

DA - DEVELOPMENT APPLICATION

AUSTRAL, PARKLANDS



DEVELOPMENT SUMMARY

SITE TOTAL AREA: 19129 SQM
SITE DEVELOPABLE AREA: 12016 SQM
ACHIEVED GFA: 45316 SQM
ACHIEVED FSR (TOTAL AREA) : 2.37:1
ACHIEVED FSR (DEVELOPABLE AREA) : 3.77:1

NO. OF APARTMENTS: 445
CAR PARKING: 550

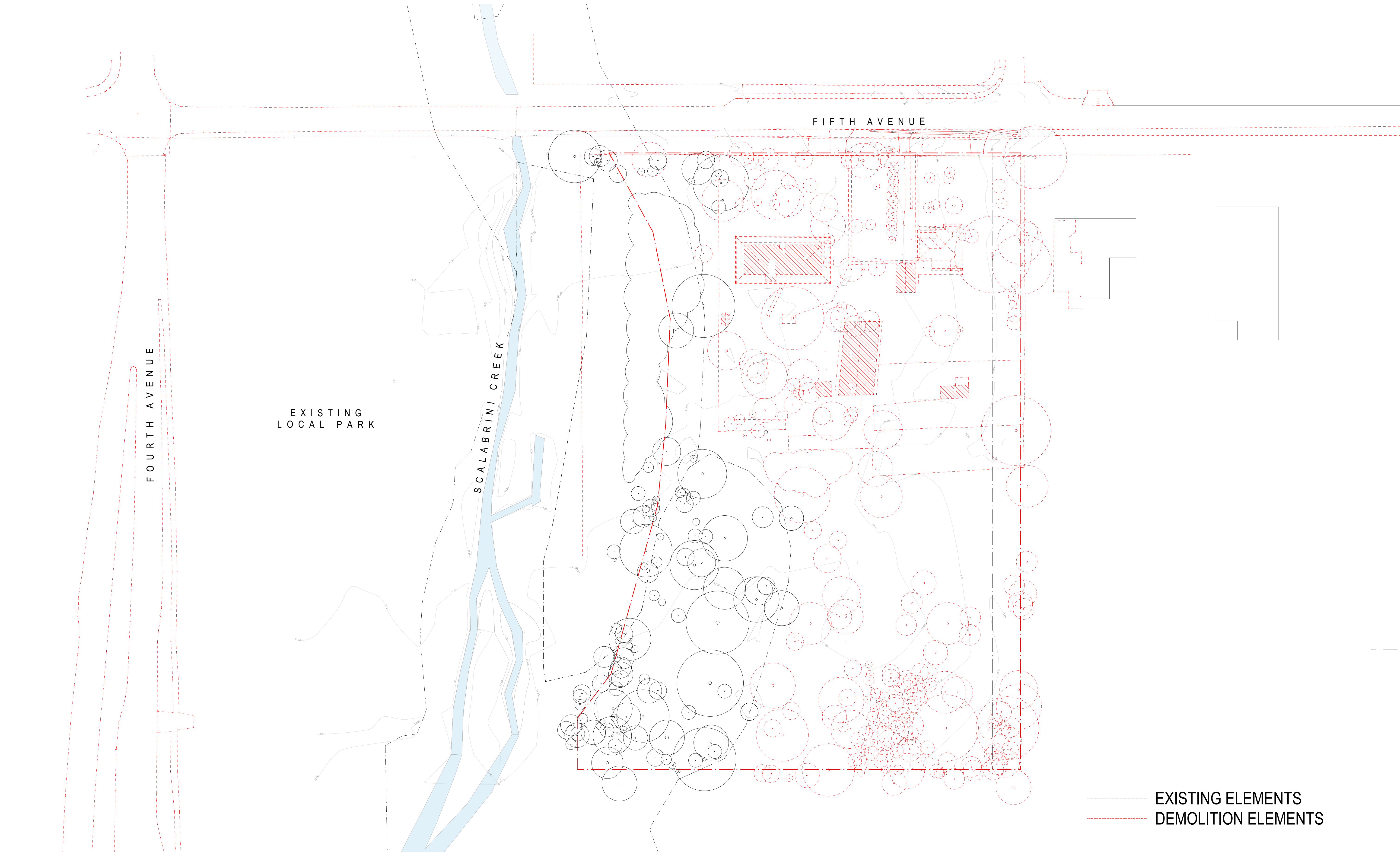
LAYOUT NUMBER	DRAWING NAME
PLA-A-6110 UNIVERSAL LHA TYPOLOGIES	
PLA-A-6110	UNIVERSAL LHA SILVER TYPOLOGIES - SHEET 01
PLA-A-6111	UNIVERSAL LHA SILVER TYPOLOGIES - SHEET 02
PLA-A-6112	UNIVERSAL LHA GOLD TYPOLOGIES - SHEET 01
PLA-A-6113	UNIVERSAL LHA PLATINUM TYPOLOGIES - SHEET 01
PLA-DA-0000 PRELIMINARIES	
PLA-DA-0000	COVER SHEET
PLA-DA-0100	SITE SURVEY (EXISTING SITE PLAN)
PLA-DA-0200	DEMOLITION PLAN
PLA-DA-0300	PROPOSED SITE PLAN
PLA-DA-0400	STAGING PLAN
PLA-DA-1000 GENERAL FLOOR PLANS	
PLA-DA-10B1	GENERAL FLOOR PLAN - BASEMENT 01
PLA-DA-10B2	GENERAL FLOOR PLAN - BASEMENT 02
PLA-DA-1000	GENERAL FLOOR PLAN - GROUND 00
PLA-DA-1001	GENERAL FLOOR PLAN - LEVEL 01
PLA-DA-1002	GENERAL FLOOR PLAN - LEVEL 02
PLA-DA-1003	GENERAL FLOOR PLAN - LEVEL 03
PLA-DA-1004	GENERAL FLOOR PLAN - LEVEL 04
PLA-DA-1005	GENERAL FLOOR PLAN - LEVEL 05-11
PLA-DA-1012	GENERAL FLOOR PLAN - LEVEL 12
PLA-DA-1013	GENERAL FLOOR PLAN - LEVEL 13-14
PLA-DA-1015	GENERAL FLOOR PLAN - ROOF
PLA-DA-2000 ELEVATIONS	
PLA-DA-2000	WEST ELEVATIONS - SHEET 01
PLA-DA-2001	EAST ELEVATIONS - SHEET 02
PLA-DA-2002	NORTH ELEVATIONS - SHEET 03
PLA-DA-2003	SOUTH ELEVATIONS - SHEET 04
PLA-DA-2004	INTERNAL SOUTH ELEVATIONS - SHEET 05
PLA-DA-2005	INTERNAL NORTH ELEVATIONS - SHEET 06
PLA-DA-3000 SECTIONS	
PLA-DA-3000	SECTIONS - SHEET 01
PLA-DA-3001	SECTIONS - SHEET 02
PLA-DA-3002	SECTIONS - SHEET 03
PLA-DA-3003	SECTIONS - SHEET 04
PLA-DA-3004	SECTIONS - SHEET 05
PLA-DA-3005	SECTIONS - SHEET 06
PLA-DA-3006	SECTIONS - SHEET 07
PLA-DA-4000 SUN EYE VIEWS	
PLA-DA-4000	SUN EYE VIEW - SHEET 01
PLA-DA-4001	SUN EYE VIEW - SHEET 02
PLA-DA-4100 SHADOW DIAGRAMS	
PLA-DA-4100	SHADOW DIAGRAMS - SHEET 01
PLA-DA-4101	SHADOW DIAGRAMS - SHEET 02
PLA-DA-4200 SOLAR AMENITY DIAGRAMS	
PLA-DA-4200	SOLAR AMENITY DIAGRAMS - SHEET 01
PLA-DA-4201	SOLAR AMENITY DIAGRAMS - SHEET 02
PLA-DA-4300 CROSS VENTILATION DIAGRAM	
PLA-DA-4200	CROSS VENTILATION DIAGRAM - SHEET 01
PLA-DA-4201	CROSS VENTILATION DIAGRAM - SHEET 02
PLA-DA-5000 AREA & AMENITIES DIAGRAM	
PLA-DA-5000	AREA & AMENITIES DIAGRAM (GFA) - SHEET 01
PLA-DA-5400	AREA & AMENITIES DIAGRAM (OPEN SPACE) - SHEET 01
PLA-DA-6000 TYPOLOGIES	
PLA-A-6100	UNIVERSAL LHA DIAGRAM - SHEET 01
PLA-A-6101	UNIVERSAL LHA DIAGRAM - SHEET 02
PLA-A-6102	UNIVERSAL LHA DIAGRAM - SHEET 03
PLA-A-6200	AFFORDABLE DIAGRAM - SHEET 01
PLA-A-6201	AFFORDABLE DIAGRAM - SHEET 02
PLA-A-6203	AFFORDABLE DIAGRAM - SHEET 03
PLA-DA-7000 MATERIAL SCHEDULE	
PLA-DA-4200	MATERIAL SCHEDULE - SHEET 01
PLA-DA-4201	MATERIAL SCHEDULE - SHEET 02
PLA-DA-8000 PERSPECTIVES	
PLA-DA-4200	PERSPECTIVE - SHEET 01
PLA-DA-4201	PERSPECTIVE - SHEET 02
PLA-DA-4202	PERSPECTIVE - SHEET 03
PLA-DA-4203	PERSPECTIVE - SHEET 04

DATE		REVISION DESCRIPTION		BY	CHK											DRAWING TITLE	
A	4/05/2026	FOR SSDA SUBMISSION		CS	HN	Project manager CREATIVE VISION 02 9300 0525 cvision.com.au	Landscape Architect LANDFX 0424 769 049 www.landfx.com.au	Traffic Engineer ASON GROUP 02 9083 6601 www.asongroup.com.au	Structural Engineer PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	BCA Consultant CERTITUDE 02 9299 8058 www.certitude.com.au	ESD Consultant ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au	NORTH POINT	SCALE 12000, 10.71@ A1 Size	ARCHITECT EORA / SYDNEY Geelong Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 8823 7000 sydney@plusstudio.co	PROJECT TITLE AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179		COVER SHEET
PLUS STUDIO																	
					Urban Planning COLLIERS 02 9556 6962 www.colliers.com.au	Civil Engineer ADP CONSULTING 02 8203 5447 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au	DISCLAIMER In accepting and utilising this document, the recipient agrees that Plus Studio, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Plus Studio resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Plus Studio. Under no circumstances shall transfer of this document be deemed a sale. Plus Studio makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Finaired dimensions shall take precedence over scaled work.			Nominated Architects Gabriel Duxue 1622 4/01/2026 Pido Pin 11296 Plus Architecture Pty Ltd ABN 40 091690 336 plusstudio.co © 2025 © Plus Architecture International Pty Ltd. All Rights Reserved. Plus Studio Pty Ltd is a trademark of Plus Architecture International Pty Ltd.	CLIENT 21 DERWENT RD PTY LTD	PROJECT NUMBER 20833	STAGE DA
					APPROVED ####	CHECKED HN	DRAWN CS	DRAWING NUMBER PLA-DA-0000			REVISION A						



DRAWING NUMBDER : 12929-19_DET_V3
SUVERYOR COMPANY: C&ASURVEYORS

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A	4/05/2026	FOR SSDA SUBMISSION	CS	HN										
Project manager CREATIVE VISION 02 9300 0525 cvision.com.au					Landscape Architect LANDFX 0424 769 049 www.landfx.com.au					Traffic Engineer ASON GROUP 02 9083 6601 www.asongroup.com.au				
Urban Planning COLLIERS 02 9556 6962 www.colliers.com.au					Civil Engineer ADP CONSULTING 02 8203 5447 www.adpconsulting.com					Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild				
					Structural Engineer PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au					Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au				
					BCA Consultant CERTITUDE 02 9299 8058 www.certitude.com.au					Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaservices.com.au				
					ESD Consultant ASPRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspres.com.au					Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au				
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					NORTH POINT 					CLIENT 21 DERWENT RD PTY LTD				
					SCALE 1500 @ A1 Size					PROJECT NUMBER 20833				
					APPROVED HN					DRAWING NUMBER PLA-DA-0100				
					CHECKED HN					STAGE DA				
					DRAWN CS					REVISION A				

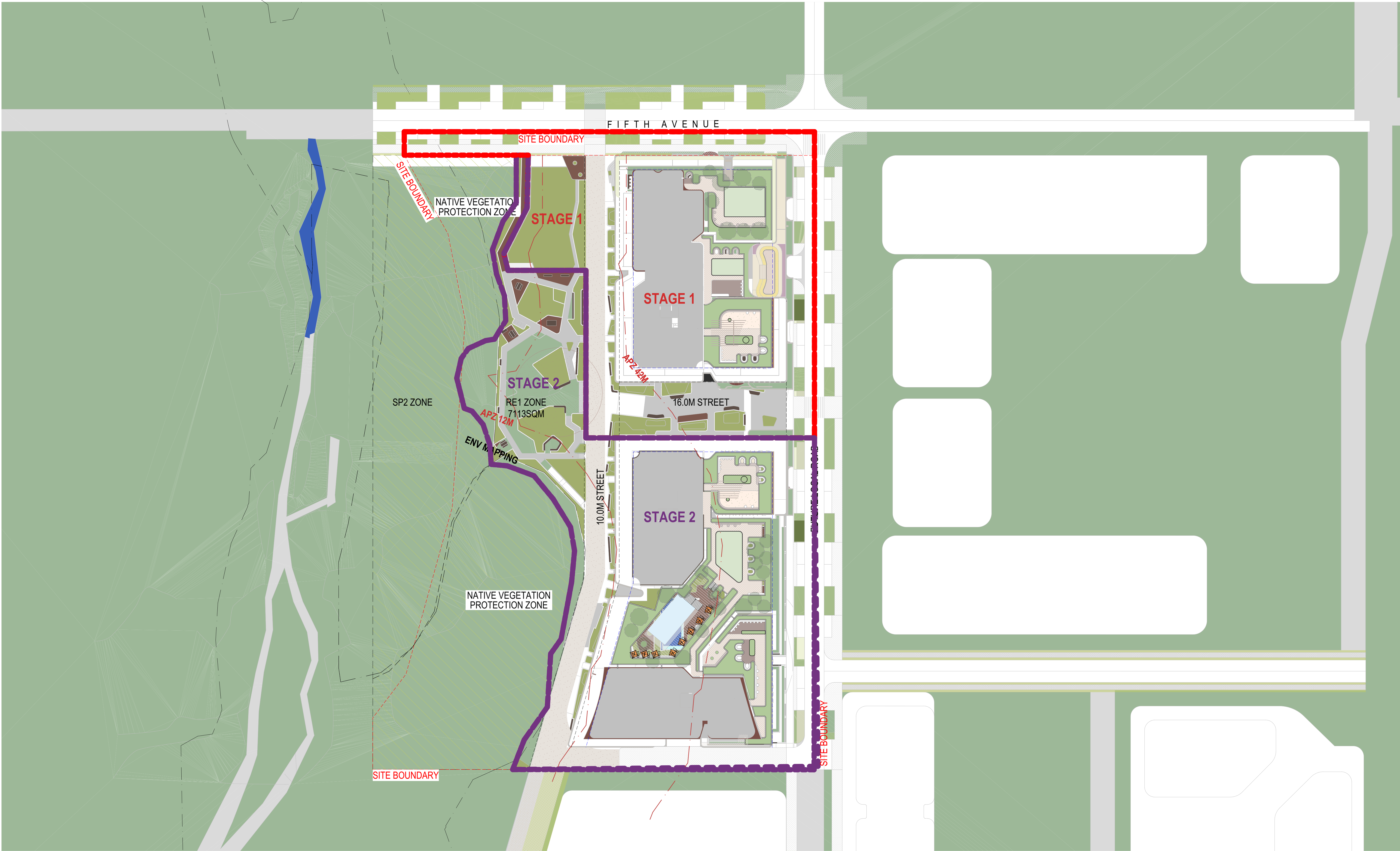


----- EXISTING ELEMENTS
- - - - - DEMOLITION ELEMENTS

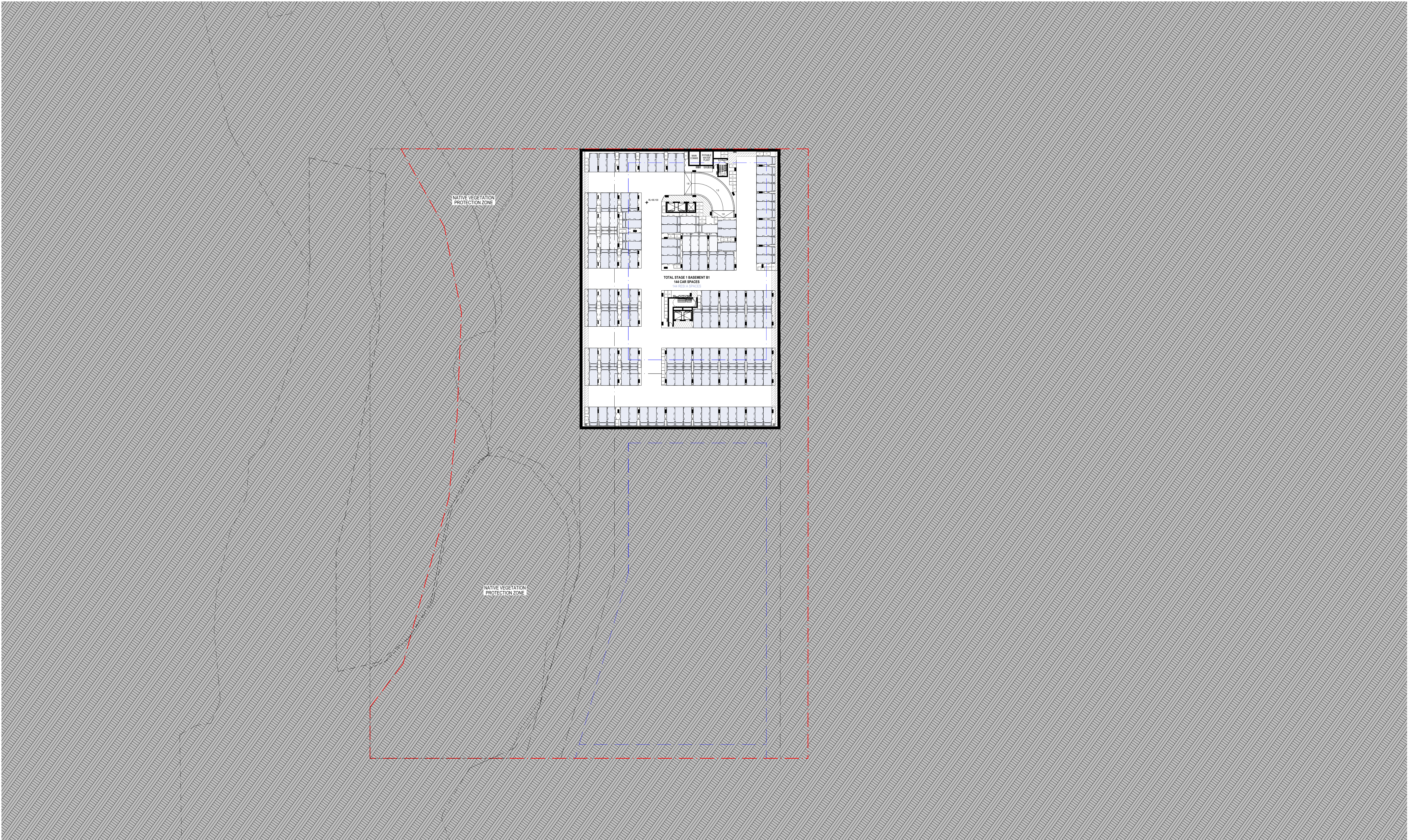
REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	ARCHITECT	PROJECT TITLE	DRAWING TITLE
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0525 cvision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTITUDE 02 9299 8058 www.certitude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au	EORA / SYDNEY Gosford Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 9823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	DEMOLITION PLAN
					Urban Planning COLLIERS 02 9956 6962 www.colliers.com.au	Civil Engineer ADP CONSULTING 02 8203 5447 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaseservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au	Plus Architecture Pty Ltd ABN 40 091690 336 plusstudio.co © 2025 Plus Architecture International Pty Ltd. All Rights Reserved. Plus Architecture is a trademark of Plus Architecture International Pty Ltd.	CLIENT 21 DERWENT RD PTY LTD	PROJECT NUMBER 20833
					APPROVED HN	CHECKED HN	DRAWN CS				STAGE DA	DRAWING NUMBER PLA-DA-0200	REVISION A



DATE		REVISION DESCRIPTION		BY	CHK	Project manager		Landscape Architect		Traffic Engineer		Structural Engineer		BCA Consultant		ESD Consultant		NORTH POINT		SCALE		ARCHITECT		PROJECT TITLE		DRAWING TITLE	
A	4/05/2026	FOR SSDA SUBMISSION		CS	HN	CREATIVE VISION		LANDFX		ASON GROUP		PALANTIR CONSULTING		CERTITUDE		ASPIRE SUSTAINABILITY CONSULTING				1500 @ A1 size		EORA / SYDNEY		AUSTRAL PARKLAND		PROPOSED SITE PLAN	
						02 9300 0525		0424 769 049		02 9083 6601		02 9037 6427		02 9299 8058		02 8068 1378						Gadigal Country		184-186 FIFTH AVENUE, AUSTRAL, NSW 2179			
						ovision.com.au		www.landfx.com.au		www.asongroup.com.au		www.palantirconsulting.com.au		www.certitude.com.au		www.aspiresc.com.au						Sydney NSW 2000 Australia					
																						+612 9823 7000 sydney@plustudio.co		CLIENT		PROJECT NUMBER	
						Urban Planning		Civil Engineer		Services Engineer		Access Consultant		Fire Engineering		Waste Consultant		DISCLAIMER				Nominated Architects:		21 DERWENT RD PTY LTD		STAGE	
						COLLIERS		ADP CONSULTING		NEURON BUILD		ACCESS LINK CONSULTING		INNOVA SERVICES AUSTRALIA		ELEPHANTS FOOT		In accepting and utilising this document, the recipient agrees that Plus Studio, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use. To waive all claims against Plus Studio resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Plus Studio. Under no circumstances shall transfer of this document be deemed a sale. Plus Studio makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Finaired dimensions shall take precedence over scaled work.				Gabriel Douque 1622 4 April 2024 10002 Plado Pin 11286		DA			
						02 9356 6962		02 8203 5447		0401 222 862		02 7232 0808		1300 436 374		1300 436 374						Plus Architecture Pty Ltd ABN 40 091690 336 plustudio.co		APPROVED		PROJECT NUMBER	
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REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE		
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0525 ovision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTATUDE 02 9299 8058 www.certatude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au		1500 @ A1 Size	EORA / SYDNEY Gadigal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +61 2 9823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	STAGING PLAN		
					Urban Planning COLLIERS 02 9566 6962 www.colliers.com.au	Civil Engineer ADP CONSULTING 0401 222 862 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au	DISCLAIMER In accepting and utilising this document, the recipient agrees that Plus Studio, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use. To waive all claims against Plus Studio resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Plus Studio. Under no circumstances shall transfer of this document be deemed a sale. Plus Studio makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Finaired dimensions shall take precedence over scaled work.			Nominated Architects Gabriel Douque 1622 4th Jul 2022 Rdo Pin 11296 Plus Architecture Pty Ltd ABN 40 091690 336 plusstudio.co © 2025 © Plus Architecture International Pty Ltd. All Rights Reserved. Plus Architecture Pty Ltd is a trademark of Plus Architecture International Pty Ltd.	CLIENT 21 DERWENT RD PTY LTD	PROJECT NUMBER 20833	STAGE DA
					APPROVED ####	CHECKED HN	DRAWN CS	DRAWING NUMBER PLA-DA-0400			REVISION A						



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A	4/05/2026	FOR SSDA SUBMISSION

BY	CHK
CS	HN

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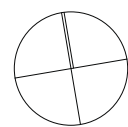
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PROJECT TITLE
AUSTRAL PARKLAND
184-186 FIFTH AVENUE, AUSTRAL,
NSW 2179

CLIENT
21 DERWENT RD PTY
LTD

APPROVED
HN

CHECKED
HN

DRAWN
CS

DRAWING TITLE
GENERAL FLOOR
PLAN - BASEMENT
02

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-10B2

STAGE
DA

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A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
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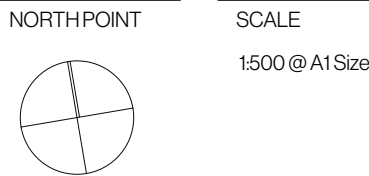
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Structural Engineer
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ESD Consultant
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SCALE
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NSW 2179

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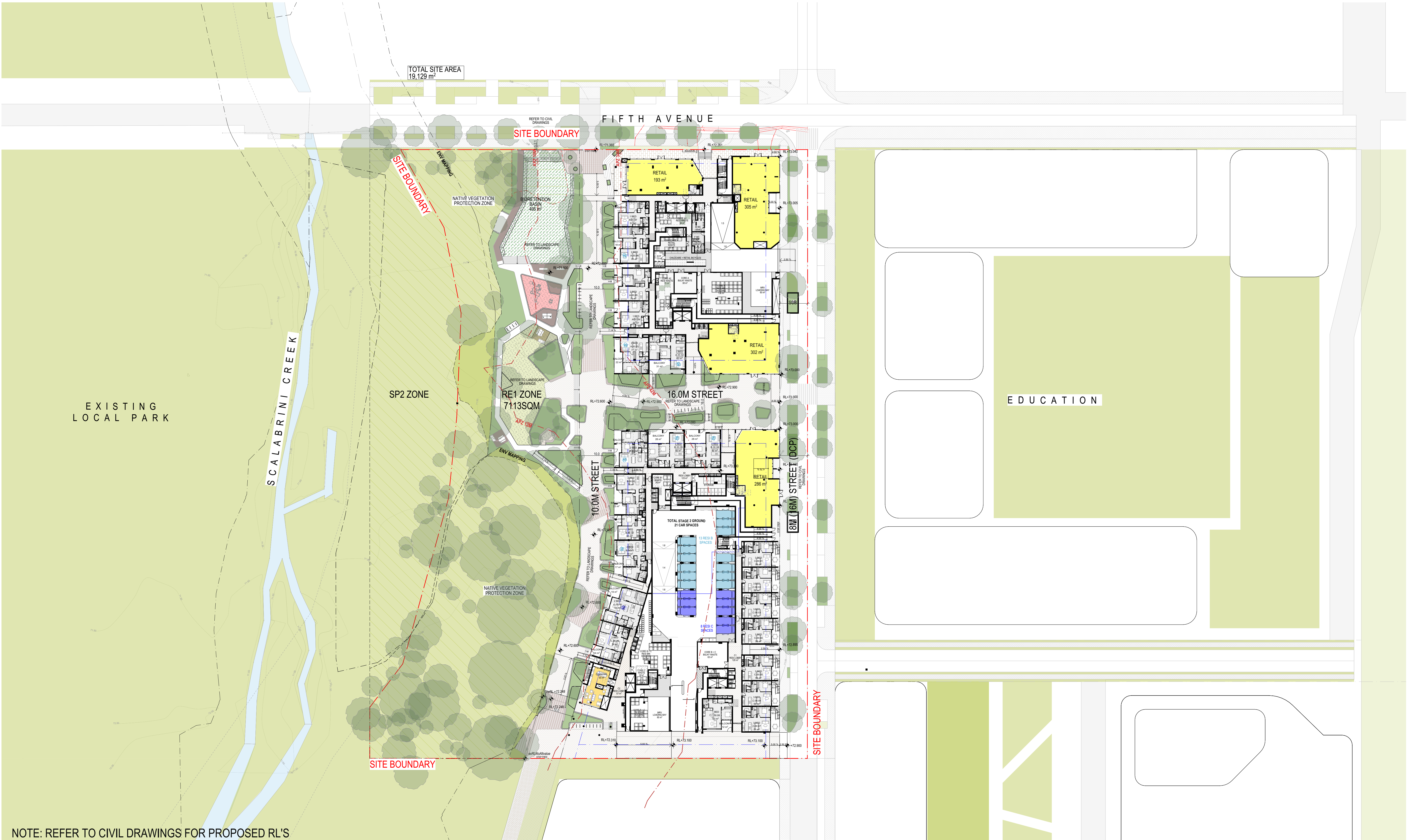
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GENERAL FLOOR
PLAN - BASEMENT
01

PROJECT NUMBER
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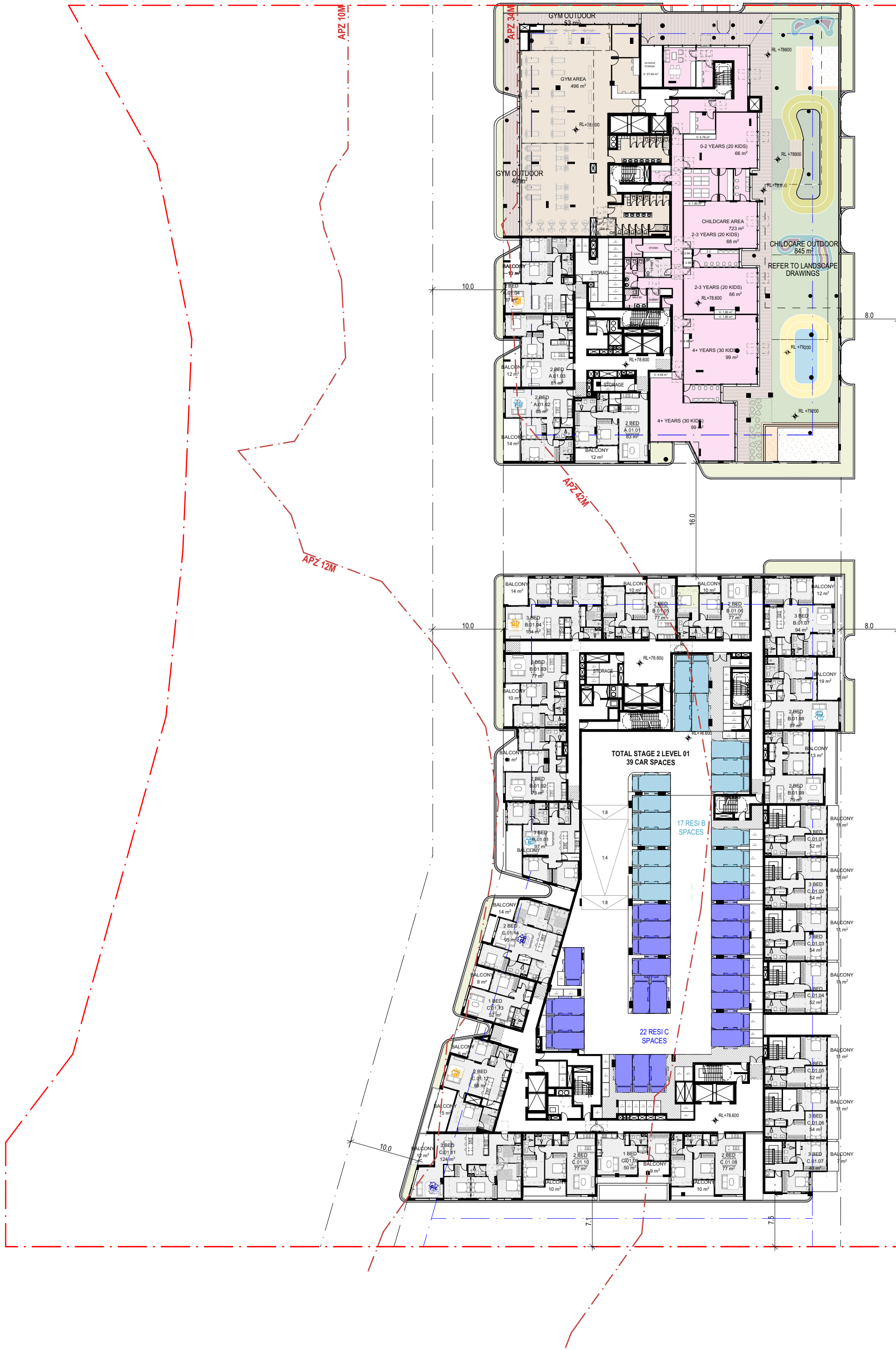
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PLA-DA-10B1

STAGE
DA

REVISION
A



REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE	PROJECT NUMBER	STAGE	
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0525 ovision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTITUDE 02 9299 8058 www.certitude.com.au	ASPRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspres.com.au		1500 @ A1 Size	EORA / SYDNEY Gadigal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 8823 7000 sydney@plustudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	GENERAL FLOOR PLAN - GROUND 00	20833	DA	
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A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
CREATIVE VISION
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cvision.com.au

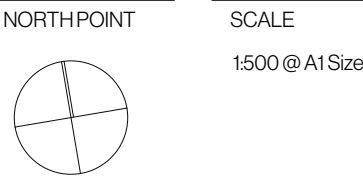
Landscape Architect
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Traffic Engineer
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Structural Engineer
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www.palantirconsulting.com.au

BCA Consultant
CERTITUDE
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ESD Consultant
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STUDIO**

PROJECT TITLE
AUSTRAL PARKLAND
184-186 FIFTH AVENUE, AUSTRAL,
NSW 2179

CLIENT
21 DERWENT RD PTY
LTD

APPROVED
HN

CHECKED
HN

DRAWN
CS

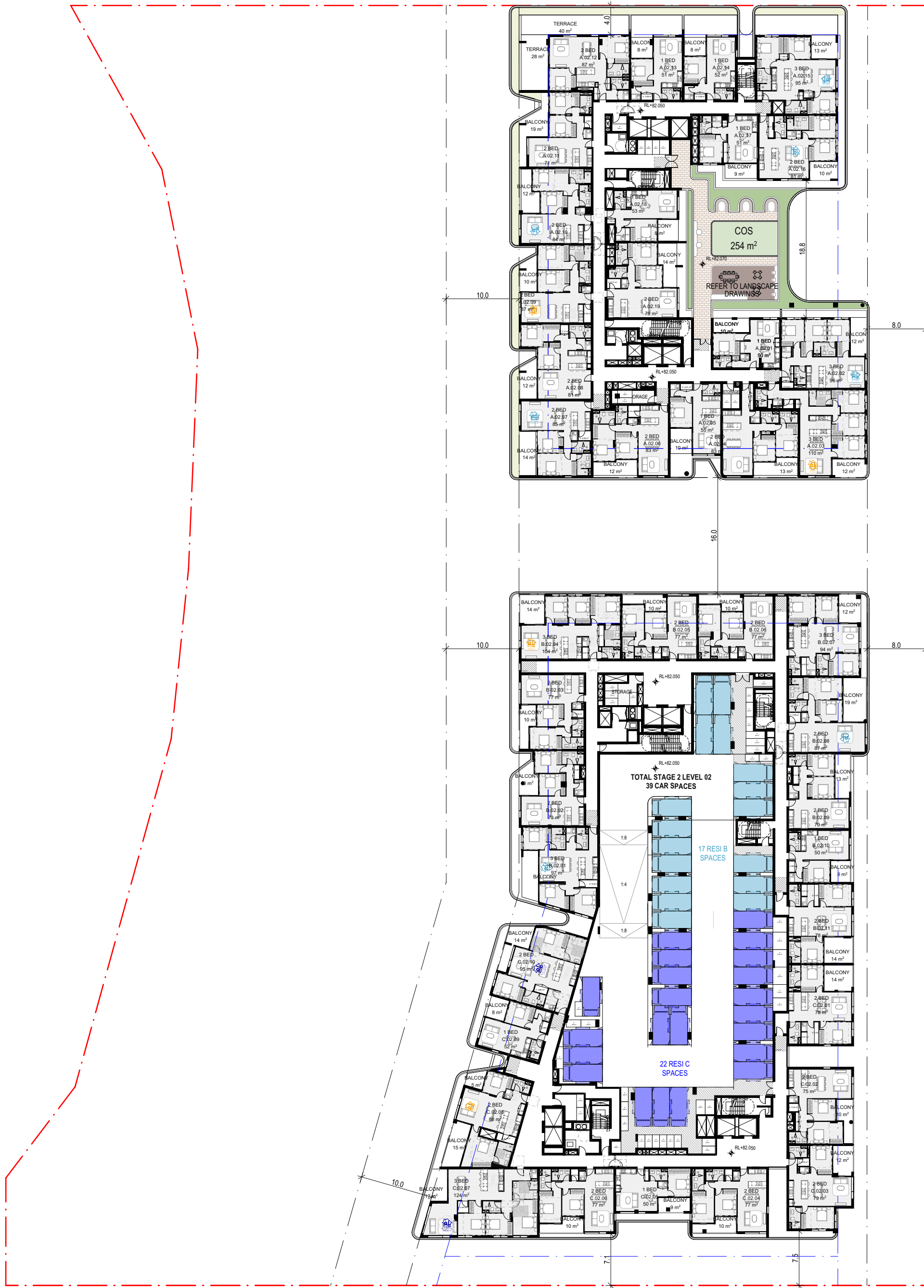
DRAWING TITLE
GENERAL FLOOR
PLAN - LEVEL 01

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-1001

STAGE
DA

REVISION
A



REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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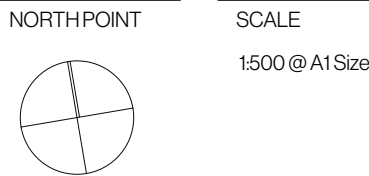
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184-186 FIFTH AVENUE, AUSTRAL,
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GENERAL FLOOR
PLAN - LEVEL 02

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-1002

STAGE
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REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
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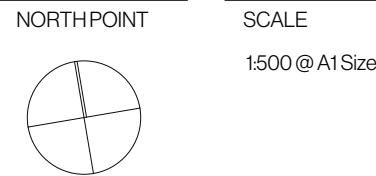
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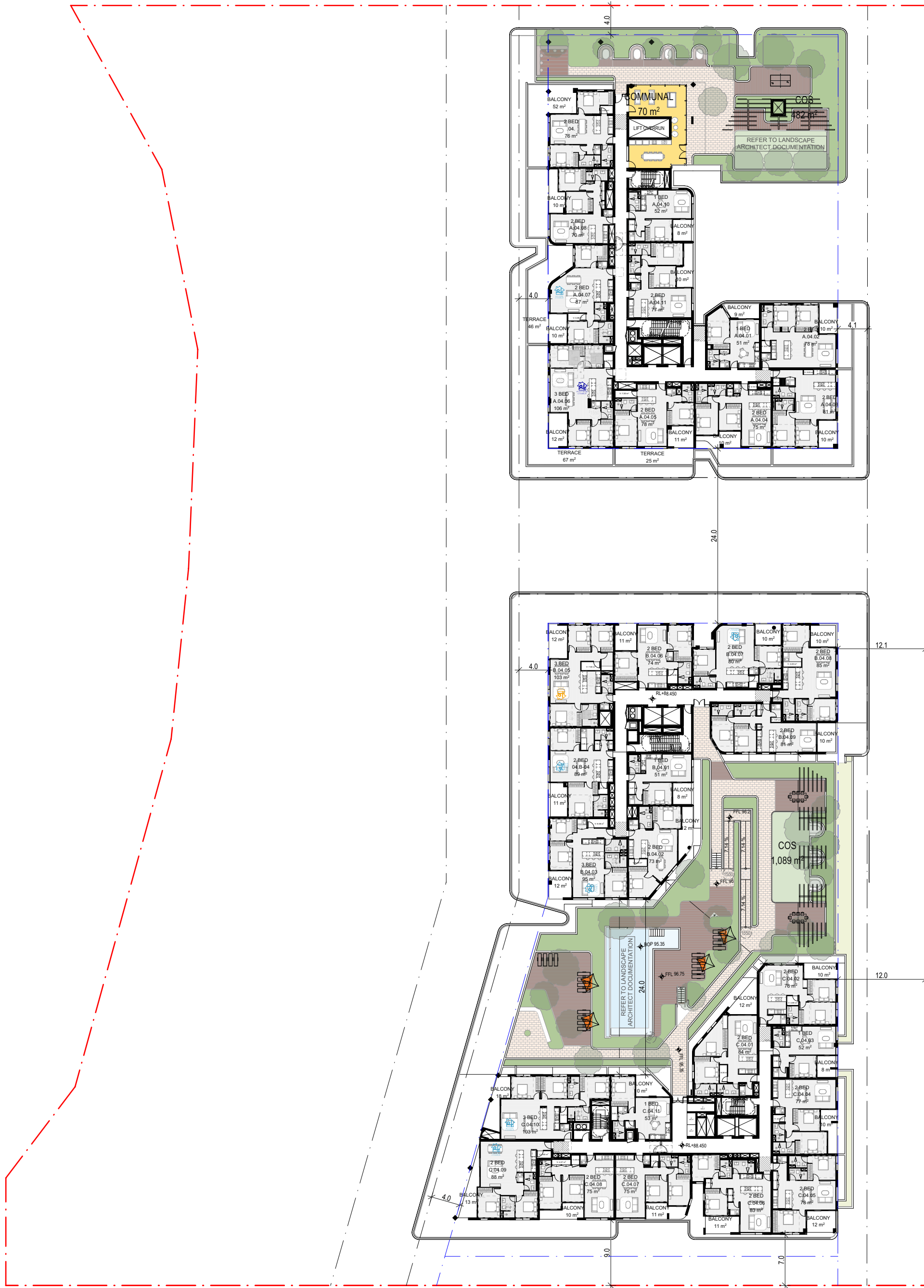
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GENERAL FLOOR
PLAN - LEVEL 03

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-1003

STAGE
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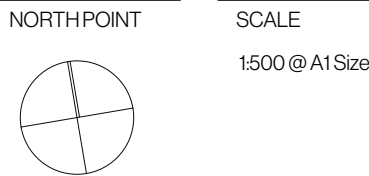
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PLAN - LEVEL 04

PROJECT NUMBER
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DRAWING NUMBER
PLA-DA-1004

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PLAN - LEVEL 05-
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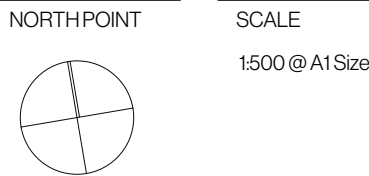
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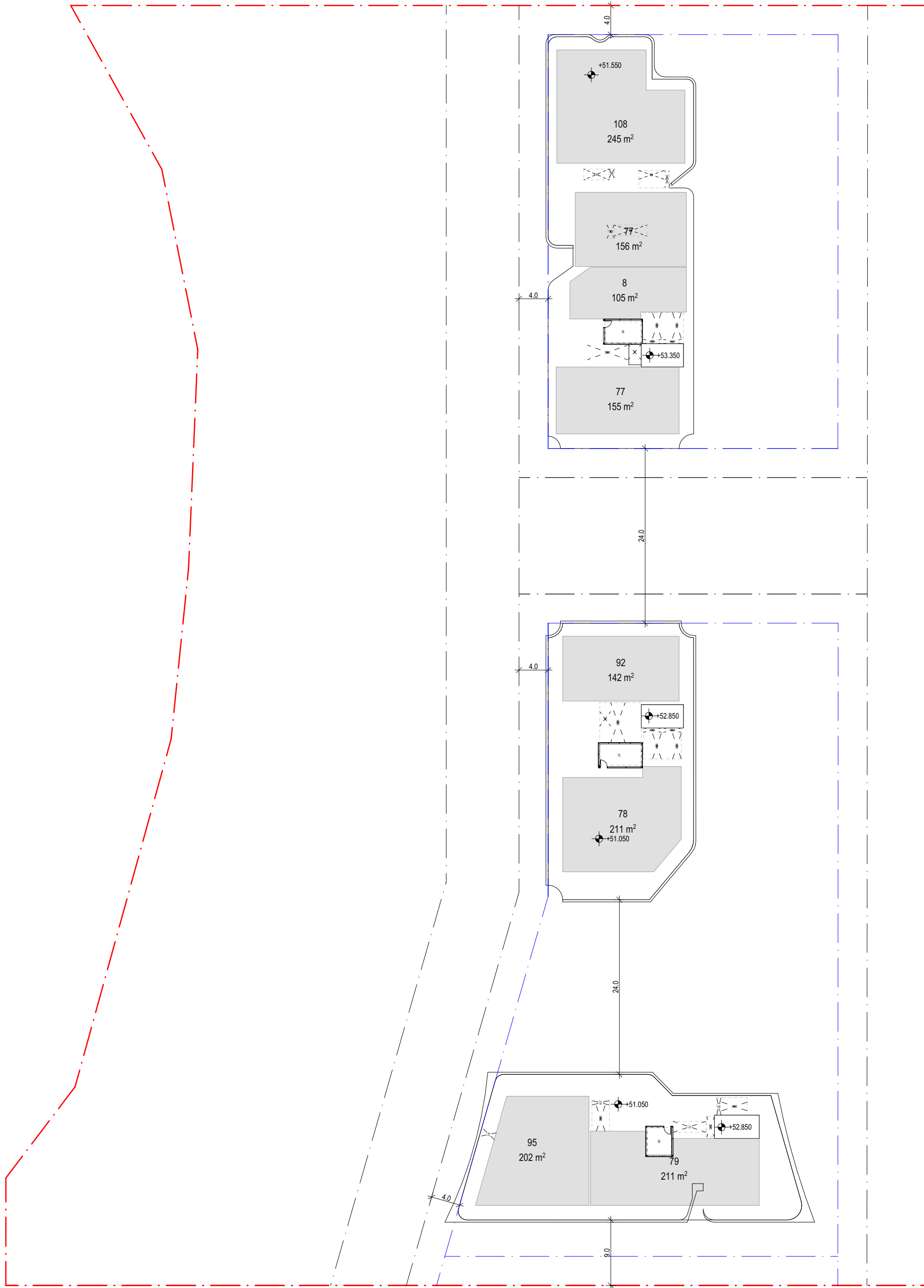
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**GENERAL FLOOR
PLAN - LEVEL 13-
14**

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-1013

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A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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GENERAL FLOOR
PLAN - ROOF

PROJECT NUMBER
20833

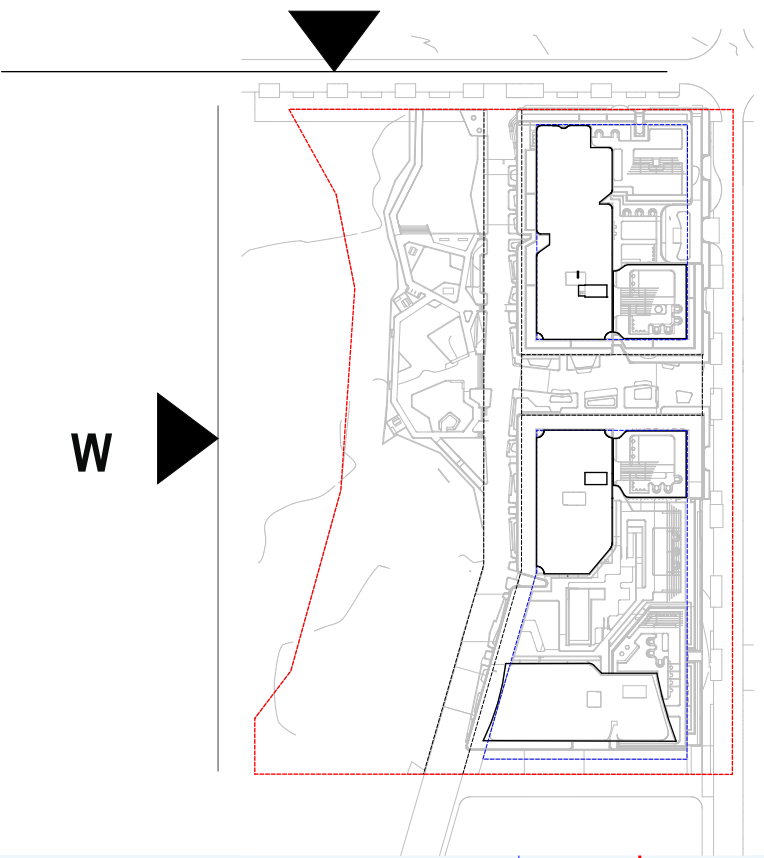
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DA

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FINISHED LEGEND

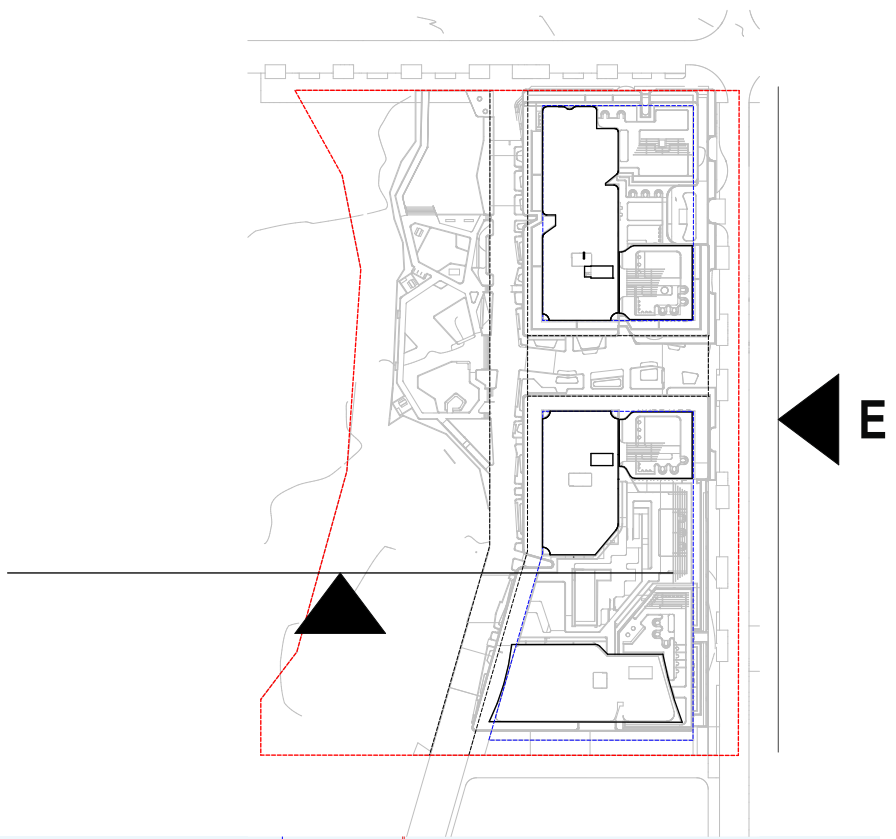
CONC01 WHITE SLAB EDGE REDNERED FINISH	CD04 DARK BRONZE FIBRE CEMENT+ SLAB EDGE RENDERED FINISH	MT01 DARK BRONZE MATT FINISH
CD01 DARK MUTED RED WEIGHT CLADDING RENDERED FINISH	CD05 MEDIUM BRONZE FIBRE CEMENT + SLAB EDGE VERTICAL PATTERN	MT02 MUTED RED MATT FINISH
CD02 BEIGE FIBRE CEMENT + SLAB EDGE RENDERED FINISH	CD06 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN	MT03 DARK GREY MATT FINISH
CD02A BEIGE LIGHT WEIGHT CLADDING VERTICAL PATTERN	CD07 DARK BRONZE LIGHT WEIGHT CLADDING VERTICAL PATTERN	GZ01 CLEAR GLASS
CD03 LIGHT BROWN LIGHT WEIGHT CLADDING VERTICAL PATTERN	PC01 BEIGE PRECAST VERTICAL RIBBED	BK01 OFF WHITE BRICK



REV A	DATE 4/05/2026	REVISION DESCRIPTION FORSSDA SUBMISSION	BY CS	CHK HN	Project manager CREATIVE VISION 02 9300 0525 ovision.com.au	Landscape Architect LANDFX 0424 769 049 www.landfx.com.au	Traffic Engineer ASON GROUP 02 9083 6601 www.asongroup.com.au	Structural Engineer PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	BCA Consultant CERTATUDE 02 9299 8058 www.certatude.com.au	ESD Consultant ASPRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspresc.com.au	NORTH POINT	SCALE 1:250, 1:22.58, 1:5.14, 1:2000 @ A1 Size	ARCHITECT ORA / SYDNEY Gardajal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 9823 7000 sydney@plusstudio.co	PROJECT TITLE AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	DRAWING TITLE WEST ELEVATIONS - SHEET 01			
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																	DRAWING NUMBER PLA-DA-2000	REVISION A

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CD01 DARK MUTED RED WEIGHT CLADDING RENDERED FINISH	CD05 MEDIUM BRONZE FIBRE CEMENT + SLAB EDGE VERTICAL PATTERN	MT02 MUTED RED MATT FINISH
CD02 BEIGE FIBRE CEMENT + SLAB EDGE RENDERED FINISH	CD06 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN	MT03 DARK GREY MATT FINISH
CD02A BEIGE LIGHT WEIGHT CLADDING VERTICAL PATTERN	CD07 DARK BRONZE LIGHT WEIGHT CLADDING VERTICAL PATTERN	GZ01 CLEAR GLASS
CD03 LIGHT BROWN LIGHT WEIGHT CLADDING VERTICAL PATTERN	PC01 BEIGE PRECAST VERTICAL RIBBED	BK01 OFF WHITE BRICK



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A	4/05/2026	FORSSDA SUBMISSION	CS	HN	Project manager CREATIVEVISION 02 9300 0525 cvision.com.au	Landscape Architect LANDFX 0424 769 049 www.landfx.com.au	Traffic Engineer ASON GROUP 02 9083 6601 www.asongroup.com.au	Structural Engineer PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	BCA Consultant CERTITUDE 02 9299 8058 www.certitude.com.au	ESD Consultant ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au	1250,122.58,15.14,12000 @ A1 Size	1250,122.58,15.14,12000 @ A1 Size	EORA/ SYDNEY Gadgil Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +61 2 8823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	EAST ELEVATIONS - SHEET 02											
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CD01 DARK MUTED RED WEIGHT CLADDING RENDERED FINISH	CD05 MEDIUM BRONZE FIBRE CEMENT + SLAB EDGE VERTICAL PATTERN	MT02 MUTED RED MATT FINISH
CD02 BEIGE FIBRE CEMENT + SLAB EDGE RENDERED FINISH	CD06 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN	MT03 DARK GREY MATT FINISH
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CD03 LIGHT BROWN LIGHT WEIGHT CLADDING VERTICAL PATTERN	PC01 BEIGE PRECAST VERTICAL RIBBED	BK01 OFF WHITE BRICK



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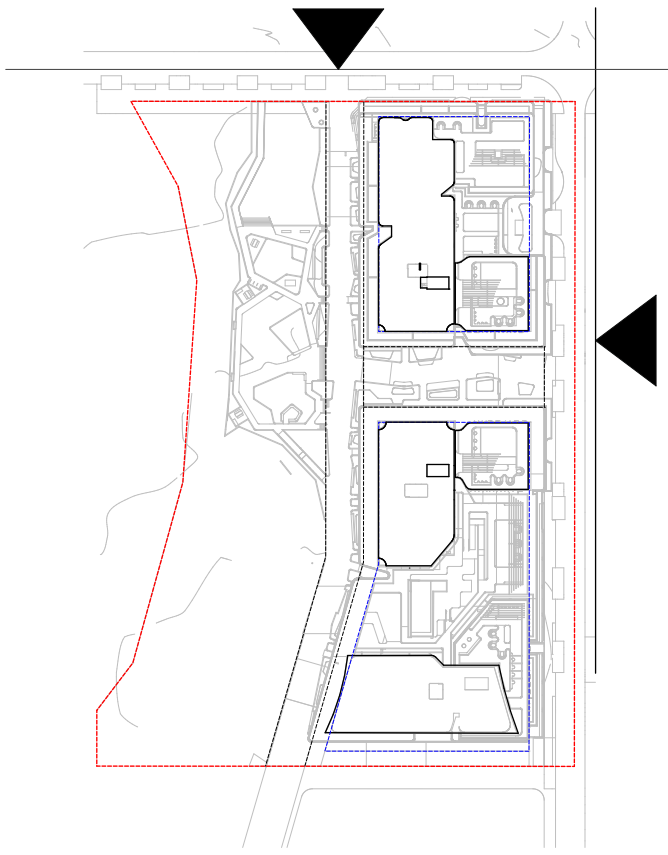
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SHEET 03

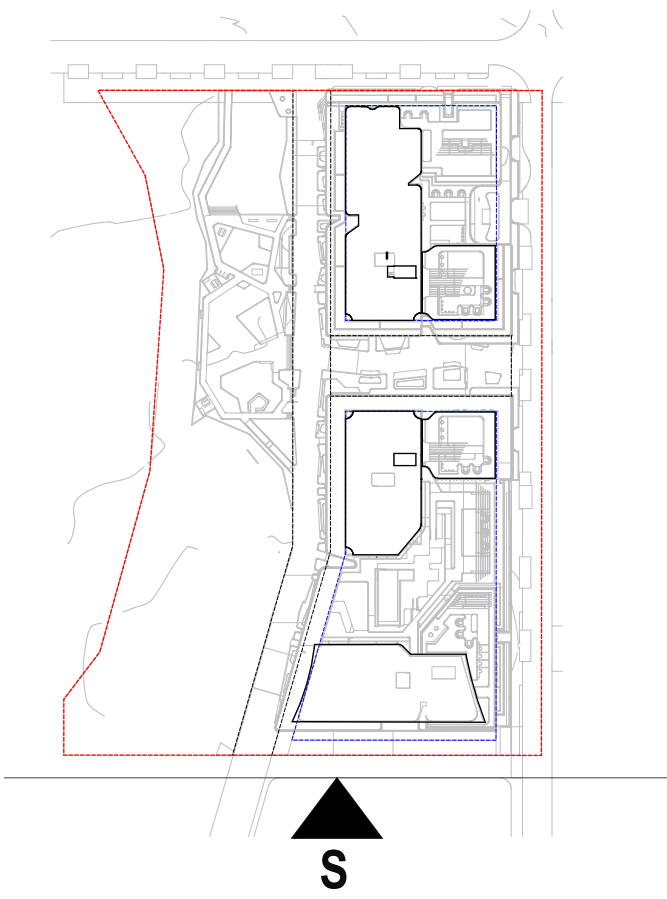
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20833
DRAWING NUMBER
PLA-DA-2002

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CONC01 WHITE SLAB EDGE REDNERED FINISH	CD04 DARK BRONZE FIBRE CEMENT+ SLAB EDGE RENDERED FINISH	MT01 DARK BRONZE MATT FINISH
CD01 DARK MUTED RED WEIGHT CLADDING RENDERED FINISH	CD05 MEDIUM BRONZE FIBRE CEMENT + SLAB EDGE VERTICAL PATTERN	MT02 MUTED RED MATT FINISH
CD02 BEIGE FIBRE CEMENT + SLAB EDGE RENDERED FINISH	CD06 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN	MT03 DARK GREY MATT FINISH
CD02A BEIGE LIGHT WEIGHT CLADDING VERTICAL PATTERN	CD07 DARK BRONZE LIGHT WEIGHT CLADDING VERTICAL PATTERN	GZ01 CLEAR GLASS
CD03 LIGHT BROWN LIGHT WEIGHT CLADDING VERTICAL PATTERN	PC01 BEIGE PRECAST VERTICAL RIBBED	BK01 OFF WHITE BRICK



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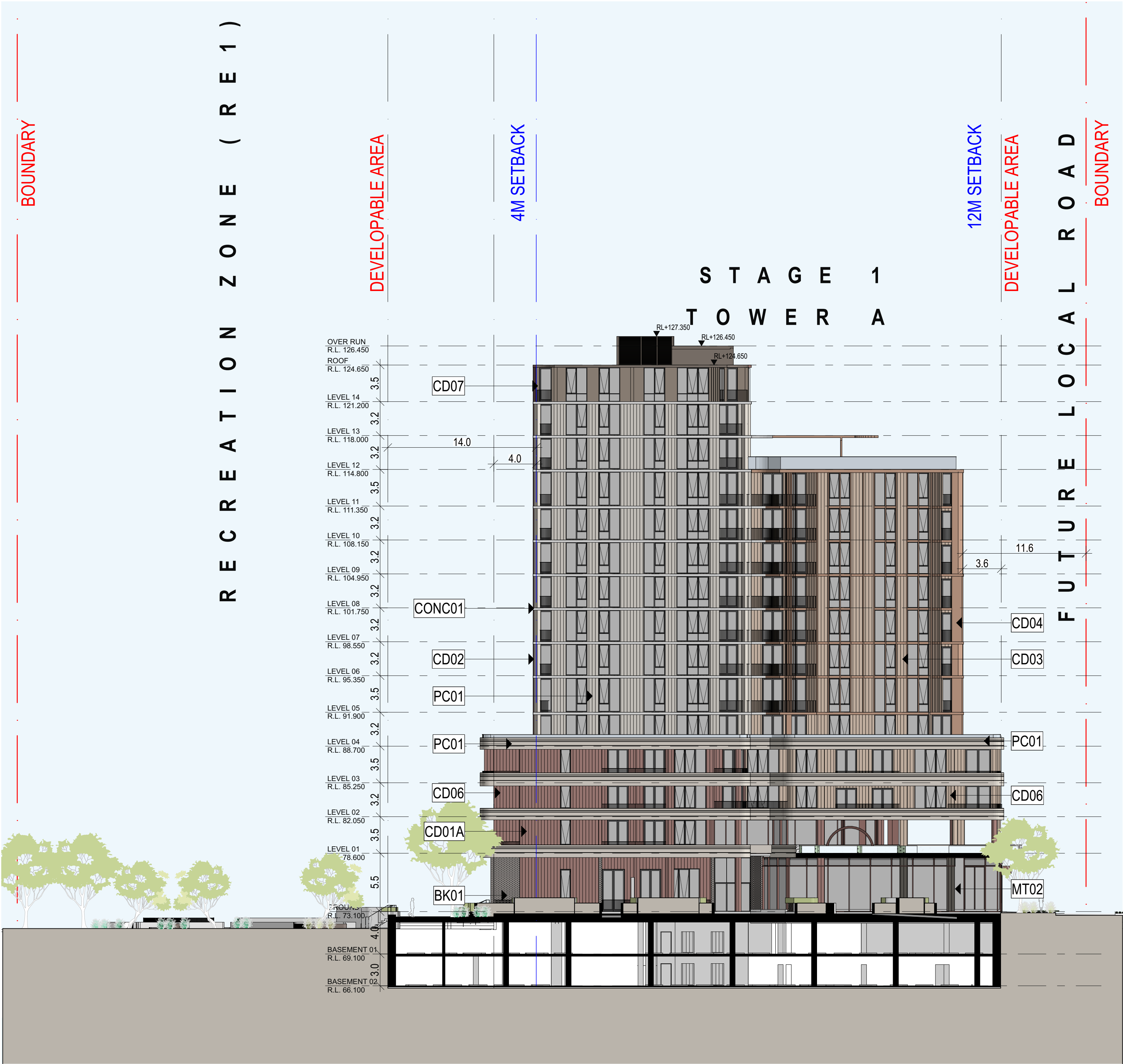
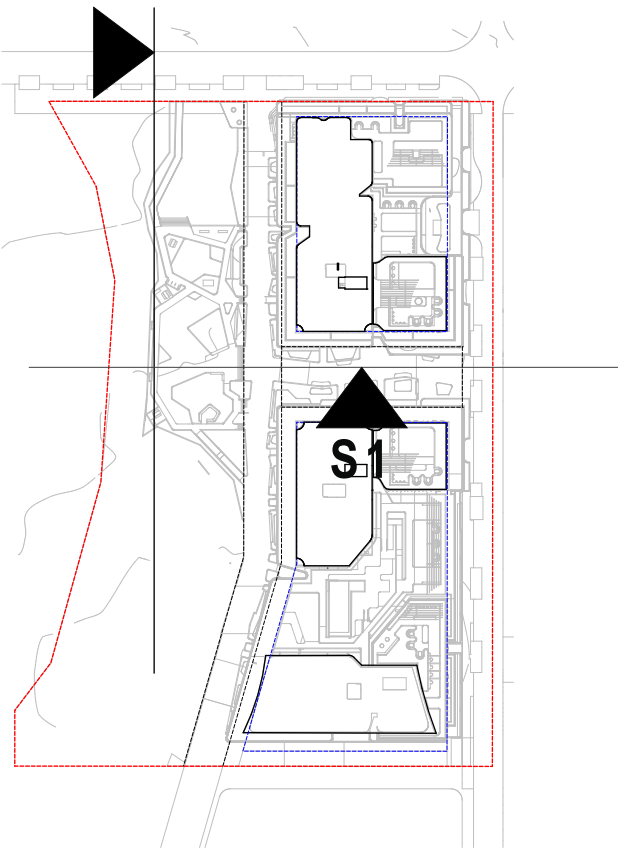
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- CD01 DARK MUTED RED WEIGHT CLADDING RENDERED FINISH
- CD02 BEIGE FIBRE CEMENT + SLAB EDGE RENDERED FINISH
- CD02A BEIGE LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD03 LIGHT BROWN LIGHT WEIGHT CLADDING VERTICAL PATTERN

- CD04 DARK BRONZE FIBRE CEMENT+ SLAB EDGE RENDERED FINISH
- CD05 MEDIUM BRONZE FIBRE CEMENT + SLAB EDGE VERTICAL PATTERN
- CD06 DARK GREY LIGHT WEIGHT CLADDING VERTICAL PATTERN
- CD07 DARK BRONZE LIGHT WEIGHT CLADDING VERTICAL PATTERN
- PC01 BEIGE PRECAST VERTICAL RIBBED

- MT01 DARK BRONZE MATT FINISH
- MT02 MUTED RED MATT FINISH
- MT03 DARK GREY MATT FINISH
- GZ01 CLEAR GLASS
- BK01 OFF WHITE BRICK



REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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ESD Consultant
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NORTH POINT

SCALE
1:250, 1:225, 1:15, 1:14, 1:2000 @
A1 Size

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184-186 FIFTH AVENUE, AUSTRAL,
NSW 2179

CLIENT
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DRAWING TITLE
INTERNAL SOUTH
ELEVATIONS -
SHEET 05

PROJECT NUMBER
20833

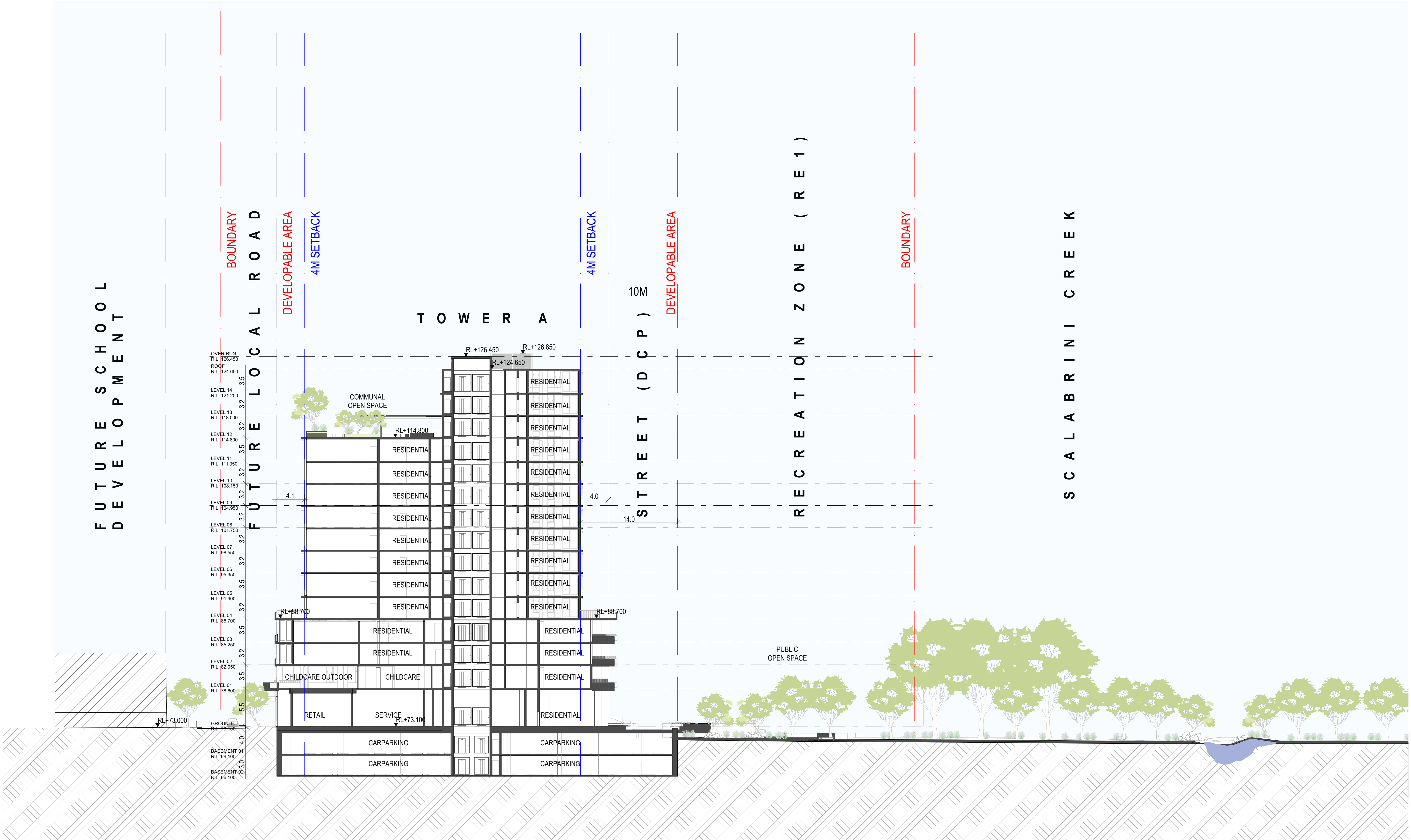
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DA

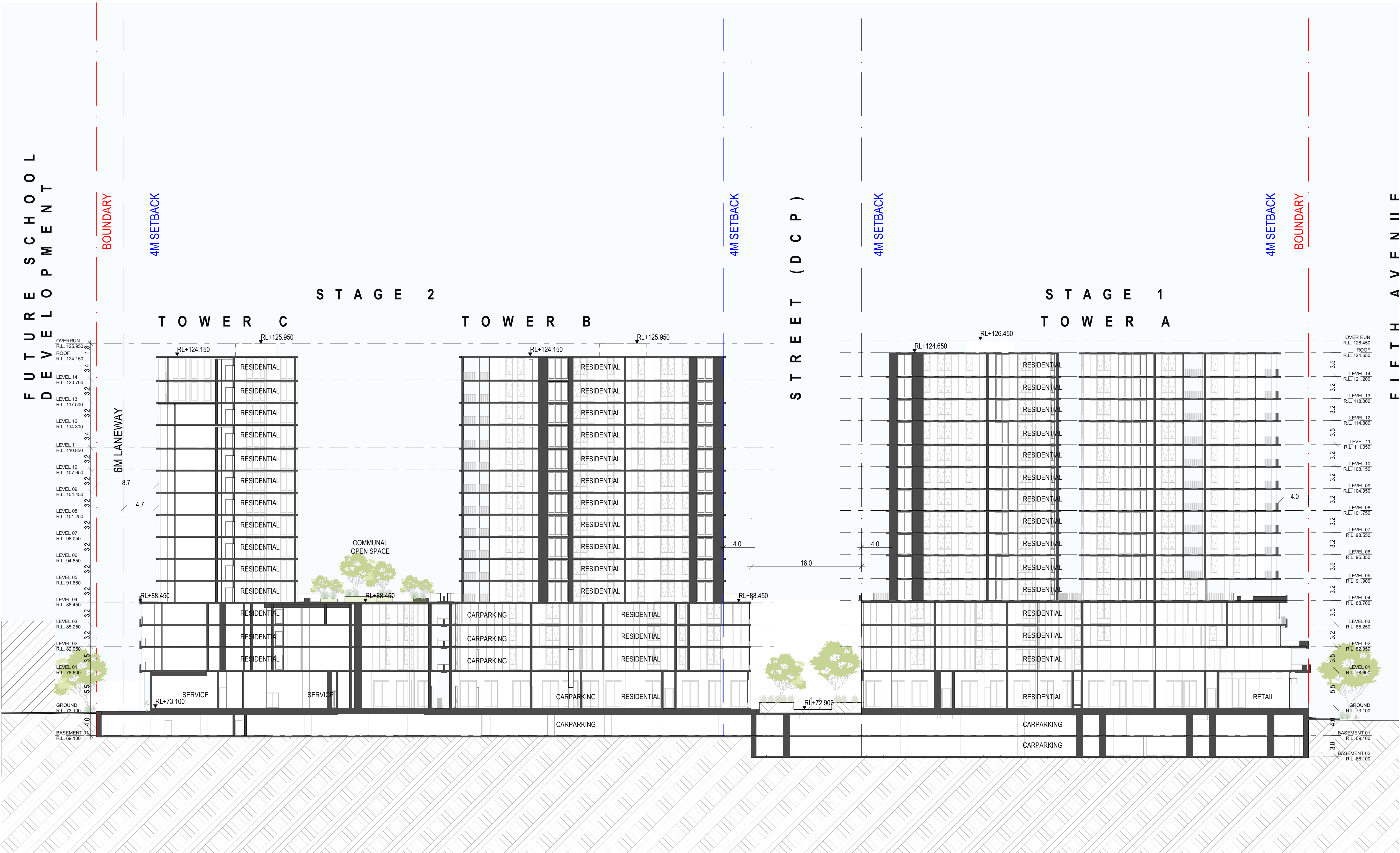
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4		05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0525 ovision.com.au		LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTITUDE 02 9299 8058 www.certitude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au		1250 @ A1 Size	EORA / SYDNEY Gadigal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 8823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179		SECTIONS - SHEET 01	
						Urban Planning COLLIERS 02 9556 6962 www.colliers.com.au		Civil Engineer ADP CONSULTING 02 8203 5447 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaseservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au	DISCLAIMER In accepting and utilising this document, the recipient agrees that Plus Studio, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Plus Studio resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Plus Studio. Under no circumstances shall transfer of this document be deemed a sale. Plus Studio makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Floured dimensions shall take precedence over scaled work.		CLIENT 21 DERWENT RD PTY LTD		PROJECT NUMBER 20833	STAGE DA	
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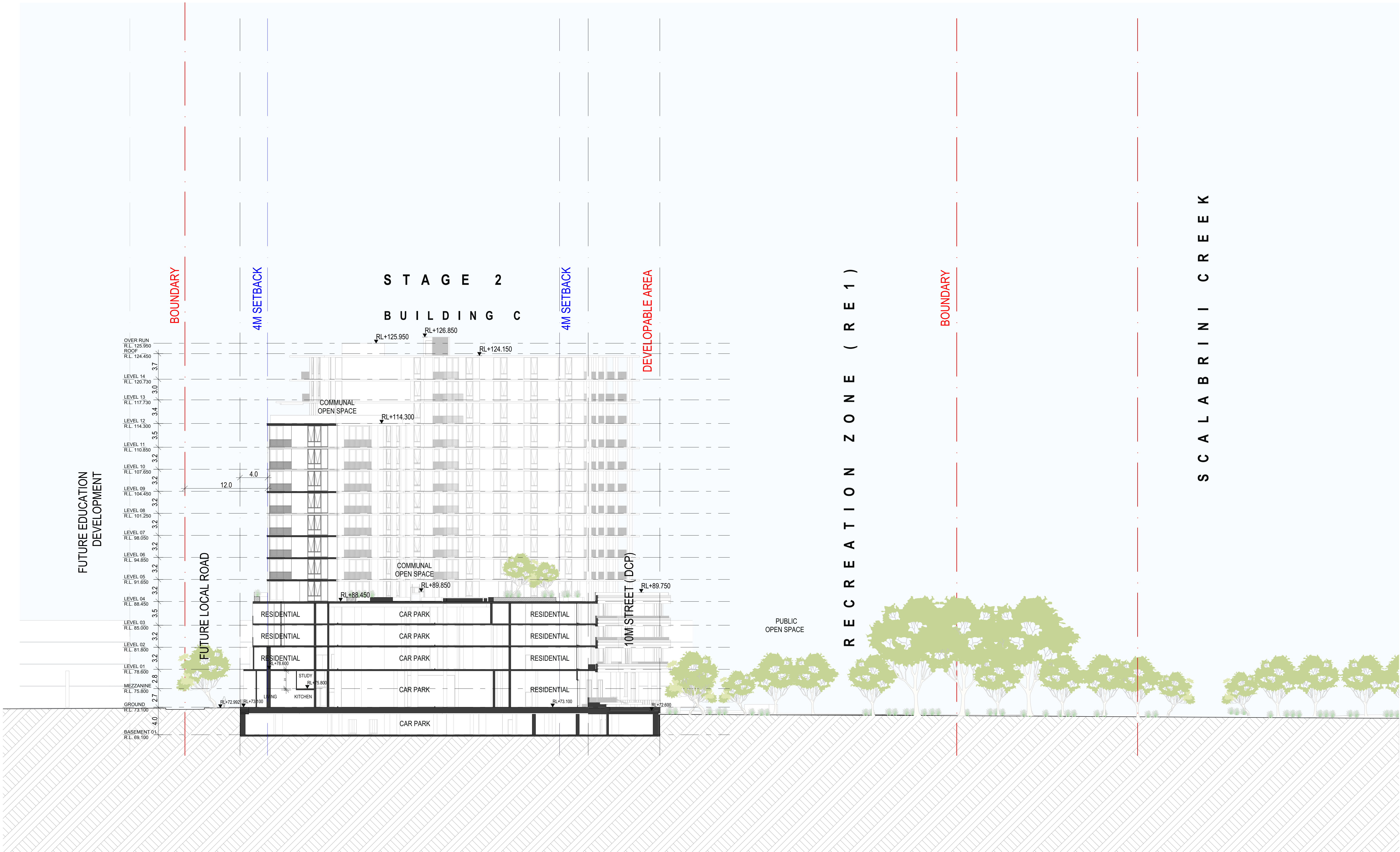
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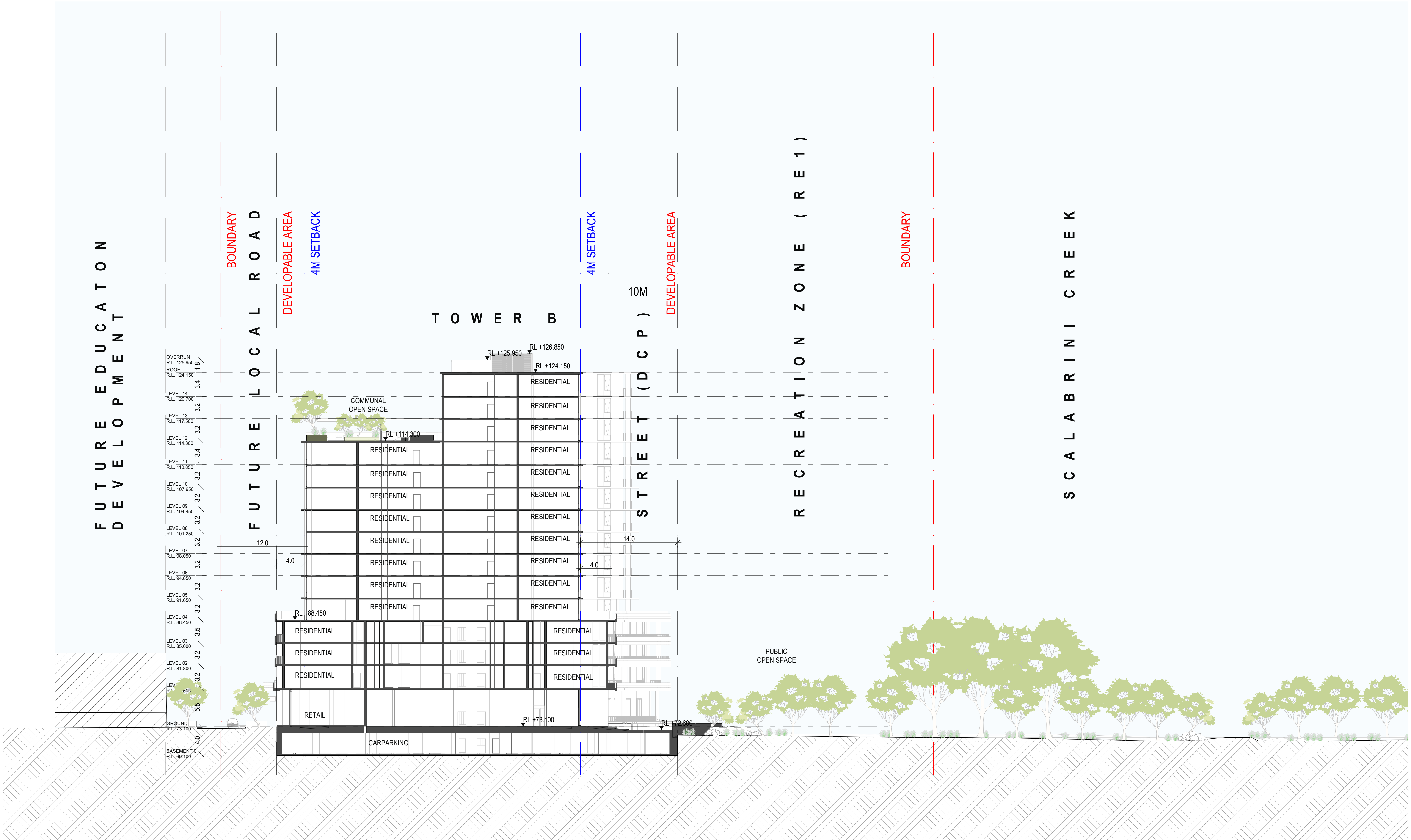
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SECTIONS - SHEET
02

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-3001

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REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE			
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0525 ovision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTATUDE 02 9299 8058 www.certatude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au		1:250 @ A1 Size	EORA / SYDNEY Gadigal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +61 2 8823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	SECTIONS - SHEET 03			
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Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BGA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT
CREATIVISION 029300 0525 cvision.com.au	LANDPIX 0424 789 049 www.landpix.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTITUDE 02 9299 8058 www.certitude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8069 1378 www.aspiresc.com.au		1:250 @ A1 Size	EORA / SYDNEY Geographical Location: Level 4, 222 Clarence Street Sydney NSW 2000 Australia +61 2 8823 7000 sydney@plusstudio.co

Urban Planning	Civil Engineer	Services Engineer	Access Consultant	Fire Engineering	Waste Consultant
COLLIERS 02 9996 6962 www.colliers.com.au	ADP CONSULTING 02 8203 5447 www.adpc consulting.com	NEURON BUILD 04 01 222 862 www.neuronbuild	ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	IMMOVASEVICES AUSTRALIA 1300 882 262 www.immovasevices.com.au	ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au

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SECTIONS - SHEET 06

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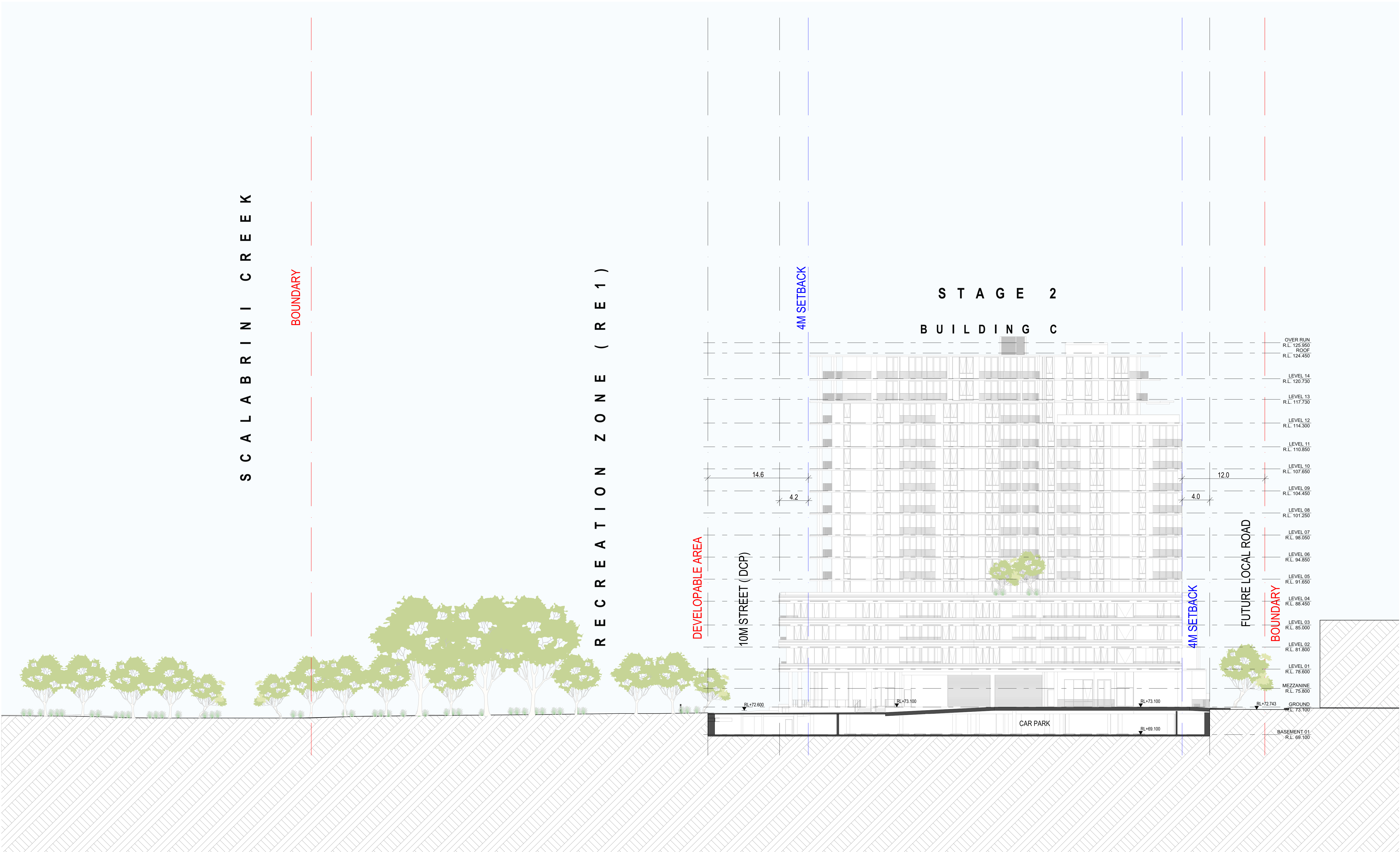
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PLA-DA-3005	A

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NORTH POINT

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20833

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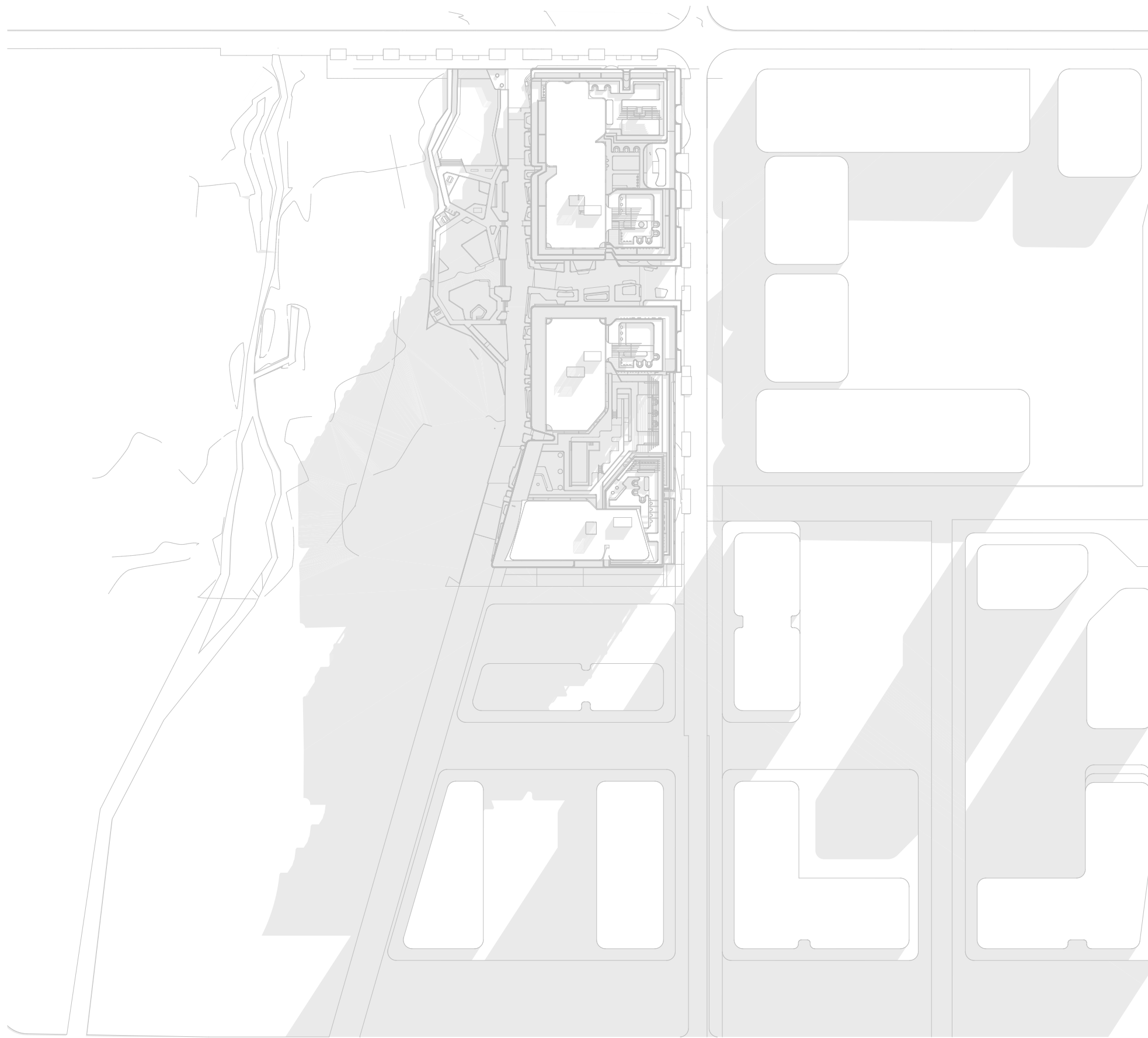
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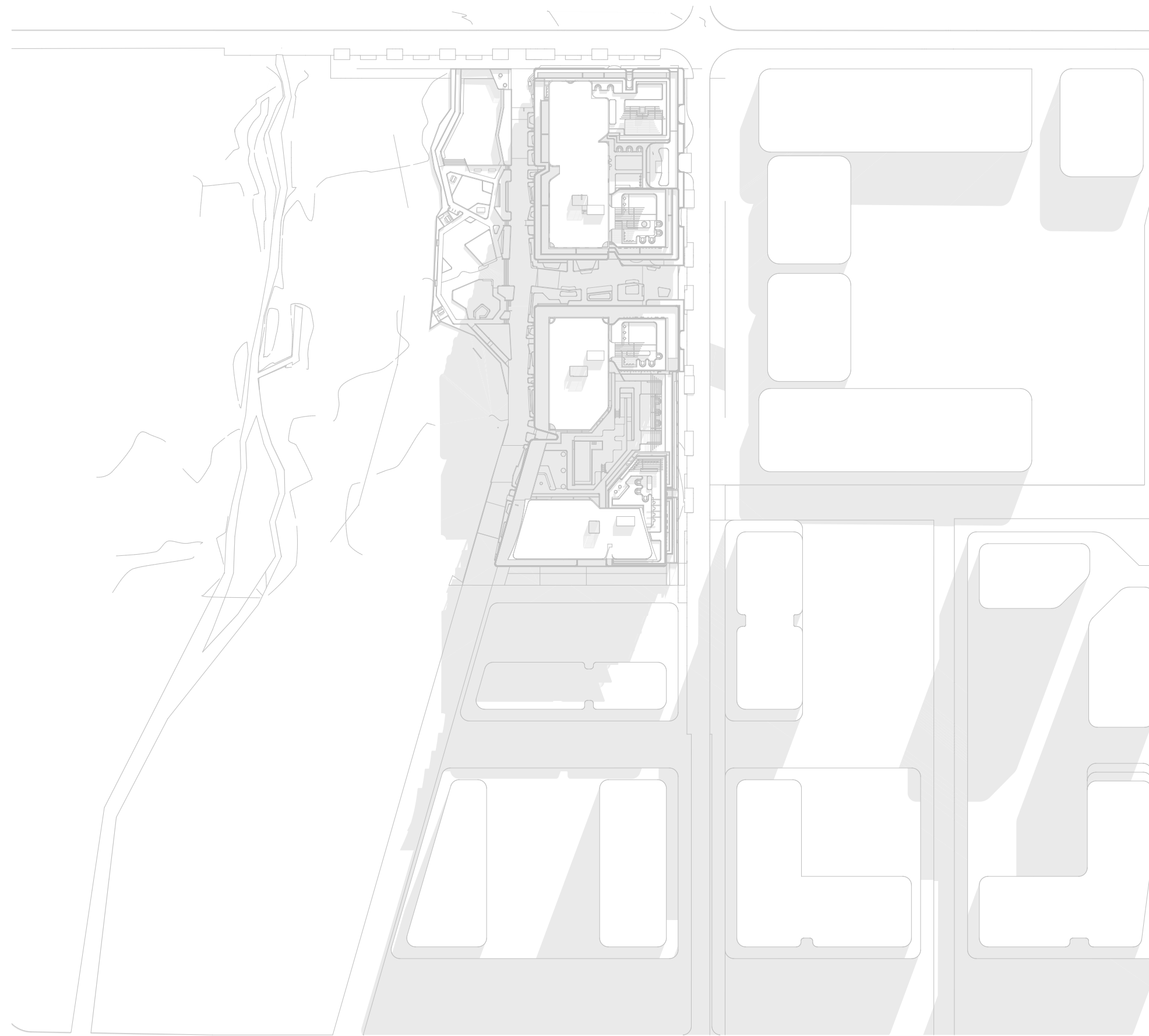
REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN	CREATIVE VISION 02 9300 0625 cvision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTITUDE 02 9299 8058 www.certitude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au		1/50 @ A1 Size	ARCHITECT EORA / SYDNEY Gadagel Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 9823 7000 sydney@plusstudio.co PLUS[®] STUDIO	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	SUN EYE VIEW - SHEET 01
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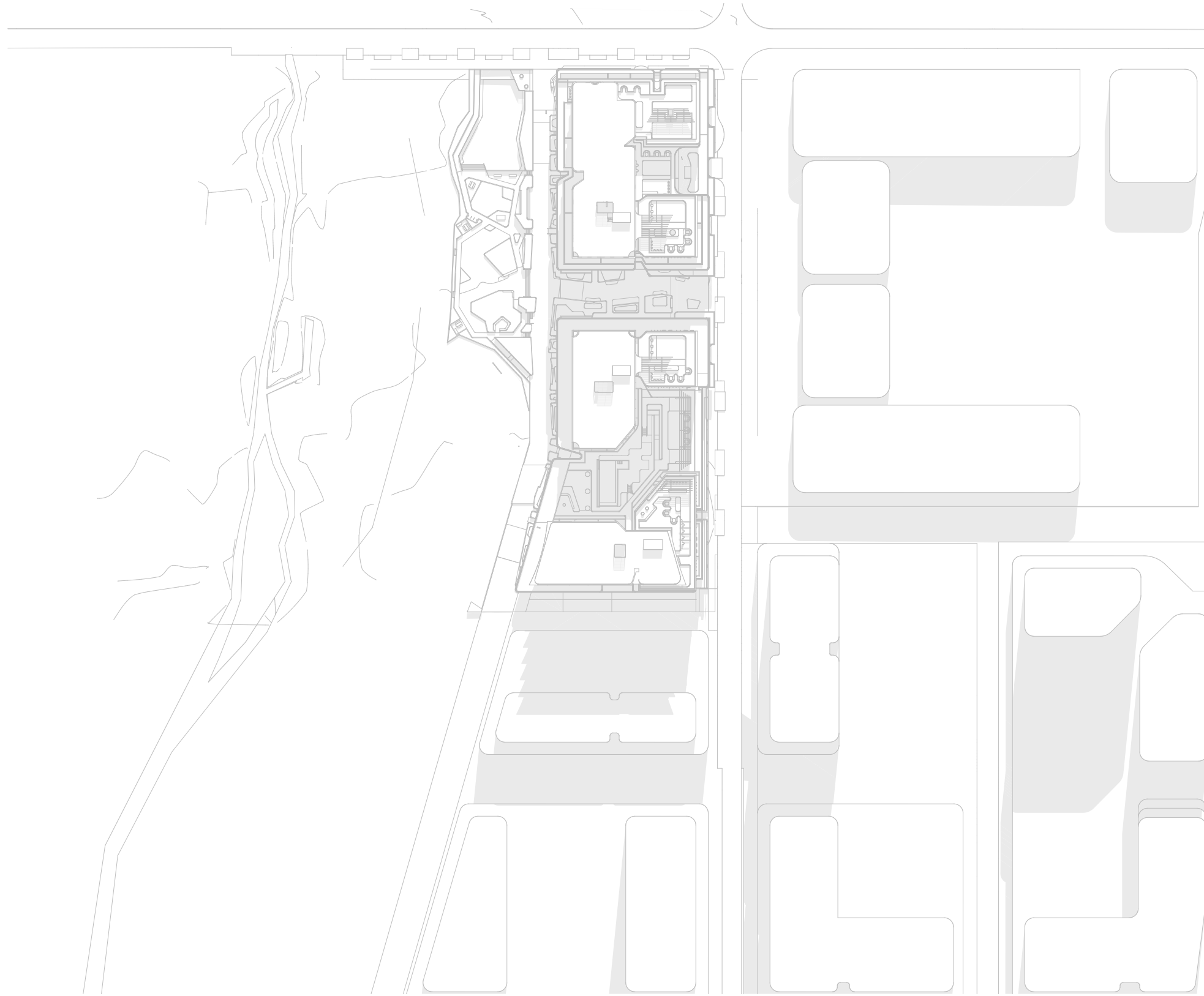
REV		DATE	REVISION DESCRIPTION		BY	CHK	Project manager		Landscape Architect		Traffic Engineer		Structural Engineer		BCA Consultant		ESD Consultant		NORTH POINT		SCALE		ARCHITECT		PROJECT TITLE		DRAWING TITLE						
A		4/05/2026	FORSSDA SUBMISSION		CS	HN	CREATIVE VISION 02 9300 0525 cvision.com.au		LANDFX 0424 769 049 www.landfx.com.au		ASON GROUP 02 9083 6601 www.asongroup.com.au		PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au		CERTITUDE 02 9299 8058 www.certitude.com.au		ASPIRE SUSTAINABILITY CONSULTING 02 9068 1378 www.aspiresc.com.au				1/750 @ A1 Size		ARCHITECT EORA / SYDNEY Gadag Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +61 2 9823 7000 sydney@eustudio.co PLUS STUDIO		AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179		SUN EYE VIEW - SHEET 02						
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SCALE: 1:1500@A1



SHADOW DIAGRAM - 21 JUNE-10AM
SCALE: 1:1500@A1



SHADOW DIAGRAM - 21 JUNE-11AM
SCALE: 1:1500@A1



SHADOW DIAGRAM - 21 JUNE-12PM
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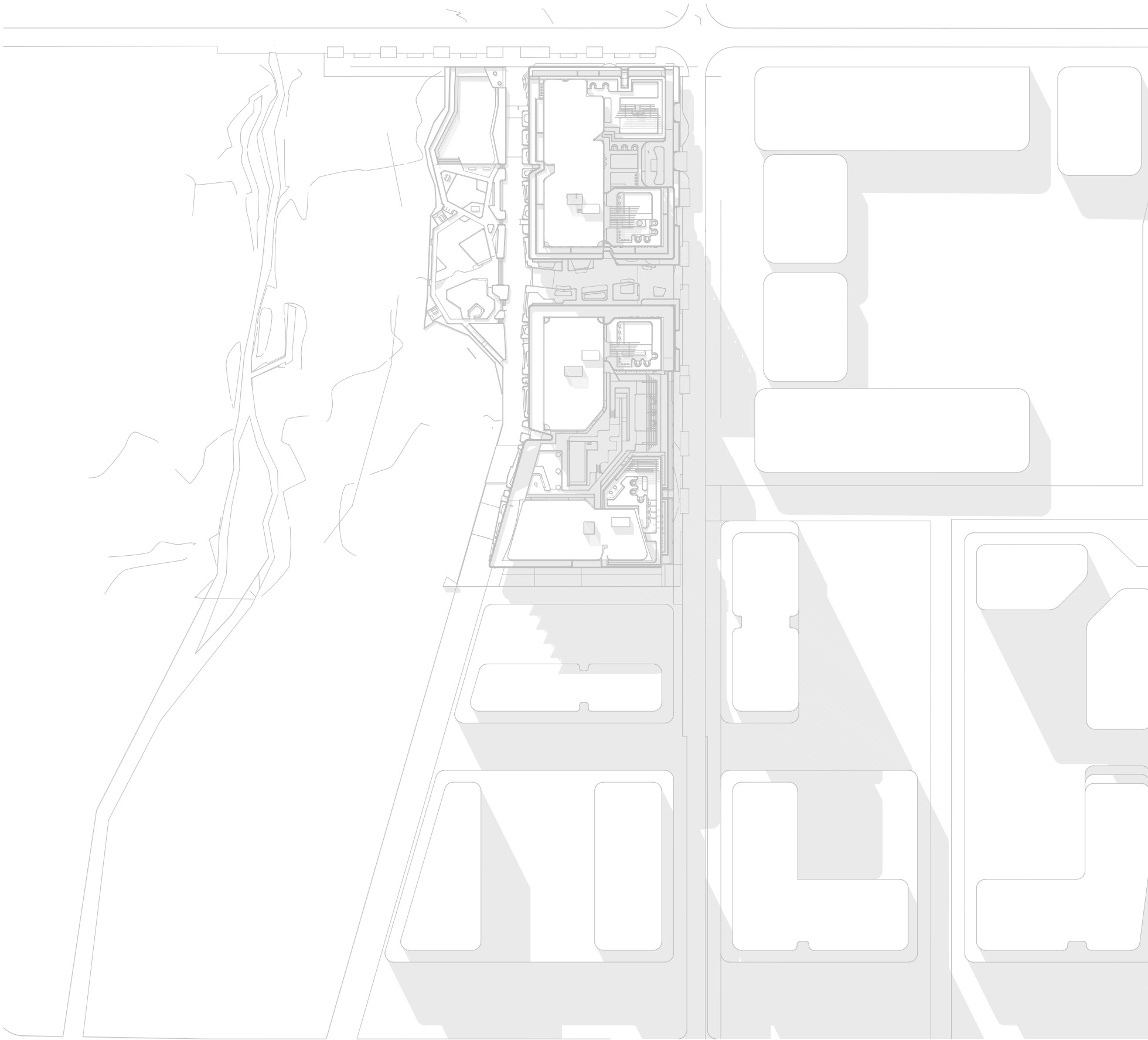
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SHADOW
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SHEET 01

PROJECT NUMBER
20833
DRAWING NUMBER
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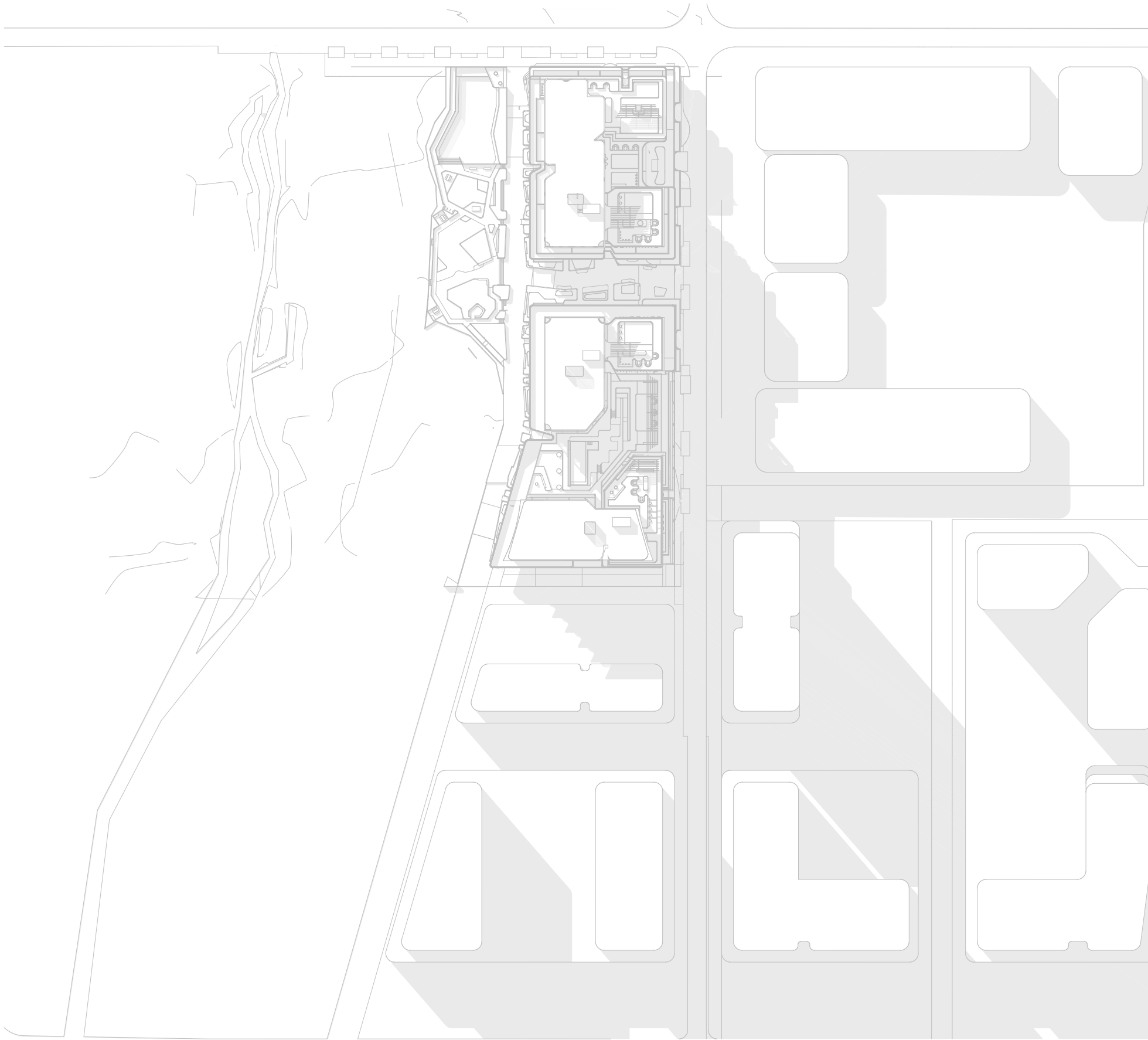
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SHADOW DIAGRAM - 21 JUNE-1PM
SCALE: 1:1500@A1



SHADOW DIAGRAM - 21 JUNE-3PM
SCALE: 1:1500@A1



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PROJECT TITLE
**AUSTRAL PARKLAND
184-186 FIFTH AVENUE, AUSTRAL,
NSW 2179**

CLIENT
21 DERWENT RD PTY
LTD

APPROVED
####

CHECKED
HN

DRAWN
CS

DRAWING TITLE
**SHADOW
DIAGRAMS -
SHEET 02**

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-4101

STAGE
DA
REVISION
A

6. LEVEL 06
SCALE: 1:850 @A3

SOLAR ACCESS: 24/33
NO SOLAR ACCESS: 08/33

7. LEVEL 07-11
SCALE: 1:850 @A3

SOLAR ACCESS: 24/33
NO SOLAR ACCESS: 08/33

12. LEVEL 12
SCALE: 1:850 @A3

SOLAR ACCESS: 18/21
NO SOLAR ACCESS: 02/21

13. LEVEL 13
SCALE: 1:850 @A3

SOLAR ACCESS: 18/20
NO SOLAR ACCESS: 01/20

14. LEVEL 14
SCALE: 1:850 @A3

SOLAR ACCESS: 19/20
NO SOLAR ACCESS: 0/20

SOLAR ACCESS: 24/33
NO SOLAR ACCESS: 8/33

LEGEND

- 2 HRS SOLAR
○ < 2 HRS SOLAR
● NO SOLAR

SOLAR ACCESS: 344/445 (77%)
REQUIRE MIN. 70%

NO SOLAR ACCESS: 90/445 (20%)
REQUIRE MAX. 15%

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
CREATIVE VISION
02 9300 0525
cvision.com.au

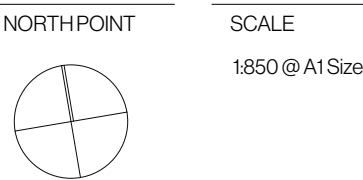
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DRAWING TITLE
SOLAR AMENITY
DIAGRAMS -
SHEET 02

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-4201

STAGE
DA
REVISION
A

Urban Planning
COLLIERS
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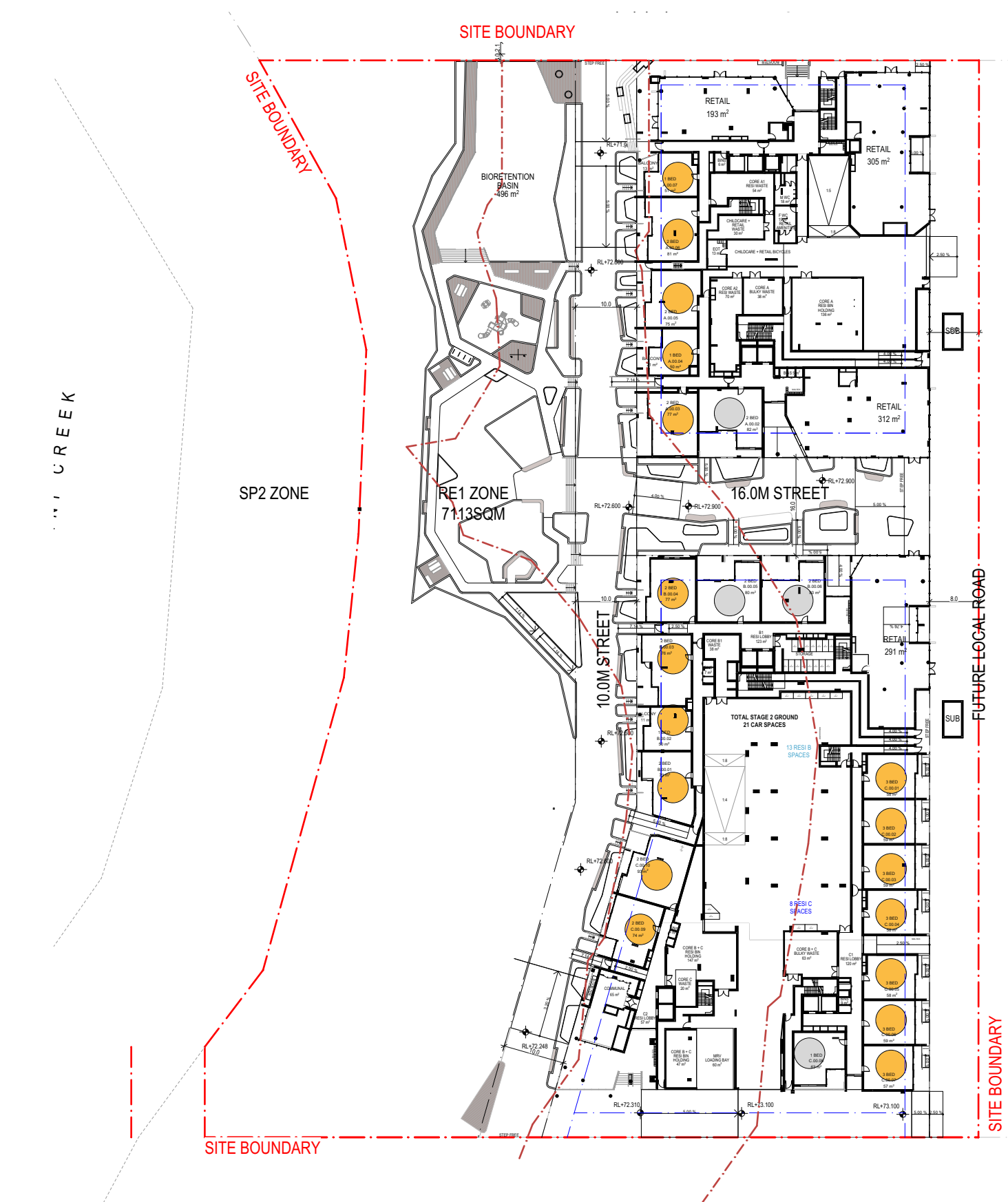
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www.neuronbuild

Access Consultant
ACCESS LINK CONSULTING
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AUSTRALIA
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Waste Consultant
ELEPHANTS FOOT
1300 435 374
www.elephantsfoot.com.au



0. GROUND 00
SCALE: 1:850 @A3

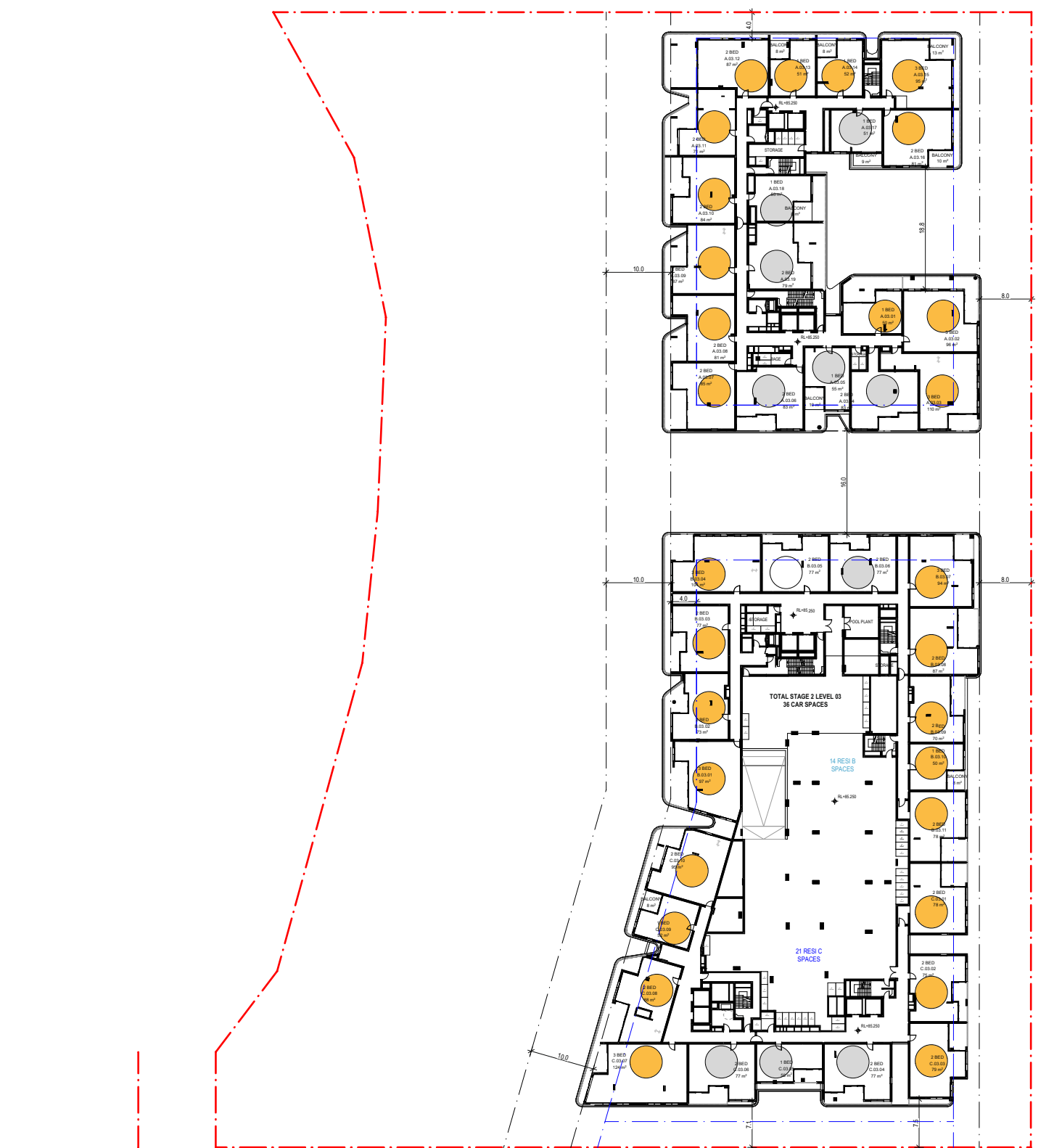
SOLAR ACCESS: 18/22
NO SOLAR ACCESS: 04/22

1. LEVEL 01
SCALE: 1:850 @A3

SOLAR ACCESS: 14/20
NO SOLAR ACCESS: 05/20

2. LEVEL 02
SCALE: 1:850 @A3

SOLAR ACCESS: 29/40
NO SOLAR ACCESS: 10/40



3. LEVEL 03
SCALE: 1:850 @A3

SOLAR ACCESS: 29/40
NO SOLAR ACCESS: 10/40

4. LEVEL 04
SCALE: 1:850 @A3

SOLAR ACCESS: 22/31
NO SOLAR ACCESS: 08/31

5. LEVEL 05
SCALE: 1:850 @A3

SOLAR ACCESS: 24/33
NO SOLAR ACCESS: 8/33

LEGEND

- 2 HRS SOLAR
- < 2 HRS SOLAR
- NO SOLAR

SOLAR ACCESS: 344/445 (77%)
REQUIRE MIN. 70%

NO SOLAR ACCESS: 90/445 (20%)
REQUIRE MAX. 15%

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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NORTH POINT
SCALE
1:850 @ A1 Size

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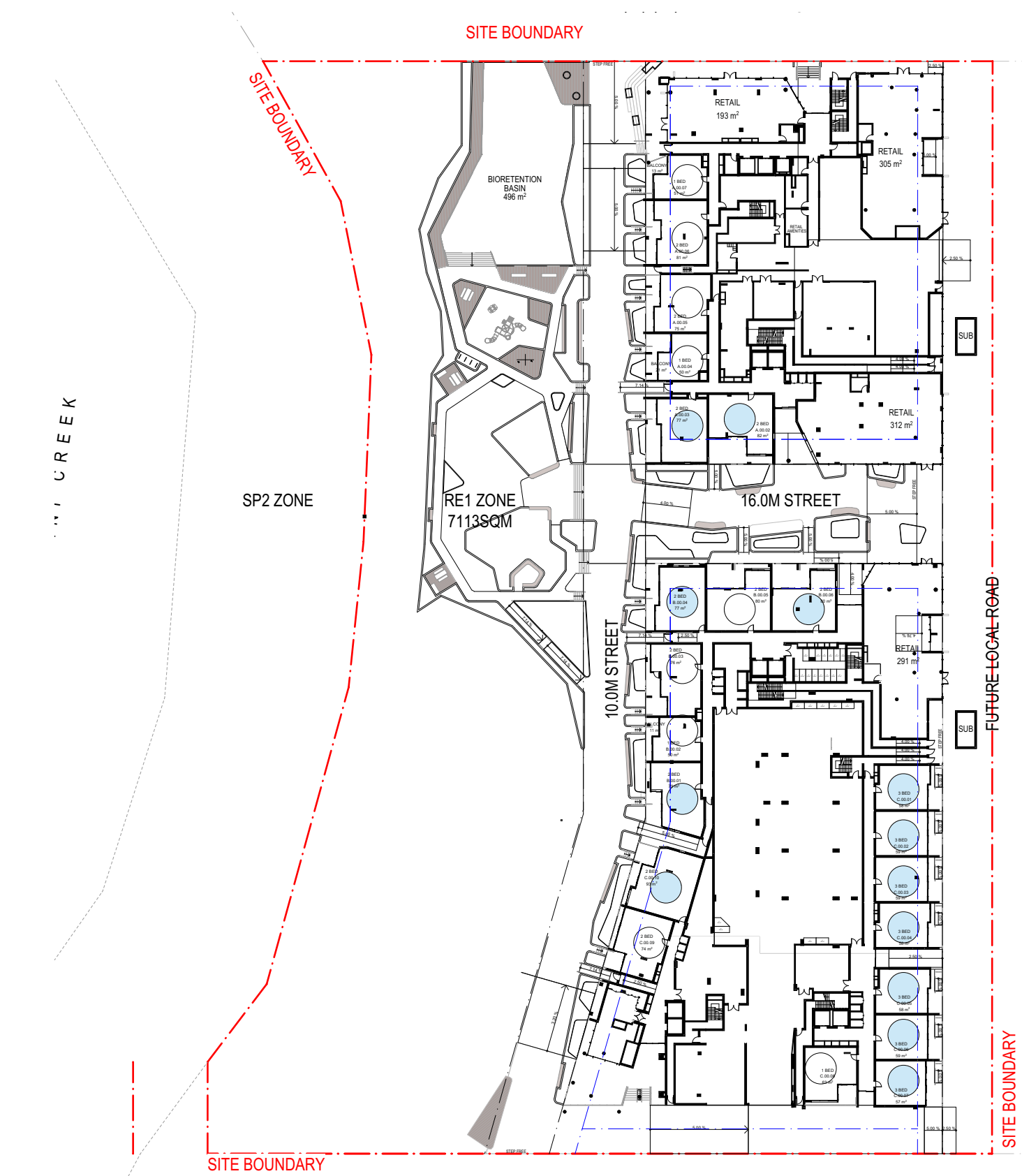
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DRAWING TITLE
SOLAR AMENITY
DIAGRAMS -
SHEET 01

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-4200

STAGE
DA
REVISION
A



0. GROUND 00
SCALE: 1:850 @A3

CROSS VENTILATION: 13/23

1. LEVEL 01
SCALE: 1:850 @A3

CROSS VENTILATION: 11/20

2. LEVEL 02
SCALE: 1:850 @A3

CROSS VENTILATION: 22/40

3. LEVEL 03
SCALE: 1:850 @A3

CROSS VENTILATION: 23/40

4. LEVEL 04
SCALE: 1:850 @A3

CROSS VENTILATION: 20/31

5. LEVEL 05
SCALE: 1:850 @A3

CROSS VENTILATION: 21/33

LEGEND

- CROSS VENTILATION ACHIEVED
○ CROSS VENTILATION NOT ACHIEVED

ACHIEVED UNIT
CROSS VENTILATION: 173/285 (61%)
REQUIRED MIN. 60%

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
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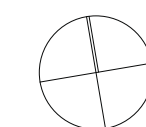
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DRAWING TITLE
**CROSS
VENTILATION
DIAGRAM - SHEET
01**

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-4200

STAGE
DA
REVISION
A

6. LEVEL 06
SCALE: 1:850 @A3

CROSS VENTILATION: 21/33

7. LEVEL 07
SCALE: 1:850 @A3

CROSS VENTILATION: 21/33

8. LEVEL 08
SCALE: 1:850 @A3

CROSS VENTILATION: 21/33

LEGEND

- CROSSVENTILATION ACHIEVED
○ CROSSVENTILATION NOT ACHIEVED

ACHIEVED UNIT
CROSS VENTILATION: 173/285 (61%)
REQUIRED MIN. 60%

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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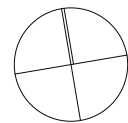
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ESD Consultant
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184-186 FIFTH AVENUE, AUSTRAL,
NSW 2179

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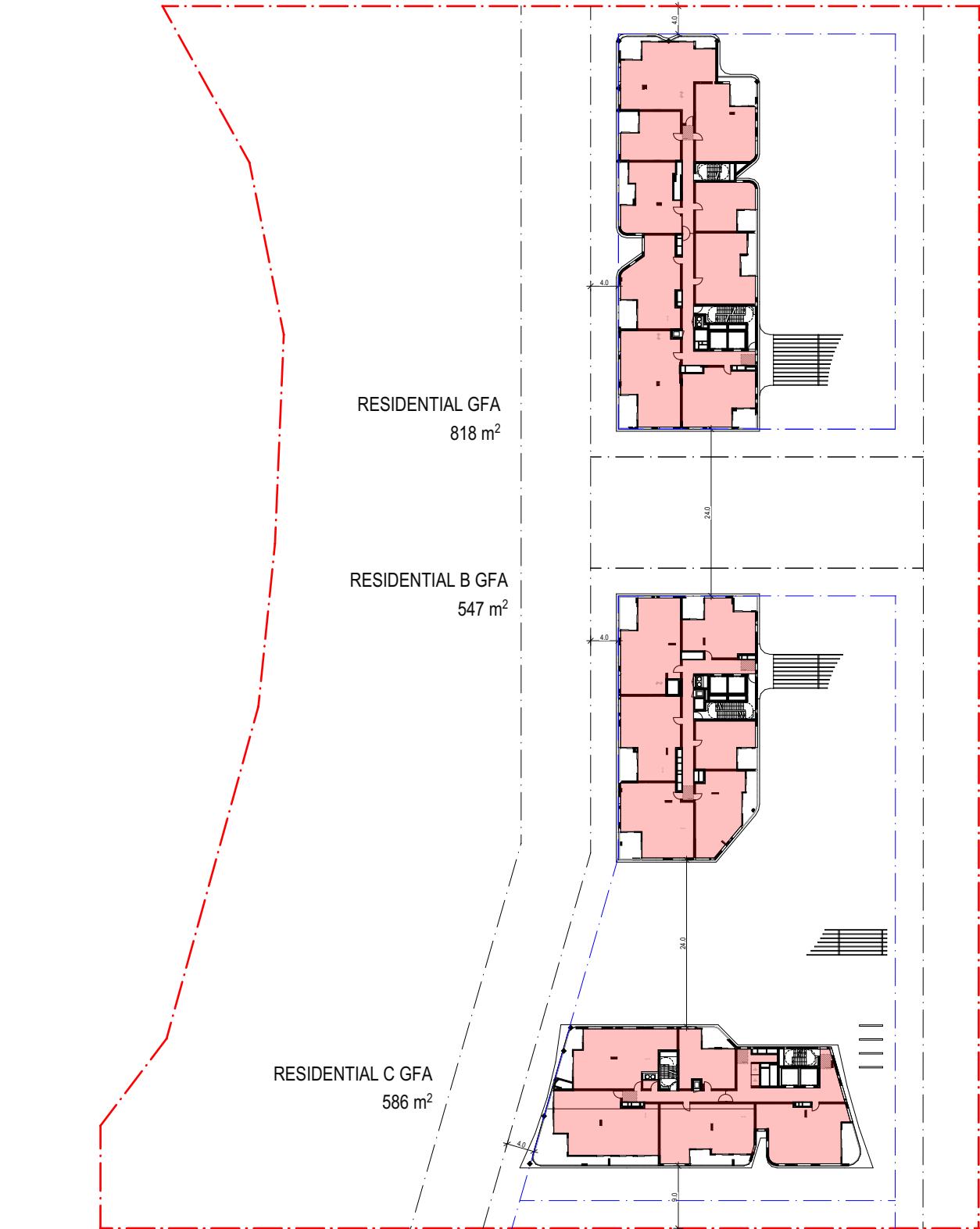
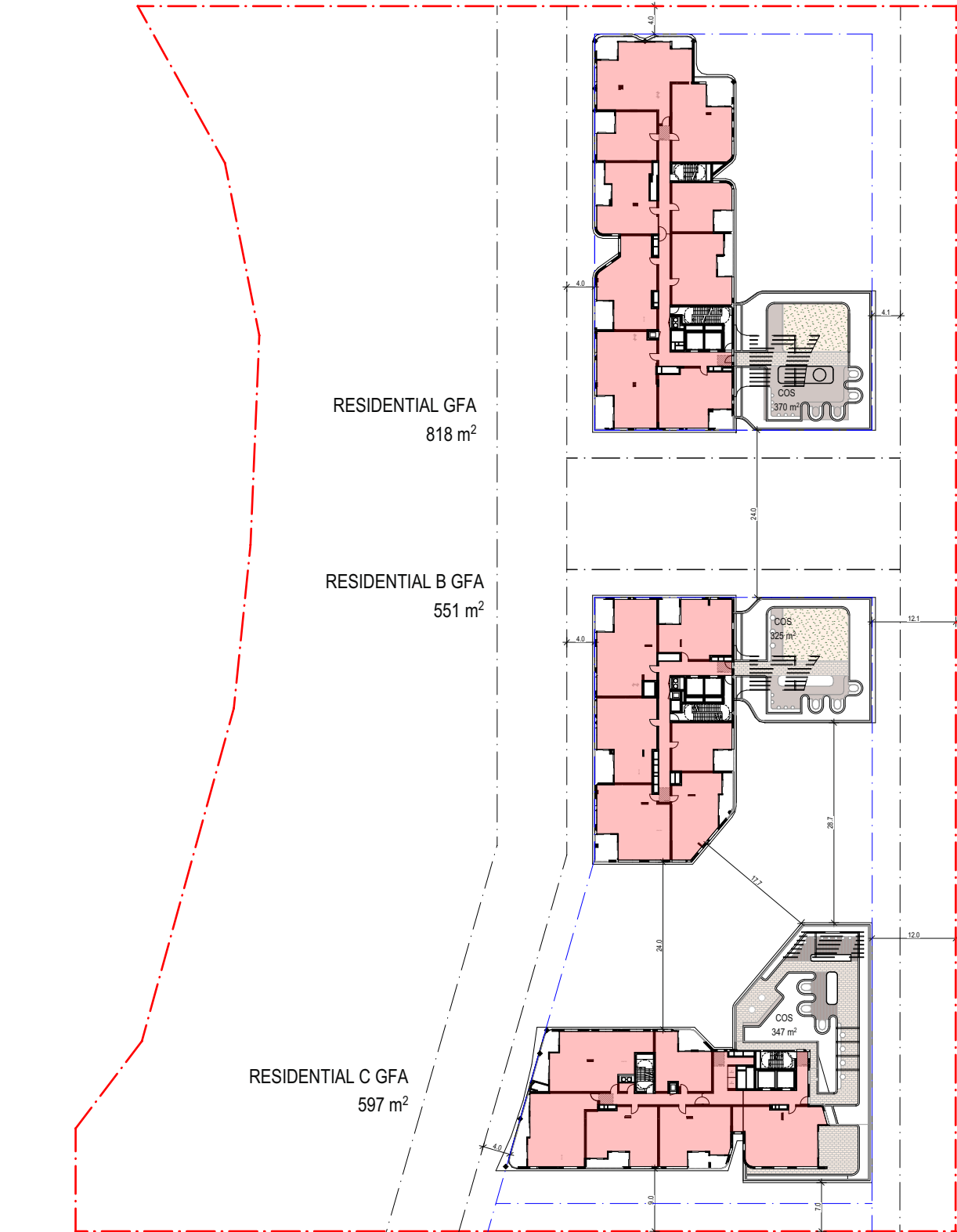
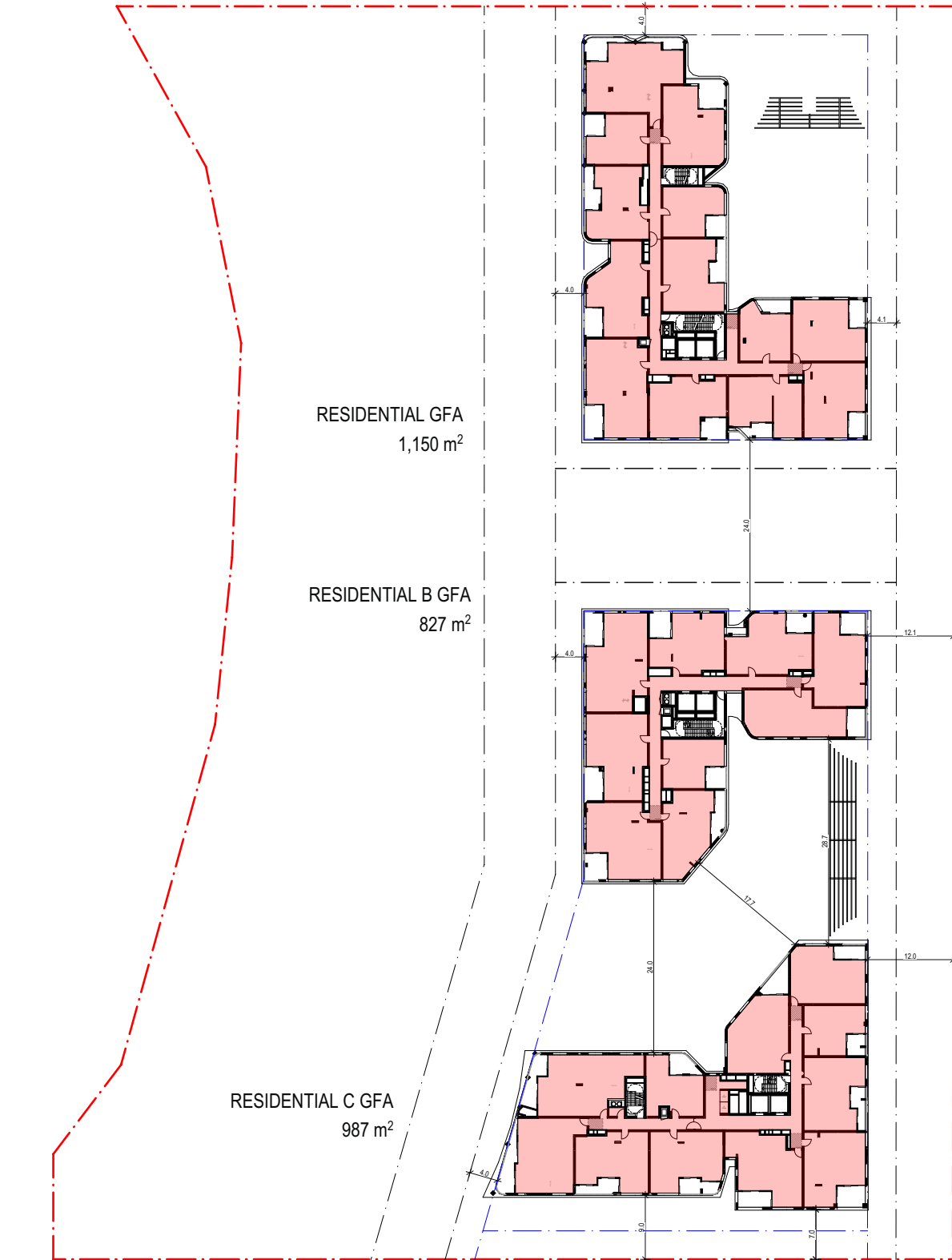
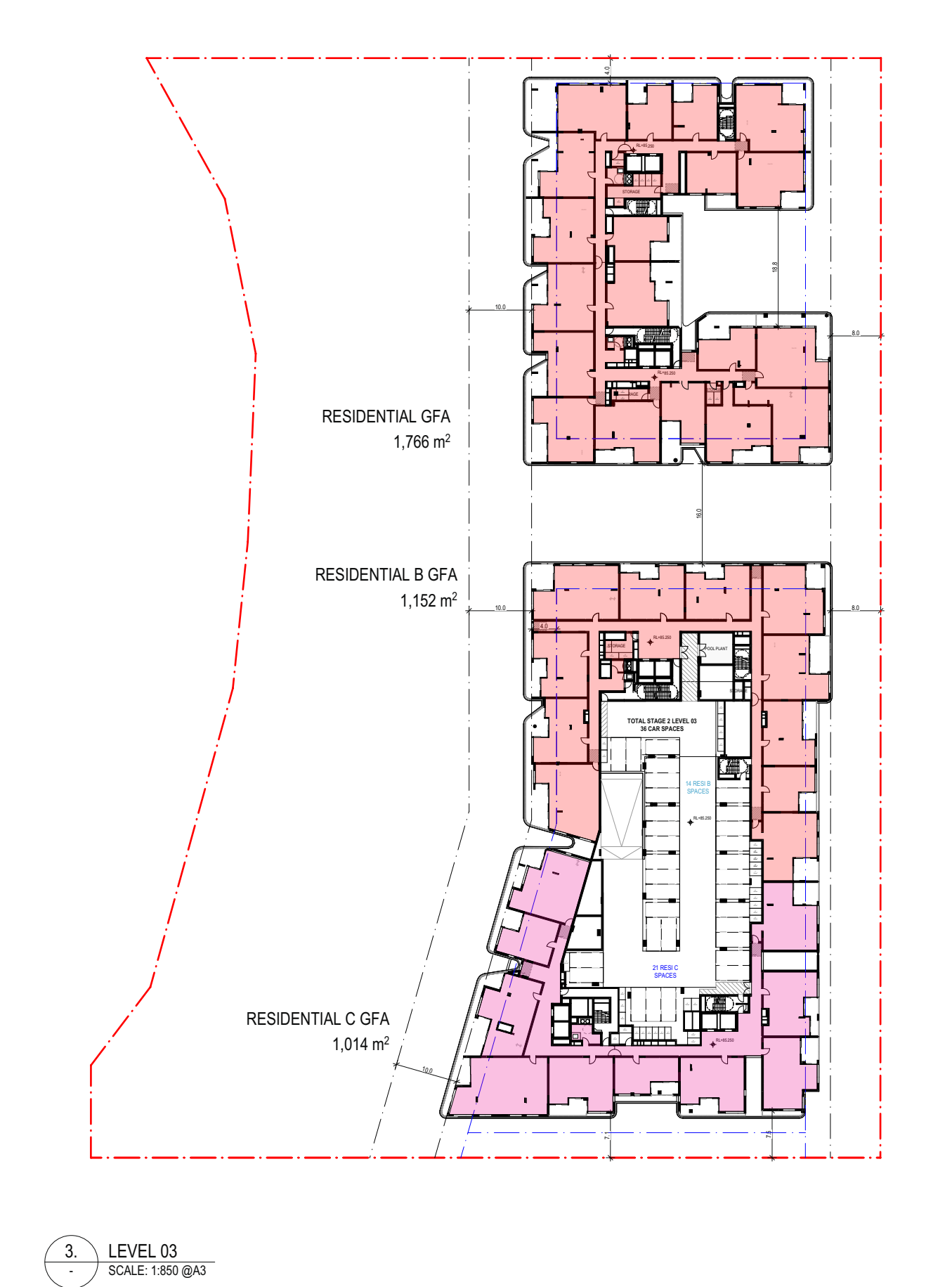
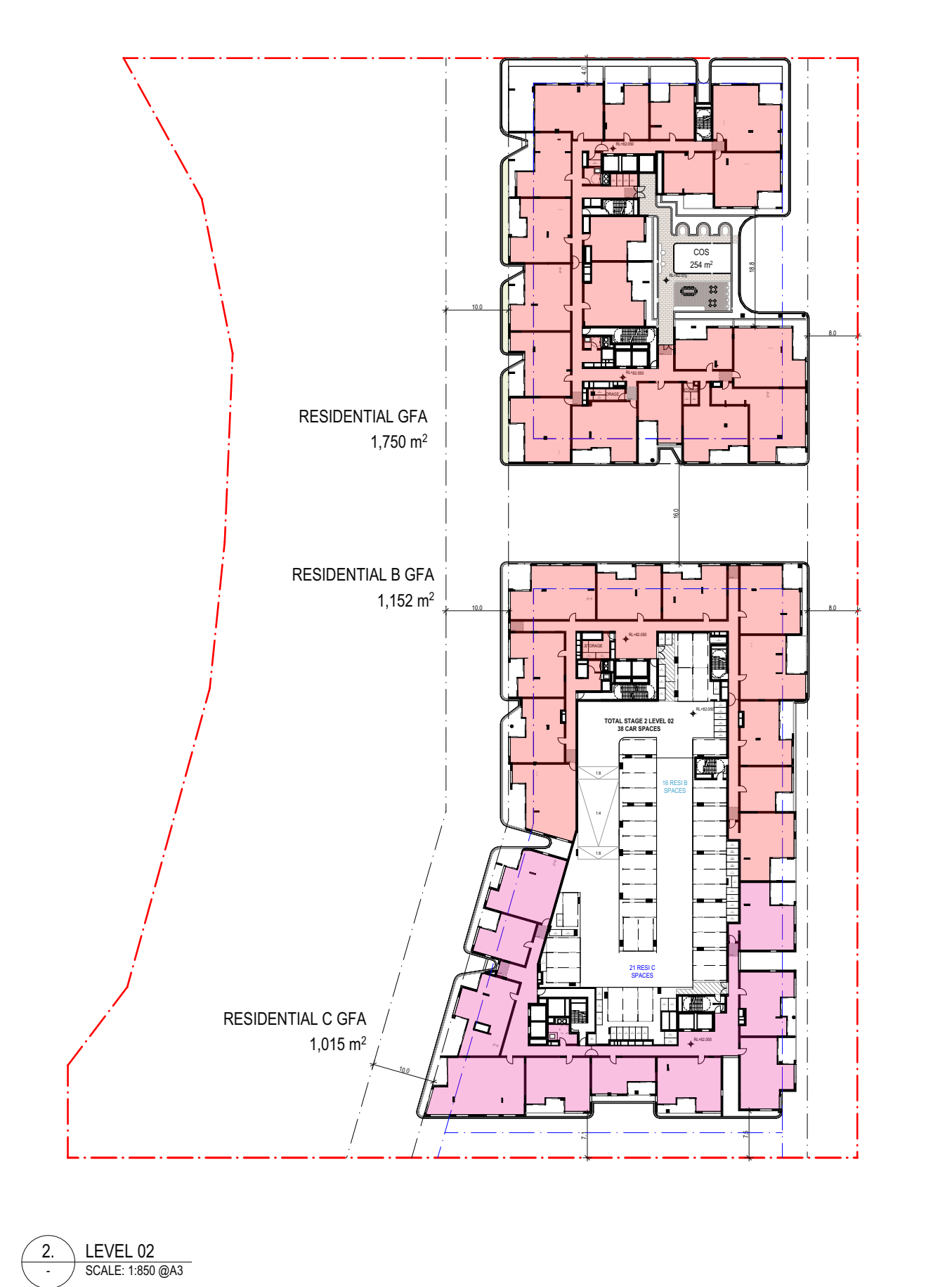
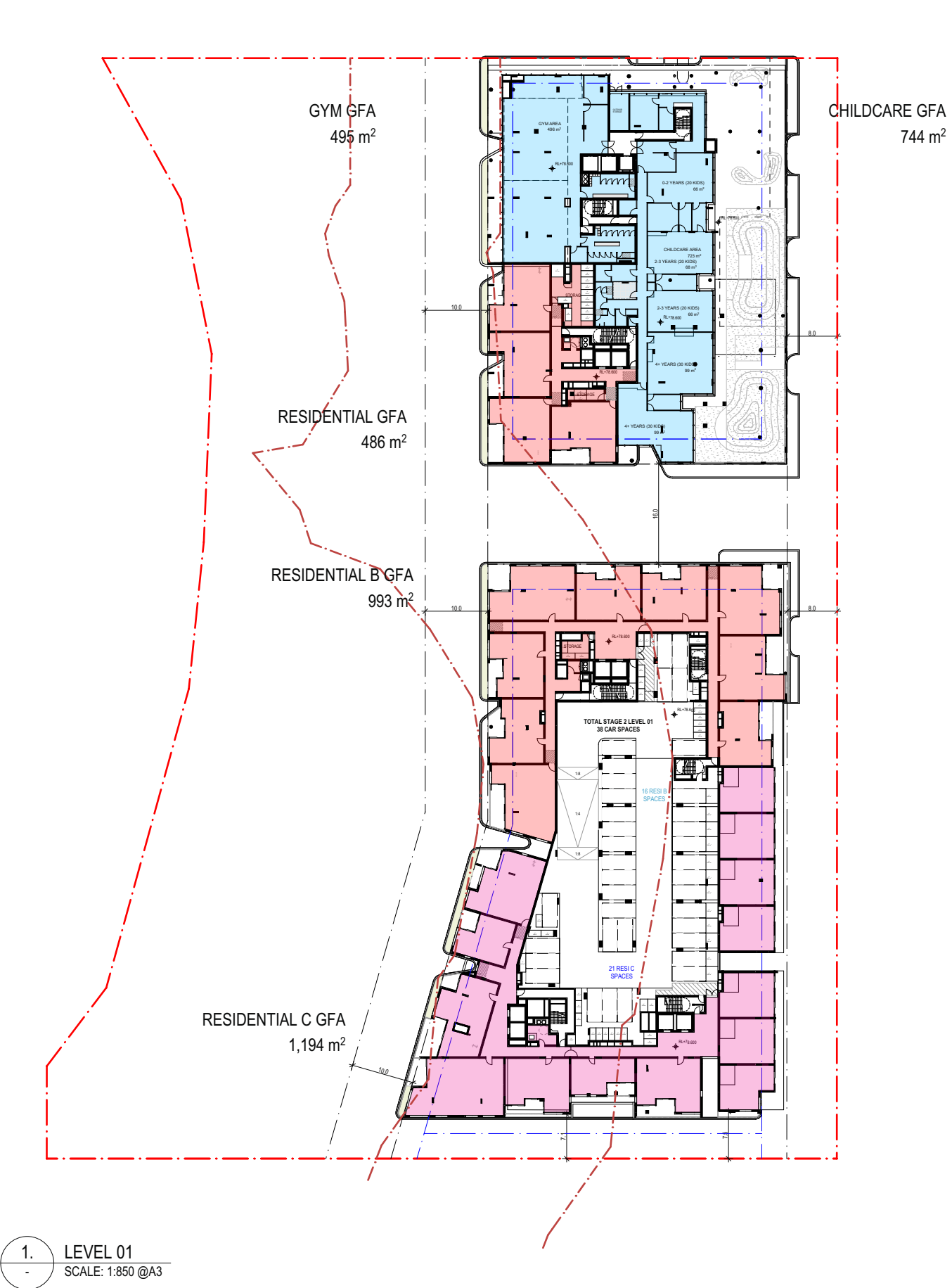
DRAWING TITLE
**CROSS
VENTILATION
DIAGRAM - SHEET
02**

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-DA-4201

STAGE
DA

REVISION
A



NON RESIDENTIAL GFA
RESIDENTIAL GFA
RESIDENTIAL GFA (BLD C PODIUM)

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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Project manager CREATIVE VISION 02 9300 0525 cvision.com.au	Landscape Architect LANDFX 0424 769 049 www.landfx.com.au	Traffic Engineer ASON GROUP 02 9083 6601 www.asongroup.com.au	Structural Engineer PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	BCA Consultant CERTITUDE 02 9299 8058 www.certitude.com.au	ESD Consultant ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspiresc.com.au	Civil Engineer ADP CONSULTING 02 9566 6962 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuronbuild	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au
---	---	---	--	--	--	--	---	---	--	---

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NORTH POINT

SCALE
1:850, 1:1056 @ A1 Size

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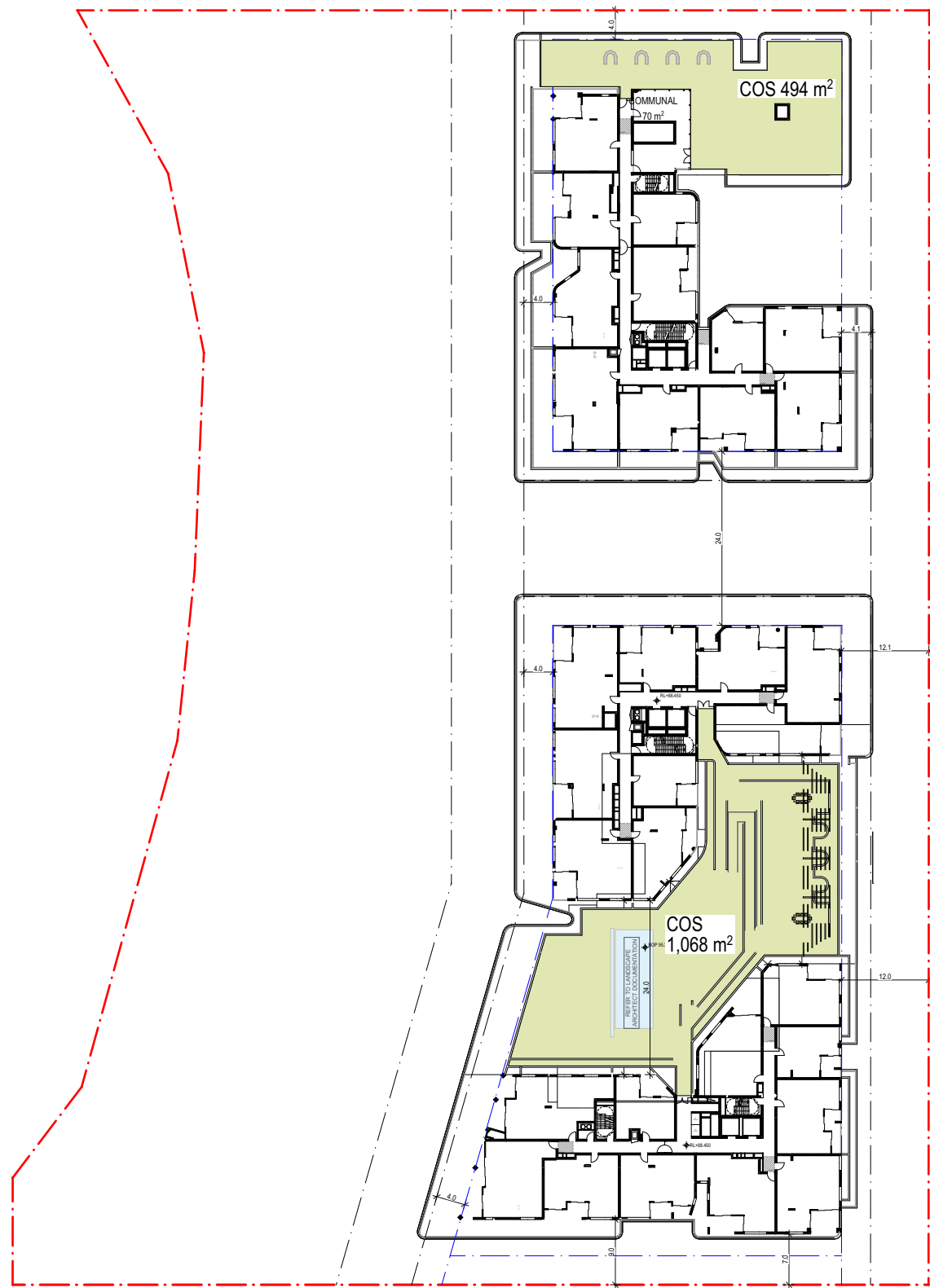
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AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179			AREA & AMENITIES DIAGRAM (GFA) - SHEET 01		
CLIENT 21 DERWENT RD PTY LTD			PROJECT NUMBER 20833		STAGE DA
APPROVED	CHECKED	DRAWN	DRAWING NUMBER		REVISION
HN	HN	CS	PLA-DA-5000		A



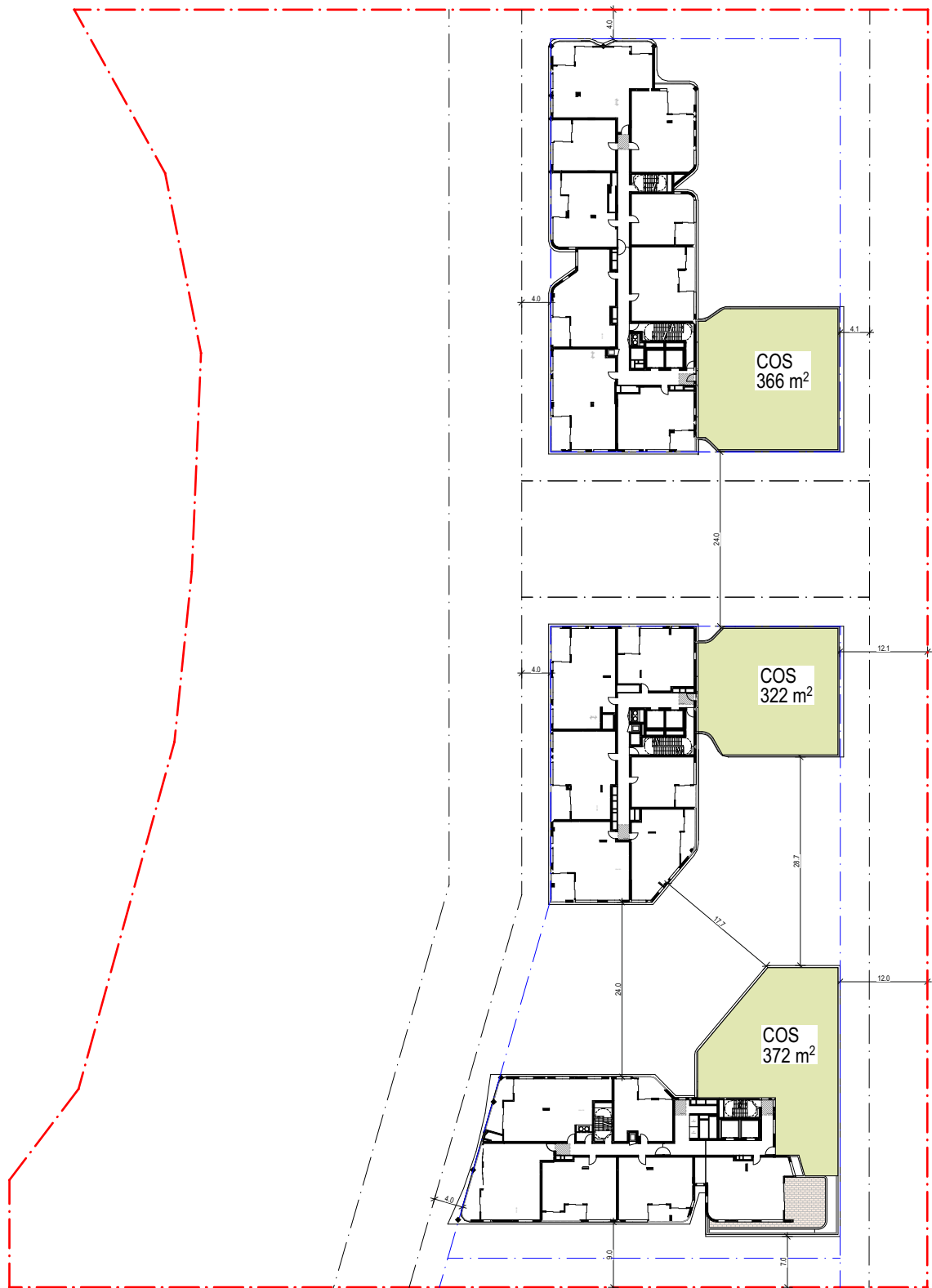
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SCALE: 1:850 @A3



2. LEVEL 02
SCALE: 1:850 @A3



4. LEVEL 04
SCALE: 1:850 @A3



12. LEVEL 12
SCALE: 1:850 @A3

DEVELOPABLE SITE AREA excluding Council Dedicated Roads	8,828 m2
PROPOSED COMMUNAL OPEN SPACE	2,873 m2 (33%)
TOTAL SITE AREA	19,129 m2
PROPOSED PUBLIC OPEN SPACE	11,541 m2 (60%)

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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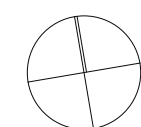
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ESD Consultant
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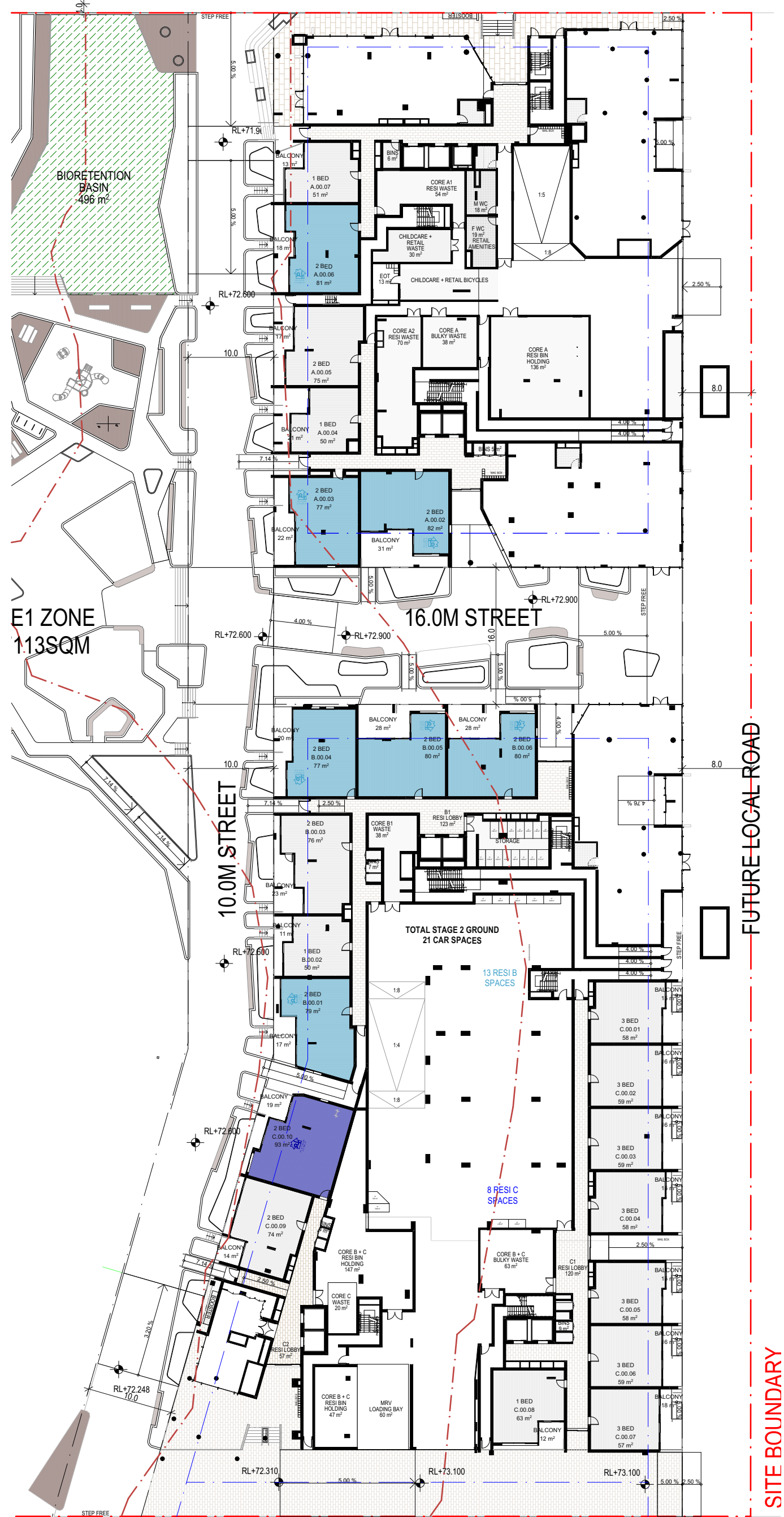
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CS

DRAWING TITLE
**AREA & AMENITIES
DIAGRAM (OPEN
SPACE) - SHEET 01**

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-DA-5400

STAGE
DA
REVISION
A

SITE BOUNDARY

0. GROUND 00
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	3	4	0
GOLD	0	0	0
PLATINUM	0	0	1

	SILVER		GOLD		PLATINUM
--	--------	--	------	--	----------

1. LEVEL 01
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	1	2	0
GOLD	1	1	1
PLATINUM	0	0	2

2. LEVEL 02
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	5	2	0
GOLD	2	1	1
PLATINUM	0	0	2

3. LEVEL 03
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	5	2	0
GOLD	2	1	1
PLATINUM	0	0	2



4. LEVEL 04
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	1	3	2
GOLD	0	1	0
PLATINUM	1	0	0

SILVER

GOLD

PLATINUM



5. LEVEL 05
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	2	3	2
GOLD	0	1	0
PLATINUM	2	0	0



6. LEVEL 06
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	1	3	2
GOLD	0	1	0
PLATINUM	2	0	0

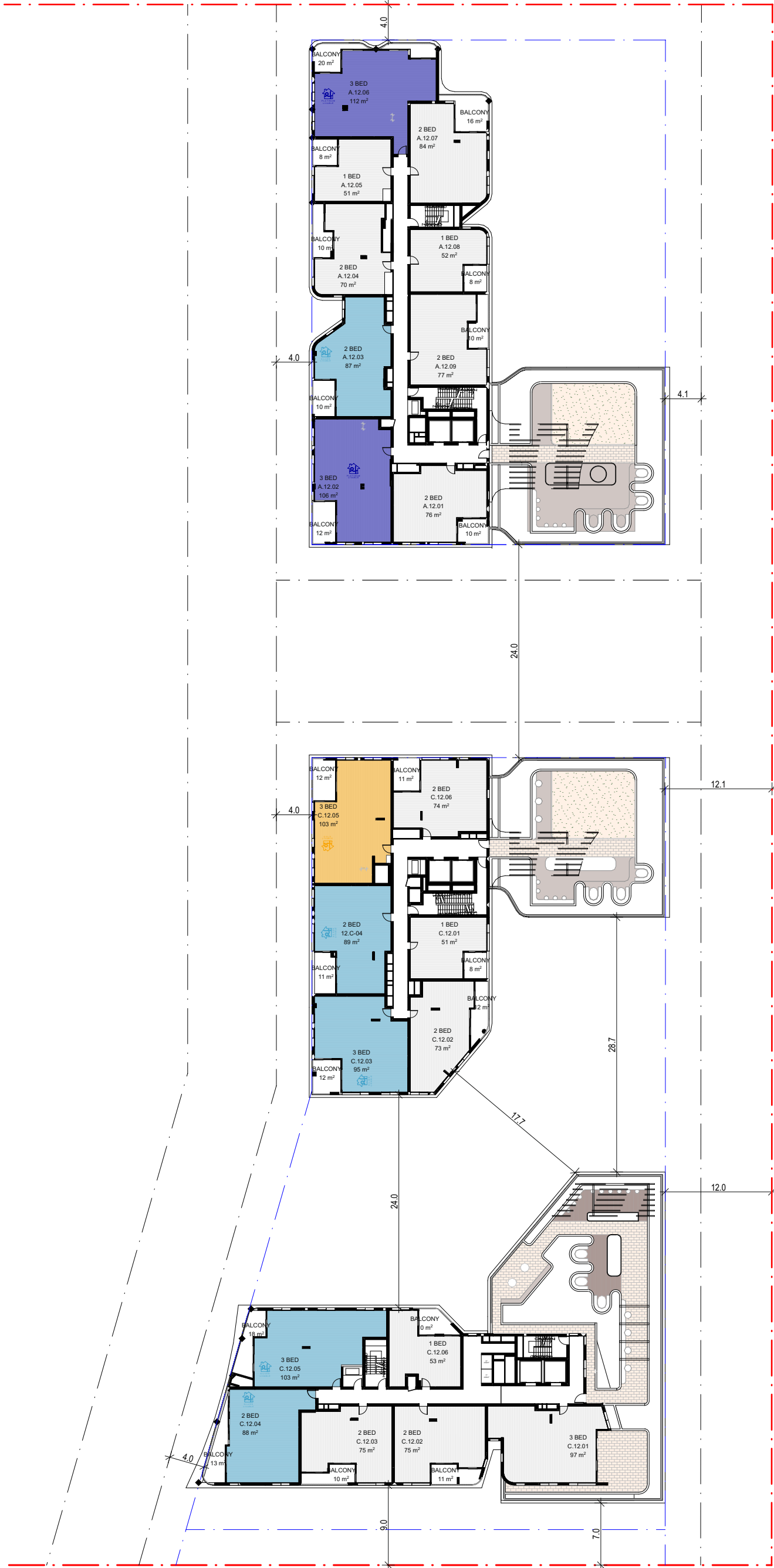


7. LEVEL 07- 11
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	5	15	10
GOLD	0	5	0
PLATINUM	10	0	0

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12. LEVEL 12
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	1	2	2
GOLD	0	1	0
PLATINUM	2	0	0

SILVER

GOLD

PLATINUM



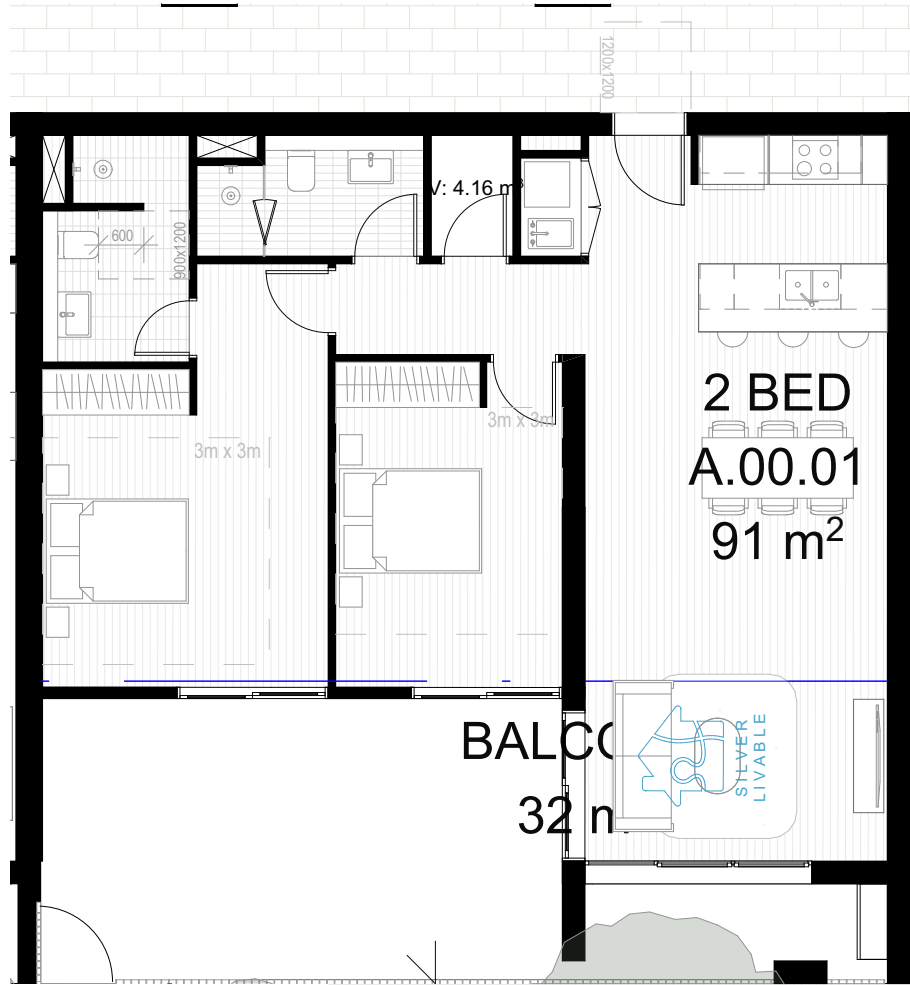
14. LEVEL 13-14
SCALE: 1:500@A1

	BUILDING A	BUILDING B	BUILDING C
SILVER	2	4	6
GOLD	0	2	0
PLATINUM	4	0	0

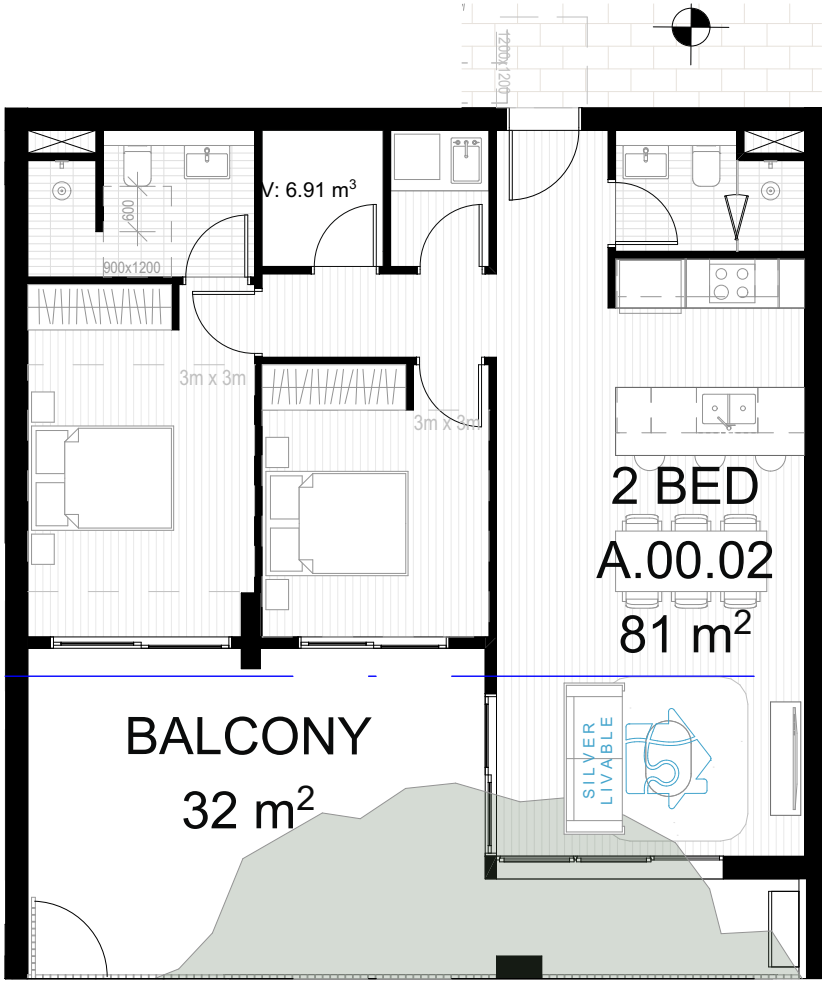
	BUILDING A	BUILDING B	BUILDING C	TOTAL	%
SILVER	26	40	24	90	20%
GOLD	5	14	3	22	5%
PLATINUM	21	0	5	26	6%

138	31%
-----	-----

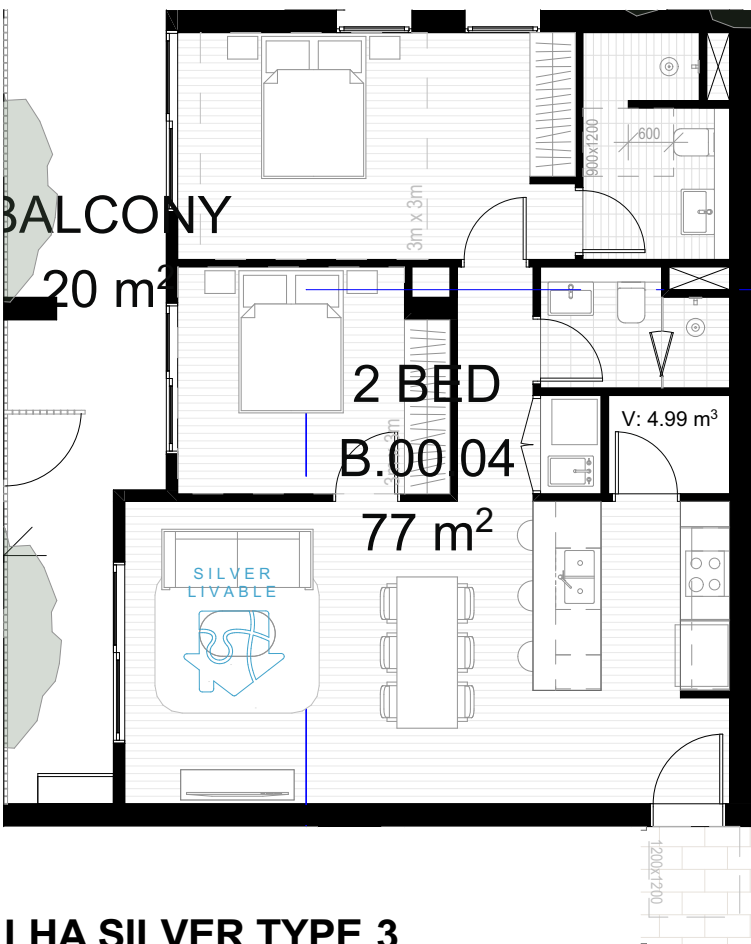
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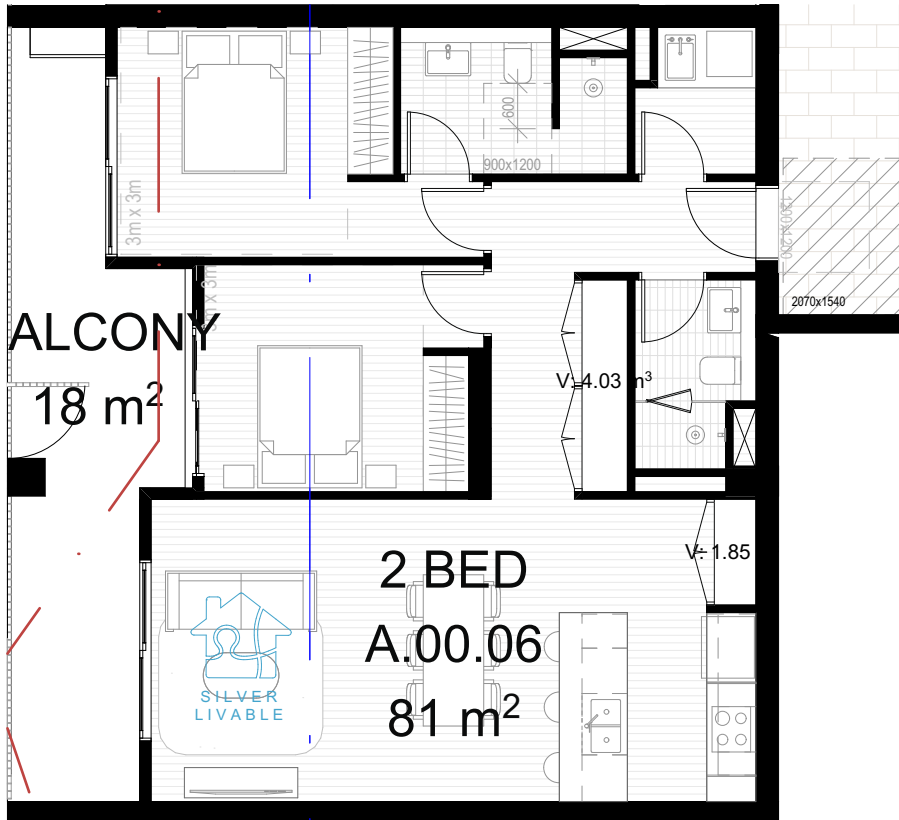
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A.00.01



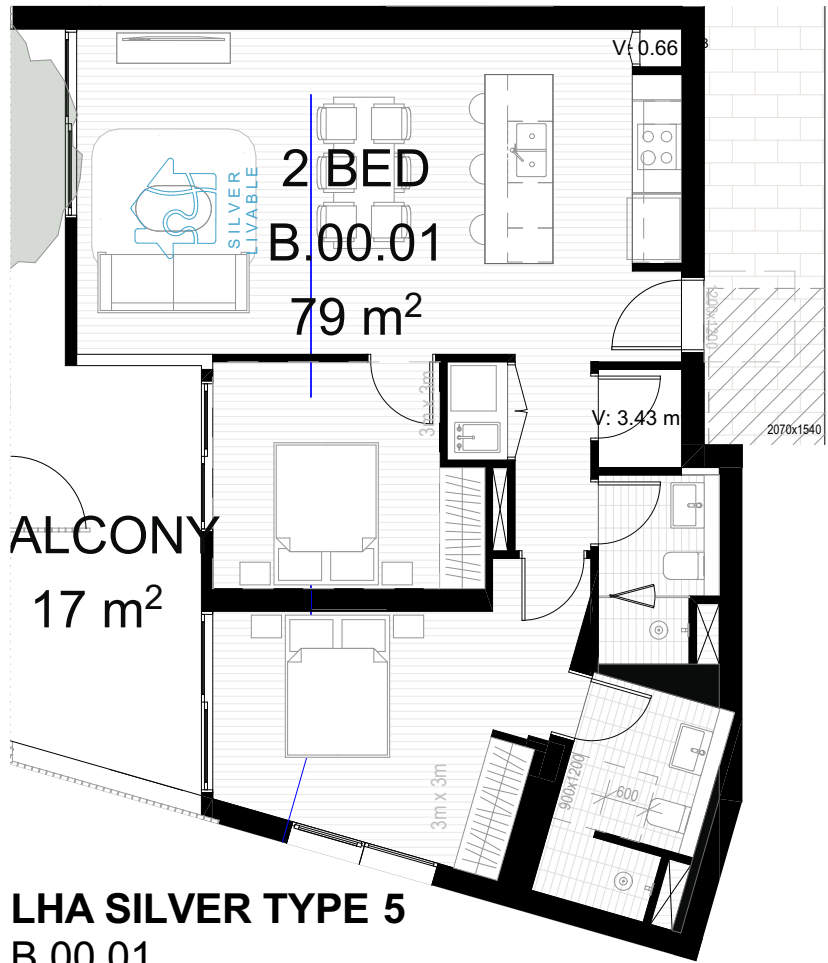
LHA SILVER TYPE 2
A.00.02
B.00.05
B.00.06



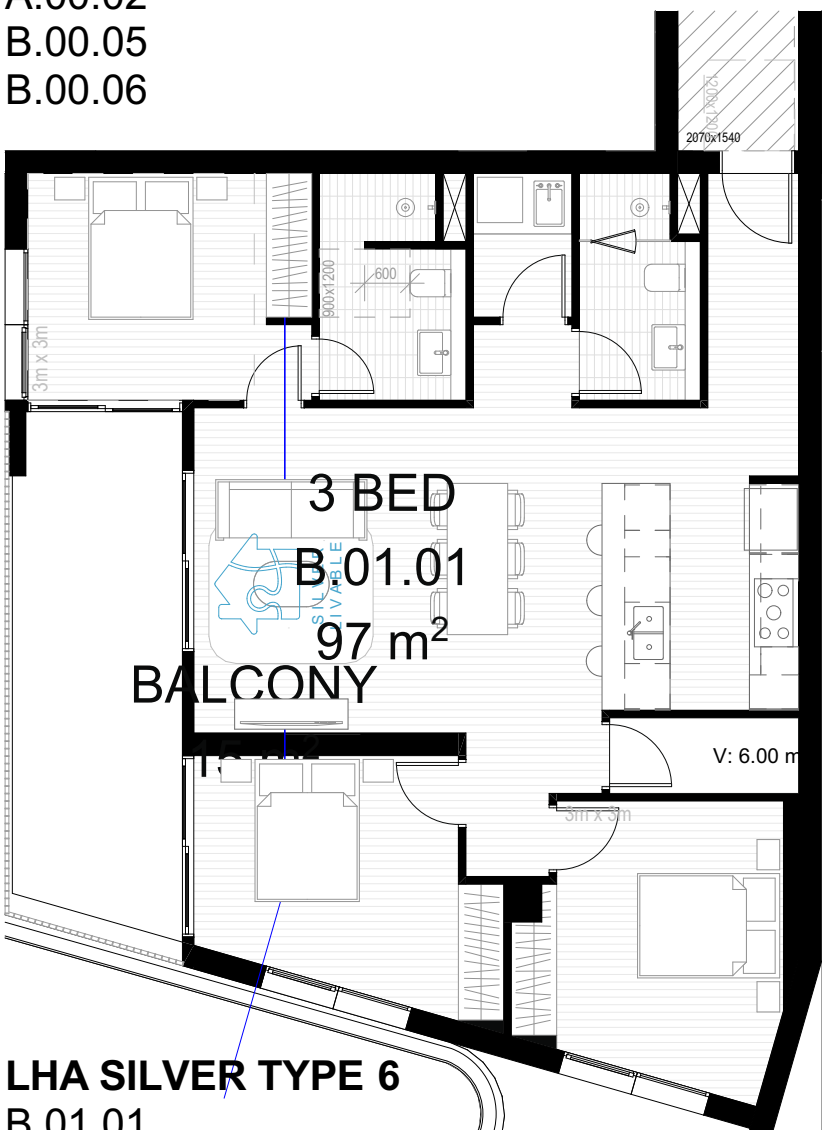
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A.00.03
B.00.04



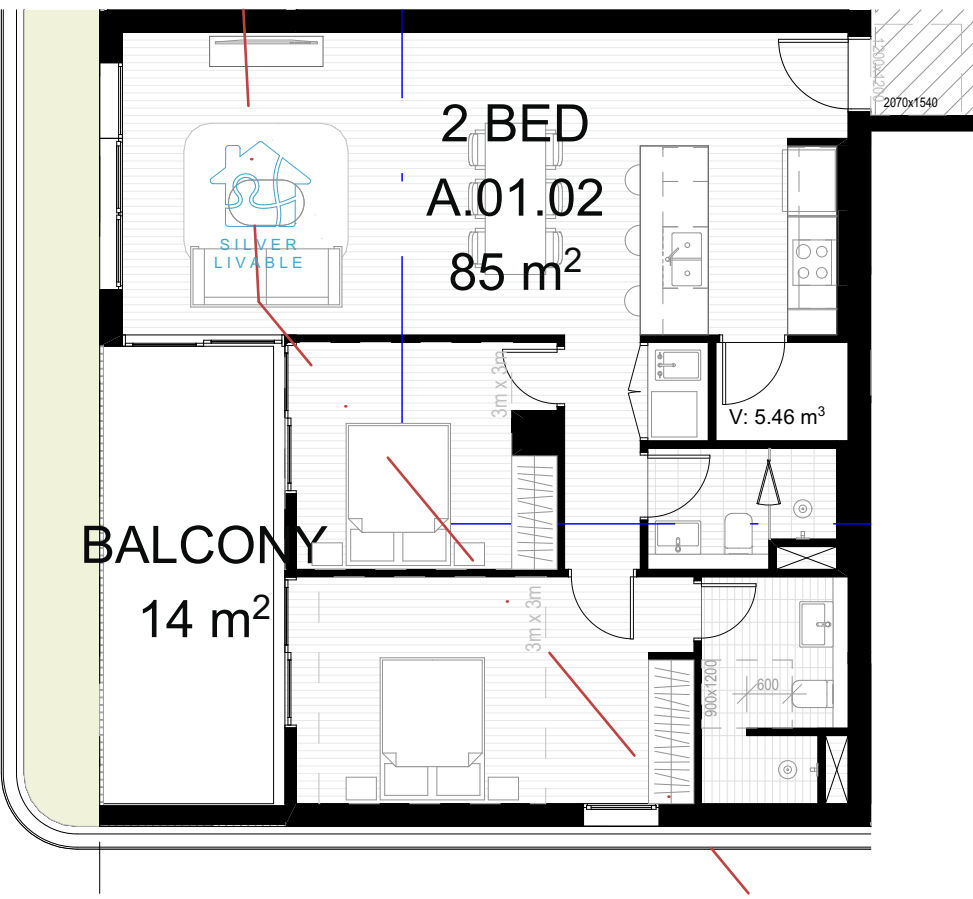
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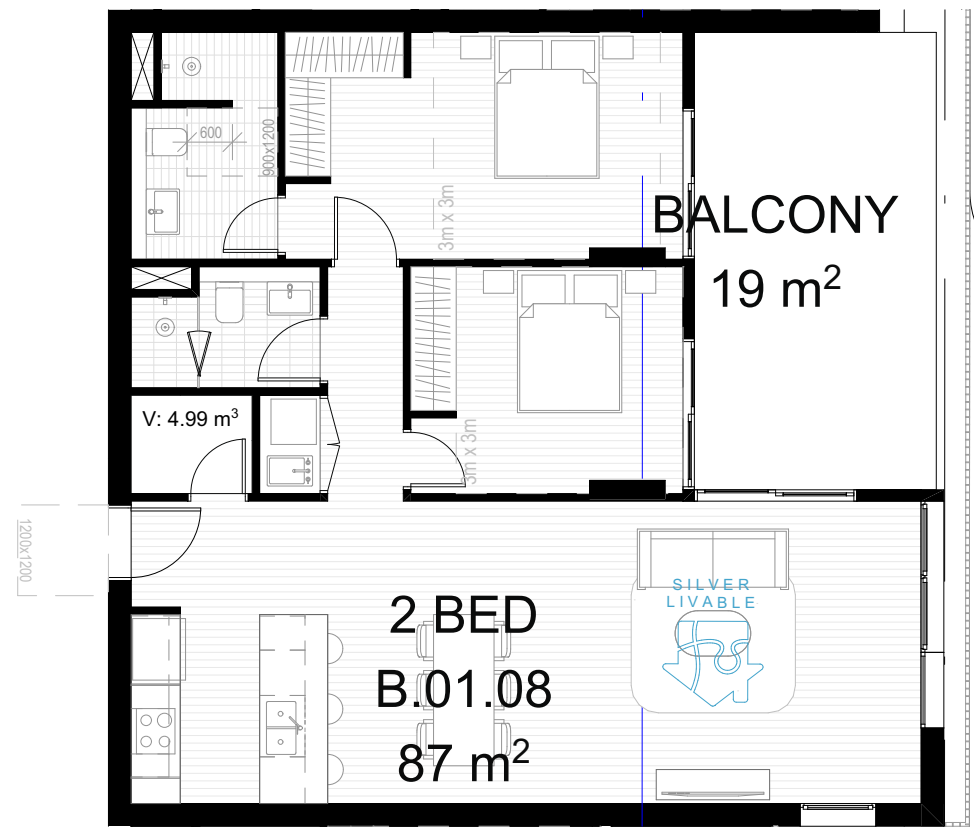
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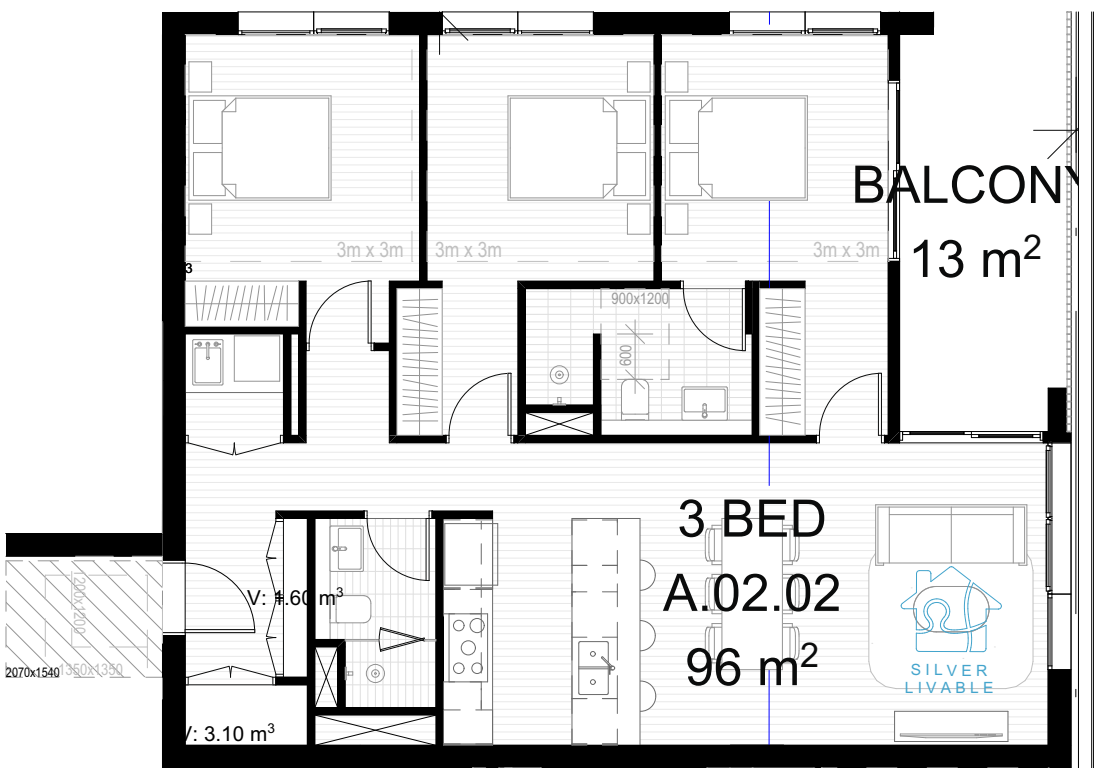
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B.03.01



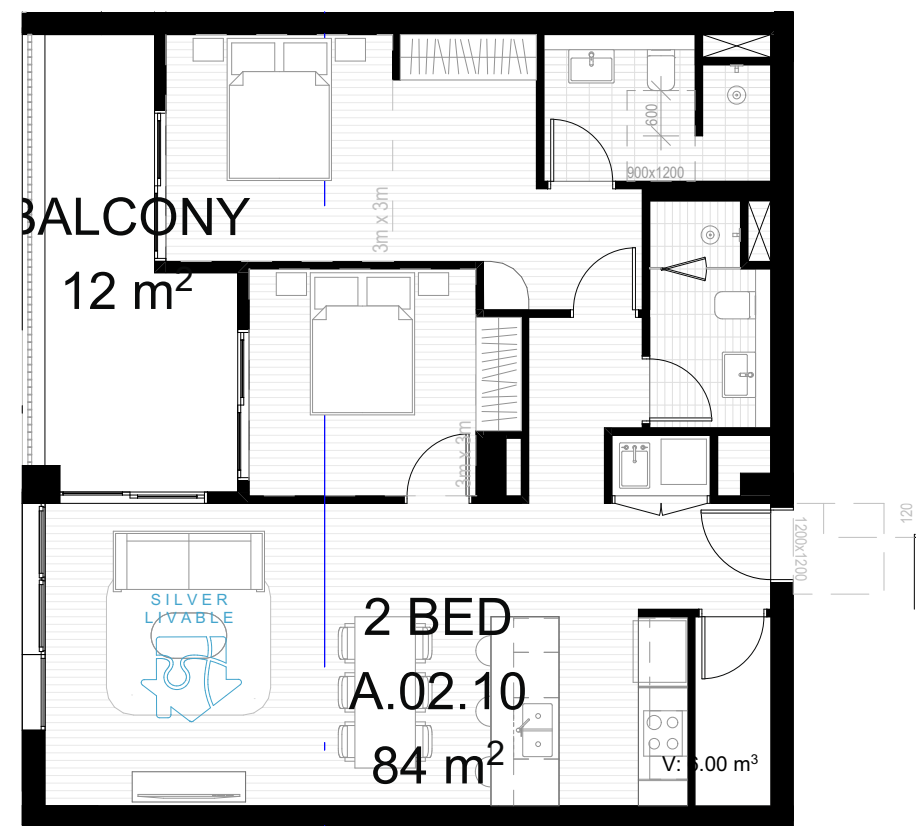
LHA SILVER TYPE 7
A.01.02
A.02.07



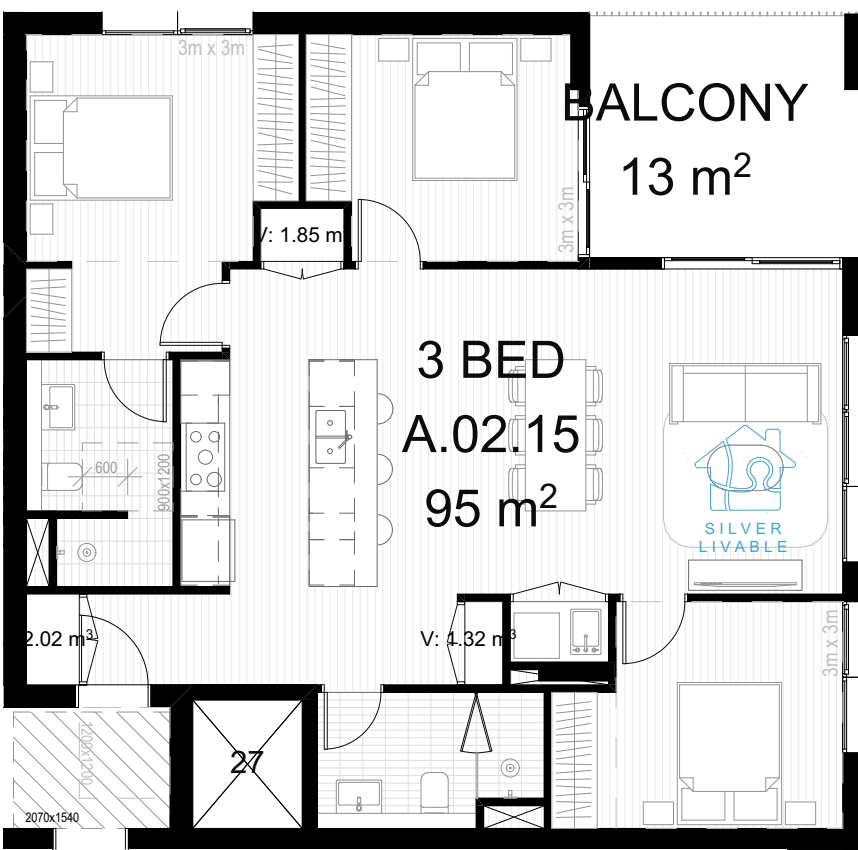
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B.01.08
B.02.08
B.03.08



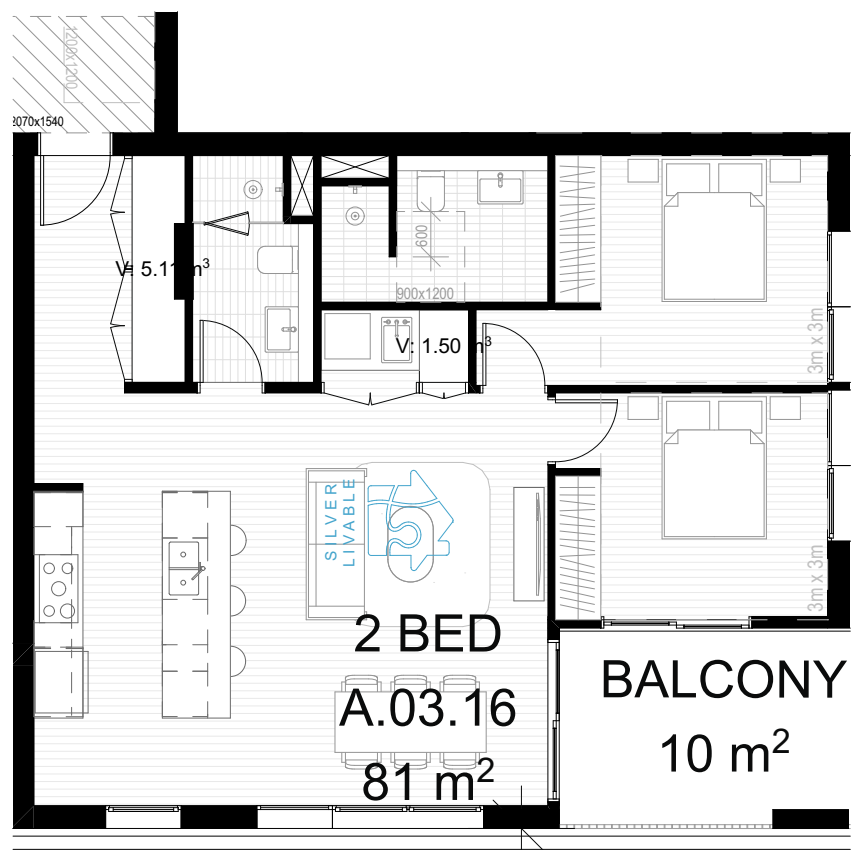
LHA SILVER TYPE 9
A.02.02



LHA SILVER TYPE 10
A.02.10



LHA SILVER TYPE 11
A.02.15



LHA SILVER TYPE 12
A.02.16
A.03.16

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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LTD

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DRAWING TITLE

**UNIVERSAL LHA
SILVER
TYPOLOGIES -
SHEET 01**

PROJECT NUMBER

20833

DRAWING NUMBER

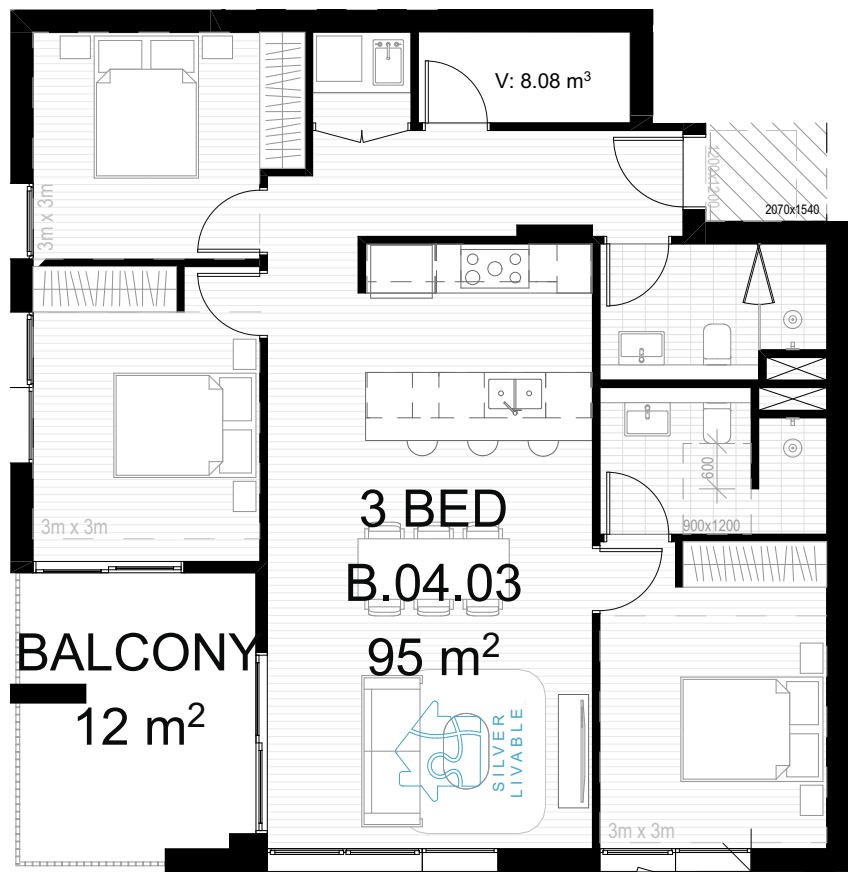
PLA-A-6110

STAGE

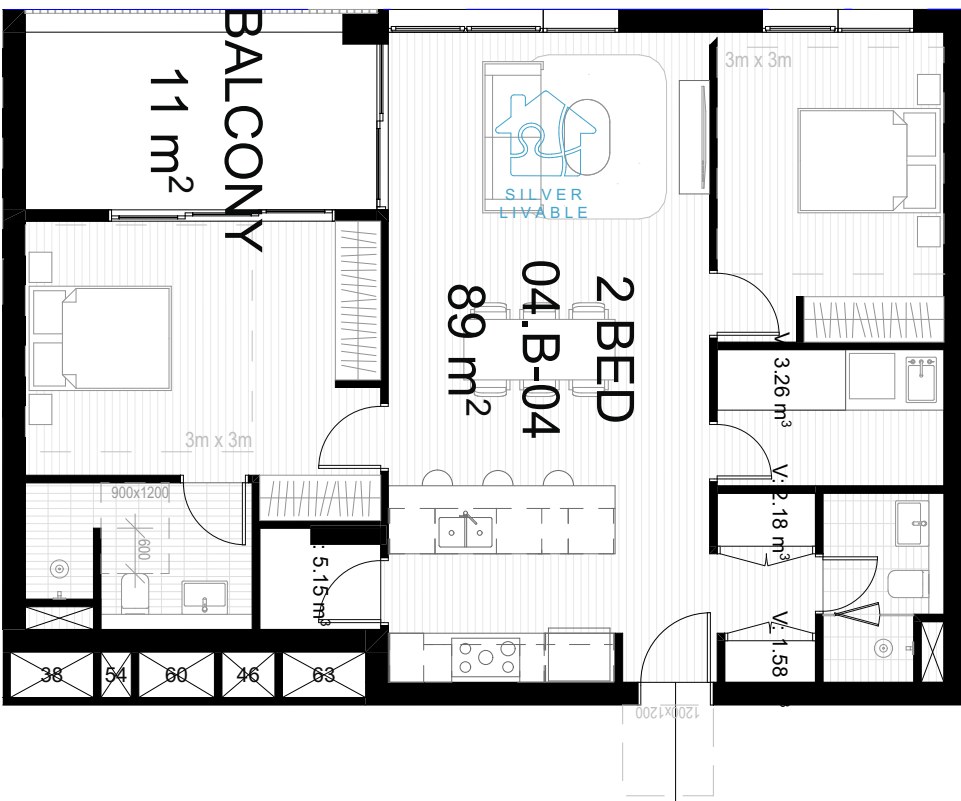
DA

REVISION

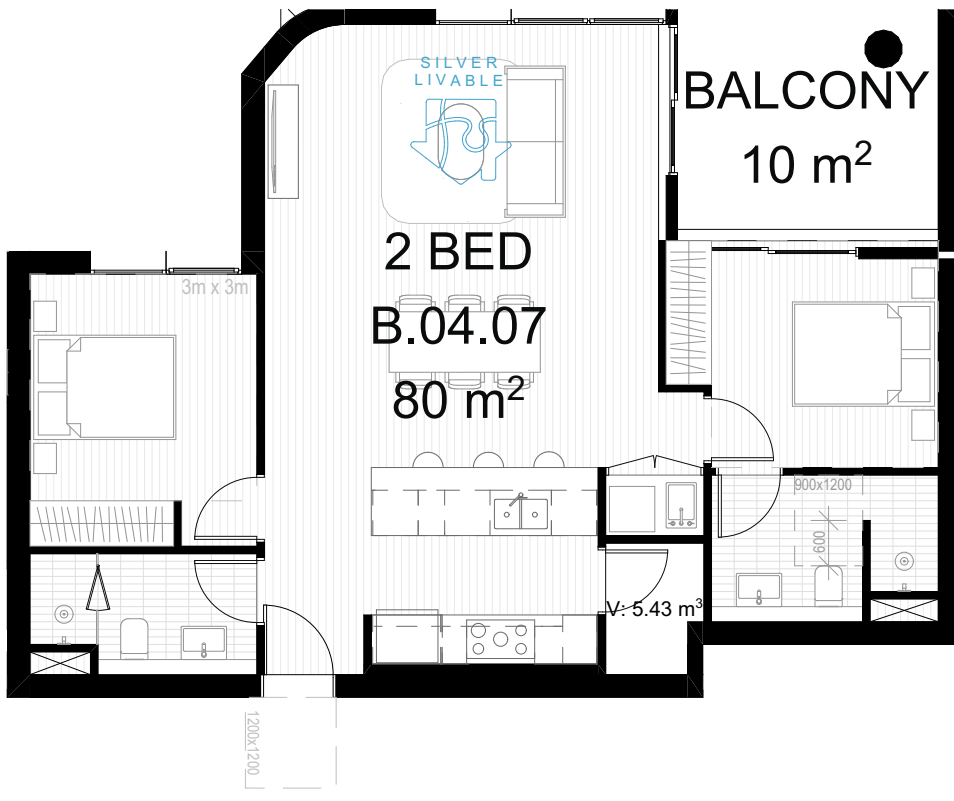
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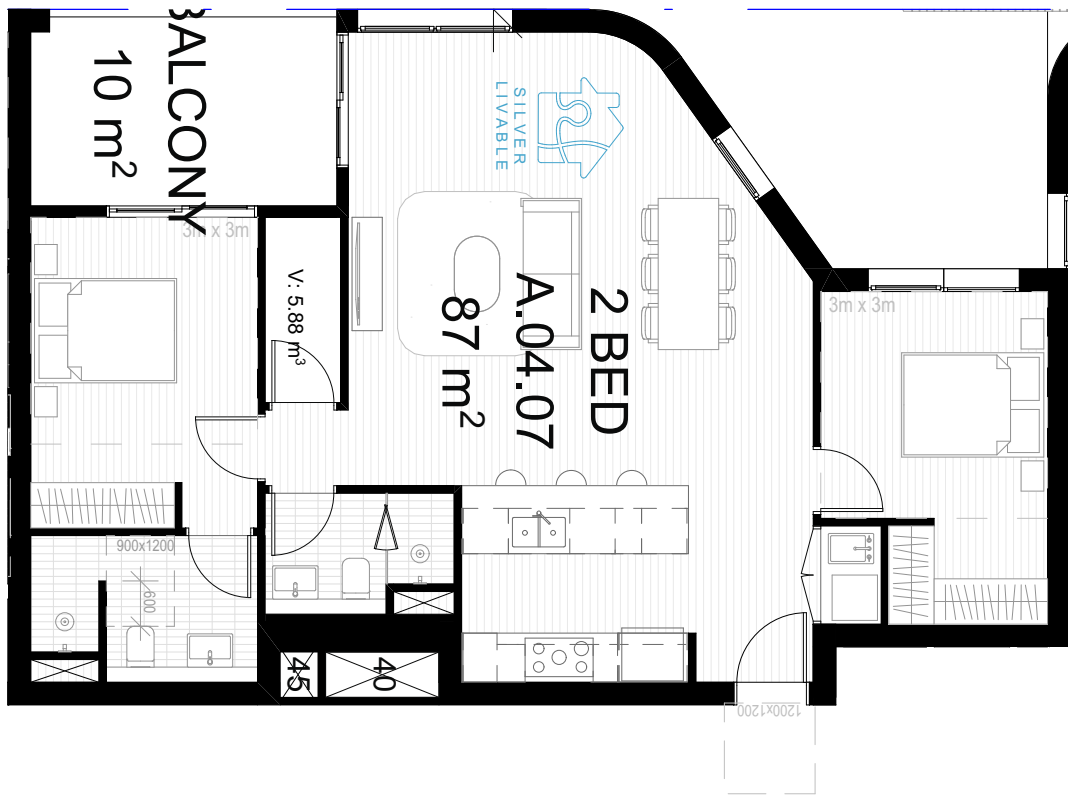
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B.04.03 - B.14.03 (X11 UNITS)



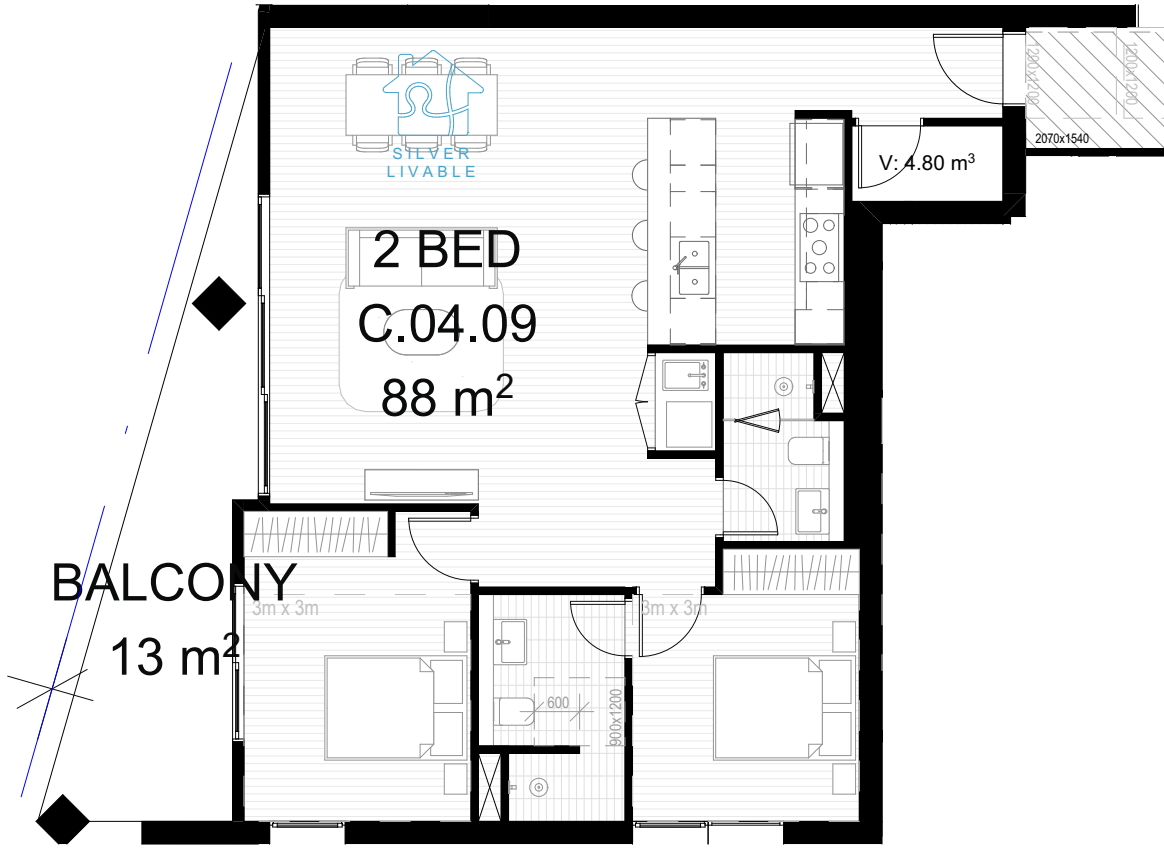
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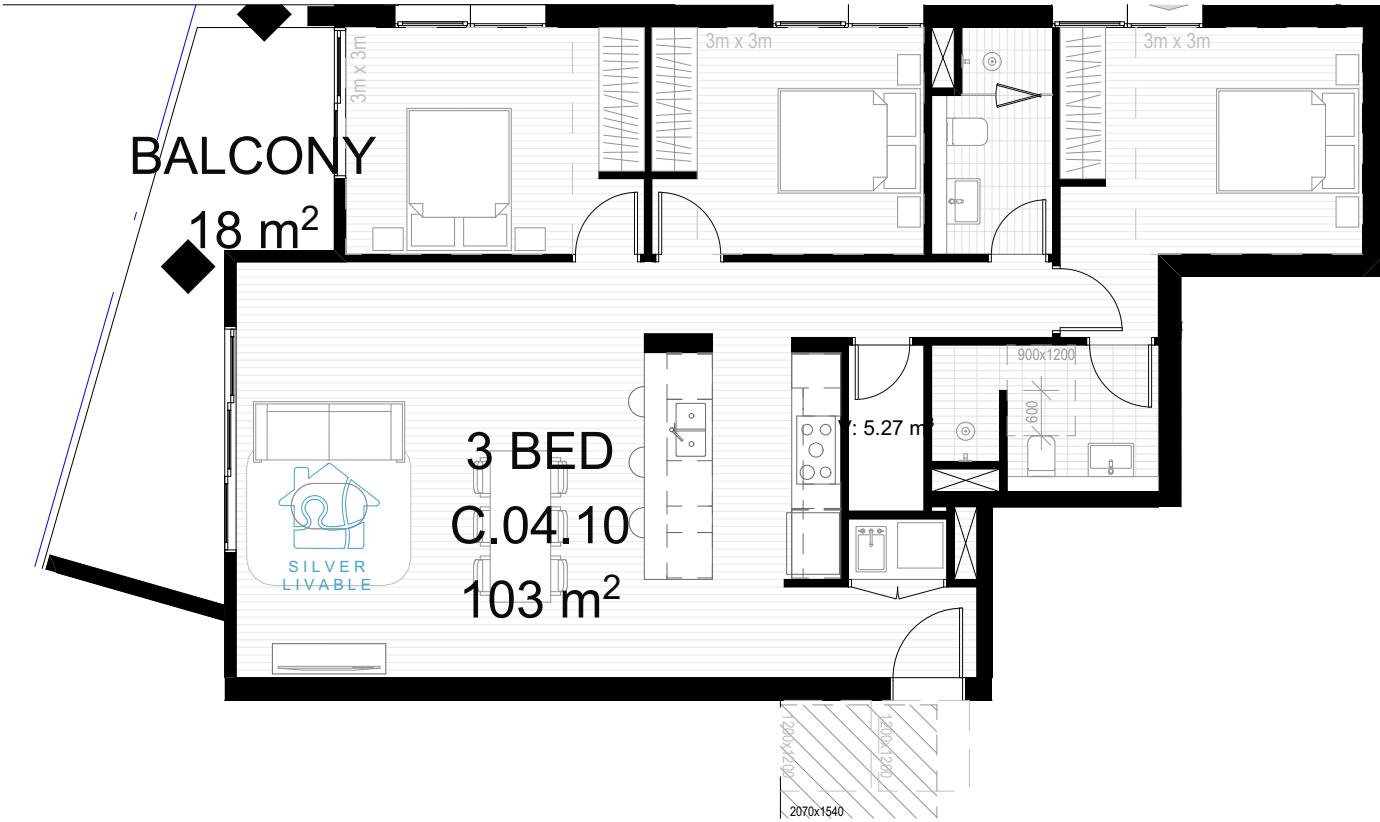
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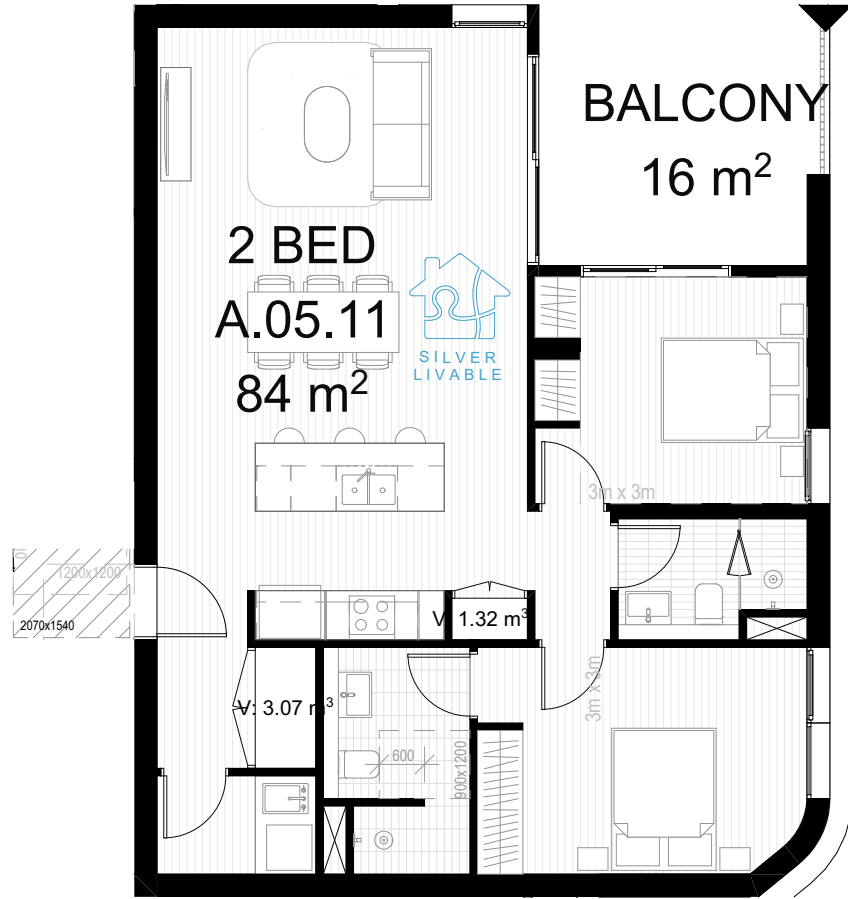
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A.05.07- A.14.07 (X10 UNITS)



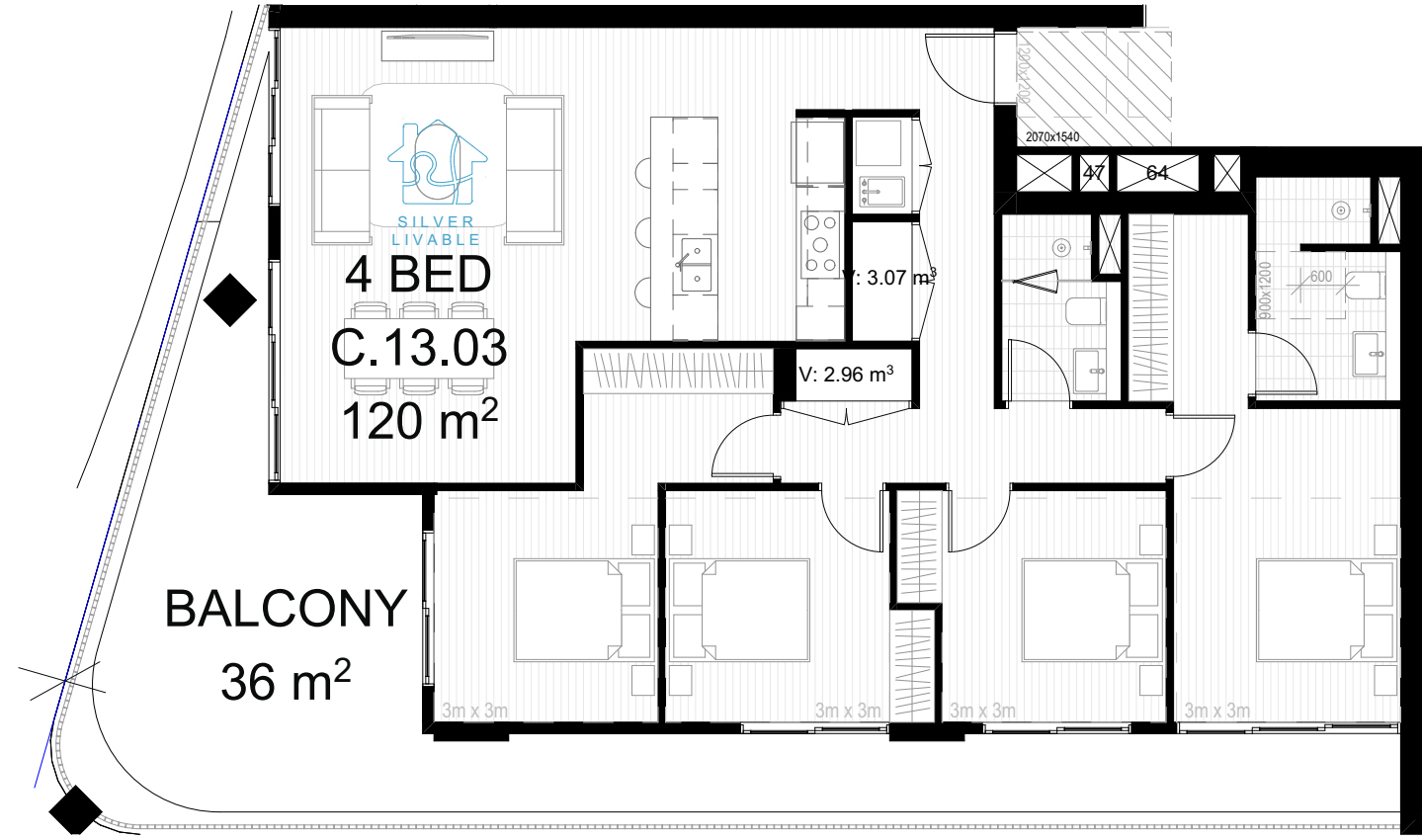
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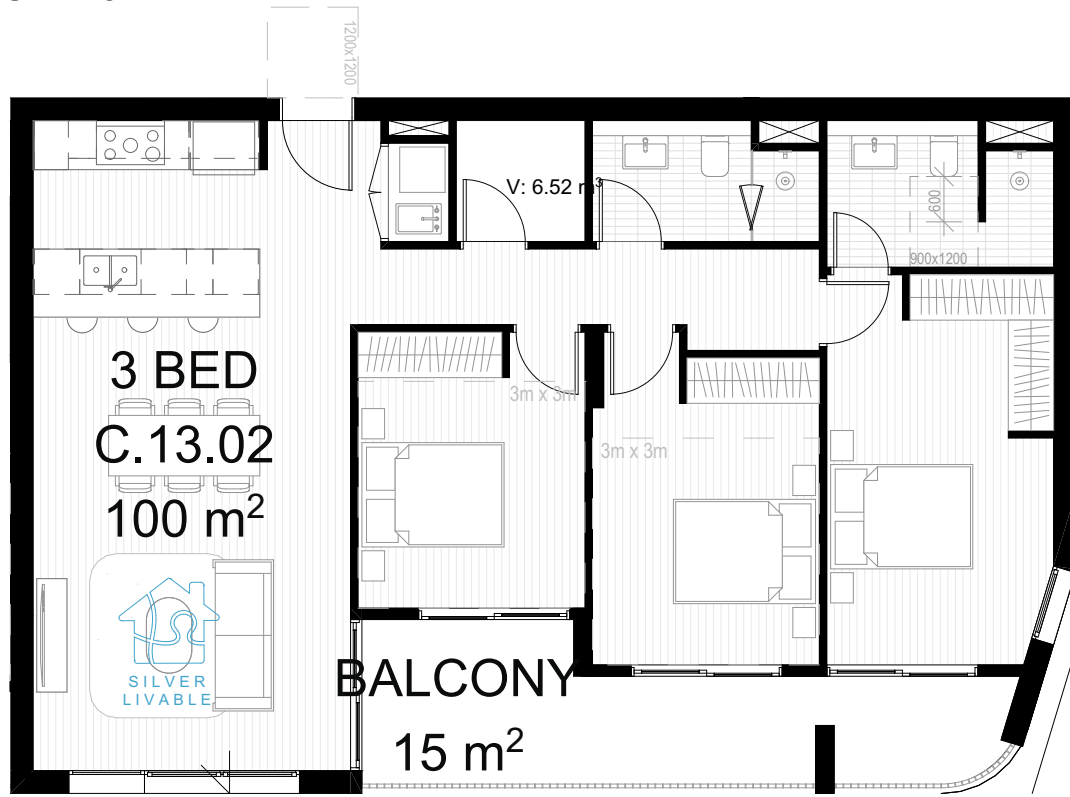
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C.13.04
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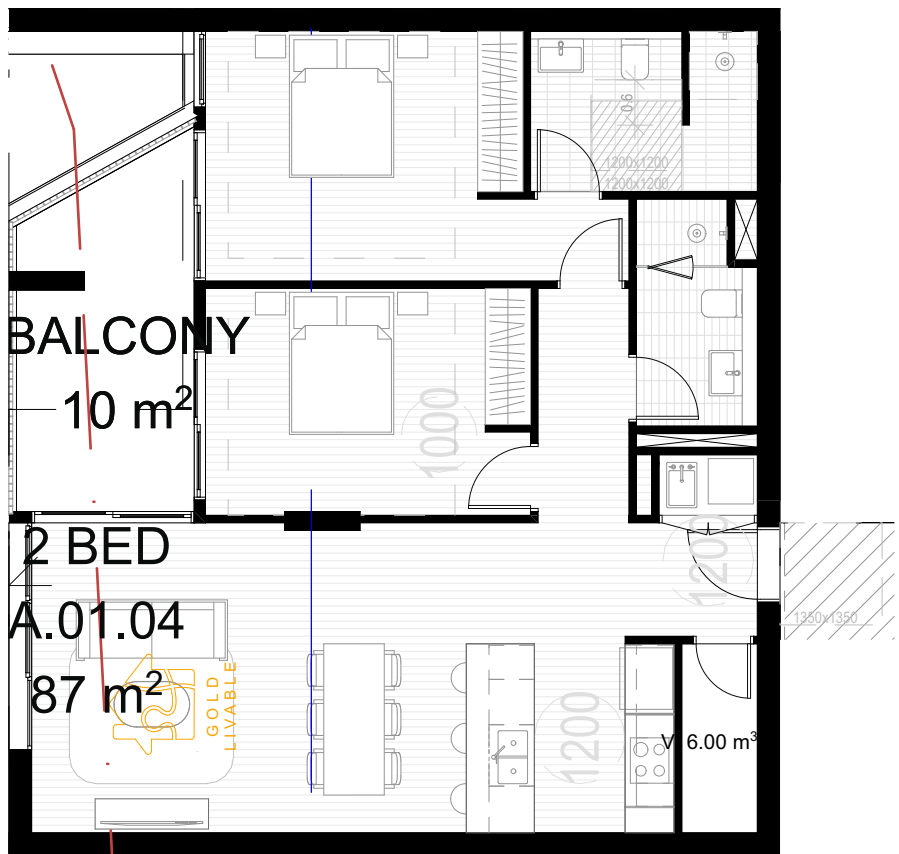


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C.14.03

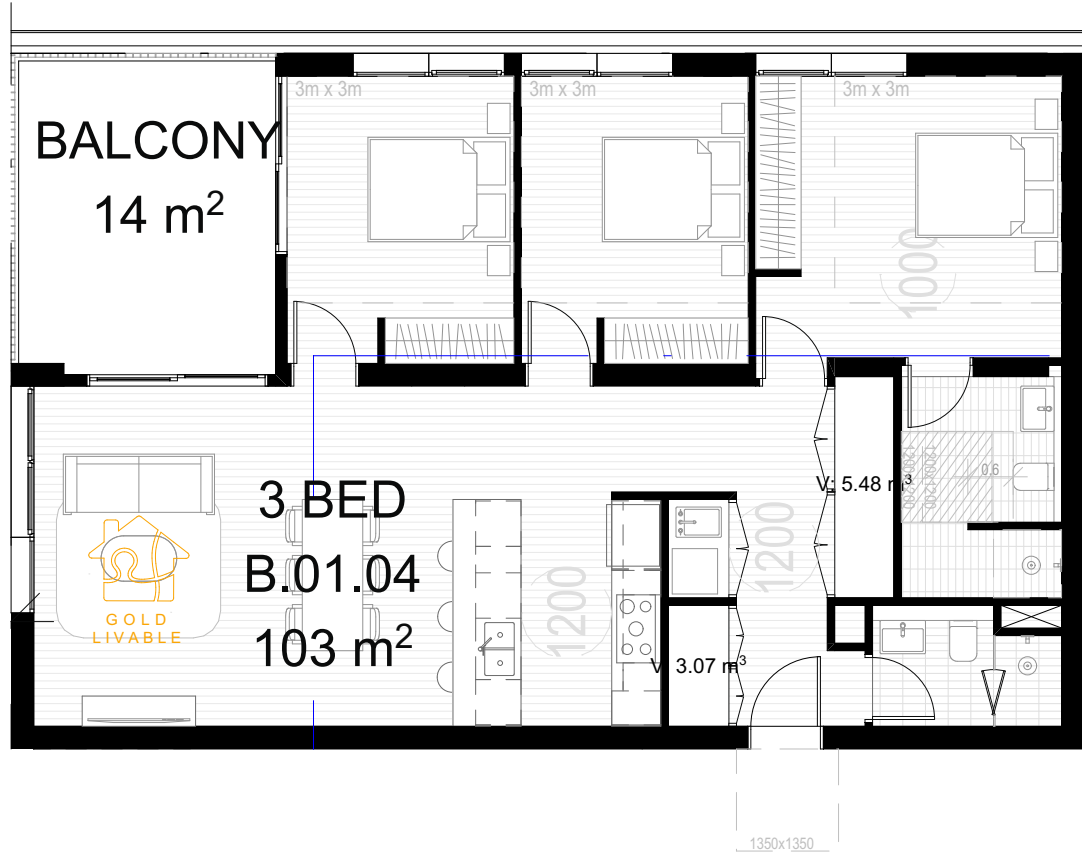


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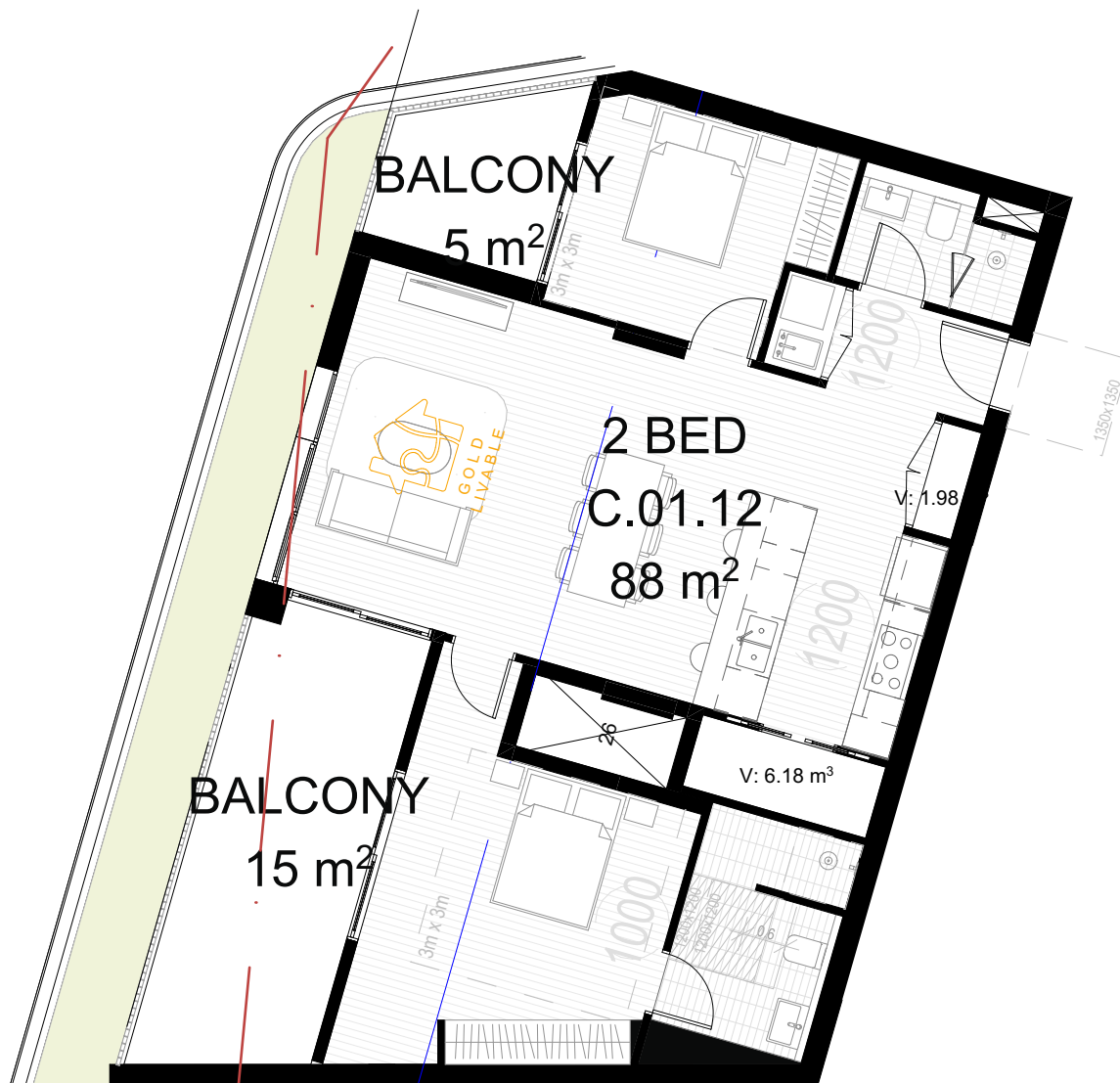
REV	DATE	REVISION DESCRIPTION	BY	CHK	Project manager	Landscape Architect	Traffic Engineer	Structural Engineer	BCA Consultant	ESD Consultant	NORTH POINT	SCALE	ARCHITECT	PROJECT TITLE	DRAWING TITLE	PROJECT NUMBER	STAGE
A	4/05/2026	FOR SSDA SUBMISSION		CS	HN	CREATIVE VISION 02 9300 0525 ovision.com.au	LANDFX 0424 769 049 www.landfx.com.au	ASON GROUP 02 9083 6601 www.asongroup.com.au	PALANTIR CONSULTING 02 9037 6427 www.palantirconsulting.com.au	CERTATUDE 02 9299 8058 www.certatude.com.au	ASPIRE SUSTAINABILITY CONSULTING 02 8068 1378 www.aspresc.com.au	 1:100 @ A1 Size	EORA / SYDNEY Gadigal Country Level 4, 222 Clarence Street Sydney NSW 2000 Australia +612 8823 7000 sydney@plusstudio.co	AUSTRAL PARKLAND 184-186 FIFTH AVENUE, AUSTRAL, NSW 2179	UNIVERSAL LHA SILVER TYPOLOGIES - SHEET 02	20833	DA
					Urban Planning COLLIERS 02 9566 6962 www.colliers.com.au	Civil Engineer ADP CONSULTING 04101 222 862 www.adpconsulting.com	Services Engineer NEURON BUILD 0401 222 862 www.neuron.build	Access Consultant ACCESS LINK CONSULTING 02 7232 0808 www.accesslink.com.au	Fire Engineering INNOVASERVICES AUSTRALIA 1300 882 262 www.innovaservices.com.au	Waste Consultant ELEPHANTS FOOT 1300 435 374 www.elephantsfoot.com.au	DISCLAIMER In accepting and utilising this document, the recipient agrees that Plus Studio, retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Plus Studio resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Plus Studio. Under no circumstances shall transfer of this document be deemed a sale. Plus Studio makes no warranties of fitness for any purpose. The Builder/Contractor shall verify all dimensions prior to any work commencing. Floured dimensions shall take precedence over scaled work.	Nominated Architects Gabriel Douque 1622 4m11 Julia 10022 Rido Pin 11286 Plus Architecture Pty Ltd ABN 40 091690336 plusstudio.co © 2025 © Plus Architecture International Pty Ltd. All Rights Reserved. Plus Architecture is a trademark of Plus Architecture International Pty Ltd.	CLIENT 21 DERWENT RD PTY LTD	DRAWING NUMBER PLA-A-6111	REVISION A		
														APPROVED HN	CHECKED HN	DRAWN CS	



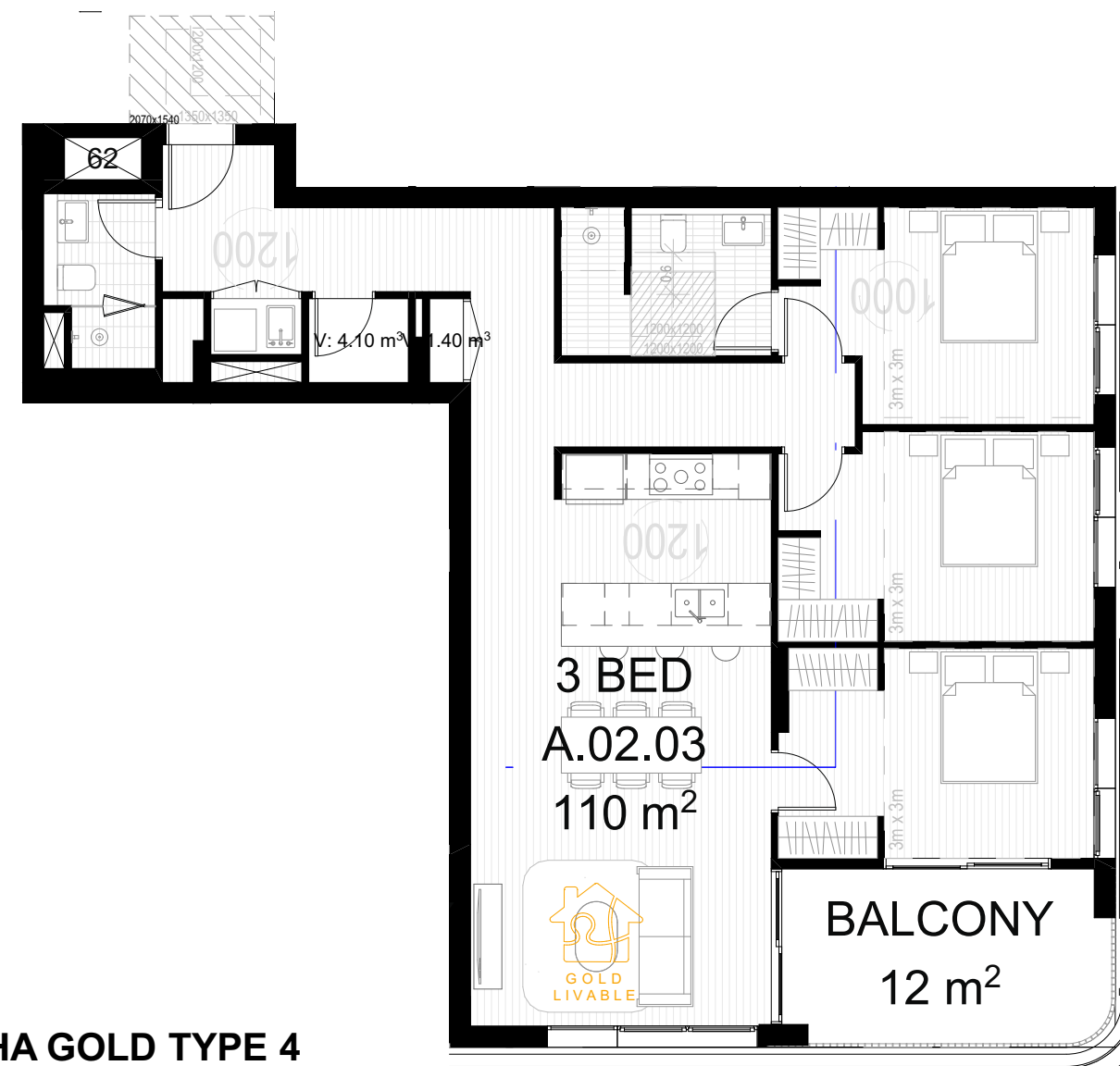
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A.01.04
A.02.09
A.03.09



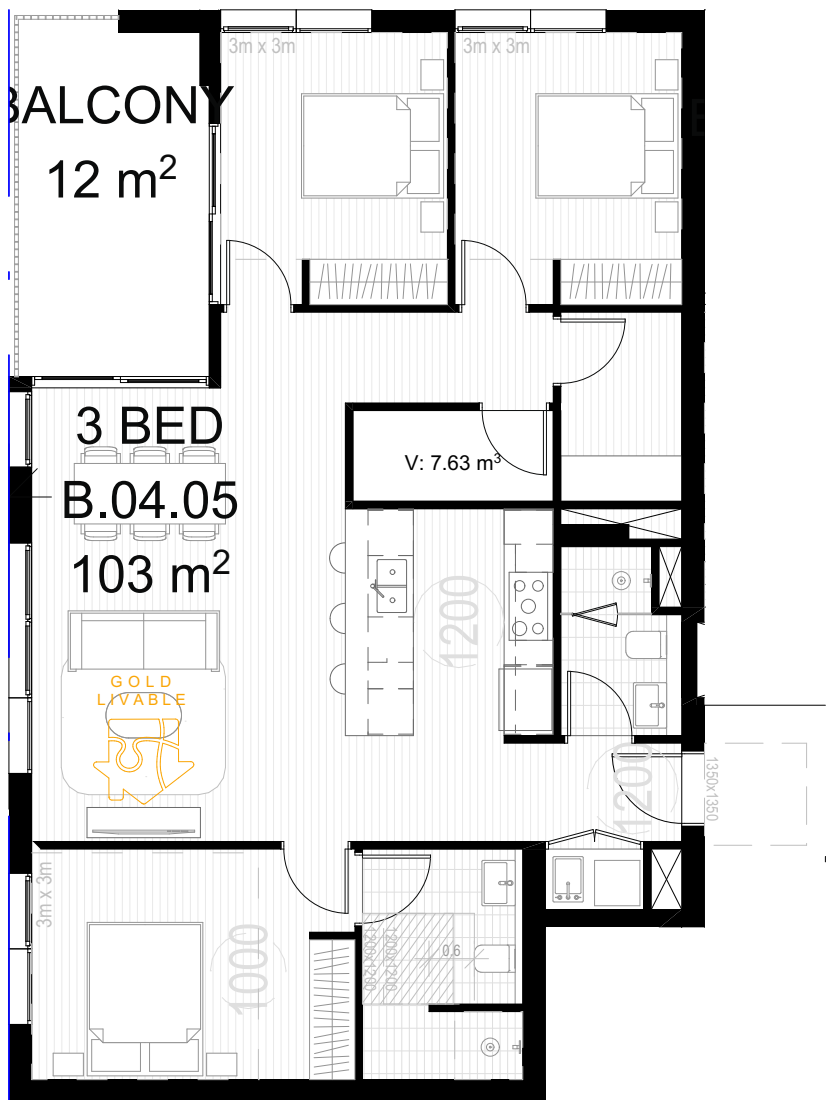
LHA GOLD TYPE 2
B.01.04
B.02.04
B.03.04



LHA GOLD TYPE 3
C.01.12
C.02.08
C.03.08



LHA GOLD TYPE 4
A.02.03
A.03.03



LHA GOLD TYPE 5
B.04.05 - B.14.05 (X11 UNITS)

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

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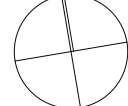
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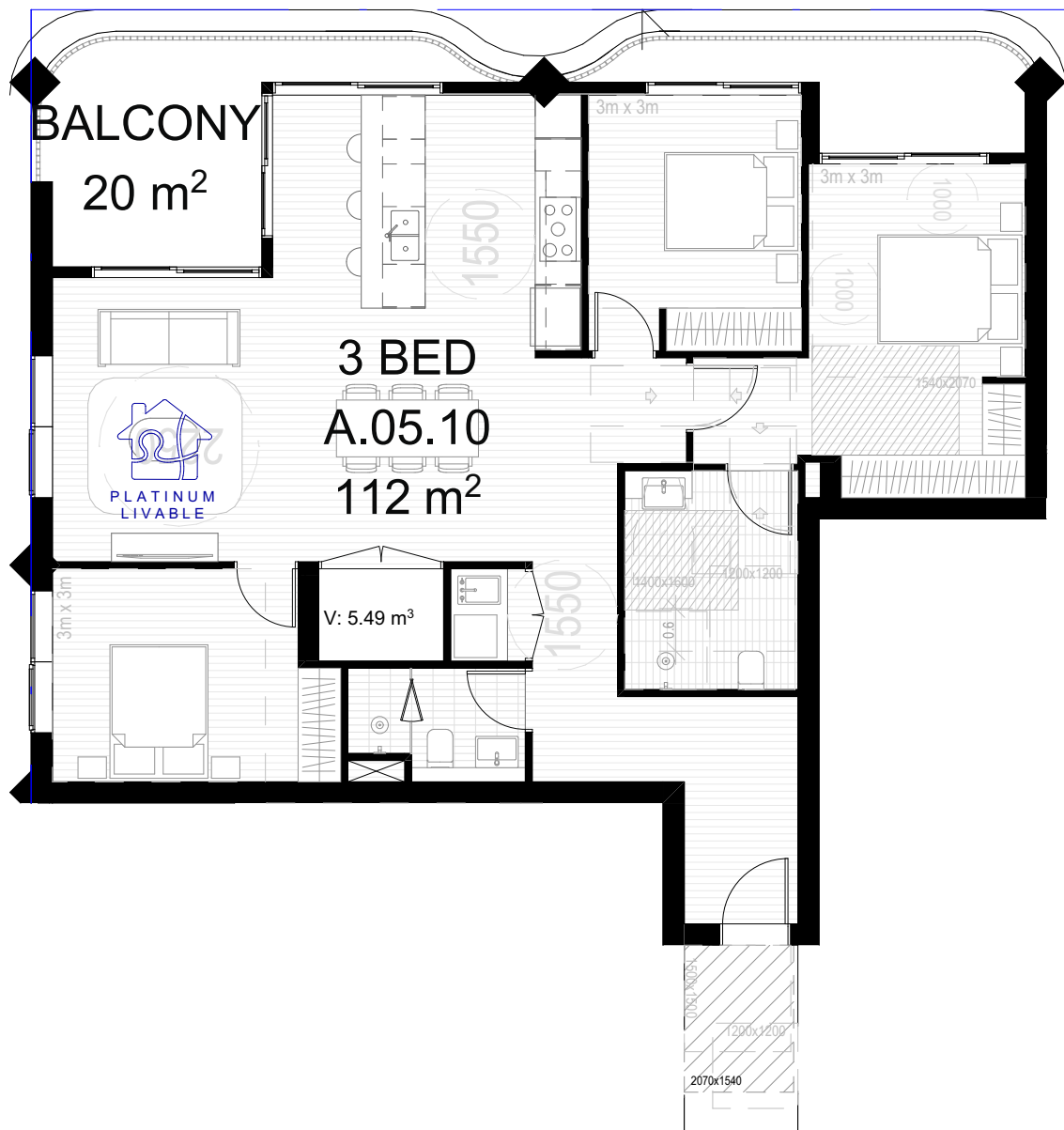
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DRAWING TITLE
UNIVERSAL LHA
GOLD
TYPOLOGIES -
SHEET 01

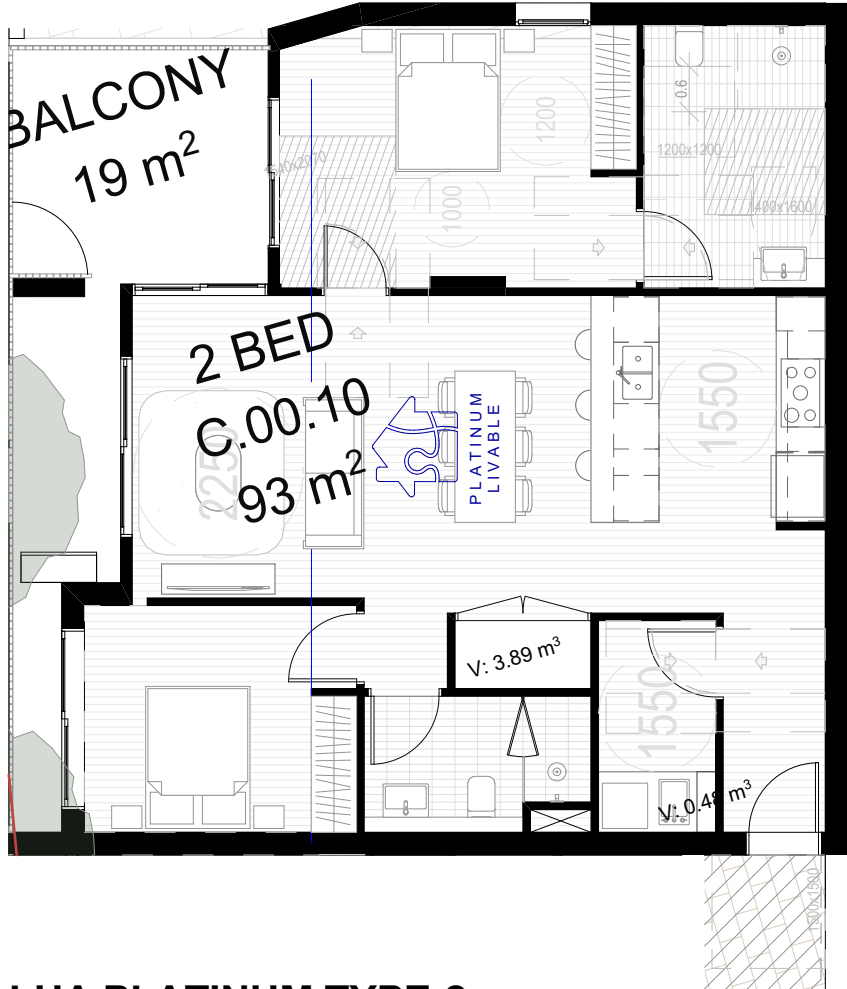
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20833
DRAWING NUMBER
PLA-A-6112

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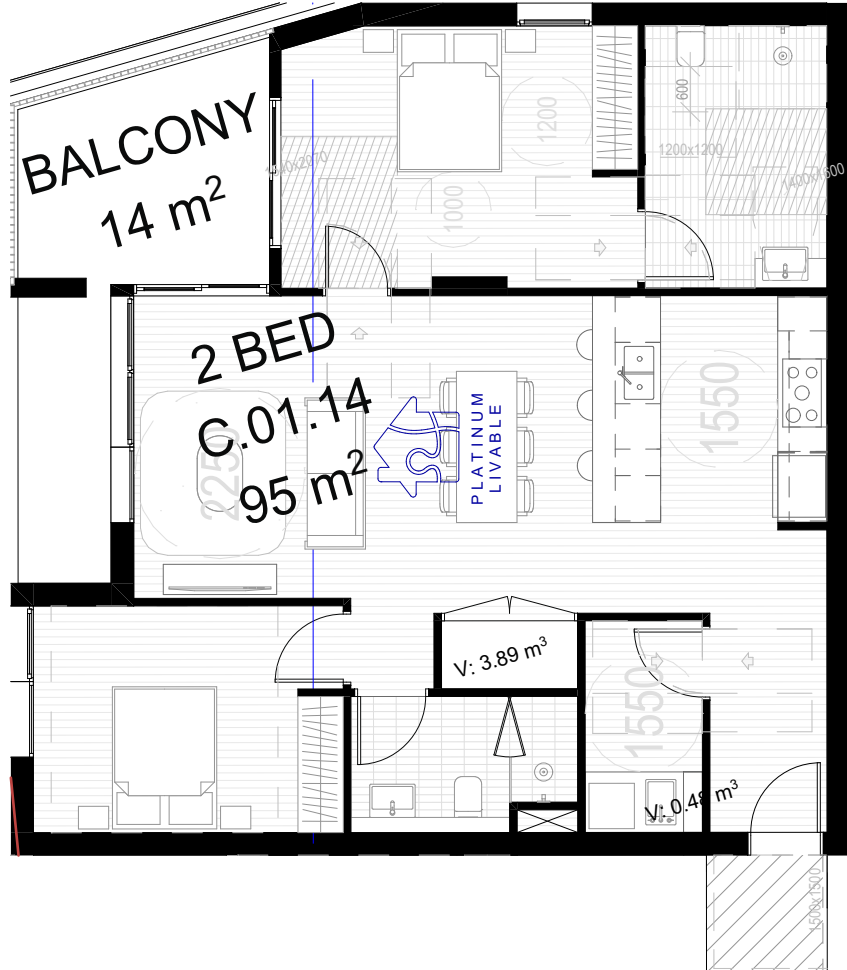
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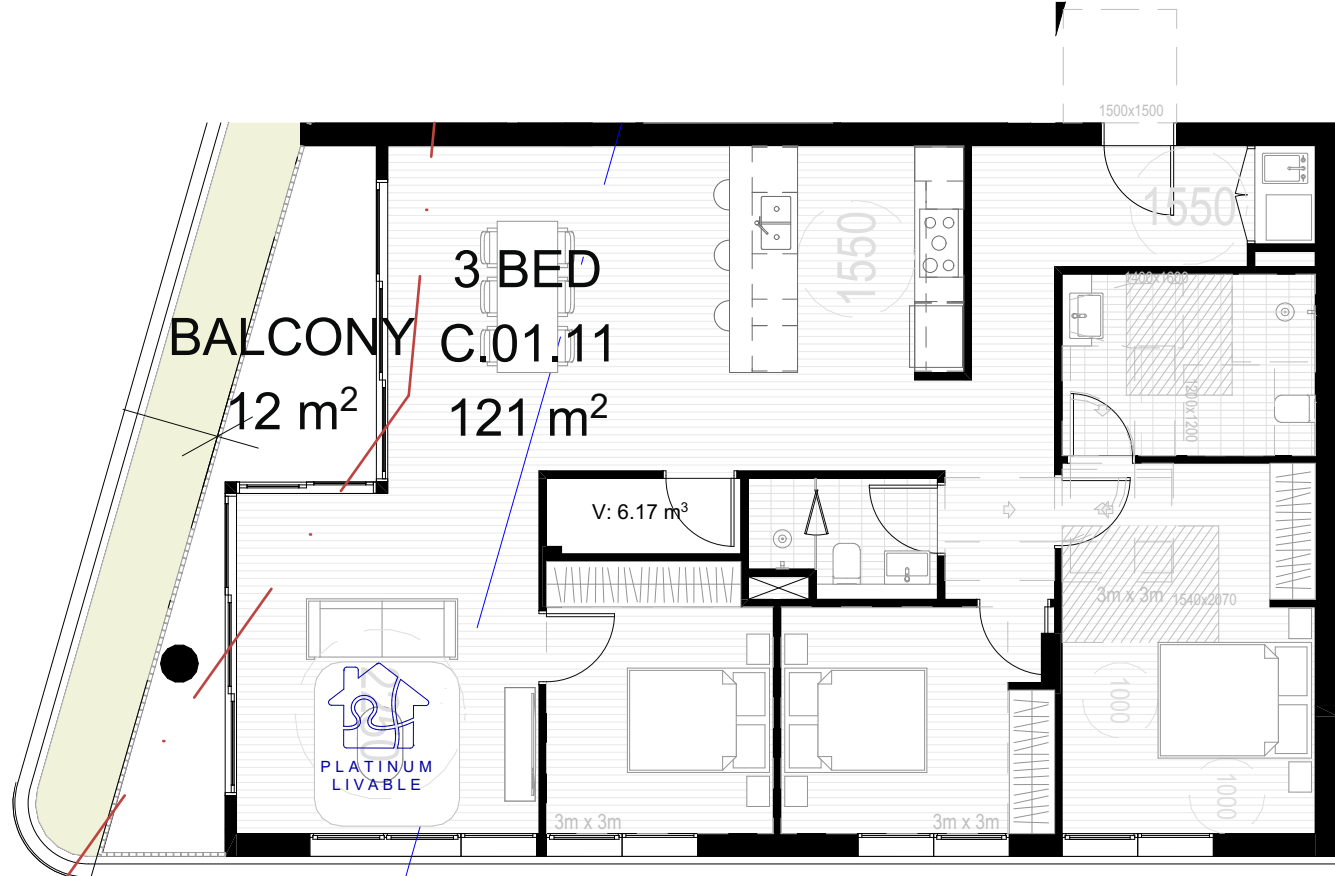
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A.05.10 - A.14.10 (X10 UNITS)



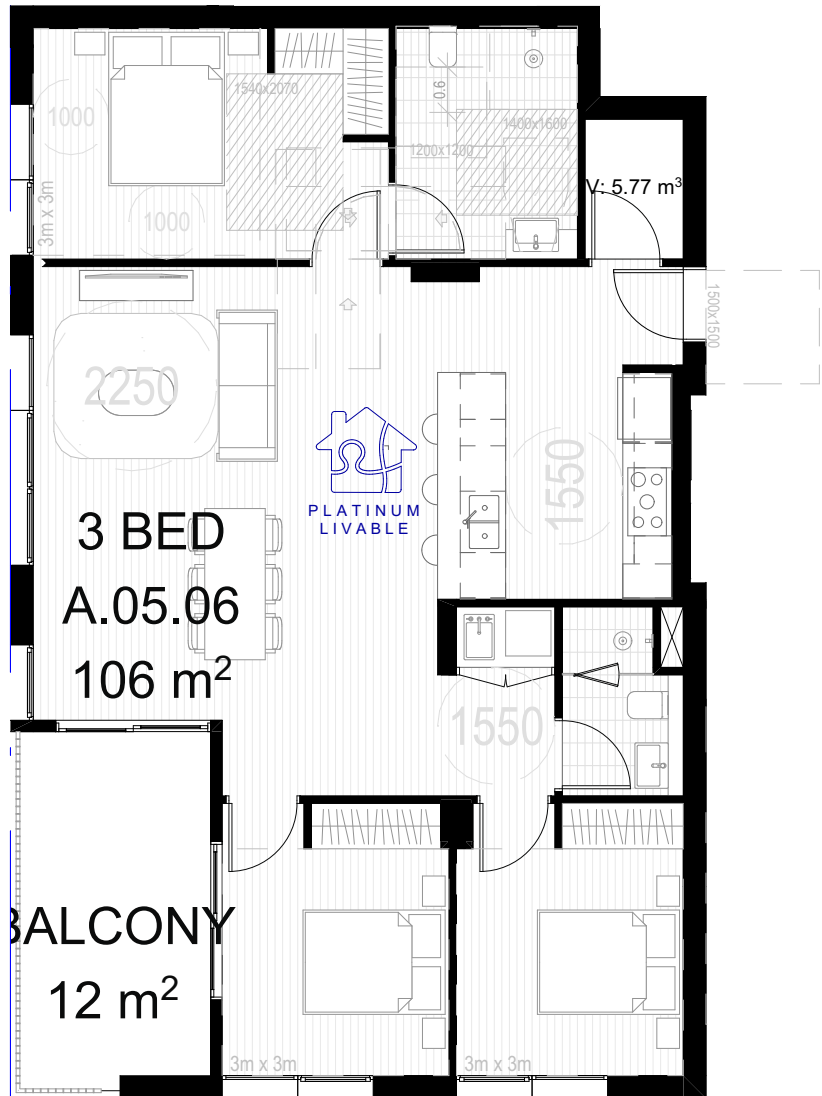
LHA PLATINUM TYPE 2
C.00.10



LHA PLATINUM TYPE 3
C.01.14
C.02.10
C.03.10



LHA PLATINUM TYPE 4
C.01.11
C.02.07
C.03.07



LHA PLATINUM TYPE 5
A.04.07 - A.14.07 (X11 UNITS)

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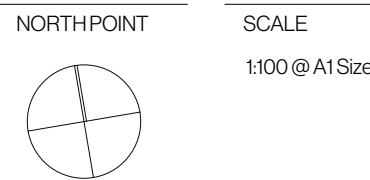
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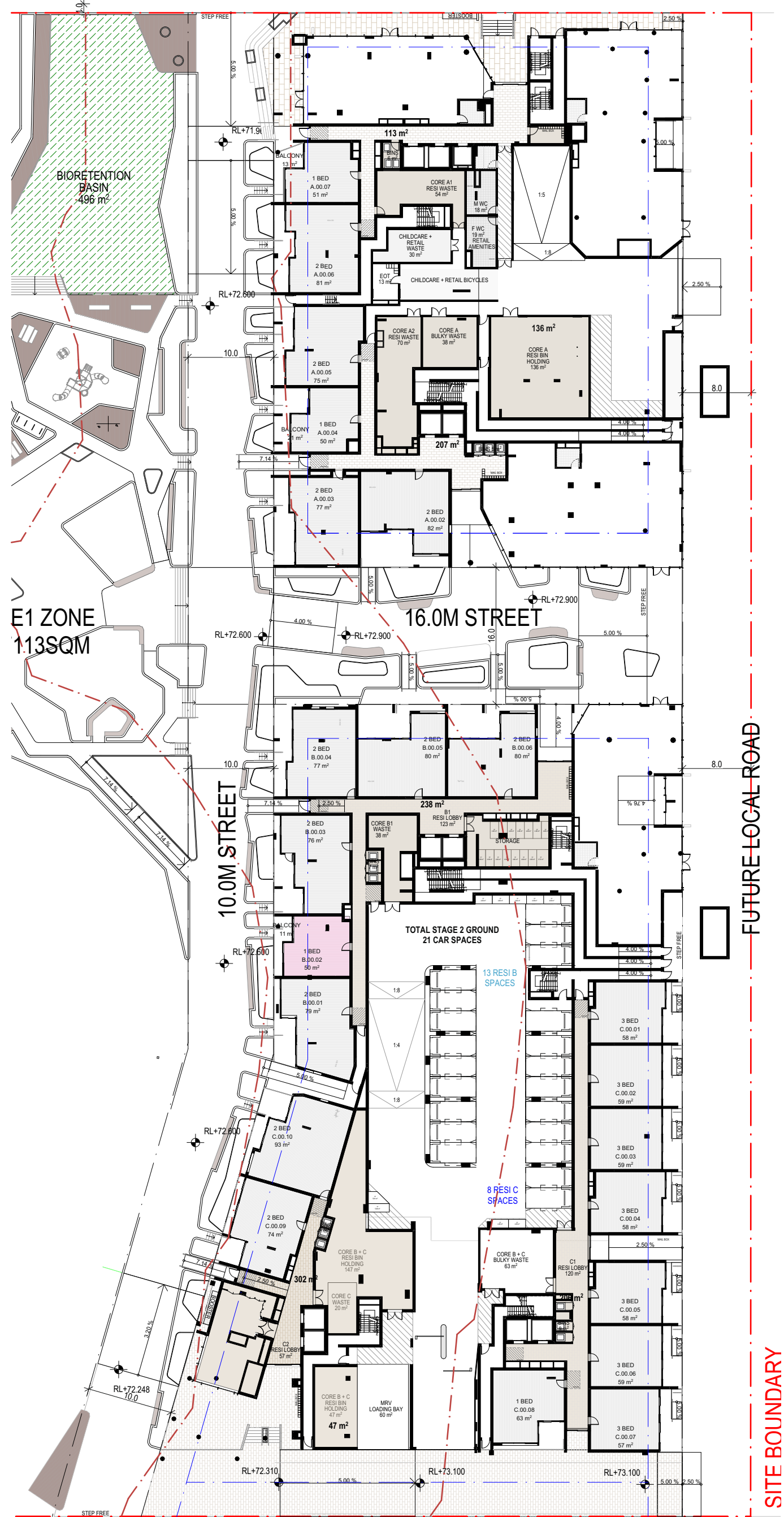
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CLIENT		
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APPROVED	CHECKED	DRAWN
HN	HN	CS

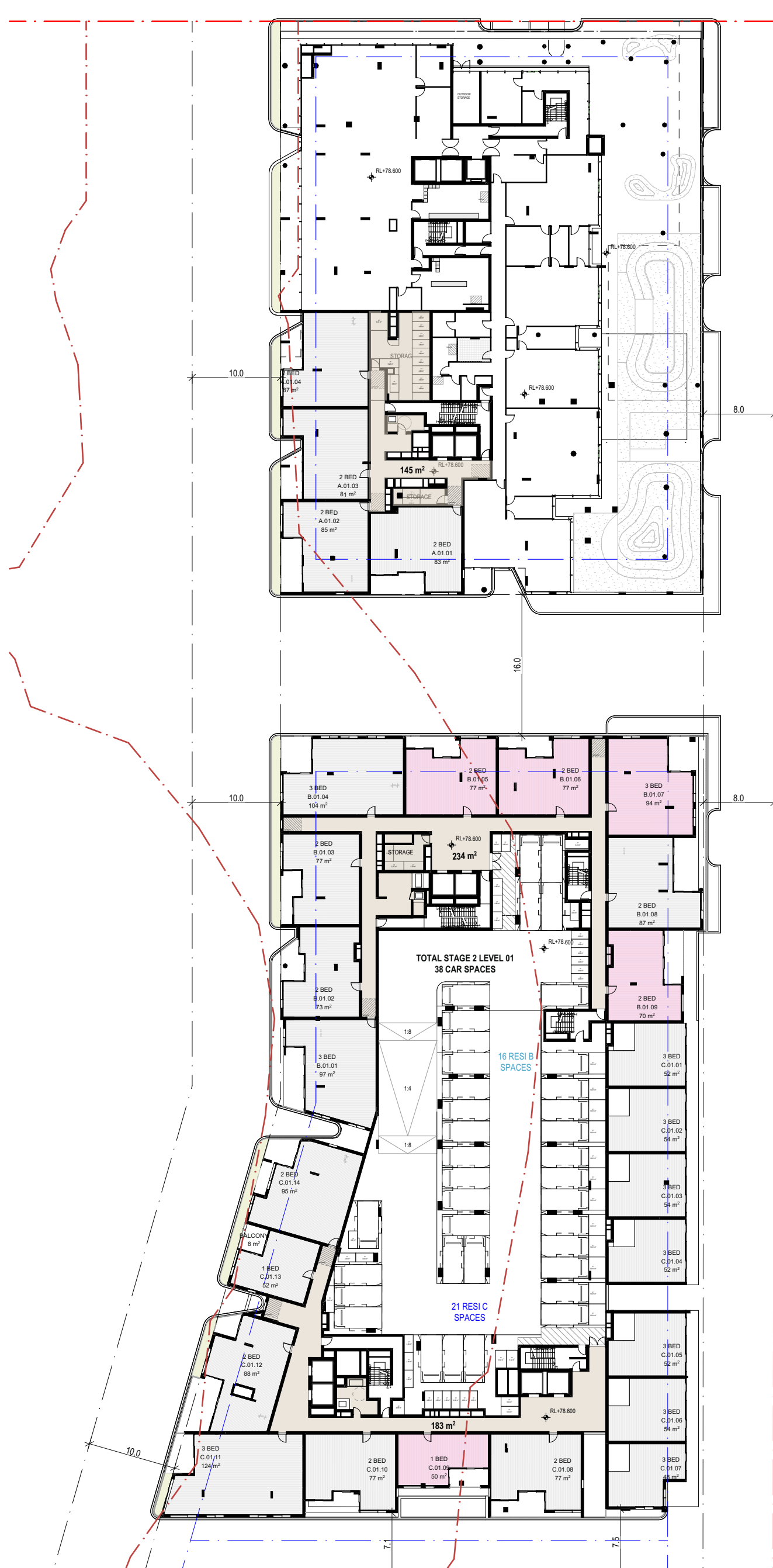
DRAWING TITLE		STAGE
UNIVERSAL LHA PLATINUM TYPOLOGIES - SHEET 01		DA
PROJECT NUMBER		REVISION
20833		A
DRAWING NUMBER		
PLA-A-6113		



0. GROUND 00
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	0	50	0
2 BED	0	0	0
3 BED	0	0	0
COMMON	456	238	508

AFFORDABLE UNIT
 COMMON GFA
CONTRIBUTING TO
AFFORDABLE HOUSING



1. LEVEL 01
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	0	0	50
2 BED	0	224	0
3 BED	0	94	0
COMMON	145	238	183



2. LEVEL 02
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	50	50
2 BED	0	147	0
3 BED	0	94	0
COMMON	268	250	198



3. LEVEL 03
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	50	50
2 BED	0	147	0
3 BED	0	94	0
COMMON	284	250	198

REV	DATE	REVISION DESCRIPTION	BY	CHK
A	4/05/2026	FOR SSDA SUBMISSION	CS	HN

Project manager
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02 9300 0525
ovision.com.au

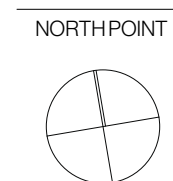
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CONSULTING
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NORTH POINT

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LTD

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AFFORDABLE
DIAGRAM - SHEET
01

PROJECT NUMBER
20833
DRAWING NUMBER
PLA-A-6200

STAGE
DA
REVISION
A



4. LEVEL 04
SCALE: 1:500@A1

GFA (m ²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	0	53
2 BED	150	74	75
3 BED	0	0	0
COMMON	194	78	118

AFFORDABLE UNIT

COMMON GFA CONTRIBUTING TO AFFORDABLE HOUSING



5. LEVEL 05
SCALE: 1:500@A1

GFA (m ²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	0	53
2 BED	150	74	75
3 BED	0	0	0
COMMON	120	83	118



6. LEVEL 06
SCALE: 1:500@A1

GFA (m ²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	0	53
2 BED	150	74	75
3 BED	0	0	0
COMMON	120	83	118



7. LEVEL 07-11
SCALE: 1:500@A1

GFA (m ²)	BUILDING A	BUILDING B	BUILDING C
1 BED	103	0	53
2 BED	150	74	75
3 BED	0	0	0
COMMON	120	83	118

REV	DATE	REVISION DESCRIPTION	BY	CHK
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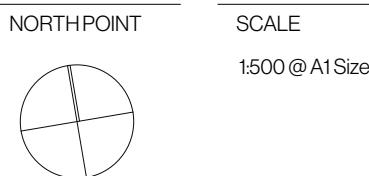
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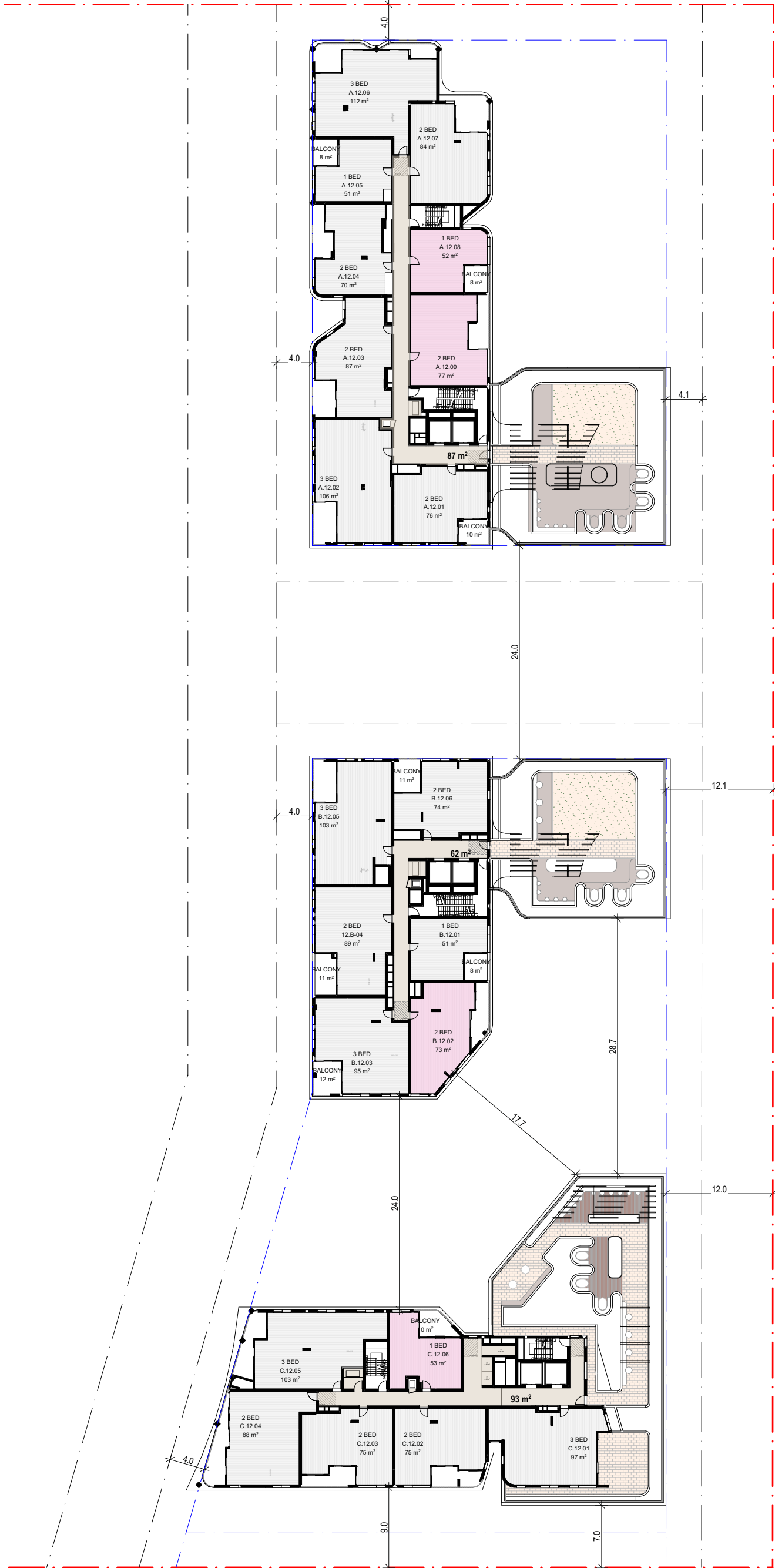
DRAWING TITLE
AFFORDABLE
DIAGRAM - SHEET
02

PROJECT NUMBER
20833

DRAWING NUMBER
PLA-A-6201

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A



12. LEVEL 12
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	52	0	53
2 BED	77	73	0
3 BED	0	0	0
COMMON	87	62	92

AFFORDABLE UNIT

COMMON GFA CONTRIBUTING TO AFFORDABLE HOUSING



13. LEVEL 13-14
SCALE: 1:500@A1

GFA (m²)	BUILDING A	BUILDING B	BUILDING C
1 BED	52	0	53
2 BED	77	73	0
3 BED	0	0	0
COMMON	87	65	100

TOTAL AFFORDABLE UNIT GFA

	BUILDING A	BUILDING B	BUILDING C	TOTAL	GFA (m²)
1 BED	23	3	14	40	2069
2 BED	19	18	8	45	3360
3 BED	0	3	0	3	282

88	5711
----	------

COMMON GFA (m²)	2461	1827	2323		6611
-----------------	------	------	------	--	------

15.7%	6703
-------	------

TOTAL RESIDENTIAL GFA
TOTAL RESIDENTIAL COMMON GFA
15% OF RESIDENTIAL COMMON GFA
TOTAL AFFORDABLE UNIT GFA

42764
6611
992
5711

TOTAL AFH GFA ACHIEVED
PROPOSED % AFH GFA ACHIEVED

6703
15.7%

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SCALE
1500 @ A1 Size

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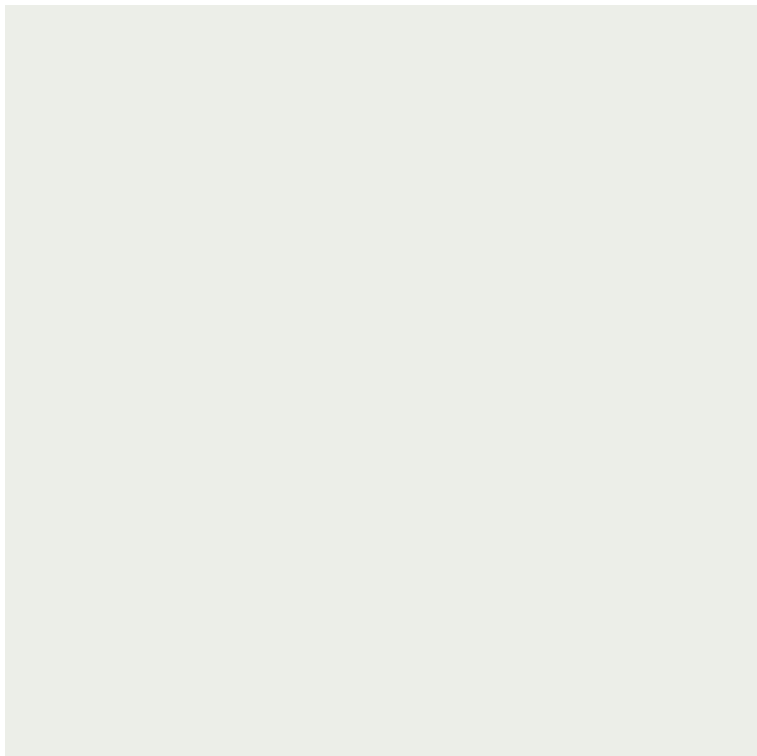
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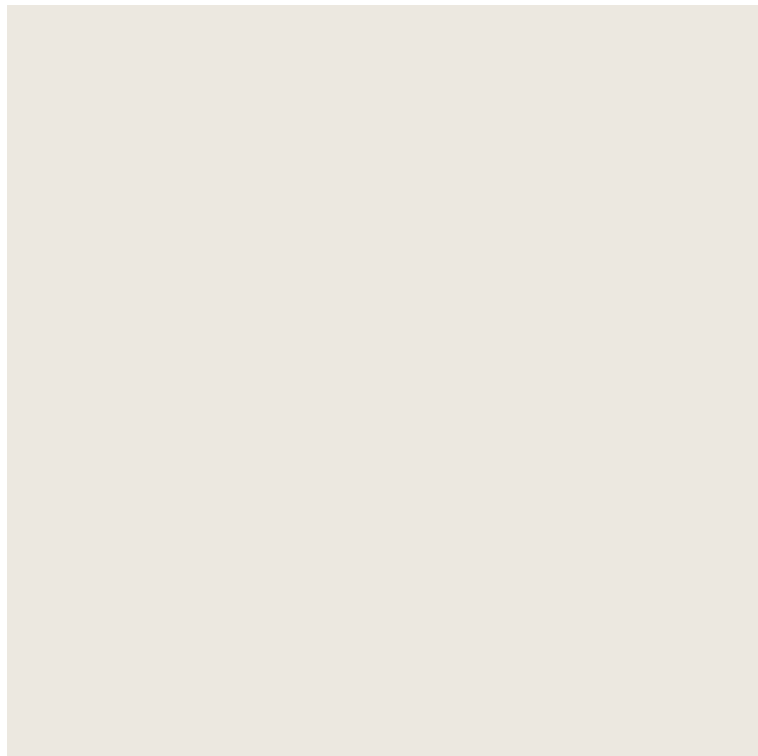
CLADDING



CONC01
WHITE SLAB EDGE REDNERED
FINISH



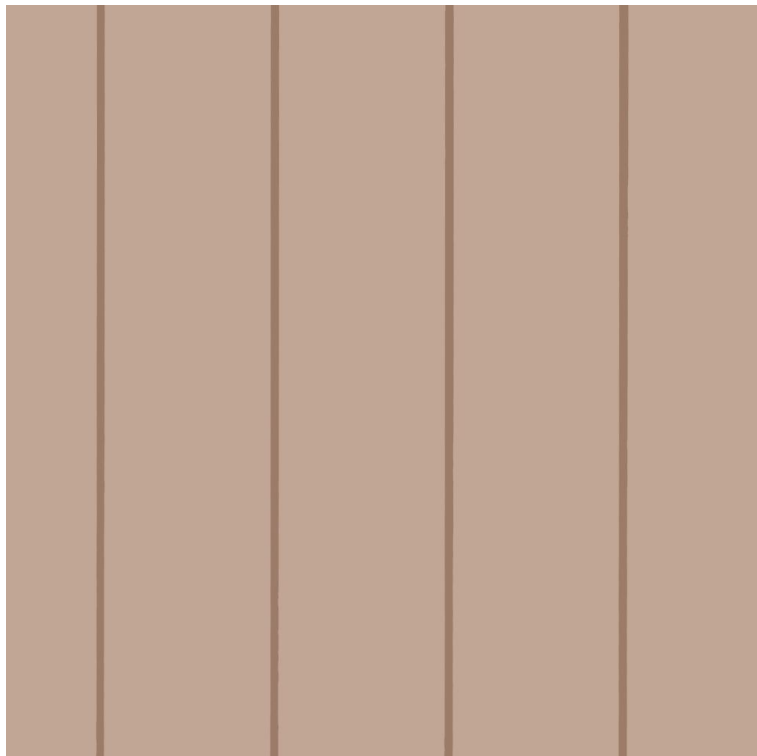
CD01
DARK MUTED RED WEIGHT
CLADD ING RENDERED FINISH



CD02
BEIGE FIBRE CEMENT + SLAB
EDGE RENDERED FINISH



CD02A
BEIGE LIGHT WEIGHT
CLADDING VERTICAL PATTERN



CD03
LIGHT BROWN LIGHT WEIGHT
CLADDING VERTICAL PATTERN



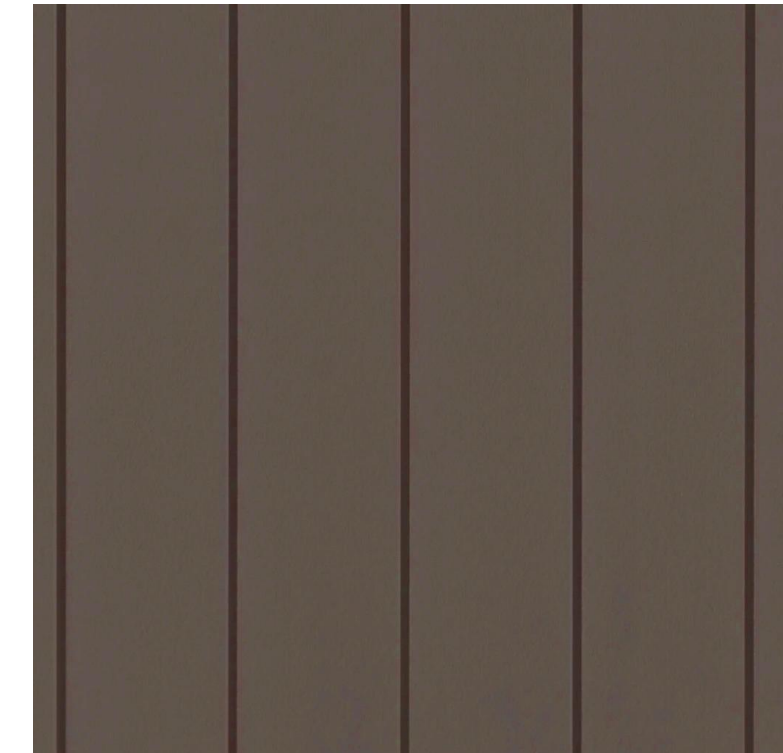
CD04
DARK BRONZE FIBRE CEMENT+
SLAB EDGE RENDERED FINISH



CD05
MEDIUM BRONZE FIBRE
CEMENT + SLAB EDGE VERTICAL
PATTERN



CD06
DARK GREY LIGHT WEIGHT
CLADDING VERTICAL PATTERN



CD07
DARK BRONZE LIGHT WEIGHT
CLADDING VERTICAL PATTERN



PC01
BEIGE PRECAST VERTICAL
RIBBED

METAL WORK



MT01
DARK BRONZE MATT FINISH

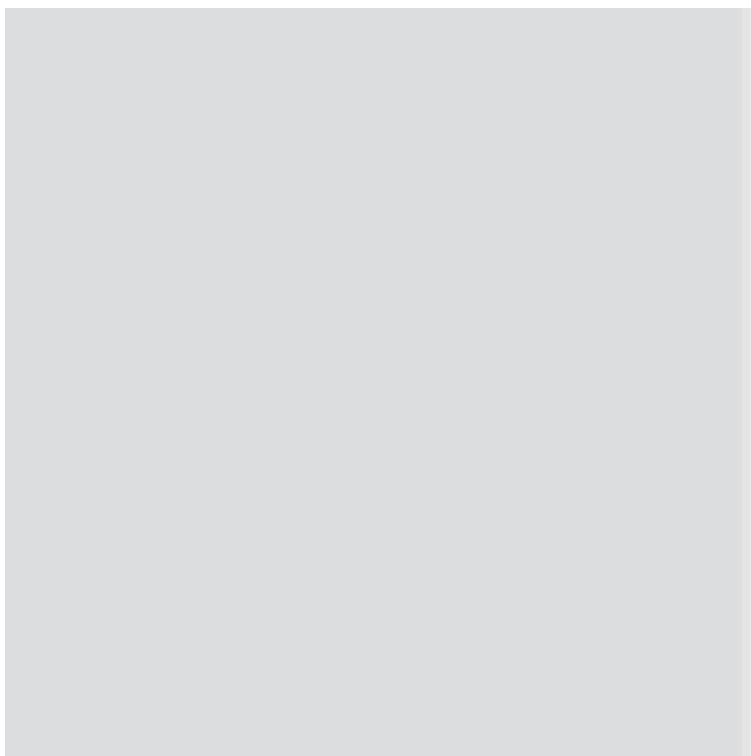


MT02
MUTED RED MATT FINISH



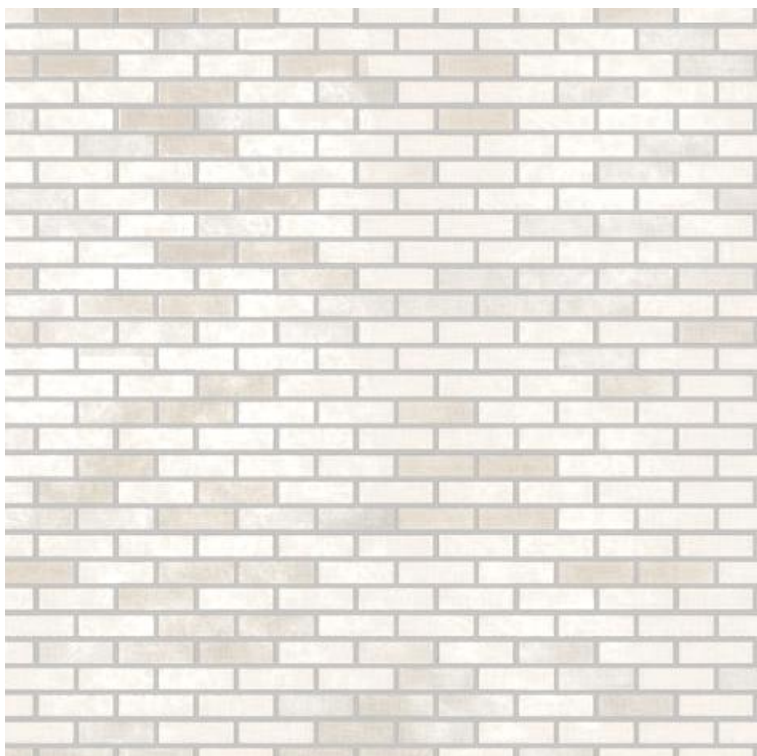
MT03
DARK GREY MATT FINISH

GLAZING



GZ01
CLEAR GLASS

BRICK



BK01
OFF WHITE BRICK

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NORTH POINT
SCALE
1:3.64, 1:167 @ A1 Size

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