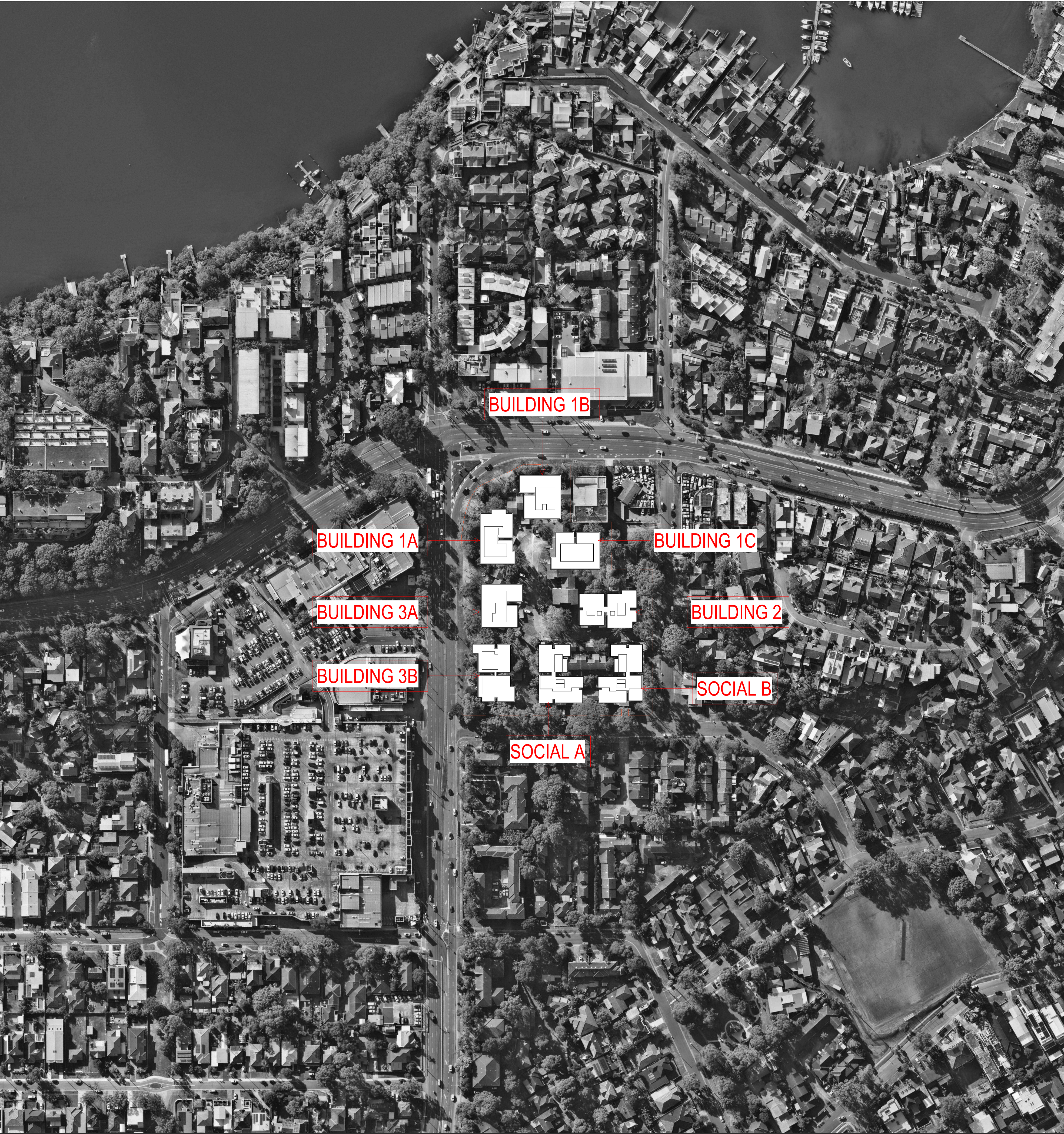




SSDA SHEET LIST		
Sheet Number	Sheet Name	Current Revision
AR-DA-01A-XX-01	COVER SHEET	02
AR-DA-01A-XX-02	DEVELOPMENT MATRIX	02
AR-DA-10A-XX-01	EXISTING SITE	03
AR-DA-10A-XX-02	STAGING PLAN	04
AR-DA-10A-XX-03	DEMOLITION PLAN	02
AR-DA-10A-XX-04	PROPOSED SITE PLAN STAGE 1	05
AR-DA-10A-XX-05	PROPOSED SITE PLAN STAGE 2	04
AR-DA-10A-XX-06	TREE RETENTION PLAN	03
AR-DA-10B-00-00	GA - OVERALL - LEVEL 00	07
AR-DA-10B-00-01	GA - OVERALL - LEVEL 01	07
AR-DA-10B-01-01	GA - OVERALL - LEVEL 02	07
AR-DA-10B-02-01	GA - OVERALL - LEVEL 03	07
AR-DA-10B-03-01	GA - OVERALL - LEVEL 04	07
AR-DA-10B-04-01	GA - OVERALL - LEVEL 05	07
AR-DA-10B-05-01	GA - OVERALL - LEVEL 06	07
AR-DA-10B-06-01	GA - OVERALL - LEVEL 07	07
AR-DA-10B-07-01	GA - OVERALL - LEVEL 08	07
AR-DA-10B-08-01	GA - OVERALL - LEVEL 09	07
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AR-DA-10B-10-01	GA - OVERALL - LEVEL 11	07
AR-DA-10B-11-01	GA - OVERALL - LEVEL 12	07
AR-DA-10B-12-01	GA - OVERALL - LEVEL 13	07
AR-DA-10C-XX-01	ELEVATIONS - OVERALL	02
AR-DA-10C-XX-02	ELEVATIONS - OVERALL	02
AR-DA-10C-XX-03	ELEVATIONS - OVERALL	02
AR-DA-10Y-XX-03	FINISHES SCHEDULE	02
AR-DA-10D-XX-01	SECTIONS - OVERALL	03
AR-DA-10D-XX-02	SECTIONS - OVERALL	03
AR-DA-10E-XX-01	SUN EYE VIEW	05
AR-DA-10E-XX-02	OVERSHADOWING	05
AR-DA-10E-XX-10	HEIGHT COMPLIANCE	02
AR-DA-10E-XX-20	PUBLIC REALM & LANDSCAPE	04
AR-DA-10E-XX-30	SETBACKS & ADG SEPARATION	02
AR-DA-10T-00-00	UNIT MIX - SOCIAL	02
AR-DA-10T-00-01	ADG COMPLIANCE - SOLAR ACCESS - SOCIAL	04
AR-DA-10T-00-02	ADG COMPLIANCE - CROSS VENTILATION - SOCIAL	04
AR-DA-10T-00-10	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-00-11	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-00-12	TYPICAL APARTMENTS - SOCIAL	03
AR-DA-10T-01-00	UNIT MIX - MARKET BUILDING 1	02
AR-DA-10T-01-01	ADG SOLAR ACCESS - MARKET BUILDING 1	04
AR-DA-10T-01-02	ADG CROSS VENTILATION - MARKET BUILDING 1	04
AR-DA-10T-01-10	TYPICAL APARTMENTS - MARKET BUILDING 1A	03
AR-DA-10T-01-11	TYPICAL APARTMENTS - MARKET BUILDING 1A	03
AR-DA-10T-01-12	TYPICAL APARTMENTS - MARKET BUILDING 1B/C	03
AR-DA-10T-01-13	TYPICAL APARTMENTS - MARKET BUILDING 1B	03
AR-DA-10T-01-14	TYPICAL APARTMENTS - MARKET BUILDING 1C	03
AR-DA-10T-02-00	UNIT MIX - MARKET BUILDING 2	02
AR-DA-10T-02-01	ADG SOLAR ACCESS - MARKET BUILDING 2	04
AR-DA-10T-02-02	ADG CROSS VENTILATION - MARKET BUILDING 2	04
AR-DA-10T-02-10	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-02-11	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-02-12	TYPICAL APARTMENTS - MARKET BUILDING 2	03
AR-DA-10T-03-00	UNIT MIX - MARKET BUILDING 3	02
AR-DA-10T-03-01	ADG SOLAR ACCESS - MARKET BUILDING 3	04
AR-DA-10T-03-02	ADG CROSS VENTILATION - MARKET BUILDING 3	04
AR-DA-10T-03-04	ADAPTABLE - MARKET BUILDING 3	1
AR-DA-10T-03-10	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10T-03-11	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10T-03-12	TYPICAL APARTMENTS - MARKET BUILDING 3	03
AR-DA-10U-00-01	AREAS PLANS - GFA - SOCIAL	04
AR-DA-10U-01-01	AREAS PLANS - GFA - MARKET BUILDING 1	04
AR-DA-10U-02-01	AREAS PLANS - GFA - MARKET BUILDING 2	04
AR-DA-10U-03-01	AREAS PLANS - GFA - MARKET BUILDING 3	04

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NOMINATED ARCHITECTS

NSW
7115 JULIAN ADSTON QLD
7153 MATTHEW BLAIR 2795 BRIAN DONOVAN
715 PHILIP ROSSINGTON 5528 DAVID KELLY
7428 PETER TIMMUS 3862 NEVIA ORSEN
10407 WILLIAM DOWZER 8011 WILLIAM DOWZER
10407 ALISON DOUGLAS 10705 CATHERINE SKINNER
6236 KIRSTIE IRWIN

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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

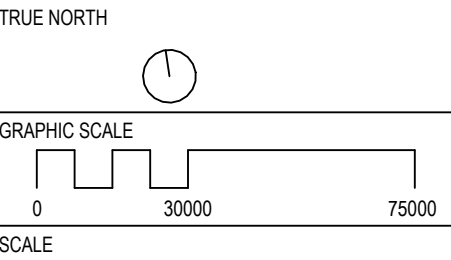
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

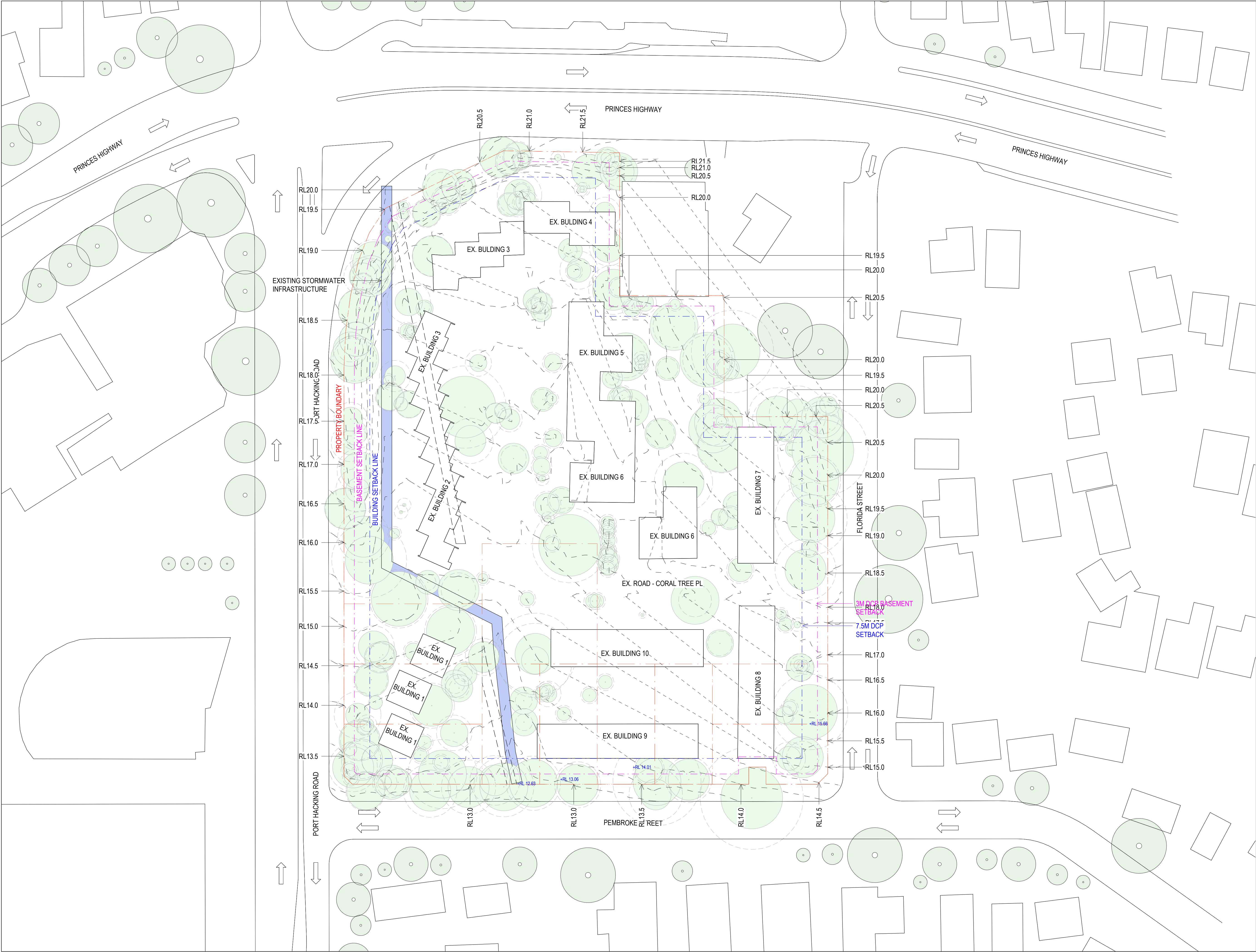
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STATUS

DRAWING





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7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10447 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
807 NEIL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	17.10.2025	DRAFT SSDA	
03	24.10.2025	SSDA SUBMISSION	

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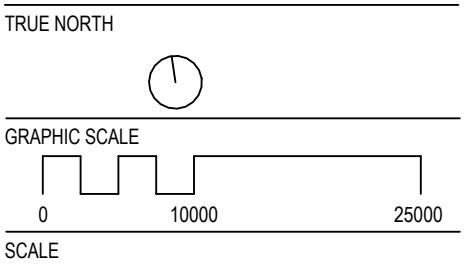
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

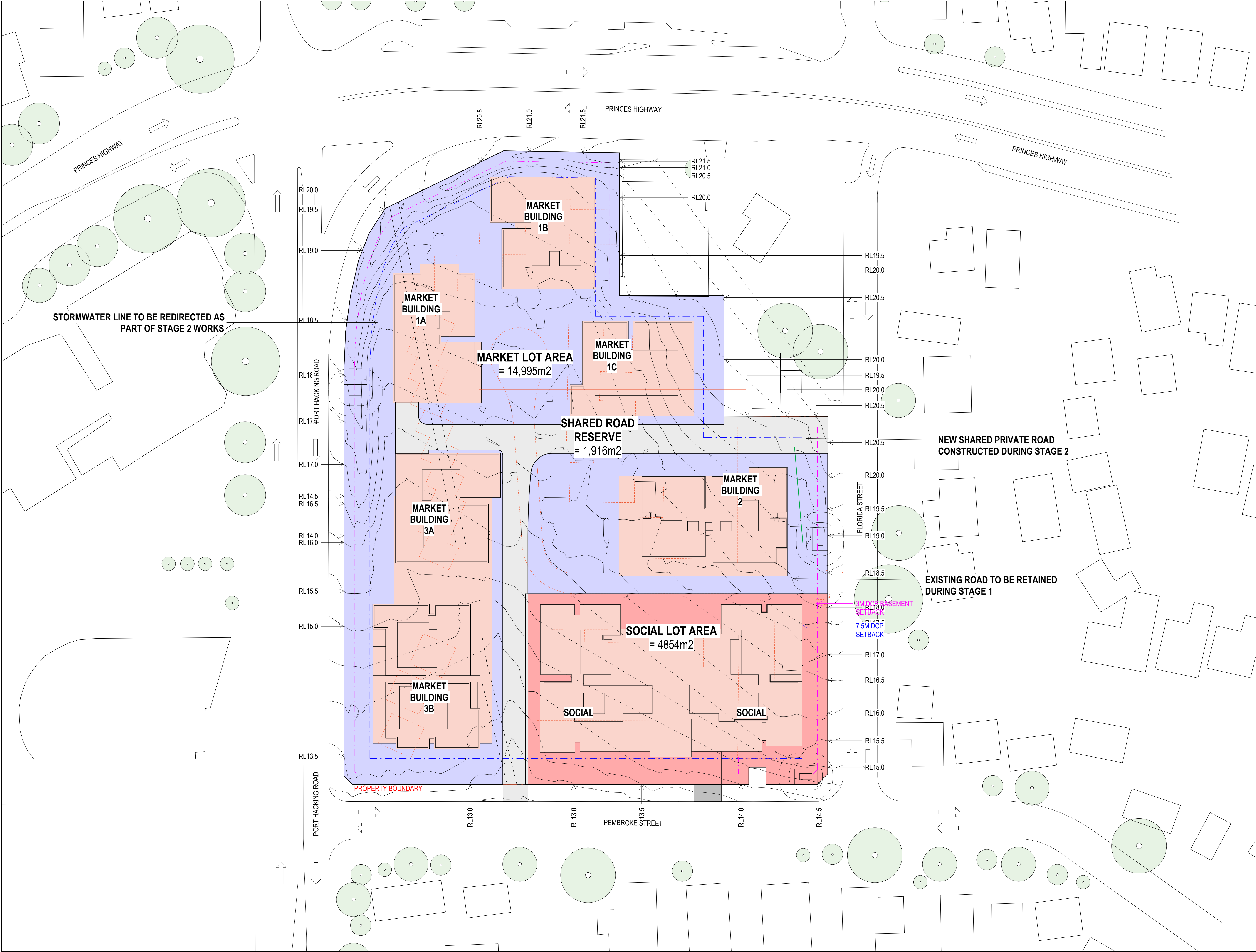
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STATUS

DRAWING

EXISTING SITE	ISSUE
AR-DA-10A-XX-01	03



ISSUE	DATE	FOR	CHKD
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02	10.01.2025	SDRP 2	
03	17.10.2025	DRAFT SSDA	
04	24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

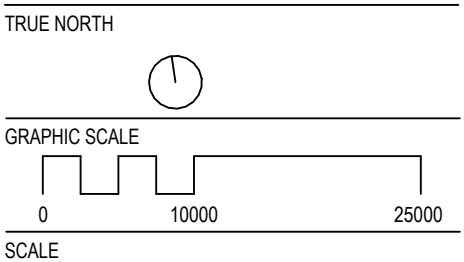
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7175 JULIAN ADSTON
7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10467 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
5807 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CIBSEN
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ISSUE DATE	FOR	CHKD
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02 24.10.2025	SSDA SUBMISSION	

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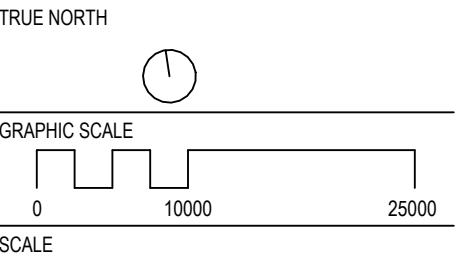
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

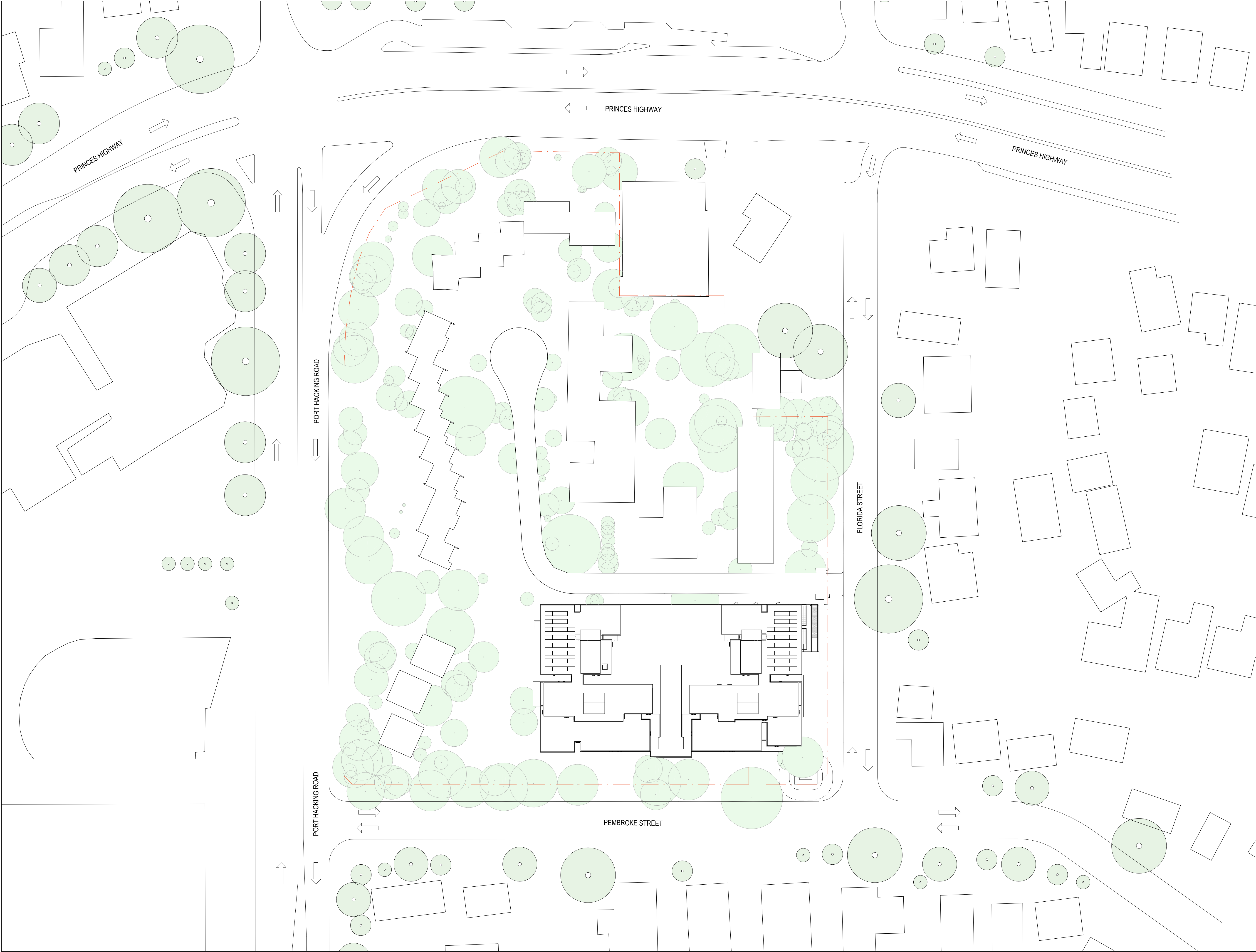
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STATUS

DRAWING

DEMOLITION PLAN	ISSUE
AR-DA-10A-XX-03	02



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3869 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 29.09.2025	FOR INFORMATION	
03 10.01.2025	SDRP 2	
04 17.10.2025	DRAFT SSDA	
05 24.10.2025	SSDA SUBMISSION	

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CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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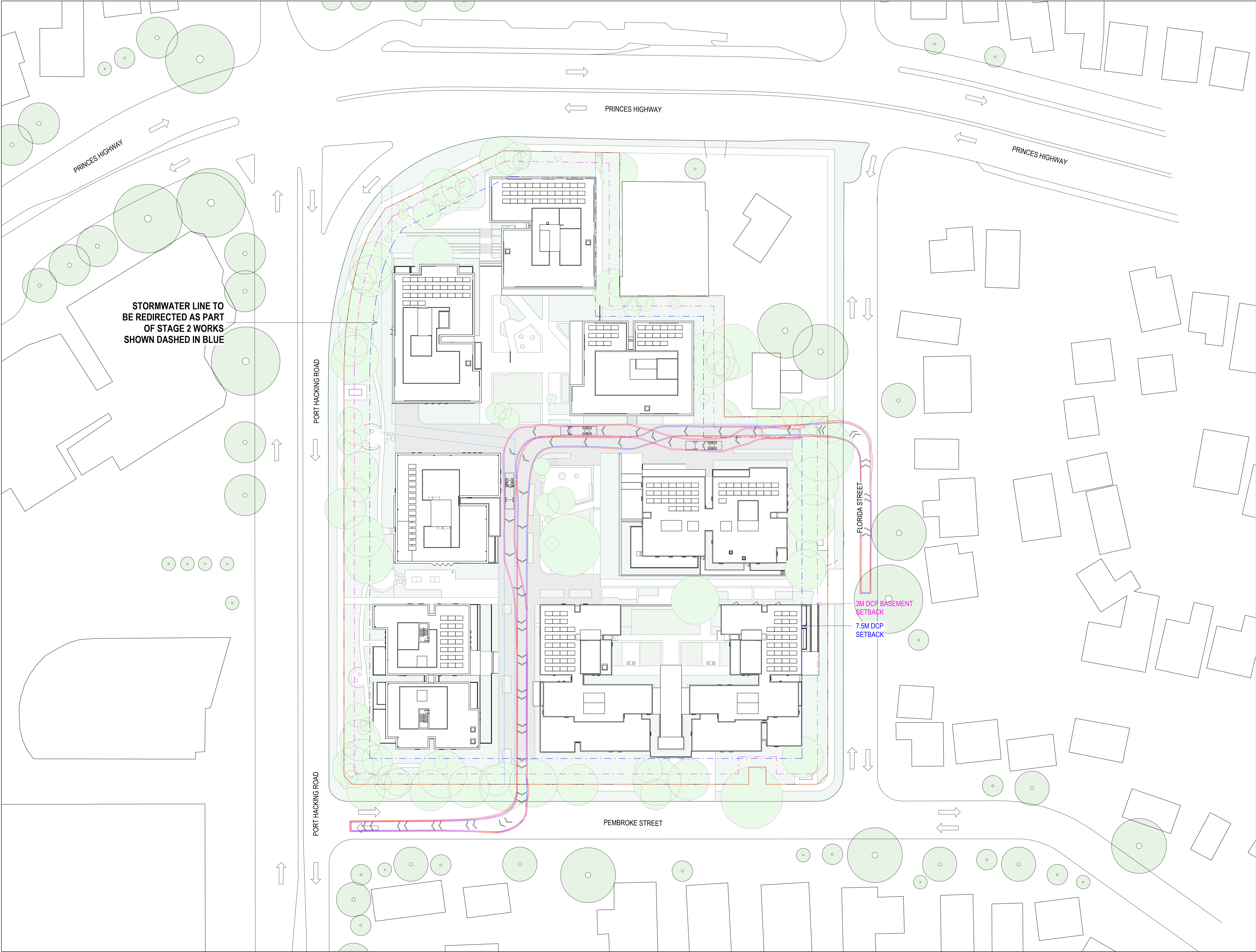
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STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 1

AR-DA-10A-XX-04 05



STORMWATER LINE TO
BE REDIRECTED AS PART
OF STAGE 2 WORKS
SHOWN DASHED IN BLUE

PORT HACKING ROAD

PORT HACKING ROAD

PRINCES HIGHWAY

PRINCES HIGHWAY

FLORIDA STREET

PEMBROKE STREET

3M DCP BASEMENT
SETBACK
7.5M DCP
SETBACK

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADYTON	8507 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5538 DAVID KELLY
7430 PETER THOMAS	3860 KEVIN CIBSEN
8011 WILLIAM DOWZER	6236 KIRSTIE IRWIN
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CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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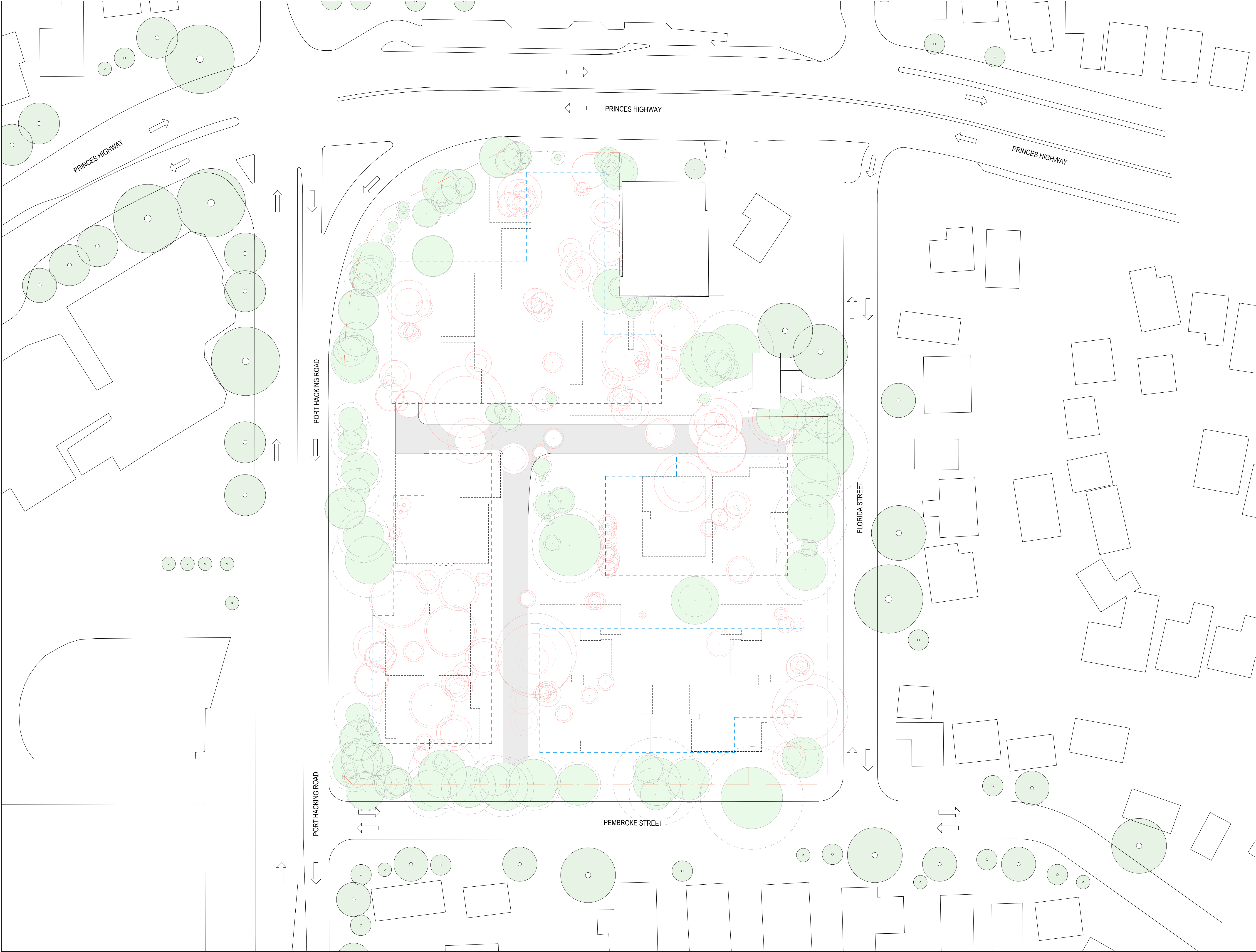
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STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 2

AR-DA-10A-XX-05 04



BVN

ARCHITECTS REGISTRATION BOARD /
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NSW	QLD
7115 JULIAN ADYTON	9307 NEIL LOGAN
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7151 PHILIP ROSSINGTON	5508 DAVID KELLY
7430 PETER THOMAS	3869 KEVIN CIBSEN
8011 WILLIAM DOWNER	6206 KRISTIE IRWIN
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01 10.01.2025	SDRP 2	
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03 24.10.2025	SSDA SUBMISSION	

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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

DRAWING

TREE RETENTION PLAN

AR-DA-10A-XX-06	ISSUE 03
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NSW	QLD
7115 JULIAN ASHTON	5807 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3865 KEVIN CIBSEN
8011 WILLIAM DOWZER	6236 KRISTIE IRWIN
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01 10.01.2025	SDRP 2	
02 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

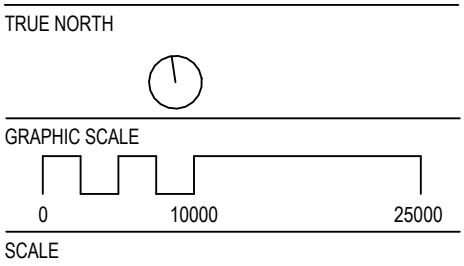
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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STATUS

DRAWING

TREE RETENTION - VALUES	
10A-XX-07	ISSUE 02



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ISSUE	DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

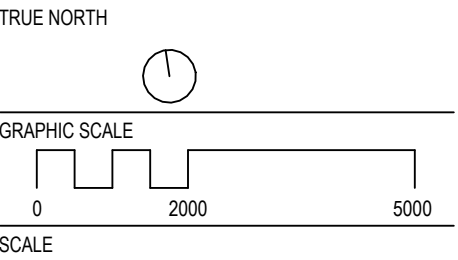
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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STATUS

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VISUALISATIONS	
AR-DA-10A-XX-10	ISSUE 01



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ISSUE DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION

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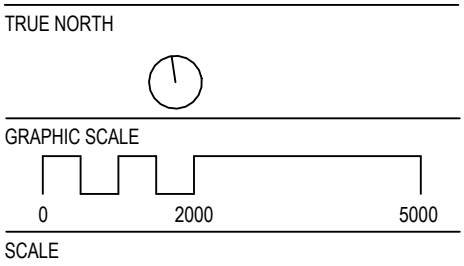
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



@A1
STATUS

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ISSUE DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

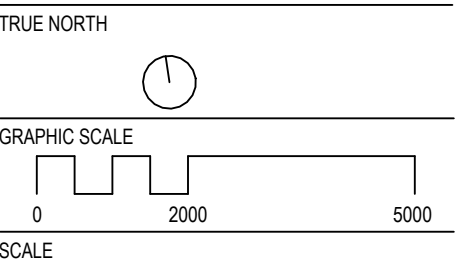
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HOMES NSW
CLIENT NUMBER

PROJECT

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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

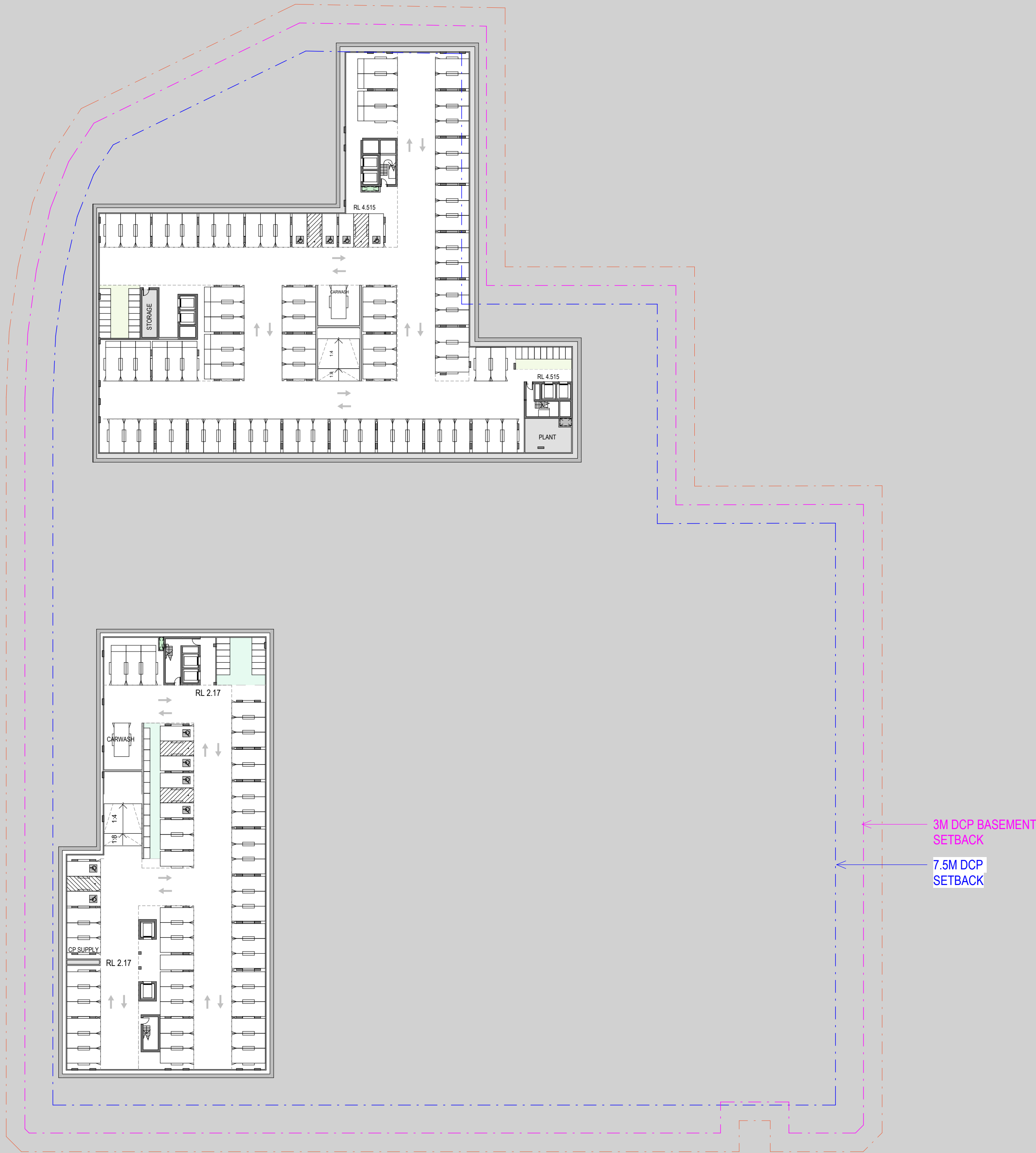
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STATUS

DRAWING

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AR-DA-10A-XX-12		01



ISSUE DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN
02	01.09.2025	CONCEPT DESIGN
03	23.09.2025	FOR INFORMATION
04	29.09.2025	FOR INFORMATION
05	10.01.2025	SDRP 2
06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

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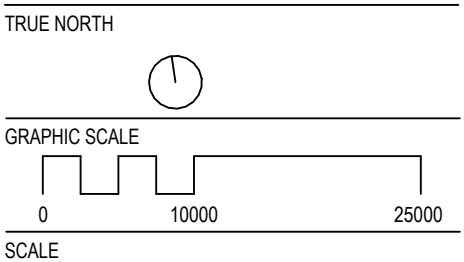
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

DRAWING

GA - OVERALL - LEVEL 00

ISSUE
AR-DA-10B-00-00 07

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ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	01.09.2025	CONCEPT DESIGN	
03	23.09.2025	FOR INFORMATION	
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07	24.10.2025	SSDA SUBMISSION	

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CLIENT



HOMES NSW
CLIENT NUMBER

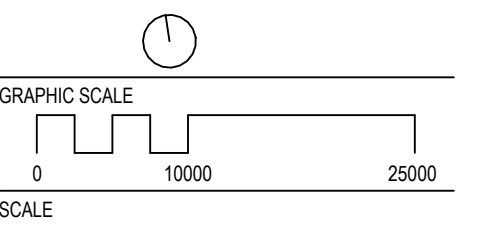
PROJECT

HAFB NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH



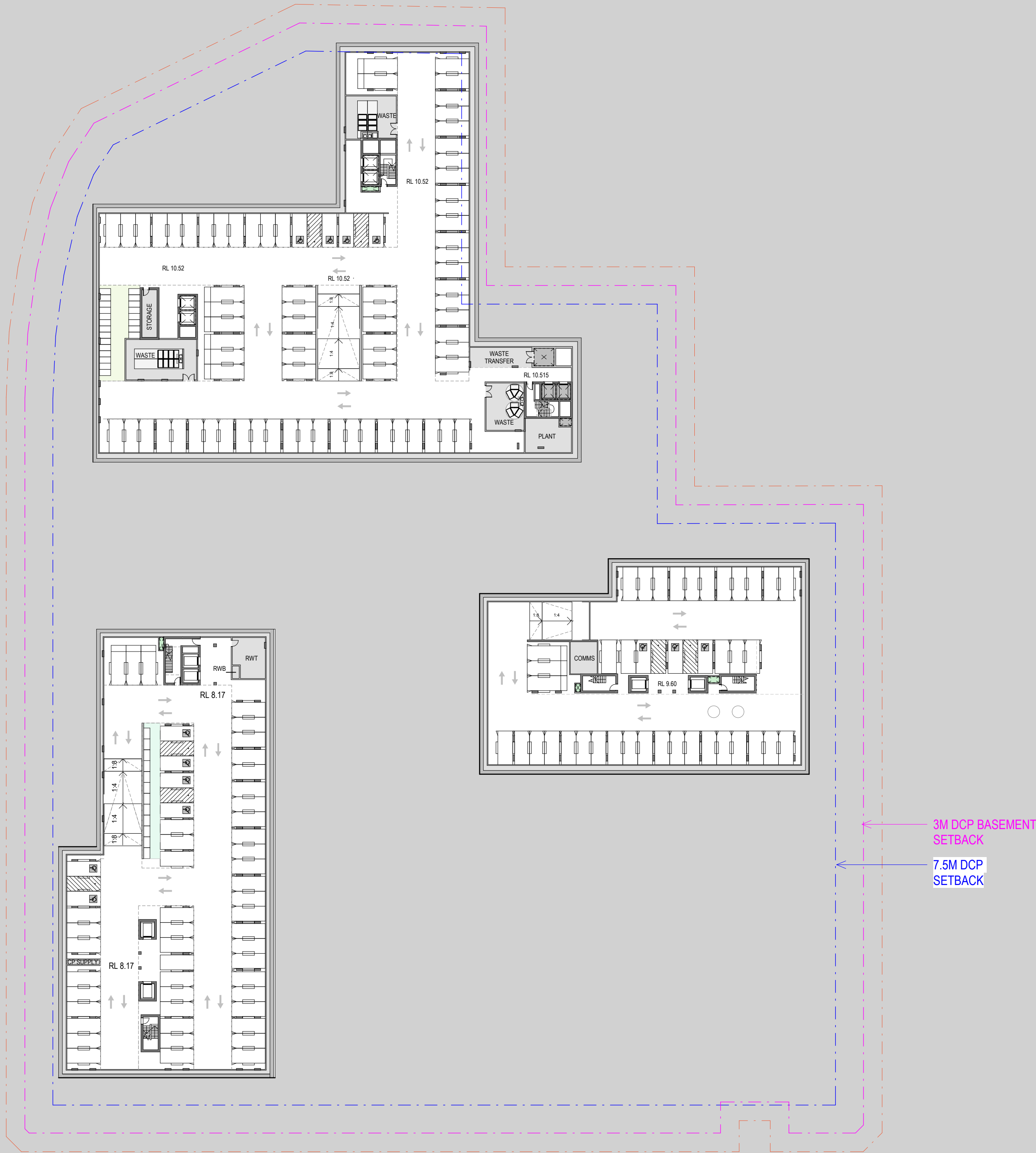
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STATUS

DRAWING

GA - OVERALL - LEVEL 01

AR-DA-10B-00-01	07
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ISSUE DATE	FOR	CHKD
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02	01.09.2025	CONCEPT DESIGN
03	23.09.2025	FOR INFORMATION
04	29.09.2025	FOR INFORMATION
05	10.01.2025	SDRP 2
06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION
08	27.10.2025	SSDA ADJUSTMENTS

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CONSULTANT

PROJECT MANAGER

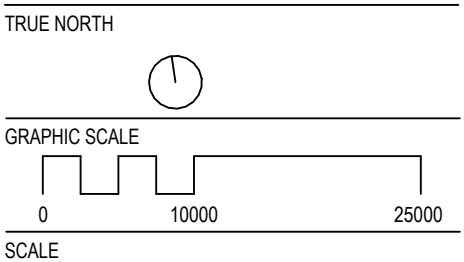
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

DRAWING

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ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 01.09.2025	CONCEPT DESIGN	
03 23.09.2025	FOR INFORMATION	
04 29.09.2025	FOR INFORMATION	
05 10.01.2025	SDRP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	
08 27.10.2025	SSDA ADJUSTMENTS	

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 03

AR-DA-10B-02-01 08

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07	24.10.2025	SSDA SUBMISSION	
08	27.10.2025	SSDA ADJUSTMENTS	

CONSULTANT

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BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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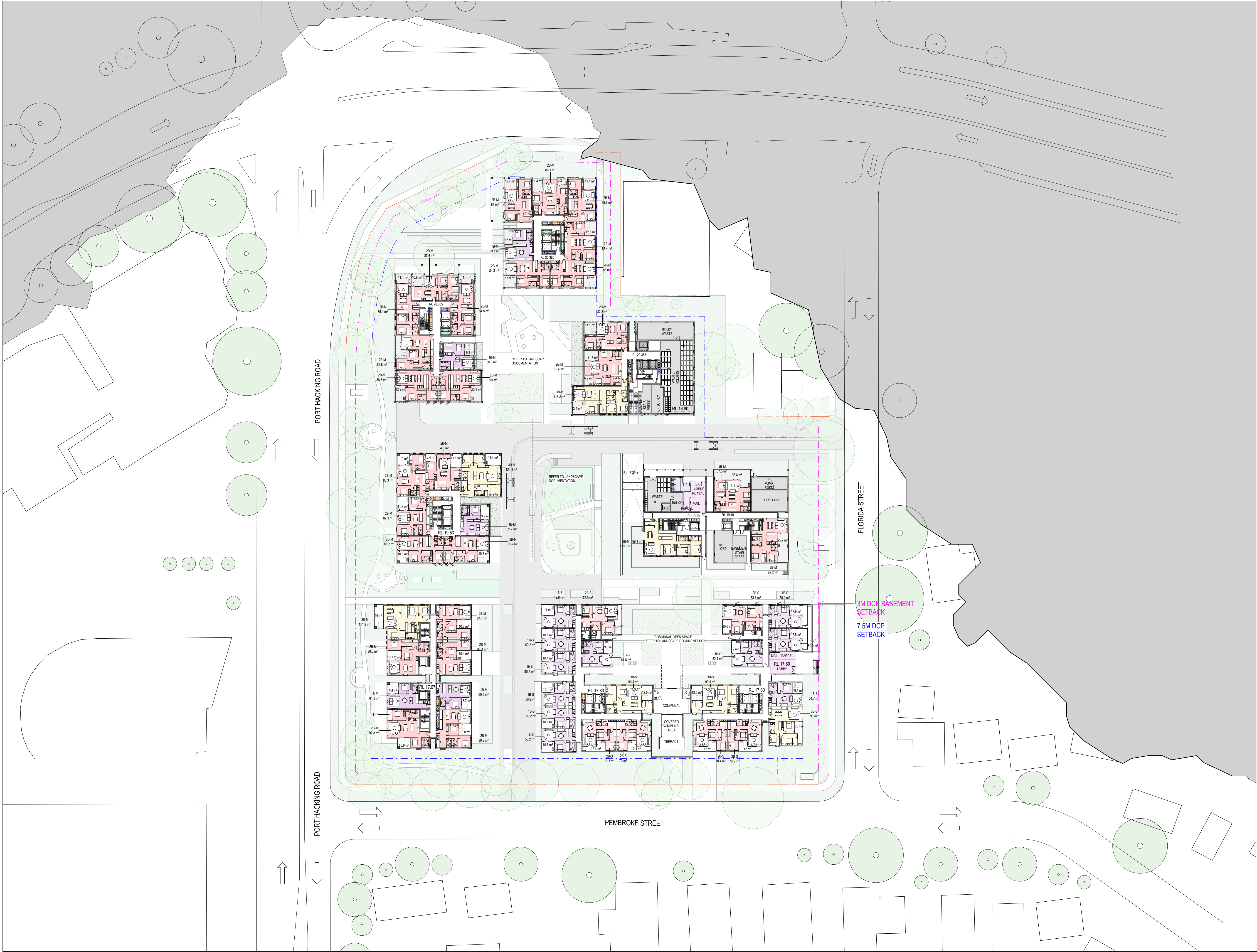
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GA - OVERALL - LEVEL 04

AR-DA-10B-03-01	08
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW QLD
7115 JULIAN ADKIN 3607 NEIL LOGAN
7153 MATTHEW BLAIR 2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON 5528 DAVID KELLY
7428 PETER TIMMUS 3869 NEVIN CIBSEN
8011 WILLIAM DOWNER 6236 KIRSTIE IRWIN
10467 ALISON EDWARDS
10705 CATHERINE SKINNER

Telephone +61 2 8297 7200
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07 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

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HOMES NSW
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2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 05

AR-DA-10B-04-01 07



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3865 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
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10705 CATHERINE SKINNER	

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07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

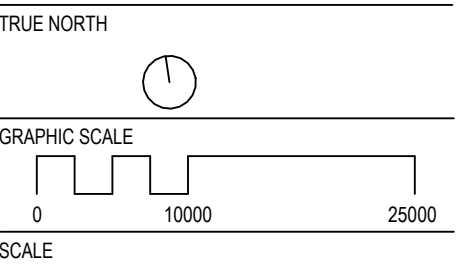
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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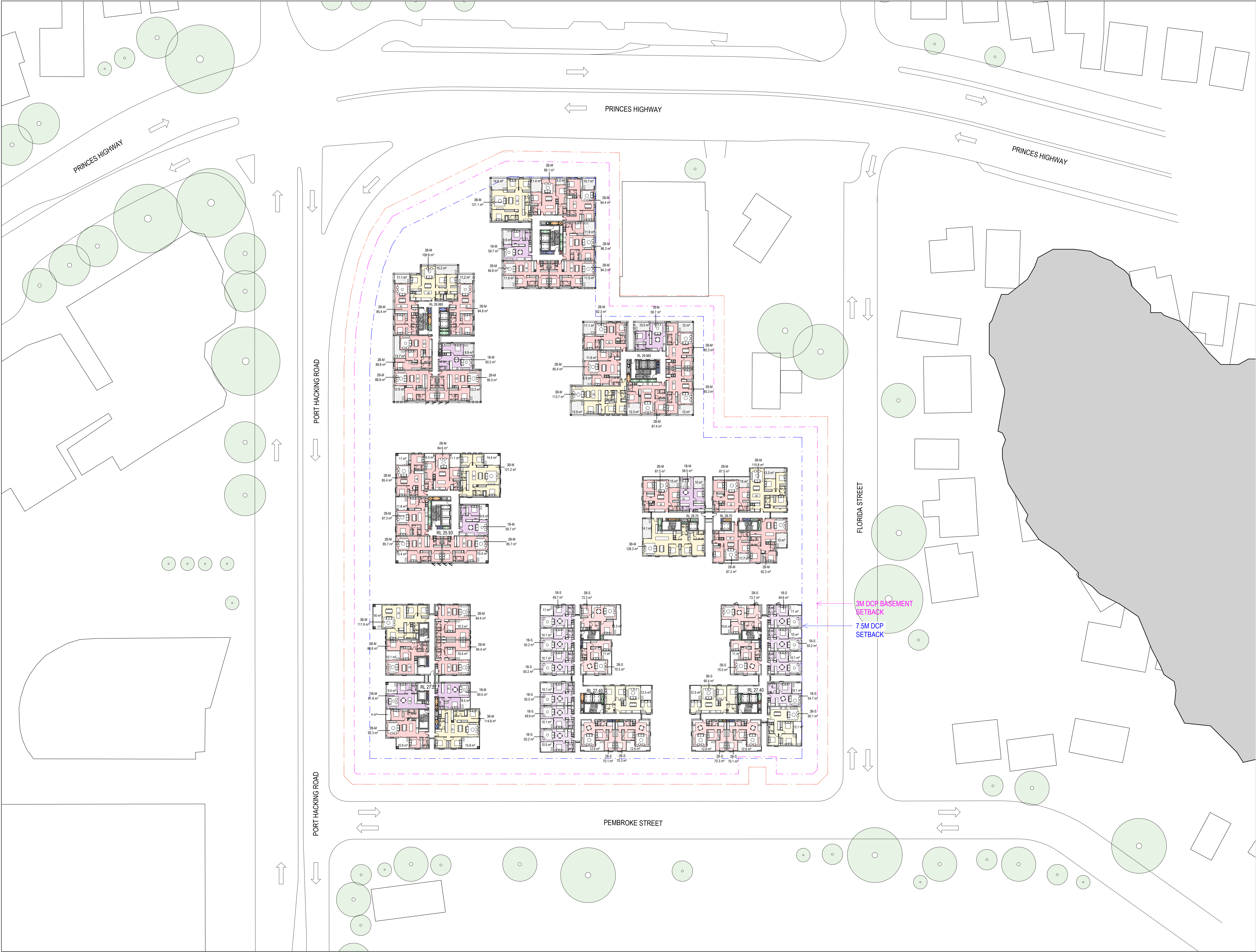


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GA - OVERALL - LEVEL 06

AR-DA-10B-05-01 07



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07	24.10.2025	SSDA SUBMISSION

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CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 07

AR-DA-10B-06-01

ISSUE
07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ASHTON	807 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3860 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
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07	24.10.2025	SSDA SUBMISSION

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CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
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SCALE
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STATUS

DRAWING

GA - OVERALL - LEVEL 08

AR-DA-10B-07-01 07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7430 PETER TIMMUS	3860 KEVIN CIBSEN
8011 WILLIAM DOWNER	6206 KIRSTIE IRWIN
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07	24.10.2025	SSDA SUBMISSION

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CONSULTANT

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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 09

AR-DA-10B-08-01 07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5528 DAVID KELLY
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CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

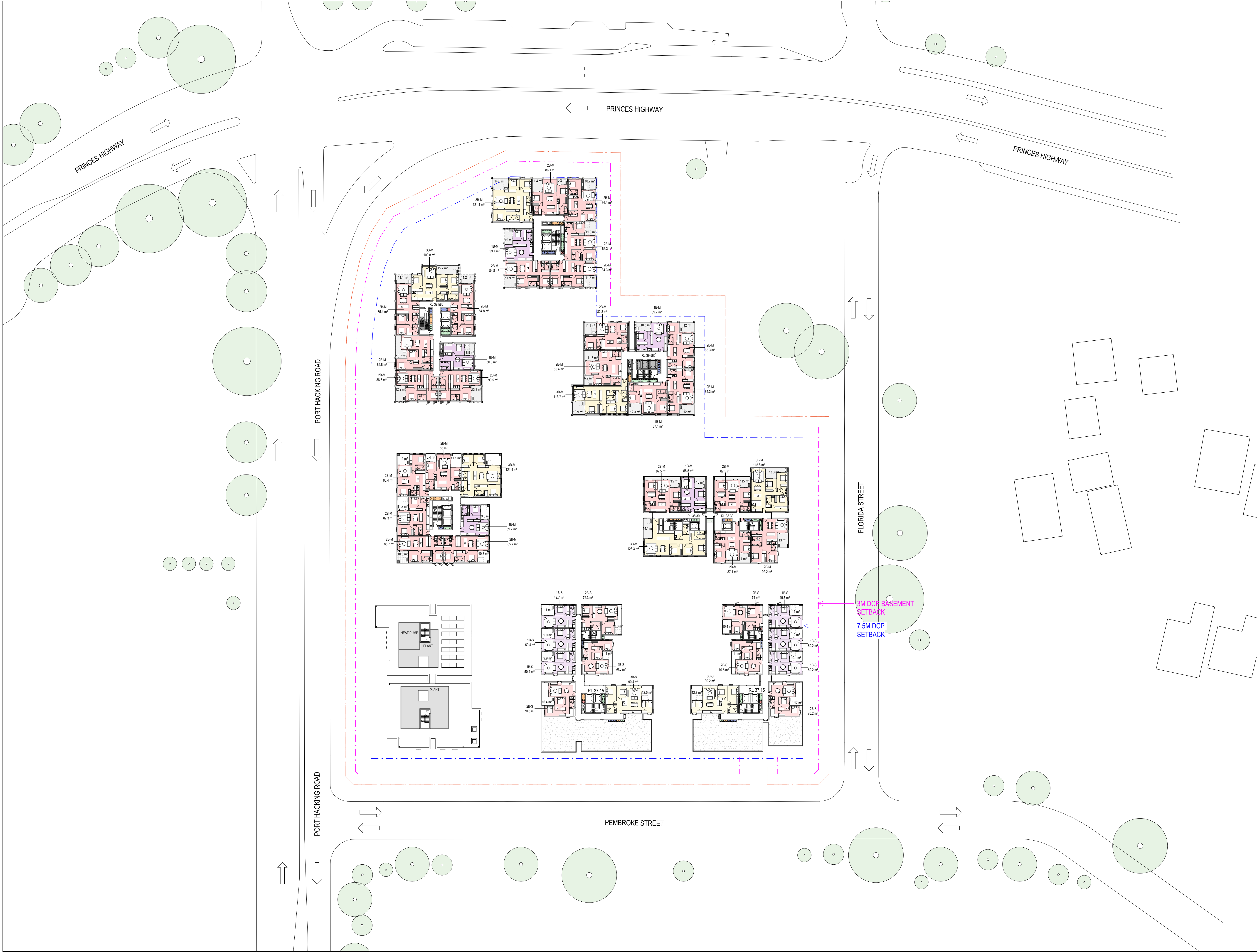
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AR-DA-10B-09-01 07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
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07 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

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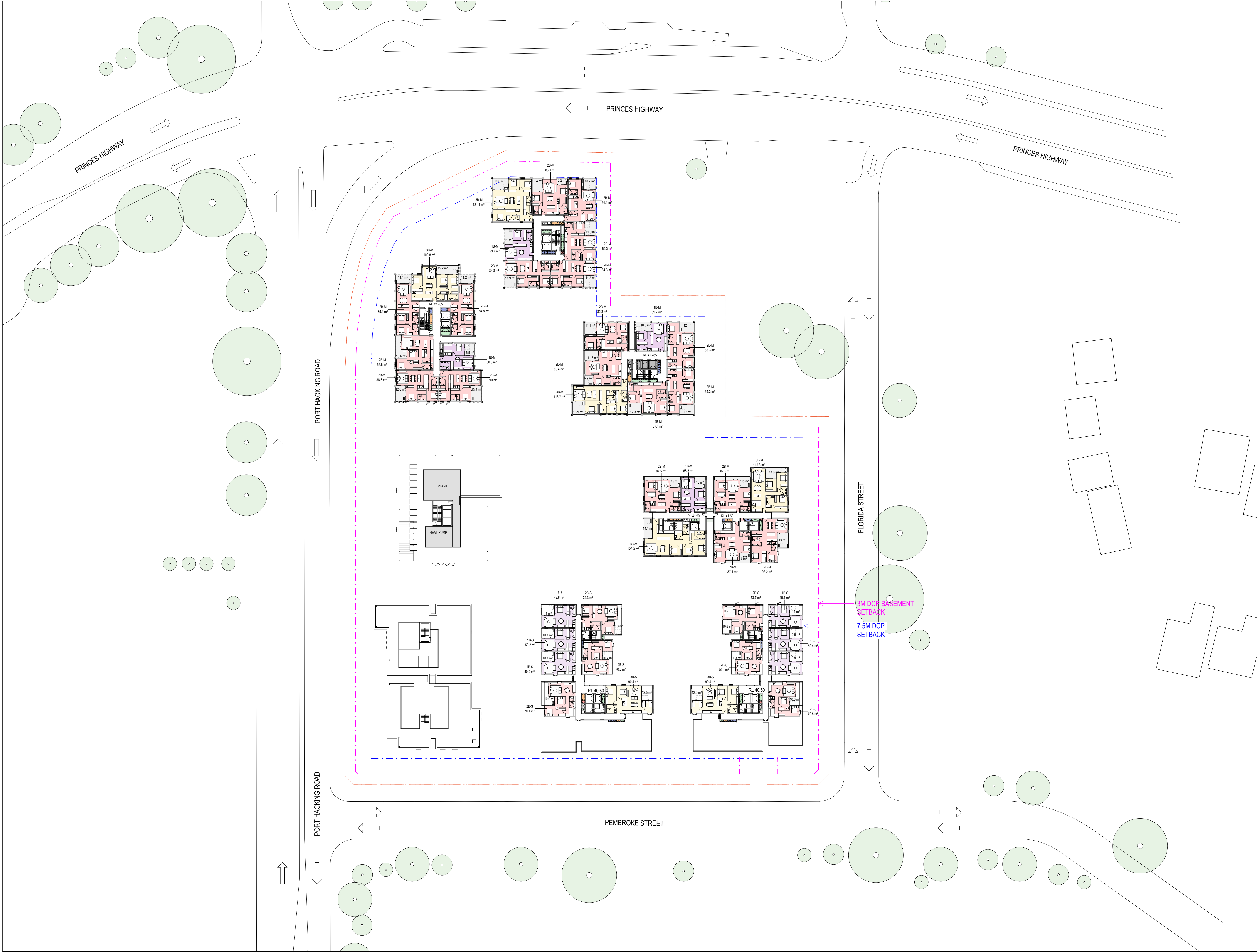
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7438 PETER TIMMUS	3869 KEVIN CIBSEN
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CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

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DRAWING KEY

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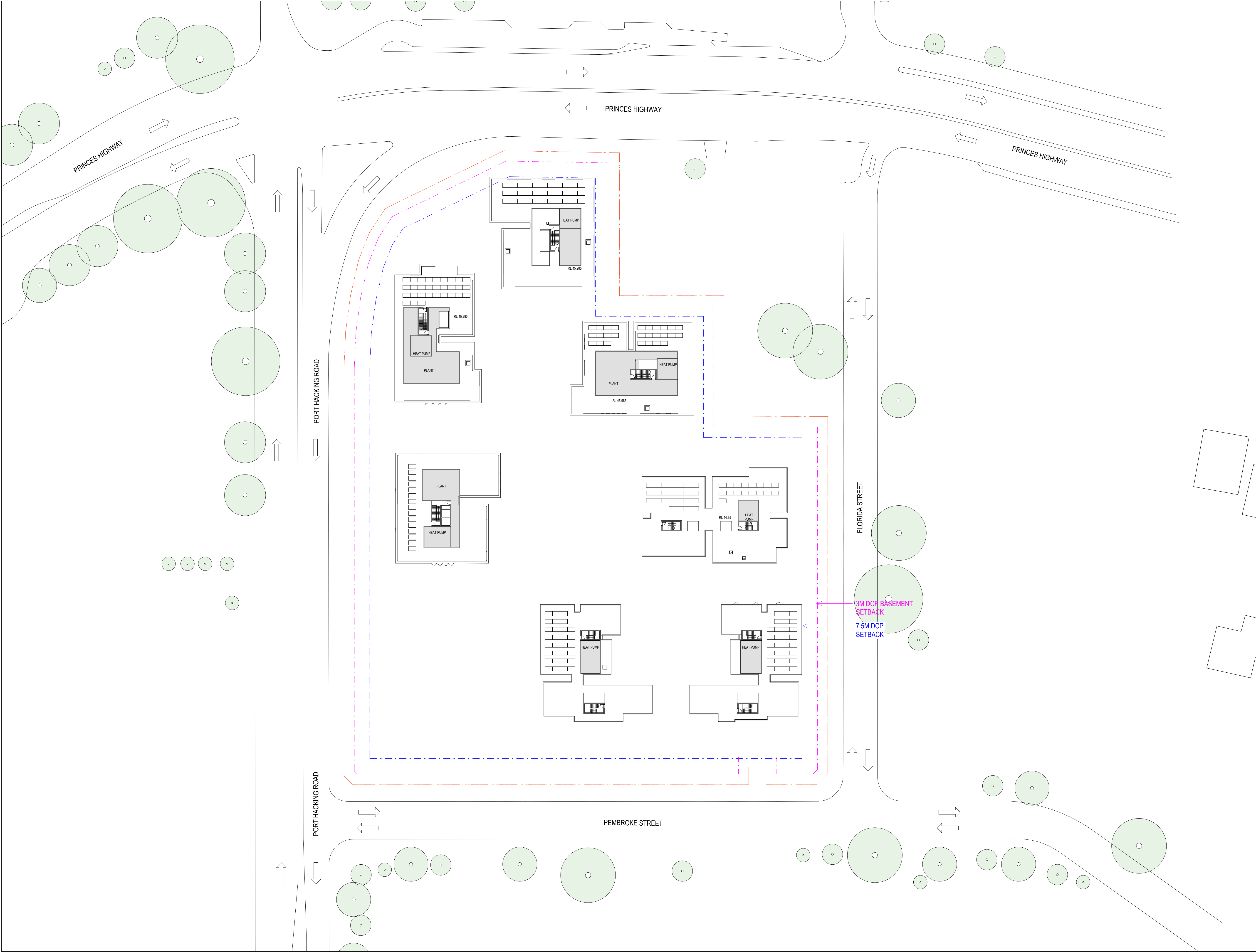
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CONSULTANT

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CONSULTANT

PROJECT MANAGER

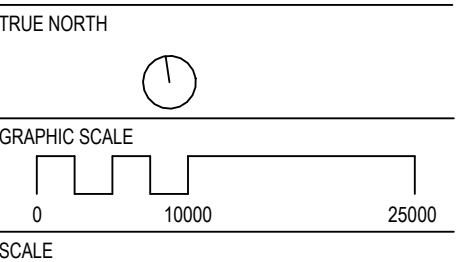
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CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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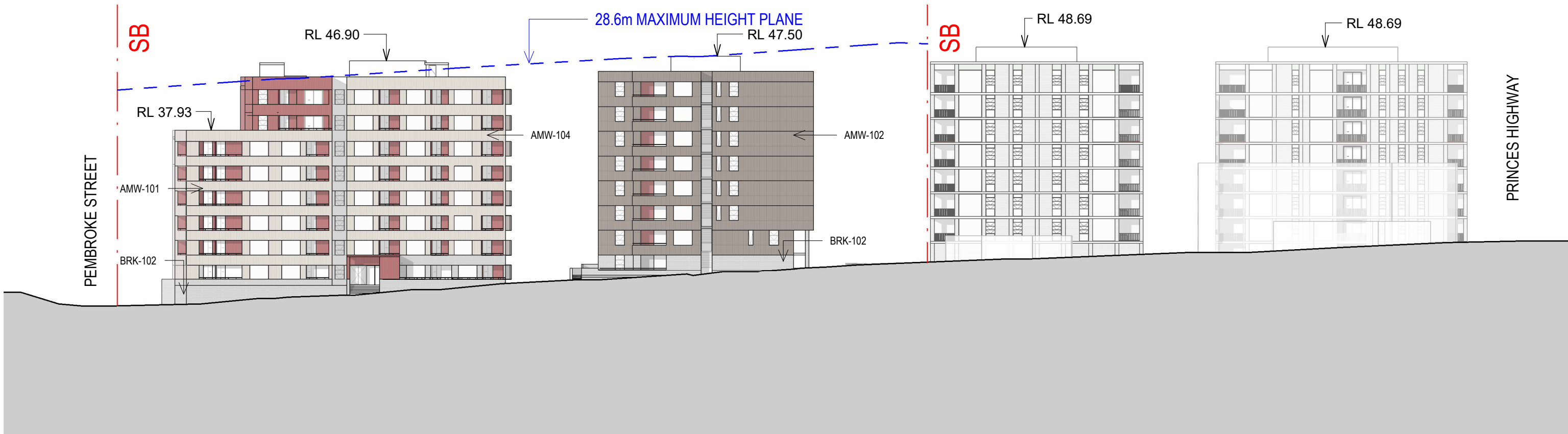
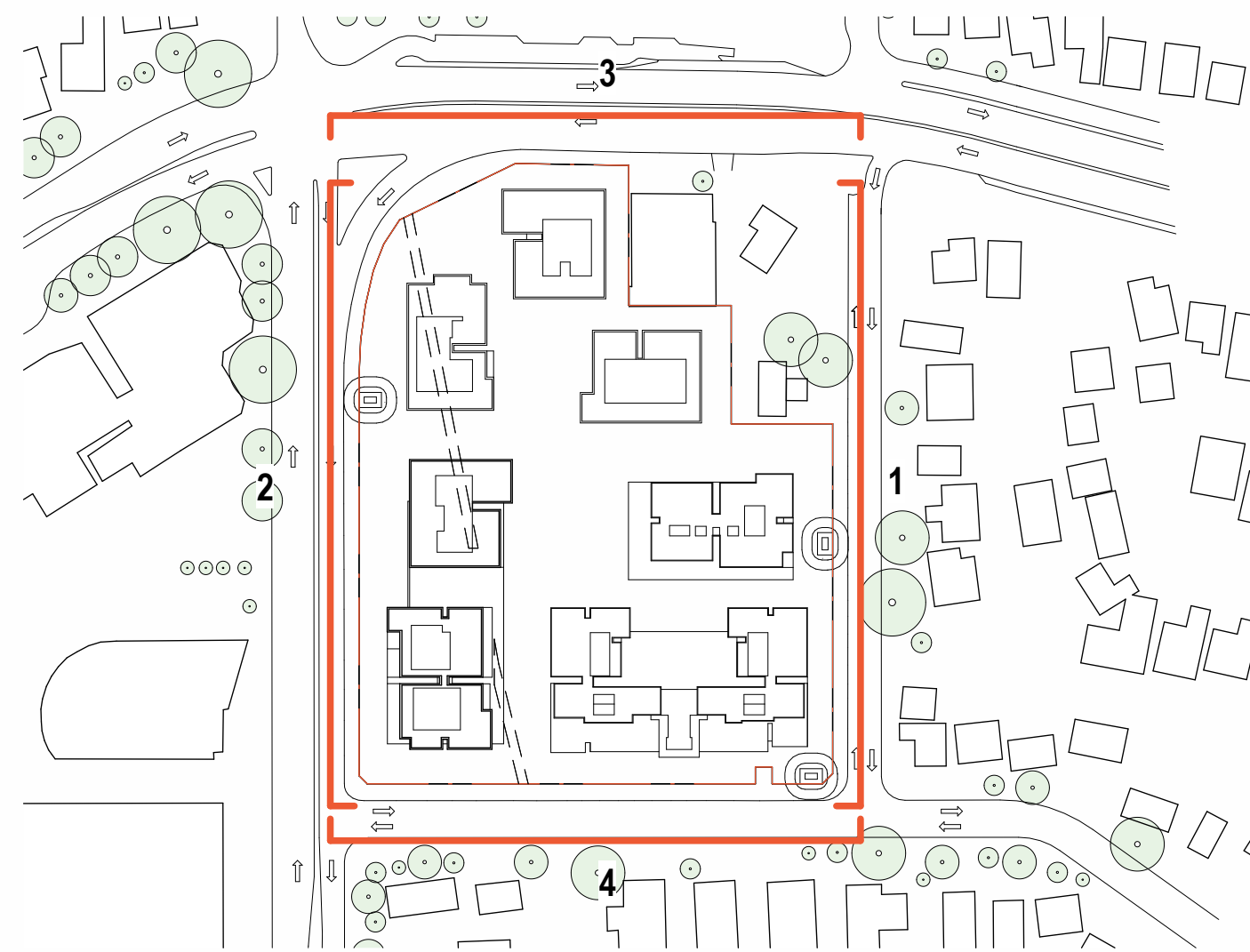


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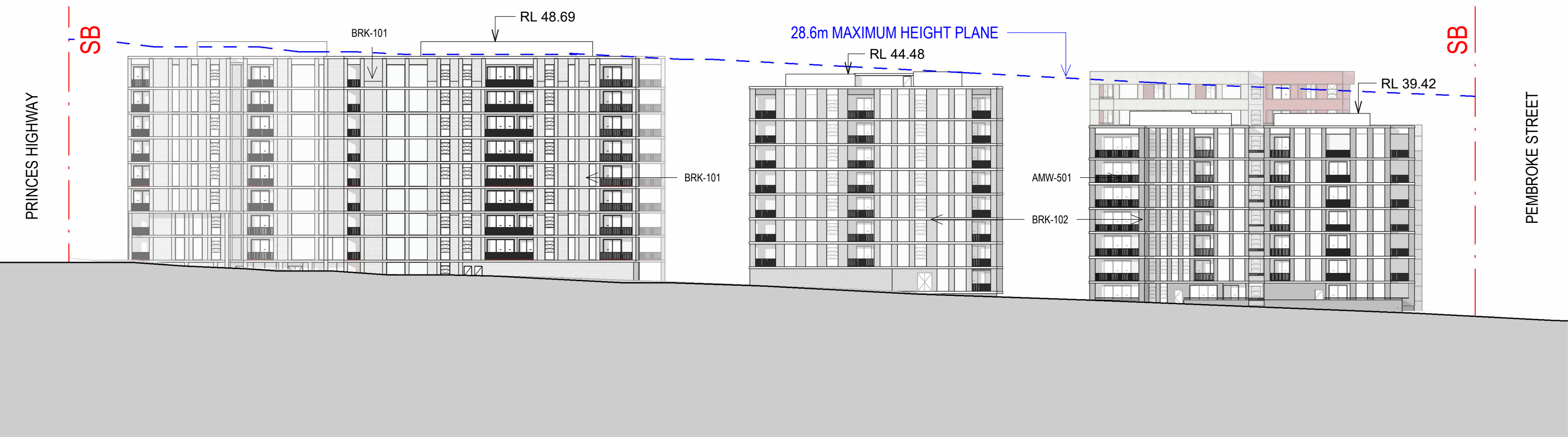
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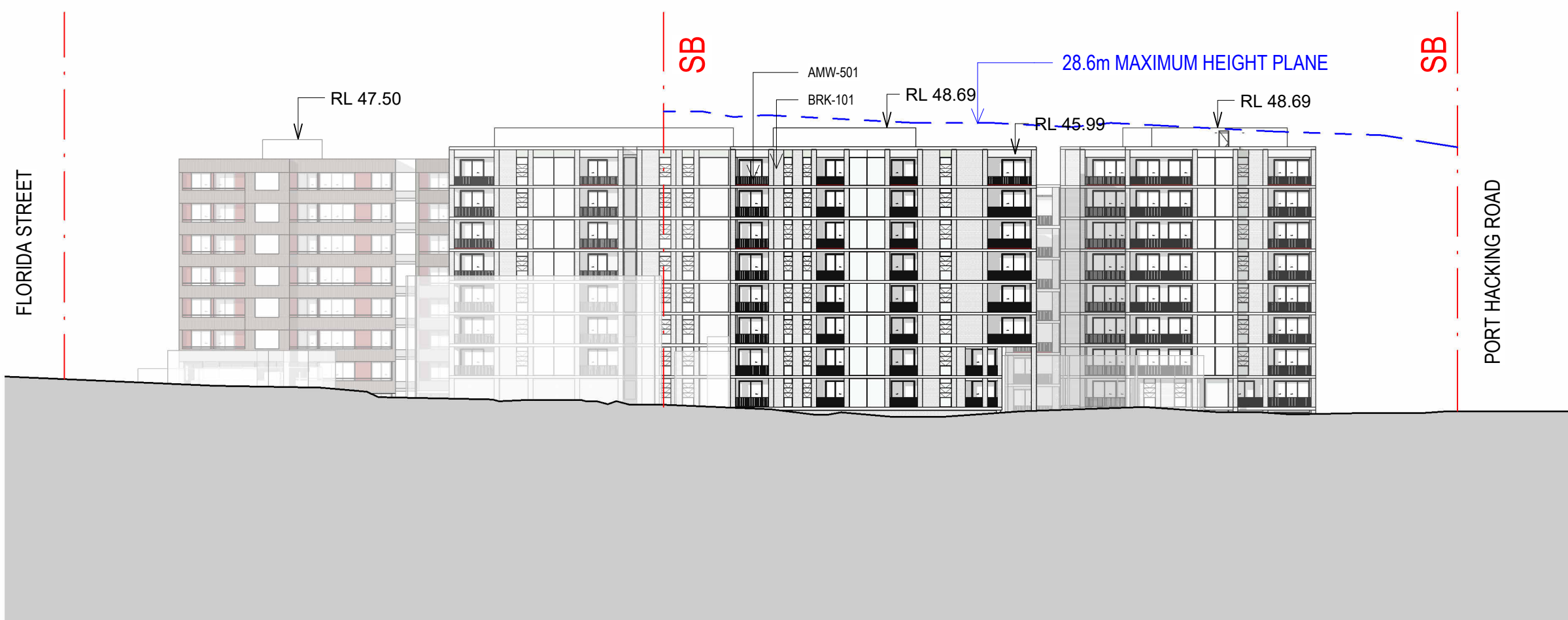
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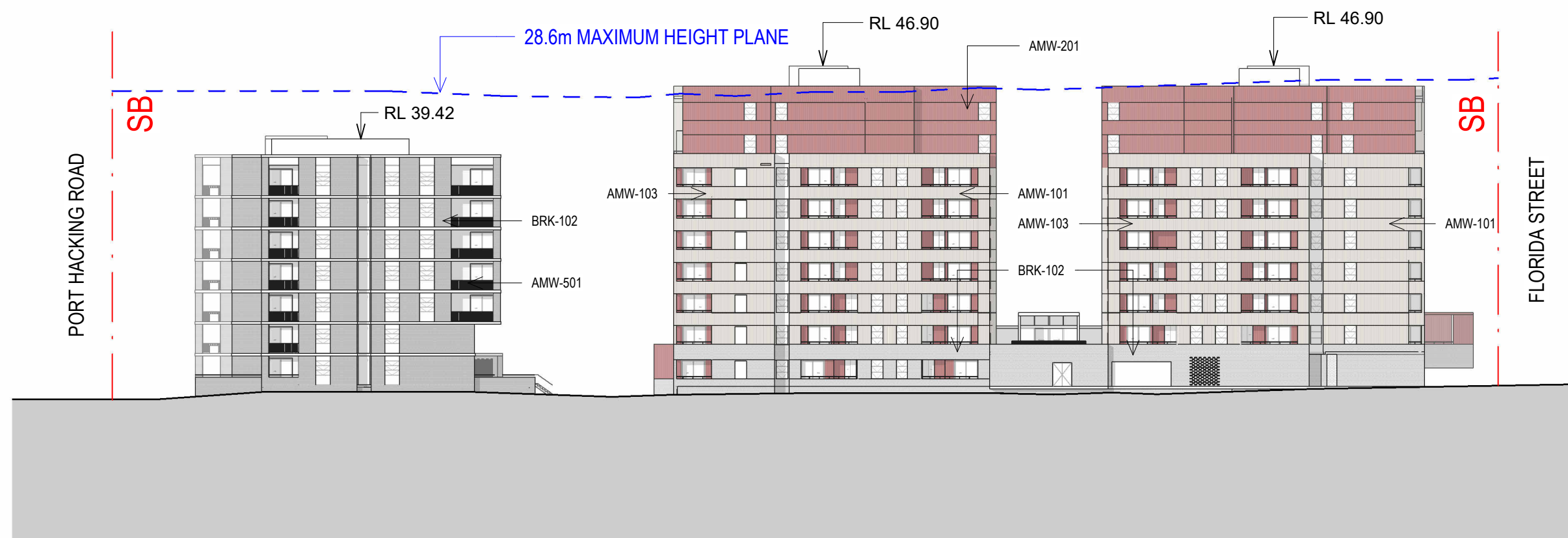
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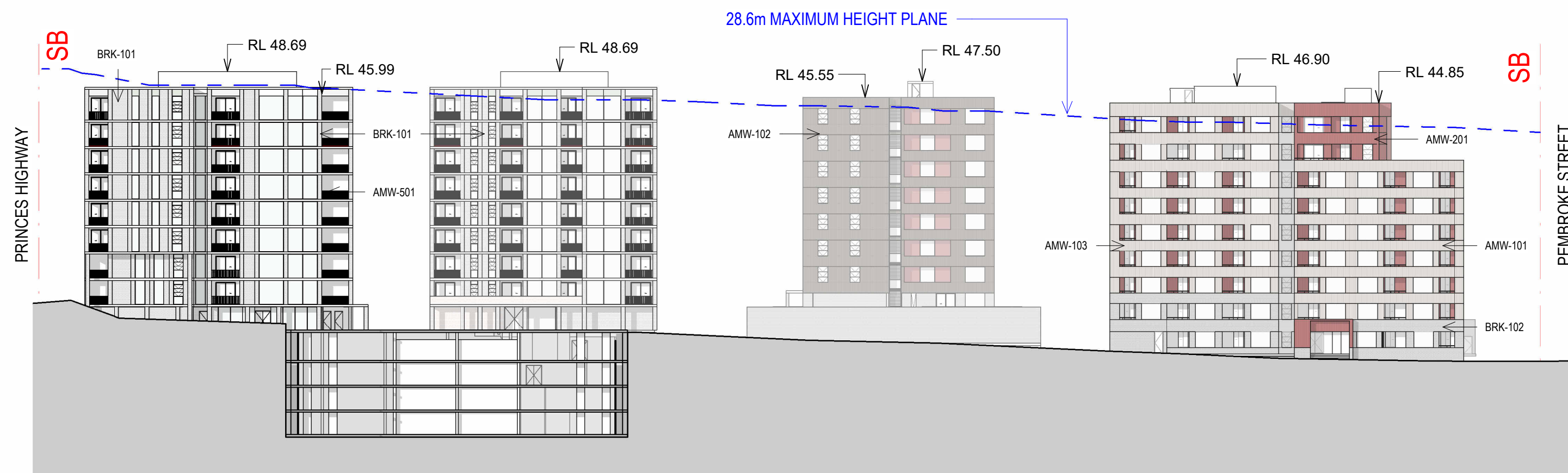
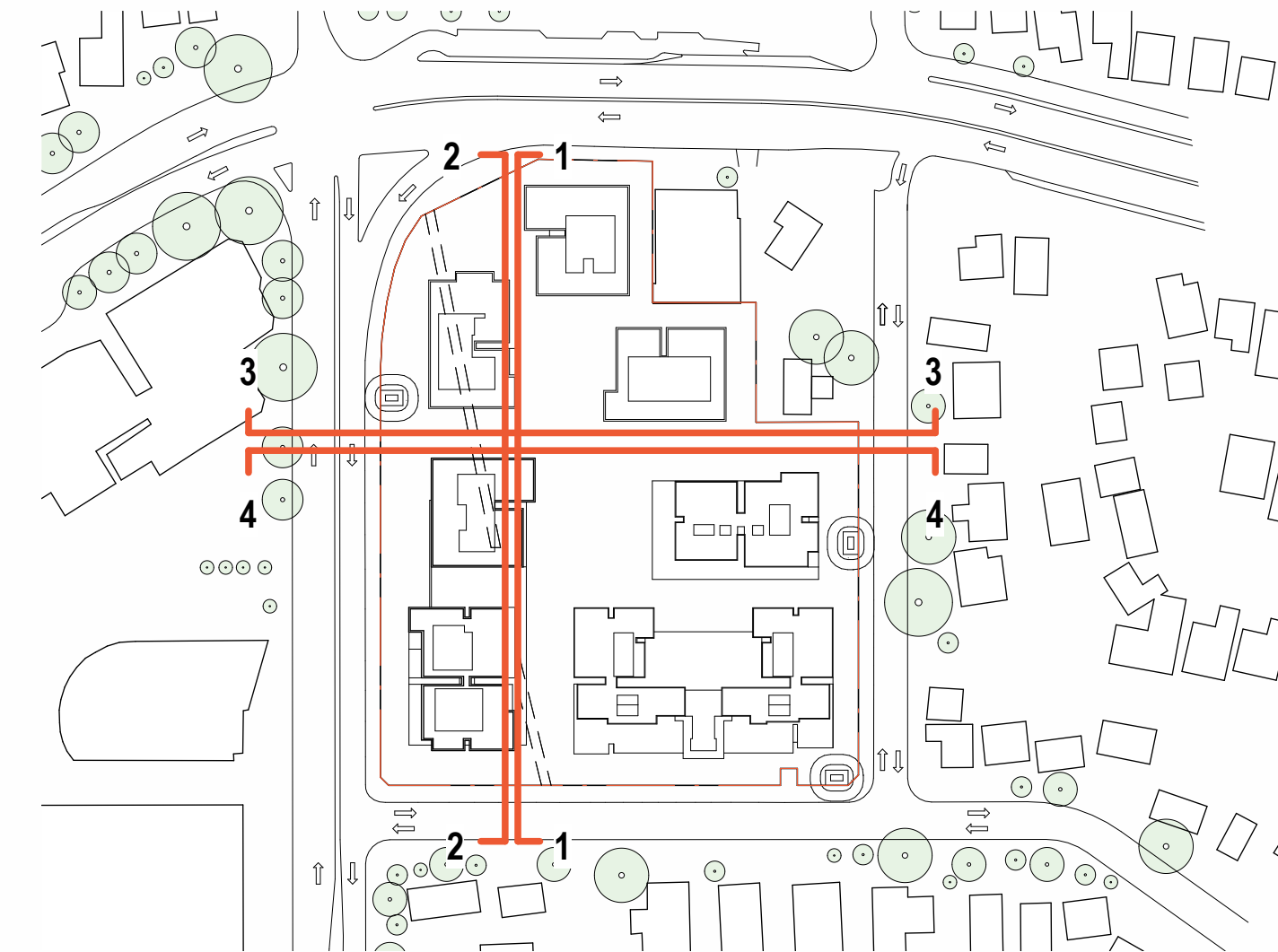
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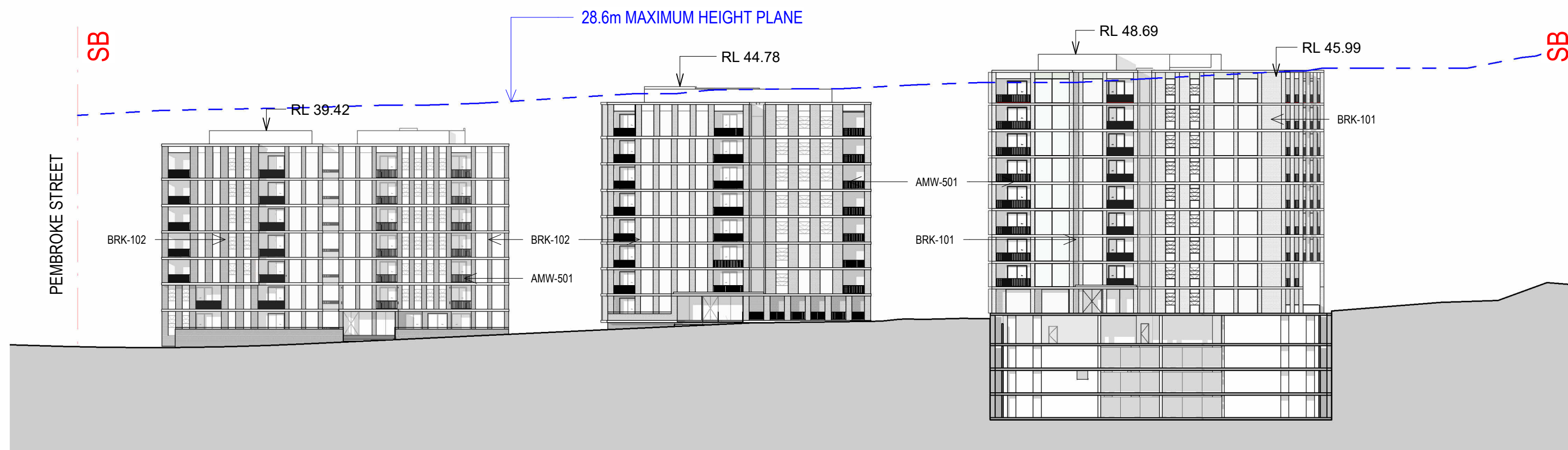
3 Elevation NORTH



4 Elevation - SOUTH



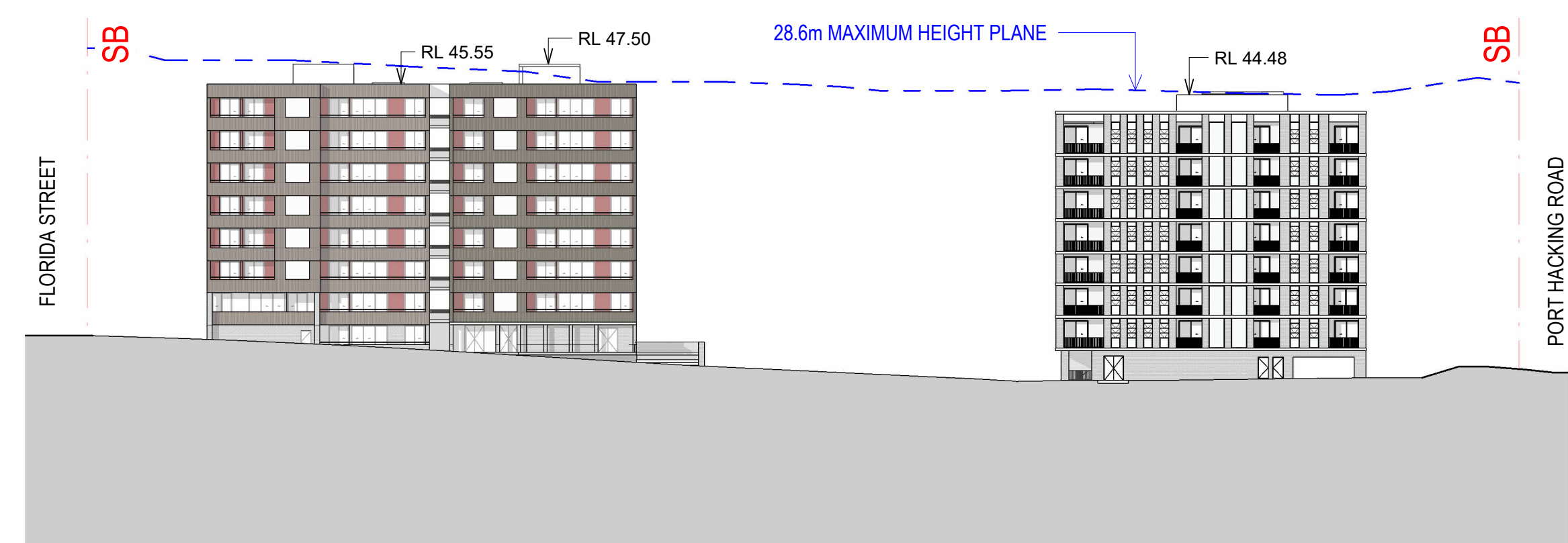
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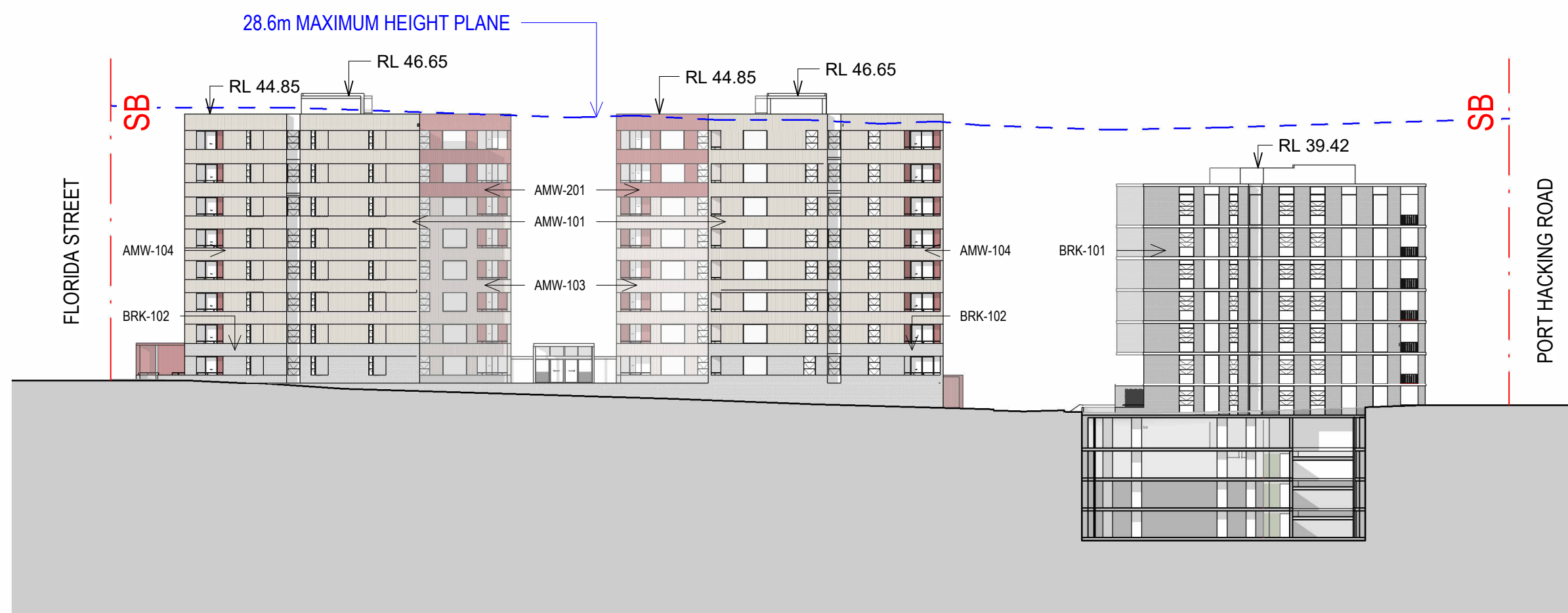
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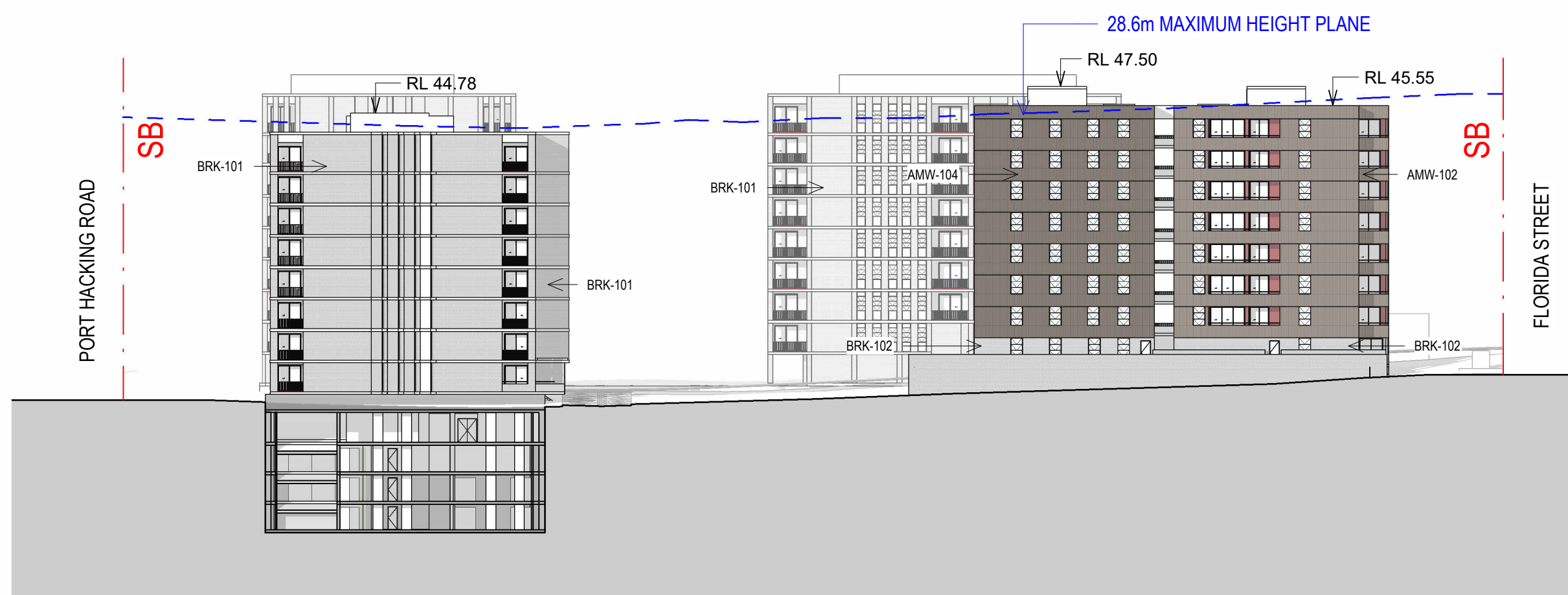
3 Elevation - MRK BLD 1A, 1B & 1C



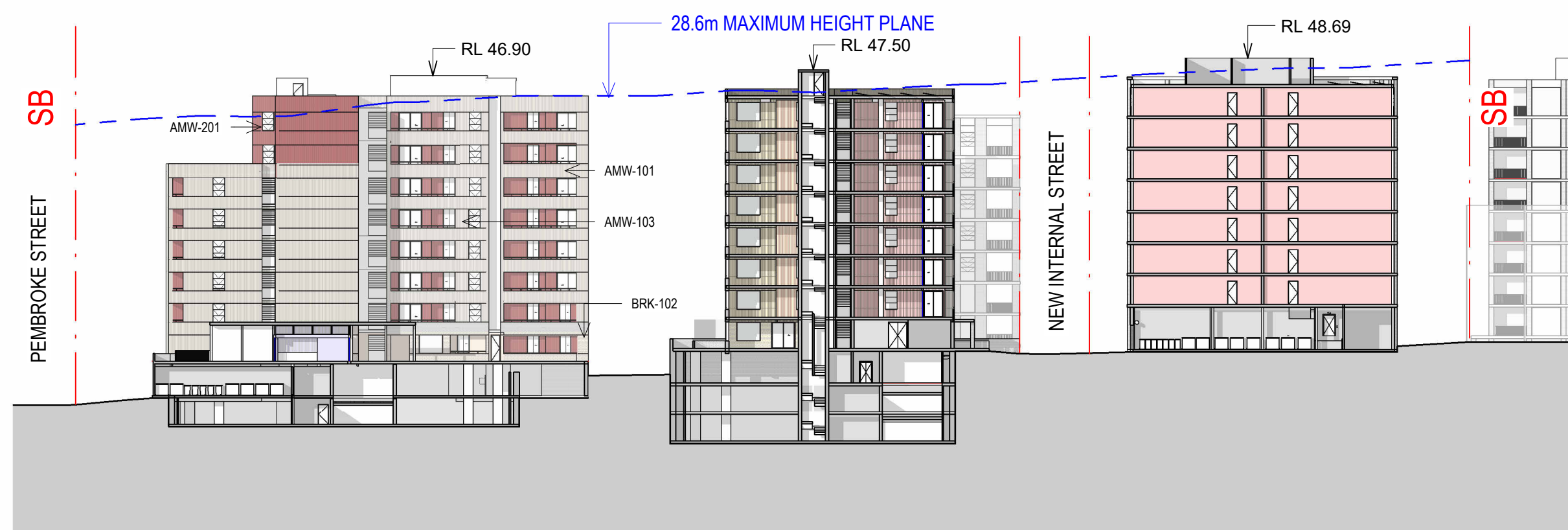
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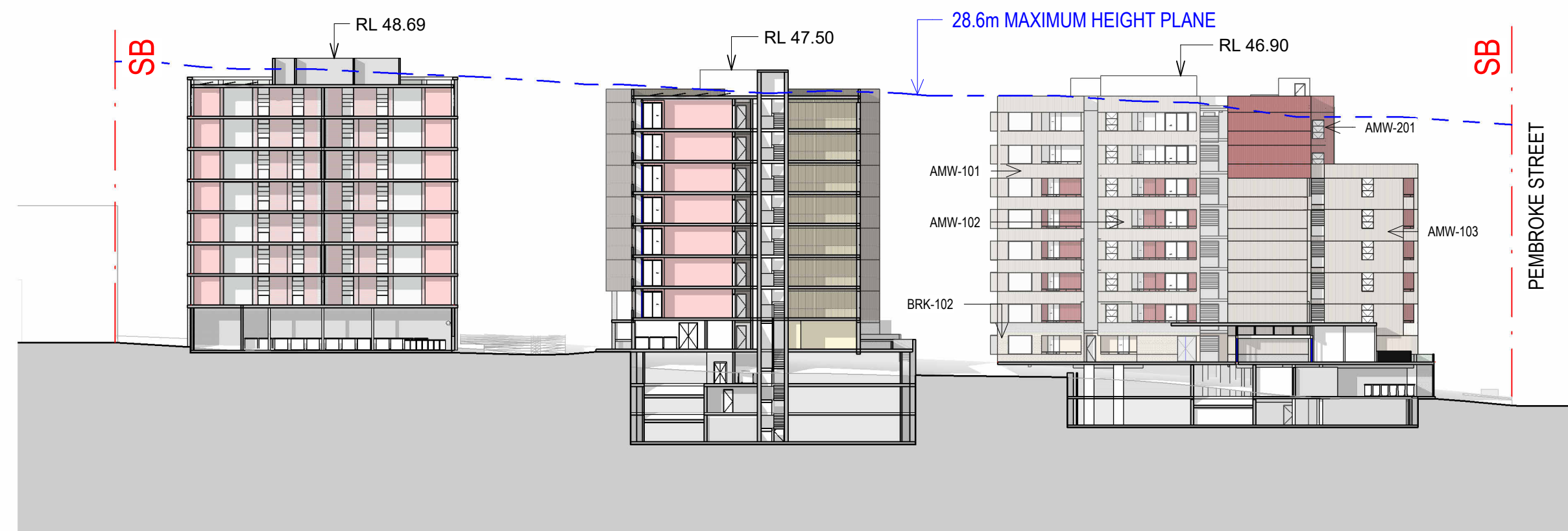
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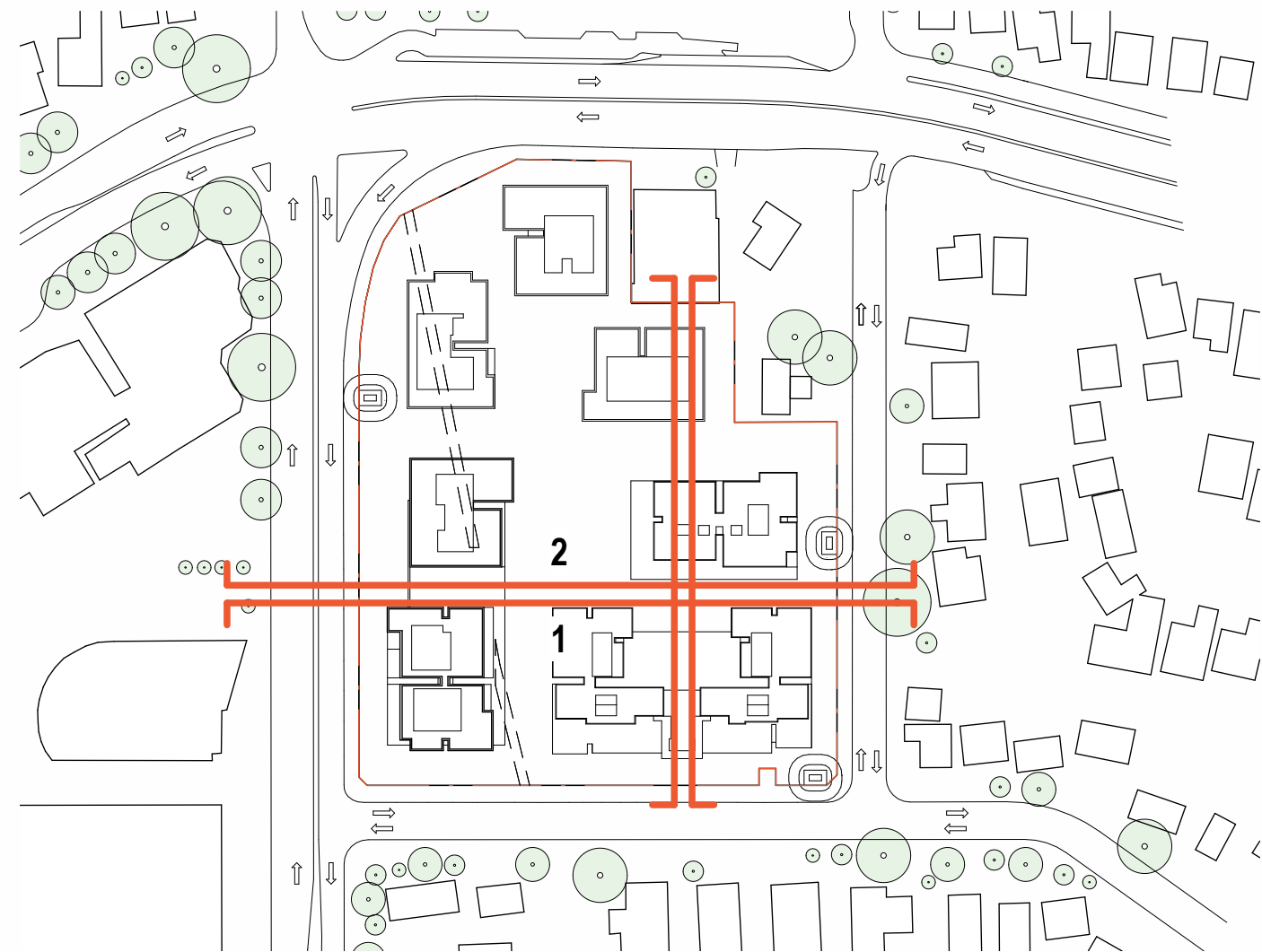
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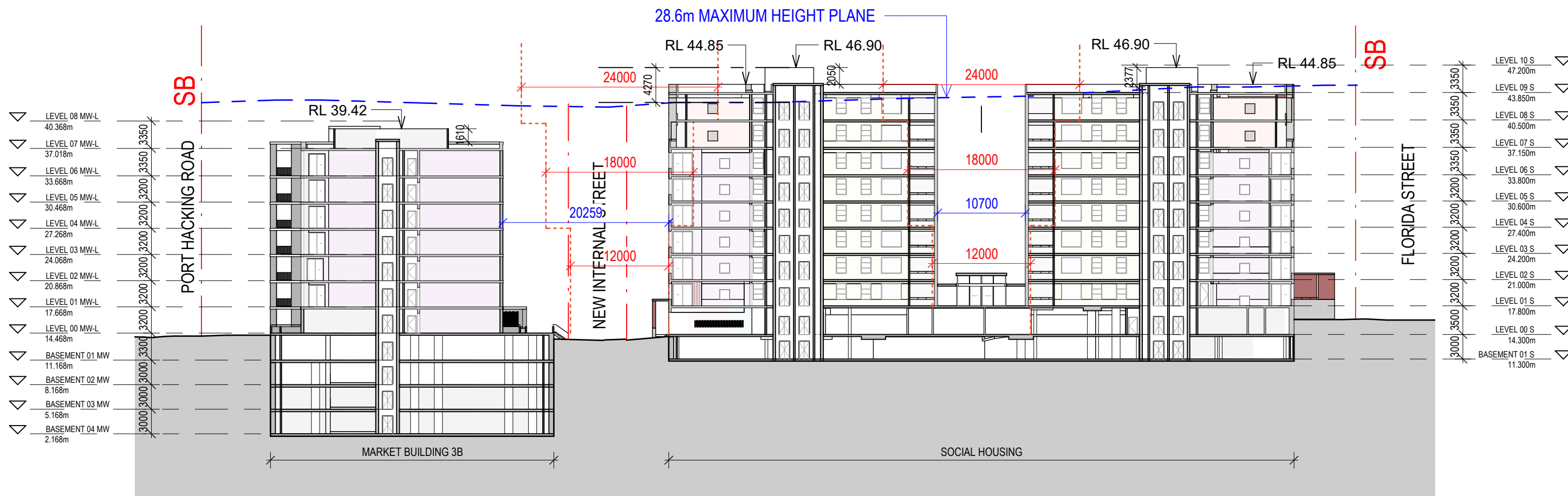


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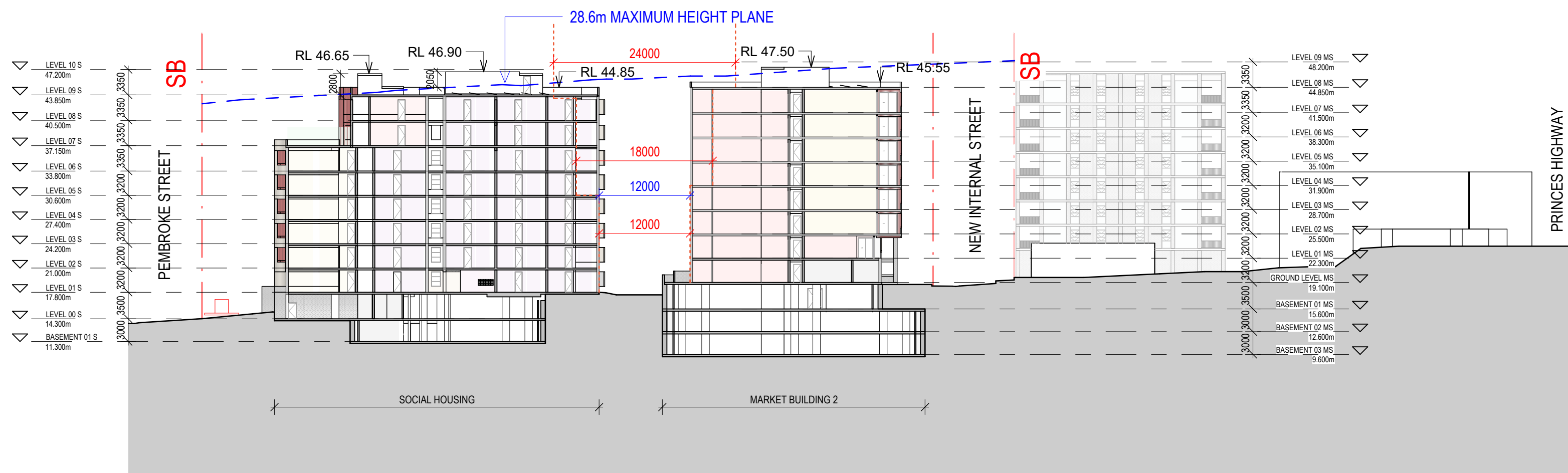


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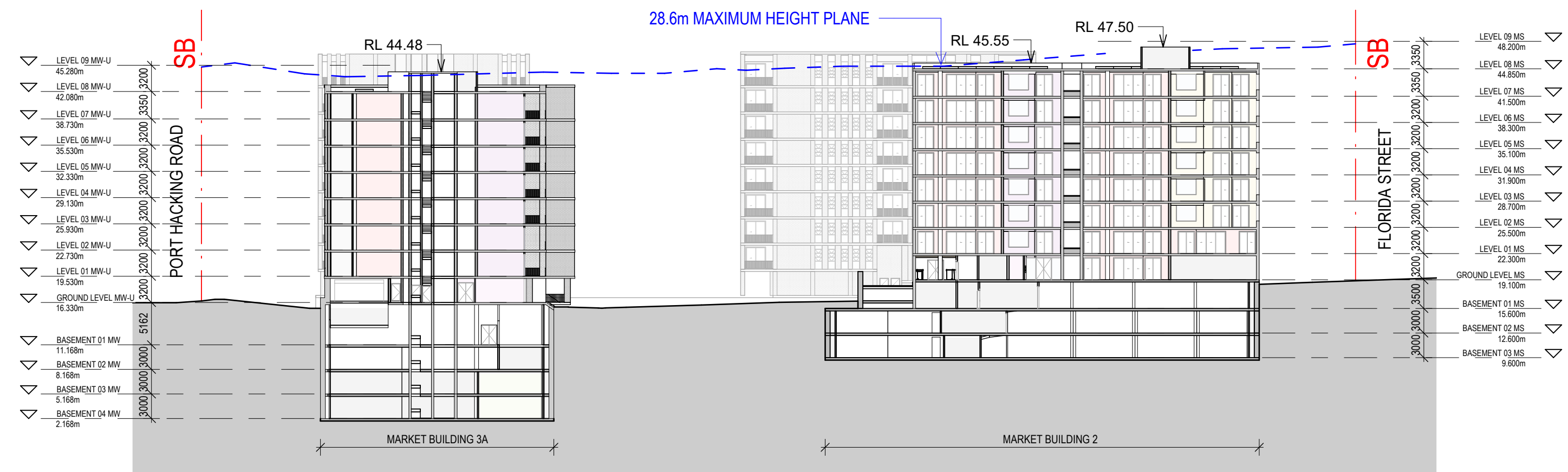




1 Section 01



2 Section 02



3 Section 03

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PROJECT MANAGER

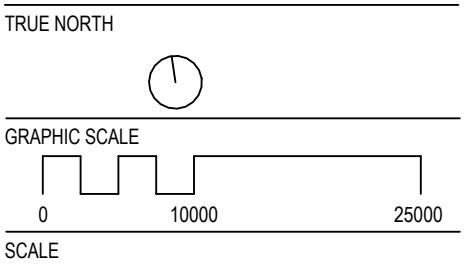
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

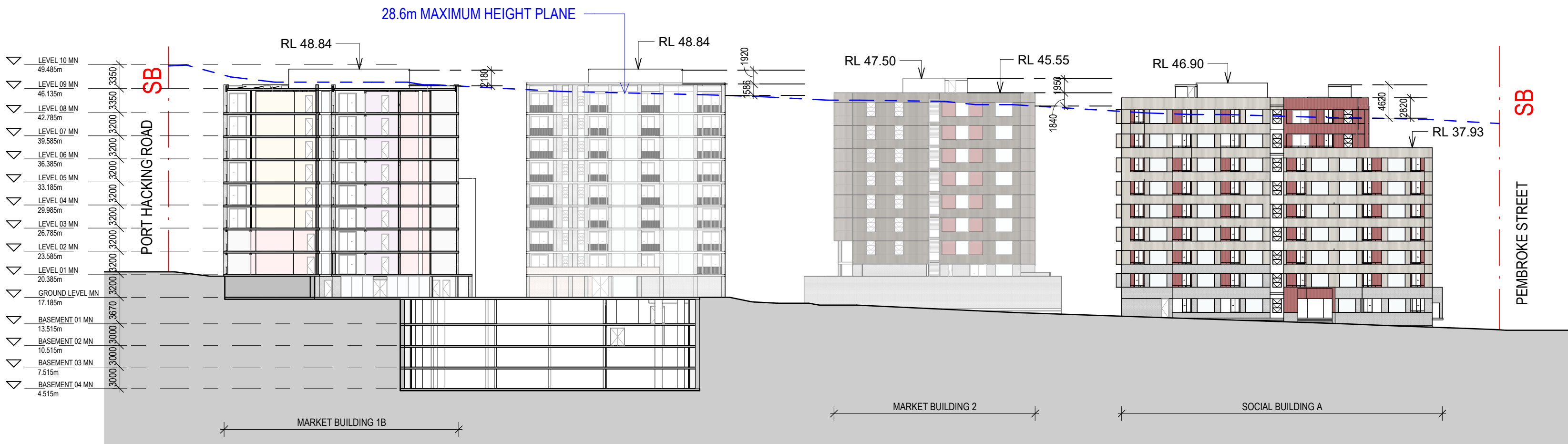


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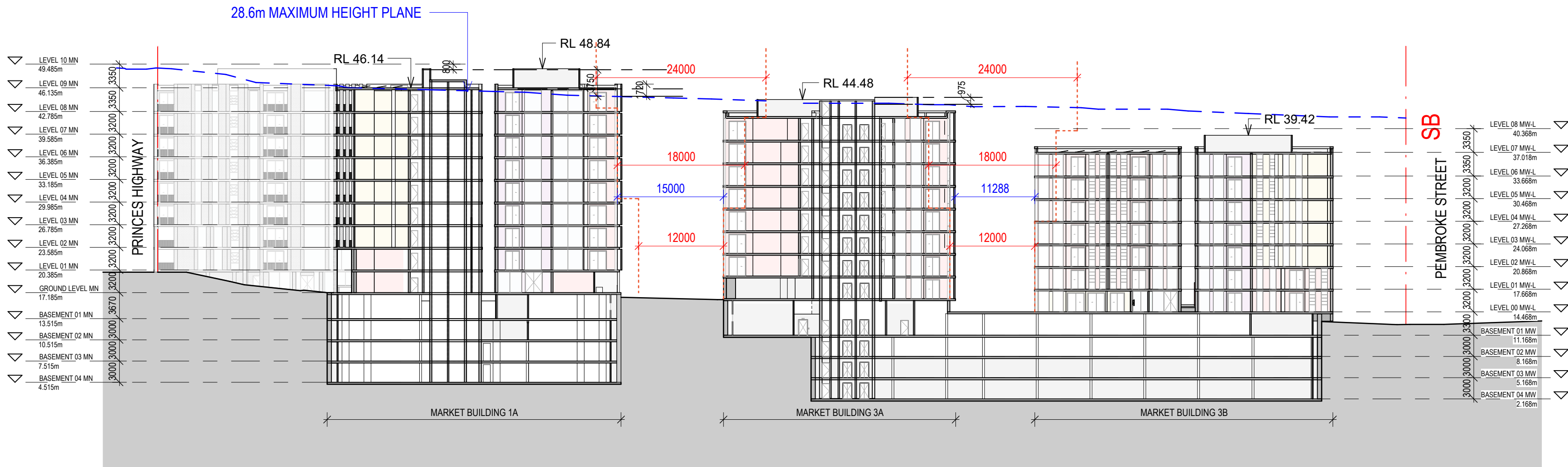
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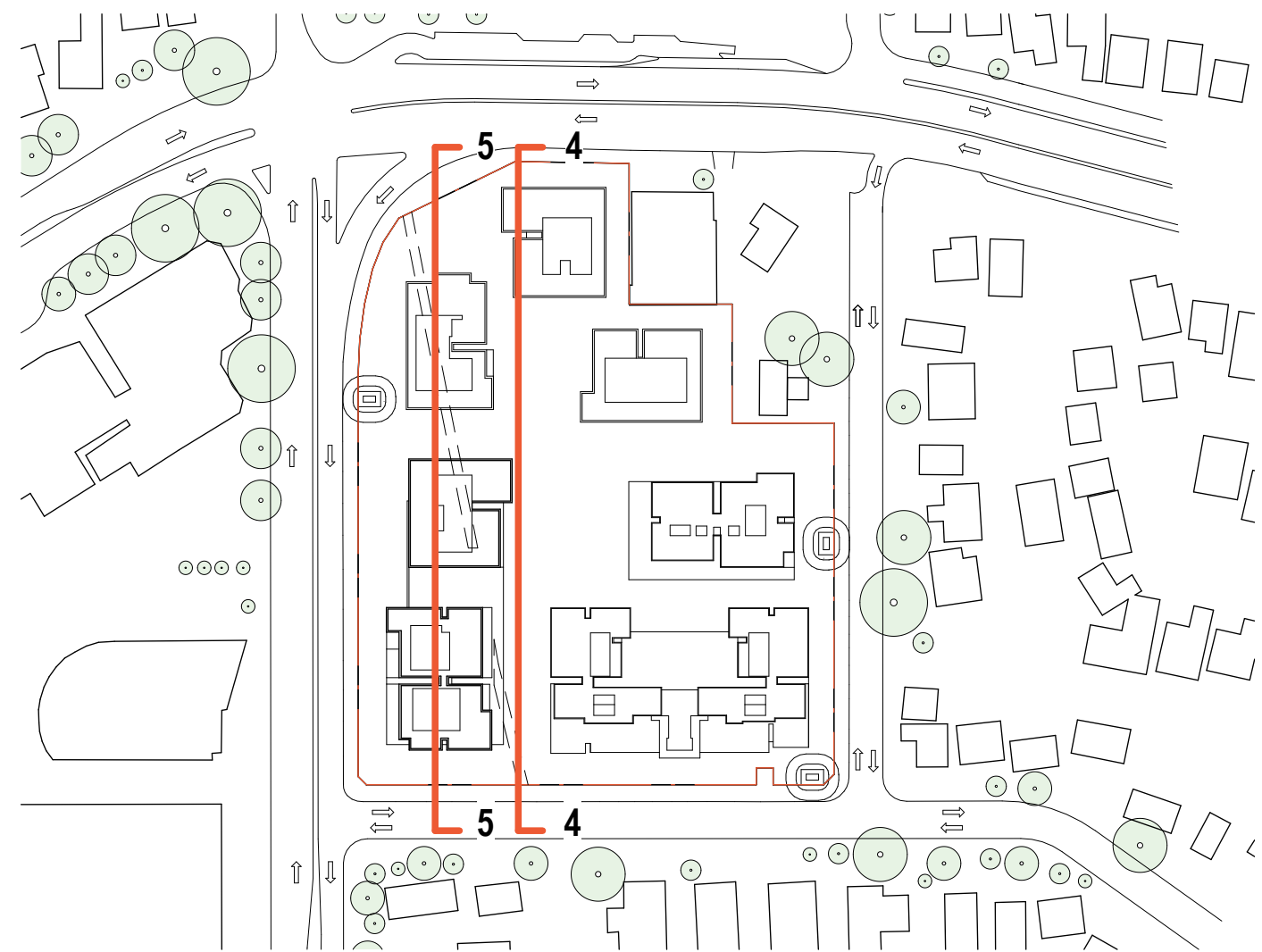
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1 Section 04

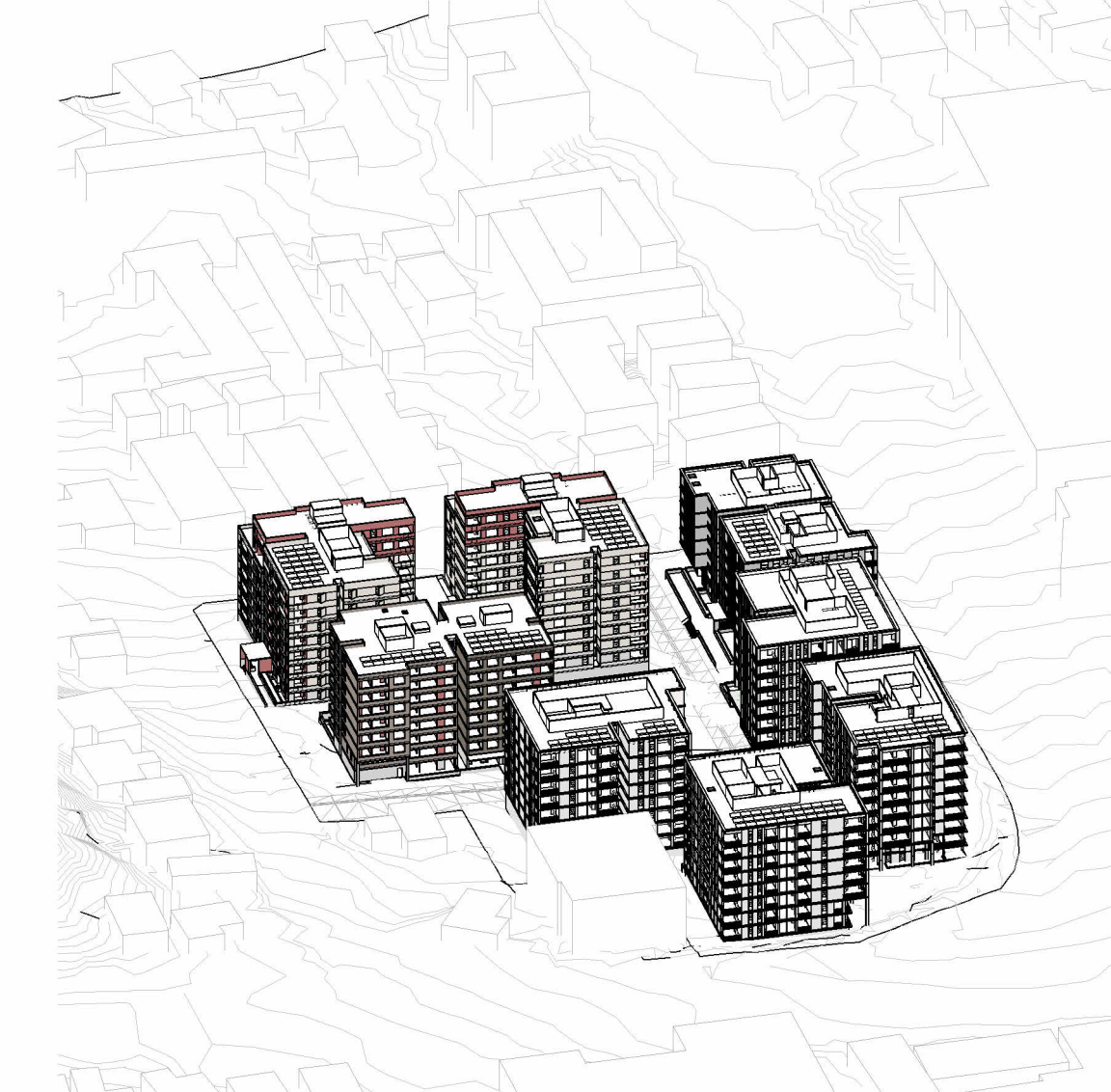
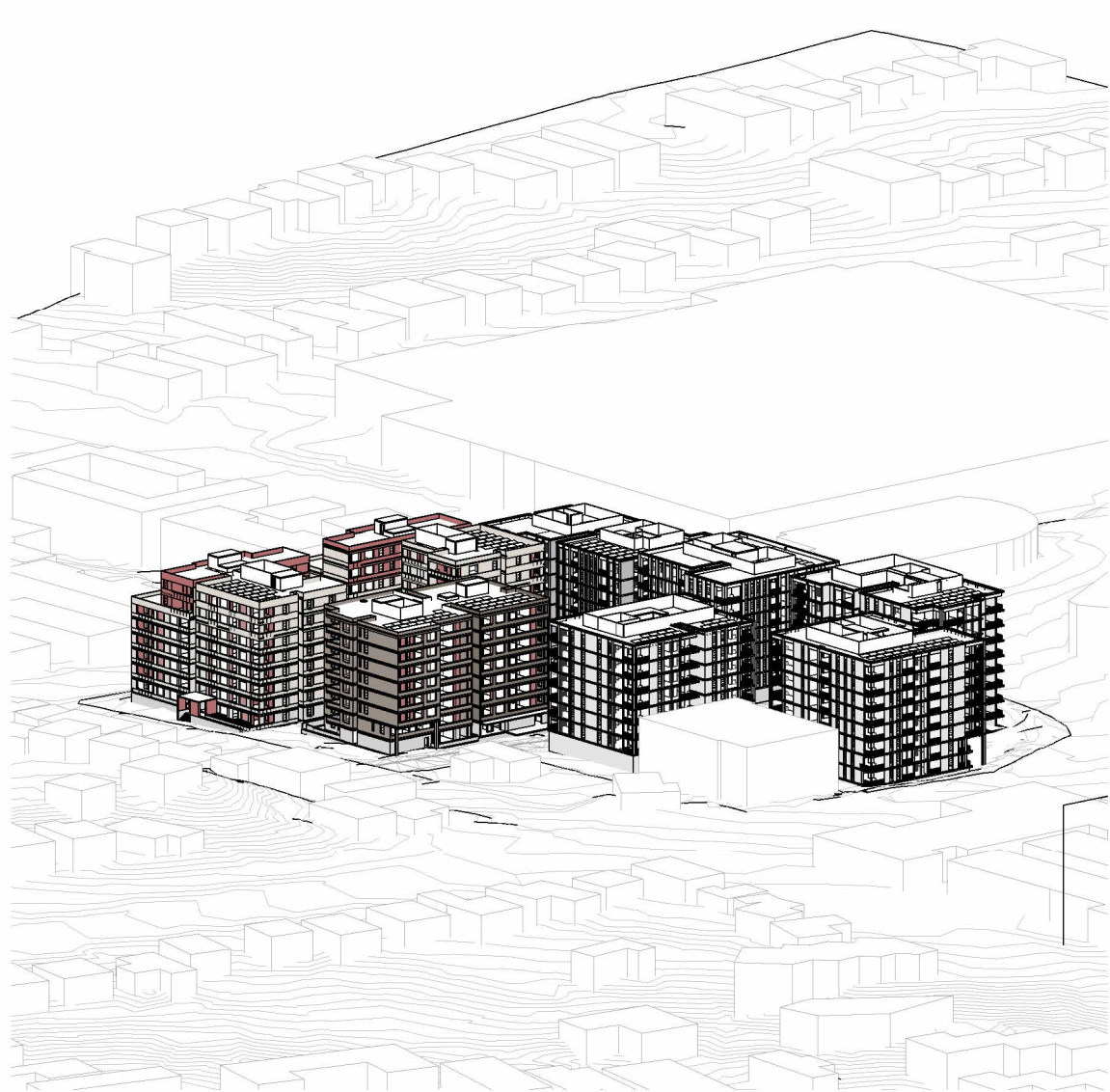


2 Section 05



ADG SEPARATION GUIDE

BUILDING SEPARATION

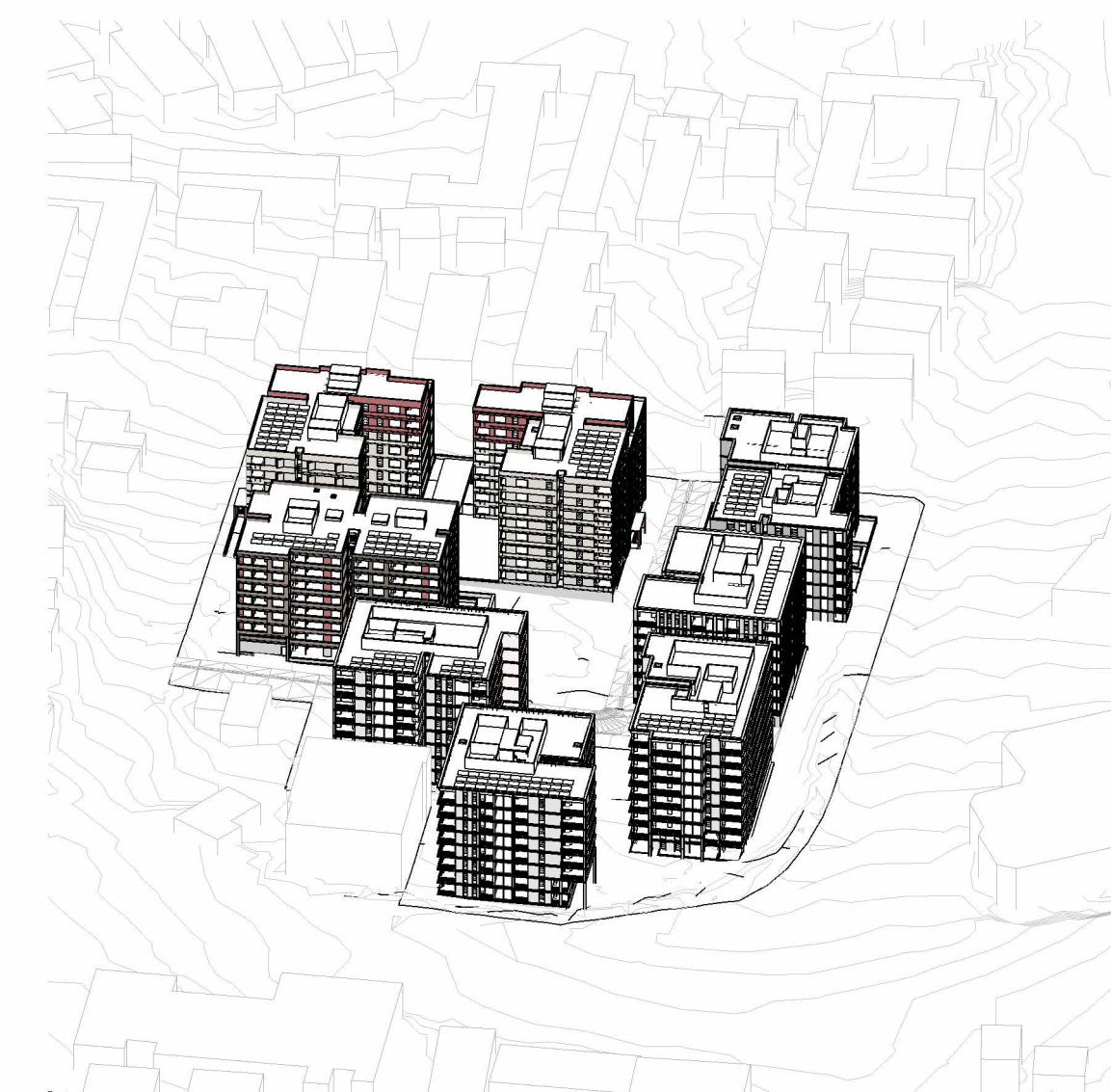
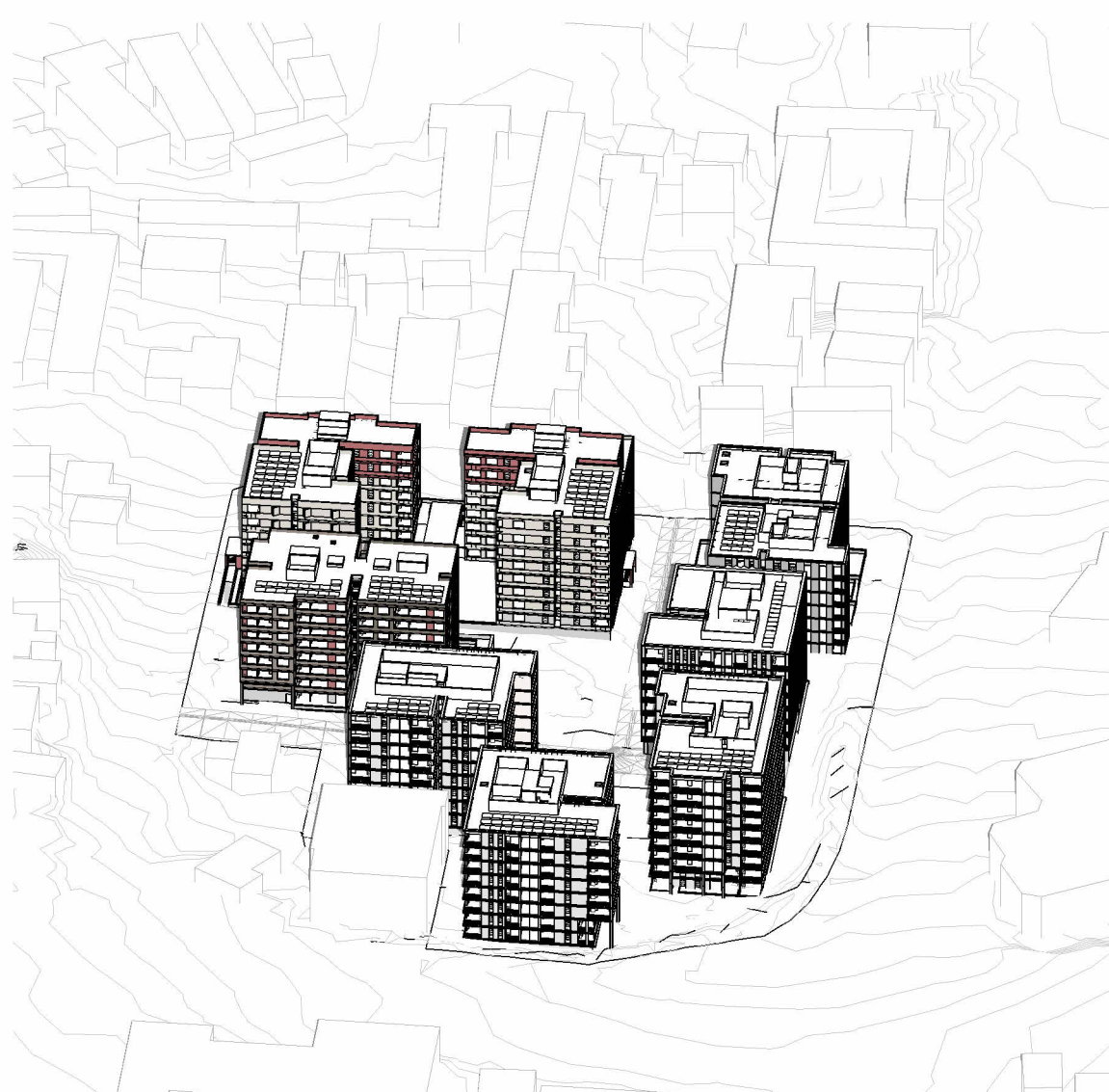
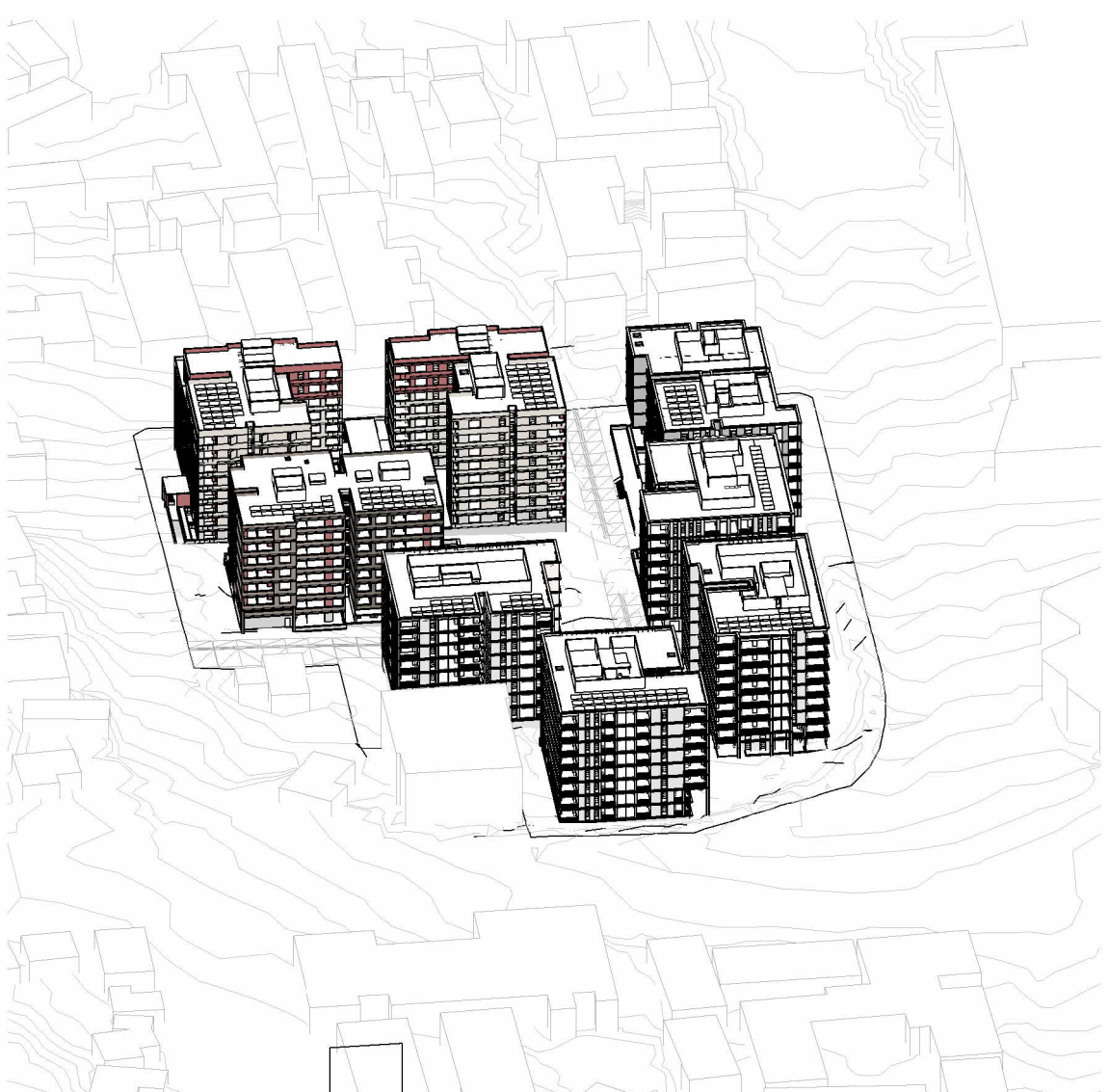
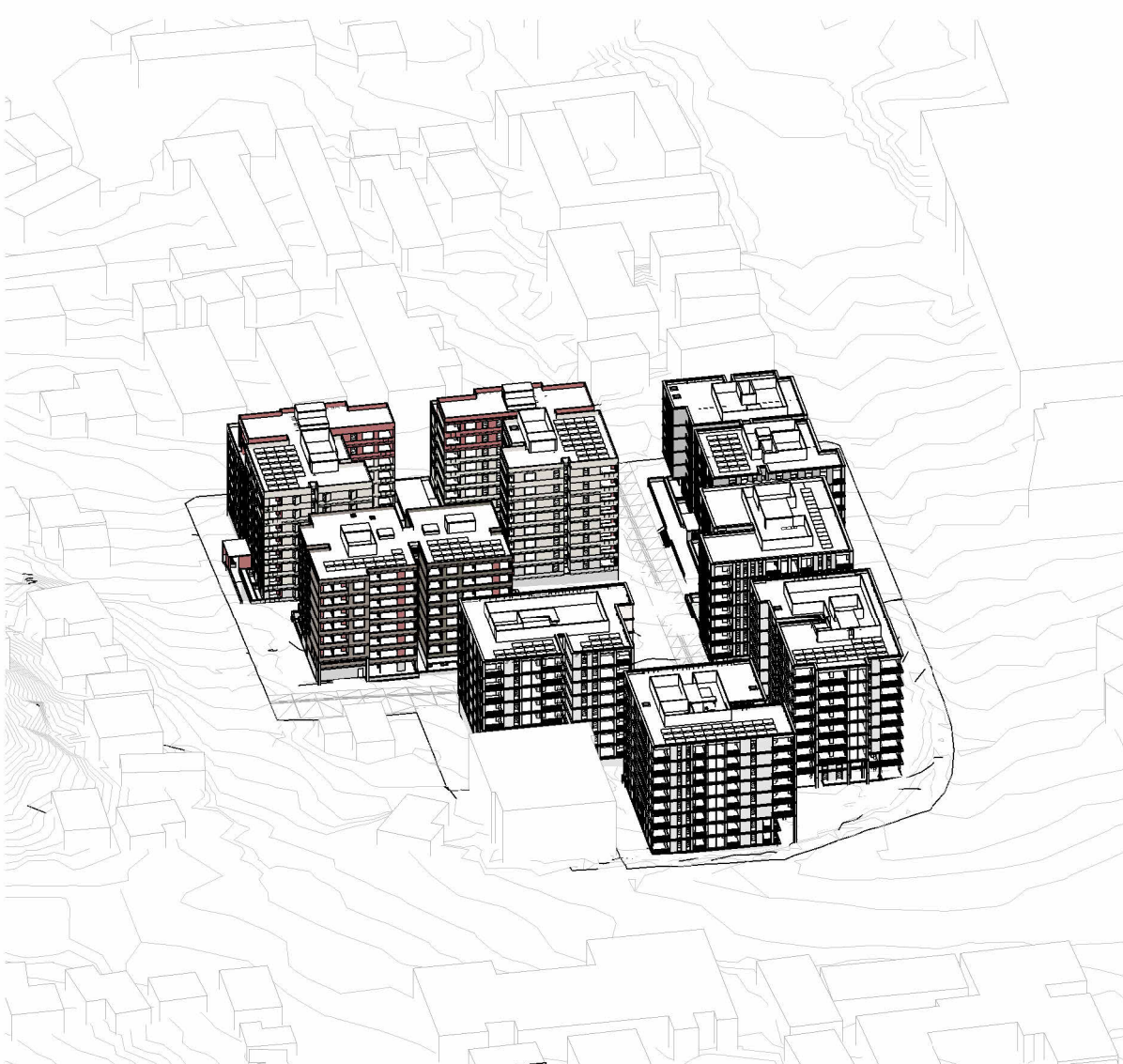


1 SUN EYE VIEW 830

3 SUN EYE VIEW 900

4 SUN EYE VIEW 1000

5 SUN EYE VIEW 1030



6 SUN EYE VIEW 1045

7 SUN EYE VIEW 1100

2 SUN EYE VIEW 1145

8 SUN EYE VIEW 1200



9 SUN EYE VIEW 1300

12 SUN EYE VIEW 1345

10 SUN EYE VIEW 1400

11 SUN EYE VIEW 1500

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
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DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE	FOR	CHKD
01 31.07.2025	CONCEPT DESIGN	
02 29.09.2025	FOR INFORMATION	
03 10.01.2025	SDRP 2	
04 17.10.2025	DRAFT SSDA	
05 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER



PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

SUN EYE VIEW

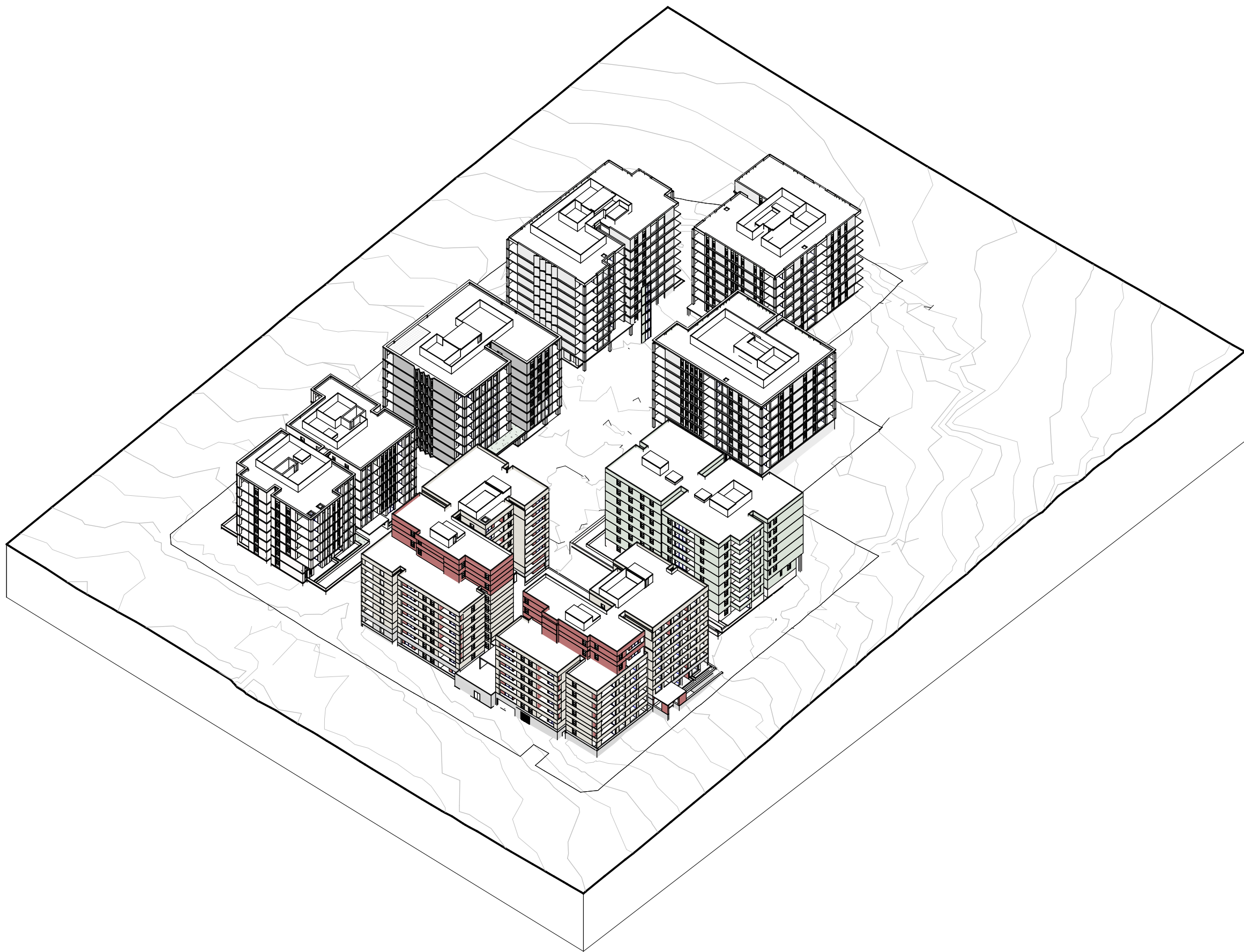
10E-XX-01

ISSUE

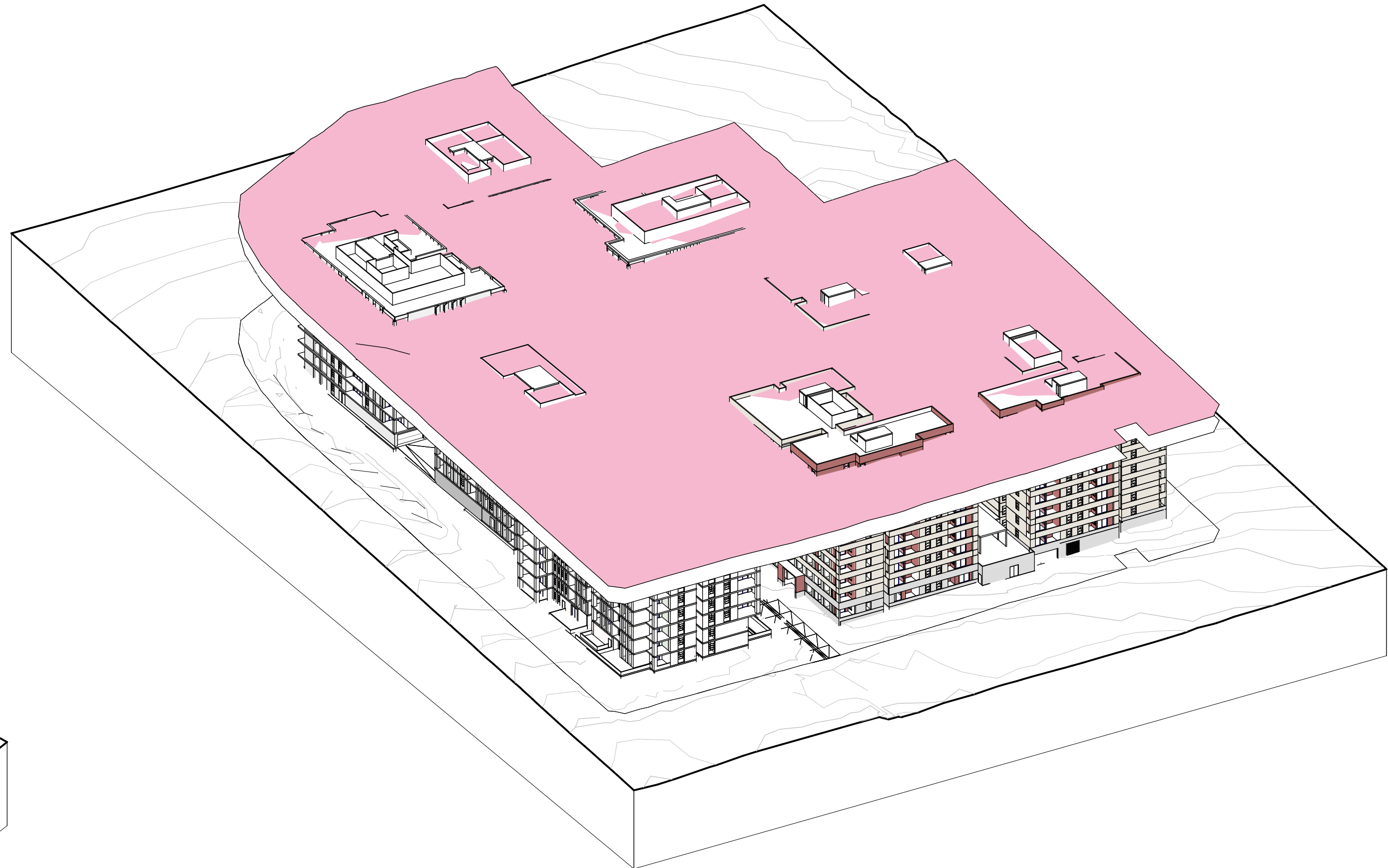
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1 10E-XX-30 Height Plane Compliance



2 10E-XX-30 Height Plane Compliance Copy 1



3 10E-XX-30 Height Plane Compliance Copy 2

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

0 15000 37500

@A1
STATUS

DRAWING

HEIGHT COMPLIANCE

AR-DA-10E-XX-10	ISSUE 02
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1 OVERSHADOW 900



2 OVERSHADOW 1000



3 OVERSHADOW 1100



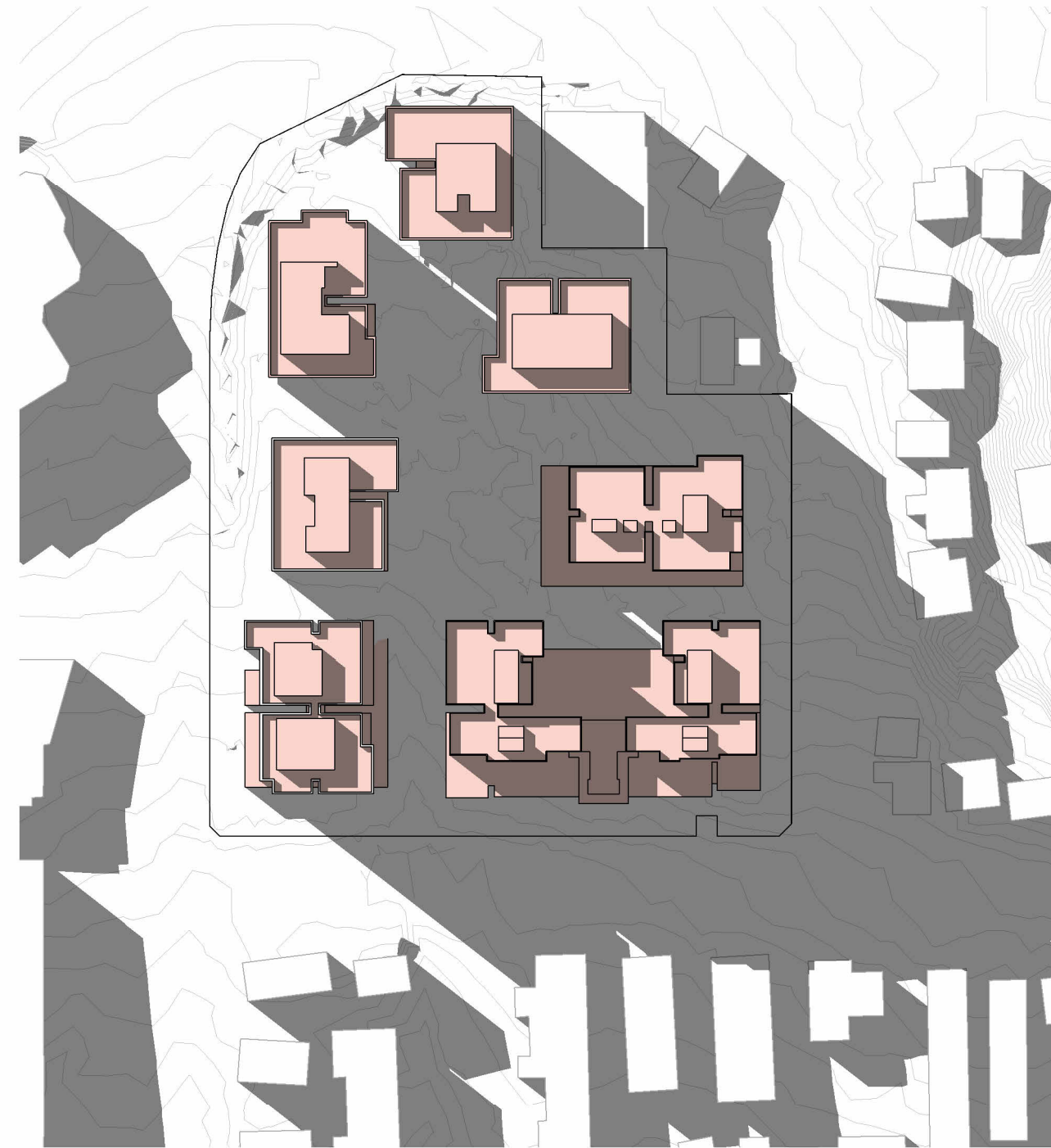
6 OVERSHADOW 1200



4 OVERSHADOW 1300



5 OVERSHADOW 1400



7 OVERSHADOW 1500

OVERSHADOWING DIAGRAMS
9AM - 3PM
JUNE 21ST

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	807 NEIL LOGAN
7151 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILLIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3869 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KRISTIE IRWIN
10447 ALISON DOUGLAS	
10705 CATHERINE SKINNER	

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

NOTE

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DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING

ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	29.09.2025	FOR INFORMATION	
03	10.01.2025	SDRP 2	
04	17.10.2025	DRAFT SSDA	
05	24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

GRAPHIC SCALE

SCALE

@A1
STATUS

DRAWING

OVERSHADOWING

10E-XX-02

ISSUE
05

ISSUE	DATE	FOR	CHKD
01	29.09.2025	FOR INFORMATION	
02	10.01.2025	SDRP 2	
03	17.10.2025	DRAFT SSDA	
04	24.10.2025	SSDA SUBMISSION	
05	27.10.2025	SSDA ADJUSTMENTS	

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PROJECT MANAGER

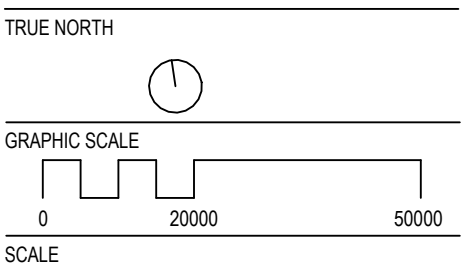
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



1:1000@A1
STATUS

DRAWING



5 OPEN COMMUNAL AREA

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
MARKET AREA	14,995m2
MARKET COS MIN 25% OF SITE	3,748m2
SOCIAL AREA	4,854m2
SOCIAL COS MIN 25% OF SITE	1,214m2

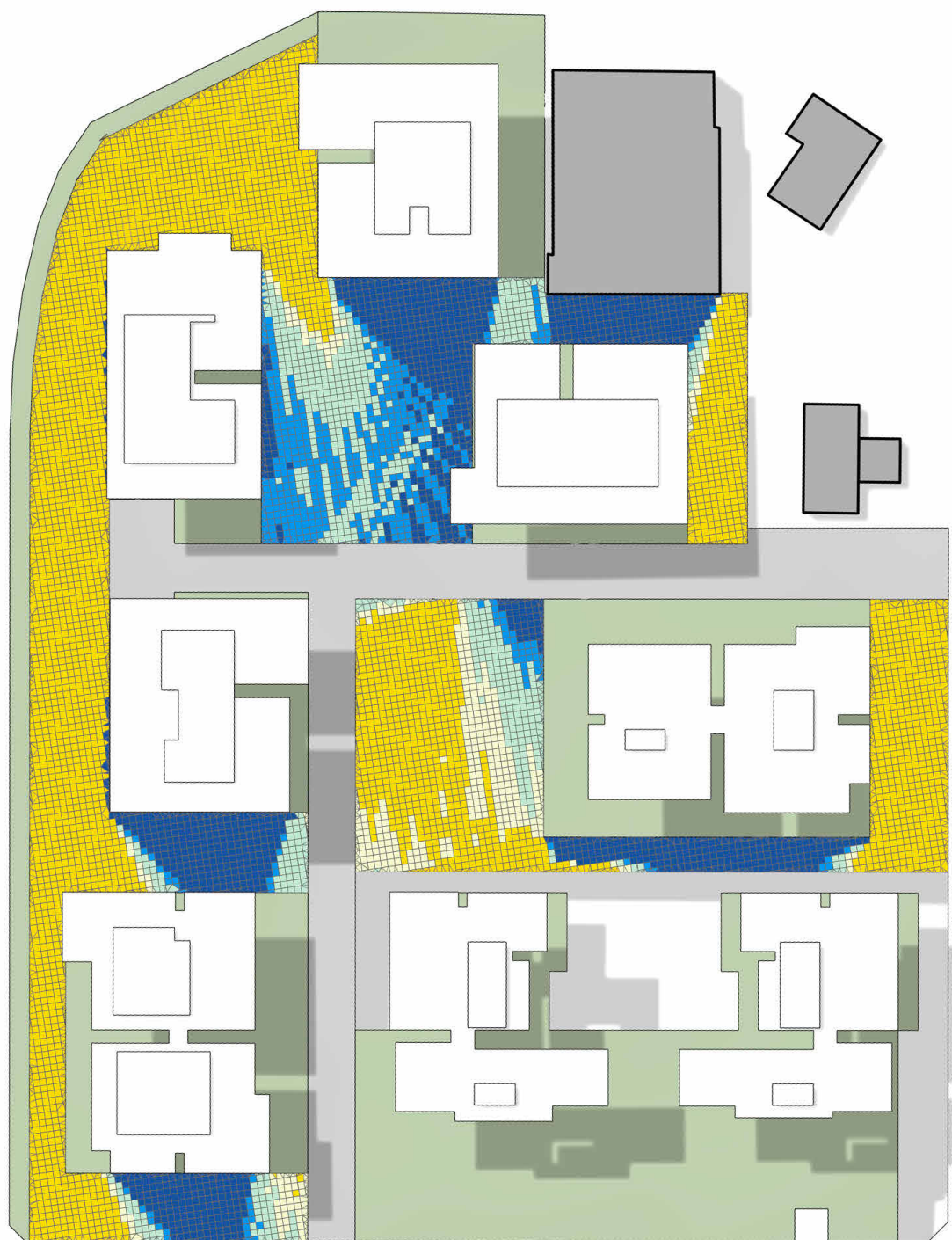
OPEN COMMUNAL SPACE AREA SCHEDULE		
Name		Area
Open Communal M		6784.75 m²
Open Communal S		1237.54 m²
		8022.30 m²



4 LANDSCAPE AREA

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
LANDSCAPED AREA REQUIREMENT 30%	5,933m2

LANDSCAPED AREA SCHEDULE		
Name		Area
LANDSCAPE		11478.38 m²
		11478.38 m²



MARKET AREA	14,995m2
MARKET COS PROVIDED	6,784m2
MARKET COS ≥ 2HRS	3,896m2 (57.4%)



3 DEEP SOIL

SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
DEEP SOIL REQUIREMENT 15%	2,966m2

DEEP SOIL AREA SCHEDULE		
Name		Area
DEEP SOIL		6611 m²
		6611 m²

NOTE: Area denotes the maximum available area for deep soil planting for the site. Refer to Turf's Landscape Report for provided figures.



SOCIAL AREA	4,908m2
SOCIAL COS PROVIDED	1,237m2
SOCIAL COS ≥ 2HRS	687m2 (54%)

NOTE
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ISSUE	DATE	FOR	CHKD
01	17.10.2025	DRAFT SSDA	
02	24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

CLIENT



HOMES NSW
CLIENT NUMBER

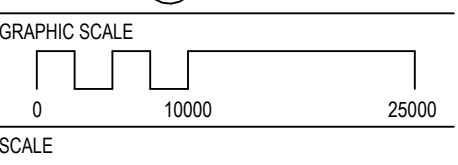
PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH



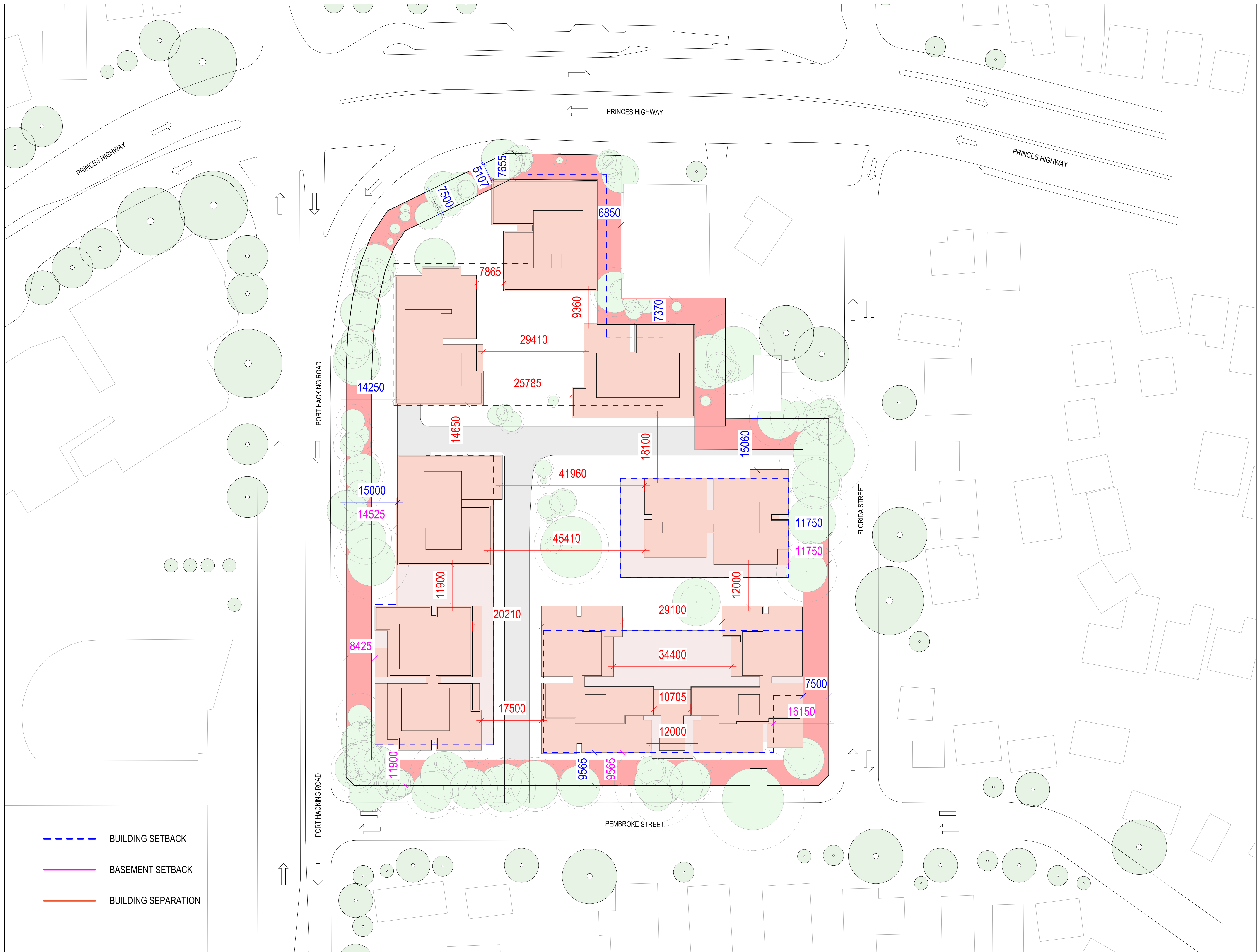
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STATUS

DRAWING

SETBACKS & ADG SEPARATION

AR-DA-10E-XX-30	ISSUE 02
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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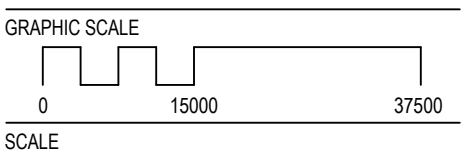
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

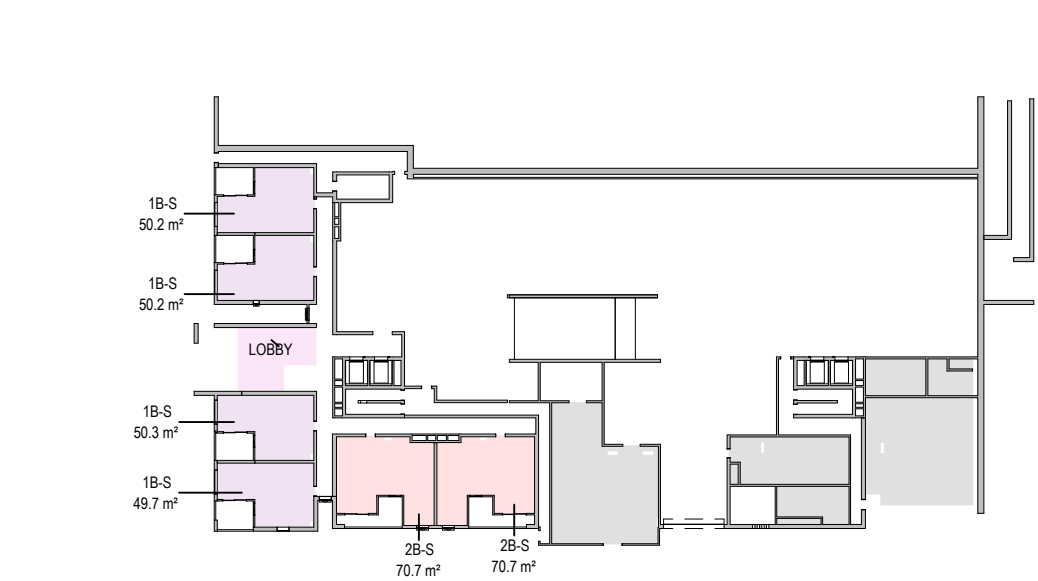


As indicated@A1
STATUS

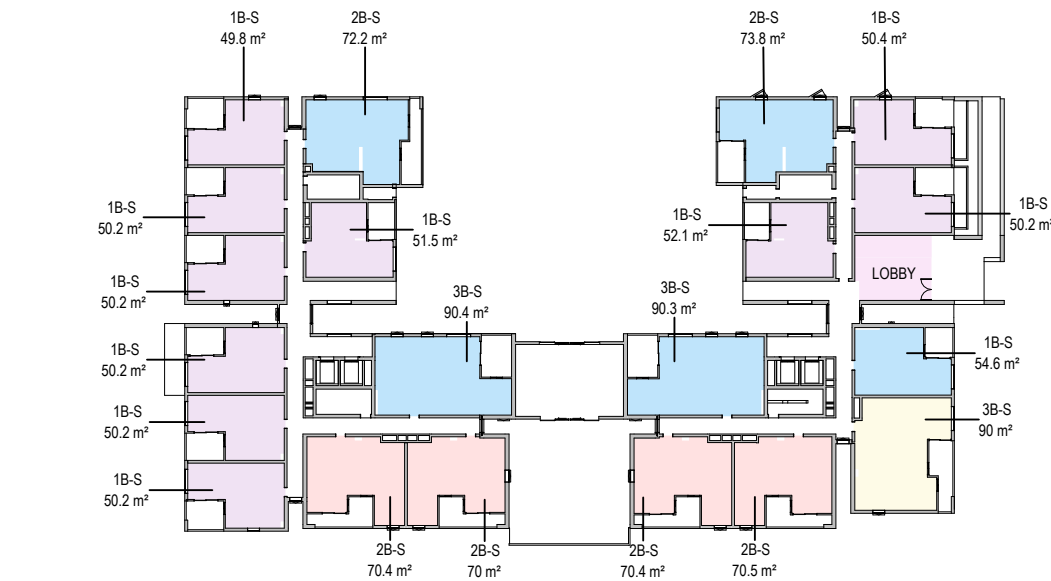
DRAWING

UNIT MIX - SOCIAL

AR-DA-10T-00-00 02



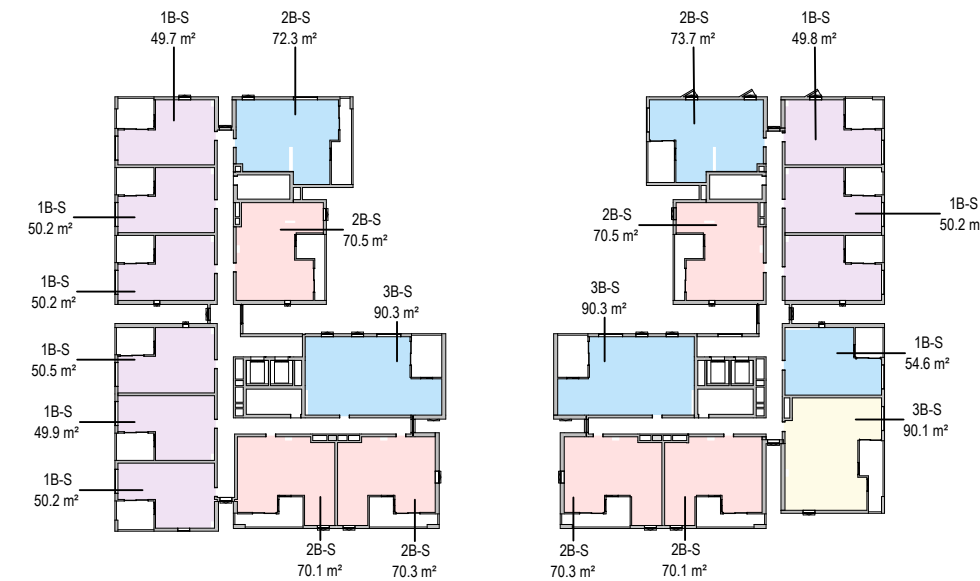
1 UNIT MIX - LEVEL 00



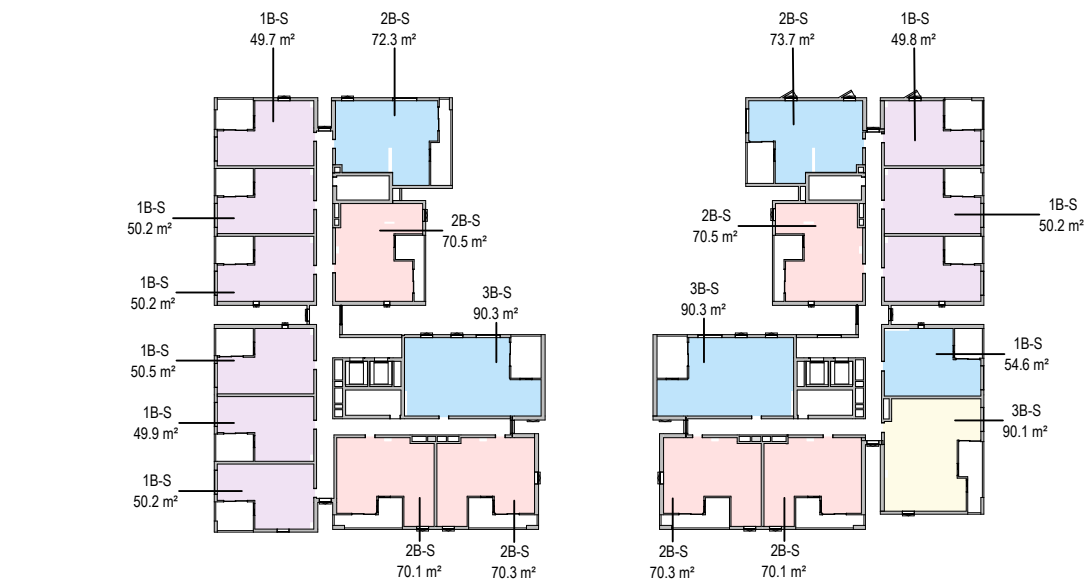
2 UNIT MIX - LEVEL 01



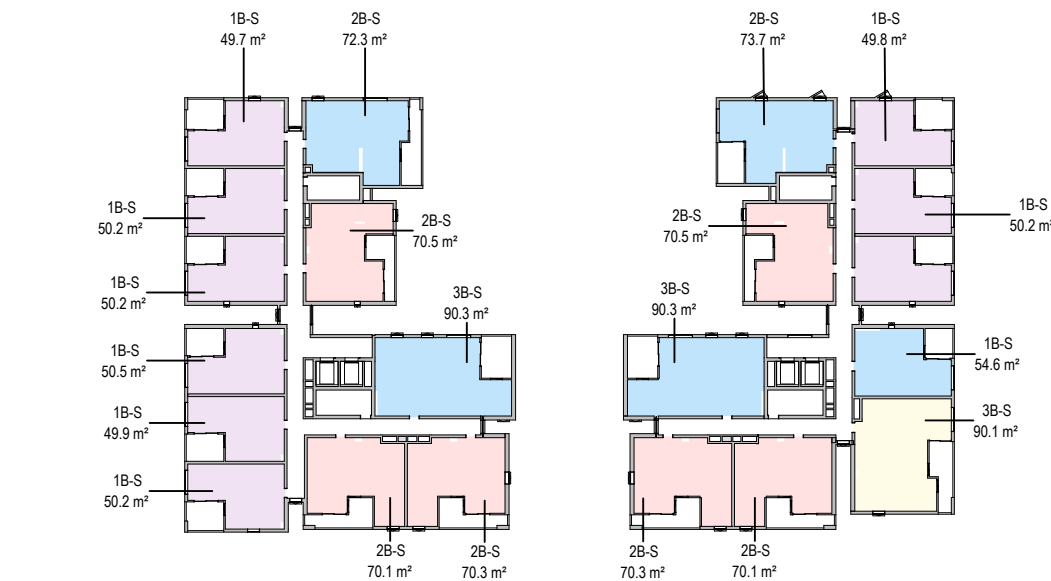
3 UNIT MIX - LEVEL 02



4 UNIT MIX - LEVEL 03



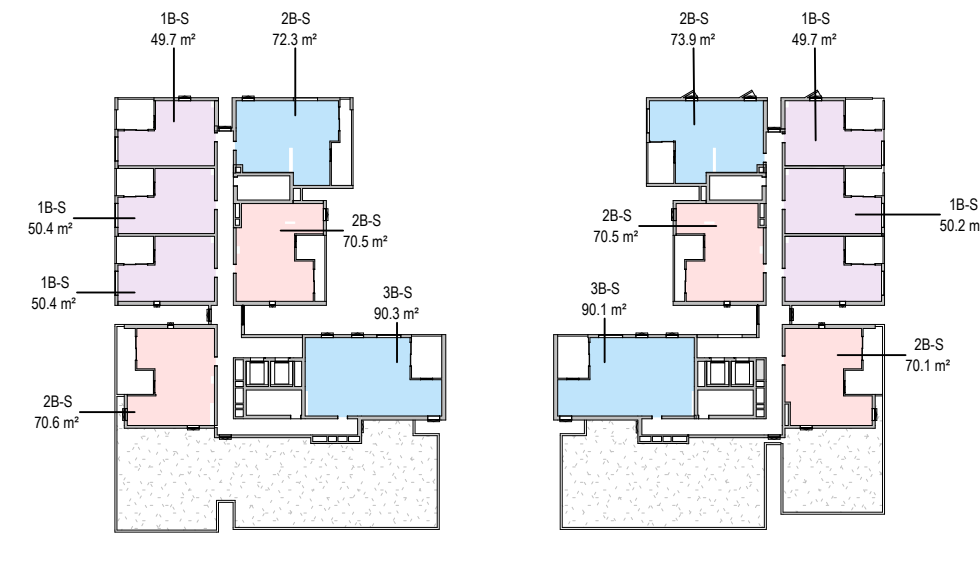
5 UNIT MIX - LEVEL 04



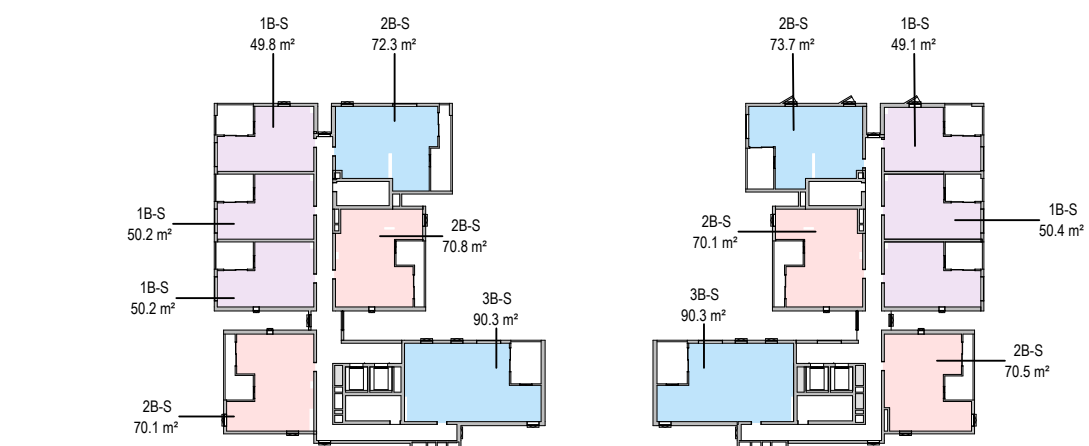
6 UNIT MIX - LEVEL 05



7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



9 UNIT MIX - LEVEL 08

LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX	
TYPE	
1B-S	
1B-S: 77	
2B-S	
2B-S: 60	
3B-S	
3B-S: 22	
Total Apartments: 159	

DDA MIX	
Occupancy	Department
1B-S	DDA
1B-S: 6	
2B-S	DDA
2B-S: 16	
3B-S	DDA
3B-S: 16	
Total DDA: 38	

NOTE
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ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
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03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

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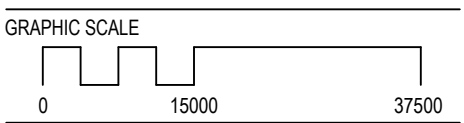
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

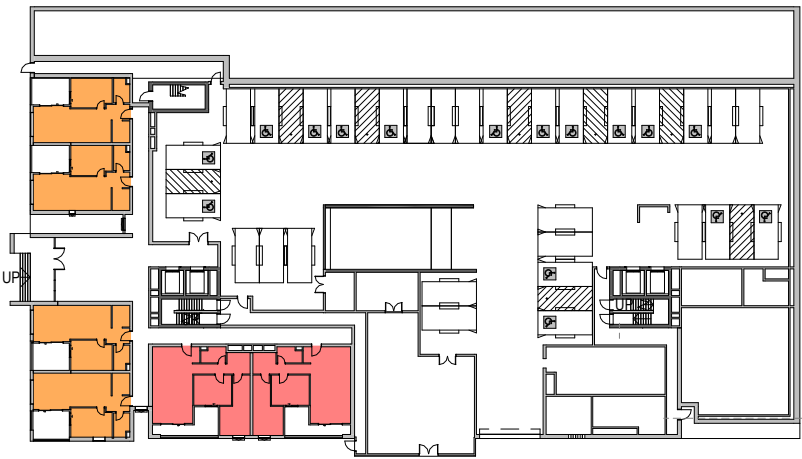


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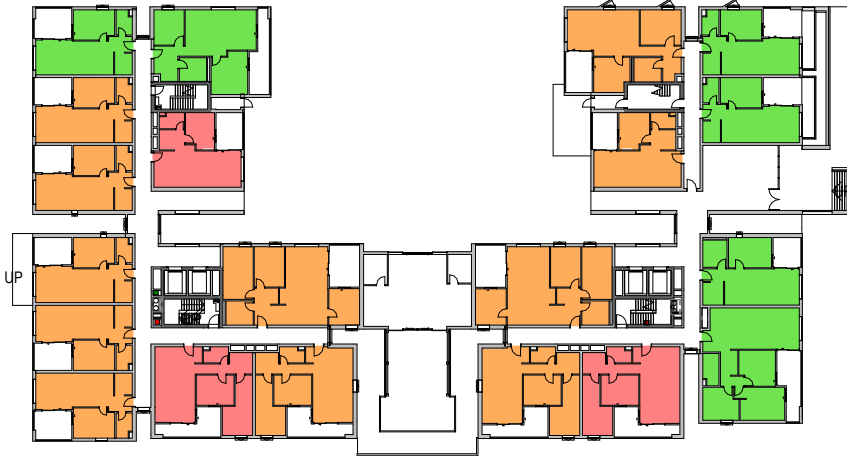
DRAWING

ADG COMPLIANCE - SOLAR
ACCESS - SOCIAL

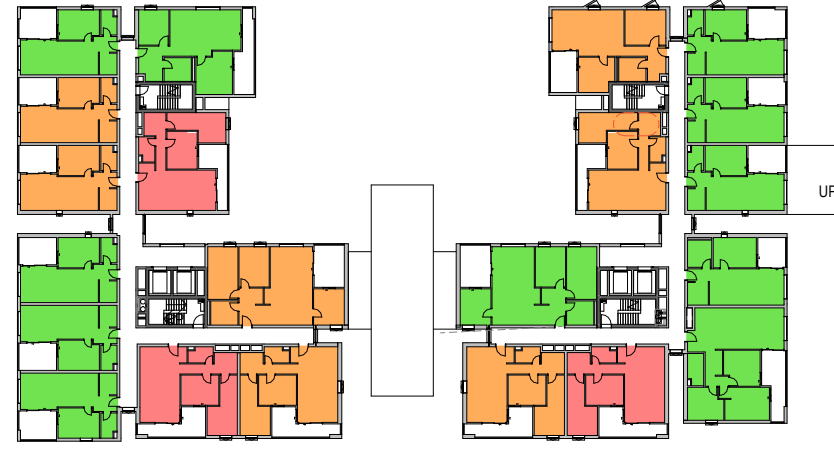
ISSUE
AR-DA-10T-00-01 04



1 SOLAR ACCESS -LEVEL 00



2 SOLAR ACCESS -LEVEL 01



3 SOLAR ACCESS -LEVEL 02



4 SOLAR ACCESS -LEVEL 03



5 SOLAR ACCESS -LEVEL 04



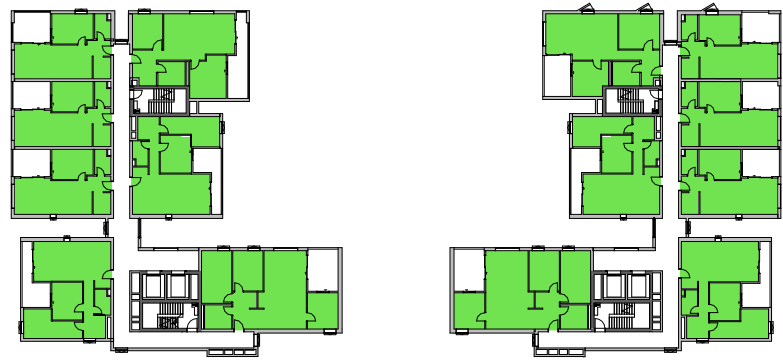
6 SOLAR ACCESS -LEVEL 05



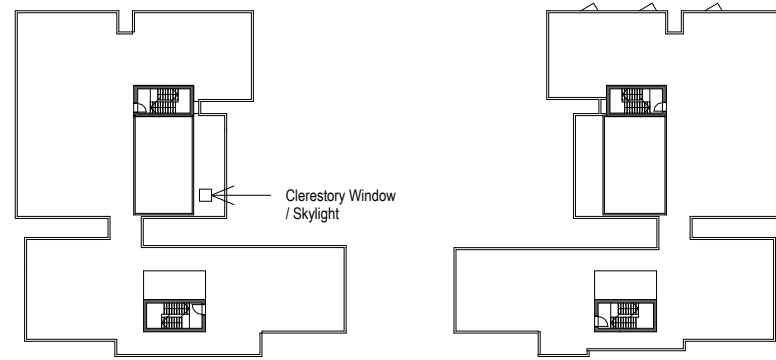
7 SOLAR ACCESS -LEVEL 06



8 SOLAR ACCESS -LEVEL 07



9 SOLAR ACCESS -LEVEL 08



10 SOLAR ACCESS -LEVEL 09

SEPP65 SOLAR COMPLIANCE LEGEND

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

SOLAR ACCESS COMPLIANCE SUMMARY		
Solar Access	Count	Percentage
NO SOLAR	17	11%
MORE THAN 2HRS	110	69%
LESS THAN 2HRS	32	20%
Grand total: 159		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

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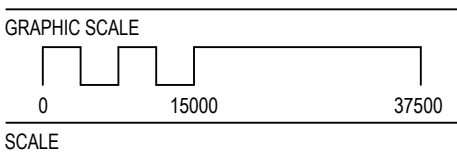
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

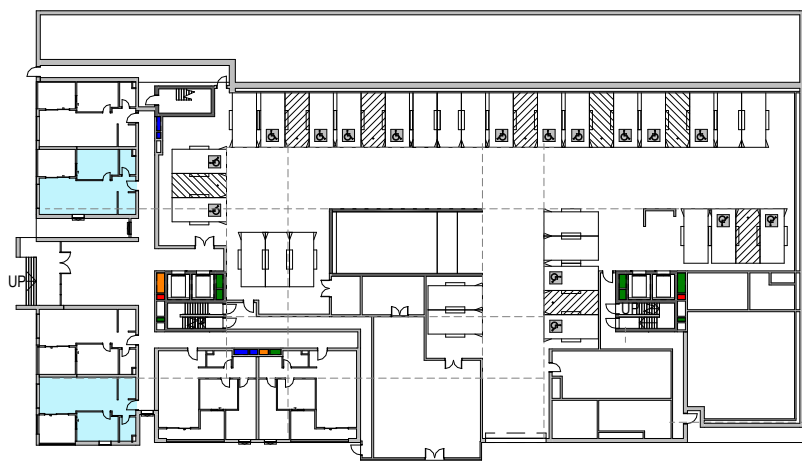
2506009
DRAWING KEY



DRAWING

ADG COMPLIANCE - CROSS
VENTILATION - SOCIAL

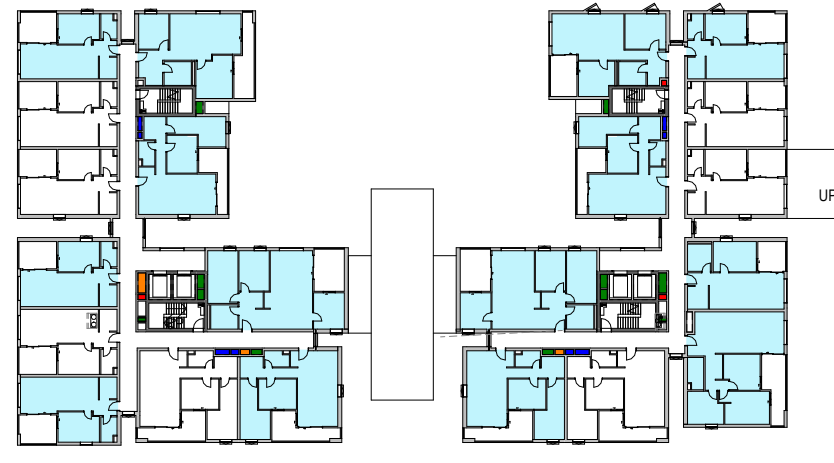
ISSUE
AR-DA-10T-00-02 04



1 CROSS VENTILATION-LEVEL 00



2 CROSS VENTILATION-LEVEL 01



3 CROSS VENTILATION-LEVEL 02



4 CROSS VENTILATION-LEVEL 03



5 CROSS VENTILATION-LEVEL 04



6 CROSS VENTILATION-LEVEL 05



7 CROSS VENTILATION-LEVEL 06



8 CROSS VENTILATION-LEVEL 07



9 CROSS VENTILATION-LEVEL 08

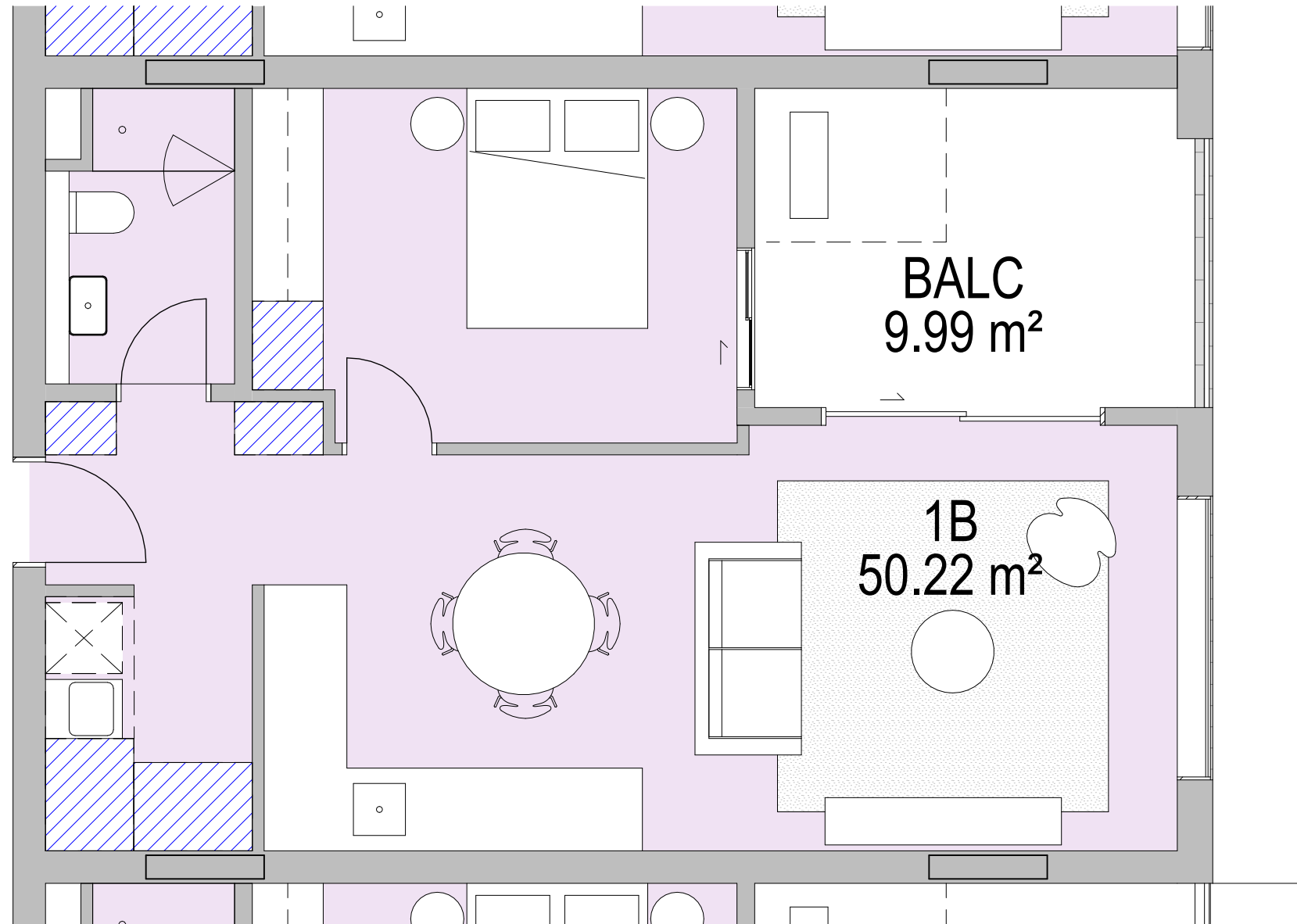
SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
VG	Count	Percentage
Yes	108	68%
No	51	32%
Grand total: 159		

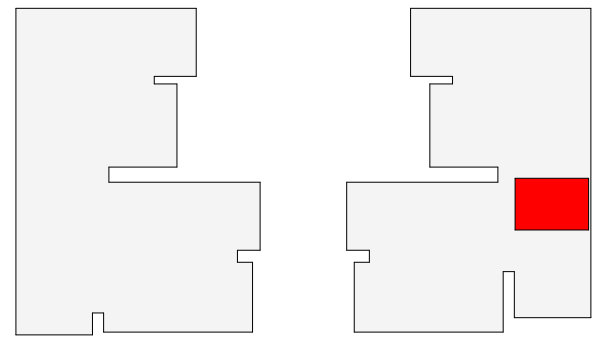
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume

1B.1	1.77 m³
1B.1	0.45 m³
1B.1	1.88 m³
1B.1	2.36 m³
Grand total: 4	6.46 m³

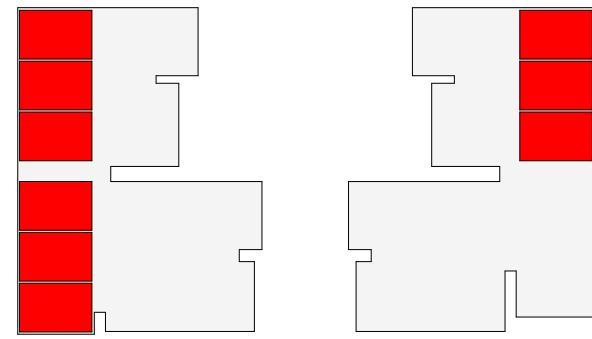


APT TYPE 1B.2 - Storage	
Room: Number	Storage Volume

1B.2	0.45 m³
1B.2	1.08 m³
1B.2	0.65 m³
1B.2	0.81 m³
1B.2	1.70 m³
1B.2	1.80 m³
Grand total: 6	6.49 m³

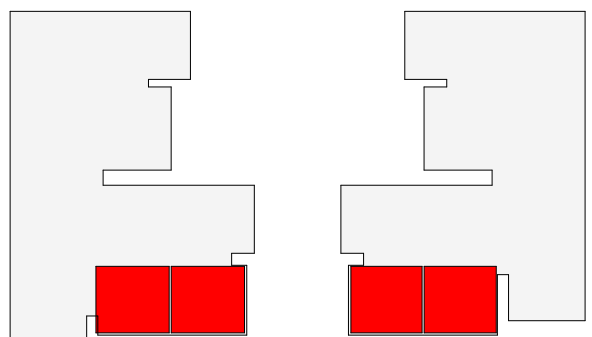
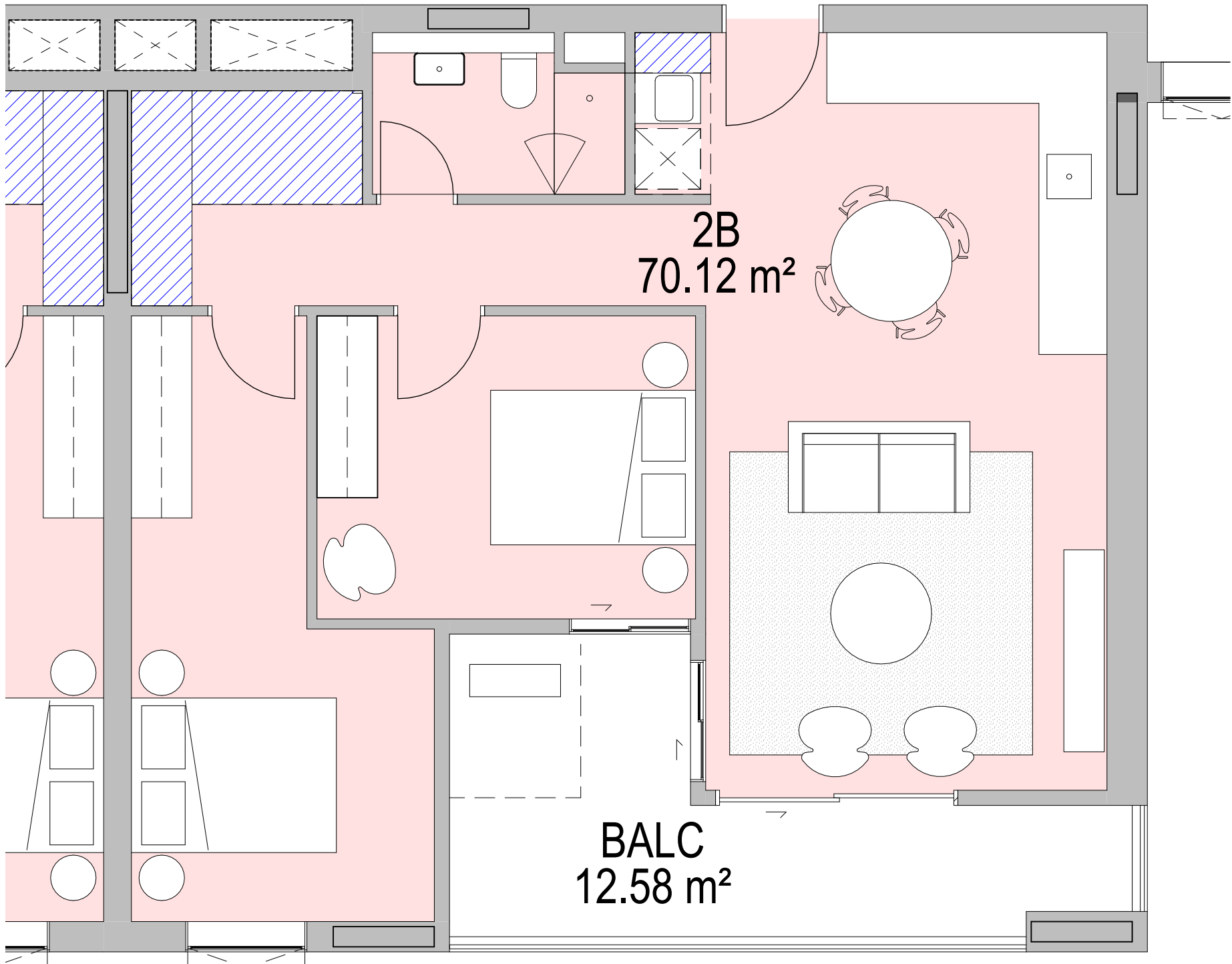


4 1BED - TYPE 1



APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume

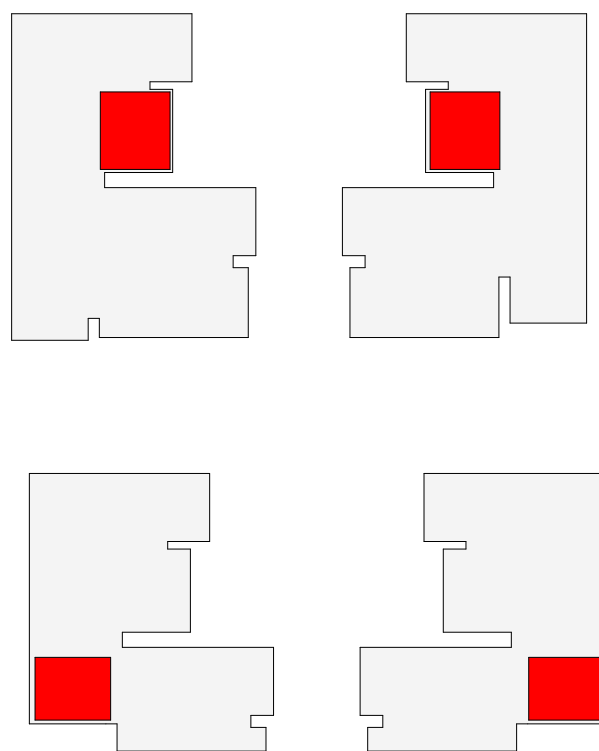
2B.1	0.45 m³
2B.1	3.07 m³
2B.1	4.56 m³
2B.1	0.72 m³
Grand total: 4	8.79 m³



1 1BED DDA - TYPE 1

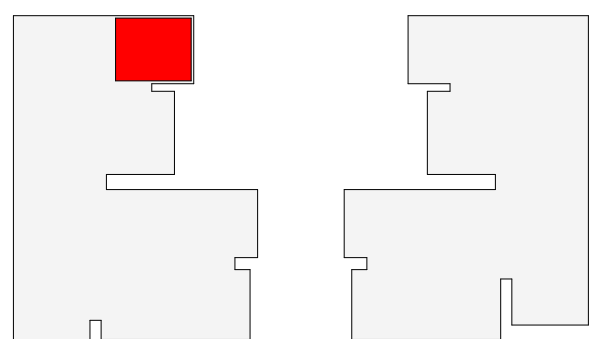
7 2BED - TYPE 1

APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	0.45 m³
2B.2	3.39 m³
2B.2	4.26 m³
2B.2	0.72 m³
Grand total: 4	8.82 m³



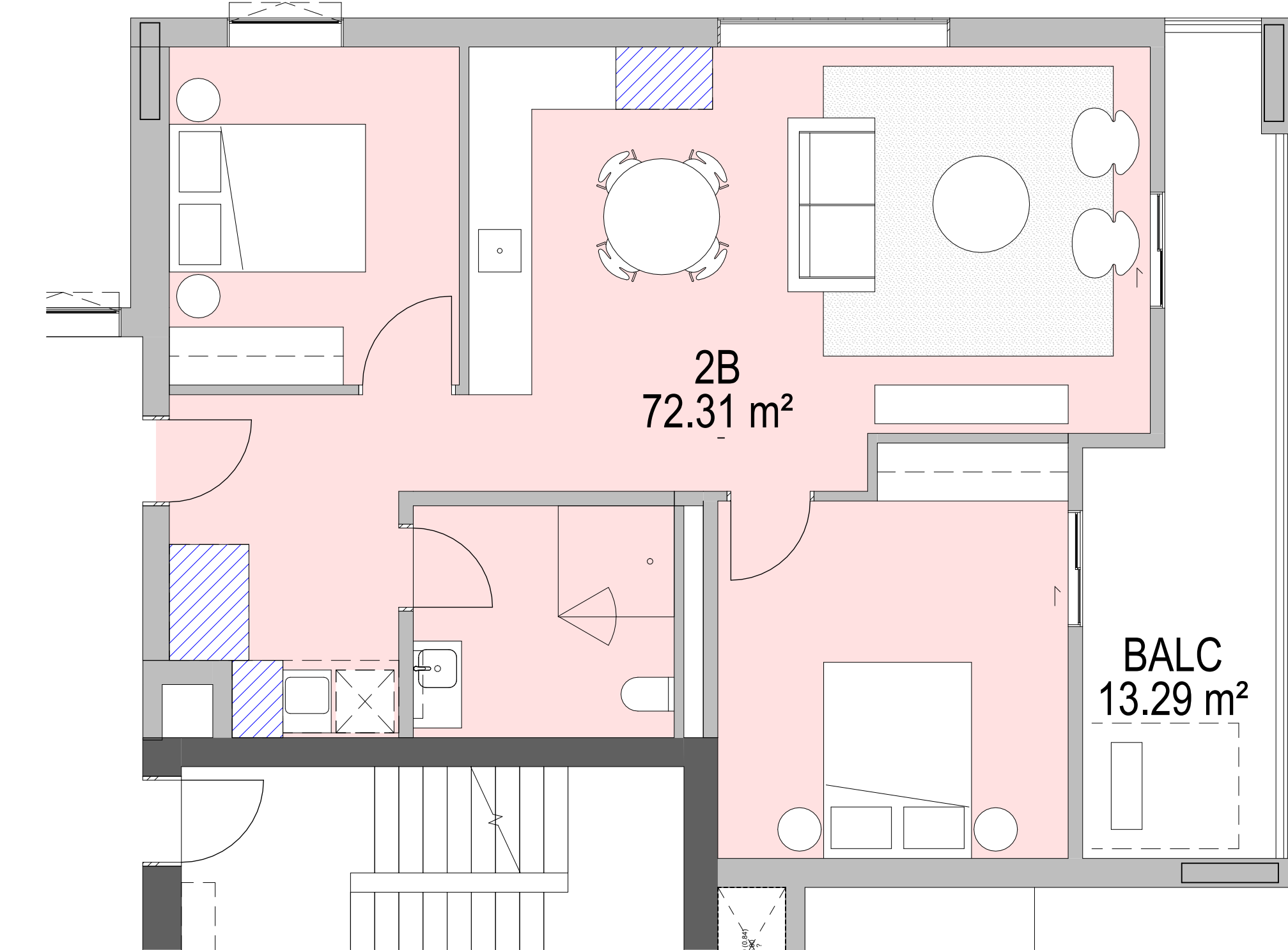
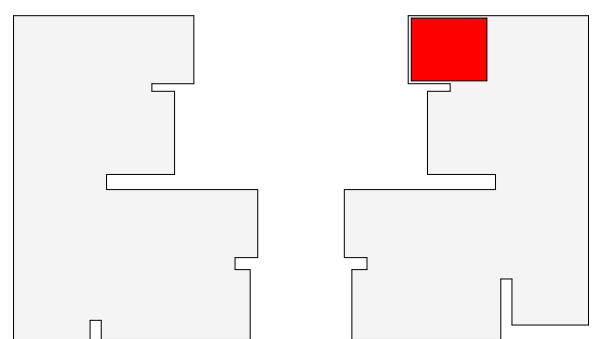
APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	1.55 m³
2B.3	2.37 m³
2B.3	0.45 m³
2B.3	1.01 m³
Grand total: 4	5.38 m³

ADDITIONAL STORAGE PROVIDED IN BASEMENT

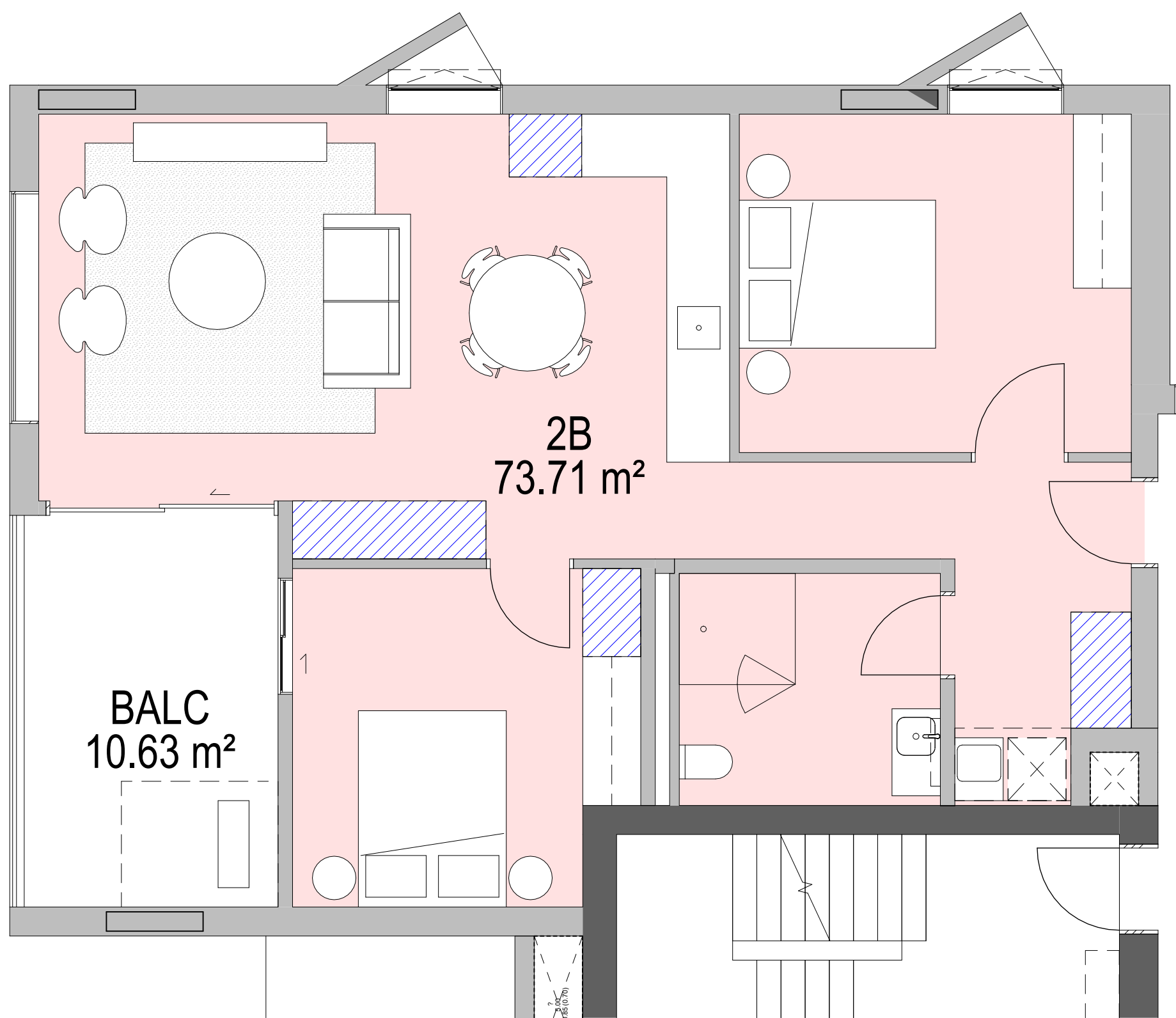


APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2b.4	0.45 m³
2b.4	2.88 m³
2b.4	1.31 m³
2b.4	1.17 m³
2b.4	1.80 m³
Grand total: 5	7.61 m³

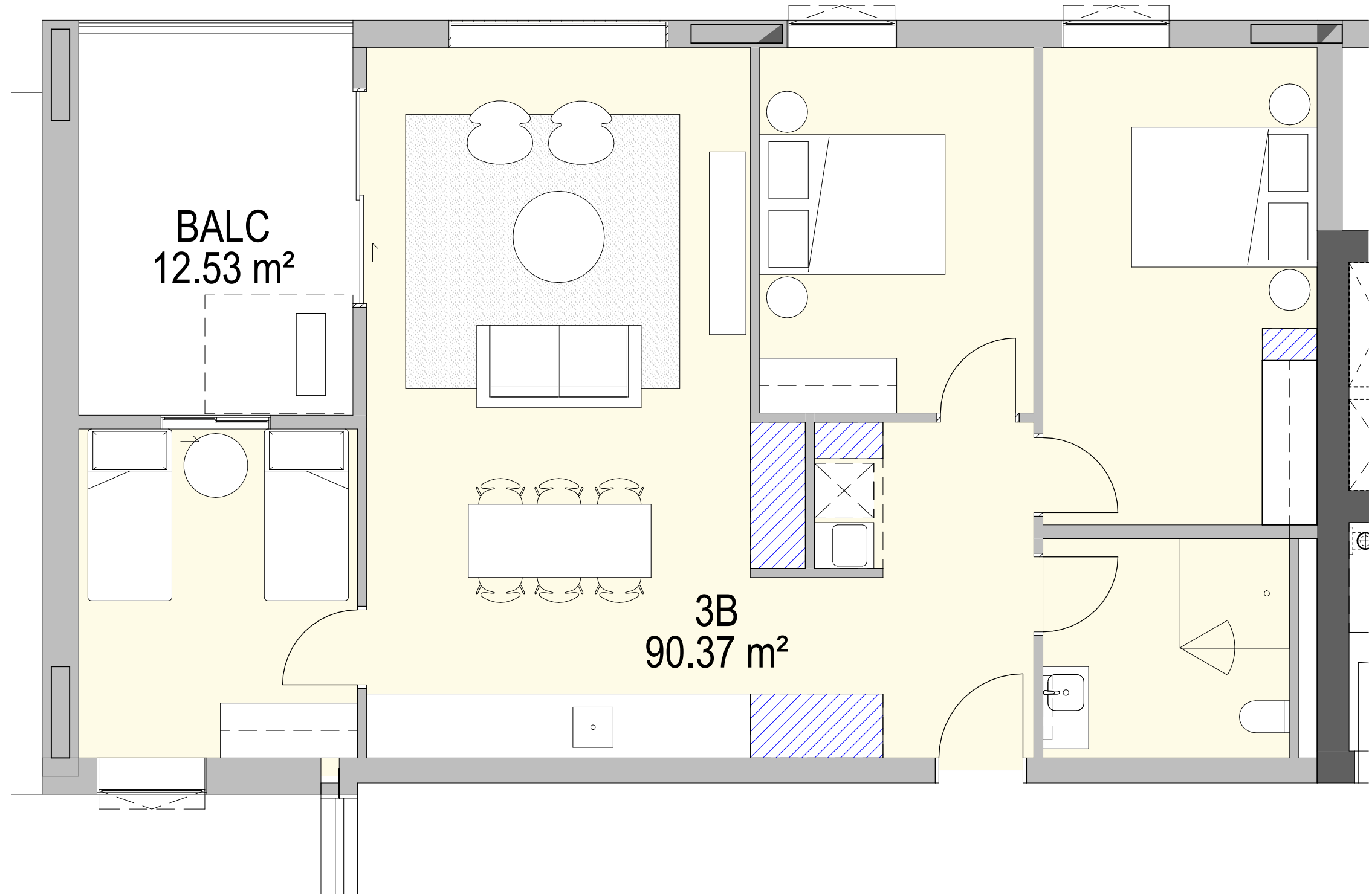
ADDITIONAL STORAGE PROVIDED IN BASEMENT



4 2BED DDA - TYPE 3



7 2BED DDA - TYPE 4

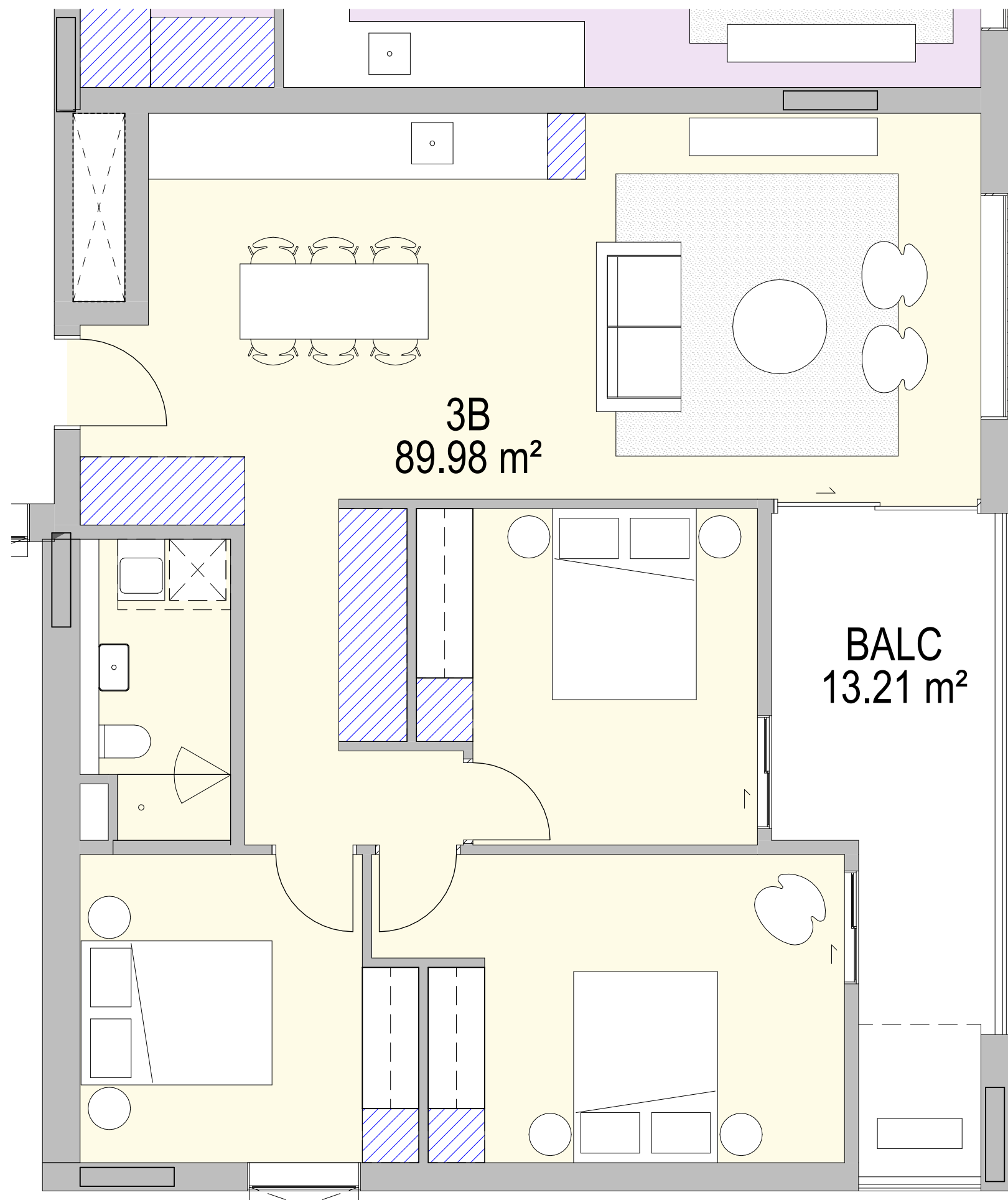
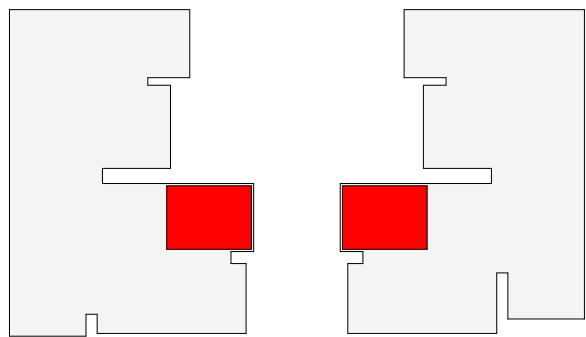


1 3 BED DDA - TYPE 3B.1

APT TYPE 3B.1- Storage	
Room: Number	Storage Volume

3B.1	0.45 m³
3B.1	2.30 m³
3B.1	0.72 m³
3B.1	2.44 m³
3B.1	0.50 m³
Grand total: 5	6.41 m³

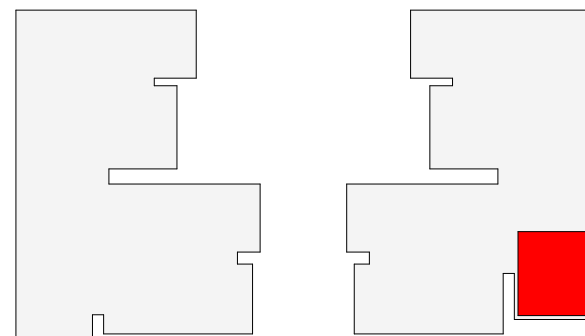
ADDITIONAL STORAGE PROVIDED IN BASEMENT



3 3BED - TYPE 2

APT TYPE 3B.2- Storage	
Room: Number	Storage Volume

3B.2	4.31 m³
3B.2	0.45 m³
3B.2	0.67 m³
3B.2	3.04 m³
3B.2	0.97 m³
3B.2	0.83 m³
3B.2	0.83 m³
Grand total: 7	11.10 m³



NOTE
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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

CONSULTANT

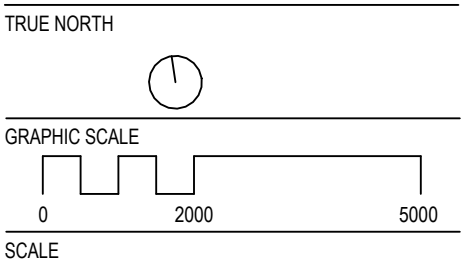
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY

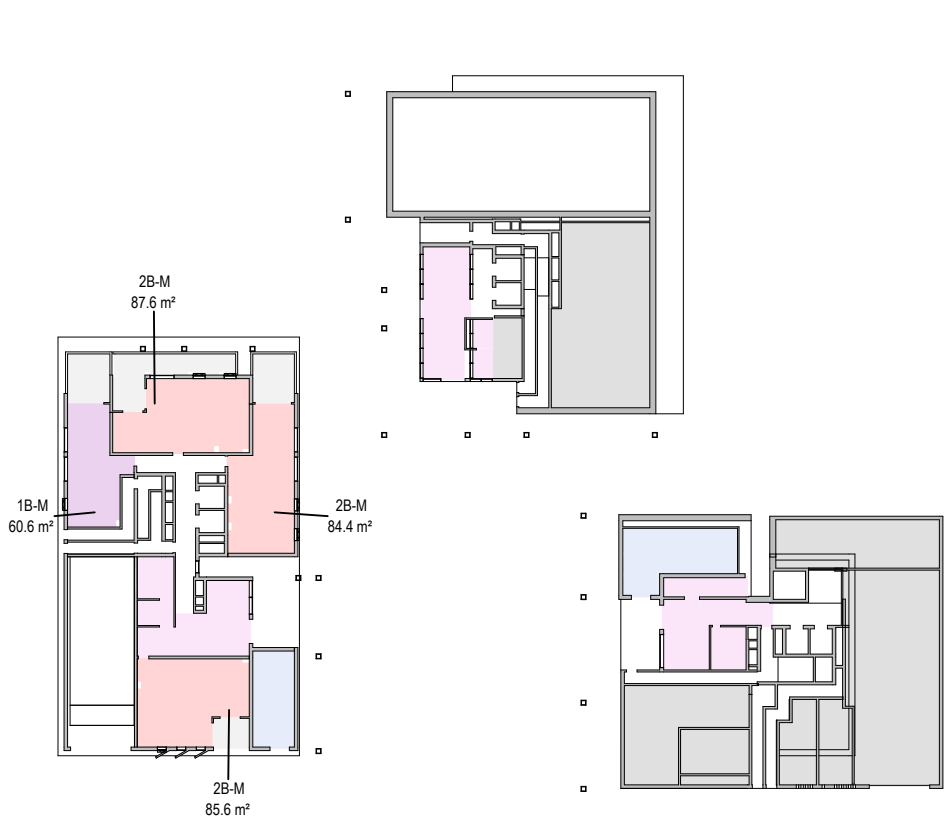


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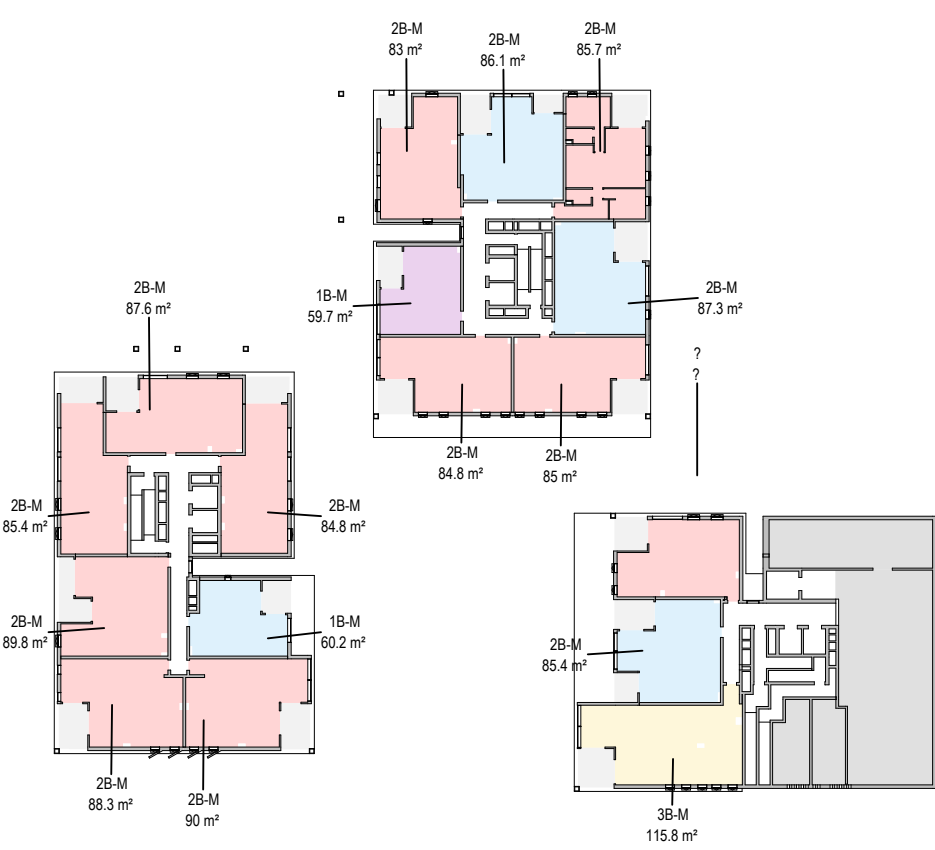
DRAWING

UNIT MIX - MARKET
BUILDING 1

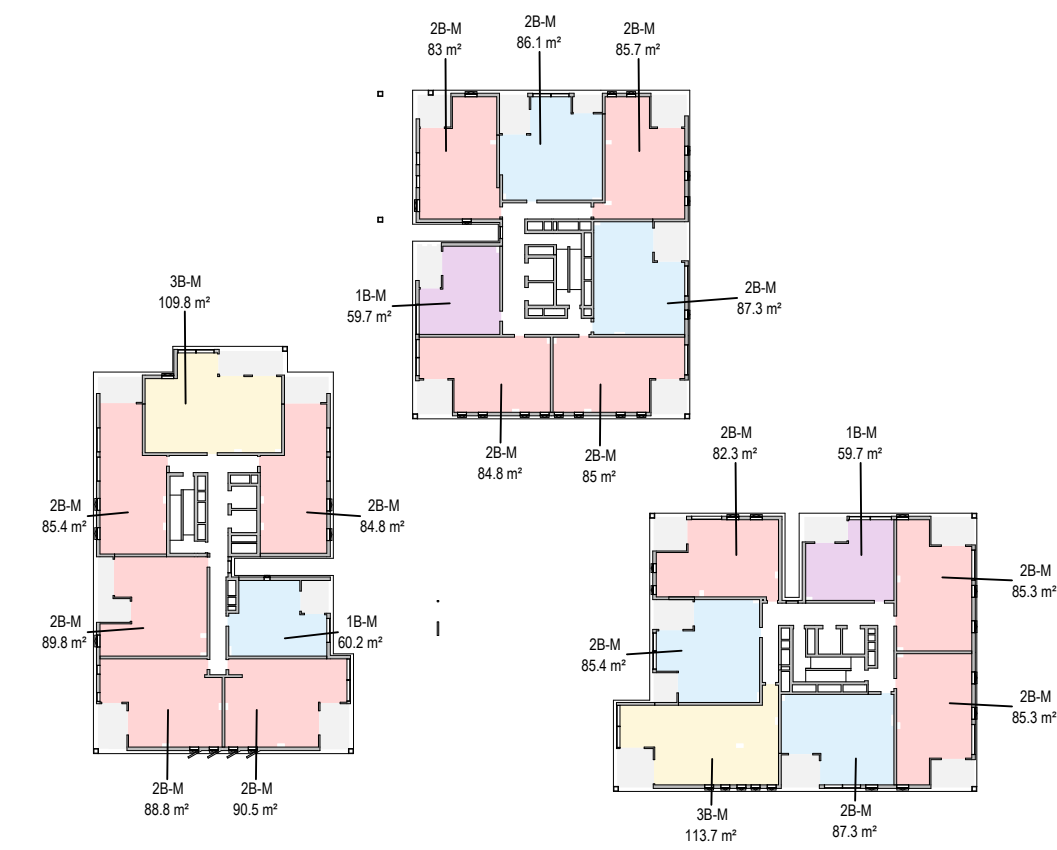
AR-DA-10T-01-00 02



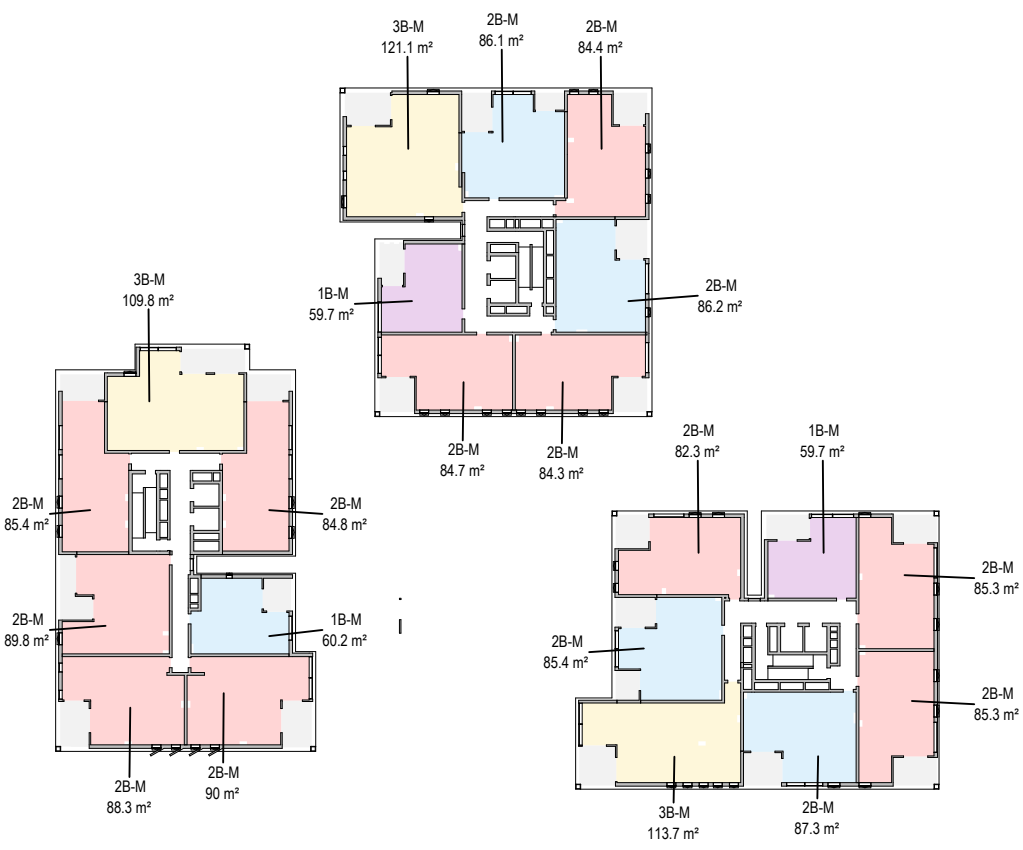
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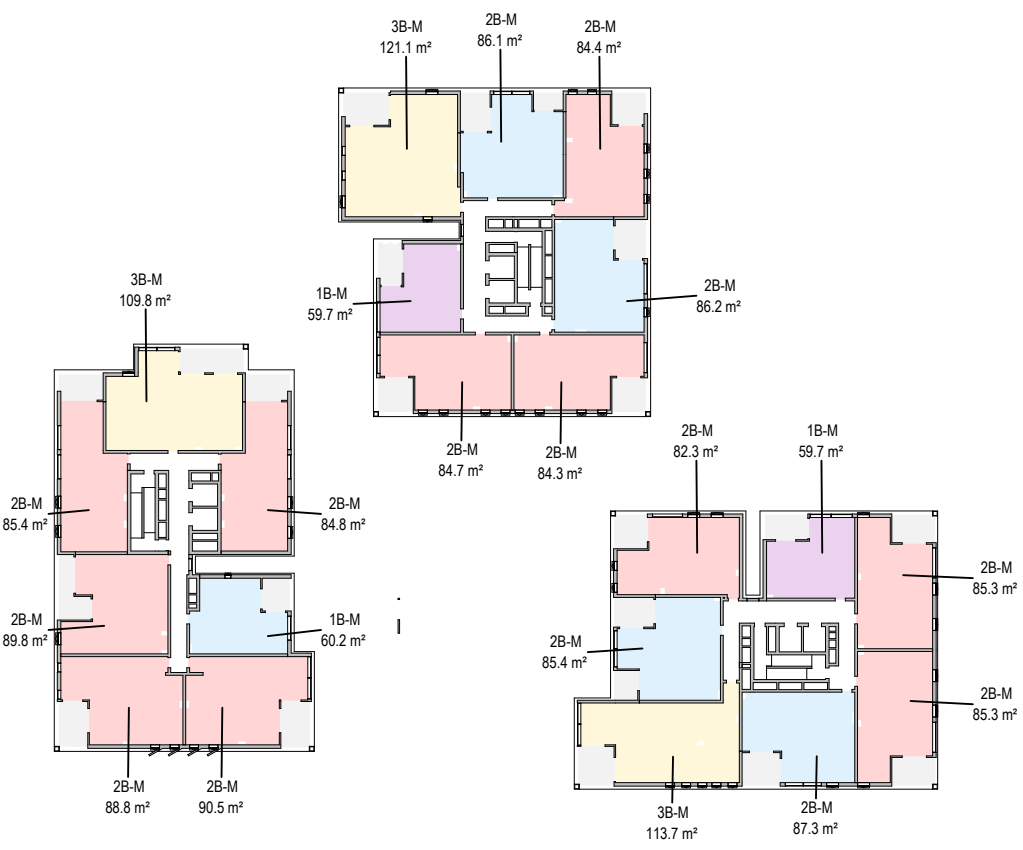
2 UNIT MIX - LEVEL 01



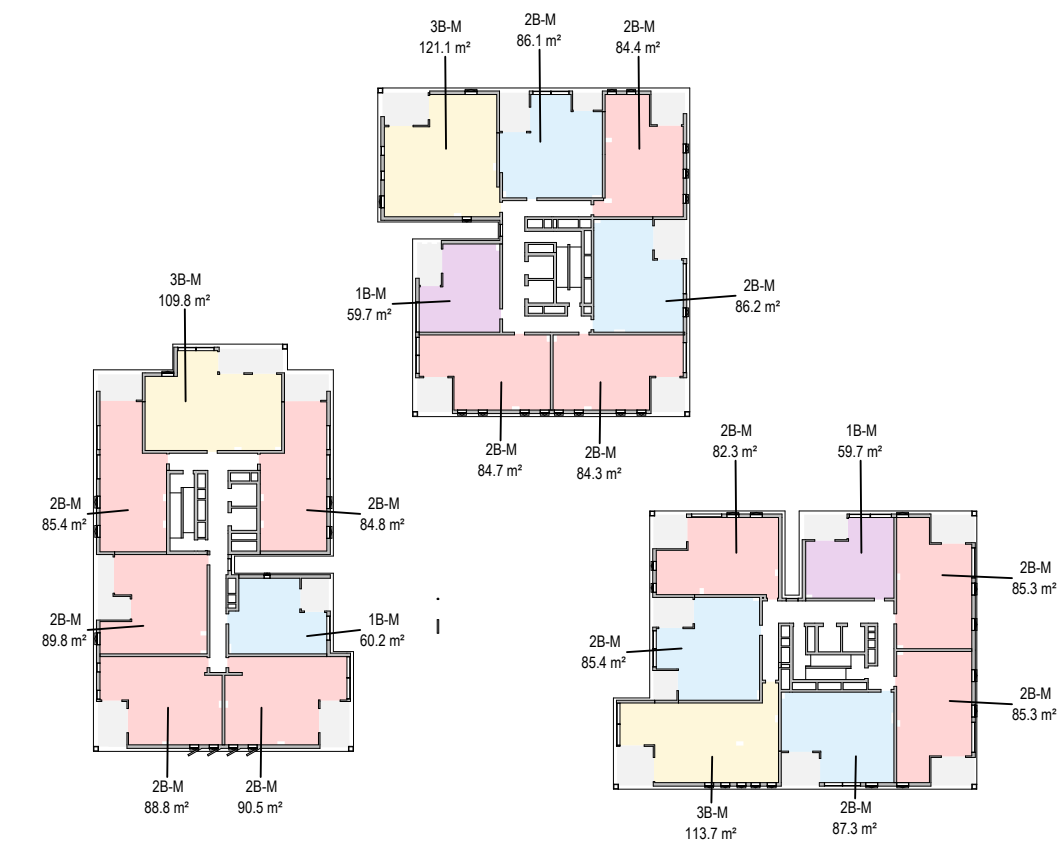
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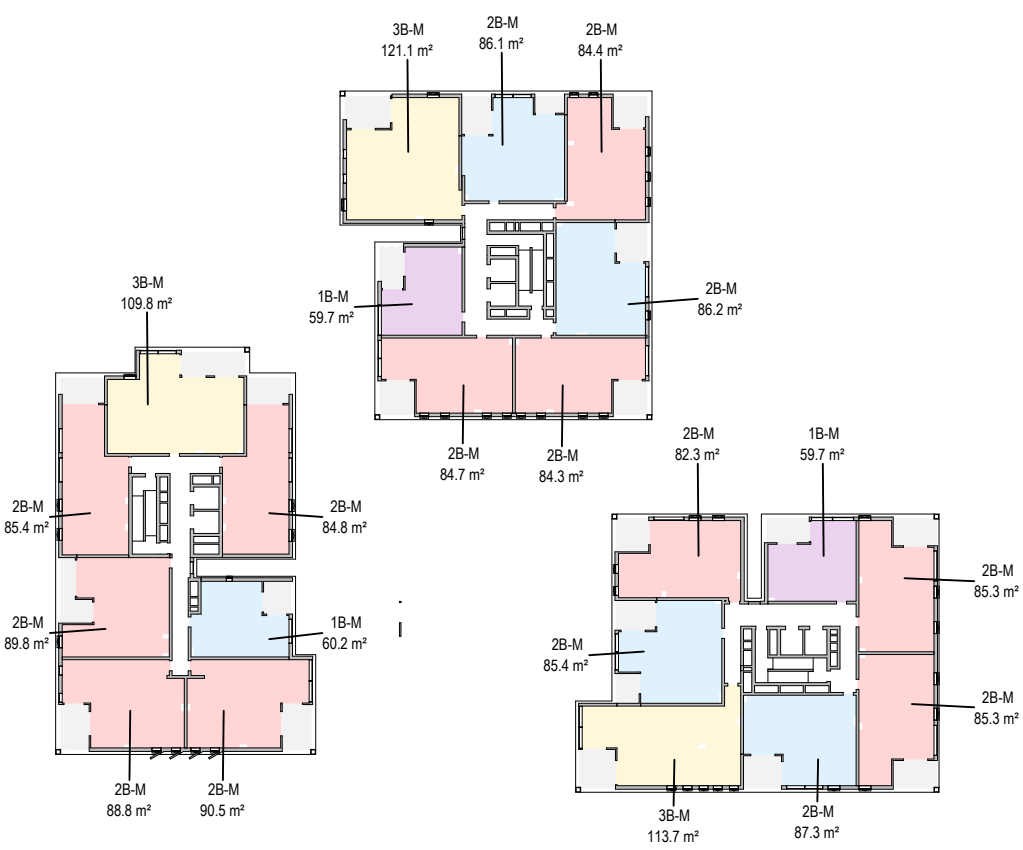
4 UNIT MIX - LEVEL 03



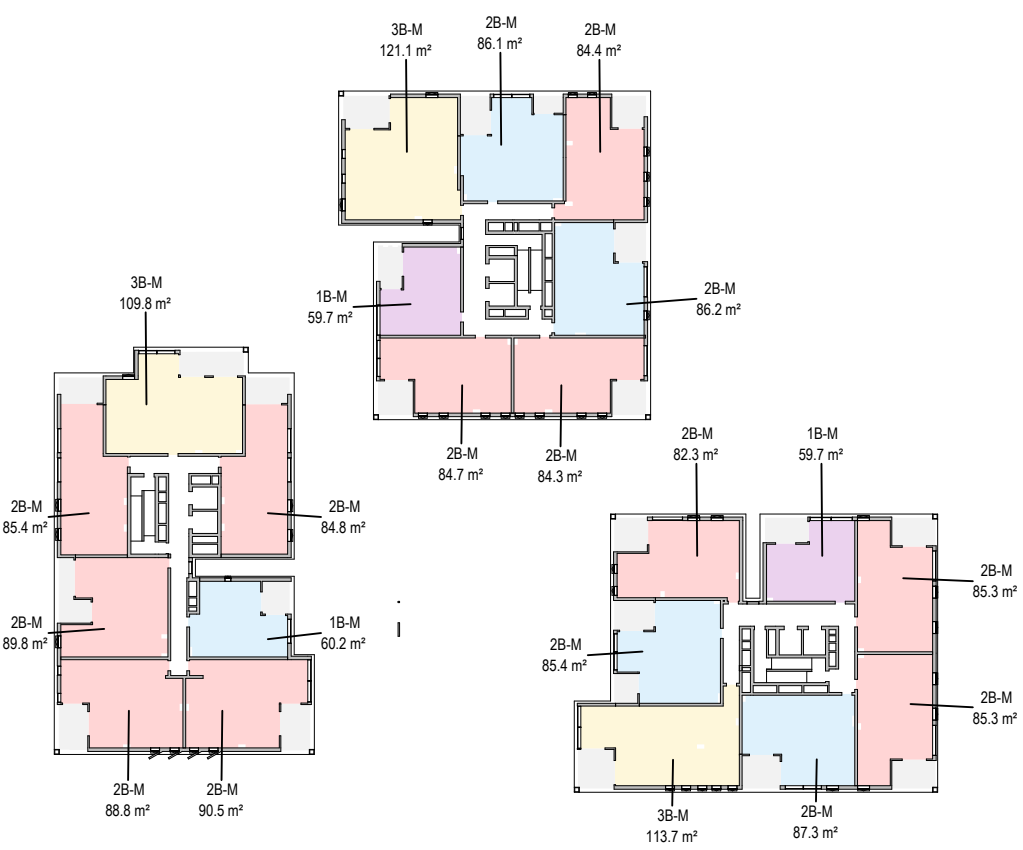
5 UNIT MIX - LEVEL 04



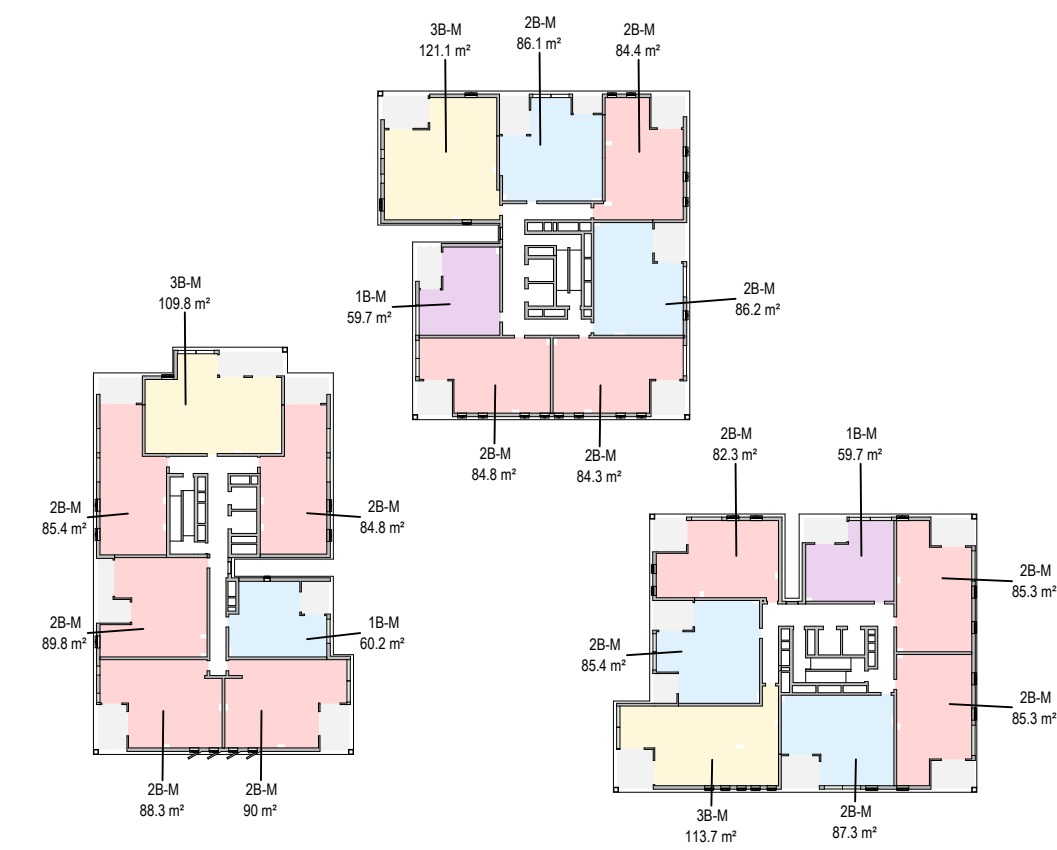
6 UNIT MIX - LEVEL 05



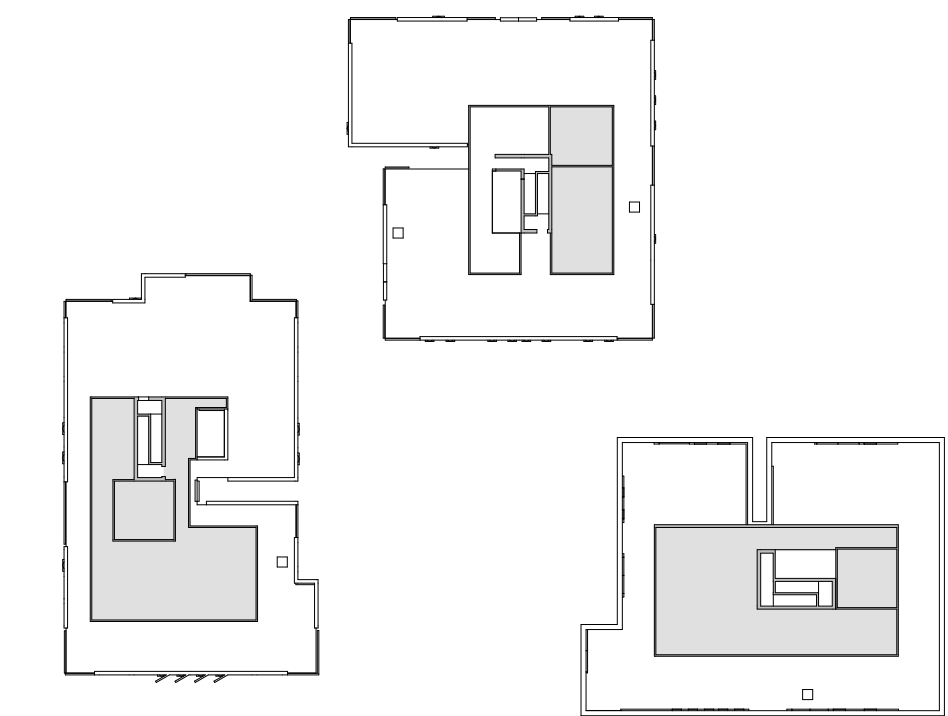
7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



9 UNIT MIX - LEVEL 08



10 UNIT MIX - LEVEL 09

LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX	DDA MIX
TYPE	Occupancy
1B-M	1B-M
1B-M: 24	1B-M: 8
2B-M	
2B-M: 123	2B-M
3B-M	2B-M: 31
3B-M: 21	Total DDA: 39
Total Apartments: 168	

ISSUE DATE	FOR	CHKD
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04 24.10.2025	SSDA SUBMISSION	

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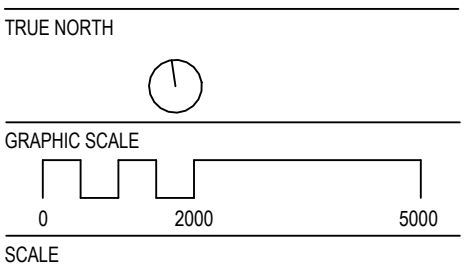
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY



1:750@A1
STATUS

DRAWING

ADG SOLAR ACCESS -
MARKET BUILDING 1

ISSUE
AR-DA-10T-01-01 04

1 SOLAR ACCESS - LEVEL 00

2 SOLAR ACCESS - LEVEL 01

3 SOLAR ACCESS - LEVEL 02

4 SOLAR ACCESS - LEVEL 03

5 SOLAR ACCESS - LEVEL 04

6 SOLAR ACCESS - LEVEL 05

7 SOLAR ACCESS - LEVEL 06

8 SOLAR ACCESS - LEVEL 07

9 SOLAR ACCESS - LEVEL 08

10 SOLAR ACCESS - LEVEL 09

SEPP65 SOLAR COMPLIANCE LEGEND

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

SOLAR ACCESS		
Solar Access Compliance	Count	Percentage
LESS THAN 2HR	29	17%
MORE THAN 2HR	130	77%
NO SOLAR	9	5%
Grand total: 168		

NOTE

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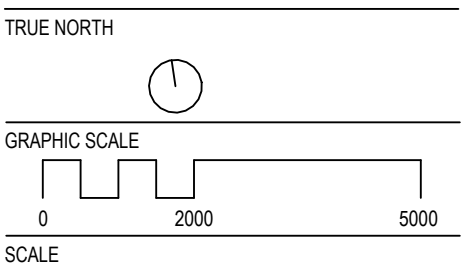
PROJECT MANAGER
PROJECT MANAGER
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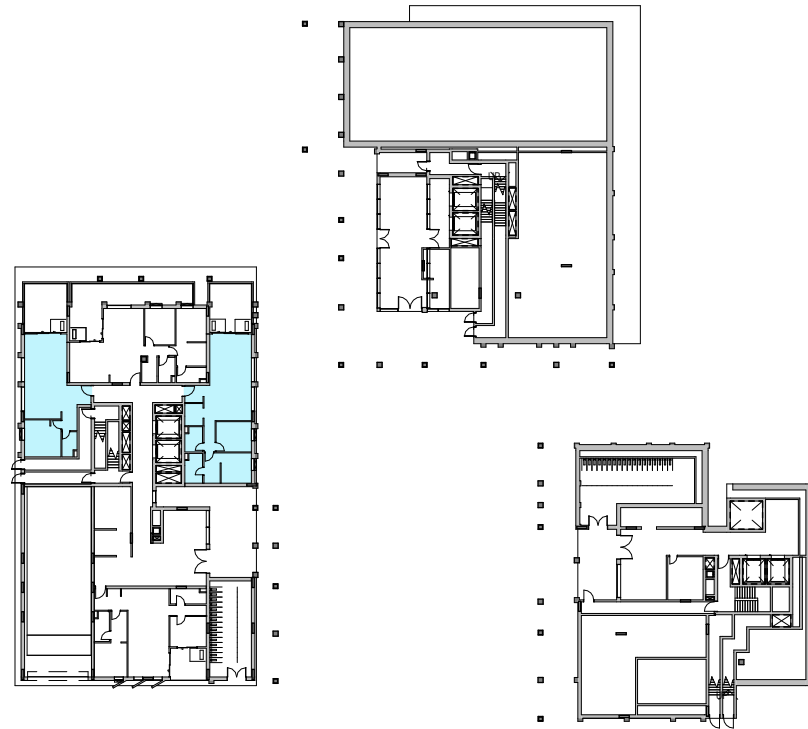
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STATUS

DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 1

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AR-DA-10T-01-02 04

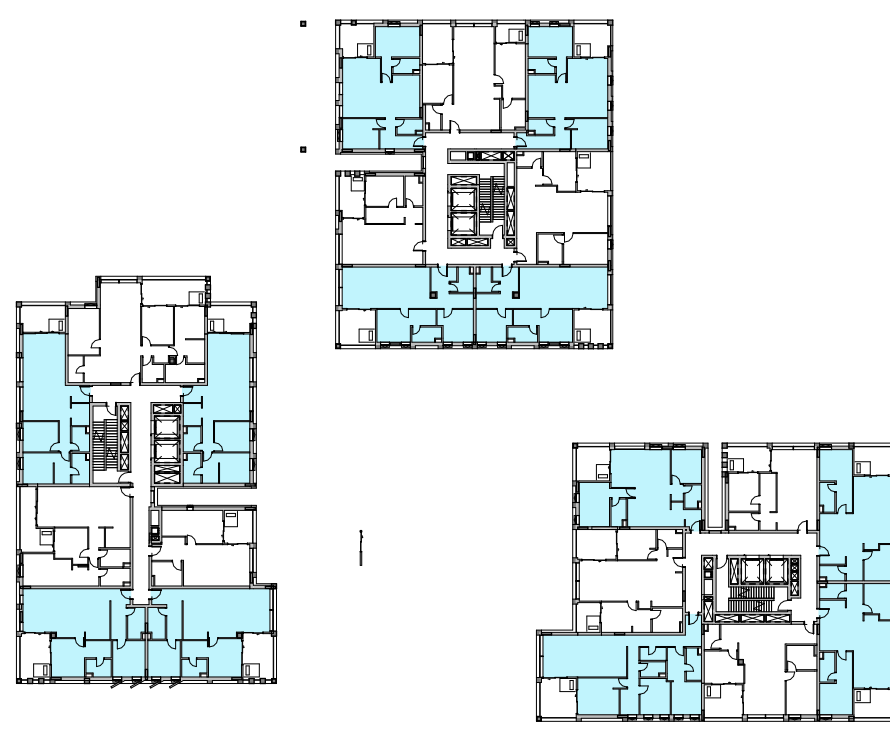
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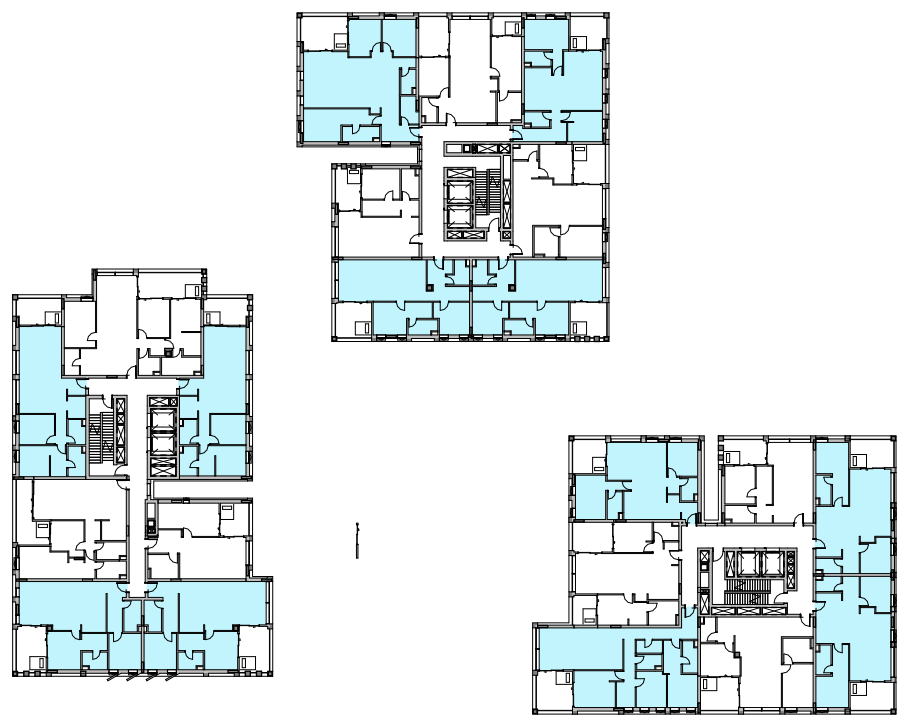
2 CROSS VENTILATION-LEVEL 01



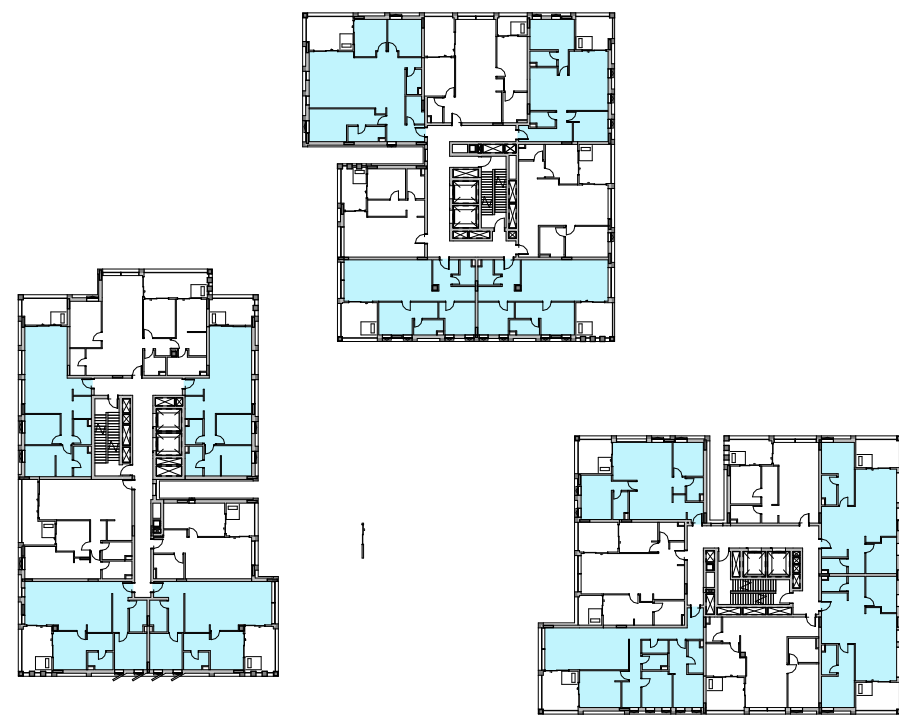
3 CROSS VENTILATION-LEVEL 02



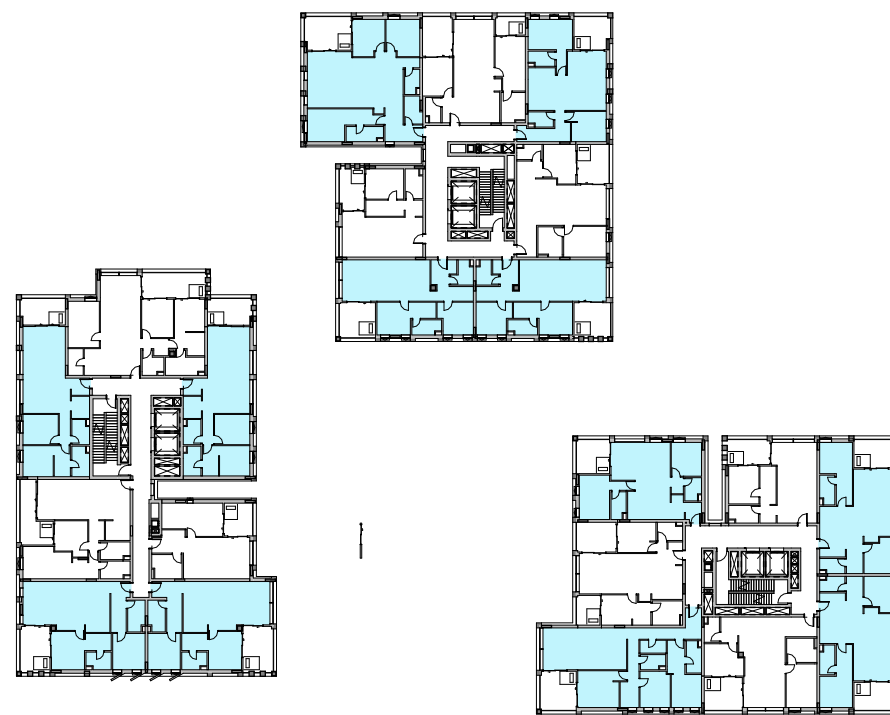
4 CROSS VENTILATION-LEVEL 03



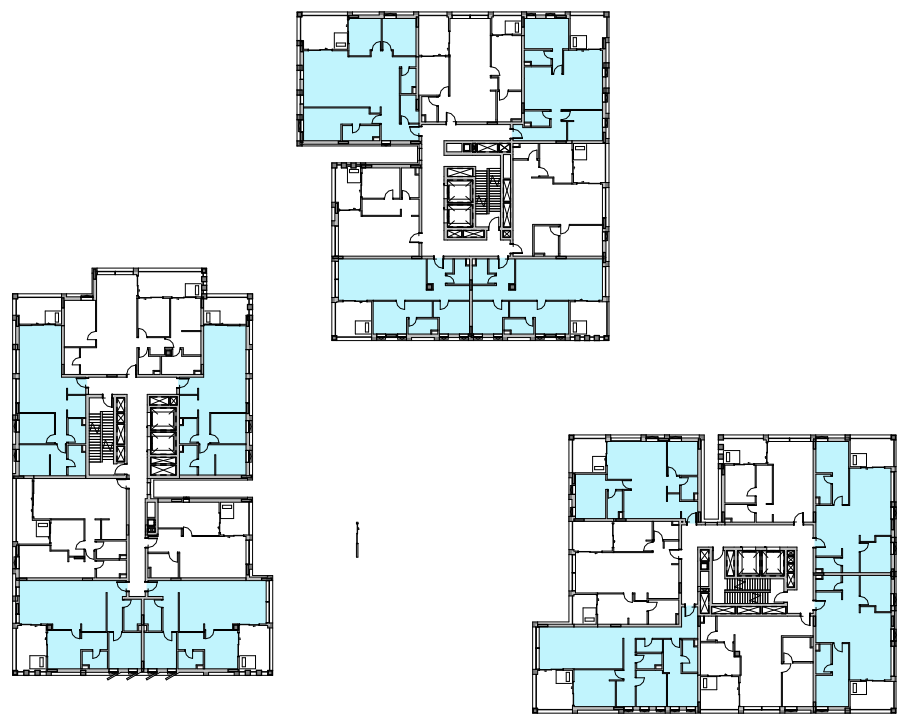
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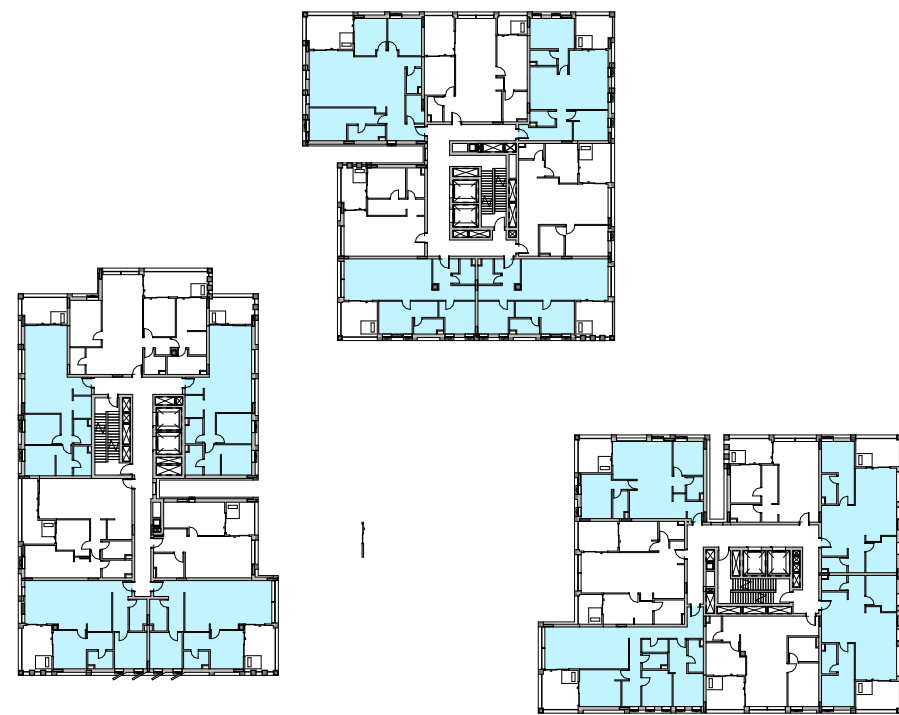
6 CROSS VENTILATION-LEVEL 05



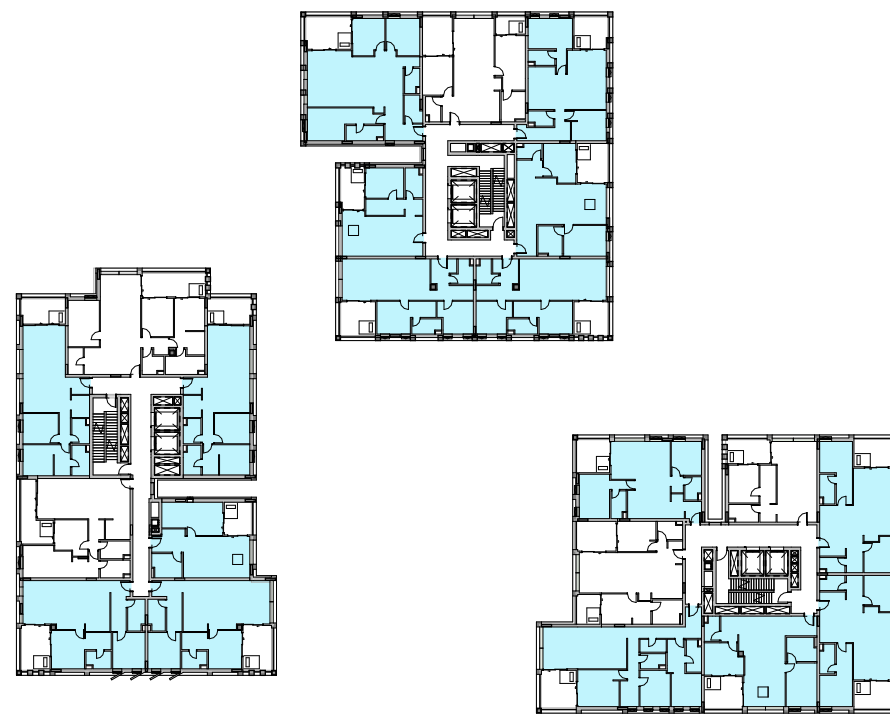
7 CROSS VENTILATION-LEVEL 06



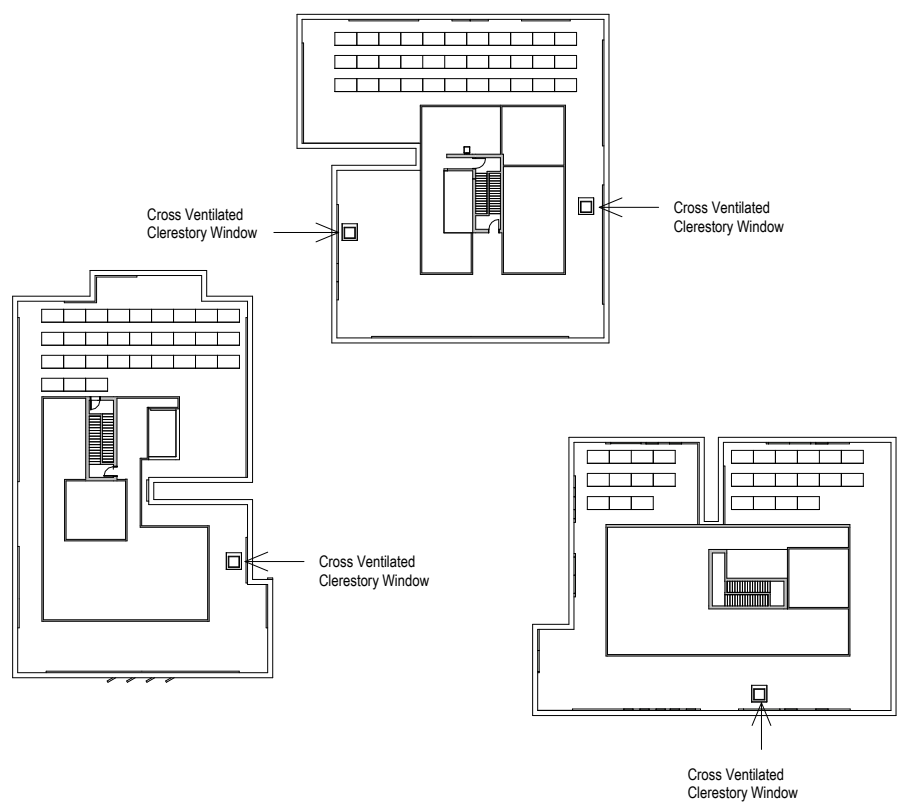
8 CROSS VENTILATION-LEVEL 07



9 CROSS VENTILATION-LEVEL 08



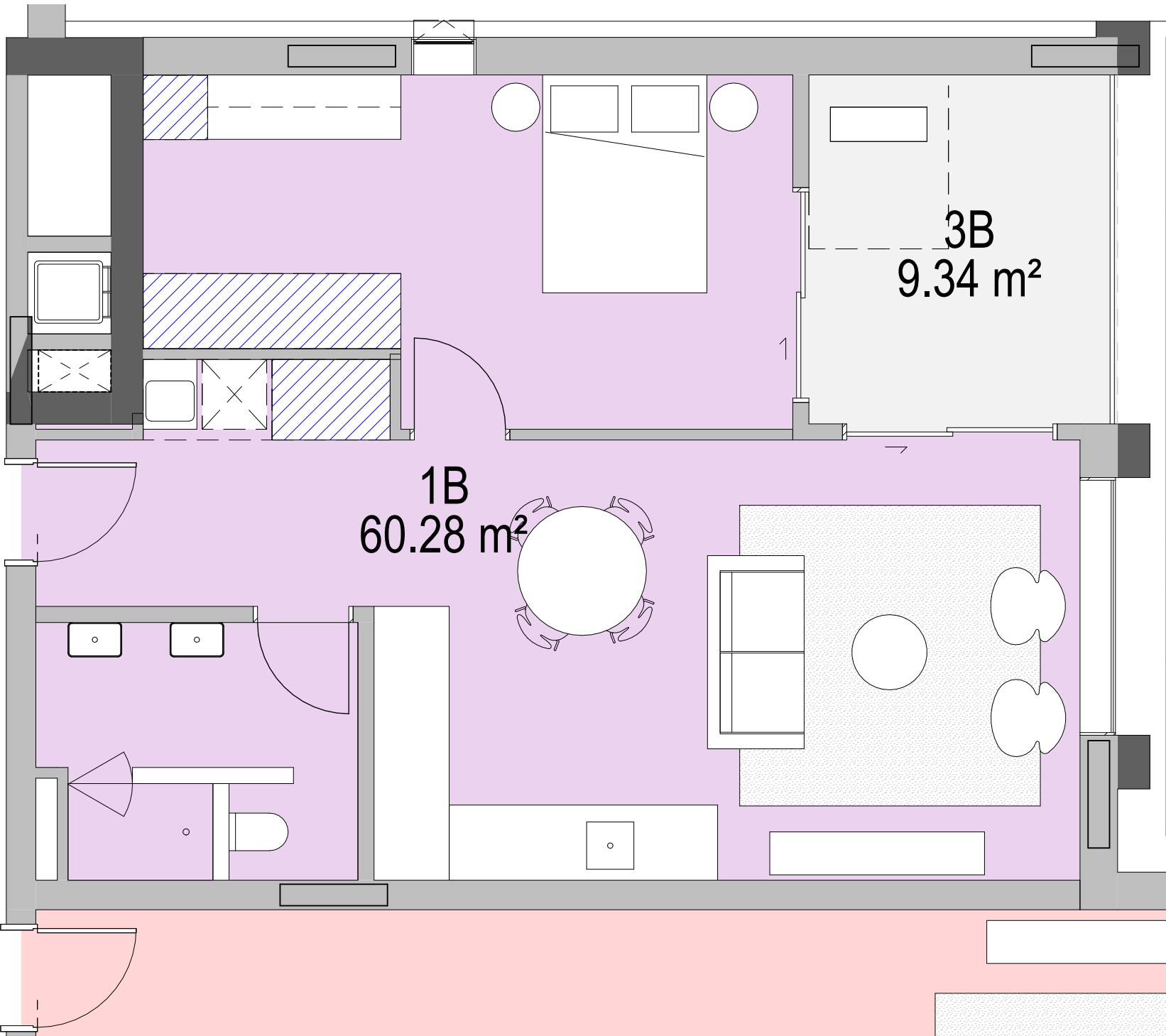
10 CROSS VENTILATION-LEVEL 09



SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

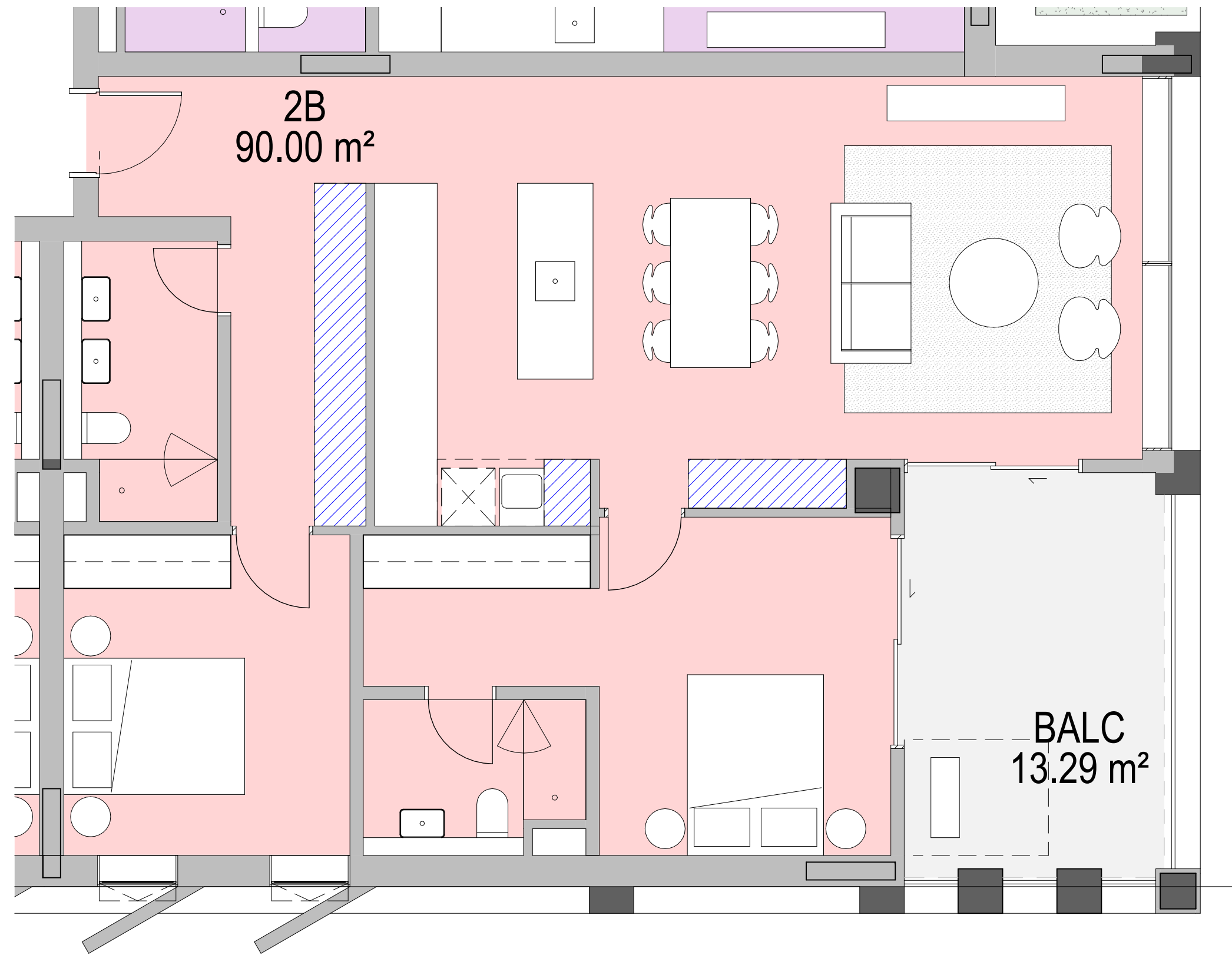
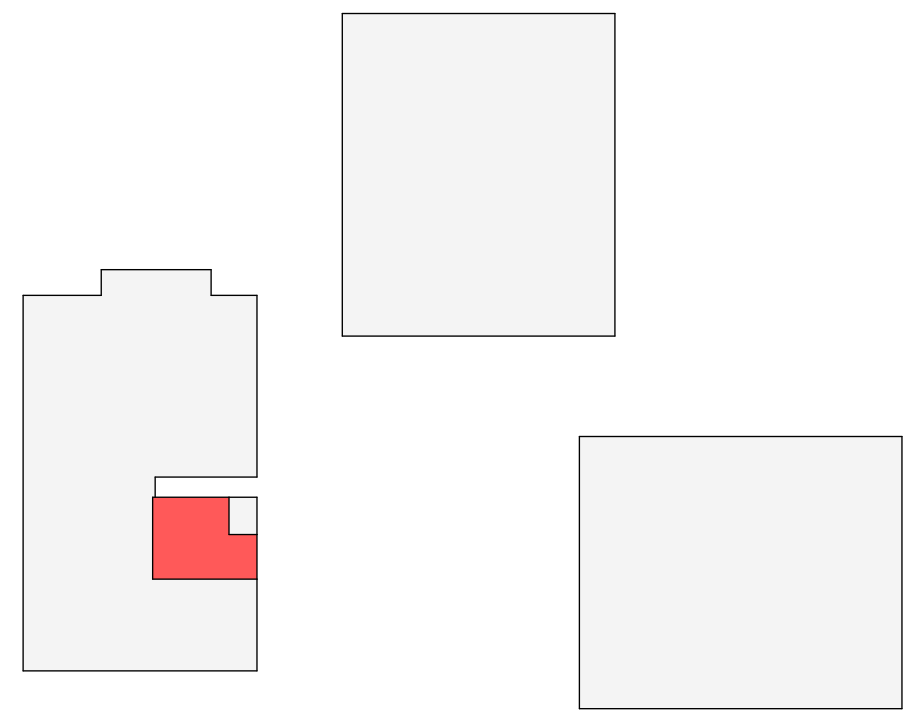
ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	100	60%
No	68	40%
Grand total: 168		



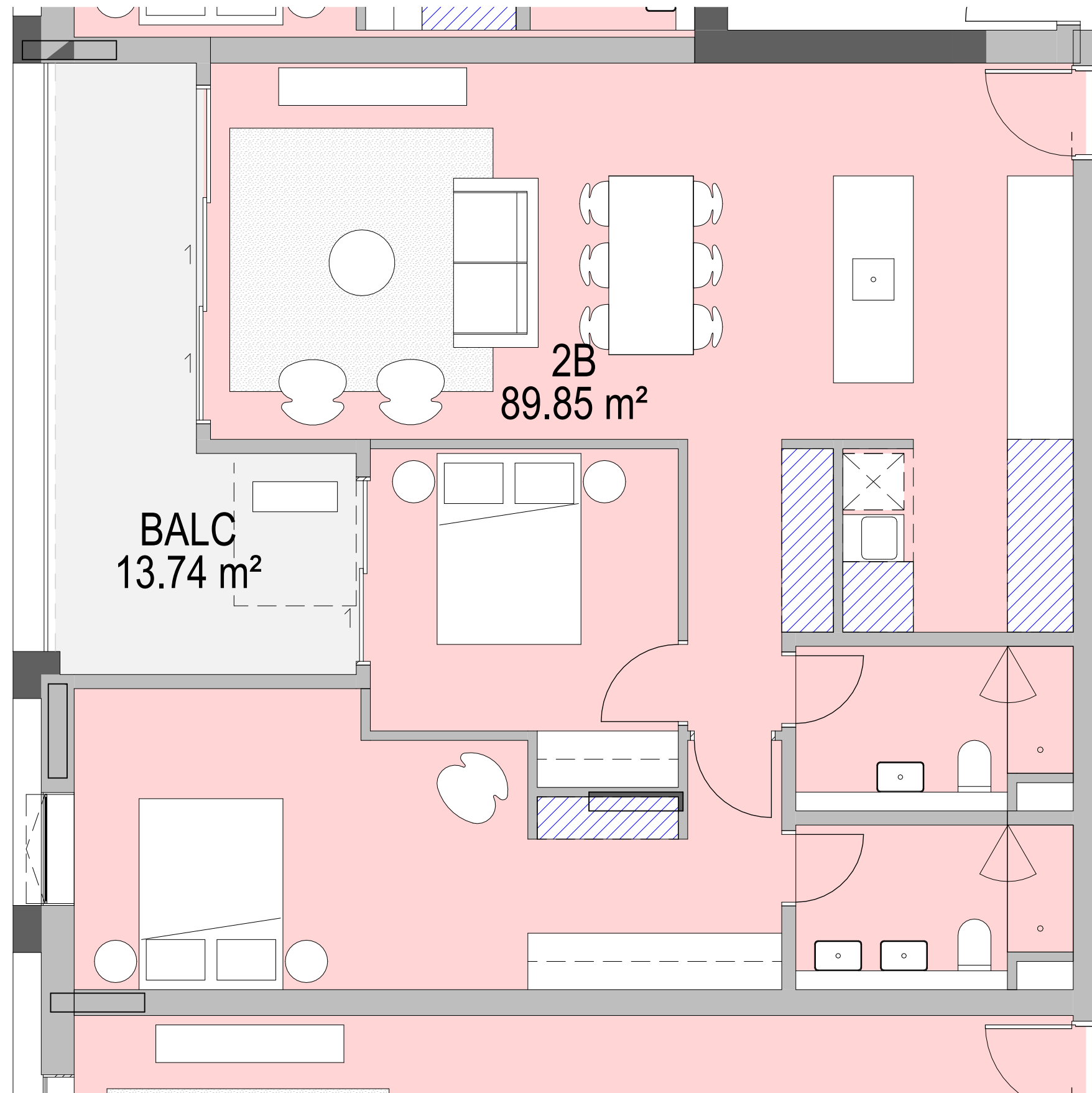
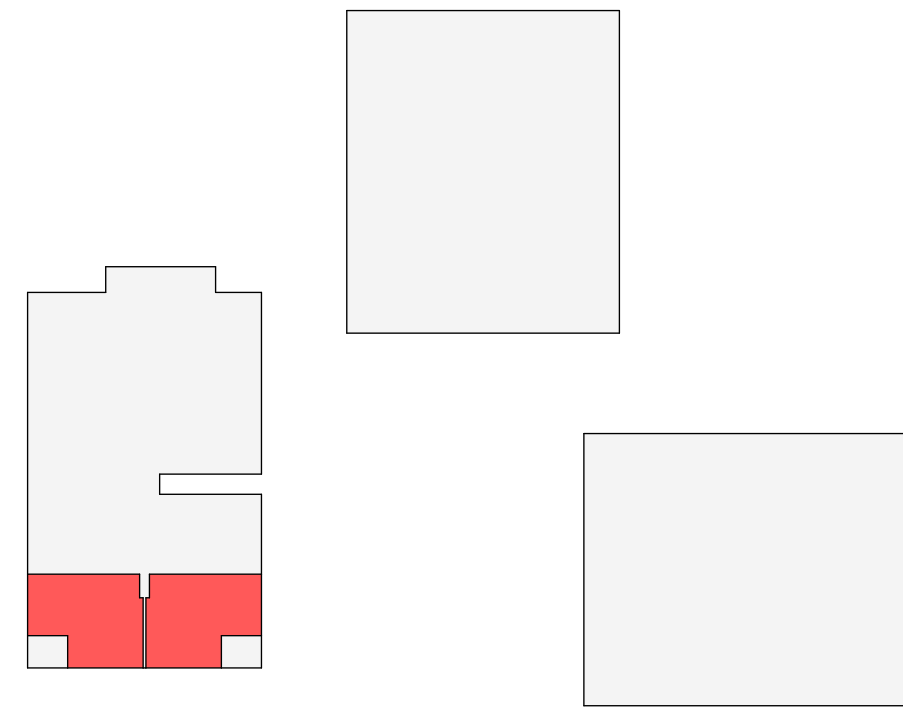
7 1BED DDA - TYPE 1

APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.1	0.45 m³
1B.1	1.98 m³
1B.1	4.03 m³
1B.1	0.86 m³
Grand total: 4	7.33 m³



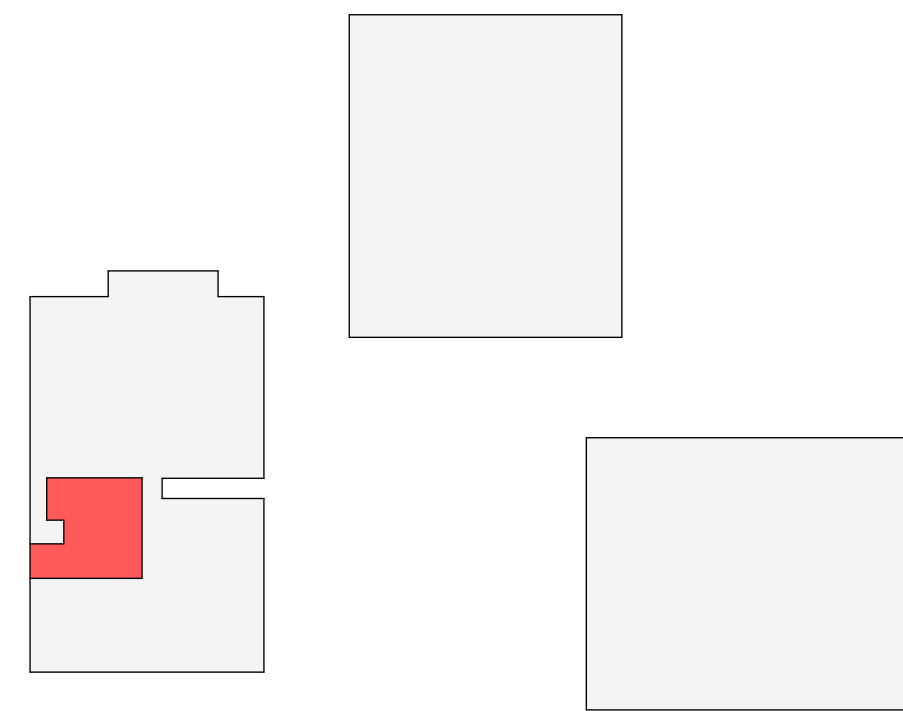
1 2BED - TYPE 1

APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	2.34 m³
2B.1	0.45 m³
2B.1	0.94 m³
2B.1	5.36 m³
Grand total: 4	9.09 m³



3 2BED - TYPE 2

APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	2.57 m³
2B.2	3.44 m³
2B.2	0.45 m³
2B.2	1.35 m³
2B.2	1.62 m³
Grand total: 5	9.44 m³



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10447 ALISON DOWNER
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3869 KEVIN CURRIE
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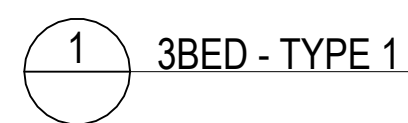
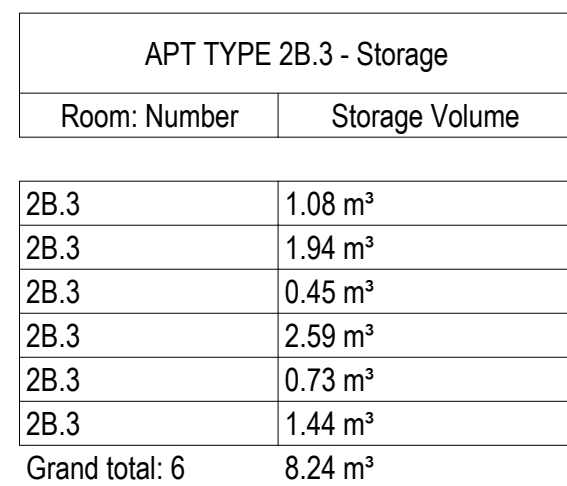
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GRAPHIC SCALE
SCALE
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As indicated@A1
STATUS

DRAWING

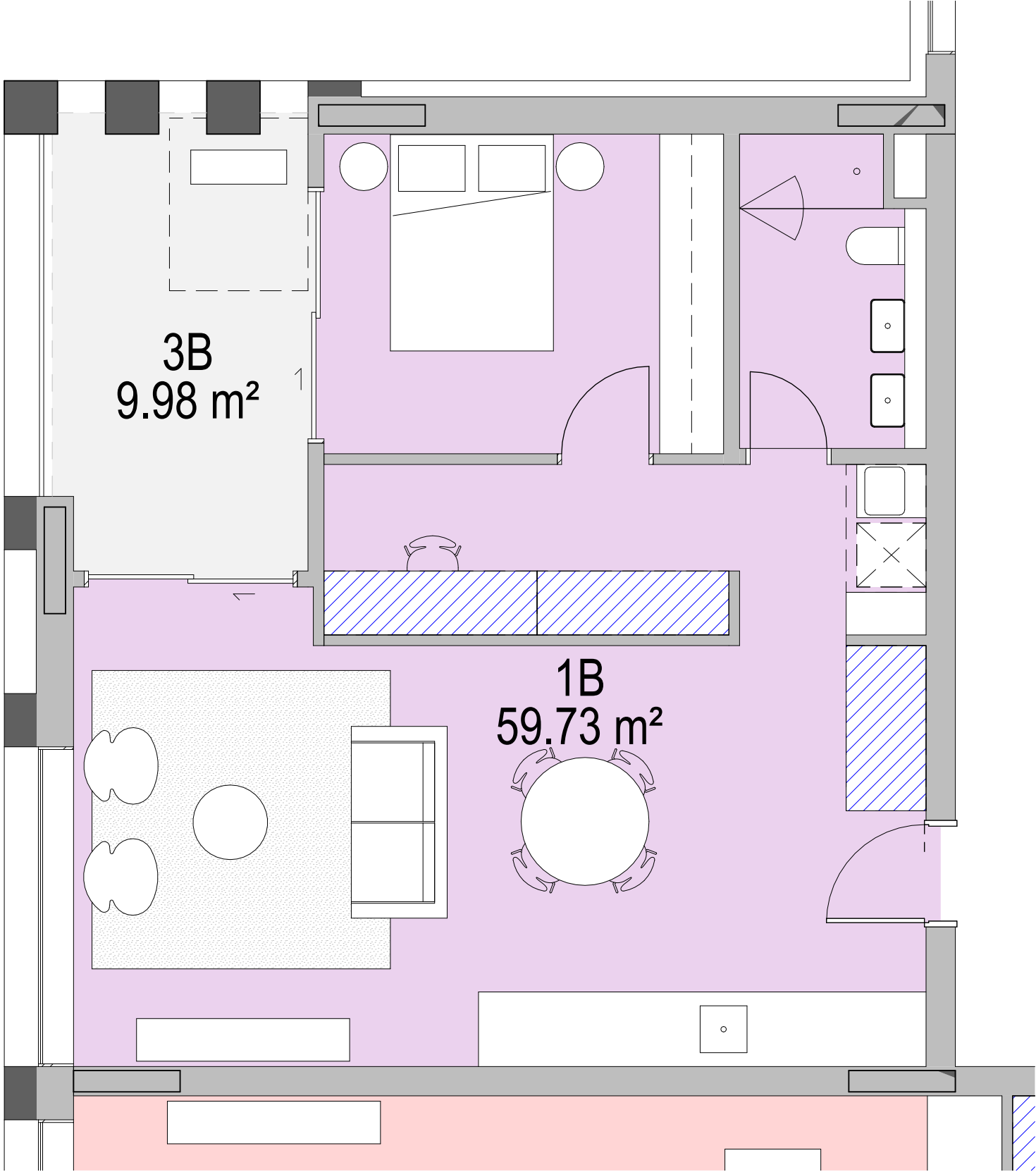
TYPICAL APARTMENTS -
MARKET BUILDING 1A

ISSUE
AR-DA-10T-01-10 03

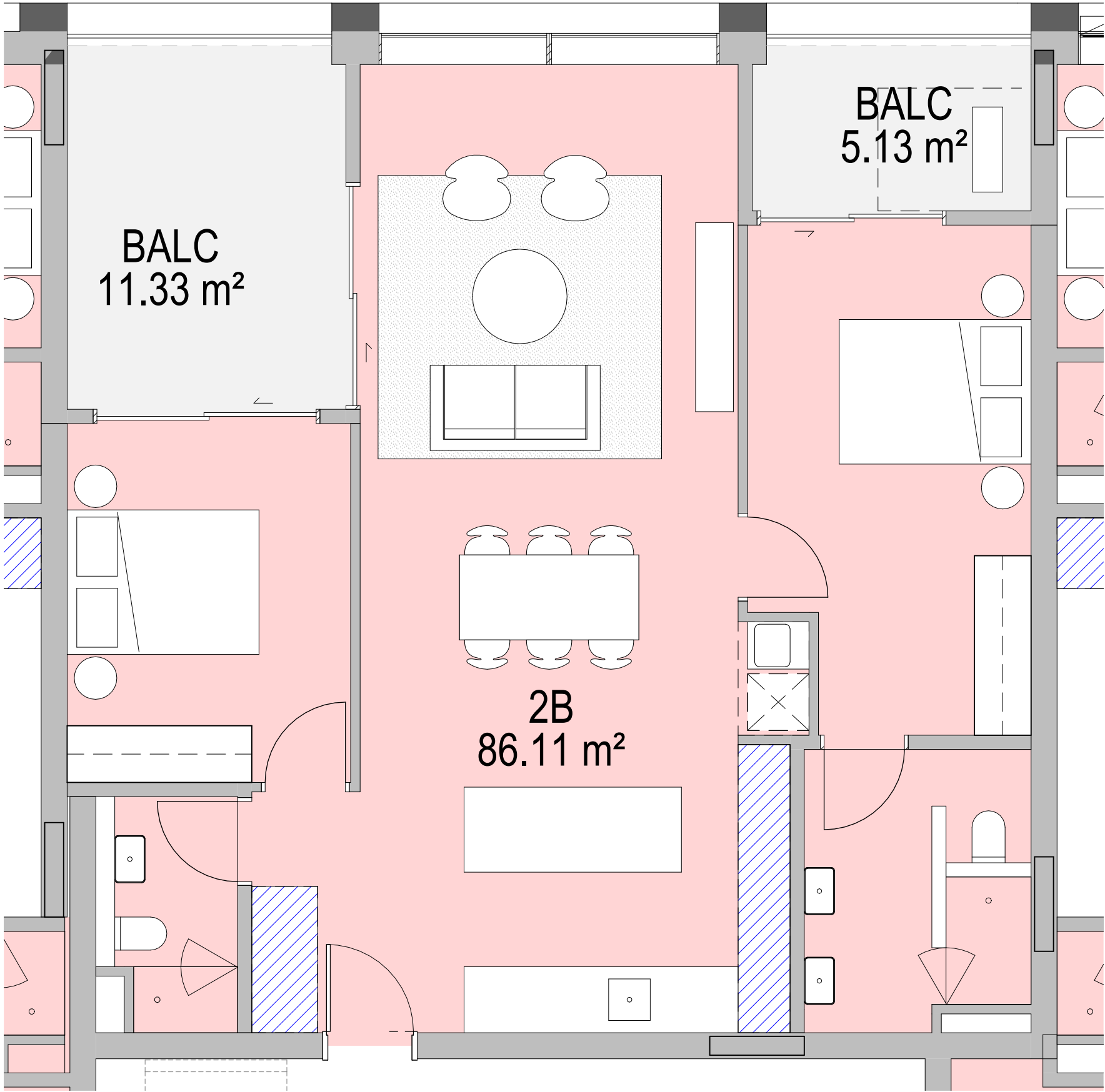


APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2B.4	0.45 m³
2B.4	3.33 m³
2B.4	2.88 m³
2B.4	2.74 m³
2B.4	3.60 m³
Grand total: 5	13.00 m³

APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	0.45 m³
3B.1	3.07 m³
3B.1	2.44 m³
3B.1	2.70 m³
3B.1	0.54 m³
3B.1	2.70 m³
3B.1	2.94 m³
Grand total: 7	14.84 m³



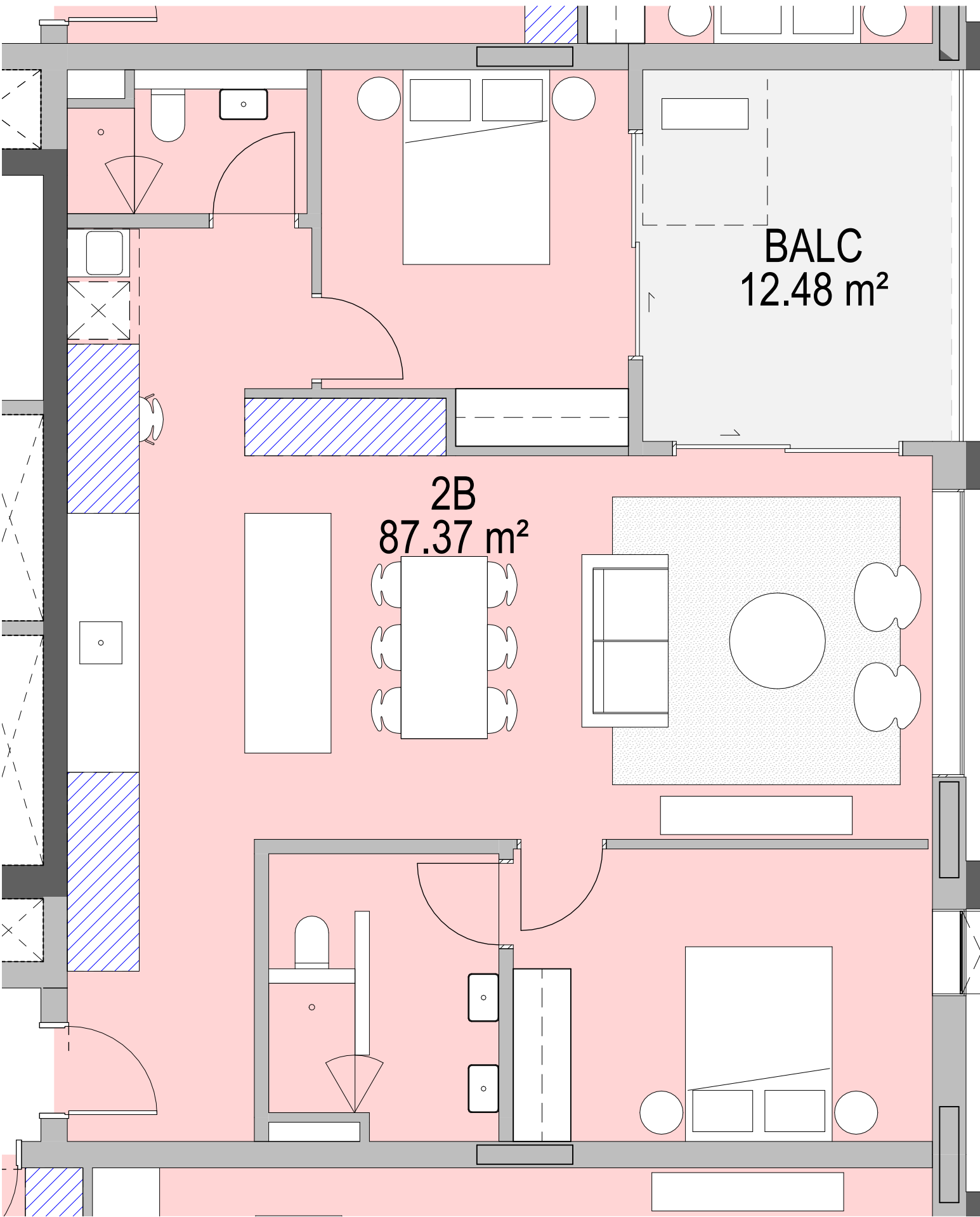
APT TYPE 1B.3 - Storage	
Room: Number	Storage Volume
1B.3	2.88 m³
1B.3	0.45 m³
1B.3	2.59 m³
1B.3	2.79 m³
Grand total: 4	8.71 m³



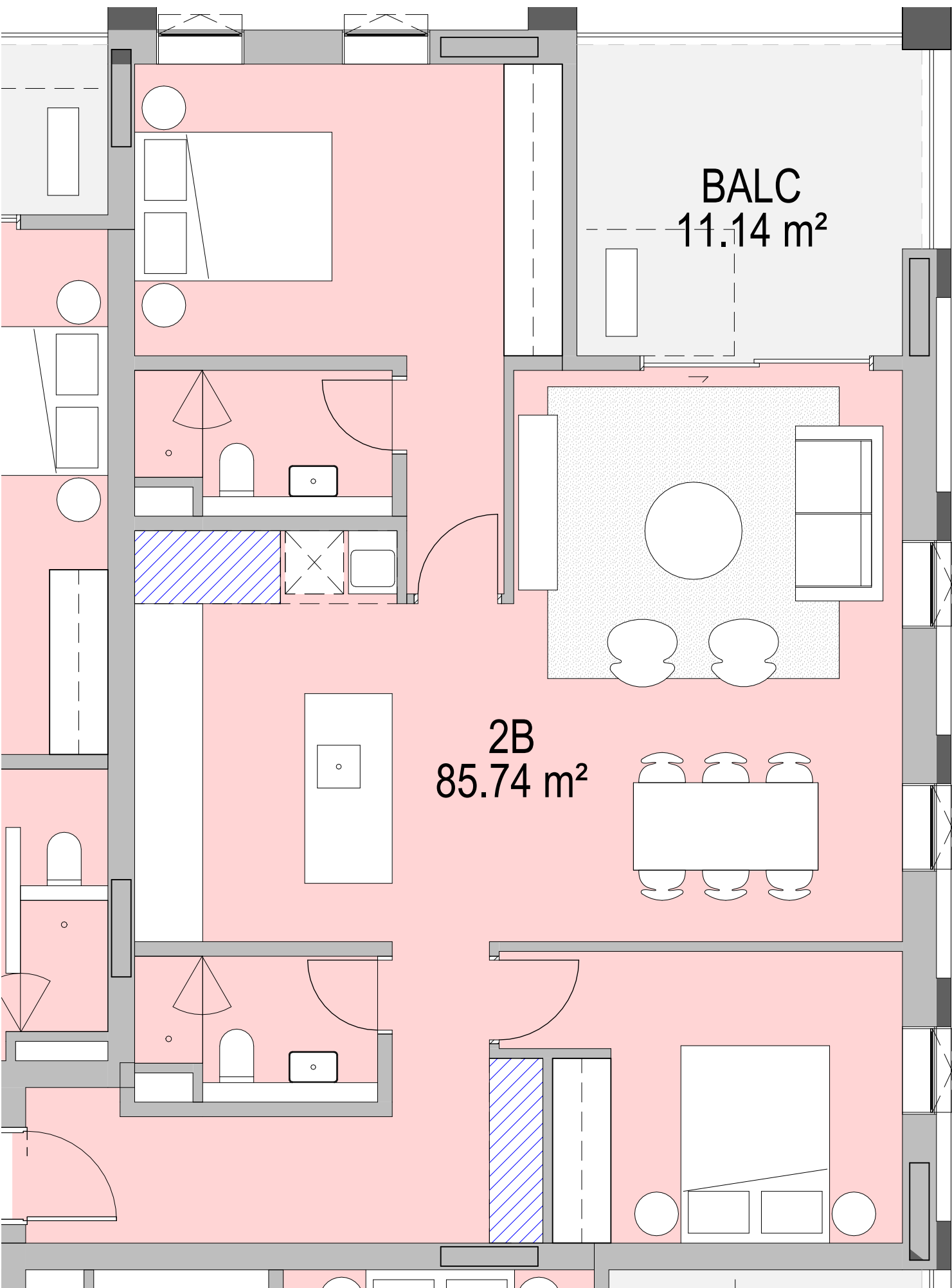
APT TYPE 2B.5 - Storage	
Room: Number	Storage Volume
2B.5	4.03 m³
2B.5	0.45 m³
2B.5	2.59 m³
Grand total: 3	7.07 m³
ADDITIONAL STORAGE ALSO PROVIDED IN BASEMENT	

1 1BED - TYPE 3

2 2BED DDA - TYPE 5



APT TYPE 2B.6 - Storage	
Room: Number	Storage Volume
2B.6	3.02 m³
2B.6	3.18 m³
2B.6	0.45 m³
2B.6	3.73 m³
Grand total: 4	10.39 m³



APT TYPE 2B.7 - Storage	
Room: Number	Storage Volume
2B.7	2.51 m³
2B.7	0.45 m³
2B.7	3.04 m³
Grand total: 3	6.00 m³

3 2BED DDA - TYPE 6

4 2BED - TYPE 7

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BVA PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500

SCALE

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STATUS

DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 1B/C

ISSUE
AR-DA-10T-01-12 03

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03 24.10.2025	SSDA SUBMISSION	

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CLIENT NUMBER

PROJECT

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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

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DRAWING KEY

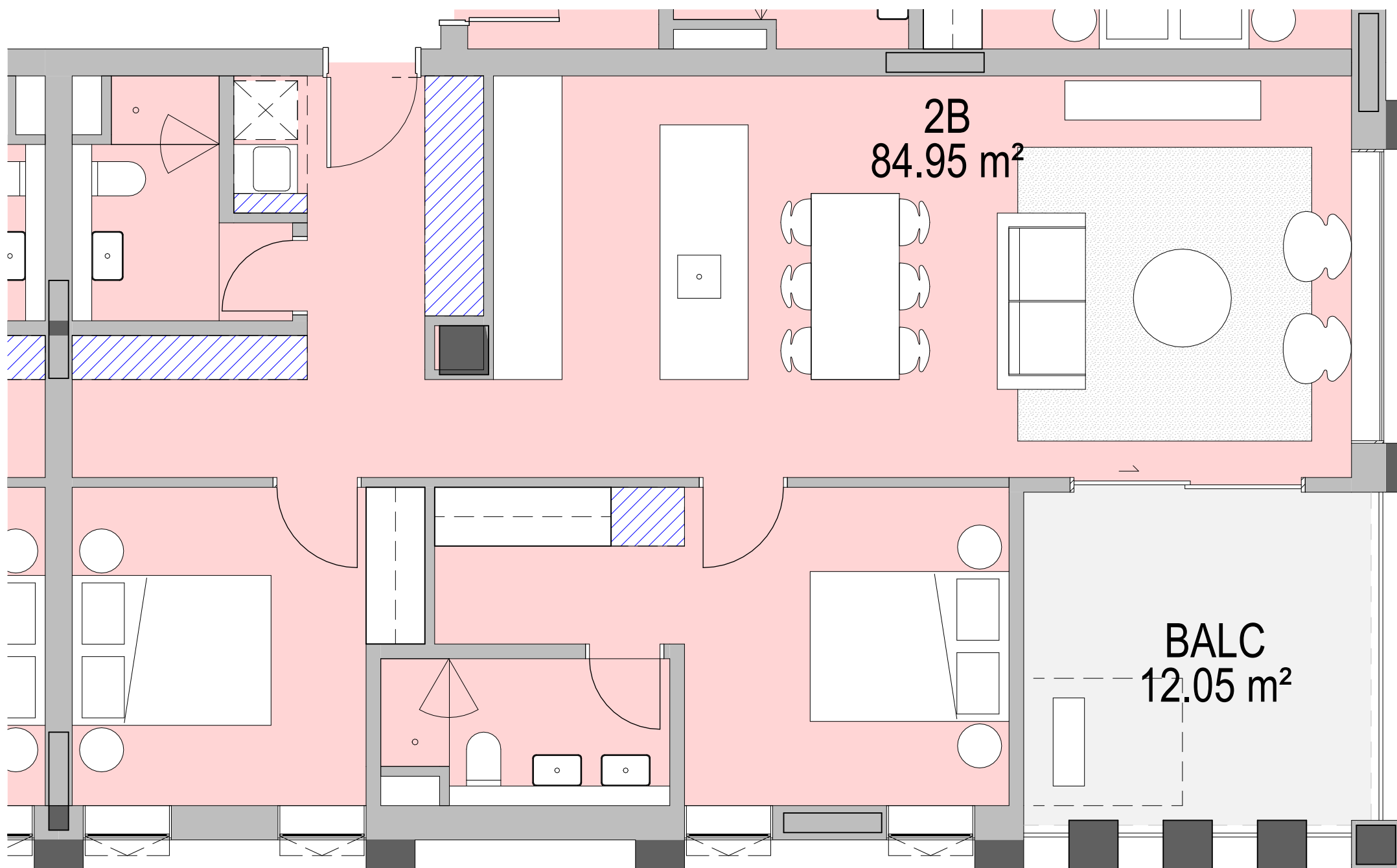
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GRAPHIC SCALE
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As indicated@A1
STATUS

DRAWING

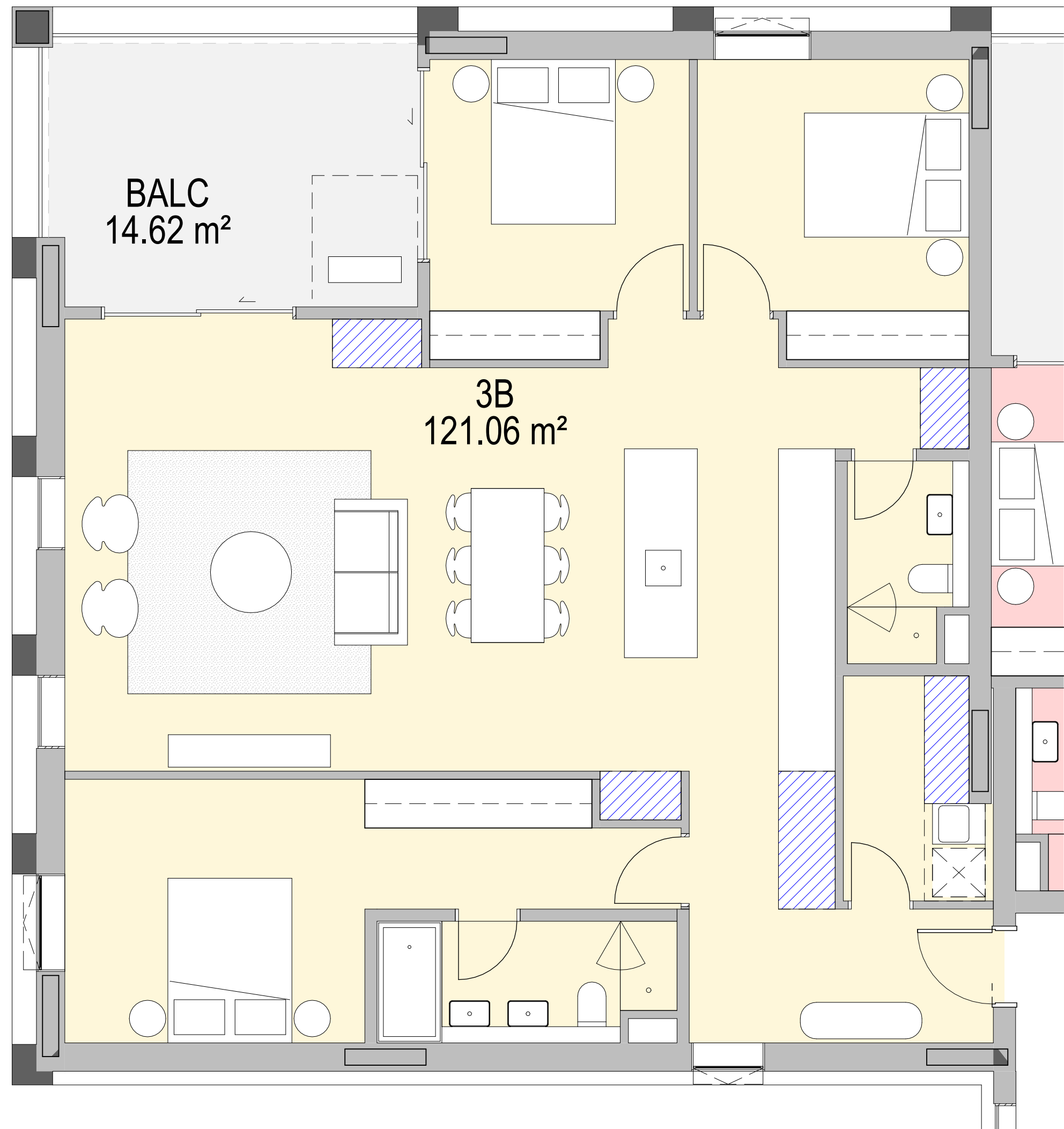
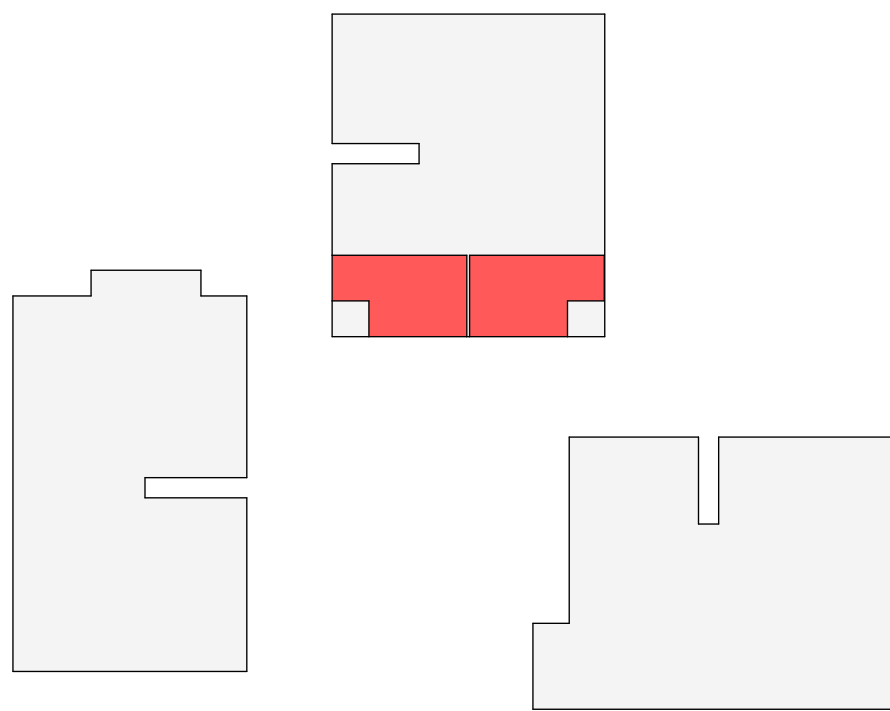
TYPICAL APARTMENTS -
MARKET BUILDING 1B

ISSUE
AR-DA-10T-01-13 03



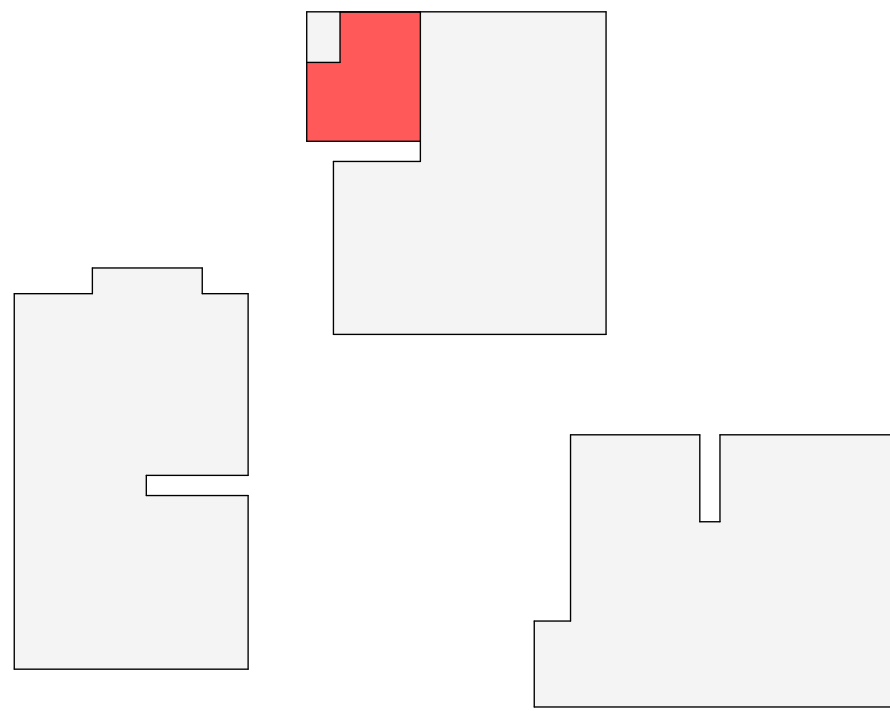
1 2BED - TYPE 10

APT TYPE 2B.10 - Storage	
Room: Number	Storage Volume
2B.10	0.45 m³
2B.10	0.36 m³
2B.10	2.59 m³
2B.10	3.53 m³
2B.10	1.08 m³
Grand total: 5	8.01 m³



2 3BED - TYPE 2

APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.08 m³
3B.2	1.44 m³
3B.2	2.86 m³
3B.2	1.44 m³
3B.2	1.58 m³
Grand total: 6	9.85 m³



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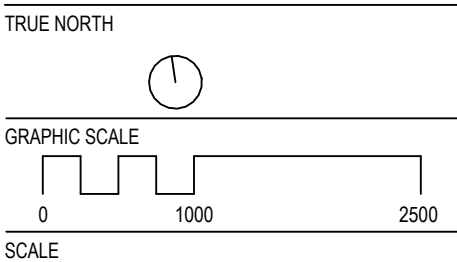
HOUSING NSW
CLIENT NUMBER



PROJECT

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BVN PROJECT NUMBER

2506009
DRAWING KEY

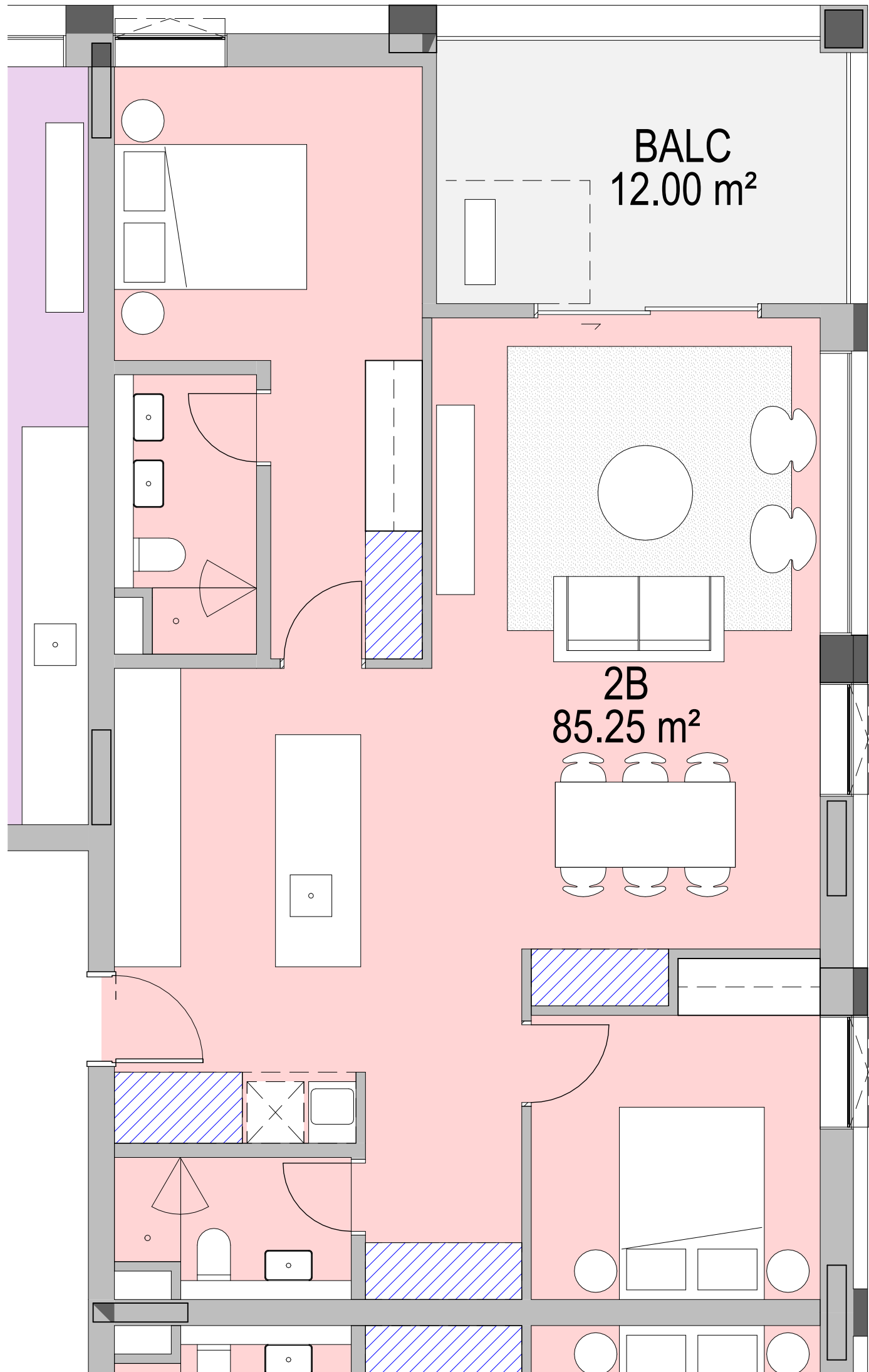


As indicated@A1
STATUS

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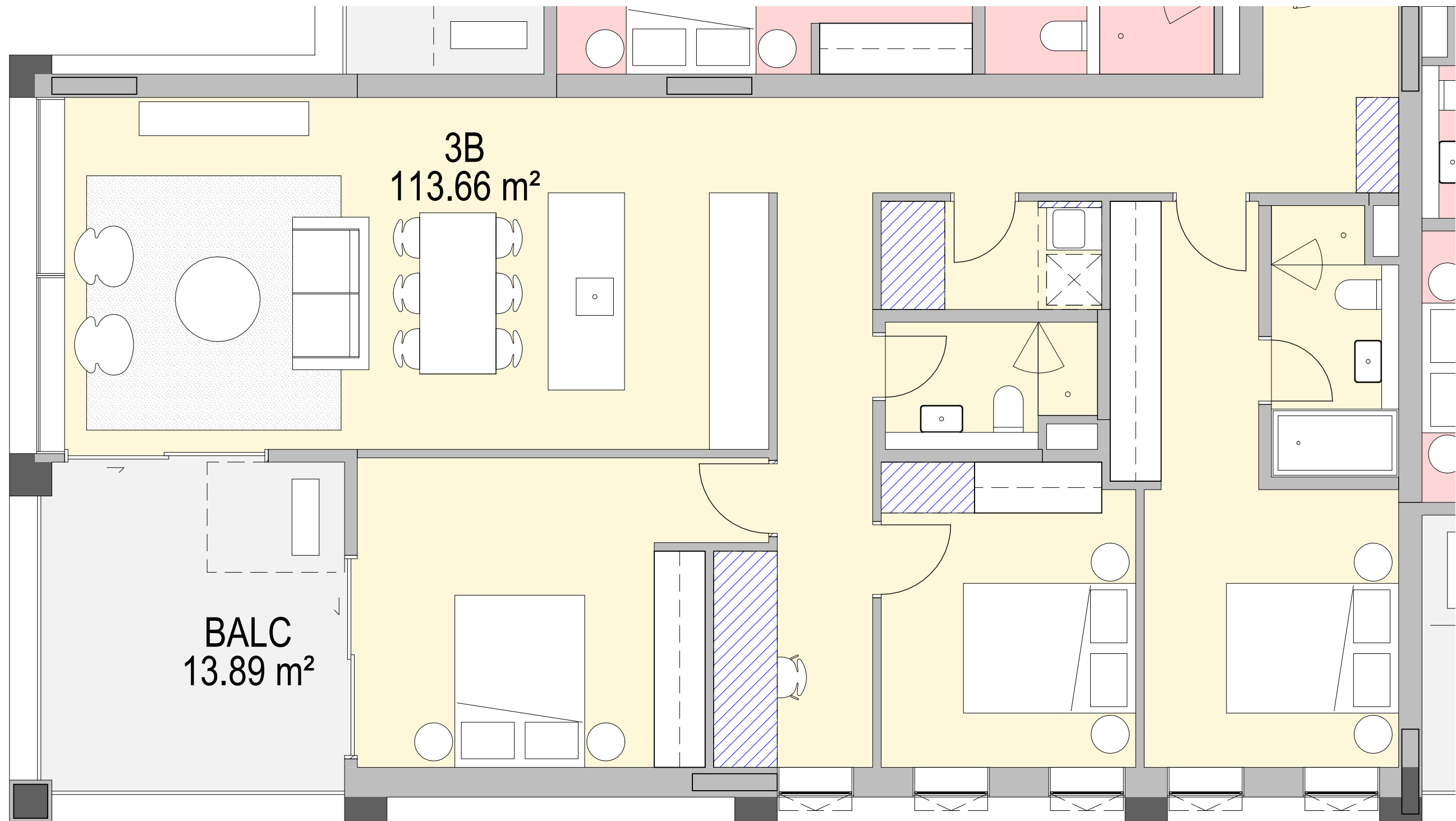
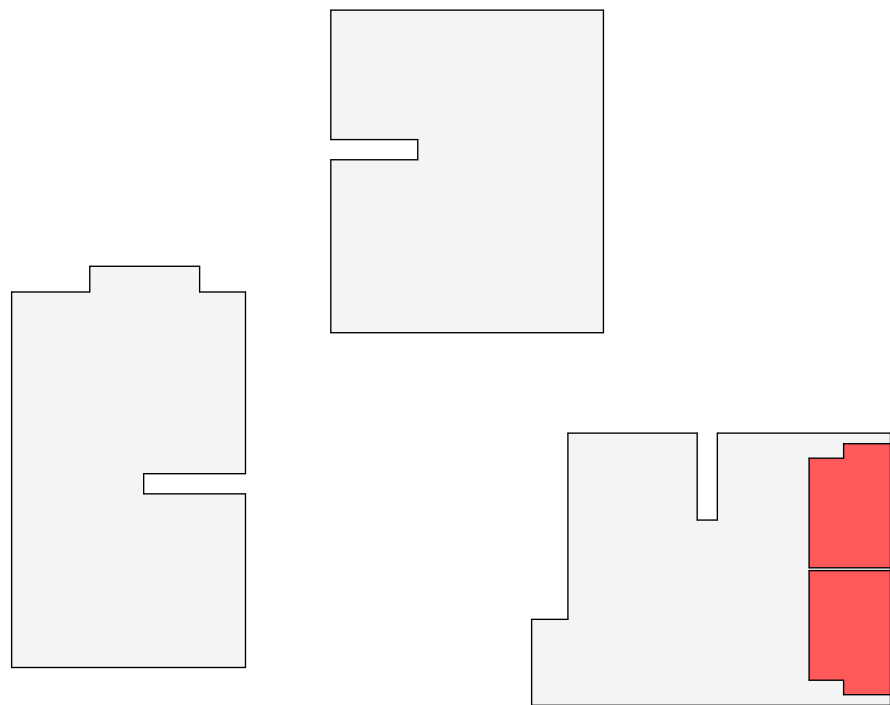
TYPICAL APARTMENTS -
MARKET BUILDING 1C

AR-DA-10T-01-14	ISSUE 03
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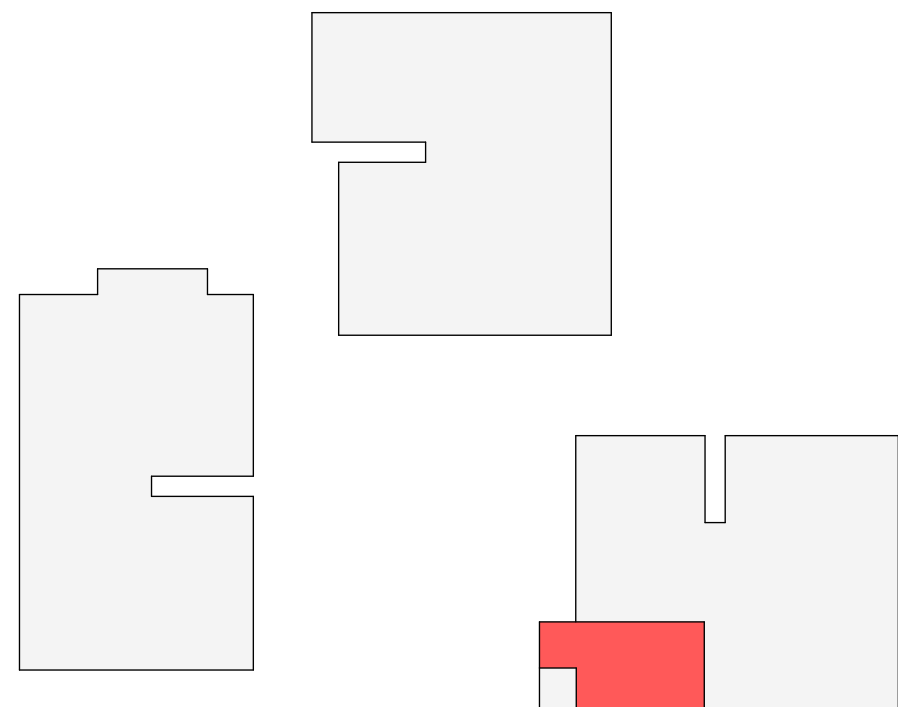
1 2BED - TYPE 9

APT TYPE 2B.9 - Storage	
Room: Number	Storage Volume
2B.9	0.45 m³
2B.9	2.43 m³
2B.9	2.38 m³
2B.9	2.09 m³
2B.9	1.94 m³
Grand total: 5	9.29 m³



2 3BED - TYPE 3

APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	4.59 m³
3B.3	0.45 m³
3B.3	2.29 m³
3B.3	0.13 m³
3B.3	1.35 m³
3B.3	1.58 m³
Grand total: 6	10.40 m³



ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
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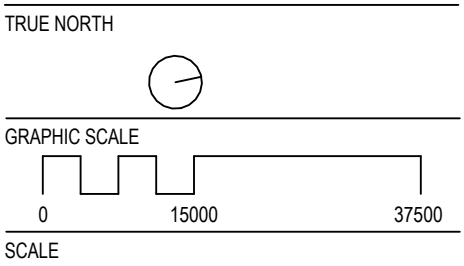
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PROJECT MANAGER
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CLIENT

HOUSING NSW
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PROJECT

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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

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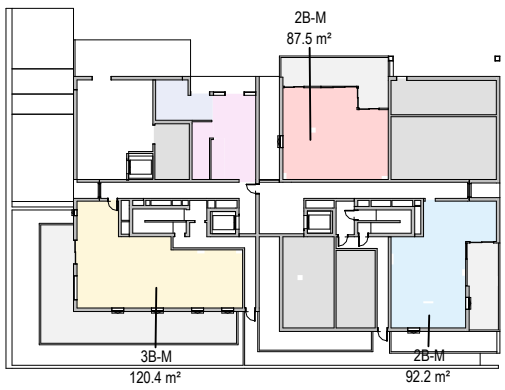
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STATUS

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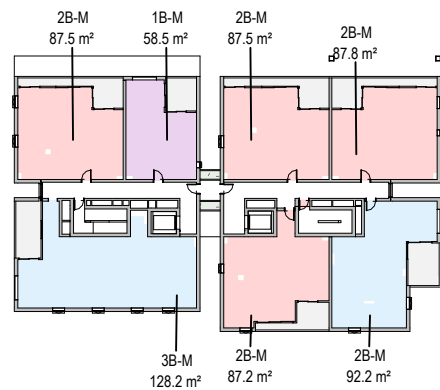
UNIT MIX - MARKET
BUILDING 2

AR-DA-10T-02-00 02

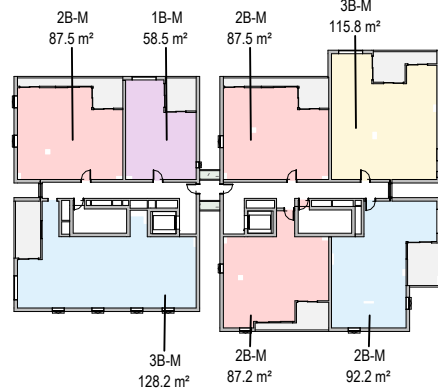
1 UNIT MIX - LEVEL 00



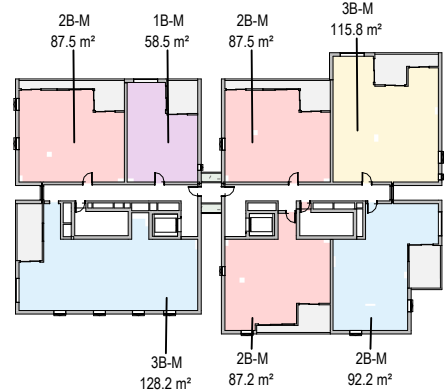
2 UNIT MIX - LEVEL 01



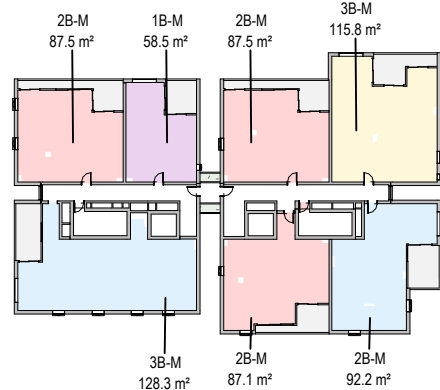
3 UNIT MIX - LEVEL 02



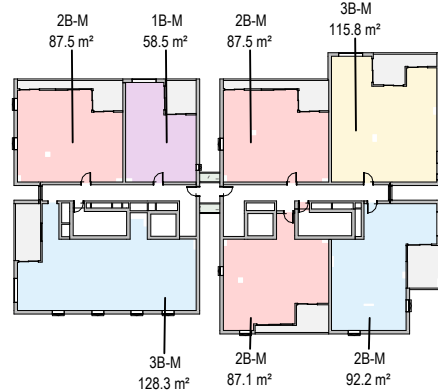
4 UNIT MIX - LEVEL 03



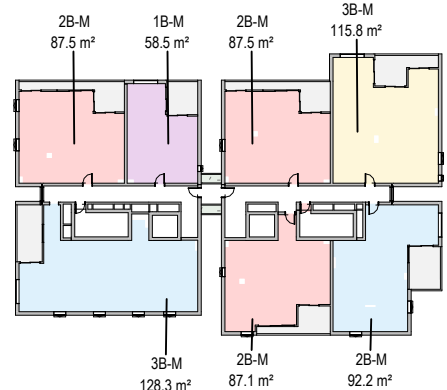
5 UNIT MIX - LEVEL 04



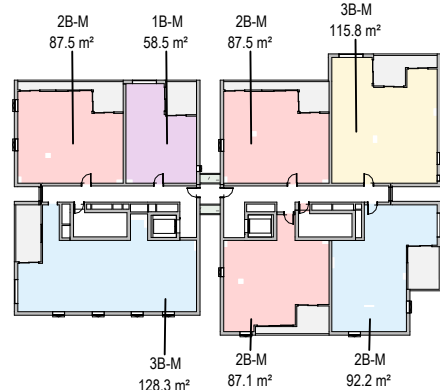
6 UNIT MIX - LEVEL 05



7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX	DDA MIX	
	Occupancy	Department
1B-M	2B-M	DDA
1B-M: 7	2B-M: 8	
2B-M		
2B-M: 31	3B-M	DDA
3B-M	3B-M: 7	
3B-M: 14	Total DDA: 15	
Total Apartments: 52		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY

TRUE NORTH

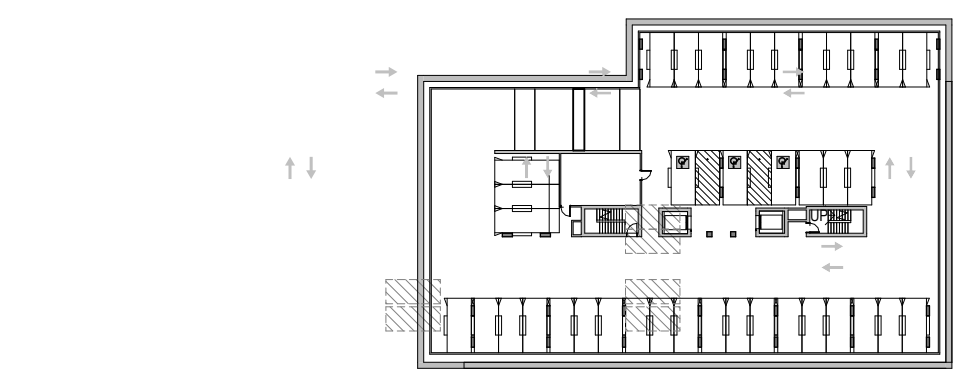
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1:750@A1
STATUS

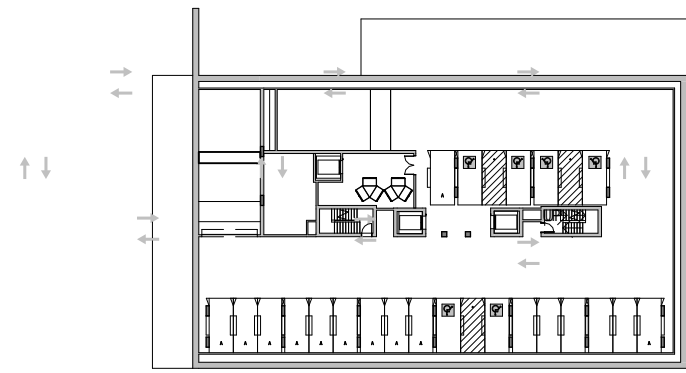
DRAWING

ADG SOLAR ACCESS -
MARKET BUILDING 2

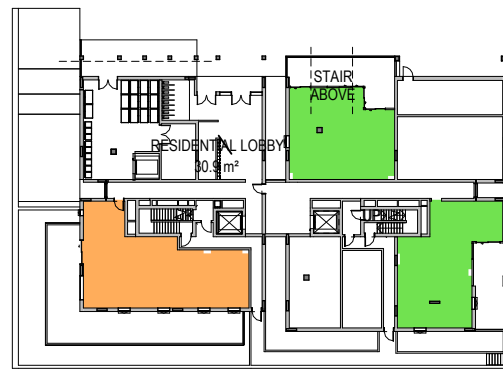
ISSUE
AR-DA-10T-02-01 04



1 SOLAR ACCESS - LEVEL B2



2 SOLAR ACCESS - LEVEL B1



3 SOLAR ACCESS - LEVEL 00



4 SOLAR ACCESS - LEVEL 01



5 SOLAR ACCESS - LEVEL 02



6 SOLAR ACCESS - LEVEL 03



7 SOLAR ACCESS - LEVEL 04



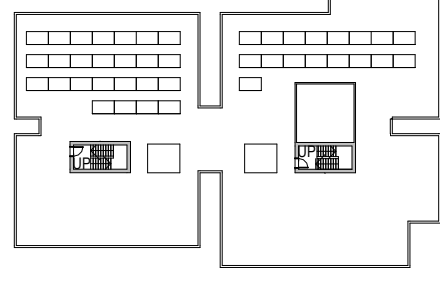
8 SOLAR ACCESS - LEVEL 05



9 SOLAR ACCESS-LEVEL 06



10 SOLAR ACCESS-LEVEL 07



11 SOLAR ACCESS-LEVEL 08

SEPP65 SOLAR COMPLIANCE LEGEND

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

SOLAR ACCESS		
SEPP65_SOLAR_ACC ESS_TEXT_BVN	Count	Percentage

LESS THAN 2HR	6	12%
MORE THAN 2HR	39	75%
NO SOLAR	7	13%

Grand total: 52

NOTE
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ISSUE DATE	FOR	CHKD
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04 24.10.2025	SSDA SUBMISSION	

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PROJECT
HAFF SYLVANIA
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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

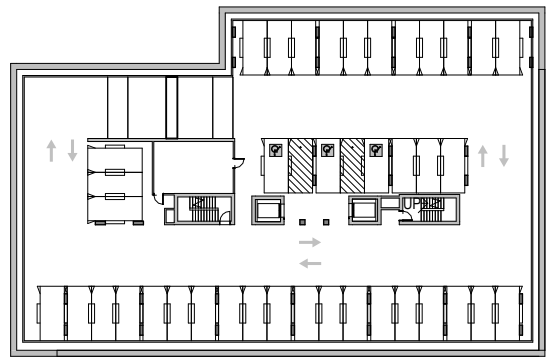
2506009
DRAWING KEY

TRUE NORTH
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STATUS

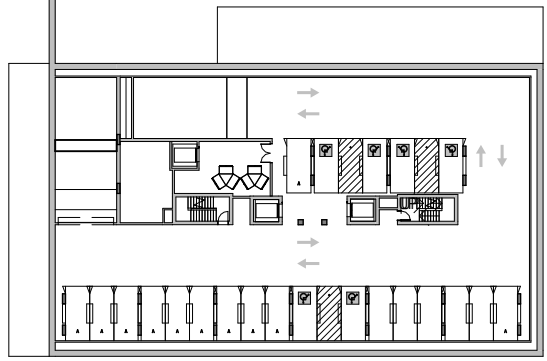
DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 2

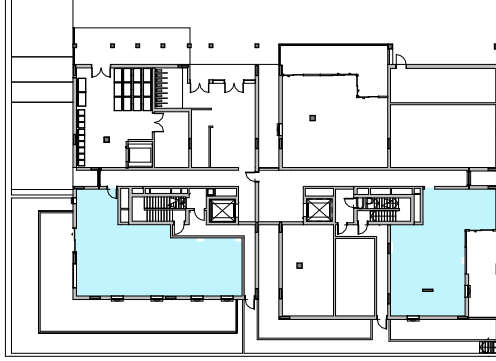
ISSUE
AR-DA-10T-02-02 04



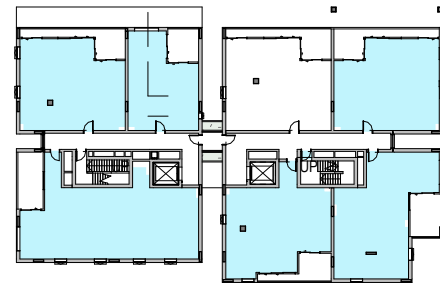
1 CROSS VENTILATION-LEVEL B2



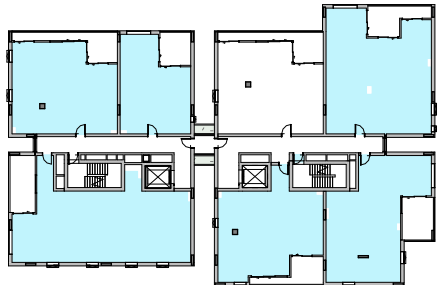
2 CROSS VENTILATION-LEVEL B1



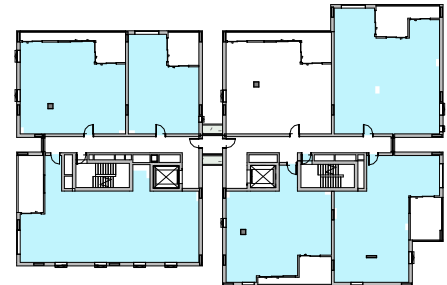
3 CROSS VENTILATION-LEVEL 00



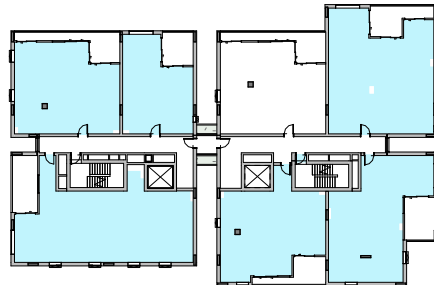
4 CROSS VENTILATION-LEVEL 01



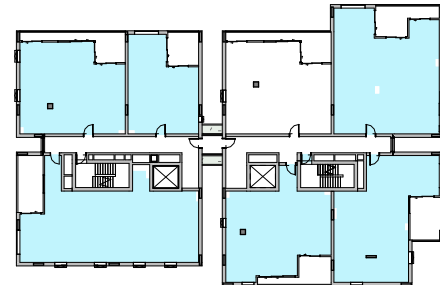
5 CROSS VENTILATION-LEVEL 02



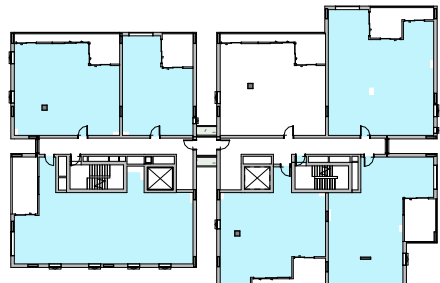
6 CROSS VENTILATION-LEVEL 03



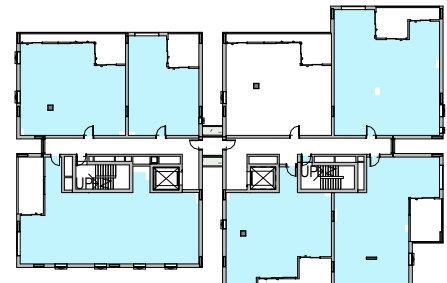
7 CROSS VENTILATION-LEVEL 04



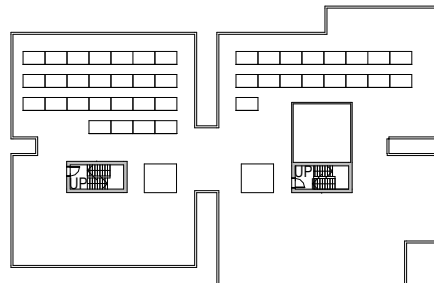
8 CROSS VENTILATION-LEVEL 05



9 CROSS VENTILATION-LEVEL 06



10 CROSS VENTILATION-LEVEL 07

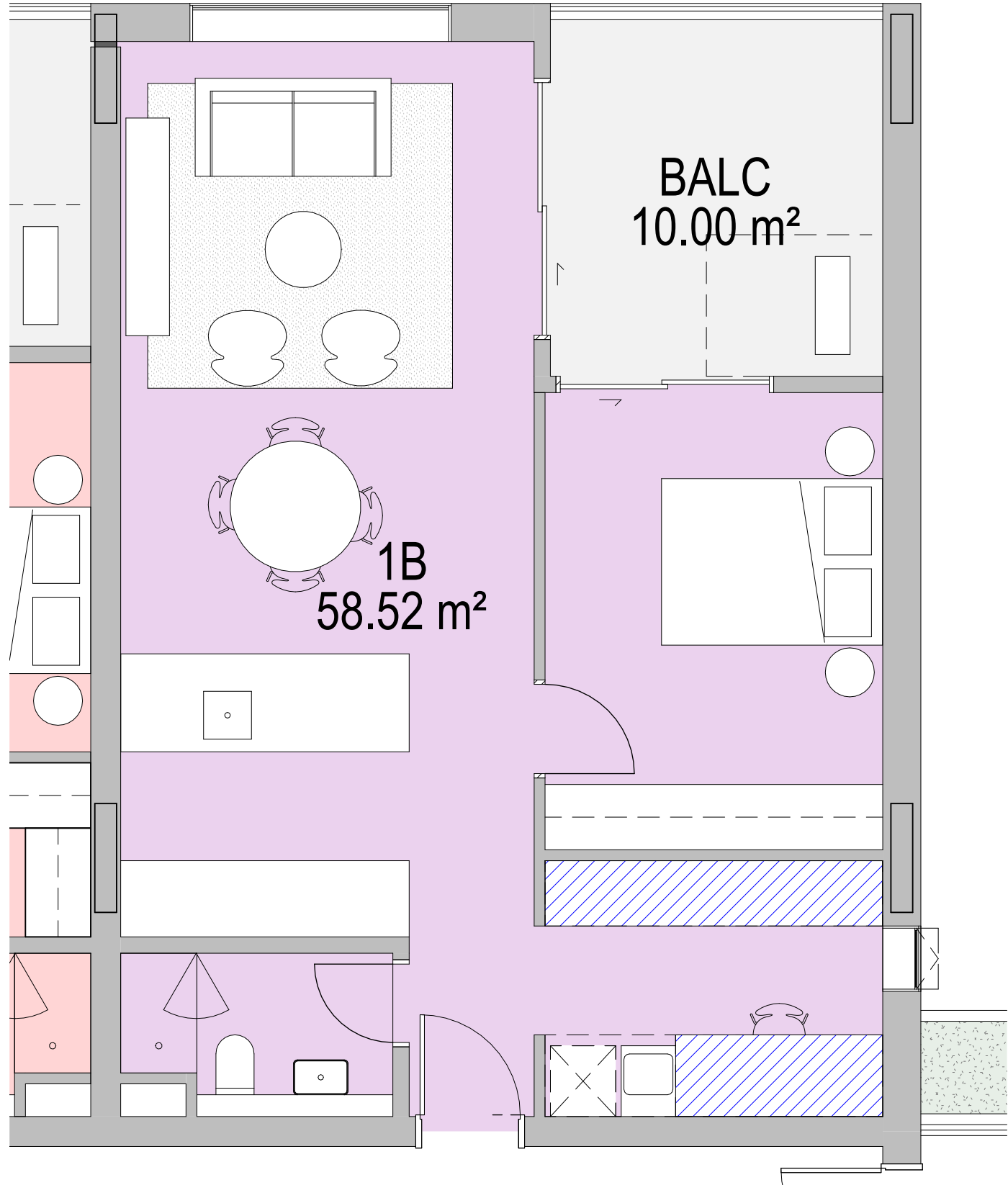


11 CROSS VENTILATION-LEVEL 08

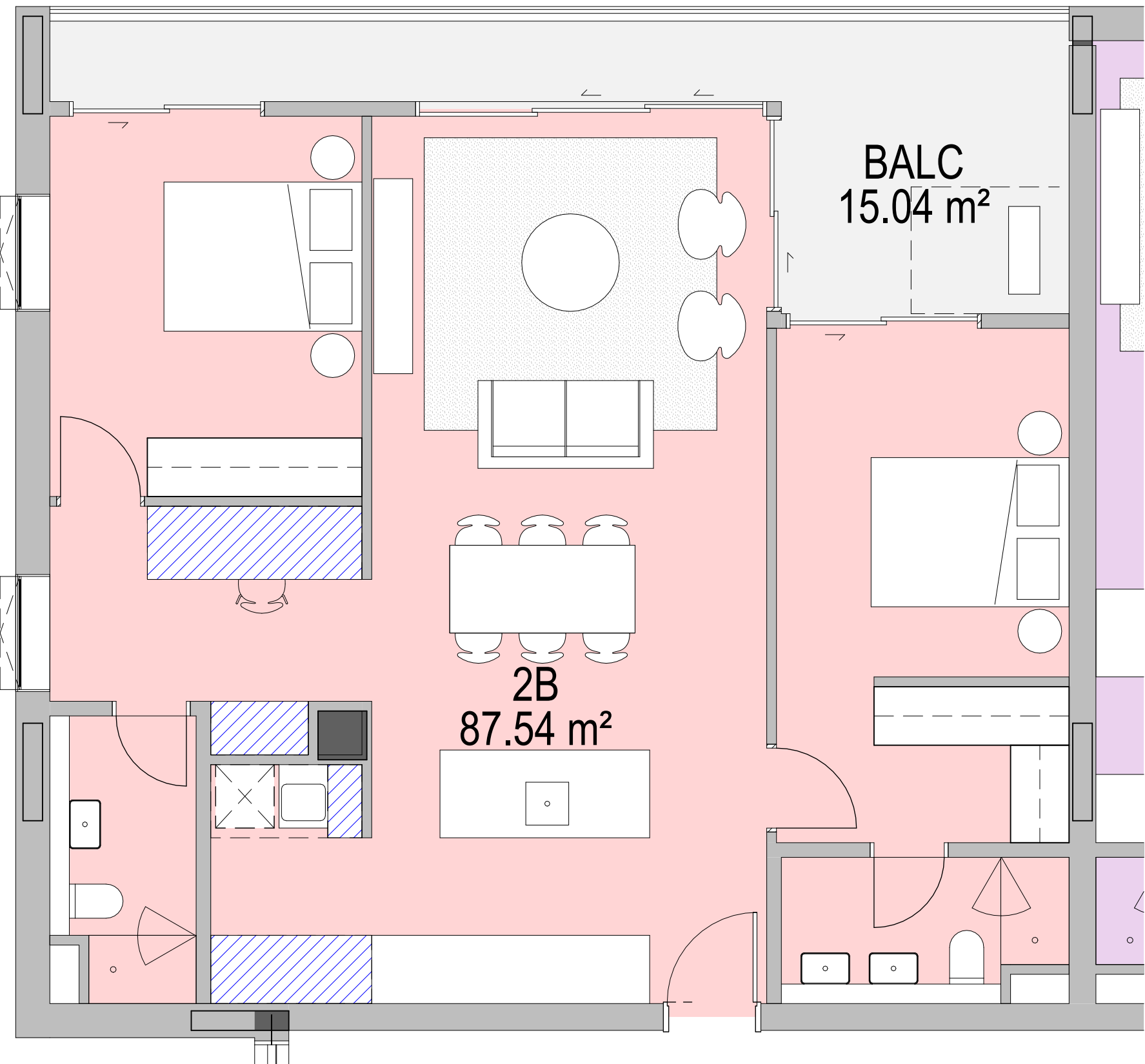
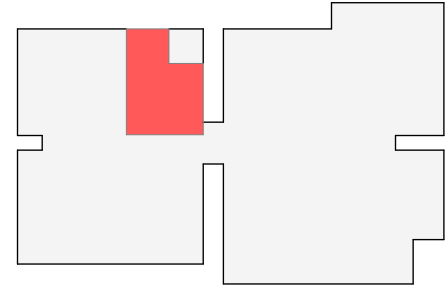
SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

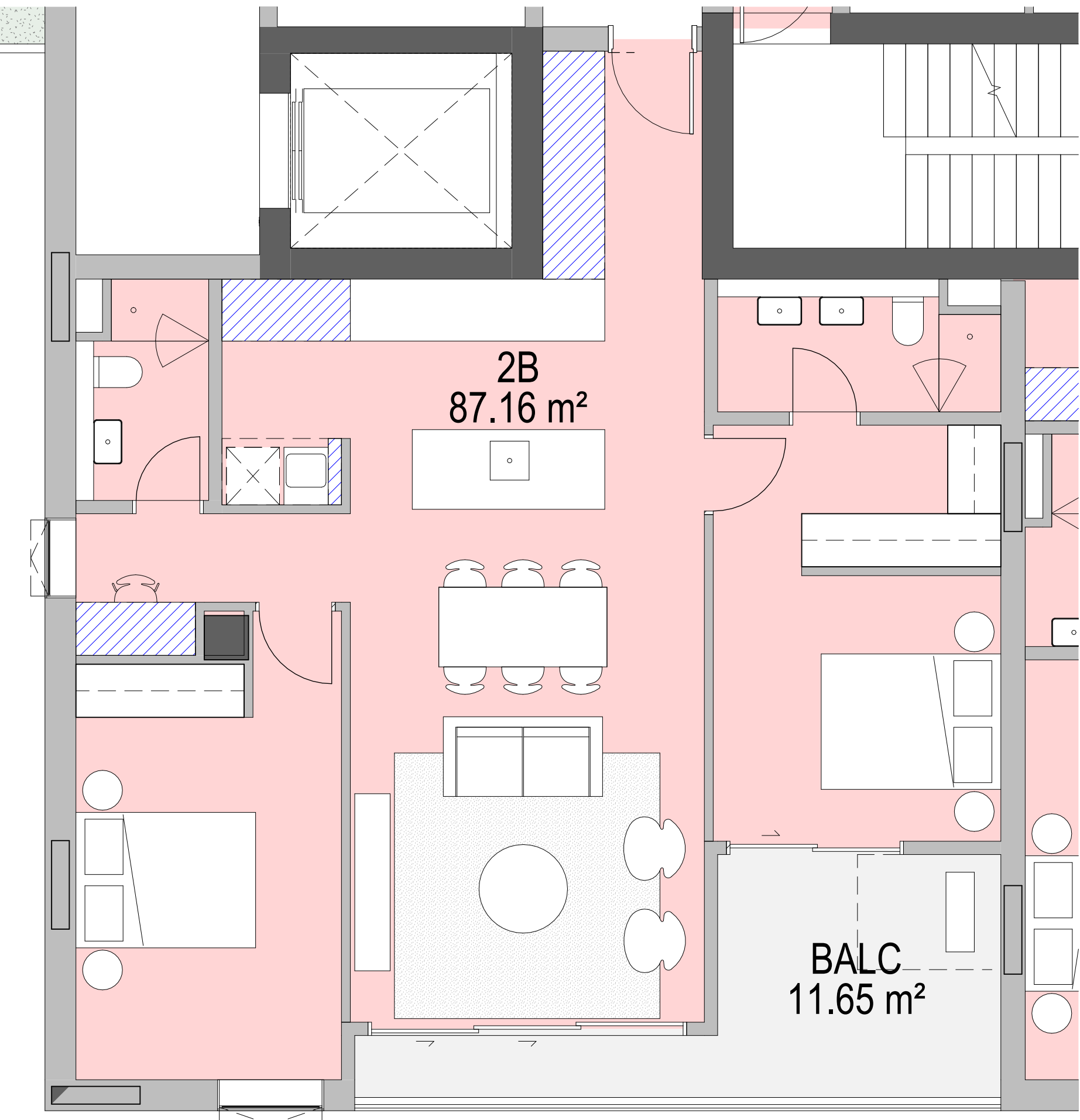
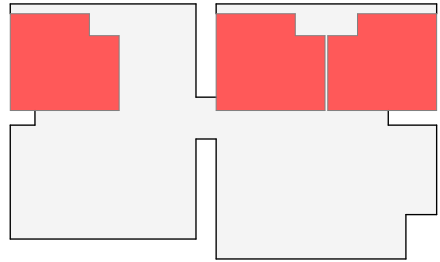
CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	44	85%
No	8	15%
Grand total: 52		



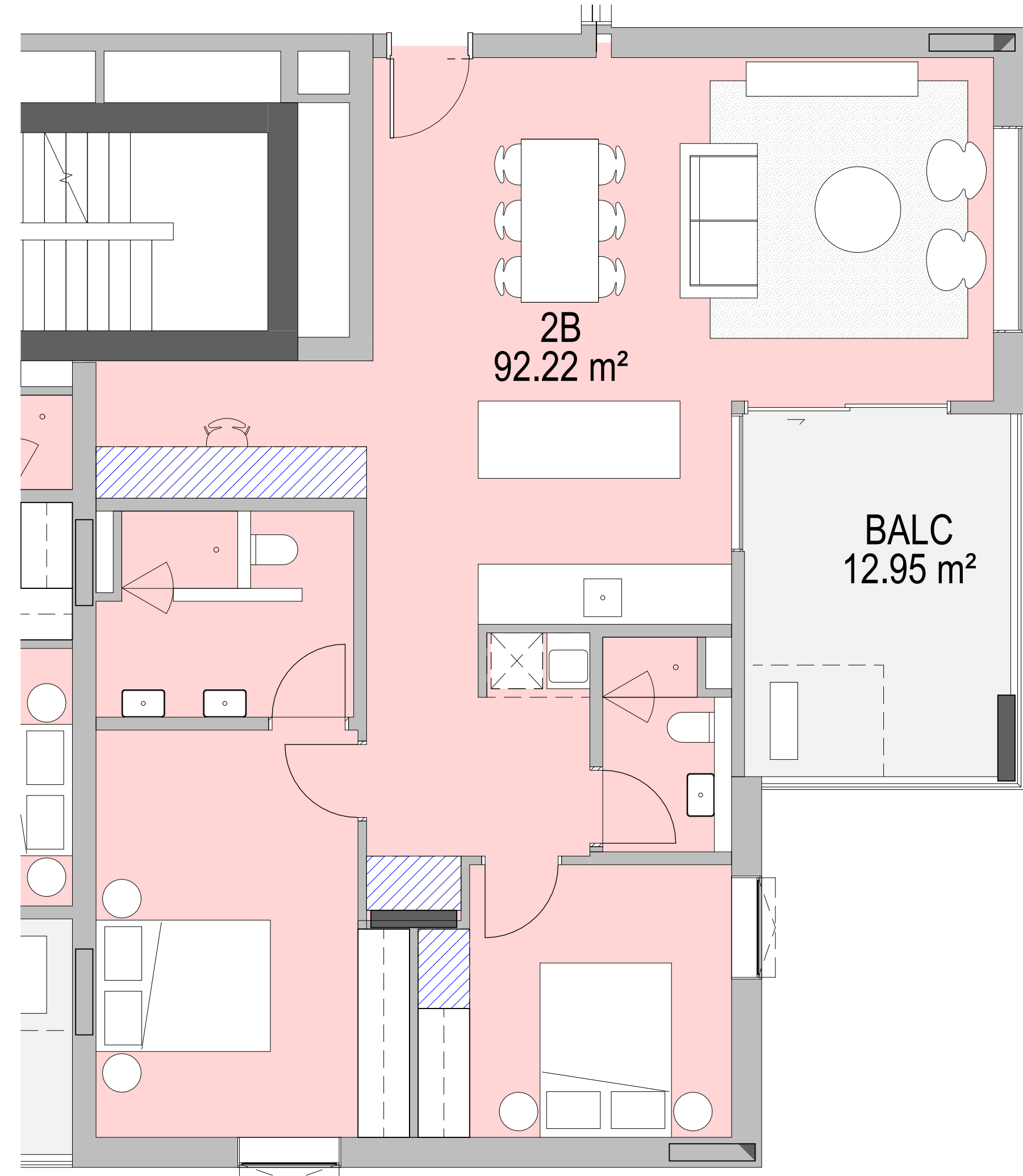
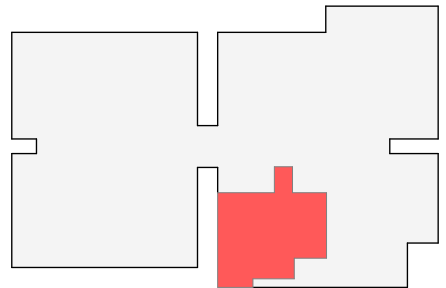
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.1	4.46 m³
1B.1	0.45 m³
1B.1	3.42 m³
Grand total: 3	8.34 m³



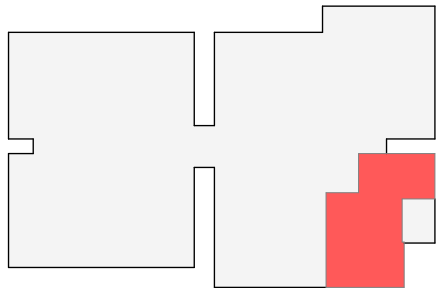
APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	2.77 m³
2B.1	0.45 m³
2B.1	0.63 m³
2B.1	1.32 m³
2B.1	3.96 m³
Grand total: 5	9.13 m³



APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	2.44 m³
2B.2	0.45 m³
2B.2	0.27 m³
2B.2	1.94 m³
2B.2	4.33 m³
Grand total: 5	9.43 m³



APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	4.54 m³
2B.3	0.45 m³
2B.3	1.67 m³
2B.3	1.33 m³
Grand total: 4	7.99 m³



1 1BED - TYPE 1

2 2BED - TYPE 1

3 2BED - TYPE 2

4 2BED DDA - TYPE 3

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADKINSON
7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER TIMMUS
8011 WILLIAM DOWNER
10467 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
3507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CIBSEN
6236 KRISTIE IRWIN

Telephone +61 2 8297 7200
Facsimile +61 2 8297 7299
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NOTE

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PROJECT

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e.g. 255 PITT STREET,
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AUSTRALIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

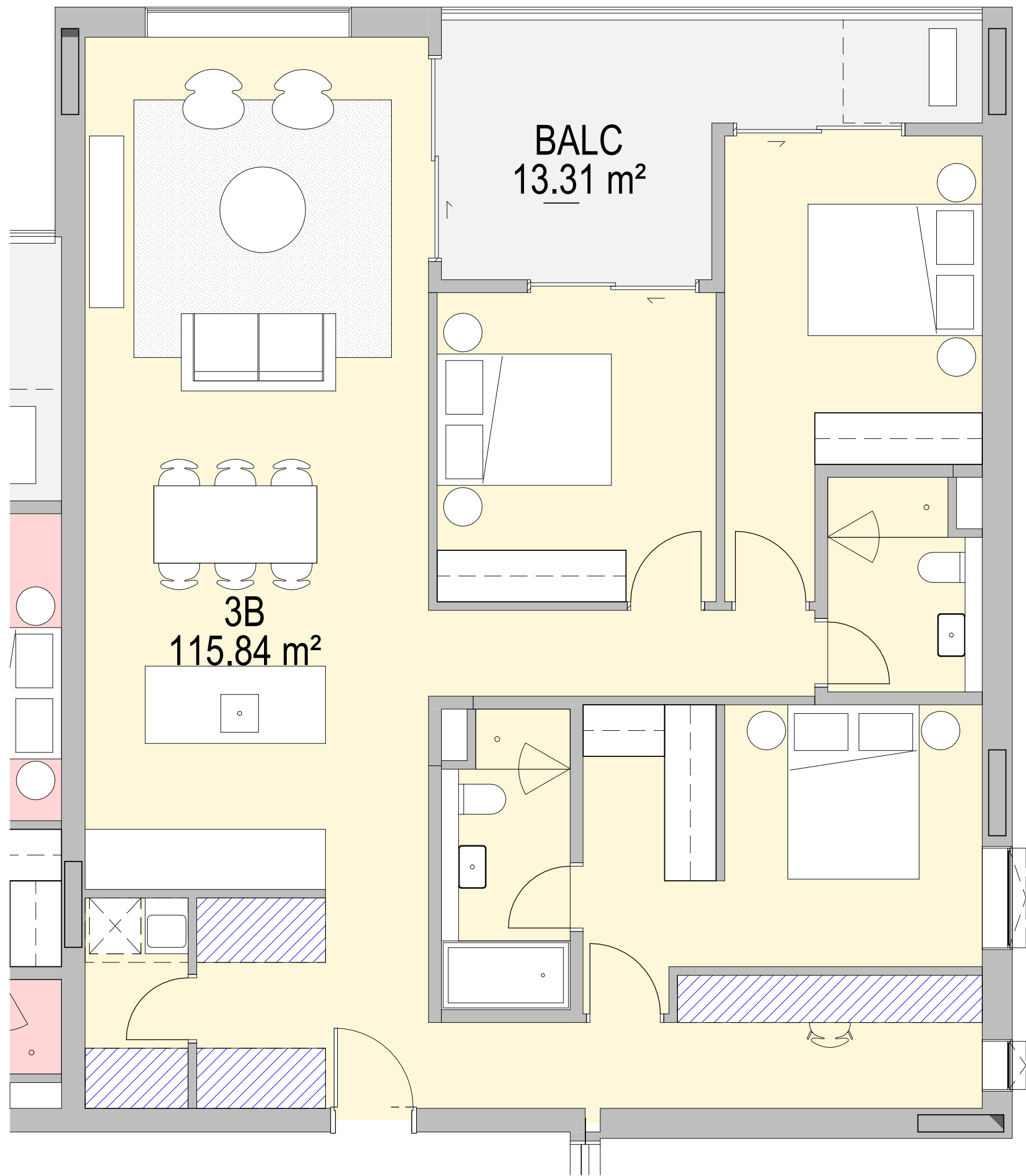
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As indicated@A1
STATUS

DRAWING

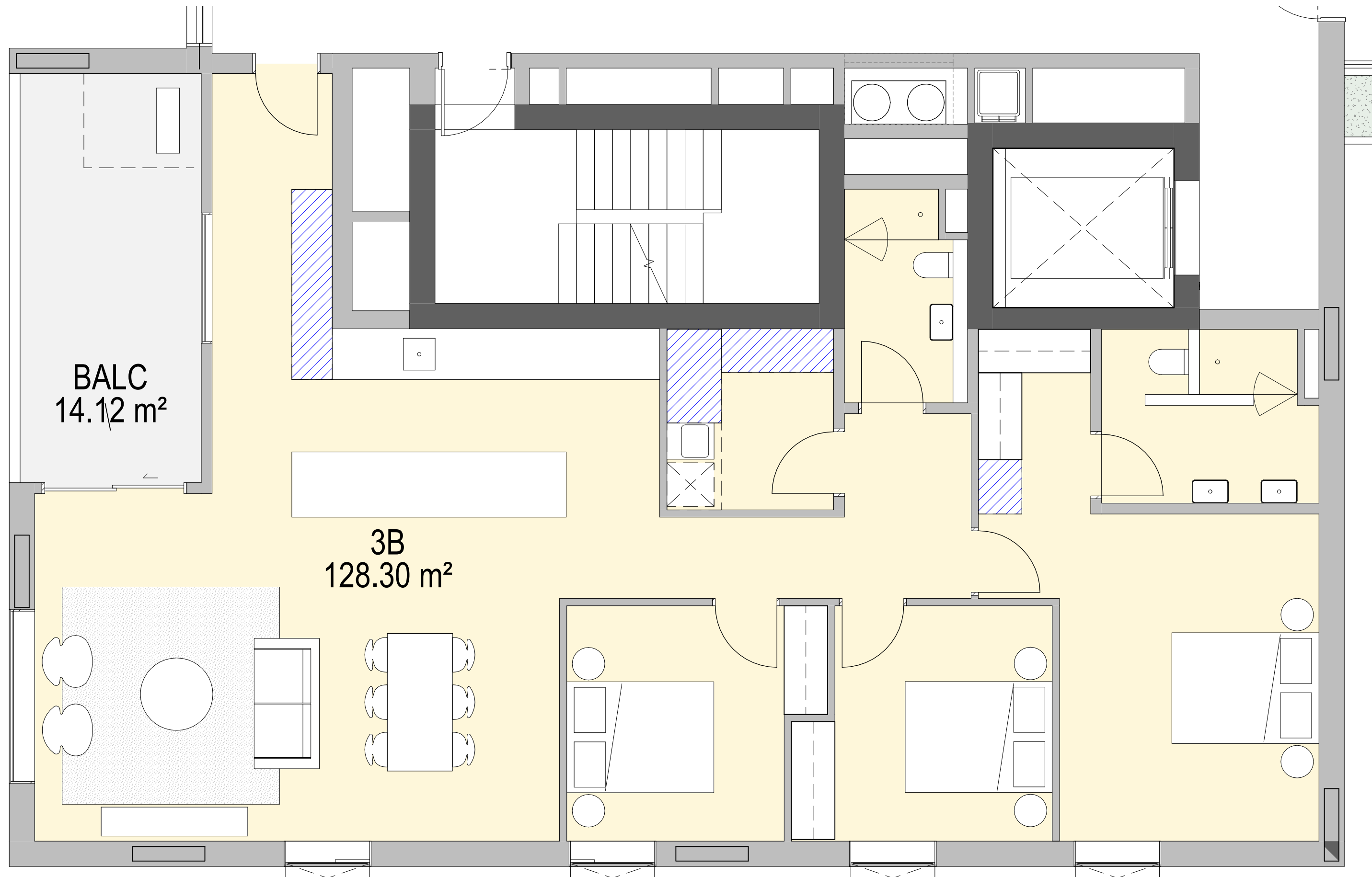
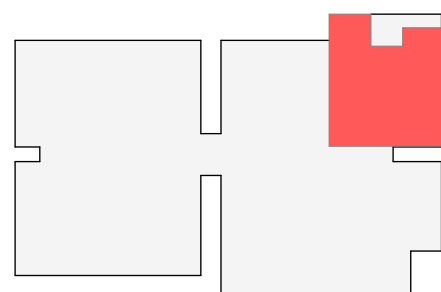
TYPICAL APARTMENTS -
MARKET BUILDING 2

ISSUE
AR-DA-10T-02-10 03



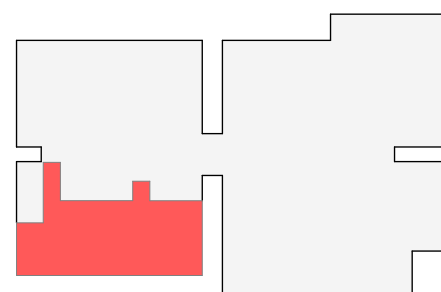
1 3BED - TYPE 1

APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	4.69 m³
3B.1	0.45 m³
3B.1	2.70 m³
3B.1	2.02 m³
3B.1	2.52 m³
Grand total: 5	12.37 m³



2 3BED DDA - TYPE 2

APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.33 m³
3B.2	2.23 m³
3B.2	1.08 m³
3B.2	3.51 m³
Grand total: 5	9.60 m³



NOTE

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03 24.10.2025	SSDA SUBMISSION	

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CLIENT

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CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE
0 1000 2500
SCALE

As indicated@A1
STATUS

DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 2

AR-DA-10T-02-12 03

NOTE

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ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER

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CLIENT

HOUSING NSW

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SYDNEY NSW
AUSTRALIA
BvN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

As indicated@A1

STATUS

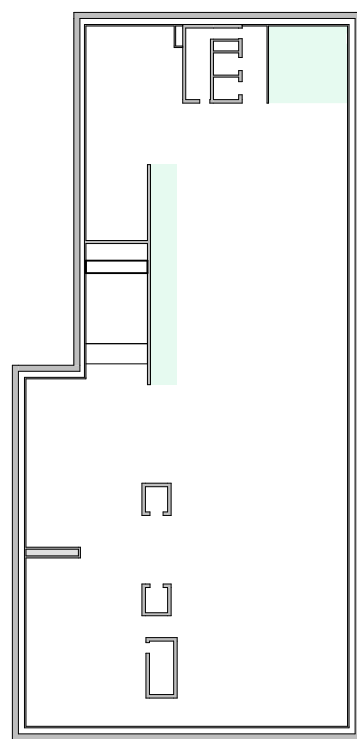
DRAWING

UNIT MIX - MARKET
BUILDING 3

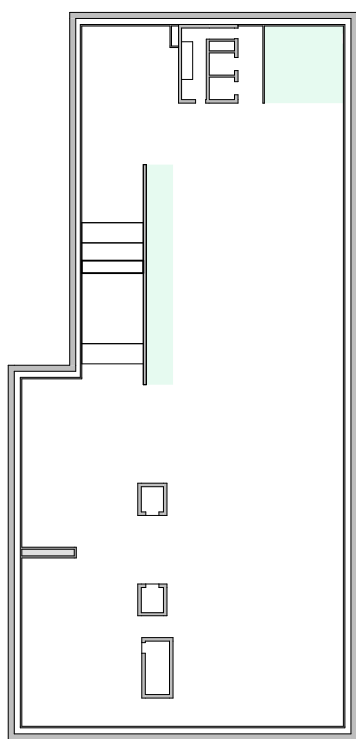
AR-DA-10T-03-00

ISSUE

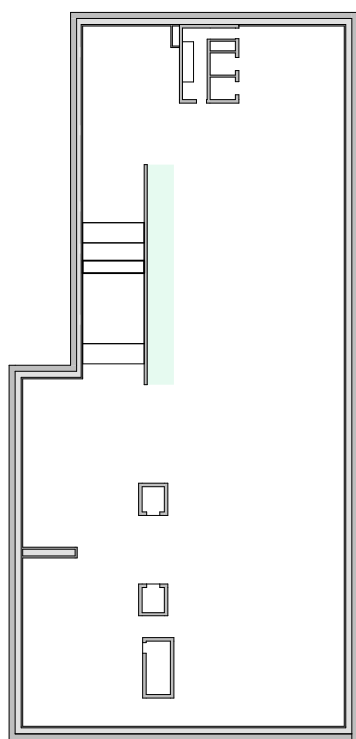
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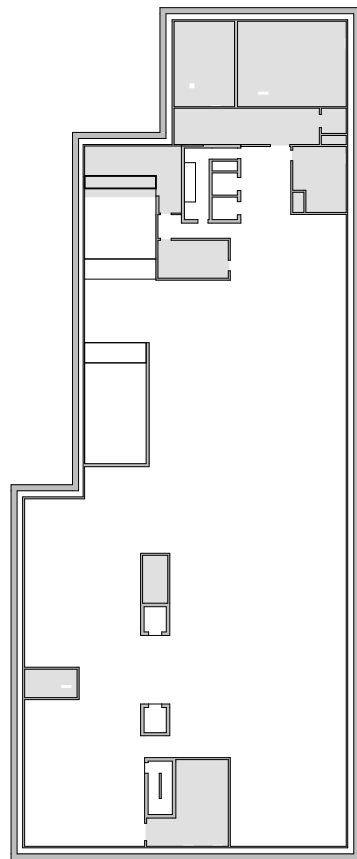
1 UNIT MIX - LEVEL B4



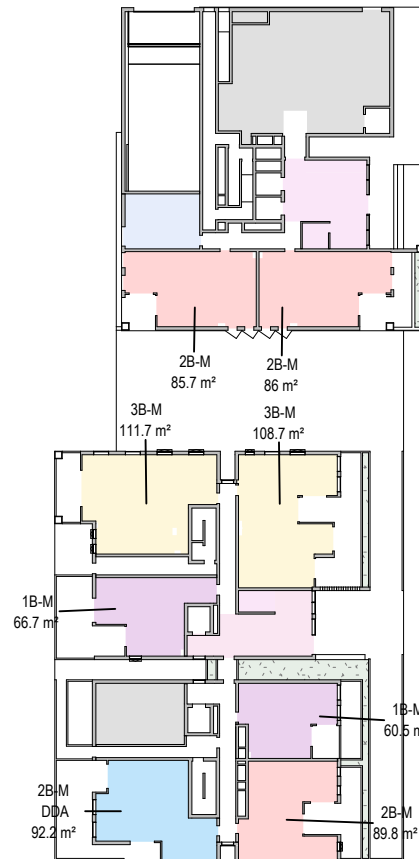
2 UNIT MIX - LEVEL B3



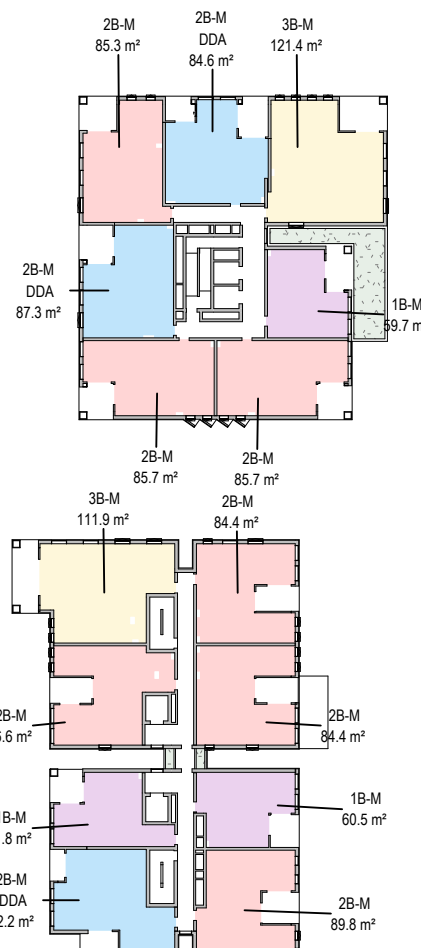
3 UNIT MIX - LEVEL B2



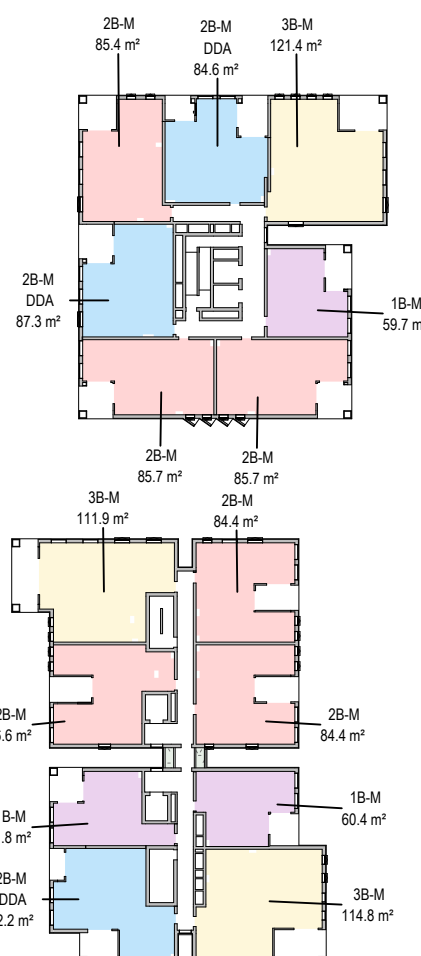
4 UNIT MIX - LEVEL B1



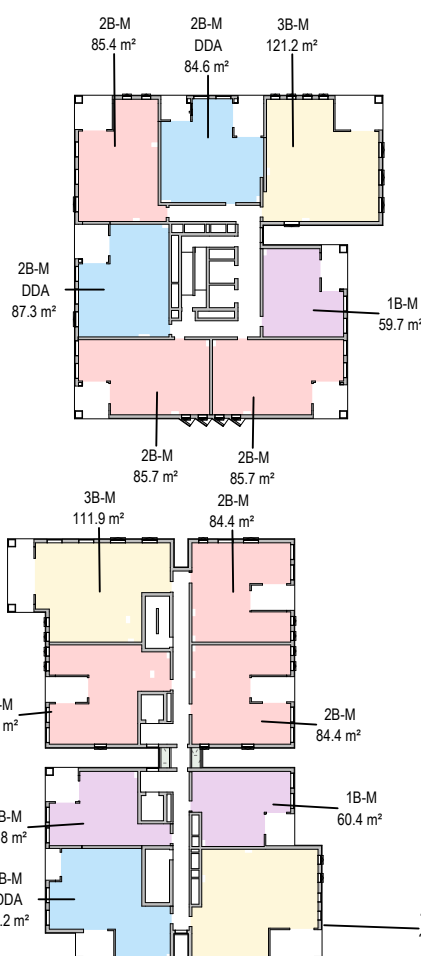
5 UNIT MIX - LEVEL 00



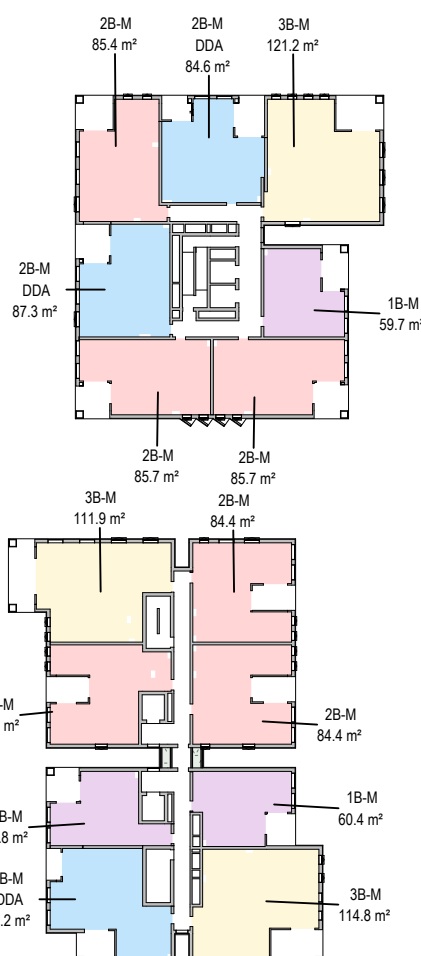
6 UNIT MIX - LEVEL 01



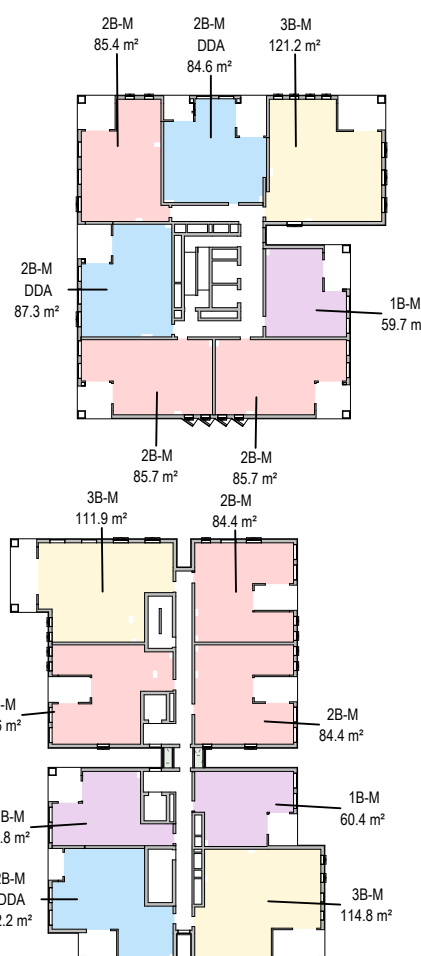
7 UNIT MIX - LEVEL 02



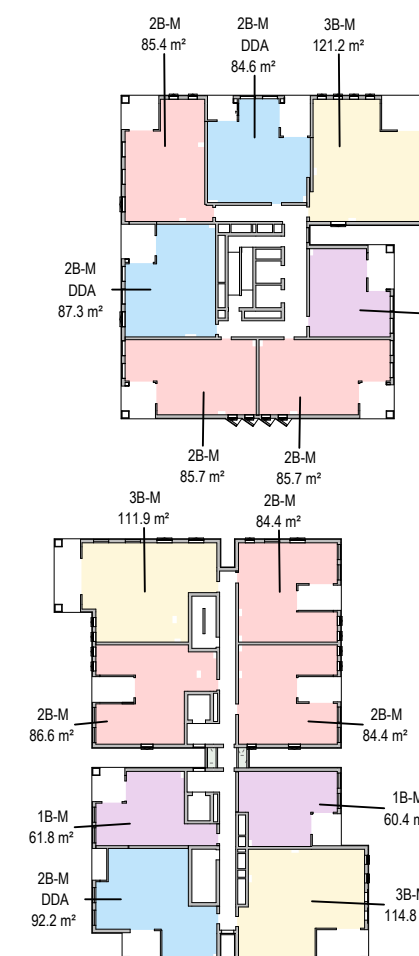
8 UNIT MIX - LEVEL 03



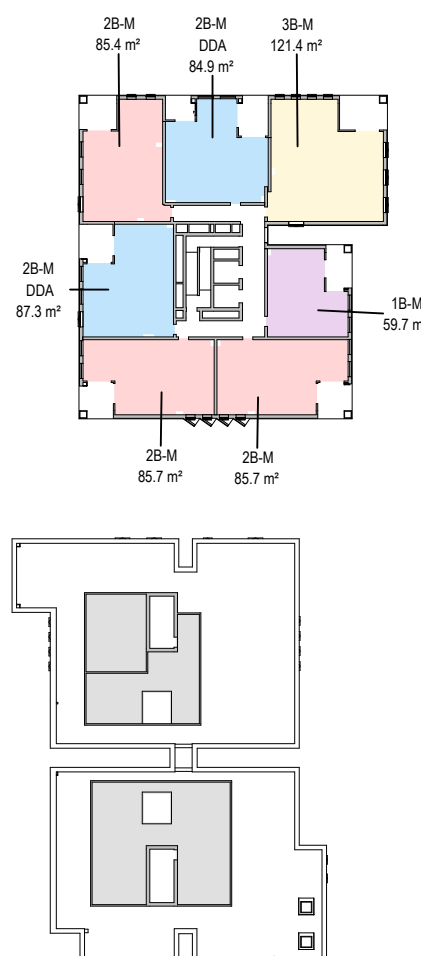
9 UNIT MIX - LEVEL 04



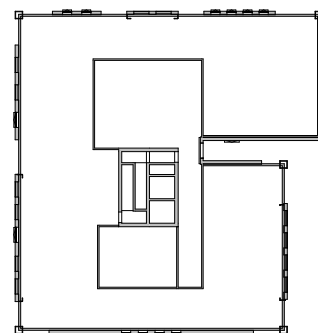
10 UNIT MIX - LEVEL 05



11 UNIT MIX - LEVEL 06



12 UNIT MIX - LEVEL 07



13 UNIT MIX - LEVEL 08

LEGEND

- 1 BED
- 2 BED
- 3 BED
- DDA

UNIT MIX

TYPE

1B-M
1B-M: 21
2B-M
2B-M: 64
3B-M
3B-M: 20
Total Apartments: 105

DDA MIX

Occupancy Department

2B-M DDA
2B-M: 21
Total DDA: 21

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CONSULTANT

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CLIENT

Homes
NSW

HOUSING NSW

CLIENT NUMBER

PROJECT

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e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BvN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 15000 37500
SCALE

1:750@A1

STATUS

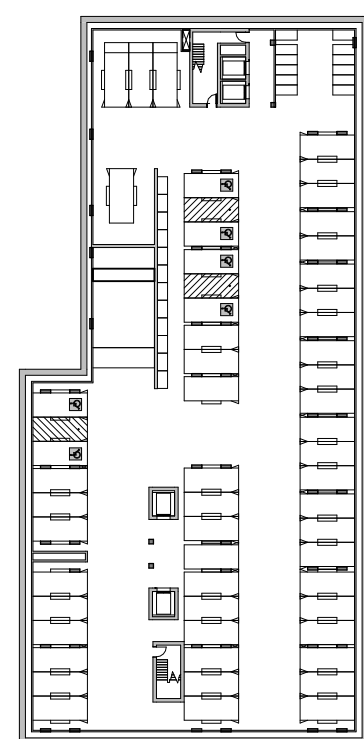
DRAWING

ADG SOLAR ACCESS -
MARKET BUILDING 3

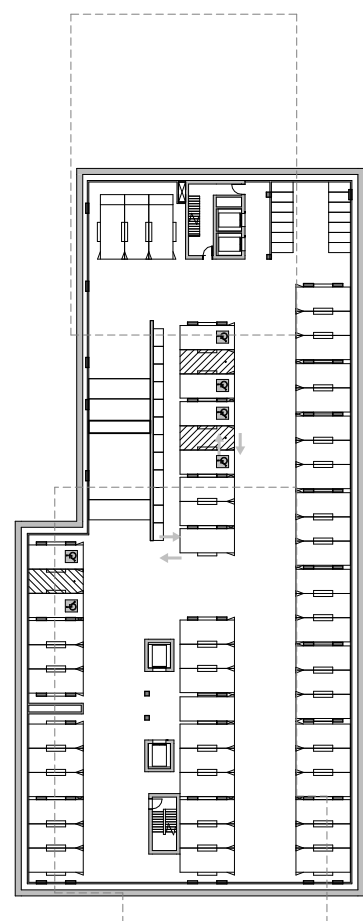
ISSUE

AR-DA-10T-03-01

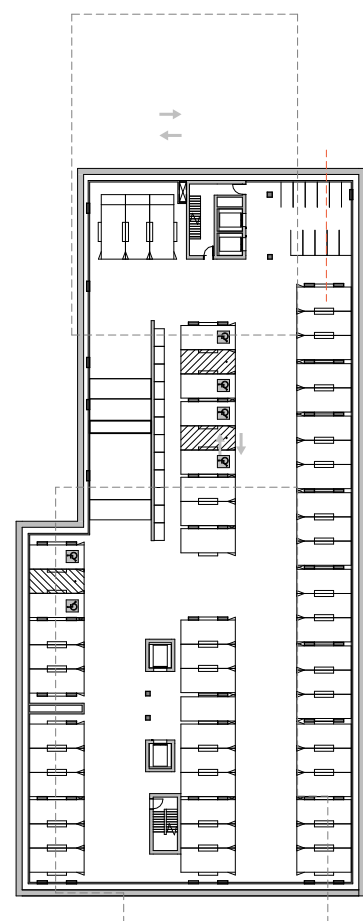
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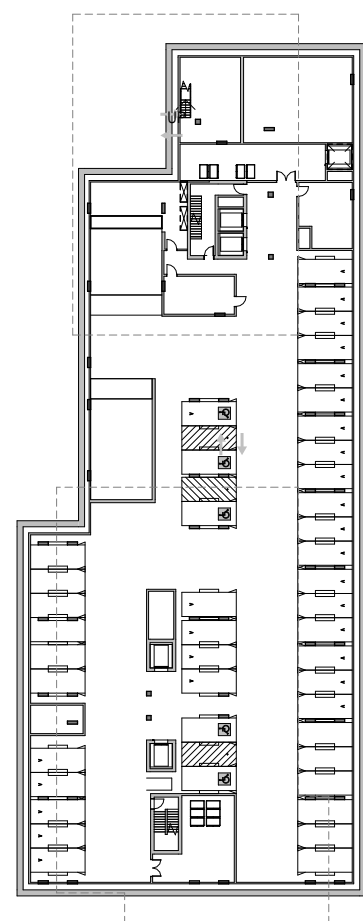
1 SOLAR ACCESS - LEVEL B4



2 SOLAR ACCESS - LEVEL B3



3 SOLAR ACCESS - LEVEL B2



4 SOLAR ACCESS - LEVEL B1



5 SOLAR ACCESS - LEVEL 00



6 SOLAR ACCESS - LEVEL 01



7 SOLAR ACCESS - LEVEL 02



8 SOLAR ACCESS - LEVEL 03



9 SOLAR ACCESS - LEVEL 04



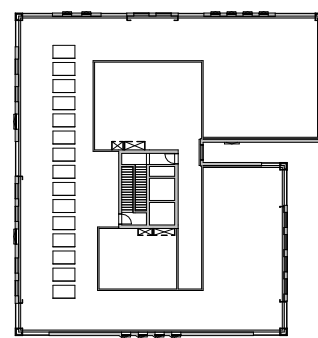
10 SOLAR ACCESS - LEVEL 05



11 SOLAR ACCESS - LEVEL 06



12 SOLAR ACCESS - LEVEL 07



13 SOLAR ACCESS - LEVEL 08

SEPP65 SOLAR COMPLIANCE LEGEND

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

SOLAR ACCESS		
SEPP65_SOLAR_ACC ESS_TEXT_BVN	Count	Percentage
LESS THAN 2HR	28	27%
MORE THAN 2HR	77	73%
Grand total: 105	105	

NOTE
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01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY

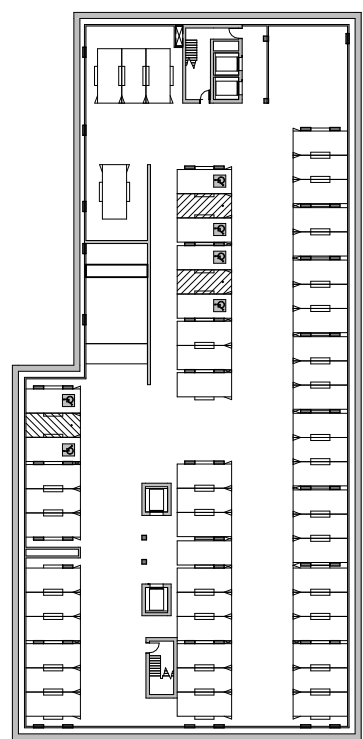
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GRAPHIC SCALE
SCALE
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STATUS

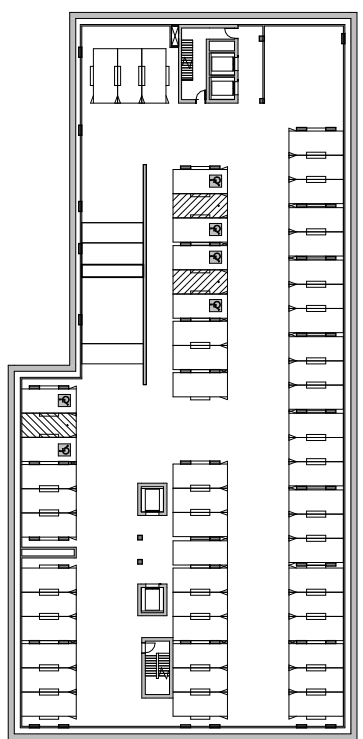
DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 3

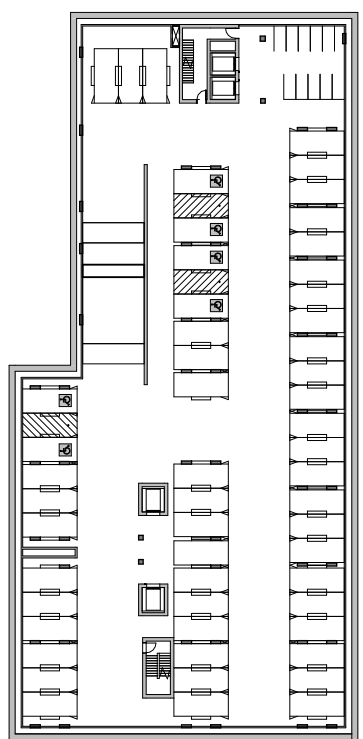
ISSUE
AR-DA-10T-03-02 04



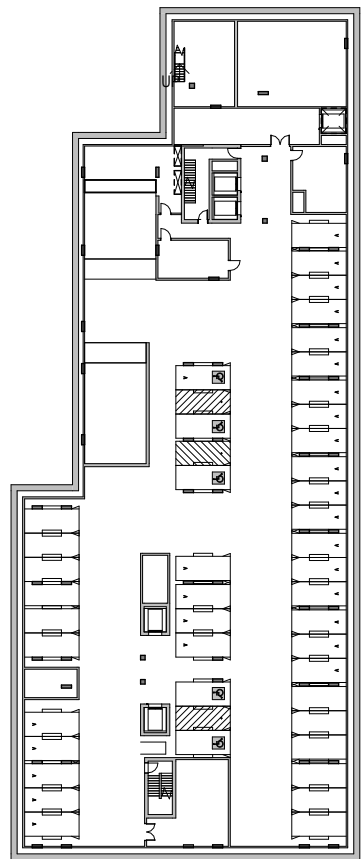
1 CROSS VENTILATION - LEVEL B4



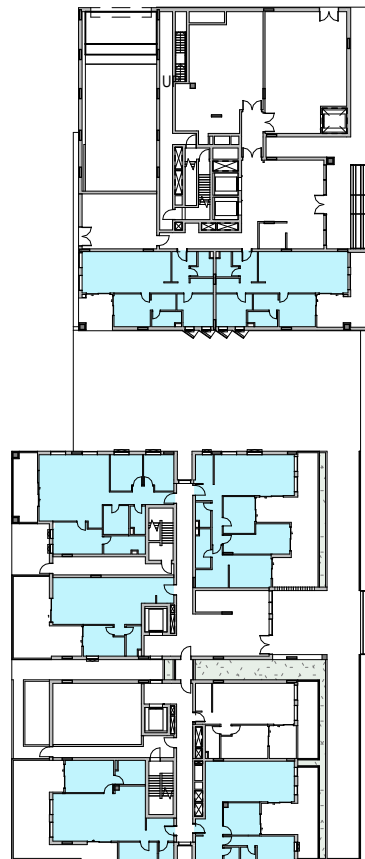
2 CROSS VENTILATION - LEVEL B3



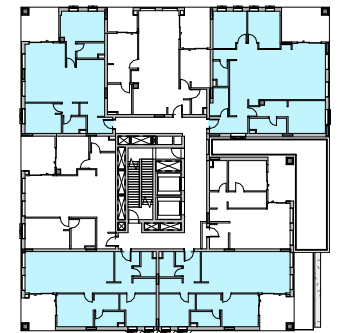
3 CROSS VENTILATION - LEVEL B2



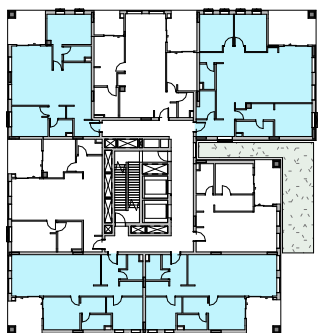
4 CROSS VENTILATION - LEVEL B1



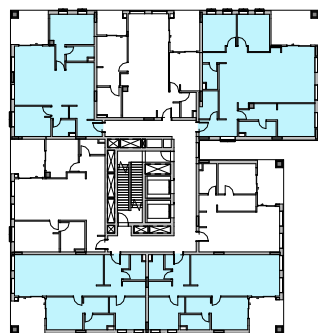
5 CROSS VENTILATION - LEVEL 00



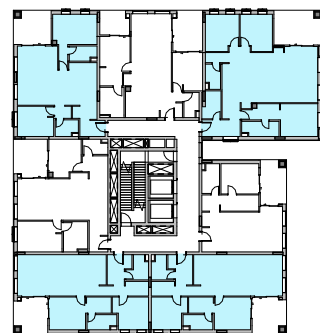
6 CROSS VENTILATION - LEVEL 01



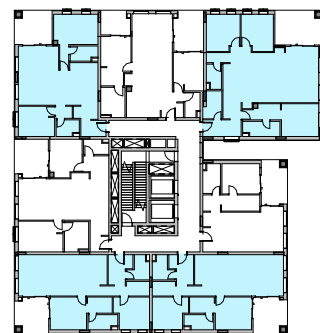
7 CROSS VENTILATION - LEVEL 02



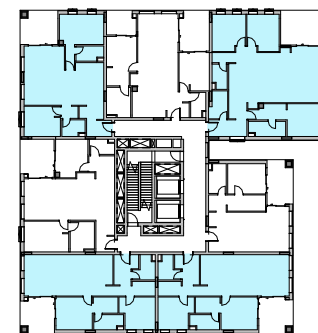
8 CROSS VENTILATION - LEVEL 03



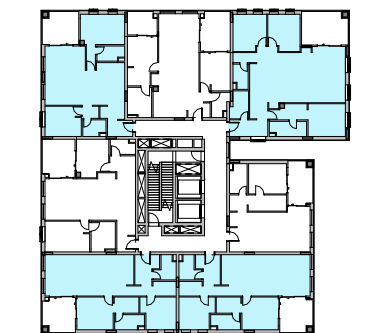
9 CROSS VENTILATION - LEVEL 04



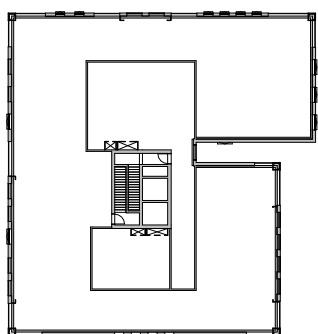
10 CROSS VENTILATION - LEVEL 05



11 CROSS VENTILATION - LEVEL 06



12 CROSS VENTILATION - LEVEL 07



13 CROSS VENTILATION - LEVEL 08

SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	71	68%
No	34	32%
Grand total: 105		

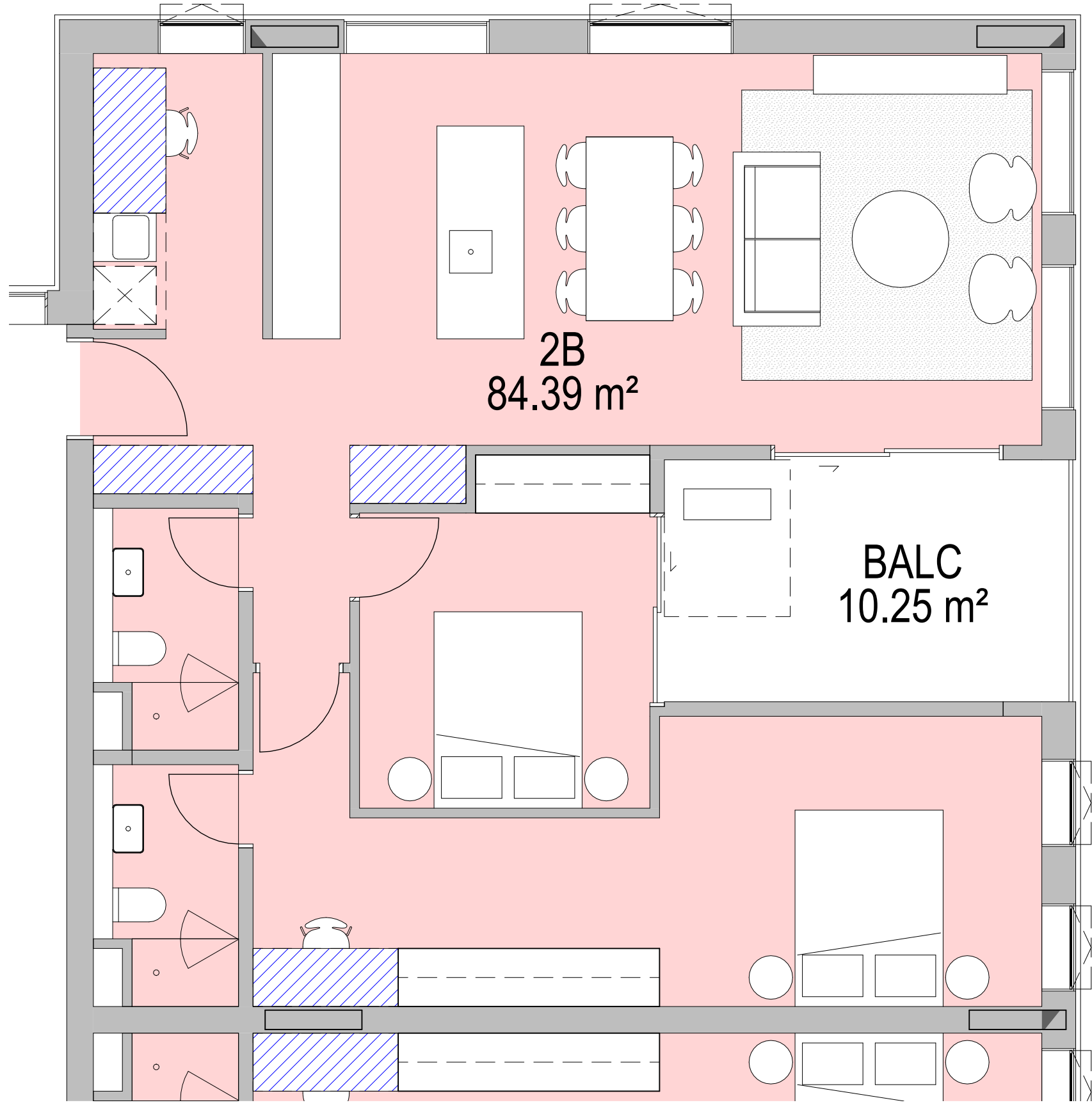


AR-DA-10T-01-11- TYPICAL APARTMENTS - MARKET BUILDING 1B/C
AR-DA-10T-01-12- TYPICAL APARTMENTS - MARKET BUILDING 1B

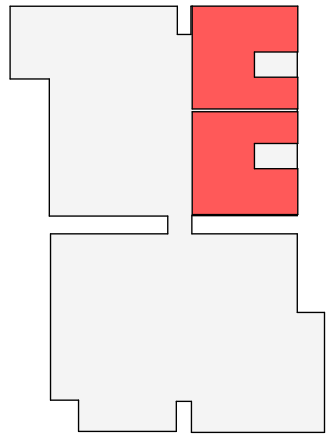


The diagram shows a simplified floor plan of a building. A red square highlights a room located in the lower-left portion of the plan. The rest of the building is shown in light gray with black outlines for walls and doorways.

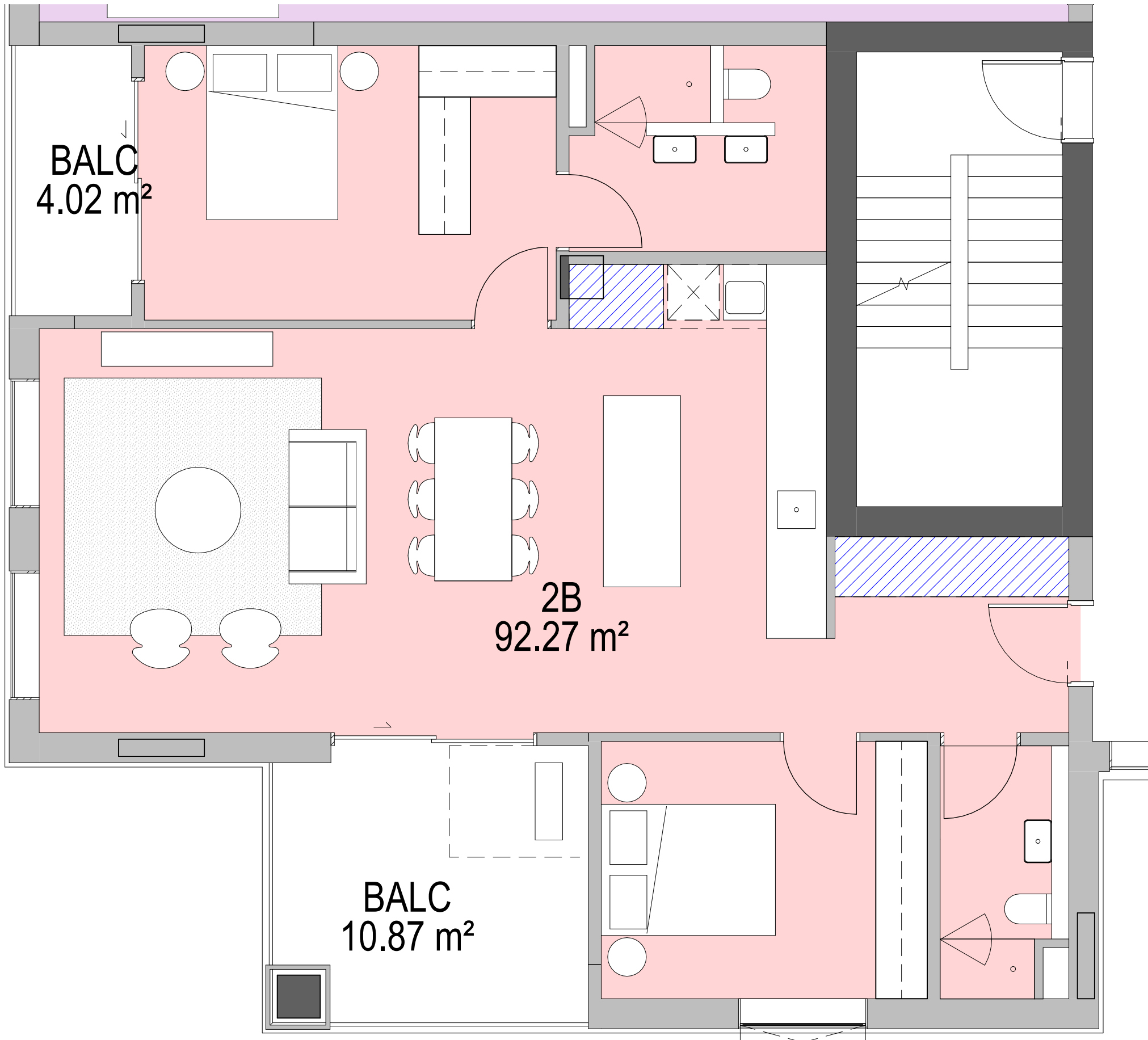
AR-DA-10T-03-10	ISSUE 03
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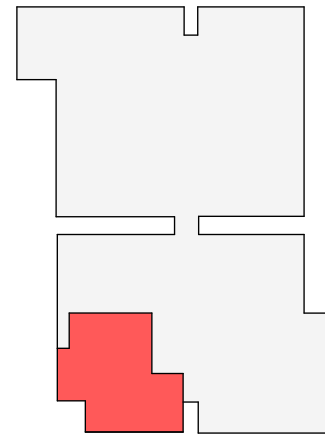
APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	0.45 m³
2B.1	2.70 m³
2B.1	1.98 m³
2B.1	2.16 m³
2B.1	1.73 m³
Grand total: 5	9.02 m³



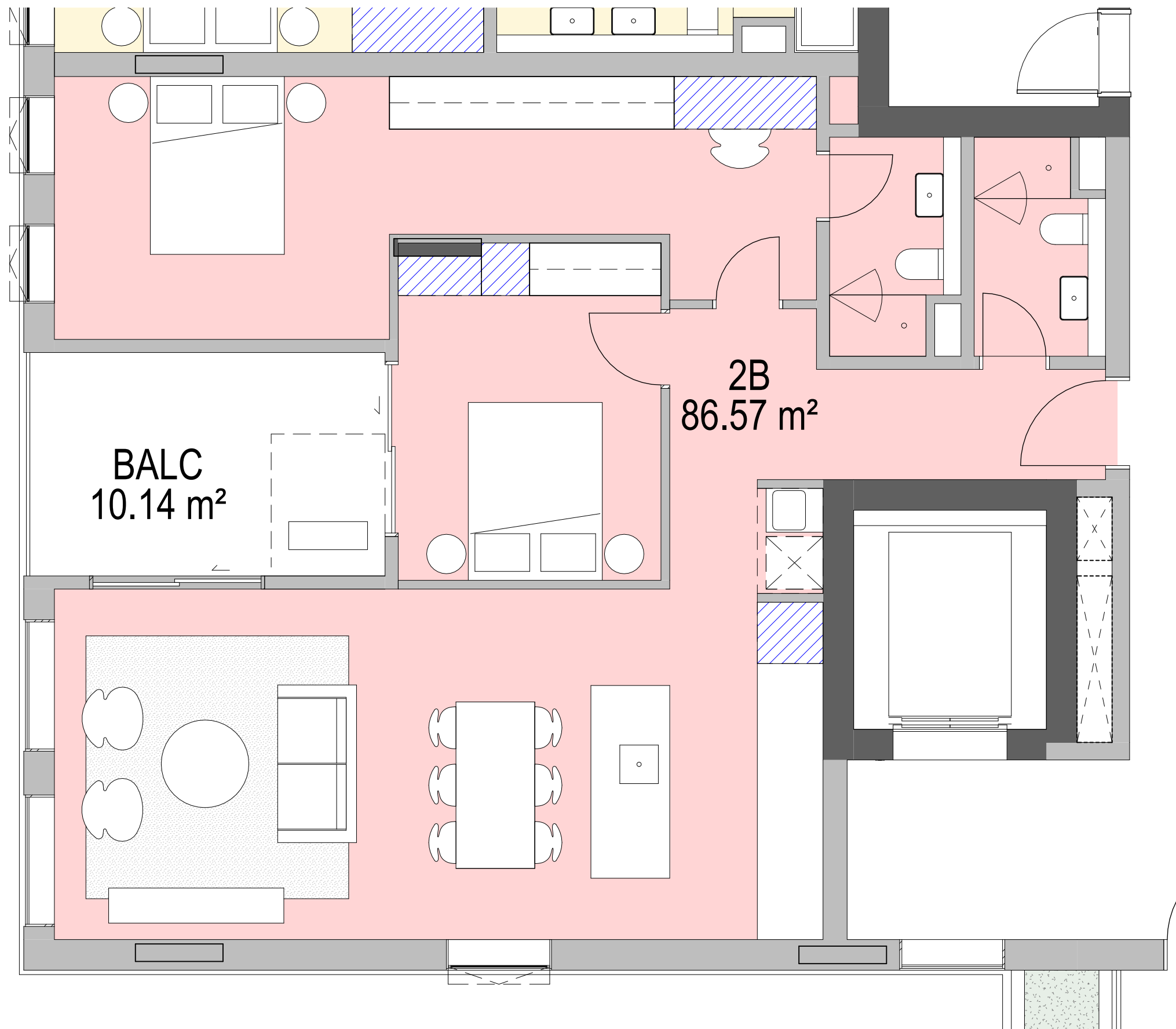
1 2BED - TYPE 1



APT TYPE 2B.2 - Storage	
Room: Number	Storage Volume
2B.2	0.45 m³
2B.2	2.23 m³
2B.2	5.15 m³
Grand total: 3	7.83 m³

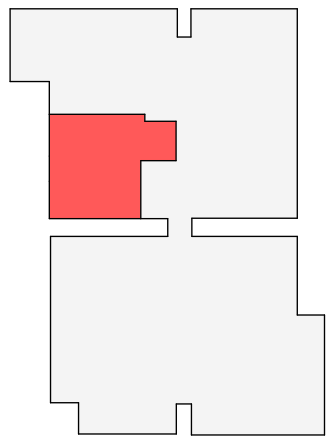


2 2BED DDA- TYPE 2

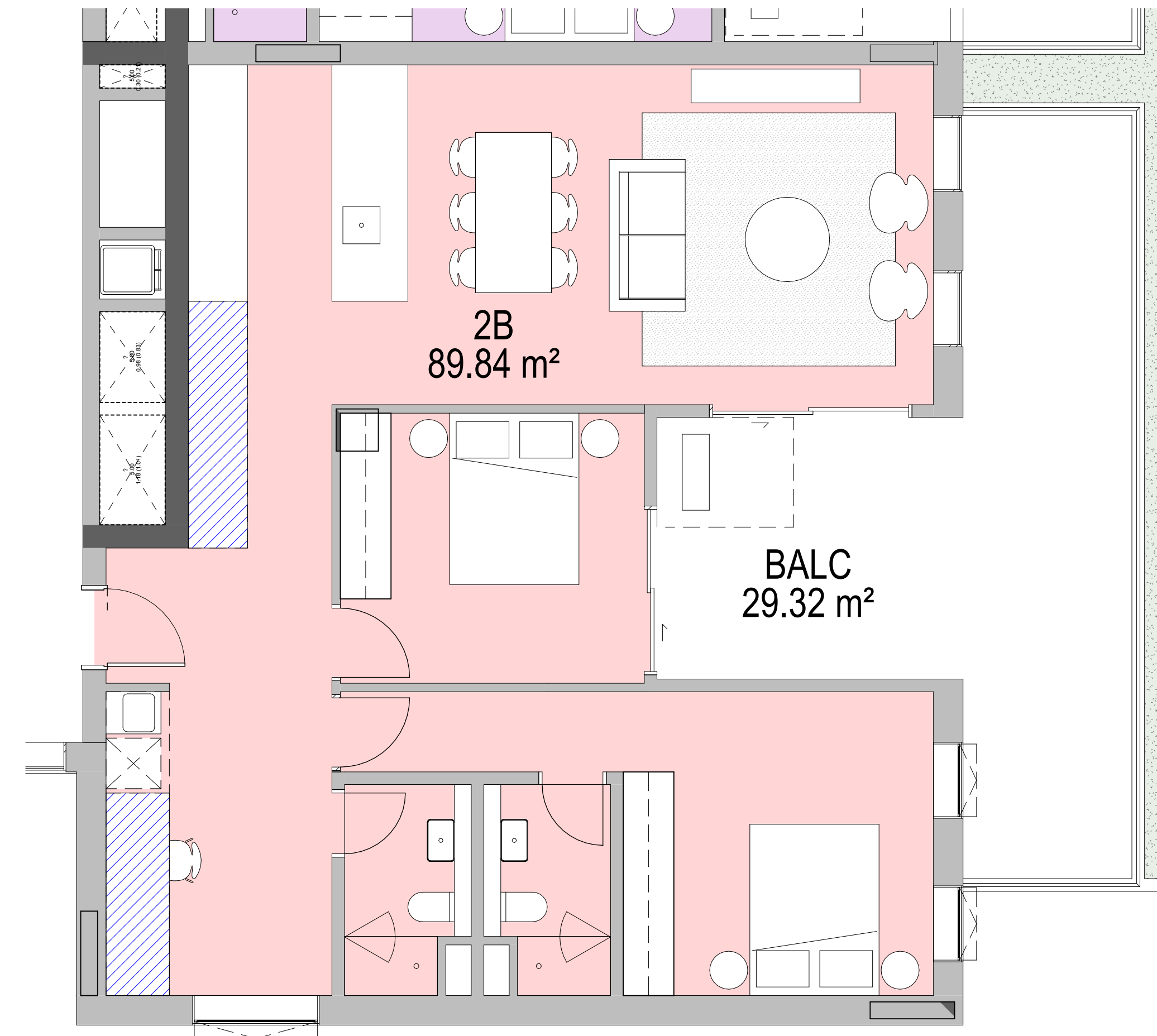


APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	0.45 m³
2B.3	0.79 m³
2B.3	2.34 m³
2B.3	1.26 m³
2B.3	1.03 m³
Grand total: 5	5.87 m³

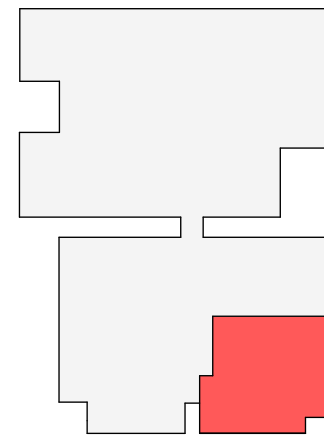
ADDITIONAL STORAGE PROVIDED IN BASEMENT



3 2BED - TYPE 3



APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2B.4	0.45 m³
2B.4	4.32 m³
2B.4	4.91 m³
Grand total: 3	9.68 m³



8 2BED - TYPE 4

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
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7051 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10447 ALISON DOUGLAS
10705 CATHERINE SKINNER

QLD
3507 NEIL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CURRIE
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HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 1000 2500

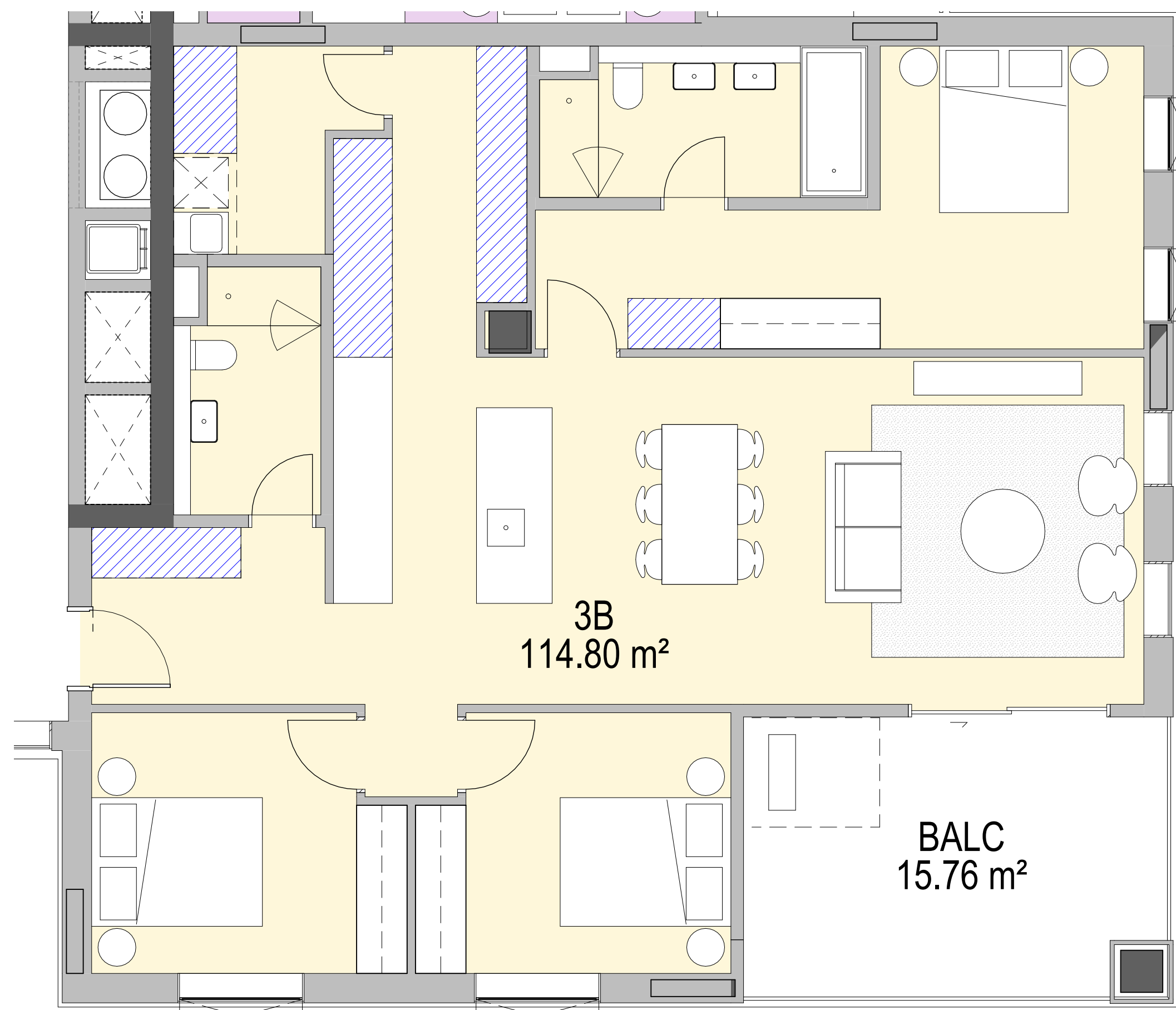
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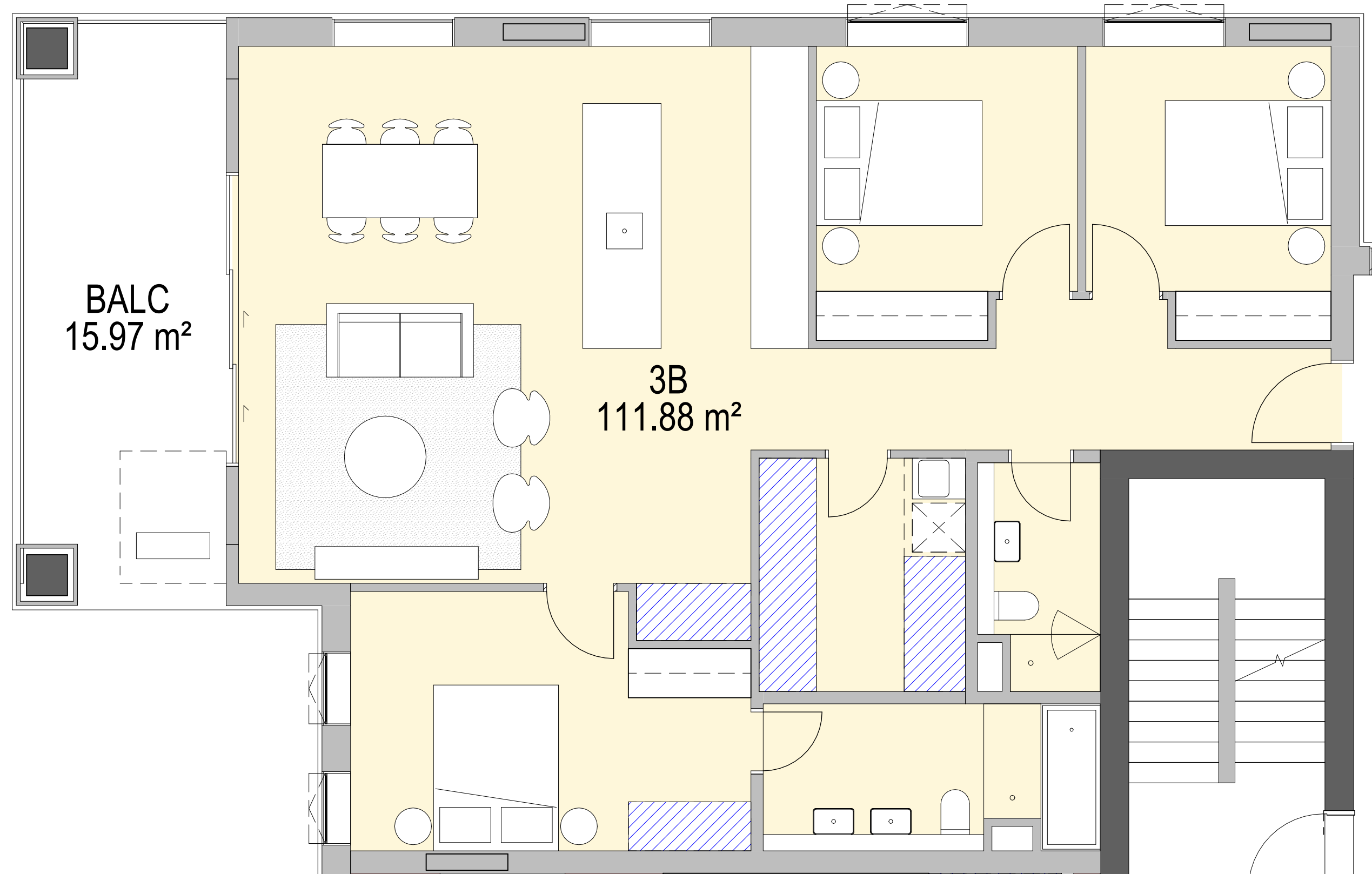
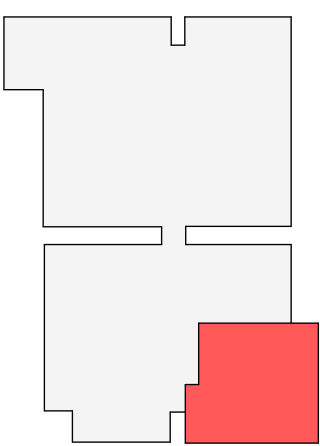
TYPICAL APARTMENTS -
MARKET BUILDING 3

ISSUE
AR-DA-10T-03-11 03



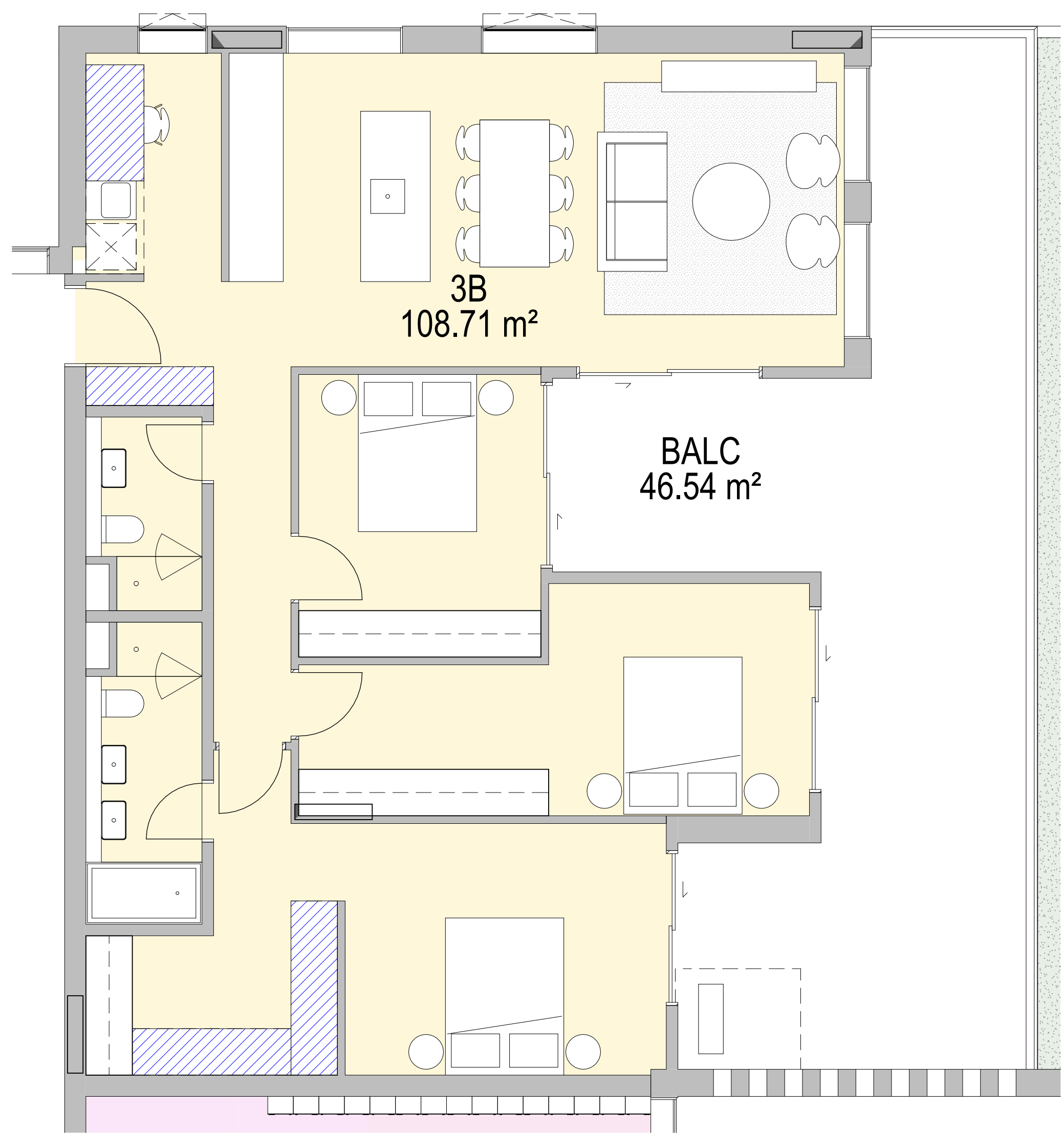
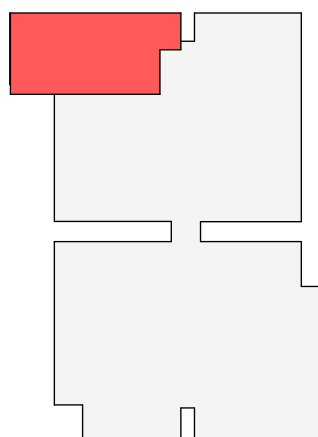
1 3BED - TYPE 1

APT TYPE 3B.1 - Storage	
Room: Number	Storage Volume
3B.1	0.45 m³
3B.1	2.30 m³
3B.1	1.58 m³
3B.1	4.37 m³
3B.1	4.39 m³
3B.1	2.56 m³
Grand total: 6	15.65 m³



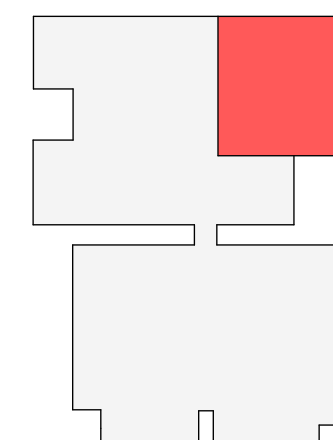
7 3BED - TYPE 2

APT TYPE 3B.2 - Storage	
Room: Number	Storage Volume
3B.2	0.45 m³
3B.2	2.98 m³
3B.2	2.16 m³
3B.2	4.80 m³
3B.2	2.35 m³
Grand total: 5	12.75 m³

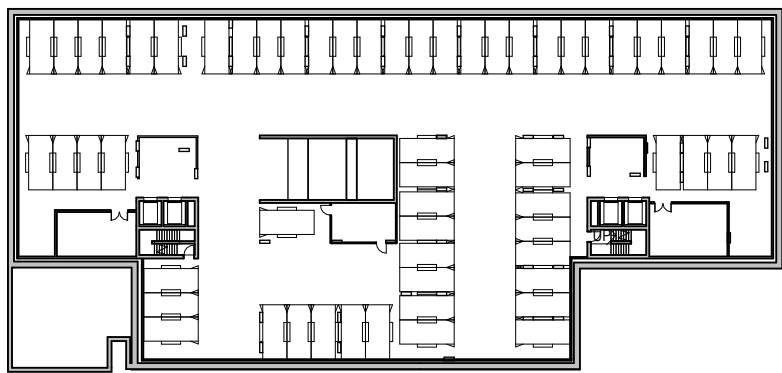


3 3BED - TYPE 3

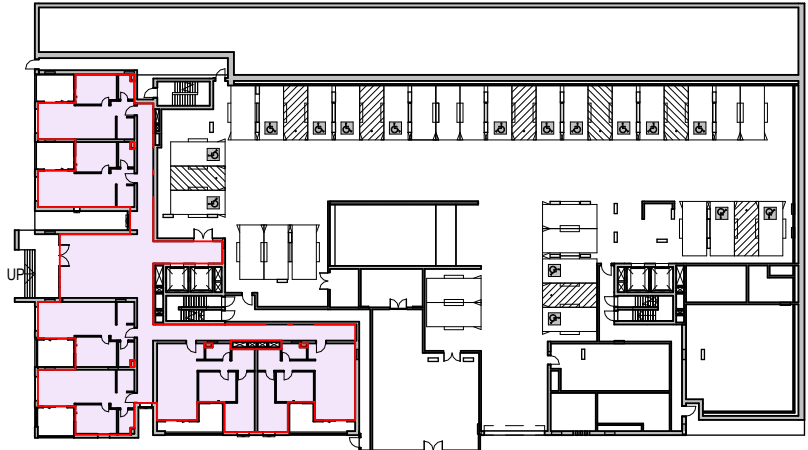
APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	0.45 m³
3B.3	2.70 m³
3B.3	1.98 m³
3B.3	2.95 m³
3B.3	3.24 m³
Grand total: 5	11.32 m³



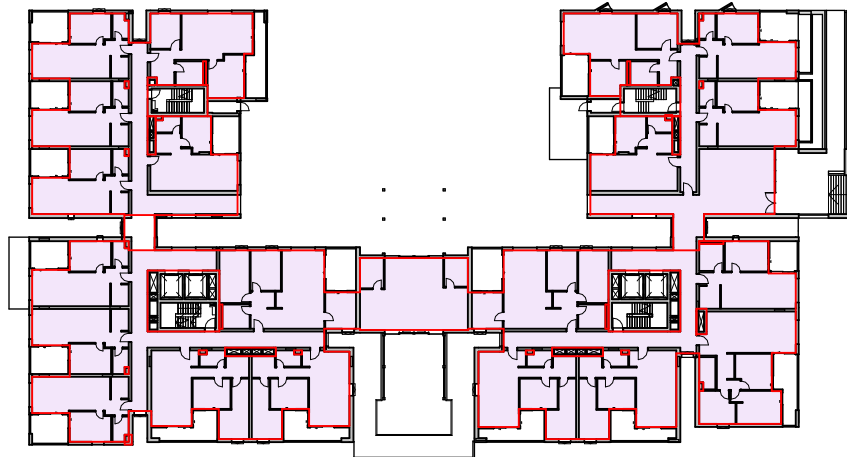
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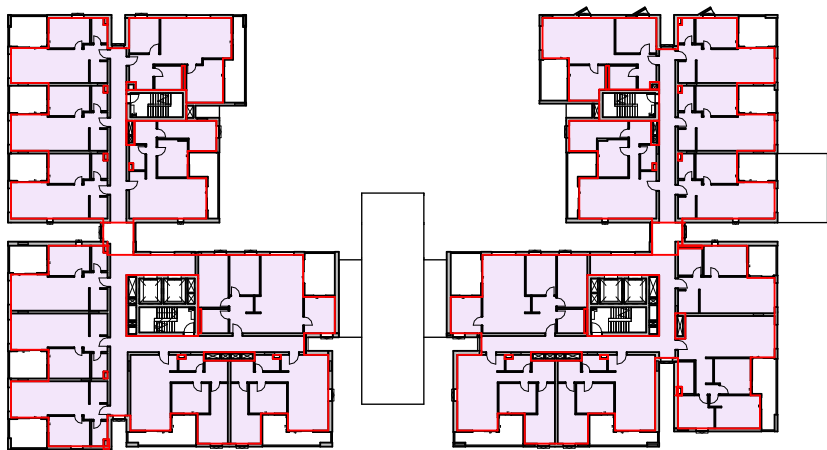
2 LEVEL 00



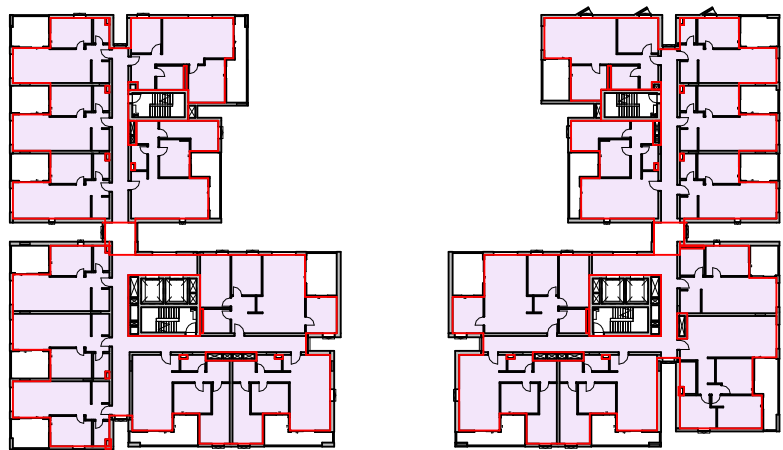
3 LEVEL 01



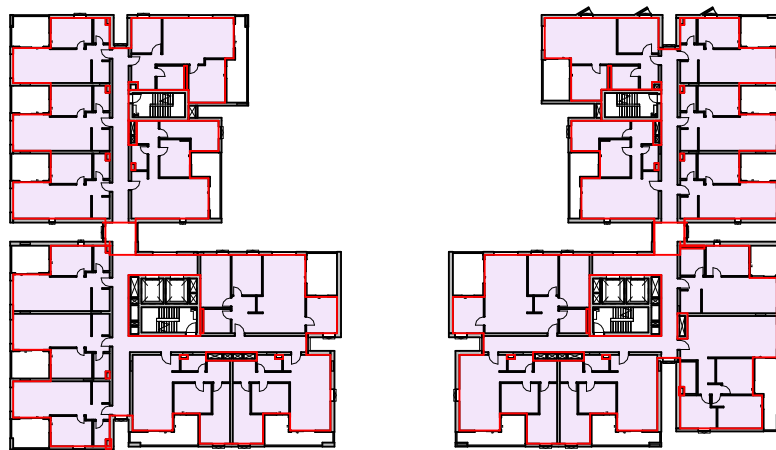
4 LEVEL 02



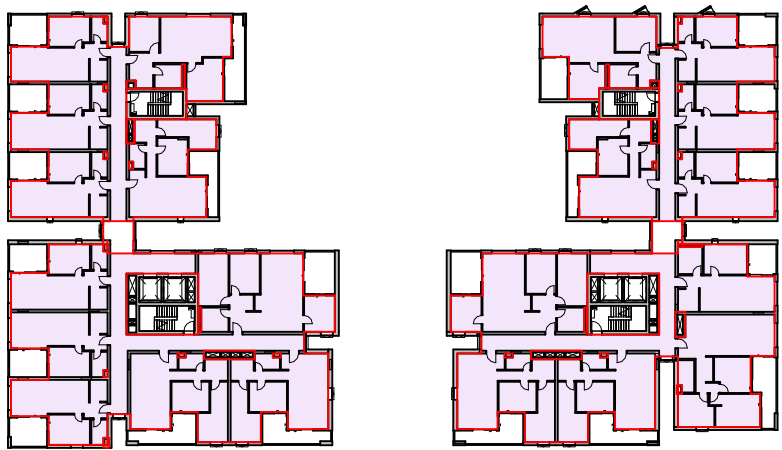
5 LEVEL 03



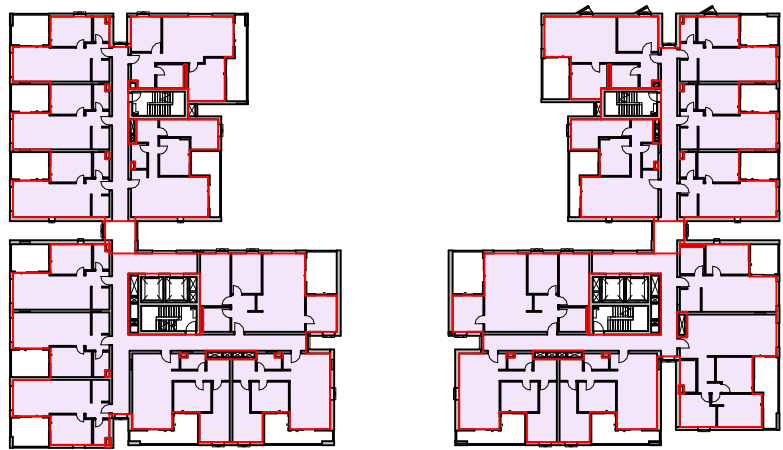
6 LEVEL 04



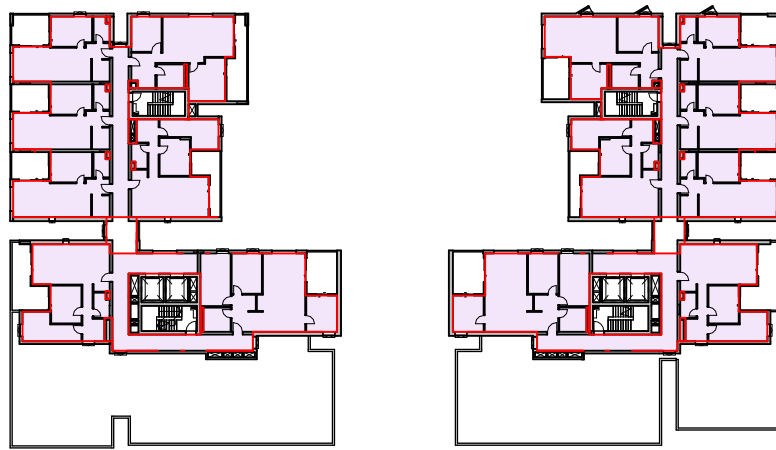
7 LEVEL 05



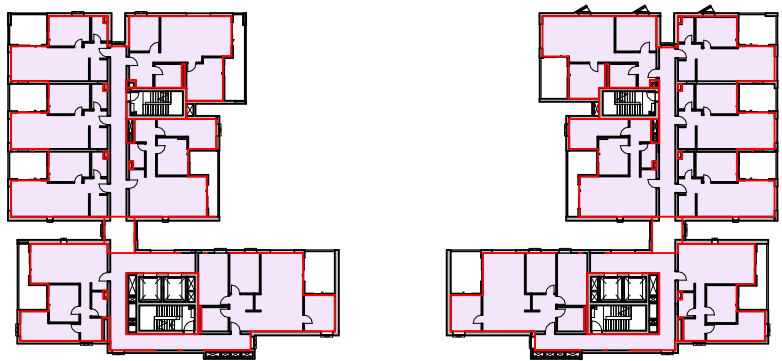
8 LEVEL 06



9 LEVEL 07



10 LEVEL 08



SSDA_GFA AREA SCHEDULE

Level	Area
-------	------

LEVEL 00 S	510.49 m ²
LEVEL 01 S	1685.52 m ²
LEVEL 02 S	1592.67 m ²
LEVEL 03 S	1592.67 m ²
LEVEL 04 S	1592.67 m ²
LEVEL 05 S	1592.67 m ²
LEVEL 06 S	1592.67 m ²
LEVEL 07 S	1097.08 m ²
LEVEL 08 S	1097.08 m ²
Grand total: 33	12353.54 m ²

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
NSW
7115 JULIAN ADSTON
7053 MATTHEW BLAIR
7151 PHILLIP ROSSINGTON
7428 PETER TITMUSSE
8011 WILLIAM DOWNER
10467 ALISON EDWARDS
10705 CATHERINE SKINNER
QLD
8507 NEIL LOGAN
2705 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CIBSEN
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CONSULTANT

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PROJECT MANAGER
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CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

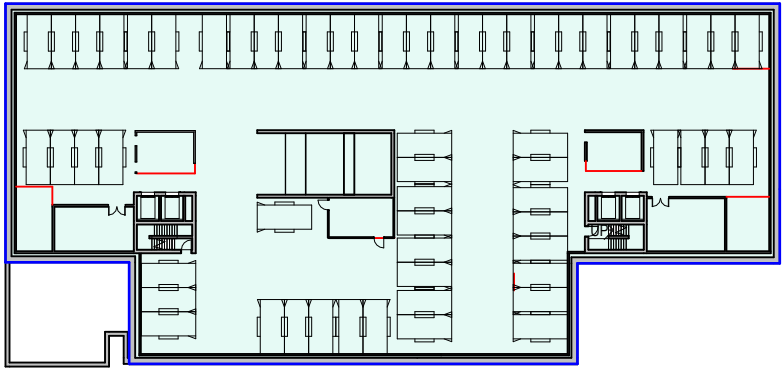
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STATUS

DRAWING

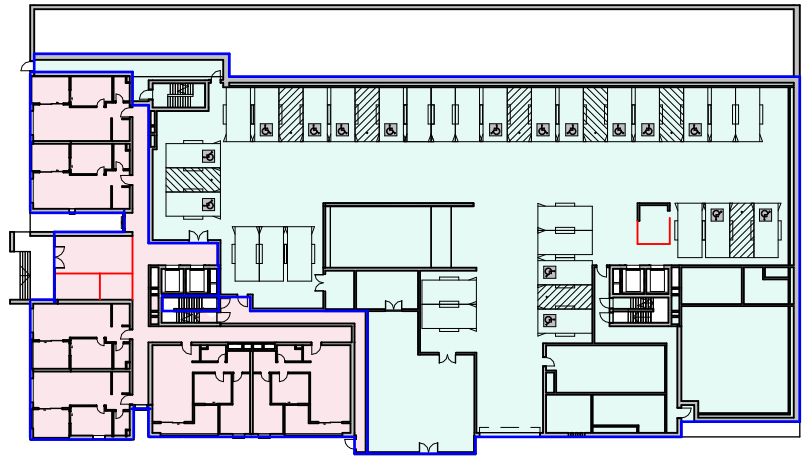
AREAS PLANS - GFA -
SOCIAL

AR-DA-10U-00-01 04

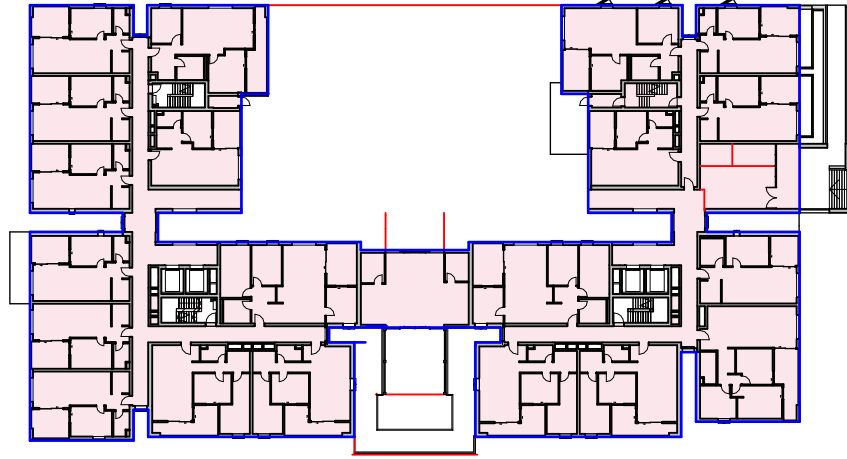
1 BASEMENT 01 S



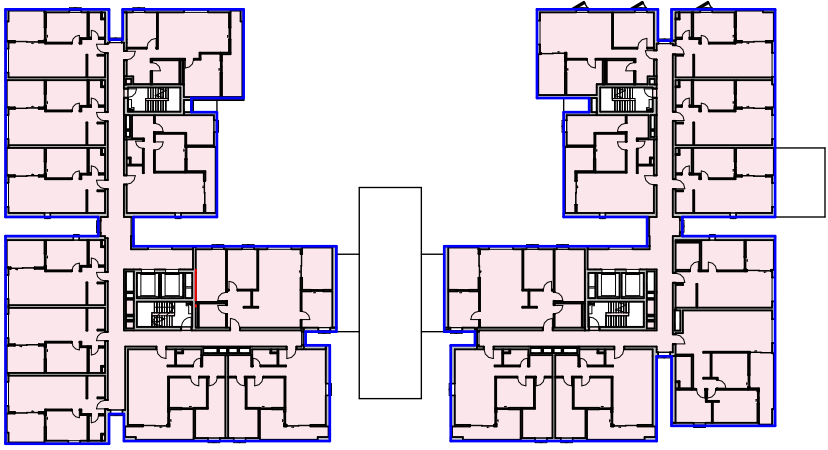
3 LEVEL 00 S



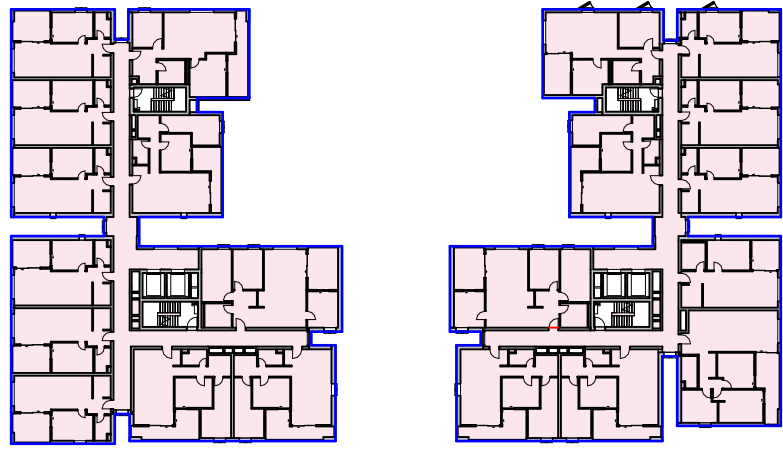
4 LEVEL 01 S



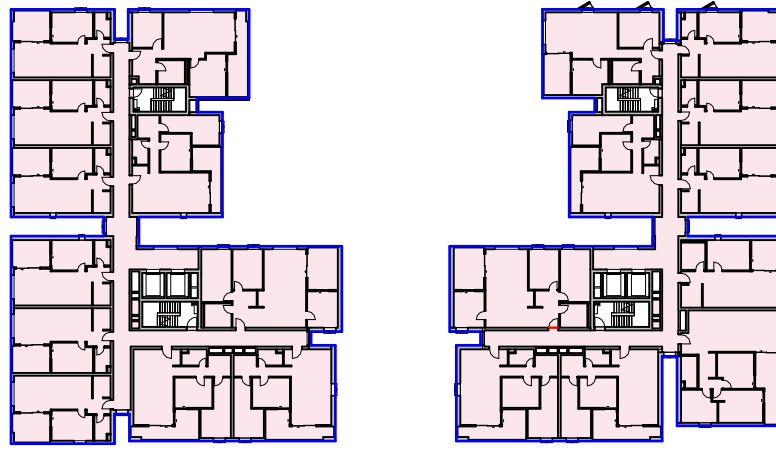
5 LEVEL 02 S



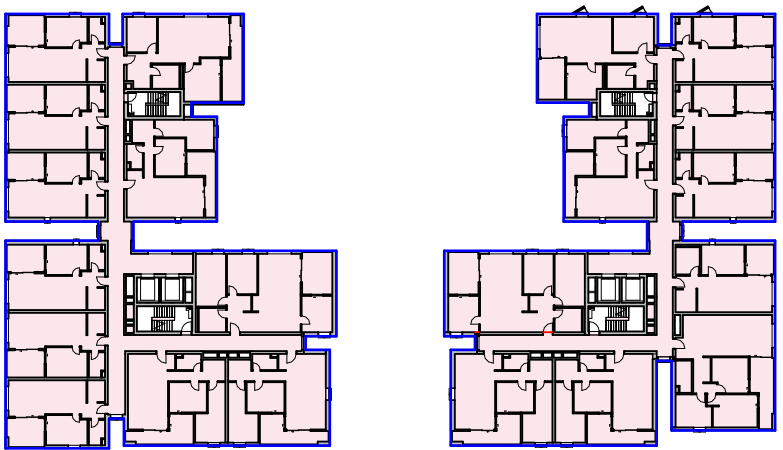
6 LEVEL 03 S



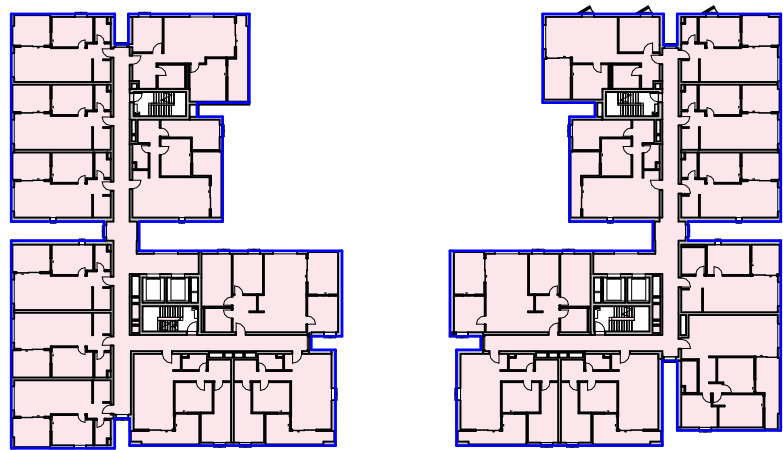
7 LEVEL 04 S



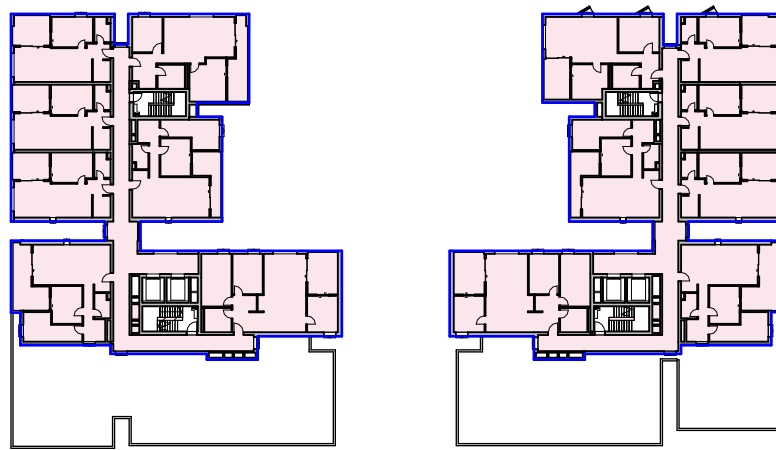
8 LEVEL 05 S



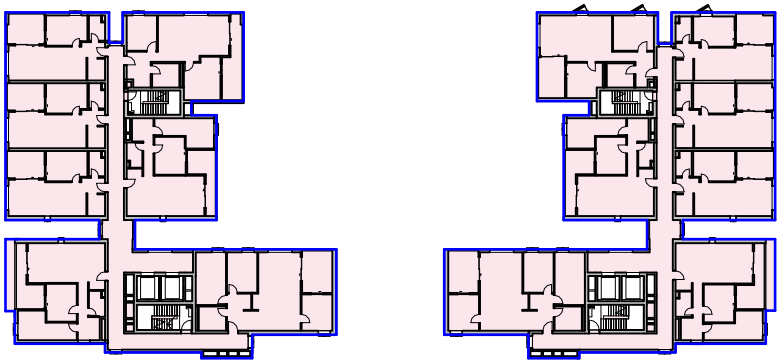
9 LEVEL 06 S



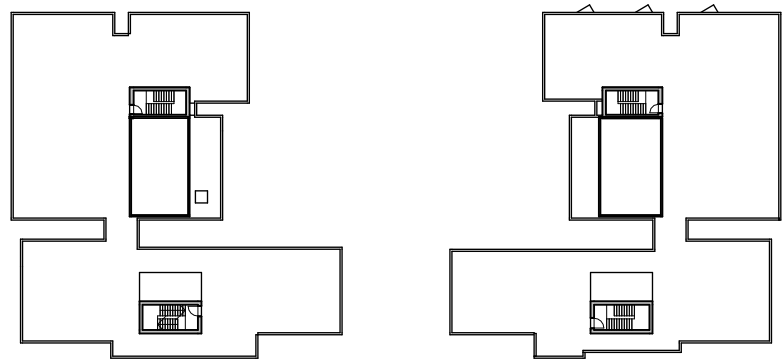
10 LEVEL 07 S



11 LEVEL 08 S



12 LEVEL 09 S



SSDA_GBA EFFICIENCY SOCIAL			
Level	Area	Comments	Name
BASEMENT 01 S	2421.06 m²	SOCIAL_GBA BASEMENT	
LEVEL 00 S	2030.04 m²	SOCIAL_GBA BASEMENT	
LEVEL 00 S	701.08 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 01 S	2242.67 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 02 S	2153.37 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 03 S	2153.37 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 04 S	2153.37 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 05 S	2153.37 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 06 S	2153.37 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 07 S	1559.10 m²	SOCIAL_GBA RESIDENTIAL	
LEVEL 08 S	1559.10 m²	SOCIAL_GBA RESIDENTIAL	
Grand total: 18		21279.94 m²	

GBA LEGEND

- BASEMENT
- RESIDENTIAL

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS
NSW / QLD
7115 JULIAN AUSTON 9307 NEIL LOGAN
7053 MATTHEW BLAIR 2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON 5528 DAVID KELLY
4238 PETER TITMUSSE 3860 KEVIN CIBSEN
8011 WILLIAM DOWZER 6236 KIRSTIE IRWIN
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CONSULTANT

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CONSULTANT

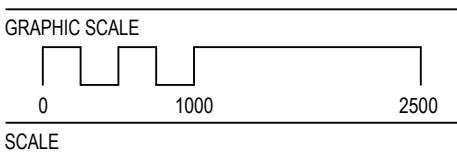
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

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AREAS PLANS - GBA -
SOCIAL

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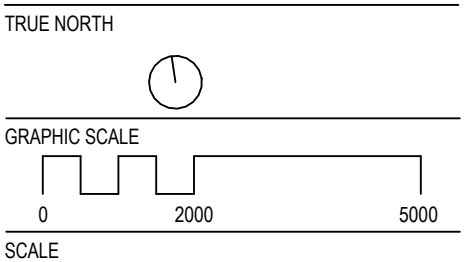
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
e.g. 255 PITT STREET,
SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009
DRAWING KEY

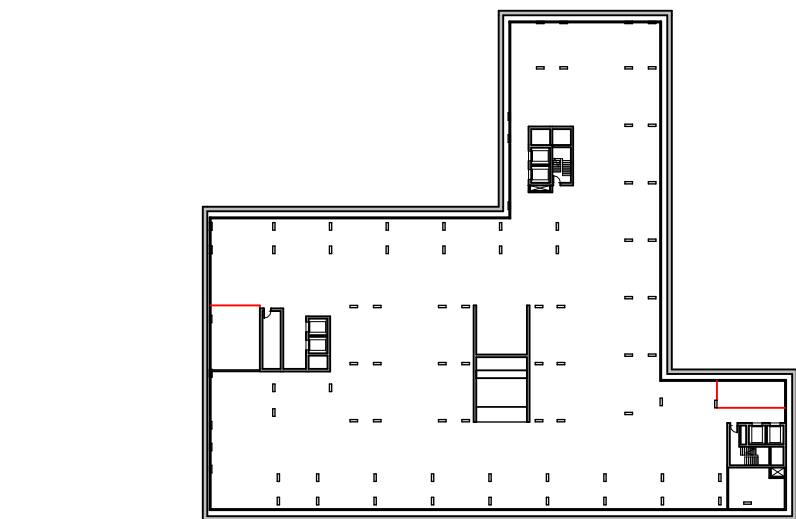


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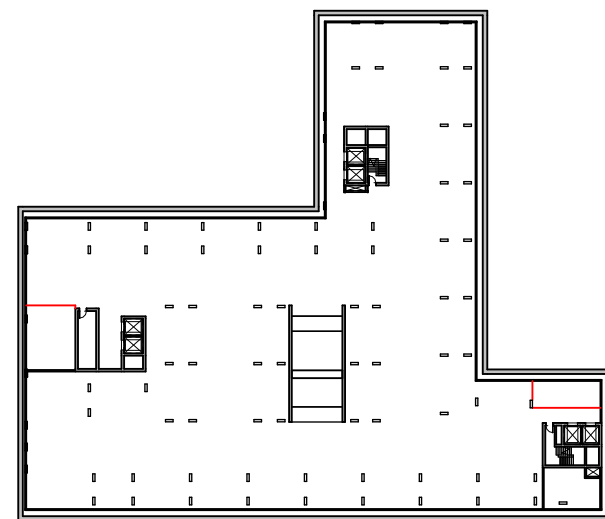
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AREAS PLANS - GFA -
MARKET BUILDING 1

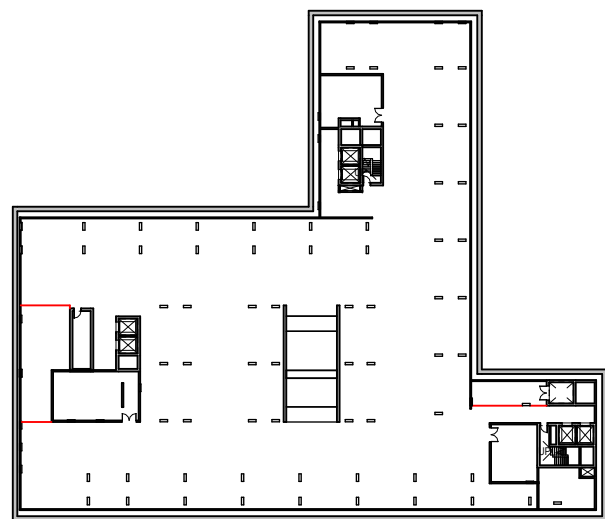
ISSUE
AR-DA-10U-01-01 04



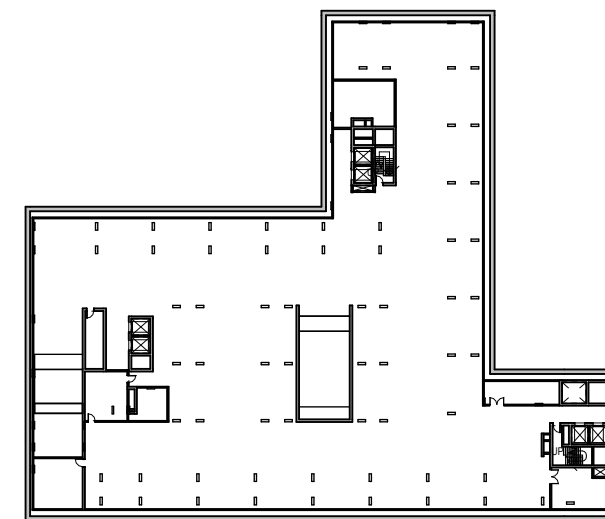
1 BASEMENT 04 MN



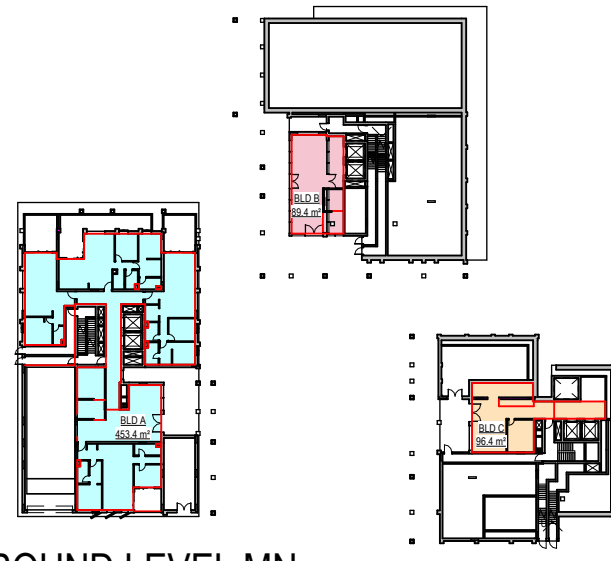
2 BASEMENT 03 MN



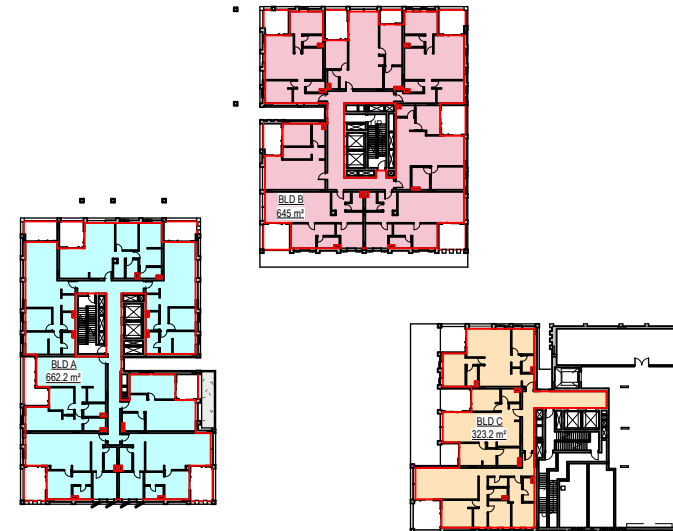
3 BASEMENT 02 MN



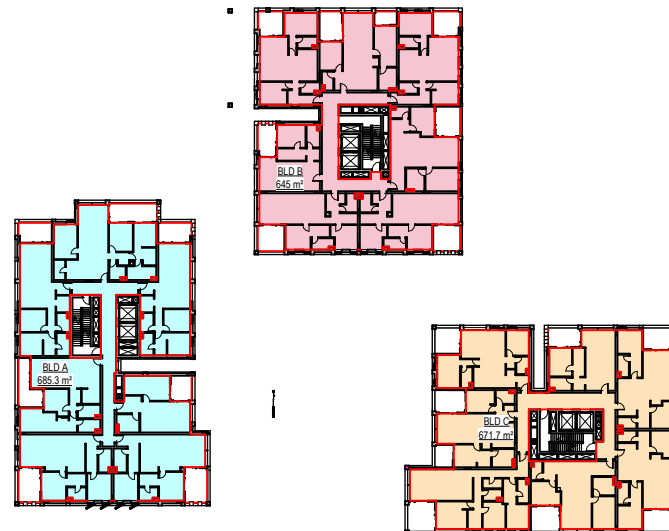
4 BASEMENT 01 MN



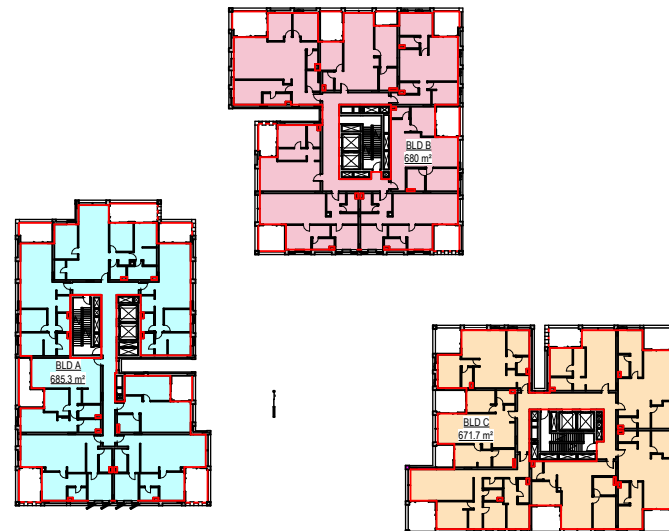
5 GROUND LEVEL MN



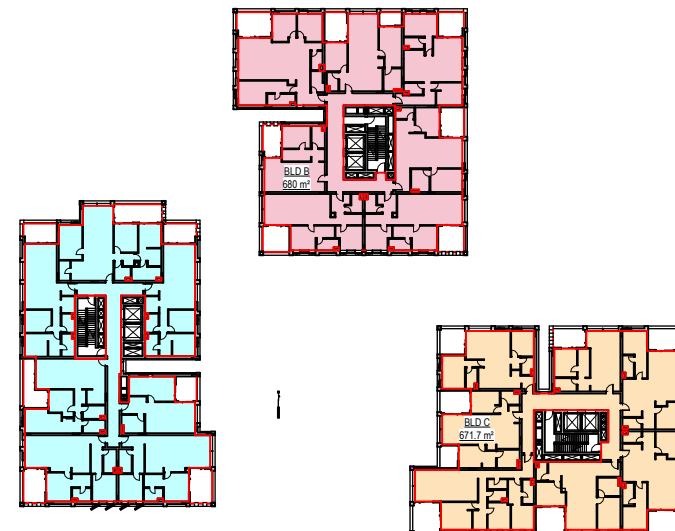
6 LEVEL 01 MN



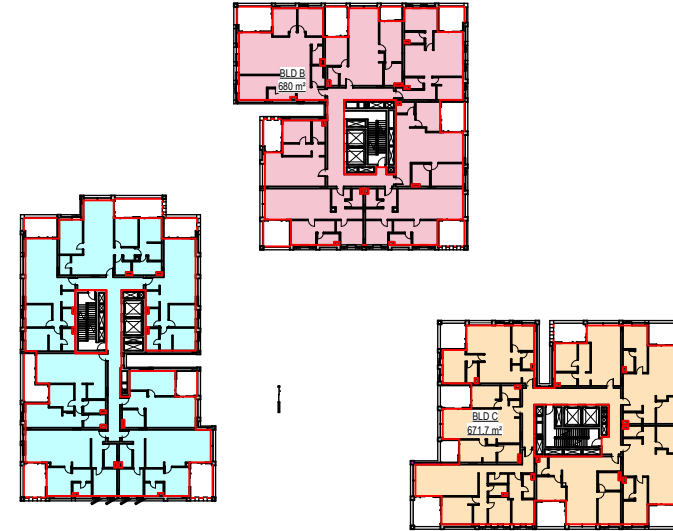
7 LEVEL 02 MN



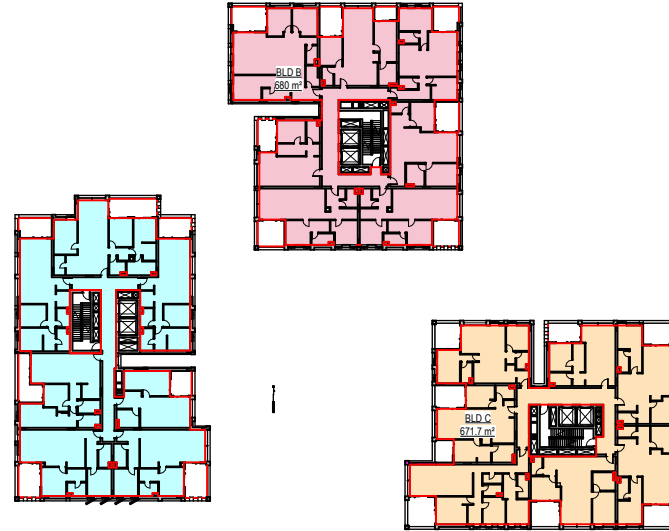
8 LEVEL 03 MN



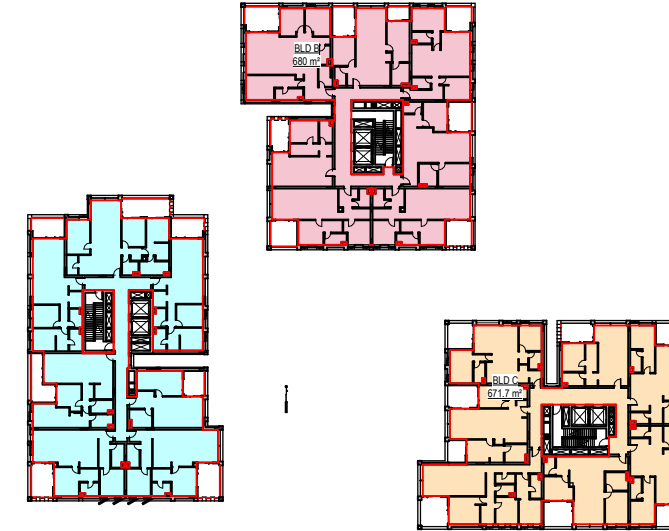
9 LEVEL 04 MN



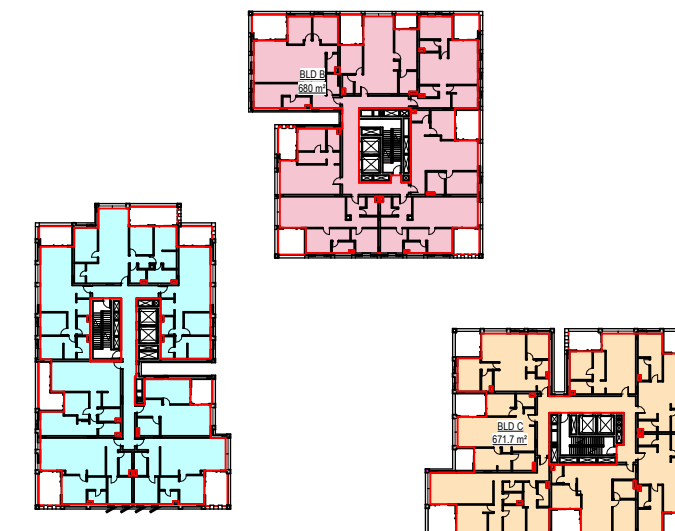
10 LEVEL 05 MN



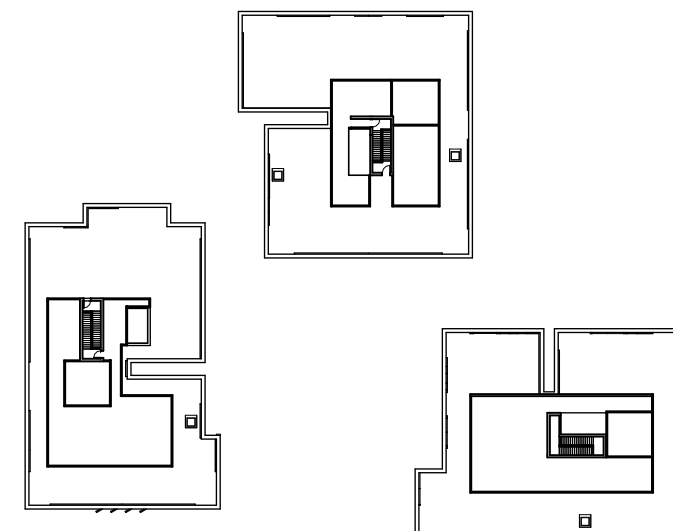
11 LEVEL 06 MN



12 LEVEL 07 MN



13 LEVEL 08 MN



14 LEVEL 09 MN

SSDA GFA		
Name	Level	Area
BLD A	GROUND LEVEL MN	453.37 m²
BLD A	LEVEL 01 MN	662.24 m²
BLD A	LEVEL 02 MN	685.32 m²
BLD A	LEVEL 03 MN	685.32 m²
BLD A	LEVEL 04 MN	685.41 m²
BLD A	LEVEL 05 MN	685.41 m²
BLD A	LEVEL 06 MN	685.41 m²
BLD A	LEVEL 07 MN	685.41 m²
BLD A	LEVEL 08 MN	685.41 m²
BLD A: 9		5913.30 m²
BLD B	GROUND LEVEL MN	89.36 m²
BLD B	LEVEL 01 MN	644.97 m²
BLD B	LEVEL 02 MN	644.97 m²
BLD B	LEVEL 03 MN	680.01 m²
BLD B	LEVEL 04 MN	680.01 m²
BLD B	LEVEL 05 MN	680.01 m²
BLD B	LEVEL 06 MN	680.01 m²

SSDA GFA		
Name	Level	Area
BLD B	LEVEL 07 MN	680.01 m²
BLD B	LEVEL 08 MN	680.01 m²
BLD B: 9		5459.36 m²
BLD C	GROUND LEVEL MN	96.43 m²
BLD C	LEVEL 01 MN	323.21 m²
BLD C	LEVEL 02 MN	671.74 m²
BLD C	LEVEL 03 MN	671.74 m²
BLD C	LEVEL 04 MN	671.74 m²
BLD C	LEVEL 05 MN	671.74 m²
BLD C	LEVEL 06 MN	671.74 m²
BLD C	LEVEL 07 MN	671.74 m²
BLD C	LEVEL 08 MN	671.74 m²
BLD C: 9		5121.86 m²
Grand total: 27		16494.52 m²

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
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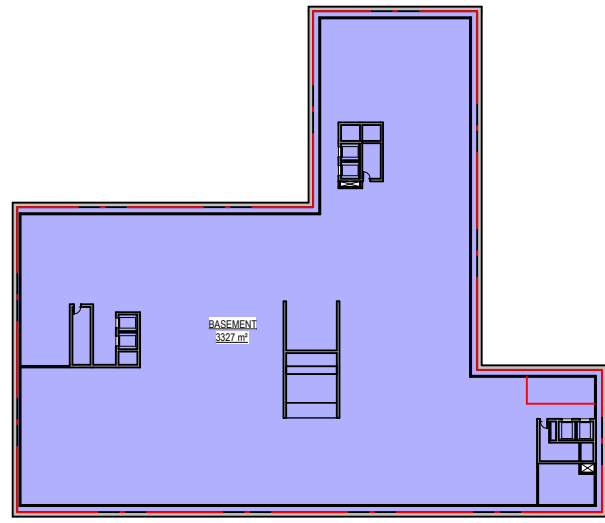
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DRAWING KEY

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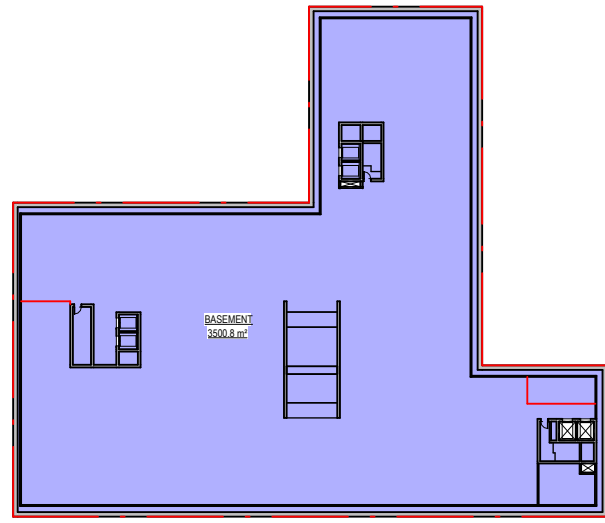
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AREAS PLANS - GBA -
MARKET BUILDING 1

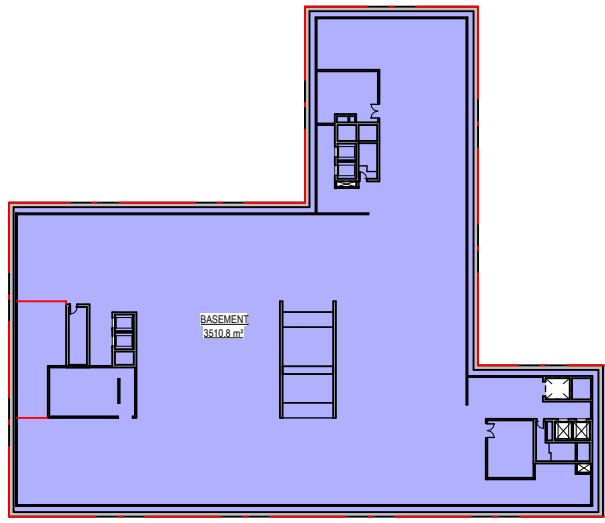
ISSUE
AR-DA-10U-01-02 04



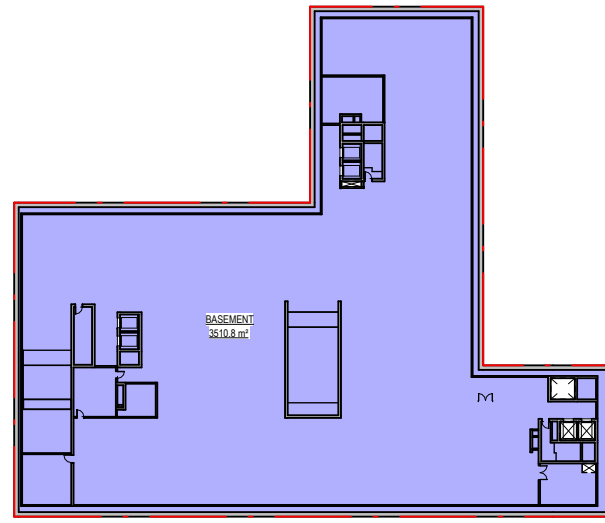
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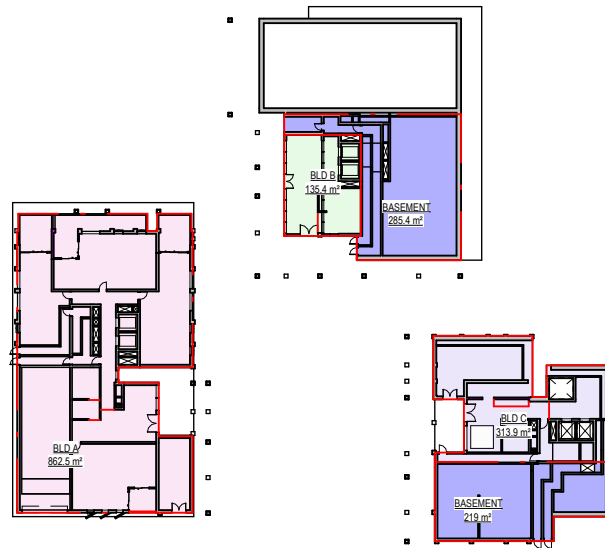
2 BASEMENT 03 MN



3 BASEMENT 02 MN



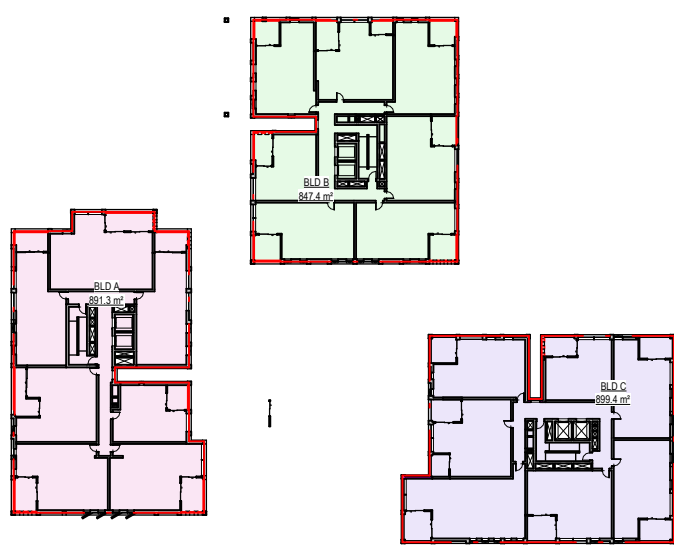
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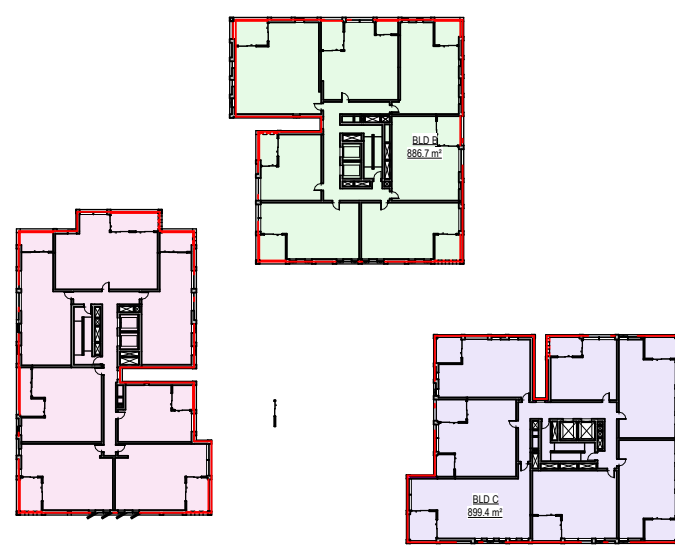
5 GROUND LEVEL MN



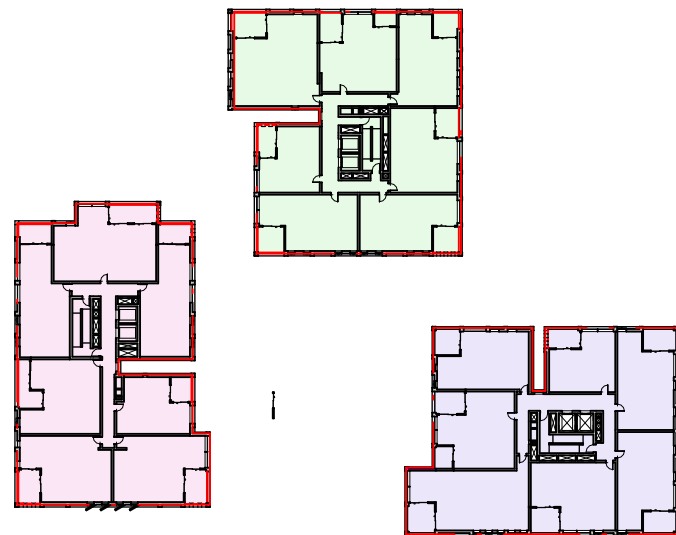
6 LEVEL 01 MN



7 LEVEL 02 MN



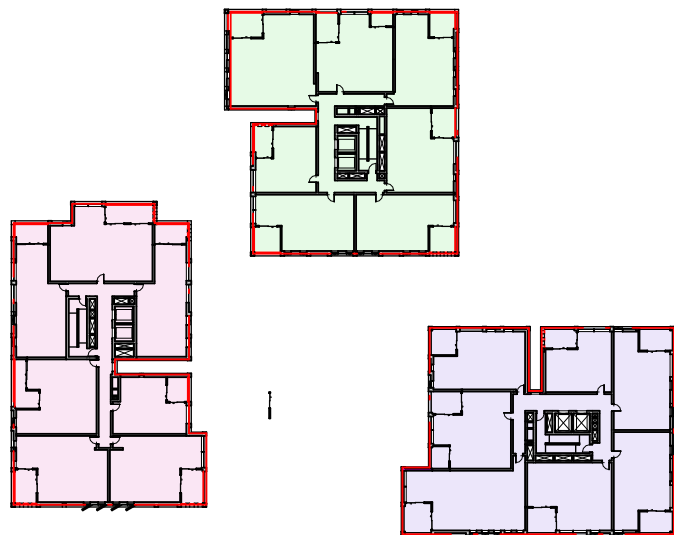
8 LEVEL 03 MN



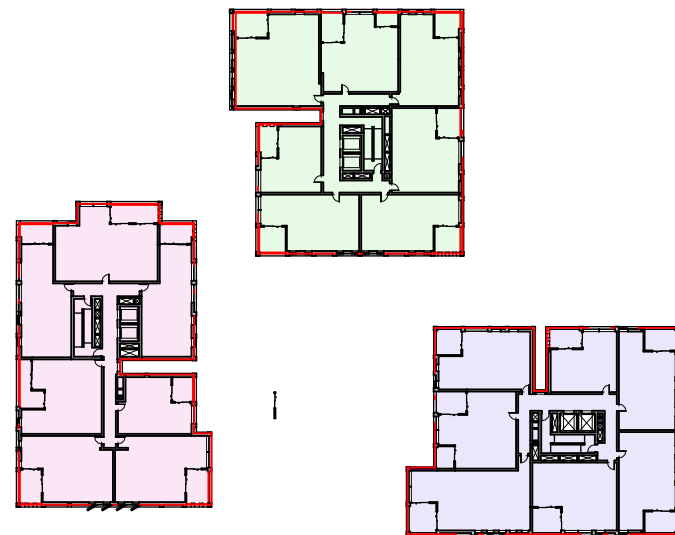
9 LEVEL 04 MN



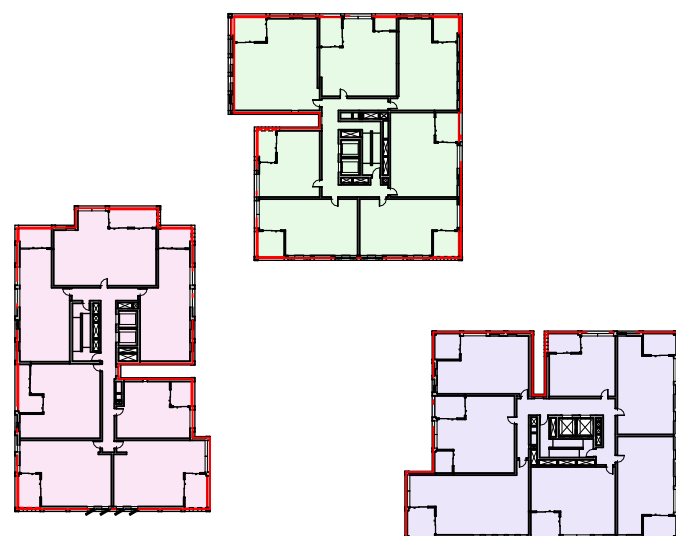
10 LEVEL 05 MN



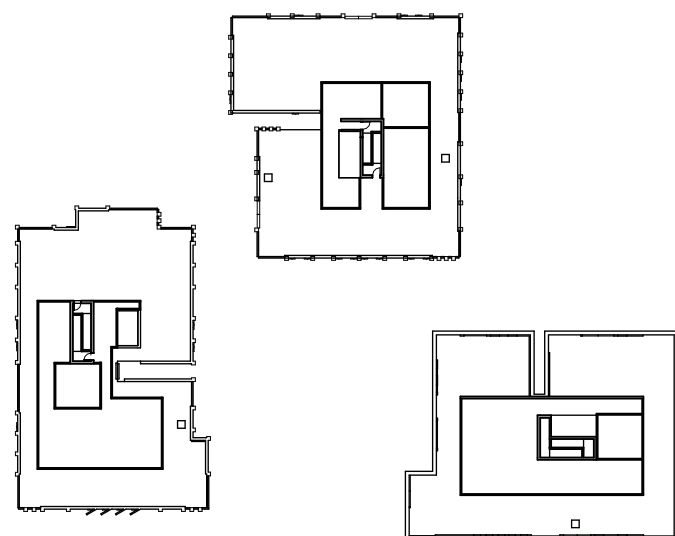
11 LEVEL 06 MN



12 LEVEL 07 MN



13 LEVEL 08 MN



14 LEVEL 09 MN

SSDA GBA NORTH BLD A		
Area	Level	Name
862.52 m²	GROUND LEVEL MN	BLD A
862.63 m²	LEVEL 01 MN	BLD A
891.30 m²	LEVEL 02 MN	BLD A
894.14 m²	LEVEL 03 MN	BLD A
894.14 m²	LEVEL 04 MN	BLD A
894.14 m²	LEVEL 05 MN	BLD A
894.14 m²	LEVEL 06 MN	BLD A
894.14 m²	LEVEL 07 MN	BLD A
894.14 m²	LEVEL 08 MN	BLD A
7981.29 m²		

SSDA GBA NORTH BLD B		
Area	Level	Name
135.42 m²	GROUND LEVEL MN	BLD B
847.39 m²	LEVEL 01 MN	BLD B
847.39 m²	LEVEL 02 MN	BLD B
886.66 m²	LEVEL 03 MN	BLD B
886.66 m²	LEVEL 04 MN	BLD B
886.66 m²	LEVEL 05 MN	BLD B
886.66 m²	LEVEL 06 MN	BLD B
886.66 m²	LEVEL 07 MN	BLD B
886.66 m²	LEVEL 08 MN	BLD B
7150.18 m²		

SSDA GBA NORTH BLD C		
Area	Level	Name
313.90 m²	GROUND LEVEL MN	BLD C
877.71 m²	LEVEL 01 MN	BLD C
899.37 m²	LEVEL 02 MN	BLD C
899.37 m²	LEVEL 03 MN	BLD C
899.37 m²	LEVEL 04 MN	BLD C
899.37 m²	LEVEL 05 MN	BLD C
899.37 m²	LEVEL 06 MN	BLD C
899.37 m²	LEVEL 07 MN	BLD C
899.37 m²	LEVEL 08 MN	BLD C
7487.17 m²		

SSDA GBA NORTH BASEMENT		
Area	Level	Name
3327.04 m²	BASEMENT 04 MN	BASEMENT
3500.82 m²	BASEMENT 03 MN	BASEMENT
3510.83 m²	BASEMENT 02 MN	BASEMENT
3510.83 m²	BASEMENT 01 MN	BASEMENT
504.39 m²	GROUND LEVEL MN	BASEMENT
14353.91 m²		



NOTE
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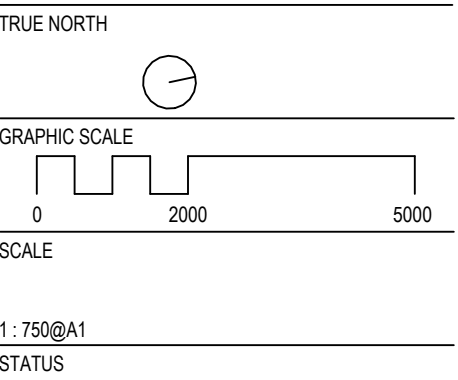
PROJECT MANAGER
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PROJECT

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e.g. 255 PITT STREET,
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AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



DRAWING

AREAS PLANS - GFA -
MARKET BUILDING 2

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NSW

PROJECT

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SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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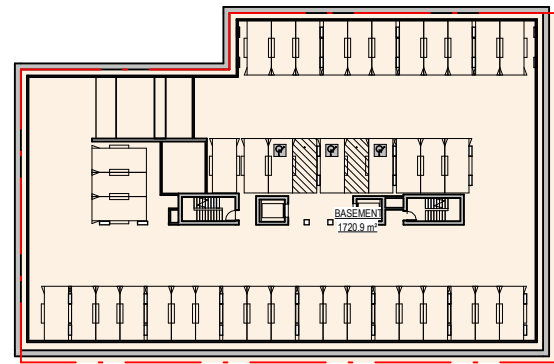
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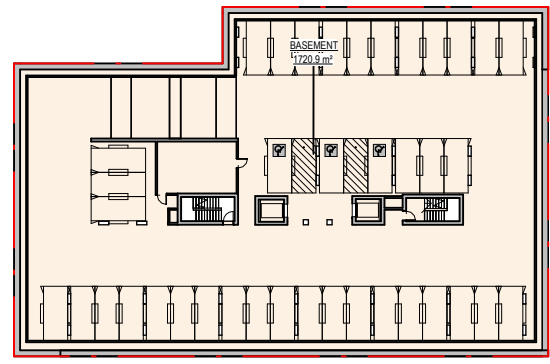
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AREAS PLANS - GBA -
MARKET BUILDING 2

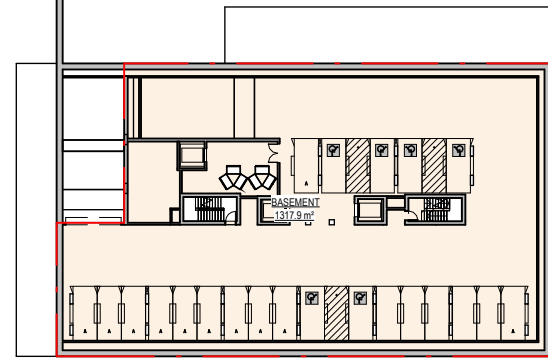
ISSUE
AR-DA-10U-02-02 04



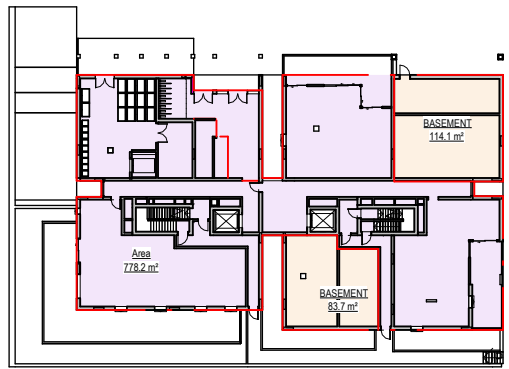
1 BASEMENT 03 MS



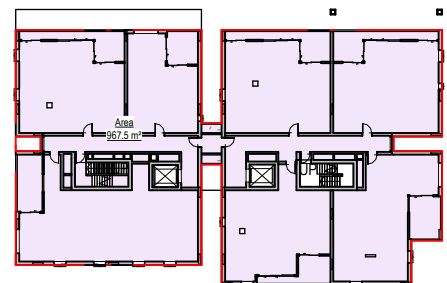
2 BASEMENT 02 MS



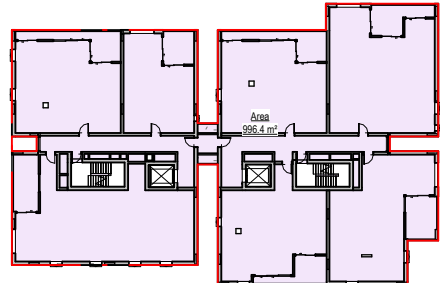
3 BASEMENT 01 MS



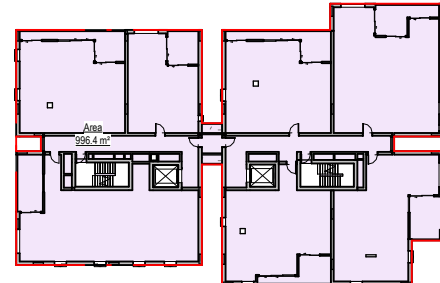
4 LEVEL 00 MS



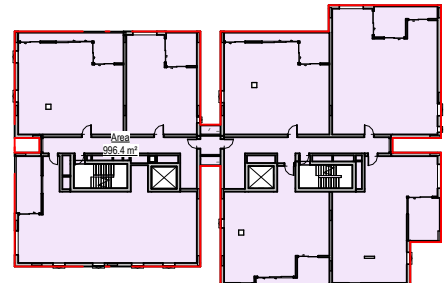
5 LEVEL 01 MS



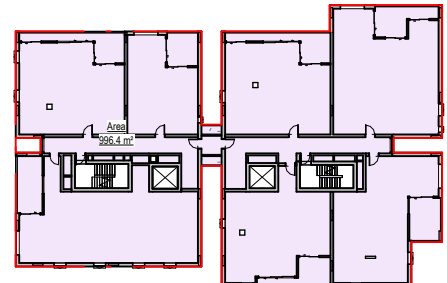
6 LEVEL 02 MS



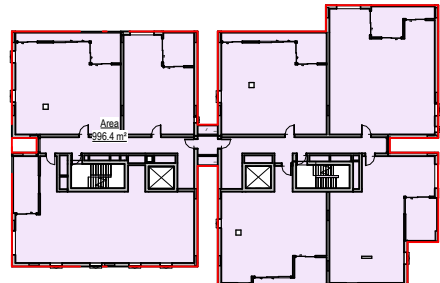
7 LEVEL 03 MS



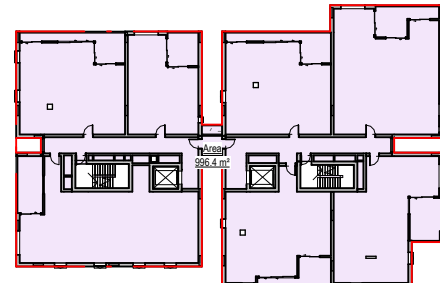
8 LEVEL 04 MS



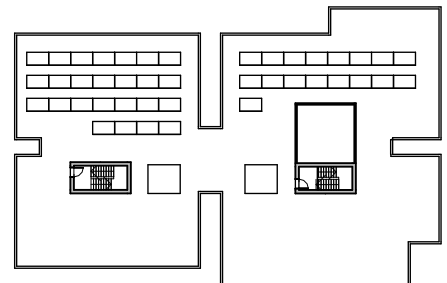
9 LEVEL 05 MS



10 LEVEL 06 MS



11 LEVEL 07 MS



12 LEVEL 08 MS

SSDA_GBA SOUTH	
Area	Level

778.19 m²	LEVEL 00 MS
967.45 m²	LEVEL 01 MS
996.43 m²	LEVEL 02 MS
996.43 m²	LEVEL 03 MS
996.43 m²	LEVEL 04 MS
996.43 m²	LEVEL 05 MS
996.43 m²	LEVEL 06 MS
996.43 m²	LEVEL 07 MS
7724.23 m²	

SSDA_GBA BASEMENT		
Area	Level	Name

1720.95 m²	BASEMENT 03 MS	BASEMENT
1720.95 m²	BASEMENT 02 MS	BASEMENT
1317.88 m²	BASEMENT 01 MS	BASEMENT
197.84 m²	LEVEL 00 MS	BASEMENT
4957.61 m²		

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AUSTRALIA
BNV PROJECT NUMBER

2506009
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TRUE NORTH

GRAPHIC SCALE

SCALE

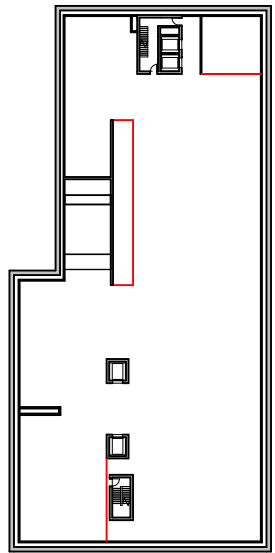
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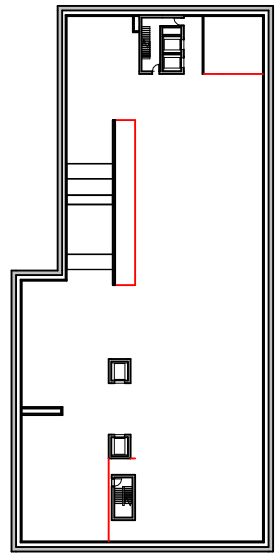
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AREAS PLANS - GFA -
MARKET BUILDING 3

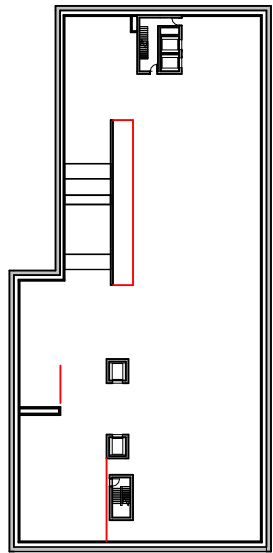
ISSUE
AR-DA-10U-03-01 04



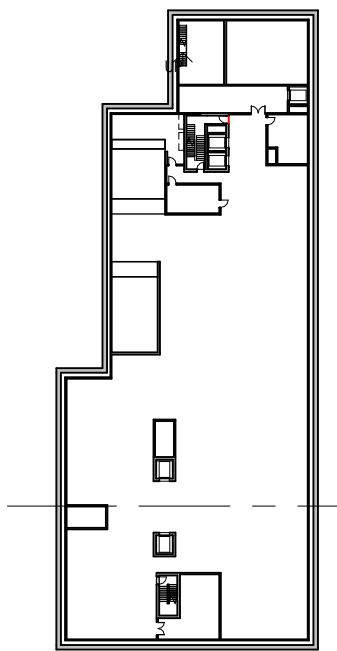
1 BASEMENT 04 MW



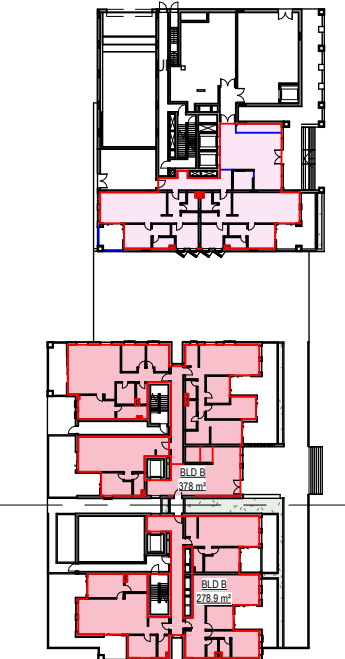
2 BASEMENT 03 MW



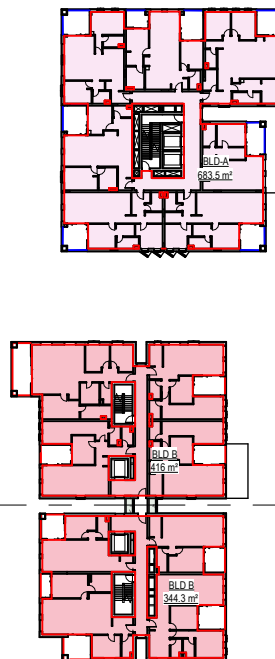
3 BASEMENT 02 MW



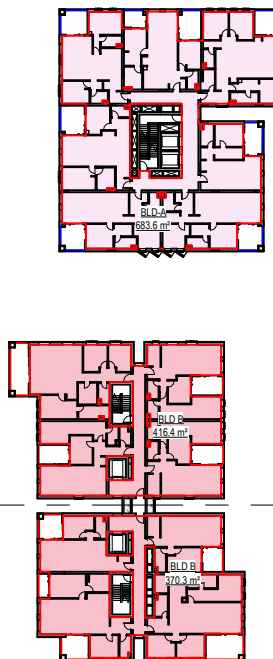
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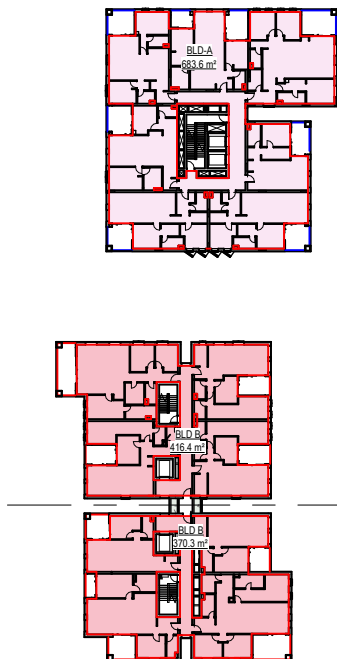
5 LEVEL 00 MW



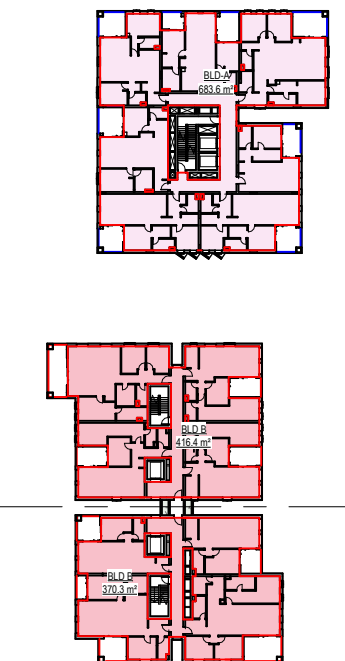
6 LEVEL 01 MW



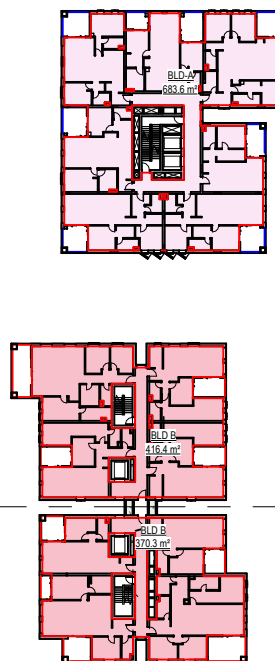
7 LEVEL 02 MW



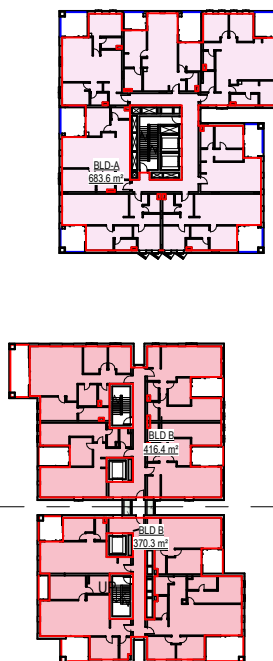
8 LEVEL 03 MW



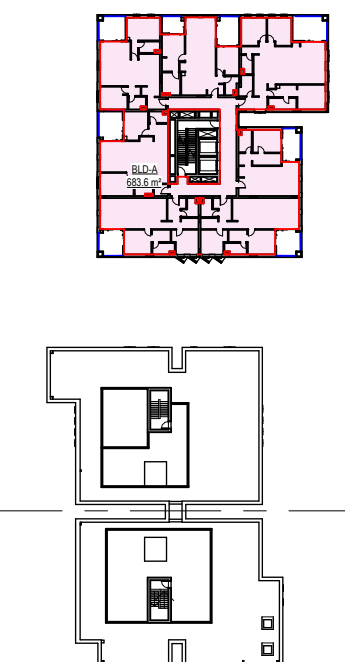
9 LEVEL 04 MW



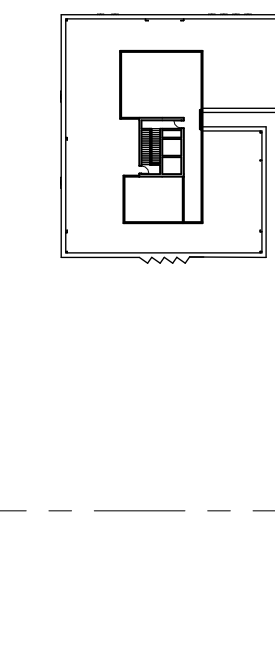
10 LEVEL 05 MW



11 LEVEL 06 MW



12 LEVEL 07 MW



13 LEVEL 08 MW

SSDA_GFA BLD-A		
Area	Level	Name
Not Placed	Not Placed	BLD-A
264.56 m²	LEVEL 00 MW-U	BLD-A
683.55 m²	LEVEL 01 MW-U	BLD-A
683.61 m²	LEVEL 02 MW-U	BLD-A
683.61 m²	LEVEL 03 MW-U	BLD-A
683.61 m²	LEVEL 04 MW-U	BLD-A
683.61 m²	LEVEL 05 MW-U	BLD-A
683.61 m²	LEVEL 06 MW-U	BLD-A
683.61 m²	LEVEL 07 MW-U	BLD-A
5049.79 m²		

SSDA_GFA BLD-B		
Area	Level	Name
377.97 m²	LEVEL 00 MW-L	BLD B
278.89 m²	LEVEL 00 MW-L	BLD B
656.87 m²		
415.95 m²	LEVEL 01 MW-L	BLD B
344.26 m²	LEVEL 01 MW-L	BLD B
760.22 m²		
416.36 m²	LEVEL 02 MW-L	BLD B
370.30 m²	LEVEL 02 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 03 MW-L	BLD B
416.36 m²	LEVEL 03 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 04 MW-L	BLD B
416.36 m²	LEVEL 04 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 05 MW-L	BLD B
416.36 m²	LEVEL 05 MW-L	BLD B
786.66 m²		
370.30 m²	LEVEL 06 WN	BLD B
416.36 m²	LEVEL 06 WN	BLD B
786.66 m²		
5350.38 m²		

NOTE

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PROJECT MANAGER
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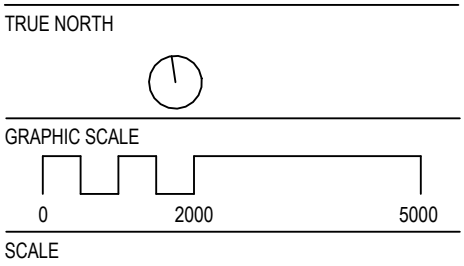
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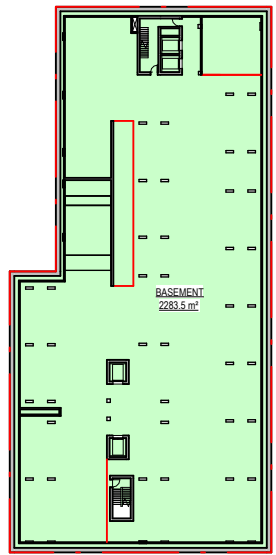


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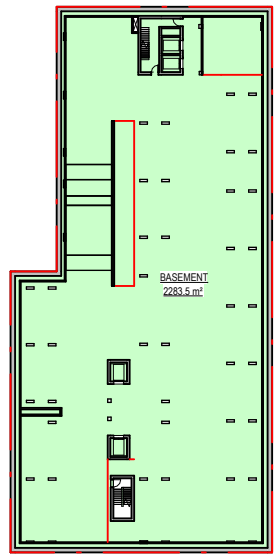
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AREAS PLANS - GBA -
MARKET BUILDING 3

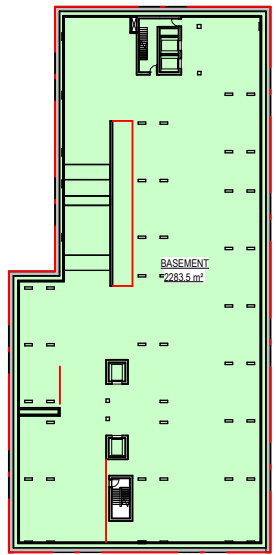
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AR-DA-10U-03-02 04



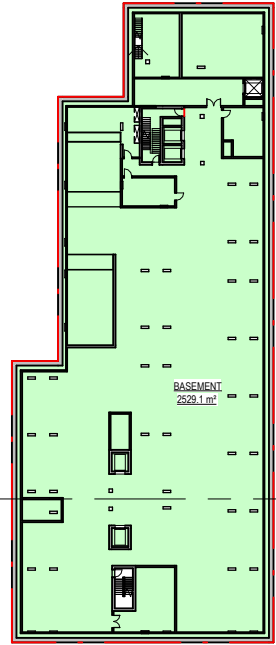
1 BASEMENT 04 MW



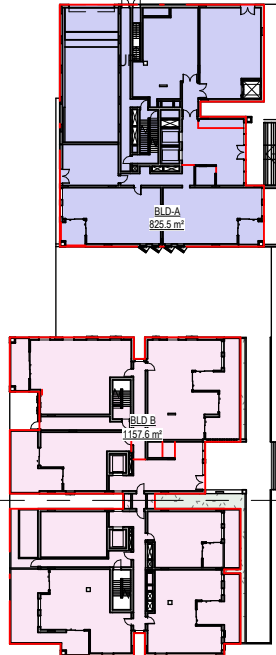
2 BASEMENT 03 MW



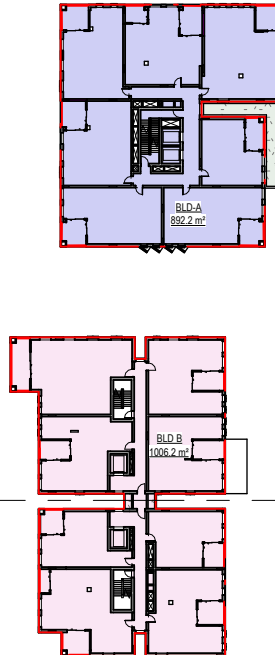
3 BASEMENT 02 MW



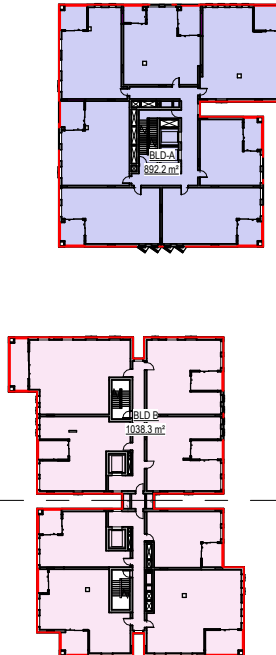
4 BASEMENT 01 MW



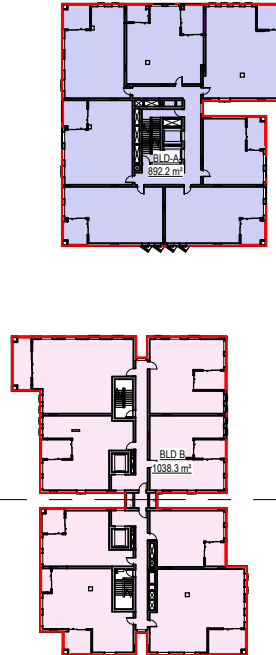
5 LEVEL 00 W



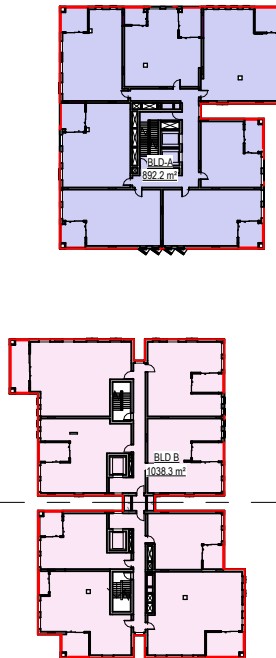
6 LEVEL 01 W



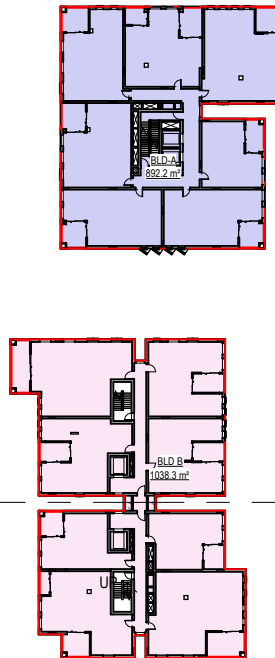
7 LEVEL 02 W



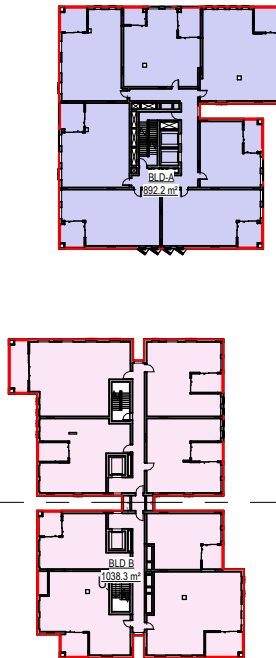
8 LEVEL 03 W



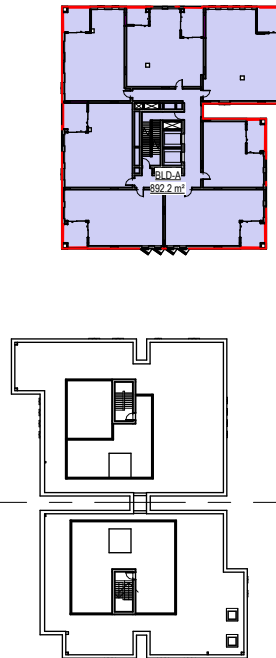
9 LEVEL 04 W



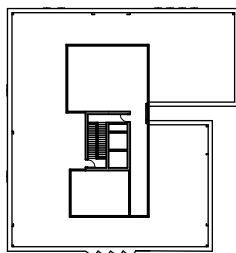
10 LEVEL 05 W



11 LEVEL 06 W



12 LEVEL 07 W

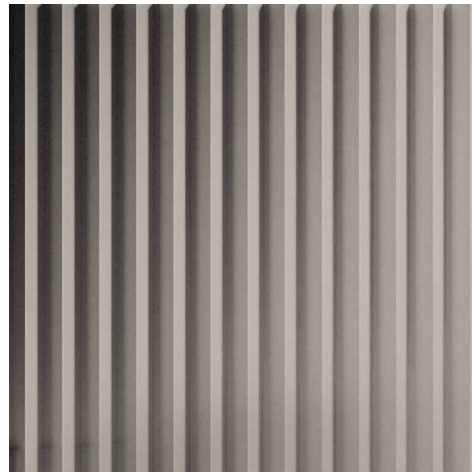


13 LEVEL 08 W

SSDA_GBA BLD A		
Area	Name	Level
825.47 m²	BLD-A	LEVEL 00 MW-U
892.19 m²	BLD-A	LEVEL 01 MW-U
892.19 m²	BLD-A	LEVEL 02 MW-U
892.19 m²	BLD-A	LEVEL 03 MW-U
892.19 m²	BLD-A	LEVEL 04 MW-U
892.19 m²	BLD-A	LEVEL 05 MW-U
892.19 m²	BLD-A	LEVEL 06 MW-U
892.19 m²	BLD-A	LEVEL 07 MW-U
7070.78 m²		

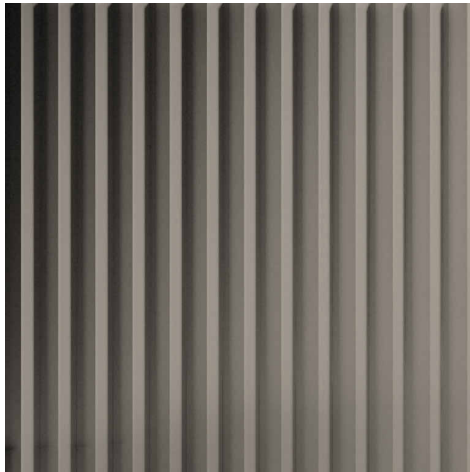
SSDA_GBA BLD B		
Area	Name	Level
1157.61 m²	BLD B	LEVEL 00 MW-L
1006.22 m²	BLD B	LEVEL 01 MW-L
1038.32 m²	BLD B	LEVEL 02 MW-L
1038.32 m²	BLD B	LEVEL 03 MW-L
1038.32 m²	BLD B	LEVEL 04 MW-L
1038.32 m²	BLD B	LEVEL 05 MW-L
1038.32 m²	BLD B	LEVEL 06 WN
7355.42 m²		

SSDA_GBA BASEMENT		
Area	Name	Level
2529.15 m²	BASEMENT	BASEMENT 01 MW
2283.49 m²	BASEMENT	BASEMENT 02 MW
2283.49 m²	BASEMENT	BASEMENT 03 MW
2283.49 m²	BASEMENT	BASEMENT 04 MW
9379.61 m²		



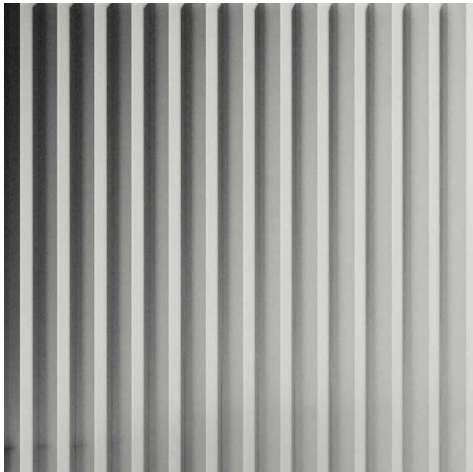
AMW-101
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OR EQUIVALENT
COLOUR: COLORBOND DUNE OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



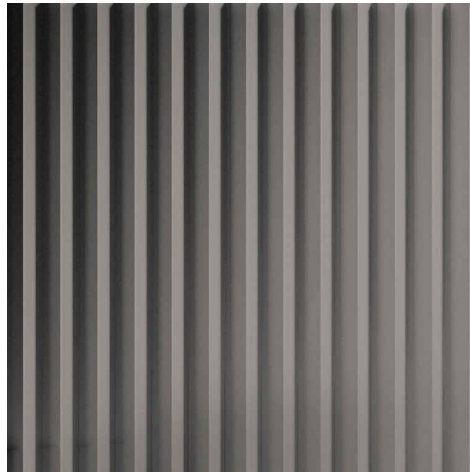
AMW-102
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND GULLY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



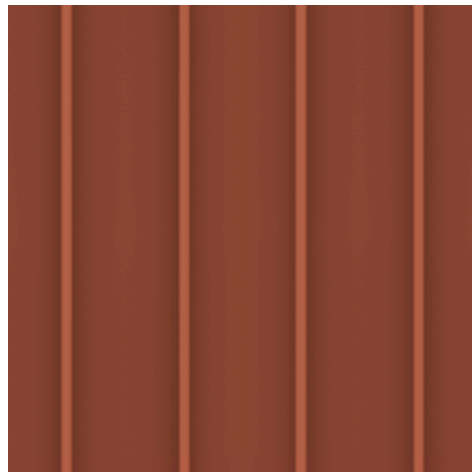
AMW-103
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND SOUTHERLY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO
BE COLORBOND ARIES OR EQUIVALENT



AMW-104
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND WALLABY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



AMW-201
STANDING SEAM METAL CLADDING
LYSAGHT ENSEAM OR EQUIVALENT

ALL ADJACENT WINDOW FRAMING AND
SOFFIT COLOURS TO MATCH



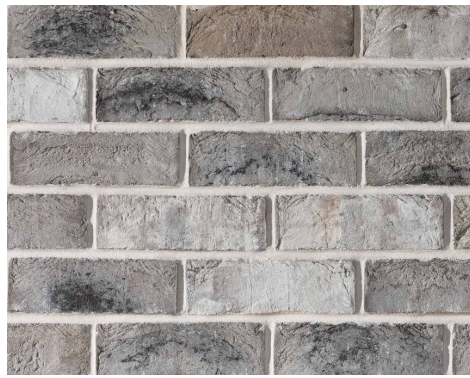
GLA-101
VISION GLAZING



BRK-101
AUSTRAL BRICK - LA PALOMA MIRO OR
EQUIVALENT
COLOUR: WHITE

ADJACENT SLAB EDGES, PAINT TO
SOFFITS TO MATCH BRICK TONE

ADJACENT FRAMING TO BE
COLORBOND MONUMENT OR
EQUIVALENT



BRK-102
AUSTRAL BRICK - SELMO SMOKED;
OPAQUE SLAT OR EQUIVALENT

ADJACENT FRAMING TO BE - COLORBOND
ARIES IN SOCIAL HOUSING AND MARKET
BUILDING 2

COLORBOND MONUMENT OR EQUIVALENT
IN MARKET BUILDING 1 AND 3



AMW-301
SHADOW LINE METAL CLADDING
LYSAGHT EXPRESSION OR EQUIVALENT

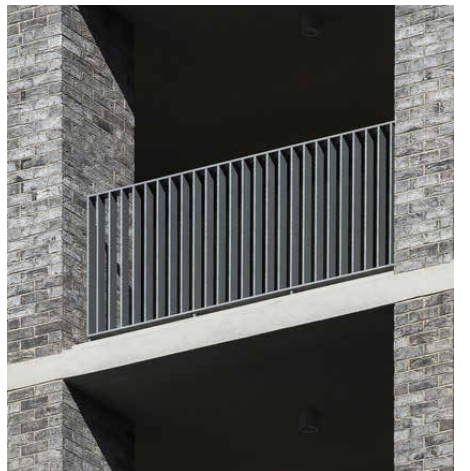
COLOUR: COLORBOND ARIES OR
EQUIVALENT



AMW-401
DULUX - COLOUR TO MATCH ADJACENT
AMW COLOUR.



AMW-402
DULUX - COLOUR TO MATCH ADJACENT
AMW COLOUR TO MARKET BUILDING 1 & 3



AMW-501
METAL PALISADE
COLOUR: COLORBOND MONUMENT OR
EQUIVALENT FOR MARKET BUILDING 1 & 3



MONUMENT SWATCH



BVN

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01	17.10.2025	DRAFT SSDA	
02	24.10.2025	SSDA SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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