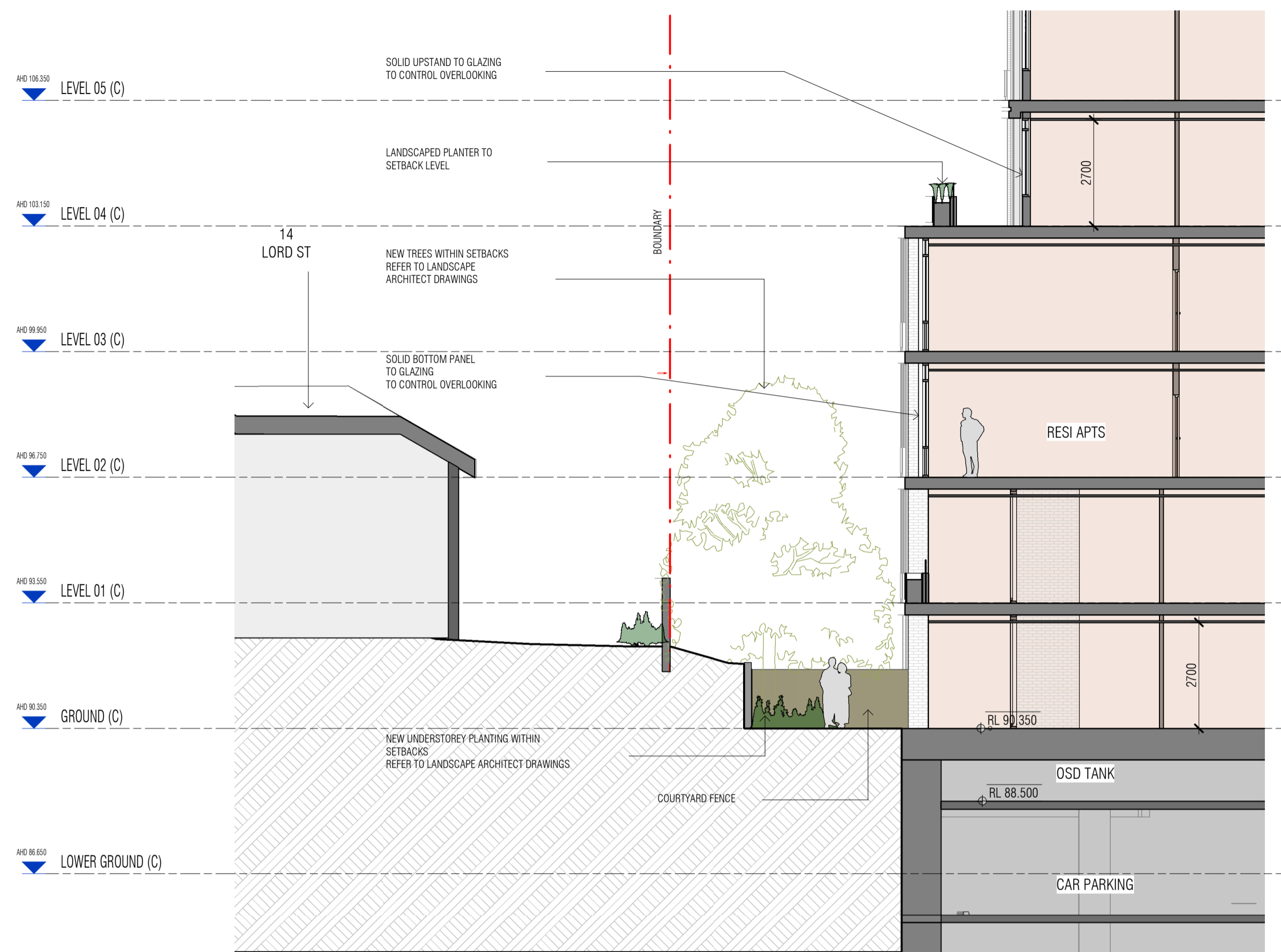
DRAWING TITLE
SECTION H & I (GROUND LEVEL INTERFACE)

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-261



Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFI 2 R24.rvt

REVISION		
1	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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JF	RM	19.03.2026	24119	1:100 @A1

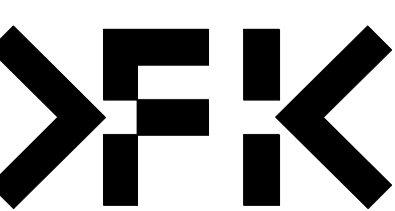
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

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WWW.FKAUSTRALIA.COM
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TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-262



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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
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A	SSDA LODGEMENT	02.04.2025
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C	SSDA RIS SUBMISSION	19.03.2026

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JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

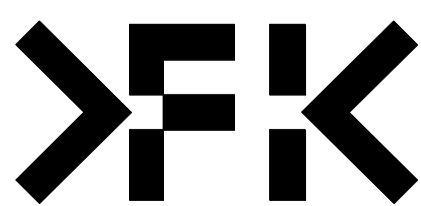
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

DRAWING TITLE
3D VISUALISATION - SHEET 01

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-300



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1	SSDA SUBMISSION	28.02.2025
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3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

PROJECT
ROSEVILLE

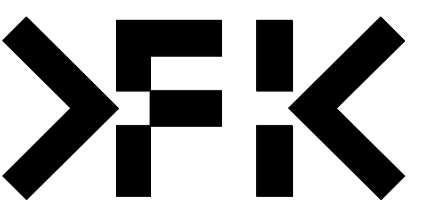
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

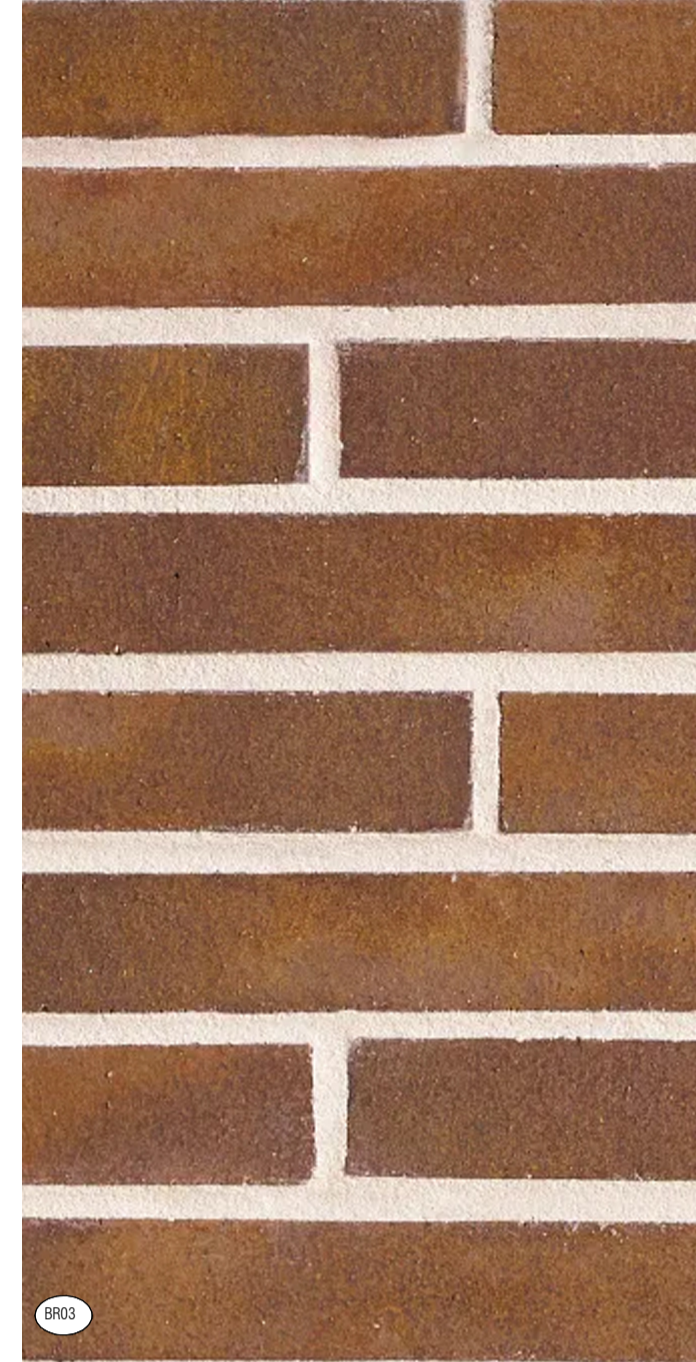
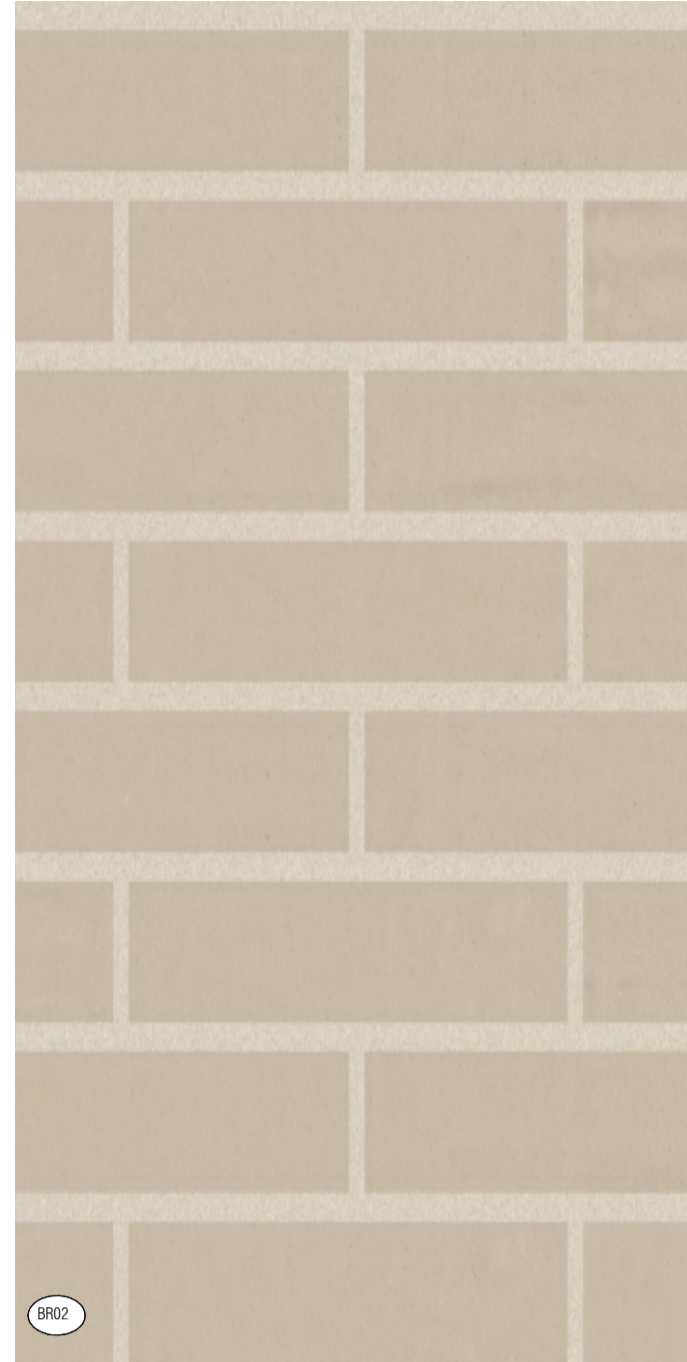
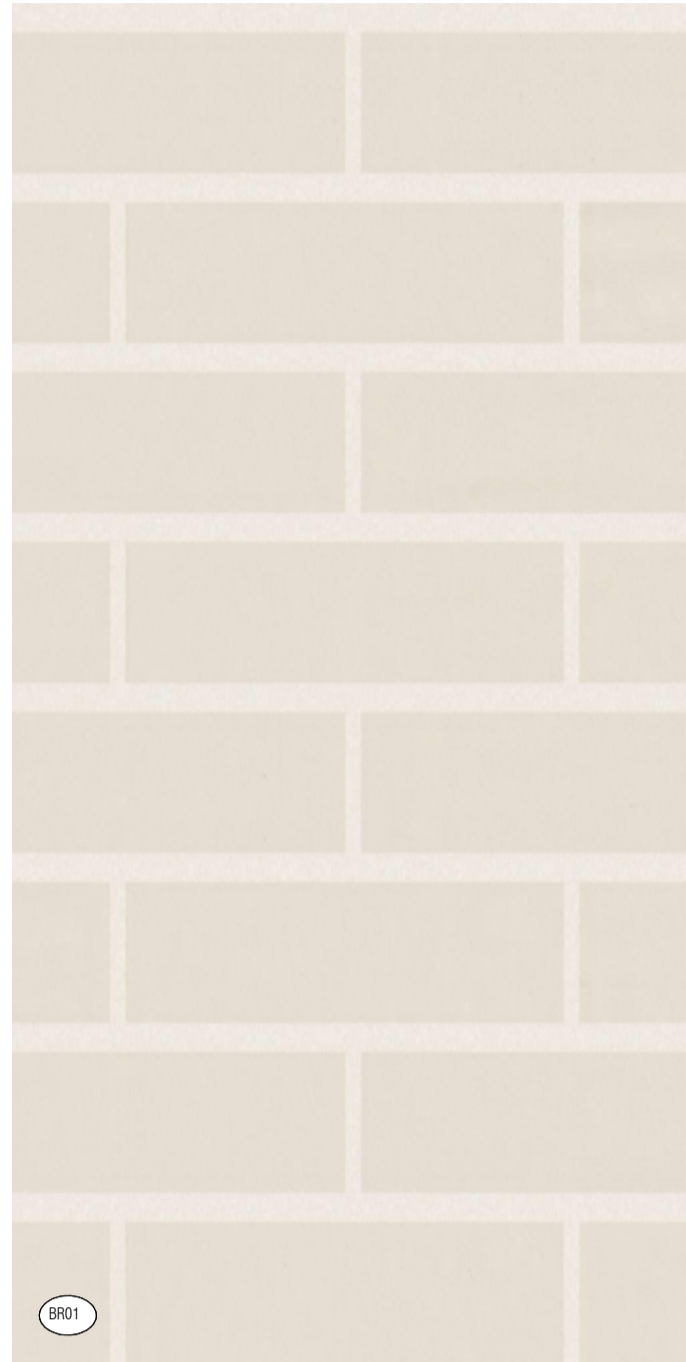
DRAWING TITLE
3D VISUALISATION - SHEET 02

ISSUE PURPOSE
SSDA LODGEMENT













REV.
C






DRAWING NO.
SSDA-301



EXTERIOR MATERIAL LEGEND KEY

-  LIGHT MASONRY BRICKWORK
-  LIGHT MASONRY BRICKWORK
-  DARK RED MASONRY BRICKWORK
-  LIGHT PAINTED OR RENDERED CONCRETE
-  DARK RED PAINTED OR RENDERED CONCRETE

-  LIGHT STONE CLADDING
-  MEDIUM DRY STACK STONE FENCE
-  DARK METALLIC BRONZE BALUSTRADES AND GLAZING SUITES
-  DARK METALLIC BRONZE PALISADE FENCE
-  DARK METALLIC BRONZE LANDSCAPE PLANTERS

-  LIGHT TIMBER FENCE
-  CLEAR GLAZING
-  CLEAR GLAZED BALUSTRADES
-  GLAZED PANEL WITH MEDIUM COLOUR BACKPAN
-  DARK METALLIC BRONZE LOUVRES (PRIVACY SCREEN)

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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	22.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

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DRAWN: JF
 CHECKED: RM
 DATE: 19.03.2026
 JOB NO.: 24119
 SCALE: N.T.S.

PROJECT
 ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
 HYECORP

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 WWW.FKAUSTRALIA.COM
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 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA LODGEMENT



REV. C
 DRAWING NO. SSDA-320



1 9AM - 21 JUNE (WINTER SOLSTICE)



2 10AM - 21 JUNE (WINTER SOLSTICE)



3 11AM - 21 JUNE (WINTER SOLSTICE)



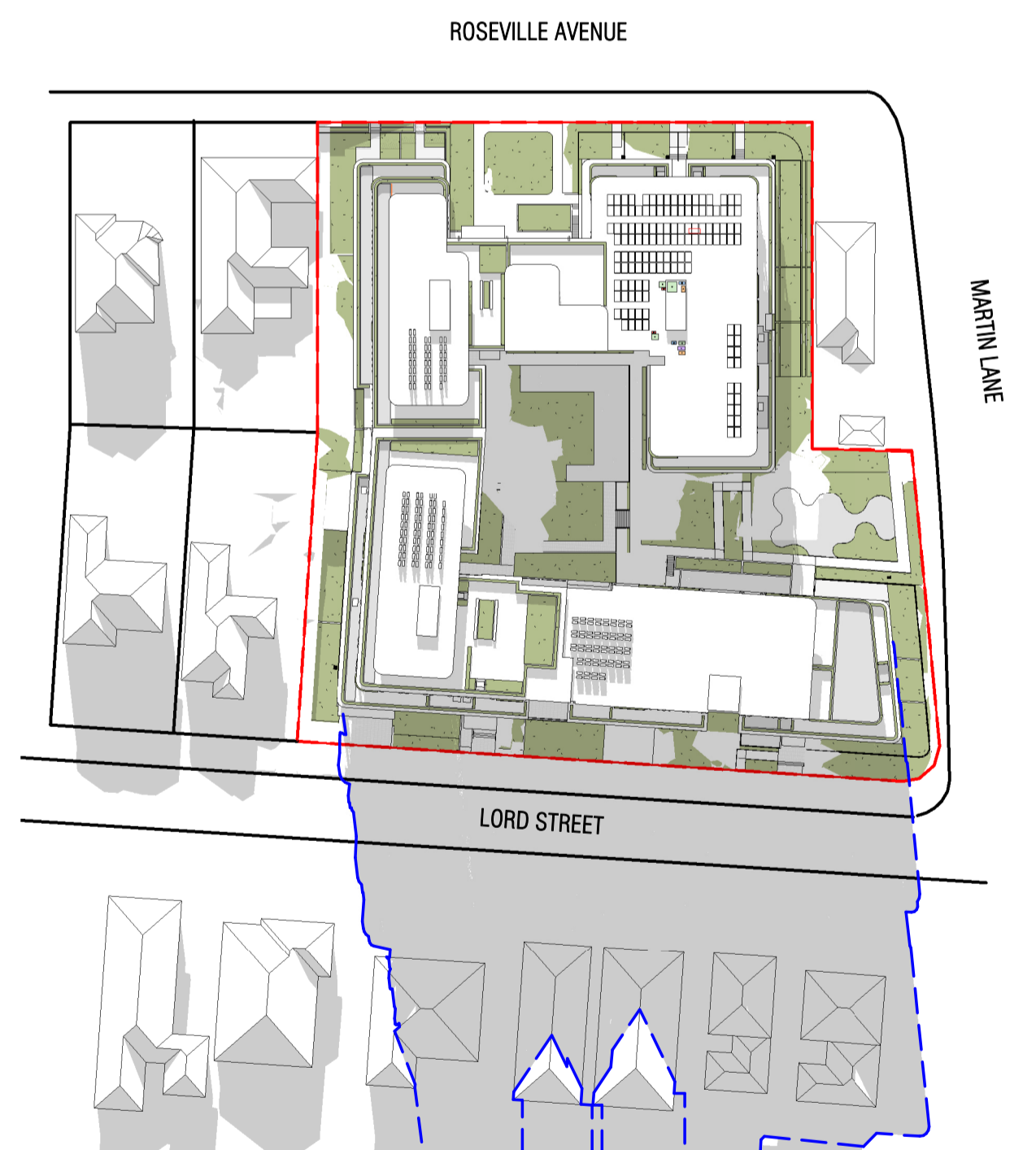
4 12PM - 21 JUNE (WINTER SOLSTICE)



5 1PM - 21 JUNE (WINTER SOLSTICE)



6 2PM - 21 JUNE (WINTER SOLSTICE)



7 3PM - 21 JUNE (WINTER SOLSTICE)

--- PROPOSED BUILDING SHADOW

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REVISION		
1	SSDA SUBMISSION	28.02.2025
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C	SSDA RIS SUBMISSION	19.03.2026

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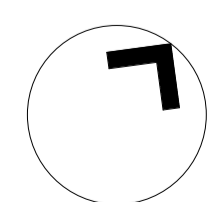
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JF	RM	19.03.2026	24119	N.T.S



PROJECT
ROSEVILLE

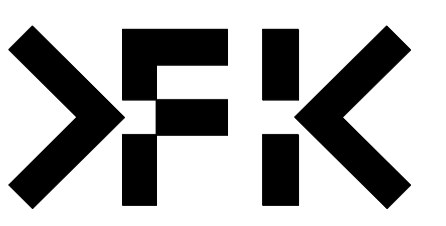
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE
SHADOW DIAGRAMS - JUNE 21

CLIENT
HYECORP

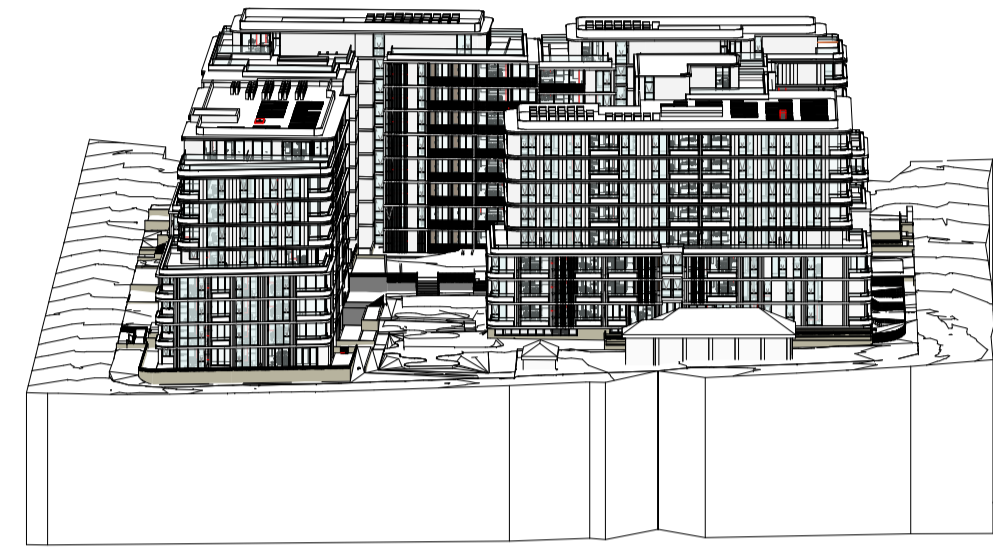
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WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

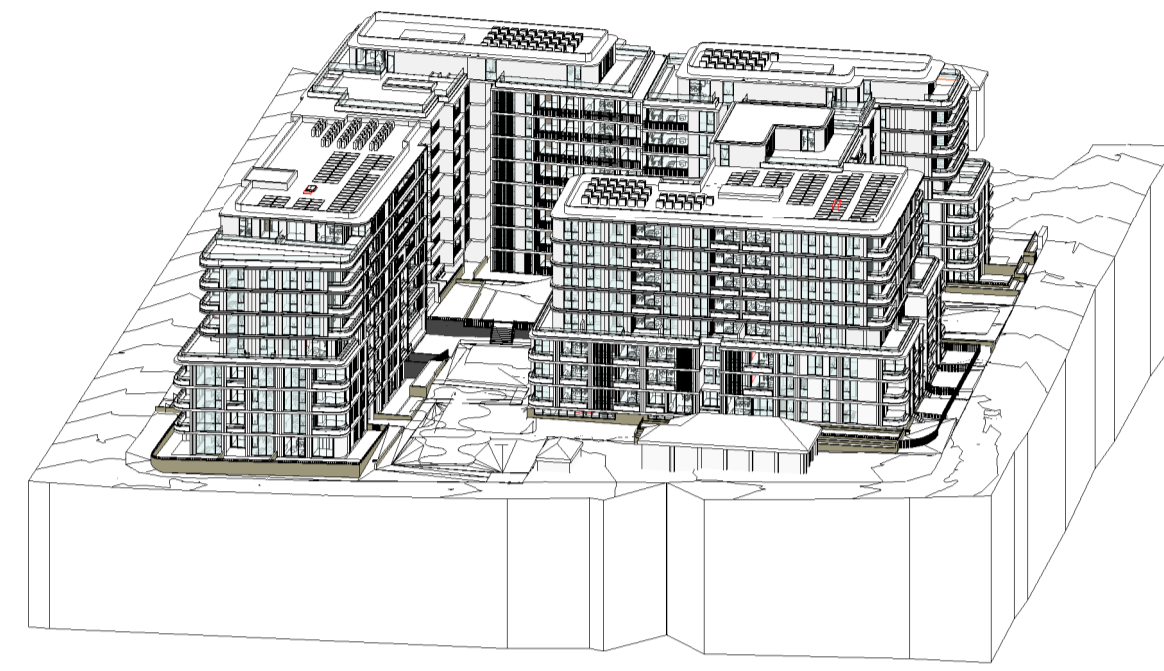


REV.
C

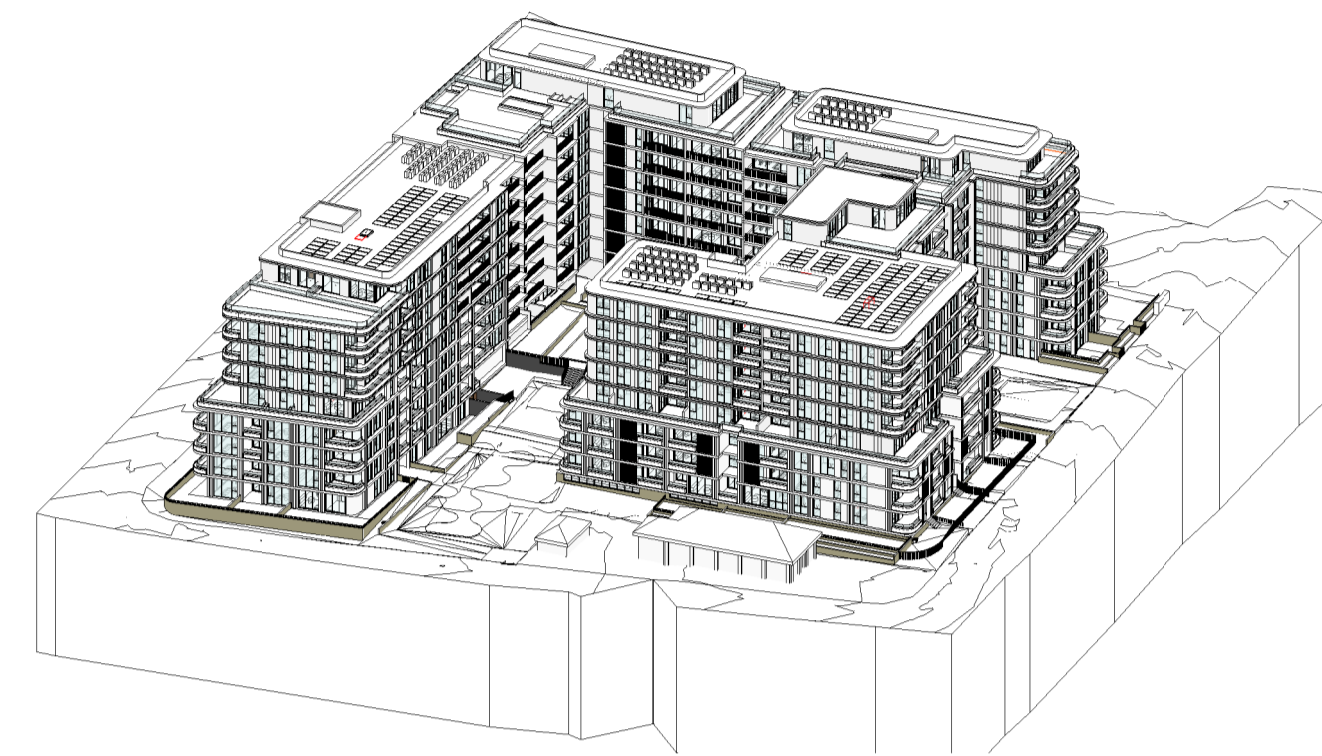
DRAWING NO.
SSDA-400



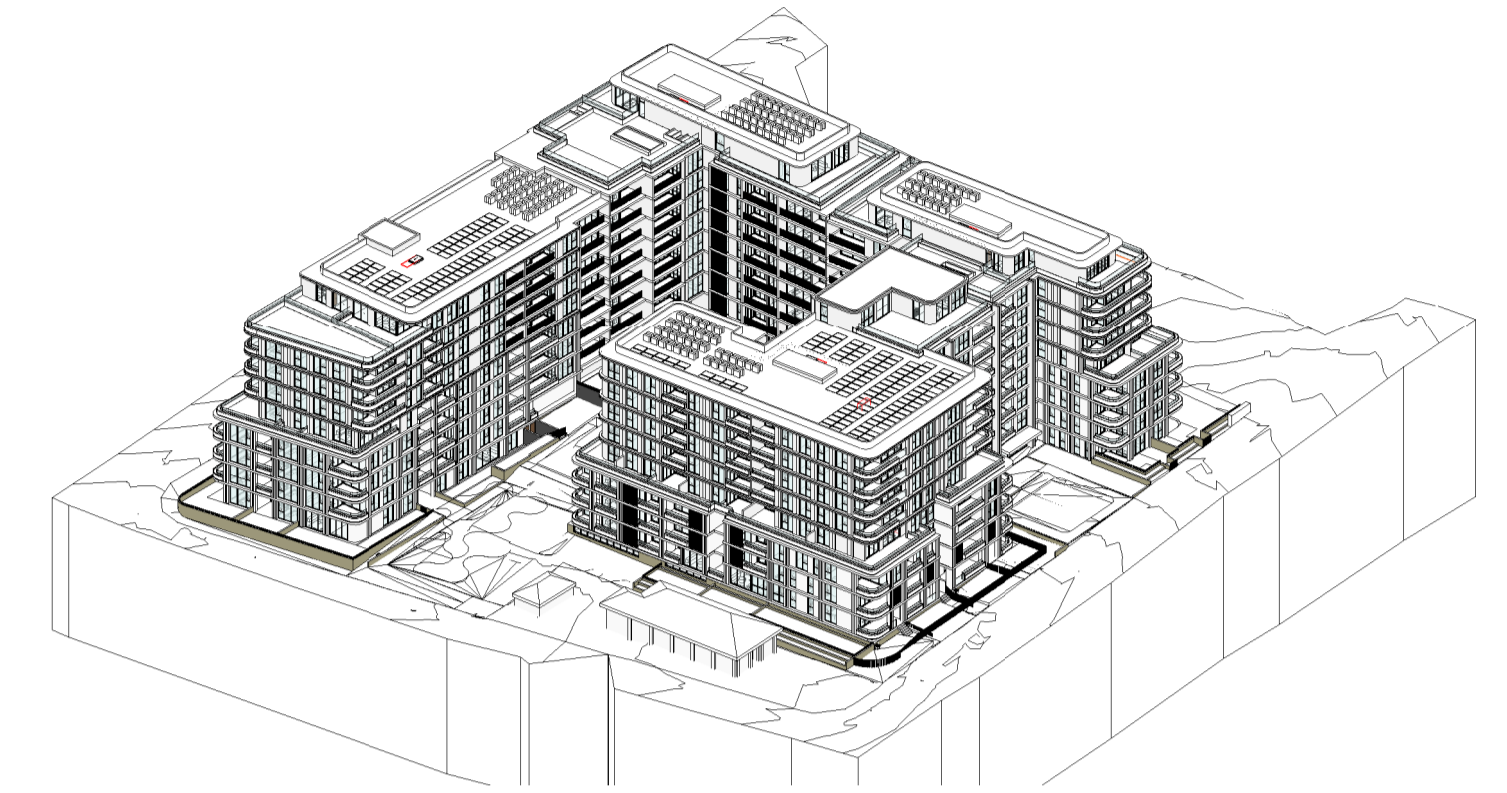
1 SUN VIEW - 8AM - 21ST OF JUNE
SCALE



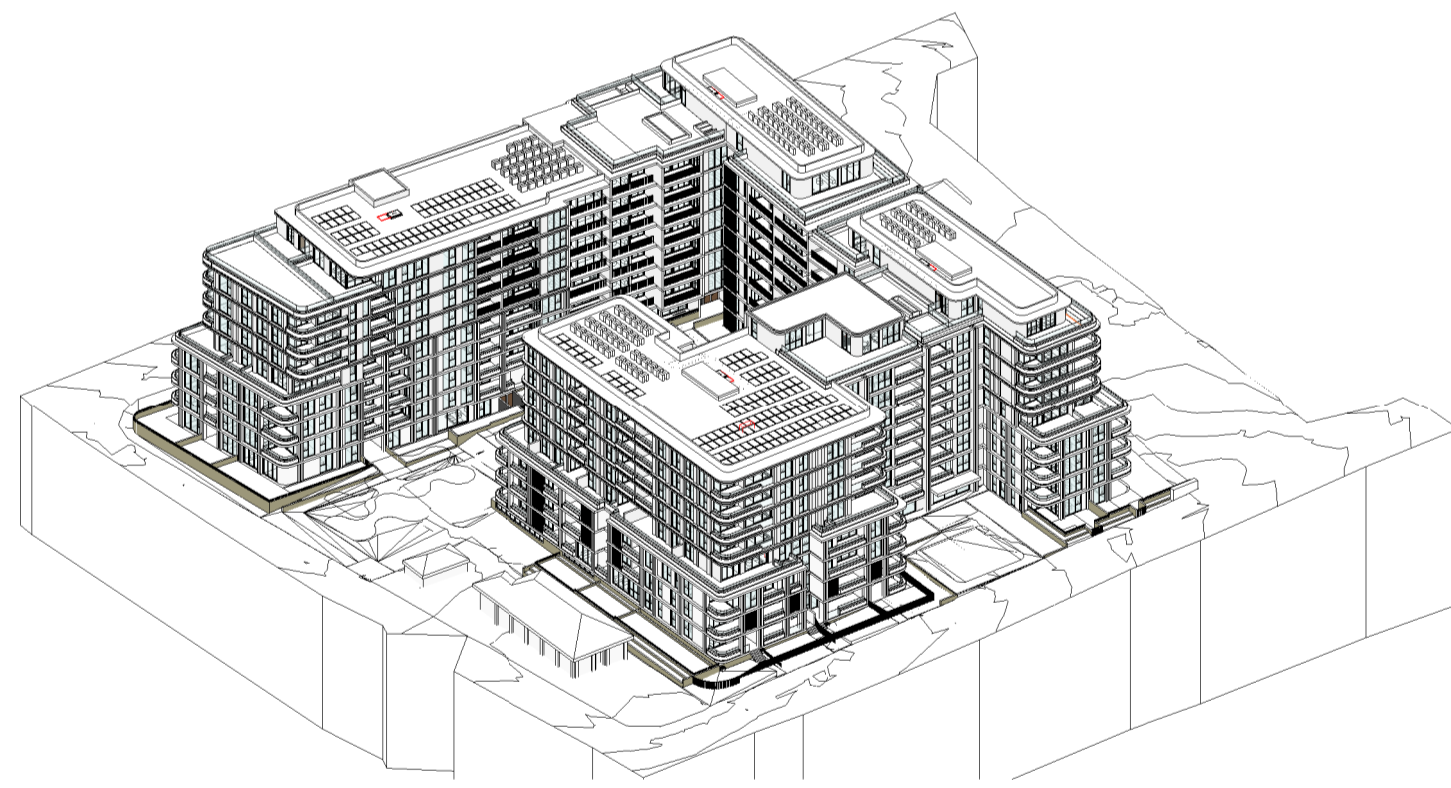
2 SUN VIEW - 9AM - 21ST OF JUNE
SCALE



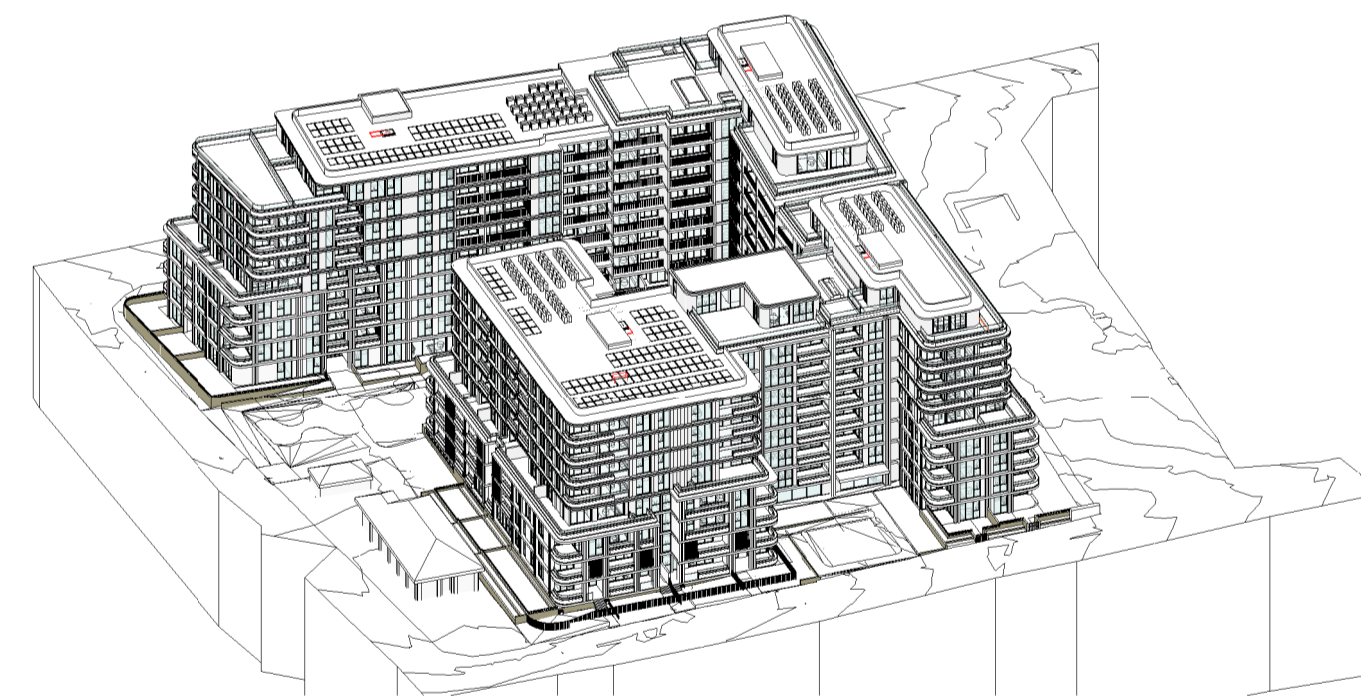
3 SUN VIEW - 10AM - 21ST OF JUNE
SCALE



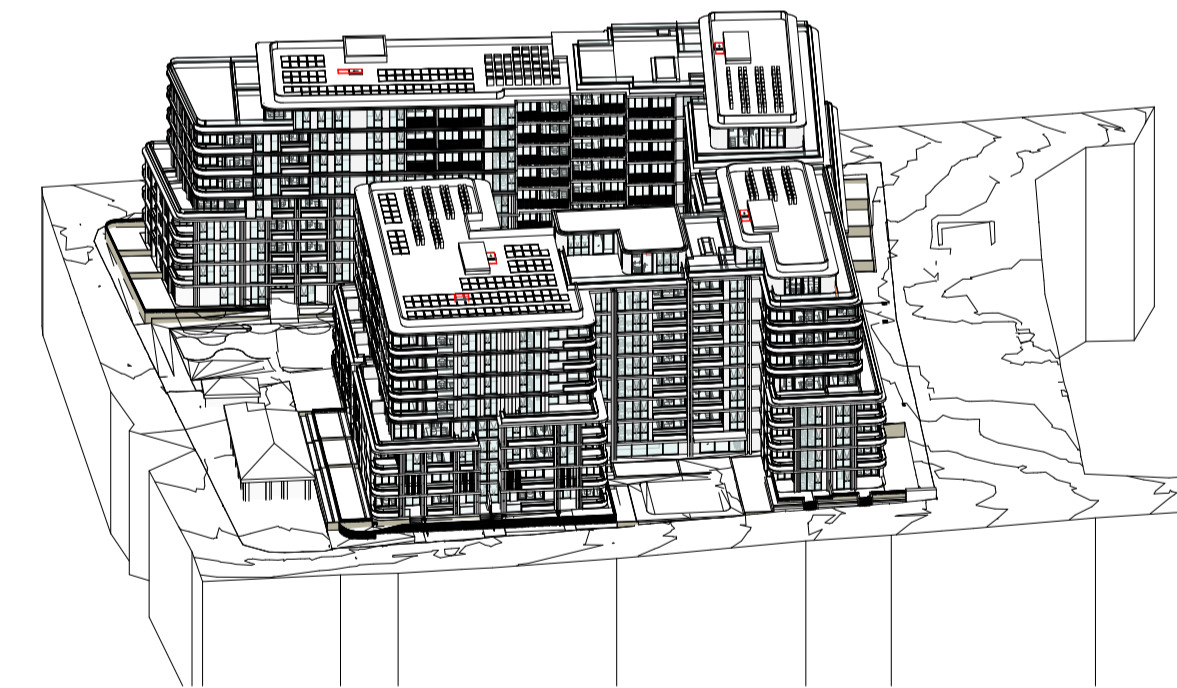
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SCALE



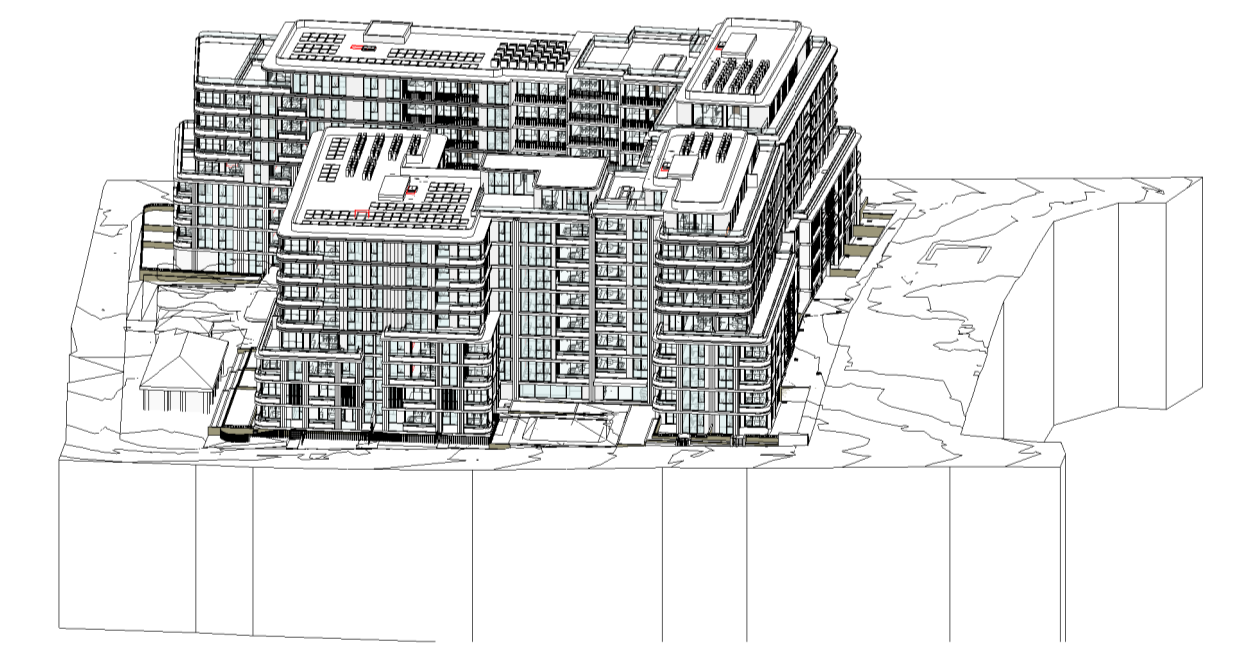
5 SUN VIEW - 12PM - 21ST OF JUNE
SCALE



6 SUN VIEW - 13PM - 21ST OF JUNE
SCALE



7 SUN VIEW - 14PM - 21ST OF JUNE
SCALE



8 SUN VIEW - 15PM - 21ST OF JUNE
SCALE

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REVISION		
1	SSDA SUBMISSION	28.02.2025
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JF	RM	19.03.2026	24119	N.T.S.

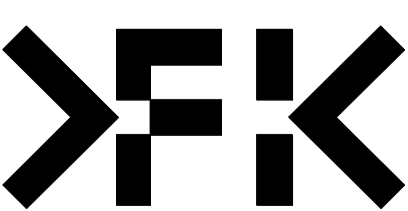
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

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HYECORP

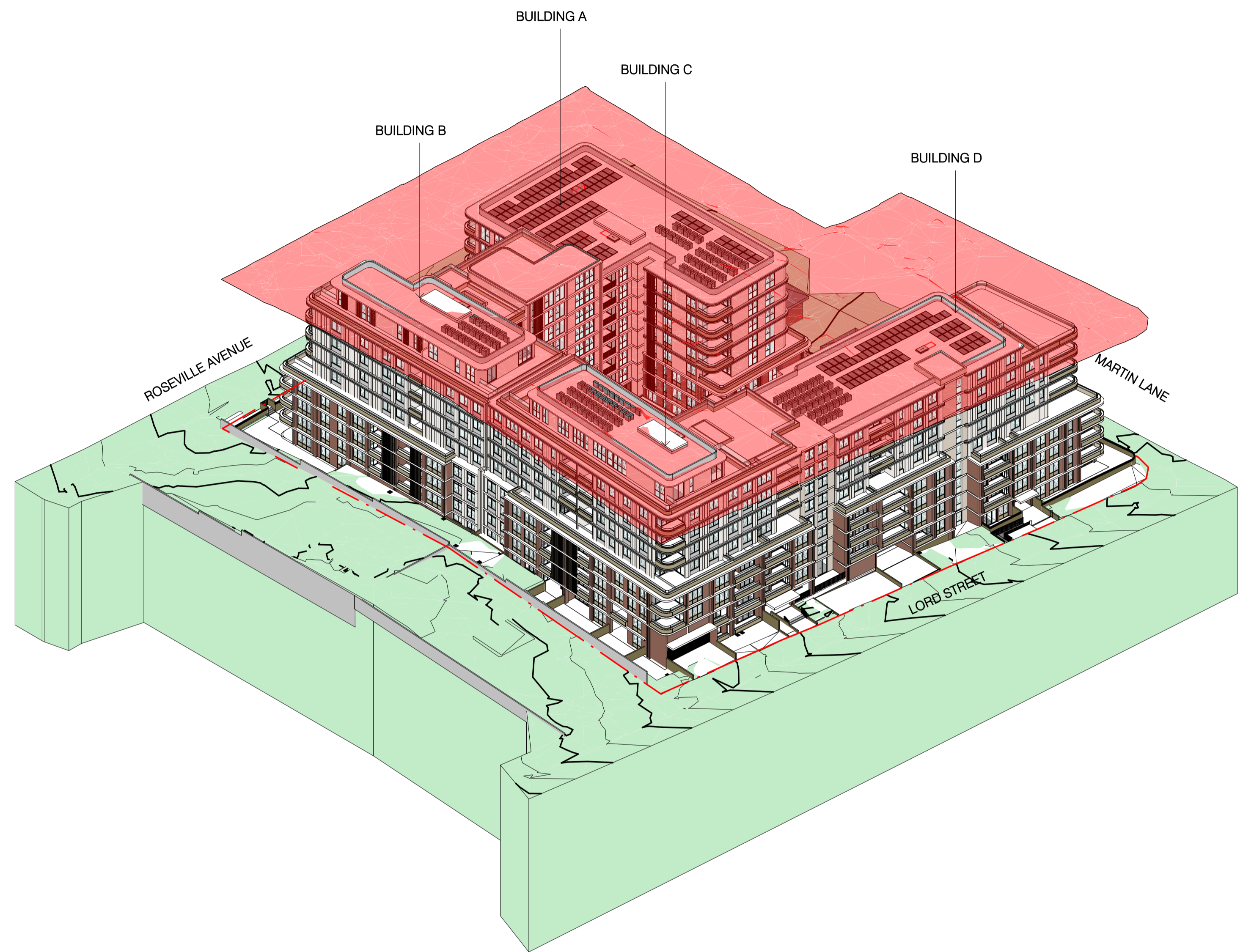
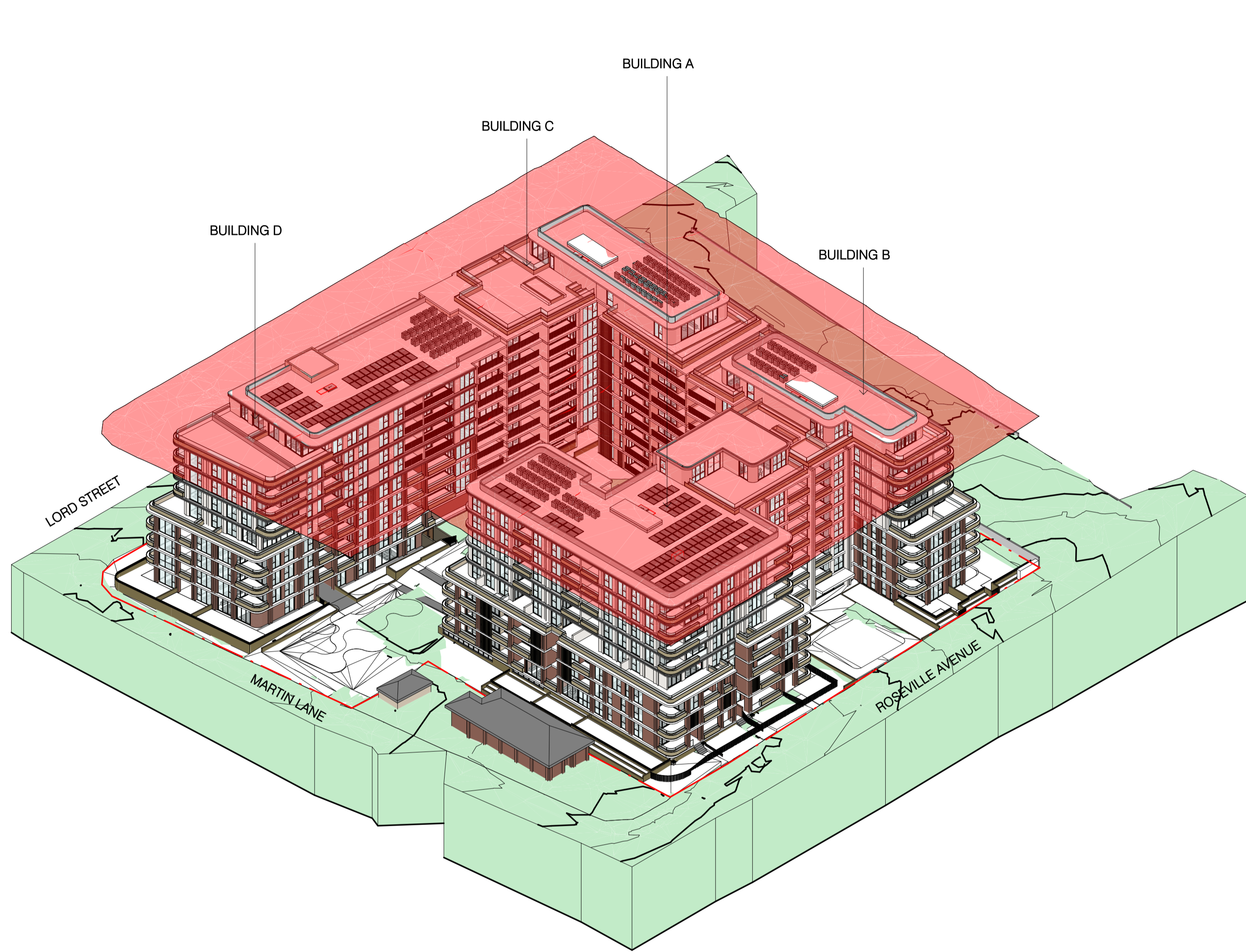
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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-401



1 3D Massing - NE

28.6m Height Plane

2 3D Massing - SW

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REVISION		
1	SSDA SUBMISSION	28.02.2025
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	N.T.S

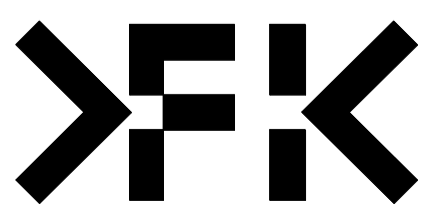
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

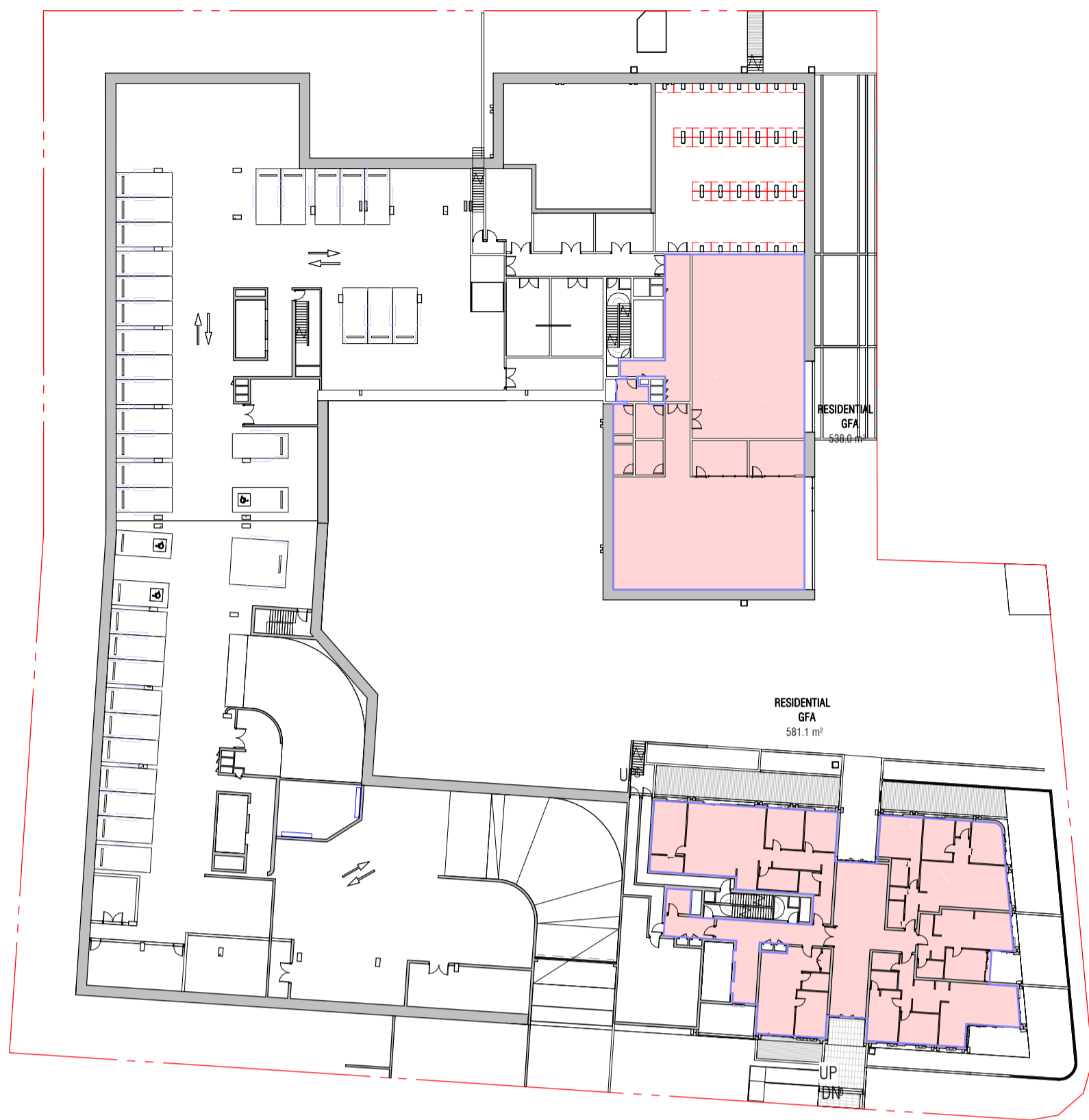
FK
WWW.FKAUSTRALIA.COM
L21, 259 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

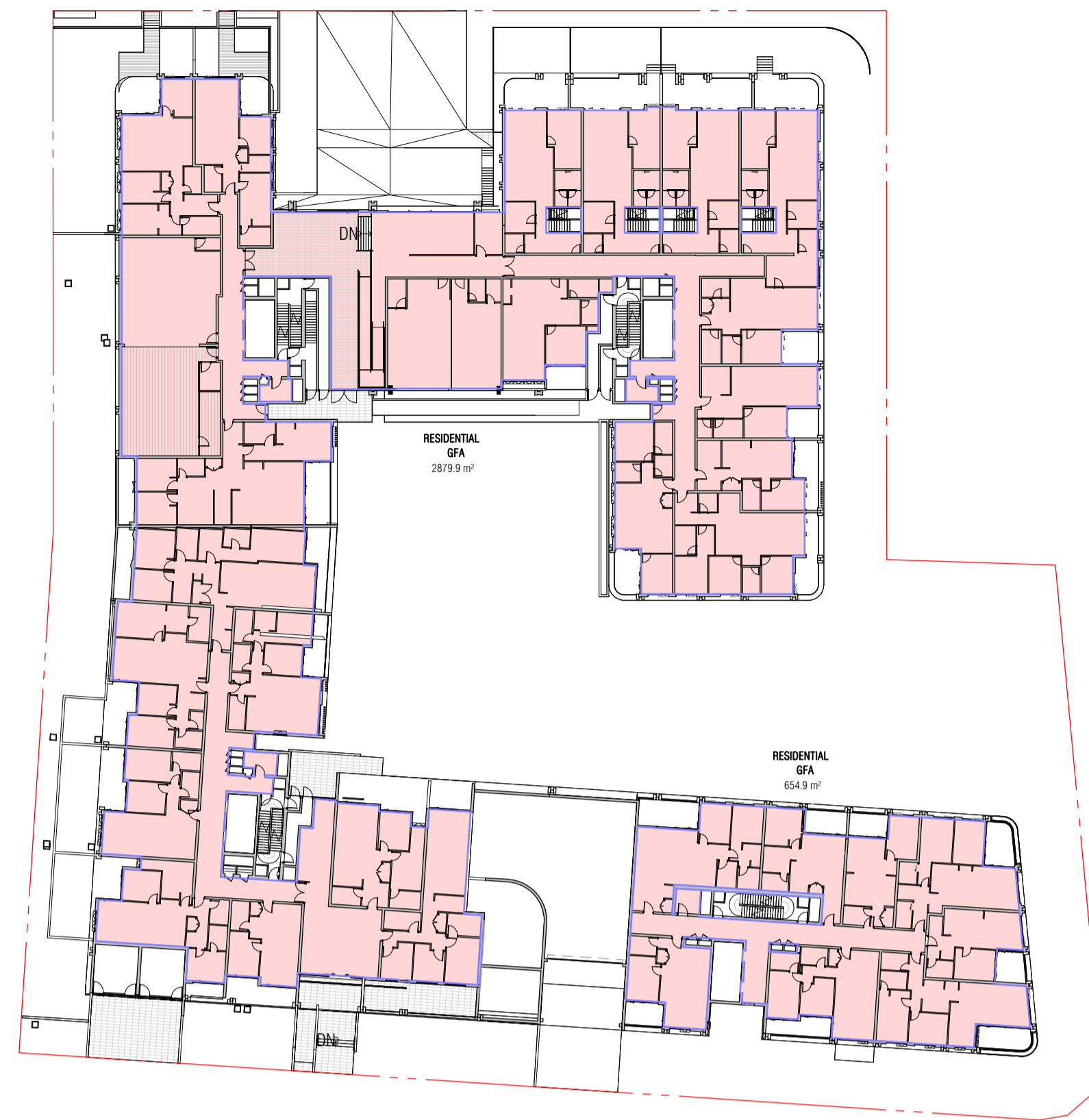


REV.
C

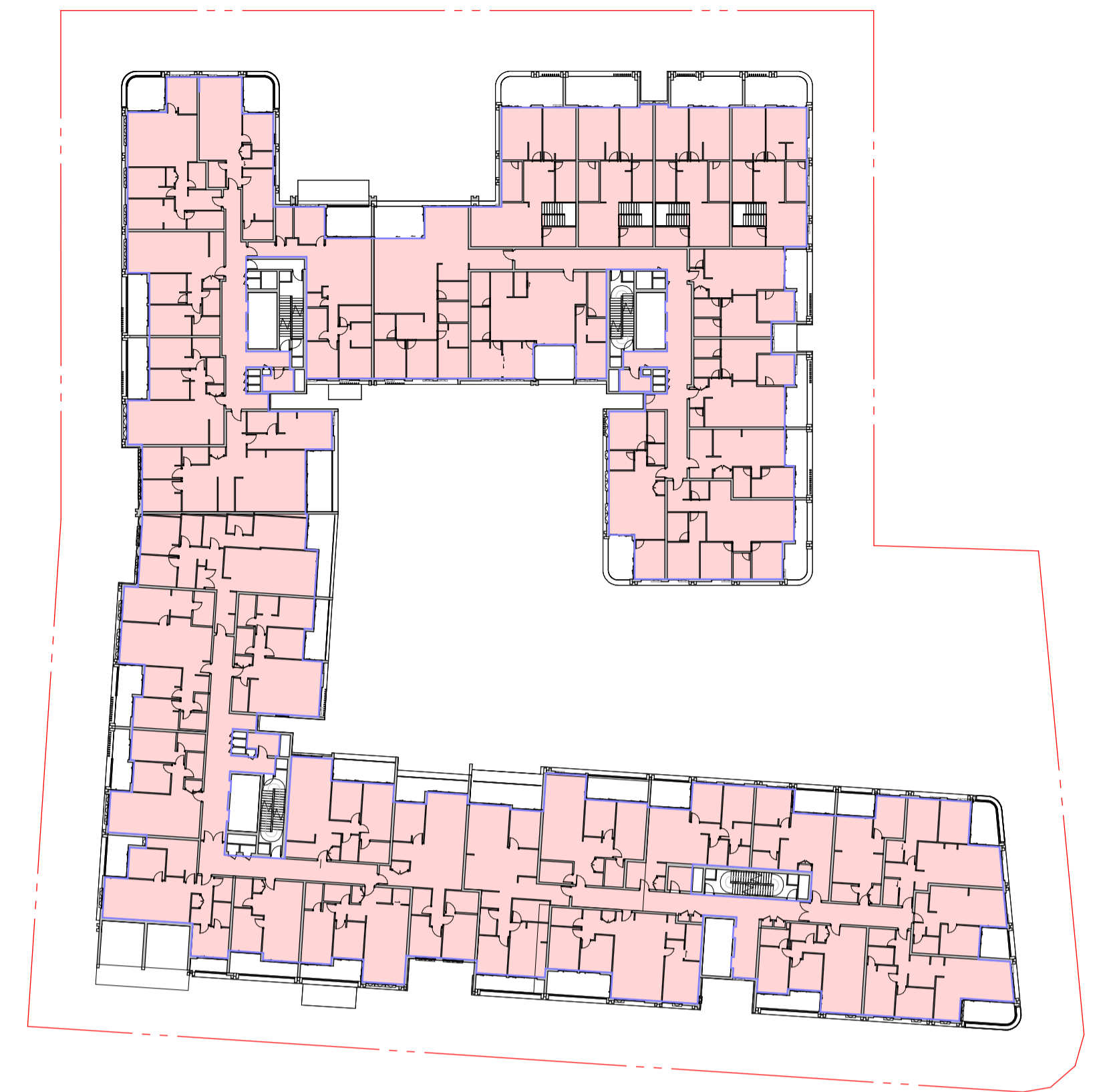
DRAWING NO.
SSDA-402



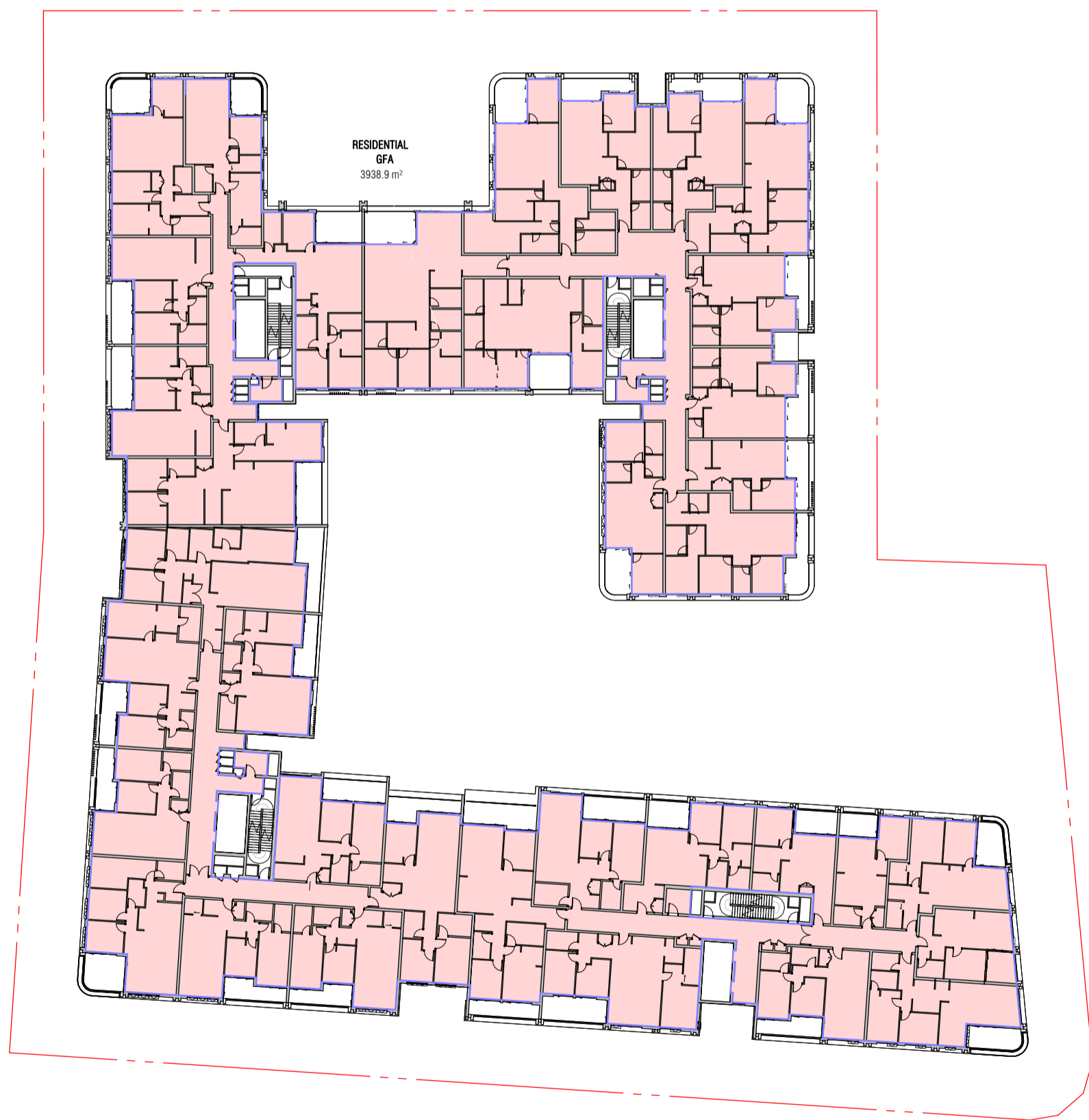
1 LOWER GROUND GFA
SCALE 1 : 500



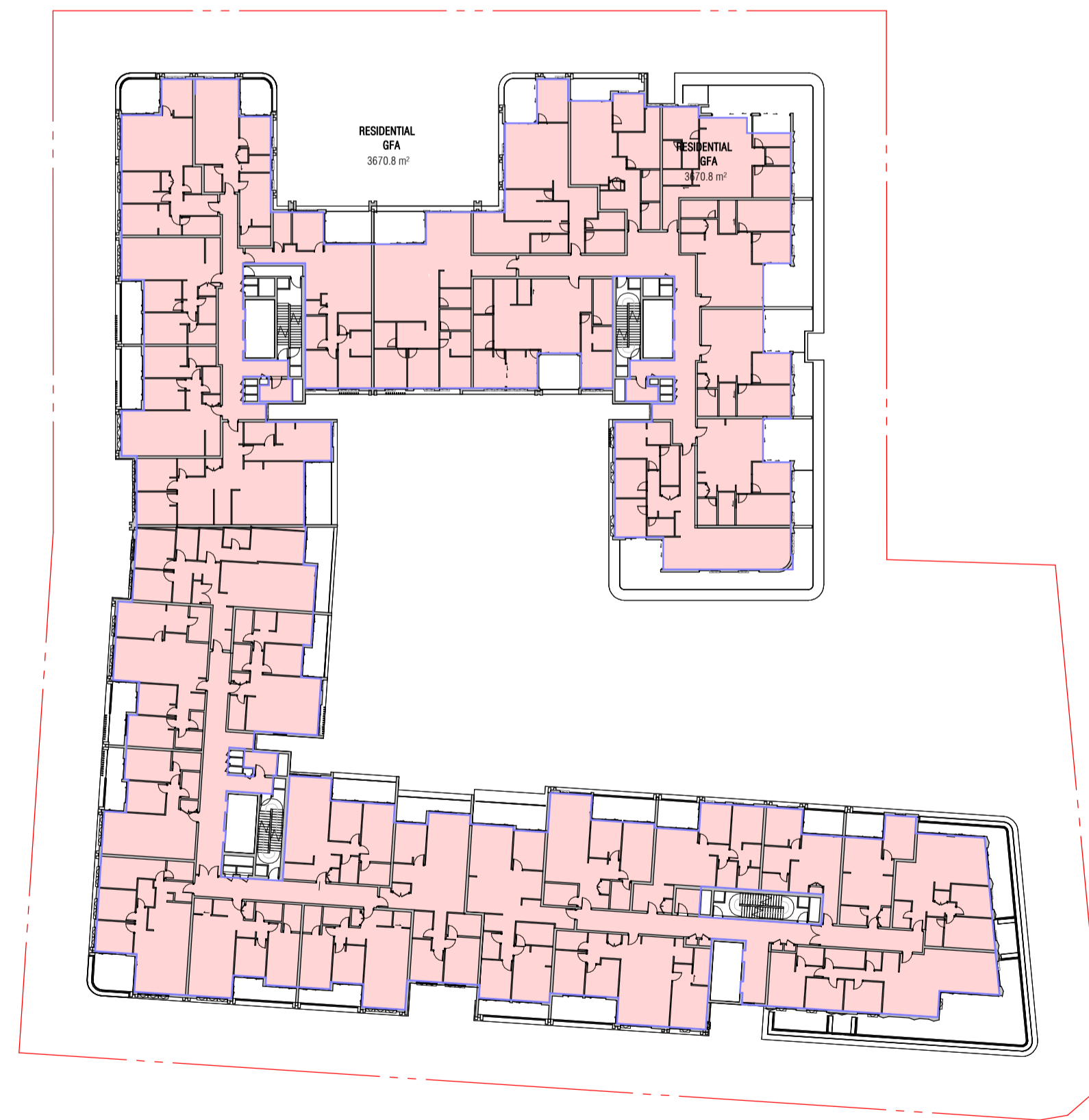
2 GROUND LEVEL GFA
SCALE 1 : 500



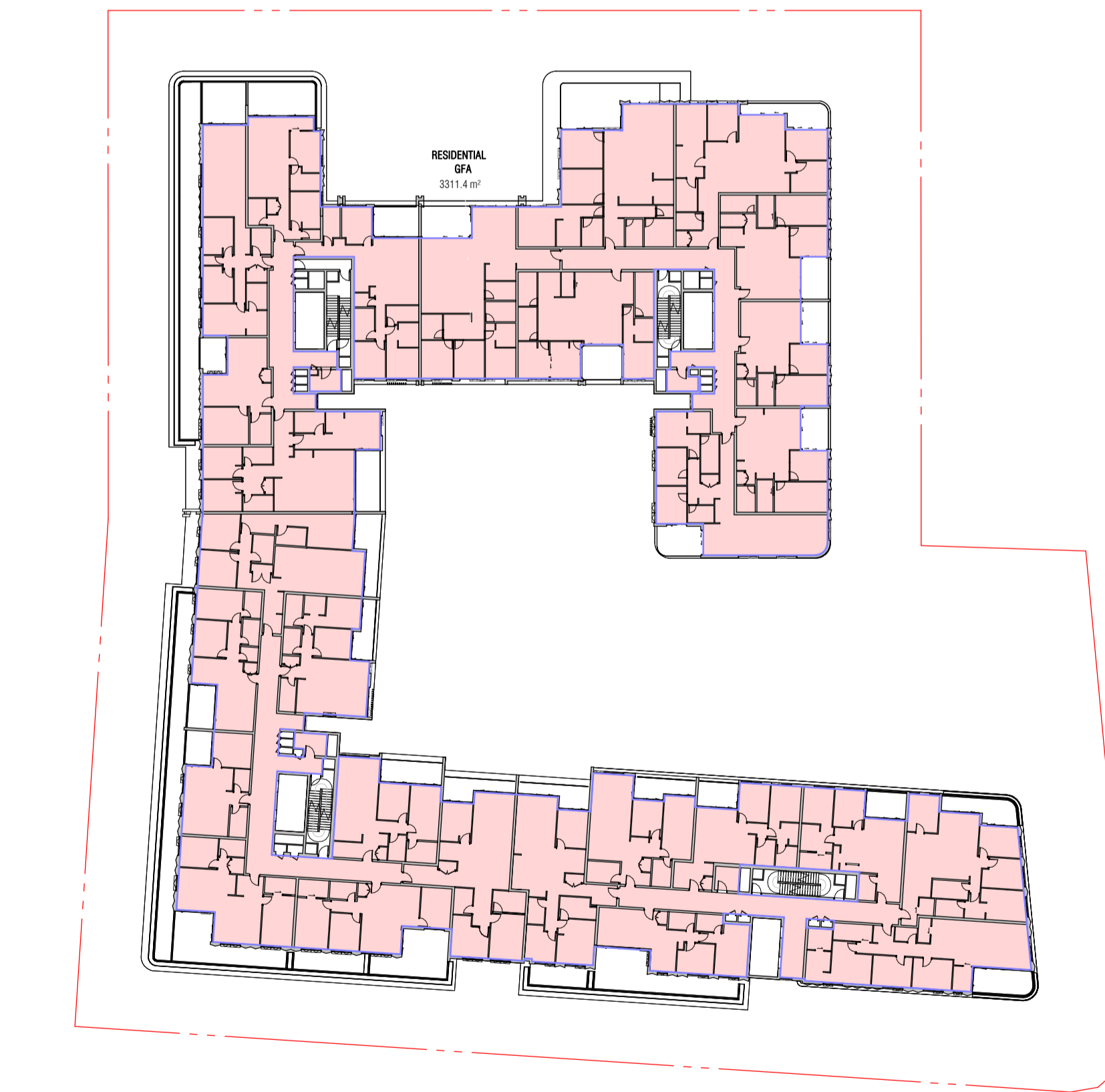
3 LEVEL 01 GFA
SCALE 1 : 500



4 LEVEL 02 GFA
SCALE 1 : 500



5 LEVEL 03 GFA
SCALE 1 : 500



6 LEVEL 04 GFA
SCALE 1 : 500

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)

THIS PROJECT IS SUBJECT TO THE FK QUALITY ASSURANCE SYSTEM

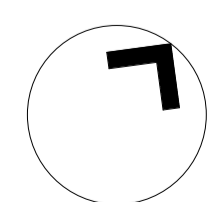
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 500 @A1



PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

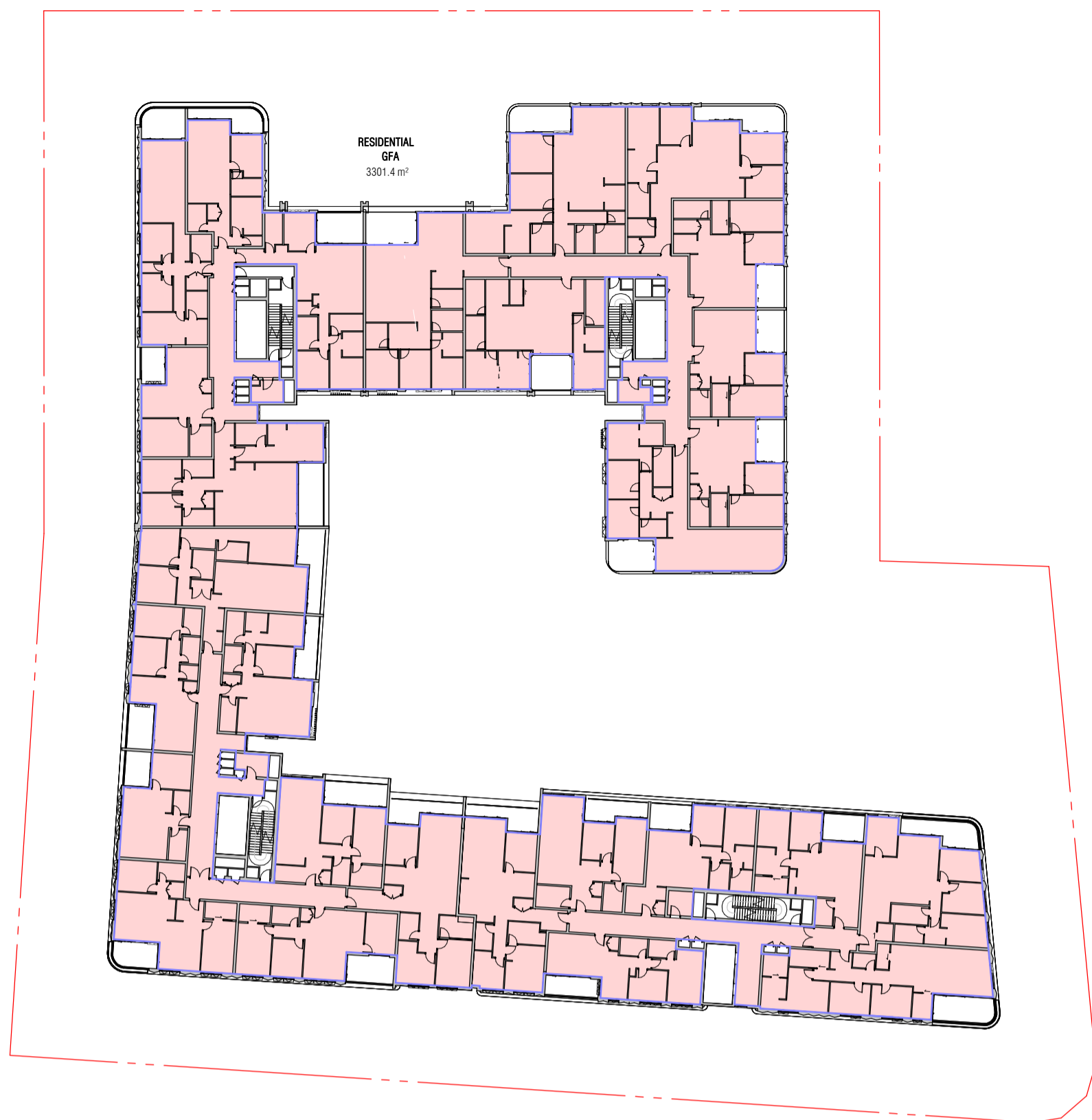


DRAWING TITLE
GFA DIAGRAMS - SHEET 01

ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

DRAWING NO.
SSDA-410



1 LEVEL 05 GFA
SCALE 1 : 500



2 LEVEL 06 GFA
SCALE 1 : 500



3 LEVEL 07 GFA
SCALE 1 : 500



4 LEVEL 08 GFA
SCALE 1 : 500

TOTAL GFA	
LEVEL	GFA
LOWER GROUND (C)	1119.1 m ²
GROUND (C)	3534.9 m ²
LEVEL 01 (C)	3857.1 m ²
LEVEL 02 (C)	3938.9 m ²
LEVEL 03 (C)	3670.8 m ²
LEVEL 04 (C)	3311.4 m ²
LEVEL 05 (C)	3301.4 m ²
LEVEL 06 (C)	3301.4 m ²
LEVEL 07 (C)	3128.3 m ²
LEVEL 08 (C)	776.3 m ²
TOTAL	29939.5 m ²

Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL_DPHI RFI 2_R24.rvt

REVISION		
1	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1 : 500 @A1

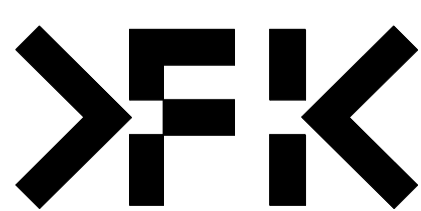
PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

FK
WWW.FKAUSTRALIA.COM
L21, 269 GEORGE STREET, SYDNEY
NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT



REV.
C

DRAWING NO.
SSDA-411



1 LOWER GROUND - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 00 (G)	>2HR	4
	15MINS-2HR	1
	0	5



2 GROUND - SOLAR

SOLAR COMPLIANCE		TOTAL
GROUND (G)	>2HR	18
	15MINS-2HR	4
	0	29



3 LEVEL 01 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 01 (G)	>2HR	19
	15MINS-2HR	5
	0	32



4 LEVEL 02 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 02 (G)	>2HR	24
	15MINS-2HR	5
	0	36



5 LEVEL 03 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 03 (G)	>2HR	21
	15MINS-2HR	7
	0	33



6 LEVEL 04 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 04 (G)	>2HR	19
	15MINS-2HR	4
	0	28



7 LEVEL 05 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 05 (G)	>2HR	20
	15MINS-2HR	3
	0	28



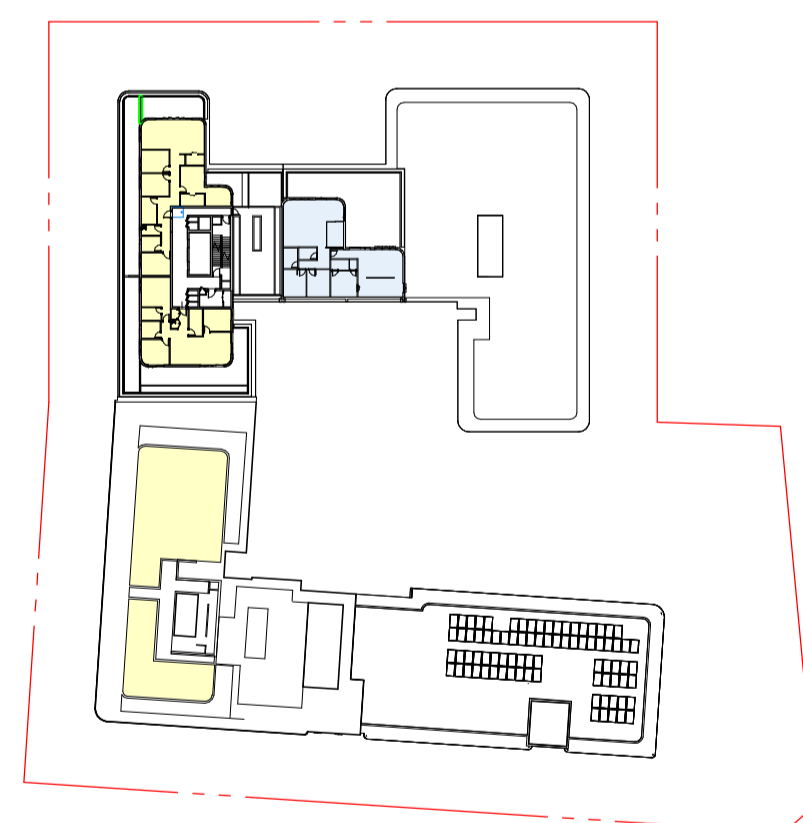
8 LEVEL 06 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 06 (G)	>2HR	20
	15MINS-2HR	3
	0	28



9 LEVEL 07 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 07 (G)	>2HR	22
	15MINS-2HR	5
	0	27



10 LEVEL 08 - SOLAR

SOLAR COMPLIANCE		TOTAL
LEVEL 08 (G)	>2HR	4
	0	4

SOLAR COMPLIANCE TOTAL		
SOLAR COMPLIANCE	TOTAL	%
>2HR	171	69%
15MINS-2HR	42	17%
0	36	14%
TOTALS	249	100%

- >2 HOURS DIRECT SUNLIGHT
- <2 HOURS DIRECT SUNLIGHT
- 0 HOUR DIRECT SUNLIGHT

SOLAR COMPLIANCE HISTORY

1. DA
259 (TOTAL UNITS) / 181 (SOLAR UNITS) = 70%

2. RFI
REMOVED 7 APARTMENTS
6 HAD SOLAR ACCESS

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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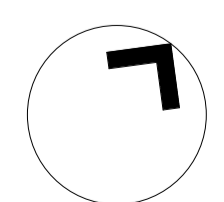
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	19.03.2026	24119	1:500

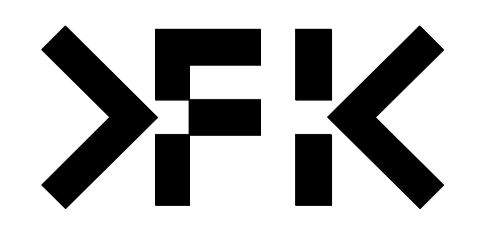


PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

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NEW SOUTH WALES 2000 AUSTRALIA
TELEPHONE: +61 2 8216 3500
FENDER KATSAIDIS (AUST) PTY LTD ACN 092 943 032



DRAWING TITLE
SOLAR ACCESS PLANS

ISSUE PURPOSE
SSDA LODGEMENT

REV. C DRAWING NO. SSDA-420



1 LOWER GROUND - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LOWER GROUND (G)		
Yes	2	2
No	3	3
	5	5



2 GROUND - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
GROUND (G)		
Yes	11	11
No	18	18
	29	29



3 LEVEL 01 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 01 (G)		
Yes	18	18
No	18	18
	36	36



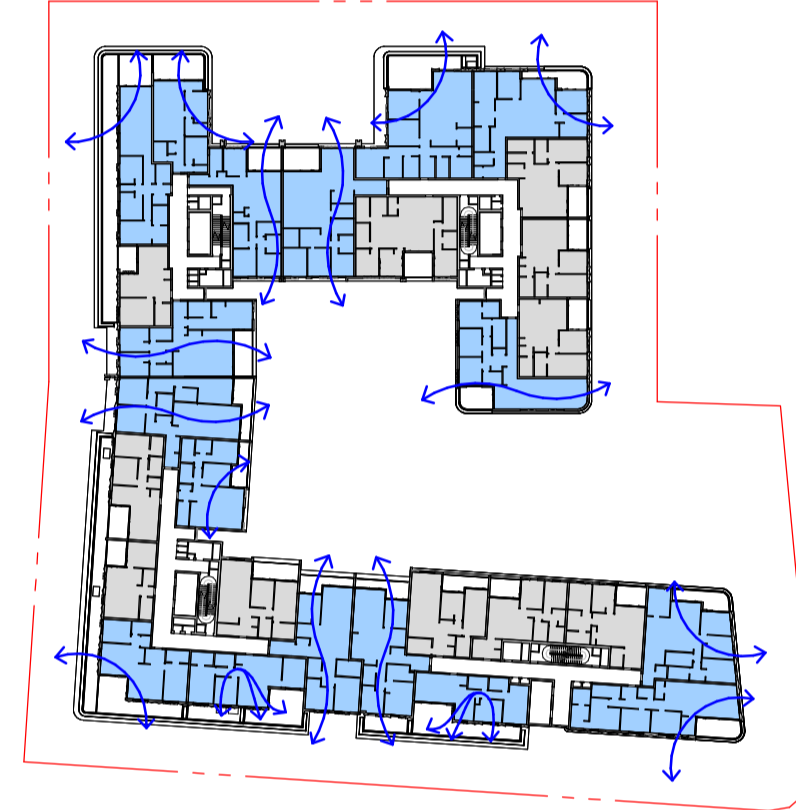
4 LEVEL 02 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 02 (G)		
Yes	22	22
No	14	14
	36	36



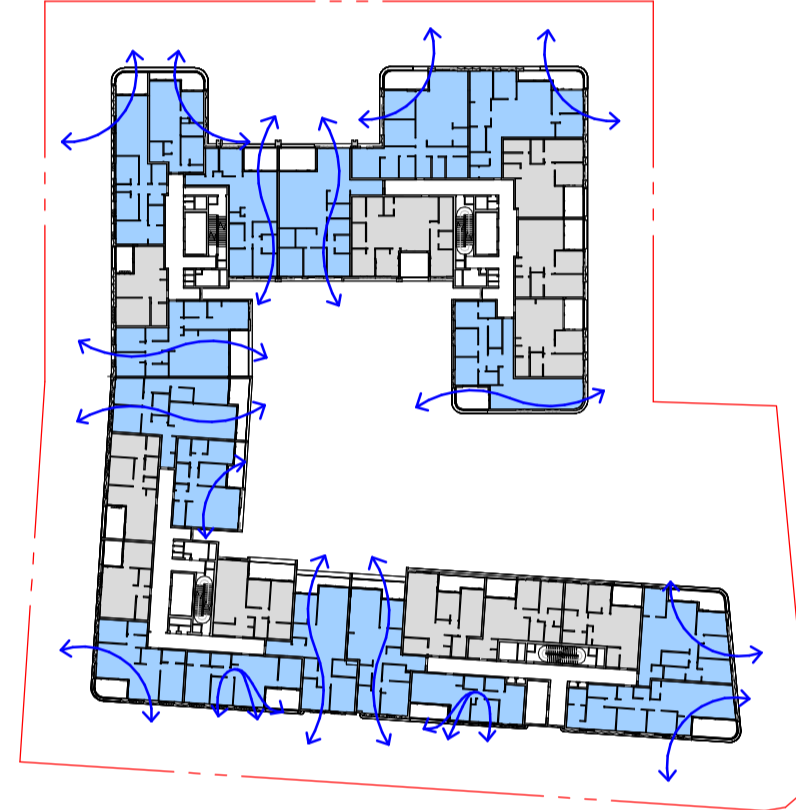
5 LEVEL 03 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 03 (G)		
Yes	20	20
No	12	12
	32	32



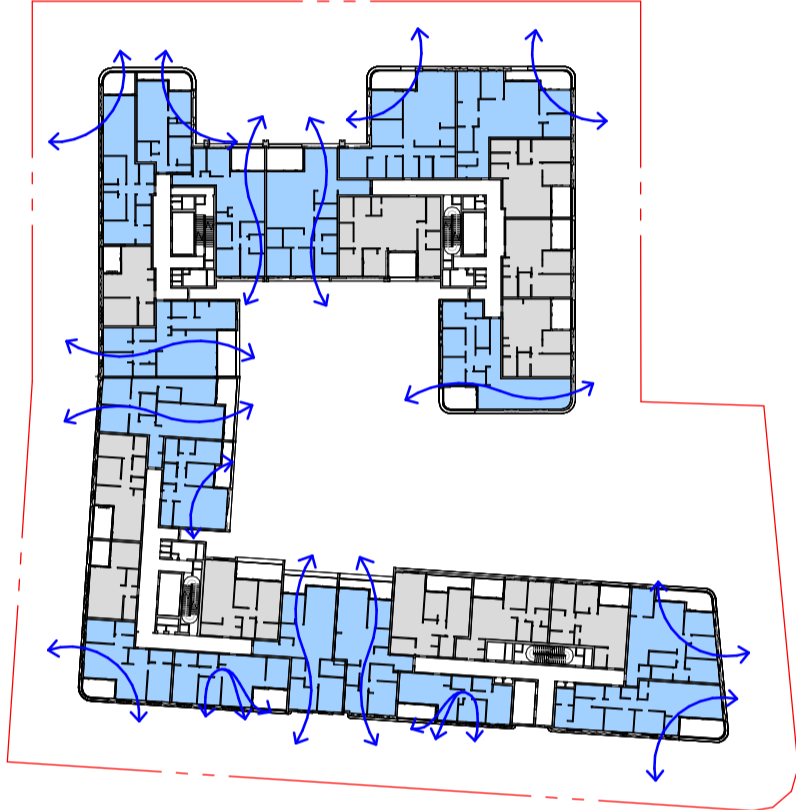
6 LEVEL 04 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 04 (G)		
Yes	17	17
No	11	11
	28	28



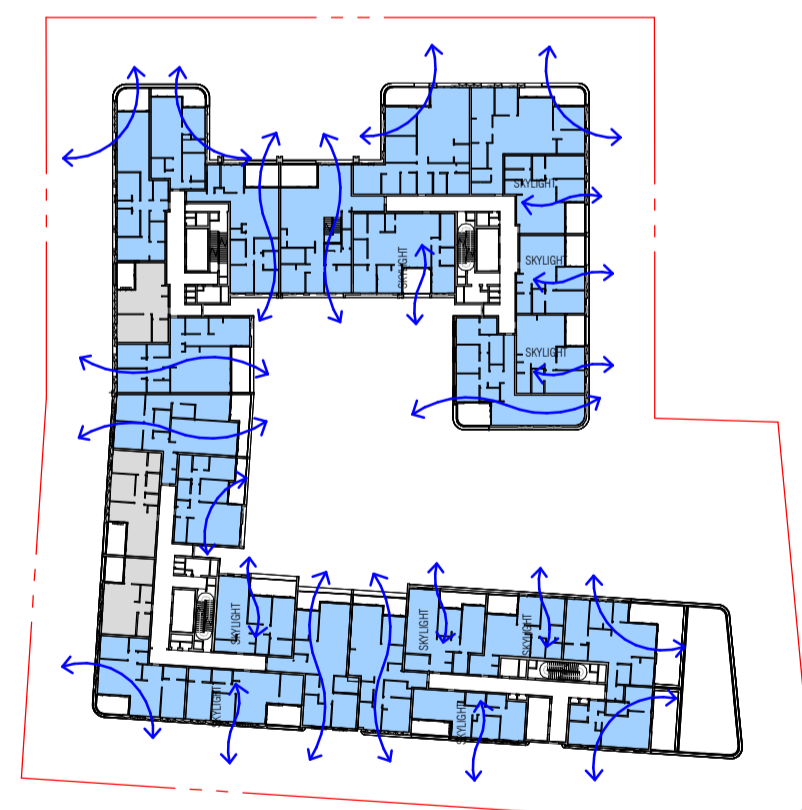
7 LEVEL 05 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 05 (G)		
Yes	17	17
No	11	11
	28	28



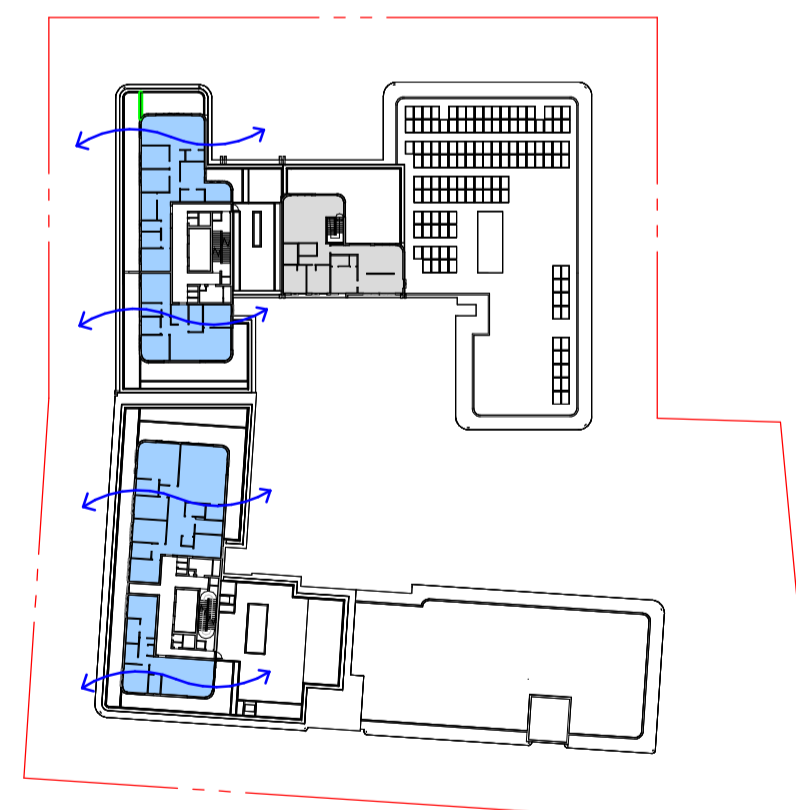
8 LEVEL 06 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 06 (G)		
Yes	17	17
No	11	11
	28	28



9 LEVEL 07 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 07 (G)		
Yes	24	24
No	3	3
	27	27



10 LEVEL 08 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 08 (G)		
Yes	4	4
No	1	1
	5	5

CROSS VENTILATION TOTAL		
CROSS VENTILATION	TOTAL	%
Yes	150	60%
No	99	40%
TOTALS	249	100%

- ACHIEVING CROSS VENTILATION
- NOT ACHIEVING CROSS VENTILATION

CROSS-VENTILATION INCLUDES THE USE OF SKYLIGHTS FOR SELECTED APARTMENTS. SKYLIGHTS COMPRISE OF TRANSLUCENT GLAZING FOR PRIVACY AND BALUSTRADES ABOVE TO PREVENT OVERLOOKING.

REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

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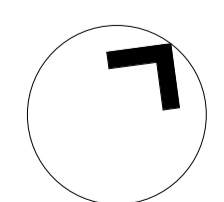
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JF	RM	19.03.2026	24119	1:500

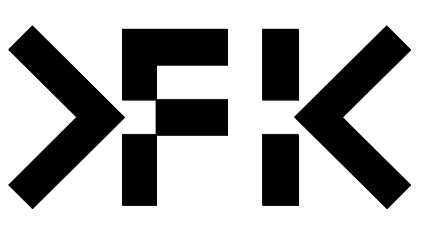


PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT
HYECORP

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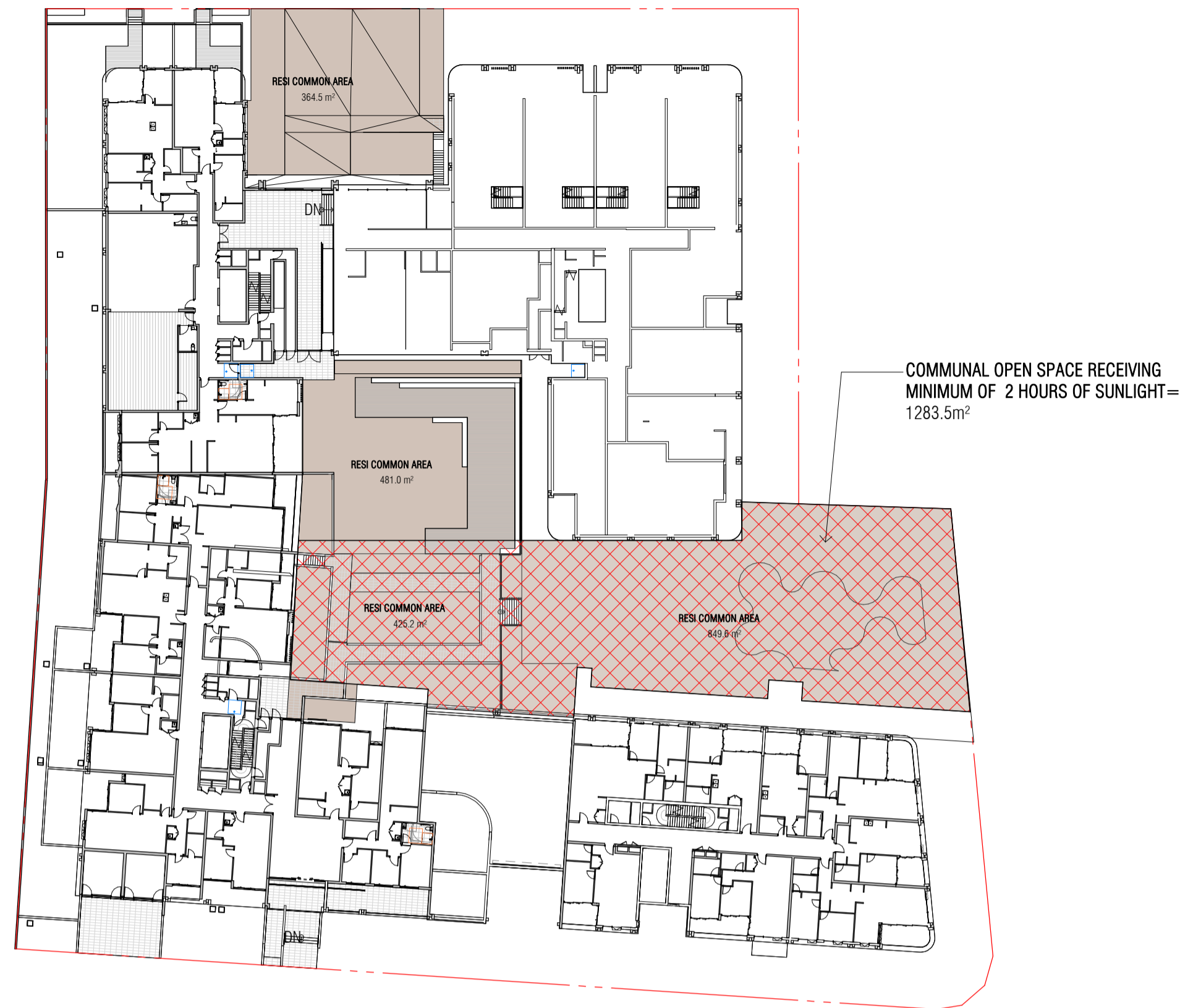


DRAWING TITLE
CROSS VENTILATION PLANS

ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

DRAWING NO.
SSDA-421



1 COMMUNAL OPEN SPACE - GFL



3 COMMUNAL OPEN SPACE - LEVEL 08



2 DEEP SOIL ZONE

COMMUNAL OPEN SPACE	
NAME	AREA
RESI COMMON ROOF TERRACE	47.0 m ²
RESI COMMON ROOF TERRACE	186.4 m ²
RESI COMMON AREA	364.5 m ²
RESI COMMON AREA	425.2 m ²
RESI COMMON AREA	481.0 m ²
RESI COMMON AREA	849.6 m ²
TOTAL COMMUNAL OPEN SPACE	2353.8 m ²

REQUIRED = 25% = 2342.72 M²
 PROPOSED = 25.12% = 2353.8 M²

THE DEVELOPMENT ENSURES THAT AT LEAST 50% OF THE PRIMARY USABLE AREA OF THE COMMUNAL OPEN SPACE RECEIVES A MINIMUM OF 2 HOURS OF DIRECT SUNLIGHT BETWEEN 9:00 AM AND 3:00 PM ON 21 JUNE (MID-WINTER).

REQUIRED = 25% = 2342.72 M²
 PRIMARY AREA = 1958.8 M²
 RECEIVES MIN. 2 HOURS OF DIRECT SUNLIGHT = 1283.5m²

COS HAS BEEN CALCULATED IN ACCORDANCE WITH THE ADG DEFINITION AND EXCLUDES WALKWAYS AND BUFFER ZONES.

SITE AREA	9370.9m2	
COMMUNAL OPEN SPACE		
RESI COMMON AREA - GROUND FLOOR	22.6%	REQUIRED = 15%
RESI COMMON AREA - ROOF TERRACES	2.5%	PROPOSED = 25.12%
TOTAL PROVISION	25.12%	
DEEP SOIL ZONE	2,843.6.m2	
GROUND FLOOR	30.3%	REQUIRED = 15%
TOTAL PROVISION	30.3%	PROPOSED = 30.3%

REVISION		
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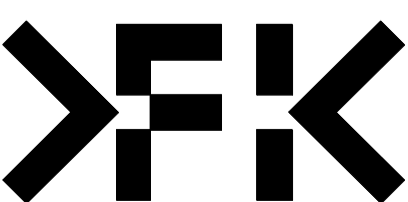
DRAWN: JF
 CHECKED: RM
 DATE: 19.03.2026
 JOB NO.: 24119
 SCALE: As indicated @A1

PROJECT
 ROSEVILLE
 16-24 Lord Street & 21-27 Roseville
 Avenue, Roseville

CLIENT
 HYECORP

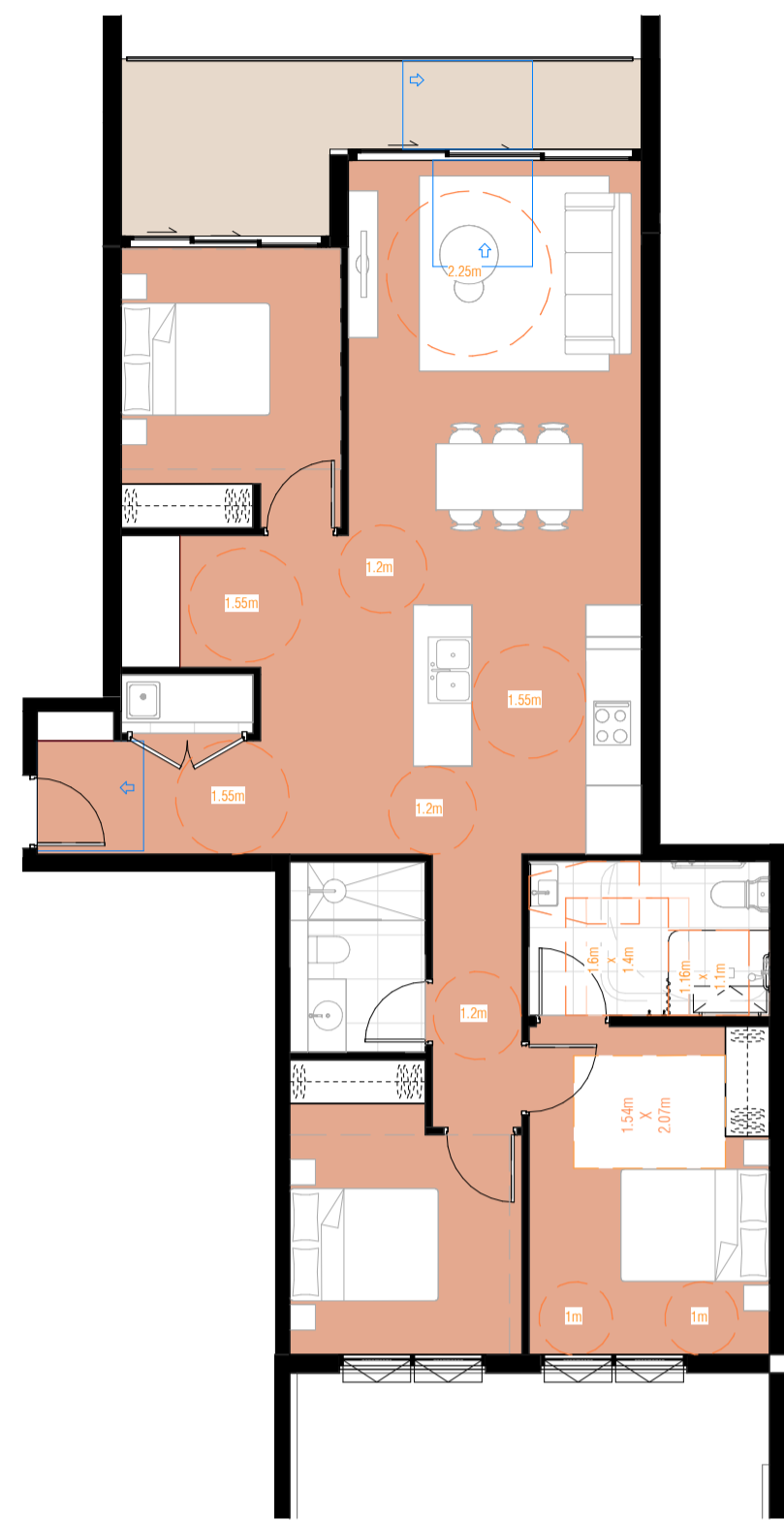
FK
 WWW.FKAUSTRALIA.COM
 L21, 269 GEORGE STREET, SYDNEY
 NEW SOUTH WALES 2000 AUSTRALIA
 TELEPHONE: +61 2 8216 3500
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
 SSDA LODGEMENT

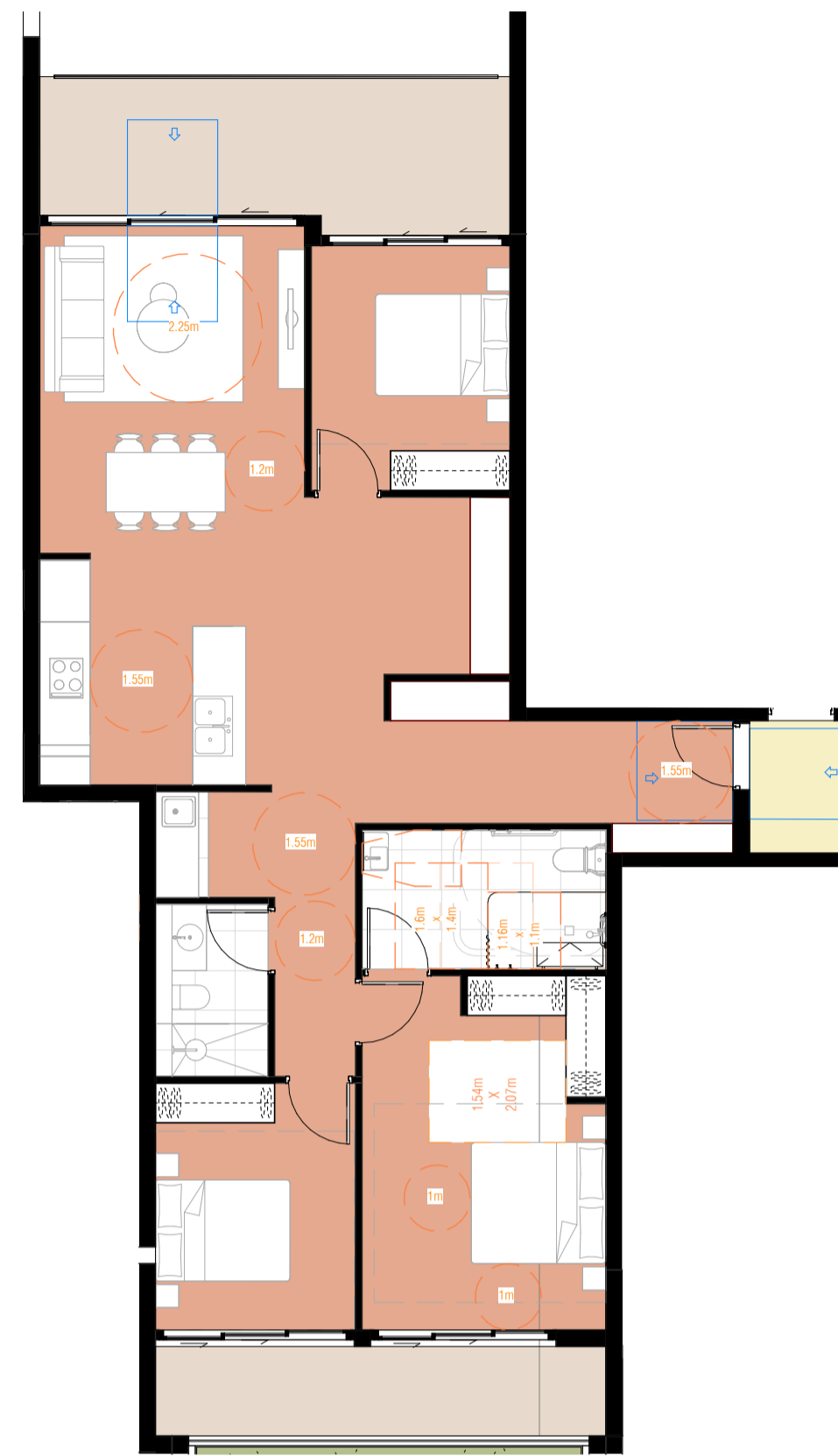


DRAWING NO.
 SSDA-425

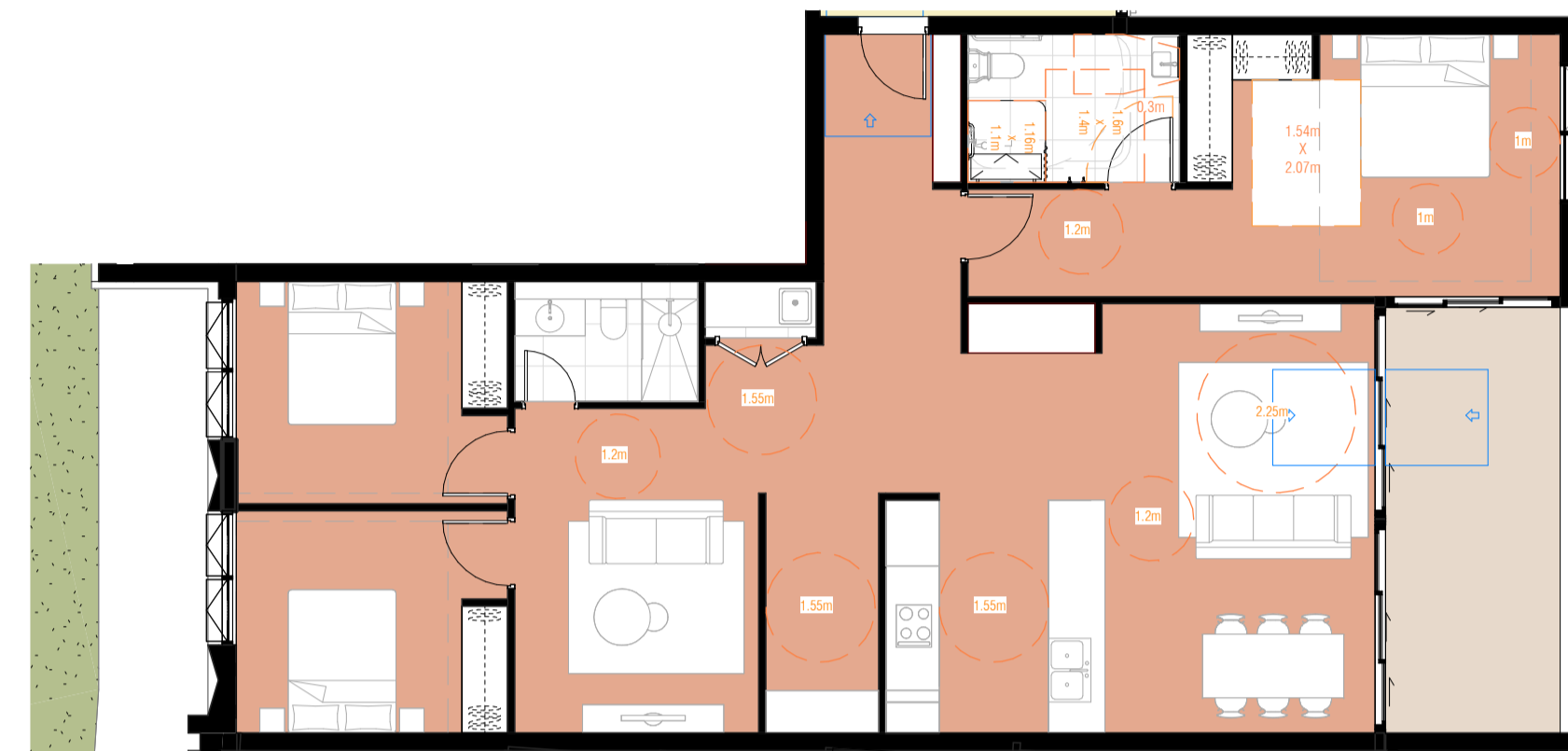
LIVABLE PLATINUM/ADAPTABLE UNITS TOTAL	
LEVEL	TOTAL
GROUND (C)	2
LEVEL 01 (C)	4
LEVEL 02 (C)	4
LEVEL 03 (C)	4
LEVEL 04 (C)	6
LEVEL 05 (C)	6
LEVEL 06 (C)	6
LEVEL 07 (C)	6
TOTALS: 38	38



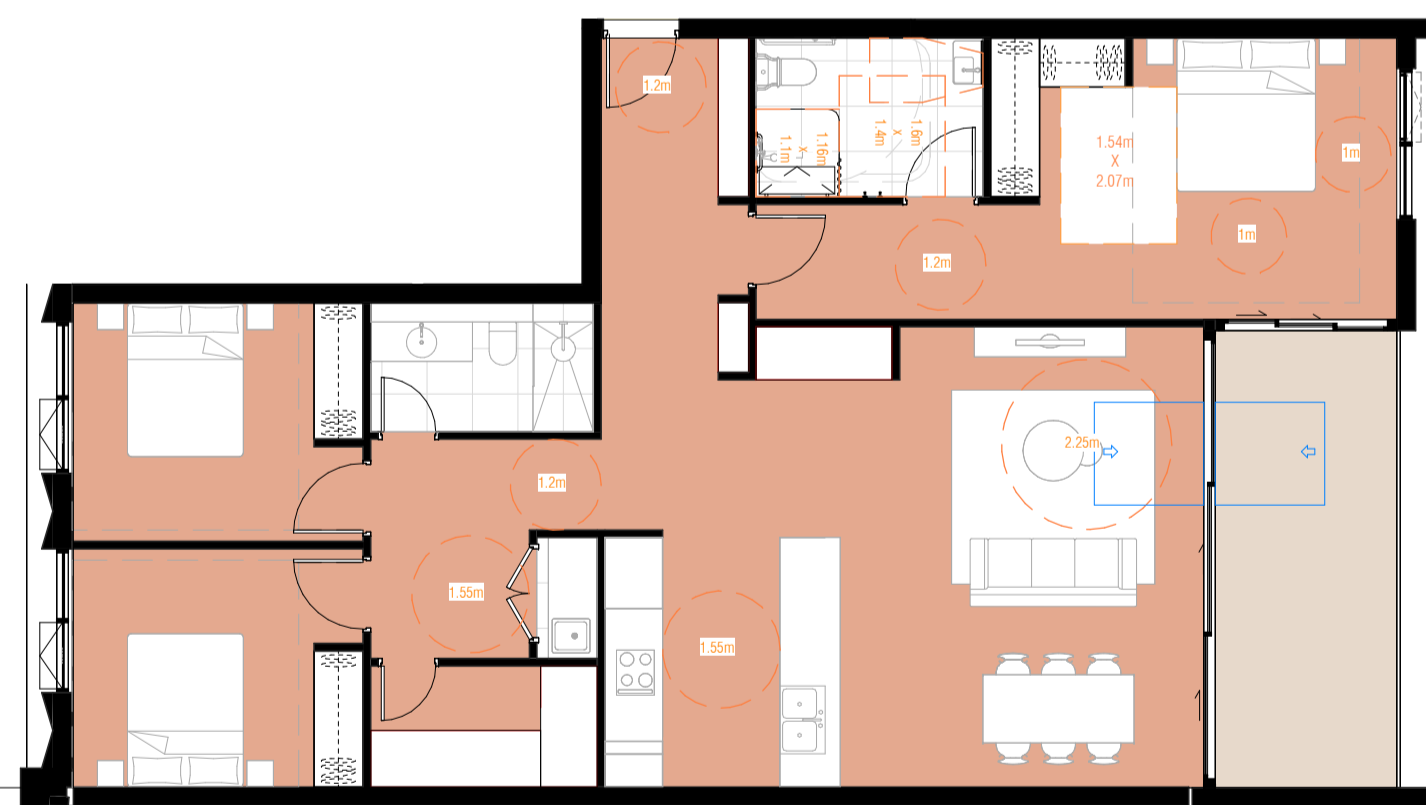
1 PLATINUM/ADAPTABLE UNIT - 3 BED - C115, C219, C319, C415, C515, C615, C715
SCALE 1:100



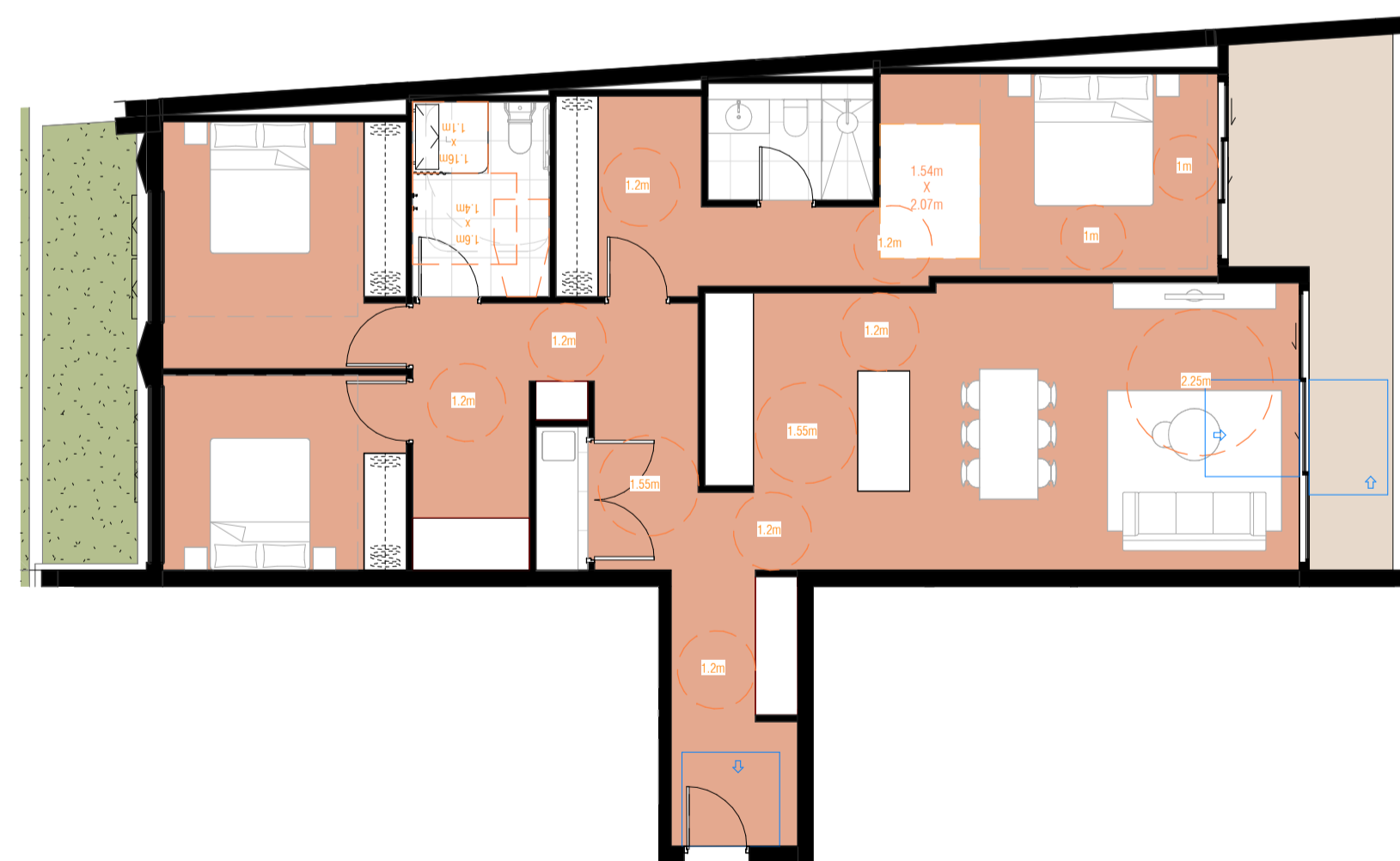
2 PLATINUM/ADAPTABLE UNIT - 3 BED - D124, D228, D328, D423, D523, D623, D723
SCALE 1:100



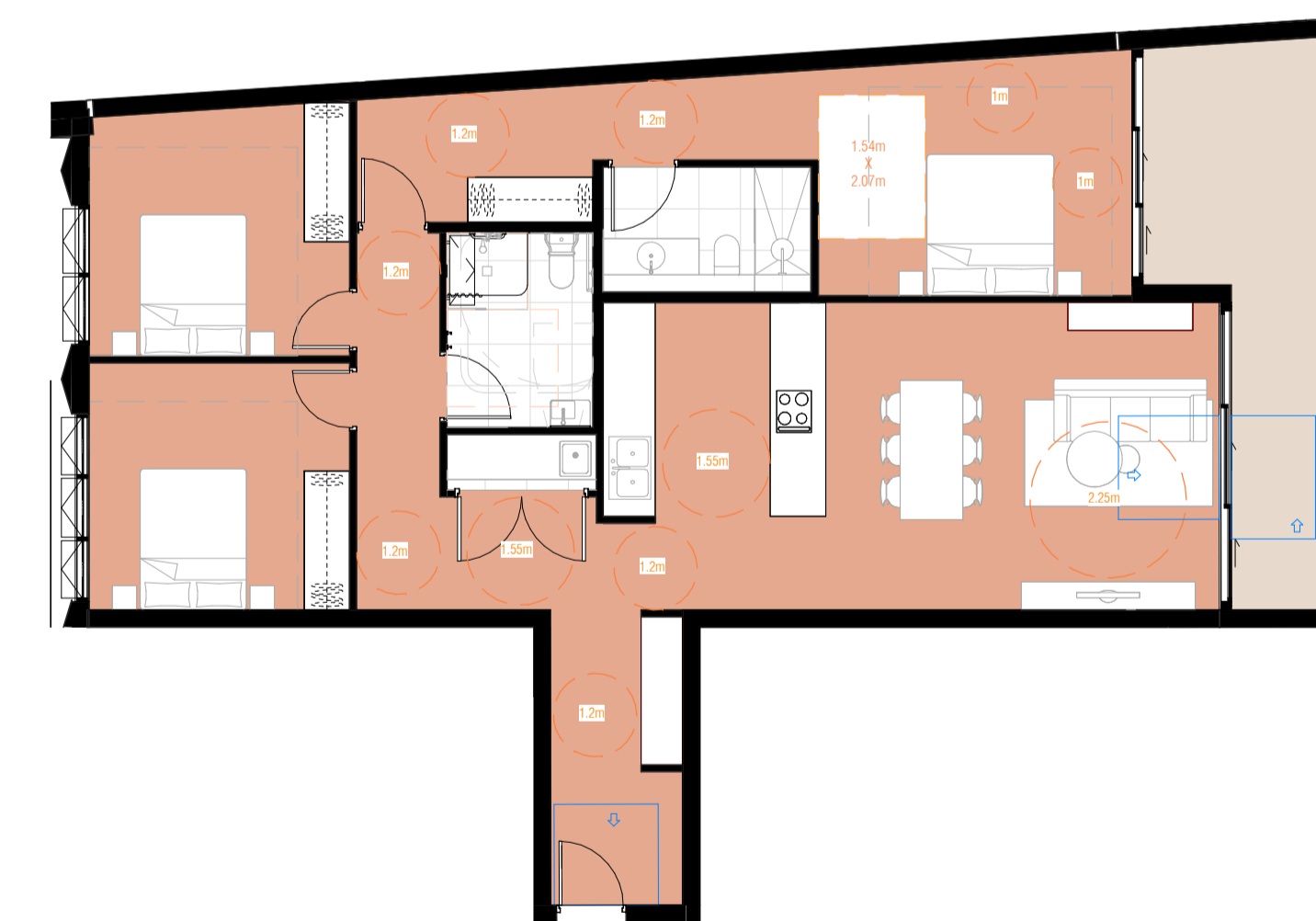
3 PLATINUM/ADAPTABLE UNIT - 3 BED - BG11, B108, B212, B312
SCALE 1:100



4 PLATINUM/ADAPTABLE UNIT - 3 BED - B409, B509, B609, B709
SCALE 1:100



5 PLATINUM/ADAPTABLE UNIT - 3 BED - CG19, C121, C225, C325
SCALE 1:100



6 PLATINUM/ADAPTABLE UNIT - 3 BED - C420, C520, C620, C720
SCALE 1:100

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REVISION		
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025
C	SSDA RIS SUBMISSION	19.03.2026

QUALITY ASSURANCE (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)
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 SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25
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JF	RM	19.03.2026	24119	1:100 @A1

PROJECT
ROSEVILLE

16-24 Lord Street & 21-27 Roseville
Avenue, Roseville

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE
SSDA LODGEMENT

REV.
C
DRAWING NO.
SSDA-500



1 PLATINUM/ADAPTABLE UNIT - 3 BED - A403, A503, A603, A703
SCALE 1:100



2 PLATINUM/ADAPTABLE UNIT - 4 BED - A404, A504, A604, A704
SCALE 1:100

LIVABLE PLATINUM/ADAPTABLE UNITS TOTAL	
LEVEL	TOTAL
GROUND (C)	2
LEVEL 01 (C)	4
LEVEL 02 (C)	4
LEVEL 03 (C)	4
LEVEL 04 (C)	6
LEVEL 05 (C)	6
LEVEL 06 (C)	6
LEVEL 07 (C)	6
TOTALS: 38	38

DCP REQUIREMENT 15%

ACHIEVED 15%

REVISION		
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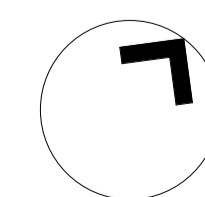
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ISSUE PURPOSE
SSDA LODGEMENT

REV.
C

DRAWING NO.
SSDA-501

DRAWING TITLE
PLATINUM UNIT LAYOUTS - SHEET 02



1 LOWER GROUND GFA - AFFORDABLE

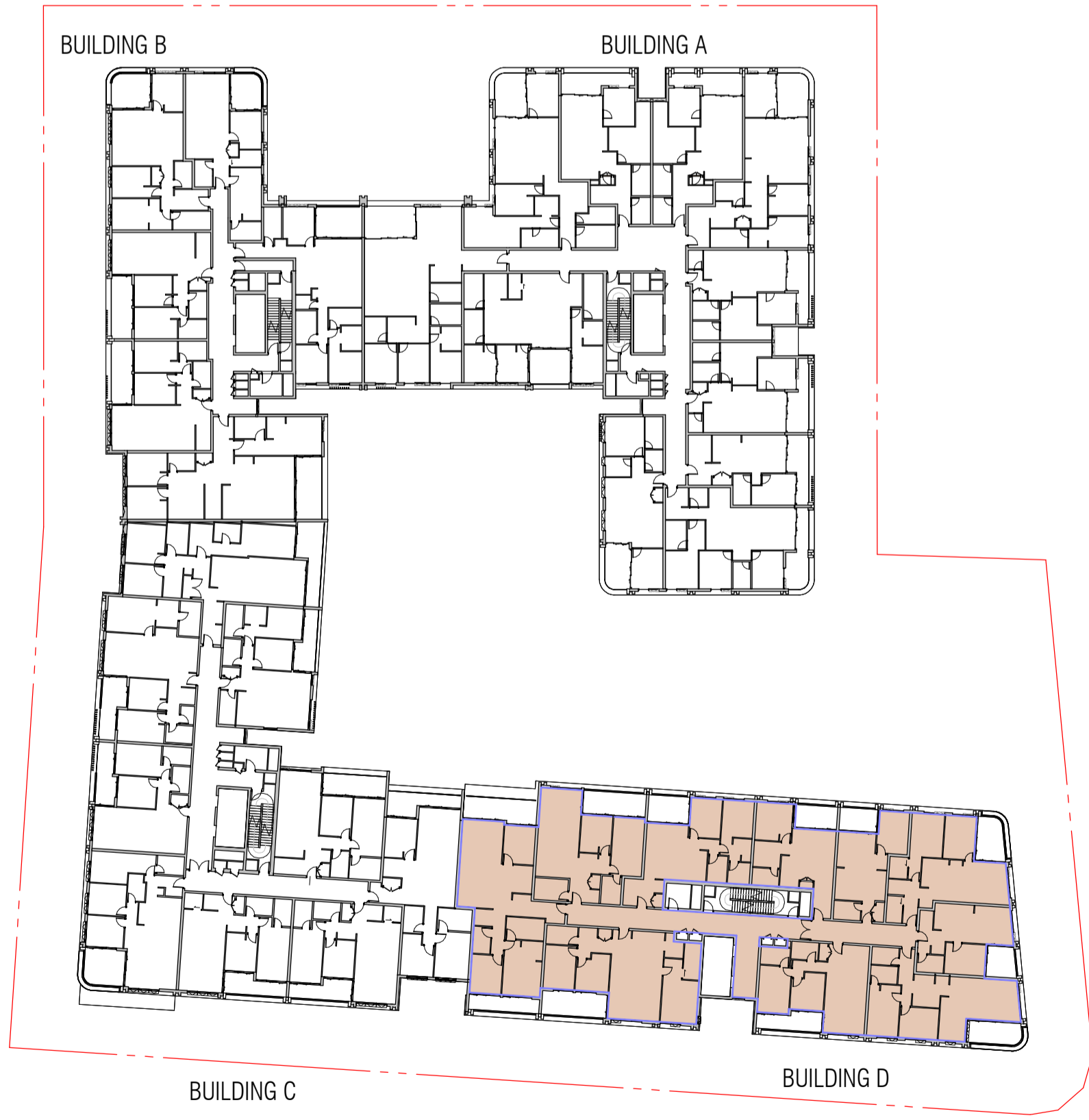
AFFORDABLE HOUSING TOD
 AFFORDABLE HOUSING GFA



2 GROUND LEVEL GFA - AFFORDABLE



3 LEVEL 01 GFA - AFFORDABLE



4 LEVEL 02 GFA - AFFORDABLE



5 LEVEL 03 GFA - AFFORDABLE



6 LEVEL 04 GFA - AFFORDABLE

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SA	HK	19.03.2026	24119	1:500

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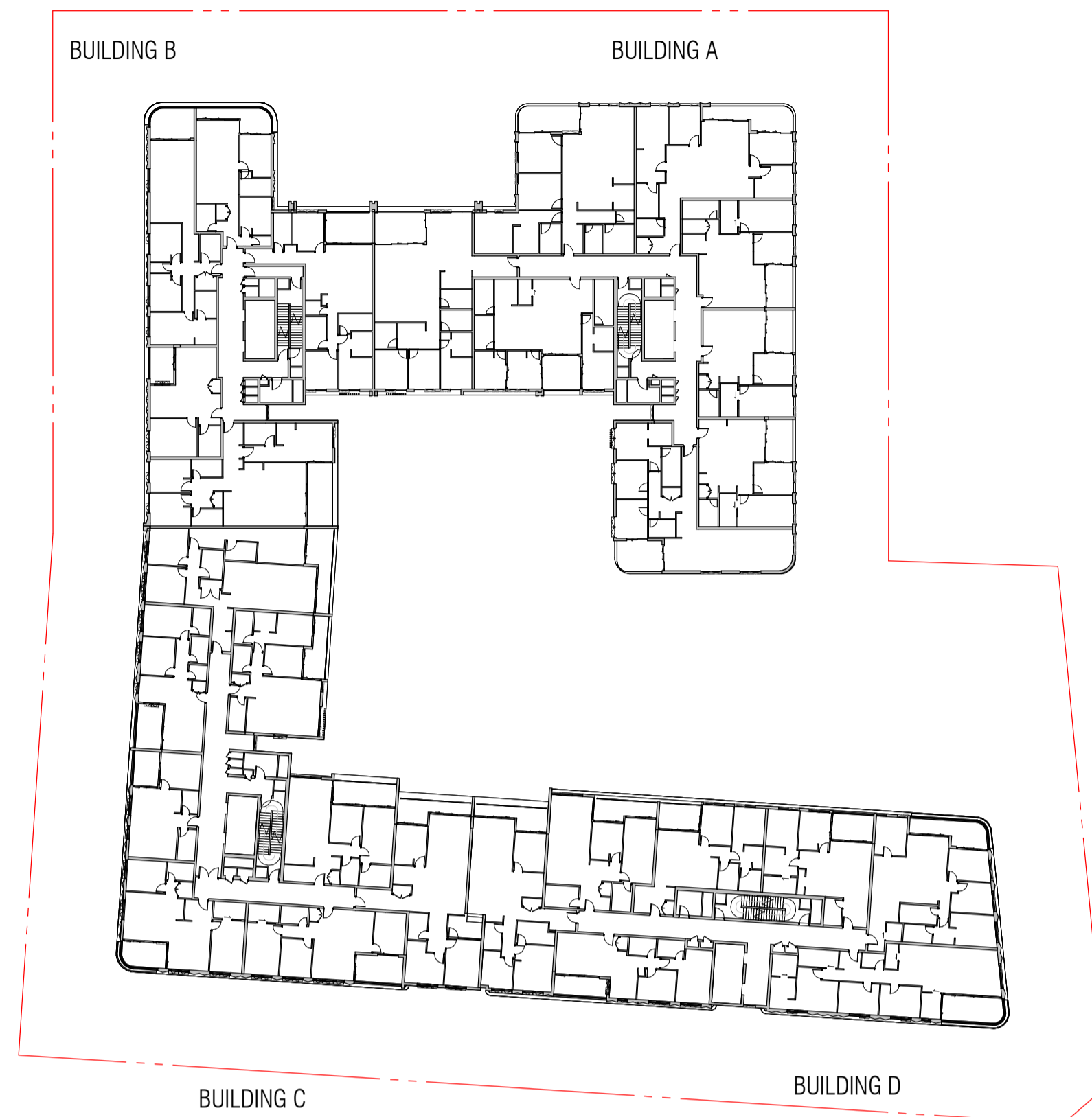
DRAWING TITLE
 GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 01

ISSUE PURPOSE
 SSDA LODGEMENT

REV. C **DRAWING NO.** AH-412



1 LEVEL 05 GFA - AFFORDABLE



2 LEVEL 06 GFA - AFFORDABLE



3 LEVEL 07 GFA - AFFORDABLE

AFFORDABLE HOUSING TOD
 AFFORDABLE HOUSING GFA

LEVEL	AH GFA BY LEVEL	1 BED	2BED	3BED	4 BED	LEVEL	LIVEABLE/ADAPATABLE APT.	DDA UNIT NO.
LOWER GROUND	486	2	1	2		5		
GROUND	503.8	3	4	0		8		
01	889.7	3	5	2		10	1	D124
02	889.7	3	5	2		10	1	D228
03	796.9	2	3	3		8	1	D328
04	765		4	2	1	7	1	D423
05	767.6		4	2	1	7	1	D523
TOTAL	5,099 m²	13	26	13	2	54	5	

INFILL AFFORDABLE HOUSING & TOD AFFORDABLE HOUSING

AFFORDABLE HOUSING CALCULATIONS	REQUIRED (m ²)	PROPOSED (m ²)
TOTAL GFA		29,940
TOD AFFORDABLE HOUSING - 2%	599 - 2%	600 - 2%
INFILL AFFORDABLE HOUSING - 15%	4,491 - 15%	4,499 - 15%
TOTAL AFFORDABLE HOUSING GFA	5,090 - 17%	5,099 - 17%
TOTAL %	17%	17%

TOD AFFORDABLE HOUSING

- APT DLG01
 - APT DLG02
 - APT DLG03
 - APT DLG04
 - APT DLG05
 - APT DG21
 - APT DG23
- PROVIDED UNIT MIX OF 2% AH DEDICATION
 1 BED: 4
 2 BED: 1
 3 BED: 2
 TOTAL: 7 APTS FOR 2% AH

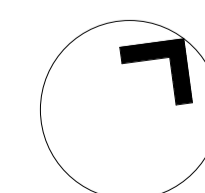
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DRAWING TITLE
GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 02

ISSUE PURPOSE
SSDA LODGEMENT

REV. **C** DRAWING NO. **AH-413**