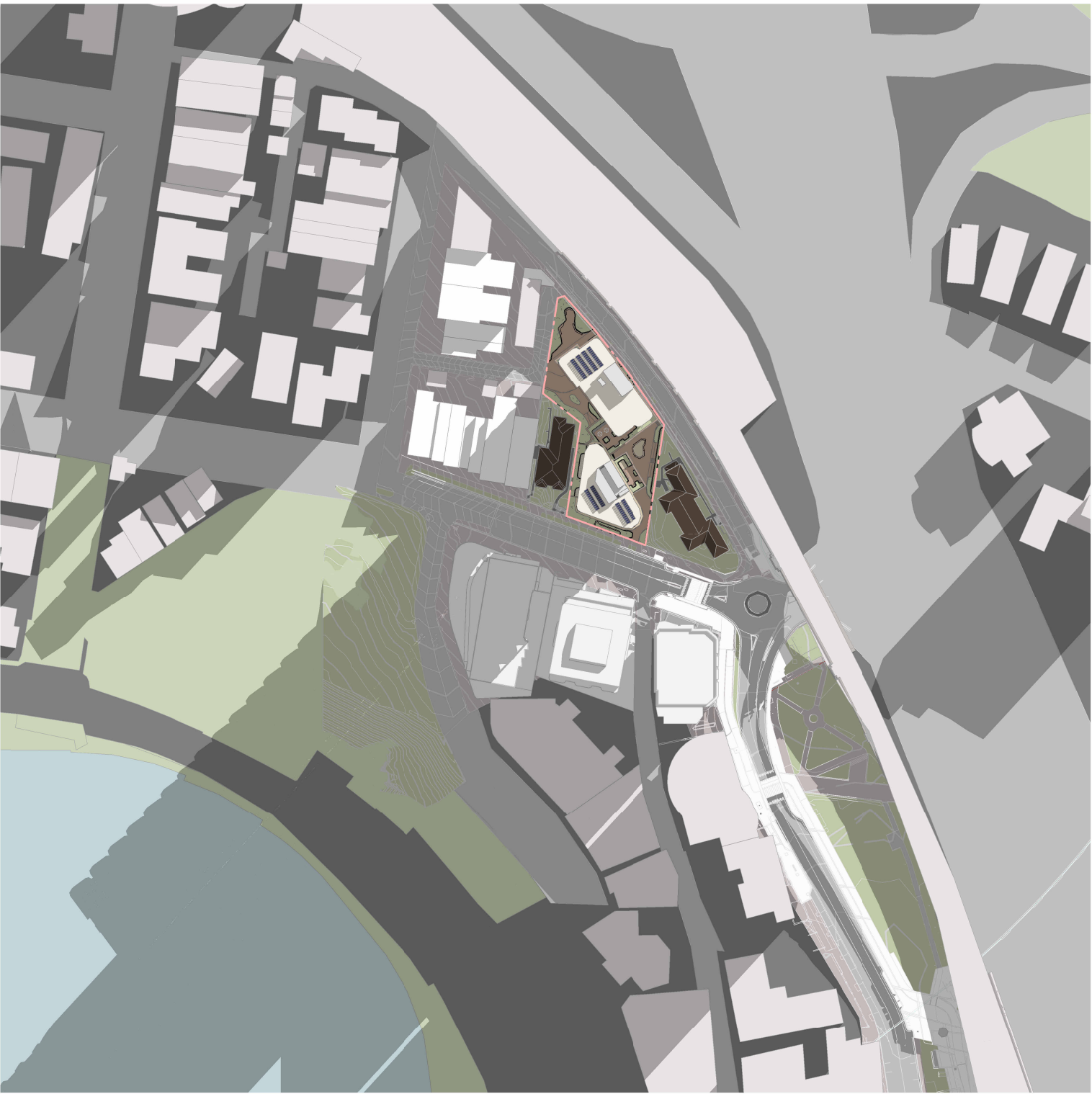




1 SHADOW PLAN - 09.00am
DA-1401 SCALE 1:2000



2 SHADOW PLAN - 10.00am
DA-1401 SCALE 1:2000



3 SHADOW PLAN - 11.00am
DA-1401 SCALE 1:2000



4 SHADOW PLAN - 12.00pm
DA-1401 SCALE 1:2000



5 SHADOW PLAN - 01.00pm
DA-1401 SCALE 1:2000



6 SHADOW PLAN - 02.00pm
DA-1401 SCALE 1:2000



7 SHADOW PLAN - 03.00pm
DA-1401 SCALE 1:2000



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PRELIMINARY

0 20 40 100m
1:2000 @A1

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

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
2	12.02.2026	FOR APPROVAL	WG	SC
3	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
COMPLIANCE DRAWINGS - SHADOW DIAGRAMS

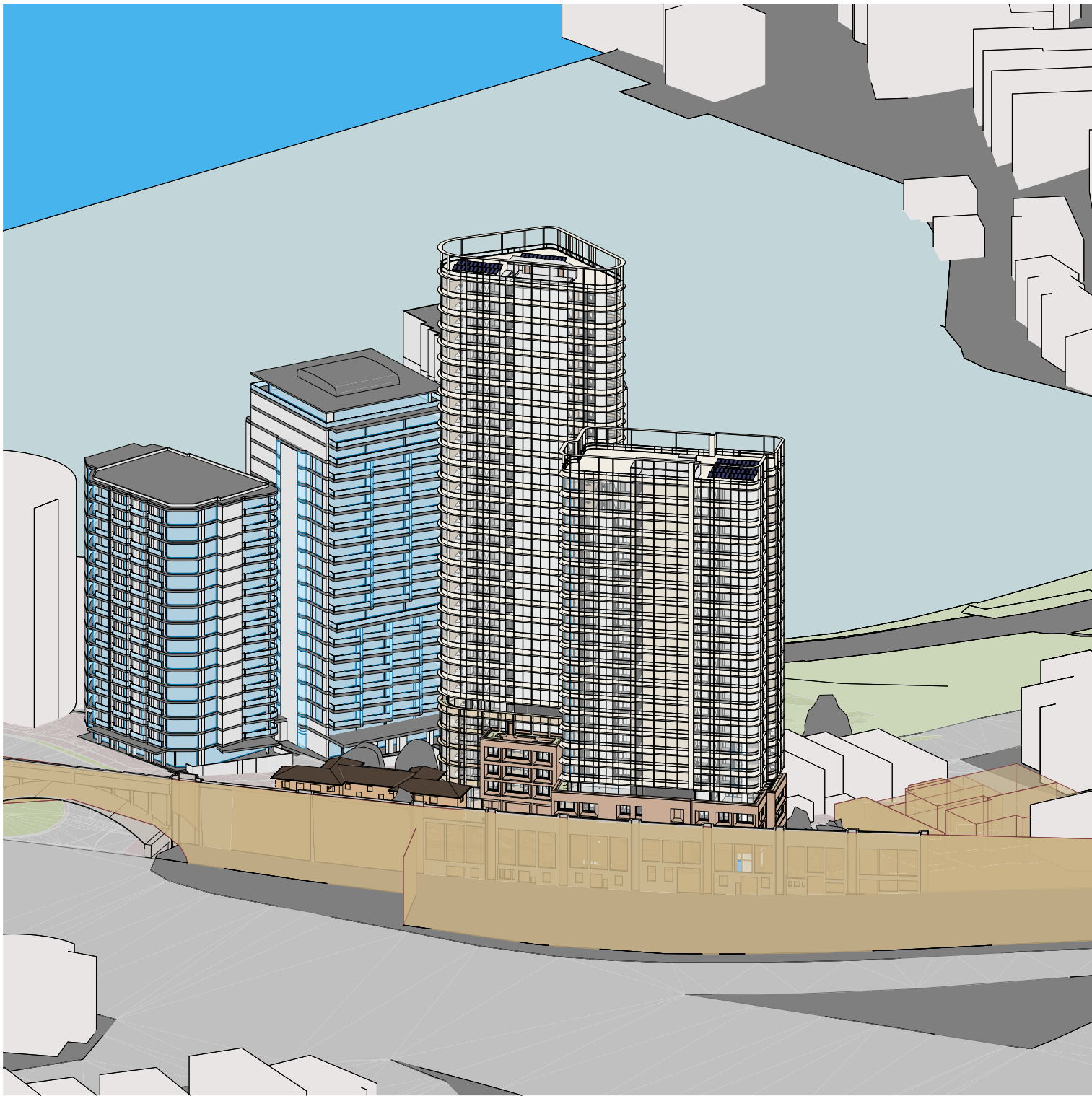
Date

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Scale
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Sheet Size
A1
Author
Checker
6419
Drawing No.
DA-8011
Revision
/ 3

Scale

1 : 2000
Sheet Size
A1
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4 9.00 am
SCALE



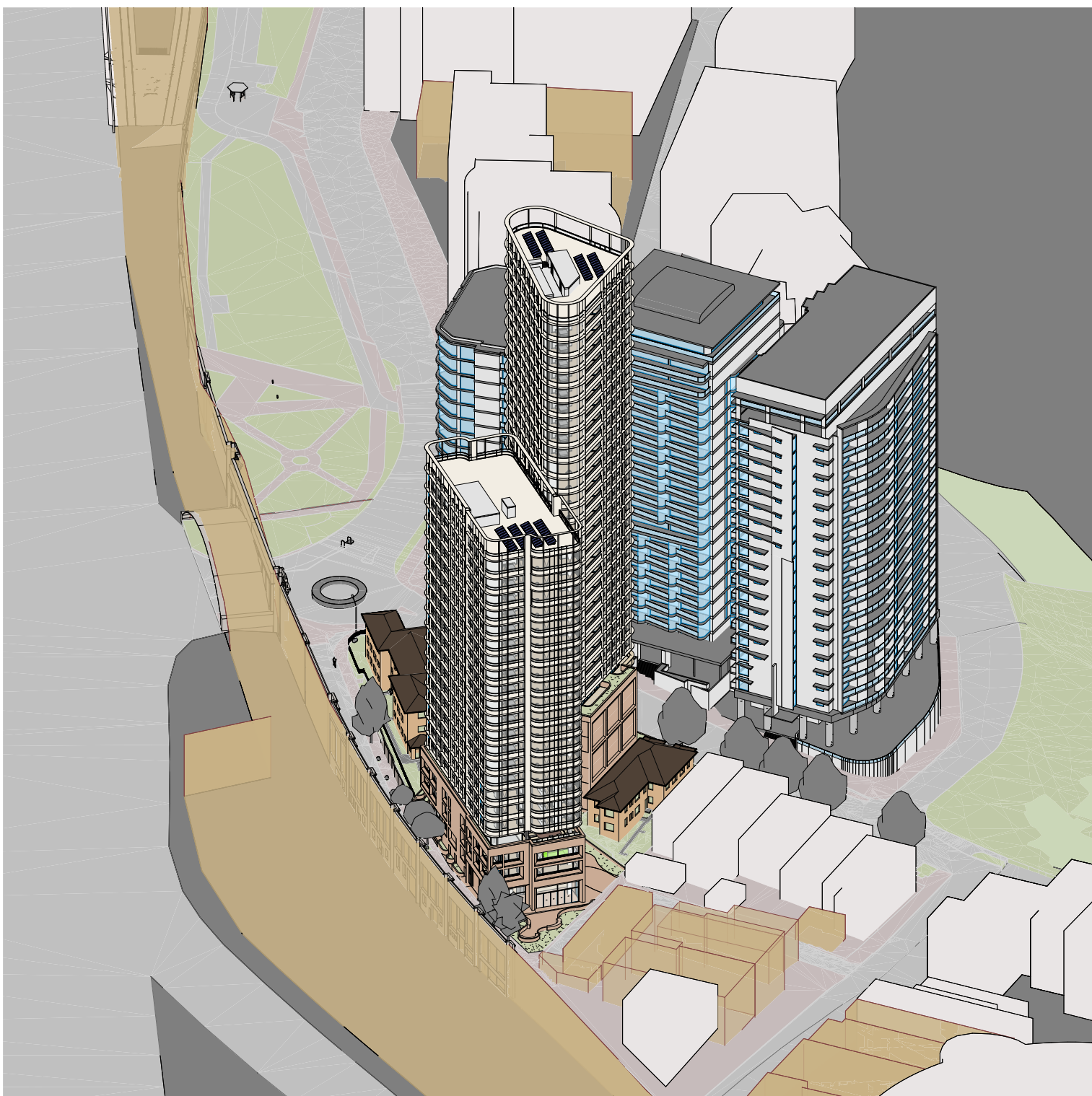
5 10.00 am
SCALE



6 11.00 am
SCALE



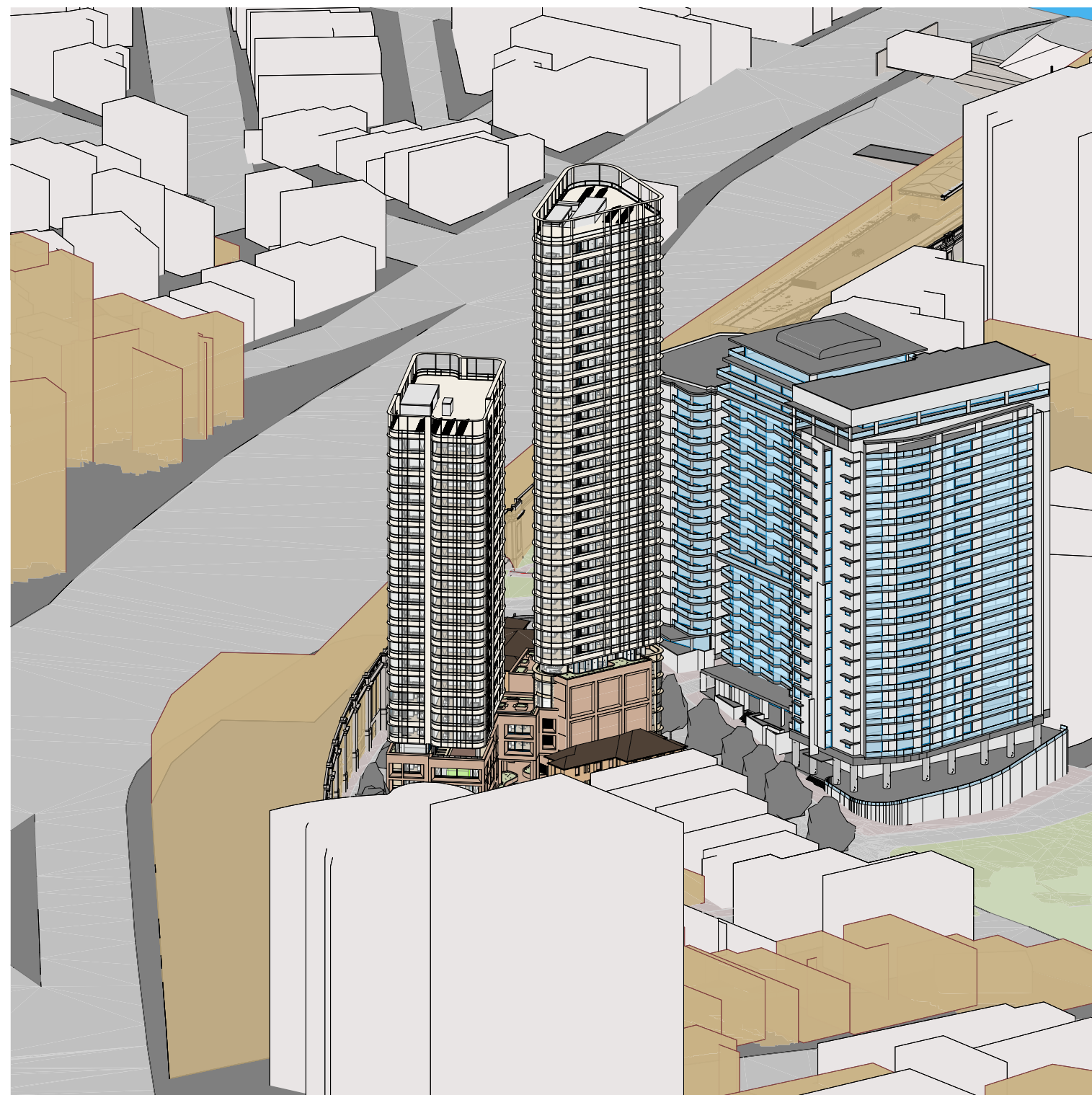
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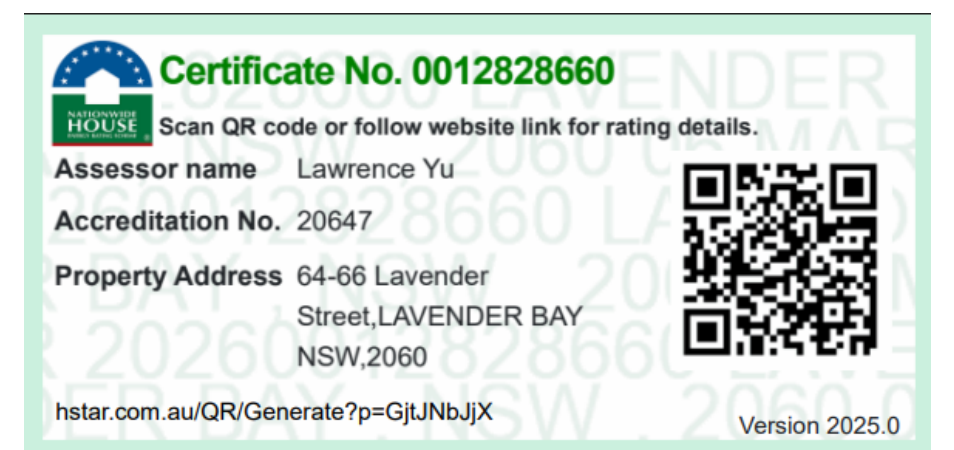
1 1.00 pm
SCALE



2 2.00 pm
SCALE



3 3.00 pm
SCALE



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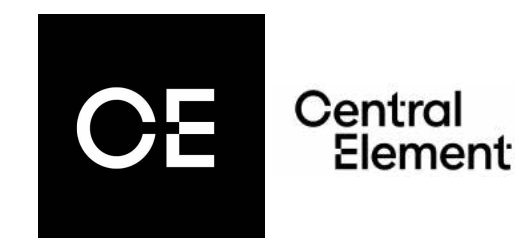
PRELIMINARY

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

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
2	12.02.2026	FOR APPROVAL	WG	SC
3	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
COMPLIANCE DRAWINGS - EYE OF THE SUN

Date	Scale	Sheet Size
03.03.2026		A1
Drawn	Chk.	Job No.
Author	Checker	6419
Drawing No.	Revision	
DA-8021	/ 3	

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LEGEND

RESIDENTIAL

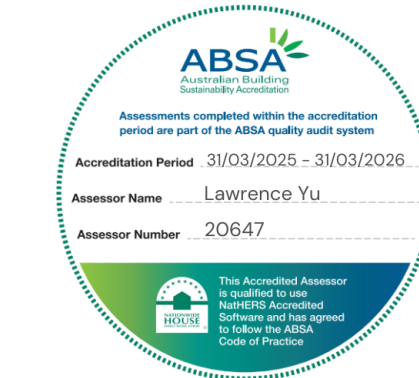
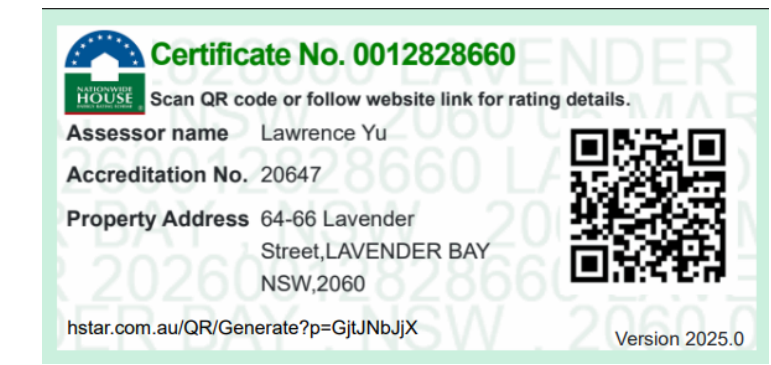
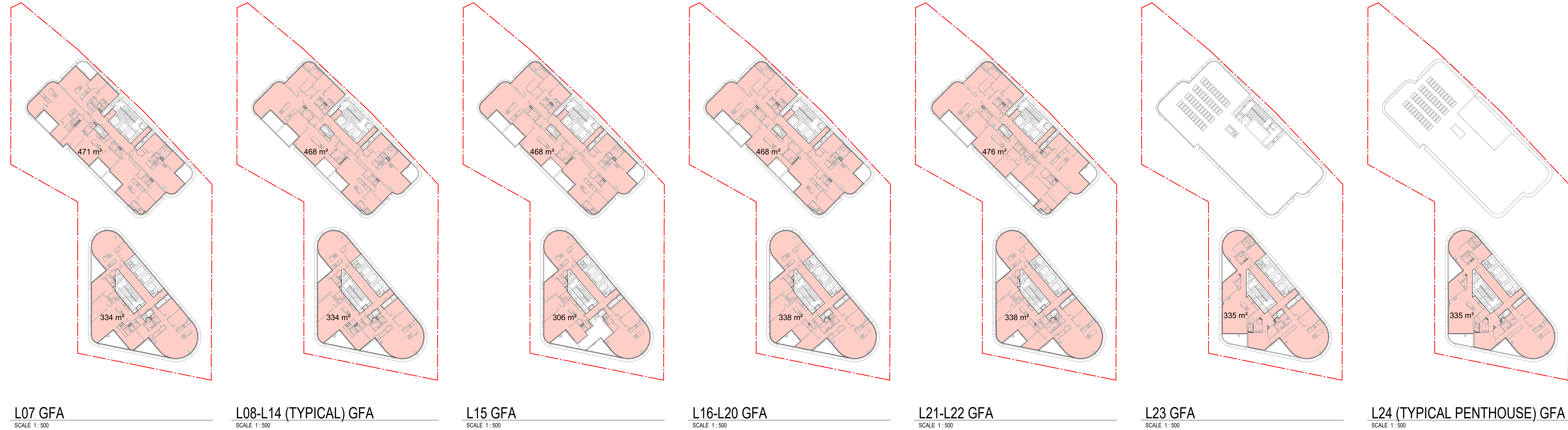
AREA SCHEDULE (GFA BY LEVEL)		
LEVEL	NAME	AREA

PODIUM		
GROUND	RESIDENTIAL	362 m²
LEVEL 01	RESIDENTIAL	50 m²
LEVEL 02	RESIDENTIAL	998 m²
LEVEL 03	RESIDENTIAL	828 m²
LEVEL 04	RESIDENTIAL	704 m²
		2,943 m²

RESIDENTIAL		
TOWER A - LEVEL 05	RESIDENTIAL	471 m²
TOWER A - LEVEL 06	RESIDENTIAL	471 m²
TOWER A - LEVEL 07	RESIDENTIAL	471 m²
TOWER A - LEVEL 08	RESIDENTIAL	468 m²
TOWER A - LEVEL 09	RESIDENTIAL	468 m²
TOWER A - LEVEL 10	RESIDENTIAL	468 m²
TOWER A - LEVEL 11	RESIDENTIAL	468 m²
TOWER A - LEVEL 12	RESIDENTIAL	468 m²
TOWER A - LEVEL 13	RESIDENTIAL	468 m²
TOWER A - LEVEL 14	RESIDENTIAL	468 m²
TOWER A - LEVEL 15	RESIDENTIAL	468 m²
TOWER A - LEVEL 16	RESIDENTIAL	468 m²
TOWER A - LEVEL 17	RESIDENTIAL	468 m²
TOWER A - LEVEL 18	RESIDENTIAL	468 m²
TOWER A - LEVEL 19	RESIDENTIAL	468 m²
TOWER A - LEVEL 20	RESIDENTIAL	468 m²
TOWER A - LEVEL 21	RESIDENTIAL	476 m²
TOWER A - LEVEL 22	RESIDENTIAL	476 m²
		8,452 m²

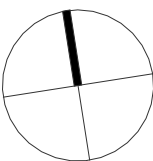
TOWER B (TALL)		
TOWER B - LEVEL 05	RESIDENTIAL	388 m²
TOWER B - LEVEL 06	RESIDENTIAL	282 m²
TOWER B - LEVEL 07	RESIDENTIAL	334 m²
TOWER B - LEVEL 08	RESIDENTIAL	334 m²
TOWER B - LEVEL 09	RESIDENTIAL	334 m²
TOWER B - LEVEL 10	RESIDENTIAL	334 m²
TOWER B - LEVEL 11	RESIDENTIAL	334 m²
TOWER B - LEVEL 12	RESIDENTIAL	334 m²
TOWER B - LEVEL 13	RESIDENTIAL	334 m²
TOWER B - LEVEL 14	RESIDENTIAL	334 m²
TOWER B - LEVEL 15	RESIDENTIAL	306 m²
TOWER B - LEVEL 16	RESIDENTIAL	338 m²
TOWER B - LEVEL 17	RESIDENTIAL	338 m²
TOWER B - LEVEL 18	RESIDENTIAL	338 m²
TOWER B - LEVEL 19	RESIDENTIAL	338 m²
TOWER B - LEVEL 20	RESIDENTIAL	338 m²
TOWER B - LEVEL 21	RESIDENTIAL	338 m²
TOWER B - LEVEL 22	RESIDENTIAL	338 m²
TOWER B - LEVEL 23	RESIDENTIAL	335 m²
TOWER B - LEVEL 24	RESIDENTIAL	335 m²
TOWER B - LEVEL 25	RESIDENTIAL	335 m²
TOWER B - LEVEL 26	RESIDENTIAL	335 m²
TOWER B - LEVEL 27	RESIDENTIAL	335 m²
TOWER B - LEVEL 28	RESIDENTIAL	335 m²
TOWER B - LEVEL 29	RESIDENTIAL	335 m²
TOWER B - LEVEL 30 (SUB-PENTHOUSE)	RESIDENTIAL	335 m²
TOWER B - LEVEL 31 (PENTHOUSE)	RESIDENTIAL	335 m²
		9,027 m²

TOTAL 20,422 m²



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PRELIMINARY



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

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
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3	03.03.2026	FOR APPROVAL	WG	SC

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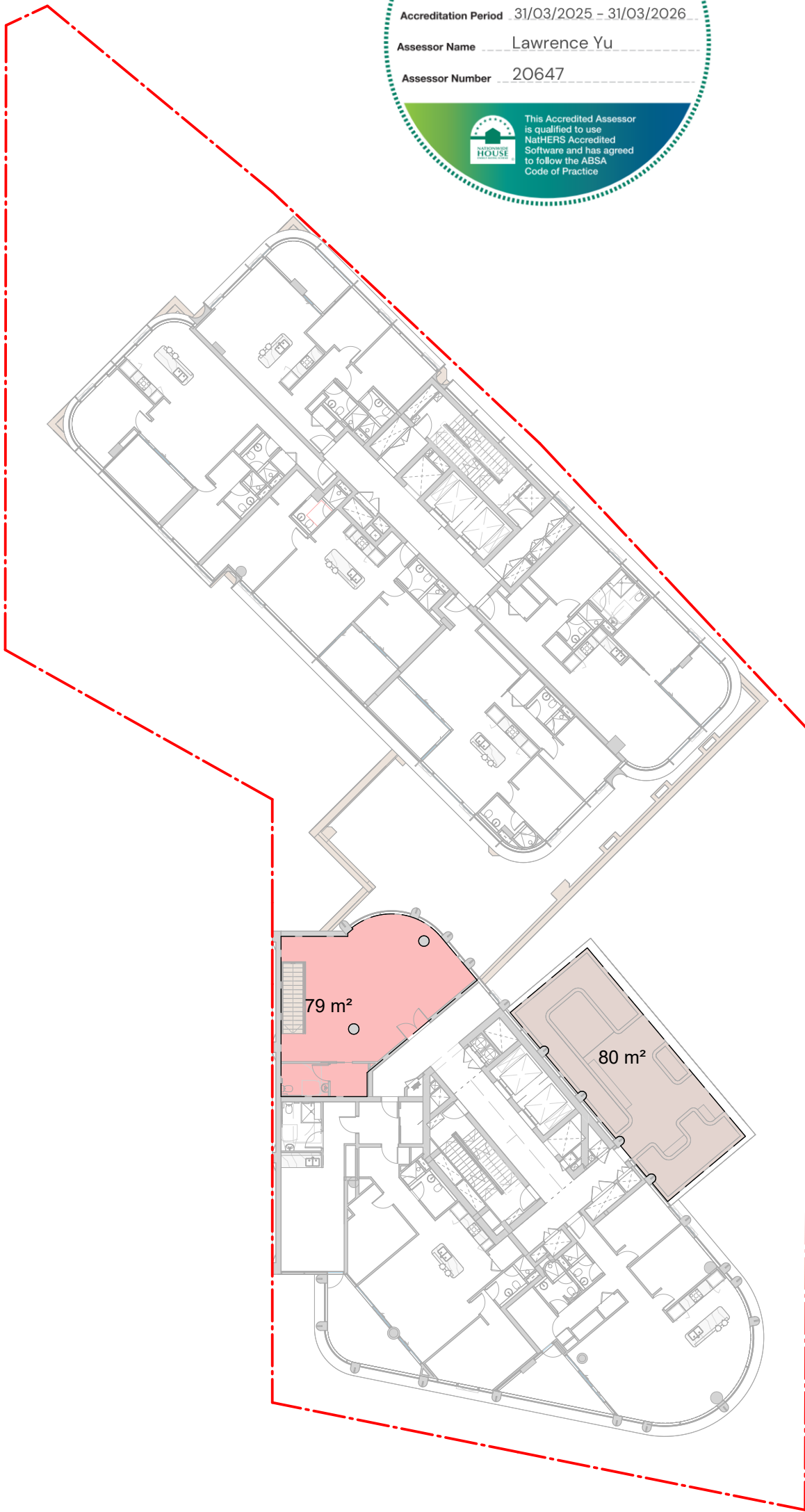
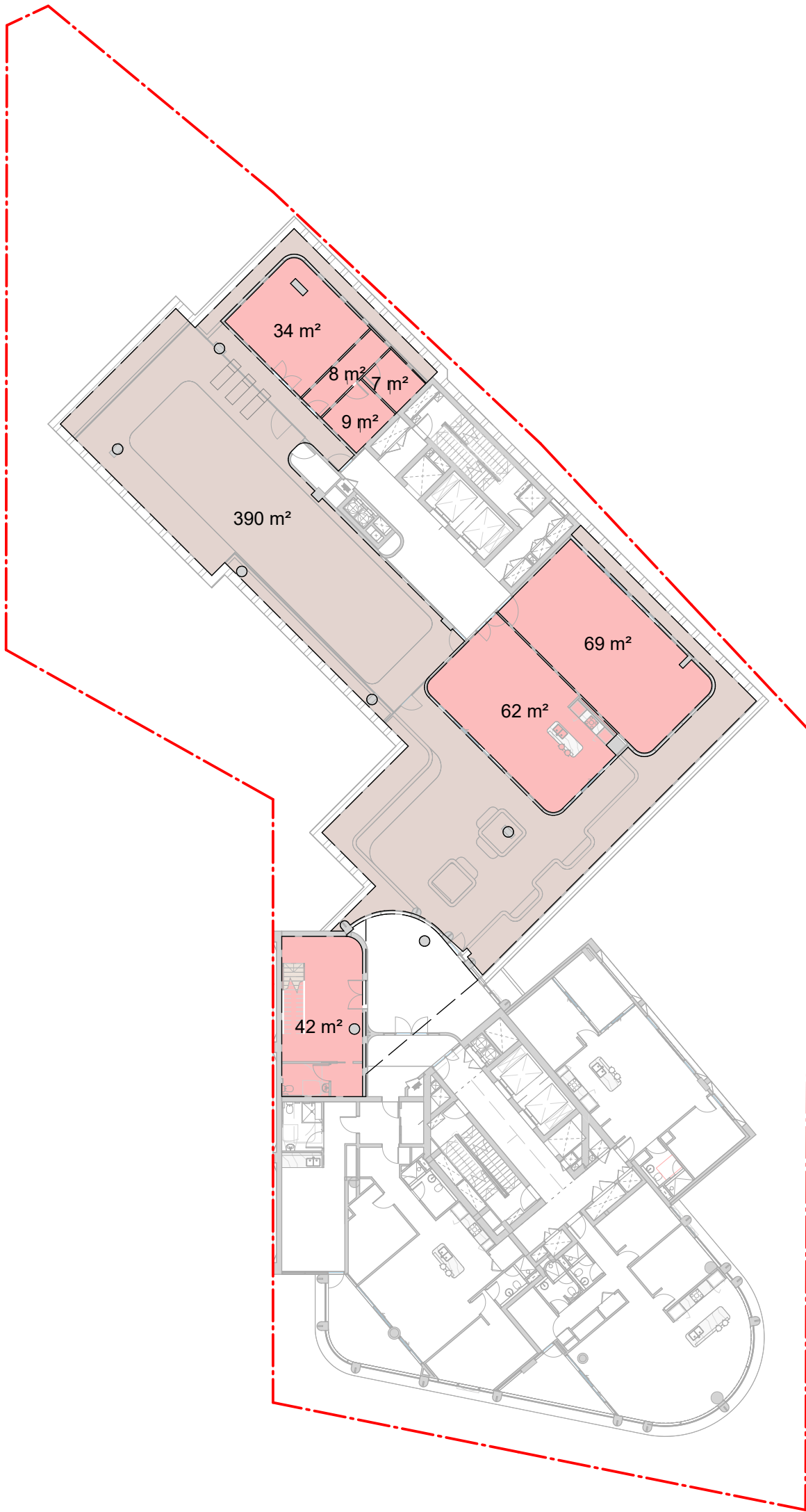
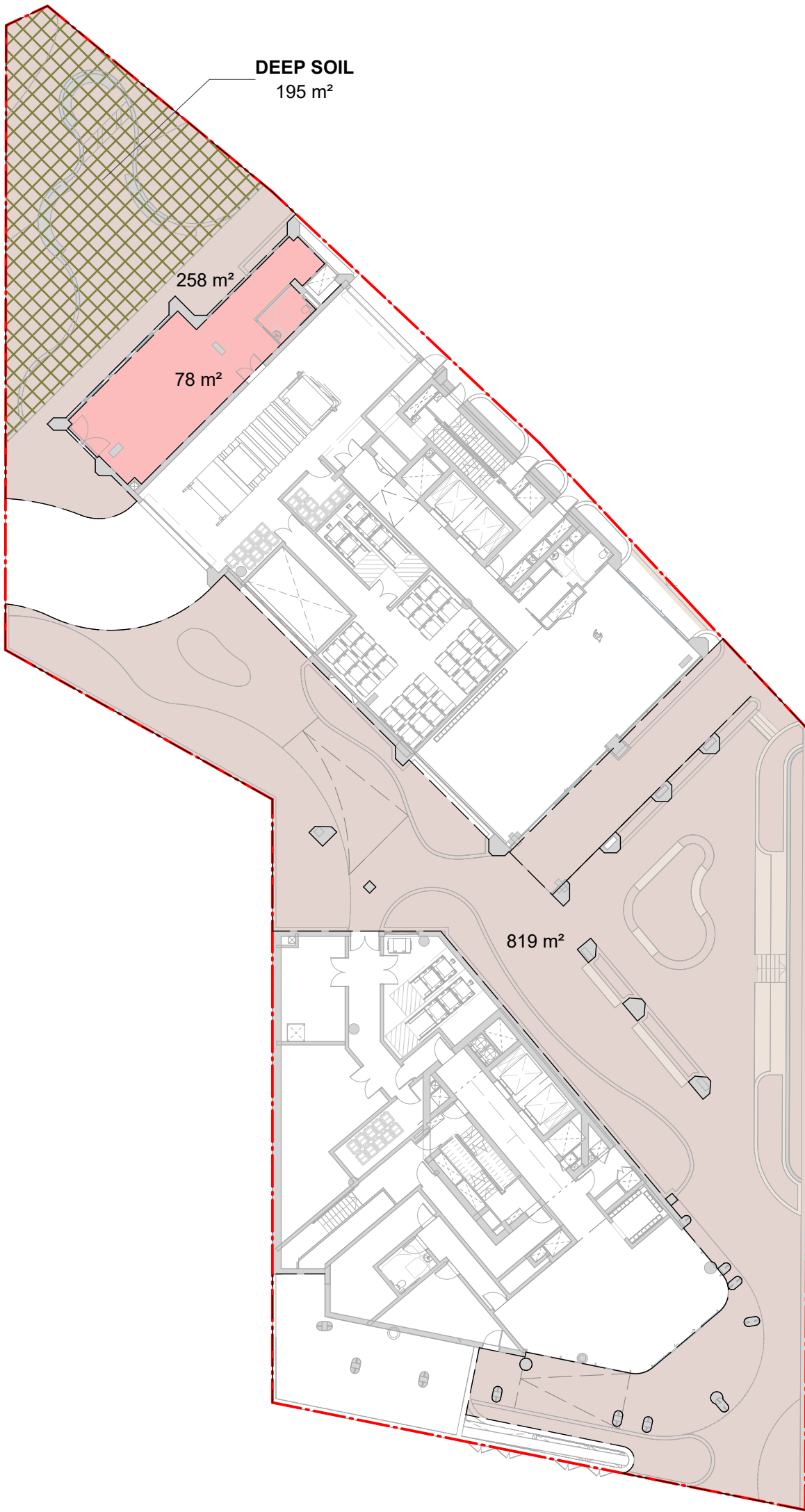
Project
LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St
Drawing Name
AREA PLANS - GFA

Date
03.03.2026
Scale
1 : 500
Sheet Size
A1
Drawn
Author
Chk.
Checker
Job No.
6419
Drawing No.
DA-8101
Revision
/ 3

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Certificate No. 0012828660
Scan QR code or follow website link for rating details.
Assessor name Lawrence Yu
Accreditation No. 20647
Property Address 64-66 Lavender Street, LAVENDER BAY NSW, 2060
hstar.com.au/QR/Generate?p=GJUNbJjX
Version 2025.0

Assessments completed within the accreditation period are part of the ABSA quality audit system.
Accreditation Period 31/03/2025 - 31/03/2026
Assessor Name Lawrence Yu
Assessor Number 20647
This Accredited Assessor is qualified to use hstarERS Accredited Software and has agreed to follow the ABSA Code of Practice.

LEGEND

- COMMUNAL OPEN SPACE
- COMMUNAL INTERNAL SPACE
- DEEP SOIL

COMMUNAL OPEN SPACE SUMMARY

TOTAL SITE AREA	2,304.5m²
REQUIRED COMMUNAL OPEN SPACE (25%)	576.2m²

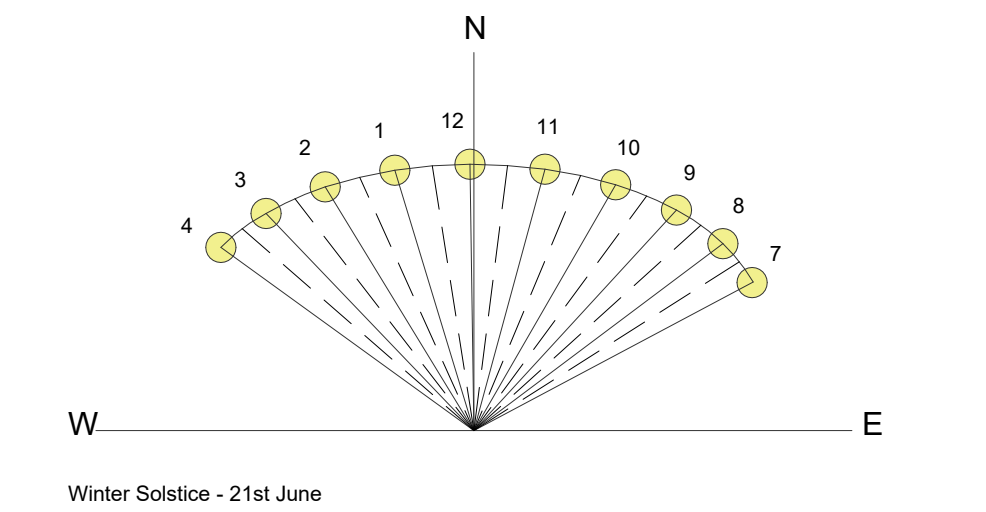
PROPOSED COMMUNAL OPEN SPACE	
GROUND	1,076 m²
LEVEL 04	390 m²
TOWER B - LEVEL 05	80 m²
TOTAL COMMUNAL OPEN SPACE	1,547 m²
TOTAL COMMUNAL OPEN SPACE (%)	67.1%

PROPOSED COMMUNAL INTERNAL SPACE

DEEP SOIL DIAGRAM

TOTAL SITE AREA	2,304.5m²
REQUIRED DEEP SOIL (7%)	161.3m²
PROPOSED DEEP SOIL	195 m²
PROPOSED DEEP SOIL PERCENTAGE	8.46%

WINTER SOLSTICE DIAGRAM



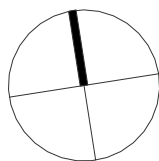
L00 GROUND COMMUNAL SPACE
SCALE 1 : 300

L04 COMMUNAL SPACE
SCALE 1 : 300

L05 COMMUNAL SPACE
SCALE 1 : 300

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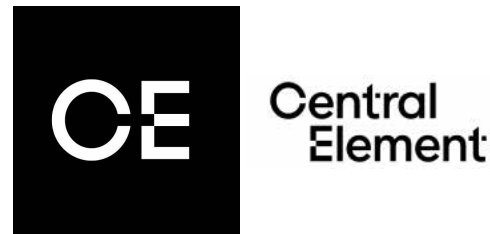


Nominated Architects: Adam Haddow-7188 | John Pradel-7004

Rev	Date	Revision	By	Chk.
1	06.02.2026	FOR APPROVAL	WG	SC
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Client



Project

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

Drawing Name

COMPLIANCE DRAWINGS - COMMUNAL OPEN SPACE

Date

03.03.2026

Scale

1 : 300

Sheet Size

A1

Drawn

SC

Chk.

WG

Job No.

6419

Drawing No.

DA-8111

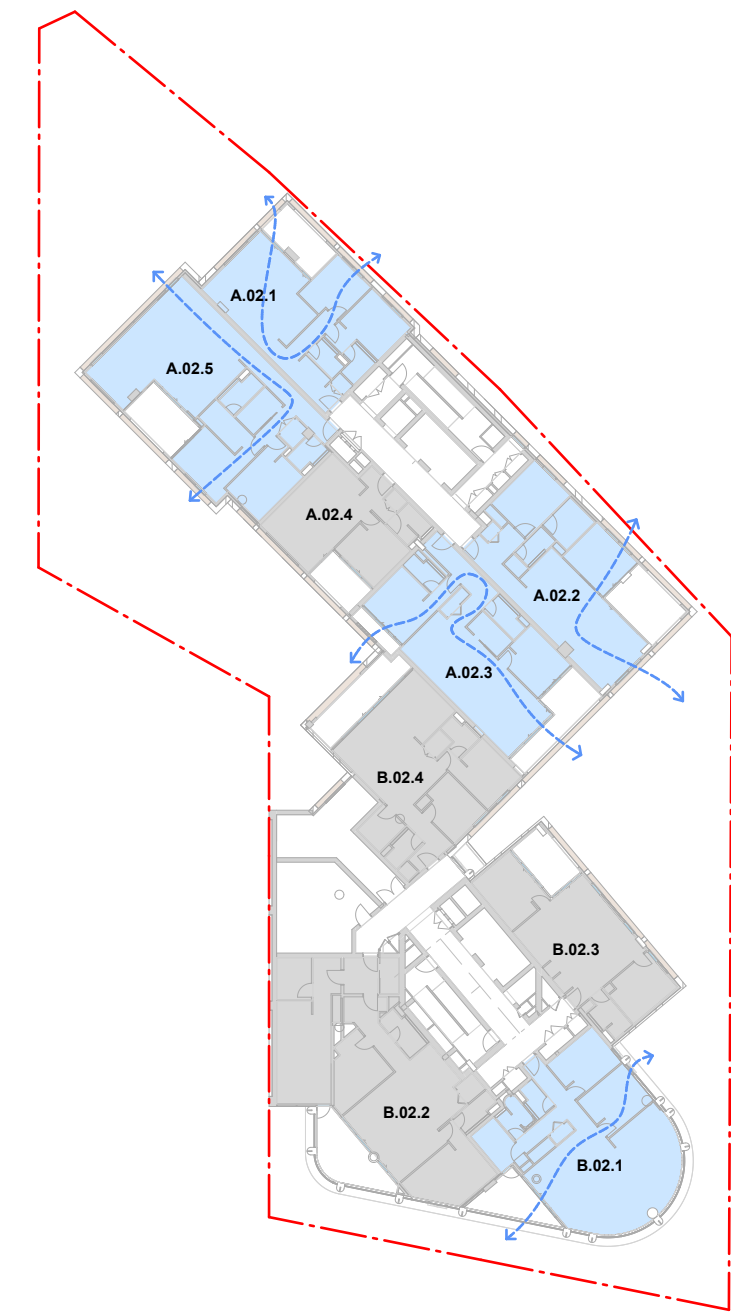
Revision

/ 3

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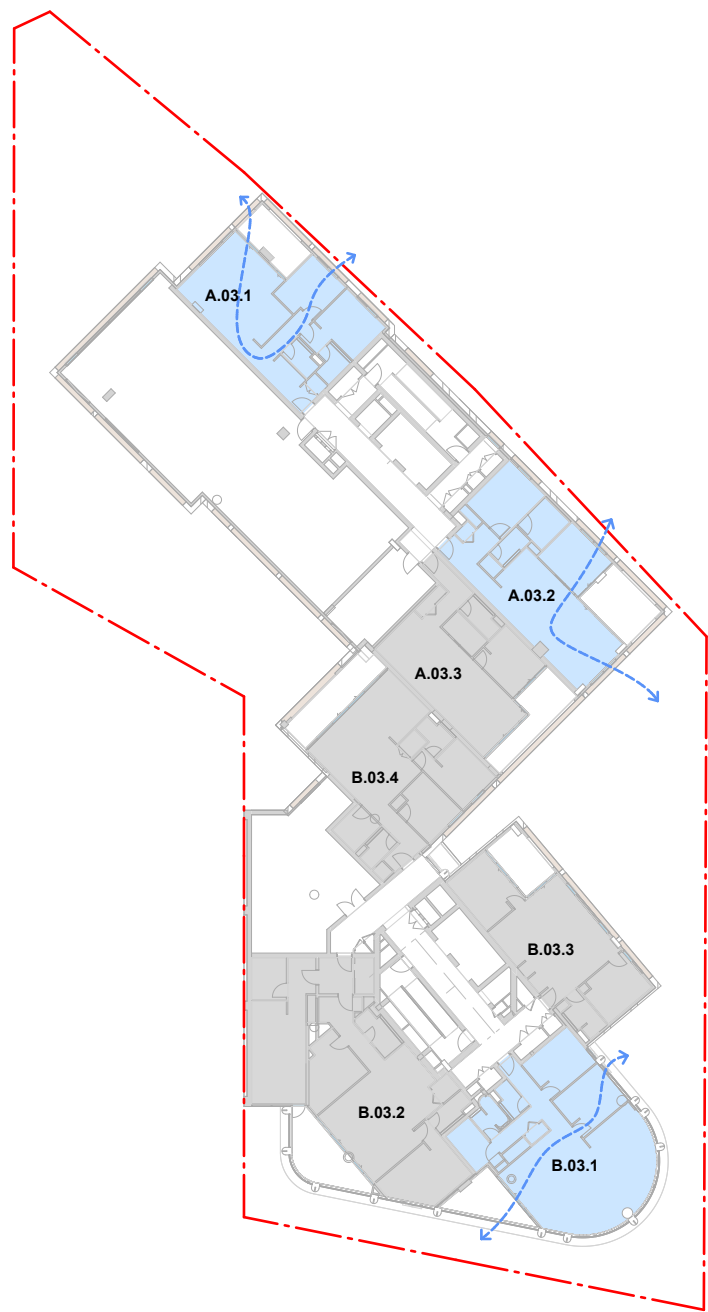


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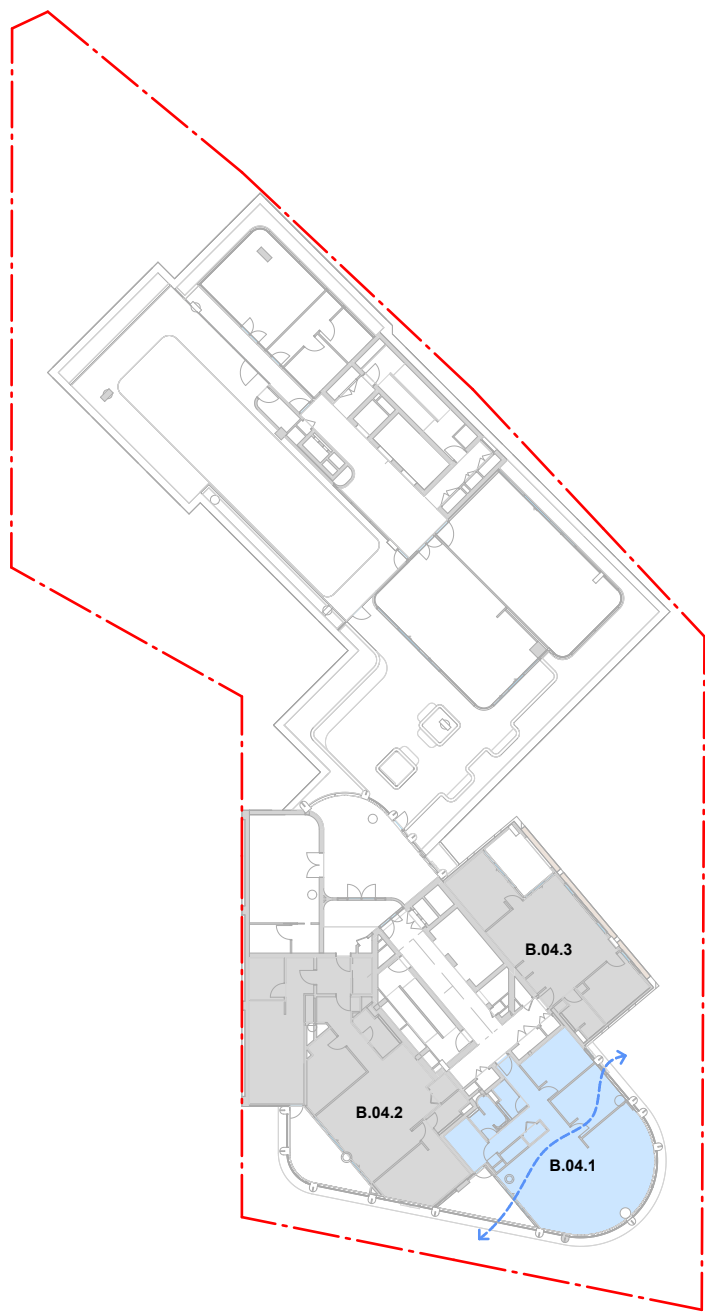
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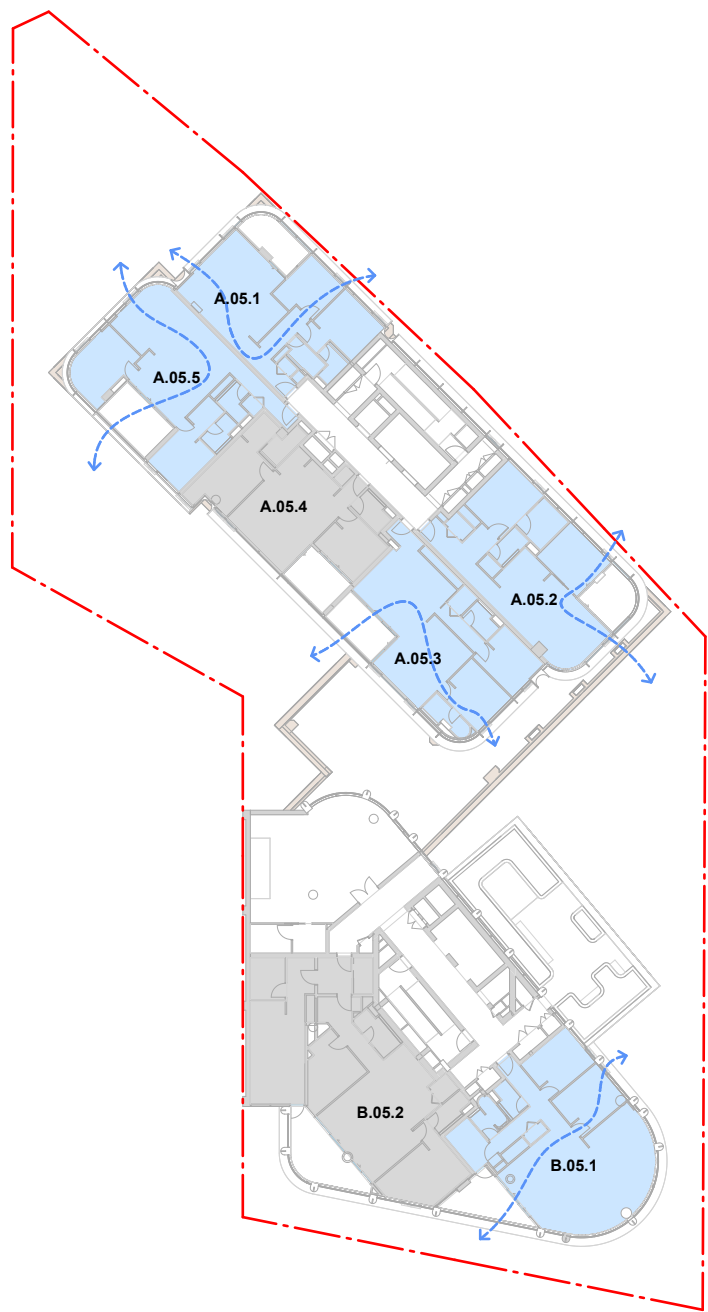
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SCALE 1 : 500



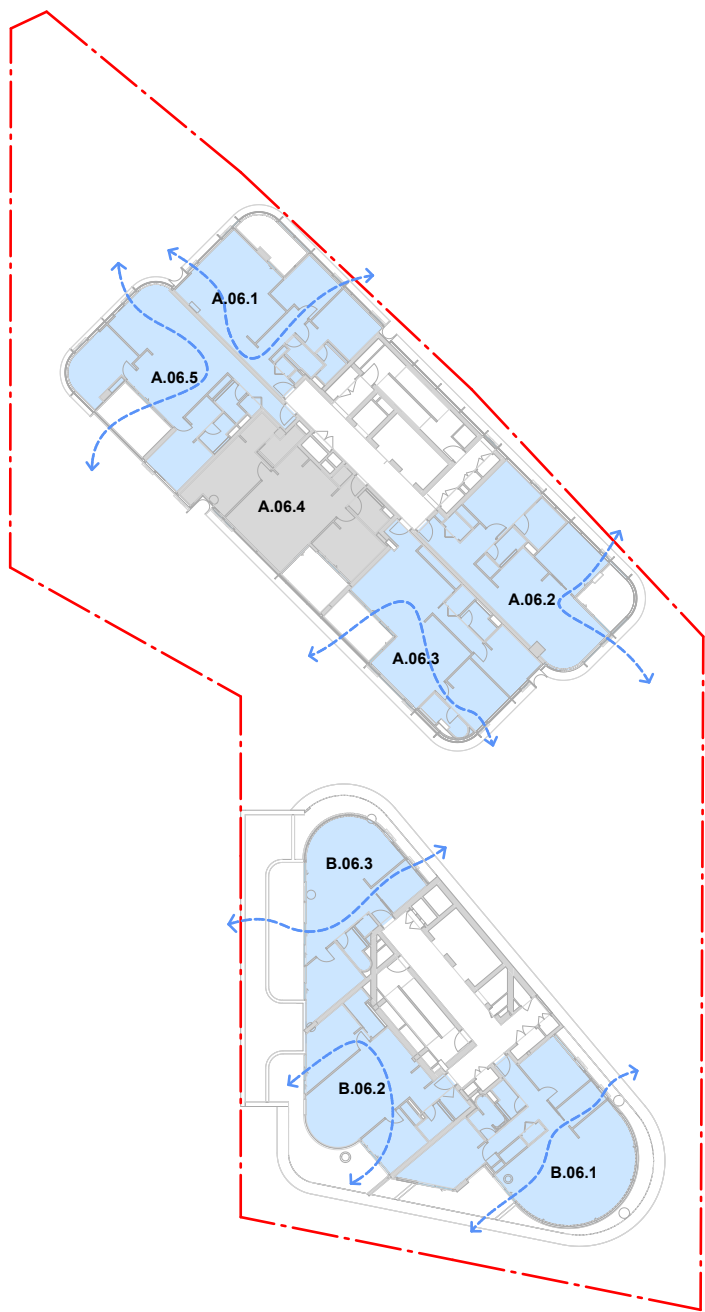
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SCALE 1 : 500



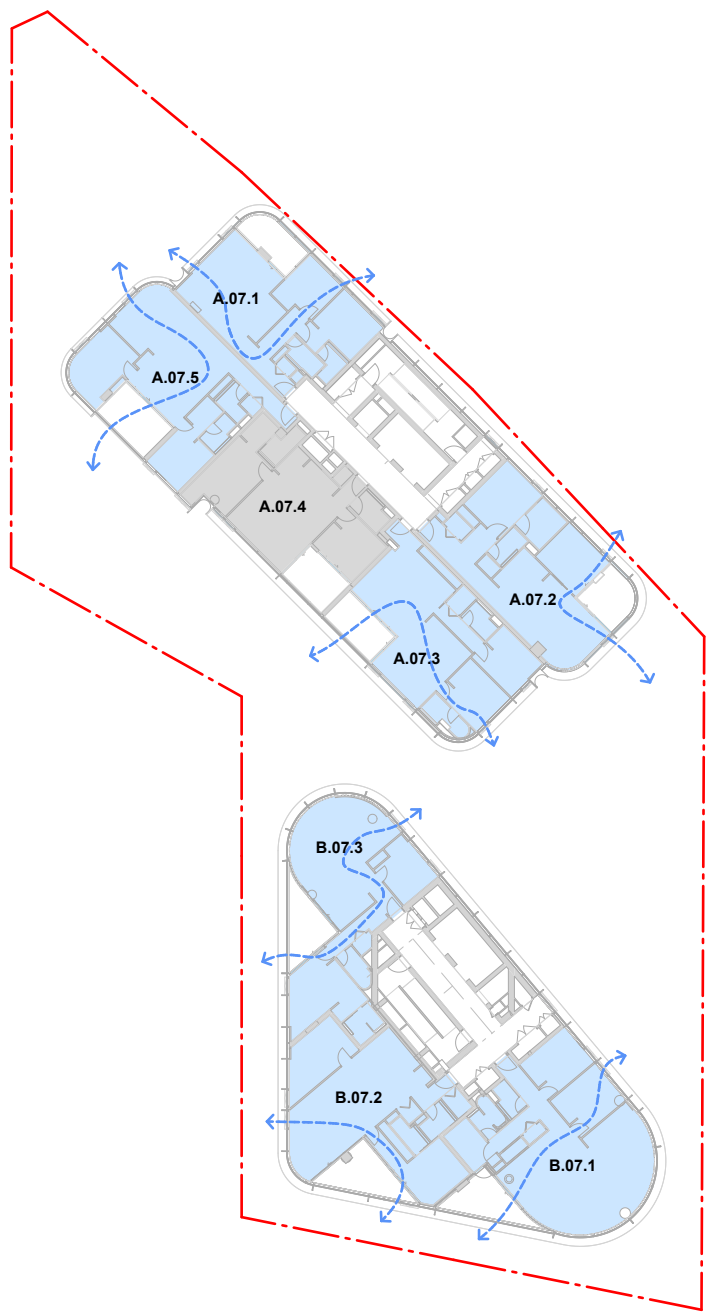
L05 CROSS VENT

SCALE 1 : 500



L06 CROSS VENT

SCALE 1 : 500



L07 CROSS VENT

SCALE 1 : 500

LEGEND

- YES** CROSS VENTILATION ACHIEVED UP TO LEVEL 9
- NO** CROSS VENTILATION NOT ACHIEVED UP TO LEVEL 9

ADG DESIGN CRITERIA

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.
- APARTMENTS AT TEN STOREYS OR GREATER ARE DEEMED TO BE CROSS VENTILATED ONLY IF ANY ENCLOSURE OF THE BALCONIES AT THESE LEVELS ALLOWS ADEQUATE NATURAL VENTILATION AND CANNOT BE FULLY ENCLOSED.

CROSS VENTILATION SUMMARY

LEVEL	TOTAL
LEVEL 02	5
LEVEL 03	3
LEVEL 04	1
TOWER B - LEVEL 05	1
TOWER A - LEVEL 05	4
TOWER B - LEVEL 06	3
TOWER A - LEVEL 06	4
TOWER B - LEVEL 07	3
TOWER A - LEVEL 07	4
TOWER B - LEVEL 08	3
TOWER A - LEVEL 08	3
GRAND TOTAL	34

GRAND TOTAL/TOTAL NO. OF UNITS UNTIL L09 = 36/49

TOTAL PERCENTAGE = 73%

- - **73% (36 UNITS)** OF ALL RESIDENTIAL UNITS ARE NATURALLY CROSS VENTILATED IN THE FIRST NINE STOREYS OF THE BUILDING.



L08 CROSS VENT

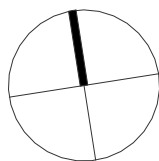
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0 5 10 25m
1:500 @A1

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

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Client



Project

LAVENDER BAY
3-7 Middlemiss St
64-66 Lavender St
Drawing Name
COMPLIANCE DRAWINGS - CROSS VENTILATION

Date Scale Sheet Size

03.03.2026 1 : 500 A1
Drawn Chk. Job No.
SC WG 6419
Drawing No. Revision
DA-8402 / 3

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