

LAVENDER BAY

64-66 LAVENDER ST & 3-7 MIDDLEMISS ST
LAVENDER BAY, NSW

SSDA NATURAL VENTILATION DESIGN REVIEW

RWDI #2512833
9 March 2026

SUBMITTED TO

CE Project Ventures Pty Ltd
Level 17/100 Miller St,
North Sydney NSW 2060

SUBMITTED BY

RWDI Australia Pty Ltd
Suite 602, Level 6, 80 William Street,
Woolloomooloo, NSW 2011
ABN 86 641 303 871



DOCUMENT CONTROL

Version	Status	Date	Prepared By	Reviewed By
1	Initial	27 January 2026	TSC/TYT	YCY/GEL
2	Update to the Latest Drawings	26 February 2026	YCY	TSC
3	Update Count	3 March 2026	YCY	GEL
4	Update to 100% Arch Drawings	9 March 2026	YCY	GEL

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RWDI

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Declaration		
Qualified Professional Name	Henry Kuo	
Qualified Professional Qualifications	BE(Aero), DipPM, MIEAust	
The undersigned declares that this SSDA Natural Ventilation Design Review has been prepared in response to the following SEARs requirements issued for the Project on 30 June 2025 (EIS) and 2 July 2025 (Rezoning Report) for SSD-86797708:		
SEARs item no.	SEARs Issue and Assessment Requirements	Relevant Section of this Report that addresses SEARs Requirement
6	Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	Section 6: Natural Ventilation Results
Signed		
Dated	9 March 2026	



EXECUTIVE SUMMARY

This SSDA Natural Ventilation Design Review has been prepared by RWDI Australia Pty Ltd (RWDI) to accompany the State Significant Development Application (SSDA) and Planning Proposal for 64-66 Lavender St & 3-7 Middlemiss St, Lavender Bay (the **Project**) for SSD-86797708. The assessment was performed with consideration of the Apartment Design Guide (ADG) in conjunction with State Environmental Planning Policy (Housing) 2021 (the Housing SEPP).

On review of the proposed design, it is expected that 69.4% (34/49) of the assessed apartments on the first 9 storeys (i.e., both Tower A and B from Level G to Level 8) for the Project will be naturally cross-ventilated. This is achieved via dual-aspect designs for 34 residential corner apartments that are considered naturally cross-ventilated under the ADG, comprising:

- 21 out of 27 (77.8%) units in Tower A, and
- 13 out of 22 (59.1%) units in Tower B.

Habitable rooms of the Project will need to include openable windows / doors etc., be equivalent to 5% of the floor area served in accordance with the National Construction Code.



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1 INTRODUCTION

RWDI Australia Pty Ltd (RWDI) was retained to provide advice with regards to the natural ventilation performance for the proposed development (the Project) at 64-66 Lavender Street & 3-7 Middlemiss Street, Lavender Bay, as shown in Figure 1. The assessment was performed with consideration of the Apartment Design Guide (ADG) in conjunction with State Environmental Planning Policy (Housing) 2021 (the Housing SEPP). This report documents the findings of our desktop review based on the following:

- Architectural drawings provided by SJB Architects to RWDI on 4 March 2026,
- Local meteorological data for the Sydney region; and
- RWDI's knowledge of air flows within and around buildings.

The Project is exposed to prevailing westerly and north-westerly winds, with southerly winds potentially intensified between nearby high-rise buildings, and northeasterly winds may be shielded by the elevated highway. As illustrated in Figure 1, the broader existing context further supports the exposure, and this characteristic is advantageous for natural ventilation, as it enhances airflow throughout the Project site.

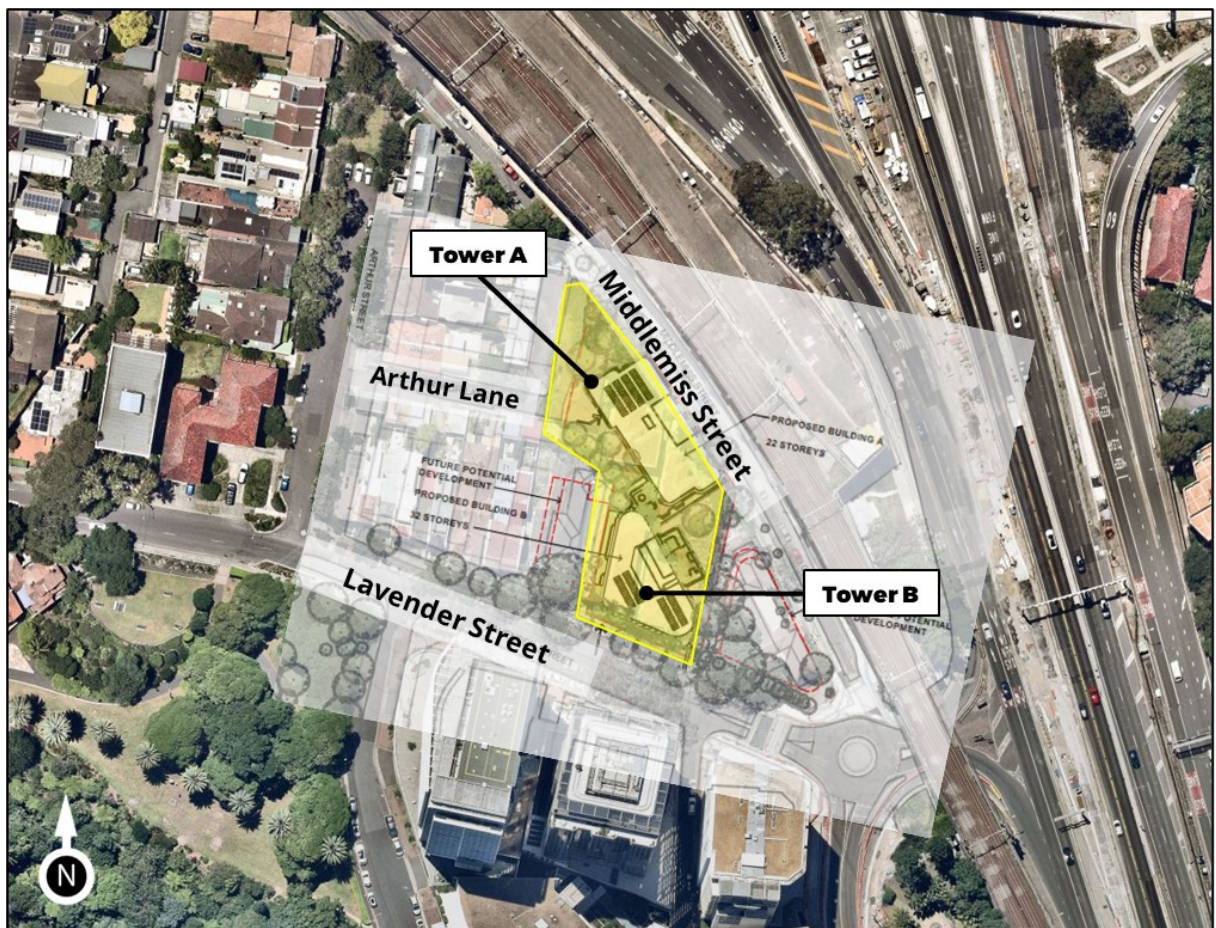


Figure 1: Project Location in Yellow and Surrounding Context - Map Credit: Nearmap, Image Overlay Credit: "SITE PLAN- PROPOSED CONTEXT: Drawing No. DA-0202/4"

Note that no detailed simulations or wind tunnel studies were undertaken as part of this desktop review. To quantify these conditions or refine any conceptual mitigation measures, further investigations can be undertaken at a later stage.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) dated 30 June 2025, issued for the SSDA (**SSD-86797708**). Specifically, this report has been prepared to respond to the SEARs requirement issued below.

Table 1: SEARs Requirements

Item	Description of requirement	Response (in this report)
6. Built Form and Urban Design	Provide an assessment of the development against the design principles for residential apartment development set out in Schedule 9 of the Housing SEPP and the Apartment Design Guide (ADG). This should include a table which demonstrates how each dwelling (including affordable dwellings) performs against the ADG design criteria.	6

1.1 Project Descriptions

The proposed development seeks approval for the rezoning of the site and development consent for the construction of a residential development.

1. The SSDA specifically involves the following works:
 - Demolition of the existing buildings on site;
 - Site excavation, and other preparatory site works;
 - Construction of a 32 and 23-storey residential flat building, including 3% designated affordable housing, consisting of approximately a total of 160 dwellings,
 - Five levels of basement parking,
 - Vehicular access from Lavender Street and loading access from Middlemiss Street,
 - A new public accessible open space, including a through-site link and site landscaping, and
 - Site amalgamation,
 - Utility and services augmentation as required.

To accommodate the proposed SSDA, a concurrent rezoning is sought to increase the site's maximum building height.



2 APARTMENT DESIGN GUIDE (ADG)

Section 4B of the ADG states that:

"Natural cross ventilation is achieved by apartments having more than one aspect with direct exposure to the prevailing winds, or windows located in significantly different pressure regions, rather than relying on purely wind driven air."

The ADG guidance focuses on two key aspects for natural ventilation in apartment developments. This is noted in the following sections:

Section 4B-1: All Habitable rooms are naturally ventilated.

This section provides guidance to support natural ventilation. The main guidance provided is that an area of unobstructed window opening be provided for each habitable room of 5% of the floor area served. Furthermore, the buildings orientation should be such that it maximises the capture and use of the prevailing breezes.

Section 4B-3: Number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residences.

This section details design criteria for natural cross ventilation in the first 9 storeys of the building being assessed, specifically that at least 60% of the apartments on these levels be naturally cross ventilated. Apartments located on level 10 and above are deemed to be considered naturally cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed.

Furthermore, depth of cross-over or cross-through apartments should not be more than 18 m from glass line to glass line.

Noting that the ADG is a guideline, it does not provide specific metrics detailing what constitutes adequate ventilation. It therefore falls to the wind consultant to recommend an appropriate metric.

3 METEOROLOGICAL DATA

Meteorological data recorded at the Sydney International Airport in Sydney, Australia, the closest meteorological station to the Project, for the period from 2013 to 2022, were used as a reference for wind conditions in the area. The wind rose (Figure 2) graphically depicts the combined directional distributions of wind frequencies and speeds annually measured at the airport at an anemometer height of 10 m. Natural ventilation at the Project will be primarily driven by exposure to the prevailing winds from the northeast, south, and west through northwest directions throughout the year.

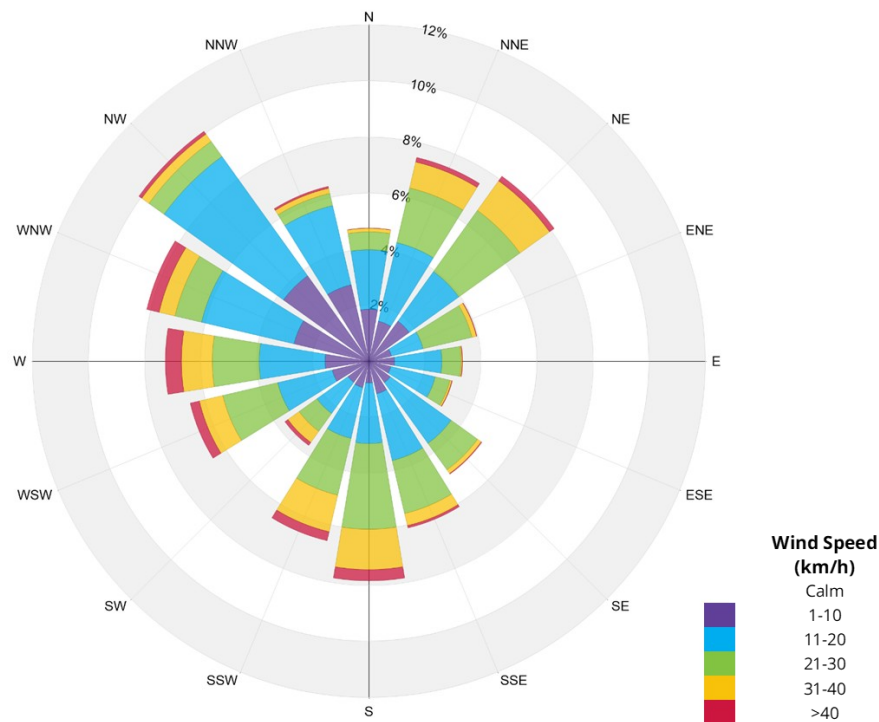


Figure 2: Directional Distribution of Winds Recorded at Sydney International Airport (2013 – 2022)

To facilitate analysis, annual winds were further broken down into two seasons, as illustrated in Figure 3 on the next page. The seasonal wind roses show winds with high frequency from the west-southwest through northwest sectors during winter, while northeasterly and southerly winds dominate during the summer months. Strong winds of mean speed greater than 30 km/h (measured at the airport at an anemometer height of 10 m) occur 12.7% in the winter and 12.3% in the summer.

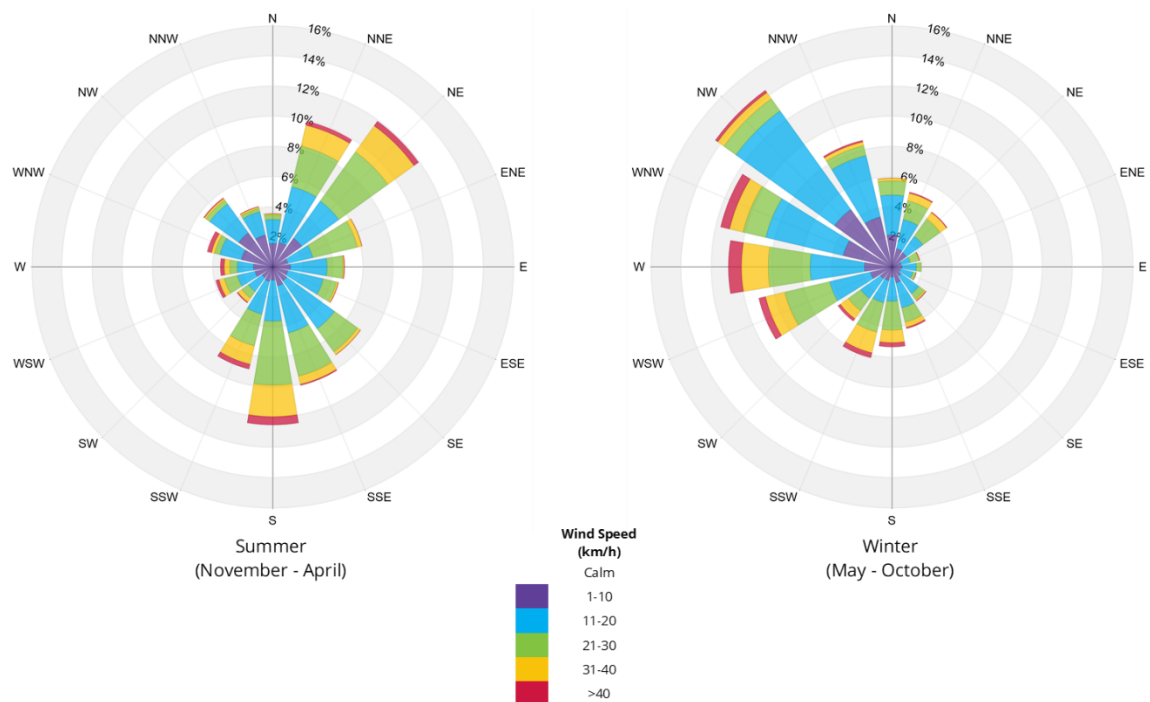


Figure 3: Directional Distribution of Winds for Summer and Winter Season (Winds Blowing From) Sydney International Airport (2013 - 2022)

4 SITE EXPOSURE TO PREVAILING WINDS

Figure 4 below illustrates the Project's exposure to prevailing winds throughout the year based on the winds blowing from the Sydney International Airport (2013-2022). The Project is exposed to the prevailing westerly through north-westerly winds due to the adjacent low-rise suburban surroundings. The southerly winds may be accelerated through the gaps in between the high-rise buildings and result in windy exposure to the Project. The elevated highway to the northeast of the Project may reduce surface-level wind speeds from the northeasterly winds. However, the Project's exposed structures are expected to remain influenced by regional prevailing winds, supporting effective natural ventilation.



Figure 4: Site Exposure to Regional Prevailing Winds – Map Credit: Nearmap

5 NATURAL VENTILATION STRATEGIES

The ability of the site to harness natural ventilation will be dependent on the exposure of the external openings on the building's facade to the prevailing winds, as well as the type of natural ventilation strategy employed.

Wind driven natural ventilation takes advantage of the local wind conditions to drive air through the internal spaces of residences. The internal air flow is driven by a pressure differential across the openings, with air moving from high pressure to low pressure openings, as noted in Figure 5. Therefore, it is important to understand the pressure distribution around a built form as well as the prevailing wind direction(s) to assist in the positioning of opening locations. This will allow for wind pressure driven natural ventilation will be achieved in accordance with the ADG. Figure 6 provides a simplified plan and section view of a wind pressure field around a built form for a given wind direction. Note that thermal driven buoyancy ventilation would act in addition to this wind driven flow path.

Objective 4B-2 of the ADG notes that natural ventilation for single-aspect apartments can have primary windows augmented with plenums and light wells, even so, they are generally not suitable for natural cross ventilation as they are typically located on the same building aspect. However, natural cross ventilation can be achieved by locating the plenum in a significantly different pressure region, i.e. on the opposite or an orthogonal building aspect, as per Section 4B of the ADG.

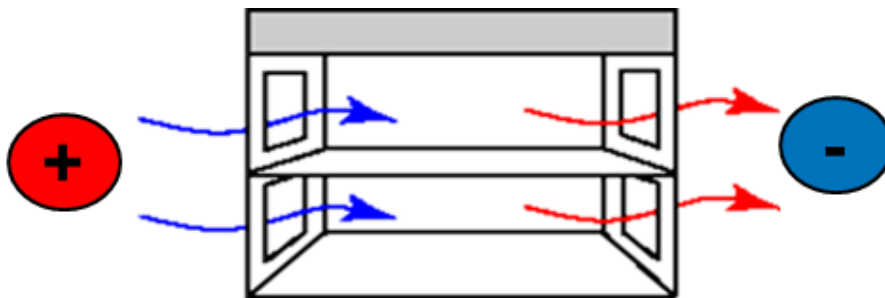


Figure 5: Pressure-driven Natural Ventilation

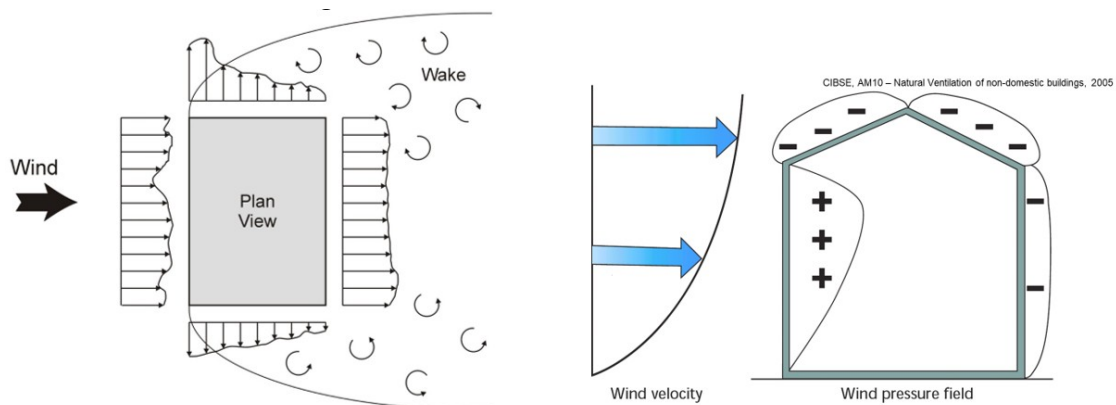


Figure 6: Pressure Distribution Around a Building for a Given Wind Direction: Plan (left) and Section (right)



6 NATURAL VENTILATION RESULTS

An assessment has been undertaken of the drawings provided by the architect (shown in Appendix A) of all apartments located within the first 9 storeys (proposed Level G to Level 8) of the Project for natural cross ventilation in accordance with the ADG.

Based on our review, 69.4% (34/49) of residential apartments on the first 9 storeys are naturally cross-ventilated/capable of being naturally cross-ventilated. A summary of the natural ventilation conditions associated with the design of the Project is noted below and detailed in Table 2 and Table 3 (apartment numbers as indicated on the floor plan in Appendix A):

- **34 out of 49** of the residential apartments in the first 9 storeys are **dual-aspect apartments** and are considered naturally cross-ventilated according to the ADG, comprising **21 out of 27 (77.8%)** in Tower A and **13 out of 22 (59.1%)** in Tower B.

This qualitative assessment was based primarily on a desktop review of the architectural drawings of the Project and its surrounding context, combined with the meteorological data for Sydney.

Table 2: Natural Cross Ventilation Summary of the First 9 Levels in Tower A

Building	Level	Apartment Number	Naturally Cross Ventilated	Naturally Ventilated (5% Openable Area) ¹
Tower A	2	A.02.1	Yes	Yes
		A.02.2	Yes	Yes
		A.02.3	Yes	Yes
		A.02.4	No	Yes
		A.02.5	Yes	Yes
	3	A.03.1	Yes	Yes
		A.03.2	Yes	Yes
		A.03.3	No	Yes
	5	A.05.1	Yes	Yes
		A.05.2	Yes	Yes
		A.05.3	Yes	Yes
		A.05.4	No	Yes
		A.05.5	Yes	Yes
	6	A.06.1	Yes	Yes
		A.06.2	Yes	Yes
		A.06.3	Yes	Yes
		A.06.4	No	Yes
		A.06.5	Yes	Yes
	7	A.07.1	Yes	Yes
		A.07.2	Yes	Yes
		A.07.3	Yes	Yes
		A.07.4	No	Yes
		A.07.5	Yes	Yes
	8	A.08.1	Yes	Yes
		A.08.2	Yes	Yes
		A.08.3	Yes	Yes
		A.08.4	No	Yes

¹External openings of the habitable rooms are expected to include an openable windows / doors, etc., equivalent to 5% of the floor area served in accordance with the National Construction Code.

Table 3: Natural Cross Ventilation Summary of the First 9 Levels in Tower B

Building	Level	Apartment Number	Naturally Cross Ventilated	Naturally Ventilated (5% Openable Area) ¹
Tower B	2	B.02.1	Yes	Yes
		B.02.2	No	Yes
		B.02.3	No	Yes
		B.02.4	No	Yes
	3	B.03.1	Yes	Yes
		B.03.2	No	Yes
		B.03.3	No	Yes
		B.03.4	No	Yes
	4	B.04.1	Yes	Yes
		B.04.2	No	Yes
		B.04.3	No	Yes
	5	B.05.1	Yes	Yes
		B.05.2	No	Yes
	6	B.06.1	Yes	Yes
		B.06.2	Yes	Yes
		B.06.3	Yes	Yes
	7	B.07.1	Yes	Yes
		B.07.2	Yes	Yes
		B.07.3	Yes	Yes
	8	B.08.1	Yes	Yes
		B.08.2	Yes	Yes
		B.08.3	Yes	Yes

¹External openings of the habitable rooms are expected to include an openable windows / doors, etc., equivalent to 5% of the floor area served in accordance with the National Construction Code.



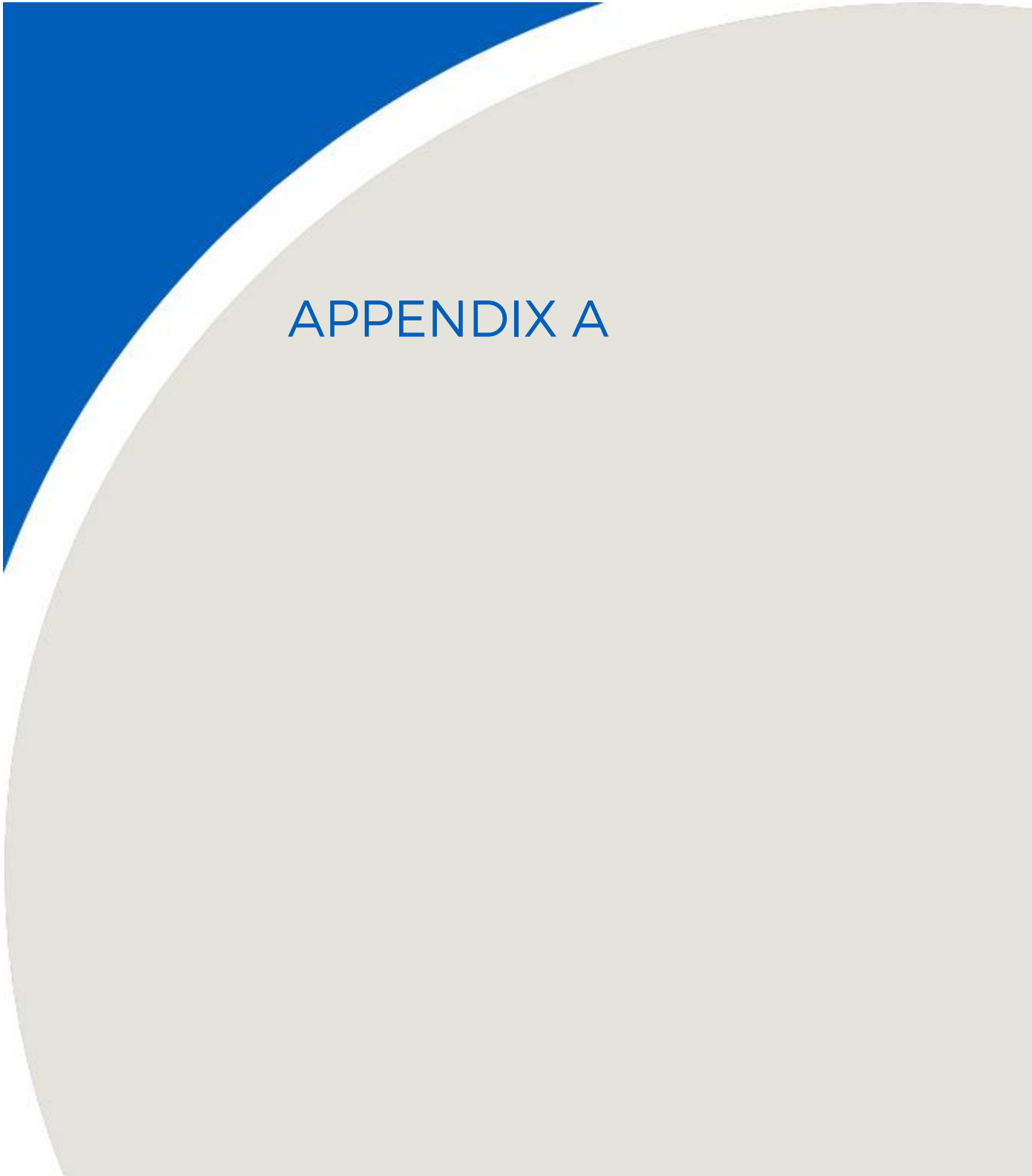
7 GENERAL STATEMENT OF LIMITATIONS

This report, entitled *SSDA Natural Ventilation Design Review: 64-66 Lavender Street & 3-7 Middlemiss Street*, was prepared by RWDI Australia Pty Ltd ("RWDI") for *CE Project Ventures Pty Ltd* ("Client"). The findings and conclusions presented in this report have been prepared for the Client and are specific to the project described herein ("Project"). The conclusions and recommendations contained in this report are based on the information available to RWDI when this report was prepared.

Because the contents of this report may not reflect the final design of the Project or subsequent changes made after the date of this report, RWDI recommends that it be retained by Client during the final stages of the project to verify that the results and recommendations provided in this report have been correctly interpreted in the final design of the Project.

The conclusions and recommendations contained in this report have also been made for the specific purpose(s) set out herein. Should the Client or any other third party utilise the report and/or implement the conclusions and recommendations contained therein for any other purpose or project without the involvement of RWDI, the Client or such third party assumes any and all risk of any and all consequences arising from such use and RWDI accepts no responsibility for any liability, loss, or damage of any kind suffered by Client or any other third party arising therefrom.

Finally, it is imperative that the Client and/or any party relying on the conclusions and recommendations in this report carefully review the stated assumptions contained herein and to understand the factors which may impact the conclusions and recommendations provided.

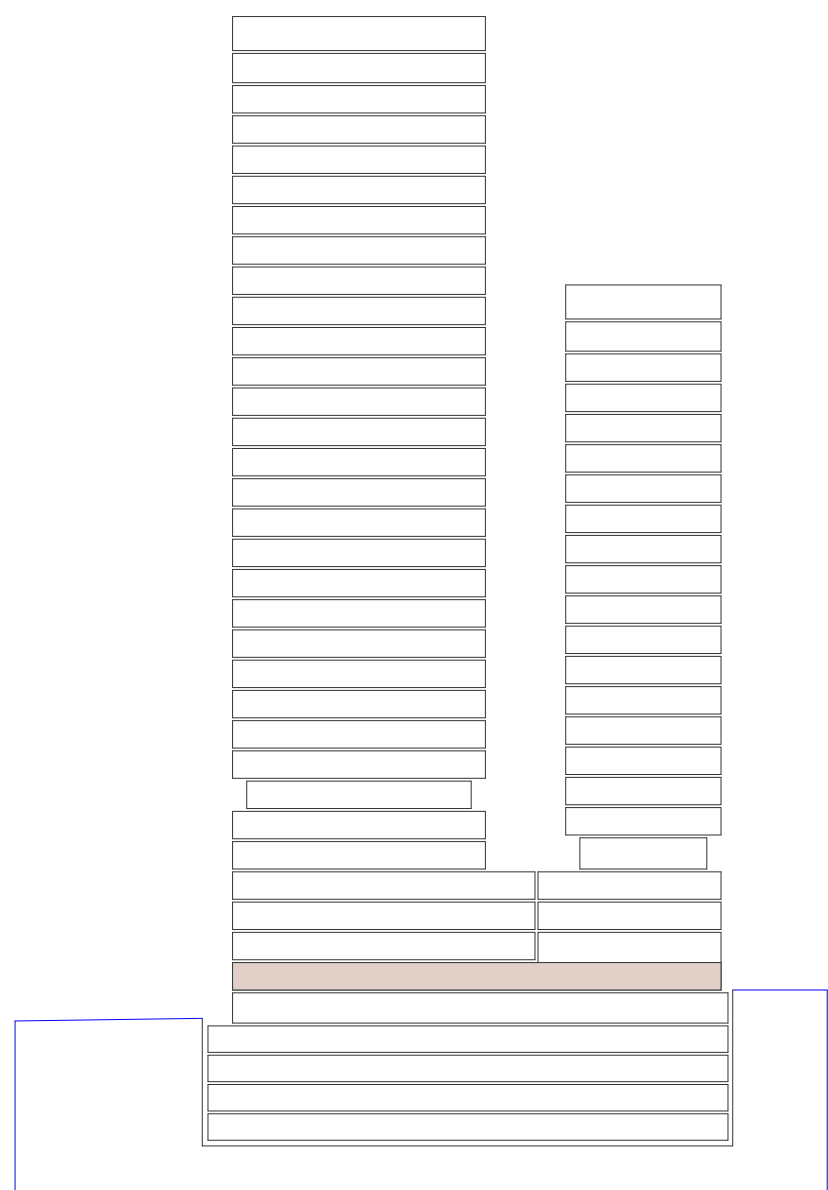
A large decorative graphic on the left side of the page. It features a blue triangular shape in the top-left corner, a white curved line separating it from a large light-grey circular area, and a thin white line separating the grey area from the rest of the page.

APPENDIX A



LEGEND

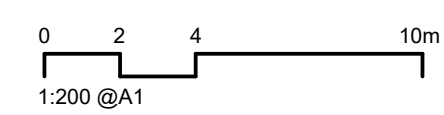
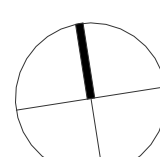
- SITE BOUNDARY
- SETBACKS
- HERITAGE CONSERVATION ZONE
- HERITAGE ITEM
- 1 BED
- 1 BED + ST
- 2 BED
- 2 BED + ST
- 3 BED
- 3 BED + ST
- 3 BED + ST
- LOBBY / COMMON
- BALCONY
- CAR PARK
- SERVICES
- DEEP SOIL



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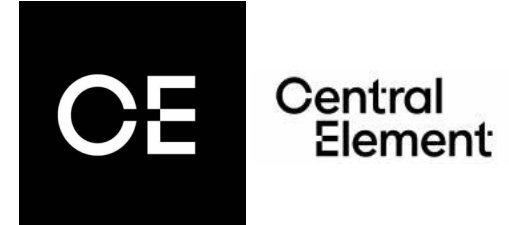


Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	26.11.2025	PRELIMINARY	WG	SC
2	28.11.2025	FOR INFORMATION	WG	SC
3	12.12.2025	FOR INFORMATION	WG	SC
4	17.12.2025	FOR INFORMATION	WG	SC
5	21.01.2026	FOR INFORMATION	WG	SC
6	28.01.2026	FOR INFORMATION	WG	SC
7	06.02.2026	FOR APPROVAL	WG	SC
8	12.02.2026	FOR APPROVAL	WG	SC
9	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St
Drawing Name
FLOOR PLAN - LEVEL 00 - GROUND

Date

03.03.2026
Scale
1 : 200
Drawing No.
DA-1006

Scale

Sheet Size

A1
6419
/ 9

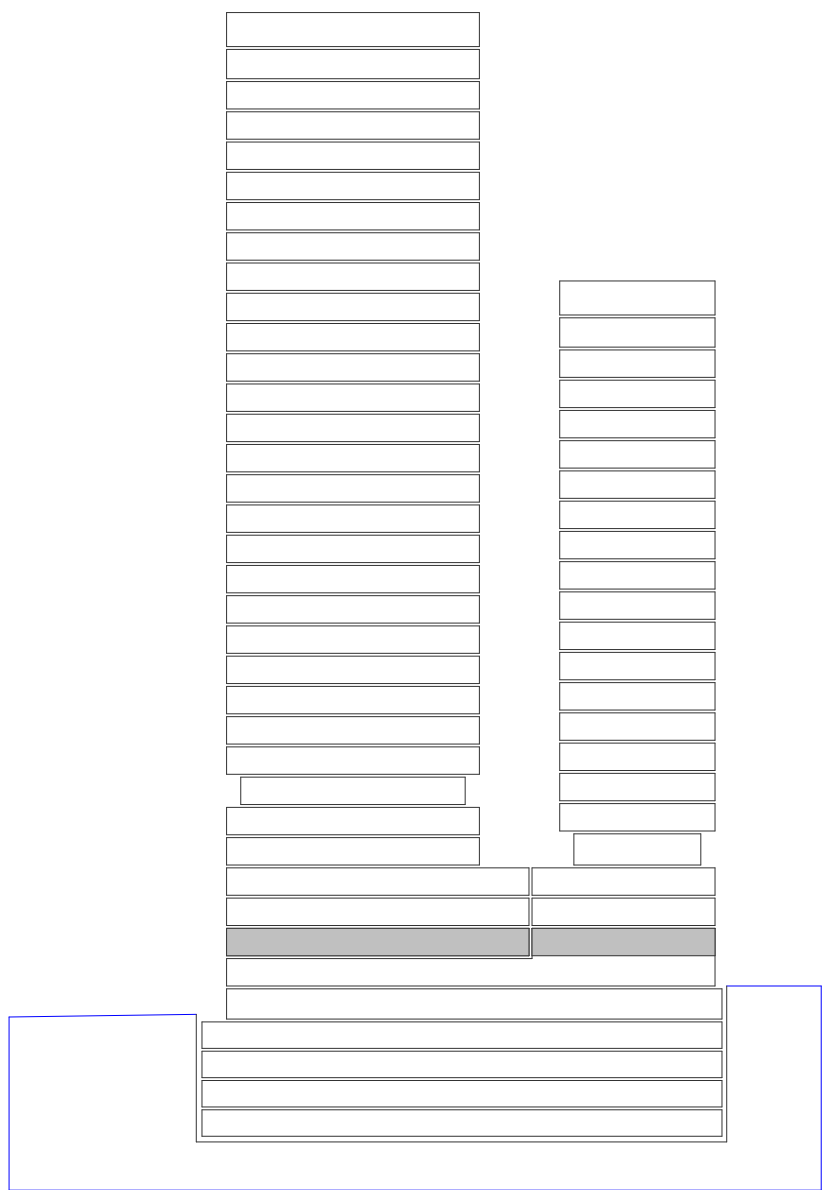
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Sunny Hills NSW 2010
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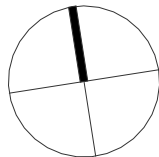
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- 3 BED + ST
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- BALCONY
- CAR PARK
- SERVICES
- DEEP SOIL



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Client



Central
Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name
FLOOR PLAN - LEVEL 01

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1007

Revision

/ 9

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LEGEND

SITE BOUNDARY

SETBACKS

HERITAGE CONSERVATION ZONE

HERITAGE ITEM

1 BED

1 BED + ST

2 BED

2 BED + ST

3 BED

3 BED + ST

3 BED + ST

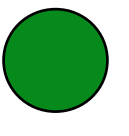
LOBBY / COMMON

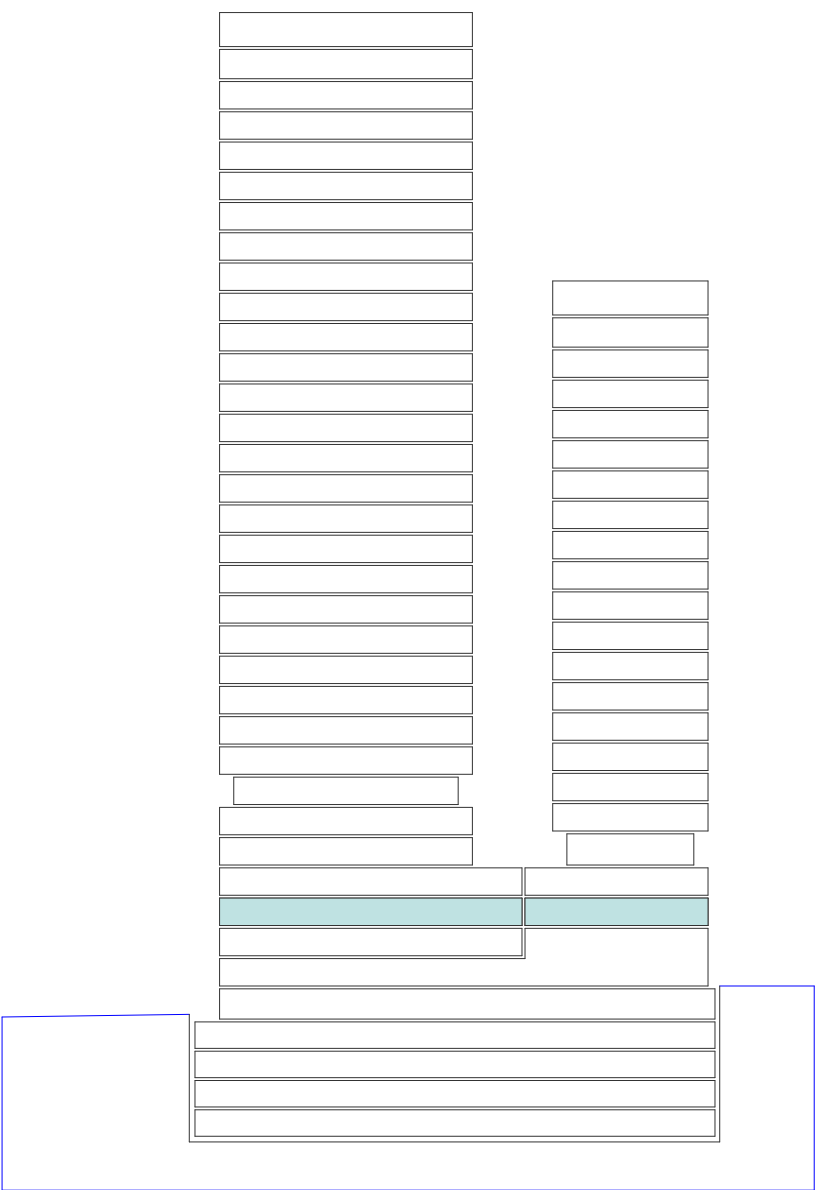
BALCONY

CAR PARK

SERVICES

DEEP SOIL

 NATURALLY CROSS VENTILATED VIA DUAL ASPECT OPENINGS



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02

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2

4

10m

1:200 @A1

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Client

CE

Central
Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

FLOOR PLAN - LEVEL 02

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1008

Revision

/ 9

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	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL

29 ARTHUR STREET

27-29 ARTHUR LANE

SYDNEY HARBOUR BRIDGE VIADUCT

27 ARTHUR STREET

Structure Engr to ensure opening for Access.

POOL PLANT

LOBBY

FFL 42.60

HEAT EXCHANGE PLANT

AFFORDABLE UNIT

AFFORDABLE UNIT

52 LAVENDER STREET

54 LAVENDER STREET

56 LAVENDER STREET

62 LAVENDER STREET

STORE

LOBBY

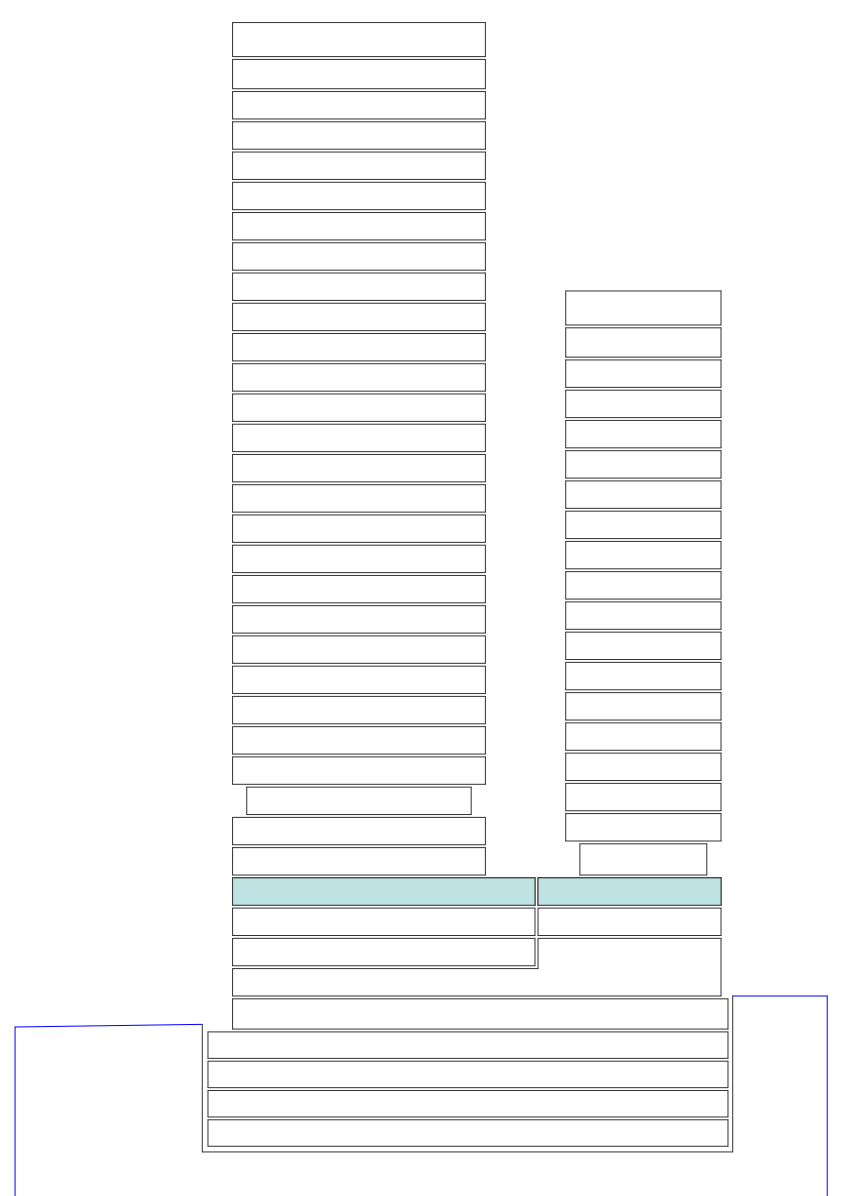
LOBBY

FFL 42.55

Intergenerational unit

2/1 MIDDLEMISS ST

NATURALLY C DUAL ASPECT



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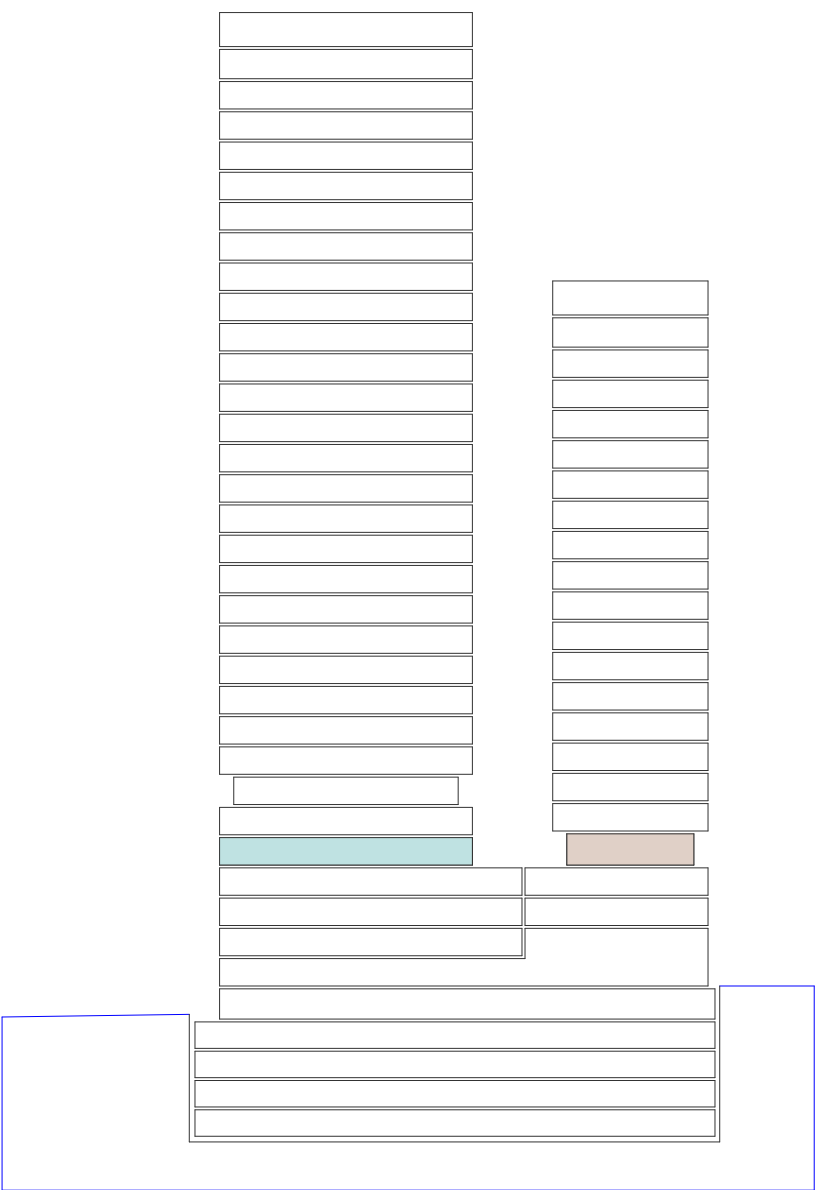
Rev	Date	Revision	By	Chk.
1	26.11.2025	PRELIMINARY	WG	SC
2	28.11.2025	FOR INFORMATION	WG	SC
3	12.12.2025	FOR INFORMATION	WG	SC
4	17.12.2025	FOR INFORMATION	WG	SC
5	21.01.2026	FOR INFORMATION	WG	SC
6	28.01.2026	FOR INFORMATION	WG	SC
7	06.02.2026	FOR APPROVAL	WG	SC
8	12.02.2026	FOR APPROVAL	WG	SC
9	03.03.2026	FOR APPROVAL	WG	SC

CE



LEGEND	
	SITE BOUNDARY
	SETBACKS
	HERITAGE CONSERVATION ZONE
	HERITAGE ITEM
	1 BED
	1 BED + ST
	2 BED
	2 BED + ST
	3 BED
	3 BED + ST
	3 BED + ST
	LOBBY / COMMON
	BALCONY
	CAR PARK
	SERVICES
	DEEP SOIL

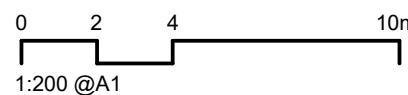
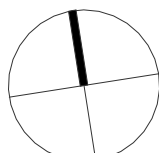
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FOR APPROVAL



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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9	03.03.2026	FOR APPROVAL	WG	SC

NOTE: MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT.

Client



Central
Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name
FLOOR PLAN - LEVEL 04

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1010

Revision

/ 9

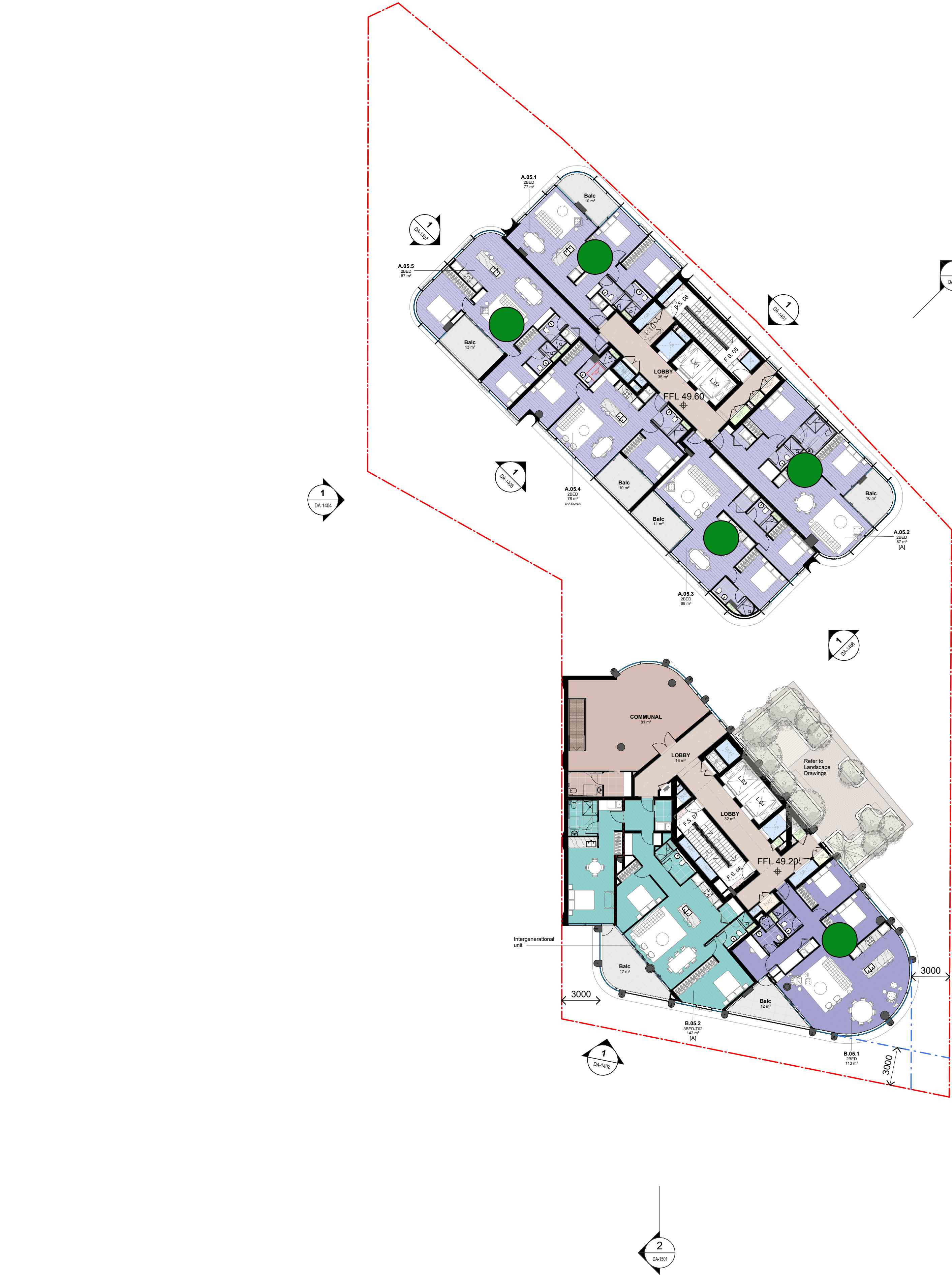
SJB Architects

Level 2, 490 Crown Street
Surry Hills NSW 2010

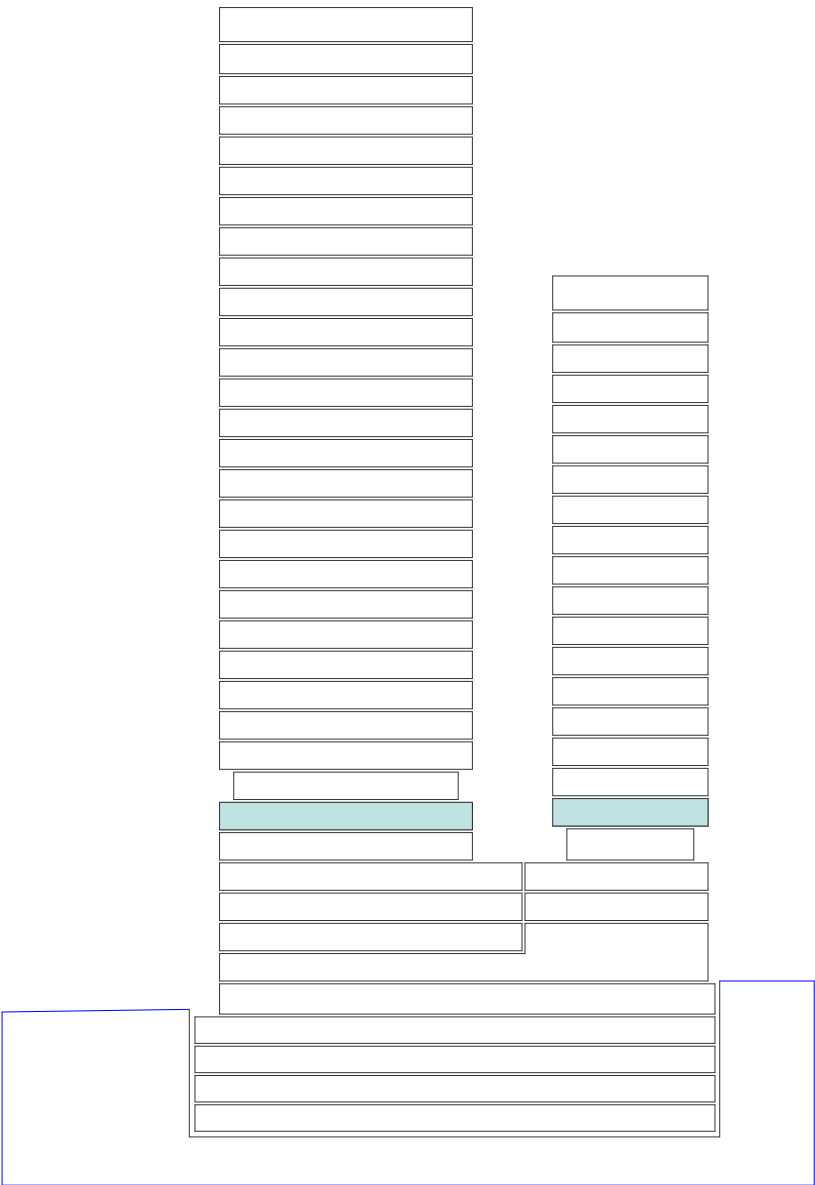
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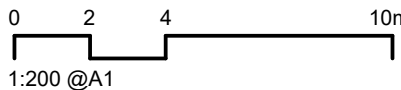
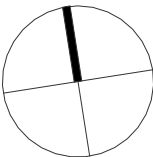
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FOR APPROVAL



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	28.11.2025	FOR INFORMATION	WG	SC
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8	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name
FLOOR PLAN - LEVEL 05

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1011

Revision

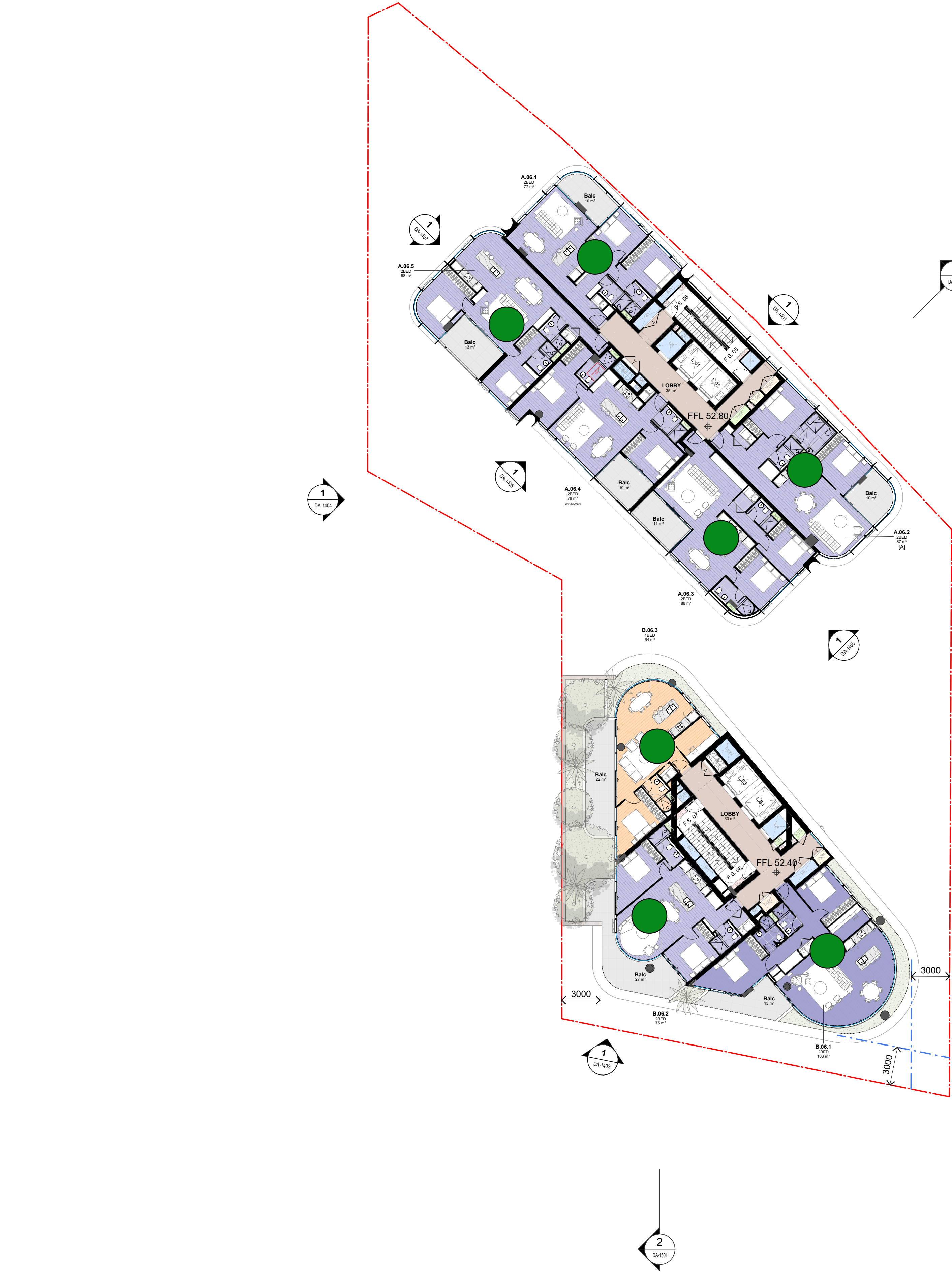
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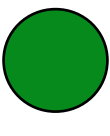
SJB Architects
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Surry Hills NSW 2010

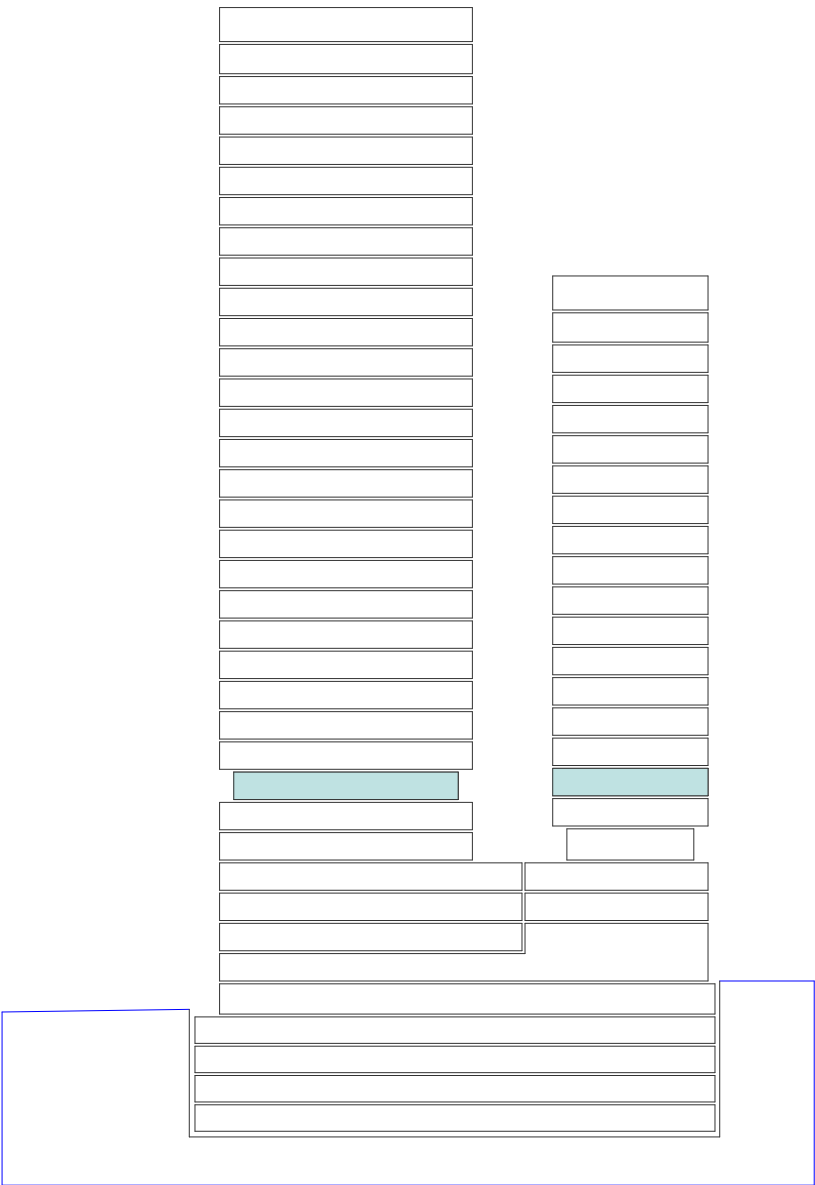
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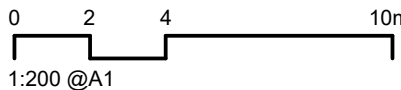
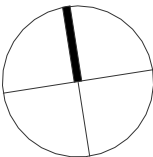
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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9	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name
FLOOR PLAN - LEVEL 06

Date
03.03.2026

Scale
1 : 200

Sheet Size
A1

Drawn
SC

Chk.
WG

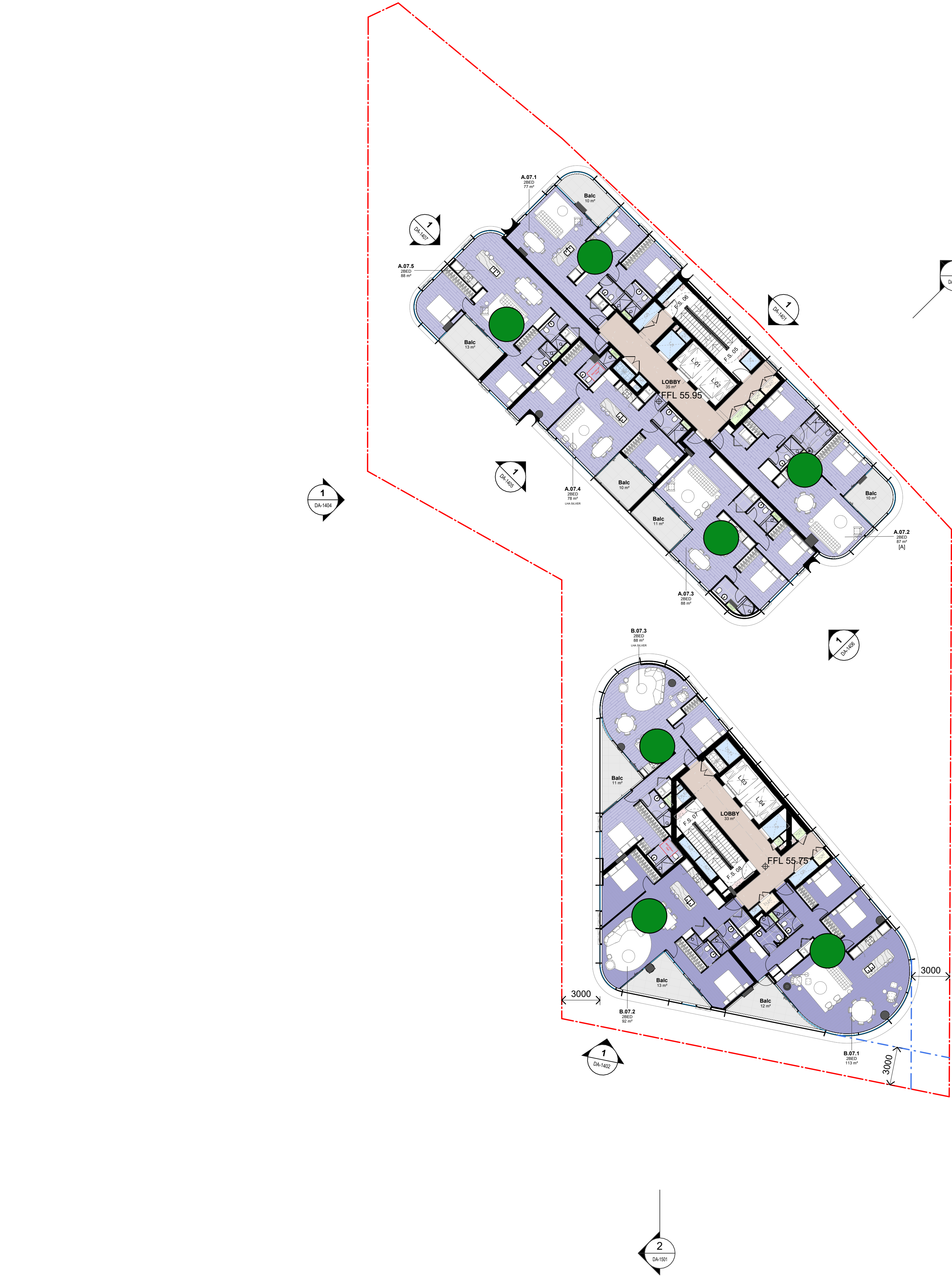
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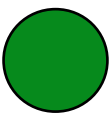
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DA-1012

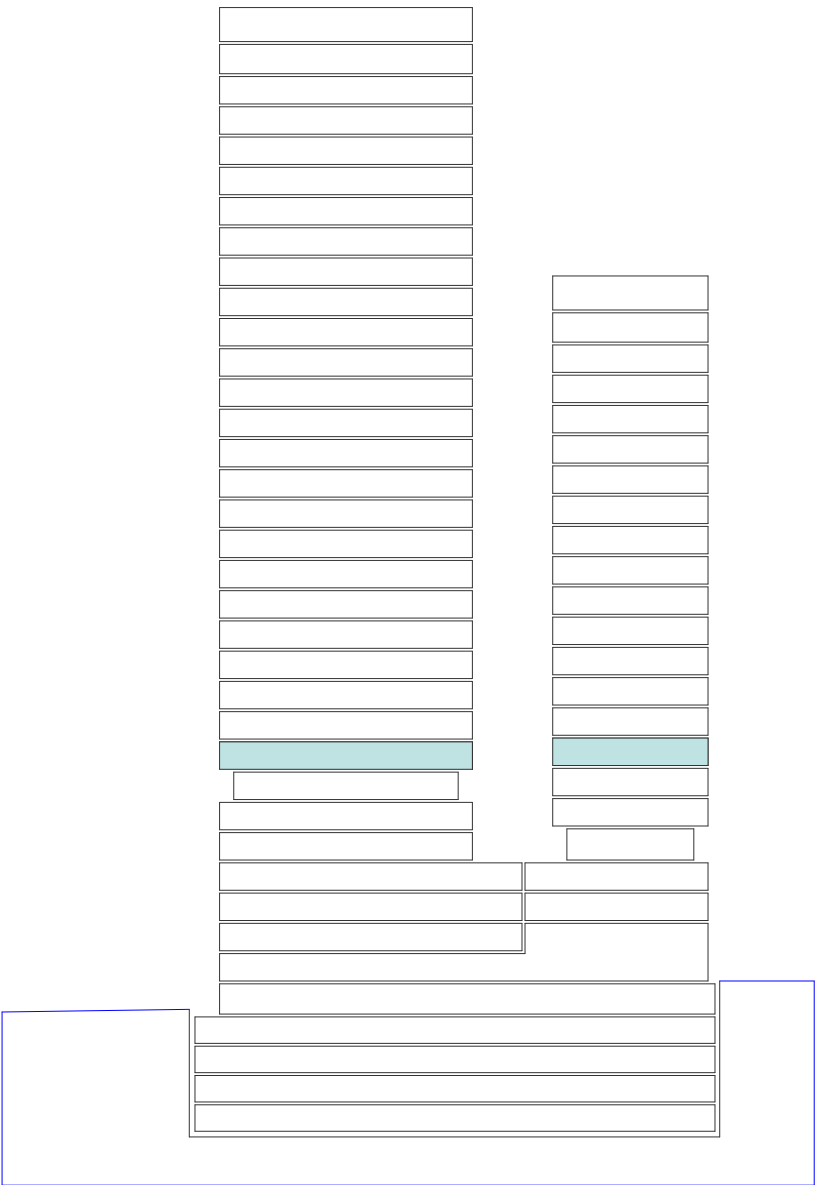
Revision
/ 9

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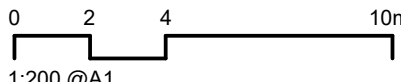
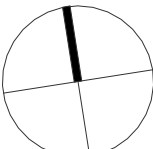
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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Client



Central
Element

Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

FLOOR PLAN - LEVEL 07

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1013

Revision

/ 9

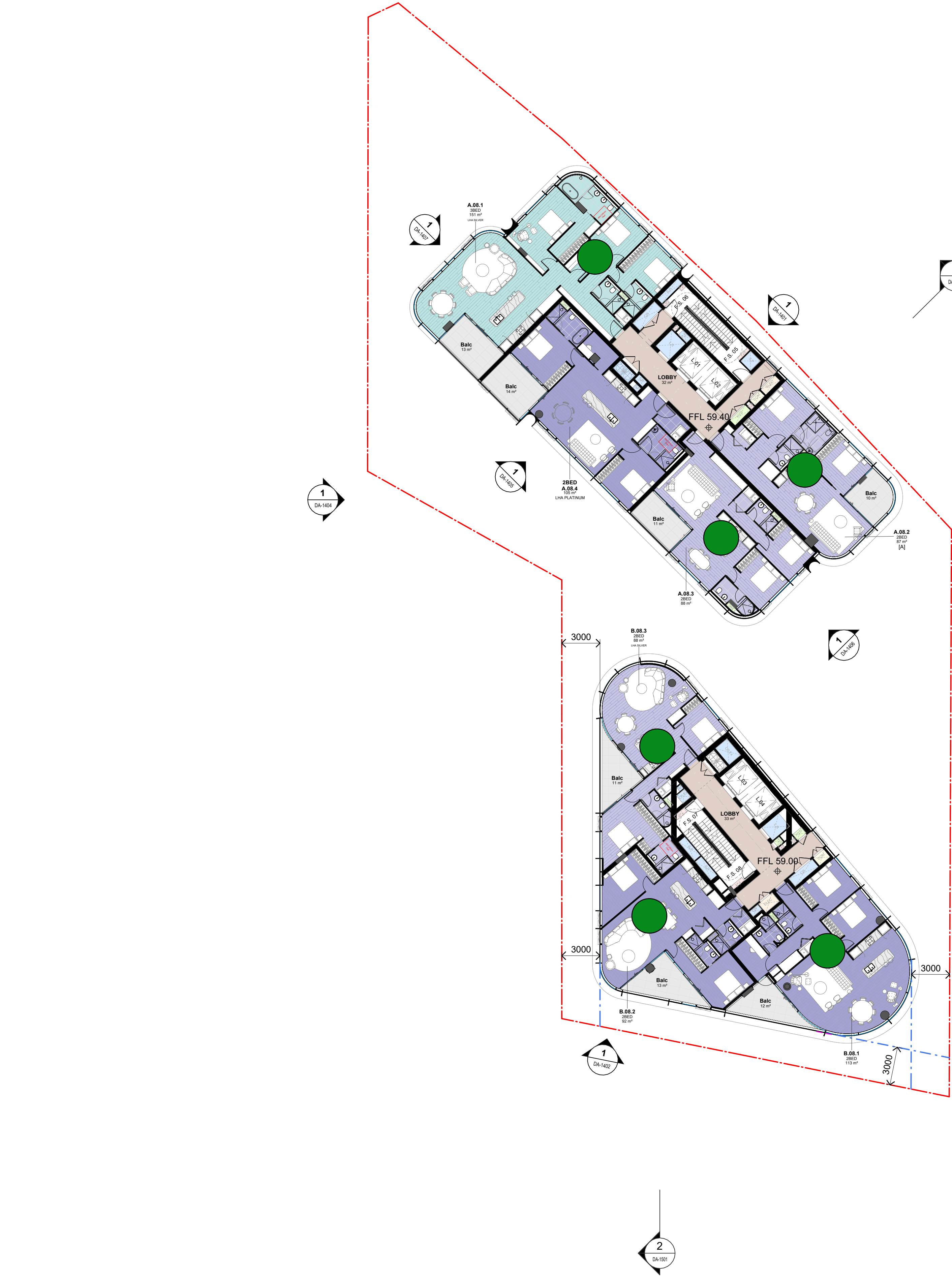
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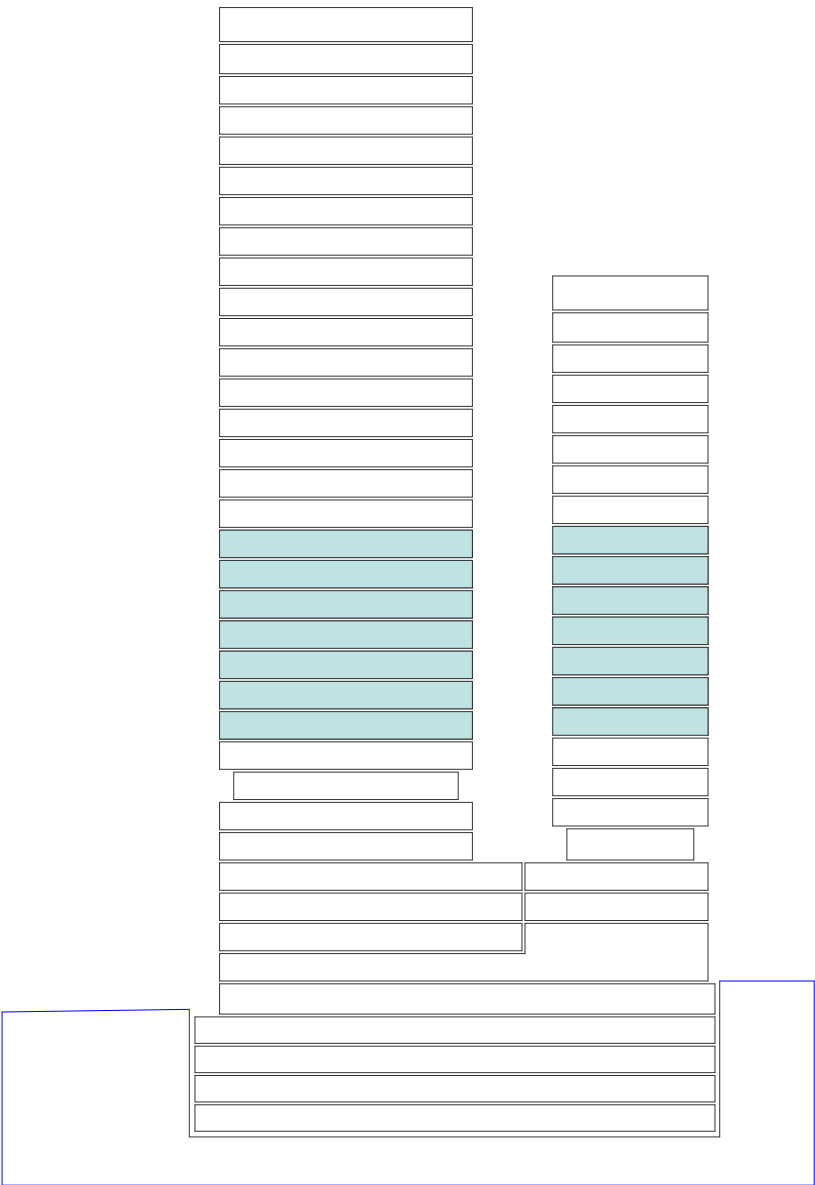
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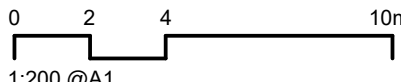
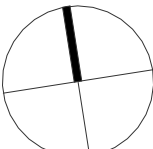
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FOR APPROVAL



Nominated Architects: Adam Haddow-7188 | John Pradel-7004

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1	21.01.2026	FOR INFORMATION	WG	SC
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4	12.02.2026	FOR APPROVAL	WG	SC
5	03.03.2026	FOR APPROVAL	WG	SC

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St

Drawing Name

FLOOR PLAN - LEVEL 08 TO 14

Date

03.03.2026

Scale

1 : 200

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-1014

Revision

/ 5

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