

# ROSELOR

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

## STATE SIGNIFICANT DEVELOPMENT APPLICATION

**DRAWING LIST**

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1	28.02.2025	SSDA SUBMISSION
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A	02.04.2025	SSDA LODGEMENT
B	30.10.2025	SSDA RIS SUBMISSION

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

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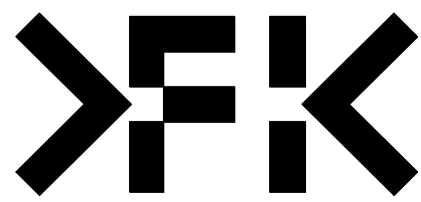
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JF	RM	30.10.2025	24119	N.T.S

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ROSELOR

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

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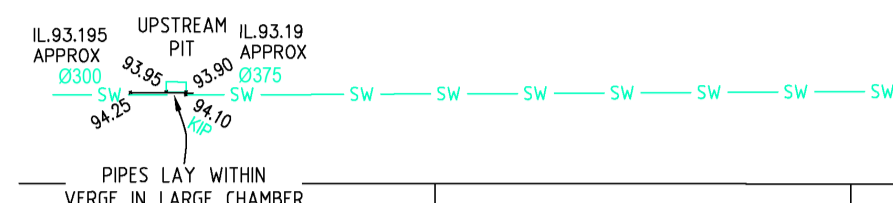
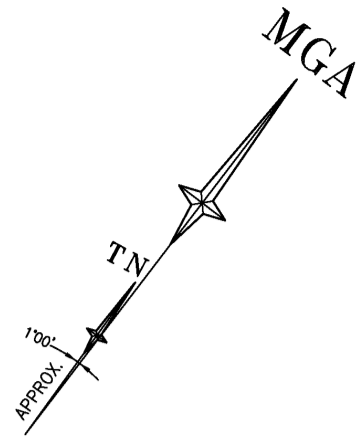
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**DRAWING TITLE**  
COVER PAGE

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**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)	■ VC
PRAM CROSSING (PC)	■ 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 m<sup>2</sup>

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

**EASEMENTS & RESTRICTIONS**

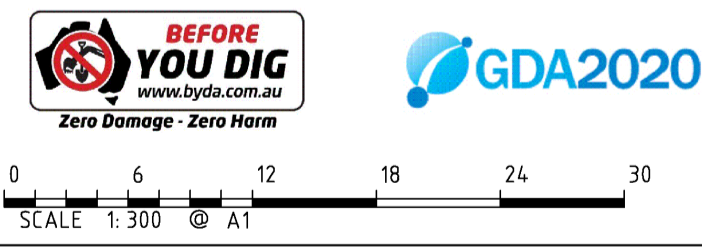
(A) EASEMENT FOR DRAINAGE (B477403)  
 CT NOTE: WHOLE OF LOT 14/B/3277 - POSITIVE COVENANT (AG 2735) & RESTRICTION ON USE (AG 2736)

**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
4	8/08/24	TABLE OF AREAS UPDATED -SHT.8	00
3	2/08/24	SECTIONS UPDATED	00
2	23/07/24	1st AND 2nd METRO RESERVES INFORMATION IN RED	00
1	19/07/24	ADDITIONAL DETAIL & LEVEL ADDED	001



THIS IS THE PLAN REFERRED TO IN MY LETTER DATED: \_\_\_\_\_  
 Registered Surveyor NSW

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  
 LGA KU-RING-GAI  
 SHEET 1 OF 8

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

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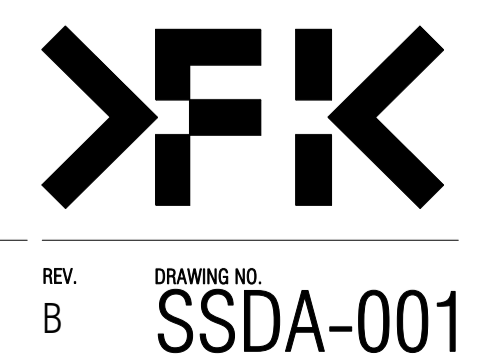
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 CHECKED RM  
 DATE 30.10.2025  
 JOB NO. 24119  
 SCALE N.T.S.

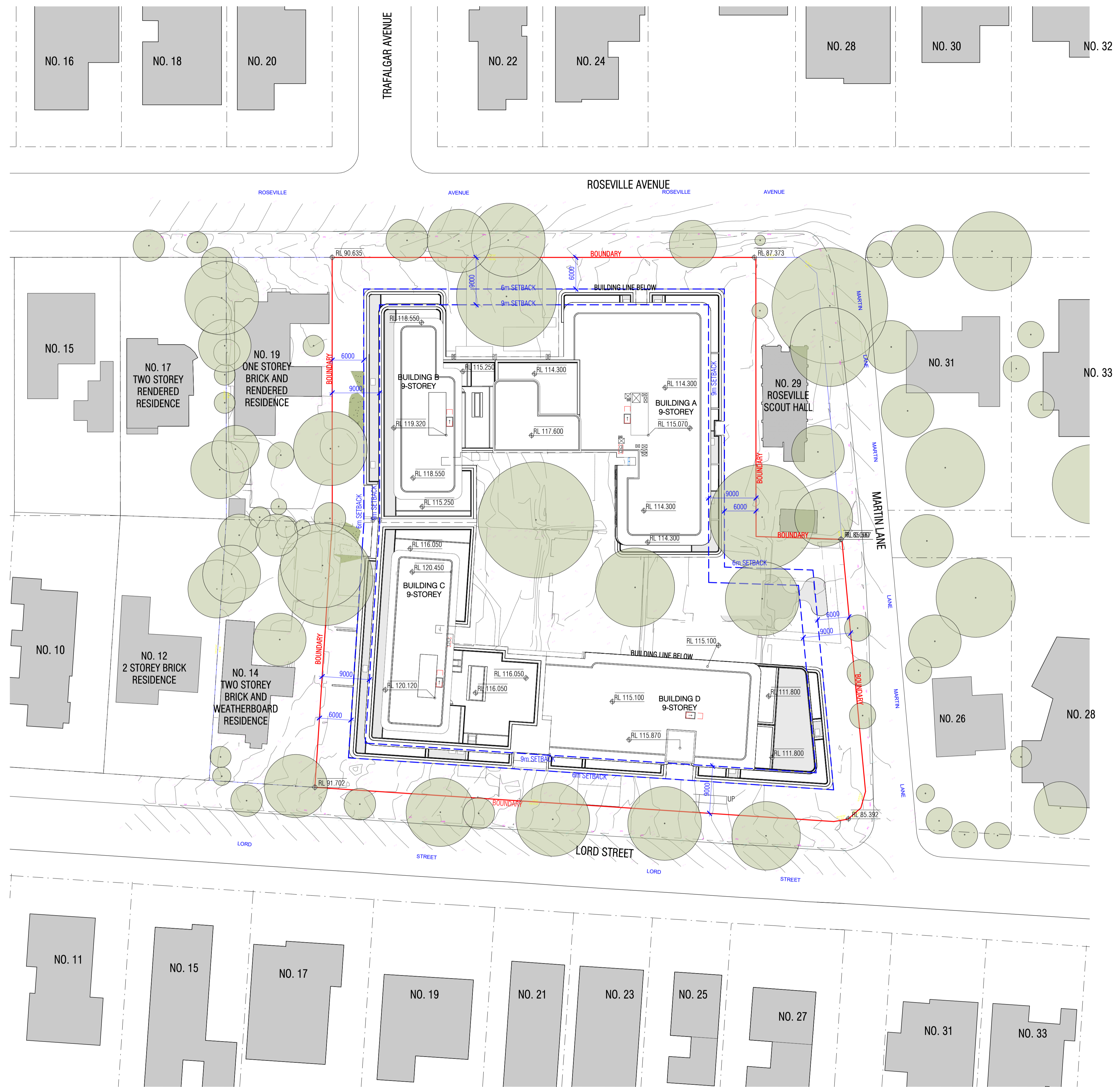
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**ISSUE PURPOSE**  
 SSDA LODGEMENT





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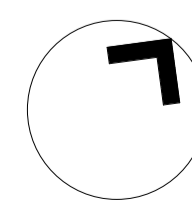
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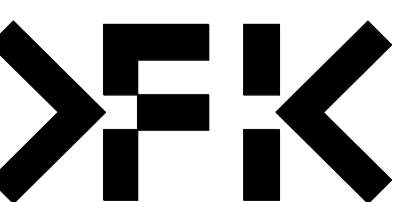
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JF	RM	30.10.2025	24119	1 : 400 @A1

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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-002



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REVISION		DATE
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
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A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

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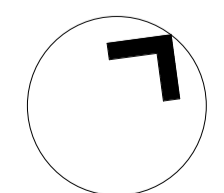
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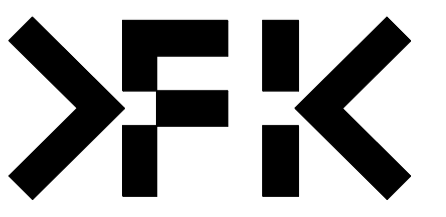


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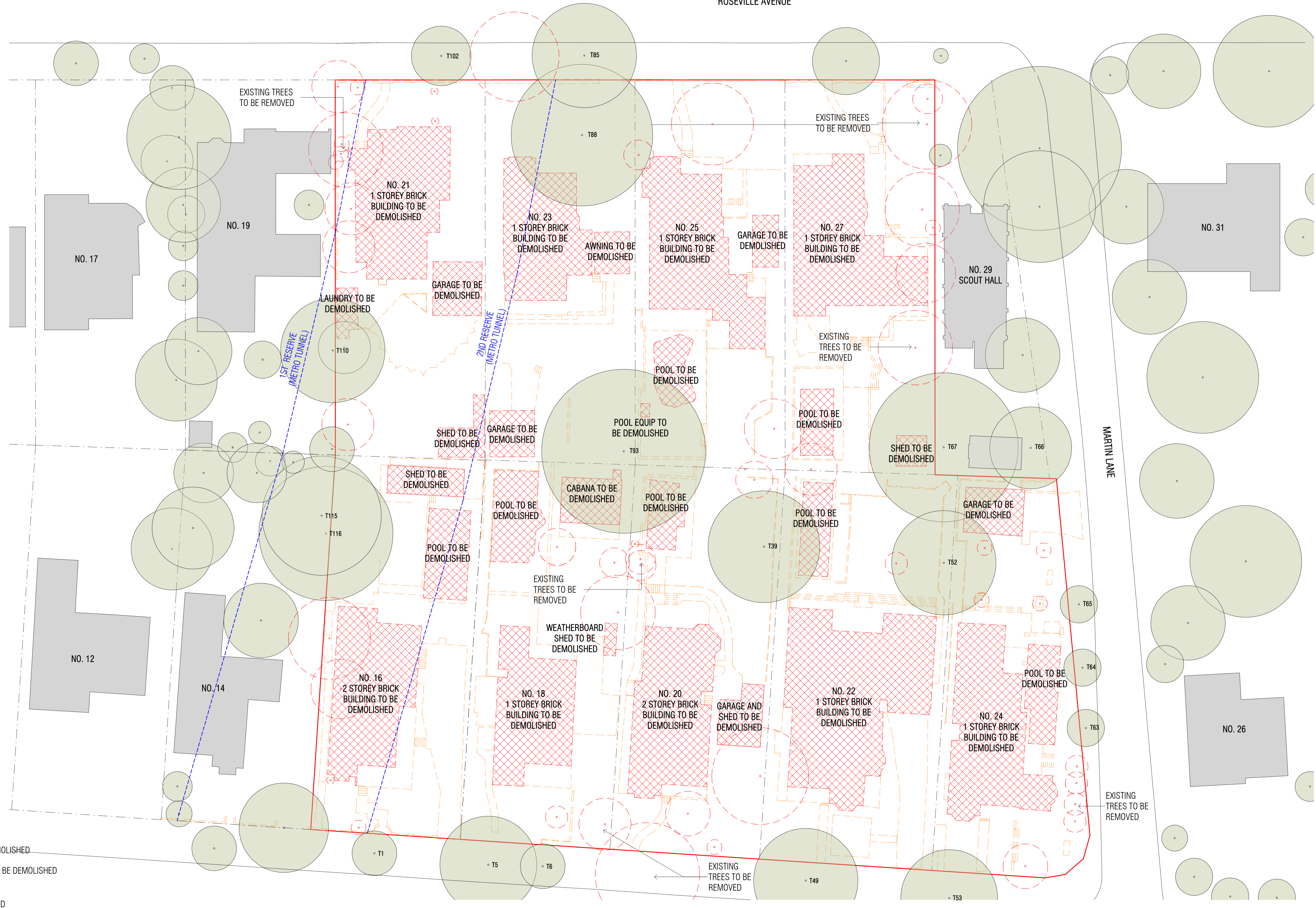
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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-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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REVISION	DATE
1 SSDA SUBMISSION	28.02.2025
2 SSDA SUBMISSION	07.03.2025
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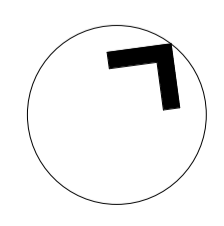
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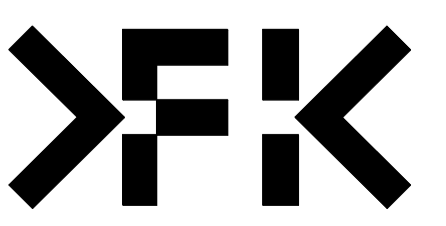


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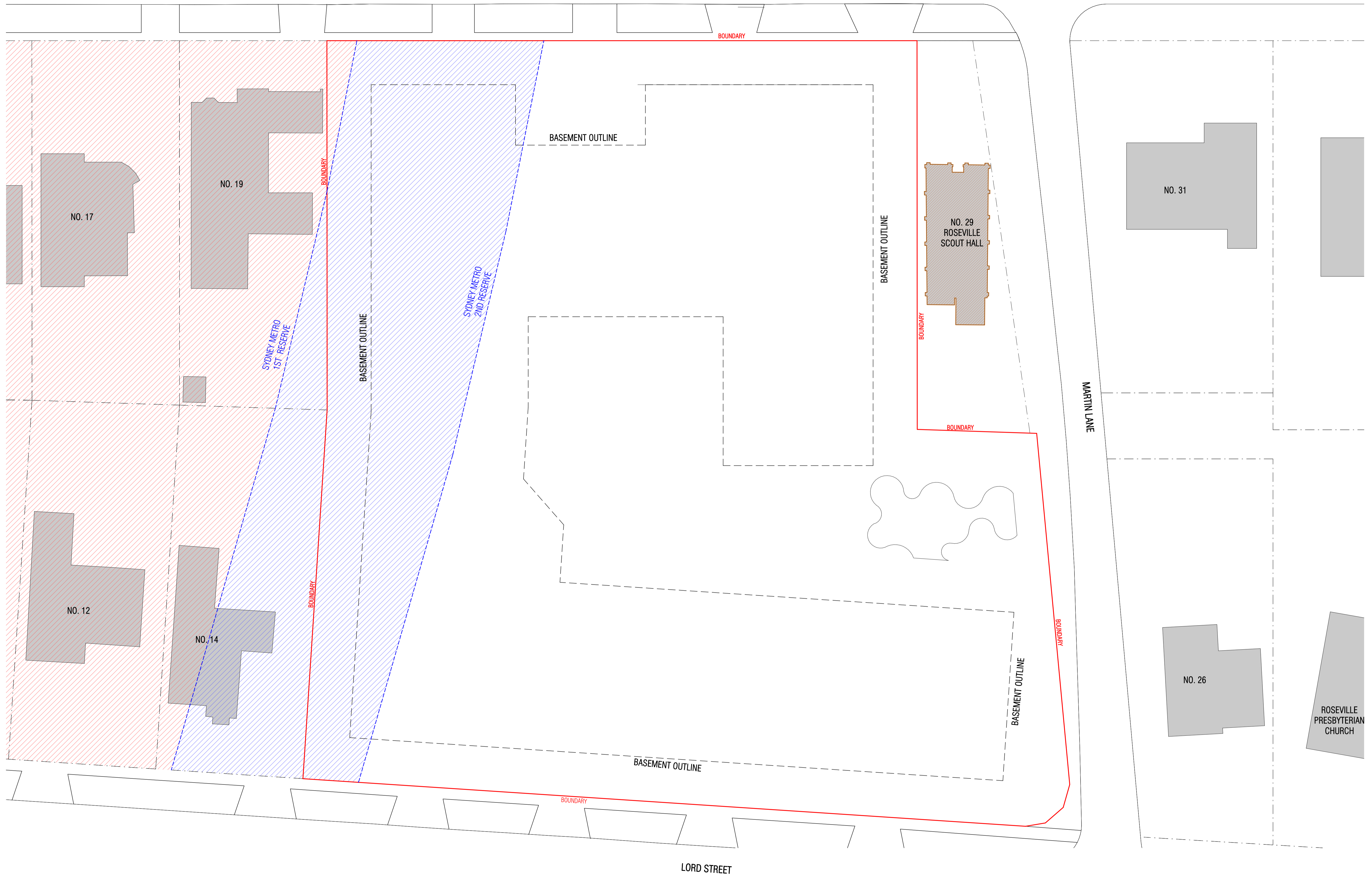
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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-004



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REVISION	DESCRIPTION	DATE
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

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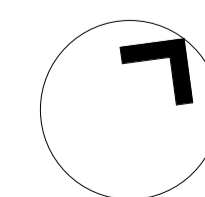
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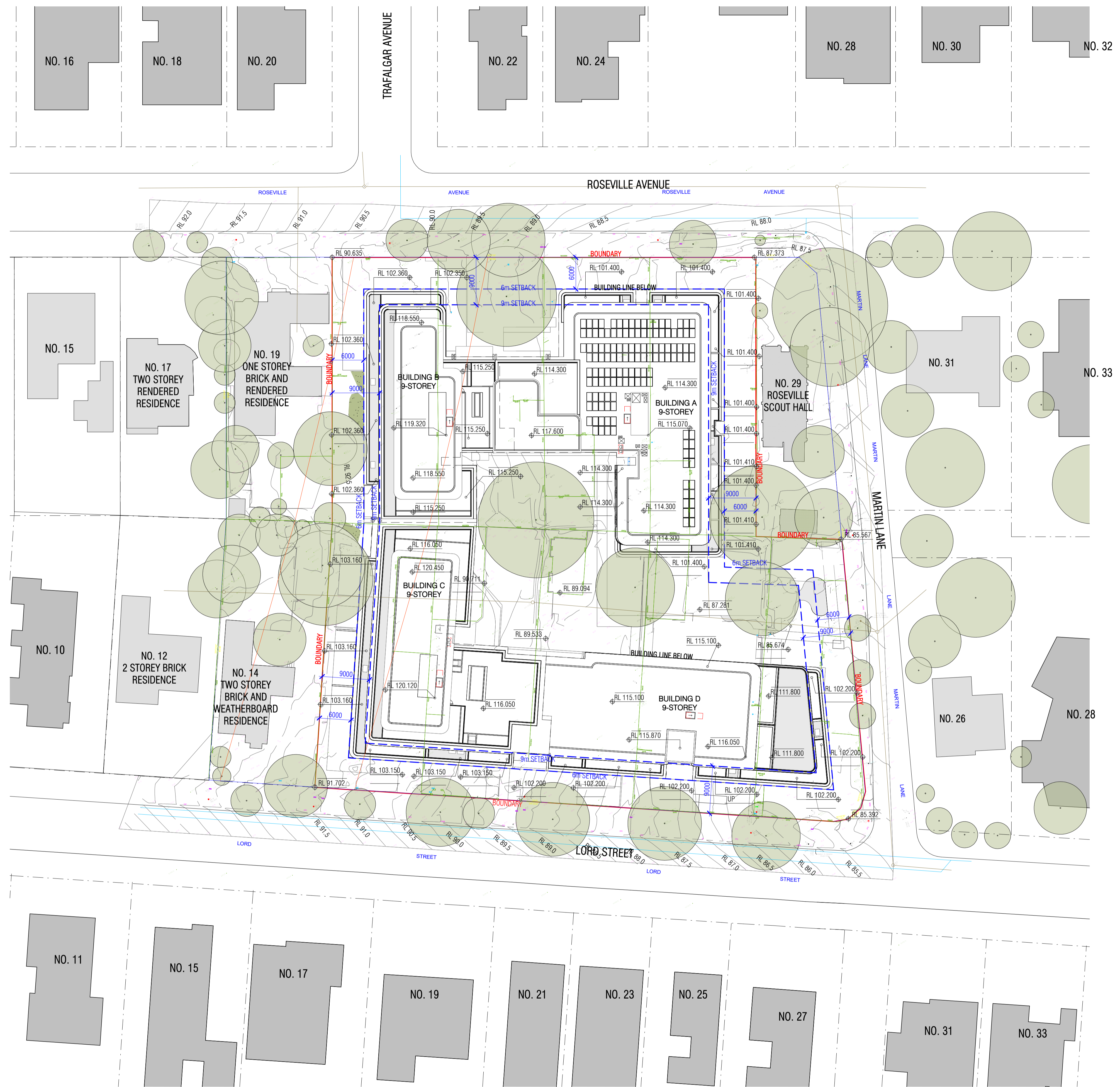
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**DRAWING TITLE**  
METRO RESERVE PLAN

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-005



REVISION	DATE	DESCRIPTION
A	30.10.2025	SSDA RIS SUBMISSION

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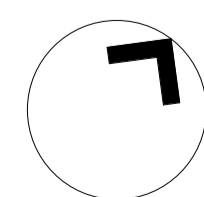
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**DRAWING TITLE**  
SURVEY ROOF PLAN

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.**  
A

**DRAWING NO.**  
SSDA-006

# KEY METRICS

SITE AREA - 9,370.9m<sup>2</sup>

MAXIMUM ALLOWABLE GFA - 30,455m<sup>2</sup>

MAXIMUM FSR 3.25:1

TOTAL GFA	
LEVEL	GFA
LOWER GROUND (C)	1109.8 m <sup>2</sup>
GROUND (C)	3560.3 m <sup>2</sup>
LEVEL 01 (C)	3901.9 m <sup>2</sup>
LEVEL 02 (C)	3929.2 m <sup>2</sup>
LEVEL 03 (C)	3929.2 m <sup>2</sup>
LEVEL 04 (C)	3310.8 m <sup>2</sup>
LEVEL 05 (C)	3300.9 m <sup>2</sup>
LEVEL 06 (C)	3300.9 m <sup>2</sup>
LEVEL 07 (C)	3128.3 m <sup>2</sup>
LEVEL 08 (C)	776.3 m <sup>2</sup>
TOTAL	30247.6 m <sup>2</sup>

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

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	112	101	10	252

APARTMENT MIX %				
1 BED	2 BED	3 BED	4 BED	TOTAL
12%	44%	40%	4%	100%

MOTORCYCLE PARKING SCHEDULE	
RESIDENTIAL	TOTAL
8	8
8	8

LIVABLE PLATINUM 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 15%

ACHIEVED 15%

## ADG COMPLIANCE

SOLAR COMPLIANCE TOTAL		
SOLAR COMPLIANCE	TOTAL	%
>2HR	174	69%
15MINS-2HR	40	16%
0	38	15%
TOTALS	252	100%

CROSS VENTILATION TOTAL		
CROSS VENTILATION	TOTAL	%
Yes	151	60%
No	101	40%
TOTALS	252	100%

DEEP SOIL ZONE	
DEEP SOIL ZONE	AREA
15% REQUIRED DEEP SOIL ZONE	1405.66 m <sup>2</sup>
33% PROPOSED DEEP SOIL ZONE	3130.3 m <sup>2</sup>

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

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.

### 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

### 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.	

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	N.T.S

PROJECT  
ROSELOR

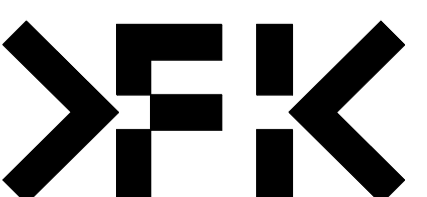
CLIENT  
HYECORP

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

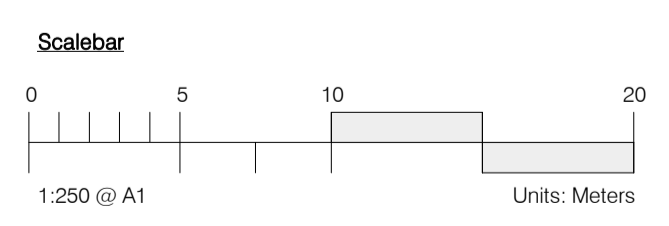
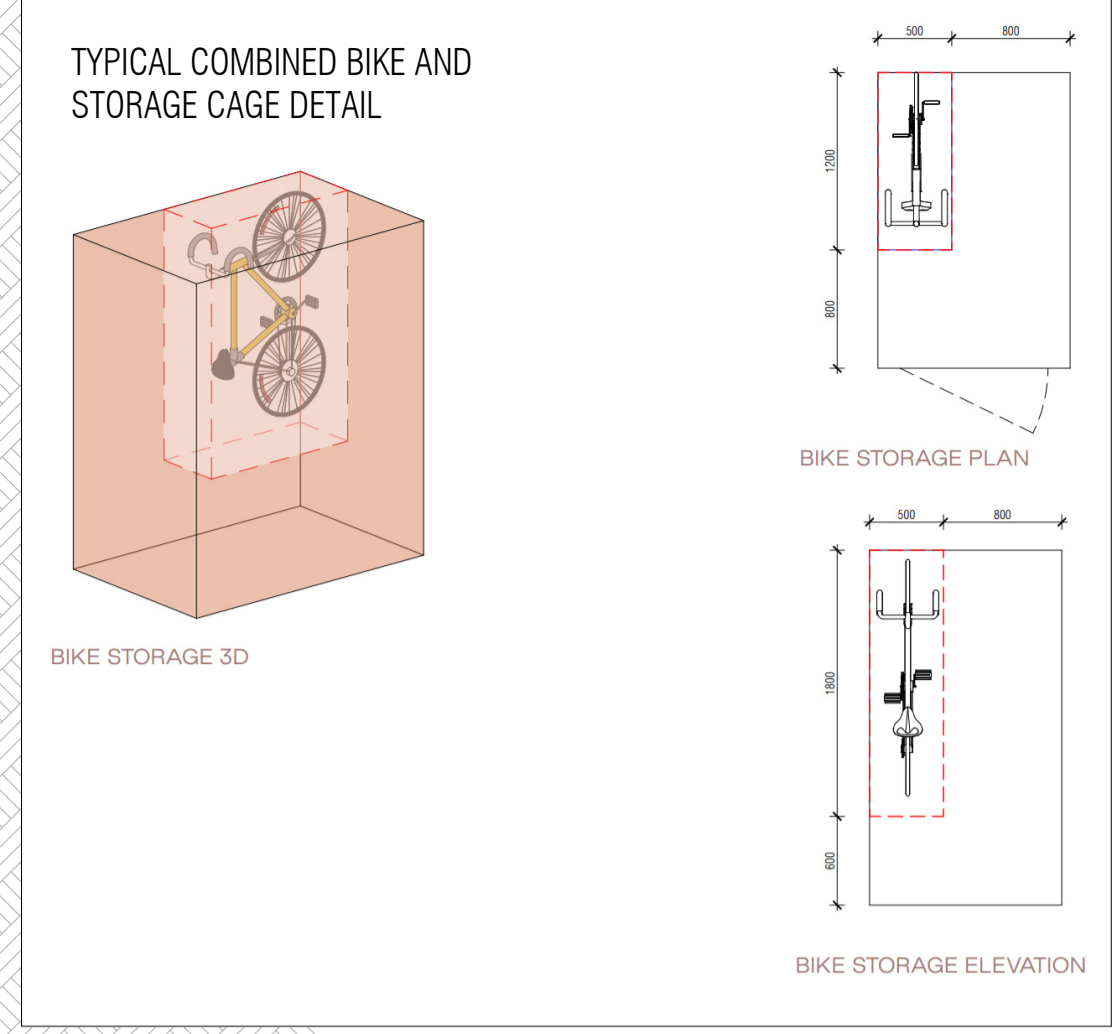
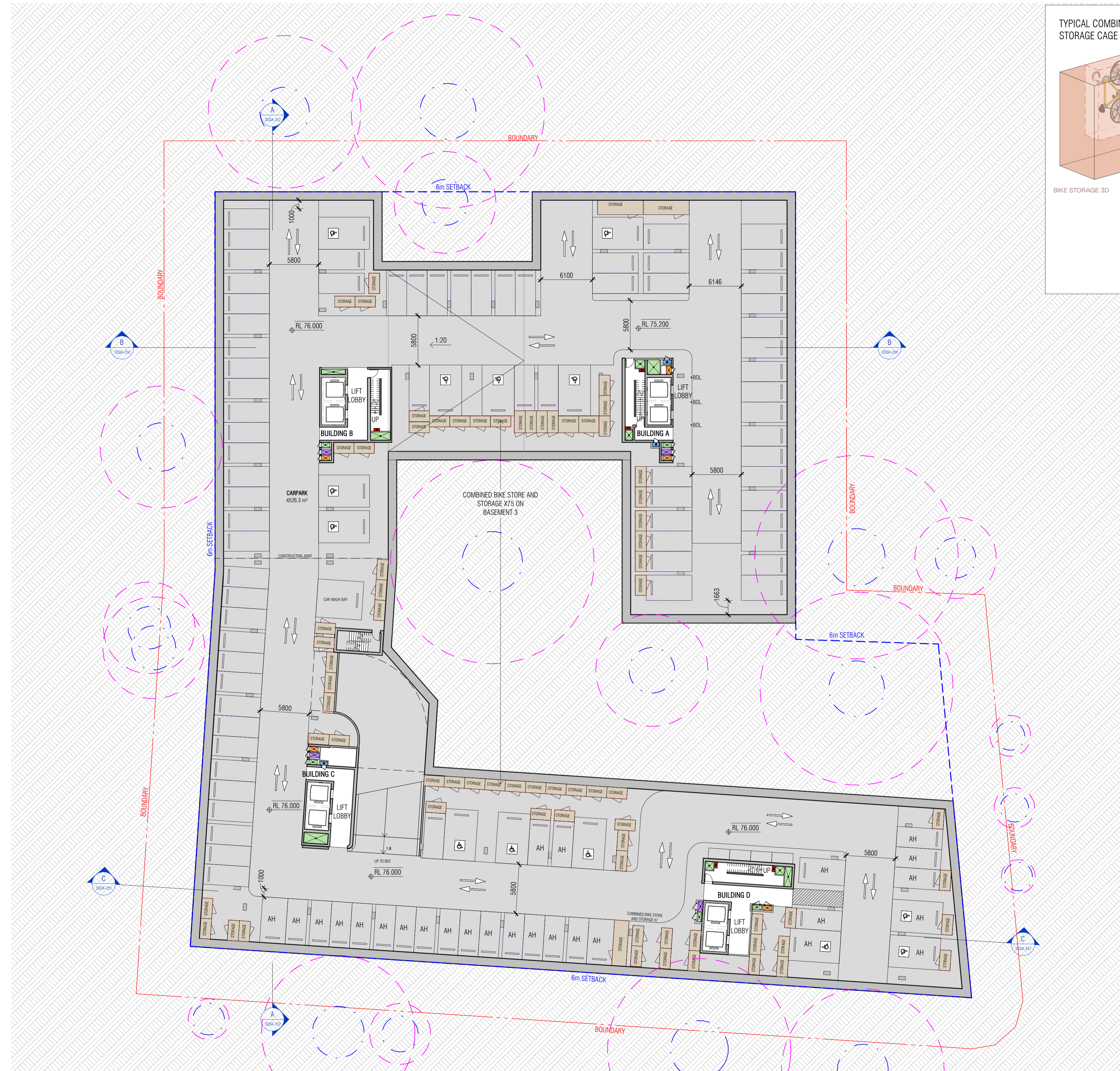


REV. B  
DRAWING NO. SSSA-050

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	126.25 m <sup>2</sup>	51.9 m <sup>2</sup>	5.00 m <sup>3</sup>	5.00 m <sup>3</sup>	No	>2HR	No	YES
DLG02	3 BED	105.64 m <sup>2</sup>	35.9 m <sup>2</sup>	5.50 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	YES
DLG03	1 BED	53.18 m <sup>2</sup>	6.6 m <sup>2</sup>	3.70 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
DLG04	2 BED	88.33 m <sup>2</sup>	10.9 m <sup>2</sup>	4.60 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
DLG05	1 BED	55.85 m <sup>2</sup>	13.8 m <sup>2</sup>	3.10 m <sup>3</sup>	3.00 m <sup>3</sup>	No	0	No	YES
GROUND (C)									
AG01	1 BED	77.52 m <sup>2</sup>	8.0 m <sup>2</sup>	6.99 m <sup>3</sup>	3.00 m <sup>3</sup>	No	0	No	
AG02	3 BED	101.71 m <sup>2</sup>	17.8 m <sup>2</sup>	11.64 m <sup>3</sup>	5.00 m <sup>3</sup>	No	>2HR	No	
AG03	3 BED	101.71 m <sup>2</sup>	25.5 m <sup>2</sup>	11.64 m <sup>3</sup>	5.00 m <sup>3</sup>	No	>2HR	No	
AG04	3 BED	101.71 m <sup>2</sup>	25.5 m <sup>2</sup>	11.64 m <sup>3</sup>	5.00 m <sup>3</sup>	No	>2HR	No	
AG05	3 BED	101.71 m <sup>2</sup>	17.9 m <sup>2</sup>	11.64 m <sup>3</sup>	5.00 m <sup>3</sup>	No	>2HR	No	
AG06	2 BED	91.51 m <sup>2</sup>	10.1 m <sup>2</sup>	4.40 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
AG07	1 BED	69.44 m <sup>2</sup>	8.0 m <sup>2</sup>	5.90 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	
AG08	1 BED	57.43 m <sup>2</sup>	11.5 m <sup>2</sup>	5.50 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	
AG09	3 BED	105.77 m <sup>2</sup>	12.1 m <sup>2</sup>	6.50 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
AG10	2 BED	80.60 m <sup>2</sup>	10.2 m <sup>2</sup>	5.16 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	0	No	
BG11	3 BED	140.51 m <sup>2</sup>	14.5 m <sup>2</sup>	7.73 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	Yes	
BG12	3 BED	102.05 m <sup>2</sup>	13.3 m <sup>2</sup>	5.10 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
BG13	2 BED	82.09 m <sup>2</sup>	10.0 m <sup>2</sup>	4.08 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	
CG14	3 BED	109.65 m <sup>2</sup>	14.9 m <sup>2</sup>	5.32 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
CG15	2 BED	88.80 m <sup>2</sup>	10.2 m <sup>2</sup>	5.93 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	
CG16	3 BED	100.71 m <sup>2</sup>	13.3 m <sup>2</sup>	6.03 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	15MINS-2HR	No	
CG17	2 BED	80.55 m <sup>2</sup>	10.7 m <sup>2</sup>	4.09 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
CG18	3 BED	110.92 m <sup>2</sup>	12.7 m <sup>2</sup>	5.49 m <sup>3</sup>	5.00 m <sup>3</sup>	No	15MINS-2HR	No	
CG19	3 BED	132.61 m <sup>2</sup>	12.9 m <sup>2</sup>	5.17 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	Yes	
CG20	2 BED	90.93 m <sup>2</sup>	10.1 m <sup>2</sup>	4.44 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	
DG21	1 BED	57.64 m <sup>2</sup>	8.1 m <sup>2</sup>	3.67 m <sup>3</sup>	3.00 m <sup>3</sup>	No	0	No	YES
DG22	2 BED	81.32 m <sup>2</sup>	10.1 m <sup>2</sup>	4.80 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	YES
DG23	1 BED	58.55 m <sup>2</sup>	8.4 m <sup>2</sup>	4.08 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
DG24	1 BED	52.49 m <sup>2</sup>	8.0 m <sup>2</sup>	5.93 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
DG25	2 BED	79.80 m <sup>2</sup>	11.0 m <sup>2</sup>	4.17 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
DG26	1 BED	51.91 m <sup>2</sup>	8.0 m <sup>2</sup>	3.21 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
DG27	2 BED	88.32 m <sup>2</sup>	10.9 m <sup>2</sup>	4.55 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
DG28	2 BED	77.95 m <sup>2</sup>	10.1 m <sup>2</sup>	4.01 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	YES
LEVEL 01 (C)									
A101	3 BED	127.29 m <sup>2</sup>	12.0 m <sup>2</sup>	6.50 m <sup>3</sup>	5.00 m <sup>3</sup>	No	0	No	
A102	3 BED	151.84 m <sup>2</sup>	14.1 m <sup>2</sup>	11.95 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A103	2 BED	79.82 m <sup>2</sup>	10.9 m <sup>2</sup>	4.02 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A104	2 BED	80.54 m <sup>2</sup>	10.9 m <sup>2</sup>	4.02 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A105	1 BED	58.03 m <sup>2</sup>	10.7 m <sup>2</sup>	5.45 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	
A106	3 BED	105.53 m <sup>2</sup>	12.1 m <sup>2</sup>	6.54 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A107	2 BED	80.45 m <sup>2</sup>	10.0 m <sup>2</sup>	5.15 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	0	No	
AG02	3 BED	113.24 m <sup>2</sup>	16.6 m <sup>2</sup>	12.06 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	Exclude	No	
AG03	3 BED	101.33 m <sup>2</sup>	19.6 m <sup>2</sup>	9.53 m <sup>3</sup>	5.00 m <sup>3</sup>	No	Exclude	No	
AG04	3 BED	101.27 m <sup>2</sup>	19.8 m <sup>2</sup>	9.53 m <sup>3</sup>	5.00 m <sup>3</sup>	No	Exclude	No	
AG05	3 BED	101.27 m <sup>2</sup>	16.6 m <sup>2</sup>	9.53 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	Exclude	No	
B108	3 BED	140.54 m <sup>2</sup>	15.0 m <sup>2</sup>	5.16 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	Yes	
B109	2 BED	86.41 m <sup>2</sup>	12.1 m <sup>2</sup>	4.25 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
B110	2 BED	82.09 m <sup>2</sup>	12.1 m <sup>2</sup>	4.25 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
B111	3 BED	102.05 m <sup>2</sup>	12.0 m <sup>2</sup>	5.12 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
B112	2 BED	81.58 m <sup>2</sup>	10.0 m <sup>2</sup>	4.08 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	
B113	3 BED	113.40 m <sup>2</sup>	12.9 m <sup>2</sup>	5.00 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
C114	2 BED	89.28 m <sup>2</sup>	12.2 m <sup>2</sup>	5.61 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
C115	3 BED	110.30 m <sup>2</sup>	12.1 m <sup>2</sup>	5.01 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	Yes	
C116	2 BED	86.01 m <sup>2</sup>	10.1 m <sup>2</sup>	8.51 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	0	No	
C117	2 BED	86.44 m <sup>2</sup>	10.1 m <sup>2</sup>	8.51 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	
C118	3 BED	100.70 m <sup>2</sup>	13.4 m <sup>2</sup>	6.03 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	15MINS-2HR	No	
C119	2 BED	80.56 m <sup>2</sup>	10.7 m <sup>2</sup>	4.09 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
C120	3 BED	111.06 m <sup>2</sup>	12.1 m <sup>2</sup>	5.49 m <sup>3</sup>	5.00 m <sup>3</sup>	No	15MINS-2HR	No	
C121	3 BED	133.51 m <sup>2</sup>	15.0 m <sup>2</sup>	5.16 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	Yes	
C122	2 BED	90.94 m <sup>2</sup>	10.0 m <sup>2</sup>	4.44 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	
D123	3 BED	110.76 m <sup>2</sup>	14.7 m <sup>2</sup>	7.17 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	No	YES
D124	3 BED	120.26 m <sup>2</sup>	25.0 m <sup>2</sup>	8.40 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	Yes	YES
D125	2 BED	90.37 m <sup>2</sup>	13.3 m <sup>2</sup>	4.88 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	YES
D126	2 BED	81.47 m <sup>2</sup>	10.1 m <sup>2</sup>	4.80 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D127	1 BED	58.50 m <sup>2</sup>	8.4 m <sup>2</sup>	4.02 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D128	1 BED	52.28 m <sup>2</sup>	8.1 m <sup>2</sup>	5.40 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D129	2 BED	79.54 m <sup>2</sup>	10.7 m <sup>2</sup>	4.16 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
D130	1 BED	51.88 m <sup>2</sup>	8.0 m <sup>2</sup>	3.01 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D131	2 BED	88.70 m <sup>2</sup>	10.9 m <sup>2</sup>	4.55 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
D132	2 BED	75.97 m <sup>2</sup>	10.3 m <sup>2</sup>	4.01 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	YES
LEVEL 02 (C)									
A201	3 BED	127.29 m <sup>2</sup>	12.0 m <sup>2</sup>	6.50 m <sup>3</sup>	5.00 m <sup>3</sup>	No	0	No	
A202	3 BED	151.84 m <sup>2</sup>	14.1 m <sup>2</sup>	11.95 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A203	3 BED	129.47 m <sup>2</sup>	12.0 m <sup>2</sup>	11.73 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A204	2 BED	90.41 m <sup>2</sup>	11.3 m <sup>2</sup>	5.52 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A205	2 BED	90.20 m <sup>2</sup>	11.6 m <sup>2</sup>	5.52 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A206	3 BED	112.50 m <sup>2</sup>	12.0 m <sup>2</sup>	10.02 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A207	2 BED	80.24 m <sup>2</sup>	10.9 m <sup>2</sup>	4.02 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A208	2 BED	80.54 m <sup>2</sup>	10.9 m <sup>2</sup>	4.02 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
A209	1 BED	58.03 m <sup>2</sup>	10.7 m <sup>2</sup>	5.45 m <sup>3</sup>	3.00 m <sup>3</sup>	Yes	>2HR	No	
A210	3 BED	105.12 m <sup>2</sup>	12.1 m <sup>2</sup>	6.54 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A211	2 BED	80.45 m <sup>2</sup>	10.0 m <sup>2</sup>	5.15 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	0	No	
B212	3 BED	140.54 m <sup>2</sup>	15.0 m <sup>2</sup>	5.16 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	Yes	
B213	2 BED	86.41 m <sup>2</sup>	12.1 m <sup>2</sup>	4.25 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
B214	2 BED	82.09 m <sup>2</sup>	12.1 m <sup>2</sup>	4.25 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
B215	3 BED	102.05 m <sup>2</sup>	12.0 m <sup>2</sup>	5.12 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
B216	2 BED	81.58 m <sup>2</sup>	10.0 m <sup>2</sup>	4.08 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	
B217	3 BED	113.92 m <sup>2</sup>	12.9 m <sup>2</sup>	5.00 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
C218	2 BED	89.28 m <sup>2</sup>	12.2 m <sup>2</sup>	5.61 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	
C219	3 BED	110.30 m <sup>2</sup>	12.1 m <sup>2</sup>	5.01 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	Yes	
C220	2 BED	86.01 m <sup>2</sup>	10.1 m <sup>2</sup>	8.51 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	0	No	
C221	2 BED	86.44 m <sup>2</sup>	10.1 m <sup>2</sup>	8.51 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	
C222	3 BED	100.70 m <sup>2</sup>	13.4 m <sup>2</sup>	6.03 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	15MINS-2HR	No	
C223	2 BED	80.56 m <sup>2</sup>	10.7 m <sup>2</sup>	4.09 m <sup>3</sup>	4.00 m <sup>3</sup>	No	15MINS-2HR	No	
C224	3 BED	111.06 m <sup>2</sup>	12.1 m <sup>2</sup>	5.49 m <sup>3</sup>	5.00 m <sup>3</sup>	No	15MINS-2HR	No	
C225	3 BED	133.51 m <sup>2</sup>	15.0 m <sup>2</sup>	5.16 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	Yes	
C226	2 BED	90.94 m <sup>2</sup>	10.0 m <sup>2</sup>	4.44 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	

SOU KEY METRICS SUMMARY									
NUMBER	UNIT TYPE	AREA	BALCONY AREA	STORAGE		CROSS VENTILATION	SOLAR COMPLIANCE	LIVEABLE PLATINUM	AFFORDABLE
				UNIT	BASEMENT				
D227	3 BED	110.76 m <sup>2</sup>	14.7 m <sup>2</sup>	7.17 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	0	No	YES
D228	3 BED	120.26 m <sup>2</sup>	25.0 m <sup>2</sup>	8.40 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	Yes	YES
D229	2 BED	90.37 m <sup>2</sup>	13.3 m <sup>2</sup>	4.88 m <sup>3</sup>	4.00 m <sup>3</sup>	No	>2HR	No	YES
D230	2 BED	81.47 m <sup>2</sup>	10.1 m <sup>2</sup>	4.80 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D231	1 BED	58.50 m <sup>2</sup>	8.4 m <sup>2</sup>	4.02 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D232	1 BED	52.28 m <sup>2</sup>	8.1 m <sup>2</sup>	5.40 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D233	2 BED	79.54 m <sup>2</sup>	10.7 m <sup>2</sup>	4.16 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
D234	1 BED	51.88 m <sup>2</sup>	8.0 m <sup>2</sup>	3.01 m <sup>3</sup>	3.00 m <sup>3</sup>	No	>2HR	No	YES
D235	2 BED	88.70 m <sup>2</sup>	10.9 m <sup>2</sup>	4.55 m <sup>3</sup>	4.00 m <sup>3</sup>	Yes	>2HR	No	YES
D236	2 BED	75.97 m <sup>2</sup>	10.3 m <sup>2</sup>	4.01 m <sup>3</sup>	4.00 m <sup>3</sup>	No	0	No	YES
LEVEL 03 (C)									
A301	3 BED	127.29 m <sup>2</sup>	12.0 m <sup>2</sup>	6.50 m <sup>3</sup>	5.00 m <sup>3</sup>	No	0	No	
A302	3 BED	151.84 m <sup>2</sup>	14.1 m <sup>2</sup>	11.95 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A303	3 BED	129.47 m <sup>2</sup>	12.0 m <sup>2</sup>	11.73 m <sup>3</sup>	5.00 m <sup>3</sup>	Yes	>2HR	No	
A304	2 BED	90.41 m <sup>2</sup>	11.3 m <sup>2</sup>	5.52 m <sup>3</sup> </					

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



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

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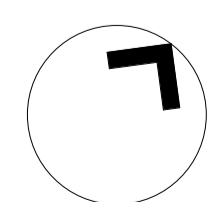
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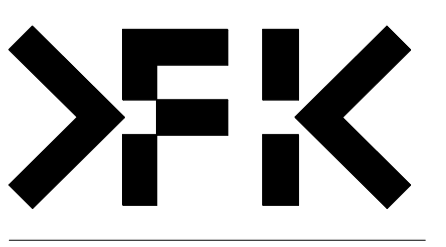
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ROSELOR  
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

**CLIENT**  
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**DRAWING TITLE**  
BASEMENT 03

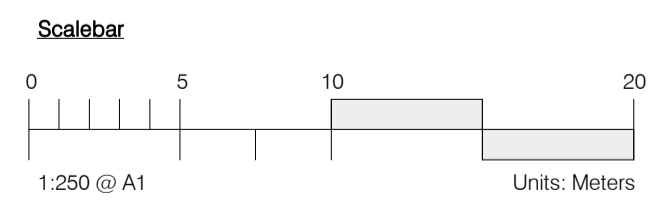
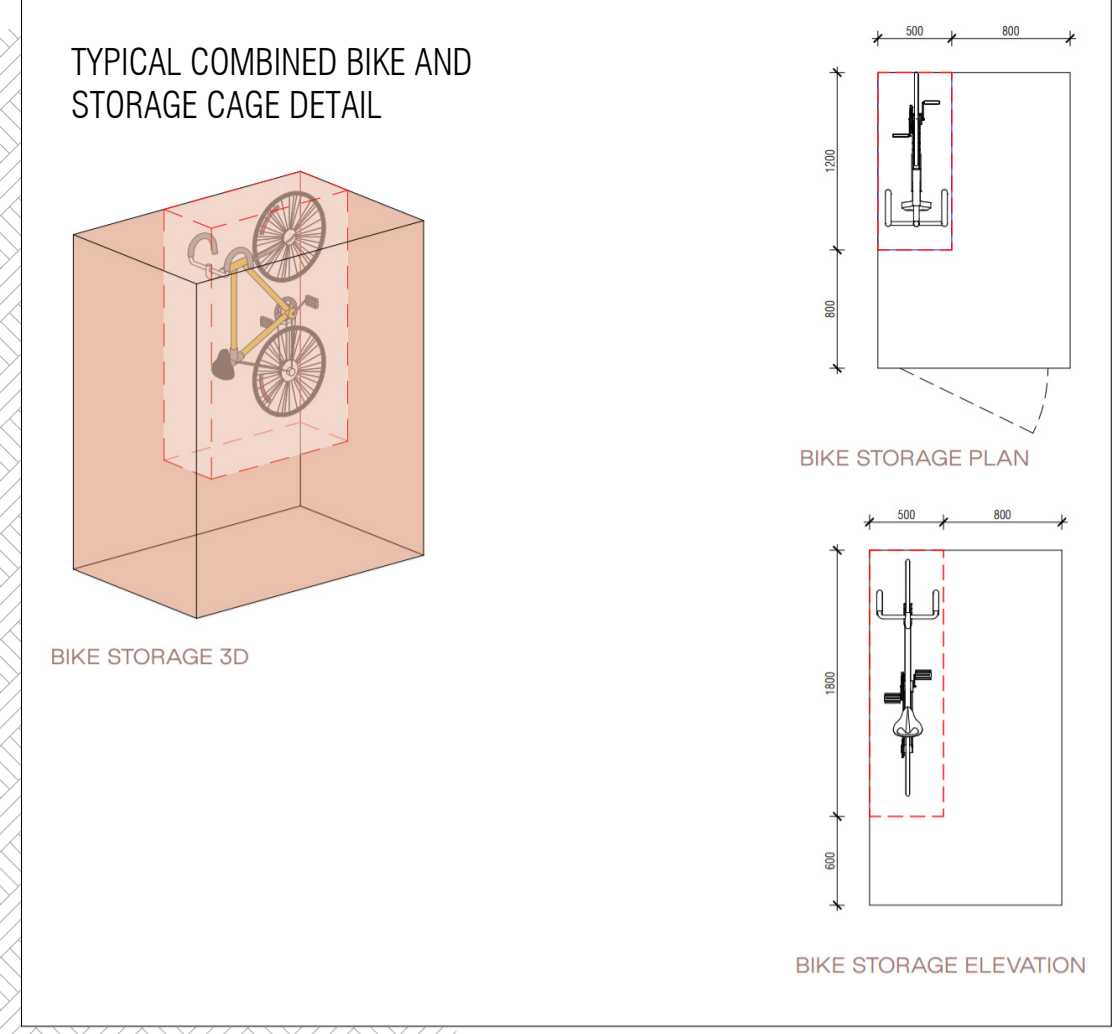
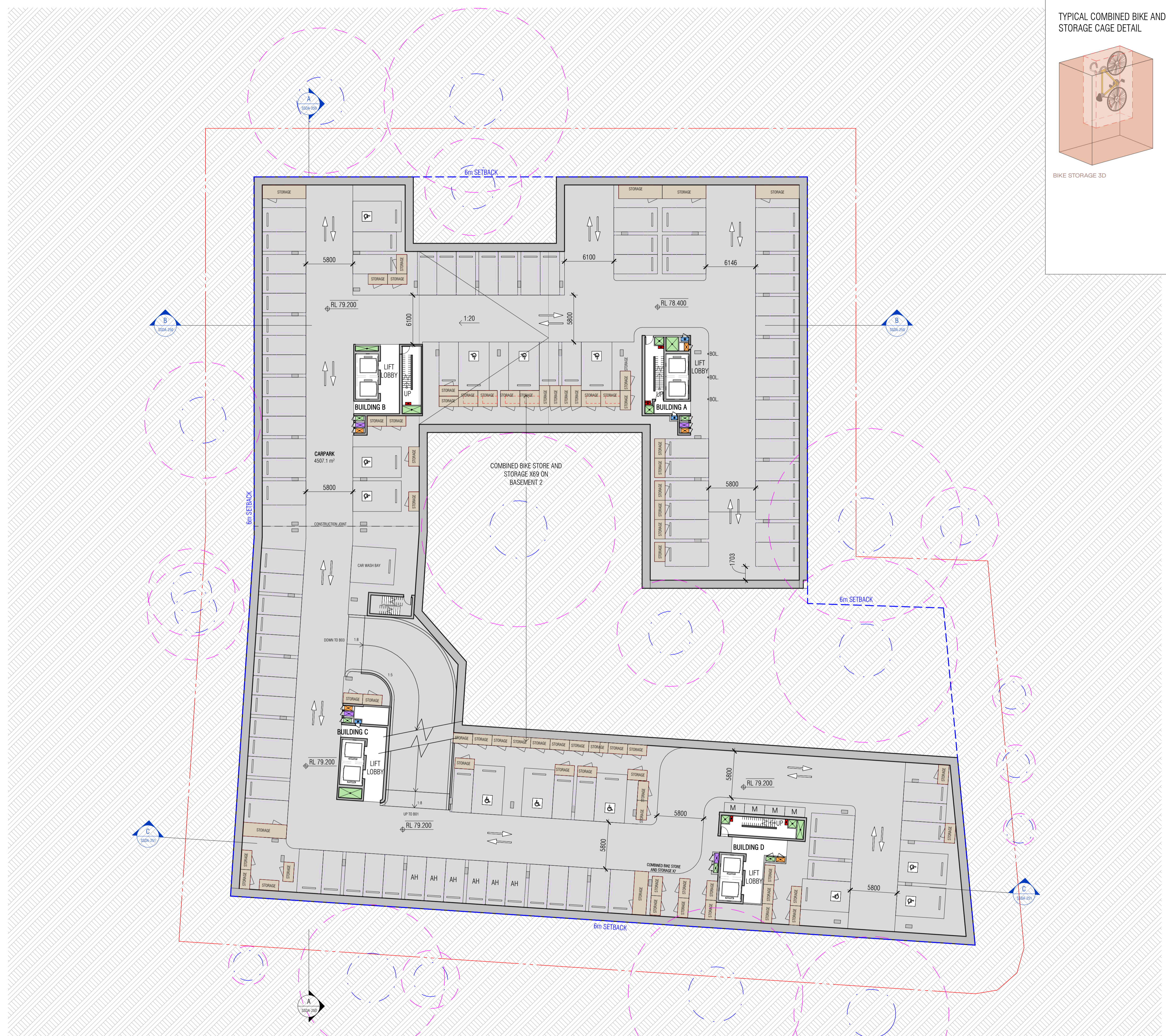
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**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-096

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
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T00 TREE NUMBER

Tree Protection Zone

Structural Root Zone

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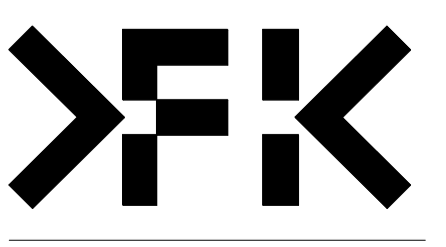
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 DATE: 30.10.2025  
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**PROJECT**  
 ROSELOR  
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

CLIENT  
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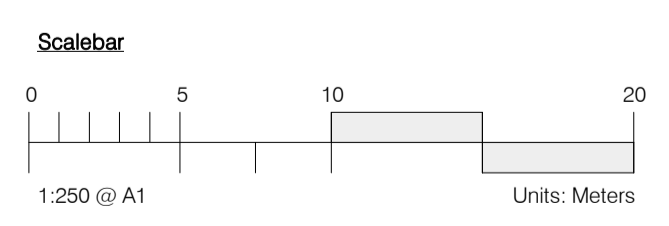
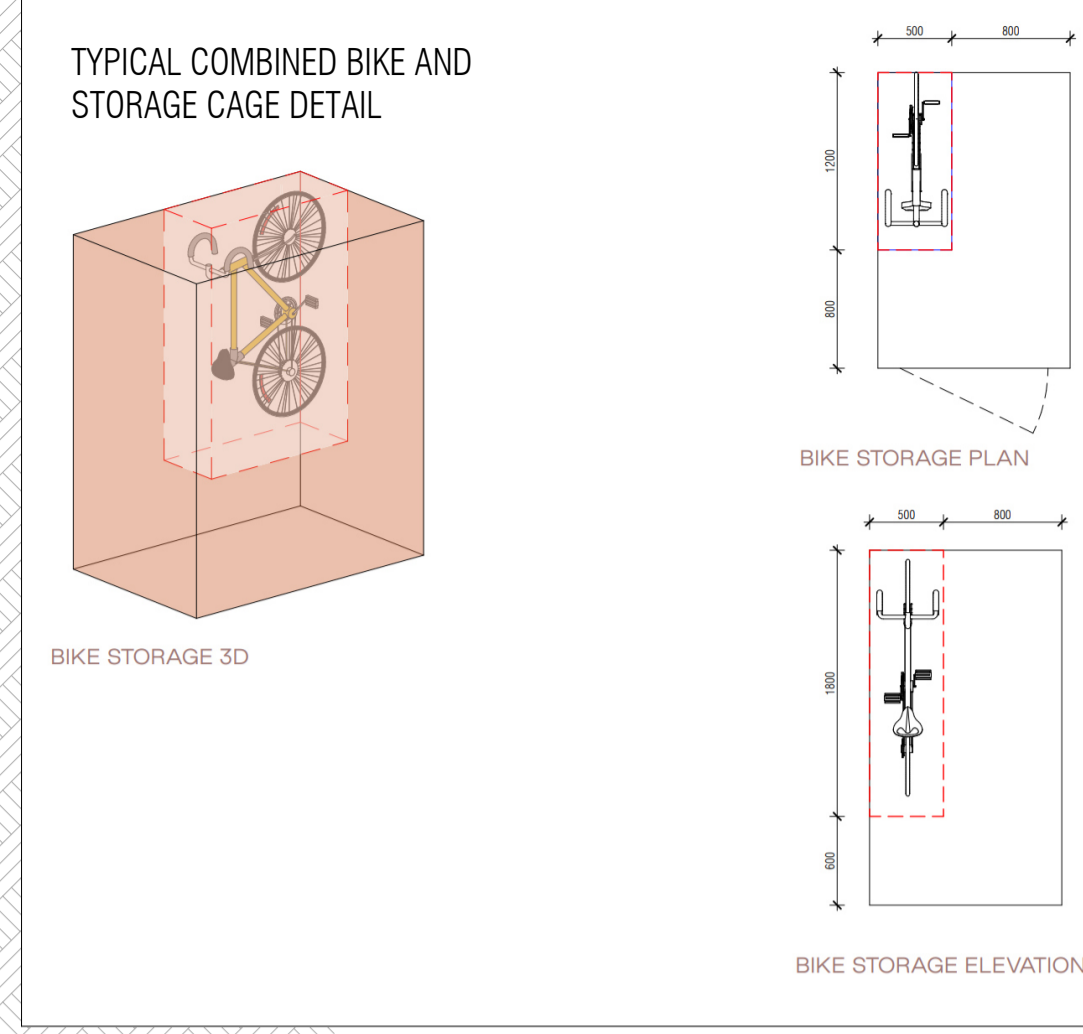
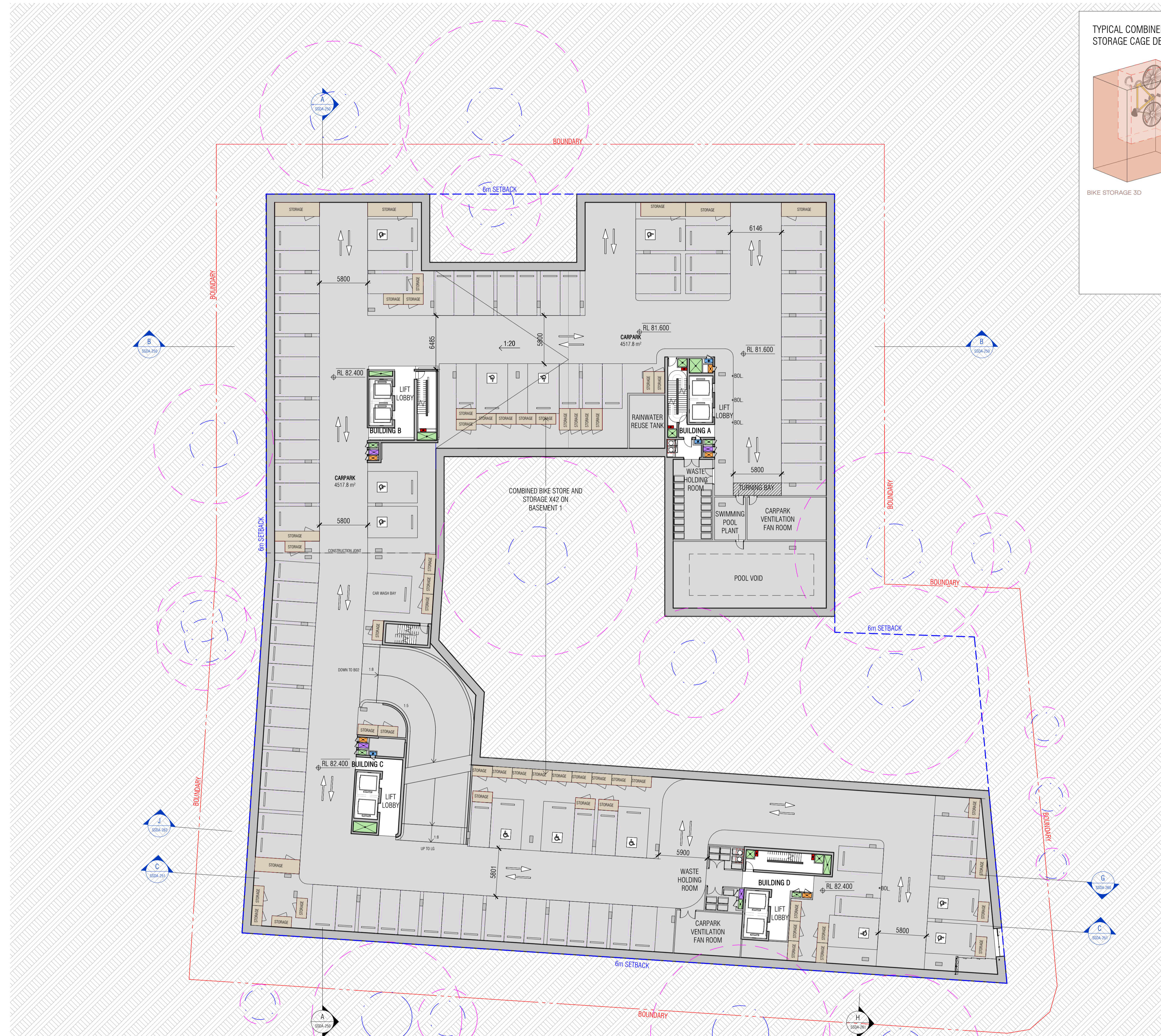
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 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE  
 SSDA LODGEMENT



REV. B  
 DRAWING NO. SSDA-097

CAR PARKING ALLOCATION	
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REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

T00 TREE NUMBER

— TREE PROTECTION ZONE

— STRUCTURAL ROOT ZONE

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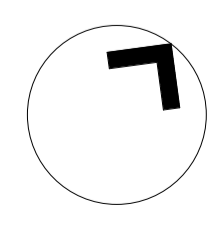
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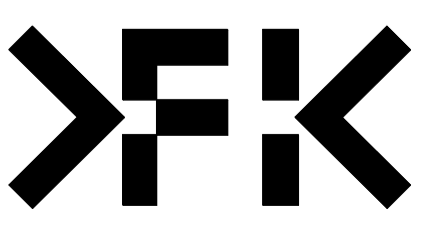


**PROJECT**  
ROSELOR

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

**CLIENT**  
HYECORP

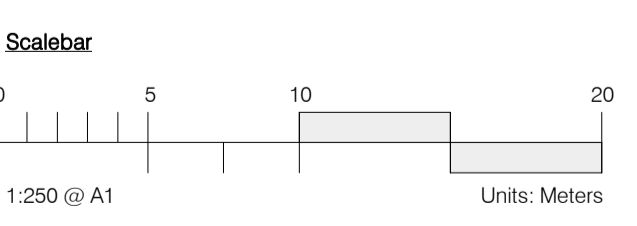
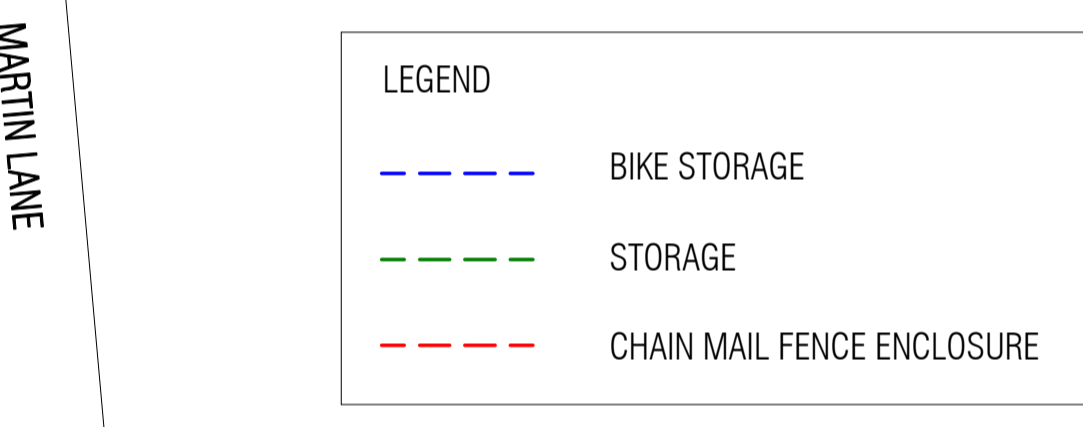
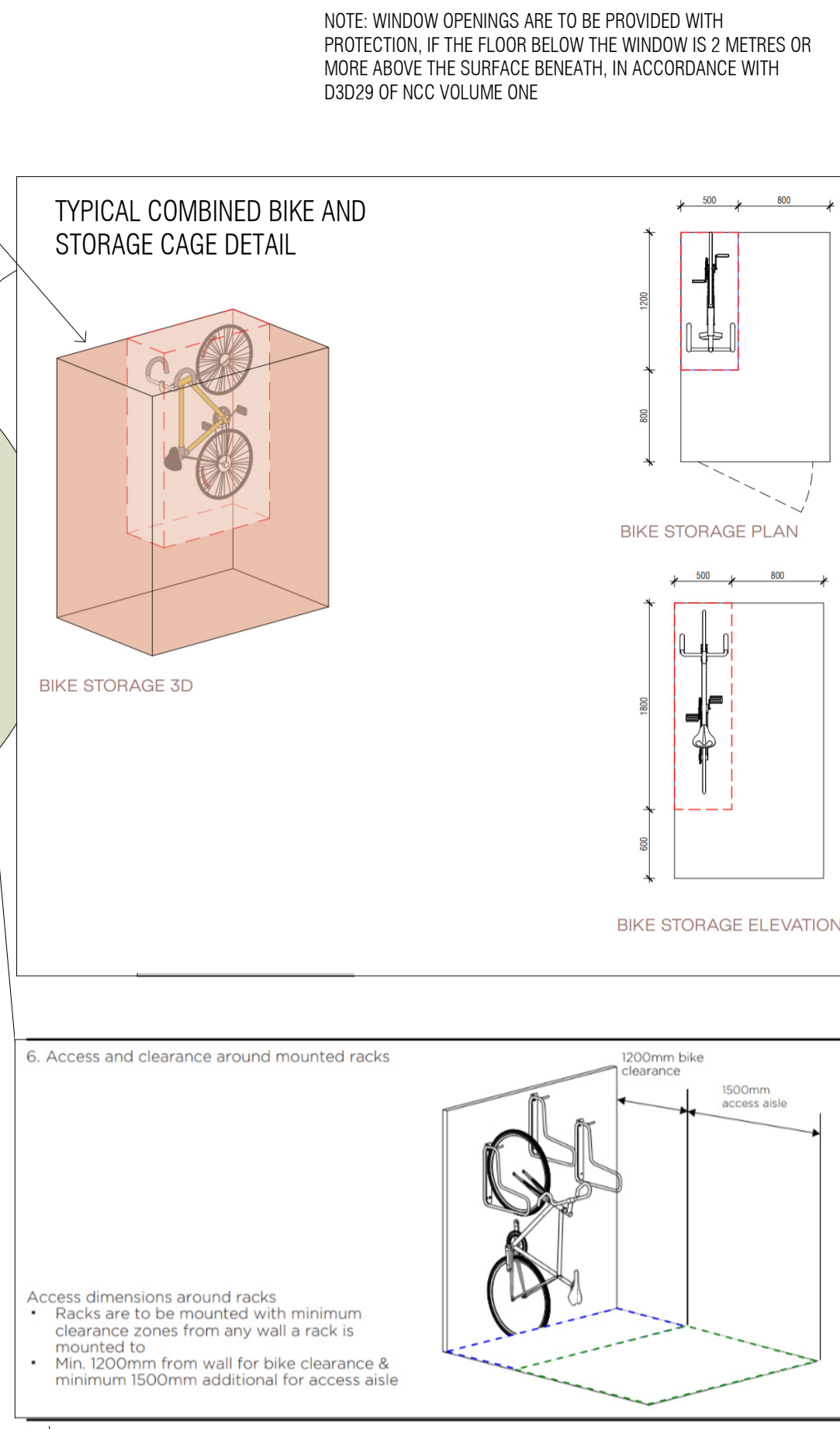
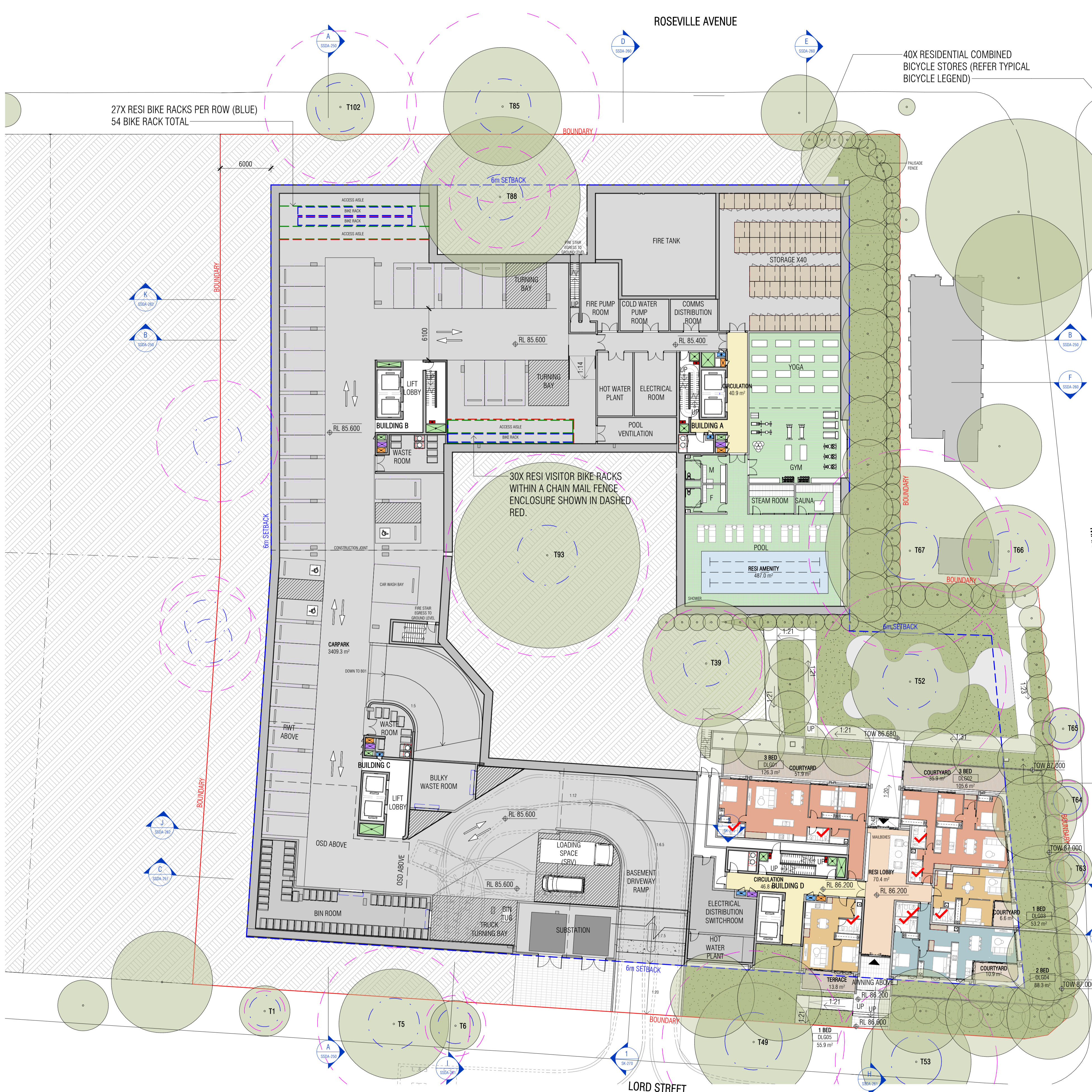
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-098

CAR PARKING ALLOCATION	
RESI (INCL. ACCESSIBLE)	267
AFFORDABLE (INCL. ACCESSIBLE)	32
RESI VISITOR (INCL. ACCESSIBLE)	42
CAR SHARE	3
<b>TOTAL</b>	<b>344</b>
RESI BIKE ROOMS (LOWER GROUND)	54
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4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

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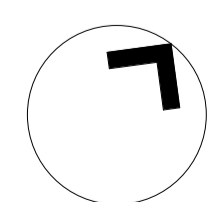
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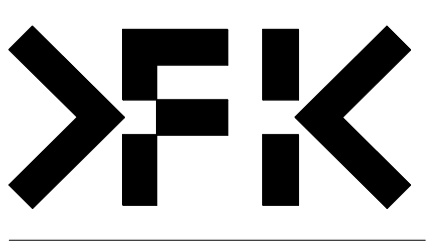


**PROJECT**  
ROSELOR

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

**CLIENT**  
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**ISSUE PURPOSE**  
SSDA LODGEMENT

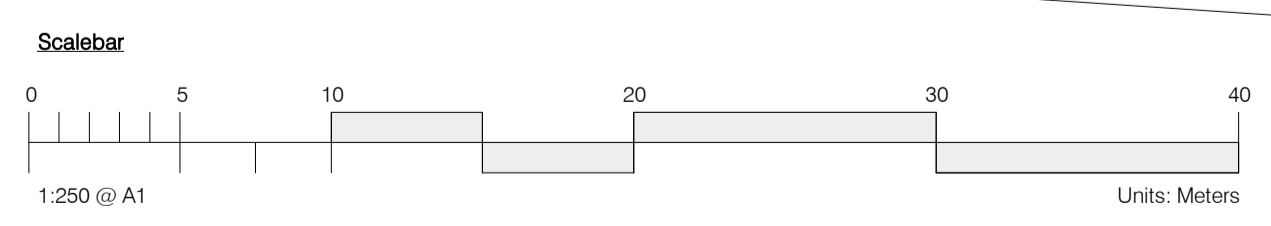
**REV.** B  
**DRAWING NO.** SSDA-099

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

LORD STREET



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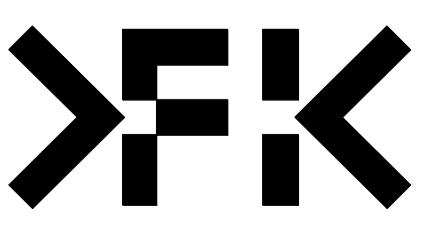
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**PROJECT**  
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**CLIENT**  
HYECORP

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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
SSDA LODGEMENT



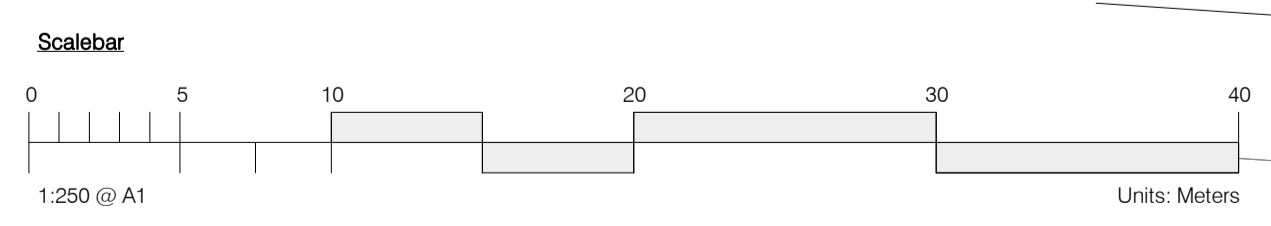
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**DRAWING NO.** SSDA-100

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

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



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



REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

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 --- TREE PROTECTION ZONE  
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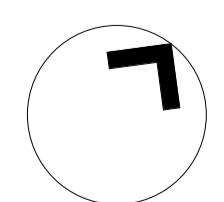
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REVIEW DATE: 10.10.25

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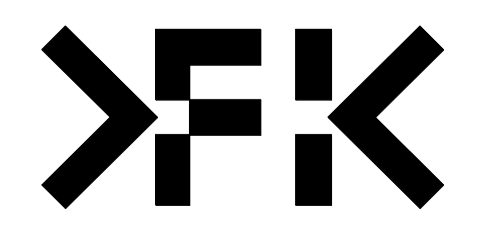
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JF	RM	30.10.2025	24119	1:250 @A1



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

**CLIENT**  
 HYECORP

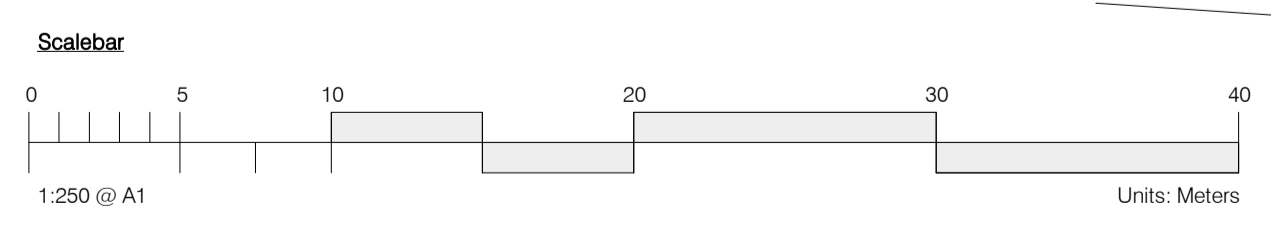
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 L21, 269 GEORGE STREET, SYDNEY  
 NEW SOUTH WALES 2000 AUSTRALIA  
 TELEPHONE: +61 2 8216 3500  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**ISSUE PURPOSE**  
 SSDA LODGEMENT

**REV.** B **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



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 RFL 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

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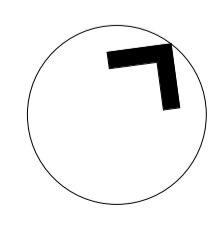
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25  
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
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JF	RM	30.10.2025	24119	1:250 @A1



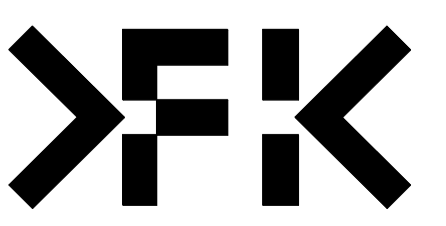
**PROJECT**  
 ROSELOR  
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

**CLIENT**  
 HYECORP

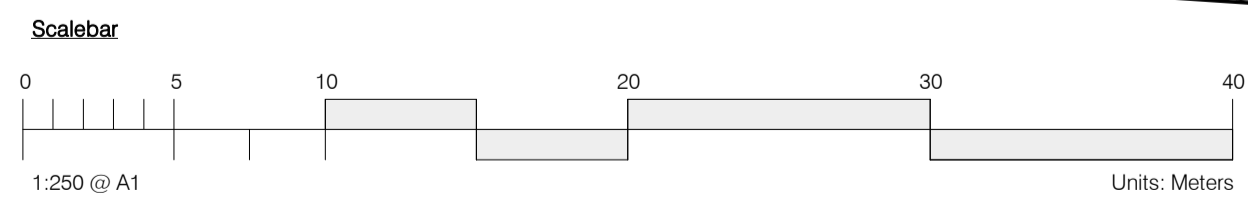
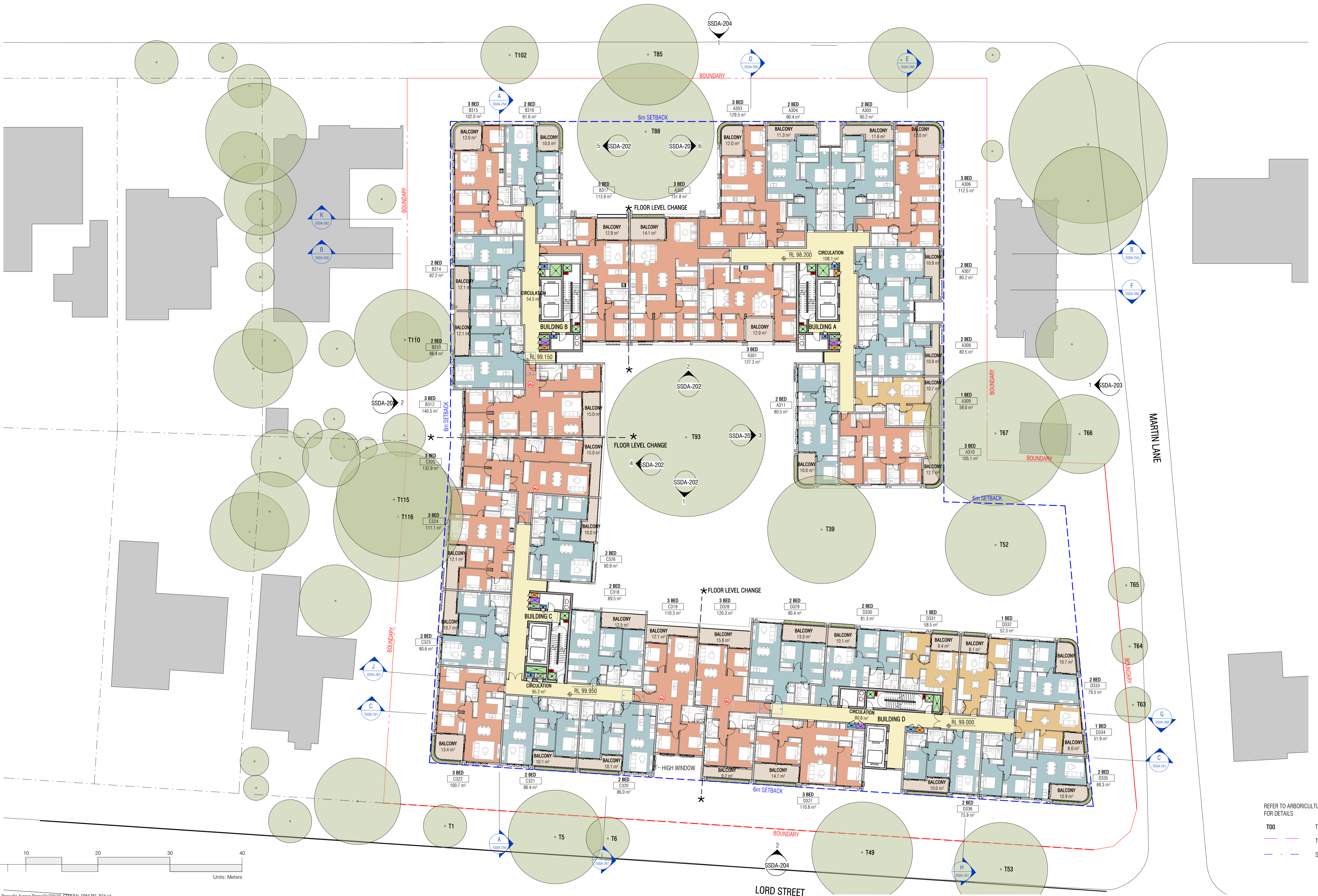
**DRAWING TITLE**  
 LEVEL 02

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 NEW SOUTH WALES 2000 AUSTRALIA  
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**ISSUE PURPOSE**  
 SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-102



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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

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

REVIEW DATE: 10.10.25

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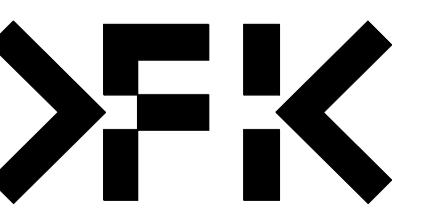
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JF	RM	30.10.2025	24119	1:250 @A1

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

**CLIENT**  
HYECORP

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

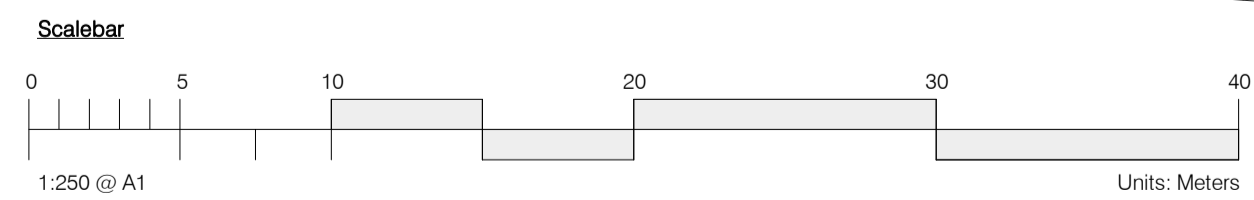
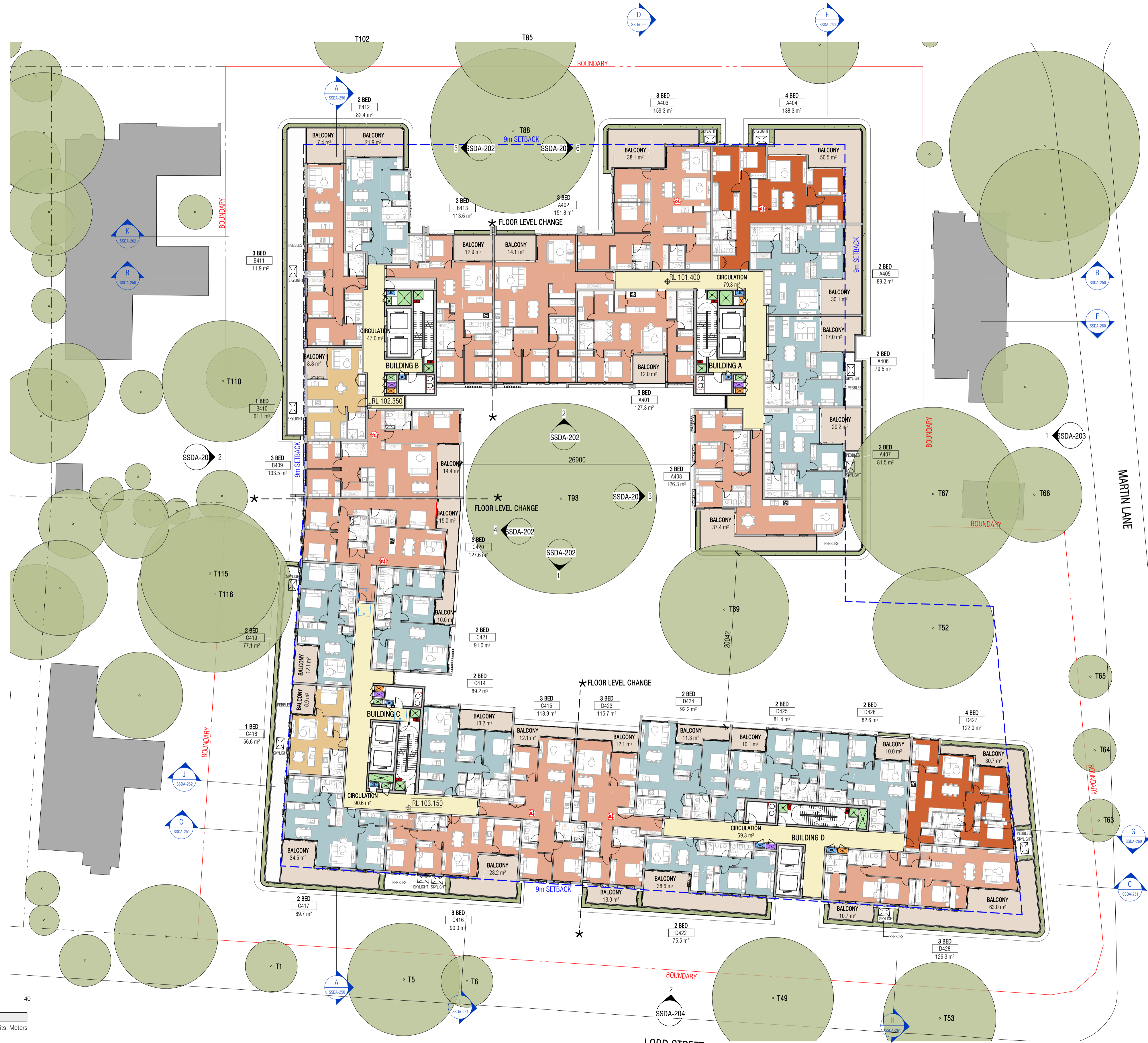
**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV. B** DRAWING NO. **SSDA-103**

REFER TO ARBORICULTURAL IMPACT ASSESSMENT FOR DETAILS

- T00 TREE NUMBER
- Tree Protection Zone (indicated by a pink dashed line)
- Structural Root Zone (indicated by a blue dashed line)



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

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1:250 @A1

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

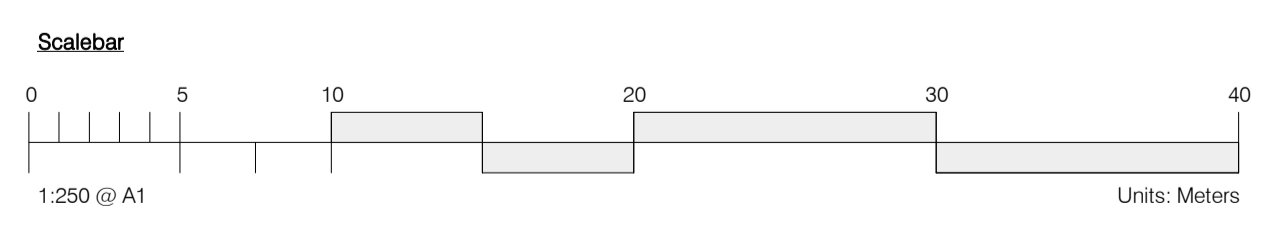
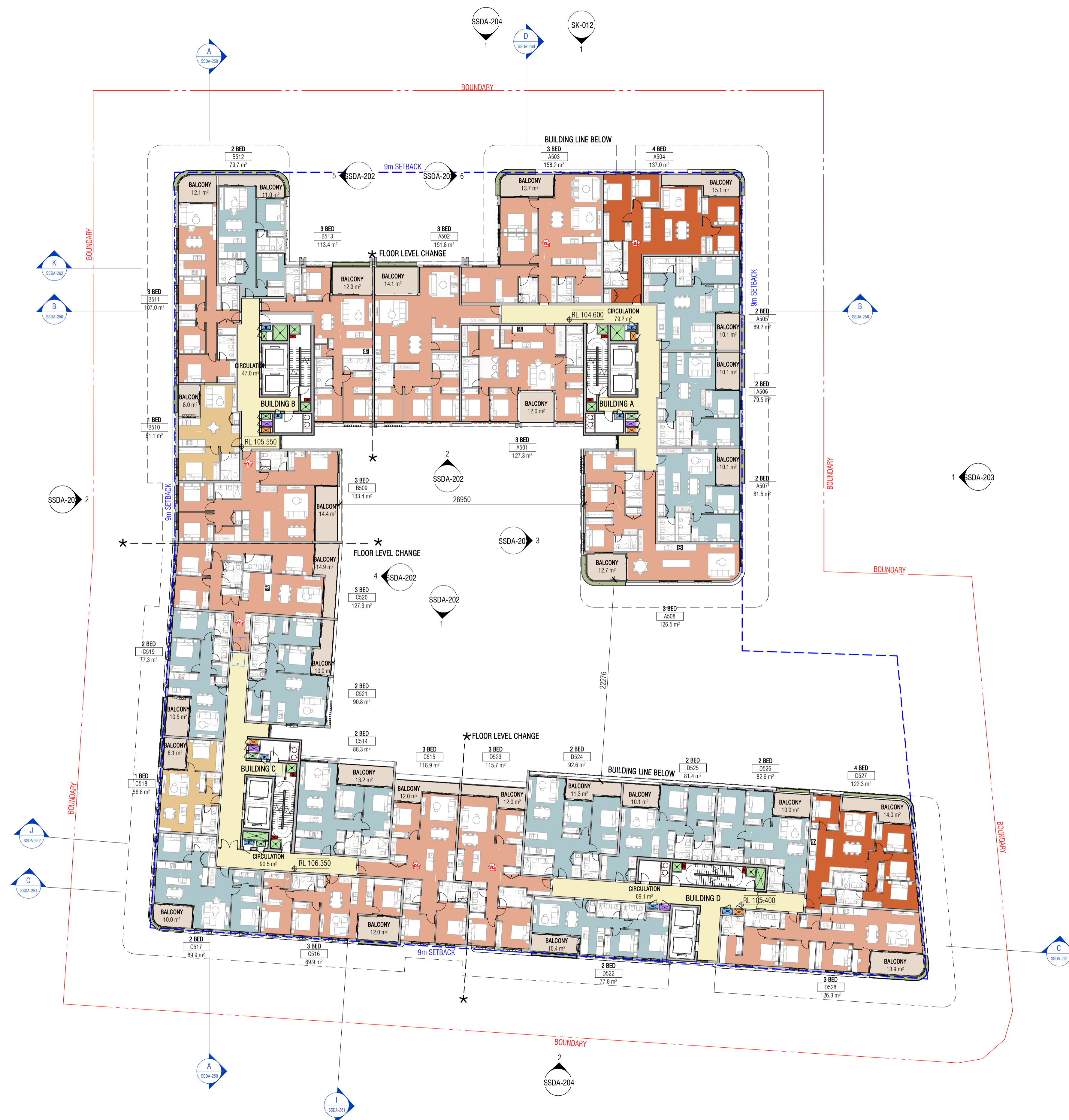
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HYECORP

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NEW SOUTH WALES 2000 AUSTRALIA  
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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-104



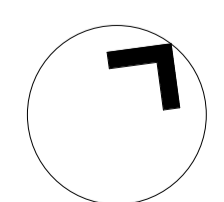
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REVISION		
1	SSDA SUBMISSION	28.02.2025
2	SSDA SUBMISSION	07.03.2025
3	SSDA SUBMISSION	14.03.2025
4	SSDA SUBMISSION	31.03.2025
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

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JF	RM	30.10.2025	24119	1:250 @A1



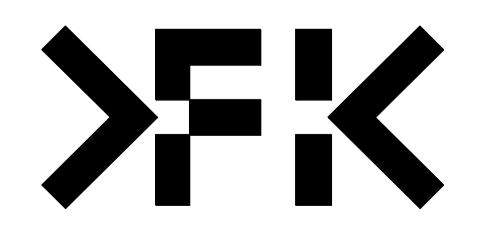
**PROJECT**  
 ROSELOR  
 16-24 Lord Street & 21-27 Roseville  
 Avenue, Roseville

**DRAWING TITLE**  
 LEVEL 05

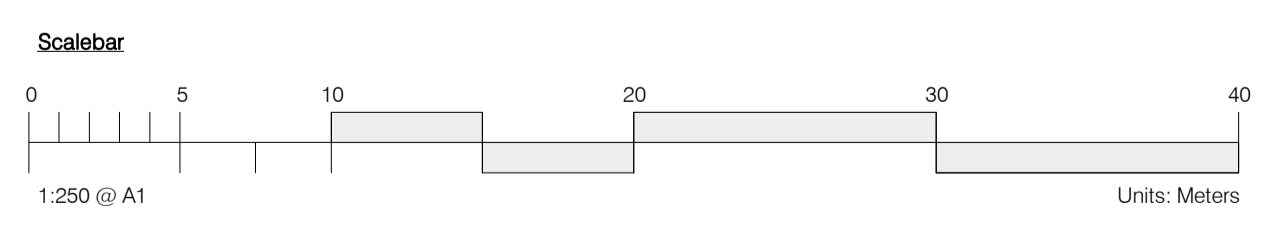
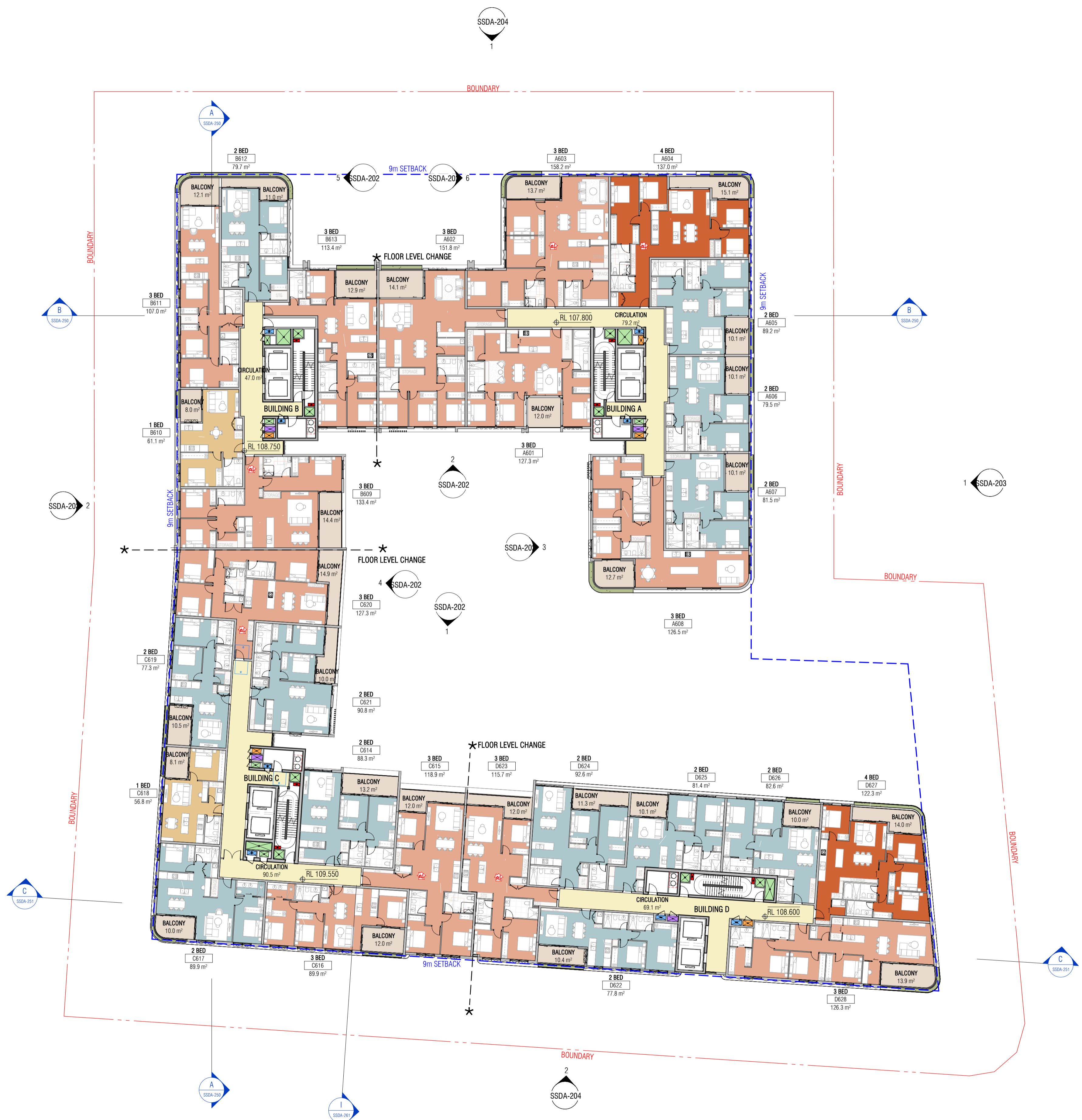
**CLIENT**  
 HYECORP

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**ISSUE PURPOSE**  
 SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-105



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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

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- 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.

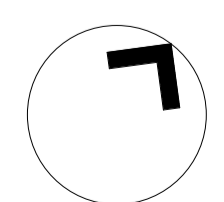
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REVIEW DATE: 10.10.25

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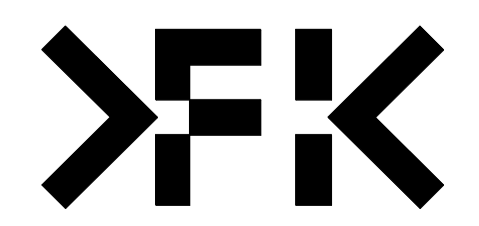
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JF	RM	30.10.2025	24119	1:250 @A1



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

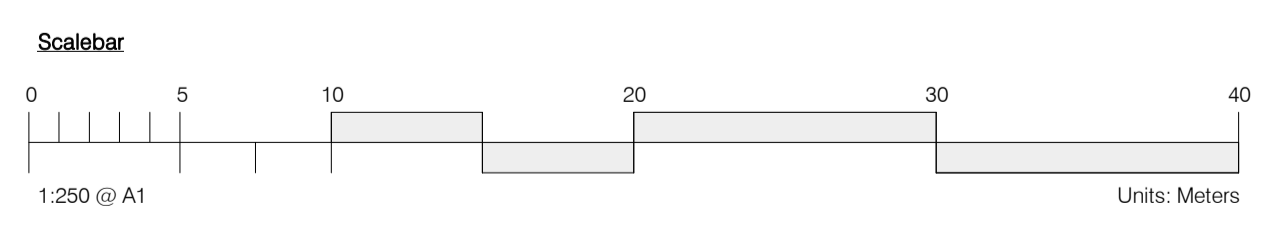
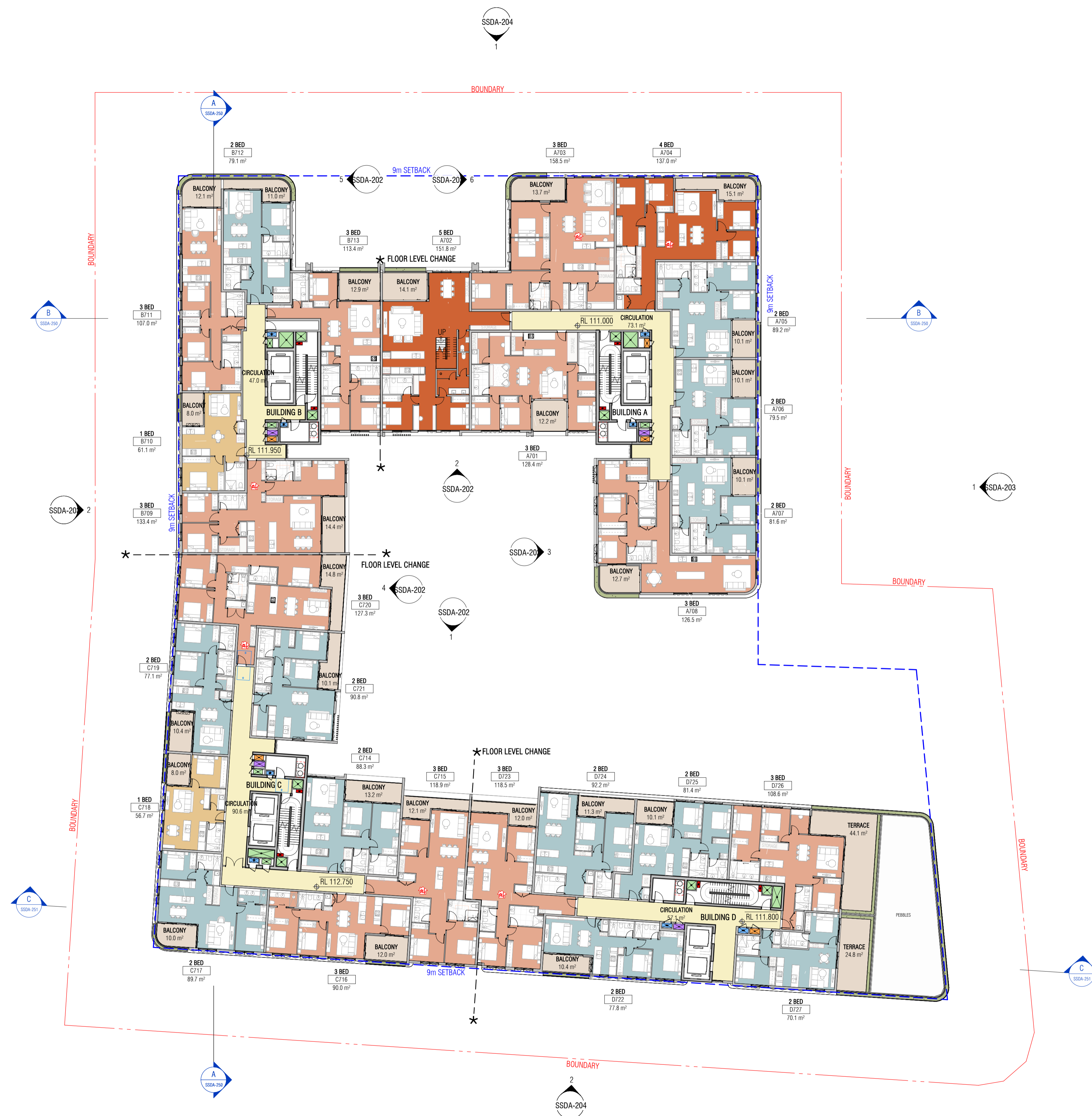
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NEW SOUTH WALES 2000 AUSTRALIA  
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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-106



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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

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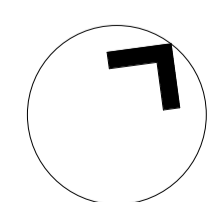
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- DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
- TENDER DOCUMENTATION REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.
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JF	RM	30.10.2025	24119	1:250 @A1



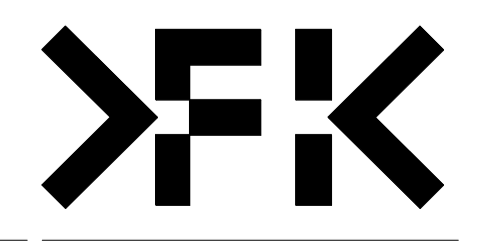
**PROJECT**  
ROSELOR  
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

**CLIENT**  
HYECORP

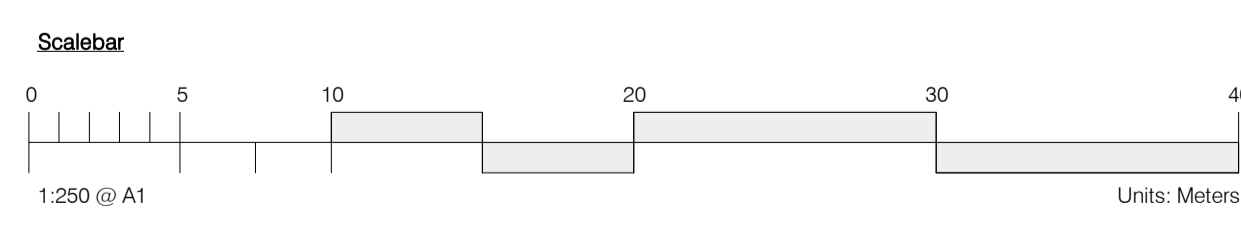
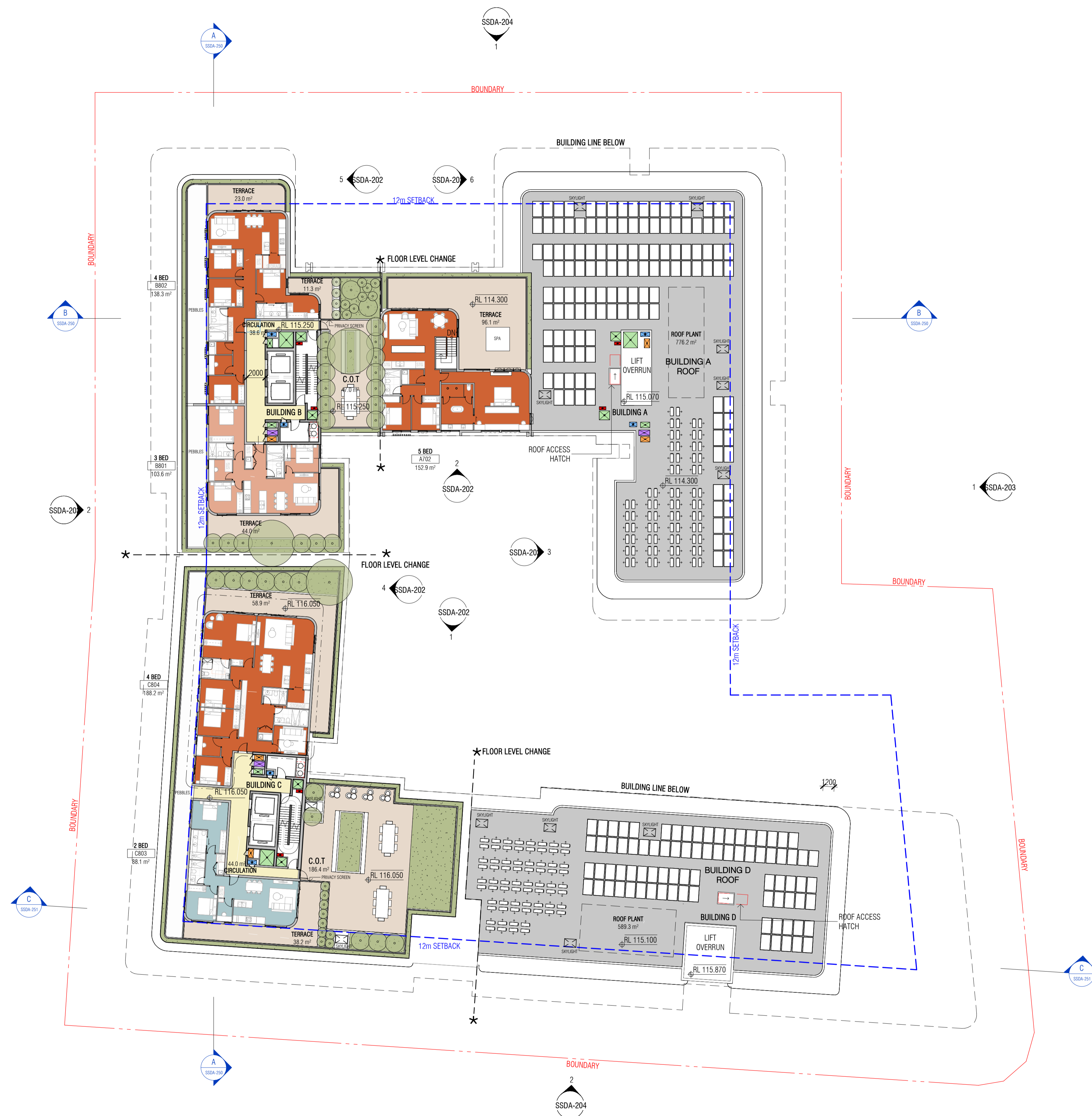
**DRAWING TITLE**  
LEVEL 07

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NEW SOUTH WALES 2000 AUSTRALIA  
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**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSSA-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

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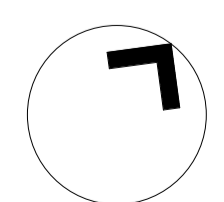
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25  
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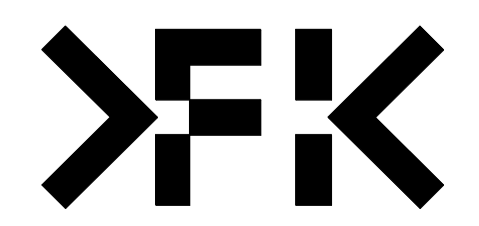
DRAWN	CHECKED	DATE	JOB NO.	SCALE
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**PROJECT**  
ROSELOR  
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

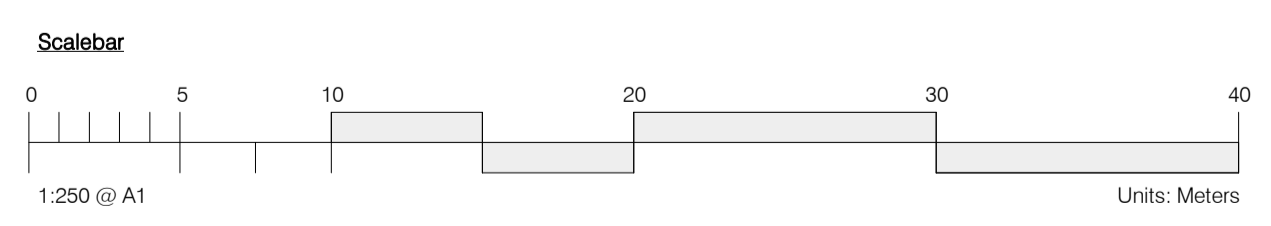
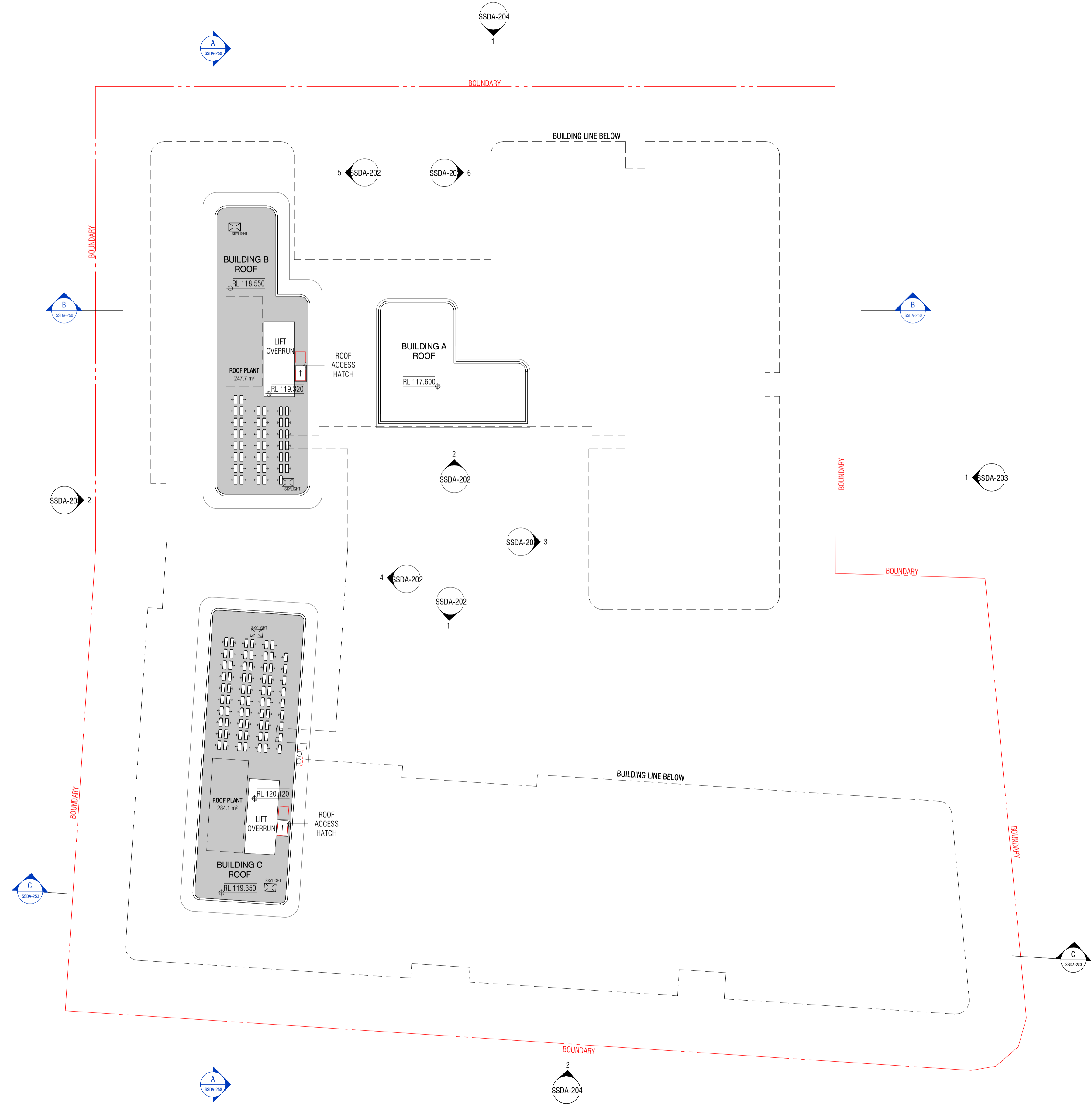
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**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSSA-108



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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
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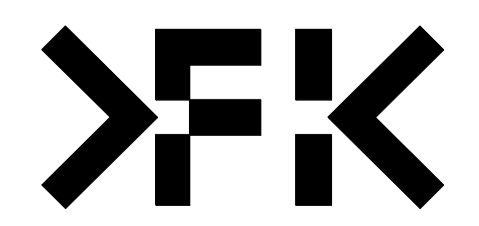
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

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

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



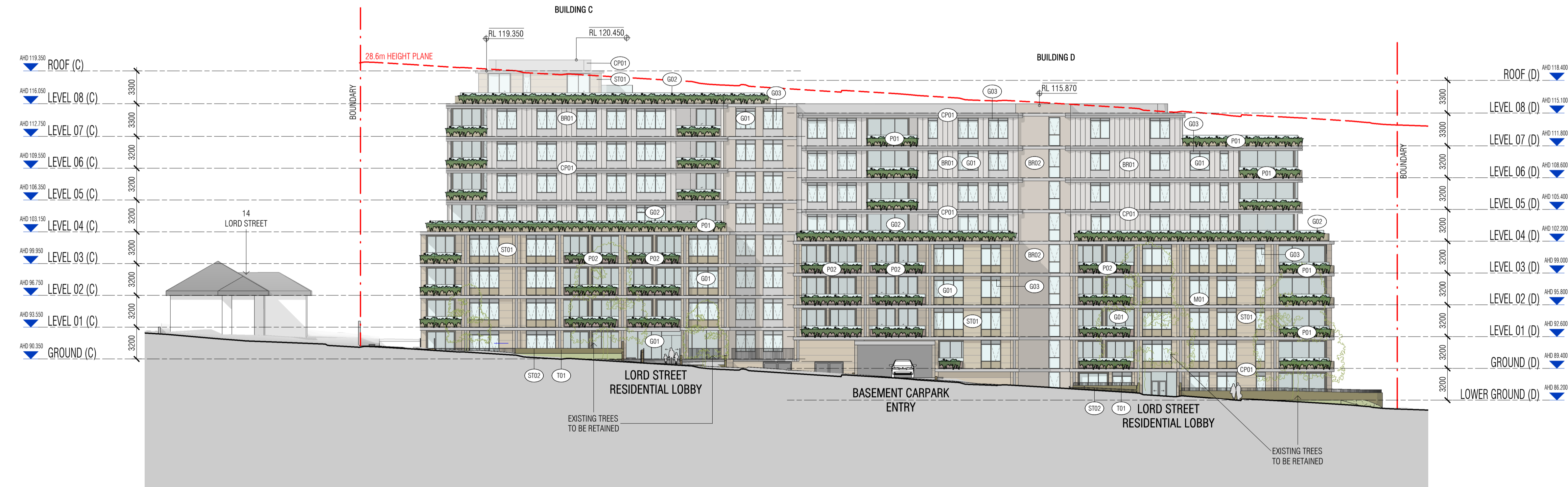
**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**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 RFL 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 RFS SUBMISSION

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- 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.
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REVIEW DATE: 10.10.25

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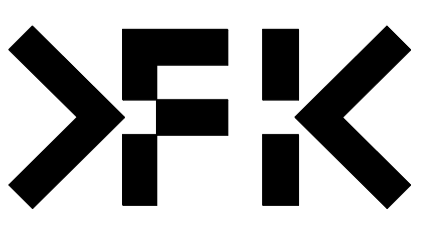
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

**PROJECT**  
ROSELOR

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

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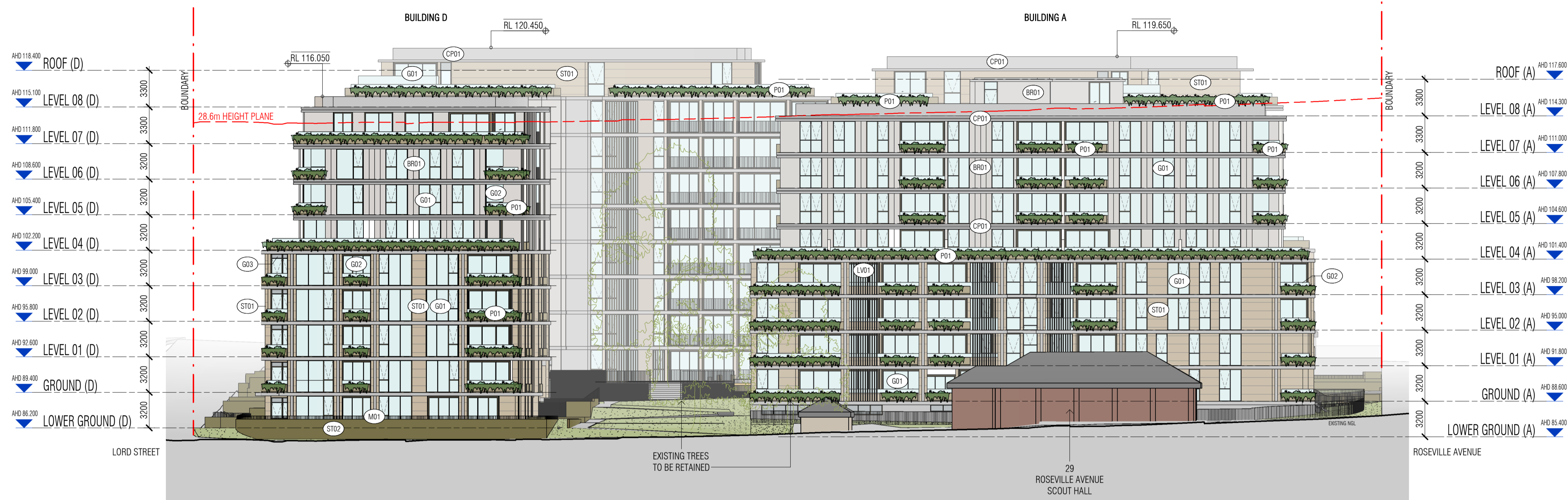


**DRAWING TITLE**  
NORTH ELEVATION (ROSEVILLE AVENUE) & SOUTH ELEVATION (LORD ST)

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.**  
B

**DRAWING NO.**  
SSDA-200



1 EAST ELEVATION (MARTIN LANE)  
SCALE 1 : 250



2 WEST ELEVATION  
SCALE 1 : 250

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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 R/S SUBMISSION	30.10.2025

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

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

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DRAWING TITLE  
EAST ELEVATION (MARTIN LANE) & WEST ELEVATION

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ISSUE PURPOSE  
SSDA LODGEMENT



REV. B  
DRAWING NO. SSSA-201

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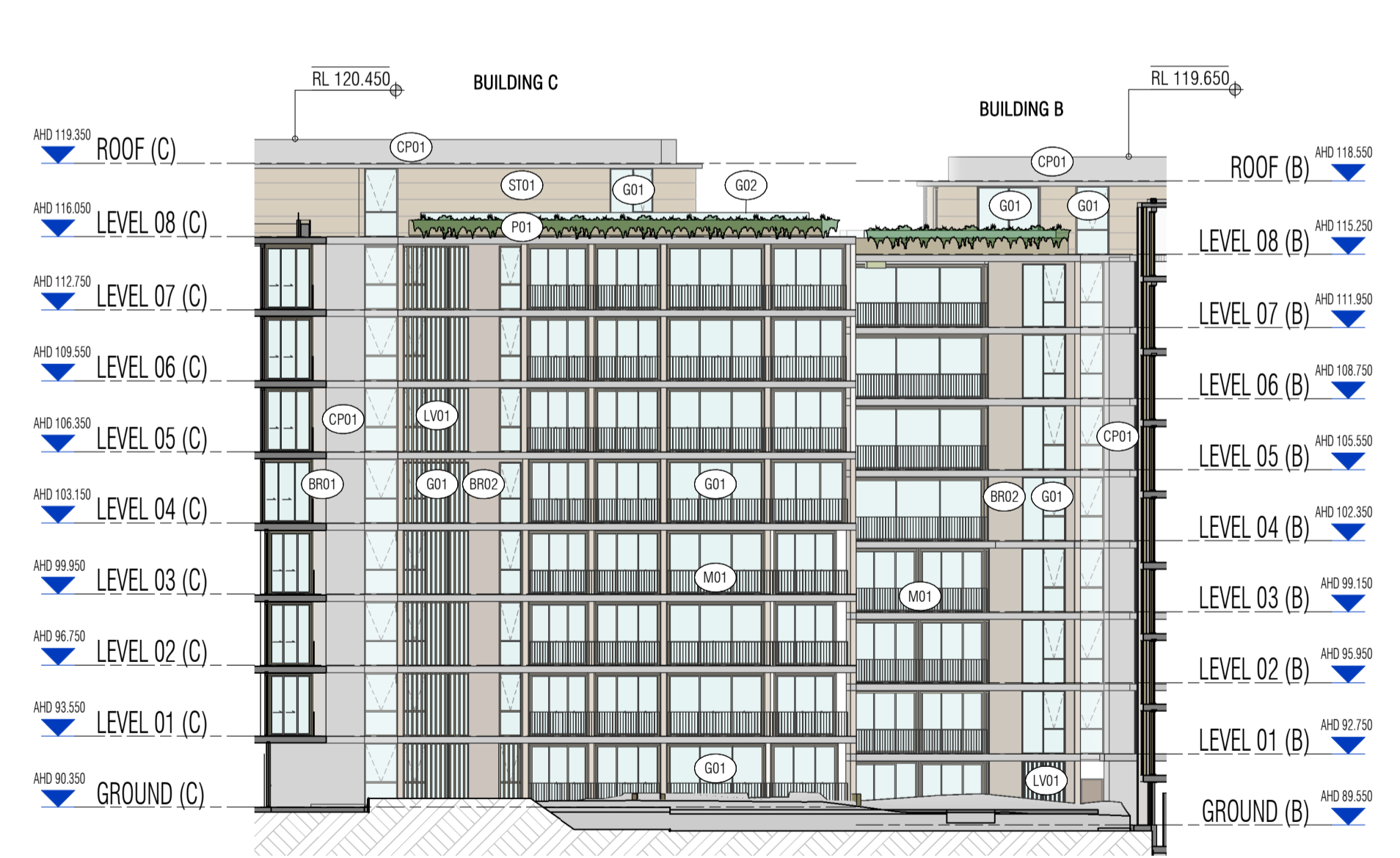
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SCALE 1 : 250



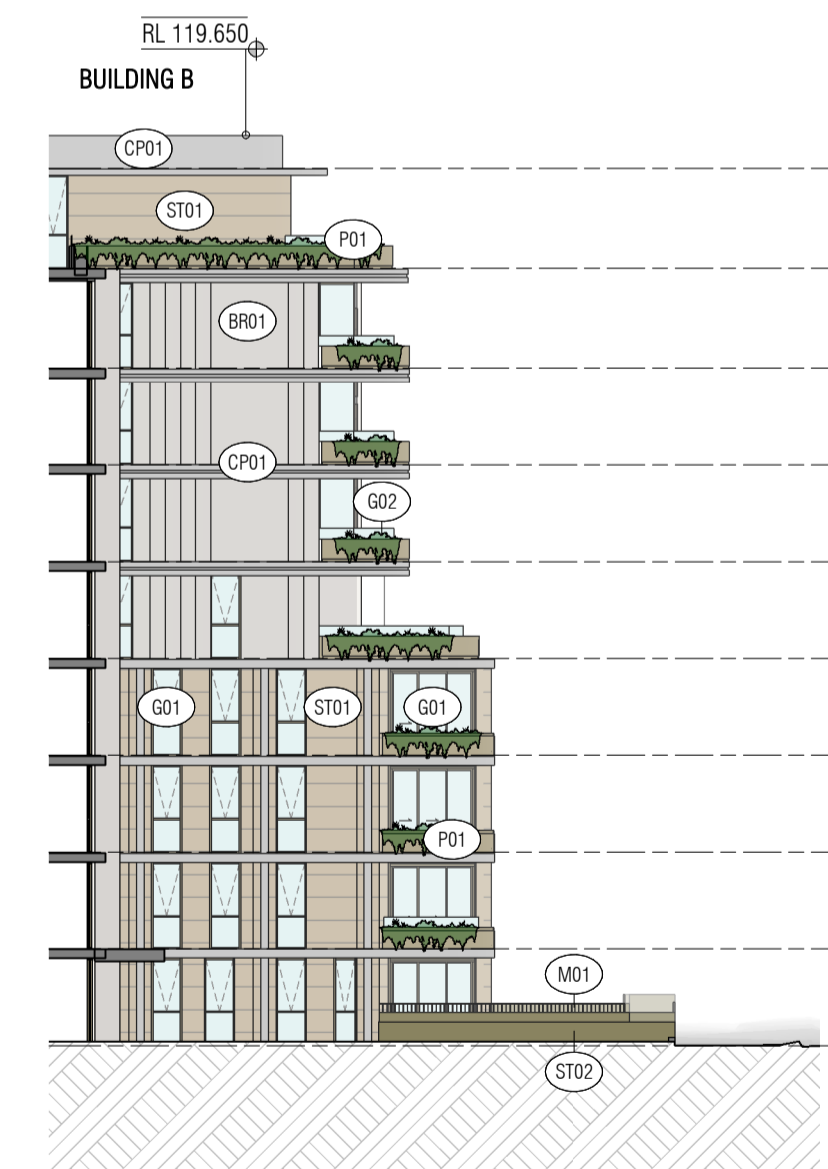
2 INTERNAL SOUTH ELEVATION  
SCALE 1 : 250



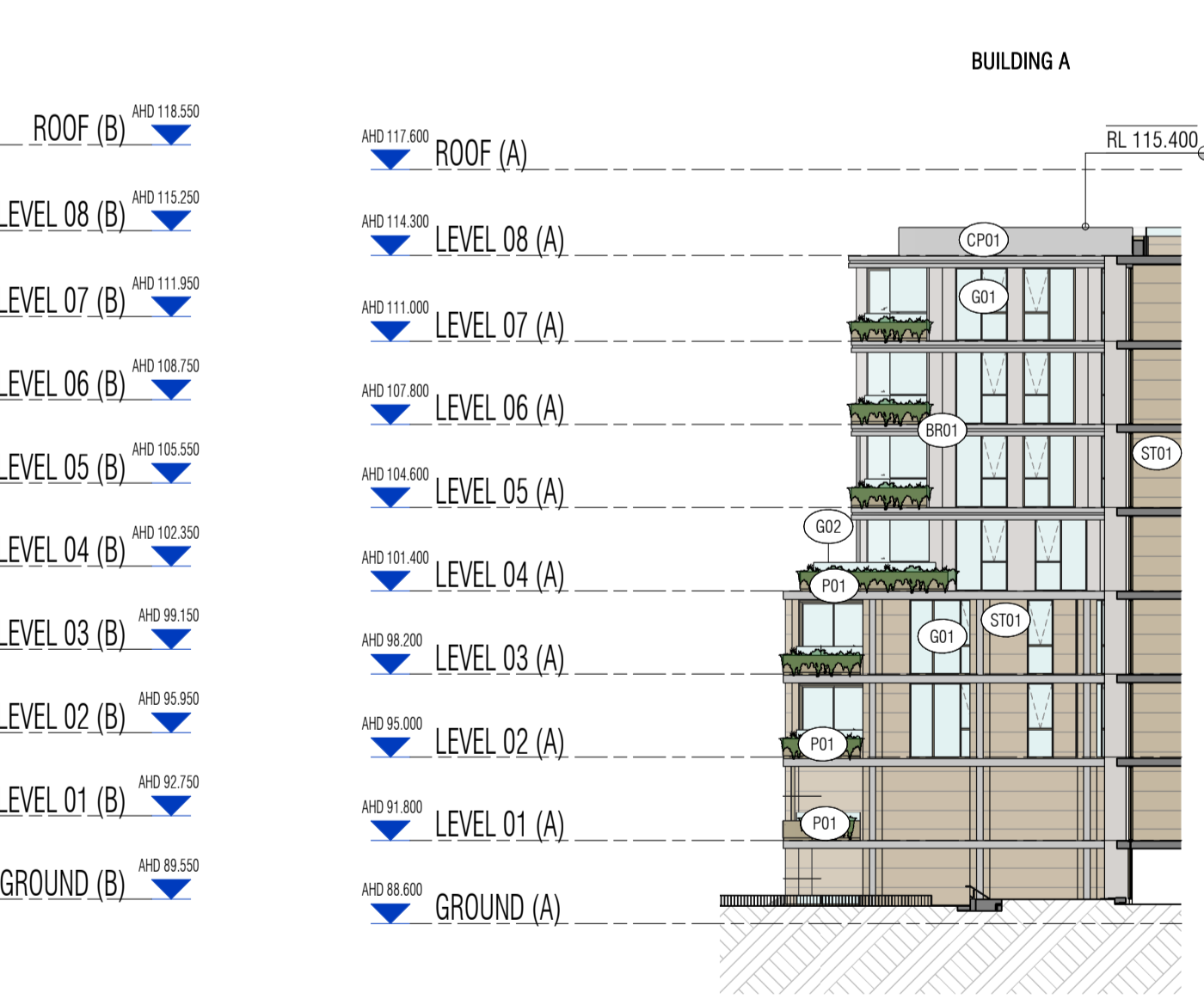
3 INTERNAL WEST ELEVATION  
SCALE 1 : 250



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

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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

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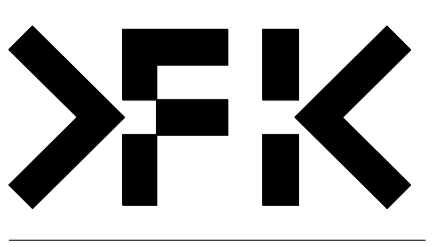
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

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

**CLIENT**  
 HYECORP

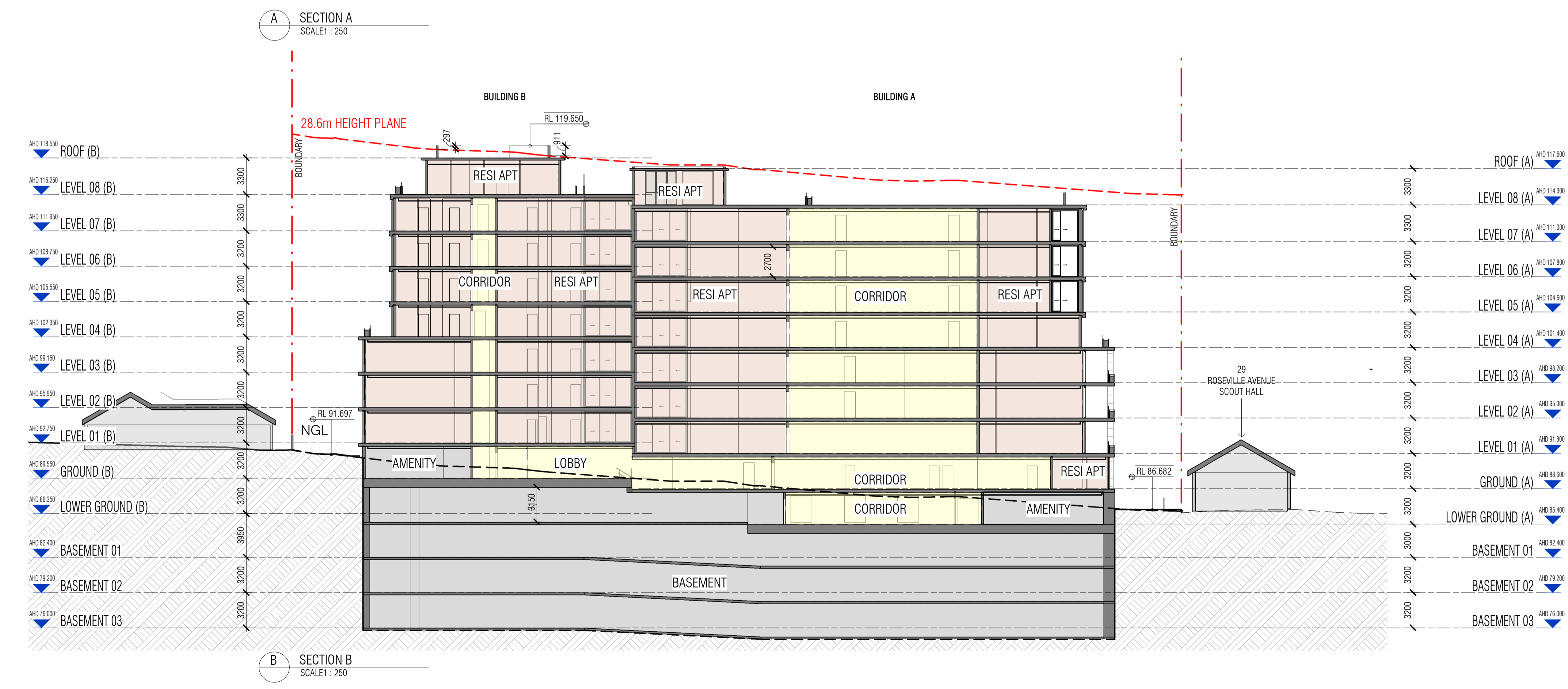
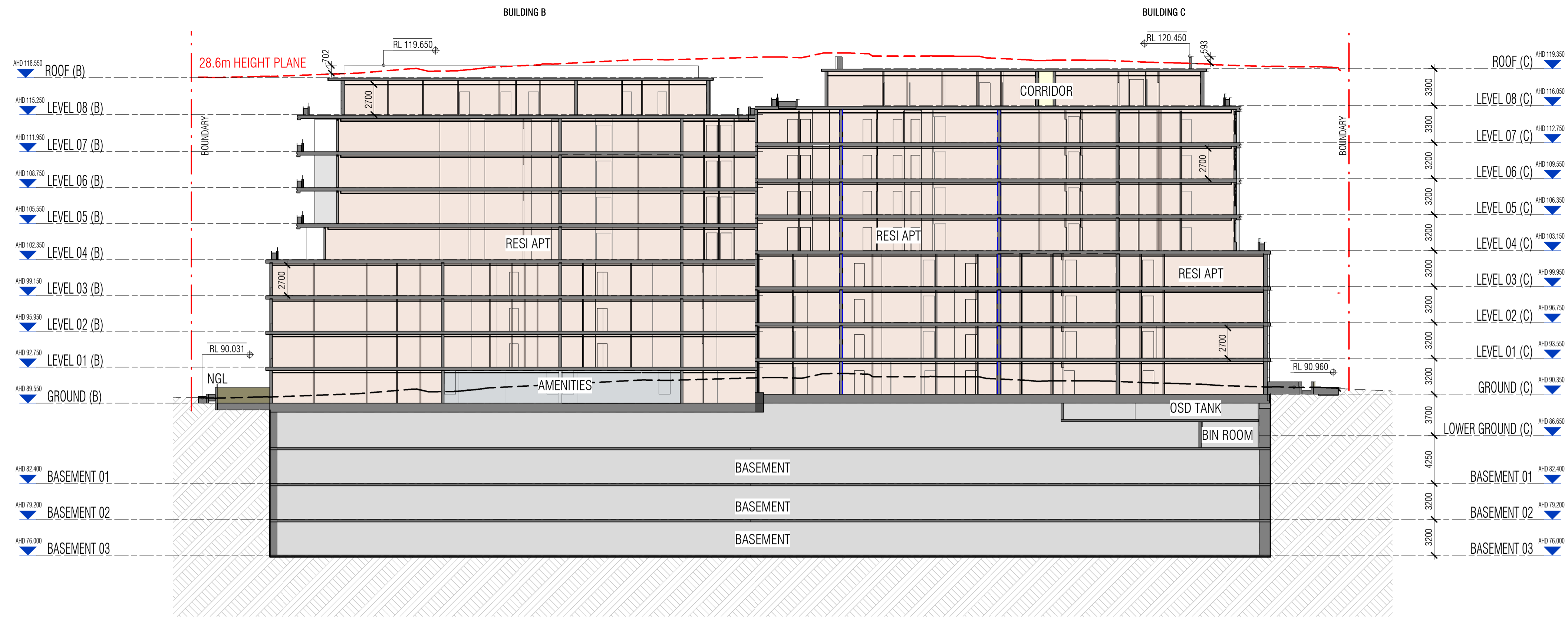
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 NEW SOUTH WALES 2000 AUSTRALIA  
 TELEPHONE: +61 2 8216 3500  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**DRAWING TITLE**  
 INTERNAL ELEVATIONS

**ISSUE PURPOSE**  
 SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-202



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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

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JF	RM	30.10.2025	24119	1 : 250 @A1

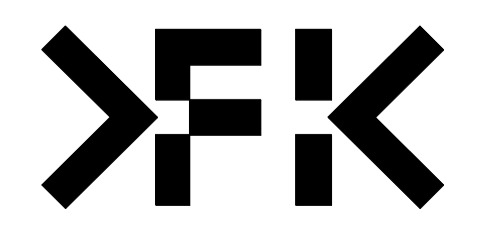
**PROJECT**  
ROSELOR

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

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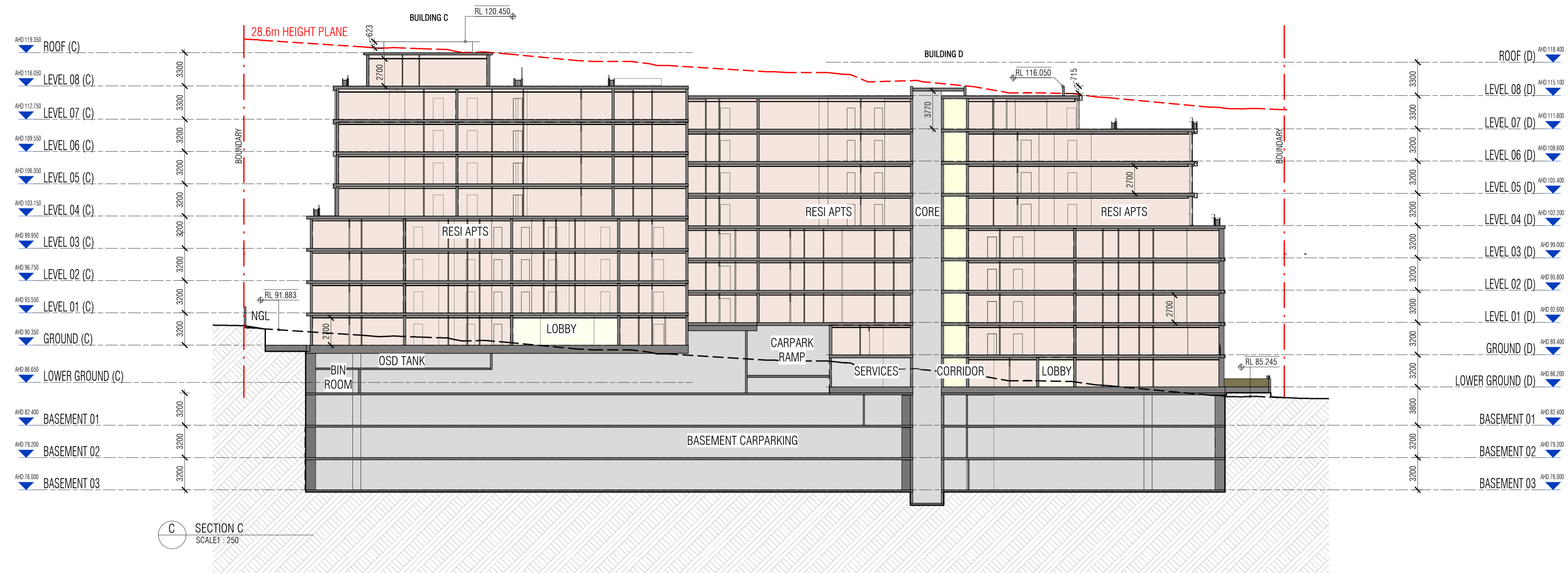
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TELEPHONE: +61 2 8216 3500  
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**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.**  
B

**DRAWING NO.**  
SSDA-250



C SECTION C  
SCALE 1 : 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

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
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 250 @A1

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

**CLIENT**  
HYECORP

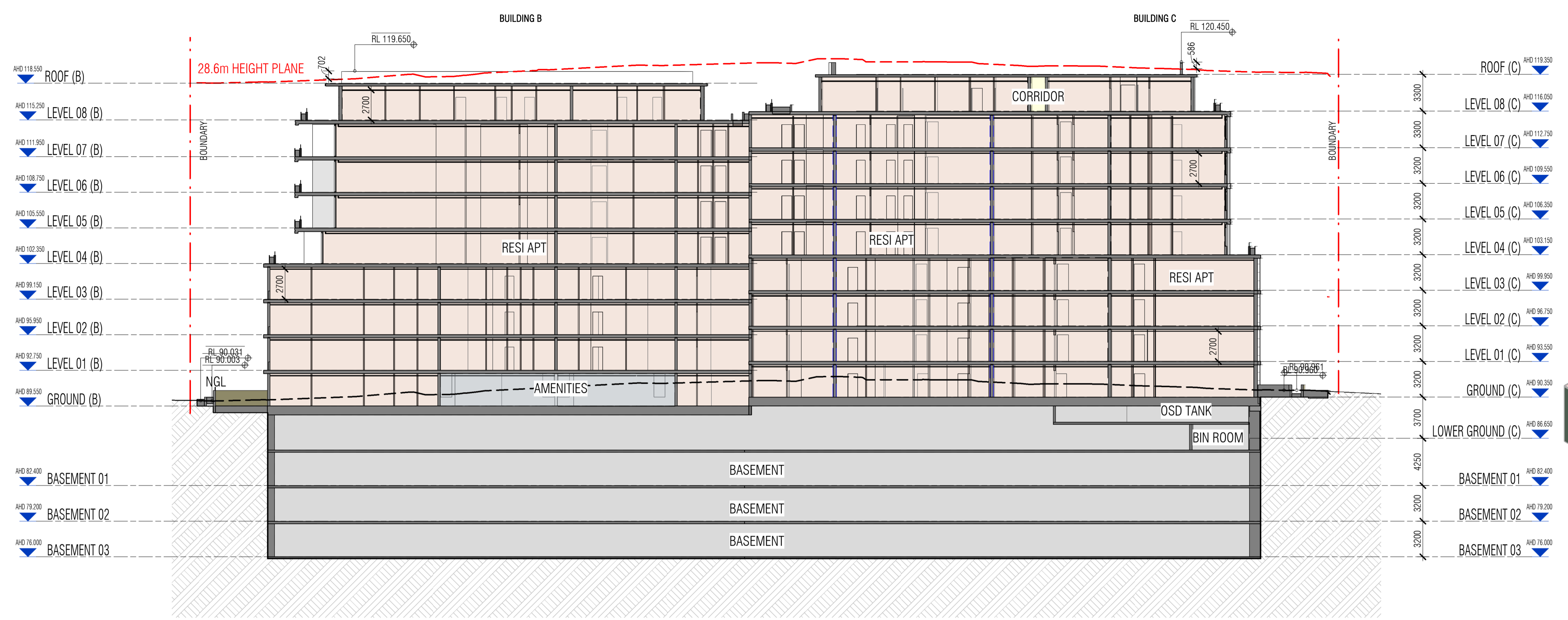
**FK**  
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
SSDA LODGEMENT

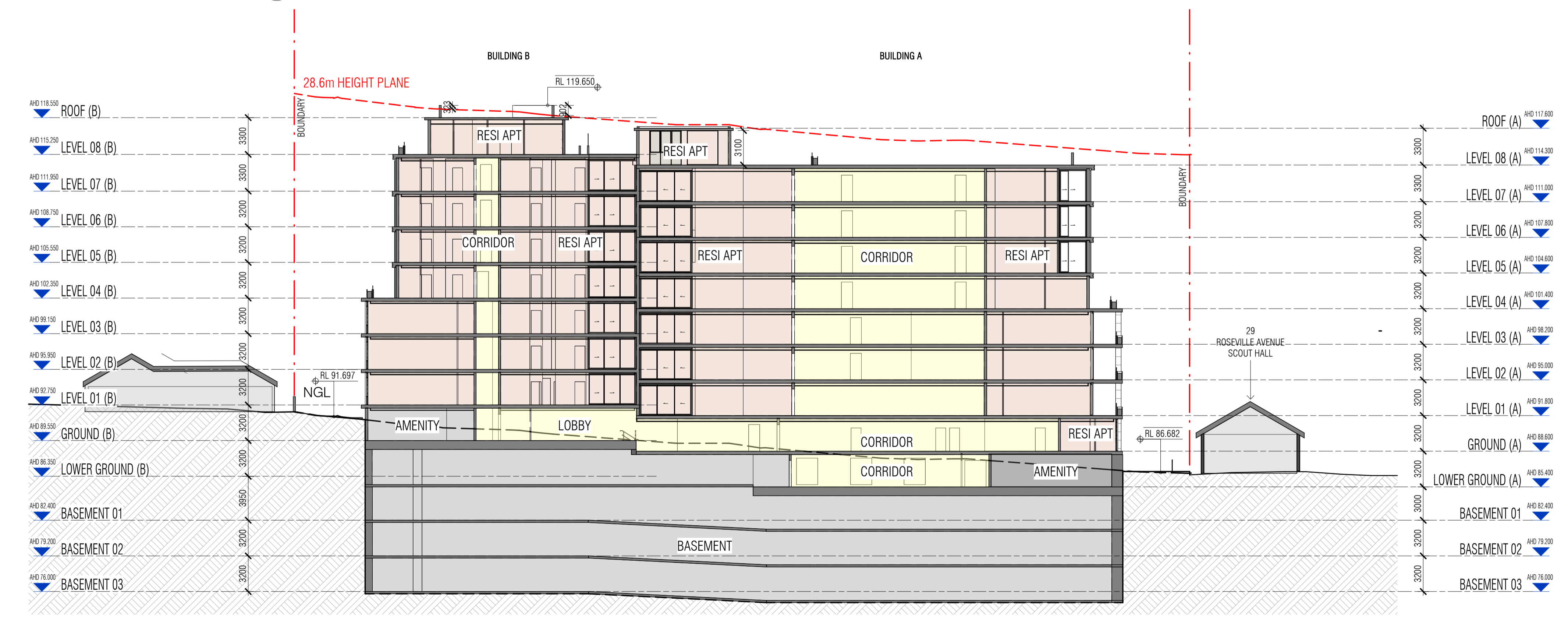
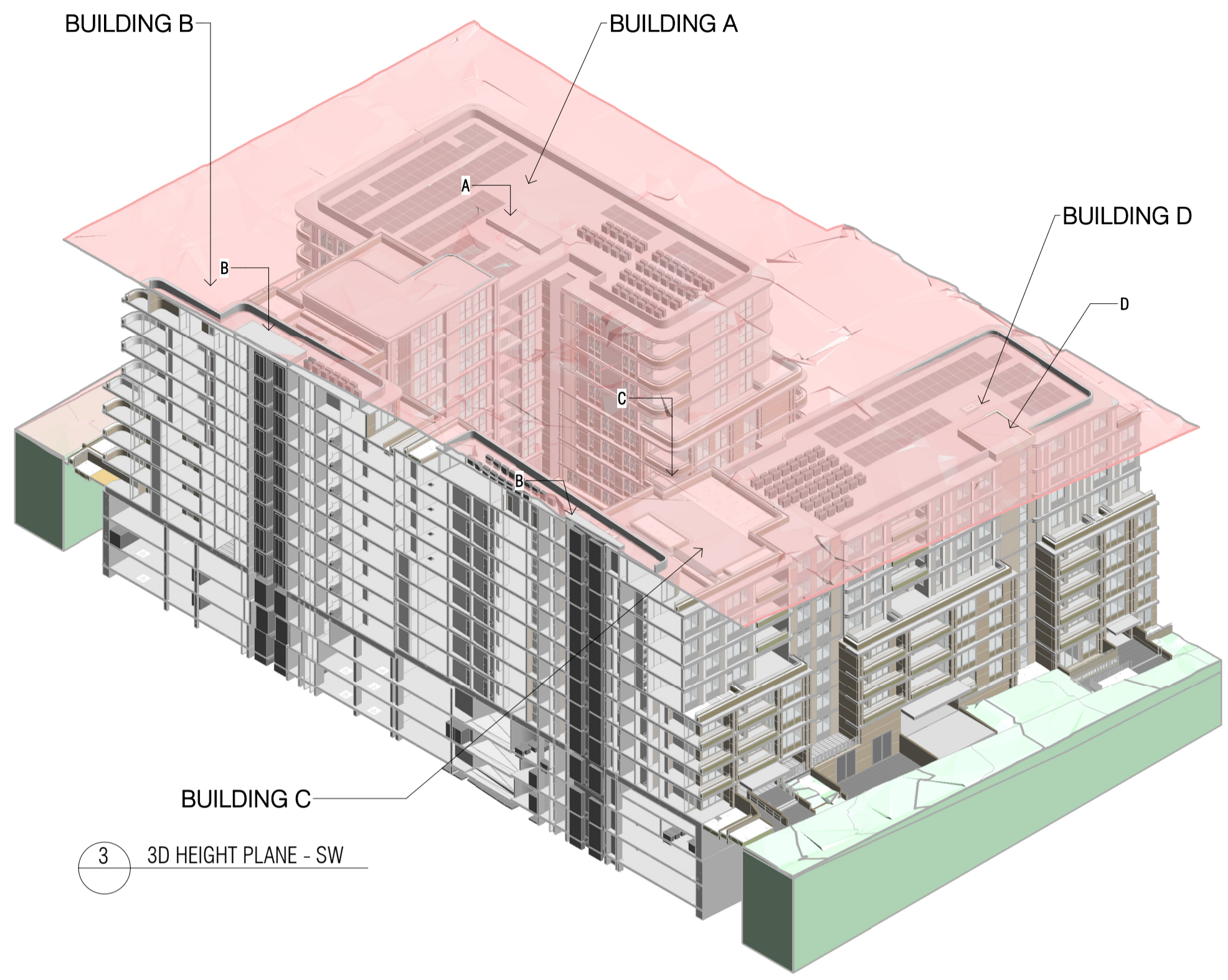


**REV.**  
B  
**DRAWING NO.**  
SSDA-251

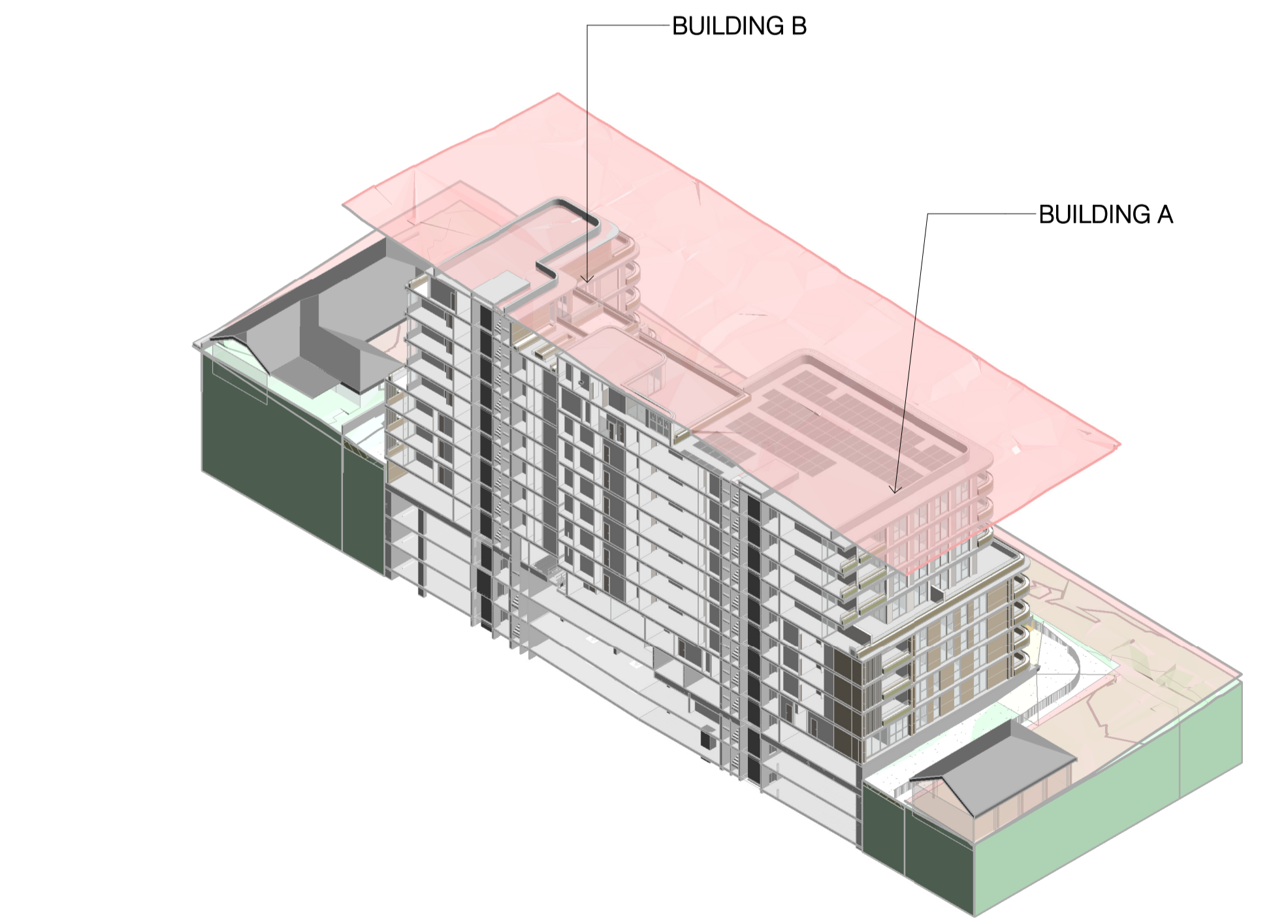
RL LEGEND 05			
A= 115.070	C= 120.120		
B= 119.320	D= 115.870		



**A SECTION A**  
SCALE: 1:250



**B SECTION B**  
SCALE: 1:250



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REVISION	DATE	DESCRIPTION
A	30.10.2025	SSDA RIS SUBMISSION

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JF	RM	30.10.2025	24119	1:250 @A1

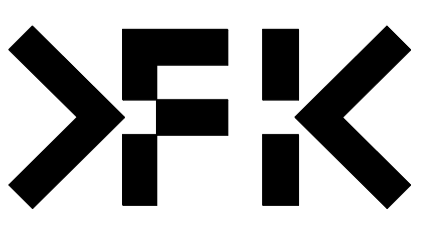
**PROJECT**  
ROSELOR

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

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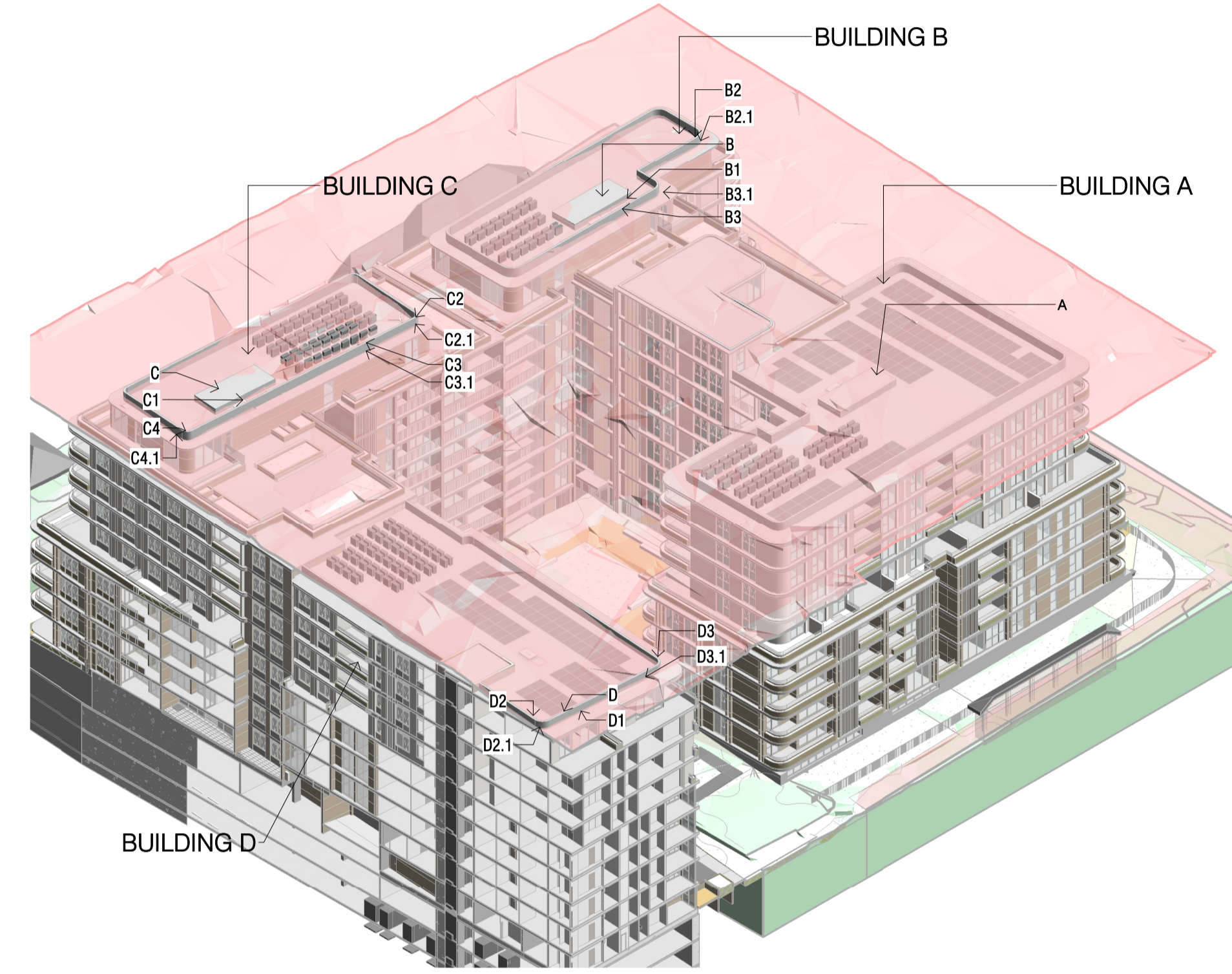
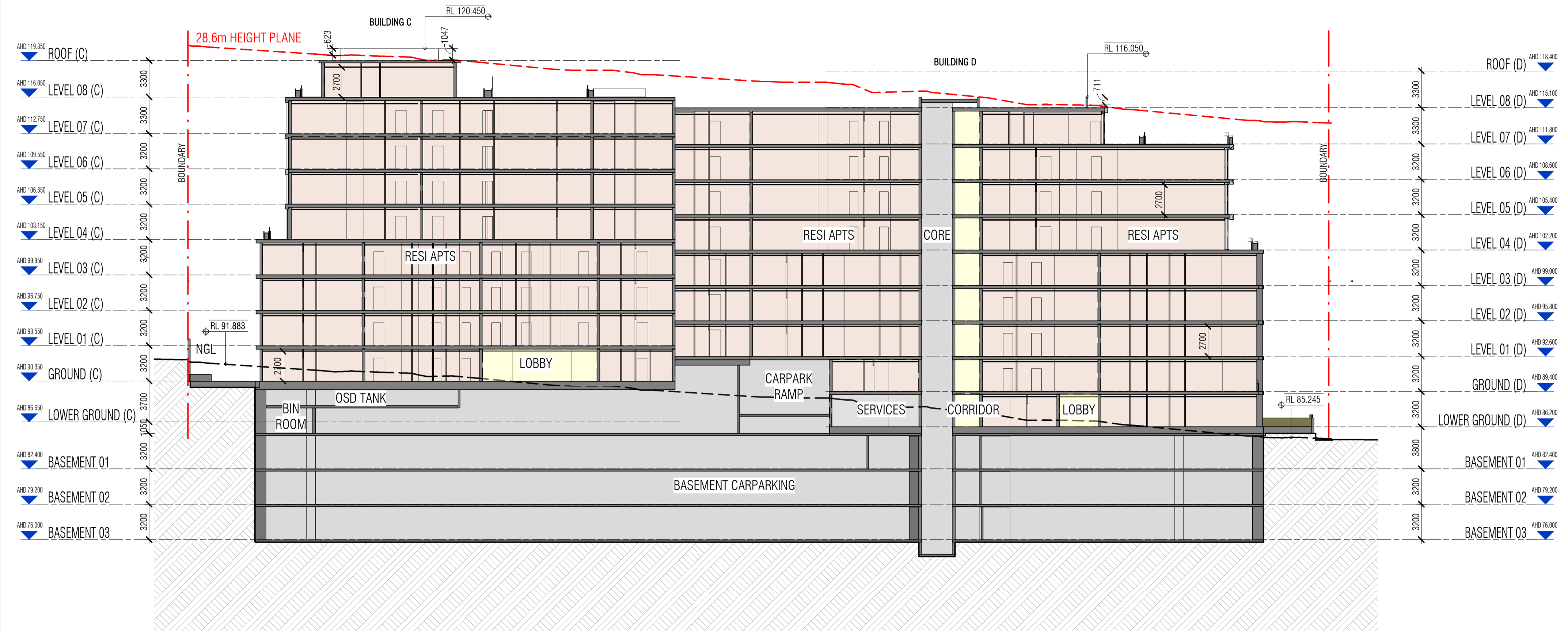
**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.**  
A

**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		



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REVISION	DATE	DESCRIPTION
A	30.10.2025	SSDA RIS SUBMISSION

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JF	RM	30.10.2025	24119	1:250 @A1

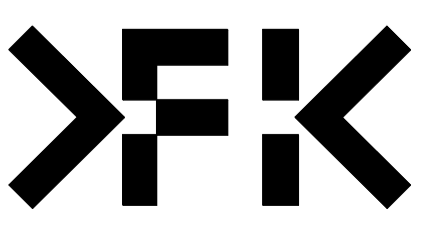
**PROJECT**  
ROSELOR

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

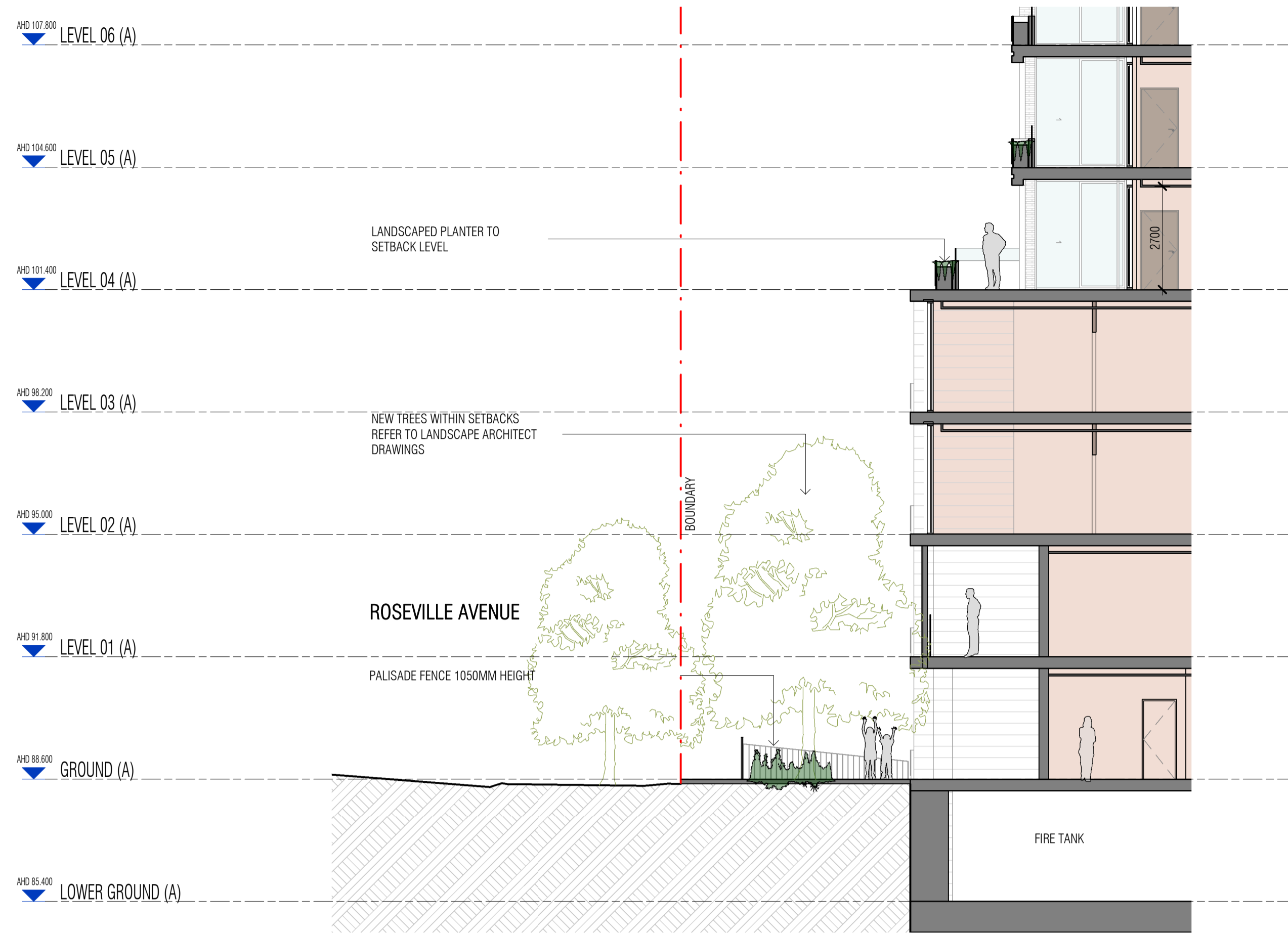
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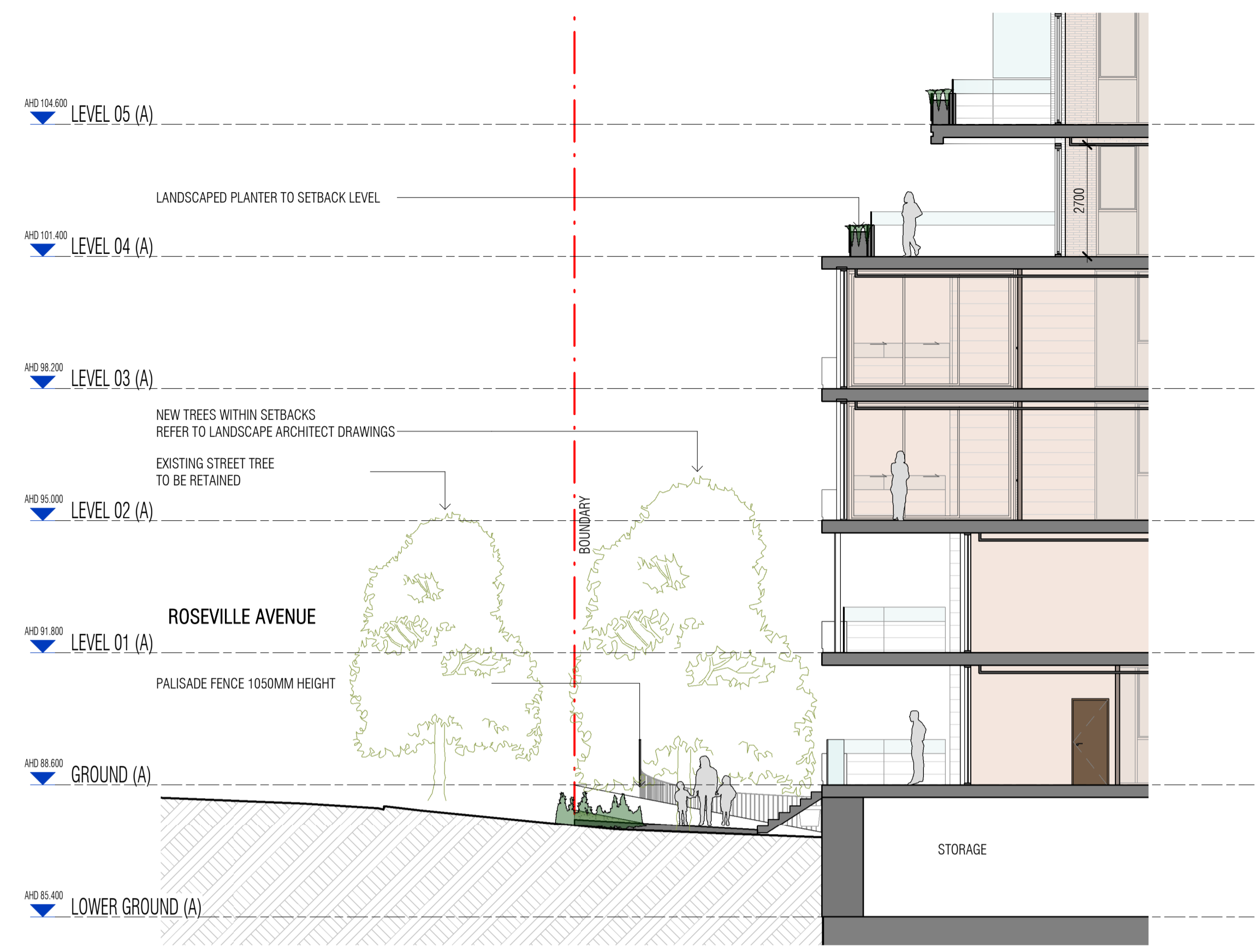
**ISSUE PURPOSE**  
SSDA LODGEMENT



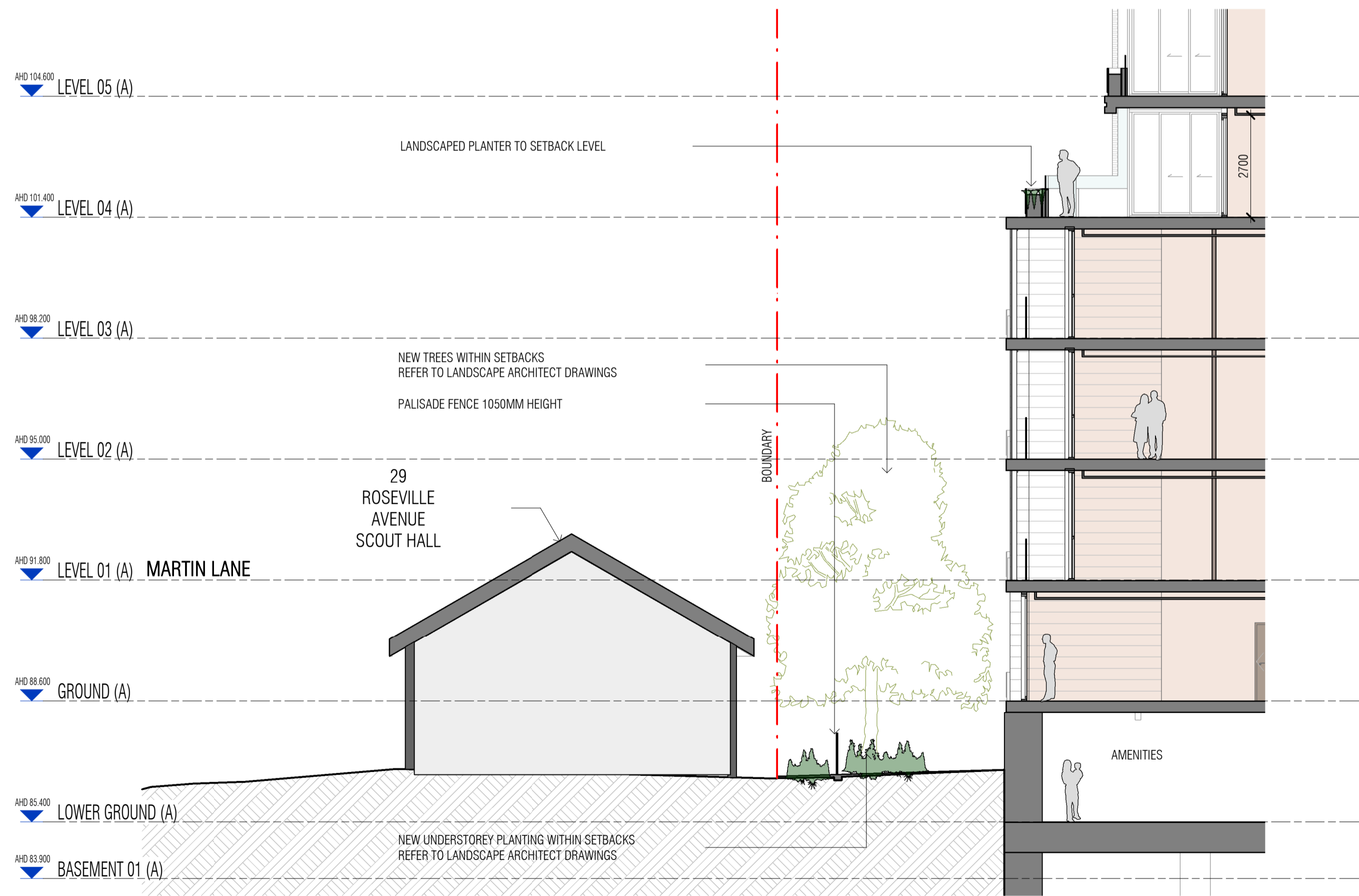
**REV.** A  
**DRAWING NO.** SSDA-253



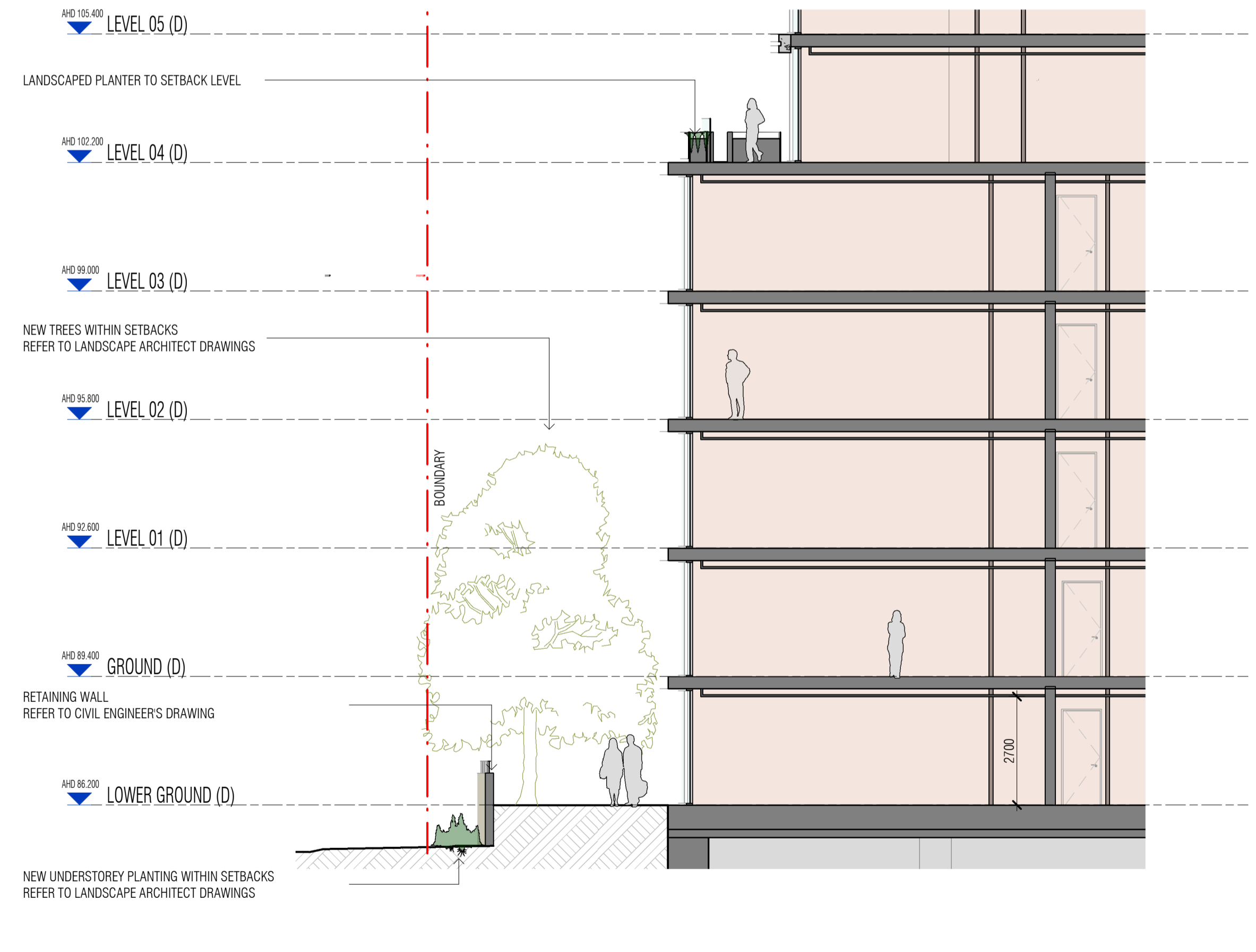
D SECTION D  
SCALE 1 : 100



E SECTION E  
SCALE 1 : 100



F SECTION F  
SCALE 1 : 100



G SECTION G  
SCALE 1 : 100

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REVISION		
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JF	RM	30.10.2025	24119	1 : 100 @A1

**PROJECT**  
ROSELOR

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

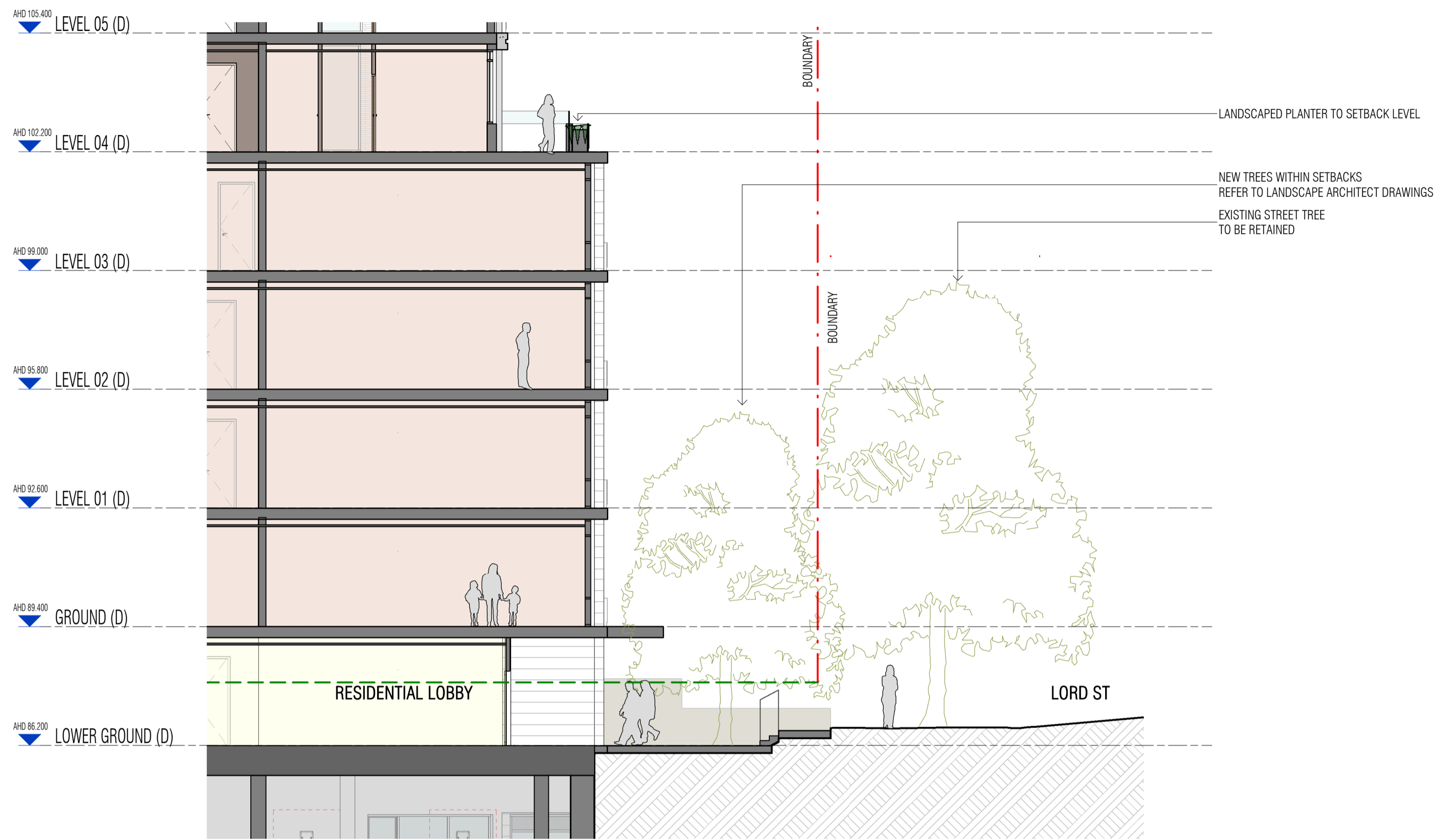
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TELEPHONE: +61 2 8216 3500  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

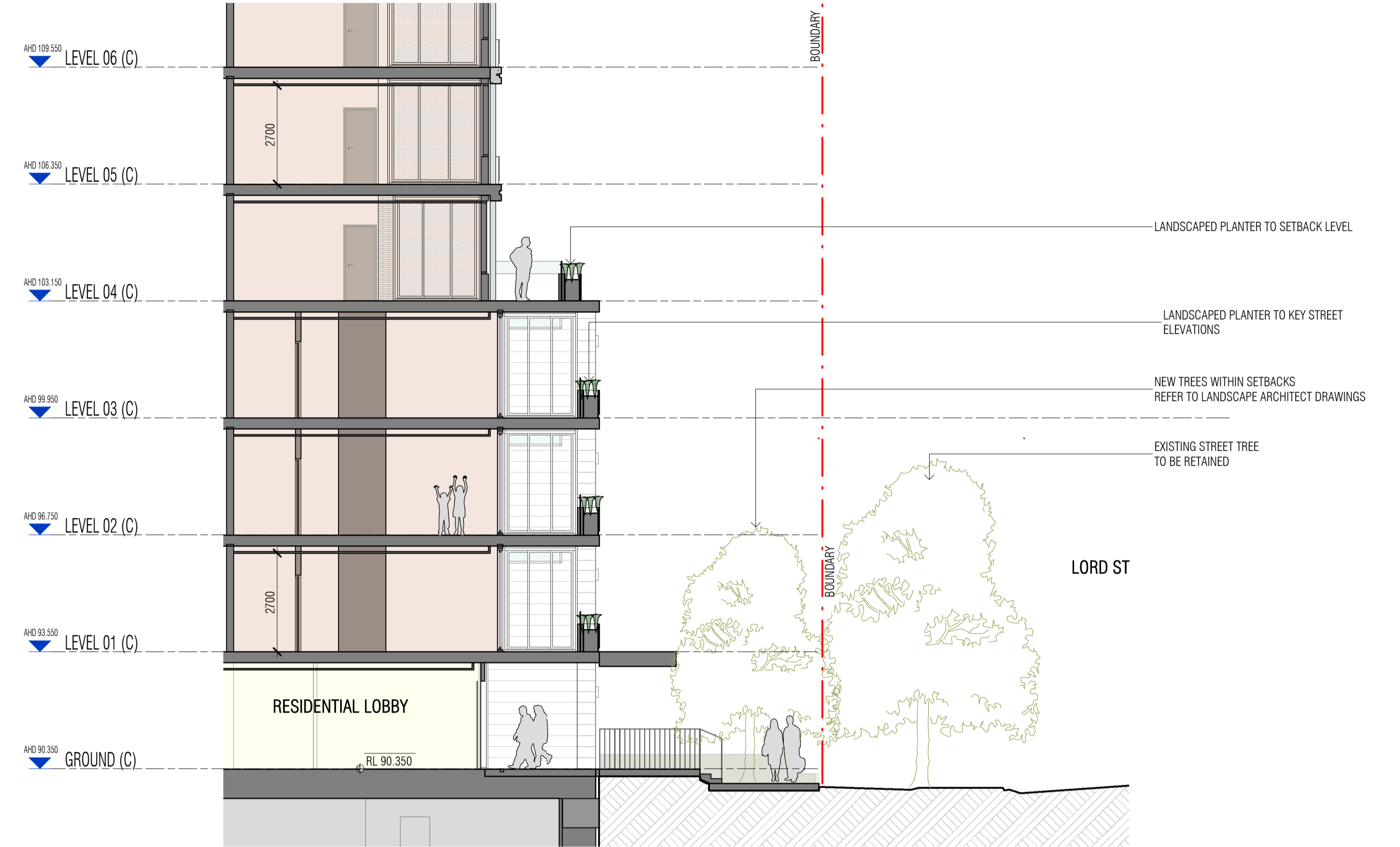
**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.** B  
**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 RFL 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

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 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	30.10.2025	24119	1 : 100 @A1

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

**CLIENT**  
 HYECORP

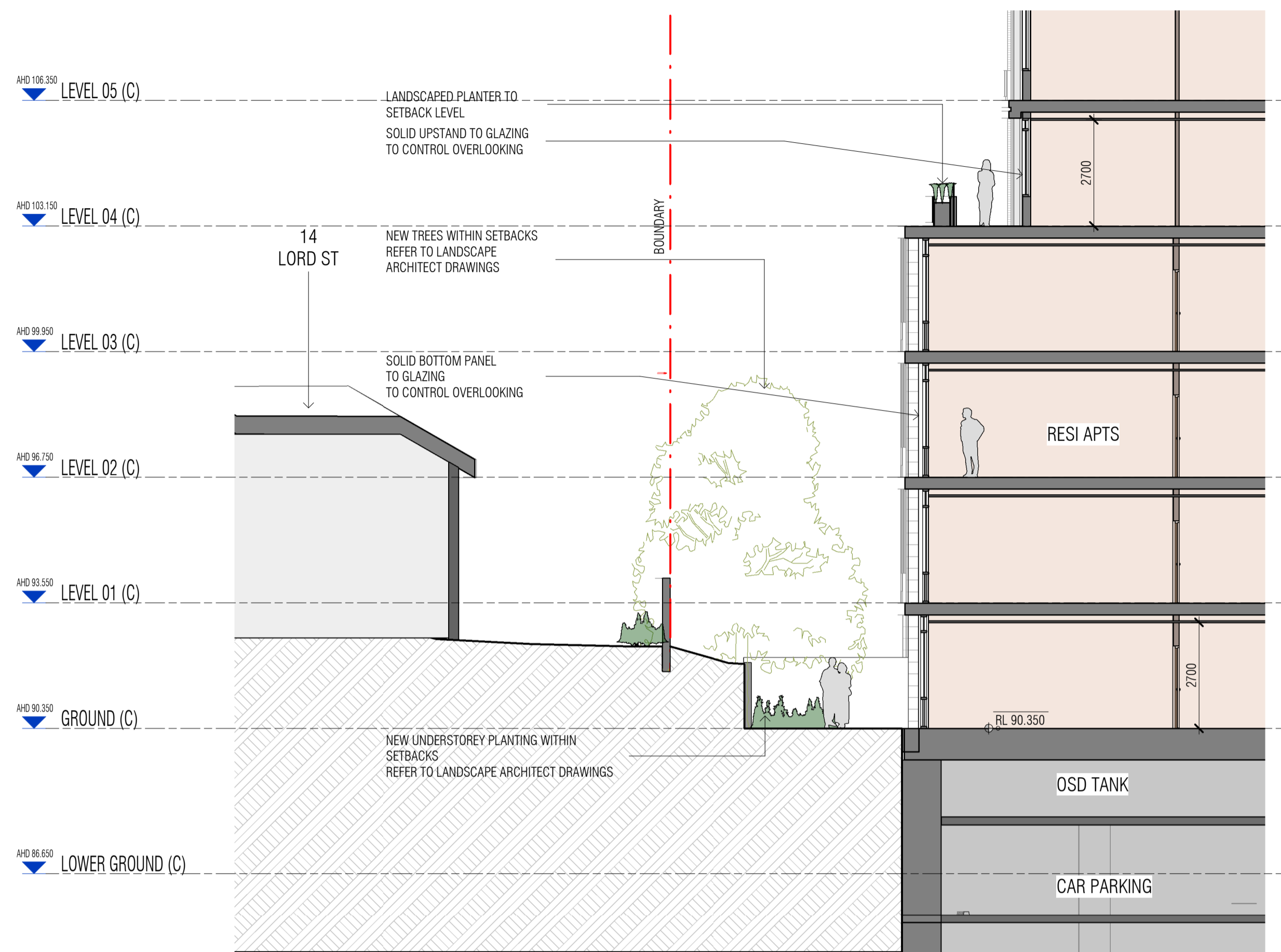
**FK**  
 WWW.FKAUSTRALIA.COM  
 L21, 269 GEORGE STREET, SYDNEY  
 NEW SOUTH WALES 2000 AUSTRALIA  
 TELEPHONE: +61 2 8216 3500  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**DRAWING TITLE**  
 SECTION H & I (GROUND LEVEL INTERFACE)

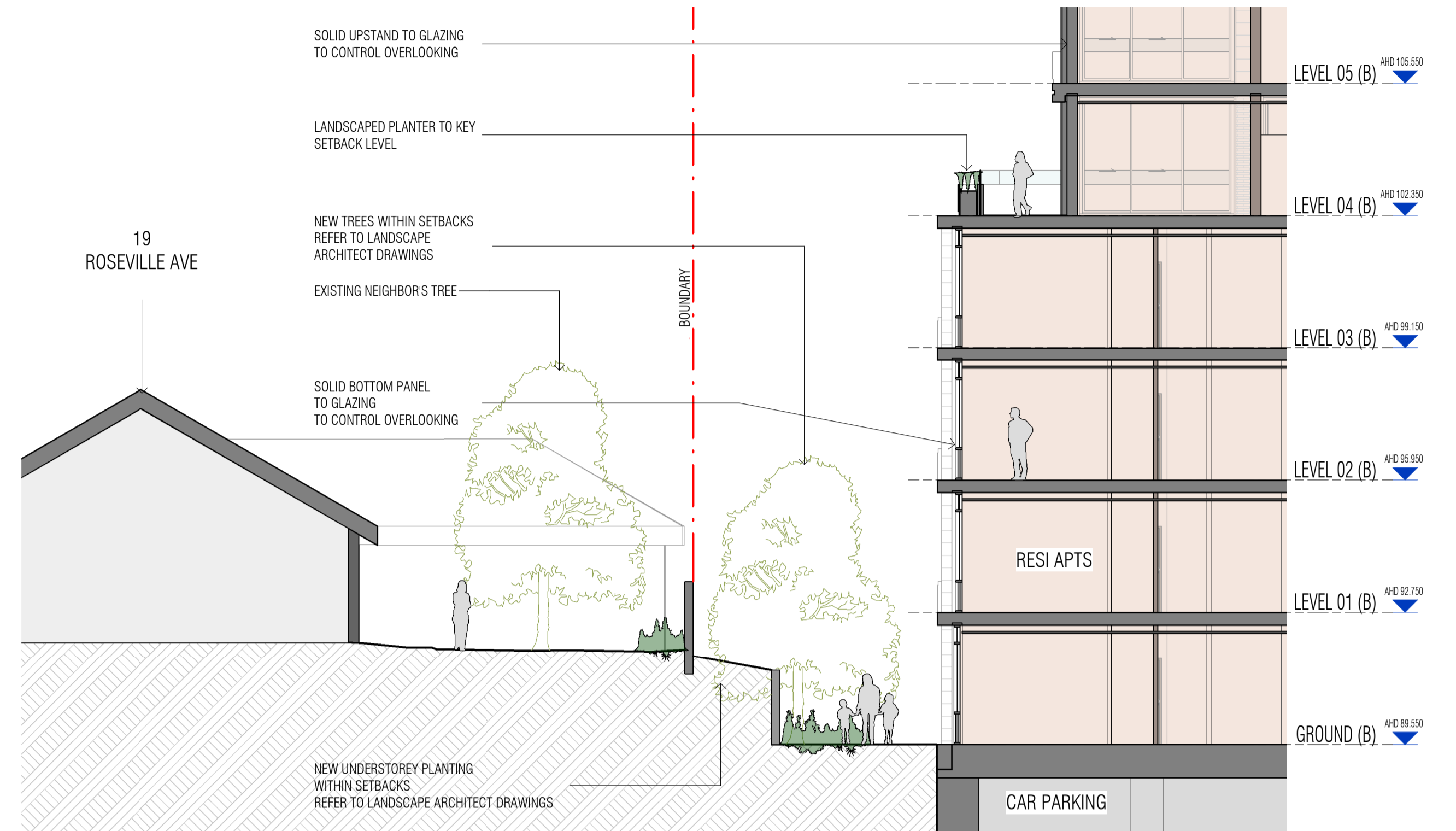
**ISSUE PURPOSE**  
 SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-261



**J** SECTION J  
SCALE 1 : 100



**K** SECTION K  
SCALE 1 : 100

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

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REVIEW DATE: 10.10.25

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 100 @A1

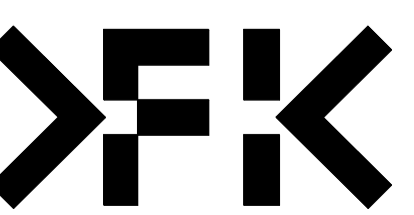
**PROJECT**  
ROSELOR

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-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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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	N.T.S

**PROJECT**  
ROSELOR

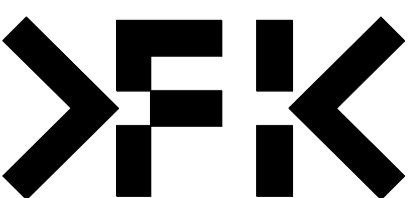
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

**DRAWING TITLE**  
3D VISUALISATION - SHEET 01

**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

**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-300



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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

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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	N.T.S

**PROJECT**  
ROSELOR

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

**DRAWING TITLE**  
3D VISUALISATION - SHEET 02

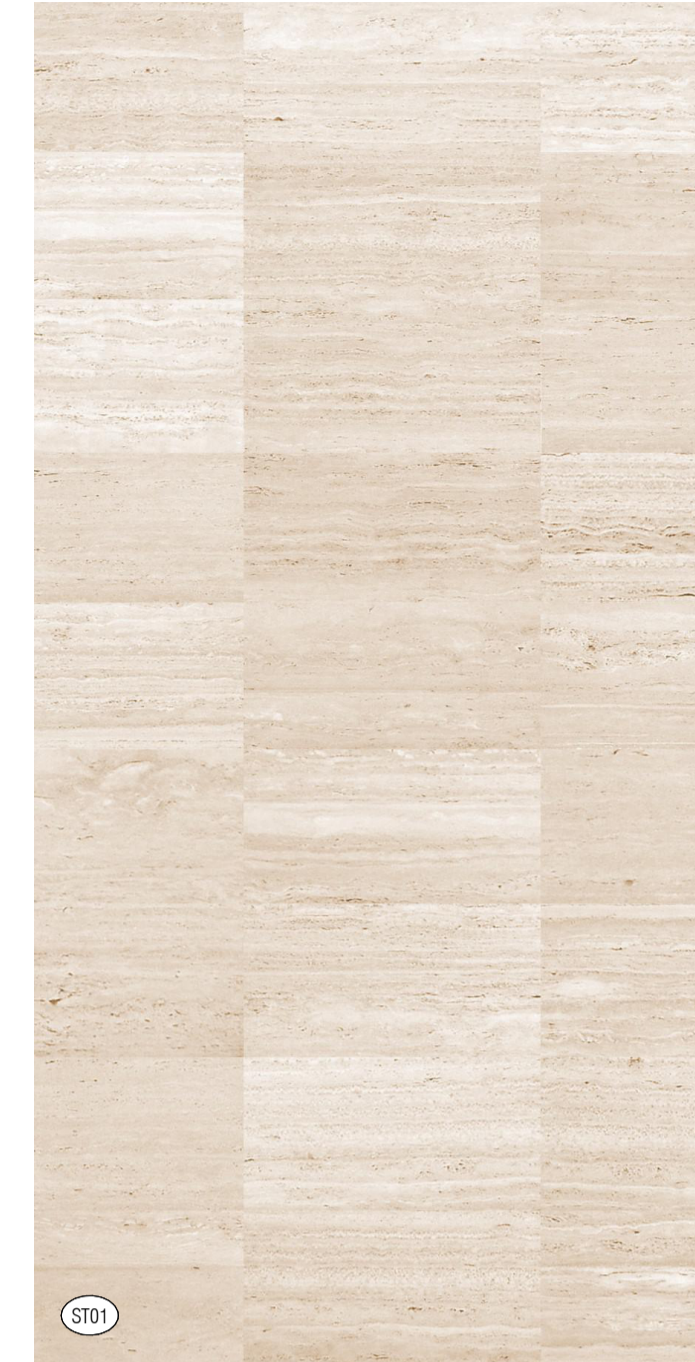
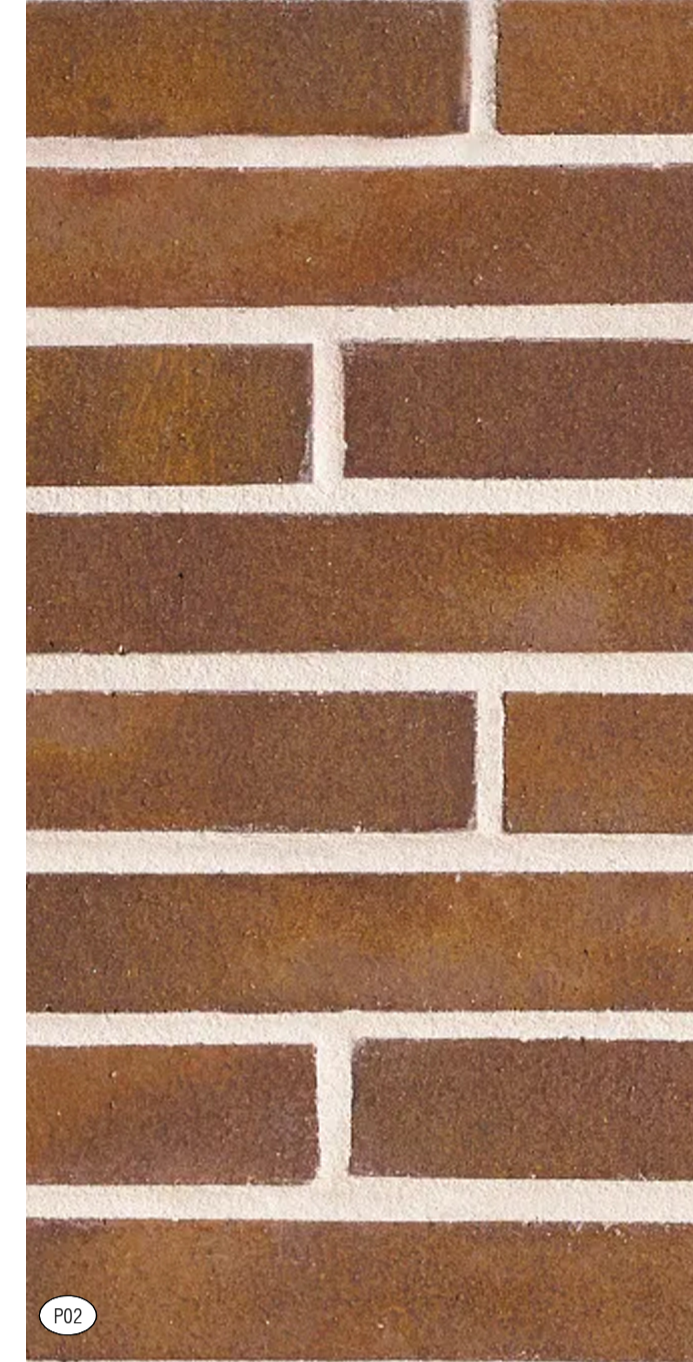
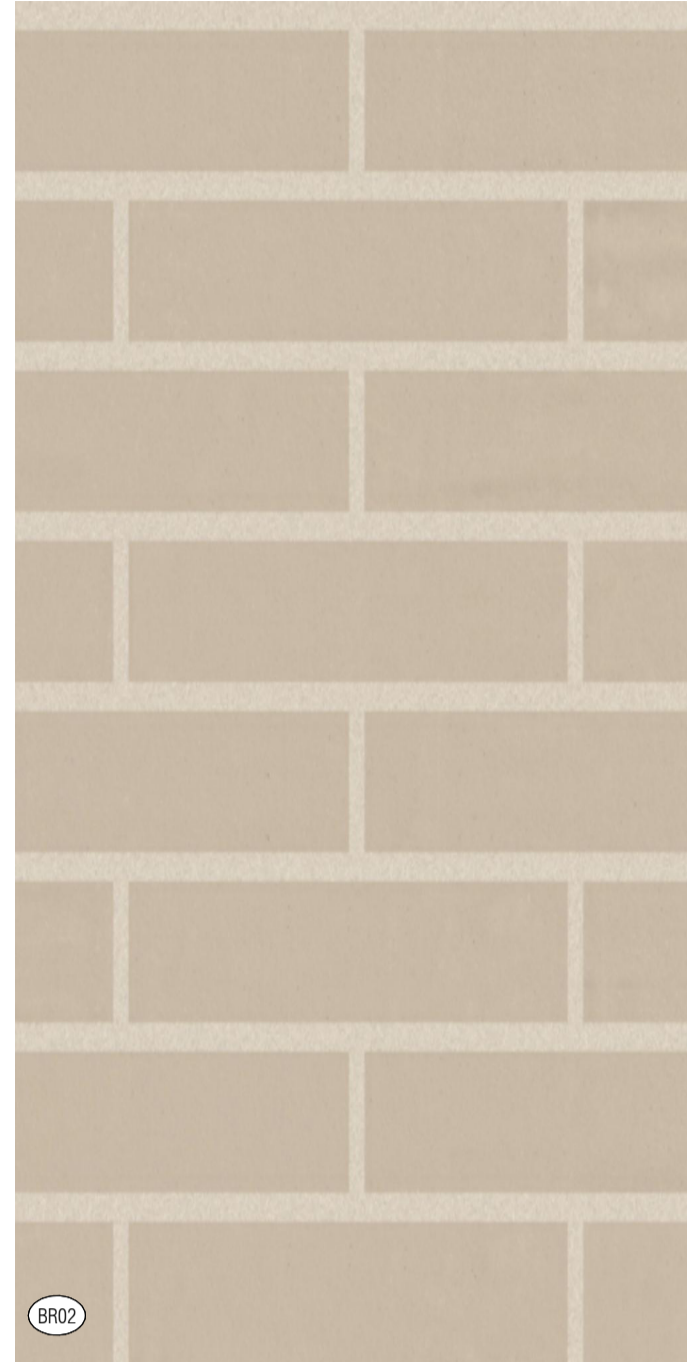
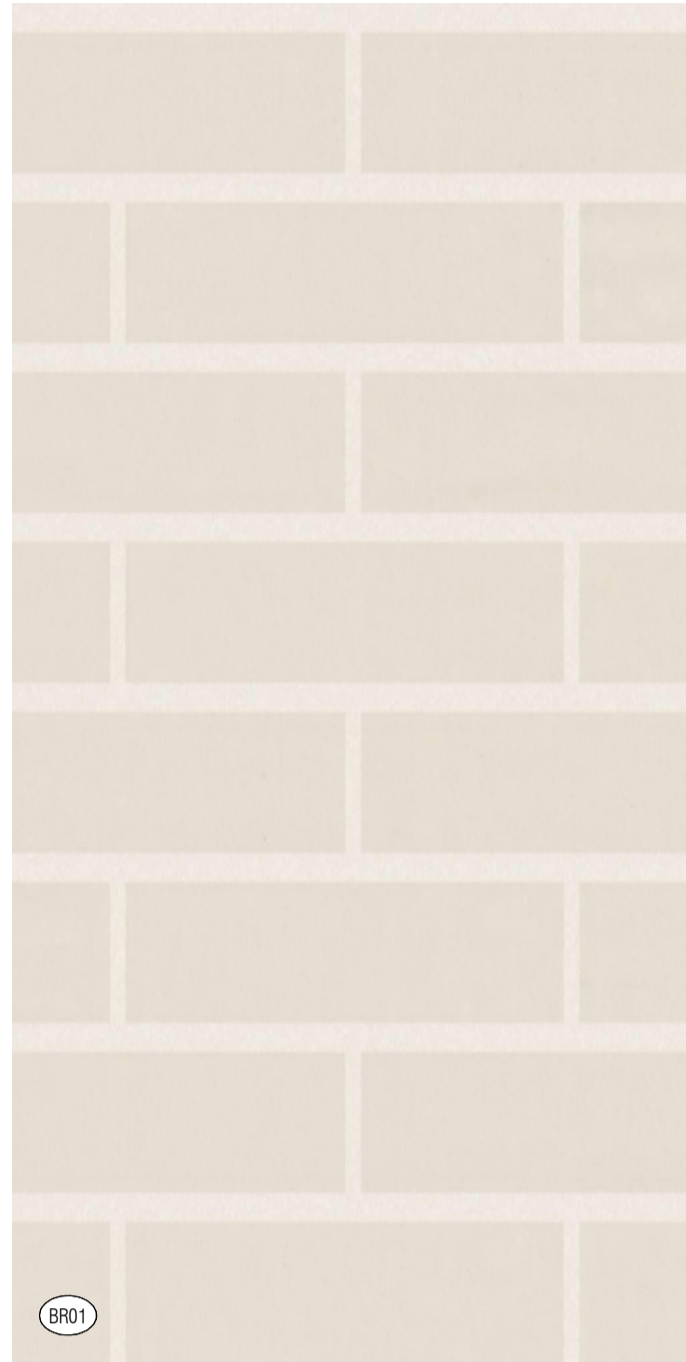
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HYECORP

**FK**  
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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.** B  
**DRAWING NO.** SSDA-301



**EXTERIOR MATERIAL LEGEND KEY**

- LIGHT MASONRY BRICKWORK
- LIGHT MASONRY BRICKWORK
- LIGHT PAINTED OR RENDERED CONCRETE
- DARK METALLIC BRONZE BALUSTRADES AND GLAZING SUITES

- CLEAR GLAZING
- CLEAR GLAZED BALUSTRADES
- GLAZED PANEL WITH MEDIUM COLOUR BACKPAN
- LIGHT STONE CLADDING
- MEDIUM DRY STACK STONE FENCE

- DARK METALLIC BRONZE LOUVRES (PRIVACY SCREEN)
- DARK METALLIC BRONZE LANDSCAPE PLANTERS
- DARK MASONRY BRICKWORK
- LIGHT TIMBER FENCE
- DARK METALLIC BRONZE PALISADE FENCE

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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

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DRAWN: JF  
 CHECKED: RM  
 DATE: 30.10.2025  
 JOB NO.: 24119  
 SCALE: N.T.S

**PROJECT**  
 ROSELOR

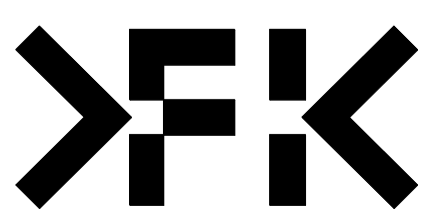
16-24 Lord Street & 21-27 Roseville Avenue, Roseville

**CLIENT**  
 HYECORP

**DRAWING TITLE**  
 MATERIAL PALETTE

**FK**  
 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

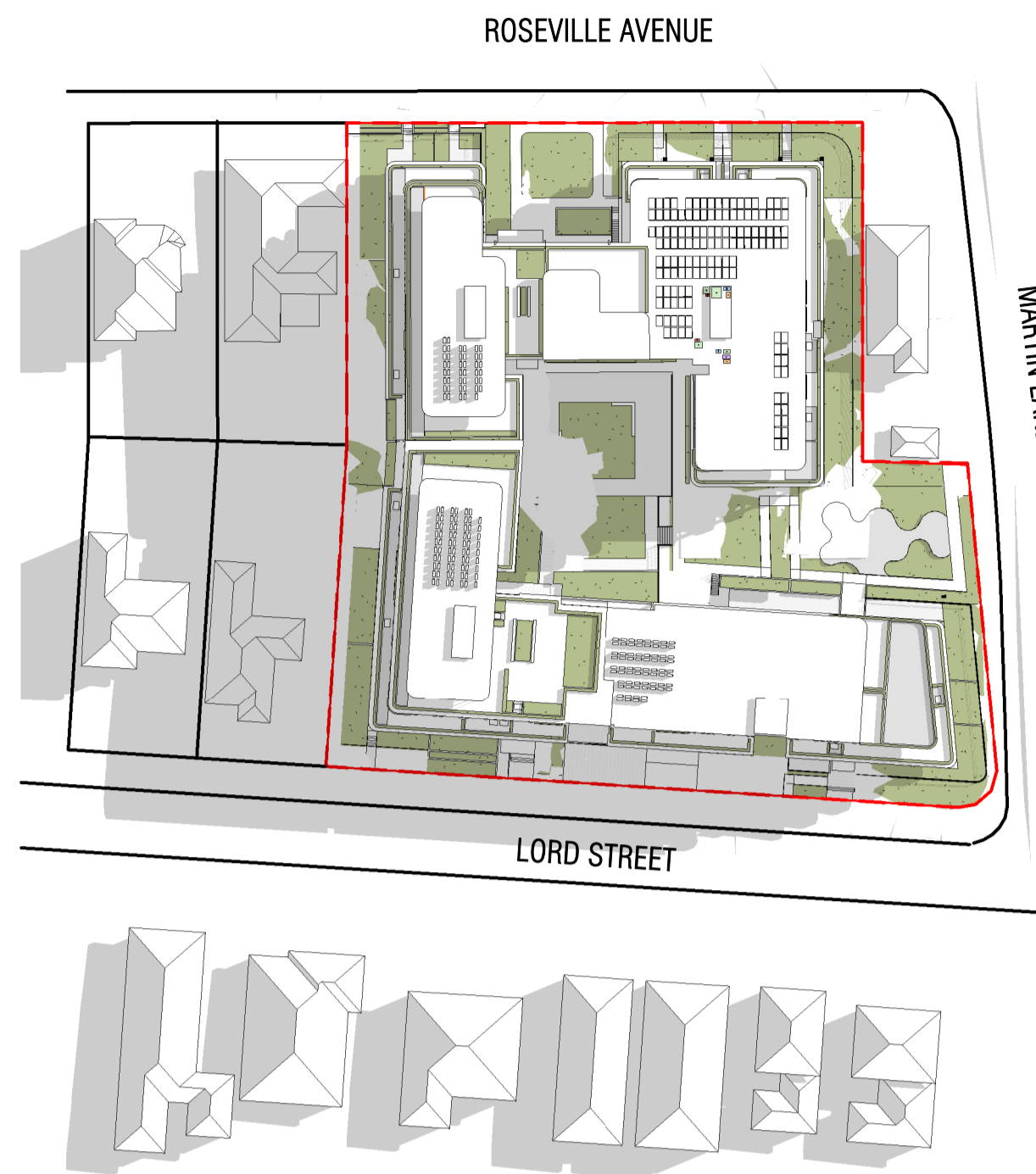
**ISSUE PURPOSE**  
 SSDA LODGEMENT



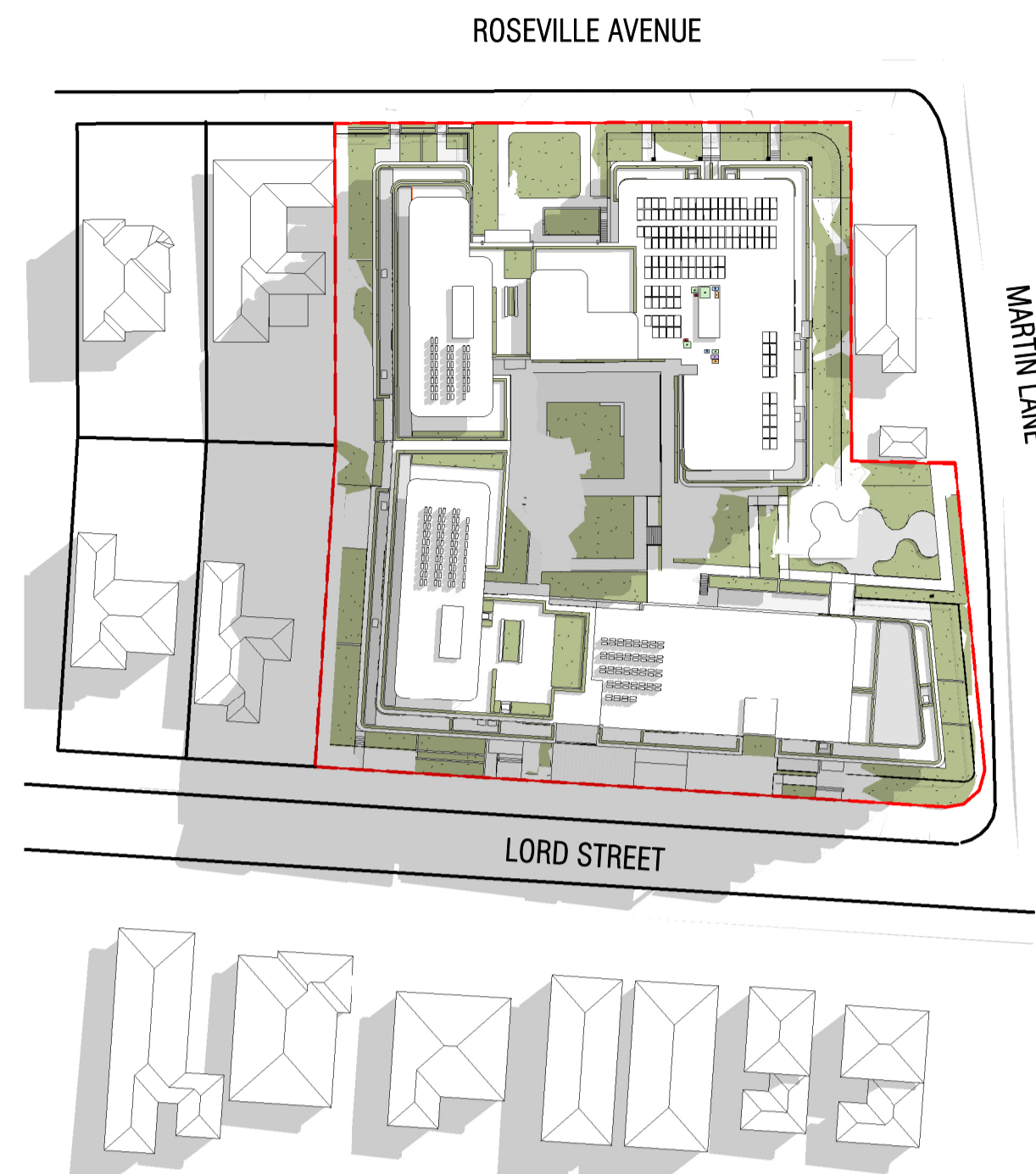
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**DRAWING NO.** SSDA-320



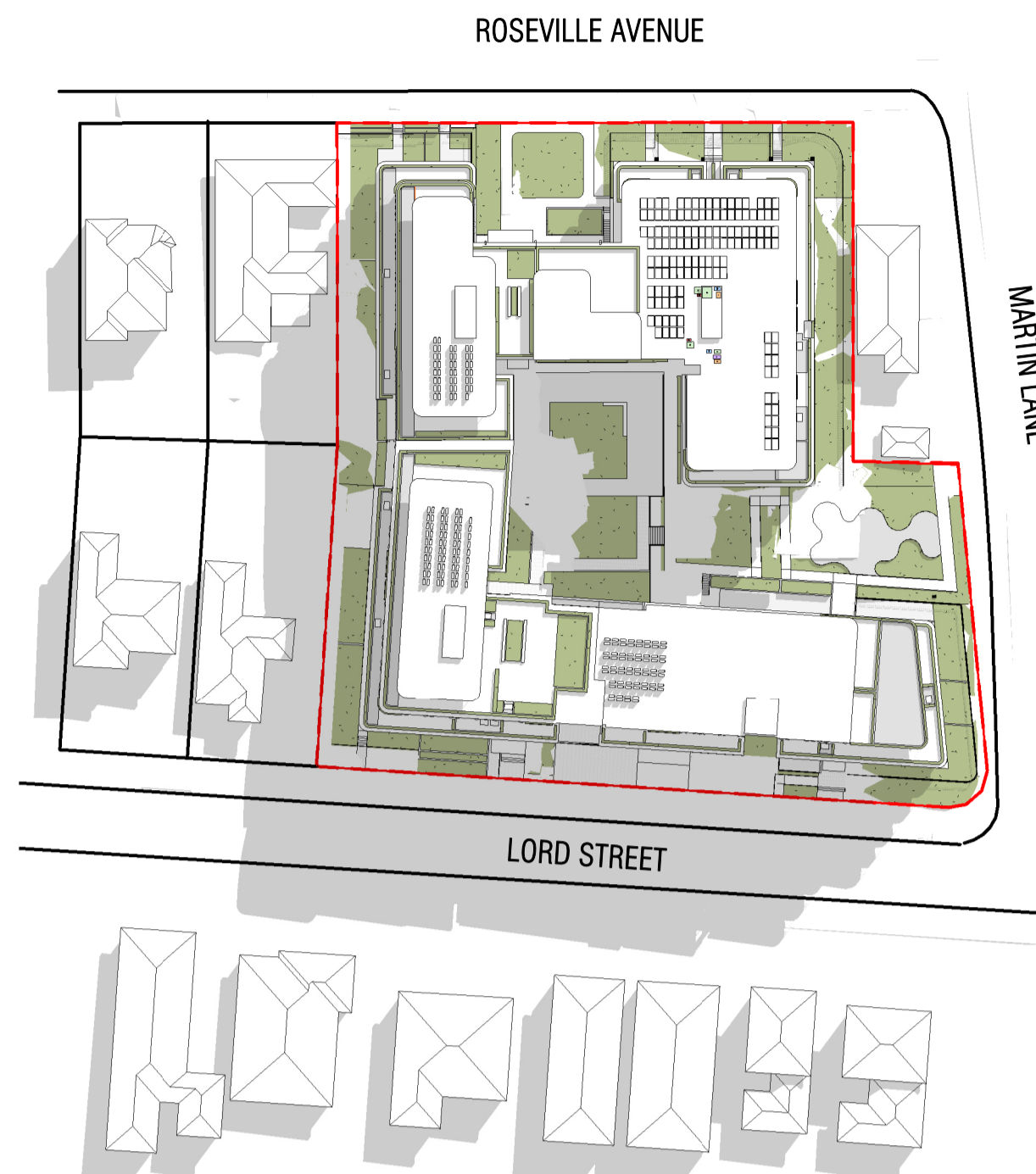
1 9AM - 21 JUNE (WINTER SOLSTICE)



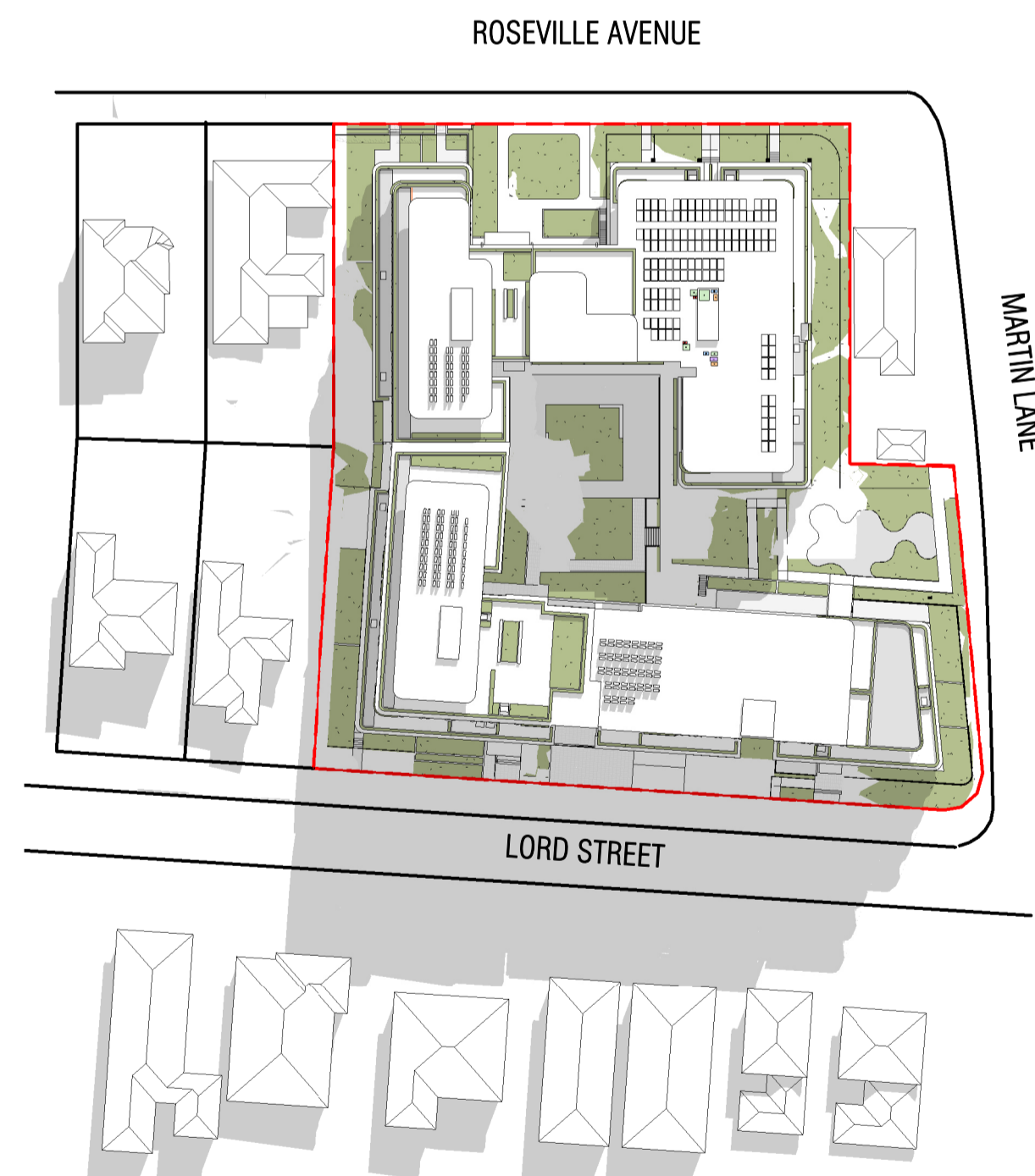
2 10AM - 21 JUNE (WINTER SOLSTICE)



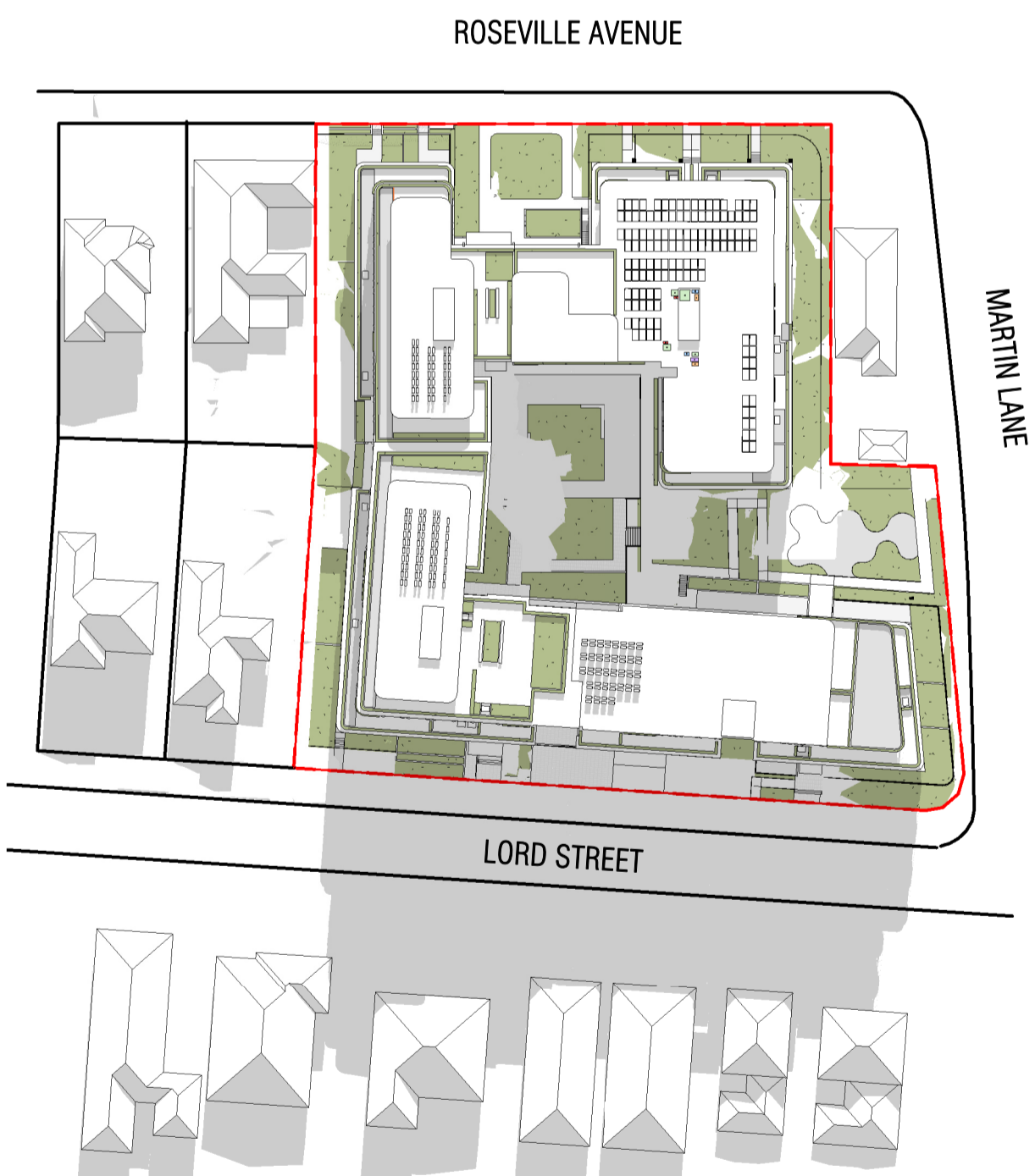
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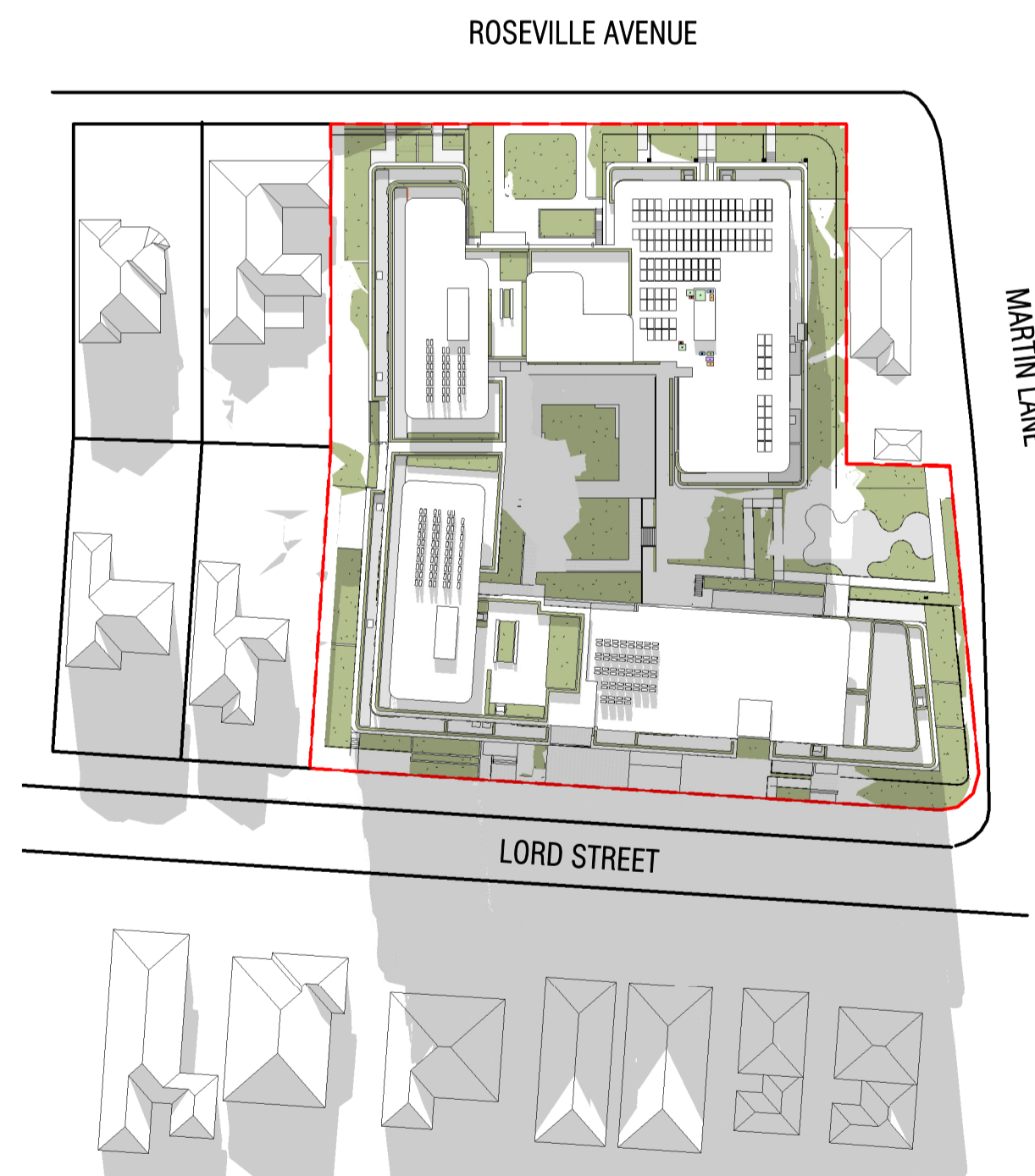
4 12PM - 21 JUNE (WINTER SOLSTICE)



5 1PM - 21 JUNE (WINTER SOLSTICE)



6 2PM - 21 JUNE (WINTER SOLSTICE)



7 3PM - 21 JUNE (WINTER SOLSTICE)

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REVISION	DESCRIPTION	DATE
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

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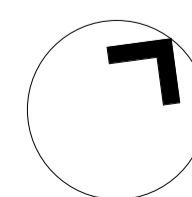
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25  
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JF	RM	30.10.2025	24119	N.T.S



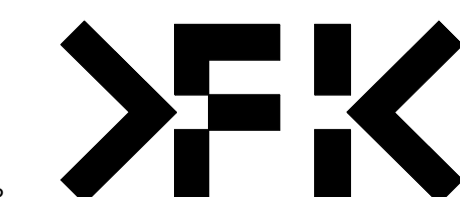
**PROJECT**  
ROSELOR

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

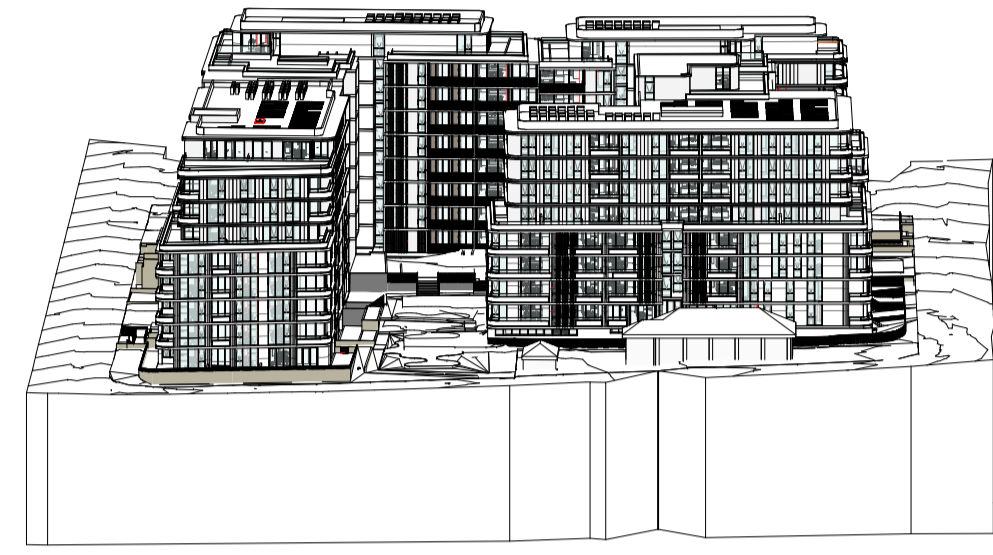
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HYECORP

**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

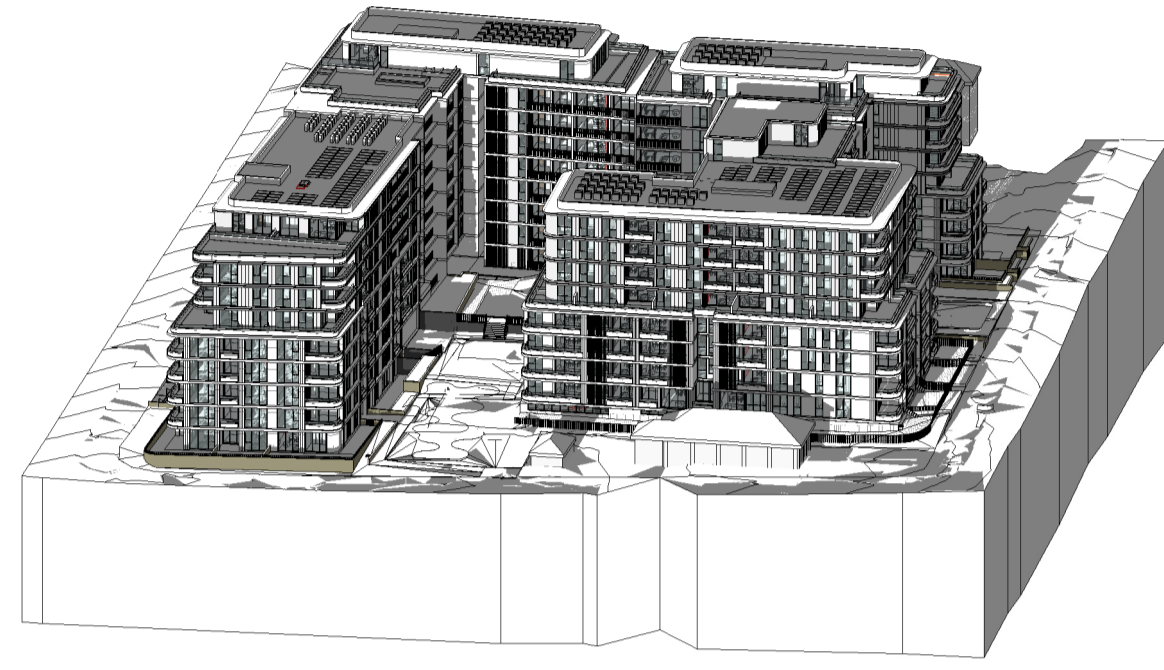
**ISSUE PURPOSE**  
SSDA LODGEMENT



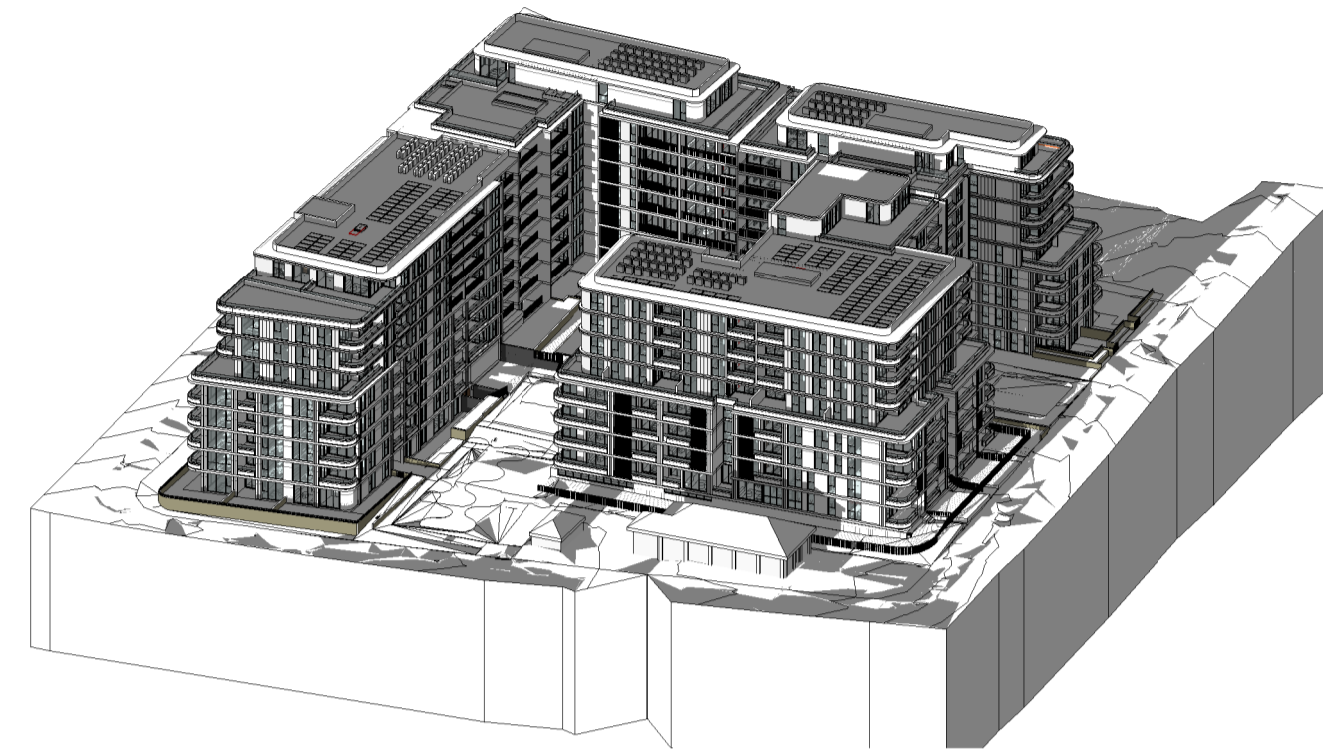
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**DRAWING NO.** SSDA-400



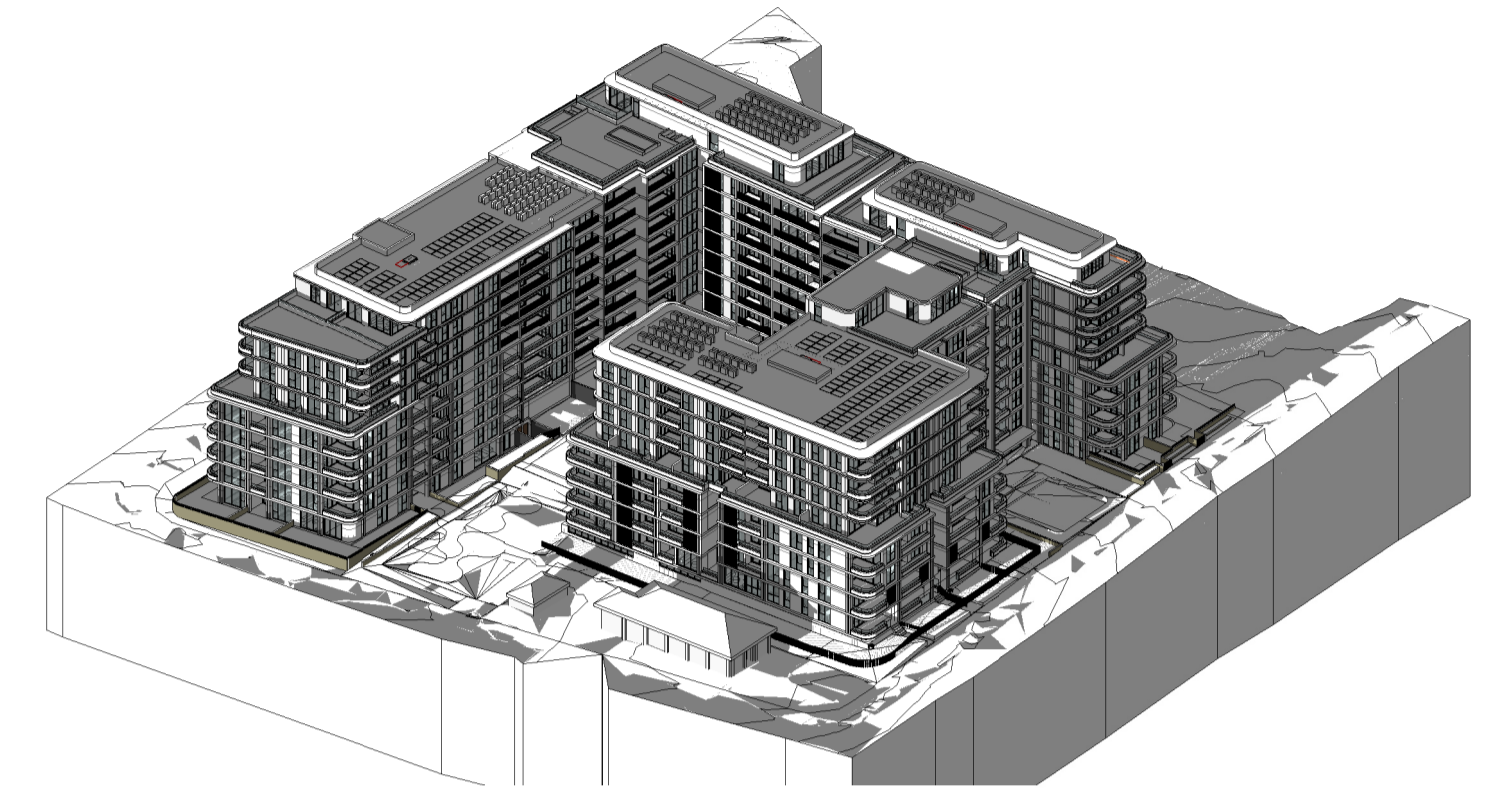
1 SUN VIEW - 8AM - 21ST OF JUNE  
SCALE



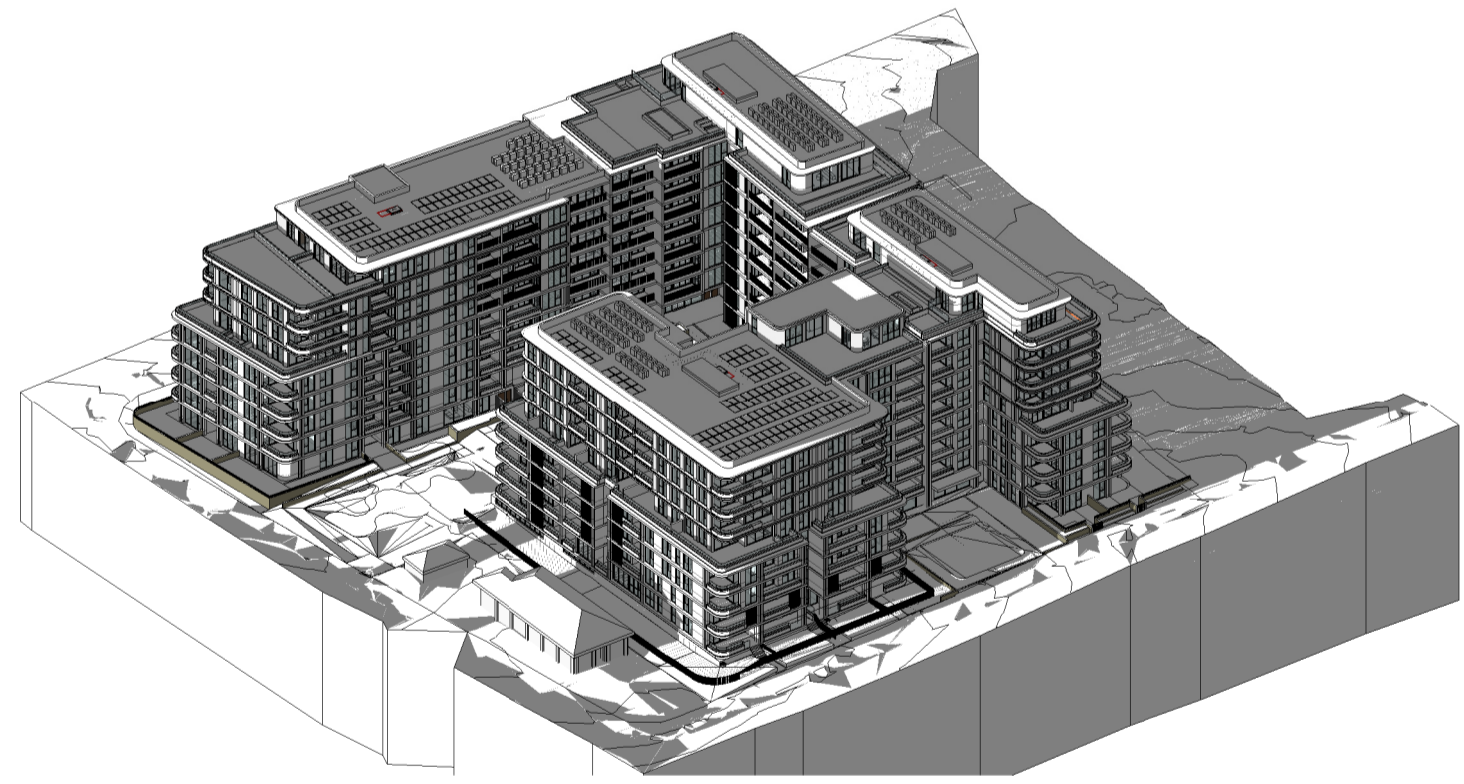
2 SUN VIEW - 9AM - 21ST OF JUNE  
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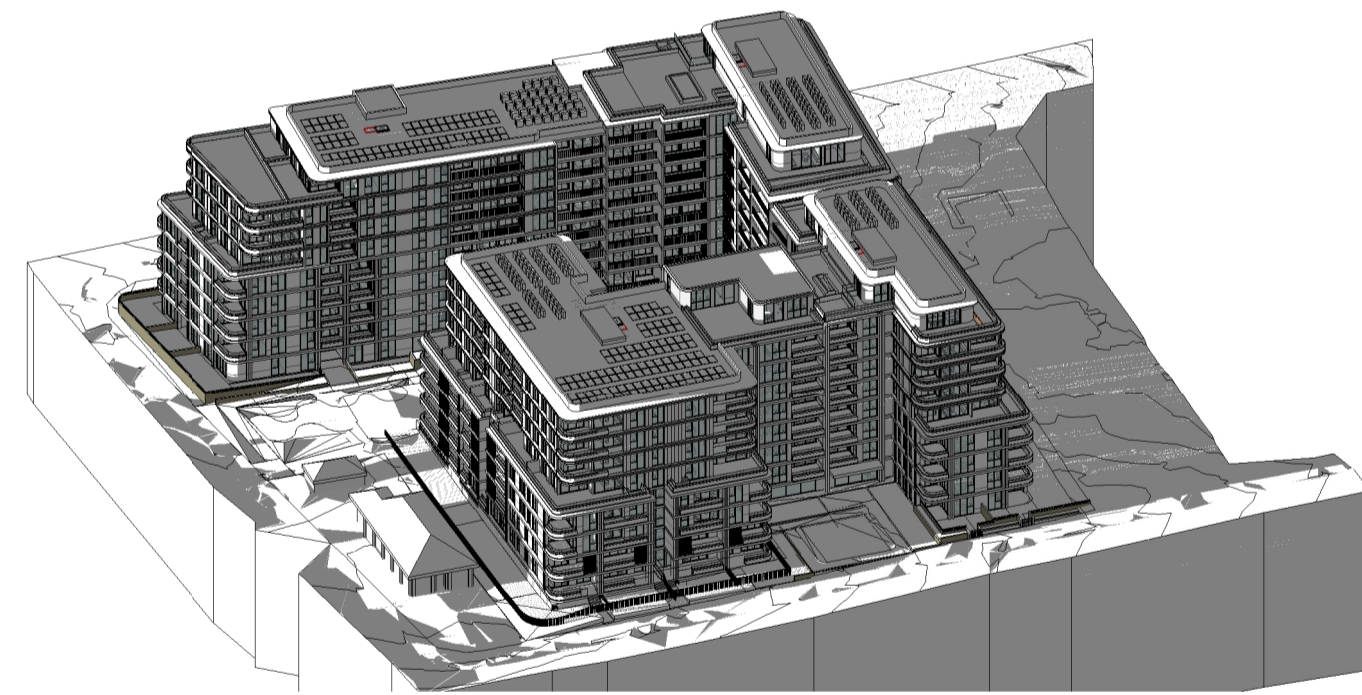
3 SUN VIEW - 10AM - 21ST OF JUNE  
SCALE



4 SUN VIEW - 11AM - 21ST OF JUNE  
SCALE



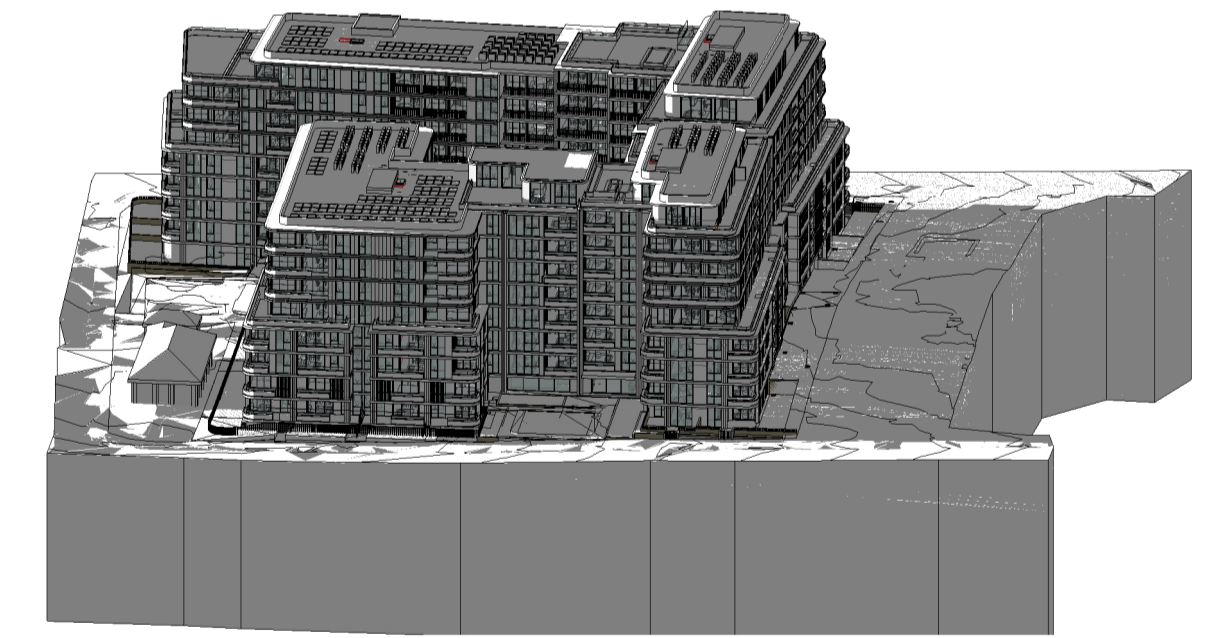
5 SUN VIEW - 12AM - 21ST OF JUNE  
SCALE



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



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



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

REVISION		
1	SSDA SUBMISSION	28.02.2025
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	N.T.S

**PROJECT**  
ROSELOR

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

**DRAWING TITLE**  
SUN EYE VIEWS

**CLIENT**  
HYECORP

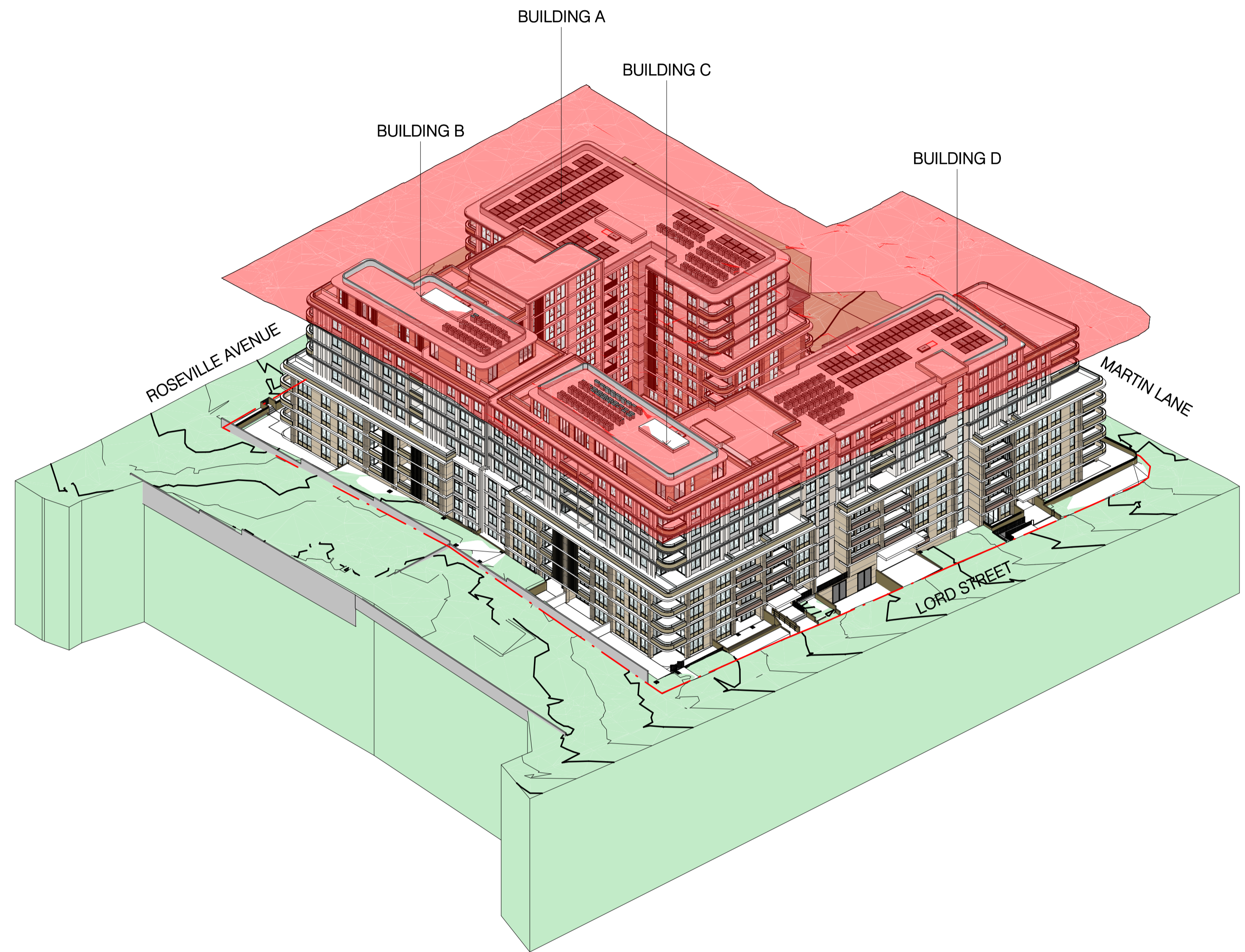
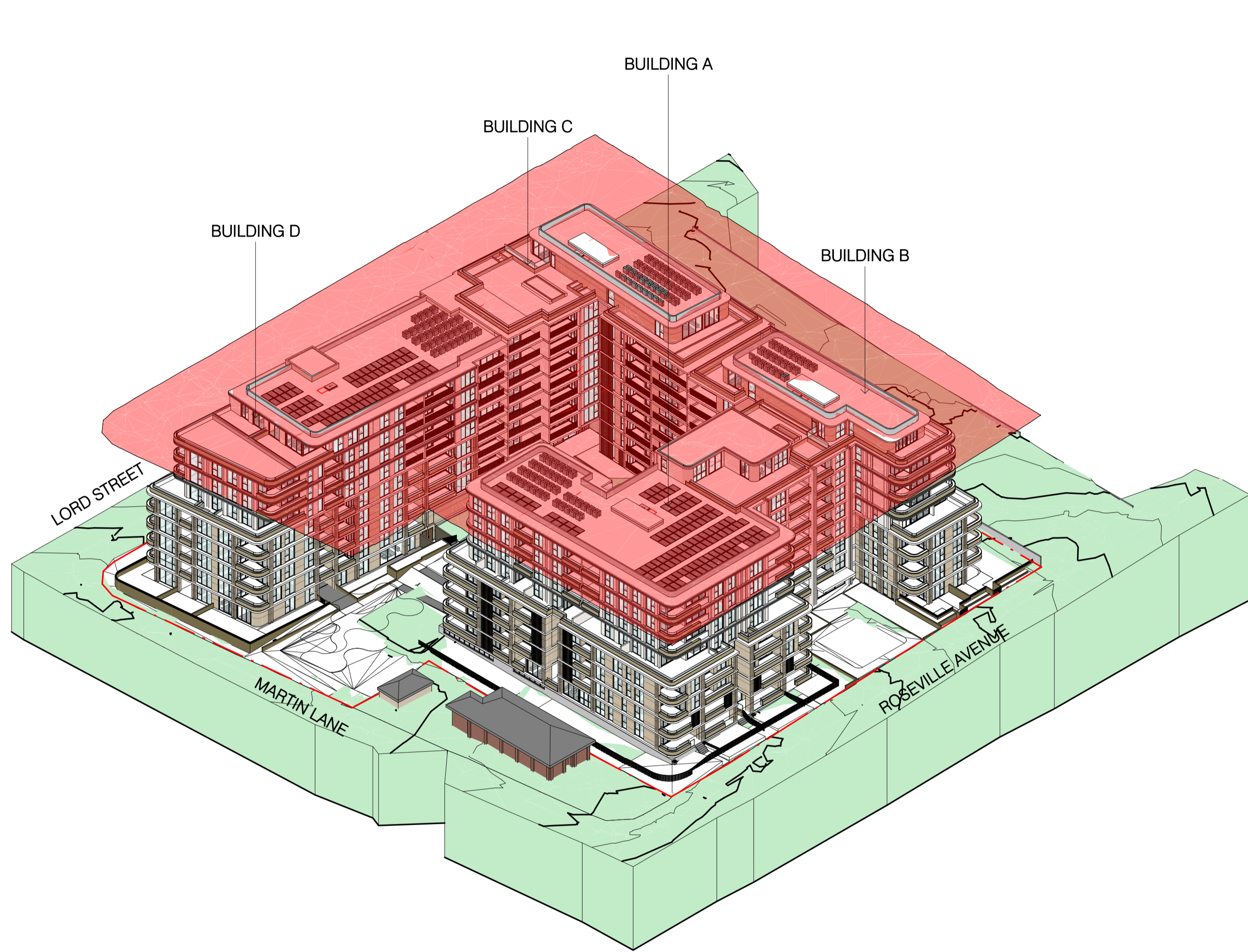
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NEW SOUTH WALES 2000 AUSTRALIA  
TELEPHONE: +61 2 8216 3500  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.**  
B

**DRAWING NO.**  
SSDA-401



1 3D Massing - NE

2 3D Massing - SW

28.6m Height Plane

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REVISION		
1	SSDA SUBMISSION	28.02.2025
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3	SSDA SUBMISSION	14.03.2025
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JF	RM	30.10.2025	24119	N.T.S

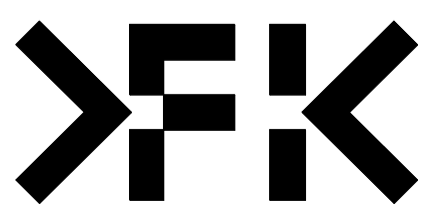
**PROJECT**  
ROSELOR

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

**CLIENT**  
HYECORP

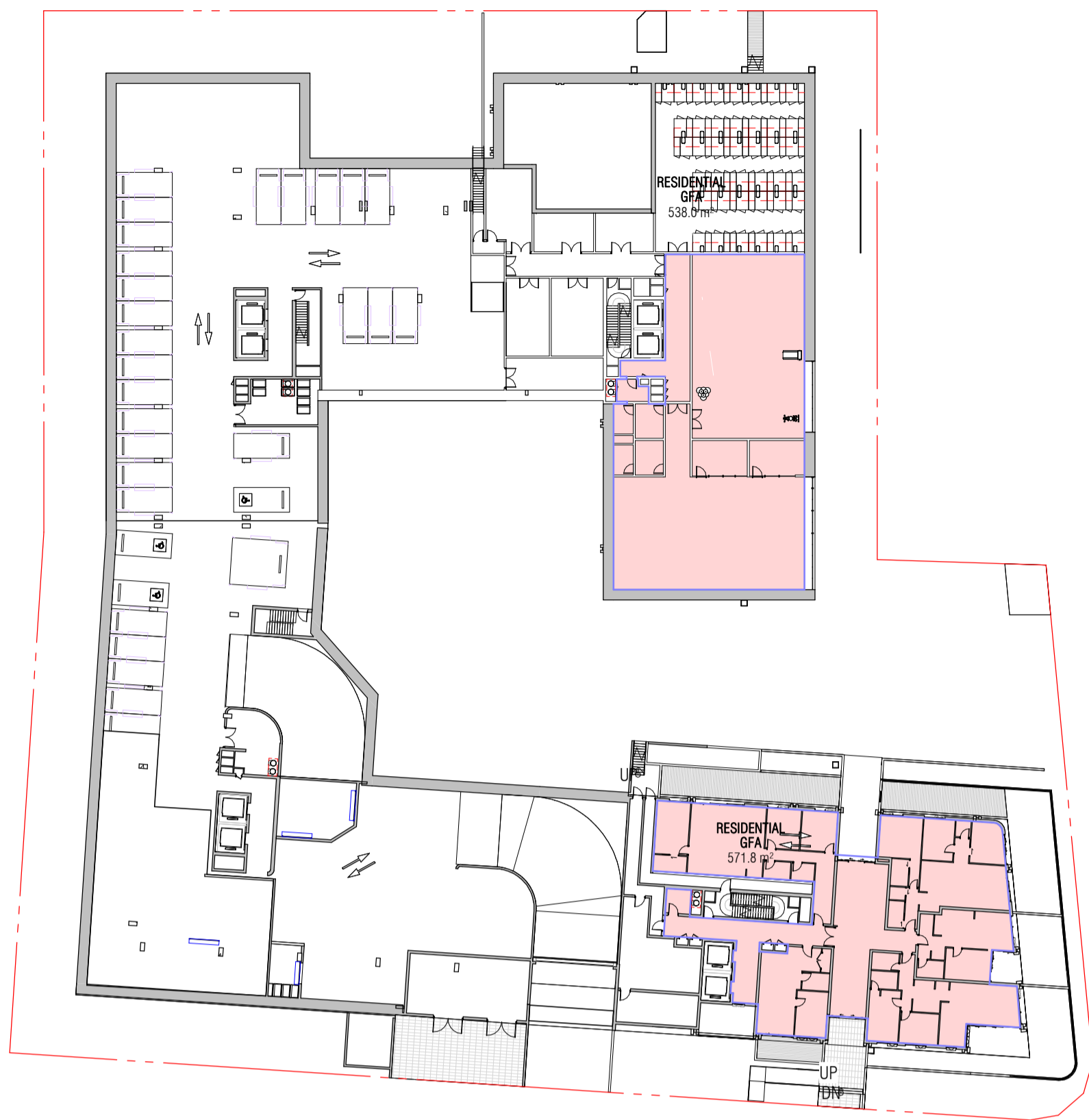
**FK**  
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NEW SOUTH WALES 2000 AUSTRALIA  
TELEPHONE: +61 2 8216 3500  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

**ISSUE PURPOSE**  
SSDA LODGEMENT

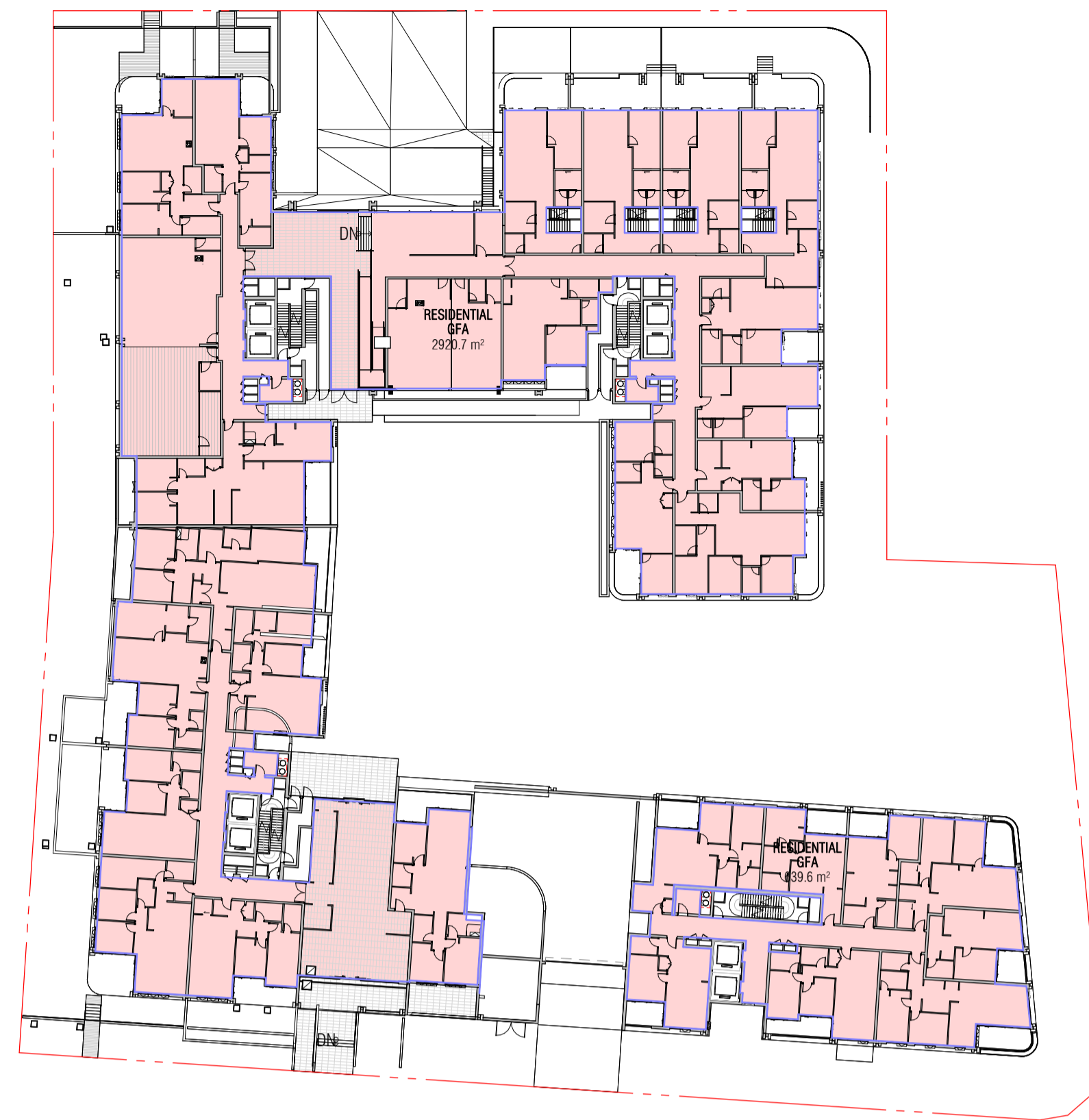


**REV.**  
B

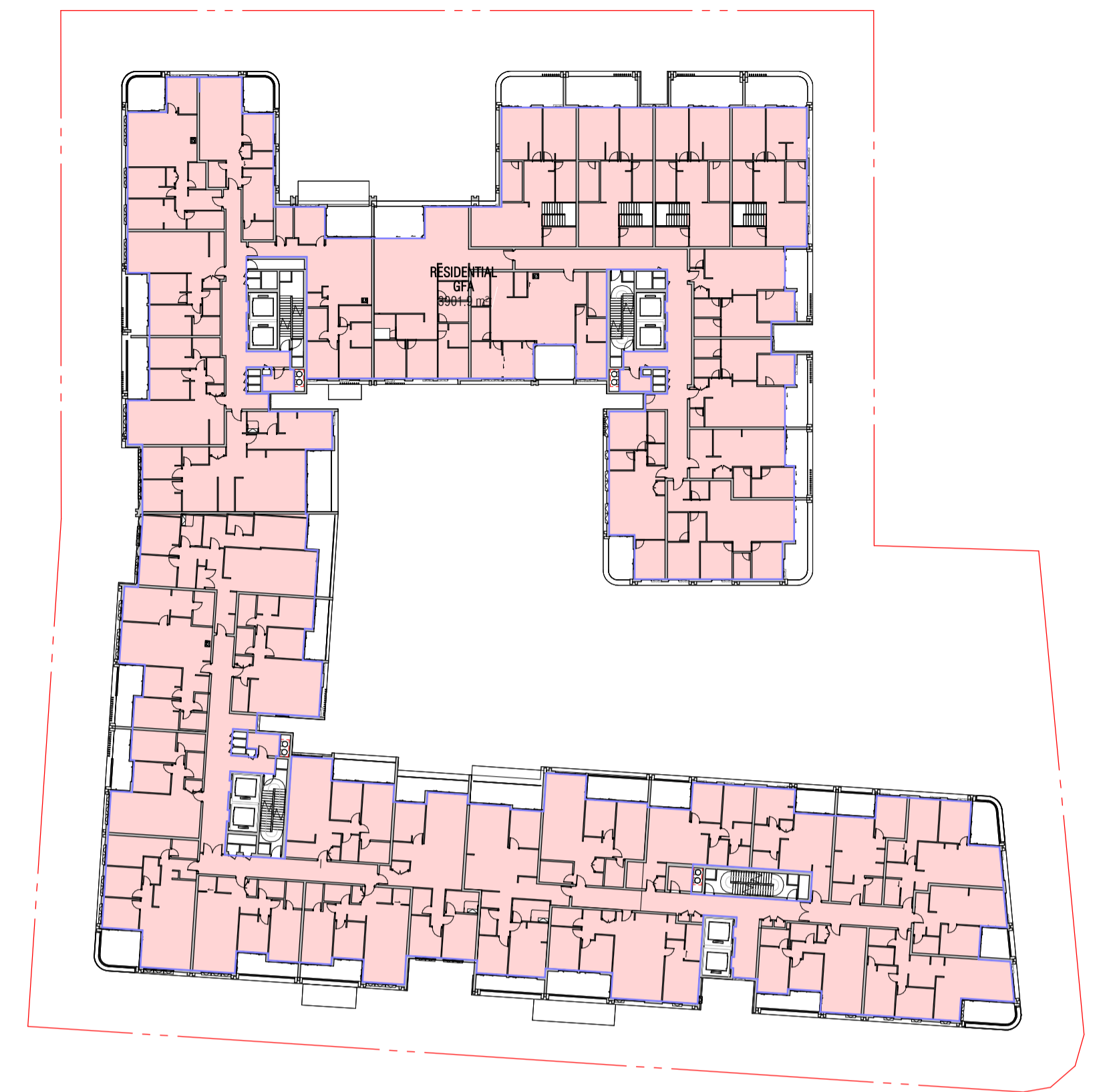
**DRAWING NO.**  
SSDA-402



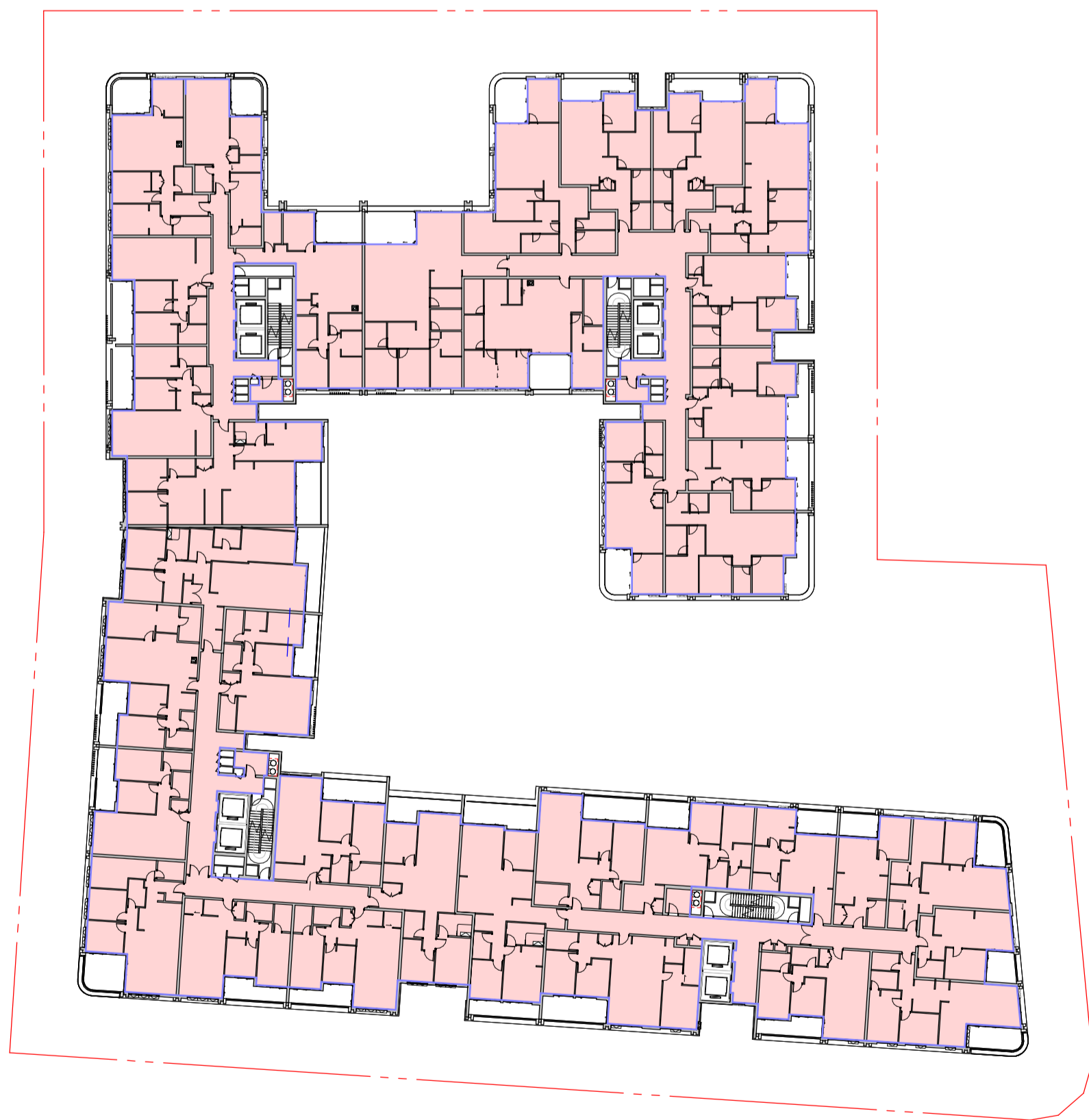
1 LOWER GROUND GFA



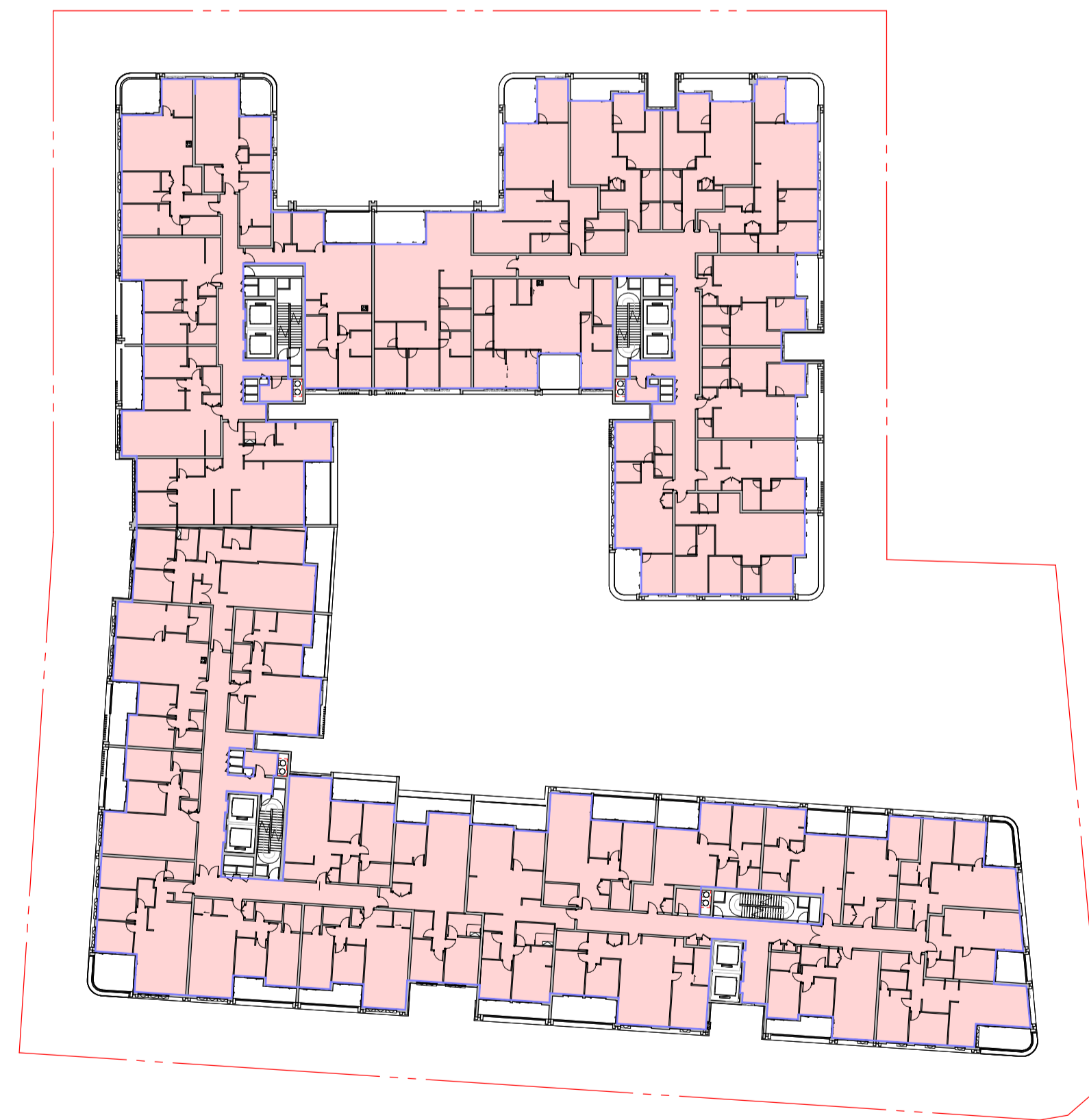
2 GROUND LEVEL GFA



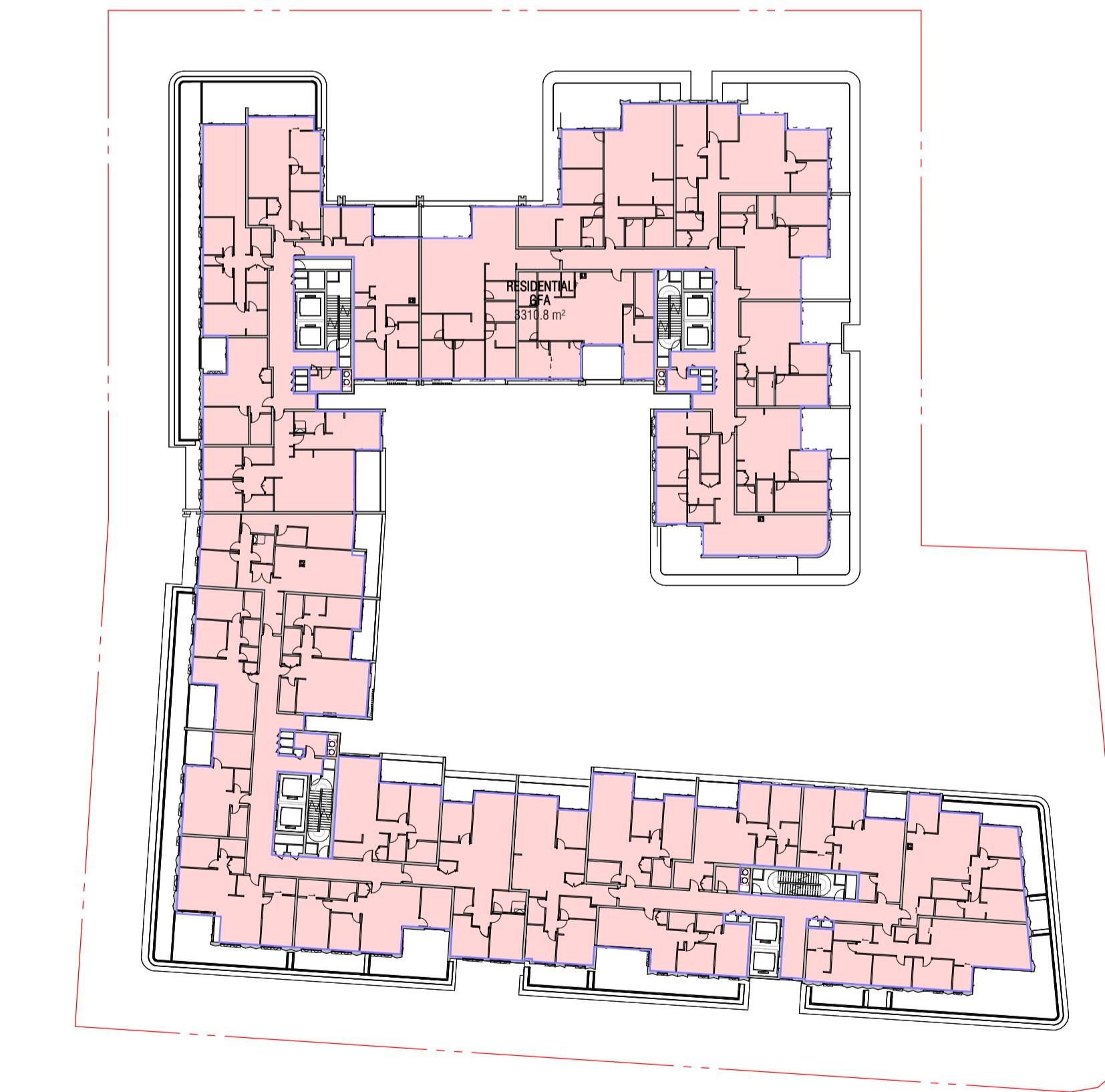
3 LEVEL 01 GFA



4 LEVEL 02 GFA



5 LEVEL 03 GFA



6 LEVEL 04 GFA

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

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

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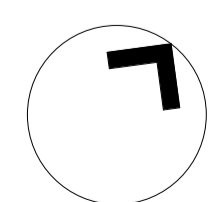
SCHEMATIC DESIGN REVIEW FOR THIS PROJECT IS COMPLETED. REVIEW DATE: 10.10.25  
 DESIGN DEVELOPMENT REVIEW FOR THIS PROJECT IS YET TO BE COMPLETED.  
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 500 @A1

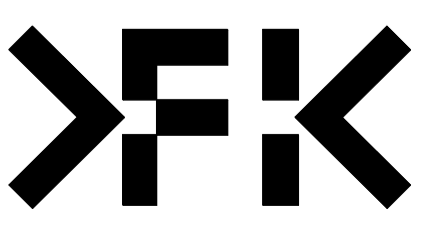


**PROJECT**  
ROSELOR

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

**CLIENT**  
HYECORP

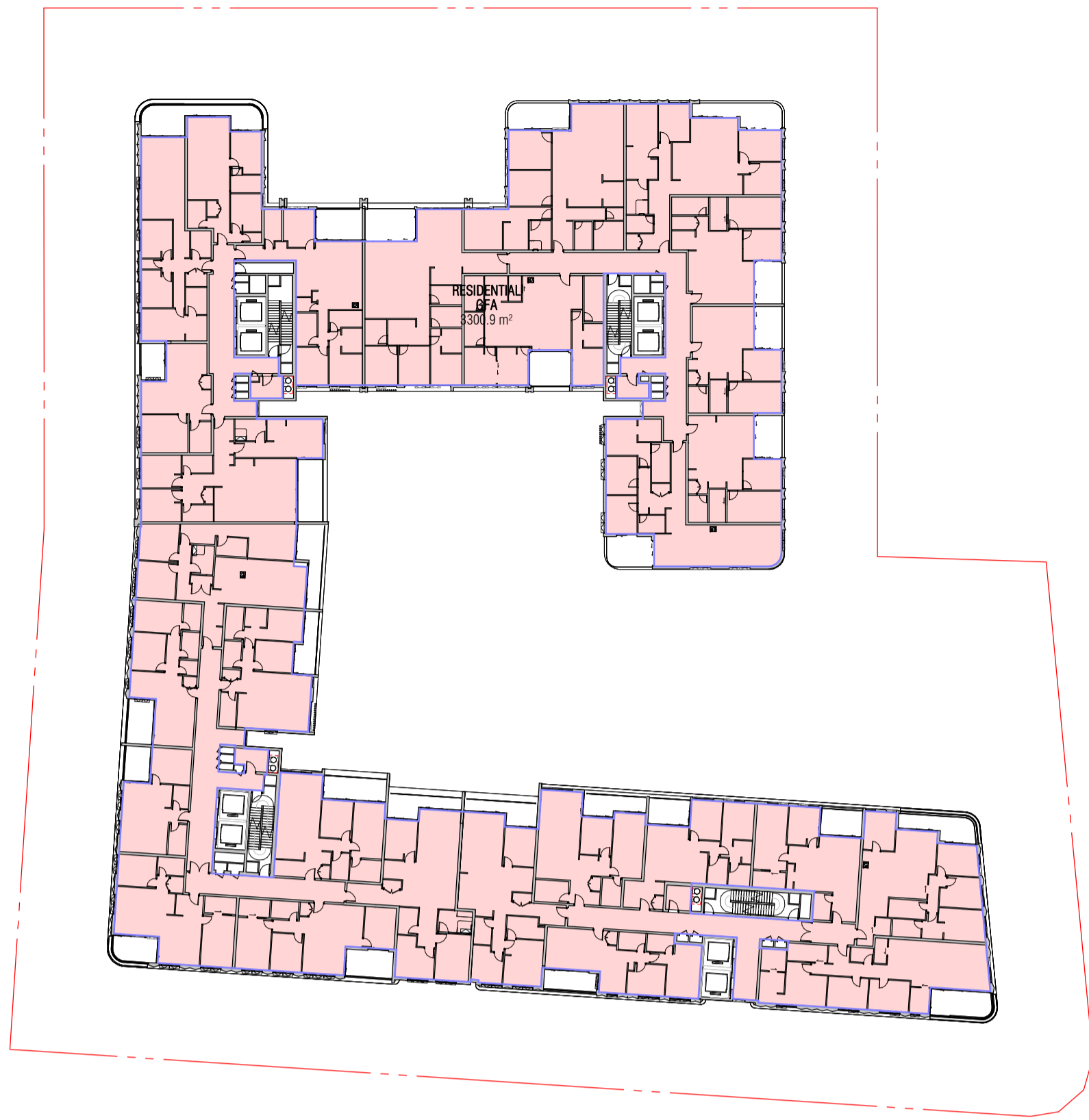
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FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



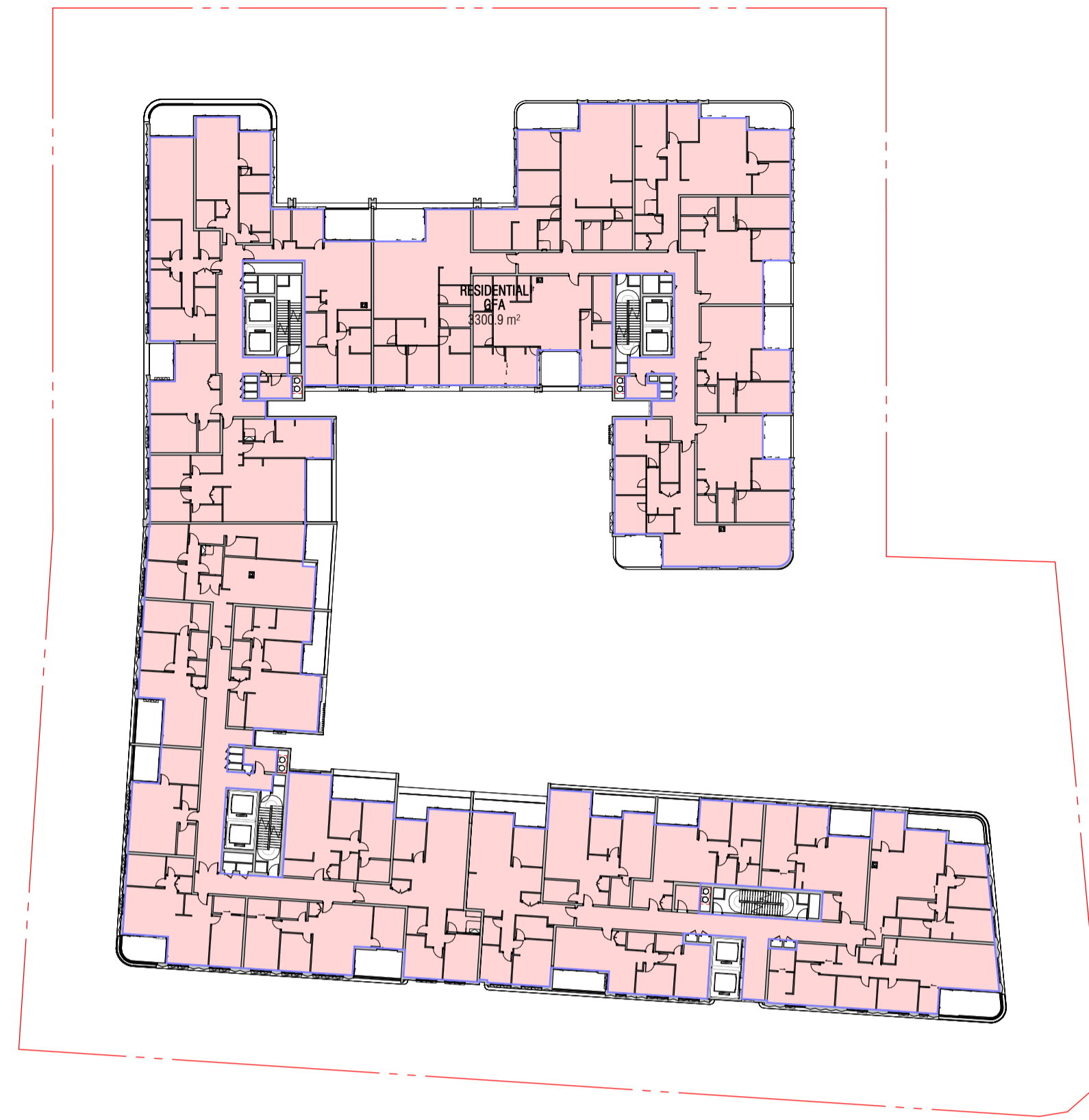
**DRAWING TITLE**  
GFA DIAGRAMS - SHEET 01

**ISSUE PURPOSE**  
SSDA LODGEMENT

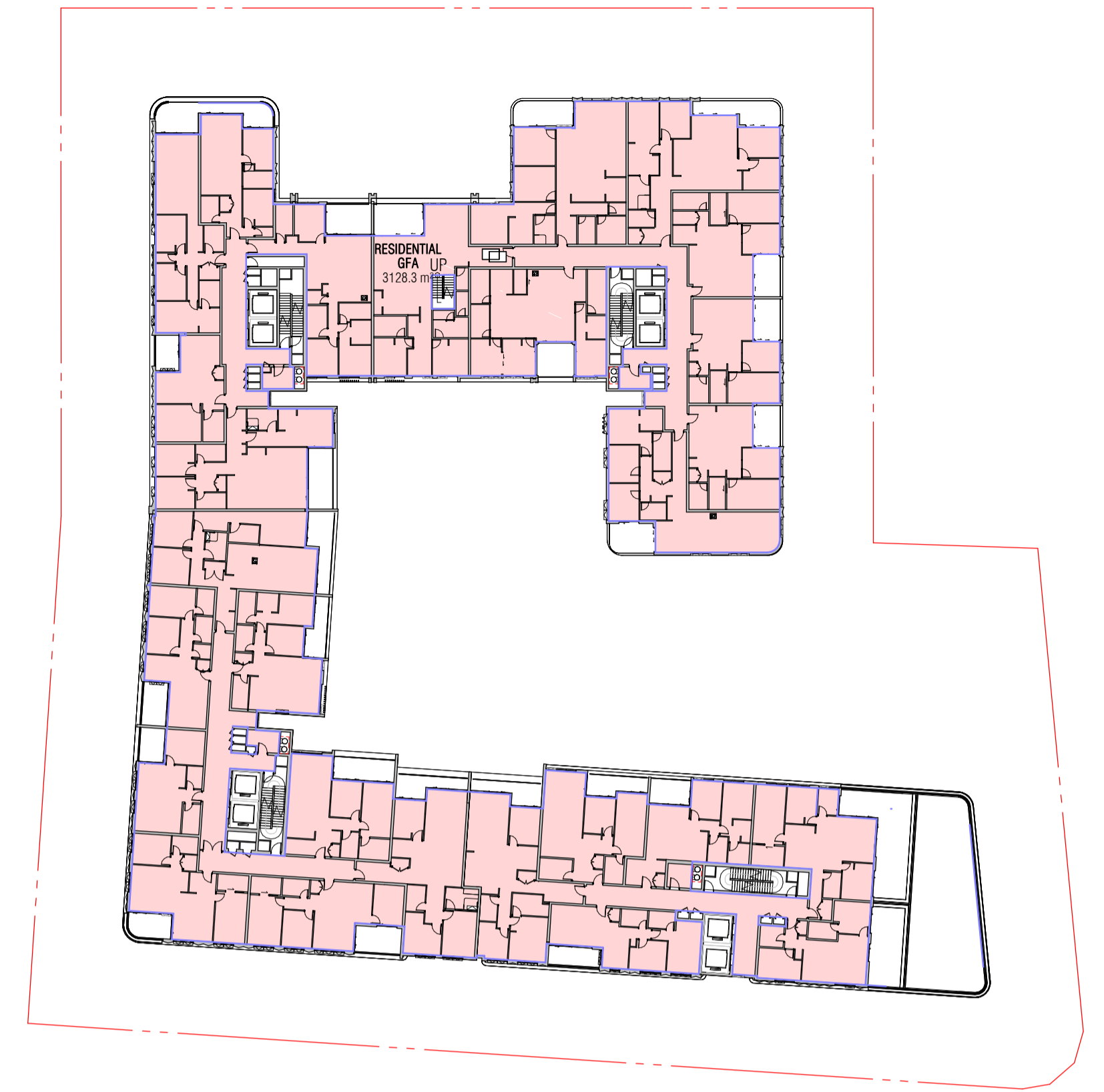
**REV.** B  
**DRAWING NO.** SSDA-410



1 LEVEL 05 GFA



2 LEVEL 06 GFA



3 LEVEL 07 GFA



4 LEVEL 08 GFA

TOTAL GFA	
LEVEL	GFA
LOWER GROUND (C)	1109.8 m <sup>2</sup>
GROUND (C)	3560.3 m <sup>2</sup>
LEVEL 01 (C)	3901.9 m <sup>2</sup>
LEVEL 02 (C)	3929.2 m <sup>2</sup>
LEVEL 03 (C)	3929.2 m <sup>2</sup>
LEVEL 04 (C)	3310.8 m <sup>2</sup>
LEVEL 05 (C)	3300.9 m <sup>2</sup>
LEVEL 06 (C)	3300.9 m <sup>2</sup>
LEVEL 07 (C)	3128.3 m <sup>2</sup>
LEVEL 08 (C)	776.3 m <sup>2</sup>
TOTAL	30247.6 m <sup>2</sup>

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

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

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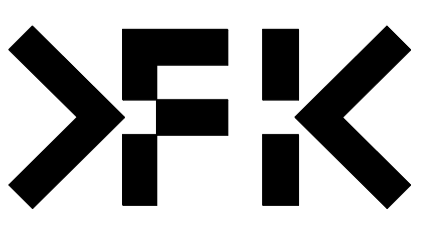
DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1 : 500 @A1

**PROJECT**  
ROSELOR

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**  
GFA DIAGRAMS - SHEET 02

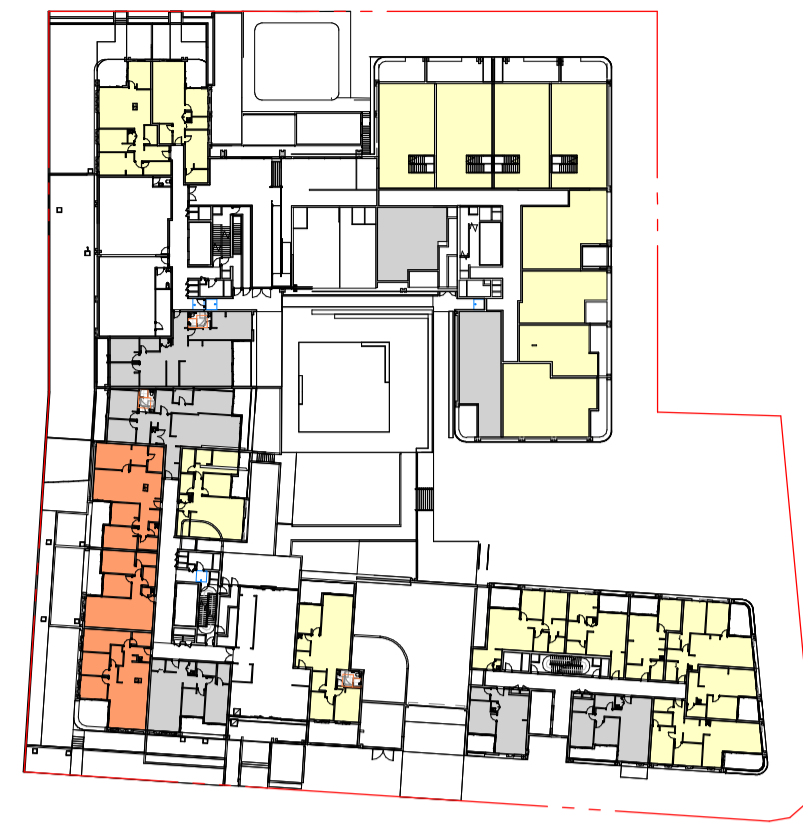
**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-411



1 LOWER GROUND - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	0	0
15MINS-2HR	1	1
0	0	0
		1



2 GROUND - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	18	18
15MINS-2HR	3	3
0	0	0
		21



3 LEVEL 01 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	19	19
15MINS-2HR	3	3
0	0	0
		22



4 LEVEL 02 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	24	24
15MINS-2HR	5	5
0	0	0
		29



5 LEVEL 03 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	23	23
15MINS-2HR	7	7
0	0	0
		30



6 LEVEL 04 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	20	20
15MINS-2HR	3	3
0	3	3
		26



7 LEVEL 05 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	20	20
15MINS-2HR	3	3
0	3	3
		26



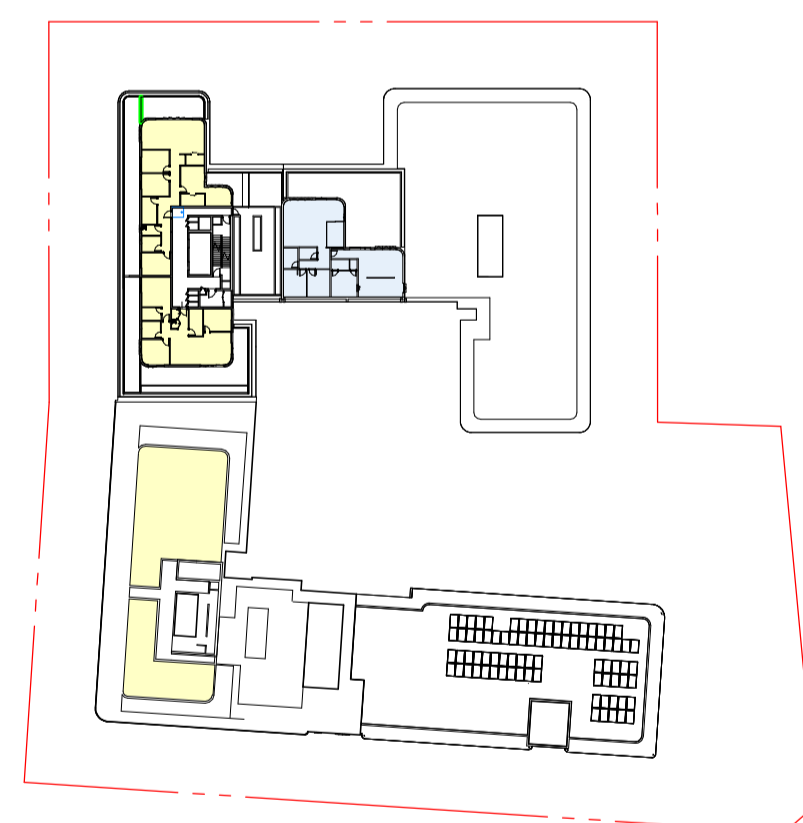
8 LEVEL 06 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	20	20
15MINS-2HR	3	3
0	3	3
		26



9 LEVEL 07 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	22	22
15MINS-2HR	5	5
0	0	0
		27



10 LEVEL 08 - SOLAR

SOLAR COMPLIANCE		TOTAL
>2HR	4	4
0	0	0
		4

SOLAR COMPLIANCE TOTAL		
SOLAR COMPLIANCE	TOTAL	%
>2HR	174	69%
15MINS-2HR	40	16%
0	38	15%
TOTALS	252	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		DATE
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

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

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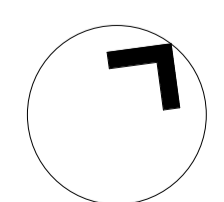
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1:500

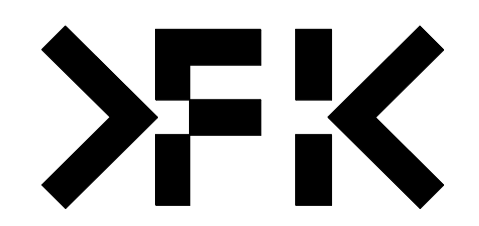


**PROJECT**  
ROSELOR

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**  
SOLAR ACCESS PLANS

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.**  
B

**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	17	17
	28	28



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	19	19
No	17	17
	36	36



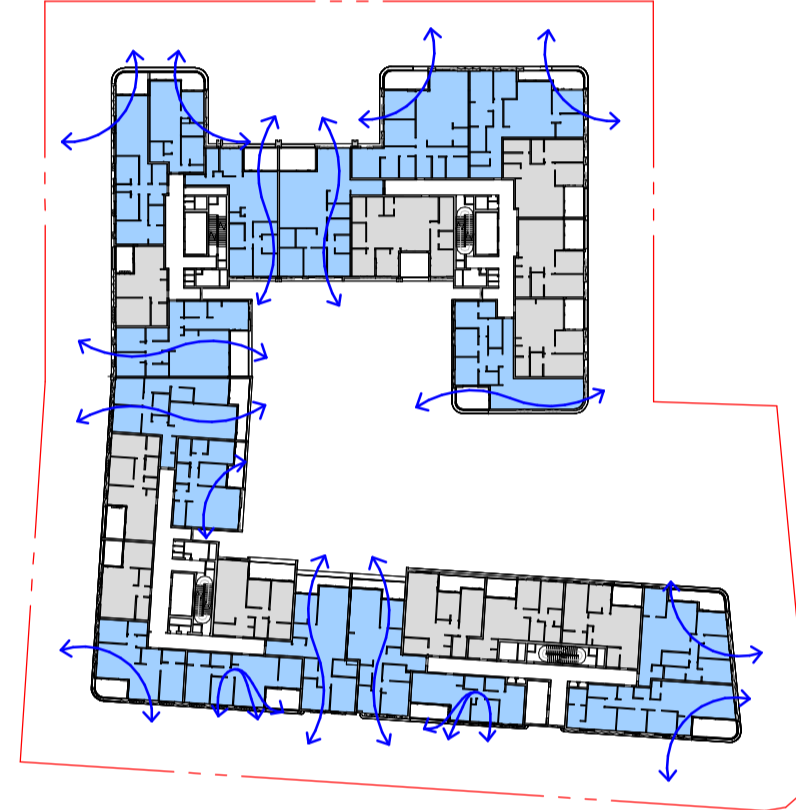
5 LEVEL 03 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 03 (G)		
Yes	24	24
No	12	12
	36	36



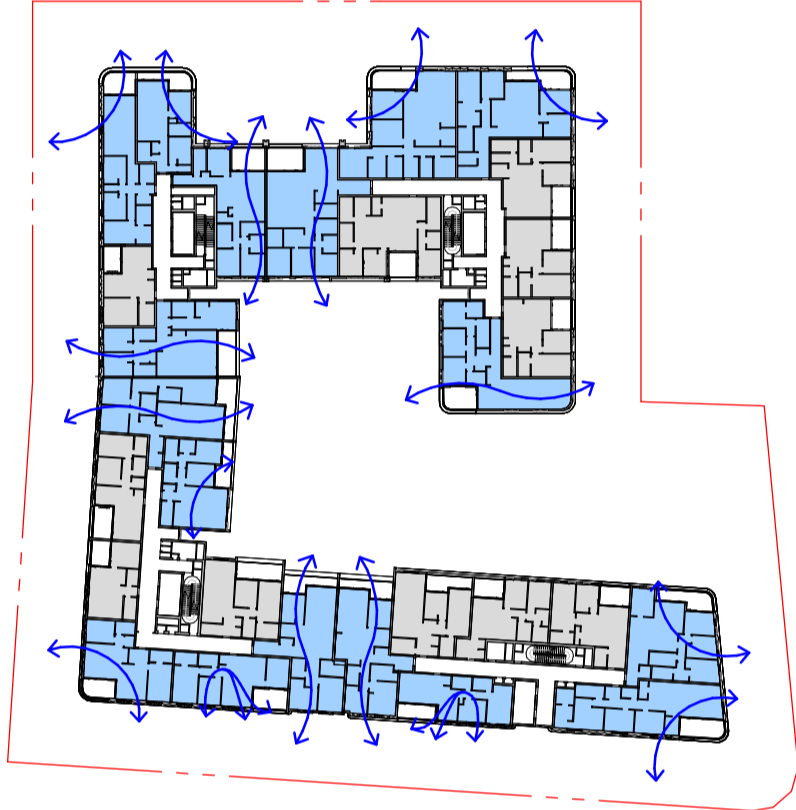
6 LEVEL 04 - CROSS VENT

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



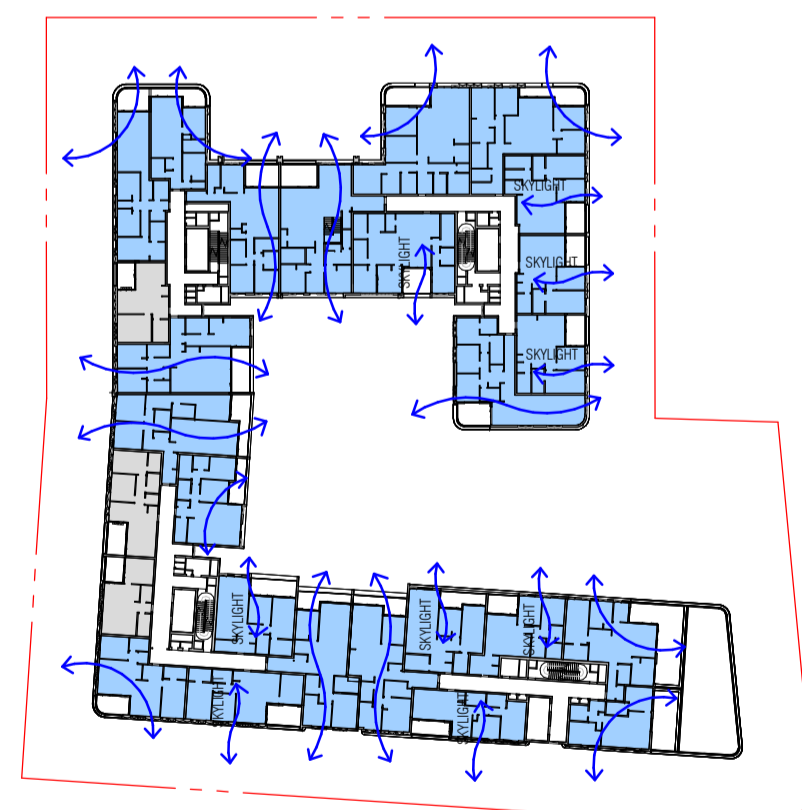
7 LEVEL 05 - CROSS VENT

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



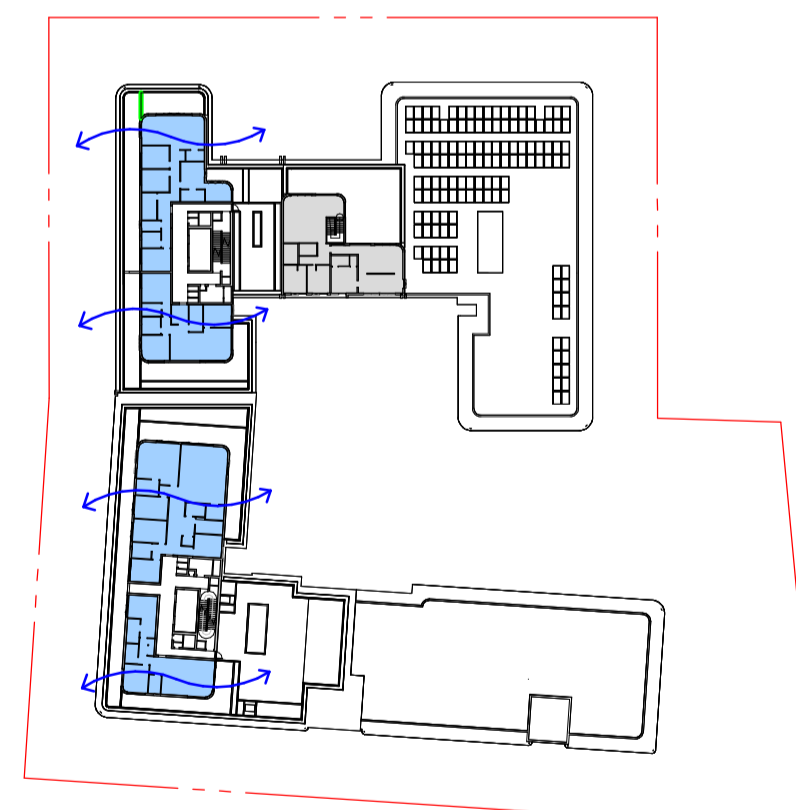
8 LEVEL 06 - CROSS VENT

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



10 LEVEL 08 - CROSS VENT

CROSS VENT COMPLIANCE		TOTAL
LEVEL 08 (G)		
Yes	27	27
No	4	4

CROSS VENTILATION TOTAL		
CROSS VENTILATION	TOTAL	%
Yes	151	60%
No	101	40%
TOTALS	252	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

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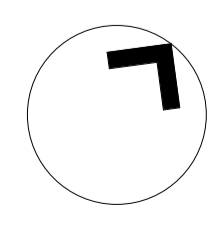
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DRAWN	CHECKED	DATE	JOB NO.	SCALE
JF	RM	30.10.2025	24119	1:500

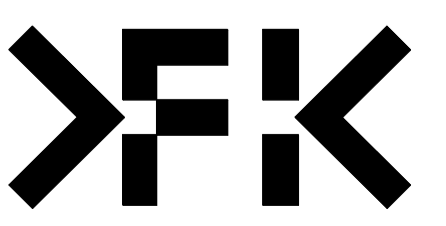


**PROJECT**  
ROSELOR

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

**CLIENT**  
HYECORP

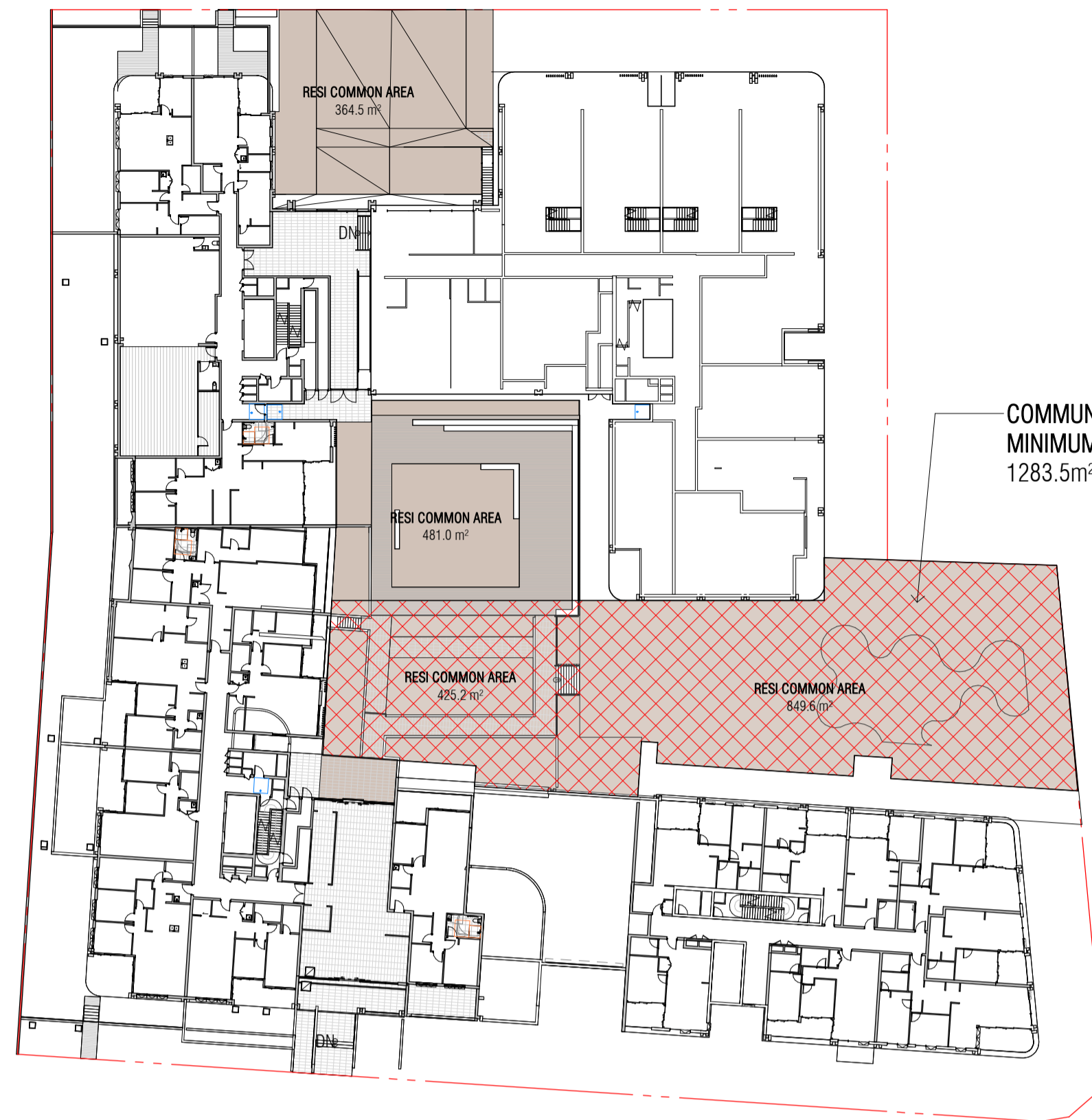
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NEW SOUTH WALES 2000 AUSTRALIA  
TELEPHONE: +61 2 8216 3500  
FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032



**DRAWING TITLE**  
CROSS VENTILATION PLANS

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-421



1 COMMUNAL OPEN SPACE - GFL



2 DEEP SOIL ZONE

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

REQUIRED = 25% = 2342.72 M<sup>2</sup>  
 PROPOSED = 25.12% = 2353.8 M<sup>2</sup>

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 M<sup>2</sup>  
 PRIMARY AREA = 1958.8 M<sup>2</sup>  
 RECEIVES MIN. 2 HOURS OF DIRECT SUNLIGHT = 1283.5m<sup>2</sup>

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



3 COMMUNAL OPEN SPACE - LEVEL 08

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		
GROUND FLOOR	30%	REQUIRED = 15%
TOTAL PROVISION	30%	PROPOSED = 30%

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
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DRAWN: JF  
 CHECKED: RM  
 DATE: 30.10.2025  
 JOB NO.: 24119

SCALE: As indicated @A1

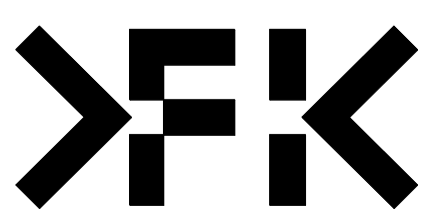
PROJECT: ROSELOR  
 16-24 Lord Street & 21-27 Roseville Avenue, Roseville

DRAWING TITLE: COMMUNAL OPEN SPACE AND DEEP SOIL ZONE PLANS

CLIENT: HYECORP

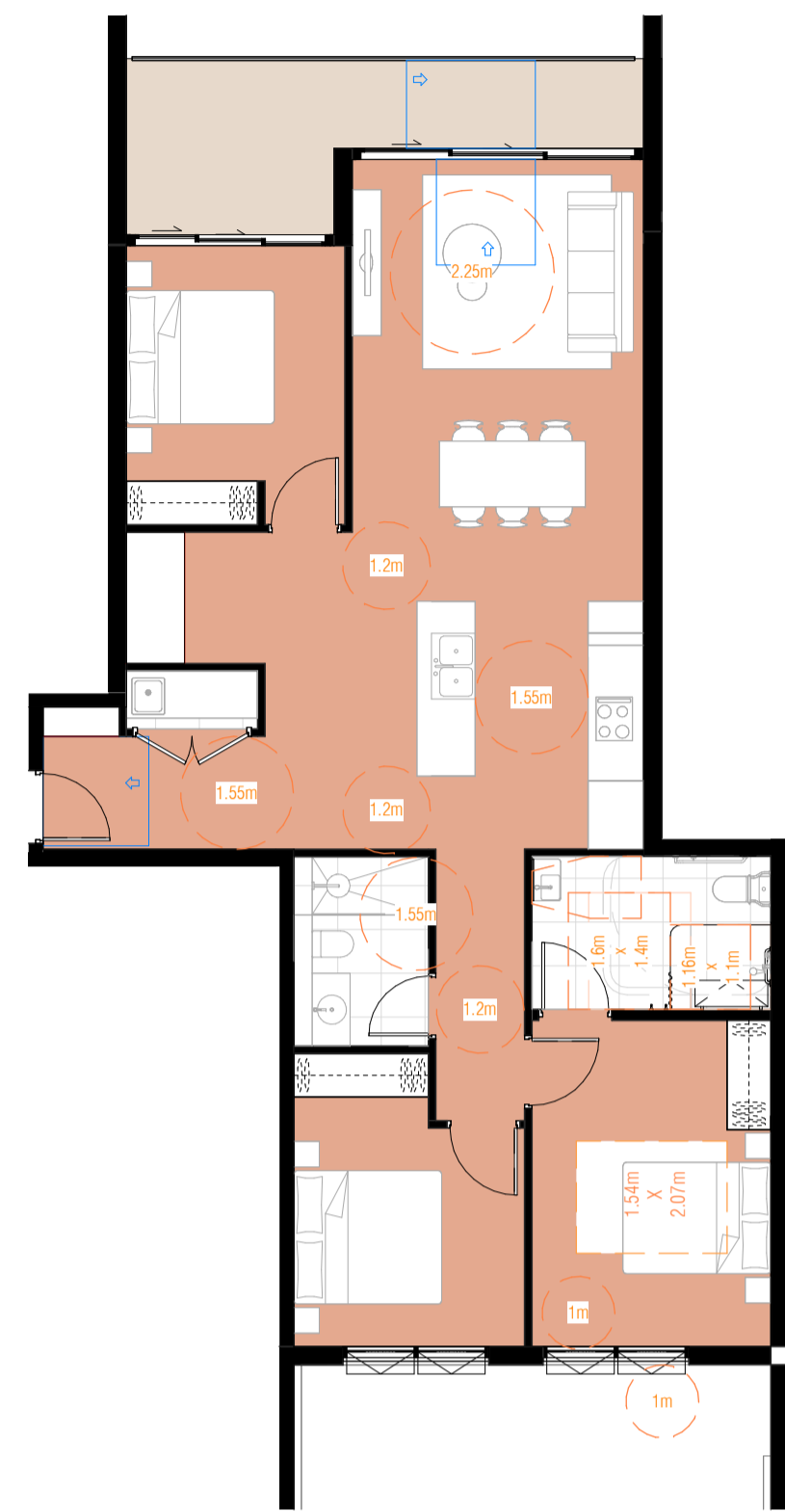
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 WWW.FKAUSTRALIA.COM  
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 NEW SOUTH WALES 2000 AUSTRALIA  
 TELEPHONE: +61 2 8216 3500  
 FENDER KATSALIDIS (AUST) PTY LTD ACN 092 943 032

ISSUE PURPOSE: SSDA LODGEMENT

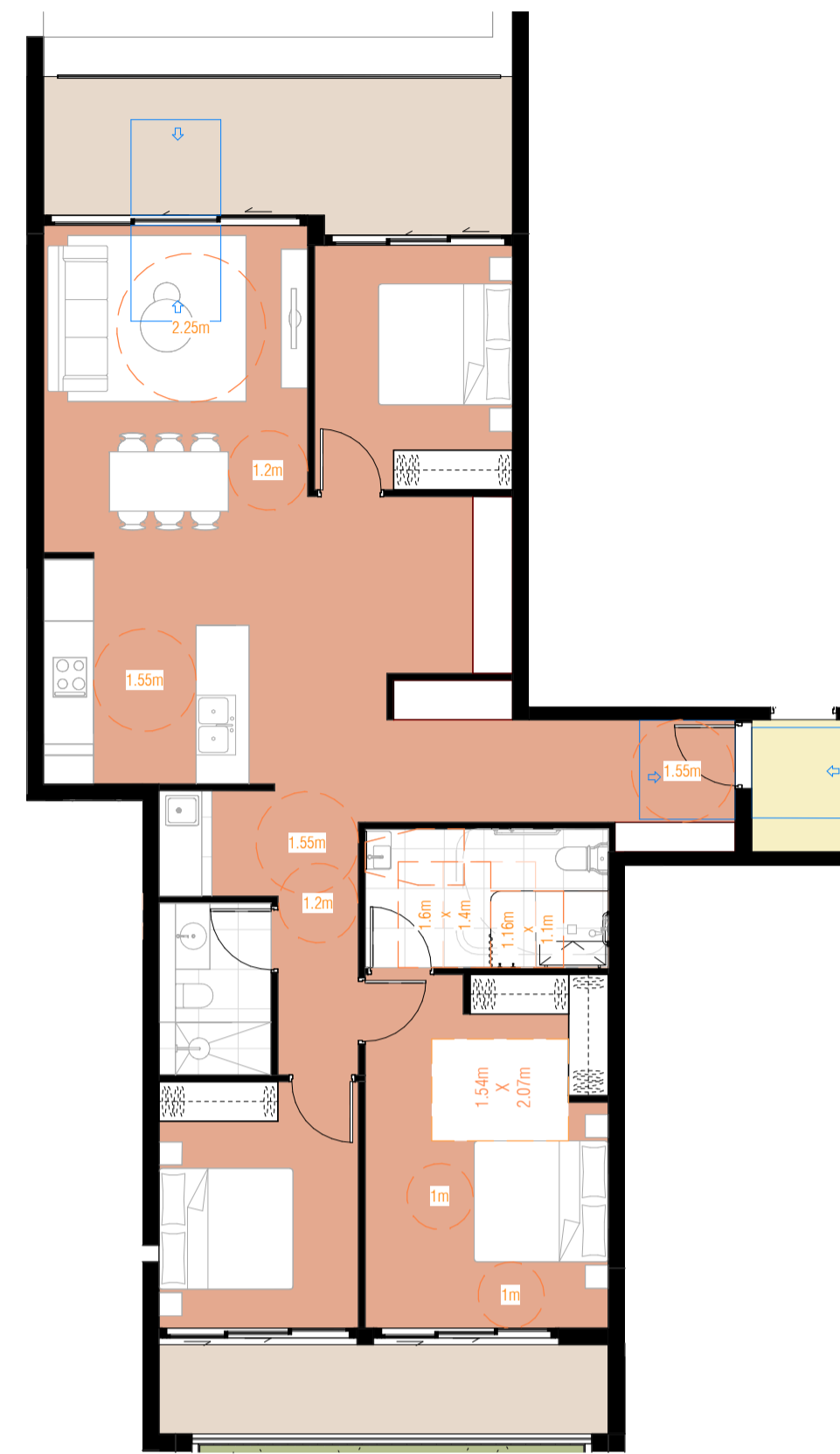


REV. B  
 DRAWING NO. SSDA-425

LIVABLE PLATINUM 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



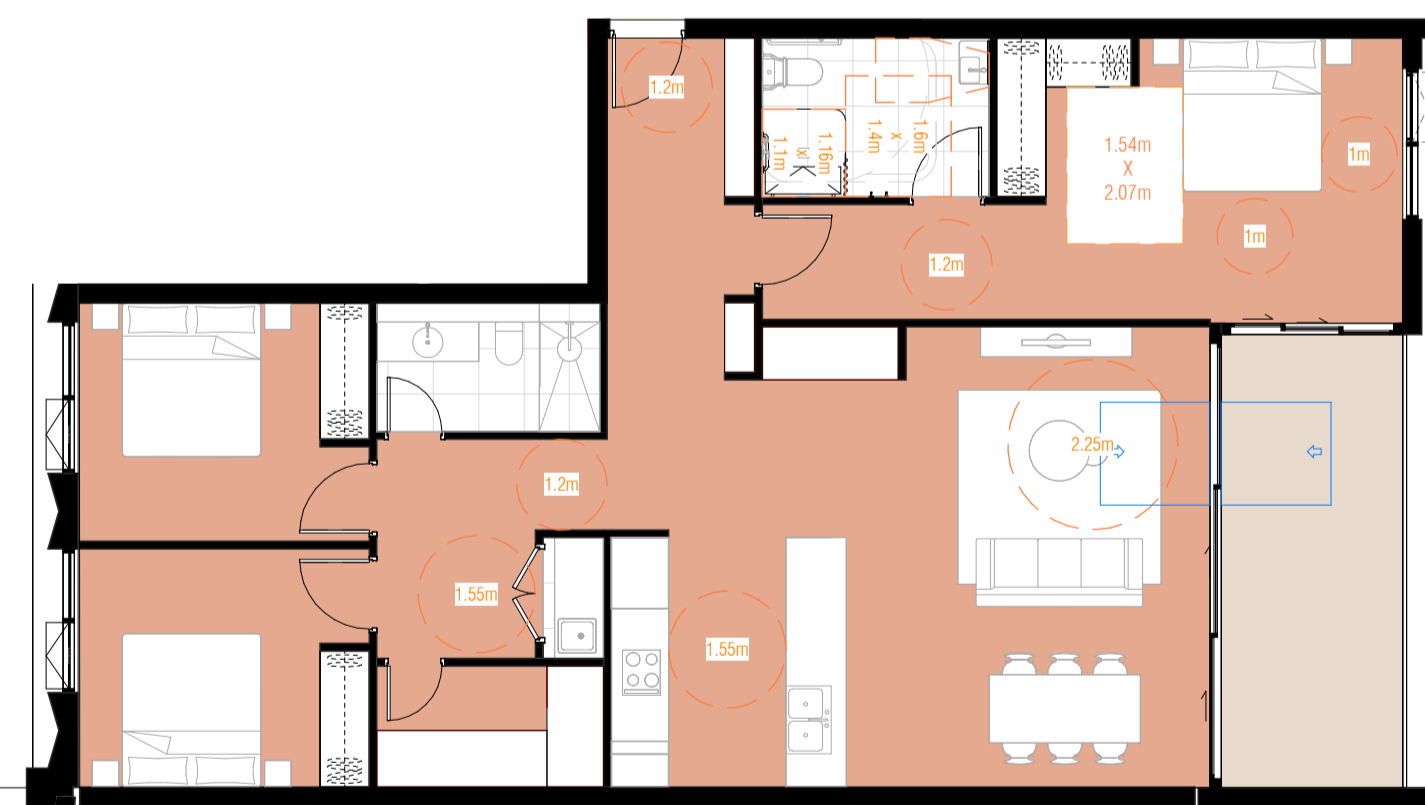
1 PLATINUM UNIT - 3 BED - C119, C219, C319, C415, C515, C615, C715  
SCALE 1 : 100



2 PLATINUM UNIT - 3 BED - D128, D228, D328, D423, D523, D623, D723  
SCALE 1 : 100



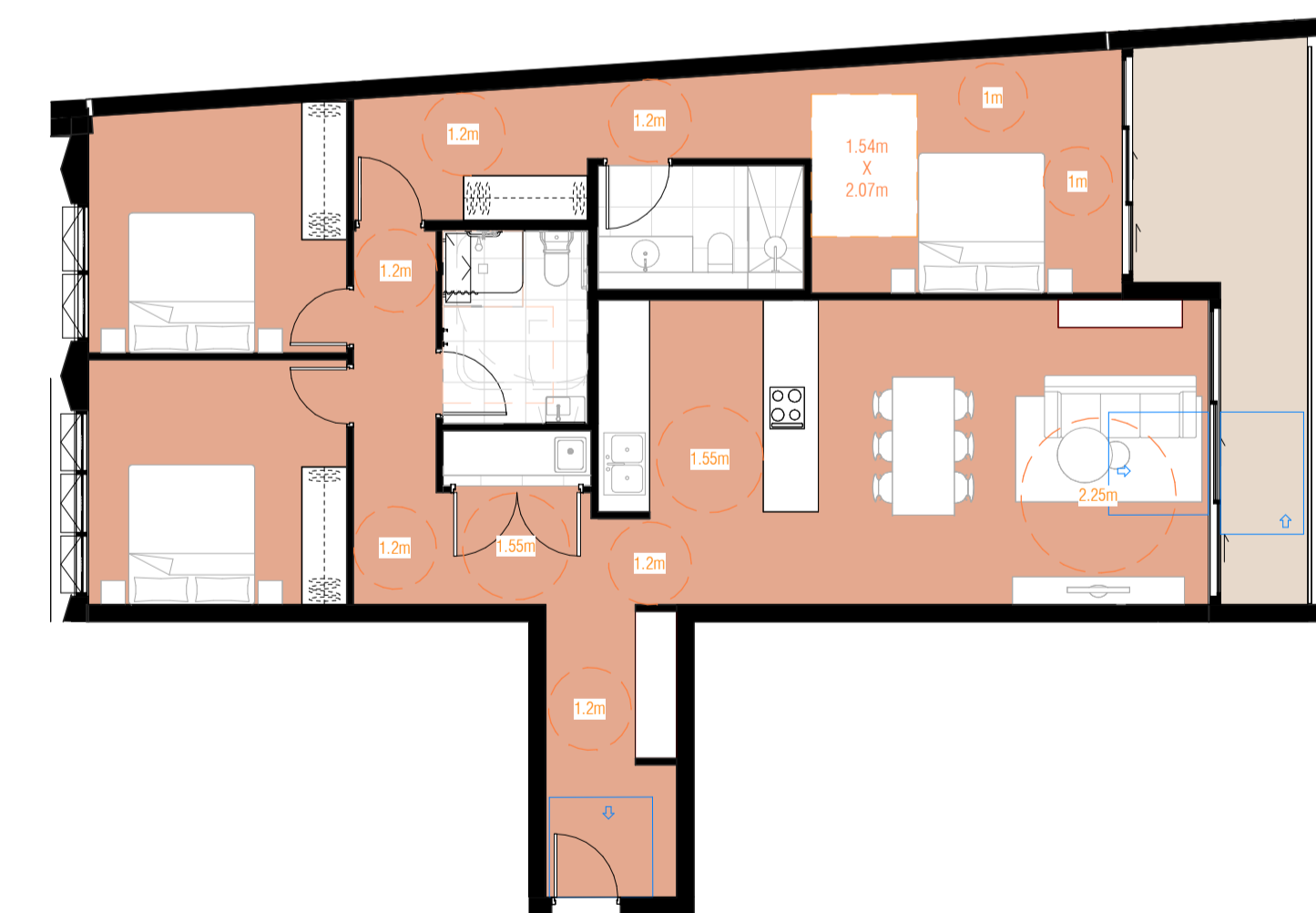
3 PLATINUM UNIT - 3 BED - BG06, B112, B212, B312  
SCALE 1 : 100



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



5 PLATINUM UNIT - 3 BED - CG15, C125, C225, C325  
SCALE 1 : 100



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

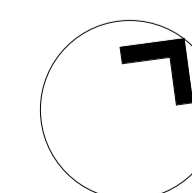
Autodesk Docs://24119 21-27 Roseville Avenue Roseville/24119 GENERAL DPHI RFL R24.rvt

REVISION		
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

**QUALITY ASSURANCE** (FK IS A CERTIFIED COMPANY TO ISO 9001:2015)  
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JF	RM	30.10.2025	24119	1 : 100 @A1



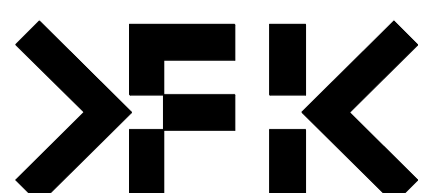
**PROJECT**  
ROSELOR  
16-24 Lord Street & 21-27 Roseville  
Avenue, Roseville

**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**  
PLATINUM UNIT LAYOUTS - SHEET 01

**ISSUE PURPOSE**  
SSDA LODGEMENT



**REV.** B  
**DRAWING NO.** SSDA-500



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



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

LIVABLE PLATINUM 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		
A	SSDA LODGEMENT	02.04.2025
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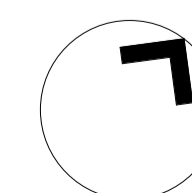
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JF	RM	30.10.2025	24119	1 : 100 @A1



**PROJECT**  
ROSELOR

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

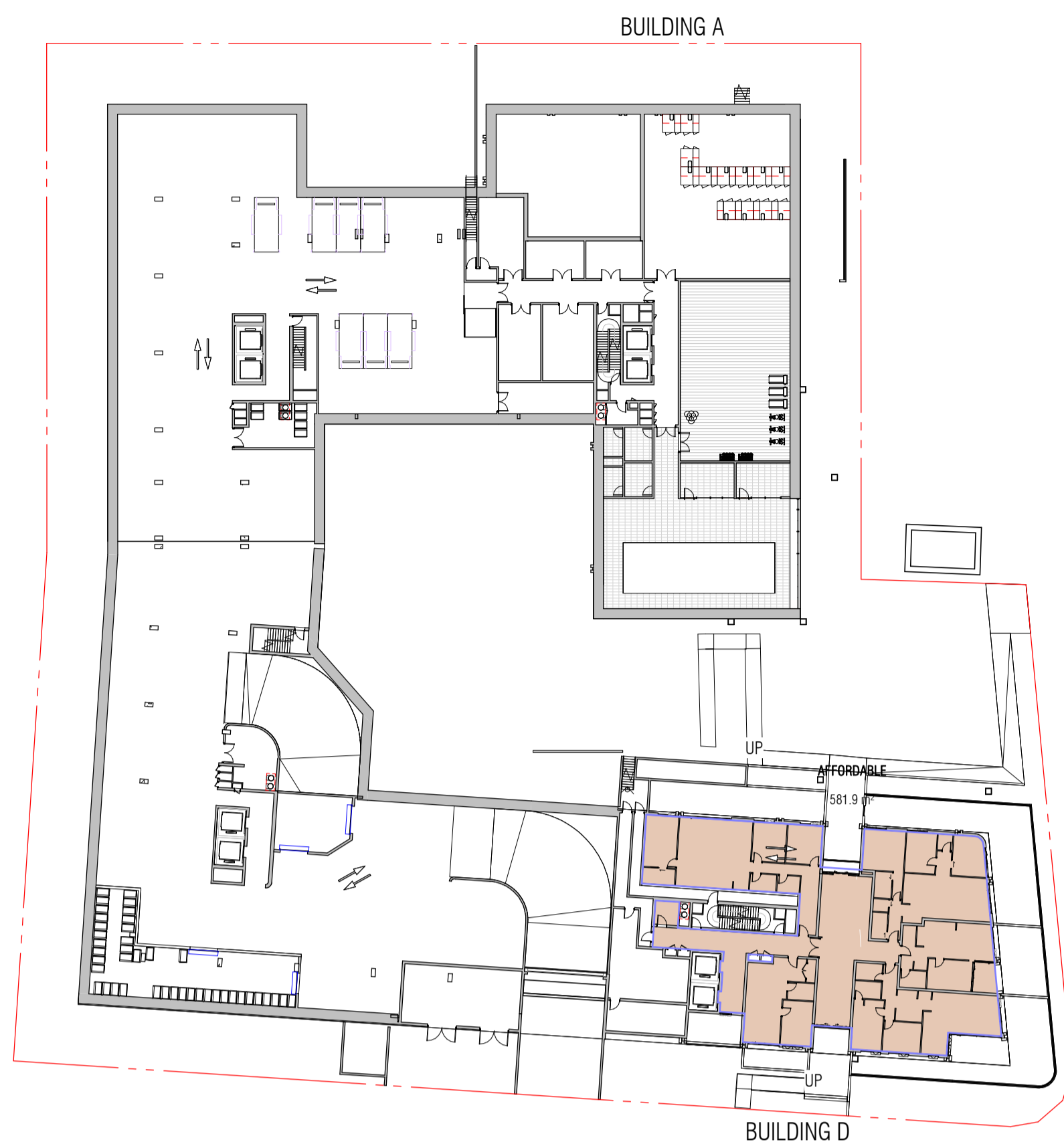
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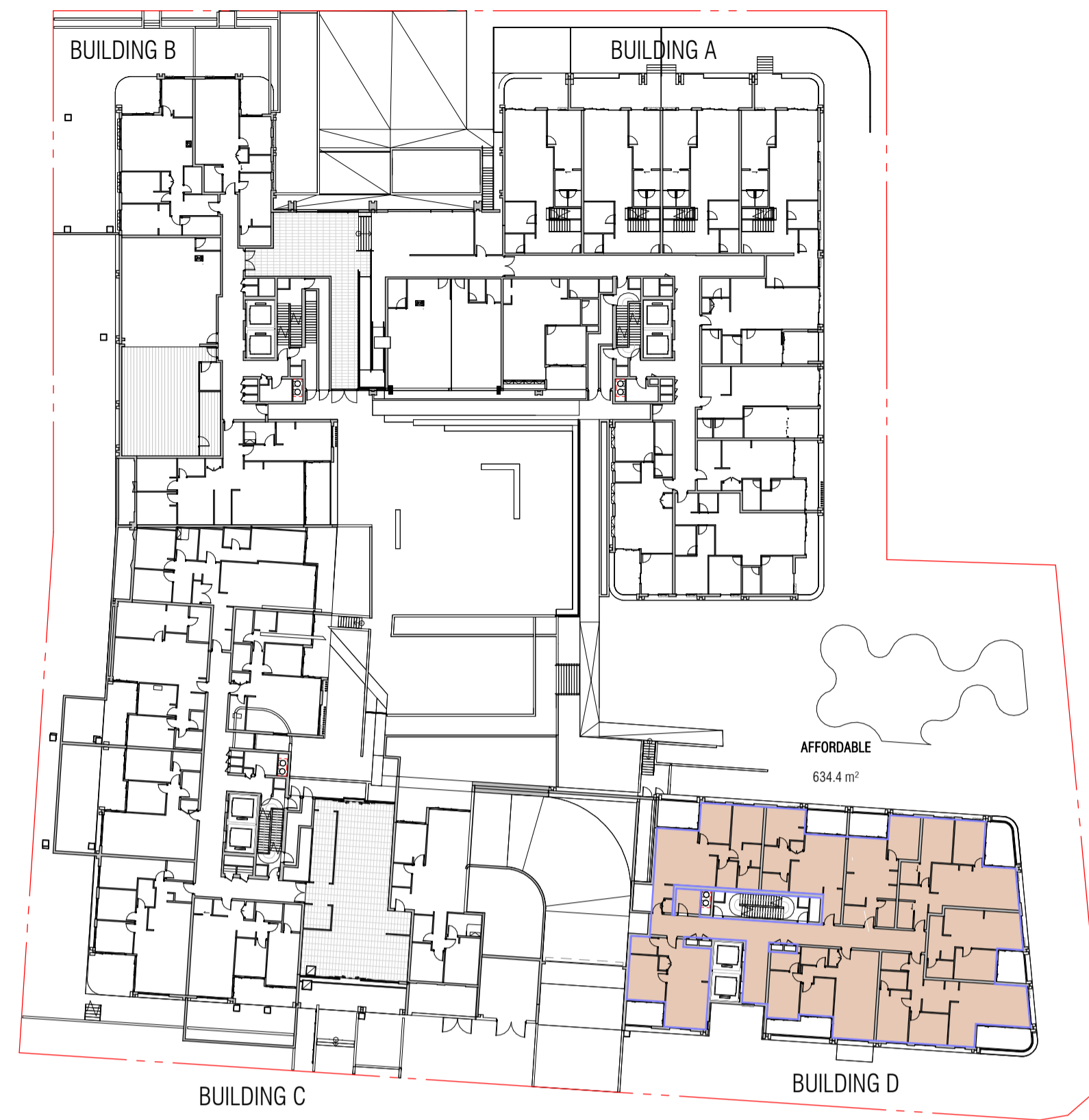


**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**DRAWING NO.** SSDA-501



1 LOWER GROUND GFA - AFFORDABLE

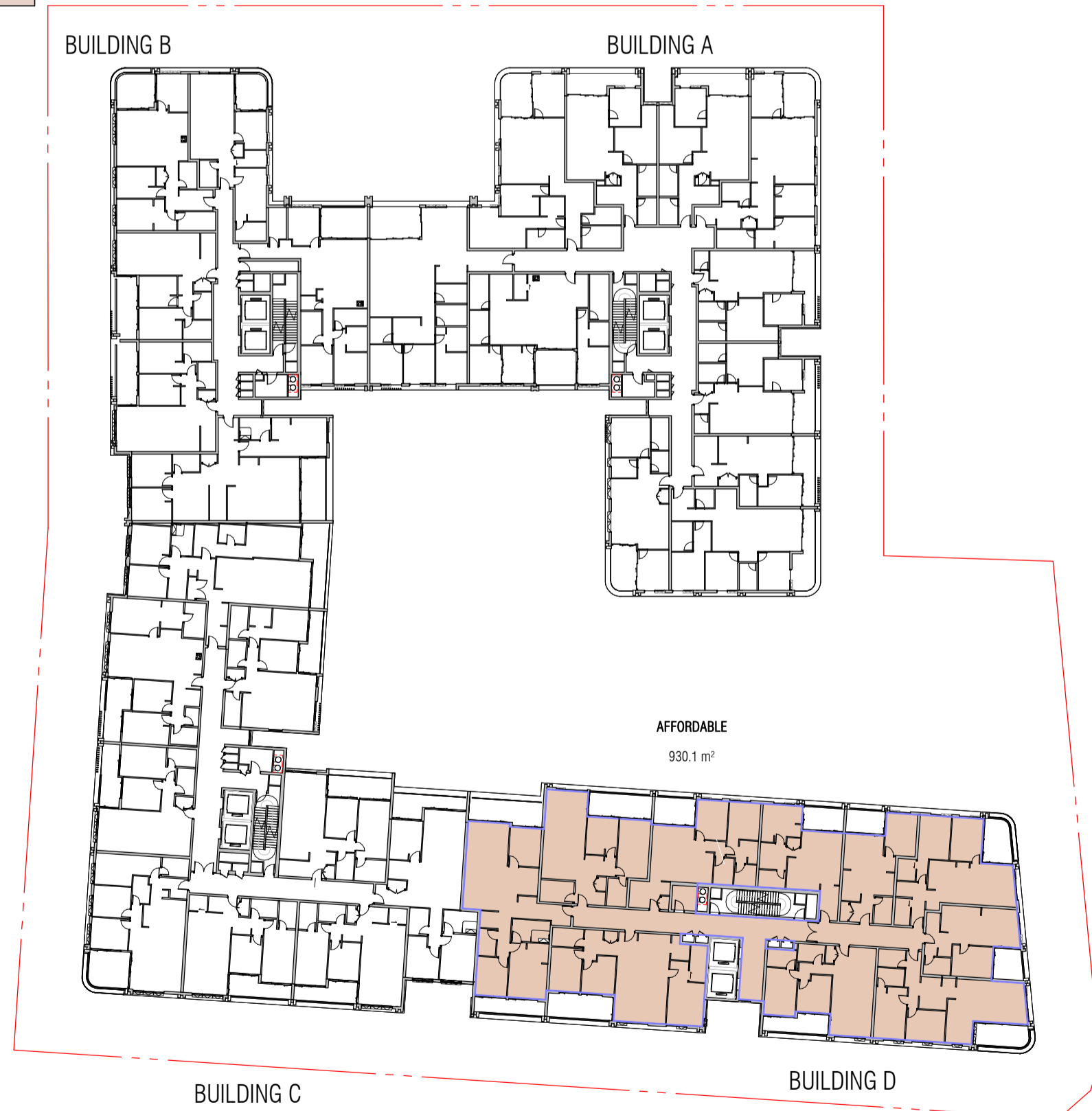


2 GROUND LEVEL GFA - AFFORDABLE



3 LEVEL 01 GFA - AFFORDABLE

- AFFORDABLE HOUSING TOD
- AFFORDABLE HOUSING GFA



4 LEVEL 02 GFA - AFFORDABLE



5 LEVEL 03 GFA - AFFORDABLE



6 LEVEL 04 GFA - AFFORDABLE

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REVISION	DESCRIPTION	DATE
A	SSDA LODGEMENT	02.04.2025
B	SSDA RIS SUBMISSION	30.10.2025

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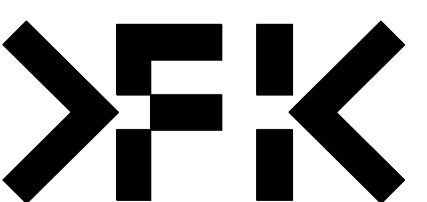
DRAWN	CHECKED	DATE	JOB NO.	SCALE
SA	HK	30.10.2025	24119	1:500

**PROJECT**  
ROSELOR

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

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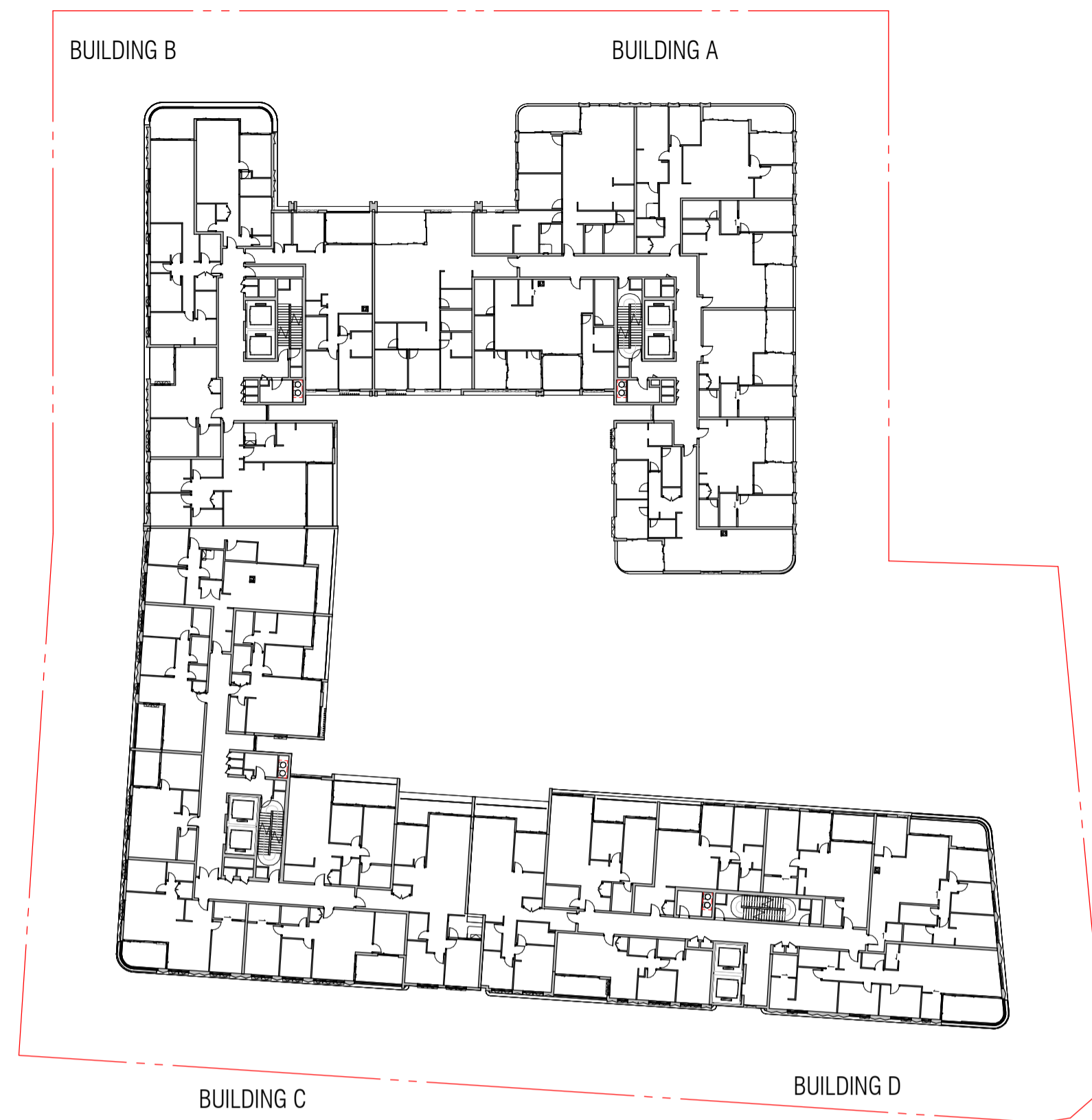
**DRAWING TITLE**  
GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 01

**ISSUE PURPOSE**  
SSDA LODGEMENT

**REV.** B  
**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	LEVEL SUB-TOTAL	LIVEABLE/ADAPATABLE APT.	DDA UNIT NO.
LOWER GROUND	581.9	2	1	2	5		
GROUND	634.4	4	4	0	8		
01	930.1	3	5	2	10	1	D124
02	930.1	3	5	2	10	1	D228
03	930.1	3	5	2	10	1	D328
04	592.5		4	2	6	1	D423
05	592.5		4	2	6	1	D523
<b>TOTAL</b>	<b>5191.6 m<sup>2</sup></b>	<b>15</b>	<b>28</b>	<b>12</b>	<b>55</b>	<b>5</b>	

INFILL AFFORDABLE HOUSING & TOD AFFORDABLE HOUSING

AFFORDABLE HOUSING CALCULATIONS	REQUIRED (m <sup>2</sup> )	PROPOSED (m <sup>2</sup> )
TOTAL GFA		30247.6
TOD AFFORDABLE HOUSING - 2%	605	610.2 - 2%
INFILL AFFORDABLE HOUSING - 15%	4536	4581.3 - 15%
TOTAL AFFORDABLE HOUSING GFA	5141	5191.6
TOTAL %	17%	17%

TOD AFFORDABLE HOUSING

- APT D123
- APT D125
- APT D126
- APT D127
- APT D128
- APT D129
- APT D130
- APT D131

PROVIDED UNIT MIX OF 2% AH DEDICATION

- 1 BED: 3
- 2 BED: 4
- 3 BED: 1
- TOTAL: 8 APTS FOR 2% AH

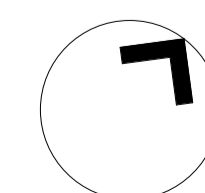
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REVISION	DATE
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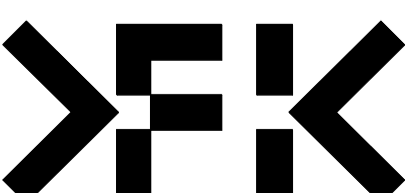
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**DRAWING TITLE**  
 GFA DIAGRAMS - AFFORDABLE HOUSING - SHEET 02

**ISSUE PURPOSE**  
 SSSA LODGEMENT

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