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# STATE SIGNIFICANT DEVELOPMENT APPLICATION

## RESIDENTIAL APARTMENT DEVELOPMENT

### 16-20 MIDDLE HARBOUR RD

### LINDFIELD

**GFA & FSR CALCULATIONS**

PROJECT NO.: P774  
 ADDRESS: 16-20 MIDDLE HARBOUR RD, LINDFIELD  
 REVISION/ DATE: 29/07/25

LEVEL	MARKET HOUSING UNITS								AFFORDABLE HOUSING UNITS							
	1B	1B+5	2B	2B + 5	3B	3B + 5	4B	TOTAL	1B	1B+5	2B	2B + 5	3B	3B + 5	4B	TOTAL
B3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
UGF / L1	-	-	-	3	3	-	-	6	2	2	2	-	-	-	-	6
L2	-	-	2	5	3	2	-	12	-	2	-	-	-	-	-	2
L3	-	-	2	5	3	2	-	12	-	2	-	-	-	-	-	2
L4	-	2	4	2	2	2	-	12	-	-	-	-	-	-	-	-
L5	-	2	4	-	2	-	2	10	-	-	-	-	-	-	-	-
L6	-	2	4	-	2	-	2	10	-	-	-	-	-	-	-	-
L7	-	2	4	-	2	-	2	10	-	-	-	-	-	-	-	-
L8	-	-	1	-	2	-	4	7	-	-	-	-	-	-	-	-
L9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ROOF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL UNITS</b>	<b>-</b>	<b>8</b>	<b>21</b>	<b>15</b>	<b>19</b>	<b>6</b>	<b>10</b>	<b>79</b>	<b>8</b>	<b>6</b>	<b>4</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>19</b>
<b>UNIT MIX</b>	<b>0.0%</b>	<b>10.1%</b>	<b>26.6%</b>	<b>19.0%</b>	<b>24.1%</b>	<b>7.6%</b>	<b>12.7%</b>	<b>100%</b>	<b>42.1%</b>	<b>31.6%</b>	<b>21.1%</b>	<b>26.0%</b>	<b>5.3%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>100%</b>

	UNIT YIELD			
	MARKET HOUSING	AFFORDABLE HOUSING	TOTAL	UNIT MIX
1 BED	8	14	22	22.4%
2 BED	36	4	40	40.8%
3 BED	25	1	26	26.5%
4 BED	10	-	10	10.2%
<b>TOTAL</b>	<b>79</b>	<b>19</b>	<b>98</b>	<b>100.0%</b>

CAR PARKING CALCULATIONS				
MARKET HOUSING - SEPP (HOUSING) 2021				
APARTMENT TYPE	MIN. RATES (x/unit)	QUANTITY	TOTAL	
1 BED	0.50	8	4.0	spaces
2 BED	1.00	36	36.0	spaces
3 BED	1.50	25	37.5	spaces
4 BED	1.50	10	15.0	spaces
<b>MIN. REQUIRED MARKET HOUSING CAR SPACES</b>			<b>93</b>	<b>spaces</b>
AFFORDABLE HOUSING - SEPP (HOUSING) 2021				
APARTMENT TYPE	MIN. RATES (x/unit)	QUANTITY	TOTAL	
1 BED	0.40	14	5.6	spaces
2 BED	0.50	4	2.0	spaces
3 BED	1.00	1	1.0	spaces
4 BED	1.00	-	0.0	spaces
<b>MIN. REQUIRED AFFORDABLE HOUSING CAR SPACES</b>			<b>9</b>	<b>spaces</b>
<b>MIN. REQUIRED CAR SPACES</b>			<b>101</b>	<b>spaces</b>

CAR SPACES - KU-RING-GAI DCP 7B.1				
APARTMENT TYPE	MAX. RATES (x/unit)	QUANTITY	TOTAL	
1 BED	1.00	22	22.0	spaces
2 BED	1.25	40	50.0	spaces
3 BED	2.00	26	52.0	spaces
4 BED	2.00	10	20.0	spaces
<b>MAX. PERMISSIBLE CAR SPACES</b>			<b>144</b>	<b>spaces</b>

CAR SHARE & VISITORS CAR SPACES - KU-RING-GAI DCP 7B.1				
	MIN. RATES (x/unit)	QUANTITY	TOTAL	
CAR SHARE	1	-	1	spaces
VISITORS CAR SPACES	6	98	16	spaces
<b>MIN. REQUIRED CAR SPACES</b>			<b>17</b>	<b>spaces</b>

PROPOSED CAR PARKING						
LEVEL	RESIDENTIAL	LOADING	VISITORS	CAR SHARE	TOTAL	
UGF	-	-	1	-	1	spaces
B1	45	-	-	-	45	spaces
B2	63	-	-	-	63	spaces
B3	63	-	-	-	63	spaces
<b>PROPOSED CAR SPACES</b>	<b>171</b>	<b>1</b>	<b>16</b>	<b>1</b>	<b>189</b>	<b>spaces</b>

PROPOSED BICYCLE PARKING						
LEVEL	RESIDENTIAL		VISITORS		TOTAL	
UGF/L1	-	-	10	-	10	spaces
UGF	68	-	-	-	68	spaces
B2	16	-	-	-	16	spaces
B3	16	-	-	-	16	spaces
<b>PROPOSED BICYCLE SPACES</b>	<b>100</b>	<b>-</b>	<b>10</b>	<b>-</b>	<b>110</b>	<b>spaces</b>

GFA CALCULATION			
USE	MARKET HOUSING	AFFORDABLE HOUSING	TOTAL
CAR PARKING	822	-	822 sqm
CAR PARKING	-	-	- sqm
CAR PARKING	-	-	- sqm
RESIDENTIAL	-	1,206	1,206 sqm
RESIDENTIAL	624	602	1,226 sqm
RESIDENTIAL	1,285	129	1,414 sqm
RESIDENTIAL	1,285	129	1,414 sqm
RESIDENTIAL	1,224	-	1,224 sqm
RESIDENTIAL	1,041	-	1,041 sqm
RESIDENTIAL	1,041	-	1,041 sqm
RESIDENTIAL	1,041	-	1,041 sqm
RESIDENTIAL	915	-	915 sqm
RESIDENTIAL	117	-	117 sqm
ROOF	-	-	- sqm
<b>TOTAL GFA</b>	<b>9,395</b>	<b>2,066</b>	<b>11,461 sqm</b>
<b>USE MIX</b>	<b>82.0%</b>	<b>18.0%</b>	<b>100%</b>

HEIGHT OF BUILDING	
FLOOR TO FLOOR	REDUCED LEVEL
3.00 m	75.40
3.00 m	78.40
4.60 m	81.40
3.10 m	86.00
3.10 m	89.10
3.10 m	92.20
3.10 m	95.30
3.10 m	98.40
3.10 m	101.50
3.10 m	104.60
3.10 m	107.70
3.10 m	110.80
3.10 m	113.90
0.00 m	117.00
<b>41.60 m</b>	<b>117.00</b>

PLANNING CONTROLS			
DESCRIPTION	PLANNING INSTRUMENT	BONUS	

SITE AREA			
MIN. SITE AREA REQUIRED		-	sqm
NO. 16 (1/ DP569232)		1,610	sqm
NO. 18-20 (10/DP5374 & 11/DP574)		2,146	sqm
RIGHT OF WAY (1/DP983946)		55	sqm
<b>PROPOSED TOTAL SITE AREA (sqm)</b>		<b>3,811</b>	<b>sqm</b>

HEIGHT OF BUILDING			
PERMISSIBLE H.O.B	TOD	22.00	m
BONUS H.O.B	SEPP (HOUSING) 2021	30.0%	6.60 m
PERMISSIBLE TOTAL MAX. H.O.B			<b>28.60 m</b>
<b>PROPOSED TOTAL H.O.B</b>			<b>28.60 m</b>

FLOOR SPACE RATIO			
PERMISSIBLE FSR	TOD	2.50	:1
BONUS FSR	SEPP (HOUSING) 2021	30.0%	0.75 :1
PERMISSIBLE MAX. TOTAL FSR			<b>3.25</b> :1
<b>PROPOSED TOTAL FSR</b>			<b>3.01</b> :1

GROSS FLOOR AREA			
PERMISSIBLE GFA	TOD	9,526	sqm
BONUS GFA	SEPP (HOUSING) 2021	30.0%	2,858 sqm
PERMISSIBLE MAX. TOTAL GFA			12,384 sqm
<b>PROPOSED TOTAL GFA</b>			<b>11,461 sqm</b>

LANDSCAPING AREA			
MIN. LANDSCAPING REQUIRED	DCP	30.0%	%
MIN. LANDSCAPING REQUIRED	DCP	1,143	sqm
<b>PROPOSED TOTAL LANDSCAPING</b>			<b>30.2%</b> %
<b>PROPOSED TOTAL LANDSCAPING</b>			<b>1,150 sqm</b>

DEEP SOIL AREA			
MIN. DEEP SOIL REQUIRED	ADG	15.0%	%
MIN. DEEP SOIL REQUIRED	ADG	572	sqm
<b>PROPOSED TOTAL DEEP SOIL</b>			<b>24.6%</b> %
<b>PROPOSED TOTAL DEEP SOIL</b>			<b>939 sqm</b>

COMMUNAL OPEN SPACE AREA			
MIN. C.O.S REQUIRED	ADG	25.0%	%
MIN. C.O.S REQUIRED	ADG	953	sqm
<b>PROPOSED TOTAL C.O.S</b>			<b>29.9%</b> %
<b>PROPOSED TOTAL C.O.S</b>			<b>1,139 sqm</b>

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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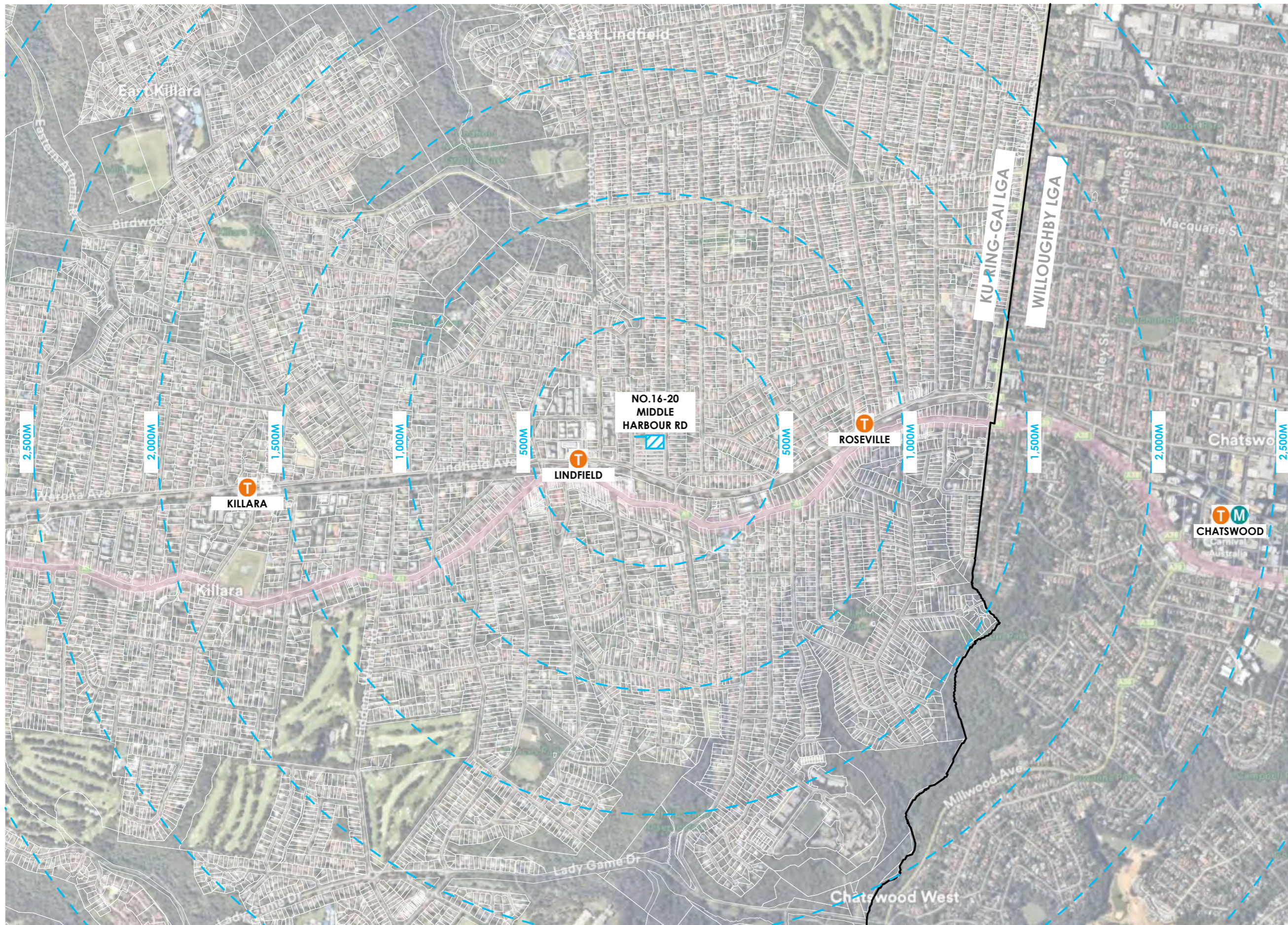
CLIENT :  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT :  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**GFA & FSR SCHEDULE**

SCALE:	AT A3	NORTH POINT:
DRAWN BY:	VD/ TC/ SN	
CHECKED BY:	PI/ VD	
PROJECT No:	P774	

APARTMENT SCHEDULE (qly)										APARTMENT AREA SCHEDULE (m2)			APARTMENT STORAGE SCHEDULE (m3)				APARTMENT SOLAR ACCESS SCHEDULE (qly)			APARTMENT NATURAL CROSS VENTILATION SCHEDULE (qly)
UNIT NO.	1 BED, 1 BATH	1 BED, 2 BATH	2 BED, 2 BATH	2 BED, 3 BATH	3 BED, 2 BATH	3 BED, 3 BATH	TOTAL	PROPOSED INTERNAL AREA	PROPOSED P.O.S AREA	PROPOSED TOTAL UNIT AREA	PROPOSED INTERNAL	PROPOSED EXTERNAL	PROPOSED TOTAL	ADG MIN. REQUIRED TOTAL	% OF MIN. REQUIRED INTERNAL	INTERNAL LIVING SPACE	PRIVATE OPEN SPACE	NO DIRECT SUNLIGHT TO UNIT	NATURALLY CROSS VENTILATED	
	Plus Study	Plus Study	Plus Study																	
LG01	1	-	-	-	-	-	9	50	14	64	4.2	2	6.2	6	70%	1	1			
LG02	1	-	-	-	-	-	9	50	14	64	4.2	2	6.2	6	70%	1	1			
LG03	-	-	-	-	1	-	9	98	37	135	5	5	10	10	50%	1	1		1	
LG04	-	-	1	-	-	-	9	80	23	103	4	4	8	8	50%	1	1			
LG05	1	-	-	-	-	-	9	51	11	62	3.2	3	6.2	6	53%	1	1			
LG06	1	-	-	-	-	-	9	51	11	62	3.2	3	6.2	6	53%	1	1			
LG07	-	-	1	-	-	-	9	80	23	103	4	4	8	8	50%	1	1			
LG08	1	-	-	-	-	-	9	50	26	76	3.4	3	6.4	6	57%	1	1			
LG09	1	-	-	-	-	-	9	56	50	106	6.6	0	6.6	6	110%	1	1		1	
101	-	-	1	-	-	-	12	79	10	89	4.7	3.3	8	8	59%	1	1		1	
102	-	-	1	-	-	-	12	93	10	103	6.2	1.8	8	8	78%	1	1			
103	-	-	1	-	-	-	12	93	10	103	6.2	1.8	8	8	78%	1	1			
104	-	-	-	-	1	-	12	98	12	110	5	5	10	10	50%	1	1		1	
105	-	-	-	-	1	-	12	107	13	120	5.5	5	10.5	10	55%	1	1		1	
106	1	-	-	-	-	-	12	51	8	59	6.1	0	6.1	6	102%	1	1		1	
107	1	-	-	-	-	-	12	51	8	59	6.1	0	6.1	6	102%	1	1		1	
108	-	-	-	-	1	-	12	107	13	120	5.5	5	10.5	10	55%	1	1		1	
109	-	-	-	-	1	-	12	94	10	104	4.3	3.7	8	8	54%	1	1		1	
110	1	-	-	-	-	-	12	52	22	74	3.2	3	6.2	6	53%			1		
111	-	-	1	-	-	-	12	79	10	89	4.7	4	8.7	8	59%			1		
112	1	-	-	-	-	-	12	70	10	80	3.1	3	6.1	6	52%			1		
201	-	-	-	-	-	1	14	112	12	124	5.5	5	10.5	10	55%	1	1		1	
202	-	-	-	-	1	-	14	93	10	103	6.2	3	9.2	8	78%	1	1			
203	-	-	1	-	-	-	14	84	10	94	4.5	4	8.5	8	56%			1		
204	-	-	-	-	1	-	14	93	10	103	6.2	3	9.2	8	78%	1	1			
205	-	-	-	-	1	-	14	98	12	110	5	5	10	10	50%	1	1		1	
206	-	-	-	-	1	-	14	107	13	120	5.5	4.5	10	10	55%	1	1		1	
207	1	-	-	-	-	-	14	51	8	59	6.1	0	6.1	6	102%	1	1		1	
208	1	-	-	-	-	-	14	51	8	59	6.1	0	6.1	6	102%	1	1		1	
209	-	-	-	-	1	-	14	107	13	120	5.5	4.5	10	10	55%	1	1		1	
210	-	-	-	-	1	-	14	94	10	104	5.9	2.1	8	8	74%	1	1		1	
211	-	-	-	-	1	-	14	86	11	97	5.4	2.6	8	8	68%			1		
212	-	-	-	-	1	-	14	86	11	97	5.4	2.6	8	8	68%			1		
213	-	-	1	-	-	-	14	84	10	94	5.5	2.5	8	8	69%			1		
214	-	-	-	-	-	1	14	112	12	124	4.5	5.5	10	10	45%			1		
301	-	-	-	-	-	1	14	112	12	124	5.5	5	10.5	10	55%	1	1		1	
302	-	-	-	-	1	-	14	93	10	103	6.2	3	9.2	8	78%	1	1			
303	-	-	1	-	-	-	14	84	10	94	4.5	4	8.5	8	56%			1		
304	-	-	-	-	1	-	14	93	10	103	6.2	3	9.2	8	78%	1	1		1	
305	-	-	-	-	1	-	14	98	12	110	5	5	10	10	50%	1	1		1	
306	-	-	-	-	1	-	14	107	13	120	5.5	4.5	10	10	55%	1	1		1	
307	1	-	-	-	-	-	14	51	8	59	6.1	0	6.1	6	102%	1	1		1	
308	1	-	-	-	-	-	14	51	8	59	6.1	0	6.1	6	102%	1	1		1	
309	-	-	-	-	1	-	14	107	13	120	5.5	4.5	10	10	55%	1	1		1	
310	-	-	-	-	1	-	14	94	10	104	5.9	2.1	8	8	74%	1	1		1	
311	-	-	-	-	1	-	14	86	11	97	5.4	2.6	8	8	68%			1		
312	-	-	-	-	1	-	14	86	11	97	5.4	2.6	8	8	68%			1		
313	-	-	1	-	-	-	14	84	10	94	5.5	2.5	8	8	69%			1		
314	-	-	-	-	-	1	14	112	12	124	4.5	5.5	10	10	45%			1		
401	-	-	-	-	-	1	12	112	12	124	6.1	3.9	10	10	61%	1	1		1	
402	-	-	-	-	1	-	12	84	10	94	4.5	3.5	8	8	56%			1		
403	-	-	-	-	1	-	12	93	10	103	6.2	1.8	8	8	78%	1	1			
404	-	-	-	-	1	-	12	123	26	149	10.4	0	10.4	10	104%	1	1		1	
405	-	-	1	-	-	-	12	80	10	90	4.9	3.1	8	8	61%	1	1		1	
406	1	-	-	-	-	-	12	51	8	59	6.1	3.9	10	6	102%	1	1		1	
407	1	-	-	-	-	-	12	51	8	59	6.1	3.9	10	6	102%	1	1		1	
408	-	-	1	-	-	-	12	80	10	90	4.9	3.1	8	8	61%	1	1		1	
409	-	-	-	-	1	-	12	123	26	149	10.4	0	10.4	10	104%	1	1		1	
410	-	-	-	-	1	-	12	86	11	97	5.4	2.6	8	8	68%			1		
411	-	-	-	-	1	-	12	84	10	94	4.5	3.5	8	8	56%			1		
412	-	-	-	-	-	1	12	112	15	127	5.5	4.5	10	10	55%			1		
501	-	-	-	-	-	1	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
502	-	-	-	-	1	-	10	76	10	86	6.5	1.5	8	8	81%	1	1			
503	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
504	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
505	1	-	-	-	-	-	10	51	8	59	6.1	0	6.1	6	102%	1	1		1	
506	1	-	-	-	-	-	10	51	8	59	6.1	0	6.1	6	102%	1	1		1	
507	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
508	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
509	-	-	-	-	1	-	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
510	-	-	-	-	1	-	10	76	10	86	6.5	1.5	8	8	81%			1		
601	-	-	-	-	-	1	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
602	-	-	-	-	1	-	10	77	10	87	6.5	1.5	8	8	81%	1	1			
603	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
604	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
605	1	-	-	-	-	-	10	51	8	59	6.1	0	6.1	6	102%	1	1		1	
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607	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
608	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
609	-	-	-	-	1	-	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
610	-	-	-	-	1	-	10	77	10	87	6.5	1.5	8	8	81%			1		
701	-	-	-	-	-	1	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
702	-	-	-	-	1	-	10	77	10	87	6.5	1.5	8	8	81%	1	1			
703	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
704	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
705	1	-	-	-	-	-	10	51	8	59	6.1	0	6.1	6	102%	1	1		1	
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707	-	-	1	-	-	-	10	80	10	90	4.9	3.1	8	8	61%	1	1		1	
708	-	-	-	-	1	-	10	120	14	134	9.4	0.6	10	10	94%	1	1		1	
709	-	-	-	-	1	-	10	141	12	153	5.8	4.2	10	10	58%	1	1		1	
710	-	-	-	-	1	-	10	77	10	87	6.5	1.5	8	8	81%			1		
801	-	-	-	-	-	1	7	141	91											



SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

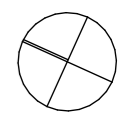
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Tourism + Residential

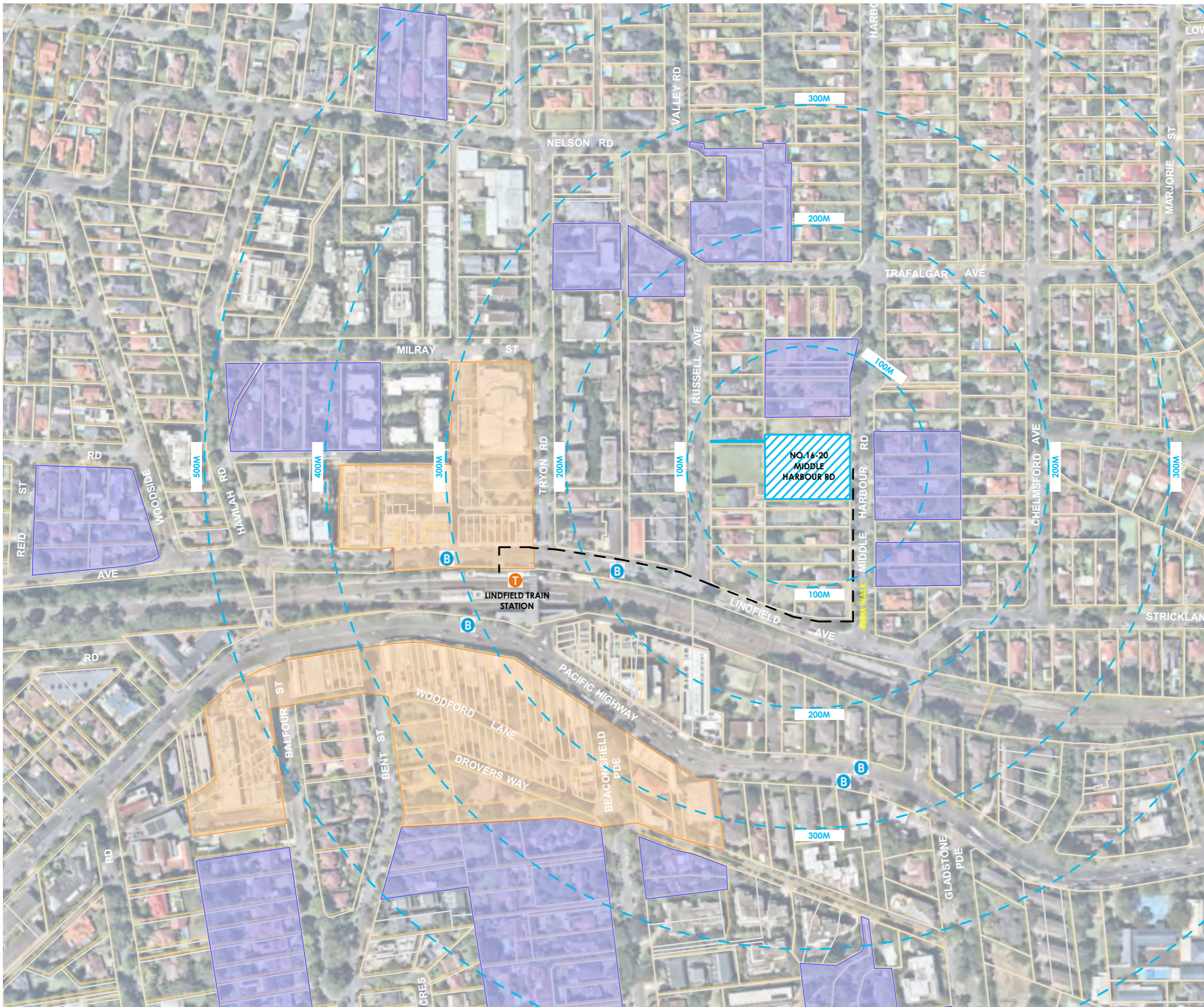
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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**






PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LOCATION PLAN - WIDER  
 CONTEXT**

SCALE:	1:15000 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		



**LOCATION PLAN LEGEND**

-  SUBJECT SITE
-  TOWN CENTRE
-  TRANSPORT ORIENTED DEVELOPMENT SITES
-  TRAIN STATION
-  BUS STOP

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

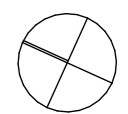


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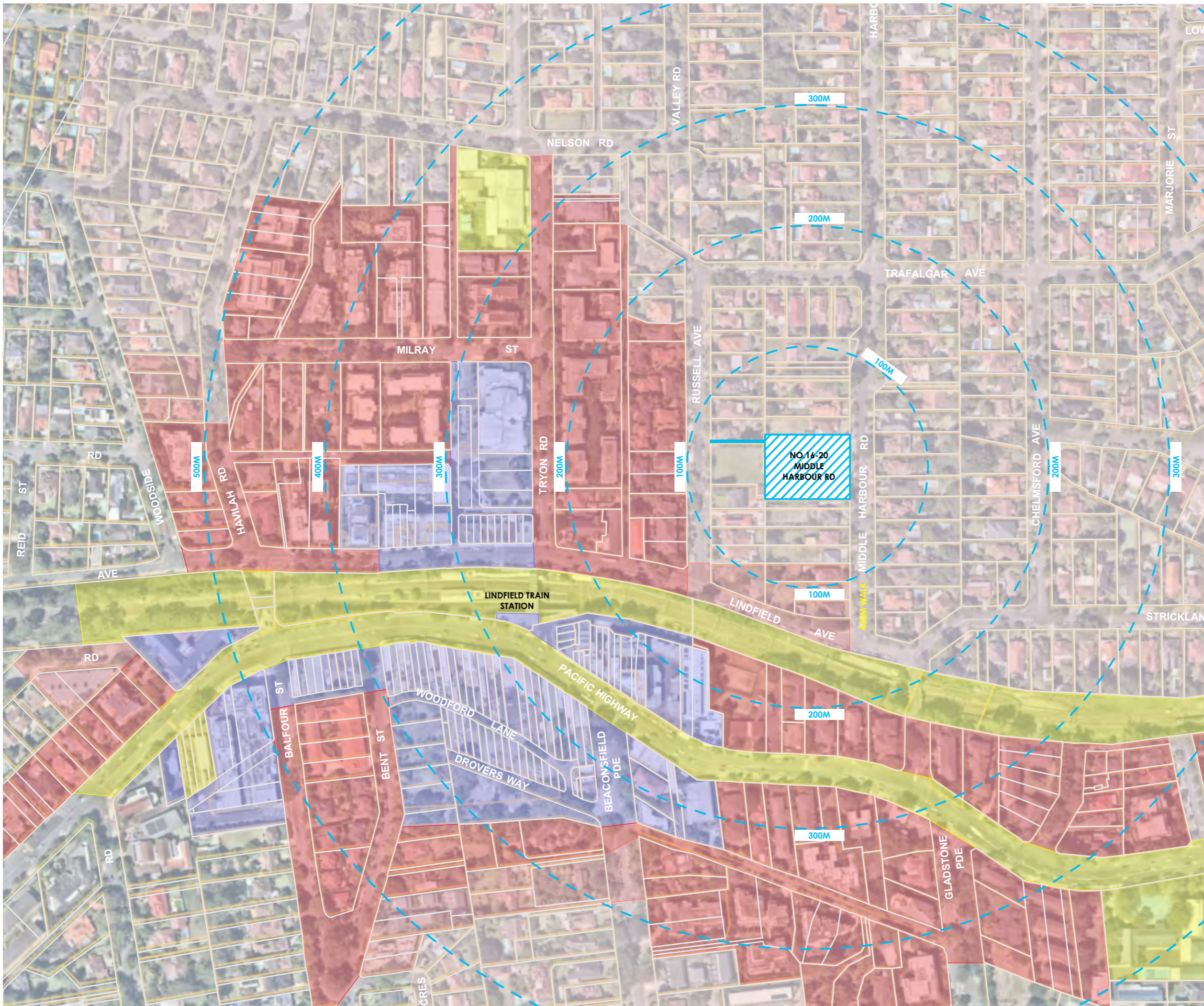
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**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LOCATION PLAN - URBAN  
 CONTEXT**

SCALE: 1:3000 AT A3	NORTH POINT:
DRAWN BY: VD/ TC/ SN	
CHECKED BY: PI/ VD	
PROJECT No: P774	

**SSDA**  
stage.
**04**  
dwg no.
**B**  
revision



- ZONE LEGEND**
- SUBJECT SITE
  - R2 LOW DENSITY RESIDENTIAL
  - R3 MEDIUM DENSITY RESIDENTIAL
  - R4 HIGH DENSITY RESIDENTIAL
  - E1 LOCAL CENTRE
  - SP2 INFRASTRUCTURE

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
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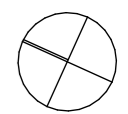
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SCALE: 1:3000 AT A3

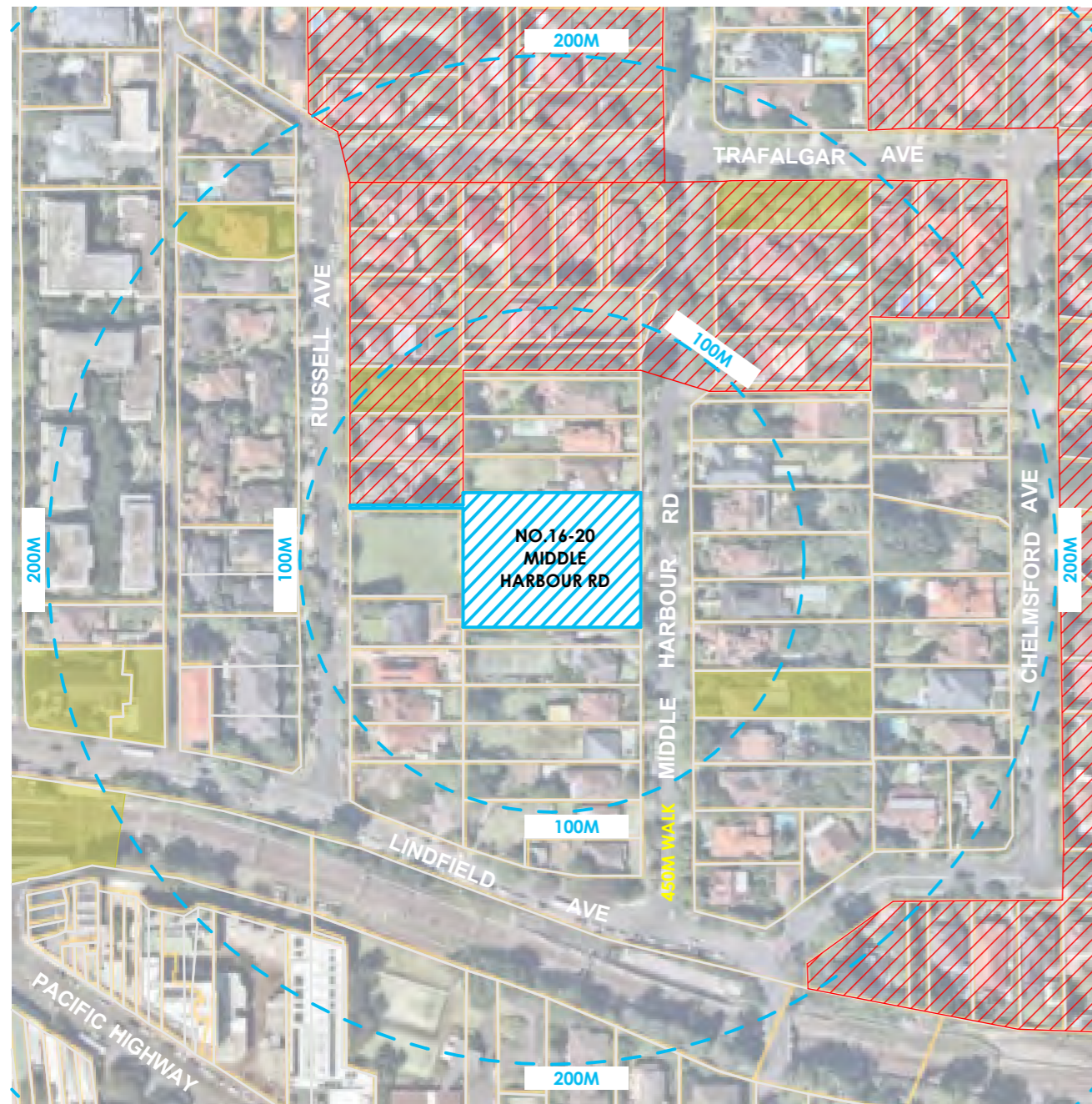
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CHECKED BY: PI/ VD




PROJECT No: P774

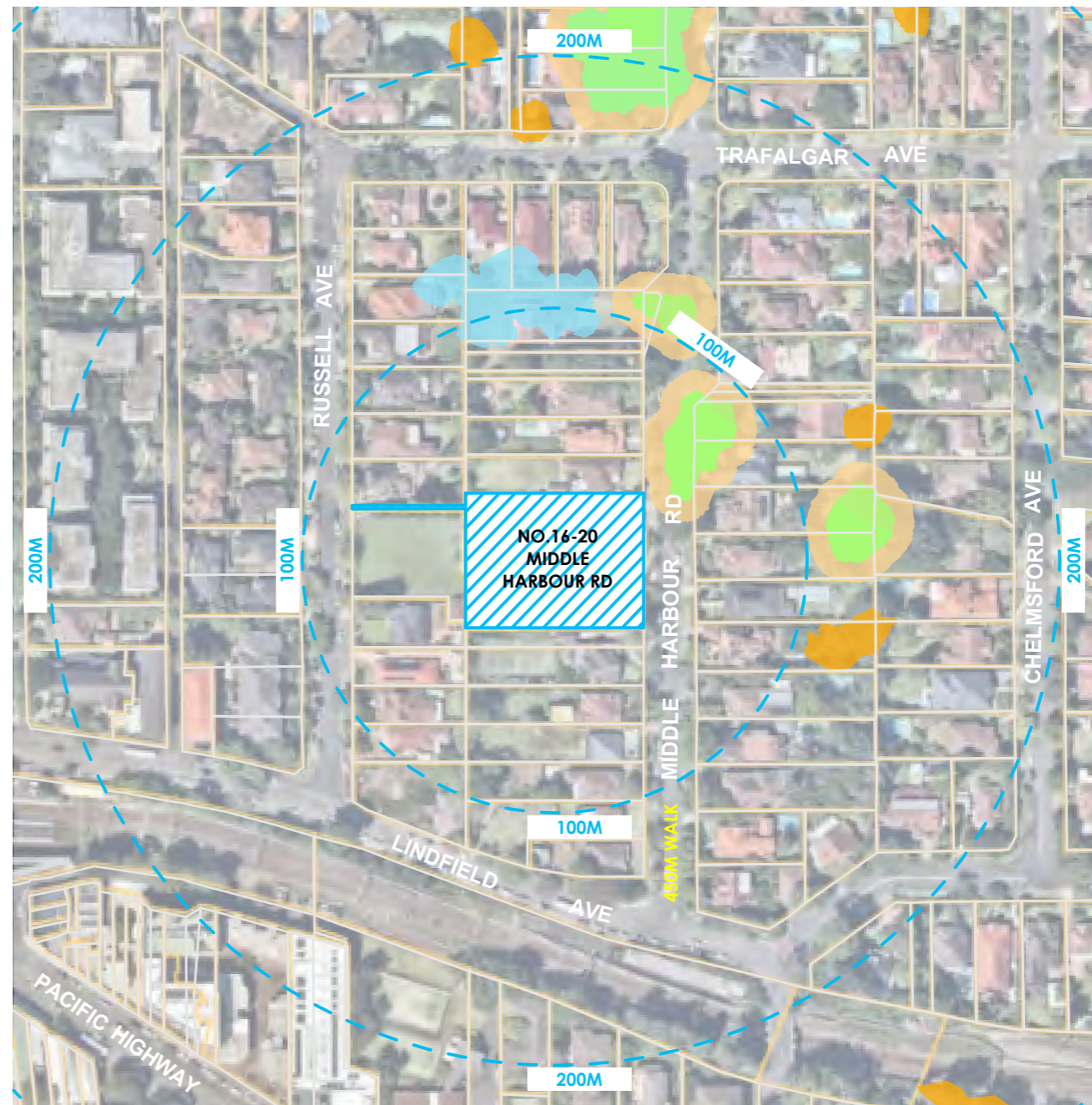


**SSDA**    **05**    **B**  
stage.    dwg no.    revision








1 HERITAGE ITEMS & CONSERVATION AREA  
1:2500

- HERITAGE LEGEND**
-  SUBJECT SITE
  -  HERITAGE CONSERVATION AREA
  -  HERITAGE ITEM



2 GREENWEB  
1:2500

- GREENWEB LEGEND**
-  SUBJECT SITE
  -  SUPPORT FOR BIODIVERSITY LANDS
  -  LANDSCAPE REMNANT
  -  BIODIVERSITY CORRIDORS & BUFFER
  -  CANOPY REMNANT

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

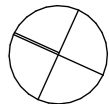


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CLIENT:  
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 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

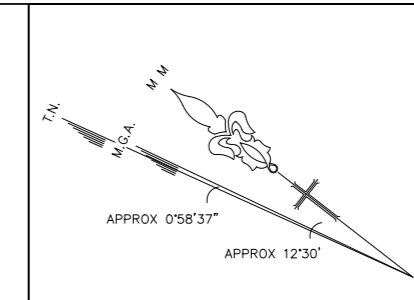
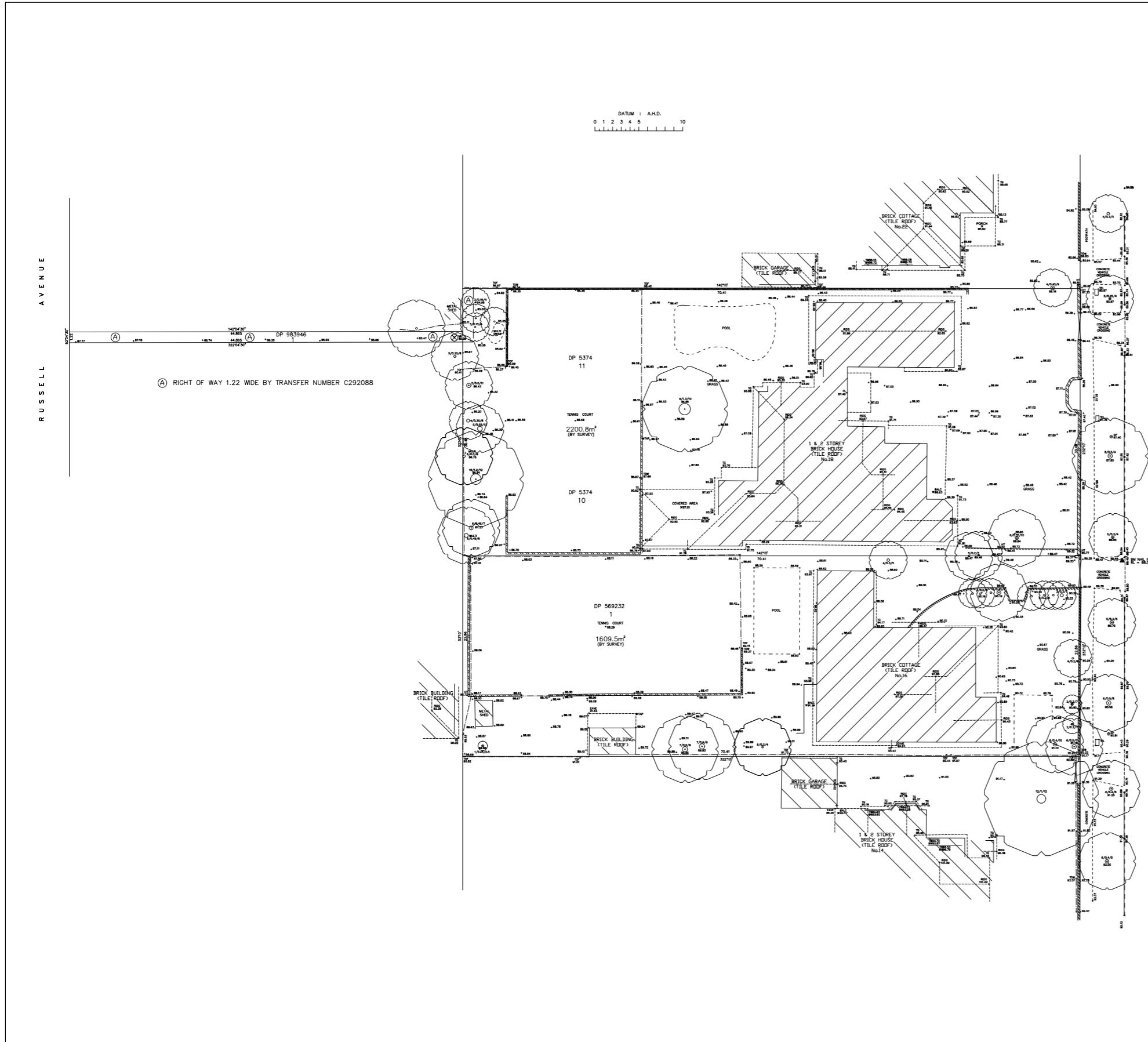
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**CONTEXT ANALYSIS - HERITAGE  
 & BIODIVERSITY**

SCALE: 1:2500 AT A3 NORTH POINT: 

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774



**LEGEND**

Building	BALC	Balcony Height
Walls	BOL	Ballard
Kerb Bottom	BS	Bus Stop
Concrete edge	BW	Bottom of Window
Kerb top	CHIM	Chimney Height
Barrier	DP	Down Pipe
Hedge	EC	Electric
Fence	FL	Floor Level
Overhead Powerline	GU	Gully
Manholes	GFL	Ground Floor Level
Survey Station & Name	GM	Gas Meter
△	GV	Gas Valve
Bench Mark	HT	Height
▽	IC	Inspection Cover
Sapling	LB	Letter Box
Tree, 12/0.5/10 (Spread/Trunk/Height)	MH	Manhole
Area Of Undergrowth	PARA	Parapet Height
Gate	PP	Power Pole
IC Inspection chamber	SFL	Second Floor Level
CL Cover level	SIL	Sill Height
IL Invert level	SP	Sign Post
Inv Ø0.25 Pipe Invert (diameter)	SV	Stop Valve
-GU Gully	SVP	Sewer Vent Pipe
-KG Back Gully	TD	Top of Door
MH Manhole	TDW	Top of Door/Window
	TEL	Telstra
	TG	Top of Gutter
	TL	Traffic Light
	TW	Top of Window
	TOF	Top of Fence
	TOW	Top of Wall
	UND	Underside Height
	WM	Water Meter
	WL	Washing Line
	WHT	Wire Height

**NOTES:**

- ALL DIMENSIONS AND LEVELS SHOULD BE CHECKED ON SITE PRIOR TO DESIGN AND CONSTRUCTION.
- THIS INFORMATION ON THIS SURVEY IS TO BE USED FOR DIA PURPOSES ONLY.
- IF THERE IS ANY POINT OR FEATURE (e.g. FLOOR LEVEL, WALL POSITION, ROOF OR RIDGE HEIGHT ETC) CRITICAL TO THE PREPARATION OF DESIGN PLANS OR CONSTRUCTION, THAT POINT OR FEATURE SHOULD BE MADE KNOWN TO US SO ITS ACCURACY CAN BE CONFIRMED PRIOR TO THE COMPLETION OF DESIGN PLANS OF COMMENCEMENT OF CONSTRUCTION.
- SOME STRUCTURES AND FEATURES ARE APPROXIMATE ONLY. IF USED FOR DESIGN CONFIRMATION OF ACCURACY SHOULD BE CONFIRMED.
- FENCES ARE APPROXIMATE ONLY UNLESS SPECIFICALLY DIMENSIONED TO BOUNDARY.
- SURVEY MARKS MUST BE PLACED PRIOR TO CONSTRUCTION OR ERECTION OF FENCES.
- TREE INFORMATION HAS BEEN SURVEYED FROM GROUND LEVEL AND THEREFORE SHOULD BE TREATED AS APPROXIMATE ONLY. THE EXTENT OF THE CANOPY IS APPROXIMATE AND DIAGRAMMATIC ONLY.
- STAIR RISES, STEPS AND LANDINGS HAVE NOT BEEN INDIVIDUALLY LOCATED AND ARE DIAGRAMMATIC ONLY.
- THE RECORDS OF THE SERVICE PROVIDERS HAVE NOT BEEN INVESTIGATED, ONLY THOSE SERVICES THAT ARE VISIBLE AND ACCESSIBLE AT THE DATE OF SURVEY HAVE BEEN SHOWN.
- SERVICES SHOWN ARE INDICATIVE ONLY, OTHER SERVICES MAY EXIST THAT ARE NOT SHOWN. THEREFORE FIELD CONFIRMATION SERVICE LOCATIONS SHOULD BE OBTAINED TO CONFIRM EXACT POSITION AND DEPTH.
- SITE AREA SHOWN HAS BEEN CALCULATED BY SURVEY.
- A SITE AND BOUNDARY SURVEY HAS BEEN CARRIED OUT.
- ORIGIN OF LEVELS IS SSM 163012, RL=66.51 TO A.H.D.
- BEARINGS ARE ON MAGNETIC NORTH.

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 CONSULTING SURVEYORS  
 ACN 000 721 004  
 Hill & Blume Pty Ltd  
 102 Crown Street  
 Woolloomooloo  
 NSW 2011  
 Tel (02) 9332 4888  
 Fax (02) 9331 6422  
 surveyors@hillandblume.com.au

**PROJECT** SHOWING SELECTED LEVELS & BOUNDARY IDENTIFICATION & DETAIL OVER LOT 10 & 11 IN DP 5374 AND LOT 1 IN 983946 & LOT 1 IN DP 569232 BEING 16-20 MIDDLE HARBOUR ROAD, LINDFIELD

LGA	KU-RING-GAI	REGISTERED SURVEYOR	PAUL CECELLERO
ID NUMBER	757	SIGNATURE	<i>Paul Ceccellero</i>
CLIENT NAME	MING H YANG & JOHN WU		
SCALE	1:150	DRAWN/PAPER SIZE	JL/A0
DRAWING No.	66013001A		
DATE	ISSUE	AMMENDMENTS	
20/02/25	'A'	FIRST ISSUE	

**SSDA SUBMISSION**

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



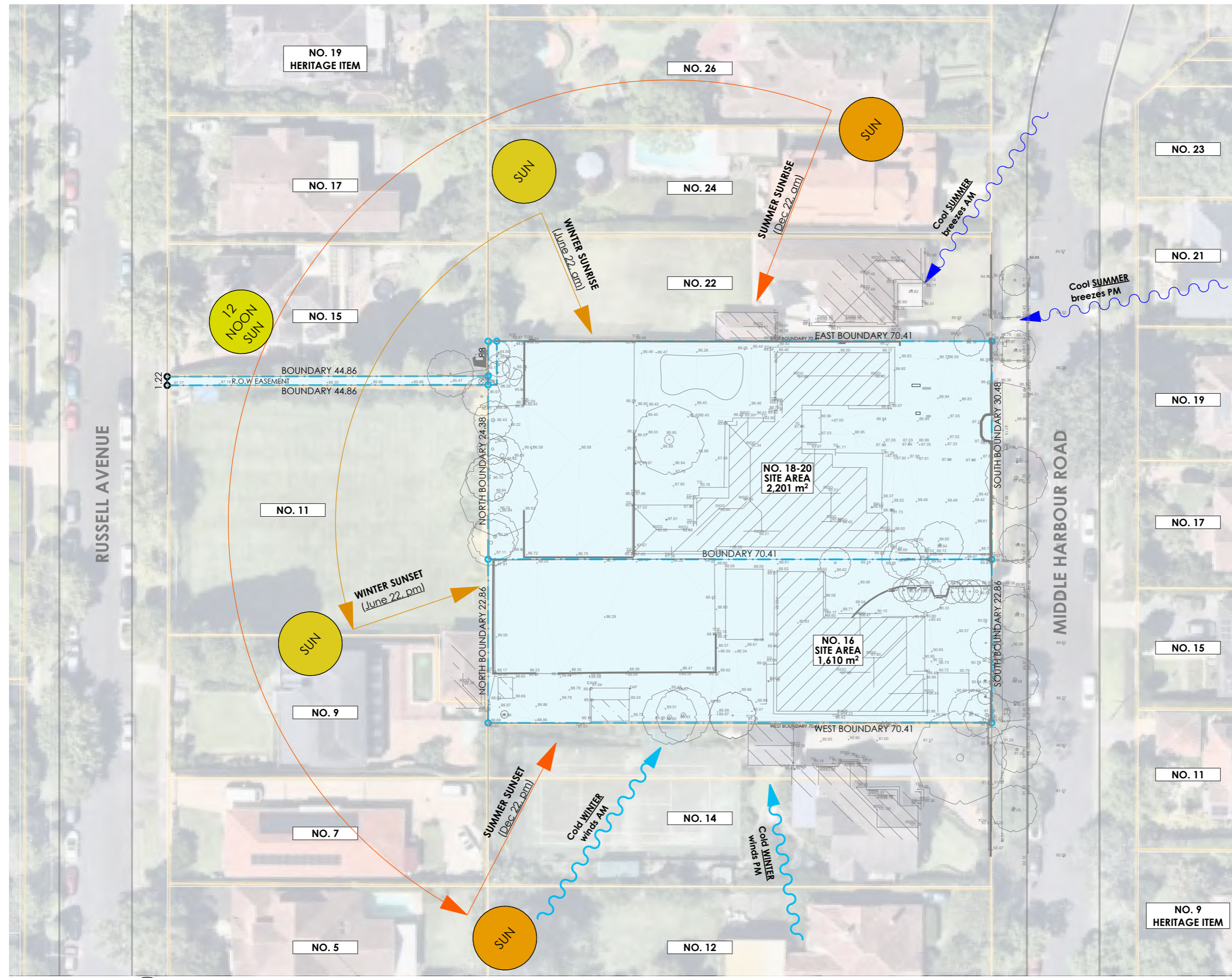
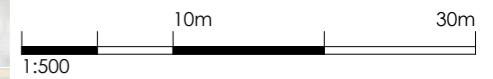
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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SITE ANALYSIS - DETAIL SURVEY**

SCALE:	1:1 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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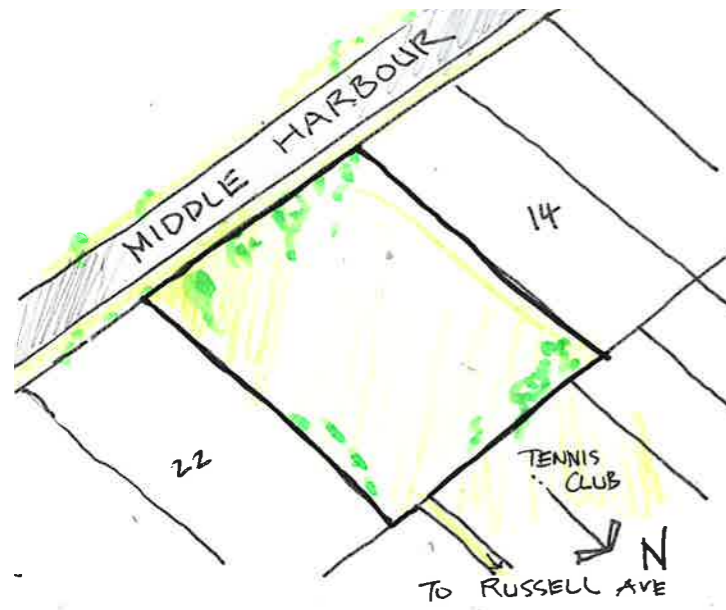
CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

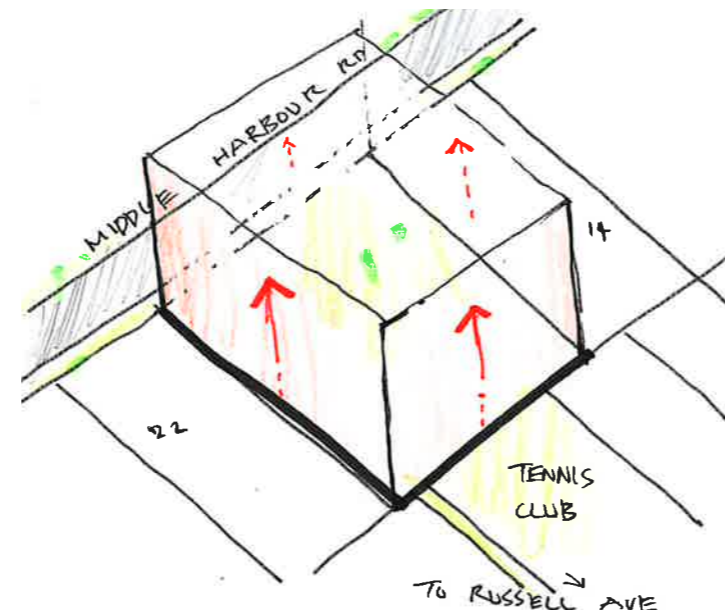
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**SITE ANALYSIS - EXISTING SITE PLAN**

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DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

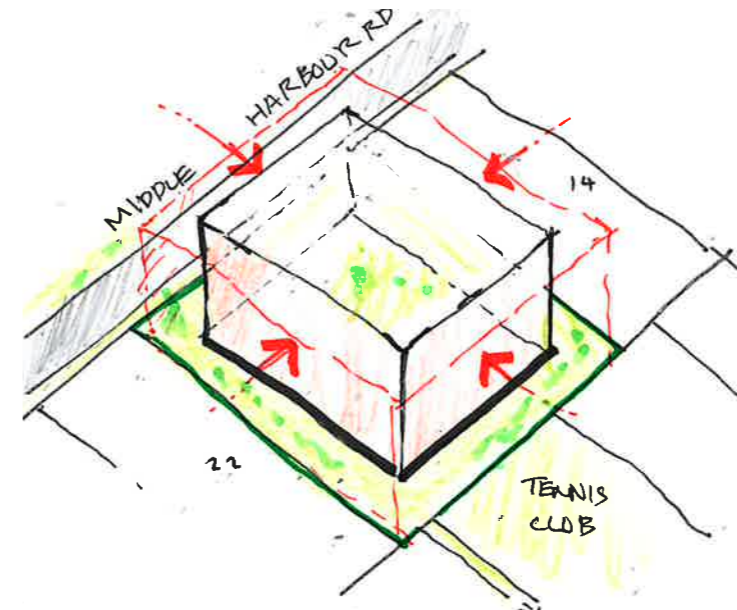
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1:500



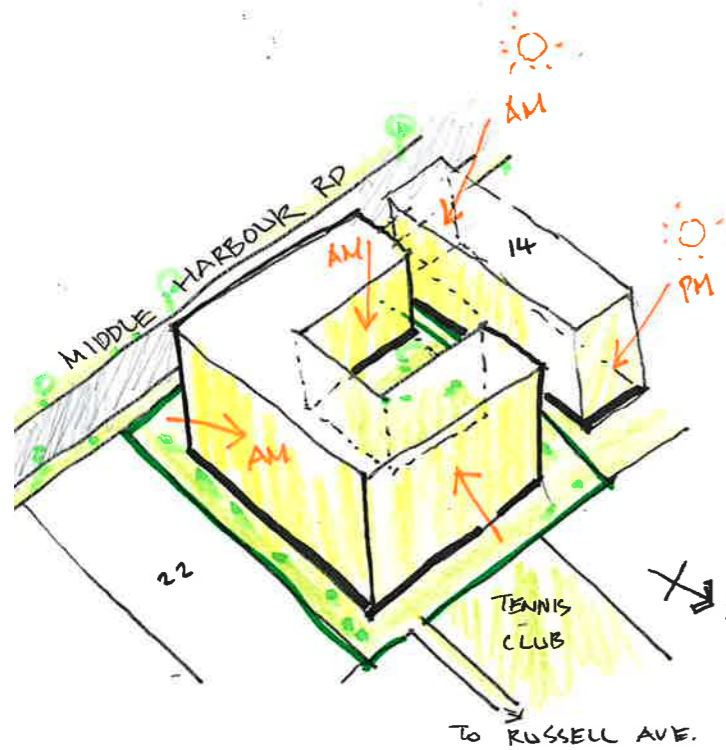
1 THE SITE



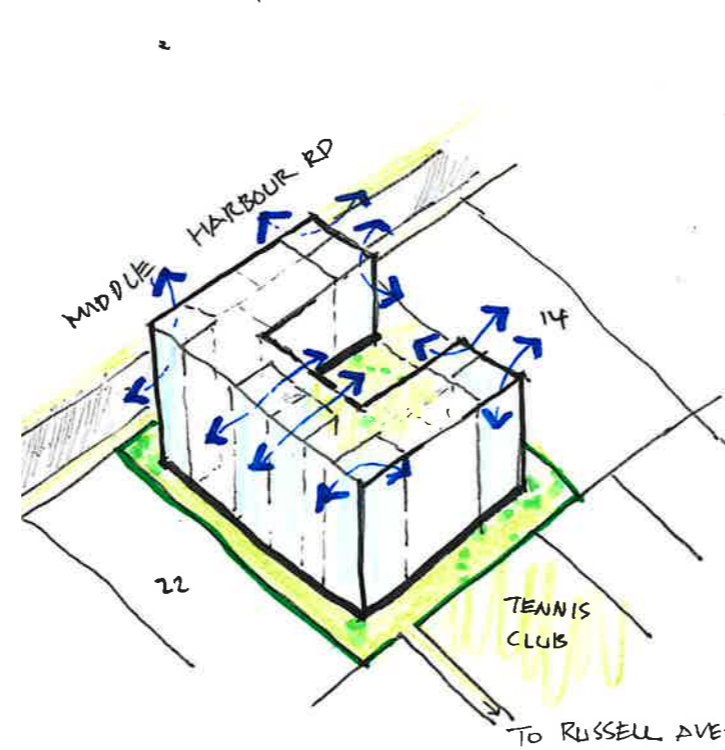
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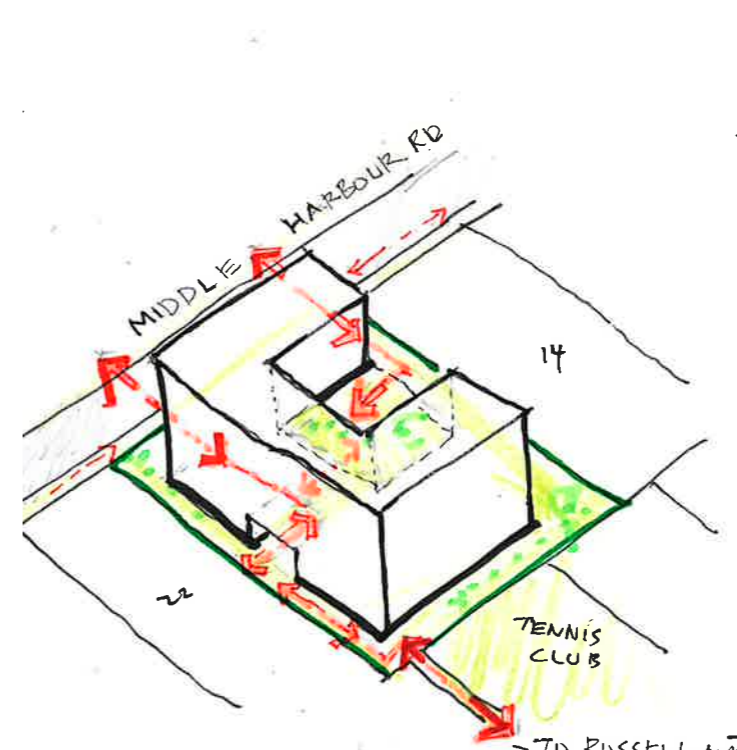
3 MASSING LESS DCP SETBACKS



4 MAXIMISE SOLAR ACCESS



5 PROMOTE NATURAL CROSS VENTILATION



6 PERMEABILITY

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B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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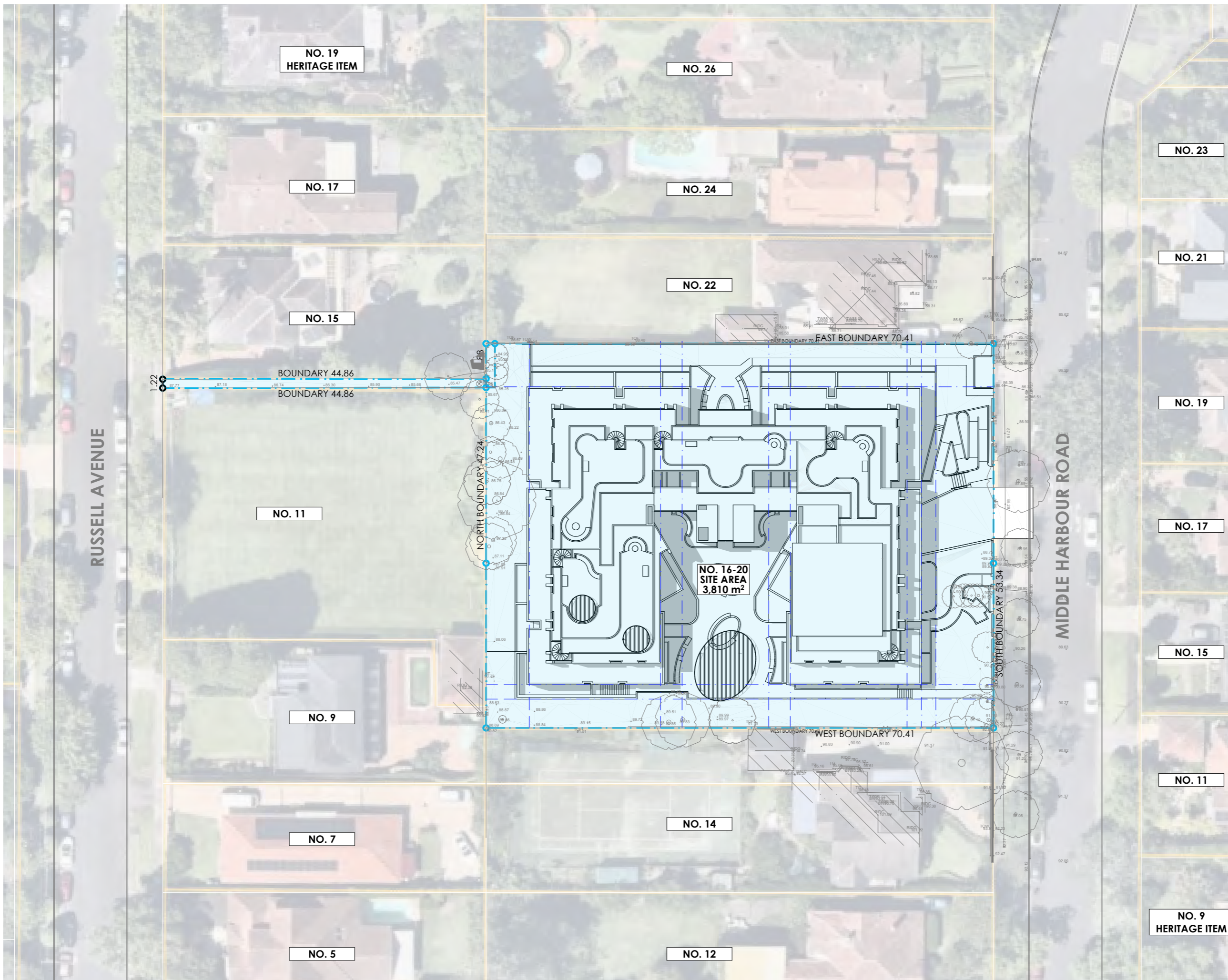
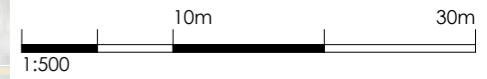
CLIENT:  
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 MR. JOHN WU

PROJECT:  
 RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD

DRAWING TITLE:  
 SITE ANALYSIS - CONCEPT  
 BUILT FORM

SCALE:	AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

SSDA 09 B  
 stage. dwg no. revision



SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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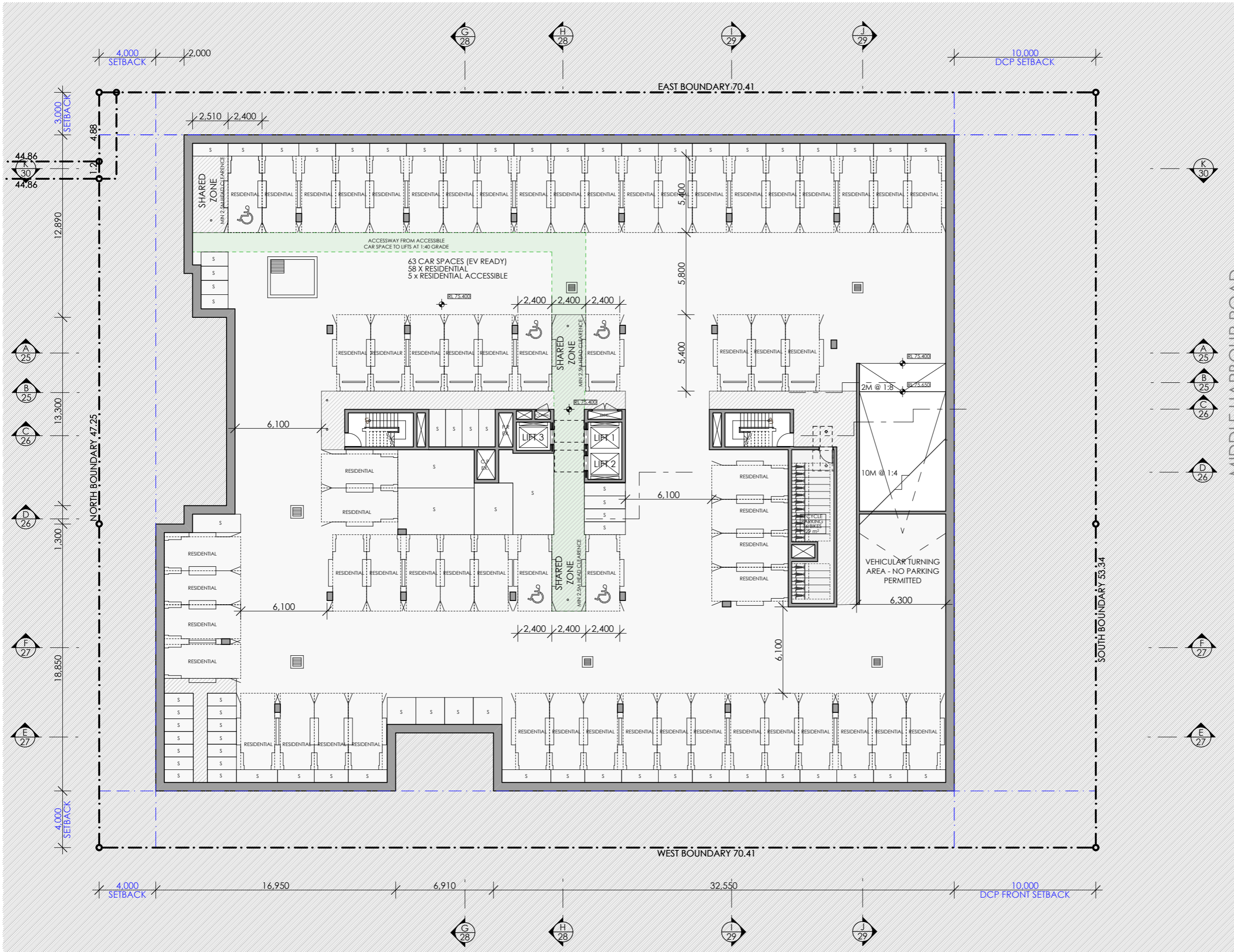
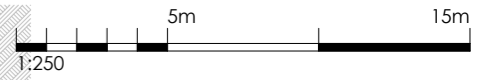
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SITE ANALYSIS - PROPOSED SITE  
 PLAN**

SCALE:	1:500 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 PROPOSED SITE PLAN  
 1:500

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stage.	dwg no.	revision



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B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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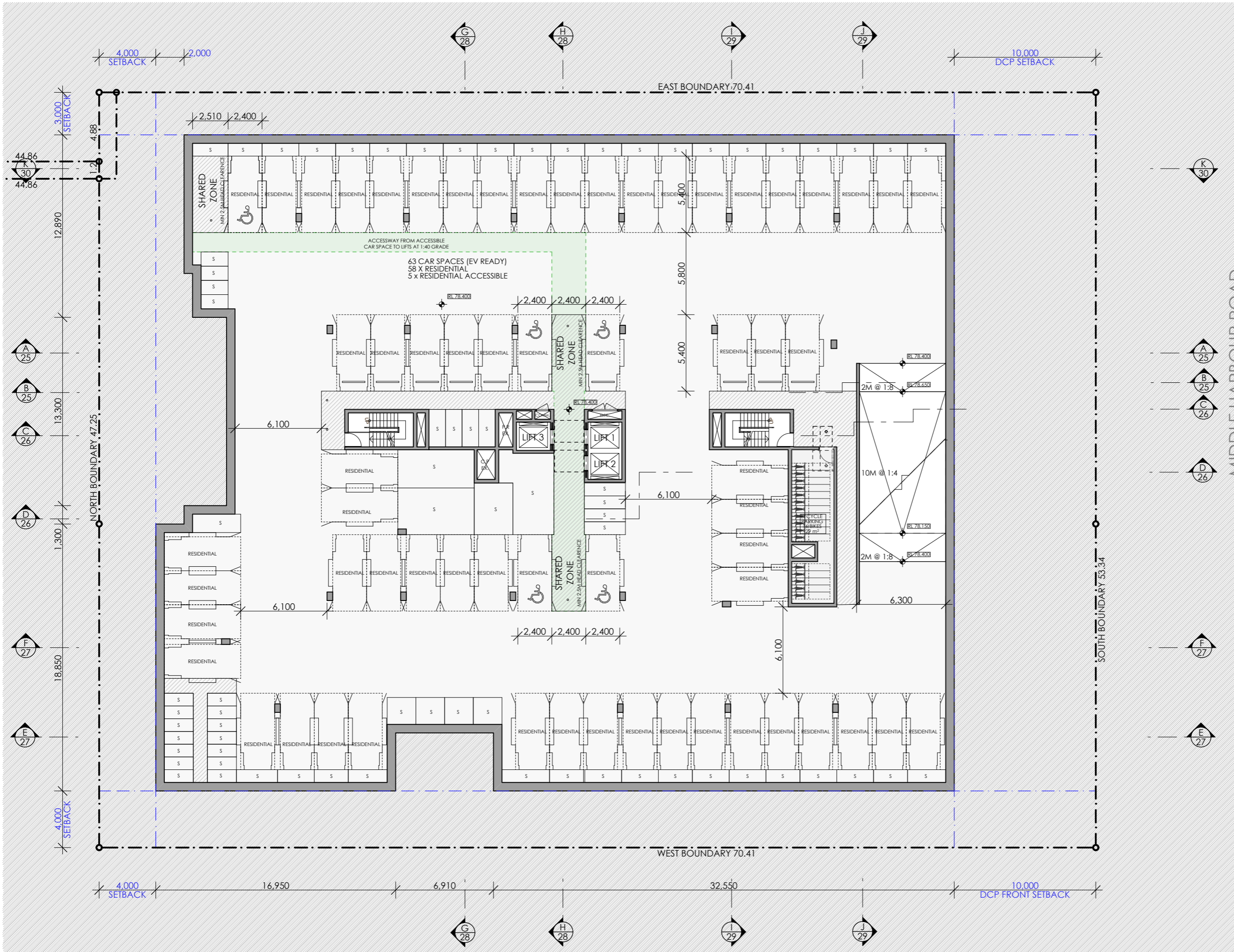
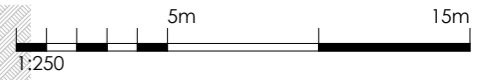
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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
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DRAWING TITLE:  
**BASEMENT 3 PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 BASEMENT 3  
1:250



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REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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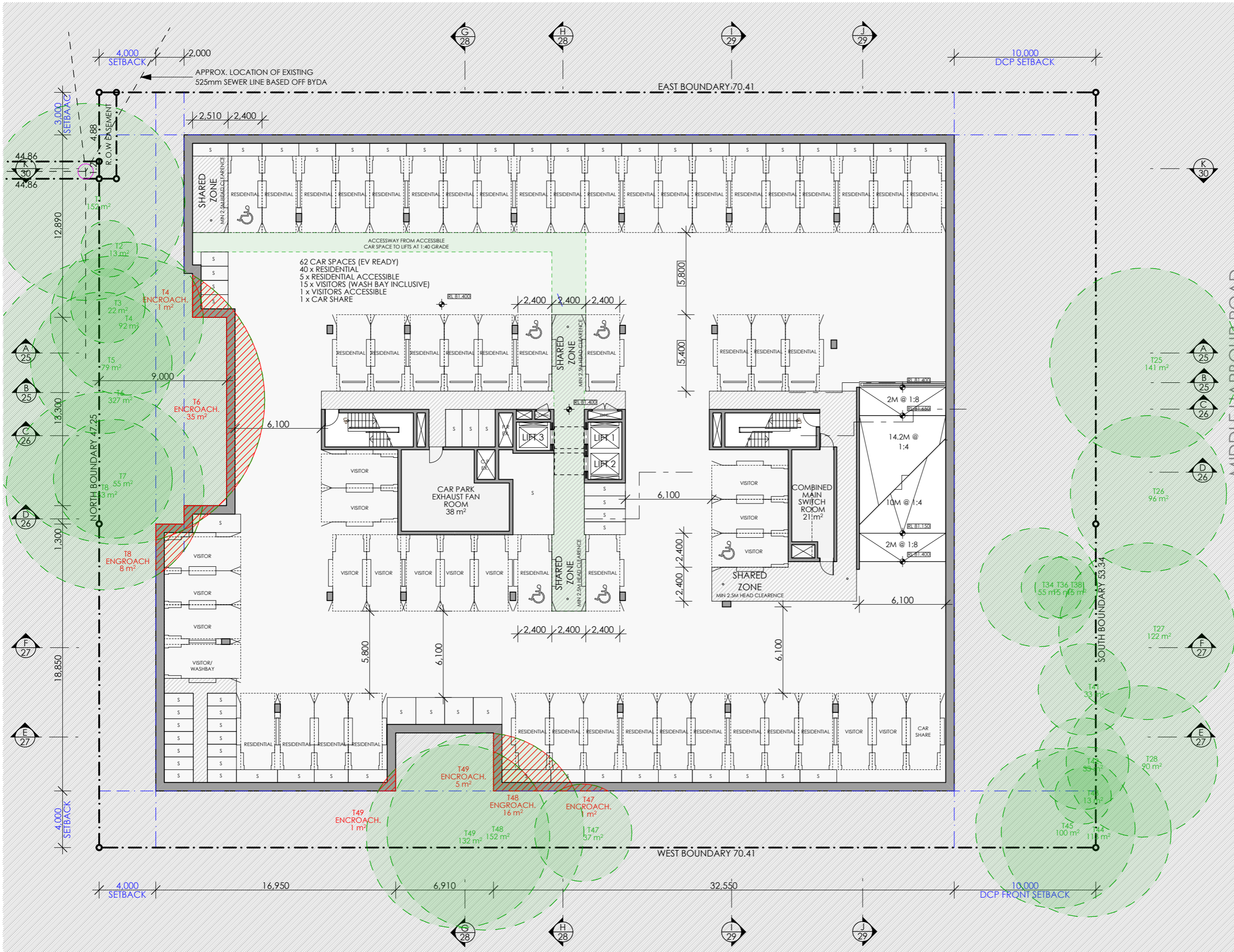
CLIENT:  
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 MR. JOHN WU**

PROJECT:  
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 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**BASEMENT 2 PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 BASEMENT 2  
 1:250



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REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 500 071 022

CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**BASEMENT 1 PLAN**

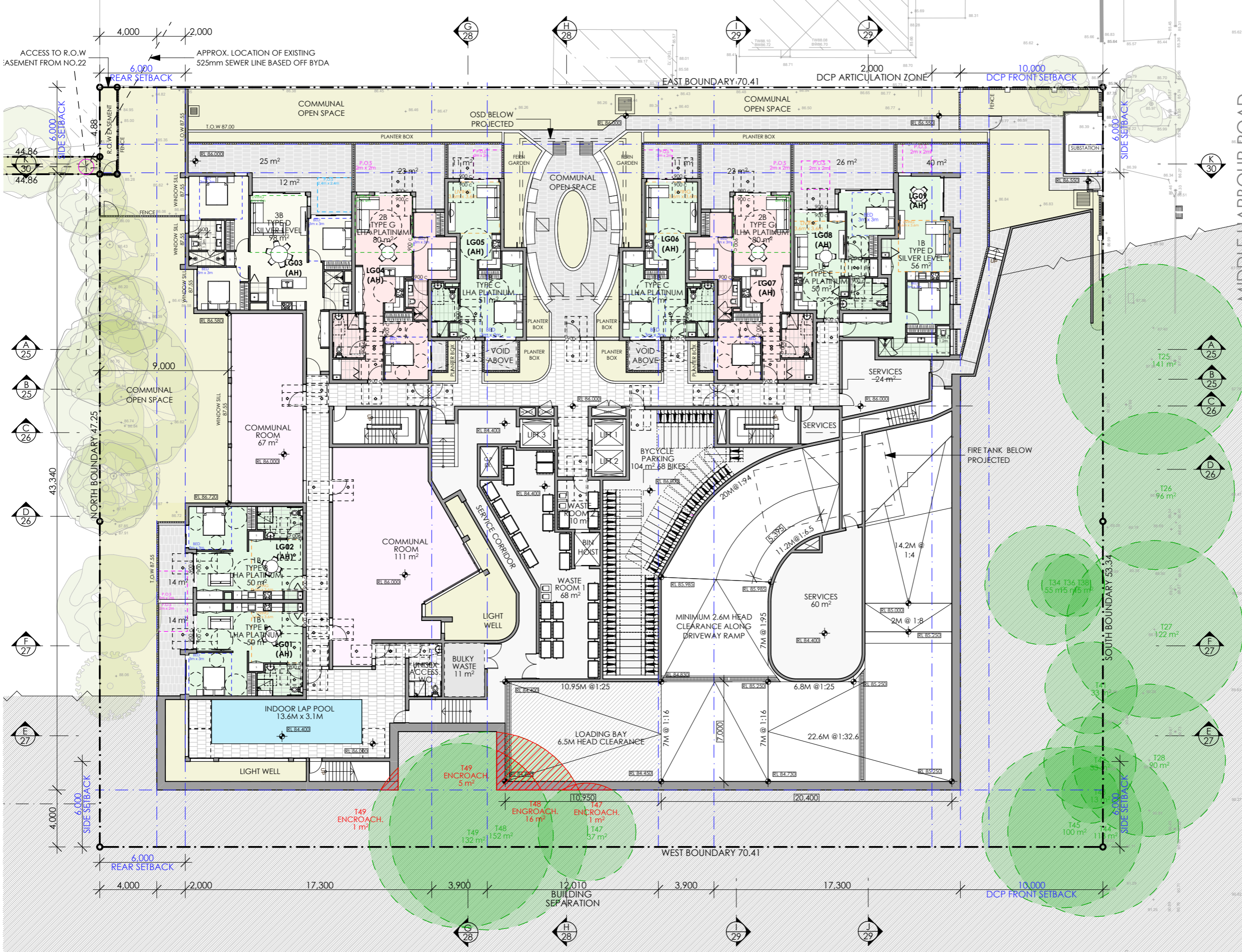
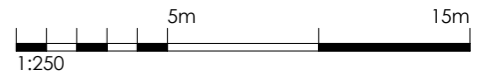
SCALE: 1:250 AT A3

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774

1 BASEMENT 1  
 1:250



SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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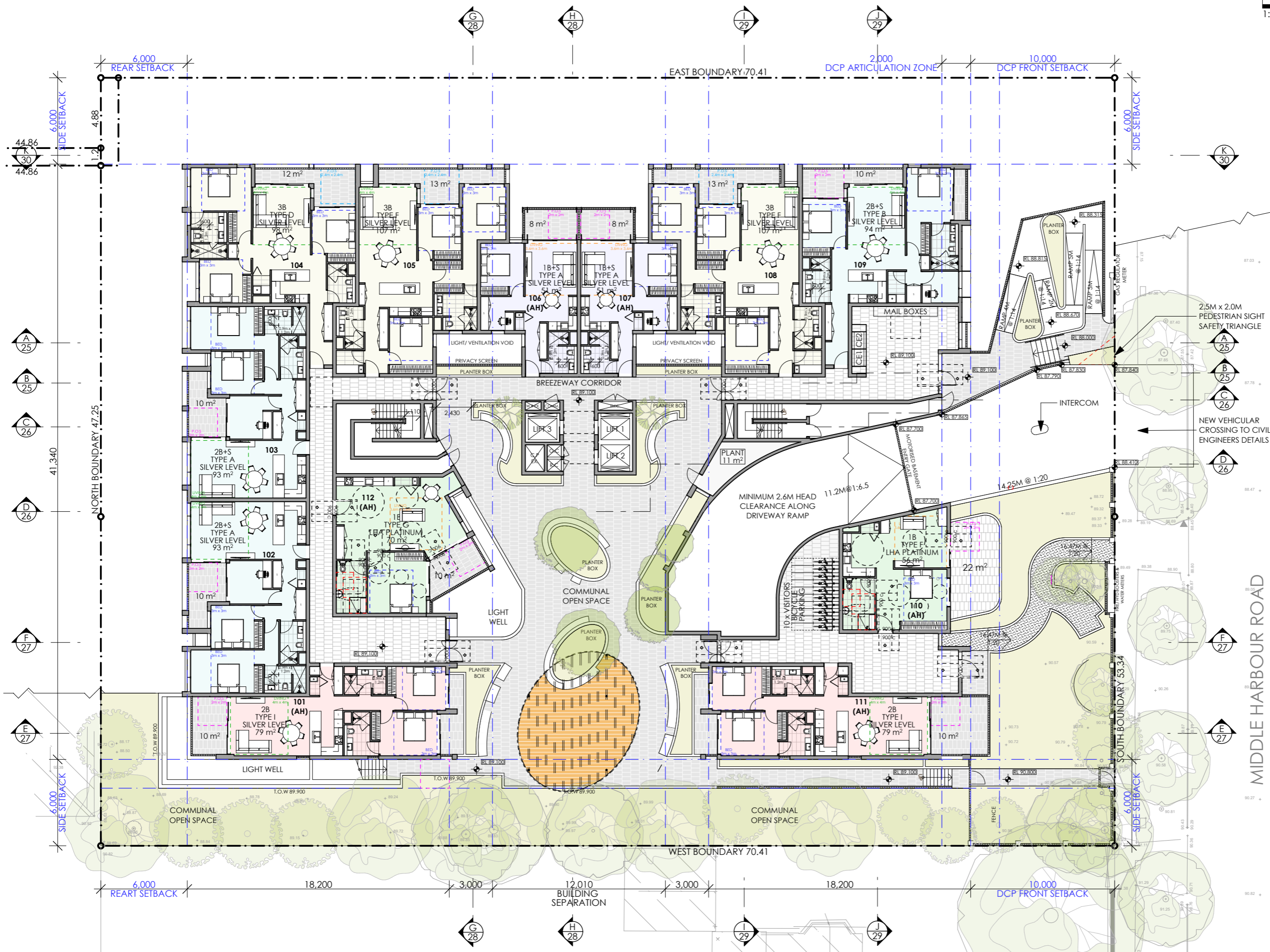
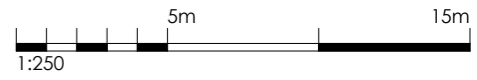
CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LOWER GROUND FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LOWER GROUND  
 1:250



SSDA SUBMISSION

2.5M x 2.0M PEDESTRIAN SIGHT SAFETY TRIANGLE

NEW VEHICULAR CROSSING TO CIVIL ENGINEERS DETAILS

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

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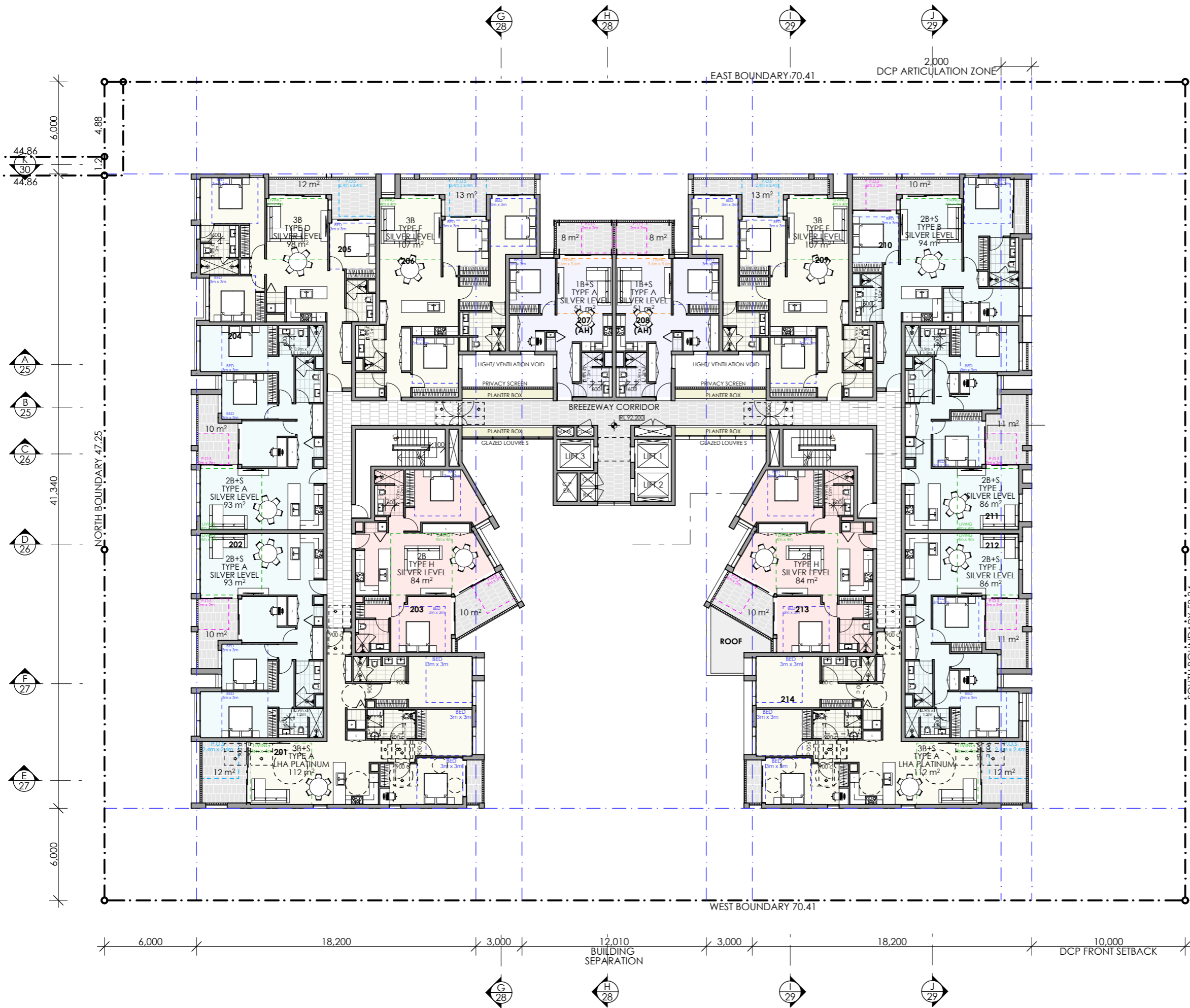
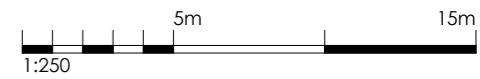
CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**UPPER GROUND / LEVEL 1  
FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 UPPER GROUND / LEVEL 1  
1:250



MIDDLE HARBOUR ROAD

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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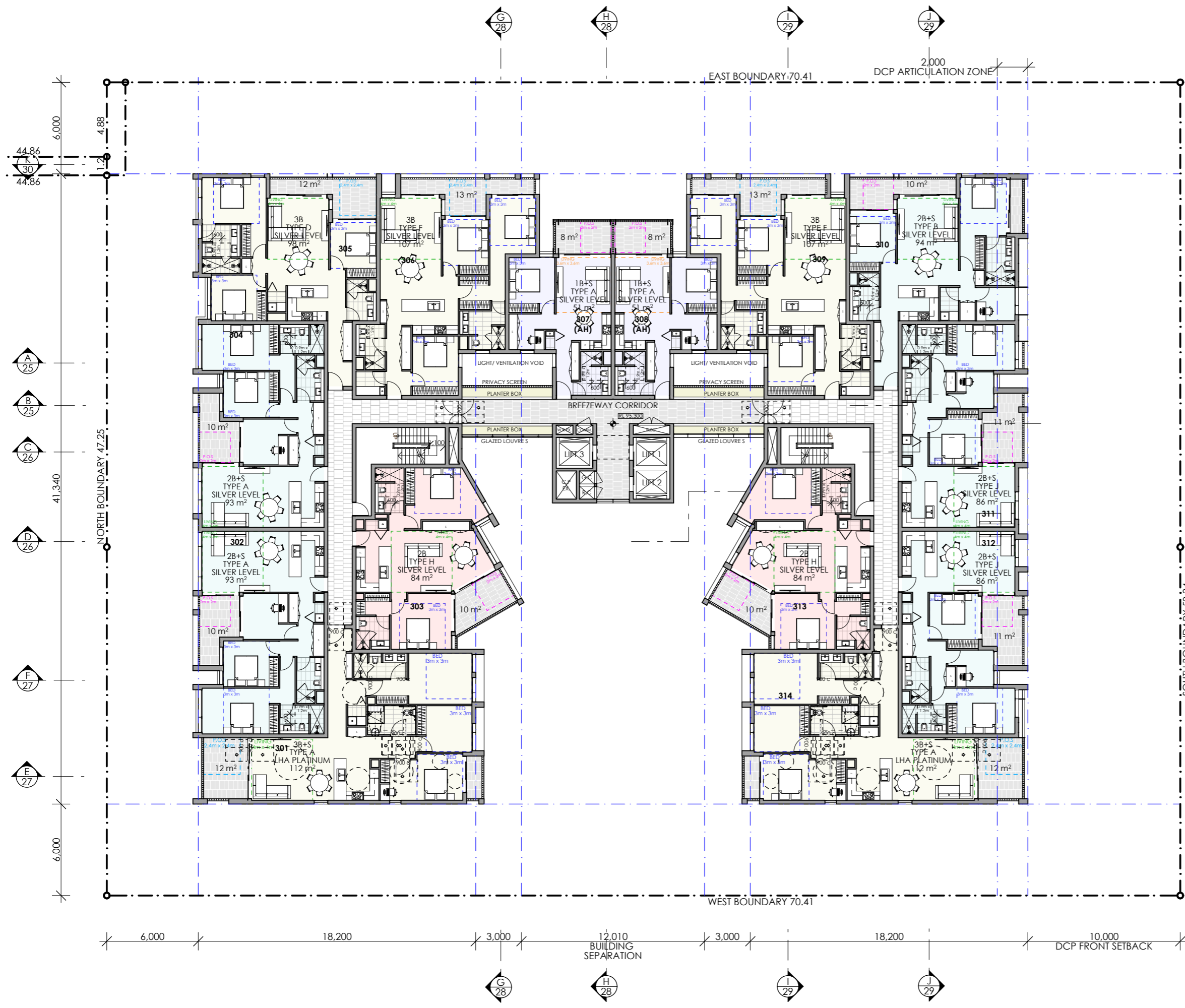
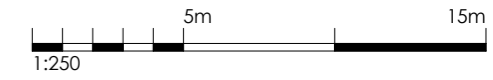
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 2 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 2  
 1:250

SSDA 16 B  
 stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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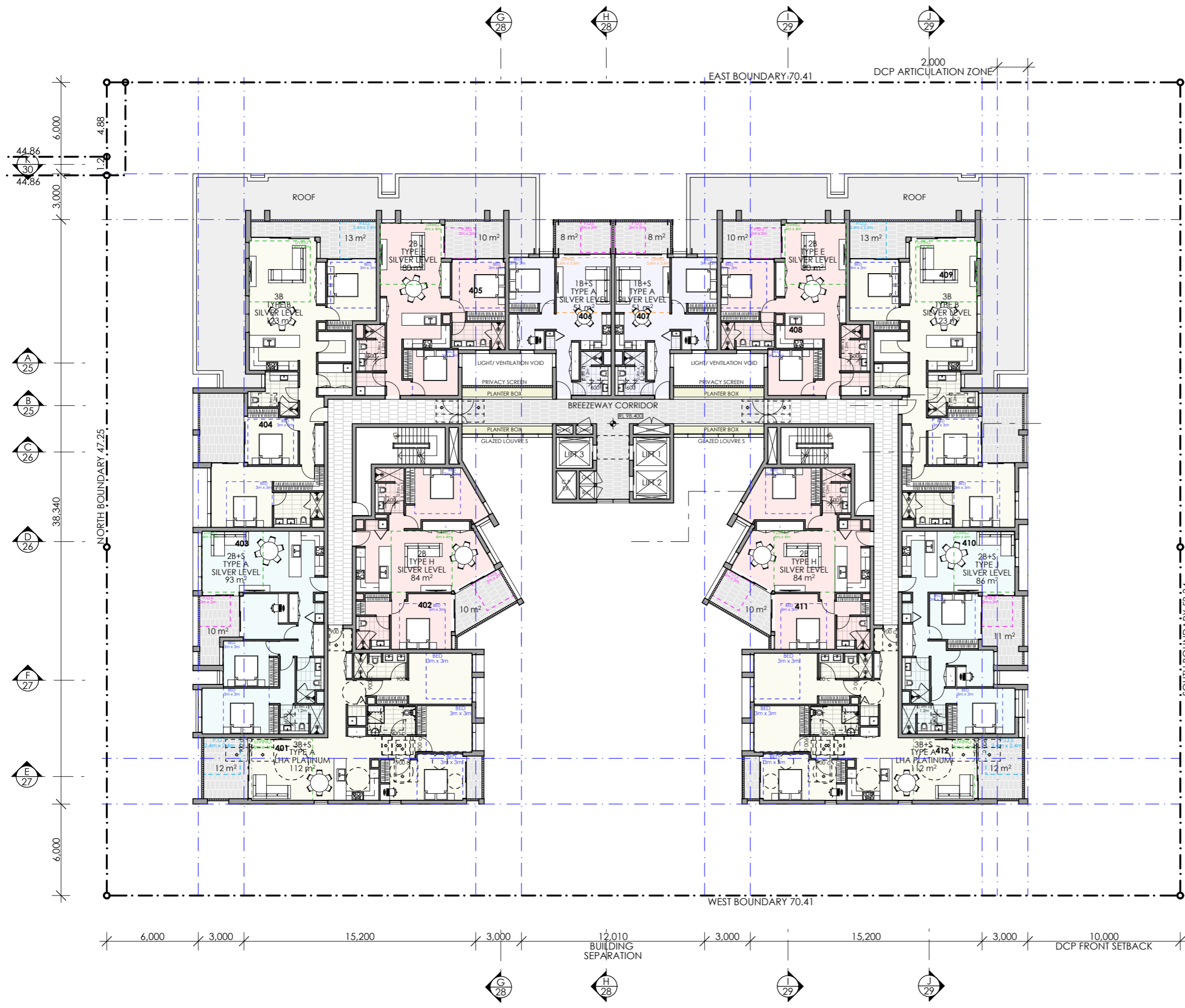
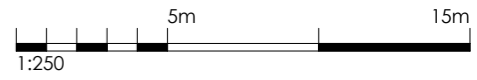
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 3 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 3  
 1:250

SSDA 17 B  
 stage. dwg no. revision



MIDDLE HARBOUR ROAD

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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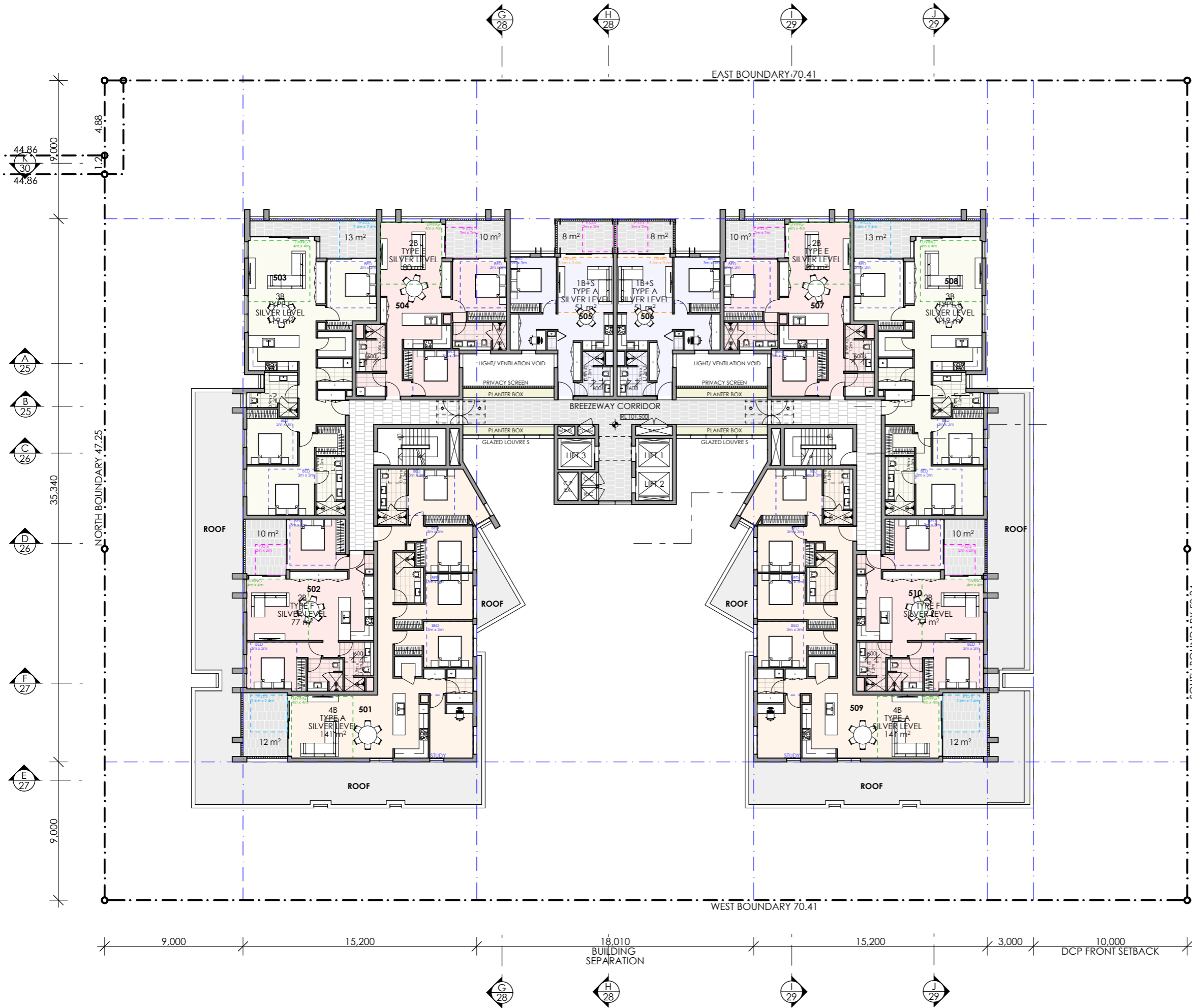
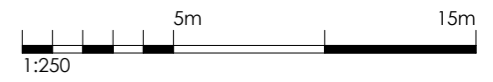
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 4 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 4  
 1:250

SSDA 18 B  
 stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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 Nominated Registered Architect: Peter Israel (reg no 50564)  
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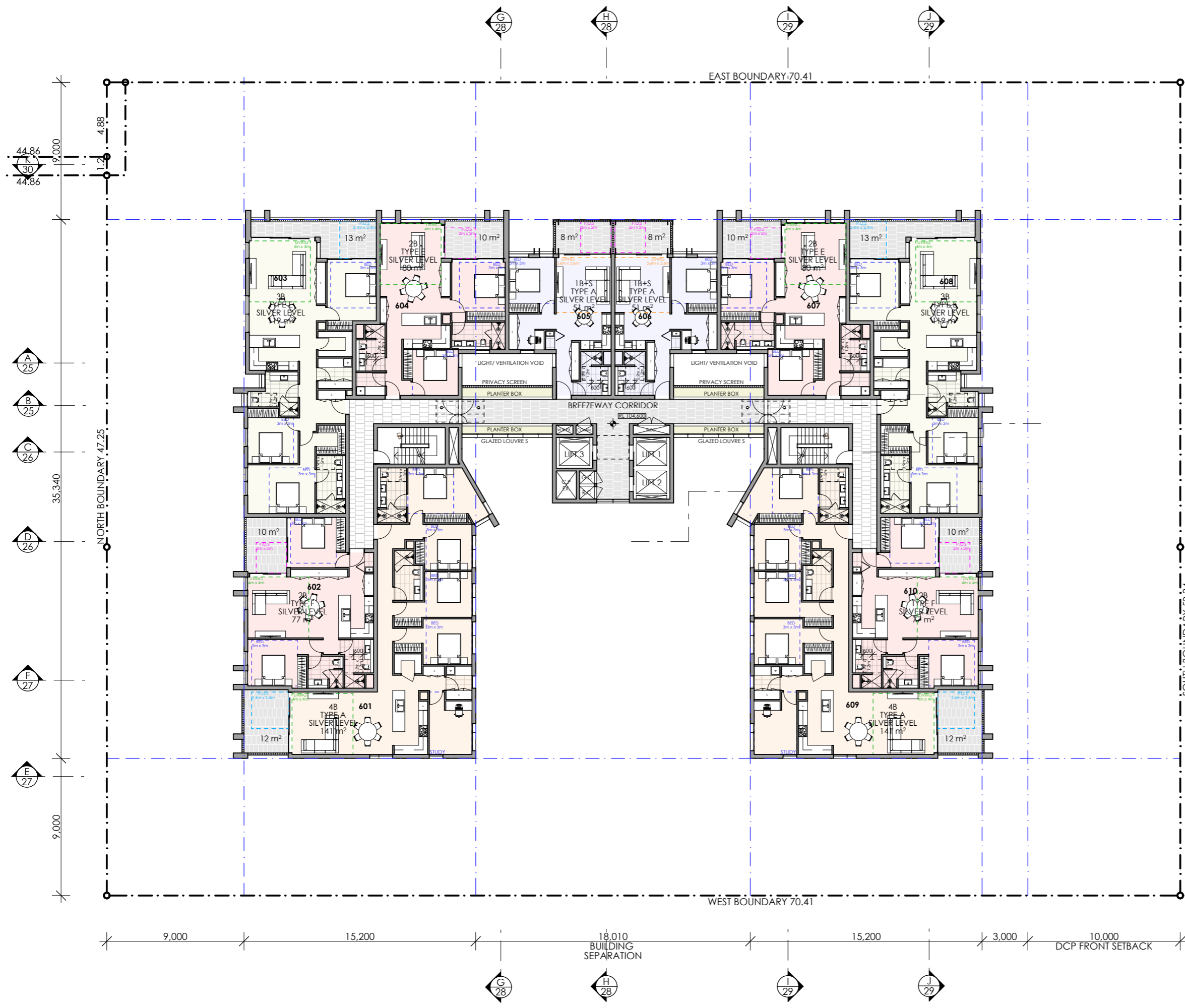
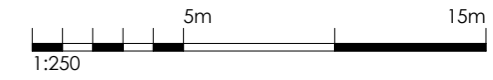
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 5 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 5  
 1:250

SSDA 19 B  
 stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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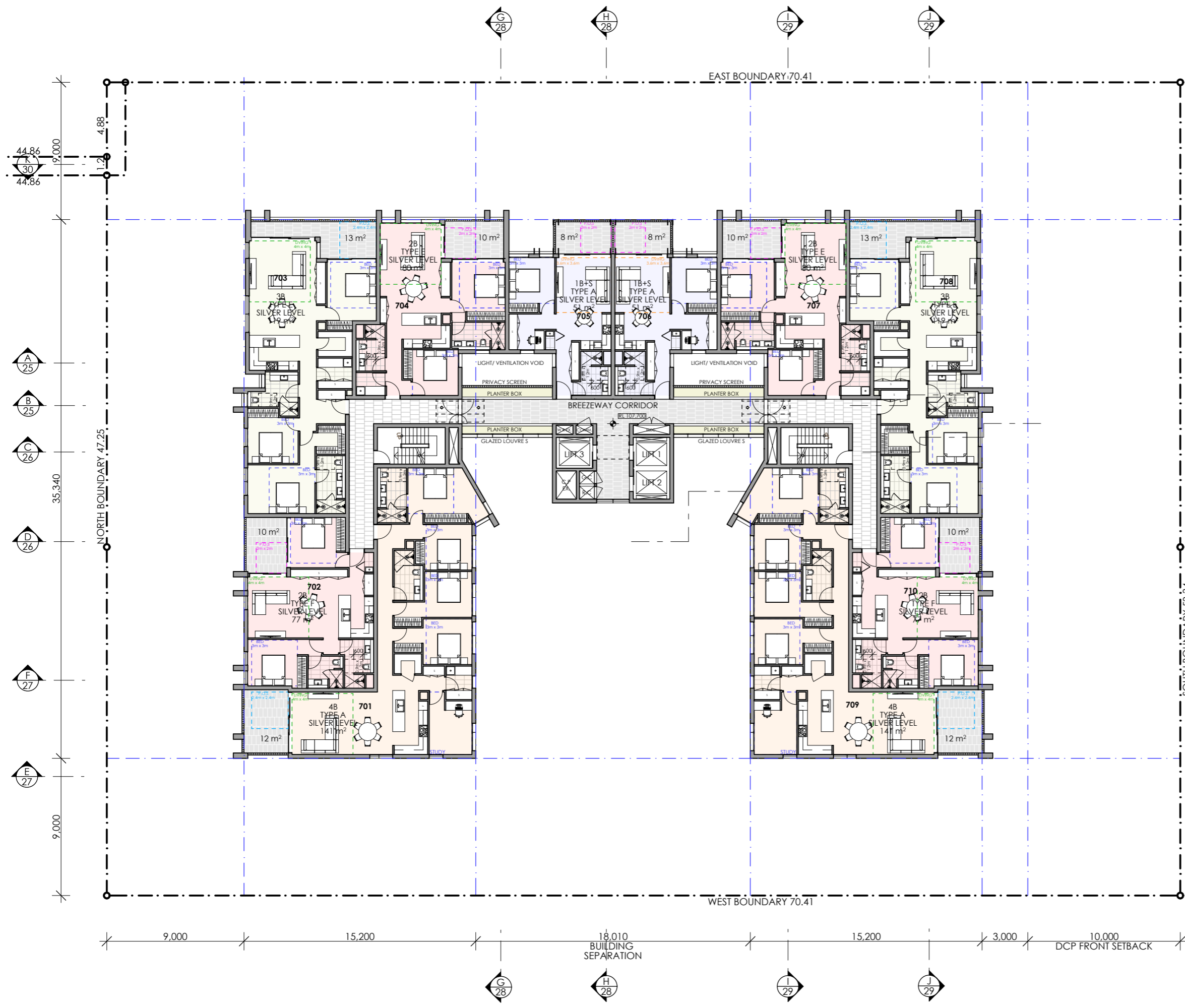
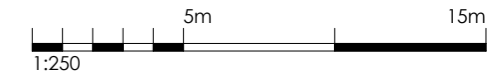
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 6 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 6  
1:250

SSDA 20 B  
stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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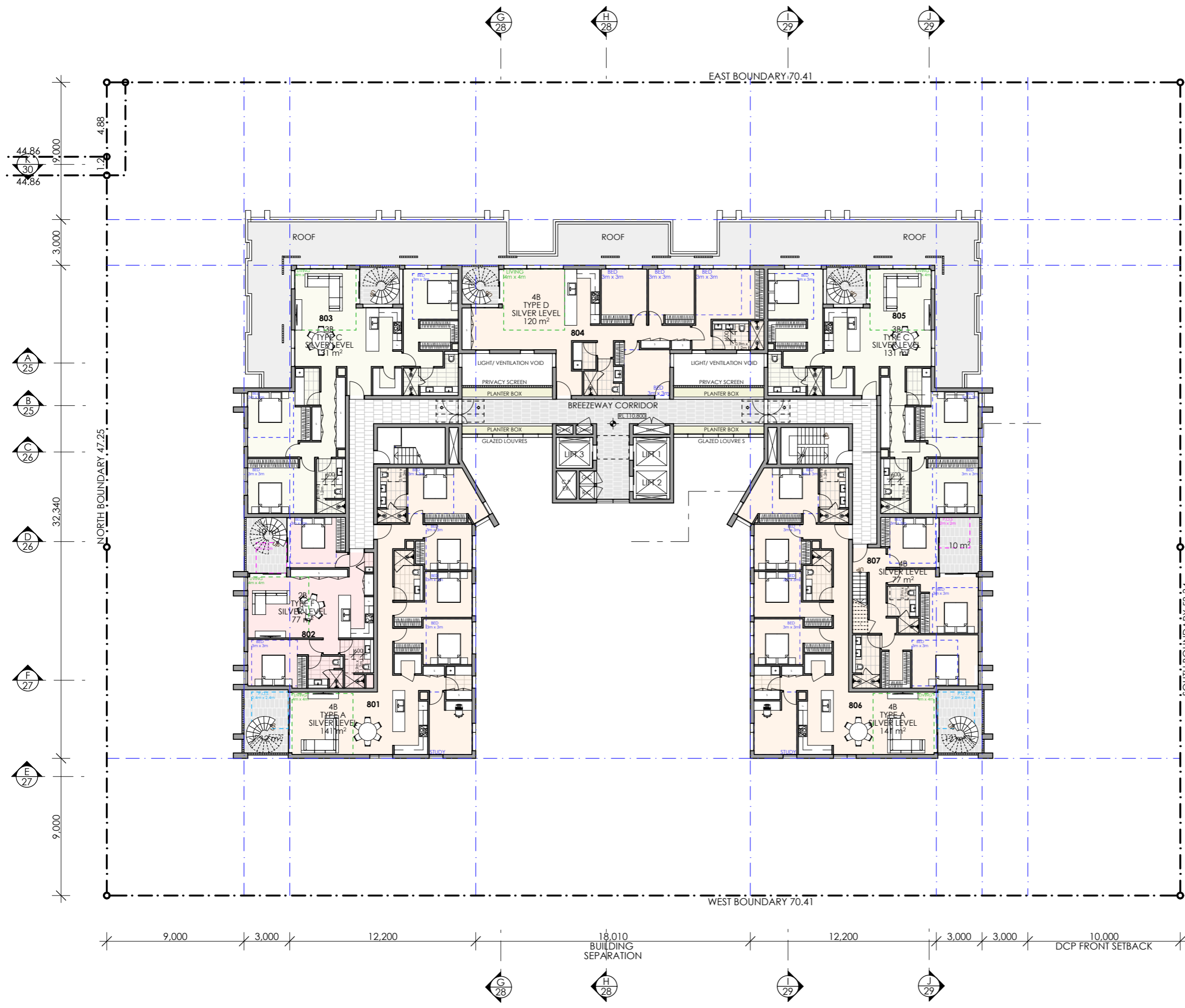
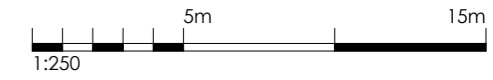
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 7 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 7  
1:250

SSDA 21 B  
stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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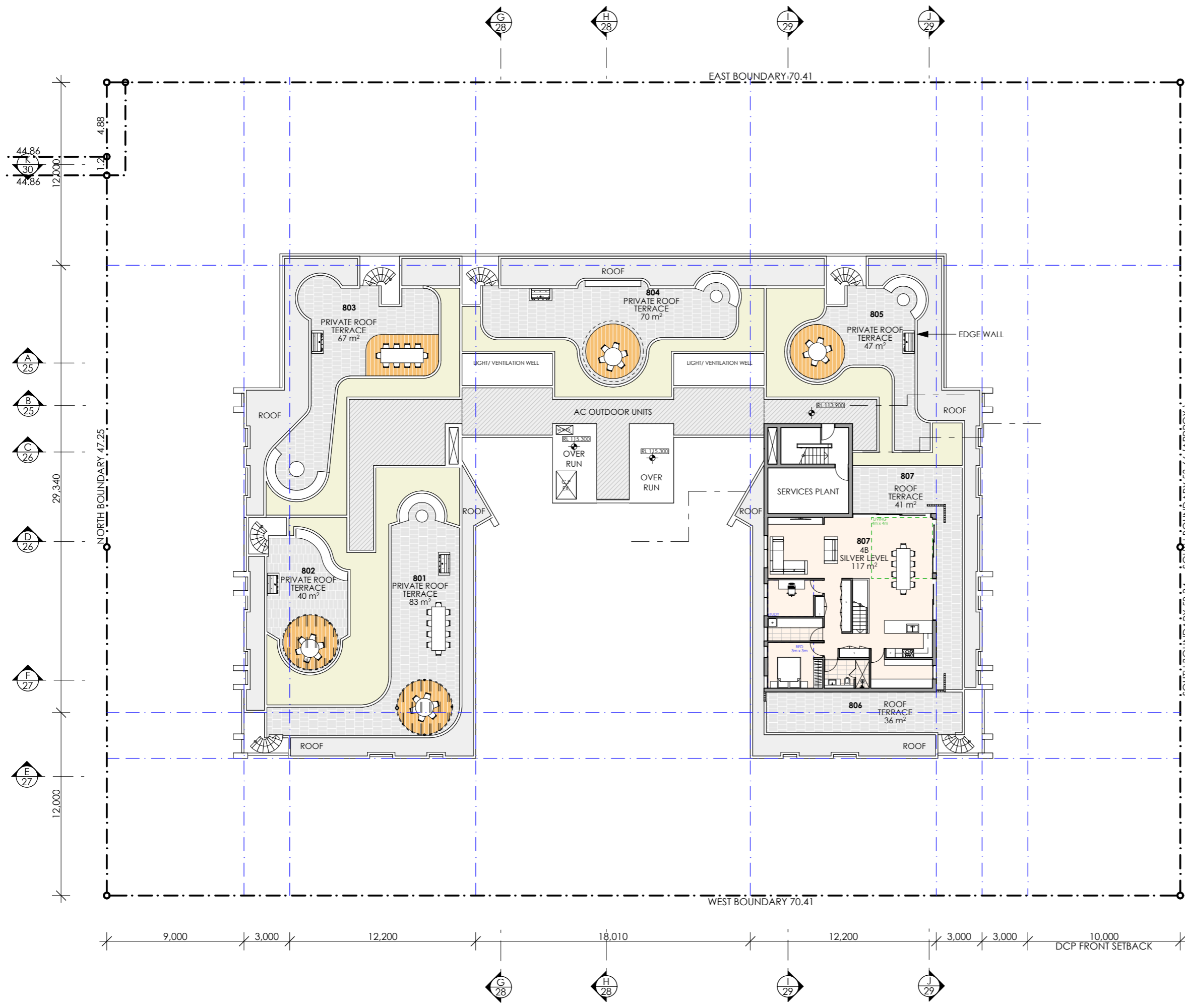
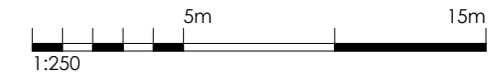
PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**LEVEL 8 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 8  
1:250

SSDA 22 B  
stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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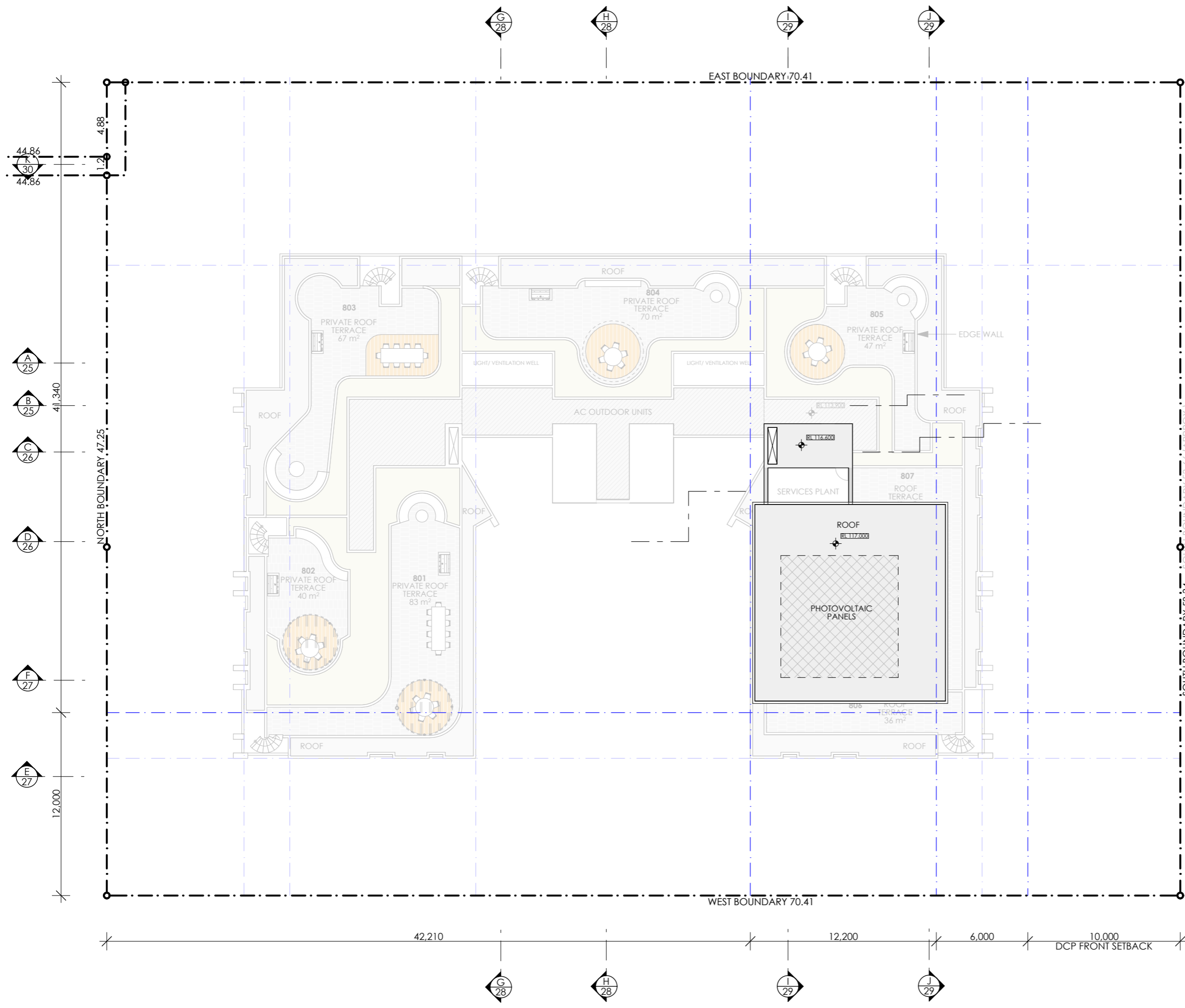
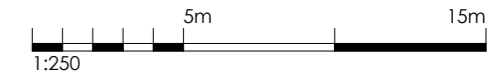
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**LEVEL 9 FLOOR PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 LEVEL 9  
1:250

SSDA 23 B  
stage. dwg no. revision



SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

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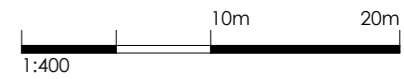
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
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 LINDFIELD**

DRAWING TITLE:  
**ROOF PLAN**

SCALE:	1:250 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

1 ROOF  
1:250

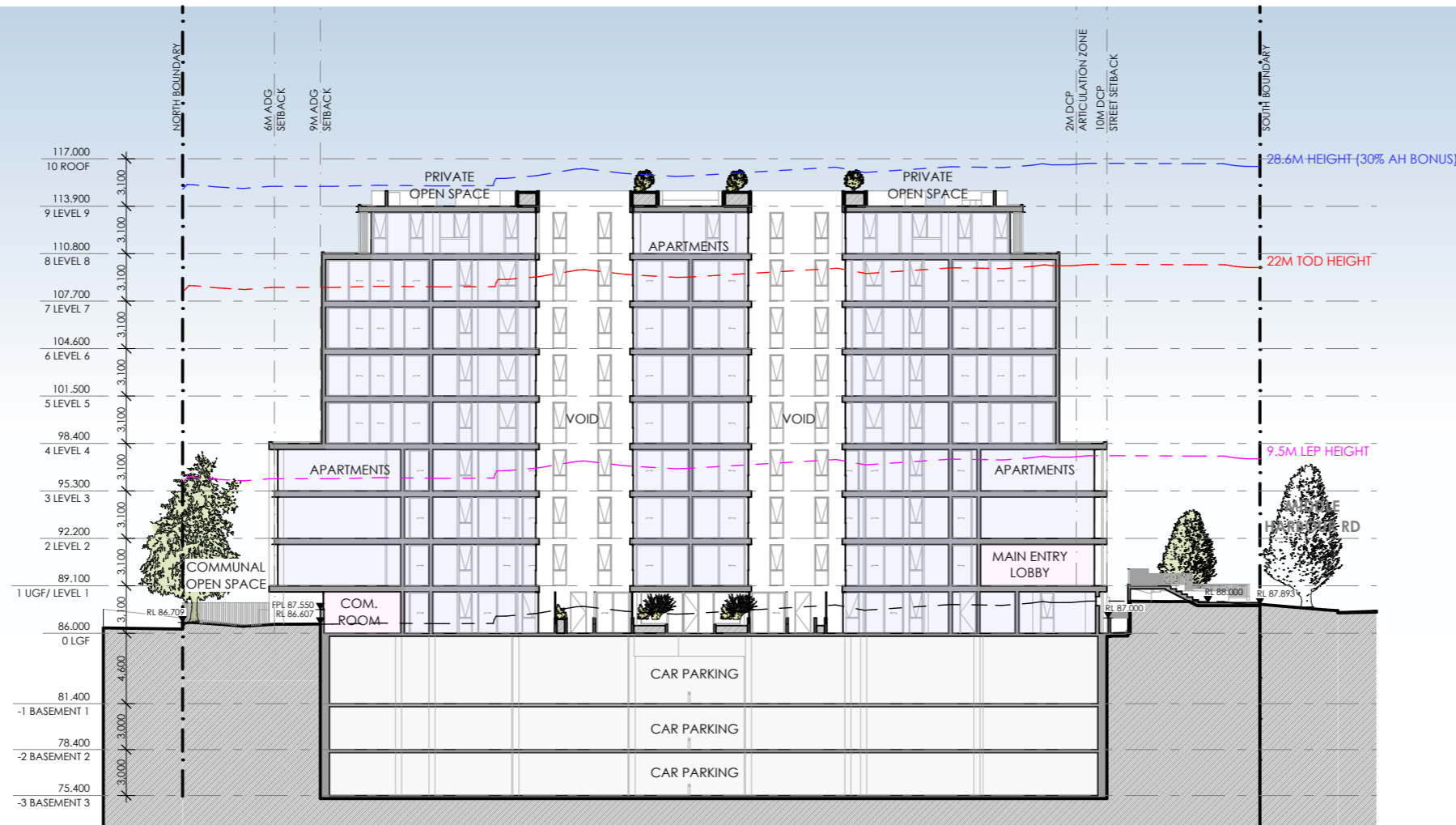
SSDA 24 B  
stage. dwg no. revision



- USE LEGEND**
- APARTMENTS
  - COMMUNAL SPACES
  - CAR PARKING / SERVICE

SSDA SUBMISSION

1 SECTION A  
1:400



B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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CLIENT:  
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 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SECTIONS A & B**

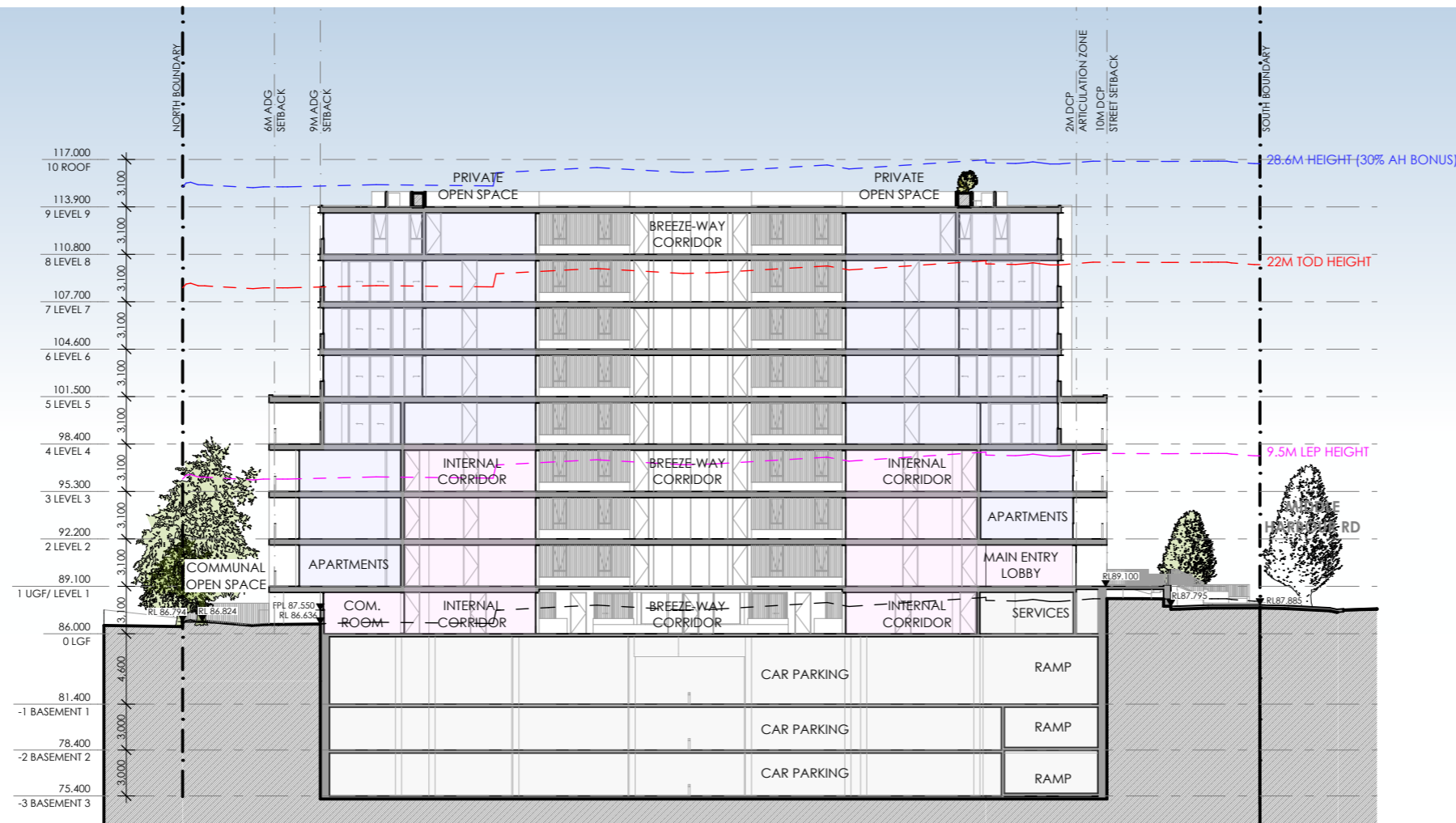
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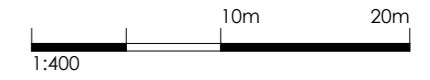
DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774

2 SECTION B  
1:400





**USE LEGEND**

	APARTMENTS
	COMMUNAL SPACES
	CAR PARKING / SERVICE

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

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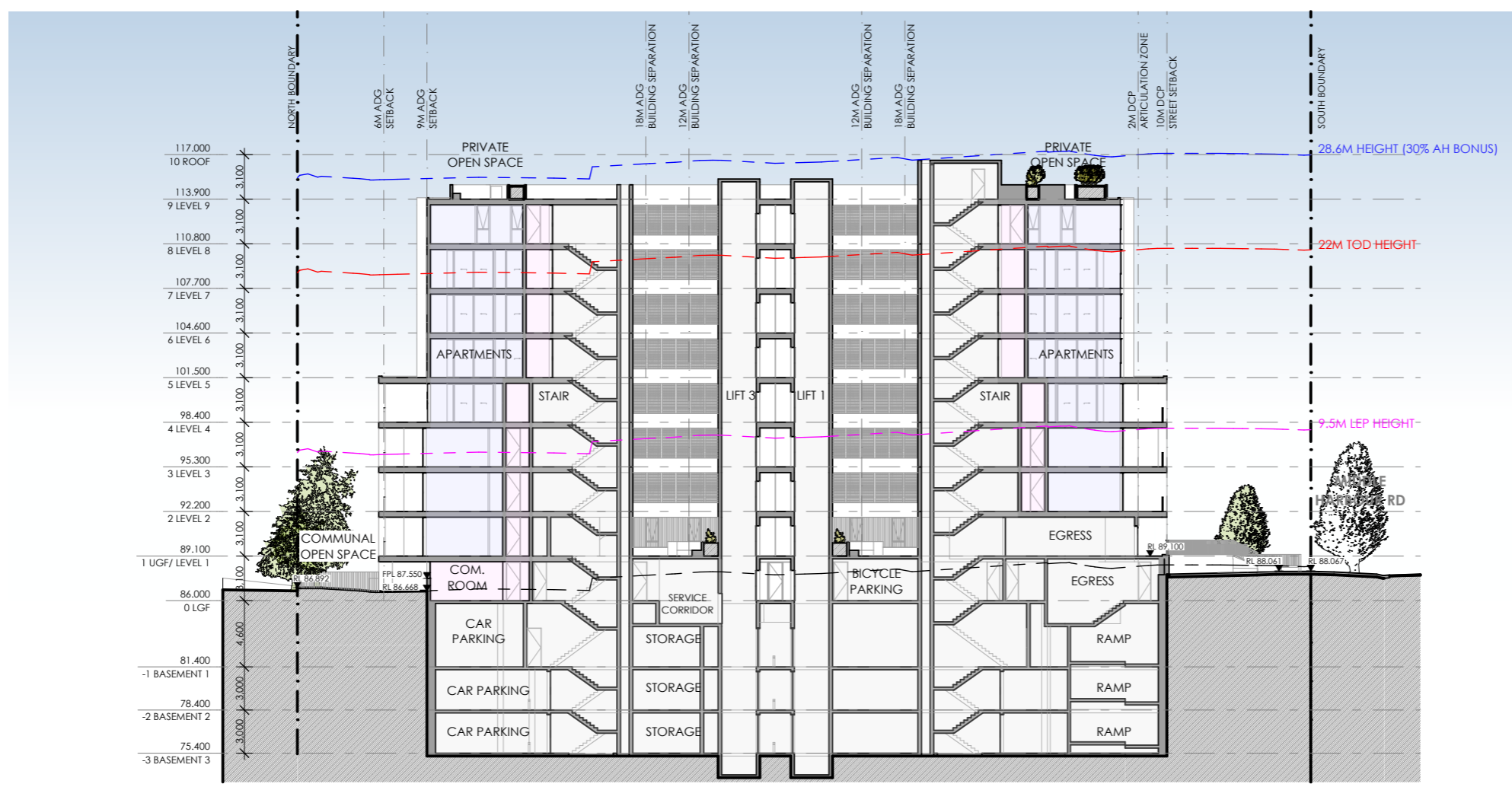
CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

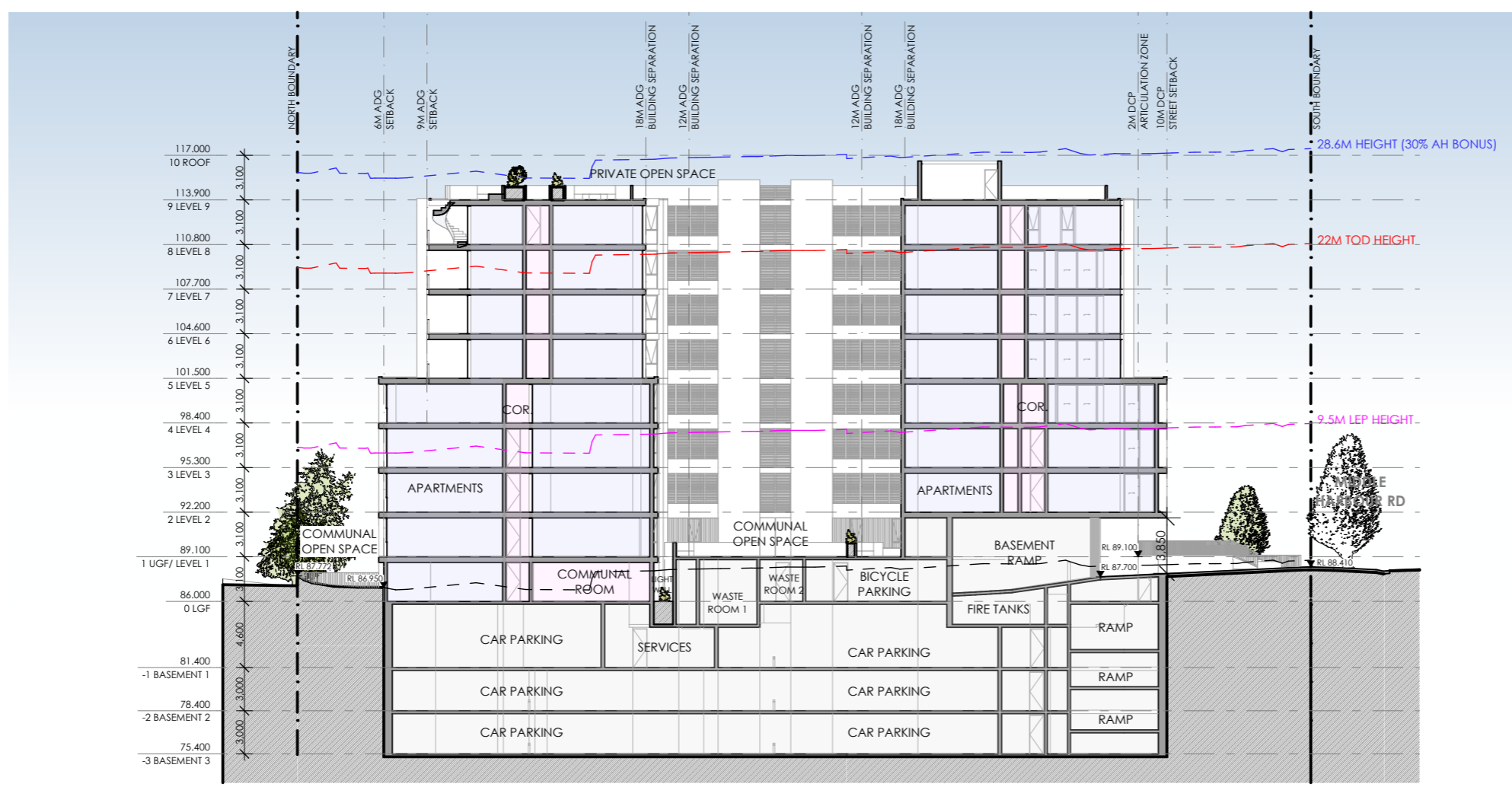
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**SECTIONS C & D**

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CHECKED BY:	PI/ VD	
PROJECT No:	P774	

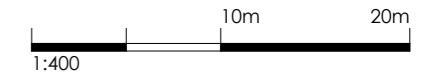
SSDA 26 B  
 stage. dwg no. revision



1 SECTION C  
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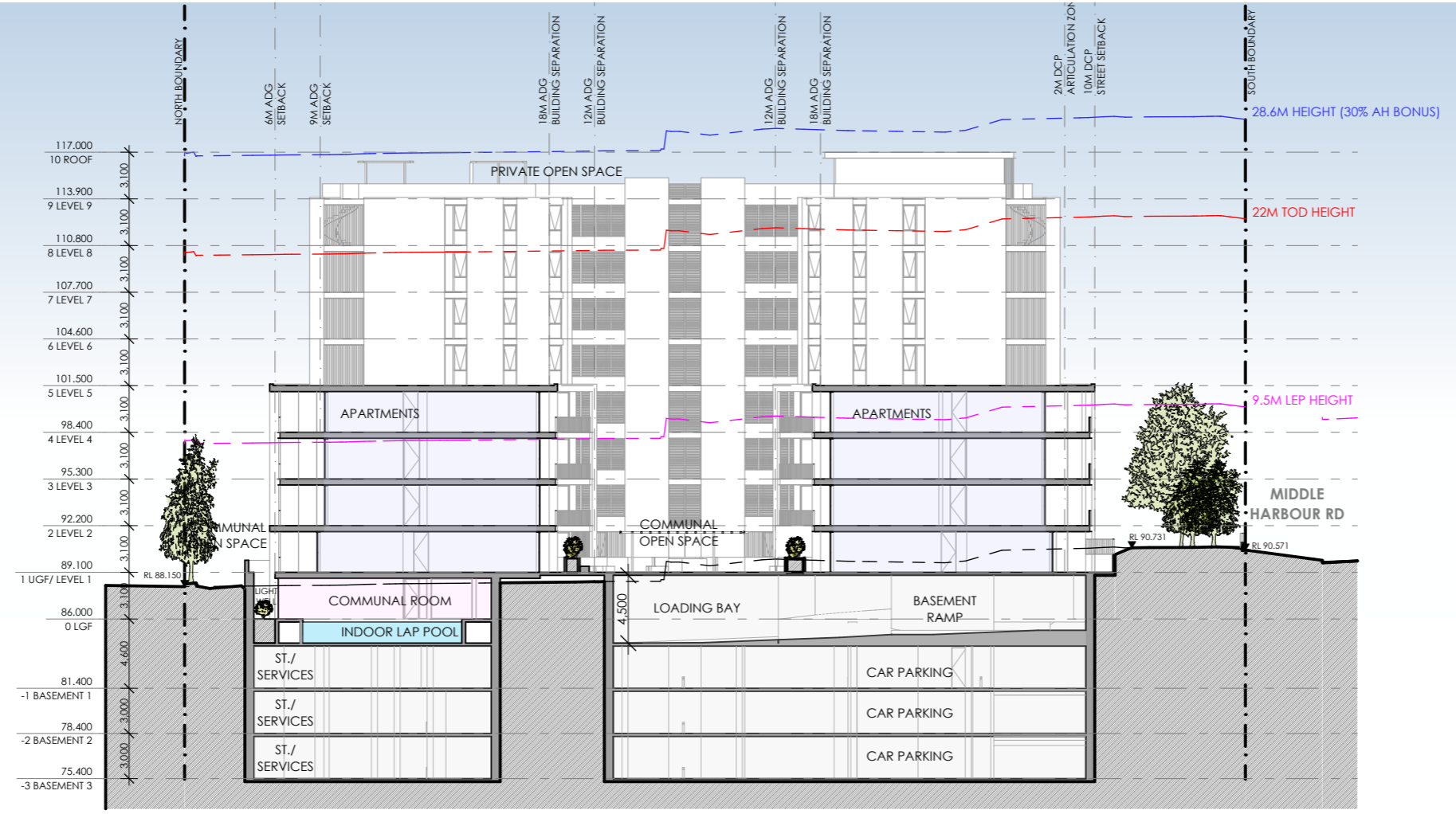
2 SECTION D  
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**USE LEGEND**

- APARTMENTS
- COMMUNAL SPACES
- CAR PARKING / SERVICE

SSDA SUBMISSION



1 SECTION E  
1:400

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

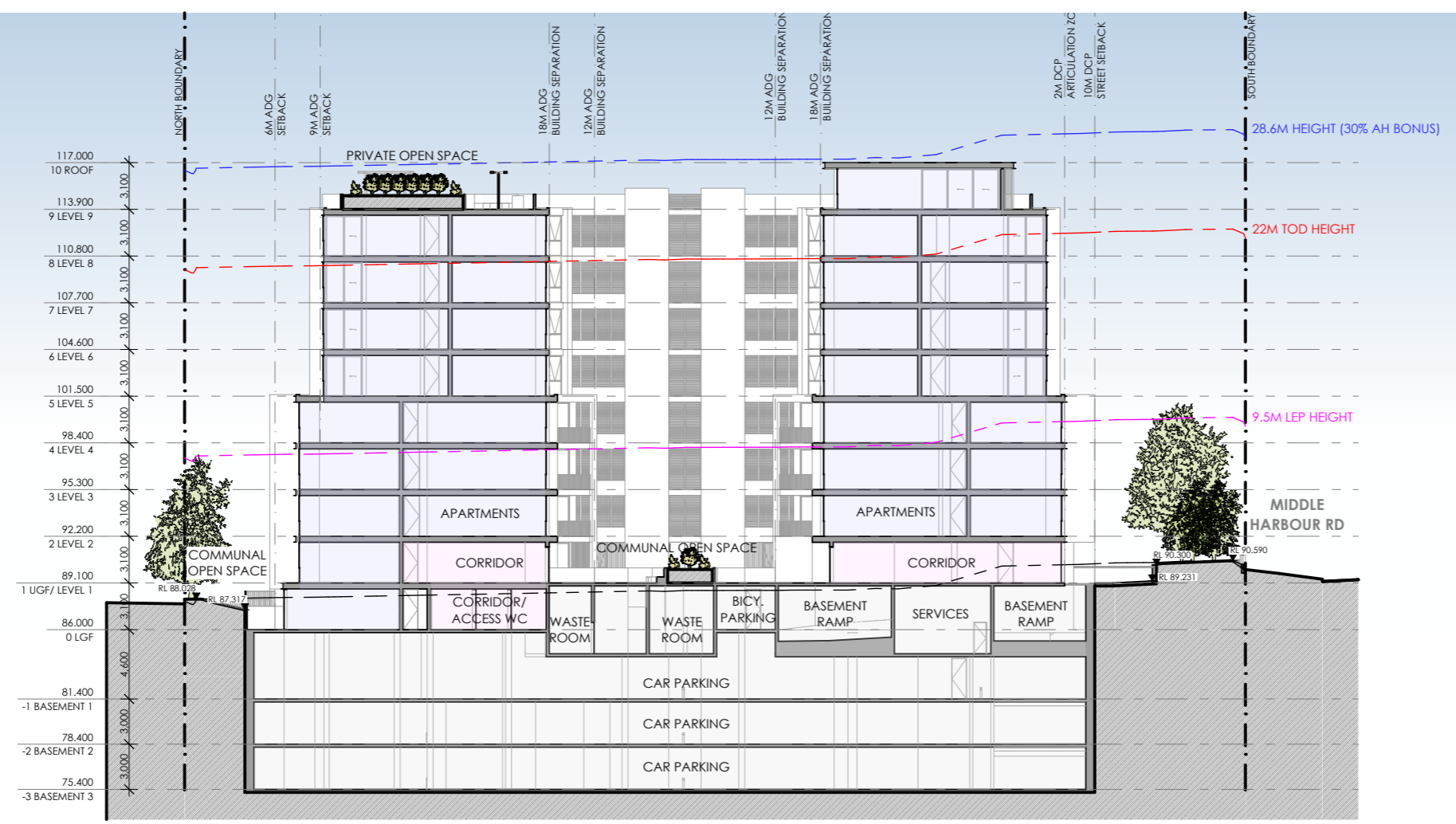
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**SECTIONS E & F**

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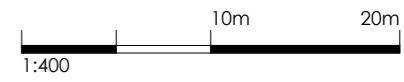
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CHECKED BY: PI/ VD

PROJECT No: P774



2 SECTION F  
1:400



**USE LEGEND**

	APARTMENTS
	COMMUNAL SPACES
	CAR PARKING / SERVICE

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

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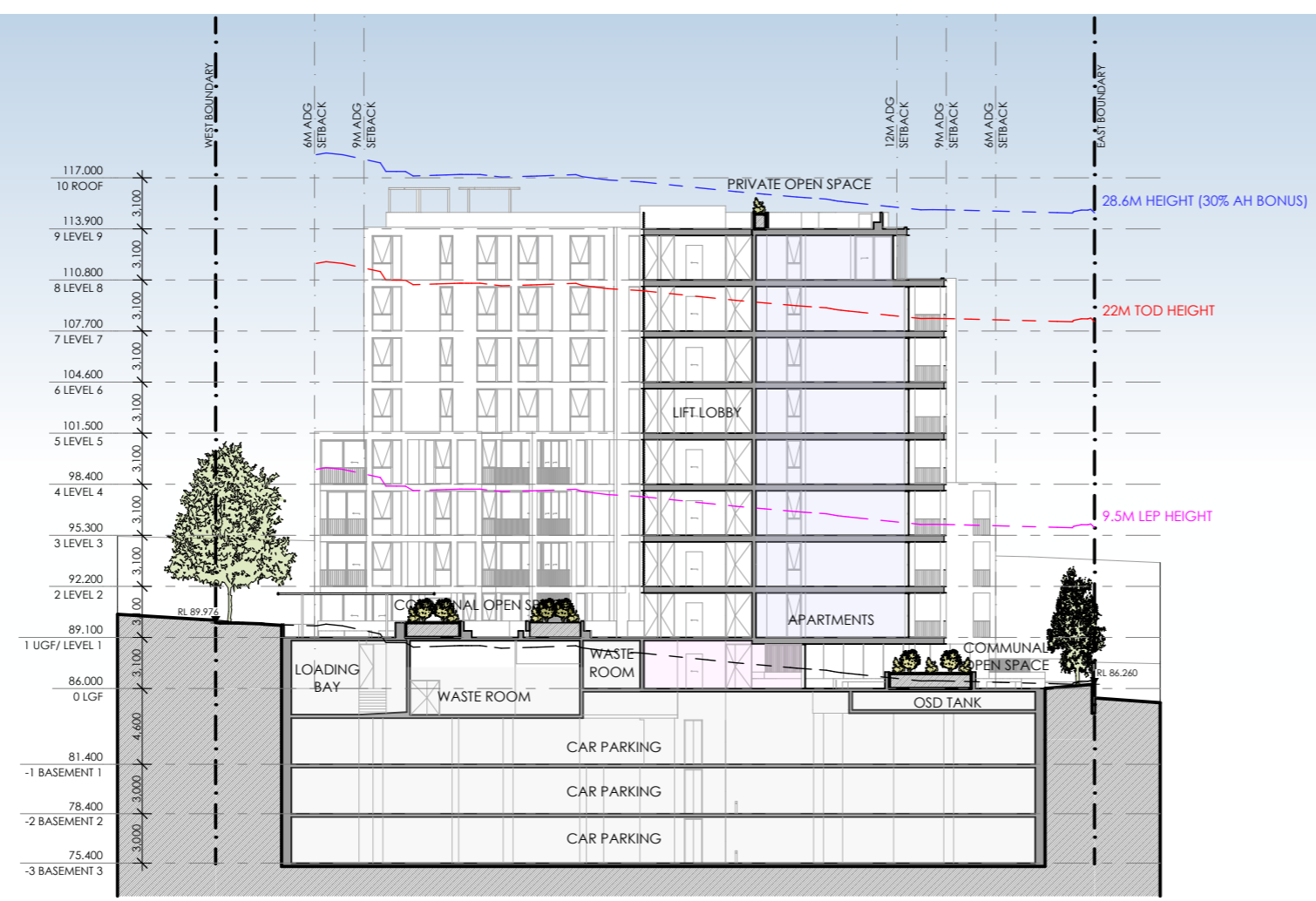
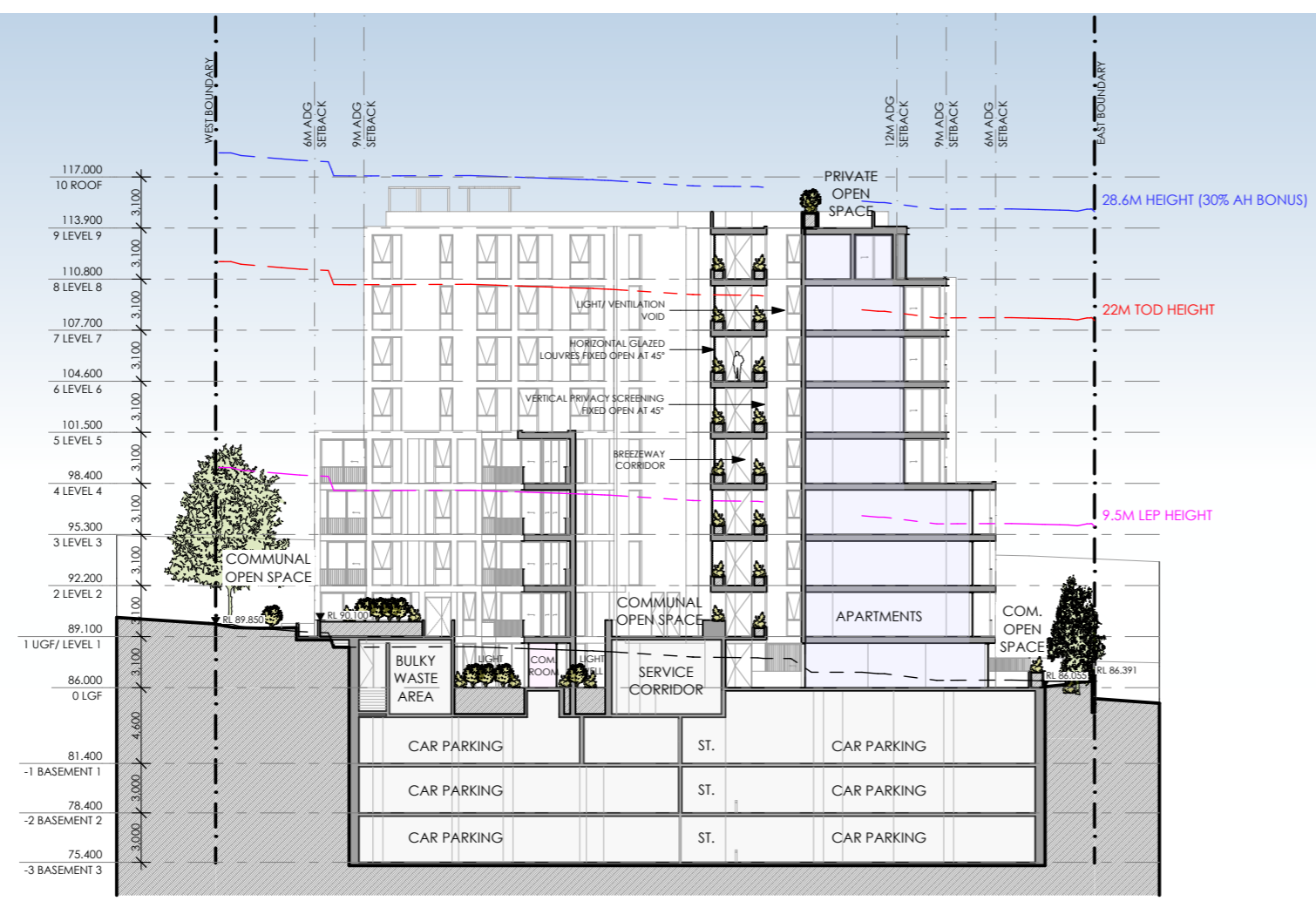
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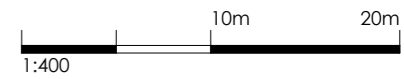
PROJECT:  
**RESIDENTIAL APARTMENT  
DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**SECTIONS G & H**

SCALE:	1:400 AT A3	NORTH POINT:
DRAWN BY:	VD/ TC/ SN	
CHECKED BY:	PI/ VD	
PROJECT No:	P774	

**SSDA 28 B**  
stage. dwg no. revision





**USE LEGEND**

	APARTMENTS
	COMMUNAL SPACES
	CAR PARKING / SERVICE

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SECTIONS I & J**

SCALE: 1:400 AT A3 NORTH POINT:

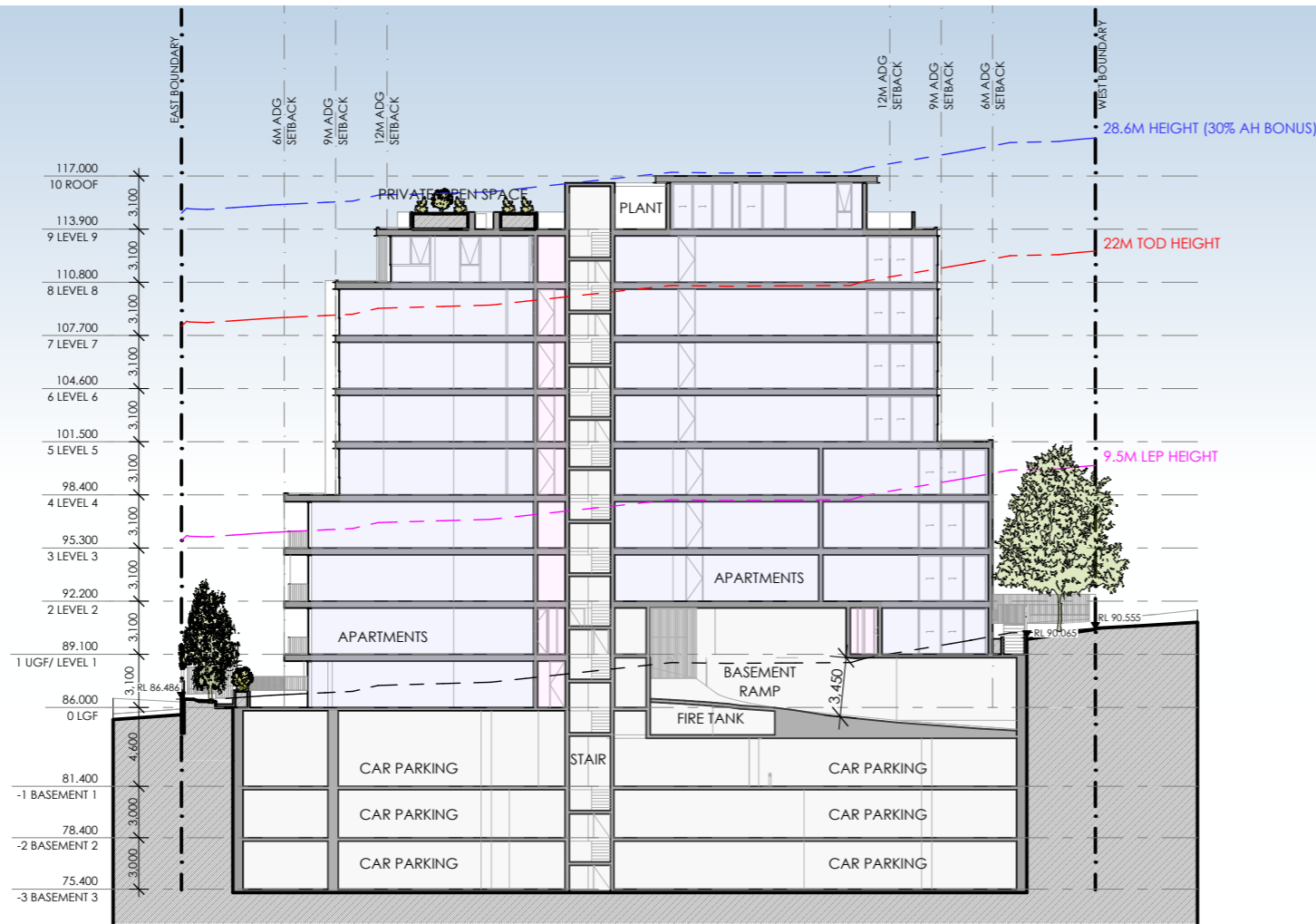
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CHECKED BY: PI/ VD

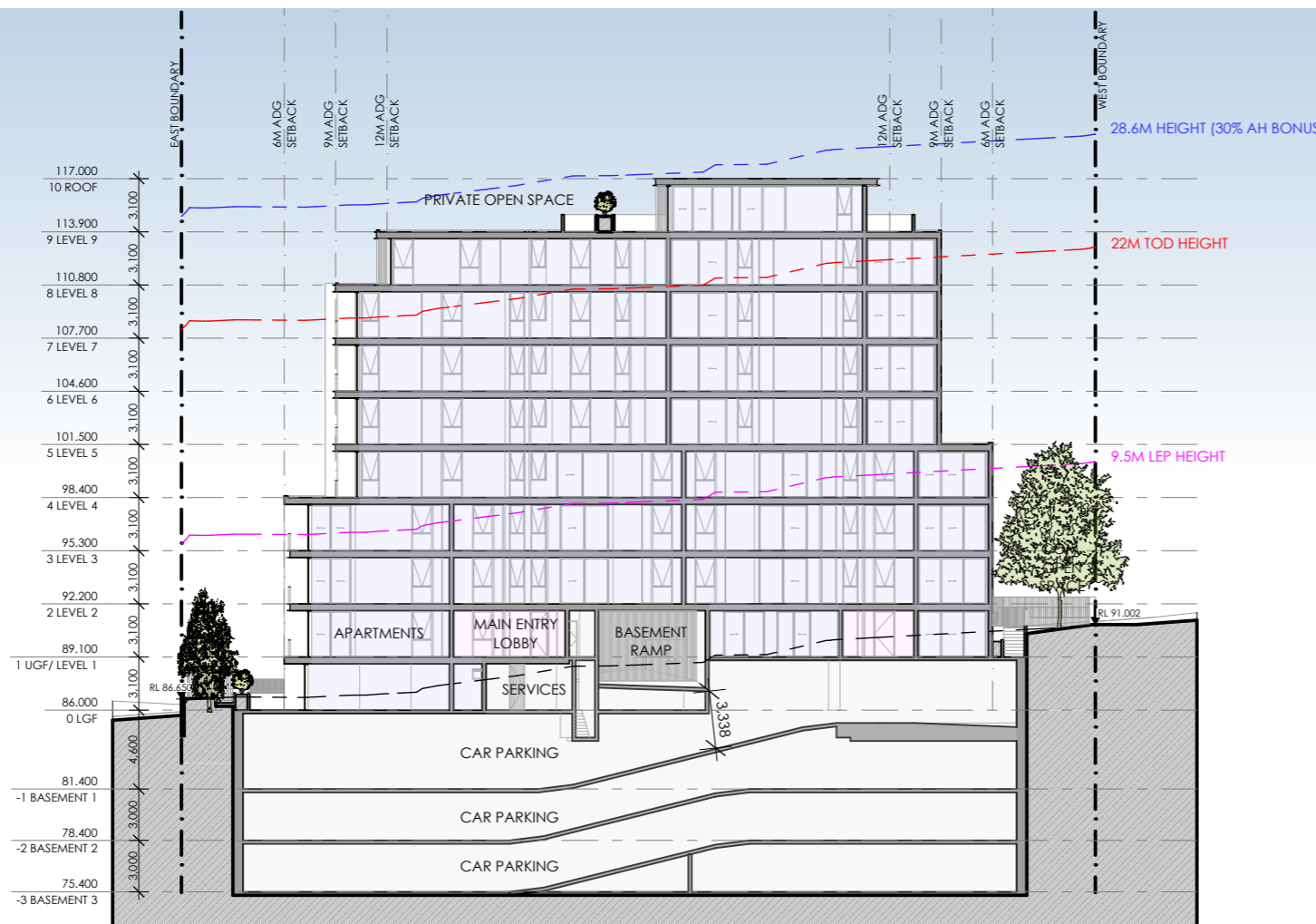
PROJECT No: P774

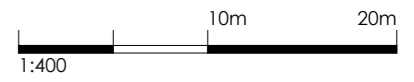
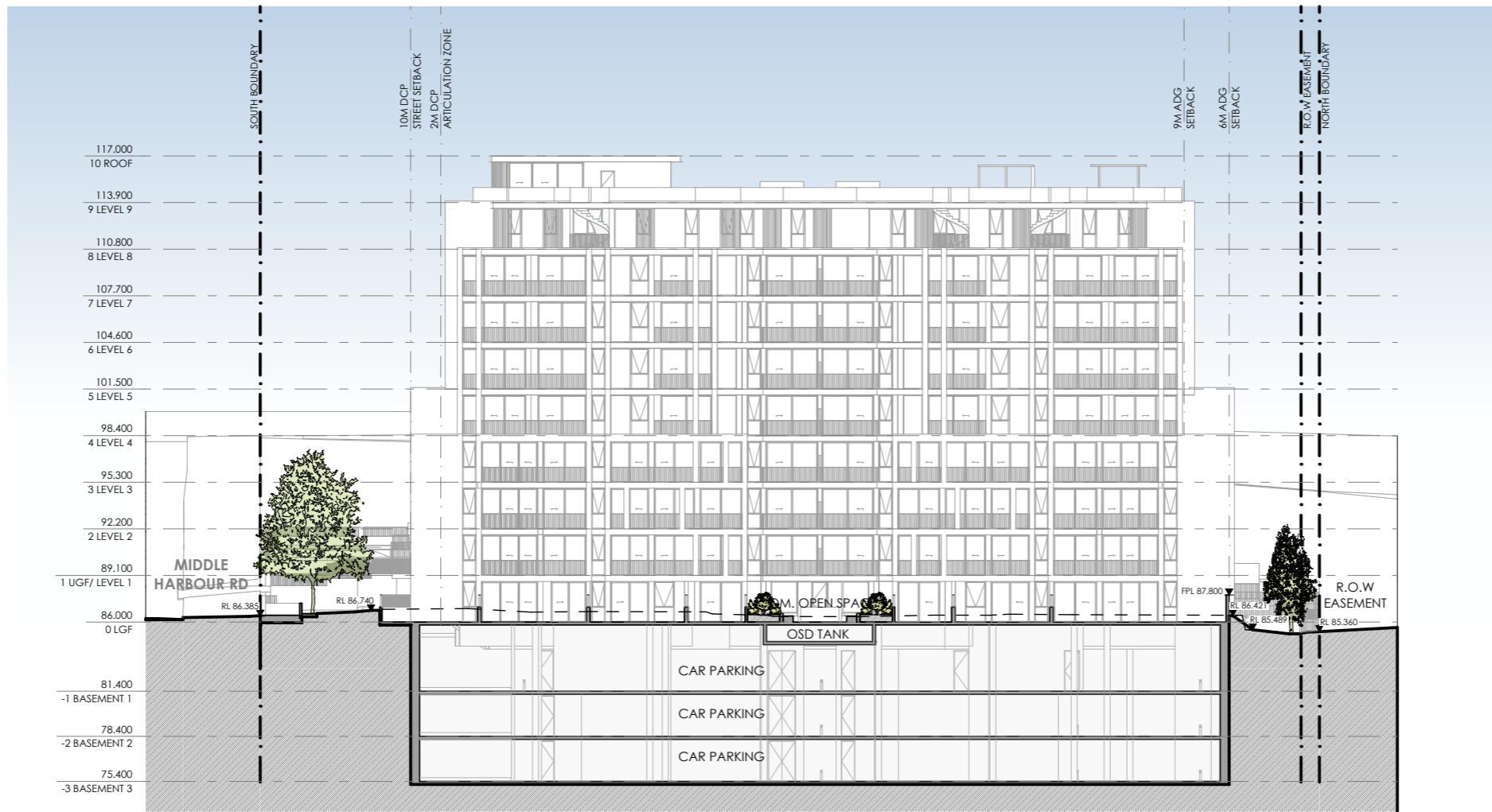
**SSDA**     **29**     **B**  
 stage.     dwg no.     revision

1 SECTION I  
 1:400



2 SECTION J  
 1:400





- USE LEGEND**
- APARTMENTS
  - COMMUNAL SPACES
  - CAR PARKING / SERVICE

SSDA SUBMISSION

1 SECTION K  
1:400

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
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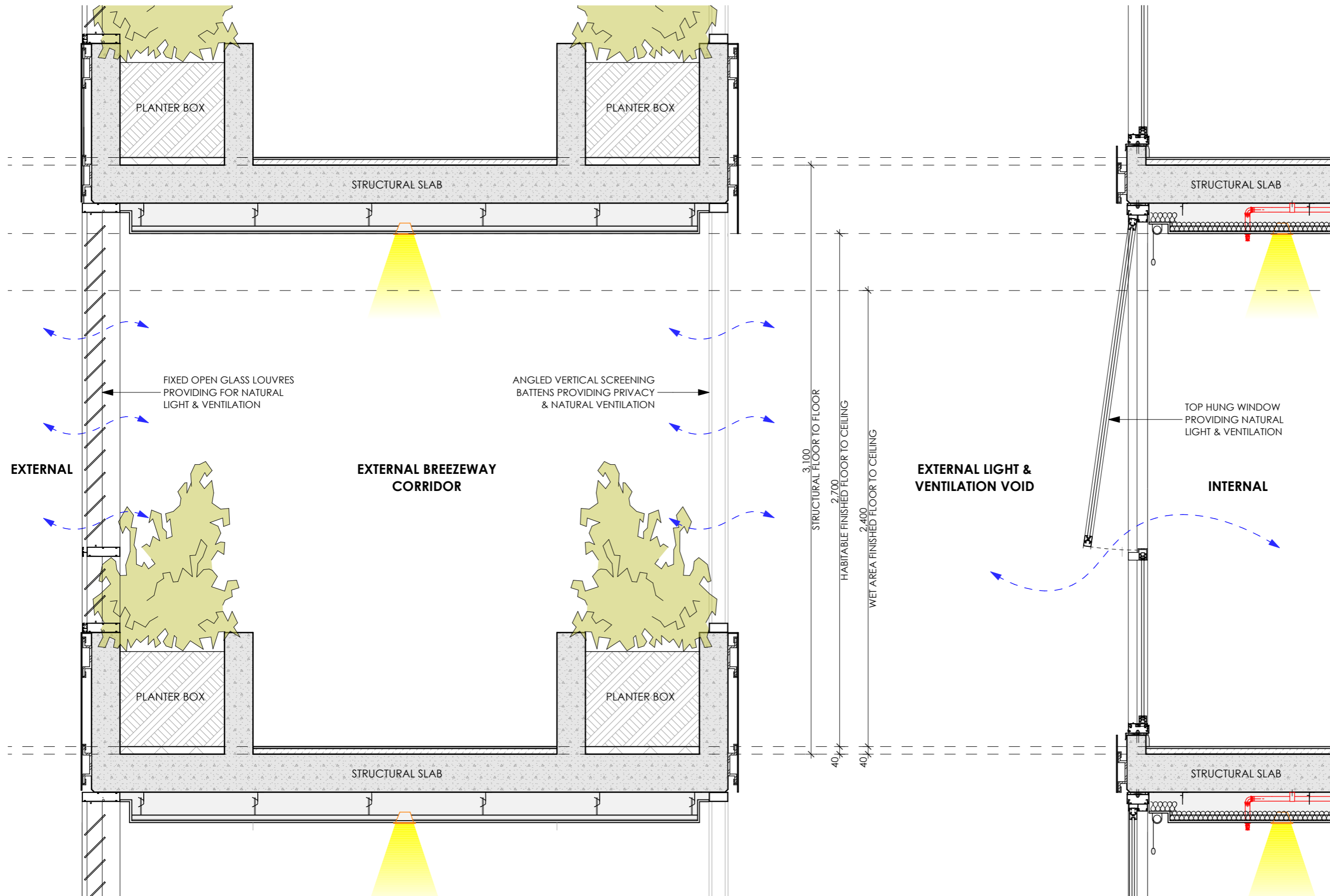
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**SECTION K**

SCALE: 1:400 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774



SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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**RESIDENTIAL APARTMENT  
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 LINDFIELD**

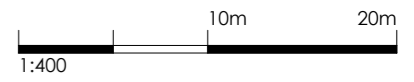
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**PART BREEZEWAY SECTION**

SCALE: 1:20 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774



2 SOUTH ELEVATION  
1:400



1 EAST ELEVATION  
1:400



SSDA SUBMISSION

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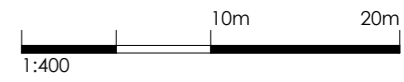
CLIENT:  
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PROJECT:  
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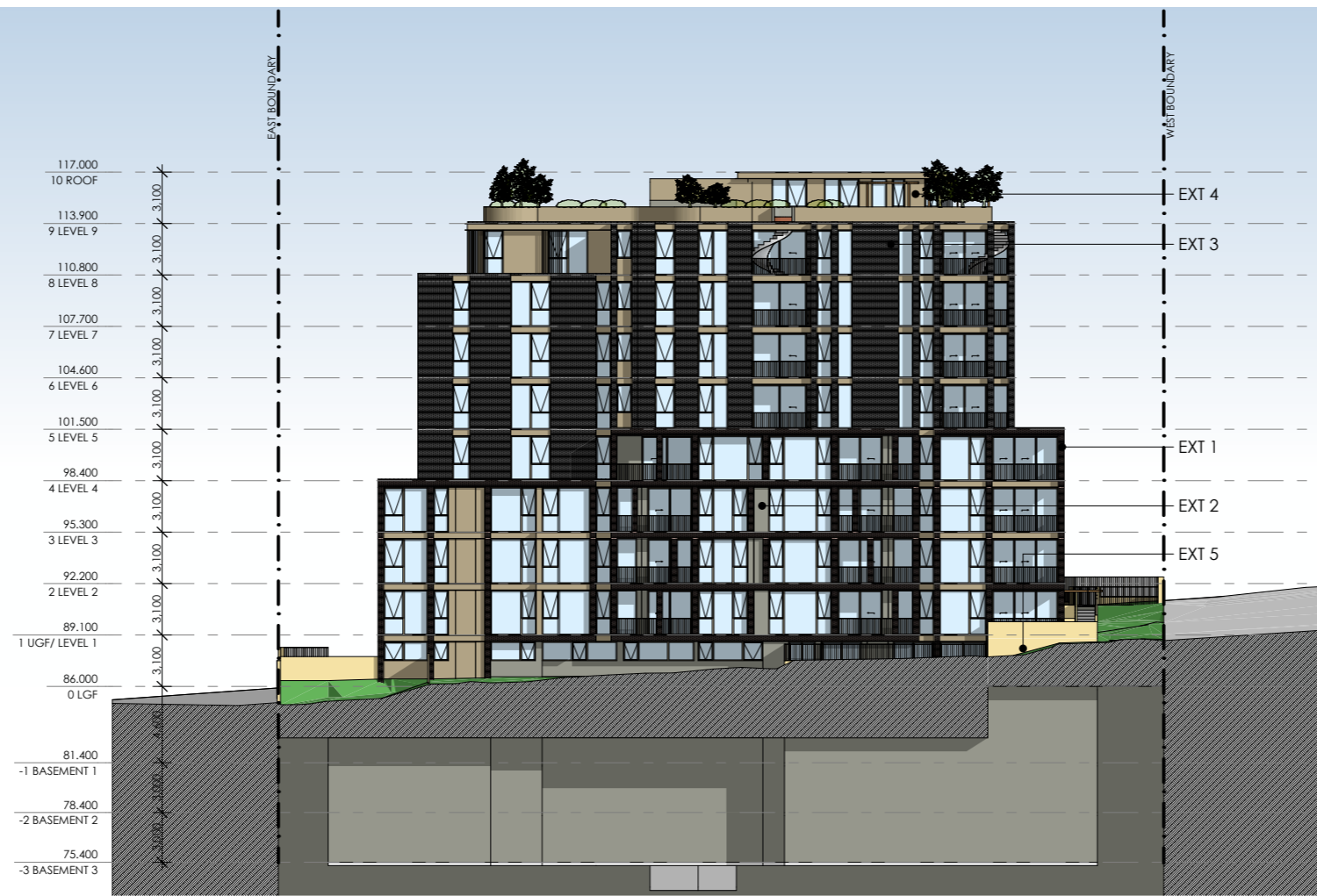
DRAWING TITLE:  
**ELEVATIONS- SOUTH & EAST**

SCALE:	1:400 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

SSDA 32 B  
 stage. dwg no. revision



2 NORTH ELEVATION  
1:400



SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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REV	DESCRIPTION	BY	DATE



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PROJECT:  
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 LINDFIELD**

DRAWING TITLE:  
**ELEVATIONS- NORTH & WEST**

SCALE: 1:400 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

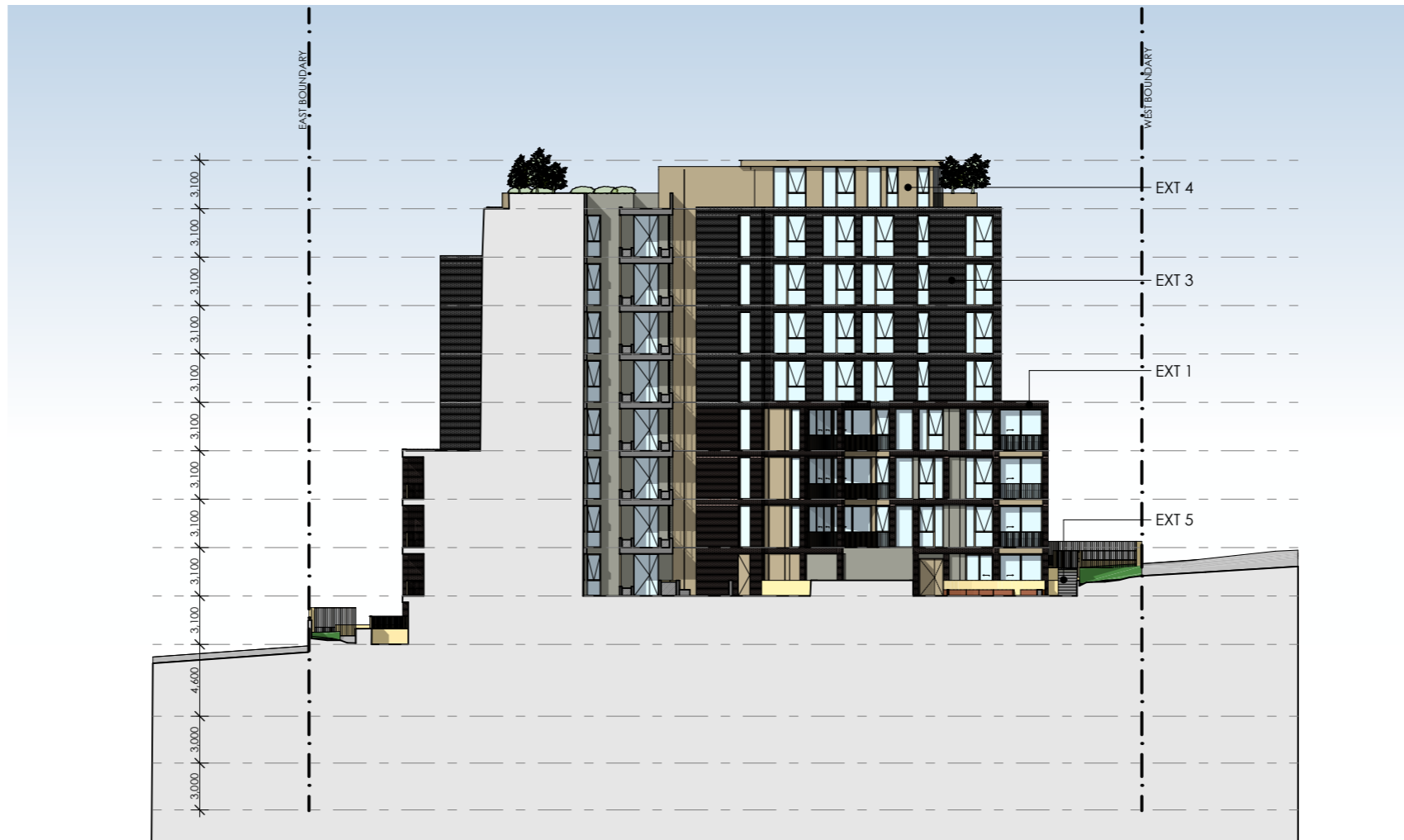
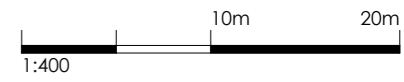
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PROJECT No: P774

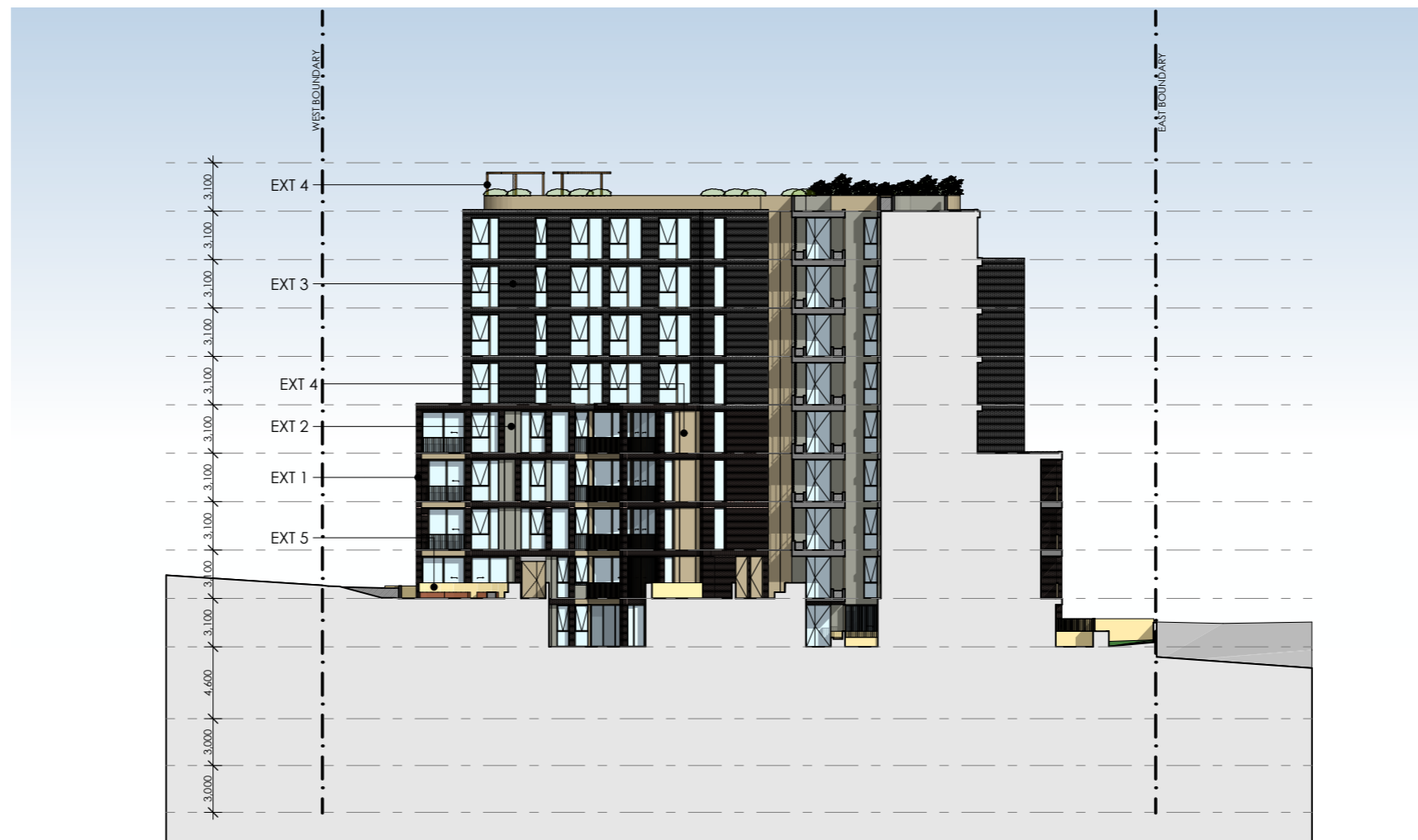
1 WEST ELEVATION  
1:400



SSDA 33 B  
 stage. dwg no. revision



1 NORTH ELEVATION - INTERNAL  
1:400



2 SOUTH ELEVATION - INTERNAL  
1:400

SSDA SUBMISSION

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A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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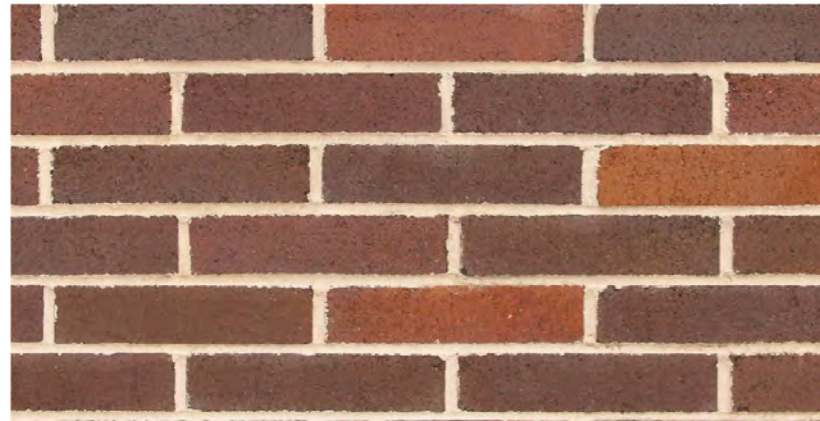
CLIENT:  
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**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**ELEVATIONS- INTERNAL NORTH  
 & SOUTH**

SCALE: 1:400 AT A3 NORTH POINT:  
 DRAWN BY: VD/ TC/ SN  
 CHECKED BY: PI/ VD  
 PROJECT No: P774

SSDA 34 B  
 stage. dwg no. revision



**EXT - 1 :**  
**Bowral 50 Renovation Gertrudis Brown**

- lower levels



**EXT - 2 :**  
**Cemintel Barestone**

- infill walls



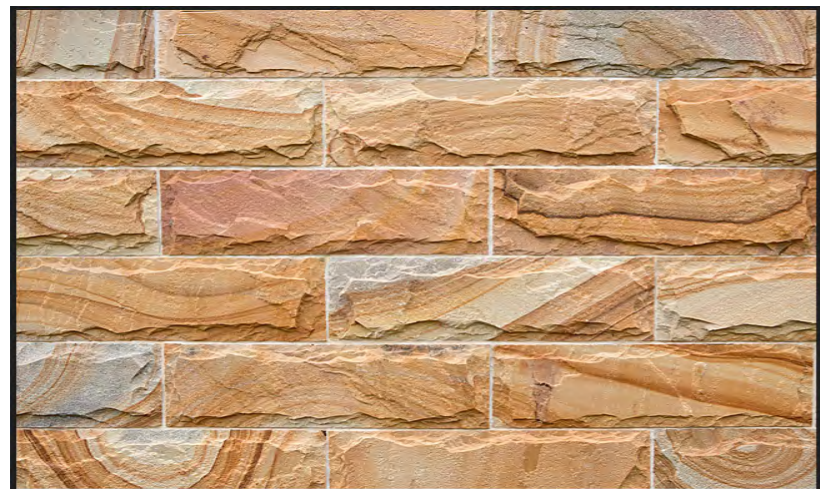
**EXT - 3 :**  
**Bowral 50 Simmental Silver**

- upper levels



**EXT - 4 :**  
**Dulux Electro Pale Bronze Kinetic**

- infill walls  
- balustrades  
- screens  
- window frames  
- trims



**EXT - 5 :**  
**Sandstone**

- low planter box walls

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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PROJECT:  
**RESIDENTIAL APARTMENT  
DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**EXTERNAL FINISHES**

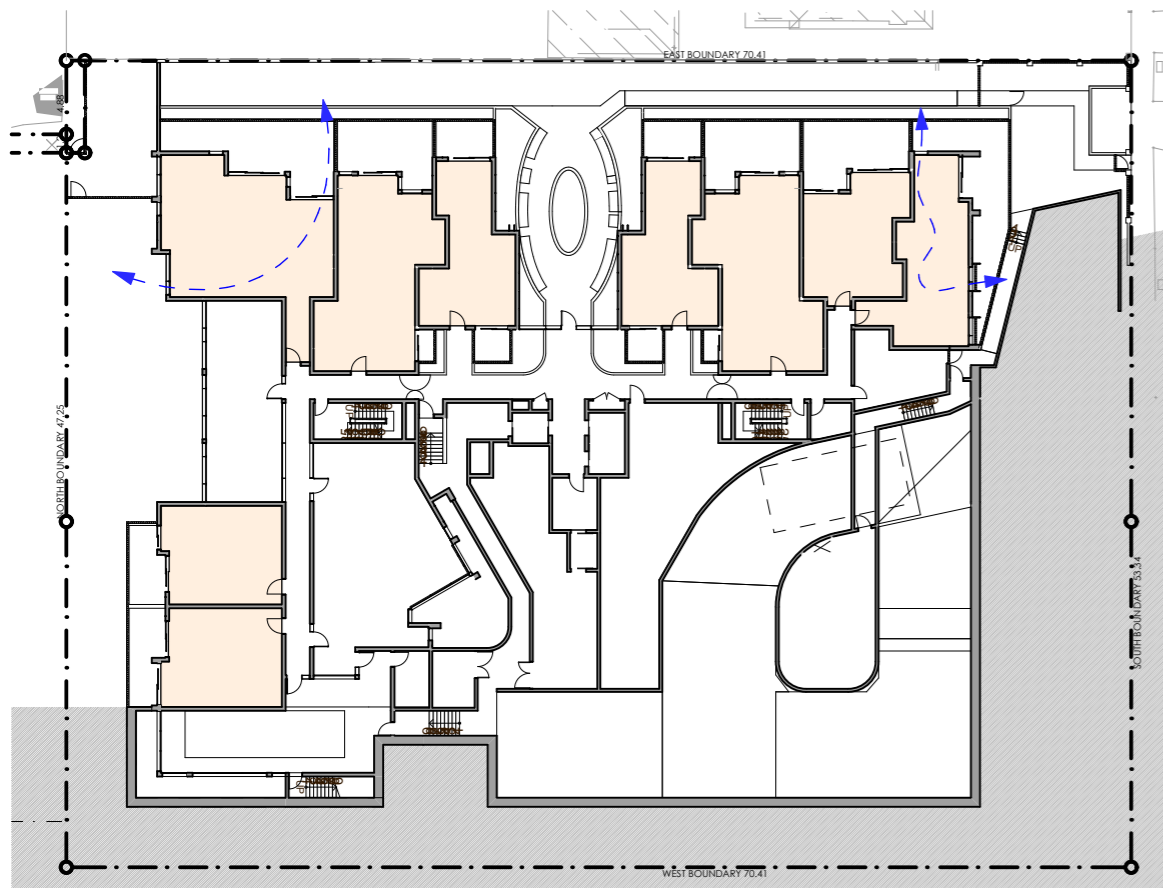
SCALE: **AT A3** NORTH POINT:

DRAWN BY: **VD/ TC/ SN**

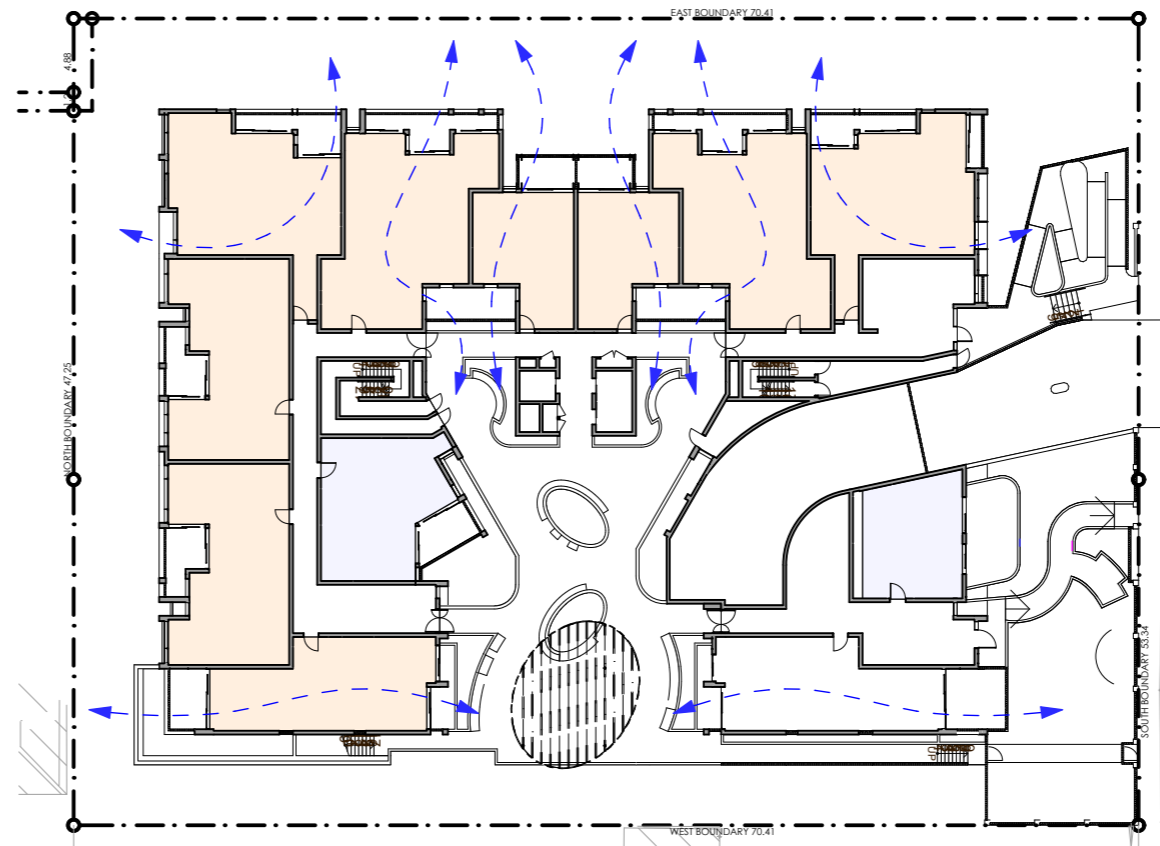
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PROJECT No: **P774**

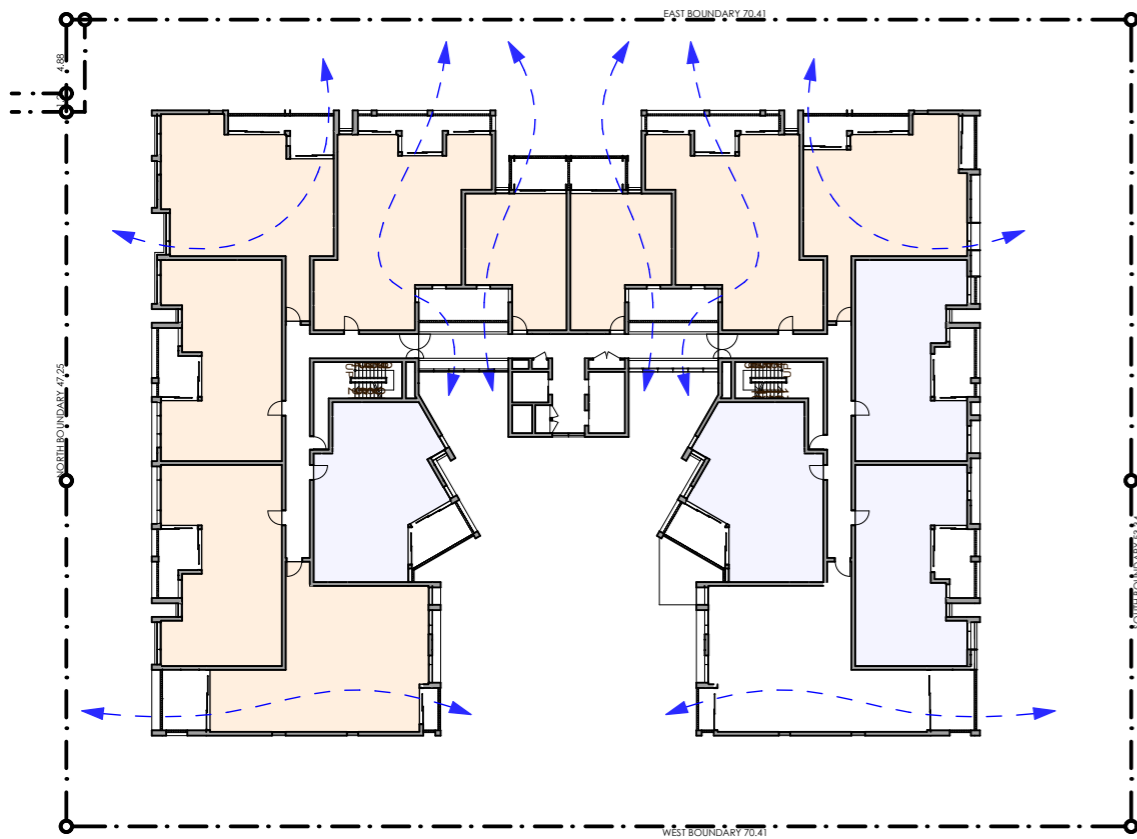
**SSDA** **35** **B**  
stage. dwg no. revision



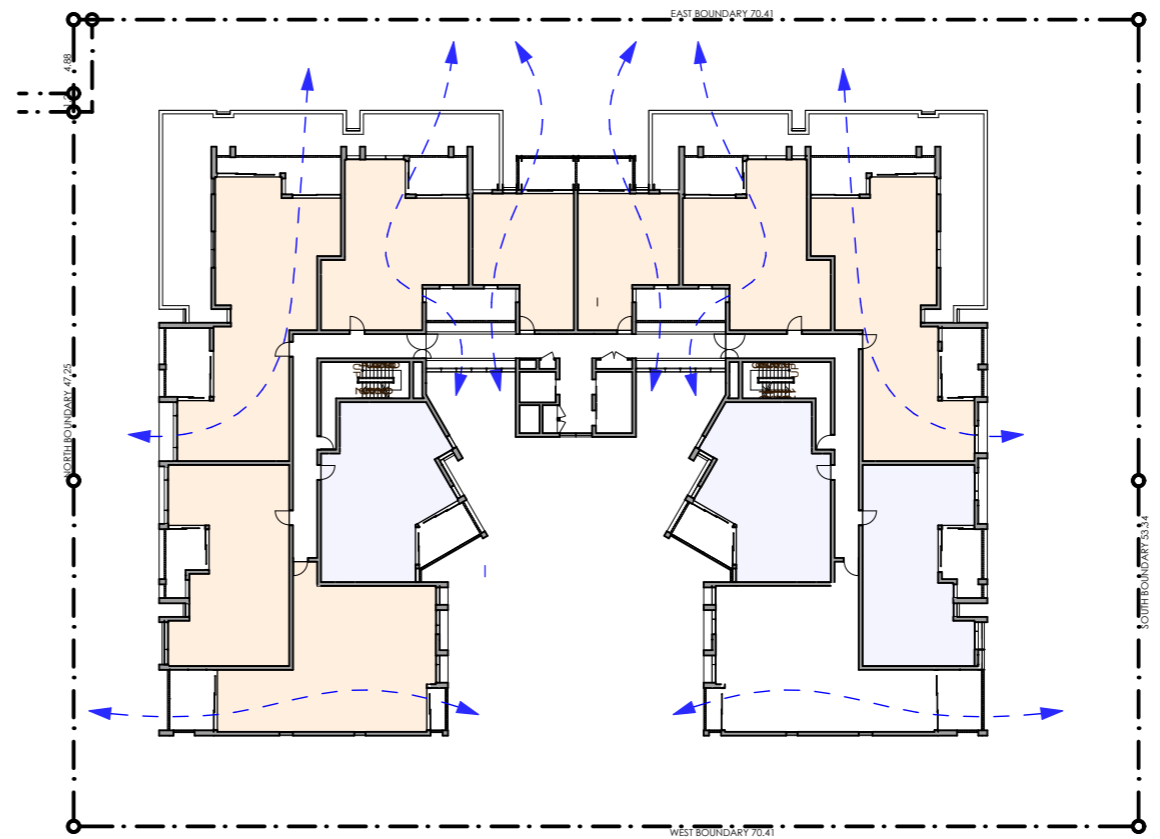
1 LOWER GROUND  
1:500



2 UPPER GROUND/ LEVEL 1  
1:500



3 LEVELS 2 & 3  
1:500



4 LEVEL 4  
1:500

- SOLAR ACCESS & CROSS VENTILATION LEGEND**
- UNITS & PRIVATE OPEN SPACE RECEIVING 2 HOURS SOLAR ACCESS  
**74/98 = 76%**
  - UNITS RECEIVING NO SOLAR ACCESS  
**16/98 = 16%**
  - UNITS NATURALLY CROSS VENTILATED  
**64/98 = 65%**

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

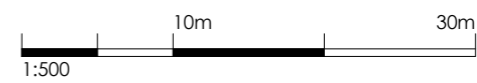
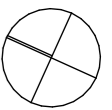
DRAWING TITLE:  
**SOLAR ACCESS & NATURAL  
 CROSS VENTILATION  
 DIAGRAMS**

SCALE: 1:500 AT A3 NORTH POINT:

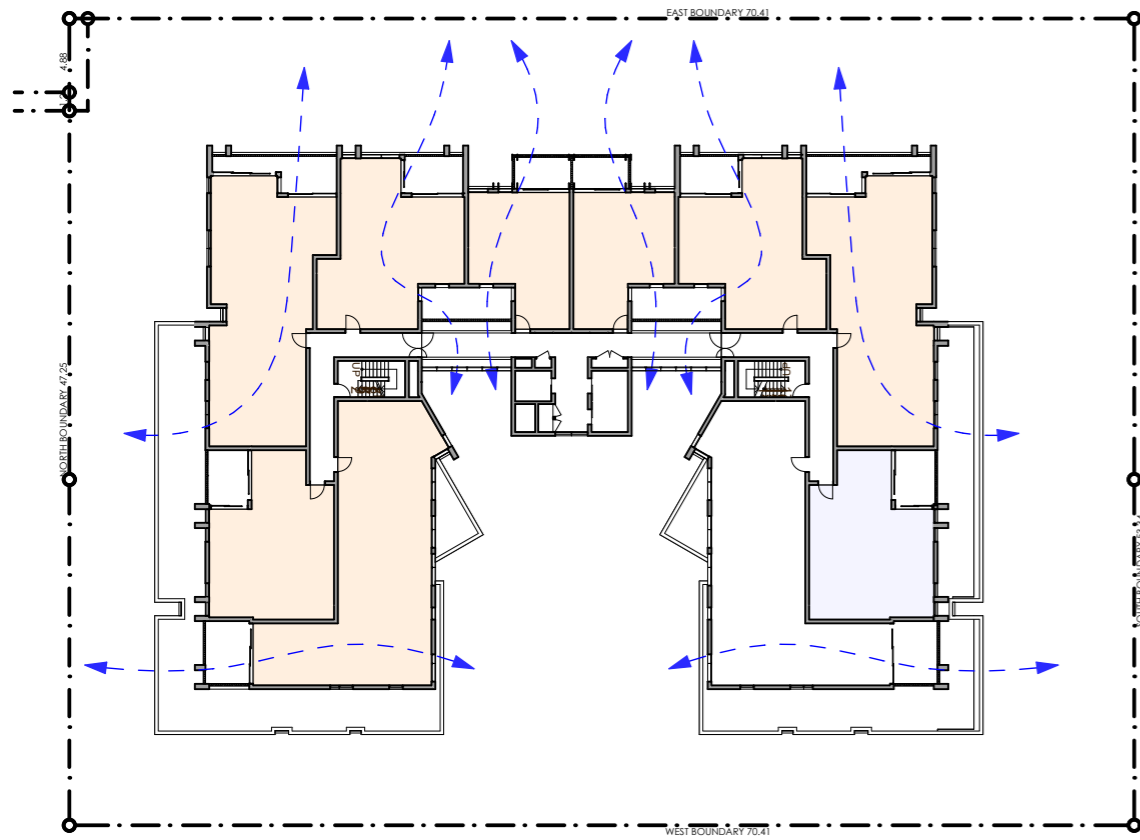
DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

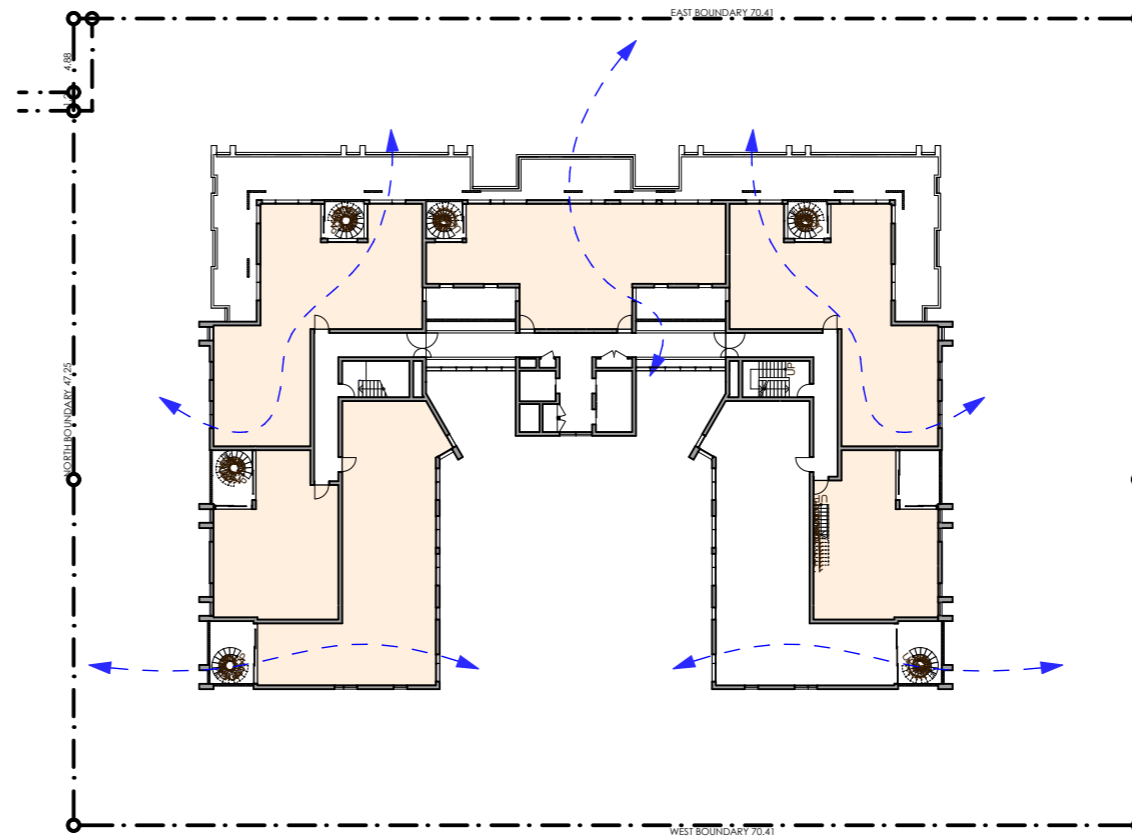
PROJECT No: P774



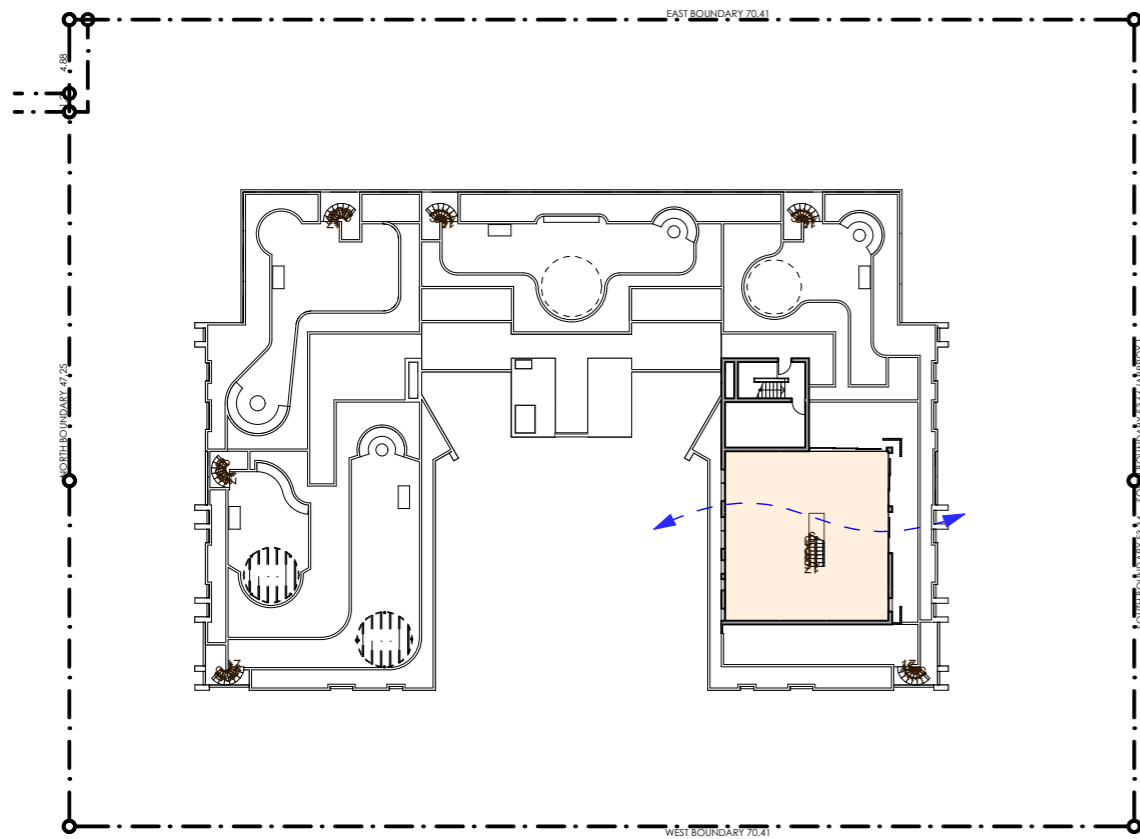
**SSDA** 36 B  
 stage. dwg no. revision



1 LEVELS 5, 6 & 7  
1:500



2 LEVEL 8  
1:500



3 LEVEL 9  
1:500

- SOLAR ACCESS & CROSS VENTILATION LEGEND**
- UNITS & PRIVATE OPEN SPACE RECEIVING 2 HOURS SOLAR ACCESS  
**74/98 = 76%**
  - UNITS RECEIVING NO SOLAR ACCESS  
**16/98 = 16%**
  - UNITS NATURALLY CROSS VENTILATED  
**64/98 = 65%**

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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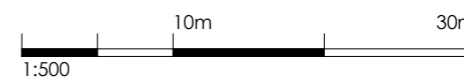
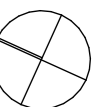
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SOLAR ACCESS & NATURAL  
 CROSS VENTILATION  
 DIAGRAMS**

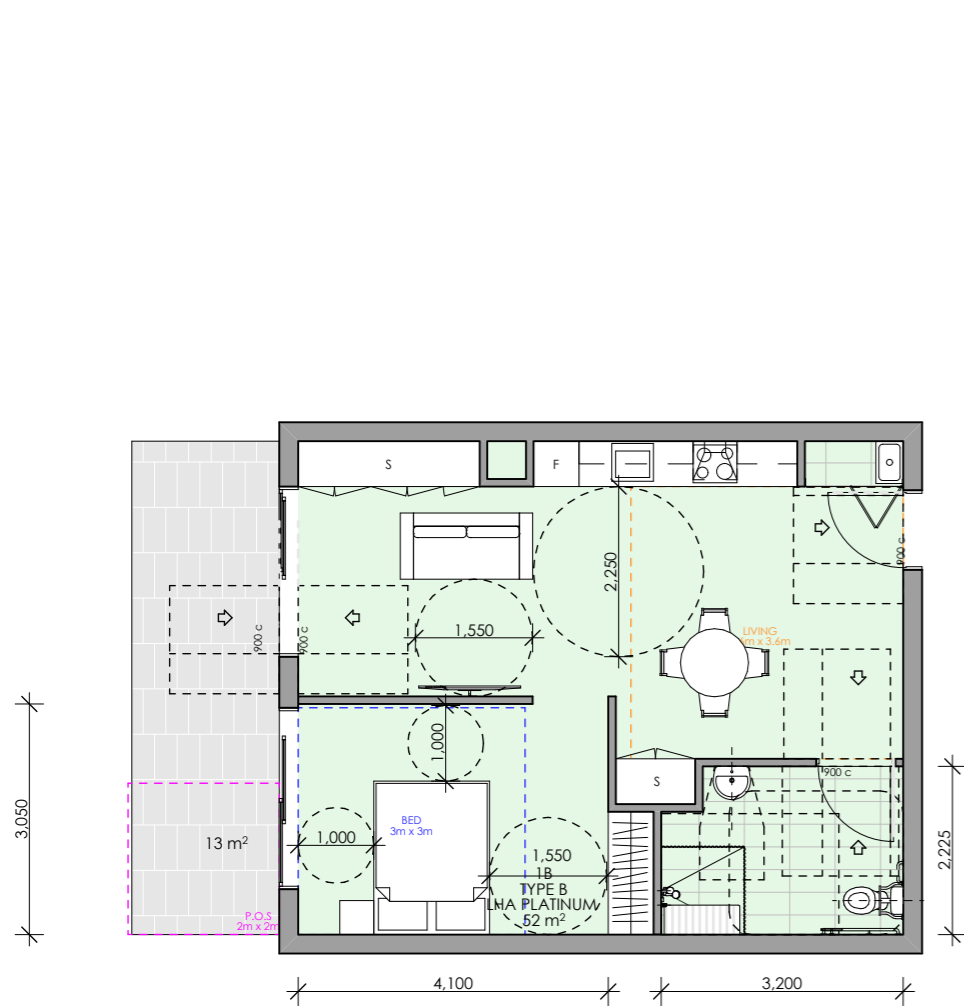
SCALE: 1:500 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN  
 CHECKED BY: PI/ VD

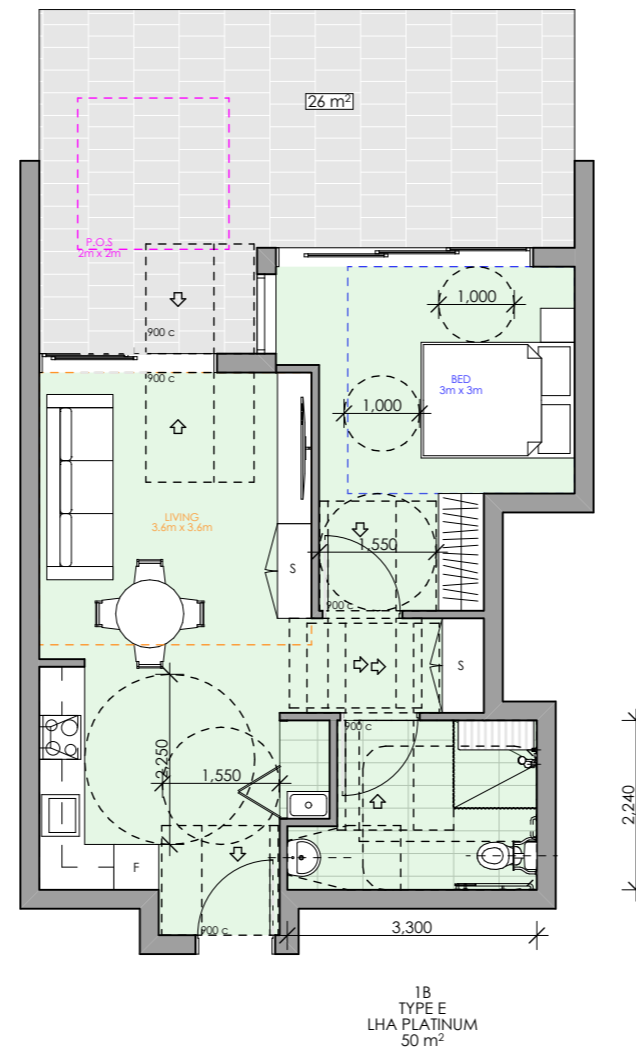
PROJECT No: P774



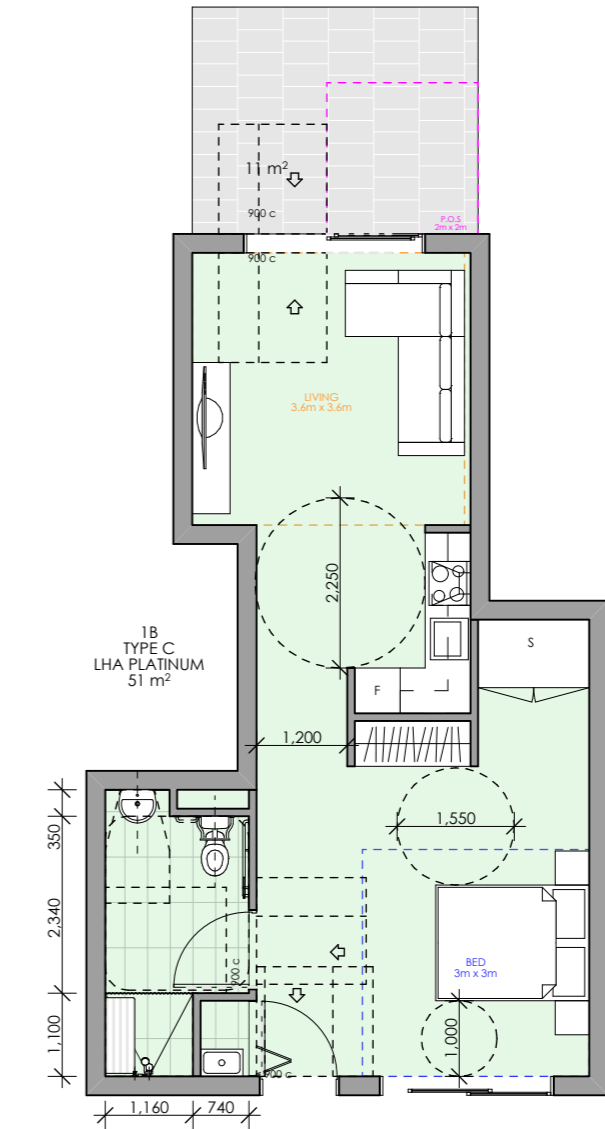
**SSDA** 37 B  
 stage. dwg no. revision



1 1 BED TYPE B LHA PLATINUM LAYOUT



3 1 BED TYPE E LHA PLATINUM LAYOUT  
1:100



2 1 BED TYPE C LHA PLATINUM LAYOUT

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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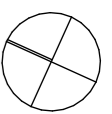
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**1 BED TYPE B, C, & E PLATINUM  
 LEVEL UNIT LAYOUT**

SCALE: 1:100 AT A3 NORTH POINT:

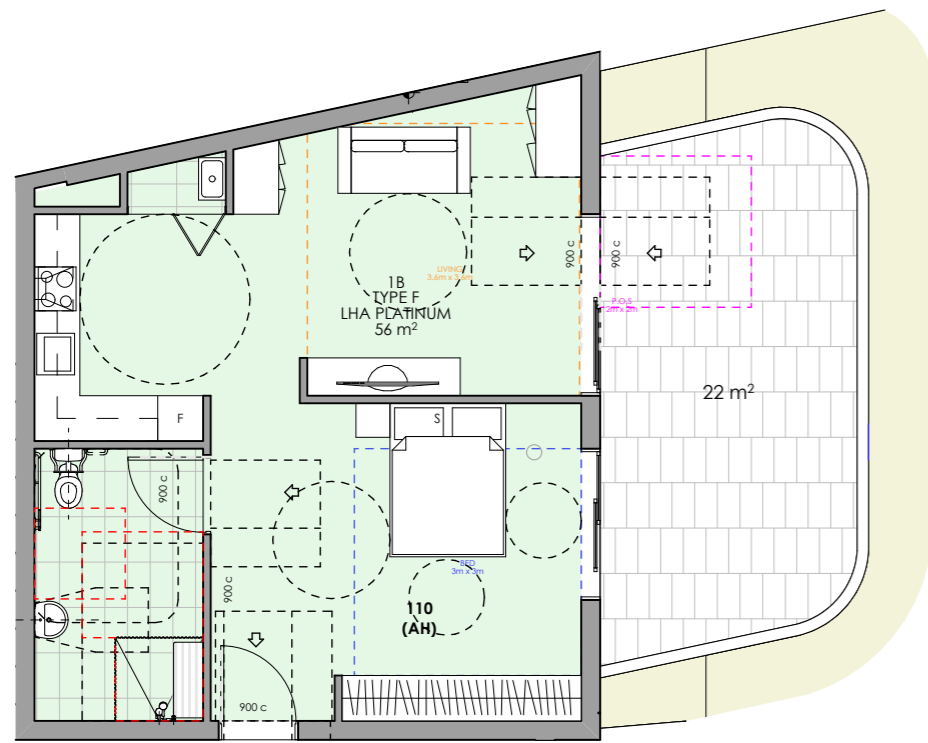
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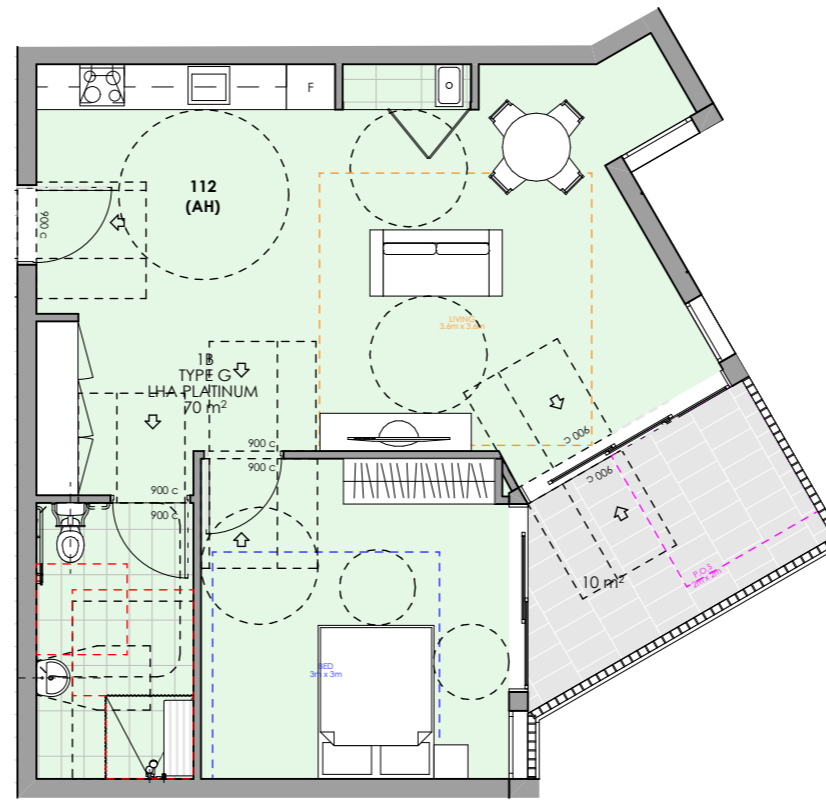
PROJECT No: P774



SSDA 38 B  
 stage. dwg no. revision



1 1 BED TYPE F LHA PLATINUM LAYOUT



2 1 BED TYPE G LHA PLATINUM LAYOUT

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**1 BED TYPE F & G PLATINUM  
 LEVEL UNIT LAYOUT**

SCALE: 1:100 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774



SSDA 39 B  
 stage. dwg no. revision

SSDA SUBMISSION

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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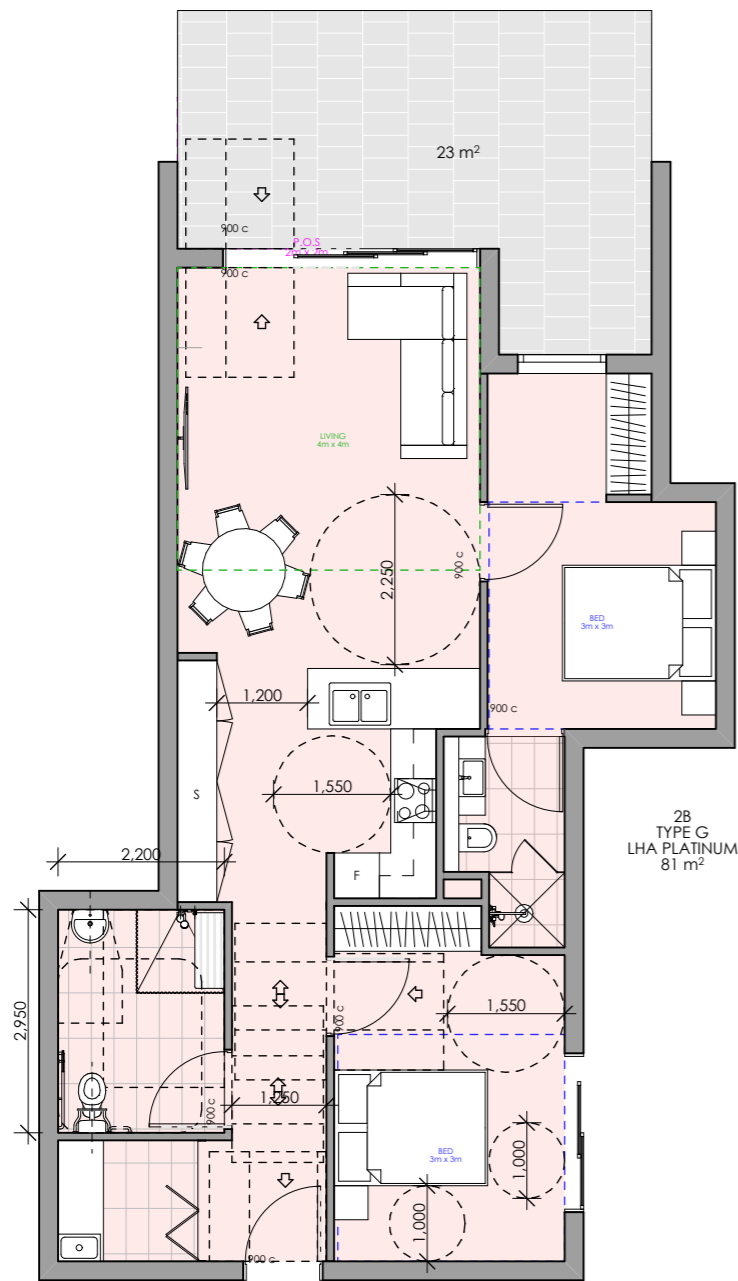
DRAWING TITLE:  
**2 BED TYPE G & 3 BED TYPE A  
 PLATINUM LEVEL UNIT LAYOUT**

SCALE: 1:100 AT A3 NORTH POINT:

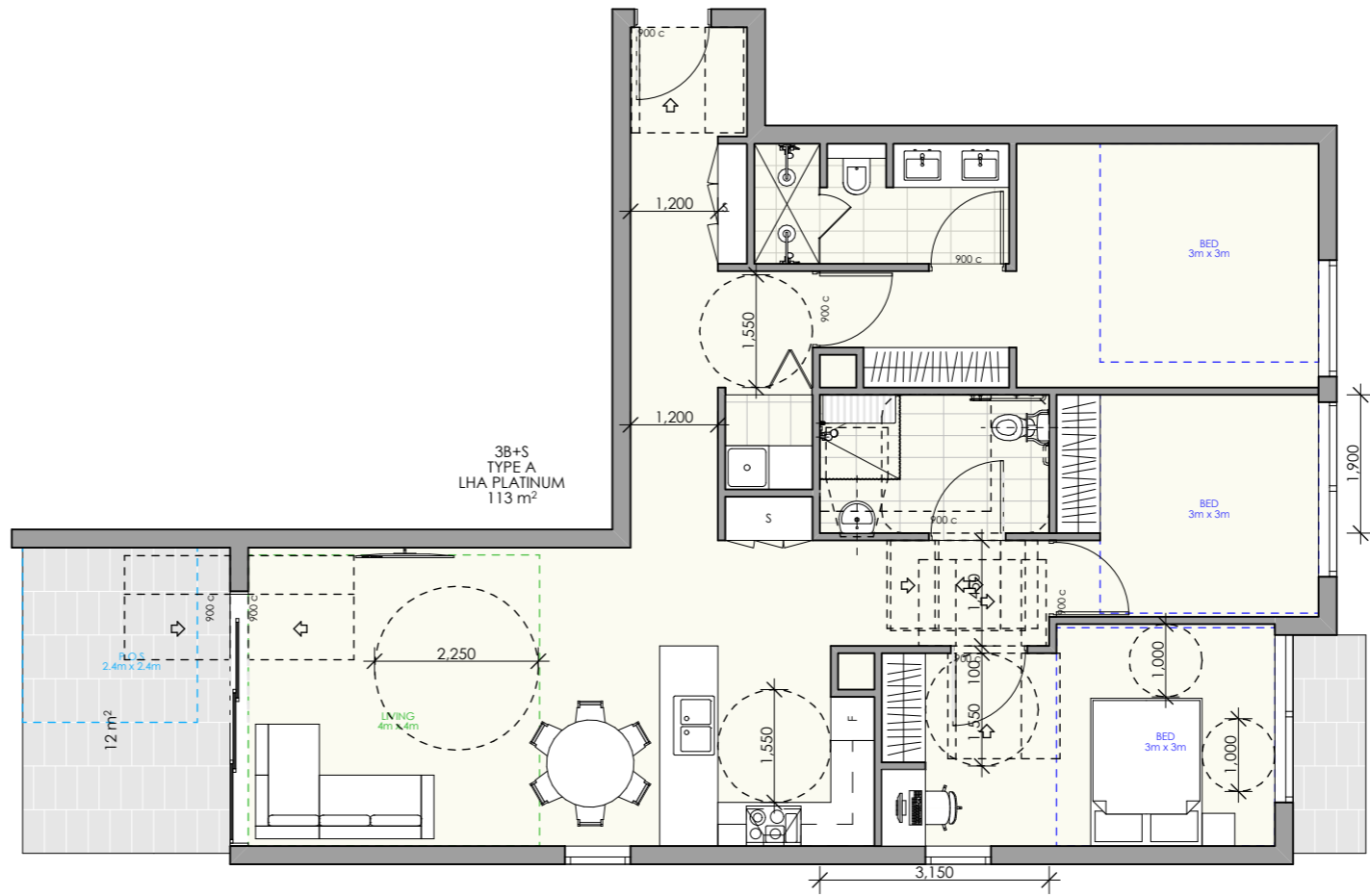
DRAWN BY: VD/ TC/ SN  
 CHECKED BY: PI/ VD

PROJECT No: P774

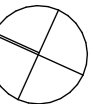
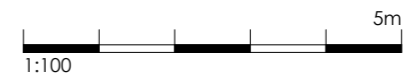
SSDA 40 B  
 stage. dwg no. revision

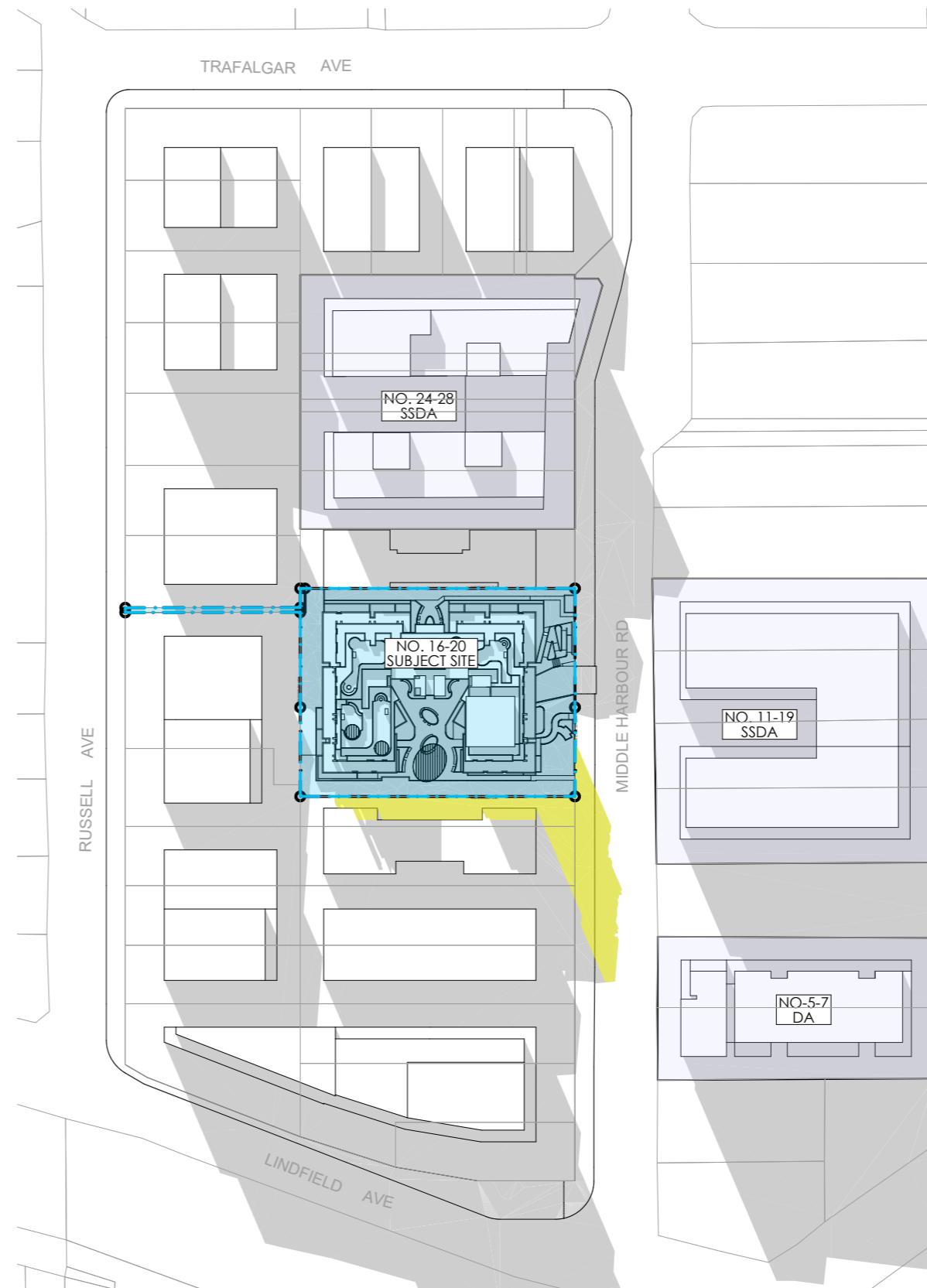
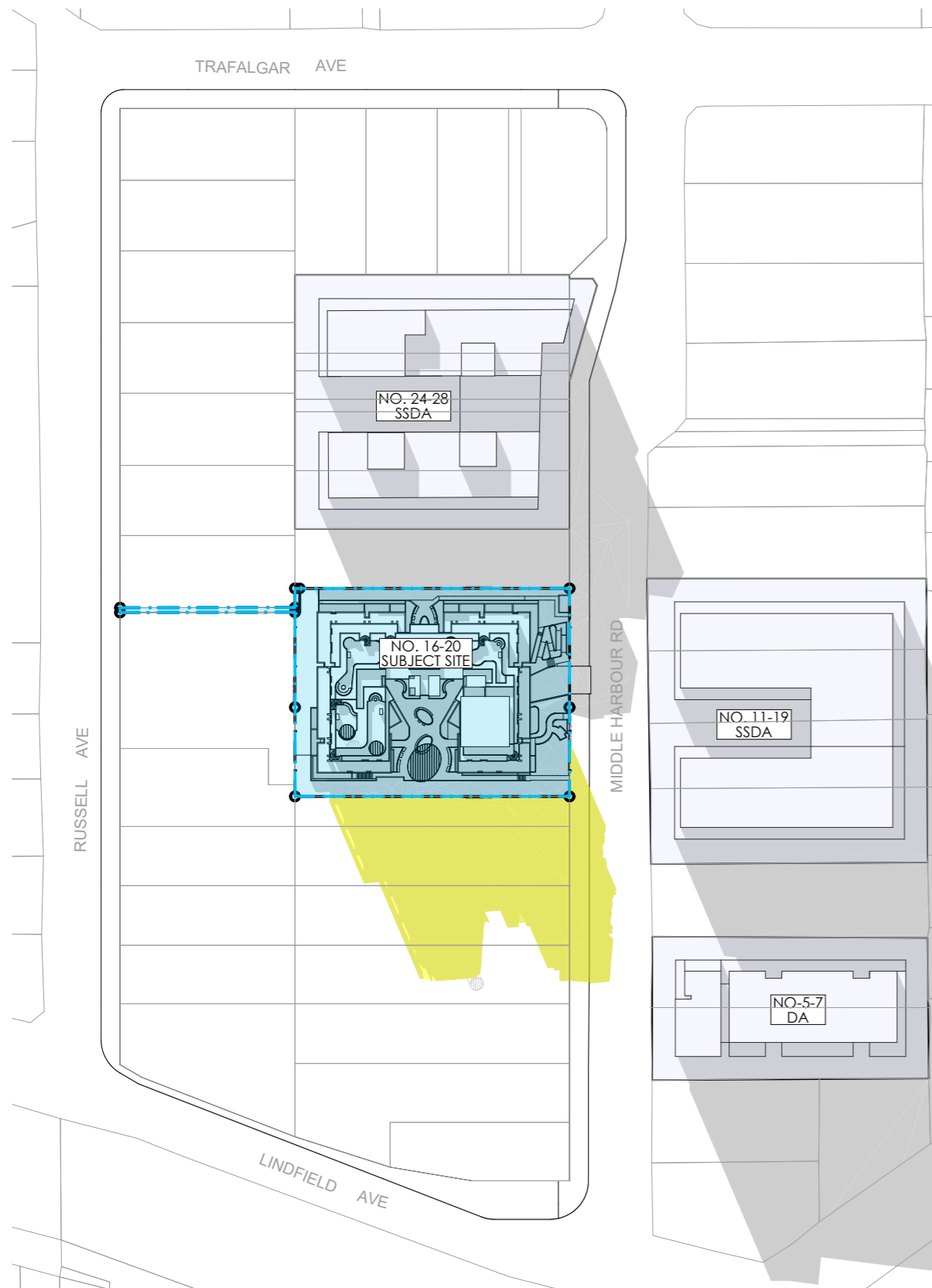
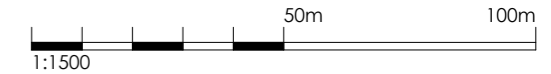


1 2 BED TYPE G LHA PLATINUM LAYOUT



2 3 BED TYPE A LHA PLATINUM LAYOUT





**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**

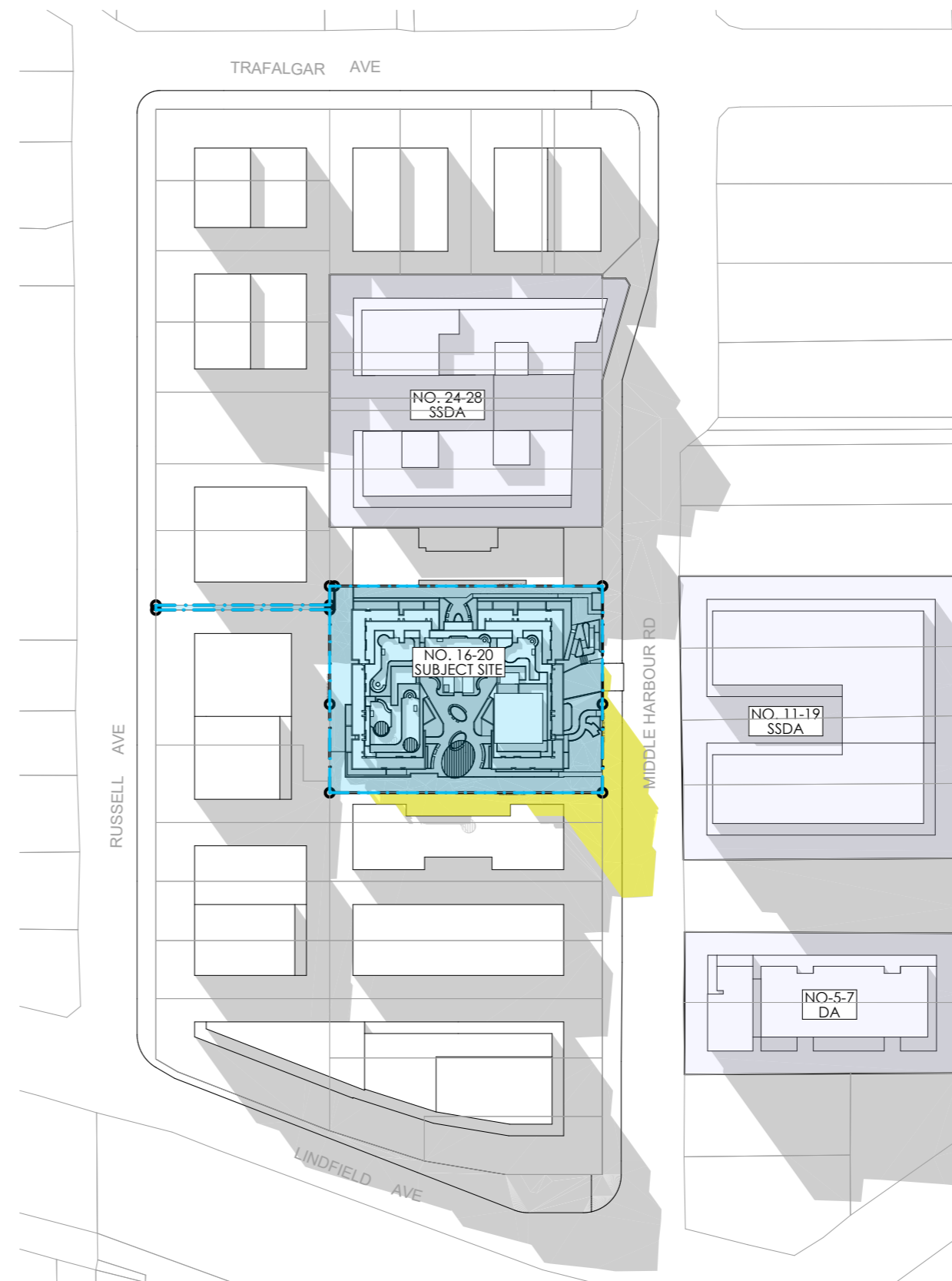
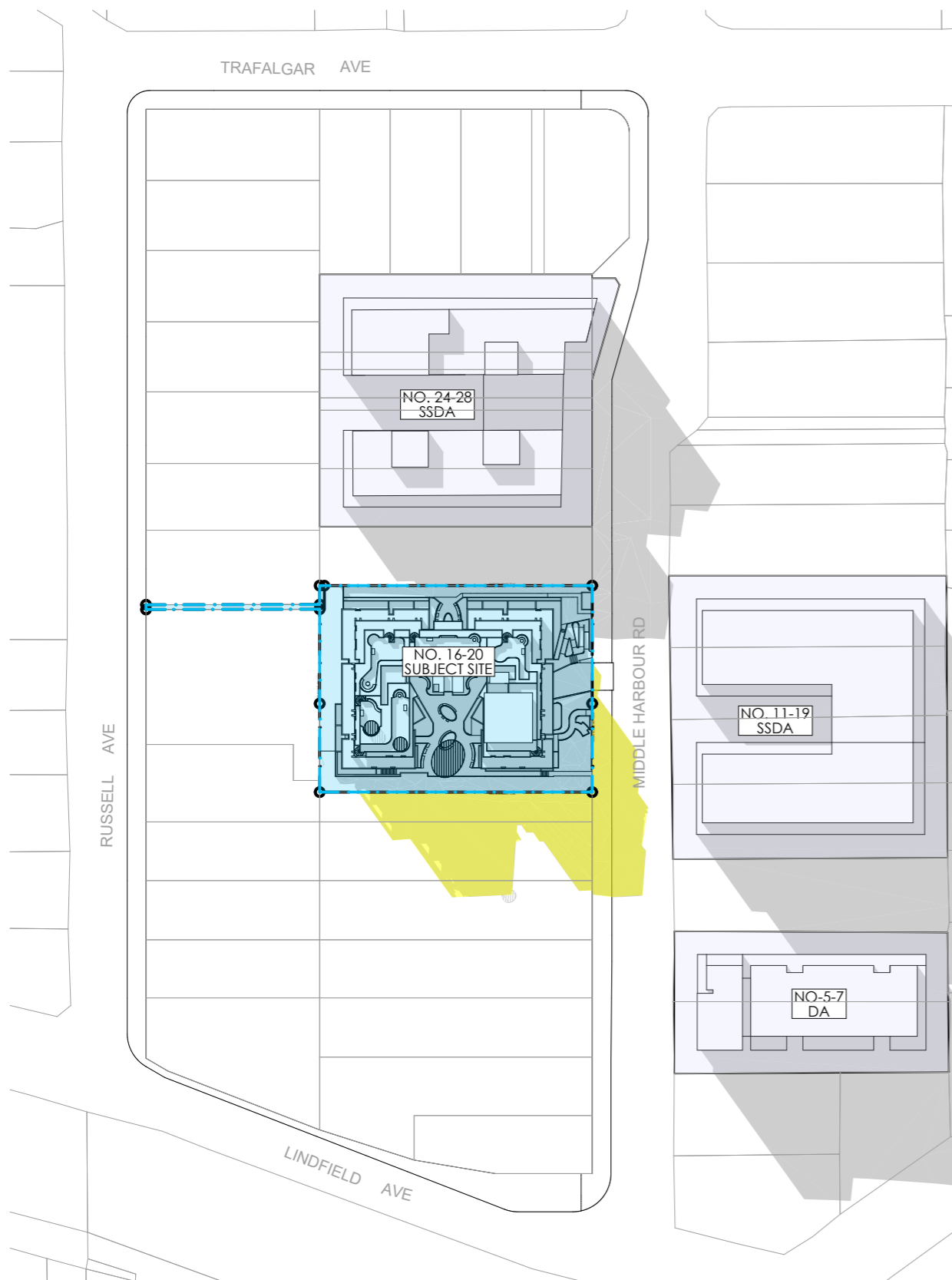
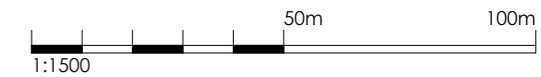
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 9AM**

SCALE:	1:1500 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

**1** 9AM PROPOSED  
 1:1500

**2** 9AM POTENTIAL LMR DEVELOPMENTS  
 1:1500



**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
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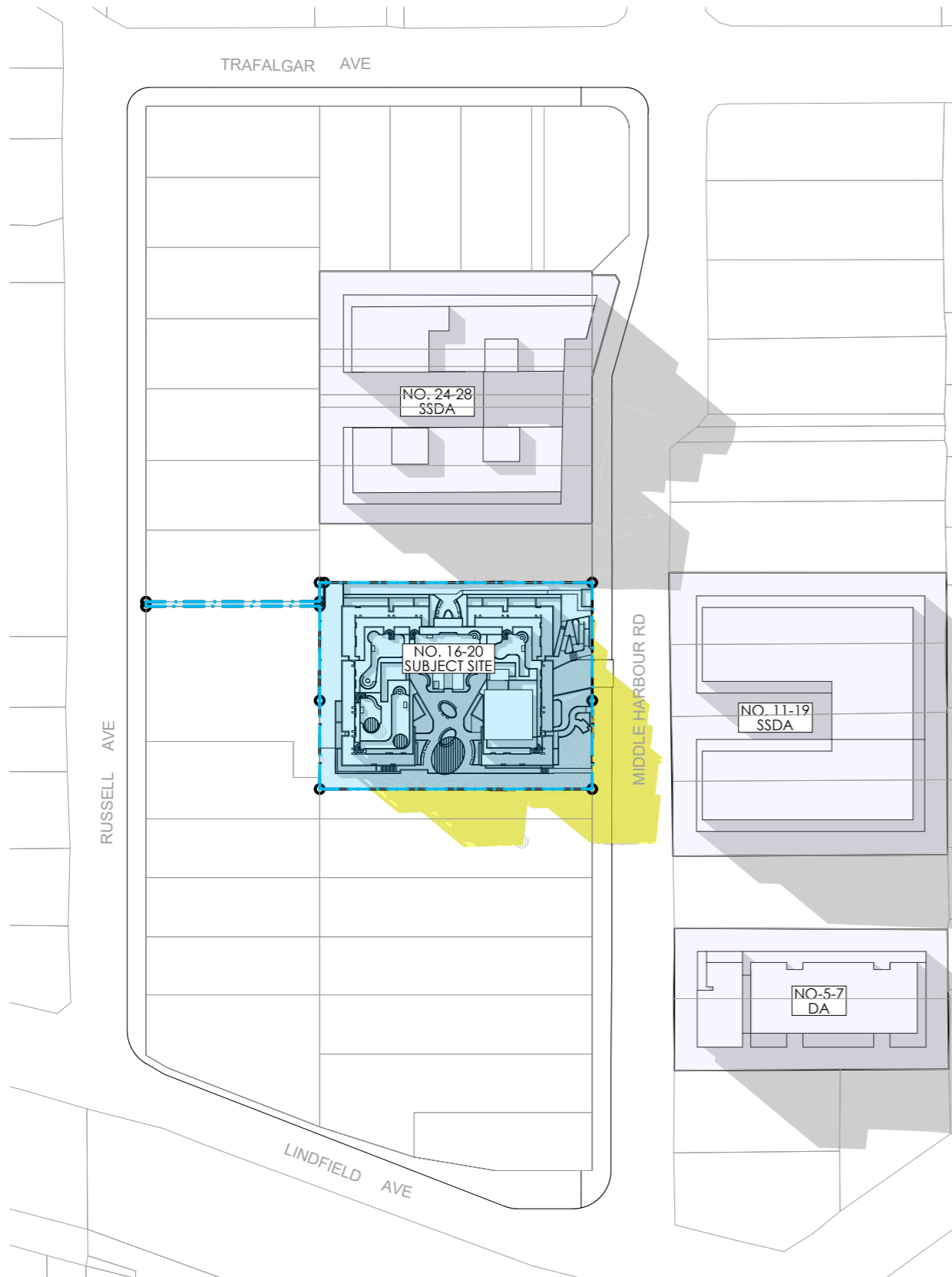
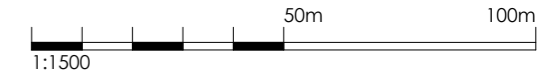
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 10AM**

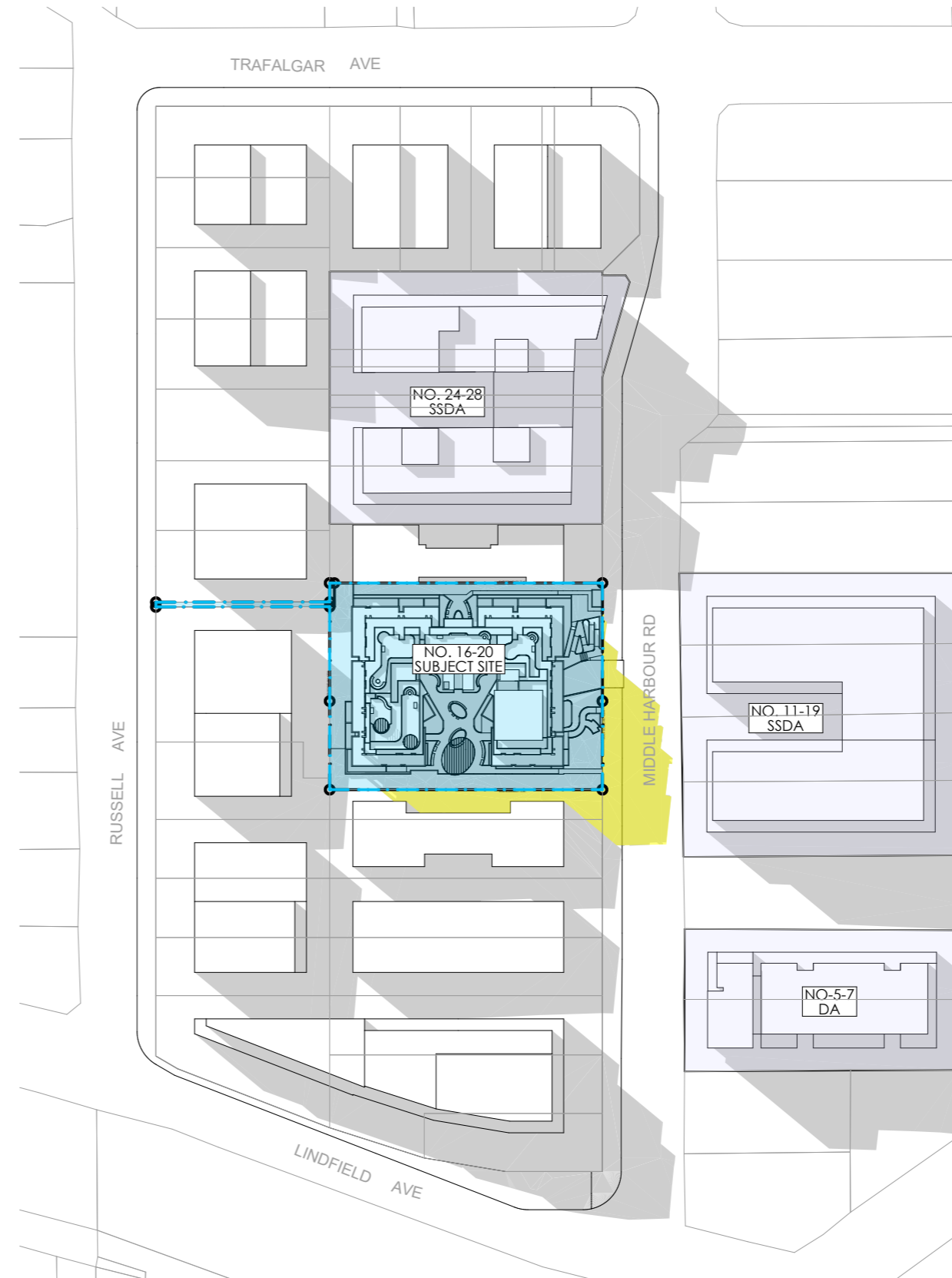
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DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

**1** 10AM PROPOSED  
1:1500

**2** 10AM POTENTIAL LMR DEVELOPMENTS  
1:1500



1 11AM PROPOSED  
1:1500



2 11AM POTENTIAL LMR DEVELOPMENTS  
1:1500

**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



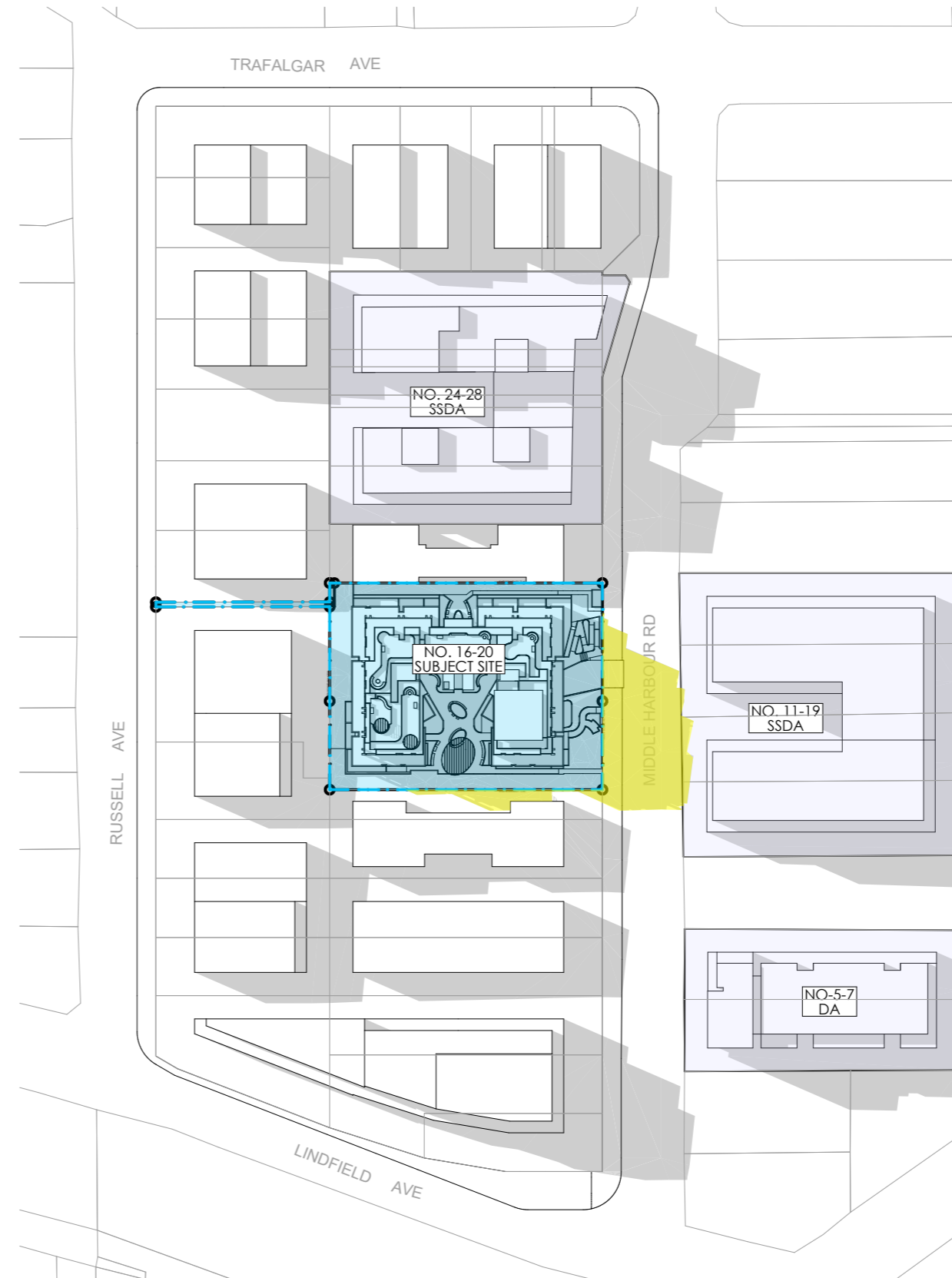
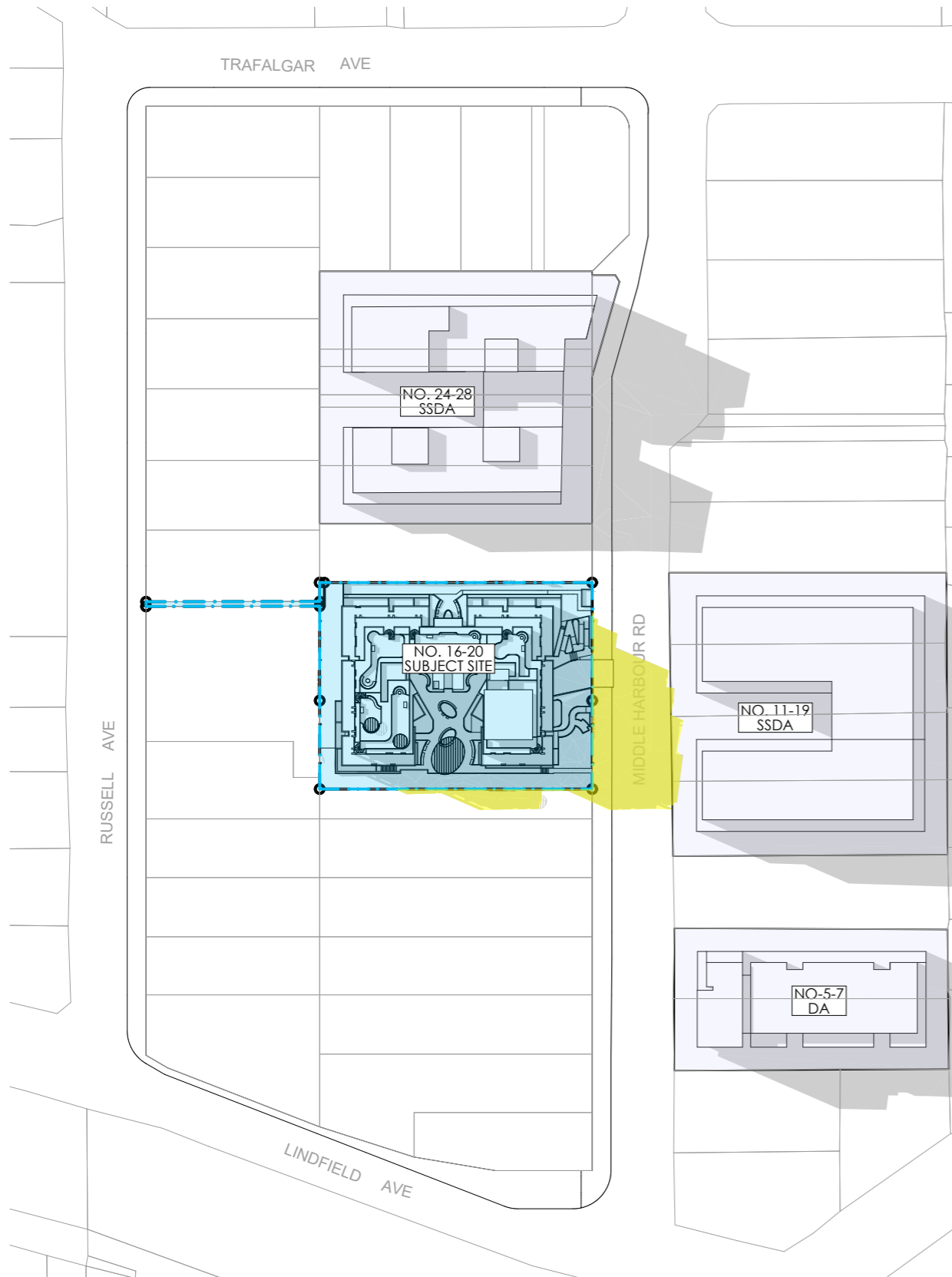
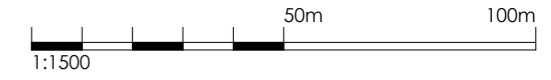
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 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 11AM**

SCALE:	1:1500 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		



**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 12PM**

SCALE: 1:1500 AT A3 NORTH POINT:

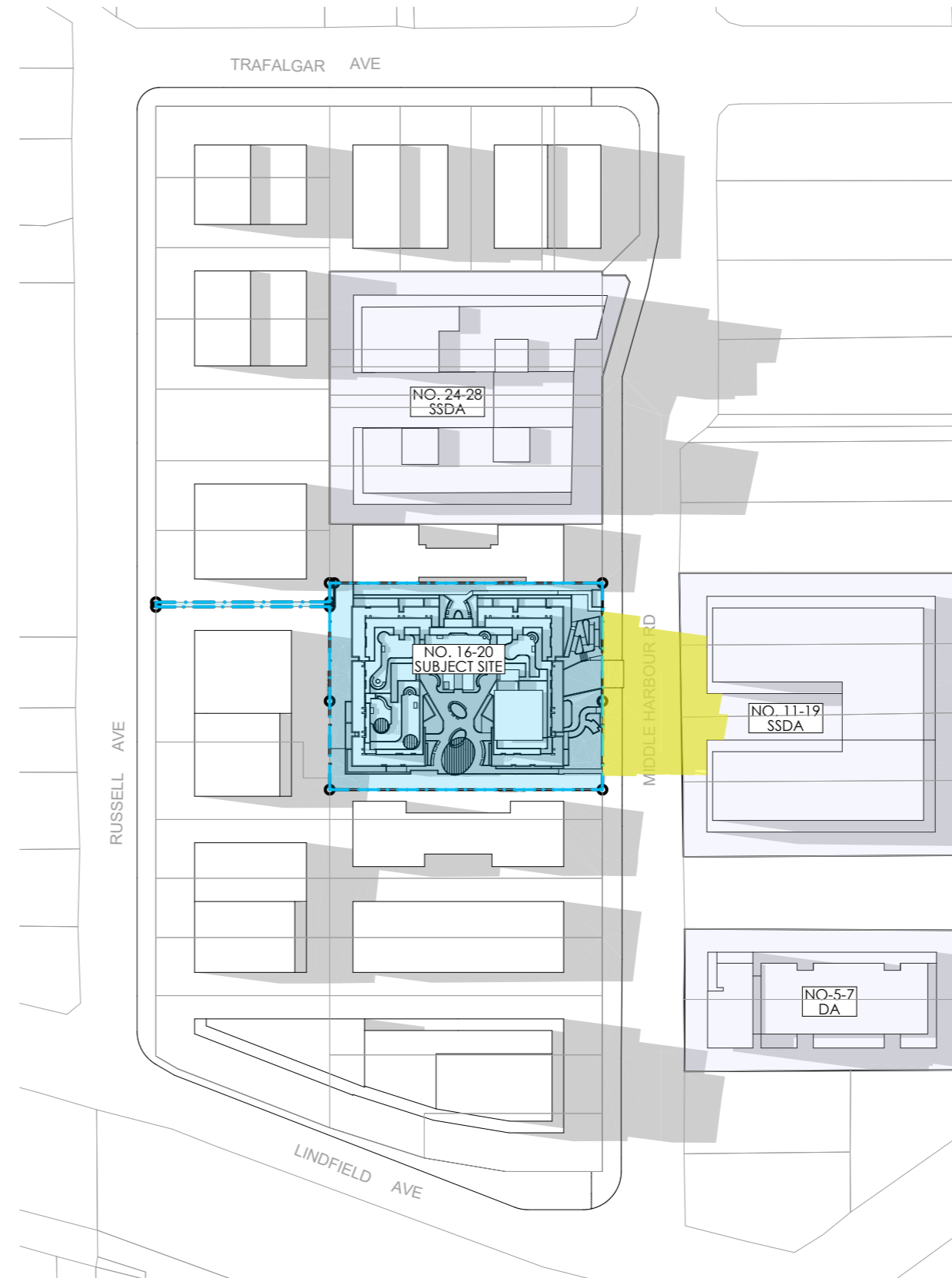
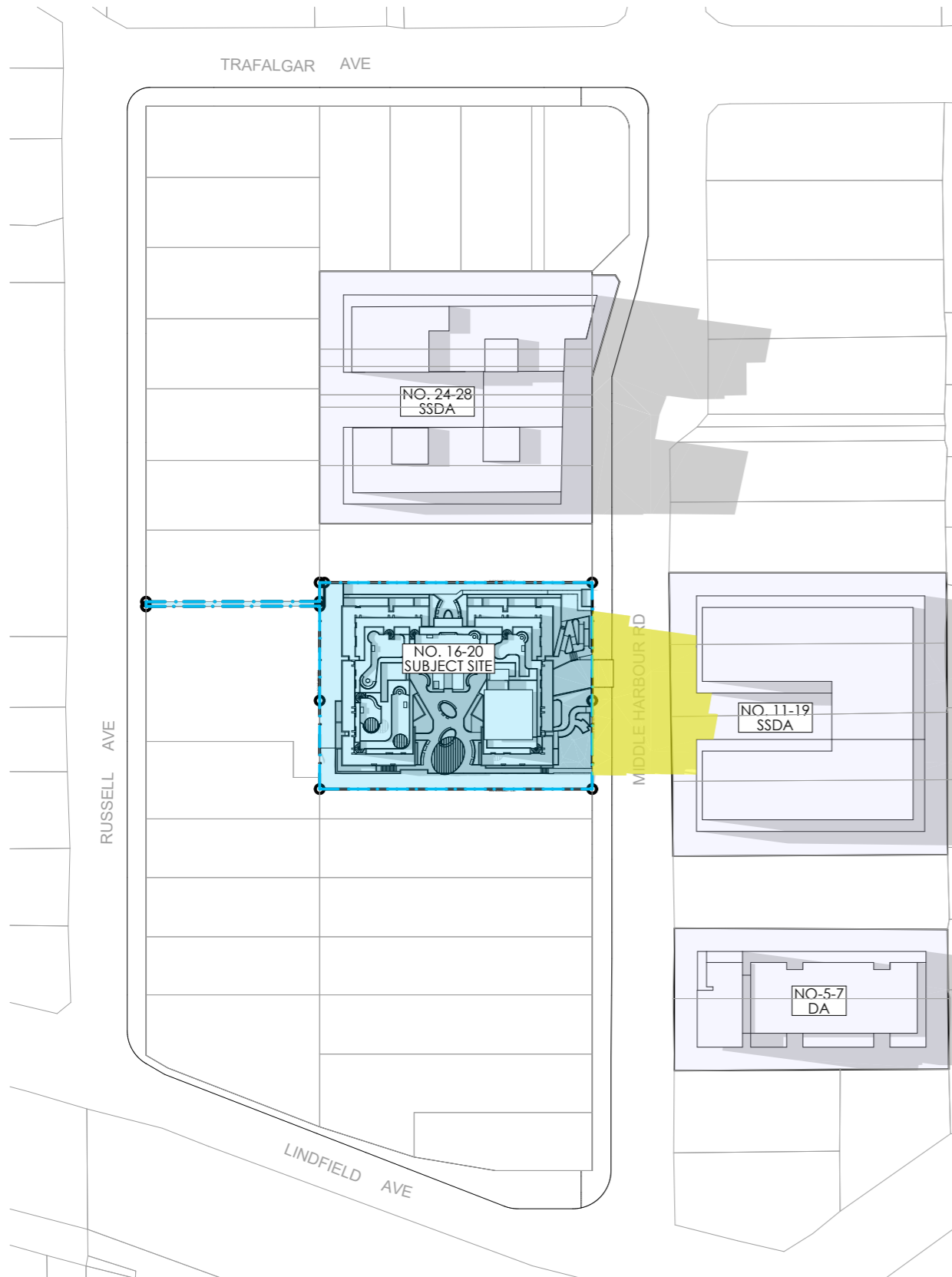
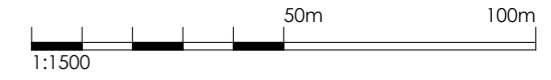
DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774

**1** 12PM PROPOSED  
 1:1500

**2** 12PM POTENTIAL LMR DEVELOPMENTS  
 1:1500



**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

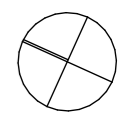


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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

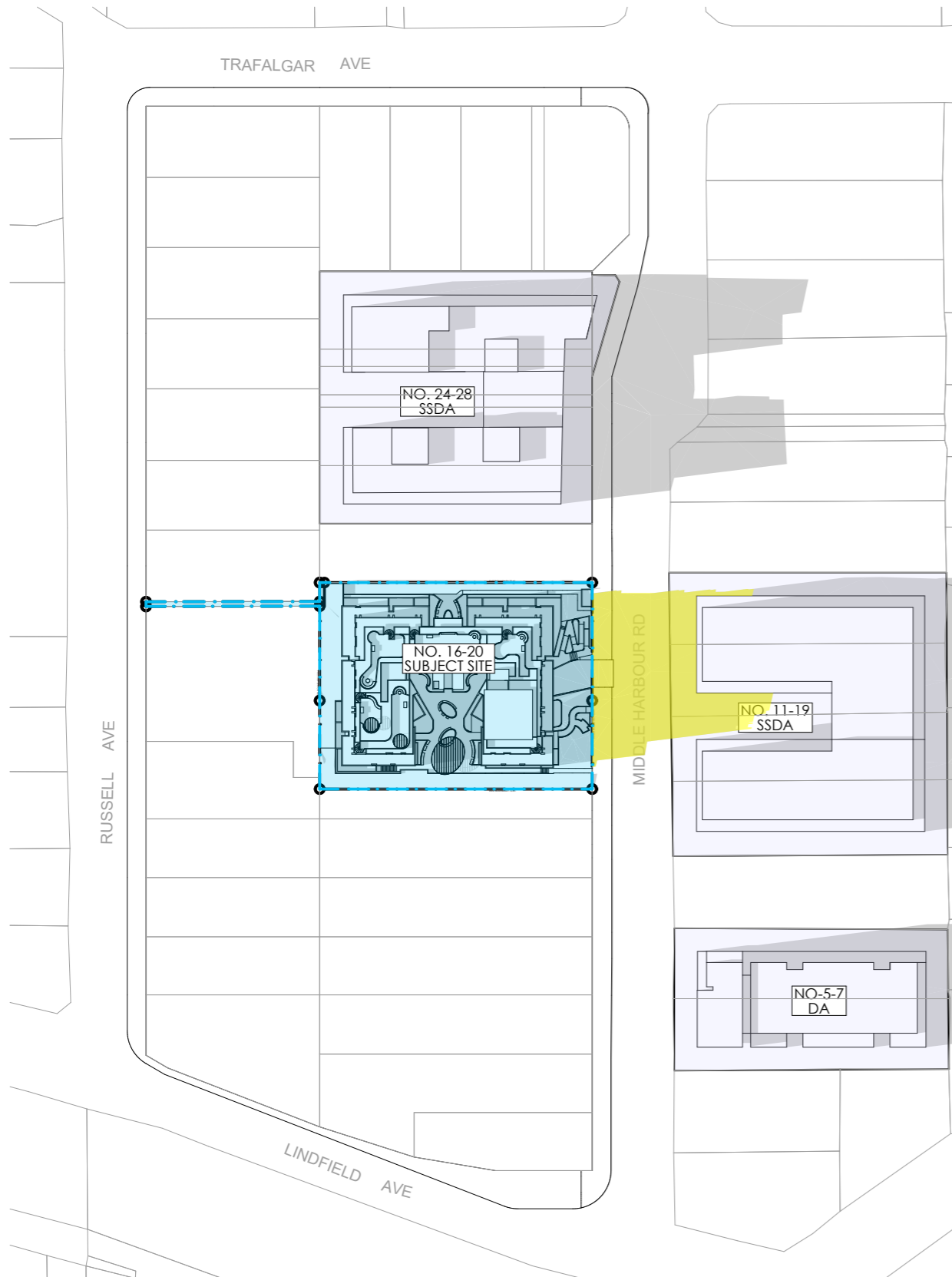
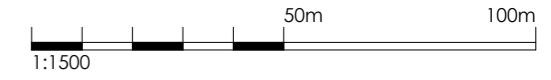
DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 1PM**

SCALE: 1:1500 AT A3 NORTH POINT:  


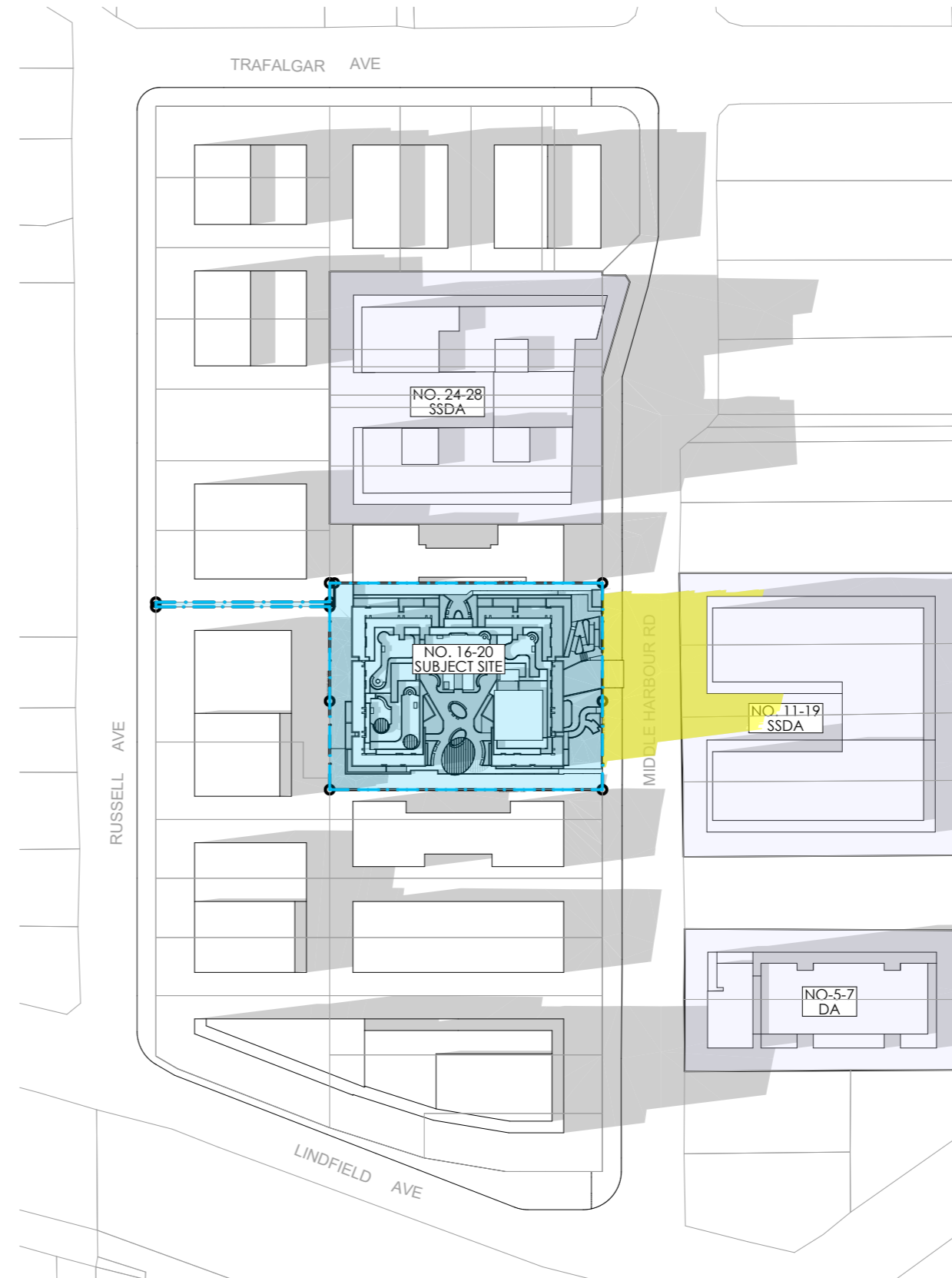
DRAWN BY: VD/ TC/ SN  
 CHECKED BY: PI/ VD  
 PROJECT No: P774

**1** 1PM PROPOSED  
 1:1500

**2** 1PM POTENTIAL LRM DEVELOPMENTS  
 1:1500



1 2PM PROPOSED  
1:1500



2 2PM POTENTIAL LMR DEVELOPMENTS  
1:1500

**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25



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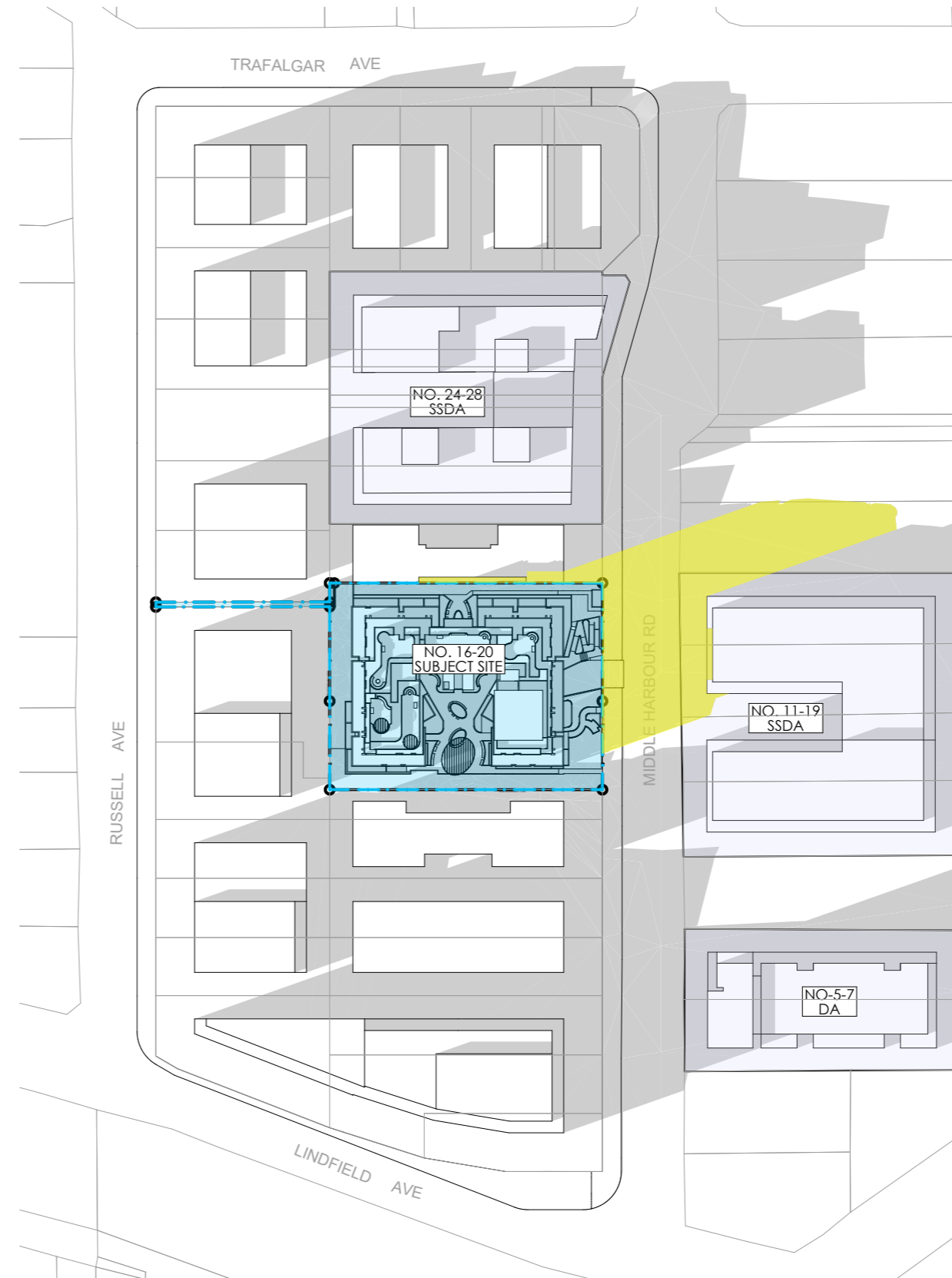
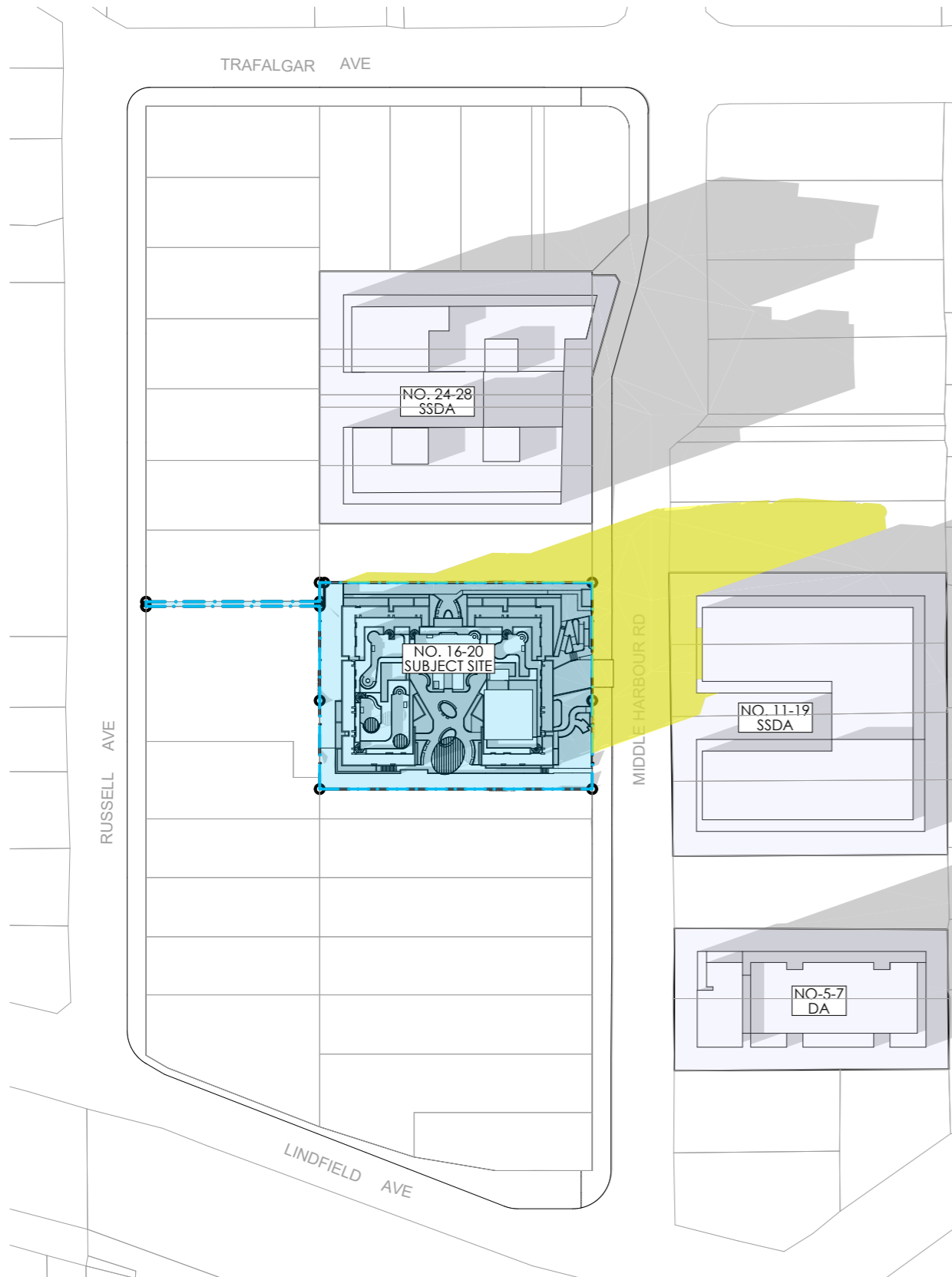
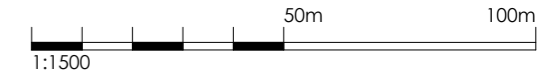
CLIENT:  
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MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
2PM**

SCALE:	1:1500 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

**SSDA**      **46**      **B**  
stage.      dwg no.      revision



**SHADOW IMPACT LEGEND**

- EXISTING SHADOWS
- ADDITIONAL SHADOW CAST BY PROPOSED BUILDING

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
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PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**SHADOW DIAGRAMS- JUNE 21  
 3PM**

SCALE: 1:1500 AT A3 NORTH POINT:

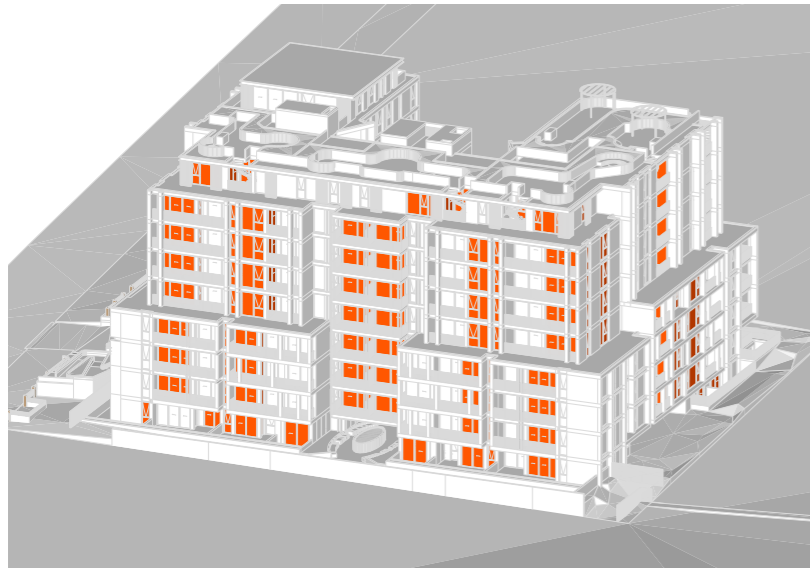
DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

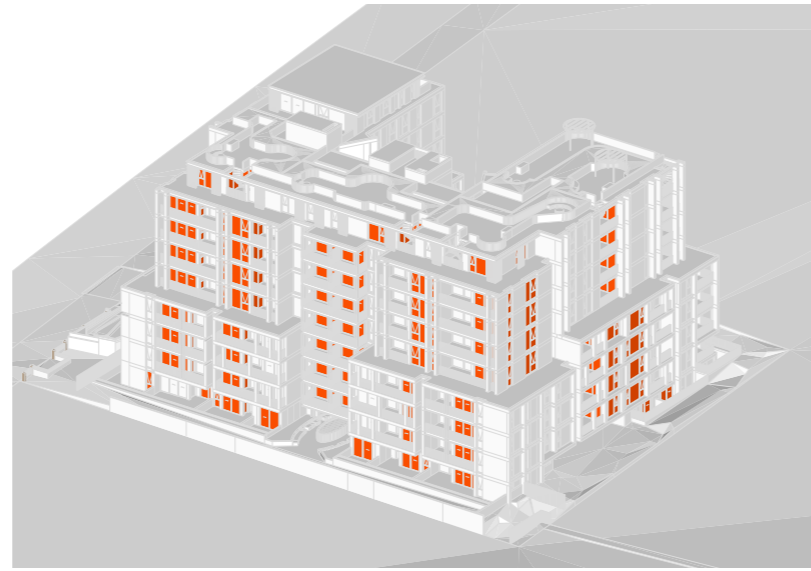
PROJECT No: P774

**1** 3PM PROPOSED  
 1:1500

**2** 3PM POTENTIAL LMR DEVELOPMENTS  
 1:1500



1 VIEW FROM SUN 9AM  
N.T.S.



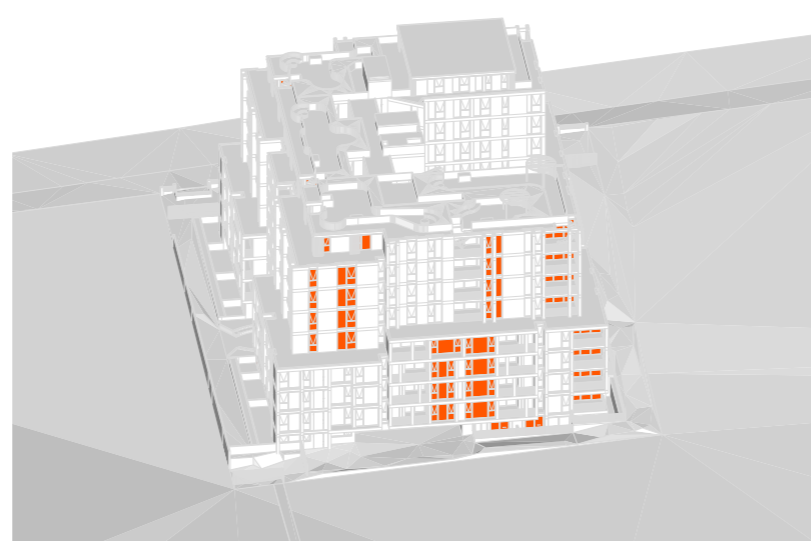
2 VIEW FROM SUN 10AM  
N.T.S.



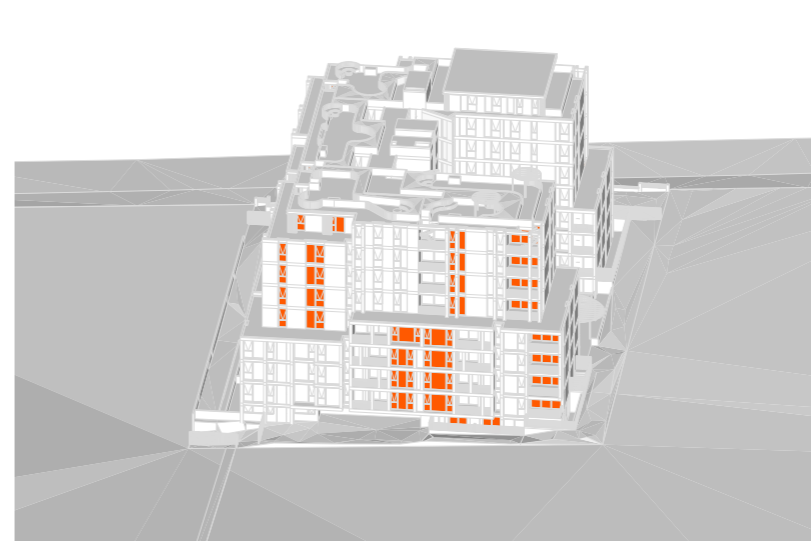
3 VIEW FROM SUN 11AM  
N.T.S.



4 VIEW FROM SUN 12PM  
N.T.S.



5 VIEW FROM SUN 1PM  
N.T.S.



6 VIEW FROM SUN  
N.T.S.



7 VIEW FROM SUN 3PM  
N.T.S.

**DIRECT SUNLIGHT LEGEND**

LIVING ROOM WITH DIRECT SUNLIGHT ON JUNE 21

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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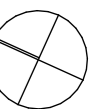
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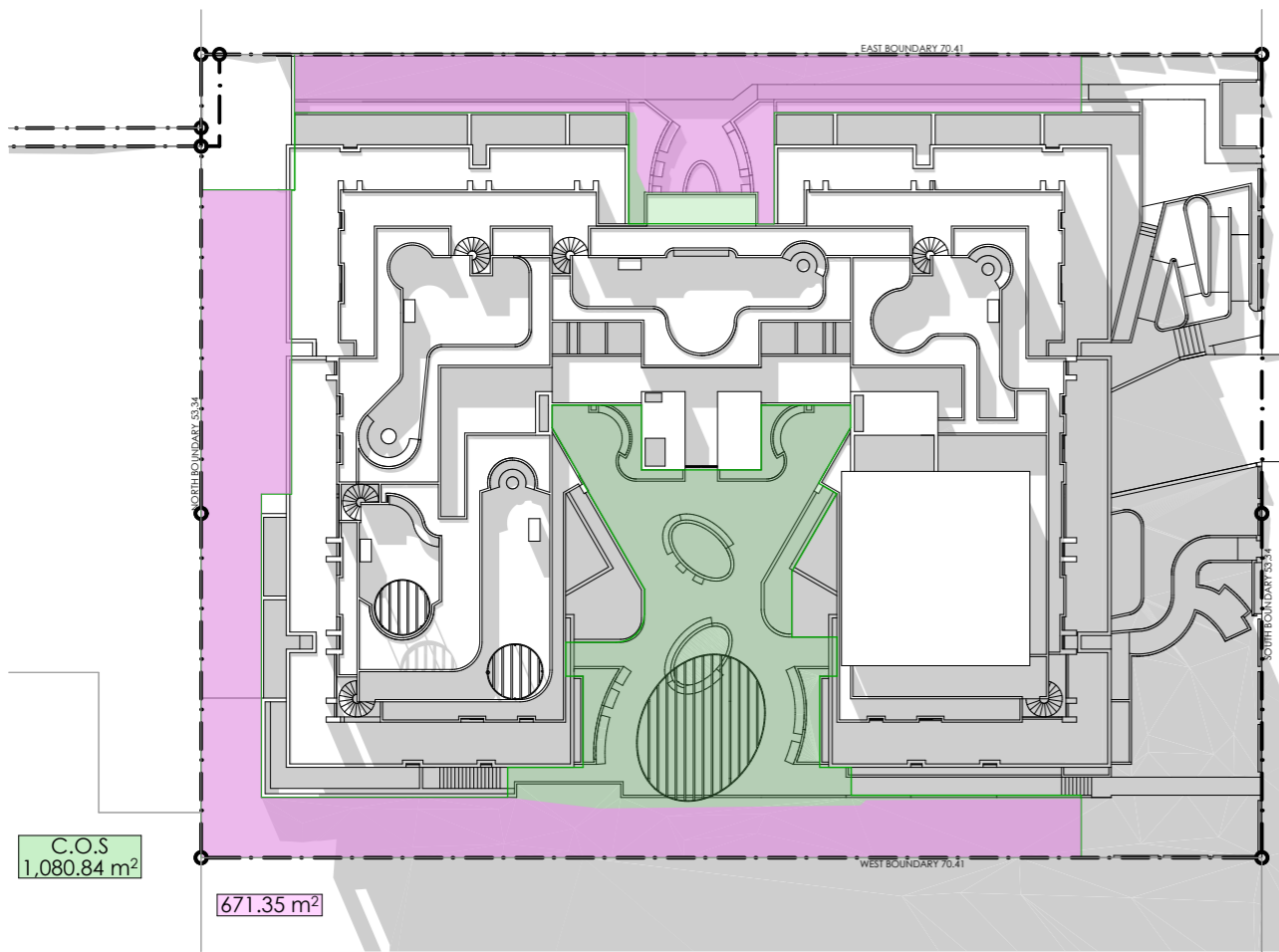
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**VIEWS FROM SUN DIAGRAMS  
 ON JUNE 21**

SCALE: 1:1000 AT A3 NORTH POINT:  
 DRAWN BY: VD/ TC/ SN  
 CHECKED BY: PI/ VD  
 PROJECT No: P774



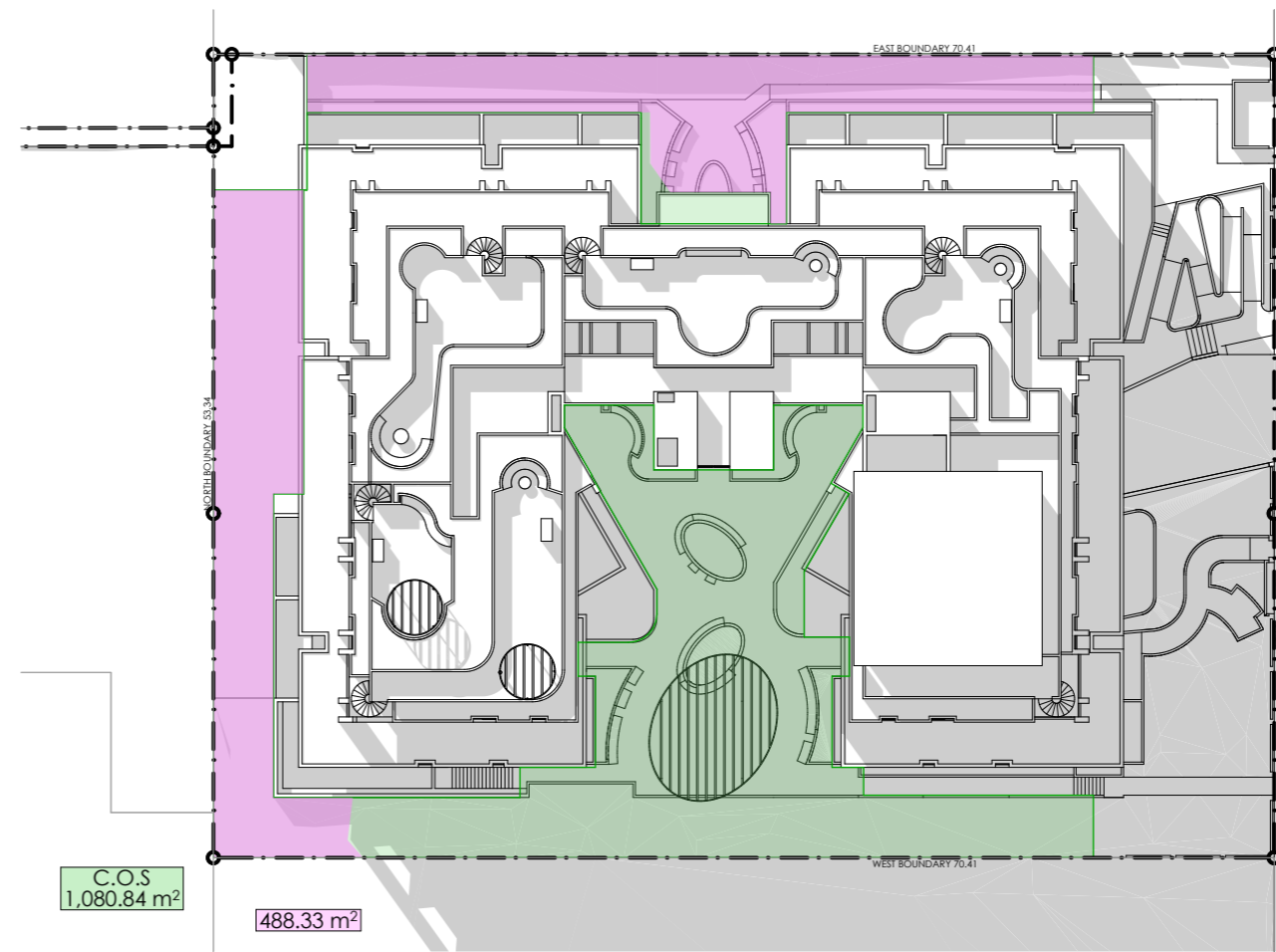
SSDA 48 B  
 stage. dwg no. revision



C.O.S  
1,080.84 m<sup>2</sup>

671.35 m<sup>2</sup>

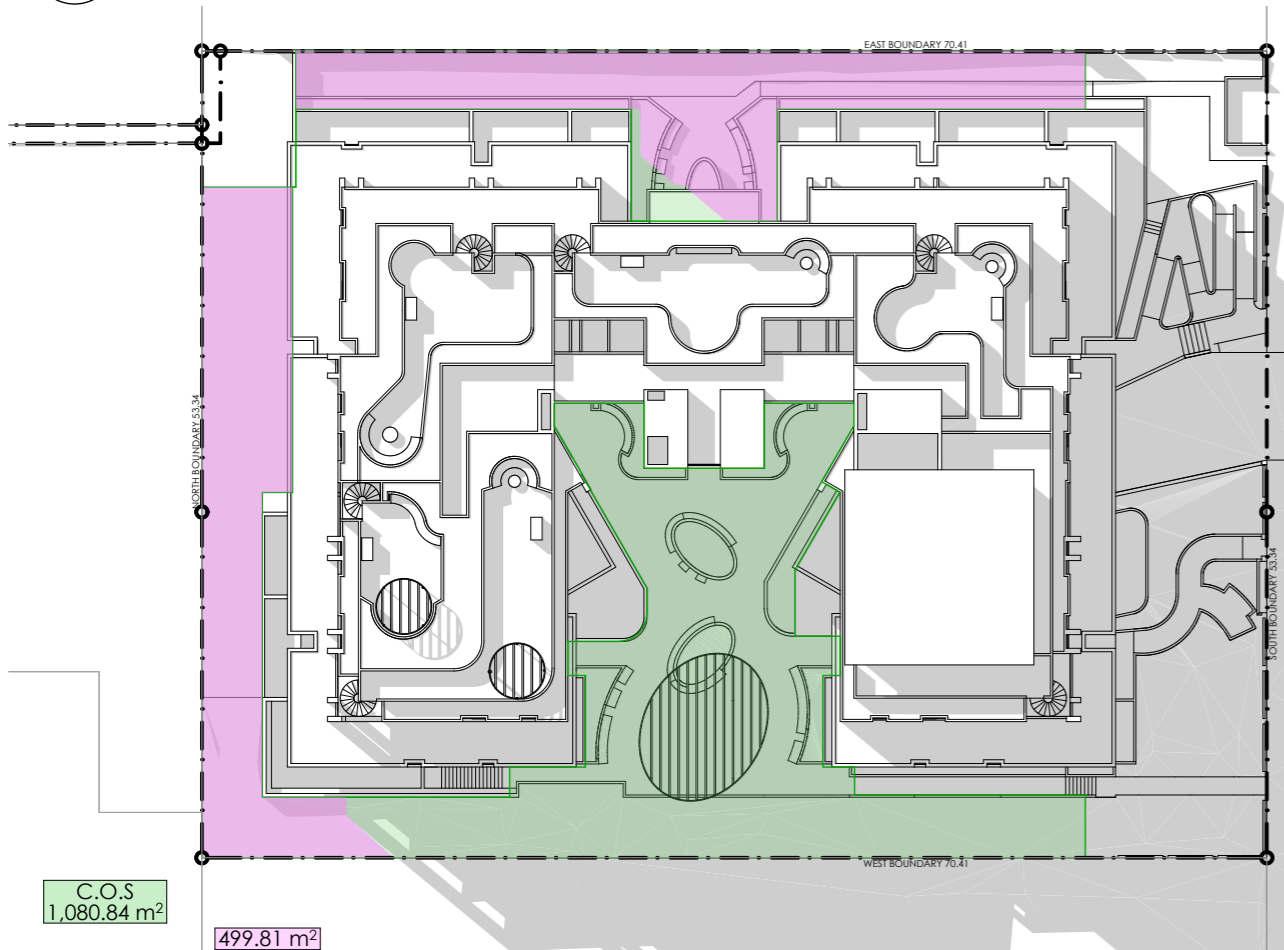
1 9AM PROPOSED(COS)  
1:500



C.O.S  
1,080.84 m<sup>2</sup>

488.33 m<sup>2</sup>

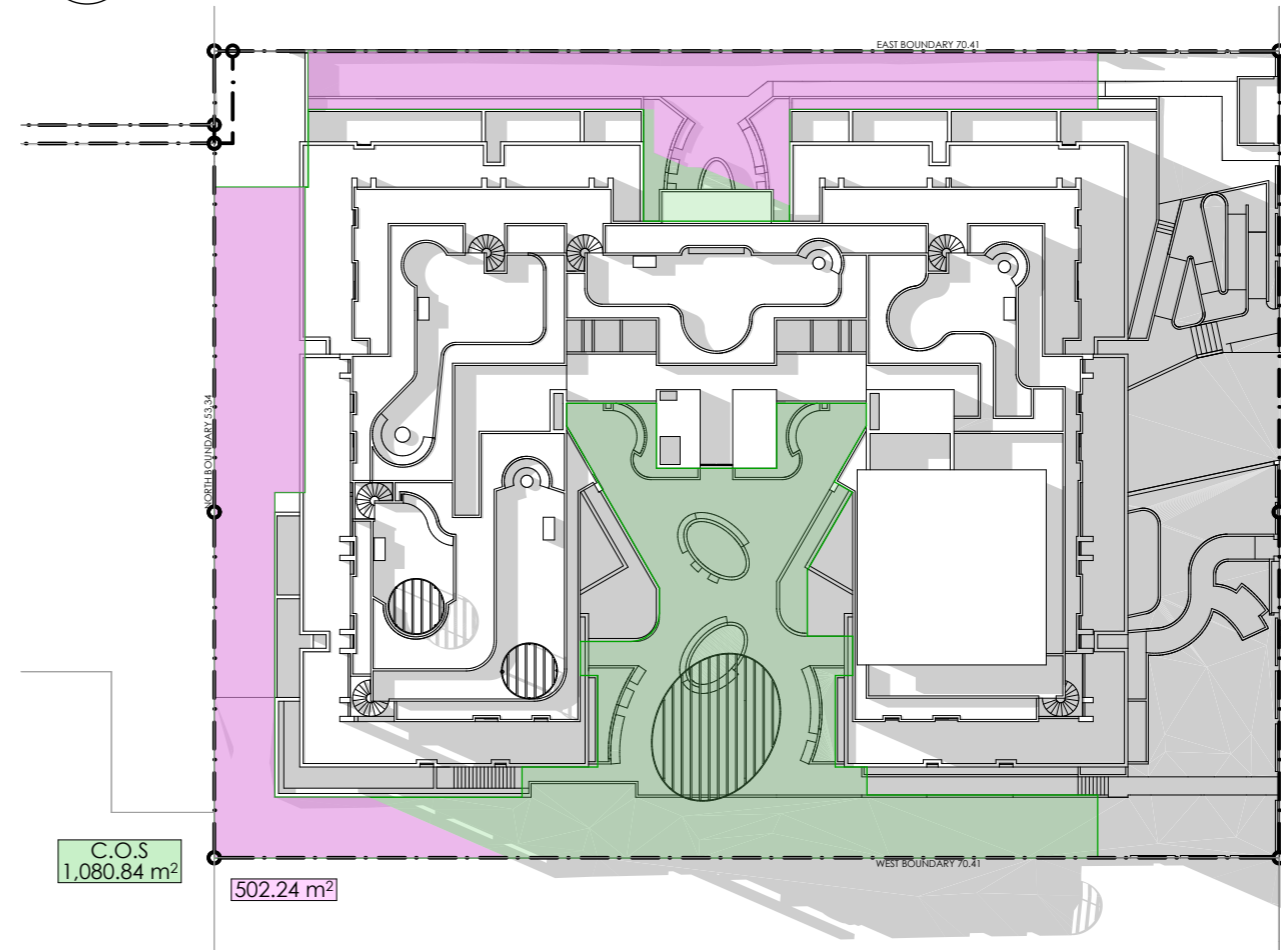
2 10AM PROPOSED(COS)  
1:500



C.O.S  
1,080.84 m<sup>2</sup>

499.81 m<sup>2</sup>

3 11AM PROPOSED(COS)  
1:500



C.O.S  
1,080.84 m<sup>2</sup>

502.24 m<sup>2</sup>

4 12PM PROPOSED(COS)  
1:500



**SHADOW IMPACT (COS) LEGEND**

- SHADOWS
- PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25

**pti ARCHITECTURE**  
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PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

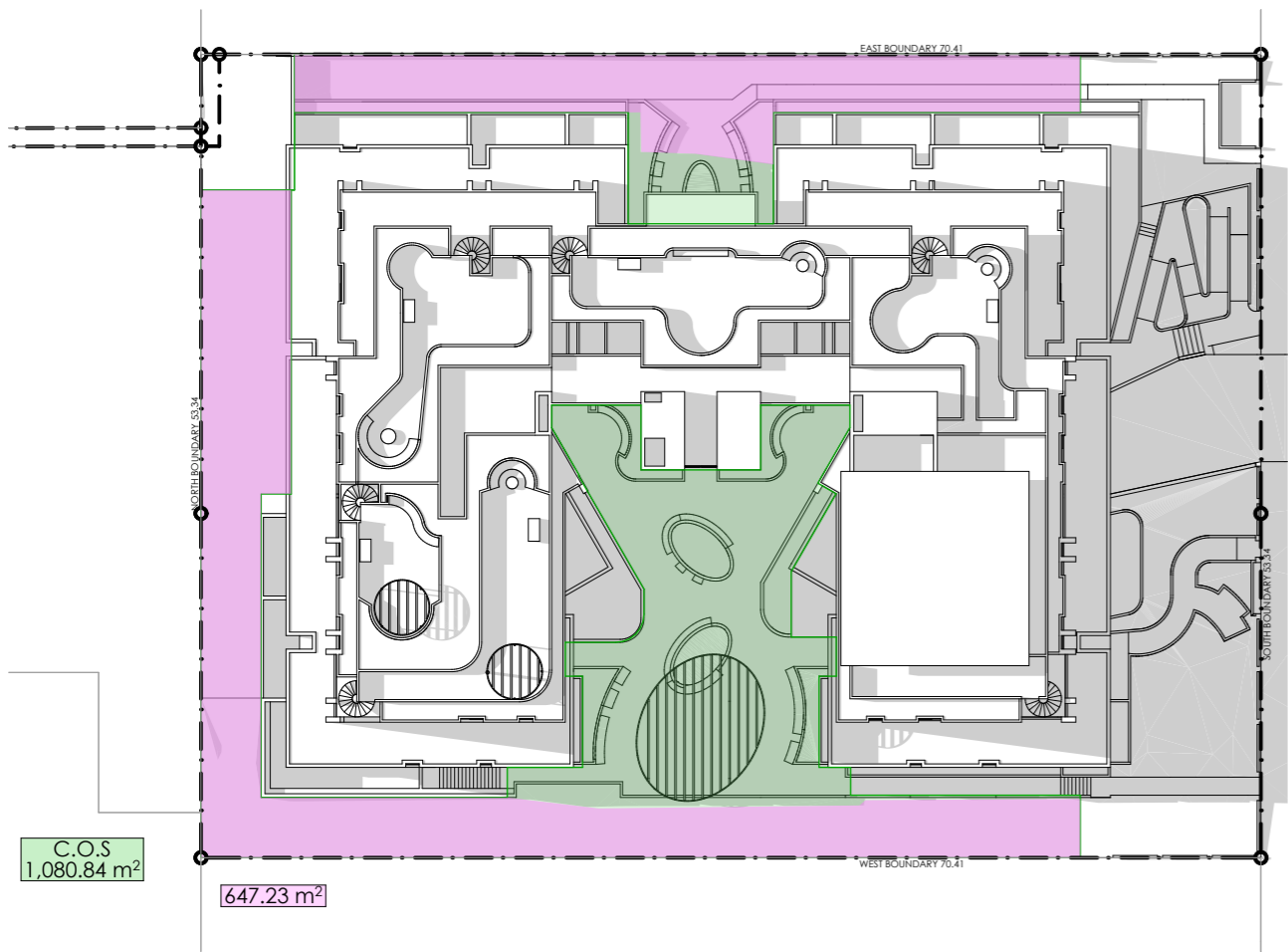
DRAWING TITLE:  
**COMMUNAL OPEN SPACE SUNLIGHT ANALYSIS**

SCALE: 1:500 AT A3 NORTH POINT:

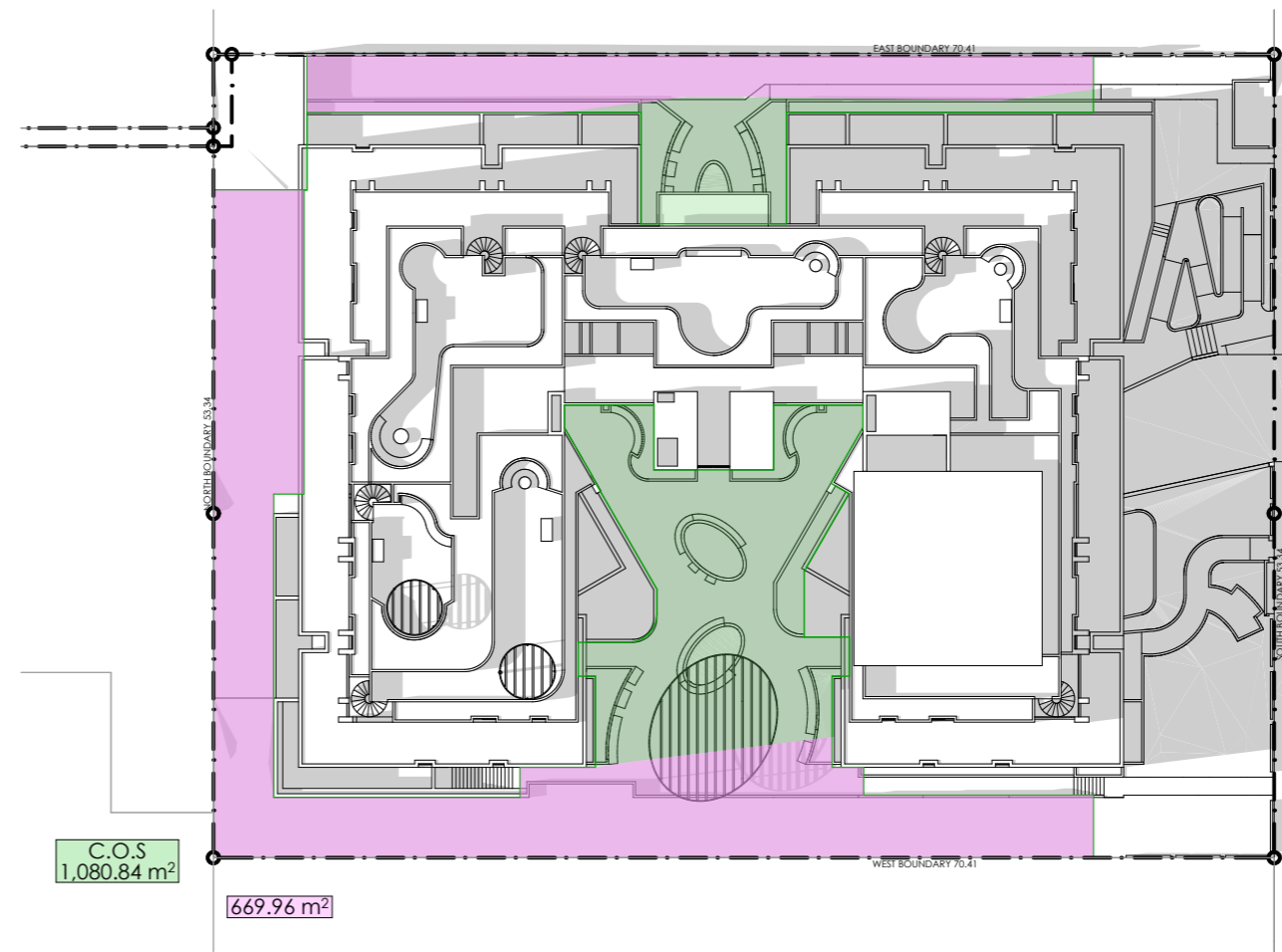
DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

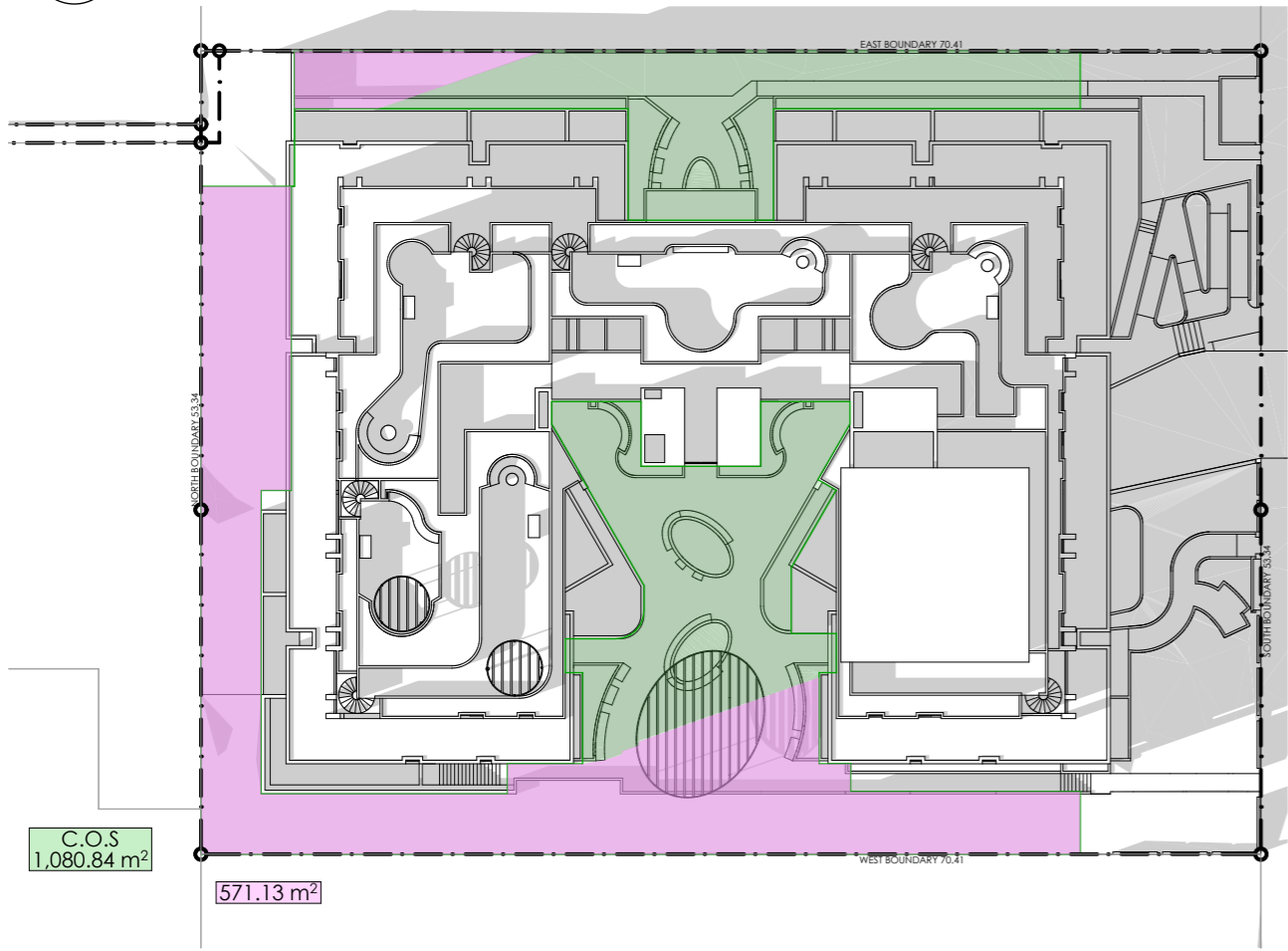
PROJECT No: P774



1 1 PM PROPOSED (COS)  
1:500



2 2 PM PROPOSED (COS)  
1:500



3 3 PM PROPOSED (COS)  
1:500

10m 30m

1:500

**SHADOW IMPACT (COS) LEGEND**

- SHADOWS
- PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE
- DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
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PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**COMMUNAL OPEN SPACE SUNLIGHT ANALYSIS**

SCALE: 1:500 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

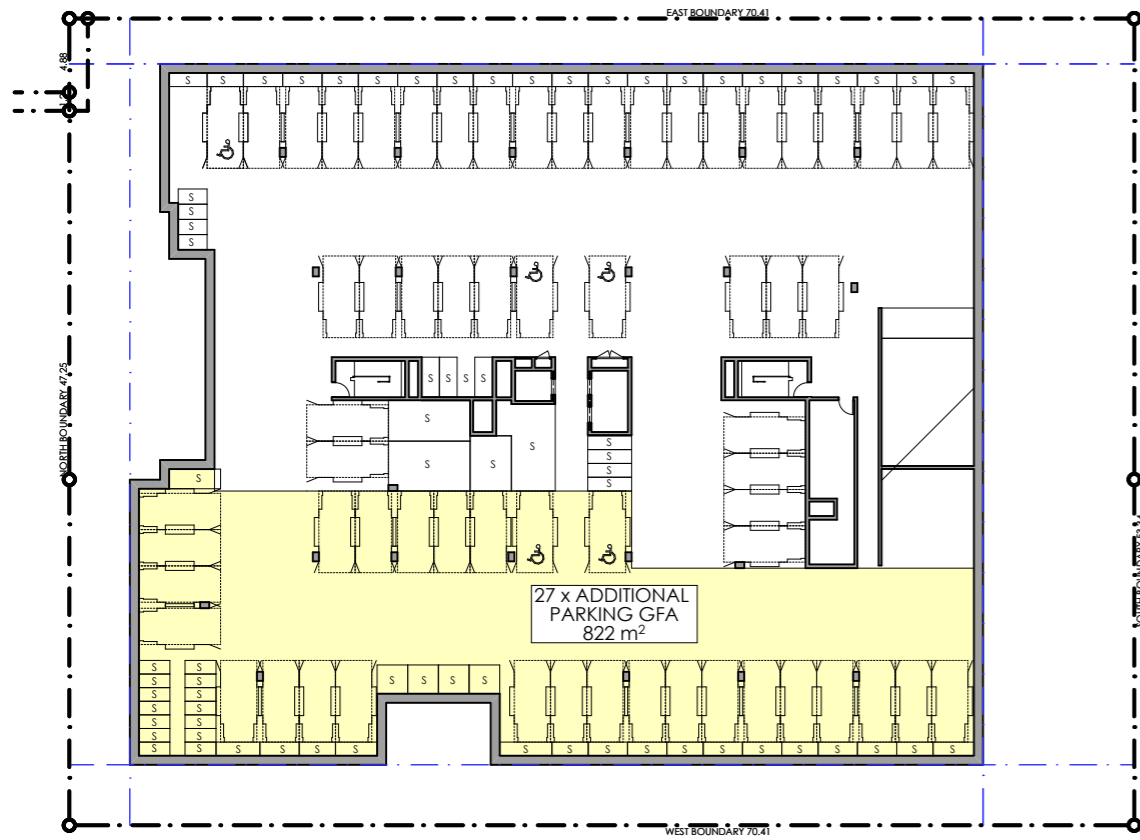
PROJECT No: P774

**DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE**

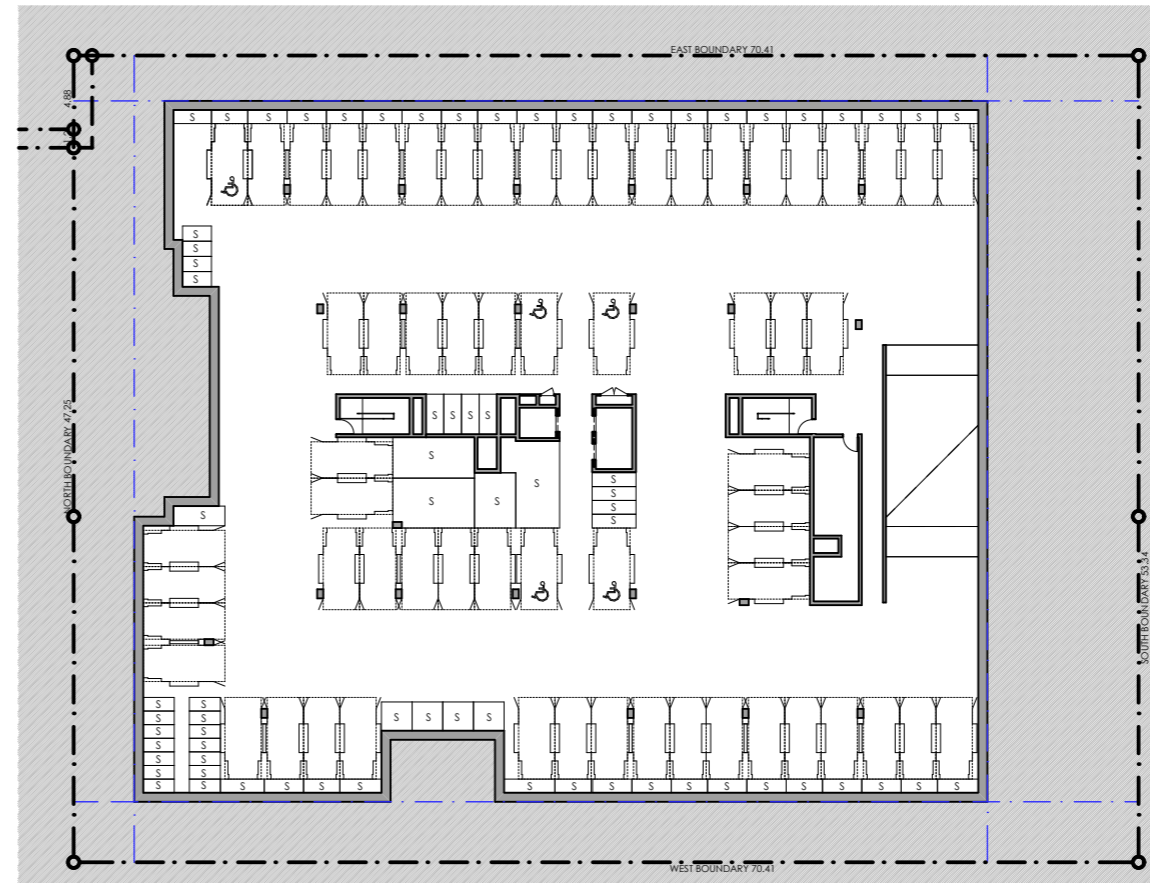
USABLE PART OF THE COMMUNAL PUBLIC OPEN SPACE (1080.84m2)

	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM
DIRECT SUNLIGHT AREA	671.35	488.33	499.81	502.24	647.23	669.96	571.13
<b>TOTAL</b>	<b>62%</b>	<b>45%</b>	<b>46%</b>	<b>46%</b>	<b>60%</b>	<b>62%</b>	<b>53%</b>

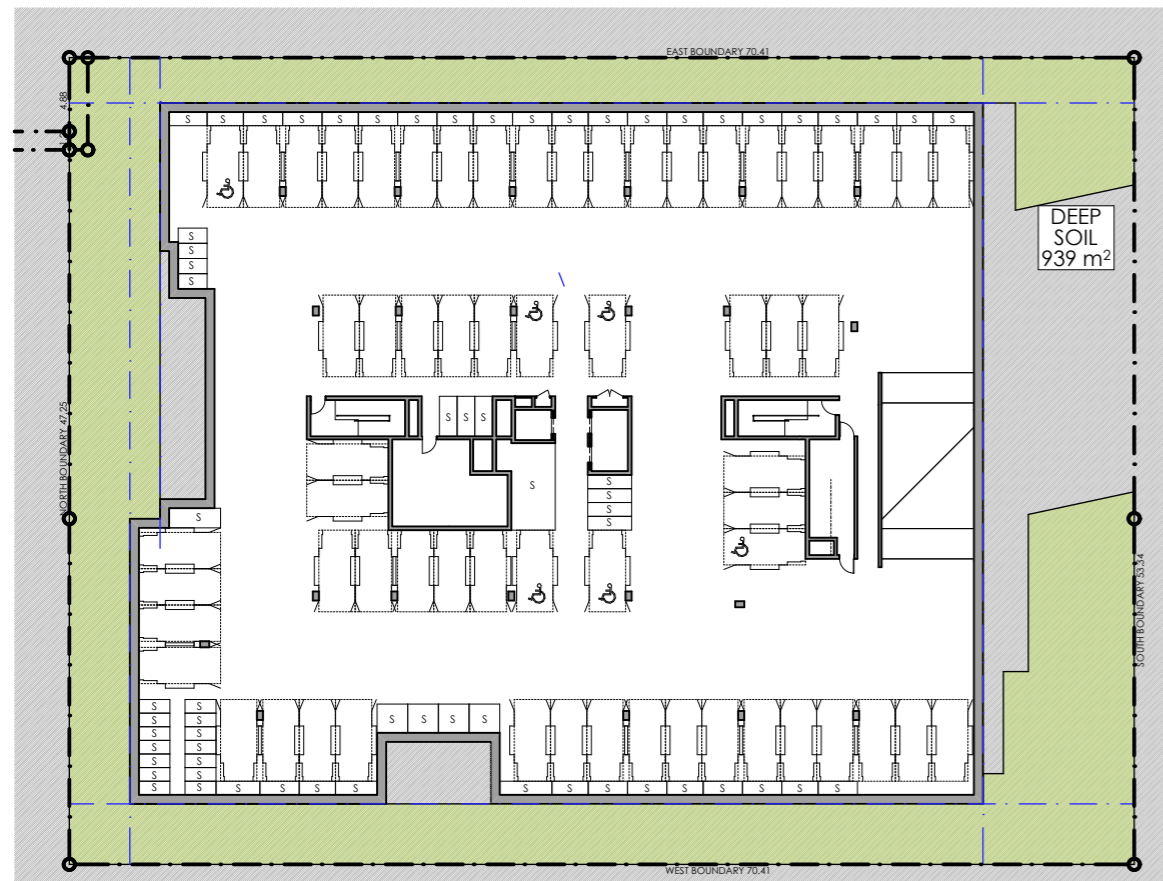
DEVELOPMENT ACHIEVE MORE THAN 50% DIRECT SUNLIGHT TO THE PRINCIPAL USABLE PART OF THE COMMUNAL OPEN SPACE FOR A MINIMUM OF 2 HOURS BETWEEN 9AM AND 3 PM ON 21 JUNE



1 GFA - BASEMENT 3  
1:500



2 GFA - BASEMENT 2  
1:500



3 GFA - BASEMENT 1  
1:500

**GFA & FSR LEGEND**

- MARKET HOUSING GFA
- AFFORDABLE HOUSING GFA
- COMMUNAL OPEN SPACE AREA

SSDA SUBMISSION

REV	DESCRIPTION	BY	DATE
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A	SSDA SUBMISSION	VD	12/06/25



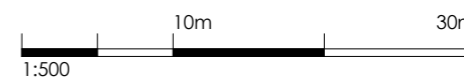
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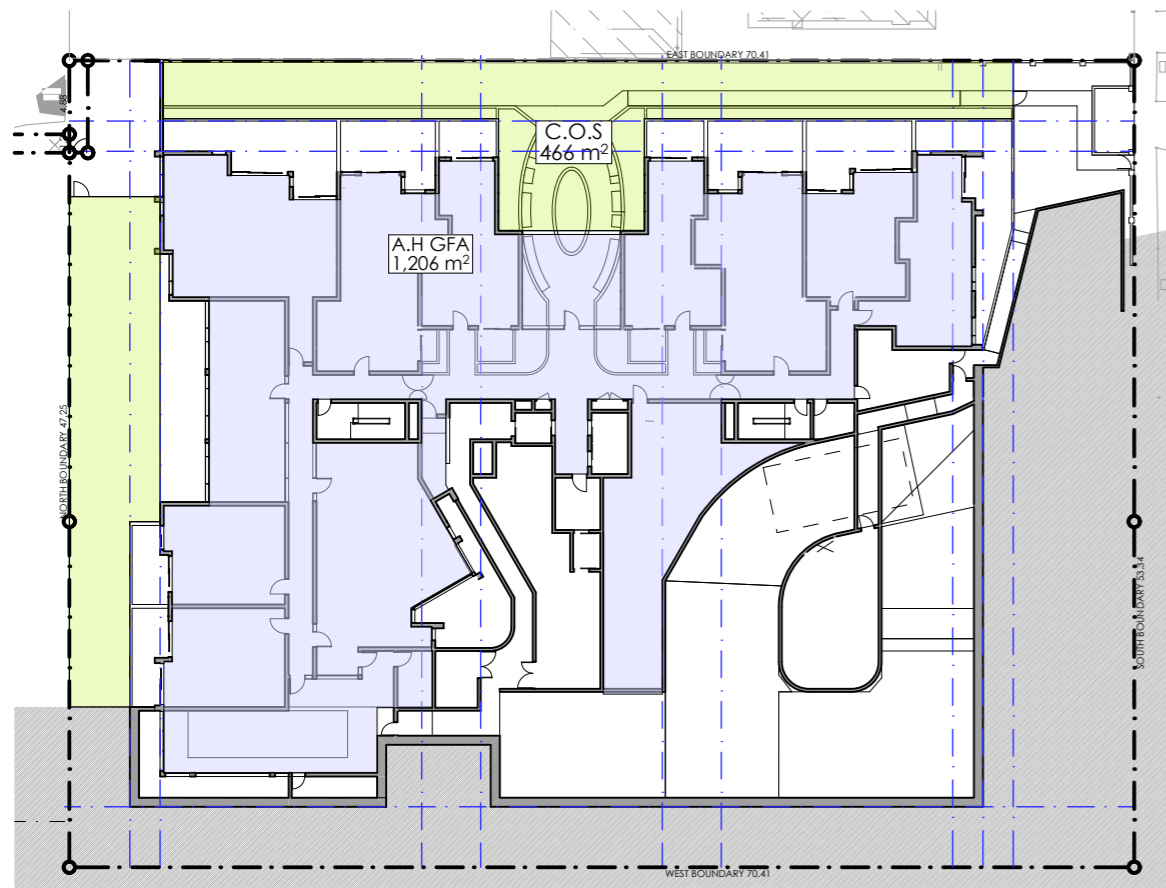
PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**GFA & FSR DIAGRAMS - SHEET  
 1**

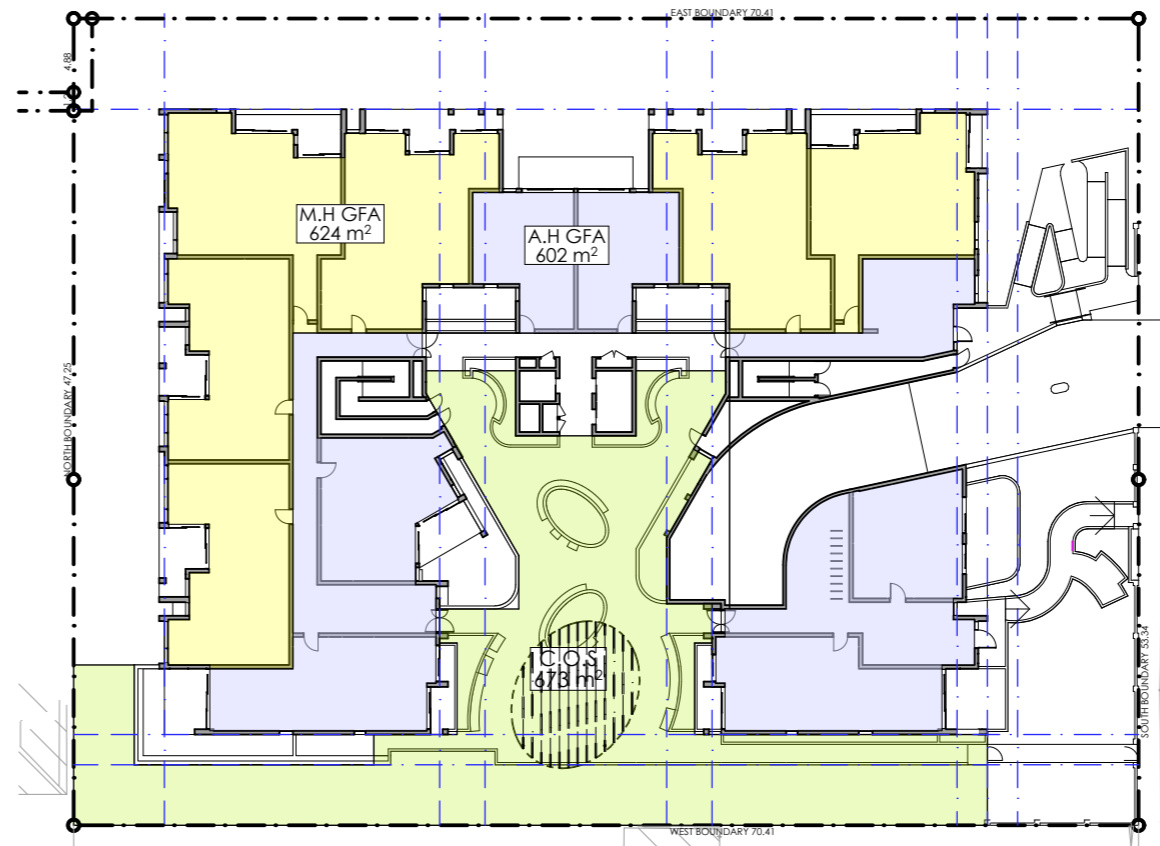
SCALE:	1:500 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		



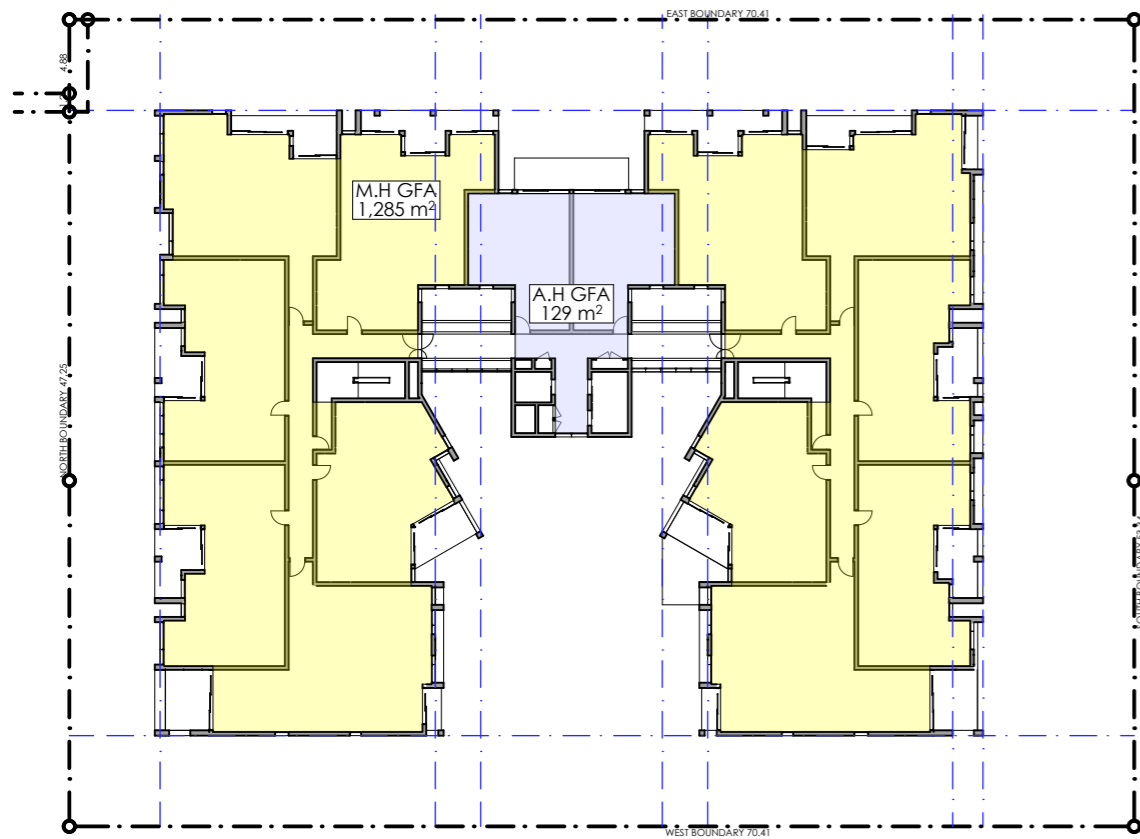
SSDA 51 B  
 stage. dwg no. revision



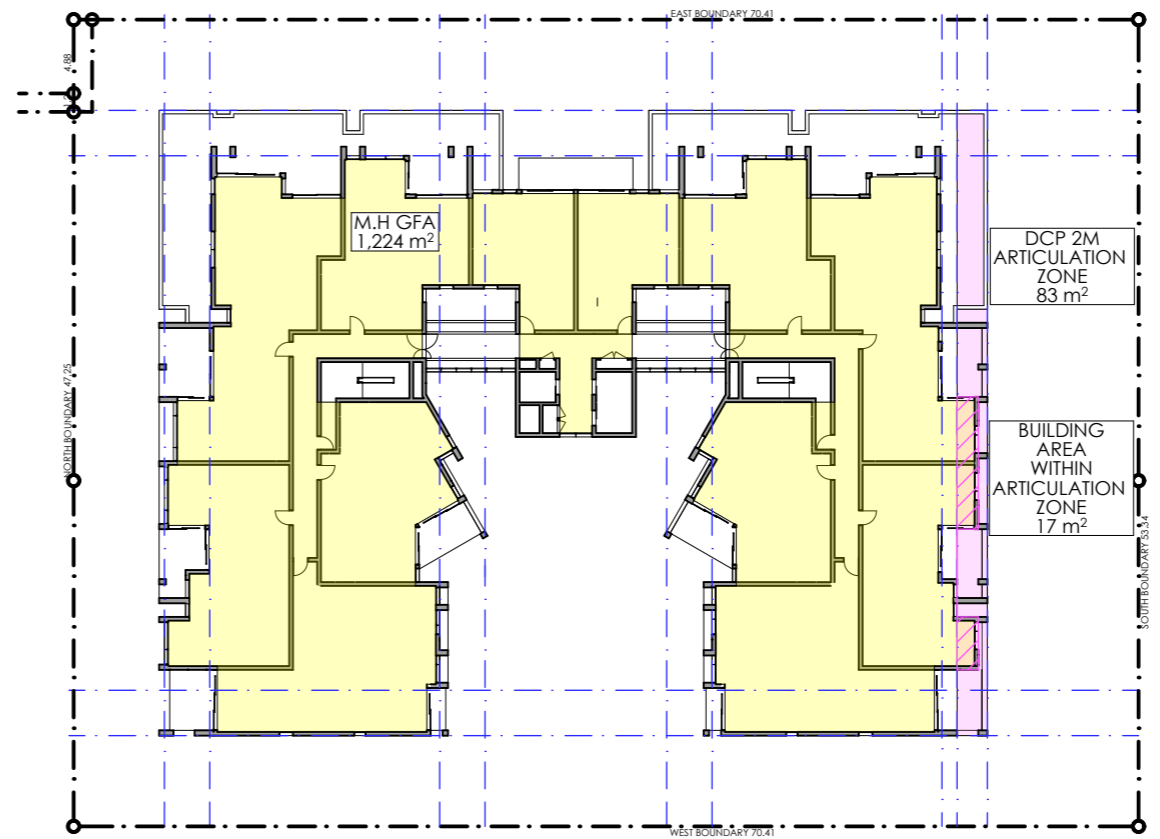
1 GFA - LOWER GROUND  
1:500



2 GFA - UPPER GROUND/ LEVEL 1  
1:500



3 GFA - LEVELS 2 & 3  
1:500



4 GFA - LEVEL 4  
1:500

**GFA & FSR LEGEND**

- MARKET HOUSING GFA
- AFFORDABLE HOUSING GFA
- COMMUNAL OPEN SPACE AREA

SSDA SUBMISSION

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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG &  
 MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT  
 DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

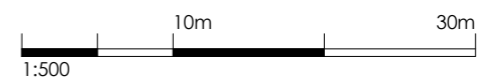
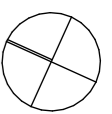
DRAWING TITLE:  
**GFA & FSR DIAGRAMS - SHEET  
 2**

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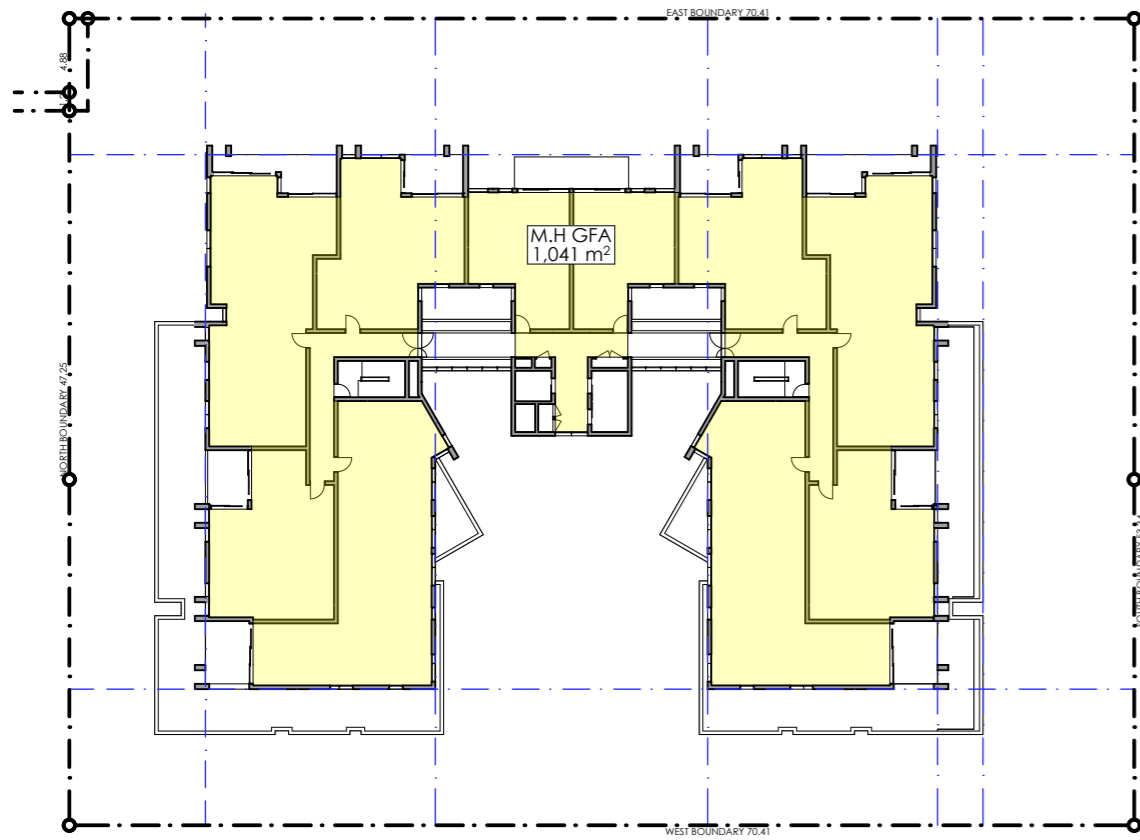
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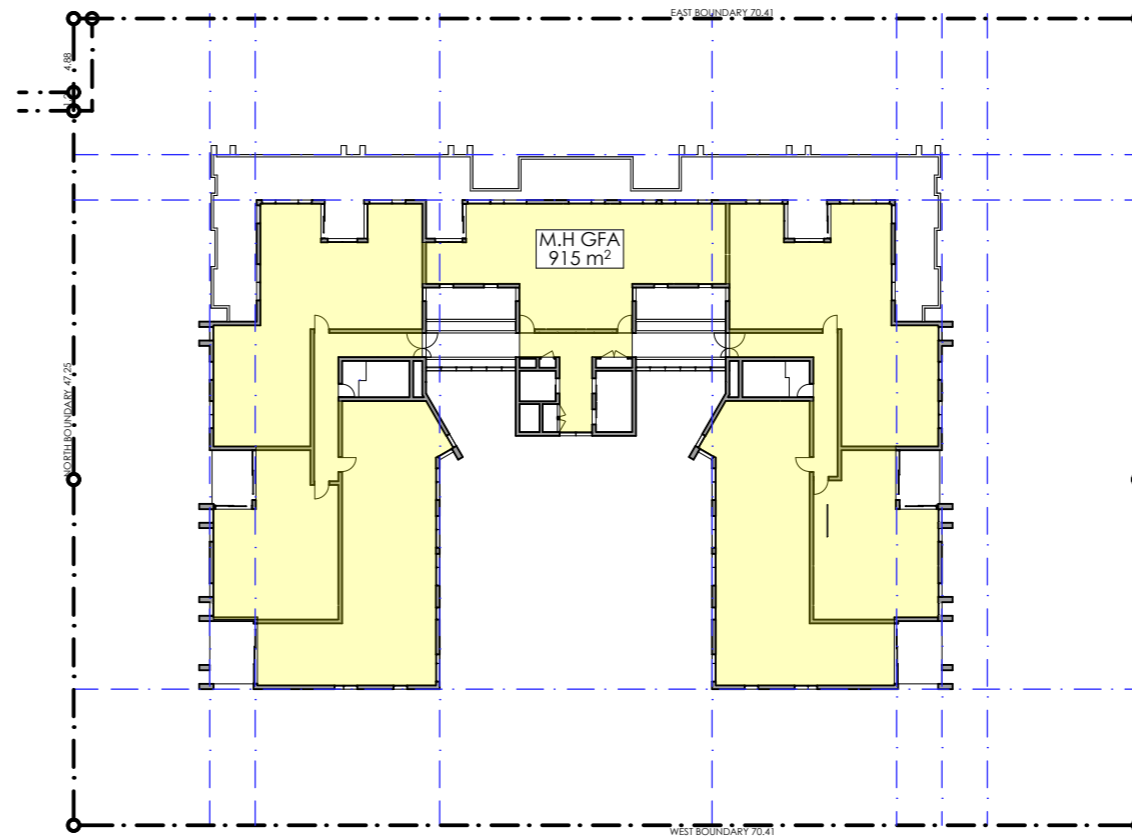
PROJECT No: P774



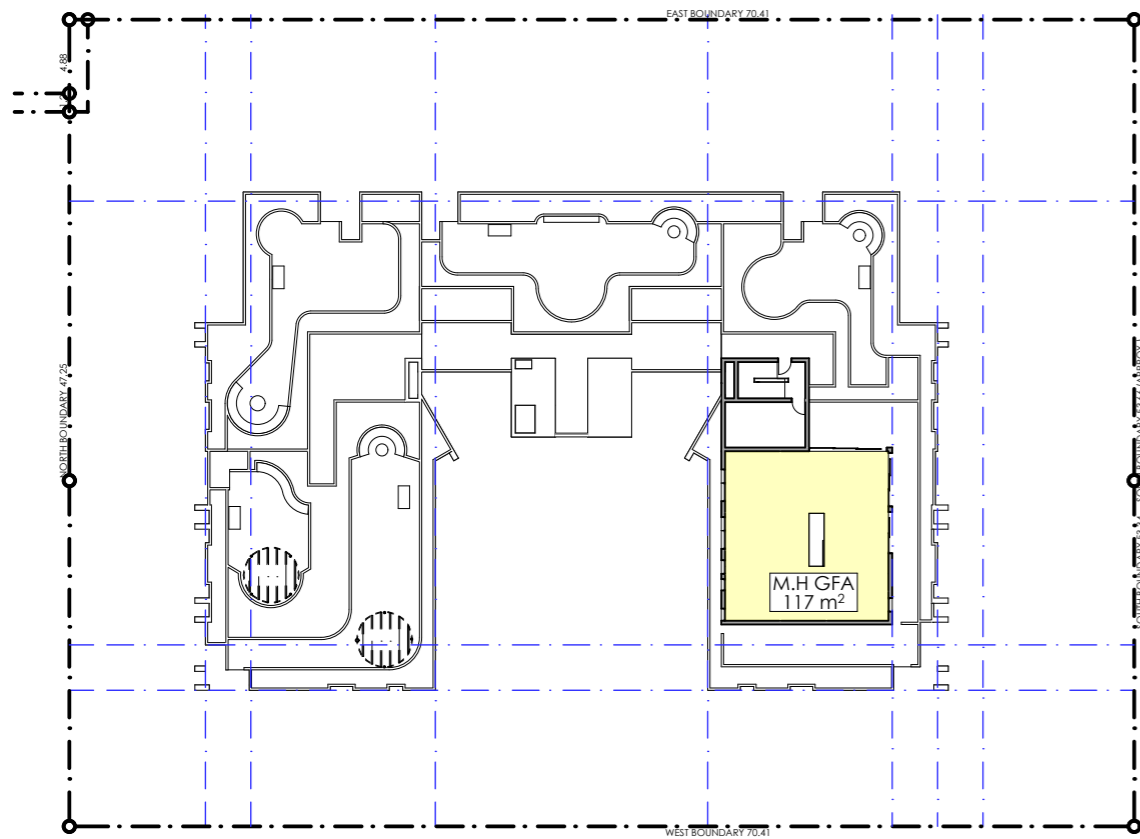
SSDA stage. 52 dwg no. B revision



1 GFA - LEVELS 5, 6 & 7  
1:500



2 GFA - LEVEL 8  
1:500



3 GFA - LEVEL 9  
1:500

**GFA & FSR LEGEND**

- MARKET HOUSING GFA
- AFFORDABLE HOUSING GFA
- COMMUNAL OPEN SPACE AREA

SSDA SUBMISSION

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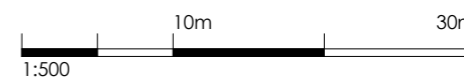
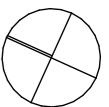
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**GFA & FSR DIAGRAMS - SHEET  
 3**

SCALE: 1:500 AT A3 NORTH POINT:

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PROJECT No: P774



**SSDA 53 B**  
 stage. dwg no. revision



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PROJECT:  
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DEVELOPMENT  
16-20 MIDDLE HARBOUR RD  
LINDFIELD**

DRAWING TITLE:  
**EXTERNAL PERSPECTIVE - SHEET  
1**

SCALE:	AT A3	NORTH POINT:
DRAWN BY:	VD/ TC/ SN	
CHECKED BY:	PI/ VD	
PROJECT No:	P774	

### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

#### 1. Commitments for Residential flat buildings - Building

##### (a) Buildings

(i) Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Floor types", "External wall types", "Internal wall types", "Ceiling and roof types", "Frames" and "Glazing" tables below.			✓
(b) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all specifications included in the tables below.		✓	
(c) The applicant must construct the floors, walls, roof, ceiling and roof, windows, glazed doors and skylights of the development in accordance with the specifications listed in the tables below. In the case of glazing, a 5% variance from the area values listed in the "Frames" and "Glazing" tables is permitted.	✓	✓	✓
(d) The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the below tables.			✓

Floor types			
Floor type	Area (m2)	Insulation	Low emissions option
suspended floor above open subfloor, frame: suspended concrete slab	1646	polystyrene	-
floors above habitable rooms, frame: suspended concrete slab	16070.3	-	-

External wall types				
External wall type	Construction type	Area (m2)	Low emissions option	Insulation
External wall type 1	framed (fibre cement sheet or boards), frame: light steel frame	7420	-	fibreglass batts or roll

Internal wall types			
Internal wall type	Construction type	Area (m2)	Insulation
Internal wall type 1	plasterboard, frame: light steel frame	12400	-
Internal wall type 2	single skin masonry, frame: light steel frame	13700	-

Reinforcement concrete frames/columns		
Building has reinforced concrete frame/columns?	Volume (m³)	Low emissions option
yes	1500	-

Ceiling and roof types			
Ceiling and roof type	Area (m²)	Roof Insulation	Ceiling Insulation
concrete - plasterboard internal, frame: no frame	1200	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
0	4900	0	4900	0	0	0	0

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##### (b) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: <ul style="list-style-type: none"> <li>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</li> <li>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</li> </ul>		✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(h) The pool or spa must be located as specified in the table.	✓	✓	
(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 4.5 but <= 6 L/min)	4 star	5 star	5 star	-	not specified	4 star	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	No alternative water supply	-	-	-	-	-	-	-

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: <ul style="list-style-type: none"> <li>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</li> <li>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</li> </ul>		✓	✓
(h) The applicant must install in the dwelling: <ul style="list-style-type: none"> <li>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances &amp; other efficiency measures" column of the table below;</li> </ul>		✓	



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CLIENT:  
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PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 1**

SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774

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 stage. dwg no. revision

(ii) Energy		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and			✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.			✓	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".			✓	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6.5 star	individual fan, ducted to façade or roof	manual switch on/off	no mechanical ventilation (ie natural)	-	natural ventilation only, or no laundry	-

Dwelling no.	Cooling		Heating		Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
803	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	0	yes
All other dwellings	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	1-phase airconditioning - non ducted / EER 3.5 - 4.0	0	no

Dwelling no.	Individual pool			Individual spa		Appliances other efficiency measures				
	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	-	induction cooktop & electric oven	4 star	-	no	no

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or			
(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
101	21.1	14.1	35.200
102	6.1	14.9	21.000
103	6.3	11.6	17.900
104	3.3	11.2	14.500

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Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
105	6.3	9.7	16.000
106	6.2	15.6	21.800
107	5.7	15.1	20.800
108	6.2	9	15.200
109	9.1	11.2	20.300
110	24.8	8.1	32.900
111	18	11.6	29.600
112	15.8	7	22.800
201	13.6	6.9	20.500
202	6.9	13.5	20.400
203	19.7	10.7	30.400
204	6.4	11.9	18.300
205	3.6	11.1	14.700
206	6.9	9.7	16.600
207	6.8	15.4	22.200
208	6	15.4	21.400
209	6.6	8.5	15.100
210	9.7	10.9	20.600
211	21.8	9	30.800
212	4.8	12.5	17.300
213	2.7	9.3	12.000
214	7.6	9.6	17.200
301	14.8	6.5	21.300
302	7.3	12.7	20.000
303	20.9	10	30.900
304	7.3	10.6	17.900
305	4.4	9.9	14.300
306	11.6	8.9	20.500
307	7.6	15.5	23.100
308	6.8	15	21.800
309	11.7	9.4	21.100

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
310	12.6	9.5	22.100
311	22.1	8.9	31.000
312	5.1	13	18.100
313	3.1	9.3	12.400
314	8.4	9	17.400
401	18.8	6.1	24.900
402	9.8	11.6	21.400
403	25.2	8.3	33.500
404	8.3	8.6	16.900
405	10.5	11.2	21.700
406	10.7	13	23.700
407	18.300	12.8	22.600
408	8.1	10.8	18.900
409	19.4	9.1	28.500
410	7.1	12.2	19.300
411	4.7	7.7	12.400
412	11.7	7.2	18.900
501	25	9.3	34.300
502	3.2	9.5	12.700
503	8.5	11.2	19.700
504	8	9.4	17.400
505	13.1	16	29.100
506	9.4	15.9	25.300
507	5.7	8.2	13.900
508	27.8	9.5	37.300
509	11.6	13.4	25.000
510	17	9.4	26.400
601	25.5	9.3	34.800
602	3.4	9.4	12.800
603	8.8	11.4	20.200
604	8.4	9.4	17.800



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**RESIDENTIAL APARTMENT DEVELOPMENT**  
**16-20 MIDDLE HARBOUR RD LINDFIELD**

DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 2**

SCALE:	1:1 AT A3	NORTH POINT:	
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PROJECT No:	P774		

Dwelling no.	Thermal loads		
	Area adjusted heating load (in MJ/m <sup>2</sup> /yr)	Area adjusted cooling load (in MJ/m <sup>2</sup> /yr)	Area adjusted total load (in MJ/m <sup>2</sup> /yr)
605	13.6	16.3	29.900
606	9.8	15.7	25.500
607	6	8.4	14.400
608	28.4	9.4	37.800
609	12	13.2	25.200
610	17.6	9.5	27.100
701	26.1	8.9	35.000
702	3.5	9.5	13.000
703	9.1	11.1	20.200
704	8.7	9.3	18.000
705	14.1	16.3	30.400
706	10.1	15.9	26.000
707	6.2	8.6	14.800
708	28	9.2	37.200
709	12.3	12.8	25.100
710	18.1	9.5	27.600
801	30	7.9	37.900
802	5.4	8.1	13.500
803	12.6	12.7	25.300
804	13.1	16.2	29.300
805	22.1	12.1	34.200
806	22.8	9.9	32.700
807	23.1	14.6	37.700
LG01	0.5	10.9	11.400
LG02	0.5	11.6	12.100
LG03	3.1	10.6	13.700
LG05	15.1	18.9	34.000
LG07	24	9.9	33.900
LG08	6.5	15.2	21.700
LG09	26.6	10.9	37.500
All other dwellings	23.9	9.8	33.700

**(c) Common areas and central systems/facilities**

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>(i) Water</b>			
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Swimming pool (No. 1)	Volume: 65 kLs	Location: Building Pool shaded: yes	-
Central water tank - rainwater or stormwater (No. 1)	3000	To collect run-off from at least: - 800 square metres of roof area of buildings in the development - 0 square metres of impervious area in the development - 0 square metres of garden/lawn area in the development - 0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 821 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site
Fire sprinkler system (No. 1)	-	-	-
Fire sprinkler system (No. 2)	-	-	-
Fire sprinkler system (No. 3)	-	-	-

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B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

**(ii) Energy**

	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	-	-	light-emitting diode	none	no
Lift bank (No. 2)	-	-	light-emitting diode	none	no
Lift bank (No. 3)	-	-	light-emitting diode	none	no
Indoor swimming pool	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	time clocks	no
Basement 3 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Basement 2 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
Basement 1 car park area	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	motion sensors	no
B1 Car Park Exhaust	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Main Switch Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
LG Waste Rooms	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
LG Bulky Waste	ventilation (supply + exhaust)	-	light-emitting diode	motion sensors	no
LG Community rooms	air conditioning system	time clock or BMS controlled	light-emitting diode	manual on / manual off	no
LG Services	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
L1 Plant Room	no mechanical ventilation	-	light-emitting diode	manual on / manual off	no
Basement Firestairs	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Basement Storage	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no

Common area	Common area ventilation system		Common area lighting		
	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
LG Bikes	no mechanical ventilation	-	light-emitting diode	motion sensors	no
L1 Visitors Bikes	no mechanical ventilation	-	light-emitting diode	motion sensors	no
Mail Foyer	ventilation (supply + exhaust)	time clock or BMS controlled	light-emitting diode	motion sensors	no
All other Firestairs	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	motion sensors	no
Basement Bikes	no mechanical ventilation	-	light-emitting diode	motion sensors	no
LG Access WC	ventilation (supply + exhaust)	none i.e., continuous	light-emitting diode	motion sensors	no
All other Corridors	no mechanical ventilation	-	light-emitting diode	daylight sensor and motion sensor	no

Central energy systems	Type	Specification
Swimming pool (No. 1)	Heating source: electric heat pump	Pump controlled by timer: yes
Lift bank (No. 1)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels (including basement): 9 number of levels from the bottom of the lift shaft to the top of the lift shaft: 12 number of lifts: 1 lift load capacity: >= 1001 kg but <= 1500kg



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 Nominated Registered Architect: Peter Israel (reg no 50564)  
 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT**  
**16-20 MIDDLE HARBOUR RD LINDFIELD**

DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 3**

SCALE:	1:1 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

**2. Commitments for multi-dwelling housing**

**(a) Dwellings**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

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B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
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REV	DESCRIPTION	BY	DATE

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

**3. Commitments for single dwelling houses**

**(a) Dwellings**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✓	✓	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✓	✓
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✓	✓
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✓	✓
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✓	✓	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✓	
(g) The pool or spa must be located as specified in the table.	✓	✓	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✓	✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✓	✓



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 ABN 90 050 071 022

CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 4**

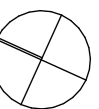
SCALE: 1:1 AT A3 NORTH POINT:

DRAWN BY: VD/ TC/ SN

CHECKED BY: PI/ VD

PROJECT No: P774

SSDA 58 B  
 stage. dwg no. revision



(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✓	✓
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✓	
(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✓	✓	✓
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

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#### 4. Commitments for common areas and central systems/facilities for the development (non-building specific)

**(b) Common areas and central systems/facilities**

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✓	✓
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓	✓
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✓	✓	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	4 star (> 4.5 but <= 6 L/min)	4 star	4 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 10 peak kW
Other	Active power factor correction installed?: yes	-

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE



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CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**




PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**













DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 5**

SCALE:	1:1 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		

Notes
1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend
1. Commitments identified with a  in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a  in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a  in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfillment it is required to monitor in relation to the building or part, has been fulfilled).

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.			
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.			
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.			
(g) Where there is an in-slab heating or cooling system, the applicant must:  (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.			
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.			
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.			

SSDA SUBMISSION

**THERMAL PERFORMANCE SPECIFICATIONS: (24477 – Lindfield)**  
**The following specifications take precedence over other plan notations for the construction of this building.**  
**NOTE:** In addition to BASIX commitments; building compliance is required to comply with the 'New South Wales Additions' in the current edition of the NCC, at the time of building. This includes New South Wales :

- Building Thermal construction
- For metal frames, thermal breaks
- Floor edging
- Sealing of rooflights, windows and doors 3
- Any new A/C or mechanical ventilation system
- Any new heated water system
- Energy monitoring equipment

**WINDOWS (total product specification – glass + frame)**  
 Products are based on Air Filled High Solar Gain Low-e/Plain glass double Glazing in AL frames

**EXTERNAL WALL (Medium colour)**  
 Cavity Panel – R2.5 90mm thick bulk insulation with vapour barrier  
 Structural Concrete – No insulation

**INTERNAL WALL**  
 Concrete – Partition walls – No insulation applied  
 Cavity Panel – No Insulation

**EXTERNAL FLOOR**  
 Suspended Concrete (Basement/ Carpark/Open below) – R2.0 bulk insulation

**CONCRETE CEILING / ROOF**  
 R2.5 bulk insulation

**RATED either with NO DOWNLIGHTS or with LED downlights which do not penetrate ceiling insulation (ie: IC rated)**

**Ceiling fans used in bedrooms**

Refer to current HERS Certificate to validate these thermal specification details.

B	AMENDED IN RESPONSE TO DPHI COMMENTS	VD	31/07/25
A	SSDA SUBMISSION	VD	12/06/25
REV	DESCRIPTION	BY	DATE

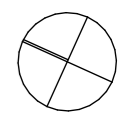


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CLIENT:  
**MR. MING HANG YANG & MR. JOHN WU**

PROJECT:  
**RESIDENTIAL APARTMENT DEVELOPMENT  
 16-20 MIDDLE HARBOUR RD  
 LINDFIELD**

DRAWING TITLE:  
**BASIX COMMITMENTS - SHEET 5**

SCALE:	1:1 AT A3	NORTH POINT:	
DRAWN BY:	VD/ TC/ SN		
CHECKED BY:	PI/ VD		
PROJECT No:	P774		