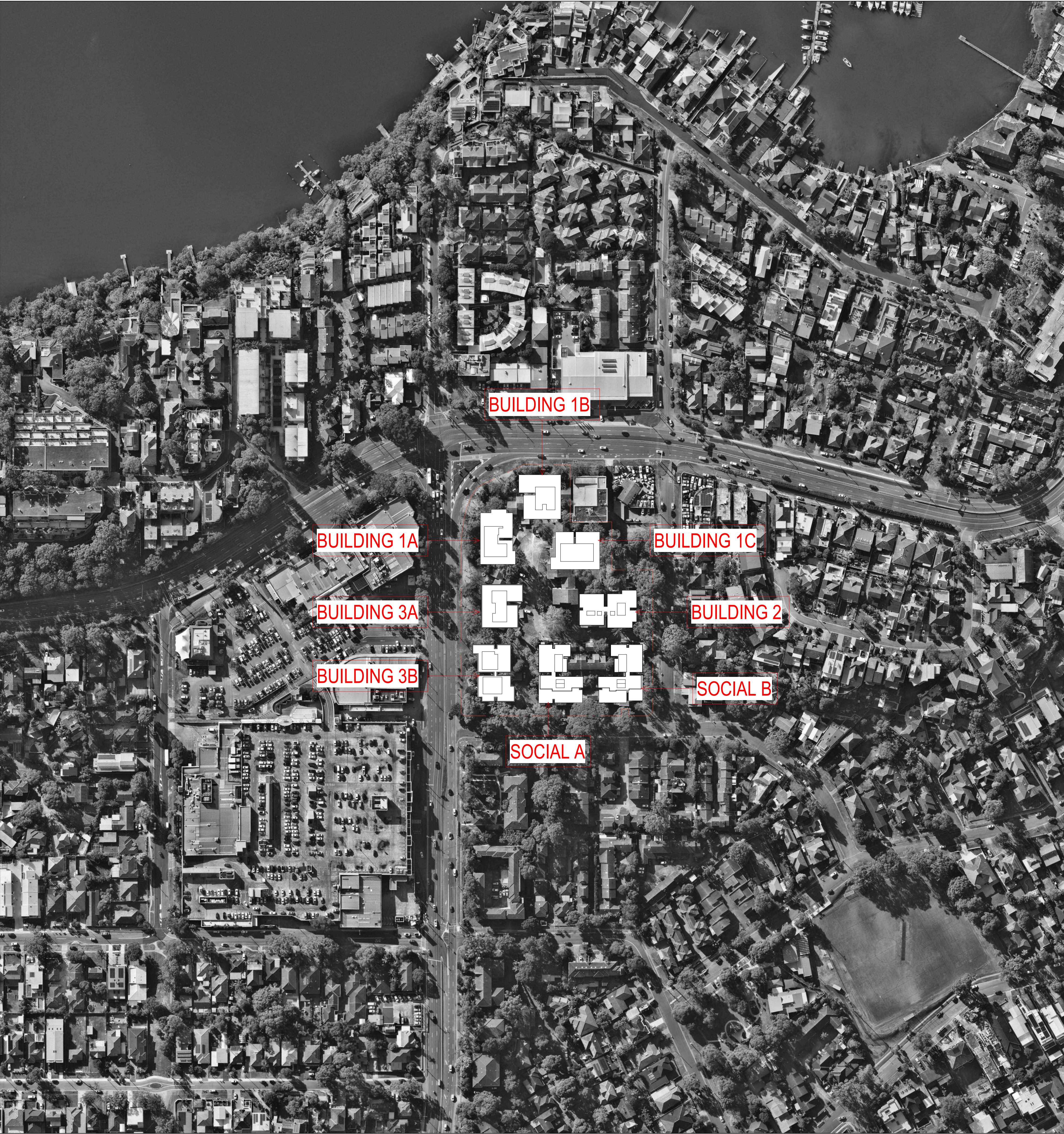




SSDA SHEET LIST		
Sheet Number	Sheet Name	Current Revision
AR-DA-01A-XX-01	COVER SHEET	03
AR-DA-01A-XX-02	DEVELOPMENT MATRIX	04
AR-DA-10A-XX-01	EXISTING SITE	03
AR-DA-10A-XX-02	STAGING PLAN	04
AR-DA-10A-XX-03	DEMOLITION PLAN	02
AR-DA-10A-XX-04	PROPOSED SITE PLAN STAGE 1	05
AR-DA-10A-XX-05	PROPOSED SITE 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	08
AR-DA-10B-02-01	GA - OVERALL - LEVEL 03	09
AR-DA-10B-03-01	GA - OVERALL - LEVEL 04	09
AR-DA-10B-04-01	GA - OVERALL - LEVEL 05	08
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
AR-DA-10B-09-01	GA - OVERALL - LEVEL 10	07
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	04
AR-DA-10D-XX-02	SECTIONS - OVERALL	04
AR-DA-10E-XX-01	SUN EYE VIEW	05
AR-DA-10E-XX-02	OVERSHADOWING	05
AR-DA-10E-XX-03	OVERSHADOWING COMPLIANT HEIGHT	06
AR-DA-10E-XX-10	HEIGHT COMPLIANCE	02
AR-DA-10E-XX-20	PUBLIC REALM	05
AR-DA-10E-XX-30	SETBACKS & ADG SEPARATION	02
AR-DA-10E-XX-31	AREAS PLANS - NSA	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	03
AR-DA-10T-02-01	ADG SOLAR ACCESS - MARKET BUILDING 2	05
AR-DA-10T-02-02	ADG CROSS VENTILATION - MARKET BUILDING 2	05
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	05
AR-DA-10U-03-01	AREAS PLANS - GFA - MARKET BUILDING 3	04

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	
03 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

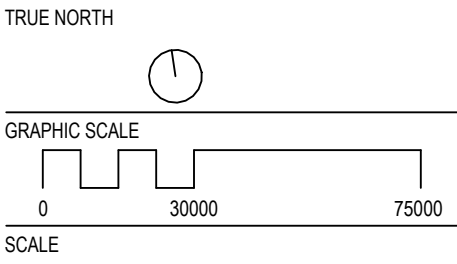
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



1:1500@A1
STATUS

DRAWING

OVERALL	SOCIAL HOUSING	MARKET HOUSING - BUILDING 1 (NORTH)	MARKET HOUSING - BUILDING 2 (SOUTH)	MARKET HOUSING - BUILDING 3 (WEST)	MARKET HOUSING - TOTAL																																																																																																																																																																																																																																																																																																																																																																																																																																																							
SITE AREA AREA21,792m2FSR2.86:1MAX GFA62,325m2SOCIAL HOUSING LOT AREA4,854m2MARKET HOUSING LOT AREA14,995m2SHARED ROAD RESERVE1,916m2 LANDSCAPE LANDSCAPED AREA30% Site AreaDEEP SOIL15% Site Area COMMUNAL AREAS MINIMUM COS25% of Site Area LANDSCAPED AREA SCHEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>LANDSCAPE</td><td>11478.38 m²11478.38 m²</td></tr></table> DEEP SOIL AREA SCEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>DEEP SOIL</td><td>6611 m²6611 m²</td></tr></table> OPEN COMMUNAL SPACE AREA SCHEDULE <table><tr><th>Name</th><th>Area</th></tr><tr><td>Open Communal M</td><td>6784.75 m²</td></tr><tr><td>Open Communal S</td><td>1237.54 m²8022.30 m²</td></tr></table> GFA - DEVELOPMENT TOTAL <table><tr><th>Level</th><th>Area</th></tr><tr><td><varies></td><td>16494.20 m²</td></tr><tr><td><varies></td><td>5709.22 m²</td></tr><tr><td><varies></td><td>5350.38 m²</td></tr><tr><td><varies></td><td>5049.79 m²</td></tr><tr><td><varies></td><td>12353.54 m²</td></tr><tr><td>Grand total: 97</td><td>44957.14 m²</td></tr></table> UNIT MIX - DEVELOPMENT TOTAL <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>11%52</td></tr><tr><td>1B-S</td><td>16%77</td></tr><tr><td>2B-M</td><td>45%219</td></tr><tr><td>2B-S</td><td>12%60</td></tr><tr><td>3B-M</td><td>11%55</td></tr><tr><td>3B-S</td><td>5%22</td></tr><tr><td>Grand total: 485</td><td></td></tr></table>	Name	Area	LANDSCAPE	11478.38 m²11478.38 m²	Name	Area	DEEP SOIL	6611 m²6611 m²	Name	Area	Open Communal M	6784.75 m²	Open Communal S	1237.54 m²8022.30 m²	Level	Area	<varies>	16494.20 m²	<varies>	5709.22 m²	<varies>	5350.38 m²	<varies>	5049.79 m²	<varies>	12353.54 m²	Grand total: 97	44957.14 m²	UNIT TYPE	PERCENTAGE	1B-M	11%52	1B-S	16%77	2B-M	45%219	2B-S	12%60	3B-M	11%55	3B-S	5%22	Grand total: 485		SSDA_UNIT MIX - SOCIAL <table><tr><th>UNIT TYPE</th><th>Percentage</th></tr><tr><td>1B-S</td><td>48%77</td></tr><tr><td>2B-S</td><td>38%60</td></tr><tr><td>3B-S</td><td>14%22</td></tr><tr><td>Grand total: 159</td><td></td></tr></table> SSDA_SOCIAL HOUSING SOLAR ACCESS <table><tr><th>SOLAR ACCESS</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>17</td><td>11%</td></tr><tr><td>MORE THAN 2HRS</td><td>110</td><td>69%</td></tr><tr><td>LESS THAN 2HRS</td><td>32</td><td>20%</td></tr><tr><td>Grand total: 159</td><td></td><td></td></tr></table> SSDA_SOCIAL HOUSING CROSS VENTILATION <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>108</td><td>68%</td></tr><tr><td>No</td><td>51</td><td>32%</td></tr><tr><td>Grand total: 159</td><td></td><td></td></tr></table> SSDA_GFA - SOCIAL <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 S</td><td>510.49 m²</td></tr><tr><td>LEVEL 01 S</td><td>1685.52 m²</td></tr><tr><td>LEVEL 02 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 03 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 04 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 05 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 06 S</td><td>1592.67 m²</td></tr><tr><td>LEVEL 07 S</td><td>1097.08 m²</td></tr><tr><td>LEVEL 08 S</td><td>1097.08 m²</td></tr><tr><td>Grand total: 33</td><td>12353.54 m²</td></tr></table> SSDA PARKING SCHEDULE - SOCIAL <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 S</td><td>61</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>LEVEL 00 S</td><td>1576</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>LEVEL 00 S</td><td>1616</td></tr></table> BICYCLE STORAGE - SOCIAL <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>27</td></tr><tr><td>Grand total: 27</td><td></td></tr></table>	UNIT TYPE	Percentage	1B-S	48%77	2B-S	38%60	3B-S	14%22	Grand total: 159		SOLAR ACCESS	Count	Percentage	NO SOLAR	17	11%	MORE THAN 2HRS	110	69%	LESS THAN 2HRS	32	20%	Grand total: 159			CROSS VENTILATION	Count	Percentage	Yes	108	68%	No	51	32%	Grand total: 159			Level	Area	LEVEL 00 S	510.49 m²	LEVEL 01 S	1685.52 m²	LEVEL 02 S	1592.67 m²	LEVEL 03 S	1592.67 m²	LEVEL 04 S	1592.67 m²	LEVEL 05 S	1592.67 m²	LEVEL 06 S	1592.67 m²	LEVEL 07 S	1097.08 m²	LEVEL 08 S	1097.08 m²	Grand total: 33	12353.54 m²	Type	Level	Count	5.4 x 2.4 _RESI	BASEMENT 01 S	61	5.4 x 2.4 _RESI	LEVEL 00 S	1576	5.4 x 2.4 _RESI DDA	LEVEL 00 S	1616	Type	Count	BIKE STORAGE	27	Grand total: 27		SSDA_UNIT MIX - MARKET BUILDING 1 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>14%24</td></tr><tr><td>2B-M</td><td>73%123</td></tr><tr><td>3B-M</td><td>13%21</td></tr><tr><td>Grand total: 168</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 1 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>9</td><td>5%</td></tr><tr><td>MORE THAN 2HR</td><td>130</td><td>77%</td></tr><tr><td>LESS THAN 2HR</td><td>29</td><td>17%</td></tr><tr><td>Grand total: 168</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 1 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>100</td><td>60%</td></tr><tr><td>No</td><td>68</td><td>40%</td></tr><tr><td>Grand total: 168</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 1 <table><tr><th>Level</th><th>Area</th></tr><tr><td>GROUND LEVEL MN</td><td>638.85 m²</td></tr><tr><td>LEVEL 01 MN</td><td>1630.43 m²</td></tr><tr><td>LEVEL 02 MN</td><td>2002.03 m²</td></tr><tr><td>LEVEL 03 MN</td><td>2037.07 m²</td></tr><tr><td>LEVEL 04 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 05 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 06 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 07 MN</td><td>2037.16 m²</td></tr><tr><td>LEVEL 08 MN</td><td>2037.16 m²</td></tr><tr><td>Grand total: 27</td><td>16494.20 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 1 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 03 MN</td><td>1</td></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 04 MN</td><td>12</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MN</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MN</td><td>73</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MN</td><td>85</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 04 MN</td><td>86250</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MN</td><td>22</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MN</td><td>4</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MN</td><td>4</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 04 MN</td><td>434</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MN</td><td>36</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 02 MN</td><td>2</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 03 MN</td><td>2</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 04 MN</td><td>242</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MN</td><td>44</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 1 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>37</td></tr><tr><td>Grand total: 37</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	14%24	2B-M	73%123	3B-M	13%21	Grand total: 168		SOLAR	Count	Percentage	NO SOLAR	9	5%	MORE THAN 2HR	130	77%	LESS THAN 2HR	29	17%	Grand total: 168			CROSS VENTILATION	Count	Percentage	Yes	100	60%	No	68	40%	Grand total: 168			Level	Area	GROUND LEVEL MN	638.85 m²	LEVEL 01 MN	1630.43 m²	LEVEL 02 MN	2002.03 m²	LEVEL 03 MN	2037.07 m²	LEVEL 04 MN	2037.16 m²	LEVEL 05 MN	2037.16 m²	LEVEL 06 MN	2037.16 m²	LEVEL 07 MN	2037.16 m²	LEVEL 08 MN	2037.16 m²	Grand total: 27	16494.20 m²	Type	Level	Count	5.4 x 2.4 _CARWASH	BASEMENT 03 MN	1	5.4 x 2.4 _CARWASH	BASEMENT 04 MN	12	5.4 x 2.4 _RESI	BASEMENT 01 MN	6	5.4 x 2.4 _RESI	BASEMENT 02 MN	73	5.4 x 2.4 _RESI	BASEMENT 03 MN	85	5.4 x 2.4 _RESI	BASEMENT 04 MN	86250	5.4 x 2.4 _RESI DDA	BASEMENT 01 MN	22	5.4 x 2.4 _RESI DDA	BASEMENT 02 MN	4	5.4 x 2.4 _RESI DDA	BASEMENT 03 MN	4	5.4 x 2.4 _RESI DDA	BASEMENT 04 MN	434	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MN	36	5.4 x 2.4 _RESI VISITOR	BASEMENT 02 MN	2	5.4 x 2.4 _RESI VISITOR	BASEMENT 03 MN	2	5.4 x 2.4 _RESI VISITOR	BASEMENT 04 MN	242	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MN	44	Type	Count	BIKE STORAGE	37	Grand total: 37		SSDA_UNIT MIX - MARKET BUILDING 2 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>13%7</td></tr><tr><td>2B-M</td><td>60%32</td></tr><tr><td>3B-M</td><td>26%14</td></tr><tr><td>Grand total: 53</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 2 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>NO SOLAR</td><td>7</td><td>13%</td></tr><tr><td>MORE THAN 2HR</td><td>40</td><td>75%</td></tr><tr><td>LESS THAN 2HR</td><td>6</td><td>11%</td></tr><tr><td>Grand total: 53</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 2 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>44</td><td>83%</td></tr><tr><td>No</td><td>9</td><td>17%</td></tr><tr><td>Grand total: 53</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 2 <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 MS</td><td>552.57 m²</td></tr><tr><td>LEVEL 01 MS</td><td>712.89 m²</td></tr><tr><td>LEVEL 02 MS</td><td>740.17 m²</td></tr><tr><td>LEVEL 03 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 04 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 05 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 06 MS</td><td>740.72 m²</td></tr><tr><td>LEVEL 07 MS</td><td>740.72 m²</td></tr><tr><td>Grand total: 15</td><td>5709.22 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 2 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MS</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MS</td><td>36</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MS</td><td>3877</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MS</td><td>5</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MS</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MS</td><td>311</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MS</td><td>11</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MS</td><td>11</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MS</td><td>11</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 2 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>8</td></tr><tr><td>Grand total: 8</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	13%7	2B-M	60%32	3B-M	26%14	Grand total: 53		SOLAR	Count	Percentage	NO SOLAR	7	13%	MORE THAN 2HR	40	75%	LESS THAN 2HR	6	11%	Grand total: 53			CROSS VENTILATION	Count	Percentage	Yes	44	83%	No	9	17%	Grand total: 53			Level	Area	LEVEL 00 MS	552.57 m²	LEVEL 01 MS	712.89 m²	LEVEL 02 MS	740.17 m²	LEVEL 03 MS	740.72 m²	LEVEL 04 MS	740.72 m²	LEVEL 05 MS	740.72 m²	LEVEL 06 MS	740.72 m²	LEVEL 07 MS	740.72 m²	Grand total: 15	5709.22 m²	Type	Level	Count	5.4 x 2.4 _RESI	BASEMENT 01 MS	3	5.4 x 2.4 _RESI	BASEMENT 02 MS	36	5.4 x 2.4 _RESI	BASEMENT 03 MS	3877	5.4 x 2.4 _RESI DDA	BASEMENT 01 MS	5	5.4 x 2.4 _RESI DDA	BASEMENT 02 MS	3	5.4 x 2.4 _RESI DDA	BASEMENT 03 MS	311	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MS	11	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MS	11	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MS	11	Type	Count	BIKE STORAGE	8	Grand total: 8		SSDA_UNIT MIX - MARKET BUILDING 3 <table><tr><th>UNIT TYPE</th><th>PERCENTAGE</th></tr><tr><td>1B-M</td><td>20%21</td></tr><tr><td>2B-M</td><td>61%64</td></tr><tr><td>3B-M</td><td>19%20</td></tr><tr><td>Grand total: 105</td><td></td></tr></table> SOLAR ACCESS - MARKET BUILDING 3 <table><tr><th>SOLAR</th><th>Count</th><th>Percentage</th></tr><tr><td>MORE THAN 2HR</td><td>77</td><td>73%</td></tr><tr><td>LESS THAN 2HR</td><td>28</td><td>27%</td></tr><tr><td>Grand total: 105</td><td></td><td></td></tr></table> SSDA_CV - MARKET HOUSING 3 <table><tr><th>CROSS VENTILATION</th><th>Count</th><th>Percentage</th></tr><tr><td>Yes</td><td>71</td><td>68%</td></tr><tr><td>No</td><td>34</td><td>32%</td></tr><tr><td>Grand total: 105</td><td></td><td></td></tr></table> SSDA_GFA - MARKET BUILDING 3 <table><tr><th>Level</th><th>Area</th></tr><tr><td>LEVEL 00 MW-L</td><td>656.87 m²</td></tr><tr><td>LEVEL 00 MW-U</td><td>264.56 m²</td></tr><tr><td>LEVEL 01 MW-L</td><td>760.22 m²</td></tr><tr><td>LEVEL 01 MW-U</td><td>683.55 m²</td></tr><tr><td>LEVEL 02 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 02 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 03 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 03 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 04 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 04 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 05 MW-L</td><td>786.66 m²</td></tr><tr><td>LEVEL 05 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 06 MW-U</td><td>683.61 m²</td></tr><tr><td>LEVEL 06 WN</td><td>786.66 m²</td></tr><tr><td>LEVEL 07 MW-U</td><td>683.61 m²</td></tr><tr><td>Grand total: 22</td><td>10400.17 m²</td></tr></table> SSDA PARKING SCHEDULE - MARKET BUILDING 3 <table><tr><th>Type</th><th>Level</th><th>Count</th></tr><tr><td>5.4 x 2.4 _CARWASH</td><td>BASEMENT 04 MW</td><td>11</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 01 MW</td><td>12</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 02 MW</td><td>48</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 03 MW</td><td>48</td></tr><tr><td>5.4 x 2.4 _RESI</td><td>BASEMENT 04 MW</td><td>48156</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 01 MW</td><td>3</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 02 MW</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 03 MW</td><td>6</td></tr><tr><td>5.4 x 2.4 _RESI DDA</td><td>BASEMENT 04 MW</td><td>621</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR</td><td>BASEMENT 01 MW</td><td>2727</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MW</td><td>22</td></tr><tr><td>5.4 x 2.4 _RESI VISITOR DDA</td><td>BASEMENT 01 MW</td><td>22</td></tr></table> BICYCLE STORAGE - MARKET BUILDING 3 <table><tr><th>Type</th><th>Count</th></tr><tr><td>BIKE STORAGE</td><td>22</td></tr><tr><td>Grand total: 22</td><td></td></tr></table>	UNIT TYPE	PERCENTAGE	1B-M	20%21	2B-M	61%64	3B-M	19%20	Grand total: 105		SOLAR	Count	Percentage	MORE THAN 2HR	77	73%	LESS THAN 2HR	28	27%	Grand total: 105			CROSS VENTILATION	Count	Percentage	Yes	71	68%	No	34	32%	Grand total: 105			Level	Area	LEVEL 00 MW-L	656.87 m²	LEVEL 00 MW-U	264.56 m²	LEVEL 01 MW-L	760.22 m²	LEVEL 01 MW-U	683.55 m²	LEVEL 02 MW-L	786.66 m²	LEVEL 02 MW-U	683.61 m²	LEVEL 03 MW-L	786.66 m²	LEVEL 03 MW-U	683.61 m²	LEVEL 04 MW-L	786.66 m²	LEVEL 04 MW-U	683.61 m²	LEVEL 05 MW-L	786.66 m²	LEVEL 05 MW-U	683.61 m²	LEVEL 06 MW-U	683.61 m²	LEVEL 06 WN	786.66 m²	LEVEL 07 MW-U	683.61 m²	Grand total: 22	10400.17 m²	Type	Level	Count	5.4 x 2.4 _CARWASH	BASEMENT 04 MW	11	5.4 x 2.4 _RESI	BASEMENT 01 MW	12	5.4 x 2.4 _RESI	BASEMENT 02 MW	48	5.4 x 2.4 _RESI	BASEMENT 03 MW	48	5.4 x 2.4 _RESI	BASEMENT 04 MW	48156	5.4 x 2.4 _RESI DDA	BASEMENT 01 MW	3	5.4 x 2.4 _RESI DDA	BASEMENT 02 MW	6	5.4 x 2.4 _RESI DDA	BASEMENT 03 MW	6	5.4 x 2.4 _RESI DDA	BASEMENT 04 MW	621	5.4 x 2.4 _RESI VISITOR	BASEMENT 01 MW	2727	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MW	22	5.4 x 2.4 _RESI VISITOR DDA	BASEMENT 01 MW	22	Type	Count	BIKE STORAGE	22	Grand total: 22	
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BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN AUSTON
7053 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10407 ALISON SCARSD
10705 CATHERINE SKINNER

QLD
8507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3860 KEVIN CIBSEN
6236 KIRSTIE IRWIN

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

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE FOR CHKD

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0224.10.2025SSDA SUBMISSION

0327.10.2025SSDA ADJUSTMENTS

0426.03.2026SSDA RESPONSE TO SUBMISSION

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28 FLORIDA STREET SYLVANIA

BVN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE

SCALE

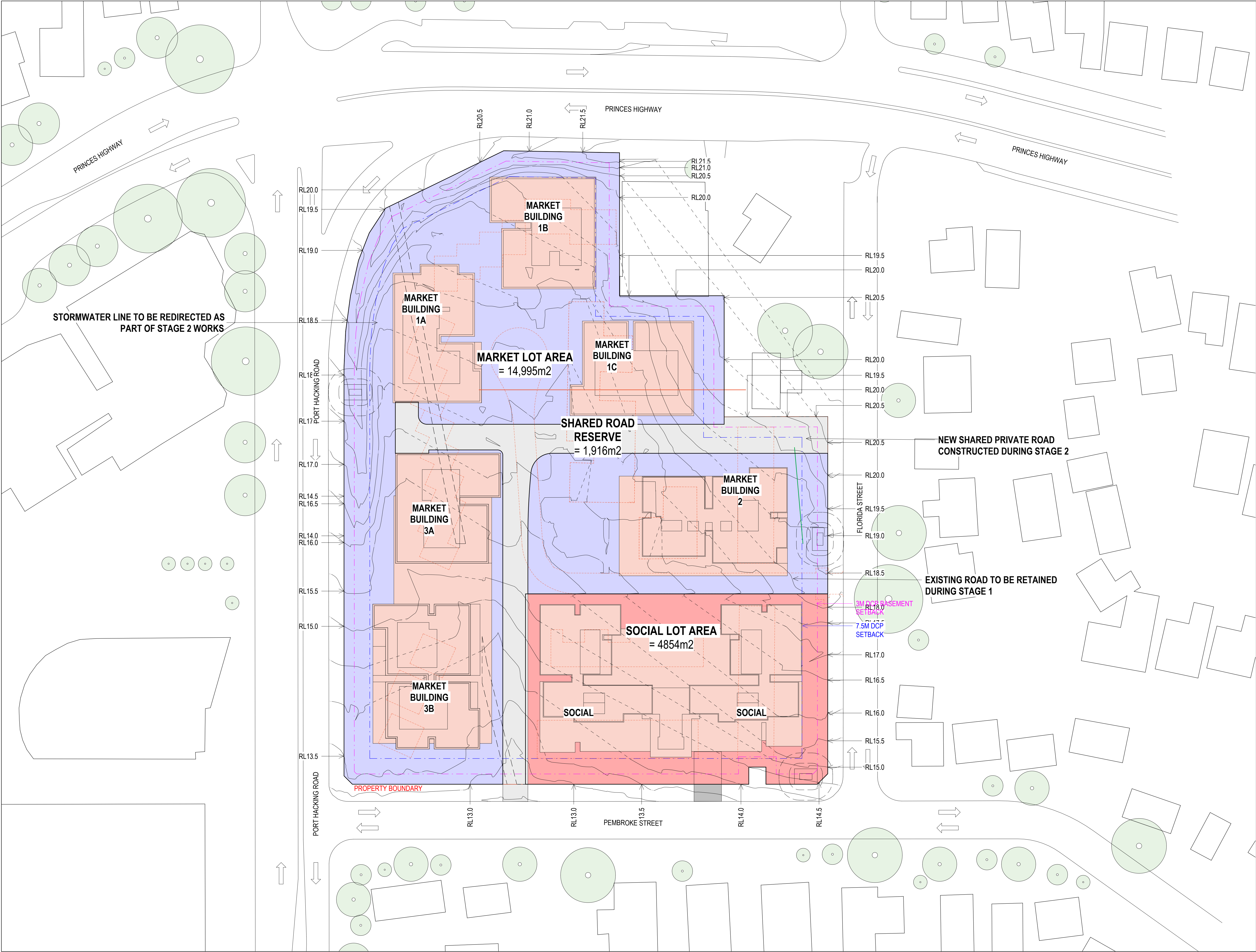
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DRAWING

DEVELOPMENT MATRIX

AR-DA-01A-XX-02

04



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	

CONSULTANT

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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

0 10000 25000

SCALE

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STATUS

DRAWING

STAGING PLAN

AR-DA-10A-XX-02 04



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

CONSULTANT

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CONSULTANT

PROJECT MANAGER

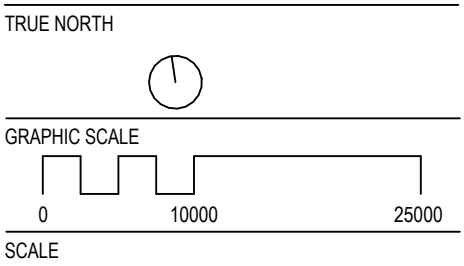
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HOMES NSW
CLIENT NUMBER

PROJECT

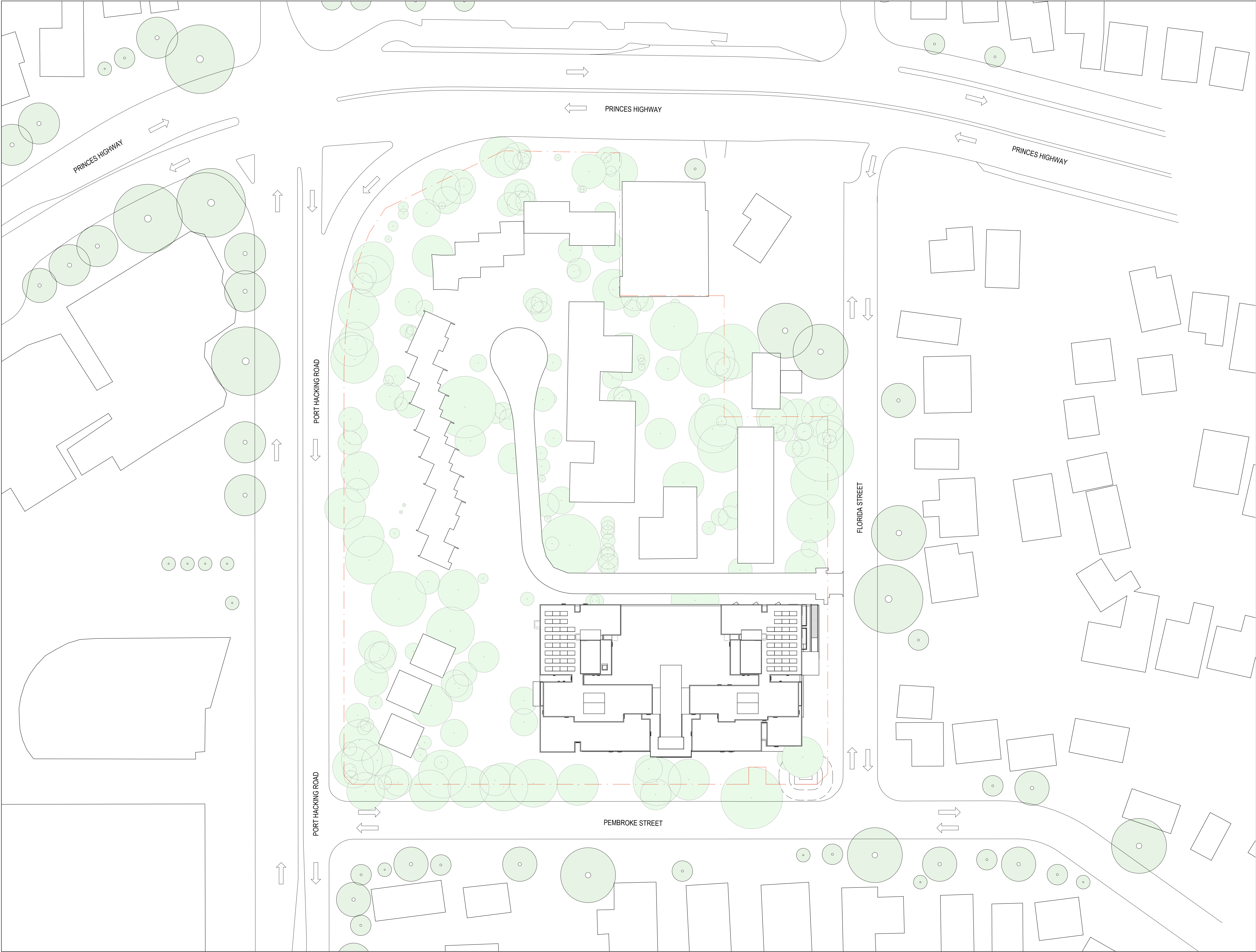
HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

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

CONSULTANT

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CONSULTANT

CONSULTANT

PROJECT MANAGER

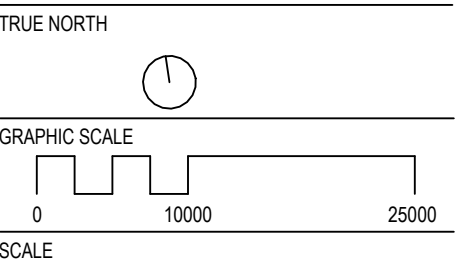
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CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

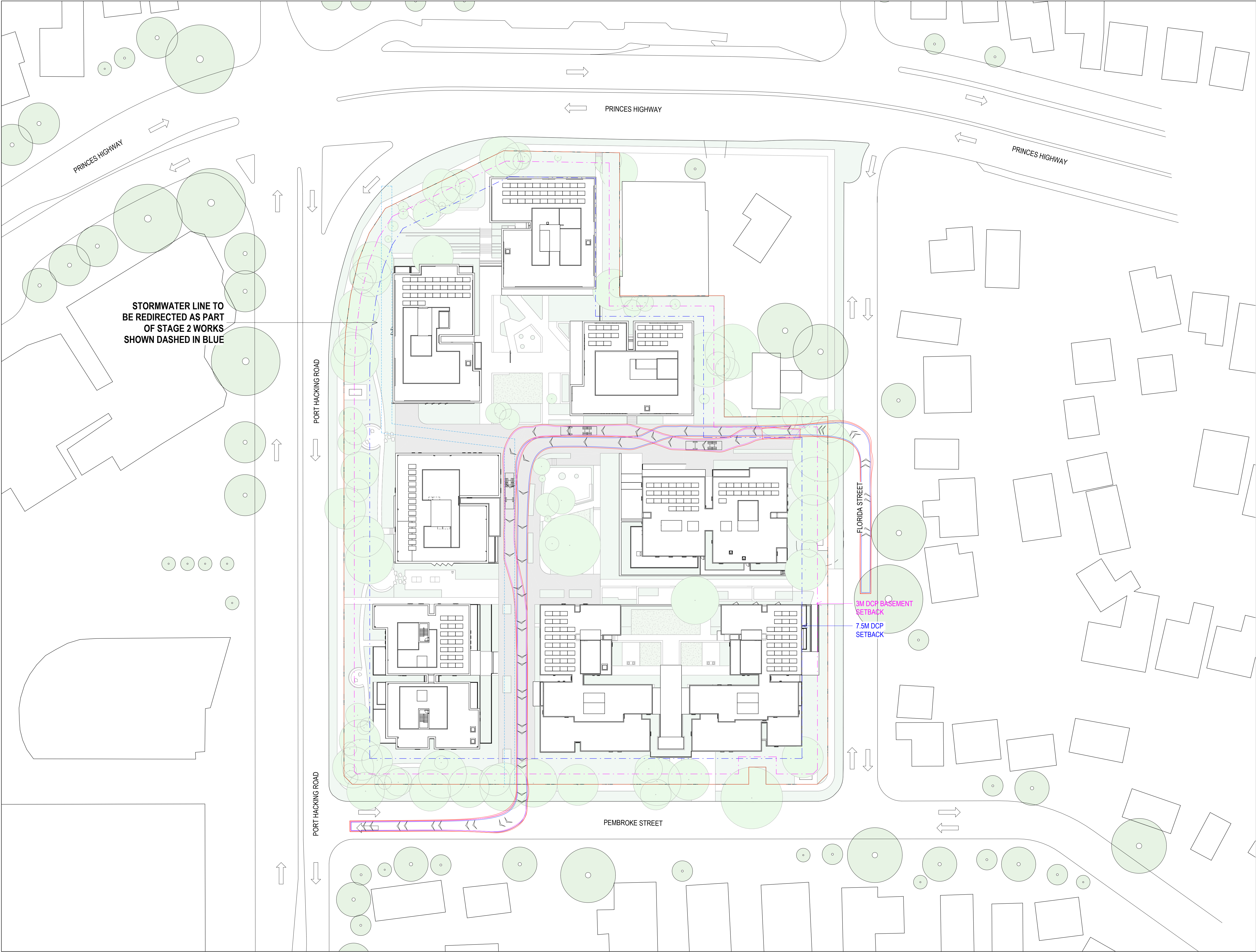


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STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 1

AR-DA-10A-XX-04	05
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STORMWATER LINE TO
BE REDIRECTED AS PART
OF STAGE 2 WORKS
SHOWN DASHED IN BLUE

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKIN	8507 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5538 DAVID KELLY
7430 PETER THOMAS	3860 KEVIN CIBSEN
8011 WILLIAM DOWZER	6236 KIRSTIE IRWIN
10447 ALISON EDWARDS	
10705 CATHERINE SKINNER	

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

NOTE

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

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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

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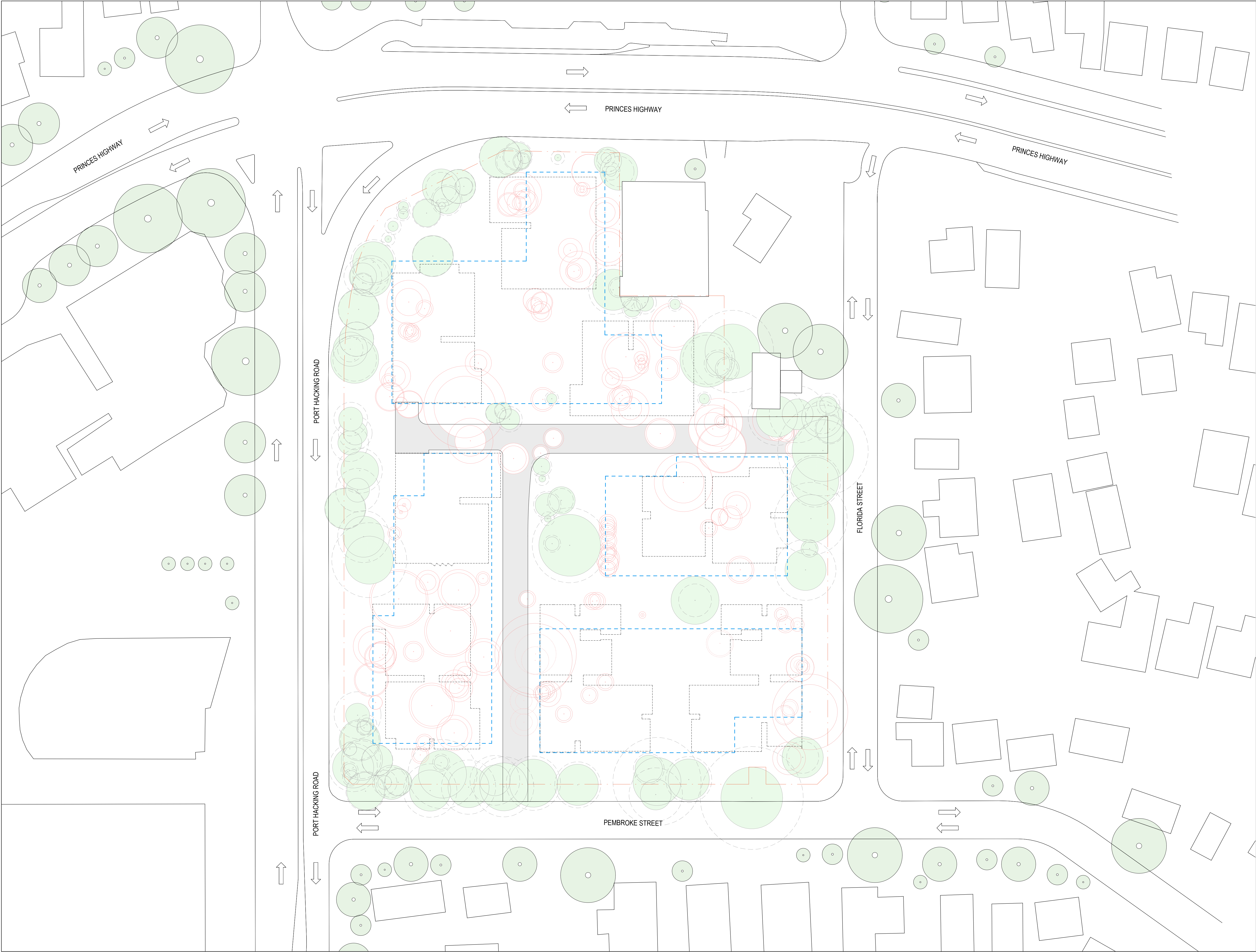
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STATUS

DRAWING

PROPOSED SITE PLAN
STAGE 2

AR-DA-10A-XX-05 04



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7175 JULIAN ADSTON	5807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5508 DAVID KELLY
7430 PETER THOMAS	3869 KEVIN CIBSEN
8011 WILLIAM DOWNER	6206 KRISTIE IRWIN
10467 ALISON EDWARDS	
10705 CATHERINE SKINNER	

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ISSUE DATE	FOR	CHKD
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02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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CONSULTANT

CONSULTANT

PROJECT MANAGER

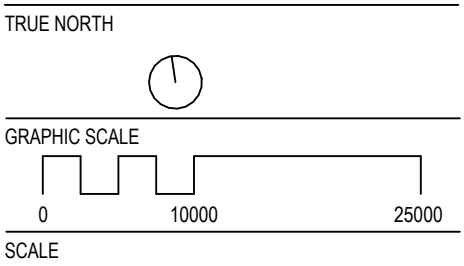
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

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ISSUE	DATE	FOR	CHKD
01	10.01.2025	SDRP 2	
02	24.10.2025	SSDA SUBMISSION	

CONSULTANT

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PROJECT MANAGER

CLIENT



HOMES NSW
CLIENT NUMBER

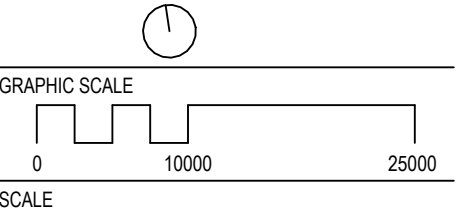
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HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

TRUE NORTH



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STATUS

DRAWING

TREE RETENTION - VALUES

10A-XX-07	02
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ISSUE	DATE	FOR	CHKD
01	24.10.2025	SSDA SUBMISSION	

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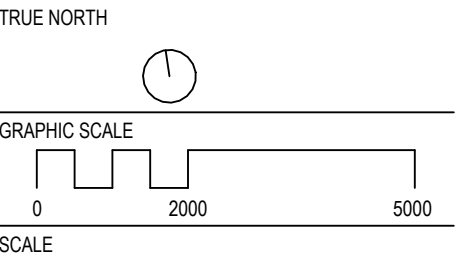
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



@A1
STATUS

DRAWING

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



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	Qld
7115 JULIAN ADKIN	8027 NEIL LOGAN
7053 MATTHEW BLAIR	2705 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3865 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
10447 ALISON SOUNDS	
10705 CATHERINE SKINNER	

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01	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

CLIENT

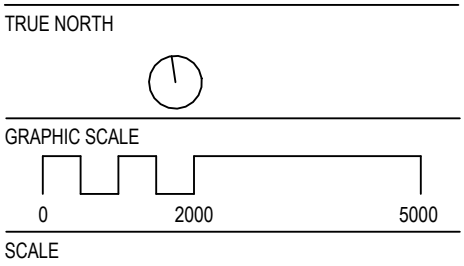
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PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

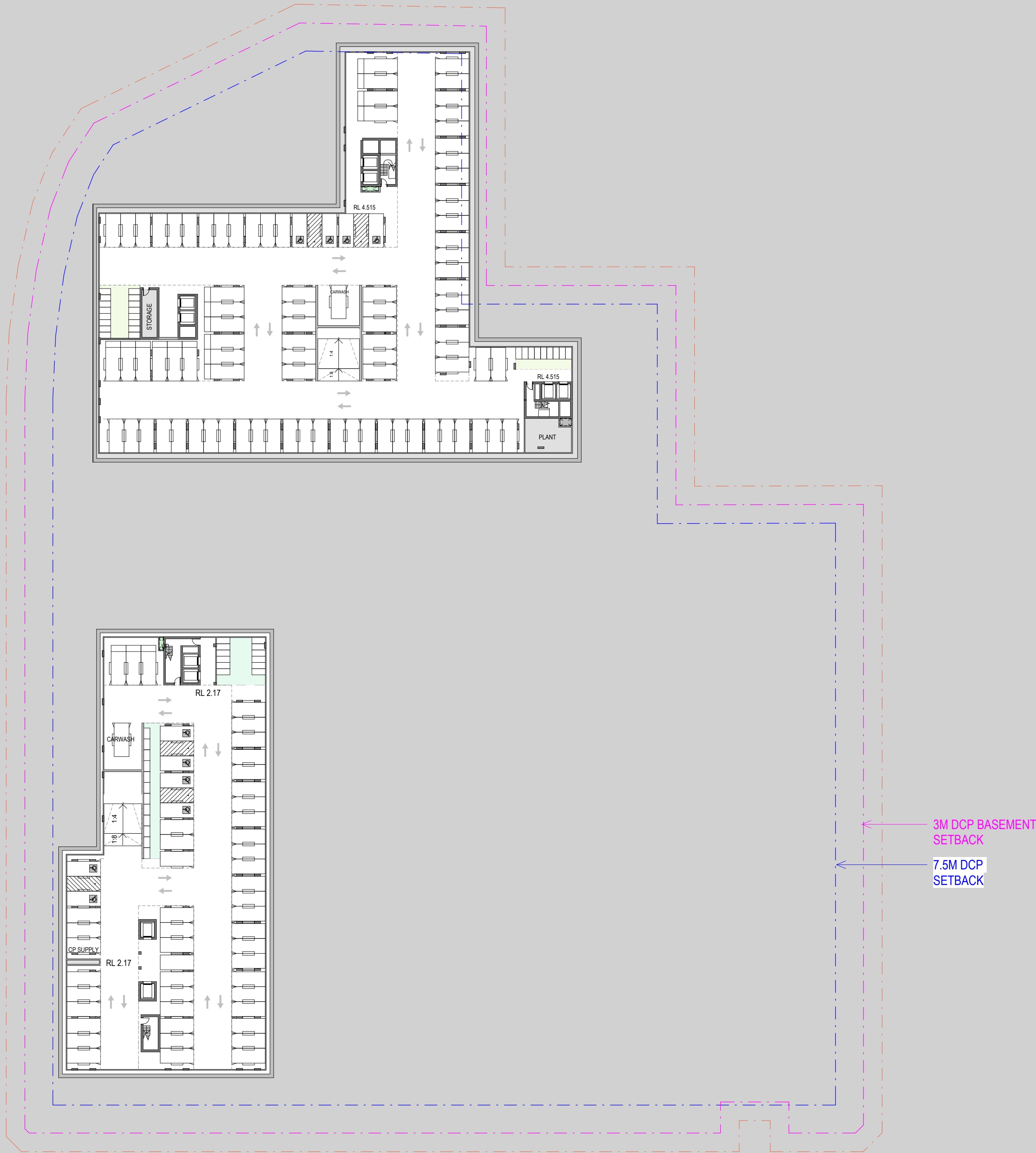
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STATUS

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ISSUE DATE	FOR	CHKD
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06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

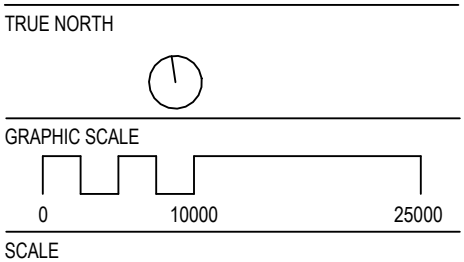
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
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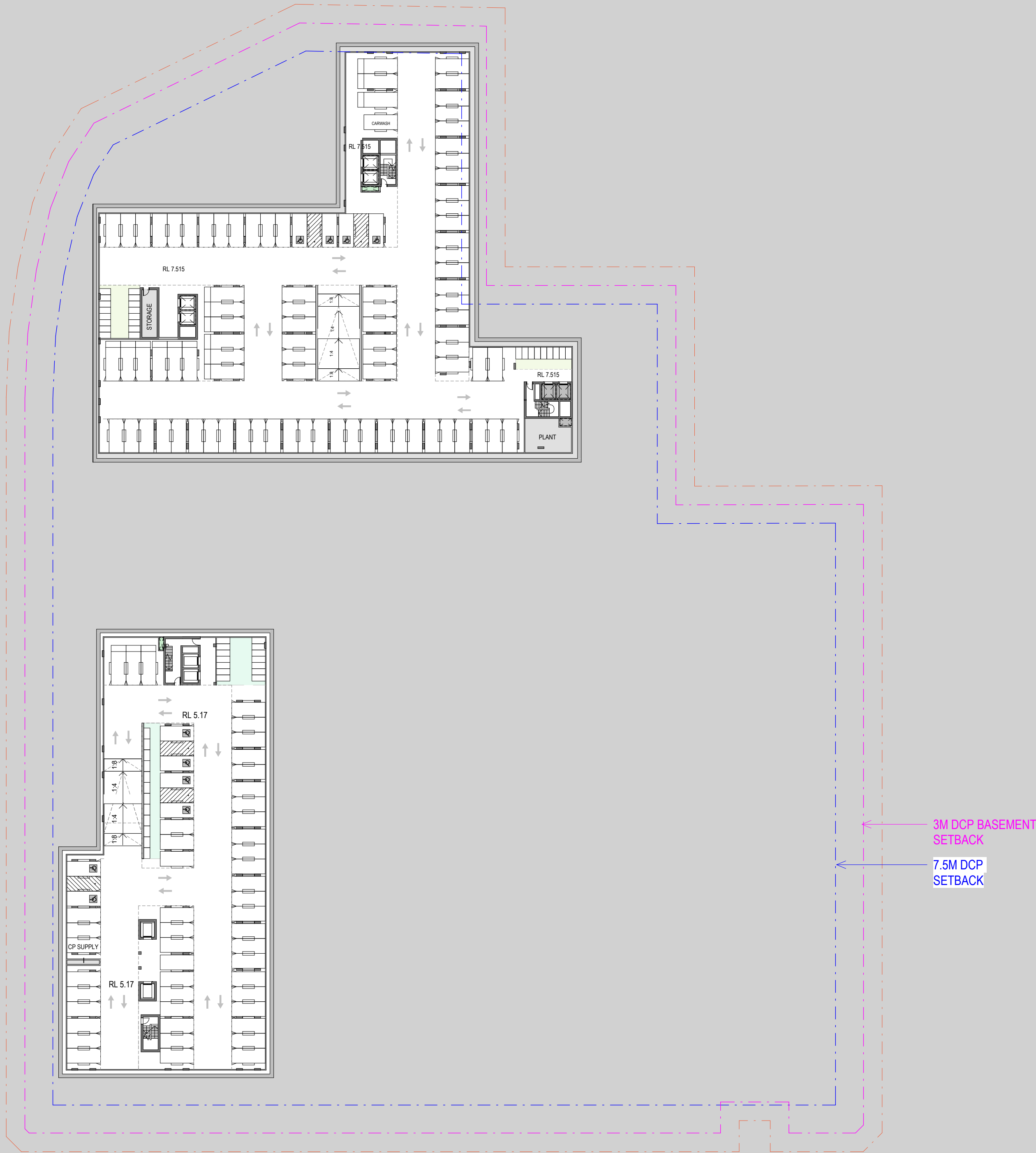


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DRAWING

GA - OVERALL - LEVEL 00

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



ISSUE DATE	FOR	CHKD
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02	01.09.2025	CONCEPT DESIGN
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06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

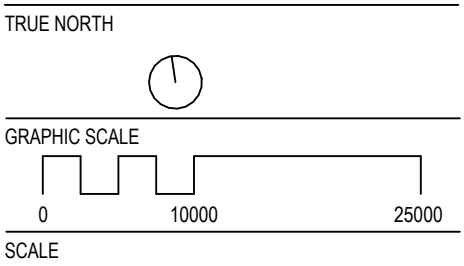
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CLIENT NUMBER

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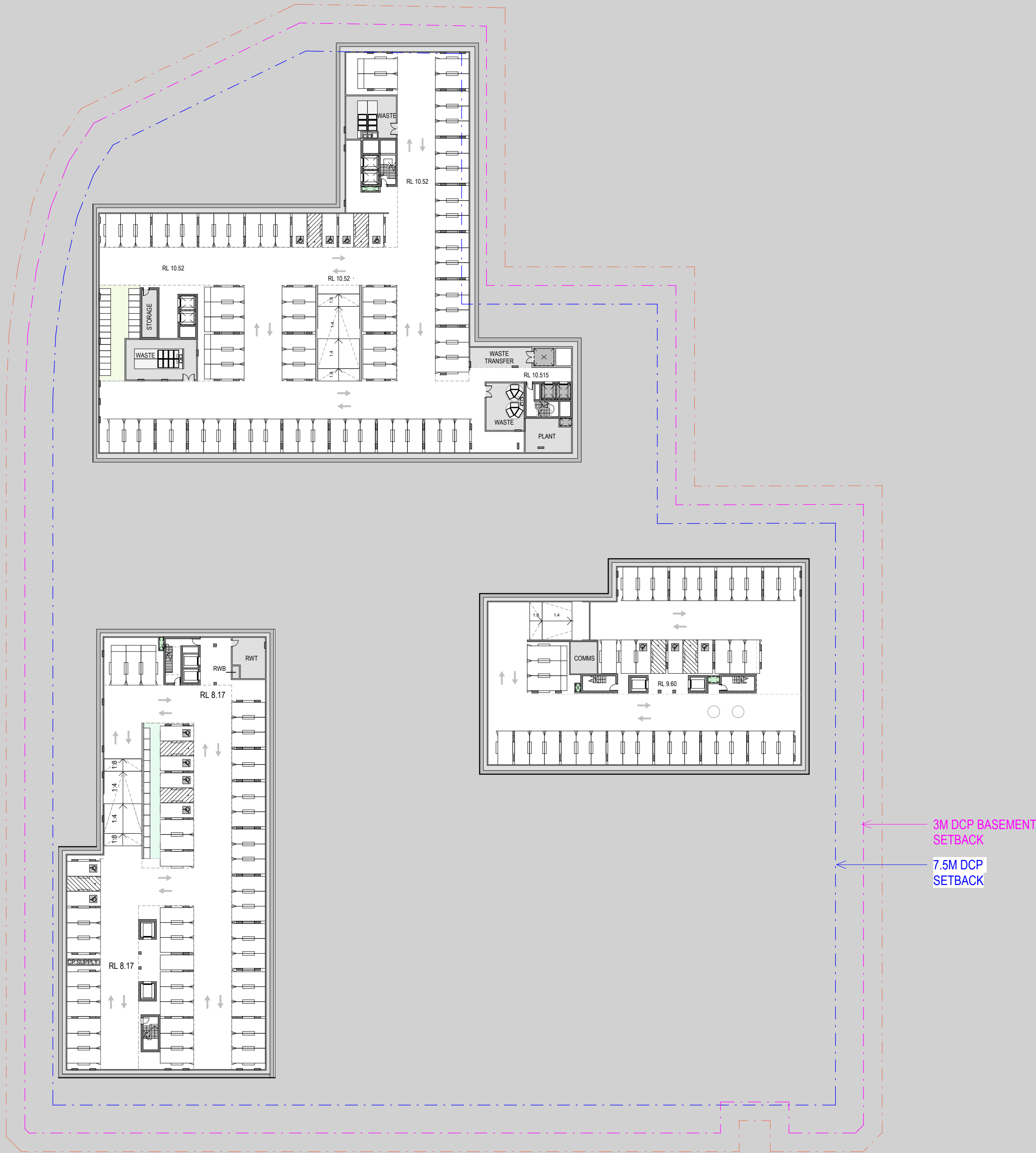
HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

DRAWING



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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PROJECT MANAGER

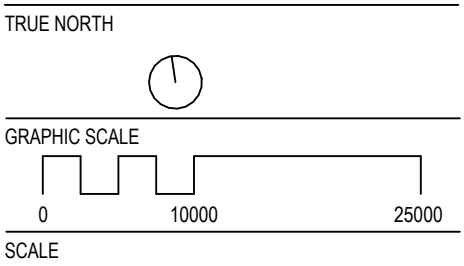
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

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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	
09 26.03.2026	SSDA RESPONSE TO SUBMISSION	

CONSULTANT

CONSULTANT

CONSULTANT

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PROJECT MANAGER

CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVA 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 09



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ISSUE	DATE	FOR	CHKD
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02	01.09.2025	CONCEPT DESIGN	
03	23.09.2025	FOR INFORMATION	
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07	24.10.2025	SSDA SUBMISSION	
08	27.10.2025	SSDA ADJUSTMENTS	
09	26.03.2026	SSDA RESPONSE TO SUBMISSION	
10	07.07.2027	SSDA ADDITIONAL RESPONSE	

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PROJECT MANAGER

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HOMES NSW
CLIENT NUMBER

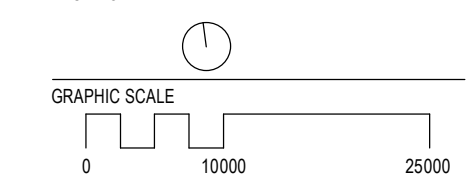
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HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

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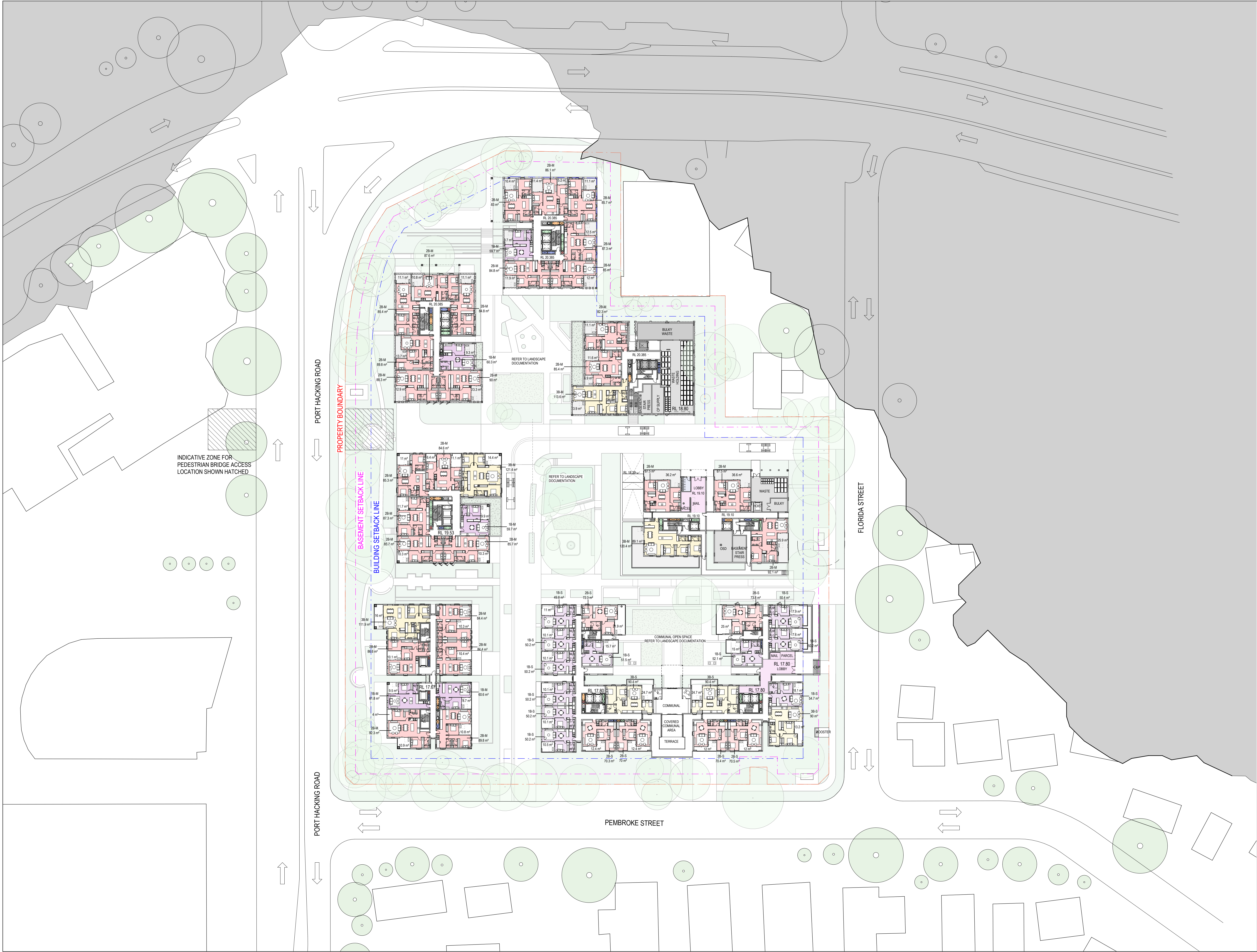
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STATUS

DRAWING

GA - OVERALL - LEVEL 04

AR-DA-10B-03-01	10
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02	01.09.2025	CONCEPT DESIGN
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04	29.09.2025	FOR INFORMATION
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06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION
08	26.03.2026	SSDA RESPONSE TO SUBMISSION

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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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STATUS

DRAWING

GA - OVERALL - LEVEL 05

AR-DA-10B-04-01 08



ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	OLD
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
10447 ALISON EDWARDS	
10705 CATHERINE SKINNER	

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Facsimile +61 2 8297 7299
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ISSUE DATE	FOR	CHKD
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04	29.09.2025	FOR INFORMATION
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06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

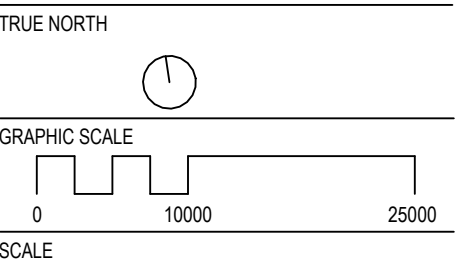
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HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
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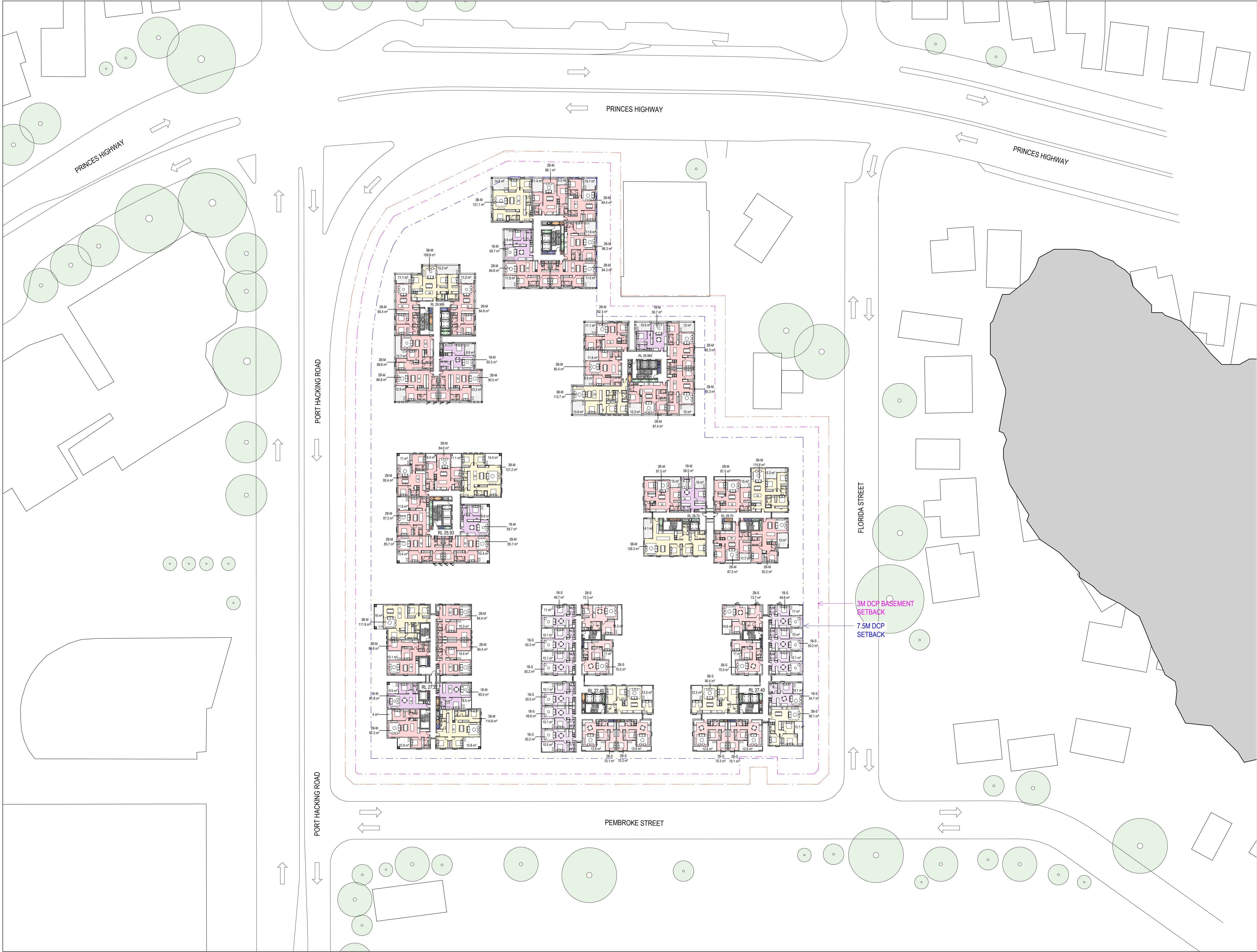


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STATUS

DRAWING

GA - OVERALL - LEVEL 06

AR-DA-10B-05-01 07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADKIN
7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10447 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
3507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3860 KEVIN CIBSEN
6236 KIRSTIE IRWIN

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06	17.10.2025	DRAFT SSDA
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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STATUS

DRAWING

GA - OVERALL - LEVEL 07

AR-DA-10B-06-01 07





BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ASHTON	8077 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER THOMAS	3860 KEVIN CIBSEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
10447 ALISON EDWARDS	
10705 CATHERINE SKINNER	

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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	SDRPP 2	
06 17.10.2025	DRAFT SSDA	
07 24.10.2025	SSDA SUBMISSION	

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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 08

AR-DA-10B-07-01 07



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03 23.09.2025	FOR INFORMATION	
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CONSULTANT

CONSULTANT

CONSULTANT

CONSULTANT

PROJECT MANAGER

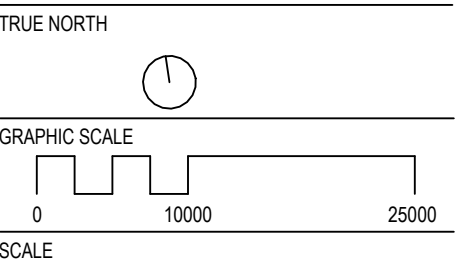
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PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

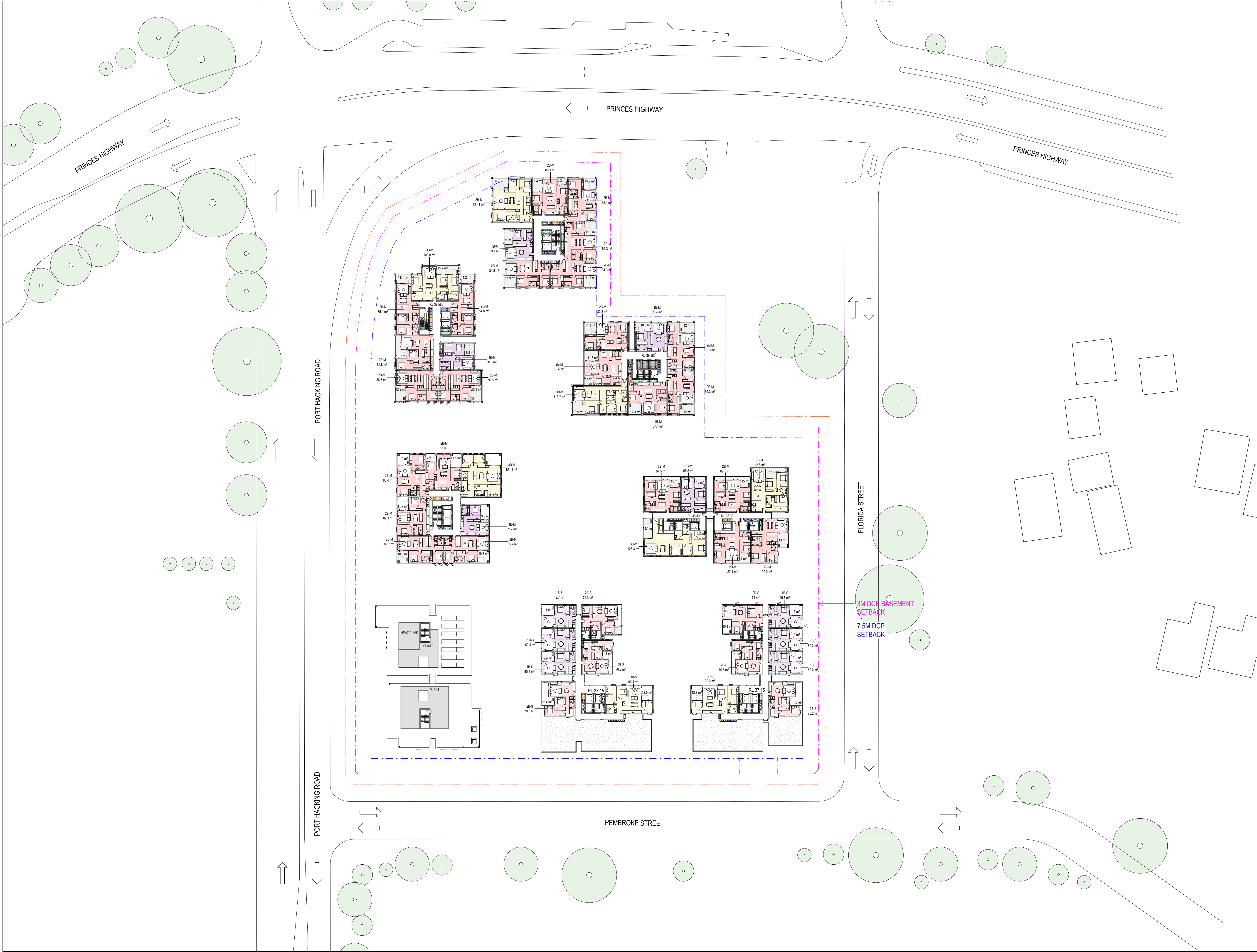
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DRAWING

GA - OVERALL - LEVEL 10

AR-DA-10B-09-01 07



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW	QLD
7115 JULIAN ADKINSON	807 NEIL LOGAN
7053 MATTHEW BLAIR	2709 BRIAN DONOVAN
7151 PHILIP ROSSINGTON	5528 DAVID KELLY
7428 PETER TIMMUS	3869 KEVIN CIBBEN
8011 WILLIAM DOWNER	6236 KIRSTIE IRWIN
10447 ALISON EDWARDS	
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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	SDRPP 2	
06 17.10.2025	DRAFT SSDA	
07 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

GRAPHIC SCALE

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SCALE

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STATUS

DRAWING

GA - OVERALL - LEVEL 11

AR-DA-10B-10-01 07



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	SCHEP 2
06	17.10.2025	DRAFT SSDA
07	24.10.2025	SSDA SUBMISSION

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PROJECT MANAGER

CLIENT

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PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
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2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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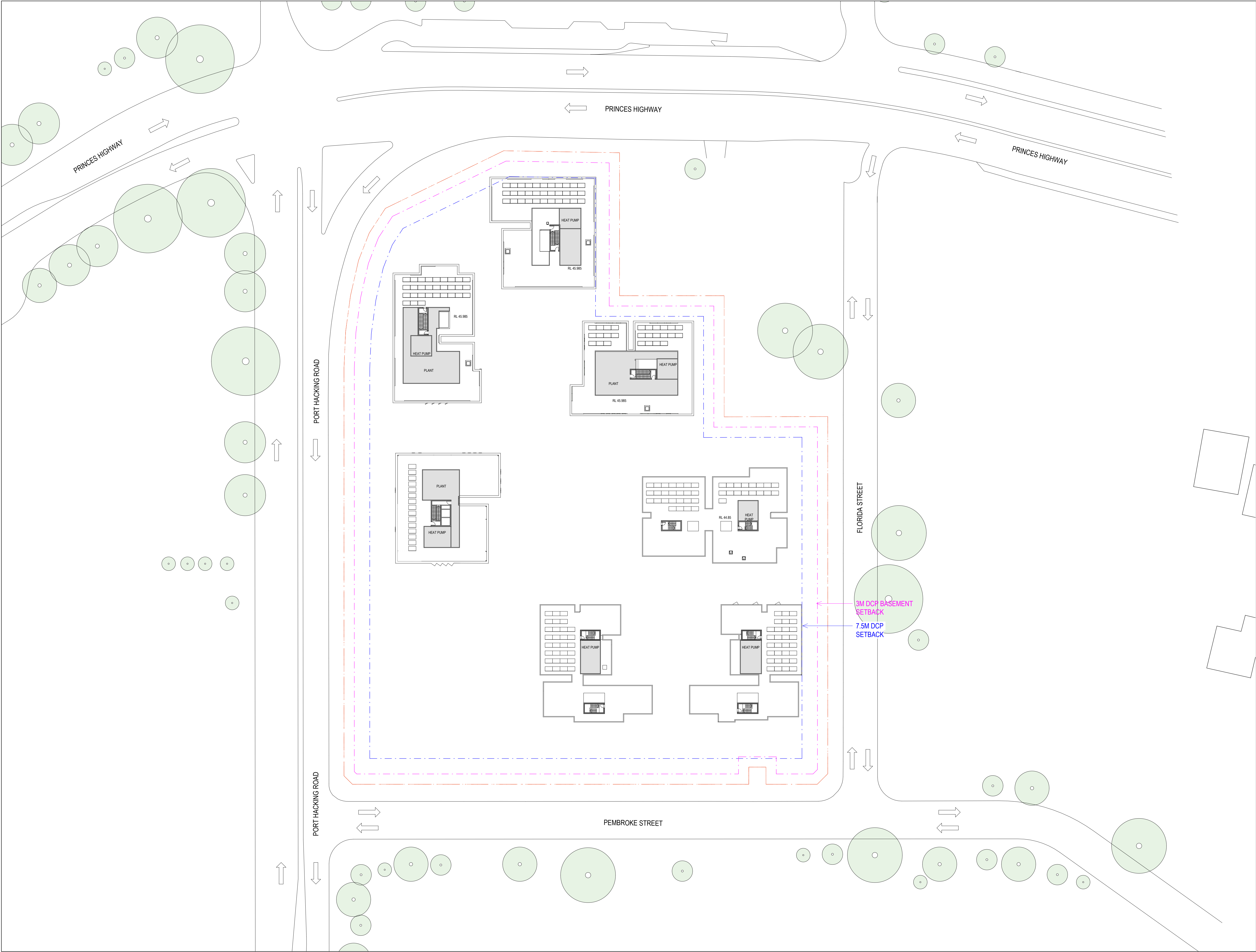
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AR-DA-10B-11-01 07



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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	

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CONSULTANT

PROJECT MANAGER

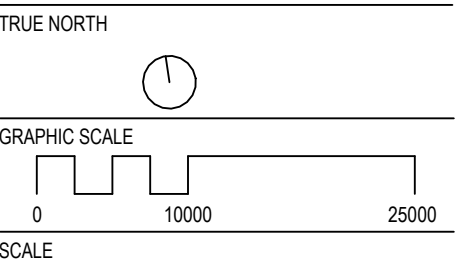
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

DRAWING

GA - OVERALL - LEVEL 13

AR-DA-10B-12-01 07

NOTE

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01	17.10.2025	DRAFT SSDA	
02	24.10.2025	SSDA SUBMISSION	
03	03.06.2026	SSDA RESPONSE TO SUBMISSIONS	

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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

GRAPHIC SCALE

SCALE

As indicated@A1

STATUS

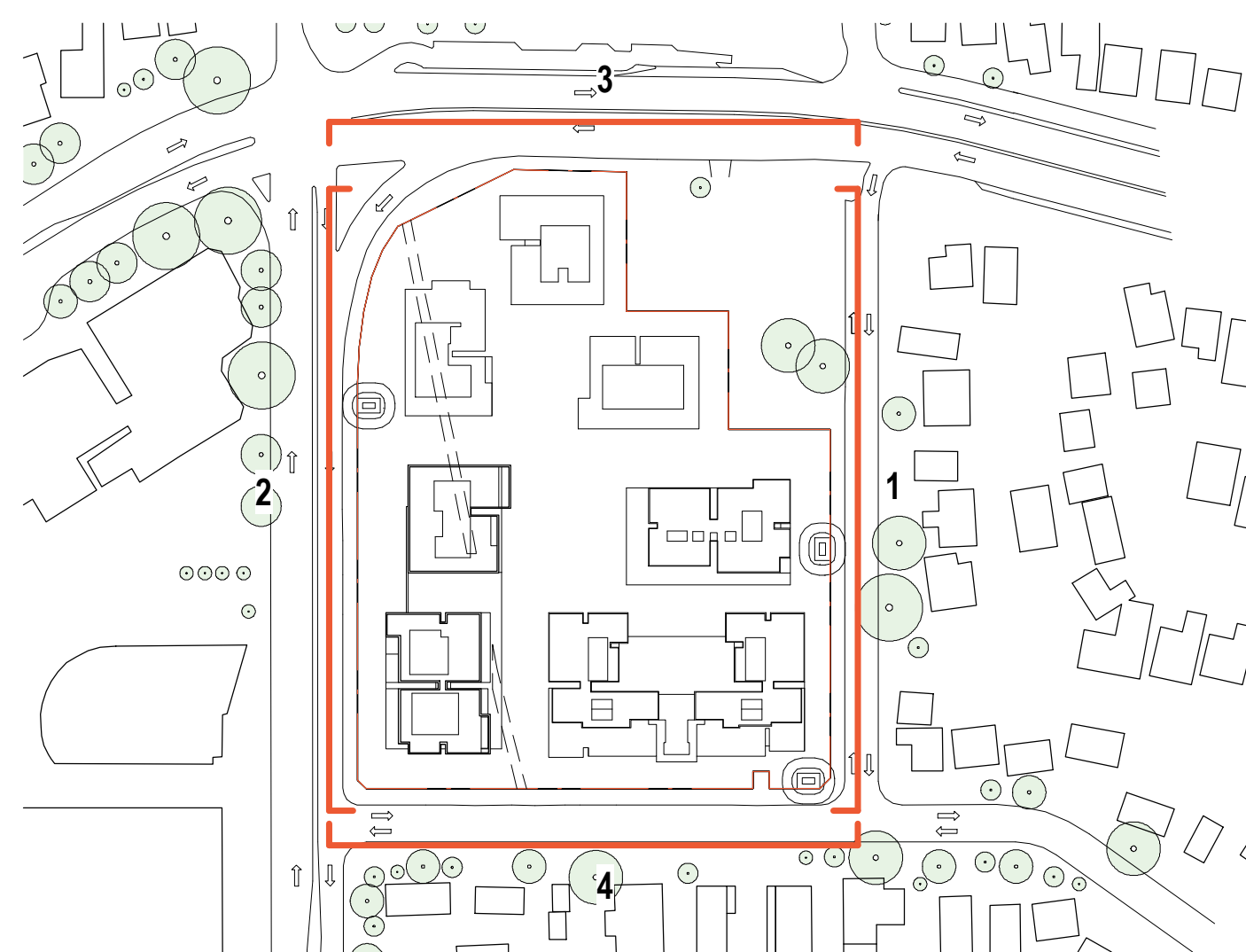
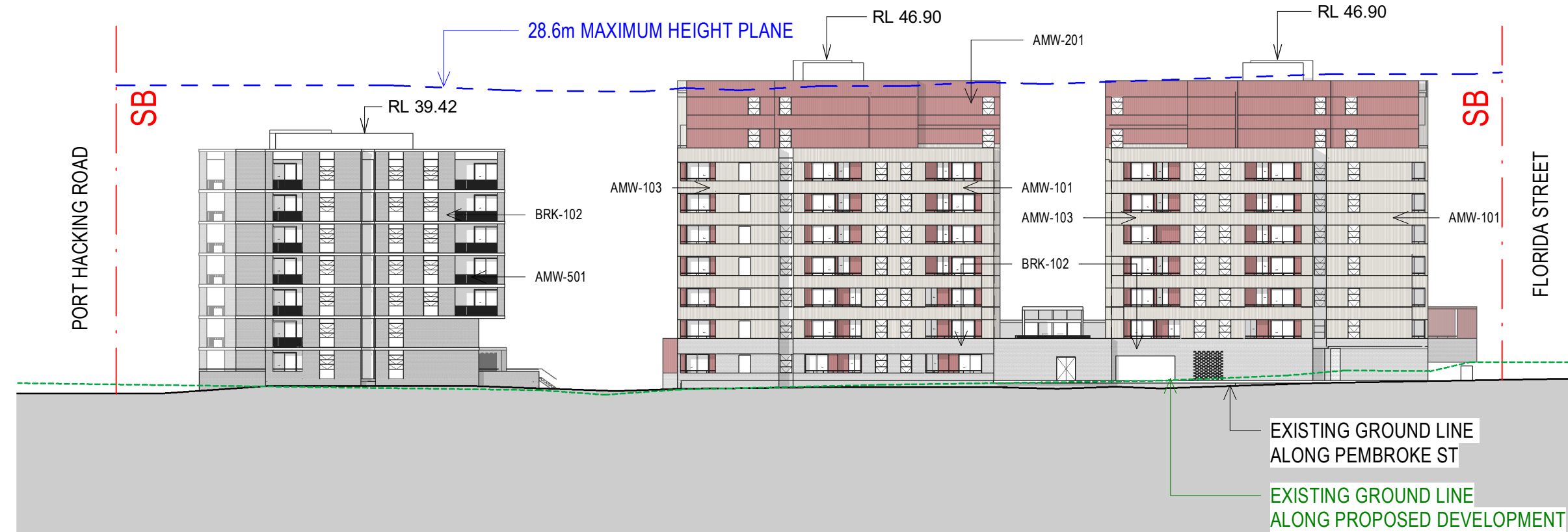
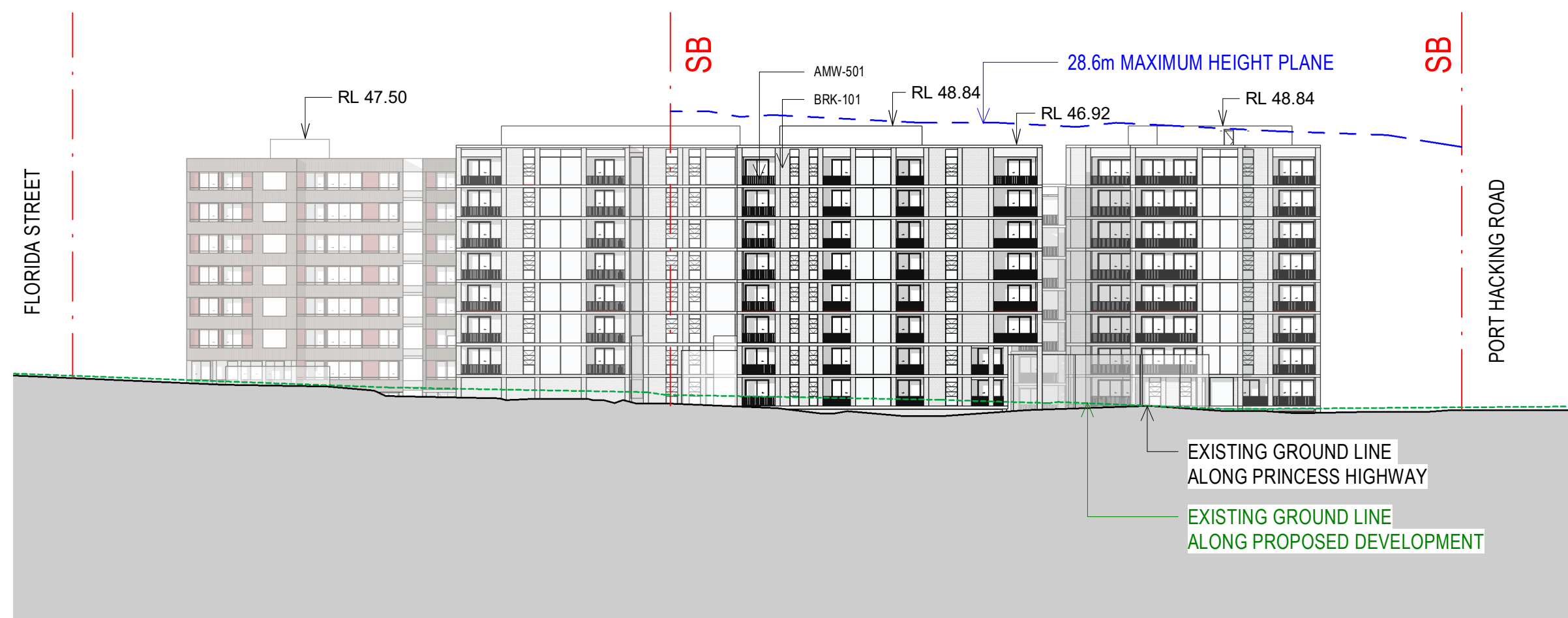
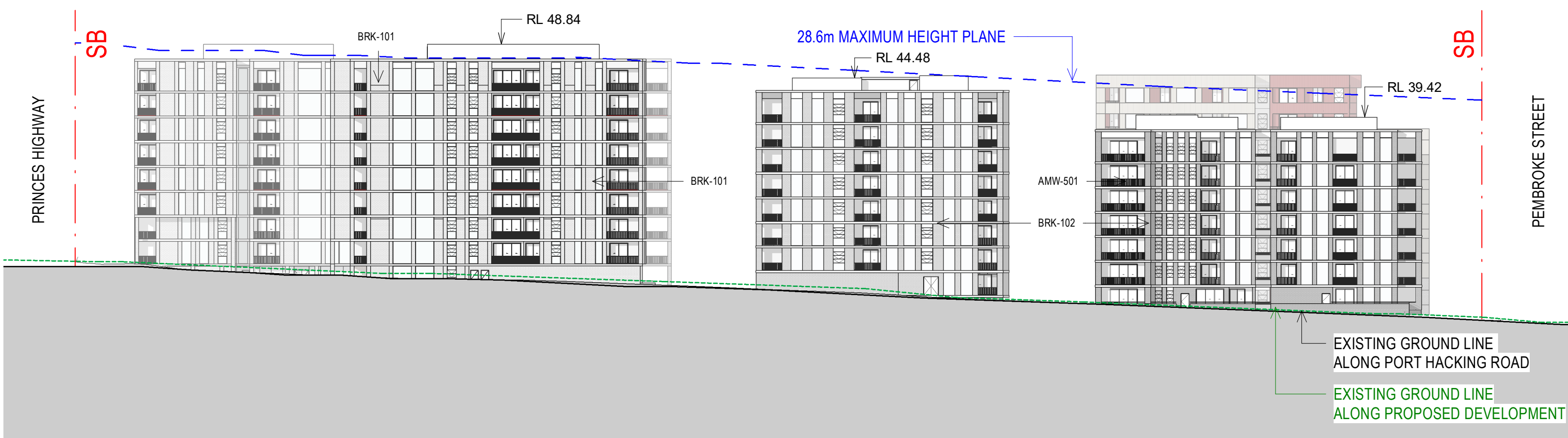
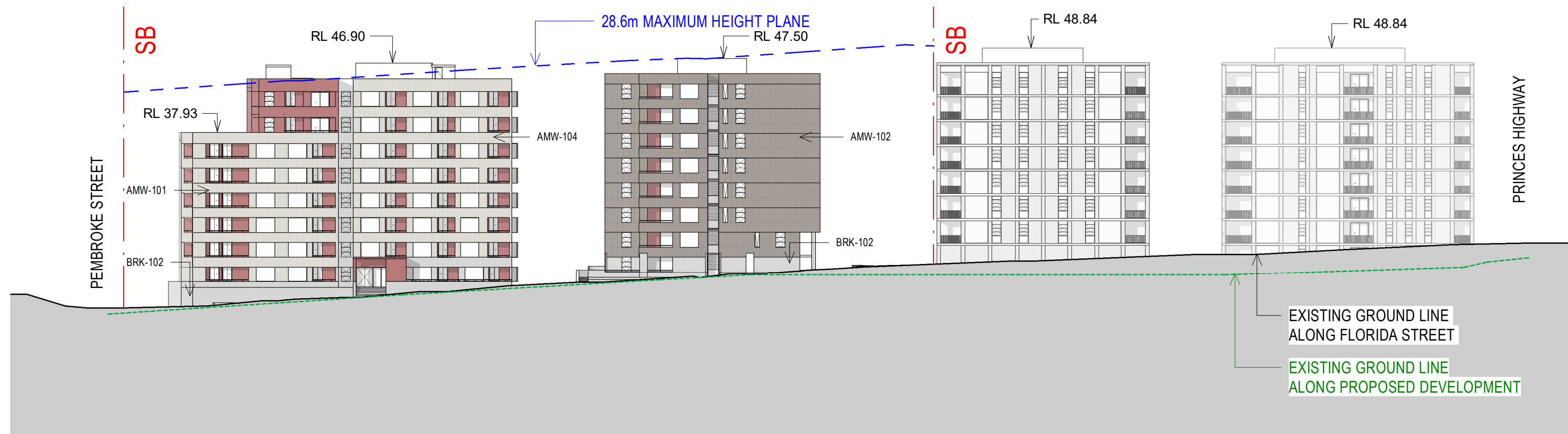
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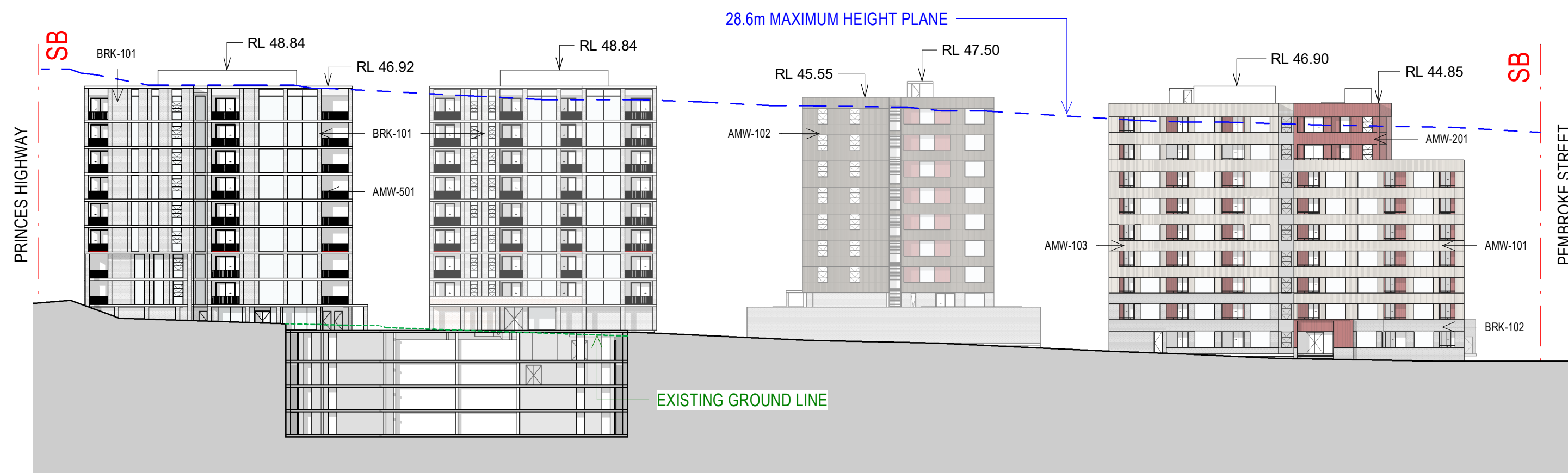
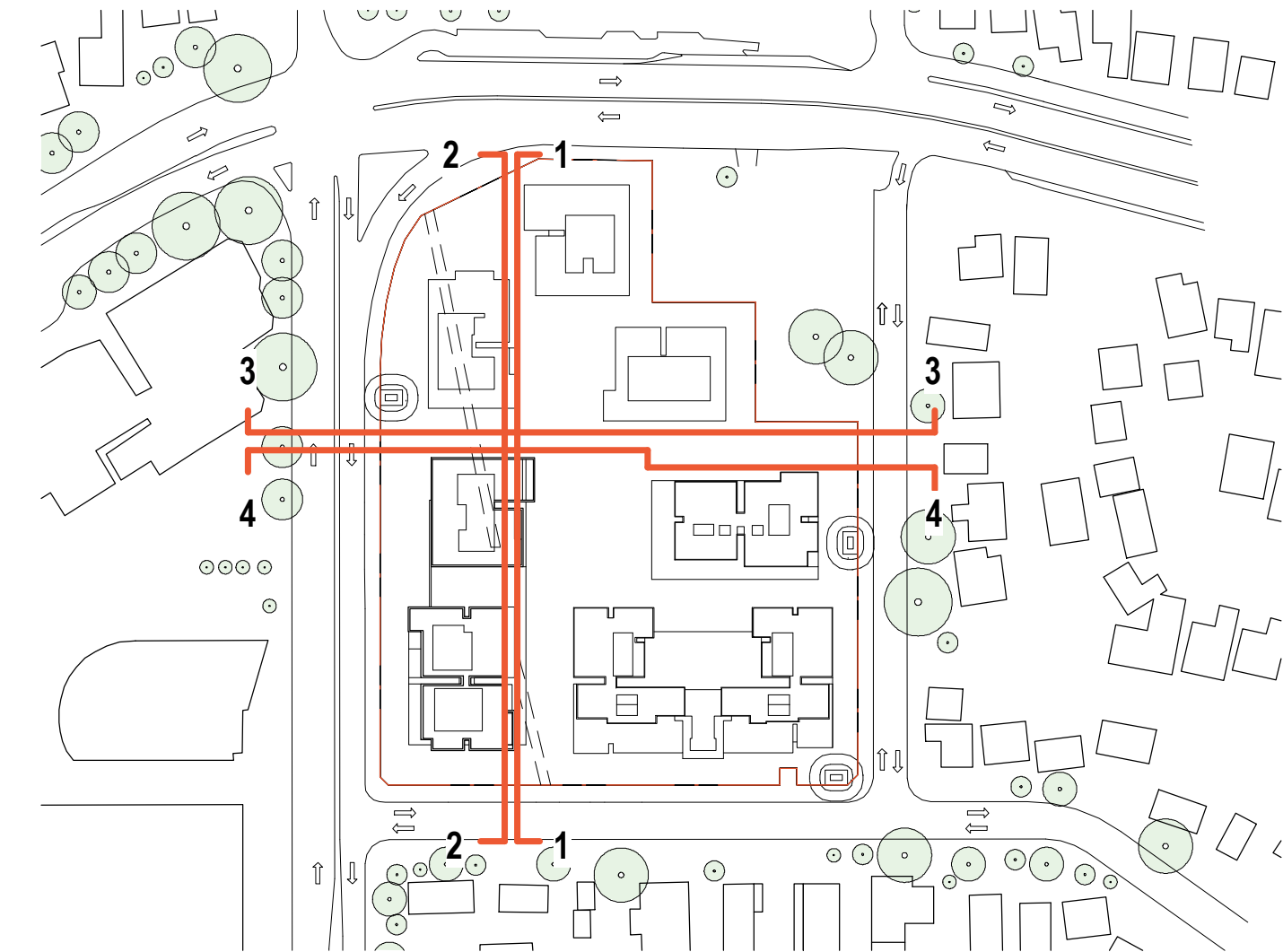
ELEVATIONS - OVERALL

AR-DA-10C-XX-01

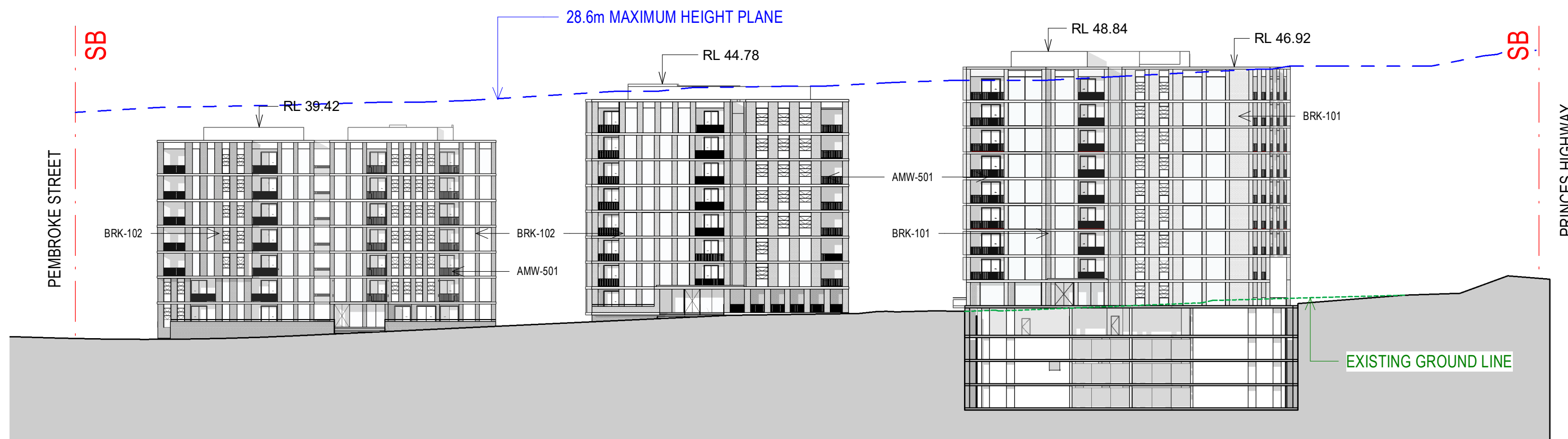
ISSUE

03

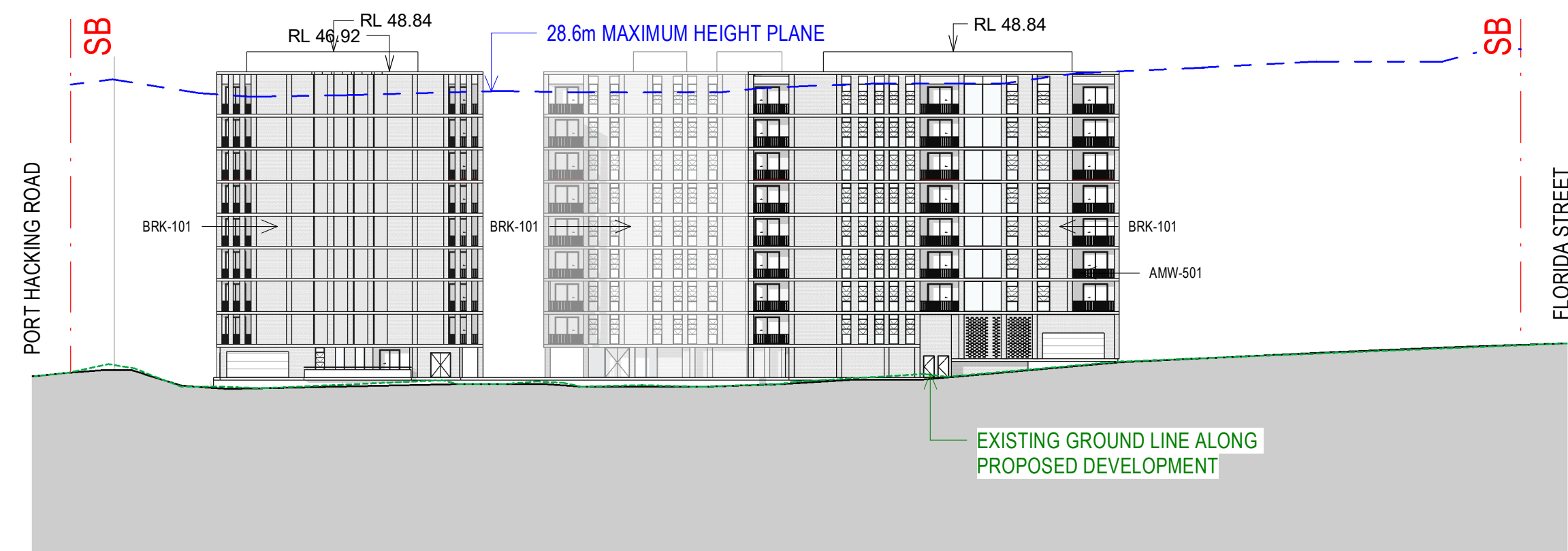




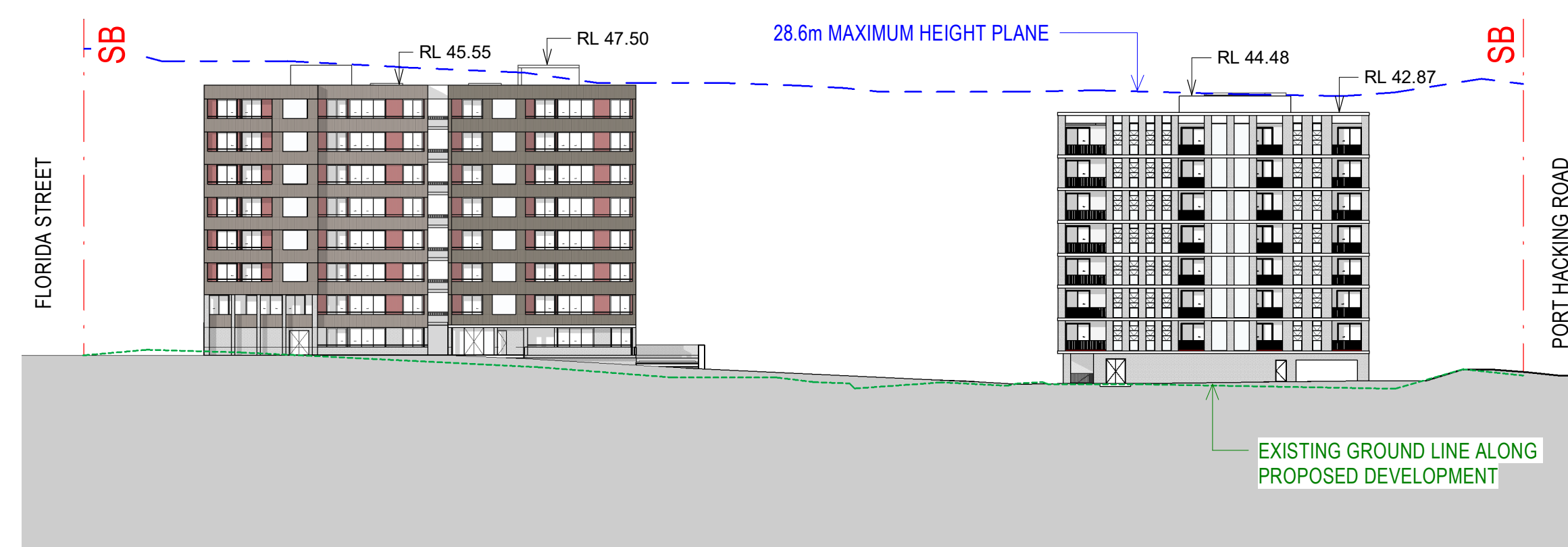
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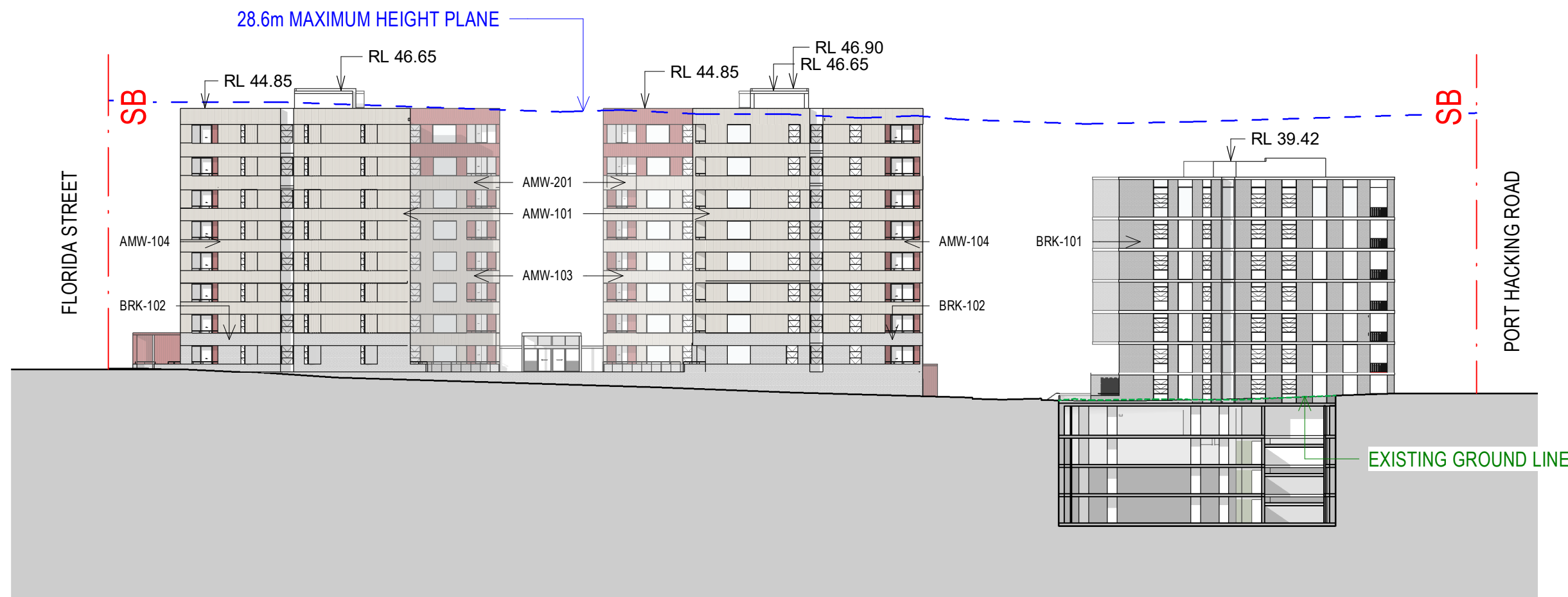
2 Elevation - MKT BLD 3A, 3B & 1A



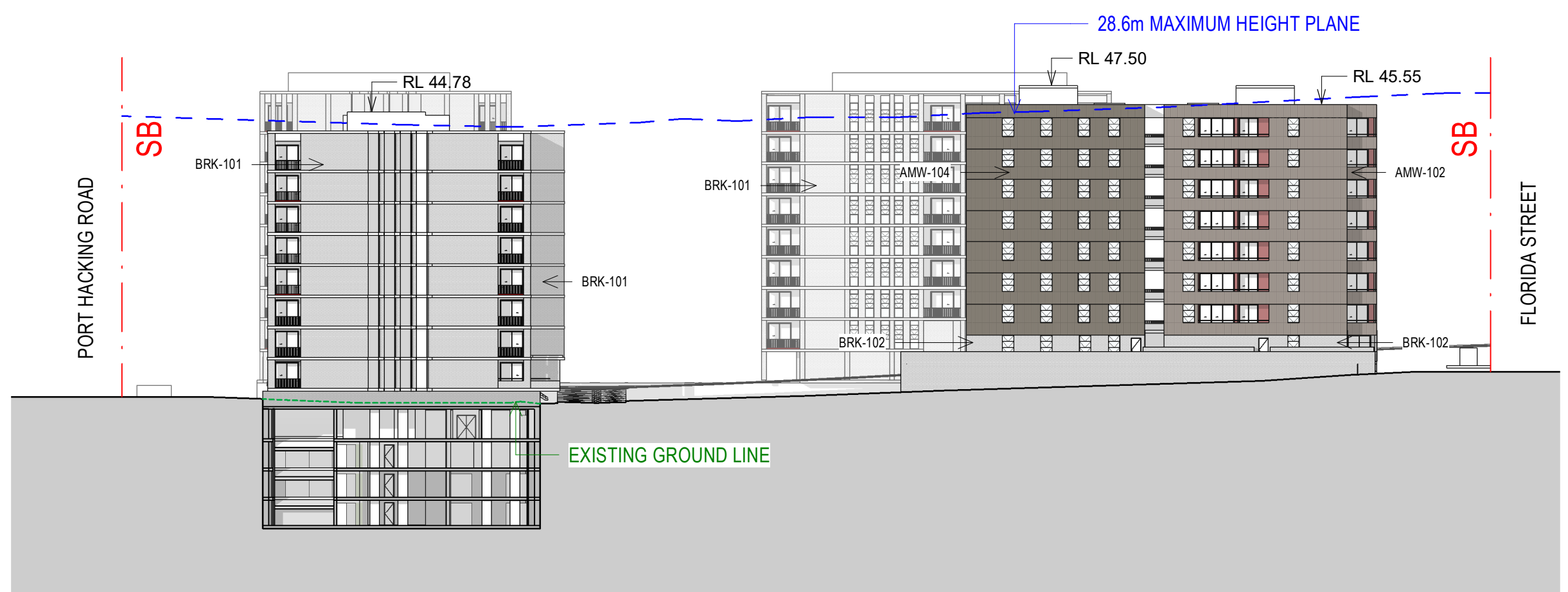
3 Elevation - MRK BLD 1A, 1B & 1C



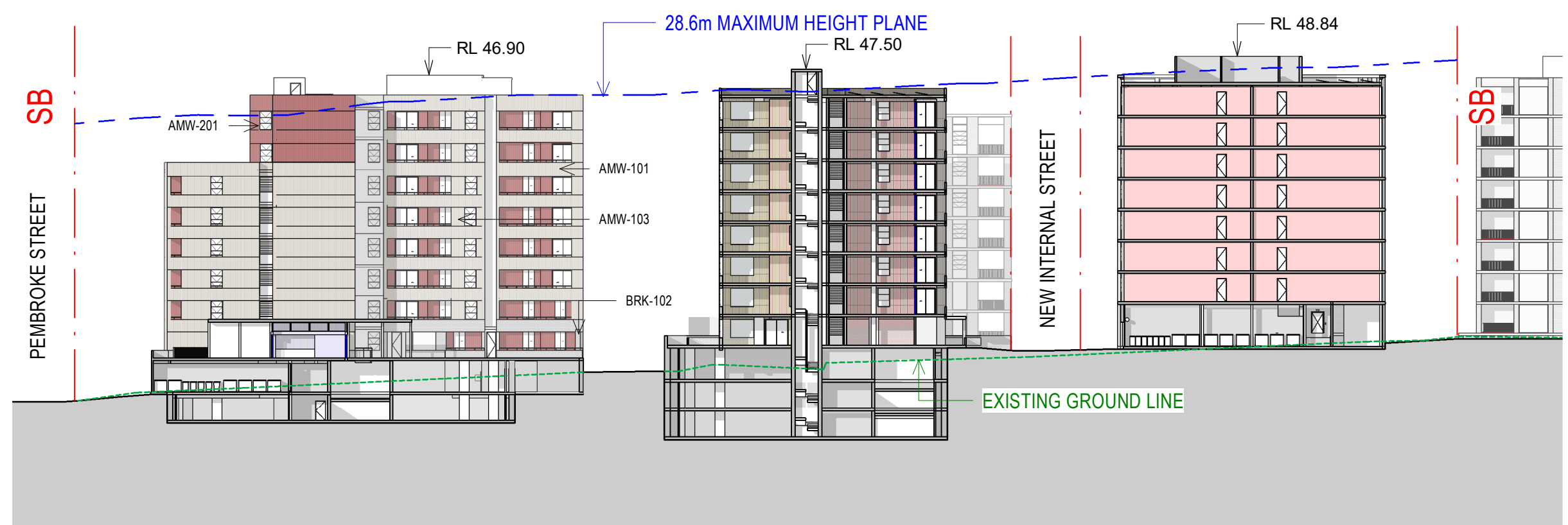
4 Elevation - MKT BLD 2 & MKT BLD 3A



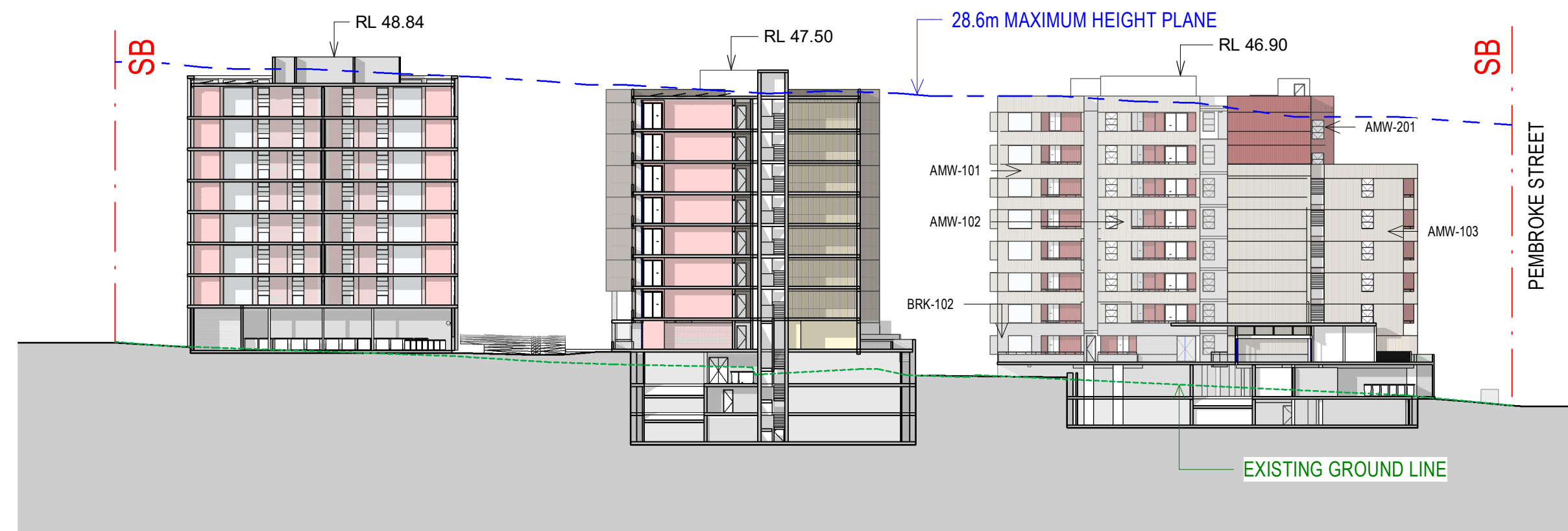
1 Elevation - SOCIAL A & MKT BLD 3B



2 Elevation - MKT BLD 3A & MKT BLD 2



3 Elevation - SOCIAL INTERNAL EAST FACADE



4 Elevation - SOCIAL INTERNAL WEST FACADE

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CLIENT NUMBER

PROJECT

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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

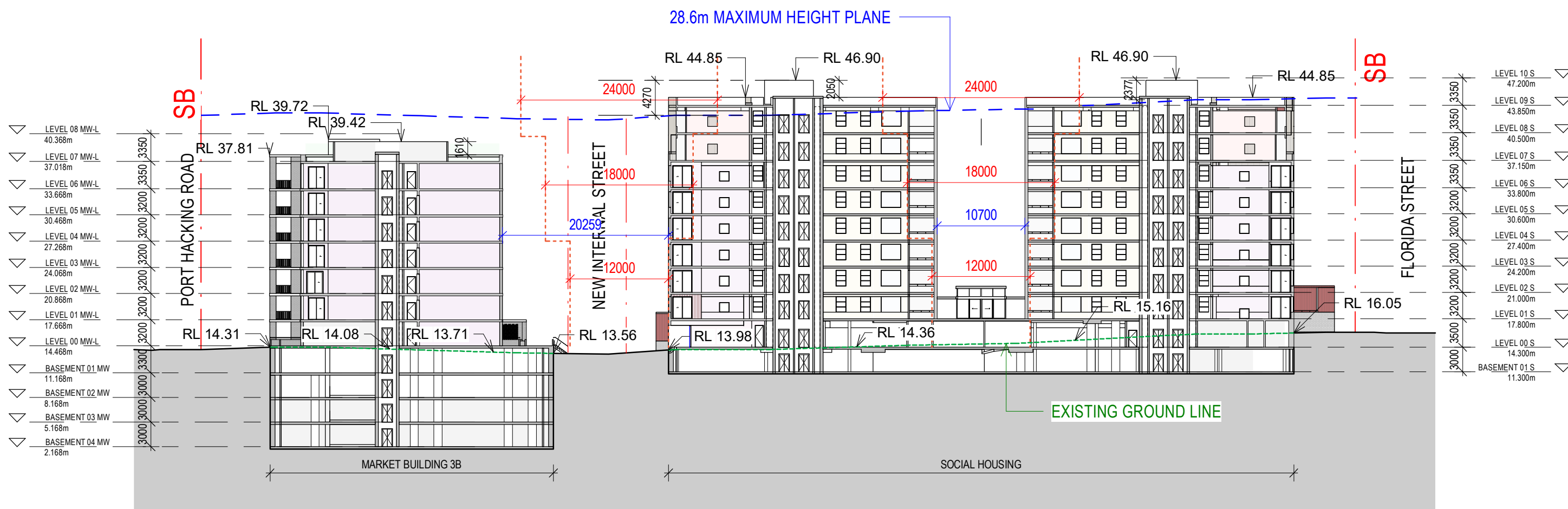
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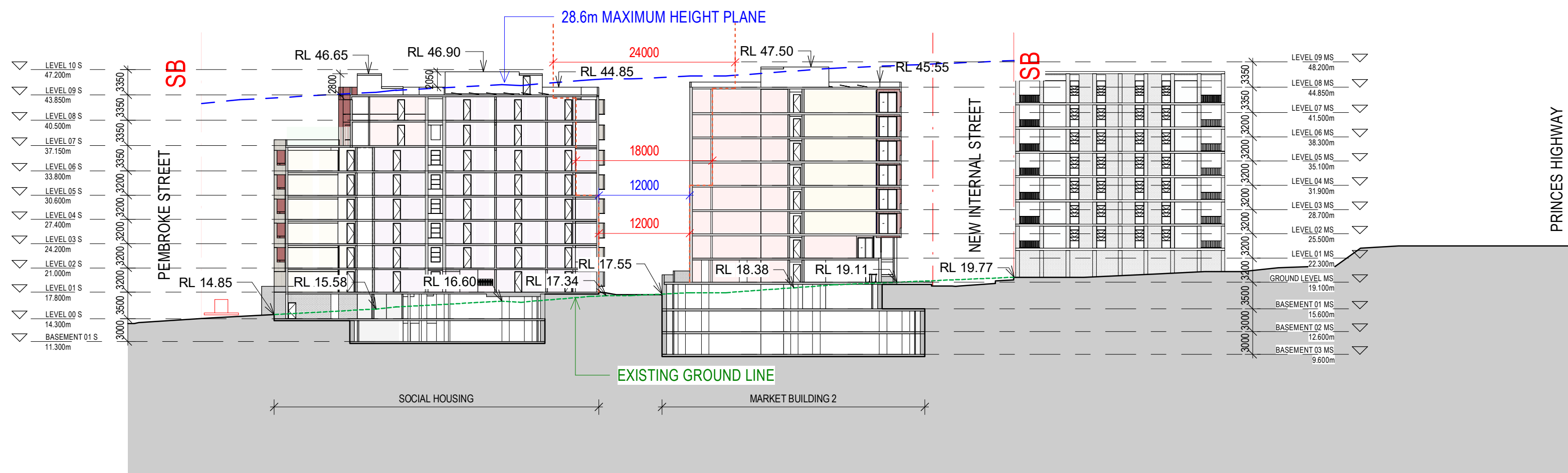
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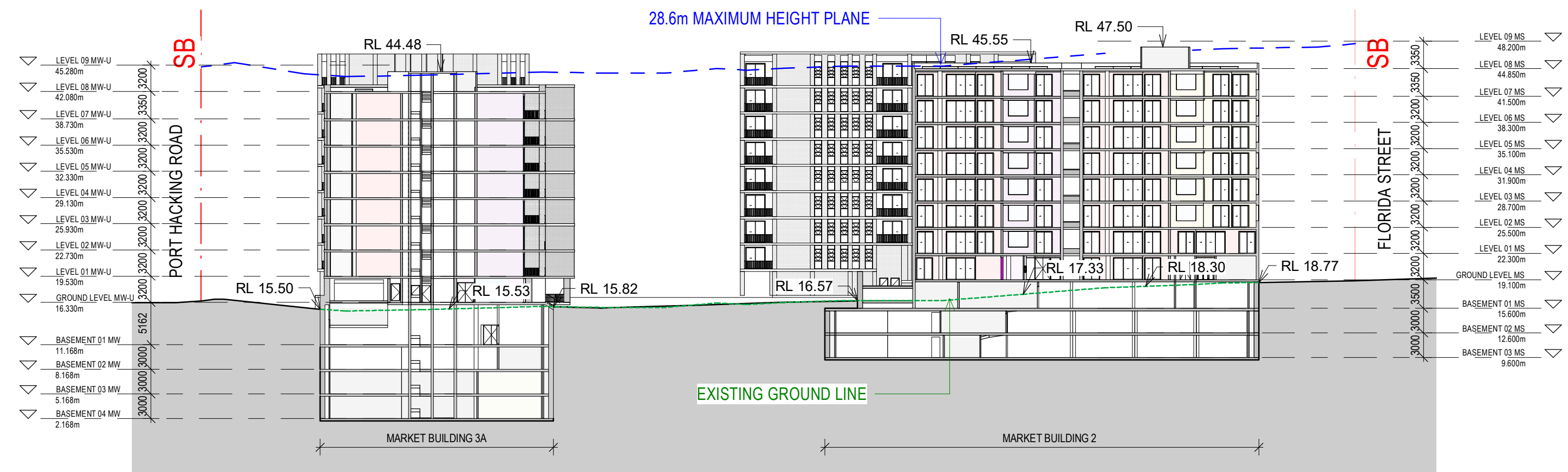
AR-DA-10D-XX-01 05



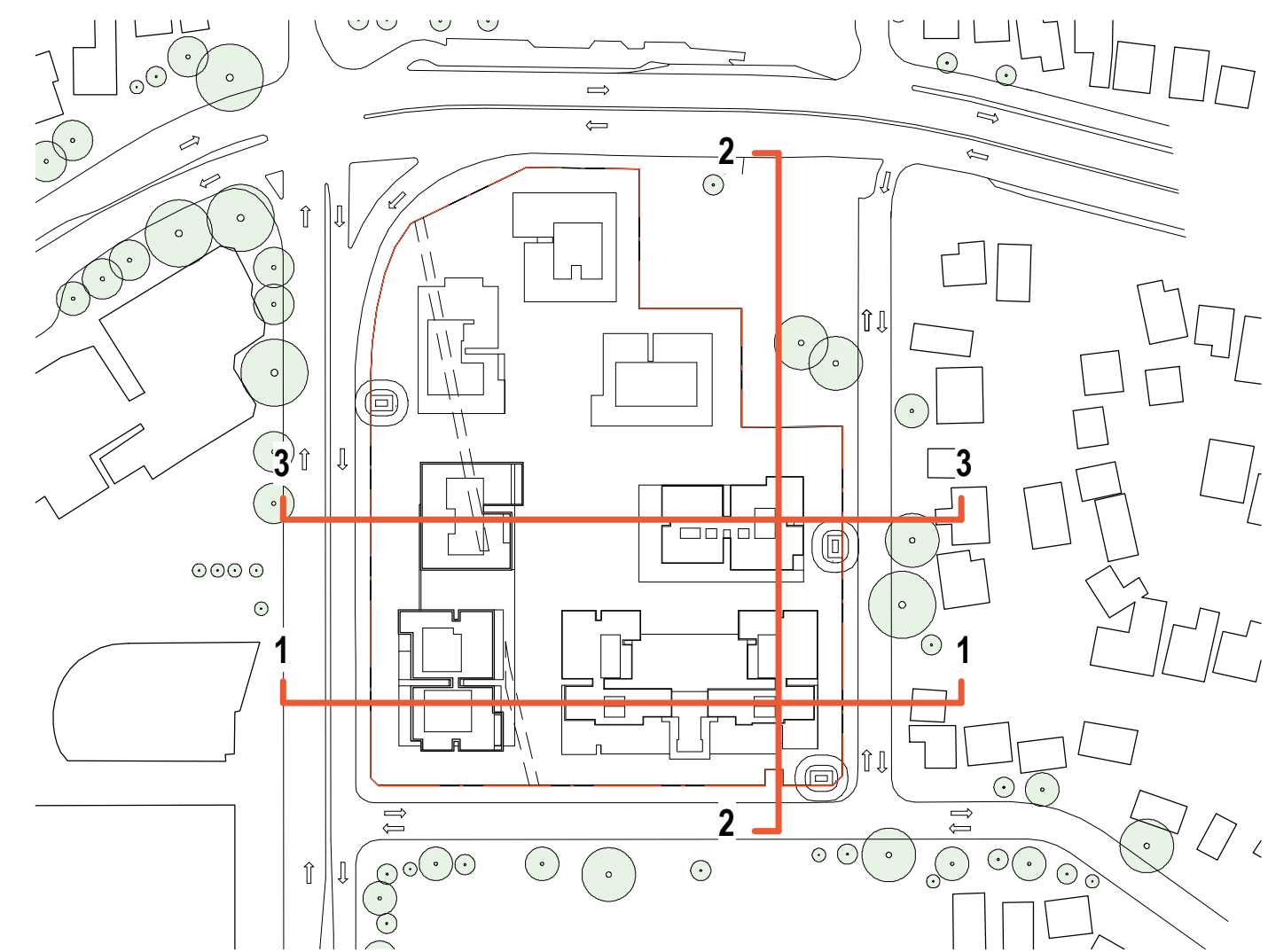
1 Section 01



2 Section 02



3 Section 03



ADG SEPARATION GUIDE

BUILDING SEPARATION

ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
02	17.10.2025	DRAFT SSDA	
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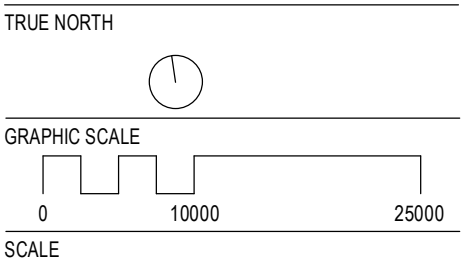
CLIENT

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CLIENT NUMBER

PROJECT

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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

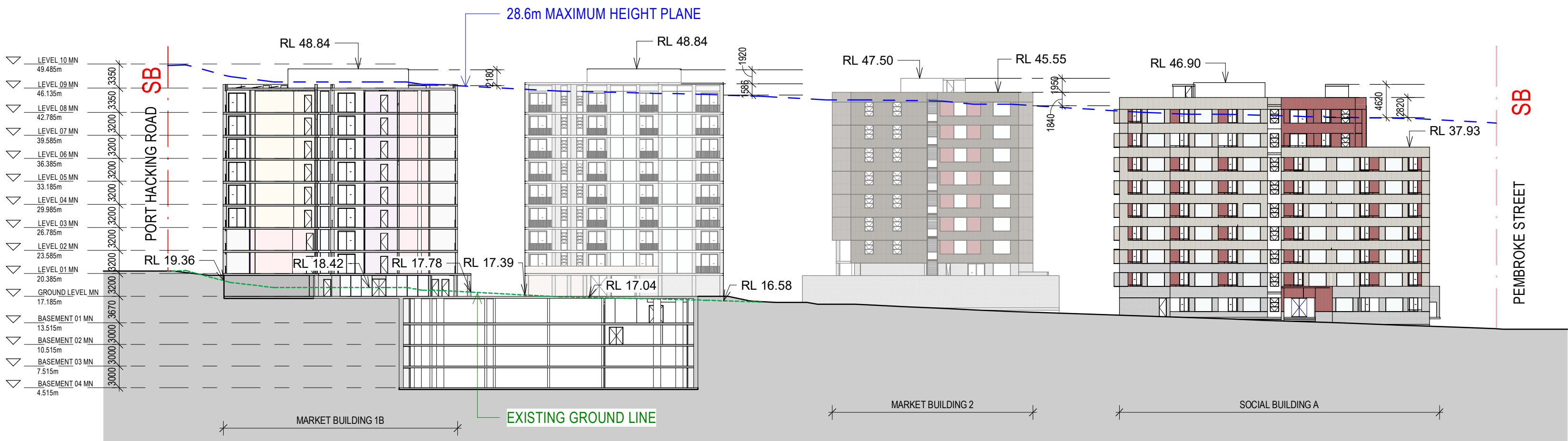


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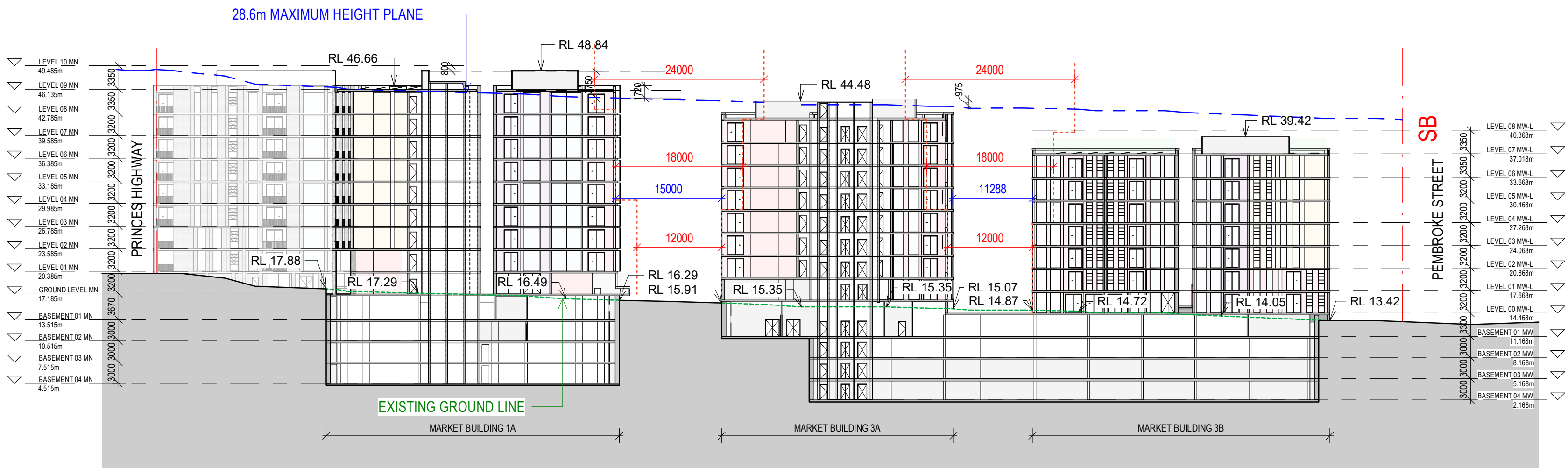
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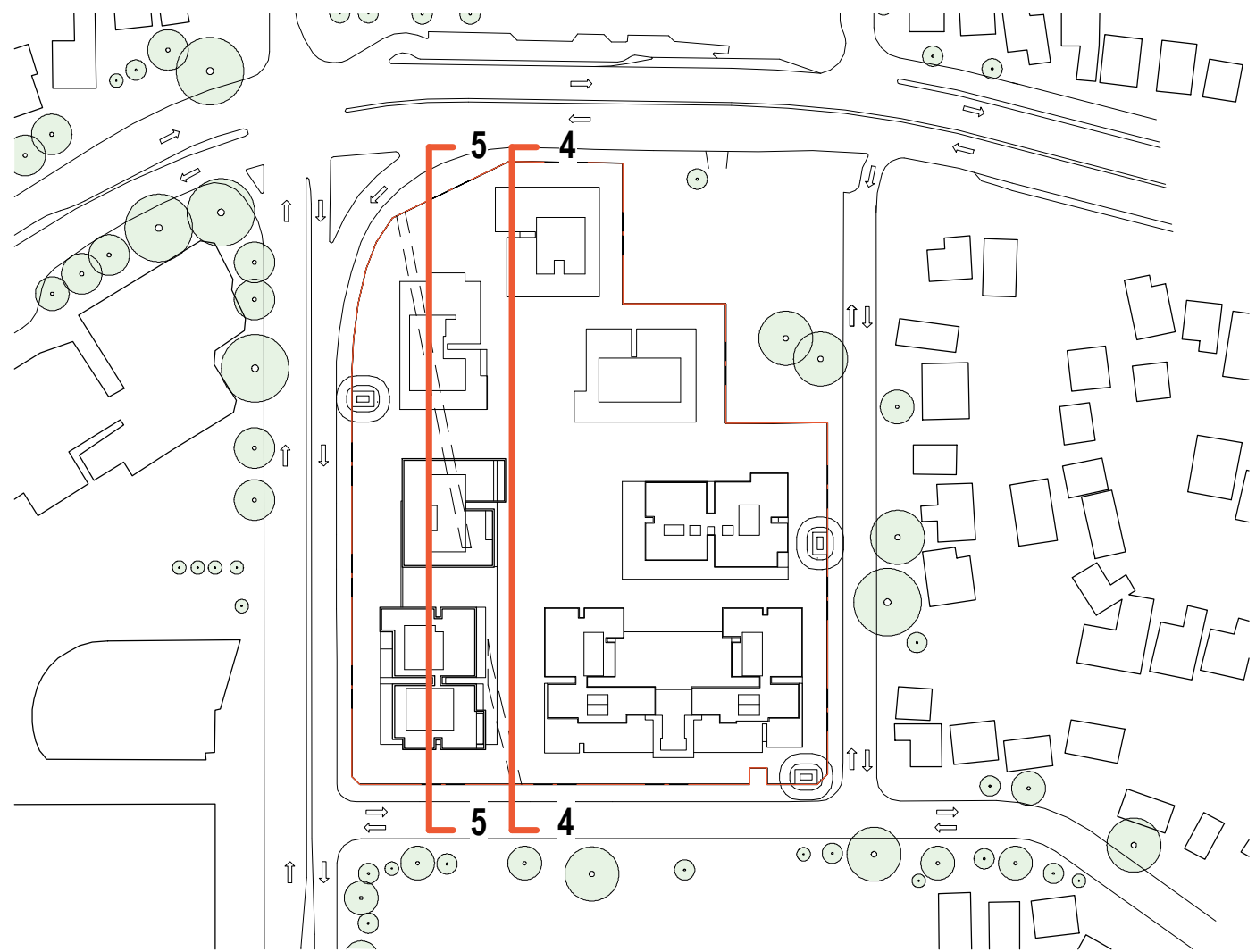
AR-DA-10D-XX-02	ISSUE
	05



1 Section 04

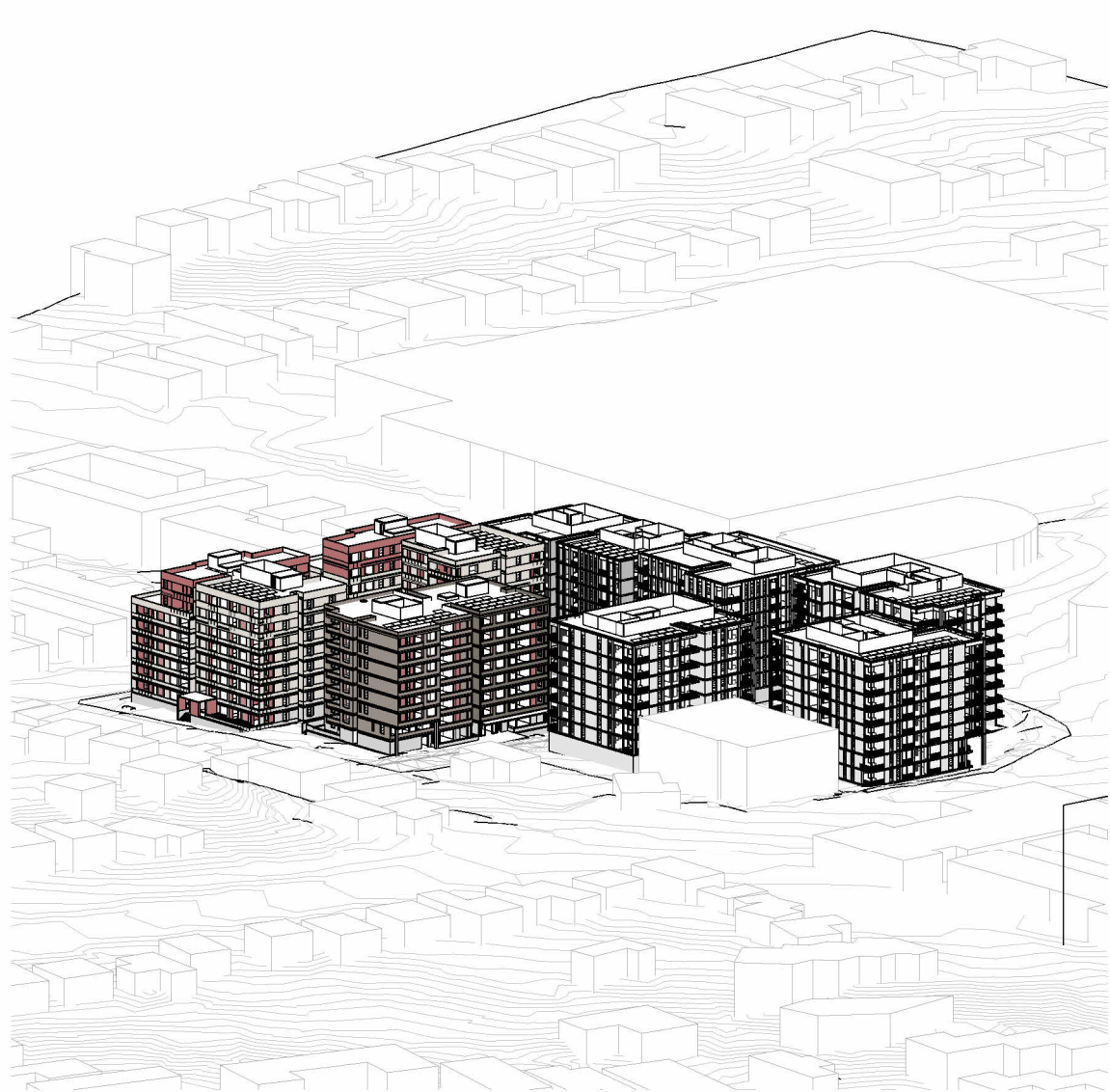


2 Section 05



ADG SEPARATION GUIDE

BUILDING SEPARATION



1 SUN EYE VIEW 830



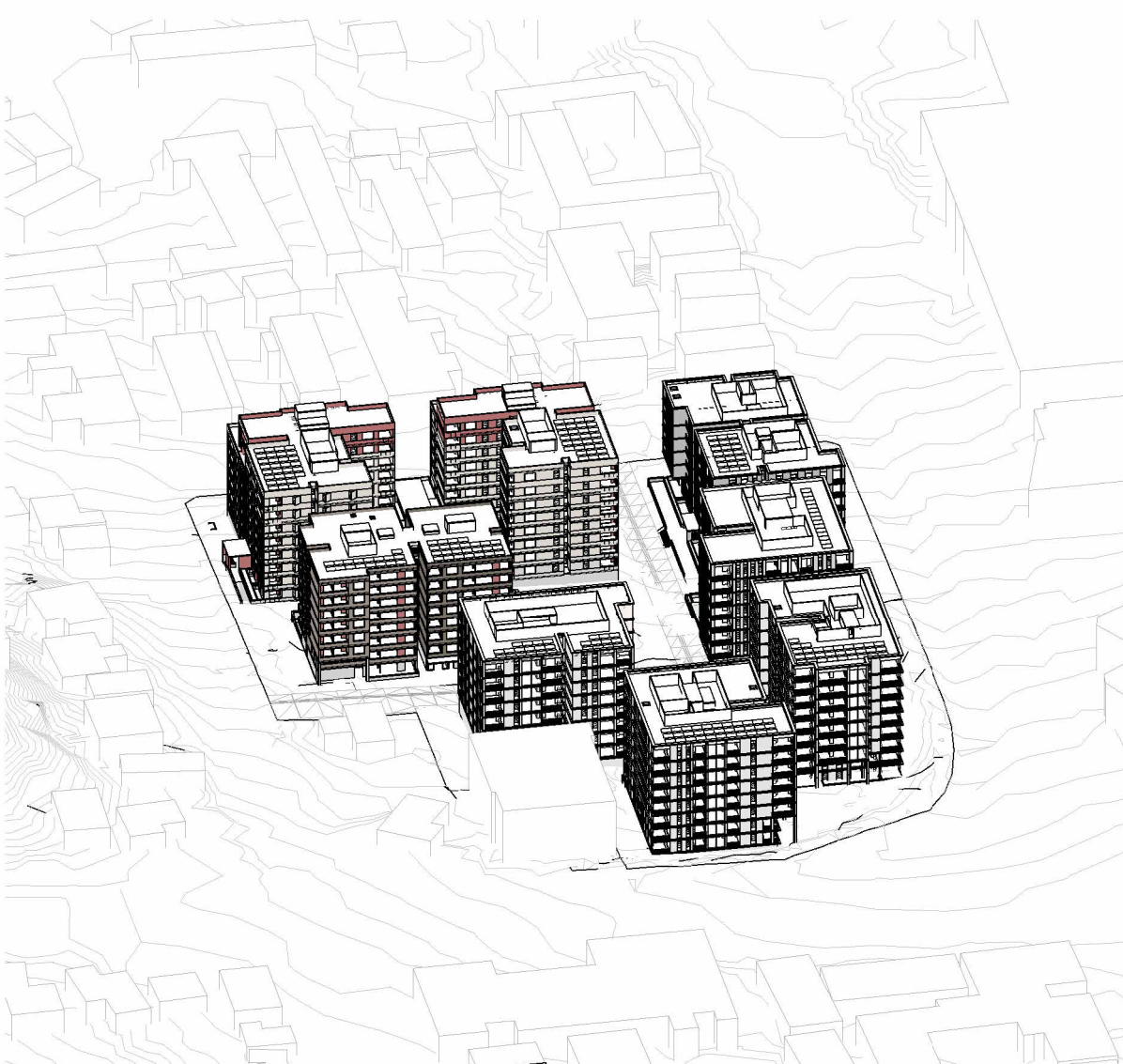
3 SUN EYE VIEW 900



4 SUN EYE VIEW 1000



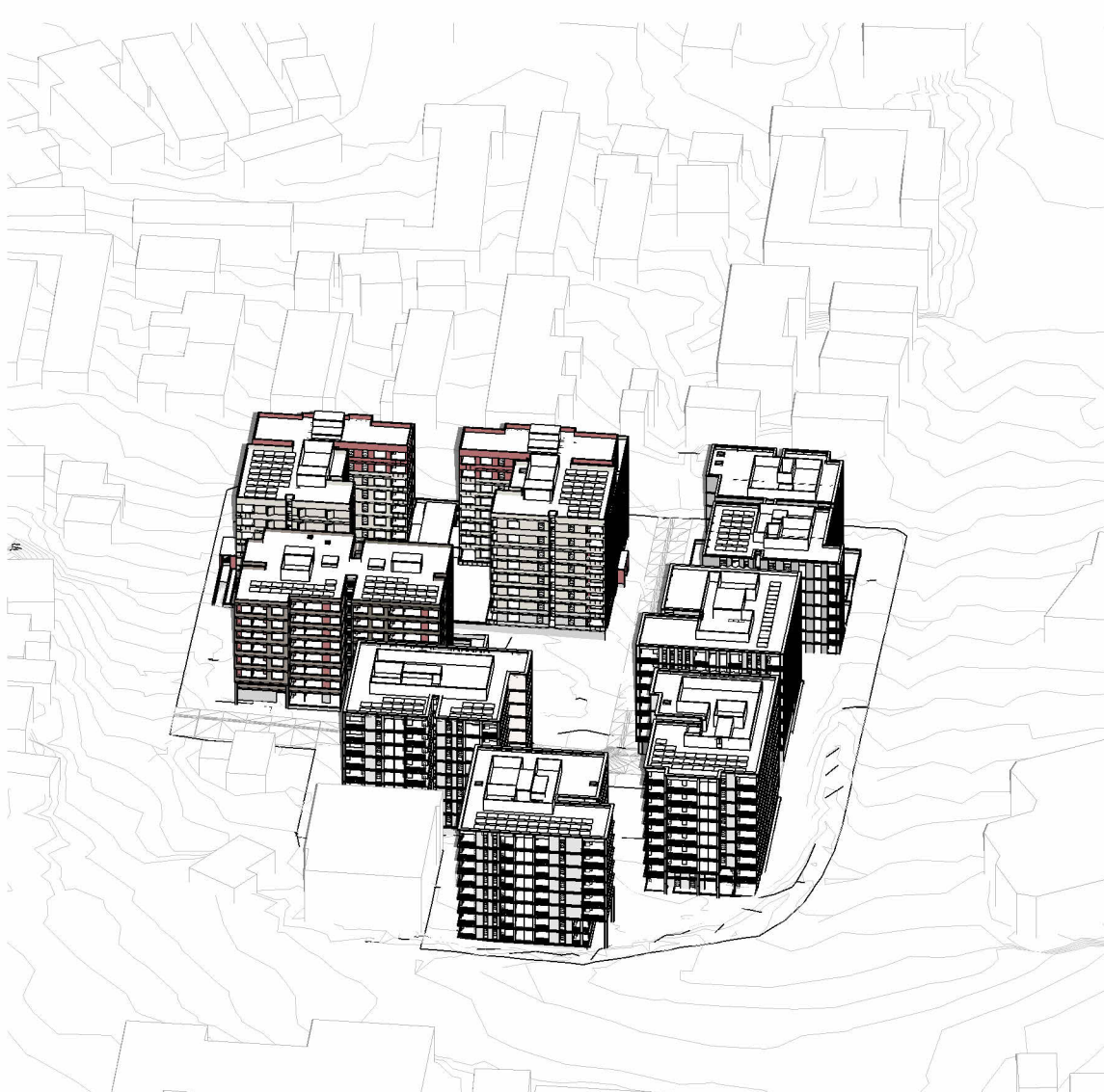
5 SUN EYE VIEW 1030



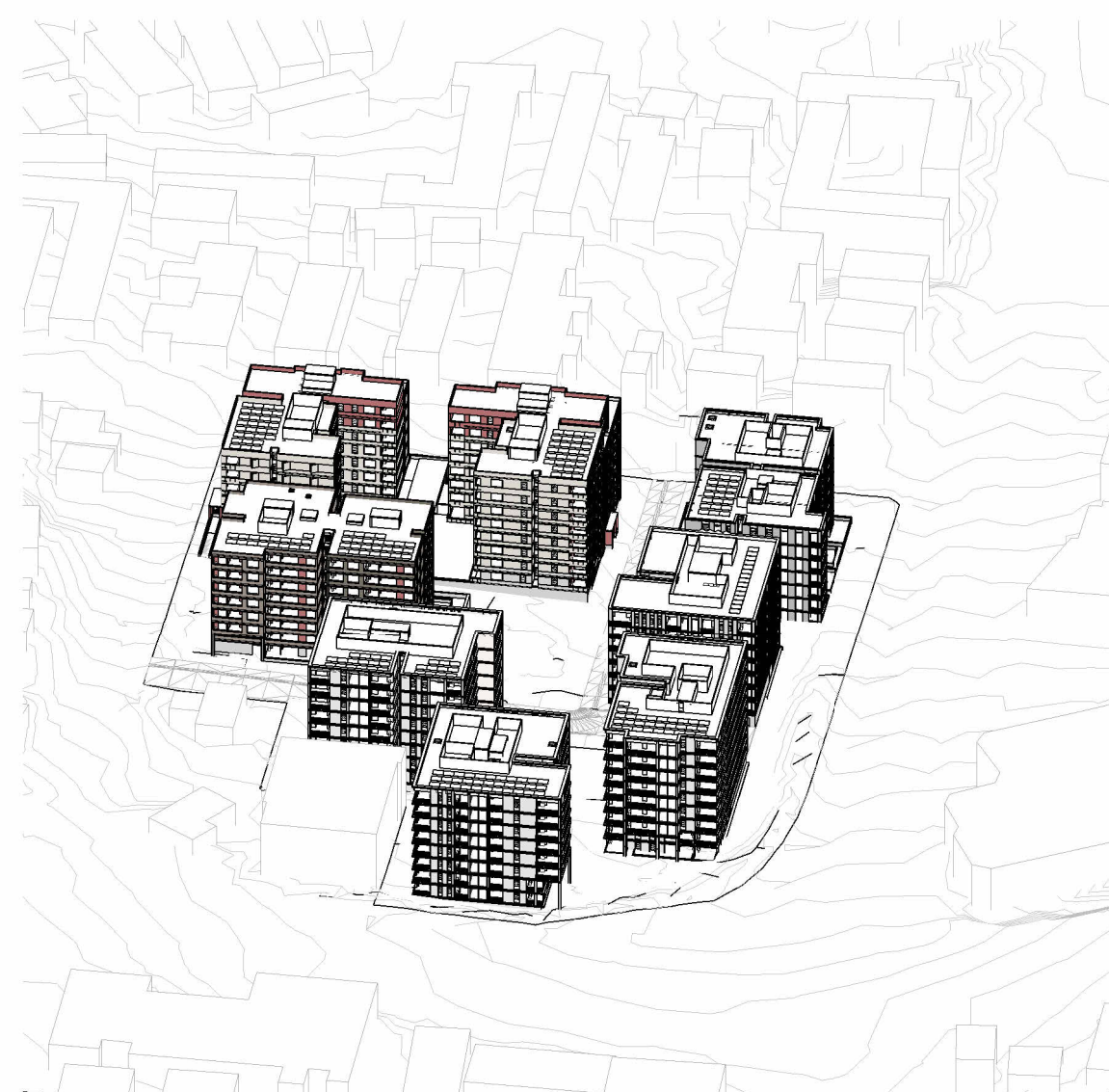
6 SUN EYE VIEW 1045



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

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
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7153 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWNER
10407 ALISON SQUADRO
10705 CATHERINE SKINNER

QLD
8007 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 NEVIN CROSBY
6236 KIRSTIE IRWIN

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CLIENT

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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009

DRAWING KEY

GRAPHIC SCALE

SCALE

@A1

STATUS

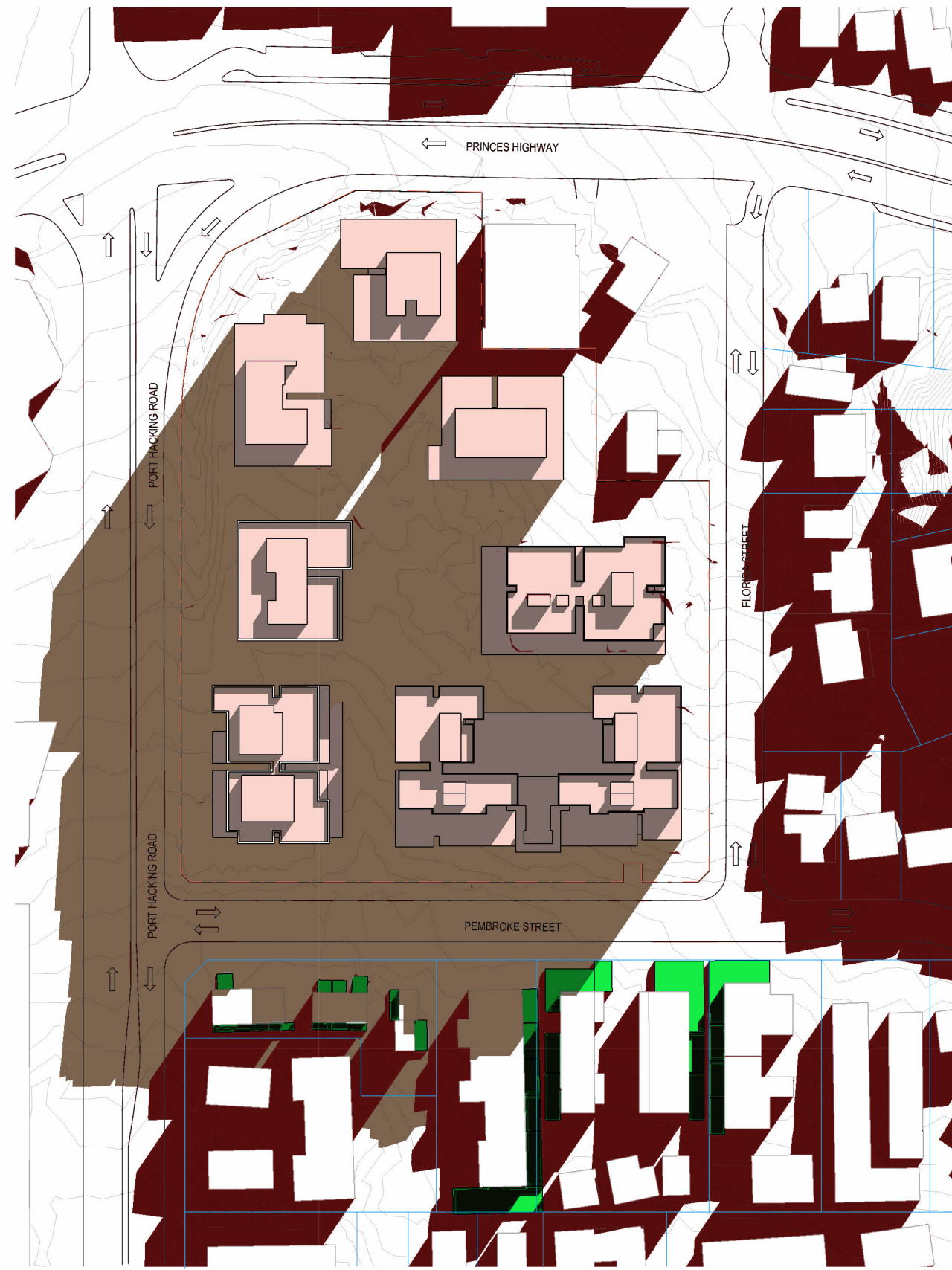
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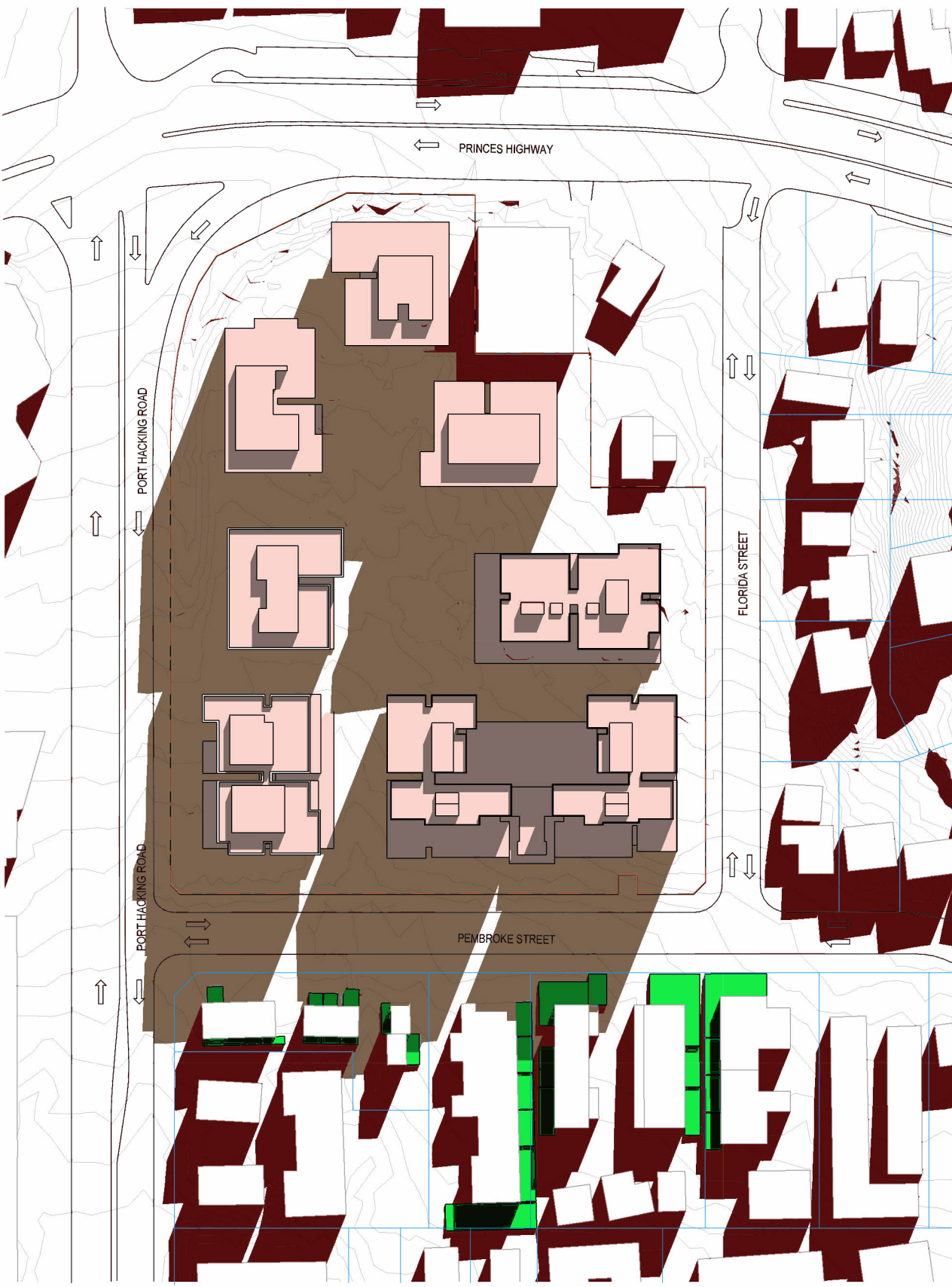
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ISSUE

06



1 OVERSHADOW 900



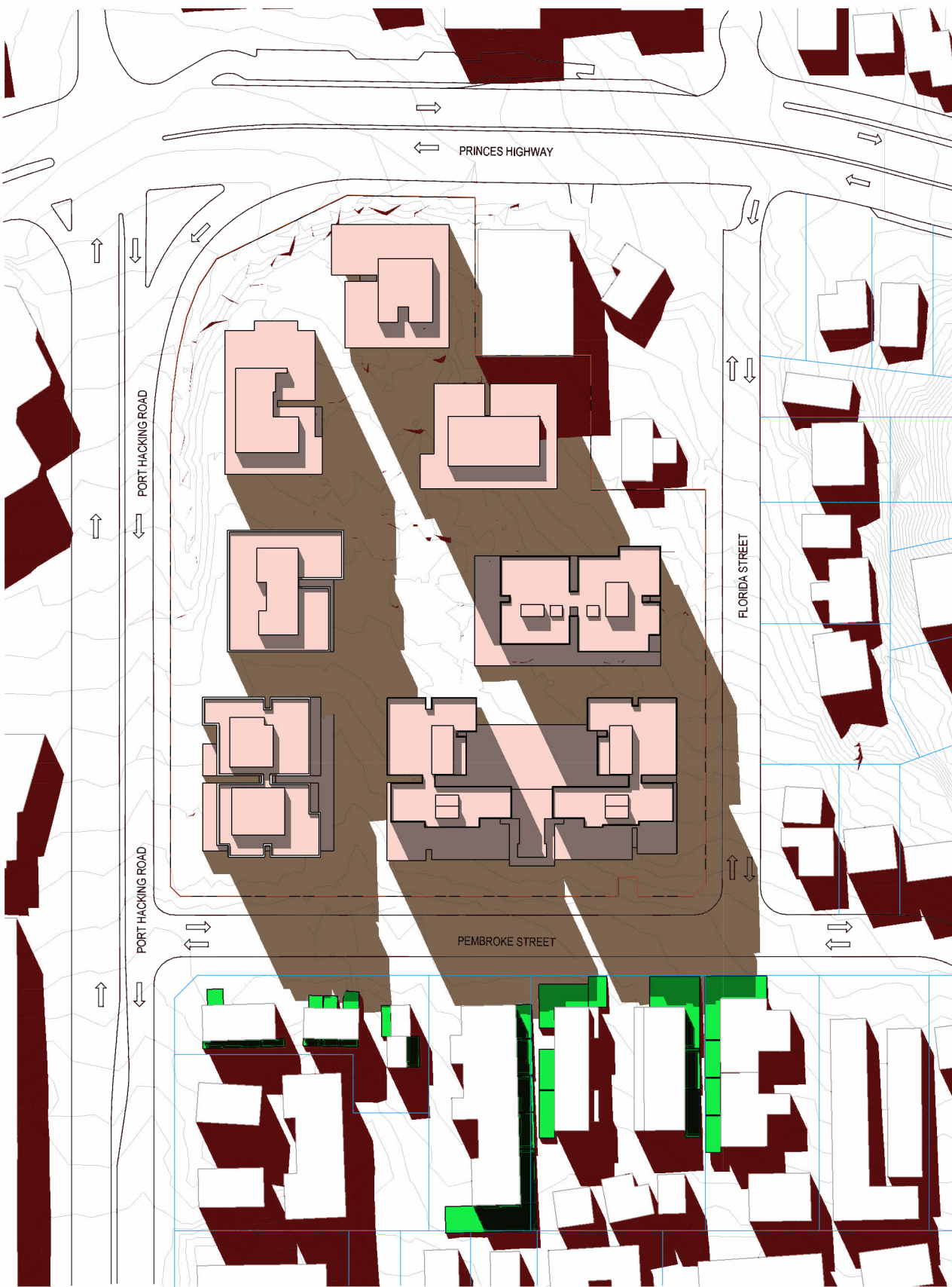
2 OVERSHADOW 1000



3 OVERSHADOW 1100



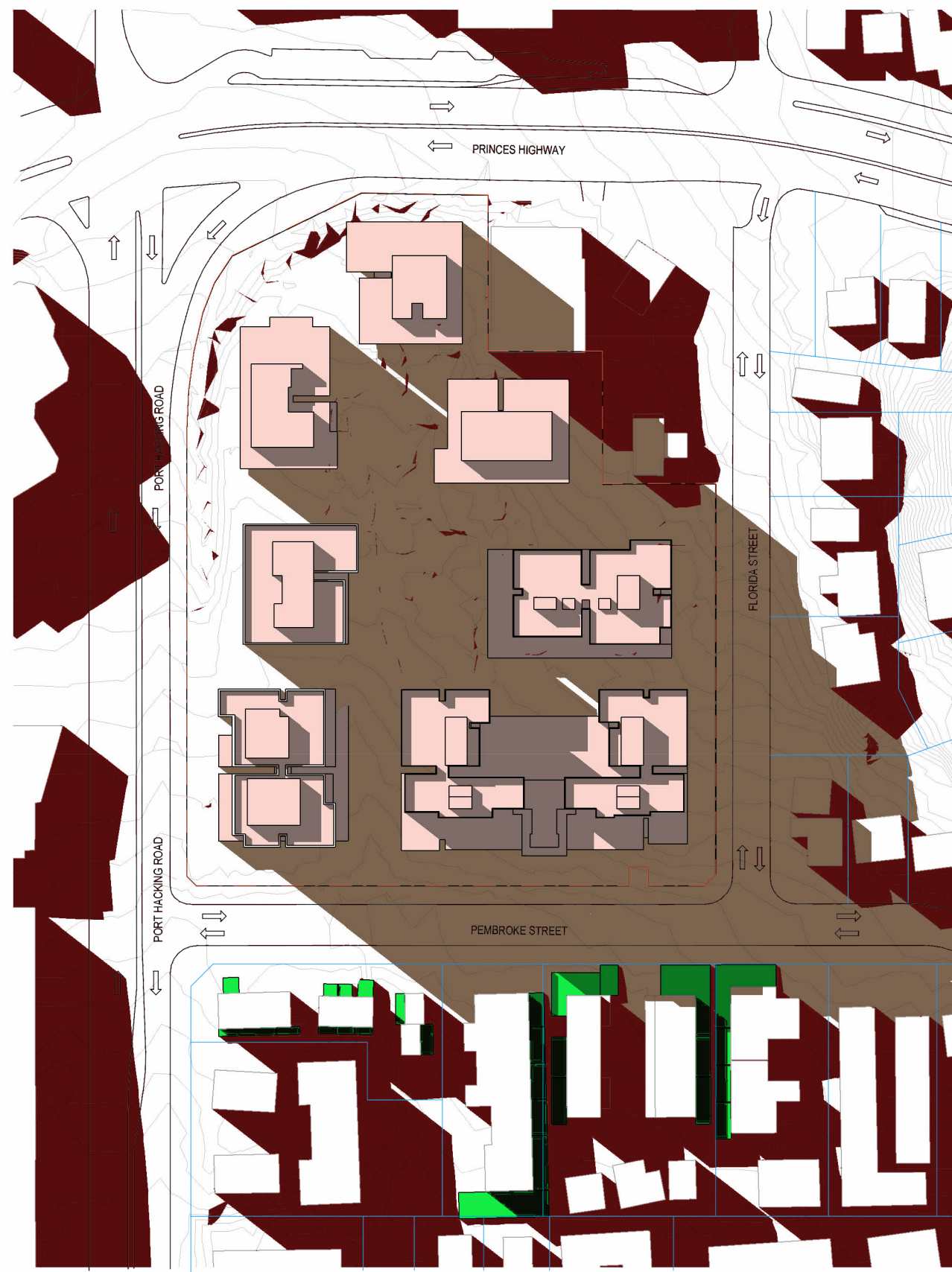
6 OVERSHADOW 1200



4 OVERSHADOW 1300



5 OVERSHADOW 1400



7 OVERSHADOW 1500

- SHADOWS CAST BY EXISTING BUILDINGS
- SHADOWS CAST BY PROPOSED DEVELOPMENT
- INDICATIVE LOCATIONS OF PRIVATE OPEN SPACES TO NEIGHBOURING DEVELOPMENTS ON PEMBROKE STREET

ISSUE	DATE	FOR	CHKD
01	31.07.2025	CONCEPT DESIGN	
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03	10.01.2025	SDRP 2	
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28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

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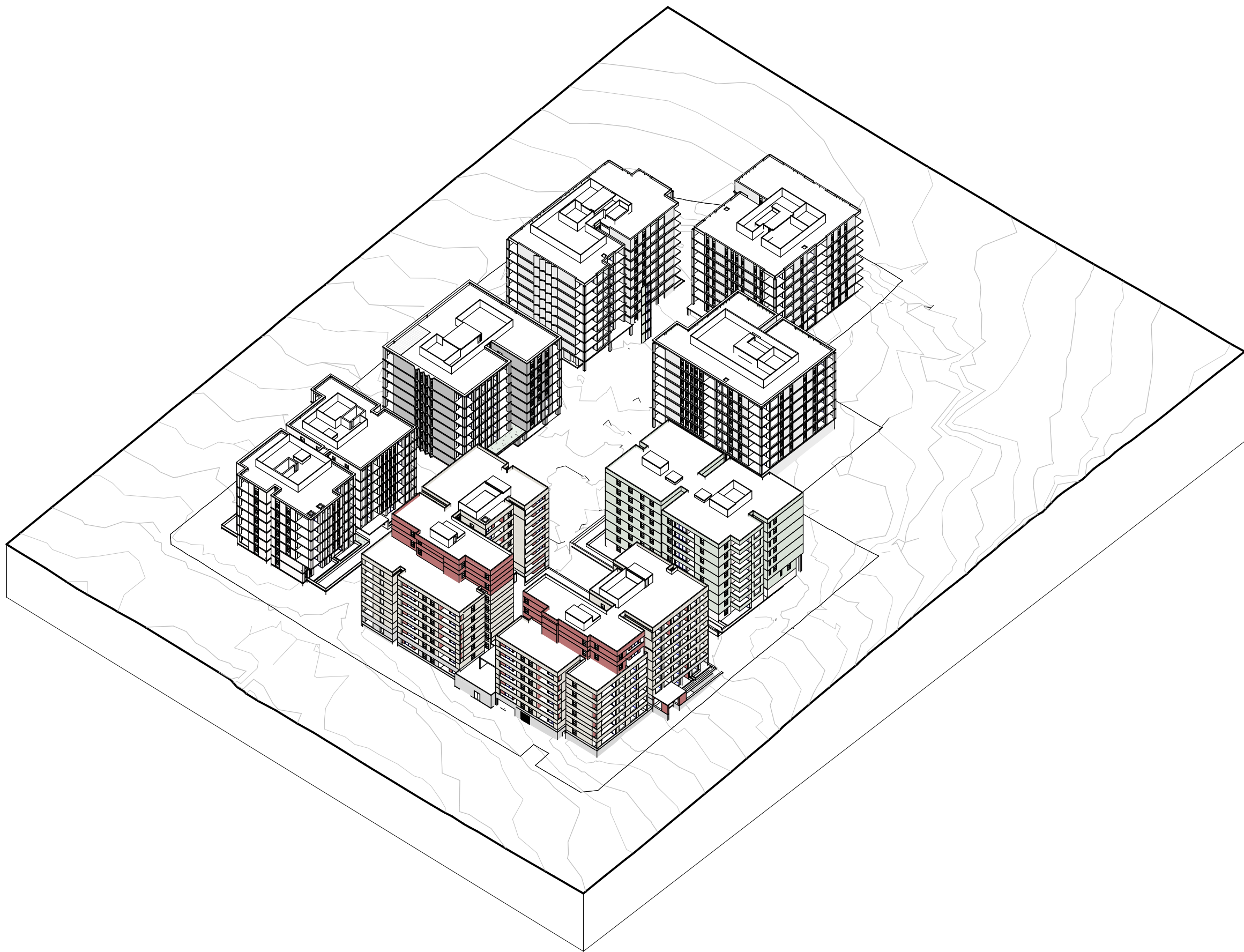
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10E-XX-02

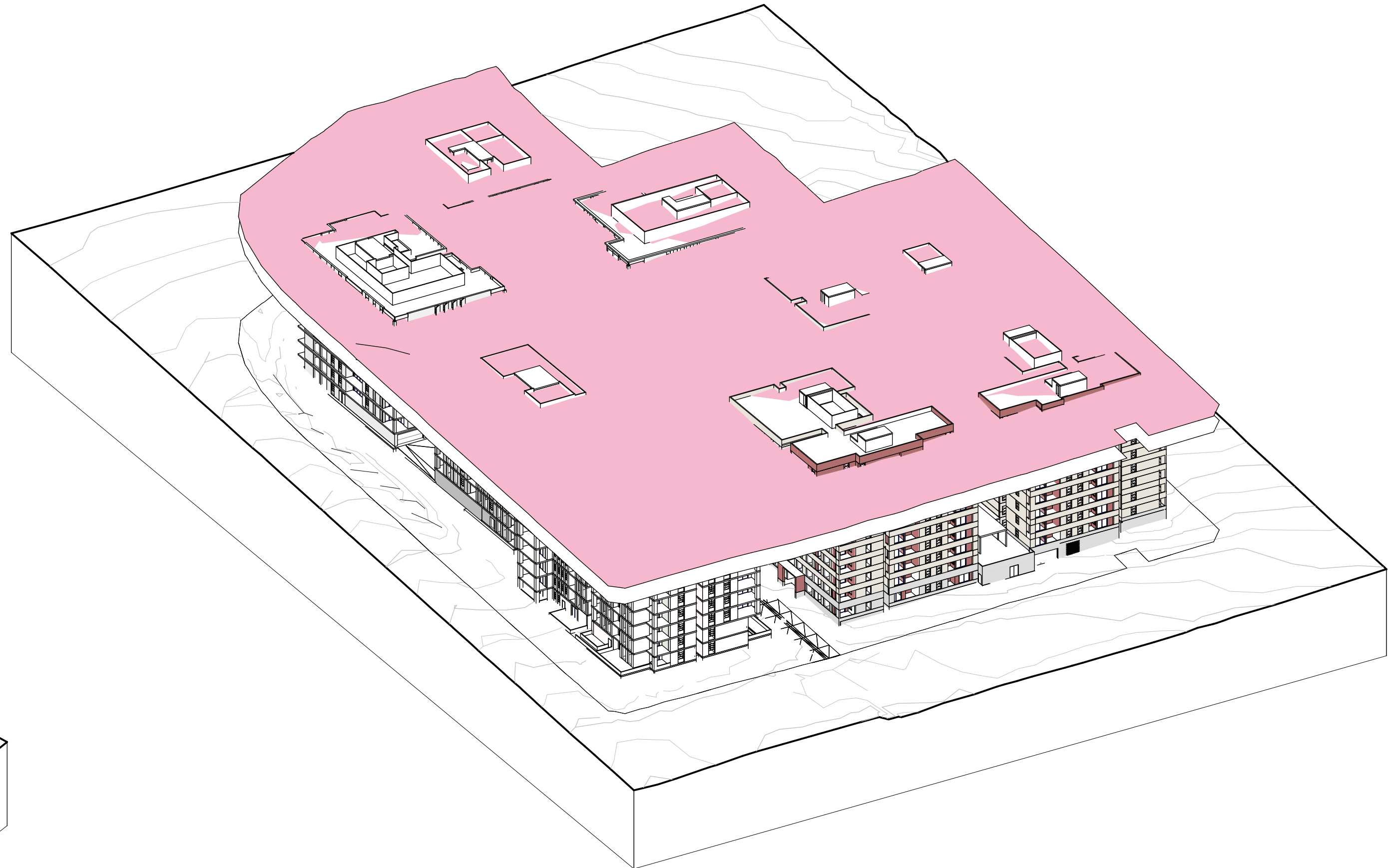
ISSUE
06



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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CLIENT

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PROJECT

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28 FLORIDA STREET SYLVANIA
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TRUE NORTH

GRAPHIC SCALE

SCALE

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@A1
STATUS

DRAWING

HEIGHT COMPLIANCE

AR-DA-10E-XX-10	ISSUE
	02



ISSUE	DATE	FOR	CHKD
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02	10.01.2025	SDRP 2	
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04	24.10.2025	SSDA SUBMISSION	
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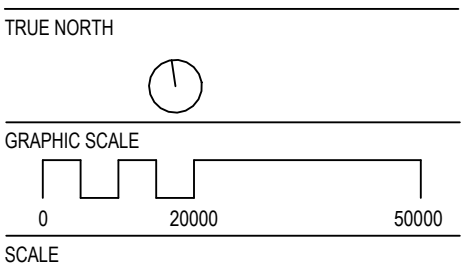
CLIENT

HOMES NSW
CLIENT NUMBER

PROJECT

HAFF NSW
28 FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY



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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

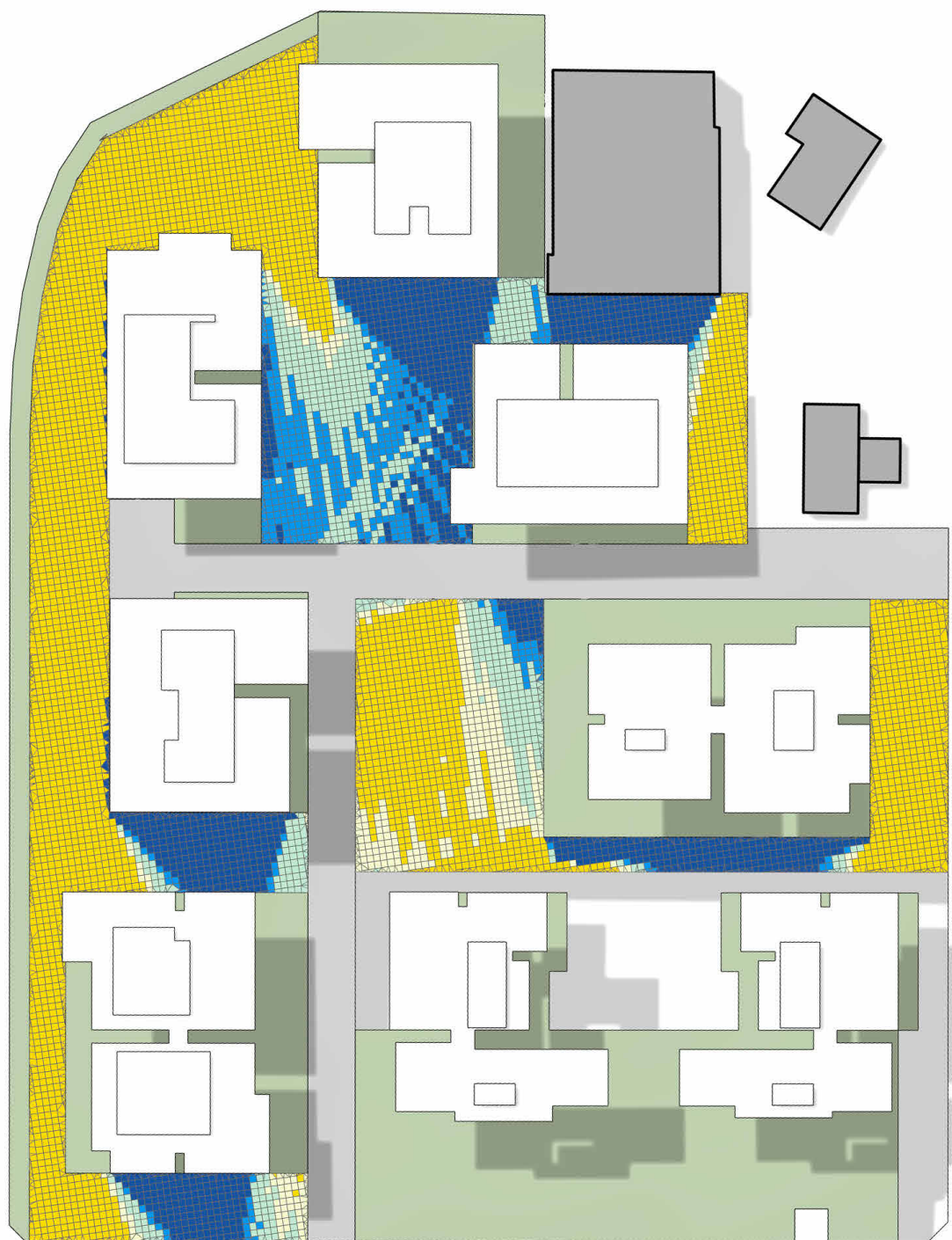
OPEN COMMUNAL SPACE AREA SCHEDULE		
Name		Area
Open Communal M		6784.75 m²
Open Communal S		1237.54 m²
		8022.30 m²



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

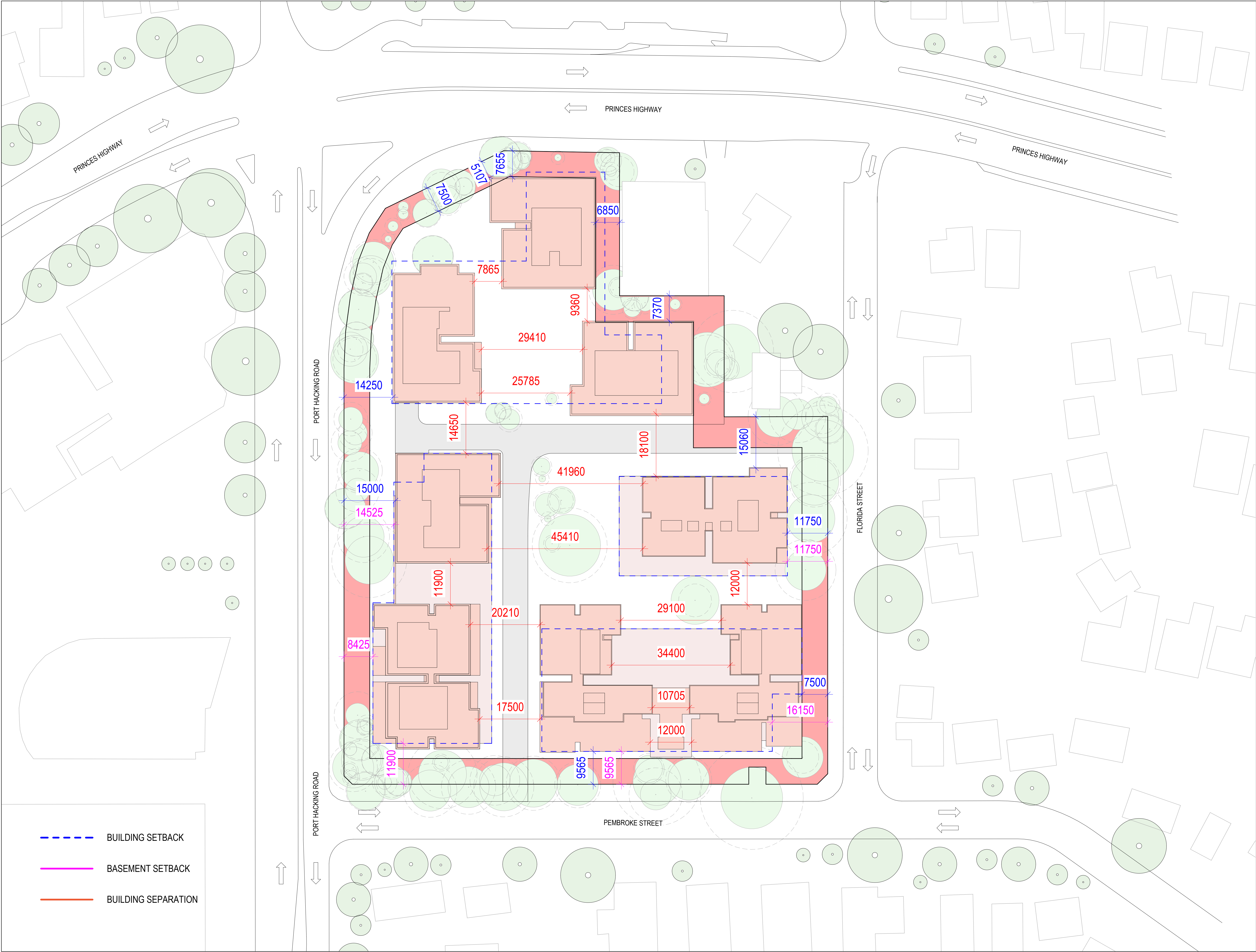
SITE AREA	21,692m2
SITE AREA (excluding road)	19,776m2
DEEP SOIL REQUIREMENT 15%	2,966m2

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%)



BVN

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7053 MATTHEW BLAIR
7151 PHILIP BOSSINGTON
7428 PETER THOMAS
8011 WILLIAM DOWZER
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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

0 10000 25000

SCALE

1:500@A1
STATUS

DRAWING

SETBACKS & ADG
SEPARATION

AR-DA-10E-XX-30 02

ISSUE DATE	FOR	CHKD
01 17.10.2025	DRAFT SSDA	
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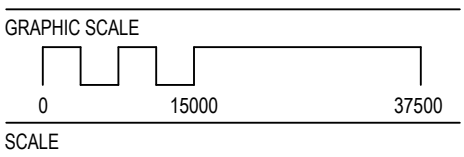
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

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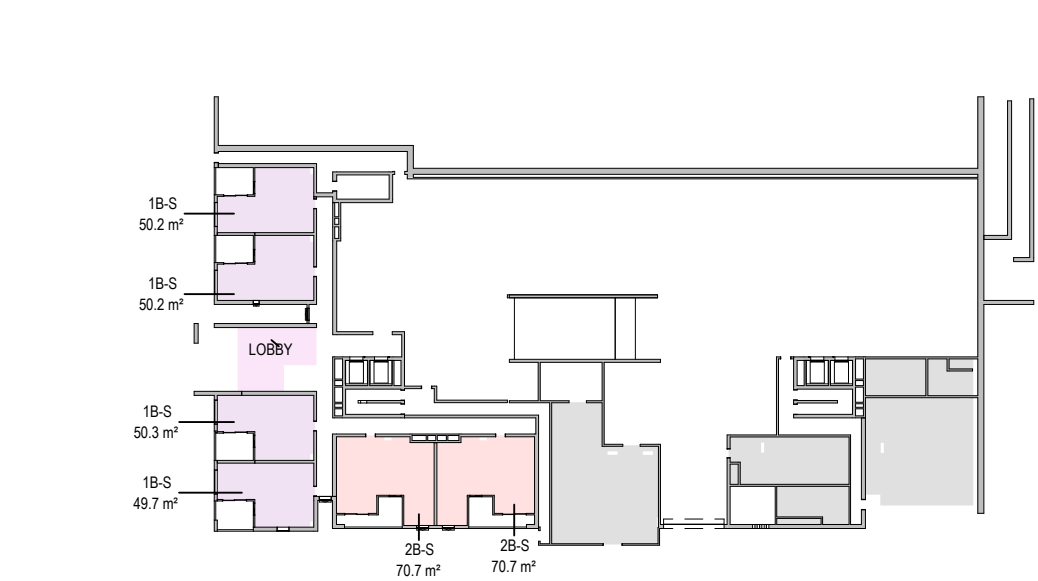


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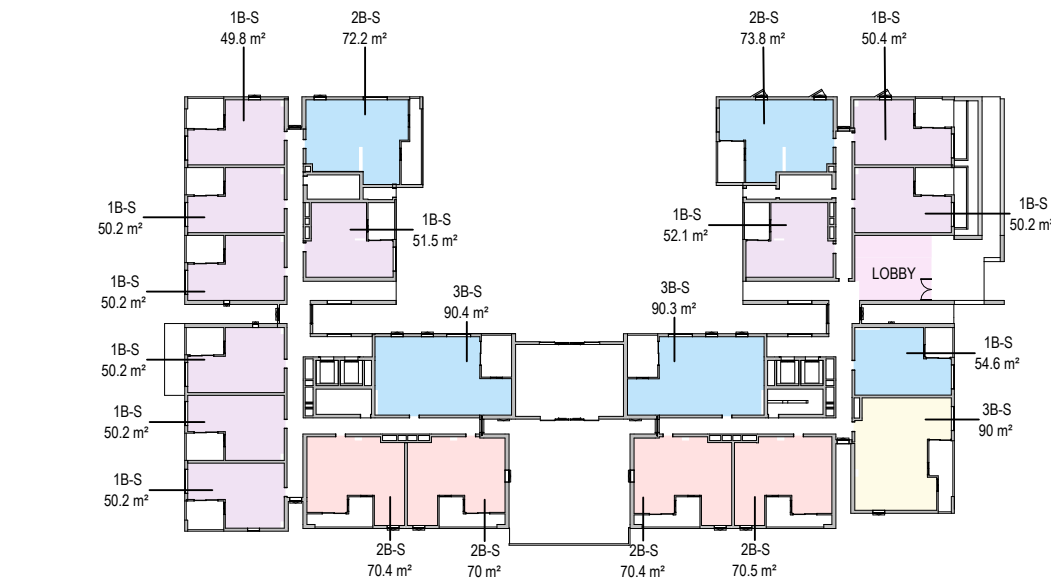
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UNIT MIX - SOCIAL

AR-DA-10T-00-00 02



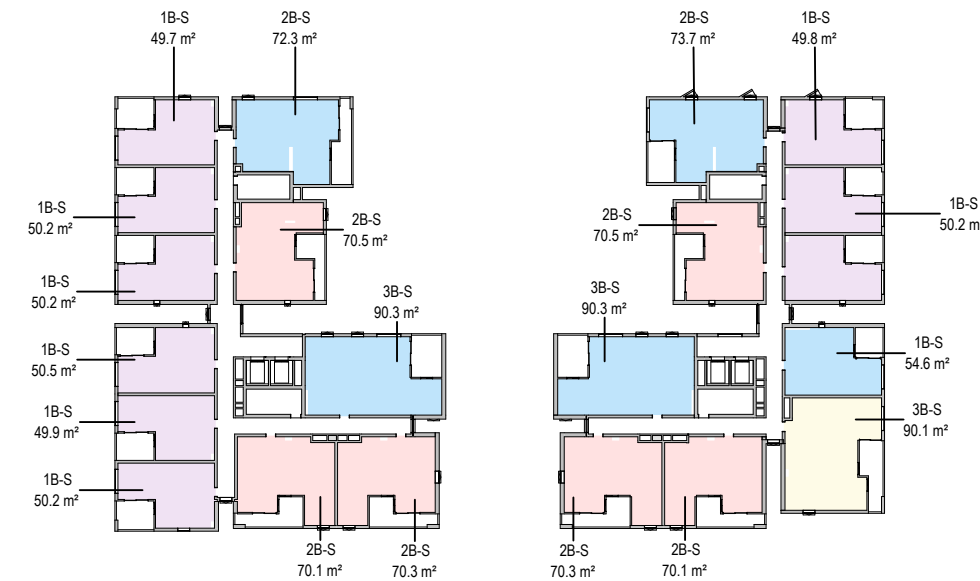
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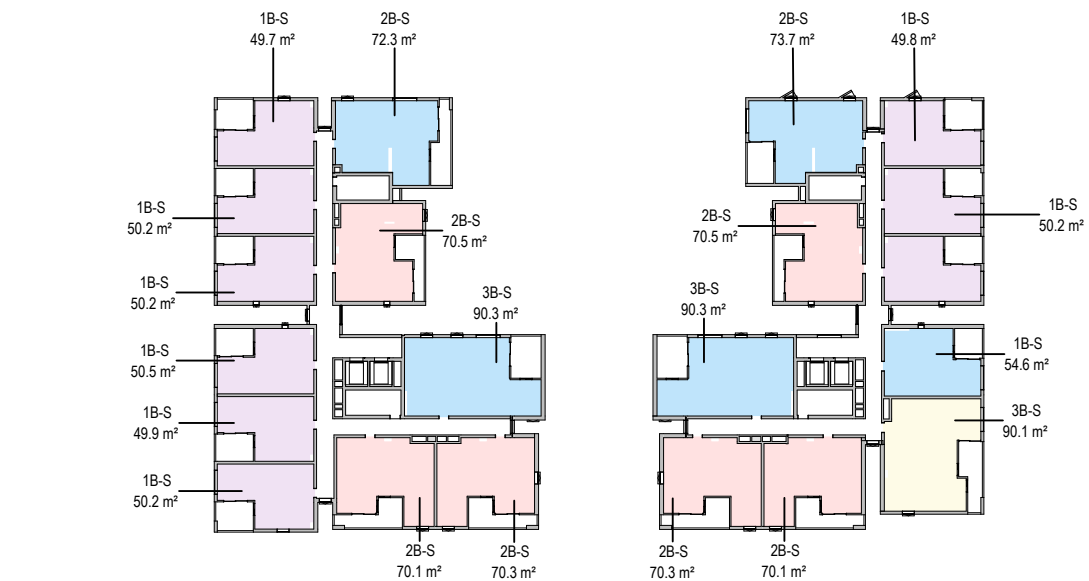
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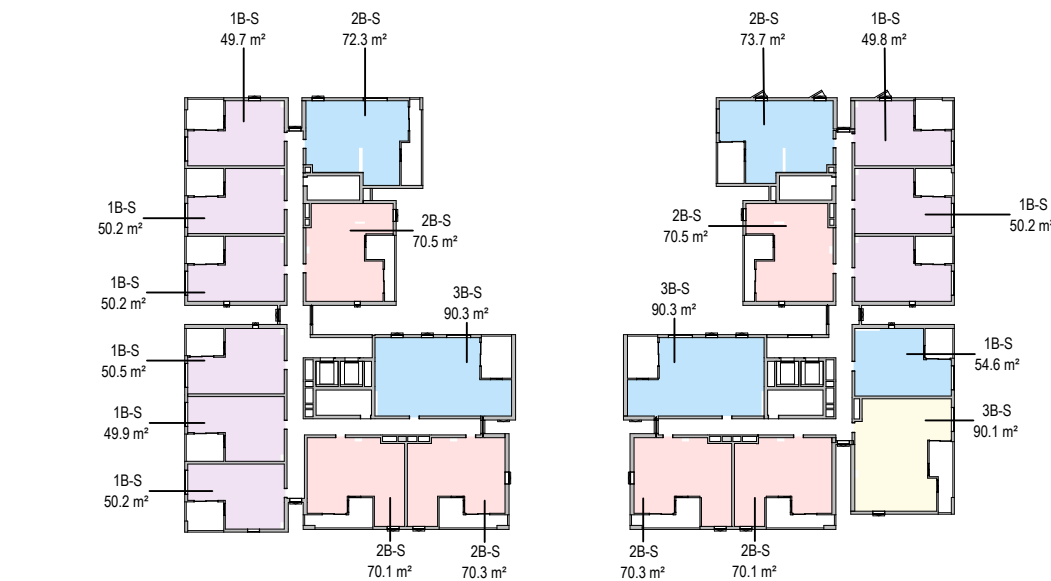
3 UNIT MIX - LEVEL 02



4 UNIT MIX - LEVEL 03



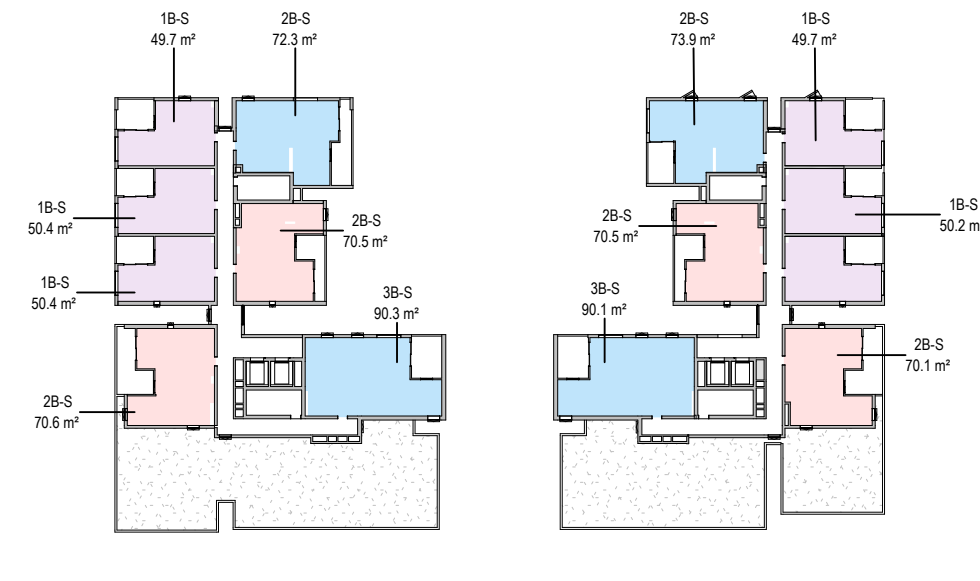
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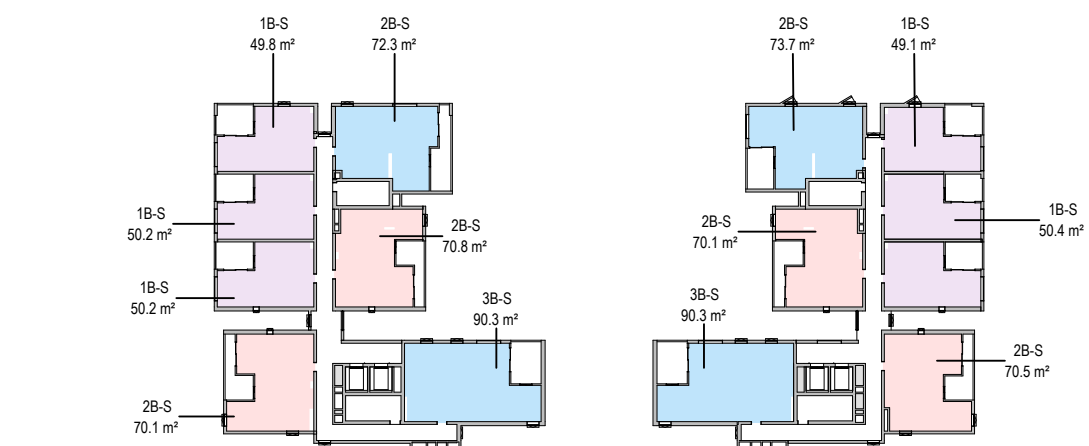
6 UNIT MIX - LEVEL 05



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
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
DOCUMENTS TO BVN'S ATTENTION. DO NOT SCALE THIS DRAWING

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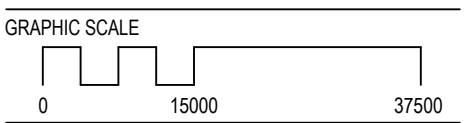
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

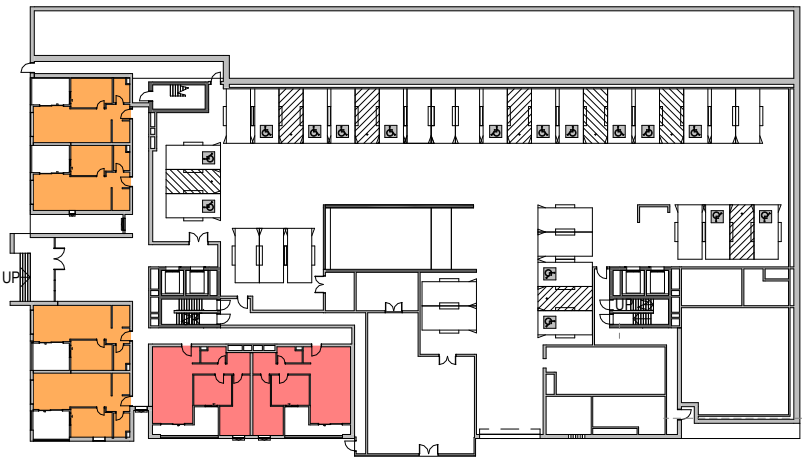


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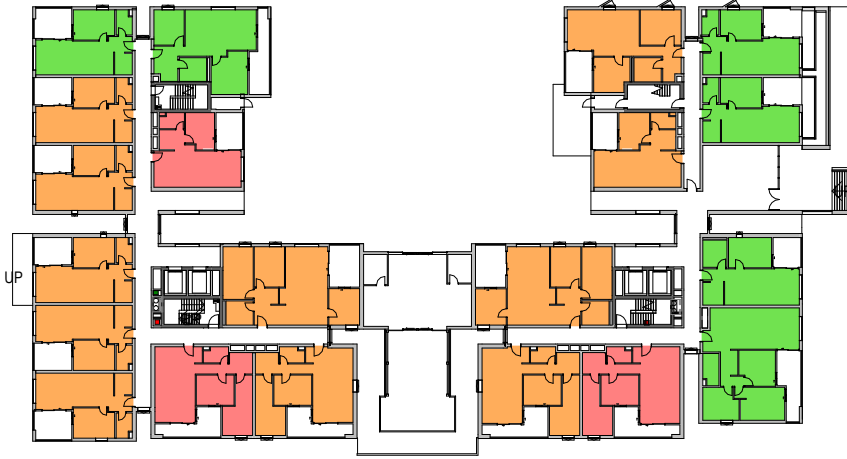
DRAWING

ADG COMPLIANCE - SOLAR
ACCESS - SOCIAL

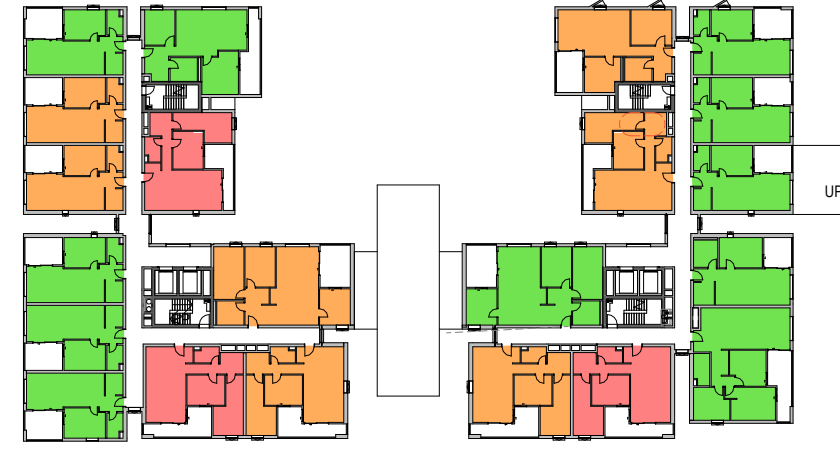
ISSUE
AR-DA-10T-00-01 04



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



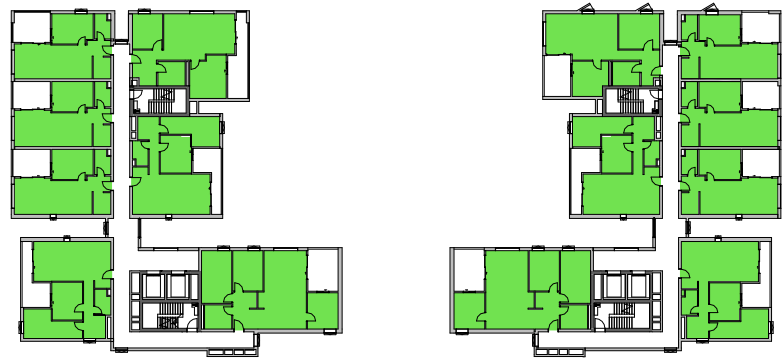
6 SOLAR ACCESS -LEVEL 05



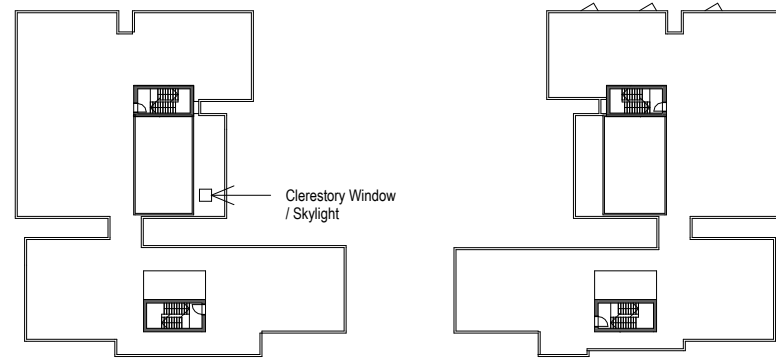
7 SOLAR ACCESS -LEVEL 06



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	
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03 17.10.2025	DRAFT SSDA	
04 24.10.2025	SSDA SUBMISSION	

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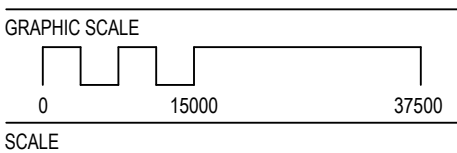
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HNSW
CLIENT NUMBER

HAFF SYLVANIA
PROJECT

HAFF SYLVANIA
FLORIDA STREET SYLVANIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

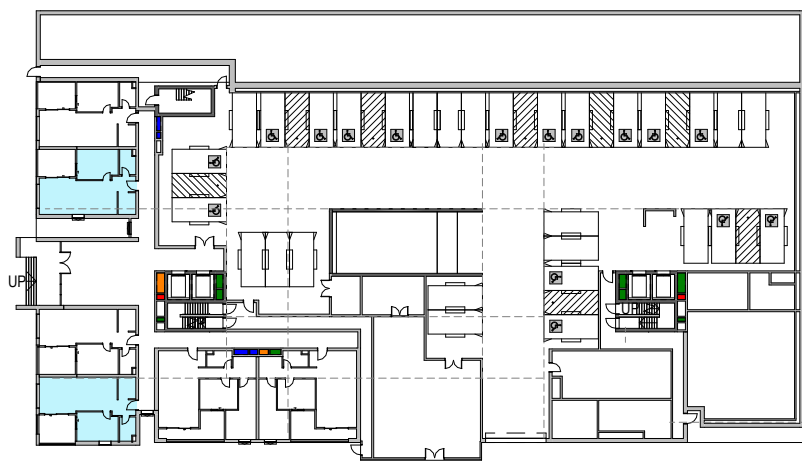


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STATUS

DRAWING

ADG COMPLIANCE - CROSS
VENTILATION - SOCIAL

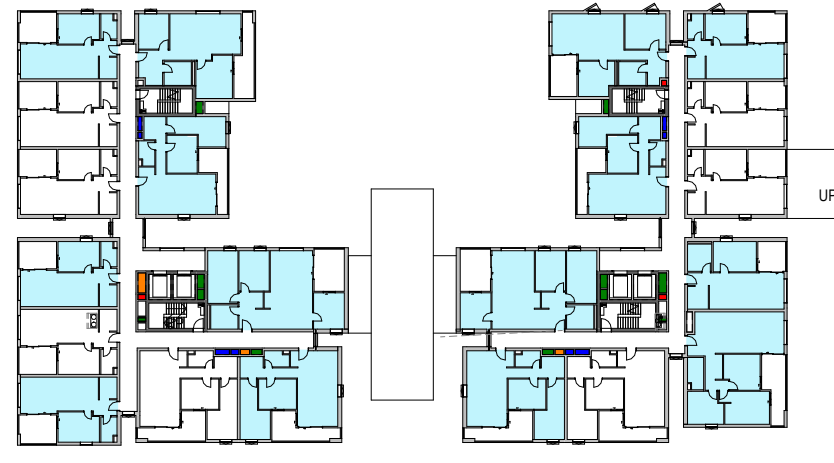
ISSUE
AR-DA-10T-00-02 04



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

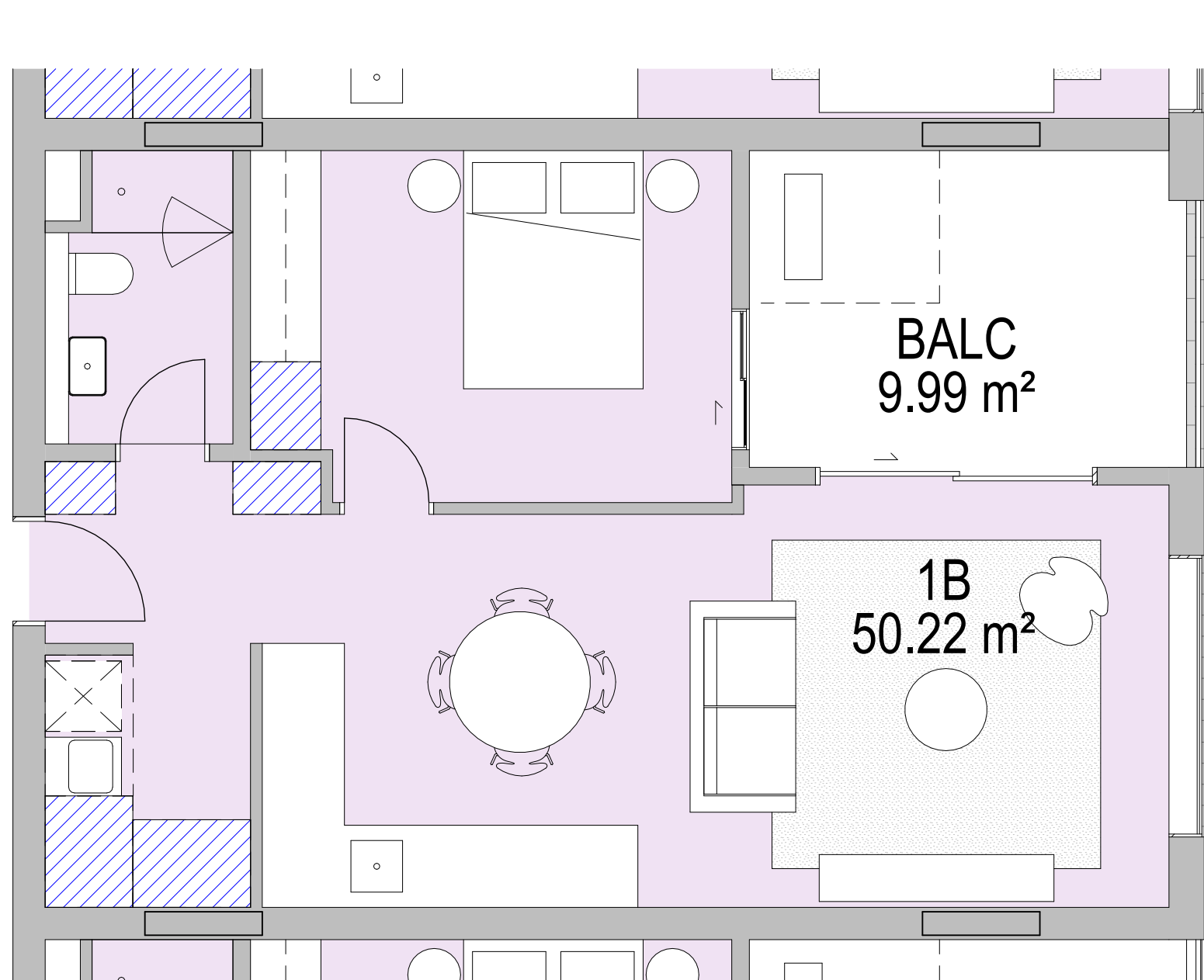
SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

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

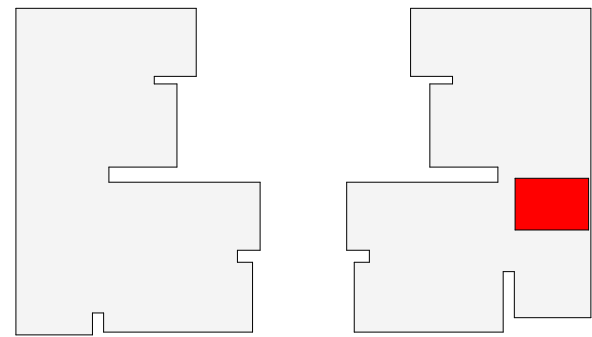
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume

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

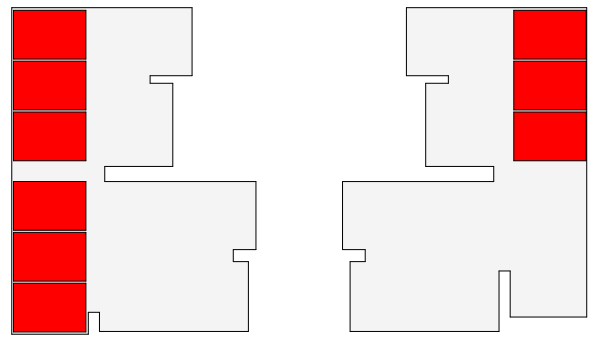


APT TYPE 1B.2 - Storage	
Room: Number	Storage Volume

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

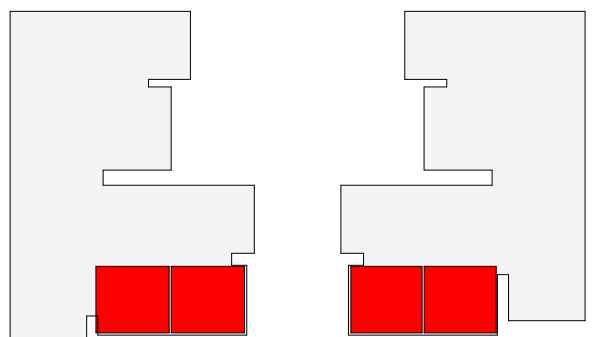
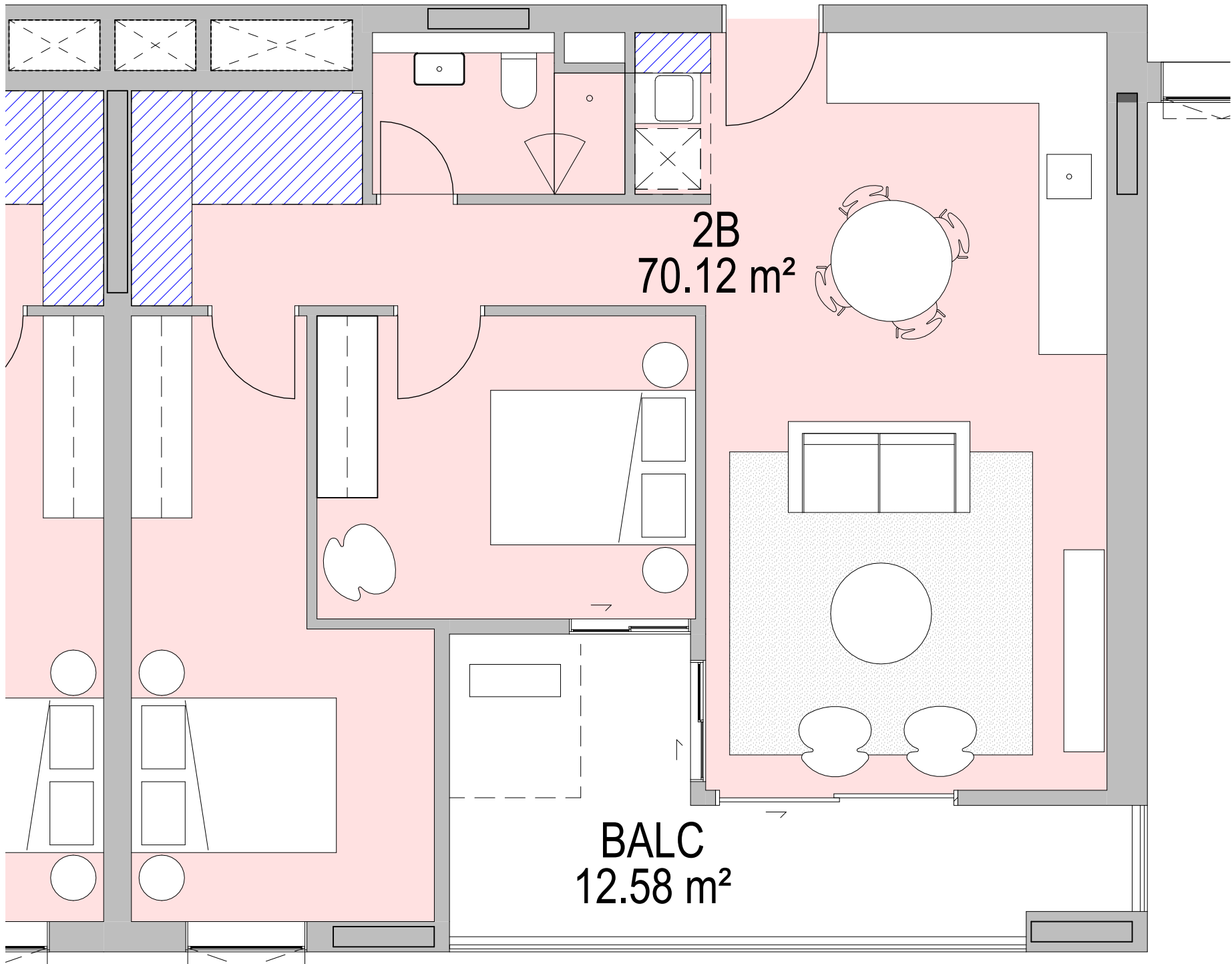


4 1BED - TYPE 1



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

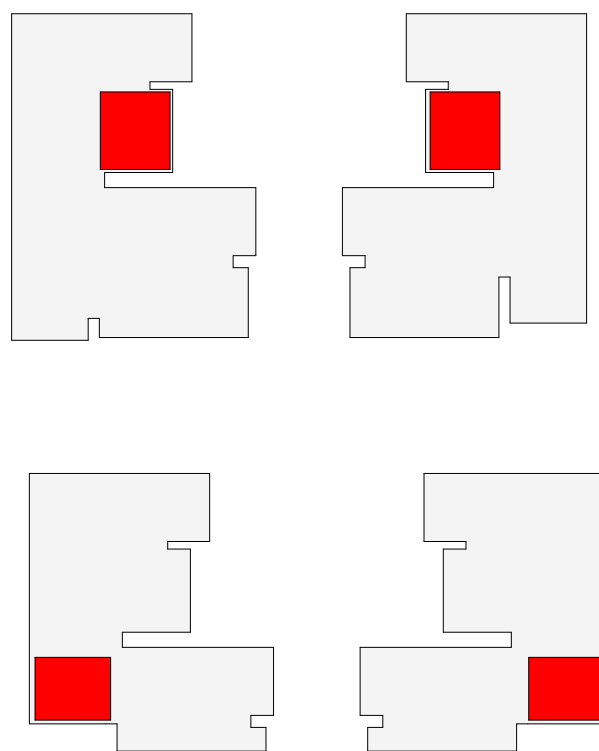
2B.1	0.45 m³
2B.1	3.07 m³
2B.1	4.56 m³
2B.1	0.72 m³
Grand total: 4	8.79 m³



1 1BED DDA - TYPE 1

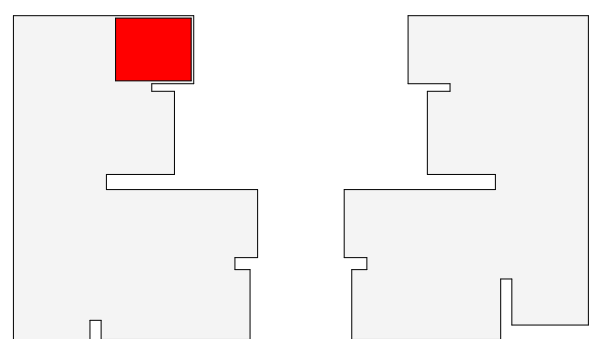
7 2BED - TYPE 1

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



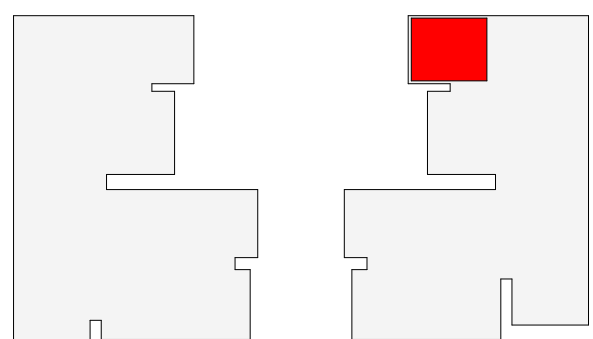
APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	1.55 m³
2B.3	2.37 m³
2B.3	0.45 m³
2B.3	1.01 m³
Grand total: 4	5.38 m³

ADDITIONAL STORAGE PROVIDED IN BASEMENT

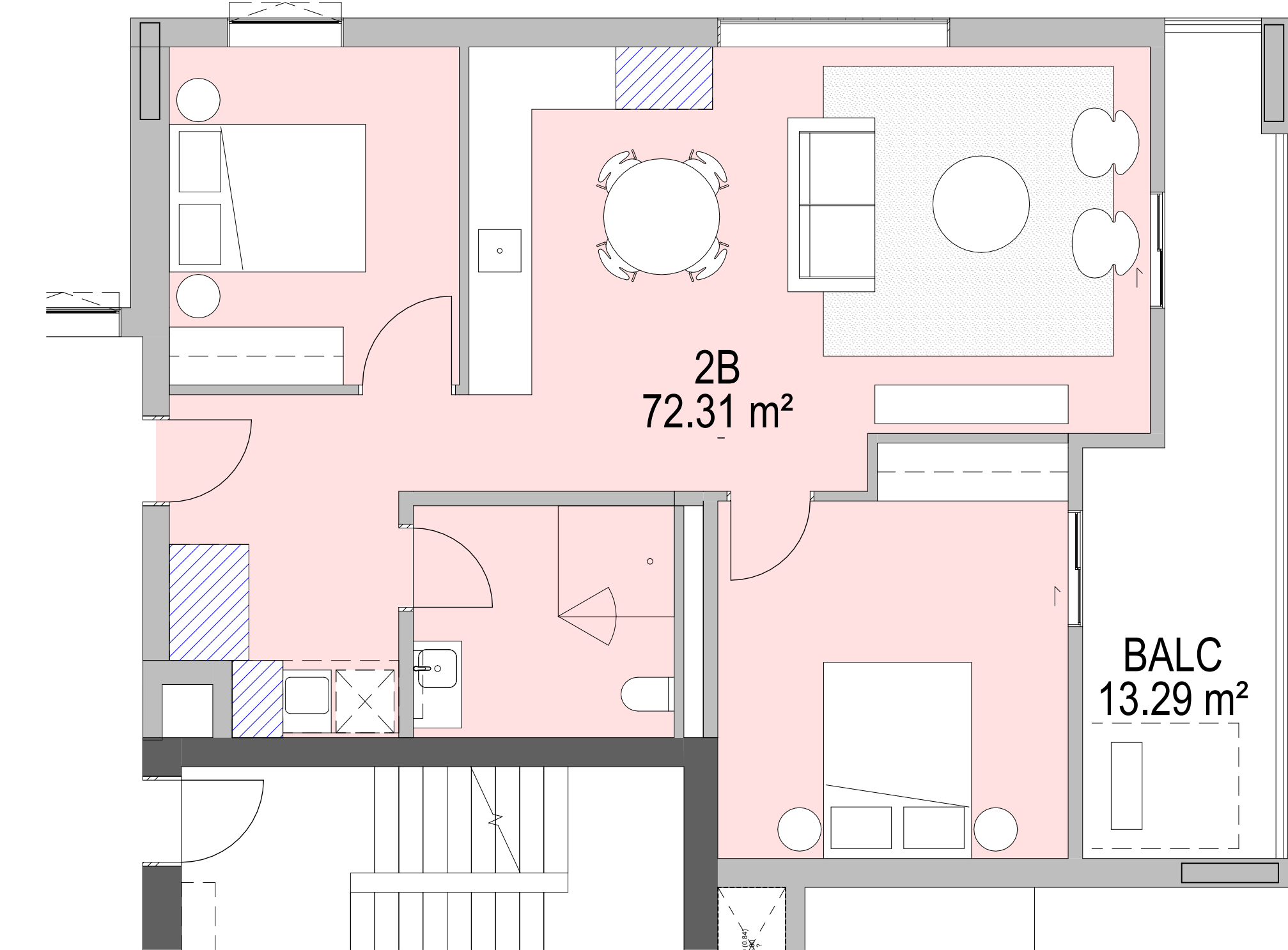


APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume
2b.4	0.45 m³
2b.4	2.88 m³
2b.4	1.31 m³
2b.4	1.17 m³
2b.4	1.80 m³
Grand total: 5	7.61 m³

ADDITIONAL STORAGE PROVIDED IN BASEMENT

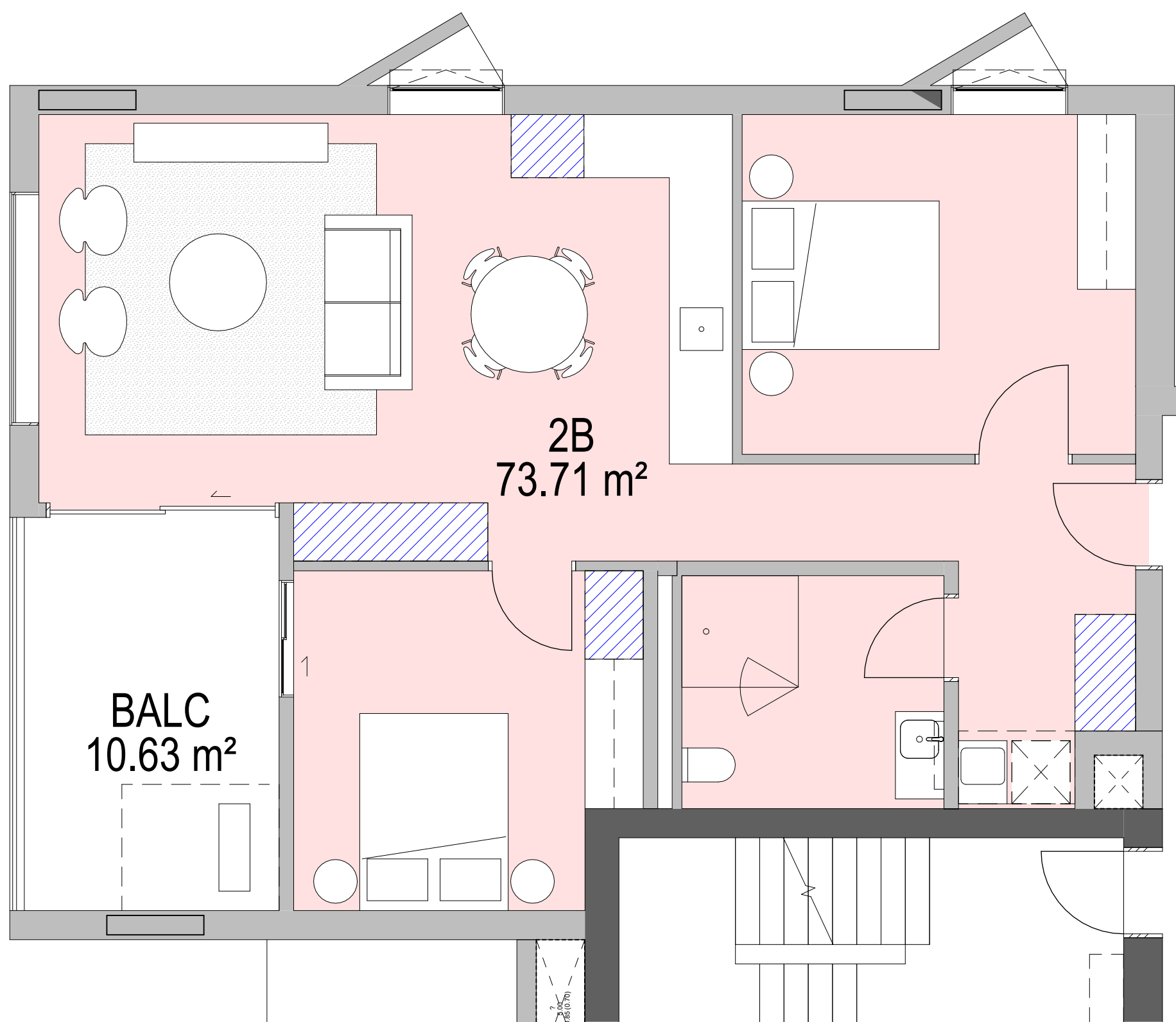


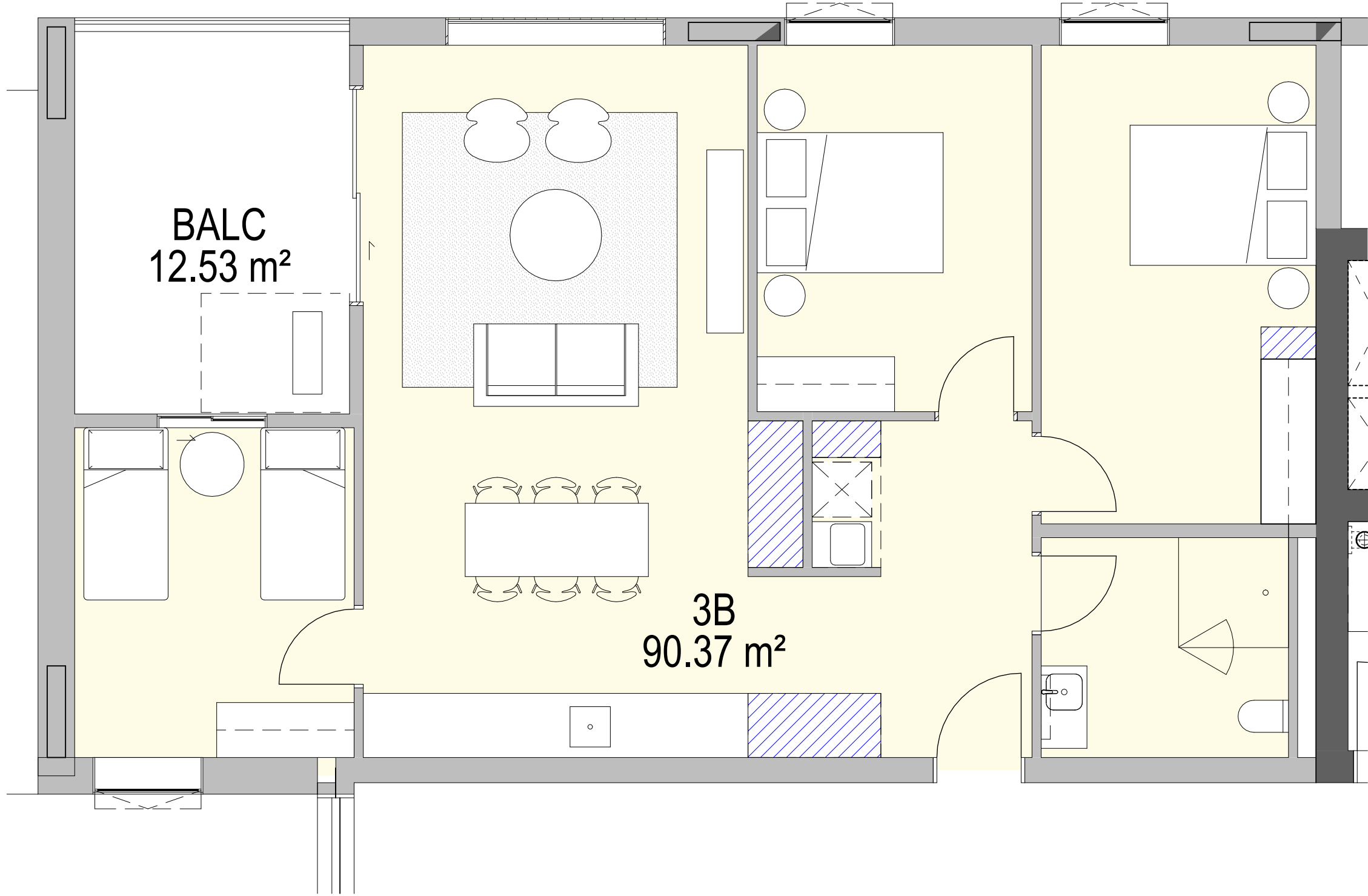
1 2BED TYPE 2



4 2BED DDA - TYPE 3

7 2BED DDA - TYPE 4



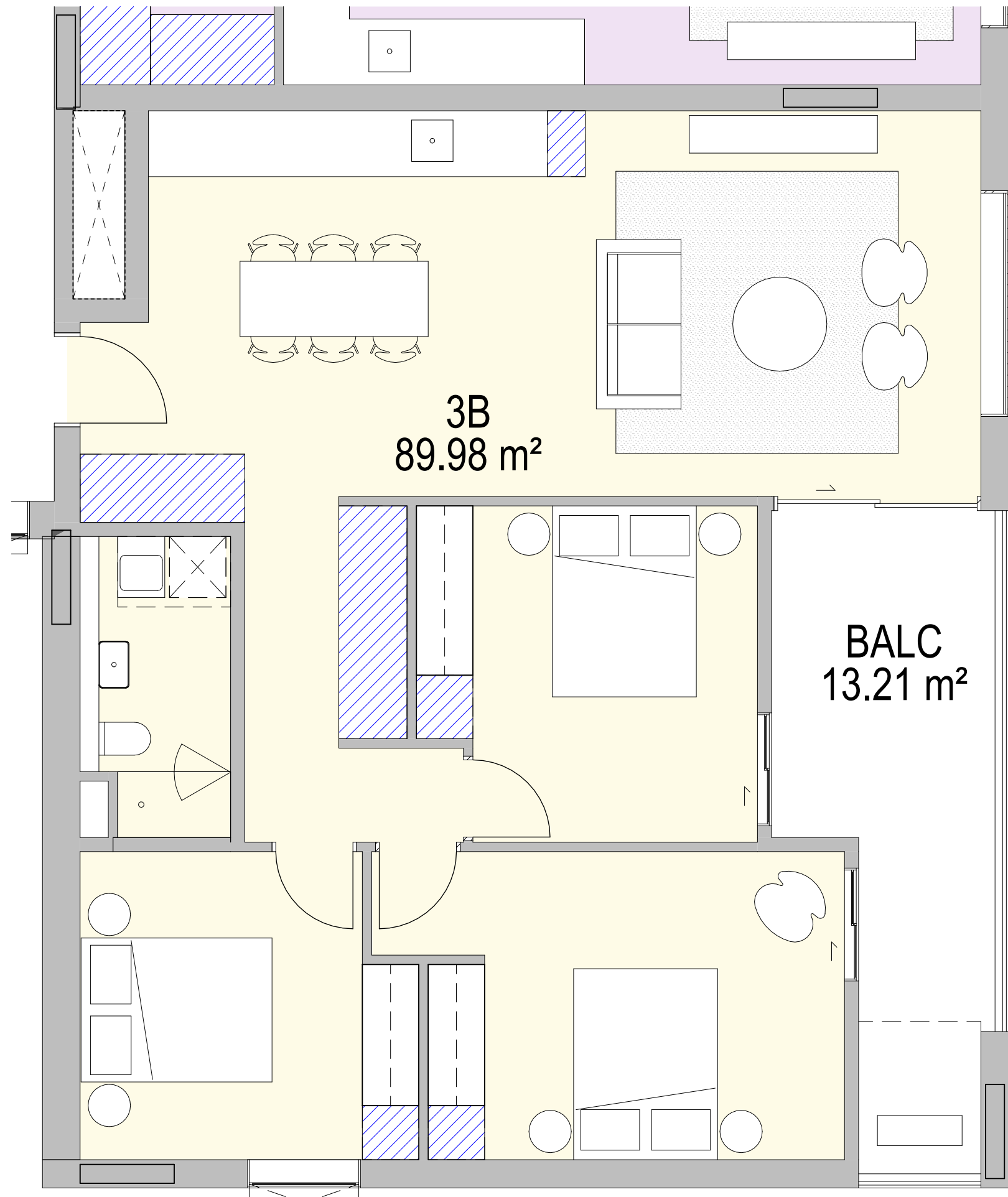
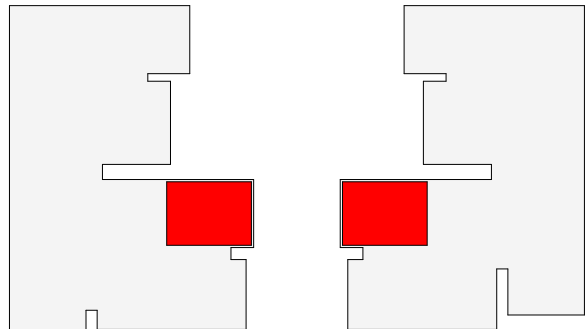


1 3 BED DDA - TYPE 3B.1

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

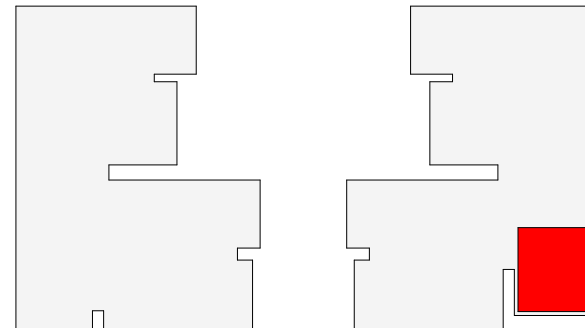
ADDITIONAL STORAGE PROVIDED IN BASEMENT



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



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01 17.10.2025	DRAFT SSDA	
02 24.10.2025	SSDA SUBMISSION	

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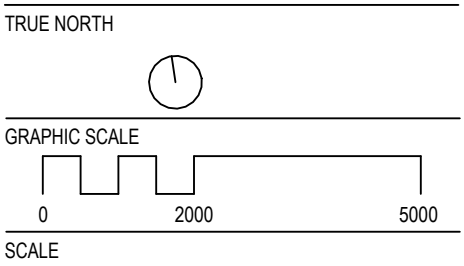
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY

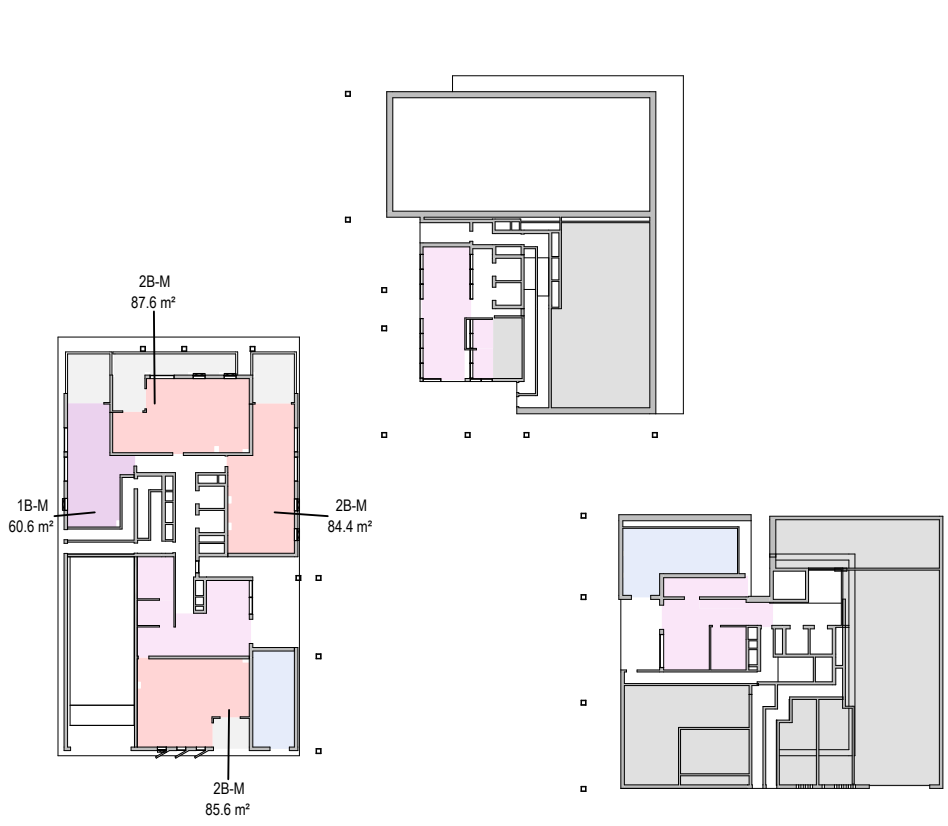


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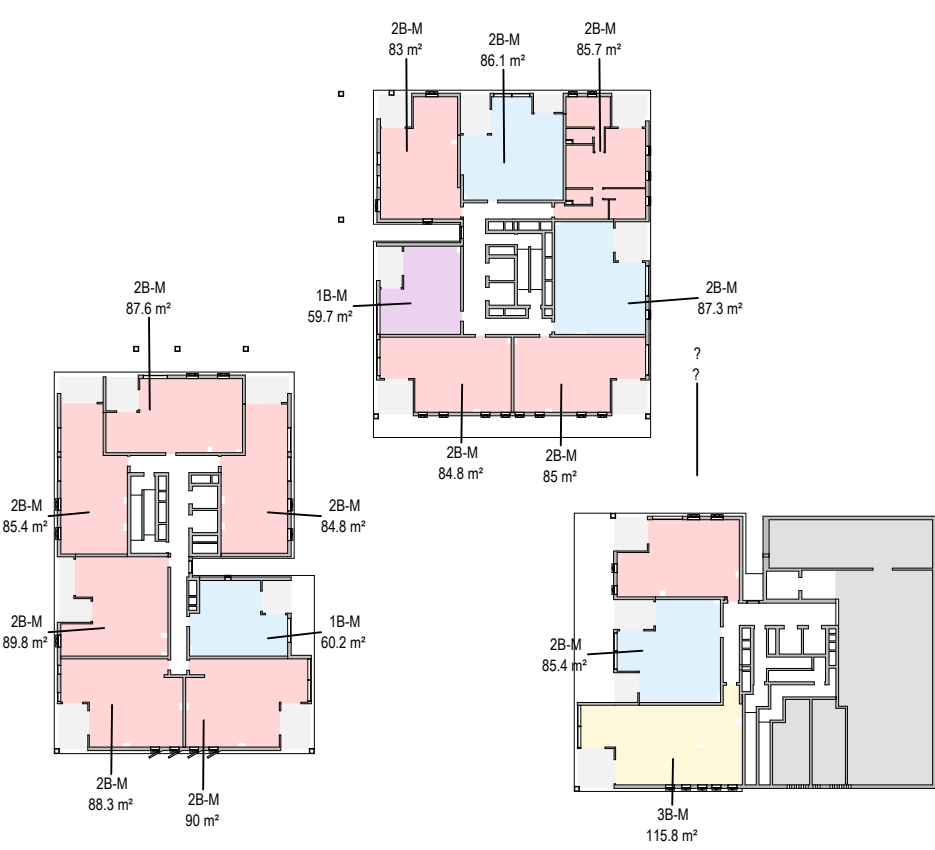
DRAWING

UNIT MIX - MARKET
BUILDING 1

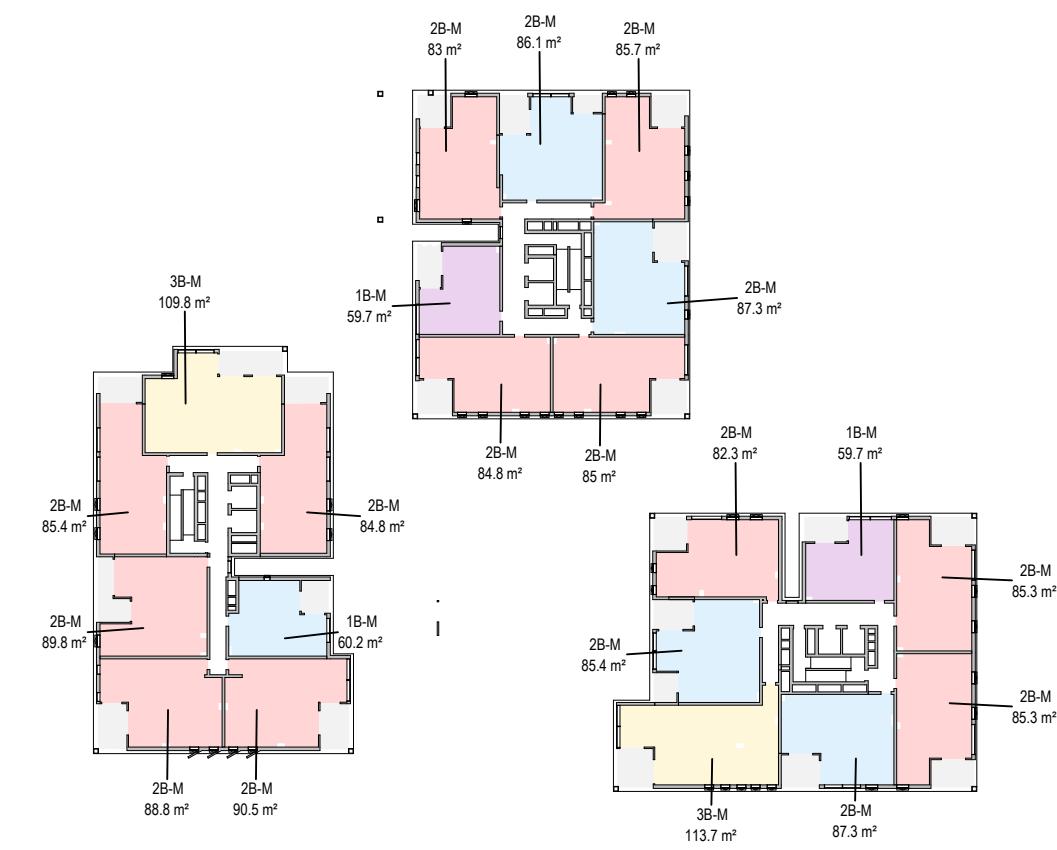
AR-DA-10T-01-00 02



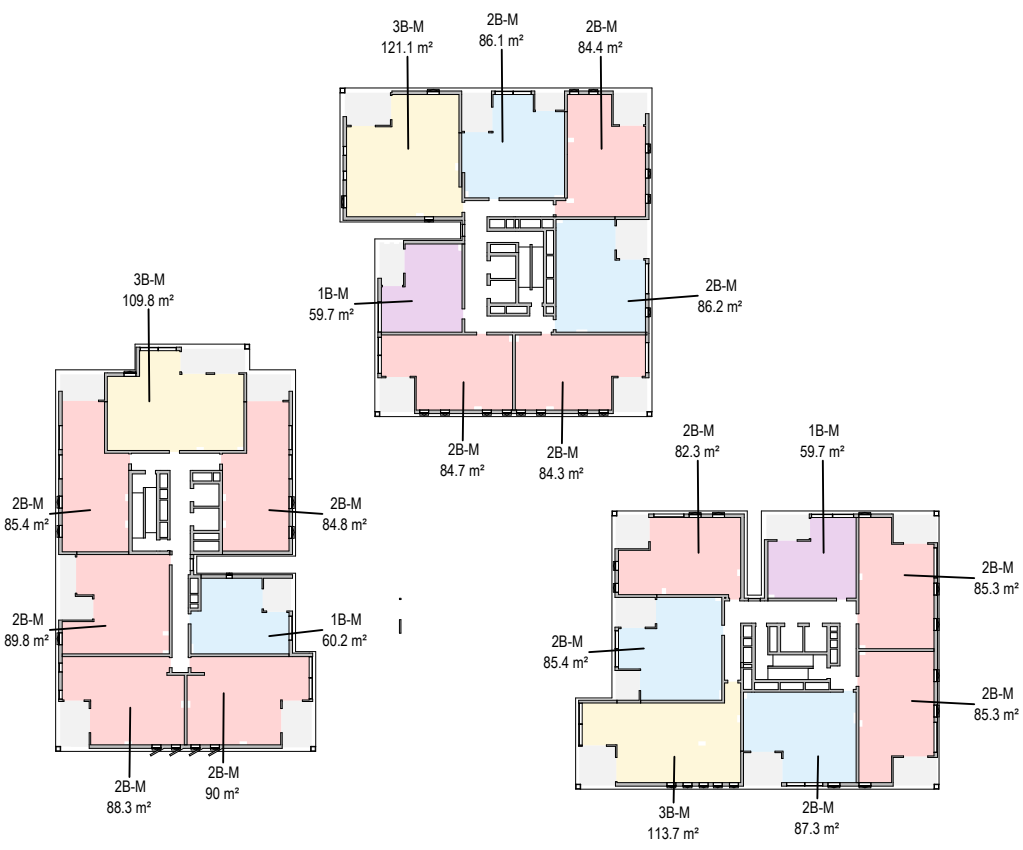
1 UNIT MIX - LEVEL 00



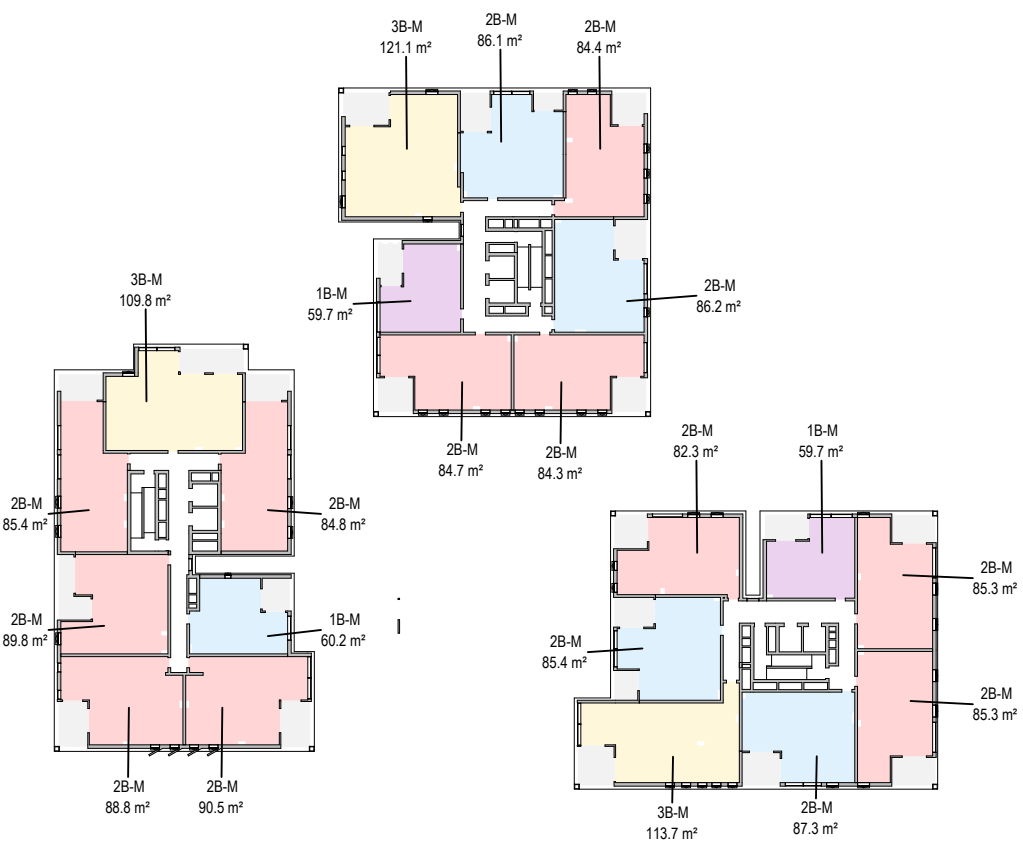
2 UNIT MIX - LEVEL 01



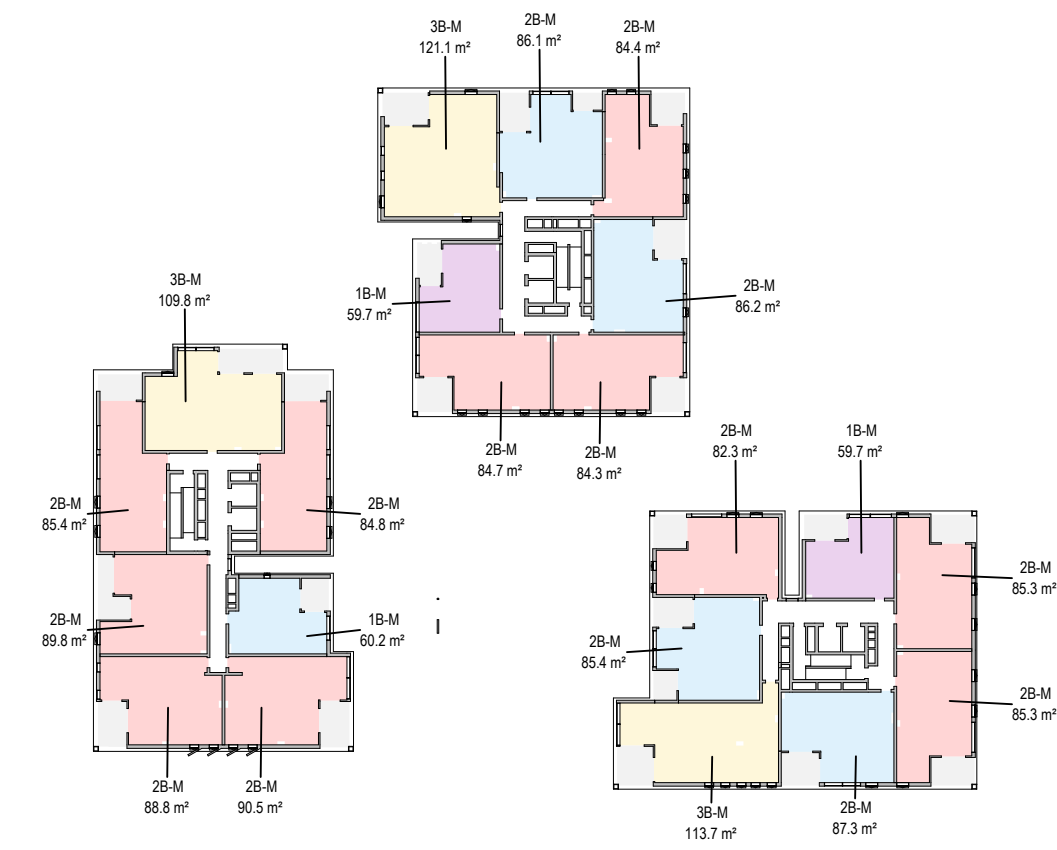
3 UNIT MIX - LEVEL 02



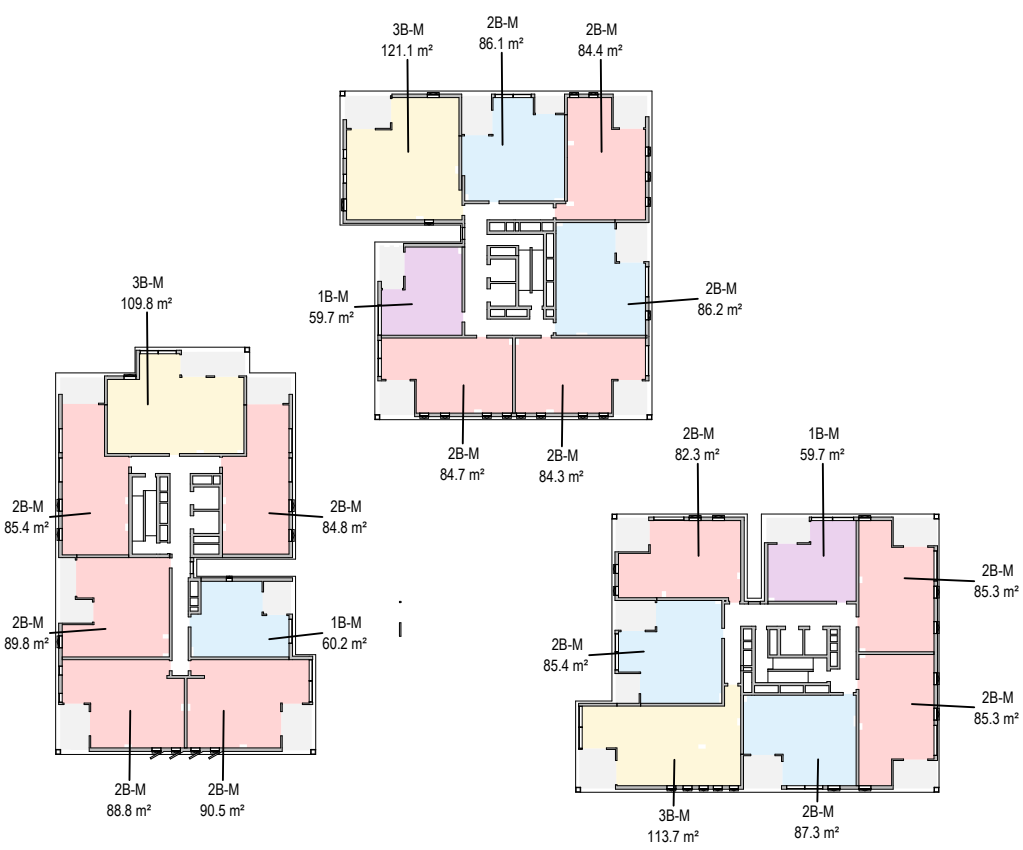
4 UNIT MIX - LEVEL 03



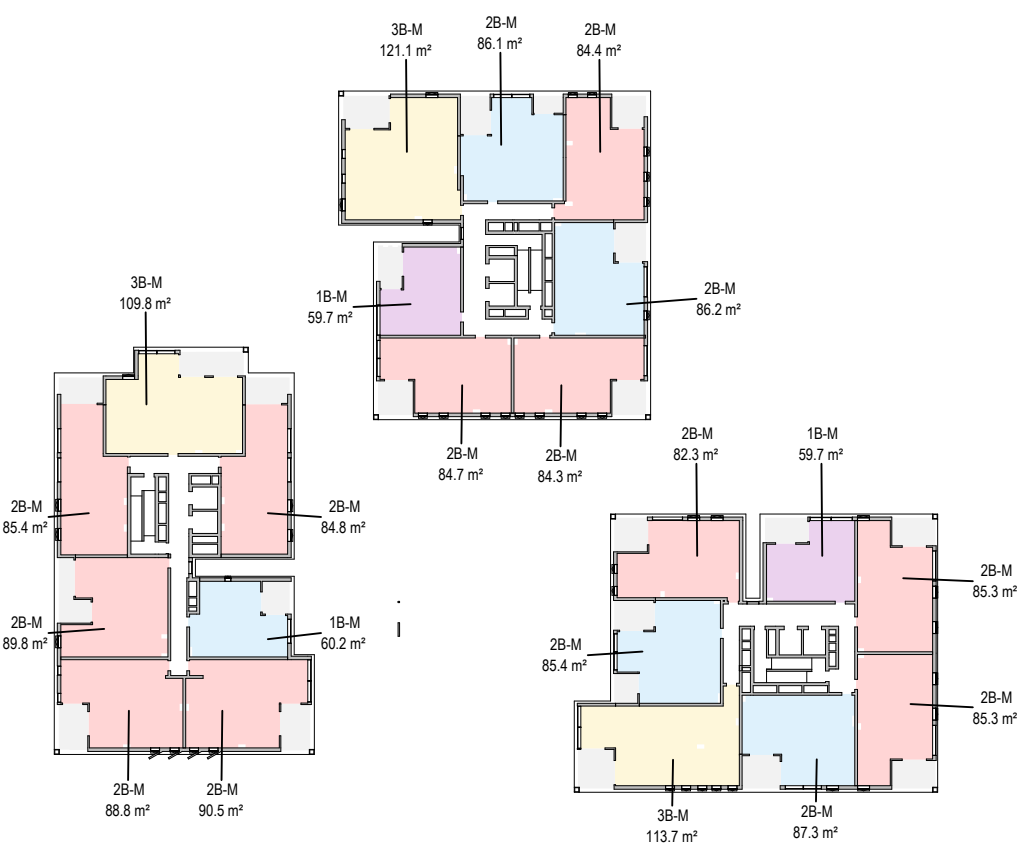
5 UNIT MIX - LEVEL 04



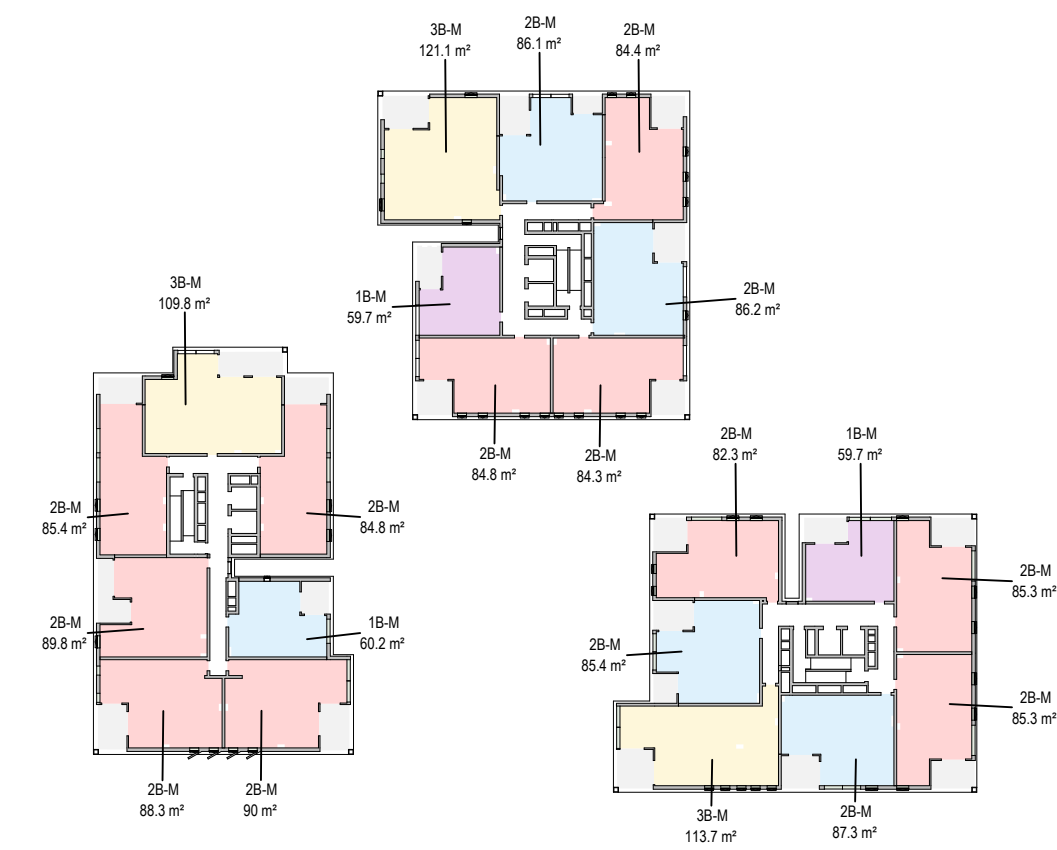
6 UNIT MIX - LEVEL 05



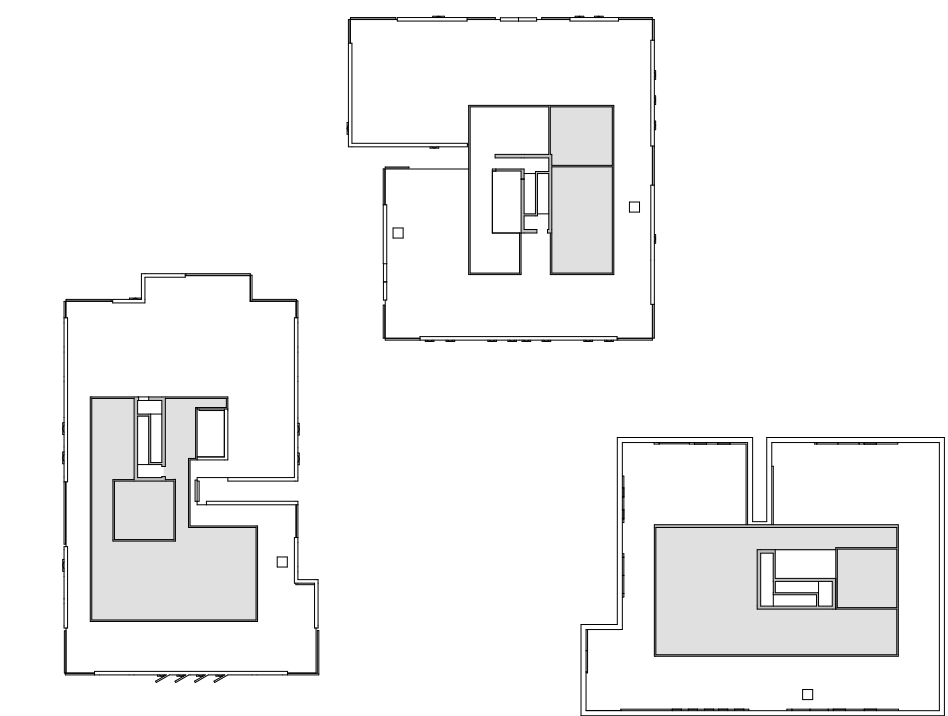
7 UNIT MIX - LEVEL 06



8 UNIT MIX - LEVEL 07



9 UNIT MIX - LEVEL 08



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
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

GRAPHIC SCALE

0 2000 5000

SCALE

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		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
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04 24.10.2025	SSDA SUBMISSION	

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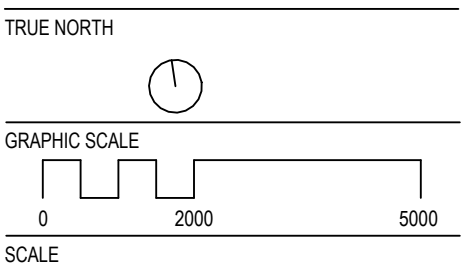
PROJECT MANAGER
PROJECT MANAGER
TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY



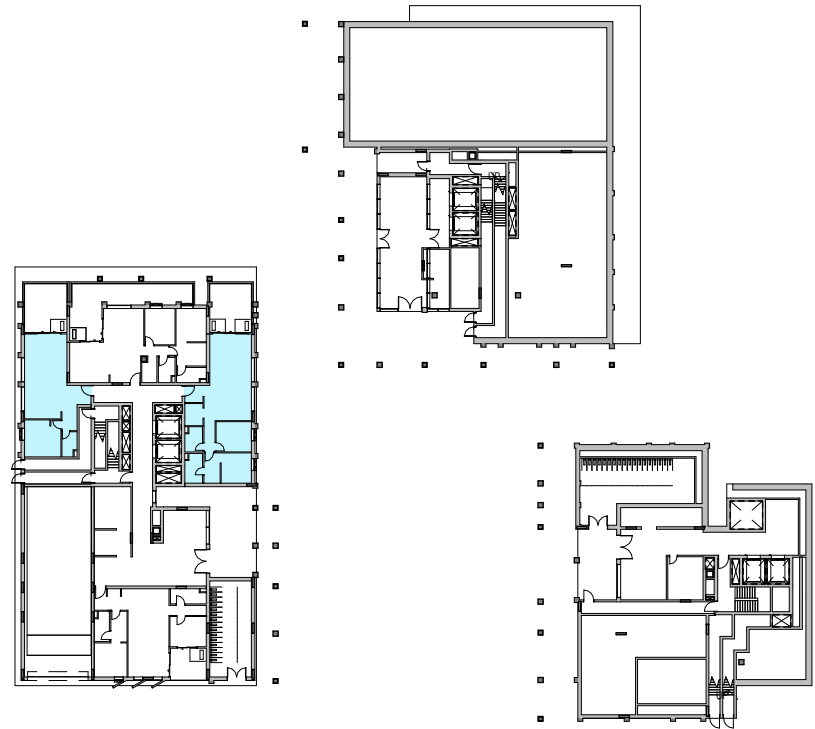
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STATUS

DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 1

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

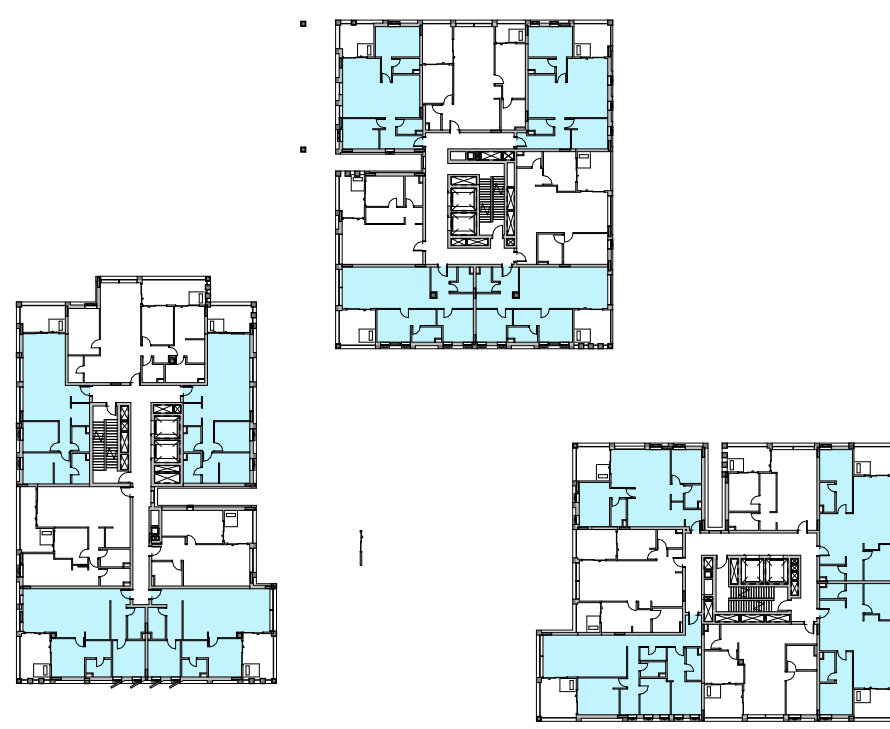
1 CROSS VENTILATION-LEVEL 00



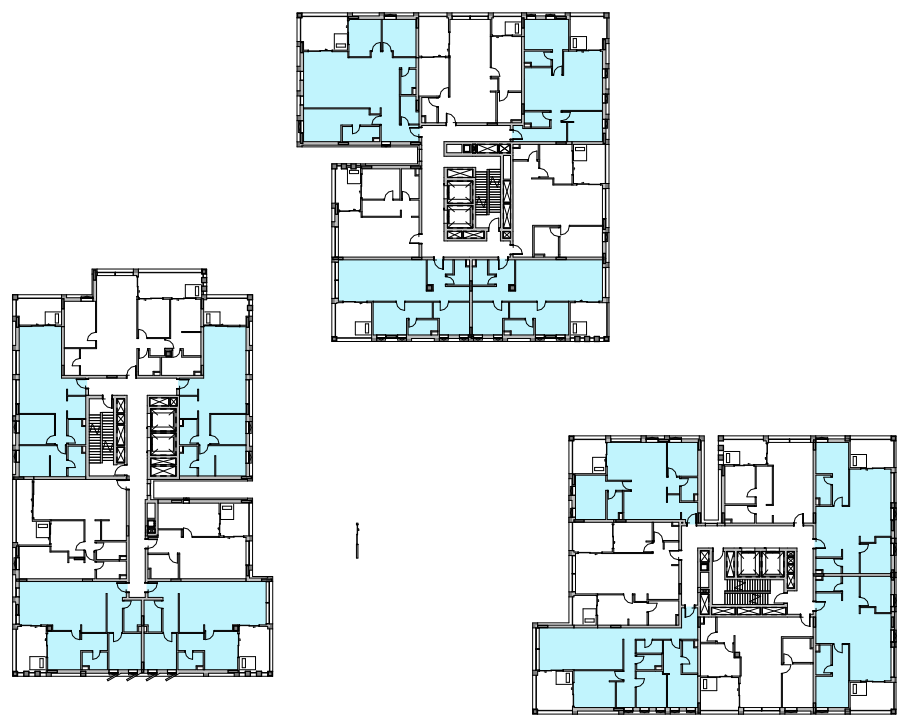
2 CROSS VENTILATION-LEVEL 01



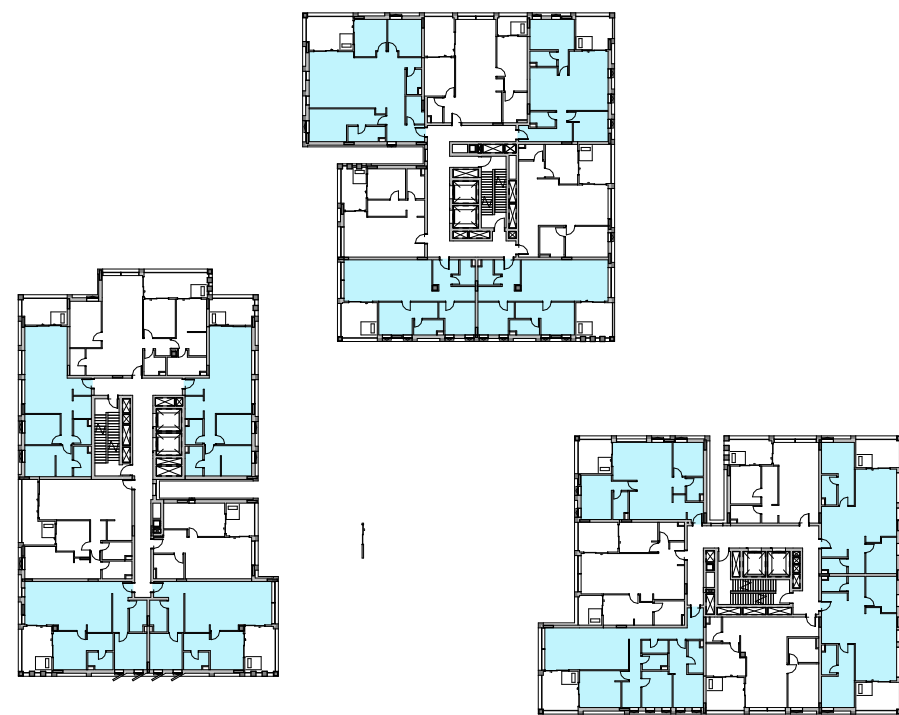
3 CROSS VENTILATION-LEVEL 02



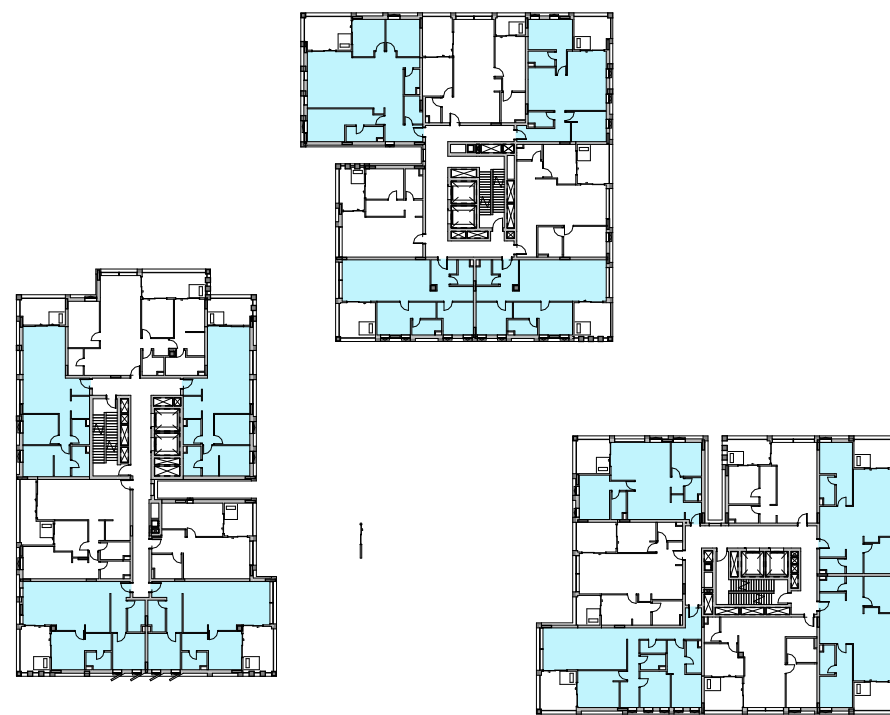
4 CROSS VENTILATION-LEVEL 03



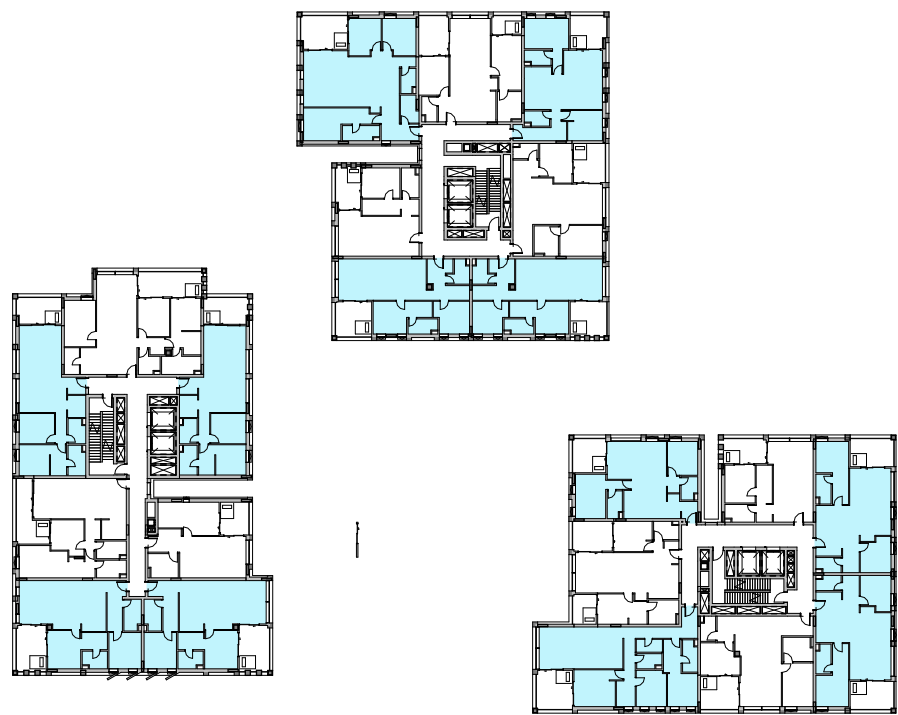
5 CROSS VENTILATION-LEVEL 04



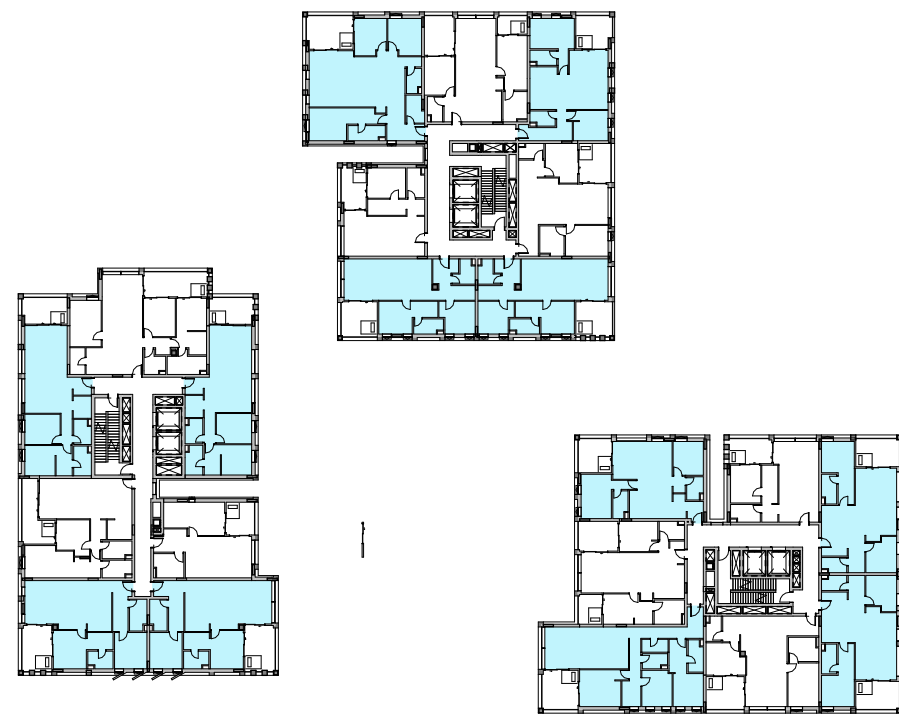
6 CROSS VENTILATION-LEVEL 05



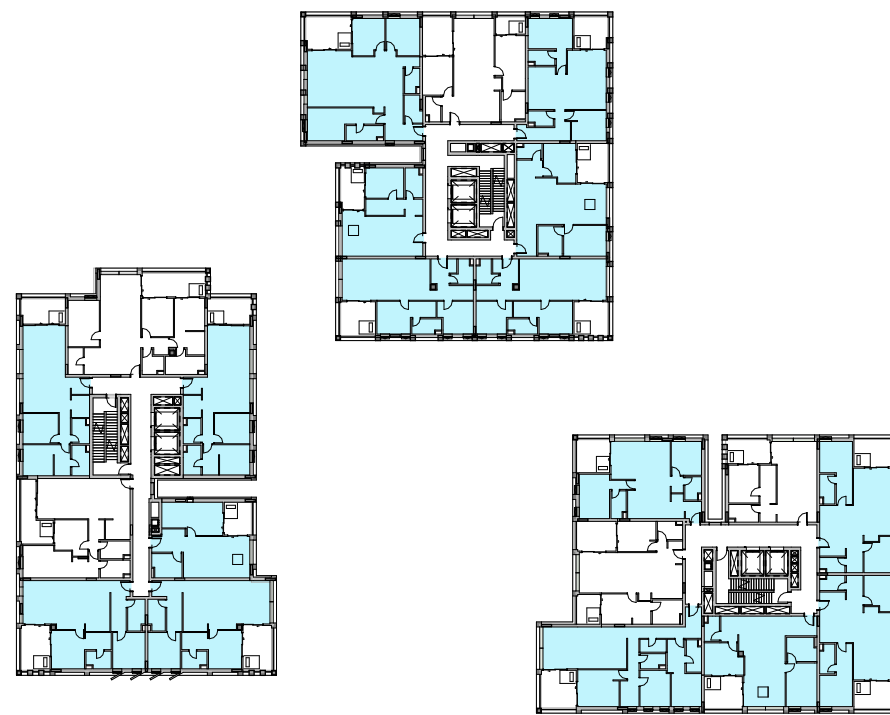
7 CROSS VENTILATION-LEVEL 06



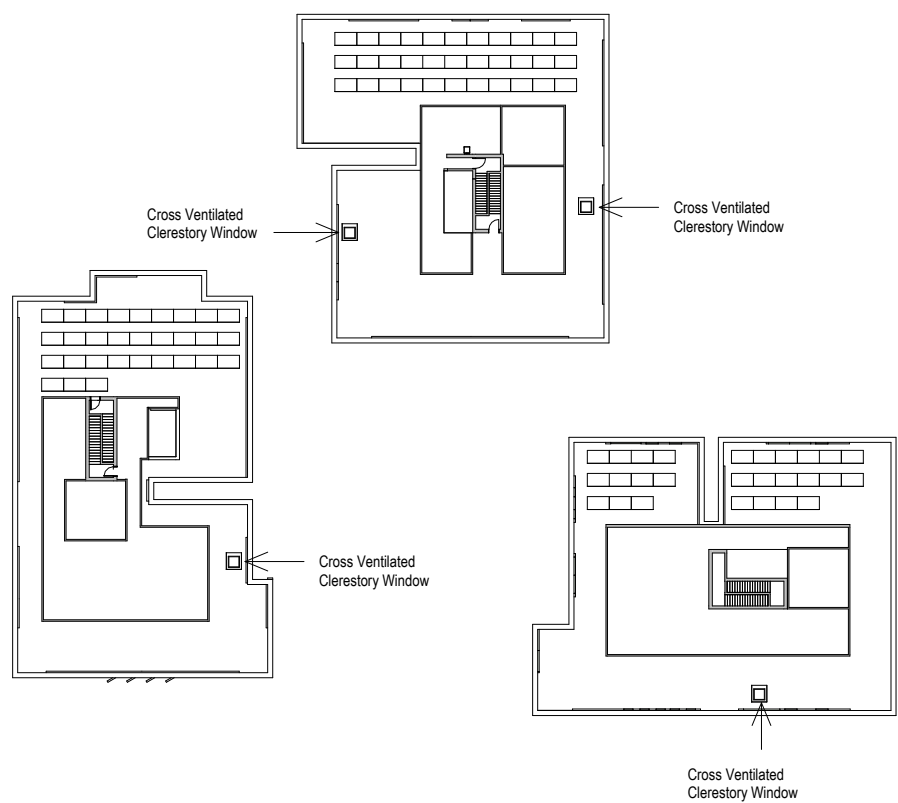
8 CROSS VENTILATION-LEVEL 07



9 CROSS VENTILATION-LEVEL 08



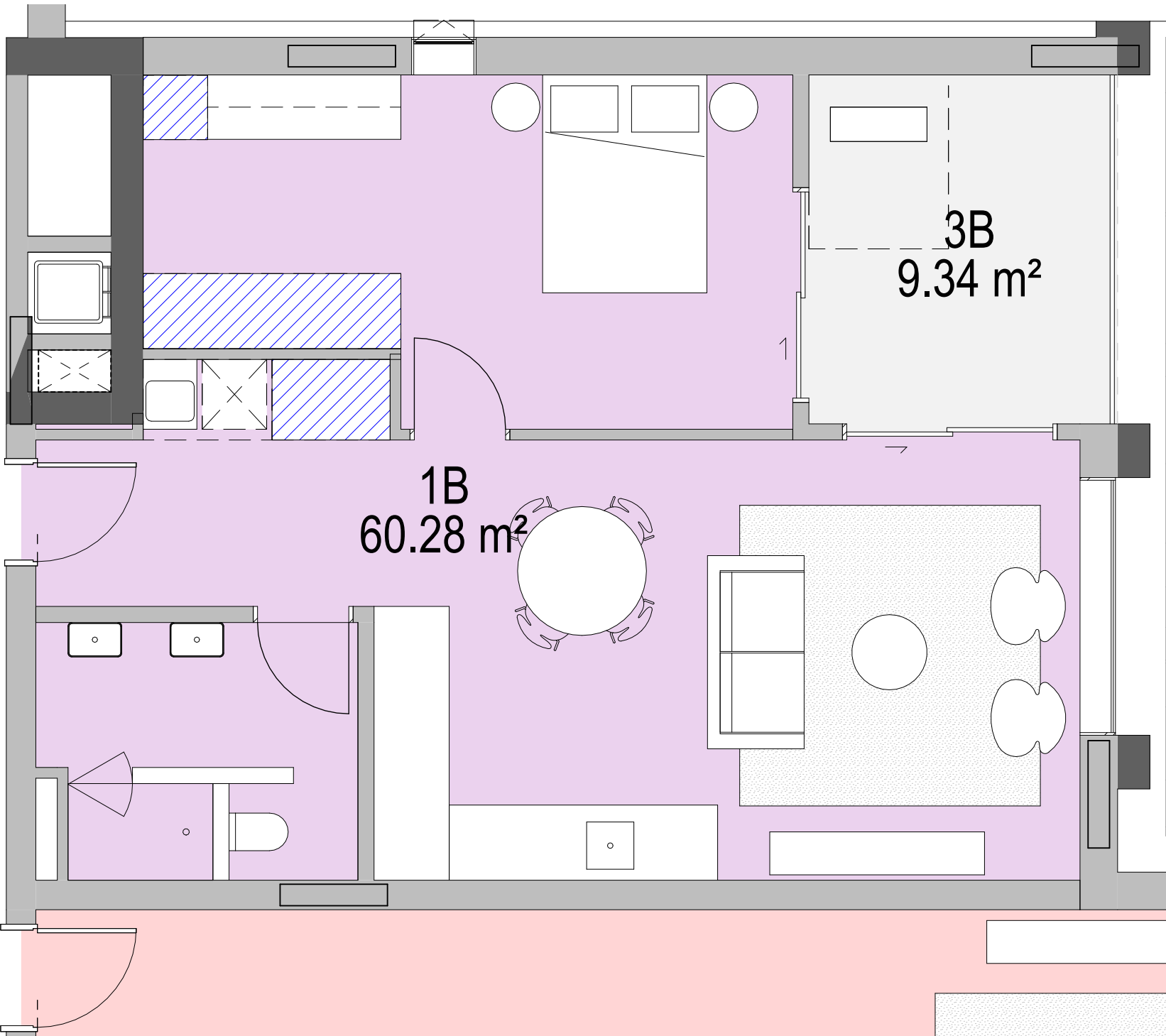
10 CROSS VENTILATION-LEVEL 09



SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

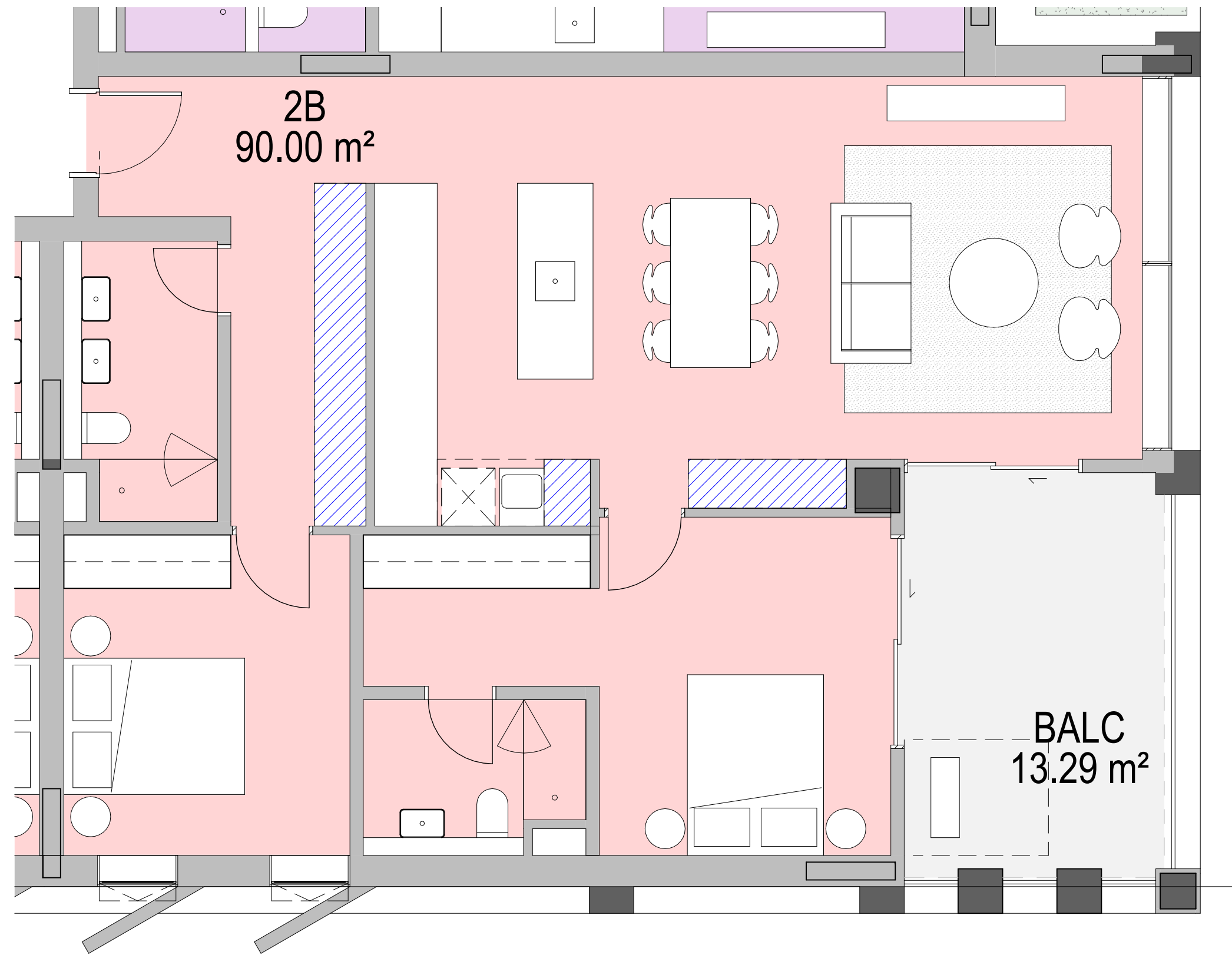
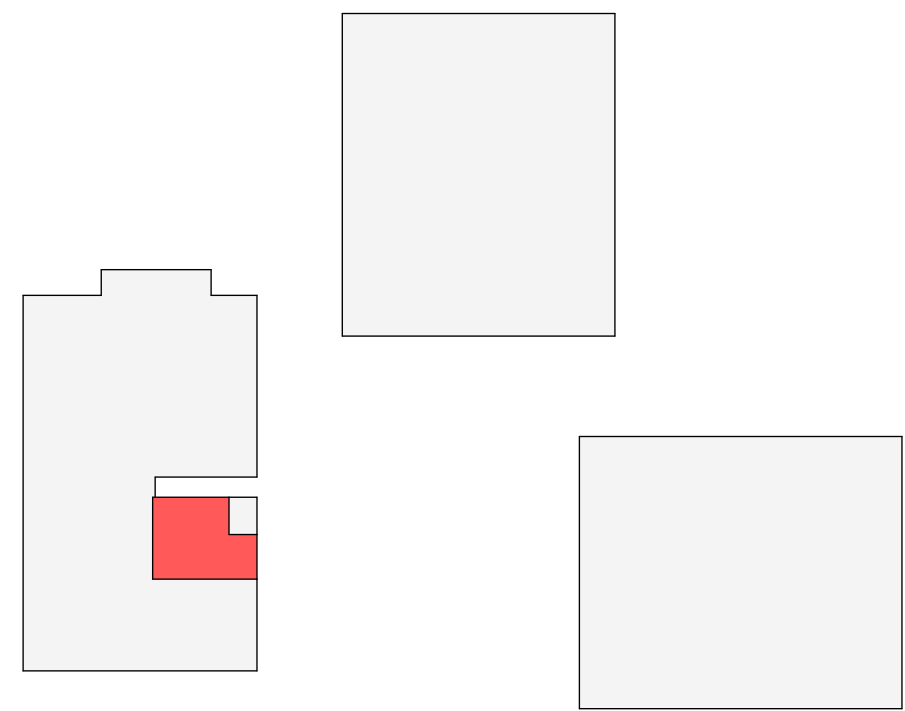
ACHIEVES CROSS VENTILATION

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



7 1BED DDA - TYPE 1

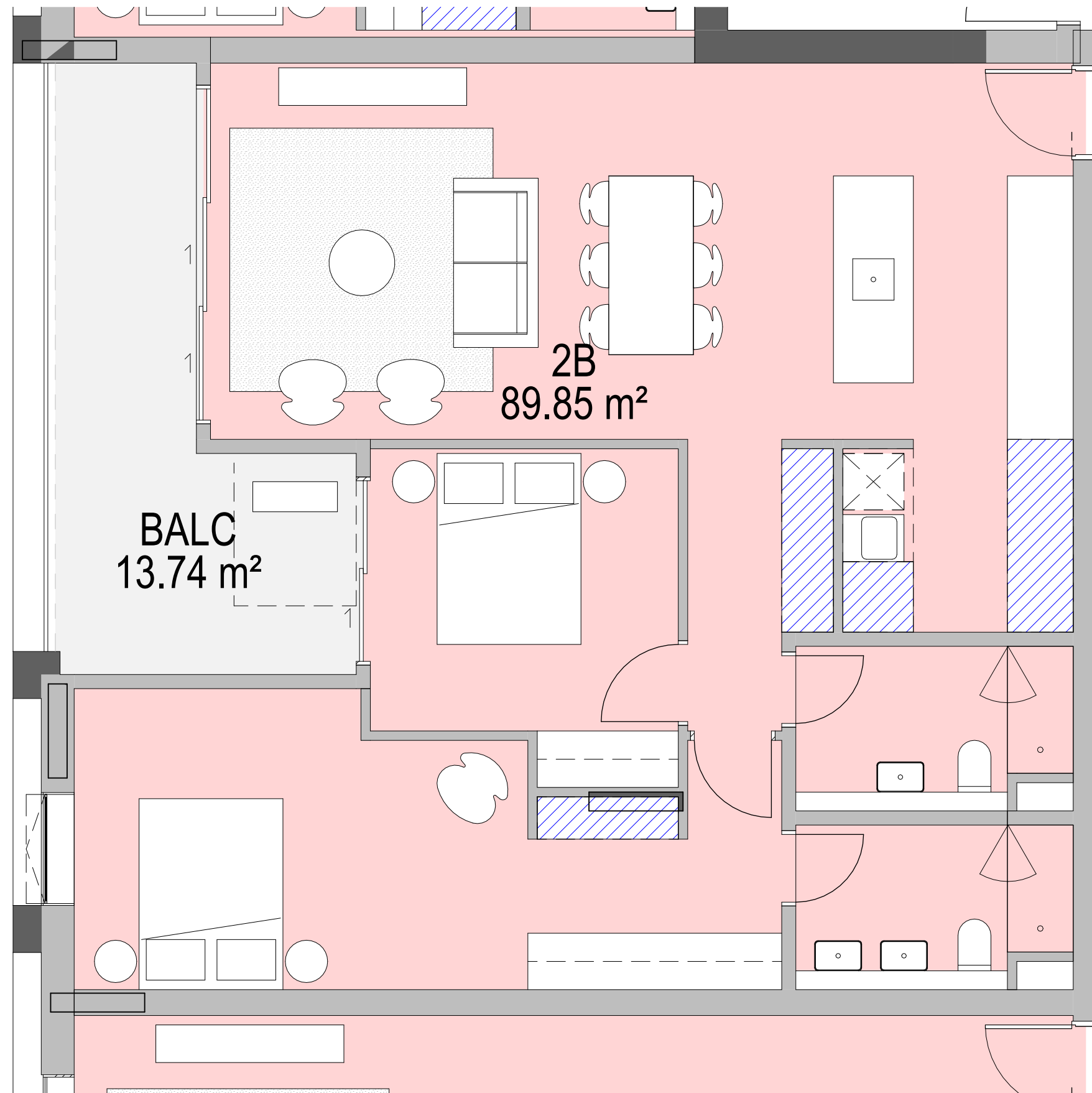
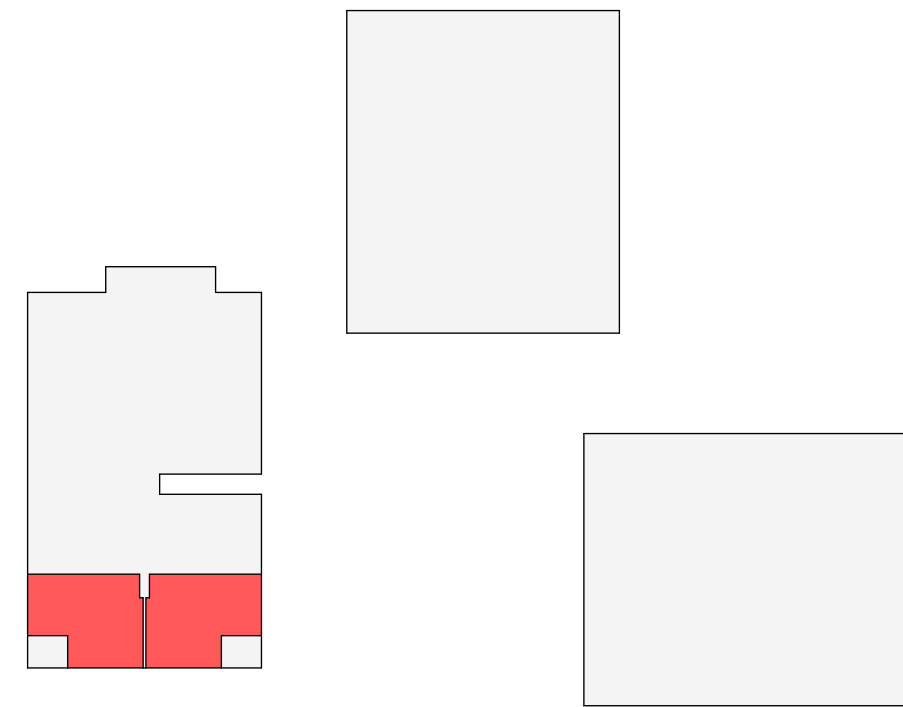
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.1	0.45 m³
1B.1	1.98 m³
1B.1	4.03 m³
1B.1	0.86 m³
Grand total: 4	7.33 m³



1 2BED - TYPE 1

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

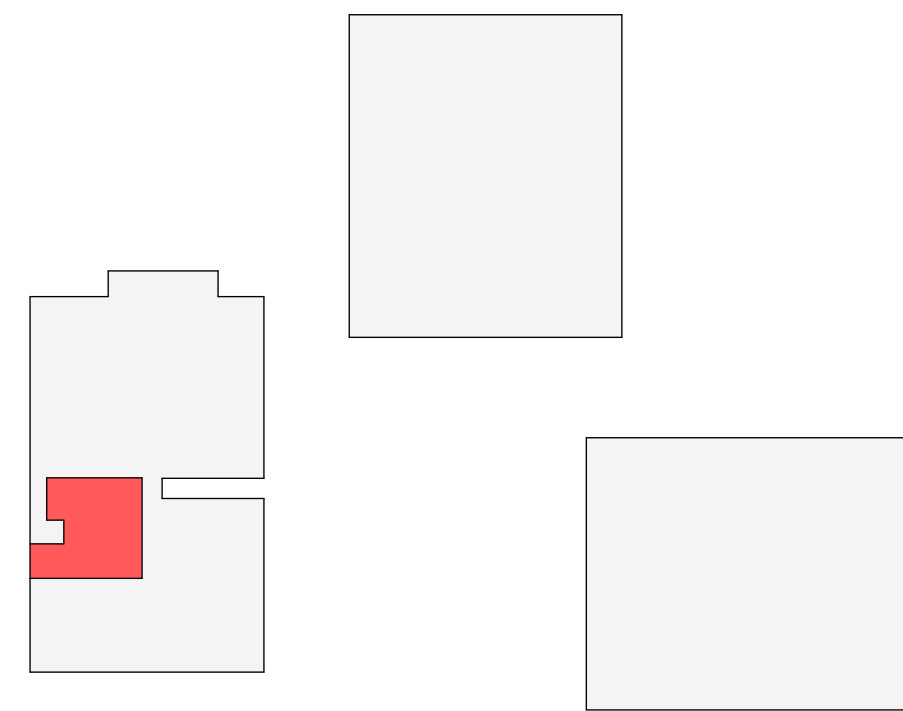
2B.1	2.34 m³
2B.1	0.45 m³
2B.1	0.94 m³
2B.1	5.36 m³
Grand total: 4	9.09 m³



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



BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7175 JULIAN ADKIN
7153 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
4238 PETER TIRUMSKI
10447 WILLIAM DOWNER
10447 ALISON DOWNER
10705 CATHERINE SKINNER

QLD
3507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 KEVIN CURRIE
6236 KIRSTIE IRWIN

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2506009
DRAWING KEY

TRUE NORTH
GRAPHIC SCALE
SCALE
0 1000 2500

As indicated@A1
STATUS

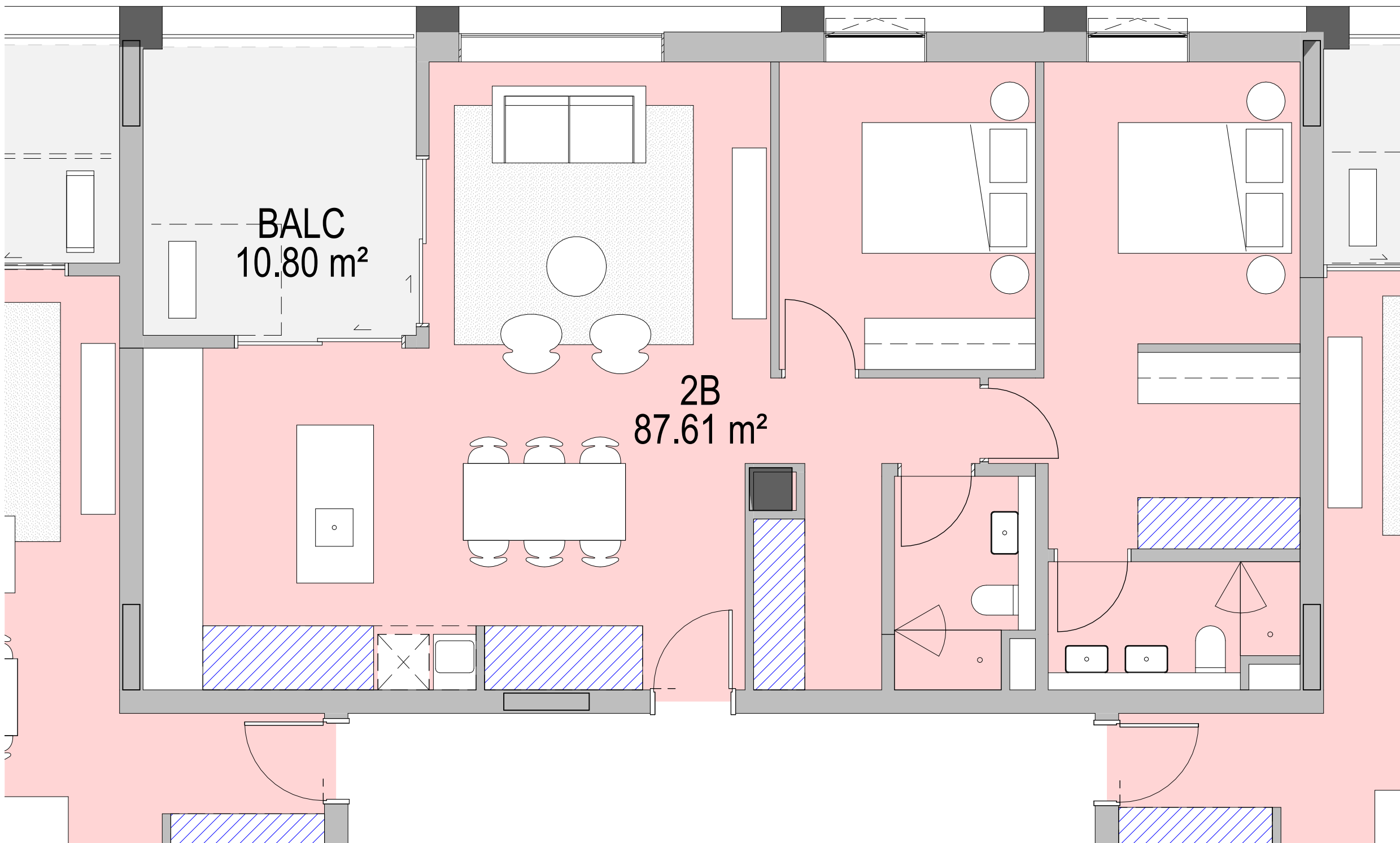
DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 1A

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

APT TYPE 2B.4 - Storage	
Room: Number	Storage Volume

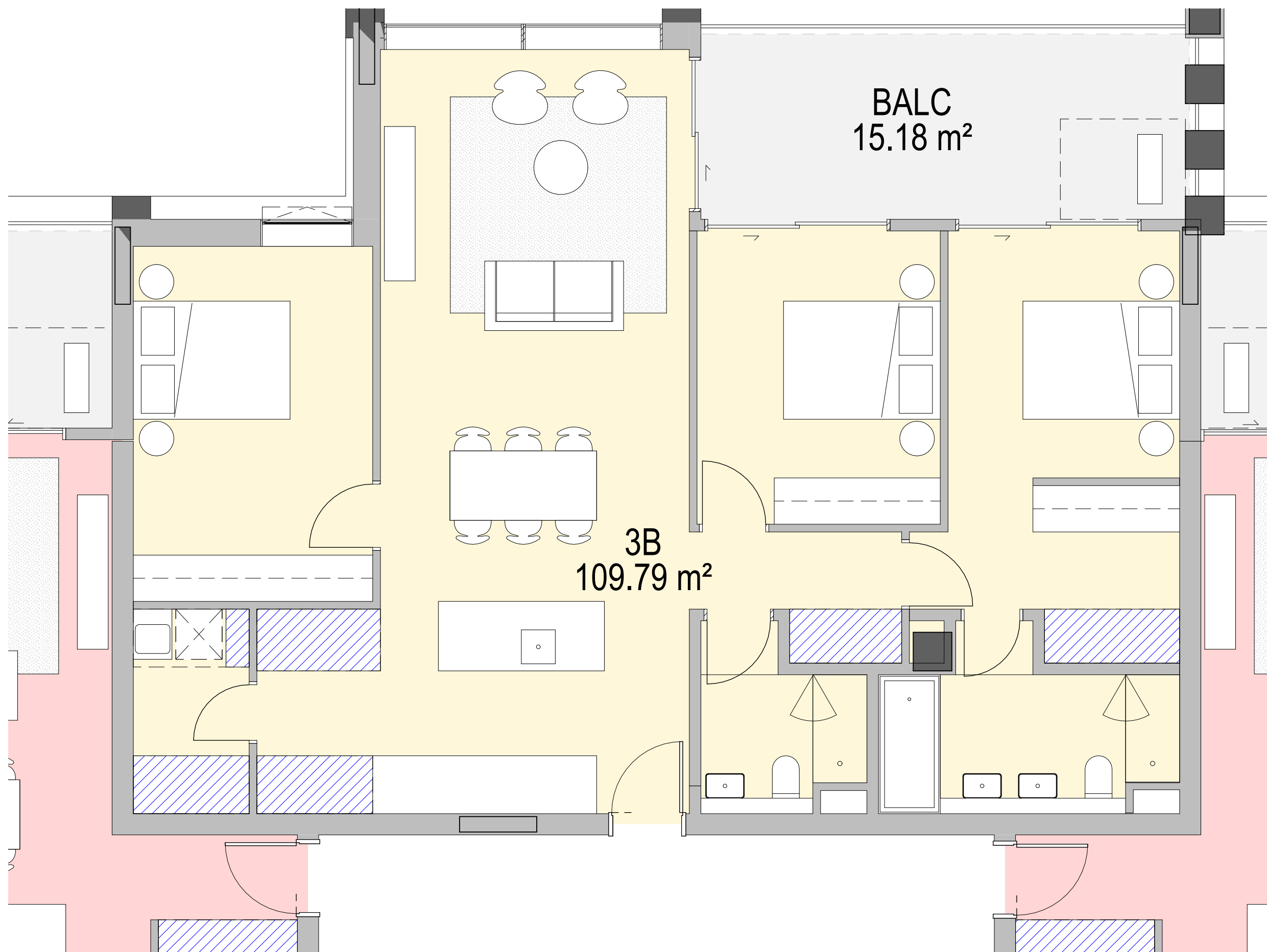
2B.4	0.45 m³
2B.4	3.33 m³
2B.4	2.88 m³
2B.4	2.74 m³
2B.4	3.60 m³
Grand total: 5	13.00 m³



3 2BED - TYPE 4

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

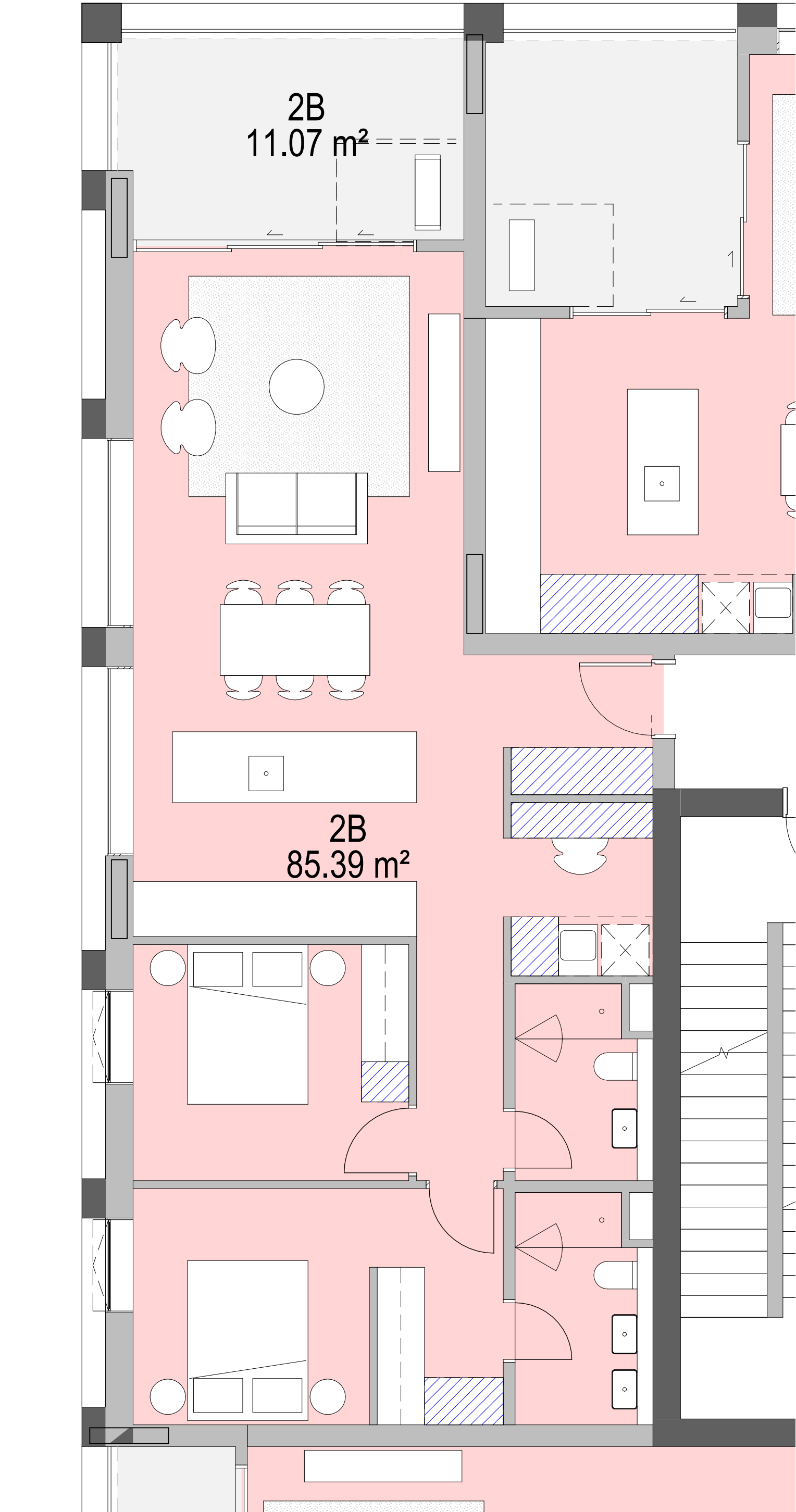
3B.1	0.45 m³
3B.1	3.07 m³
3B.1	2.44 m³
3B.1	2.70 m³
3B.1	0.54 m³
3B.1	2.70 m³
3B.1	2.94 m³
Grand total: 7	14.84 m³



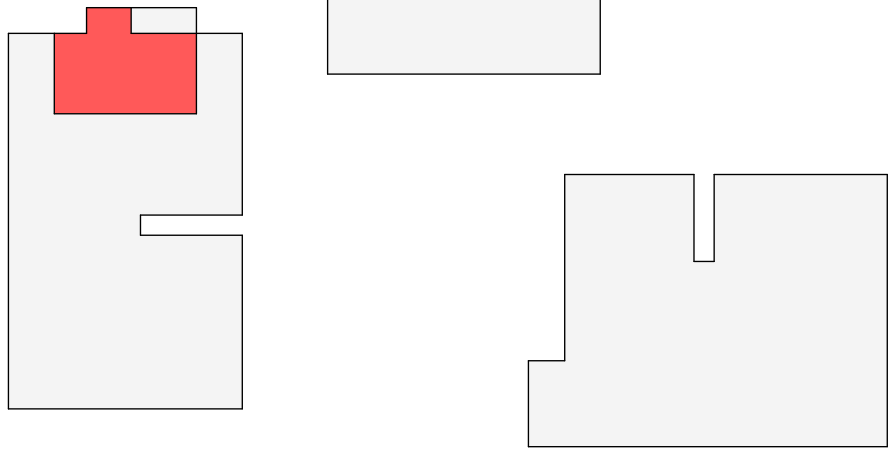
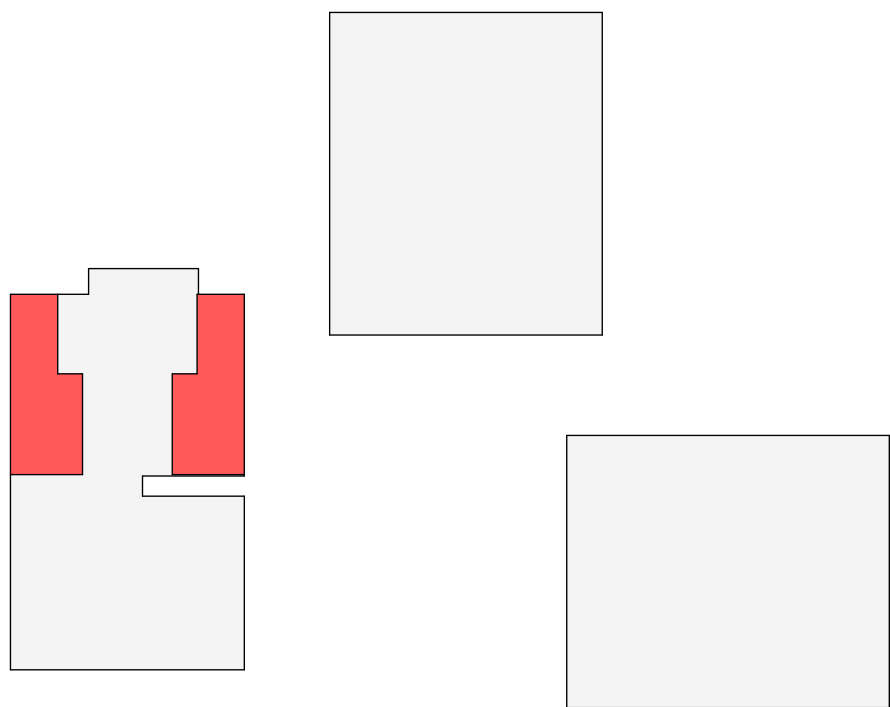
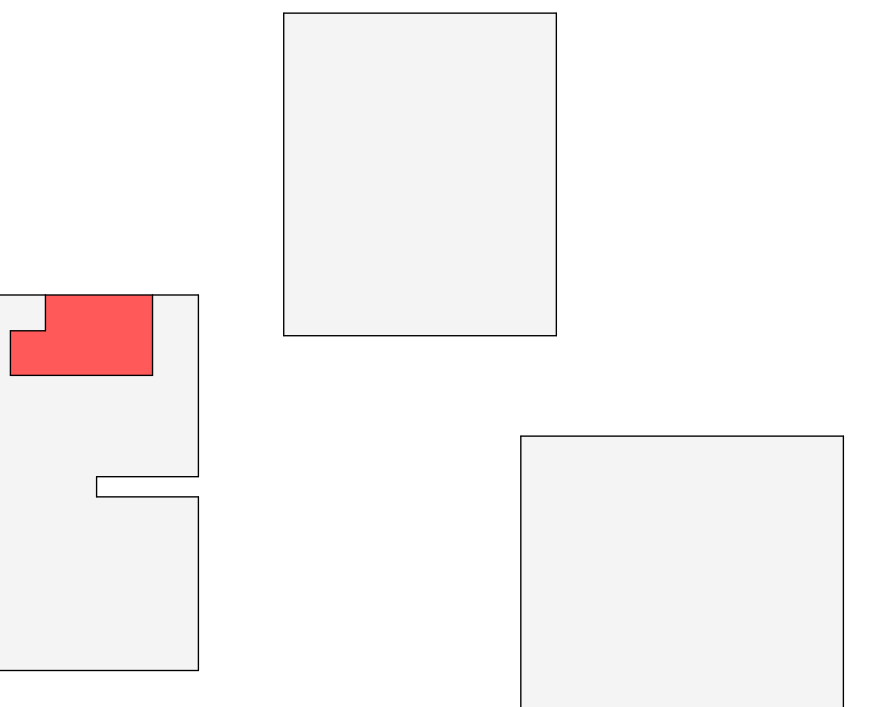
1 3BED - TYPE 1

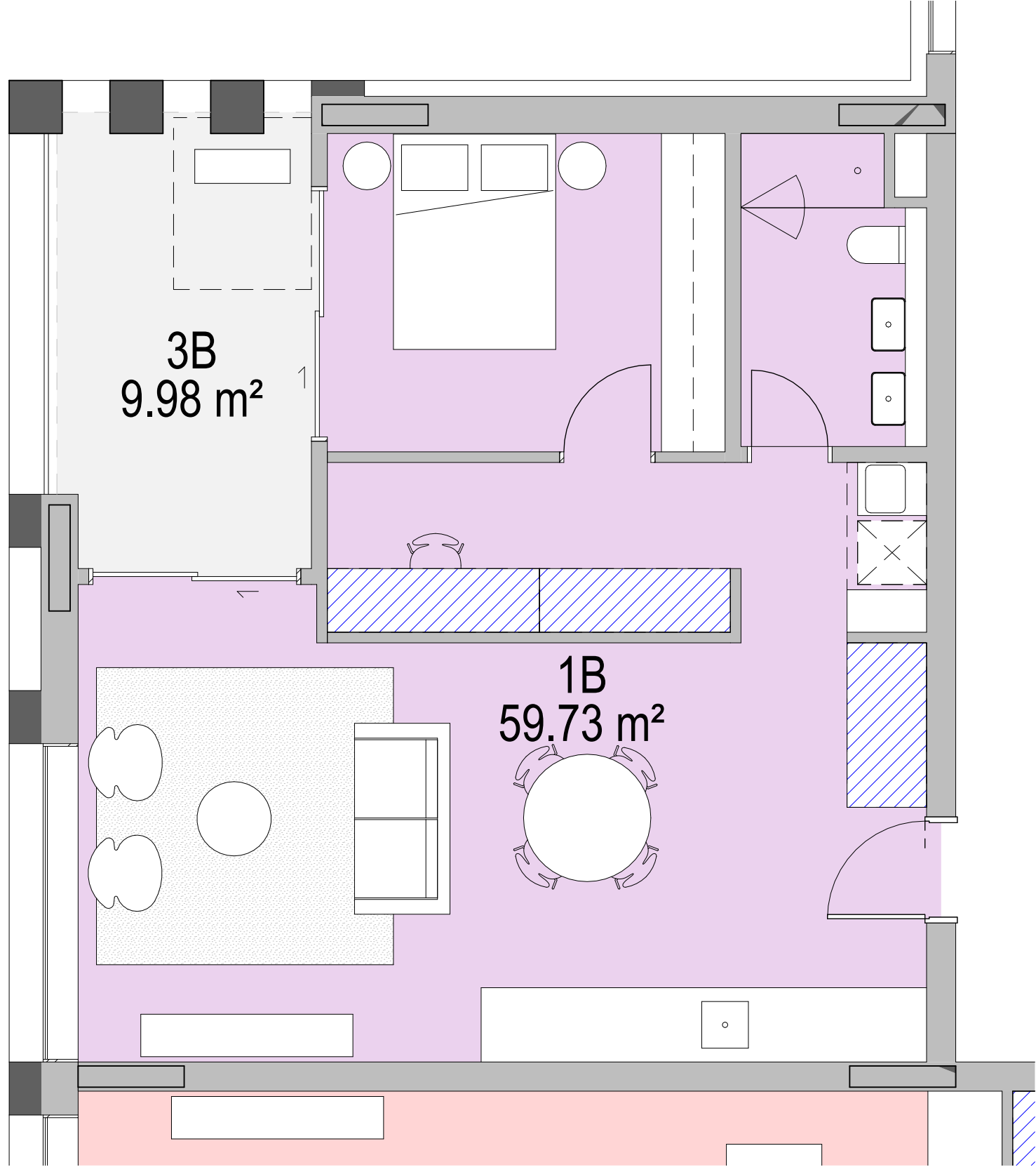
APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume

2B.3	1.08 m³
2B.3	1.94 m³
2B.3	0.45 m³
2B.3	2.59 m³
2B.3	0.73 m³
2B.3	1.44 m³
Grand total: 6	8.24 m³



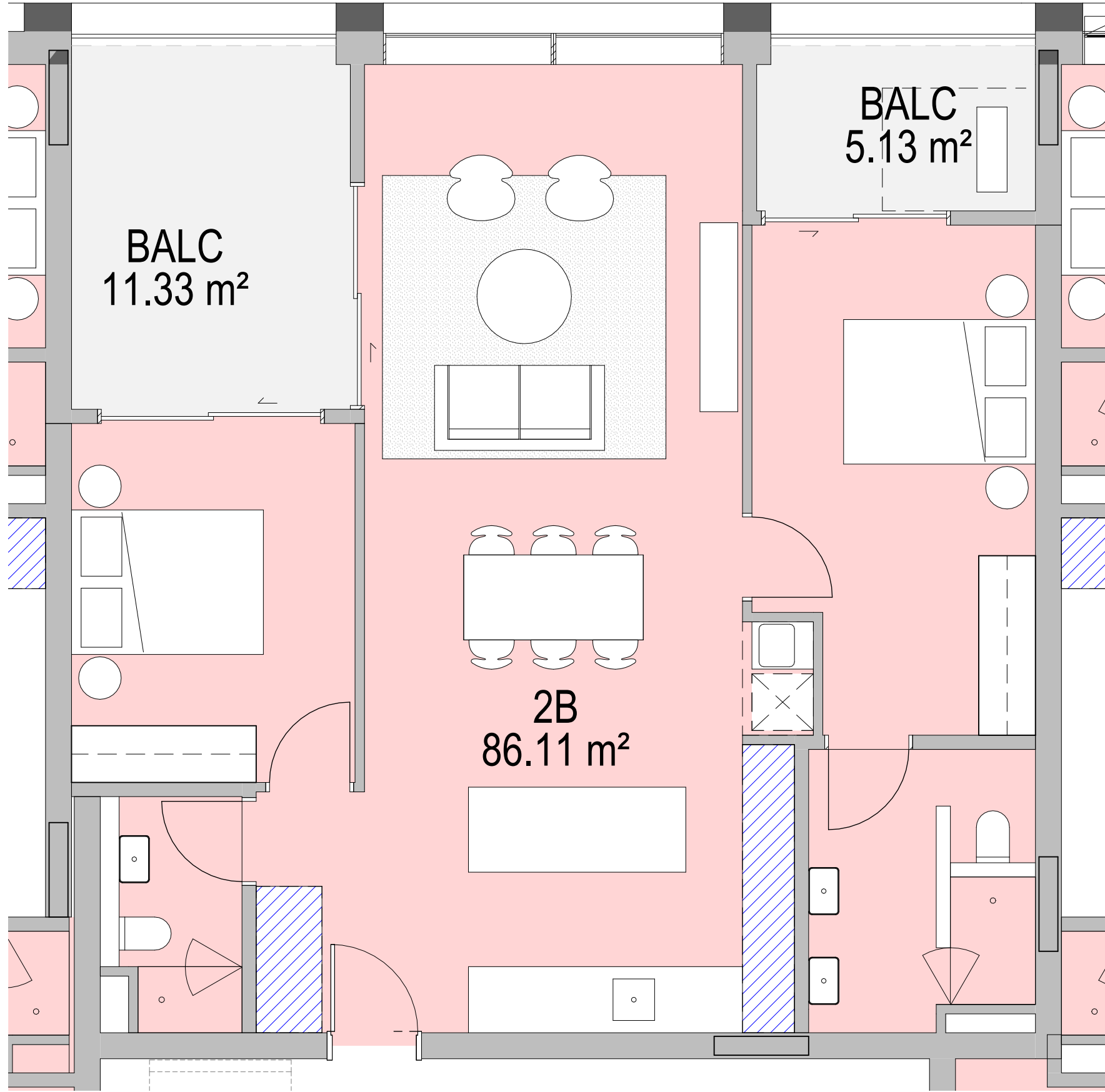
6 2BED - TYPE 3





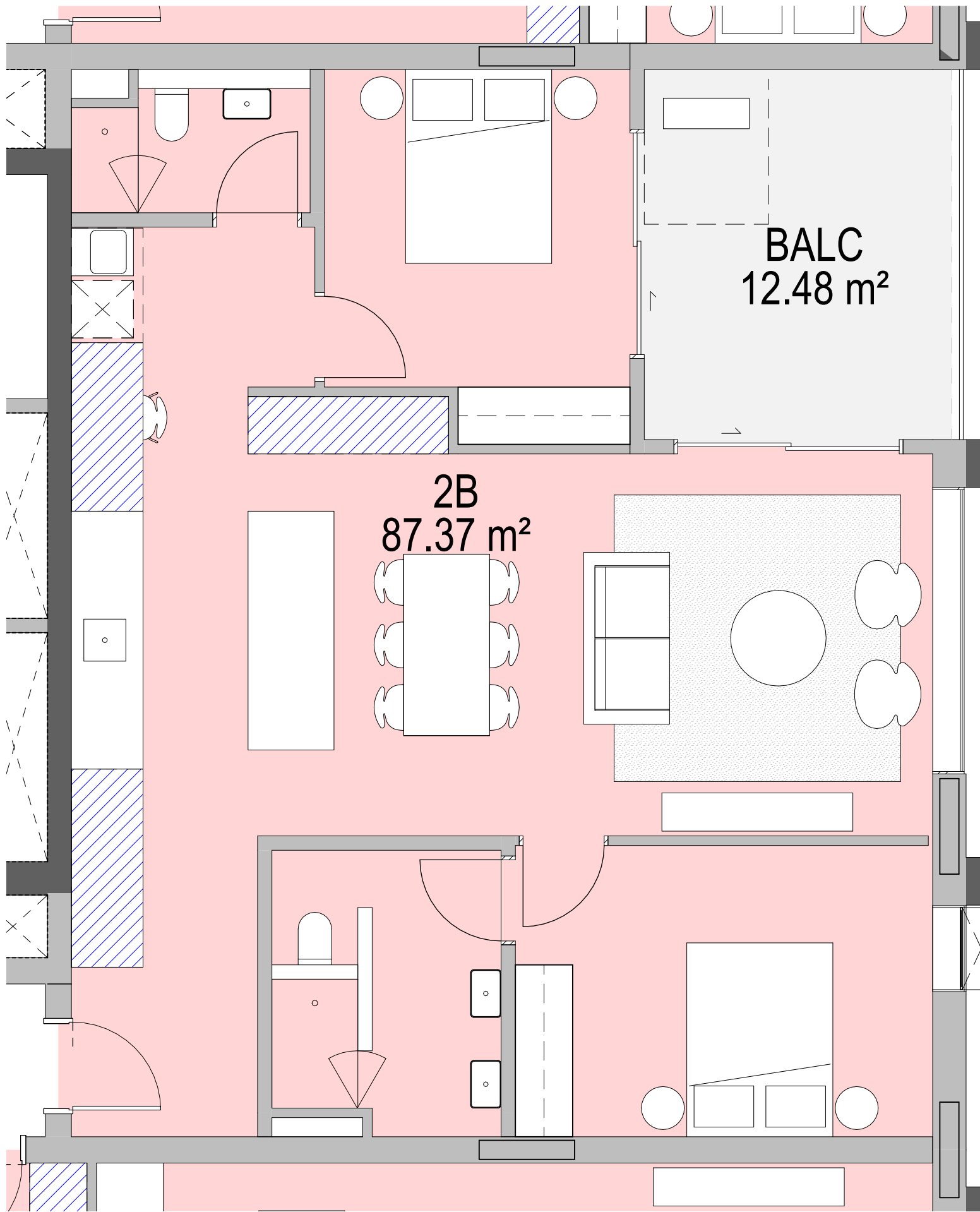
APT TYPE 1B.3 - Storage	
Room: Number	Storage Volume
1B.3	2.88 m³
1B.3	0.45 m³
1B.3	2.59 m³
1B.3	2.79 m³
Grand total: 4	8.71 m³

1 1BED - TYPE 3



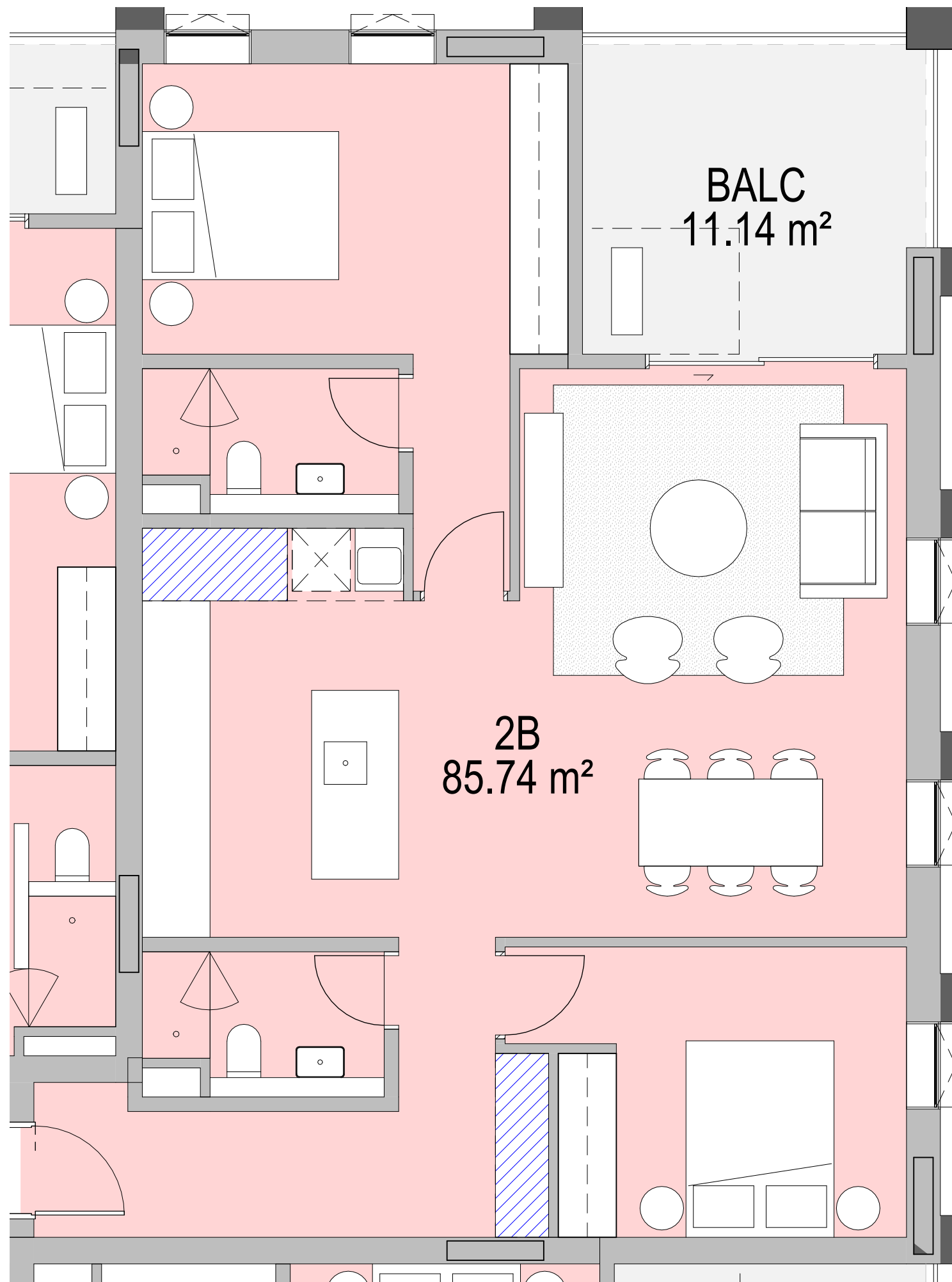
APT TYPE 2B.5 - Storage	
Room: Number	Storage Volume
2B.5	4.03 m³
2B.5	0.45 m³
2B.5	2.59 m³
Grand total: 3	7.07 m³
ADDITIONAL STORAGE ALSO PROVIDED IN BASEMENT	

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

3 2BED DDA - TYPE 6



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

4 2BED - TYPE 7

BVN

ARCHITECTS REGISTRATION BOARD /
NOMINATED ARCHITECTS

NSW
7115 JULIAN ADKIN
7153 MATTHEW BLAIR
7151 PHILIP ROSSINGTON
4238 PETER TITMUSSE
8011 WILLIAM DOWNER
10407 ALISON EDWARDS
10705 CATHERINE SKINNER

QLD
3507 NEIL LOGAN
2709 BRIAN DONOVAN
5528 DAVID KELLY
3869 REYNA CURRIEN
6236 KRISTIE IRWIN

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NOTE

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ISSUE DATE	FOR	CHKD
01 29.05.2025	FOR INFORMATION	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

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PROJECT MANAGER
PROJECT MANAGER
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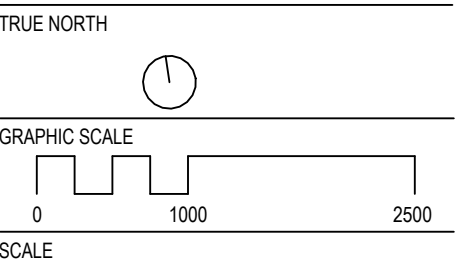
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

HAFF SYLVANIA
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SYDNEY NSW
AUSTRALIA
BVA PROJECT NUMBER

2506009
DRAWING KEY



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STATUS

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TYPICAL APARTMENTS -
MARKET BUILDING 1B/C

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

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01 29.05.2025	FOR INFORMATION	
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03 24.10.2025	SSDA SUBMISSION	

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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

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DRAWING KEY

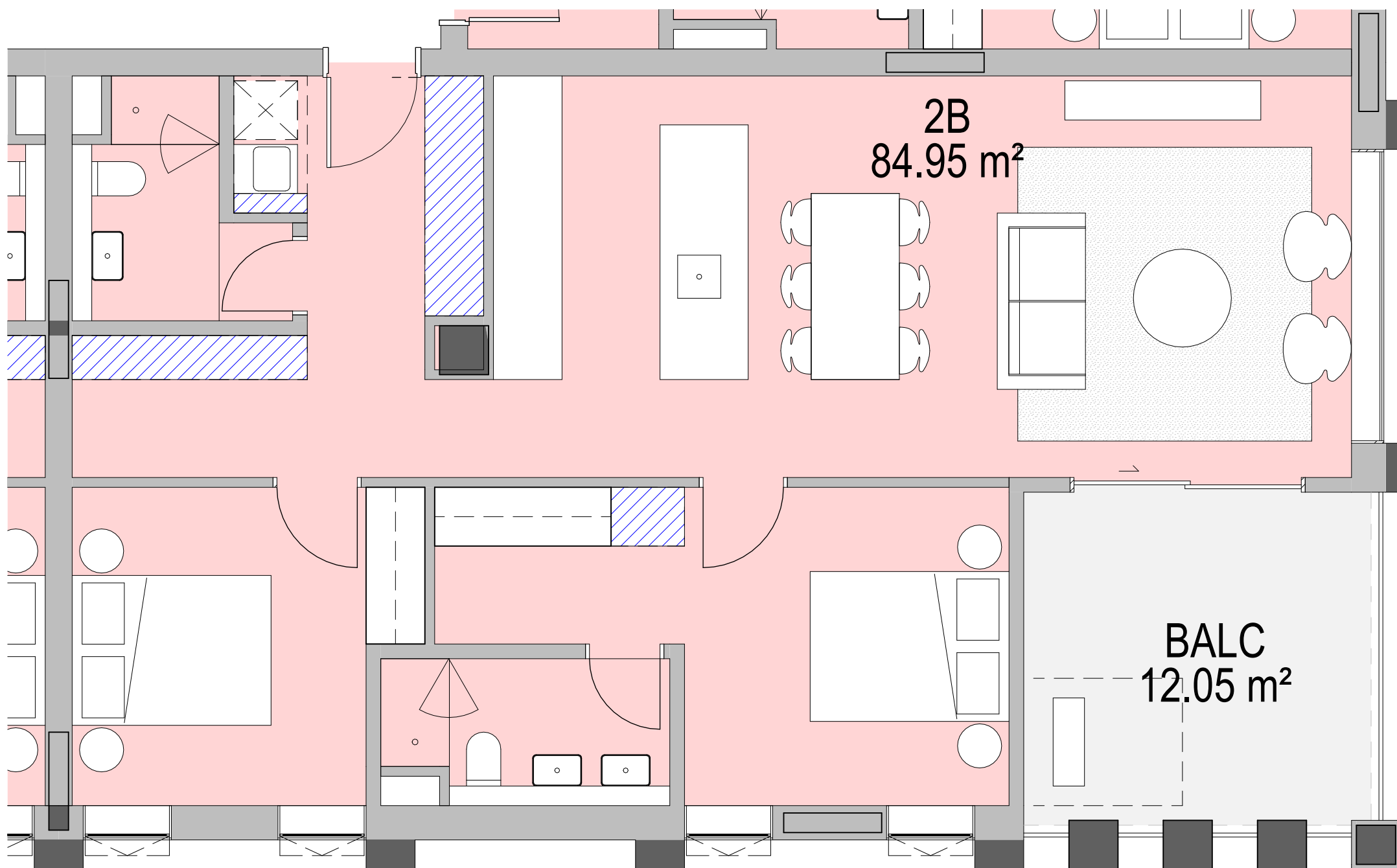
TRUE NORTH
GRAPHIC SCALE
SCALE
0 1000 2500

As indicated@A1
STATUS

DRAWING

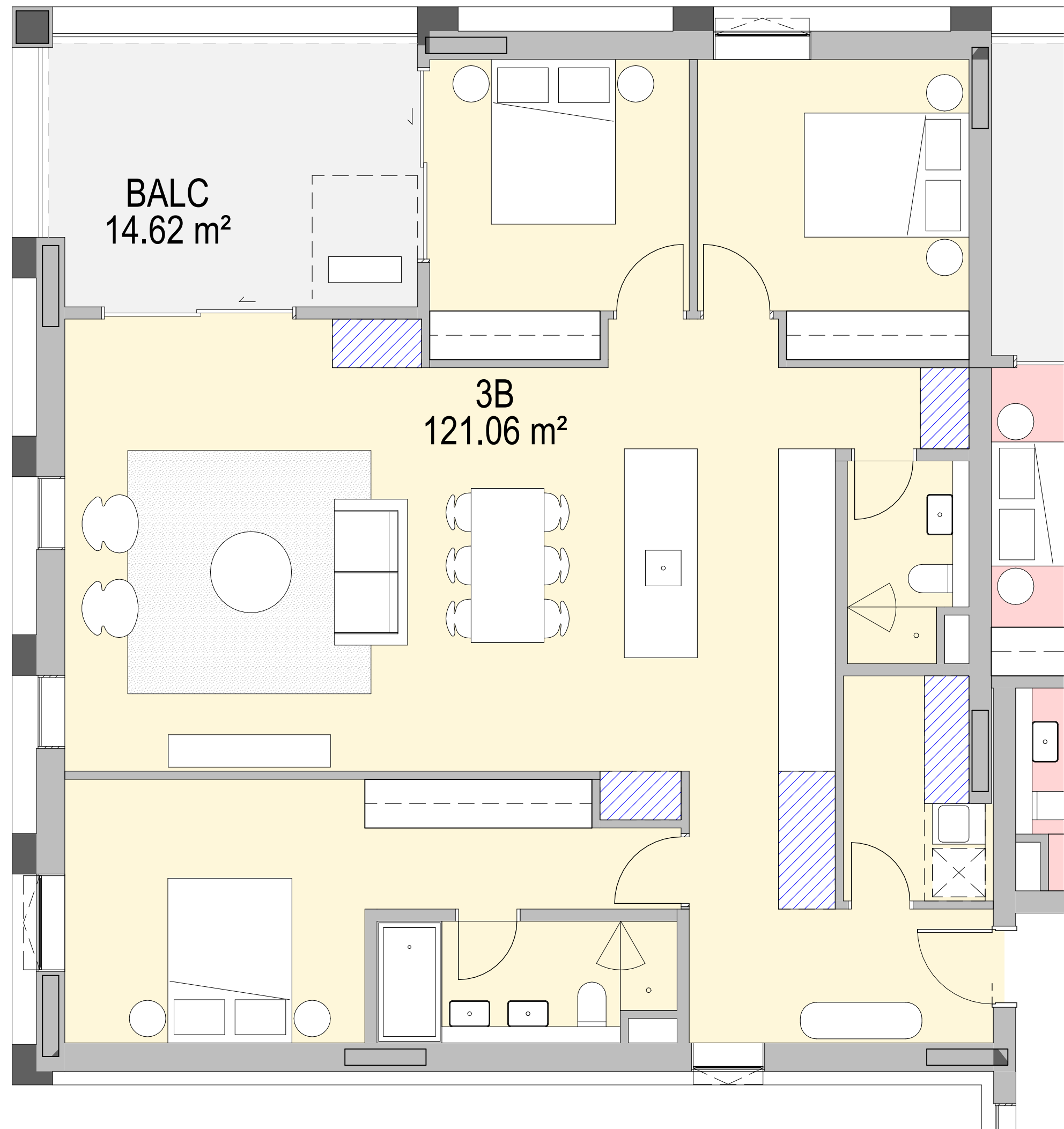
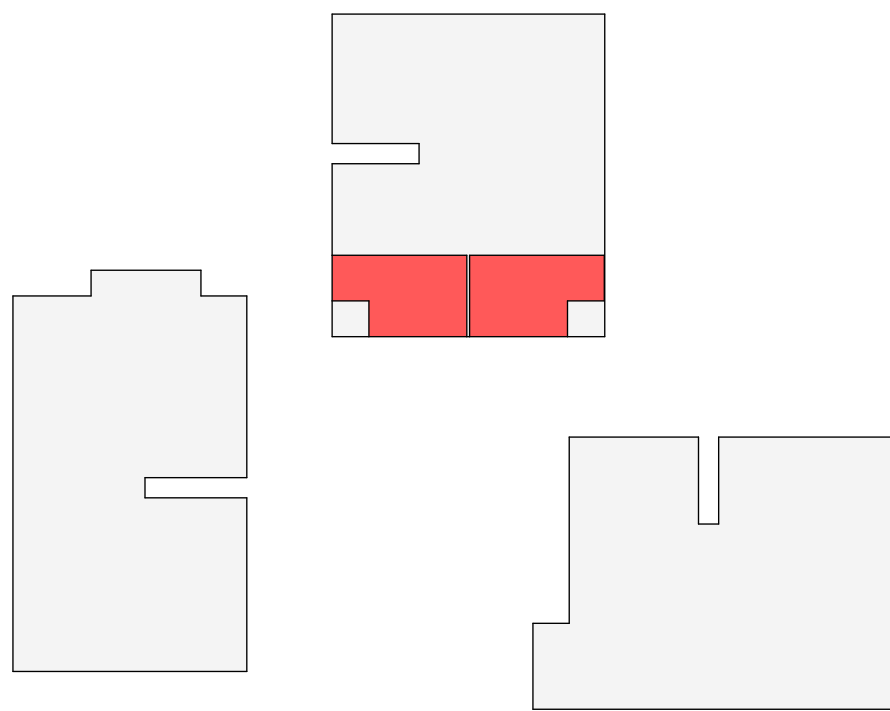
TYPICAL APARTMENTS -
MARKET BUILDING 1B

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



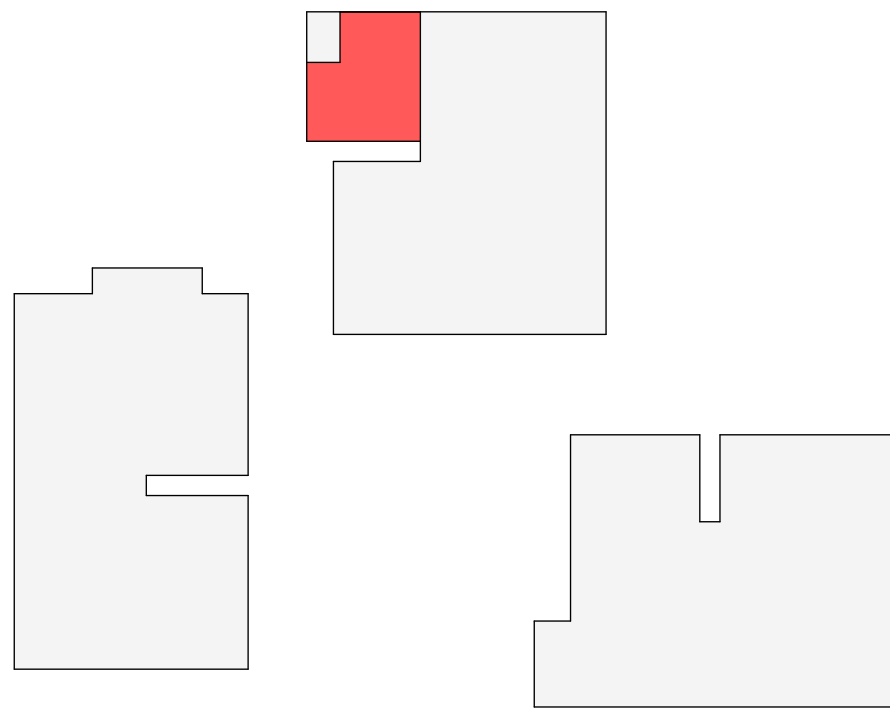
1 2BED - TYPE 10

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



NOTE

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03 24.10.2025	SSDA SUBMISSION	

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

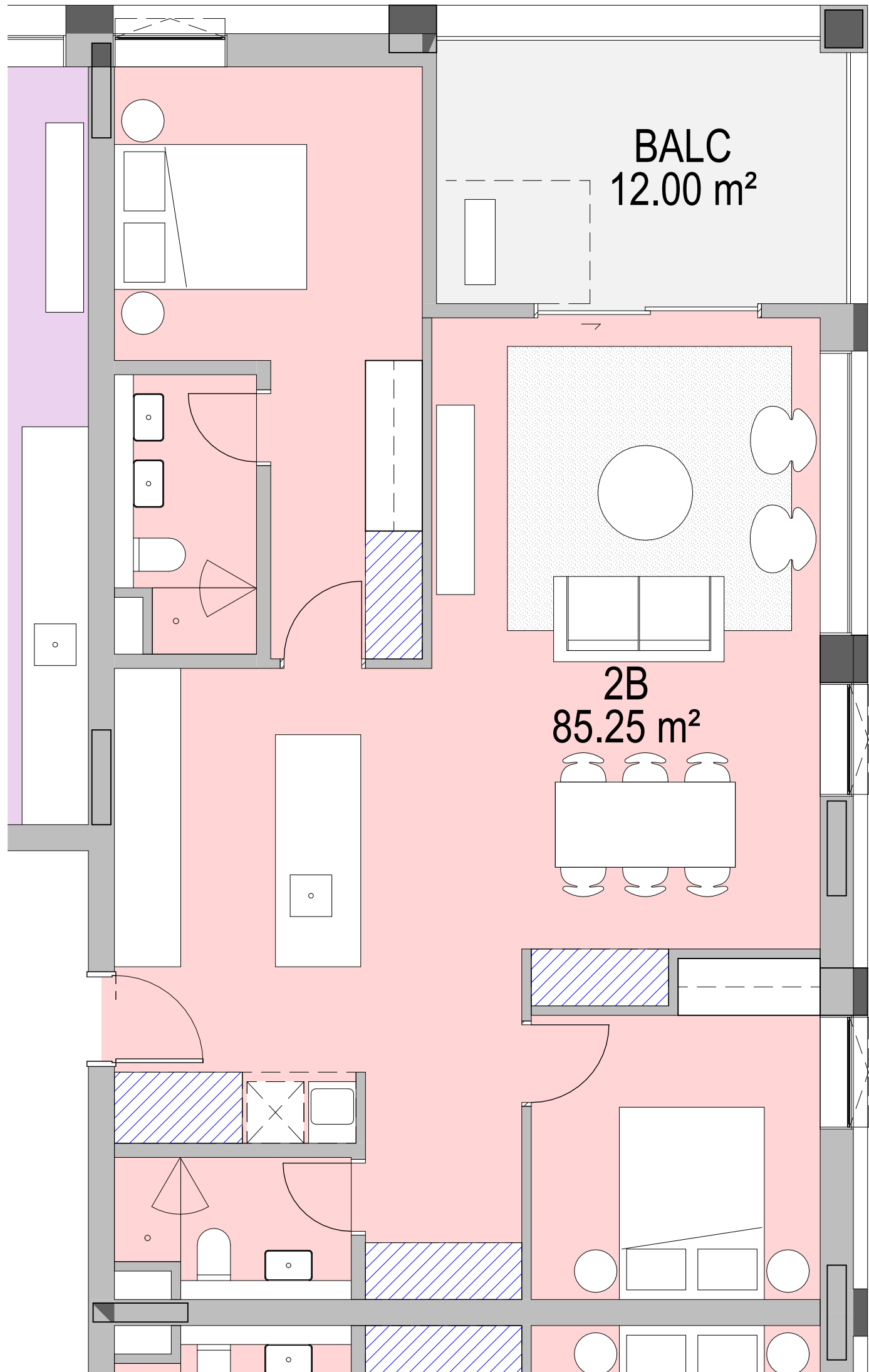
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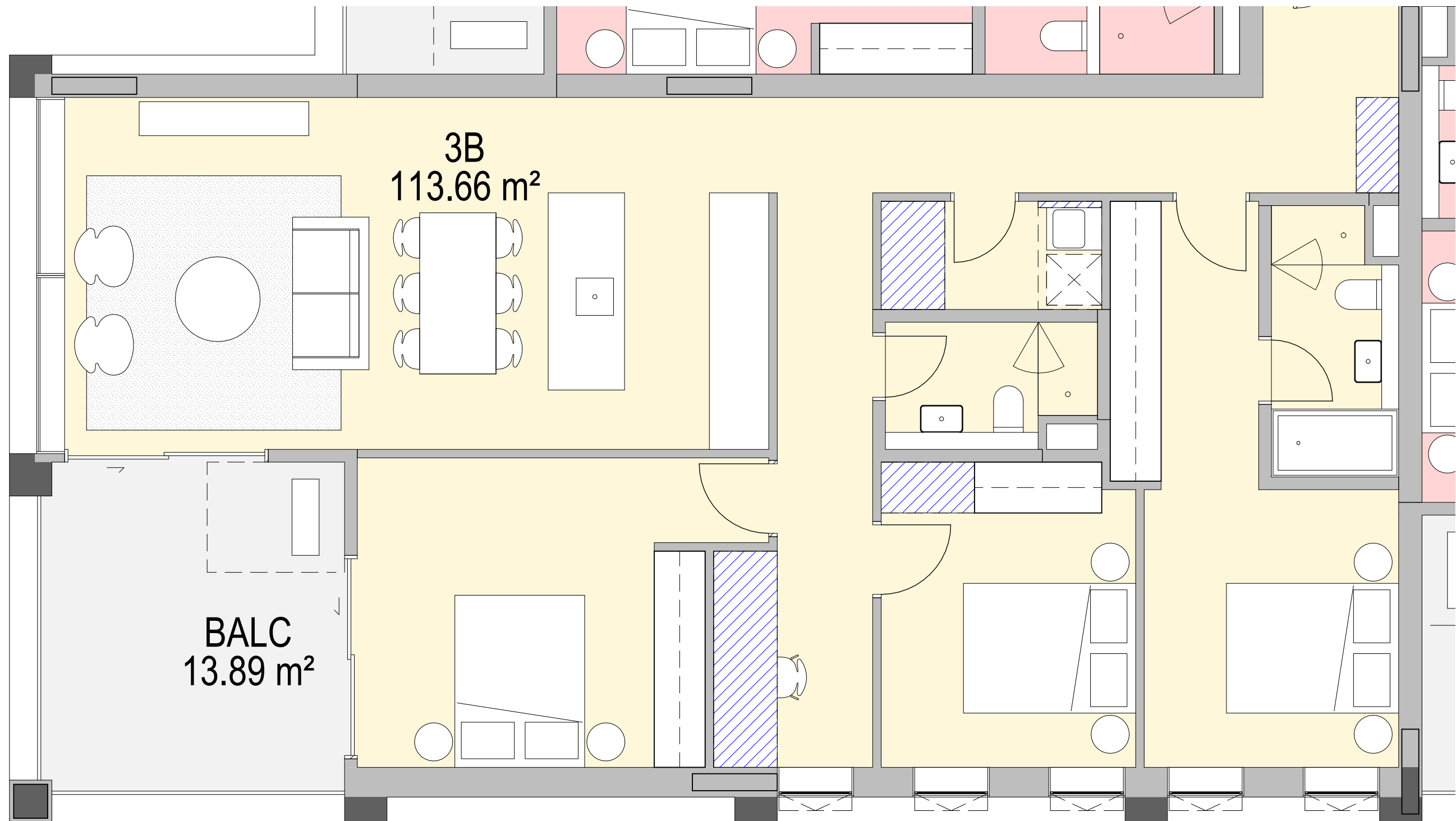
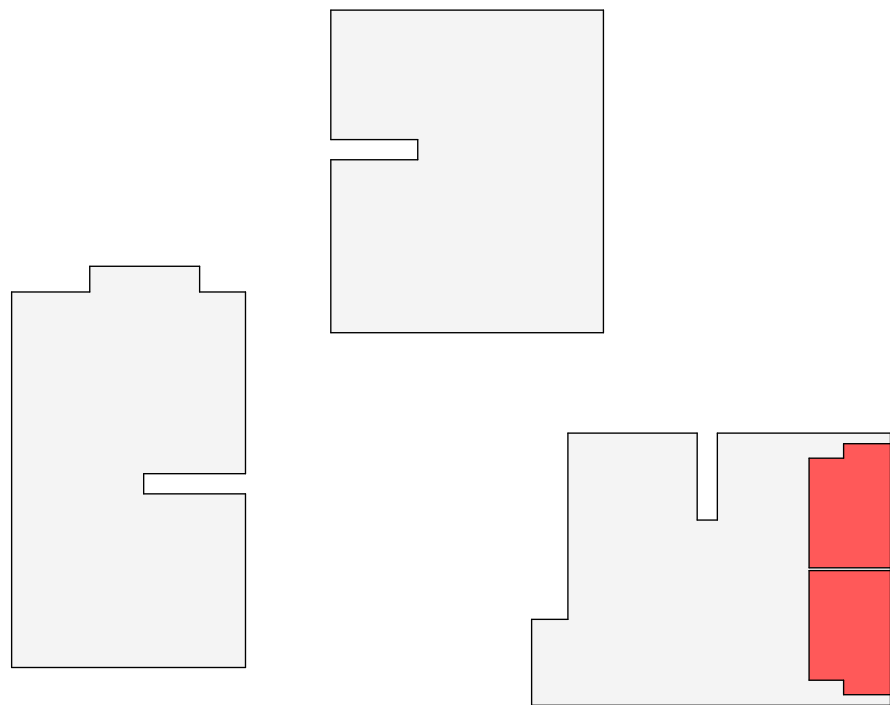
TYPICAL APARTMENTS -
MARKET BUILDING 1C

ISSUE
AR-DA-10T-01-14 03



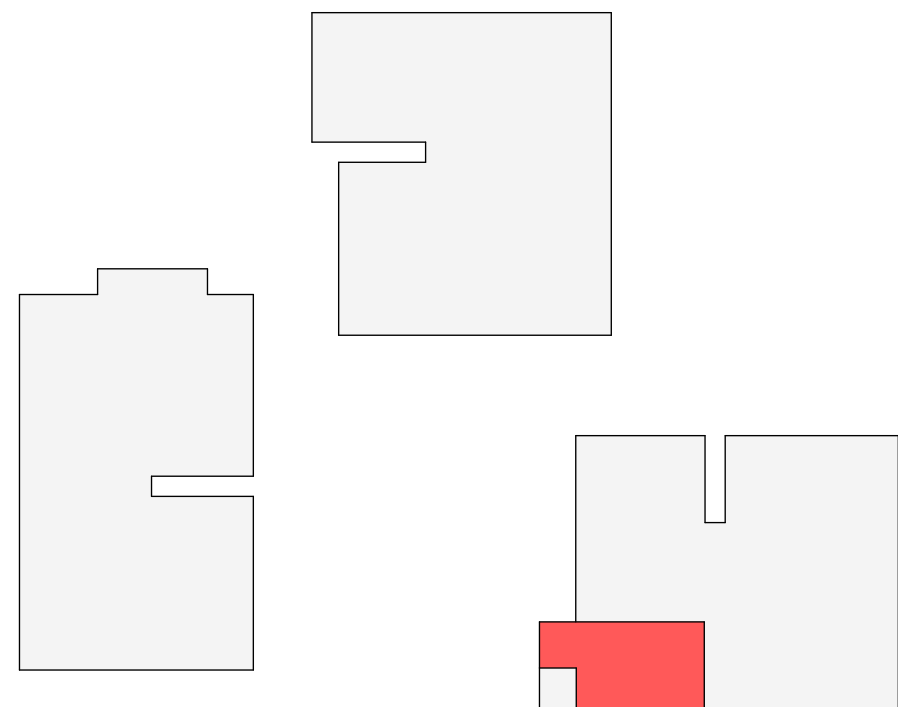
1 2BED - TYPE 9

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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03 26.03.2026	SSDA RESPONSE TO SUBMISSION	

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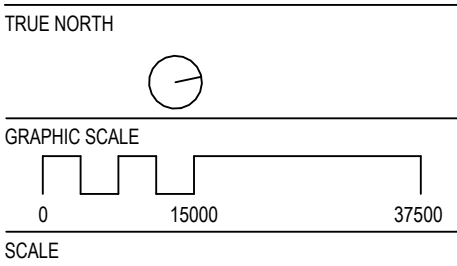
PROJECT MANAGER
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TEL 09 5555 5555 fax 04 6666 6666
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HOUSING NSW
CLIENT NUMBER

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SYDNEY NSW
AUSTRALIA
BVN PROJECT NUMBER

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DRAWING KEY



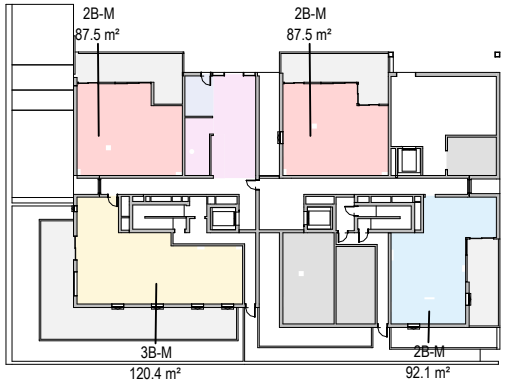
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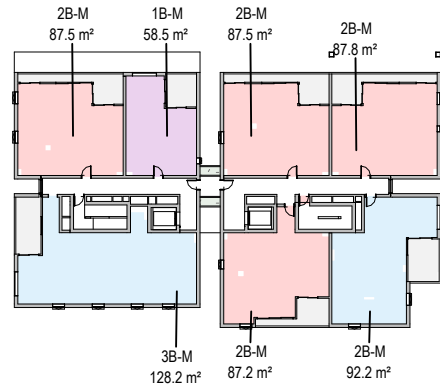
UNIT MIX - MARKET
BUILDING 2

AR-DA-10T-02-00 03

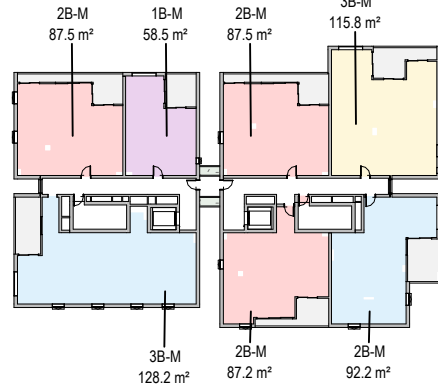
1 UNIT MIX - LEVEL 00



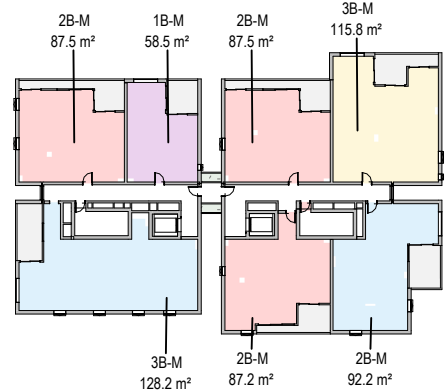
2 UNIT MIX - LEVEL 01



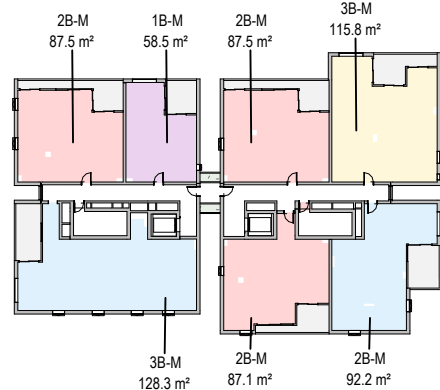
3 UNIT MIX - LEVEL 02



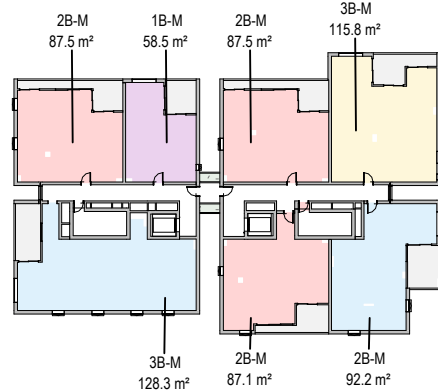
4 UNIT MIX - LEVEL 03



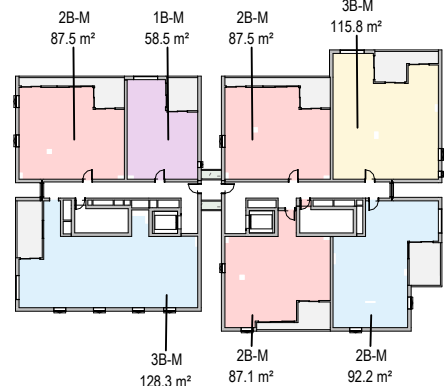
5 UNIT MIX - LEVEL 04



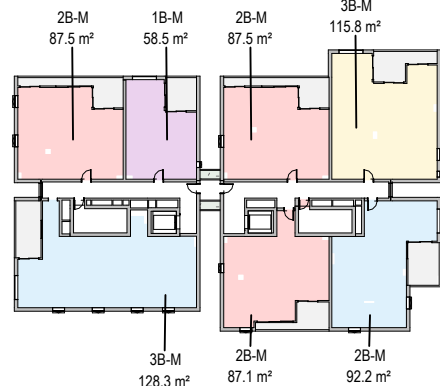
6 UNIT MIX - LEVEL 05



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: 32	3B-M	DDA
3B-M	3B-M: 7	
3B-M: 14	Total DDA: 15	
Total Apartments: 53		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
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2506009
DRAWING KEY

TRUE NORTH

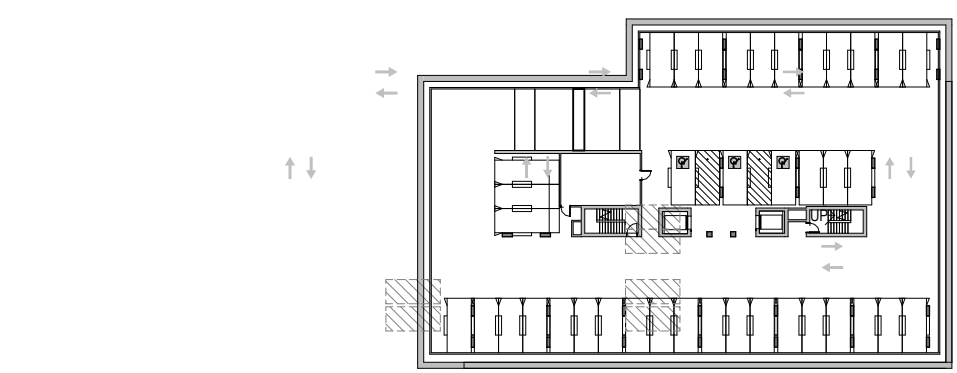
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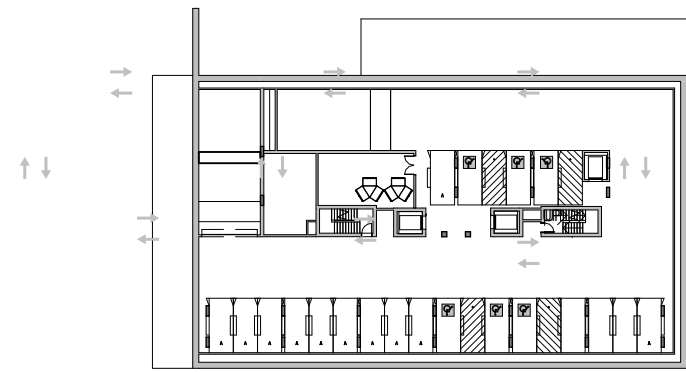
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ADG SOLAR ACCESS -
MARKET BUILDING 2

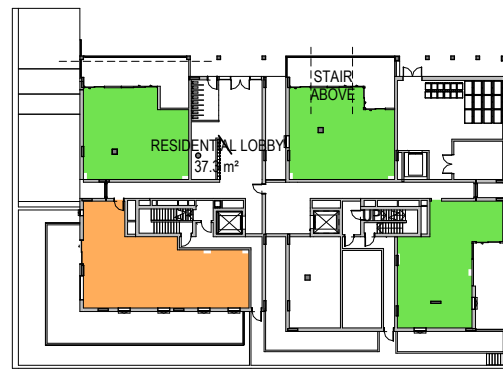
ISSUE
AR-DA-10T-02-01 05



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



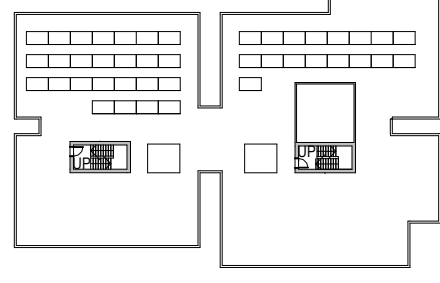
8 SOLAR ACCESS - LEVEL 05



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	11%
MORE THAN 2HR	40	75%
NO SOLAR	7	13%

Grand total: 53

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AUSTRALIA
BVN PROJECT NUMBER

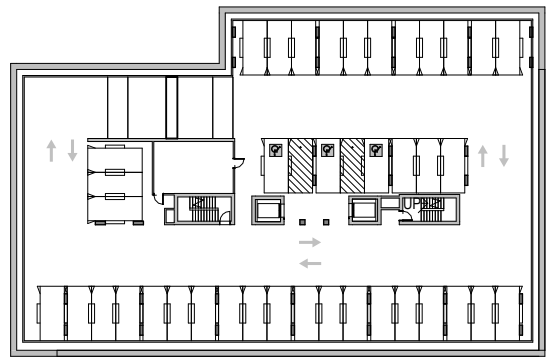
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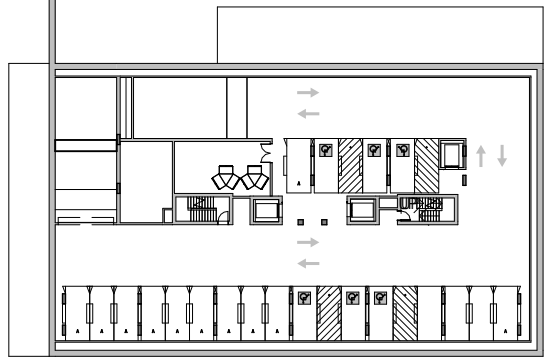
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ADG CROSS VENTILATION -
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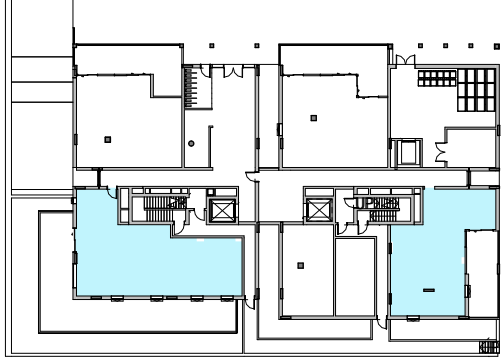
ISSUE
AR-DA-10T-02-02 05



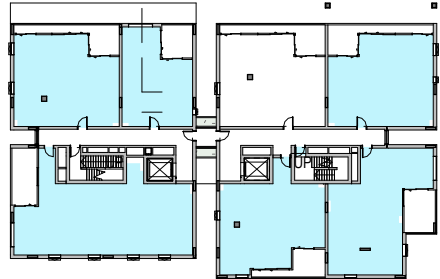
1 CROSS VENTILATION-LEVEL B2



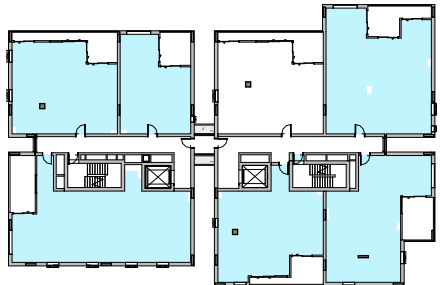
2 CROSS VENTILATION-LEVEL B1



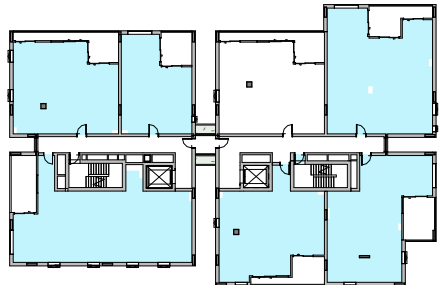
3 CROSS VENTILATION-LEVEL 00



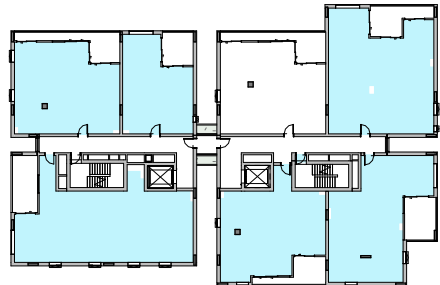
4 CROSS VENTILATION-LEVEL 01



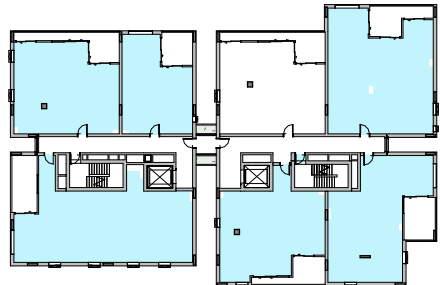
5 CROSS VENTILATION-LEVEL 02



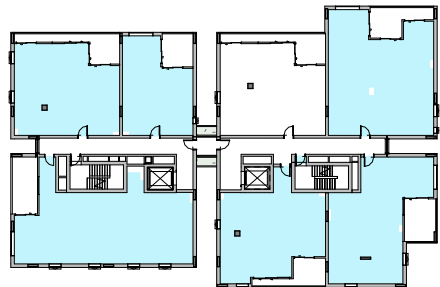
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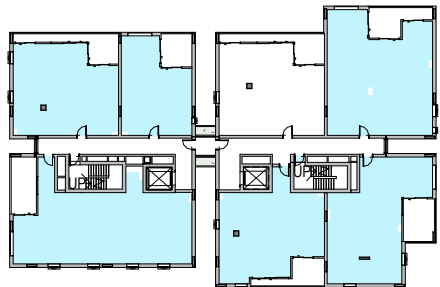
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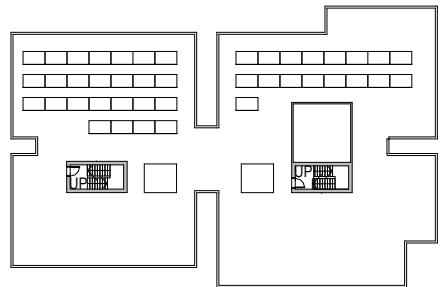
8 CROSS VENTILATION-LEVEL 05



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	83%
No	9	17%
Grand total: 53		

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 02.10.2025	SDRP 2	
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AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

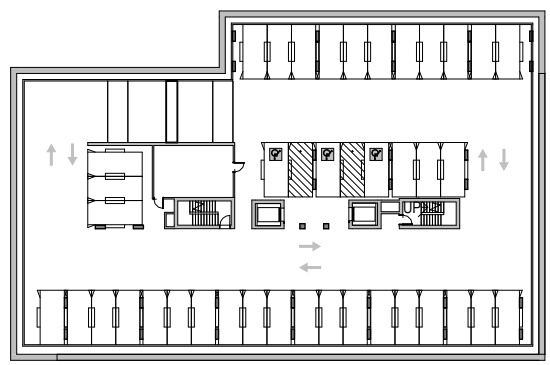
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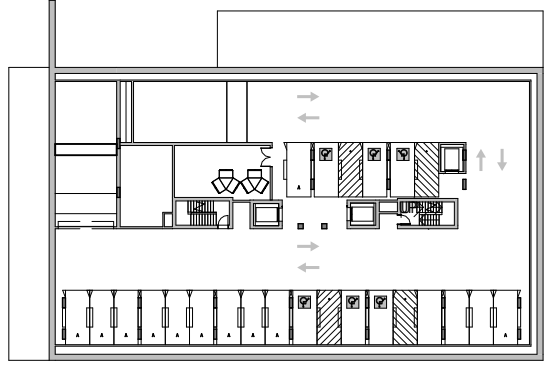
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ADG CROSS VENTILATION -
MARKET BUILDING 2

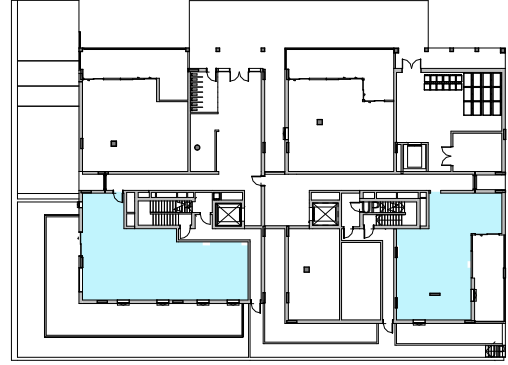
ISSUE
AR-DA-10T-02-02 05



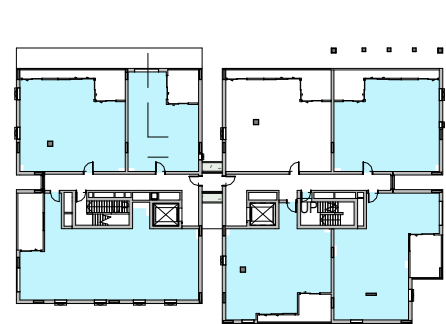
1 CROSS VENTILATION-LEVEL B2



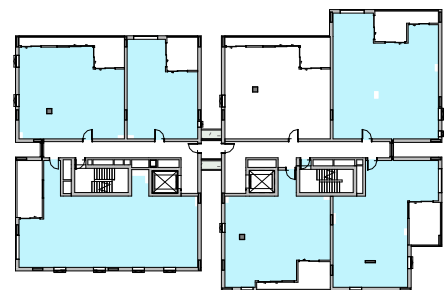
2 CROSS VENTILATION-LEVEL B1



3 CROSS VENTILATION-LEVEL 00



4 CROSS VENTILATION-LEVEL 01



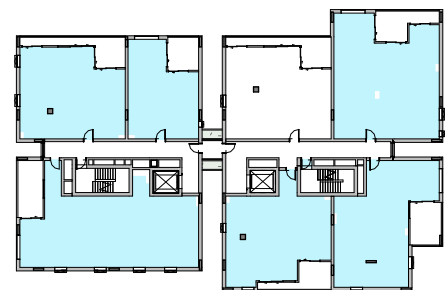
5 CROSS VENTILATION-LEVEL 02



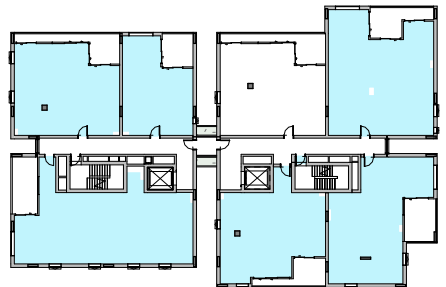
6 CROSS VENTILATION-LEVEL 03



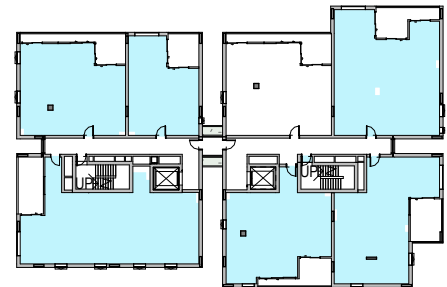
7 CROSS VENTILATION-LEVEL 04



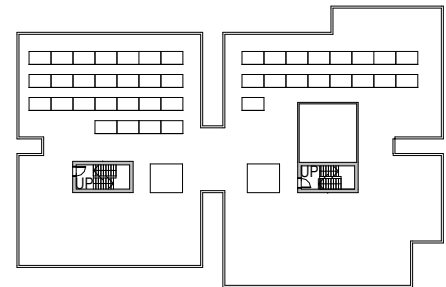
8 CROSS VENTILATION-LEVEL 05



9 CROSS VENTILATION-LEVEL 06



10 CROSS VENTILATION-LEVEL 07

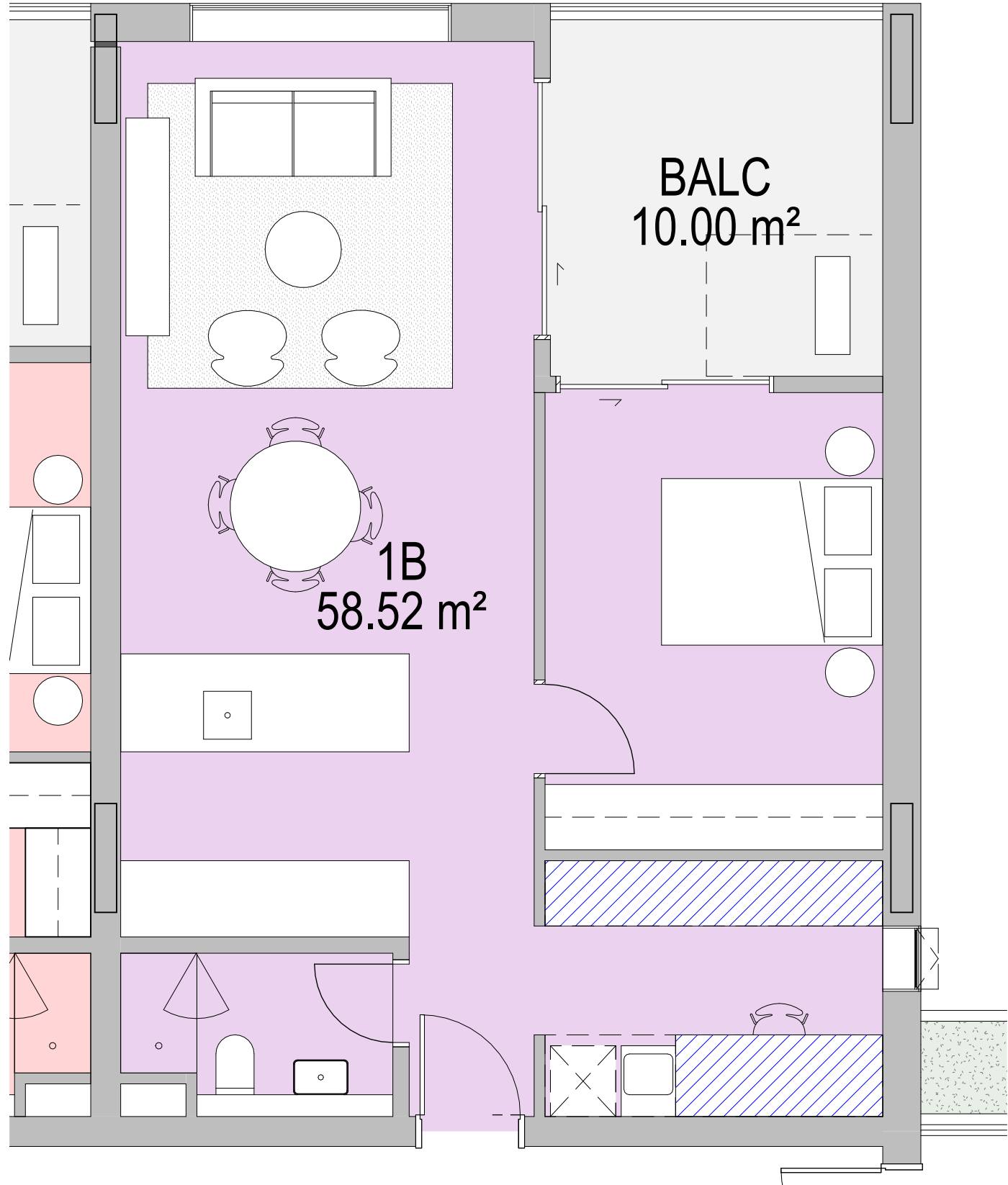


11 CROSS VENTILATION-LEVEL 08

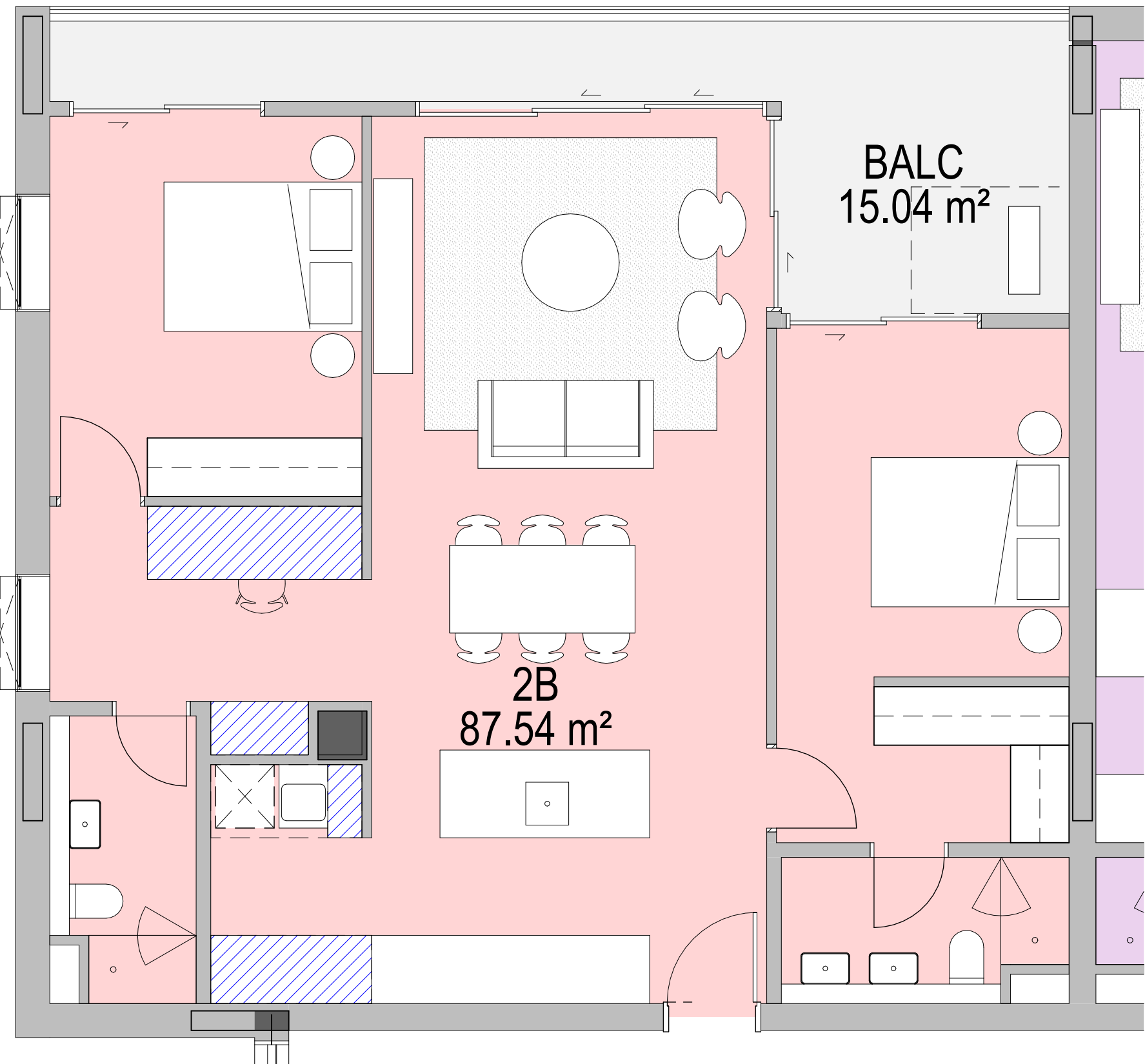
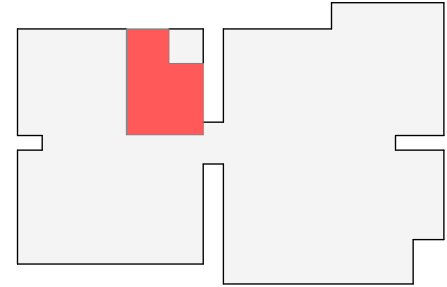
SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

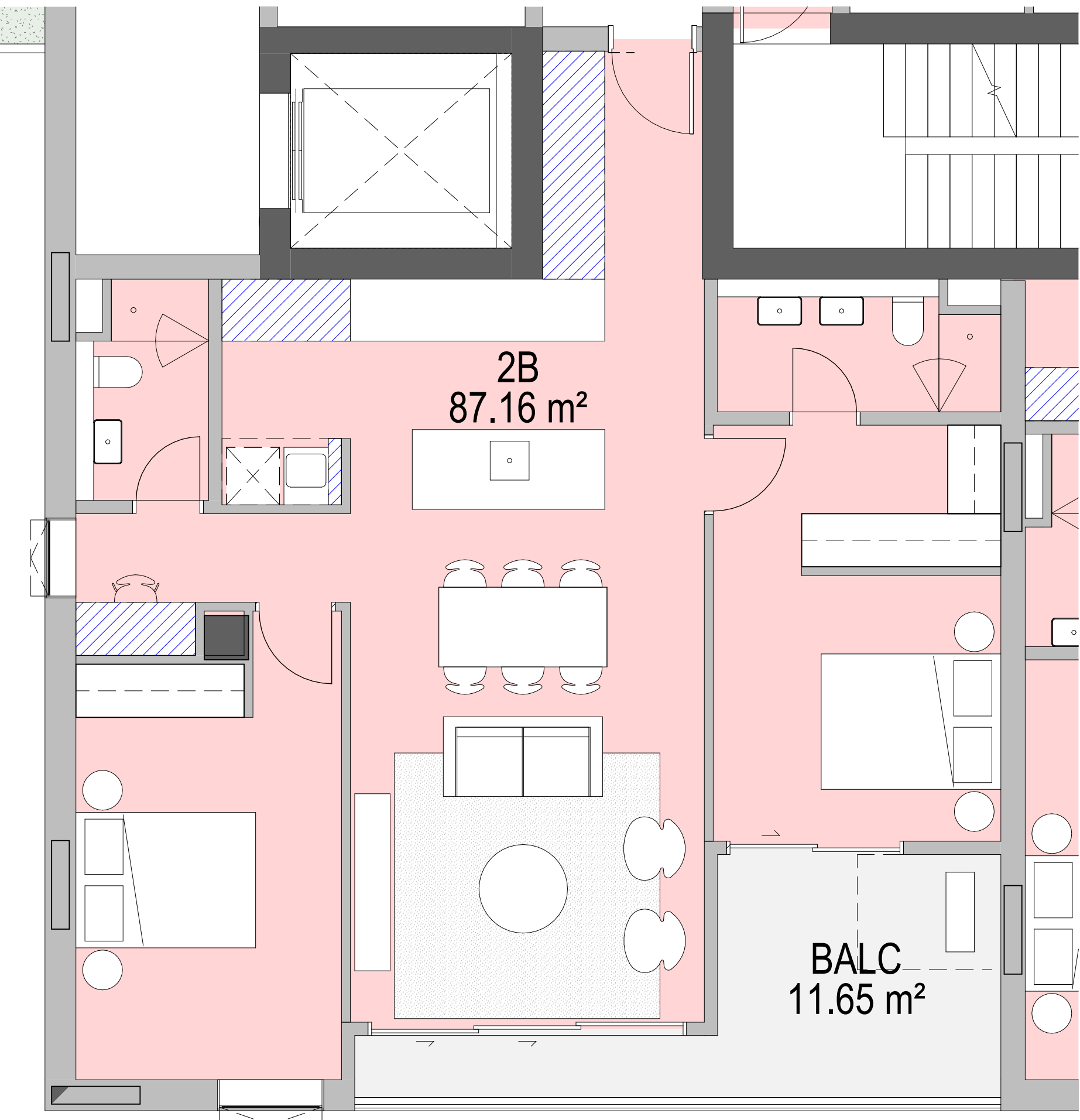
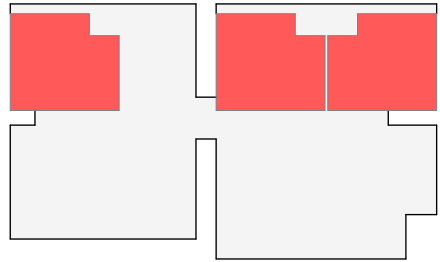
CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	44	83%
No	9	17%
Grand total: 53		



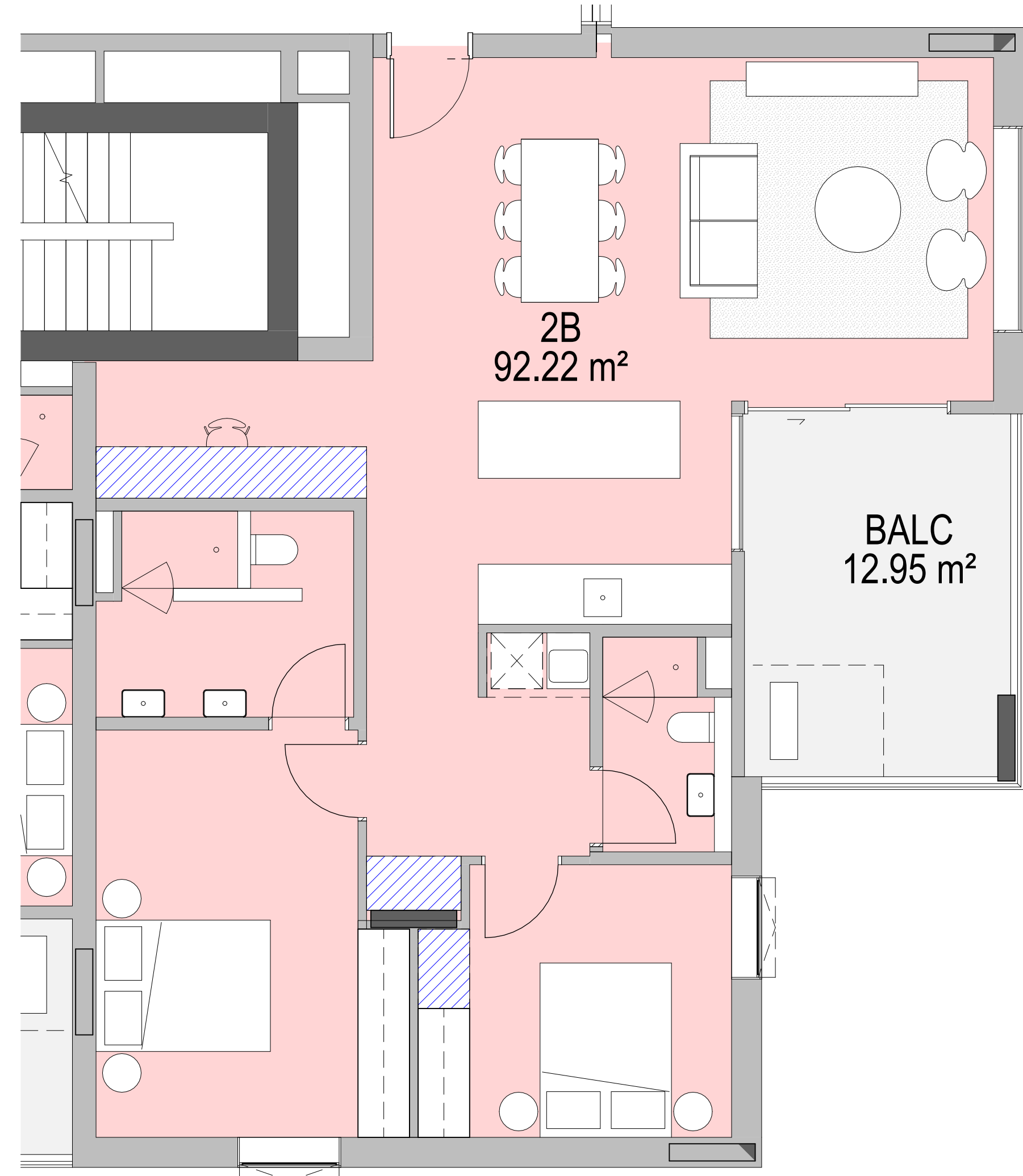
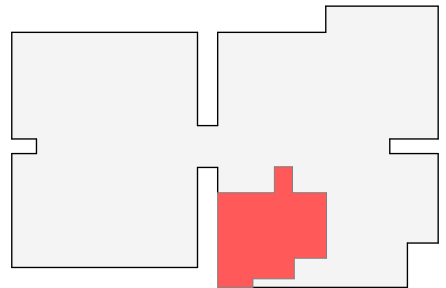
APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.1	4.46 m³
1B.1	0.45 m³
1B.1	3.42 m³
Grand total: 3	8.34 m³



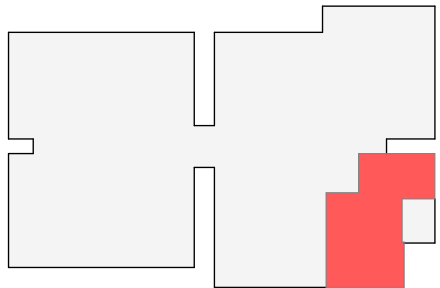
APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	2.77 m³
2B.1	0.45 m³
2B.1	0.63 m³
2B.1	1.32 m³
2B.1	3.96 m³
Grand total: 5	9.13 m³



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 TITMUS
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
www.bvn.com.au

NOTE

CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE PRIOR
TO COMMENCEMENT OF WORK OR PREPARATION OF SHOP DRAWINGS
AND TO BRING ANY INFORMATION DISCREPANCIES BETWEEN
DOCUMENTS TO BVA'S ATTENTION. DO NOT SCALE THIS DRAWING.

ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 17.10.2025	DRAFT SSDA	
03 24.10.2025	SSDA SUBMISSION	

CONSULTANT

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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
BVA PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

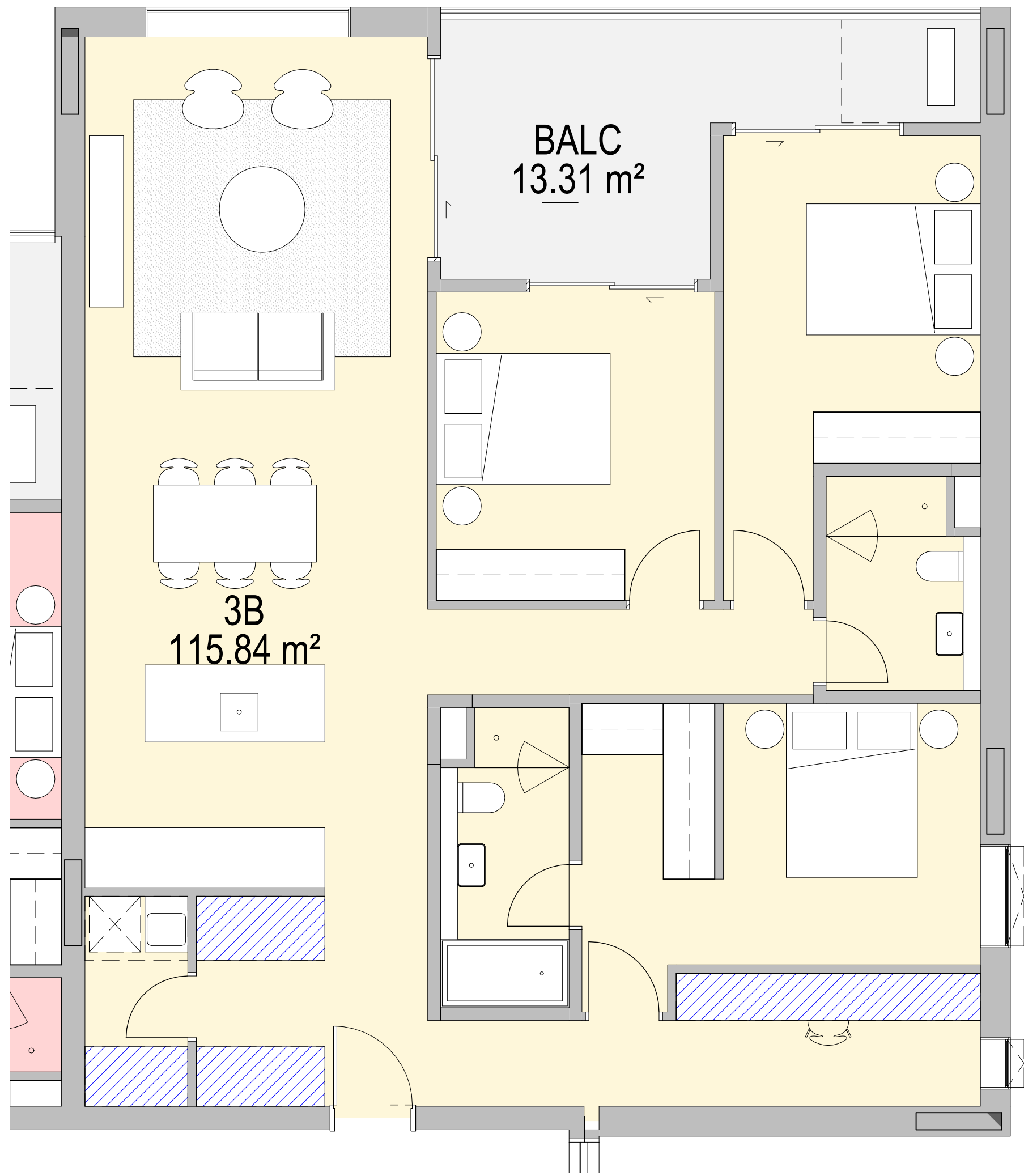
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As indicated@A1
STATUS

DRAWING

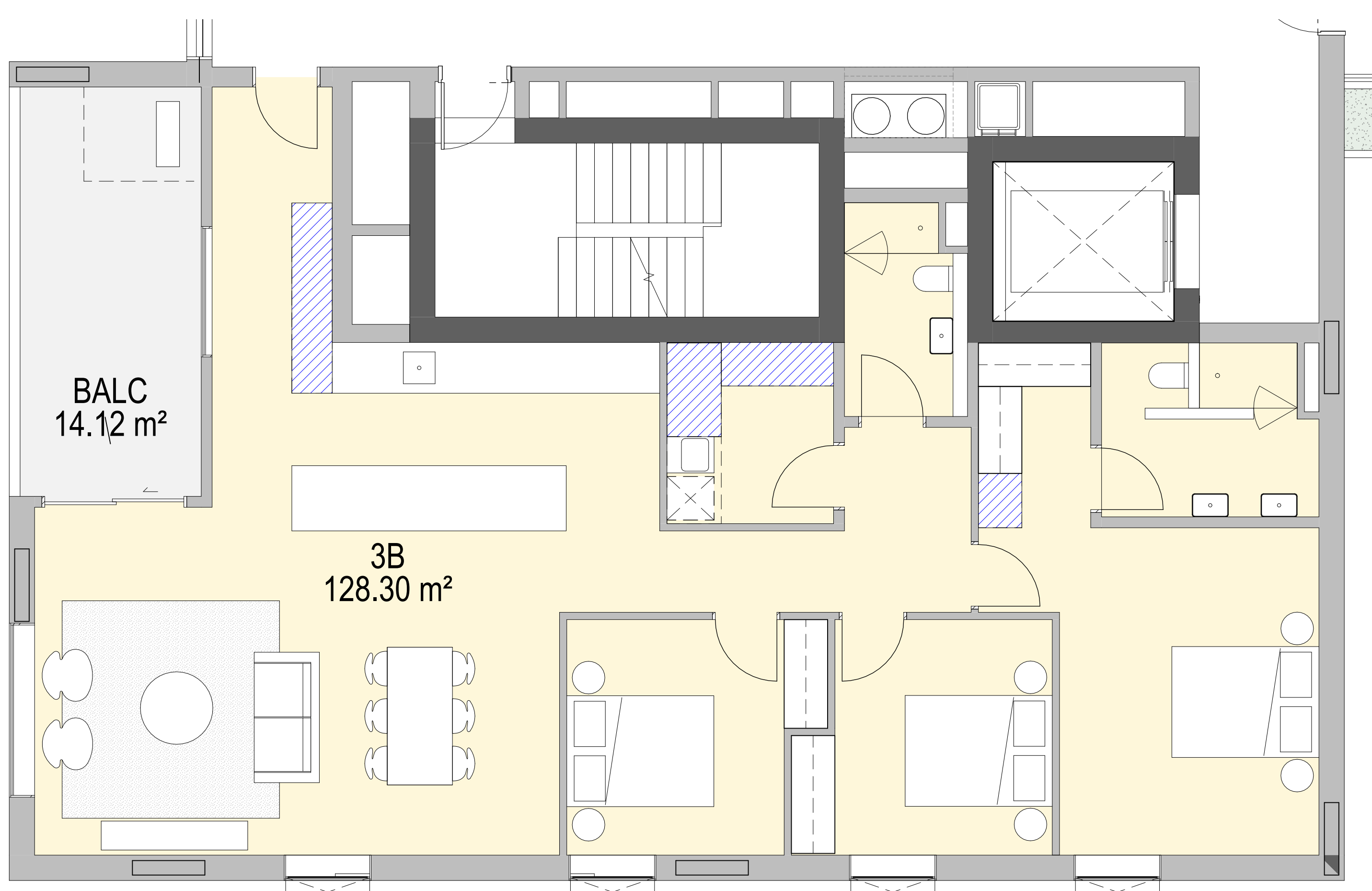
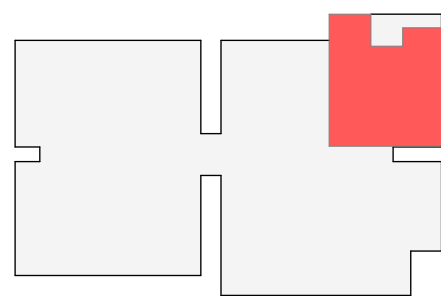
TYPICAL APARTMENTS -
MARKET BUILDING 2

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



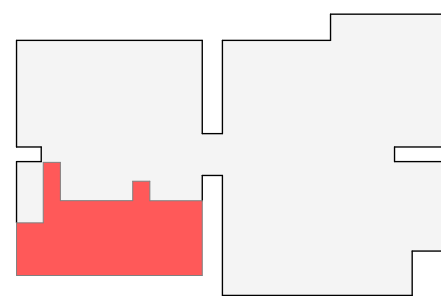
1 3BED - TYPE 1

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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ISSUE DATE	FOR	CHKD
01 29.09.2025	FOR INFORMATION	
02 17.10.2025	DRAFT SSDA	
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CONSULTANT

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TEL 09 5555 5555 fax 04 6666 6666
CLIENT

HOUSING NSW
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HAFF SYLVANIA
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BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

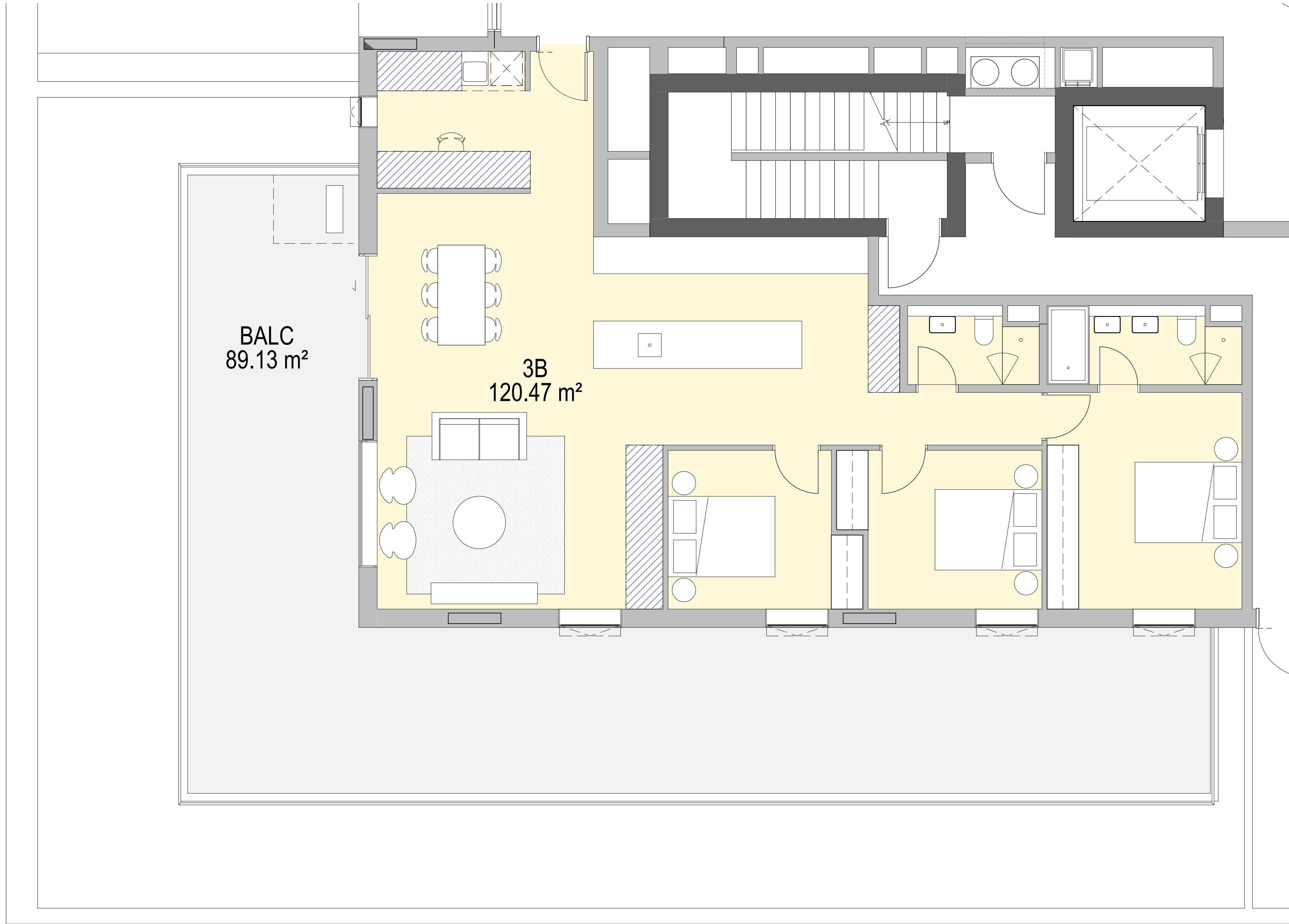
GRAPHIC SCALE
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SCALE

As indicated@A1
STATUS

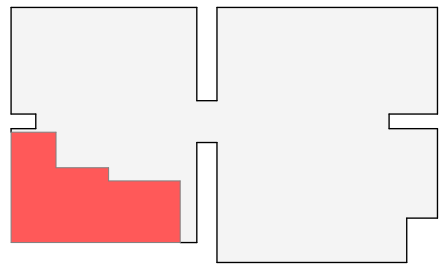
DRAWING

TYPICAL APARTMENTS -
MARKET BUILDING 2

ISSUE
AR-DA-10T-02-12 03



1 3BED - TYPE 3



APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	0.45 m³
3B.3	2.89 m³
3B.3	4.89 m³
3B.3	5.24 m³
3B.3	2.38 m³
Grand total: 5	15.84 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

PROJECT MANAGER

PROJECT MANAGER

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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

TRUE NORTH

GRAPHIC SCALE

0 15000 37500

SCALE

As indicated@A1

STATUS

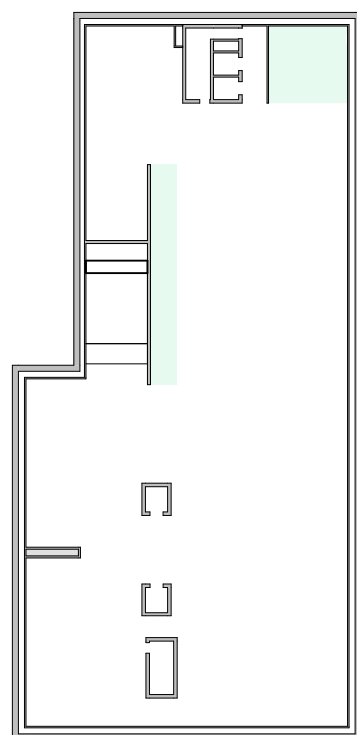
DRAWING

UNIT MIX - MARKET
BUILDING 3

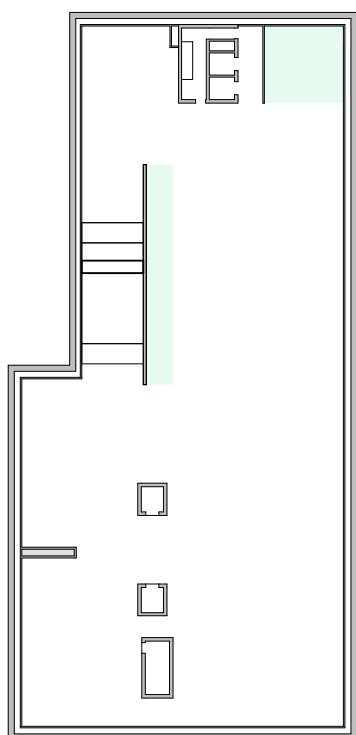
AR-DA-10T-03-00

ISSUE

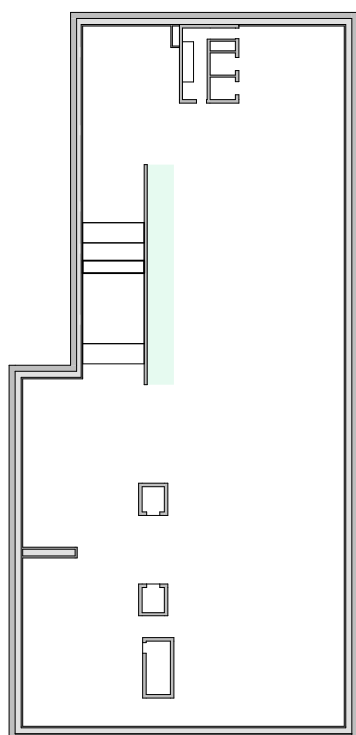
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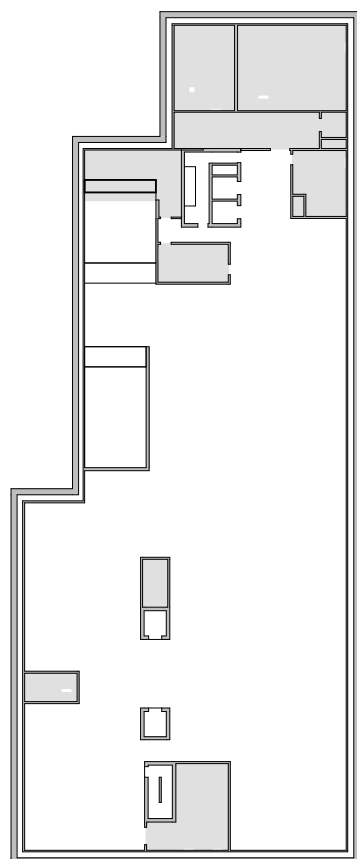
1 UNIT MIX - LEVEL B4



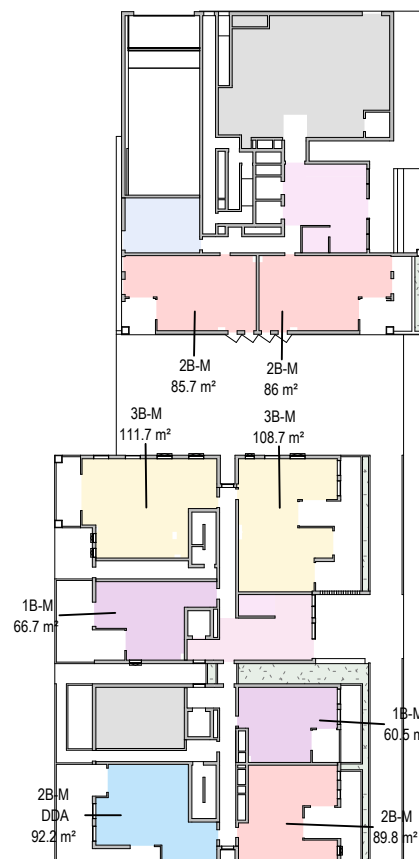
2 UNIT MIX - LEVEL B3



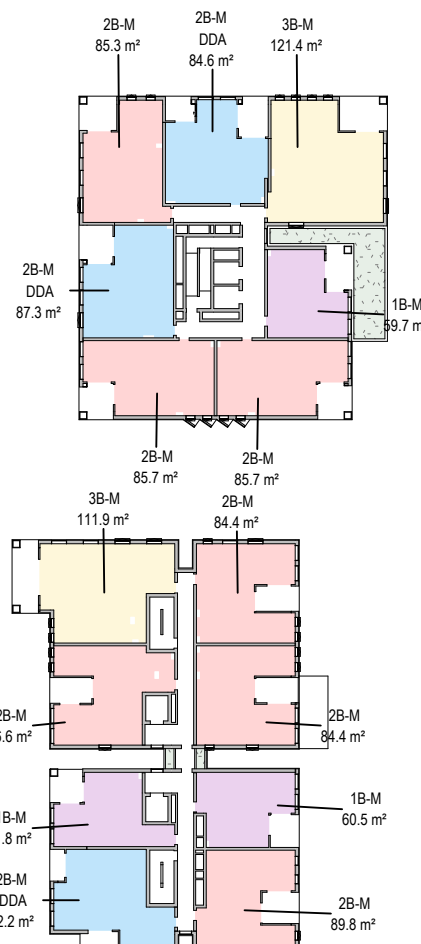
3 UNIT MIX - LEVEL B2



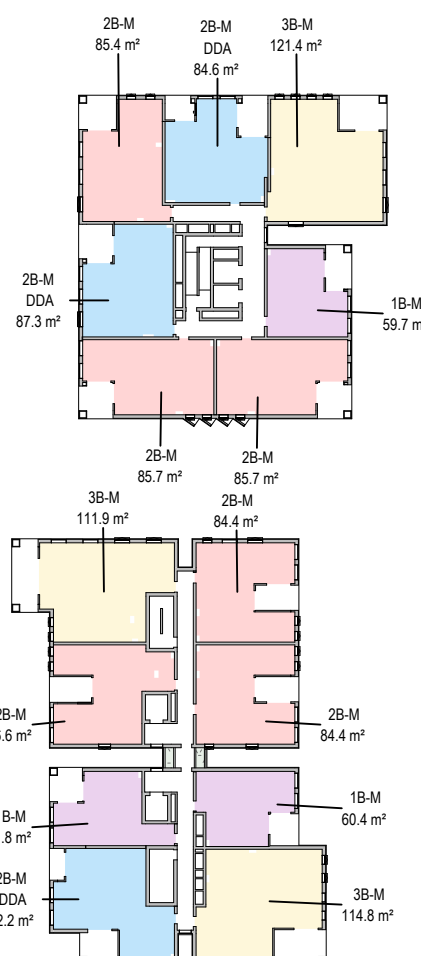
4 UNIT MIX - LEVEL B1



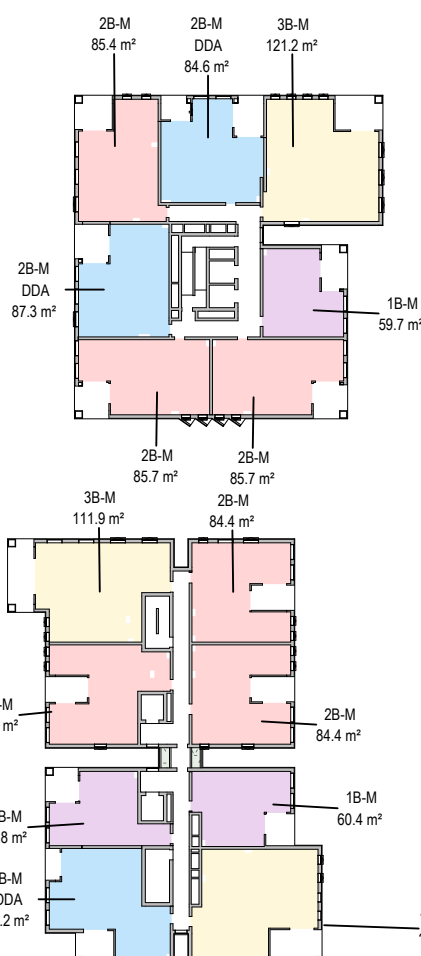
5 UNIT MIX - LEVEL 00



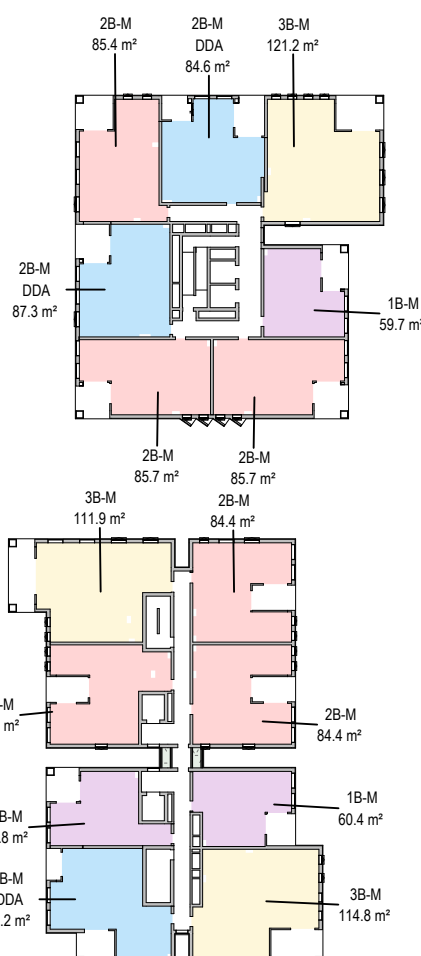
6 UNIT MIX - LEVEL 01



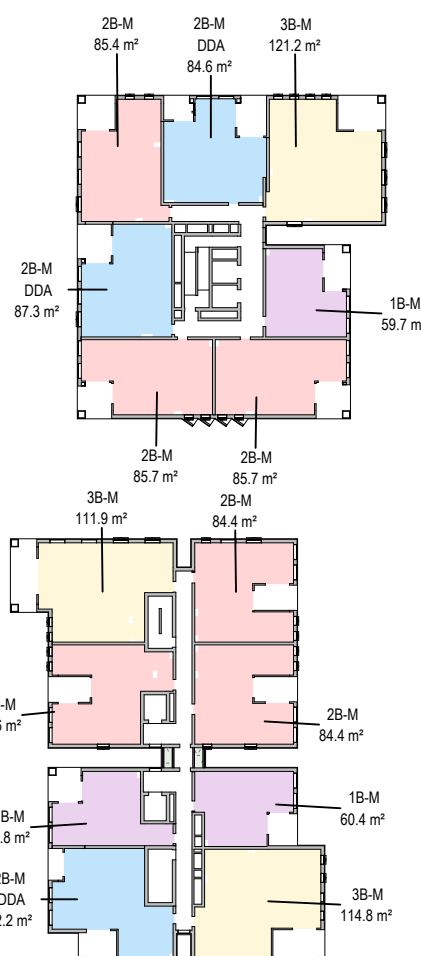
7 UNIT MIX - LEVEL 02



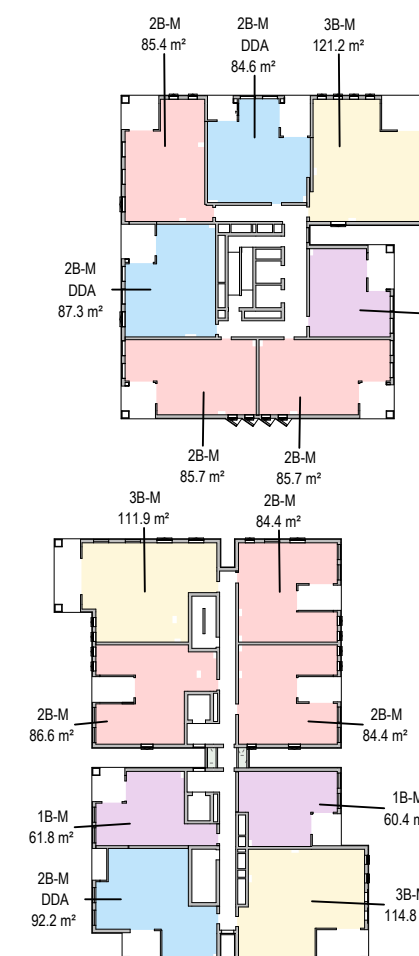
8 UNIT MIX - LEVEL 03



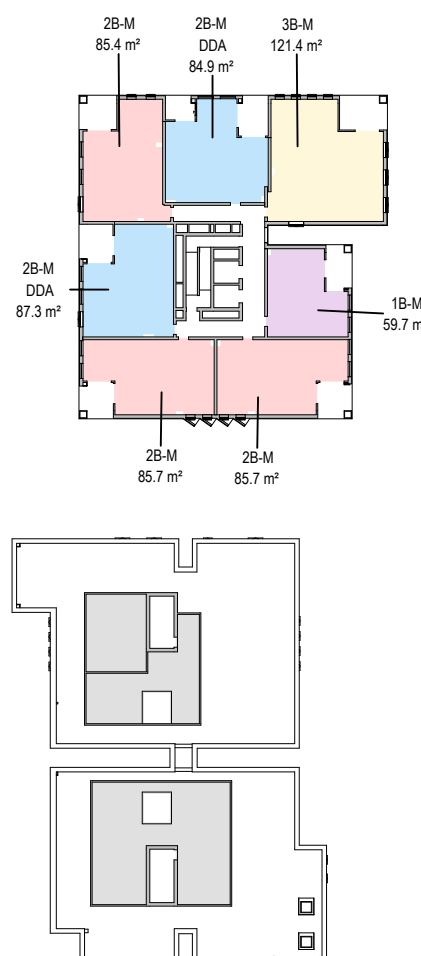
9 UNIT MIX - LEVEL 04



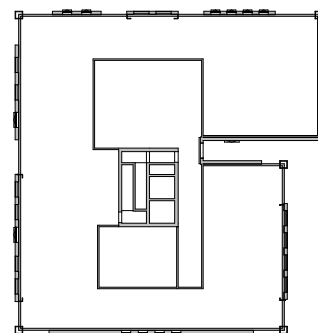
10 UNIT MIX - LEVEL 05



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

NOTE

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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

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NSW

HOUSING NSW

CLIENT NUMBER

PROJECT

HAFF SYLVANIA
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

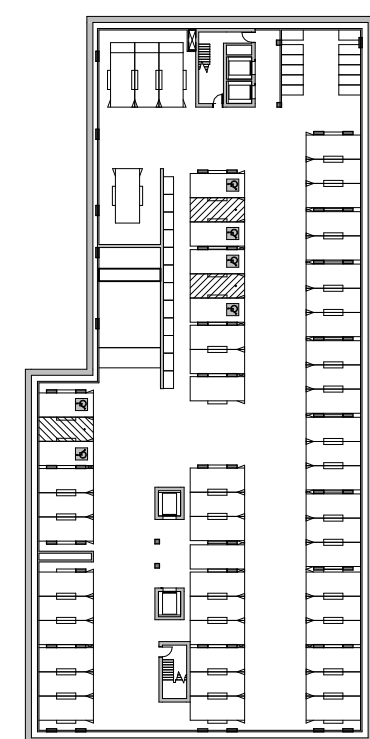
DRAWING

ADG SOLAR ACCESS -
MARKET BUILDING 3

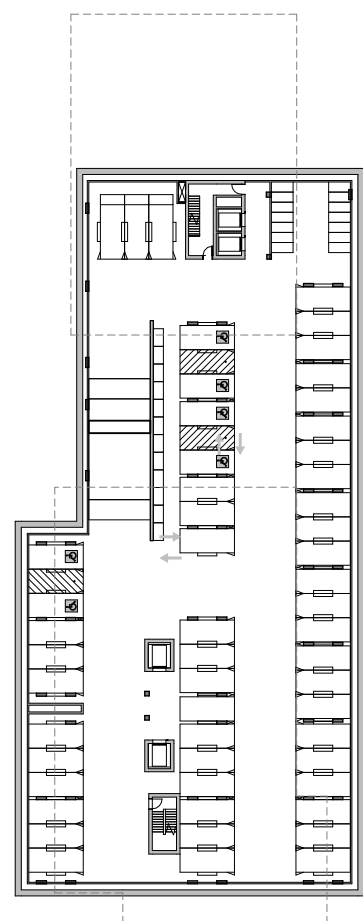
AR-DA-10T-03-01

ISSUE

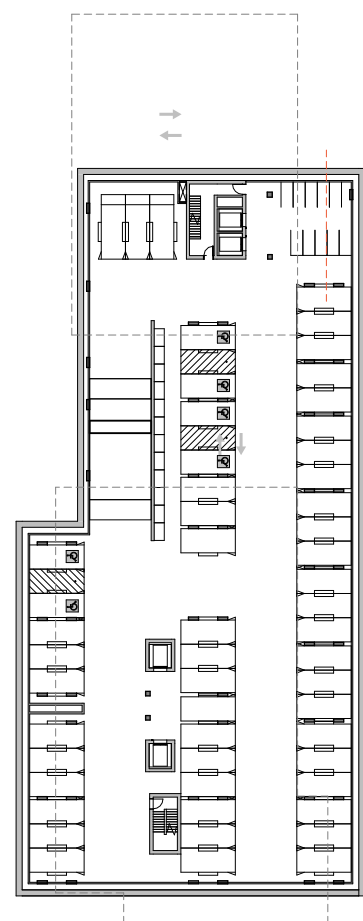
04



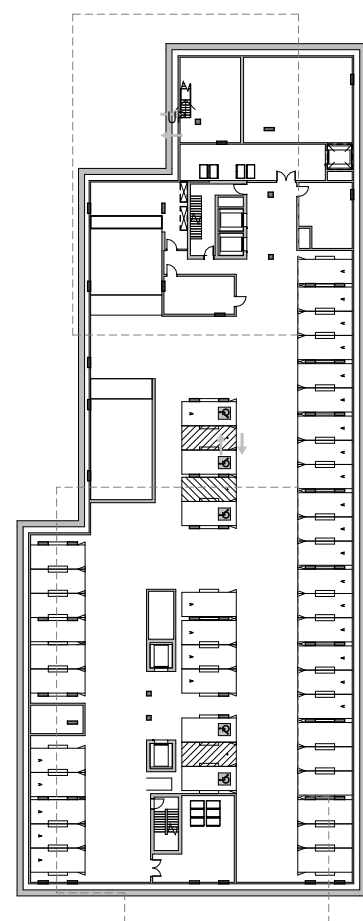
1 SOLAR ACCESS - LEVEL B4



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



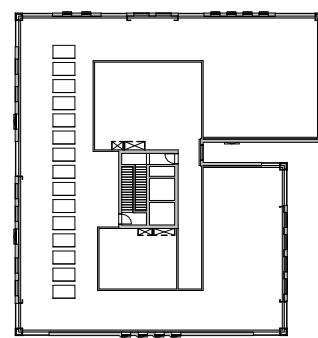
10 SOLAR ACCESS - LEVEL 05



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	

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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CONSULTANT

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

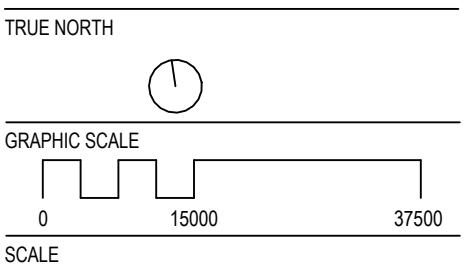
CLIENT

HOUSING NSW
CLIENT NUMBER

PROJECT

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

2506009
DRAWING KEY

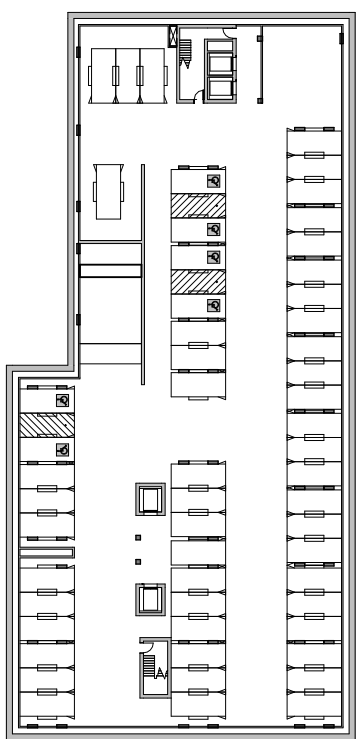


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STATUS

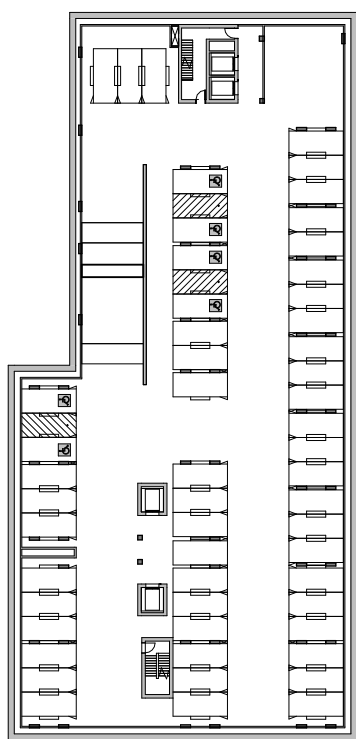
DRAWING

ADG CROSS VENTILATION -
MARKET BUILDING 3

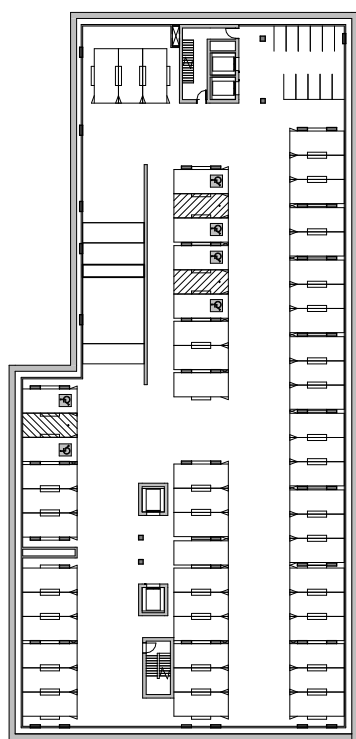
ISSUE
AR-DA-10T-03-02 04



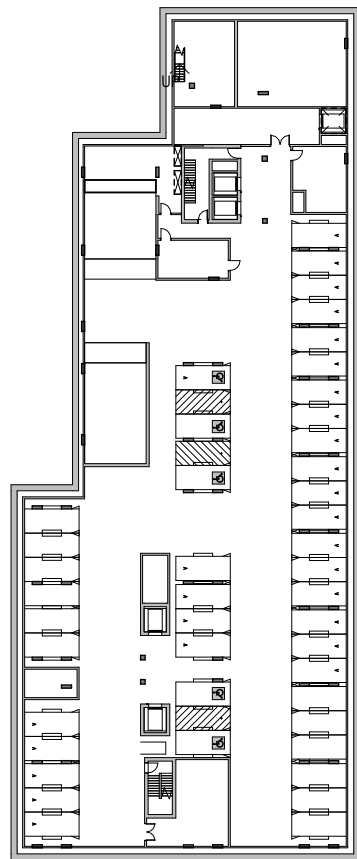
1 CROSS VENTILATION - LEVEL B4



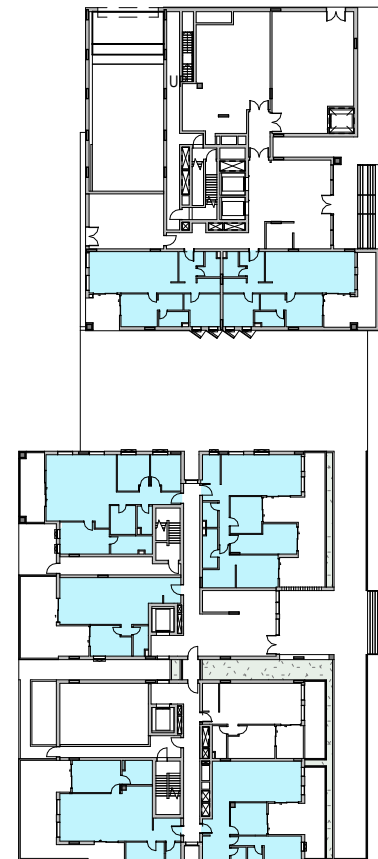
2 CROSS VENTILATION - LEVEL B3



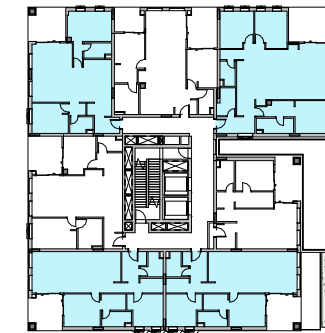
3 CROSS VENTILATION - LEVEL B2



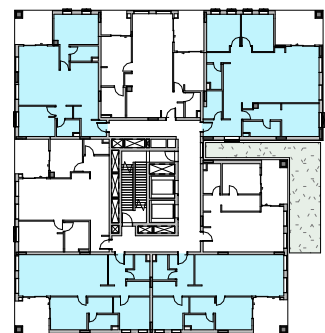
4 CROSS VENTILATION - LEVEL B1



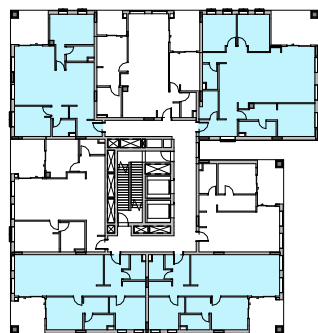
5 CROSS VENTILATION - LEVEL 00



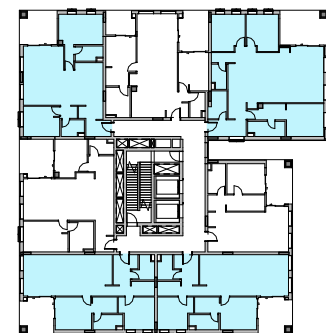
6 CROSS VENTILATION - LEVEL 01



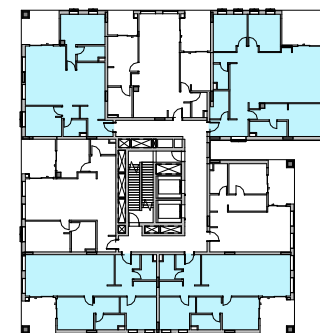
7 CROSS VENTILATION - LEVEL 02



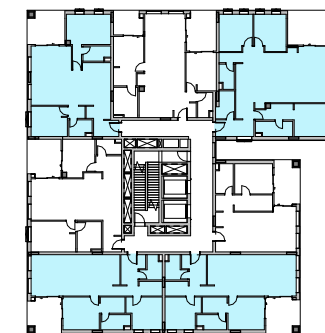
8 CROSS VENTILATION - LEVEL 03



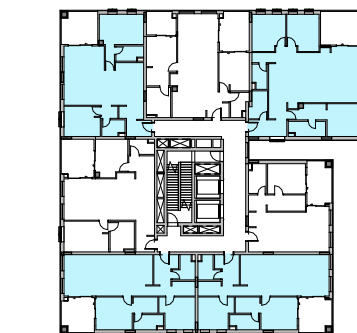
9 CROSS VENTILATION - LEVEL 04



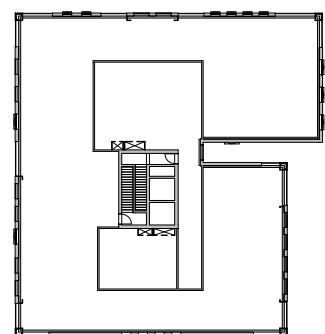
10 CROSS VENTILATION - LEVEL 05



11 CROSS VENTILATION - LEVEL 06



12 CROSS VENTILATION - LEVEL 07

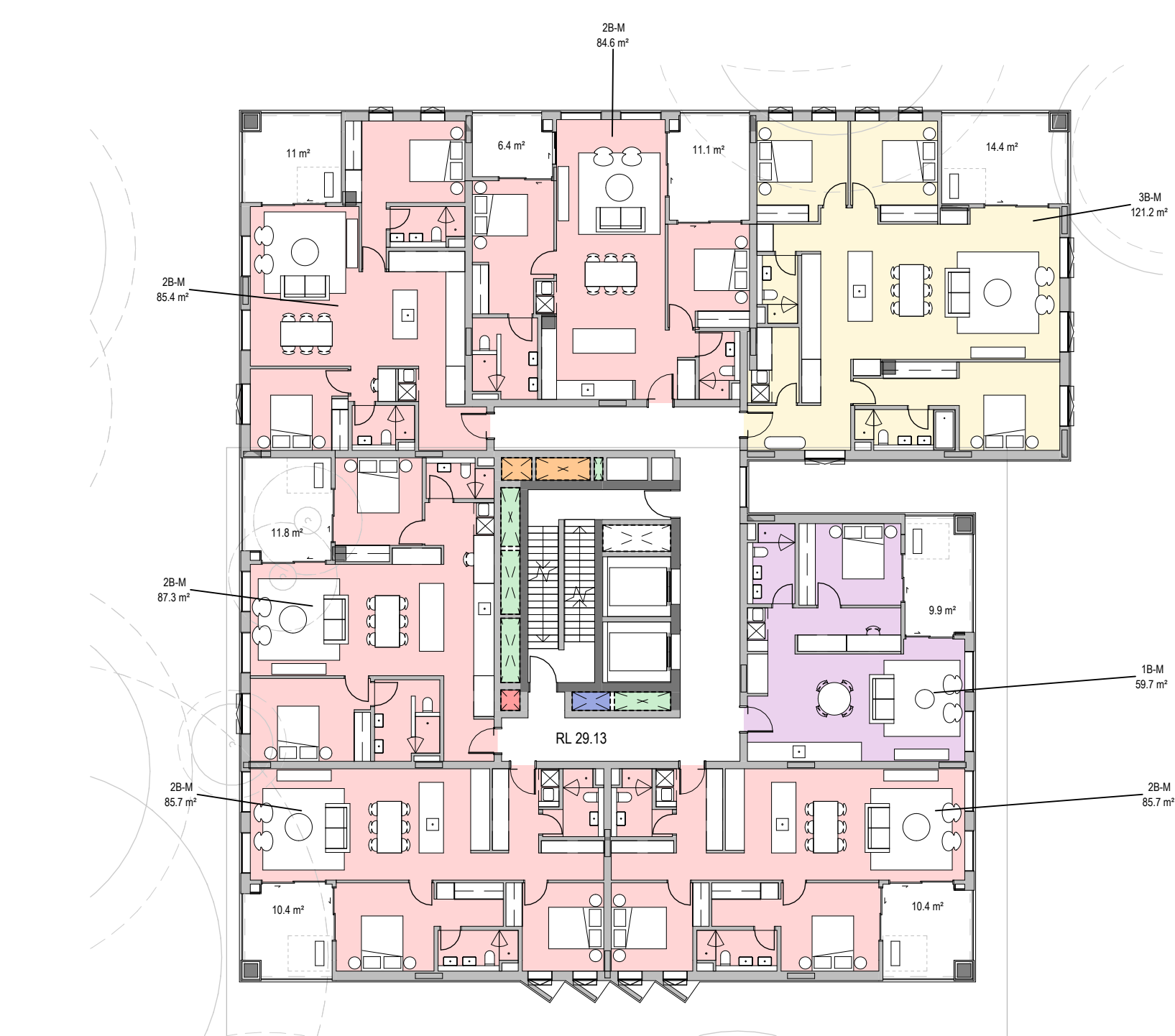


13 CROSS VENTILATION - LEVEL 08

SEPP65 CROSS VENTILATION COMPLIANCE LEGEND

ACHIEVES CROSS VENTILATION

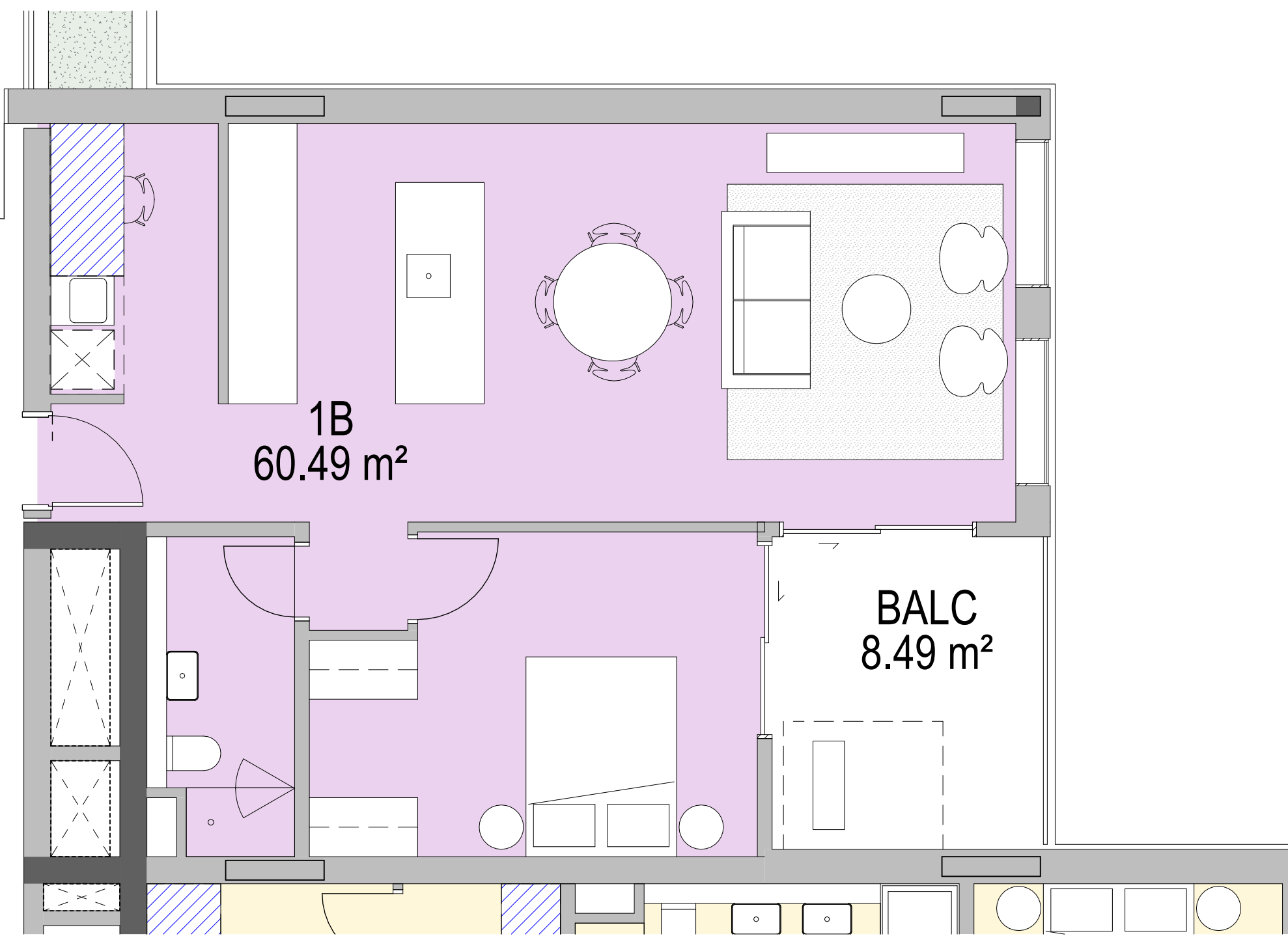
CROSS VENTILATION SUMMARY		
CROSS VENTILATION	Count	Percentage
Yes	71	68%
No	34	32%
Grand total: 105		



1 TYPICAL APARTMENTS-MARKET WEST-BUILDING 3A

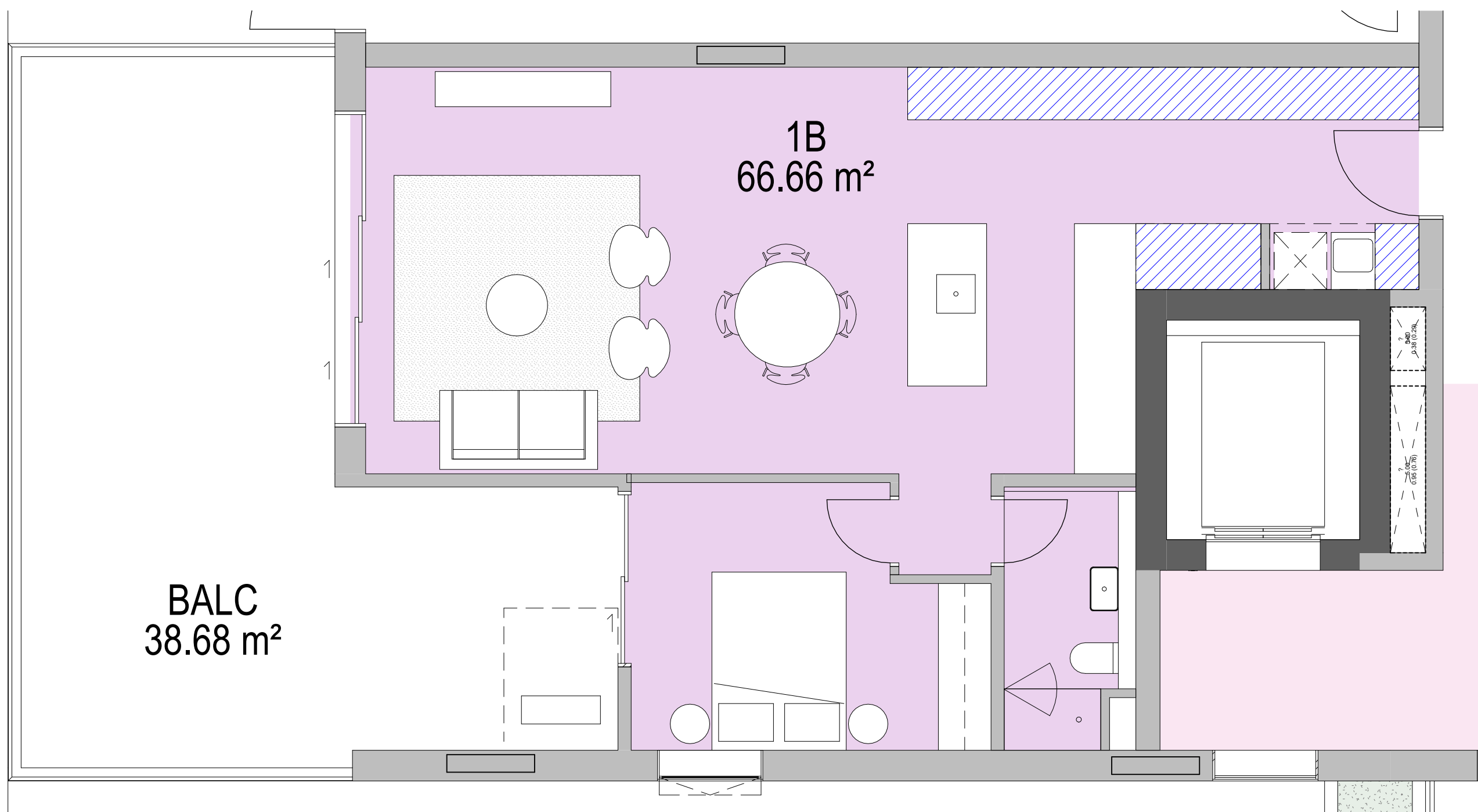
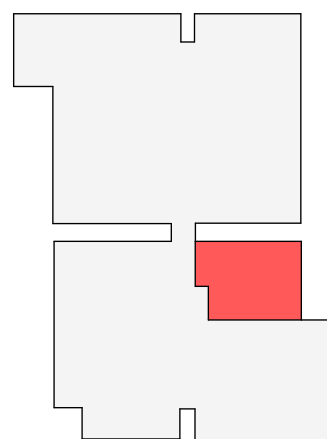
REFER TO BELOW SHEETS FOR TYPICAL LAYOUTS FOR ALL MARKET BUILDING 3A TYPICAL APARTMENTS:

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



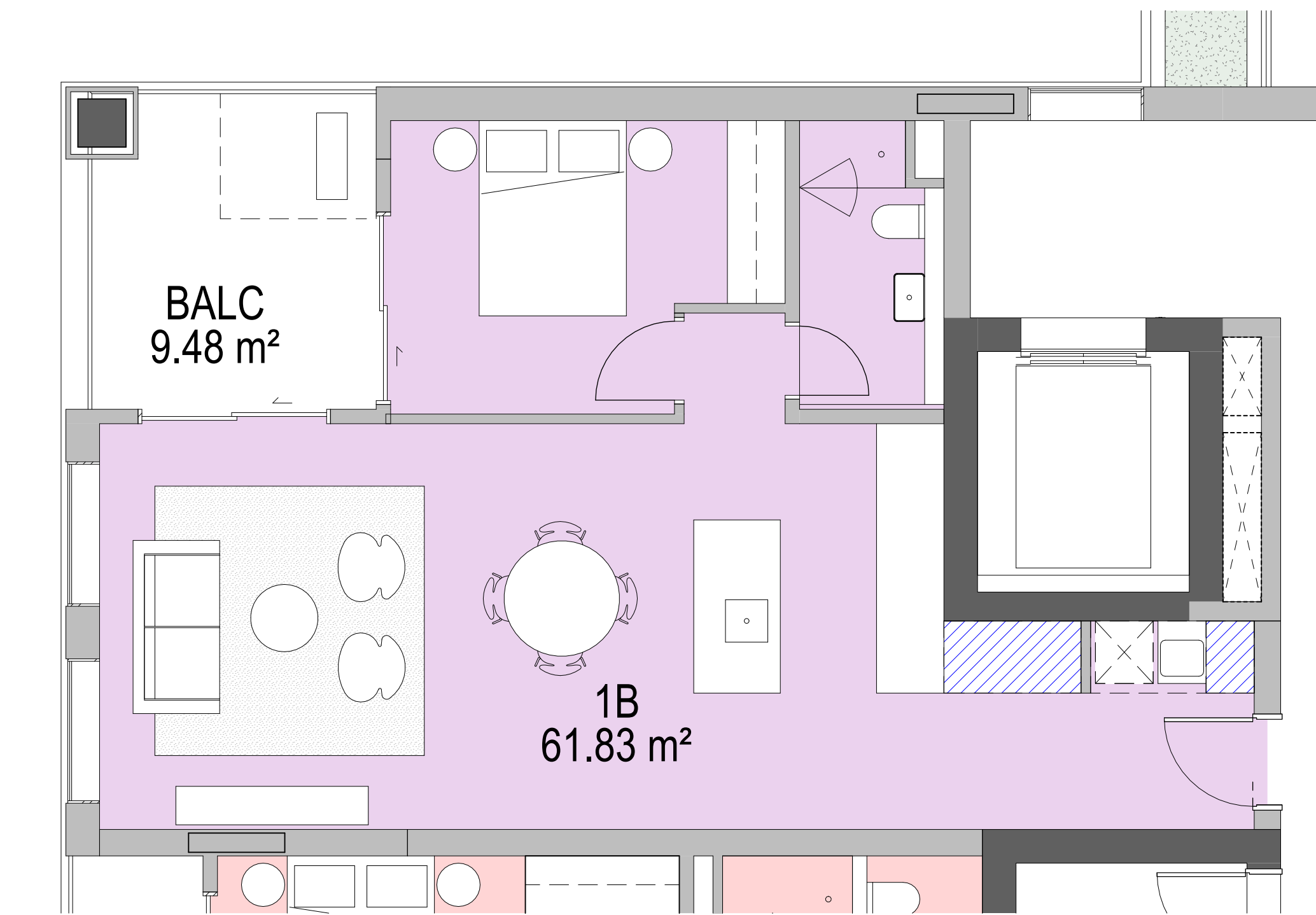
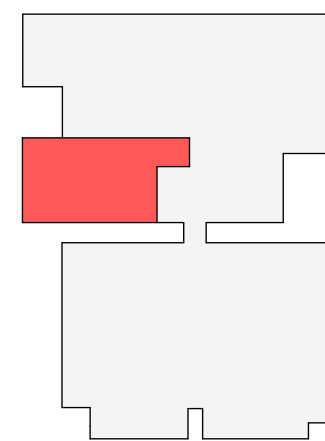
3 1BED - TYPE 2

APT TYPE 1B.2 - Storage	
Room: Number	Storage Volume
1B.1	0.45 m³
1B.1	2.79 m³
Grand total: 2	3.24 m³



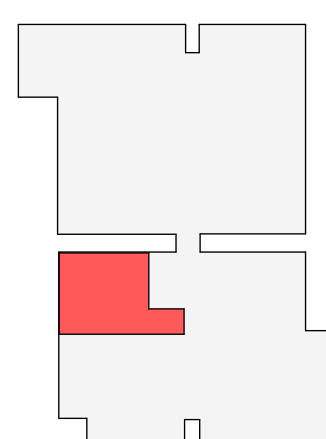
2 1BED - TYPE 1

APT TYPE 1B.1 - Storage	
Room: Number	Storage Volume
1B.3	2.57 m³
1B.3	0.45 m³
1B.3	0.90 m³
1B.3	8.39 m³
Grand total: 4	12.30 m³



4 1BED - TYPE 3

APT TYPE 1B.3 - Storage	
Room: Number	Storage Volume
1B.2	2.57 m³
1B.2	0.45 m³
1B.2	0.90 m³
Grand total: 3	3.92 m³



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AUSTRALIA
BVN PROJECT NUMBER

2506009
DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

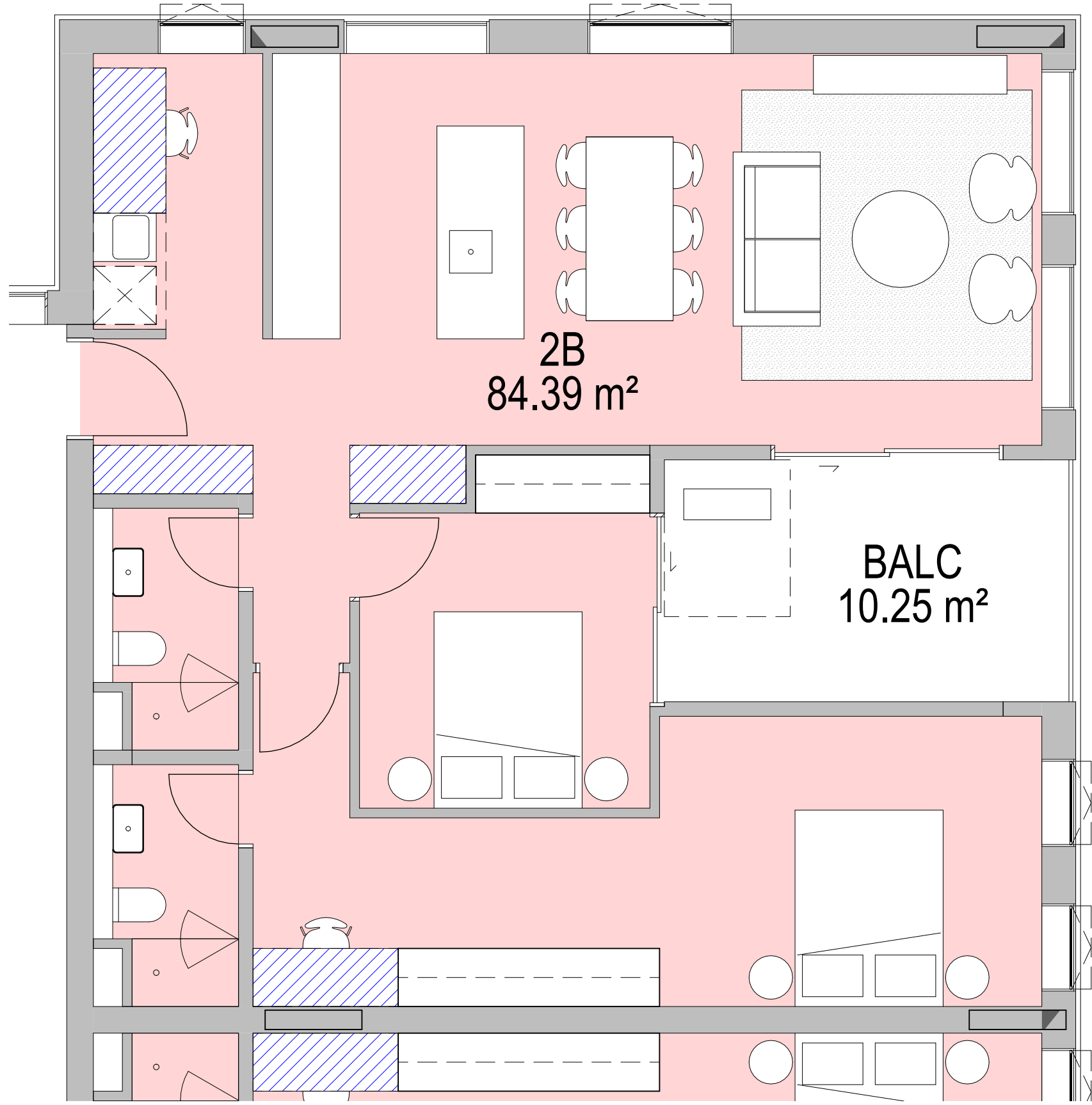
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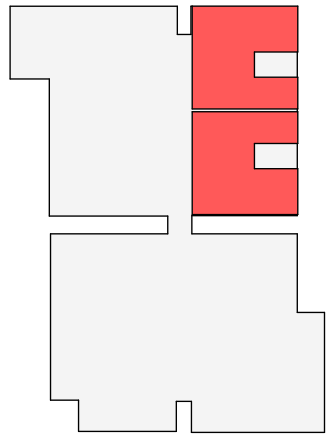
TYPICAL APARTMENTS -
MARKET BUILDING 3

AR-DA-10T-03-10

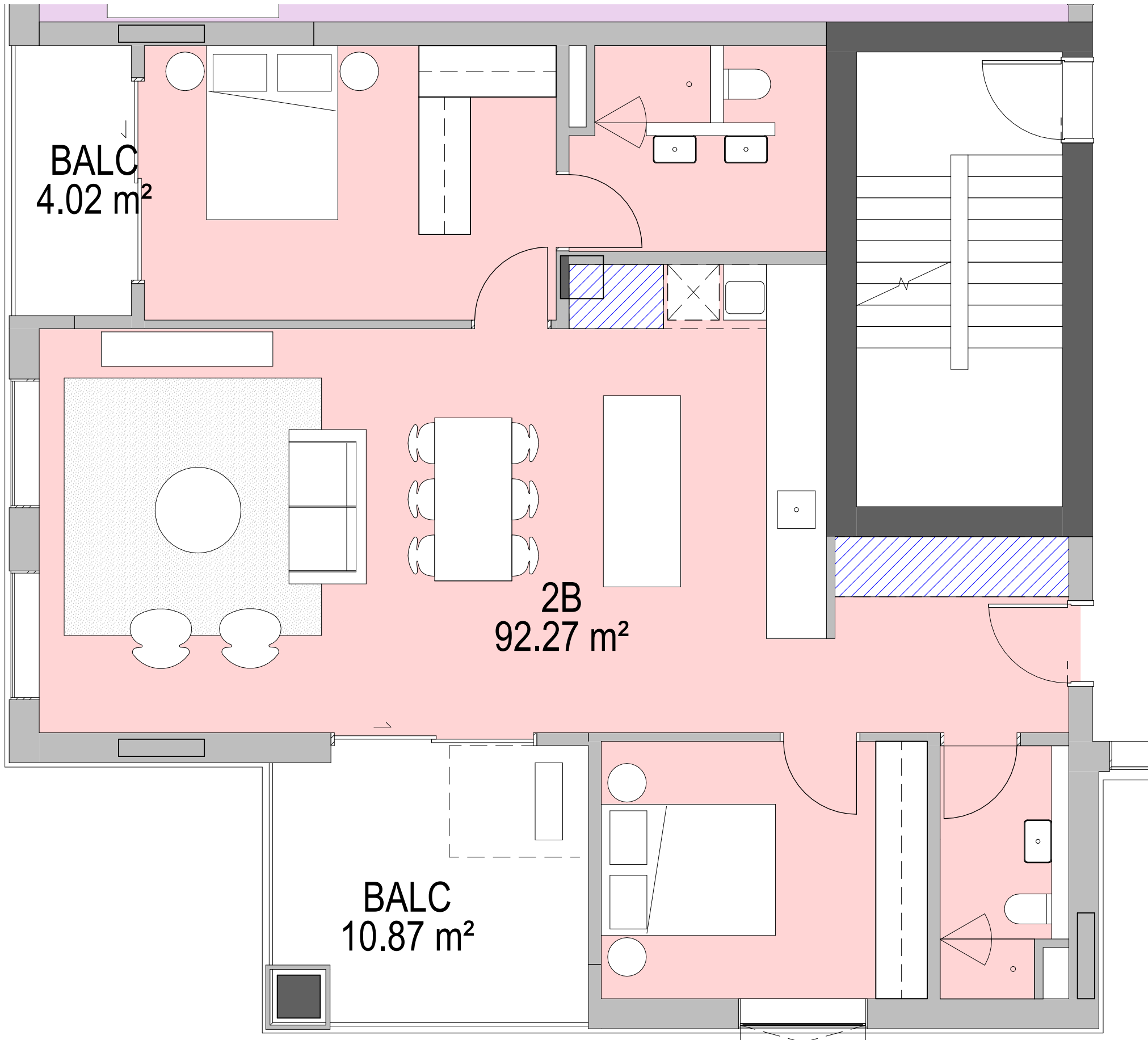
ISSUE
03



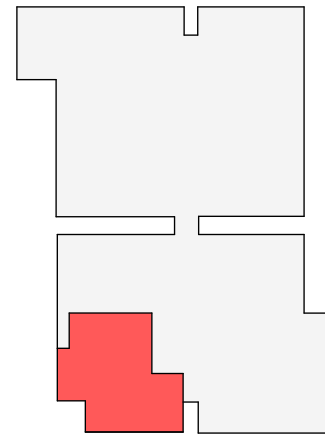
APT TYPE 2B.1 - Storage	
Room: Number	Storage Volume
2B.1	0.45 m³
2B.1	2.70 m³
2B.1	1.98 m³
2B.1	2.16 m³
2B.1	1.73 m³
Grand total: 5	9.02 m³



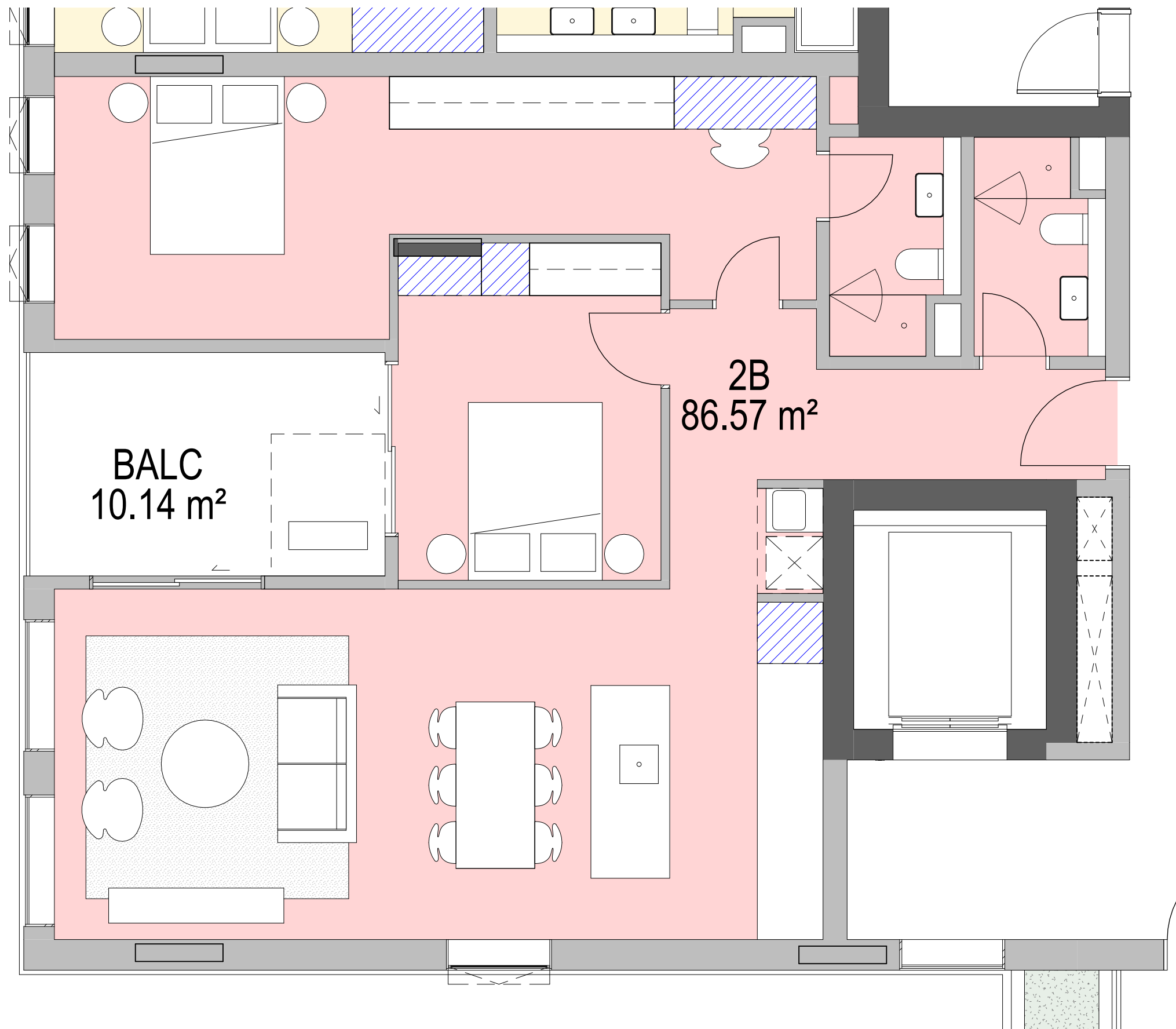
1 2BED - TYPE 1



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

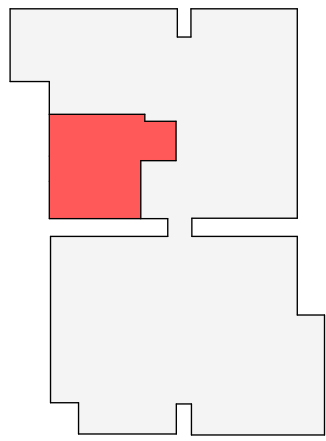


2 2BED DDA- TYPE 2

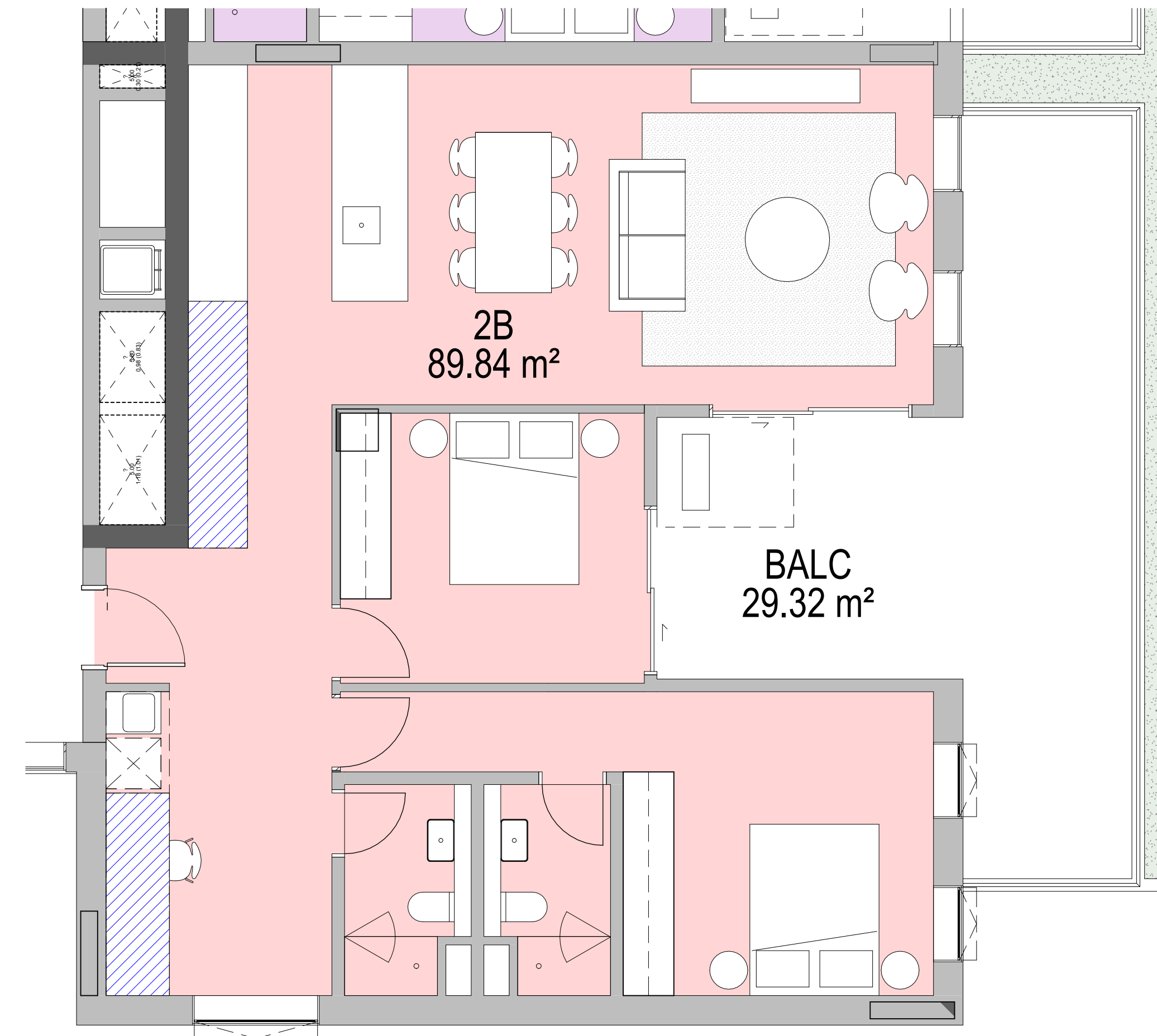


APT TYPE 2B.3 - Storage	
Room: Number	Storage Volume
2B.3	0.45 m³
2B.3	0.79 m³
2B.3	2.34 m³
2B.3	1.26 m³
2B.3	1.03 m³
Grand total: 5	5.87 m³

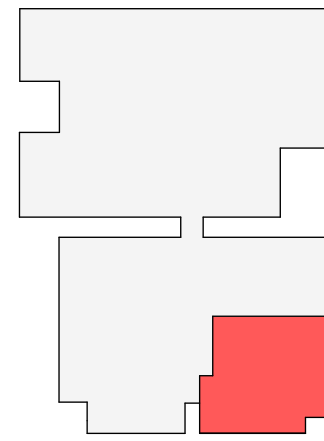
ADDITIONAL STORAGE PROVIDED IN BASEMENT



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

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DRAWING KEY

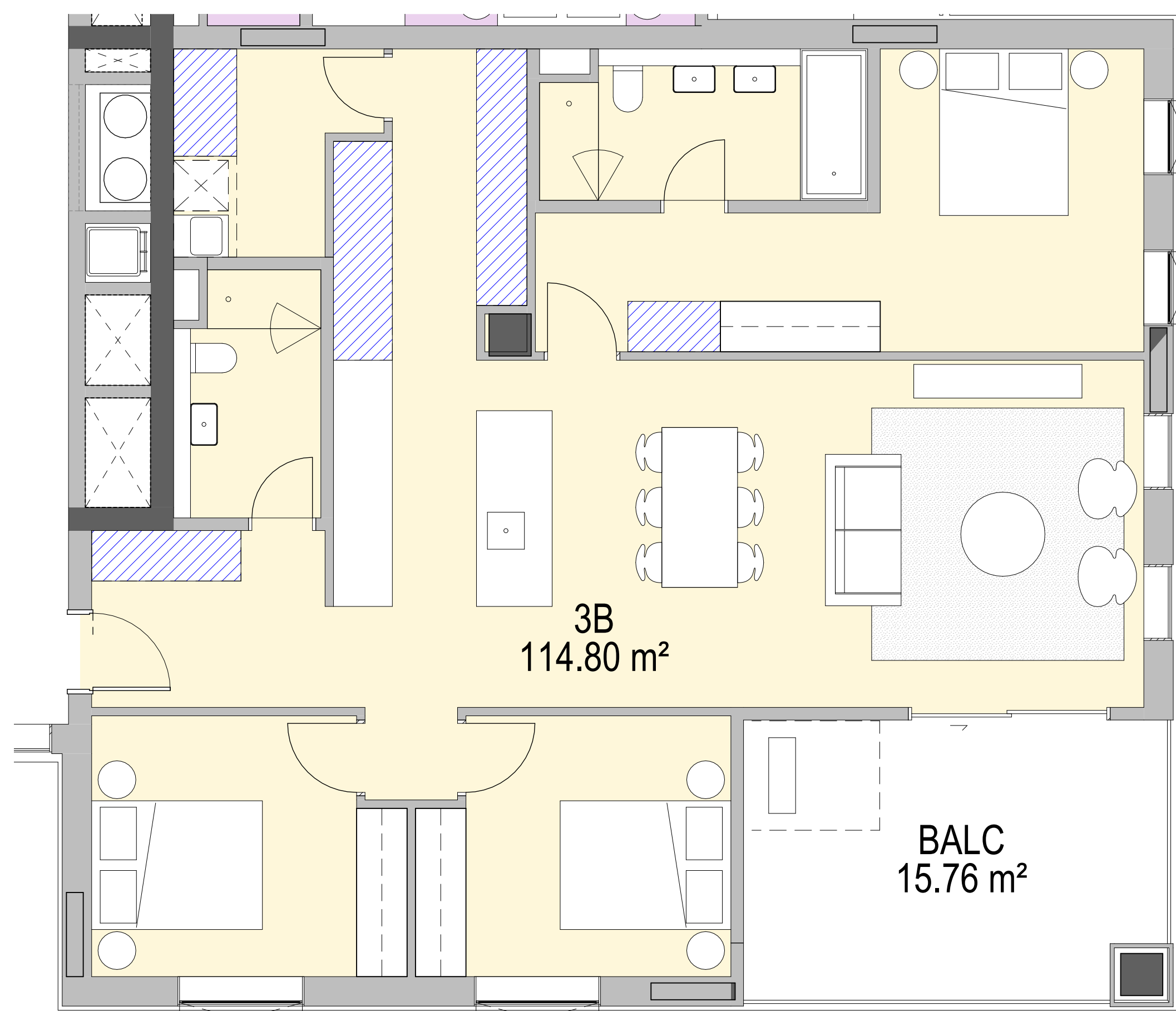
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SCALE

As indicated@A1
STATUS

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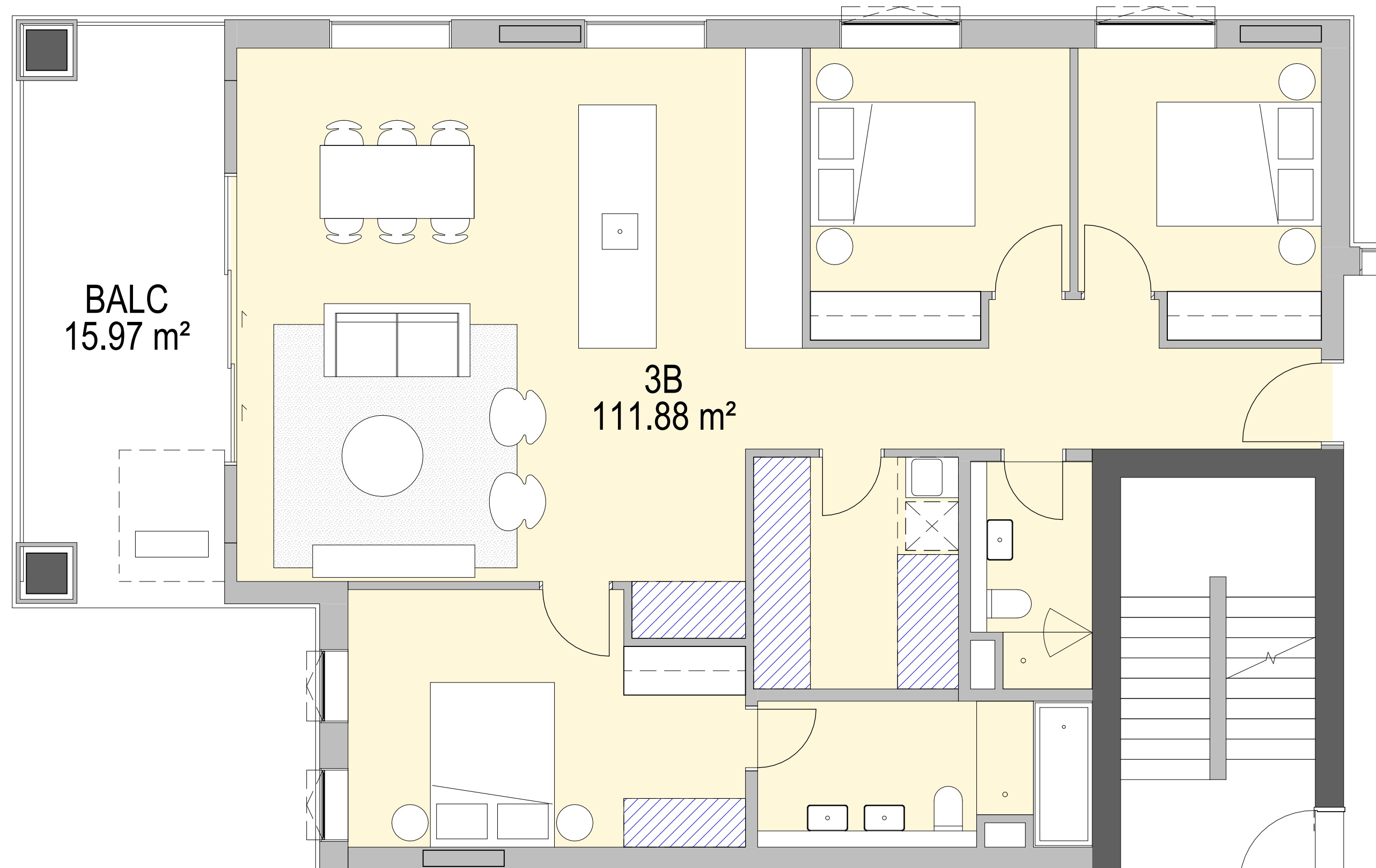
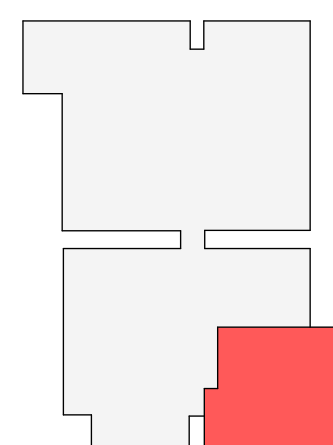
TYPICAL APARTMENTS -
MARKET BUILDING 3

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



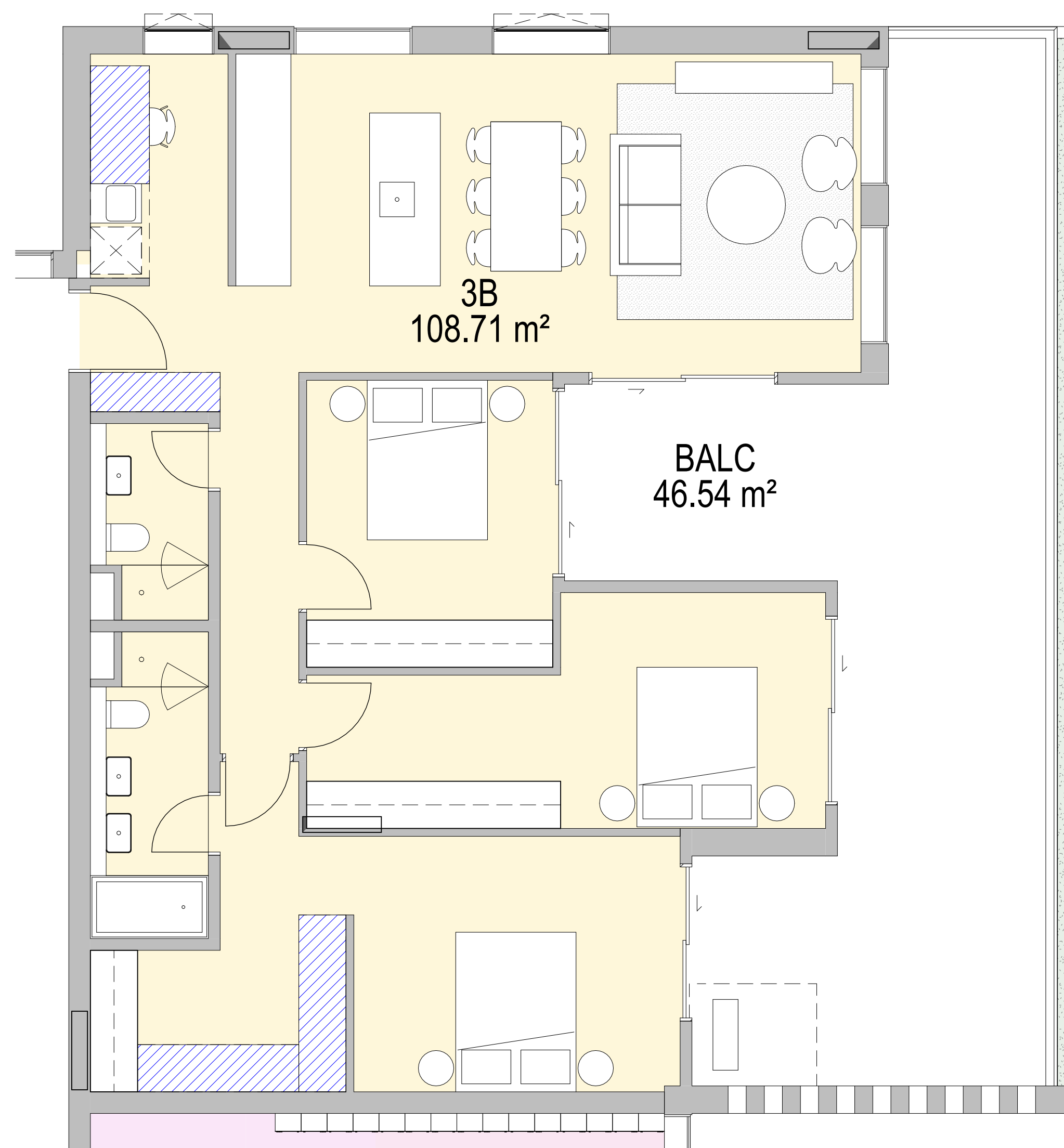
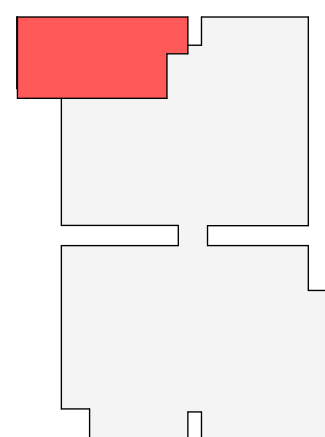
1 3BED - TYPE 1

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



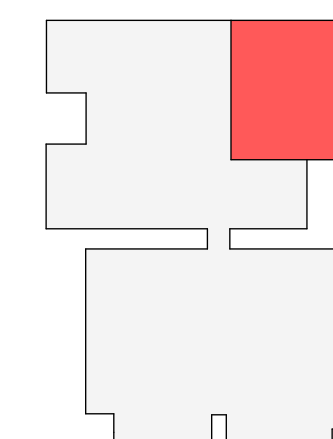
7 3BED - TYPE 2

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

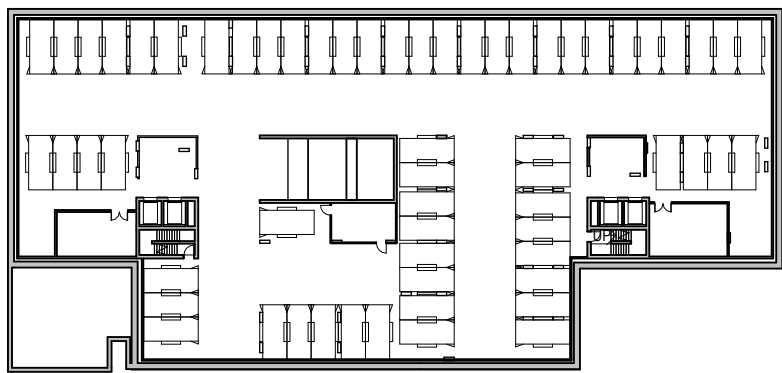


3 3BED - TYPE 3

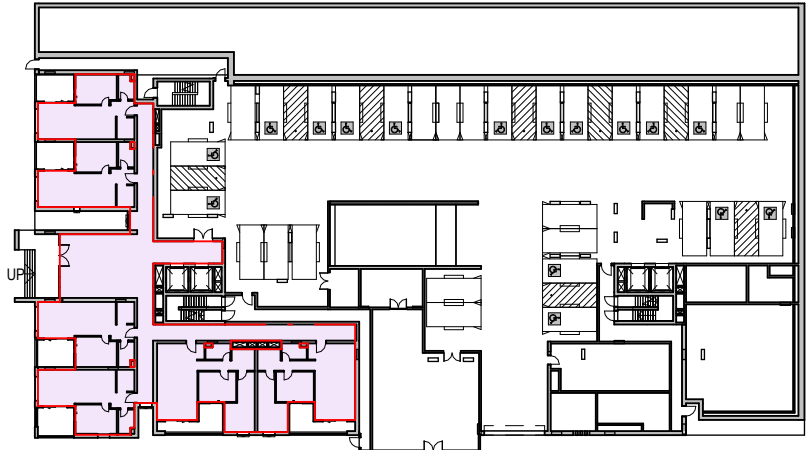
APT TYPE 3B.3 - Storage	
Room: Number	Storage Volume
3B.3	0.45 m³
3B.3	2.70 m³
3B.3	1.98 m³
3B.3	2.95 m³
3B.3	3.24 m³
Grand total: 5	11.32 m³



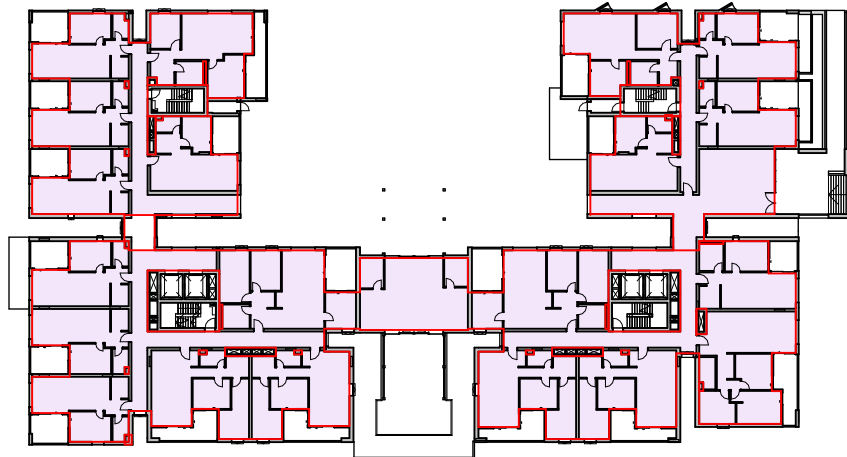
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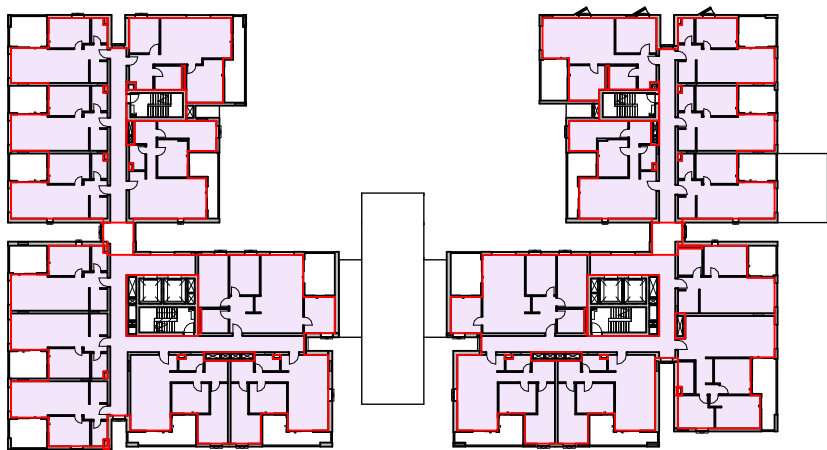
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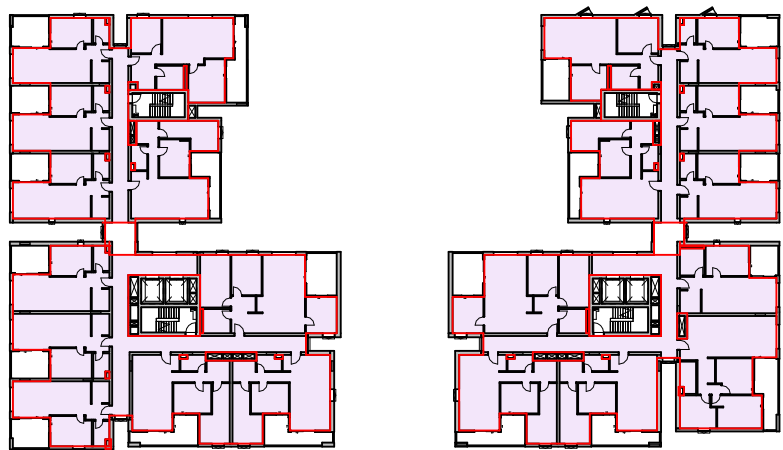
3 LEVEL 01



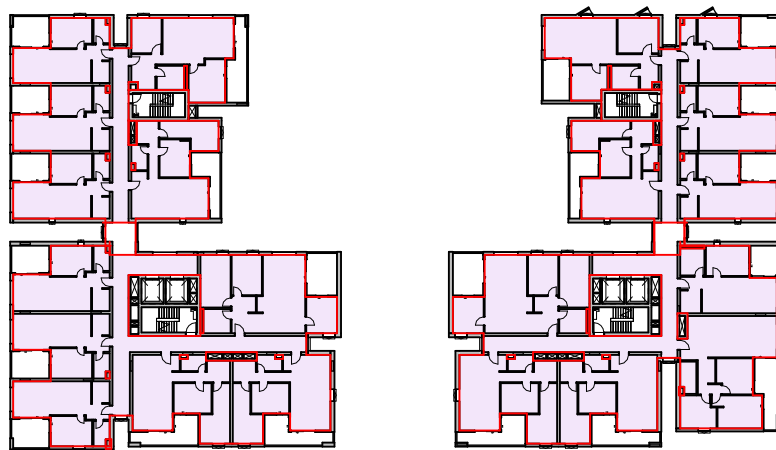
4 LEVEL 02



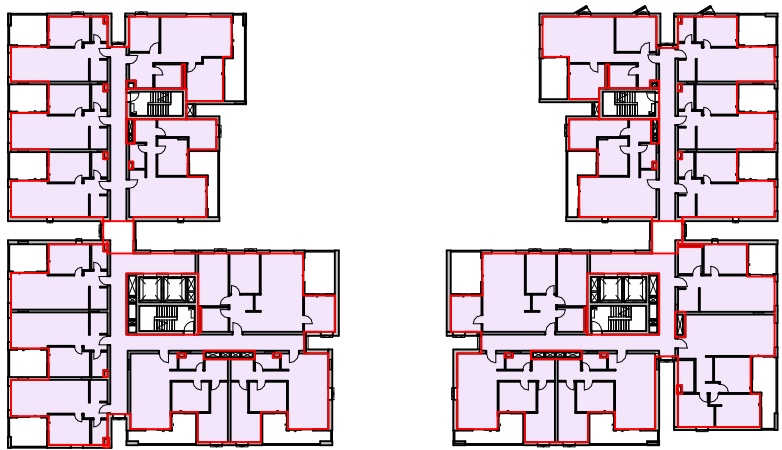
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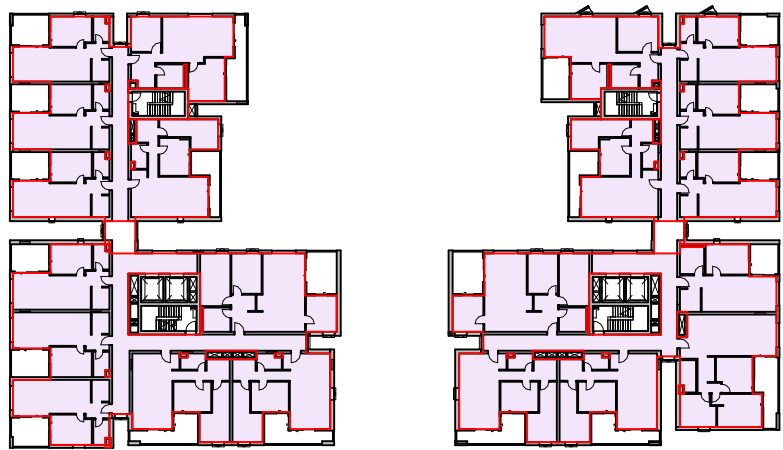
6 LEVEL 04



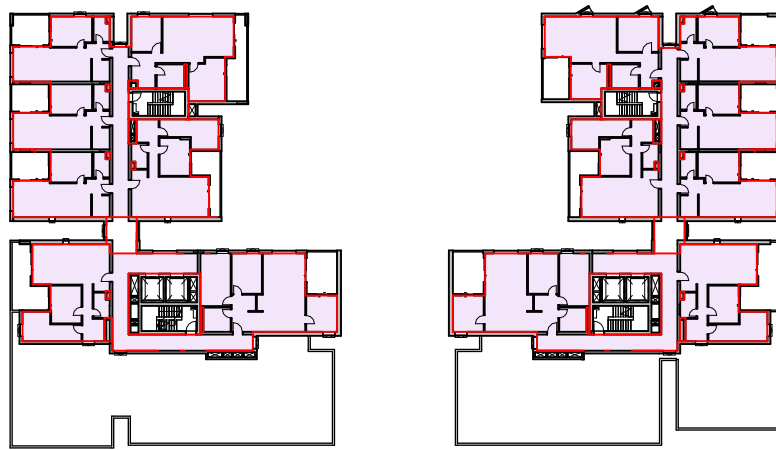
7 LEVEL 05



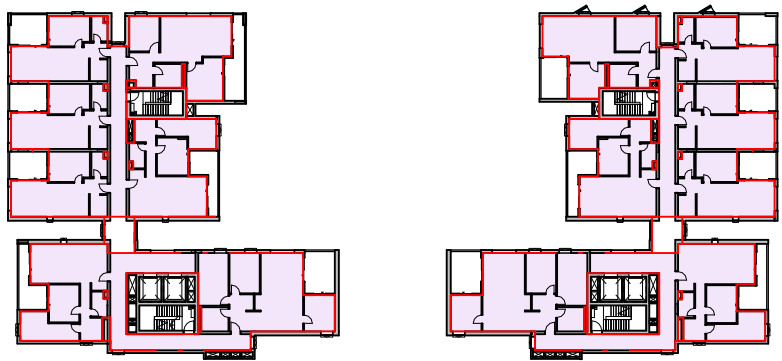
8 LEVEL 06



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

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PROJECT

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DRAWING KEY

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STATUS

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AREAS PLANS - GFA -
SOCIAL

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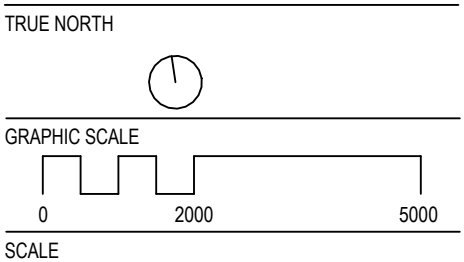
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PROJECT

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BVA PROJECT NUMBER

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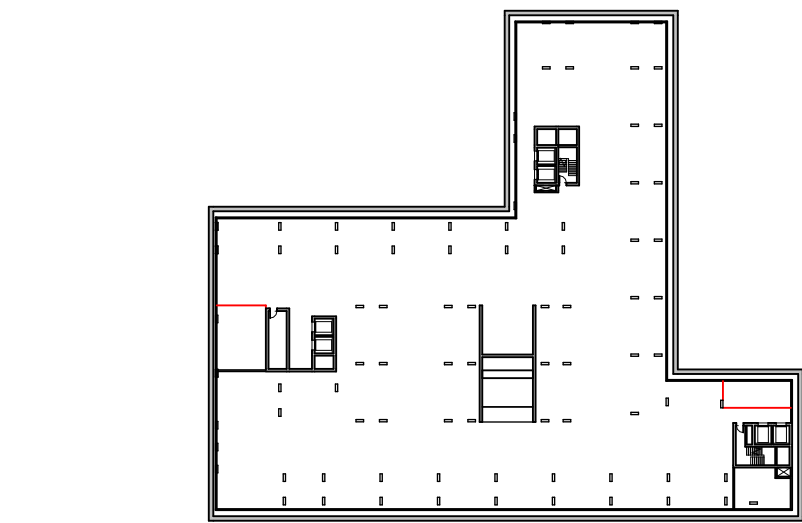


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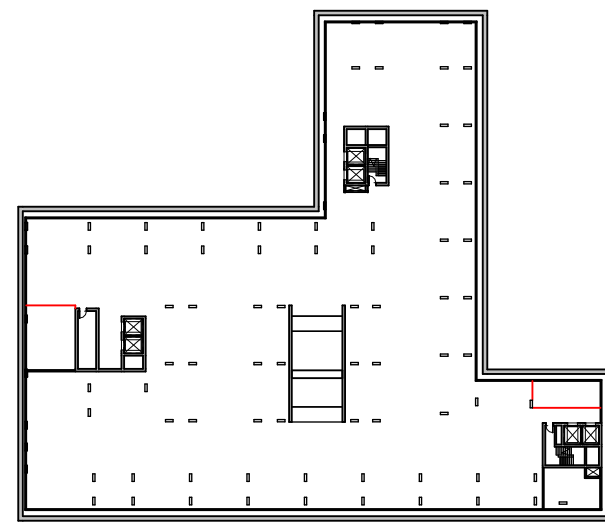
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AREAS PLANS - GFA -
MARKET BUILDING 1

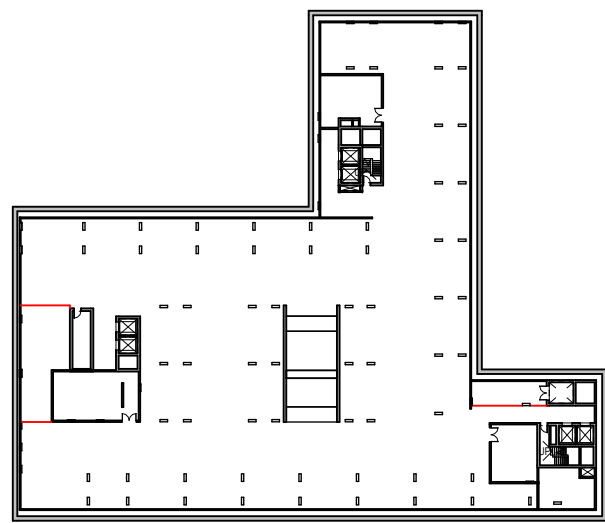
ISSUE
AR-DA-10U-01-01 04



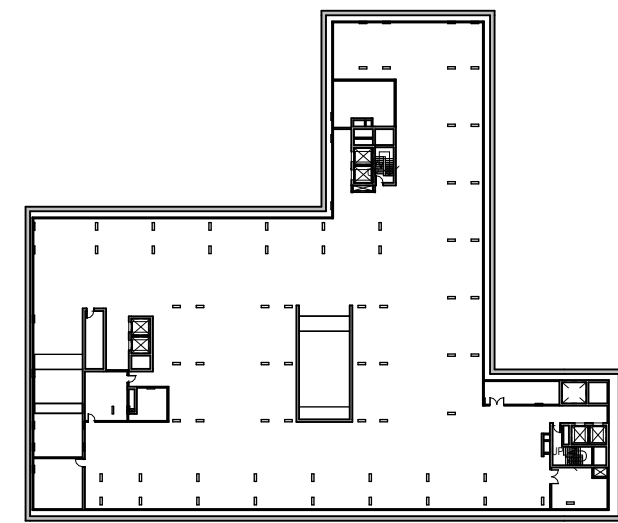
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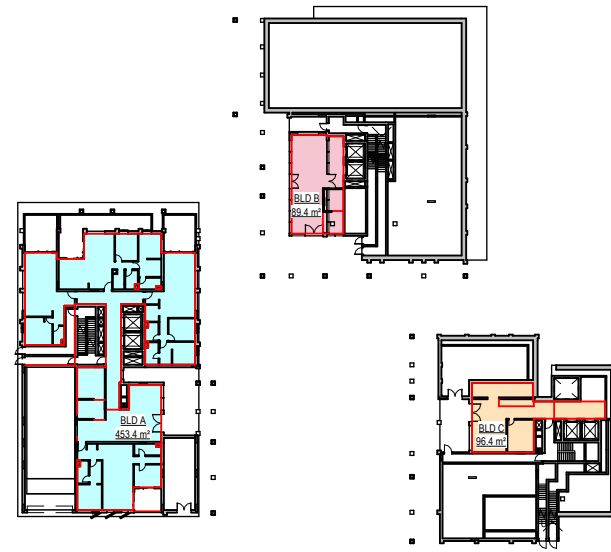
2 BASEMENT 03 MN



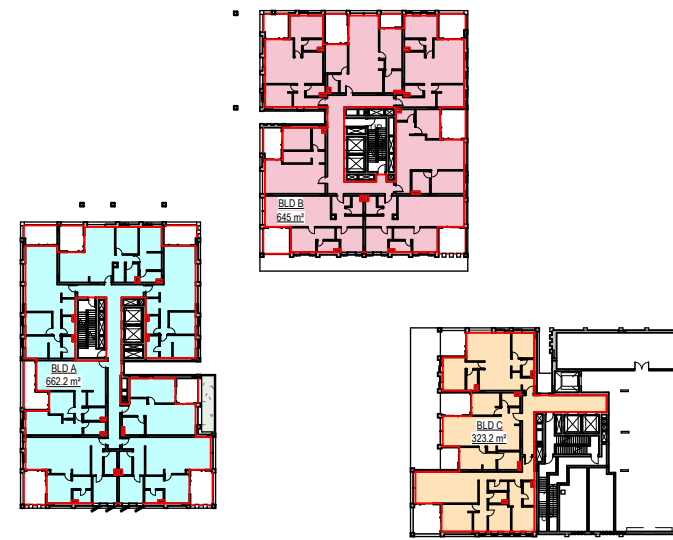
3 BASEMENT 02 MN



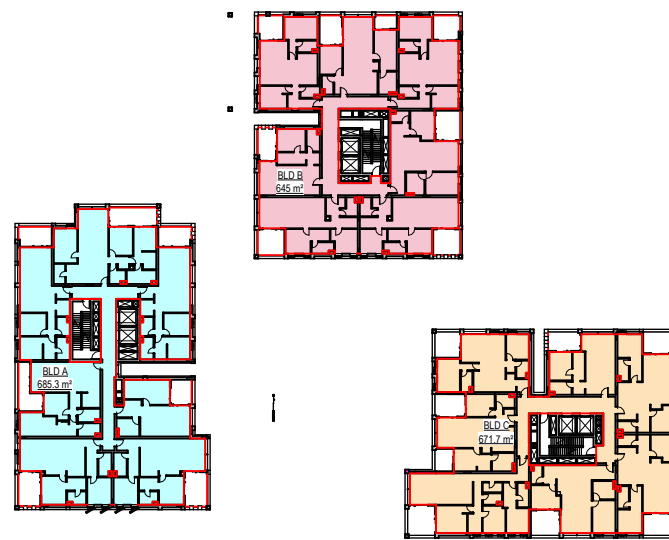
4 BASEMENT 01 MN



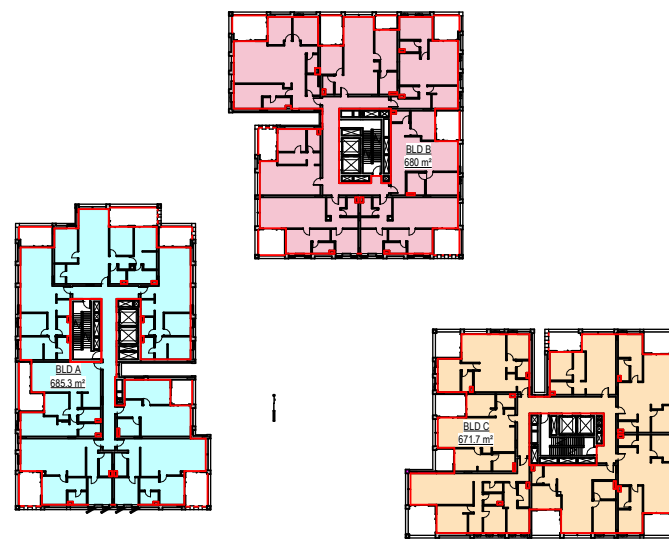
5 GROUND LEVEL MN



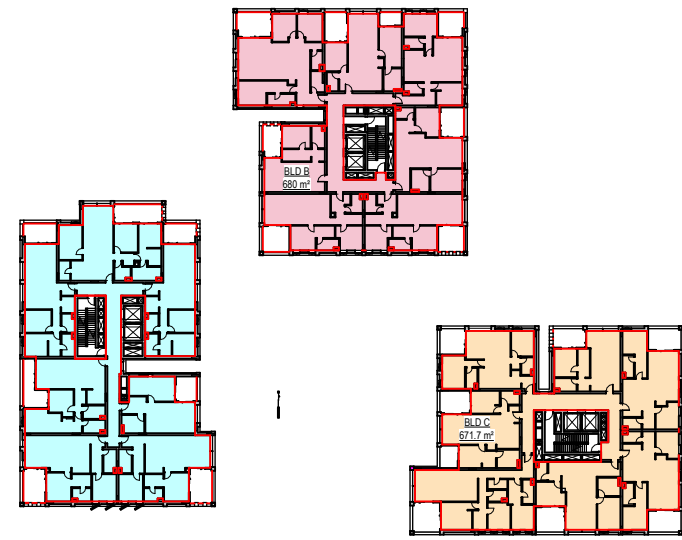
6 LEVEL 01 MN



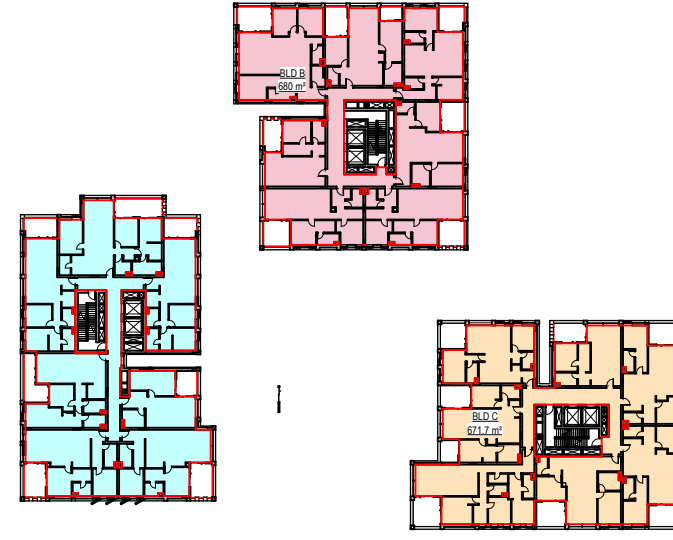
7 LEVEL 02 MN



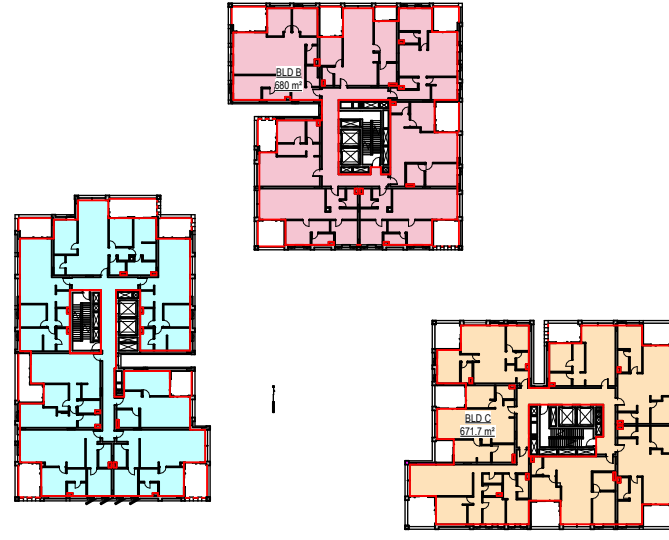
8 LEVEL 03 MN



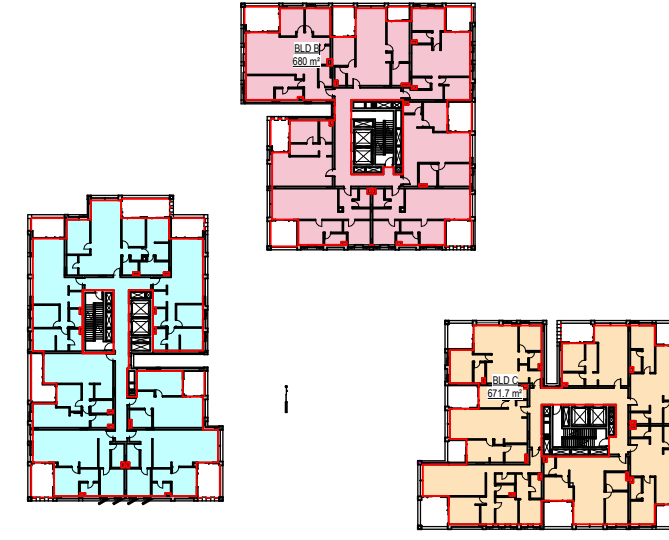
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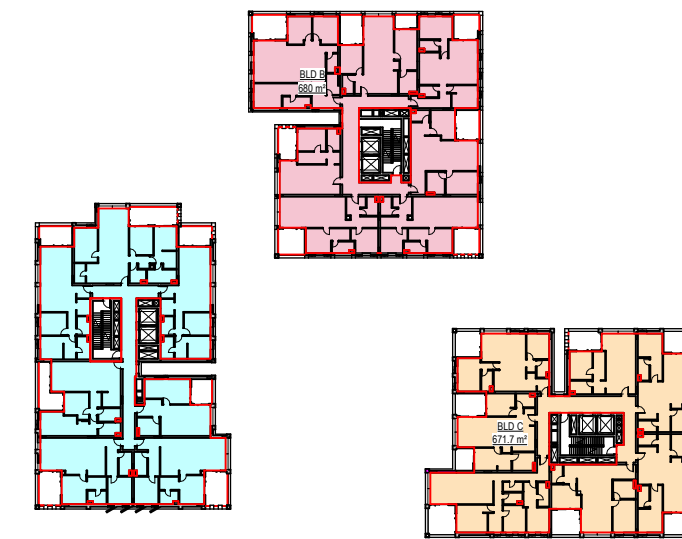
10 LEVEL 05 MN



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 B	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



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05 26.03.2026	SSDA RESPONSE TO SUBMISSION	

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BVN PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

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SCALE

1:750@A1

STATUS

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AREAS PLANS - GFA -
MARKET BUILDING 2

ISSUE
AR-DA-10U-02-01 05

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BVN PROJECT NUMBER

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DRAWING KEY

TRUE NORTH

GRAPHIC SCALE

SCALE

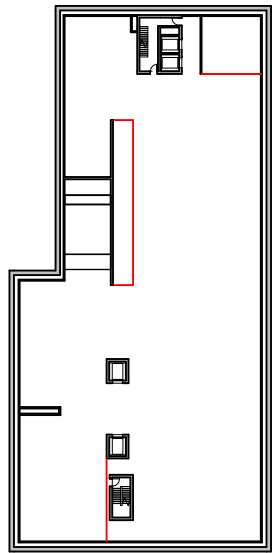
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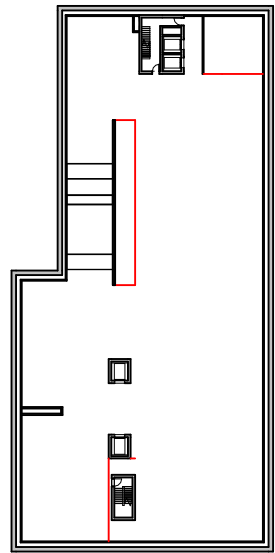
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AREAS PLANS - GFA -
MARKET BUILDING 3

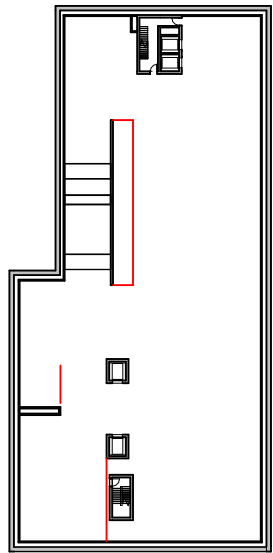
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AR-DA-10U-03-01 04



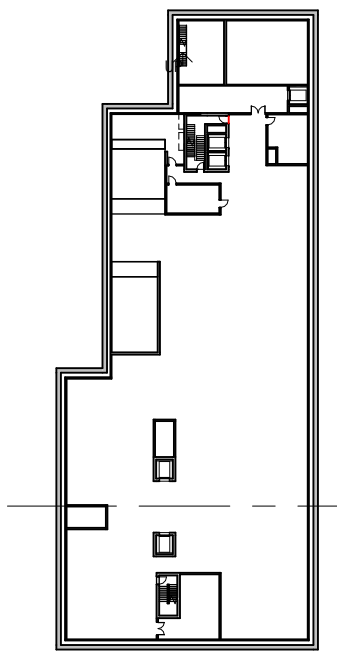
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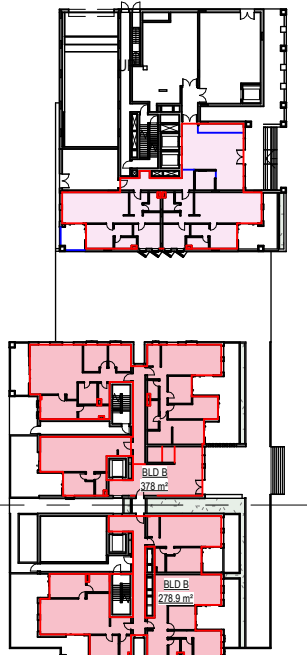
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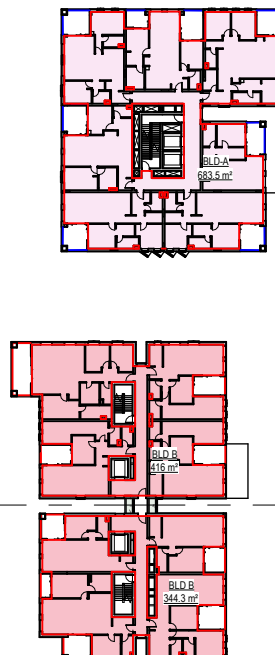
3 BASEMENT 02 MW



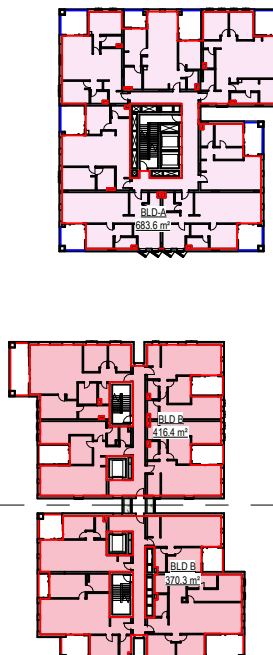
4 BASEMENT 01 MW



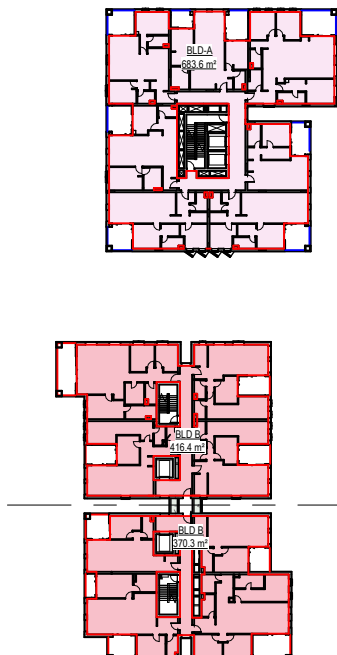
5 LEVEL 00 MW



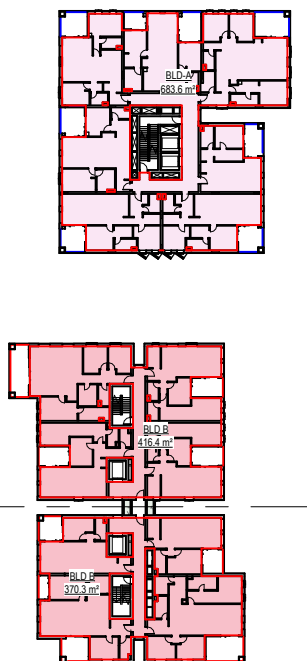
6 LEVEL 01 MW



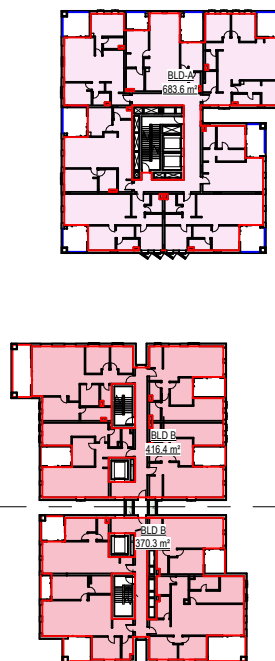
7 LEVEL 02 MW



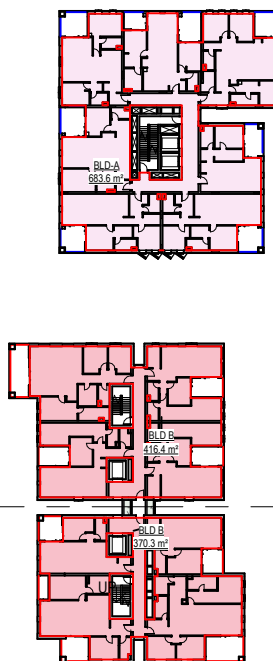
8 LEVEL 03 MW



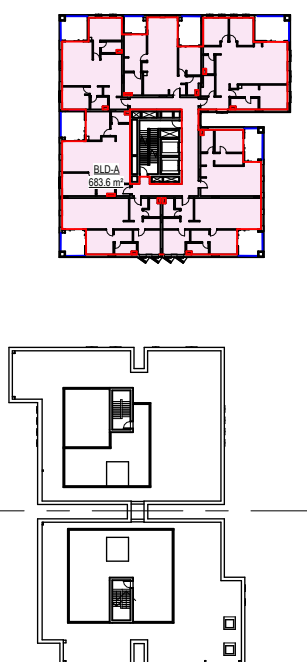
9 LEVEL 04 MW



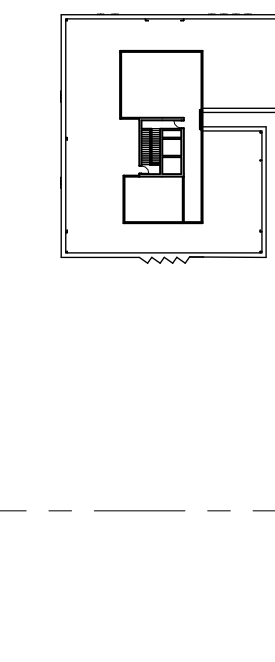
10 LEVEL 05 MW



11 LEVEL 06 MW



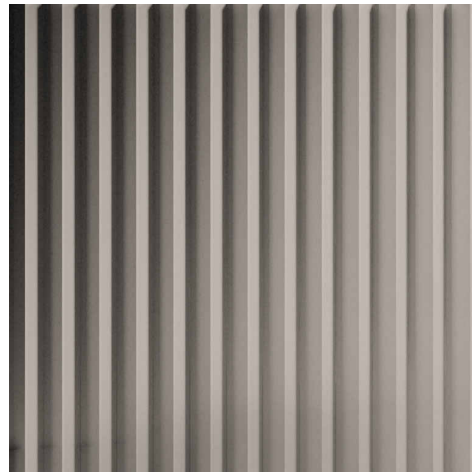
12 LEVEL 07 MW



13 LEVEL 08 MW

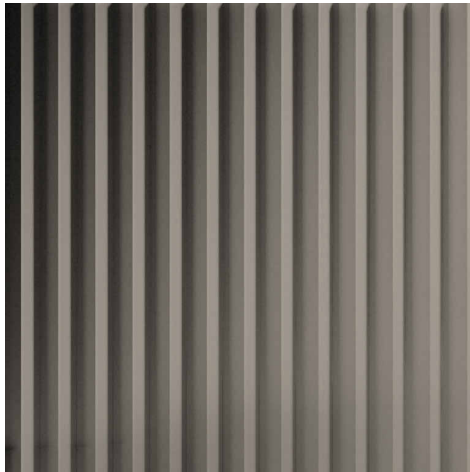
SSDA_GFA BLD-A		
Area	Level	Name
Not Placed	Not Placed	BLD-A
264.56 m²	LEVEL 00 MW-U	BLD-A
683.55 m²	LEVEL 01 MW-U	BLD-A
683.61 m²	LEVEL 02 MW-U	BLD-A
683.61 m²	LEVEL 03 MW-U	BLD-A
683.61 m²	LEVEL 04 MW-U	BLD-A
683.61 m²	LEVEL 05 MW-U	BLD-A
683.61 m²	LEVEL 06 MW-U	BLD-A
683.61 m²	LEVEL 07 MW-U	BLD-A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



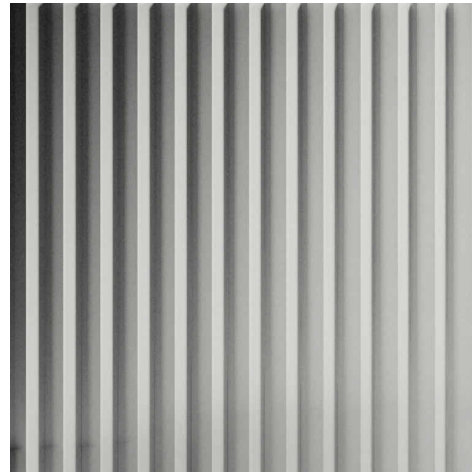
AMW-101
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OR EQUIVALENT
COLOUR: COLORBOND DUNE OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



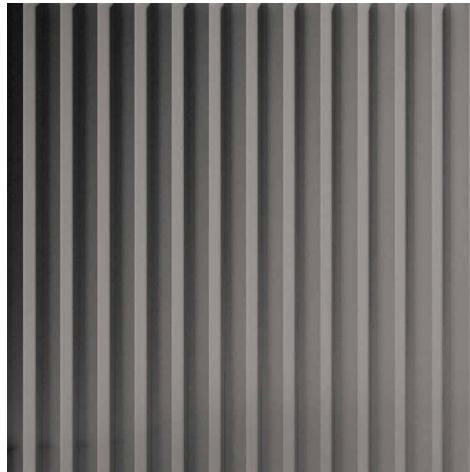
AMW-102
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND GULLY OR
EQUIVALENT

ALL ADJACENT WINDOW FRAMING TO BE
COLORBOND ARIES OR EQUIVALENT



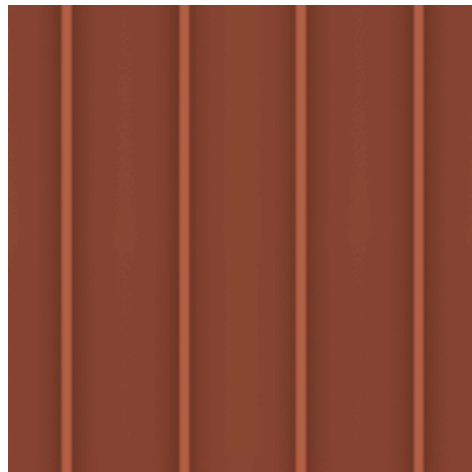
AMW-103
PLEATED - METAL CLADDING STRATCO
NINELINE PLEAT OT EQUIVALENT
COLOUR: COLORBOND SOUTHERLY OR
EQUIVALENT

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



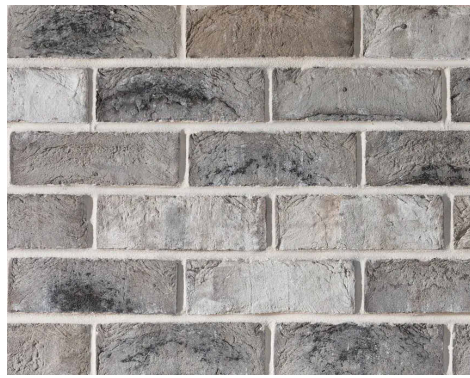
GLA-101
VISION GLAZING



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

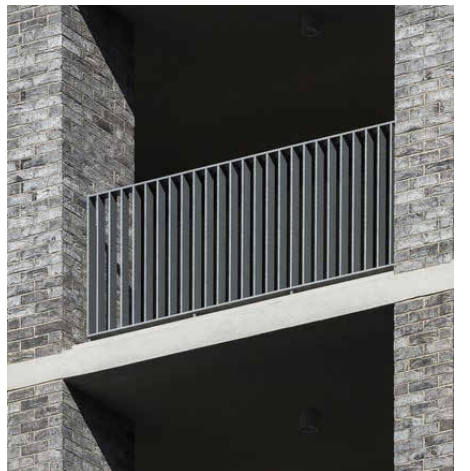
COLOUR: COLORBOND ARIES OR
EQUIVALENT



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

ISSUE	DATE	FOR	CHKD
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
DRAWING KEY

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