

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ASHTON	5527 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5528 DAVID KELLY
7439 PETER TITMUS	3886 KEVIN O'BRIEN
8011 WILLIAM DOWZER	6236 KIRSTIE IRWIN
10447 ALISON BOUNDS	
10705 CATHERINE SKINNER	

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

NOTE

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

ISSUE	DATE	FOR	CHKD
1	09/10/2025	FOR INFORMATION	
2	10/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	
4	23/10/2025	SSDA SUBMISSION	
5	30/10/2025	SSDA SUBMISSION	
6	25/02/2026	SSDA ADJUSTMENTS	
7	10/03/2026	SSDA ADJUSTMENTS	

CONSULTANT

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PROJECT MANAGER

CLIENT



HOMES NSW

CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

GRAPHIC SCALE

SCALE

1 : 2500 @ A'

COVER SHEET

AR-DA-01A-XX-01	ISSUE 7
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ISSUE DATE	FOR	CHKD
1 09/10/2025	FOR INFORMATION	
2 17/10/2025	SSDA SUBMISSION	
3 23/10/2025	SSDA SUBMISSION	

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HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 10000 25000
SCALE

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STATUS

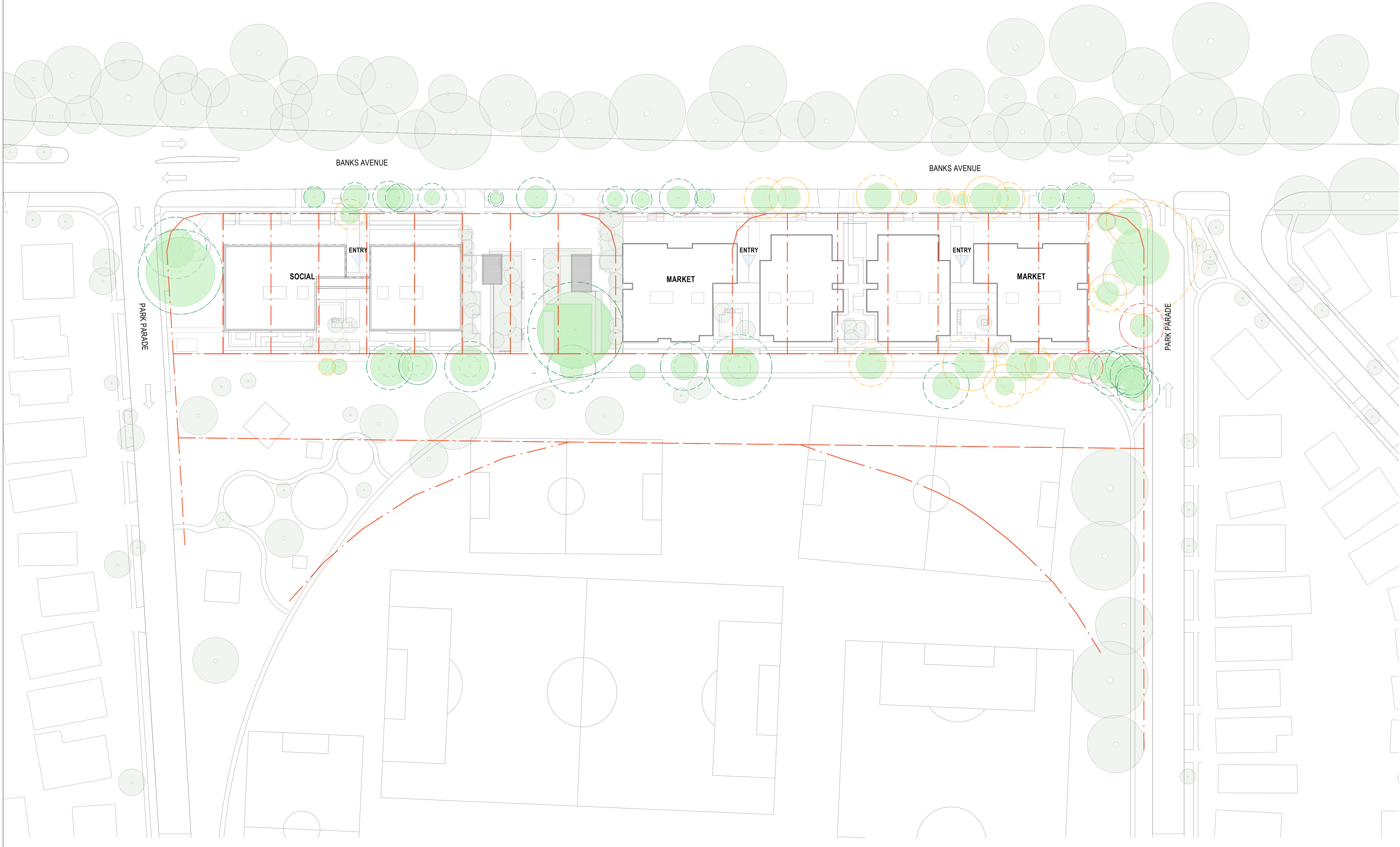
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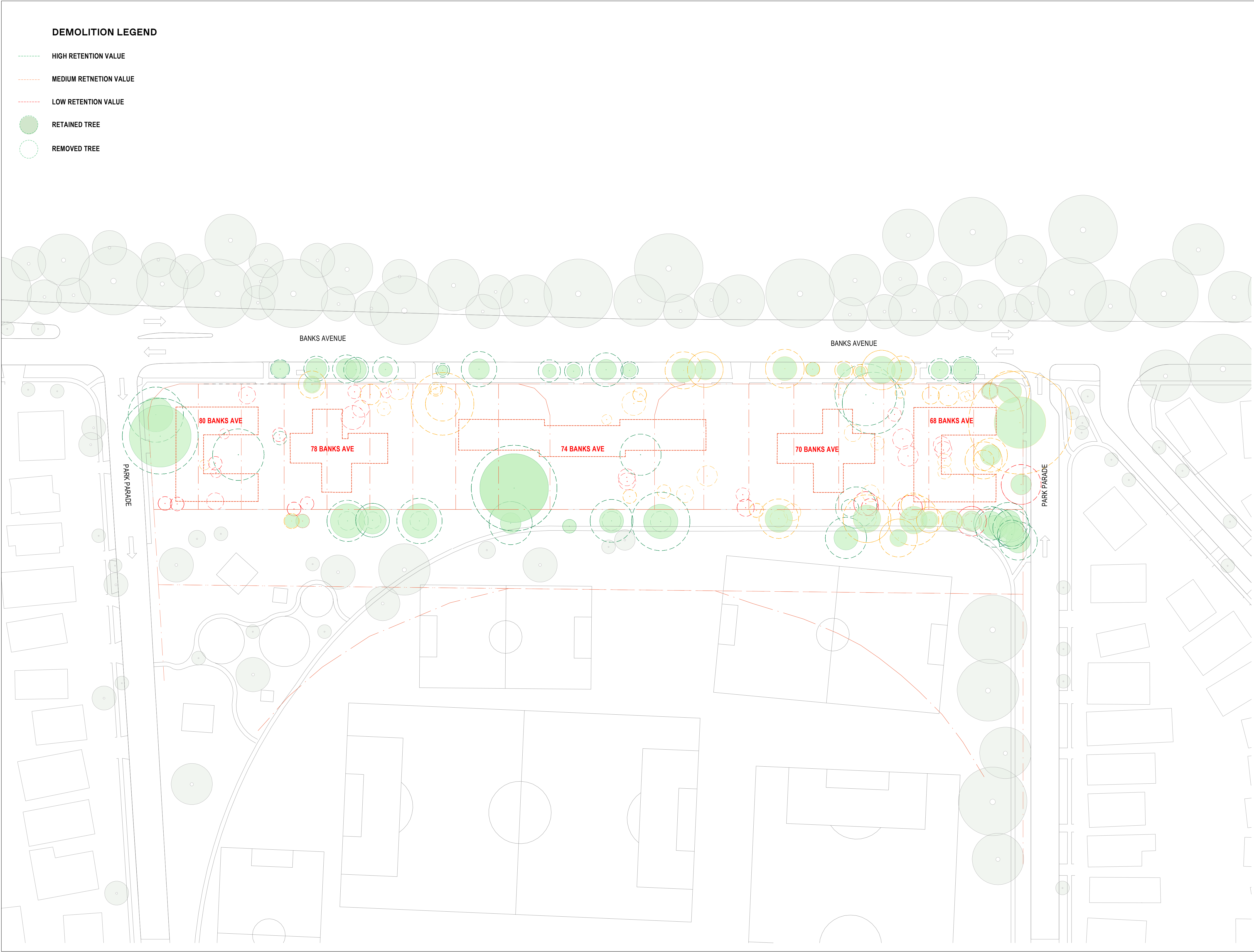
SITE PLAN

AR-DA-10A-XX-02

ISSUE

3





NOTE

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

ISSUE	DATE	FOR	CHKD
1	02/10/2025	SDRP 2	
2	09/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 10000 25000
SCALE

As indicated@A1
STATUS

DRAWING



BANKS STREET - VIEW TO NORTH

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	8007 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5508 DAVID KELLY
7428 PETER TRIMBLE	3860 KEVIN O'BRIEN
8011 WILLIAM DOWZER	6236 KRISTIE IRWIN
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HOMES NSW
CLIENT NUMBER



PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

VISUALISATIONS

	ISSUE
AR-DA-10A-XX-04	2



BANKS STREET - VIEW THROUGH TO PARK

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7175 JULIAN ADKINSON	9307 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5508 DAVID KELLY
7428 PETER TRIMBLE	3860 KEVIN O'BRIEN
8011 WILLIAM DOWDER	6236 KRISTIE IRWIN
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PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

VISUALISATIONS	
AR-DA-10A-XX-05	ISSUE 2

ISSUE	DATE	FOR	CHKD
1	09/10/2025	FOR INFORMATION	
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CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
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PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

VISUALISATIONS

	ISSUE
AR-DA-10A-XX-06	2



JELlicoe PARK - VIEW TO WEST

Staged demolition of all existing buildings and structures on the subject site

BVN

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NSW
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7053 MATTHEW BLAIR
7151 PHILLIP ROSSINGTON
7439 PETER TRIMMER
8011 WILLIAM GOWDER
10447 ALISON BOUNDS
10705 CATHERINE SKINNER

QLD
5007 NEIL LOGAN
2709 BRIAN DONOVAN
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ISSUE DATE	FOR	CHKD
1 29/09/2025	FOR INFORMATION	
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3 17/10/2025	SSDA SUBMISSION	
4 30/10/2025	SSDA SUBMISSION	

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PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
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SCALE

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STATUS

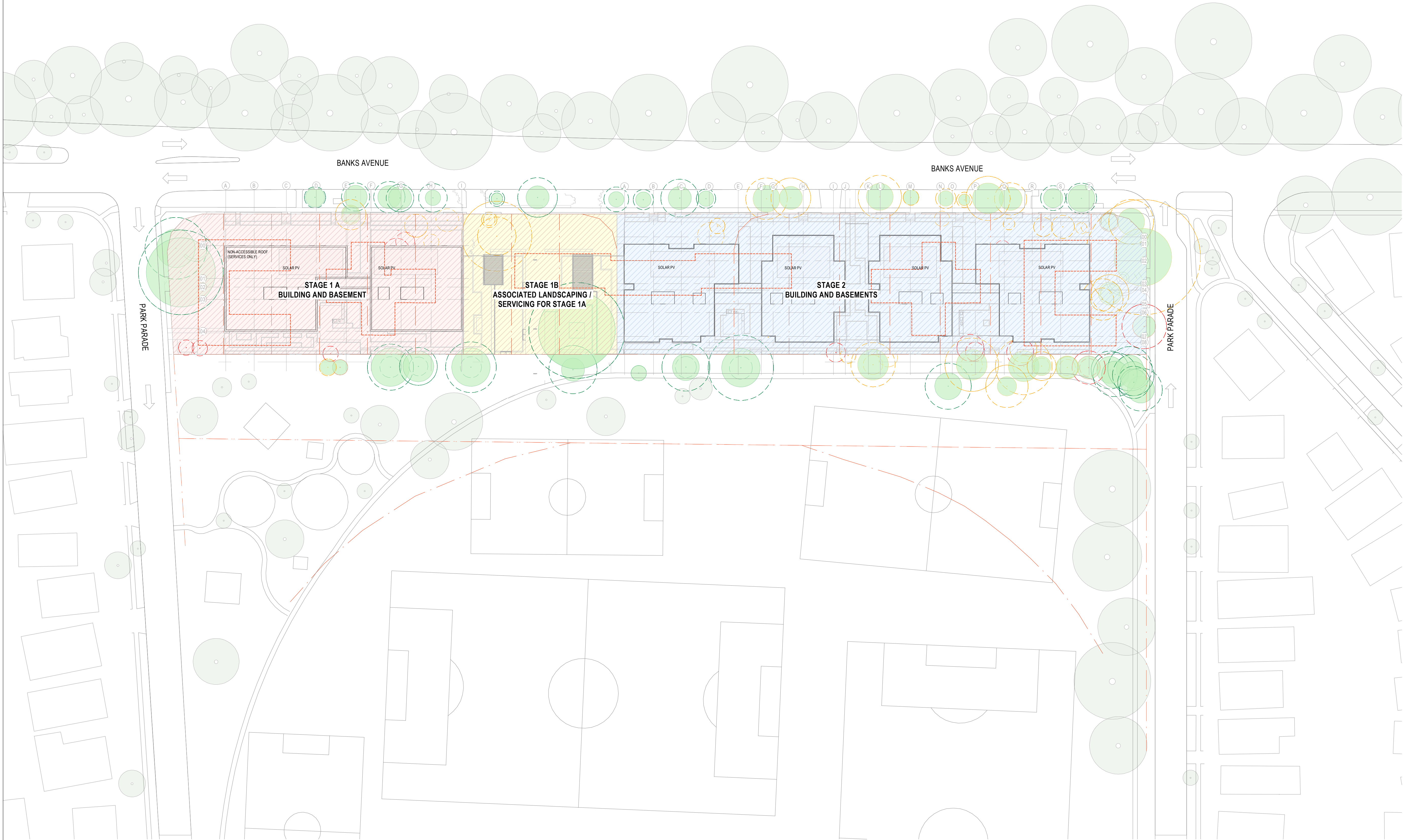
DRAWING

STAGING PLAN

AR-DA-10A-XX-10

ISSUE

4



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2 07/08/2025	FOR INFORMATION	
3 14/08/2025	FOR INFORMATION	
4 22/08/2025	FOR INFORMATION	
5 19/09/2025	FOR INFORMATION	
6 29/09/2025	FOR INFORMATION	
7 02/10/2025	SDRP 2	
8 03/10/2025	FOR INFORMATION	
9 08/10/2025	FOR INFORMATION	
10 09/10/2025	FOR INFORMATION	
11 10/10/2025	FOR INFORMATION	
12 17/10/2025	SSDA SUBMISSION	
13 20/10/2025	FOR INFORMATION	
14 23/10/2025	SSDA SUBMISSION	
15 25/02/2026	SSDA ADJUSTMENTS	

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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 10000 25000
SCALE

1 : 500@A1
STATUS

DRAWING

GA - OVERALL - LEVEL 00

AR-DA-10B-00-01 15



NOTE

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9 08/10/2025	FOR INFORMATION	
10 09/10/2025	FOR INFORMATION	
11 10/10/2025	FOR INFORMATION	
12 17/10/2025	SSDA SUBMISSION	
13 20/10/2025	FOR INFORMATION	
14 23/10/2025	SSDA SUBMISSION	

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68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000
SCALE

1 : 500@A1

STATUS

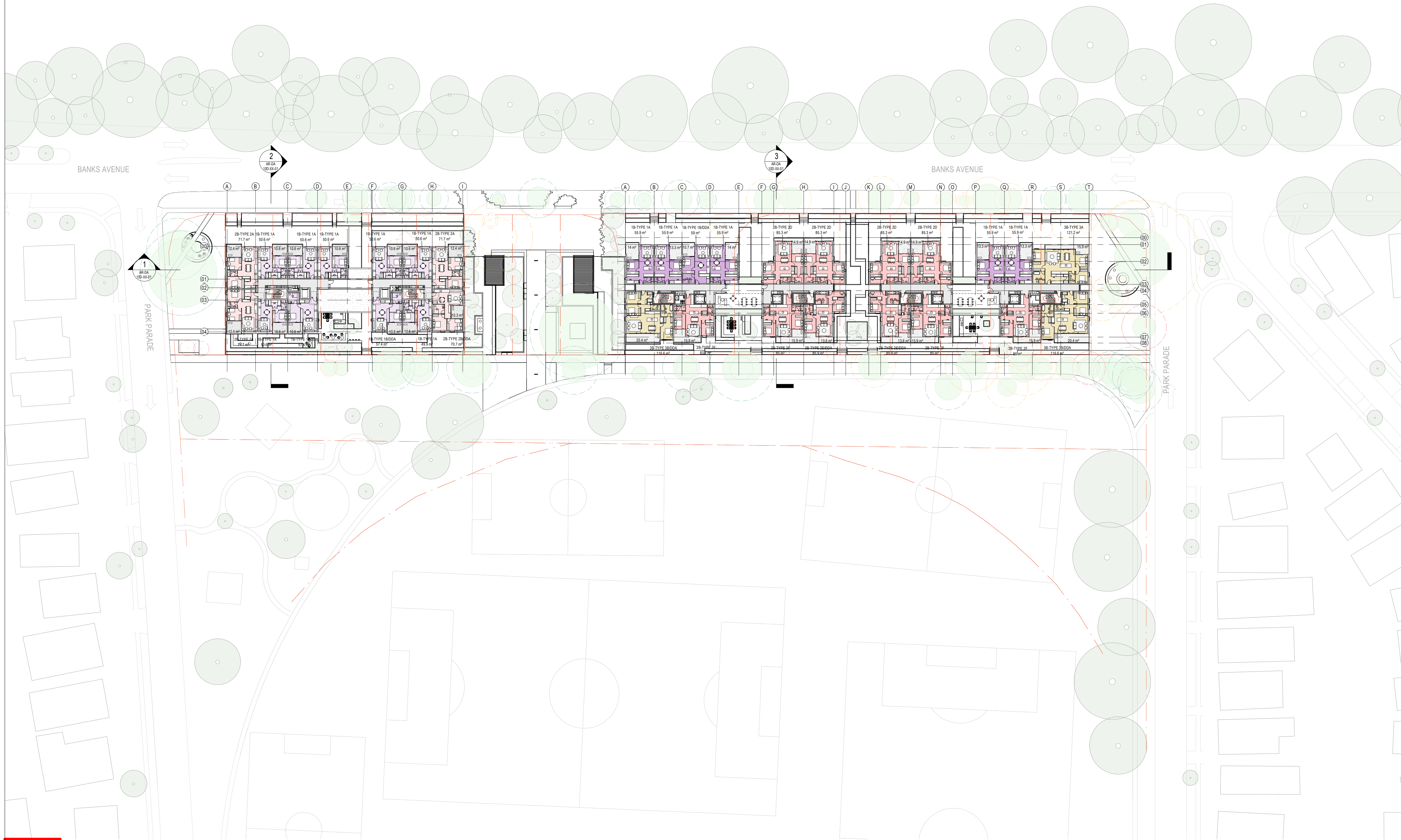
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GA - OVERALL - LEVEL 01

AR-DA-10B-01-01

ISSUE

14



ISSUE DATE	FOR	CHKD
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2 29/09/2025	FOR INFORMATION	
3 02/10/2025	SDRP 2	
4 03/10/2025	FOR INFORMATION	
5 08/10/2025	FOR INFORMATION	
6 09/10/2025	FOR INFORMATION	
7 17/10/2025	SSDA SUBMISSION	
8 20/10/2025	FOR INFORMATION	
9 23/10/2025	SSDA SUBMISSION	

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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

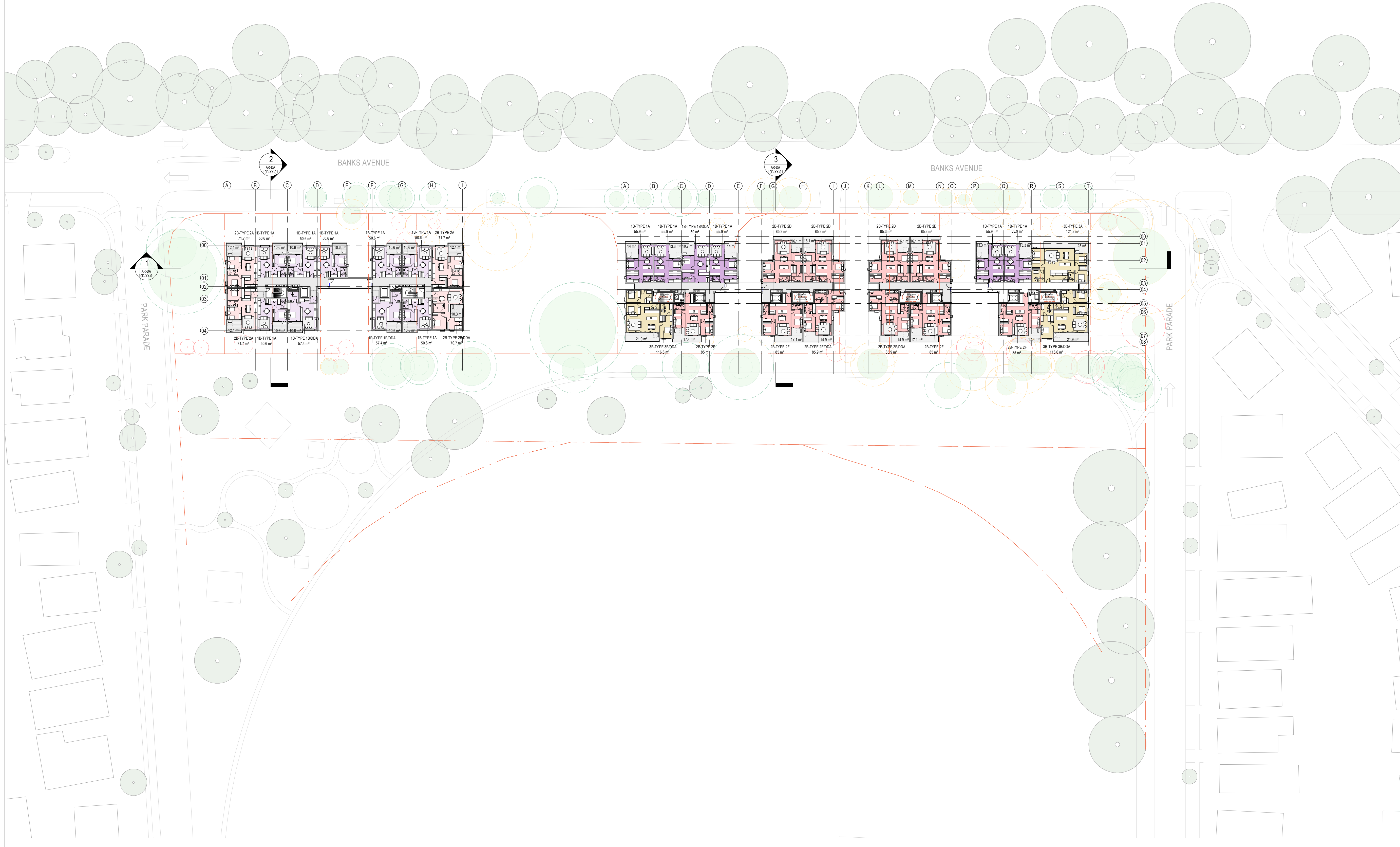
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DRAWING

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AR-DA-10B-02-01 9



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3 02/10/2025	SDRP 2	
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5 08/10/2025	FOR INFORMATION	
6 09/10/2025	FOR INFORMATION	
7 17/10/2025	SSDA SUBMISSION	
8 20/10/2025	FOR INFORMATION	
9 23/10/2025	SSDA SUBMISSION	

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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

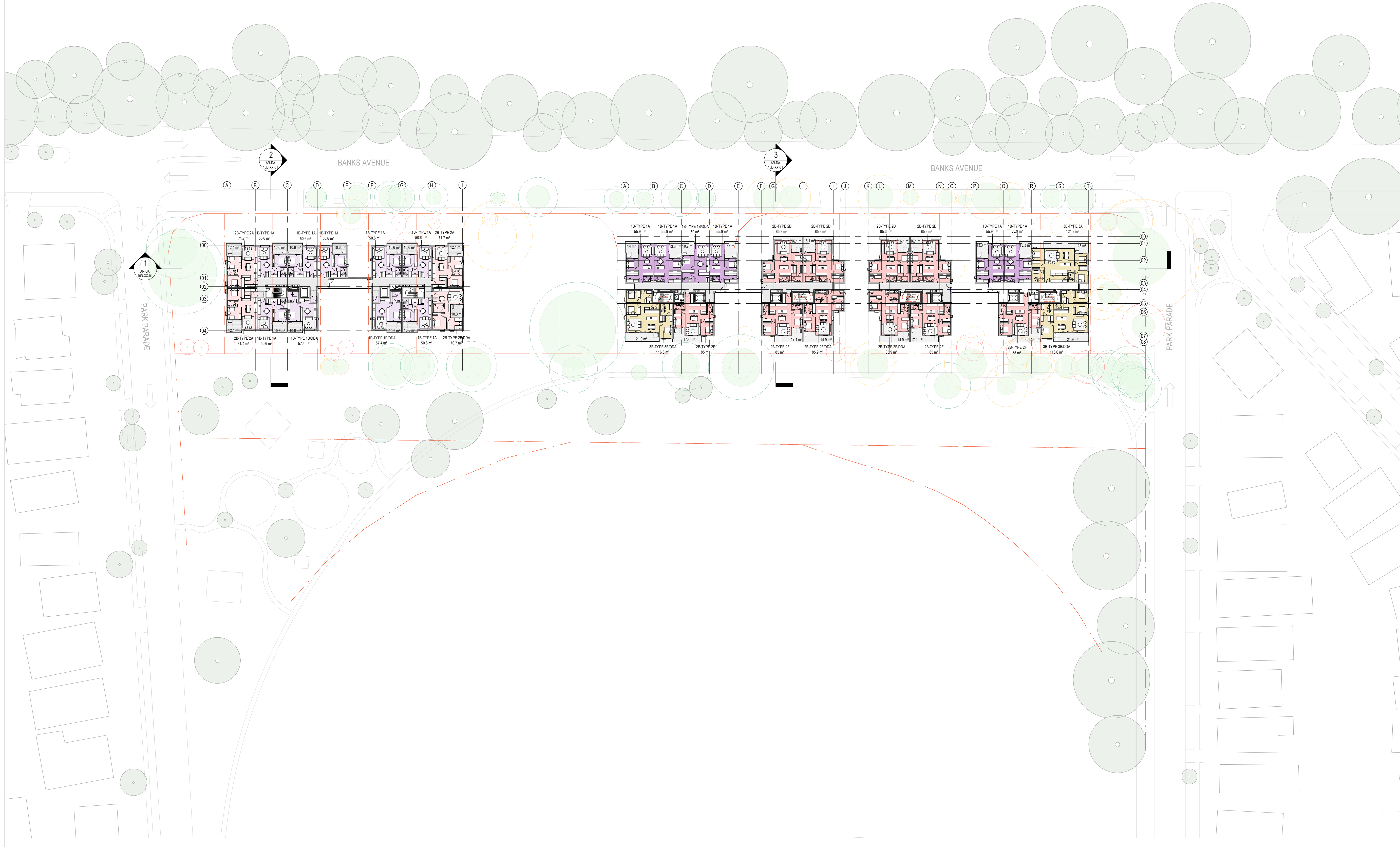
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DRAWING

GA - OVERALL - LEVEL 03

AR-DA-10B-03-01 9



ISSUE DATE	FOR	CHKD
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6 09/10/2025	FOR INFORMATION	
7 17/10/2025	SSDA SUBMISSION	
8 20/10/2025	FOR INFORMATION	
9 23/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
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1 : 500@A1
STATUS

DRAWING

GA - OVERALL - LEVEL 04

AR-DA-10B-04-01 9



ISSUE DATE	FOR	CHKD
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6 03/10/2025	FOR INFORMATION	
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8 09/10/2025	FOR INFORMATION	
9 17/10/2025	SSDA SUBMISSION	
10 20/10/2025	FOR INFORMATION	
11 23/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

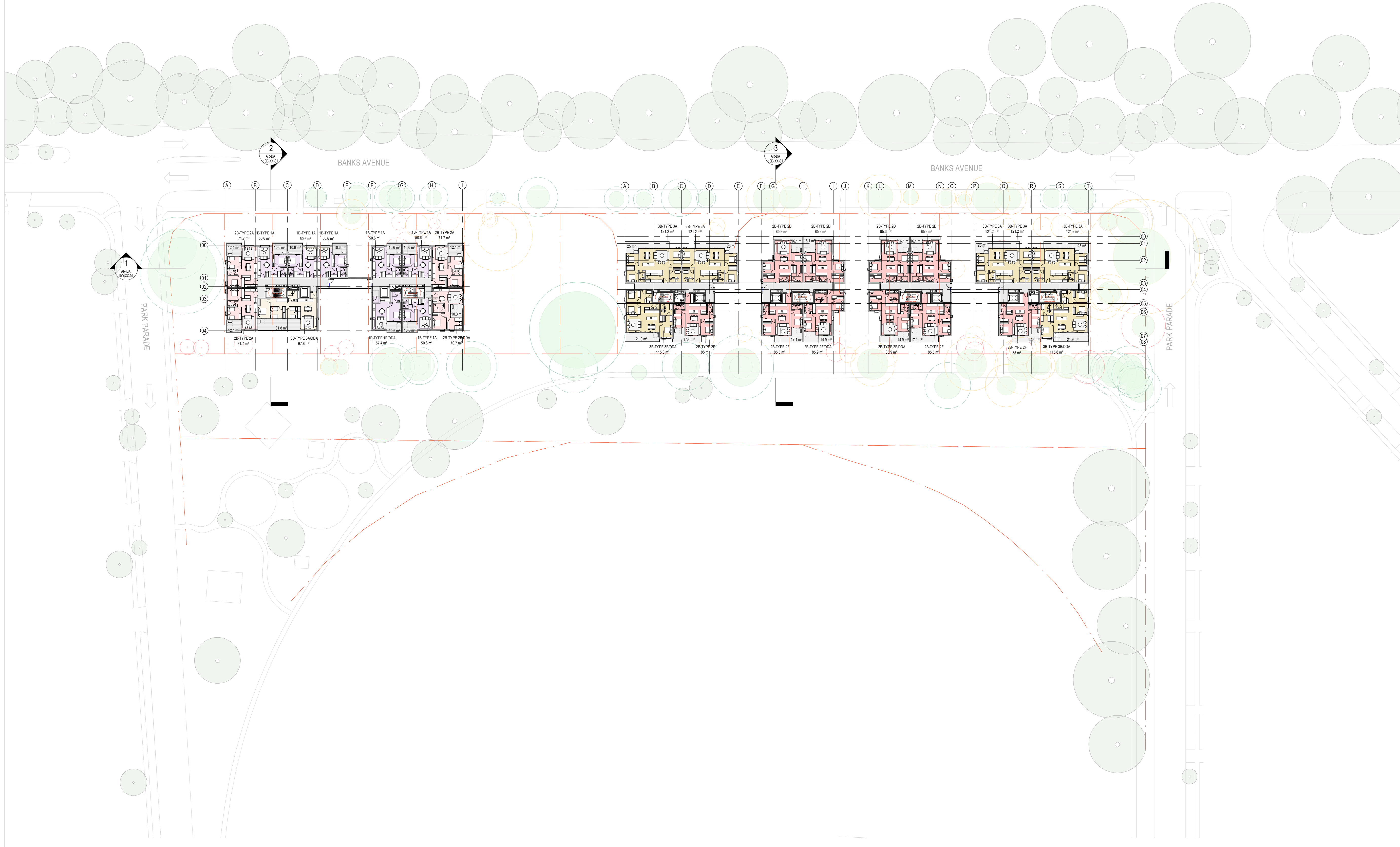
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PROJECT

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PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

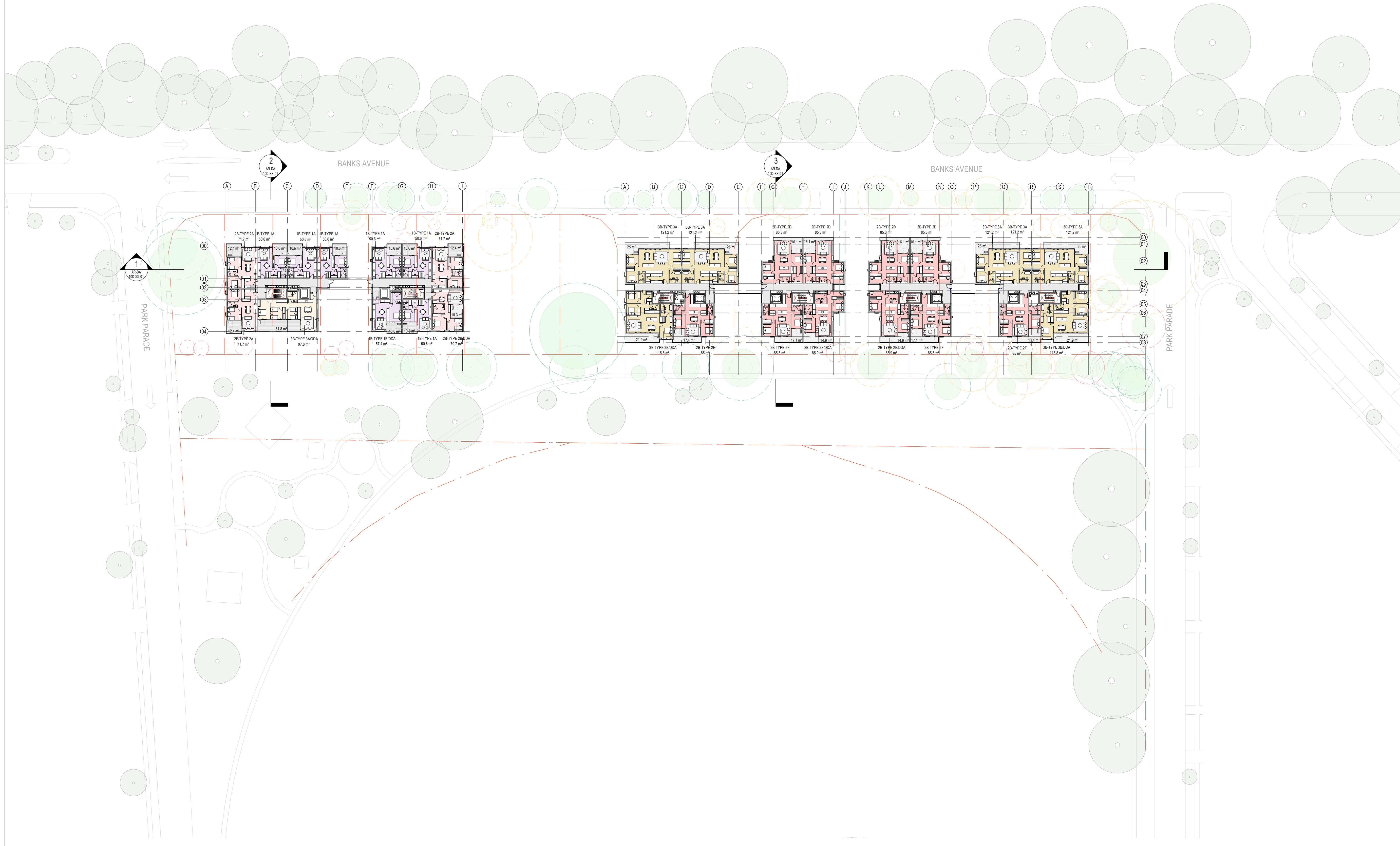
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STATUS

DRAWING

GA - OVERALL - LEVEL 06

AR-DA-10B-06-01 13



ISSUE DATE	FOR	CHKD
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11	17/10/2025	SSDA SUBMISSION
12	20/10/2025	FOR INFORMATION
13	23/10/2025	SSDA SUBMISSION

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PROJECT

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68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

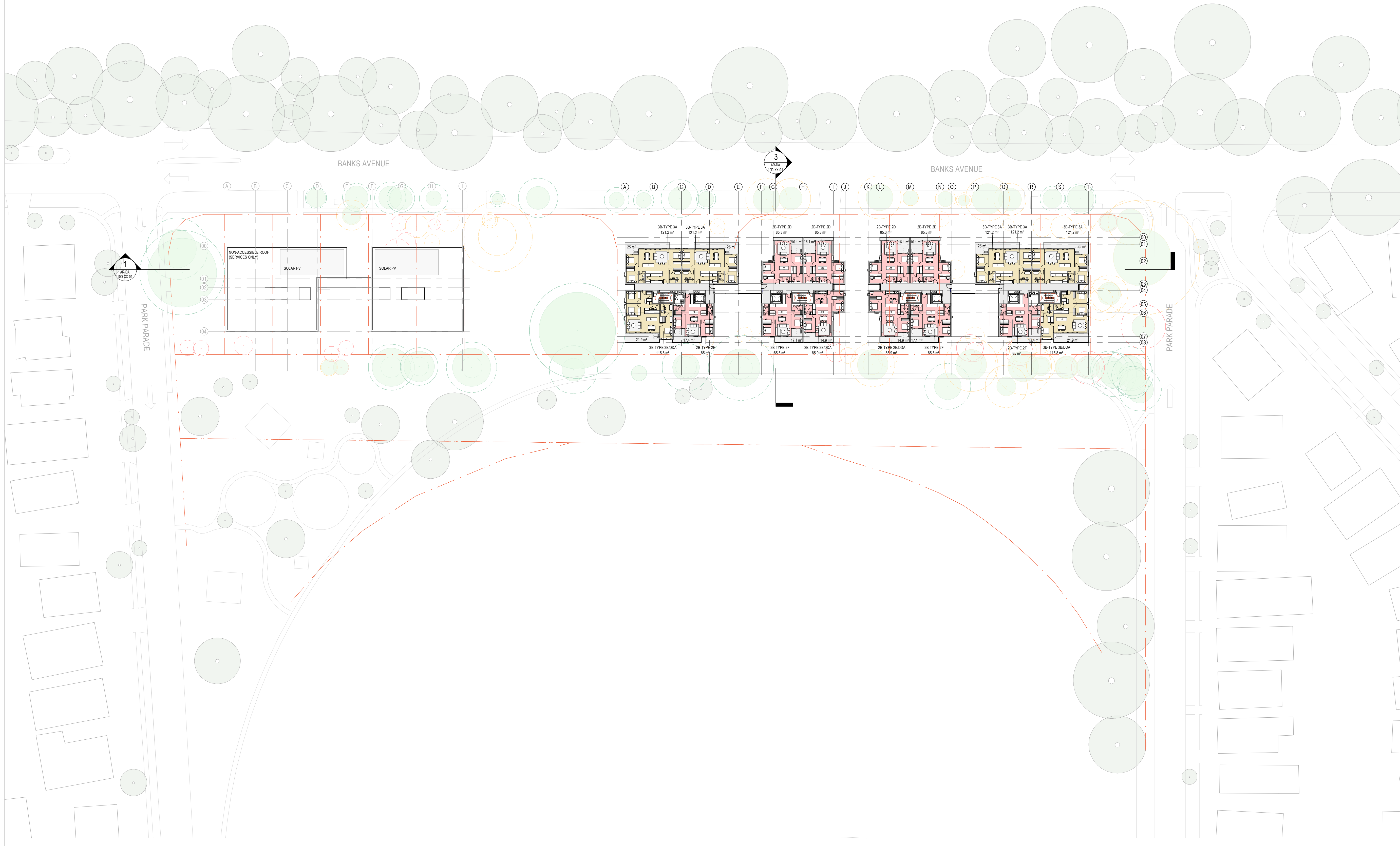
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STATUS

DRAWING

GA - OVERALL - LEVEL 07

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7	17/10/2025	SSDA SUBMISSION	
8	20/10/2025	FOR INFORMATION	
9	23/10/2025	SSDA SUBMISSION	

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CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA

BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH



GRAPHIC SCALE

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SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 08

AR-DA-10B-08-01

ISSUE DATE	FOR	CHKD
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11 20/10/2025	FOR INFORMATION	
12 23/10/2025	SSDA SUBMISSION	
13 28/02/2026	SSDA ADJUSTMENTS	

CONSULTANT

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68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

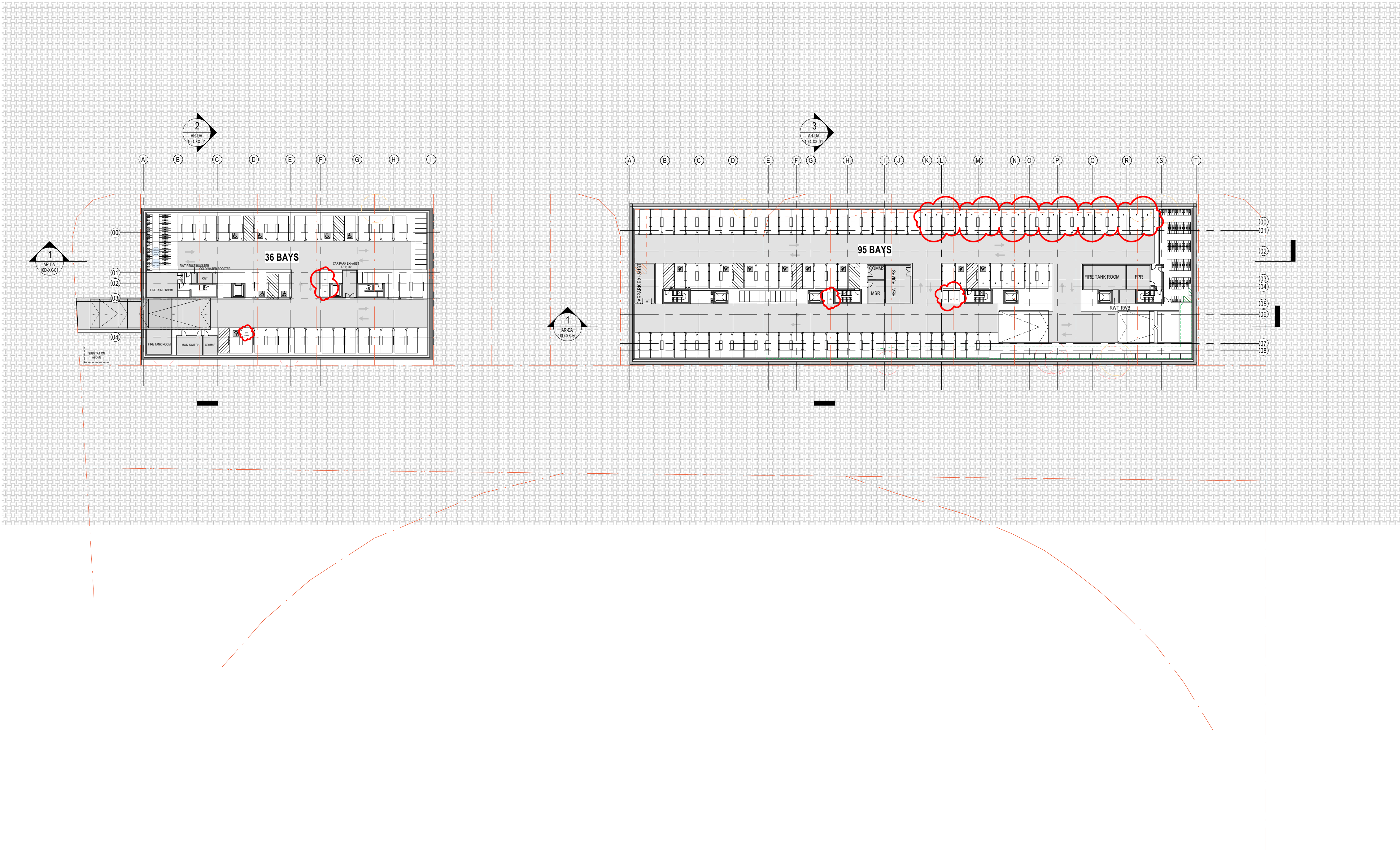
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STATUS

DRAWING

GA - OVERALL - LEVEL B1

AR-DA-10B-B1-01 13



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11	20/10/2025	FOR INFORMATION	
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PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

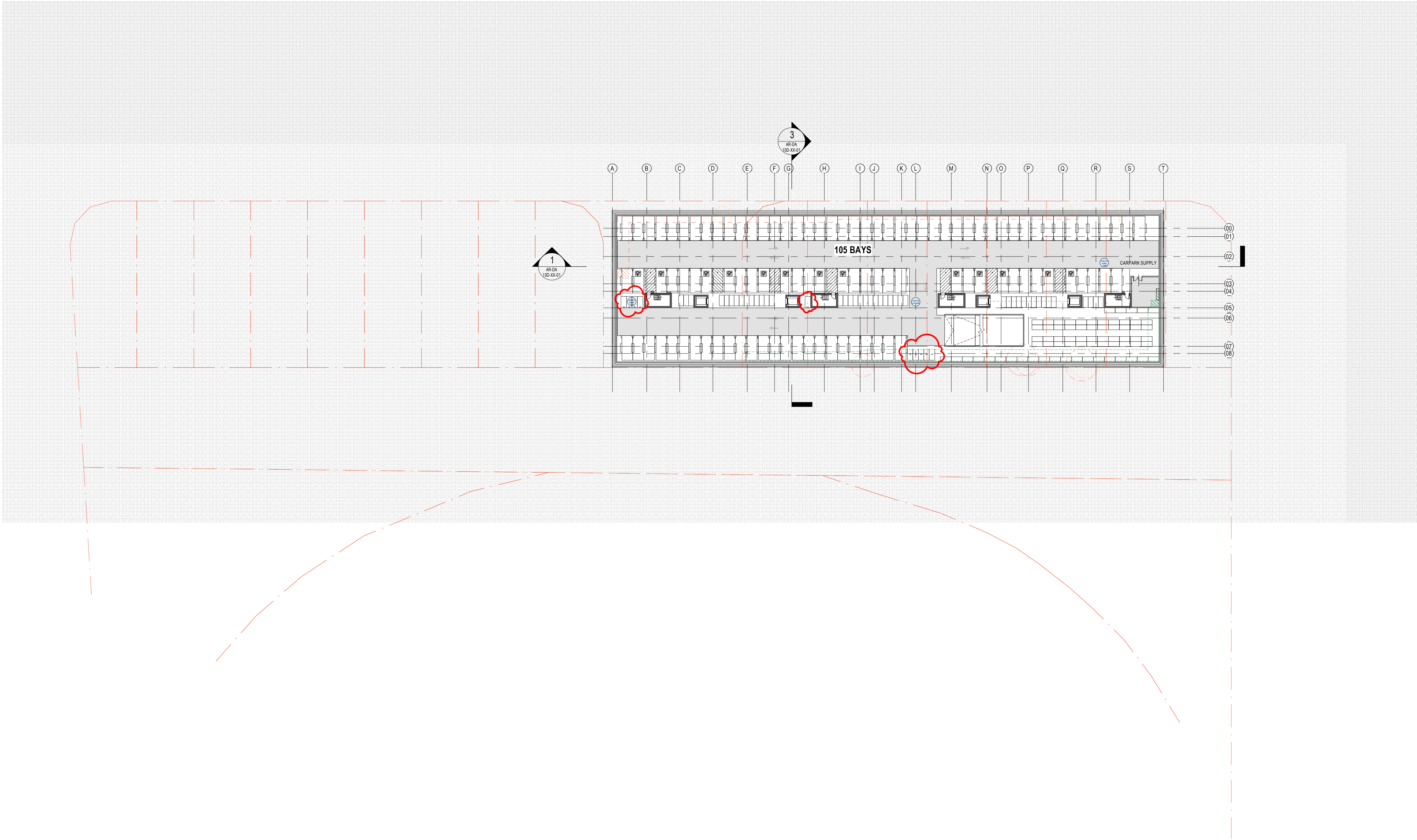
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STATUS

DRAWING

GA - OVERALL - LEVEL B2

AR-DA-10B-B2-01 12



NOTE

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6	23/10/2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT

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PAGEWOOD NSW
AUSTRALIA
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2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

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STATUS

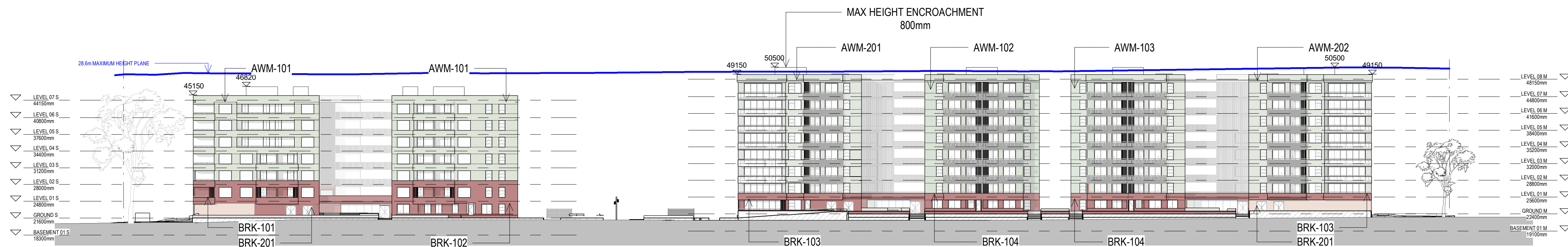
DRAWING

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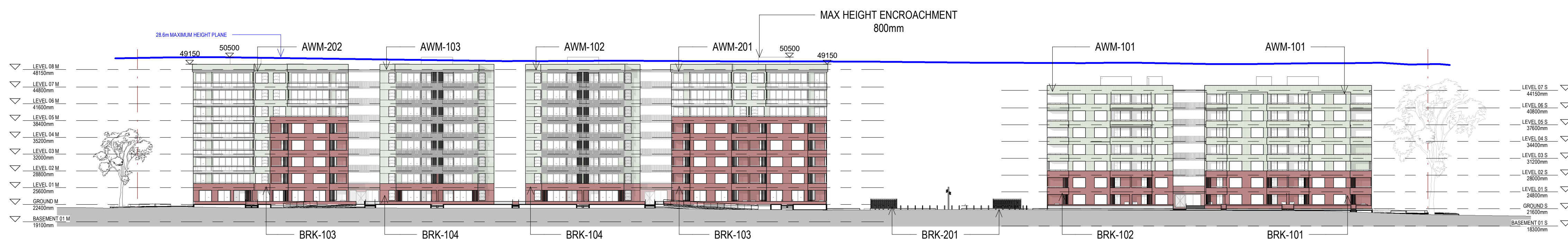
AR-DA-10C-XX-01

ISSUE

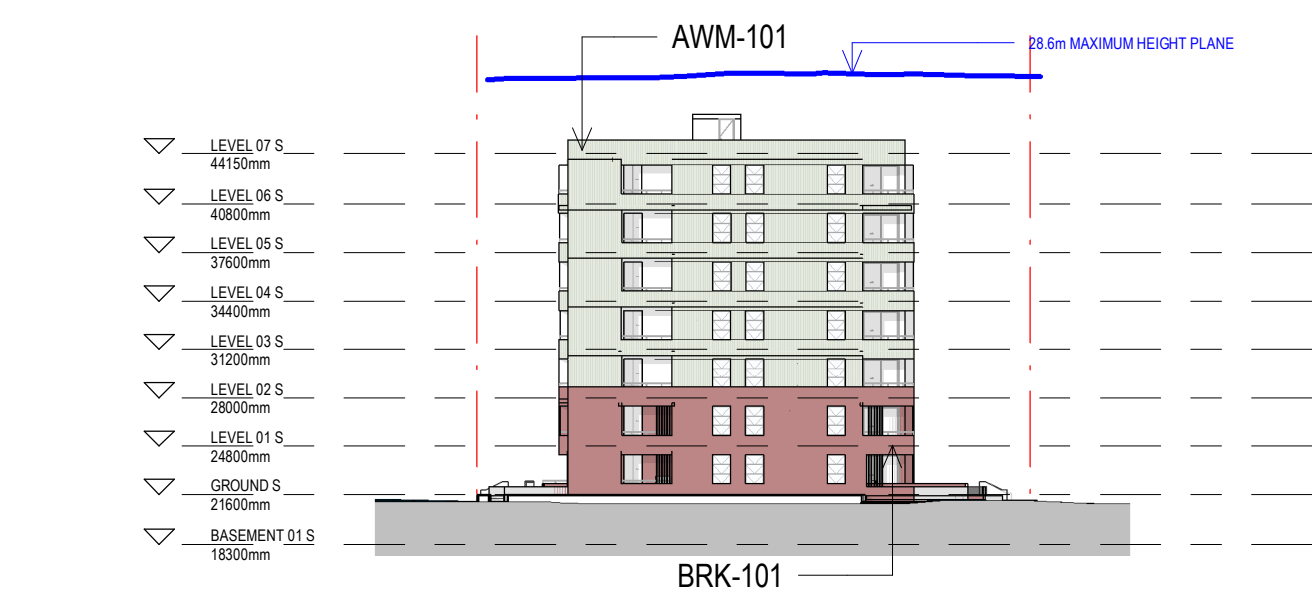
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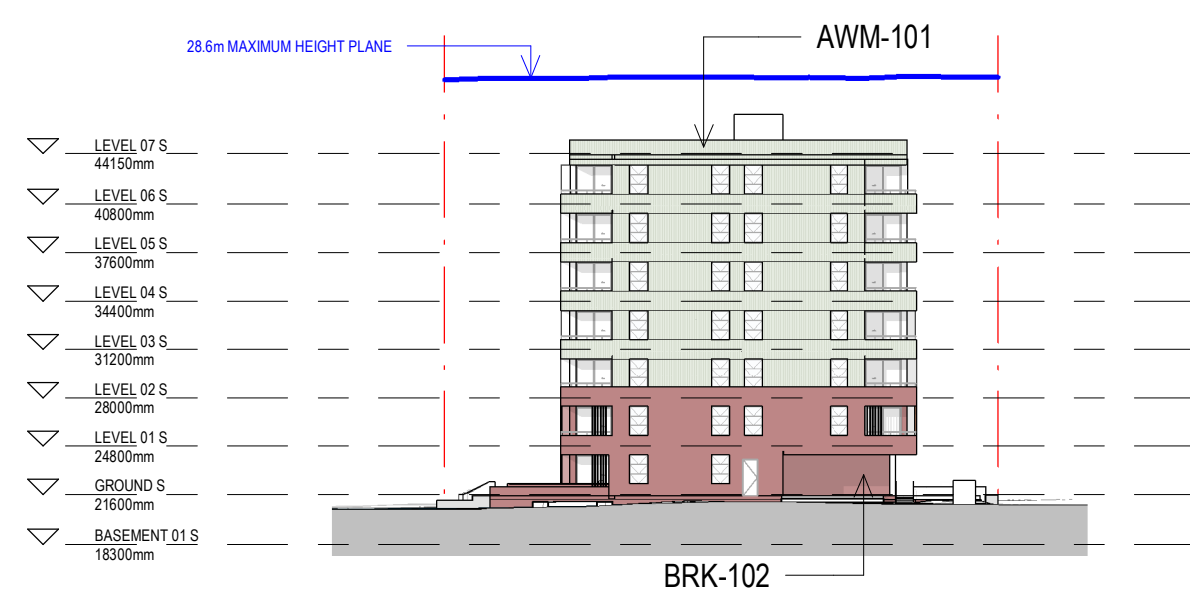
2 EAST ELEVATION - OVERALL



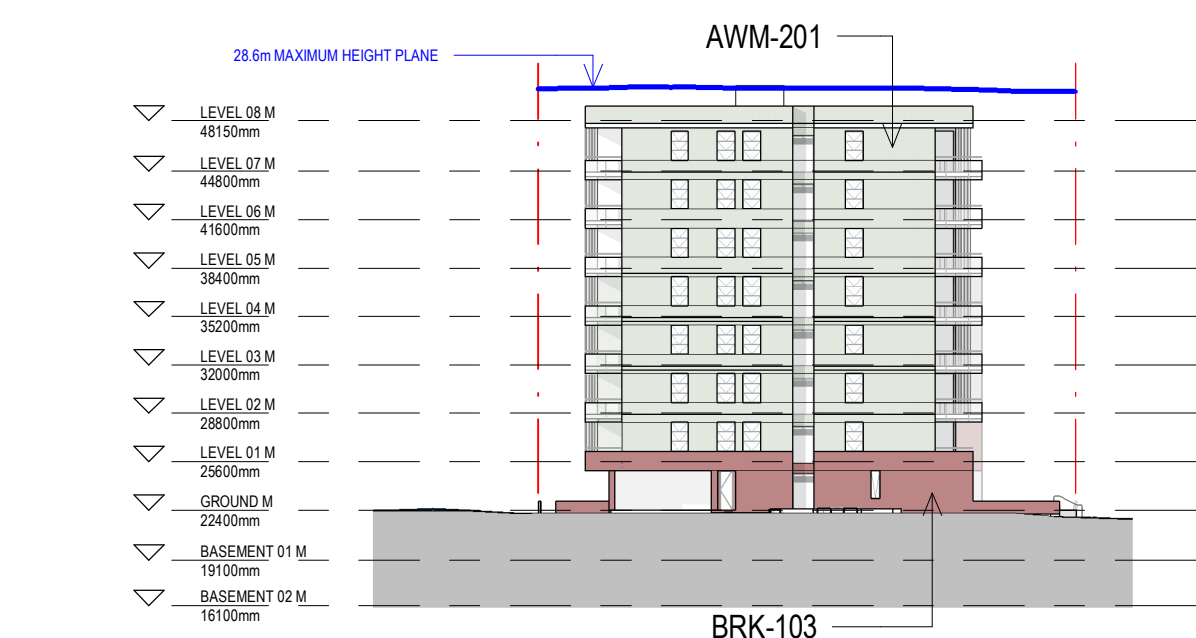
1 WEST ELEVATION - OVERALL



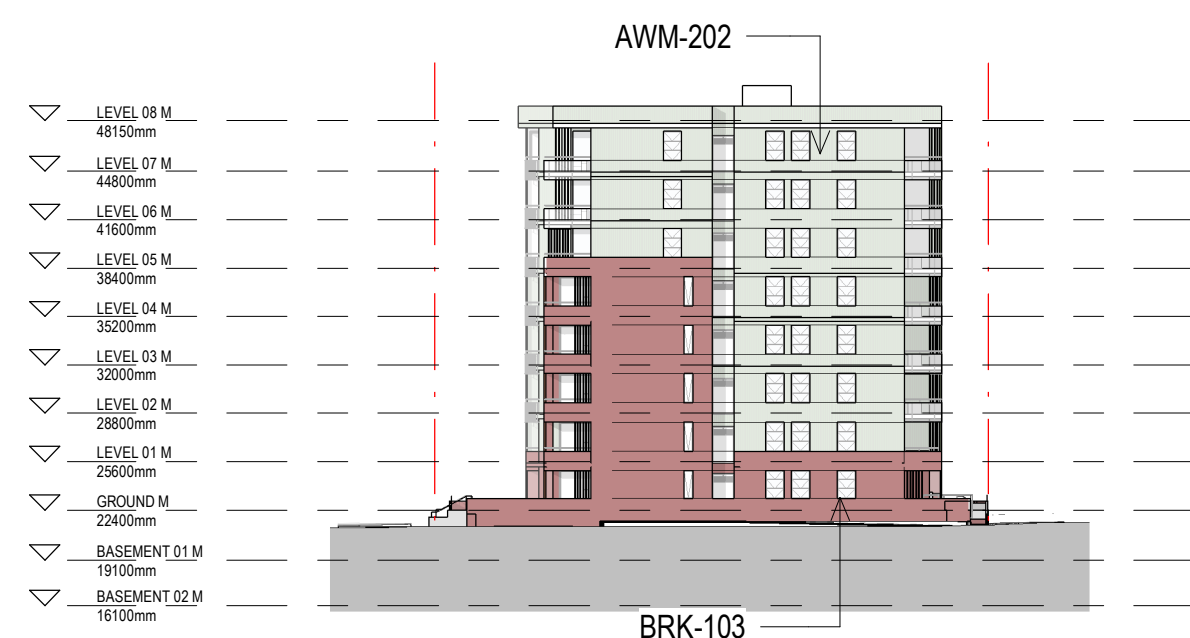
5 NORTH ELEVATION - SOCIAL



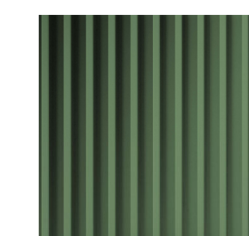
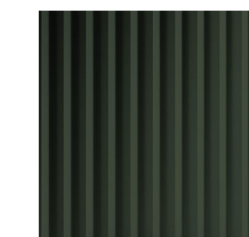
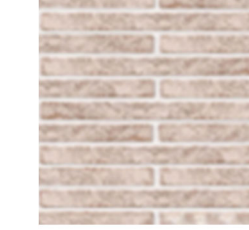
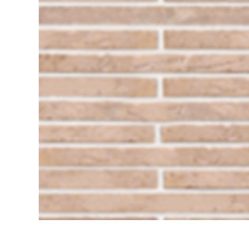
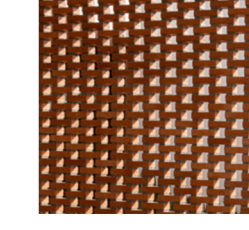
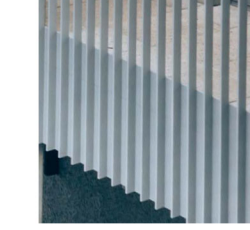
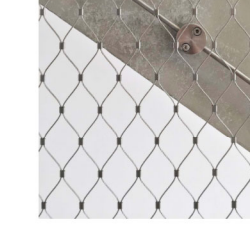
3 SOUTH ELEVATION - SOCIAL



4 NORTH ELEVATION - MARKET



6 SOUTH ELEVATION - MARKET

AWM-101
PROFILED METAL CLADDING
PROFILE TYPE 1
GREEN SHADE AAWM-102
PROFILED METAL CLADDING
PROFILE TYPE 1
GREEN SHADE BAWM-103
PROFILED METAL CLADDING
PROFILE TYPE 1
GREEN SHADE CBRK-101
BRICK
COLOUR TONE ABRK-102
BRICK
COLOUR TONE BBRK-103
BRICK
COLOUR TONE CBRK-104
BRICK
COLOUR TONE DBRK-201
BRICK
COLOUR TO MATCH ADJACENT BRK
COLOUR, OR AS SPECIFIED ON DRAWINGS.AWM-201
PROFILED METAL CLADDING
PROFILE TYPE 2
GREEN SHADE BAWM-202
PROFILED METAL CLADDING
PROFILE TYPE 2
GREEN SHADE CAWM-301
FLAT METAL CLADDING
COLOUR TO MATCH ADJACENT AWM
COLOUR.AWM-302
FLAT METAL CLADDING
COLOUR TO MATCH ADJACENT BRK
COLOUR.AWM-401
METAL PALISADE
COLOUR TO MATCH ADJACENT AWM / BRK
COLOUR, OR AS SPECIFIED ON DRAWINGS.AWM-501
METAL WIRE SCREENGLA-101
CLEAR GLASS

NOTE

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TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR	CHKD
1	07/08/2025	FOR INFORMATION	
2	22/08/2025	FOR INFORMATION	
3	03/10/2025	FOR INFORMATION	
4	09/10/2025	FOR INFORMATION	
5	17/10/2025	SSDA SUBMISSION	
6	30/10/2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

CLIENT

HOMES NSW

CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

As indicated@A1

STATUS

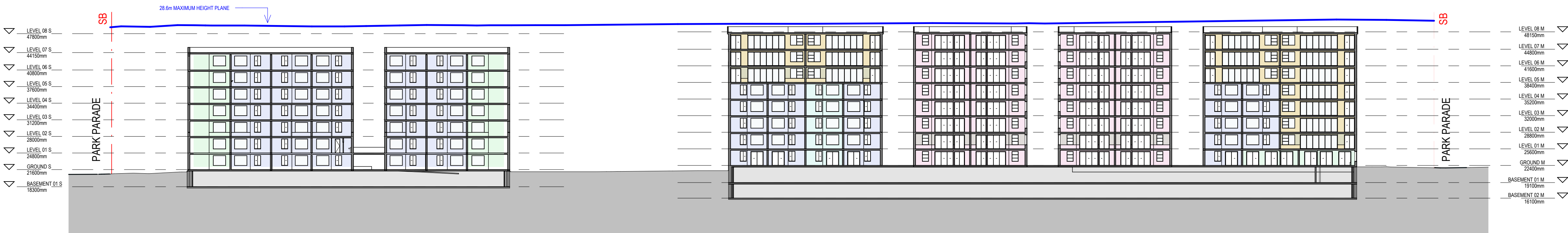
DRAWING

GA SECTIONS

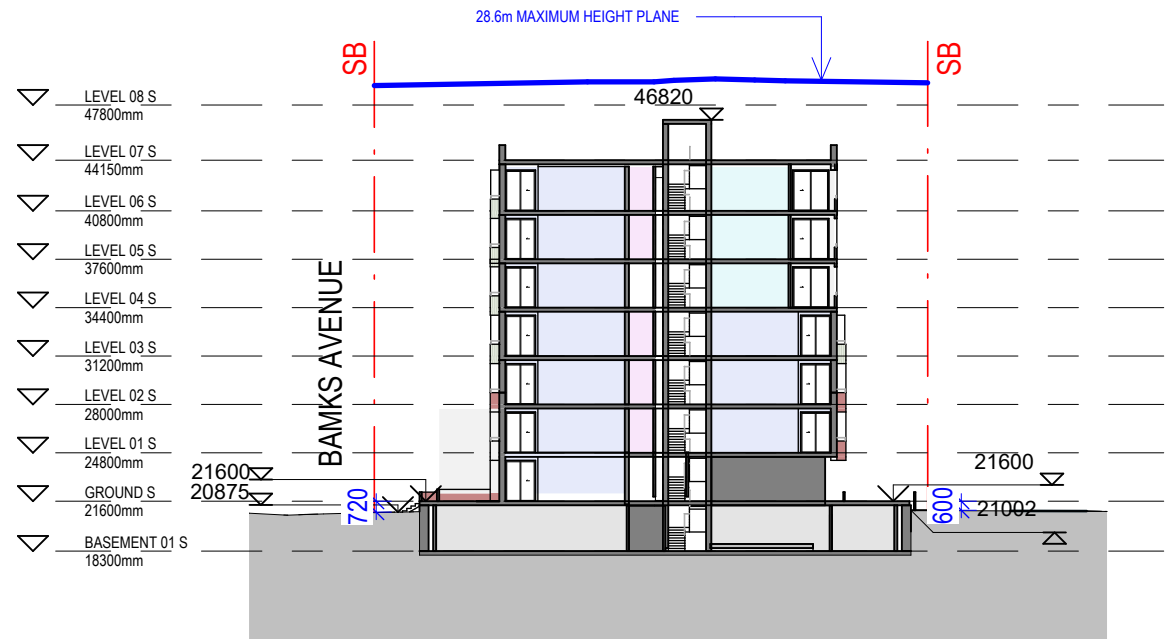
AR-DA-10D-XX-01

ISSUE

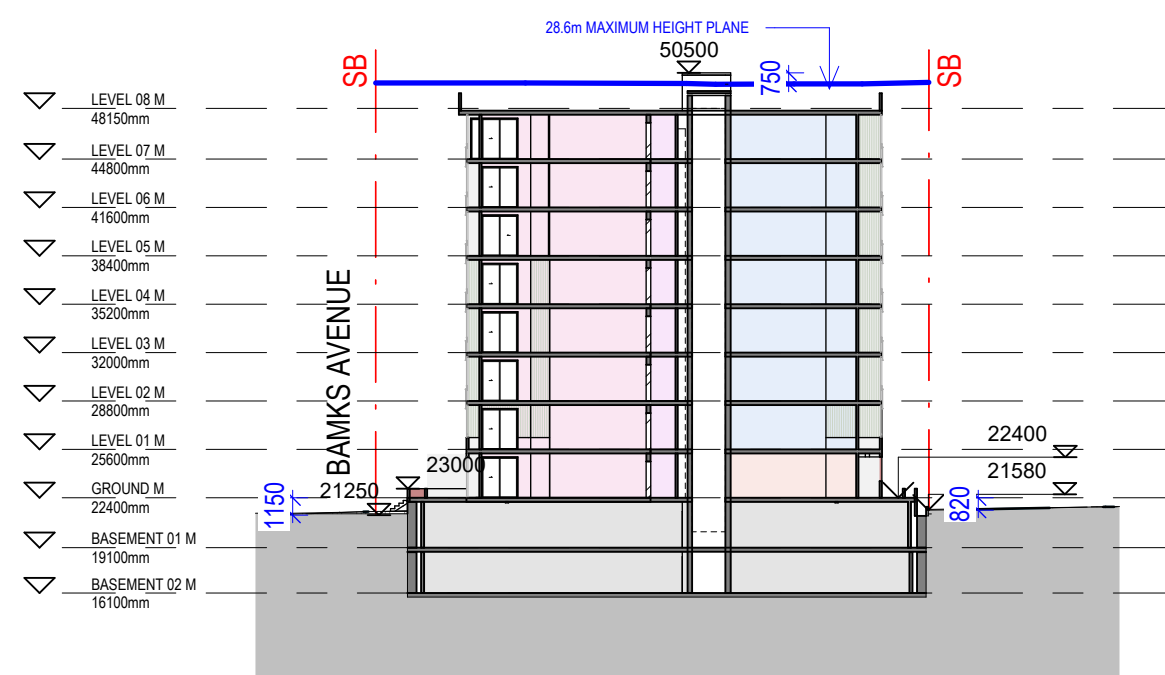
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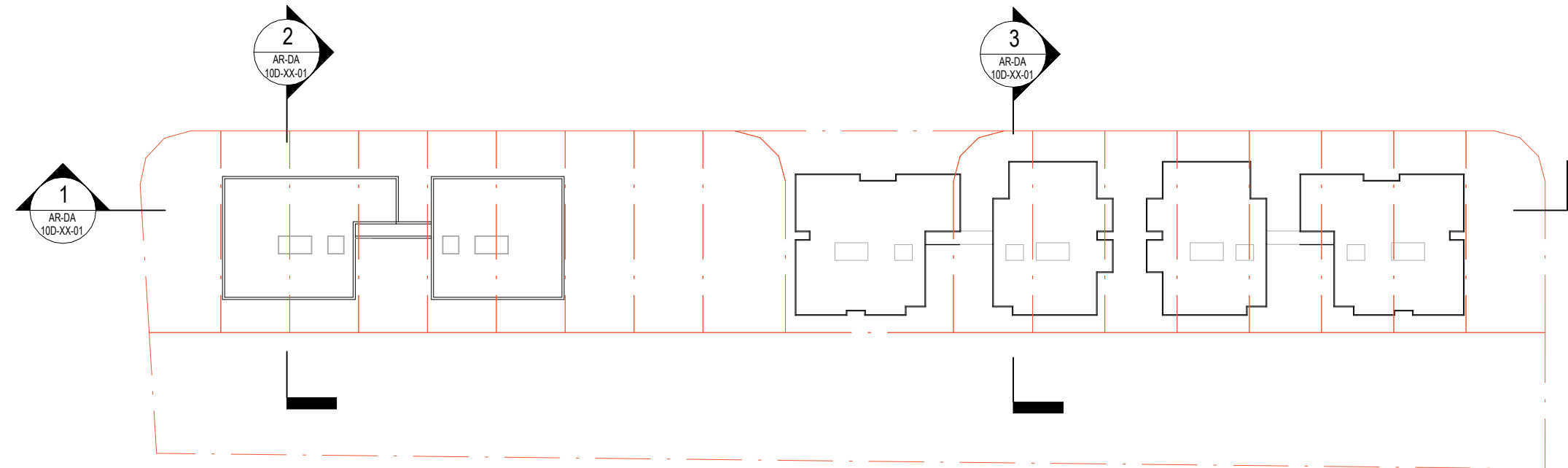
1 SSDA_SECTION 01 - OVERALL
1 : 500



2 SSDA_SECTION 02 - SOCIAL
1 : 500



3 SSDA_SECTION 03 - MARKET
1 : 500





1 GA-LEVEL 00- Solar Access



2 GA-LEVEL 01- Solar Access



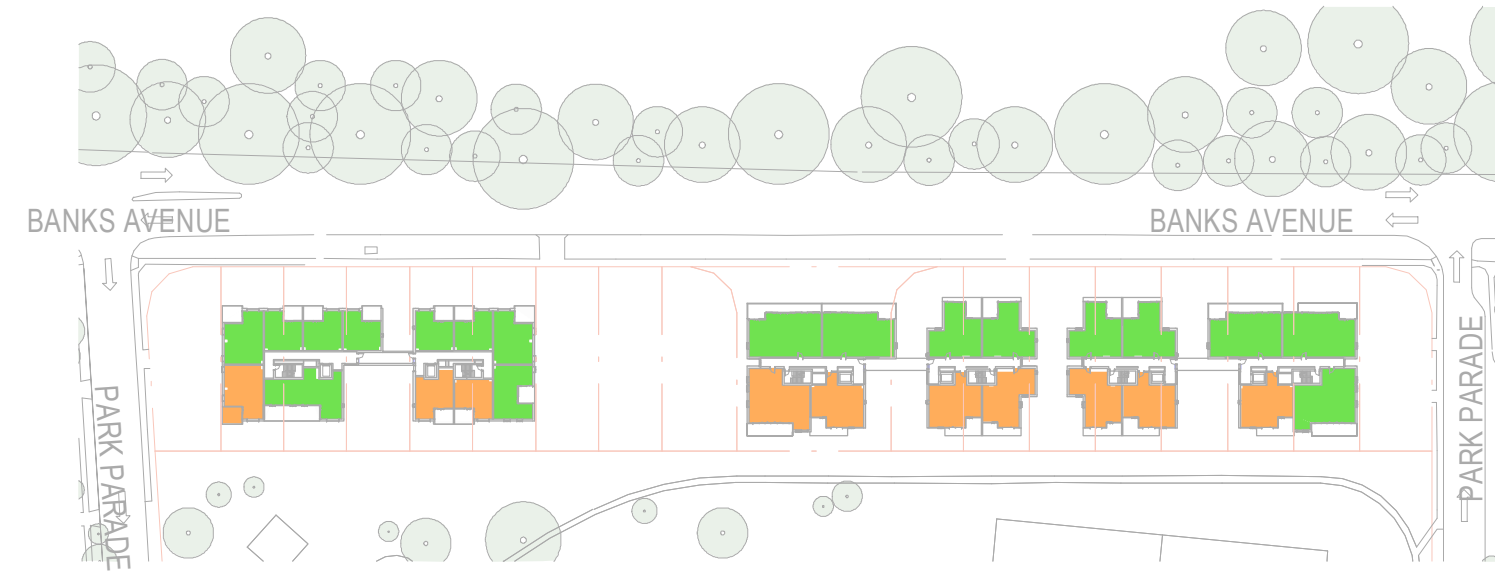
3 GA-LEVEL 02- Solar Access



4 GA-LEVEL 03- Solar Access



5 GA-LEVEL 04- Solar Access



6 GA-LEVEL 05- Solar Access



7 GA-LEVEL 06- Solar Access



8 GA-LEVEL 07- Solar Access

SSDA_SOCIAL HOUSING SOLAR ACCESS		
SOLAR	Count	Percentage

MORE THAN 2HR	59	70.2%
LESS THAN 2HR	25	29.8%
84		

SSDA_MARKET HOUSING SOLAR ACCESS		
SOLAR	Count	Percentage

MORE THAN 2HR	92	65.7%
LESS THAN 2HR	48	34.3%
140		

BETWEEN 9AM AND 3PM IN MINDWINTER:

100% OF UNITS RECIEVE 1hr 45mins OF DIRECT SOLAR ACCESS

0% OF UNITS RECIEVE 0hrs OF DIRECT SOLAR ACCESS

SEPP65 SOLAR COMPLIANCE LEGEND

NOTE: SOLAR ASSESSMENT PROVIDED BY SLR CONSULTING. REFER SLR REPORT FOR DETAILED ANALYSIS

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

NOTE
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ISSUE DATE	FOR	CHKD
1 02/10/2025	SDRP 2	
2 09/10/2025	FOR INFORMATION	
3 17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 20000 50000
SCALE

As indicated@A1
STATUS

DRAWING

ADG COMPLIANCE - SOLAR ACCESS

AR-DA-10T-XX-01
ISSUE
3

ISSUE DATE	FOR	CHKD
1 02/10/2025	SDRP 2	
2 08/10/2025	FOR INFORMATION	
3 09/10/2025	FOR INFORMATION	
4 17/10/2025	SSDA SUBMISSION	
5 25/02/2026	SSDA ADJUSTMENTS	

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PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

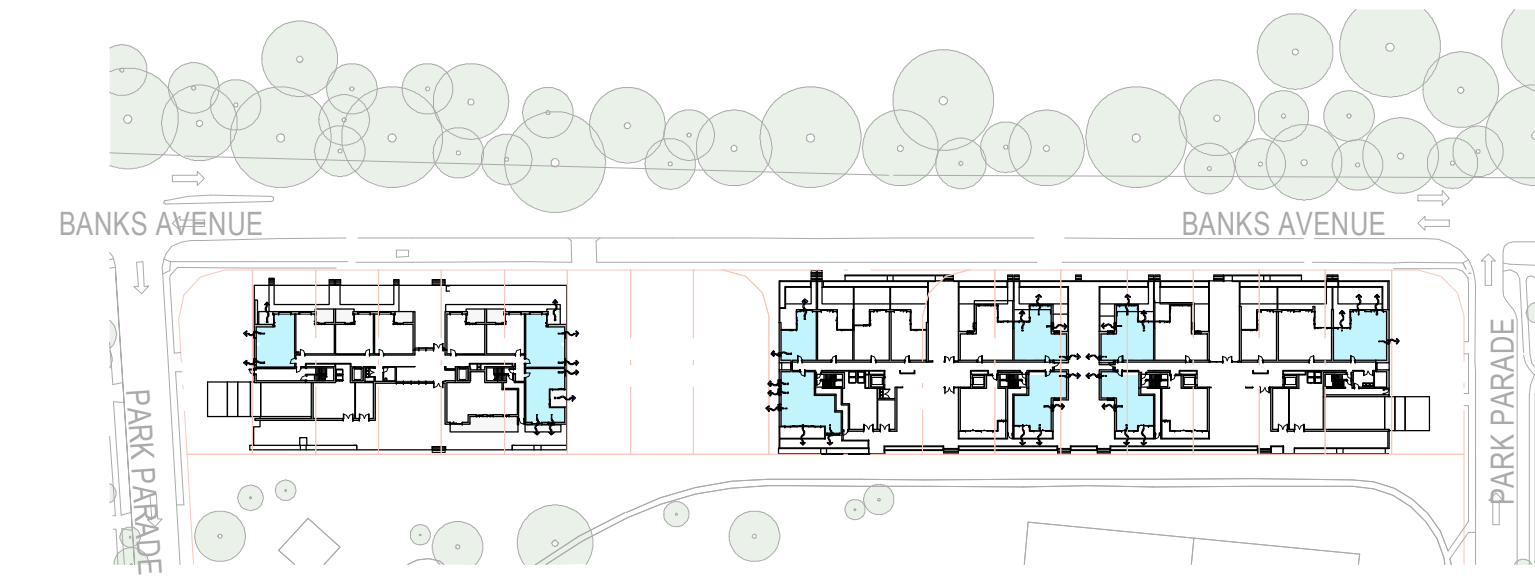
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SCALE

As indicated@A1
STATUS

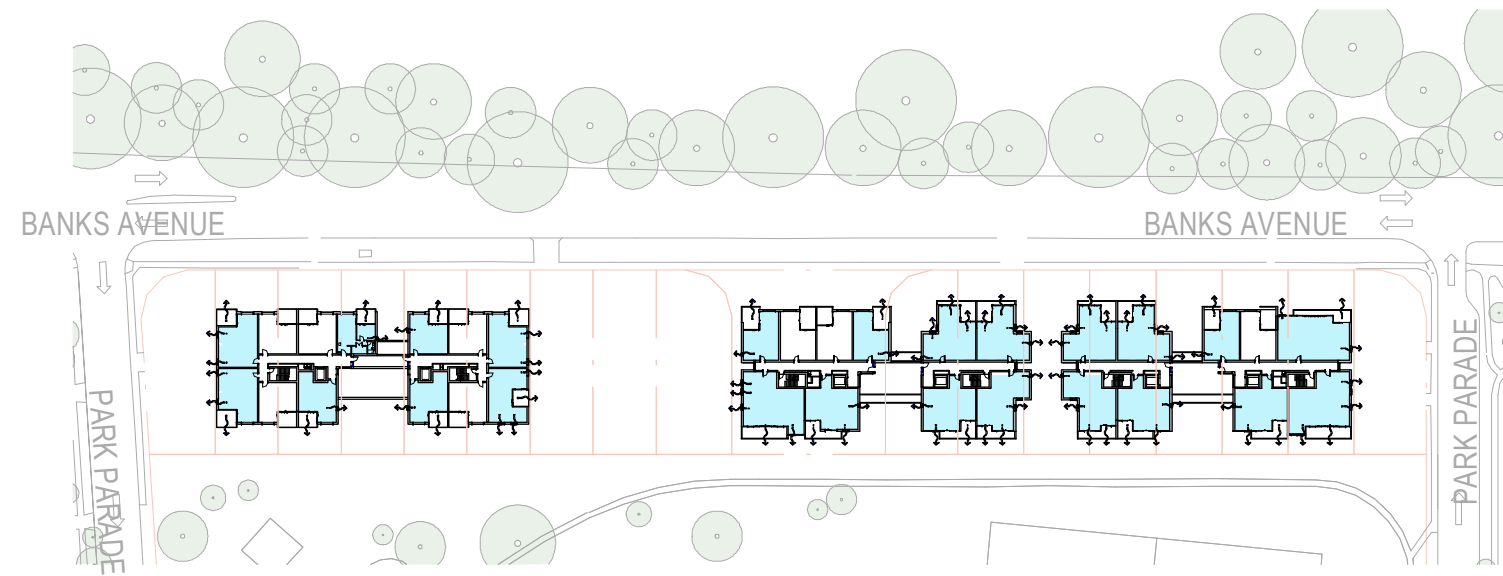
DRAWING

ADG COMPLIANCE - CROSS
VENTILATION

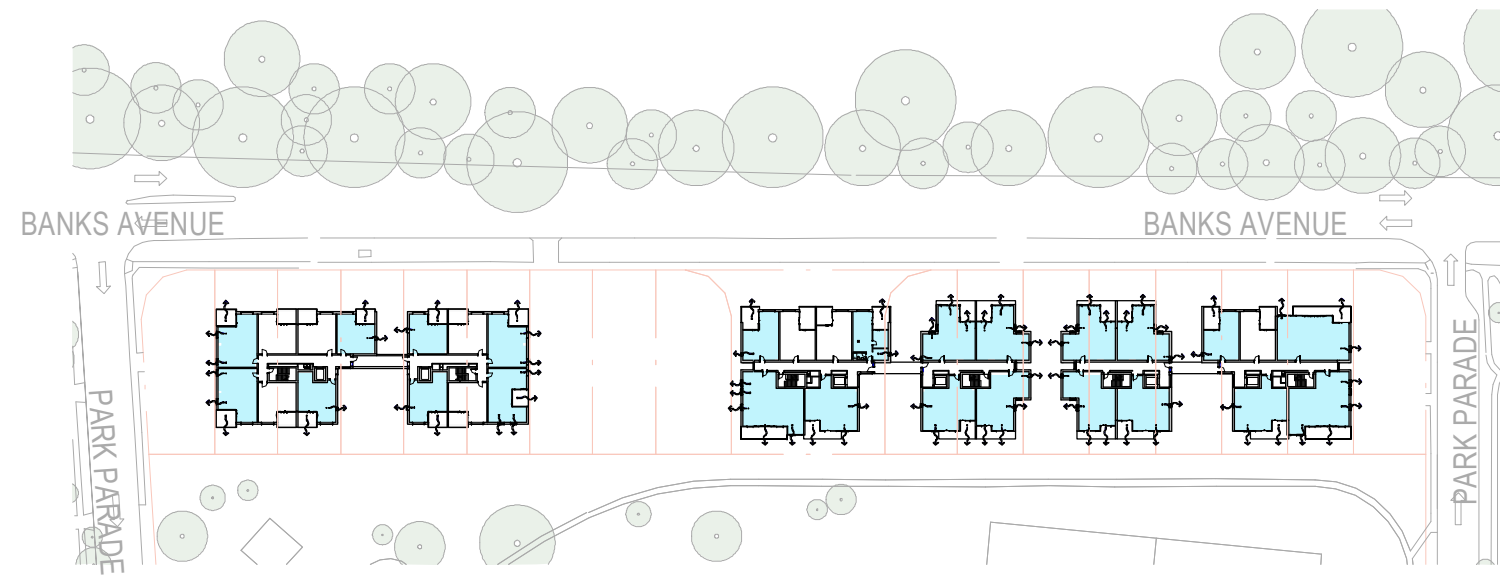
AR-DA-10T-XX-02 5



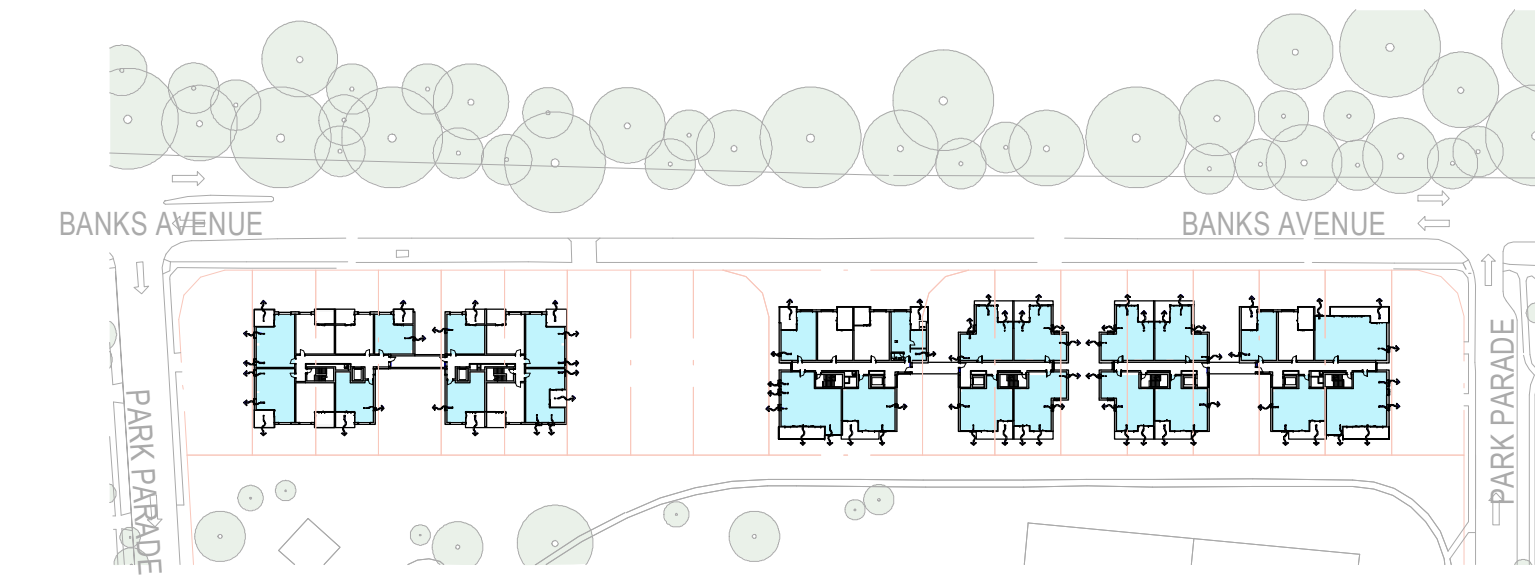
1 GA-LEVEL 00- Cross Ventilation



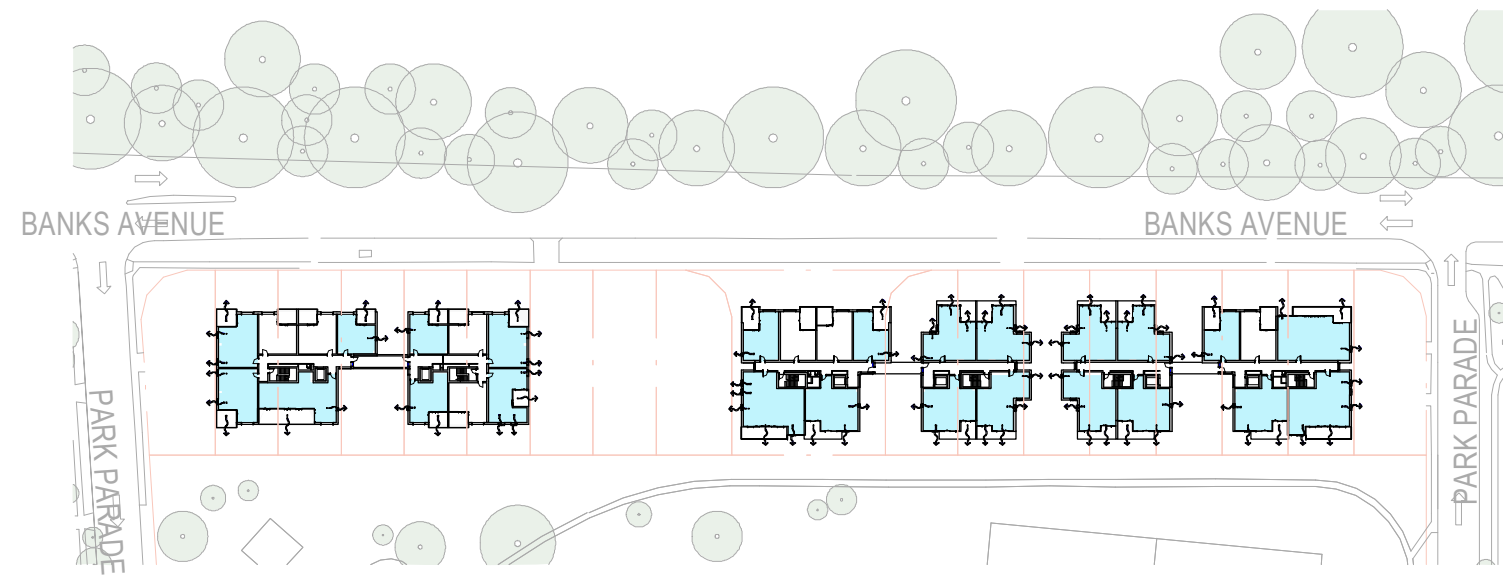
2 GA-LEVEL 01- Cross Ventilation



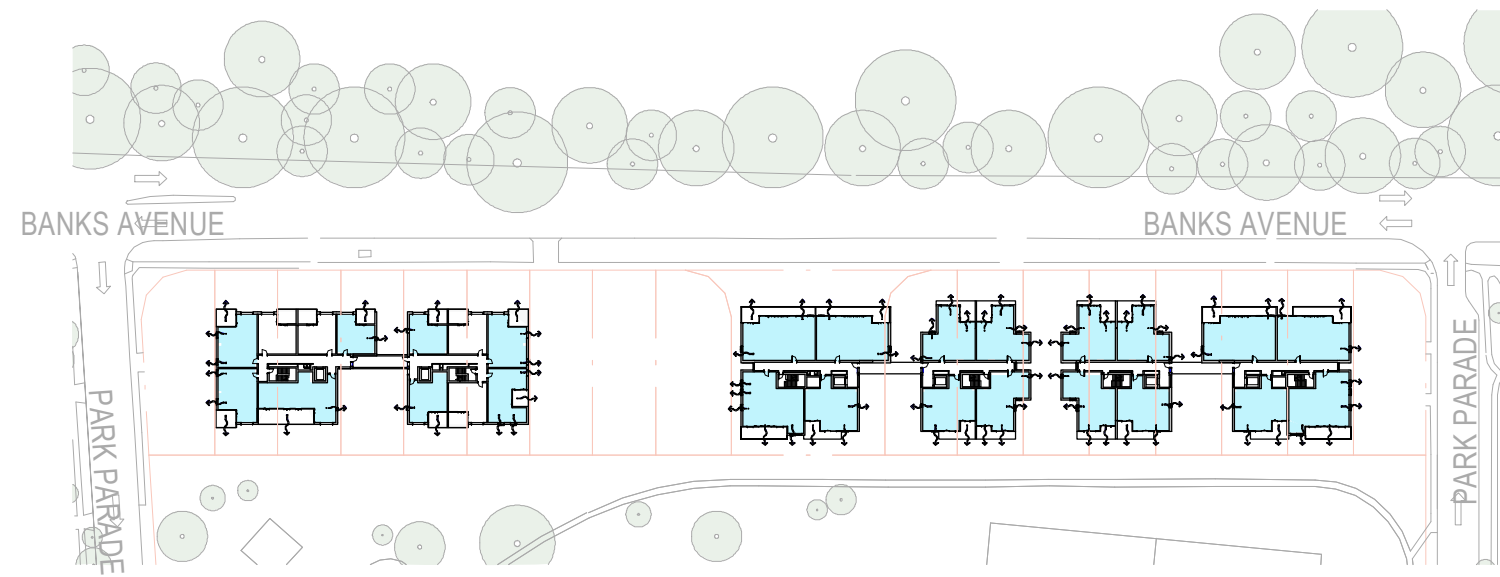
3 GA-LEVEL 02- Cross Ventilation



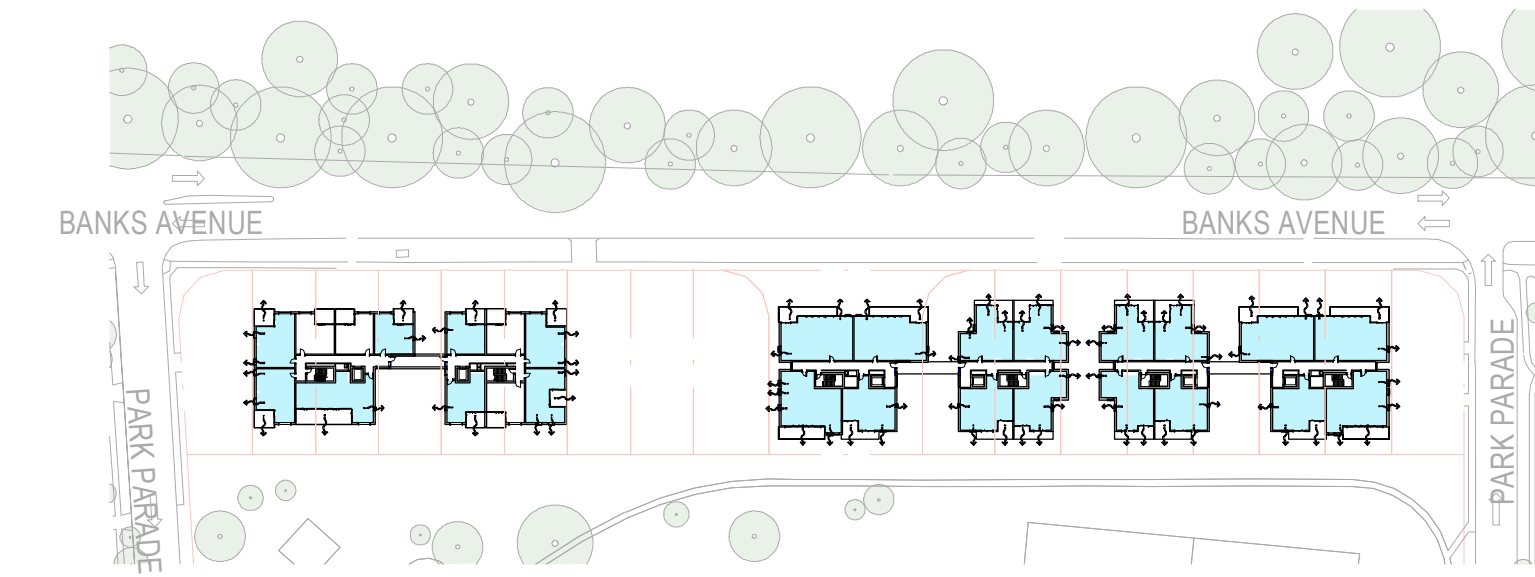
4 GA-LEVEL 03- Cross Ventilation



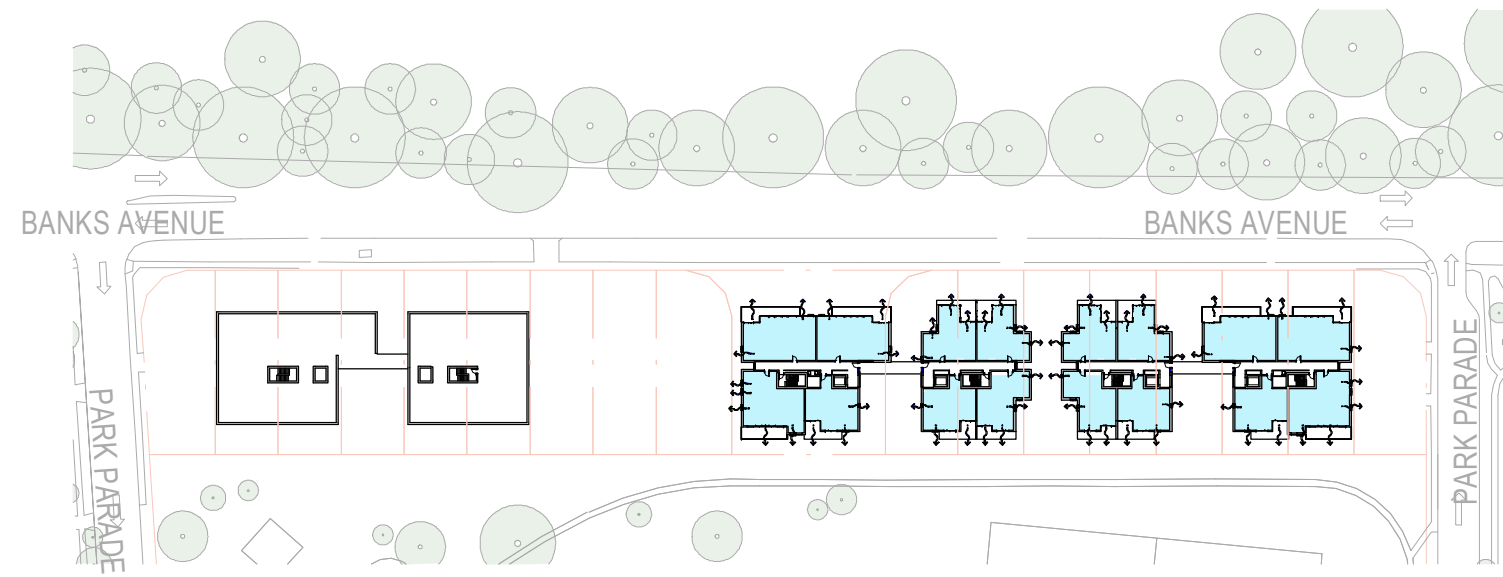
5 GA-LEVEL 04- Cross Ventilation



6 GA-LEVEL 05- Cross Ventilation



7 GA-LEVEL 06- Cross Ventilation



8 GA-LEVEL 07- Cross Ventilation

SSDA_SOCIAL HOUSING CROSS VENTILATION		
CROSS VENTILATION	Count	Percentage
Yes	51	61%
No	33	39%
	84	

SSDA_MARKET HOUSING CROSS VENTILATION		
CROSS VENTILATION	Count	Percentage
Yes	119	85%
No	21	15%
	140	

SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

NOTE: CROSS VENTILATION ASSESSMENT PROVIDED BY SLR CONSULTING. REFER SLR REPORT FOR DETAILED ANALYSIS

ACHIEVES CROSS VENTILATION

NOTE
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ISSUE	DATE	FOR	CHKD
1	22/08/2025	FOR INFORMATION	
2	02/10/2025	SDRP 2	
3	09/10/2025	FOR INFORMATION	
4	17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

@A1

STATUS

DRAWING

SUN EYE VIEWS

AR-DA-10T-XX-05

ISSUE

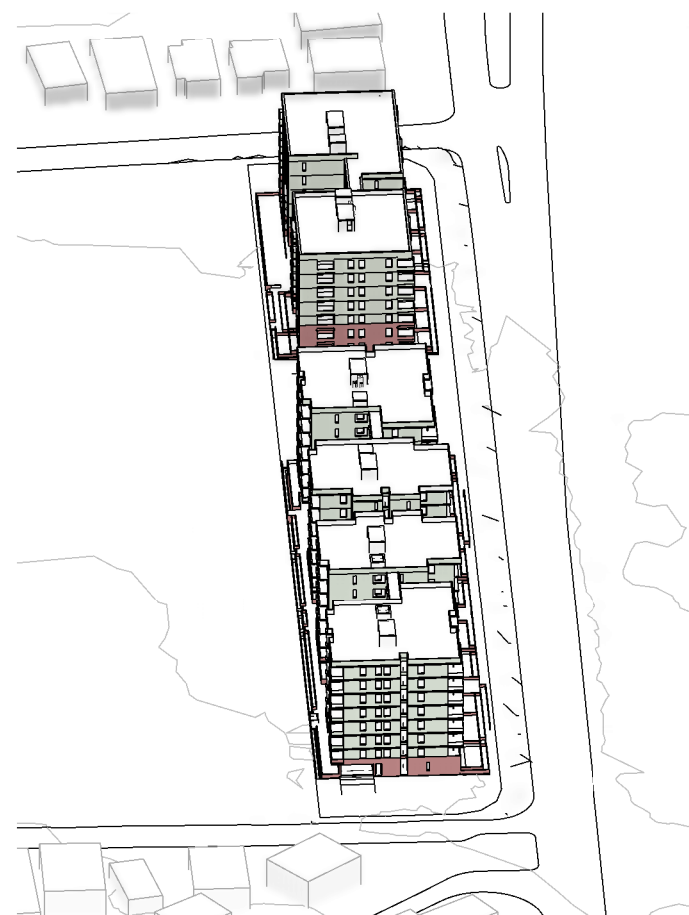
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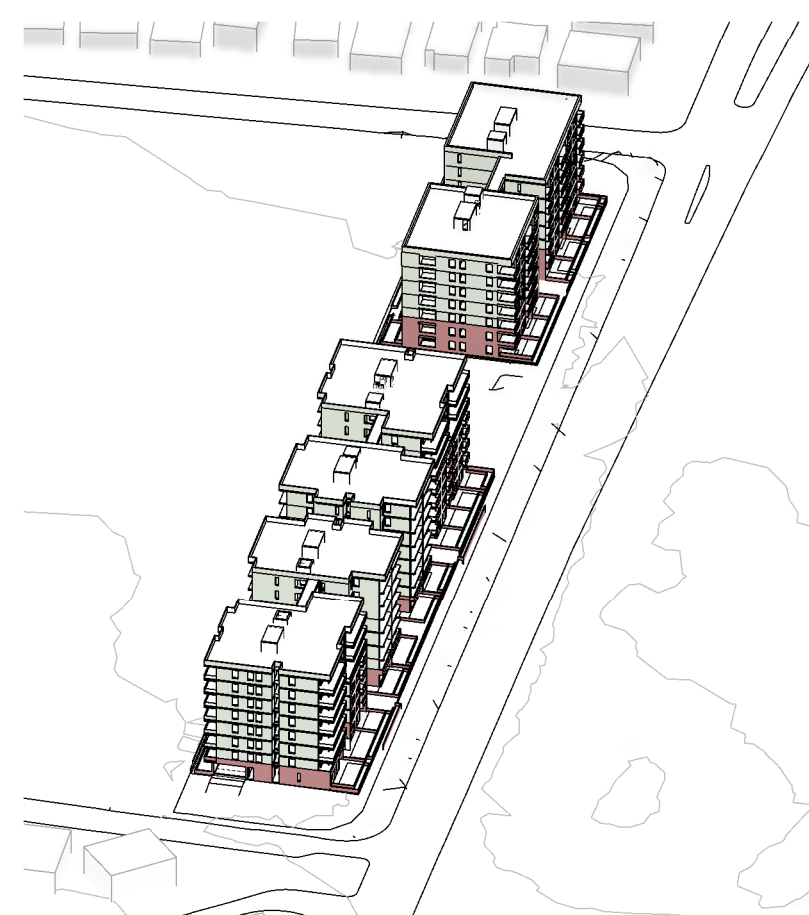
1 SUN EYE VIEW 900



2 SUN EYE VIEW 1000



3 SUN EYE VIEW 1100



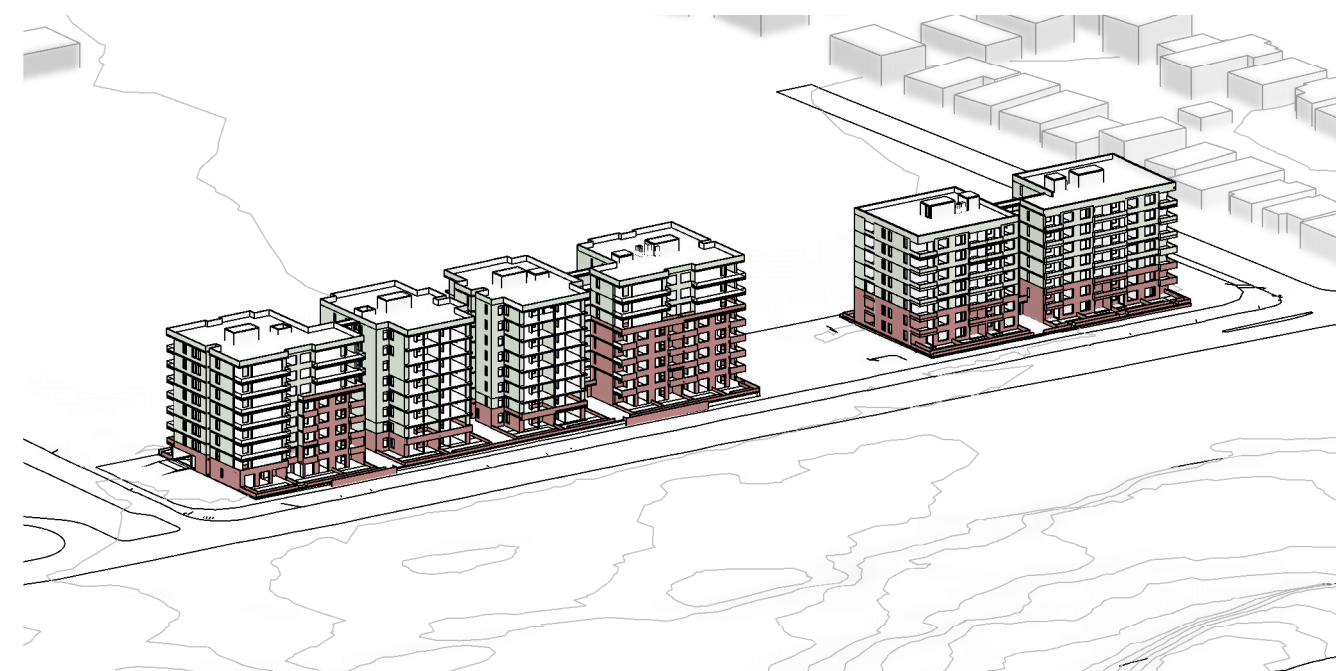
4 SUN EYE VIEW 1200



5 SUN EYE VIEW 1300



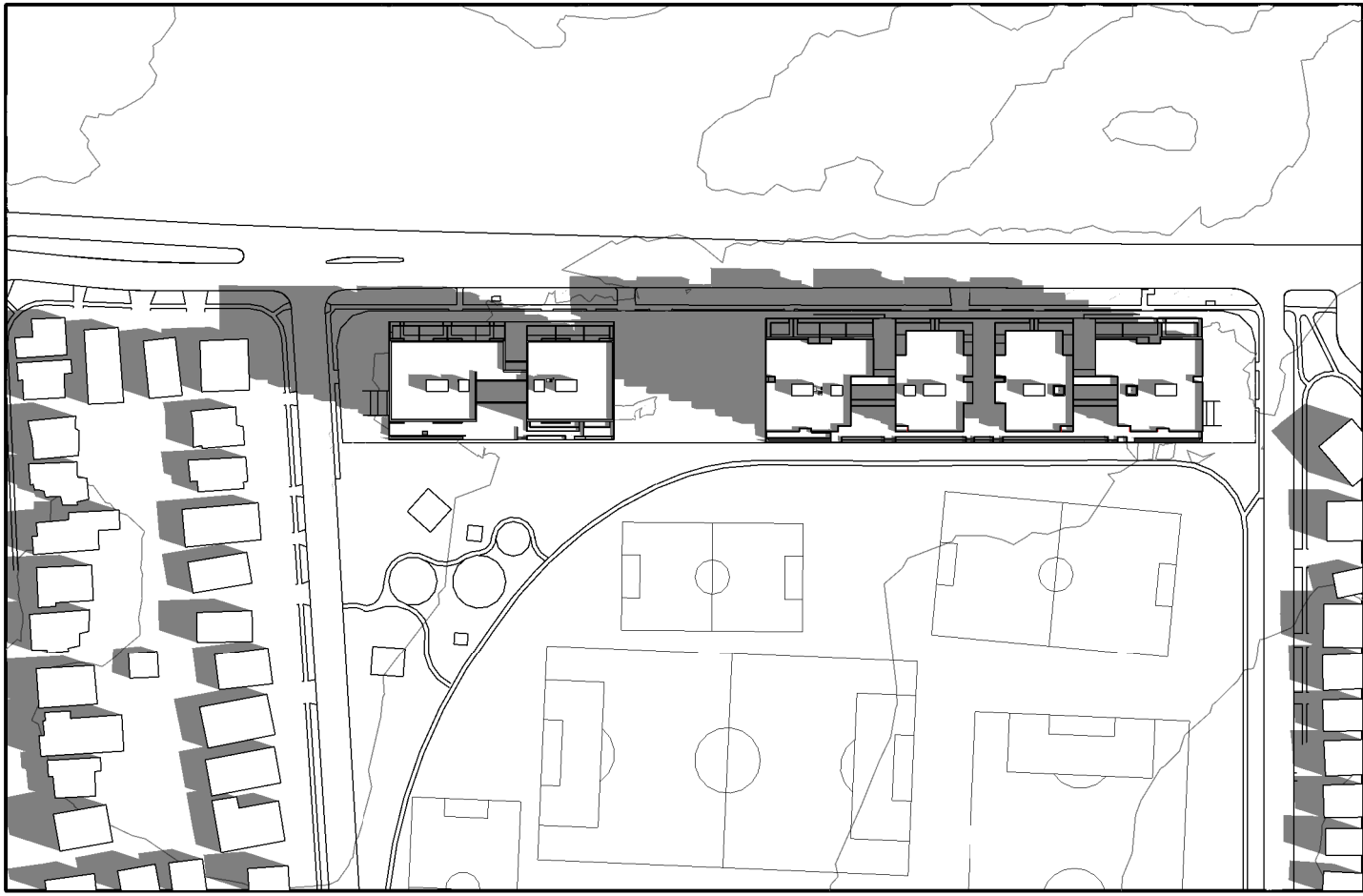
6 SUN EYE VIEW 1400



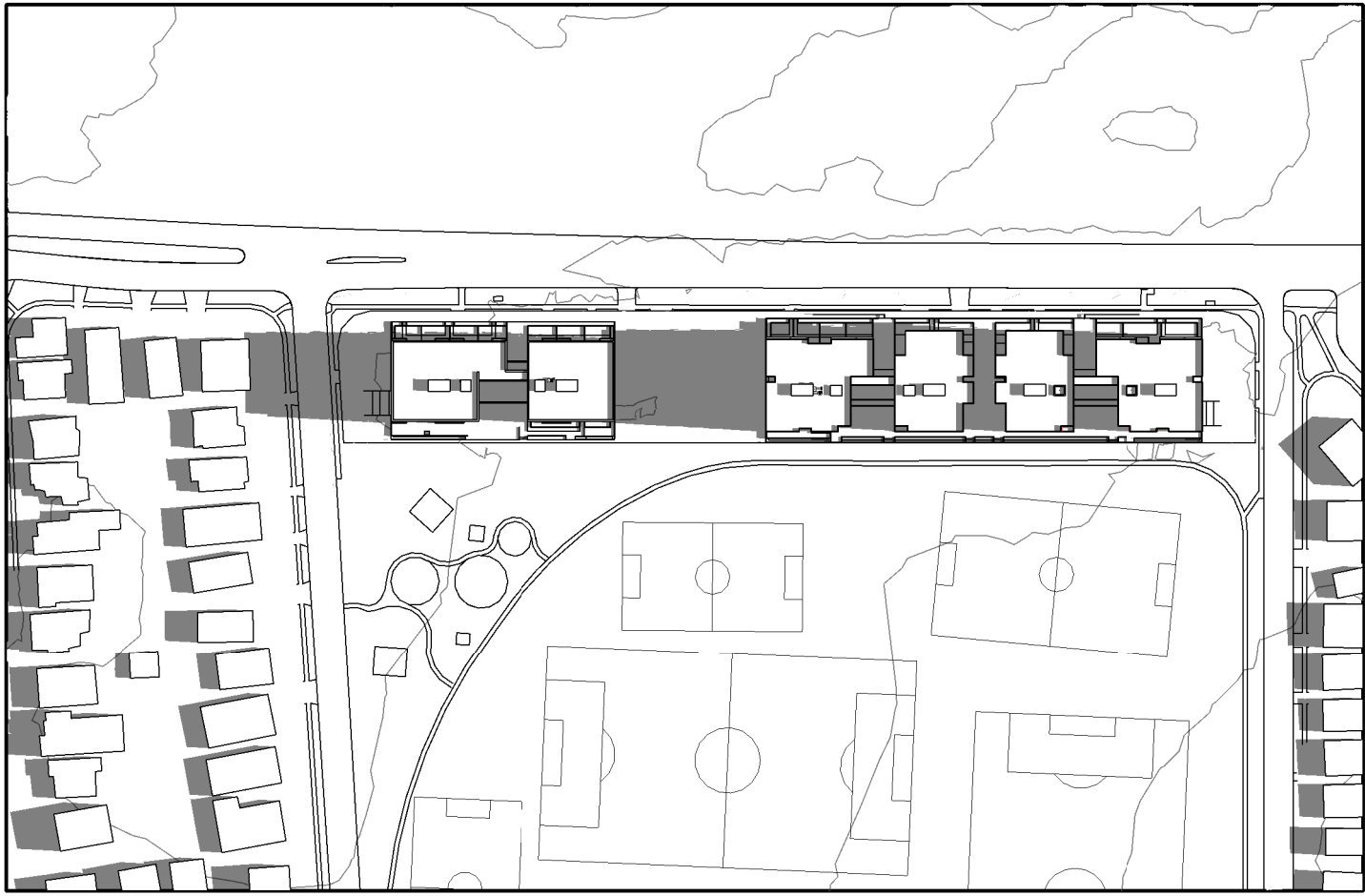
7 SUN EYE VIEW 1500



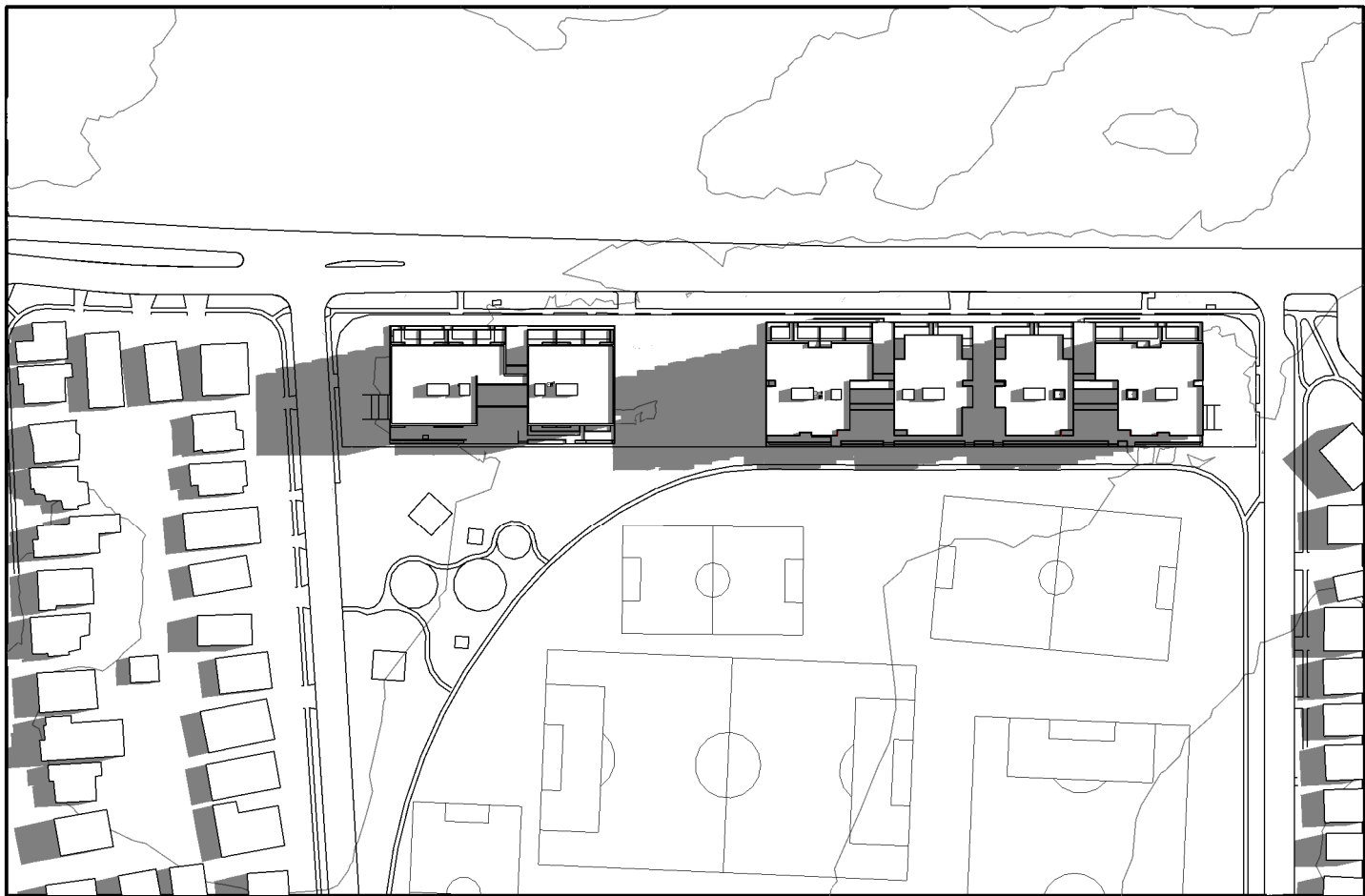
1 OVERSHADOW 900



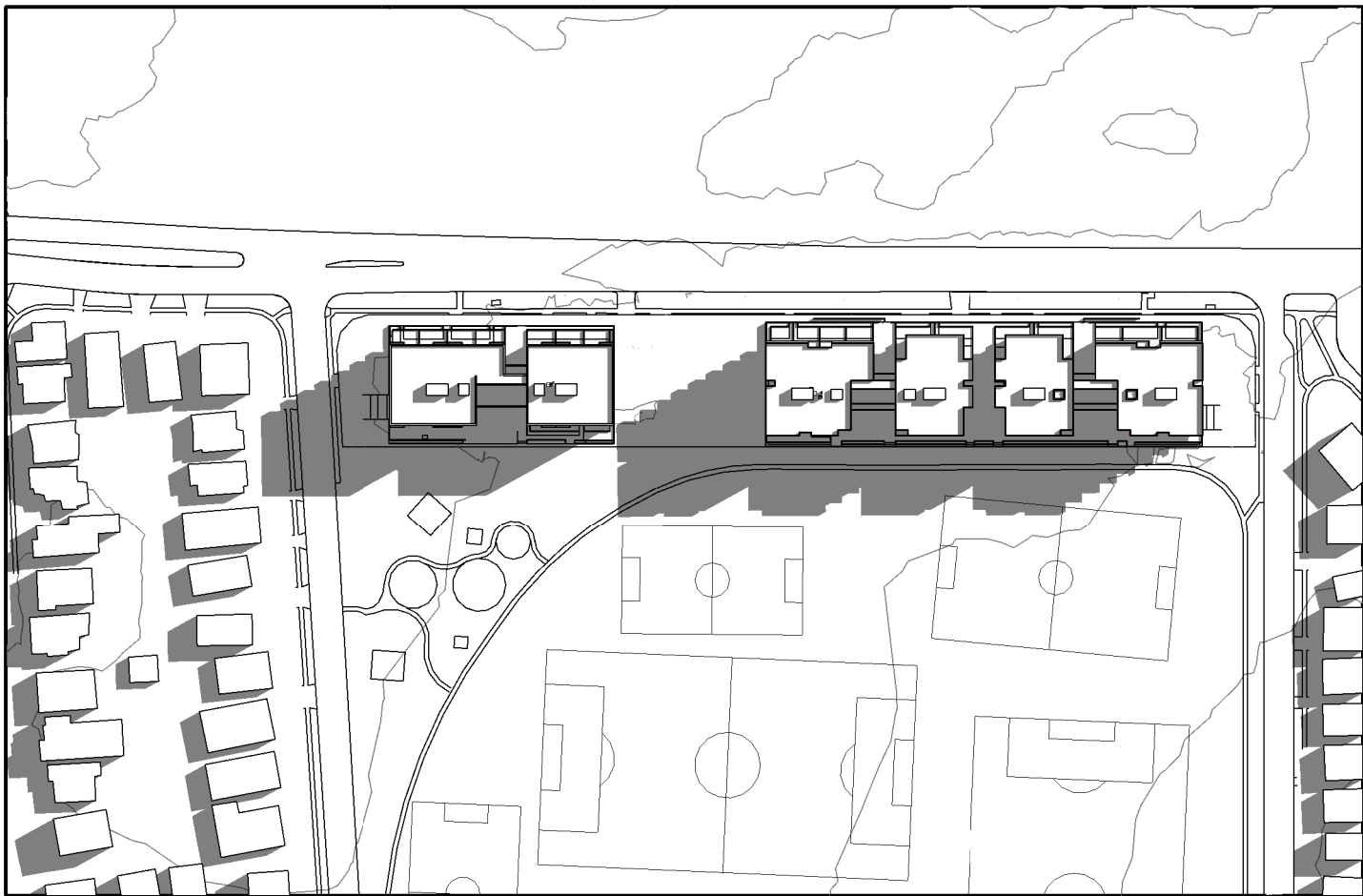
2 OVERSHADOW 1000



3 OVERSHADOW 1100



4 OVERSHADOW 1200



5 OVERSHADOW 1300



6 OVERSHADOW 1400



7 OVERSHADOW 1500

No additional overshadowing as a result of the height encroachment (encroachment from cores - located central to the building footprint therefore no additional overshadowing)

ISSUE	DATE	FOR	CHKD
1	14/08/2025	FOR INFORMATION	
2	22/08/2025	FOR INFORMATION	
3	29/09/2025	FOR INFORMATION	
4	02/10/2025	SDRP 2	
5	09/10/2025	FOR INFORMATION	
6	17/10/2025	SSDA SUBMISSION	
7	27/03/2026	SSDA ADJUSTMENTS	
8	22/04/2026	SSDA ADJUSTMENTS	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

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

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 2000 5000
SCALE

@A1
STATUS

DRAWING

OVERSHADOWING
21 JUNE, MID-WINTER

AR-DA-10T-XX-06 8



NOTE

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1 09/10/2025	FOR INFORMATION	
2 17/10/2025	SSDA SUBMISSION	

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CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

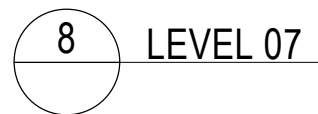
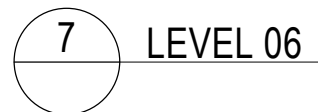
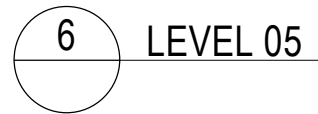
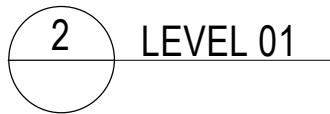
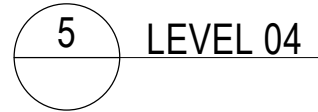
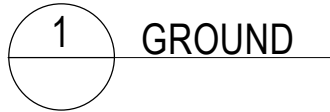
GRAPHIC SCALE
0 10000 25000
SCALE

1 : 500@A1
STATUS

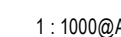
DRAWING

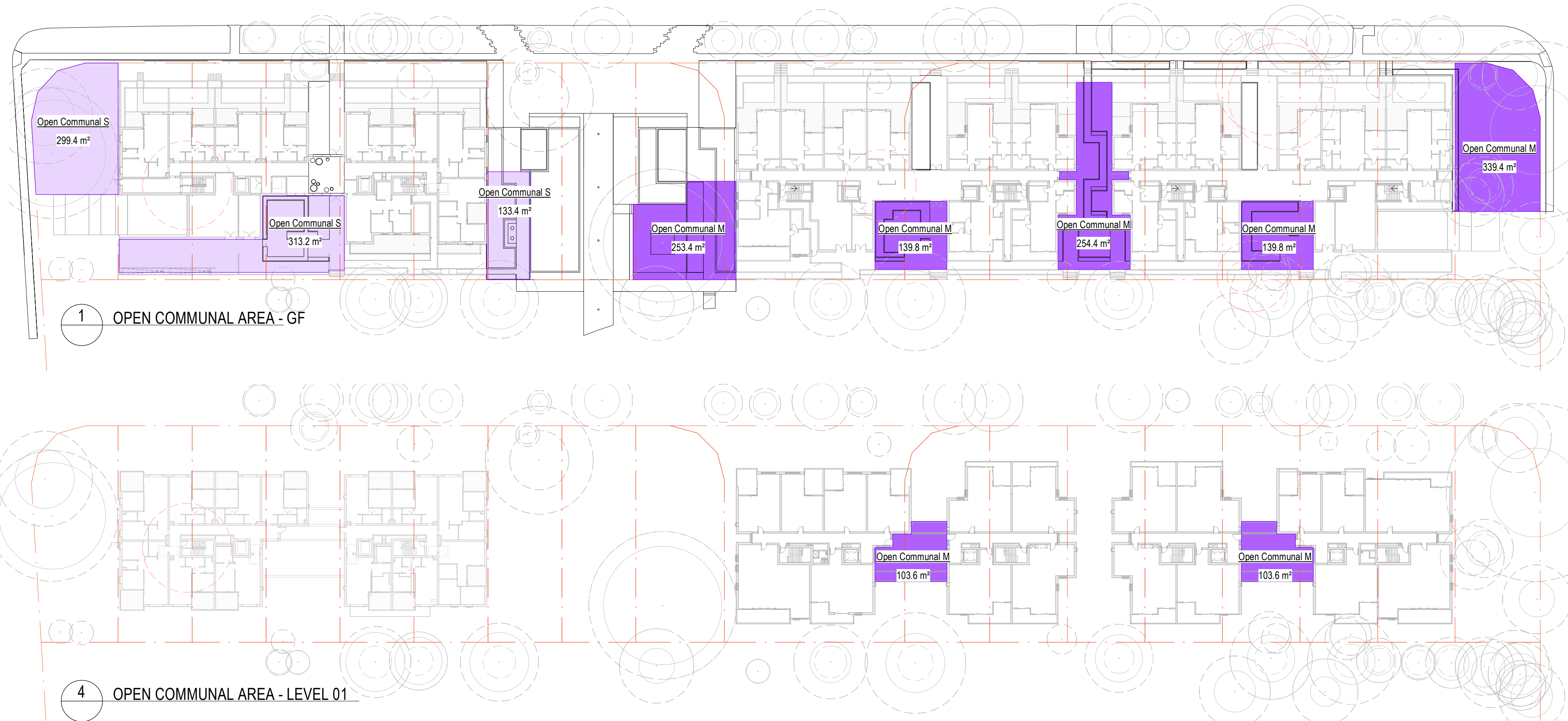
SETBACKS & ADG
SEPARATION

AR-DA-10T-XX-10 2

Grand total: 20 20 (24%)

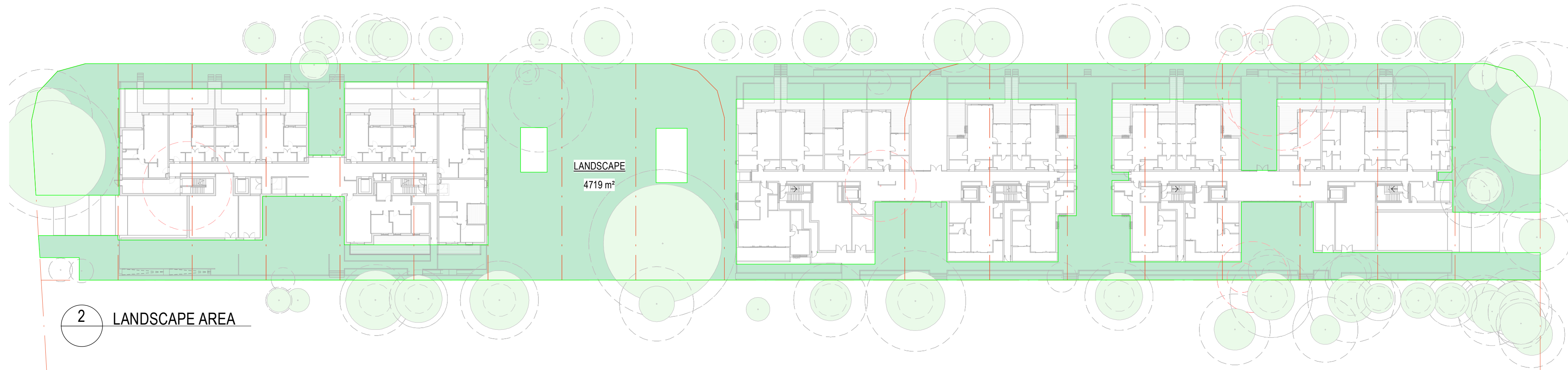
ISSUE





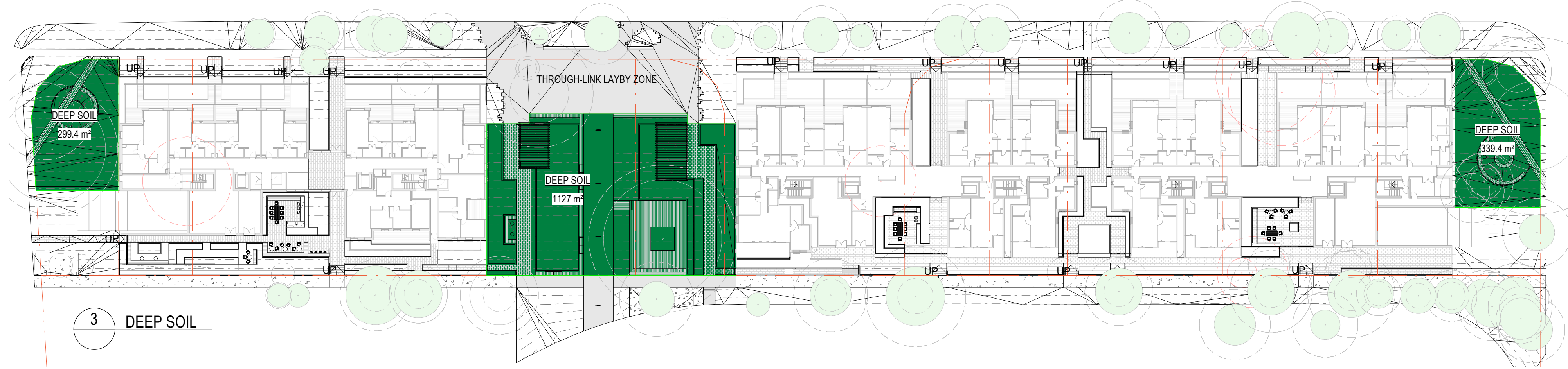
OPEN COMMUNAL SPACE AREA SCHEDULE

Name	Area
Open Communal M	1334.1 m²
Open Communal S	746.0 m²
	2080.1 m²



LANDSCAPE AREA SCHEDULE

Name	Area
LANDSCAPE	4719.0 m²



DEEP SOIL AREA SCHEDULE

Name	Area
DEEP SOIL	1765.7 m²

NOTE:
THROUGH-LINK LAYBY ZONE EXCLUDED IN AREA
CALCULATION BUT TECHNICALLY CAN BE COUNTED
UNDER "DEEP SOIL" WITH PERMEABLE PAVING
TREATMENT.

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2 10/10/2025	FOR INFORMATION	
3 17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

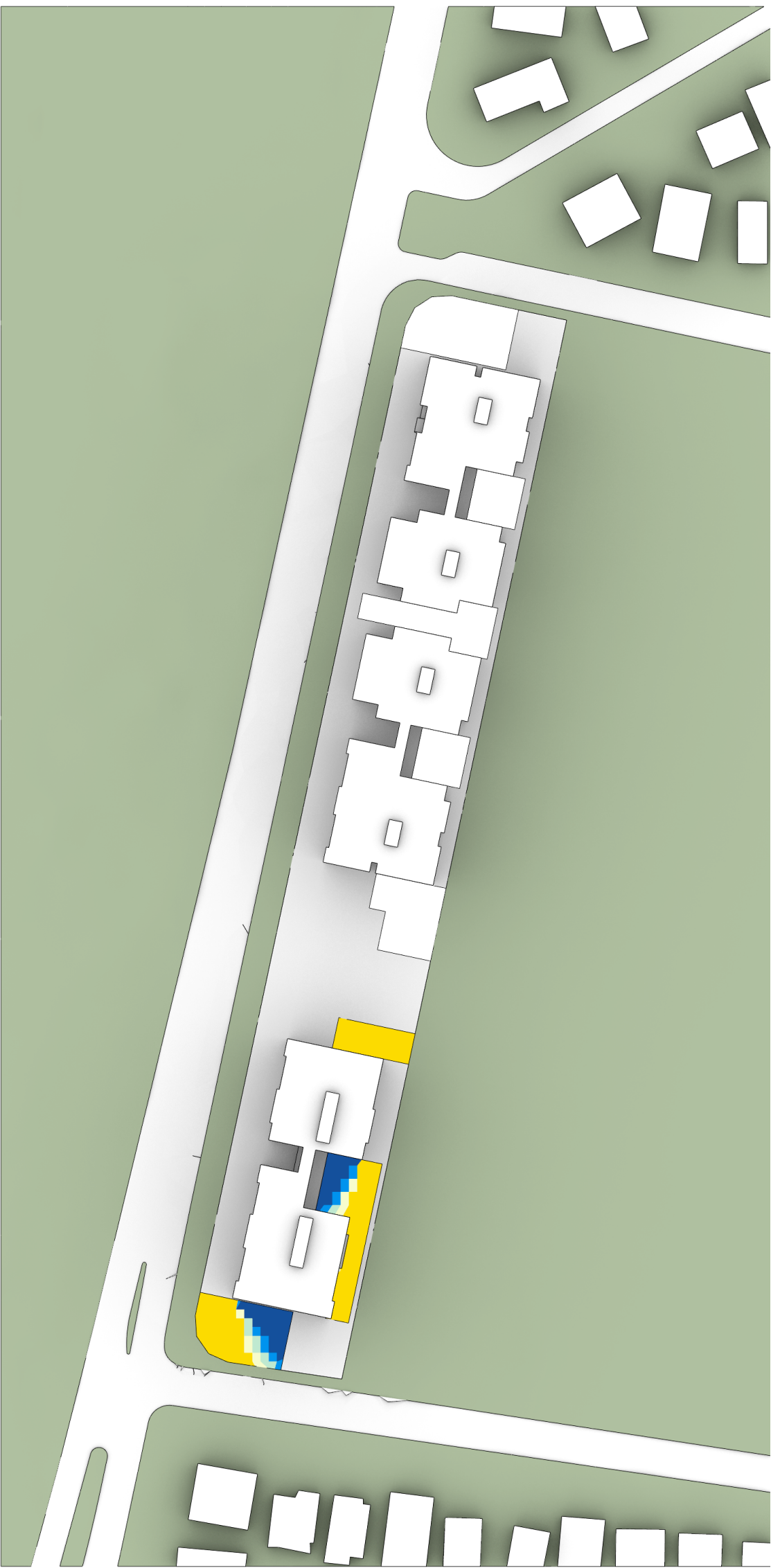
0 20000 50000
SCALE

1 : 500@A1
STATUS

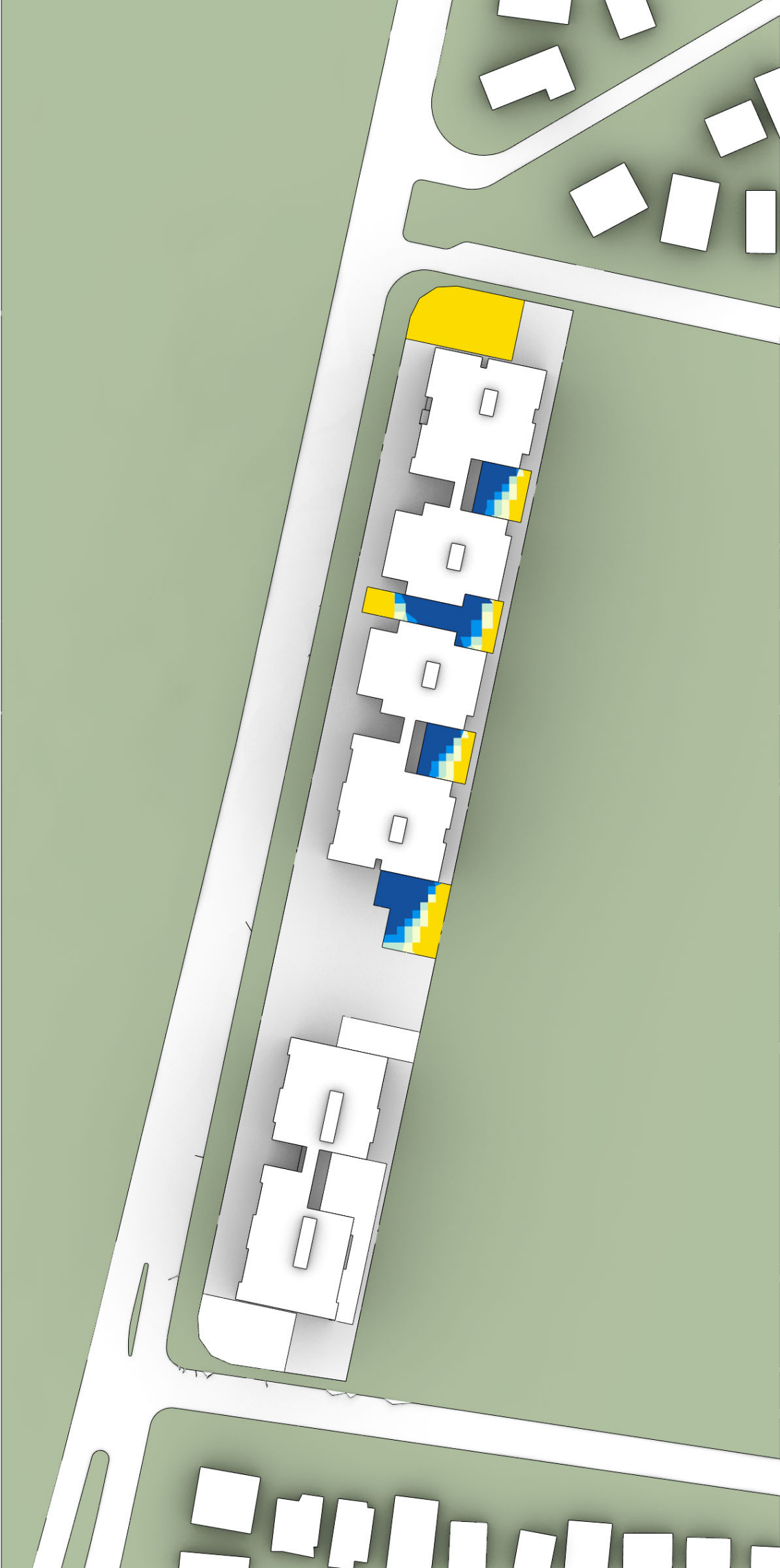
DRAWING

PUBLIC REALM &
LANDSCAPE

AR-DA-10T-XX-40 3

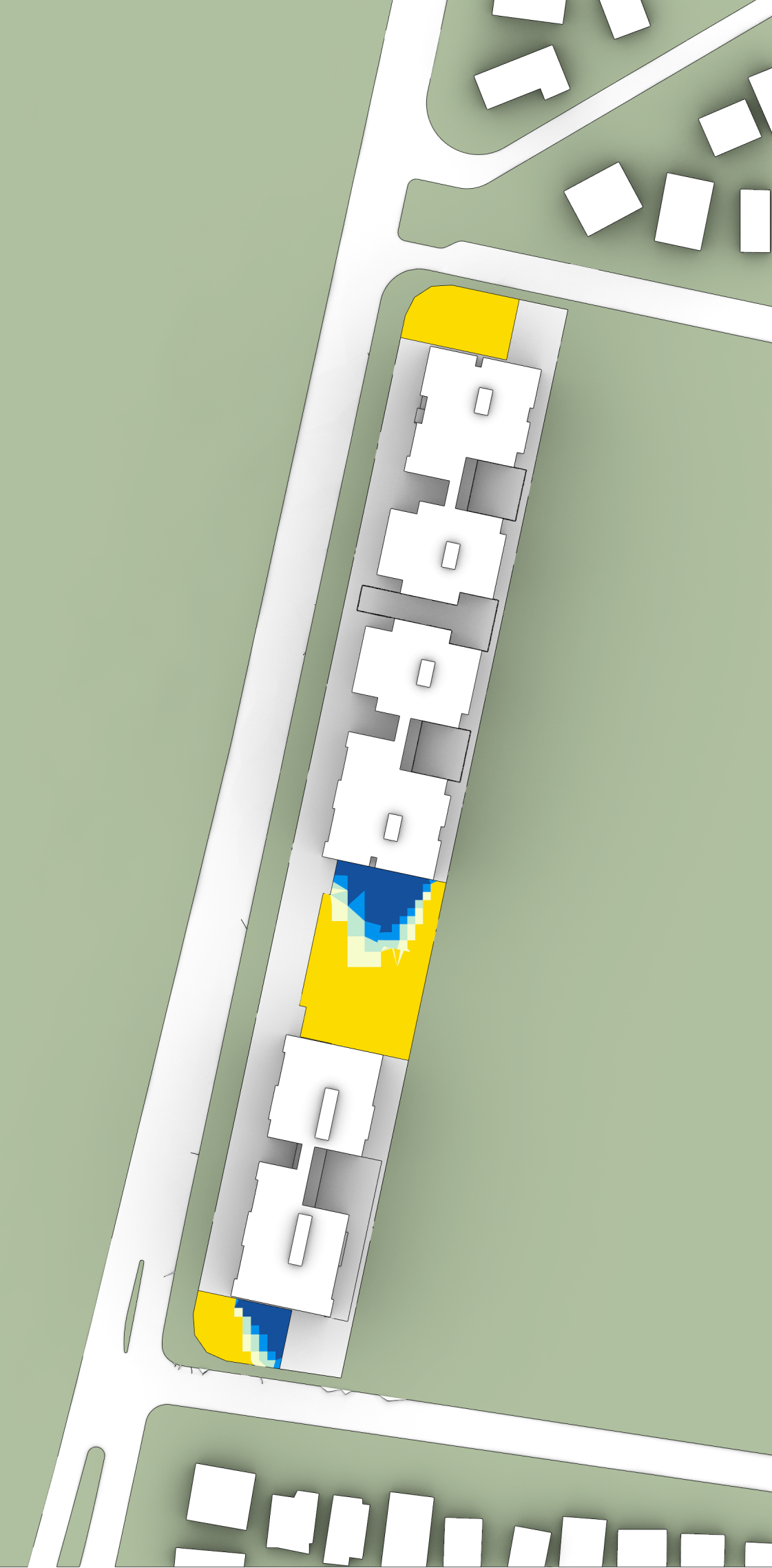


SOCIAL COS PROVIDED 746m2
SOCIAL COS ≥ 2HRS 495.15m2 (66.3%)



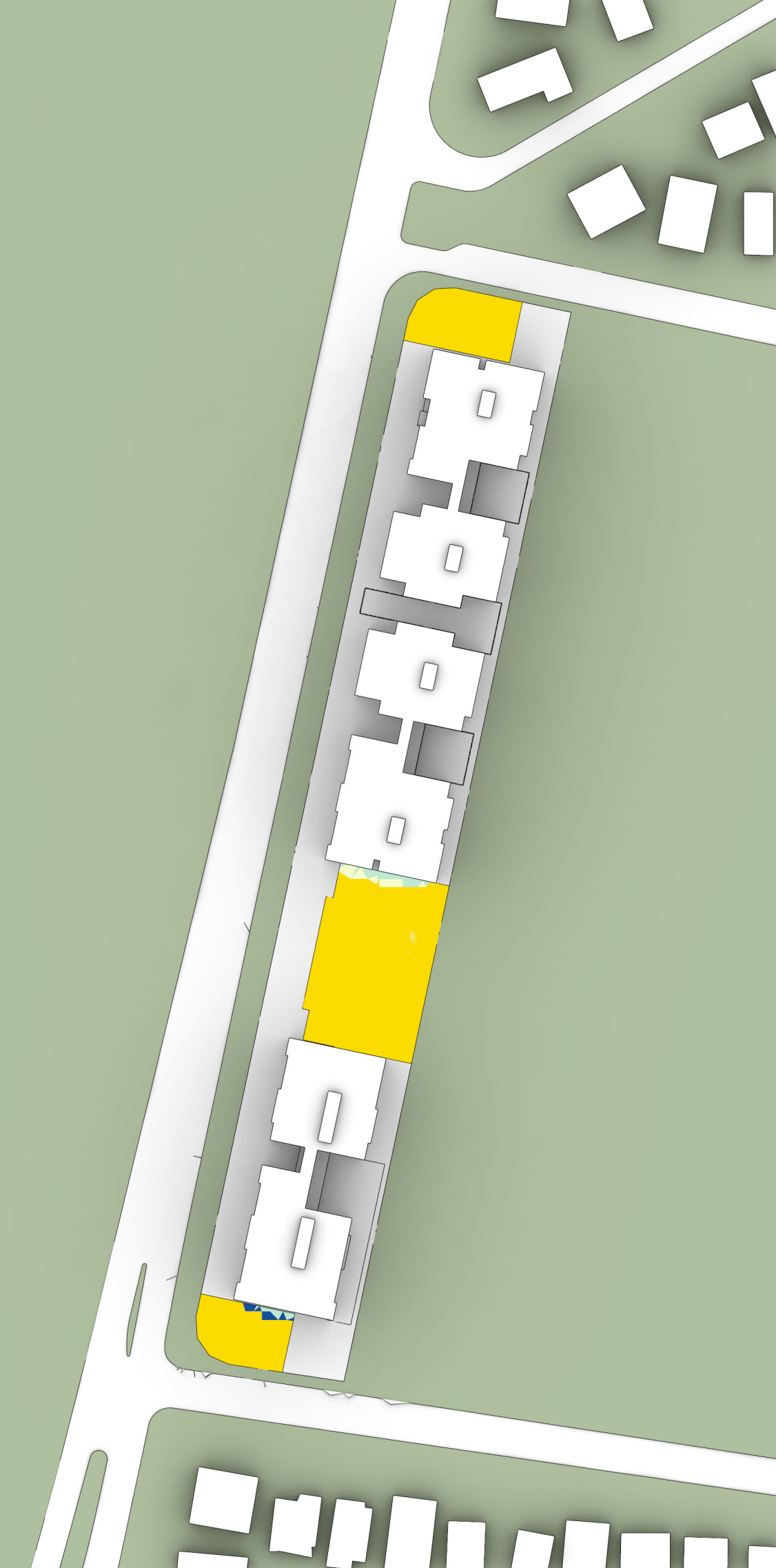
MARKET COS PROVIDED 1,334.1m2
MARKET COS ≥ 2HRS 549.19m2 (42.2%)

SOLAR ANALYSIS FOR COMMUNAL OPEN SPACE



JUNE 21ST: 9AM-3PM
MARKET + SOCIAL DEEPSOIL PROVIDED: 1,765.7m2
MARKET + SOCIAL COS ≥ 2HRS 1220.1m2 (69.1%)

SOLAR ANALYSIS FOR DEEP SOIL ZONE



DECEMBER 21ST: 9AM - 3PM
MARKET + SOCIAL DEEPSOIL PROVIDED: 1,765.7m2
MARKET + SOCIAL COS ≥ 2HRS 1668.1m2 (95.6%)

ISSUE	DATE	FOR	CHKD
1	09/10/2025	FOR INFORMATION	
2	10/10/2025	FOR INFORMATION	
3	17/10/2025	SSDA SUBMISSION	
4	07/11/2025	SSDA ADJUSTMENTS	
5	20/02/2026	SSDA ADJUSTMENTS	
6	25/02/2026	SSDA ADJUSTMENTS	

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PROJECT MANAGER

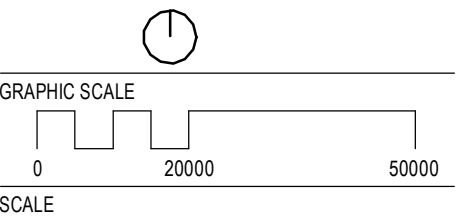
CLIENT

HOMES NSW
CLIENT NUMBER

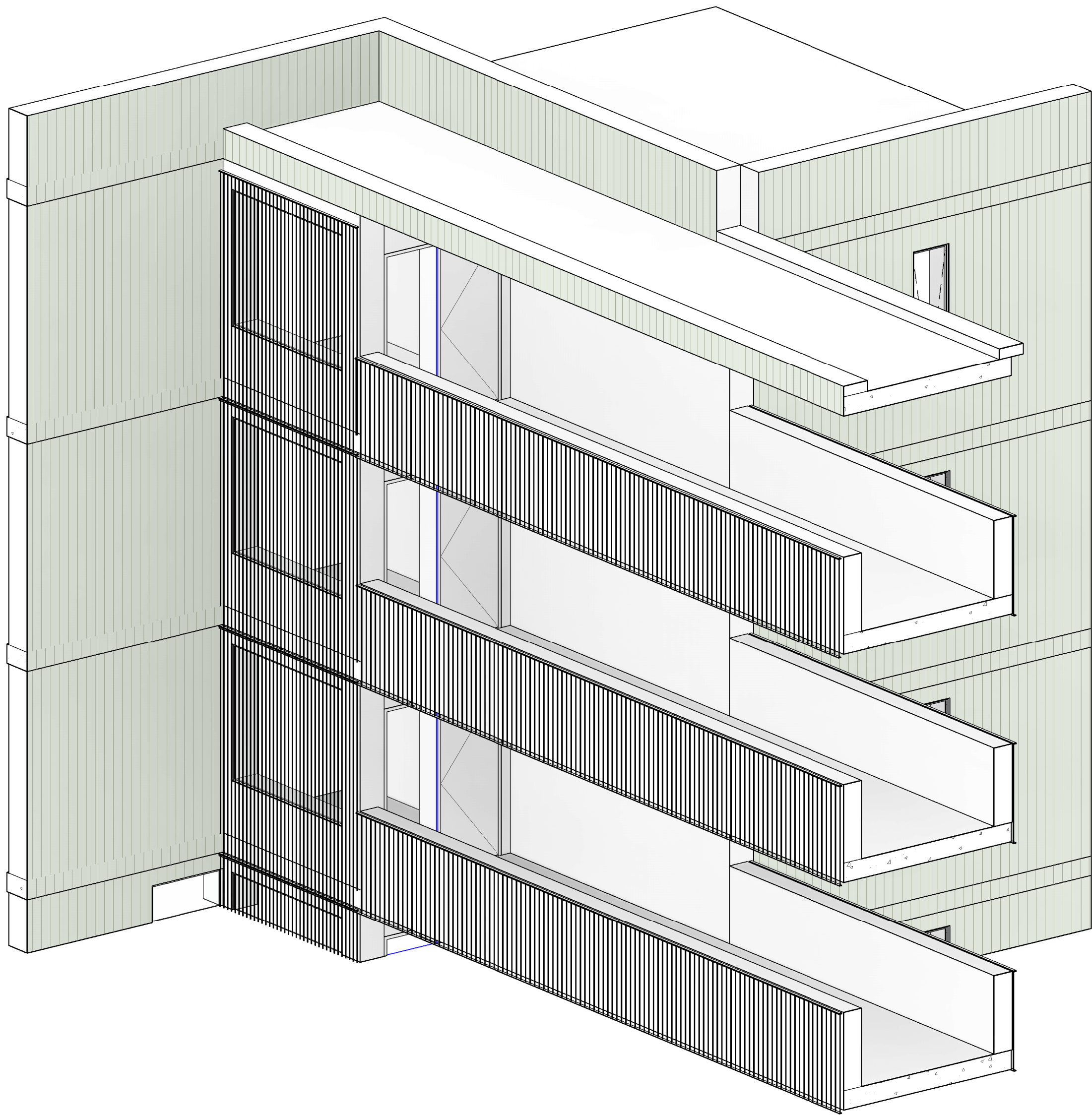
PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

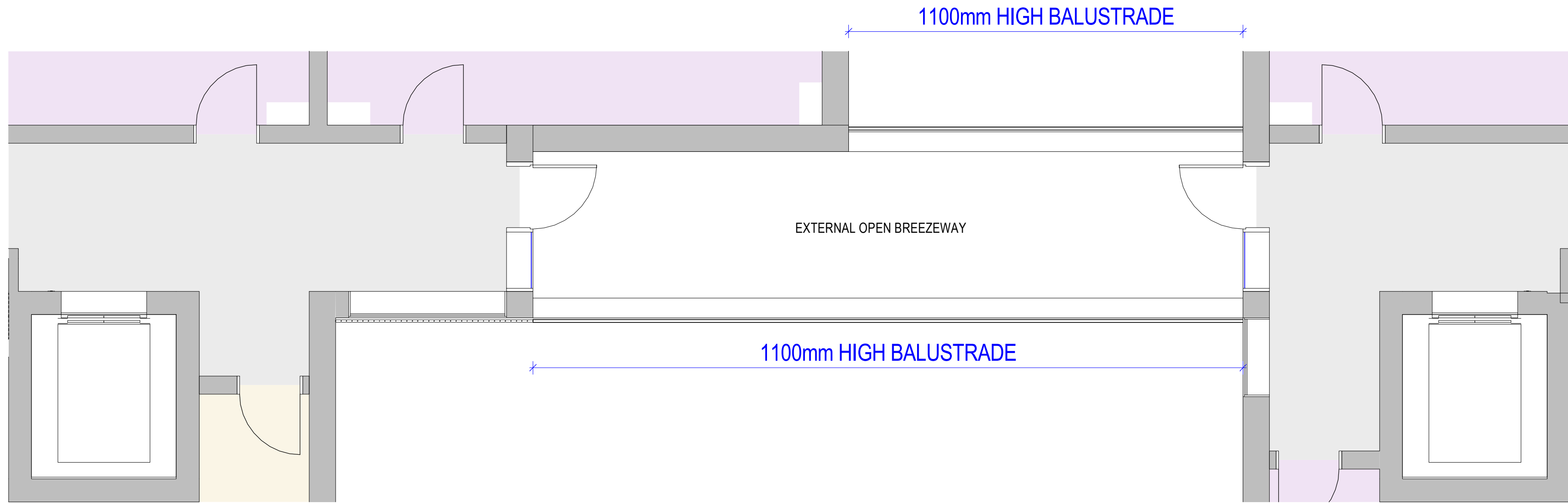
2502003
DRAWING KEY



DRAWING



1 EXTERNAL BREEZEWAY - 3D



3 EXTERNAL BREEZEWAY - PLAN

ISSUE	DATE	FOR	CHKD
1	25/02/2026	SSDA ADJUSTMENTS	

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PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
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BVN PROJECT NUMBER

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TRUE NORTH

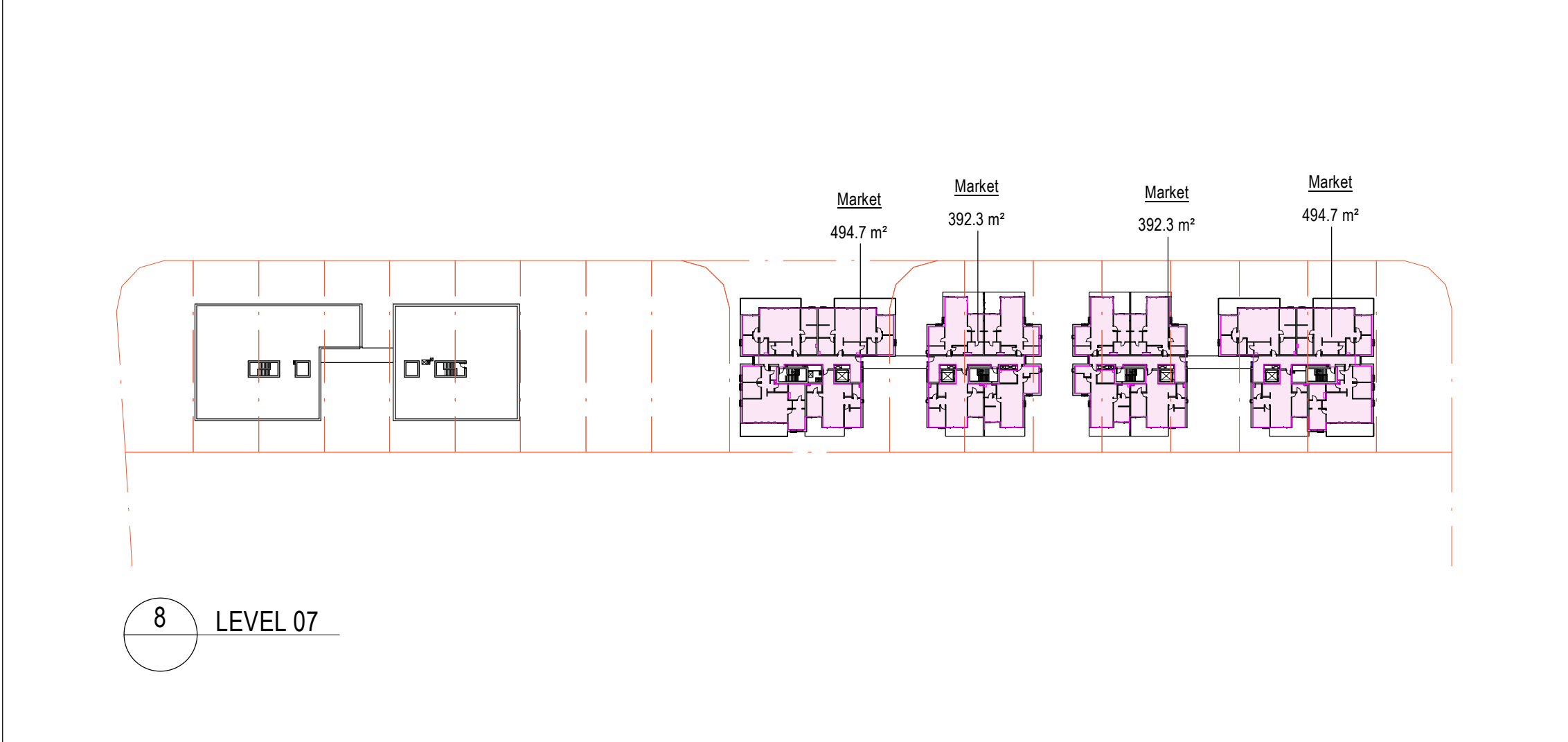
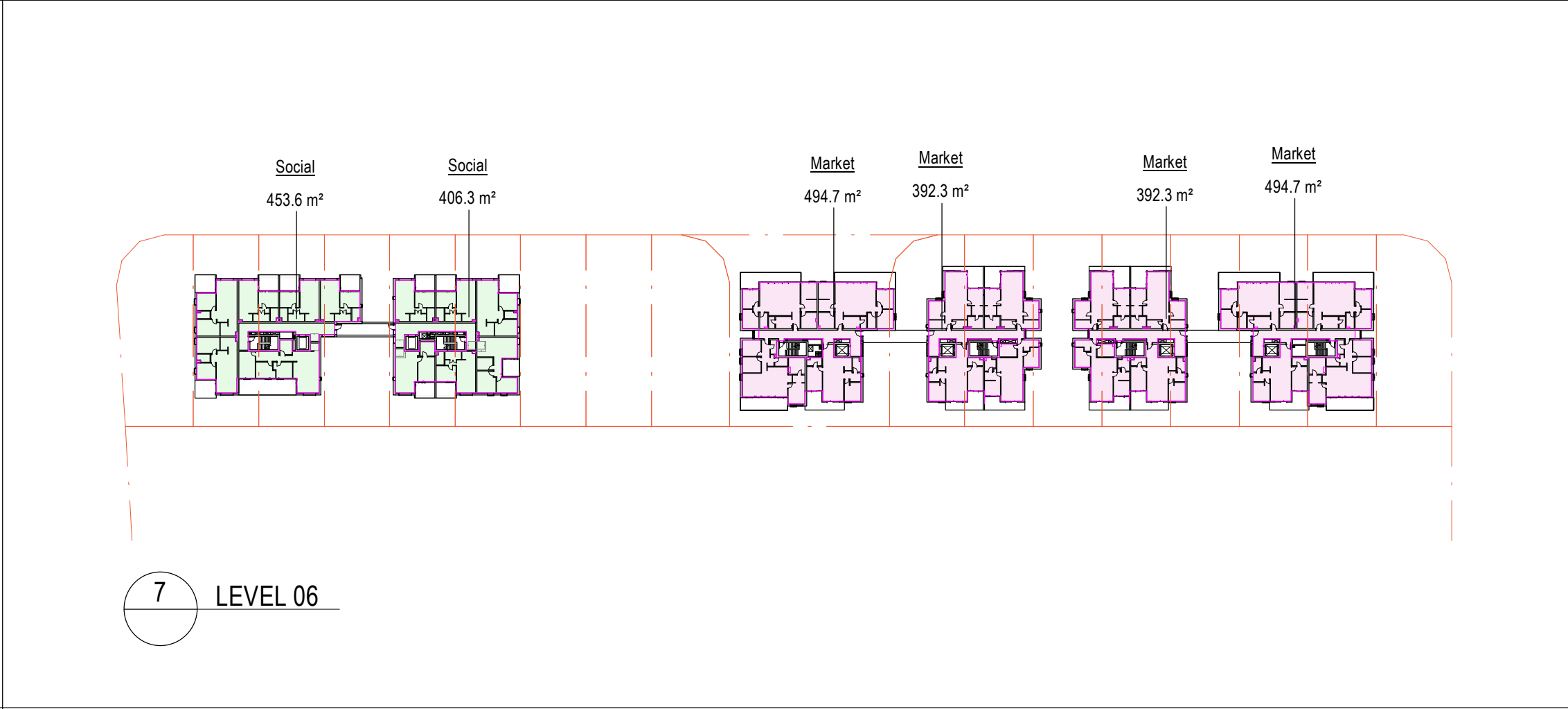
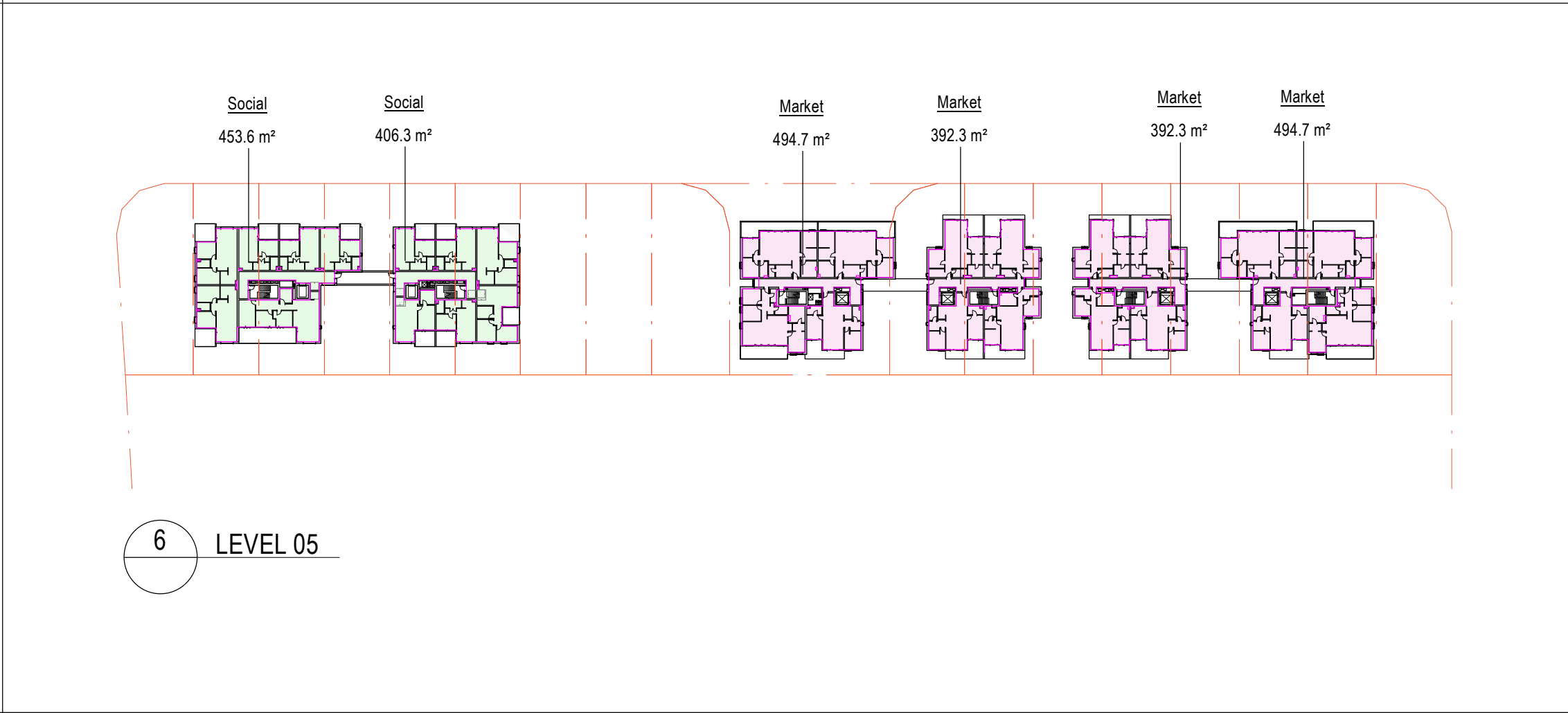
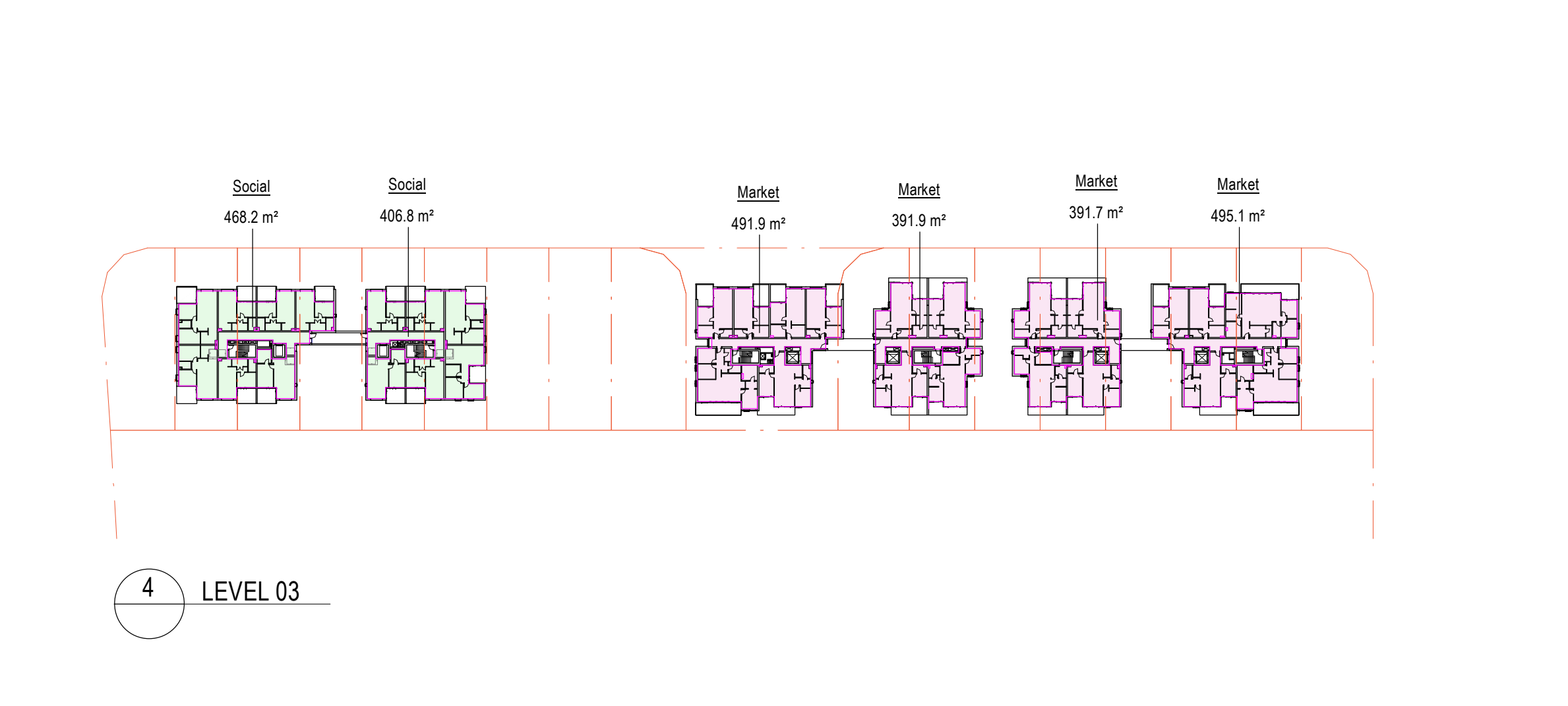
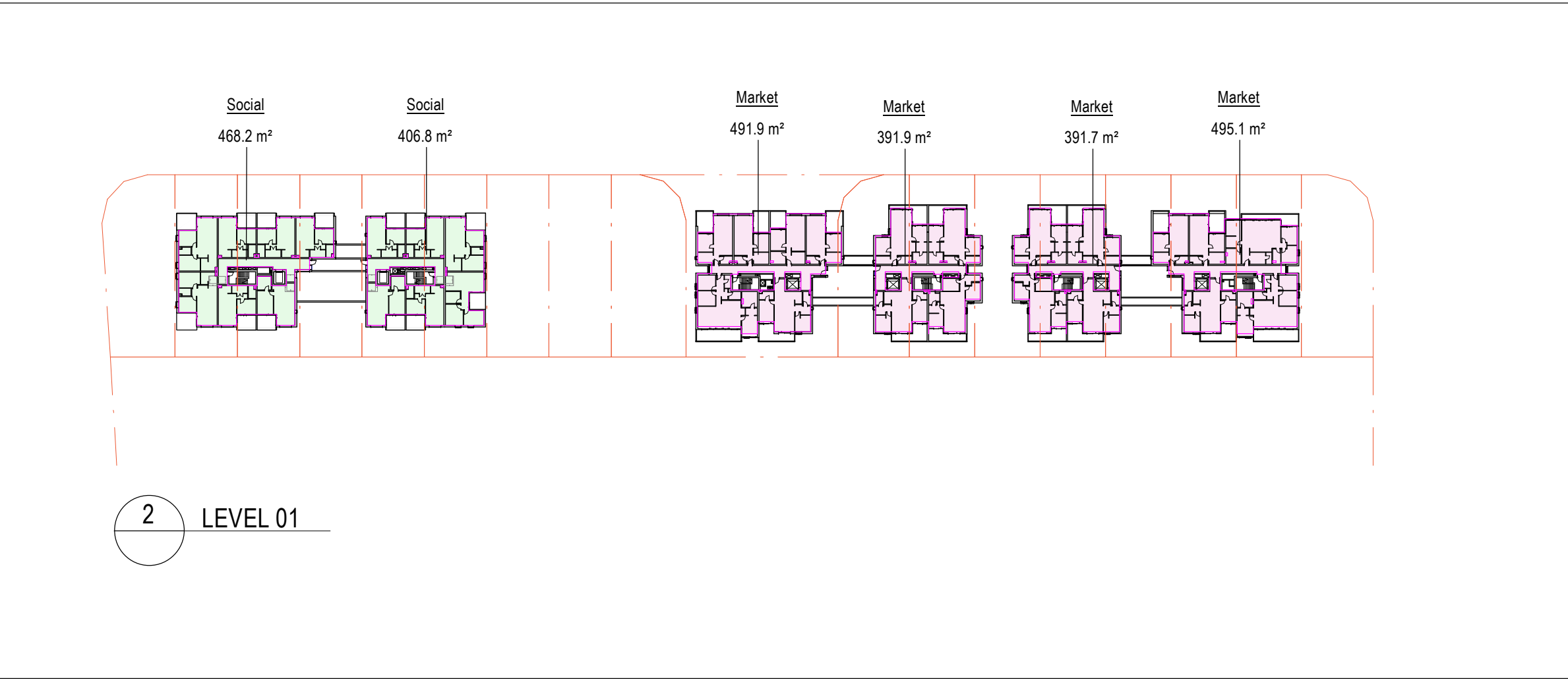
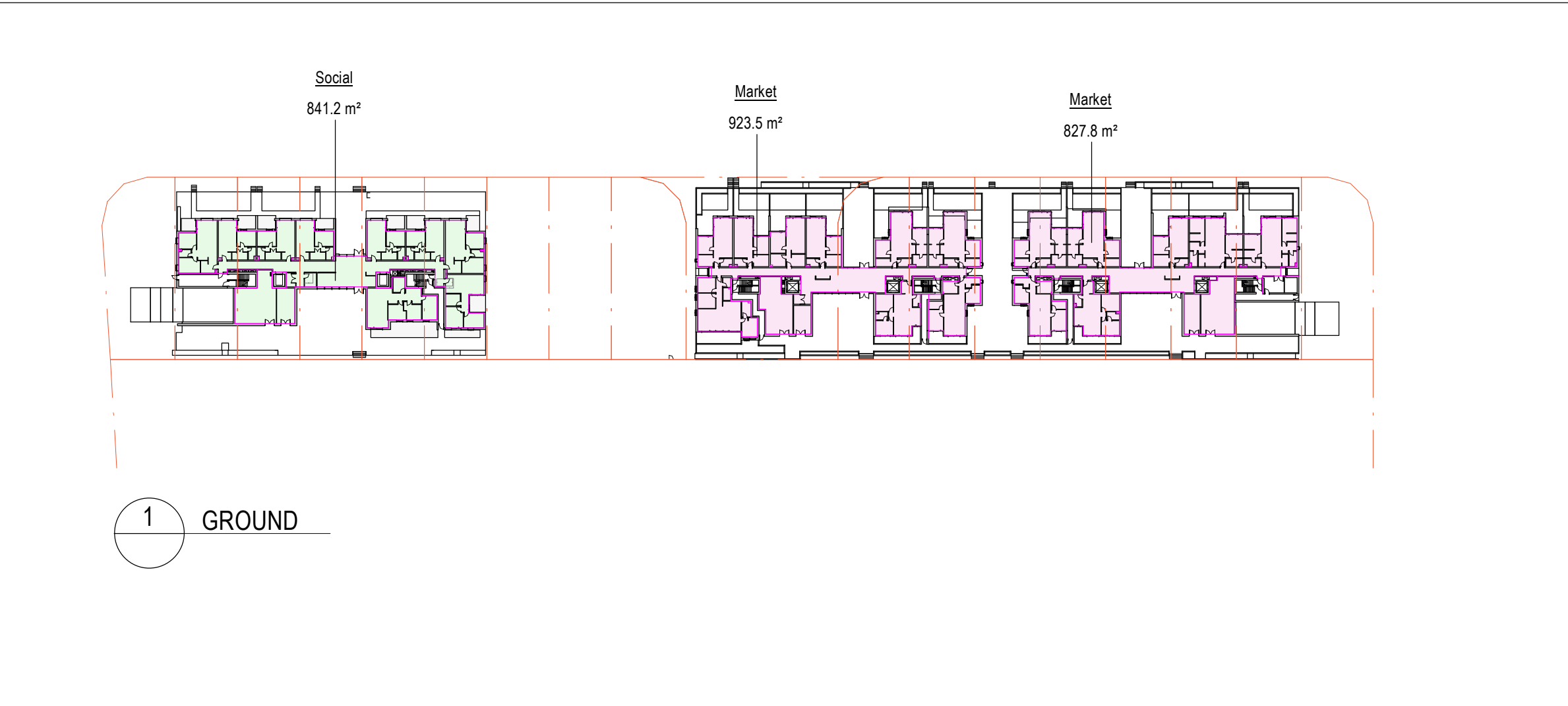
GRAPHIC SCALE
0 1000 2500
SCALE

1 : 50@A1
STATUS

DRAWING

EXTERNAL BREEZEWAY

ISSUE	
AR-DA-10T-XX-50	1



SOCIAL HOUSING

SSDA_GFA EFFICIENCY SOCIAL	
Level	Area
GROUND	841.2 m²
LEVEL 01	875.0 m²
LEVEL 02	875.0 m²
LEVEL 03	875.0 m²
LEVEL 04	859.9 m²
LEVEL 05	859.9 m²
LEVEL 06	6045.8 m²

MARKET HOUSING

SSDA_GFA EFFICIENCY MARKET	
Level	Area
GROUND	1751.3 m²
LEVEL 01	1770.6 m²
LEVEL 02	1770.6 m²
LEVEL 03	1770.6 m²
LEVEL 04	1770.6 m²
LEVEL 05	1773.9 m²
LEVEL 06	1773.9 m²
LEVEL 07	14155.3 m²

TOTAL SITE

SSDA_GFA EFFICIENCY TOTAL		
Name	Level	Area
Market	GROUND	1751.3 m²
Market	LEVEL 01	1770.6 m²
Market	LEVEL 02	1770.6 m²
Market	LEVEL 03	1770.6 m²
Market	LEVEL 04	1770.6 m²
Market	LEVEL 05	1773.9 m²
Market	LEVEL 06	1773.9 m²
Market	LEVEL 07	14155.3 m²
Social	GROUND	841.2 m²
Social	LEVEL 01	875.0 m²
Social	LEVEL 02	875.0 m²
Social	LEVEL 03	875.0 m²
Social	LEVEL 04	859.9 m²
Social	LEVEL 05	859.9 m²
Social	LEVEL 06	6045.8 m²
Total GFA		20201.1 m²
Max GFA		19913 m2
Max FSR		1 : 2.15

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ISSUE DATE	FOR	CHKD
1 29/09/2025	FOR INFORMATION	
2 09/10/2025	FOR INFORMATION	
3 17/10/2025	SSDA SUBMISSION	
4 10/03/2026	SSDA ADJUSTMENTS	

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CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

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STATUS

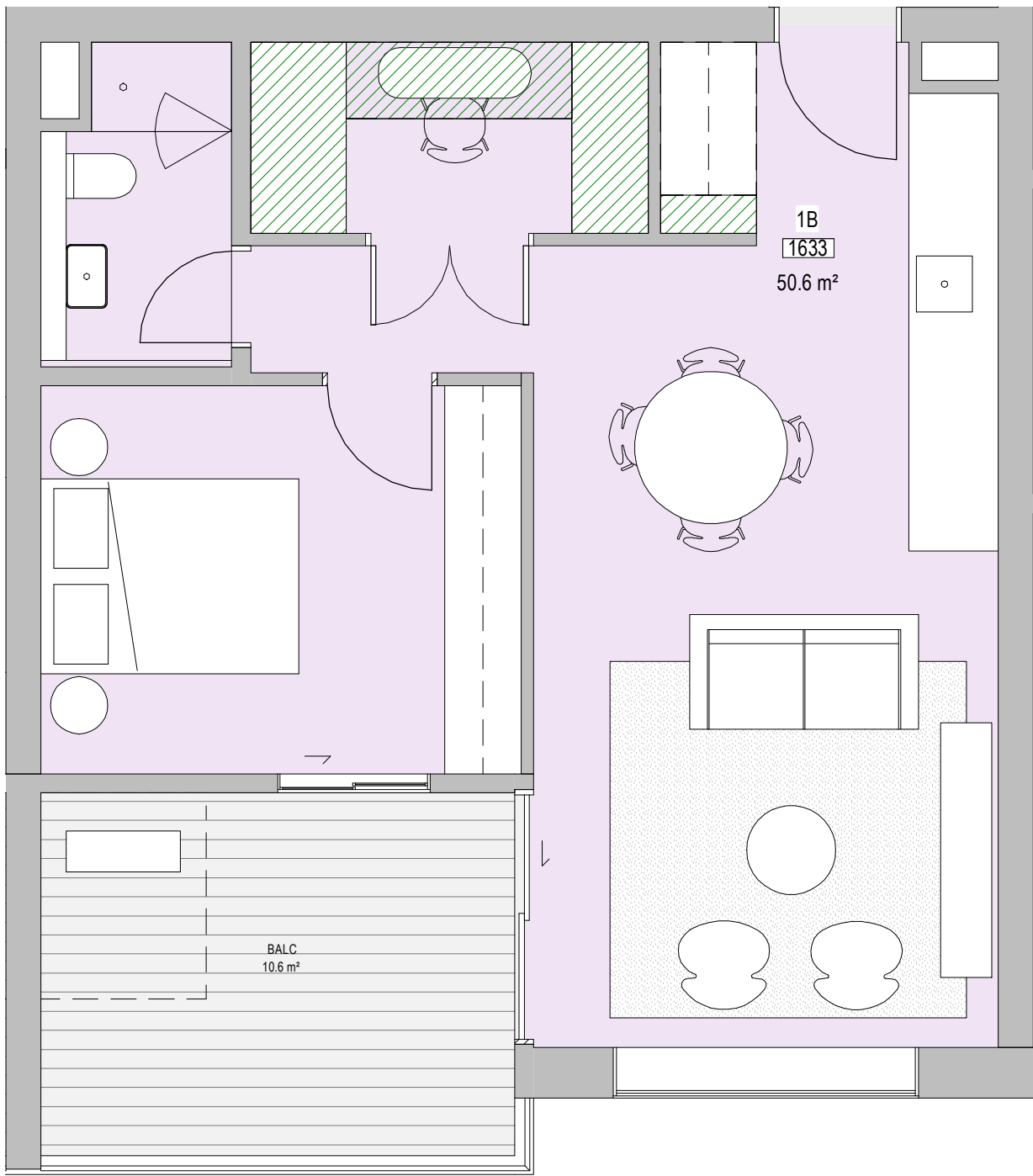
DRAWING

AREAS PLANS - GFA

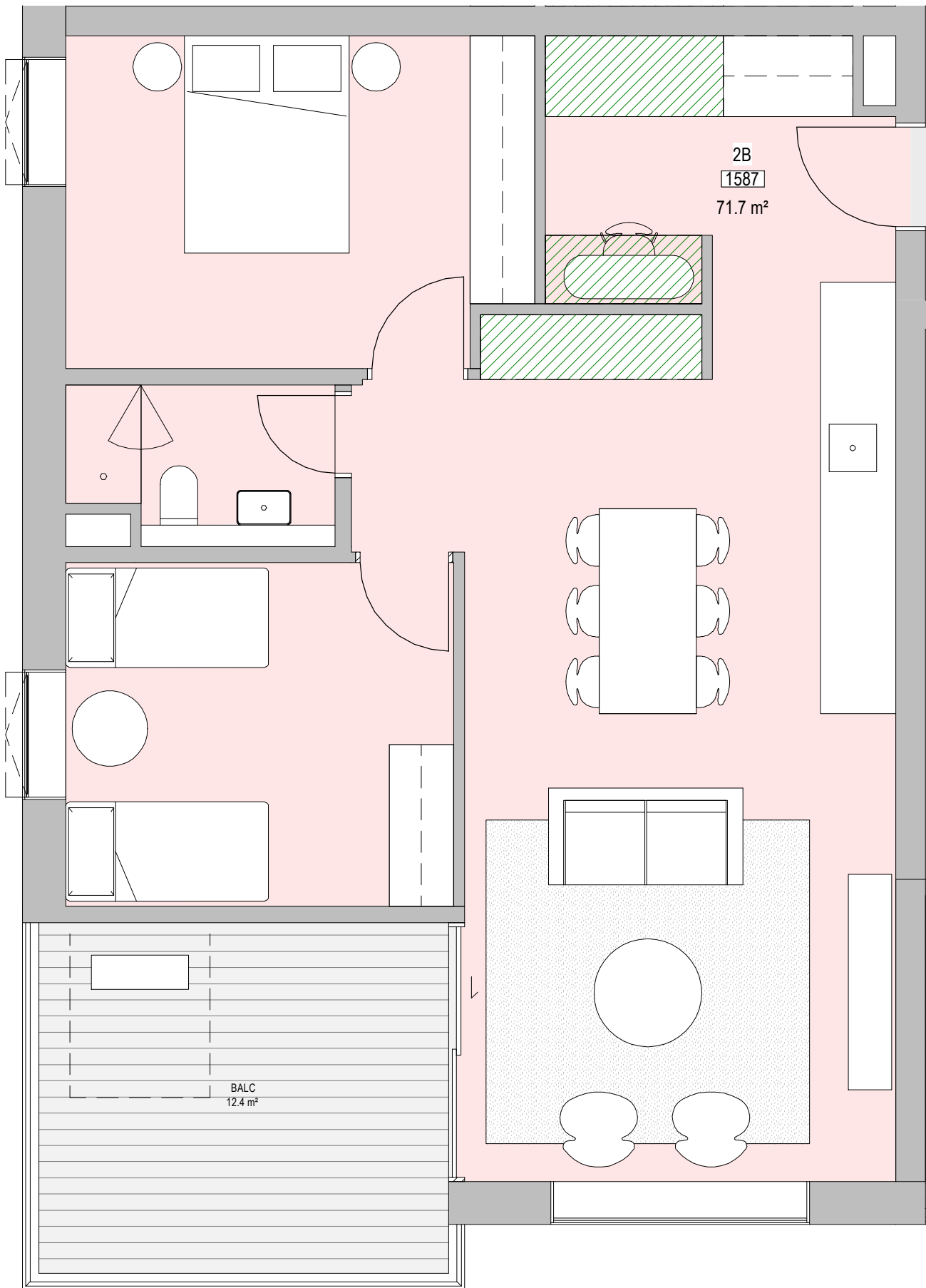
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ISSUE

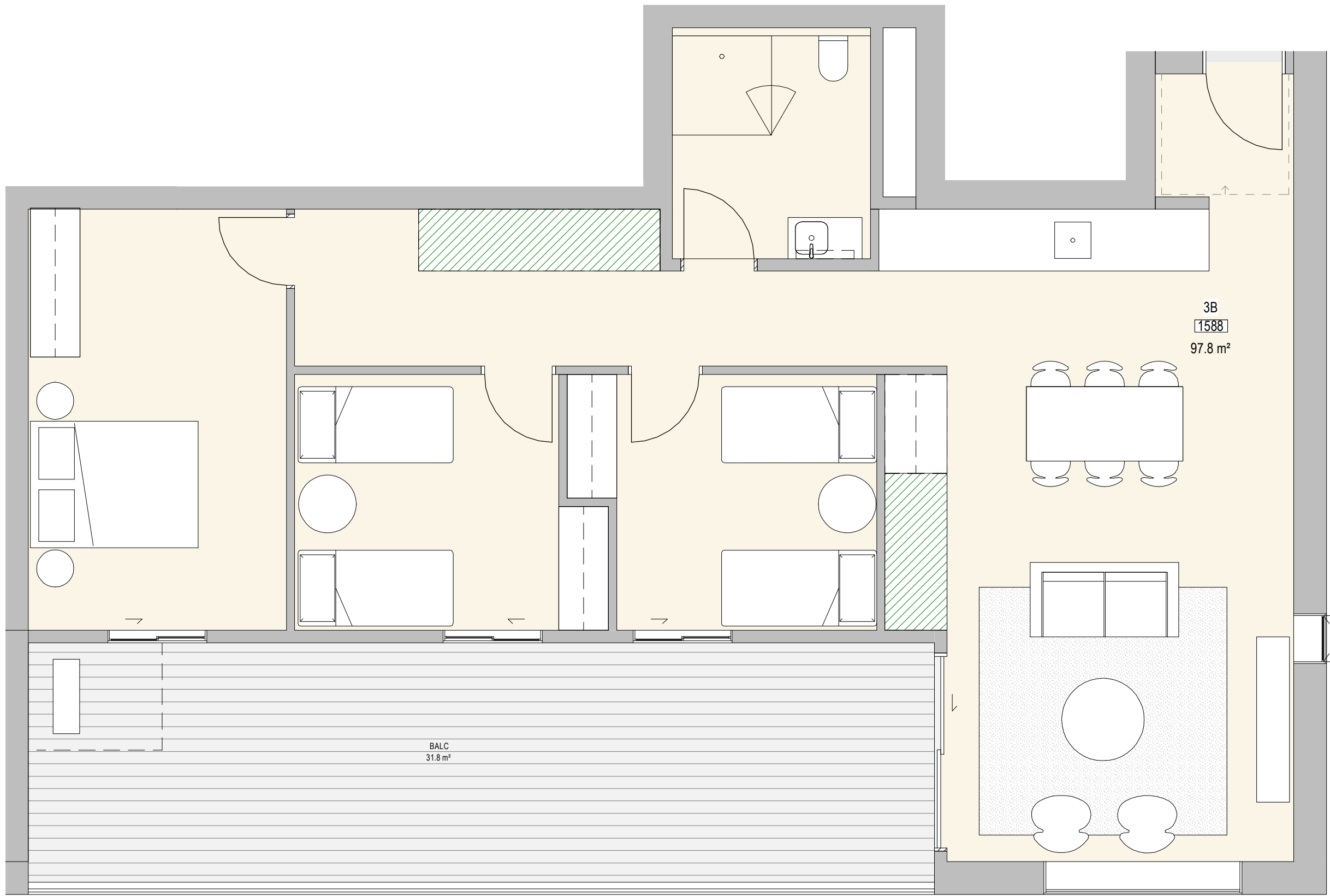
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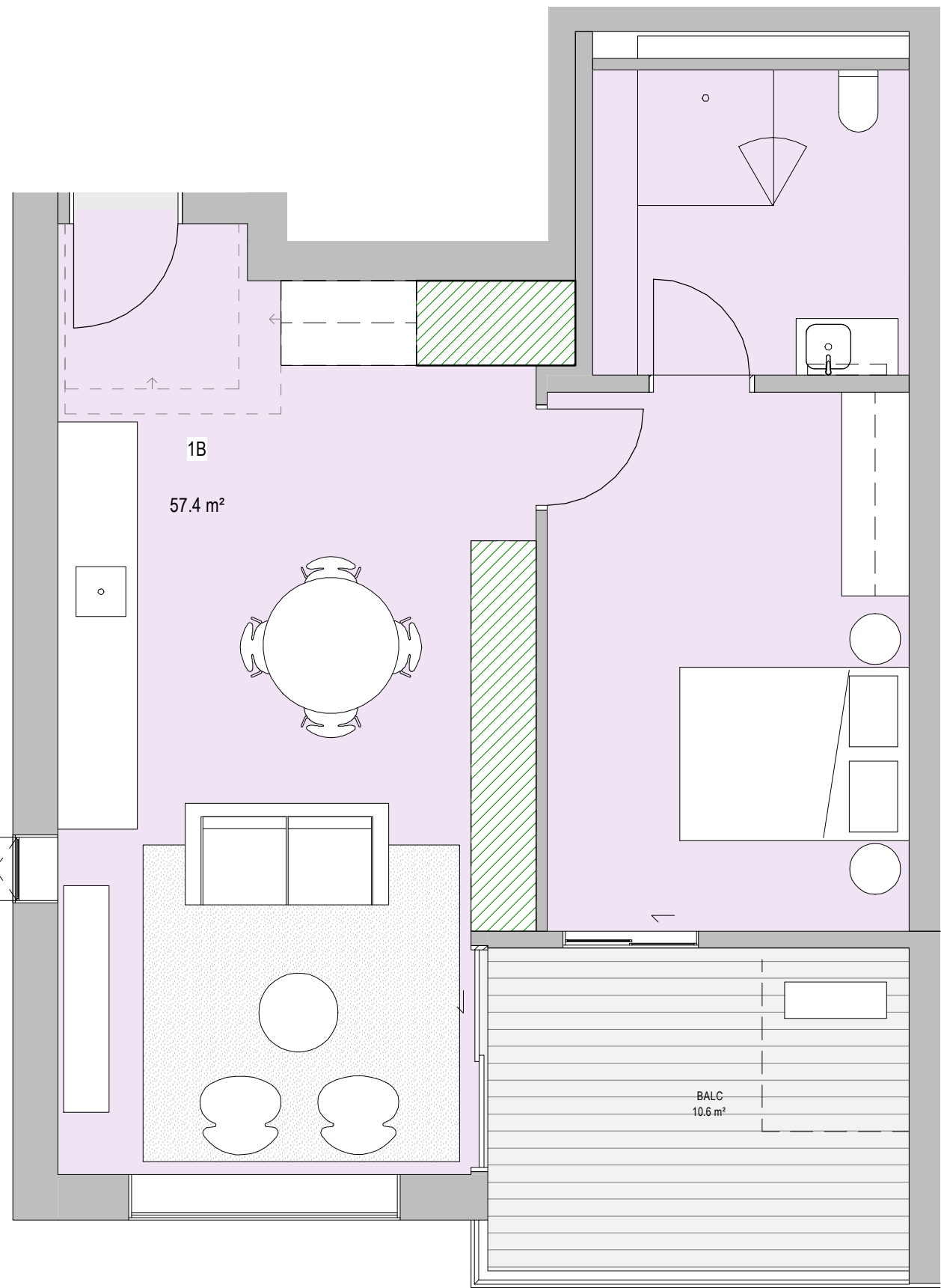
1 SSDA_1BED - SOCIAL TYPE 1A



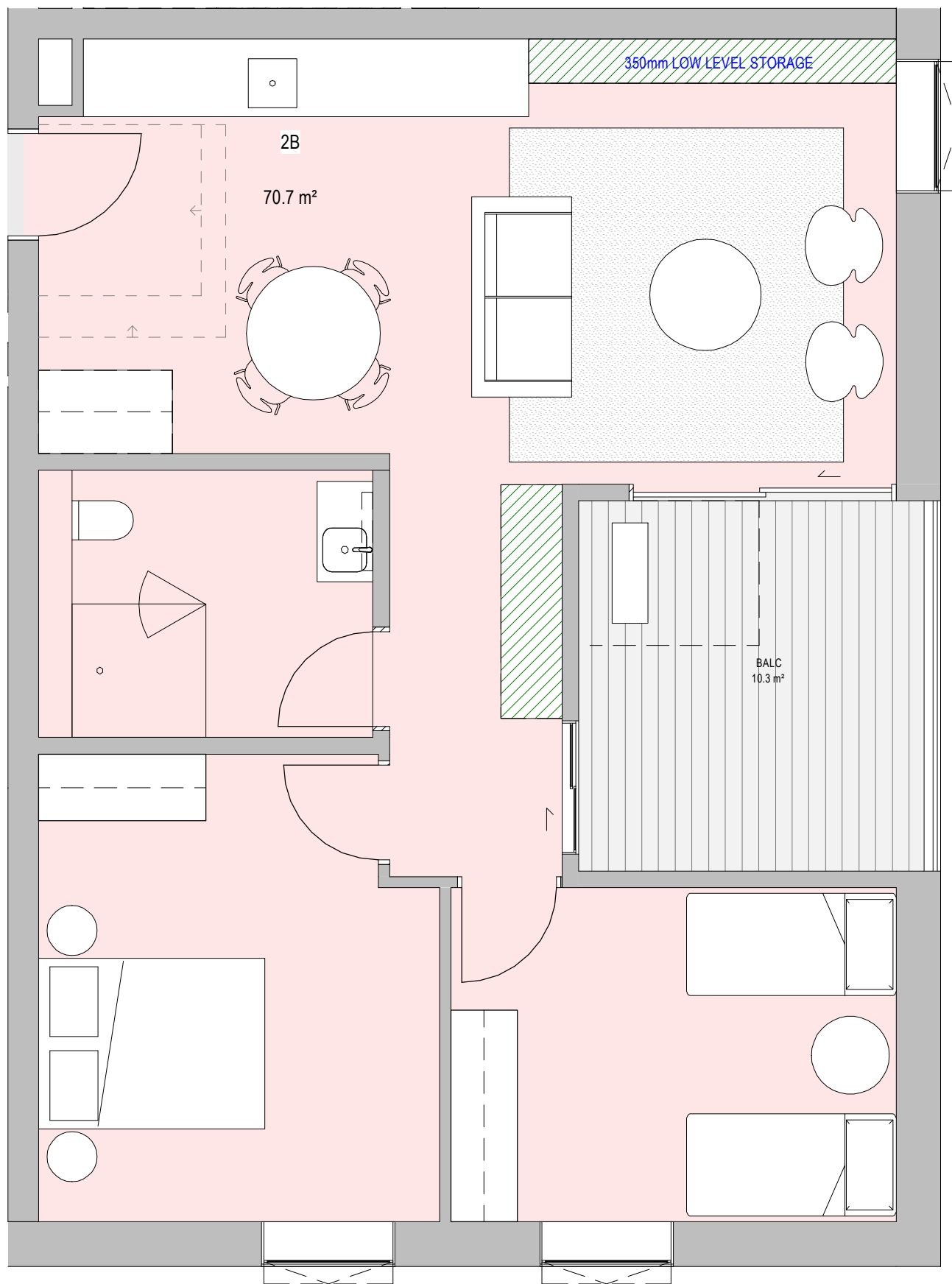
3 SSDA_2BED - SOCIAL TYPE 2A



5 SSDA_3BED - SOCIAL TYPE 3A (DDA)



2 SSDA_1BED - SOCIAL TYPE 1B (DDA)



4 SSDA_2BED - SOCIAL TYPE 2B (DDA)

SSDA_SOCIAL HOUSING UNIT TYPE SUMMARY	
	TYPE

1B	1B-TYPE 1A
44	
1B	1B-TYPE 1B/DDA
9	
2B	2B-TYPE 2A
20	
2B	2B-TYPE 2B/DDA
7	
3B	3B-TYPE 3A/DDA
3	
3B	3B-TYPE 3B/DDA
1	
Total units: 84	

ADG_STORAGE SOCIAL	
	STORAGE_VOLUME

1B-TYPE 1A	8.40 m³	STORAGE CALC
	8.40 m³	
1B-TYPE 1B/DDA	7.74 m³	STORAGE CALC
	7.74 m³	
2B-TYPE 2A	8.59 m³	STORAGE CALC
	8.59 m³	
2B-TYPE 2B/DDA	4.03 m³	STORAGE CALC
	4.03 m³	EXC. 5m3 BASEMENT STORAGE CAGE
3B-TYPE 3A/DDA	9.14 m³	STORAGE CALC
	9.14 m³	EXC. 5m3 BASEMENT STORAGE CAGE
3B-TYPE 3B/DDA	5.92 m³	STORAGE CALC
	5.92 m³	EXC. 5m3 BASEMENT STORAGE CAGE

*ATYPICAL UNITS NOT SHOWN ON 50B SERIES,
REFER TO 10B SERIES

SSDA_SOCIAL HOUSING...

UNIT TYPE	Percentage
-----------	------------

1B	63%
53	
2B	32%
27	
3B	5%
4	
Total units: 84	

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1 29/09/2025	FOR INFORMATION	
2 02/10/2025	SDRP 2	
3 09/10/2025	FOR INFORMATION	
4 17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500

SCALE

1 : 50@A1

STATUS

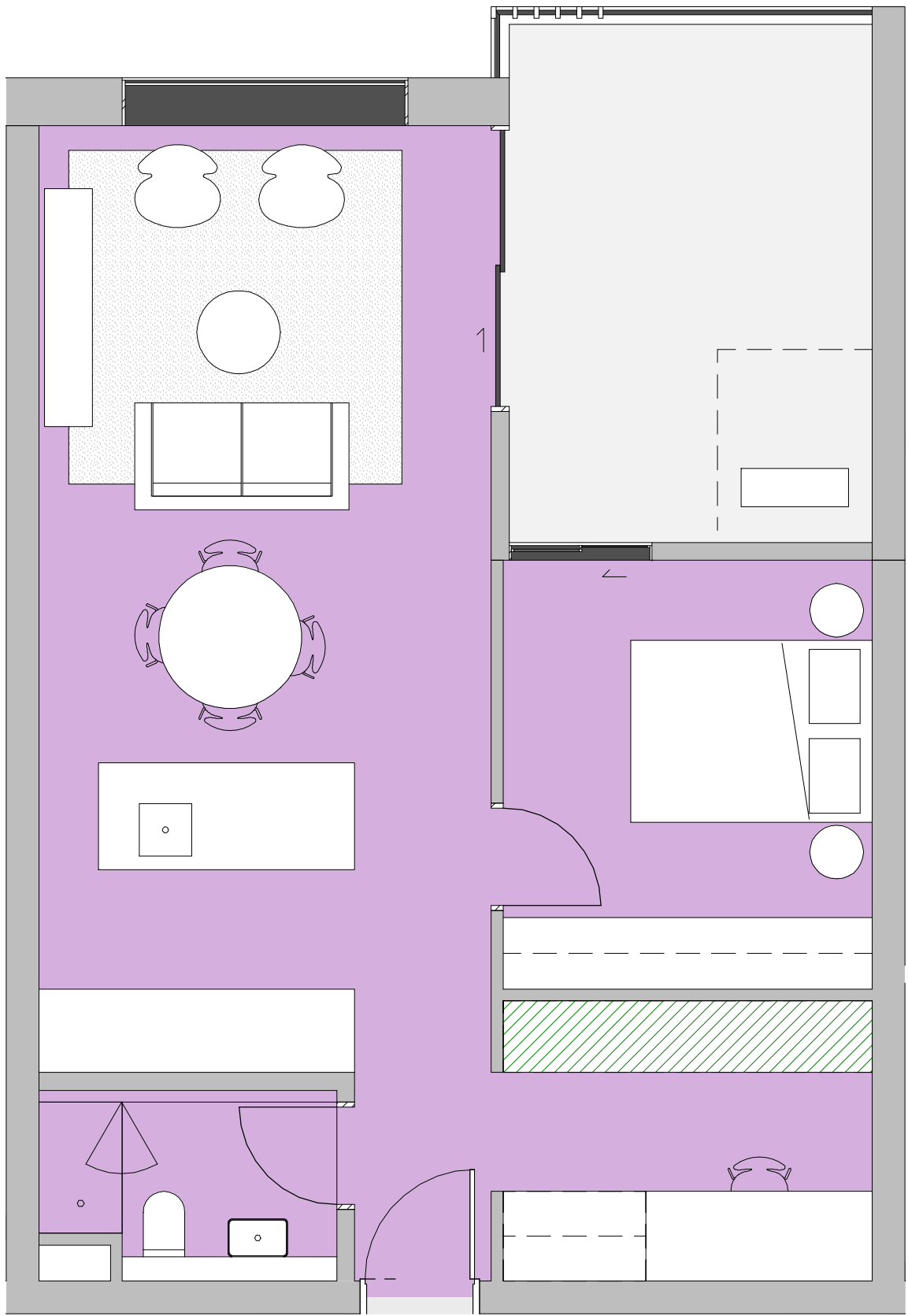
DRAWING

TYPICAL LAYOUTS (SOCIAL)

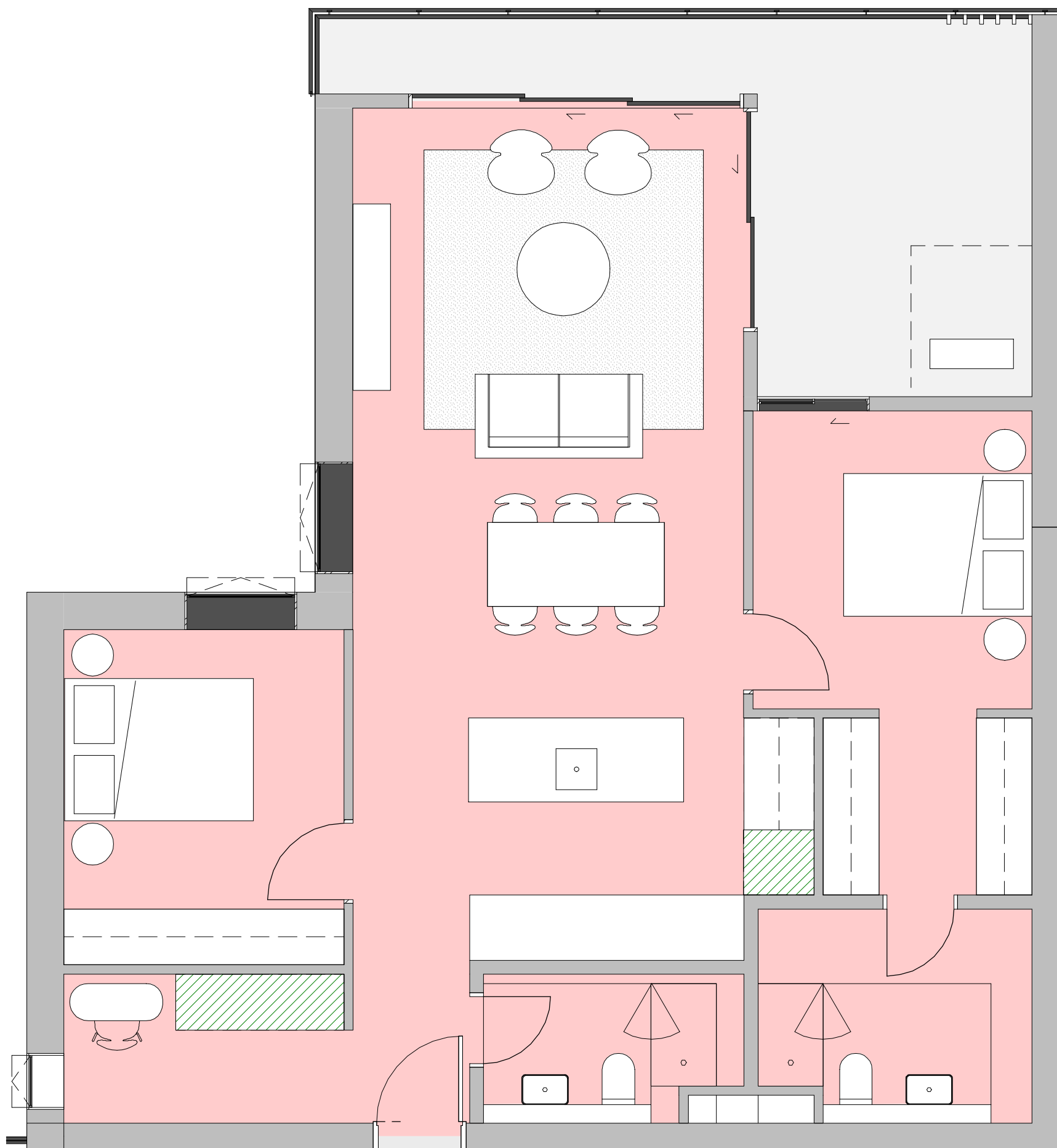
AR-DA-50B-XX-01

ISSUE

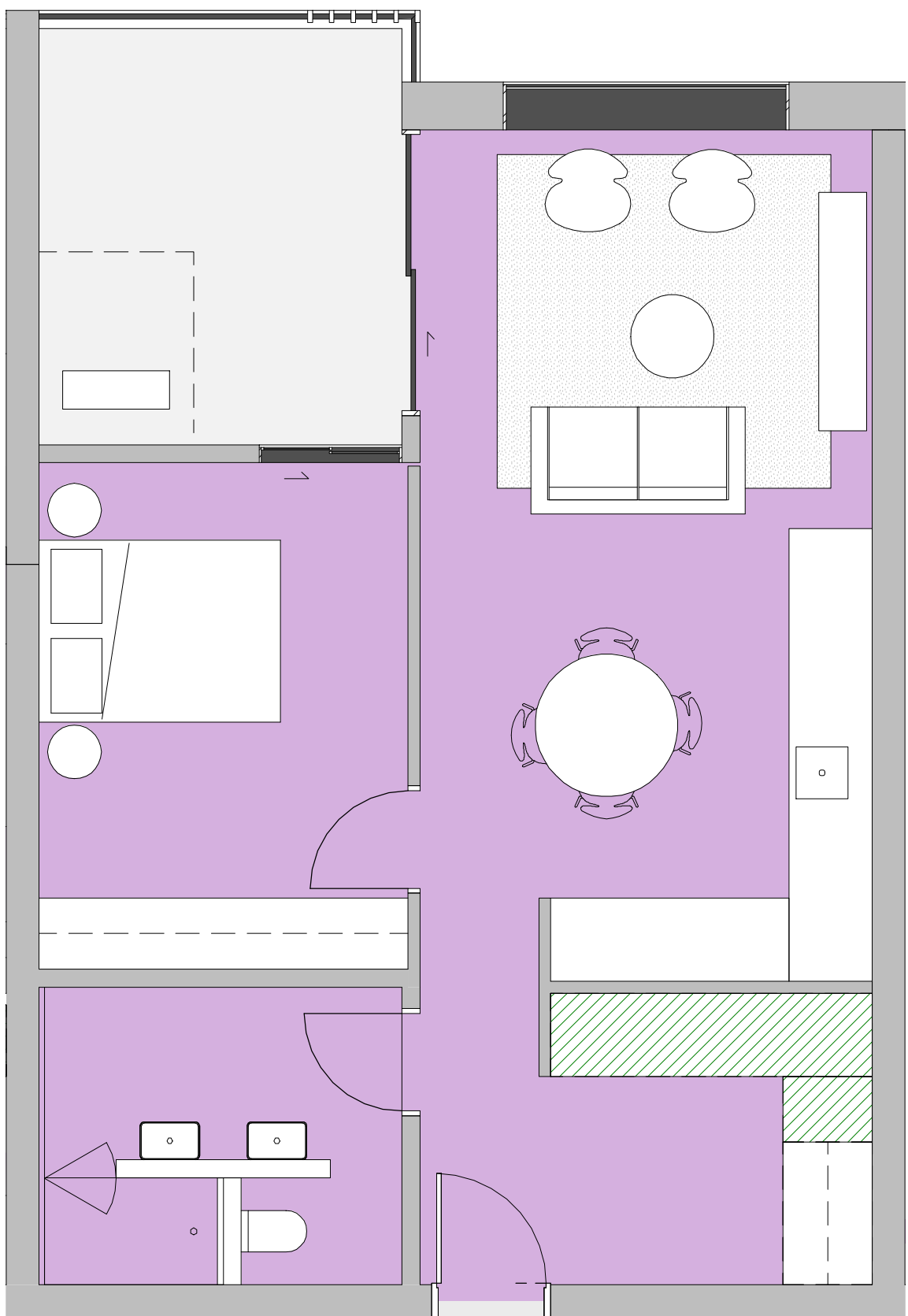
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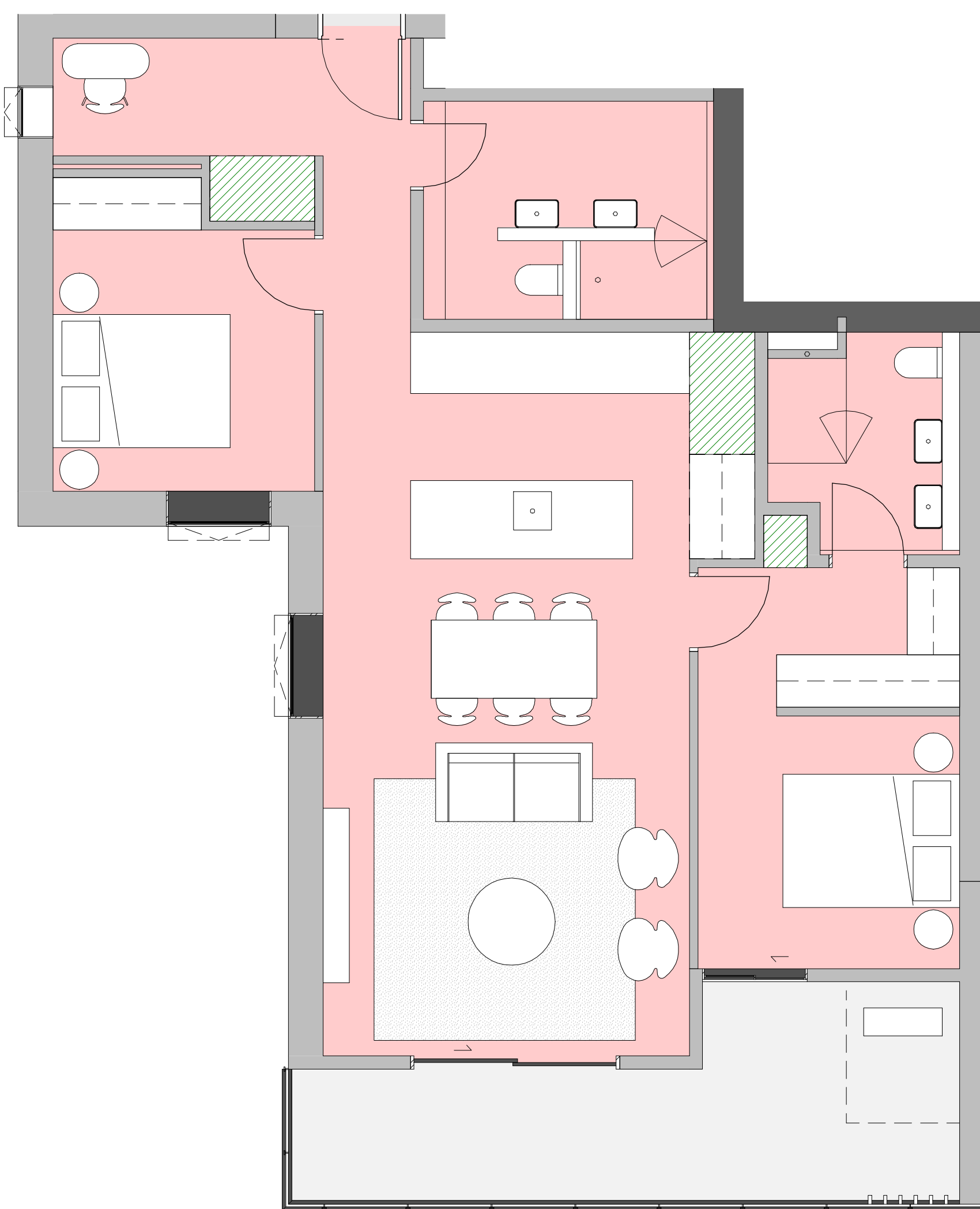
1 SSDA 1BED - MARKET TYPE 1A



3 SSDA 2BED - MARKET TYPE 2D



2 SSDA 1BED - MARKET TYPE 1B (DDA)



4 SSDA 2BED - MARKET TYPE 2E (DDA)

SSDA_MARKET HOUSING...	
Name	Percentage

1B	21%
29	

2B	57%
80	

Total Units: 140

SSDA_MARKET HOUSING...		ADG_STORAGE MARKET	
UNIT TYPE		STORAGE VOLUME	
1B	1B-TYPE 1A	1B-TYPE 1A	4.91 m³
24			4.91 m³
1B	1B-TYPE 1B/DDA	1B-TYPE 1B/DDA	6.67 m³
5			6.67 m³
2B	2B-TYPE 2D	2B-TYPE 2D	4.80 m³
32			4.80 m³
2B	2B-TYPE 2E/DDA	2B-TYPE 2E/DDA	6.52 m³
14			6.52 m³
2B	2B-TYPE 2F	2B-TYPE 2F	10.15 m³
28			10.15 m³
2B	2B-TYPE 2G /DDA '	2B-TYPE 2G /DDA	7.01 m³
2			7.01 m³
2B	2B-TYPE 2H '	2B-TYPE 2H	5.70 m³
2			5.70 m³
2B	2B-TYPE 2J '	2B-TYPE 2J	5.89 m³
2			5.89 m³
3B	3B-TYPE 3A	3B-TYPE 3A	9.38 m³
16			9.38 m³
3B	3B-TYPE 3B/DDA	3B-TYPE 3B/DDA	9.49 m³
14			9.49 m³
3B	3B-TYPE 3C '	3B-TYPE 3C	5.38 m³
1			5.38 m³

Total Units: 140

EXC. BASEMENT STORAGE CAGES TO ALL UNITS
*ATYPICAL UNITS NOT SHOWN ON 50B SERIES,
REFER TO 10B SERIES

BVN

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3	09/10/2025	FOR INFORMATION	
4	17/10/2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 1000 2500
SCALE

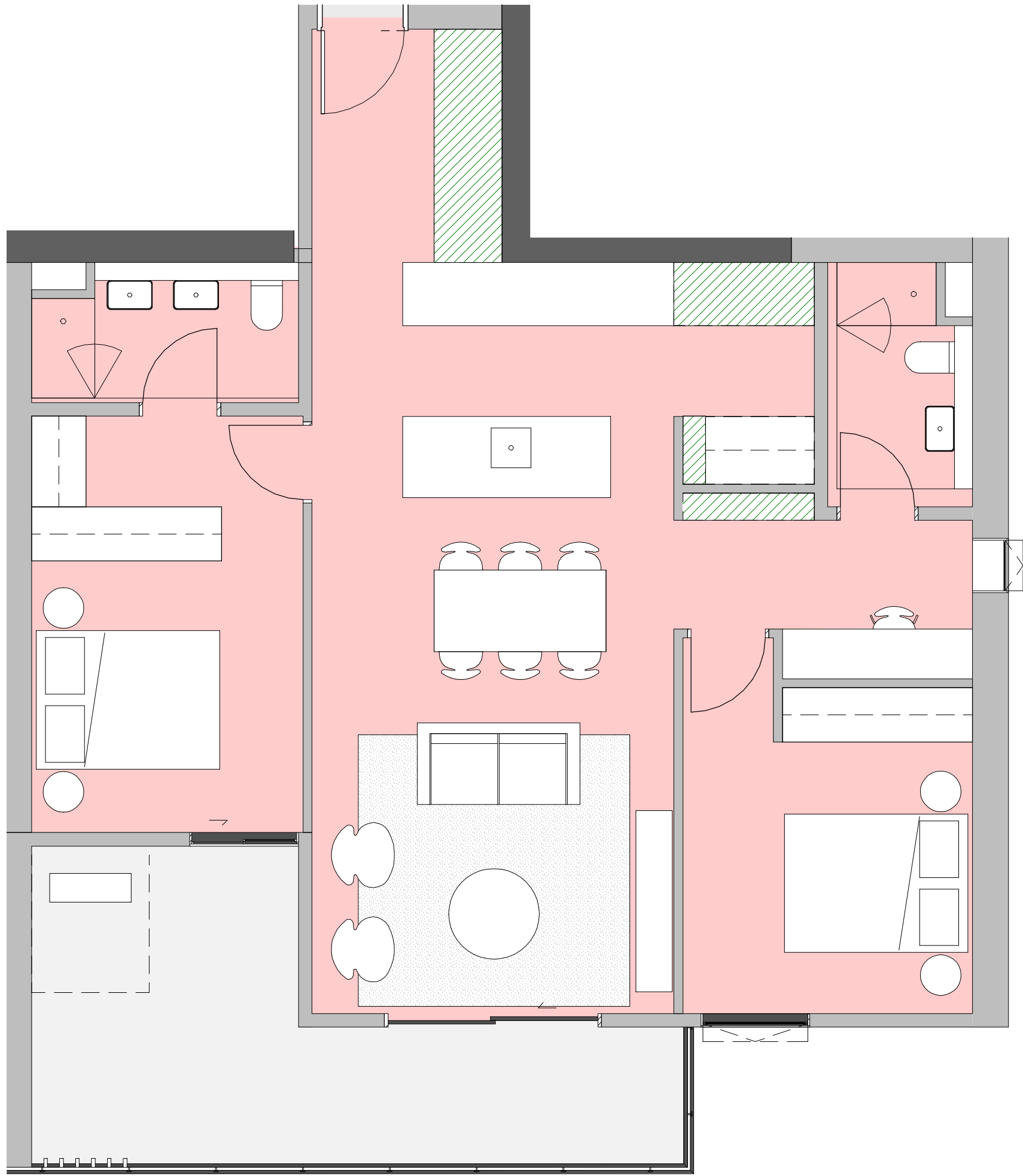
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STATUS

DRAWING

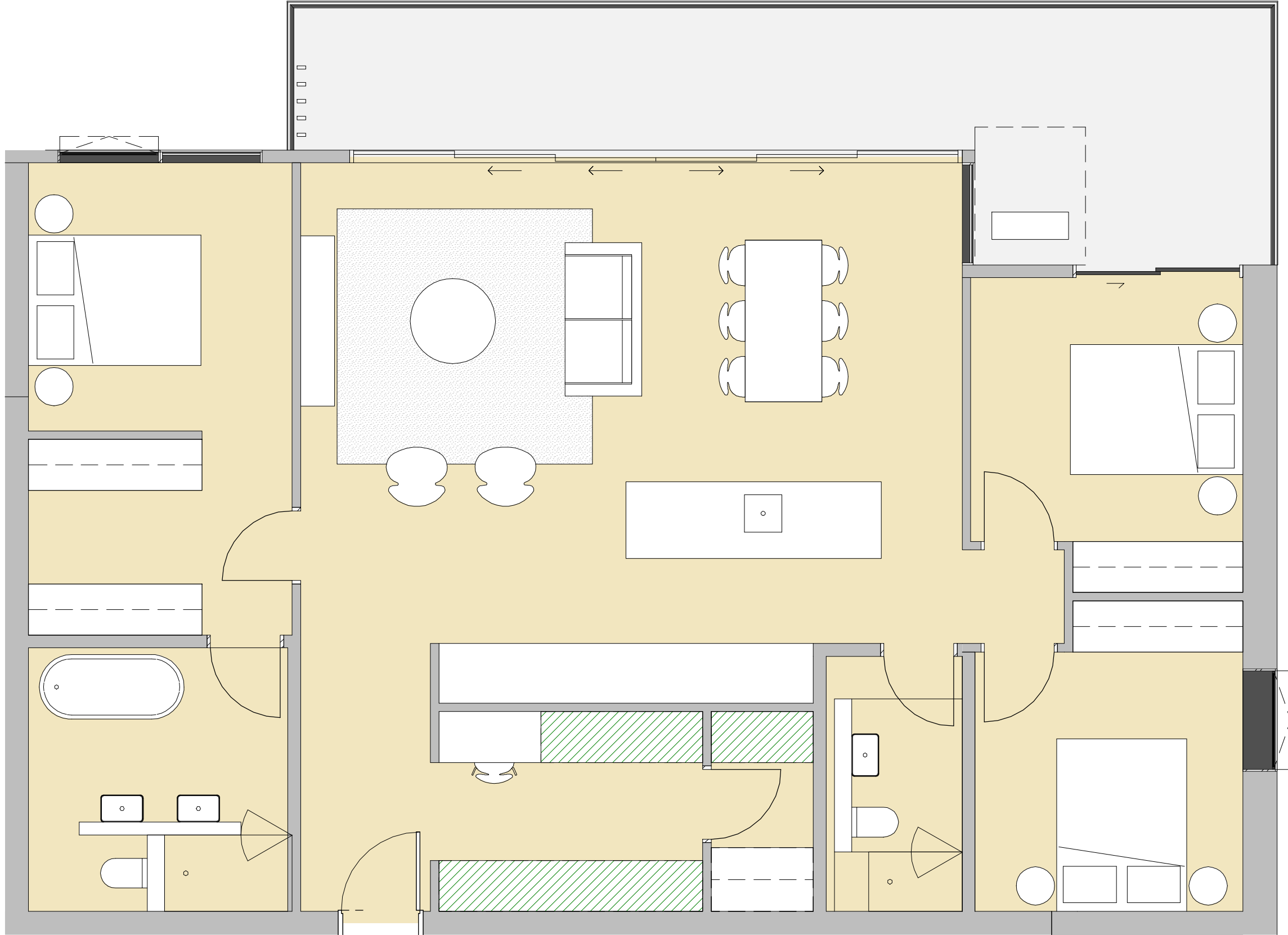
TYPICAL LAYOUTS
(MARKET)

AR-DA-50B-XX-02

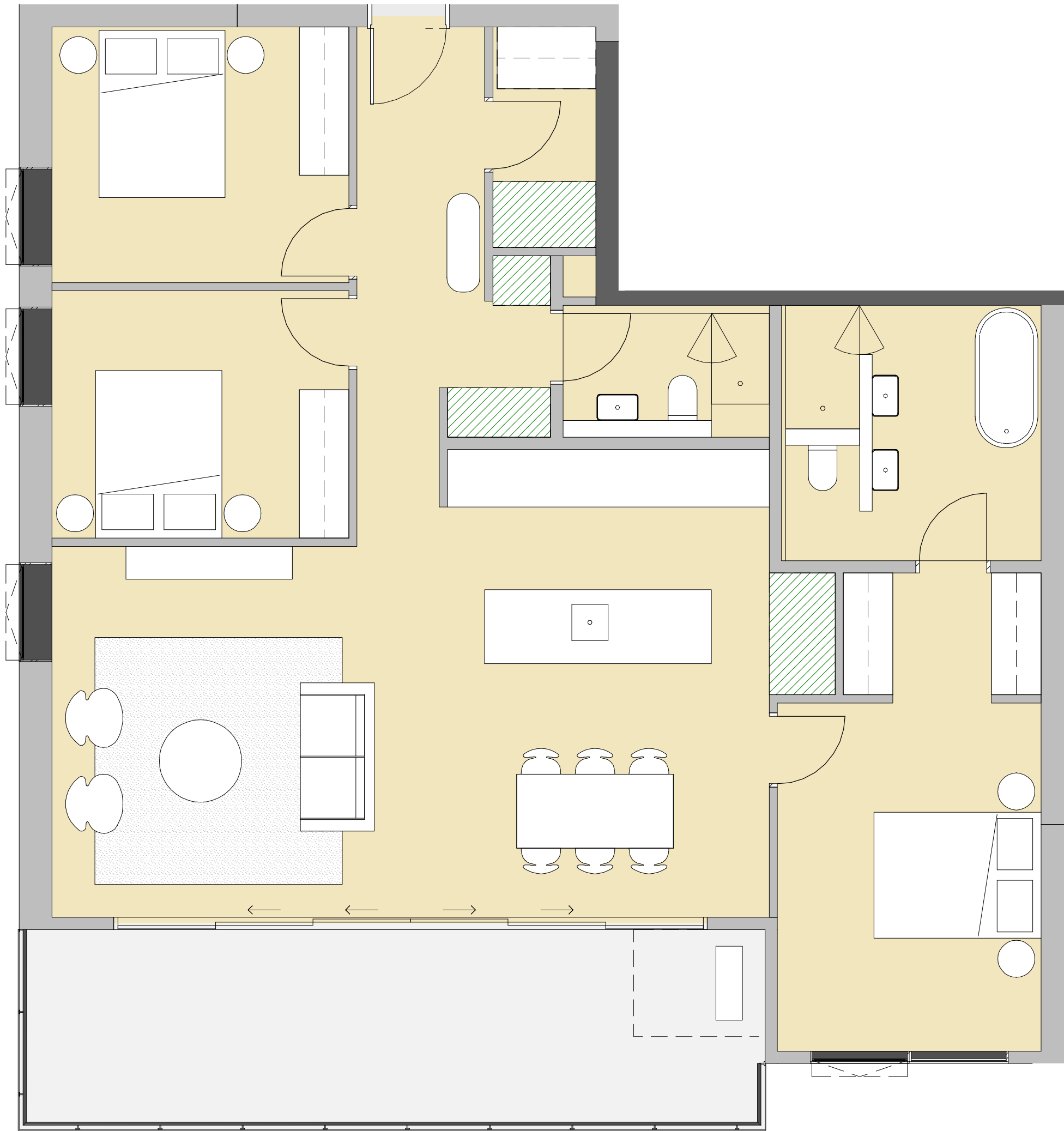
ISSUE
4



1 SSDA_2BED - MARKET TYPE 2F



2 SSDA_3BED - MARKET TYPE 3A



3 SSDA_3BED - MARKET TYPE 3B (DDA)

SSDA_MARKET HOUSING...	
Name	Percentage
1B 29	21%
2B 80	57%
3B 31	22%
Total Units: 140	

SSDA_MARKET HOUSING...		ADG_STORAGE MARKET	
UNIT TYPE		STORAGE VOLUME	
1B 24	1B-TYPE 1A	4.91 m³	STORAGE CALC
1B 5	1B-TYPE 1B/DDA	6.67 m³	STORAGE CALC
2B 32	2B-TYPE 2D	4.80 m³	STORAGE CALC
2B 14	2B-TYPE 2E/DDA	6.52 m³	STORAGE CALC
2B 28	2B-TYPE 2F	10.15 m³	STORAGE CALC
2B 2	2B-TYPE 2G /DDA*	7.01 m³	STORAGE CALC
2B 2	2B-TYPE 2H*	5.70 m³	STORAGE CALC
2B 2	2B-TYPE 2J*	5.89 m³	STORAGE CALC
3B 16	3B-TYPE 3A	9.38 m³	STORAGE CALC
3B 14	3B-TYPE 3B/DDA	9.49 m³	STORAGE CALC
3B 1	3B-TYPE 3C*	5.38 m³	STORAGE CALC
Total Units: 140			

EXC. BASEMENT STORAGE CAGES TO ALL UNITS
*ATYPICAL UNITS NOT SHOWN ON 50B SERIES,
REFER TO 10B SERIES

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF PAGEWOOD
68 - 80 BANKS AVENUE,
PAGEWOOD NSW
AUSTRALIA
BVN PROJECT NUMBER

2502003
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 1000 2500
SCALE

1 : 50@A1
STATUS

DRAWING

TYPICAL LAYOUTS
(MARKET)

AR-DA-50B-XX-03

ISSUE
4