TURNER

ARCHITECTURAL DRAWING PACKAGE
SSDA_State Significant Development Application

6th November 2025

Mixed-use Development
96 Anzac Avenue West Ryde NSW 2114
Australia



Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev
General				
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Siteworks				
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	DA-010-011	Site Analysis	1:500	01
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	DA-110-007	Basement 02	1:200	01
	DA-110-008	Basement 01	1:200	01
	DA-110-009	Ground Level	1:200	01
	DA-110-010	Level 01	1:200	01
	DA-110-020	Level 02	1:200	01
	DA-110-030	Level 03	1:200	01
	DA-110-040	Level 04 - Communal Terrace	1:200	01
	DA-110-050	Typical Tower Level 05-07	1:200	01
	DA-110-080	Typical Tower Level 08-15	1:200	01
	DA-110-160	Typical Tower Level 16-17	1:200	01
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	DA-110-200	Level 20	1:200	01
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	DA-110-230	Plant Roof	1:200	01
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	DA-210-020	East Elevation	1:200	01
	DA-210-030	South Elevation	1:200	01
	DA-210-040	West Elevation	1:200	01
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	DA-310-020	Section BB	1:200	01
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	DA-740-040	Storage Diagram 04	1:200	01
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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Suite 3, Level 1/937 Victoria Rd West Ryde
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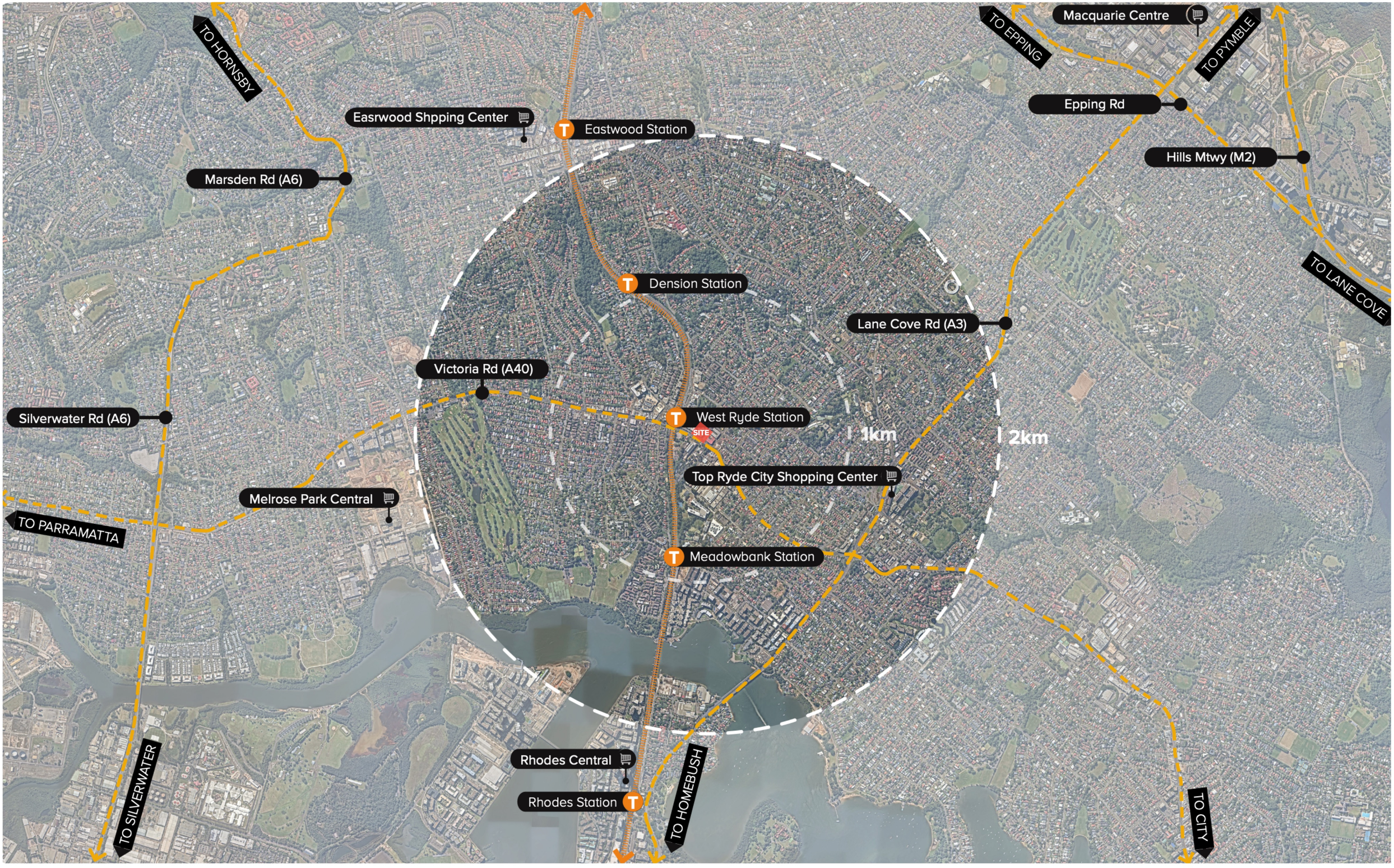
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
General
Title Sheet

Scale: @A1, 50%@A3
Status: For SSDA Submission
Project No.: 25026
Dwg No.: DA-001-001
Drawn by: TM
Rev: 01
North

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Legend

- Proposed Site
- Train Northern Line
- Train Station
- Major High Roads

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Siteworks
Context Plan

Scale
@A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-010-010

Drawn by
TM

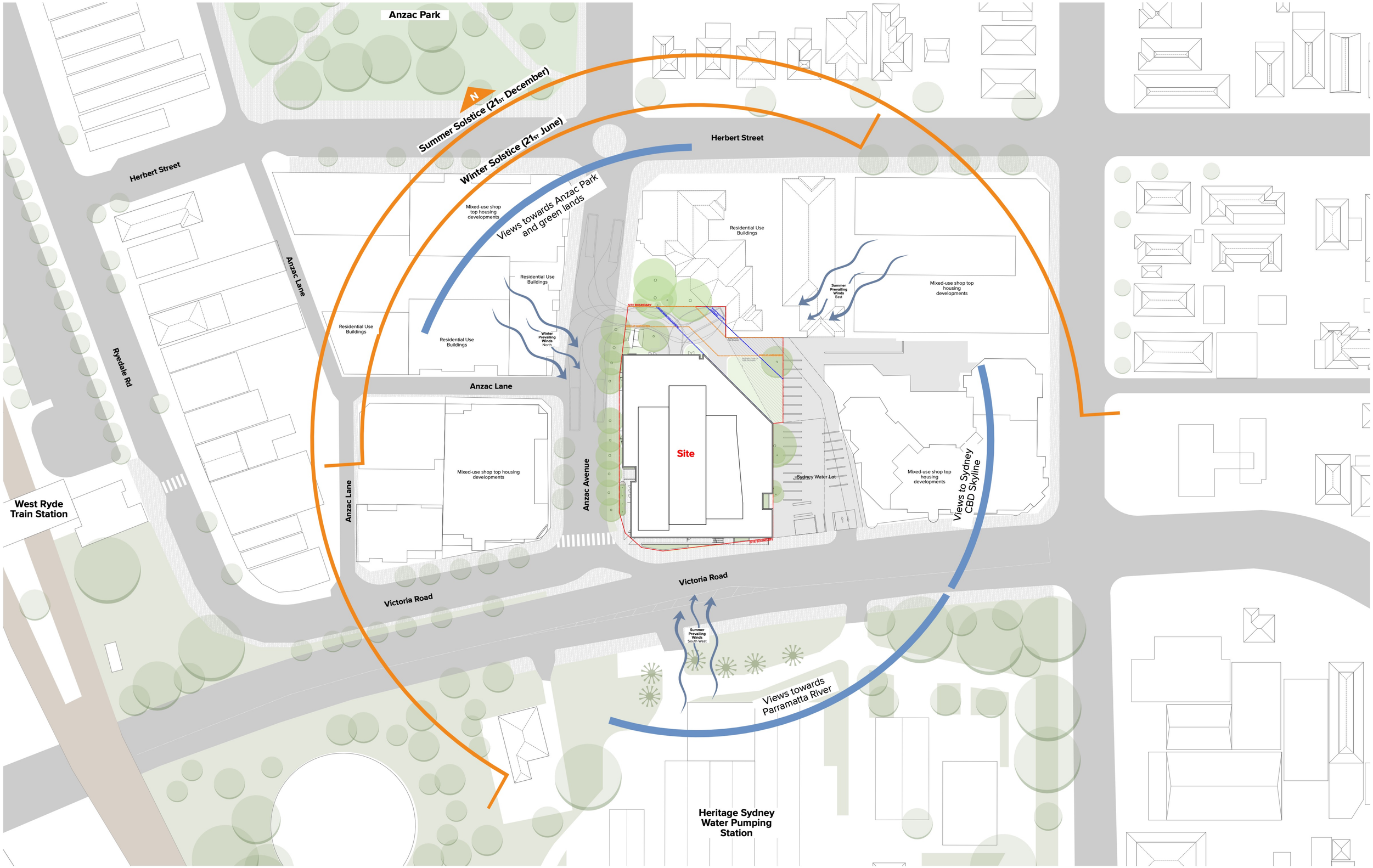
Rev
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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Siteworks
Site Analysis

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	25026	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-010-011	01	

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Nominated Architect: Nicholas Turner 8695, ABN 86 084 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Siteworks
Site Plan

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No. **25026**

Dwg No. **DA-010-013**

Drawn by **TM**

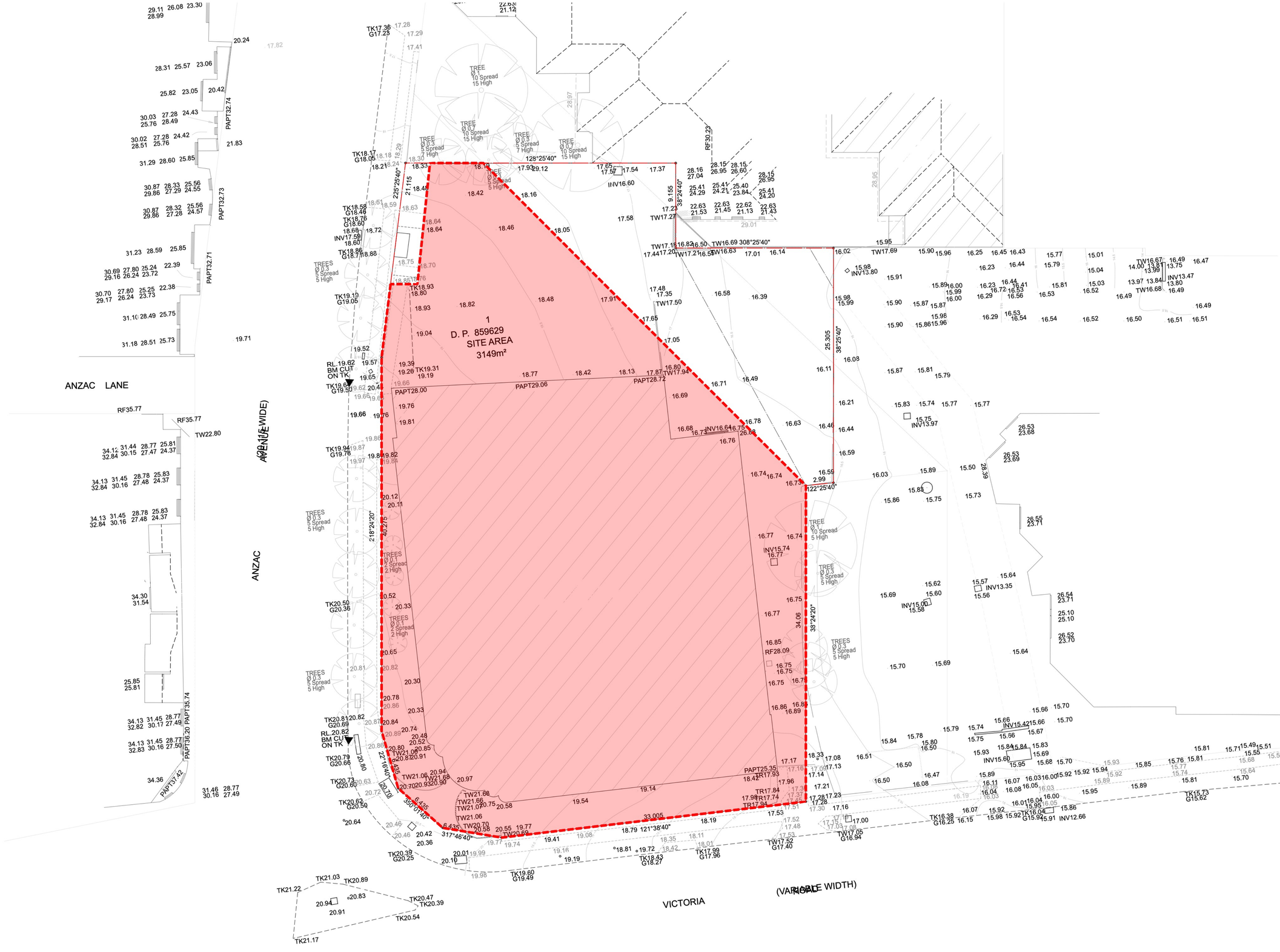
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TOPOGRAPHICAL SURVEY PLAN OF 96 ANZAC AVENUE, WEST RYDE_ ATS LAND & ENGINEERING SURVEYORS PTY LTD
REV B_8/8/2025

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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LEGEND:

Red shaded areas to be demolished
All structures (houses, sheds, car ports, etc) to be removed.
All hard surfaces (driveways, paths, pools, etc) to be removed.
Refer to Arborist Report for extent of lansdcape removal.
Services to be relocated, as appropriate

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Siteworks
Existing / Demolition Plans

Scale: **1:200 @A1, 50%@A3**
Project No.: **25026**
Drawn by: **TM**
Status: **For SSDA Submission**
Dwg No.: **DA-010-020**
Rev: **01**
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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Basement 03

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-110-006**
Drawn by **TM/IA/ET**
Rev **01**
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Basement 02

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-110-007**
Drawn by **TM/IA/ET**
Rev **01**
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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Basement 01

Scale	1:200 @A1, 50%@A3	Project No.	25026
Drawn by	TM/IA/ET	Status	For SSDA Submission
Dwg No.	DA-110-008	Rev	01
North			

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Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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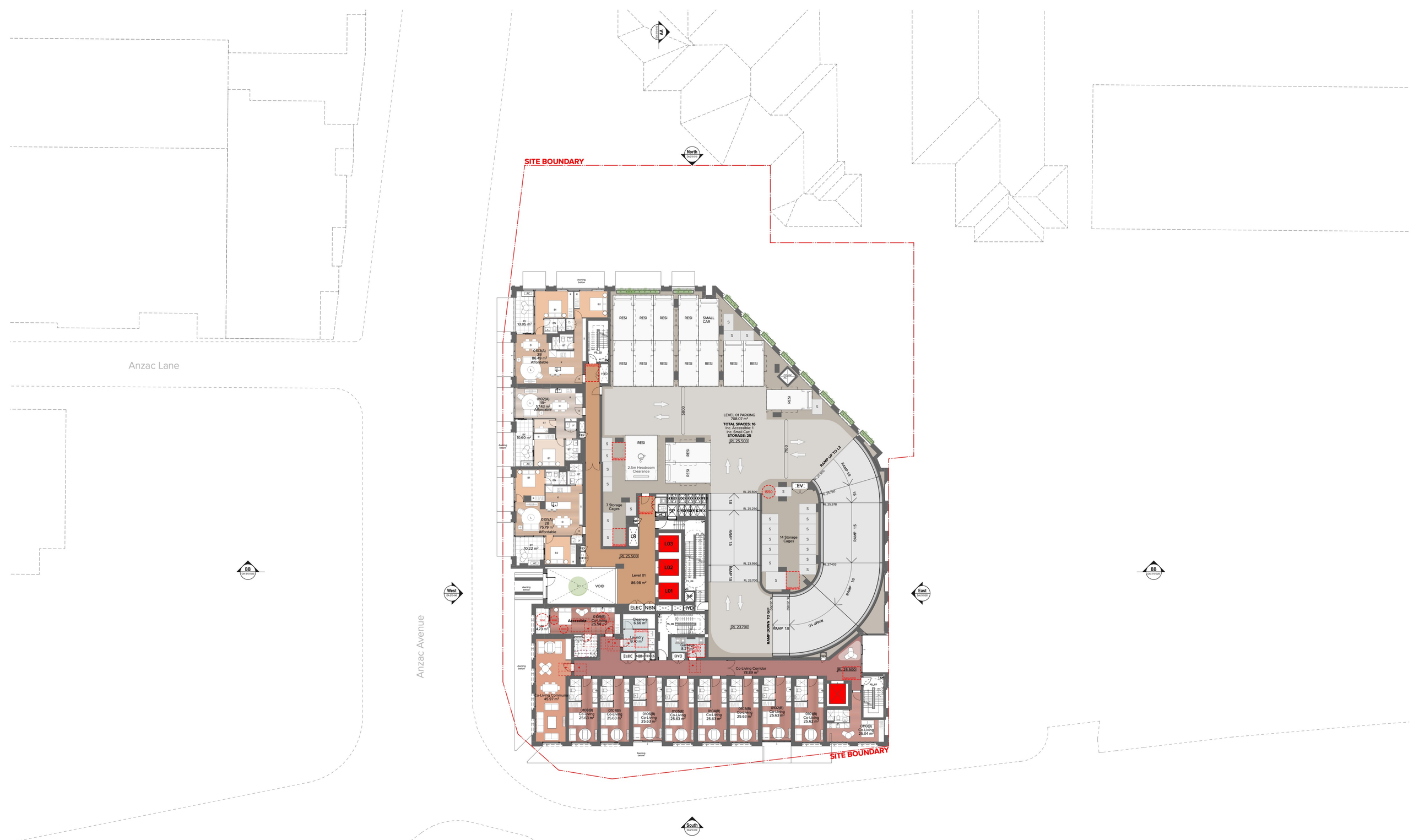
Rev	Date	Aprroved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	TM/IA/ET	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-009	01	

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 084 084 911

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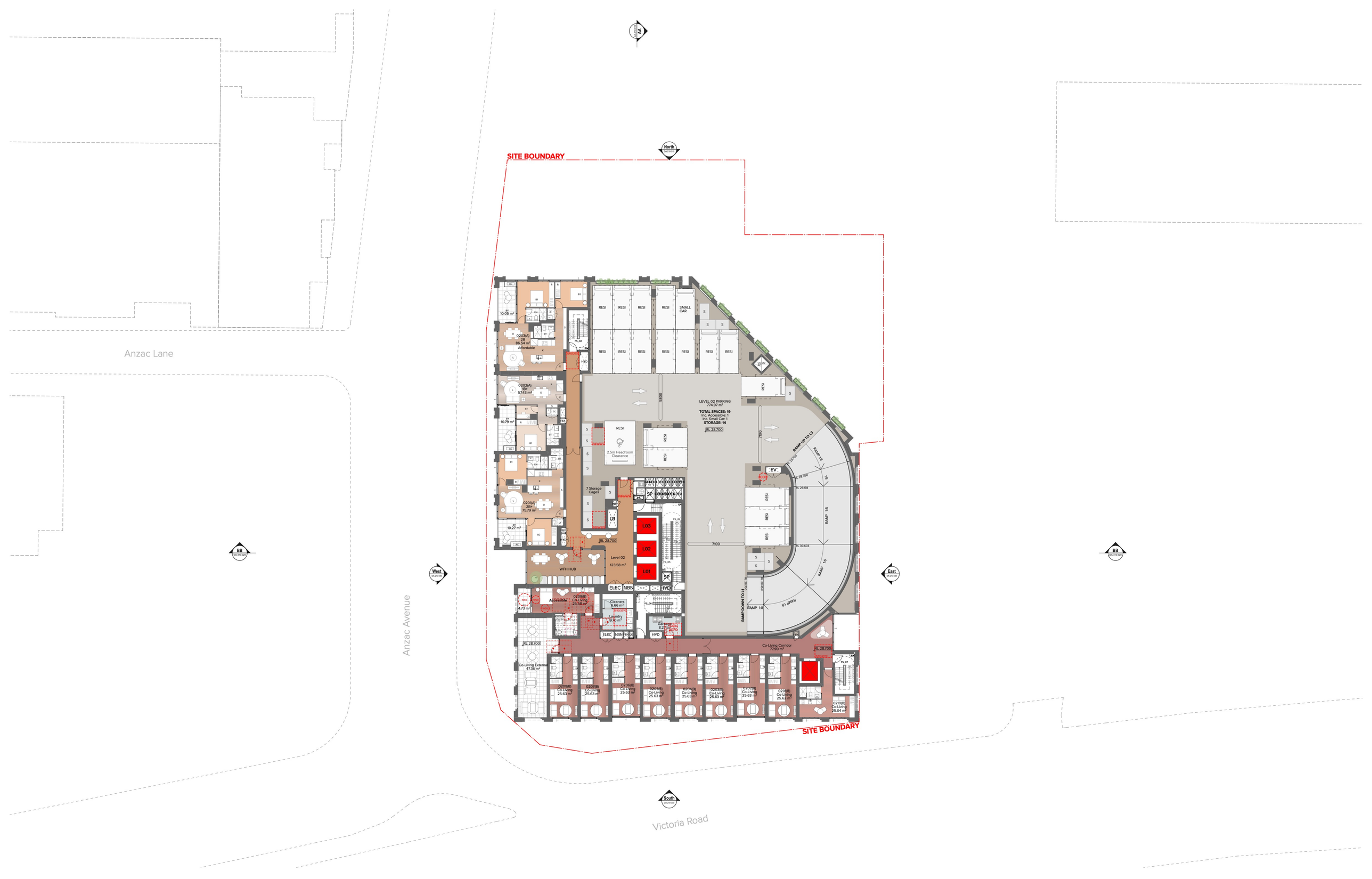
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 01

Scale: **1:200 @A1, 50%@A3**
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-110-010**
Drawn by: **TM/IA/ET**
Rev: **01**
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NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 02

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No. **25026**

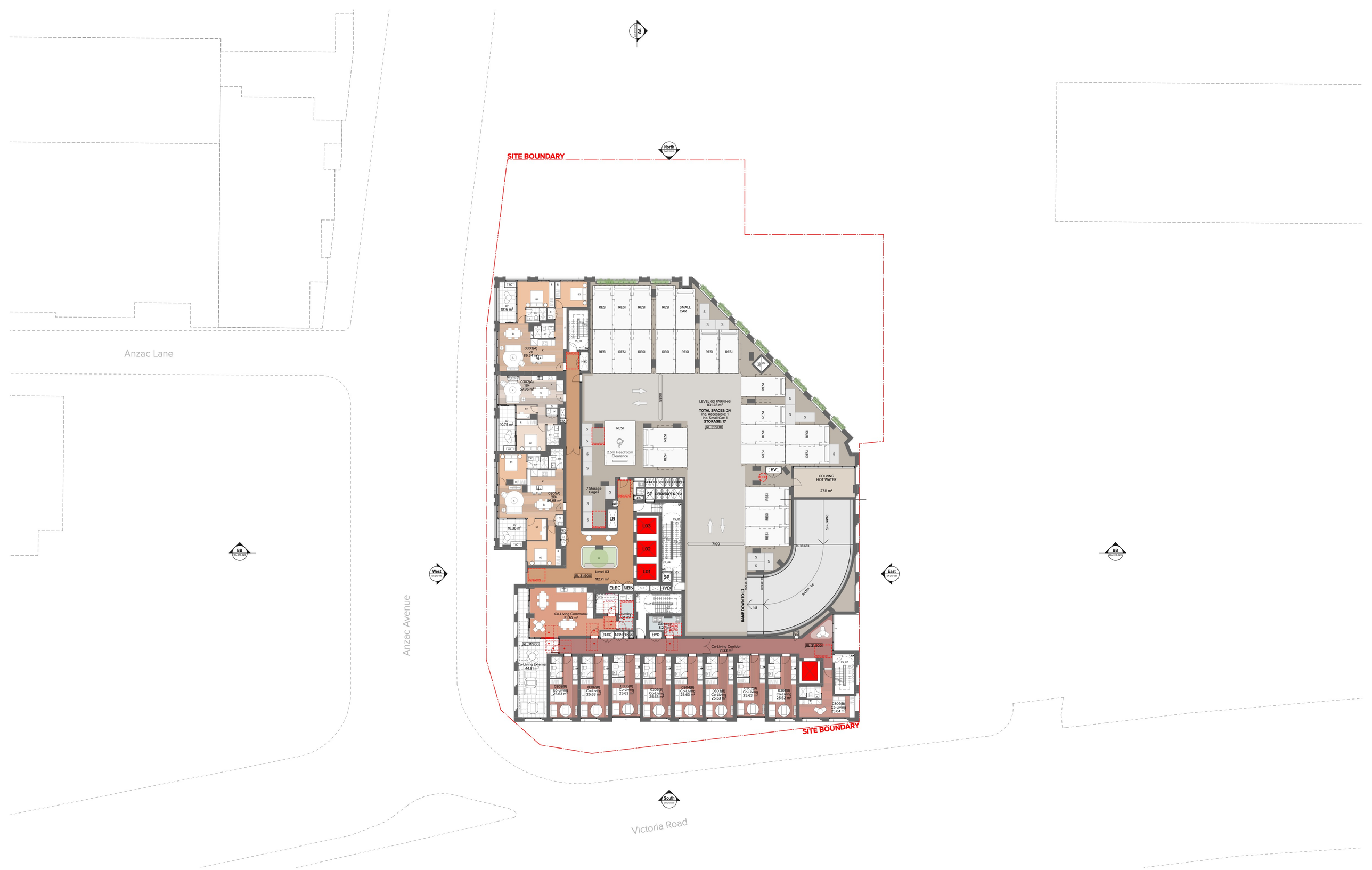
Dwg No. **DA-110-020**

Drawn by **TM/IA/ET**

Rev **01**

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Scion

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Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 03

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No. **25026**

Dwg No. **DA-110-030**

Drawn by **TM/IA/ET**

Rev **01**

North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 084 084 911

CLIENT

Scion

Scion
Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 04 - Communal Terrace

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	TM/IA/ET	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-040	01	

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Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

CLIENT

Scion

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Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Typical Tower Level 05-07

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-110-050

Drawn by
TM/IA/ET

Rev
01

North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 084 091 911

CLIENT

Scion

Scion
Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Typical Tower Level 08-15

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	TM/IA/ET	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-080	01	

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner: 6695, ABN 86 064 084 911

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NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Typical Tower Level 16-17

Scale: 1:200 @A1, 50%@A3
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-110-160**
Drawn by: TM/IA/ET
Rev: **01**
North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Scion
Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title

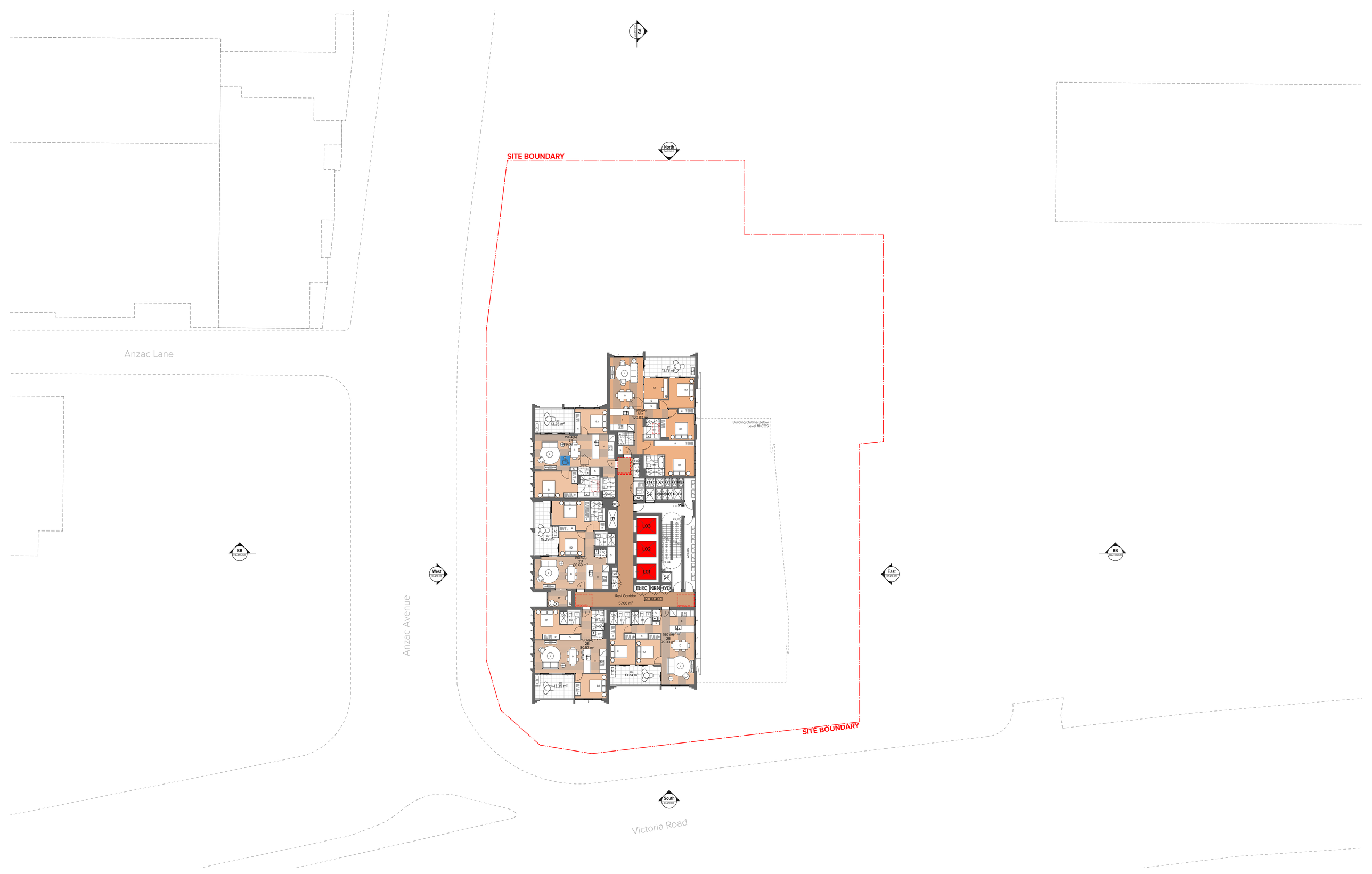
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title

GA Plans
Level 18 - Communal Terrace

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	TM/IA/ET	
Status	Dwg No.	Rev	
For SSDA Submission	DA-110-180	01	

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AA
SITE BOUNDARY
North
DA-210-000
Building Outline Below
Level 18 COS
Anzac Lane
Anzac Avenue
Victoria Road
BB
DA-210-000
West
DA-210-000
East
DA-210-000
South
DA-210-000
SITE BOUNDARY
BR
13.78 m²
ST
B2
1905(A)
3B
120.83 m²
B3
BR
13.25 m²
B2
1904(A)
2B
89.69 m²
B1
B1
LAU
LAU
LAU



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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Suite 3, Level 1/937 Victoria Rd West Ryde
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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 20

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

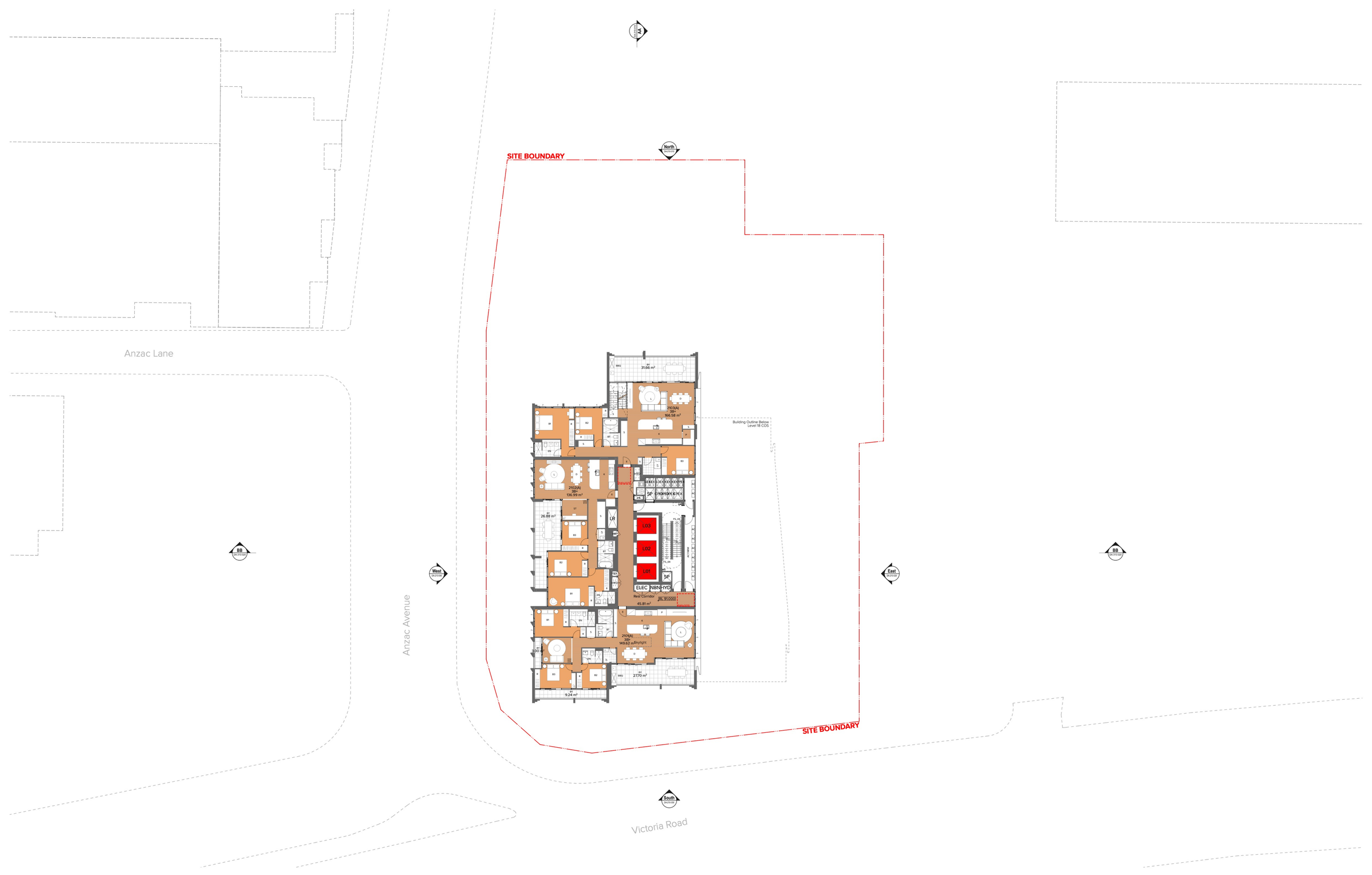
Dwg No.
DA-110-200

Drawn by
TM/IA/ET

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 21

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-110-210

Drawn by
TM/IA/ET

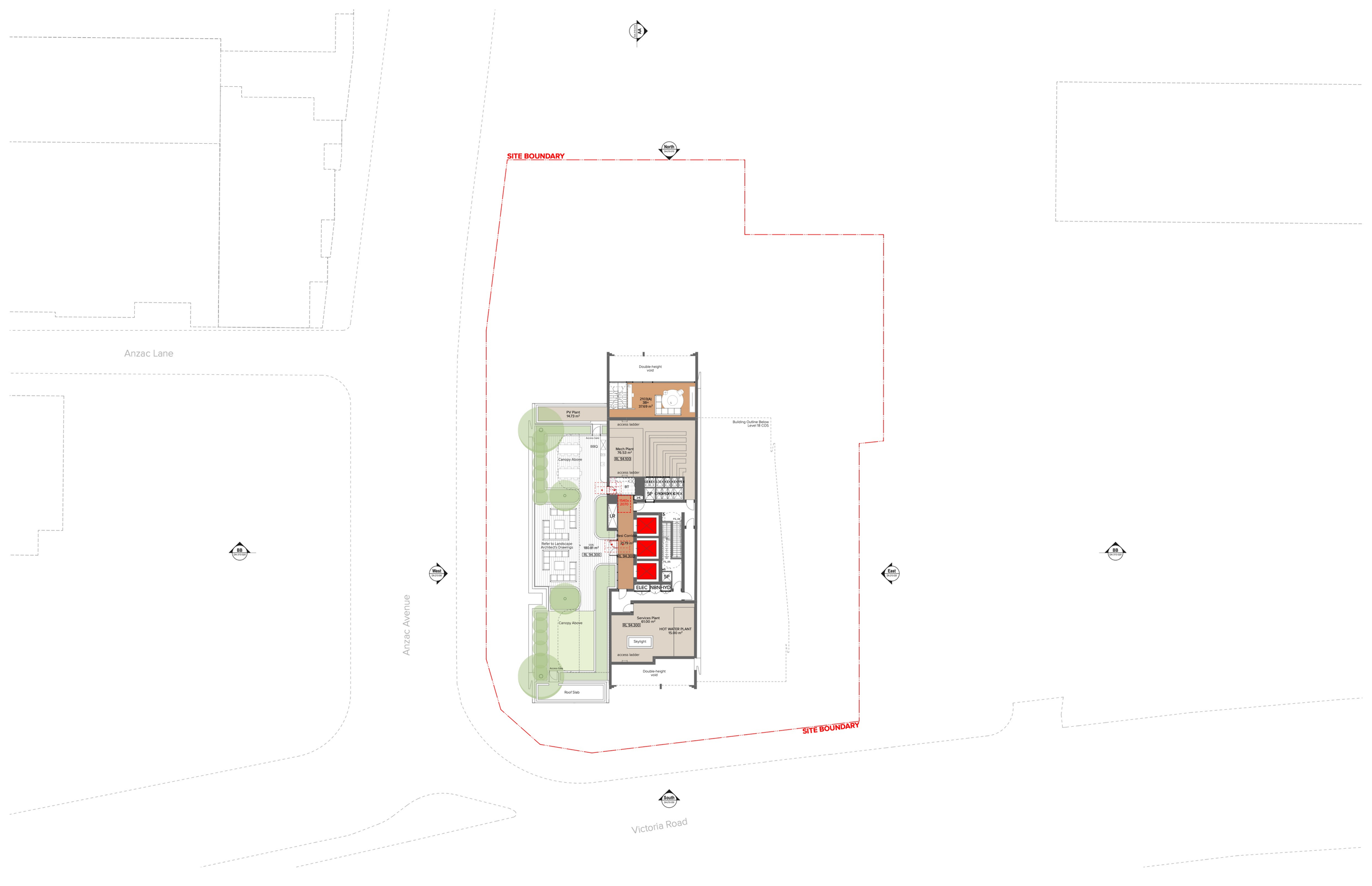
Rev
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Scion
Suite 3, Level 1/937 Victoria Rd West Ryde
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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Level 22 - Rooftop Terrace

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-110-220

Drawn by
TM/IA/ET

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Nominated Architect: Nicholas Turner 6695, ABN 86 094 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Plans
Plant Roof

Scale
1:200 @A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-110-230

Drawn by
TM/IA/ET

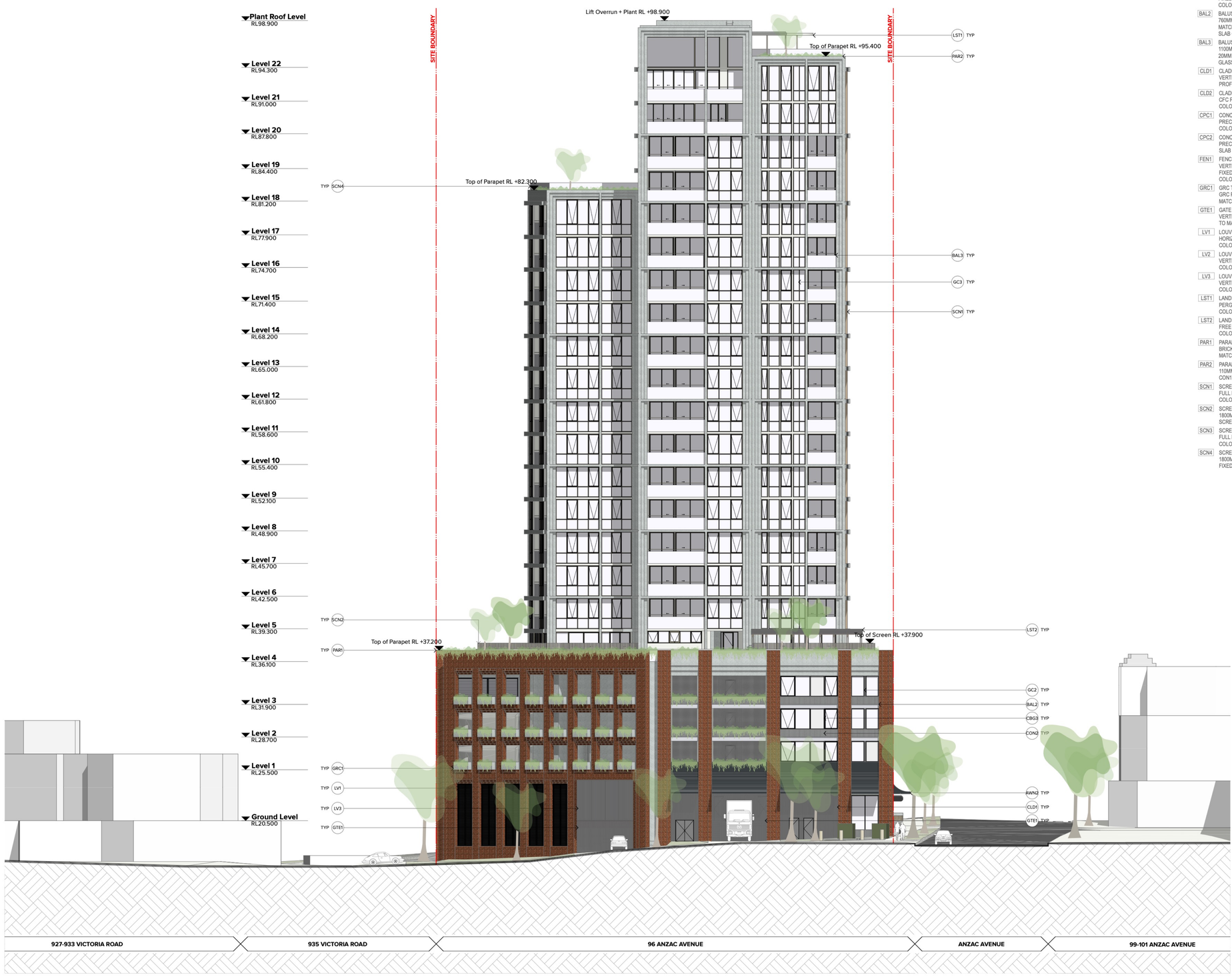
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ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- AWN2 AWNING TYPE 2: CURVED LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- BAL1 BALUSTRADE TYPE 1: 1100MM VERTICAL PALASADE METAL BALUSTRADE FIXED TO TOP OF SLAB WITH STEEL FIXING COLOUR & FINISH TO MATCH PCF1
- BAL2 BALUSTRADE TYPE 2: 760MM CONCRETE BALUSTRADE COLOUR FINISH TO MATCH CON2 WITH 20MM TOP RAIL FIXED TO FACE OF SLAB COLOUR & FINISH TO MATCH PCF1
- BAL3 BALUSTRADE TYPE 3: 1100MM CLEAR GLASS BALUSTRADE WITH 20MM U SHAPE ALUMINIUM CHANEL FIXED TO TOP OF GLASS BALUSTRADE COLOUR & FINISH TO MATCH PCF2
- CLD1 CLADDING TYPE 1: VERTICAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR & FINISH TO MATCH PFC5
- CLD2 CLADDING TYPE 2: CFC PANEL SYSTEM COLOUR & FINISH TO MATCH PF2
- CPC1 CONCRETE PRE-CAST TYPE 1: PRECAST CONCRETE FEATURE STEPPING FORM COLOUR & FINISH TO MATCH CON1
- CPC2 CONCRETE PRE-CAST TYPE 2: PRECAST CONCRETE 400MM PROFILE EXPRESSED SLAB EDGE COLOUR & FINISH TO MATCH CON1
- FEN1 FENCE TYPE 1: VERTICAL METAL FENCE SYSTEM FIXED TO CONCRETE SHORT WALL TO MATCH PF1 COLOUR & FINISH TO MATCH PCF1
- GRC1 GRC TYPE 1: GRC PLANTER COLOUR & FINISH TO MATCH CON1
- GTE1 GATE SYSTEM TYPE 1: VERTICAL METAL GATE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV2 LOUVRE SYSTEM TYPE 2: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA ATTACHED TO CONCRETE WALL COLOUR & FINISH TO MATCH PCF2
- LST2 LANDSCAPE STRUCTURE TYPE 1: FREE STANDING METAL PERGOLA COLOUR & FINISH TO MATCH PCF3
- PAR1 PARAPET TYPE 1: BRICKWORK PARAPET BRICKWORK TO MATCH BW1
- PAR2 PARAPET TYPE 2: 110MM CONCRETE PARAPET TO MATCH CON1
- SCN1 SCREEN TYPE 1: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PCF3
- SCN2 SCREEN TYPE 2: 1800MM VERTICAL METAL PRIVACY SCREEN COLOUR & FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PF2
- SCN4 SCREEN TYPE 4: 1800MM CLEAR GLASS BALUSTRADE FIXED TO CONCRETE SHORT WALL
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK GERTRUDIS BROWN
- CBG1 COLOUR BACK GLASS TYPE 1: GLASS TONE TO MATCH PF1 WITH ALUMINIUM FRAMING SYSTEM TO MATCH PCF1
- CBG2 COLOUR BACK GLASS TYPE 2: GLASS TONE TO MATCH PF2 WITH ALUMINIUM FRAMING SYSTEM TO MATCH PCF2
- CON1 CONCRETE OFF-FORM TYPE 1: NATURAL FINISH
- CON2 VETRICALLY RIBBED TEXTURED CONCRETE: NATURAL FINISH
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM TO MATCH PCF1
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM TO MATCH PCF2
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'BLACK ACE'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'ETERNITY NICKEL PEARL'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'FRESH GOLD'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'FLAT WHITE'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'HEIFER'
- SG1 SIGNAGE TPE 1: INTEGRATED BUILDING IDENTIFICATION SIGNAGE, RECESSED INTO BUILDING FACADE
- PAE PUBLIC ART ELEMENT: POTENTIAL PUBLIC ART ZONE (SUBJECT TO DETAILED PUBLIC ART STRATEGY AND ARTIST COLLABORATION)

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 8695, ABN 86 084 084 911

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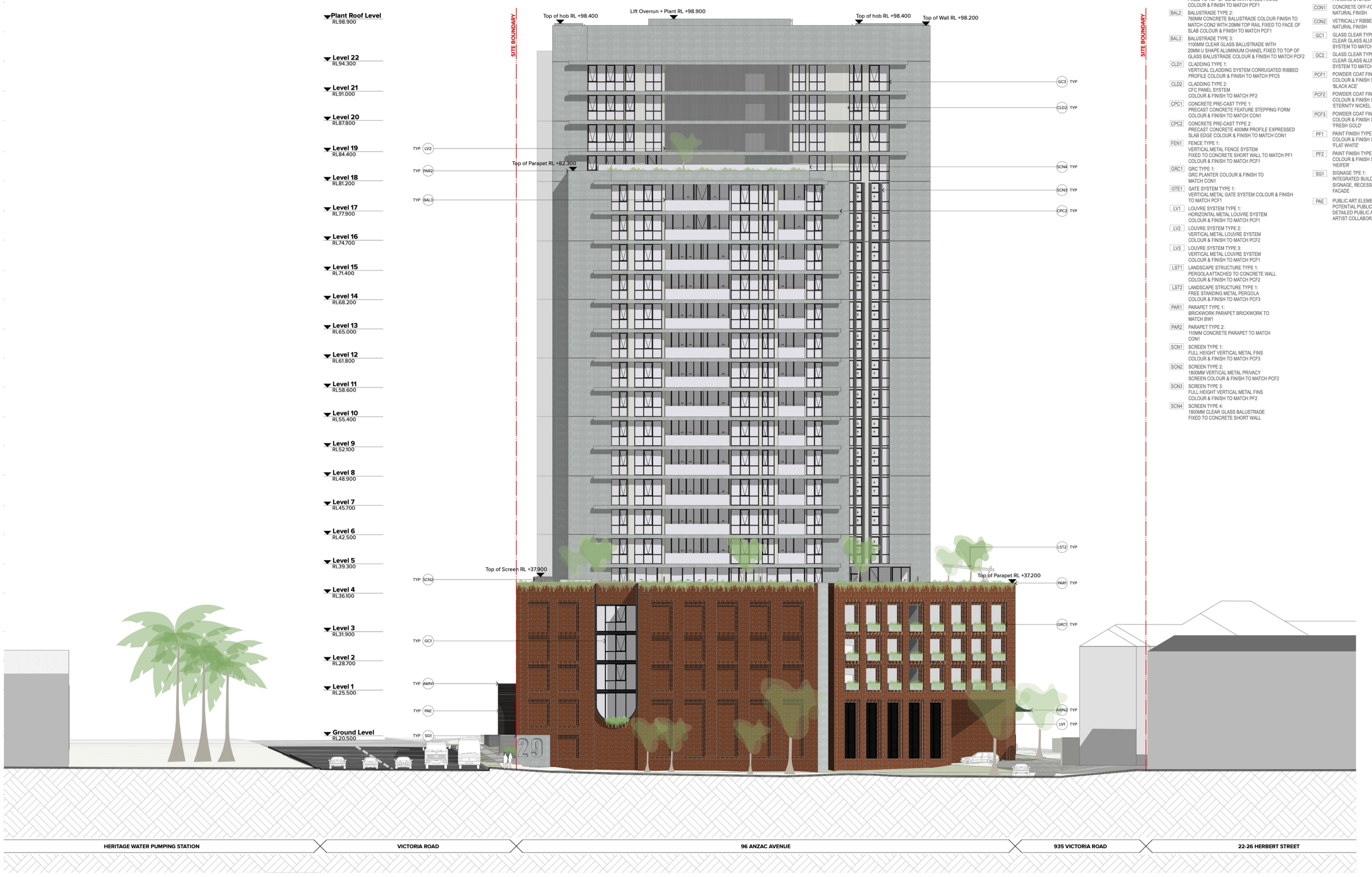
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Elevations
North Elevation

Scale: 1:200 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 25026
Dwg No.: DA-210-010
Drawn by: FM
Rev: 01
North

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ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- AWN2 AWNING TYPE 2: CURVED LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- BAL1 BALUSTRADE TYPE 1: 1100MM VERTICAL PALASADE METAL BALUSTRADE FIXED TO TOP OF SLAB WITH STEEL FIXING COLOUR & FINISH TO MATCH PCF1
- BAL2 BALUSTRADE TYPE 2: 760MM CONCRETE BALUSTRADE COLOUR FINISH TO MATCH CON2 WITH 20MM TOP RAIL FIXED TO FACE OF SLAB COLOUR & FINISH TO MATCH PCF1
- BAL3 BALUSTRADE TYPE 3: 1100MM CLEAR GLASS BALUSTRADE WITH 20MM U SHAPE ALUMINIUM CHANEL FIXED TO TOP OF GLASS BALUSTRADE COLOUR & FINISH TO MATCH PCF2
- CLD1 CLADDING TYPE 1: VERTICAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR & FINISH TO MATCH PFC5
- CLD2 CLADDING TYPE 2: CFC PANEL SYSTEM COLOUR & FINISH TO MATCH PF2
- CPC1 CONCRETE PRE-CAST TYPE 1: PRECAST CONCRETE FEATURE STEPPING FORM COLOUR & FINISH TO MATCH CON1
- CPC2 CONCRETE PRE-CAST TYPE 2: PRECAST CONCRETE 400MM PROFILE EXPRESSED SLAB EDGE COLOUR & FINISH TO MATCH CON1
- FEN1 FENCE TYPE 1: VERTICAL METAL FENCE SYSTEM FIXED TO CONCRETE SHORT WALL TO MATCH PF1 COLOUR & FINISH TO MATCH PCF1
- GRC1 GRC TYPE 1: GRC PLANTER COLOUR & FINISH TO MATCH CON1
- GTE1 GATE SYSTEM TYPE 1: VERTICAL METAL GATE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV2 LOUVRE SYSTEM TYPE 2: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA ATTACHED TO CONCRETE WALL COLOUR & FINISH TO MATCH PCF2
- LST2 LANDSCAPE STRUCTURE TYPE 1: FREE STANDING METAL PERGOLA COLOUR & FINISH TO MATCH PCF3
- PAR1 PARAPET TYPE 1: BRICKWORK PARAPET BRICKWORK TO MATCH BW1
- PAR2 PARAPET TYPE 2: 110MM CONCRETE PARAPET TO MATCH CON1
- SCN1 SCREEN TYPE 1: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PCF3
- SCN2 SCREEN TYPE 2: 1800MM VERTICAL METAL PRIVACY SCREEN COLOUR & FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PF2
- SCN4 SCREEN TYPE 4: 1800MM CLEAR GLASS BALUSTRADE FIXED TO CONCRETE SHORT WALL
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- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'FRESH GOLD'
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6606, ABN 86 094 091 911

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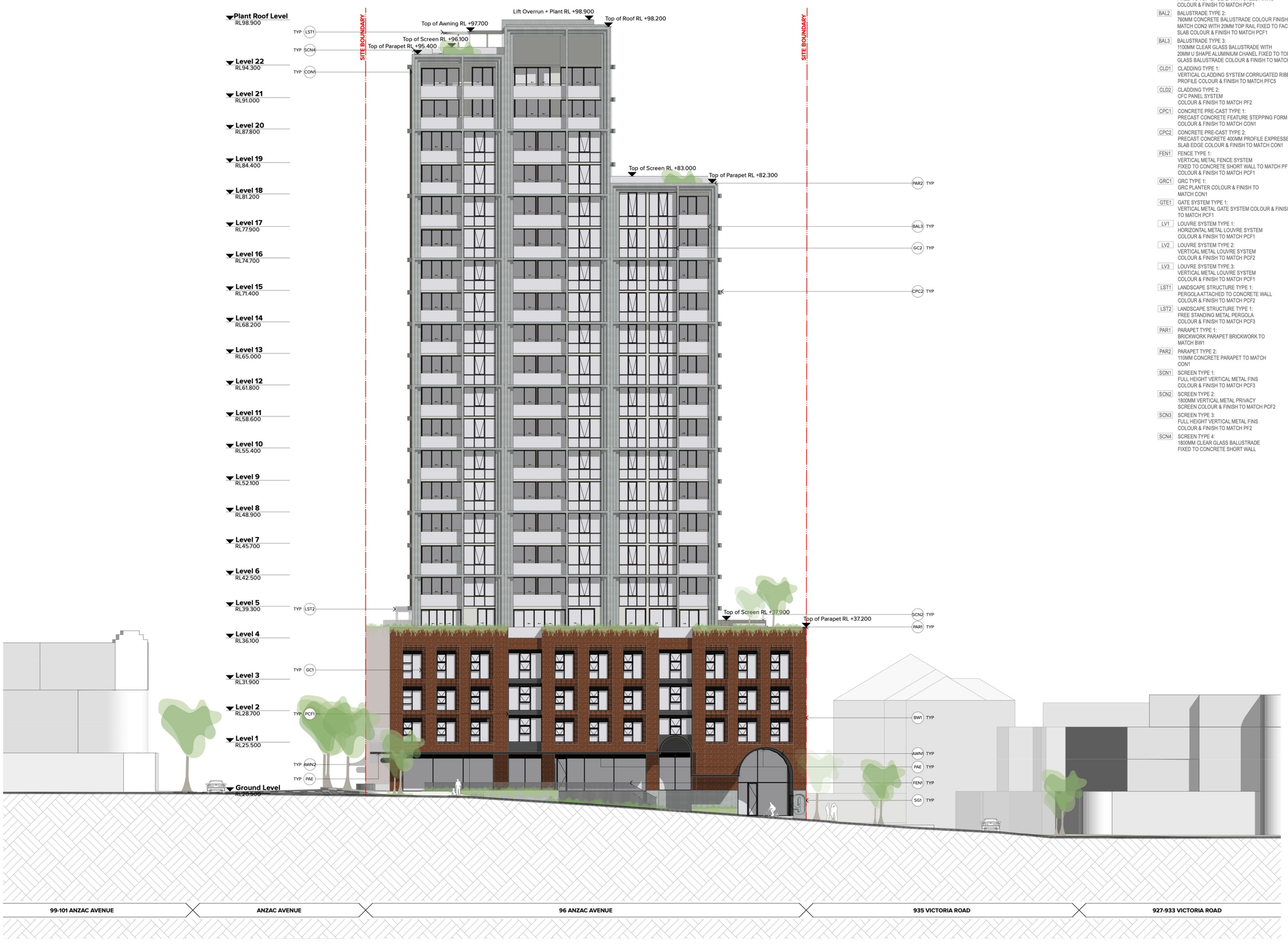
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Elevations
East Elevation

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-210-020**
Drawn by **FM**
Rev **01**
North

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ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- AWN2 AWNING TYPE 2: CURVED LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- BAL1 BALUSTRADE TYPE 1: 1100MM VERTICAL PALASADE METAL BALUSTRADE FIXED TO TOP OF SLAB WITH STEEL FIXING COLOUR & FINISH TO MATCH PCF1
- BAL2 BALUSTRADE TYPE 2: 760MM CONCRETE BALUSTRADE COLOUR FINISH TO MATCH CON2 WITH 20MM TOP RAIL FIXED TO FACE OF SLAB COLOUR & FINISH TO MATCH PCF1
- BAL3 BALUSTRADE TYPE 3: 1100MM CLEAR GLASS BALUSTRADE WITH 20MM U SHAPE ALUMINIUM CHANEL FIXED TO TOP OF GLASS BALUSTRADE COLOUR & FINISH TO MATCH PCF2
- CLD1 CLADDING TYPE 1: VERTICAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR & FINISH TO MATCH PFC5
- CLD2 CLADDING TYPE 2: CFC PANEL SYSTEM COLOUR & FINISH TO MATCH PF2
- CPC1 CONCRETE PRE-CAST TYPE 1: PRECAST CONCRETE FEATURE STEPPING FORM COLOUR & FINISH TO MATCH CON1
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- GRC1 GRC TYPE 1: GRC PLANTER COLOUR & FINISH TO MATCH CON1
- GTE1 GATE SYSTEM TYPE 1: VERTICAL METAL GATE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV2 LOUVRE SYSTEM TYPE 2: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA ATTACHED TO CONCRETE WALL COLOUR & FINISH TO MATCH PCF2
- LST2 LANDSCAPE STRUCTURE TYPE 1: FREE STANDING METAL PERGOLA COLOUR & FINISH TO MATCH PCF3
- PAR1 PARAPET TYPE 1: BRICKWORK PARAPET BRICKWORK TO MATCH BW1
- PAR2 PARAPET TYPE 2: 110MM CONCRETE PARAPET TO MATCH CON1
- SCN1 SCREEN TYPE 1: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PCF3
- SCN2 SCREEN TYPE 2: 1800MM VERTICAL METAL PRIVACY SCREEN COLOUR & FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PF2
- SCN4 SCREEN TYPE 4: 1800MM CLEAR GLASS BALUSTRADE FIXED TO CONCRETE SHORT WALL
- BW1 BRICKWORK TYPE 1: COLOUR AND FINISH EQUAL TO BOWRAL BRICK GERTRUDIS BROWN
- CBG1 COLOUR BACK GLASS TYPE 1: GLASS TONE TO MATCH PF1 WITH ALUMINIUM FRAMING SYSTEM TO MATCH PCF1
- CBG2 COLOUR BACK GLASS TYPE 2: GLASS TONE TO MATCH PF2 WITH ALUMINIUM FRAMING SYSTEM TO MATCH PCF2
- CON1 CONCRETE OFF-FORM TYPE 1: NATURAL FINISH
- CON2 VETRICALLY RIBBED TEXTURED CONCRETE: NATURAL FINISH
- GC1 GLASS CLEAR TYPE 1: CLEAR GLASS ALUMINIUM FRAMING SYSTEM TO MATCH PCF1
- GC2 GLASS CLEAR TYPE 2: CLEAR GLASS ALUMINIUM FRAMING SYSTEM TO MATCH PCF2
- PCF1 POWDER COAT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'BLACK ACE'
- PCF2 POWDER COAT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'ETERNITY NICKEL PEARL'
- PCF3 POWDER COAT FINISH TYPE 3: COLOUR & FINISH SIMILAR TO DULUX 'FRESH GOLD'
- PF1 PAINT FINISH TYPE 1: COLOUR & FINISH SIMILAR TO DULUX 'FLAT WHITE'
- PF2 PAINT FINISH TYPE 2: COLOUR & FINISH SIMILAR TO DULUX 'HEIFER'
- SG1 SIGNAGE TPE 1: INTEGRATED BUILDING IDENTIFICATION SIGNAGE, RECESSED INTO BUILDING FACADE
- PAE PUBLIC ART ELEMENT: POTENTIAL PUBLIC ART ZONE (SUBJECT TO DETAILED PUBLIC ART STRATEGY AND ARTIST COLLABORATION)

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Elevations
South Elevation

Scale
1:200 @A1, 50%@A3
Status
For SSDA Submission
Project No. **25026**
Dwg No. **DA-210-030**
Drawn by **FM**
Rev **01**
North

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ELEVATIONS LEGEND:

- AWN1 AWNING TYPE 1: LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- AWN2 AWNING TYPE 2: CURVED LIGHTWEIGHT METAL WORK AWNING COLOUR & FINISH TO MATCH PCF1
- BAL1 BALUSTRADE TYPE 1: 1100MM VERTICAL PALASADE METAL BALUSTRADE FIXED TO TOP OF SLAB WITH STEEL FIXING COLOUR & FINISH TO MATCH PCF1
- BAL2 BALUSTRADE TYPE 2: 760MM CONCRETE BALUSTRADE COLOUR FINISH TO MATCH CON2 WITH 20MM TOP RAIL FIXED TO FACE OF SLAB COLOUR & FINISH TO MATCH PCF1
- BAL3 BALUSTRADE TYPE 3: 1100MM CLEAR GLASS BALUSTRADE WITH 20MM U SHAPE ALUMINIUM CHANEL FIXED TO TOP OF GLASS BALUSTRADE COLOUR & FINISH TO MATCH PCF2
- CLD1 CLADDING TYPE 1: VERTICAL CLADDING SYSTEM CORRUGATED RIBBED PROFILE COLOUR & FINISH TO MATCH PFC5
- CLD2 CLADDING TYPE 2: CFC PANEL SYSTEM COLOUR & FINISH TO MATCH PF2
- CPC1 CONCRETE PRE-CAST TYPE 1: PRECAST CONCRETE FEATURE STEPPING FORM COLOUR & FINISH TO MATCH CON1
- CPC2 CONCRETE PRE-CAST TYPE 2: PRECAST CONCRETE 400MM PROFILE EXPRESSED SLAB EDGE COLOUR & FINISH TO MATCH CON1
- FEN1 FENCE TYPE 1: VERTICAL METAL FENCE SYSTEM FIXED TO CONCRETE SHORT WALL TO MATCH PF1 COLOUR & FINISH TO MATCH PCF1
- GRC1 GRC TYPE 1: GRC PLANTER COLOUR & FINISH TO MATCH CON1
- GTE1 GATE SYSTEM TYPE 1: VERTICAL METAL GATE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV1 LOUVRE SYSTEM TYPE 1: HORIZONTAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LV2 LOUVRE SYSTEM TYPE 2: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF2
- LV3 LOUVRE SYSTEM TYPE 3: VERTICAL METAL LOUVRE SYSTEM COLOUR & FINISH TO MATCH PCF1
- LST1 LANDSCAPE STRUCTURE TYPE 1: PERGOLA ATTACHED TO CONCRETE WALL COLOUR & FINISH TO MATCH PCF2
- LST2 LANDSCAPE STRUCTURE TYPE 1: FREE STANDING METAL PERGOLA COLOUR & FINISH TO MATCH PCF3
- PAR1 PARAPET TYPE 1: BRICKWORK PARAPET BRICKWORK TO MATCH BW1
- PAR2 PARAPET TYPE 2: 110MM CONCRETE PARAPET TO MATCH CON1
- SCN1 SCREEN TYPE 1: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PCF3
- SCN2 SCREEN TYPE 2: 1800MM VERTICAL METAL PRIVACY SCREEN COLOUR & FINISH TO MATCH PCF2
- SCN3 SCREEN TYPE 3: FULL HEIGHT VERTICAL METAL FINS COLOUR & FINISH TO MATCH PF2
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- SG1 SIGNAGE TPE 1: INTEGRATED BUILDING IDENTIFICATION SIGNAGE, RECESSED INTO BUILDING FACADE
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Nominated Architect: Nicholas Turner 6695, ABN 86 084 084 911

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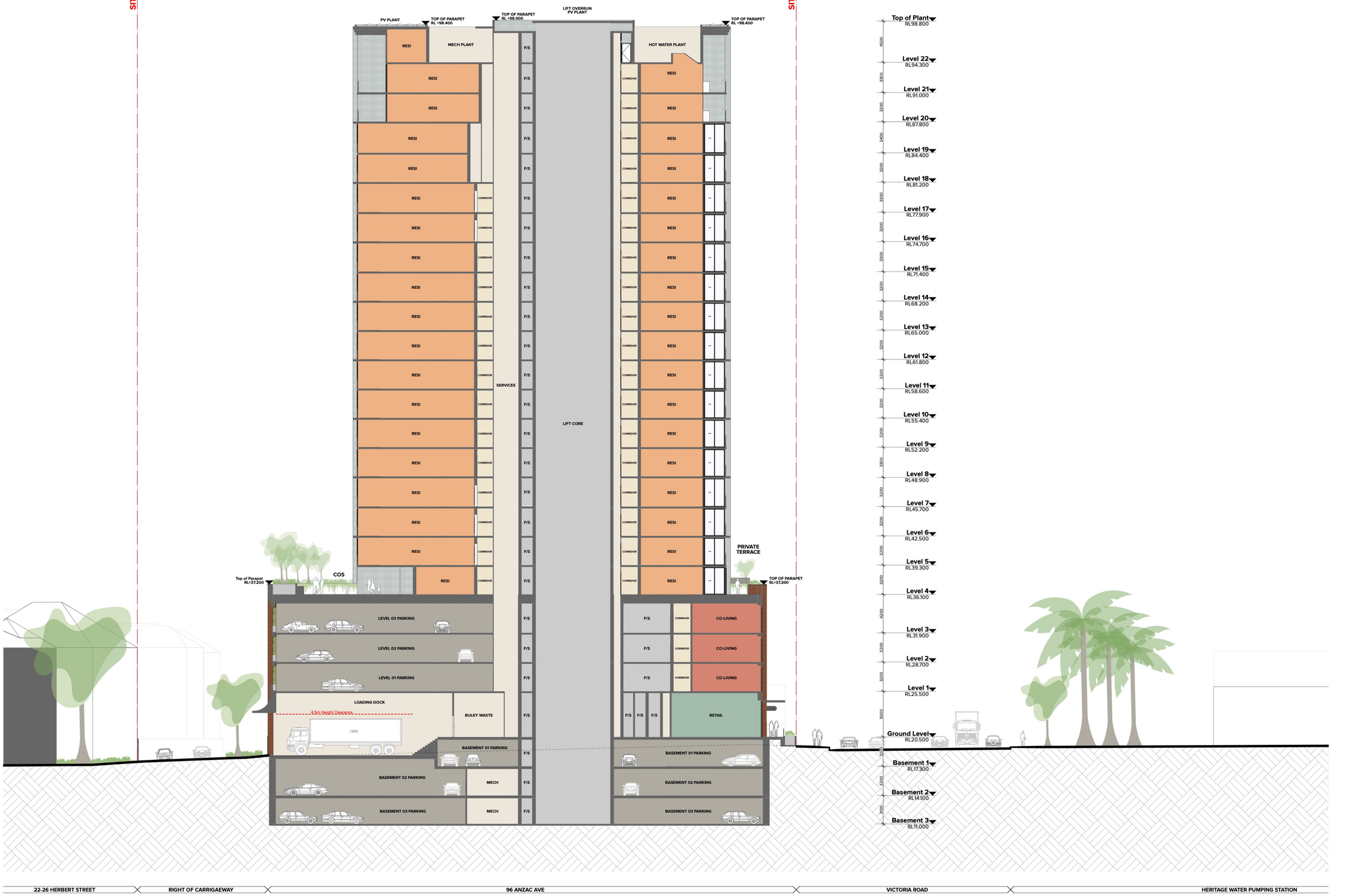
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Elevations
West Elevation

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-210-040**
Drawn by **FM**
Rev **01**
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Nominated Architect: Nicholas Turner 6695, ABN 86 084 041 911

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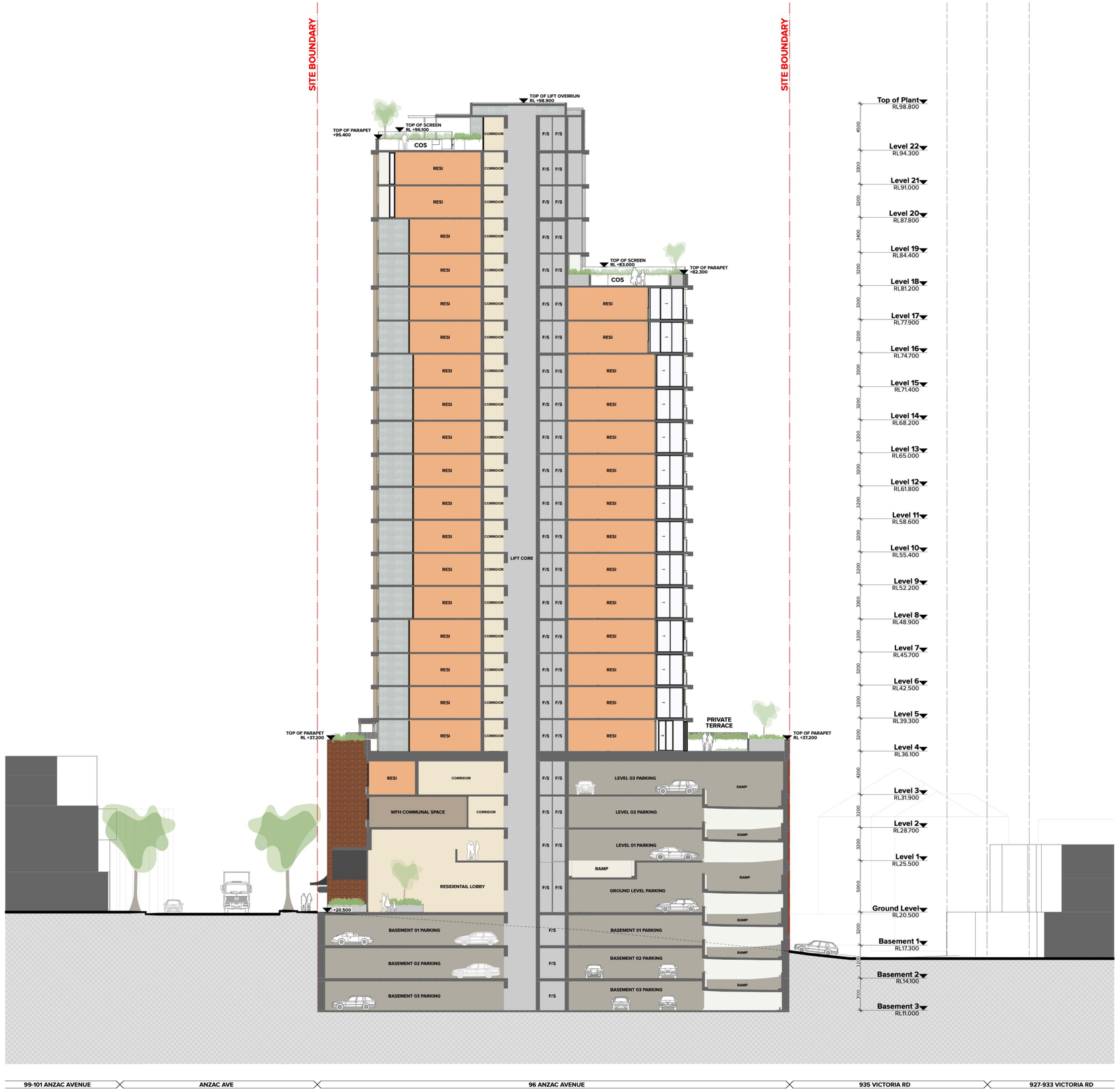
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GA Sections
Section AA

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-310-010**
Drawn by **ET**
Rev **01**
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
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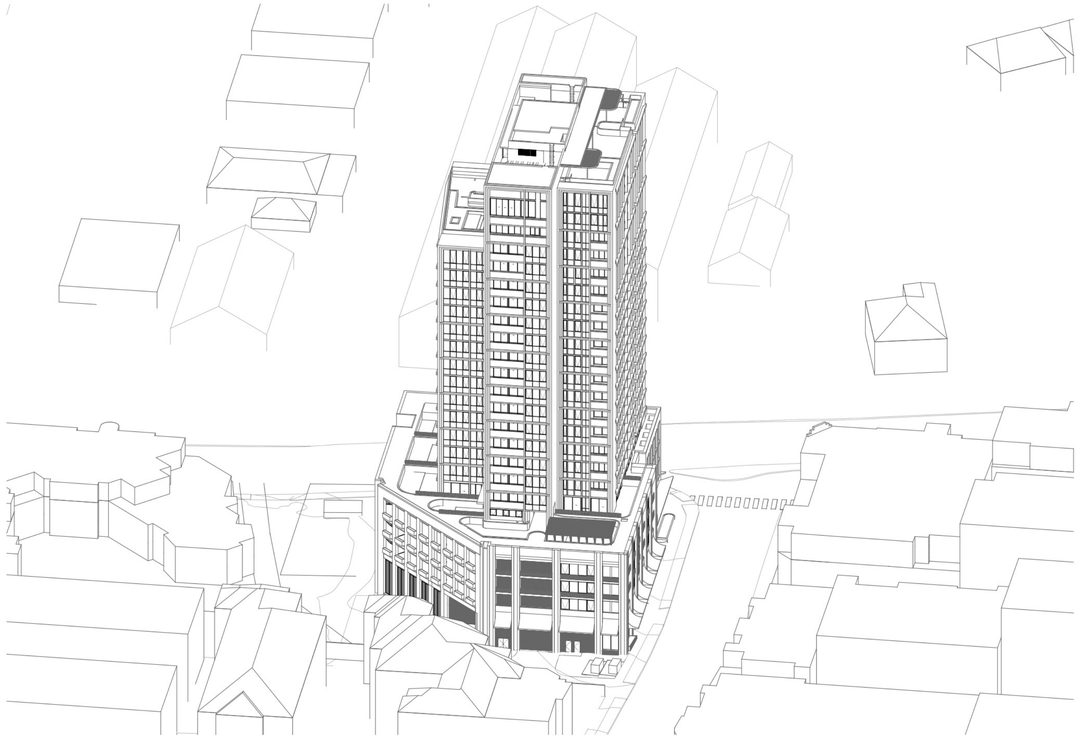
Drawing Title
GA Sections
Section BB

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	ET	
Status	Dwg No.	Rev	
For SSDA Submission	DA-310-020	01	

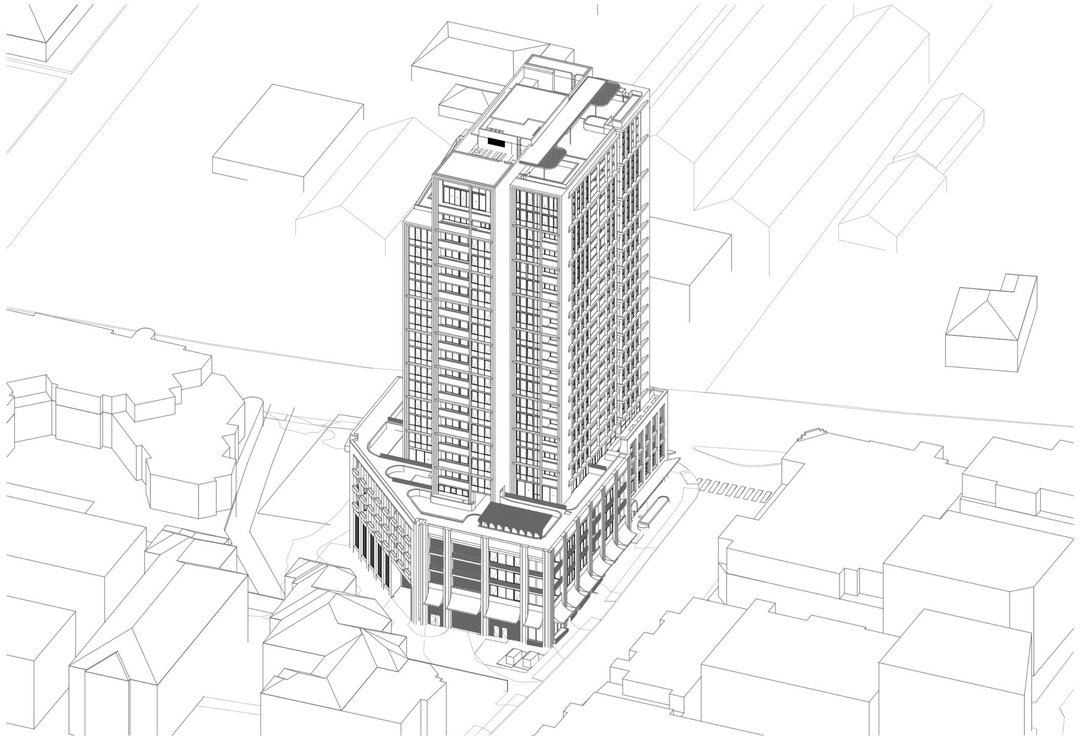
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1 9am



2 10am



3 11am



4 12pm

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Nominated Architect: Nicholas Turner 6695, ABN 86 084 091 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

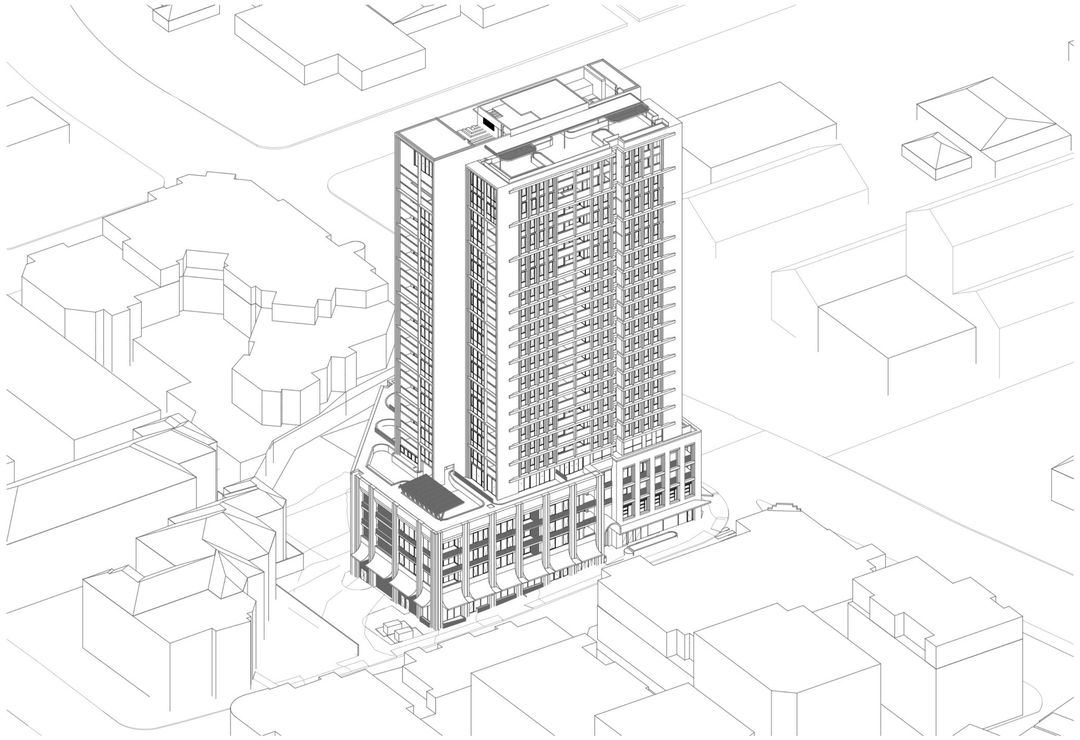
Drawing Title
Sun Diagrams
Sun Eye Diagrams June 21st 9am-12pm

Scale: **@A1, 50%@A3**
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-710-010**
Drawn by: **IA / FM**
Rev: **01**
North

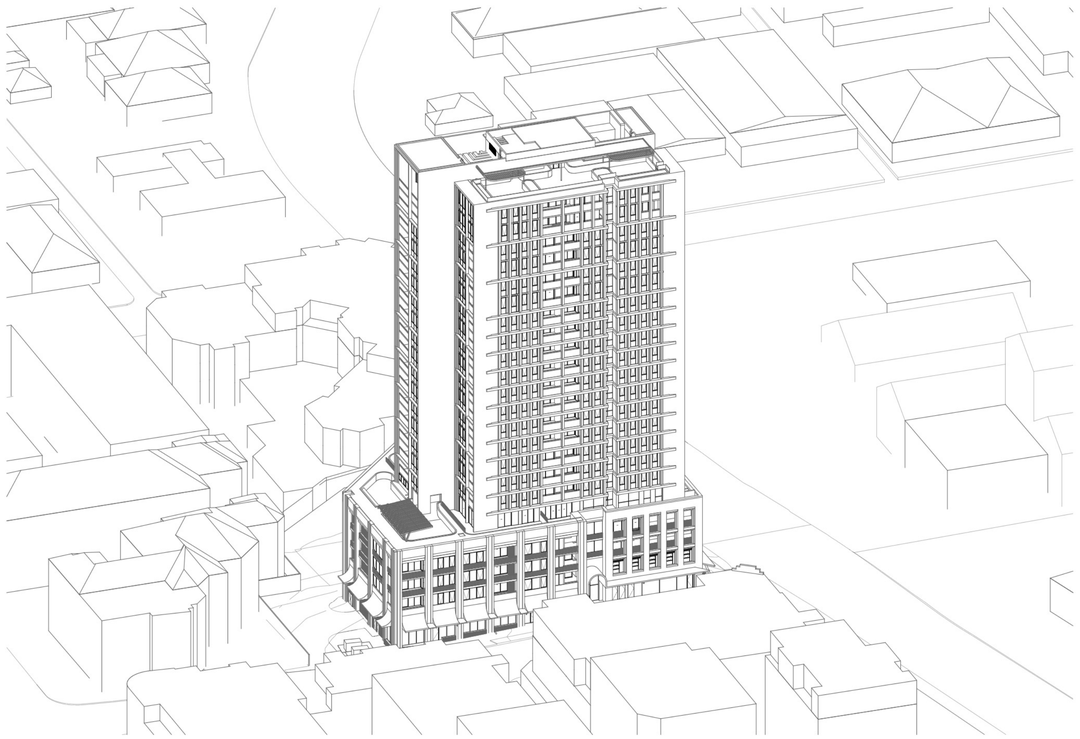
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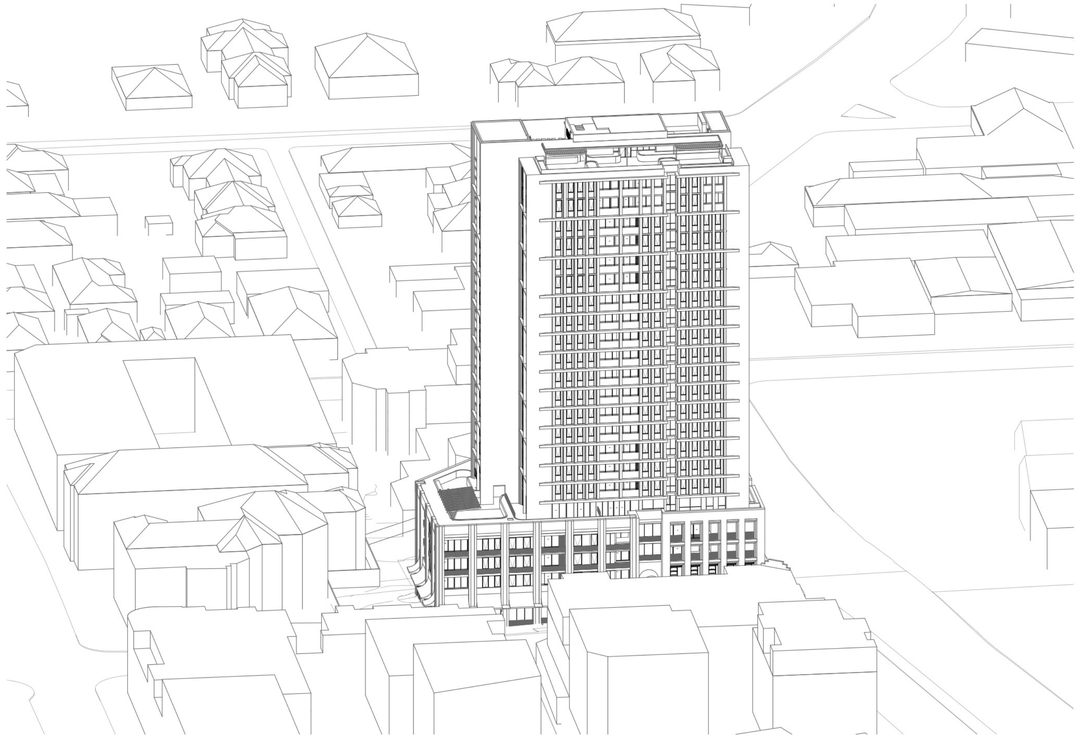
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1 1pm



2 2pm



3 3pm

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Nominated Architect: Nicholas Turner 6695, ABN 86 094 594 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Sun Diagrams
Sun Eye Diagrams June 21st 1pm-3pm

Scale
@A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-710-011

Drawn by
IA / FM

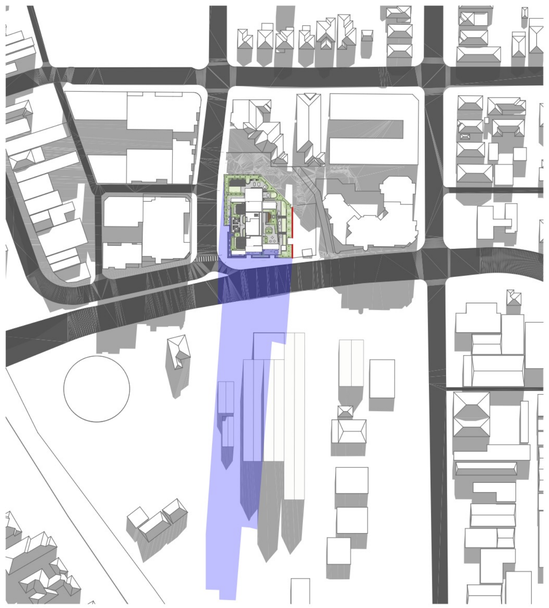
Rev
01

North

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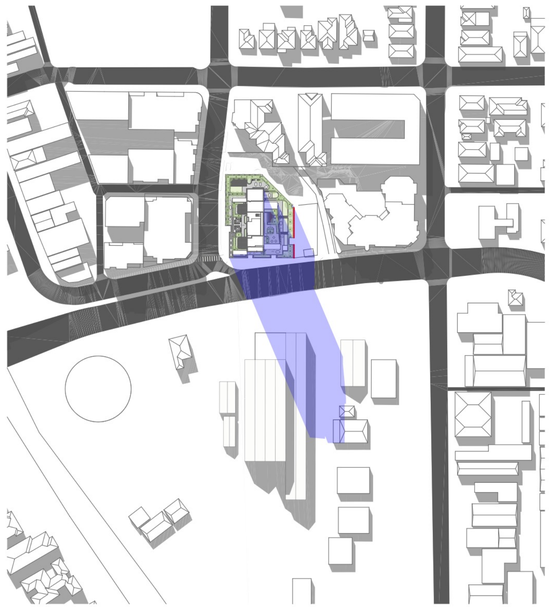
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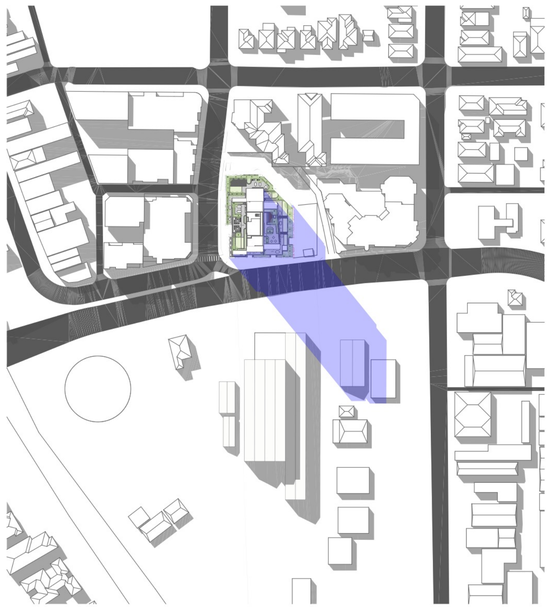
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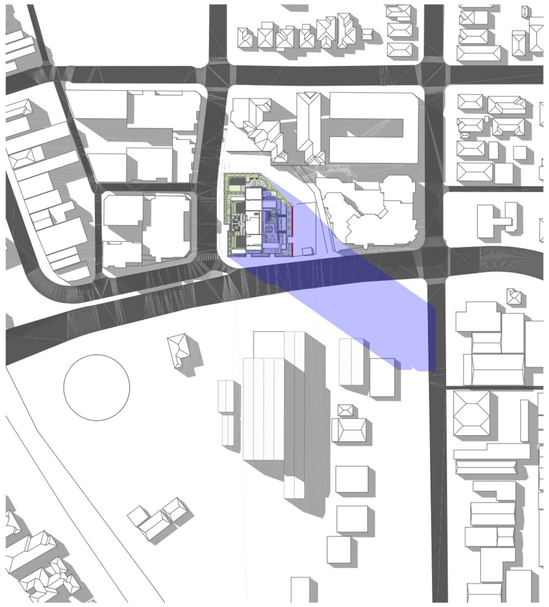
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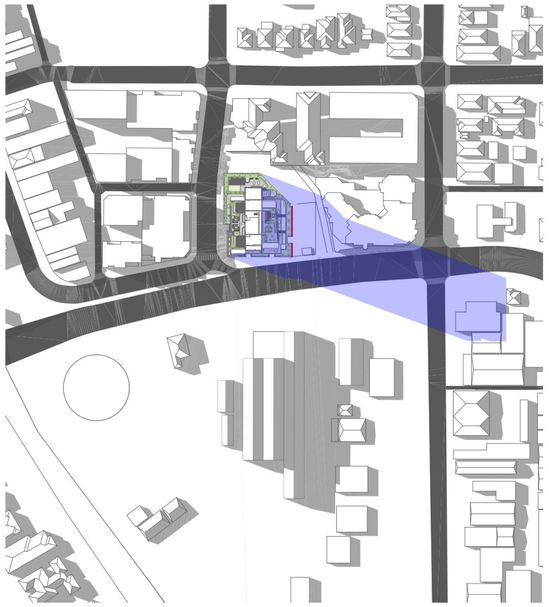
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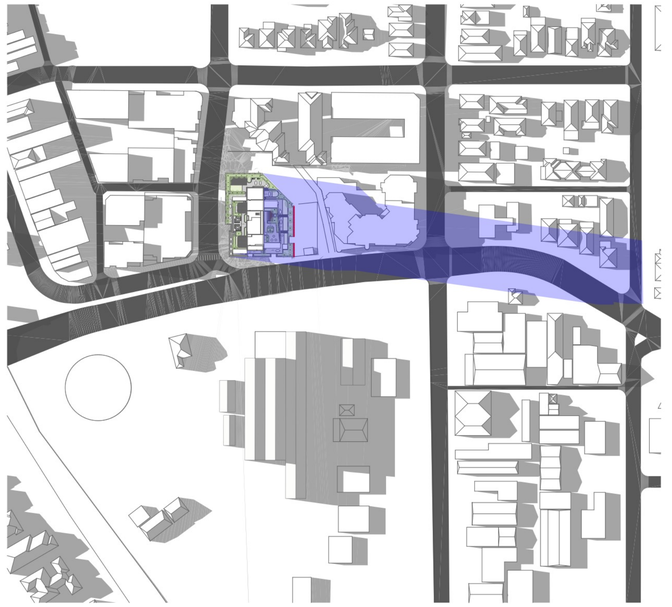
12pm



1pm



2pm



3pm

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Sun Diagrams
Shadow Diagrams June 21st

Scale
1:2000 @A1, 50%@A3

Status
For SSDA Submission

Project No. **25026**

Dwg No. **DA-715-010**

Drawn by **IA / FM**

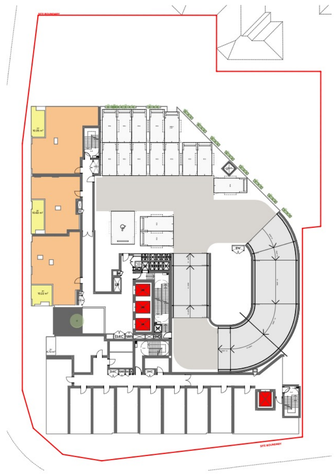
Rev **01**

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1 **Level 01-03**

Internal solar access: 3 x 3 = 9
No direct solar: 0 x 3 = 0



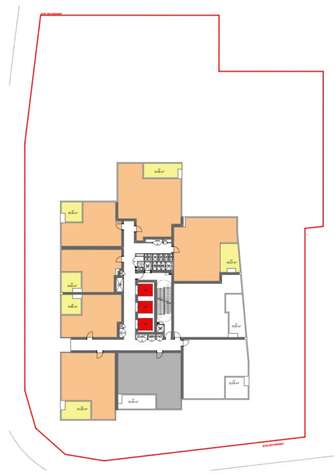
2 **Level 04 Podium**

Internal solar access: 5
No direct solar: 1



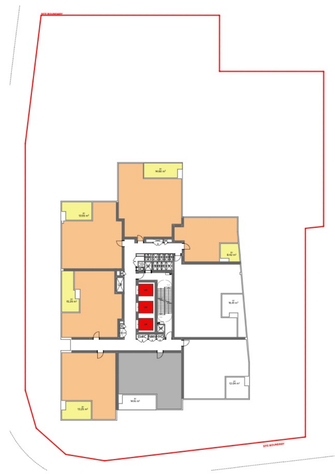
3 **Level 05-07**

Internal solar access: 5 x 3 = 15
No direct solar: 1 x 3 = 3



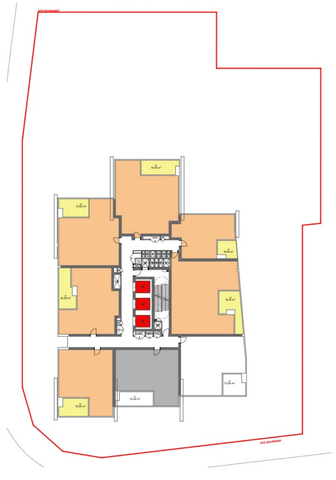
4 **Level 08-15**

Internal solar access: 6 x 8 = 48
No direct solar: 1 x 8 = 8



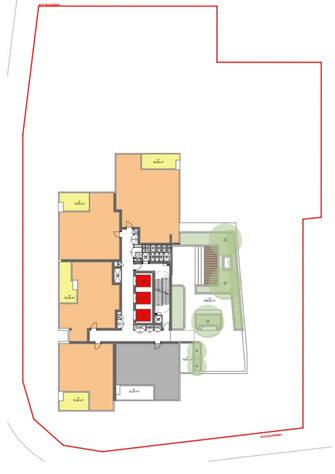
5 **Level 16**

Internal solar access: 5
No direct solar: 1



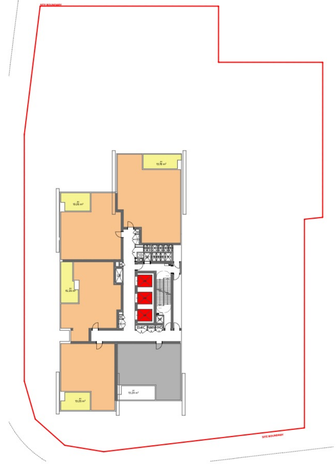
10 **Level 17**

Internal solar access: 6
No direct solar: 1



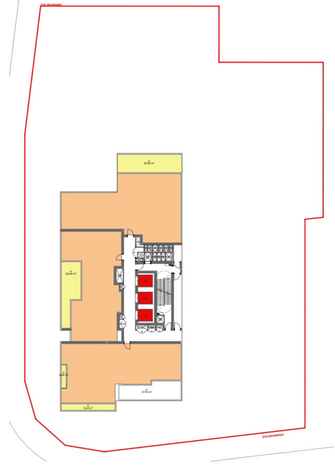
6 **Level 18**

Internal solar access: 4
No direct solar: 1



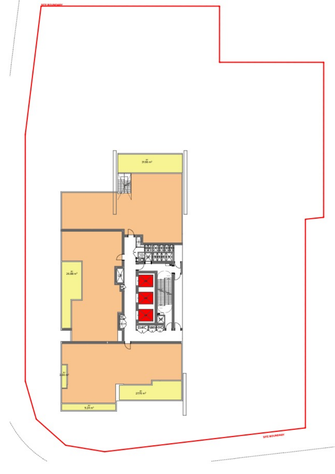
7 **Level 19**

Internal solar access: 4
No direct solar: 1



8 **Level 20**

Internal solar access: 3
No direct solar: 0



9 **Level 21**

Internal solar access: 3
No direct solar: 0

Apartment Design Guide (ADG) requirement:

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2 hours solar access: > 70%
Actual % of apartments achieving 2 hours solar access = 102/145 apartments = 70.3%

No Direct Solar (Objective 4A-1, Design Criteria 1)
Maximum % of apartments receiving no direct solar access: < 15%
Actual % of apartments receiving no direct solar access = 16/145 apartments = 11%

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Legend:

- Apartment receives a minimum of 2 hours of direct solar access during mid-winter (21 June) between 9am-3pm
- Balcony receives a minimum of 2 hours of direct solar access during mid-winter (21 June) between 9am-3pm
- Apartment receives less than 15 minutes of direct solar access (NDS) during mid-winter (21 June) between 9 am and 3 pm.

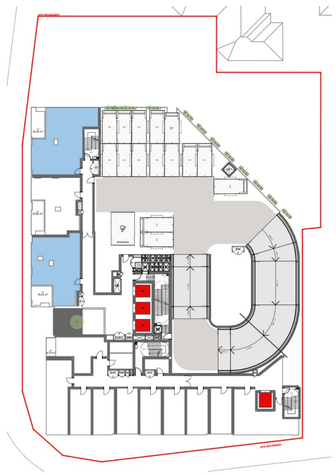
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
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Drawing Title
Amenity ADG Diagrams
Solar Access

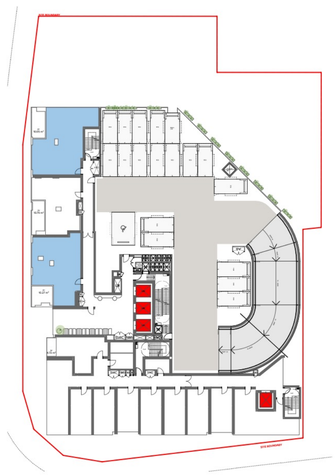
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Project No.: **25026**
Drawn by: **IA**
North
Status: **For SSDA Submission**
Dwg No.: **DA-720-010**
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1 Level 01 1:500

Cross ventilation: 2



2 Level 02 1:500

Cross ventilation: 2



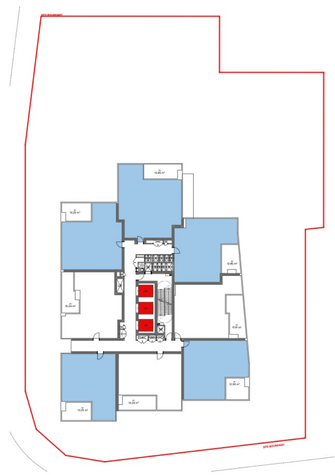
3 Level 03 1:500

Cross ventilation: 2



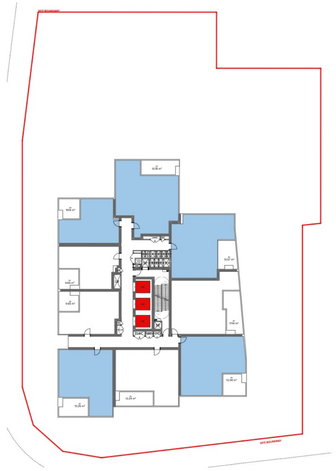
4 Level 04 Podium 1:500

Cross ventilation: 5



5 Level 05-07 1:500

Cross ventilation: 5 x 3 = 15



6 Level 8 1:500

Cross ventilation: 5

Apartment Design Guide (ADG) requirement:

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments in the first 9 storeys to be naturally ventilated: ≥ 60%
Actual % of apartments in the first 9 storeys to be naturally ventilated = 31/50 apartments = 62%

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Legend:

Apartment achieves Natural Cross Ventilation

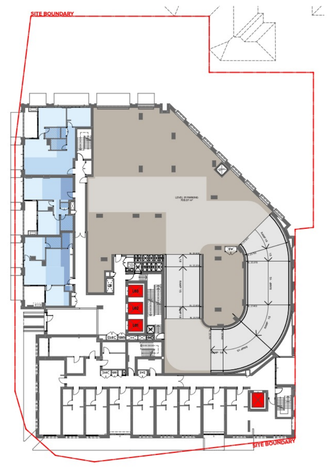
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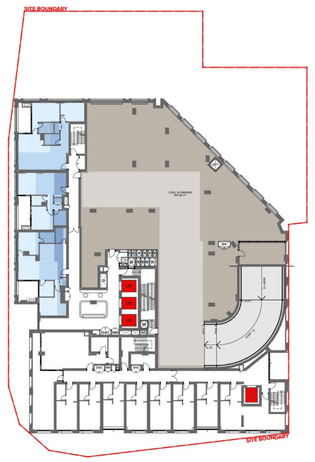
Drawing Title
Amenity ADG Diagrams
Cross Ventilation

Scale **1:500 @A1, 50%@A3**
Project No. **25026**
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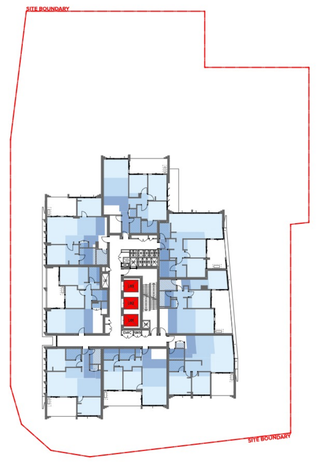
1 Level 01-02



2 Level 03



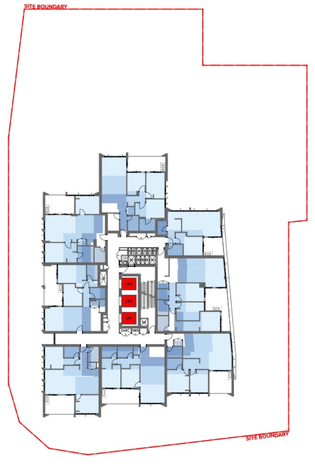
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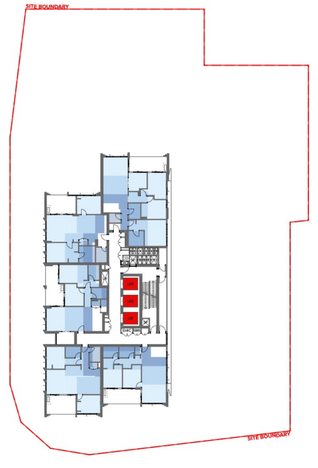
4 Level 05-07



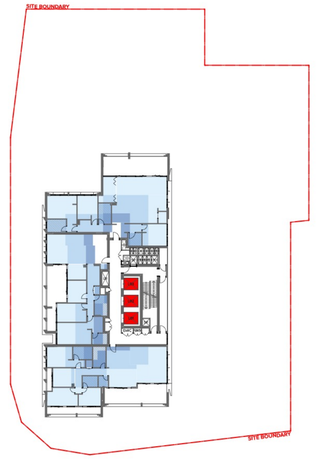
5 Level 08-15



6 Level 16-17



7 Level 18-19



8 Level 20-21

Apartment Design Guide (ADG) requirement:

Apartment Size and layout (Objective 4D-2, Design Criteria 1)
Habitable room depths are limited to a maximum of 2.5 x the ceiling height

Apartment Size and layout (Objective 4D-2, Design Criteria 1)
In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window

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Legend
Habitable room depth: up to 1 x ceiling height, 2 x ceiling height and 2.5 x ceiling height
Non-habitable areas

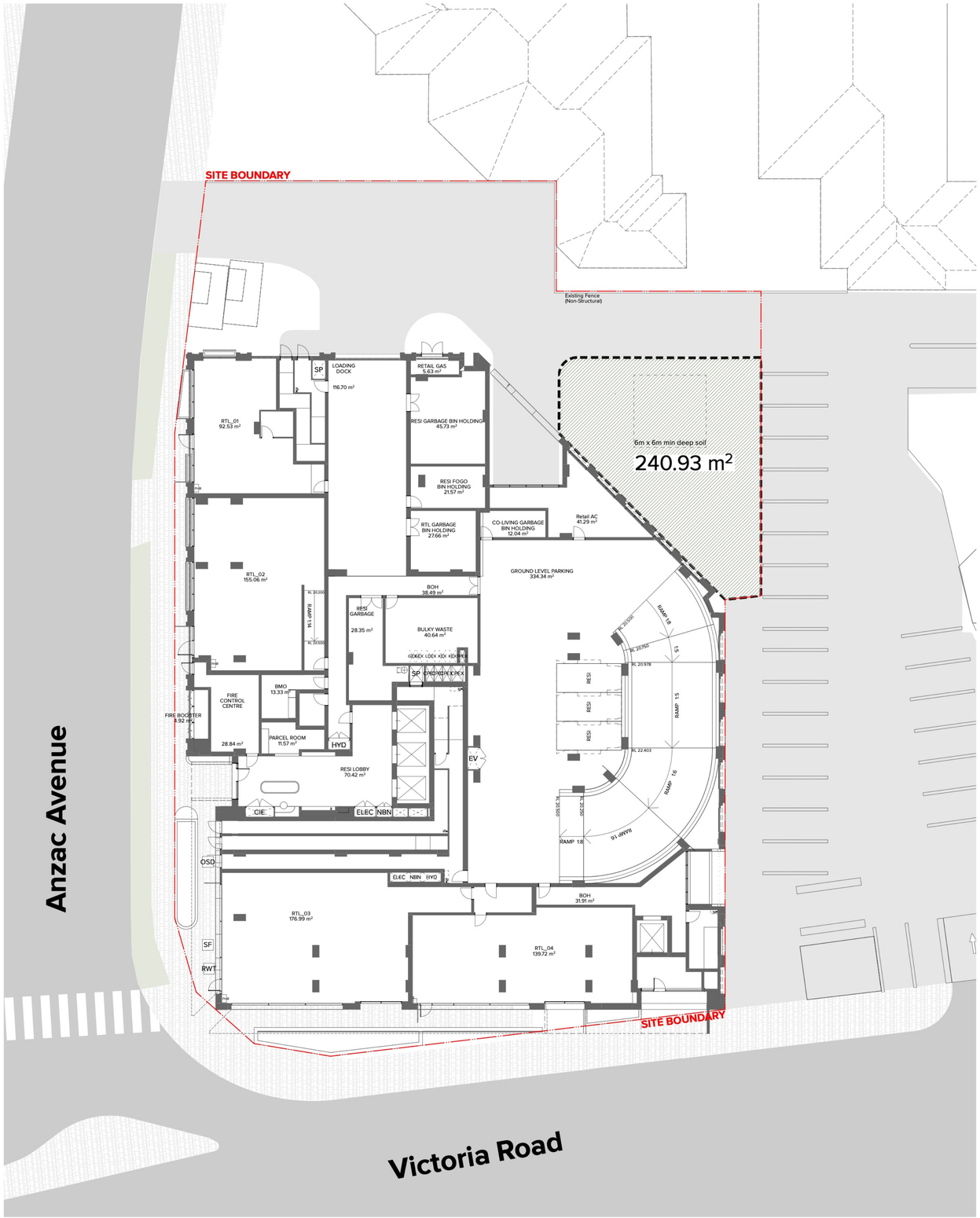
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
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Drawing Title
Amenity ADG Diagrams
Apartment Depth

Scale
1:500 @A1, 50%@A3
Status
For SSDA Submission
Project No.
25026
Dwg No.
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1 **Deep soil** 1:200

Apartment Design Guide (ADG) requirement:

Deep Soil (Objective 3E-1, Design Criteria 1)

Minimum % of site area achieving deep soil: ≥ 7%

Deep Soil Area:

Total site area	= 3149 m²
Min. deep soil requirement (7% of site area)	= 220.43m²
Deep soil provided (7.65% of site area)	**= 240.93m²**

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Legend:
Deep Soil Zone

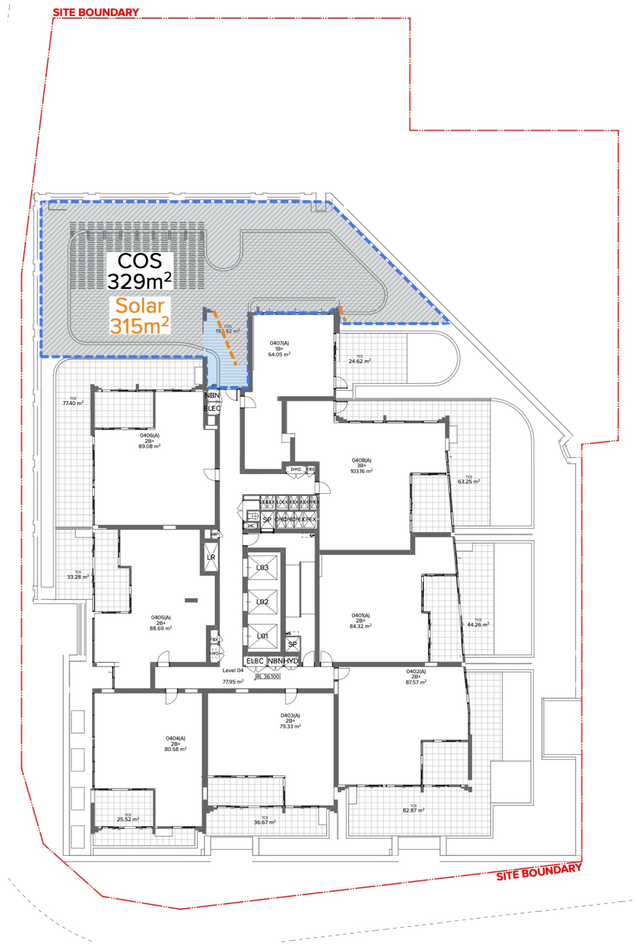
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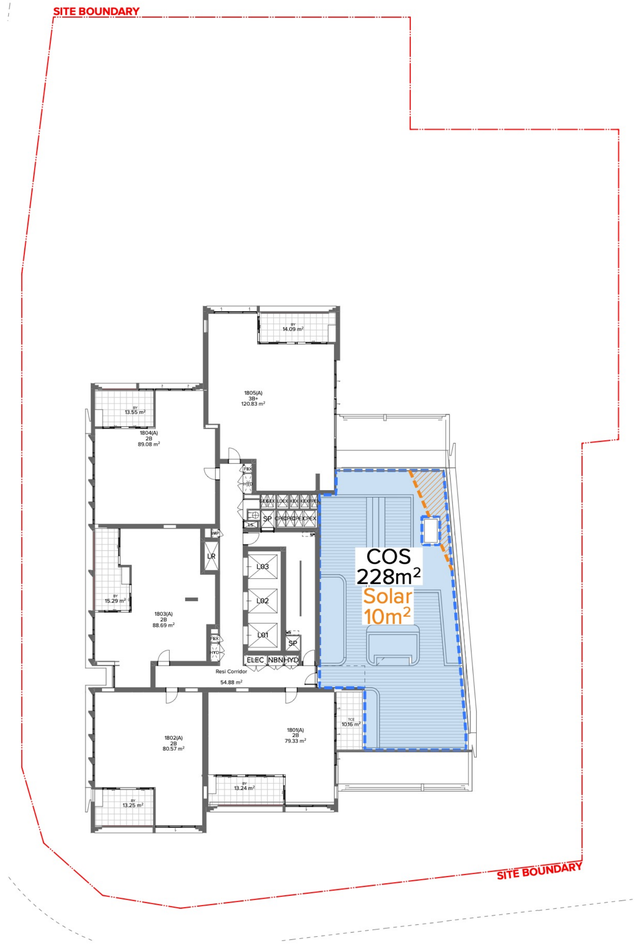
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Landscape Diagrams
Deep Soil

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Project No. **25026**
Dwg No. **DA-730-010**
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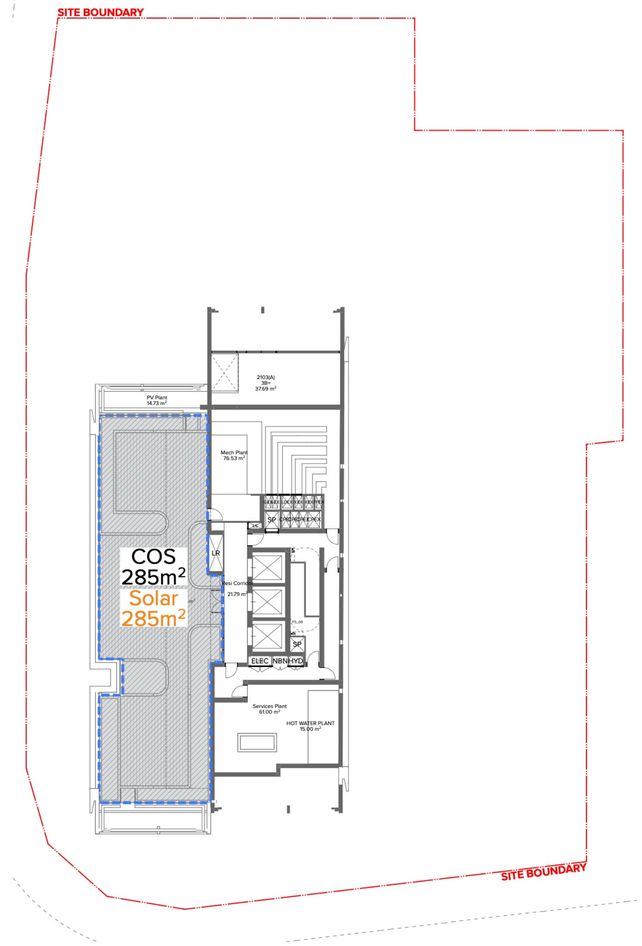
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1 **Level 04 Podium** 1:250



2 **Level 18 High** 1:250



3 **Roof** 1:250

Apartment Design Guide (ADG) requirement:

Communal Open Space (Objective 3D-1, Design Criteria 1)

Minimum % of site area provided as communal open space: ≥ 25%

Communal Open Space (Objective 3D-1, Design Criteria 2)

Minimum % of COS that achieves 2hrs+ of solar access during mid-winter: > 50%

Communal Open Space Area:

Total site area	= 3149 m²
Min. COS requirement (25% of site area)	= 787.25m²
COS provided (26.7% of site area)	**= 842m²**
COS that achieves 2hrs+ solar access (72%)	**= 611m²**

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Legend:

Communal Open Space (COS)

COS that achieves 2hrs+ solar access

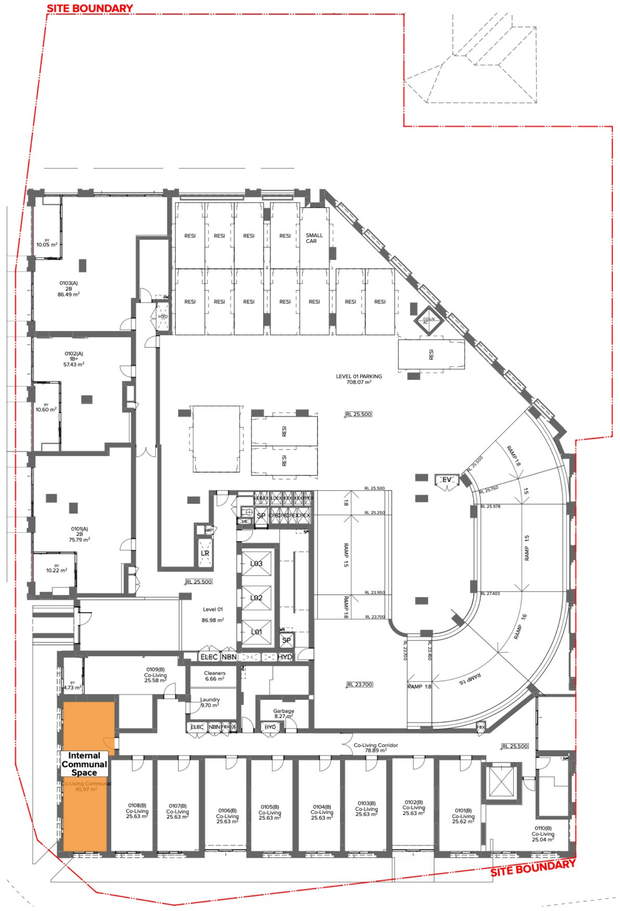
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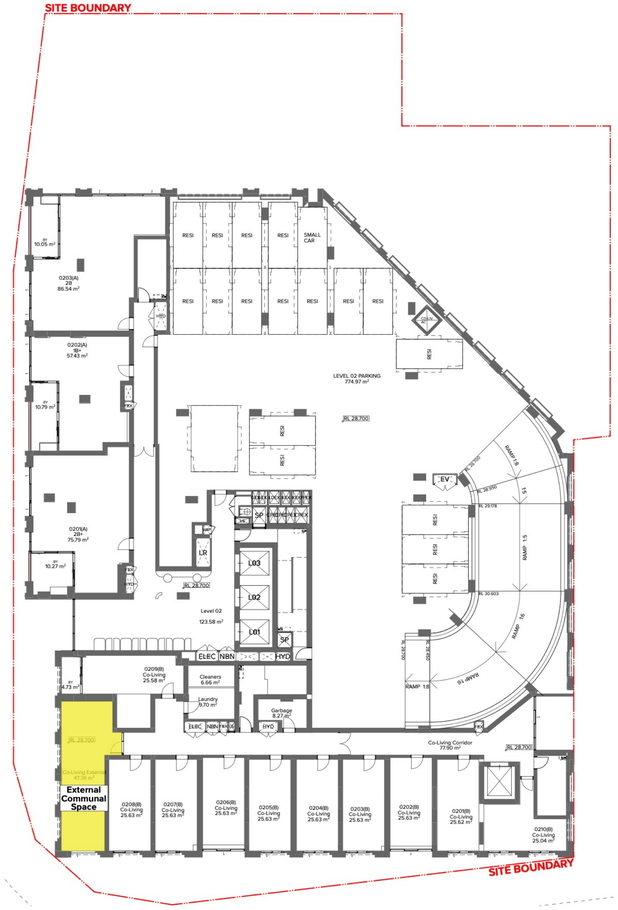
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Landscape Diagrams
Communal Open Space

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Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-730-020**
Drawn by **IA**
Rev **01**
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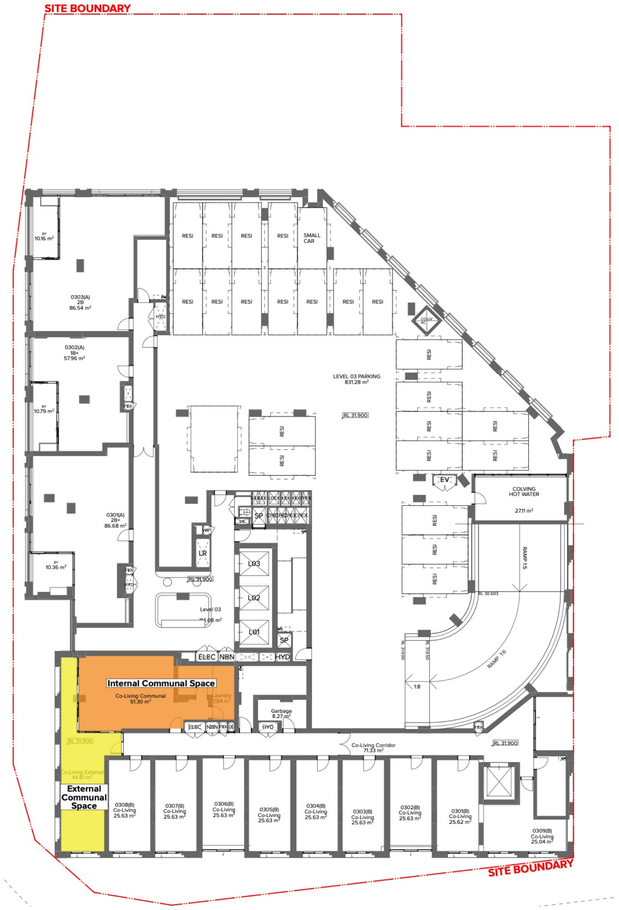
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1 Level 01 1:250



2 Level 02 1:250



3 Level 03 1:250

Co-Living Communal Outdoor Space Summary:

Site Area = 3,149m²

Total GFA= 16,875m²
Residential GFA = 14,922.74m² (88.4%)
Retail GFA = 608.8m² (3.6%)
Co-Living GFA = 1,345.57m² (7.9%)

Co-Living Site Area = 3,149m² x 7.9% (Co-Living GFA) = **248.7m²**

Minimum Co-Living Communal Open Space= 248.7 x 20% = **49.6m²**

Total External Communal Open Space = 92.17m² (> 49.6m²)

Co-Living Communal Indoor Space Summary:

Number of Co-Living Units = 29

Minimum Co-Living Communal Indoor Space = 30 + (29* - 6) x 2 = **76m²**
* = Number of units

Total CoLiving Communal Space = 97.27m² (> 76m²)

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Legend:
- Internal Co-Living Communal Space that achieves 3hrs Solar Access
- External Co-Living Communal Space that achieves 3hrs Solar Access

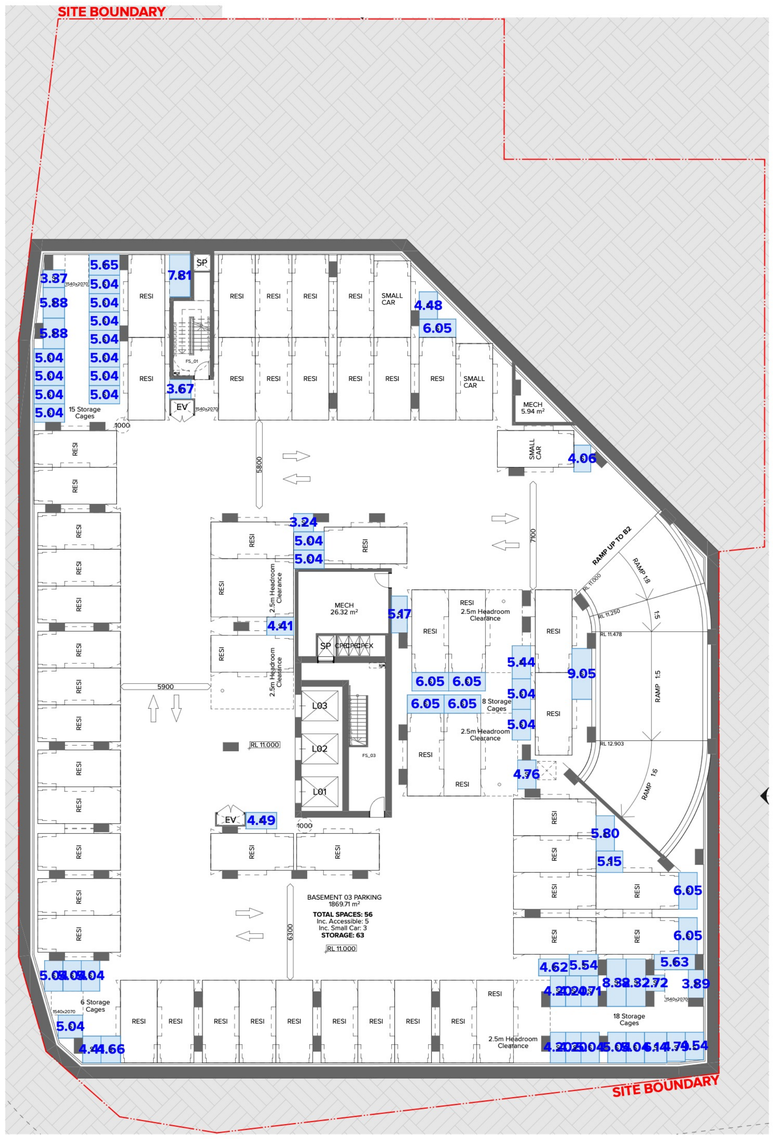
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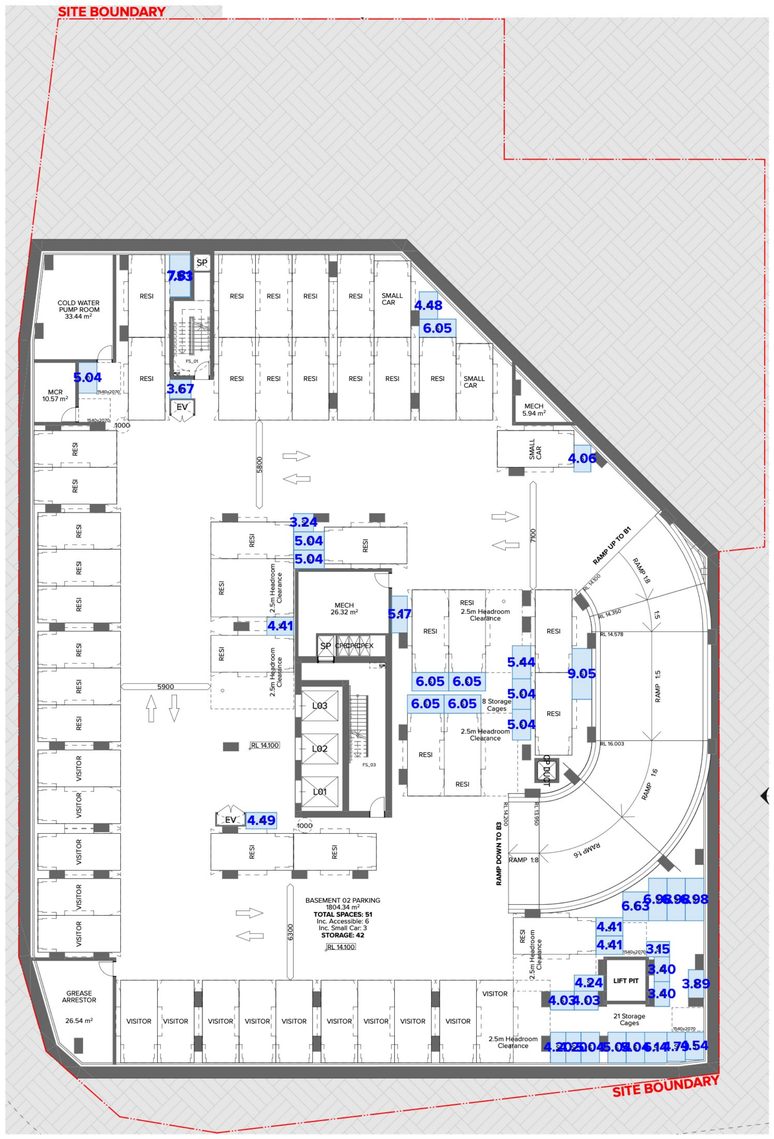
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Landscape Diagrams
Co-Living Communal Space

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Project No. **25026**
Dwg No. **DA-730-030**
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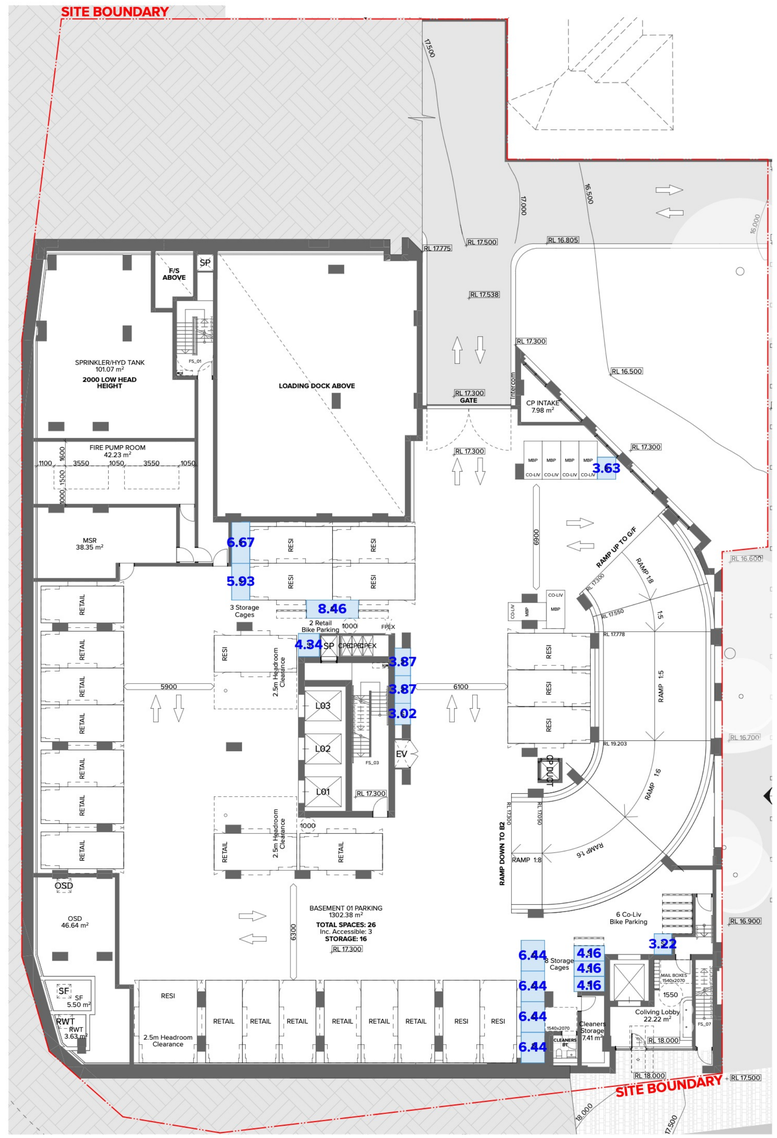
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1 **Basement 03**



2 **Basement 02**



3 **Basement 01**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m³
2 Bed - 8m³
3 Bed - 10m³

Minimum Total Internal Storage (50%):
1 Bed - 3m³
2 Bed - 4m³
3 Bed - 5m³

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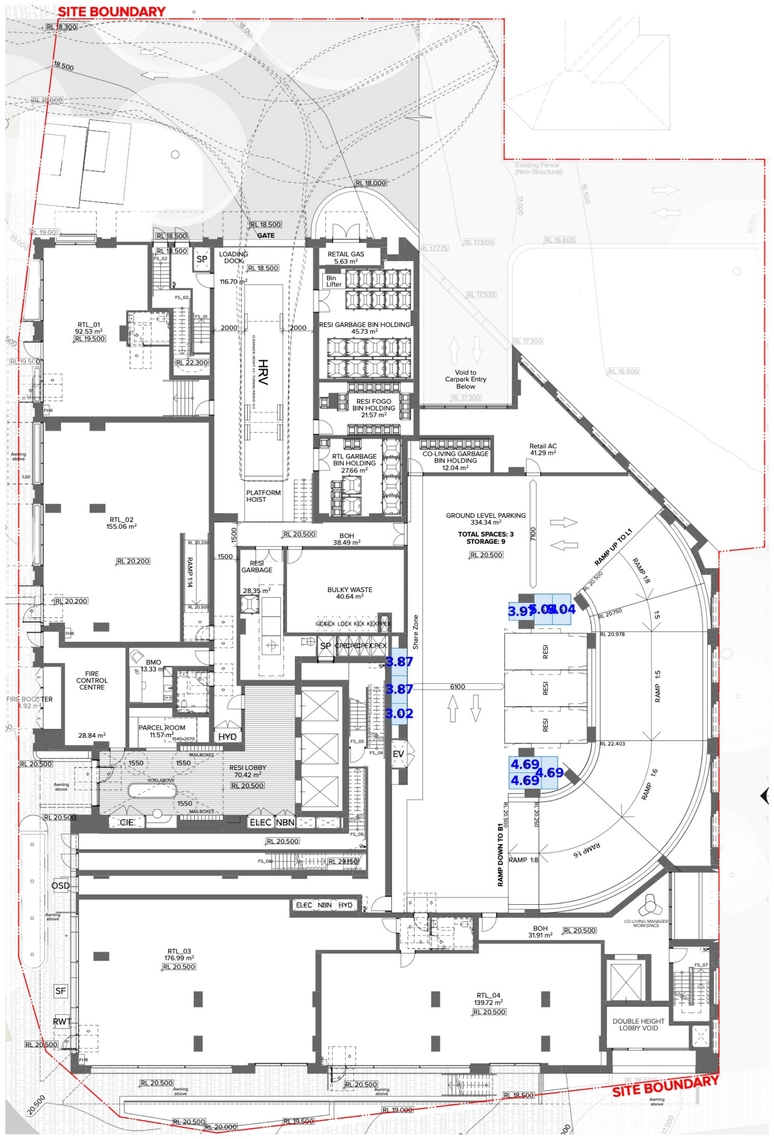
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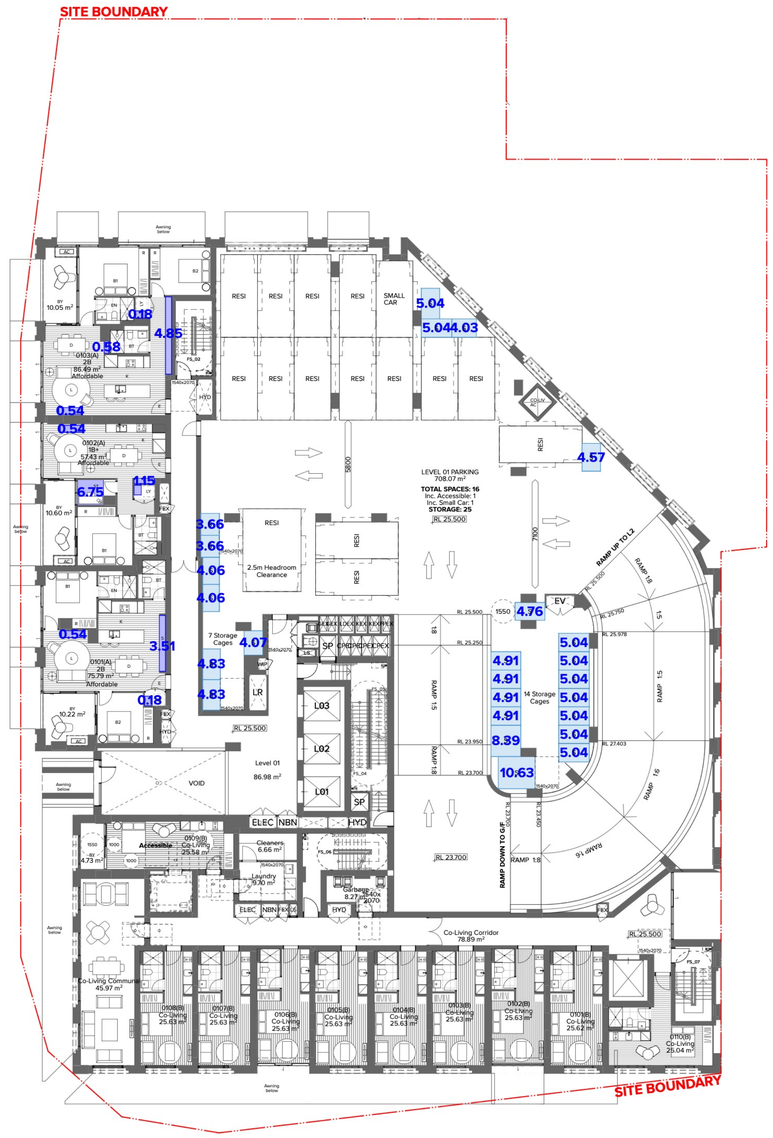
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Project No.: 25026
Dwg No.: DA-740-010
Drawn by: ET
Rev: 01
North

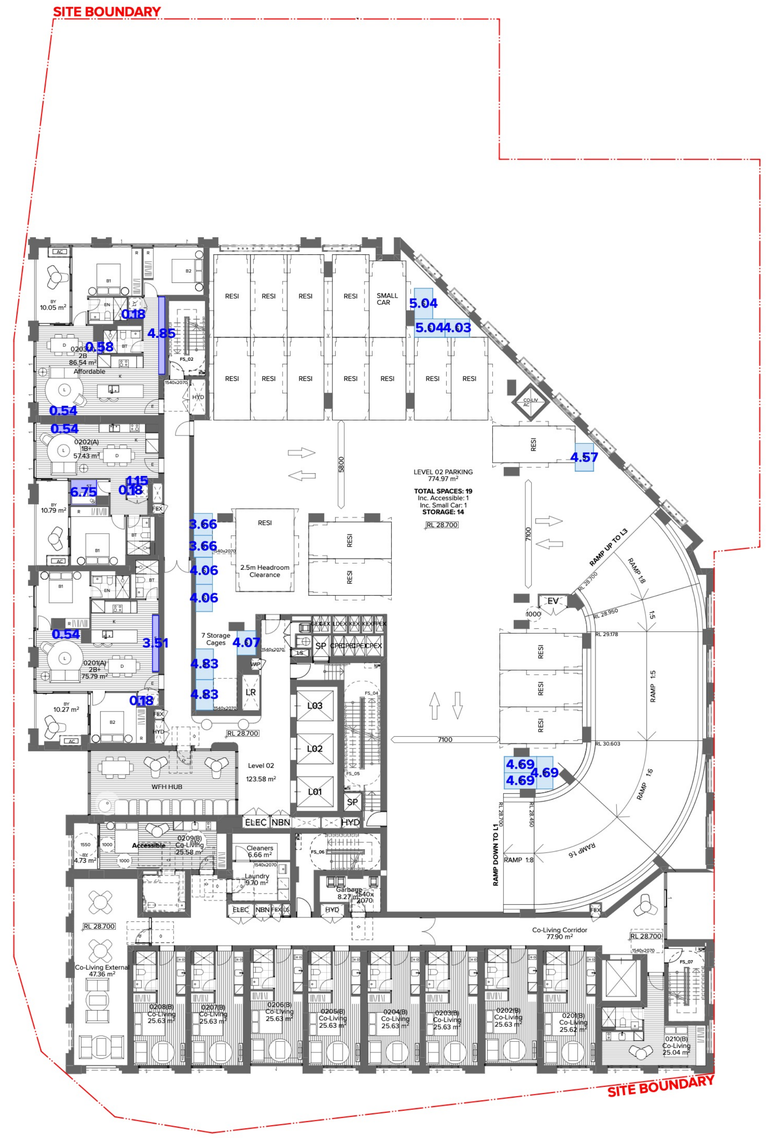
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1 **Ground Level**



2 **Level 01**



3 **Level 02**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m³
2 Bed - 8m³
3 Bed - 10m³

Minimum Total Internal Storage (50%):
1 Bed - 3m³
2 Bed - 4m³
3 Bed - 5m³

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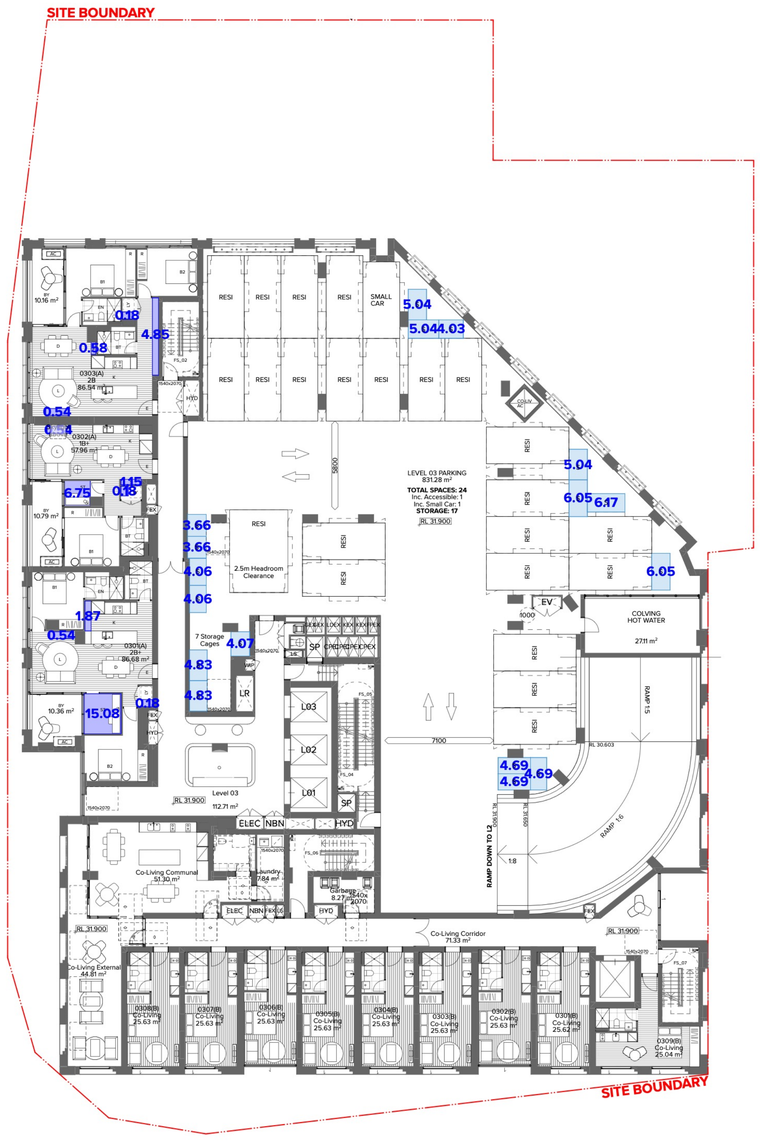
Rev	Date	Approved by	Name
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Project Title
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Drawing Title
Storage
Storage Diagram 02

Scale: 1:200 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 25026
Dwg No.: DA-740-020
Drawn by: TURNER
Rev: 01
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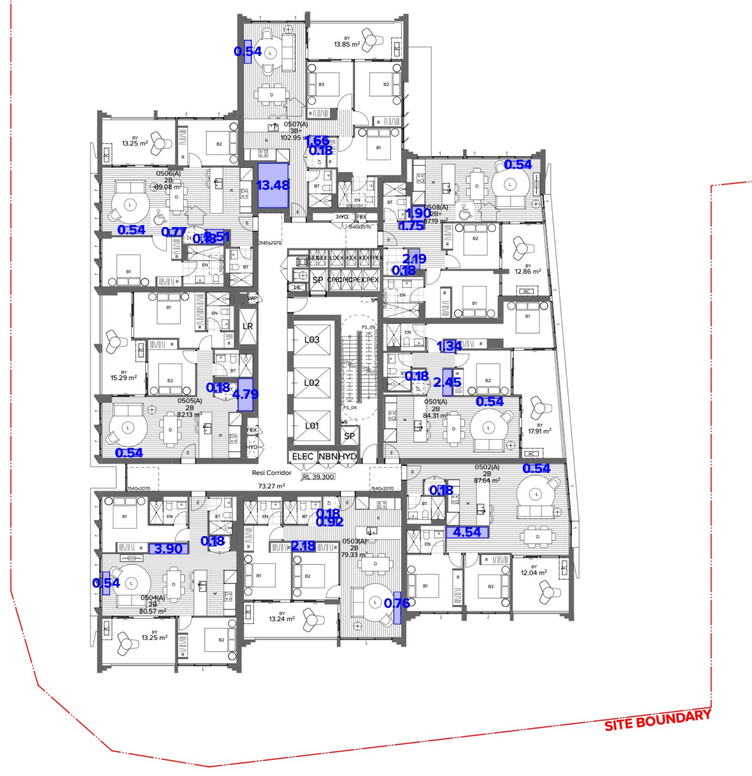
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1 **Level 03**



2 **Level 04 Podium**



3 **Level 05 Low**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m³
2 Bed - 8m³
3 Bed - 10m³

Minimum Total Internal Storage (50%):
1 Bed - 3m³
2 Bed - 4m³
3 Bed - 5m³

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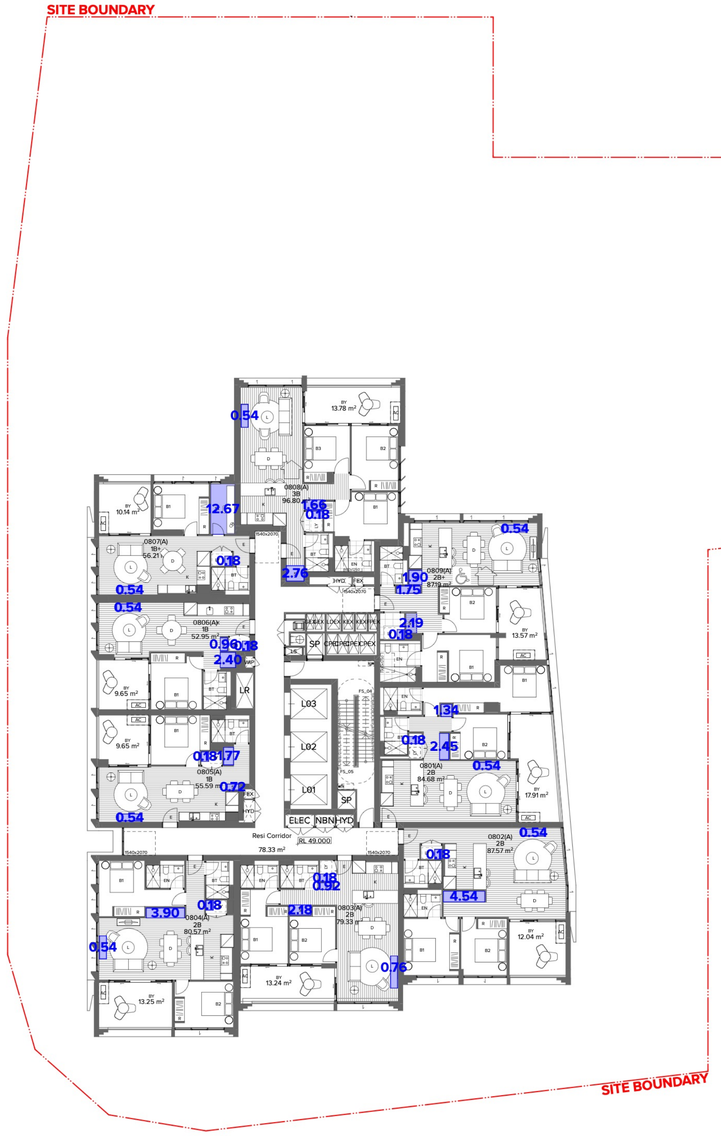
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Project Title
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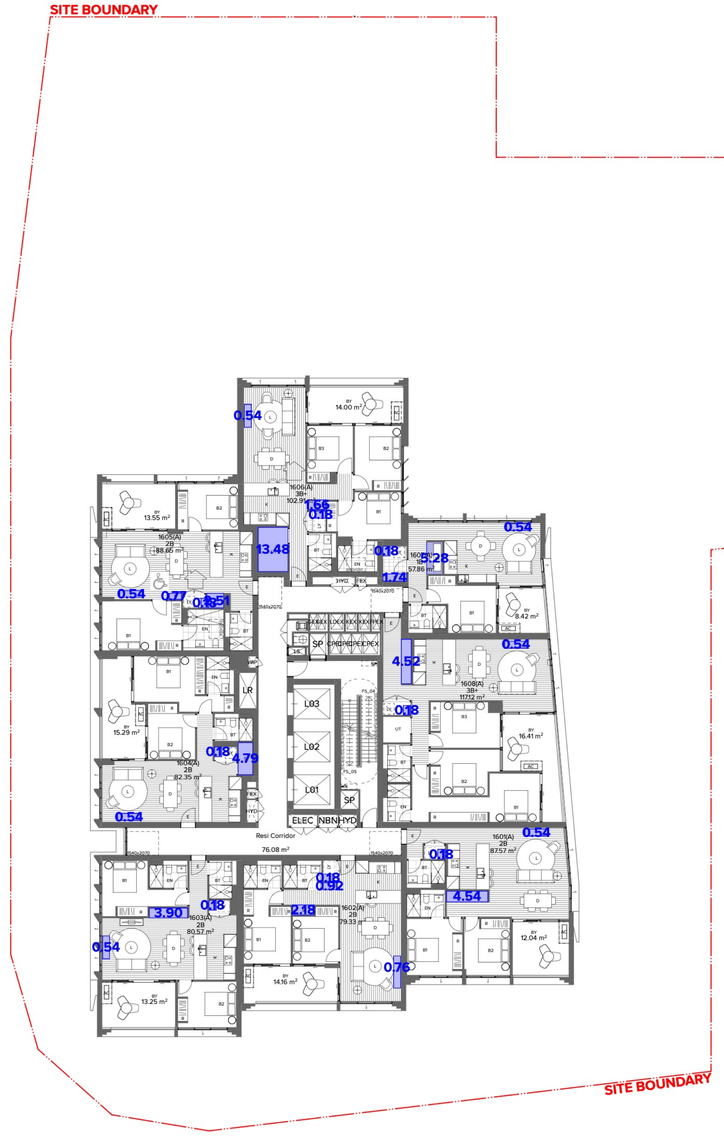
Drawing Title
Storage
Storage Diagram 03

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-740-030**
Drawn by **TURNER**
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1 **Level 08 Mid**



2 **Level 16 Upper**



3 **Level 18 High**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Minimum Total Internal Storage (50%):
1 Bed - 3m^3
2 Bed - 4m^3
3 Bed - 5m^3

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Drawing Title
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Storage Diagram 04

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-740-040**
Drawn by **TURNER**
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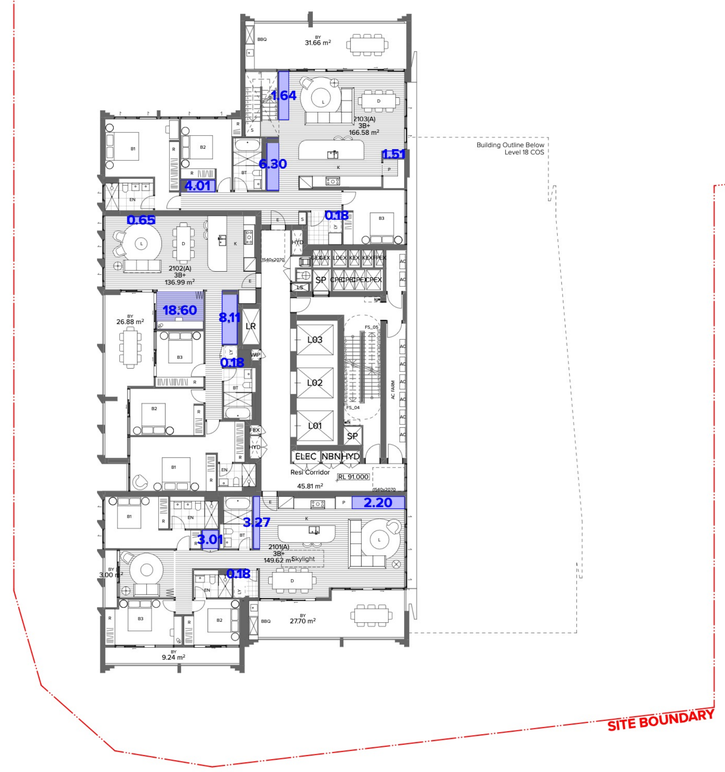
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1 **Level 19**



2 **Level 20 PH**



3 **Level 21**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m³
2 Bed - 8m³
3 Bed - 10m³

Minimum Total Internal Storage (50%):
1 Bed - 3m³
2 Bed - 4m³
3 Bed - 5m³

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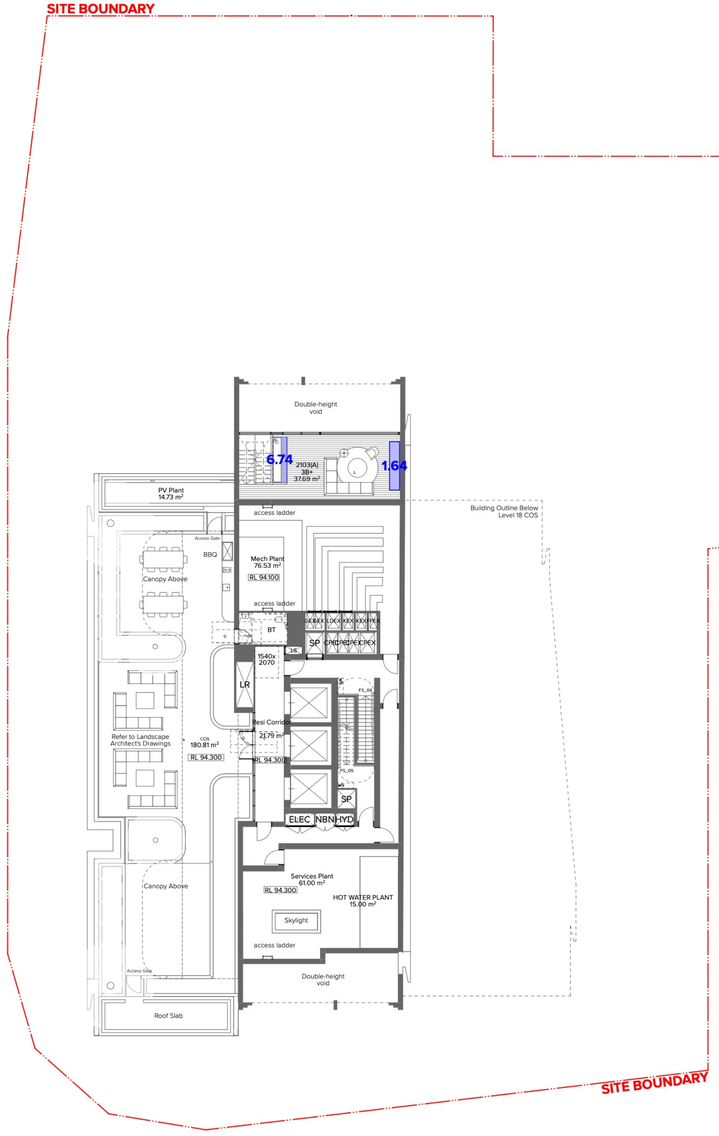
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Drawing Title
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Storage Diagram 05

Scale **1:200 @A1, 50%@A3**
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1 **Roof**

ADG Storage Requirements

In accordance with ADG Objective 4G-1, at least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed - 6m^3
2 Bed - 8m^3
3 Bed - 10m^3

Minimum Total Internal Storage (50%):
1 Bed - 3m^3
2 Bed - 4m^3
3 Bed - 5m^3

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Drawing Title
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Storage Diagram 06

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
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Internal Apartment Storage Schedule

Storey	Bed Type	Apartment No.	Volume
Level 01	1B+	0102(A)	0.18
Level 01	1B+	0102(A)	0.54
Level 01	1B+	0102(A)	1.15
Level 01	1B+	0102(A)	6.75
			8.62 m³
Level 01	2B	0101(A)	0.18
Level 01	2B	0101(A)	0.54
Level 01	2B	0101(A)	3.51
			4.23 m³
Level 01	2B	0103(A)	0.18
Level 01	2B	0103(A)	0.54
Level 01	2B	0103(A)	0.58
Level 01	2B	0103(A)	4.85
			6.15 m³
Level 02	1B+	0202(A)	0.18
Level 02	1B+	0202(A)	0.54
Level 02	1B+	0202(A)	1.15
Level 02	1B+	0202(A)	6.75
			8.62 m³
Level 02	2B	0203(A)	0.18
Level 02	2B	0203(A)	0.54
Level 02	2B	0203(A)	0.58
Level 02	2B	0203(A)	4.85
			6.15 m³
Level 02	2B+	0201(A)	0.18
Level 02	2B+	0201(A)	0.54
Level 02	2B+	0201(A)	3.51
			4.23 m³
Level 03	1B+	0302(A)	0.18
Level 03	1B+	0302(A)	0.54
Level 03	1B+	0302(A)	1.15
Level 03	1B+	0302(A)	6.75
			8.62 m³
Level 03	2B	0303(A)	0.18
Level 03	2B	0303(A)	0.54
Level 03	2B	0303(A)	0.58
Level 03	2B	0303(A)	4.85
			6.15 m³
Level 03	2B+	0301(A)	0.18
Level 03	2B+	0301(A)	0.54
Level 03	2B+	0301(A)	1.87
Level 03	2B+	0301(A)	15.08
			17.67 m³
Level 04 Podium	1B+	0407(A)	0.18
Level 04 Podium	1B+	0407(A)	0.54
Level 04 Podium	1B+	0407(A)	2.65
Level 04 Podium	1B+	0407(A)	16.10
			19.47 m³
Level 04 Podium	2B+	0401(A)	0.18
Level 04 Podium	2B+	0401(A)	0.54
Level 04 Podium	2B+	0401(A)	1.01
Level 04 Podium	2B+	0401(A)	3.46
			5.19 m³
Level 04 Podium	2B+	0402(A)	0.18
Level 04 Podium	2B+	0402(A)	0.54
Level 04 Podium	2B+	0402(A)	4.54
			5.26 m³
Level 04 Podium	2B+	0403(A)	0.18
Level 04 Podium	2B+	0403(A)	0.76
Level 04 Podium	2B+	0403(A)	0.92
Level 04 Podium	2B+	0403(A)	2.18
			4.04 m³
Level 04 Podium	2B+	0404(A)	0.18
Level 04 Podium	2B+	0404(A)	0.54
Level 04 Podium	2B+	0404(A)	3.90
			4.62 m³
Level 04 Podium	2B+	0405(A)	0.18
Level 04 Podium	2B+	0405(A)	0.54
Level 04 Podium	2B+	0405(A)	4.79
			5.51 m³
Level 04 Podium	2B+	0406(A)	0.18
Level 04 Podium	2B+	0406(A)	0.54
Level 04 Podium	2B+	0406(A)	0.77
Level 04 Podium	2B+	0406(A)	2.51
			4.00 m³
Level 04 Podium	3B+	0408(A)	0.18
Level 04 Podium	3B+	0408(A)	0.54
Level 04 Podium	3B+	0408(A)	2.69
Level 04 Podium	3B+	0408(A)	3.12
			6.53 m³
Level 05 Low	2B	0501(A)	0.18
Level 05 Low	2B	0501(A)	0.54
Level 05 Low	2B	0501(A)	1.34
Level 05 Low	2B	0501(A)	2.45
			4.51 m³
Level 05 Low	2B	0502(A)	0.18
Level 05 Low	2B	0502(A)	0.54
Level 05 Low	2B	0502(A)	4.54
			5.26 m³
Level 05 Low	2B	0503(A)	0.18
Level 05 Low	2B	0503(A)	0.76
Level 05 Low	2B	0503(A)	0.92
Level 05 Low	2B	0503(A)	2.18
			4.04 m³
Level 05 Low	2B	0504(A)	0.18
Level 05 Low	2B	0504(A)	0.54
Level 05 Low	2B	0504(A)	3.90
			4.62 m³
Level 05 Low	2B	0505(A)	0.18
Level 05 Low	2B	0505(A)	0.54
Level 05 Low	2B	0505(A)	4.79
			5.51 m³
Level 05 Low	2B	0506(A)	0.18
Level 05 Low	2B	0506(A)	0.54
Level 05 Low	2B	0506(A)	0.77
Level 05 Low	2B	0506(A)	2.51

Storey	Bed Type	Apartment No.	Volume
			4.00 m³
Level 05 Low	2B+	0508(A)	0.18
Level 05 Low	2B+	0508(A)	0.54
Level 05 Low	2B+	0508(A)	1.75
Level 05 Low	2B+	0508(A)	1.90
Level 05 Low	2B+	0508(A)	2.19
			6.56 m³
Level 05 Low	3B+	0507(A)	0.18
Level 05 Low	3B+	0507(A)	0.54
Level 05 Low	3B+	0507(A)	1.66
Level 05 Low	3B+	0507(A)	13.48
			15.86 m³
Level 06	2B	0601(A)	0.18
Level 06	2B	0601(A)	0.54
Level 06	2B	0601(A)	1.34
Level 06	2B	0601(A)	2.45
			4.51 m³
Level 06	2B	0602(A)	0.18
Level 06	2B	0602(A)	0.54
Level 06	2B	0602(A)	4.54
			5.26 m³
Level 06	2B	0603(A)	0.18
Level 06	2B	0603(A)	0.76
Level 06	2B	0603(A)	0.92
Level 06	2B	0603(A)	2.18
			4.04 m³
Level 06	2B	0604(A)	0.18
Level 06	2B	0604(A)	0.54
Level 06	2B	0604(A)	3.90
			4.62 m³
Level 06	2B	0605(A)	0.18
Level 06	2B	0605(A)	0.54
Level 06	2B	0605(A)	4.79
			5.51 m³
Level 06	2B	0606(A)	0.18
Level 06	2B	0606(A)	0.54
Level 06	2B	0606(A)	0.77
Level 06	2B	0606(A)	2.51
			4.00 m³
Level 06	2B+	0608(A)	0.18
Level 06	2B+	0608(A)	0.54
Level 06	2B+	0608(A)	1.75
Level 06	2B+	0608(A)	1.90
Level 06	2B+	0608(A)	2.19
			6.56 m³
Level 06	3B+	0607(A)	0.18
Level 06	3B+	0607(A)	0.54
Level 06	3B+	0607(A)	1.66
Level 06	3B+	0607(A)	13.48
			15.86 m³
Level 07	2B	0701(A)	0.18
Level 07	2B	0701(A)	0.54
Level 07	2B	0701(A)	1.34
Level 07	2B	0701(A)	2.45
			4.51 m³
Level 07	2B	0702(A)	0.18
Level 07	2B	0702(A)	0.54
Level 07	2B	0702(A)	4.54
			5.26 m³
Level 07	2B	0703(A)	0.18
Level 07	2B	0703(A)	0.76
Level 07	2B	0703(A)	0.92
Level 07	2B	0703(A)	2.18
			4.04 m³
Level 07	2B	0704(A)	0.18
Level 07	2B	0704(A)	0.54
Level 07	2B	0704(A)	3.90
			4.62 m³
Level 07	2B	0705(A)	0.18
Level 07	2B	0705(A)	0.54
Level 07	2B	0705(A)	4.79
			5.51 m³
Level 07	2B	0706(A)	0.18
Level 07	2B	0706(A)	0.54
Level 07	2B	0706(A)	0.77
Level 07	2B	0706(A)	2.51
			4.00 m³
Level 07	2B+	0708(A)	0.18
Level 07	2B+	0708(A)	0.54
Level 07	2B+	0708(A)	1.75
Level 07	2B+	0708(A)	1.90
Level 07	2B+	0708(A)	2.19
			6.56 m³
Level 07	3B+	0707(A)	0.18
Level 07	3B+	0707(A)	0.54
Level 07	3B+	0707(A)	1.66
Level 07	3B+	0707(A)	13.48
			15.86 m³
Level 08 Mid	1B	0805(A)	0.18
Level 08 Mid	1B	0805(A)	0.54
Level 08 Mid	1B	0805(A)	0.72
Level 08 Mid	1B	0805(A)	1.77
			3.21 m³
Level 08 Mid	1B	0806(A)	0.18
Level 08 Mid	1B	0806(A)	0.54
Level 08 Mid	1B	0806(A)	0.96
Level 08 Mid	1B	0806(A)	2.40
			4.08 m³
Level 08 Mid	1B+	0807(A)	0.18
Level 08 Mid	1B+	0807(A)	0.54
Level 08 Mid	1B+	0807(A)	12.67
			13.39 m³
Level 08 Mid	2B	0801(A)	0.18
Level 08 Mid	2B	0801(A)	0.54
Level 08 Mid	2B	0801(A)	1.34
Level 08 Mid	2B	0801(A)	2.45
			4.51 m³
Level 08 Mid	2B	0802(A)	0.18
Level 08 Mid	2B	0802(A)	0.54
Level 08 Mid	2B	0802(A)	4.54

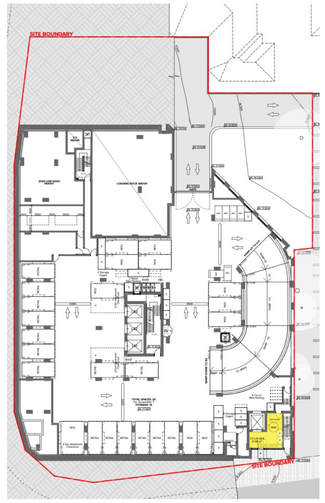
Storey	Bed Type	Apartment No.	Volume
			5.26 m³
Level 08 Mid	2B	0803(A)	0.18
Level 08 Mid	2B	0803(A)	0.76
Level 08 Mid	2B	0803(A)	0.92
Level 08 Mid	2B	0803(A)	2.18
			4.04 m³
Level 08 Mid	2B	0804(A)	0.18
Level 08 Mid	2B	0804(A)	0.54
Level 08 Mid	2B	0804(A)	3.90
			4.62 m³
Level 08 Mid	2B+	0809(A)	0.18
Level 08 Mid	2B+	0809(A)	0.54
Level 08 Mid	2B+	0809(A)	1.75
Level 08 Mid	2B+	0809(A)	1.90
Level 08 Mid	2B+	0809(A)	2.19
			6.56 m³
Level 08 Mid	3B	0808(A)	0.18
Level 08 Mid	3B	0808(A)	0.54
Level 08 Mid	3B	0808(A)	1.66
Level 08 Mid	3B	0808(A)	2.76
			5.14 m³
Level 09	1B	0905(A)	0.18
Level 09	1B	0905(A)	0.54
Level 09	1B	0905(A)	0.72
Level 09	1B	0905(A)	1.77
			3.21 m³
Level 09	1B	0906(A)	0.18
Level 09	1B	0906(A)	0.54
Level 09	1B	0906(A)	0.96
Level 09	1B	0906(A)	2.40
			4.08 m³
Level 09	1B+	0907(A)	0.18
Level 09	1B+	0907(A)	0.54
Level 09	1B+	0907(A)	12.67
			13.39 m³
Level 09	2B	0901(A)	0.18
Level 09	2B	0901(A)	0.54
Level 09	2B	0901(A)	1.34
Level 09	2B	0901(A)	2.45
			4.51 m³
Level 09	2B	0902(A)	0.18
Level 09	2B	0902(A)	0.54
Level 09	2B	0902(A)	4.54
			5.26 m³
Level 09	2B	0903(A)	0.18
Level 09	2B	0903(A)	0.76
Level 09	2B	0903(A)	0.92
Level 09	2B	0903(A)	2.18
			4.04 m³
Level 09	2B	0904(A)	0.18
Level 09	2B	0904(A)	0.54
Level 09	2B	0904(A)	3.90
			4.62 m³
Level 09	2B+	0909(A)	0.18
Level 09	2B+	0909(A)	0.54
Level 09	2B+	0909(A)	1.75
Level 09	2B+	0909(A)	1.90
Level 09	2B+	0909(A)	2.19
			6.56 m³
Level 09	3B	0908(A)	0.18
Level 09	3B	0908(A)	0.54
Level 09	3B	0908(A)	1.66
Level 09	3B	0908(A)	2.76
			5.14 m³
Level 10	1B	1005(A)	0.18
Level 10	1B	1005(A)	0.54
Level 10	1B	1005(A)	0.72
Level 10	1B	1005(A)	1.77
			3.21 m³
Level 10	1B	1006(A)	0.18
Level 10	1B	1006(A)	0.54
Level 10	1B	1006(A)	0.96
Level 10	1B	1006(A)	2.40
			4.08 m³
Level 10	1B+	1007(A)	0.18
Level 10	1B+	1007(A)	0.54
Level 10	1B+	1007(A)	12.67
			13.39 m³
Level 10	2B	1001(A)	0.18
Level 10	2B	1001(A)	0.54
Level 10	2B	1001(A)	1.34
Level 10	2B	1001(A)	2.45
			4.51 m³
Level 10	2B	1002(A)	0.18
Level 10	2B	1002(A)	0.54
Level 10	2B	1002(A)	4.54
			5.26 m³
Level 10	2B	1003(A)	0.18
Level 10	2B	1003(A)	0.76
Level 10	2B	1003(A)	0.92
Level 10	2B	1003(A)	2.18
			4.04 m³
Level 10	2B	1004(A)	0.18
Level 10	2B	1004(A)	0.54
Level 10	2B	1004(A)	3.90
			4.62 m³
Level 10	2B+	1009(A)	0.18
Level 10	2B+	1009(A)	0.54
Level 10	2B+	1009(A)	1.75
Level 10	2B+	1009(A)	1.90
Level 10	2B+	1009(A)	2.19
			6.56 m³
Level 10	3B	1008(A)	0.18
Level 10	3B	1008(A)	0.54
Level 10	3B	1008(A)	1.66
Level 10	3B	1008(A)	2.76
			5.14 m³
Level 11	1B	1105(A)	0.18
Level 11	1B	1105(A)	0.54
Level 11	1B	1105(A)	0.72
Level 11	1B	1105(A)	1.77

Storey	Bed Type	Apartment No.	Volume
			3.21 m³
Level 11	1B	1106(A)	0.18
Level 11	1B	1106(A)	0.54
Level 11	1B	1106(A)	0.96
Level 11	1B	1106(A)	2.40
			4.08 m³
Level 11	1B+	1107(A)	0.18
Level 11	1B+	1107(A)	0.54
Level 11	1B+	1107(A)	12.67
			13.39 m³
Level 11	2B	1101(A)	0.18
Level 11	2B	1101(A)	0.54
Level 11	2B	1101(A)	1.34
Level 11	2B	1101(A)	2.45
			4.51 m³
Level 11	2B	1102(A)	0.18
Level 11	2B	1102(A)	0.54
Level 11	2B	1102(A)	4.54
			5.26 m³
Level 11	2B	1103(A)	0.18
Level 11	2B	1103(A)	0.76
Level 11	2B	1103(A)	0.92
Level 11	2B	1103(A)	2.18
			4.04 m³
Level 11	2B	1104(A)	0.18
Level 11	2B	1104(A)	0.54
Level 11	2B	1104(A)	3.90
			4.62 m³
Level 11	2B+	1109(A)	0.18
Level 11	2B+	1109(A)	0.54
Level 11	2B+	1109(A)	1.75
Level 11	2B+	1109(A)	1.90
Level 11	2B+	1109(A)	2.19
			6.56 m³
Level 11	3B	1108(A)	0.18
Level 11	3B	1108(A)	0.54
Level 11	3B	1108(A)	1.66
Level 11	3B	1108(A)	2.76
			5.14 m³
Level 12	1B	1205(A)	0.18
Level 12	1B	1205(A)	0.54
Level 12	1B	1205(A)	0.72
Level 12	1B	1205(A)	1.77
			3.21 m³
Level 12	1B	1206(A)	0.18
Level 12	1B	1206(A)	0.54
Level 12	1B	1206(A)	0.96
Level 12	1B	1206(A)	2.40
			4.08 m³
Level 12	1B+	1207(A)	0.18
Level 12	1B+	1207(A)	0.54
Level 12	1B+	1207(A)	12.67
			13.39 m³
Level 12	2B	1201(A)	0.18
Level 12	2B	1201(A)	0.54
Level 12	2B	1201(A)	1.34
Level 12	2B	1201(A)	2.45
			4.51 m³
Level 12	2B	1202(A)	0.18
Level 12	2B	1202(A)	0.54
Level 12	2B	1202(A)	4.54
			5.26 m³
Level 12	2B	1203(A)	0.18
Level 12	2B	1203(A)	0.76
Level 12	2B	1203(A)	0.92
Level 12	2B	1203(A)	2.18
			4.04 m³
Level 12	2B	1204(A)	0.18
Level 12	2B	1204(A)	0.54
Level 12	2B	1204(A)	3.90
			4.62 m³
Level 12	2B+	1209(A)	0.18
Level 12	2B+	1209(A)	0.54
Level 12	2B+	1209(A)	1.75
Level 12	2B+	1209(A)	1.90
Level 12	2B+	1209(A)	2.19
			6.56 m³
Level 12	3B	1208(A)	0.18
Level 12	3B	1208(A)	0.54
Level 12	3B	1208(A)	1.66
Level 12	3B	1208(A)	2.76
			5.14 m³
Level 13	1B	1305(A)	0.18
Level 13	1B	1305(A)	0.54
Level 13	1B	1305(A)	0.72
Level 13	1B	1305(A)	1.77
			3.21 m³
Level 13	1B	1306(A)	0.18
Level 13	1B	1306(A)	0.54
Level 13	1B	1306(A)	0.96
Level 13	1B	1306(A)	2.40
			4.08 m³
Level 13	1B+	1307(A)	0.18
Level 13	1B+	1307(A)	0.54
Level 13	1B+	1307(A)	12.67
			13.39 m³
Level 13	2B	1301(A)	0.18
Level 13	2B	1301(A)	0.54
Level 13	2B	1301(A)	1.34
Level 13	2B	1301(A)	2.45
			4.51 m³
Level 13	2B	1302(A)	0.18
Level 13	2B	1302(A)	0.54
Level 13	2B	1302(A)	4.54
			5.26 m³
Level 13	2B	1303(A)	0.18
Level 13	2B	1303(A)	0.76
Level 13	2B	1303(A)	0.92
Level 13	2B	1303(A)	2.18

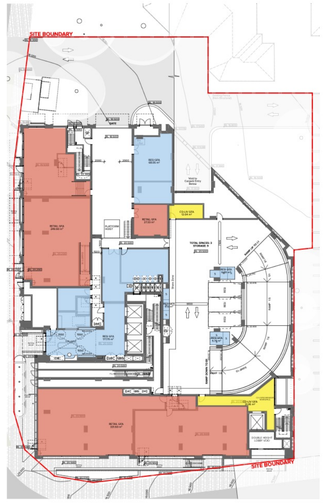
Storey	Bed Type	Apartment No.	Volume
			4.04 m³
Level 13	2B	1304(A)	0.18
Level 13	2B	1304(A)	0.54
Level 13	2B	1304(A)	3.90
			4.62 m³
Level 13	2B+	1309(A)	0.18
Level 13	2B+	1309(A)	0.54
Level 13	2B+	1309(A)	1.75
Level 13	2B+	1309(A)	1.90
Level 13	2B+	1309(A)	2.19
			6.56 m³
Level 13	3B	1308(A)	0.18
Level 13	3B	1308(A)	0.54
Level 13	3B	1308(A)	1.66
Level 13	3B	1308(A)	2.76
			5.14 m³
Level 14	1B	1405(A)	0.18
Level 14	1B	1405(A)	0.54
Level 14	1B	1405(A)	0.72
Level 14	1B	1405(A)	1.77
			3.21 m³
Level 14	1B	1406(A)	0.18
Level 14	1B	1406(A)	0.54
Level 14	1B	1406(A)	0.96
Level 14	1B	1406(A)	2.40
			4.08 m³
Level 14	1B+	1407(A)	0.18
Level 14	1B+	1407(A)	0.54
Level 14	1B+	1407(A)	12.67
			13.39 m³
Level 14	2B	1401(A)	0.18
Level 14	2B	1401(A)	0.54
Level 14	2B	1401(A)	1.34
Level 14	2B	1401(A)	2.45
			4.51 m³
Level 14	2B	1402(A)	0.18
Level 14	2B	1402(A)	0.54
Level 14	2B	1402(A)	4.54
			5.26 m³
Level 14	2B	1403(A)	0.18
Level 14	2B	1403(A)	0.76
Level 14	2B	1403(A)	0.92
Level 14	2B	1403(A)	2.18
			4.04 m³
Level 14	2B	1404(A)	0.18
Level 14	2B	1404(A)	0.54
Level 14	2B	1404(A)	3.90
			4.62 m³
Level 14	2B+	1409(A)	0.18
Level 14	2B+	1409(A)	0.54
Level 14	2B+	1409(A)	1.75
Level 14	2B+	1409(A)	1.90
Level 14	2B+	1409(A)	2.19
			6.56 m³
Level 14	3B	1408(A)	0.18
Level 14	3B	1408(A)	0.54
Level 14	3B	1408(A)	1.66
Level 14	3B	1408(A)	2.76
			5.14 m³
Level 15	1B	1505(A)	0.18
Level 15	1B	1505(A)	0.54
Level 15	1B	1505(A)	0.72
Level 15	1B	1505(A)	1.77
			3.21 m³
Level 15	1B	1506(A)	0.18
Level 15	1B	1506(A)	0.54
Level 15	1B	1506(A)	2.40
			4.08 m³
Level 15	1B+	1507(A)	0.18
Level 15	1B+	1507(A)	0.54
Level 15	1B+	1507(A)	12.67
			13.39 m³
Level 15	2B	1501(A)	0.18
Level 15	2B	1501(A)	0.54
Level 15	2B	1501(A)	1.34
Level 15	2B	1501(A)	2.45
			4.51 m³
Level 15	2B	1502(A)	0.18
Level 15	2B	1502(A)	0.54
Level 15	2B	1502(A)	4.54
			5.26 m³
Level 15	2B	1503(A)	0.18
Level 15	2B	1503(A)	0.76
Level 15	2B	1503(A)	0.92
Level 15	2B	1503(A)	2.18
			4.04 m³
Level 15	2B	1504(A)	0.18
Level 15	2B	1504(A)	0.54
Level 15	2B	1504(A)	3.90
			4.62 m³
Level 15	2B+	1509(A)	0.18
Level 15	2B+	1509(A)	0.54
Level 15	2B+	1509(A)	1.75
Level 15	2B+	1509(A)	1.90
Level 15	2B+	1509(A)	2.19
			6.56 m³
Level 15	3B	1508(A)	0.18
Level 15	3B	1508(A)	0.54
Level 15	3B	1508(A)	1.66
Level 15	3B	1508(A)	2.76
			5.14 m³
Level 16 Upper	1B+	1607(A)	0.18
Level 16 Upper	1B+	1607(A)	0.54
Level 16 Upper	1B+	1607(A)	1.74
Level 16 Upper	1B+	1607(A)	5.28
			7.74 m³
Level 16 Upper	2B	1601(A)	0.18
Level 16 Upper	2B	1601(A)	0.54
Level 16 Upper	2B	1601(A)	4.54

Storey	Bed Type	Apartment No.	Volume
			5.26 m³
Level 16 Upper	2B	1602(A)	0.18
Level 16 Upper	2B	1602(A)	0.76
Level 16 Upper	2B	1602(A)	0.92
Level 16 Upper	2B	1602(A)	2.18
			4.04 m³
Level 16 Upper	2B	1603(A)	0.18
Level 16 Upper	2B	1603(A)	0.54
Level 16 Upper	2B	1603(A)	3.90
			4.62 m³
Level 16 Upper	2B	1604(A)	0.18
Level 16 Upper	2B	1604(A)	0.54
Level 16 Upper	2B	1604(A)	4.79
			5.51 m³
Level 16 Upper	2B	1605(A)	0.18
Level 16 Upper	2B	1605(A)	0.54
Level 16 Upper	2B	1605(A)	0.77
Level 16 Upper	2B	1605(A)	2.51
			4.00 m³
Level 16 Upper	3B+	1606(A)	0.18
Level 16 Upper	3B+	1606(A)	0.54
Level 16 Upper	3B+	1606(A)	1.66
Level 16 Upper	3B+	1606(A)	13.48
			15.86 m³
Level 16 Upper	3B+	1608(A)	0.18
Level 16 Upper	3B+	1608(A)	0.54
Level 16 Upper	3B+	1608(A)	4.52
			5.24 m³
Level 17	1B+	1707(A)	0.18
Level 17	1B+	1707(A)	0.54
Level 17	1B+	1707(A)	1.74
Level 17	1B+	1707(A)	5.28
			7.74 m³
Level 17	2B	1701(A)	0.18
Level 17	2B	1701(A)	0.54
Level 17	2B	1701(A)	4.54
			5.26 m³
Level 17	2B	1702(A)	0.18
Level 17	2B	1702(A)	0.76
Level 17	2B	1702(A)	0.92
Level 17	2B	1702(A)	2.18
			4.04 m³
Level 17	2B	1703(A)	0.18
Level 17	2B	1703(A)	0.54
Level 17	2B	1703(A)	3.90
			4.62 m³
Level 17	2B	1704(A)	0.18
Level 17	2B	1704(A)	0.54
Level 17	2B	1704(A)	4.79
			5.51 m³
Level 17	2B	1705(A)	0.18
Level 17	2B	1705(A)	0.54
Level 17	2B	1705(A)	0.77
Level 17	2B	1705(A)	2.51
			4.00 m³
Level 17	3B+	1706(A)	0.18
Level 17	3B+	1706(A)	0.54
Level 17	3B+	1706(A)	1.66
Level 17	3B+	1706(A)	13.48
			15.86 m³
Level 17	3B+	1708(A)	0.18
Level 17	3B+	1708(A)	0.54
Level 17	3B+	1708(A)	4.52
			5.24 m³
Level 18 High	2B	1801(A)	0.18
Level 18 High	2B	1801(A)	0.92
Level 18 High	2B	1801(A)	2.18
			4.04 m³
Level 18 High	2B	1802(A)	0.18
Level 18 High	2B	1802(A)	0.54
Level 18 High	2B	1802(A)	3.90
			4.62 m³
Level 18 High	2B	1803(A)	0.18
Level 18 High	2B	1803(A)	0.54
Level 18 High	2B	1803(A)	4.79
			5.51 m³
Level 18 High	2B	1804(A)	0.18
Level 18 High	2B	1804(A)	0.54
Level 18 High	2B	1804(A)	0.77
Level 18 High	2B	1804(A)	2.51
			4.00 m³
Level 18 High	3B+	1805(A)	0.18
Level 18 High	3B+	1805(A)	0.54
Level 18 High	3B+	1805(A)	1.58
Level 18 High	3B+	1805(A)	1.85
Level 18 High	3B+	1805(A)	2.46
Level 18 High	3B+	1805(A)	18.71
			25.32 m³
Level 19	2B	1901(A)	0.18
Level 19	2B	1901(A)	0.76
Level 19	2B	1901(A)	0.92
Level 19	2B	1901(A)	2.18
			4.04 m³
Level 19	2B	1902(A)	0.18
Level 19	2B	1902(A)	0.54
Level 19	2B	1902(A)	3.90
			4.62 m³
Level 19	2B	1903(A)	0.18
Level 19	2B	1903(A)	0.54
Level 19	2B	1903(A)	4.79
			5.51 m³
Level 19	2B	1904(A)	0.18
Level 19	2B	1904(A)	0.54
Level 19	2B	1904(A)	0.77
Level 19	2B	1904(A)	2.51
			4.00 m³
Level 19	3B+	1905(A)	0.18
Level 19	3B+	1905(A)	0.54
Level 19	3B+	1905(A)	1.58
Level 19	3B+	1905(A)	1.85
Level 19	3B+	1905(A)	2.46
Level 19	3B+	1905(A)	18.71

Storey	Bed Type	Apartment No.	Volume
			25.32 m³
Level 20 PH	3B+	2001(A)	0.18
Level 20 PH	3B+	2001(A)	2.20
Level 20 PH	3B+	2001(A)	3.01
Level 20 PH	3B+	2001(A)	3.27
			8.66 m³
Level



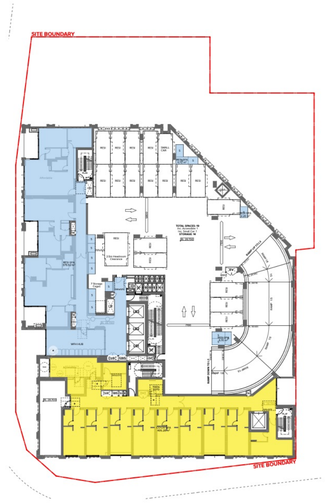
1 Basement 01



2 Ground Level



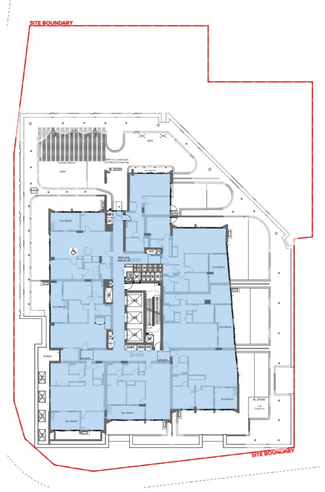
3 Level 01



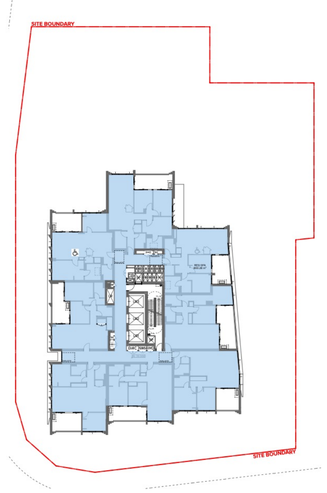
4 Level 02



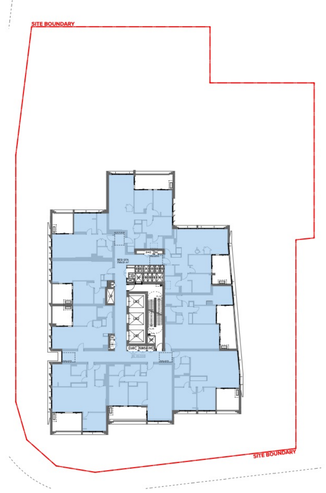
5 Level 03



6 Level 04 Podium



7 Level 05 Low



8 Level 08 Mid

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 084 084 911

CLIENT

Scion

Scion
Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Legend:

- Retail GFA Zone
- Co-Living GFA Zone
- Residential GFA Zone

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GFA Diagrams
GFA diagrams Basement 1 - L8

Scale
1:500 @A1, 50%@A3

Status
For SSDA Submission

Project No. **25026**

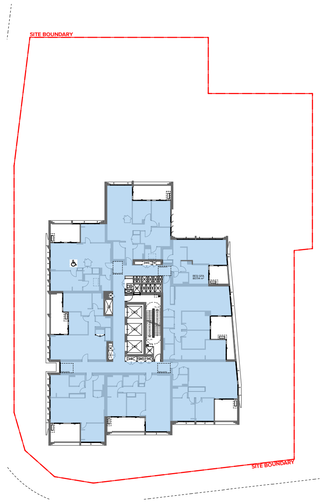
Dwg No. **DA-770-010**

Drawn by **ET**

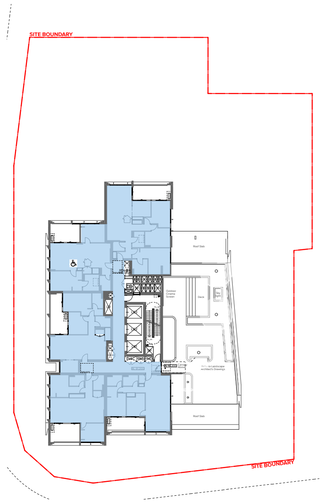
Rev **01**

North

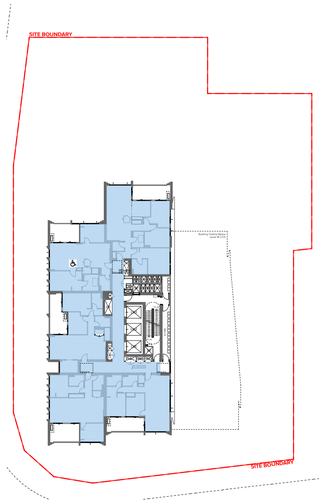
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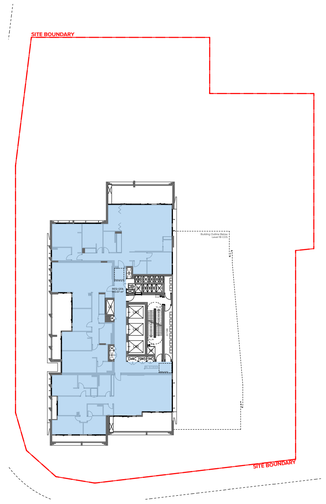
1 Level 16 Upper



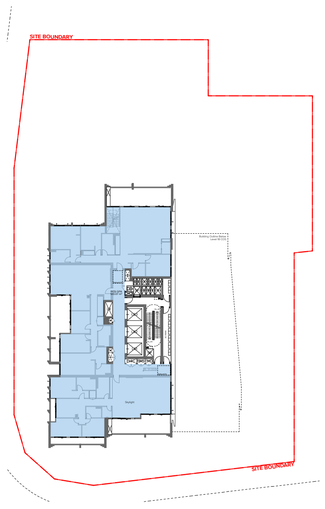
2 Level 18 High



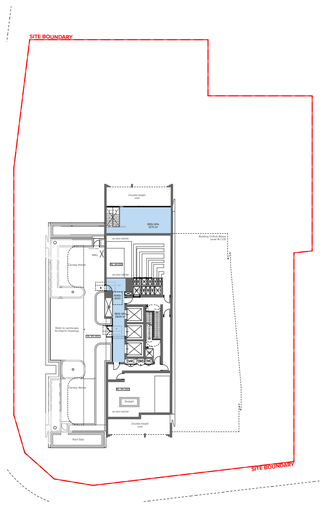
3 Level 19



4 Level 20 PH



5 Level 21



6 Roof

Residential GFA Schedule

Zone Name	Level	Measured Area
RESI GFA	Ground Level	5.13
RESI GFA	Ground Level	6.69
RESI GFA	Ground Level	6.70
RESI GFA	Ground Level	68.05
RESI GFA	Ground Level	177.79
RESI GFA	Level 01	2.20
RESI GFA	Level 01	2.27
RESI GFA	Level 01	6.72
RESI GFA	Level 01	16.80
RESI GFA	Level 01	18.56
RESI GFA	Level 01	340.79
RESI GFA	Level 02	2.20
RESI GFA	Level 02	6.70
RESI GFA	Level 02	6.72
RESI GFA	Level 02	379.92
RESI GFA	Level 03	2.88
RESI GFA	Level 03	6.70
RESI GFA	Level 03	6.72
RESI GFA	Level 03	7.86
RESI GFA	Level 03	378.73
RESI GFA	Level 04 Podium	908.39
RESI GFA	Level 05 Low	800.28
RESI GFA	Level 06	800.28
RESI GFA	Level 07	800.28
RESI GFA	Level 08 Mid	799.01
RESI GFA	Level 09	799.01
RESI GFA	Level 10	799.01
RESI GFA	Level 11	799.01
RESI GFA	Level 12	799.01
RESI GFA	Level 13	799.01
RESI GFA	Level 14	799.01
RESI GFA	Level 15	799.01
RESI GFA	Level 16 Upper	807.14
RESI GFA	Level 17	807.14
RESI GFA	Level 18 High	532.38
RESI GFA	Level 19	532.18
RESI GFA	Level 20 PH	513.07
RESI GFA	Level 21	513.07
RESI GFA	Roof	28.61
RESI GFA	Roof	37.71
		14922.74 m²

Retail GFA Schedule

Zone Name	Level	Measured Area
RETAIL GFA	Ground Level	27.33
RETAIL GFA	Ground Level	249.90
RETAIL GFA	Ground Level	331.60
		608.83 m²

Co-Living GFA Schedule

Zone Name	Level	Measured Area
CO-LIV GFA	Basement 01	21.68
CO-LIV GFA	Ground Level	12.04
CO-LIV GFA	Ground Level	31.95
CO-LIV GFA	Level 01	458.86
CO-LIV GFA	Level 02	405.28
CO-LIV GFA	Level 03	415.76
		1345.57 m²

GFA Summary:

Total GFA = 16,877m²
Site Area = 3,149m²
Site FSR = 5.36:1

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6655, ABN 86 064 084 911

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Legend:
- Retail GFA Zone
- Co-Living GFA Zone
- Residential GFA Zone

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
GFA Diagrams
GFA diagrams L16 - Roof

Scale: 1:500 @A1, 50%@A3
Status: For SSDA Submission
Project No.: 25026
Dwg No.: DA-770-011
Drawn by: ET
Rev: 01
North

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Pre-Adaptation

Level 4 - 7, Level 16 - 19

Unit: 406, 506, 606, 706, 1605, 1705, 1804, 1904



Post-Adaptation



Pre-Adaptation

Level 5 - 11

Unit: 508, 608, 708, 809, 909, 1009, 1109



Post-Adaptation



<u>Adaptable Apartment Requirement:</u>

As per City of Ryde council DCP 4.1.3:

Requirements:

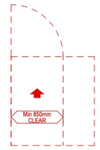
An accessible path of travel from the street to and through the front door of all units on the ground floor, where the level of the land permits. If the development has three or more residential storeys, with 10 or more units, to all units on all storeys.

In developments with three or more habitable storeys and with 10 or more units a percentage of units shall comply with the provisions of a Class B adaptable unit as specified in AS4299, in accordance with the following ratio: 10% of units.

Adaptable apartments calculations:

Total number of apartments	= 145
Adaptable apartments	= 15 (>10% of total apartments)

ADAPTABLE APARTMENT LEGEND:



Accessible entry door to have 850mm min. clearance. Internal doors to have 820mm min. clearance. Accessible door approaches.

1000

Internal corridors min. width 1000mm. (incl. beside bed).

1550

Provision for adequate circulation space in front of appliances (min. 1550mm depth) and between kitchen benches.

2250

2250mm circulation space for living rooms.

2070x1540

A clear floor space of not less than 1540x2070mm shall be provided in bedrooms to allow for 180 degree turn by wheelchair user.

Removed item; wall, storage, wardrobe, kitchen bench.

900x
1250

A toilet which has a space of minimum 1250x900mm in front of the toilet clear of door swings and fixtures.

LIVABLE APARTMENT LEGEND:



Doors to have 820mm min. clearance.

1000

Internal corridors min. width 1000mm. (incl. beside bed).

900x
1200

A toilet which has a space of minimum 1200x900mm in front of the toilet clear of door swings and fixtures.

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Adaptable + Livable Plan Layouts
Adaptable Plans

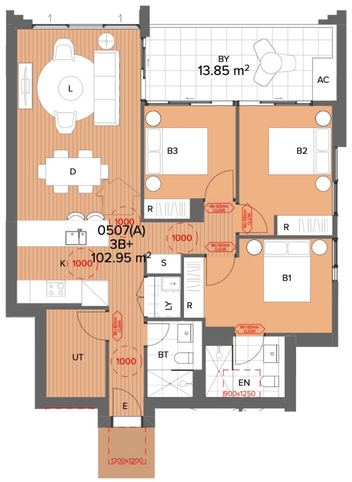
Scale: **1:100 @A1, 50%@A3**
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-810-010**
Drawn by: **IA**
Rev: **01**
North

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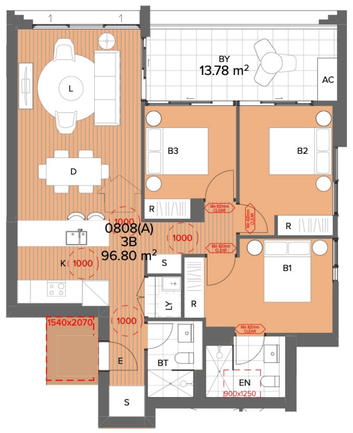
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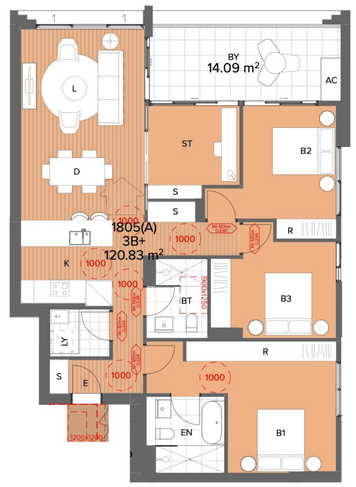
Livable
Level 5 - 7, Level 16 - 17
Unit: 507, 607, 707, 1606, 1706



Livable
Level 8 - 15
Unit: 808, 908, 1008, 1108, 1208, 1308, 1408, 1508



Livable
Level 18 - 19
Unit: 1805, 1905



Livable
Level 4 - 7, Level 16 - 19
Unit: 406, 506, 606, 706, 1606, 1706, 1804, 1904



Livable
Level 5 - 11
Unit: 508, 608, 708, 809, 909, 1009, 1109



Livable Apartment Requirement:

As per Apartment Design Guide (ADG) - Universal Design (Objective 4Q-1, design guidance)

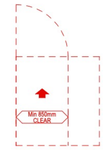
Requirements:

Developments achieve a benchmark of 20% of the total apartments incorporating the Livable Housing Guideline's silver level universal design features.

Livable apartments calculations:

Total number of apartments	= 145
Livable apartments	= 30 (>20% of total apartments)

ADAPTABLE APARTMENT LEGEND:



Accessible entry door to have 850mm min. clearance. Internal doors to have 820mm min. clearance. Accessible door approaches.

1000 — Internal corridors min. width 1000mm. (incl. beside bed).

1550 — Provision for adequate circulation space in front of appliances (min. 1550mm depth) and between kitchen benches.

2250 — 2250mm circulation space for living rooms.

2070x1540 — A clear floor space of not less than 1540x2070mm shall be provided in bedrooms to allow for 180 degree turn by wheelchair user.

Removed item; wall, storage, wardrobe, kitchen bench.

900x 1250 — A toilet which has a space of minimum 1250x900mm in front of the toilet clear of door swings and fixtures.

LIVABLE APARTMENT LEGEND:



Doors to have 820mm min. clearance.

1000 — Internal corridors min. width 1000mm. (incl. beside bed).

900x 1200 — A toilet which has a space of minimum 1200x900mm in front of the toilet clear of door swings and fixtures.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6606, ABN 86 094 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Adaptable + Livable Plan Layouts
Livable Plans

Scale: **1:100 @A1, 50%@A3**
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-810-020**
Rev: **01**
Drawn by: **IA**
North

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Adaptable Bathroom Type:

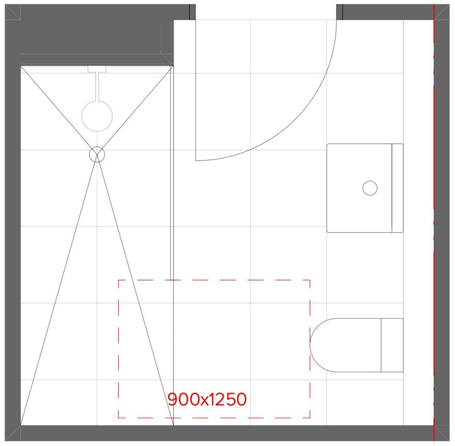
Pre-Adaptation

Note 01: Capped services to be provided in position for future accessible fixtures

Note 02: No hob to shower area

Note 03: Step-free/level path of travel and appropriate falls to waste (compliant with AS4299) provided from outset

Note 04: Reinforced walls provided

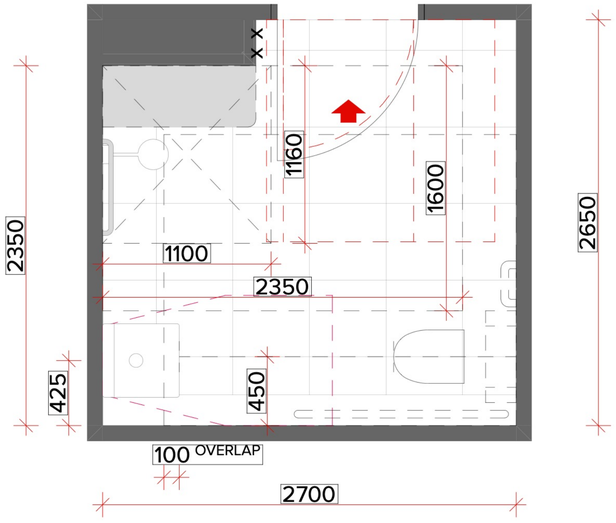


Post-Adaptation

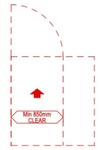
Note 05: Fixtures overlapping with clearances in accordance to AS 1428.1 (100mm max)

Note 06: 2x clothing hooks provided within 400mm of shower recess

Note 07: Grab rails, a foldable shower seat, toilet and wash basin to be provided in accordance with AS 1428.1



ADAPTABLE APARTMENT LEGEND:



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1000

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900x 1200

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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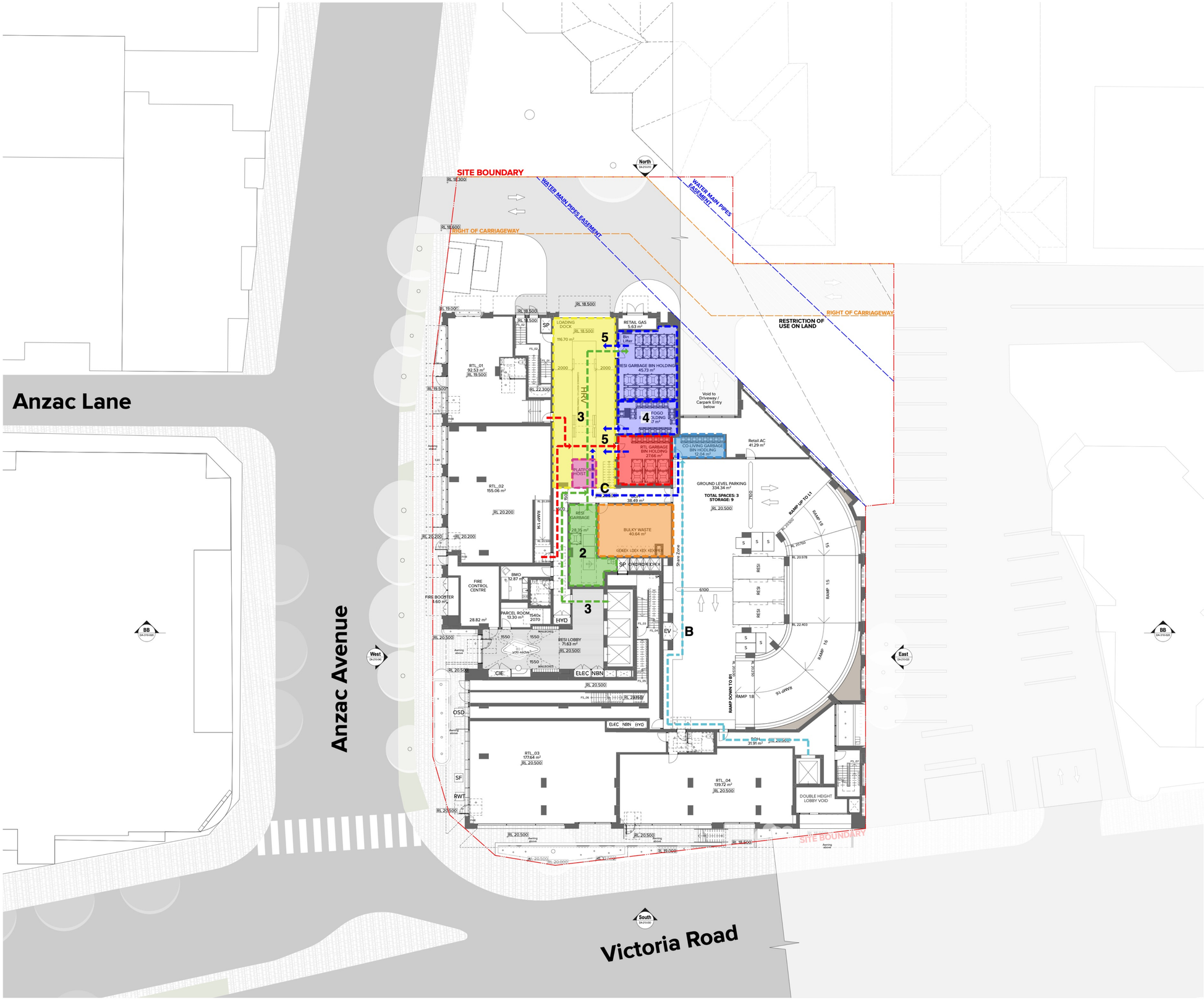
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Adaptable + Livable Plan Layouts
Adaptable Bathroom Layouts

Scale: **1:20 @A1, 50%@A3**
Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-811-010**
Rev: **01**
Drawn by: **IA**
North

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Residential Waste

1. All residential waste to go down the designated garbage chute or be deposited in adjacent recycling bin.

2. All residential waste to land in residential chute discharge room on Ground Level

3. Building manager to collect full bins and transport from chute discharge room and bin cupboards to the Residential Garbage Holding Room via platform hoist.

4. Residents to transport their own FOGO waste down to Residential FOGO bin holding room

5. Waste to be stored in holding rooms until collection day. On collection day, garbage truck to reverse into loading dock and collect waste, before driving out to transport waste out of the building.

Co-Living

A. Co-living residents to deposit their waste into co-living garbage room on each level.

B. Building manager to collect bins and transport down to Ground Level via lift. Bins to be transported to Co-living Garbage Bin Holding Area, where they will be held until collection day.

C. On collection day, bins are transported to loading dock via platform hoist where waste is collected by truck

Retail

All retail waste to be transported through loading dock to Retail Garbage bin holding area, where waste is stored until collection day.

On collection day, garbage truck to reverse into loading dock and collect waste, before driving out to transport waste out of the building.

Legend

- Garbage Chute + Adjacent Recycling Bin Cupboard
- Residential Chute Discharge Room
- Residential Garbage Holding Room
- Residential Waste Tug Route
- Co-Living Garbage Room
- Co-Living Garbage Holding Room
- Co-Living Waste Tug Route
- Retail Garbage Holding Room
- Retail Waste Route
- Collection Day Bin Route
- Loading Dock
- Bulky Waste Room
- Platform Hoist

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Nominated Architect: Nicholas Turner 6685, ABN 88 064 084 911

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NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Waste Strategy
Waste Strategy Diagram Ground Level

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	25026	MB	
Status: For SSDA Submission	Dwg No. DA-820-010	Rev 01	

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1 Level 01 (Podium) 1:200



2 Typical Tower Level 1:200

Residential Waste

1. All residential waste to go down the designated garbage chute or be deposited in adjacent recycling bin.

2. All residential waste to land in residential chute discharge room on Ground Level

3. Building manager to collect full bins and transport from chute discharge room and bin cupboards to the Residential Garbage Holding Room via platform hoist.

4. Residents to transport their own FOGO waste down to Residential FOGO bin holding room

5. Waste to be stored in holding rooms until collection day. On collection day, garbage truck to reverse into loading dock and collect waste, before driving out to transport waste out of the building.

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All retail waste to be transported through loading dock to Retail Garbage bin holding area, where waste is stored until collection day.

On collection day, garbage truck to reverse into loading dock and collect waste, before driving out to transport waste out of the building.

Legend

- Garbage Chute + Adjacent Recycling Bin Cupboard
- Residential Chute Discharge Room
- Residential Garbage Holding Room
- Residential Waste Tug Route
- Co-Living Garbage Room
- Co-Living Garbage Holding Room
- Co-Living Waste Tug Route
- Retail Garbage Holding Room
- Retail Waste Route
- Collection Day Bin Route
- Loading Dock
- Bulky Waste Room
- Platform Hoist

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Waste Strategy
Waste Strategy Diagram Level 01 + Typical Tower

Scale **1:200 @A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-820-020**
Drawn by **MB**
Rev **01**
North

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Legend

- Water Main Pipes Easement
- Right of Carriageway
- Restriction of Use on Land
- Driveway
- Landscaping / Refer to Landscape Architect Drawings
- Indicative Zone of Influence (Infill)
- RL — Existing Survey Levels
- RL — Proposed Levels

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, ABN 86 084 084 911

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Suite 3, Level 1/937 Victoria Rd West Ryde
NSW 2114 Australia

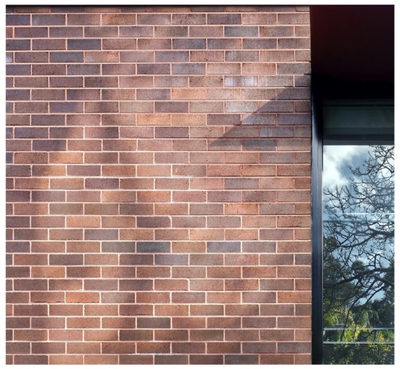
Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Easement Diagram
Easement Diagram

Scale	1:200 @A1, 50%@A3	Project No.	25026
Drawn by	ET	North	
Status	For SSDA Submission	Dwg No.	DA-830-010
Rev	01		

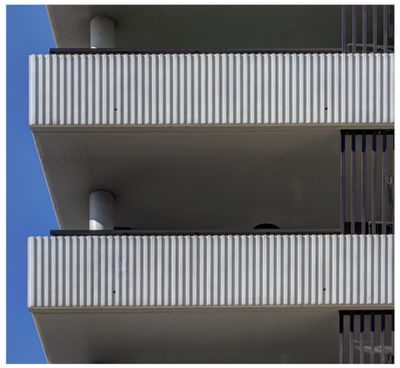
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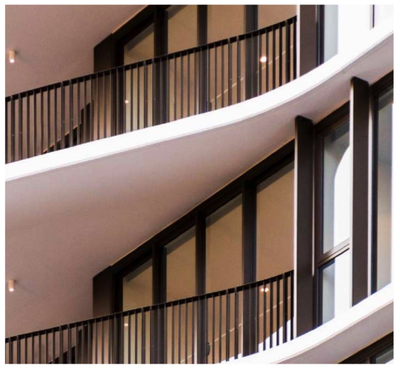
BW1 BOWRAL BRICK 76 BOWRAL BROWN



CON1 CONCRETE NATURAL FINISH



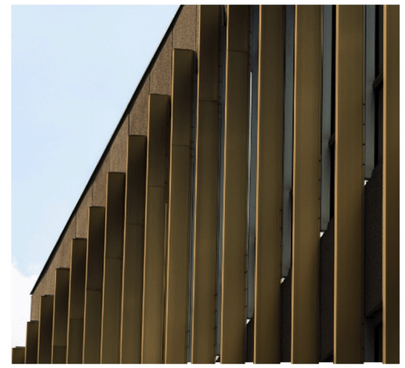
CON2 CONCRETE TEXTURED FINISH



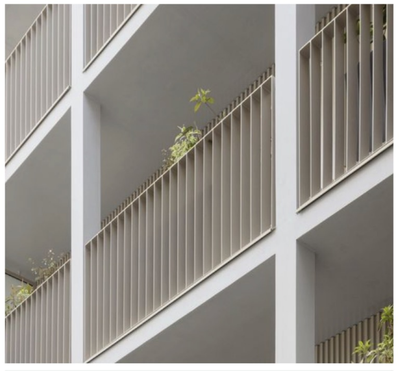
PCF1 DULUX TONE BLACK ACE



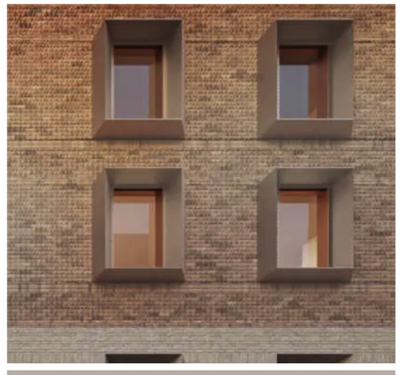
PCF2 DULUX TONE ETERNITY NICKEL PEARL



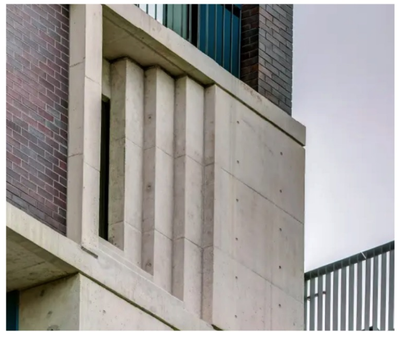
PCF3 DULUX TONE FRESH GOLD



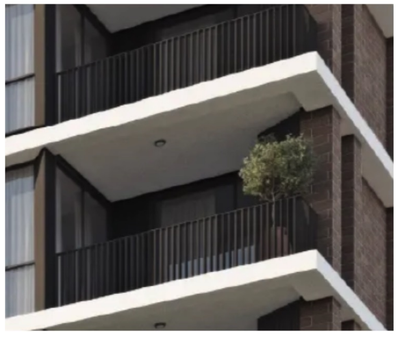
PCF1 DULUX TONE FLAT WHITE



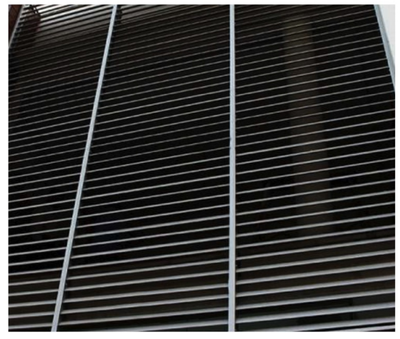
PCF2 DULUX TONE HEIFER



CPC1 PRECAST CONCRETE STEPPING PROFILE



BAL1 VERTICAL PALASADE BALUSTRADE



LV1 HORIZONTAL METAL LOUVRE SYSTEM



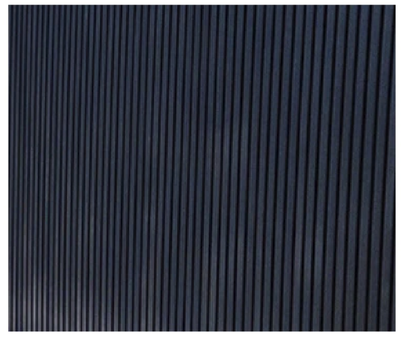
LST2 LANDSCAPE SHADING STRUCTURE



BAL3 CLEAR GLASS BALUSTRADE



GRC1 GRC PLANTER BOX



CLD1 CORRUGATED VERTICAL CLADDING



SJ1 PRECAST INDENTED SIGNAGE

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6680, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
Materials & Finishes Board
External Finishes

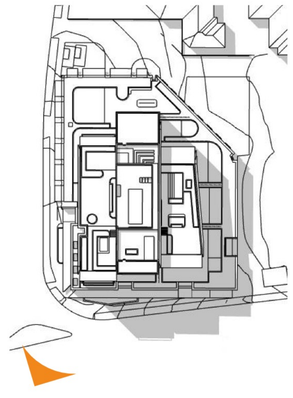
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Status: **For SSDA Submission**
Project No.: **25026**
Dwg No.: **DA-890-001**
Drawn by: **FM**
Rev: **01**
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South West Perspective - Corner between Anzac Avenue and Victoria Rd

KEYPLAN



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Nominated Architect: Nicholas Turner 6695, ABN 86 094 684 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
96 Anzac Avenue, West Ryde
96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
3D VIEWS
Perspective 01

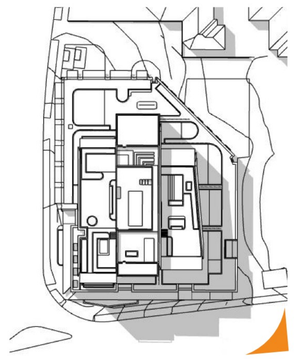
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@A1, 50%@A3	25026	TM	
Status	Dwg No.	Rev	
For SSDA Submission	DA-910-001	01	

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South East Perspective - Co-Living Lobby Entrance / Victoria Rd

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Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
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96 Anzac Avenue West Ryde NSW 2114 Australia

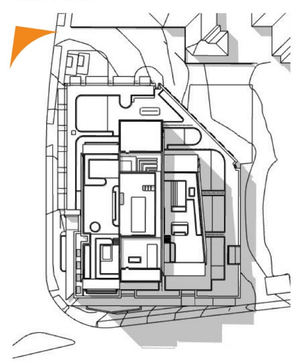
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3D VIEWS
Perspective 02

Scale **@A1, 50%@A3**
Status **For SSDA Submission**
Project No. **25026**
Dwg No. **DA-910-002**
Drawn by **TM**
Rev **01**
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KEYPLAN



Northern Perspective - Anzac Avenue Streetscape

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Rev	Date	Approved by	Name
01	06/11/25	JMC	SSDA Submission

Project Title
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96 Anzac Avenue West Ryde NSW 2114 Australia

Drawing Title
3D VIEWS
Perspective 03

Scale
@A1, 50%@A3

Status
For SSDA Submission

Project No.
25026

Dwg No.
DA-910-003

Drawn by
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