

STATE SIGNIFICANT DEVELOPMENT APPLICATION

24-28 MIDDLE HARBOUR ROAD, LINDFIELD, NEW SOUTH WALES, 2070

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01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darraurragal/ Darug - Australia

Drawing Name
Cover Page

Drawing Scale
Drawing No.
DA000

As Noted @ A3
Revision
03

Development Summary

Proposed GFA: 15,460 sqm
Proposed FSR: 3.25 :1

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Unit Mix Total	1B	1B+	2B	2B+	3B	3B+	4B	
Proposed	2	0	11	19	3	52	7	94
	2%	0%	12%	20%	3%	55%	7%	
Total	2%		32%		59%		7%	100%
Client Mix	5%		65%		25%		5%	100%

Type		No. of units	Parking Requirements		Proposed Parking
			Minimum Parking Rate	Minimum No. of Spaces	
Non -Affordable Housing	1 bed	0	0.5	57	174
	2bed	12	1.0		
	3/4 bed	30	1.5		
Affordable Housing	1 bed	1	0.4	15	
	2bed	10	0.5		
	3/4 bed	9	1.0		
Build to Rent Housing		32	0.2	6	
Sub-Total - Residents		94	-	78	
Visitor		94	1 / 6 units	16	
Total				94	190

These areas are schematic only and subject to council and other requisite approval. Areas are not to be used for marketing purposes.

This scheme has been prepared generally within the bounds of the current site dimensions however is subject to detailed discussion with council, hence may be subject to change once advice is received.

This design has been prepared without structural or services engineering input hence is subject to change once advice is received.

The information contained herein is believed to be correct at time on preparation based on the information available at the time of preparation. Recipients must make their own investigations to satisfy themselves in all aspects.

The design and accompanying documentation contained herein is and remains the intellectual property of dKO Architecture (NSW) P/L.

Apartment Schedule Bdg A [property Apt No]							
Level	Apartment Number	Type	Solar Access [ADG]	Cross Vent [ADG]	Unit Type	Livable	Adaptable
GROUND							
	A-00-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-00-02	3B+	+2HRS SOLAR	NO	Market	-	-
	A-00-03	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-00-04	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-00-05	4B	+2HRS SOLAR	YES	Market	-	-
	A-00-06	2B	NO SOLAR	NO	Market	-	-
LEVEL 1							
	A-01-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-01-02	3B+	+2HRS SOLAR	NO	Market	-	-
	A-01-03	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-01-04	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-01-05	3B+	+2HRS SOLAR	NO	Market	-	-
	A-01-06	3B+	+2HRS SOLAR	YES	Market	-	-
	A-01-07	2B	-	YES	Market	-	-
LEVEL 2							
	A-02-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-02-02	3B+	+2HRS SOLAR	NO	Market	-	-
	A-02-03	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-02-04	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-02-05	3B+	+2HRS SOLAR	NO	Market	-	-
	A-02-06	3B+	+2HRS SOLAR	YES	Market	-	-
	A-02-07	2B	-	YES	Market	-	-
LEVEL 3							
	A-03-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-03-02	3B+	+2HRS SOLAR	NO	Market	-	-
	A-03-03	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-03-04	2B+	+2HRS SOLAR	YES	Market	YES	YES
	A-03-05	3B+	+2HRS SOLAR	NO	Market	-	-
	A-03-06	3B+	+2HRS SOLAR	YES	Market	-	-
	A-03-07	2B	-	YES	Market	-	-
LEVEL 4 (SETBACK)							
	A-04-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-04-02	3B+	+2HRS SOLAR	YES	Market	-	-
	A-04-03	3B+	+2HRS SOLAR	YES	Market	-	-
	A-04-04	3B+	+2HRS SOLAR	YES	Market	-	-
LEVEL 5							
	A-05-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-05-02	3B+	+2HRS SOLAR	YES	Market	-	-
	A-05-03	3B+	+2HRS SOLAR	YES	Market	-	-
	A-05-04	3B+	+2HRS SOLAR	YES	Market	-	-
LEVEL 6							
	A-06-01	3B+	+2HRS SOLAR	YES	Market	-	-
	A-06-02	3B+	+2HRS SOLAR	YES	Market	-	-
	A-06-03	3B+	+2HRS SOLAR	YES	Market	-	-
	A-06-04	3B+	+2HRS SOLAR	YES	Market	-	-
LEVEL 7							
	A-07-01	4B	+2HRS SOLAR	YES	Market	-	-
	A-07-02	4B	+2HRS SOLAR	YES	Market	YES	-
	A-07-03	4B	+2HRS SOLAR	YES	Market	-	-

Apartment Schedule Bdg B [property Apt No]							
Level	Apartment Number	Type	Solar Access [ADG]	Cross Vent [ADG]	Unit Type	Livable	Adaptable
LOWER GROUND							
	B-0-1-01	1B	+2HRS SOLAR	YES	BTR	-	-
GROUND							
	B-00-01	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-
	B-00-02	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-00-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-00-04	3B+	+2HRS SOLAR	NO	BTR	-	-
	B-00-05	3B+	+2HRS SOLAR	NO	BTR	-	-
	B-00-06	1B	+2HRS SOLAR	YES	SSDA Affordable	-	-
	B-00-07	2B	NO SOLAR	NO	BTR	-	-
LEVEL 1							
	B-01-01	3B+	+2HRS SOLAR	YES	SSDA Affordable	-	-
	B-01-02	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-
	B-01-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-01-04	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-01-05	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-
	B-01-06	3B	+2HRS SOLAR	YES	SSDA Affordable	-	-
	B-01-07	2B+	NO SOLAR	NO	SSDA Affordable	-	-
	B-01-08	2B	-	YES	SSDA Affordable	-	-
LEVEL 2							
	B-02-01	3B+	+2HRS SOLAR	YES	SSDA Affordable	-	-
	B-02-02	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-
	B-02-03	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-02-04	2B+	+2HRS SOLAR	YES	SSDA Affordable	YES	YES
	B-02-05	3B+	+2HRS SOLAR	NO	SSDA Affordable	-	-
	B-02-06	3B	+2HRS SOLAR	YES	TOD Affordable	-	-
	B-02-07	2B+	NO SOLAR	NO	TOD Affordable	-	-
	B-02-08	2B	-	YES	TOD Affordable	-	-
LEVEL 3							
	B-03-01	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-03-02	3B+	+2HRS SOLAR	NO	BTR	-	-
	B-03-03	2B+	+2HRS SOLAR	YES	BTR	YES	YES
	B-03-04	2B+	+2HRS SOLAR	YES	BTR	YES	YES
	B-03-05	3B+	+2HRS SOLAR	NO	BTR	-	-
	B-03-06	3B	+2HRS SOLAR	YES	BTR	-	-
	B-03-07	2B+	NO SOLAR	NO	BTR	-	-
	B-03-08	2B	-	YES	BTR	-	-
LEVEL 4 (SETBACK)							
	B-04-01	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-04-02	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-04-03	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-04-04	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-04-05	2B	-	YES	BTR	-	-
LEVEL 5							
	B-05-01	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-05-02	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-05-03	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-05-04	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-05-05	2B	-	YES	BTR	-	-
LEVEL 6							
	B-06-01	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-06-02	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-06-03	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-06-04	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-06-05	2B	-	YES	BTR	-	-
LEVEL 7							
	B-07-01	4B	+2HRS SOLAR	YES	BTR	-	-
	B-07-02	4B	+2HRS SOLAR	YES	BTR	YES	-
	B-07-03	3B+	+2HRS SOLAR	YES	BTR	-	-
	B-07-04	3B+	-	YES	BTR	-	-
LEVEL 8							
	B-08-01	4B	+2HRS SOLAR	YES	BTR	YES	-

Apartment Type Schedule	
Unit Type	Type
BTR	
	1B
	2B
	2B+
	3B
	3B+
	4B
	32
Market	
	2B
	2B+
	3B+
	4B
	42
SSDA Affordable	
	1B
	2B
	2B+
	3B
	3B+
	17
TOD Affordable	
	2B
	2B+
	3B
TOTAL	3

Apartment Type BTR		Apartment Type MKT		Apartment Type SSDA		Apartment Type TOD	
Unit Type	Type	Unit Type	Type	Unit Type	Type	Unit Type	Type
BTR		Market		SSDA Affordable		TOD Affordable	
	1B		2B		1B		2B
	1		4		1		1
	2B		2B+		2B		2B+
	5		8		1		1
	2B+		3B+		2B+		3B
	3		26		7		1
	3B	TOTAL	4B		3B	TOTAL	3
	1				1		
	3B+				3B+		
	19				7		
	4B			TOTAL	17		
	3						
TOTAL	32						

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03	6/05/2025	LB DN HN	DN	SSDA Submission



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Project Name
Project Number
Project Address

Middle Harbour Road, Lindfield
13844
24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country

Darramurragal/ Darug - Australia

Drawing Name
Apartment Schedule

Drawing Scale	As Noted @ A3
Drawing No.	Revision
DA002	03



- Site
- Heritage Item
- Natural Resources
- Landscape Remnant
- Overland Flow
- Transport Oriented Development Site
- Heritage Interface
- Conservation Area - General
- Swamp Forest
- Other Vegetation
- Riparian Corridor

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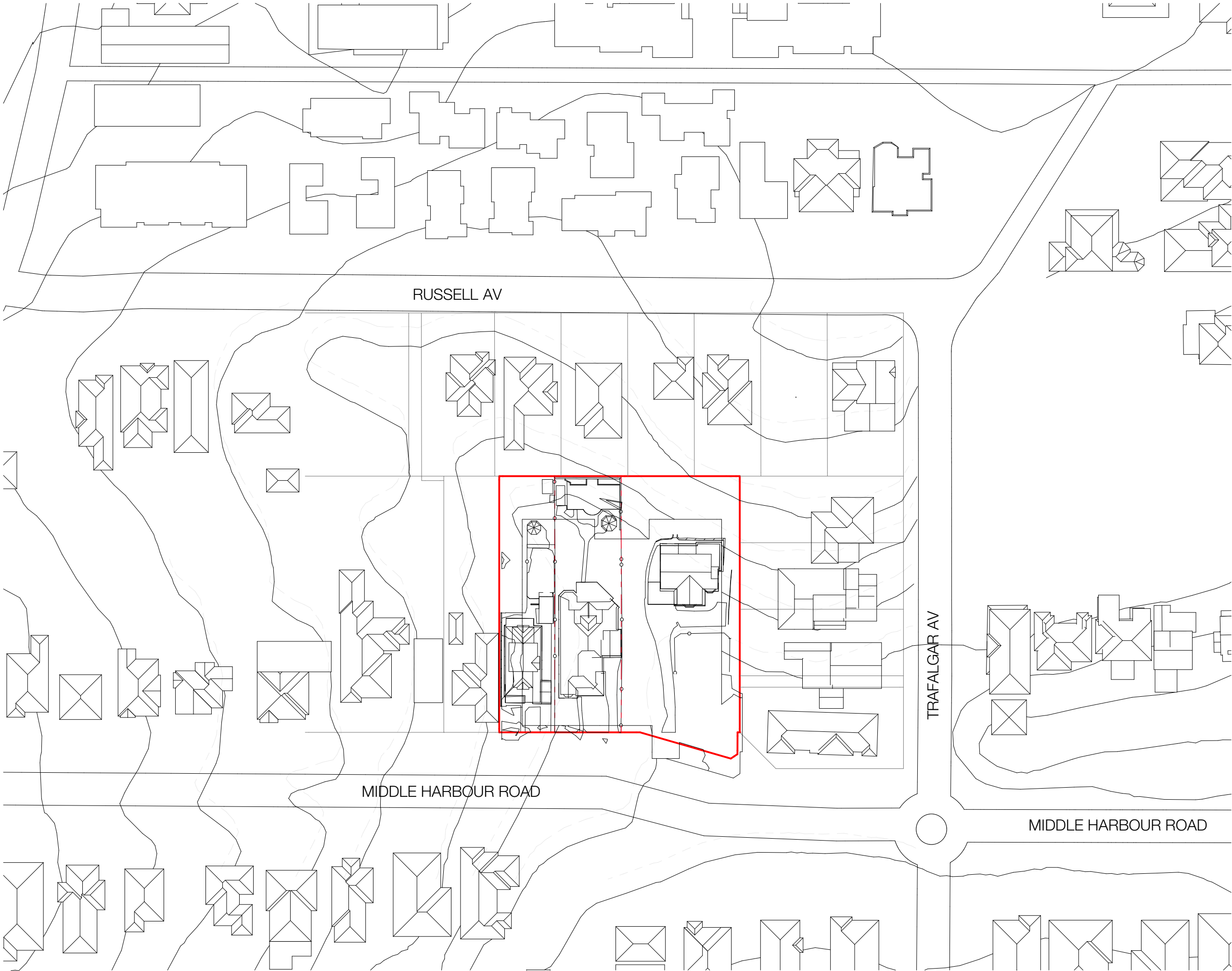
Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Site Analysis Plan

Drawing Scale
Drawing No.
DA100

As Noted @ A3
Revision
03



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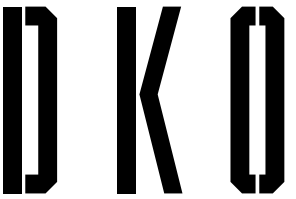
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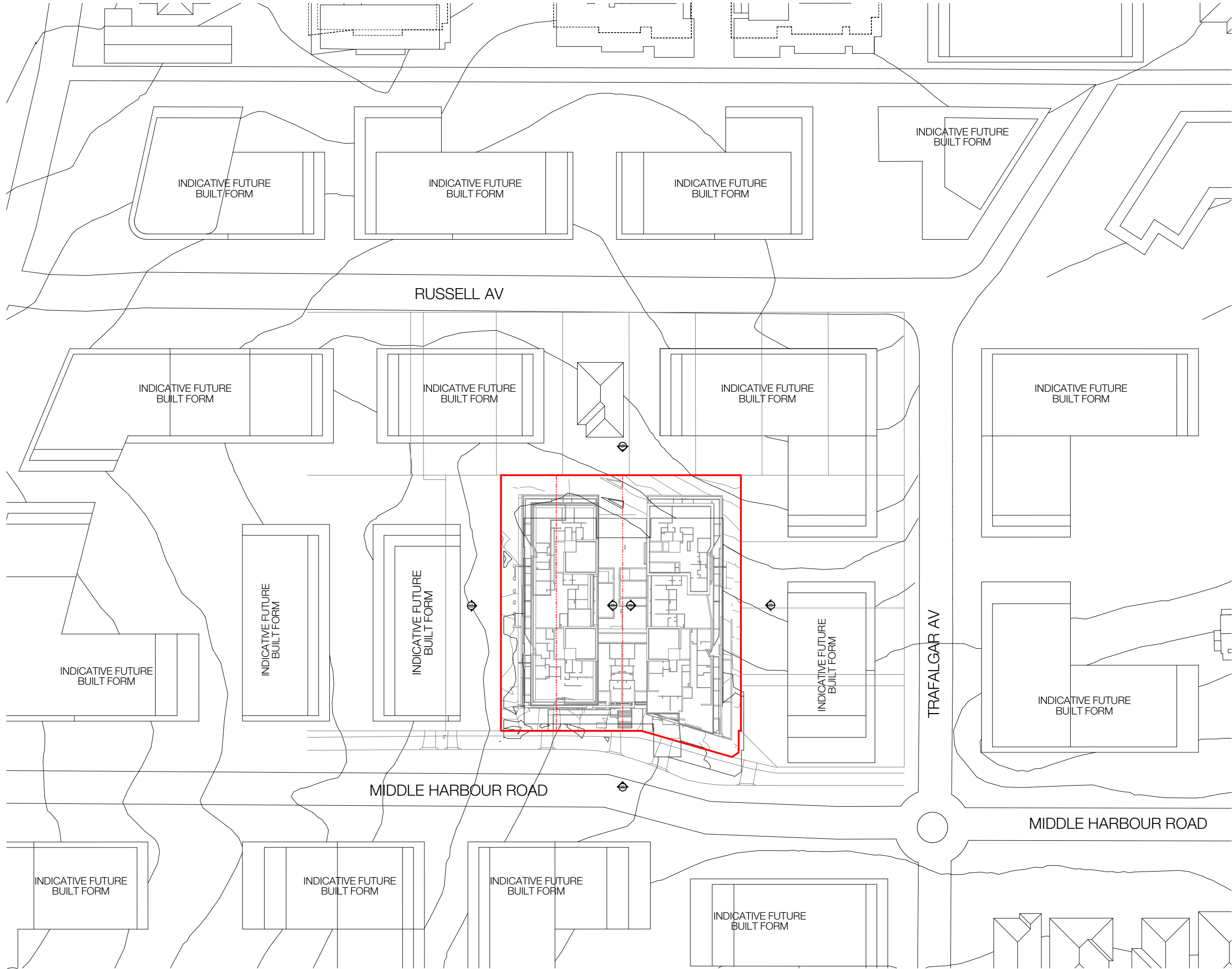
Drawing Name
Site Plan Existing Context

Drawing Scale
Drawing No.

DA101

As Noted @ A3
Revision

03



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Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darremurragal/ Darug - Australia

Drawing Name
Site Plan Future Context

Drawing Scale	As Noted @ A3
Drawing No.	Revision
DA102	03

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KEY PLAN

- AREA TO BE DEMOLISHED
 EXISTING BUILDING TO BE DEMOLISHED

*REFER TO ARBORIST + LANDSCAPE
PLAN FOR TREE RETENTION PLAN
GENERALLY



Scale 1:400 @ A3

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Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Demolition Plan

As Noted @ A3

Revision

DA103

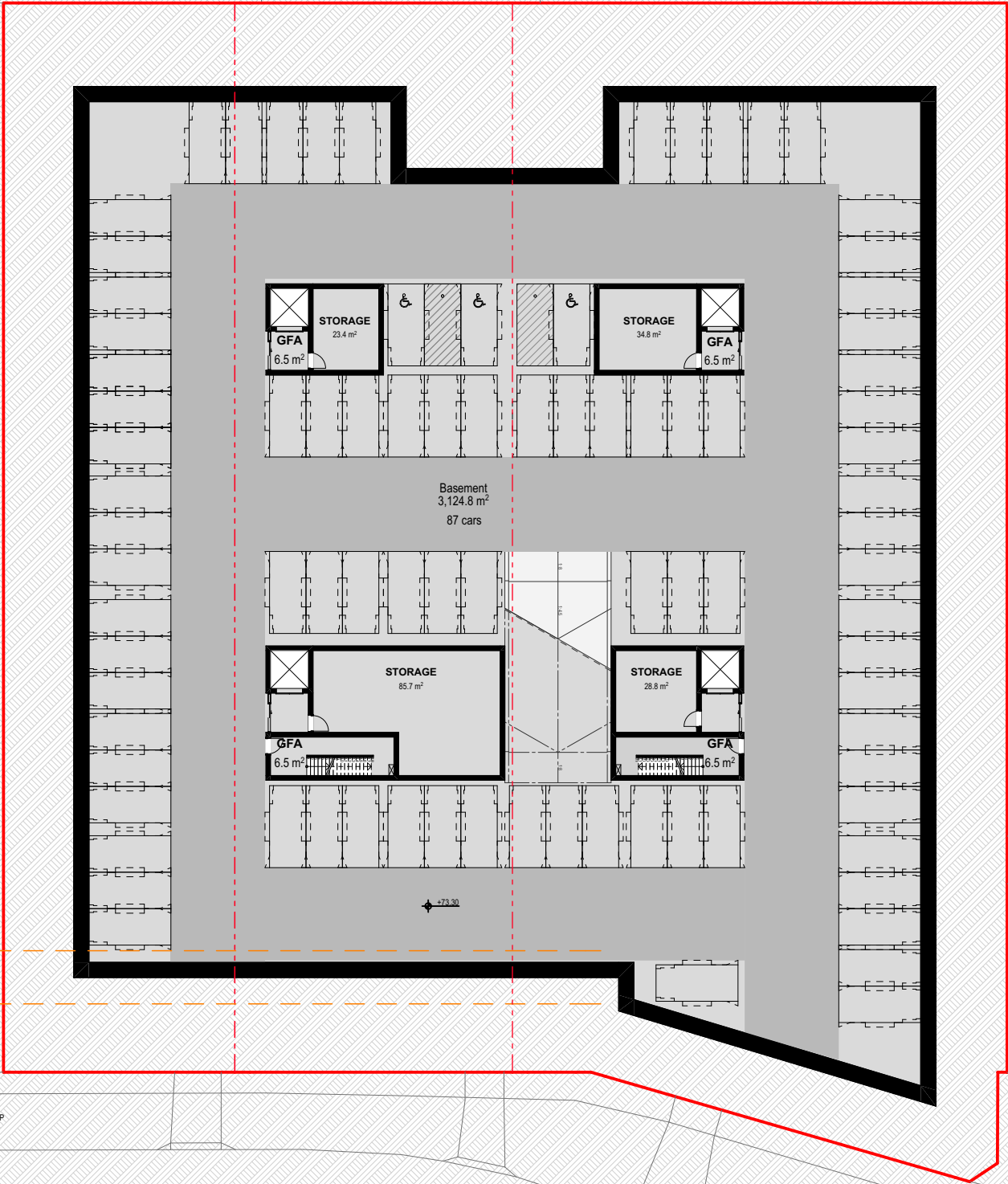
03

Demolition Plan
1:400

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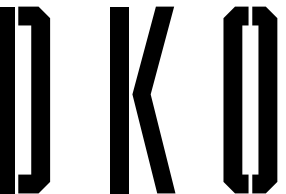
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Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Basement 03

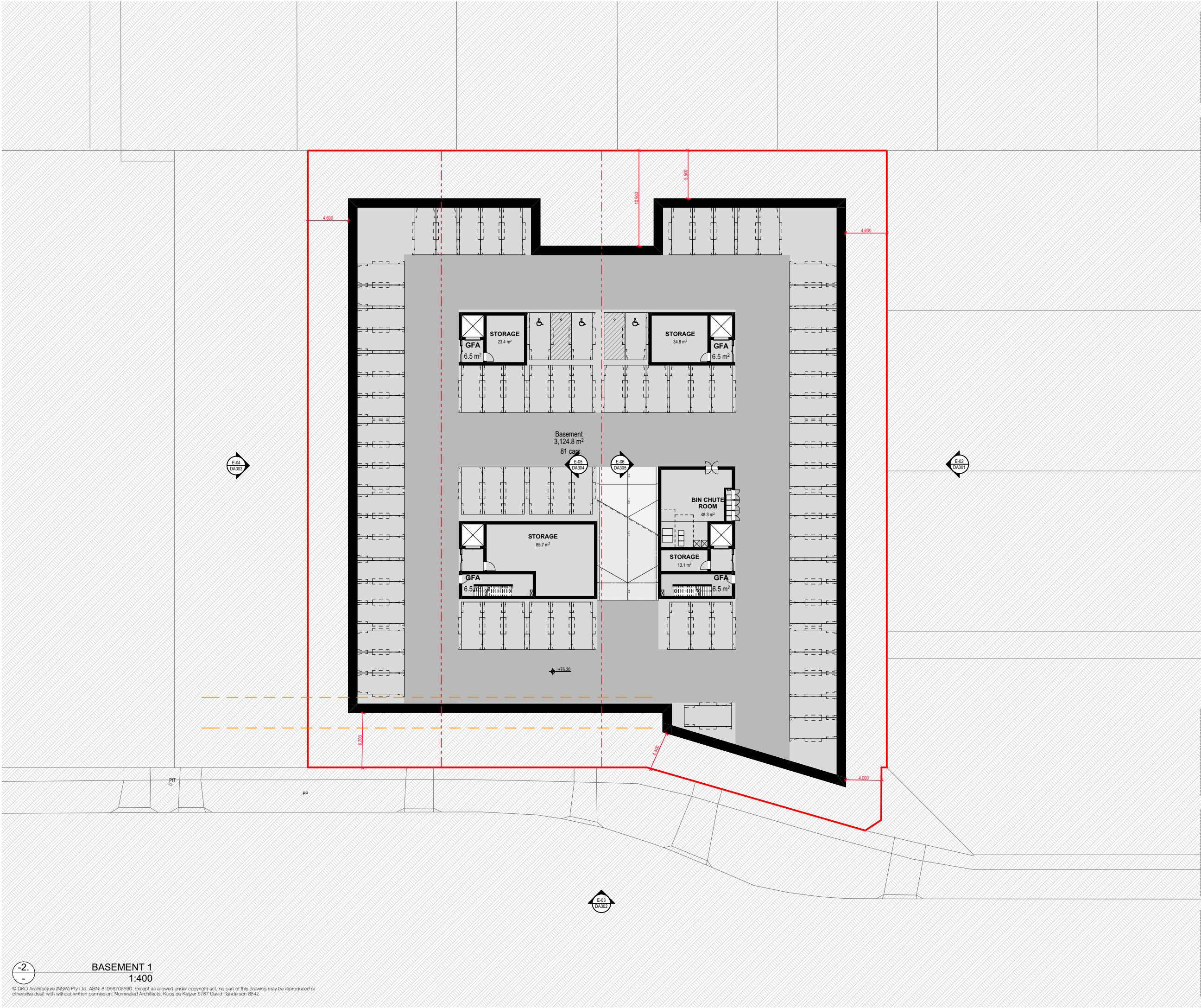
Drawing Scale As Noted @ A3

Drawing No. DA200
Revision 03

-3.
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BASEMENT 2
1:400

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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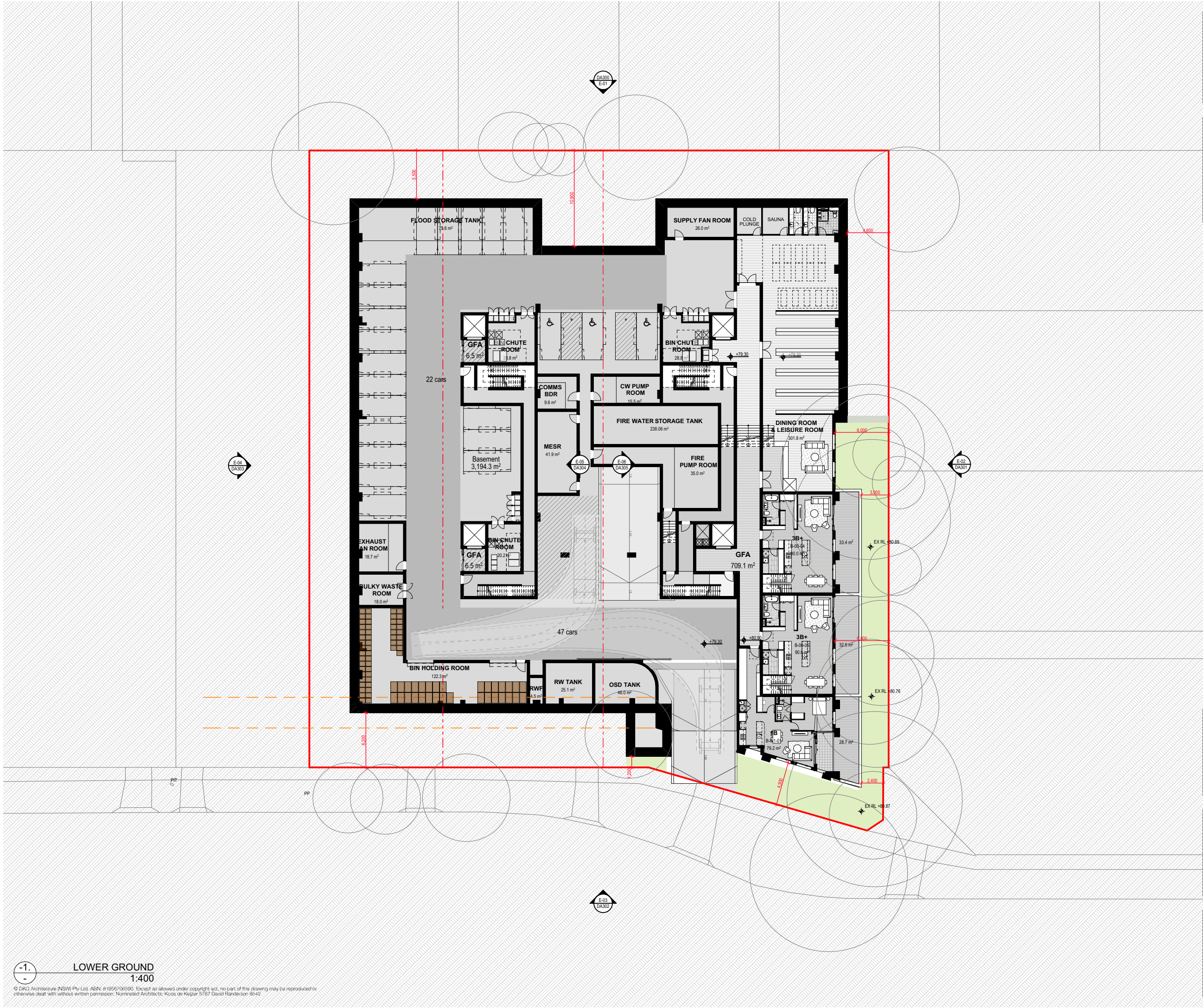
Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Basement 02

Drawing Scale
Drawing No.
DA201

As Noted @ A3
Revision
03



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01	8/04/2025	OD KL HN	DN	Concept Plans
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03	6/05/2025	LB DN HN	DN	SSDA Submission

0 2 4 8 20m

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Drawing Name
Lower Ground

Drawing Scale As Noted @ A3

Drawing No. DA202
Revision 03

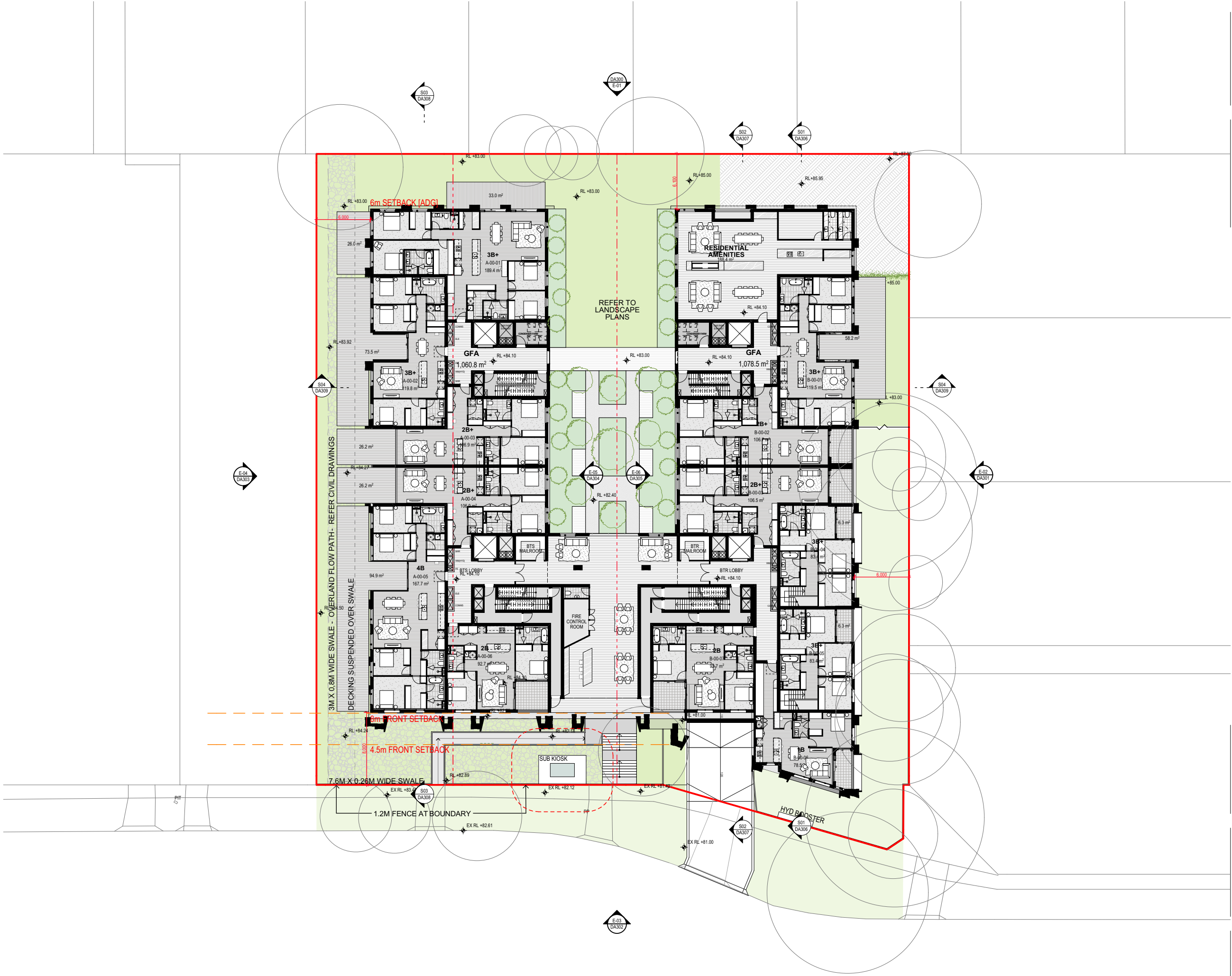
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-

LOWER GROUND
1:400

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Drawing Name
Ground

Drawing Scale

Drawing No.

DA203

As Noted @ A3

Revision

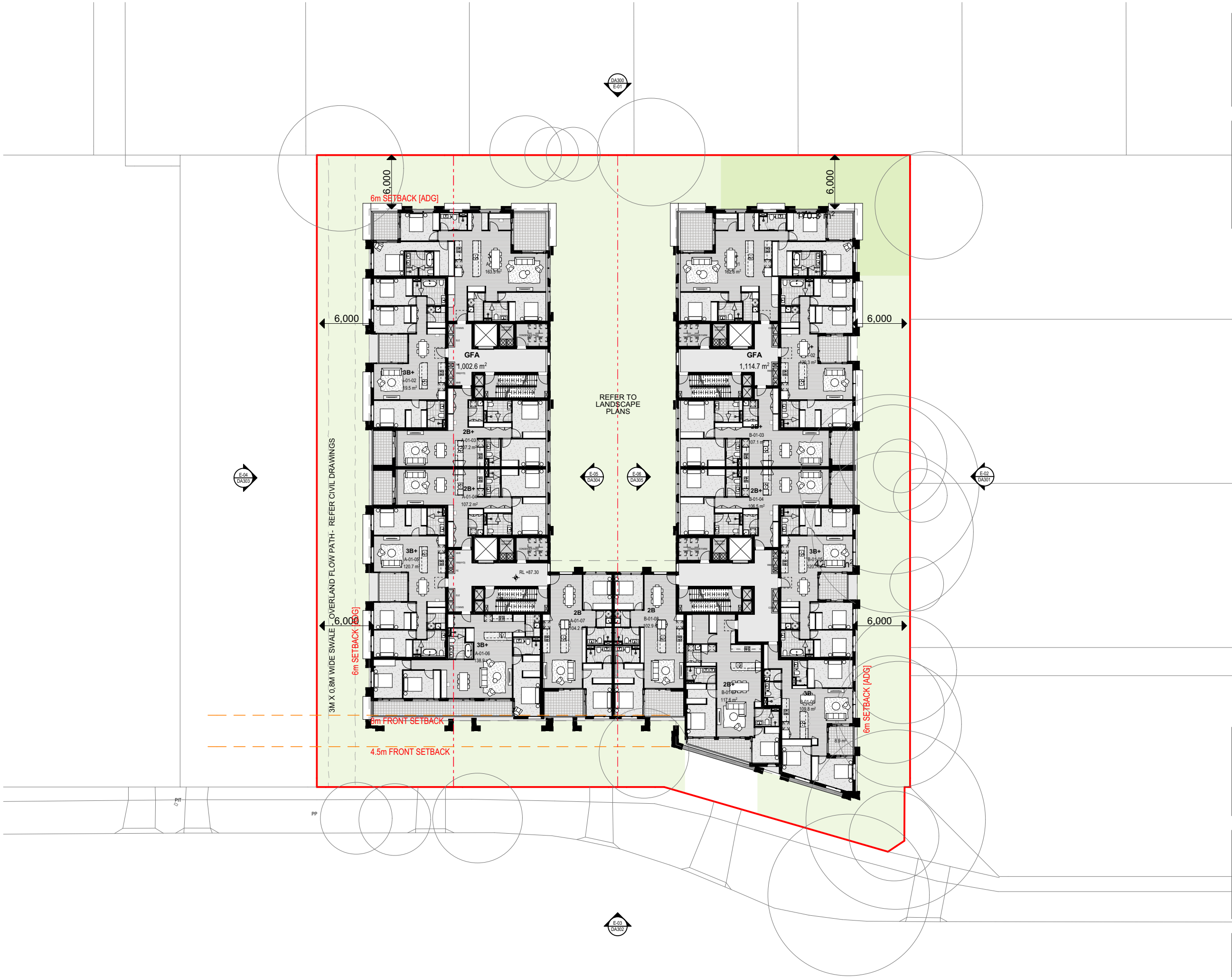
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0.

GROUND LEVEL

1:400

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Drawing Name
Level 01

Drawing Scale
Drawing No.

DA204

As Noted @ A3
Revision

03

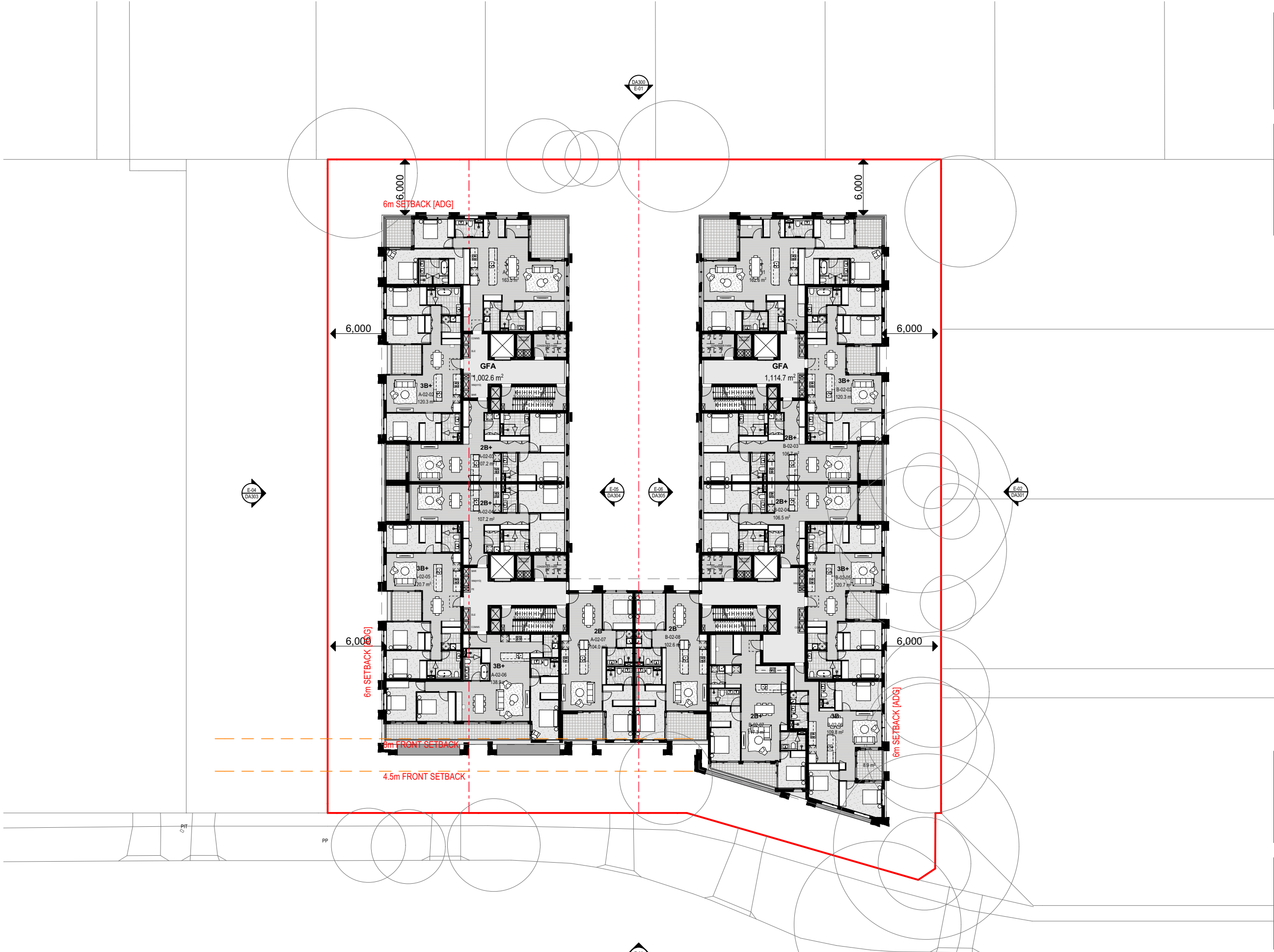
1.
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LEVEL 1
1:400

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01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN	DN	For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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Drawing Name
Level 02

Drawing Scale
Drawing No.

DA205

As Noted @ A3
Revision

03

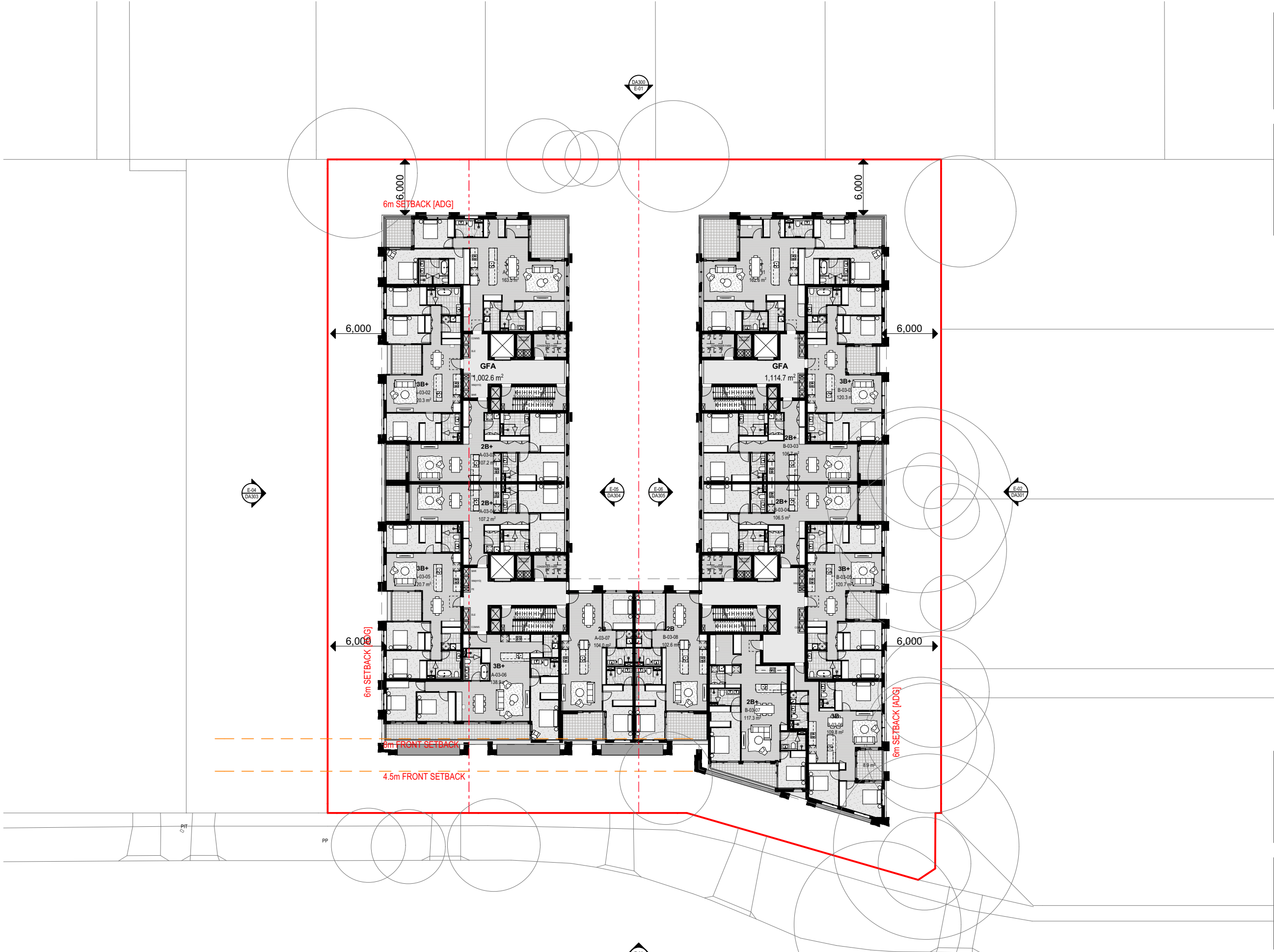
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LEVEL 2
1:400

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
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Drawing Name
Level 03

Drawing Scale
Drawing No.

DA206

As Noted @ A3

Revision

03

- | Rev | Date | By | Chk | Description |
|-----|------------|----------|-----|------------------|
| 01 | 8/04/2025 | OD KL HN | DN | Concept Plans |
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Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070

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Drawing Name
Level 04 Setback

Drawing Scale	As Noted @ A3
Drawing No.	Revision

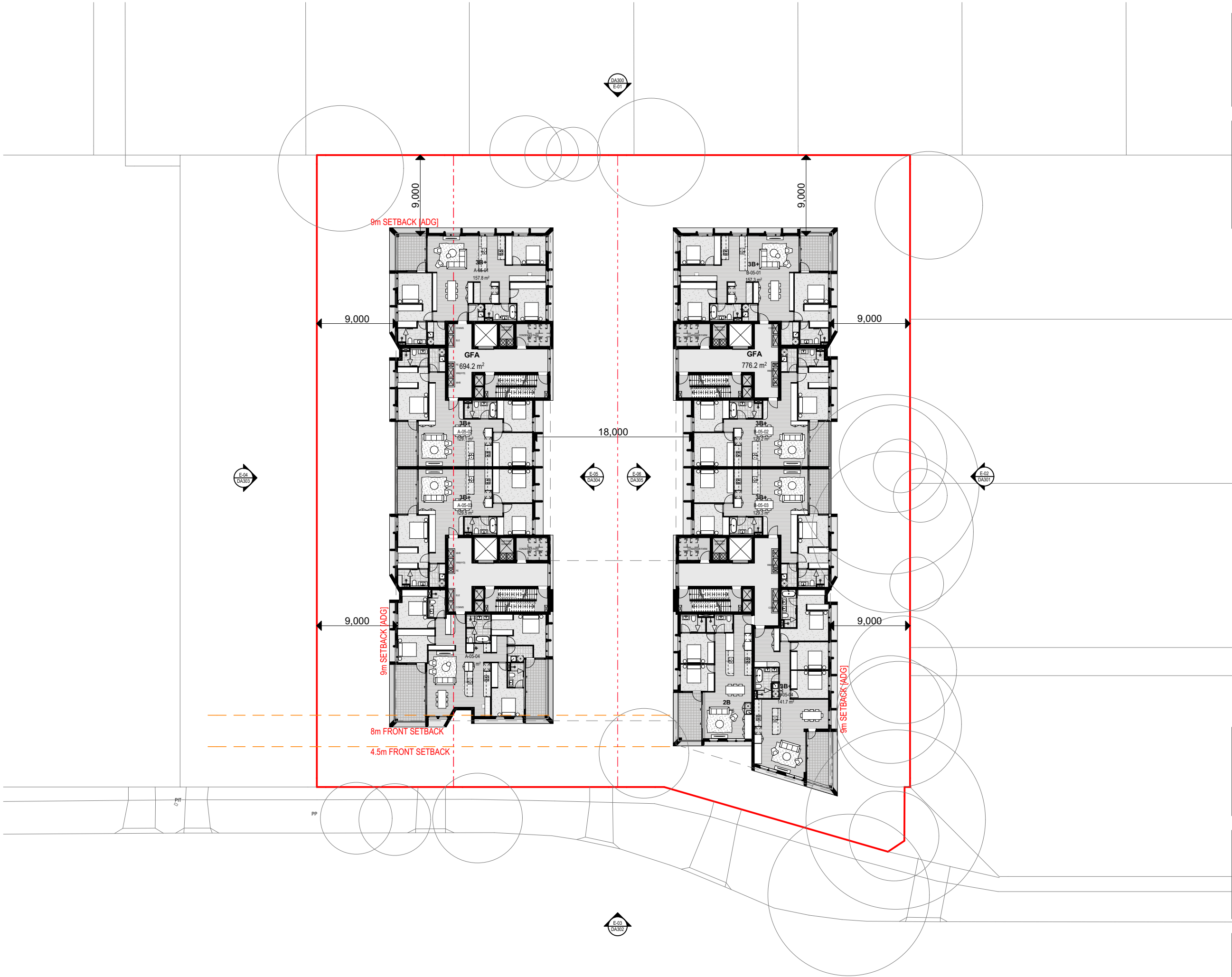
Drawing No. DA207 Revision 03

4. LEVEL 4 (SETBACK)
1:400

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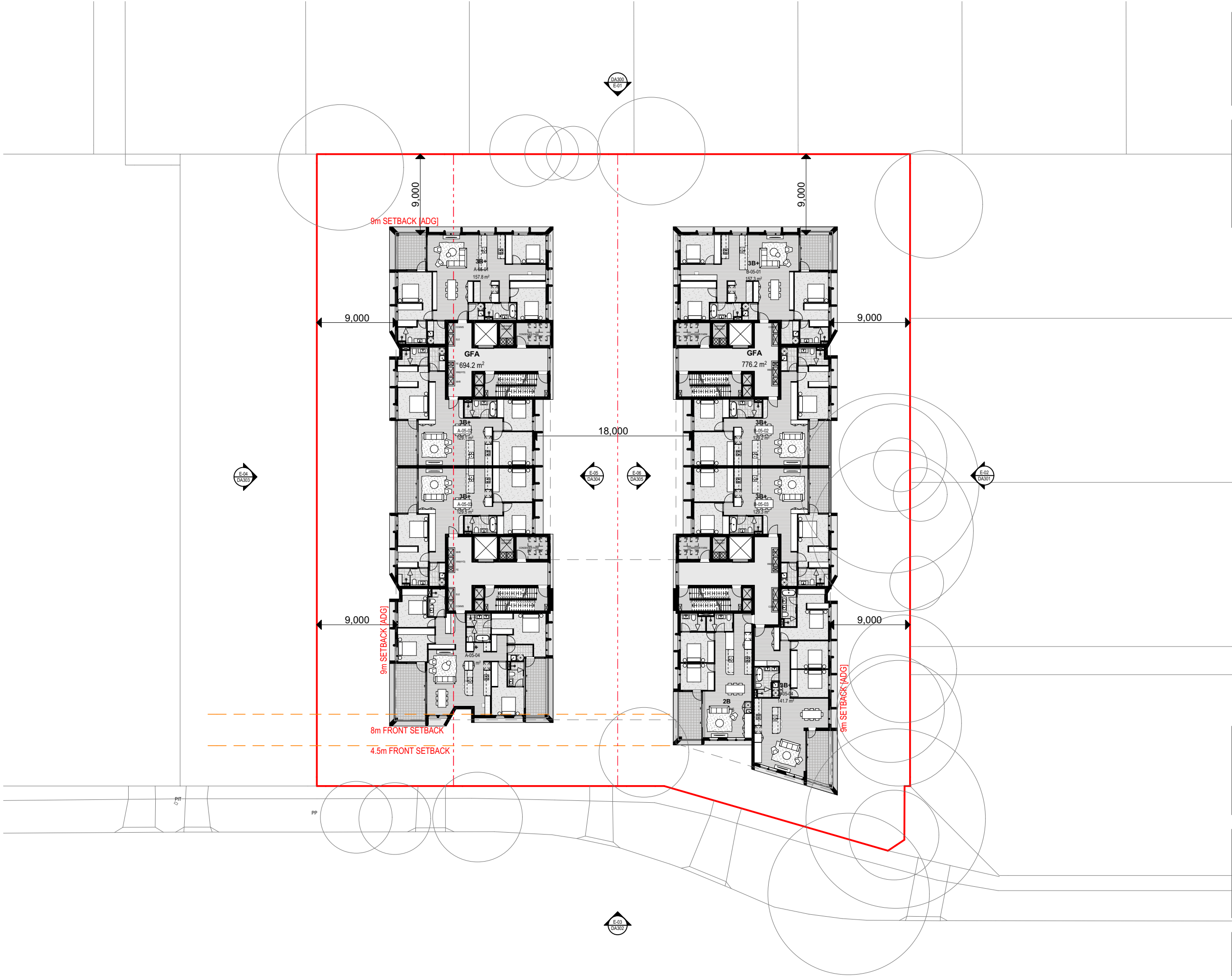
Drawing Name
Level 05

Drawing Scale
Drawing No.
DA208

As Noted @ A3
Revision
03

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03	6/05/2025	LB DN HN	DN	SSDA Submission



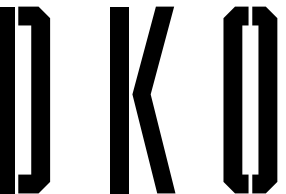
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Drawing Name
Level 06

Drawing Scale
Drawing No.

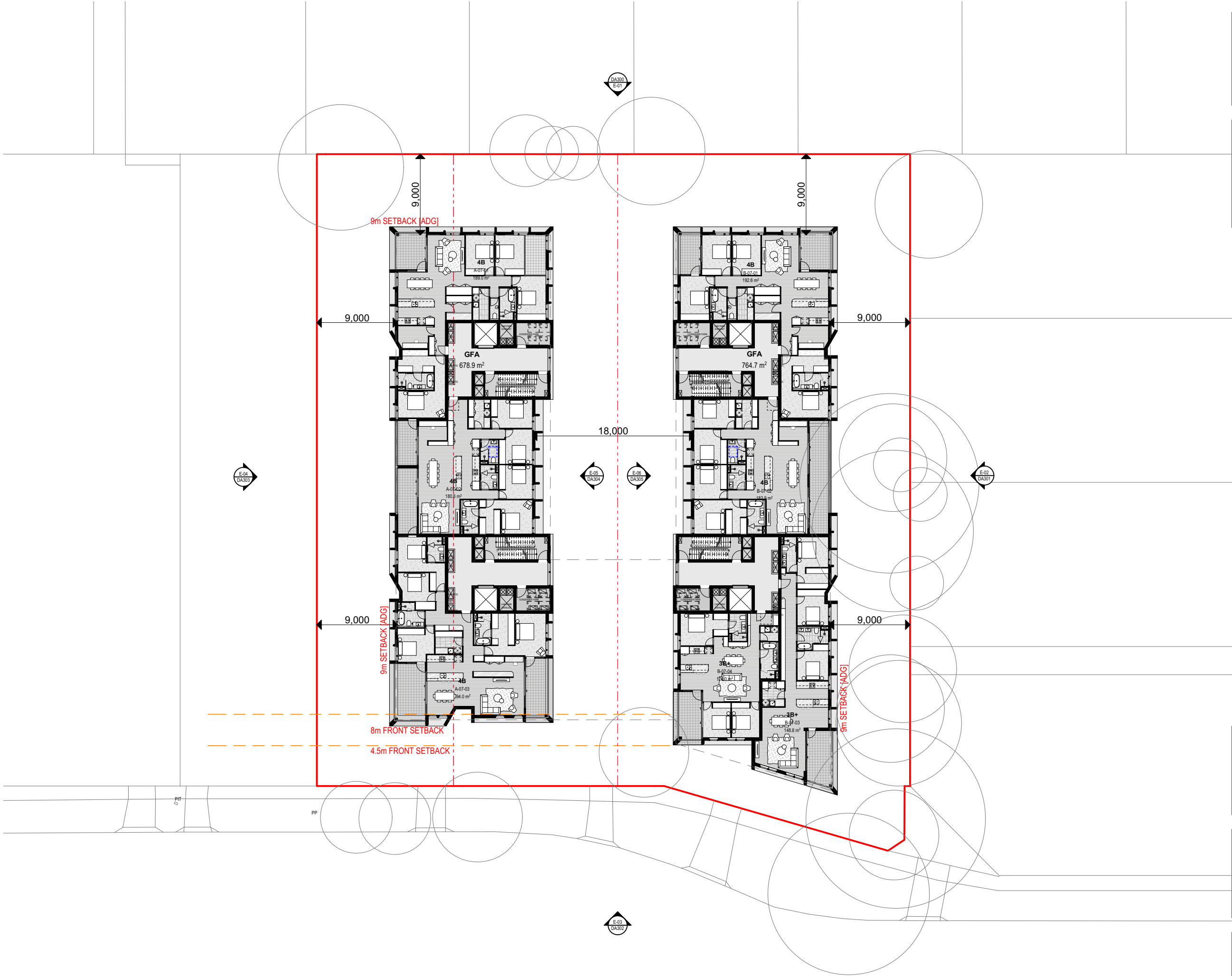
DA209

As Noted @ A3
Revision

03

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
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03	6/05/2025	LB DN HN	DN	SSDA Submission



0 2 4 8 20m

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Drawing Name
Level 07

Drawing Scale
Drawing No.
DA210

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Revision
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7.
-

LEVEL 7
1:400

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Drawing Name
Level 08

Drawing Scale

Drawing No.

DA211

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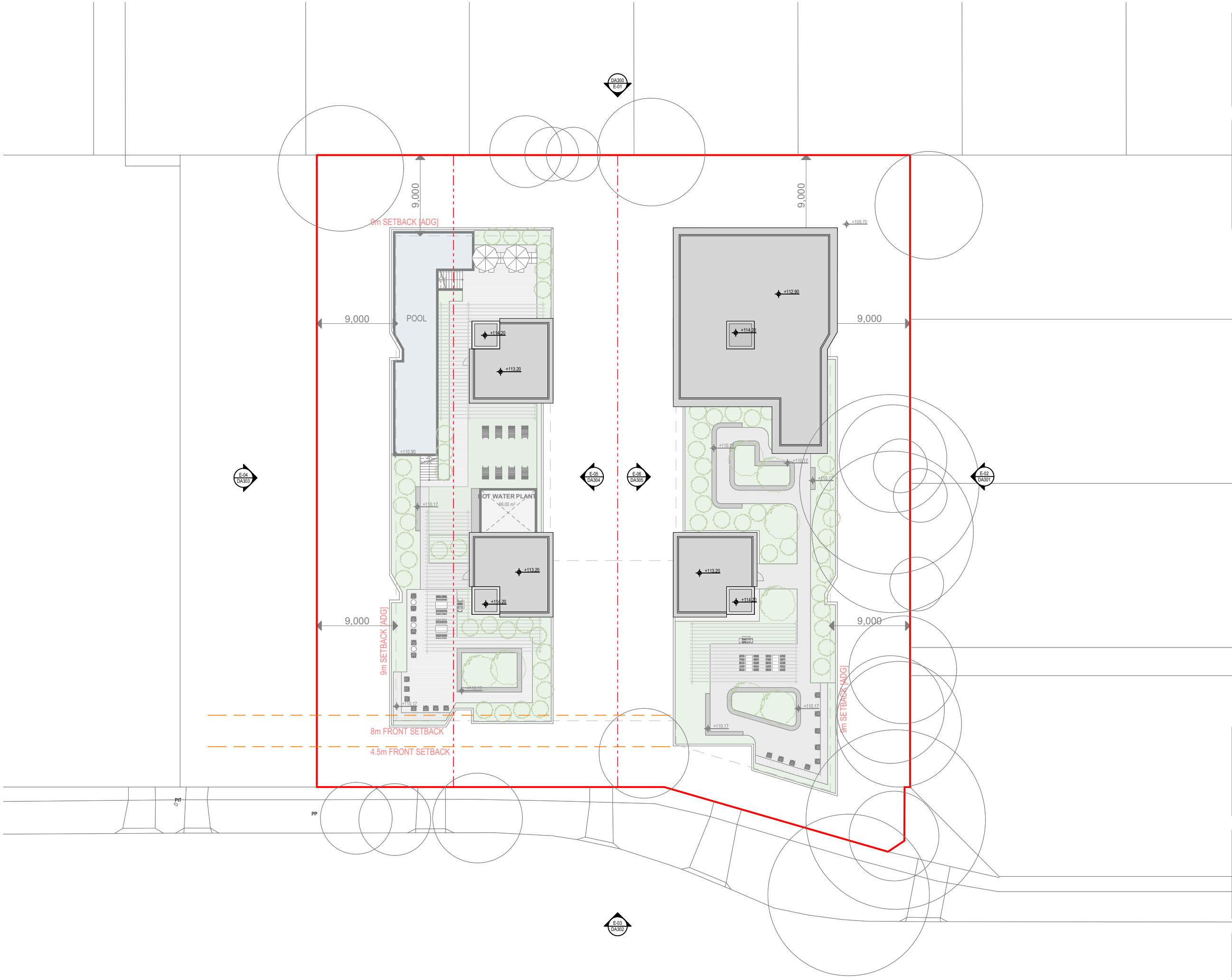
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8.

LEVEL 8
1:400

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Rev	Date	By	Chk	Description
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Drawing Name
Roof

Drawing Scale

Drawing No.

DA212

As Noted @ A3

Revision

03

8.

-

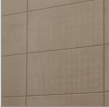
LEVEL 8
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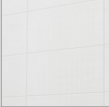
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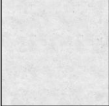
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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN	DN	For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

	EF01 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Beige Concrete
---	-----------------------------------	---

	EF02 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Brown Concrete
---	-----------------------------------	---

	EF03 FINISH: COLOUR:	Precast Concrete Panel /GRC Panel White Concrete
---	-----------------------------------	---

	EF04 FINISH: COLOUR:	Concrete Light Grey Concrete
---	-----------------------------------	---------------------------------

	B01 FINISH: COLOUR:	Brick Bowral 76 Gertrudis Brown or similar
--	----------------------------------	---

	M01 FINISH: COLOUR:	Powdercoat Medium Bronze
---	----------------------------------	-----------------------------

	M02 FINISH: COLOUR:	Powdercoat Dark Bronze
---	----------------------------------	---------------------------



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Drawing Name
North Elevation

Drawing Scale As Noted @ A3

Drawing No. Revision

DA300 03



E-01 NORTH ELEVATION
1:250



E-02 EAST ELEVATION
1:250

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03	6/05/2025	LB DN HN	DN	SSDA Submission

EF01	FINISH: Precast Concrete Panel & Grooved Joints COLOUR: Pigmented Beige Concrete
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EF02	FINISH: Precast Concrete Panel & Grooved Joints COLOUR: Pigmented Brown Concrete
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EF03	FINISH: Precast Concrete Panel /GRC Panel COLOUR: White Concrete
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EF04	FINISH: Concrete COLOUR: Light Grey Concrete
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B01	FINISH: Brick COLOUR: Bowral 76 Gertrudis Brown or similar
-----	---

M01	FINISH: Powdercoat COLOUR: Medium Bronze
-----	---

M02	FINISH: Powdercoat COLOUR: Dark Bronze
-----	---

0 1.25 2.5 5 13m

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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
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Drawing Name
East Elevation

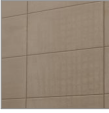
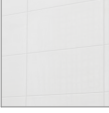
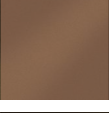
Drawing Scale As Noted @ A3

Drawing No. Revision

DA301 03

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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

	EF01 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Beige Concrete
	EF02 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Brown Concrete
	EF03 FINISH: COLOUR:	Precast Concrete Panel /GRC Panel White Concrete
	EF04 FINISH: COLOUR:	Concrete Light Grey Concrete
	B01 FINISH: COLOUR:	Brick Bowral 76 Gertrudis Brown or similar
	M01 FINISH: COLOUR:	Powdercoat Medium Bronze
	M02 FINISH: COLOUR:	Powdercoat Dark Bronze



Scale 1:250 @ A3

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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darraurragal/ Darug - Australia

Drawing Name
South Elevation

Drawing Scale As Noted @ A3

Drawing No. Revision

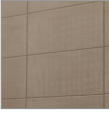
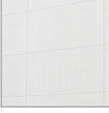
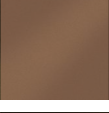
DA302 03



E-03 SOUTH ELEVATION
1:250

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
- All Boundary information to be confirmed by registered surveyor before commencing works on site.
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- Do not scale from drawing; figured dimensions only to be used.
- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

	EF01 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Beige Concrete
	EF02 FINISH: COLOUR:	Precast Concrete Panel & Grooved Joints Pigmented Brown Concrete
	EF03 FINISH: COLOUR:	Precast Concrete Panel /GRC Panel White Concrete
	EF04 FINISH: COLOUR:	Concrete Light Grey Concrete
	B01 FINISH: COLOUR:	Brick Bowral 76 Gertrudis Brown or similar
	M01 FINISH: COLOUR:	Powdercoat Medium Bronze
	M02 FINISH: COLOUR:	Powdercoat Dark Bronze

0 1.25 2.5 5 13m

Scale 1:250 @ A3

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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
West Elevation

Drawing Scale As Noted @ A3

Drawing No. DA303 Revision 03



E-04 WEST ELEVATION
1:250

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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- Building Contractor to verify all dimensions before commencing work.

Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

	EF01 FINISH: Precast Concrete Panel & Grooved Joints COLOUR: Pigmented Beige Concrete
	EF02 FINISH: Precast Concrete Panel & Grooved Joints COLOUR: Pigmented Brown Concrete
	EF03 FINISH: Precast Concrete Panel /GRC Panel COLOUR: White Concrete
	EF04 FINISH: Concrete COLOUR: Light Grey Concrete
	B01 FINISH: Brick COLOUR: Bowral 76 Gertrudis Brown or similar
	M01 FINISH: Powdercoat COLOUR: Medium Bronze
	M02 FINISH: Powdercoat COLOUR: Dark Bronze



Scale 1:250 @ A3

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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Internal Courtyard Looking East
Elevation

Drawing Scale As Noted @ A3

Drawing No. Revision

DA304 03



E-05 INTERNAL COURTYARD LOOKING WEST ELEVATION
1:250



E-06 INTERNAL COURTYARD LOOKING EAST ELEVATION
1:250

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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

EF01	FINISH:	Precast Concrete Panel & Grooved Joints
	COLOUR:	Pigmented Beige Concrete

EF02	FINISH:	Precast Concrete Panel & Grooved Joints
	COLOUR:	Pigmented Brown Concrete

EF03	FINISH:	Precast Concrete Panel /GRC Panel
	COLOUR:	White Concrete

EF04	FINISH:	Concrete
	COLOUR:	Light Grey Concrete

B01	FINISH:	Brick
	COLOUR:	Bowral 76 Gertrudis Brown or similar

M01	FINISH:	Powdercoat
	COLOUR:	Medium Bronze

M02	FINISH:	Powdercoat
	COLOUR:	Dark Bronze



Scale 1:250 @ A3

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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
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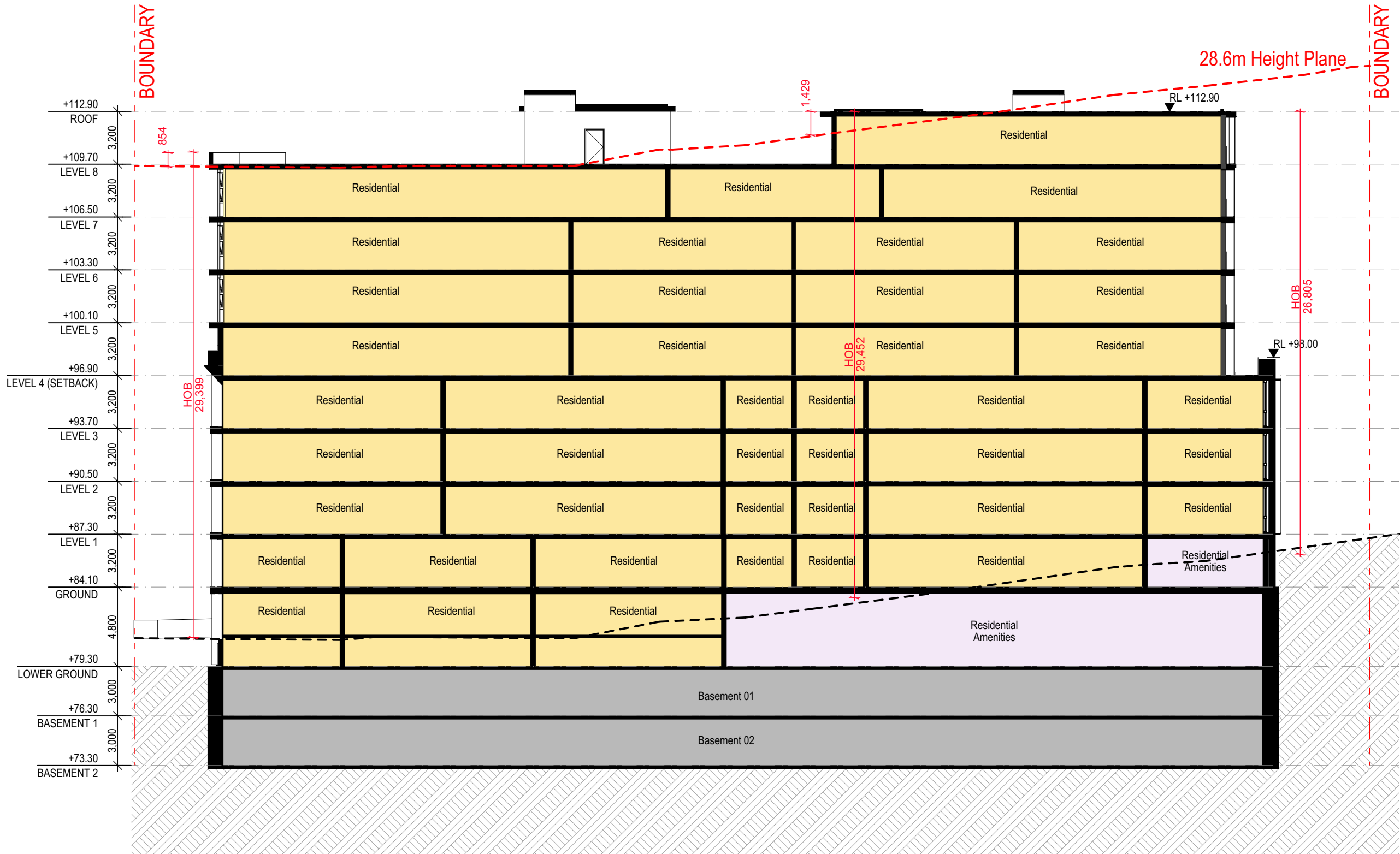
Country Darramurragal/ Darug - Australia

Drawing Name
Internal Courtyard Looking West
Elevation

Drawing Scale As Noted @ A3

Drawing No. Revision

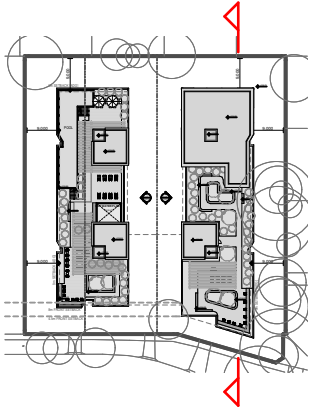
DA305 03



S01 BUILDING B SECTION
1:250

- All works to be in accordance with authority & statutory approvals.
- Refer to site survey for all information relating to existing site conditions.
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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



0 1.25 2.5 5 13m
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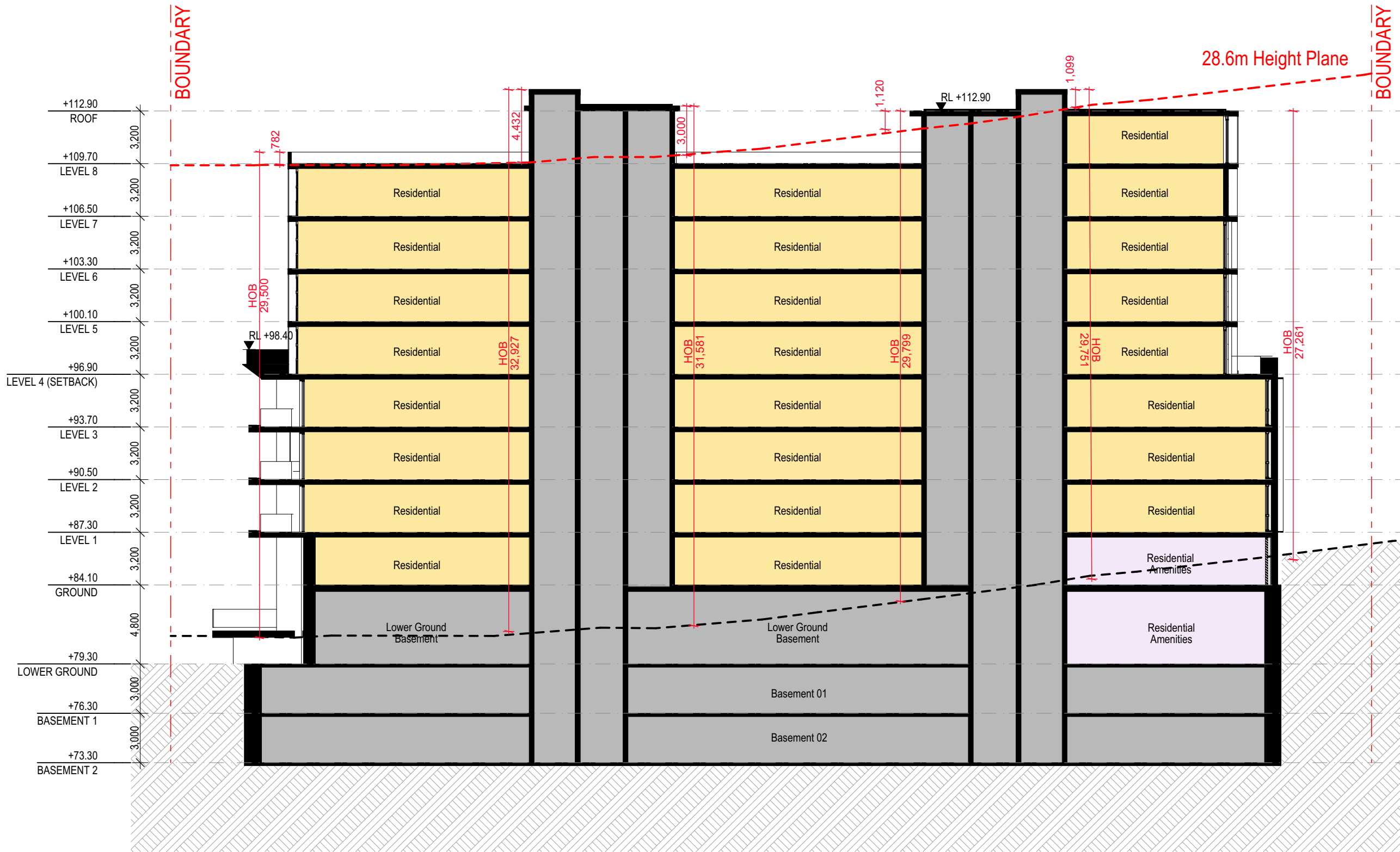
Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Building B Section

Drawing Scale
Drawing No.
DA306

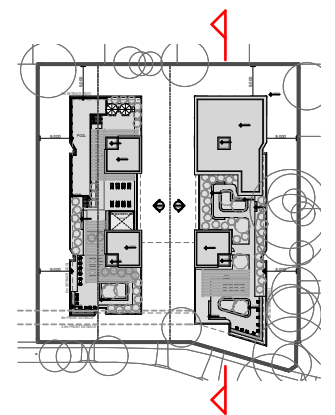
As Noted @ A3
Revision
03



S02 BUILDING B RAMP SECTION
1:250

- All works to be in accordance with authority & statutory approvals.
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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



0 1.25 2.5 5 13m

Scale 1:250 @ A3

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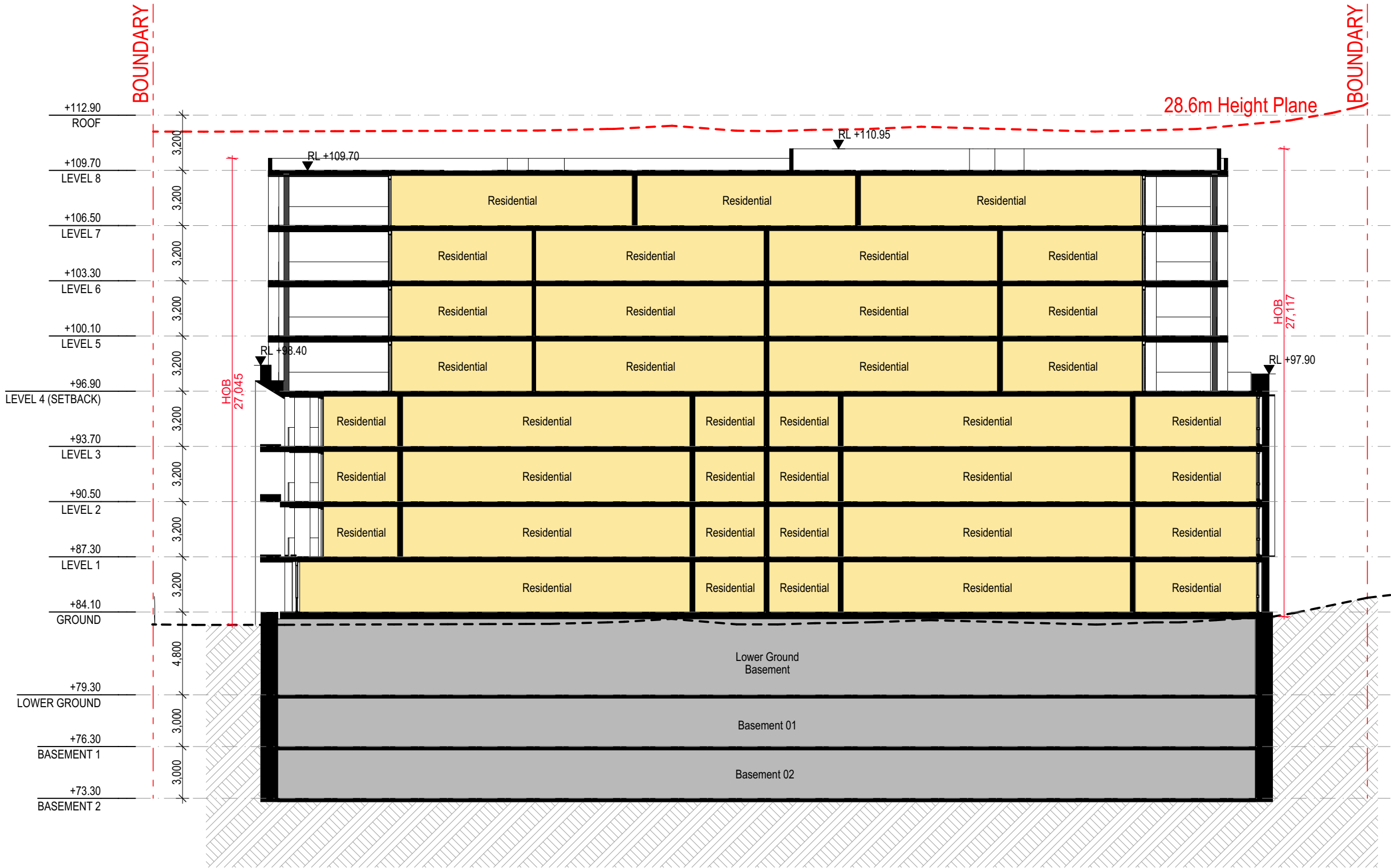
Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darraurragal/ Darug - Australia

Drawing Name
Building B Ramp Section

Drawing Scale As Noted @ A3

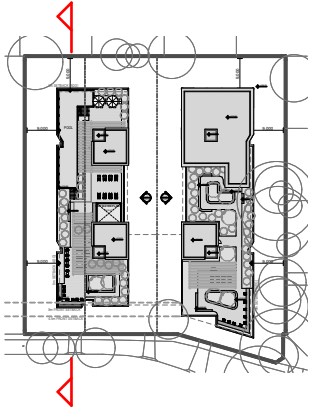
Drawing No. DA307
Revision 03



S03 BUILDING A SECTION 1:250

- All works to be in accordance with authority & statutory approvals.
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Rev	Date	By	Chk	Description
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



0 1.25 2.5 5 13m

Scale 1:250 @ A3

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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
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Country Darramurragal/ Darug - Australia

Drawing Name
Building A Section

Drawing Scale

Drawing No.

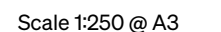
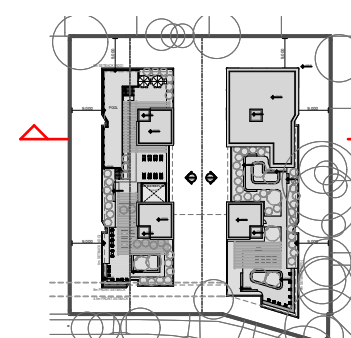
DA308

As Noted @ A3

Revision

03

- | Rev | Date | By | Chk | Description |
|-----|------------|----------|-----|------------------|
| 02 | 24/04/2025 | LB DN HN | | For Coordination |
| 03 | 6/05/2025 | LB DN HN | DN | SSDA Submission |

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Country	Darramurragal/ Darug - Australia
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Drawing Scale	As Noted @ A3
Drawing No.	Revision

Drawing No. DA309 Revision 03



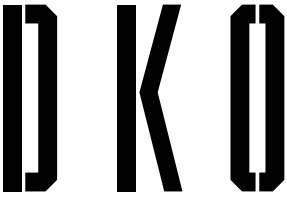
- All works to be in accordance with authority & statutory approvals.
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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darrramurragal/ Darug - Australia

Drawing Name
Perspective

Drawing Scale	As Noted @ A3
Drawing No.	Revision
DA310	03



EF01

Precast Concrete Panel & Grooved Joints
Pigmented Beige Concrete



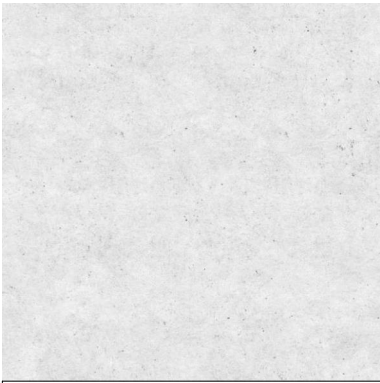
EF02

Precast Concrete Panel & Grooved Joints
Pigmented Brown Concrete



EF03

Precast Concrete Panel /GRC Panel
White Concrete



EF04

Concrete
Light Grey Concrete



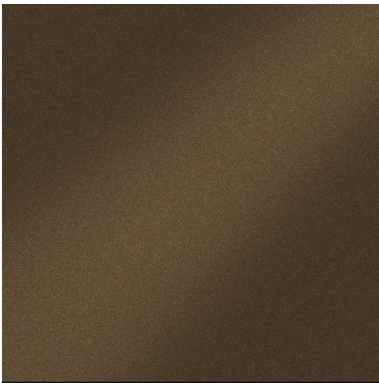
B01

Bowral 76 Gertrudis Brown Brick or similar



M01

Powdercoat Finish
Medium Bronze



M02

Powdercoat Finish
Dark Bronze

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission

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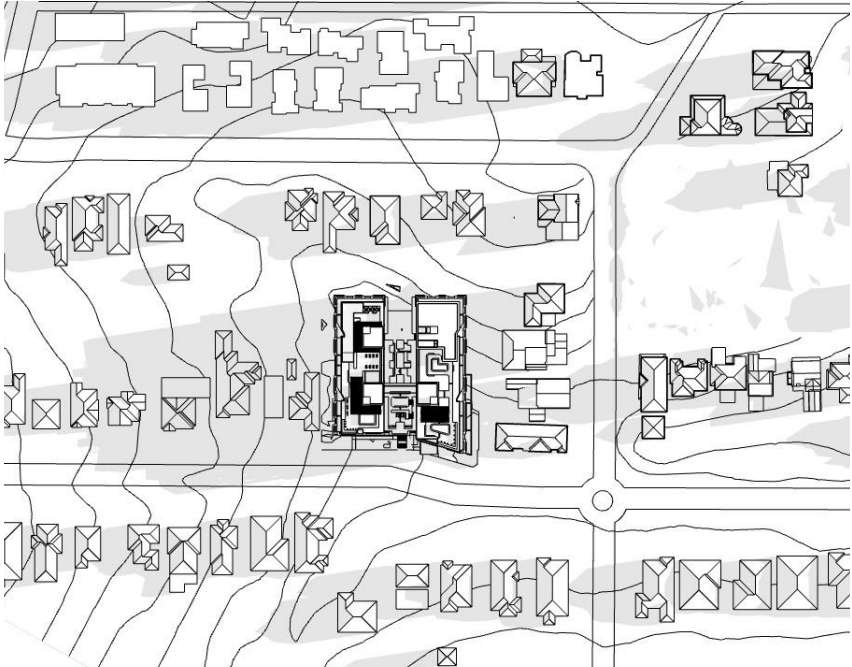
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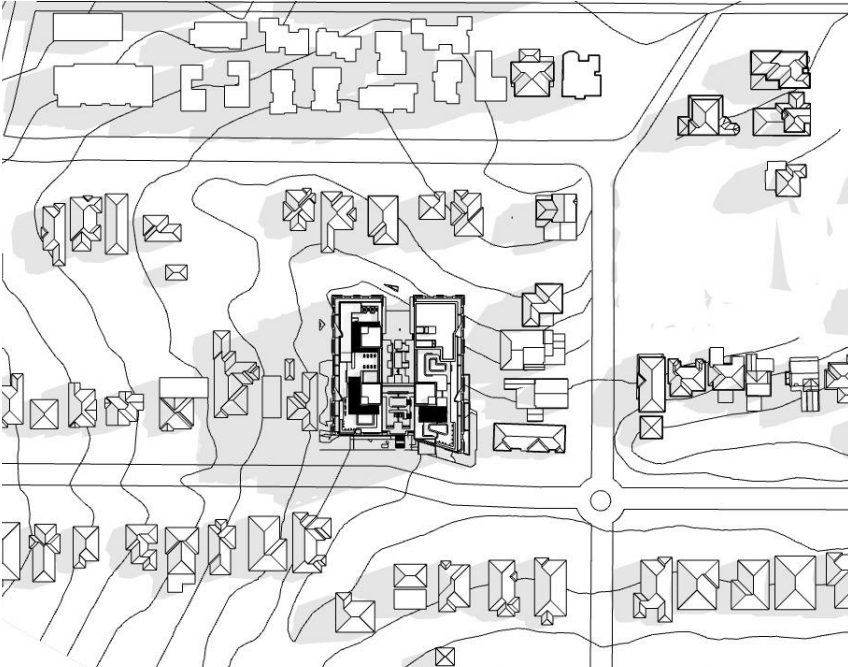
Project Name	Middle Harbour Road, Lindfield
Project Number	13844
Project Address	24-26 & 28 Middle Harbour Road Sydney NSW 2070
Country	Darramurragal/ Darug - Australia

Drawing Name
Materials & Finishes Schedule

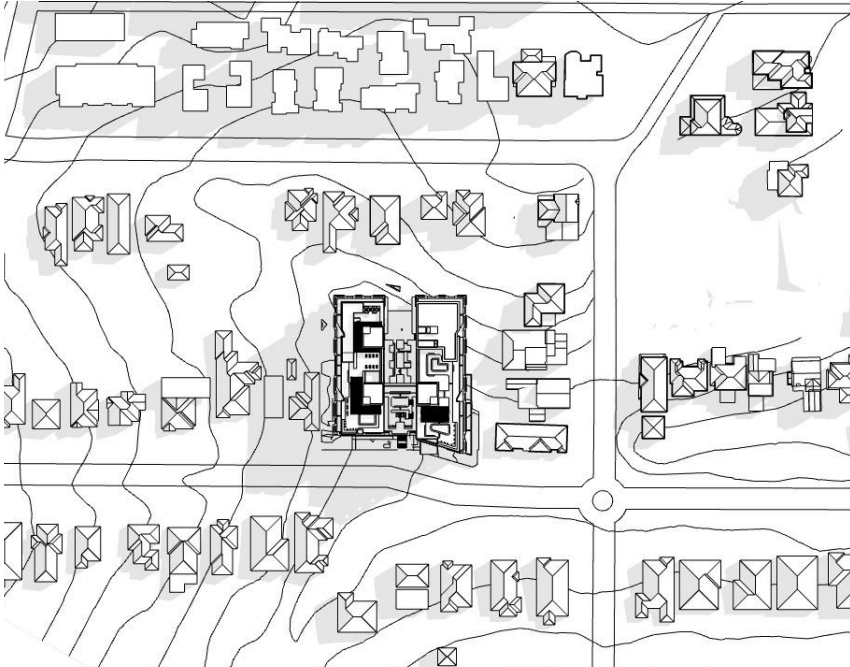
Drawing Scale	As Noted @ A3
Drawing No.	Revision
DA311	03



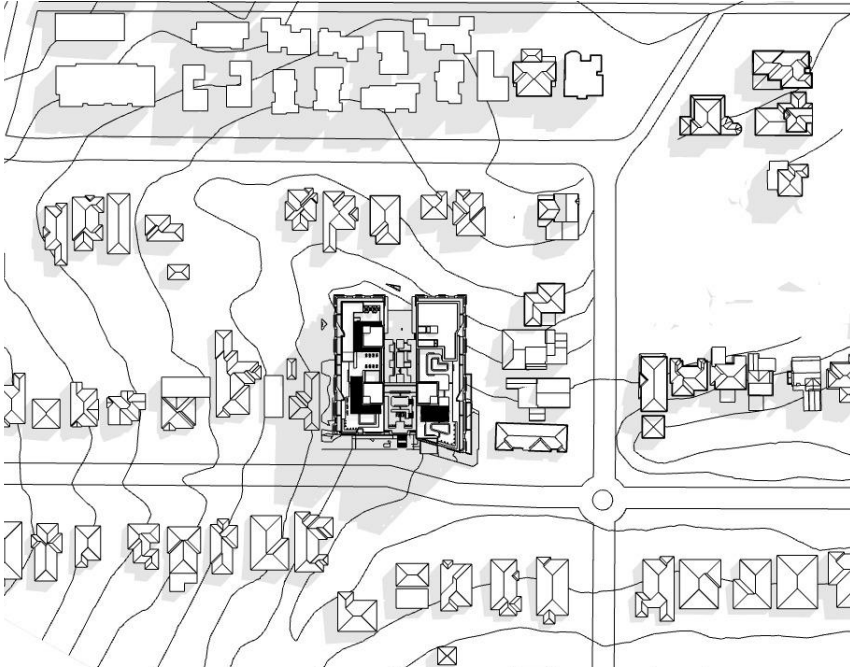
21st June 8 AM



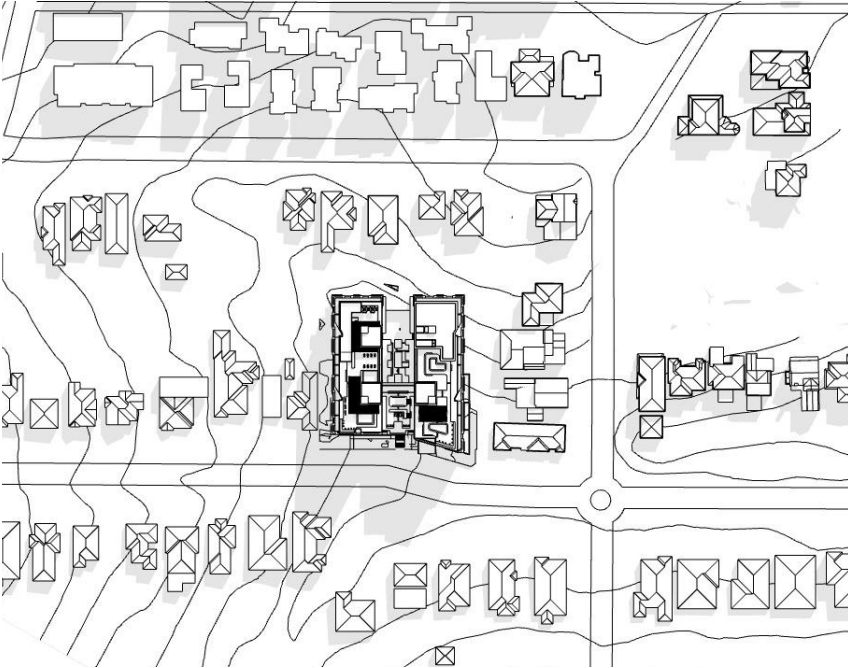
21st June 9 AM



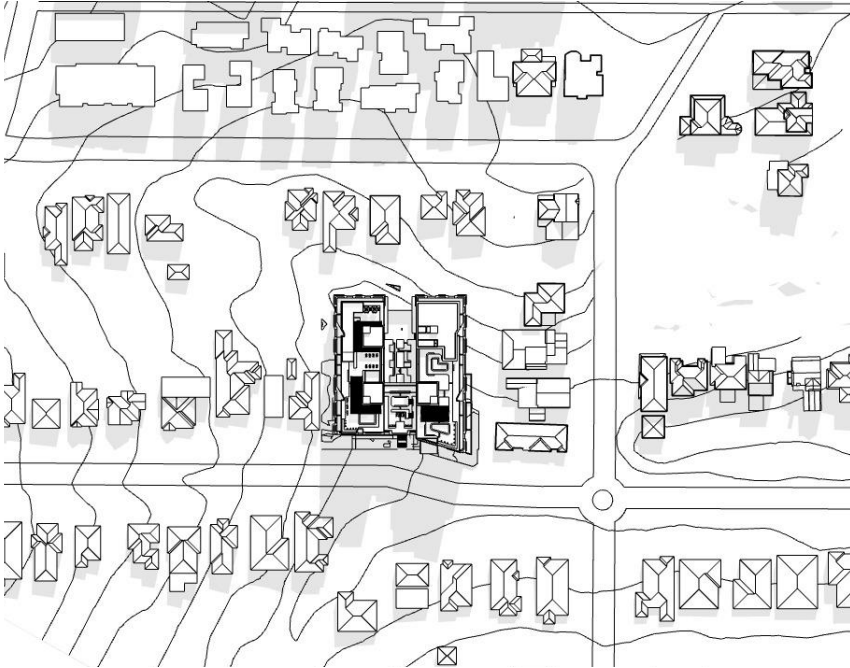
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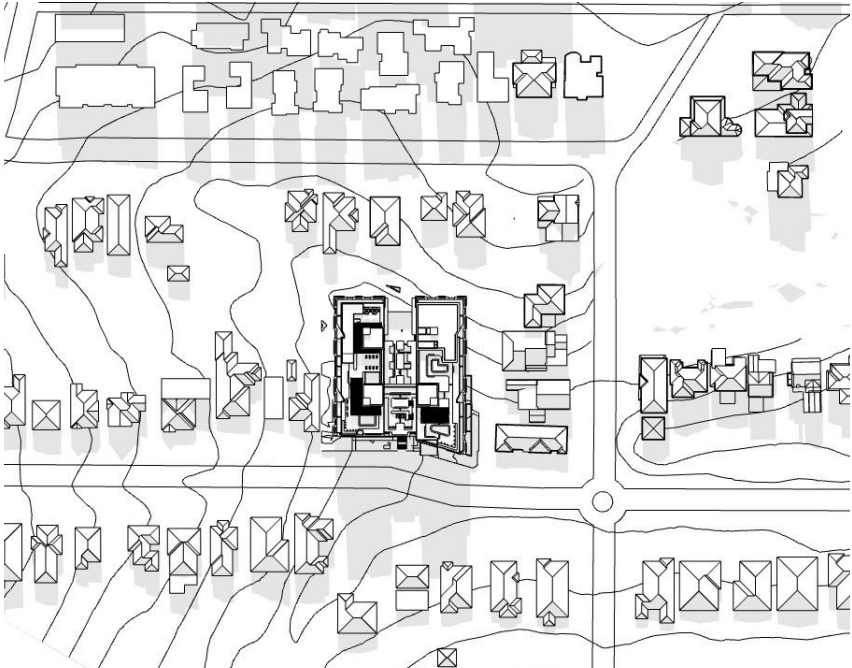
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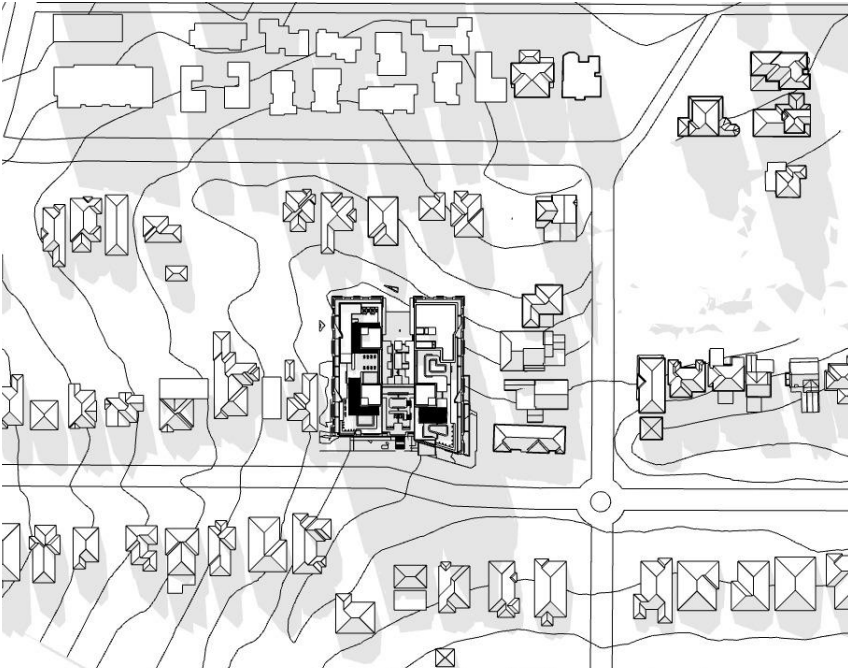
21st June 12 PM



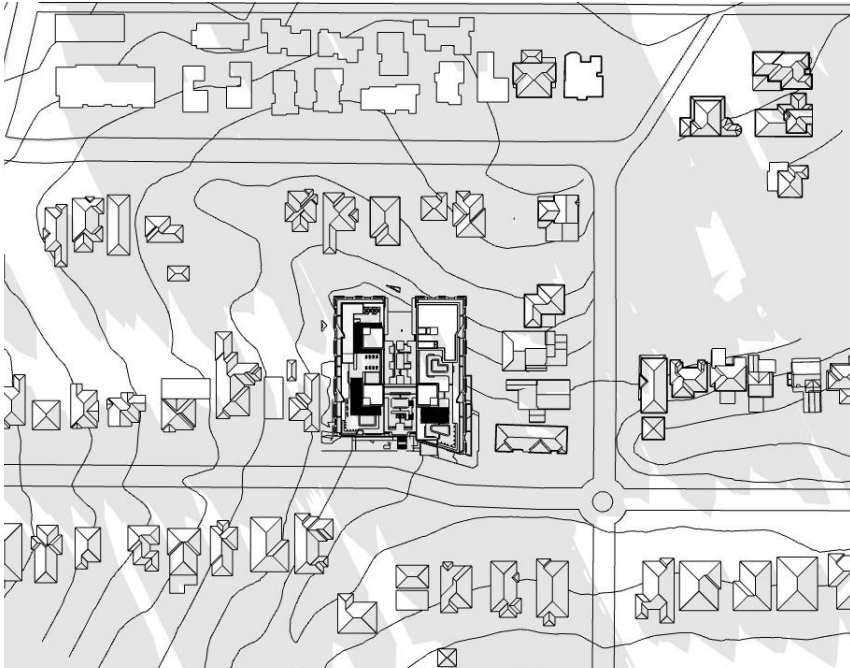
21st June 1 PM



21st June 2 PM



21st June 3 PM



21st June 4 PM

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
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Country Darraurragal/ Darug - Australia

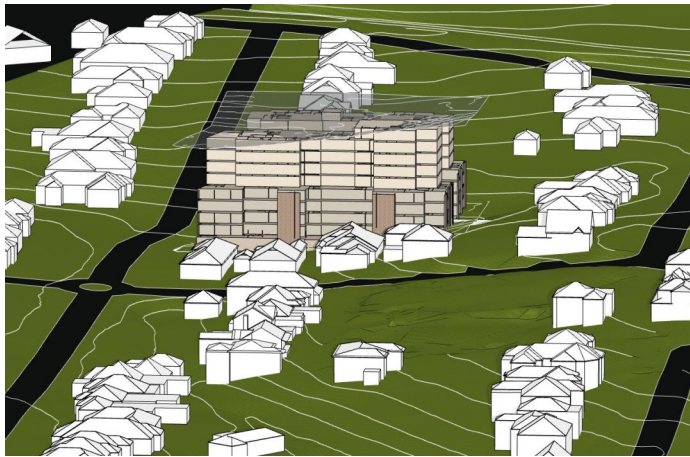
Drawing Name
Shadow Diagrams - June 21

Drawing Scale
Drawing No.
DA400

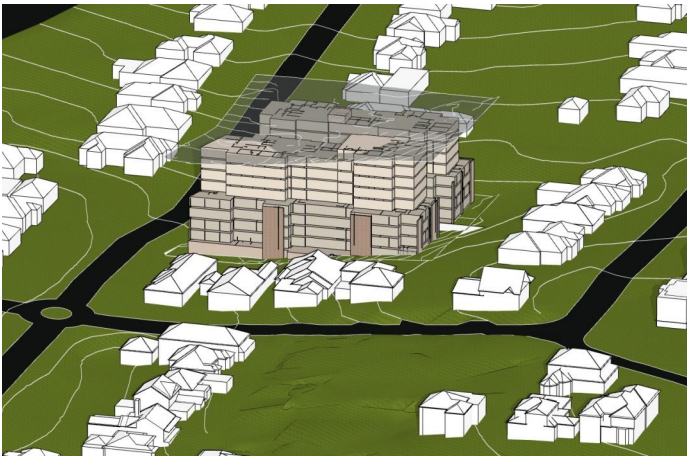
As Noted @ A3
Revision
03

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1 8:00am 1:500



5 9:00am 1:500



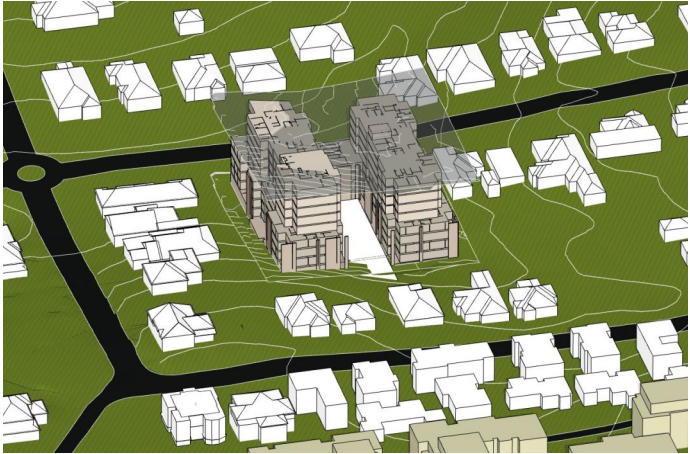
9 10:00am 1:500



13 11:00am 1:500



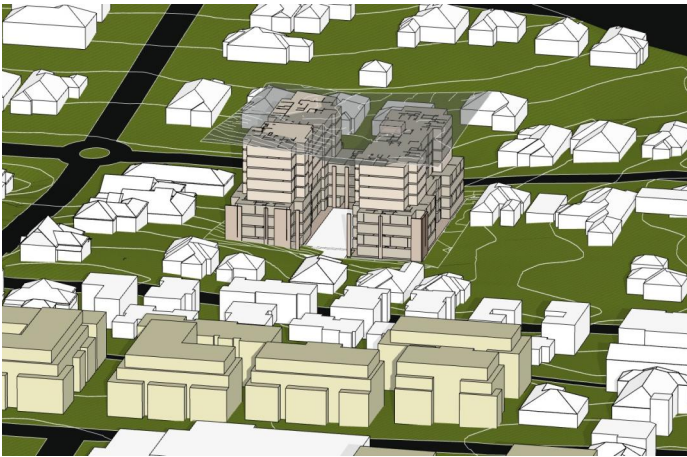
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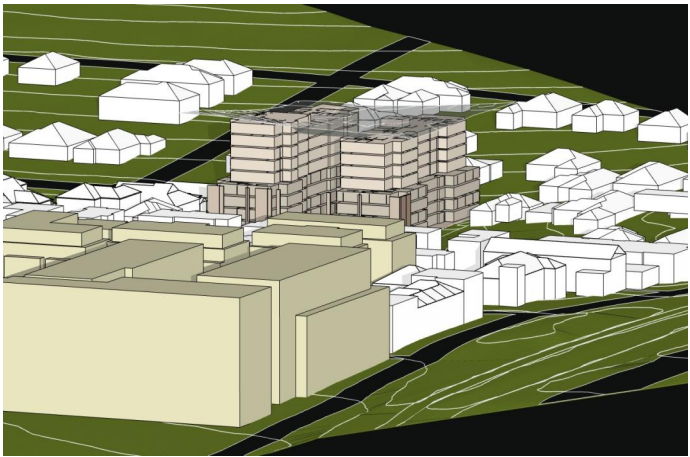
21 1:00pm 1:500



25 2:00pm 1:500



29 3:00pm 1:500



33 4:00pm 1:500

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Rev	Date	By	Chk	Description
01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN	DN	For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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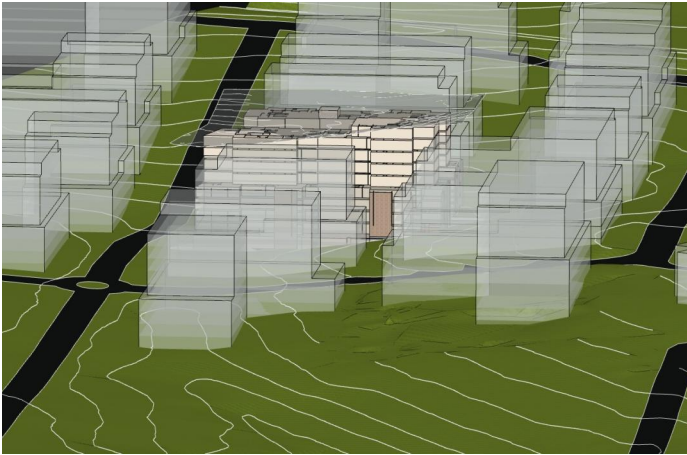
Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

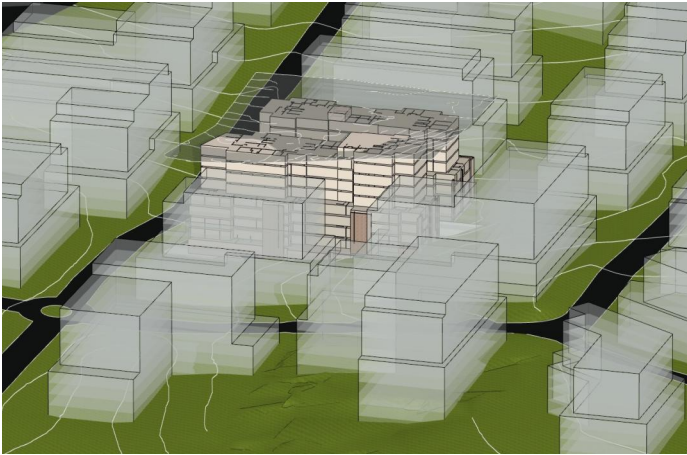
Drawing Name
EOTS Existing Context

Drawing Scale As Noted @ A3

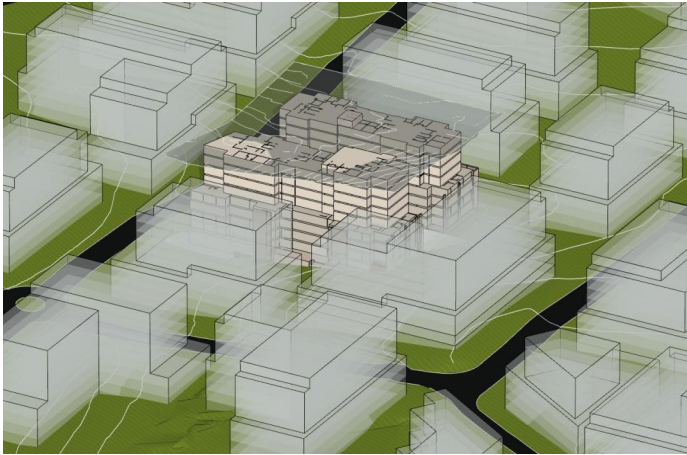
Drawing No. DA401
Revision 03



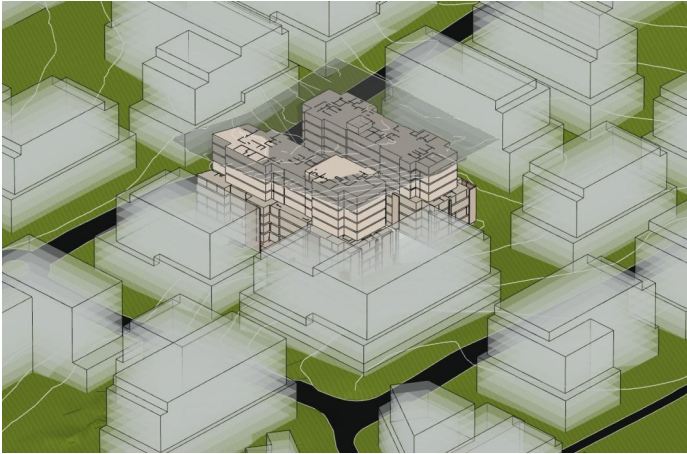
1 8:00am 1:500



5 9:00am 1:500



9 10:00am 1:500



13 11:00am 1:500



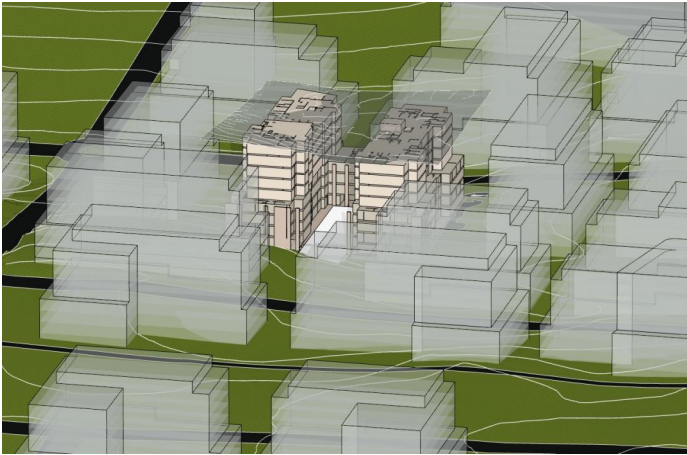
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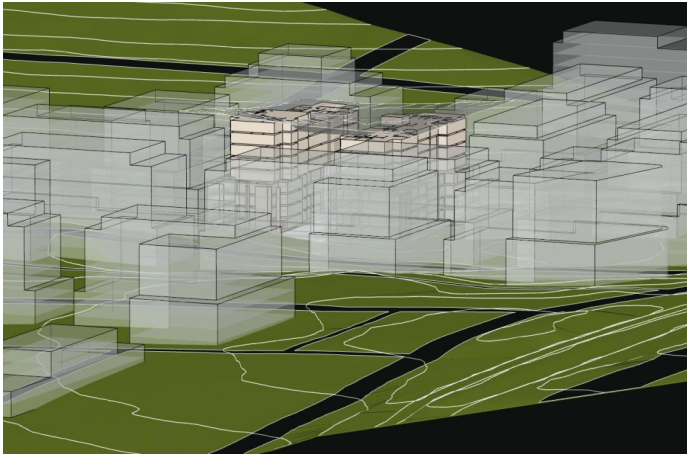
21 1:00pm 1:500



25 2:00pm 1:500



29 3:00pm 1:500



33 4:00pm 1:500

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01	8/04/2025	OD KL HN	DN	Concept Plans
02	24/04/2025	LB DN HN		For Coordination
03	6/05/2025	LB DN HN	DN	SSDA Submission



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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
EOTS Future Context (TOD)

Drawing Scale As Noted @ A3

Drawing No.
DA402

Revision
03

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Gross Floor Area Calculation

Gross Floor Area 15460m²

0 5 10 20 50m

Scale 1:1000 @ A3

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Drawing Name
GFA Diagrams

Drawing Scale

Drawing No.

DA500

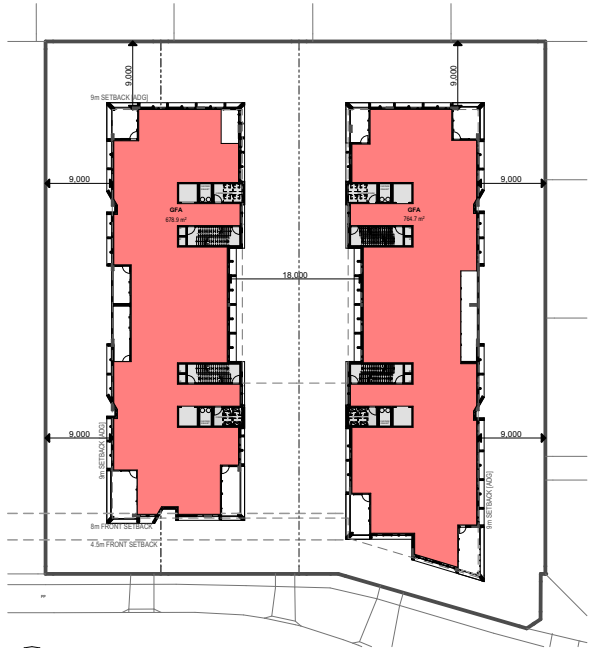
As Noted @ A3

Revision

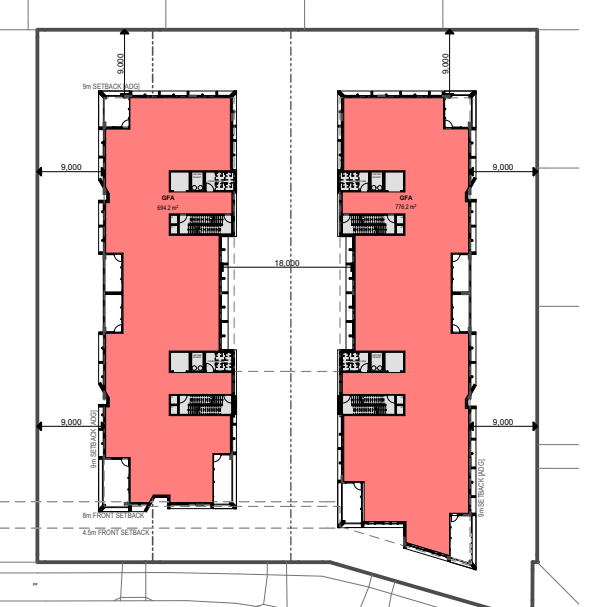
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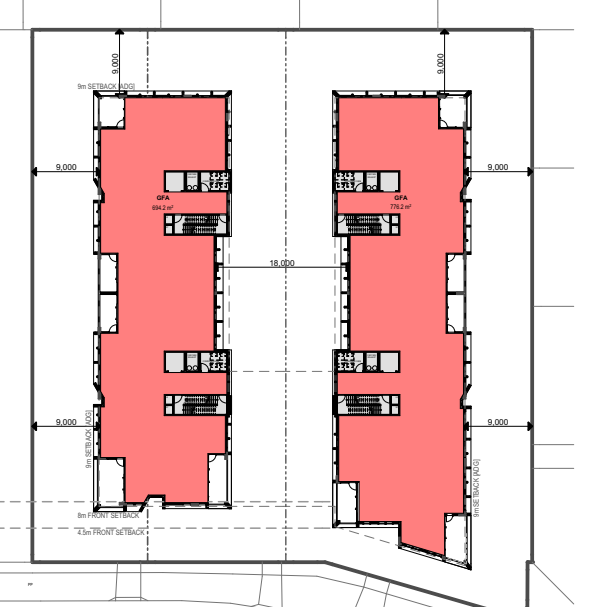
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LEVEL 8
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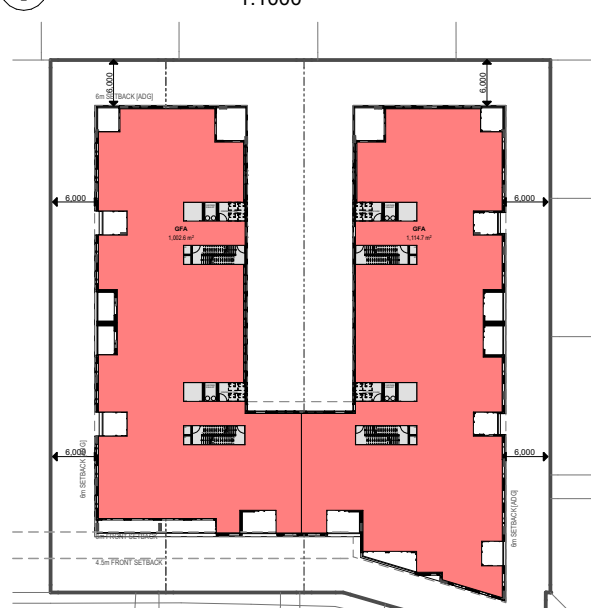
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LEVEL 7
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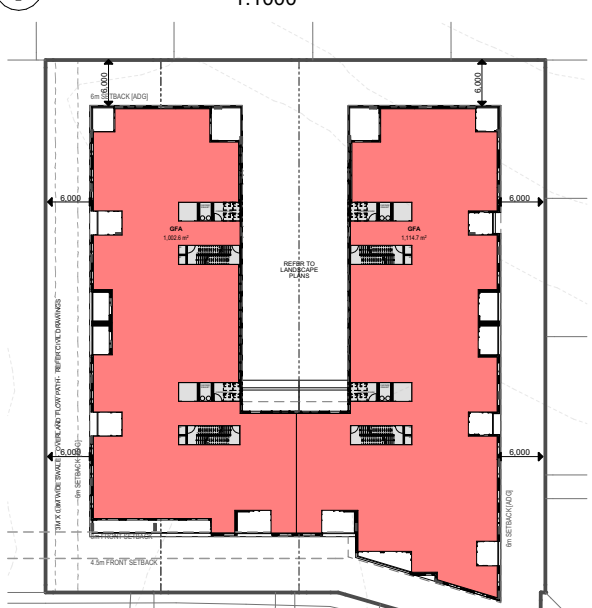
6.
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LEVEL 6
1:1000



5.
-
LEVEL 5
1:1000



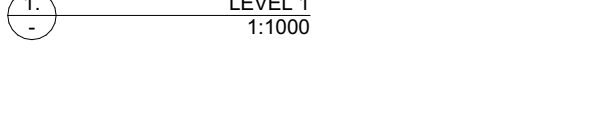
4.
-
LEVEL 4 (SETBACK)
1:1000



3.
-
LEVEL 3
1:1000



2.
-
LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000

0.
-
GROUND LEVEL
1:1000

-1.
-
LOWER GROUND
1:1000

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Apartment Mix Legend

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 3 Bedroom Apartment
- 4 Bedroom Apartment

0 5 10 20 50m

Scale 1:1000 @ A3

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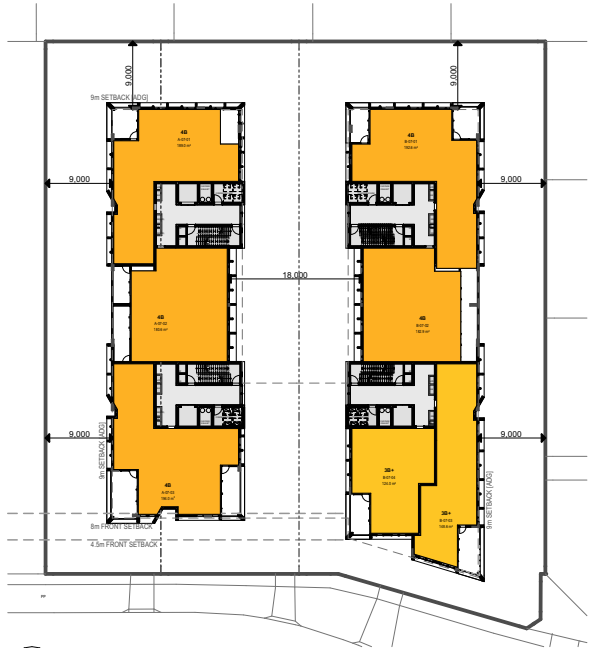
Drawing Name
Apartment Mix

Drawing Scale
Drawing No.
DA501

As Noted @ A3
Revision
03



8.
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LEVEL 8
1:1000



7.
-
LEVEL 7
1:1000



6.
-
LEVEL 6
1:1000



5.
-
LEVEL 5
1:1000



2.
-
LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000

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0.812



4.
-
LEVEL 4 (SETBACK)
1:1000



2.
-
LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000

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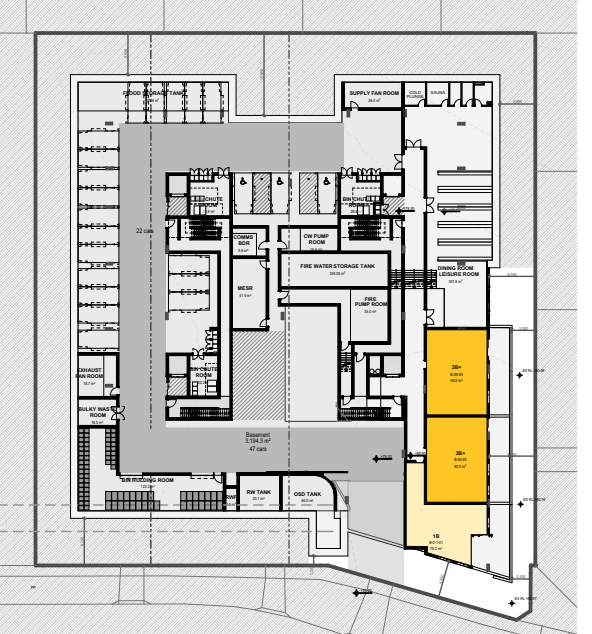
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0.
-
GROUND LEVEL
1:1000



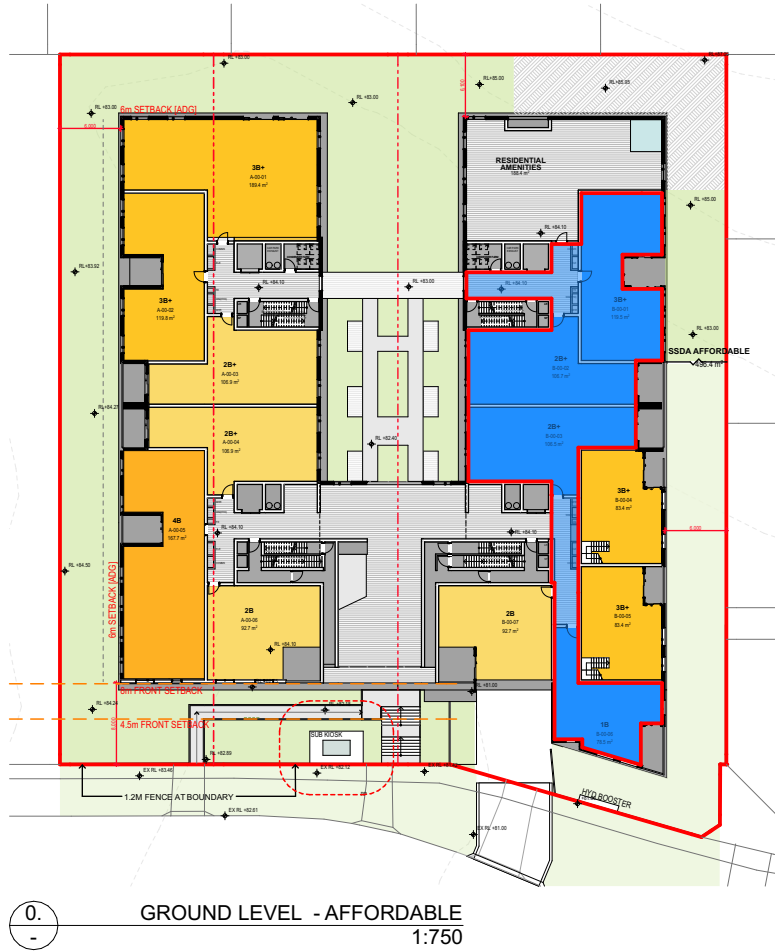
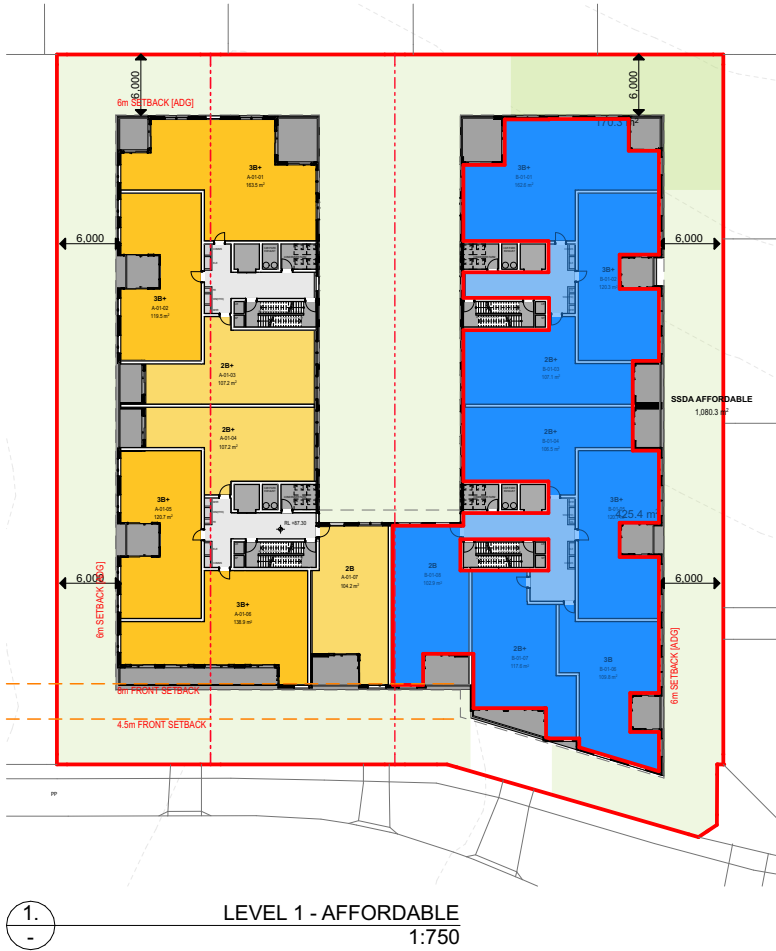
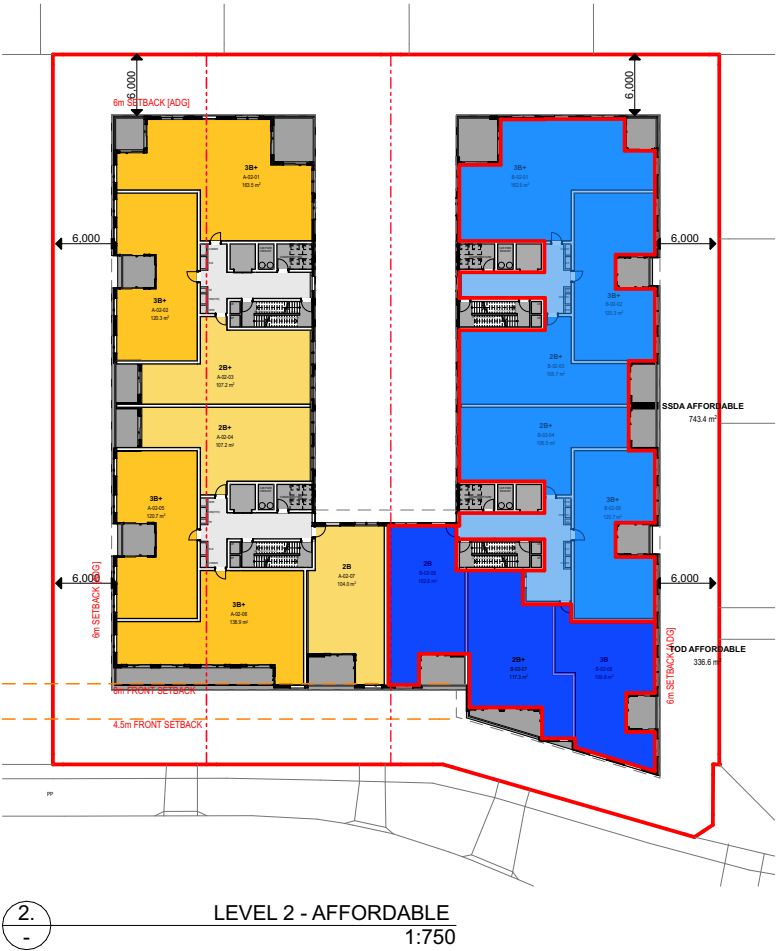
3.
-
LEVEL 3
1:1000



-1.
-
LOWER GROUND
1:1000

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Affordable Housing Legend

SSDA Affordable Housing	2319m ² (15%)
TOD Affordable Housing	337m ² (2%)

0 3.75 7.5 15 38m

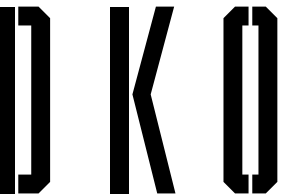
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Drawing Name
Affordable Housing Allocation

Drawing Scale As Noted @ A3
Drawing No. Revision

DA502 03

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Solar Access Legend

- Apartment Received >2hr+ Solar
- Apartment Received <2hrs Solar
- Apartment Received 0hrs Solar

Measured between 8AM to 4PM

To achieve compliance :-
Min 70% Apts need to have atleast 2 hrs of Solar
Max 15% Apts can have no Solar

0 5 10 20 50m

Scale 1:1000 @ A3



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Drawing Name
Solar Access Diagrams

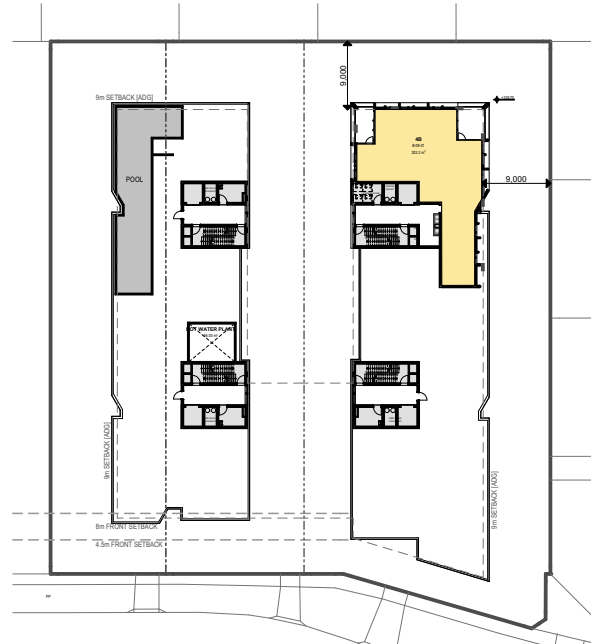
Drawing Scale

Drawing No.
DA503

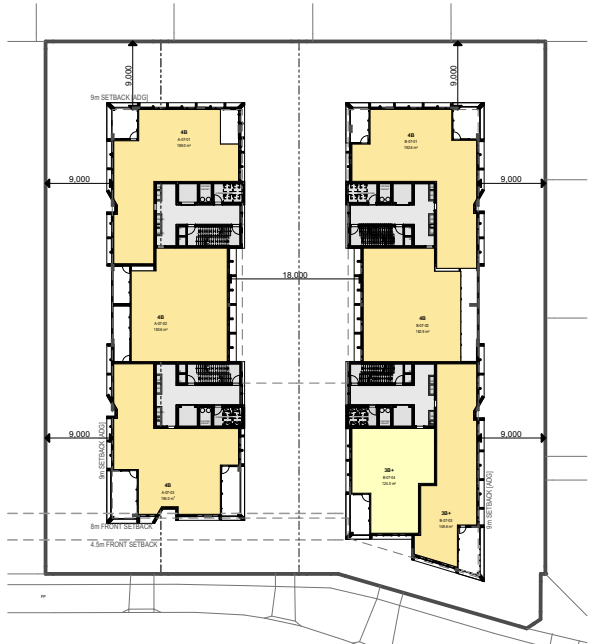
As Noted @ A3

Revision

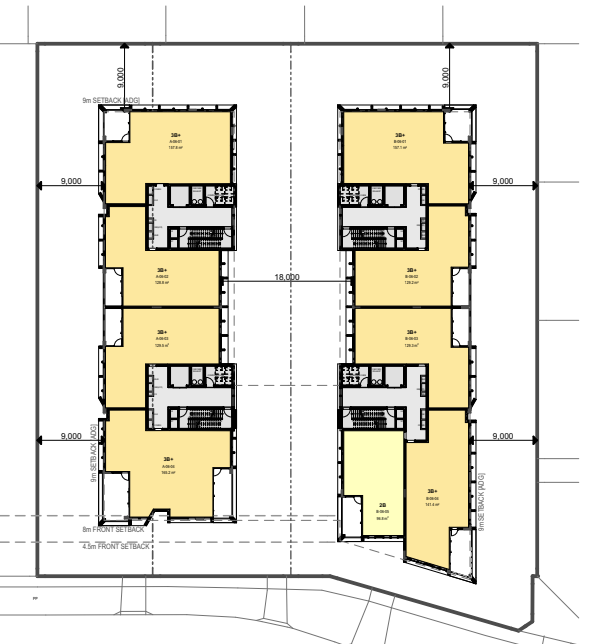
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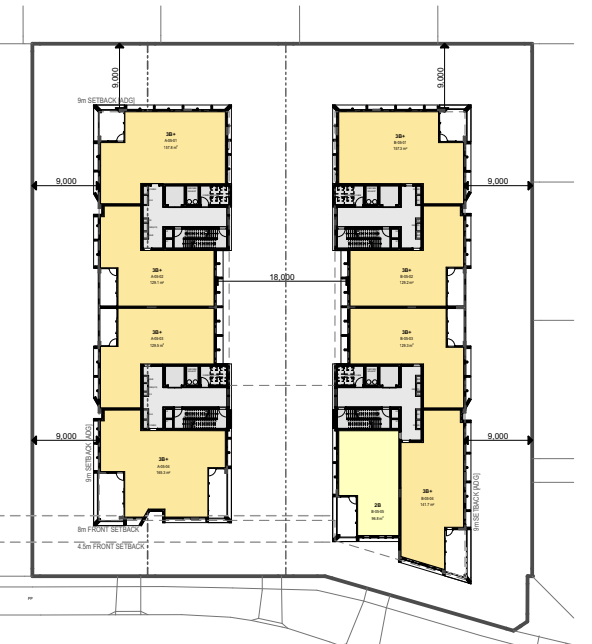
8.
-
LEVEL 8
1:1000



7.
-
LEVEL 7
1:1000



6.
-
LEVEL 6
1:1000



5.
-
LEVEL 5
1:1000

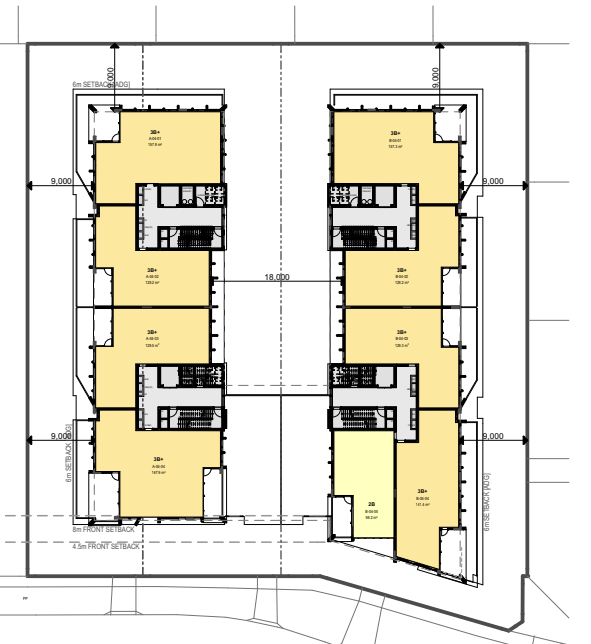


2.
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LEVEL 2
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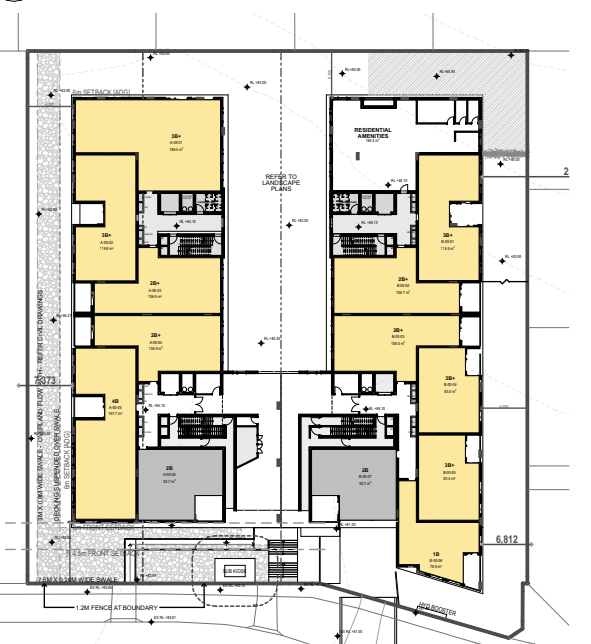


1.
-
LEVEL 1
1:1000

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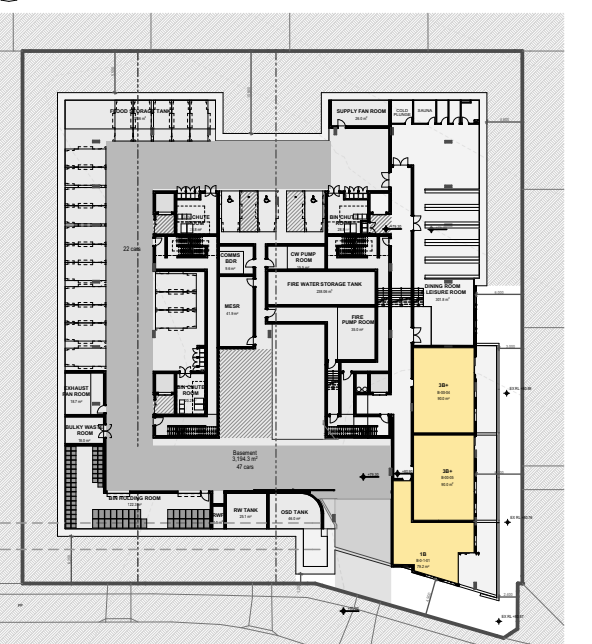
4.
-
LEVEL 4 (SETBACK)
1:1000



0.
-
GROUND LEVEL
1:1000



3.
-
LEVEL 3
1:1000



-1.
-
LOWER GROUND
1:1000

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Cross Ventilation Legend

- Cross Ventilated Apartment
- Not Cross Ventilated Apartment

To achieve compliance :-
Min 60% Apts need to cross ventilated

0 5 10 20 50m

Scale 1:1000 @ A3

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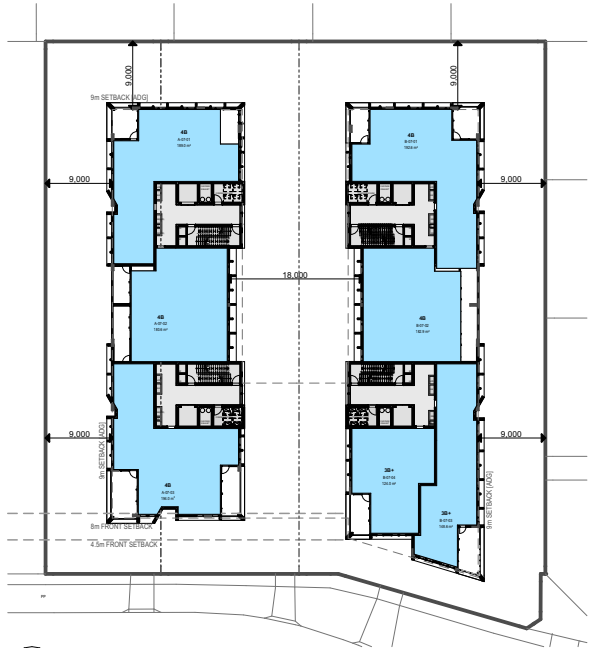
Drawing Name
Cross Ventilation Diagrams

Drawing Scale As Noted @ A3

Drawing No. DA504
Revision 03



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1:1000



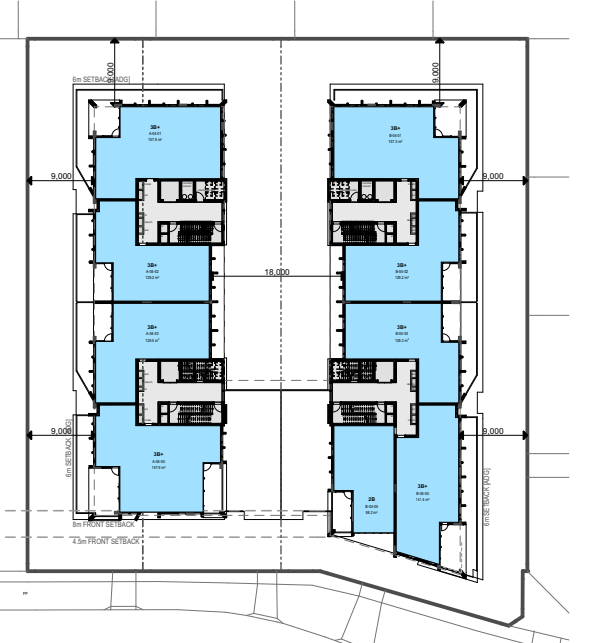
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LEVEL 7
1:1000



6.
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LEVEL 6
1:1000



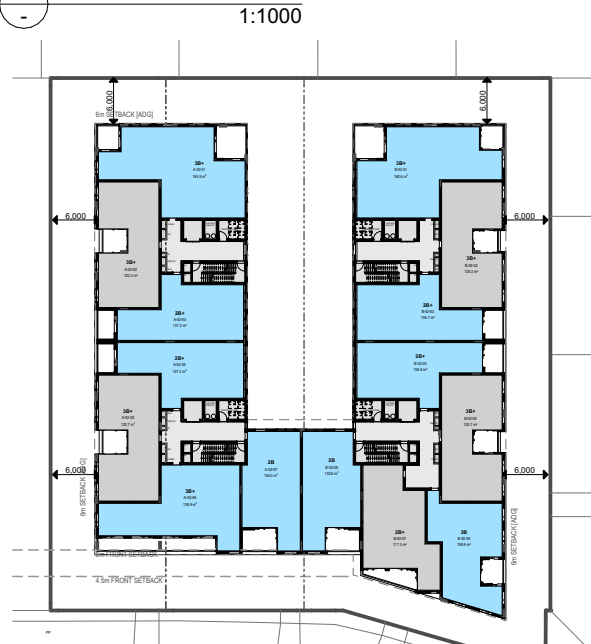
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LEVEL 5
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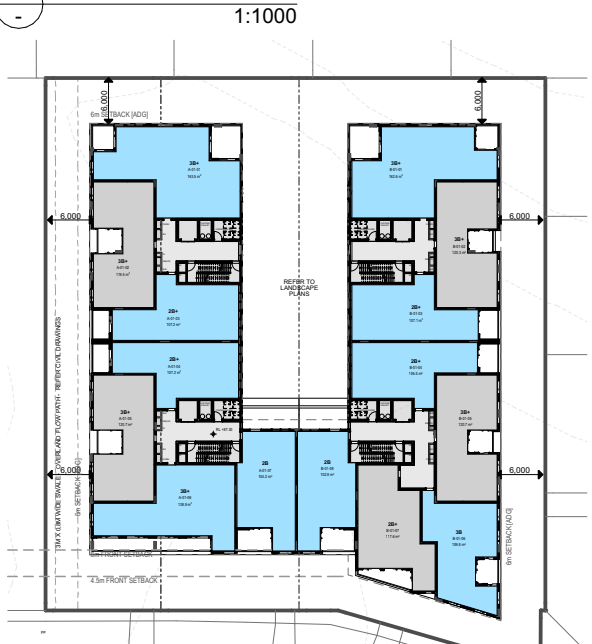
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LEVEL 4 (SETBACK)
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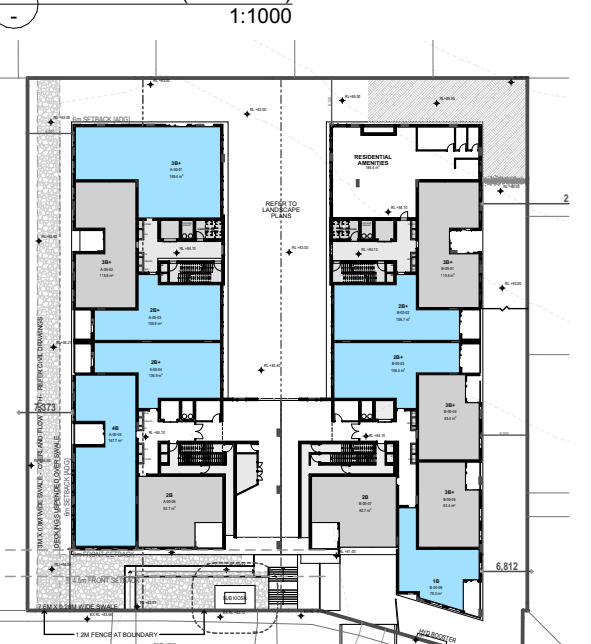
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LEVEL 3
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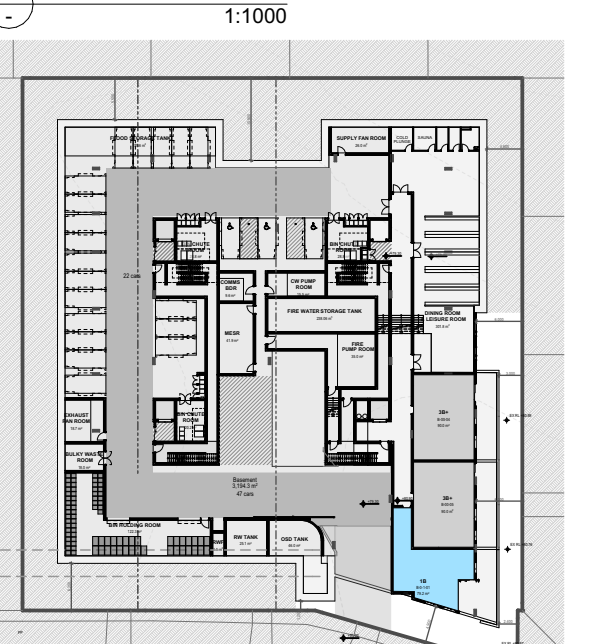
2.
-
LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000



0.
-
GROUND LEVEL
1:1000



-1.
-
LOWER GROUND
1:1000



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Deep Soil Zone Calculations

Deep Soil Zone Area 1350m²(27.8%)

0 2 4 8 20m

Scale 1:400 @ A3

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Drawing Name
Deep Soil Diagrams

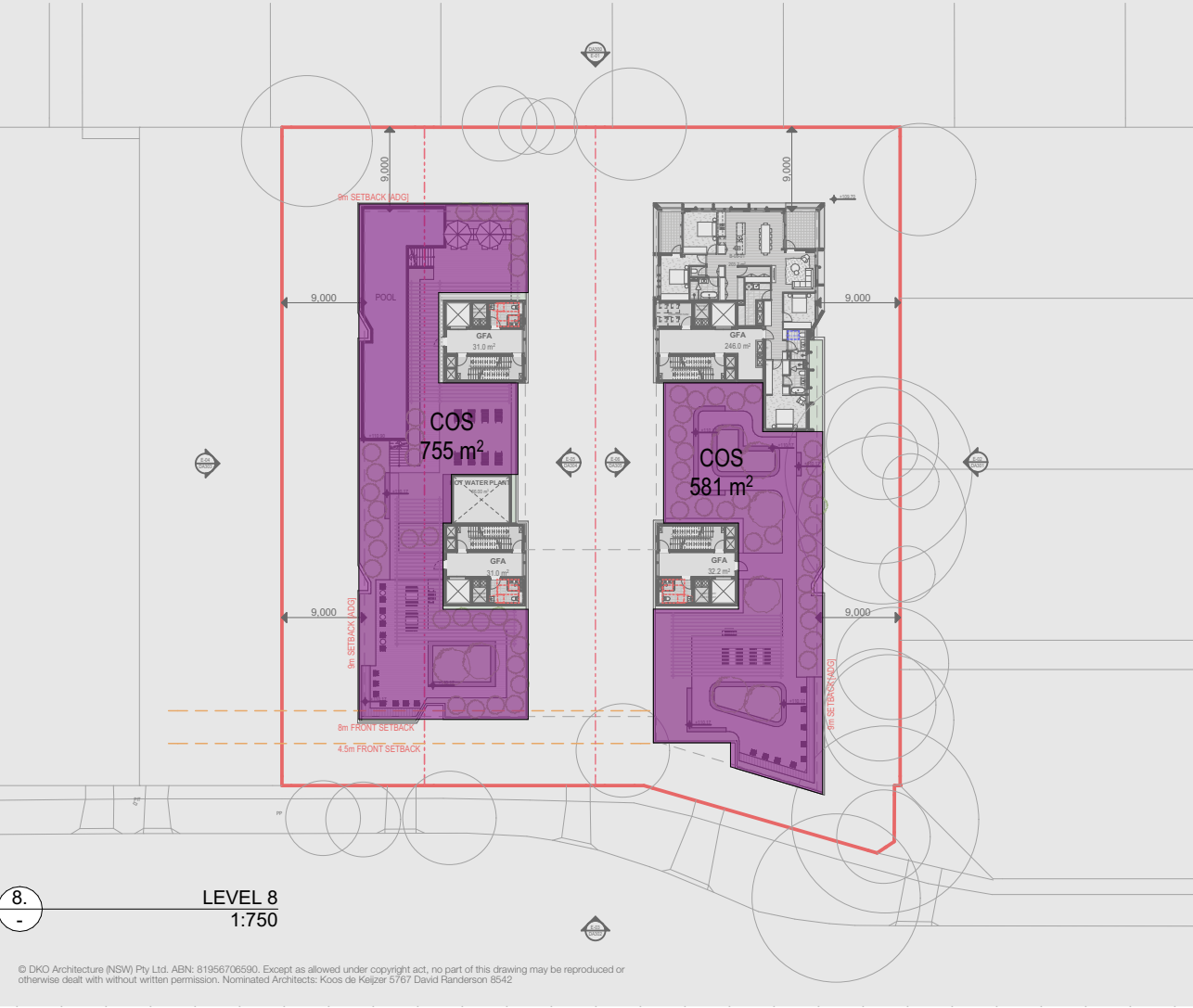
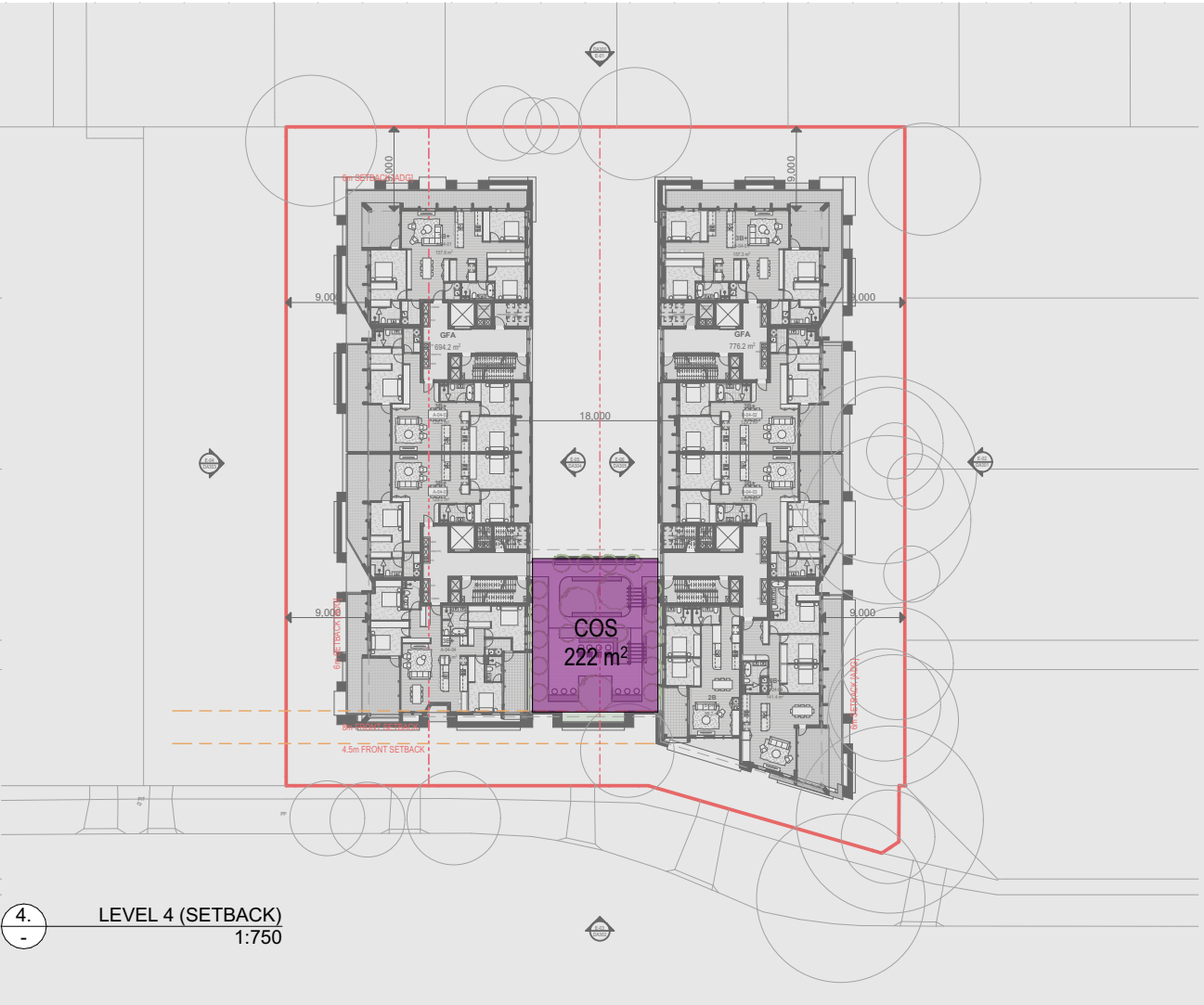
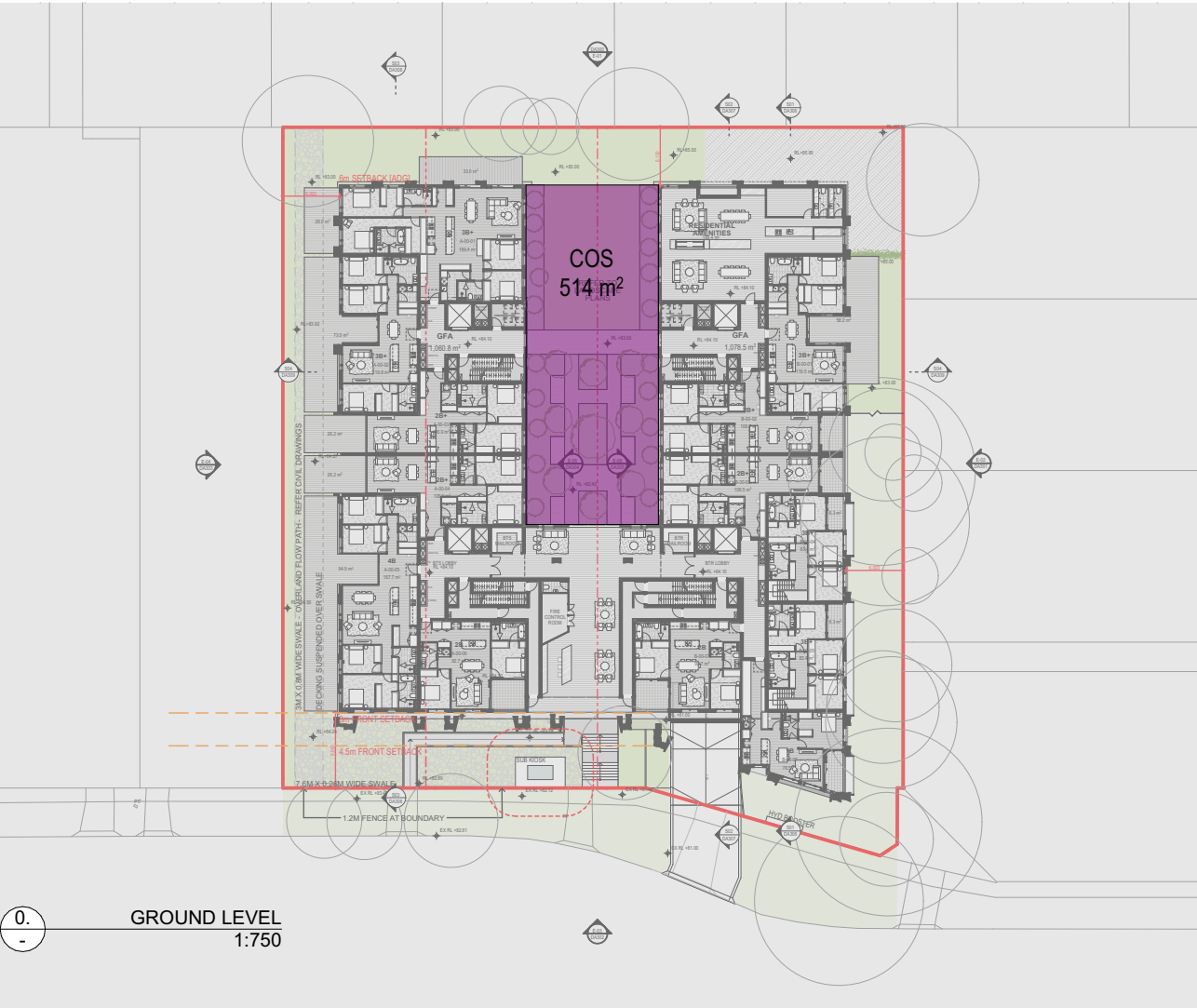
Drawing Scale
Drawing No.
DA505

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Revision
03

0.
-

GROUND LEVEL
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Communal Open Space Calculation

Communal Open Space Area 2072m²(43.5%)

0 3.75 7.5 15 38m

Scale 1:750 @ A3



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Drawing Name
Communal Open Space

Drawing Scale As Noted @ A3
Drawing No. Revision

DA506

03

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Adaptable Apartments Legend

Apartment is Adaptable

Required = 10 / 94 = 10%

Provided = 16 / 94 = 17%

0 5 10 20 50m

Scale 1:1000 @ A3

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Drawing Name
Adaptable and Livable
Apartments

Drawing Scale

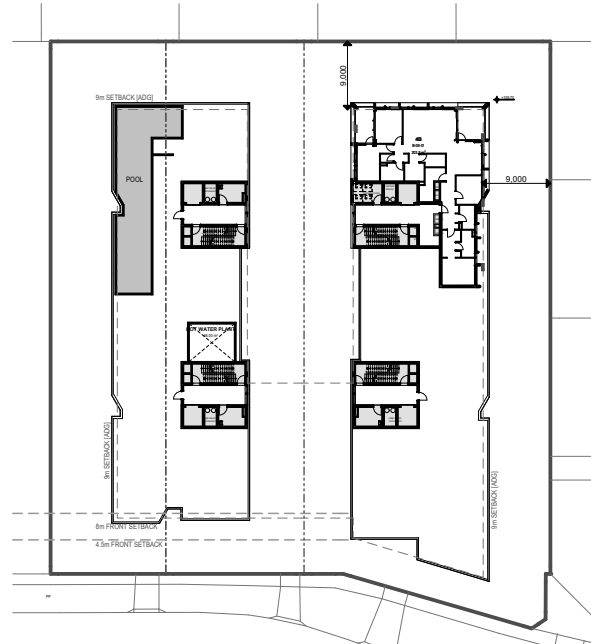
Drawing No.

DA507

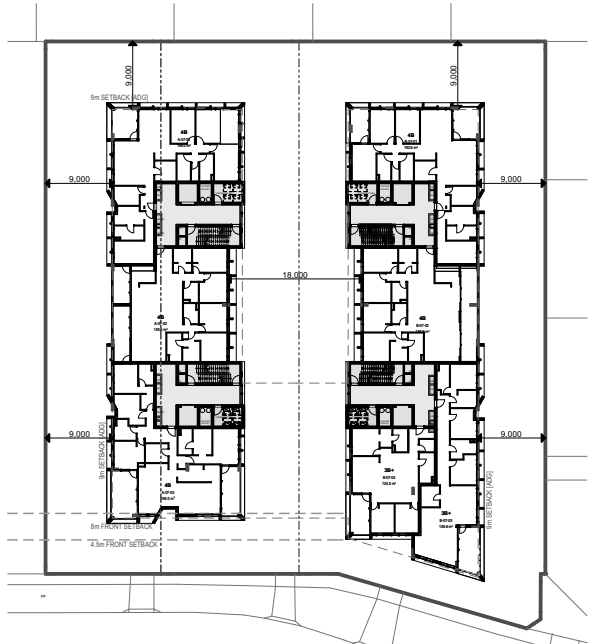
As Noted @ A3

Revision

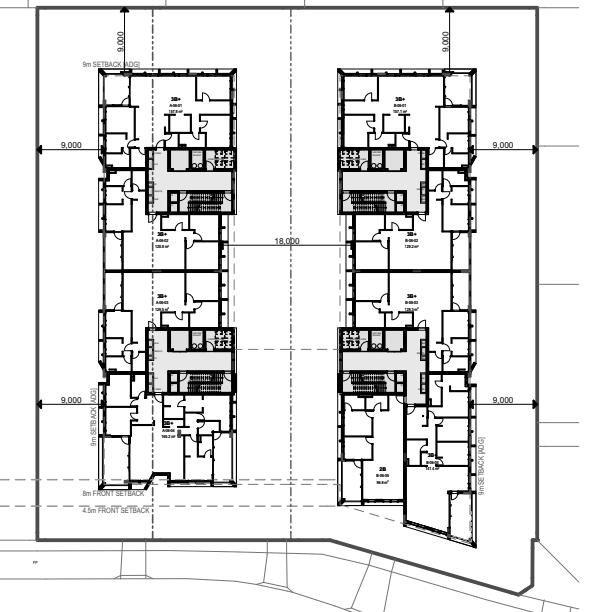
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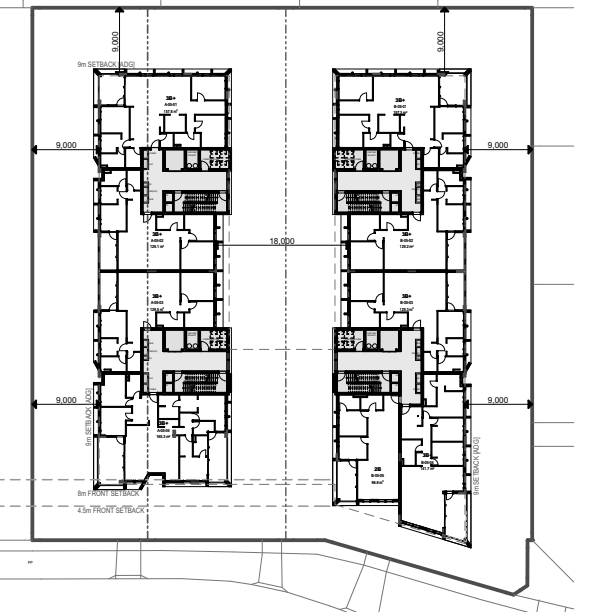
8.
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LEVEL 8
1:1000



7.
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LEVEL 7
1:1000



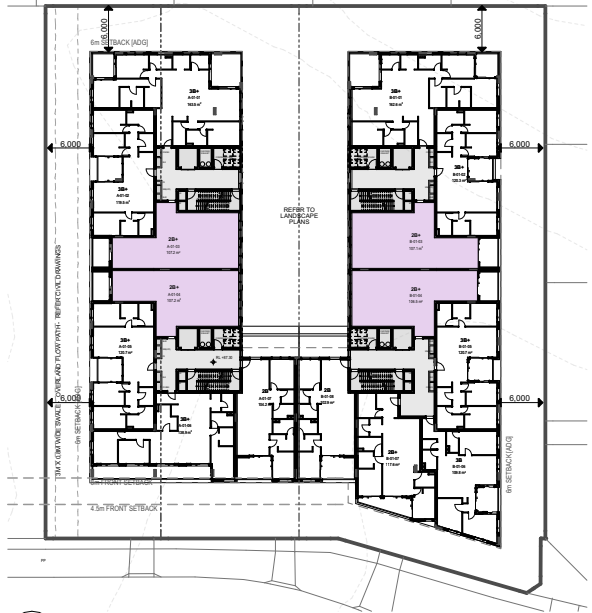
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LEVEL 6
1:1000



5.
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LEVEL 5
1:1000



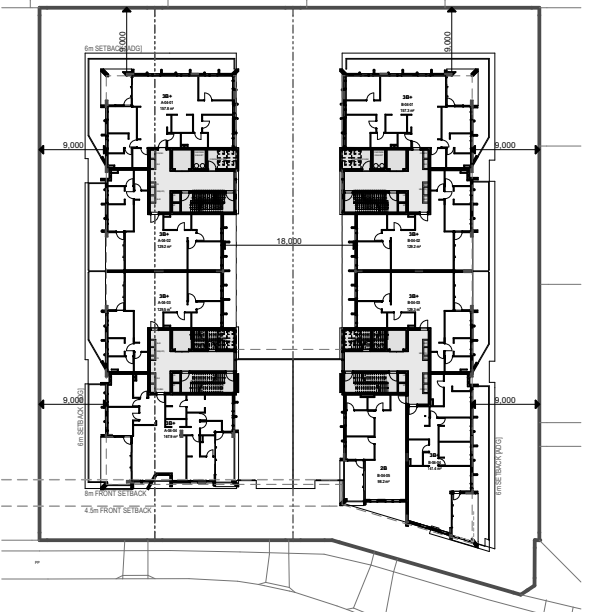
2.
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LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000

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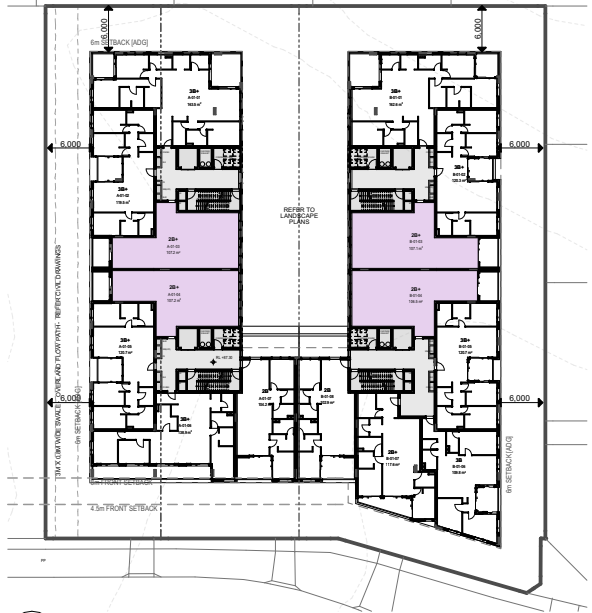
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4.
-
LEVEL 4 (SETBACK)
1:1000



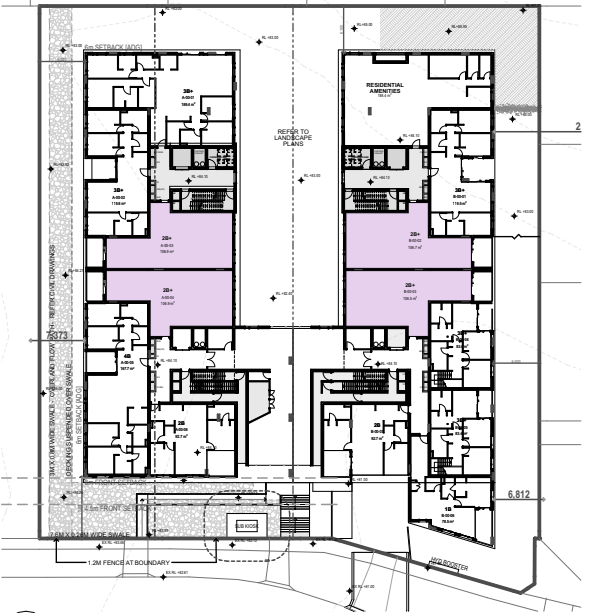
2.
-
LEVEL 2
1:1000



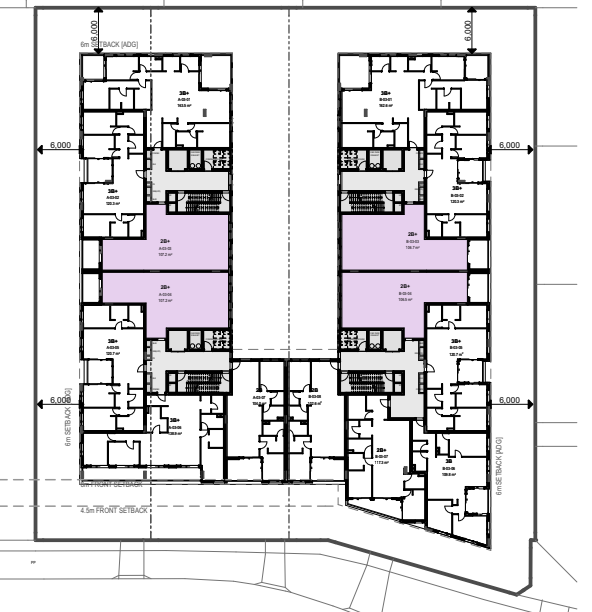
1.
-
LEVEL 1
1:1000

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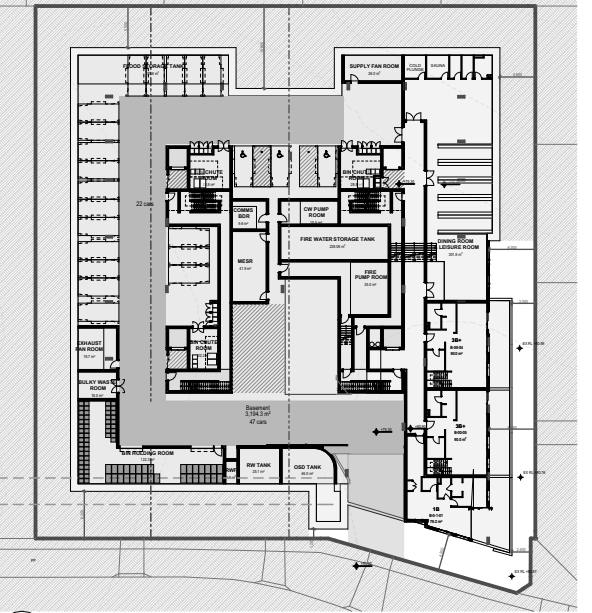
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0.
-
GROUND LEVEL
1:1000



3.
-
LEVEL 3
1:1000



-1.
-
LOWER GROUND
1:1000

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission

Silver Level Apartments Legend

Apartment is Silver Level Livable

Required = 20 / 94 = 20%

Provided = 20 / 94 = 20%

0 5 10 20 50m

Scale 1:1000 @ A3

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DKO

Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darraurragal/ Darug - Australia

Drawing Name
Adaptable and Livable
Apartments

Drawing Scale

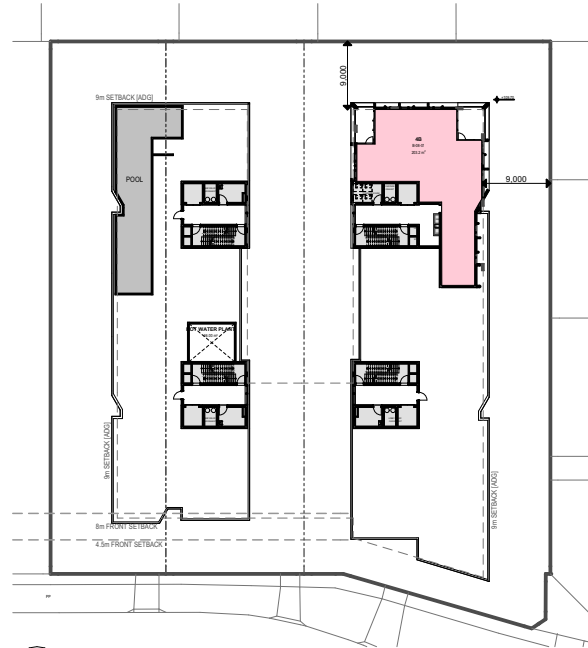
Drawing No.

DA508

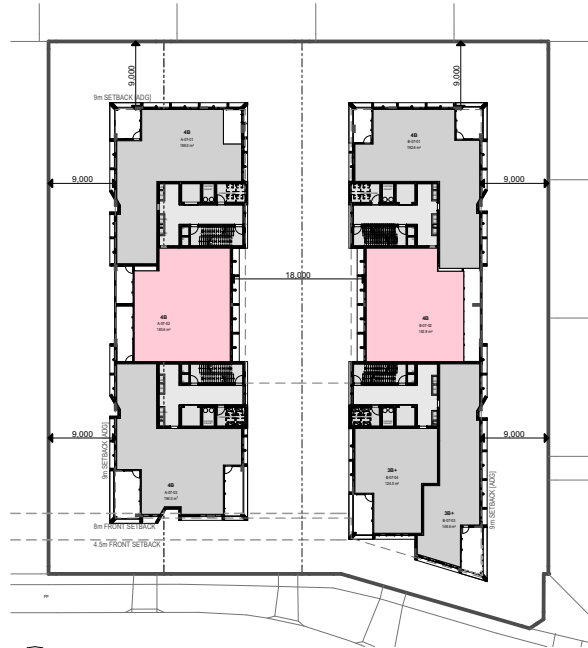
As Noted @ A3

Revision

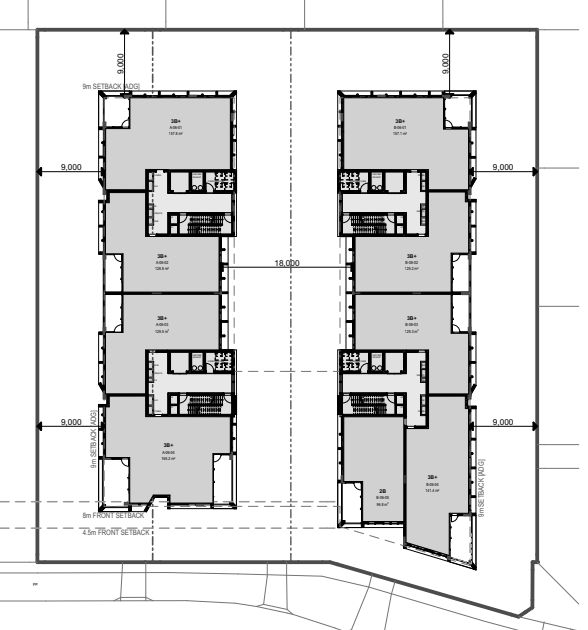
03



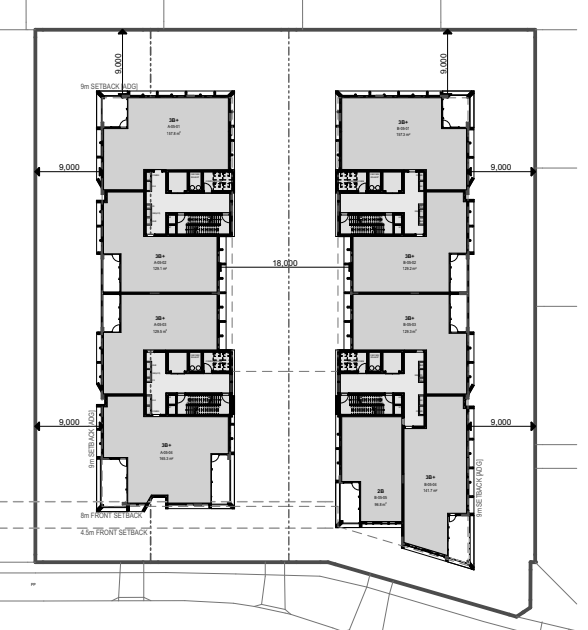
8.
-
LEVEL 8
1:1000



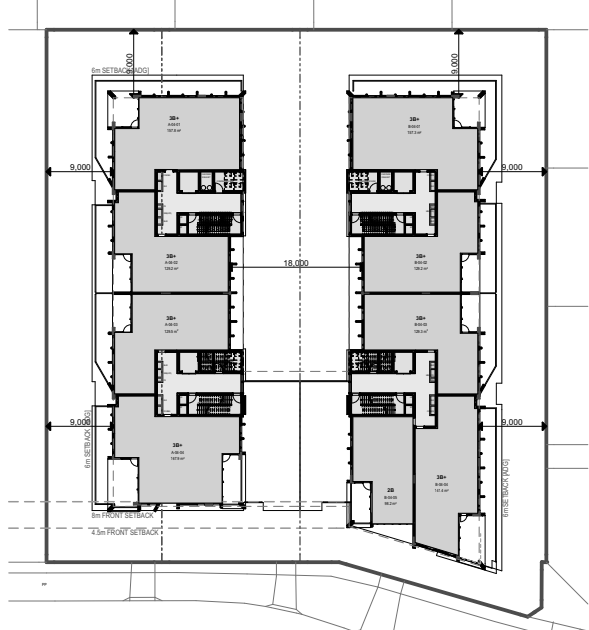
7.
-
LEVEL 7
1:1000



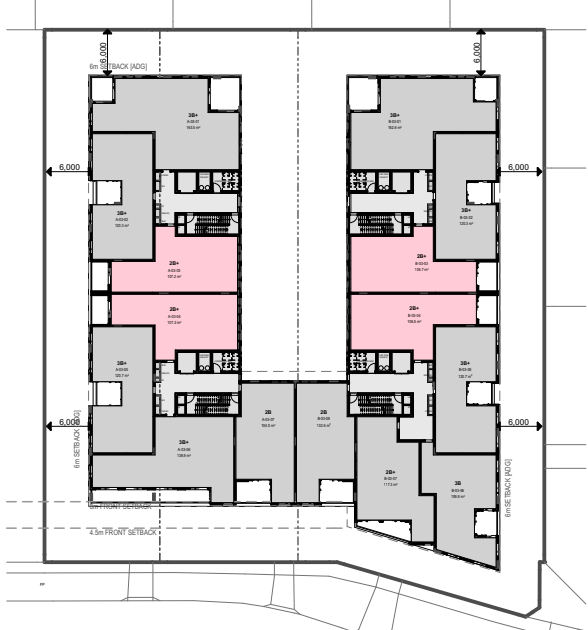
6.
-
LEVEL 6
1:1000



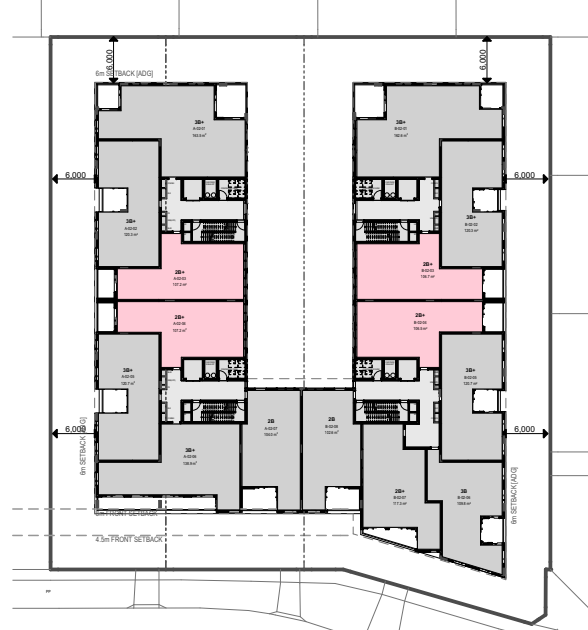
5.
-
LEVEL 5
1:1000



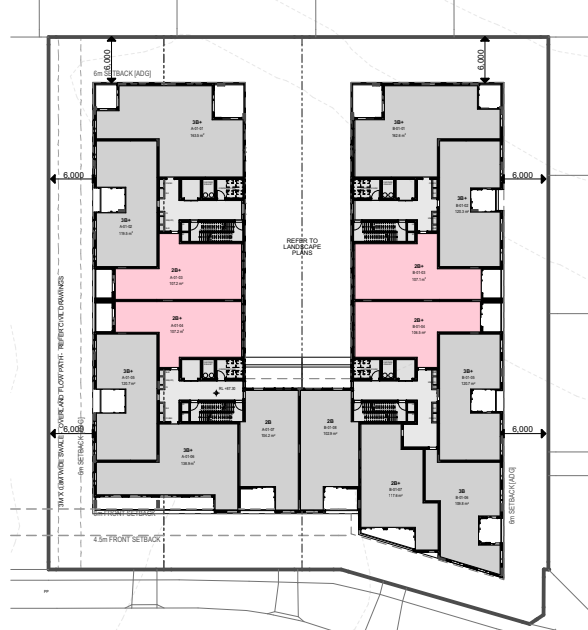
4.
-
LEVEL 4 (SETBACK)
1:1000



3.
-
LEVEL 3
1:1000



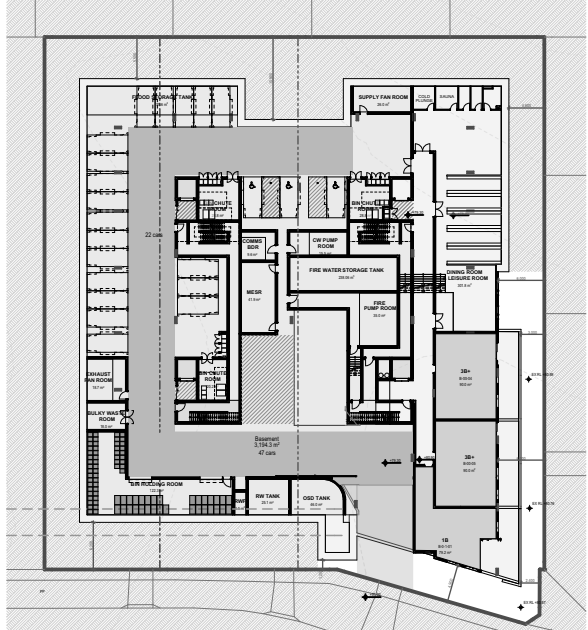
2.
-
LEVEL 2
1:1000



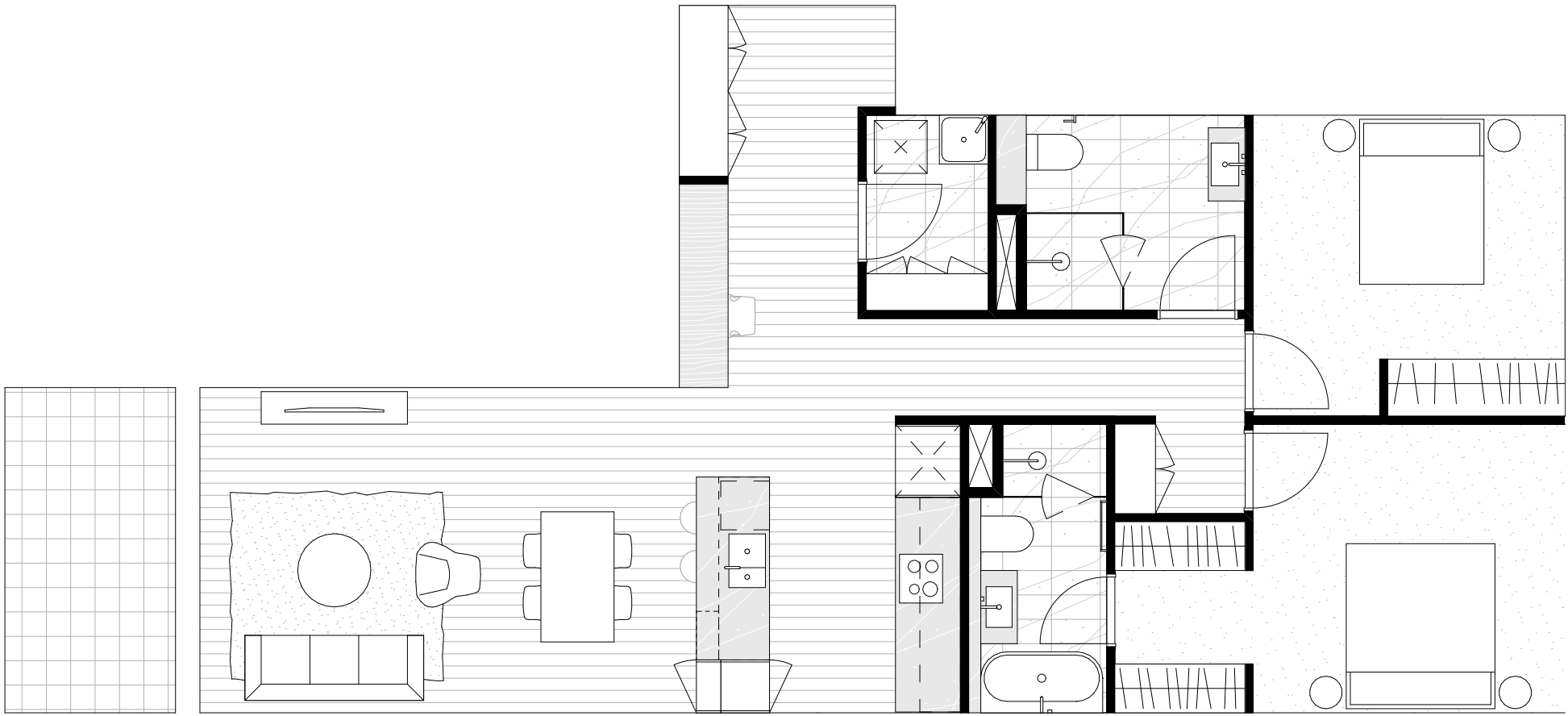
1.
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LEVEL 1
1:1000



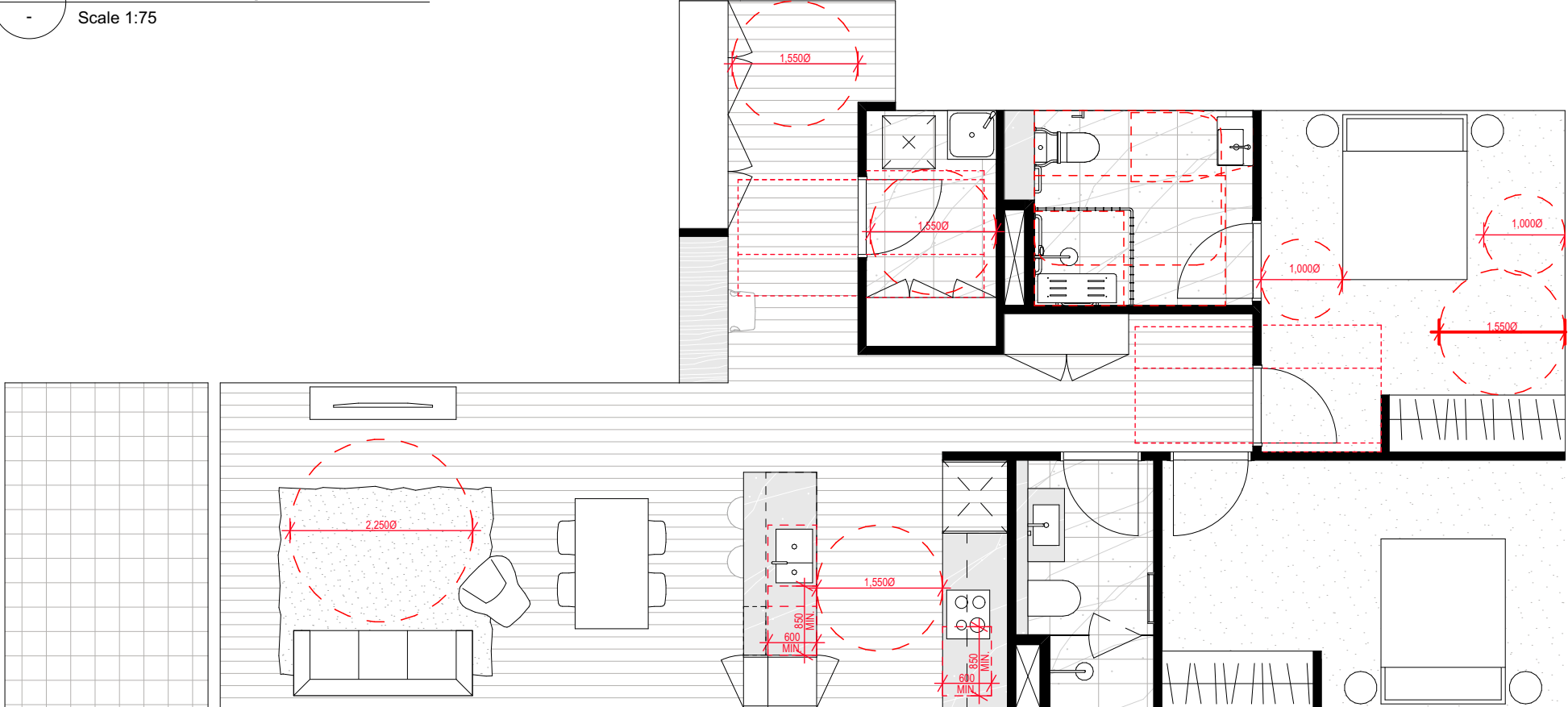
0.
-
GROUND LEVEL
1:1000



-1.
-
LOWER GROUND
1:1000



1 2C Pre-Adapted
- Scale 1:75



2 2C Post-Adapted
- Scale 1:75

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission



ADG Requires 20% Livable Apartments (19/94)
ADG Requires 10% Adaptable Apartments (10/94)



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Project Name Middle Harbour Road, Lindfield
Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

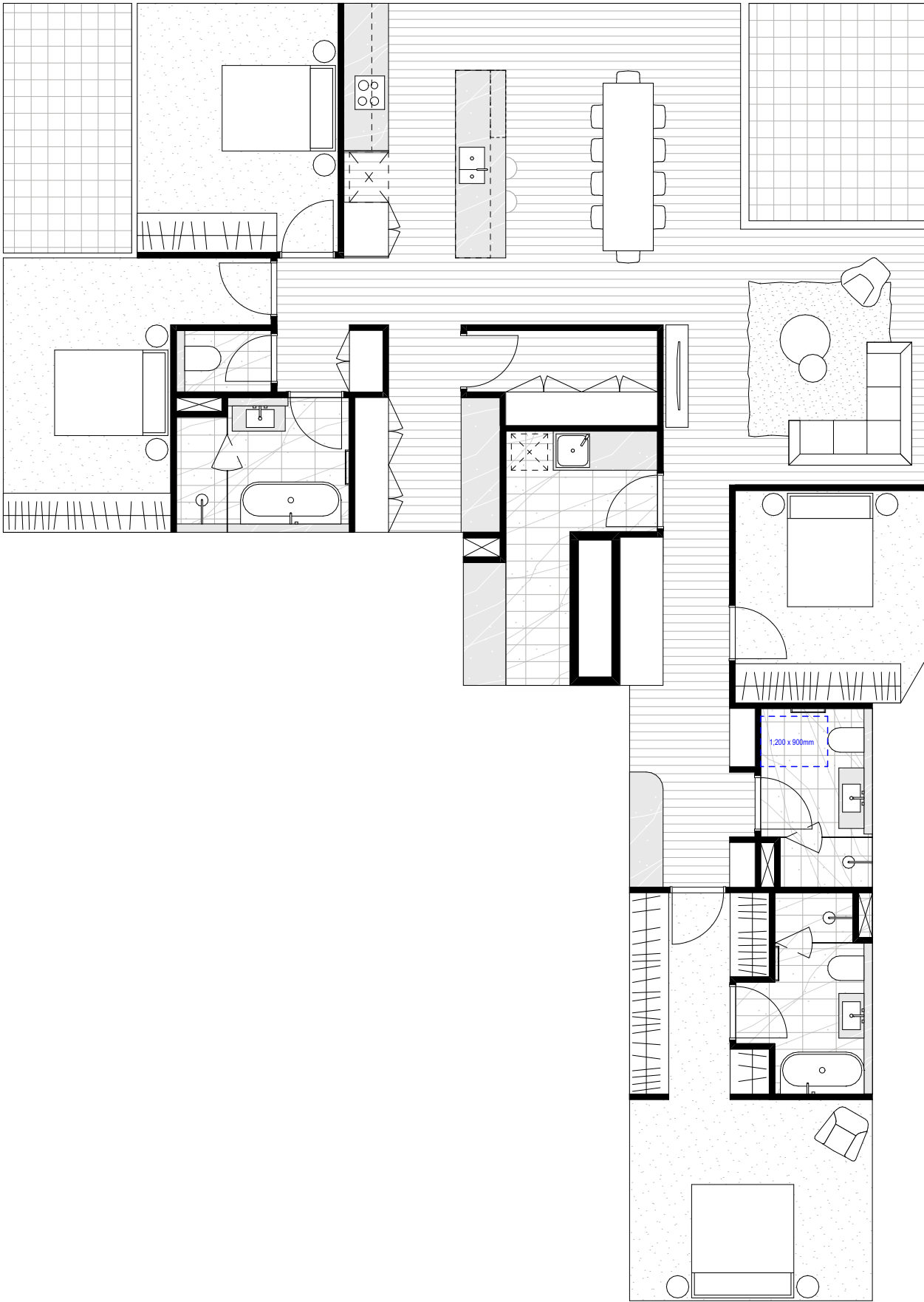
Country Darraurragal/ Darug - Australia

Drawing Name
Adaptable and Livable
Apartment Layout

Drawing Scale
As Noted @ A3

Drawing No.
DA509

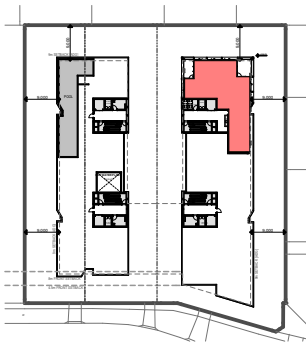
Revision
03



1 4D
- Scale 1:100

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ADG requirement of 20% Livable Apartments (19/94)



Scale 1:100 @ A3



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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Adaptable and Livable
Apartment Layout

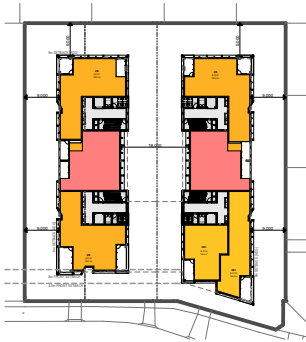
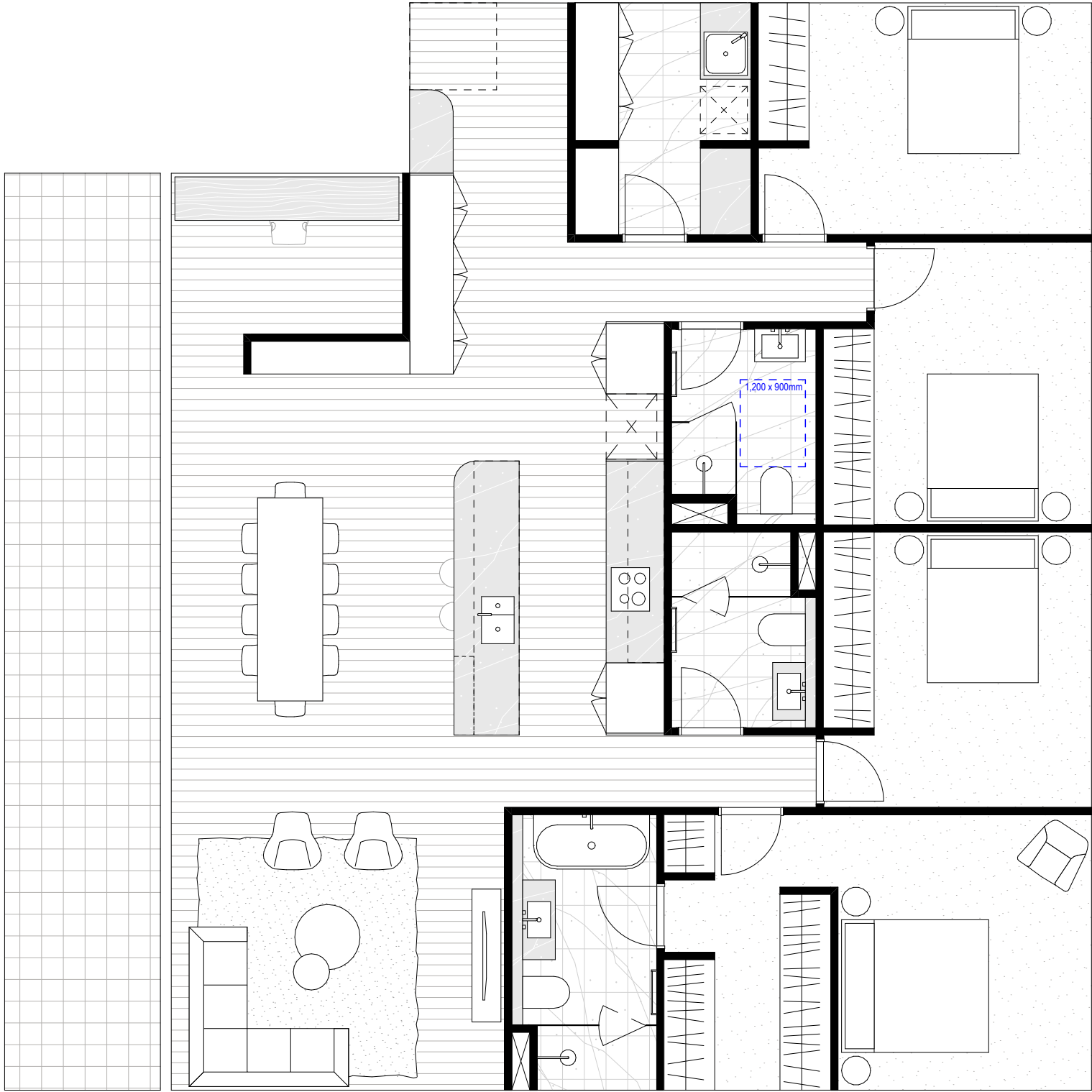
Drawing Scale As Noted @ A3

Drawing No. DA510 Revision

03

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission



ADG requirement of 20% Livable Apartments (19/94)



Scale 1:75 @ A3



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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
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Country Darramurragal/ Darug - Australia

Drawing Name
Adaptable and Livable
Apartment Layout

Drawing Scale

Drawing No.

DA511

As Noted @ A3

Revision

03

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Rev	Date	By	Chk	Description
03	6/05/2025	LB DN HN	DN	SSDA Submission

Storage Legend

Storage location in the apartments

To achieve compliance :-
Min 3m³ of internal storage for 1-bedder Apt
Min 4m³ of internal storage for 2-bedder Apt
Min 5m³ of internal storage for 3&4-bedder Apt

0 5 10 20 50m

Scale 1:1000 @ A3

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Project Name Middle Harbour Road, Lindfield
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Sydney NSW 2070

Country Darraurragal/ Darug - Australia

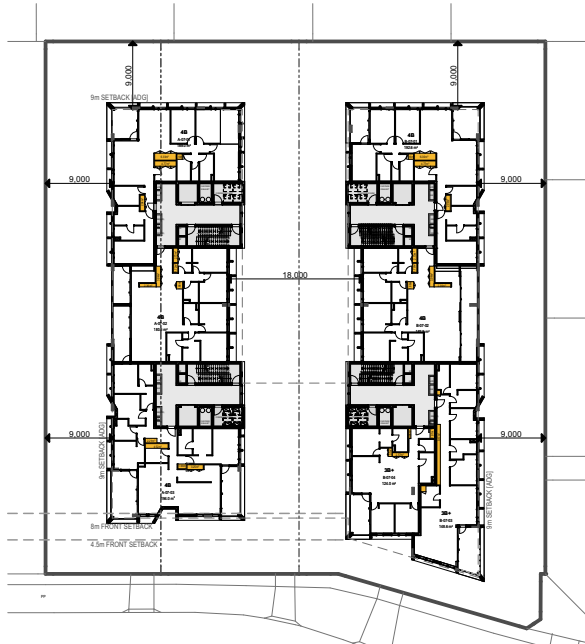
Drawing Name
Storage Compliance Diagrams

Drawing Scale As Noted @ A3

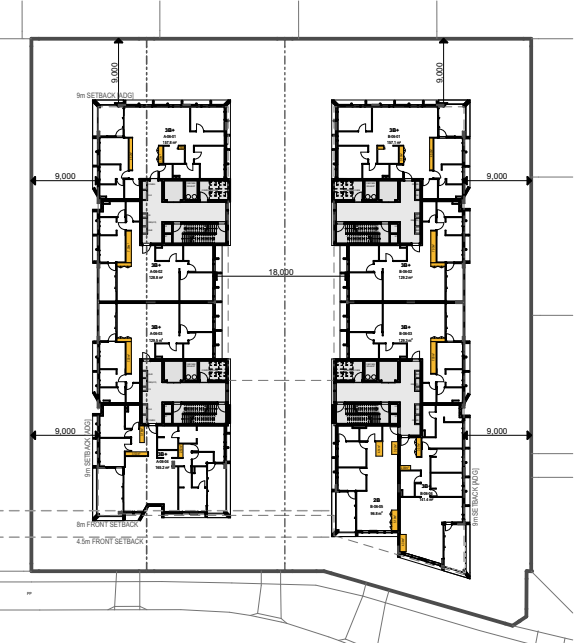
Drawing No. DA512
Revision 03



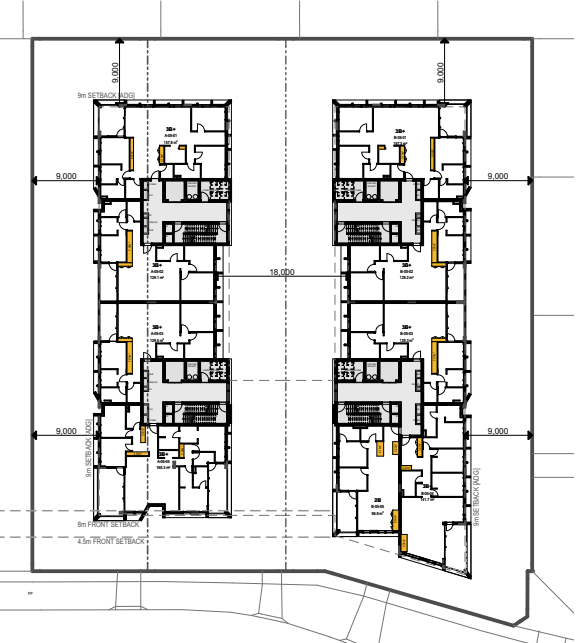
8.
-
LEVEL 8
1:1000



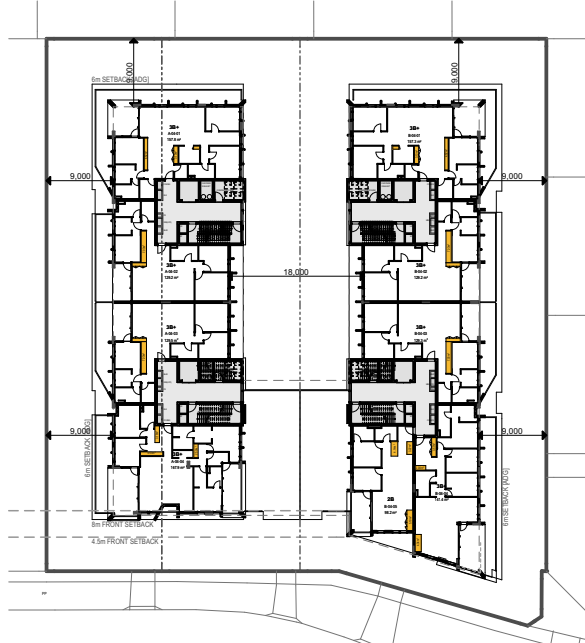
7.
-
LEVEL 7
1:1000



6.
-
LEVEL 6
1:1000



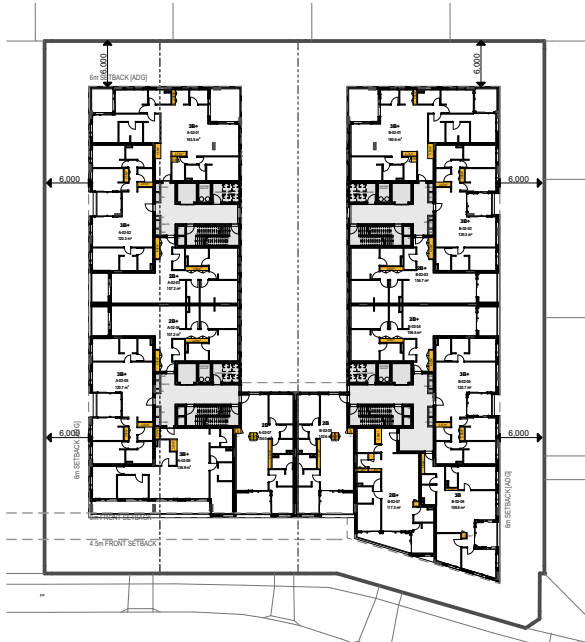
5.
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LEVEL 5
1:1000



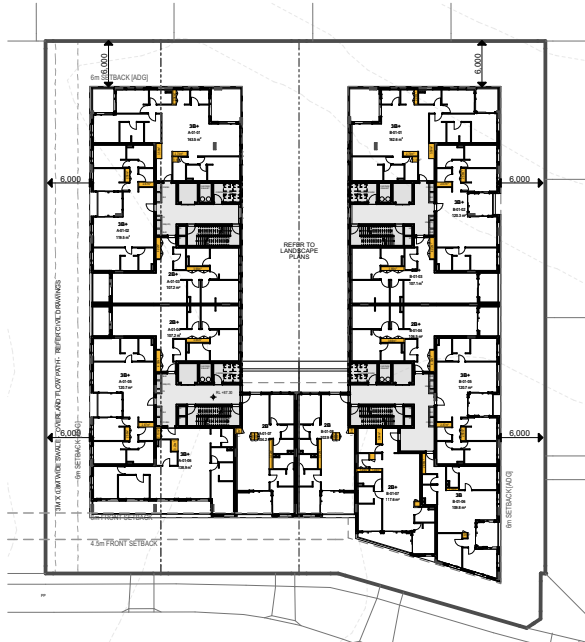
4.
-
LEVEL 4 (SETBACK)
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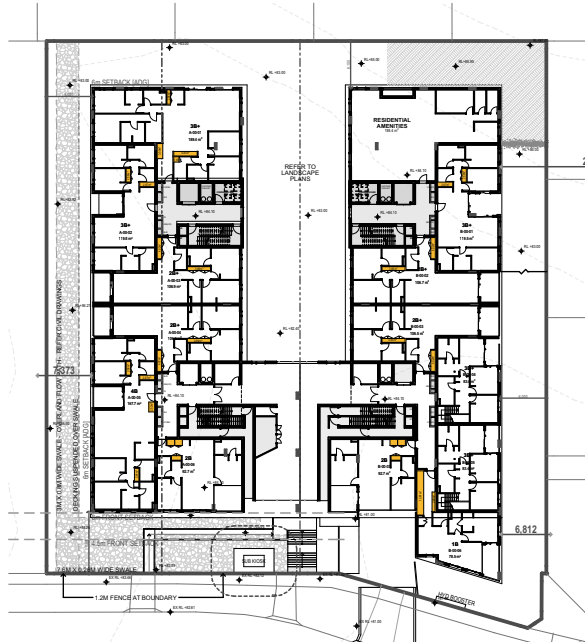
3.
-
LEVEL 3
1:1000



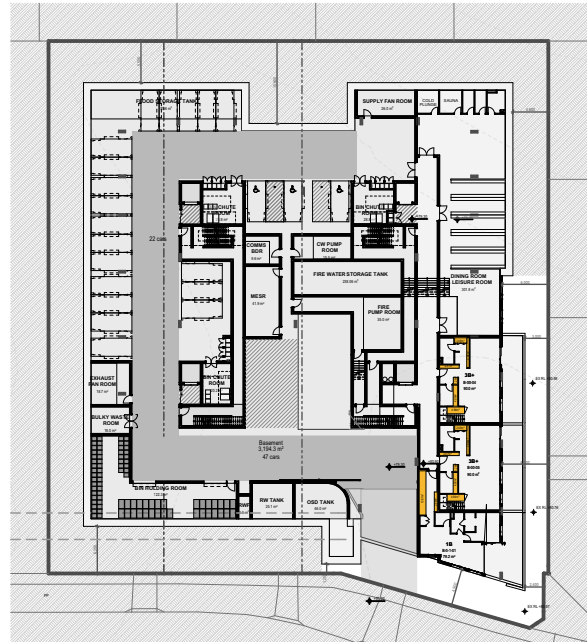
2.
-
LEVEL 2
1:1000



1.
-
LEVEL 1
1:1000



0.
-
GROUND LEVEL
1:1000



-1.
-
LOWER GROUND
1:1000

Apartment Storage Schedule Bdg A				
Level	Apartment Number	Type	Internal Storage (m3)	Compliant
GROUND	A-00-01	3B+	11.26	Yes
	A-00-02	3B+	5.45	Yes
	A-00-03	2B+	7.68	Yes
	A-00-04	2B+	7.68	Yes
	A-00-05	4B	10.41	Yes
	A-00-06	2B	5.77	Yes
LEVEL 1				
	A-01-01	3B+	9.54	Yes
	A-01-02	3B+	5.45	Yes
	A-01-03	2B+	7.68	Yes
	A-01-04	2B+	7.68	Yes
	A-01-05	3B+	5.45	Yes
	A-01-06	3B+	5.33	Yes
	A-01-07	2B	7.13	Yes
LEVEL 2				
	A-02-01	3B+	9.54	Yes
	A-02-02	3B+	5.45	Yes
	A-02-03	2B+	7.68	Yes
	A-02-04	2B+	7.68	Yes
	A-02-05	3B+	5.45	Yes
	A-02-06	3B+	5.33	Yes
	A-02-07	2B	7.13	Yes
LEVEL 3				
	A-03-01	3B+	9.54	Yes
	A-03-02	3B+	5.45	Yes
	A-03-03	2B+	7.68	Yes
	A-03-04	2B+	7.68	Yes
	A-03-05	3B+	5.45	Yes
	A-03-06	3B+	5.33	Yes
	A-03-07	2B	7.13	Yes
LEVEL 4 (SETBACK)				
	A-04-01	3B+	8.40	Yes
	A-04-02	3B+	9.07	Yes
	A-04-03	3B+	9.07	Yes
	A-04-04	3B+	9.21	Yes
LEVEL 5				
	A-05-01	3B+	8.40	Yes
	A-05-02	3B+	9.07	Yes
	A-05-03	3B+	9.07	Yes
	A-05-04	3B+	9.21	Yes
LEVEL 6				
	A-06-01	3B+	8.40	Yes
	A-06-02	3B+	9.07	Yes
	A-06-03	3B+	9.07	Yes
	A-06-04	3B+	9.21	Yes
LEVEL 7				
	A-07-01	4B	15.19	Yes
	A-07-02	4B	12.61	Yes
	A-07-03	4B	11.64	Yes

Apartment Storage Schedule Bdg B				
Level	Apartment Number	Type	Internal Storage (m3)	Compliant
LOWER GROUND				
	B-0-1-01	1B	15.09	Yes
	B-00-04	3B+	18.53	Yes
	B-00-05	3B+	18.53	Yes
GROUND				
	B-00-01	3B+	5.45	Yes
	B-00-02	2B+	7.68	Yes
	B-00-03	2B+	7.68	Yes
	B-00-06	1B	15.09	Yes
	B-00-07	2B	5.77	Yes
LEVEL 1				
	B-01-01	3B+	9.54	Yes
	B-01-02	3B+	5.45	Yes
	B-01-03	2B+	7.68	Yes
	B-01-04	2B+	7.68	Yes
	B-01-05	3B+	5.45	Yes
	B-01-06	3B	5.03	Yes
	B-01-07	2B+	6.86	Yes
	B-01-08	2B	7.13	Yes
LEVEL 2				
	B-02-01	3B+	9.54	Yes
	B-02-02	3B+	5.45	Yes
	B-02-03	2B+	7.68	Yes
	B-02-04	2B+	7.68	Yes
	B-02-05	3B+	5.45	Yes
	B-02-06	3B	5.03	Yes
	B-02-07	2B+	6.86	Yes
	B-02-08	2B	7.13	Yes
LEVEL 3				
	B-03-01	3B+	9.54	Yes
	B-03-02	3B+	5.45	Yes
	B-03-03	2B+	7.68	Yes
	B-03-04	2B+	7.68	Yes
	B-03-05	3B+	5.45	Yes
	B-03-06	3B	5.03	Yes
	B-03-07	2B+	6.86	Yes
	B-03-08	2B	7.13	Yes
LEVEL 4 (SETBACK)				
	B-04-01	3B+	8.40	Yes
	B-04-02	3B+	9.07	Yes
	B-04-03	3B+	9.07	Yes
	B-04-04	3B+	9.91	Yes
	B-04-05	2B	12.55	Yes
LEVEL 5				
	B-05-01	3B+	8.40	Yes
	B-05-02	3B+	9.07	Yes
	B-05-03	3B+	9.07	Yes
	B-05-04	3B+	9.91	Yes
	B-05-05	2B	12.55	Yes
LEVEL 6				
	B-06-01	3B+	8.40	Yes
	B-06-02	3B+	9.07	Yes
	B-06-03	3B+	9.07	Yes
	B-06-04	3B+	9.91	Yes
	B-06-05	2B	12.55	Yes
LEVEL 7				
	B-07-01	4B	15.19	Yes
	B-07-02	4B	12.61	Yes
	B-07-03	3B+	11.22	Yes
	B-07-04	3B+	6.74	Yes
LEVEL 8				
	B-08-01	4B	15.81	Yes

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Project Number 13844
Project Address 24-26 & 28 Middle Harbour Road
Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Storage Schedule

Drawing Scale
Drawing No.

DA513

As Noted @ A3
Revision

03



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Sydney NSW 2070

Country Darramurragal/ Darug - Australia

Drawing Name
Height Plane

Drawing Scale

Drawing No.
DA514

As Noted @ A3

Revision

03