93 BRIDGE ROAD, WESTMEAD

SSDA ARCHITECTURAL DOCUMENTATION

DEVELOPMENT SUMMARY

BUILDING	GFA			NSA	APARTMENTS				ADG					BUILDING HEIGHT
	COMMUNAL INTERNAL AREA	RESIDENTIAL	AFFORDABLE HOUSING	RESIDENTIAL	1BED	2BED	3BED	TOTAL	SOLAR	C-VENT	0 Hrs Sun	% Sun	% Cross	
TOWER A	117	22362	6276	19142	182	115	10	307	224	73 / 102	26	73.0%	71.6%	26 FLOORS + UPPER GROUND
TOWER B	98	18180	0	15696	122	110	10	242	192	47 / 71	2	79.3%	66.2%	26 FLOORS +LOWER GROUND & UPPER GROUND
TOTAL	215	**40542**	6276	34838	304	225	20	**549**	416	120 / 173	28	75.8%	69.4%	
					55%	41%	4%							

TOTAL RESIDENT PARKING PROVIDED

LEVEL	TOTAL	ACCESSIBLE	MOTORCYCLE	BICYCLE	CAR SHARE	CAR WASH BAY
BASEMENT 4	100	14	2	145	0	0
BASEMENT 3	98	14	2	145	0	0
BASEMENT 2	98	14	2	145	0	0
BASEMENT 1	95	14	2	114	0	0
TOTAL	391	56	8	549	0	0

TOTAL VISITOR PARKING PROVIDED

LOWER GROUND CARPARK LEVEL	50	2	0	55	2	1
GRAND TOTAL	**441**	**58**	**8**	**604**	**2**	**1**

SITE AREA	8663 m2
HEIGHT LIMIT (including 30% uplift)	89.7 m
MAX ALLOWABLE GFA	40542.84 m2
TARGET FSR	4.68:1
PROPOSED FSR	**4.68:1**

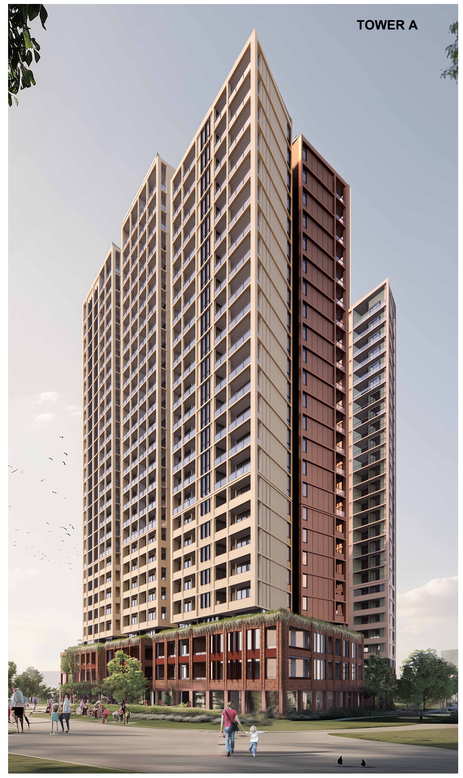


DRAWING LIST - SSDA

Sheet Number	Sheet Name	Current Revision	Current Revision Date
0000 COVER / TITLE / LOCATION			
SSDA-0000	COVER SHEET	D	20/02/2026
SSDA-0001	BASIX COMMITMENTS - SHEET 01	A	11/04/2025
SSDA-0002	BASIX COMMITMENTS - SHEET 02	A	11/04/2025
SSDA-0003	BASIX COMMITMENTS - SHEET 03	A	11/04/2025
1000 DEMOLITION PLANS			
SSDA-1000	SITE DEMOLITION PLAN	A	11/04/2025
1100 SITE PLANS			
SSDA-1101	PROPOSED SITE PLAN	B	11/09/2025
2000 GENERAL ARRANGEMENT PLANS			
SSDA-1995	BASEMENT 04 PLAN	B	11/09/2025
SSDA-1996	BASEMENT 03 PLAN	B	11/09/2025
SSDA-1997	BASEMENT 02 PLAN	B	11/09/2025
SSDA-1998	BASEMENT 01 PLAN	C	20/02/2026
SSDA-1999	LOWER GROUND PLAN	C	20/02/2026
SSDA-2000	UPPER GROUND BRIDGE ROAD PLAN	C	20/02/2026
SSDA-2001	LEVEL 1 PODIUM PLAN	C	20/02/2026
SSDA-2002	LEVEL 2 PODIUM PLAN	C	20/02/2026
SSDA-2003	LEVEL 3 PODIUM PLAN	C	20/02/2026
SSDA-2004	TOWER A LEVEL 4-8_TOWER B LEVEL 4-7	C	20/02/2026
SSDA-2005	TOWER A LEVEL 9-14_TOWER B LEVEL 8-15	C	20/02/2026
SSDA-2006	TOWER A LEVEL 15-24_TOWER B LEVEL 16-24	C	20/02/2026
SSDA-2007	LEVEL 25 TOWER PLAN	C	20/02/2026
SSDA-2008	LEVEL 26 TOWER PLAN	C	20/02/2026
SSDA-2009	ROOF PLAN	B	11/09/2025
3000 ELEVATIONS			
SSDA-3000	ELEVATIONS - TOWER A WEST	B	16/05/2025
SSDA-3001	ELEVATIONS - TOWER A EAST	D	20/02/2026
SSDA-3002	ELEVATIONS - TOWER A NORTH_SOUTH	C	11/09/2025
SSDA-3010	ELEVATIONS - TOWER B WEST	C	11/09/2025
SSDA-3011	ELEVATIONS - TOWER B EAST	B	16/05/2025
SSDA-3012	ELEVATIONS - TOWER B NORTH_SOUTH	C	11/09/2025
SSDA-3013	ELEVATIONS - OVERALL NORTH	C	11/09/2025
SSDA-3014	ELEVATIONS - OVERALL SOUTH	B	16/05/2025
3100 SECTIONS			
SSDA-3100	LONG SECTION	C	11/09/2025
SSDA-3101	TOWER A & B SECTIONS	B	16/05/2025
SSDA-3112	ADDITIONAL SECTIONS	B	16/05/2025
SSDA-3113	FACADE SECTIONS	A	11/04/2025
SSDA-3114	FACADE SECTIONS	A	11/04/2025
9000 SHADOW DIAGRAMS			
SSDA-9001	SHADOW DIAGRAMS 21st JUNE - 9AM	B	16/05/2025
SSDA-9002	SHADOW DIAGRAMS 21st JUNE - 10AM	B	16/05/2025
SSDA-9003	SHADOW DIAGRAMS 21st JUNE - 11AM	B	16/05/2025
SSDA-9004	SHADOW DIAGRAMS 21st JUNE - 12PM	B	16/05/2025
SSDA-9005	SHADOW DIAGRAMS 21st JUNE - 1PM	B	16/05/2025
SSDA-9006	SHADOW DIAGRAMS 21st JUNE - 2PM	B	16/05/2025
SSDA-9007	SHADOW DIAGRAMS 21st JUNE - 3PM	B	16/05/2025
9100 COMPLIANCE DIAGRAMS			
SSDA-9100	UNIT MIX OVERALL	A	11/04/2025
SSDA-9110	STORAGE DIAGRAMS - BASEMENT	B	11/09/2025
SSDA-9111	STORAGE DIAGRAMS - UNIT	C	11/09/2025

DRAWING LIST - SSDA

Sheet Number	Sheet Name	Current Revision	Current Revision Date
SSDA-9112	STORAGE DIAGRAMS - UNIT	C	11/09/2025
SSDA-9113	STORAGE DIAGRAMS - UNIT	C	11/09/2025
SSDA-9130	COMMUNAL OPEN SPACE	B	11/09/2025
SSDA-9131	COMMUNAL OPEN SPACE - SOLAR COMPLIANCE	A	11/04/2025
SSDA-9132	COMMUNAL OPEN SPACE & PARK - SOLAR COMPLIANCE	A	11/09/2025
SSDA-9133	MONARCO ESTATE - SOLAR COMPLIANCE	A	11/09/2025
SSDA-9150	NATURAL VENTILATION	C	20/02/2026
SSDA-9160A	3D SUN EYE DIAGRAMS - 9AM	A	11/09/2025
SSDA-9160B	3D SUN EYE DIAGRAMS - 9_30 AM	A	11/09/2025
SSDA-9161A	3D SUN EYE DIAGRAMS -10AM	A	11/09/2025
SSDA-9161B	3D SUN EYE DIAGRAMS -10_30AM	A	11/09/2025
SSDA-9162A	3D SUN EYE DIAGRAMS -11AM	A	11/09/2025
SSDA-9162B	3D SUN EYE DIAGRAMS -11_30 AM	A	11/09/2025
SSDA-9163A	3D SUN EYE DIAGRAMS -12PM	A	11/09/2025
SSDA-9163B	3D SUN EYE DIAGRAMS -12_30PM	A	11/09/2025
SSDA-9164A	3D SUN EYE DIAGRAMS - 1PM	A	11/09/2025
SSDA-9164B	3D SUN EYE DIAGRAMS - 1_30PM	A	11/09/2025
SSDA-9165A	3D SUN EYE DIAGRAMS - 2PM	A	11/09/2025
SSDA-9165B	3D SUN EYE DIAGRAMS - 2_30 PM	A	11/09/2025
SSDA-9166A	3D SUN EYE DIAGRAMS - 3PM	A	11/09/2025
SSDA-9166B	3D SUN EYE DIAGRAMS - 3_30 PM	A	11/09/2025
SSDA-9167A	3D SUN EYE DIAGRAMS - 4PM	A	11/09/2025
SSDA-9170	SOLAR COMPLIANCE PLANS	B	20/02/2026
SSDA-9171	SOLAR COMPLIANCE PLANS	B	20/02/2026
SSDA-9172	SOLAR COMPLIANCE PLANS	B	20/02/2026
SSDA-9180	TYPE T39 ADAPTABLE APARTMENT	A	11/04/2025
SSDA-9181	TYPE T06 ADAPTABLE APARTMENT	A	11/04/2025
SSDA-9182	TYPE T09 ADAPTABLE APARTMENT	A	11/04/2025
SSDA-9186	LHA SILVER APARTMENT	A	11/04/2025
SSDA-9187	LHA SILVER APARTMENT	A	11/04/2025
SSDA-9191	GFA	C	20/02/2026
SSDA-9192	GFA	C	20/02/2026
SSDA-9198A	HEIGHT PLANE DIAGRAM	A	11/04/2025
SSDA-9198B	BUILDING HEIGHTS - ROOF PLAN	A	11/09/2025
SSDA-9198C	BUILDING HEIGHTS - SECTION	A	11/09/2025
SSDA-9201	TYPICAL APARTMENT - 1 BED	A	16/05/2025
SSDA-9202	TYPICAL APARTMENT - 2 BED	A	16/05/2025
SSDA-9203	TYPICAL APARTMENT - 3 BED	A	16/05/2025
SSDA-9300	PP ENVELOPE OVERLAY	A	11/09/2025
SSDA-9500	ADG ASSESSMENT TABLE_SHEET 01	A	11/09/2025
SSDA-9501	ADG ASSESSMENT TABLE_SHEET 02	B	20/02/2026
SSDA-9502	ADG ASSESSMENT TABLE_SHEET 03	A	11/09/2025
9200 CGI			
SSDA-9207	CGI	A	11/04/2025
SSDA-9208	CGI	A	11/04/2025
SSDA-9209	CGI	A	11/04/2025
SSDA-9210	MATERIALS AND FINISHES	A	11/04/2025



Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025
D	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
COVER SHEET

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All levels and dimensions are to be checked and verified on site prior to the commencement of any work, making of shop drawings or fabrication of components. Do not scale drawings. Use figured Dimensions.

SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-0000	D

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - TowerA

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above garage, frame: suspended concrete slab	692.2	-	-
suspended floor above open subfloor, frame: suspended concrete slab	33.9	-	-
floors above habitable rooms, frame: suspended concrete slab	18207.7	-	-
suspended floor above open subfloor, frame: suspended concrete slab	4708	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:no frame	2331.3	none	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 2	off form concrete,frame:no frame	11739.6	none	-
External wall type 3	framed (metal clad),frame:light steel frame	4415.8	-	-
External wall type 4	brick veneer,frame:light steel frame	638.9	-	-

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	13750.5	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	9430.6	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	1994.97	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	6084.7	-	6084.7	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool			Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	8.0 star	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
A1002	23.60	39.6	63.200
A1003	16.80	27.2	44.000
A1004	25.00	20.3	45.300
A1005	21.90	9	30.900

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 1)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of the development (non-building specific)

Common area	Floor area (m²)
Undercover car park area	16882
Community room	222
Nat vent plant or service room	129
Ground floor lobby type	271

Common area	Floor area (m²)
Switch room/Comm	118
Nat vent community space	502
Post/Fire control room	92
Service corridors	298

Common area	Floor area (m²)
Garbage room	555
Mec vent plant or service room	85
Common WC	6

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

BASIX COMMITMENTS - SHEET 01

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-0001	A

2. Commitments for Residential flat buildings - TowerB

(a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
concrete slab on ground, frame:	2.9	-	none
suspended floor above garage, frame: suspended concrete slab	200.5	-	-
suspended floor above open subfloor, frame: suspended concrete slab	64.3	-	-
floors above habitable rooms, frame: suspended concrete slab	14748.4	-	-
suspended floor above enclosed subfloor, frame: suspended concrete slab	521.5	-	-
suspended floor above open subfloor, frame: suspended concrete slab	2406	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:no frame	774.8	none	-
External wall type 2	off form concrete,frame:no frame	7038.4	none	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 3	framed (metal clad),frame:light steel frame	5220.2	-	-
External wall type 4	brick veneer,frame:light steel frame	13	-	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame:light steel frame	10658.6	-
Internal wall type 2	75 mm AAC panel, frame:light steel frame	9449.4	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	1163.83	-	-

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	5600.3	-	5600.3	-	-	-	-

(b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

	Fixtures					Appliances		Individual pool				Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star	-	not specified	4 star	-	-	-	-	-	-	-

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	Central hot water system (No. 2)	individual fan, ducted to façade or roof	interlocked to light with timer off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	1-phase airconditioning - ducted / EER 3.0 - 3.5	0	no

	Individual pool			Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	8.0 star	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must:	✔	✔	✔
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
B1001	29.2	18.1	47.300
B1002	39.1	33.2	72.300
B1003	15.80	24.8	40.600
B1005	21.60	25.7	47.300

(c) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Fire sprinkler system (No. 2)	-	So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no
Hallway/lobby type (building B)	ventilation supply only	time clock or BMS controlled	light-emitting diode	zoned switching with motion sensor	no

Central energy systems	Type	Specification
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 27 number of levels from the bottom of the lift shaft to the top of the lift shaft: 31 number of lifts: 3 lift load capacity: >= 1001 kg but <= 1500kg
Central hot water system (No. 2)	electric heat pump – air sourced	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.6 (~25 mm); (b) Piping internal to building: R0.6 (~25 mm) (c) Unit Efficiency: 3.0 < COP <= 3.5

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
BASIX COMMITMENTS - SHEET 02

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Drawing Created (date) Drawing Created (by) NT 11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-0002	A

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3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Buildings 'Other'

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✔
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✔	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✔	✔	✔
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✔

Floor types

Floor type	Area (m2)	Insulation	Low emissions option
garage floor, frame: concrete slab on ground	3738.27	-	-
garage floor, frame: suspended concrete slab	13143.27	-	none
suspended floor above enclosed subfloor, frame: suspended concrete slab	6216	-	-

External wall types

External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	off form concrete,frame:no frame	2277.9	none	-

Internal wall types

Internal wall type	Construction type	Area (m2)	Insulation
-	-	-	-

Reinforcement concrete frames/columns

Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
-	-	-

Ceiling and roof types

Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
-	-	-	

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
-	-	-	-	-	-	-	-

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Undercover car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	no
Switch room/Comm	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Garbage room	ventilation exhaust only	-	light-emitting diode	motion sensors	no
Community room	air conditioning system	time clock or BMS controlled	light-emitting diode	time clocks	no
Nat vent community space	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Mec vent plant or service room	ventilation (supply + exhaust)	thermostatically controlled	light-emitting diode	manual on / manual off	no
Nat vent plant or service room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Post/Fire control room	ventilation supply only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Common WC	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	time clock and motion sensors	no
Ground floor lobby type	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	no
Service corridors	no mechanical ventilation	-	light-emitting diode	motion sensors	no

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 50 peak kW
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
BASIX COMMITMENTS - SHEET 03

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	A242013	SSDA-0003	A

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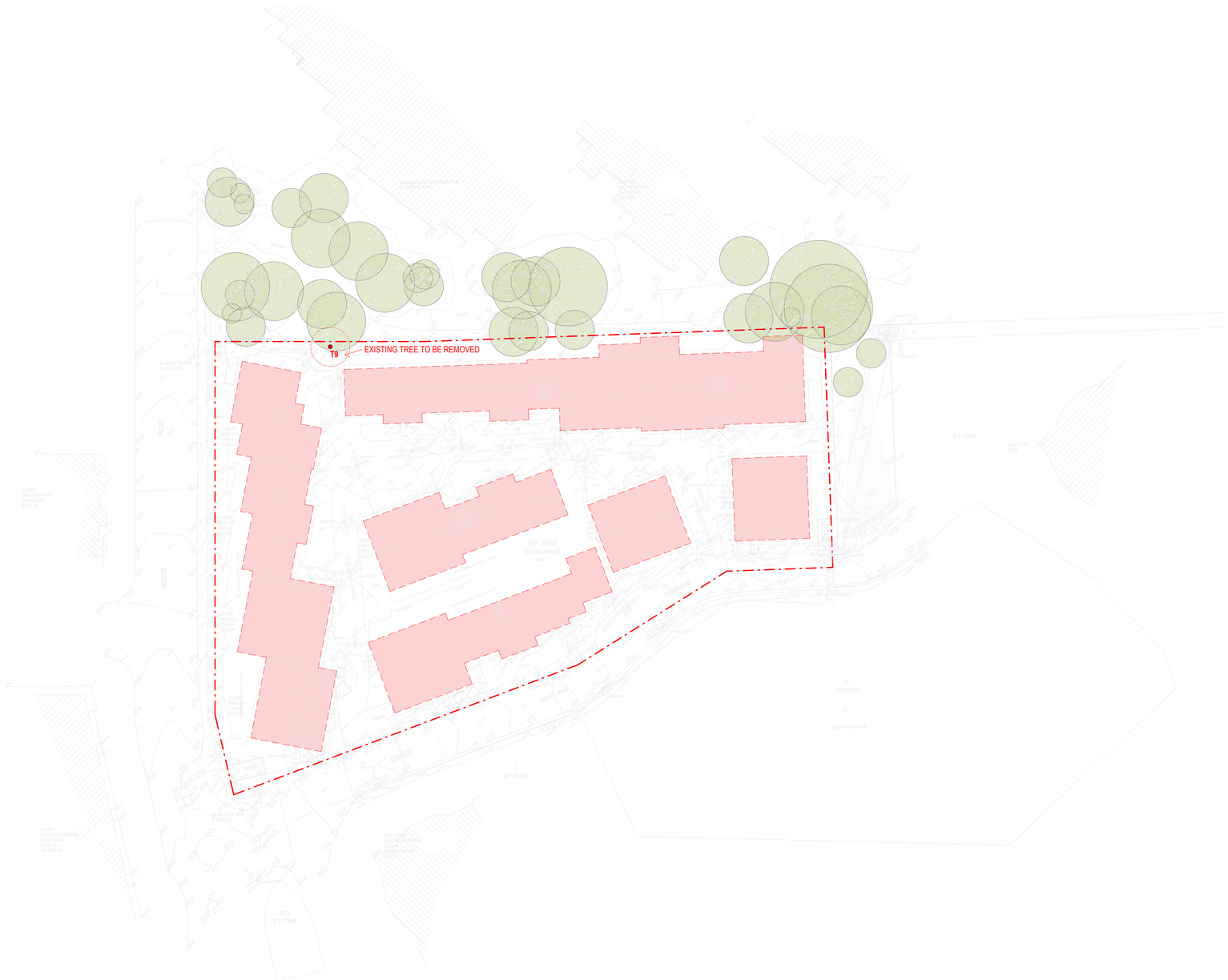

LEGEND:

CANOPY - EXISTING TREE TO BE RETAINED

EXISTING TREE TO BE REMOVED

DEMOLISHED BUILDINGS

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
93 Bridge Rd Pty Ltd

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Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
SITE DEMOLITION PLAN

SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 500	A242013	SSDA-1000	A

11/04/2025 6:19:01 PM



Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

PROPOSED SITE PLAN

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
1 : 500	A242013	SSDA-1101	B

18/09/2025 12:39:01 PM



Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
BASEMENT 04 PLAN

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-1995	B

18/09/2025 12:42:35 PM



Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
BASEMENT 03 PLAN

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SSDA SUBMISSION

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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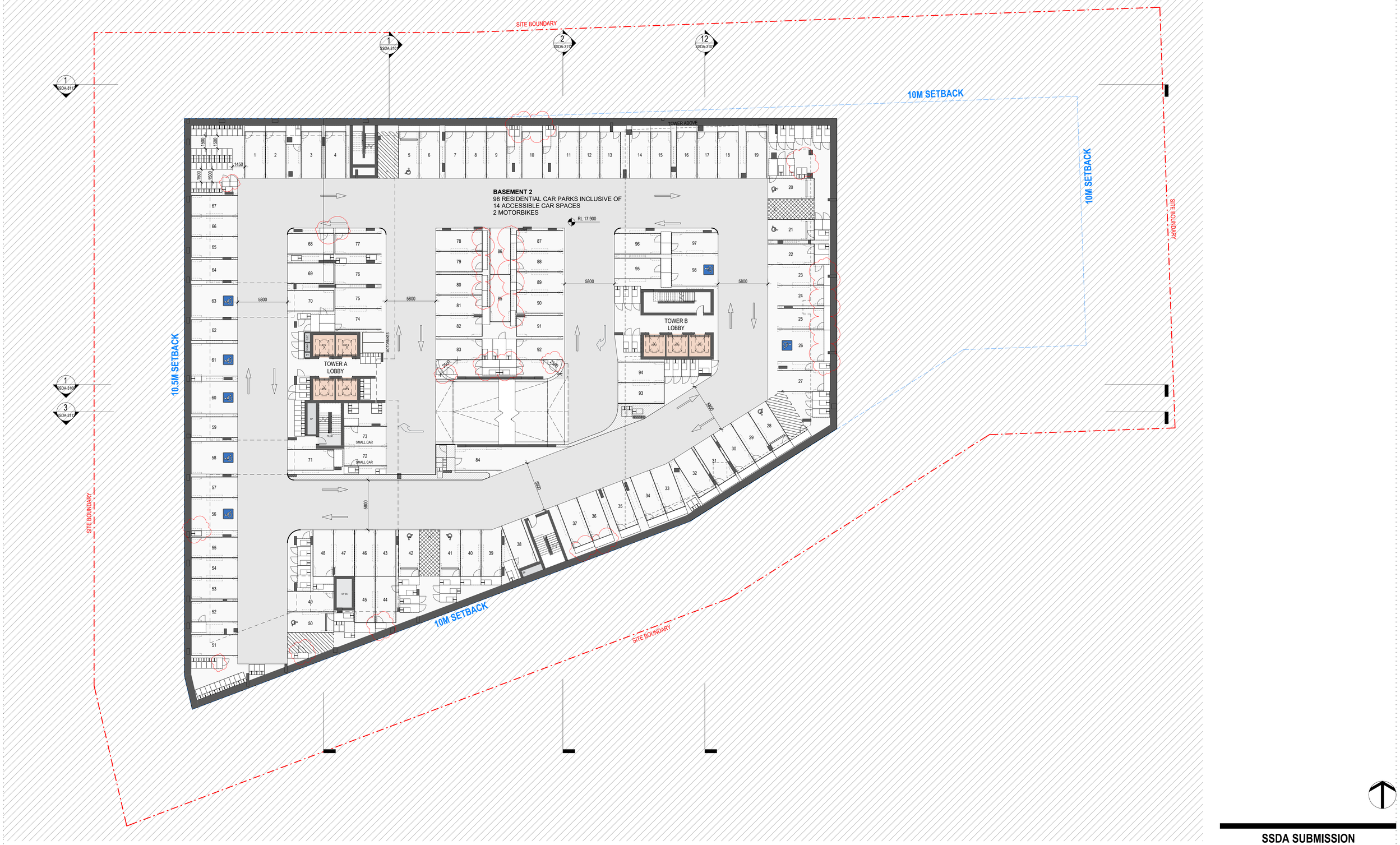

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

BASEMENT 02 PLAN

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SSDA SUBMISSION

18/09/2025 12:42:44 PM

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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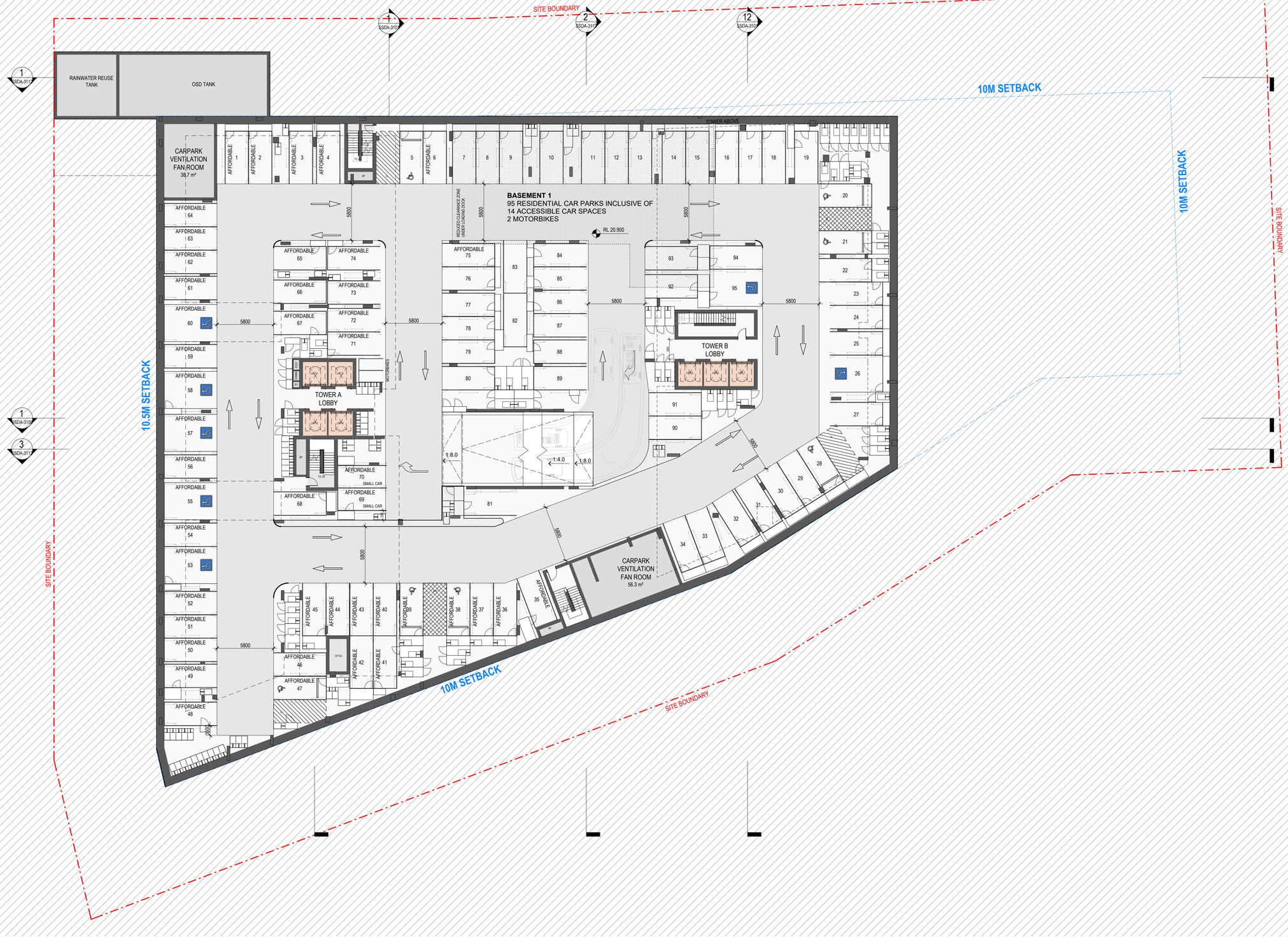

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant

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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

BASEMENT 01 PLAN

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SSDA SUBMISSION

20/02/2026 3:44:07 PM

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Verified	AM/DC	Approved	NT
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Scale	Project No	Drawing No	Issue
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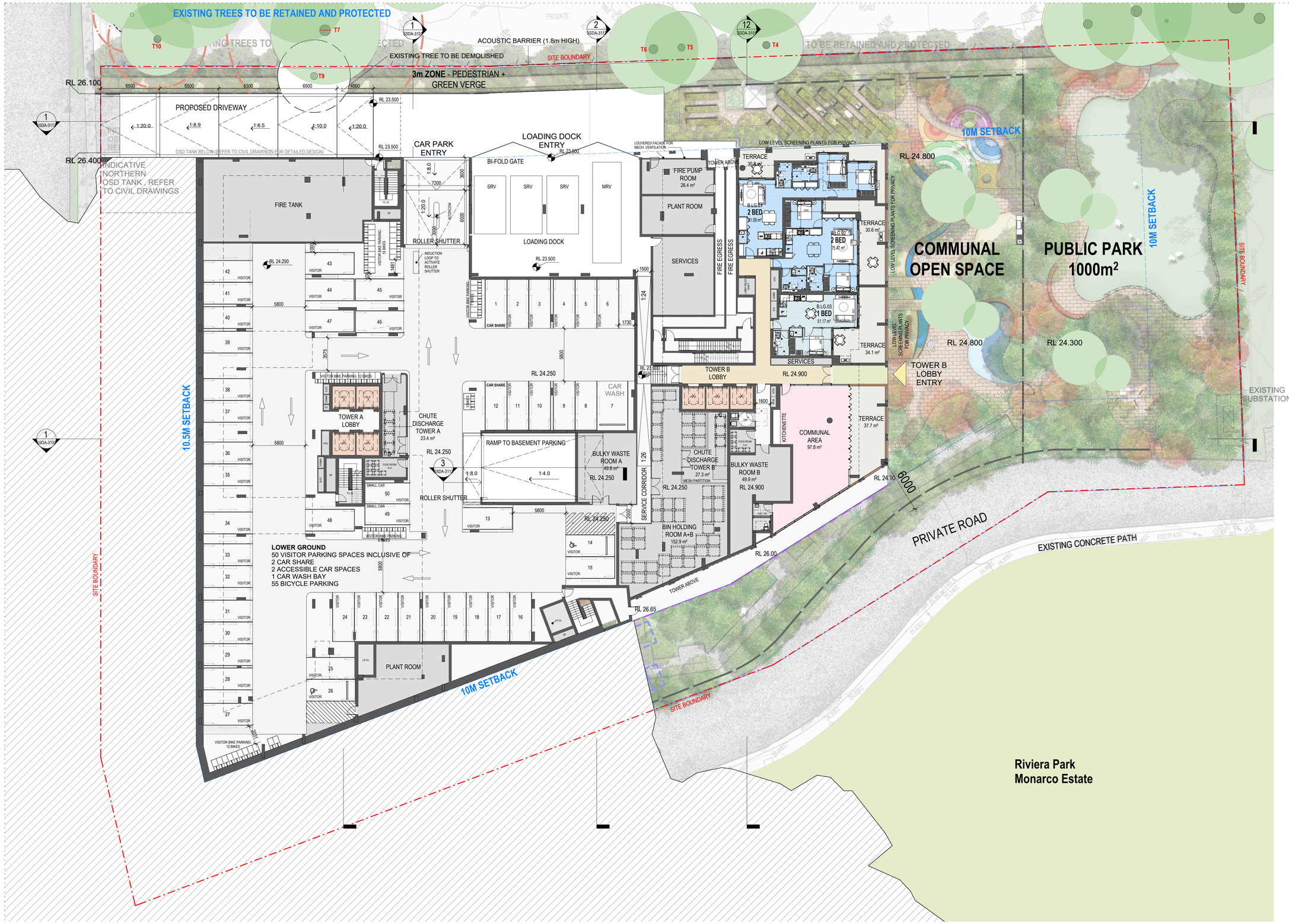

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT

UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:44:20 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LOWER GROUND PLAN

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-1999	C

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT

BRIDGE ROAD

EXISTING TREES TO BE RETAINED AND PROTECTED

EXISTING TREE TO BE DEMOLISHED

ACOUSTIC BARRIER (1.8m HIGH)

SITE BOUNDARY

3m ZONE - PEDESTRIAN + GREEN VERGE

PROPOSED DRIVEWAY

INDICATIVE NORTHERN OSD TANK BELOW - REFER TO CIVIL DRAWINGS

CAR PARK ENTRY BELOW

LOADING DOCK ENTRY BELOW

RL 26.100

RL 26.400

RL 24.800

10M SETBACK

COMMUNAL OPEN SPACE

PUBLIC PARK 1000m²

RL 28.500

RL 24.300

BASEMENT OUTLINE

TOWER B LOBBY ENTRY BELOW

TOWER B LOBBY

RL 28.600

EXISTING SUBSTATION

EXISTING CONCRETE PATH

10.5M SETBACK

RL 28.700

RL 28.000

RL 28.400

RL 29.000

PROPOSED KIOSK SUBSTATION

PRIVATE ROAD

Riviera Park
Monarco Estate

6000

3000

TOWER ABOVE

GREEN BUFFER FOR PRIVACY

INDICATIVE SOUTHERN OSD TANK LOCATION - REFER TO CIVIL DRAWINGS

LOW LEVEL SCREENING PLANTS FOR PRIVACY

DIRECT ACCESS TO GROUND LEVEL UNIT

AWNING ABOVE

HIGH WINDOW WITH PRIVACY SCREENS

FIRE CONTROL ROOM 16 m²

MAIN LOBBY RL 28.600

PARCEL ROOM

FIRE EGRESS

TOWER A MAIL ROOM

TOWER B MAIL ROOM

BUILDING MANAGER ROOM 13.9 m²

COMMUNAL AREA 117.3 m²

UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
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BUILDING SERVICES ENGINEER
Lateral Consulting
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
UPPER GROUND BRIDGE ROAD PLAN

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
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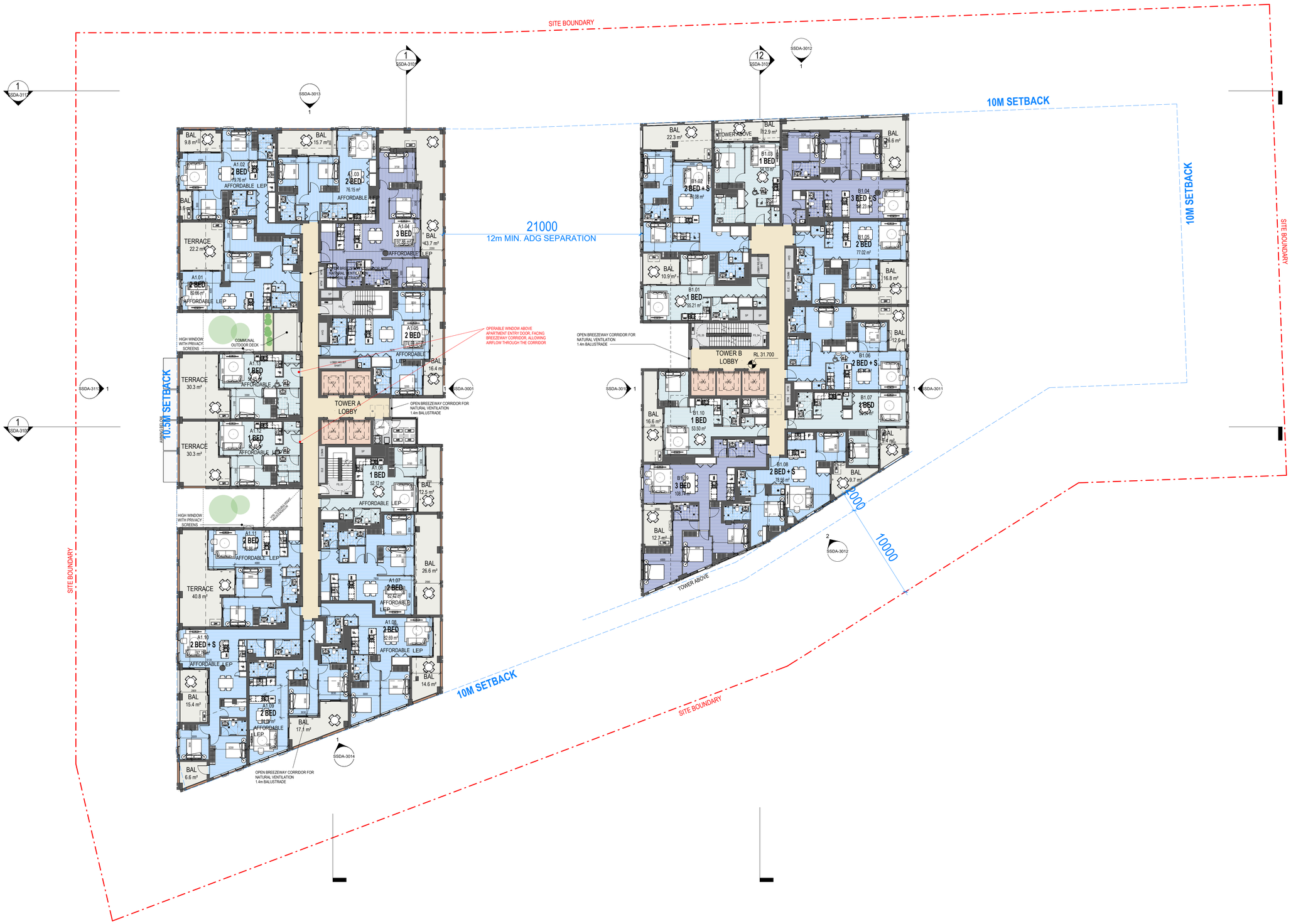
20/02/2026 3:44:42 PM

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:45:05 PM

Amendments		
Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments		
Issue	Description	Date

Consultant
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architecture interior design urban design landscape
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LEVEL 1 PODIUM PLAN

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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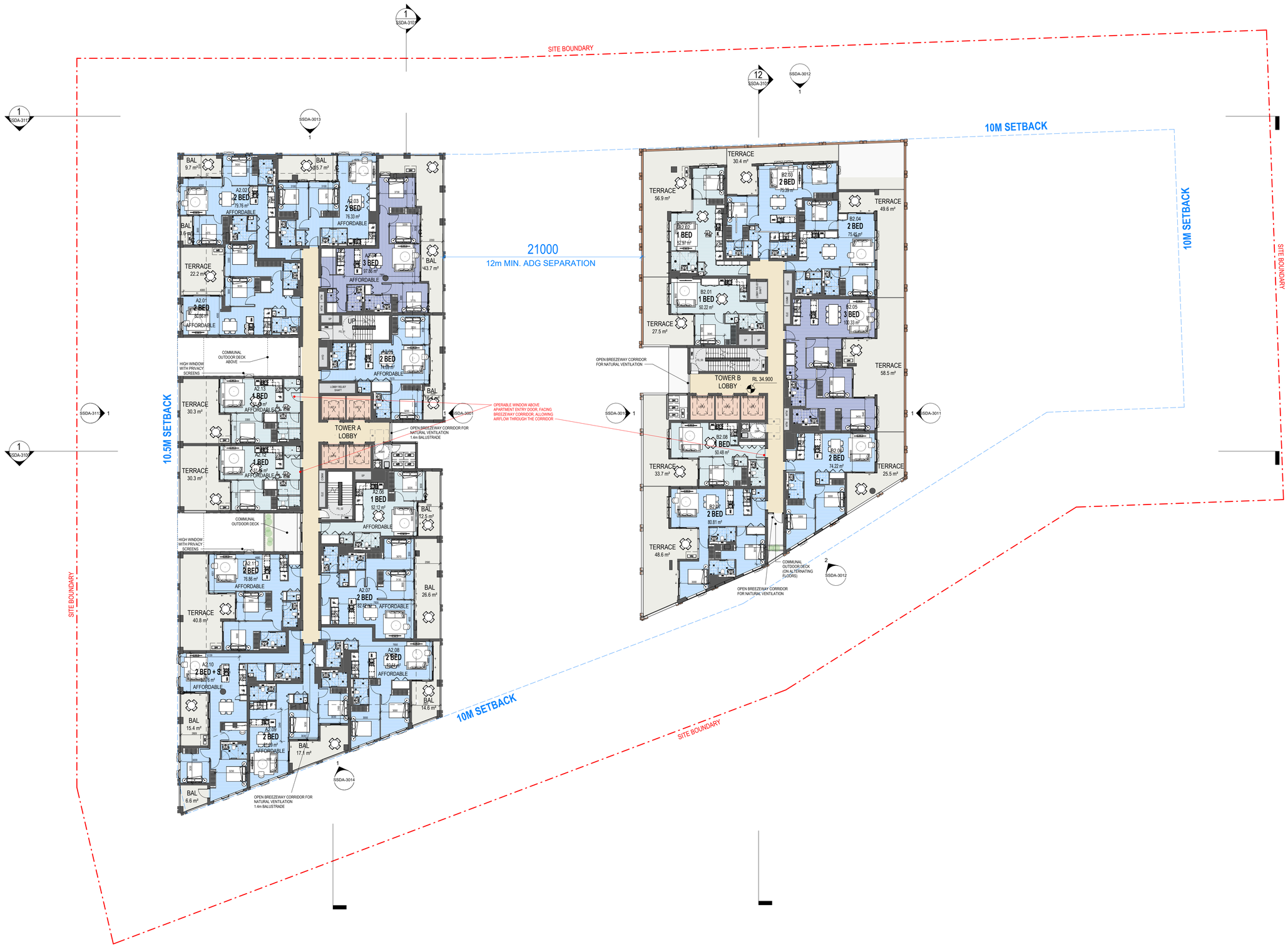
REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

Amendments		
Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments		
Issue	Description	Date

Consultant
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architecture interior design urban design landscape
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LEVEL 2 PODIUM PLAN

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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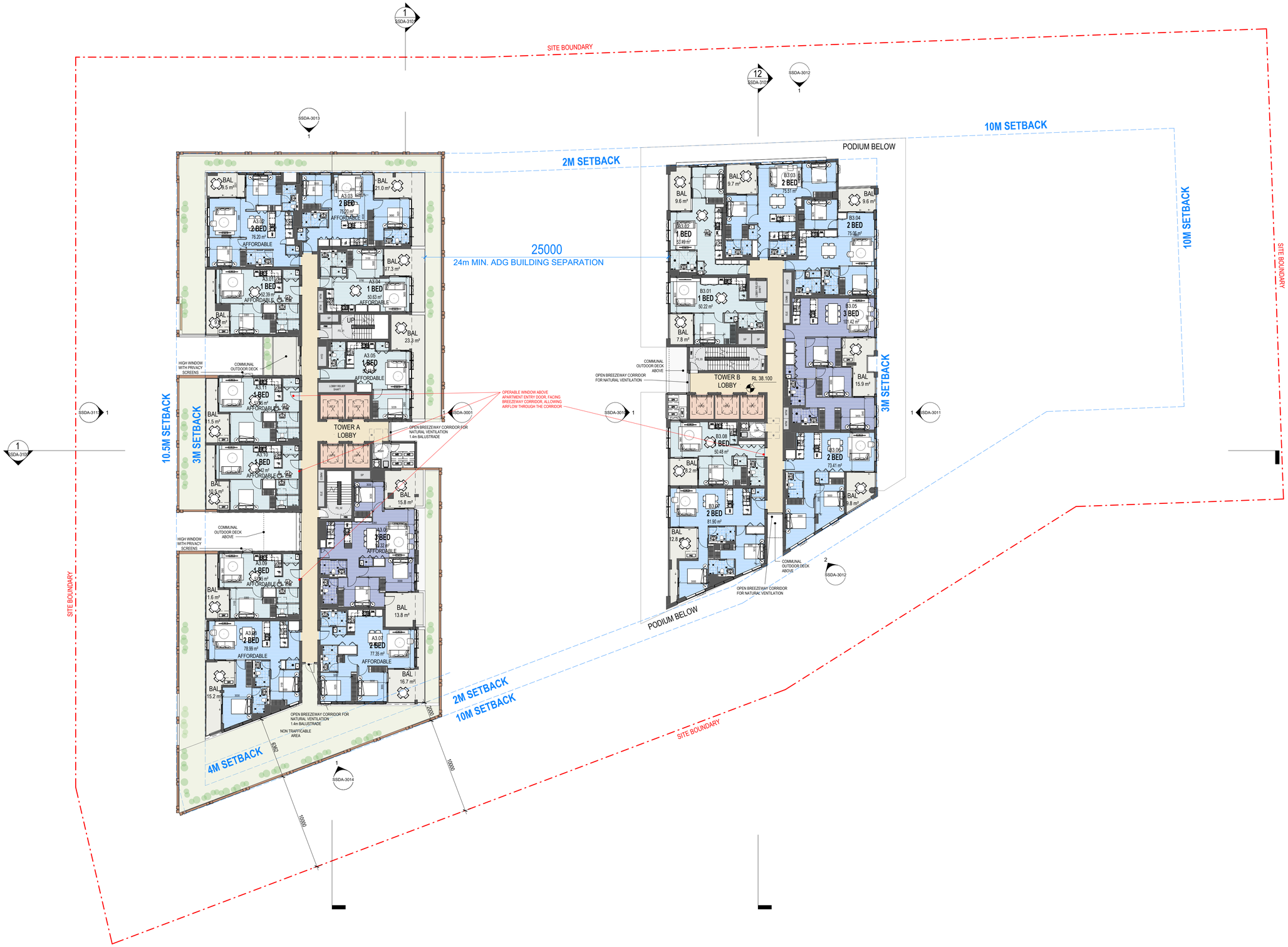

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT

UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:45:45 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant

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architecture interior design urban design landscape
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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

LEVEL 3 PODIUM PLAN

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Plotted and checked by AM/DC

Verified AM/DC | Approved NT

Drawing Created (date) | Drawing Created (by) NT

11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2003	C

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

Amendments		
Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments		
Issue	Description	Date

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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TOWER A LEVEL 4-8_TOWER B LEVEL 4-7

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2004	C

20/02/2026 3:46:03 PM

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:46:22 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

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architecture interior design urban design landscape
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TOWER A LEVEL 9-14_TOWER B LEVEL 8-15

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			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2005	C

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:46:40 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

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nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TOWER A LEVEL 15-24_TOWER B LEVEL 16-24

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2006	C

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

20/02/2026 3:46:57 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

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Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
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GROUPGSA
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Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LEVEL 25 TOWER PLAN

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2007	C

REVISION CHANGES:

BALCONY SIZES CALCULATED TO 1 DECIMAL POINT



UNIT TYPE

- 1 BED
- 2 BED
- 3 BED

SSDA SUBMISSION

Amendments		
Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments		
Issue	Description	Date

Consultant
Neuron
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BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
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PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LEVEL 26 TOWER PLAN

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
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Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2008	C

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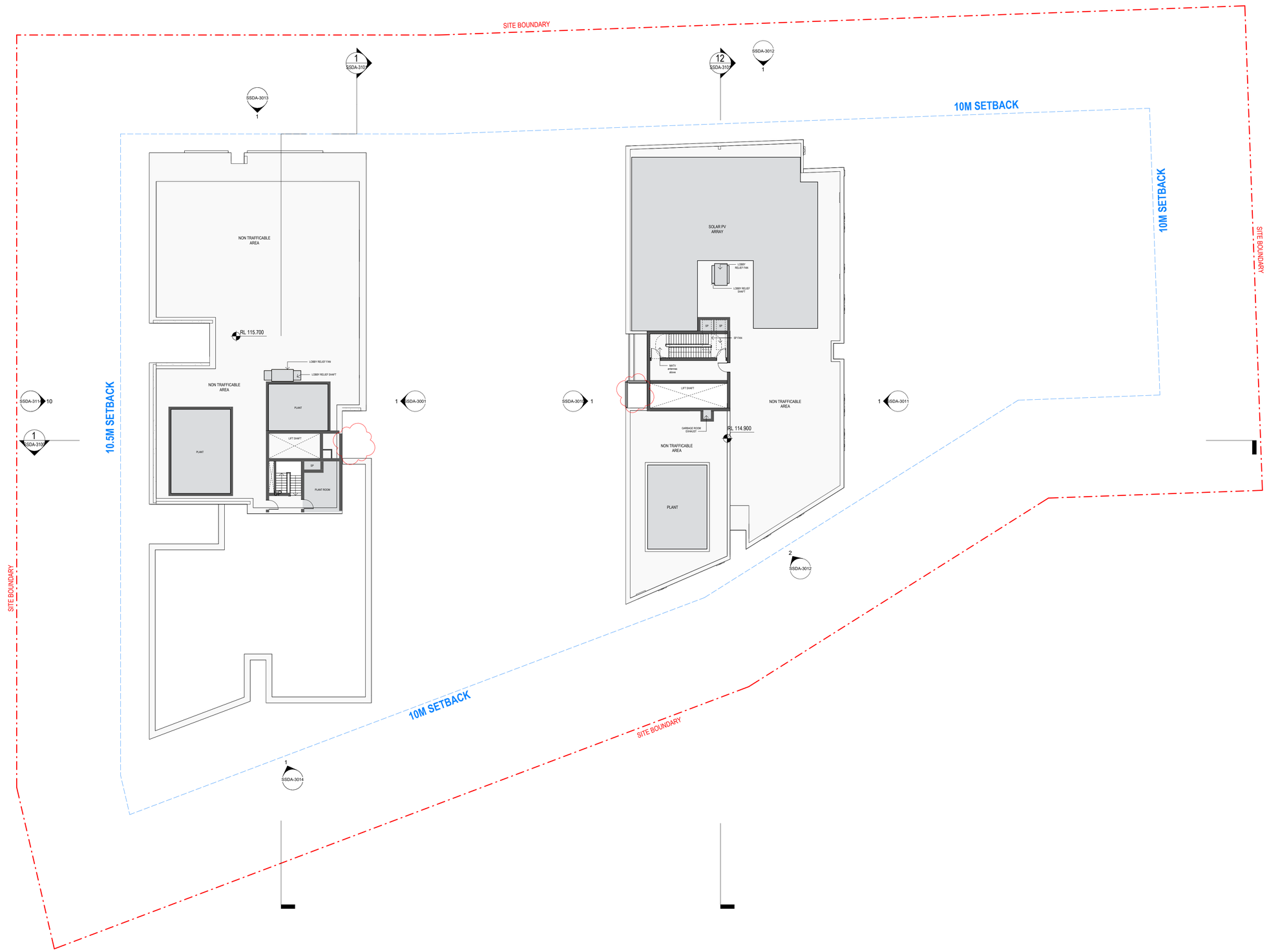

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

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PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ROOF PLAN

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-2009	B

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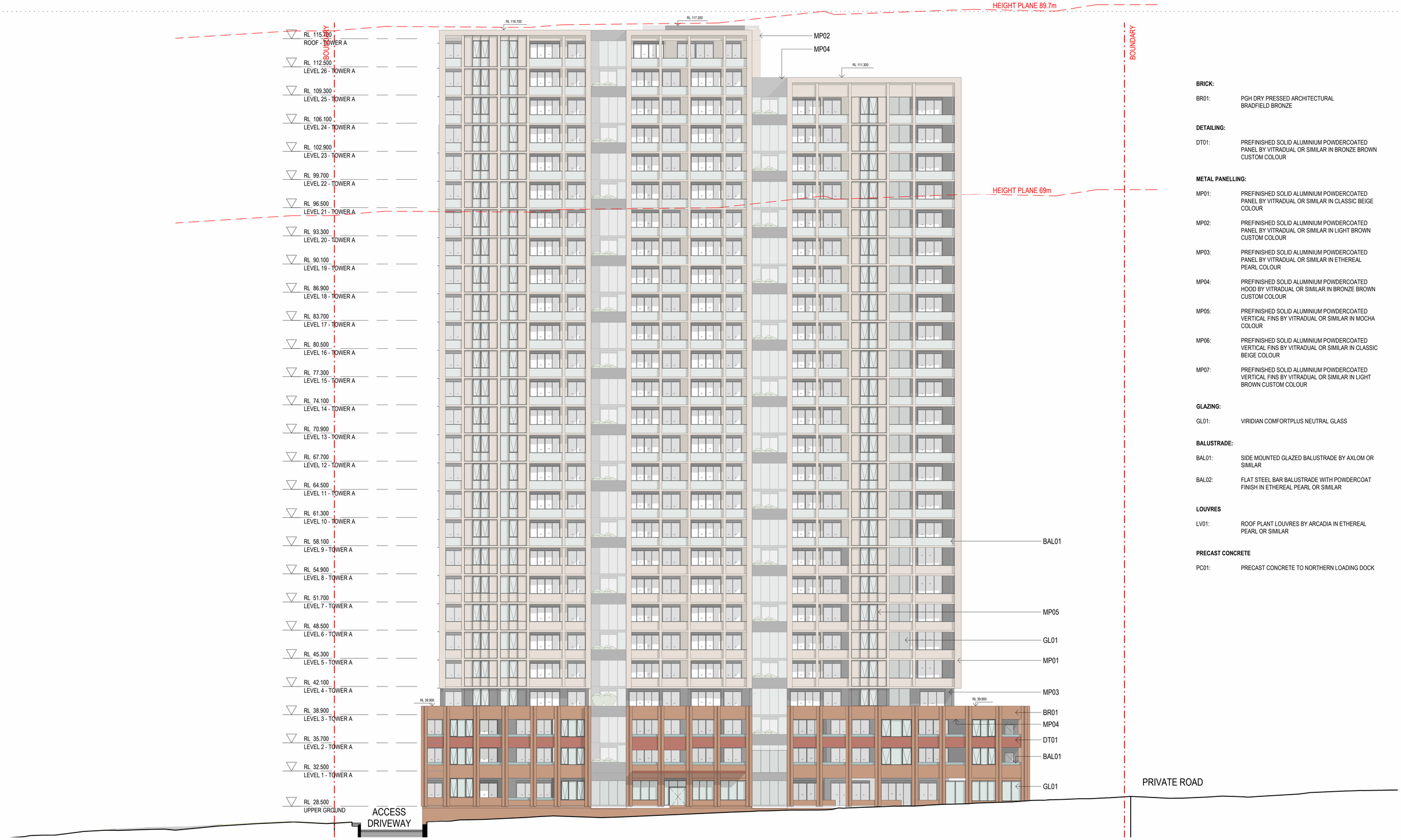

1 TOWER A - WEST ELEVATION (BRIDGE RD)
1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

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Lateral Consulting
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STRUCTURAL ENGINEER
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PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ELEVATIONS - TOWER A WEST

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
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Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3000	B

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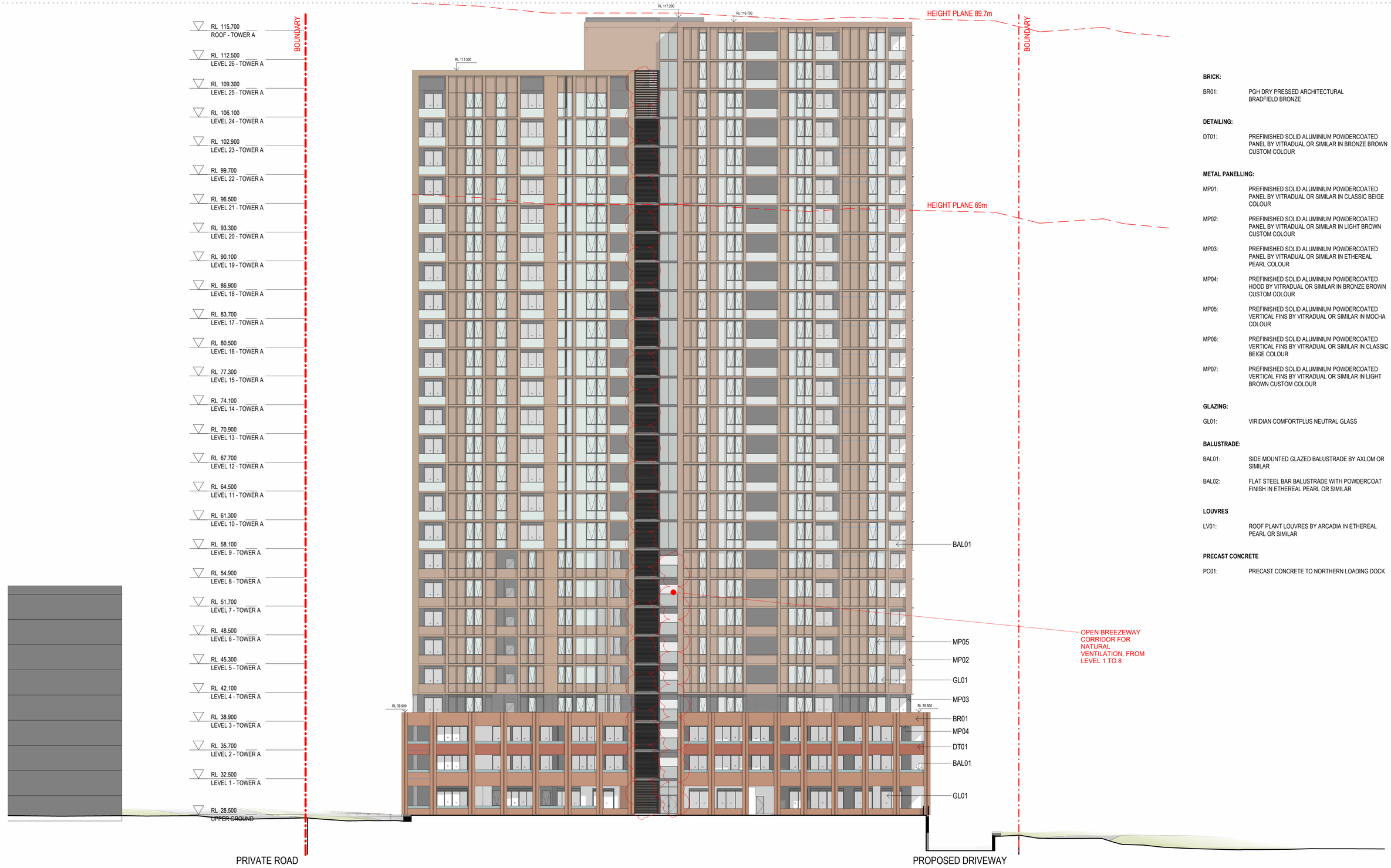

1 TOWER A - EAST ELEVATION

1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
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BUILDING SERVICES ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

ELEVATIONS - TOWER A EAST

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
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Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3001	C

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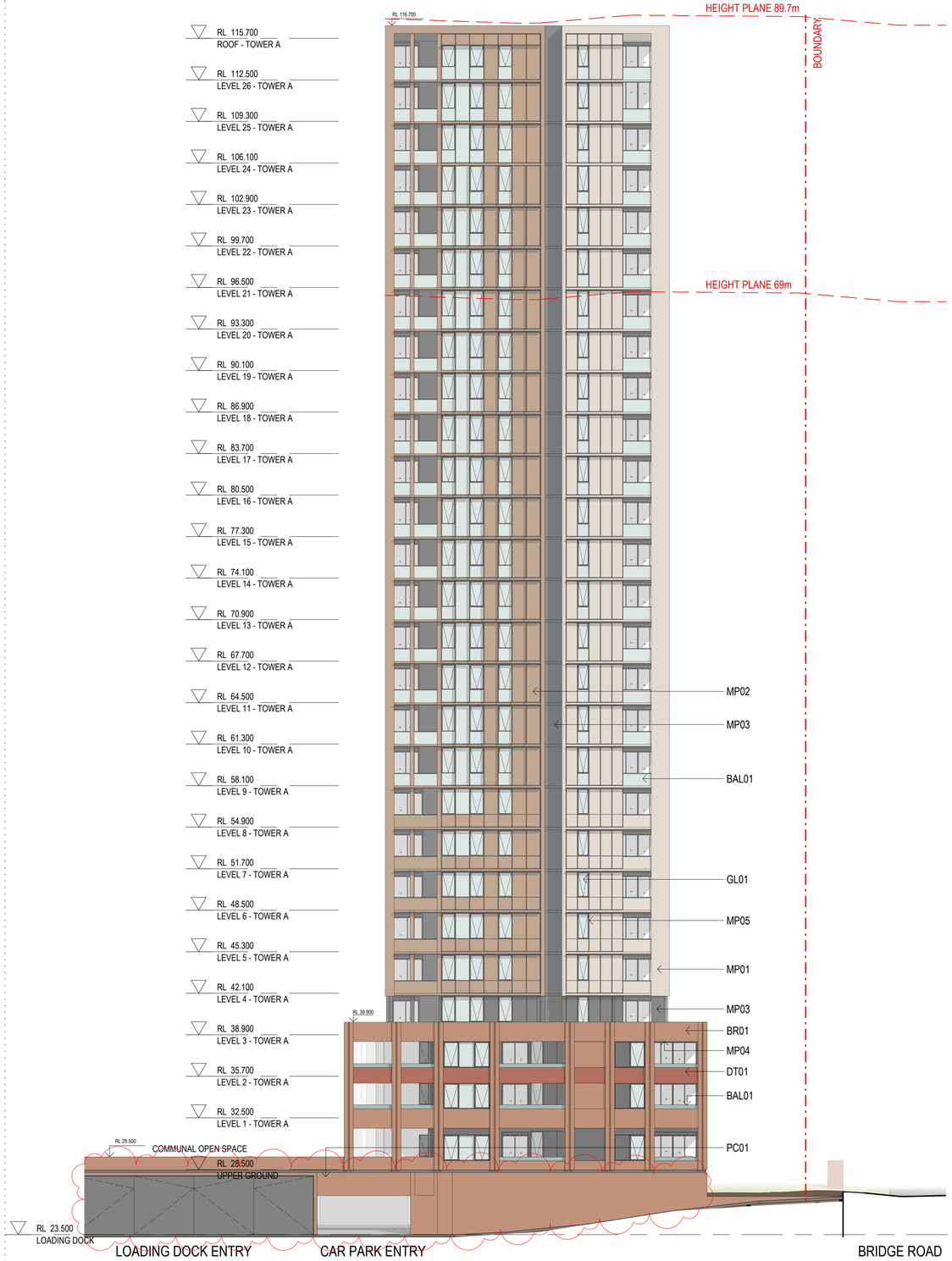
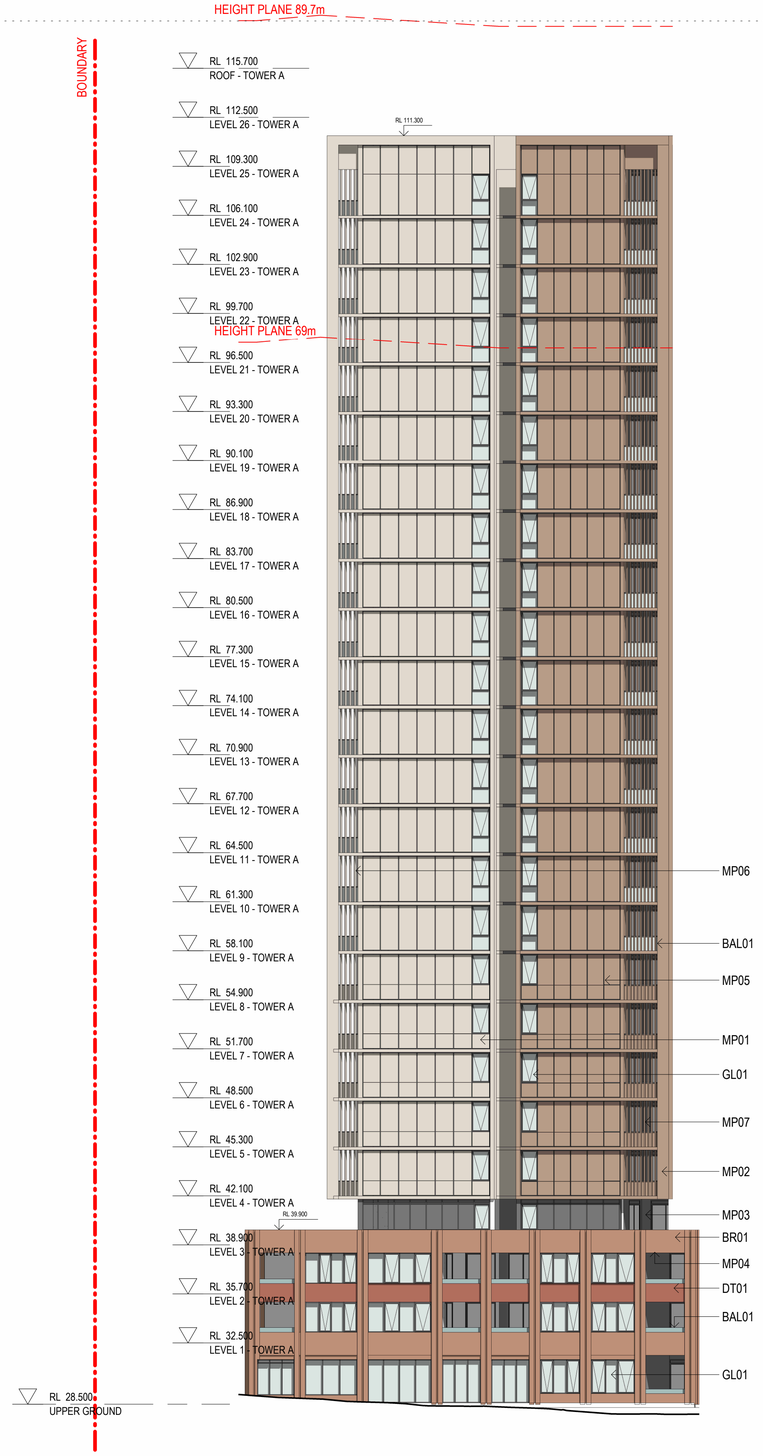


1 TOWER A - NORTH ELEVATION

1 : 200



2 TOWER A - SOUTH ELEVATION

1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

ELEVATIONS - TOWER A NORTH / SOUTH

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
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As indicated	A242013	SSDA-3002	C

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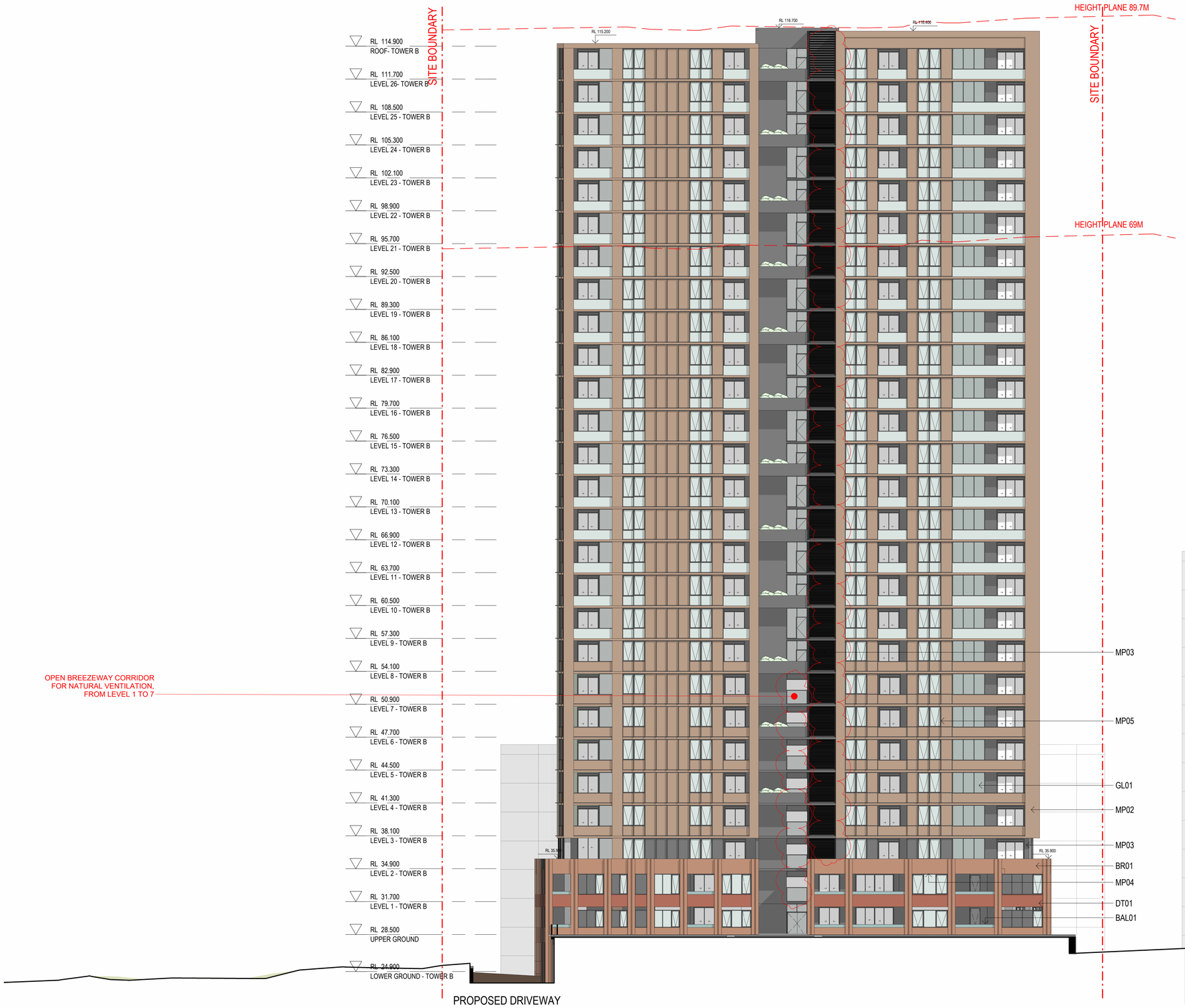

1 TOWER B - WEST ELEVATION

1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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Lateral Consulting
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STRUCTURAL ENGINEER
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PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ELEVATIONS - TOWER B WEST

SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3010	C

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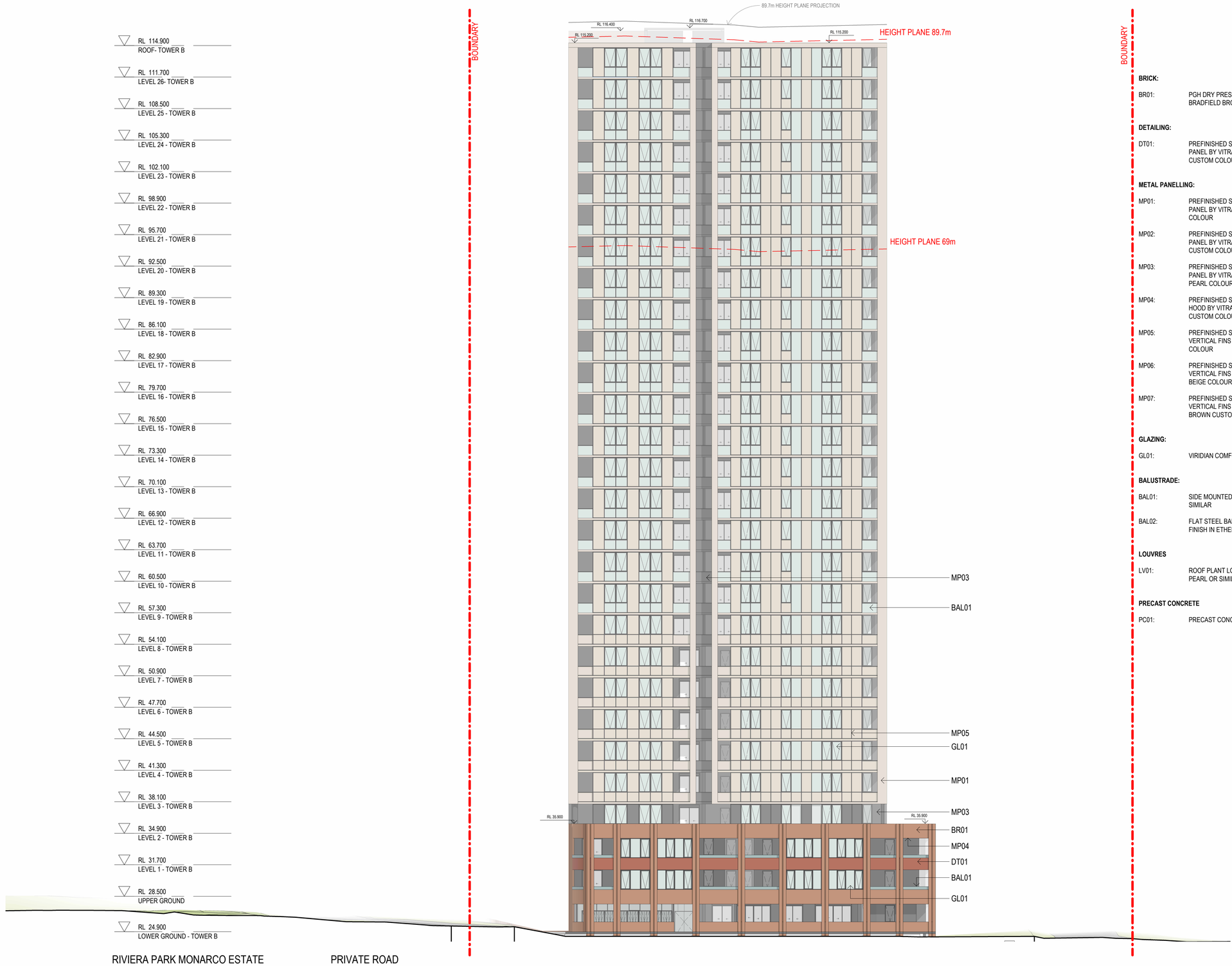

1 TOWER B - EAST ELEVATION
1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025

Amendments

Issue	Description	Date

Consultant
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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ELEVATIONS - TOWER B EAST

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3011	B

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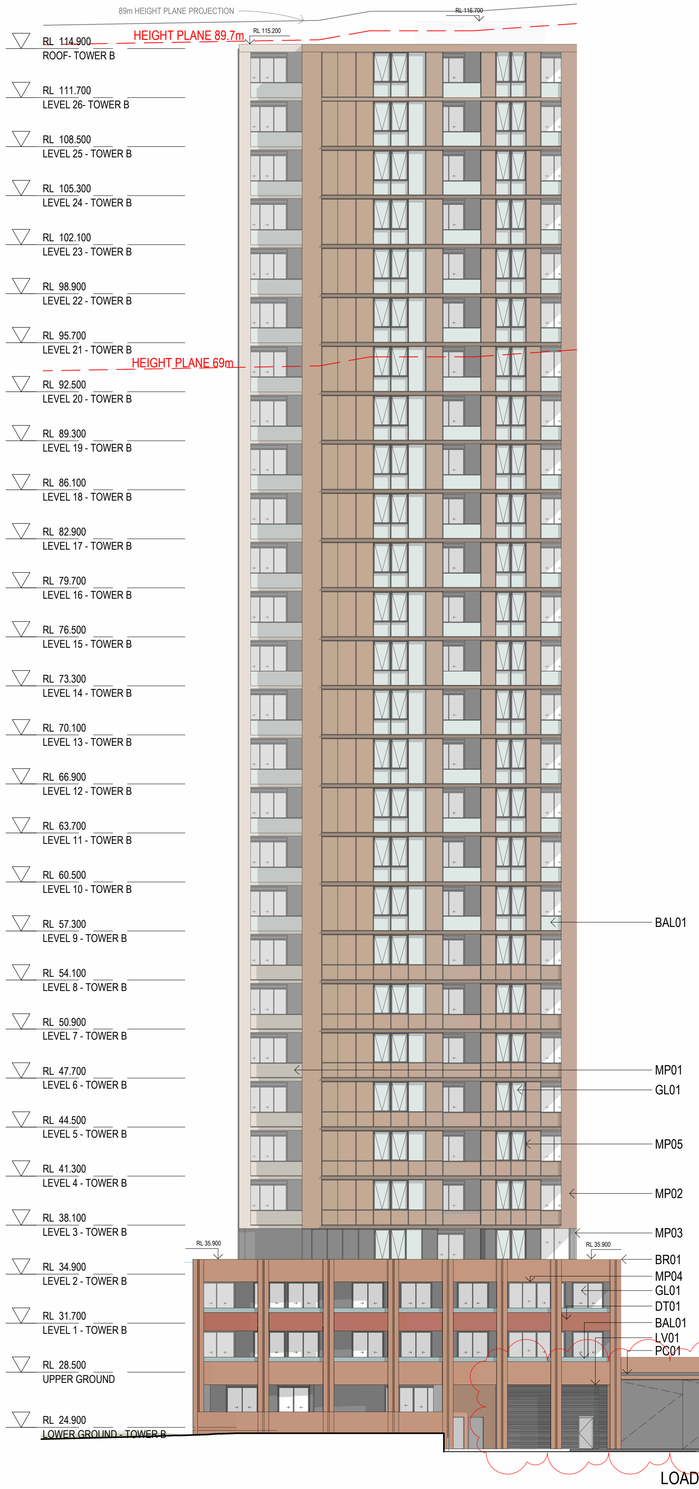
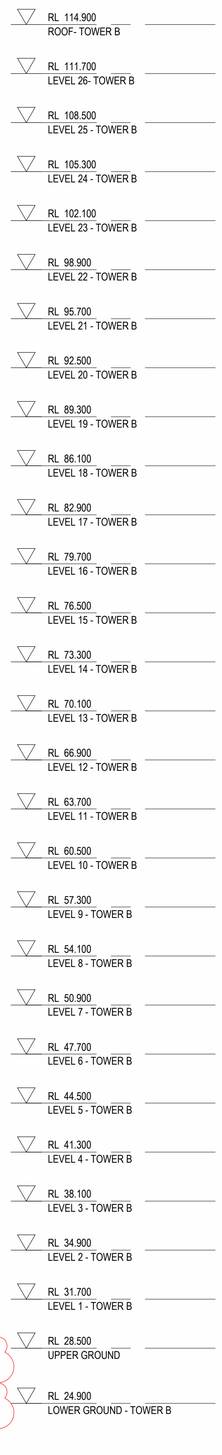


1 TOWER B - NORTH ELEVATION

1 : 200



2 TOWER B - SOUTH ELEVATION

1 : 200



BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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STRUCTURAL ENGINEER

Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

ELEVATIONS - TOWER B NORTH / SOUTH

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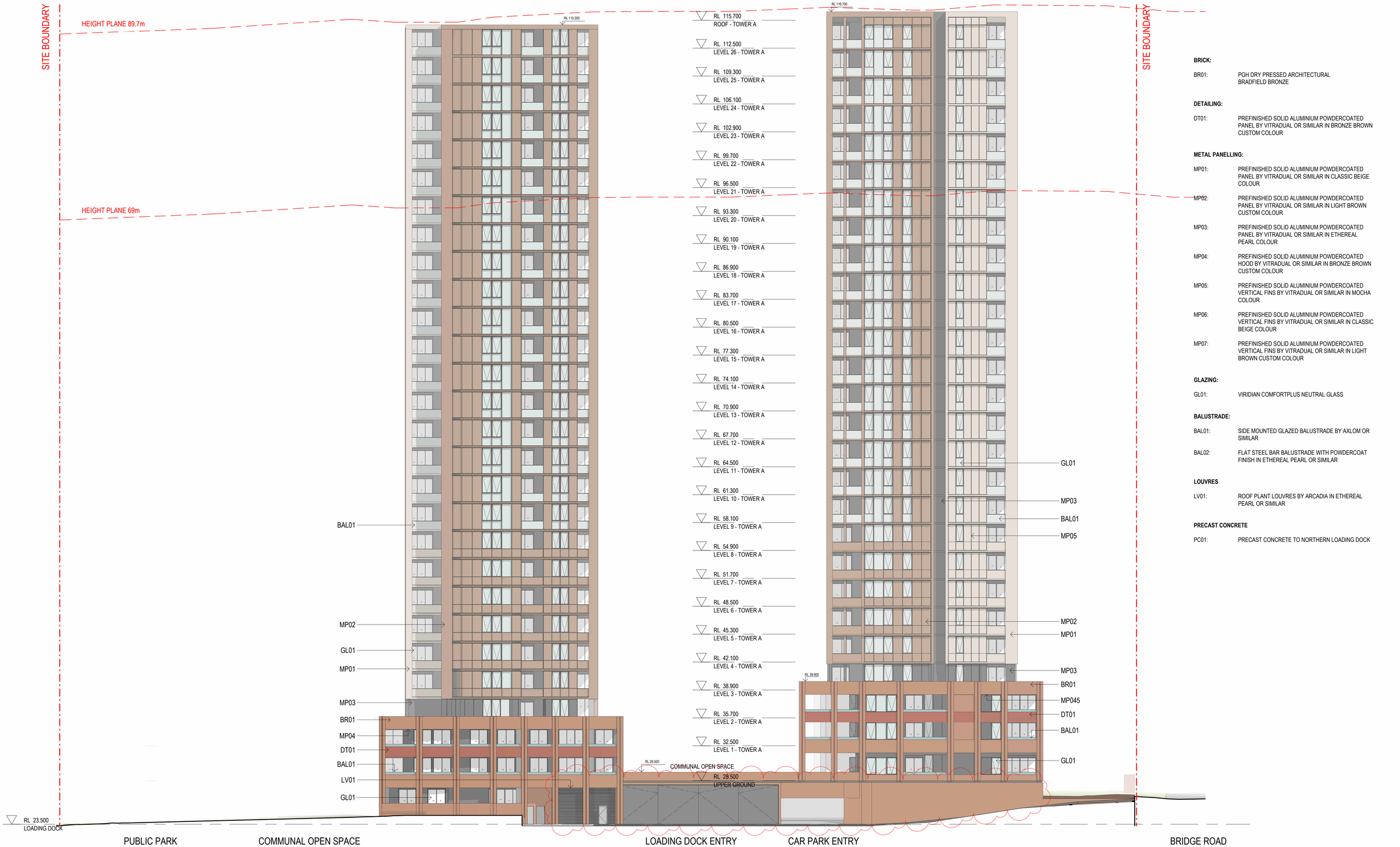
SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3012	C

18/09/2025 10:38:00 AM



1 OVERALL ELEVATION - NORTH
1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

MP05: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN MOCHA COLOUR

MP06: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

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BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
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architecture interior design urban design landscape
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ELEVATIONS - OVERALL NORTH

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3013	C

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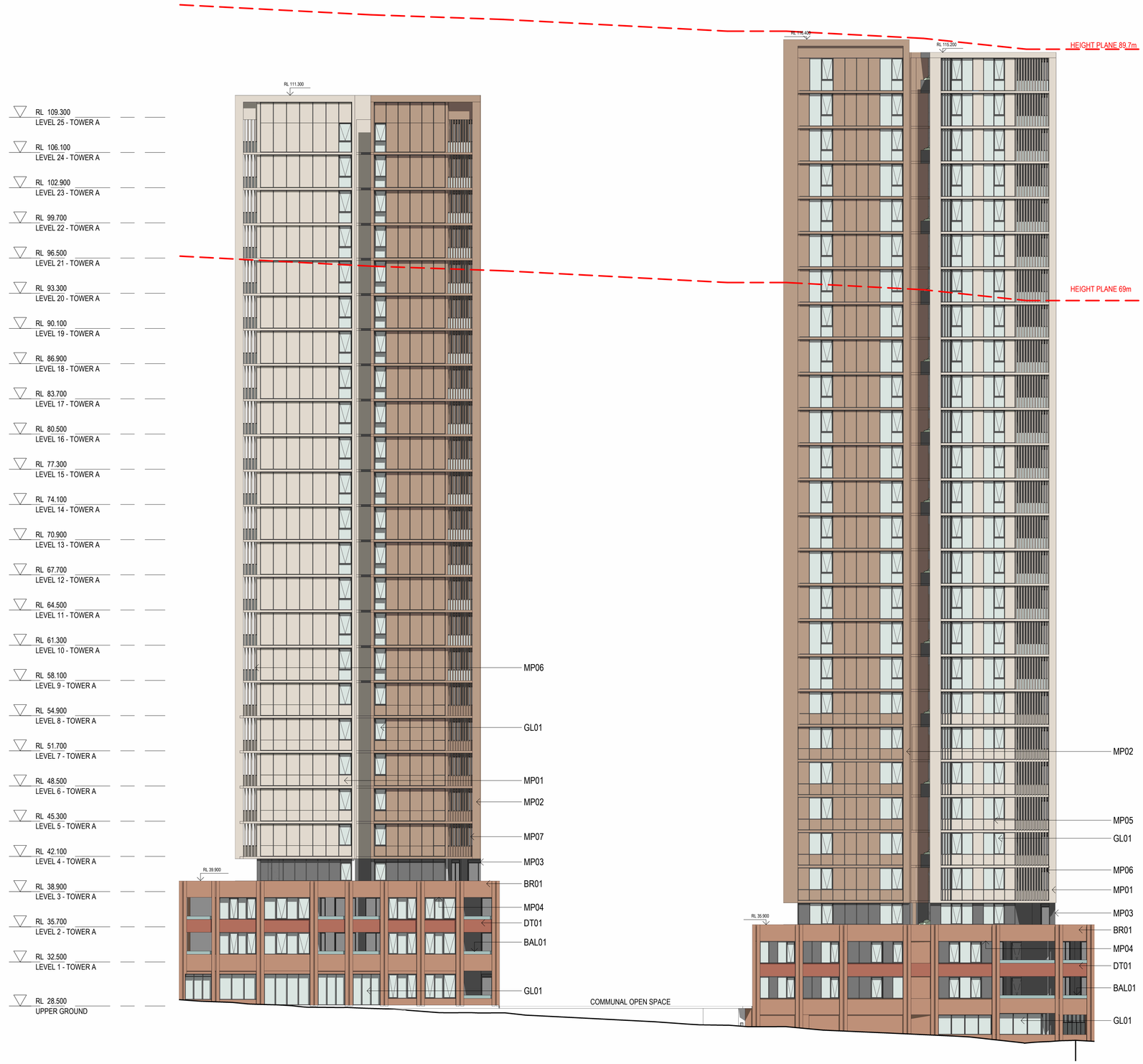

1 OVERALL ELEVATION - SOUTH
1 : 200

BRICK:

BR01: PGH DRY PRESSED ARCHITECTURAL BRADFIELD BRONZE

DETAILING:

DT01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

METAL PANELLING:

MP01: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN CLASSIC BEIGE COLOUR

MP02: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

MP03: PREFINISHED SOLID ALUMINIUM POWDERCOATED PANEL BY VITRADUAL OR SIMILAR IN ETHEREAL PEARL COLOUR

MP04: PREFINISHED SOLID ALUMINIUM POWDERCOATED HOOD BY VITRADUAL OR SIMILAR IN BRONZE BROWN CUSTOM COLOUR

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MP07: PREFINISHED SOLID ALUMINIUM POWDERCOATED VERTICAL FINS BY VITRADUAL OR SIMILAR IN LIGHT BROWN CUSTOM COLOUR

GLAZING:

GL01: VIRIDIAN COMFORTPLUS NEUTRAL GLASS

BALUSTRADE:

BAL01: SIDE MOUNTED GLAZED BALUSTRADE BY AXLOM OR SIMILAR

BAL02: FLAT STEEL BAR BALUSTRADE WITH POWDERCOAT FINISH IN ETHEREAL PEARL OR SIMILAR

LOUVRES

LV01: ROOF PLANT LOUVRES BY ARCADIA IN ETHEREAL PEARL OR SIMILAR

PRECAST CONCRETE

PC01: PRECAST CONCRETE TO NORTHERN LOADING DOCK

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025

Amendments

Issue	Description	Date

Consultant
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+61 401 222 862

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ELEVATIONS - OVERALL SOUTH

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-3014	B

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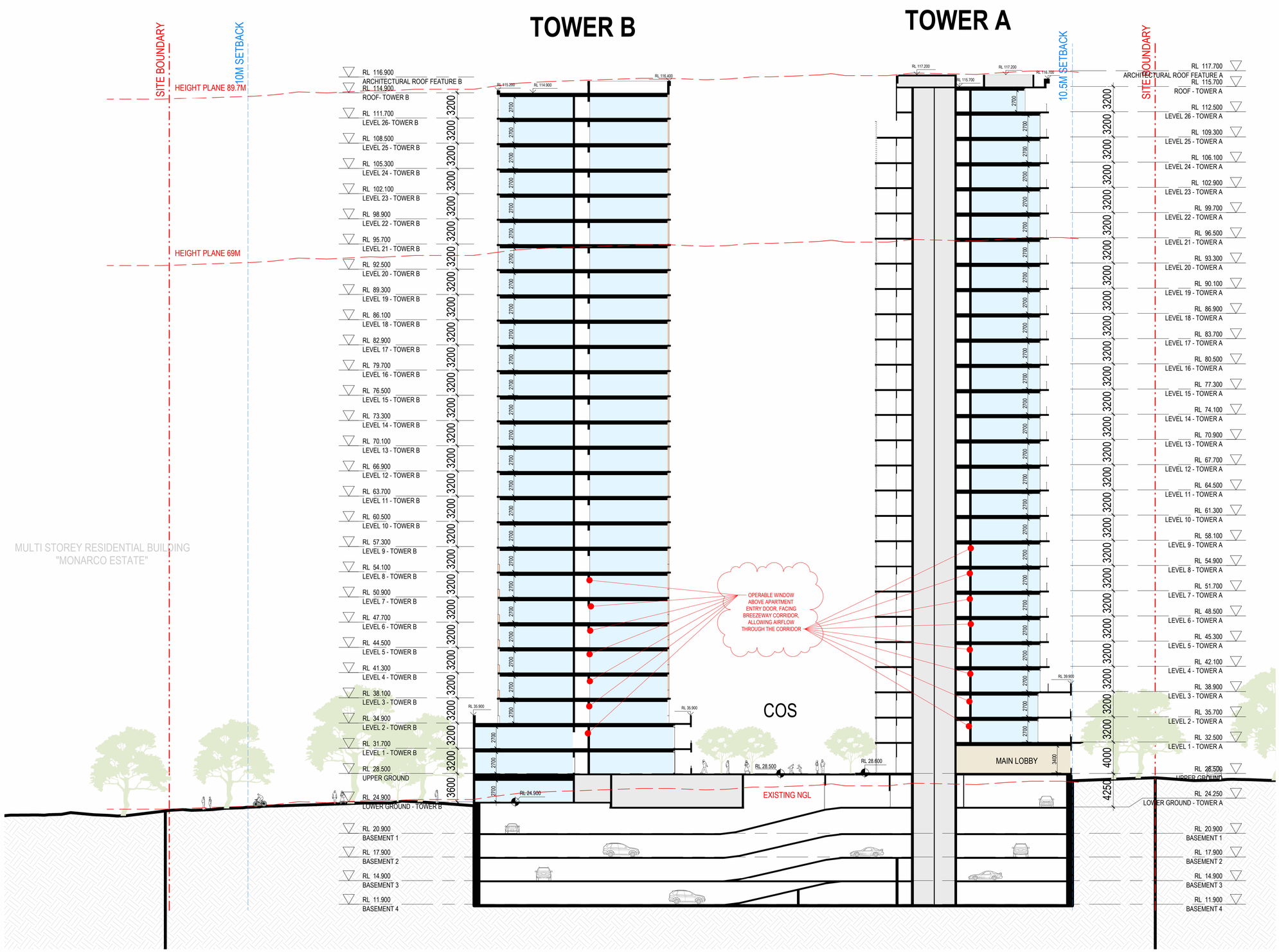

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

LONG SECTION

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SSDA SUBMISSION

5/02/2026 2:29:59 PM

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Verified	AM/DC	Approved	NT
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			11/04/25
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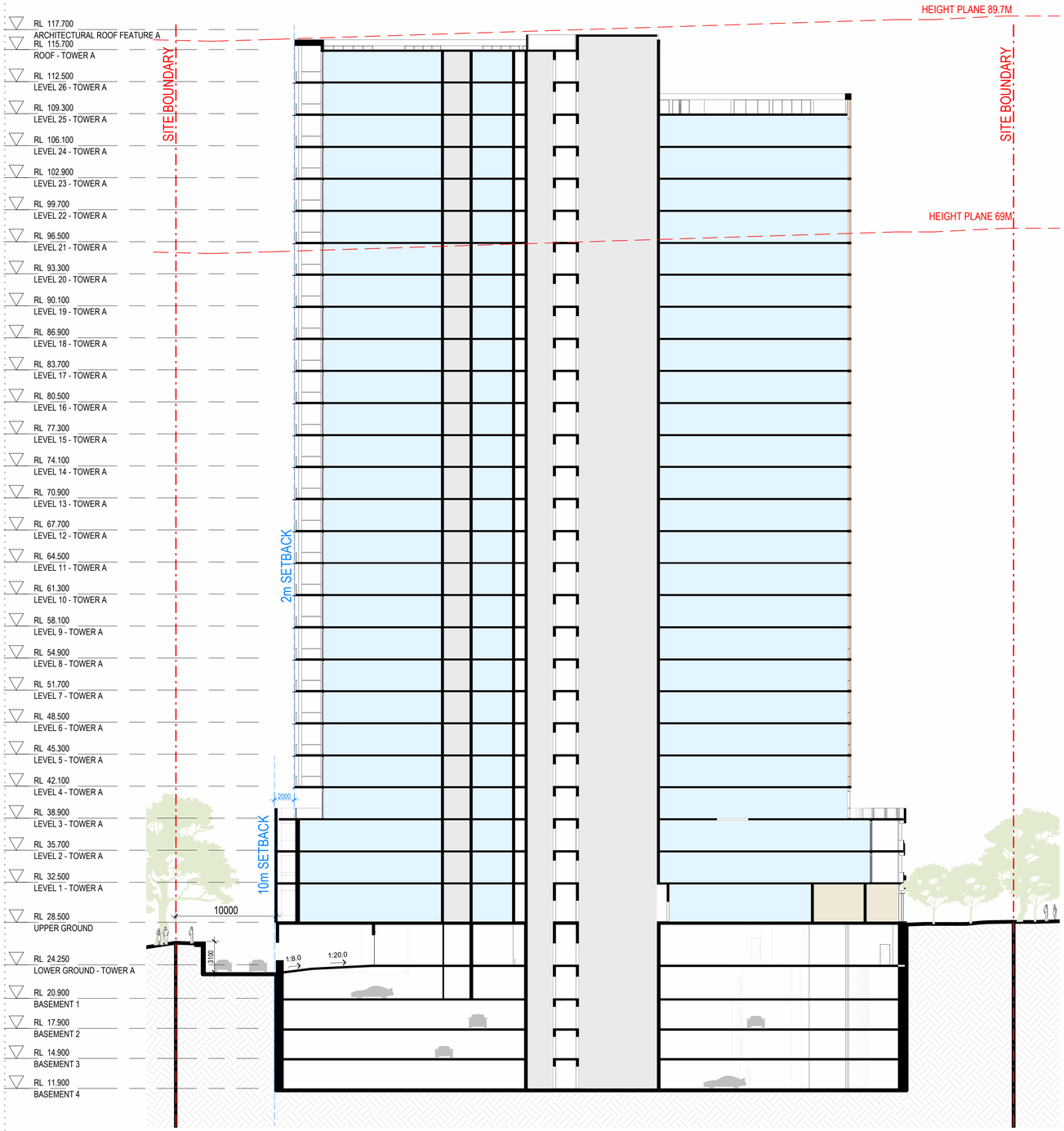
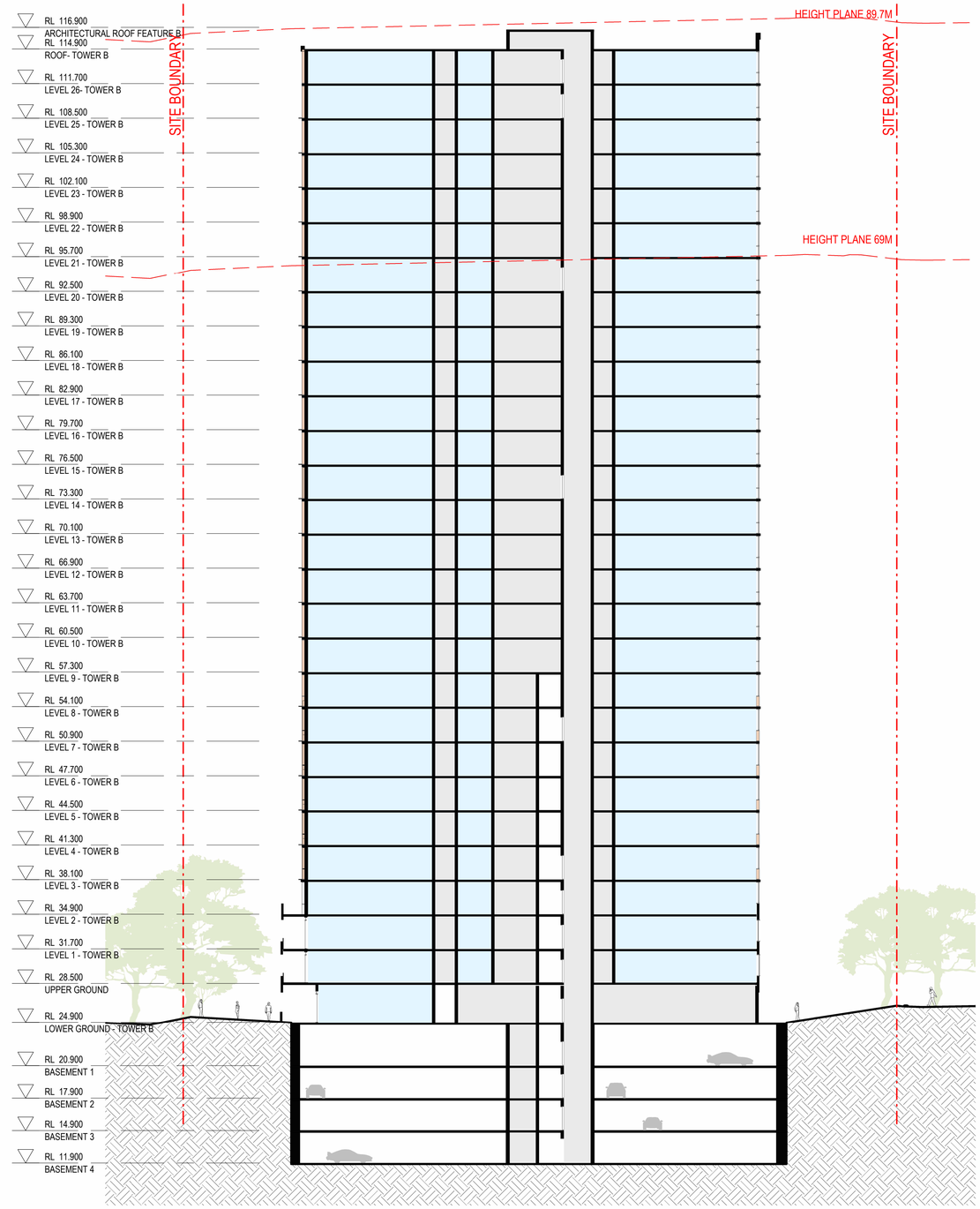


1 TOWER A
1 : 250



12 TOWER B
1 : 250

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TOWER A & B SECTIONS

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SSDA SUBMISSION

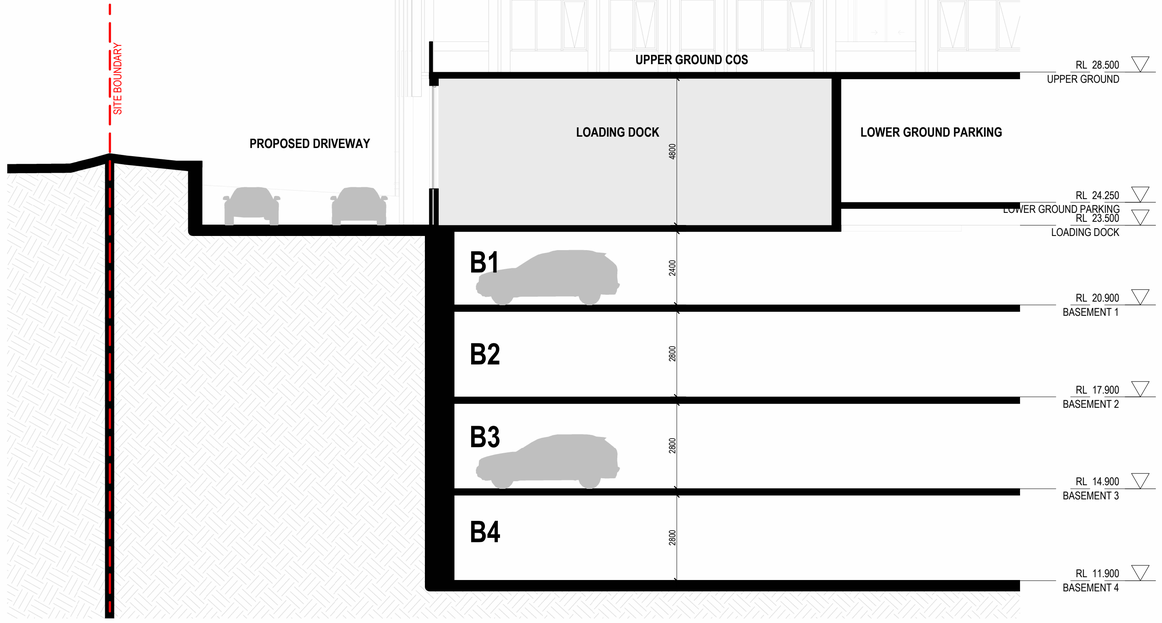
Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 250	A242013	SSDA-3101	A

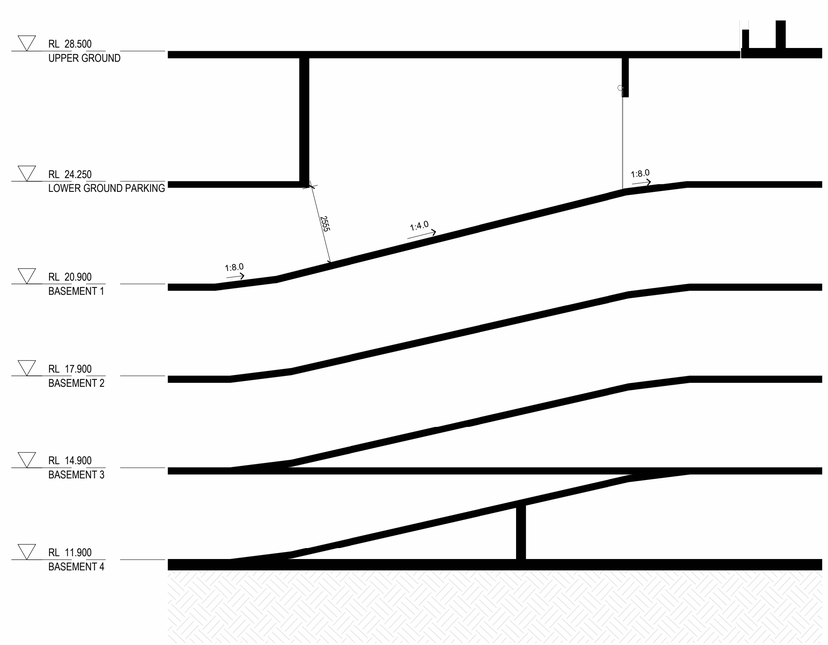
11/04/2025 9:26:04 PM



1 SECTION THROUGH PROPOSED DRIVEWAY
1 : 100



2 SECTION THROUGH LOADING DOCK
1 : 100



3 SECTION THROUGH BASEMENT RAMP
1 : 100

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
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architecture interior design urban design landscape
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ADDITIONAL SECTIONS

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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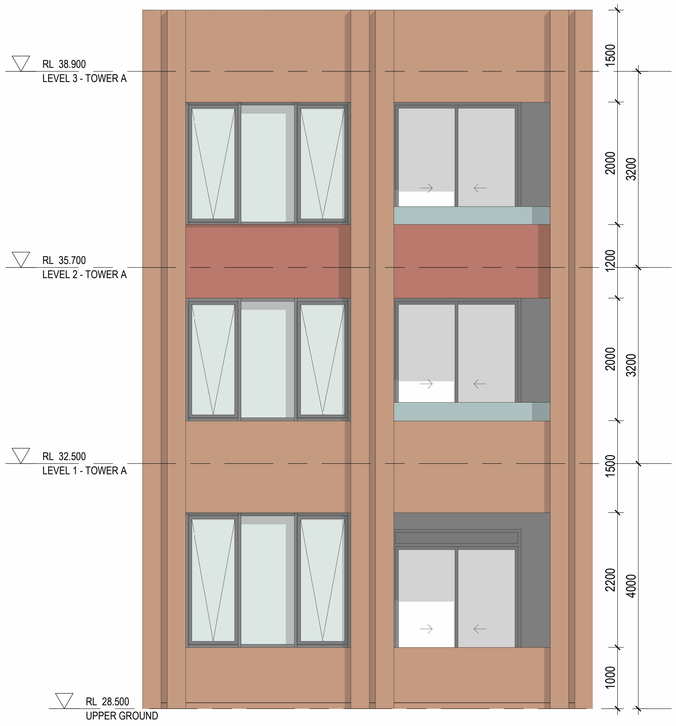
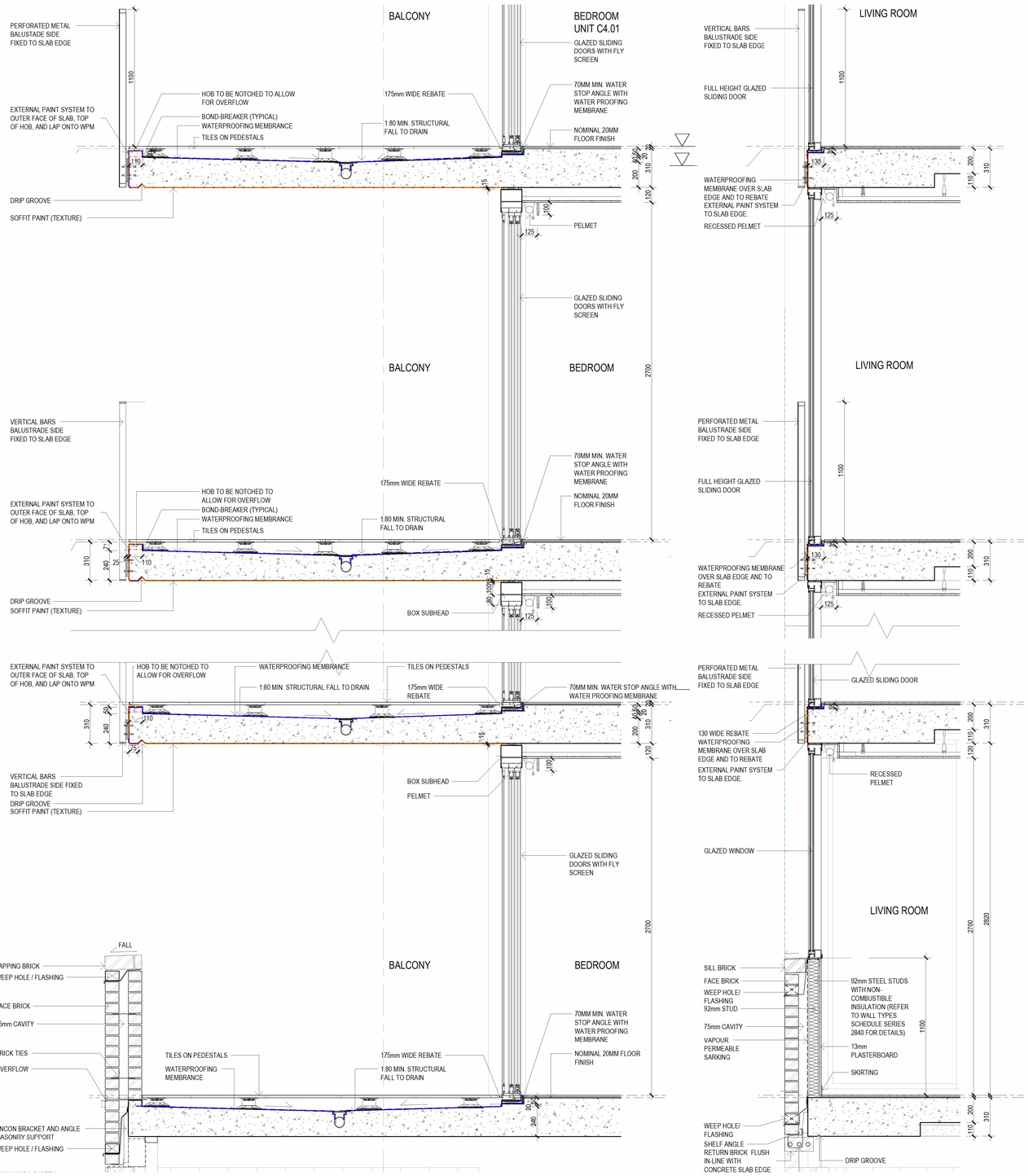


1 PODIUM FACADE
1 : 50



2 PODIUM FACADE DETAILS
1 : 50



3 PODIUM BRICK FACADE

SSDA SUBMISSION

11/04/2025 9:26:46 PM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
FACADE SECTIONS

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
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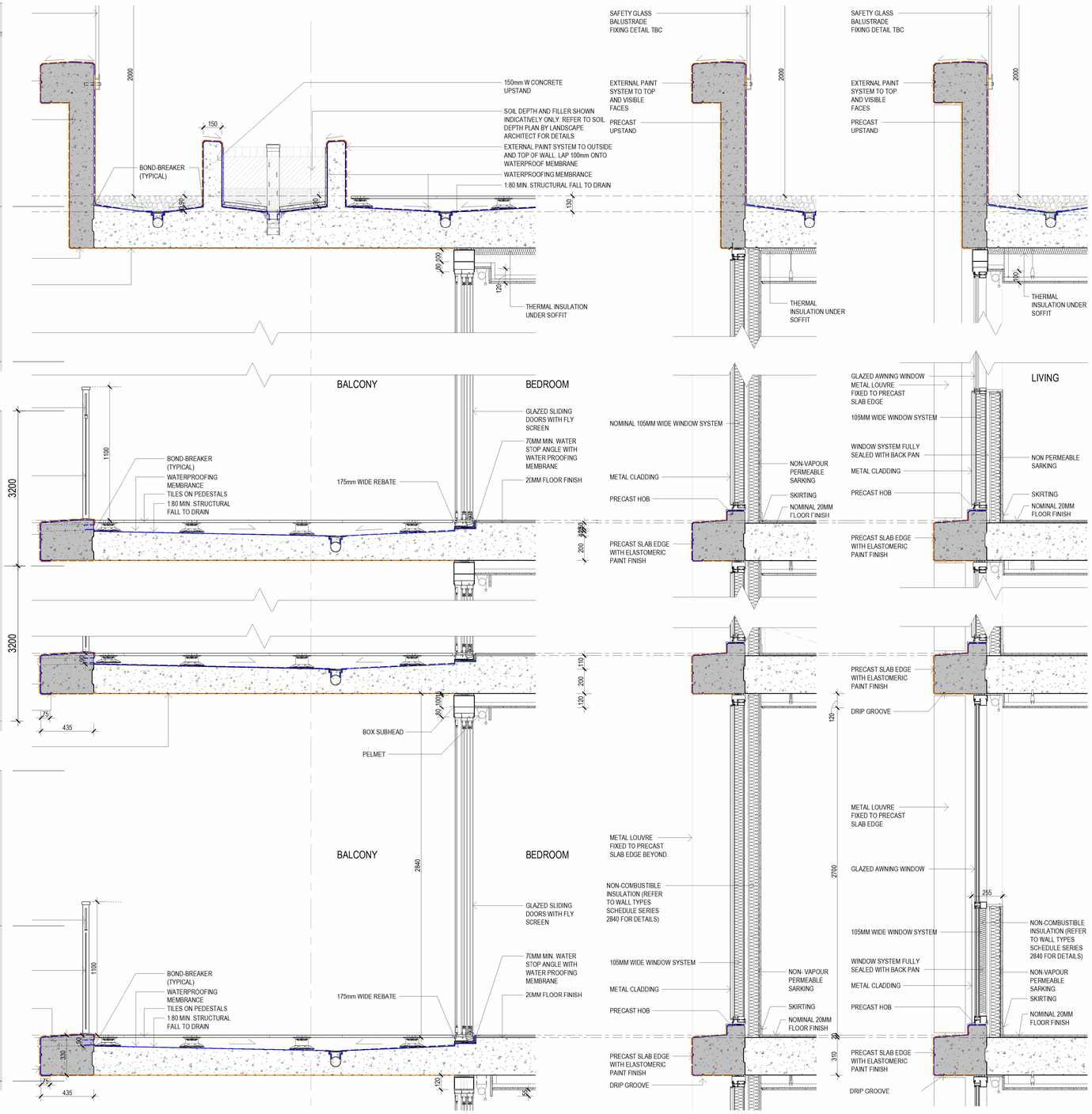
1 TOWER ELEVATION
1 : 50



2 FACADE DETAILS
1 : 50



3 TOWER WINDOW WALL

Amendments		
Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments		
Issue	Description	Date

Consultant
Neuron
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
FACADE SECTIONS

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 50	A242013	SSDA-3114	A

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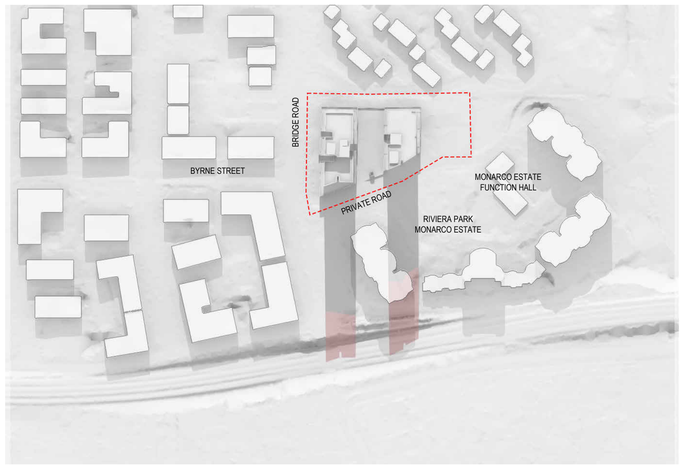
WINTER SOLSTICE 9:00 AM



WINTER SOLSTICE 10:00 AM



WINTER SOLSTICE 11:00 AM



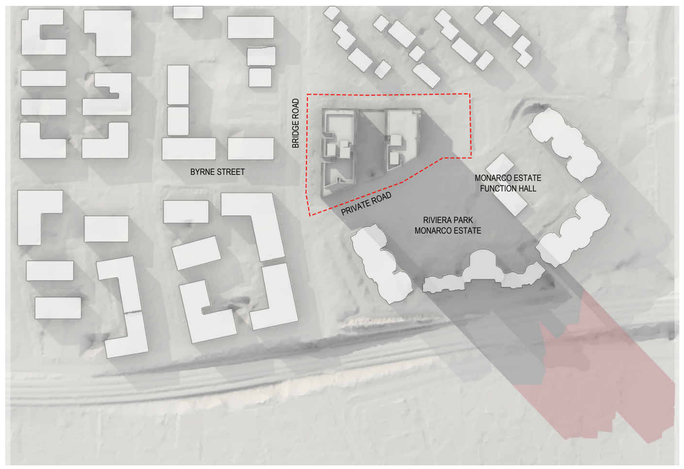
WINTER SOLSTICE 12:00 PM



WINTER SOLSTICE 1:00 PM



WINTER SOLSTICE 2:00 PM



WINTER SOLSTICE 3:00 PM

SITE BOUNDARY

EXISTING SHADOW FROM NEIGHBOURING BUILDINGS

PROPOSED BUILDING ENVELOPE SHADOW

30% UPLIFT

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
SHADOW DIAGRAMS 21st JUNE

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
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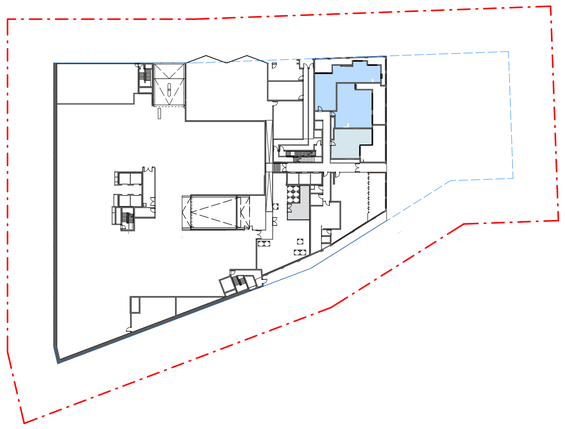


1 UNIT MIX - LOWER GROUND LEVEL
1 : 700



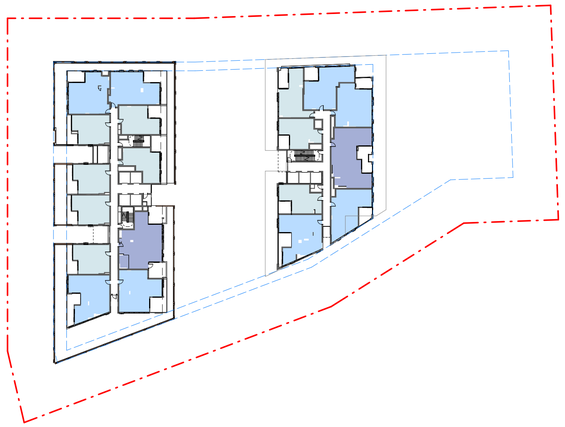
2 UNIT MIX - UPPER GROUND LEVEL
1 : 700



3 UNIT MIX - LEVEL 1
1 : 700



4 UNIT MIX - LEVEL 2
1 : 700



5 UNIT MIX - LEVEL 3
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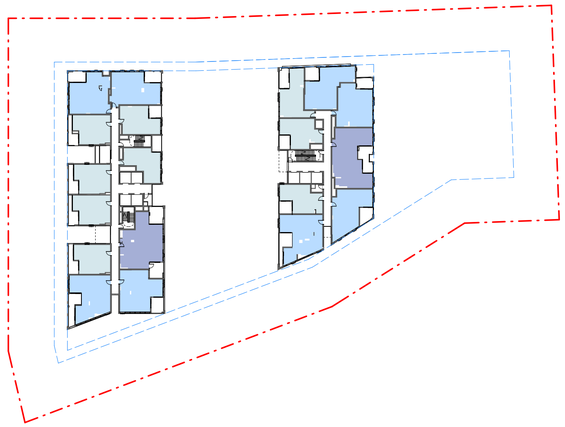
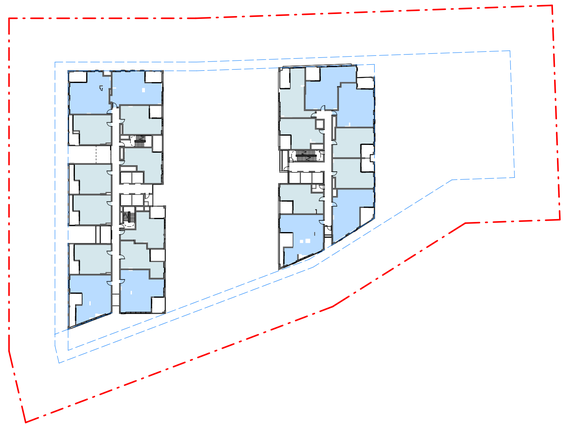
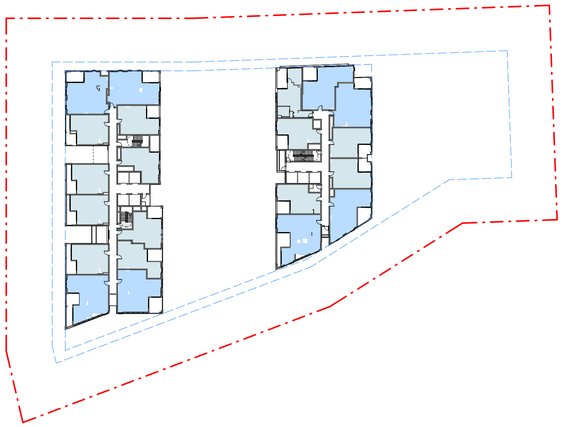


6 UNIT MIX - TOWER A LEVEL 4-8 / TOWER B LEVEL 4-7
1 : 700



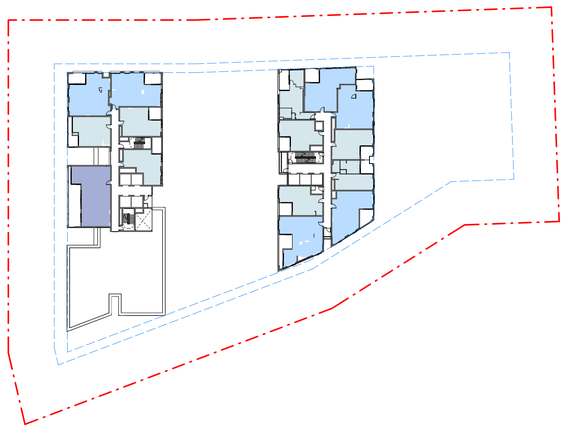
7 UNIT MIX - TOWER A LEVEL 9-14 / TOWER B LEVEL 8-15
1 : 700



8 UNIT MIX - TOWER A LEVEL 15-24 / TOWER B LEVEL 16-24
1 : 700



9 UNIT MIX - LEVEL 25
1 : 700



10 UNIT MIX - LEVEL 26
1 : 700

TOTAL UNIT MIX

1 BED	304	55%
2 BED	225	41%
3 BED	20	4%
TOTAL	**549**	**100%**

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
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Level 7, 80 William St East Sydney NSW
Australia 2011
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
UNIT MIX OVERALL

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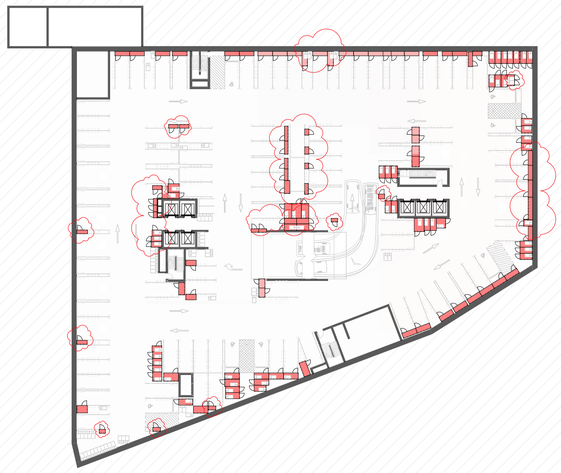
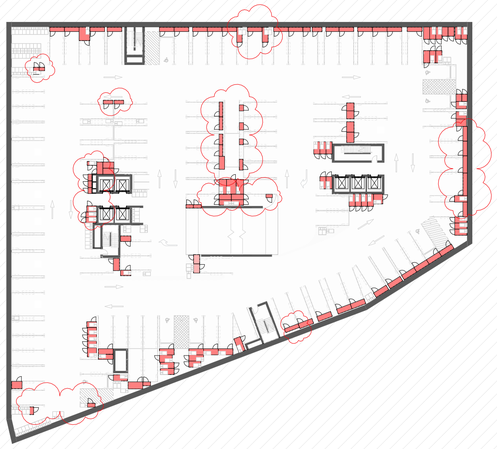
Plotted and checked by	AM/DC
Verified AM/DC	Approved NT
Drawing Created (date)	Drawing Created (by) NT
	11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9100	A

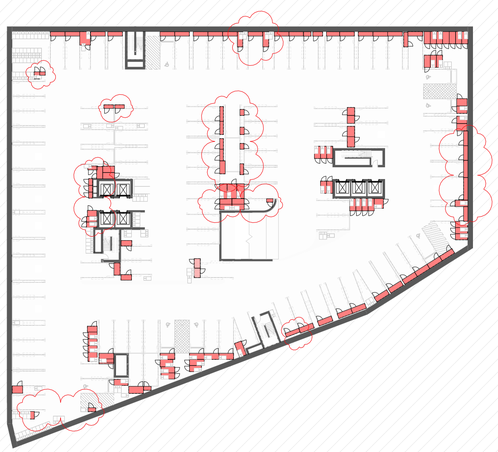
16/04/2025 5:35:16 PM



1 STORAGE DIAGRAM - BASEMENT 1
1 : 500



2 STORAGE DIAGRAM - BASEMENT 2-3
1 : 500



3 STORAGE DIAGRAM - BASEMENT 4
1 : 500

	STORAGE AREA REQUIRED IN BASEMENT(m3)	NUMBER OF CAGES REQUIRED IN BASEMENT
LG - L2	155	63
L3-L14	707	234
L15-L26	654	231
TOTAL:	**1516**	**528**

	STORAGE AREA PROVIDED BASEMENT(m3)	NUMBER OF CAGES PROVIDED CAGES IN BASEMENT
BASEMENT 01	406	127
BASEMENT 02-03	940	270
BASEMENT 04	469	131
TOTAL:	**1815**	**528**

21 ONE BEDROOM APARTMENTS MEET THE ADG STORAGE VOLUME REQUIREMENTS WITHIN UNIT ITSELF AND DO NOT REQUIRE ADDITIONAL STORAGE CAGES IN THE BASEMENT

4G STORAGE
ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

ADG DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS, AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED:

DWELLING TYPE	STORAGE SIZE VOLUME	MIN. STORAGE WITHIN THE APARTMENT
1 BEDROOM APARTMENTS	$6m^3$	$3m^3$
2 BEDROOM APARTMENTS	$8m^3$	$4m^3$
3 BEDROOM APARTMENTS	$10m^3$	$5m^3$

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400MM

STORAGE ABOVE LAUNDRY SINK FROM 1560 MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 600 MM

STORAGE

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	RESPONSE TO TOA COMMENTS	16/05/2025
B	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER
Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
STORAGE DIAGRAMS - BASEMENT

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9110	B

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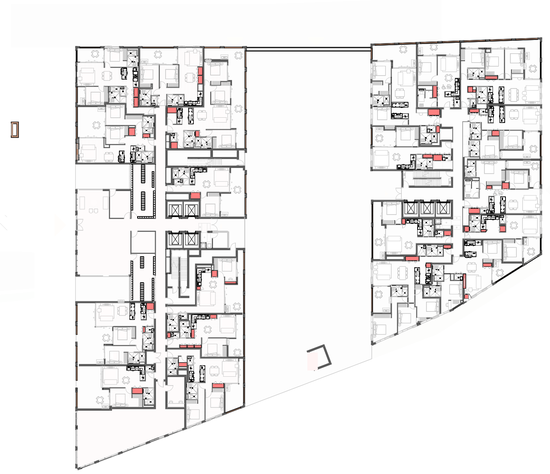
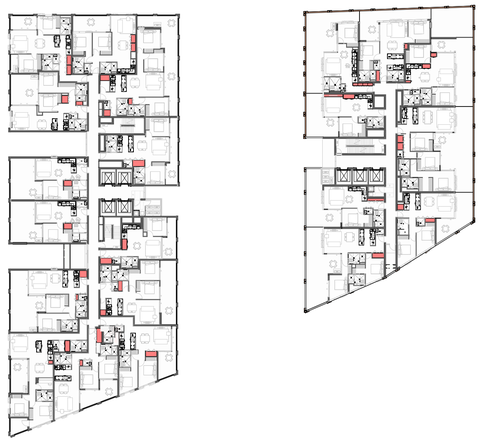
1 STORAGE DIAGRAM - LOWER GROUND LEVEL
1 : 500



2 STORAGE DIAGRAM - UPPER GROUND LEVEL
1 : 500



3 STORAGE DIAGRAM - LEVEL 1
1 : 500



4 STORAGE DIAGRAM - LEVEL 2
1 : 500

STORAGE COMPLIANCE SCHEDULE - TOWER A LEVELS UG-2

UNIT NO.	BED NO.	m³	Required (m3)	Required in basement (m3)	Required number of cages/storage in the basement
A - UPPER GROUND LEVEL					
A.UG.01	2	5.2	8.0	2.8	1.0
A.UG.02	2	5.9	8.0	2.1	1.0
A.UG.03	2	5.1	8.0	2.9	1.0
A.UG.04	3	7.0	10.0	3.0	1.0
A.UG.05	1	4.4	6.0	1.6	1.0
A.UG.06	1	3.4	6.0	2.6	1.0
A.UG.07	1	8.3	6.0	-2.3	1.0
A.UG.08	2	5.6	8.0	2.4	1.0
A.UG.09	1	4.3	6.0	1.7	1.0
A.UG.10	2	4.6	8.0	3.4	1.0
TOTAL:			**74.0**	**20.2**	**10.0**
A - LEVEL 1					
A1.01	2	5.2	8.0	2.8	1.0
A1.02	2	5.9	8.0	2.1	1.0
A1.03	2	5.1	8.0	2.9	1.0
A1.04	3	7.0	10.0	3.0	1.0
A1.05	2	5.5	8.0	2.5	1.0
A1.06	1	7.9	6.0		
A1.07	2	5.3	8.0	2.7	1.0
A1.08	2	4.8	8.0	3.2	1.0
A1.09	2	6.5	8.0	1.5	1.0
A1.10	2	4.5	8.0	3.5	1.0
A1.11	2	4.6	8.0	3.4	1.0
A1.12	1	3.3	6.0	2.7	1.0
A1.13	1	3.3	6.0	2.7	1.0
TOTAL:			**100.0**	**33.0**	**12.0**
A - LEVEL 2					
A2.01	2	5.2	8.0	2.8	1.0
A2.02	2	5.9	8.0	2.1	1.0
A2.03	2	5.1	8.0	2.9	1.0
A2.04	3	7.0	10.0	3.0	1.0
A2.05	2	5.5	8.0	2.5	1.0
A2.06	1	7.9	6.0	-1.9	
A2.07	2	5.3	8.0	2.7	1.0
A2.08	2	4.8	8.0	3.2	1.0
A2.09	2	6.5	8.0	1.5	1.0
A2.10	2	4.5	8.0	3.5	1.0
A2.11	2	4.6	8.0	3.4	1.0
A2.12	1	3.3	6.0	2.7	1.0
A2.13	1	3.3	6.0	2.7	1.0
TOTAL:			**100.0**	**31.1**	**12.0**

TOTAL REQUIRED AREA (m3):	**504.0**
STORAGE AREA REQUIRED IN BASEMENT (m3):	**154.9**
NUMBER OF CAGES REQUIRED IN BASEMENT:	**63.0**

STORAGE COMPLIANCE SCHEDULE - TOWER B LEVELS LG-2

UNIT NO.	BED NO.	m³	Required (m3)	Required in basement (m3)	Required number of cages/storage in the basement
B - LOWER GROUND LEVEL					
B.LG.01	2	9.3	8	-1.3	1
B.LG.02	2	7.4	8	0.6	1
B.LG.03	1	3.3	6	2.7	1
TOTAL:			**22**	**2.0**	**3**
B - UPPER GROUND LEVEL					
B.UG.01	1	6.2	6	-0.2	
B.UG.02	2	5.2	8	2.8	1
B.UG.03	1	3.3	6	2.7	1
B.UG.04	3	5.2	10	4.8	1
B.UG.05	2	5.1	8	2.9	1
B.UG.06	2	8.1	8	-0.1	1
B.UG.07	1	4.8	6	1.2	1
B.UG.08	2	4.5	8	3.5	1
B.UG.09	2	6.8	8	1.2	1
B.UG.10	1	3.9	6	2.1	1
TOTAL:			**74**	**20.7**	**9**
B - LEVEL 1					
B1.01	1	6.2	6	-0.2	
B1.02	2	5.2	8	2.8	1
B1.03	1	3.3	6	2.7	1
B1.04	3	5.2	10	4.8	1
B1.05	2	5.1	8	2.9	1
B1.06	2	8.1	8	-0.1	1
B1.07	1	4.8	6	1.2	1
B1.08	2	4.5	8	3.5	1
B1.09	3	6.8	8	1.2	1
B1.10	1	3.9	6	2.1	1
TOTAL:			**74**	**20.7**	**9**
B - LEVEL 2					
B2.01	1	3.3	6	2.7	1
B2.02	1	3.4	6	2.6	1
B2.03	2	4.0	8	4.0	1
B2.04	2	4.3	8	3.7	1
B2.05	3	5.6	10	4.4	1
B2.06	2	5.2	8	2.8	1
B2.07	2	4.1	8	3.9	1
B2.08	1	3.0	6	3.0	1
TOTAL:			**60**	**27.2**	**8**

21 ONE BEDROOM APARTMENTS MEET THE ADG STORAGE VOLUME REQUIREMENTS WITHIN UNIT ITSELF AND DO NOT REQUIRE ADDITIONAL STORAGE CAGES IN THE BASEMENT

4G STORAGE
ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

ADG DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS, AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED:

DWELLING TYPE	STORAGE SIZE VOLUME	MIN. STORAGE WITHIN THE APARTMENT
1 BEDROOM APARTMENTS	6m³	3m³
2 BEDROOM APARTMENTS	8m³	4m³
3 BEDROOM APARTMENTS	10m³	5m³

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400MM

STORAGE ABOVE LAUNDRY SINK FROM 1560 MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 600 MM

STORAGE

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
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Australia 2011
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
STORAGE DIAGRAMS - UNIT

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9111	C

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1 STORAGE DIAGRAM - LEVEL 3
1 : 500





2 STORAGE DIAGRAM - LEVEL 4-8
1 : 500





3 STORAGE DIAGRAM - LEVEL 9-14
1 : 500

STORAGE COMPLIANCE SCHEDULE - TOWER A LEVELS 3-14

UNIT NO.	BED NO.	m³	Required (m3)	Required in basement	Required number of cages/storage in the basement
A - LEVEL 3					
A3.01	1	3.3	6.0	2.7	1.0
A3.02	2	4.0	8.0	4.0	1.0
A3.03	2	4.4	8.0	3.6	1.0
A3.04	1	4.3	6.0	1.7	1.0
A3.05	1	3.4	6.0	2.6	1.0
A3.06	3	5.7	10.0	4.3	1.0
A3.07	2	5.9	8.0	2.1	1.0
A3.08	2	4.3	8.0	3.7	1.0
A3.09	1	3.3	6.0	2.7	1.0
A3.10	1	3.3	6.0	2.7	1.0
A3.11	1	3.3	6.0	2.7	1.0
SUB TOTAL:			78.0	33.0	11.0
TOTAL:			**78.0**	**33.0**	**11.0**
A - LEVEL 4-8					
A4-8.01	1	3.3	6.0	2.7	1.0
A4-8.02	2	4.0	8.0	4.0	1.0
A4-8.03	2	4.4	8.0	3.6	1.0
A4-8.04	1	4.3	6.0	1.7	1.0
A4-8.05	1	3.4	6.0	2.6	1.0
A4-8.06	3	5.7	10.0	4.3	1.0
A4-8.07	2	5.9	8.0	2.1	1.0
A4-8.08	2	4.3	8.0	3.7	1.0
A4-8.09	1	3.3	6.0	2.7	1.0
A4-8.10	1	3.3	6.0	2.7	1.0
A4-8.11	1	3.3	6.0	2.7	1.0
SUB TOTAL:			78.0	33.0	11.0
TOTAL:			**390.0**	**165.2**	**55.0**
A - LEVEL 9-14					
A9-14.01	1	3.3	6.0	2.7	1.0
A9-14.02	2	4.0	8.0	4.0	1.0
A9-14.03	2	4.4	8.0	3.6	1.0
A9-14.04	1	4.3	6.0	1.7	1.0
A9-14.05	1	3.4	6.0	2.6	1.0
A9-14.06	1	7.9	6.0	-1.9	
A9-14.07	1	3.5	6.0	2.5	1.0
A9-14.08	2	5.9	8.0	2.1	1.0
A9-14.09	2	4.3	8.0	3.7	1.0
A9-14.10	1	3.3	6.0	2.7	1.0
A9-14.11	1	3.3	6.0	2.7	1.0
A9-14.12	1	3.3	6.0	2.7	1.0
SUB TOTAL:			80.0	29.3	11.0
TOTAL:			**480.0**	**175.6**	**66.0**

TOTAL REQUIRED AREA (m3):	**1680.0**
STORAGE AREA REQUIRED IN BASEMENT (m3):	**706.8**
NUMBER OF CAGES REQUIRED IN BASEMENT:	**234.0**

STORAGE COMPLIANCE SCHEDULE - TOWER B LEVELS 3-14

UNIT NO.	BED NO.	m³	Required (m3)	Required in basement	Required number of cages/storage in the basement
B - LEVEL 3					
B3.01	1	3.3	6	2.7	1
B3.02	1	3.4	6	2.6	1
B3.03	2	4.0	8	4.0	1
B3.04	2	4.3	8	3.7	1
B3.05	3	5.6	10	4.4	1
B3.06	2	5.2	8	2.8	1
B3.07	2	4.1	8	3.9	1
B3.08	1	3.0	6	3.0	1
SUB TOTAL:			60	27.2	8
TOTAL:			**60**	**27.2**	**8**
B - LEVEL 4-8					
B4-8.01	1	3.3	6	2.7	1
B4-8.02	1	3.4	6	2.6	1
B4-8.03	2	4.0	8	4.0	1
B4-8.04	2	4.3	8	3.7	1
B4-8.05	3	5.6	10	4.4	1
B4-8.06	2	5.2	8	2.8	1
B4-8.07	2	4.1	8	3.9	1
B4-8.08	1	3.0	6	3.0	1
SUB TOTAL:			60	27.2	8
TOTAL:			**300**	**136.1**	**40**
B - LEVEL 9-14					
B9-14.01	1	3.3	6	2.7	1
B9-14.02	1	3.4	6	2.6	1
B9-14.03	2	4.0	8	4.0	1
B9-14.04	2	4.3	8	3.7	1
B9-14.05	1	3.3	6	2.7	1
B9-14.06	1	3.3	6	2.7	1
B9-14.07	2	5.2	8	2.8	1
B9-14.08	2	4.1	8	3.9	1
B9-14.09	1	3.0	6	3.0	1
SUB TOTAL:			62	28.3	9
TOTAL:			**372**	**169.7**	**54**

21 ONE BEDROOM APARTMENTS MEET THE ADG STORAGE VOLUME REQUIREMENTS WITHIN UNIT ITSELF AND DO NOT REQUIRE ADDITIONAL STORAGE CAGES IN THE BASEMENT

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1 BEDROOM APARTMENTS	$6m^3$	$3m^3$
2 BEDROOM APARTMENTS	$8m^3$	$4m^3$
3 BEDROOM APARTMENTS	$10m^3$	$5m^3$

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400MM

STORAGE ABOVE LAUNDRY SINK FROM 1560 MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 600 MM

STORAGE

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
STORAGE DIAGRAMS - UNIT

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9112	C

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1 STORAGE DIAGRAM - LEVEL 15-24
1 : 500





2 STORAGE DIAGRAM - LEVEL 25
1 : 500





3 STORAGE DIAGRAM - LEVEL 26
1 : 500

STORAGE COMPLIANCE SCHEDULE - TOWER A LEVELS 15-26

UNIT NO.	BED NO.	m^3	Required(m3)	Required in basement (m3)	Required number of cages/storage in the basement
A - LEVEL 15-24					
A15-24.01	1	4.3	6.0	1.7	1
A15-24.02	2	4.0	8.0	4.0	1
A15-24.03	2	4.4	8.0	3.6	1
A15-24.04	1	4.3	6.0	1.7	1
A15-24.05	1	3.4	6.0	2.6	1
A15-24.06	1	7.9	6.0	-1.9	
A15-24.07	1	3.5	6.0	2.5	1
A15-24.08	2	5.9	8.0	2.1	1
A15-24.09	2	4.3	8.0	3.7	1
A15-24.10	1	4.3	6.0	1.7	1
A15-24.11	1	4.3	6.0	1.7	1
A15-24.12	1	4.3	6.0	1.7	1
SUB TOTAL:			80.0	25.3	11
TOTAL:			**800.0**	**252.8**	**110**
A - LEVEL 25					
A25.01	1	4.3	6.0	1.7	1
A25.02	2	4.0	8.0	4.0	1
A25.03	2	4.4	8.0	3.6	1
A25.04	1	4.3	6.0	1.7	1
A25.05	1	3.4	6.0	2.6	1
A25.06	1	4.3	6.0	1.7	1
A25.07	1	4.3	6.0	1.7	1
TOTAL:			**46.0**	**17.2**	**7**
A - LEVEL 26					
A26.01	1	4.3	6.0	1.7	1
A26.02	2	4.0	8.0	4.0	1
A26.03	2	4.4	8.0	3.6	1
A26.04	1	4.3	6.0	1.7	1
A26.05	1	3.4	6.0	2.6	1
A26.06	3	7.9	10.0	2.1	1
TOTAL:			**44.0**	**15.8**	**6.0**

TOTAL REQUIRED AREA (m3):	**1634.0**
BASEMENT STORAGE TOTAL:	**653.4**
NUMBER OF CAGES TOTAL	**231.0**

STORAGE COMPLIANCE SCHEDULE - TOWER B LEVELS 15-26

UNIT NO.	BED NO.	m^3	Required(m3)	Required in basement (m3)	Required number of cages/storage in the basement
B - LEVEL 15-24					
B15-24.01	1	3.3	6	2.7	1
B15-24.02	1	3.4	6	2.6	1
B15-24.03	2	4.0	8	4.0	1
B15-24.04	2	4.3	8	3.7	1
B15-24.05	1	3.3	6	2.7	1
B15-24.06	1	3.3	6	2.7	1
B15-24.07	2	5.2	8	2.8	1
B15-24.08	2	4.1	8	3.9	1
B15-24.09	1	3.0	6	3.0	1
SUB TOTAL			62	28.3	9
TOTAL			**620**	**282.8**	**90**
B - LEVEL 25					
B25.01	1	3.3	6	2.7	1
B25.02	1	3.4	6	2.6	1
B25.03	2	4.0	8	4.0	1
B25.04	2	4.3	8	3.7	1
B25.05	1	3.3	6	2.7	1
B25.06	1	3.3	6	2.7	1
B25.07	2	5.2	8	2.8	1
B25.08	2	4.1	8	3.9	1
B25.09	1	3.0	6	3.0	1
TOTAL1:			**62**	**28.3**	**9**
B - LEVEL 26					
B26.01	1	3.3	6	2.7	1
B26.02	1	3.4	6	2.6	1
B26.03	2	4.0	8	4.0	1
B26.04	2	4.3	8	3.7	1
B26.05	1	3.3	6	2.7	1
B26.06	1	3.3	6	2.7	1
B26.07	2	5.2	8	2.8	1
B26.08	2	4.1	8	3.9	1
B26.09	1	3.0	6	3.0	1
TOTAL:			**62**	**28.3**	**9**

21 ONE BEDROOM APARTMENTS MEET THE ADG STORAGE VOLUME REQUIREMENTS WITHIN UNIT ITSELF AND DO NOT REQUIRE ADDITIONAL STORAGE CAGES IN THE BASEMENT

4G STORAGE

ADEQUATE, WELL DESIGNED STORAGE IS PROVIDED IN EACH APARTMENT

ADG DESIGN CRITERIA

1. IN ADDITION TO STORAGE IN KITCHENS, BATHROOMS, AND BEDROOMS, THE FOLLOWING STORAGE IS PROVIDED:

DWELLING TYPE	STORAGE SIZE VOLUME	MIN. STORAGE WITHIN THE APARTMENT
1 BEDROOM APARTMENTS	$6m^3$	$3m^3$
2 BEDROOM APARTMENTS	$8m^3$	$4m^3$
3 BEDROOM APARTMENTS	$10m^3$	$5m^3$

AT LEAST 50% OF THE REQUIRED STORAGE IS TO BE LOCATED WITHIN THE APARTMENT

STORAGE HEIGHT FOR LIVING AREA 2700 MM
STORAGE HEIGHT FOR KITCHEN AREA 2400MM

STORAGE ABOVE LAUNDRY SINK FROM 1560 MM UP TO 2400 MM
STORAGE UNDER LAUNDRY SINK 600 MM

STORAGE

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO TOA COMMENTS	16/05/2025
C	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
STORAGE DIAGRAMS - UNIT

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9113	C

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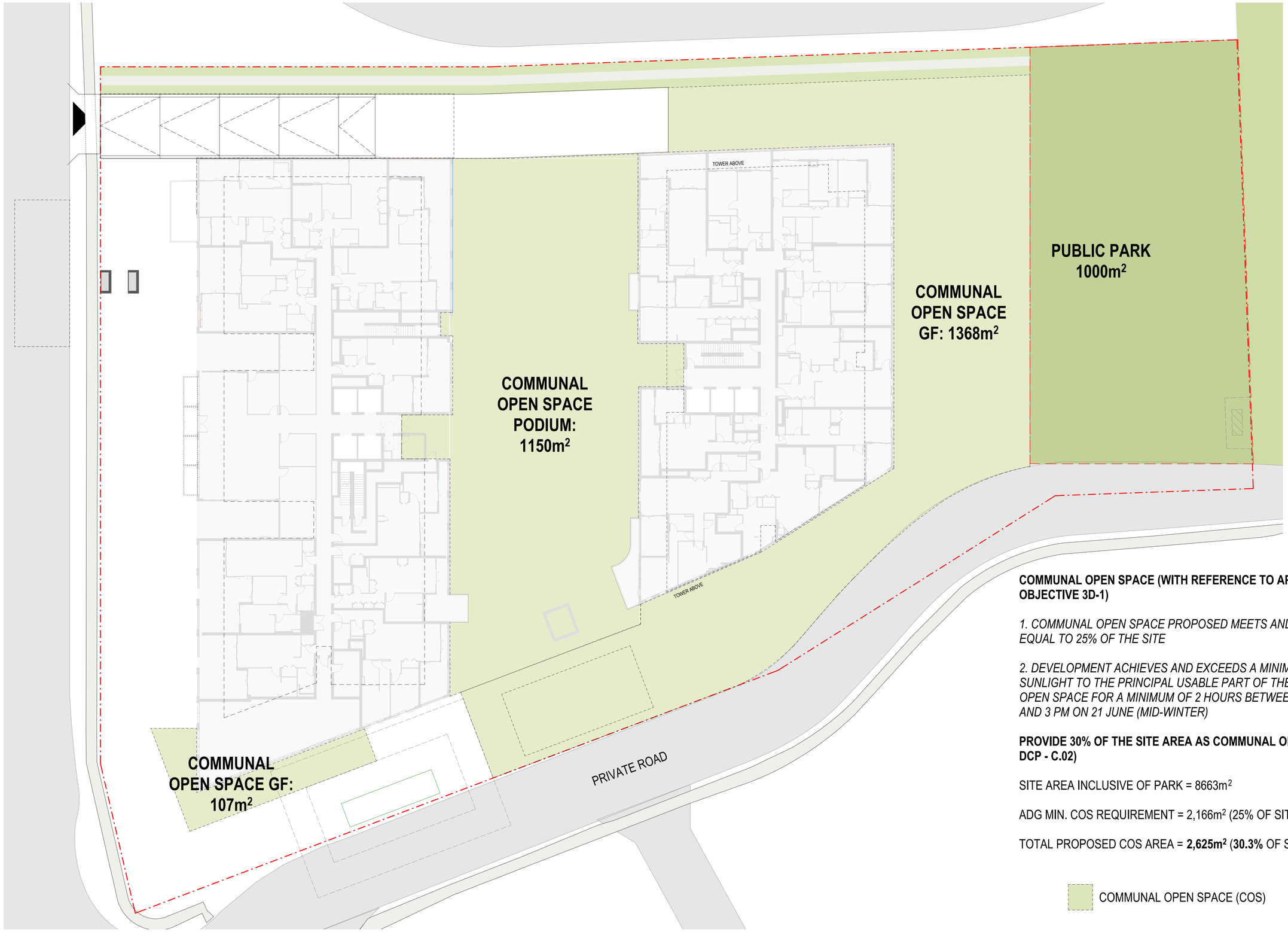

COMMUNAL OPEN SPACE (WITH REFERENCE TO APARTMENT DESIGN GUIDE OBJECTIVE 3D-1)

1. COMMUNAL OPEN SPACE PROPOSED MEETS AND EXCEEDS THE MINIMUM AREA EQUAL TO 25% OF THE SITE

2. DEVELOPMENT ACHIEVES AND EXCEEDS A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID-WINTER)

PROVIDE 30% OF THE SITE AREA AS COMMUNAL OPEN SPACE (AS PER PARRAMATTA DCP - C.02)

SITE AREA INCLUSIVE OF PARK = 8663m²

ADG MIN. COS REQUIREMENT = 2,166m² (25% OF SITE AREA)

TOTAL PROPOSED COS AREA = **2,625m²** (**30.3%** OF SITE AREA)

COMMUNAL OPEN SPACE (COS)

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
COMMUNAL OPEN SPACE

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			11/04/25

Scale	Project No	Drawing No	Issue
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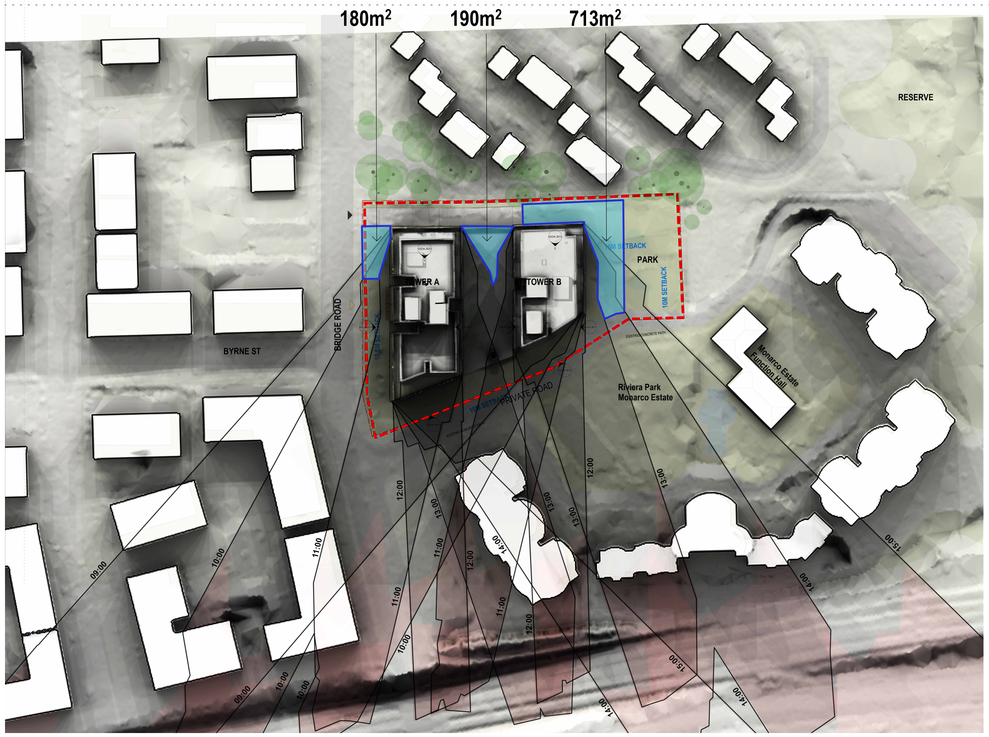
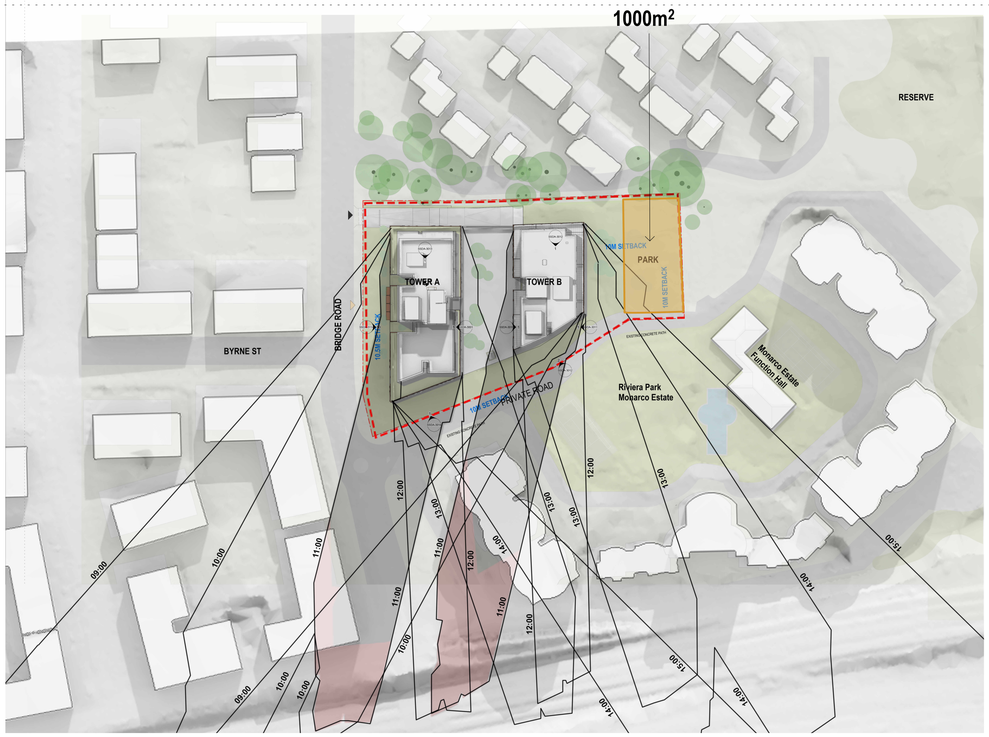


PROPOSED COMMUNAL OPEN SPACE:
1083m² (50% OF ADG MIN. COS REQUIREMENT)



MONACO ESTATE COMMUNAL OPEN SPACE: Tot. AREA 6136m²
5994m² (97% OF MONARCO ESTATE COS RECEIVING MIN. 4H OF SUN))



PUBLIC PARK:
1000m² (100% OF THE PARK RECEIVING MIN. 4H OF SUN)

PROPOSED COMMUNAL OPEN SPACE (COS) THAT RECEIVES MIN. 4hours BETWEEN 9am AND 3pm on 21 JUNE
PLANNING PANEL DESIGN GUIDELINES

PUCLIC PARK THAT RECEIVES MIN. 4hours BETWEEN 9am AND 3pm on 21 JUNE
PLANNING PANEL DESIGN GUIDELINES

MONARCO ESTATE COMMUNAL OPEN SPACE (COS) THAT RECEIVES MIN. 4hours BETWEEN 9am AND 3pm on 21 JUNE
PLANNING PANEL DESIGN GUIDELINES

MONARCO ESTATE COMMUNAL OPEN SPACE (COS) TOTAL AREA

PROPOSED BUILDING ENVELOPE SHADOW

PROPOSED BUILDING ENVELOPE SHADOW 30%UPLIFT

COMMUNAL OPEN SPACE (WITH REFERENCE TO APARTMENT DESIGN GUIDE OBJECTIVE 3D-1)

1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE

2. DEVELOPMENTS ACHIEVE A MINIMUM OF 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID-WINTER)

PROVIDE 30% OF THE SITE AREA AS COMMUNAL OPEN SPACE (AS PER PARRAMATTA DCP - C.02)

SITE AREA = 8663m²

ADG MIN. COS REQUIREMENT = 2,166m² (25% OF SITE AREA)

TOTAL PROPOSED COS AREA = **3,115m²** (**36%** OF SITE AREA)

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

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nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
COMMUNAL OPEN SPACE - SOLAR COMPLIANCE

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
1 : 200	A242013	SSDA-9131	A

18/09/2025 10:48:06 AM

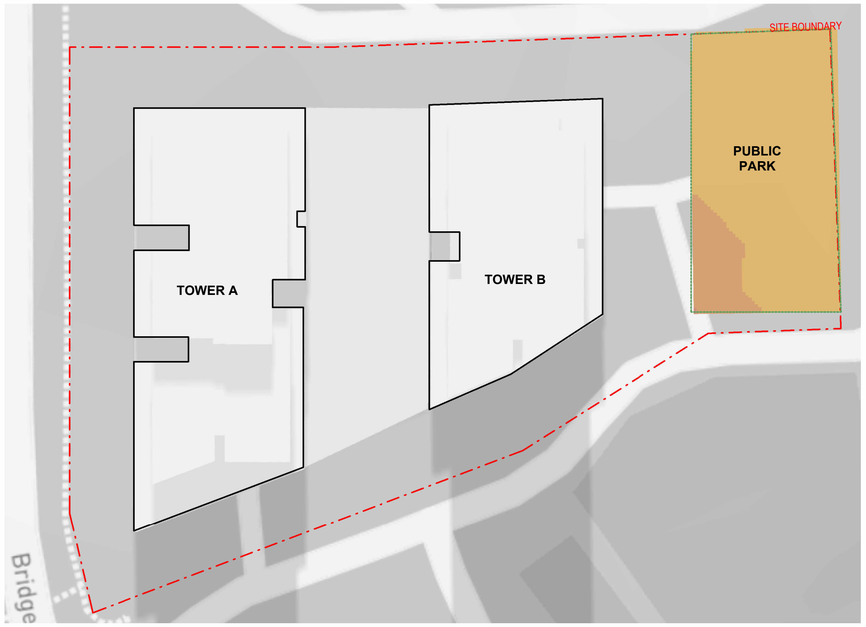


1 SSDA COS - SOLAR COMPLIANCE (21ST JUNE 9.00AM-3.00PM)
1 : 500

COMMUNAL OPEN SPACE (WITH REFERENCE TO APARTMENT DESIGN GUIDE OBJECTIVE 3D-1)

1. COMMUNAL OPEN SPACE HAS A MINIMUM AREA EQUAL TO 25% OF THE SITE

2. DEVELOPMENTS ACHIEVE AND EXCEEDS THE MINUMIMUM REQUIRED 2HRS OF DIRECT SUNLIGHT TO THE 50% OF PRINCIPAL PART OF THE COMMUNAL OPEN SPACE BETWEEN 9 AM AND 3 PM ON 21 JUNE (MID-WINTER) AS PER ADG



2 SSDA PUBLIC PARK - SOLAR COMPLIANCE(21ST JUNE 9.00AM-3.00PM)
1 : 500

PUBLIC PARK:
1000m² (100% OF THE PARK RECEIVING MIN. 4H OF SUN)

THE ENTIRE PARK HAS THE POTENTIAL TO RECEIVE UP TO FOUR HOURS OF SOLAR ACCESS DURING MID-WINTER. PLANTING AND TREES ARE STRATEGICALLY POSITIONED TO ACHIEVE A MINIMUM OF 20 PER CENT SHADING ACROSS THE PARK.

RECEIVED HOURS OF SUN
2 3 4 5 6

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
COMMUNAL OPEN SPACE & PARK - SOLAR COMPLIANCE

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Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9132	A

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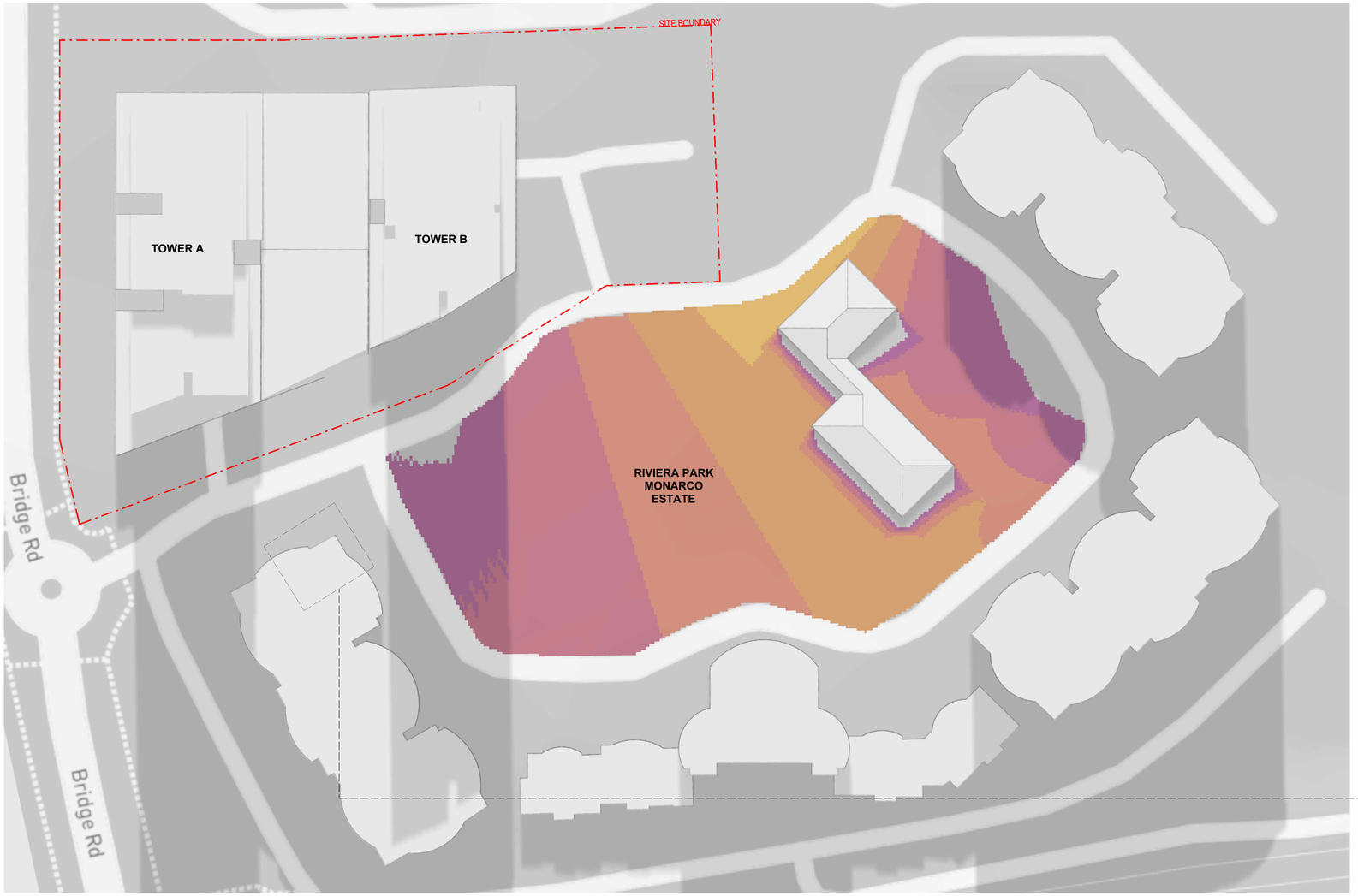
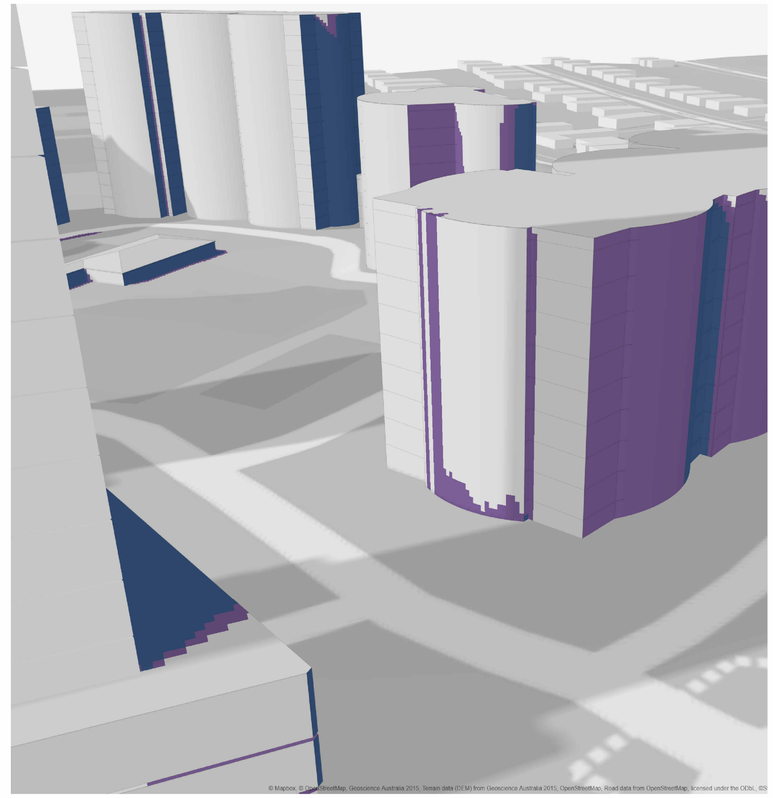


RECEIVED HOURS OF SUN
2 3 4 5 6

21st of June - 8.30am to 3.30pm

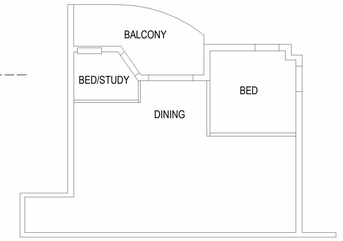
MONACO ESTATE COMMUNAL OPEN SPACE: Tot. AREA 6136m^2
(94% OF MONARCO ESTATE COS RECEIVING MIN. 2H OF SUN,
52% OF MONARCO ESTATE COS RECEIVING MIN. 4H OF SUN)

1 SSDA PUBLIC PARK - MONARCO ESTATE PARK COMPLIANCE
1 : 500



21st of June - 8.30am to 3.30pm

FACADE RETAINS 2HRS OF SUN FROM 8_30AM TO 3_30 PM



Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
MONARCO ESTATE - SOLAR COMPLIANCE

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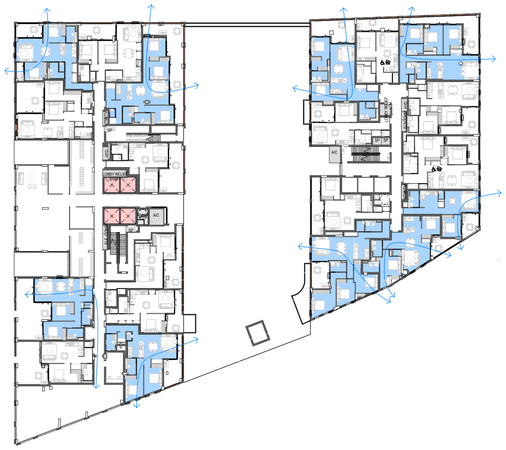
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9133	A

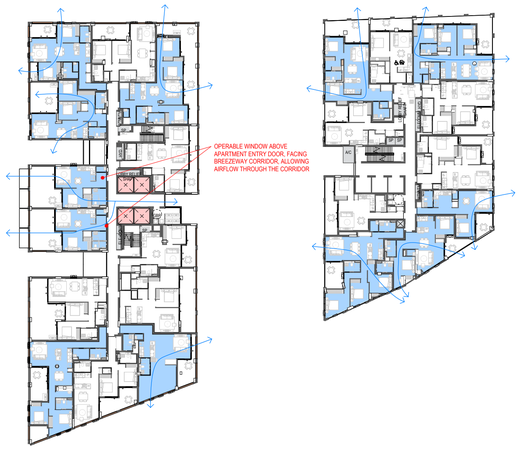
18/09/2025 11:35:52 AM



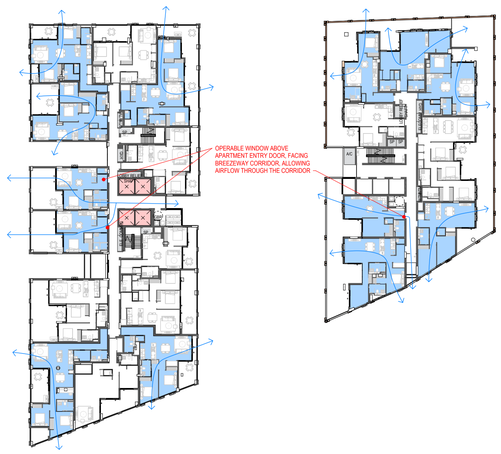
1 CV DIAGRAM - LOWER GROUND LEVEL
1 : 500



2 CV DIAGRAM - UPPER GROUND LEVEL
1 : 500



3 CV DIAGRAM - LEVEL 1
1 : 500



4 CV DIAGRAM - LEVEL 2
1 : 500



5 CV DIAGRAM - LEVEL 3
1 : 500



6 CV DIAGRAM - LEVEL 4 - 8
1 : 500

ADG DESIGN CRITERIA

4B 1. AT LEAST 60% OF APARTMENTS ARE NATURALLY
CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE
BUILDING.

TOWER A+B	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LOWER GROUND LEVEL	1	3
UPPER GROUND LEVEL	9	20
LEVEL 1	12	23
LEVEL 2	13	21
LEVEL 3	14	19
LEVEL 4-8	69	87
TOTAL	118	173

TOWER A	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
UPPER GROUND LEVEL	4	10
LEVEL 1	7	13
LEVEL 2	7	13
LEVEL 3	8	11
LEVEL 4-8	45	55
TOTAL	71	102

TOWER B	NO. CROSS VENTILATED COMPLIANT UNITS	TOTAL UNITS
LOWER GROUND LEVEL	1	3
UPPER GROUND LEVEL	5	10
LEVEL 1	5	10
LEVEL 2	6	8
LEVEL 3	6	8
LEVEL 4-7	24	32
TOTAL	47	71

TOWER A+B:
118/173 (68.2%)

TOWER A:
71/102 (69.6%)

TOWER B:
47/71 (66.2%)

AFFORDABLE HOUSING UNITS CROSS VENTILATION

- ACHEIVES COMPLIANCE - 62 UNITS (67%)
- DOES NOT ACHEIVES COMPLIANCE - 28 UNITS (33%)

APARTMENT ACHIEVES CROSS VENTILATION

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
NATURAL VENTILATION

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SSDA SUBMISSION

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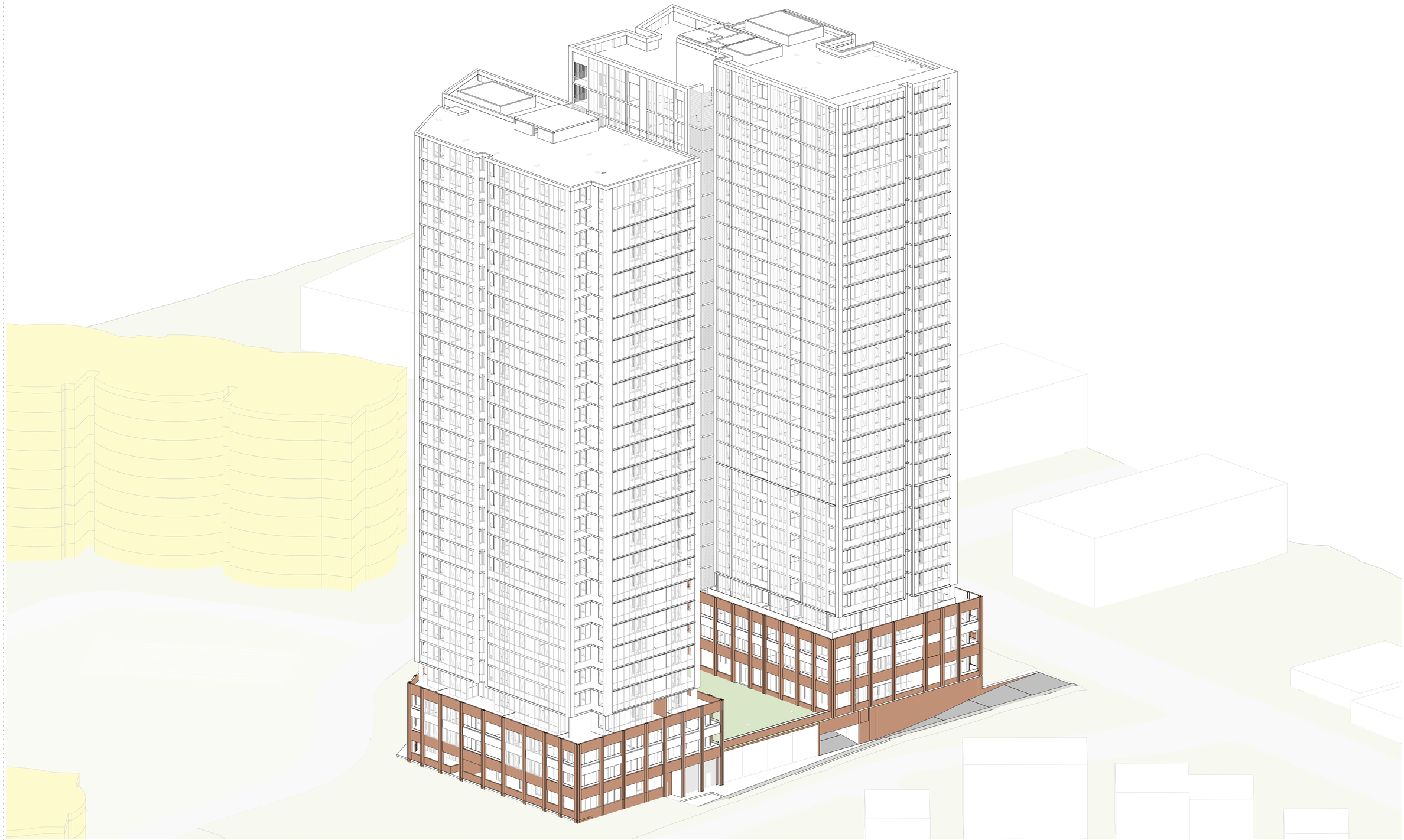
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9150	C



1 View from sun _ 2024-6-21_09-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
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nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS - 9AM

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9160A	A

18/09/2025 10:49:02 AM



1 View from sun _ 2024-6-21_09-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER

Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

Client

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Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS - 9_30 AM

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9160B	A

18/09/2025 10:48:14 AM



1 View from sun _ 2024-6-21_10-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER
Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS -10AM

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9161A	A

15/09/2025 10:49:44 AM



1 View from sun _ 2024-6-21_10-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS -10_30AM

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SSDA SUBMISSION

18/09/2025 10:49:56 AM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9161B	A



1 View from sun _ 2024-6-21_11-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

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nom architect Lisa-Maree Carrigan 7568

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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS -11AM

SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9162A	A

18/09/2025 10:50:09 AM



1 View from sun _ 2024-6-21_11-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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PRINCIPAL TRANSPORT ENGINEER

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS -11_30 AM

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
	A242013	SSDA-9162B	A

18/09/2025 10:05:33 AM



1 View from sun _ 2024-6-21_12-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS -12PM

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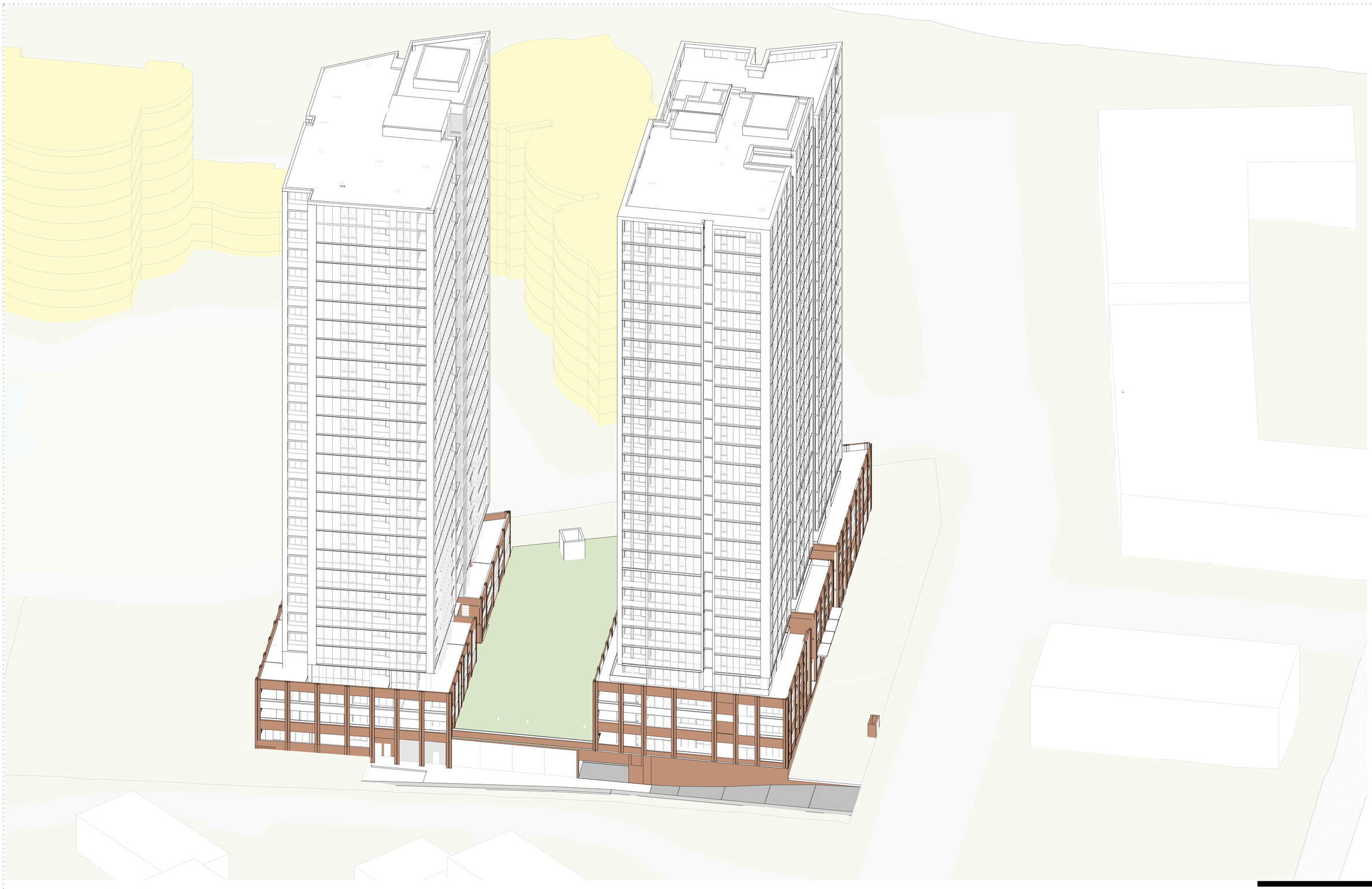
SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
	A242013	SSDA-9163A	A

18/09/2025 10:50:47 AM



1 View from sun _ 2024-6-21_12-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS -12_30PM

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9163B	A

18/09/2025 10:51:13 AM



1 View from sun _ 2024-6-21_13-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS - 1PM

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
	A242013	SSDA-9164A	A

18/09/2025 10:51:38 AM



1 View from sun _ 2024-6-21_13-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS - 1_30PM

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9164B	A

18/09/2025 10:51:48 AM



1 View from sun _ 2024-6-21_14-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
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BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS - 2PM

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Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9165A	A

18/09/2025 10:51:59 AM



1 View from sun _ 2024-6-21_14-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
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BUILDING SERVICES ENGINEER

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STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS - 2_30 PM

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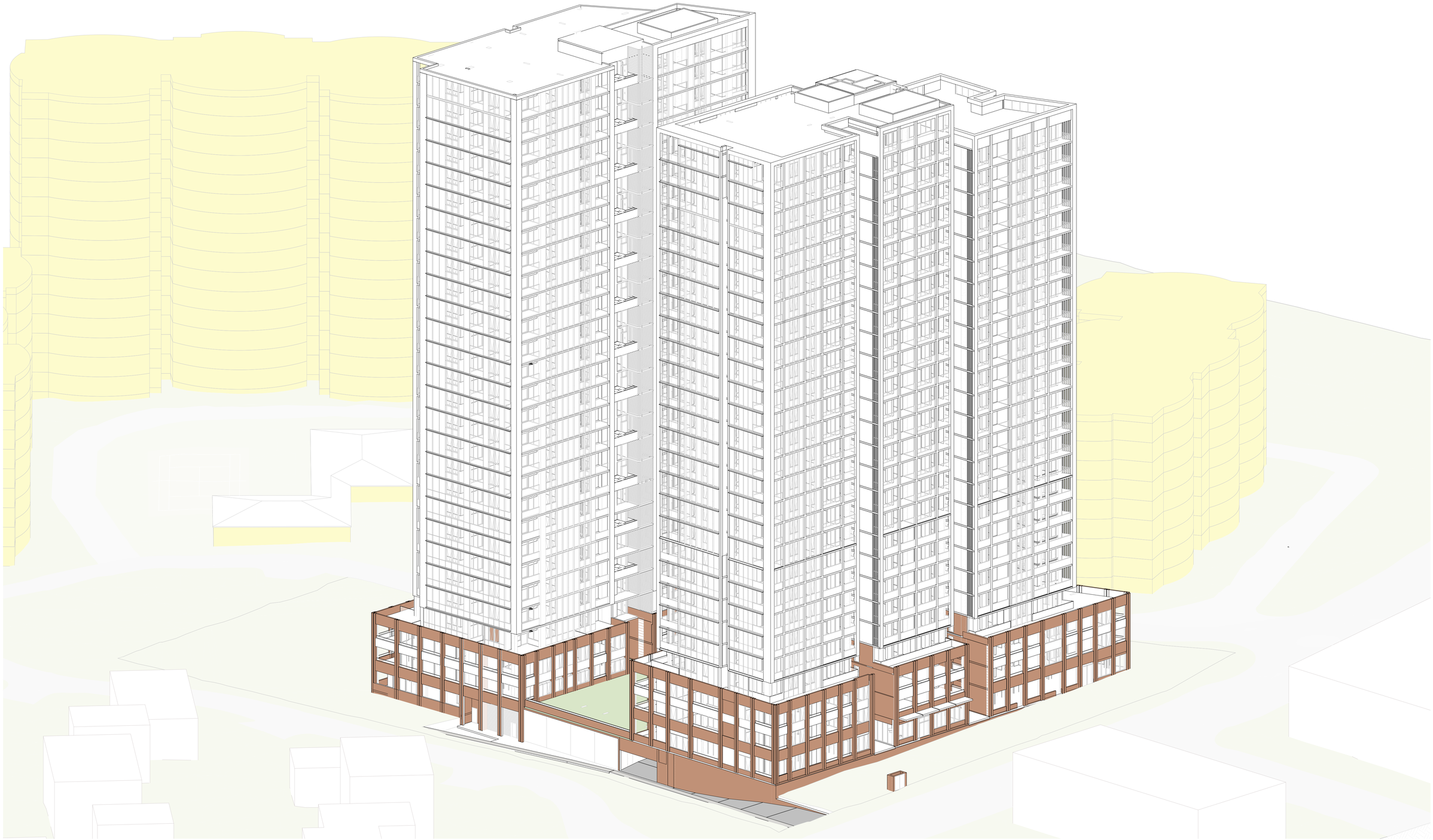
SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9165B	A

18/09/2025 10:52:09 AM



1 View from sun _ 2024-6-21_15-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
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PRINCIPAL TRANSPORT ENGINEER

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS - 3PM

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9166A	A

18/09/2025 10:52:20 AM



1 View from sun _ 2024-6-21_15-30

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
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BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
3D SUN EYE DIAGRAMS - 3_30 PM

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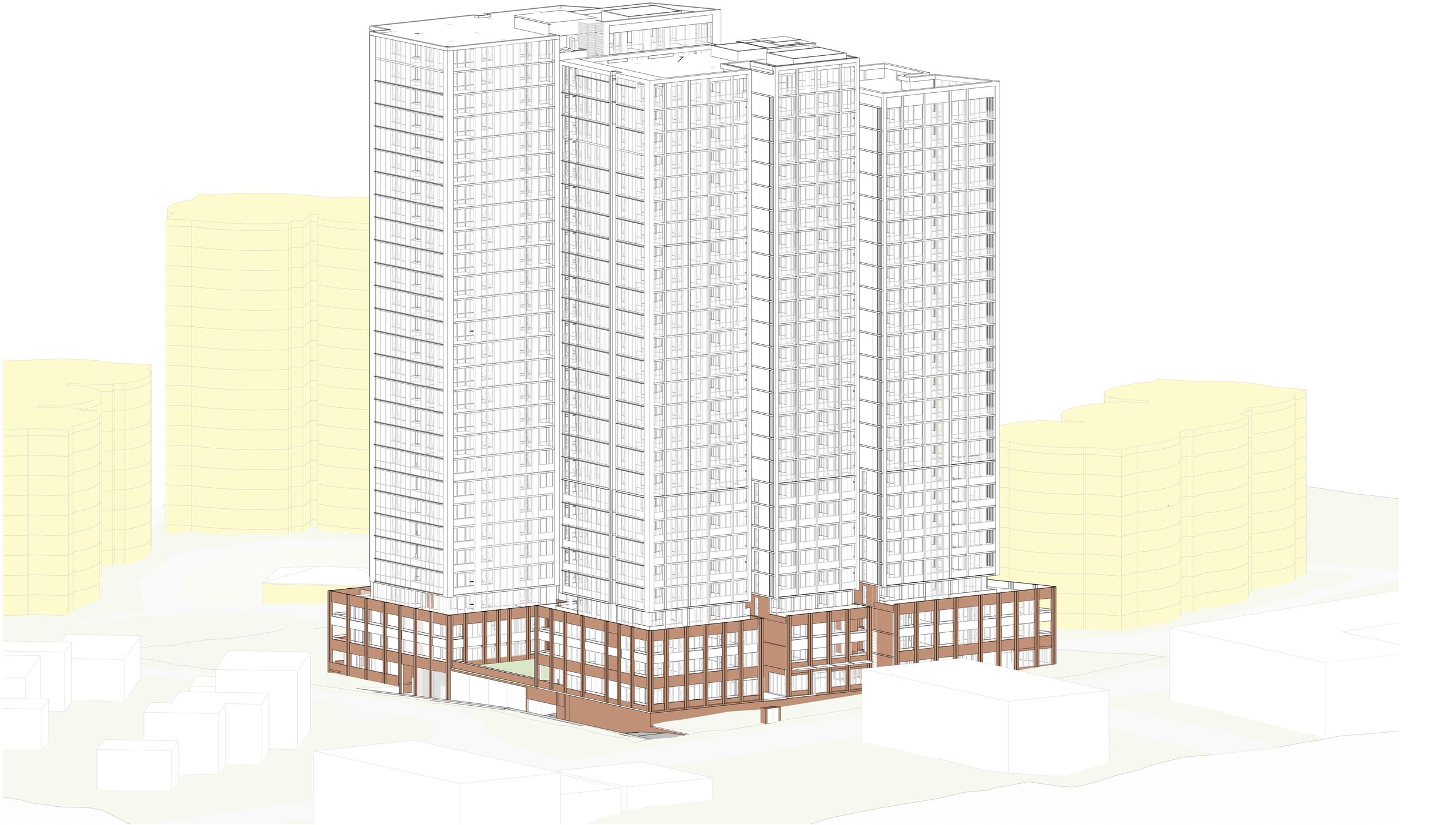
SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9166B	A

18/09/2025 10:52:30 AM



1 View from sun _ 2024-6-21_16-00

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
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BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

3D SUN EYE DIAGRAMS - 4PM

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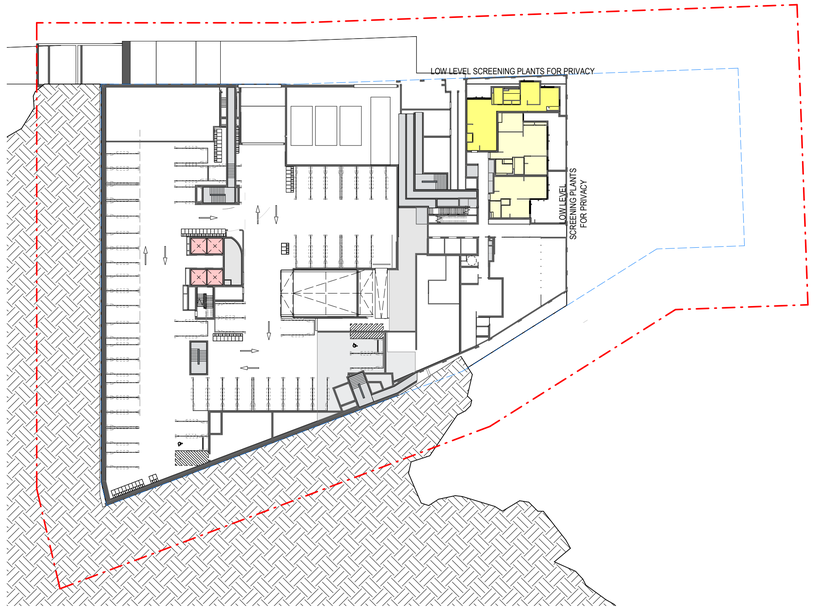
SSDA SUBMISSION

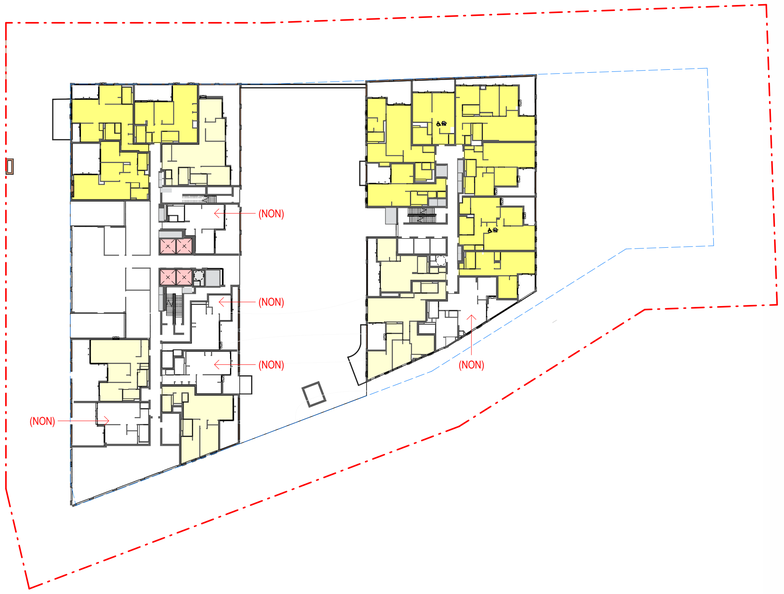
Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9167A	A

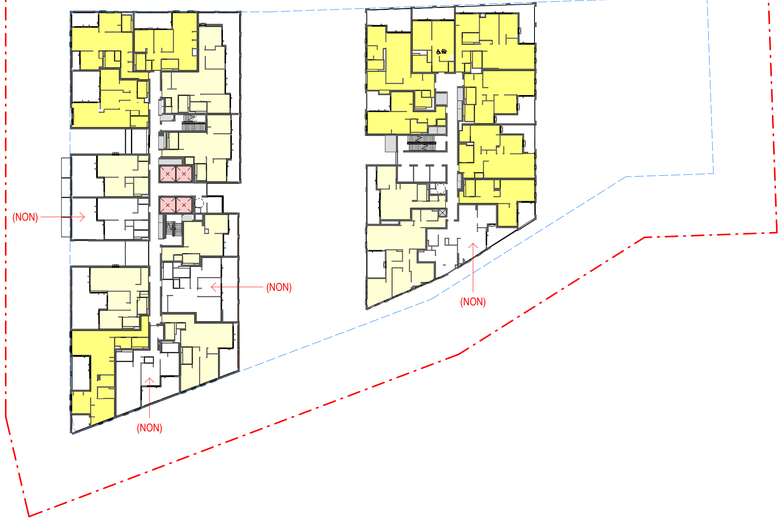
18/09/2025 10:52:41 AM



1 SOLAR DIAGRAM - LOWER GROUND LEVEL
1 : 500



2 SOLAR DIAGRAM - UPPER GROUND LEVEL
1 : 500



3 SOLAR DIAGRAM - LEVEL 1
1 : 500



4 SOLAR DIAGRAM - LEVEL 2
1 : 500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV UG-2

UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A - UPPER GROUND LEVEL			
A.UG.01	1300	1600	3
A.UG.02	0900	1600	7
A.UG.03	0900	1600	7
A.UG.04	0900	1030	1.5
A.UG.05	0000	0000	0
A.UG.06	0000	0000	0
A.UG.07	0000	0000	0
A.UG.08	1030	1100	0.5
A.UG.09	1600	1600	0
A.UG.10	1530	1600	0.5
A - LEVEL 1			
A1.01	1300	1600	3
A1.02	0900	1600	7
A1.03	0900	1600	7
A1.04	0900	1030	1.5
A1.05	0900	1030	1.5
A1.06	1000	1030	0.5
A1.07	0000	0000	0
A1.08	1030	1100	0.5
A1.09	0000	0000	0
A1.10	1300	1600	3
A1.11	1500	1600	1
A1.12	1600	1600	0
A1.13	1430	1600	1.5
A - LEVEL 2			
A2.01	1300	1600	3
A2.02	0900	1600	7
A2.03	0900	1600	7
A2.04	0900	1030	1.5
A2.05	0900	1030	1.5
A2.06	1000	1030	0.5
A2.07	0000	0000	0
A2.08	1030	1100	0.5
A2.09	0000	0000	0
A2.10	1300	1600	3
A2.11	1430	1600	1.5
A2.12	0000	0000	0
A2,13	1430	1600	1.5

SOLAR COMPLIANCE SCHEDULE - TOWER B LV LG-2

UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B - LOWER GROUND LEVEL			
B.LG.01	0900	1600	7
B.LG.02	0900	1000	1
B.LG.03	0900	0930	0.5
B - UPPER GROUND LEVEL			
B.UG.01	1300	1600	3
B.UG.02	0930	1600	6.5
B.UG.03	0930	1600	6.5
B.UG.04	0900	1130	2.5
B.UG.05	0900	1130	2.5
B.UG.06	0900	1130	2.5
B.UG.07	0900	1130	2.5
B.UG.08	0000	0000	0
B.UG.09	1300	1430	1.5
B.UG.10	1400	1500	1
B - LEVEL 1			
B1.01	1300	1600	3
B1.02	0930	1600	6.5
B1.03	0930	1600	6.5
B1.04	0900	1130	2.5
B1.05	0900	1130	2.5
B1.06	0900	1130	2.5
B1.07	0900	1130	2.5
B1.08	0000	0000	0
B1.09	1300	1430	1.5
B1.10	1330	1500	1.5
B - LEVEL 2			
B2.01	1300	1600	3
B2.02	1300	1600	3
B2.03	0900	1600	7
B2.04	0900	1400	5
B2.05	0900	1200	3
B2.06	0900	1200	3
B2.07	1300	1430	1.5
B2.08	1300	1430	1.5

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS
4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549

ADG REQUIREMENT FOR SOLAR ACCESS: (70%)

PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT
ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT:
28 UNITS (5.1%)

AFFORDABLE HOUSING UNITS - SOLAR ACCESS
- >2 HRS - 57 UNITS (62%)
- <2 HRS - 25 UNITS (27%)
- 0 HRS - 10 UNITS (11%)

2 HRS or More

< 2 HRS

0 HRS

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

Client
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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
SOLAR COMPLIANCE PLANS

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9170	B

20/02/2026 3:48:23 PM



1 SOLAR DIAGRAM - LEVEL 3
1 : 500



2 SOLAR DIAGRAM - LEVEL 4-7
1 : 500



3 SOLAR DIAGRAM - LEVEL 8
1 : 500



4 SOLAR DIAGRAM - LEVEL 9-22
1 : 500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV 3-20			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A - LEVEL 3			
A3.01	1430	1600	3.5
A3.02	0900	1600	7
A3.03	0900	1600	7
A3.04	0900	1130	2.5
A3.05	0900	1130	2.5
A3.06	0930	1100	1.5
A3.07	1000	1100	1
A3.08	1300	1600	3
A3.09	1230	1600	3.5
A3.10	1330	1600	3.5
A3.11	1230	1600	3.5
A - LEVEL 4-7			
A4-7.01	1430	1600	2.5
A4-7.02	0900	1600	7
A4-7.03	0900	1600	7
A4-7.04	0900	1130	2.5
A4-7.05	0900	1130	2.5
A4-7.06	0930	1100	1.5
A4-7.07	1000	1100	1
A4-7.08	1300	1600	3
A4-7.09	1300	1600	3
A4-7.10	1330	1600	2.5
A4-7.11	1330	1600	2.5
A - LEVEL 8			
A8.01	1430	1600	2.5
A8.02	0900	1600	7
A8.03	0900	1600	7
A8.04	0900	1130	2.5
A8.05	0900	1130	2.5
A8.06	0930	1100	1.5
A8.07	1000	1100	1
A8.08	1300	1600	3
A8.09	1300	1600	3
A8.10	1330	1600	2.5
A8.11	1330	1600	2.5
A - LEVEL 9-22			
A9-22.01	1430	1600	2.5
A9-22.02	0900	1600	7
A9-22.03	0900	1600	7
A9-22.04	0900	1100	2
A9-22.05	0900	1130	2.5
A9-22.06	0930	1100	1.5
A9-22.07	0000	0000	0
A9-22.08	1000	1100	1
A9-22.09	1300	1600	3
A9-22.10	1330	1600	2.5
A9-22.11	1330	1600	2.5
A9-22.12	1330	1600	2.5

SOLAR COMPLIANCE SCHEDULE - TOWER B LV 3-20			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B - LEVEL 3			
B3.01	1230	1600	3.5
B3.02	1230	1600	3.5
B3.03	0900	1600	7
B3.04	0900	1430	5.5
B3.05	0900	1200	3
B3.06	0900	1200	3
B3.07	1300	1430	1.5
B3.08	1300	1430	1.5
B - LEVEL 4-7			
B4-7.01	1230	1600	3.5
B4-7.02	1230	1600	3.5
B4-7.03	0900	1600	7
B4-7.04	0900	1430	5.5
B4-7.05	0900	1200	3
B4-7.06	0900	1200	3
B4-7.07	1300	1430	1.5
B4-7.08	1300	1430	1.5
B - LEVEL 8			
B8.01	1230	1600	3.5
B8.02	1230	1600	3.5
B8.03	0900	1600	7
B8.04	0900	1500	6
B8.05	0900	1200	3
B8.06	0900	1200	3
B8.07	0900	1200	3
B8.08	1300	1430	1.5
B8.09	1300	1430	1.5
B - LEVEL 9-22			
B9-22.01	1230	1600	3.5
B9-22.02	1230	1600	3.5
B9-22.03	0900	1600	7
B9-22.04	0900	1430	5.5
B9-22.05	0900	1200	3
B9-22.06	0900	1200	3
B9-22.07	0900	1200	3
B9-22.08	1300	1430	1.5
B9-22.09	1300	1430	1.5

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS

4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549
ADG REQUIREMENT FOR SOLAR ACCESS: (70%)

PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT

ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT:
28 UNITS (5.1%)

AFFORDABLE HOUSING UNITS - SOLAR ACCESS

- >2 HRS - 57 UNITS (62%)
- <2 HRS - 25 UNITS (27%)
- 0 HRS - 10 UNITS (11%)

2 HRS or More

< 2 HRS

0 HRS

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

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Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
SOLAR COMPLIANCE PLANS

SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9171	B

20/02/2026 3:48:35 PM



1 SOLAR DIAGRAM - LEVEL 23-24
1 : 500



2 SOLAR DIAGRAM - LEVEL 25
1 : 500



3 SOLAR DIAGRAM - LEVEL 26
1 : 500

SOLAR COMPLIANCE SCHEDULE - TOWER A LV 21-26			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
A - LEVEL 23-24			
A23-24.01	1430	1600	2.5
A23-24.02	0900	1600	7
A23-24.03	0900	1600	7
A23-24.04	0900	1130	2
A23-24.05	0900	1130	2
A23-24.06	0930	1200	2.5
A23-24.07	0000	0000	0
A23-24.08	0930	1100	1.5
A23-24.09	1300	1600	3
A23-24.10	1330	1600	2.5
A23-24.11	1330	1600	2.5
A23-24.12	1330	1600	2.5
A - LEVEL 25			
A25.01	1430	1600	2.5
A25.02	0900	1600	7
A25.03	0900	1600	7
A25.04	0900	1130	2.5
A25.05	0900	1130	2.5
A25.06	1330	1600	2.5
A25.07	1330	1600	2.5
A - LEVEL 26			
A26.01	1330	1600	3
A26.02	0900	1600	7
A26.03	0900	1600	7
A26.04	0900	1130	2.5
A26.05	0900	1130	2.5
A26.06	1300	1600	3

SOLAR COMPLIANCE SCHEDULE - TOWER B LV 21-26			
UNIT NO.	START HOUR	END HOUR	DIRECT SUNTIME (HOURS)
B - LEVEL 23-24			
B23-24.01	1300	1600	3
B23-24.02	1230	1600	3.5
B23-24.03	0900	1600	7
B23-24.04	0900	1430	5.5
B23-24.05	0900	1200	3
B23-24.06	0900	1200	3
B23-24.07	0900	1200	3
B23-24.08	1300	1500	2
B23-24.09	1300	1530	2.5
B - LEVEL 25			
B25.01	1300	1600	3
B25.02	1230	1600	3.5
B25.03	0900	1600	7
B25.04	0900	1430	5.5
B25.05	0900	1200	3
B25.06	0900	1200	3
B25.07	0900	1200	3
B25.08	1300	1600	3
B25.09	1300	1600	3
B - LEVEL 26			
B26.01	1300	1600	3
B26.02	1230	1600	3.5
B26.03	0900	1600	7
B26.04	0900	1430	5.5
B26.05	0900	1200	3
B26.06	0900	1200	3
B26.07	0900	1200	3
B26.08	1300	1600	3
B26.09	1300	1600	3

ADG DESIGN CRITERIA

MIN 2 HOURS DIRECT SOLAR ACCESS
4A-1 1. LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MIN OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM - 3 PM AT MID WINTER

TOTAL NO. OF APARTMENTS: 549
ADG REQUIREMENT FOR SOLAR ACCESS: (70%)
PROPOSED SOLAR ACCESS (2+ HOURS): 416 (75.8%)

NO DIRECT SUNLIGHT
ADG REQUIREMENT FOR NO DIRECT SUNLIGHT:
MAX 15% OF TOTAL NUMBER OF UNIT

PROPOSED NO DIRECT SUNLIGHT:
28 UNITS (5.1%)

AFFORDABLE HOUSING UNITS - SOLAR ACCESS
- >2 HRS - 57 UNITS (62%)
- <2 HRS - 25 UNITS (27%)
- 0 HRS - 10 UNITS (11%)

2 HRS or More

< 2 HRS

0 HRS

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

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www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

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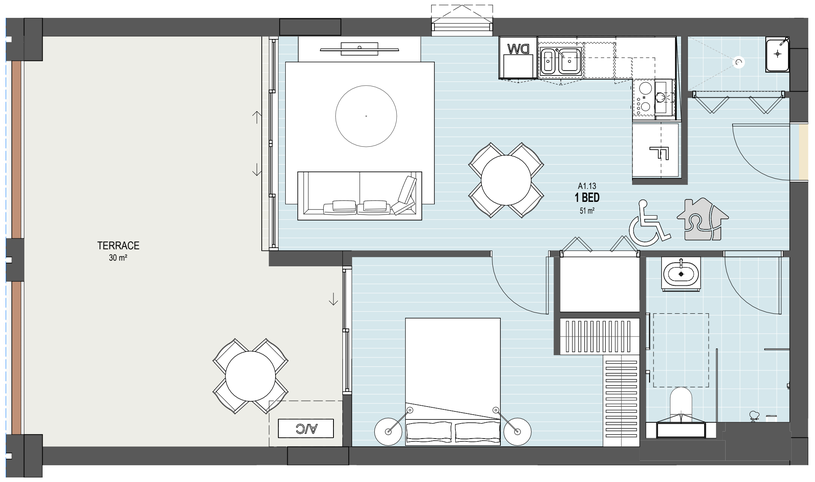
Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
SOLAR COMPLIANCE PLANS

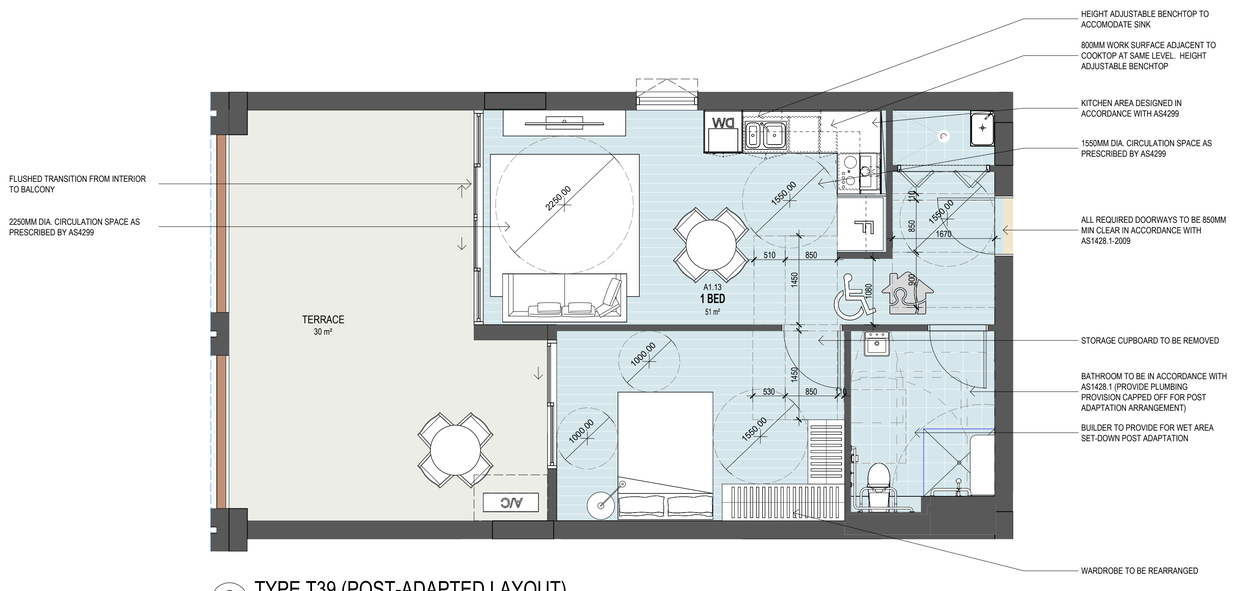
SSDA SUBMISSION

20/02/2026 3:48:39 PM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9172	B



1 TYPE T39 (PRE-ADAPTED LAYOUT)
1 : 50



2 TYPE T39 (POST-ADAPTED LAYOUT)
1 : 50

ADAPTABLE APARTMENTS

10% OF APARTMENTS TO BE ADAPTABLE

10% OF 549 = 55

TOTAL PROPOSED: 56 ADAPTABLE APARTMENTS

ADAPTABLE UNITS SCHEDULE

Number	Unit Type	Adaptable Type	Occupancy
A1.12	TYPE T39	ADAPTABLE 1B01	1 BED
A1.13	TYPE T39	ADAPTABLE 1B01	1 BED
A2.12	TYPE T39	ADAPTABLE 1B01	1 BED
A2.13	TYPE T39	ADAPTABLE 1B01	1 BED
A3.01	TYPE T39	ADAPTABLE 1B01	1 BED
A3.09	TYPE T39	ADAPTABLE 1B01	1 BED
A3.10	TYPE T39	ADAPTABLE 1B01	1 BED
A3.11	TYPE T39	ADAPTABLE 1B01	1 BED
A4.01	TYPE T39	ADAPTABLE 1B01	1 BED
A4.09	TYPE T39	ADAPTABLE 1B01	1 BED
A4.10	TYPE T39	ADAPTABLE 1B01	1 BED
A4.11	TYPE T39	ADAPTABLE 1B01	1 BED
A5.01	TYPE T39	ADAPTABLE 1B01	1 BED
A5.09	TYPE T39	ADAPTABLE 1B01	1 BED
A5.10	TYPE T39	ADAPTABLE 1B01	1 BED
A5.11	TYPE T39	ADAPTABLE 1B01	1 BED
A6.01	TYPE T39	ADAPTABLE 1B01	1 BED
A6.09	TYPE T39	ADAPTABLE 1B01	1 BED
A6.10	TYPE T39	ADAPTABLE 1B01	1 BED
A6.11	TYPE T39	ADAPTABLE 1B01	1 BED
A7.01	TYPE T39	ADAPTABLE 1B01	1 BED
A7.09	TYPE T39	ADAPTABLE 1B01	1 BED
A7.10	TYPE T39	ADAPTABLE 1B01	1 BED
A7.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.01	TYPE T39	ADAPTABLE 1B01	1 BED
A8.10	TYPE T39	ADAPTABLE 1B01	1 BED
A8.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.12	TYPE T39	ADAPTABLE 1B01	1 BED

ADAPTABLE UNITS SCHEDULE

Number	Unit Type	Adaptable Type	Occupancy
A9.01	TYPE T39	ADAPTABLE 1B01	1 BED
A9.10	TYPE T39	ADAPTABLE 1B01	1 BED
A9.11	TYPE T39	ADAPTABLE 1B01	1 BED
A9.12	TYPE T39	ADAPTABLE 1B01	1 BED
A10.01	TYPE T39	ADAPTABLE 1B01	1 BED
A10.10	TYPE T39	ADAPTABLE 1B01	1 BED
A10.11	TYPE T39	ADAPTABLE 1B01	1 BED
A10.12	TYPE T39	ADAPTABLE 1B01	1 BED
A11.01	TYPE T39	ADAPTABLE 1B01	1 BED
A11.10	TYPE T39	ADAPTABLE 1B01	1 BED
A11.11	TYPE T39	ADAPTABLE 1B01	1 BED
A11.12	TYPE T39	ADAPTABLE 1B01	1 BED
A12.01	TYPE T39	ADAPTABLE 1B01	1 BED
A12.10	TYPE T39	ADAPTABLE 1B01	1 BED
A12.11	TYPE T39	ADAPTABLE 1B01	1 BED
A12.12	TYPE T39	ADAPTABLE 1B01	1 BED
A13.01	TYPE T39	ADAPTABLE 1B01	1 BED
A13.10	TYPE T39	ADAPTABLE 1B01	1 BED
A13.11	TYPE T39	ADAPTABLE 1B01	1 BED
A13.12	TYPE T39	ADAPTABLE 1B01	1 BED
A14.01	TYPE T39	ADAPTABLE 1B01	1 BED
A14.10	TYPE T39	ADAPTABLE 1B01	1 BED
A14.11	TYPE T39	ADAPTABLE 1B01	1 BED
A14.12	TYPE T39	ADAPTABLE 1B01	1 BED
B1.03	TYPE T06	ADAPTABLE 1B02	1 BED
B.UG.03	TYPE T06	ADAPTABLE 1B02	1 BED
B1.06	TYPE T09	ADAPTABLE 2B01	2 BED + S
B.UG.06	TYPE T09	ADAPTABLE 2B01	2 BED + S

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TYPE T39 ADAPTABLE APARTMENT

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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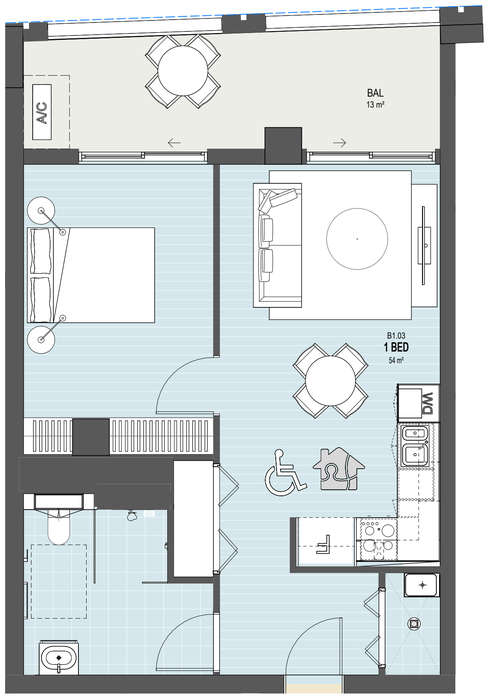
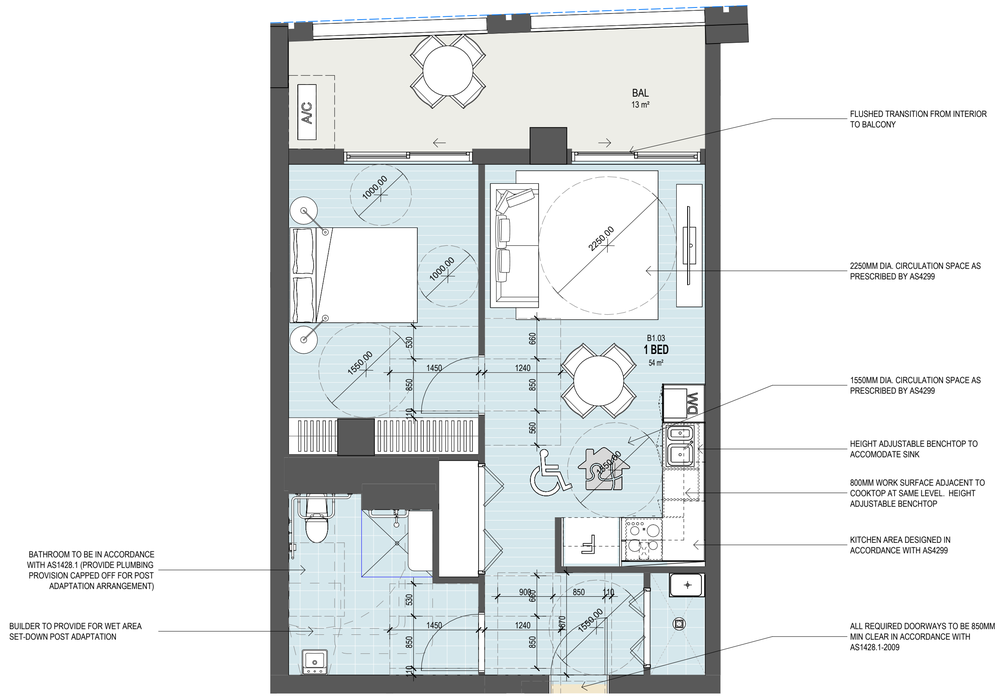


1 TYPE T06 (PRE-ADAPTED LAYOUT)
1 : 50



2 TYPE T06 (POST-ADAPTED LAYOUT)
1 : 50

ADAPTABLE APARTMENTS

10% OF APARTMENTS TO BE ADAPTABLE

10% OF 549 = 55

TOTAL PROPOSED: 56 ADAPTABLE APARTMENTS

ADAPTABLE UNITS SCHEDULE			
Number	Unit Type	Adaptable Type	Occupancy
A1.12	TYPE T39	ADAPTABLE 1B01	1 BED
A1.13	TYPE T39	ADAPTABLE 1B01	1 BED
A2.12	TYPE T39	ADAPTABLE 1B01	1 BED
A2.13	TYPE T39	ADAPTABLE 1B01	1 BED
A3.01	TYPE T39	ADAPTABLE 1B01	1 BED
A3.09	TYPE T39	ADAPTABLE 1B01	1 BED
A3.10	TYPE T39	ADAPTABLE 1B01	1 BED
A3.11	TYPE T39	ADAPTABLE 1B01	1 BED
A4.01	TYPE T39	ADAPTABLE 1B01	1 BED
A4.09	TYPE T39	ADAPTABLE 1B01	1 BED
A4.10	TYPE T39	ADAPTABLE 1B01	1 BED
A4.11	TYPE T39	ADAPTABLE 1B01	1 BED
A5.01	TYPE T39	ADAPTABLE 1B01	1 BED
A5.09	TYPE T39	ADAPTABLE 1B01	1 BED
A5.10	TYPE T39	ADAPTABLE 1B01	1 BED
A5.11	TYPE T39	ADAPTABLE 1B01	1 BED
A6.01	TYPE T39	ADAPTABLE 1B01	1 BED
A6.09	TYPE T39	ADAPTABLE 1B01	1 BED
A6.10	TYPE T39	ADAPTABLE 1B01	1 BED
A6.11	TYPE T39	ADAPTABLE 1B01	1 BED
A7.01	TYPE T39	ADAPTABLE 1B01	1 BED
A7.09	TYPE T39	ADAPTABLE 1B01	1 BED
A7.10	TYPE T39	ADAPTABLE 1B01	1 BED
A7.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.01	TYPE T39	ADAPTABLE 1B01	1 BED
A8.10	TYPE T39	ADAPTABLE 1B01	1 BED
A8.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.12	TYPE T39	ADAPTABLE 1B01	1 BED

ADAPTABLE UNITS SCHEDULE			
Number	Unit Type	Adaptable Type	Occupancy
A9.01	TYPE T39	ADAPTABLE 1B01	1 BED
A9.10	TYPE T39	ADAPTABLE 1B01	1 BED
A9.11	TYPE T39	ADAPTABLE 1B01	1 BED
A9.12	TYPE T39	ADAPTABLE 1B01	1 BED
A10.01	TYPE T39	ADAPTABLE 1B01	1 BED
A10.10	TYPE T39	ADAPTABLE 1B01	1 BED
A10.11	TYPE T39	ADAPTABLE 1B01	1 BED
A10.12	TYPE T39	ADAPTABLE 1B01	1 BED
A11.01	TYPE T39	ADAPTABLE 1B01	1 BED
A11.10	TYPE T39	ADAPTABLE 1B01	1 BED
A11.11	TYPE T39	ADAPTABLE 1B01	1 BED
A11.12	TYPE T39	ADAPTABLE 1B01	1 BED
A12.01	TYPE T39	ADAPTABLE 1B01	1 BED
A12.10	TYPE T39	ADAPTABLE 1B01	1 BED
A12.11	TYPE T39	ADAPTABLE 1B01	1 BED
A12.12	TYPE T39	ADAPTABLE 1B01	1 BED
A13.01	TYPE T39	ADAPTABLE 1B01	1 BED
A13.10	TYPE T39	ADAPTABLE 1B01	1 BED
A13.11	TYPE T39	ADAPTABLE 1B01	1 BED
A13.12	TYPE T39	ADAPTABLE 1B01	1 BED
A14.01	TYPE T39	ADAPTABLE 1B01	1 BED
A14.10	TYPE T39	ADAPTABLE 1B01	1 BED
A14.11	TYPE T39	ADAPTABLE 1B01	1 BED
A14.12	TYPE T39	ADAPTABLE 1B01	1 BED
B1.03	TYPE T06	ADAPTABLE 1B02	1 BED
B.UG.03	TYPE T06	ADAPTABLE 1B02	1 BED
B1.06	TYPE T09	ADAPTABLE 2B01	2 BED + S
B.UG.06	TYPE T09	ADAPTABLE 2B01	2 BED + S

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
93 Bridge Rd Pty Ltd

Group GSA Pty Ltd ABN 76 002 113 779
Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TYPE T06 ADAPTABLE APARTMENT

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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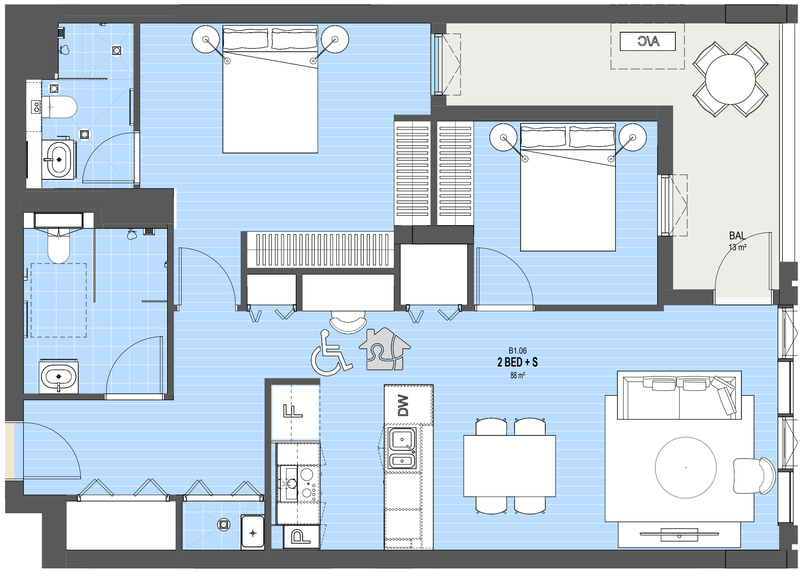
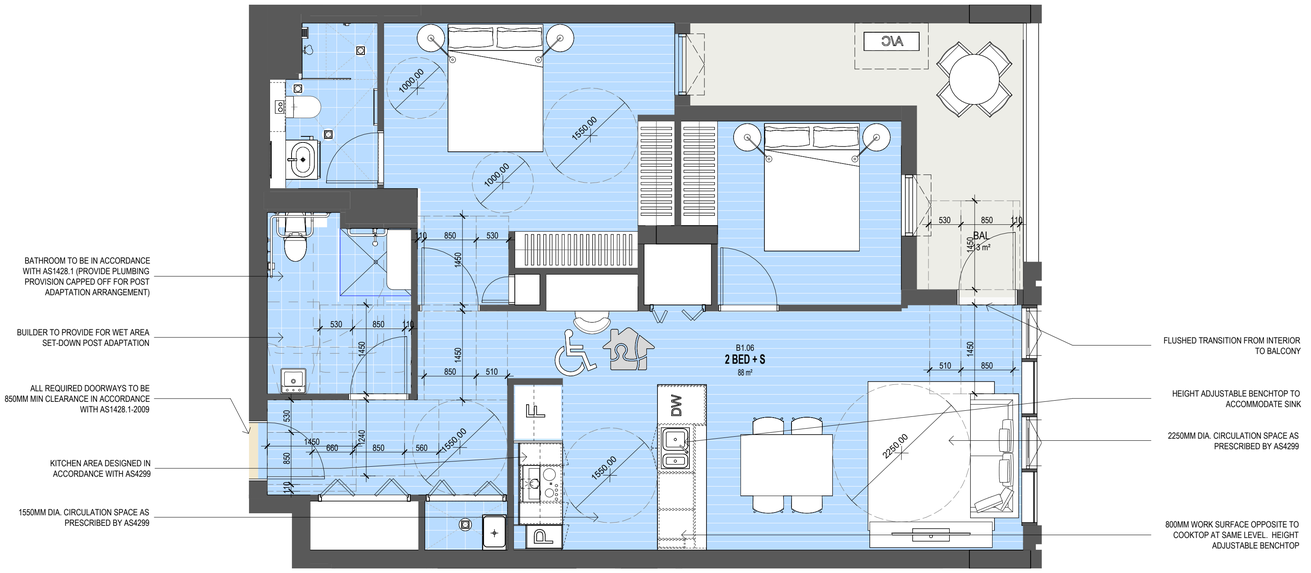


1 TYPE T09 (PRE-ADAPTED LAYOUT)
1 : 50



2 TYPE T09 (POST-ADAPTED LAYOUT)
1 : 50

ADAPTABLE APARTMENTS

10% OF APARTMENTS TO BE ADAPTABLE

10% OF 549 = 55

TOTAL PROPOSED: 56 ADAPTABLE APARTMENTS

ADAPTABLE UNITS SCHEDULE			
Number	Unit Type	Adaptable Type	Occupancy
A1.12	TYPE T39	ADAPTABLE 1B01	1 BED
A1.13	TYPE T39	ADAPTABLE 1B01	1 BED
A2.12	TYPE T39	ADAPTABLE 1B01	1 BED
A2.13	TYPE T39	ADAPTABLE 1B01	1 BED
A3.01	TYPE T39	ADAPTABLE 1B01	1 BED
A3.09	TYPE T39	ADAPTABLE 1B01	1 BED
A3.10	TYPE T39	ADAPTABLE 1B01	1 BED
A3.11	TYPE T39	ADAPTABLE 1B01	1 BED
A4.01	TYPE T39	ADAPTABLE 1B01	1 BED
A4.09	TYPE T39	ADAPTABLE 1B01	1 BED
A4.10	TYPE T39	ADAPTABLE 1B01	1 BED
A4.11	TYPE T39	ADAPTABLE 1B01	1 BED
A5.01	TYPE T39	ADAPTABLE 1B01	1 BED
A5.09	TYPE T39	ADAPTABLE 1B01	1 BED
A5.10	TYPE T39	ADAPTABLE 1B01	1 BED
A5.11	TYPE T39	ADAPTABLE 1B01	1 BED
A6.01	TYPE T39	ADAPTABLE 1B01	1 BED
A6.09	TYPE T39	ADAPTABLE 1B01	1 BED
A6.10	TYPE T39	ADAPTABLE 1B01	1 BED
A6.11	TYPE T39	ADAPTABLE 1B01	1 BED
A7.01	TYPE T39	ADAPTABLE 1B01	1 BED
A7.09	TYPE T39	ADAPTABLE 1B01	1 BED
A7.10	TYPE T39	ADAPTABLE 1B01	1 BED
A7.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.01	TYPE T39	ADAPTABLE 1B01	1 BED
A8.10	TYPE T39	ADAPTABLE 1B01	1 BED
A8.11	TYPE T39	ADAPTABLE 1B01	1 BED
A8.12	TYPE T39	ADAPTABLE 1B01	1 BED

ADAPTABLE UNITS SCHEDULE			
Number	Unit Type	Adaptable Type	Occupancy
A9.01	TYPE T39	ADAPTABLE 1B01	1 BED
A9.10	TYPE T39	ADAPTABLE 1B01	1 BED
A9.11	TYPE T39	ADAPTABLE 1B01	1 BED
A9.12	TYPE T39	ADAPTABLE 1B01	1 BED
A10.01	TYPE T39	ADAPTABLE 1B01	1 BED
A10.10	TYPE T39	ADAPTABLE 1B01	1 BED
A10.11	TYPE T39	ADAPTABLE 1B01	1 BED
A10.12	TYPE T39	ADAPTABLE 1B01	1 BED
A11.01	TYPE T39	ADAPTABLE 1B01	1 BED
A11.10	TYPE T39	ADAPTABLE 1B01	1 BED
A11.11	TYPE T39	ADAPTABLE 1B01	1 BED
A11.12	TYPE T39	ADAPTABLE 1B01	1 BED
A12.01	TYPE T39	ADAPTABLE 1B01	1 BED
A12.10	TYPE T39	ADAPTABLE 1B01	1 BED
A12.11	TYPE T39	ADAPTABLE 1B01	1 BED
A12.12	TYPE T39	ADAPTABLE 1B01	1 BED
A13.01	TYPE T39	ADAPTABLE 1B01	1 BED
A13.10	TYPE T39	ADAPTABLE 1B01	1 BED
A13.11	TYPE T39	ADAPTABLE 1B01	1 BED
A13.12	TYPE T39	ADAPTABLE 1B01	1 BED
A14.01	TYPE T39	ADAPTABLE 1B01	1 BED
A14.10	TYPE T39	ADAPTABLE 1B01	1 BED
A14.11	TYPE T39	ADAPTABLE 1B01	1 BED
A14.12	TYPE T39	ADAPTABLE 1B01	1 BED
B1.03	TYPE T06	ADAPTABLE 1B02	1 BED
B.UG.03	TYPE T06	ADAPTABLE 1B02	1 BED
B1.06	TYPE T09	ADAPTABLE 2B01	2 BED + S
B.UG.06	TYPE T09	ADAPTABLE 2B01	2 BED + S

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

Client
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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
TYPE T09 ADAPTABLE APARTMENT

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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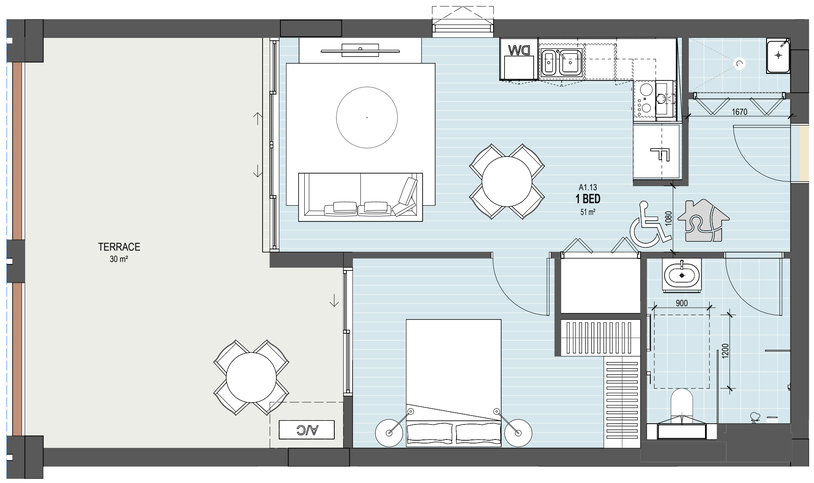
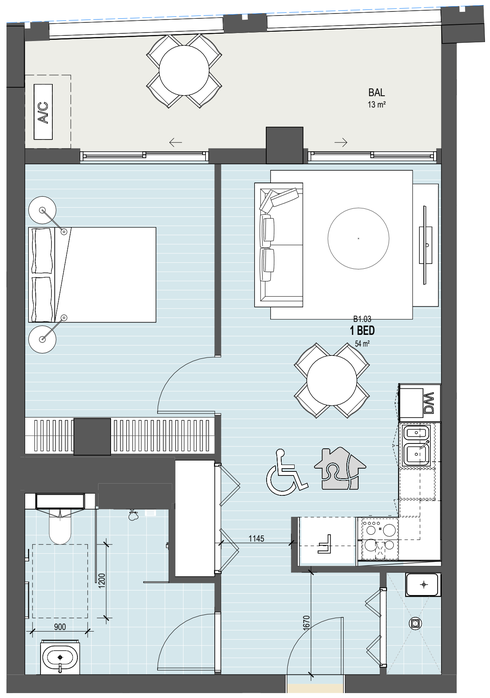


1 TYPE T39 (LIVEABLE)
1 : 50



2 TYPE T06 (LIVEABLE)
1 : 50

LHA SILVER APARTMENT SCHEDULE			
Number	Unit Type	Liveable Type	Occupancy
A1.12	TYPE T39	LIVEABLE 1B01	1 BED
A1.13	TYPE T39	LIVEABLE 1B01	1 BED
A2.12	TYPE T39	LIVEABLE 1B01	1 BED
A2.13	TYPE T39	LIVEABLE 1B01	1 BED
A3.01	TYPE T39	LIVEABLE 1B01	1 BED
A3.09	TYPE T39	LIVEABLE 1B01	1 BED
A3.10	TYPE T39	LIVEABLE 1B01	1 BED
A3.11	TYPE T39	LIVEABLE 1B01	1 BED
A4.01	TYPE T39	LIVEABLE 1B01	1 BED
A4.09	TYPE T39	LIVEABLE 1B01	1 BED
A4.10	TYPE T39	LIVEABLE 1B01	1 BED
A4.11	TYPE T39	LIVEABLE 1B01	1 BED
A5.01	TYPE T39	LIVEABLE 1B01	1 BED
A5.09	TYPE T39	LIVEABLE 1B01	1 BED
A5.10	TYPE T39	LIVEABLE 1B01	1 BED
A5.11	TYPE T39	LIVEABLE 1B01	1 BED
A6.01	TYPE T39	LIVEABLE 1B01	1 BED
A6.09	TYPE T39	LIVEABLE 1B01	1 BED
A6.10	TYPE T39	LIVEABLE 1B01	1 BED
A6.11	TYPE T39	LIVEABLE 1B01	1 BED
A7.01	TYPE T39	LIVEABLE 1B01	1 BED
A7.09	TYPE T39	LIVEABLE 1B01	1 BED
A7.10	TYPE T39	LIVEABLE 1B01	1 BED
A7.11	TYPE T39	LIVEABLE 1B01	1 BED
A8.01	TYPE T39	LIVEABLE 1B01	1 BED
A8.10	TYPE T39	LIVEABLE 1B01	1 BED
A8.11	TYPE T39	LIVEABLE 1B01	1 BED
A8.12	TYPE T39	LIVEABLE 1B01	1 BED
A9.01	TYPE T39	LIVEABLE 1B01	1 BED
A9.10	TYPE T39	LIVEABLE 1B01	1 BED
A9.11	TYPE T39	LIVEABLE 1B01	1 BED
A9.12	TYPE T39	LIVEABLE 1B01	1 BED
A10.01	TYPE T39	LIVEABLE 1B01	1 BED
A10.10	TYPE T39	LIVEABLE 1B01	1 BED
A10.11	TYPE T39	LIVEABLE 1B01	1 BED
A10.12	TYPE T39	LIVEABLE 1B01	1 BED
A11.01	TYPE T39	LIVEABLE 1B01	1 BED
A11.10	TYPE T39	LIVEABLE 1B01	1 BED
A11.11	TYPE T39	LIVEABLE 1B01	1 BED
A11.12	TYPE T39	LIVEABLE 1B01	1 BED
A12.01	TYPE T39	LIVEABLE 1B01	1 BED
A12.10	TYPE T39	LIVEABLE 1B01	1 BED
A12.11	TYPE T39	LIVEABLE 1B01	1 BED
A12.12	TYPE T39	LIVEABLE 1B01	1 BED
A13.01	TYPE T39	LIVEABLE 1B01	1 BED
A13.10	TYPE T39	LIVEABLE 1B01	1 BED
A13.11	TYPE T39	LIVEABLE 1B01	1 BED
A13.12	TYPE T39	LIVEABLE 1B01	1 BED
A14.01	TYPE T39	LIVEABLE 1B01	1 BED
A14.10	TYPE T39	LIVEABLE 1B01	1 BED
A14.11	TYPE T39	LIVEABLE 1B01	1 BED
A14.12	TYPE T39	LIVEABLE 1B01	1 BED
A15.01	TYPE T39	LIVEABLE 1B01	1 BED
A15.10	TYPE T39	LIVEABLE 1B01	1 BED
A15.11	TYPE T39	LIVEABLE 1B01	1 BED

LHA SILVER APARTMENT SCHEDULE			
Number	Unit Type	Liveable Type	Occupancy
A15.12	TYPE T39	LIVEABLE 1B01	1 BED
A16.01	TYPE T39	LIVEABLE 1B01	1 BED
A16.10	TYPE T39	LIVEABLE 1B01	1 BED
A16.11	TYPE T39	LIVEABLE 1B01	1 BED
A16.12	TYPE T39	LIVEABLE 1B01	1 BED
A17.01	TYPE T39	LIVEABLE 1B01	1 BED
A17.10	TYPE T39	LIVEABLE 1B01	1 BED
A17.11	TYPE T39	LIVEABLE 1B01	1 BED
A17.12	TYPE T39	LIVEABLE 1B01	1 BED
A18.01	TYPE T39	LIVEABLE 1B01	1 BED
A18.10	TYPE T39	LIVEABLE 1B01	1 BED
A18.11	TYPE T39	LIVEABLE 1B01	1 BED
A18.12	TYPE T39	LIVEABLE 1B01	1 BED
A19.01	TYPE T39	LIVEABLE 1B01	1 BED
A19.10	TYPE T39	LIVEABLE 1B01	1 BED
A19.11	TYPE T39	LIVEABLE 1B01	1 BED
A19.12	TYPE T39	LIVEABLE 1B01	1 BED
A20.01	TYPE T39	LIVEABLE 1B01	1 BED
A20.10	TYPE T39	LIVEABLE 1B01	1 BED
A20.11	TYPE T39	LIVEABLE 1B01	1 BED
A20.12	TYPE T39	LIVEABLE 1B01	1 BED
A21.01	TYPE T39	LIVEABLE 1B01	1 BED
A21.10	TYPE T39	LIVEABLE 1B01	1 BED
A21.11	TYPE T39	LIVEABLE 1B01	1 BED
A21.12	TYPE T39	LIVEABLE 1B01	1 BED
A22.01	TYPE T39	LIVEABLE 1B01	1 BED
A22.10	TYPE T39	LIVEABLE 1B01	1 BED
A22.11	TYPE T39	LIVEABLE 1B01	1 BED
A22.12	TYPE T39	LIVEABLE 1B01	1 BED
A23.01	TYPE T39	LIVEABLE 1B01	1 BED
A23.10	TYPE T39	LIVEABLE 1B01	1 BED
A23.11	TYPE T39	LIVEABLE 1B01	1 BED
A23.12	TYPE T39	LIVEABLE 1B01	1 BED
A24.01	TYPE T39	LIVEABLE 1B01	1 BED
A24.10	TYPE T39	LIVEABLE 1B01	1 BED
A24.11	TYPE T39	LIVEABLE 1B01	1 BED
A24.12	TYPE T39	LIVEABLE 1B01	1 BED
A25.01	TYPE T39	LIVEABLE 1B01	1 BED
B1.03	TYPE T06	LIVEABLE 1B02	1 BED
B1.06	TYPE T09	LIVEABLE 2B01	2 BED + S
B2.02	TYPE T15	LIVEABLE 1B03	1 BED
B3.02	TYPE T15	LIVEABLE 1B03	1 BED
B4.02	TYPE T15	LIVEABLE 1B03	1 BED
B5.02	TYPE T15	LIVEABLE 1B03	1 BED
B6.02	TYPE T15	LIVEABLE 1B03	1 BED
B7.02	TYPE T15	LIVEABLE 1B03	1 BED
B8.02	TYPE T15	LIVEABLE 1B03	1 BED
B9.02	TYPE T15	LIVEABLE 1B03	1 BED
B10.02	TYPE T15	LIVEABLE 1B03	1 BED
B11.02	TYPE T15	LIVEABLE 1B03	1 BED
B12.02	TYPE T15	LIVEABLE 1B03	1 BED
B13.02	TYPE T15	LIVEABLE 1B03	1 BED
B14.02	TYPE T15	LIVEABLE 1B03	1 BED
B.UG.03	TYPE T06	LIVEABLE 1B02	1 BED
B.UG.06	TYPE T09	LIVEABLE 2B01	2 BED + S

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
93 Bridge Rd Pty Ltd

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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LHA SILVER APARTMENT

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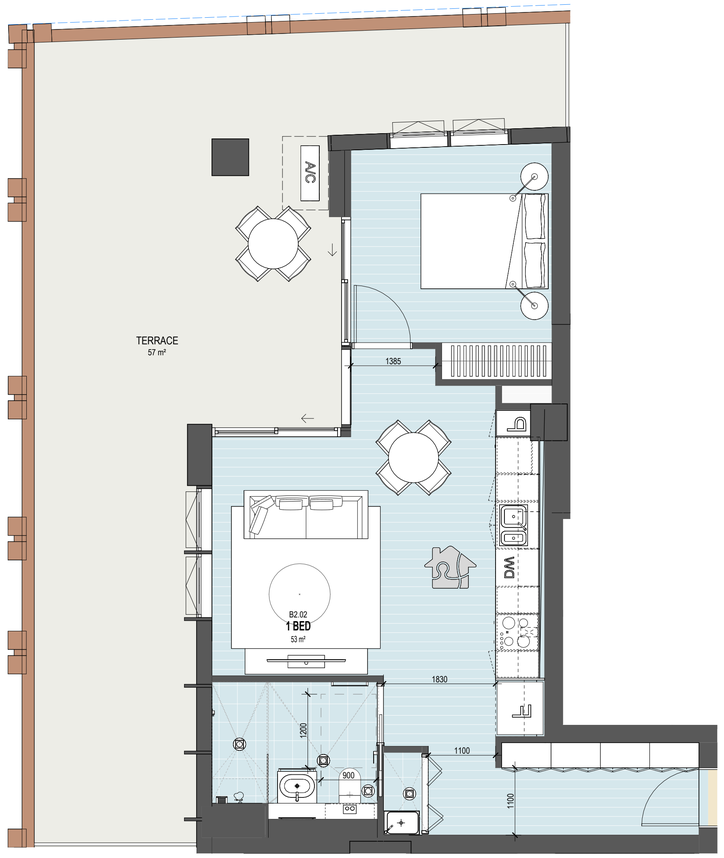
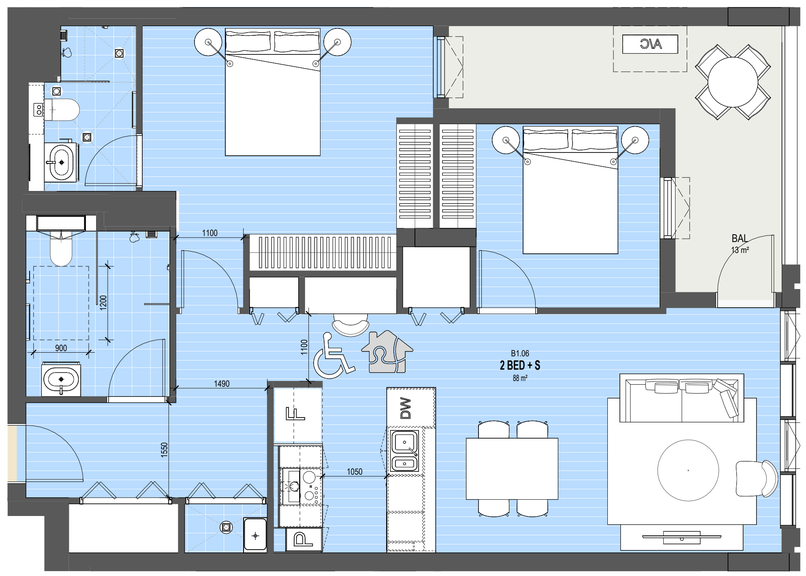
16/04/2025 5:42:39 PM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25
Scale	Project No	Drawing No	Issue
1 : 50	A242013	SSDA-9186	A



1 TYPE T15 (LIVEABLE)
1 : 50



2 TYPE T09 (LIVEABLE)
1 : 50

LHA SILVER APARTMENT SCHEDULE			
Number	Unit Type	Liveable Type	Occupancy
A1.12	TYPE T39	LIVEABLE 1B01	1 BED
A1.13	TYPE T39	LIVEABLE 1B01	1 BED
A2.12	TYPE T39	LIVEABLE 1B01	1 BED
A2.13	TYPE T39	LIVEABLE 1B01	1 BED
A3.01	TYPE T39	LIVEABLE 1B01	1 BED
A3.09	TYPE T39	LIVEABLE 1B01	1 BED
A3.10	TYPE T39	LIVEABLE 1B01	1 BED
A3.11	TYPE T39	LIVEABLE 1B01	1 BED
A4.01	TYPE T39	LIVEABLE 1B01	1 BED
A4.09	TYPE T39	LIVEABLE 1B01	1 BED
A4.10	TYPE T39	LIVEABLE 1B01	1 BED
A4.11	TYPE T39	LIVEABLE 1B01	1 BED
A5.01	TYPE T39	LIVEABLE 1B01	1 BED
A5.09	TYPE T39	LIVEABLE 1B01	1 BED
A5.10	TYPE T39	LIVEABLE 1B01	1 BED
A5.11	TYPE T39	LIVEABLE 1B01	1 BED
A6.01	TYPE T39	LIVEABLE 1B01	1 BED
A6.09	TYPE T39	LIVEABLE 1B01	1 BED
A6.10	TYPE T39	LIVEABLE 1B01	1 BED
A6.11	TYPE T39	LIVEABLE 1B01	1 BED
A7.01	TYPE T39	LIVEABLE 1B01	1 BED
A7.09	TYPE T39	LIVEABLE 1B01	1 BED
A7.10	TYPE T39	LIVEABLE 1B01	1 BED
A7.11	TYPE T39	LIVEABLE 1B01	1 BED
A8.01	TYPE T39	LIVEABLE 1B01	1 BED
A8.10	TYPE T39	LIVEABLE 1B01	1 BED
A8.11	TYPE T39	LIVEABLE 1B01	1 BED
A8.12	TYPE T39	LIVEABLE 1B01	1 BED
A9.01	TYPE T39	LIVEABLE 1B01	1 BED
A9.10	TYPE T39	LIVEABLE 1B01	1 BED
A9.11	TYPE T39	LIVEABLE 1B01	1 BED
A9.12	TYPE T39	LIVEABLE 1B01	1 BED
A10.01	TYPE T39	LIVEABLE 1B01	1 BED
A10.10	TYPE T39	LIVEABLE 1B01	1 BED
A10.11	TYPE T39	LIVEABLE 1B01	1 BED
A10.12	TYPE T39	LIVEABLE 1B01	1 BED
A11.01	TYPE T39	LIVEABLE 1B01	1 BED
A11.10	TYPE T39	LIVEABLE 1B01	1 BED
A11.11	TYPE T39	LIVEABLE 1B01	1 BED
A11.12	TYPE T39	LIVEABLE 1B01	1 BED
A12.01	TYPE T39	LIVEABLE 1B01	1 BED
A12.10	TYPE T39	LIVEABLE 1B01	1 BED
A12.11	TYPE T39	LIVEABLE 1B01	1 BED
A12.12	TYPE T39	LIVEABLE 1B01	1 BED
A13.01	TYPE T39	LIVEABLE 1B01	1 BED
A13.10	TYPE T39	LIVEABLE 1B01	1 BED
A13.11	TYPE T39	LIVEABLE 1B01	1 BED
A13.12	TYPE T39	LIVEABLE 1B01	1 BED
A14.01	TYPE T39	LIVEABLE 1B01	1 BED
A14.10	TYPE T39	LIVEABLE 1B01	1 BED
A14.11	TYPE T39	LIVEABLE 1B01	1 BED
A14.12	TYPE T39	LIVEABLE 1B01	1 BED
A15.01	TYPE T39	LIVEABLE 1B01	1 BED
A15.10	TYPE T39	LIVEABLE 1B01	1 BED
A15.11	TYPE T39	LIVEABLE 1B01	1 BED

LHA SILVER APARTMENT SCHEDULE			
Number	Unit Type	Liveable Type	Occupancy
A15.12	TYPE T39	LIVEABLE 1B01	1 BED
A16.01	TYPE T39	LIVEABLE 1B01	1 BED
A16.10	TYPE T39	LIVEABLE 1B01	1 BED
A16.11	TYPE T39	LIVEABLE 1B01	1 BED
A16.12	TYPE T39	LIVEABLE 1B01	1 BED
A17.01	TYPE T39	LIVEABLE 1B01	1 BED
A17.10	TYPE T39	LIVEABLE 1B01	1 BED
A17.11	TYPE T39	LIVEABLE 1B01	1 BED
A17.12	TYPE T39	LIVEABLE 1B01	1 BED
A18.01	TYPE T39	LIVEABLE 1B01	1 BED
A18.10	TYPE T39	LIVEABLE 1B01	1 BED
A18.11	TYPE T39	LIVEABLE 1B01	1 BED
A18.12	TYPE T39	LIVEABLE 1B01	1 BED
A19.01	TYPE T39	LIVEABLE 1B01	1 BED
A19.10	TYPE T39	LIVEABLE 1B01	1 BED
A19.11	TYPE T39	LIVEABLE 1B01	1 BED
A19.12	TYPE T39	LIVEABLE 1B01	1 BED
A20.01	TYPE T39	LIVEABLE 1B01	1 BED
A20.10	TYPE T39	LIVEABLE 1B01	1 BED
A20.11	TYPE T39	LIVEABLE 1B01	1 BED
A20.12	TYPE T39	LIVEABLE 1B01	1 BED
A21.01	TYPE T39	LIVEABLE 1B01	1 BED
A21.10	TYPE T39	LIVEABLE 1B01	1 BED
A21.11	TYPE T39	LIVEABLE 1B01	1 BED
A21.12	TYPE T39	LIVEABLE 1B01	1 BED
A22.01	TYPE T39	LIVEABLE 1B01	1 BED
A22.10	TYPE T39	LIVEABLE 1B01	1 BED
A22.11	TYPE T39	LIVEABLE 1B01	1 BED
A22.12	TYPE T39	LIVEABLE 1B01	1 BED
A23.01	TYPE T39	LIVEABLE 1B01	1 BED
A23.10	TYPE T39	LIVEABLE 1B01	1 BED
A23.11	TYPE T39	LIVEABLE 1B01	1 BED
A23.12	TYPE T39	LIVEABLE 1B01	1 BED
A24.01	TYPE T39	LIVEABLE 1B01	1 BED
A24.10	TYPE T39	LIVEABLE 1B01	1 BED
A24.11	TYPE T39	LIVEABLE 1B01	1 BED
A24.12	TYPE T39	LIVEABLE 1B01	1 BED
A25.01	TYPE T39	LIVEABLE 1B01	1 BED
B1.03	TYPE T06	LIVEABLE 1B02	1 BED
B1.06	TYPE T09	LIVEABLE 2B01	2 BED + S
B2.02	TYPE T15	LIVEABLE 1B03	1 BED
B3.02	TYPE T15	LIVEABLE 1B03	1 BED
B4.02	TYPE T15	LIVEABLE 1B03	1 BED
B5.02	TYPE T15	LIVEABLE 1B03	1 BED
B6.02	TYPE T15	LIVEABLE 1B03	1 BED
B7.02	TYPE T15	LIVEABLE 1B03	1 BED
B8.02	TYPE T15	LIVEABLE 1B03	1 BED
B9.02	TYPE T15	LIVEABLE 1B03	1 BED
B10.02	TYPE T15	LIVEABLE 1B03	1 BED
B11.02	TYPE T15	LIVEABLE 1B03	1 BED
B12.02	TYPE T15	LIVEABLE 1B03	1 BED
B13.02	TYPE T15	LIVEABLE 1B03	1 BED
B14.02	TYPE T15	LIVEABLE 1B03	1 BED
B.UG.03	TYPE T06	LIVEABLE 1B02	1 BED
B.UG.06	TYPE T09	LIVEABLE 2B01	2 BED + S

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER
Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

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93 Bridge Rd Pty Ltd

GROUPGSA
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Level 7, 80 William St East Sydney NSW
Australia 2011
www.groupgsa.com

T +612 9361 4144 F +612 9332 3458

architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
LHA SILVER APARTMENT

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SSDA SUBMISSION

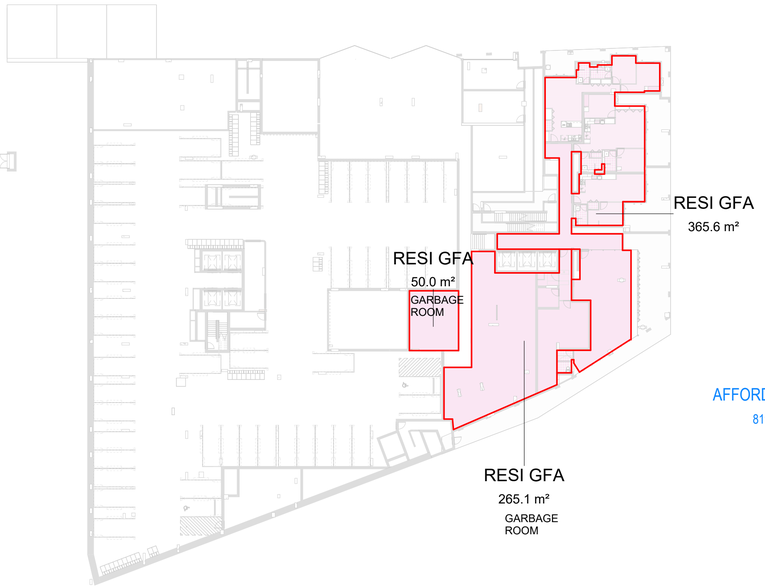
16/04/2025 8:42:45 PM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

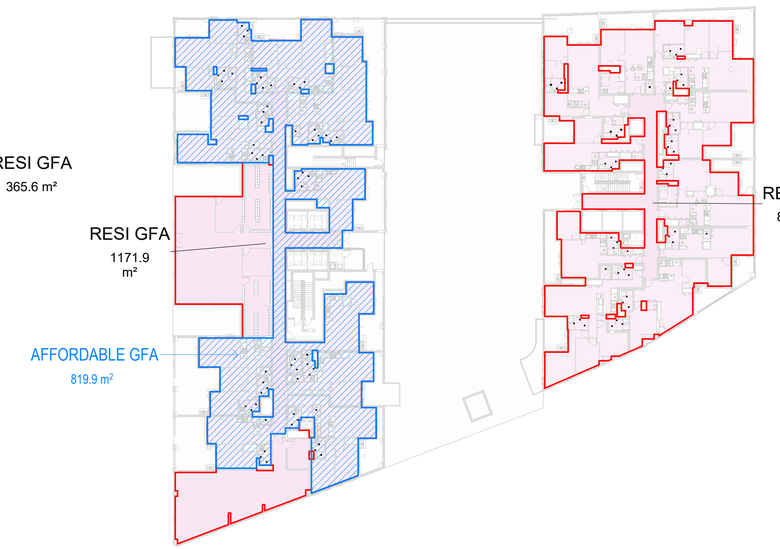
Scale	Project No	Drawing No	Issue
1 : 50	A242013	SSDA-9187	A

REVISION CHANGES:

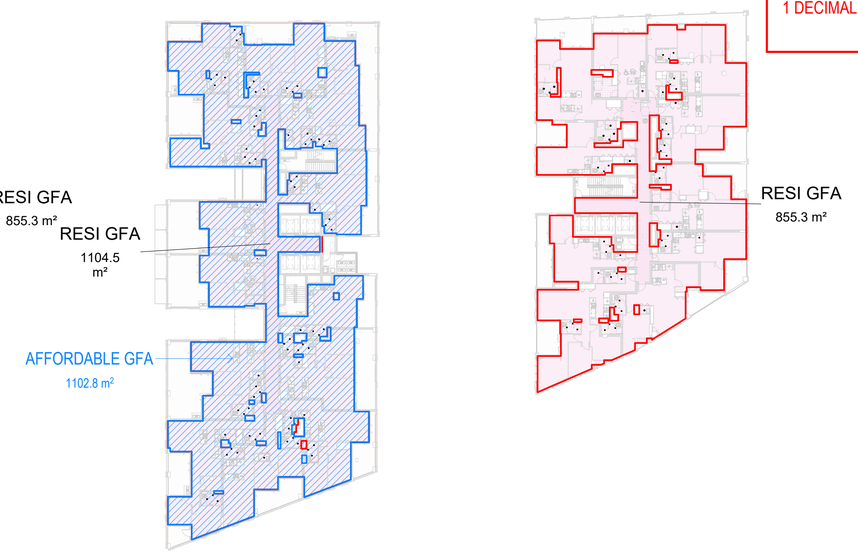
GFA CALCULATED TO 1 DECIMAL POINT



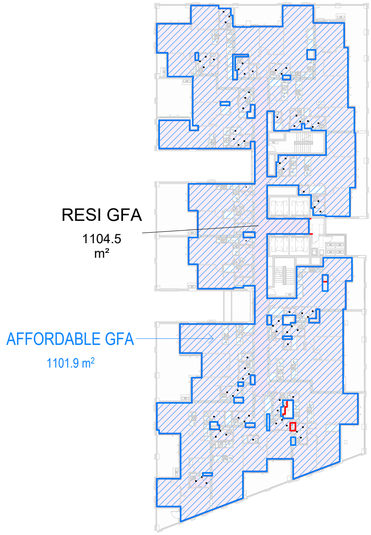
1 GFA DIAGRAM - LOWER GROUND LEVEL
1 : 400



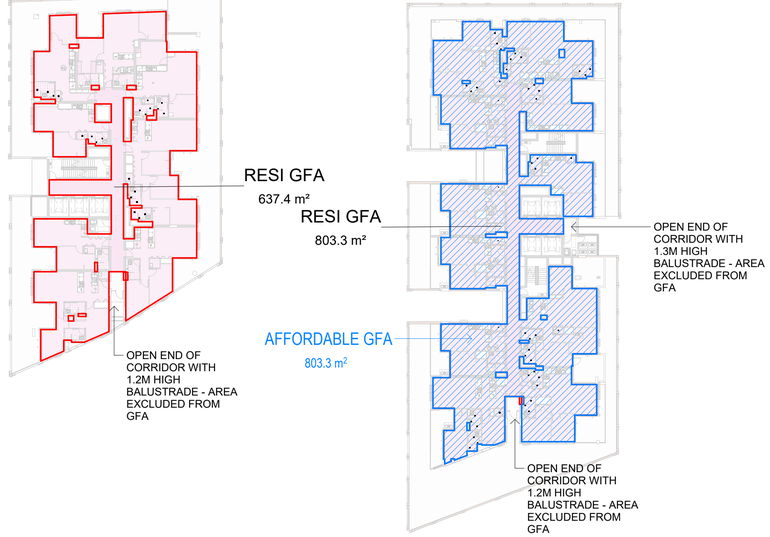
2 GFA DIAGRAM - UPPER GROUND LEVEL
1 : 400



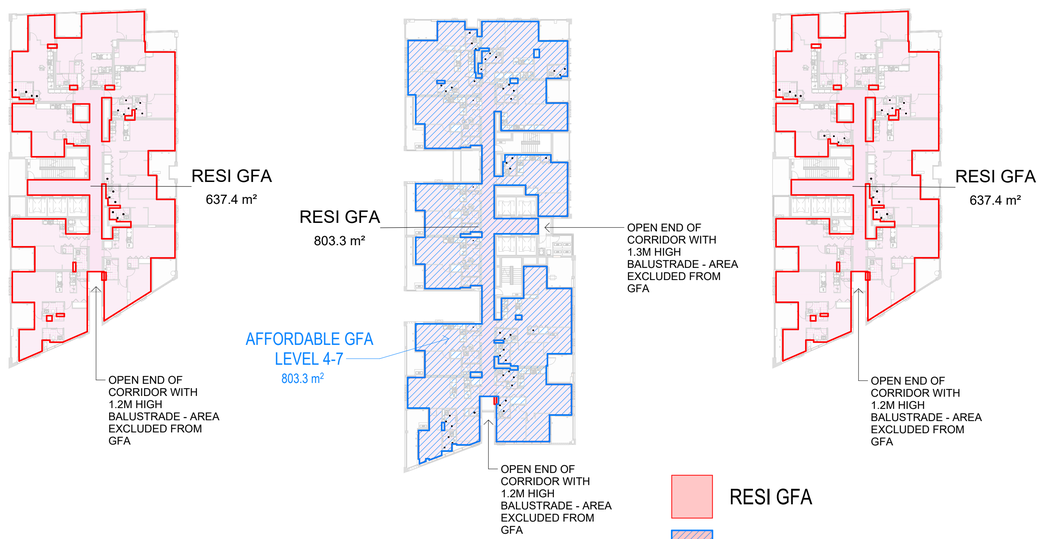
3 GFA DIAGRAM - LEVEL 1 PODIUM
1 : 400



4 GFA DIAGRAM - LEVEL 2 PODIUM
1 : 400



5 GFA DIAGRAM - LEVEL 3 PODIUM
1 : 400



6 GFA DIAGRAM - LEVEL 4-7
1 : 400

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
GFA

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SSDA SUBMISSION

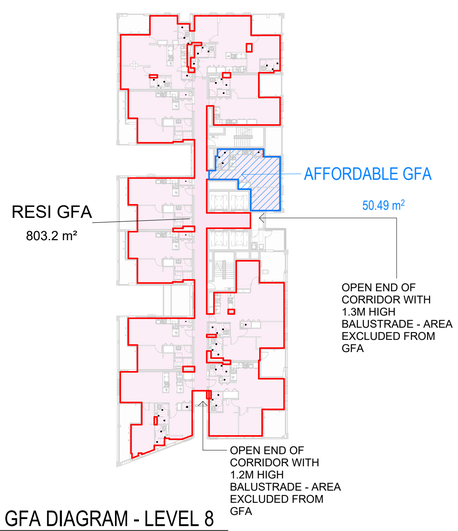
20/02/2026 3:49:25 PM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9191	C

REVISION CHANGES:

GFA CALCULATED TO 1 DECIMAL POINT



1 GFA DIAGRAM - LEVEL 8
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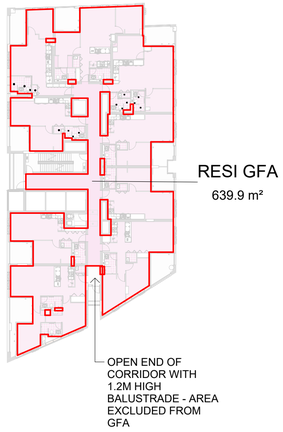
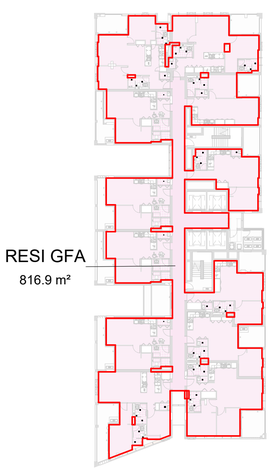
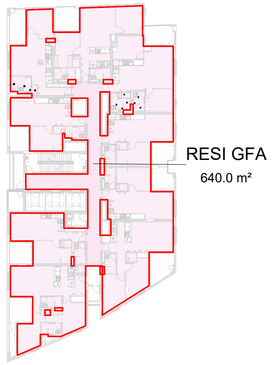
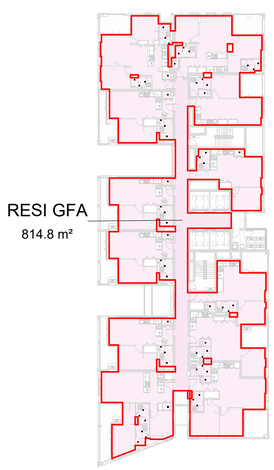
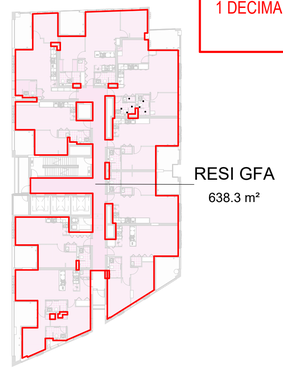




2 GFA DIAGRAM - LEVEL 9-14
1 : 400







3 GFA DIAGRAM - LEVEL 15-24
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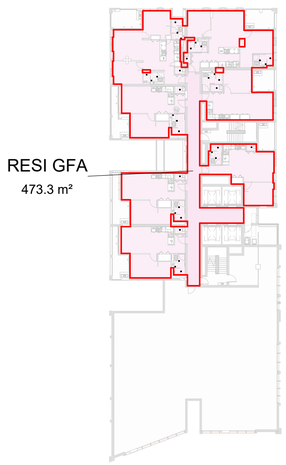
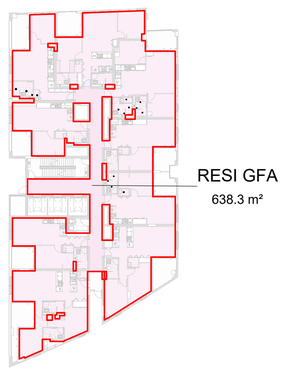
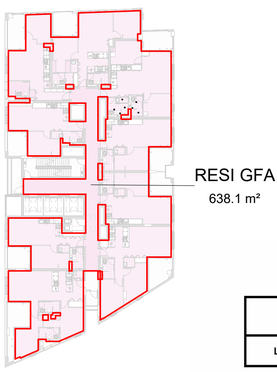




4 GFA DIAGRAM - LEVEL 25
1 : 400





5 GFA DIAGRAM - LEVEL 26
1 : 400

TOTAL RESI GFA SCHEDULE

LEVEL	TOWER A	AREA	TOWER B	AREA
LOWER GROUND	RESI	0	RESI	680
UPPER GROUND	RESI	1172	RESI	855
LEVEL 1	RESI	1104	RESI	855
LEVEL 2	RESI	1104	RESI	637
LEVEL 3	RESI	803	RESI	637
LEVEL 4	RESI	803	RESI	637
LEVEL 5	RESI	803	RESI	637
LEVEL 6	RESI	803	RESI	637
LEVEL 7	RESI	803	RESI	637
LEVEL 8	RESI	803	RESI	640
LEVEL 9	RESI	817	RESI	640
LEVEL 10	RESI	817	RESI	640
LEVEL 11	RESI	817	RESI	640
LEVEL 12	RESI	817	RESI	640
LEVEL 13	RESI	817	RESI	640
LEVEL 14	RESI	817	RESI	640
LEVEL 15	RESI	815	RESI	640
LEVEL 16	RESI	815	RESI	638
LEVEL 17	RESI	815	RESI	638
LEVEL 18	RESI	815	RESI	638
LEVEL 19	RESI	815	RESI	638
LEVEL 20	RESI	815	RESI	638
LEVEL 21	RESI	815	RESI	638
LEVEL 22	RESI	815	RESI	638
LEVEL 23	RESI	815	RESI	638
LEVEL 24	RESI	815	RESI	638
LEVEL 25	RESI	473	RESI	638
LEVEL 26	RESI	469	RESI	638
PROPOSED TOTAL	TOWER A	22192	TOWER B	18350
PROPOSED TOTAL	**TOWER A+B**	**40542**		

TOTAL AFFORDABLE HOUSING GFA SCHEDULE

LEVEL	TOWER A	AREA	TOT. UNITS PER FLOOR
LOWER GROUND	RESI	0	0
UPPER GROUND	RESI	820	10
LEVEL 1	RESI	1108	13
LEVEL 2	RESI	1108	13
LEVEL 3	RESI	810	11
LEVEL 4	RESI	810	11
LEVEL 5	RESI	810	11
LEVEL 6	RESI	810	11
LEVEL 7	RESI	810	11
LEVEL 8	RESI	50.49	1
PROPOSED AFFORDABLE TOTAL		**7136.49**	**92**
		17.47%	

RESI GFA

AFFORDABLE HOUSING GFA

GROSS FLOOR AREA

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls,
or from the internal face of walls separating the building from any other building,
measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

SSDA SUBMISSION

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025
B	SSDA RFI	11/09/2025
C	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
GFA

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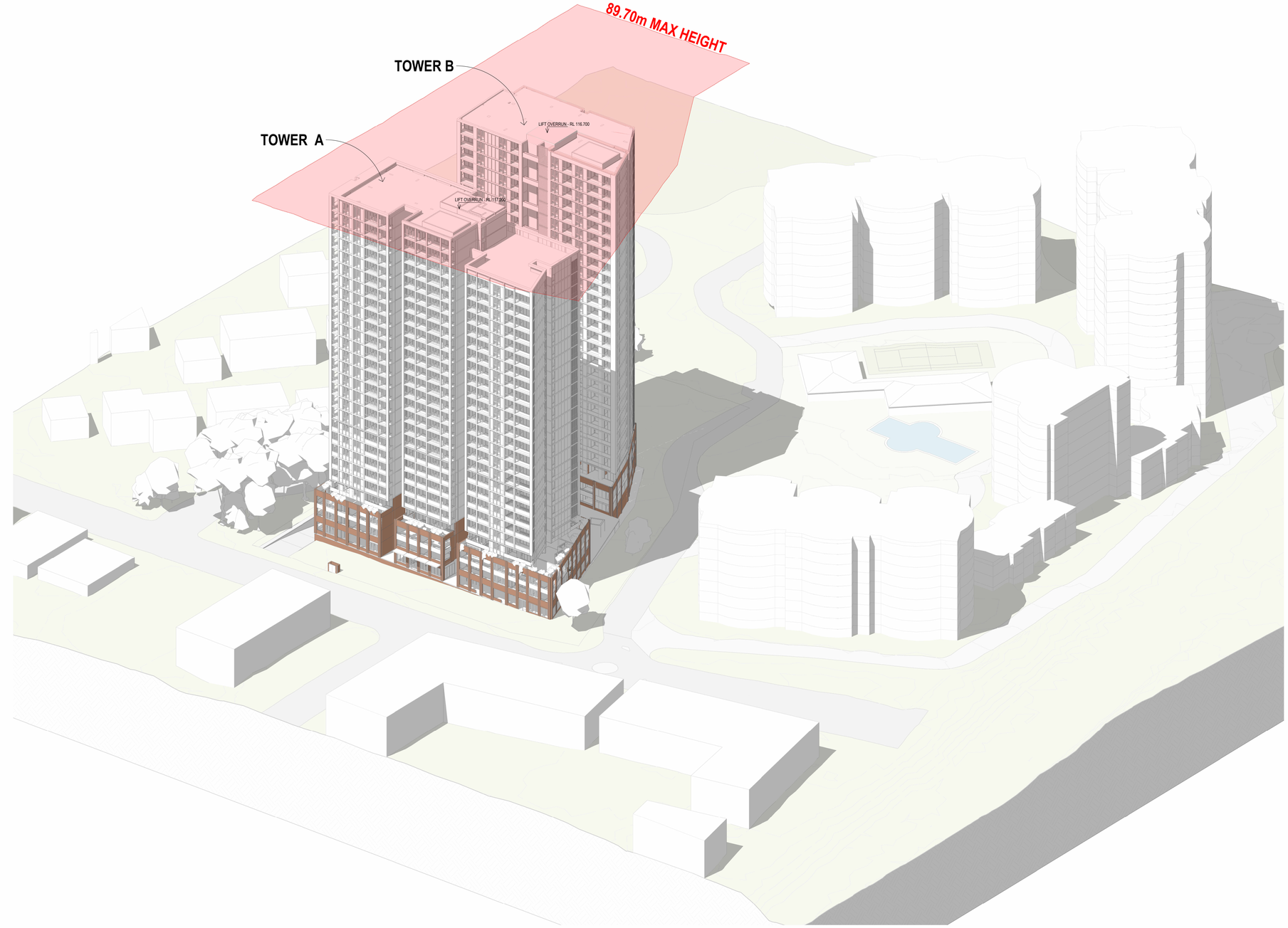
Verified AM/DC Approved NT

Drawing Created (date) 11/04/25 Drawing Created (by) NT

Scale	Project No	Drawing No	Issue
As indicated	A242013	SSDA-9192	C

20/02/2026 3:50:10 PM



Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

HEIGHT PLANE DIAGRAM

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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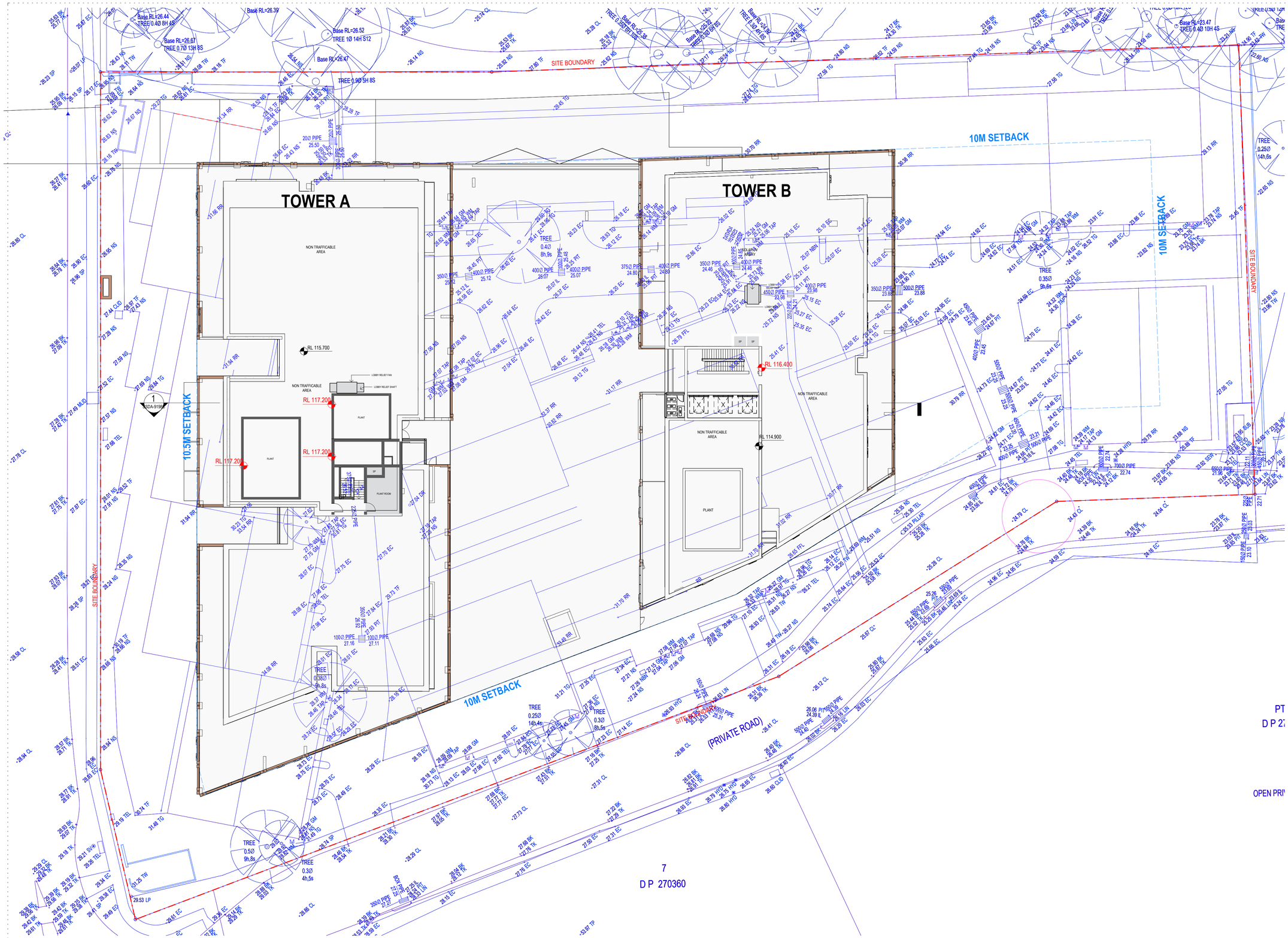
18/09/2025 10:54:30 AM



Amendments		
Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments		
Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
BUILDING HEIGHTS - ROOF PLAN

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SSDA SUBMISSION

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Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
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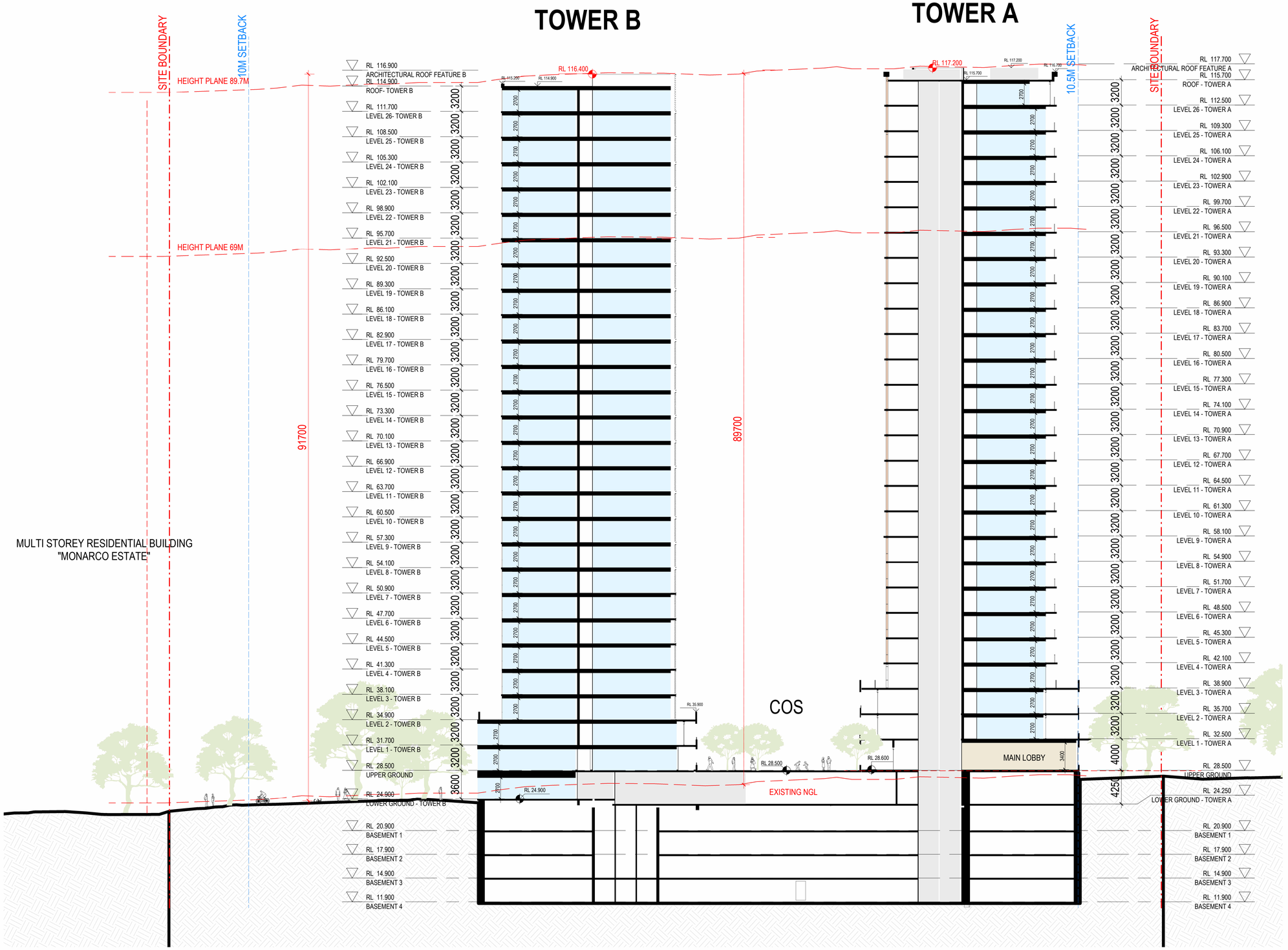

1 LONG SECTION SSDA RFI

1 : 250

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant

Neuron
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

BUILDING HEIGHTS - SECTION

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18/09/2025 10:56:27 AM

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
1 : 250	A242013	SSDA-9198C	A



BRIDGE ROAD SOUTH VIEW



BRIDGE ROAD ELEVATION

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

CGI

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9207	A

11/04/2025 9:15:55 PM



BRIDGE ROAD NORTH VIEW



VIEW FROM SOUTH EAST

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
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STRUCTURAL ENGINEER

Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

CGI

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9208	A

11/04/2025 9:19:59 PM



TOWER A PODIUM



TOWER B PODIUM

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

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PRINCIPAL TRANSPORT ENGINEER

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

CGI

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SSDA SUBMISSION

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Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9209	A

11/04/2025 5:20:09 PM





BR01

PGH Dry Pressed Architectural

Bradfield Bronze



DT01

Prefinished solid aluminium powdercoated panel by Vitradual or similar in bronze brown custom colour

MP01

Prefinished solid aluminium powdercoated panel by Vitradual or similar in classic beige colour



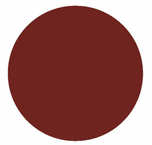
MP02

Prefinished solid aluminium powdercoated panel by Vitradual or similar in light brown custom colour



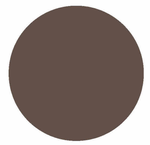
MP03

Prefinished solid aluminium powdercoated panel by Vitradual or similar in ethereal pearl colour



MP04

Prefinished solid aluminium powdercoated hood by Vitradual or similar in bronze brown custom colour

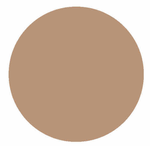


MP05

Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in mocha colour

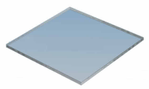
MP06

Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in classic beige colour



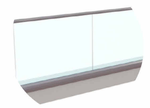
MP07

Prefinished solid aluminium powdercoated vertical fins by Vitradual or similar in light brown custom colour



GL01

Viridian ComfortPlus Neutral glass



BAL01

Side mounted glazed balustrade by Axiom or similar



BAL02

Flat steel bar balustrade with powdercoat finish in ethereal pearl or similar



LV01

Roof plant Louvres by Arcadia in Ethereal Pearl in similar

PC01

Precast concrete to Northern loading dock

Amendments

Issue	Description	Date
A	SSDA SUBMISSION	11/04/2025

Amendments

Issue	Description	Date

Consultant

Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER

Lateral Consulting
+61 455 372 980

STRUCTURAL ENGINEER

Ason Group
+61 2 9083 6601

PRINCIPAL TRANSPORT ENGINEER

Client

93 Bridge Rd Pty Ltd

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title

93 BRIDGE ROAD WESTMEAD

Drawing Title

MATERIALS AND FINISHES

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SSDA SUBMISSION

Plotted and checked by	AM/DC		
Verified	AM/DC	Approved	NT
Drawing Created (date)		Drawing Created (by)	NT
			11/04/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9210	A

11/04/2025 9:20:21 PM

ADG COMPLIANCE SCHEDULE - TOWER A LEVELS UG-2

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
A - UPPER GROUND LEVEL								
A.UG.01	70 m²	80.2 m²	15 m²	22 m²	3 m	5 m	8 m	3 m
A.UG.02	70 m²	80.0 m²	15 m²	15 m²	3 m	2 m	5 m	3 m
A.UG.03	70 m²	76.4 m²	15 m²	16 m²	3 m	3 m	7 m	3 m
A.UG.04	90 m²	98.5 m²	15 m²	41 m²	3 m	2 m	8 m	3 m
A.UG.05	50 m²	51.4 m²	15 m²	23 m²	3 m	2 m	6 m	3 m
A.UG.06	50 m²	54.9 m²	15 m²	19 m²	3 m	3 m	5 m	3 m
A.UG.07	50 m²	55.0 m²	15 m²	12 m²	3 m	3 m	6 m	3 m
A.UG.08	70 m²	83.5 m²	15 m²	15 m²	3 m	3 m	7 m	3 m
A.UG.09	50 m²	50.8 m²	15 m²	32 m²	3 m	4 m	6 m	3 m
A.UG.10	70 m²	76.4 m²	15 m²	41 m²	3 m	4 m	7 m	3 m
A - LEVEL 1								
A1.01	70 m²	80.7 m²	10 m²	22 m²	2 m	5 m	5 m	3 m
A1.02	70 m²	79.8 m²	10 m²	10 m²	2 m	2 m	5 m	3 m
A1.03	70 m²	76.2 m²	10 m²	16 m²	2 m	3 m	7 m	3 m
A1.04	90 m²	97.9 m²	10 m²	44 m²	2 m	2 m	8 m	3 m
A1.05	70 m²	74.7 m²	10 m²	16 m²	2 m	2 m	8 m	3 m
A1.06	50 m²	52.1 m²	8 m²	13 m²	2 m	2 m	6 m	3 m
A1.07	70 m²	82.4 m²	10 m²	27 m²	2 m	3 m	8m	3 m
A1.08	70 m²	82.7 m²	10 m²	15 m²	2 m	4 m	6 m	3 m
A1.09	70 m²	81.1 m²	10 m²	17 m²	2 m	2 m	6 m	3 m
A1.10	70 m²	97.8 m²	10 m²	15 m²	2 m	3 m	6 m	3 m
A1.11	70 m²	76.3 m²	10 m²	41 m²	2 m	3 m	5 m	3 m
A1.12	50 m²	51.4 m²	8 m²	30 m²	2 m	4 m	6 m	3 m
A1.13	50 m²	51.4 m²	8 m²	30 m²	2 m	4 m	6 m	3 m
A - LEVEL 2								
A2.01	70 m²	80.7 m²	10 m²	22 m²	2 m	5 m	5 m	3 m
A2.02	70 m²	79.8 m²	10 m²	10 m²	2 m	2 m	5 m	3 m
A2.03	70 m²	76.3 m²	10 m²	16 m²	2 m	3 m	7 m	3 m
A2.04	90 m²	97.9 m²	10 m²	44 m²	2 m	2 m	8 m	3 m
A2.05	70 m²	74.7 m²	10 m²	16 m²	2 m	2 m	8 m	3 m
A2.06	50 m²	52.1 m²	8 m²	13 m²	2 m	2 m	6 m	3 m
A2.07	70 m²	82.4 m²	10 m²	27 m²	2 m	3 m	8 m	3 m
A2.08	70 m²	82.6 m²	10 m²	15 m²	2 m	4 m	6 m	3 m
A2.09	70 m²	81.1 m²	10 m²	17 m²	2 m	2 m	6 m	3 m
A2.10	70 m²	97.8 m²	10 m²	15 m²	2 m	3 m	6 m	3 m
A2.11	70 m²	76.3 m²	10 m²	41 m²	2 m	3 m	5 m	3 m
A2.12	50 m²	51.4 m²	8 m²	30 m²	2 m	4 m	6 m	3 m
A2.13	50 m²	51.4 m²	8 m²	30 m²	2 m	4 m	6 m	3 m

ADG COMPLIANCE SCHEDULE - TOWER B LEVELS LG-2

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
B - LOWER GROUND LEVEL								
B.LG.01	70 m²	81.1 m²	15 m²	31 m²	3 m	3 m	8 m	3 m
B.LG.02	70 m²	75.5 m²	15 m²	31 m²	3 m	3 m	7 m	3 m
B.LG.03	50 m²	51.2 m²	15 m²	34 m²	3 m	3 m	8 m	3 m
B - UPPER GROUND LEVEL								
B.UG.01	50 m²	54.8 m²	8 m²	10 m²	2 m	3 m	6 m	3 m
B.UG.02	70 m²	87.2 m²	10 m²	22 m²	2 m	2 m	7 m	3 m
B.UG.03	50 m²	54.1 m²	8 m²	13 m²	2 m	2 m	6 m	3 m
B.UG.04	90 m²	101.3 m²	10 m²	27 m²	2 m	3 m	8 m	3 m
B.UG.05	70 m²	76.8 m²	10 m²	17 m²	2 m	3 m	5 m	3 m
B.UG.06	70 m²	88.4 m²	10 m²	13 m²	2 m	3 m	8 m	3 m
B.UG.07	50 m²	55.9 m²	8 m²	9 m²	2 m	3 m	7 m	3 m
B.UG.08	70 m²	78.7 m²	10 m²	10 m²	2 m	2 m	8 m	3 m
B.UG.09	90 m²	108.7 m²	10 m²	13 m²	2 m	3 m	6 m	3 m
B.UG.10	50 m²	54.1 m²	8 m²	17 m²	2 m	2 m	5 m	3 m
B - LEVEL 1								
B1.01	50 m²	55.2 m²	8 m²	10 m²	2 m	3 m	6 m	3 m
B1.02	70 m²	87.1 m²	10 m²	22 m²	2 m	2 m	6 m	3 m
B1.03	50 m²	54.1 m²	8 m²	13 m²	2 m	2 m	6 m	3 m
B1.04	90 m²	101.2 m²	10 m²	27 m²	2 m	2 m	8 m	3 m
B1.05	70 m²	77.0 m²	10 m²	17 m²	2 m	3 m	5 m	3 m
B1.06	70 m²	88.4 m²	10 m²	13 m²	2 m	2 m	8 m	3 m
B1.07	50 m²	55.6 m²	8 m²	9 m²	2 m	3 m	7 m	3 m
B1.08	70 m²	78.6 m²	10 m²	10 m²	2 m	2 m	8 m	3 m
B1.09	90 m²	108.7 m²	10 m²	13 m²	2 m	3 m	6 m	3 m
B1.10	50 m²	53.5 m²	8 m²	17 m²	2 m	2 m	5 m	3 m
B - LEVEL 2								
B2.01	50 m²	50.2 m²	8 m²	15 m²	2 m	3 m	7 m	3 m
B2.02	50 m²	53.0 m²	8 m²	16 m²	2 m	5 m	5 m	3 m
B2.03	70 m²	75.4 m²	10 m²	17 m²	2 m	5 m	7 m	3 m
B2.04	70 m²	75.4 m²	10 m²	18 m²	2 m	2 m	7 m	3 m
B2.05	90 m²	100.3 m²	10 m²	19 m²	2 m	3 m	8 m	3 m
B2.06	70 m²	74.2 m²	10 m²	20 m²	2 m	2 m	7 m	3 m
B2.07	70 m²	80.8 m²	10 m²	21 m²	2 m	3 m	8 m	3 m
B2.08	50 m²	50.5 m²	8 m²	22 m²	2 m	3 m	6 m	3 m

*AFFORDABLE UNITS INDICATED IN BLUE

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
Lateral Consulting
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STRUCTURAL ENGINEER
Ason Group
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PRINCIPAL TRANSPORT ENGINEER

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93 Bridge Rd Pty Ltd

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Australia 2011
www.groupgsa.com

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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ADG ASSESSMENT TABLE_SHEET 01

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SSDA SUBMISSION

Plotted and checked by	NT		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	AM
			01/29/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9500	A

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ADG COMPLIANCE SCHEDULE - TOWER A LEVELS 3-14

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
A3.01	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A3.02	70 m²	76.2 m²	10 m²	10 m²	2 m	3 m	4 m	3 m
A3.03	70 m²	75.1 m²	10 m²	21 m²	2 m	5 m	5 m	3 m
A3.04	50 m²	50.6 m²	8 m²	17 m²	2 m	3 m	6 m	3 m
A3.05	50 m²	50.5 m²	8 m²	23 m²	2 m	4 m	6 m	3 m
A3.06	90 m²	95.3 m²	10 m²	16 m²	2 m	4 m	5 m	3 m
A3.07	70 m²	77.3 m²	10 m²	14 m²	2 m	3 m	6 m	3 m
A3.08	70 m²	79.0 m²	10 m²	15 m²	2 m	3 m	5 m	3 m
A3.09	50 m²	51.4 m²	8 m²	12 m²	2 m	2 m	6 m	3 m
A3.10	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A3.11	50 m²	51.4 m²	8 m²	12 m²	2 m	2 m	6 m	3 m

A - LEVEL 4-7

A4-7.01	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A4-7.02	70 m²	76.0 m²	10 m²	10 m²	2 m	3 m	4 m	3 m
A4-7.03	70 m²	75.1 m²	10 m²	10 m²	2 m	4 m	7 m	3 m
A4-7.04	50 m²	50.8 m²	8 m²	8 m²	2 m	3 m	6 m	3 m
A4-7.05	50 m²	50.5 m²	8 m²	8 m²	2 m	4 m	6 m	3 m
A4-7.06	90 m²	95.3 m²	10 m²	13 m²	2 m	4 m	5 m	3 m
A4-7.07	70 m²	77.5 m²	10 m²	10 m²	2 m	4 m	6 m	3 m
A4-7.08	70 m²	78.9 m²	10 m²	14 m²	2 m	3 m	7 m	3 m
A4-7.09	50 m²	51.5 m²	8 m²	11 m²	2 m	2 m	6 m	3 m
A4-7.10	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A4-7.11	50 m²	51.3 m²	8 m²	11 m²	2 m	2 m	6 m	3 m

A - LEVEL__8

A8.01	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A8.02	70 m²	76.0 m²	10 m²	10 m²	2 m	3 m	4 m	3 m
A8.03	70 m²	75.1 m²	10 m²	10 m²	2 m	4 m	7 m	3 m
A8.04	50 m²	50.8 m²	8 m²	8 m²	2 m	3 m	6 m	3 m
A8.05	50m2	50.5m2	8m2	8m2	8m	4m	6m	3m
A8.06	90 m²	95.3 m²	10 m²	13 m²	2 m	4 m	5 m	3 m
A8.07	70 m²	77.5 m²	10 m²	10 m²	2 m	4 m	6 m	3 m
A8.08	70 m²	78.9 m²	10 m²	14 m²	2 m	3 m	7 m	3 m
A8.09	50 m²	51.5 m²	8 m²	11 m²	2 m	2 m	6 m	3 m
A8.10	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A8.11	50 m²	51.3 m²	8 m²	11 m²	2 m	2 m	6 m	3 m

A - LEVEL 9-14

A9-14.01	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A9-14.02	70 m²	76.0 m²	10 m²	10 m²	2 m	3 m	8 m	3 m
A9-14.03	70 m²	75.0 m²	10 m²	10 m²	2 m	3 m	5 m	3 m
A9-14.04	50 m²	50.7 m²	8 m²	8 m²	2 m	3 m	6 m	3 m
A9-14.05	50 m²	50.5 m²	8 m²	8 m²	2 m	2 m	6 m	3 m
A9-14.06	50 m²	51.7 m²	8 m²	9 m²	2 m	3 m	6 m	3 m
A9-14.07	50 m²	50.4 m²	8 m²	9 m²	2 m	3 m	6 m	3 m
A9-14.08	70 m²	77.4 m²	10 m²	10 m²	2 m	3 m	6 m	3 m
A9-14.09	70 m²	78.9 m²	10 m²	14 m²	2 m	3 m	7 m	3 m
A9-14.10	50 m²	51.5 m²	8 m²	11 m²	2 m	2 m	6 m	3 m
A9-14.11	50 m²	52.4 m²	8 m²	10 m²	2 m	2 m	6 m	3 m
A9-14.12	50 m²	51.3 m²	8 m²	11 m²	2 m	2 m	6 m	3 m

ADG COMPLIANCE SCHEDULE - TOWER B LEVELS 3-14

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
B3.01	50 m²	50.2 m²	8 m²	8 m²	2 m	3 m	5 m	3 m
B3.02	50 m²	53.5 m²	8 m²	10 m²	2 m	2 m	5 m	3 m
B3.03	70 m²	75.5 m²	10 m²	10 m²	2 m	3 m	4 m	3 m
B3.04	70 m²	75.1 m²	10 m²	10 m²	2 m	2 m	7 m	3 m
B3.05	90 m²	101.4 m²	10 m²	16 m²	2 m	3 m	5 m	3 m
B3.06	70 m²	73.4 m²	10 m²	10 m²	2 m	2 m	5 m	3 m
B3.07	70 m²	81.9 m²	10 m²	13 m²	2 m	3 m	5 m	3 m
B3.08	50 m²	50.5 m²	8 m²	8 m²	2 m	3 m	6 m	3 m

B - LEVEL 4-7

B4-7.01	50 m²	50.2 m²	8 m²	8 m²	2 m	3 m	5 m	3 m
B4-7.02	50 m²	53.5 m²	8 m²	10 m²	2 m	2 m	5 m	3 m
B4-7.03	70 m²	75.3 m²	10 m²	10 m²	2 m	3 m	7 m	3 m
B4-7.04	70 m²	75.1 m²	10 m²	10 m²	2 m	2 m	7 m	3 m
B4-7.05	90 m²	101.4 m²	10 m²	16 m²	2 m	3 m	5 m	3 m
B4-7.06	70 m²	73.4 m²	10 m²	10 m²	2 m	3 m	5 m	3 m
B4-7.07	70 m²	81.1 m²	10 m²	13 m²	2 m	3 m	5 m	3 m
B4-7.08	50 m²	50.5 m²	8 m²	8 m²	2 m	3 m	4 m	3 m

B - LEVEL 8-14

B8-14.01	50 m²	50.2 m²	8 m²	8 m²	2 m	3 m	5 m	3 m
B8-14.02	50 m²	52.9 m²	8 m²	10 m²	2 m	2 m	5 m	3 m
B8-14.03	70 m²	74.6 m²	10 m²	10 m²	2 m	3 m	4 m	3 m
B8-14.04	70 m²	75.1 m²	10 m²	10 m²	2 m	2 m	7 m	3 m
B8-14.05	50 m²	51.2 m²	8 m²	8 m²	2 m	3 m	8 m	3 m
B8-14.06	50 m²	51.4 m²	8 m²	8 m²	2 m	3 m	8 m	3 m
B8-14.07	70 m²	73.4 m²	10 m²	10 m²	2 m	2 m	7 m	3 m
B8-14.08	70 m²	81.3 m²	10 m²	13 m²	2 m	3 m	8 m	3 m
B8-14.09	50 m²	50.5 m²	8 m²	8 m²	2 m	3 m	6 m	3 m

*AFFORDABLE UNITS INDICATED IN BLUE

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025
B	RESPONSE TO RFI	20/02/2026

Amendments

Issue	Description	Date

Consultant
Neuron
+61 401 222 862

BUILDING SERVICES ENGINEER
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+61 455 372 980

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Ason Group
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PRINCIPAL TRANSPORT ENGINEER

Client
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architecture interior design urban design landscape
nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ADG ASSESSMENT TABLE_SHEET 02

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SSDA SUBMISSION

Plotted and checked by	NT		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	AM
			01/29/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9501	B

20/02/2026 3:50:15 PM

STORAGE COMPLIANCE SCHEDULE - TOWER A LEVELS 15-26

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
A - LEVEL 15-24								
A15-24.01	50 m^2	51.8 m^2	8 m^2	10 m^2	2 m	2 m	6 m	3 m
A15-24.02	70 m^2	76.0 m^2	10 m^2	10 m^2	2 m	3 m	8 m	3 m
A15-24.03	70 m^2	75.6 m^2	10 m^2	10 m^2	2 m	3 m	5 m	3 m
A15-24.04	50 m^2	50.7 m^2	8 m^2	8 m^2	2 m	2 m	8 m	3 m
A15-24.05	50 m^2	50.5 m^2	8 m^2	8 m^2	2 m	2 m	6 m	3 m
A15-24.06	50 m^2	51.7 m^2	8 m^2	9 m^2	2 m	3 m	6 m	3 m
A15-24.07	50 m^2	50.4 m^2	8 m^2	9 m^2	2 m	3 m	6 m	3 m
A15-24.08	70 m^2	77.4 m^2	10 m^2	10 m^2	2 m	3 m	6 m	3 m
A15-24.09	70 m^2	78.9 m^2	10 m^2	14 m^2	2 m	3 m	7 m	3 m
A15-24.10	50 m^2	50.9 m^2	8 m^2	11 m^2	2 m	2 m	6 m	3 m
A15-24.11	50 m^2	51.8 m^2	8 m^2	10 m^2	2 m	2 m	6 m	3 m
A15-24.12	50 m^2	50.7 m^2	8 m^2	11 m^2	2 m	2 m	6 m	3 m
A - LEVEL 25								
A25.01	50 m^2	52.0 m^2	8 m^2	10 m^2	2 m	2 m	6 m	3 m
A25.02	70 m^2	76.3 m^2	10 m^2	10 m^2	2 m	3 m	8 m	3 m
A25.03	70 m^2	75.1 m^2	10 m^2	10 m^2	2 m	3 m	5 m	3 m
A25.04	50 m^2	50.2 m^2	8 m^2	8 m^2	2 m	3 m	6 m	3 m
A25.05	50 m^2	50.4 m^2	8 m^2	8 m^2	2 m	2 m	4 m	3 m
A25.06	50 m^2	52.1 m^2	8 m^2	10 m^2	2 m	2 m	6 m	3 m
A25.07	50 m^2	50.9 m^2	8 m^2	11 m^2	2 m	2 m	6 m	3 m
A - LEVEL 26								
A26.01	50 m^2	52.1 m^2	8 m^2	10 m^2	2 m	2 m	6 m	3 m
A26.02	70 m^2	76.2 m^2	10 m^2	10 m^2	2 m	3 m	8 m	3 m
A26.03	70 m^2	75.1 m^2	10 m^2	10 m^2	2 m	3 m	5 m	3 m
A26.04	50 m^2	50.7 m^2	8 m^2	8 m^2	2 m	3 m	6 m	3 m
A26.05	50 m^2	50.5 m^2	8 m^2	8 m^2	2 m	2 m	4 m	3 m
A26.06	90 m^2	99.0 m^2	10 m^2	29 m^2	2 m	3 m	6 m	3 m

STORAGE COMPLIANCE SCHEDULE - TOWER B LEVELS 15-26

Unit No.	Floor Area		Balcony Area				Apartment Depth	Min. Bedroom dimension
	ADG requirement	Design Area	ADG requirement	Design Area	ADG requirement	Design depth	Depth	Depth
B - LEVEL 15-24								
B15-24.01	50 m^2	50.2 m^2	8 m^2	8 m^2	2 m	3 m	7 m	3 m
B15-24.02	50 m^2	52.9 m^2	8 m^2	10 m^2	2 m	2 m	5 m	3 m
B15-24.03	70 m^2	74.6 m^2	10 m^2	10 m^2	2 m	3 m	4 m	3 m
B15-24.04	70 m^2	75.1 m^2	10 m^2	10 m^2	2 m	3 m	7 m	3 m
B15-24.05	50 m^2	51.2 m^2	8 m^2	8 m^2	2 m	3 m	8 m	3 m
B15-24.06	50 m^2	51.4 m^2	8 m^2	8 m^2	2 m	3 m	8 m	3 m
B15-24.07	70 m^2	73.4 m^2	10 m^2	10 m^2	2 m	2 m	7 m	3 m
B15-24.08	70 m^2	81.3 m^2	10 m^2	13 m^2	2 m	3 m	5 m	3 m
B15-24.09	50 m^2	50.5 m^2	8 m^2	8 m^2	2 m	3 m	6 m	3 m
B - LEVEL 25								
B25.01	50 m^2	50.2 m^2	8 m^2	8 m^2	2 m	3 m	7 m	3 m
B25.02	50 m^2	52.9 m^2	8 m^2	10 m^2	2 m	2 m	5 m	3 m
B25.03	70 m^2	74.6 m^2	10 m^2	10 m^2	2 m	3 m	4 m	3 m
B25.04	70 m^2	75.1 m^2	10 m^2	10 m^2	2 m	2 m	7 m	3 m
B25.05	50 m^2	51.2 m^2	8 m^2	8 m^2	2 m	3 m	8 m	3 m
B25.06	50 m^2	51.4 m^2	8 m^2	8 m^2	2 m	3 m	8 m	3 m
B25.07	70 m^2	73.4 m^2	10 m^2	10 m^2	2 m	2 m	7 m	3 m
B25.08	70 m^2	81.3 m^2	10 m^2	13 m^2	2 m	3 m	8 m	3 m
B25.09	50 m^2	50.5 m^2	8 m^2	8 m^2	2 m	3 m	6 m	3 m
B - LEVEL 26								
B26.01	50 m^2	51.2 m^2	8 m^2	8 m^2	2 m	3 m	7 m	3 m
B26.02	50 m^2	53.5 m^2	8 m^2	10 m^2	2 m	2 m	5 m	3 m
B26.03	70 m^2	74.6 m^2	10 m^2	10 m^2	2 m	3 m	4 m	3 m
B26.04	70 m^2	75.0 m^2	10 m^2	10 m^2	2 m	2 m	7 m	3 m
B26.05	50 m^2	51.2 m^2	8 m^2	8 m^2	2 m	3 m	5 m	3 m
B26.06	50 m^2	51.4 m^2	8 m^2	8 m^2	2 m	3 m	5 m	3 m
B26.07	70 m^2	73.4 m^2	10 m^2	10 m^2	2 m	2 m	7 m	3 m
B26.08	70 m^2	81.1 m^2	10 m^2	13 m^2	2 m	3 m	8 m	3 m
B26.09	50 m^2	50.5 m^2	8 m^2	8 m^2	2 m	3 m	6 m	3 m

Amendments

Issue	Description	Date
A	SSDA RFI	11/09/2025

Amendments

Issue	Description	Date

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nom architect Lisa-Maree Carrigan 7568

Project Title
93 BRIDGE ROAD WESTMEAD

Drawing Title
ADG ASSESSMENT TABLE_SHEET 03

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SSDA SUBMISSION

Plotted and checked by	NT		
Verified	Designer	Approved	Approver
Drawing Created (date)		Drawing Created (by)	AM
			01/29/25

Scale	Project No	Drawing No	Issue
	A242013	SSDA-9502	A

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