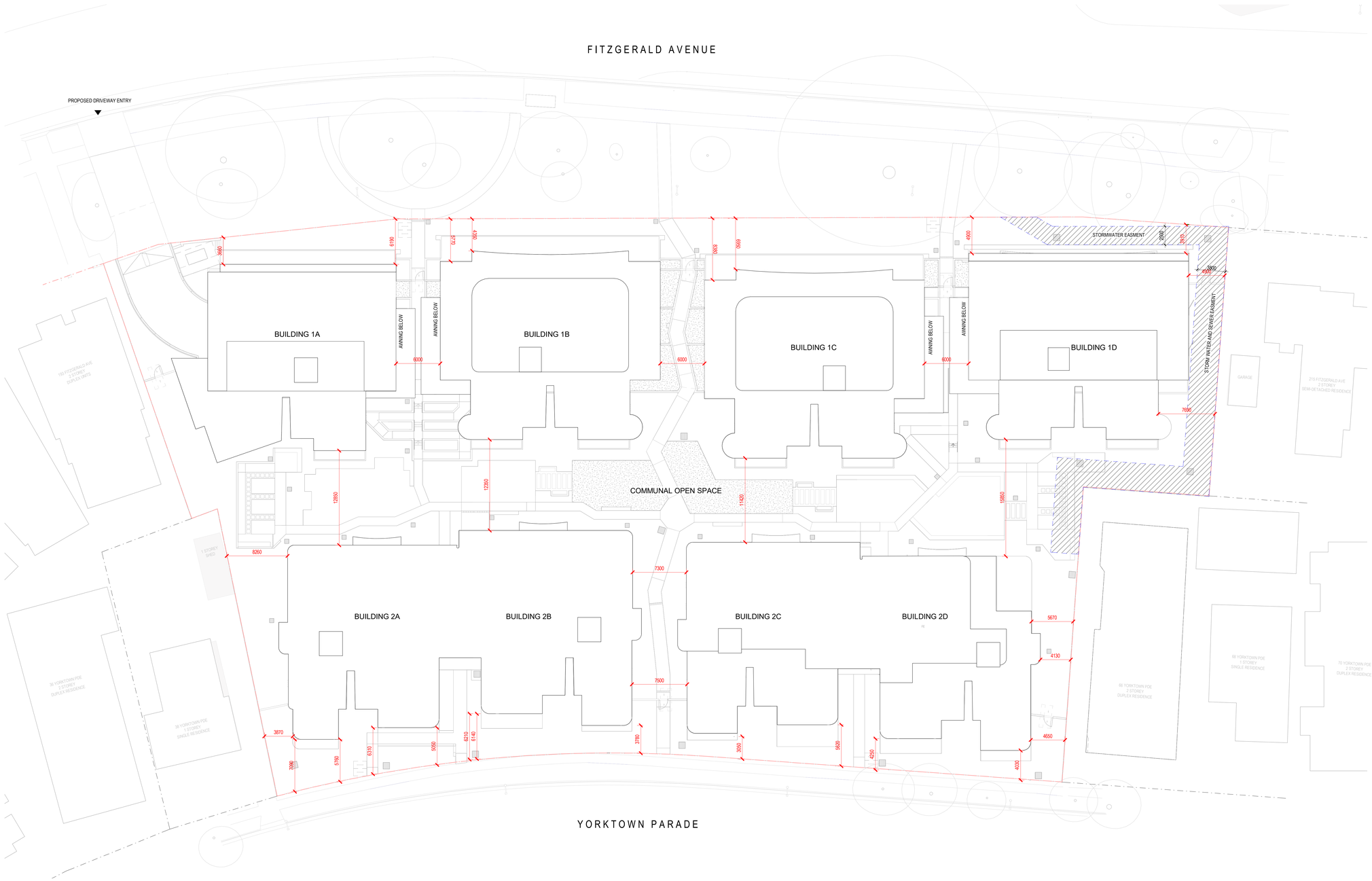
FITZGERALD AVENUE
PROPOSED DRIVEWAY ENTRY
BUILDING 1A
BUILDING 1B
BUILDING 1C
BUILDING 1D
AWNING BELOW
STORMWATER EASMENT
STORM WATER AND SEWER EASMENT
COMMUNAL OPEN SPACE
BUILDING 2A
BUILDING 2B
BUILDING 2C
BUILDING 2D
GARAGE
195 FITZGERALD AVE 2 STOREY DUPLEX UNITS
215 FITZGERALD AVE 2 STOREY SEMI-DETACHED RESIDENCE
1 STOREY SHED
36 YORKTOWN PDE 1 STOREY DUPLEX RESIDENCE
34 YORKTOWN PDE 1 STOREY SINGLE RESIDENCE
46 YORKTOWN PDE 1 STOREY DUPLEX RESIDENCE
66 YORKTOWN PDE 1 STOREY SINGLE RESIDENCE
70 YORKTOWN PDE 2 STOREY + DUPLEX RESIDENCE
YORKTOWN PARADE
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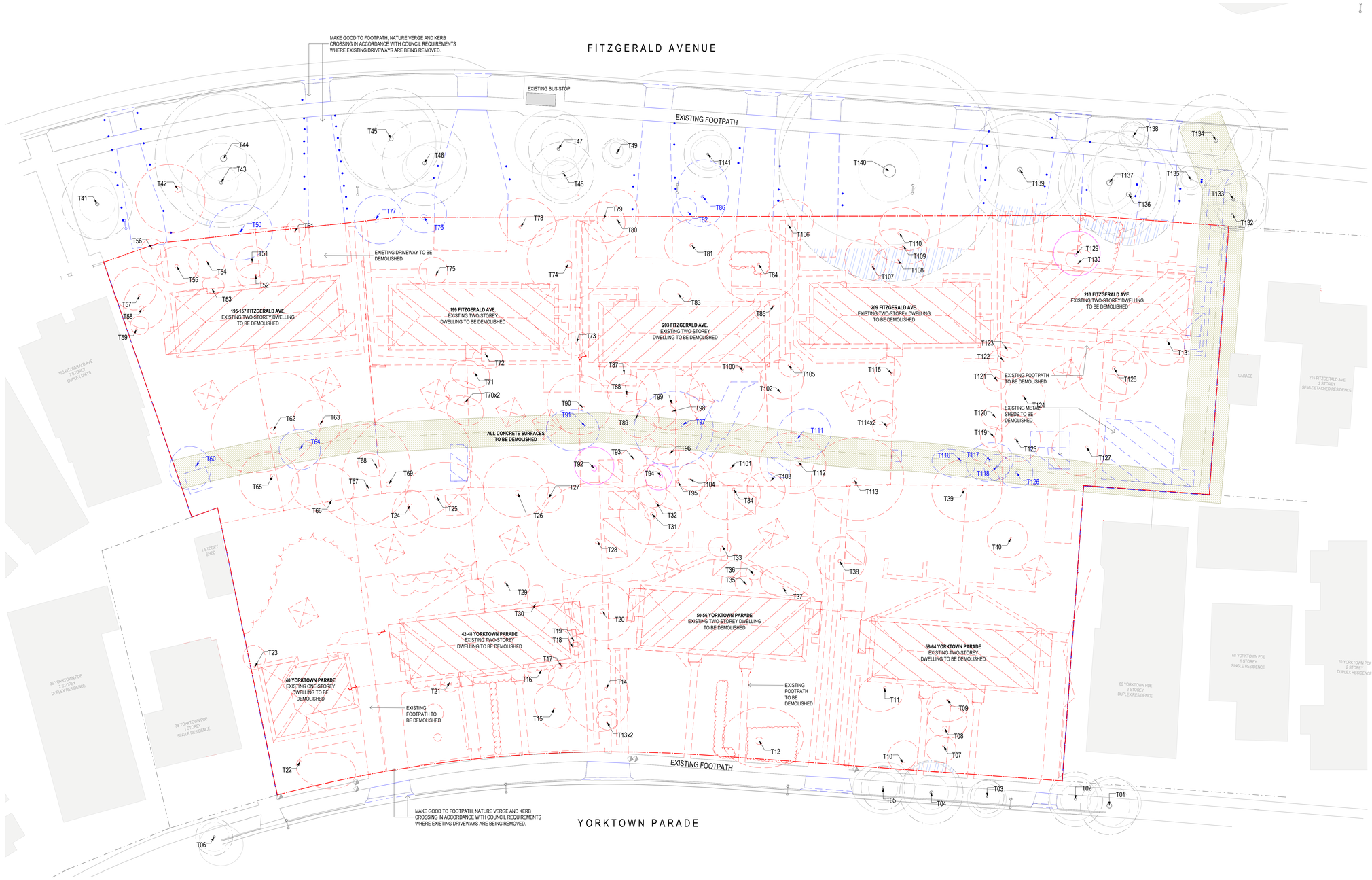
6190
4270
4360
6000
6000
6000



KEY:

- STAGE 1 DEMOLITION WORKS
- STAGE 2 DEMOLITION WORKS
- UNDERGROUND SEWER LINE
- DEMOLITION EXCLUSION ZONE
- EXISTING TREE CANOPY / TRUNK
- TREE PROTECTION ZONE (TPZ)
- TREE STRUCTURAL ROOT (SRZ)
- TREES RETAINED FOR RELOCATION
- IMPACT OF EXISTING ROOTS - CAREFUL EXCAVATION REQUIRED

Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 2 of 24**

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turibal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3250, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

DEMOLITION PLAN

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
21/11/2025 6:12:47 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.DA-0252	A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

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A07
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L04

Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

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Approved Application No: SSD 71454960 Mod 1

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Wurundjeri Country | *Gadigal Country* | *Yuggera + Turrbal Country* | *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

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Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

3D OVERALL AXONOMETRIC - SHEET 1

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed 21/11/2025 6:13:27 PM

Scale @A0

Project No 2776

Drawing No AR.DA-0801

Revision A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

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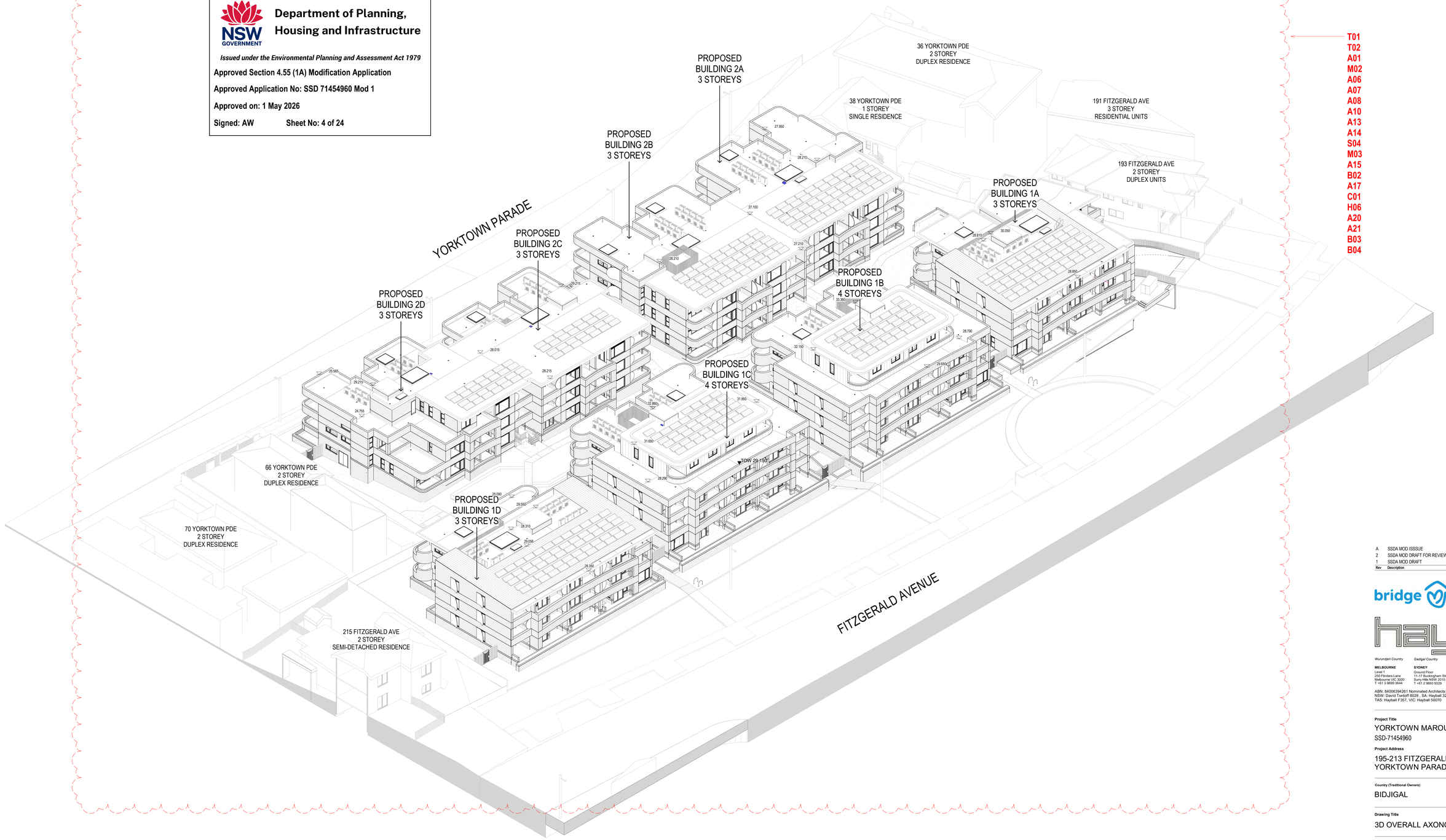
Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 4 of 24**



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Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3255, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

3D OVERALL AXONOMETRIC - SHEET 2

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-0802	A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

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Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

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Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

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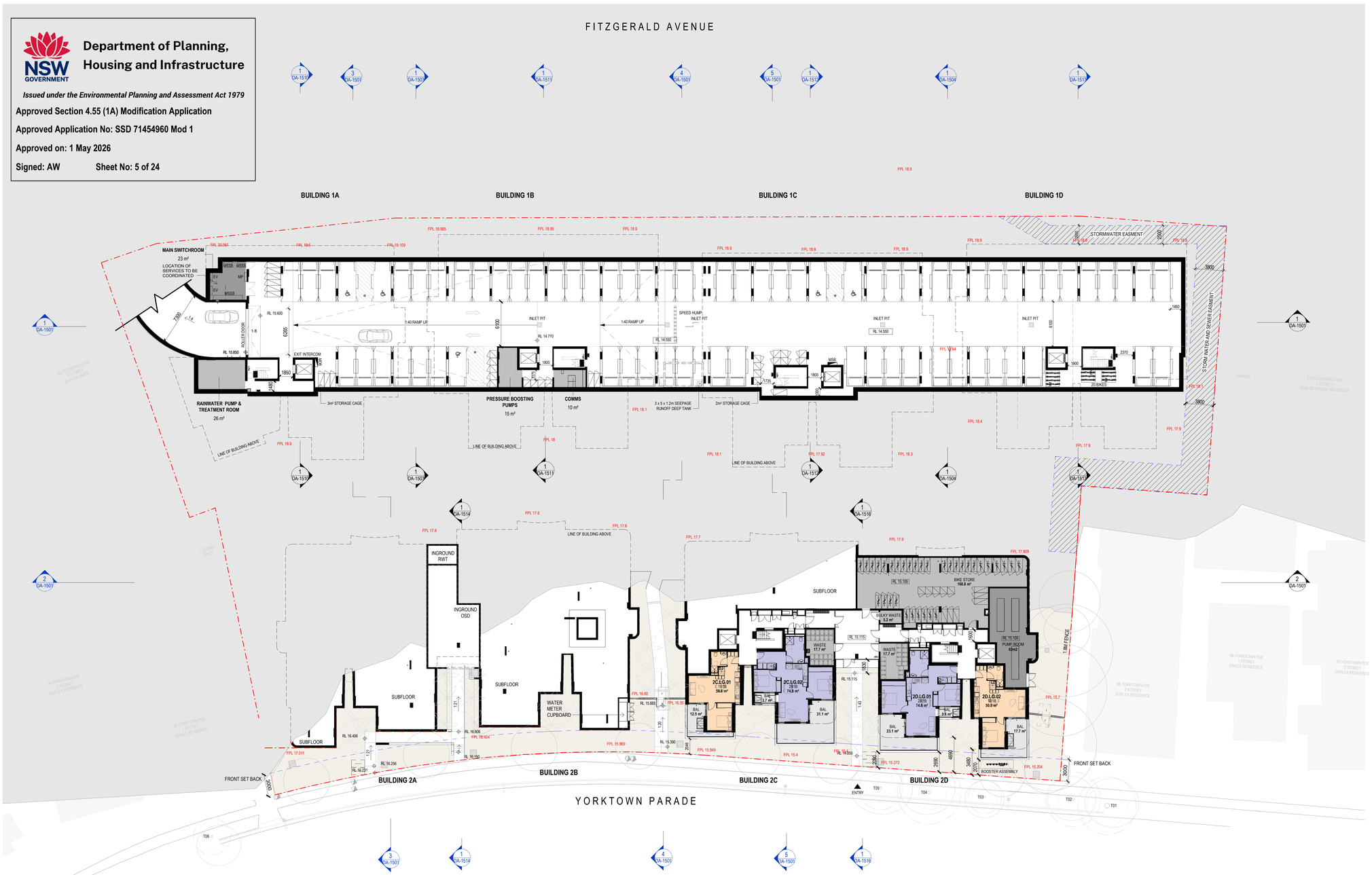

TOTAL BIKE NUMBERS

SOCIAL HOUSING

BUILDING 1A	G	4
BUILDNG 2A2B	LG	34
BASEMENT BELOW 1A-D		12
TOTAL		**50**

AFFORDABLE HOUSING

BUILDING 1B	G	4
BUILDING 1C	G	4
BUILDING 1D	G	4
BASEMENT BELOW 1A-D		20
BUILDNG 2C2D	G	16
TOTAL		**48**

TOTAL VISITOR BIKE NUMBERS

BUILDING 1A AND 1B	4
BUILDNG 1C AND 1D	4
BUILDNG 2A2B	4
BUILDNG 2C2D	4
TOTAL	**16**

TOTAL PARKING NUMBERS

STANDARD	65
ACCESSIBLE	5
TOTAL	70

KEY:

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY

Rev	Description	Date	Checked by	Issued by
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1	SSDA MOD DRAFT	24/10/2025		

bridge
NSW GOVERNMENT
Homes NSW
hayball

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9699 9029

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9699 9029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

FLOOR PLAN - LOWER GROUND

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed 26/11/2025 2:48:17 PM

Scale 1 : 200@A0

Project No 2776

Drawing No AR.DA-1002

Revision A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

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KEY:

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY
- TREE CANOPY
- TREES PROTECTION ZONE (TPZ)

Rev	Description	Date	Checked by	Issued by
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1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — MELBOURNE, Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — SYDNEY, Ground Floor, 117 Bulwarra Street, Surry Hills NSW 2010, T +61 2 9660 8029

Yuggera + Turrbal Country — BRISBANE, Level 6, 243 Queen Street, Brisbane Qld 4000, T +61 7 3211 9621

Ngunnawal Country — CANBERRA, Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
FLOOR PLAN - GROUND

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed 26/11/2025 2:48:57 PM

Scale 1 : 200@A0

Project No 2776

Drawing No AR.DA-1003

Revision A

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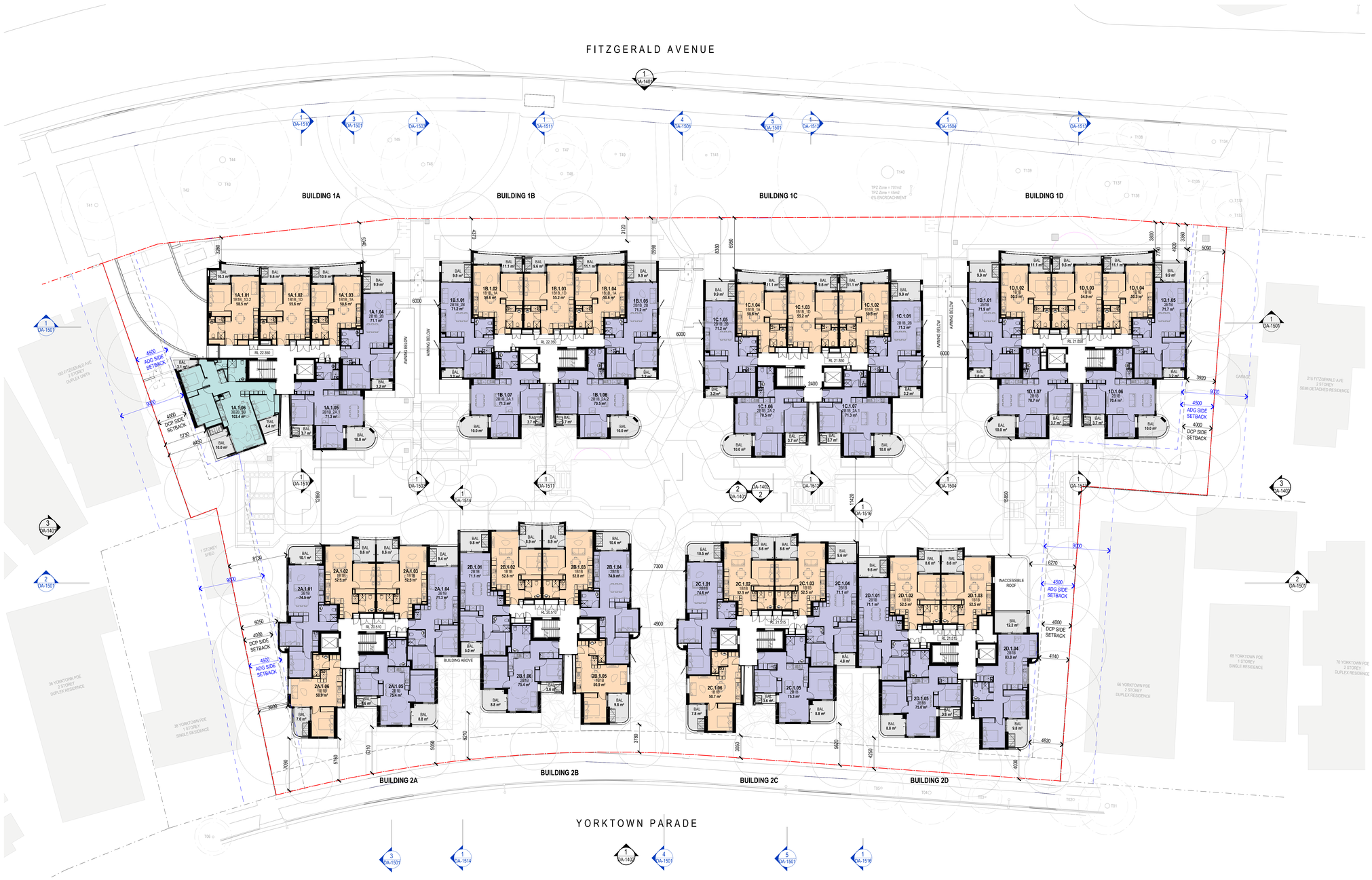
Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW Sheet No: 6 of 24



E01
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TREE CANOPY

TREES PROTECTION ZONE (TPZ)

KEY:

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY

Rev	Description	Date	Checked by	Issued by
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1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
107 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 6
348 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3
121 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
FLOOR PLAN - LEVEL 01

Status
TOWN PLANNING

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-1004	A

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Department of Planning, Housing and Infrastructure

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Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW Sheet No: 7 of 24

E01
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KEY:

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
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Department of Planning, Housing and Infrastructure

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Wurundjeri Country | Gadigal Country | Yuggera + Turbal Country | Ngunnawal Country

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SYDNEY Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane QLD 4000, T +61 7 3211 9021

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

FLOOR PLAN - LEVEL 02

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-1005	A

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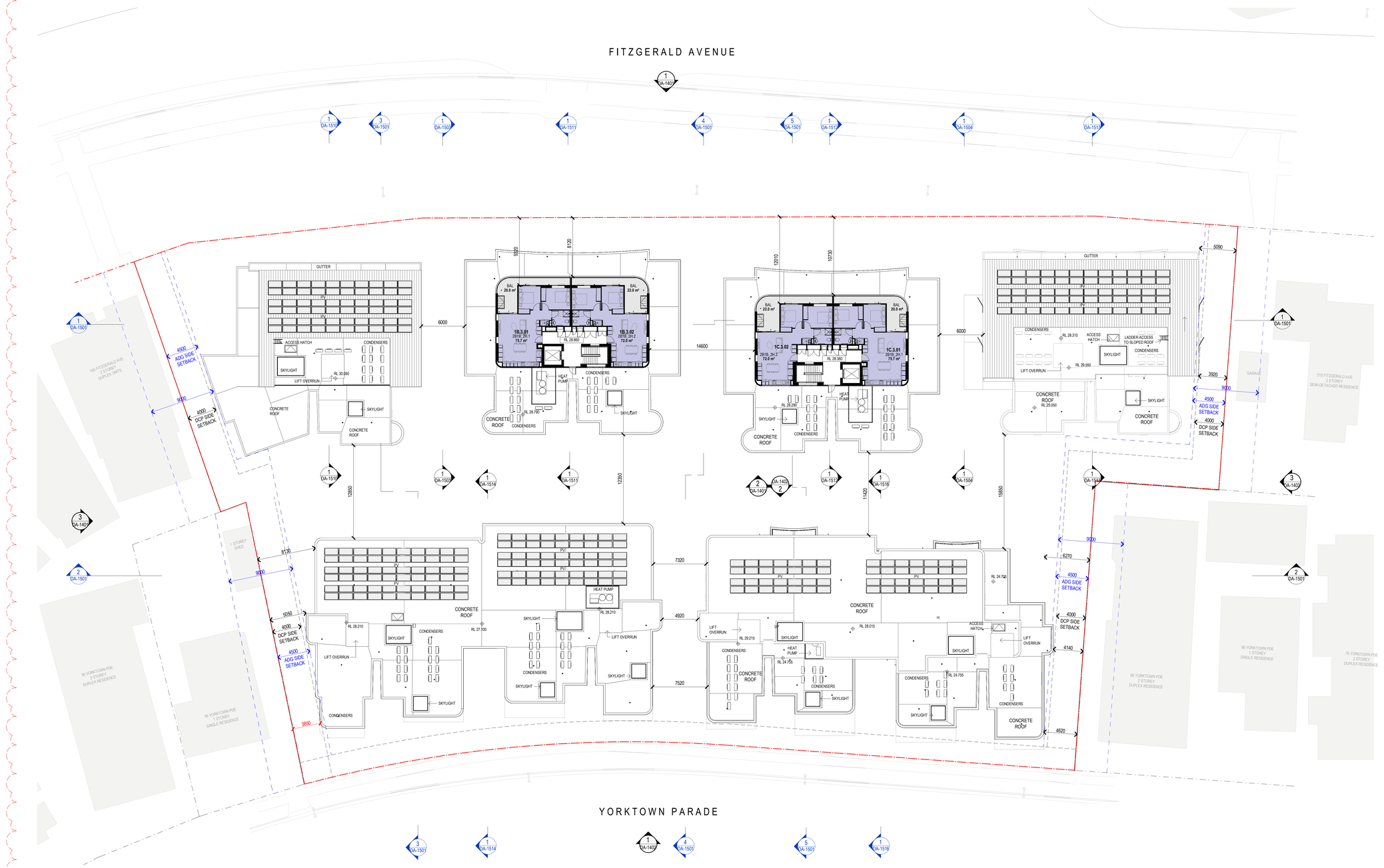

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H03
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KEY:

- PARKING / SERVICES
- 1 BED
- 2 BED
- 3 BED
- BALCONY

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Wurundjeri Country — **MELBOURNE** Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 8660 8029

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9621

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 6660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball: 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

FLOOR PLAN - LEVEL 03

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed

26/11/2025 2:50:43 PM

Scale

1 : 200@A0

Project No **2776**

Drawing No **AR.DA-1006**

Revision **A**

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H03
S02
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FITZGERALD AVENUE

BUILDING 1A

BUILDING 1B

BUILDING 1C

BUILDING 1D

BUILDING 2A

BUILDING 2B

BUILDING 2C

BUILDING 2D

YORKTOWN PARADE

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Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

FLOOR PLAN - ROOF

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
21/11/2025 6:17:30 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.DA-1010	A

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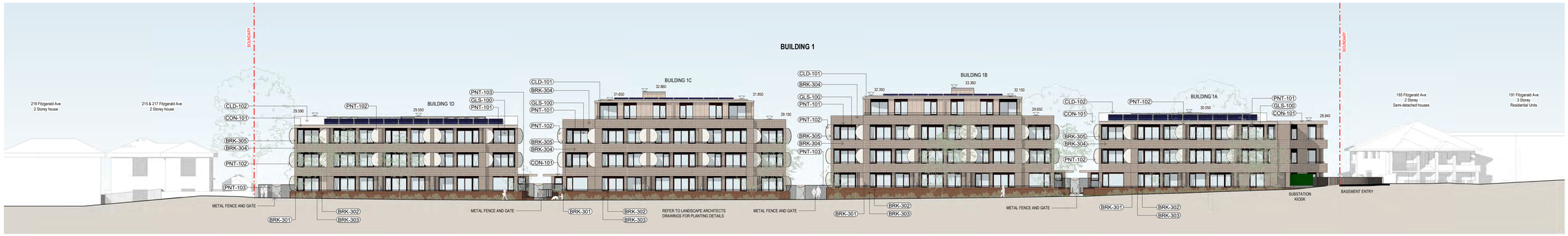
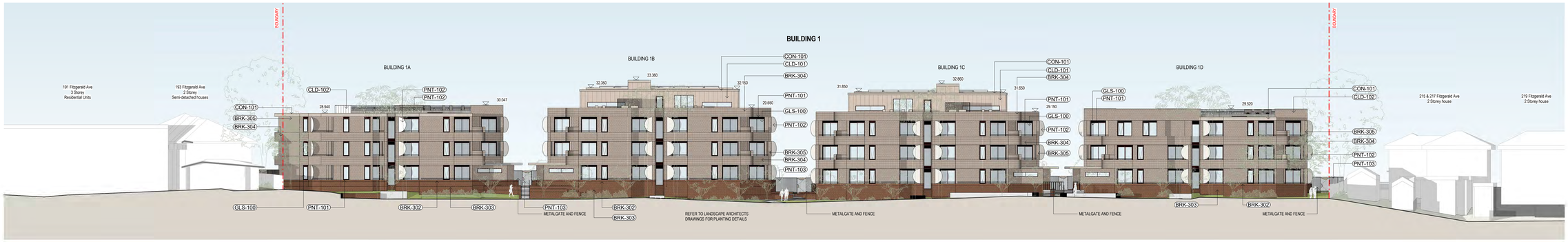
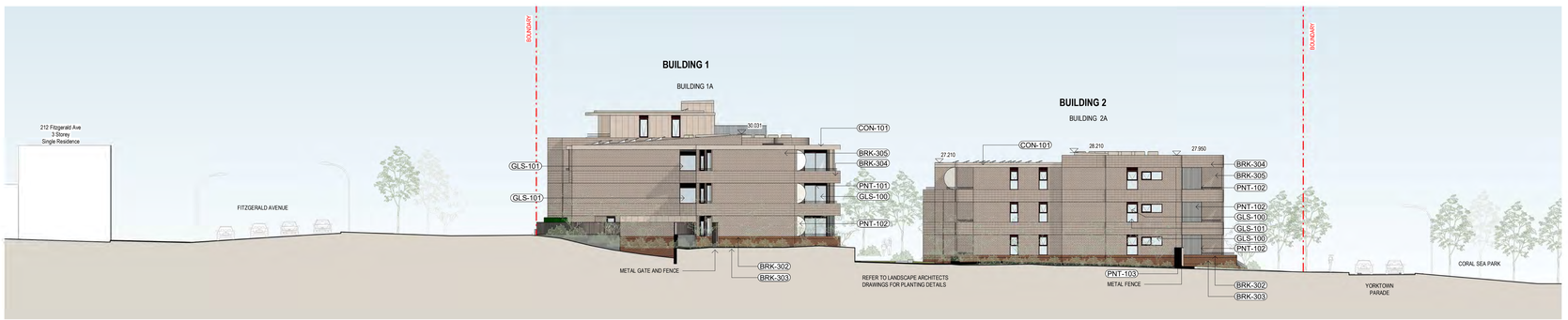


1 02.0.01 1 : 200 ELEVATION - BUILDING 1 NORTH (FITZGERALD AVENUE)



2 02.0.01 1 : 200 ELEVATION - BUILDING 1 SOUTH



3 02.0.01 1 : 200 ELEVATION - WEST ELEVATION

Department of Planning, Housing and Infrastructure

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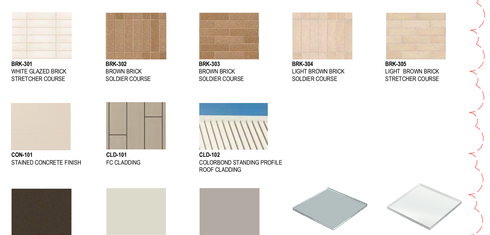
EXTERNAL FINISHES LEGEND



BRK-301 WHITE GLAZED BRICK STRETCHER COURSE

BRK-302 BROWN BRICK SOLDIER COURSE

BRK-303 BROWN BRICK SOLDIER COURSE

BRK-304 LIGHT BROWN BRICK SOLDIER COURSE

BRK-305 LIGHT BROWN BRICK STRETCHER COURSE

CON-101 STAINED CONCRETE FINISH

CLD-101 FC CLADDING

CLD-102 COLORBOND STANDING PROFILE ROOF CLADDING

PNT-101 POWDERCOAT COLOUR 1

PNT-102 POWDERCOAT COLOUR 2

PNT-103 POWDERCOAT COLOUR 3

GLS-100 CLEAR GLASS

GLS-101 SEMI-OPAQUE GLASS

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Wurundjeri Country *Gadigal Country* *Yuggera + Turrbal Country* *Ngunnawal Country*

MELBOURNE Level 1 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

ELEVATIONS - SHEET 1

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed 21/11/2025 6:18:55 PM

Scale 1 : 200@A0

Project No 2776

Drawing No AR.DA-1401

Revision A

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1 02.0.03 ELEVATION - BUILDING 2 SOUTH (YORKTOWN PARADE)
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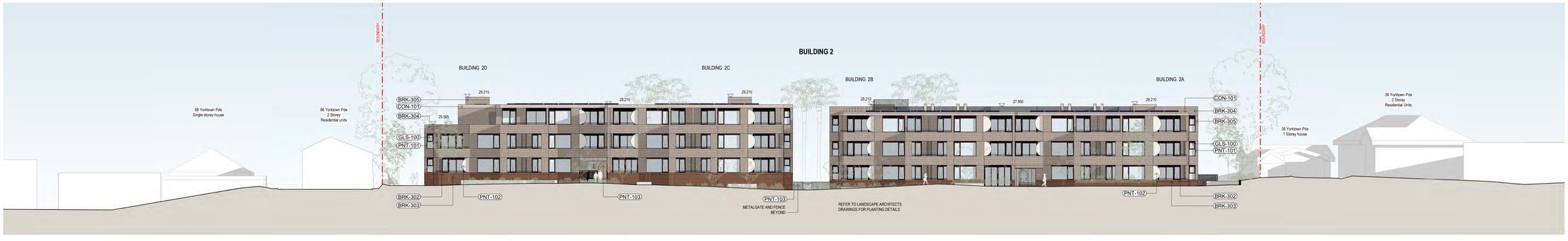

2 02.0.01 ELEVATION - BUILDING 2 NORTH
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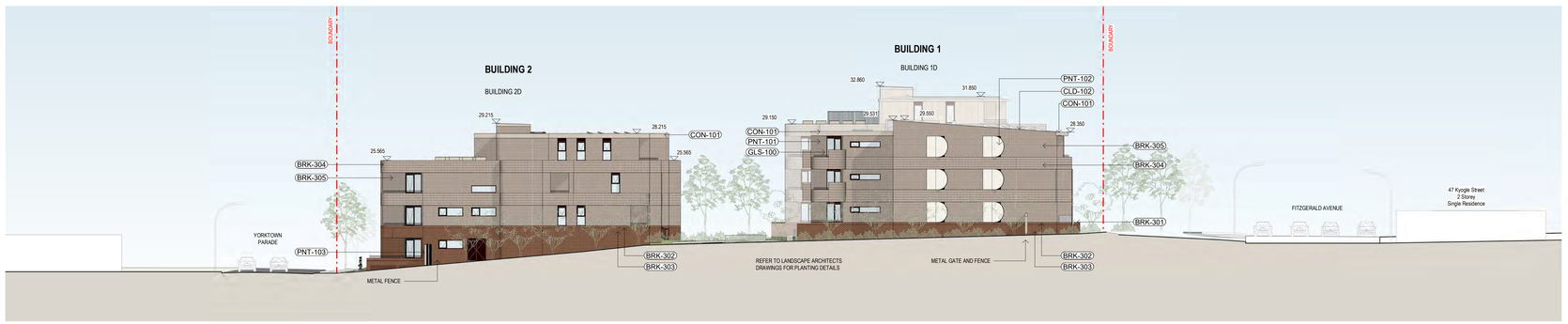

3 02.0.02 ELEVATION - EAST ELEVATION
1 : 200

EXTERNAL FINISHES LEGEND

BRK-301 WHITE GLAZED BRICK STRETCHER COURSE

BRK-302 BROWN BRICK SOLDIER COURSE

BRK-303 BROWN BRICK SOLDIER COURSE

BRK-304 LIGHT BROWN BRICK SOLDIER COURSE

BRK-305 LIGHT BROWN BRICK STRETCHER COURSE

CON-101 STAINED CONCRETE FINISH

CLD-101 FC CLADDING

CLD-102 COLORBOND STANDING PROFILE ROOF CLADDING

PNT-101 POWDERCOAT COLOUR 1

PNT-102 POWDERCOAT COLOUR 2

PNT-103 POWDERCOAT COLOUR 3

GLS-100 CLEAR GLASS

GLS-101 SEMI-OPAQUE GLASS

Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 12 of 24**

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

bridge · NSW GOVERNMENT · Homes NSW

hayball

Wurundjeri Country · *Gadigal Country* · *Yuggera + Turrbal Country* · *Ngunnawal Country*

MELBOURNE Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

SYDNEY Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

BRISBANE Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

CANBERRA Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8029 , SA: Hayball 3255, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

ELEVATIONS - SHEET 2

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-1402	A

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1 02.01 SECTION 1 - BUILDING 1
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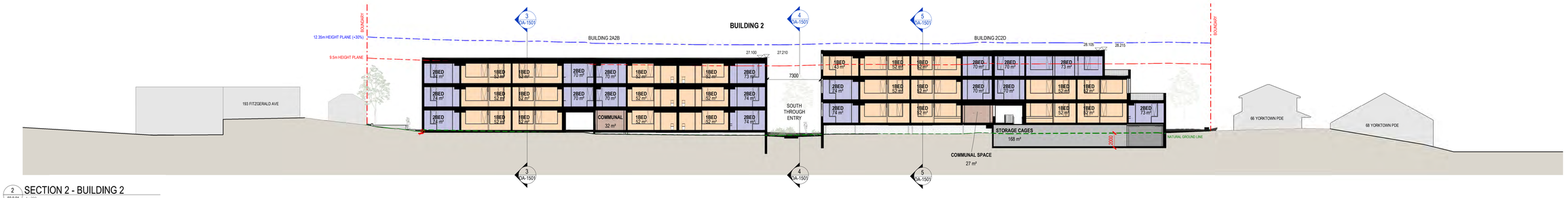

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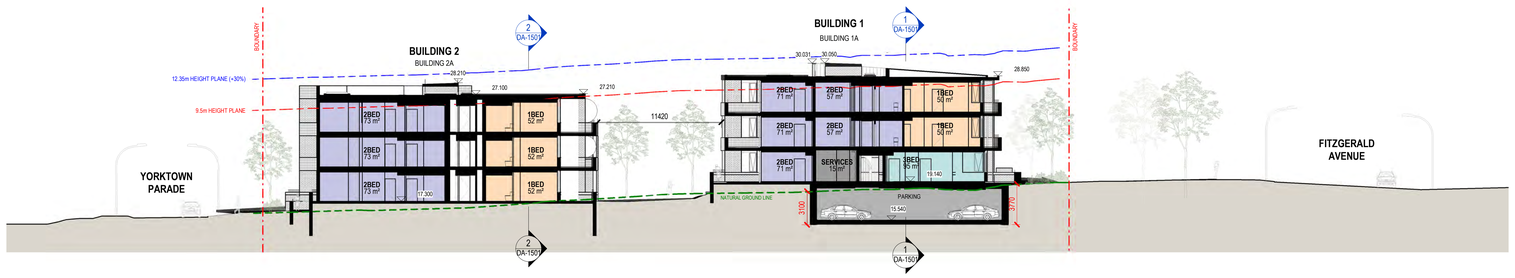

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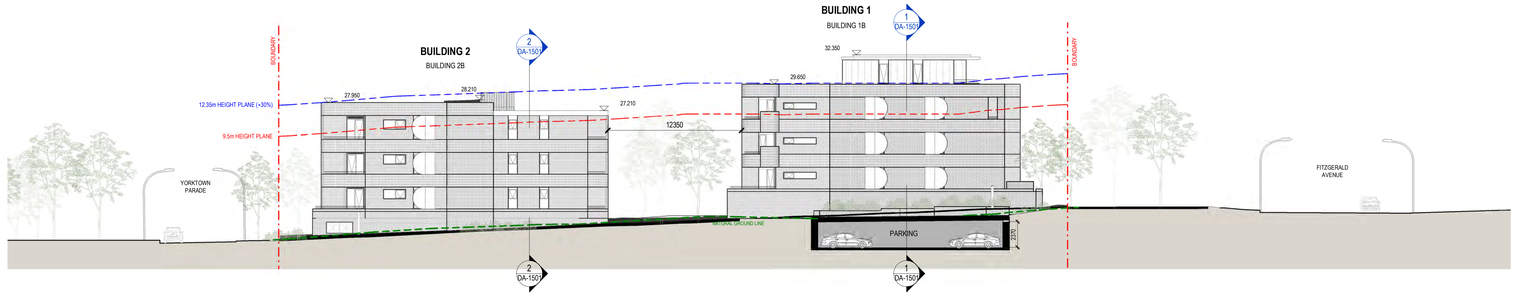

4 02.01 SECTION 4 - THROUGH SITE LINK 1B 1C
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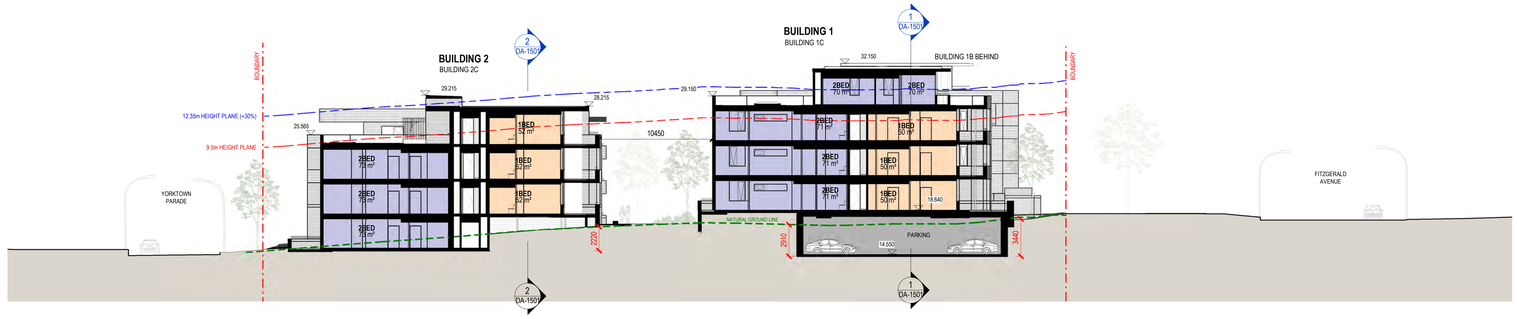

5 02.01 SECTION 5 - BUILDING 1 AND 2
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Department of Planning, Housing and Infrastructure

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 13 of 24**

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A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
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Gadigal Country — **SYDNEY** Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601, T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3250, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
OVERALL SECTIONS

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed 21/11/2025 6:21:56 PM

Scale 1 : 200@A0

Project No 2776

Drawing No AR.DA-1501

Revision A

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

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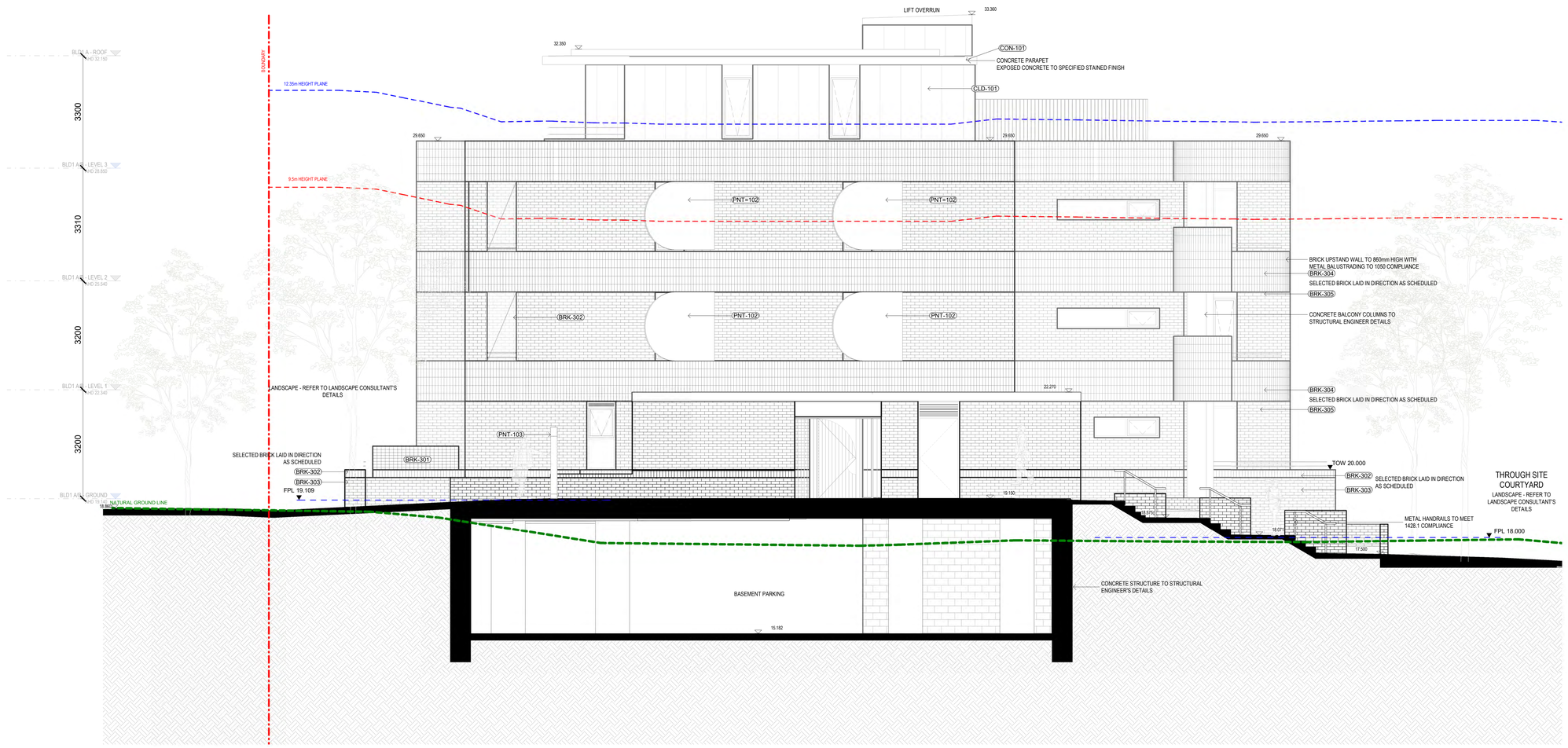

1 / 02.0.01 BUILDING 1 - CORE 1A-B - ENTRY
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Rev	Description	Date	Checked by	Issued by
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1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000 T +61 3 9606 3544

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9129

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane QLD 4000 T +61 7 3211 9601

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

BUILDING 1 - 1A-B ENTRY

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed

21/11/2025 6:22:32 PM

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Project No 2776

Drawing No AR.DA-1503

Revision A

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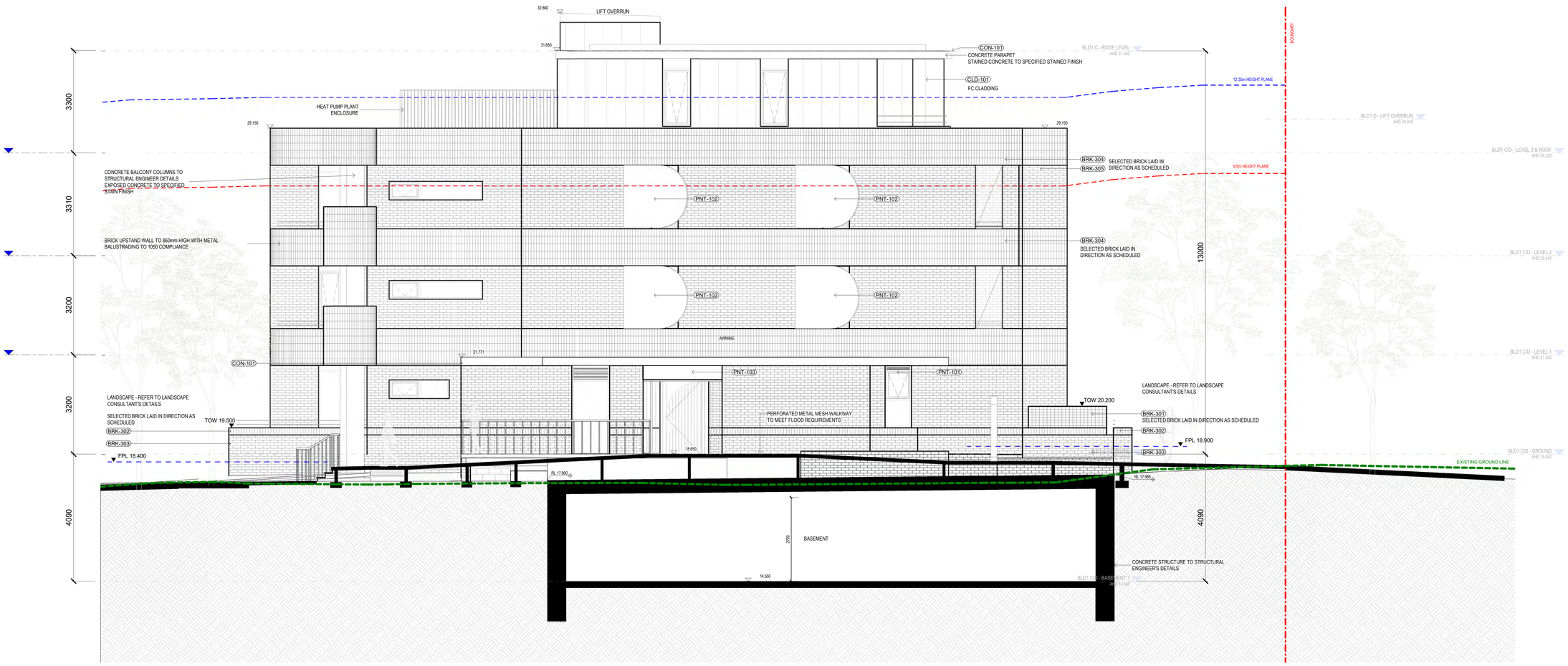

1 / 02.0.02 BUILDING 1 - CORE 1C-D - ENTRY
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Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — *Gadigal Country* — *Yuggera + Turbal Country* — *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-7454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING 1 - 1C-D ENTRY

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-1504	A

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 15 of 24**

E01
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1 / A03.01 BUILDING 1 - CORE 1A -CROSS SECTION
1 : 50

Department of Planning, Housing and Infrastructure

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 16 of 24**

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE Level 1 150 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 117 Old Bridge Street Surry Hills NSW 2010 T +61 2 9660 9329

BRISBANE Level 5 160 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 5 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

BUILDING 1 - CORE 1A

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
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Project No	Drawing No	Revision
2776	AR.DA-1510	A

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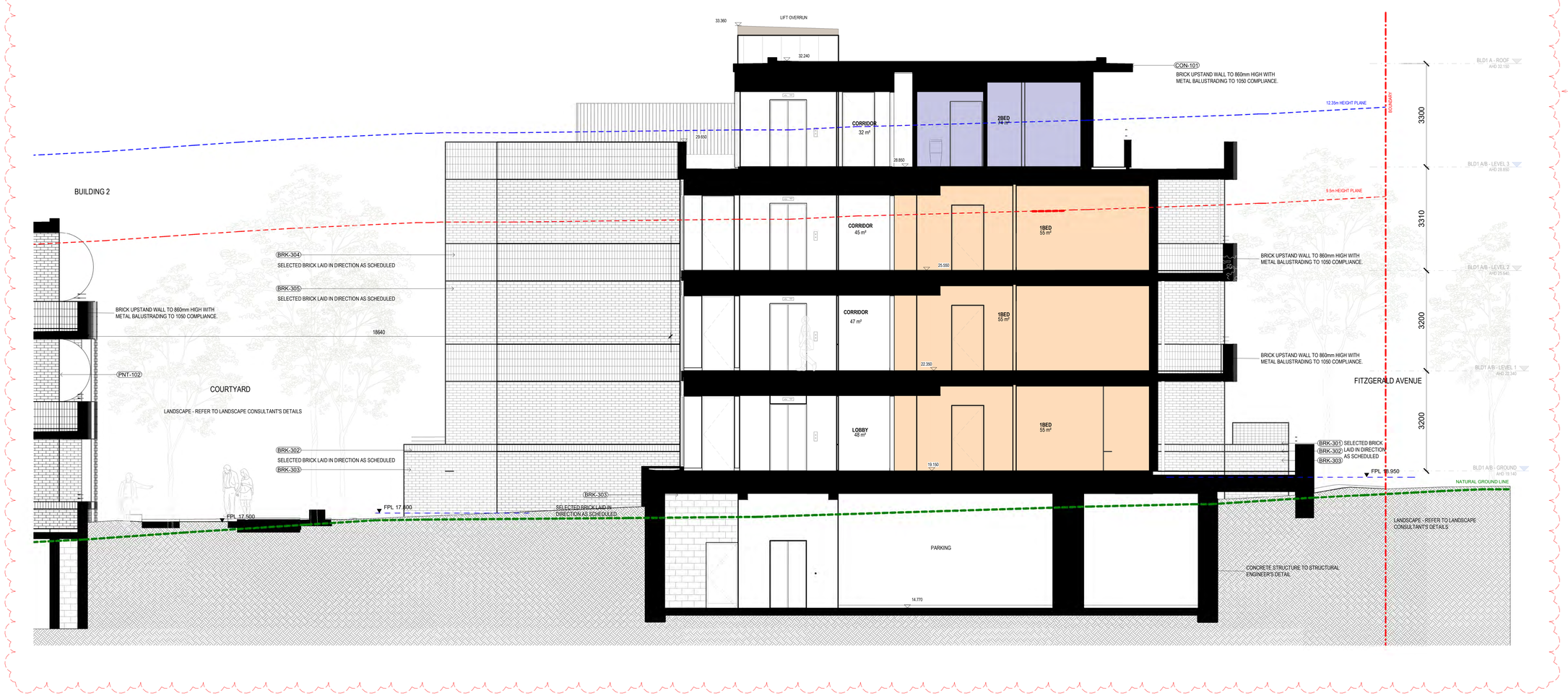
Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 17 of 24**



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1 02.0.01 BUILDING 1 - CORE 1B -CROSS SECTION
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Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — **MELBOURNE** Level 1 250 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

Yuggera + Turbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

Ngunnawal Country — **CANBERRA** Level 3, 221 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84009394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3255, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

BUILDING 1 - CORE 1B

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed

21/11/2025 6:23:52 PM

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Project No **2776**

Drawing No **AR.DA-1511**

Revision **A**

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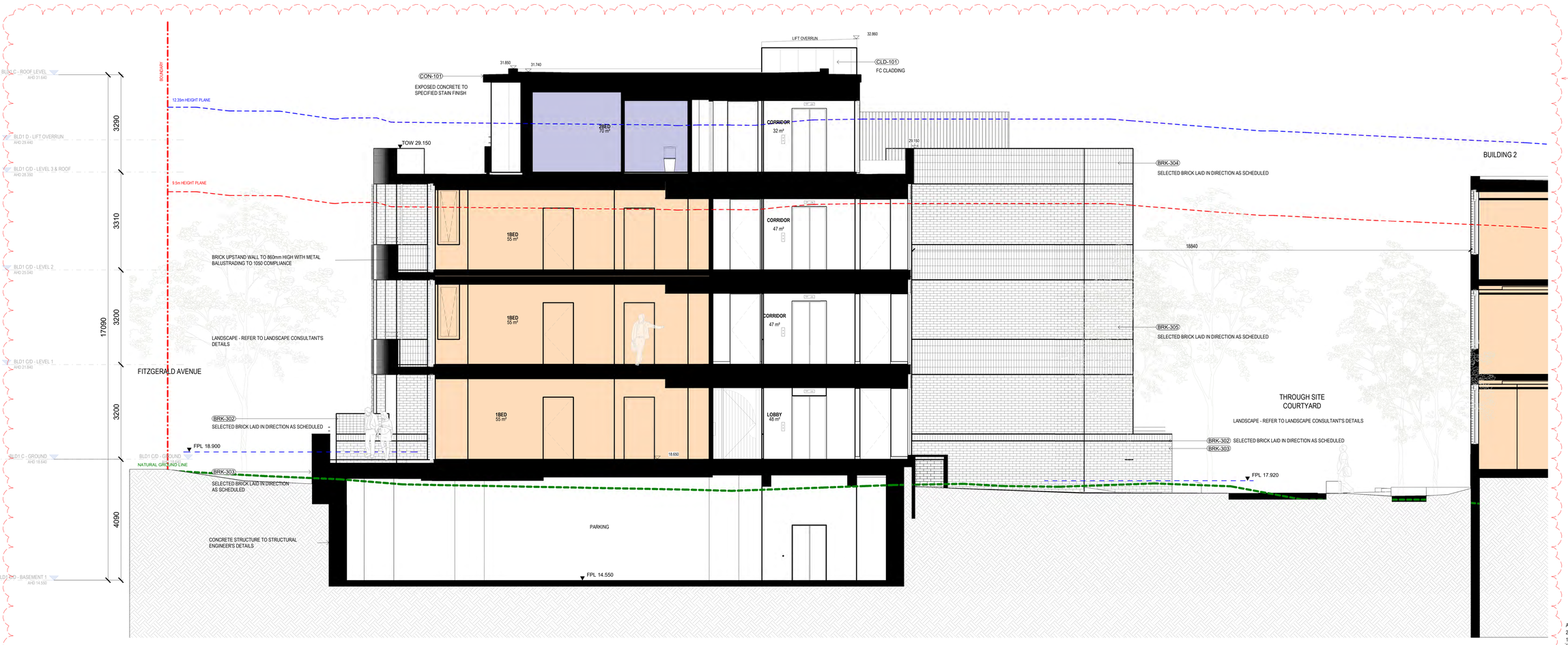

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1 02.0.01 BUILDING 1 - CORE 1C -CROSS SECTION
1 : 50

Department of Planning, Housing and Infrastructure

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

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Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country — **MELBOURNE** Level 1, 250 Flinders Lane, Melbourne VIC 3000, T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor, 11-17 Buckingham Street, Surry Hills NSW 2010, T +61 2 9660 9329

Yuggera + Turrbal Country — **BRISBANE** Level 5, 293 Queen Street, Brisbane Qld 4000, T +61 7 3211 9821

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ABN: 84009394261 Nominated Architects ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

BUILDING 1 - CORE 1C

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed

21/11/2025 6:24:20 PM

Scale

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Project No 2776

Drawing No AR.DA-1512

Revision A

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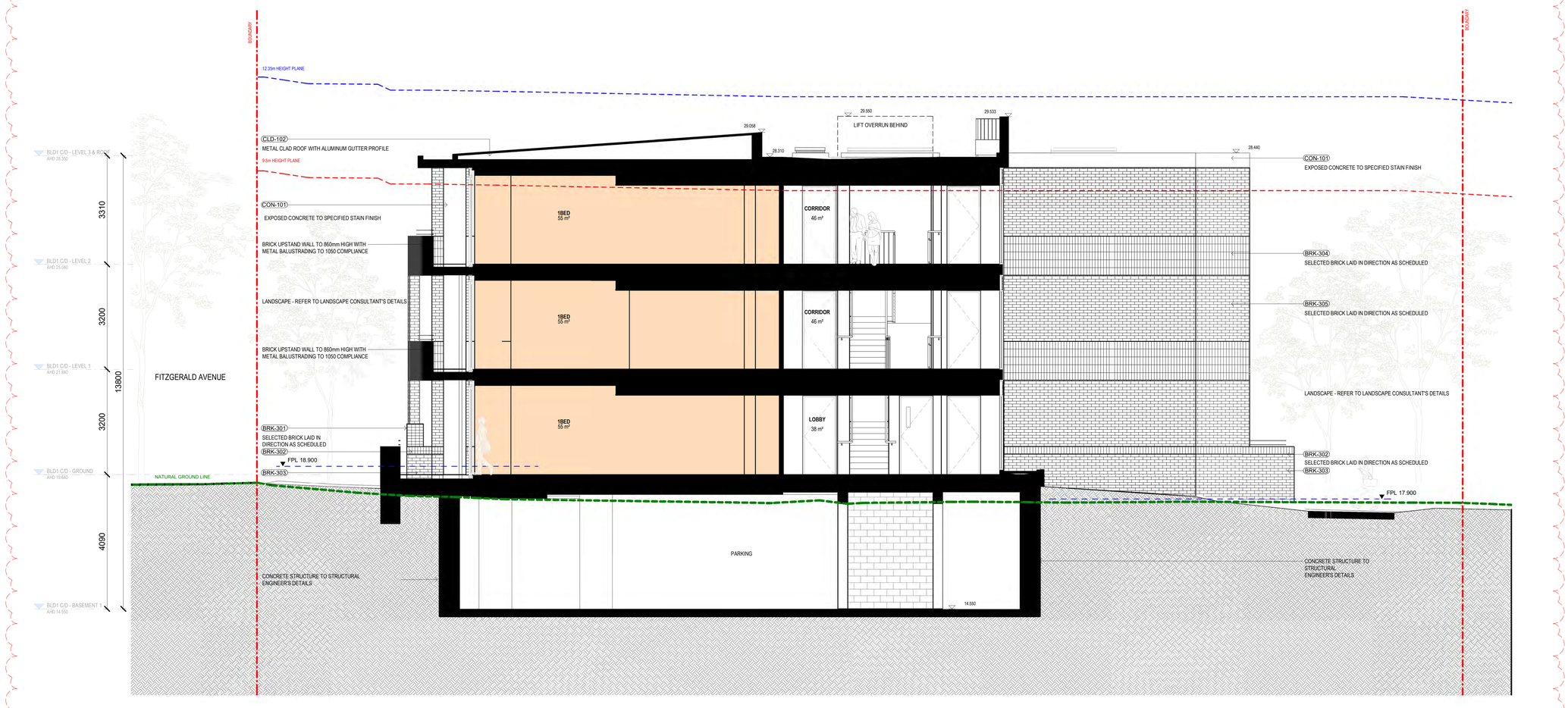

1 02.0.02 BUILDING 1 - CORE 1D -CROSS SECTION
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Department of Planning, Housing and Infrastructure

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Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

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Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
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Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE
Level 1
250 Flinders Lane
Melbourne VIC 3000
T +61 3 9699 3644

SYDNEY
Ground Floor
Unit 7 107 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 8029

BRISBANE
Level 8
144 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

CANBERRA
Level 3
121 Lonsdale Circuit,
Canberra ACT 2601
T +61 2 9660 8029

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING 1 - CORE 1D

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed
21/11/2025 6:24:48 PM

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Project No 2776

Drawing No AR.DA-1513

Revision A

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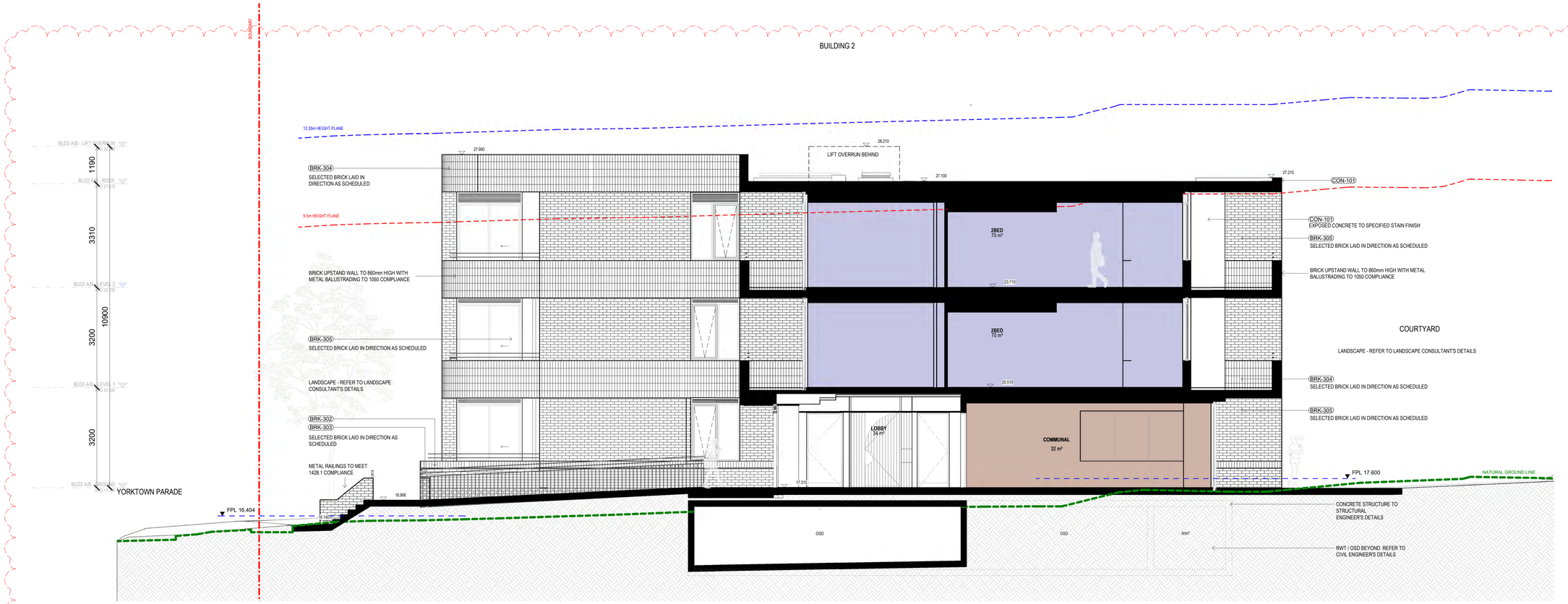

1 BUILDING 2 - CORE 2A -CROSS SECTION
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Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

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Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

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Wurundjeri Country — **MELBOURNE** Level 1, 200 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

Gadigal Country — **SYDNEY** Ground Floor 11-17 Buckingham Street Surry Hills NSW 2010 T +61 2 9660 9329

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Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
BUILDING 2 - CORE 2A

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
21/11/2025 6:25:13 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.DA-1514	A

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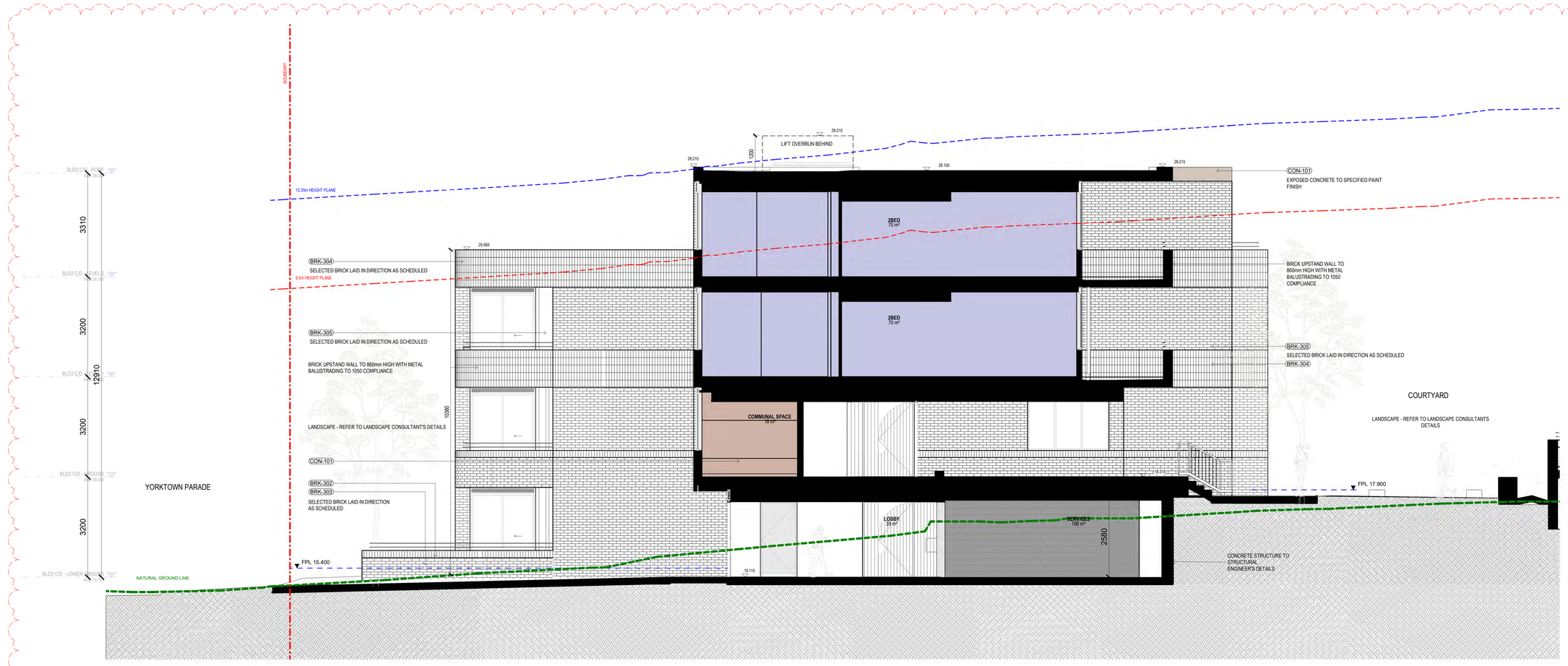

1 02.0.02 BUILDING 2 - CORE 2C -CROSS SECTION
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Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country | *Gadigal Country* | *Yuggera + Turbal Country* | *Ngunnawal Country*

MELBOURNE Level 1 150 Flinders Lane Melbourne VIC 3000 T +61 3 9699 3644

SYDNEY Ground Floor 117 Old Kent Street Sydney NSW 2000 T +61 2 9660 9329

BRISBANE Level 5 144 Queen Street, Brisbane Qld 4000 T +61 7 3211 9821

CANBERRA Level 5 , 28 London Circuit, Canberra ACT 2601 T +61 2 9660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 21 of 24**

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

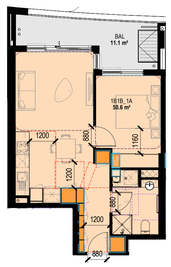
Drawing Title
BUILDING 2 - CORE 2C

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
21/11/2025 6:25:40 PM	1 : 50@A0

Project No	Drawing No	Revision
2776	AR.DA-1516	A

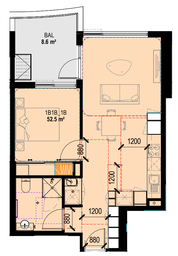
Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.



1 PLAN
1A1A_1A
SCALE 1 : 100

1B1B_1A - SEPP65 STORAGE

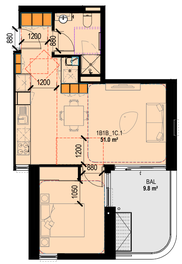
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	6m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	17 Unit(s)
LHA STANDARD	GOLD



2 PLAN
1B1B_1B
SCALE 1 : 100

1B1B_1B - SEPP65 STORAGE

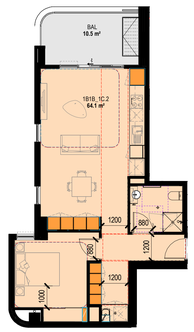
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	6.1m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	22 Unit(s)
LHA STANDARD	GOLD



3 PLAN
1B1B_1C-1
SCALE 1 : 100

1B1B_1C-1 - SEPP65 STORAGE

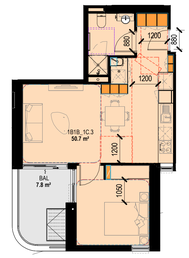
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	4.2m³
EXTERNAL STORAGE PROVIDED	2m³
APT. TYPE COUNT	8 Unit(s)
LHA STANDARD	GOLD



4 PLAN
1B1B_1C-2
SCALE 1 : 100

1B1B_1C-2 - SEPP65 STORAGE

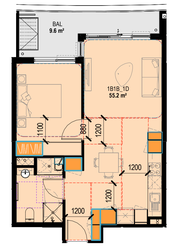
REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	8.5m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	1 Unit(s)
LHA STANDARD	GOLD



5 PLAN
1B1B_1C-3
SCALE 1 : 100

1B1B_1C-3 - SEPP65 STORAGE

REQUIRED STORAGE	6m³
STORAGE PROVIDED WITHIN APT.	4.5m³
EXTERNAL STORAGE PROVIDED	0m³
APT. TYPE COUNT	3 Unit(s)
LHA STANDARD	GOLD


BAL
9.6 m²
1B1B_1D
55.2 m²
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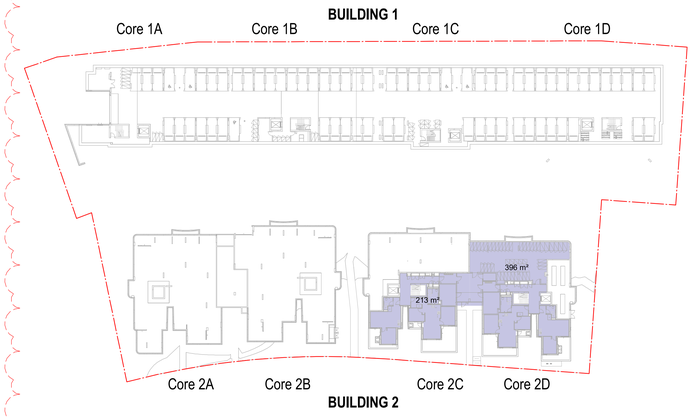
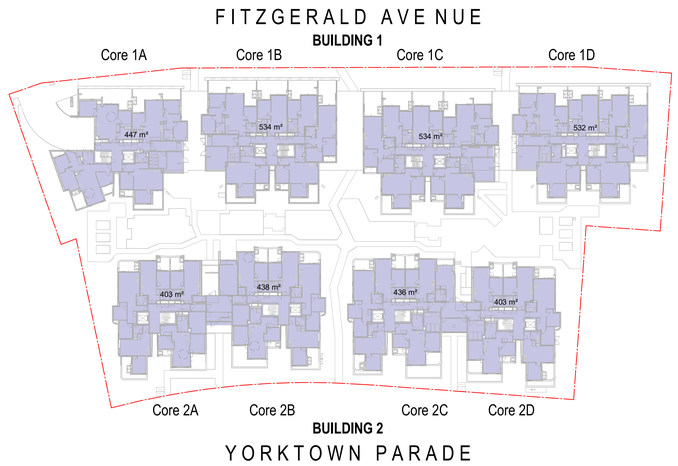
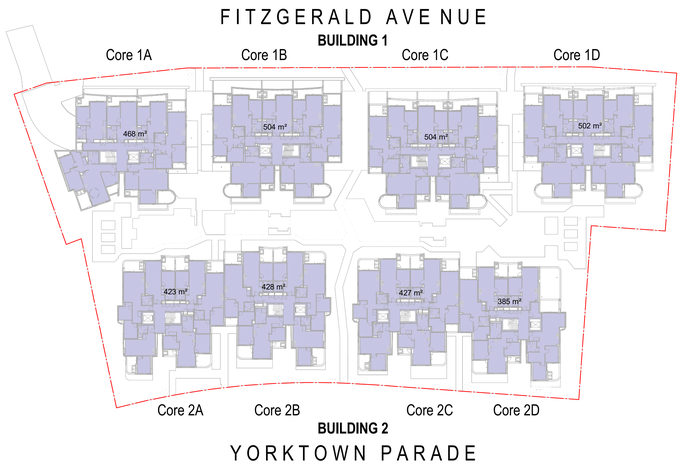
880
1200
1200
1200



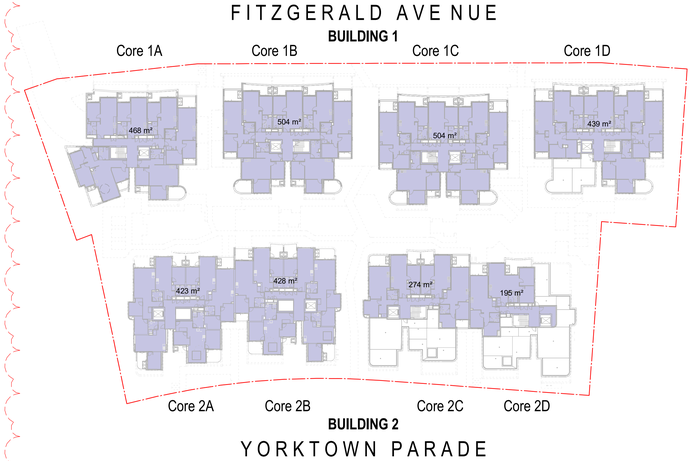
1 07.0.02 LOWER GROUND - GFA PLANS 1 : 500



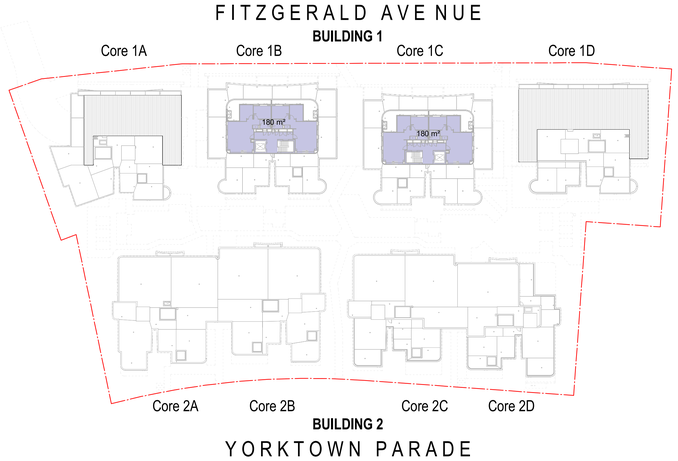
2 07.0.01 GROUND LEVEL - GFA PLANS 1 : 500



3 07.0.01 LEVEL 1 - GFA PLANS 1 : 500



4 07.0.01 LEVEL 2 - GFA PLANS 1 : 500



5 07.0.01 LEVEL 3 - GFA PLANS 1 : 500

Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 23 of 24**

Area Schedule (GFA) - BUILDING 1A

Name	Level	Hayball Area	SSDA Area
BUILDING 1A	GROUND	447 m²	446
BUILDING 1A	LEVEL 1	468 m²	469
BUILDING 1A	LEVEL 2	468 m²	469
GFA		1383m²	1385m²

Area Schedule (GFA) - BUILDING 1B

Name	Level	Hayball Area	SSDA Area
BUILDING 1B	GROUND	534 m²	540
BUILDING 1B	LEVEL 1	504 m²	501
BUILDING 1B	LEVEL 2	504 m²	501
BUILDING 1B	LEVEL 3	180 m²	173
GFA		1722m²	1714m²

Area Schedule (GFA) - BUILDING 1C

Name	Level	Hayball Area	SSDA Area
BUILDING 1C	GROUND	534 m²	540
BUILDING 1C	LEVEL 1	504 m²	501
BUILDING 1C	LEVEL 2	504 m²	501
BUILDING 1C	LEVEL 3	180 m²	173
GFA		1722m²	1714m²

Area Schedule (GFA) - BUILDING 1D

Name	Level	Hayball Area	SSDA Area
BUILDING 1D	GROUND	532 m²	521
BUILDING 1D	LEVEL 1	502 m²	500
BUILDING 1D	LEVEL 2	439 m²	435
GFA		1473m²	1456m²

Area Schedule (GFA) - BUILDING 2A

Name	Level	Hayball Area	SSDA Area
BUILDING 2A	GROUND	403 m²	409
BUILDING 2A	LEVEL 1	423 m²	426
BUILDING 2A	LEVEL 2	423 m²	426
GFA		1250m²	1261m²

Area Schedule (GFA) - BUILDING 2B

Name	Level	Hayball Area	SSDA Area
BUILDING 2B	GROUND	438 m²	442
BUILDING 2B	LEVEL 1	428 m²	428
BUILDING 2B	LEVEL 2	428 m²	429
GFA		1293m²	1297m²

Area Schedule (GFA) - BUILDING 2C

Name	Level	Hayball Area	SSDA Area
BUILDING 2C	LOWER GROUND	213 m²	354
BUILDING 2C	GROUND	436 m²	440
BUILDING 2C	LEVEL 1	427 m²	427
BUILDING 2C	LEVEL 2	274 m²	273
GFA		1351m²	1494m²

Area Schedule (GFA) - BUILDING 2D

Name	Level	Hayball Area	SSDA Area
BUILDING 2D	LOWER GROUND	396 m²	388
BUILDING 2D	GROUND	403 m²	409
BUILDING 2D	LEVEL 1	385 m²	385
BUILDING 2D	LEVEL 2	195 m²	196
GFA		1378m²	1378m²

FSR CALCULATION

SITE AREA (sqm)	9,596
PERMISSABLE FSR	1.25 : 1
PERMISSABLE GFA	11,995

Summary Area Schedule (GFA)

Name	Area
BUILDING 1A	1383 m²
BUILDING 1B	1722 m²
BUILDING 1C	1722 m²
BUILDING 1D	1473 m²
BUILDING 2A	1250 m²
BUILDING 2B	1293 m²
BUILDING 2C	1351 m²
BUILDING 2D	1378 m²
	11572 m²

A03
E01
A04
S02
H04
H05
A14
A17
A18
A19
C01

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country | Gadigal Country | Yuggera + Turrbal Country | Ngunnawal Country

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Surry Hills NSW 2010
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BRISBANE
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Brisbane Qld 4000
T +61 7 3211 9621

CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 9660 6329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734, NSW: David Tordoff 8028 , SA: Hayball 3259, TAS: Hayball F357, VIC: Hayball 50070

Project Title

YORKTOWN MAROUBRA

SSD-71454960

Project Address

195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)

BIDJIGAL

Drawing Title

AREA PLANS - GFA

Status

STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed

21/11/2025
6:27:57 PM

Scale

As indicated@A0

Project No 2776

Drawing No AR.DA-8101

Revision A

Verify all figured dimensions on site before undertaking any works. Do not scale dimensions off drawings.

E01
C03
L01
L03
L04
B03
B04

6m DEEP SOIL ZONE

DEEP SOIL

PLANTING ON STRUCTURE

RAIN WATER AND OSD TANK

Rev	Description	Date	Checked by	Issued by
A	SSDA MOD ISSSUE	21/11/2025	EMC	EC
2	SSDA MOD DRAFT FOR REVIEW	31/10/2025		
1	SSDA MOD DRAFT	24/10/2025		

Wurundjeri Country
MELBOURNE
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Gadigal Country
SYDNEY
Ground Floor
11-17 Buckingham Street
Surry Hills NSW 2010
T +61 2 9660 9329

Yuggera + Turrbal Country
BRISBANE
Level 5,
293 Queen Street,
Brisbane Qld 4000
T +61 7 3211 9821

Ngunnawal Country
CANBERRA
Level 3,
221 London Circuit,
Canberra ACT 2601
T +61 2 6660 9329

ABN: 84006394261 Nominated Architects:ACT: David Tordoff 2734,
NSW: David Tordoff 8028 , SA: Hayball 3259,
TAS: Hayball F357, VIC: Hayball 50070

Project Title
YORKTOWN MAROUBRA
SSD-71454960

Project Address
195-213 FITZGERALD AVENUE & 40-64 YORKTOWN PARADE MAROUBRA

Country (Traditional Owners)
BIDJIGAL

Drawing Title
AREA PLANS - DEEP SOIL

Status
STATE SIGNIFICANT DEVELOPMENT APPLICATION MODIFICATION

Date Printed	Scale
21/11/2025 6:34:44 PM	1 : 200@A0

Project No	Drawing No	Revision
2776	AR.DA-8106	A

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Department of Planning, Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

Approved Application No: SSD 71454960 Mod 1

Approved on: 1 May 2026

Signed: AW **Sheet No: 24 of 24**