

TonkinZulaikhaGreer

Verona, Paddington

13 - 17 Oxford Street, and 2 Verona Street

SSDA Architectural Drawings

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Planner Urbis	Civil + Stormwater Telford Civil
Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northrop	BCA + Access BCA Align
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
COVER PAGE

Drawing No.
A 000

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

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TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DRAWING LIST			
		Scale @ A3	REV
SSDA			
	S4.55 Schedule of Modifications		
A 000 GENERAL INFORMATION			
A 000	COVER PAGE		B
A 001	DRAWING LIST AND LEGEND		B
A 002	LOCATION PLAN		B
A 003	SITE ANALYSIS		B
A 004	SITE PLAN	1:500	A
A 050 DEMOLITION AND EXCAVATION PLANS			
A 050	EXCAVATION AND DEMOLITION PLAN - BASEMENT 4	1:200	-
A 051	EXCAVATION AND DEMOLITION PLAN - BASEMENT 3	1:200	B
A 052	EXCAVATION AND DEMOLITION PLAN - BASEMENT 1	1:200	B
A 053	EXCAVATION AND DEMOLITION PLAN - GROUND FLOOR	1:200	B
A 054	DEMOLITION PLAN - LEVEL 1	1:200	B
A 060 DEMOLITION ELEVATION AND SECTION			
A 060	DEMOLITION ELEVATION AND SECTION - OXFORD STREET	1:200	B
A 061	DEMOLITION ELEVATION AND SECTION - VERONA STREET	1:200	B
A 100 GENERAL ARRANGEMENT PLANS			
A 100	BASEMENT 4 PLAN	1:200	-
A 101	BASEMENT 3 PLAN	1:200	B
A 102	BASEMENT 2 PLAN	1:200	B
A 103	BASEMENT 1 PLAN	1:200	B
A 104	GROUND FLOOR PLAN	1:200	B
A 105	TERRACES GROUND FLOOR PLAN	1:200	B
A 106	LEVEL 1 FLOOR PLAN	1:200	B
A 107	LEVEL 2 FLOOR PLAN	1:200	B
A 108	LEVEL 3 FLOOR PLAN	1:200	B
A 109	LEVEL 4 FLOOR PLAN	1:200	B
A 110	LEVEL 5 FLOOR PLAN	1:200	B
A 111	LEVEL 6 FLOOR PLAN	1:200	B
A 112	LEVEL 7 ROOFTOP FLOOR PLAN	1:200	B
A 200 ELEVATIONS AND SECTIONS			
A 200	NORTH ELEVATION - OXFORD STREET	1:200	B
A 201	SOUTH ELEVATION - MARSHALL STREET	1:200	B
A 202	EAST ELEVATION - VERONA STREET	1:200	B
A 203	WEST ELEVATION	1:200	B
A 204	NORTH ELEVATION AND SECTION - TERRACES	1:200	B
A 205	SOUTH ELEVATION AND SECTION - COURTYARD	1:200	B
A 206	WEST ELEVATION AND SECTION - COURTYARD	1:200	B
A 207	SECTION - CULTURAL CREATIVE & COURTYARD	1:200	A
A 208	SECTION - LOADING DOCK & TERRACES	1:200	A
A 209	ELEVATIONS - ROOFTOP STRUCTURES	1:200	A
A 400 SHADOW DIAGRAMS AND EYE OF THE SUN			
A 400	SOLAR ACCESS IMPACTED PROPERTIES DIAGRAM		B
A 401	SHADOW DIAGRAMS 21st JUNE - 0900 AND 1000	1:1000	B
A 402	SHADOW DIAGRAMS 21st JUNE - 1030 AND 1100	1:1000	B
A 403	SHADOW DIAGRAMS 21st JUNE - 1130 AND 1200	1:1000	B
A 404	SHADOW DIAGRAMS 21st JUNE - 1230 AND 1300	1:1000	B
A 405	SHADOW DIAGRAMS 21st JUNE - 1330 AND 1400	1:1000	B
A 406	SHADOW DIAGRAMS 21st JUNE - 1500	1:1000	B
A 407	EYE OF THE SUN DIAGRAMS - 1		B
A 408	EYE OF THE SUN DIAGRAMS - 2		B
A 409	EYE OF THE SUN DIAGRAMS - 3		B
A 410	EYE OF THE SUN DIAGRAMS - 4		B
A 411	EYE OF THE SUN DIAGRAMS - 5		B

DRAWING LIST			
		Scale @ A3	REV
A 500 AREA CALCULATIONS			
A 500	GFA DIAGRAMS	1:1000	B
A 501	TOTAL FLOOR AREA	1:1000	A
A 502	OPEN SPACE DIAGRAMS	1:1000	A
A 503	LANDSCAPE DIAGRAMS	1:1000	A
A 504	SCHEDULE OF ACCOMMODATION	1:1	-
A 550 COMPLIANCE DIAGRAMS			
A 550	ADAPTABLE APARTMENT PLANS - 1 BED TYPE A + 1 BED TYPE B	1:100	A
A 551	ADAPTABLE APARTMENT PLANS - 2 BED	1:100	A
A 552	HEIGHT PLANE DIAGRAMS		B
A 553	SOLAR ACCESS DIAGRAMS - 1	1:500	B
A 554	SOLAR ACCESS DIAGRAMS - 2	1:500	B
A 555	CROSS VENTILATION DIAGRAMS - 1	1:500	B
A 556	CROSS VENTILATION DIAGRAMS - 2	1:500	B
A 557	ADG COMPLIANCE TABLE 1		B
A 558	ADG COMPLIANCE TABLE 2		B
A 559	BUILDING SETBACK DIAGRAM	1:500	B
A 560	ADG SOLAR ACCESS SUMMARY TABLE 1		B
A 561	ADG SOLAR ACCESS SUMMARY TABLE 2		B
A 562	ADG SOLAR ACCESS SUMMARY TABLE 3		B
A 563	ADG SOLAR ACCESS SUMMARY TABLE 4		B
A 564	HEIGHT PLANE METHODOLOGY	1:500	-
A 600 MATERIALS			
A 600	MATERIALS AND FINISHES SCHEDULE		B
A 601	MATERIALS AND FINISHES SCHEDULE		A
A 700 PERSPECTIVE IMAGES			
A 700	PERSPECTIVE 01		B
A 701	PERSPECTIVE 02		B

LEGEND	
Legend Code	Legend Description
ART	Artwork
BGL	Balustrade, Glass
BK	Bike
BKR	Bike Rack
BOL	Bollard
BR1	Brickwork1
BR2	Brickwork2
BRA	Brass
C/L	Centre-Line
CCF	Coloured Concrete Finish
CM1	Cladding, Metal
CM2	Cladding, Metal
CO	Concrete
COMMS	Communications Cupboard
ELEC	Electrical Cupboard
FC	Fibre-Cement
FCL	Finished Ceiling Level
FFL	Finished Floor Level
FN	Fence
GCB	Glass, Colourback
GLF1	Glazed Facade, Type 1
GLF2	Glazed Facade, Type 2
GLL	Glass Louvres
GLT	Glass, Colour Tinted
GTM	Gate, Metal
MECH	Mechanical
MEM	Mesh, Metal
ML	Metal Louvres
MW1	Metal Window, Type 1
PCO	Pavers, Concrete
PF1	Paint Finish
PRM	Perforated Metal
PST	Pavers, Stone
PV	Photovoltaics, Solar
RL	Reduced Level
RN	Render
RSC	Roof Sheet, Copper
RSH	Roller Shutter
RSM	Roof Sheet, Metal
SSL	Structural Slab Level
TL1	Pool Tiles
TL2	Wall Tiles
TOH	Top of Hob
TOW	Top of Wall
U/S	Underside
X	Existing

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Telford Civil

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Geotech
EI Australia

Structure
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BCA + Access
BCAlign

Building Services
O&S Consulting
Traffic
JMT Consulting

Basix + ESD
Firewell
Waste
Elephants Foot

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24026

Drawing Title
DRAWING LIST AND LEGEND

Drawing No.
A 001
Rev
B

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Date
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Tim Greer NSW Registration 5603



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Drawing Title
LOCATION PLAN

Drawing No.
 A 002

Rev
 B

Drawn
 AM, IR, CY

Date
 22/05/2026

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Drawing Title
SITE ANALYSIS

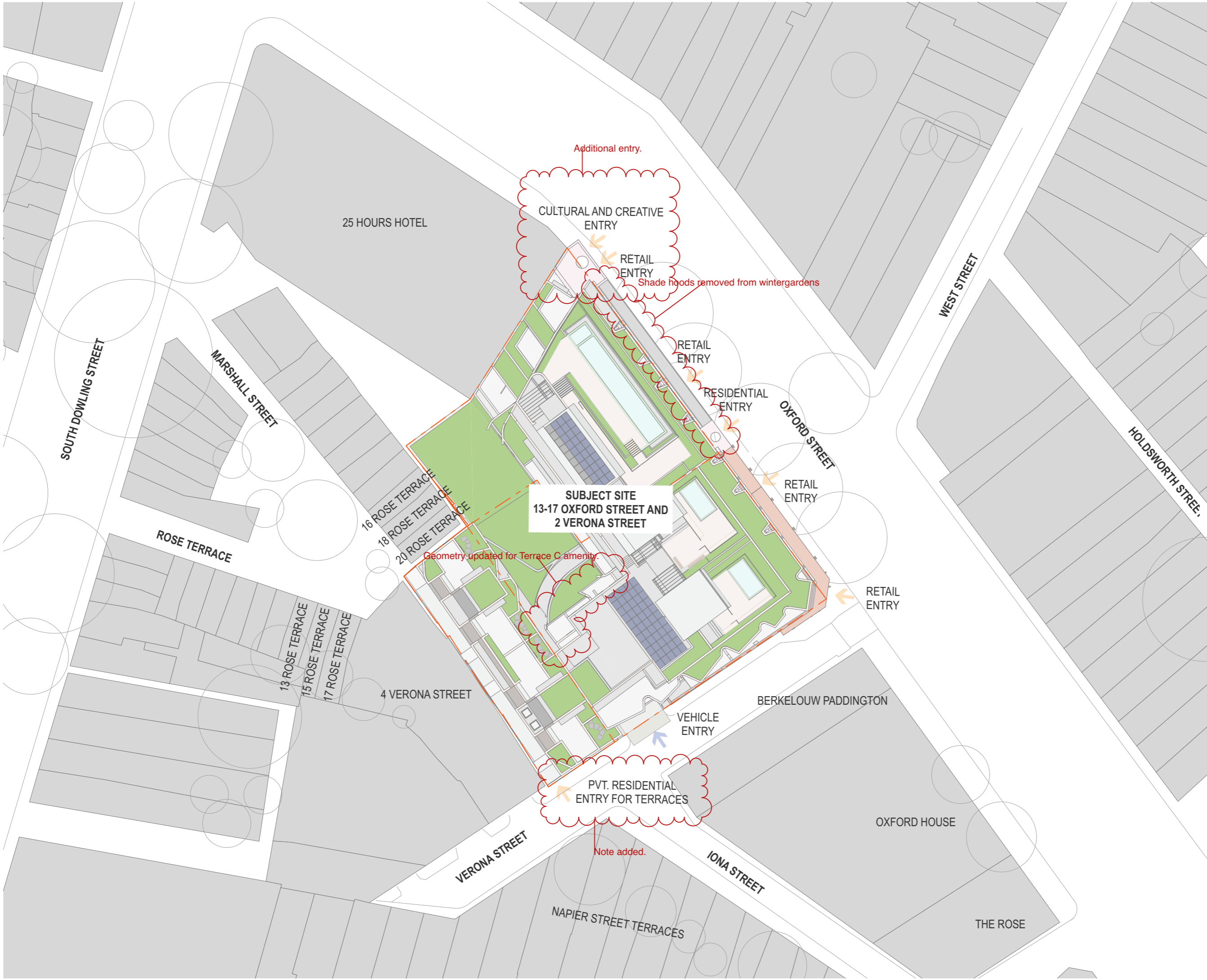
Drawing No.
A 003

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Drawing Title
SITE PLAN

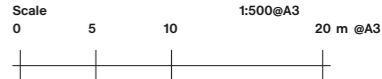
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A 004

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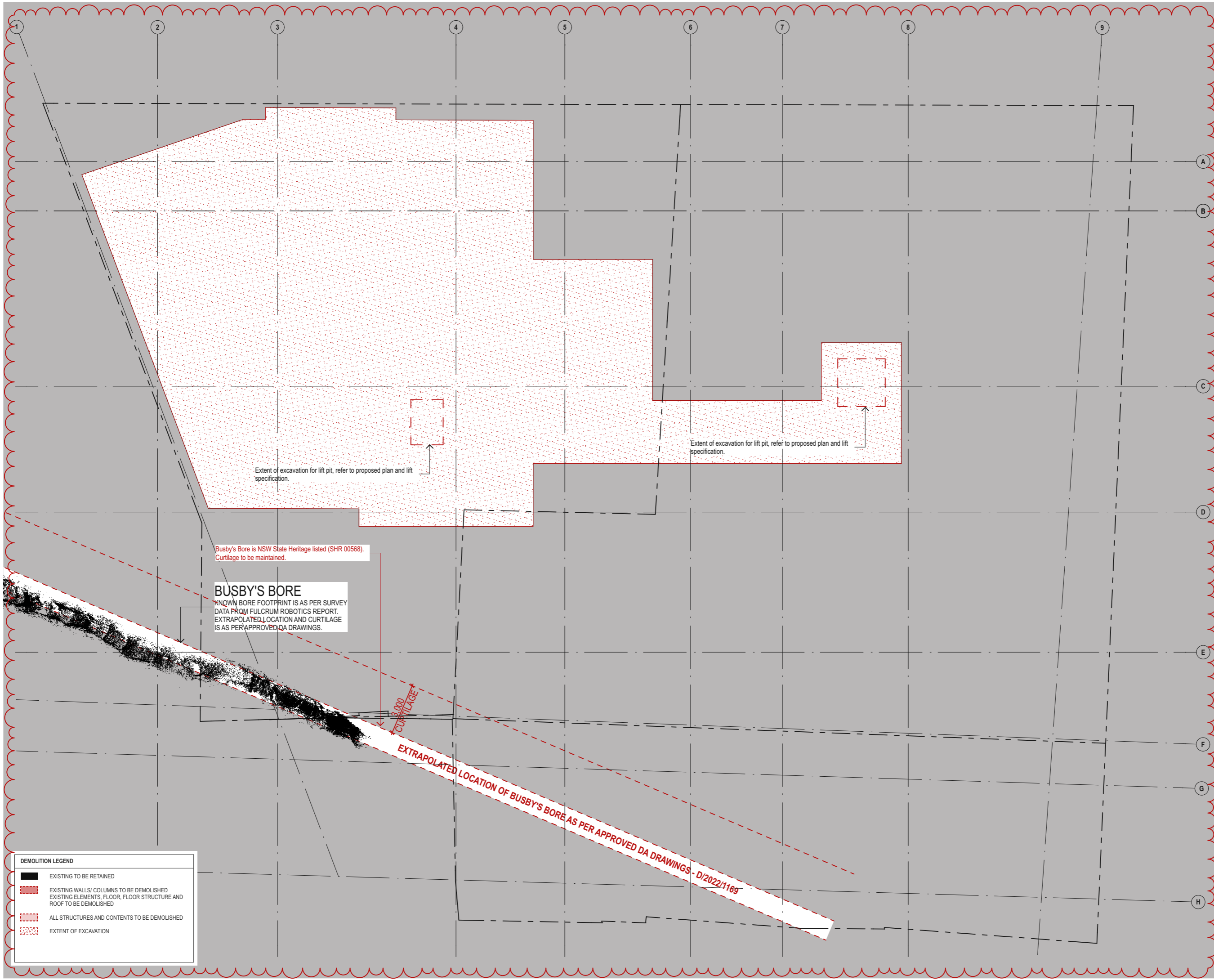
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DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

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Drawing Title
**EXCAVATION AND DEMOLITION PLAN -
BASEMENT 4**

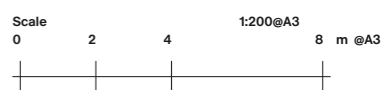
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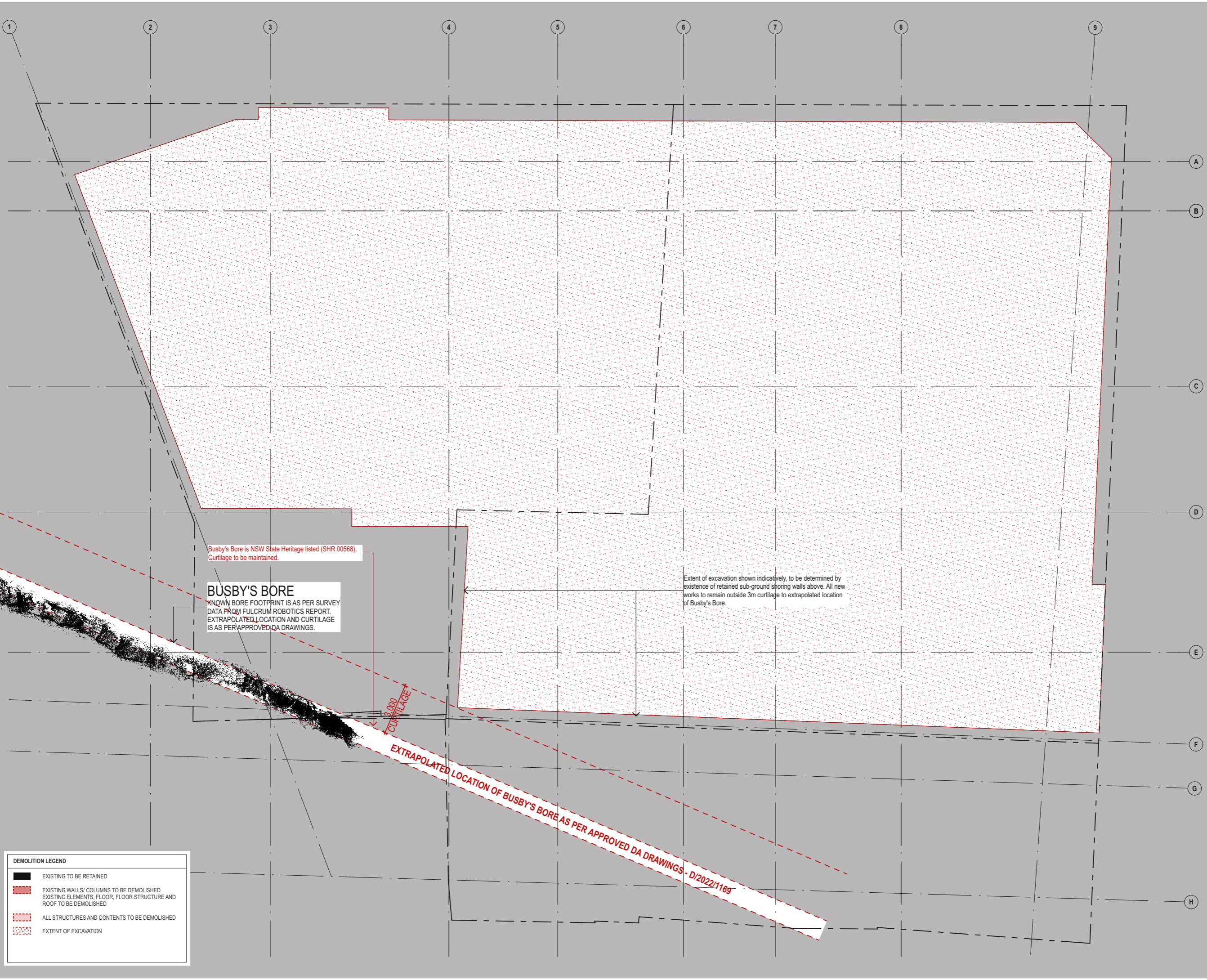
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	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
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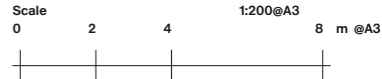
Job No.
 24026

Drawing Title
**EXCAVATION AND DEMOLITION PLAN -
 BASEMENT 3**

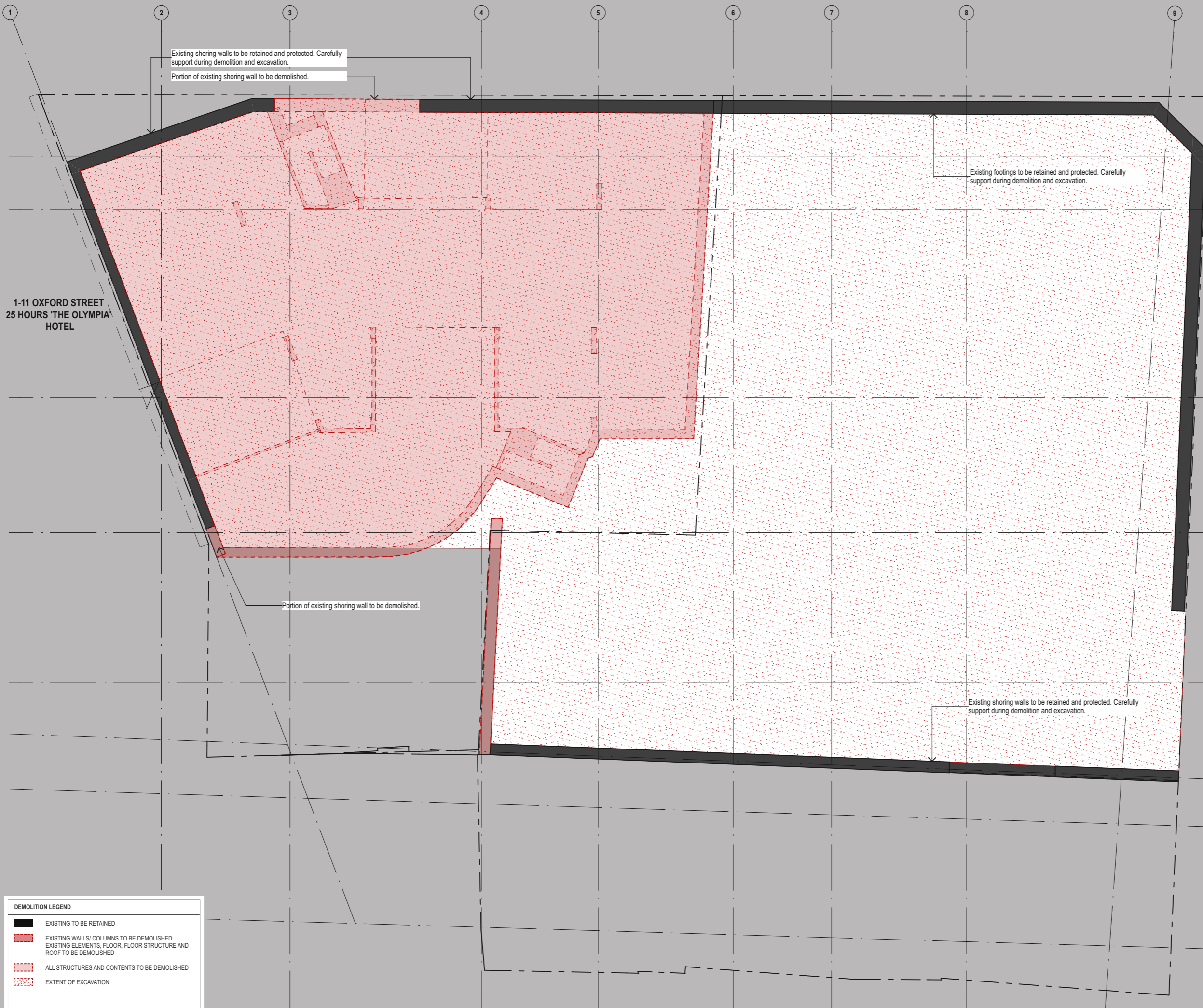
Drawing No.
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Nominated Architects
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1-11 OXFORD STREET
25 HOURS THE OLYMPIA
HOTEL

Existing shoring walls to be retained and protected. Carefully support during demolition and excavation.
Portion of existing shoring wall to be demolished.

Existing footings to be retained and protected. Carefully support during demolition and excavation.

Portion of existing shoring wall to be demolished.

Existing shoring walls to be retained and protected. Carefully support during demolition and excavation.

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
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	EXTENT OF EXCAVATION

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Drawing Title
EXCAVATION AND DEMOLITION PLAN - BASEMENT 1

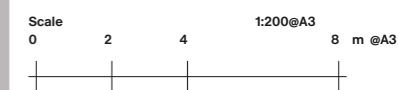
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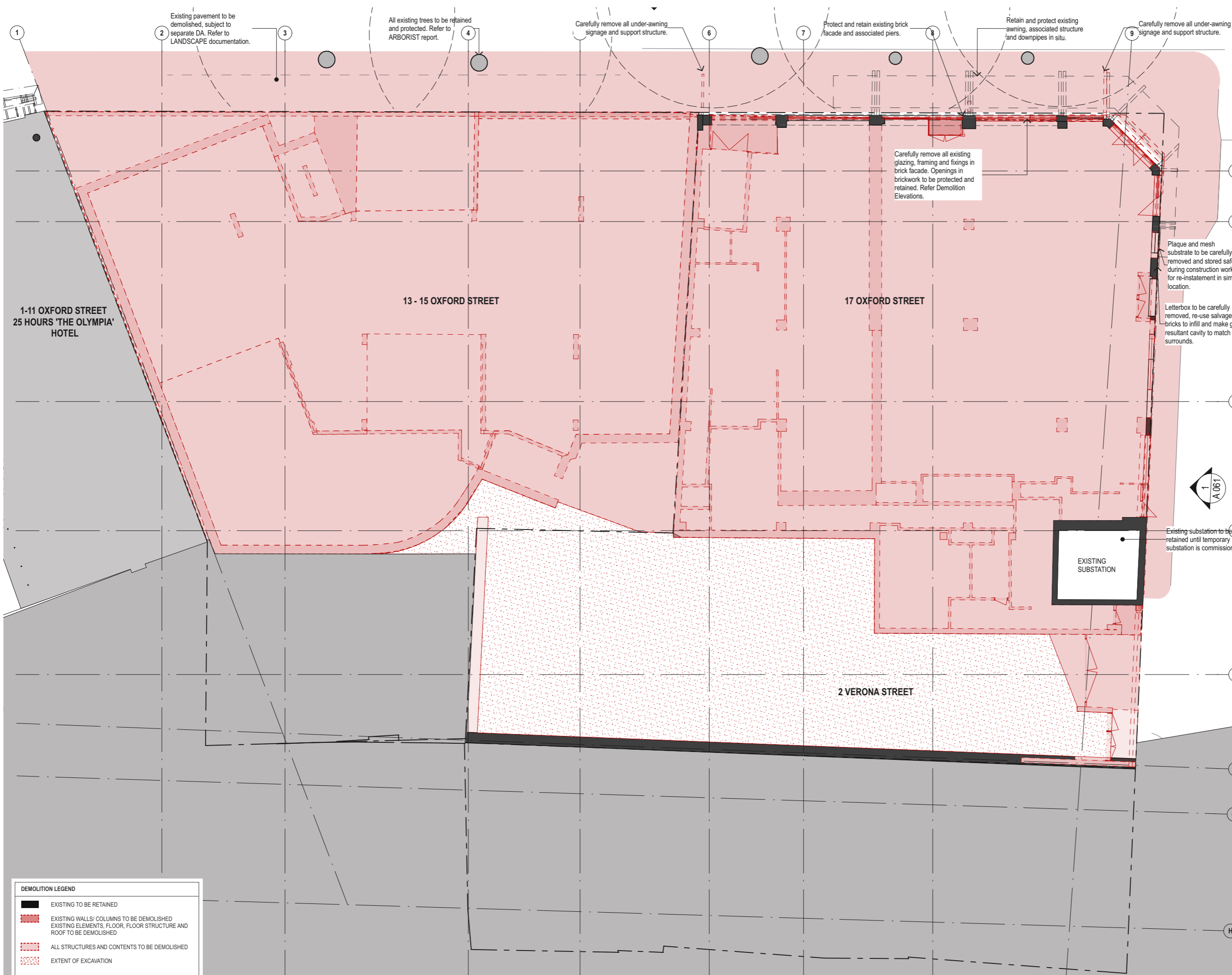
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1 Existing pavement to be demolished, subject to separate DA. Refer to LANDSCAPE documentation.

2 All existing trees to be retained and protected. Refer to ARBORIST report.

3 Carefully remove all under-awning signage and support structure.

4 Protect and retain existing brick facade and associated piers.

5 Retain and protect existing awning, associated structure and downpipes in situ.

6 Carefully remove all under-awning signage and support structure.

7 Carefully remove all existing glazing, framing and fixings in brick facade. Openings in brickwork to be protected and retained. Refer Demolition Elevations.

8

9

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Drawing Title
EXCAVATION AND DEMOLITION PLAN - GROUND FLOOR

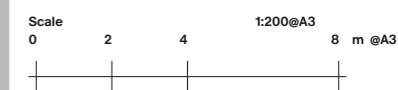
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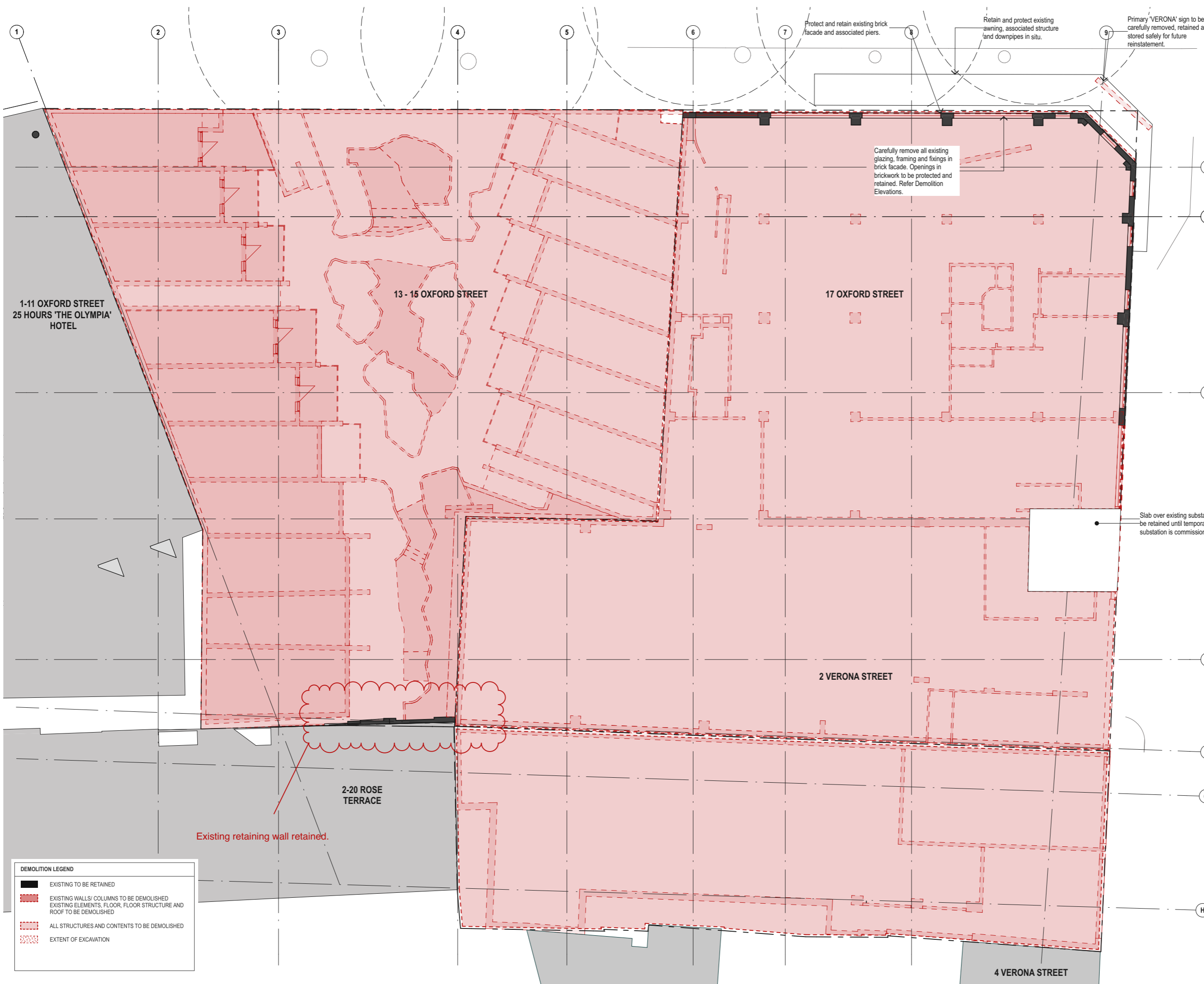
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DEMOLITION LEGEND

	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
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24026

Drawing Title
DEMOLITION PLAN - LEVEL 1

Drawing No.
A 054

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Scale
0 2 4 8 m @A3

1:200@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington
Phase
SSDA

Job No.
 24026

Drawing Title
DEMOLITION ELEVATION AND SECTION
- OXFORD STREET

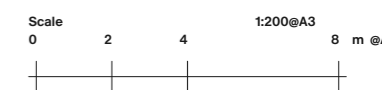
Drawing No.
A 060

Rev
B

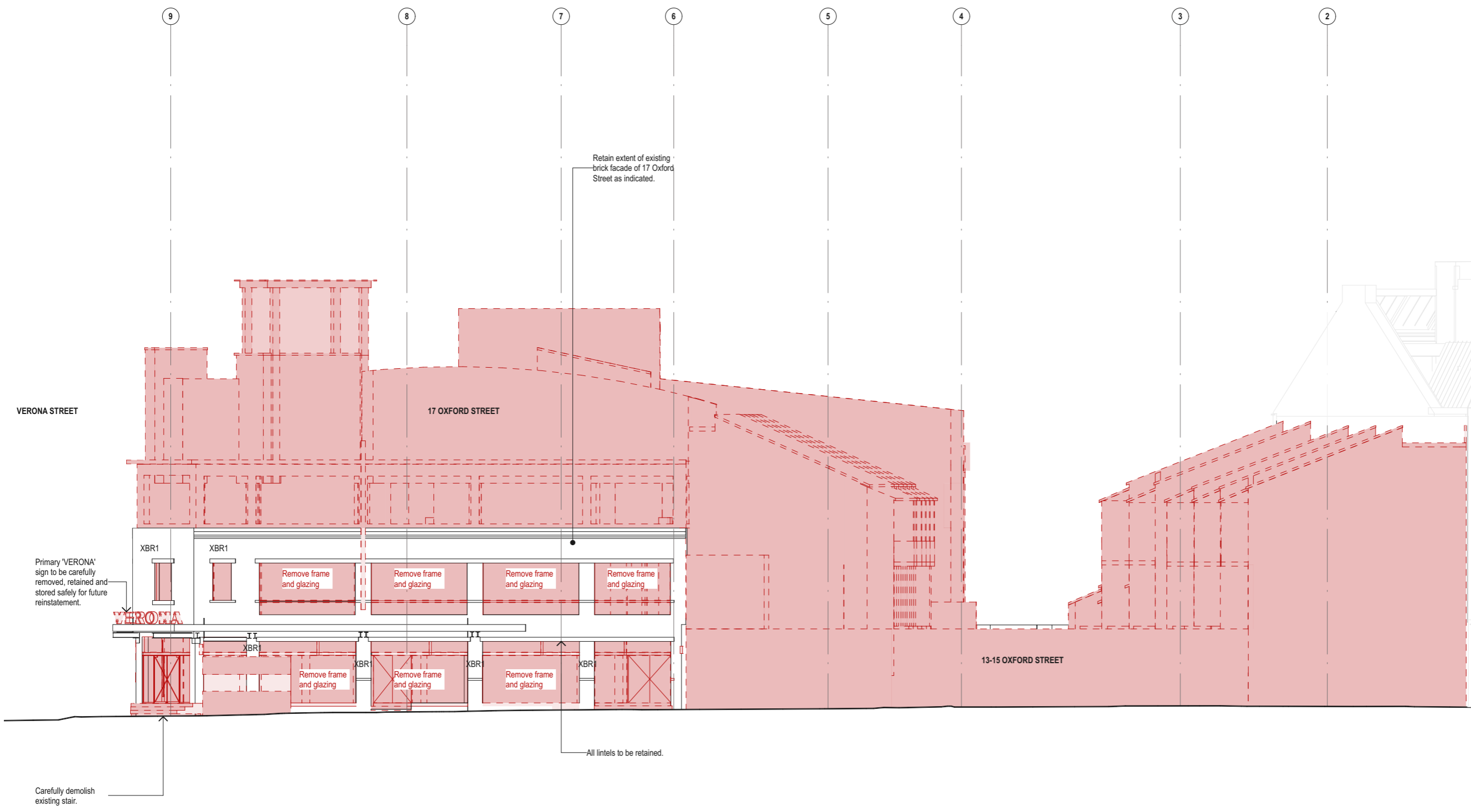
Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG



Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603



DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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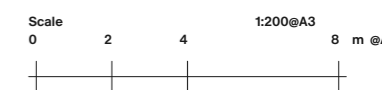
Job No.
24026

Drawing Title
**DEMOLITION ELEVATION AND SECTION
- VERONA STREET**

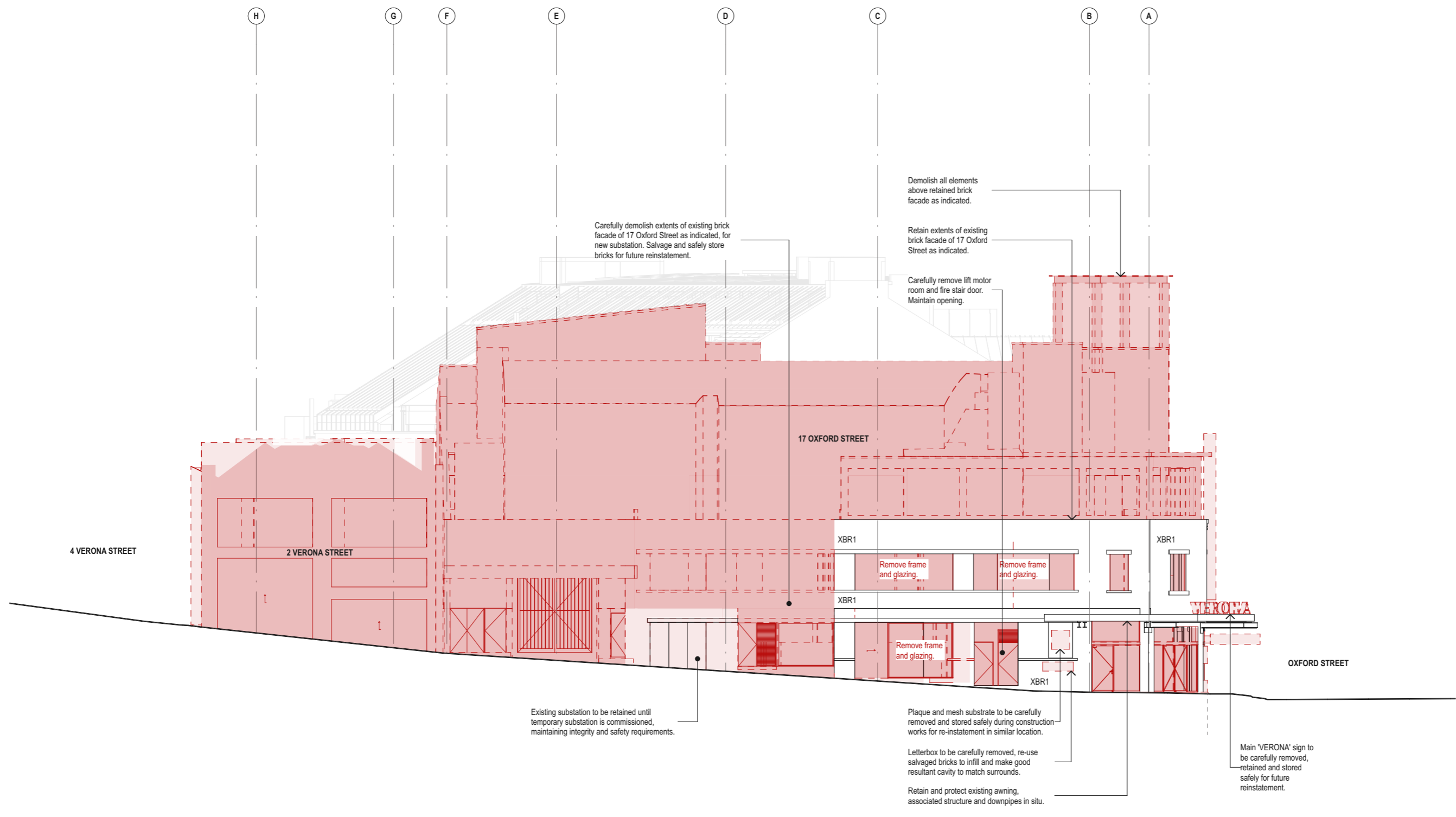
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Drawn **AM, IR, CY** Date **22/05/2026**

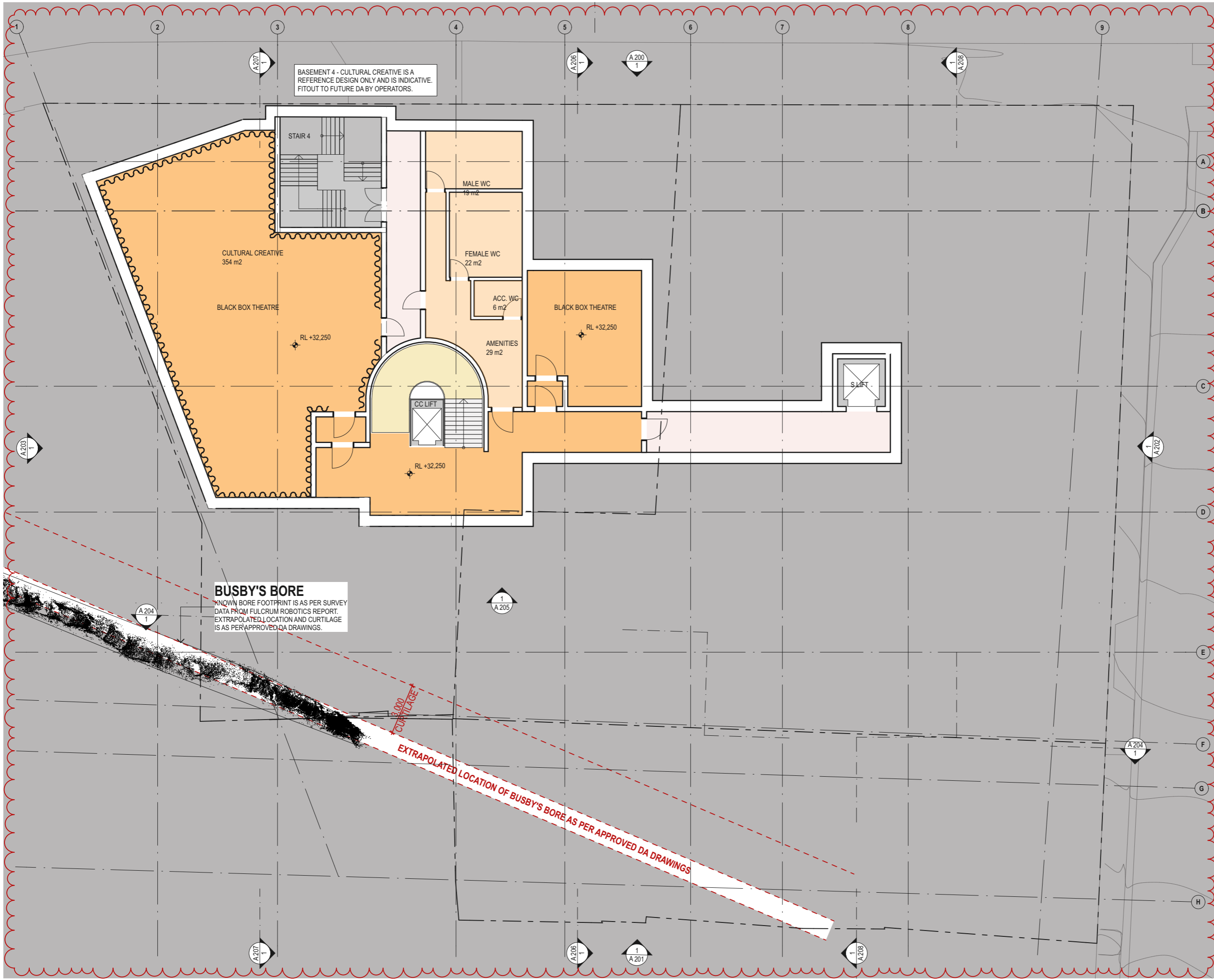
Checked **TG**



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DEMOLITION LEGEND	
	EXISTING TO BE RETAINED
	EXISTING WALLS/ COLUMNS TO BE DEMOLISHED EXISTING ELEMENTS, FLOOR, FLOOR STRUCTURE AND ROOF TO BE DEMOLISHED
	ALL STRUCTURES AND CONTENTS TO BE DEMOLISHED
	EXTENT OF EXCAVATION



DATE	REV	DESCRIPTION
22/5/2026	-	For SSSA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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Verona, Paddington

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SSDA

Job No.
 24026

Drawing Title
BASEMENT 4 PLAN

Drawing No.
 A 100

Rev
 -

Drawn
 AM, IR, CY

Date
 22/05/2026

Checked
 TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Urbis	Telford Civil
Landscape Architect	Geotech
Wyer & Co	Ei Australia
Structure	BCA
Northop	BCAlign
Building Services	Traffic
O&S Consulting	JMT Consulting
Basix + ESD	Waste
Credwell	Elephants Foot
Fire + Acoustic	Access
E-Lab	Purple Apple

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Job No.
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Drawing Title
BASEMENT 3 PLAN

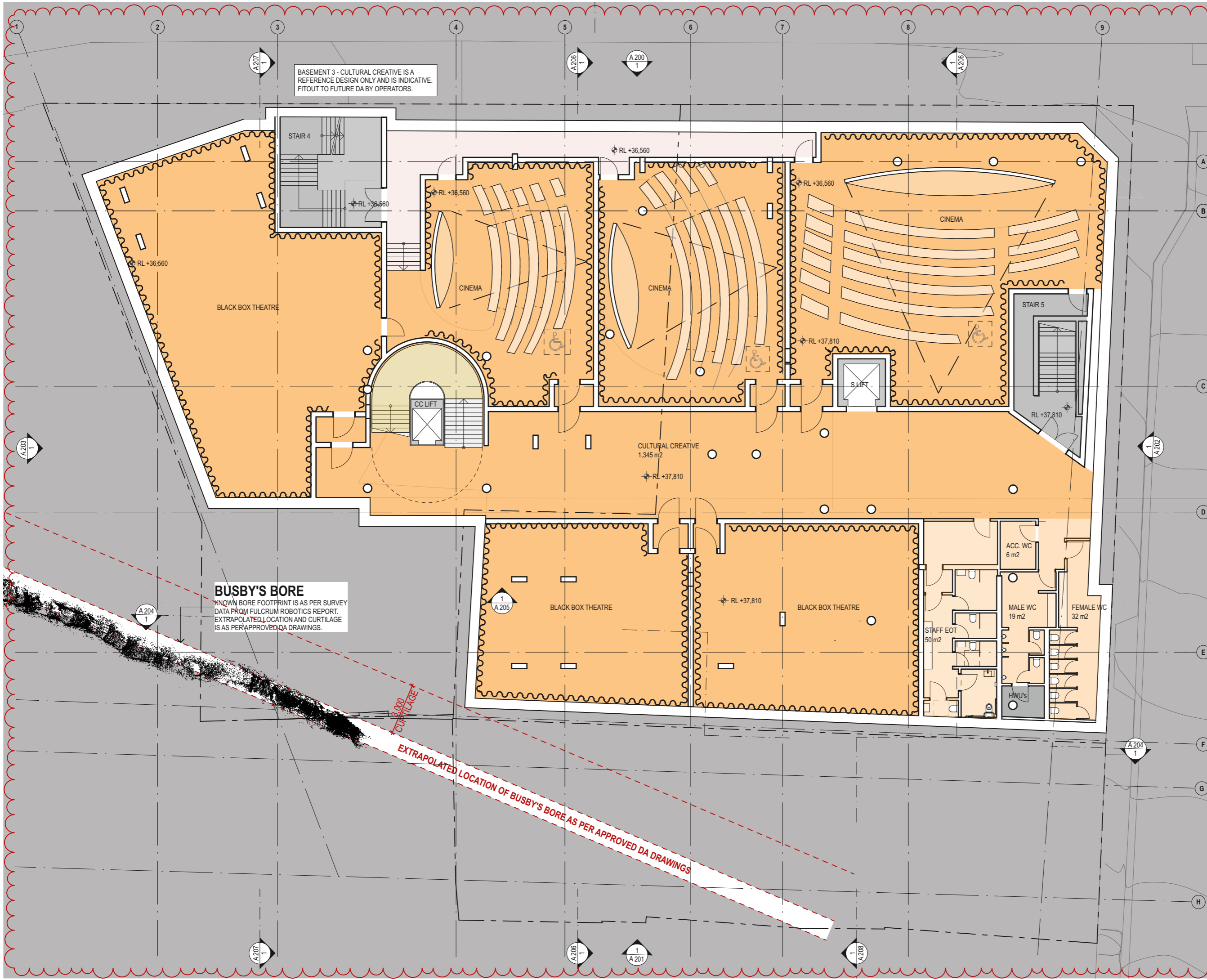
Drawing No. **A 101** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**

Scale **1:200@A3**
 0 2 4 8 m @A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603



BASEMENT 3 - CULTURAL CREATIVE IS A REFERENCE DESIGN ONLY AND IS INDICATIVE. FITOUT TO FUTURE DA BY OPERATORS.

BUSBY'S BORE
 KNOWN BORE FOOTPRINT IS AS PER SURVEY DATA FROM FULCRUM ROBOTICS REPORT. EXTRAPOLATED LOCATION AND CURTILAGE IS AS PER APPROVED DA DRAWINGS.

EXTRAPOLATED LOCATION OF BUSBY'S BORE AS PER APPROVED DA DRAWINGS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Structure Northop	BCA BCAlign
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Job No.
24026

Drawing Title
BASEMENT 2 PLAN

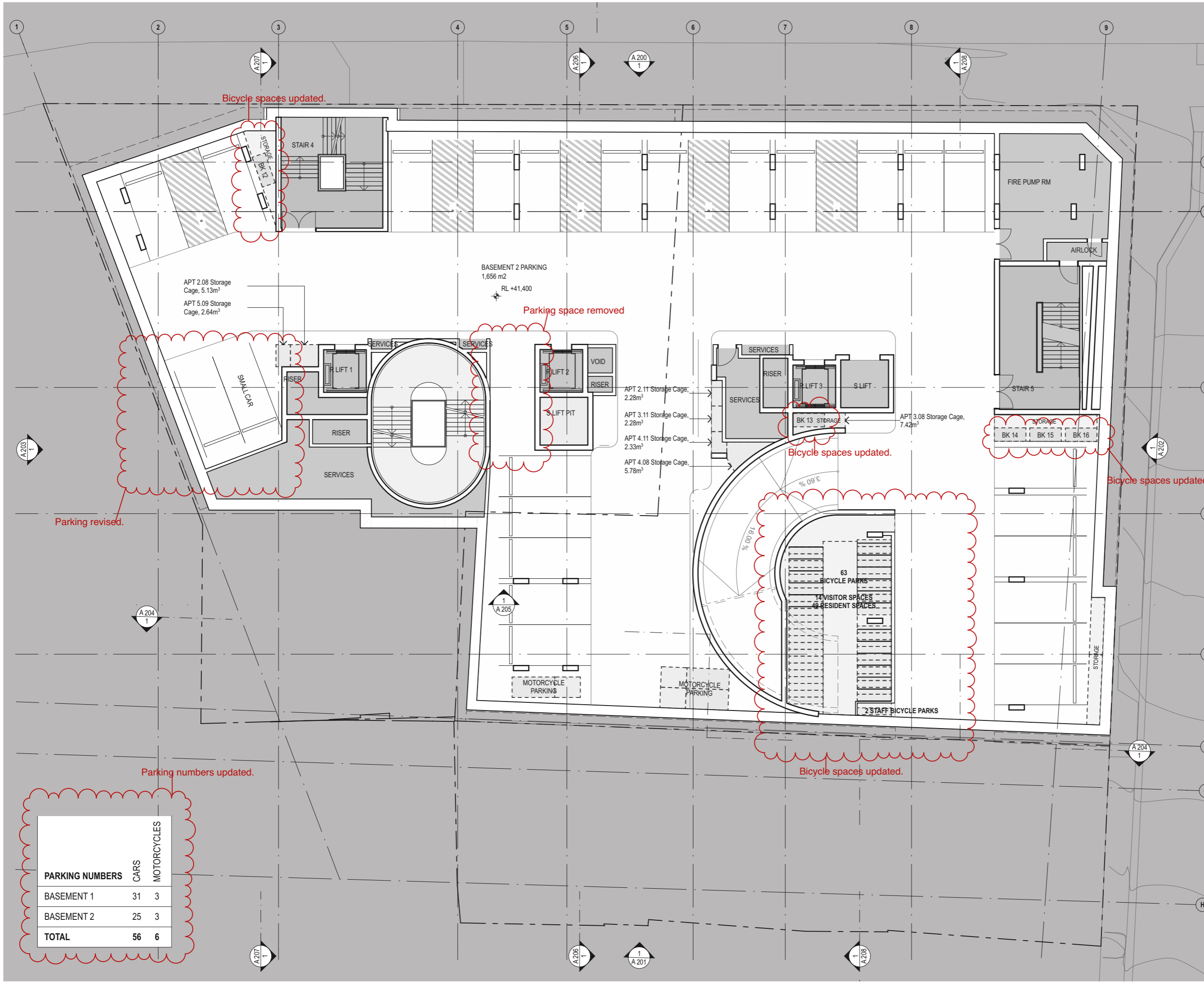
Drawing No. **A 102** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**

Scale **1:200@A3**
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



Bicycle spaces updated.

Parking space removed

Parking revised.

Bicycle spaces updated.

Bicycle spaces updated.

Bicycle spaces updated.

Parking numbers updated.

PARKING NUMBERS	CARS	MOTORCYCLES
BASEMENT 1	31	3
BASEMENT 2	25	3
TOTAL	56	6

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect	Geotech EI Australia
Structure	BCA BCAlign
Building Services	Traffic JMT Consulting
O&S Consulting	
Basix + ESD	Waste Elephants Foot
Fire + Acoustic	Access Purple Apple
E-Lab	

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Prepared by
SSDA

Job No.
 24026

Drawing Title
BASEMENT 1 PLAN

Drawing No.
A 103

Rev
B

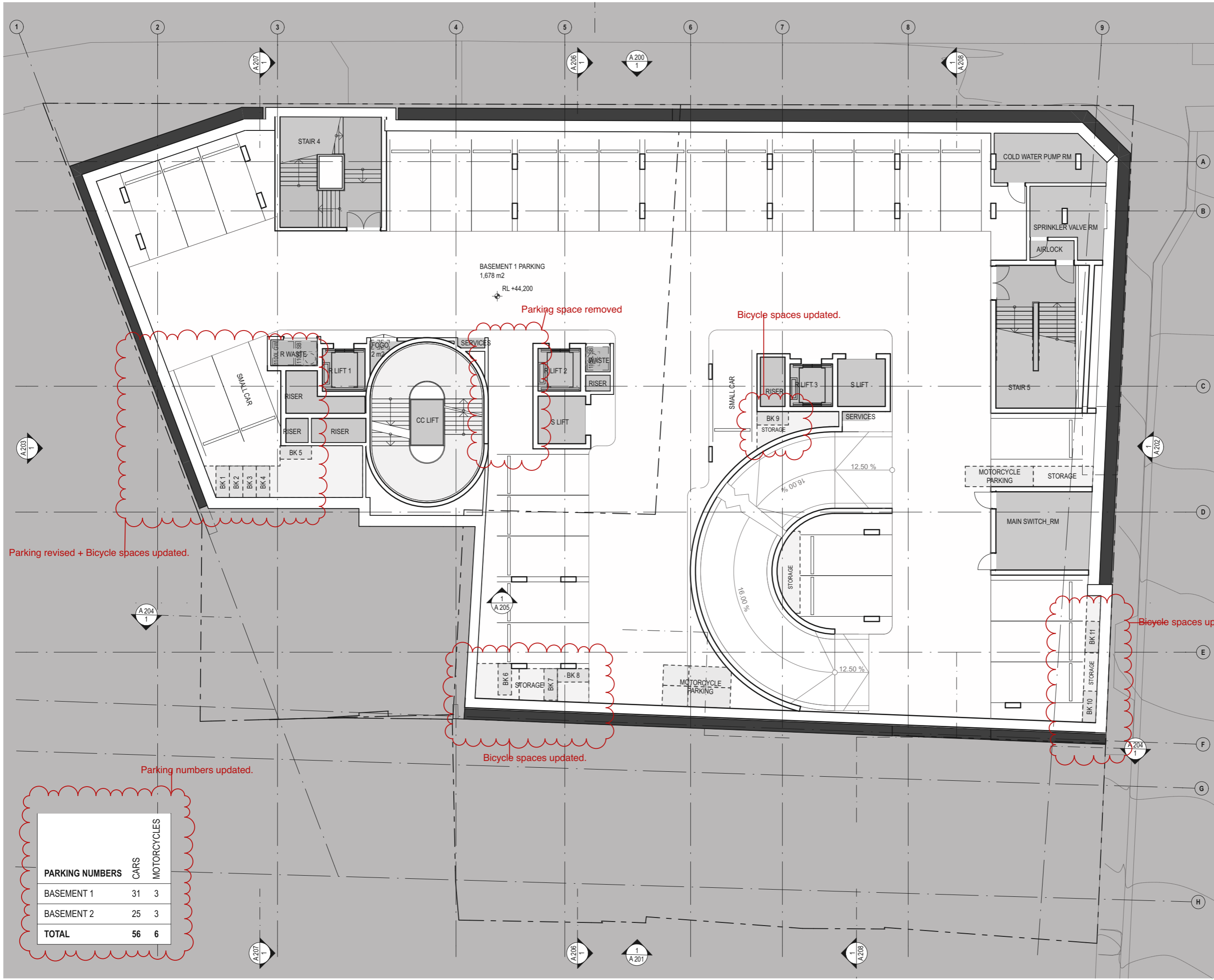
Drawn
AM, IR, CY

Date
22/05/2026

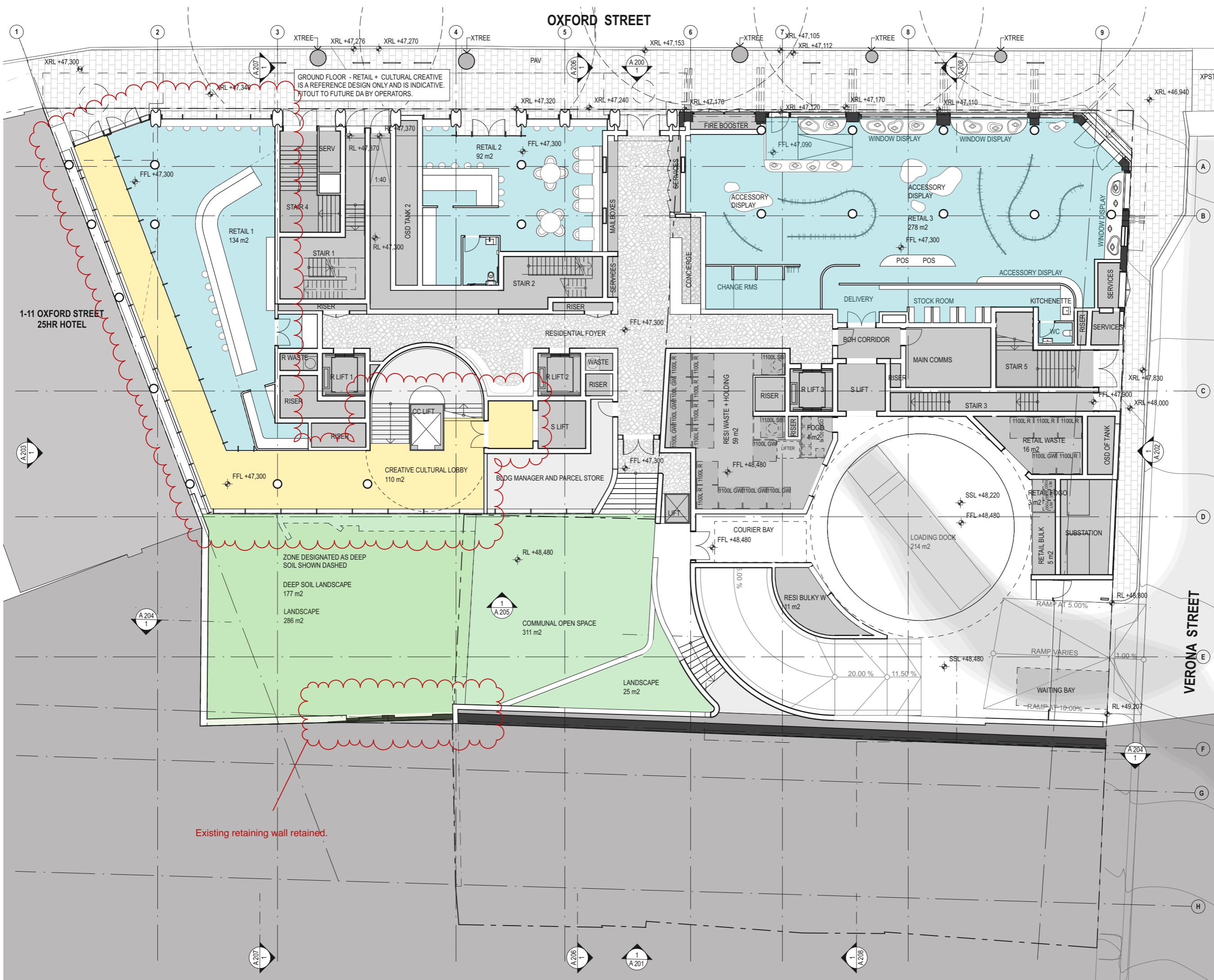
Checked
TG

Scale
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 1:200@A3

Nominated Architects
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PARKING NUMBERS	CARS	MOTORCYCLES
BASEMENT 1	31	3
BASEMENT 2	25	3
TOTAL	56	6



DATE	REV	DESCRIPTION
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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
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Job No.
 24026

Drawing Title
GROUND FLOOR PLAN

Drawing No.
A 104

Rev
B

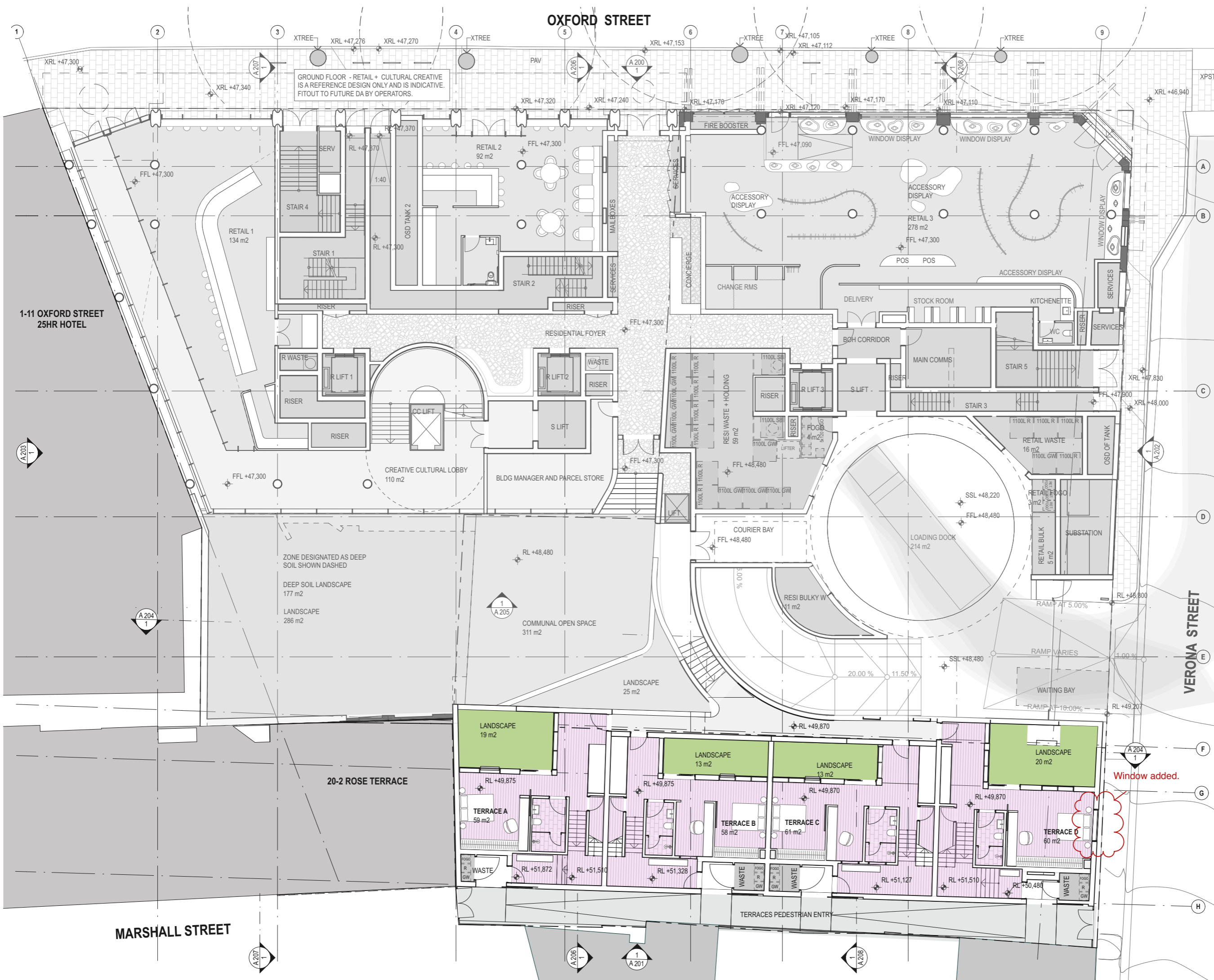
Drawn
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Date
22/05/2026

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Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
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DATE	REV	DESCRIPTION
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Structure Northop	BCA BCAlign
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Phase
SSDA

Job No.
 24026

Drawing Title
TERRACES GROUND FLOOR PLAN

Drawing No.
A 105

Drawn
AM, IR, CY

Checked
TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

OXFORD STREET

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
24026

Drawing Title
LEVEL 1 FLOOR PLAN

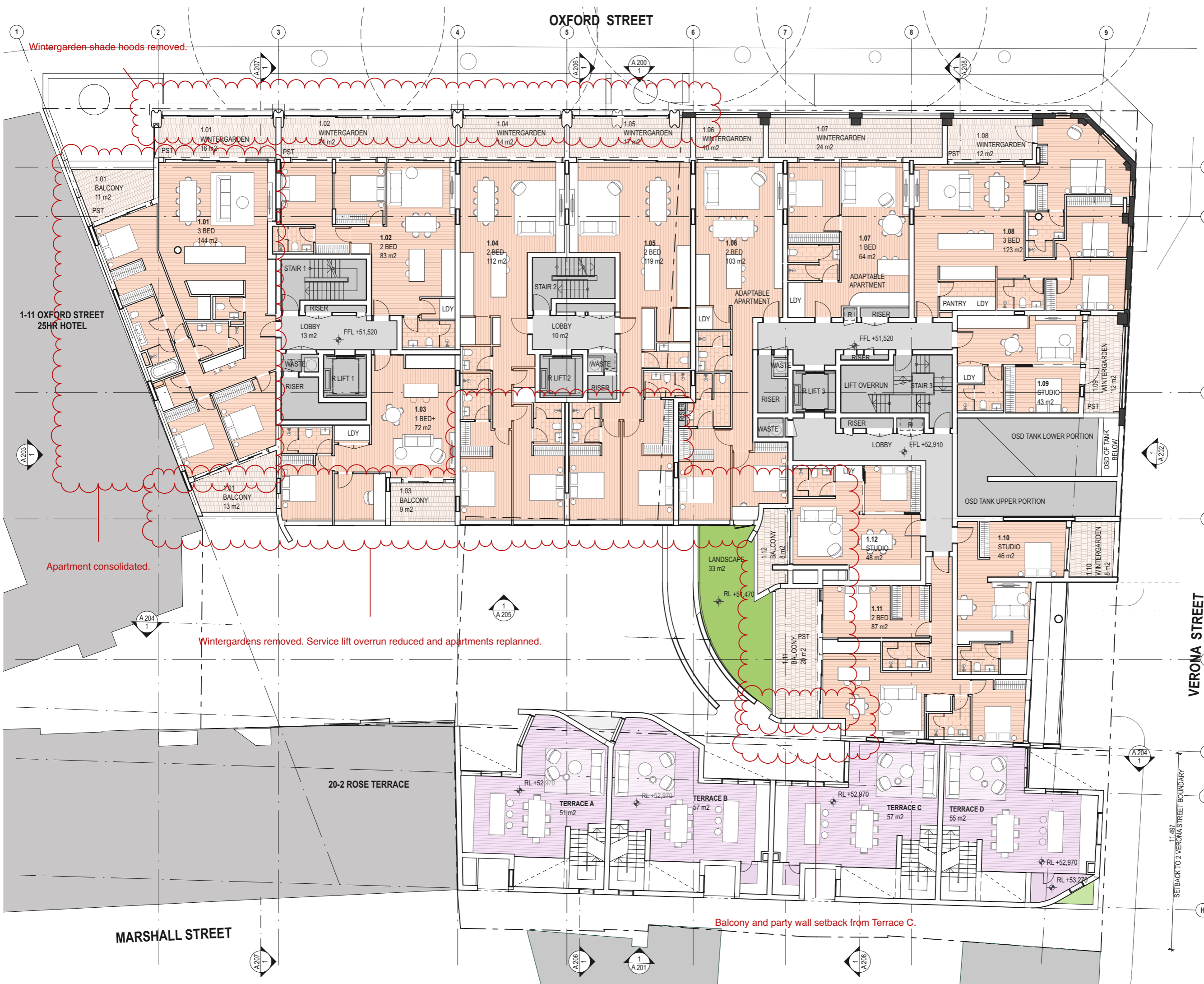
Drawing No. **A 106** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**

Scale 1:200@A3
0 2 4 8 m @A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



Wintergarden shade hoods removed.

1-11 OXFORD STREET
25HR HOTEL

Apartment consolidated.

Wintergardens removed. Service lift overrun reduced and apartments replanned.

Balcony and party wall setback from Terrace C.

VERONA STREET

11.487
SETBACK TO 2 VERONA STREET BOUNDARY

MARSHALL STREET

20-2 ROSE TERRACE

TERRACE A
51 m2

TERRACE B
57 m2

TERRACE C
57 m2

TERRACE D
55 m2

OXFORD STREET

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Phase
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Job No.
 24026

Drawing Title
LEVEL 2 FLOOR PLAN

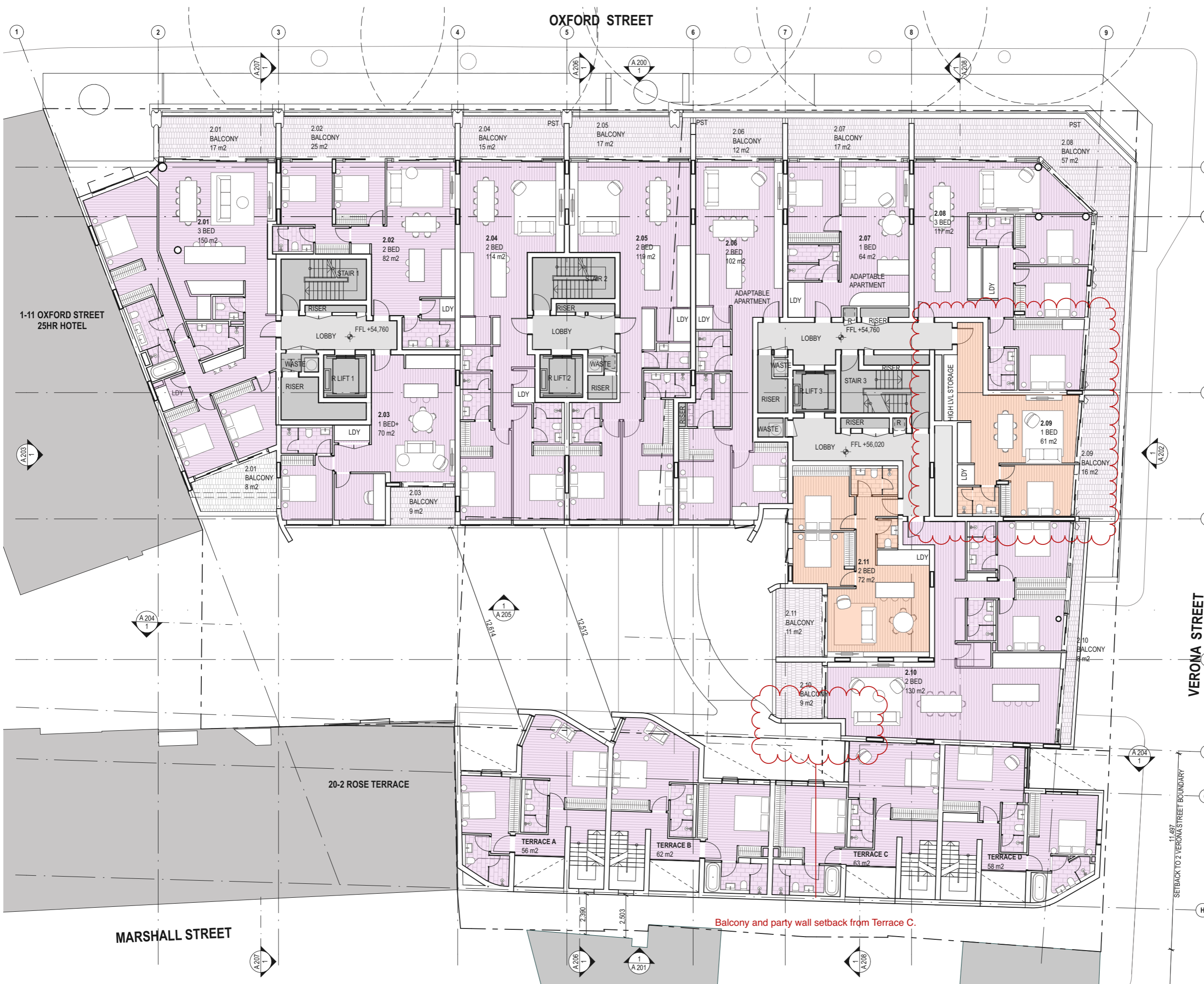
Drawing No.
A 107

Drawn
AM, IR, CY

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TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603



1-11 OXFORD STREET
 25HR HOTEL

20-2 ROSE TERRACE

MARSHALL STREET

Balcony and party wall setback from Terrace C.

VERONA STREET



DATE	REV	DESCRIPTION
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7/4/2026	A	For SSDA
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Phase
SSDA

Job No.
 24026

Drawing Title
LEVEL 3 FLOOR PLAN

Drawing No.
A 108

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

11.487 SETBACK TO 2 VERONA STREET BOUNDARY

Balcony and party wall setback from Terrace C.



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Job No.
24026

Drawing Title
LEVEL 4 FLOOR PLAN

Drawing No.
A 109

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Scale
0 2 4 8 m @A3
1:200@A3

Nominated Architects
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Tim Greer NSW Registration 5603



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Urbis	Telford Civil
Landscape Architect	Geotech
Wyer & Co	Ei Australia
Structure	BCA
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Basix + ESD	Waste
Credwell	Elephants Foot
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Job No.
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Drawing Title
LEVEL 5 FLOOR PLAN

Drawing No.
A 110

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Scale
 0 2 4 8 m @A3
 1:200@A3

Nominated Architects
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 Tim Greer NSW Registration 5603

11.487
 SETBACK TO 2 VERONA STREET BOUNDARY

Party wall setback from Terrace C.

OXFORD STREET

DATE	REV	DESCRIPTION
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7/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Verona, Paddington

Phase
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Job No.
24026

Drawing Title
LEVEL 6 FLOOR PLAN

Drawing No. **A 111** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked
TG

Scale 1:200@A3
0 2 4 8 m @A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



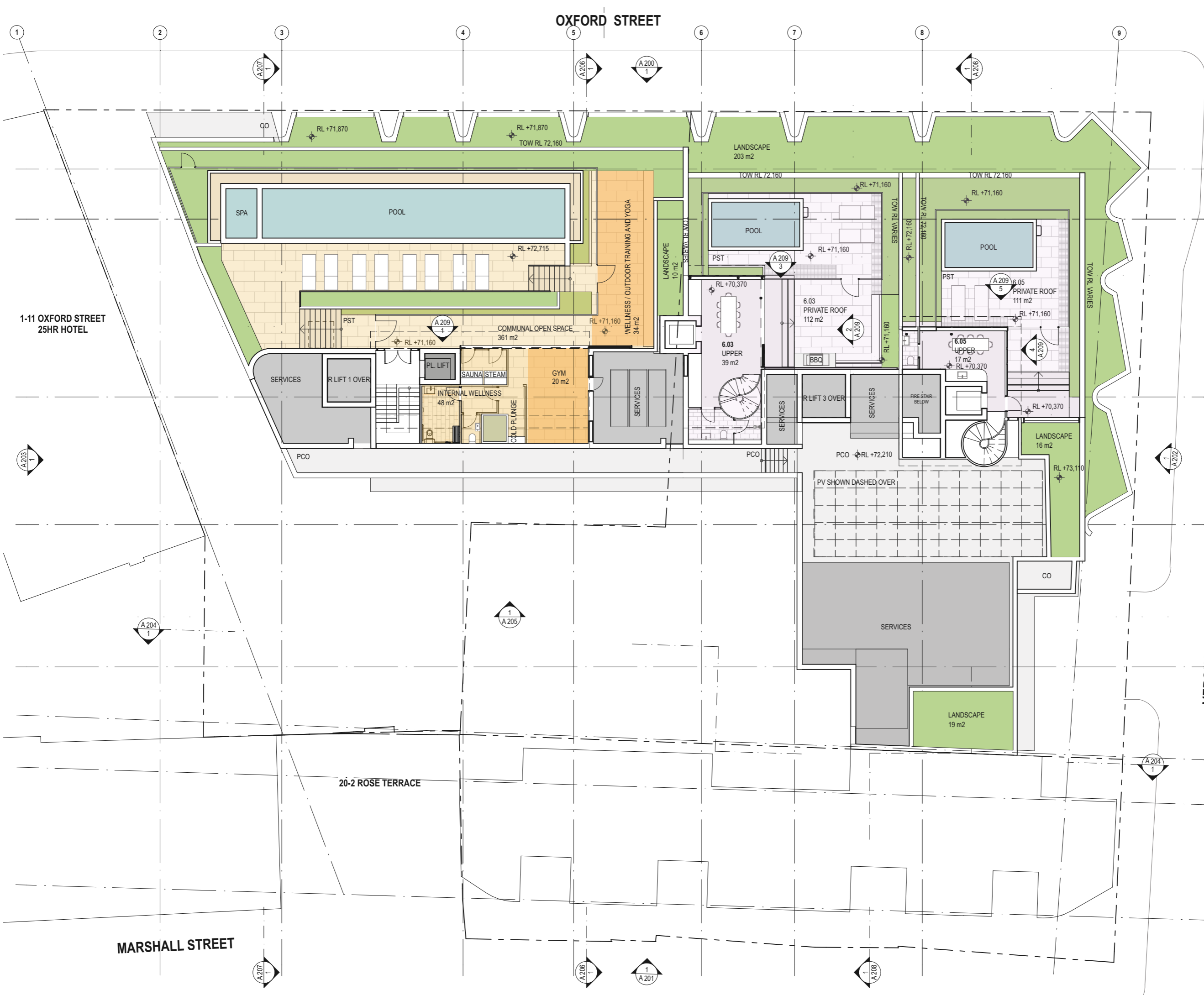
1-11 OXFORD STREET
25HR HOTEL

20-2 ROSE TERRACE

VERONA STREET

MARSHALL STREET

Party wall setback from Terrace C.



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
7/4/2026	A	For SSDA
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Job No.
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Drawing Title
LEVEL 7 ROOFTOP FLOOR PLAN

Drawing No. **A 112** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**

Scale 0 2 4 8 m @A3 1:200@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

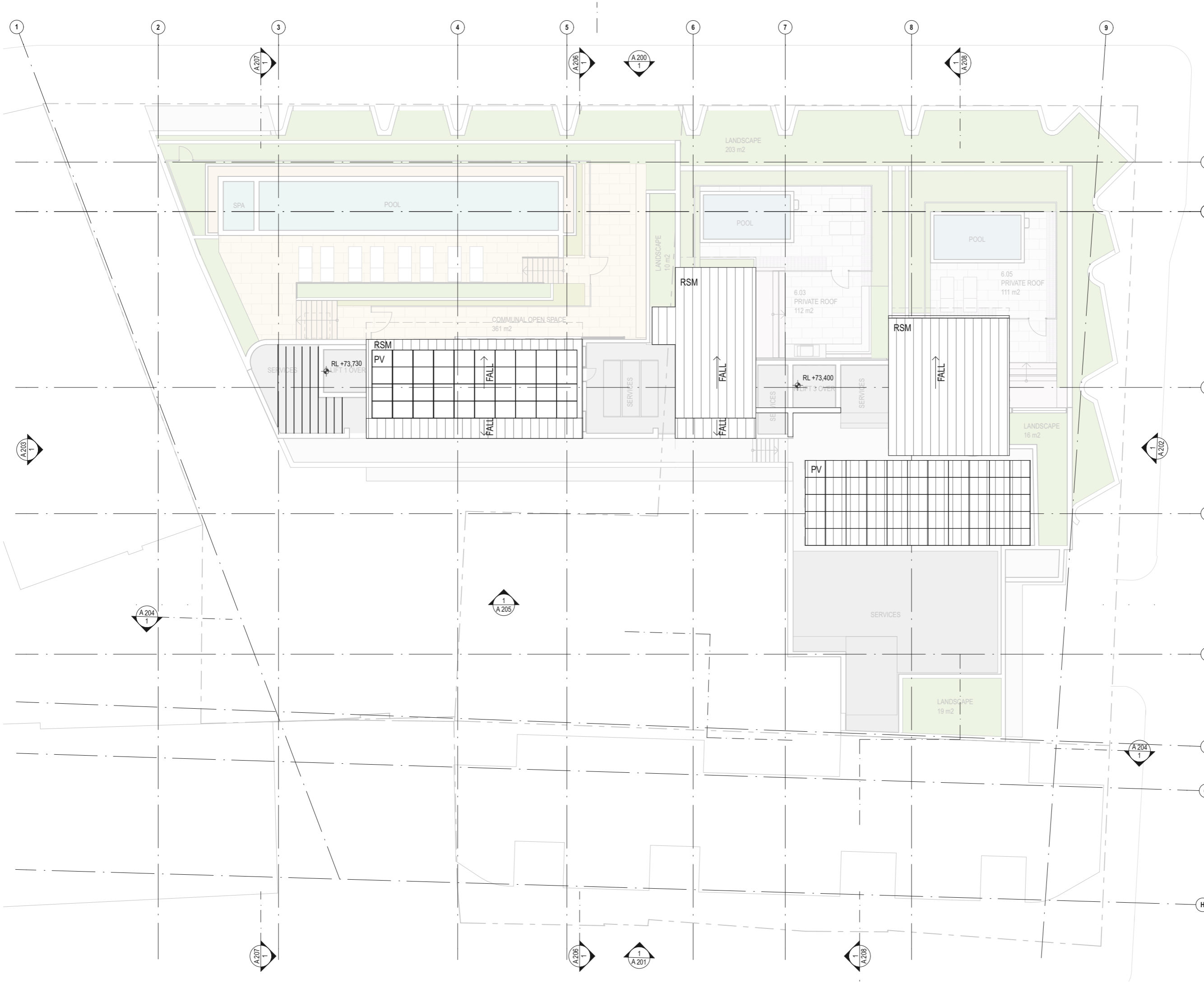
1-11 OXFORD STREET
25HR HOTEL

20-2 ROSE TERRACE

MARSHALL STREET

OXFORD STREET

VERONA STREET



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
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Job No.
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Drawing Title
ROOF PLAN

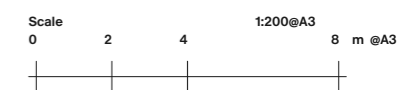
Drawing No.
A 113

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

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Drawing Title
NORTH ELEVATION - OXFORD STREET

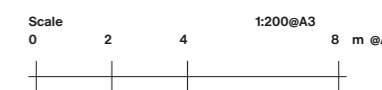
Drawing No.
A 200

Rev
B

Drawn
AM, IR, CY

Date
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Wintergarden shade hoods removed.

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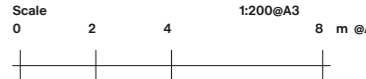


Drawing Title
SOUTH ELEVATION - MARSHALL STREET

Drawing No. **A 201** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**



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Drawing Title
EAST ELEVATION - VERONA STREET

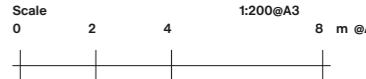
Drawing No.
A 202

Rev
B

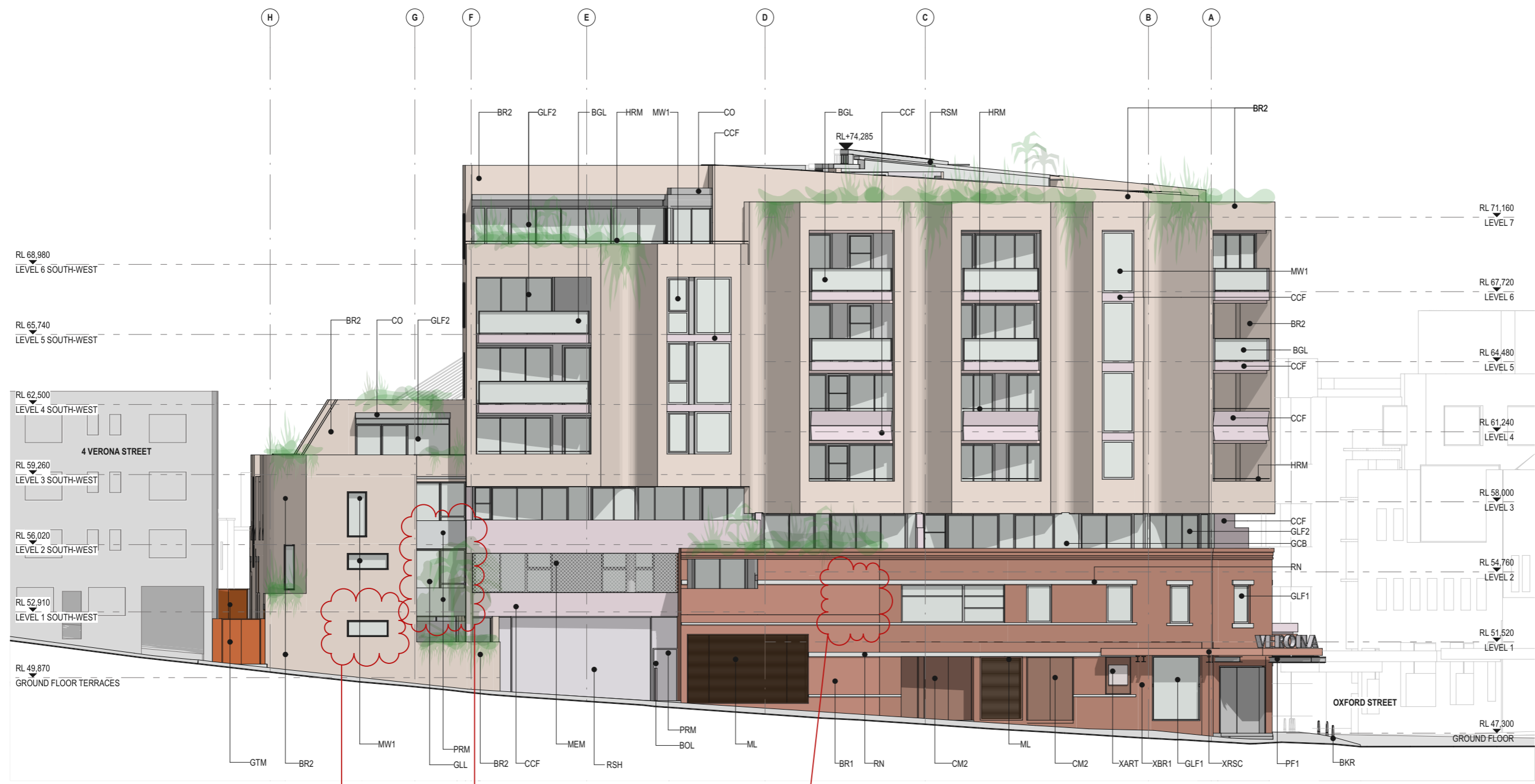
Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG



Nominated Architects
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 Tim Greer NSW Registration 5603



Window added.

PRM added.

OSD overflow vent removed.

DATE	REV	DESCRIPTION
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22/5/2026	B	For SSDA

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Job No.
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Drawing Title
WEST ELEVATION

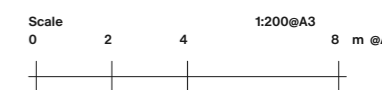
Drawing No.
A 203

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

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Balcony and party wall setback from Terrace C.

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'. NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM FROM NEAREST KNOWN POINT.



DATE	REV	DESCRIPTION
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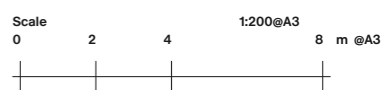
Job No.
24026

Drawing Title
NORTH ELEVATION AND SECTION - TERRACES

Drawing No. **A 204** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**



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Tim Greer NSW Registration 5603

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'.
NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM FROM NEAREST KNOWN POINT.

DATE	REV	DESCRIPTION
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Job No.
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Drawing Title
SOUTH ELEVATION AND SECTION - COURTYARD

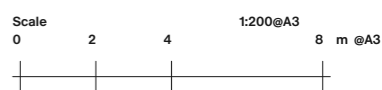
Drawing No.
A 205

Rev
B

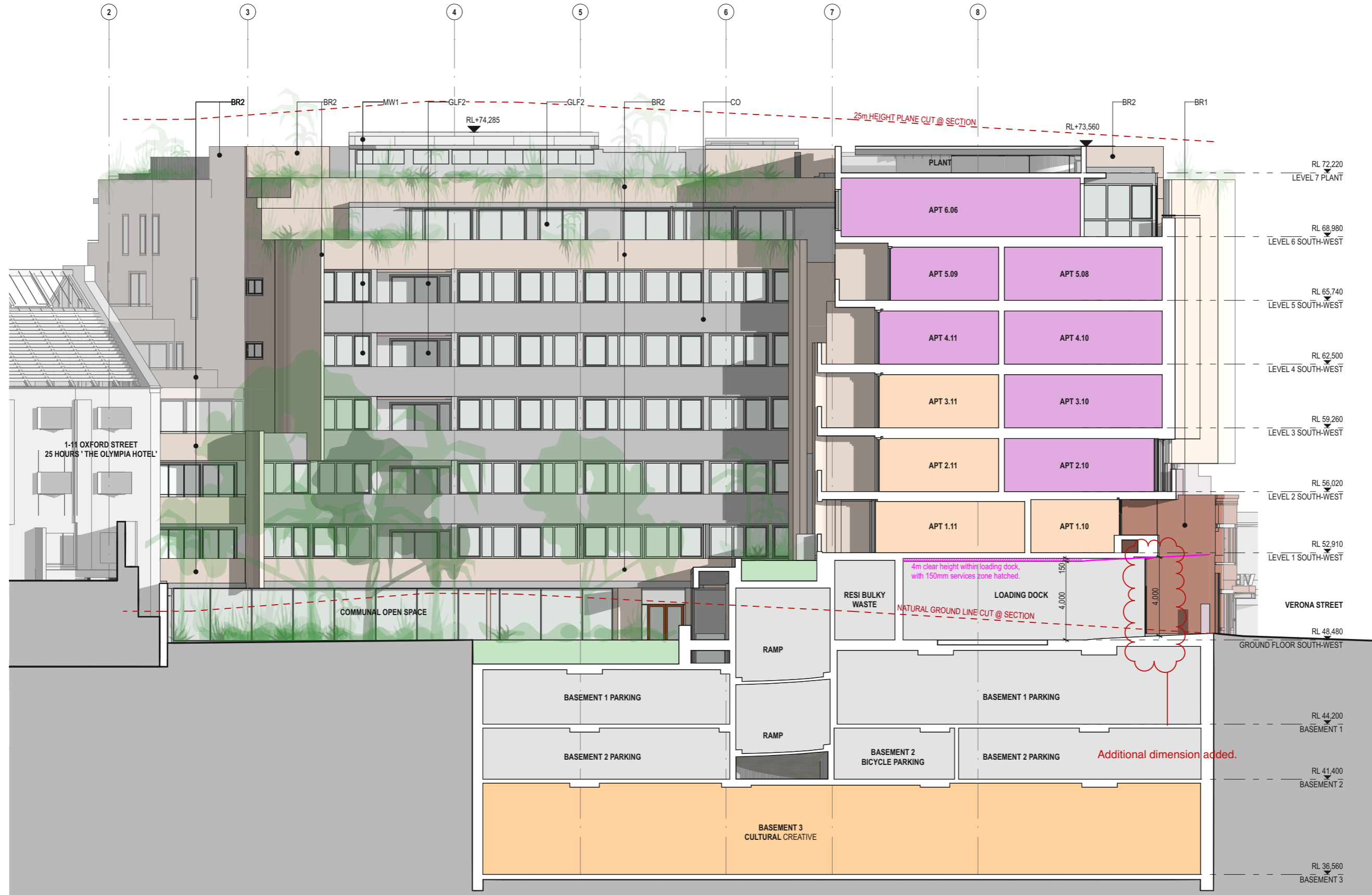
Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG



Nominated Architects
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Tim Greer NSW Registration 5603



Additional dimension added.

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'.
NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM FROM NEAREST KNOWN POINT.

DATE	REV	DESCRIPTION
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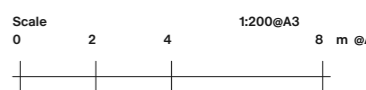
Phase
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Job No.
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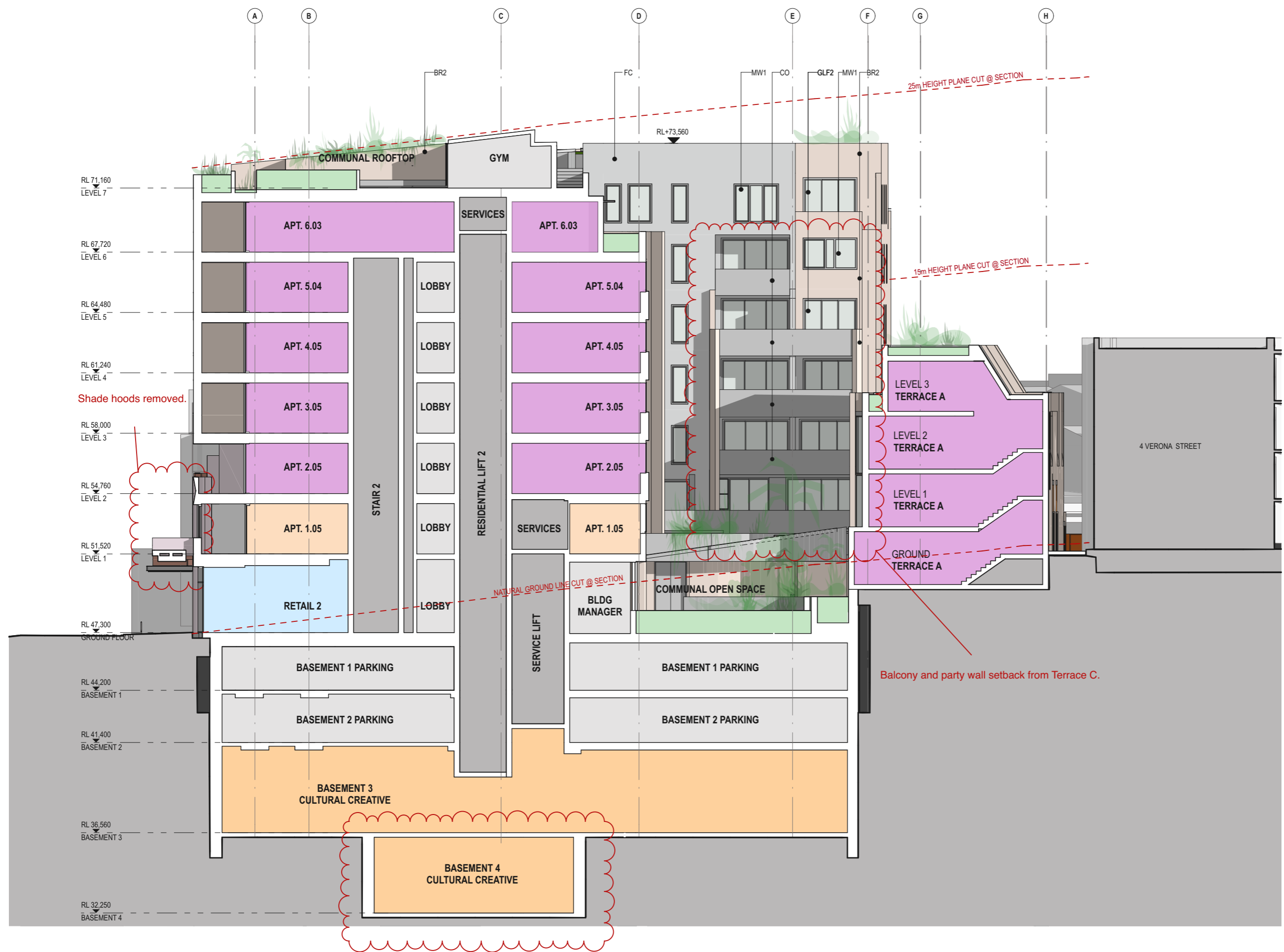
Drawing Title
WEST ELEVATION AND SECTION - COURTYARD

Drawing No. **A 206** Rev **B**
Drawn **AM, IR, CY** Date **22/05/2026**

Checked
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Nominated Architects
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RL 71,160
LEVEL 7
RL 67,720
LEVEL 6
RL 64,480
LEVEL 5
RL 61,240
LEVEL 4
RL 58,000
LEVEL 3
RL 54,760
LEVEL 2
RL 51,520
LEVEL 1
RL 47,300
GROUND FLOOR
RL 44,200
BASEMENT 1
RL 41,400
BASEMENT 2
RL 36,560
BASEMENT 3
RL 32,250
BASEMENT 4

Shade hoods removed.

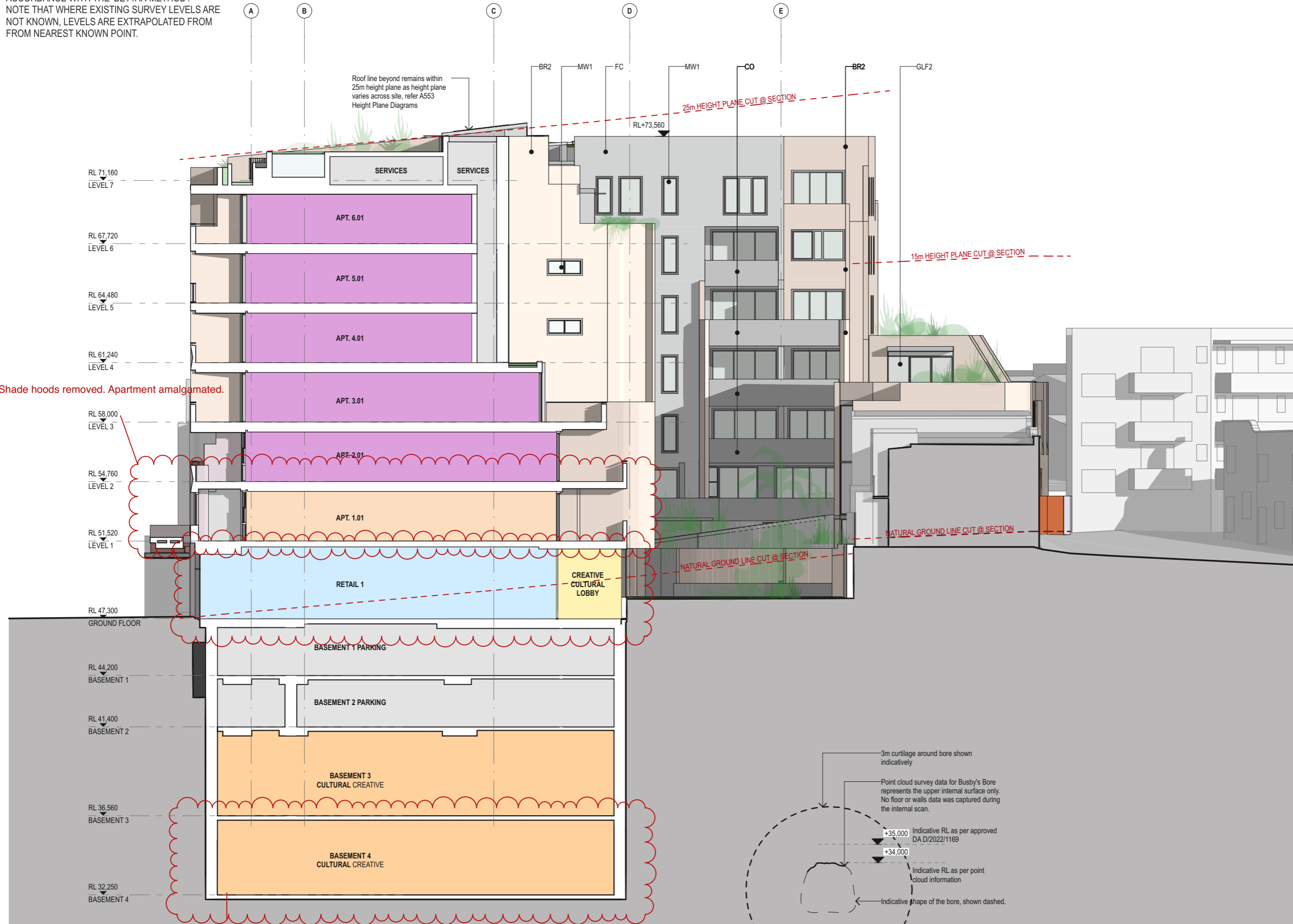
NATURAL GROUND LINE CUT @ SECTION

25m HEIGHT PLANE CUT @ SECTION

15m HEIGHT PLANE CUT @ SECTION

Balcony and party wall setback from Terrace C.

NOTE: NATURAL GROUND LINE DRAWN IN ACCORDANCE WITH THE 'BETTAR METHOD'. NOTE THAT WHERE EXISTING SURVEY LEVELS ARE NOT KNOWN, LEVELS ARE EXTRAPOLATED FROM NEAREST KNOWN POINT.



DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA

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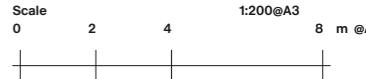
Job No.
24026

Drawing Title
SECTION - CULTURAL CREATIVE & COURTYARD

Drawing No. **A 207** Rev **A**

Drawn **AM, IR, CY** Date **22/05/2026**

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DATE	REV	DESCRIPTION
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22/5/2026	A	For SSDA

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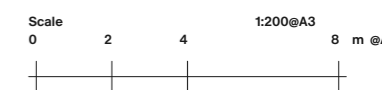
Job No.
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Drawing Title
SECTION - LOADING DOCK & TERRACES

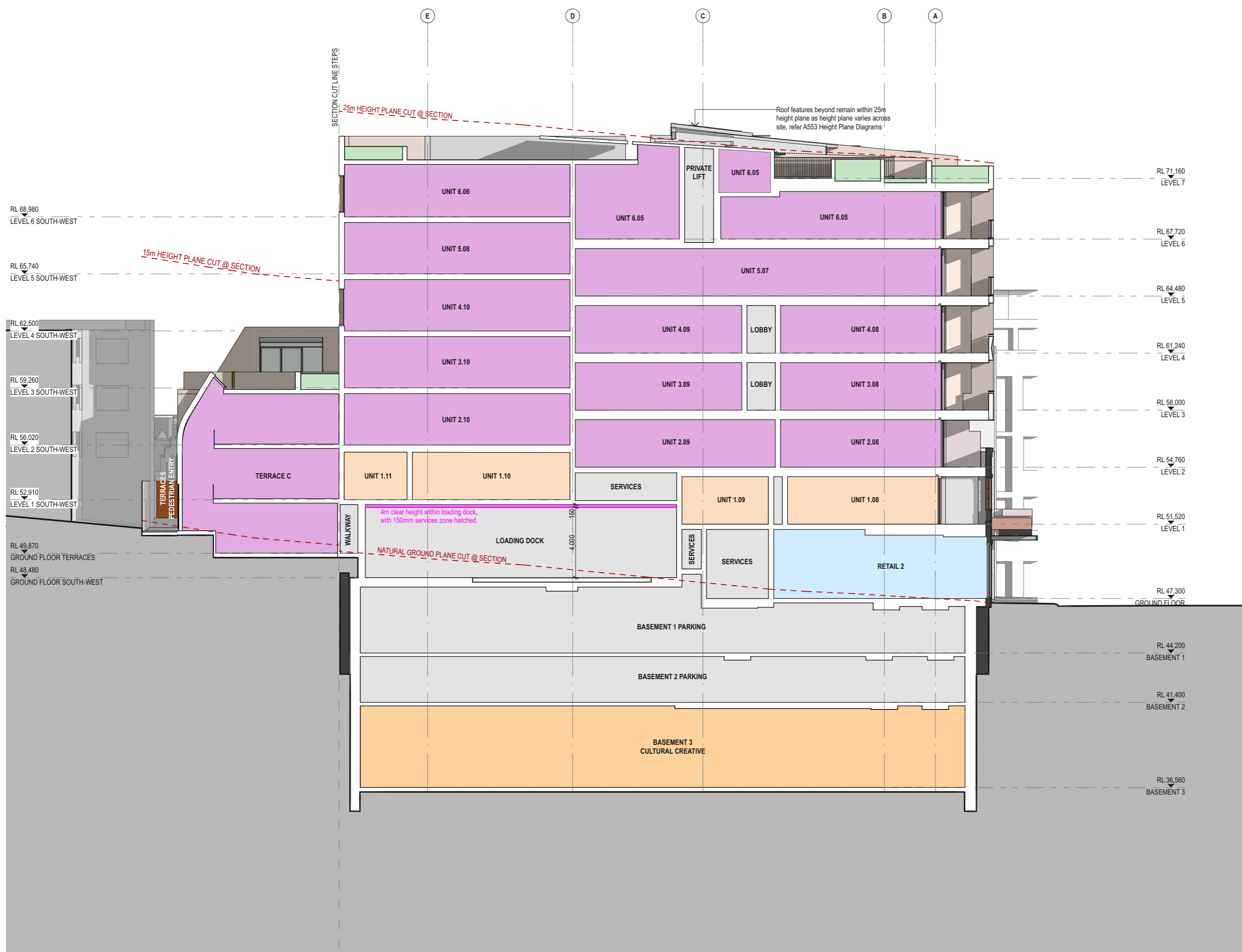
Drawing No. **A 208** Rev **A**

Drawn **AM, IR, CY** Date **22/05/2026**

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22/5/2026	A	For SSDA

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Drawing Title
ELEVATIONS - ROOFTOP STRUCTURES

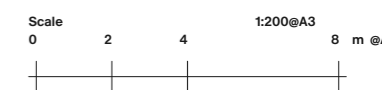
Drawing No.
A 209

Rev
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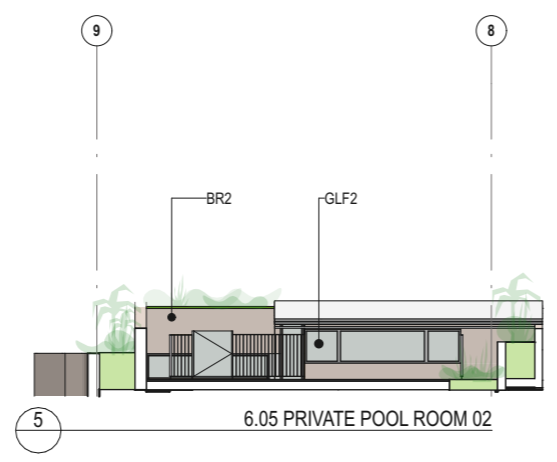
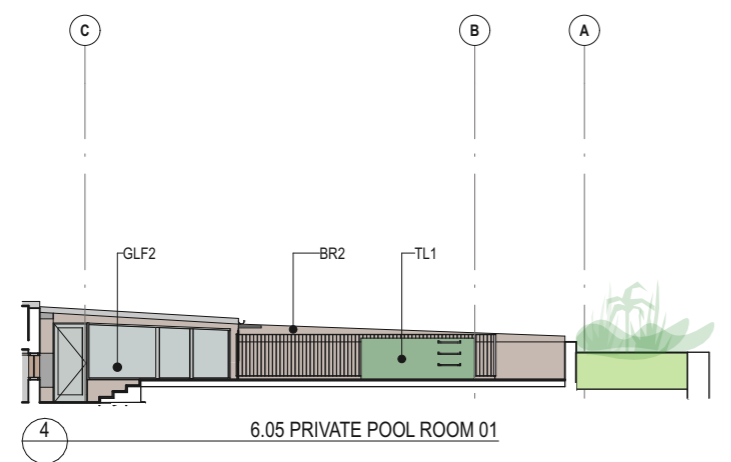
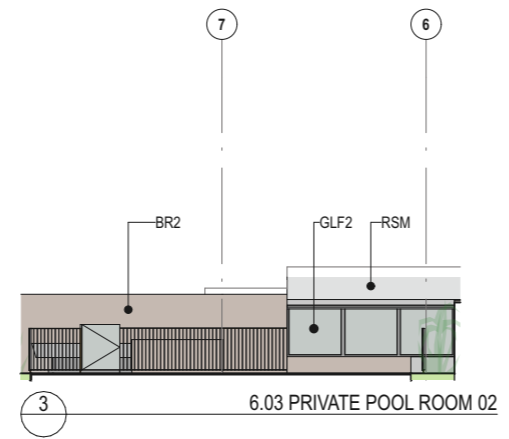
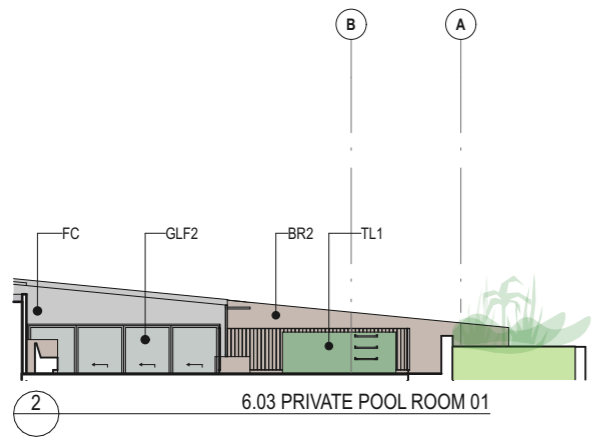
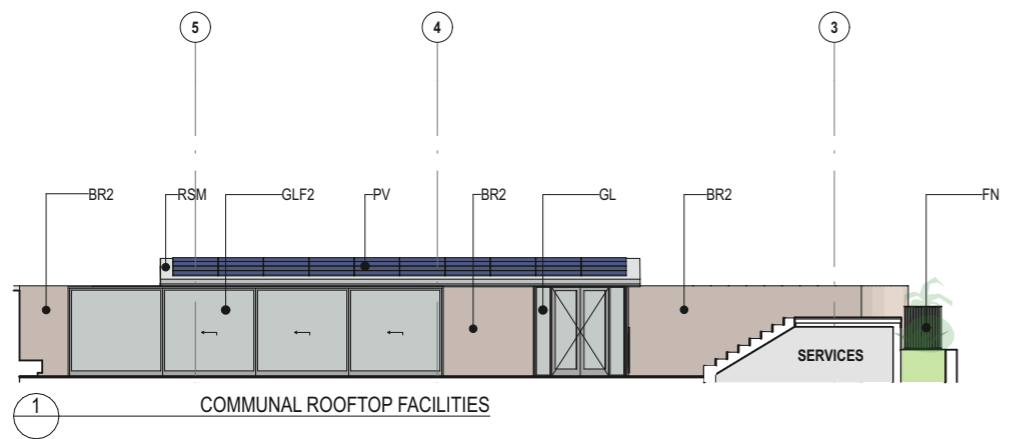
Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

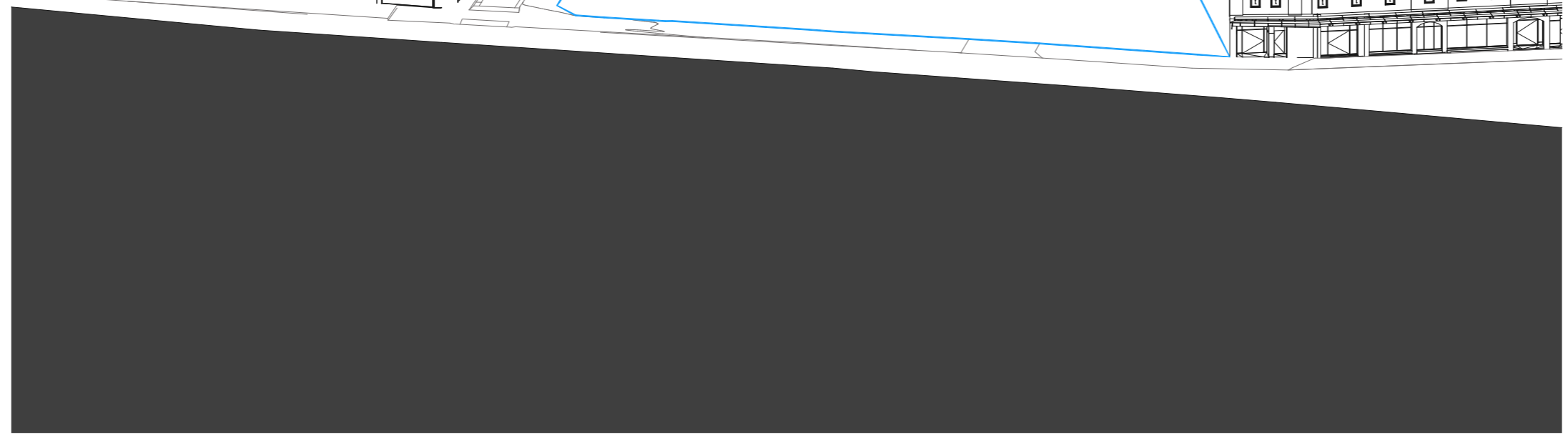
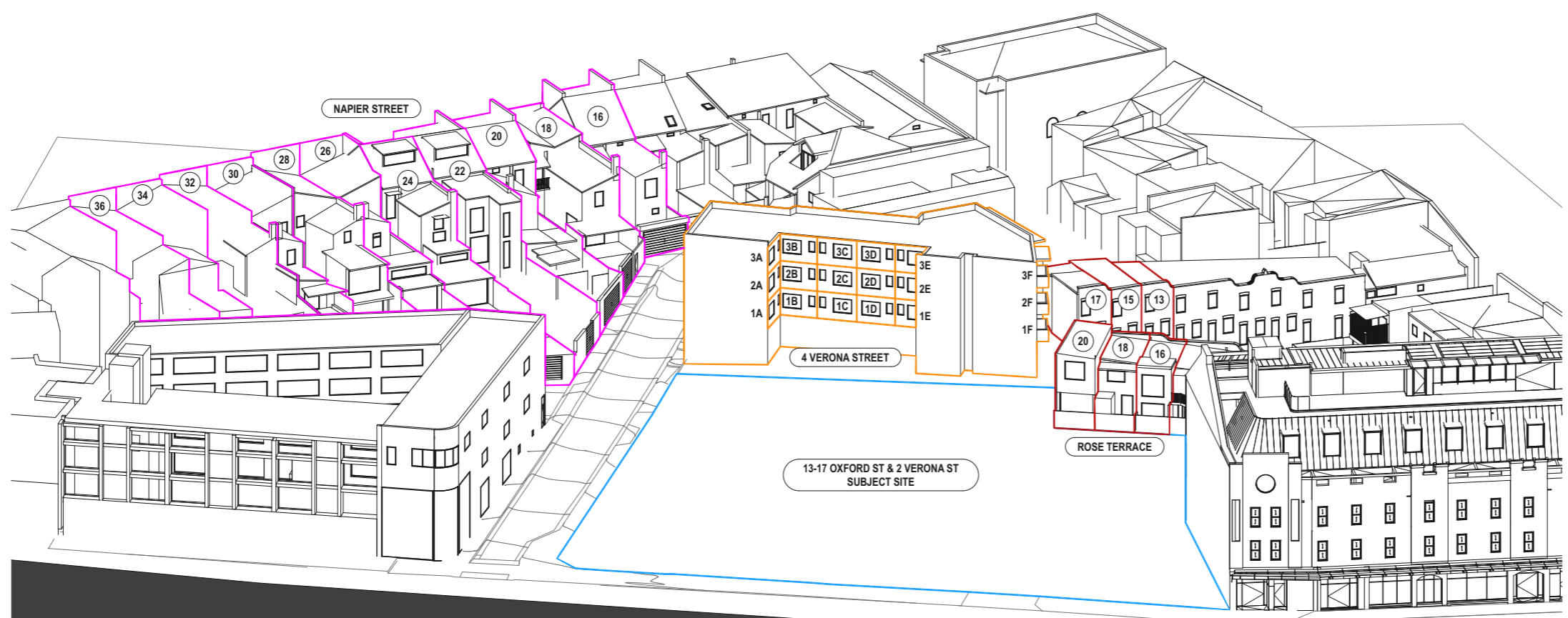
Drawing Title
**SOLAR ACCESS IMPACTED
PROPERTIES DIAGRAM**

Drawing No. Rev
A 400 **B**

Drawn Date
AM, IR, CY **22/05/2025**

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TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



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17/11/2025	-	For SSDA
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Job No.
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Drawing Title
**SHADOW DIAGRAMS 21st JUNE -
0900 AND 1000**

Drawing No.
A 401

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 9AM



2 21 JUN 10AM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
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Drawing Title
**SHADOW DIAGRAMS 21st JUNE -
1030 AND 1100**

Drawing No.
A 402

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1030AM



2 21 JUN 1100AM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
24026

Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1130 AND 1200

Drawing No.
A 403

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1130AM



2 21 JUN 1200PM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
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Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1230 AND 1300

Drawing No.
A 404

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1230PM



2 21 JUN 1300PM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
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Drawing Title
**SHADOW DIAGRAMS 21st JUNE -
1330 AND 1400**

Drawing No.
A 405

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1330PM



2 21 JUN 1400PM

LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Drawing Title
SHADOW DIAGRAMS 21st JUNE - 1500

Drawing No.
A 406

Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



1 21 JUN 1500PM

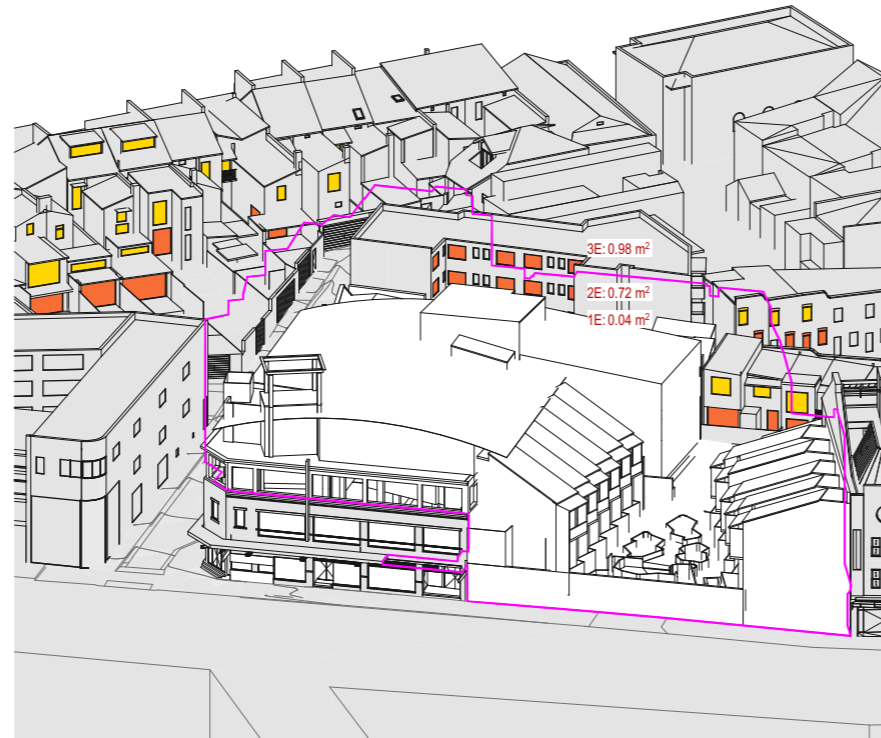
LEGEND	
	RETAINED SHADOWS
	ADDITIONAL SHADOWS
	REDUCED SHADOWS

NOTE: Under existing conditions during the Winter solstice, 4 Verona St Apartments 2E and 3E receive the minimum 1m2 at 9:00am, but less than 1m2 at 9:15am. Apartment 1E receives less than 1m2 at both times.

Overshadowing by the proposed development is permissible as they receive less than 1m2 of sun for the minimum period of 15 minutes per ADG requirements.



1 21 JUN 09AM EXISTING



3 21 JUN 0915AM EXISTING



5 21 JUN 0930AM EXISTING

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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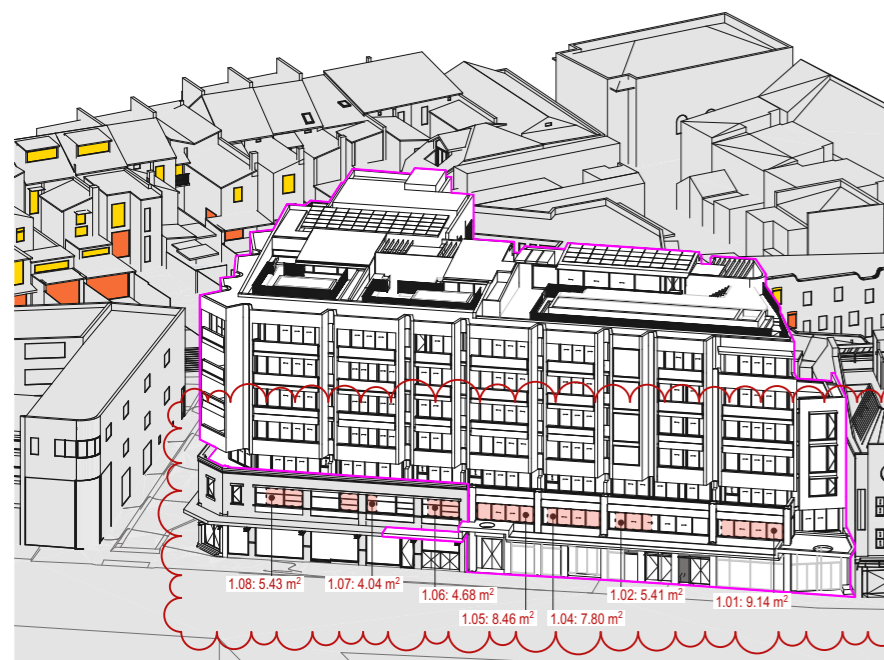
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EYE OF THE SUN DIAGRAMS - 1

Drawing No.
A 407
Rev
B

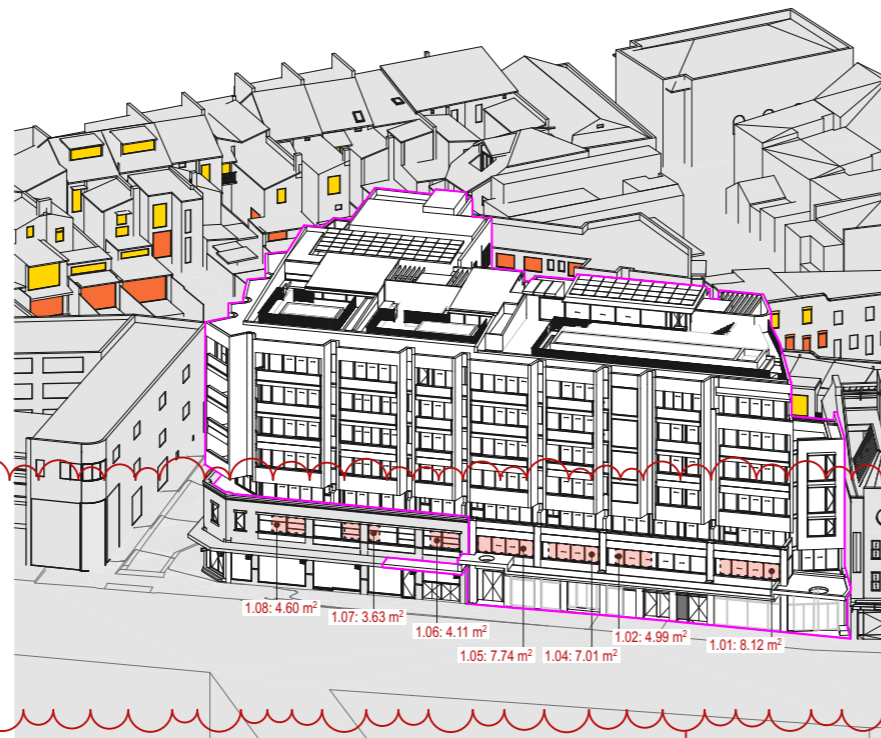
Drawn
AM, IR, CY
Date
22/05/2025

Checked
TG

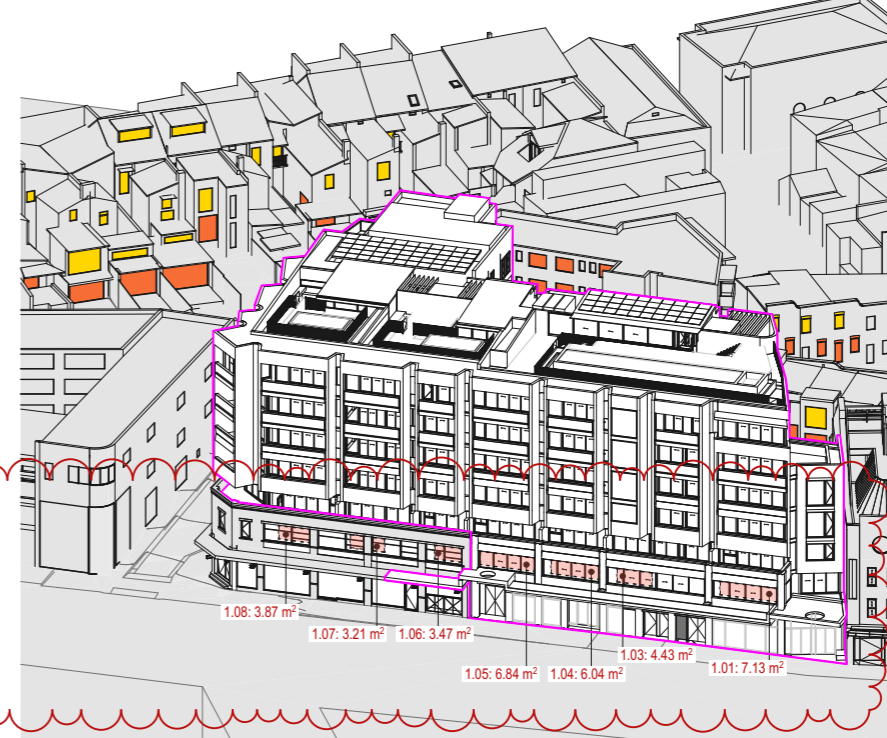
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



2 21 JUN 09AM PROPOSED



4 21 JUN 0915AM PROPOSED



6 21 JUN 0930AM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

Shade hoods removed from L1 wintergardens.
Detailed solar analysis provided between 9-11am

DATE	REV	DESCRIPTION
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Drawing Title
EYE OF THE SUN DIAGRAMS - 2

Drawing No.
A 408

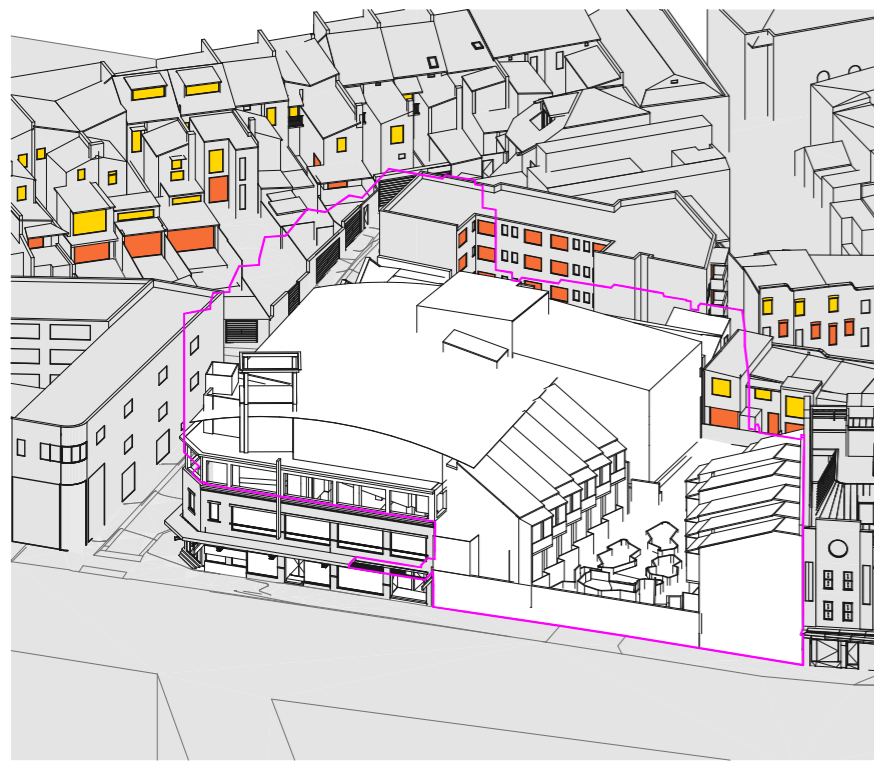
Rev
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Drawn
AM, IR, CY

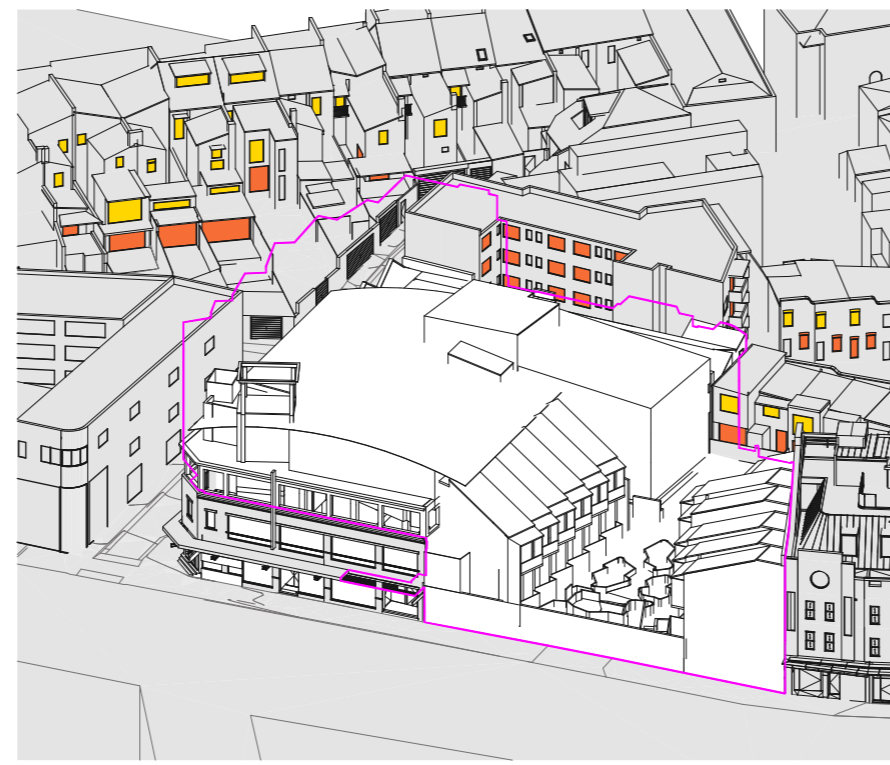
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22/05/2025

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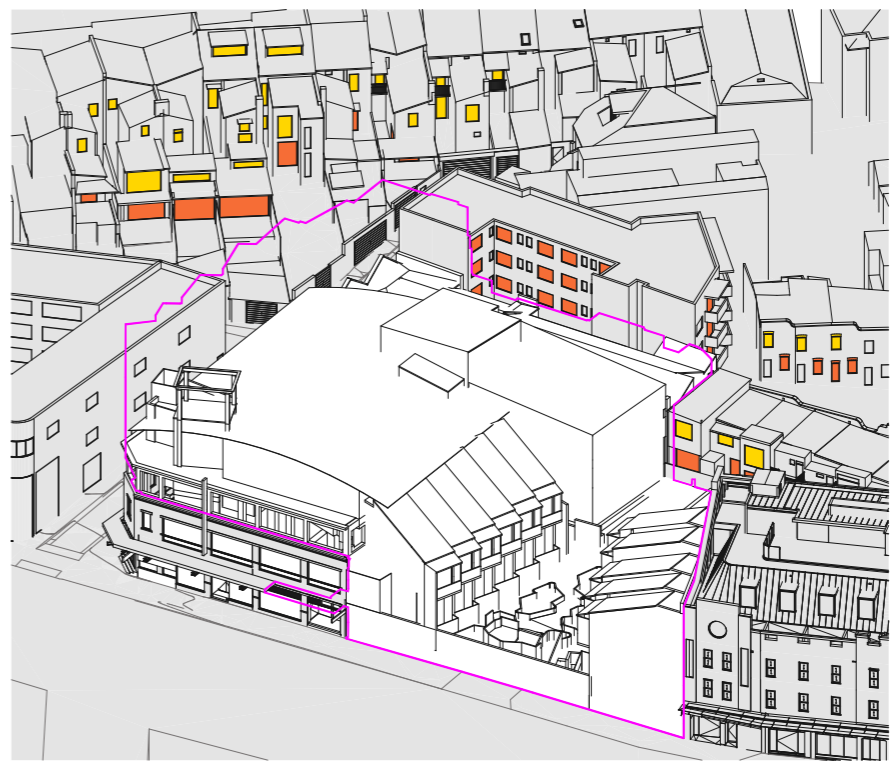
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



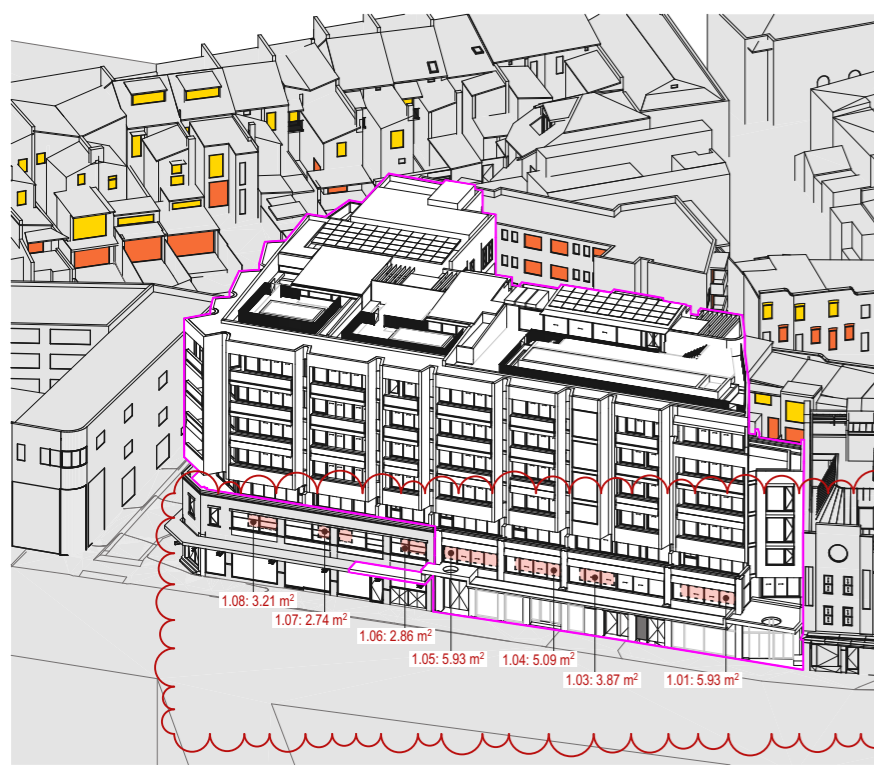
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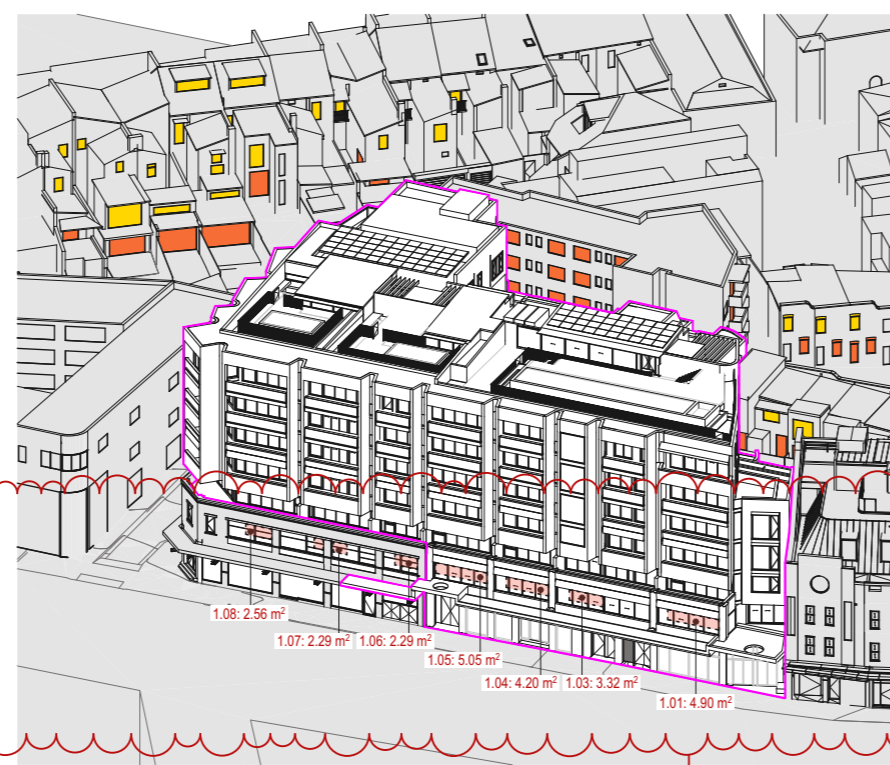
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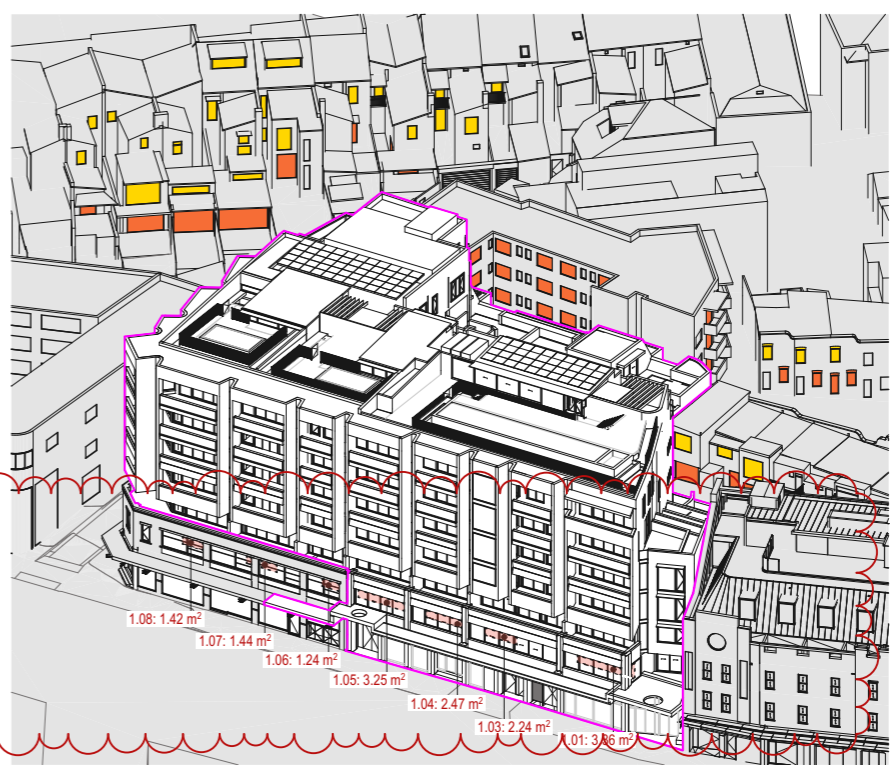
5 21 JUN 1030AM EXISTING



2 21 JUN 945AM PROPOSED



4 21 JUN 10AM PROPOSED



6 21 JUN 1030AM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

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Job No.
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Drawing Title
EYE OF THE SUN DIAGRAMS - 3

Drawing No.
A 409
Rev
B

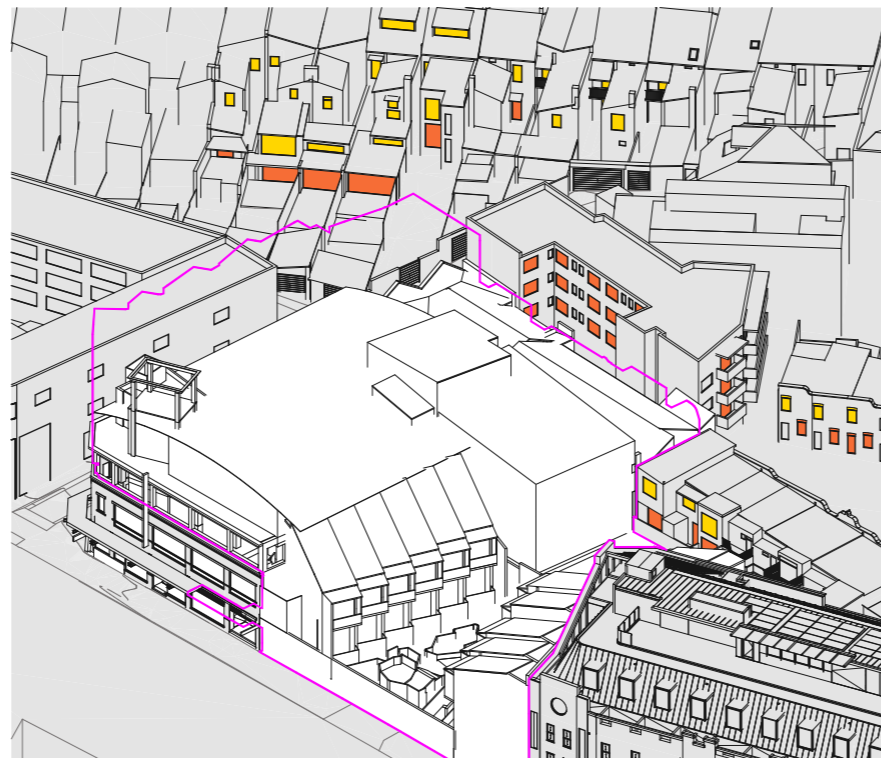
Drawn
AM, IR, CY
Date
22/05/2025

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TG

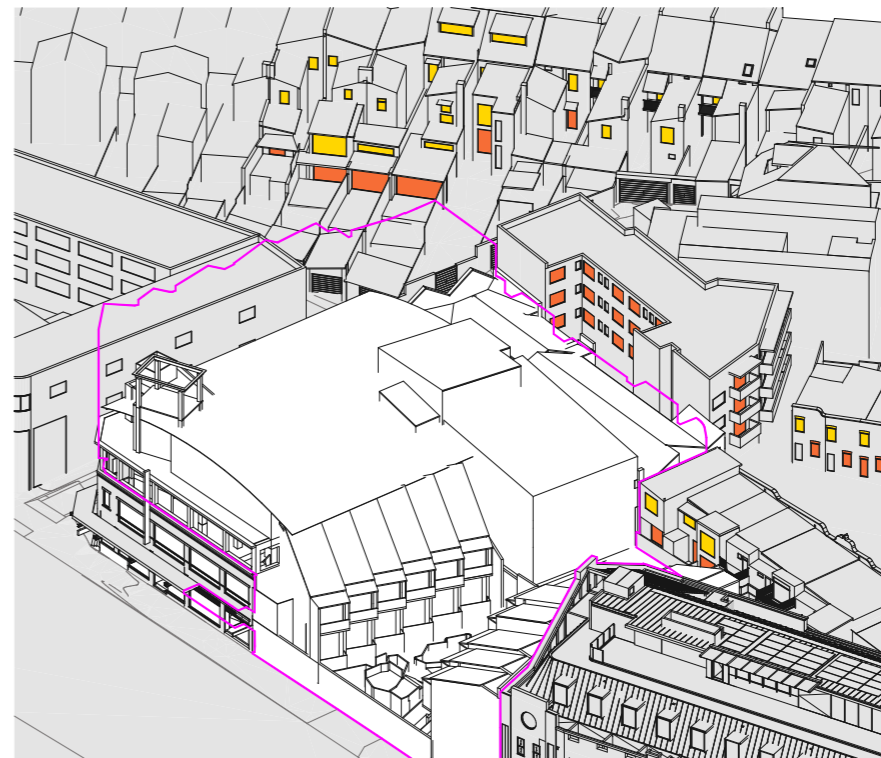
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



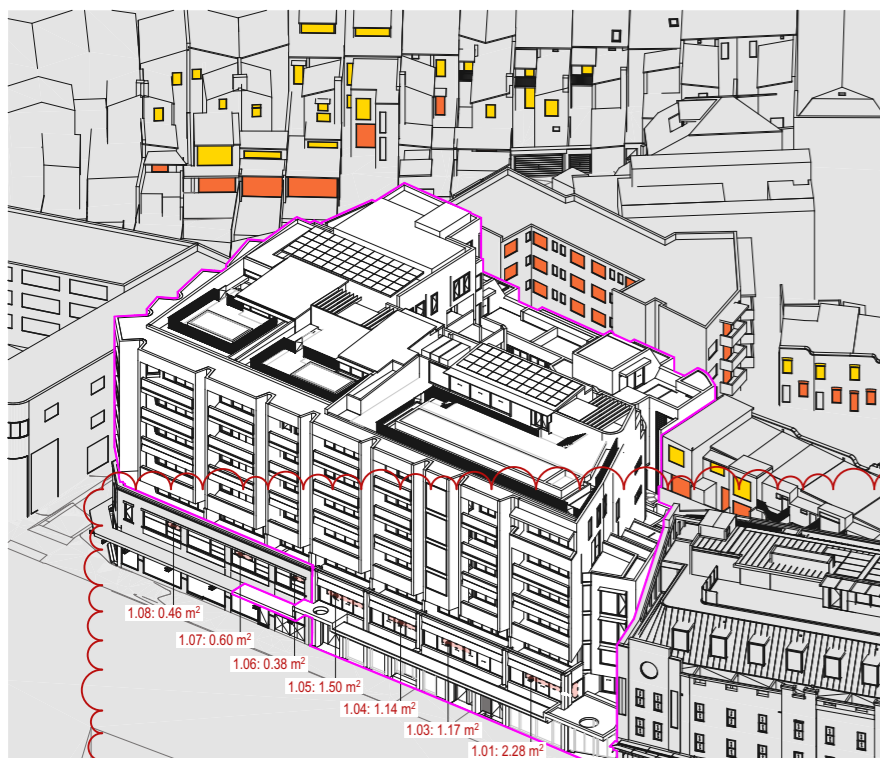
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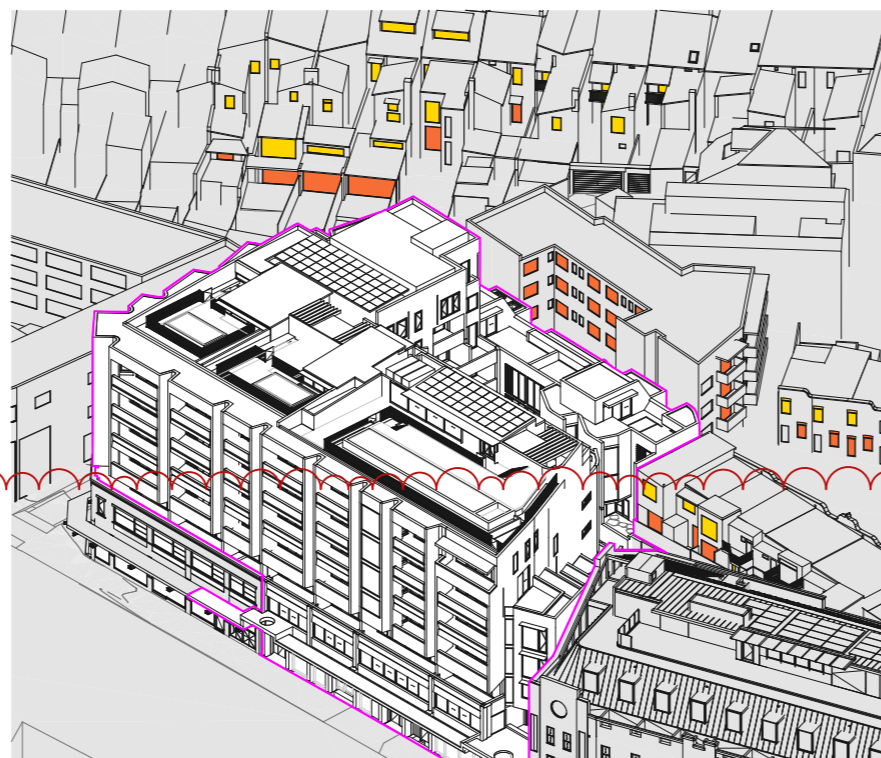
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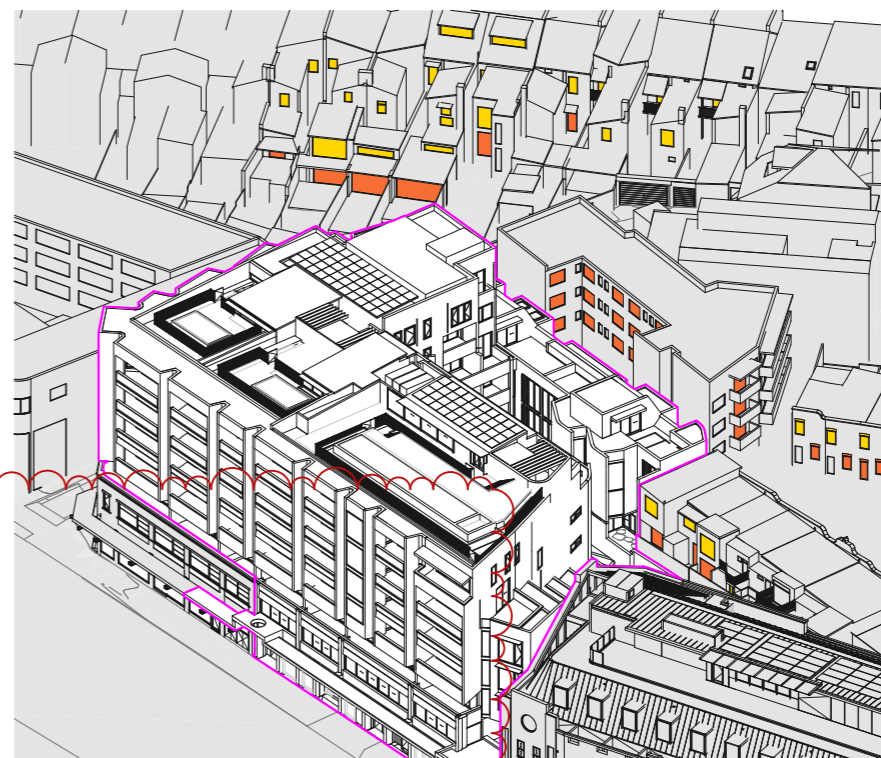
EOTS 21 JUN 1145AM EXISTING



21 JUN 11AM PROPOSED



21 JUN 1130AM PROPOSED



EOTS 21 JUN 1145AM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

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17/11/2025	-	For SSDA
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Job No.
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Drawing Title
EYE OF THE SUN DIAGRAMS - 4

Drawing No.
A 410

Rev
B

Drawn
AM, IR, CY

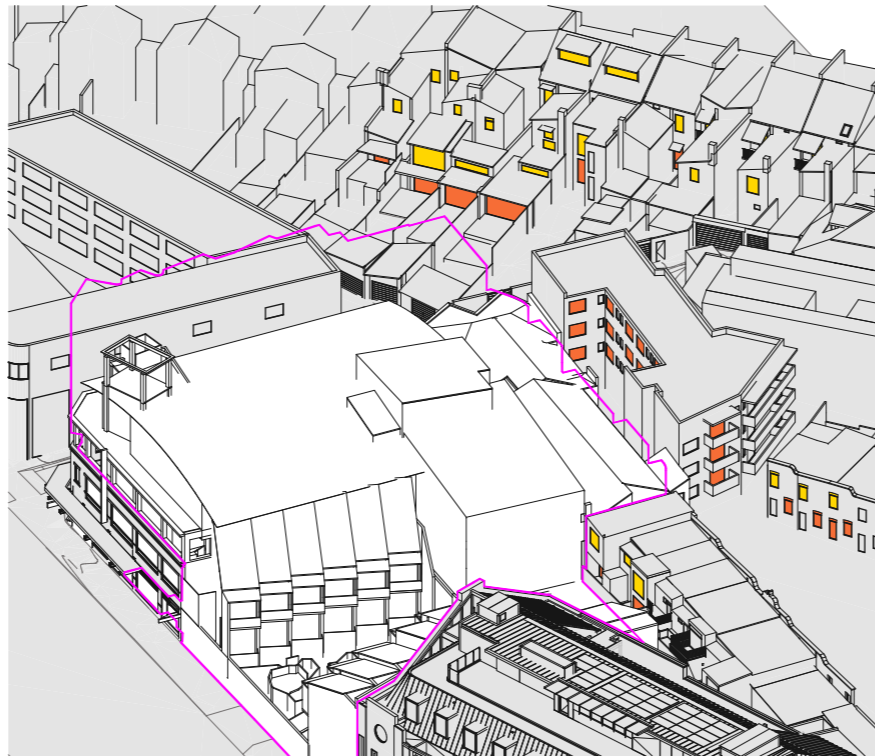
Date
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Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



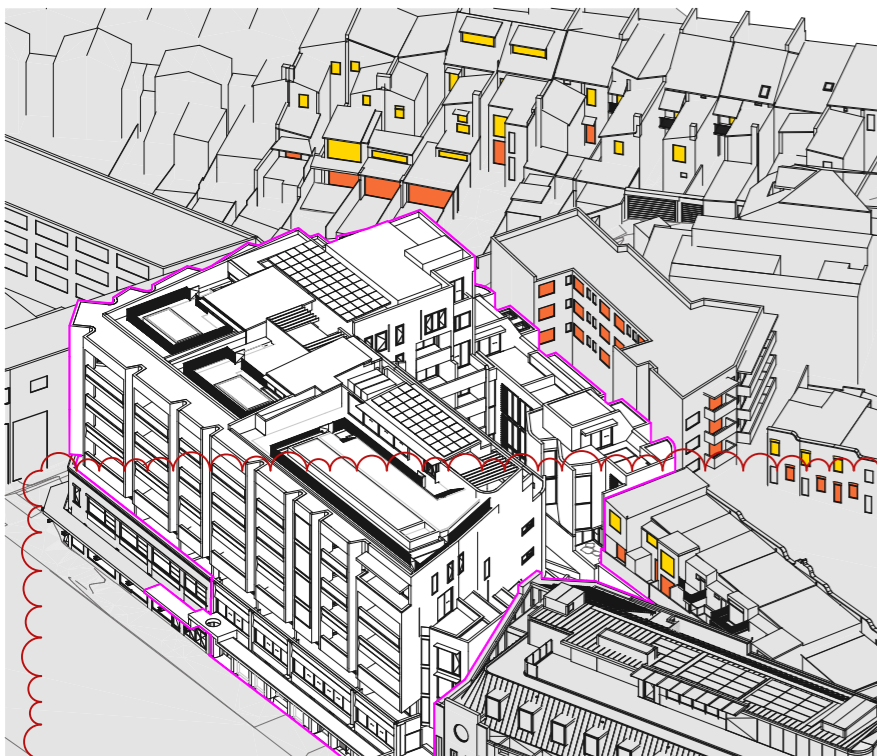
21 JUN 12PM EXISTING



21 JUN 1230PM EXISTING



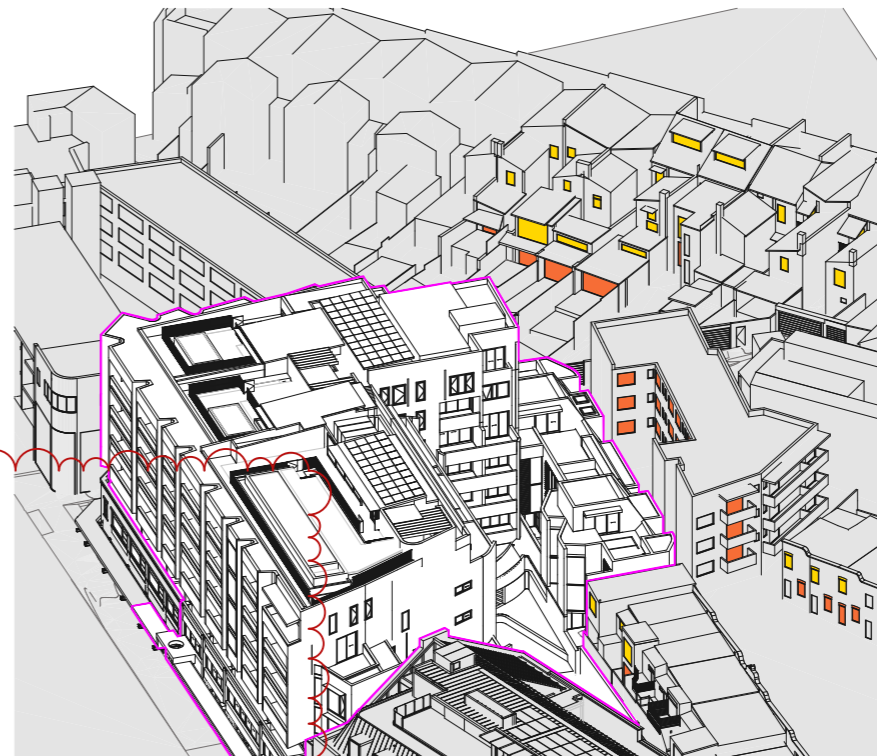
21 JUN 1PM EXISTING






21 JUN 12PM PROPOSED



21 JUN 1230PM PROPOSED



21 JUN 1PM PROPOSED

LEGEND	
	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

Shade hoods removed from L1 wintergardens.

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
EYE OF THE SUN DIAGRAMS - 5

Drawing No.
A 411

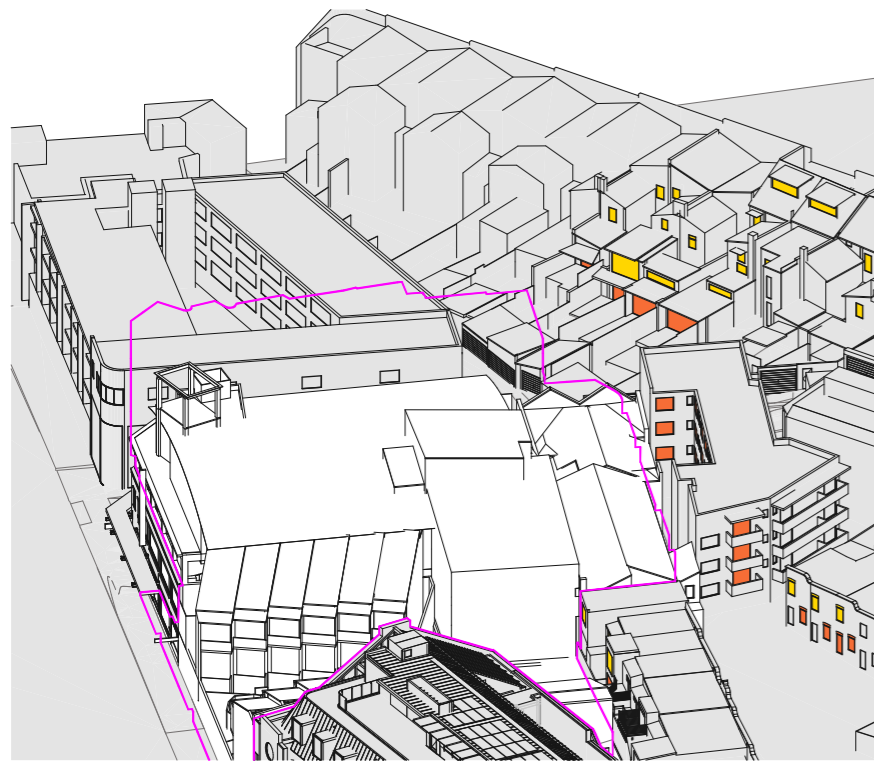
Rev
B

Drawn
AM, IR, CY

Date
22/05/2025

Checked
TG

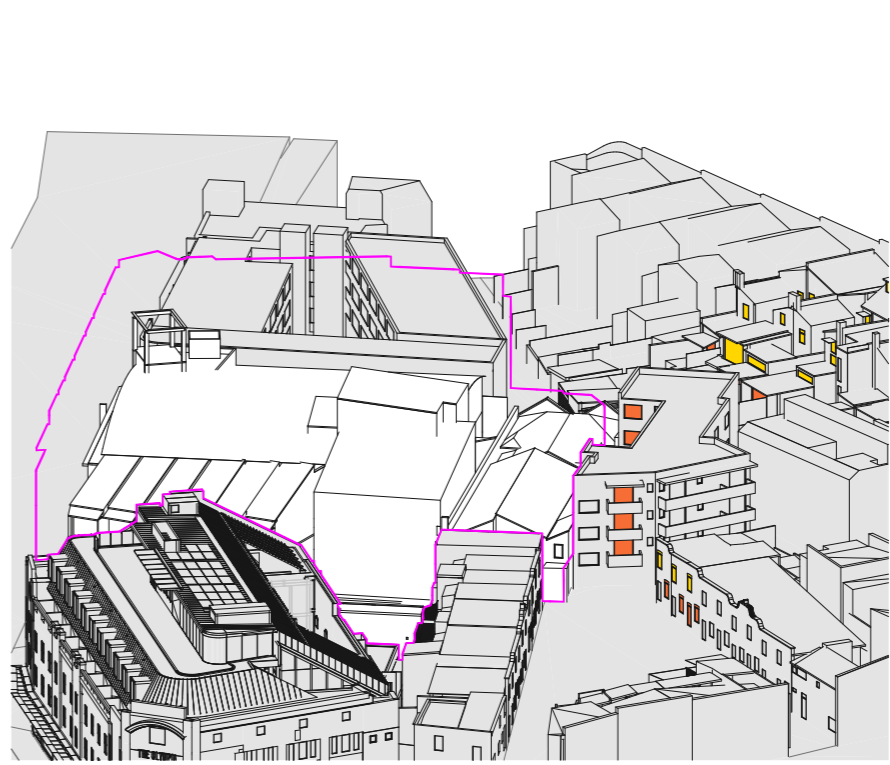
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



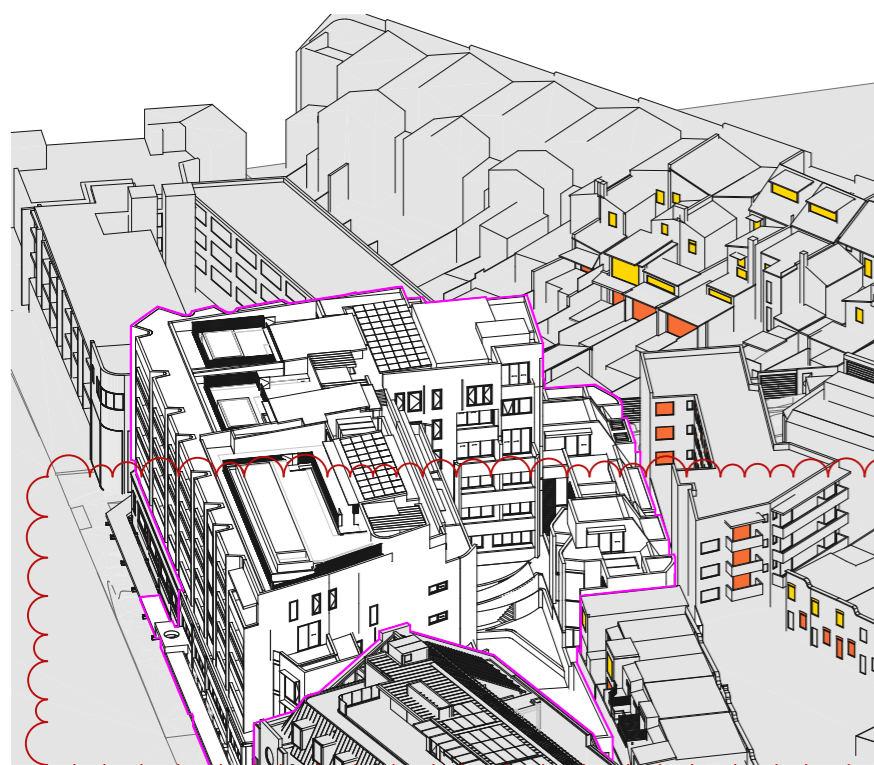
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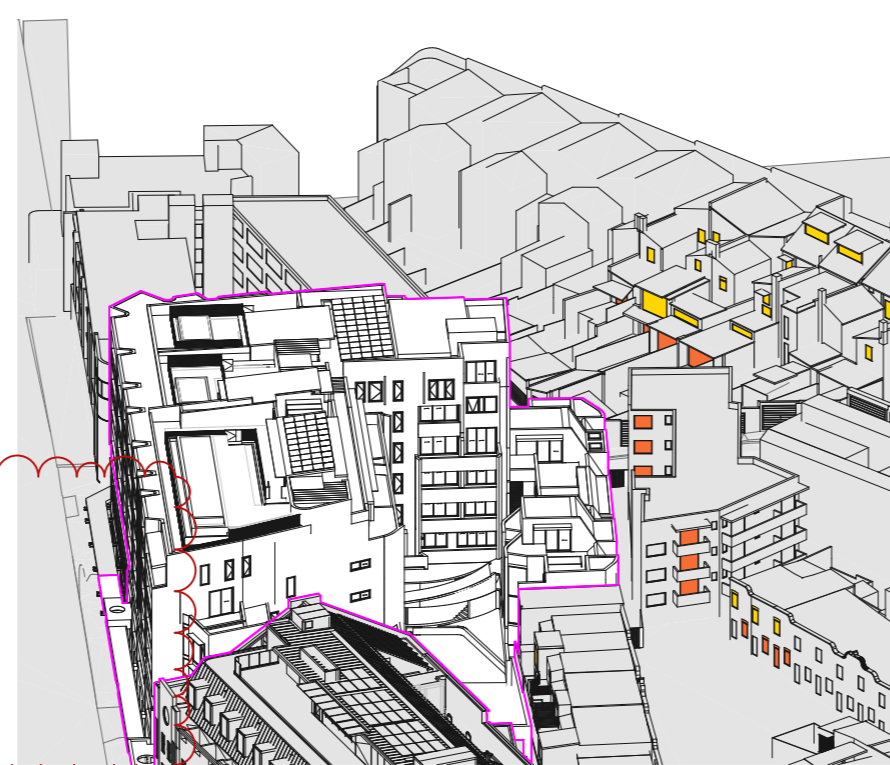
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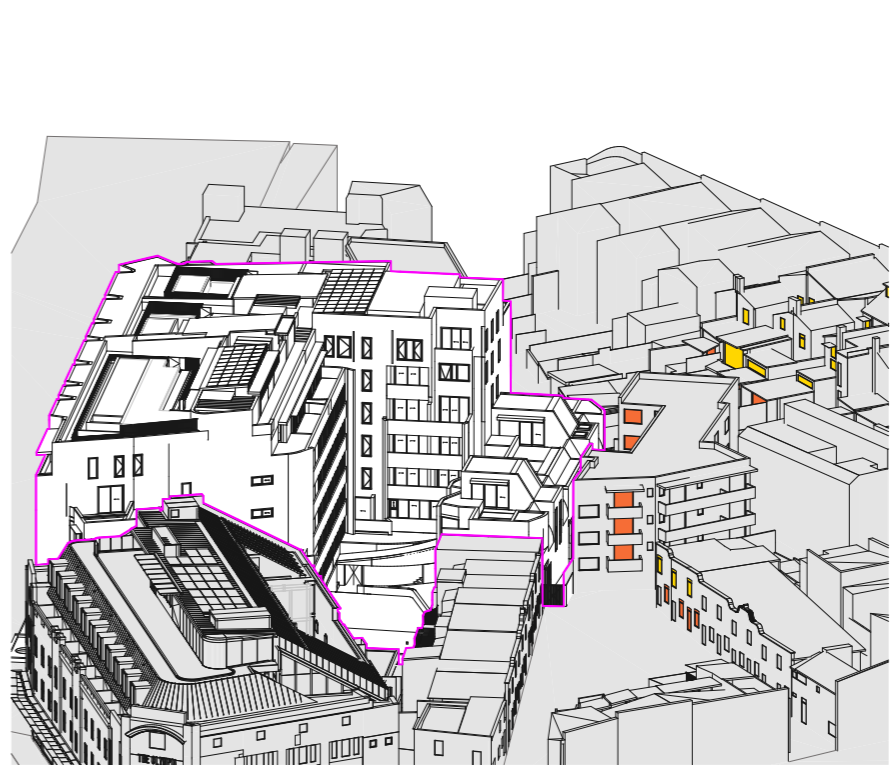
5 21 JUN 3PM EXISTING



2 21 JUNE 130PM PROPOSED



4 21 JUN 2PM PROPOSED



6 21 JUN 3PM PROPOSED

LEGEND

	LIVING ROOM WINDOW
	HABITABLE ROOM WINDOW
	OUTLINE OF PROPOSAL

Shade hoods removed from L1 wintergardens.

NOTE: Coloured living room and habitable space windows, and private open space of neighbouring properties that may be affected by the proposed development have been located approximately based on survey and 3D point cloud information.

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
GFA DIAGRAMS

Drawing No.
A 500

Drawn
AM, IR, CY

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

PLANNING METRICS

SITE AREAS

17 Oxford St (Verona)	1,138 m ²
13-15 Oxford St	957 m ²
Total:	2095 m²
2 Verona St	438 m ²
Total site area:	2533 m²

REQUIRED PROVISIONS

CULTURAL CREATIVE PROVISION		LANDSCAPE & OPEN SPACE	
Existing CCU:	624m ²	DEEP SOIL	177m ² REQUIRED AREA: 177m ²
10% Proposed GFA:	1,050m ²	LANDSCAPE	912m ² REQUIRED AREA: 759m ² **
Total required:	1674m²	OPEN SPACE	672m ² REQUIRED AREA: 633m ² ***
			1,761 m²

AFFORDABLE HOUSING PROVISION

SITE	AREA (m ²)	BASE + 25% FSR	RESULTANT GFA
13-17 OXFORD ST	2095m ²	4.3:1 + 25% = 5.375:1	11,261m ²
2 VERONA ST	438m ²	1:1 + 25% = 1.25:1	547m ²
		MAXIMUM PERMITTED GFA	11,808m ²
REQUIRED AFFORDABLE HOUSING PROVISION			1,476m²

PROPOSAL GFA

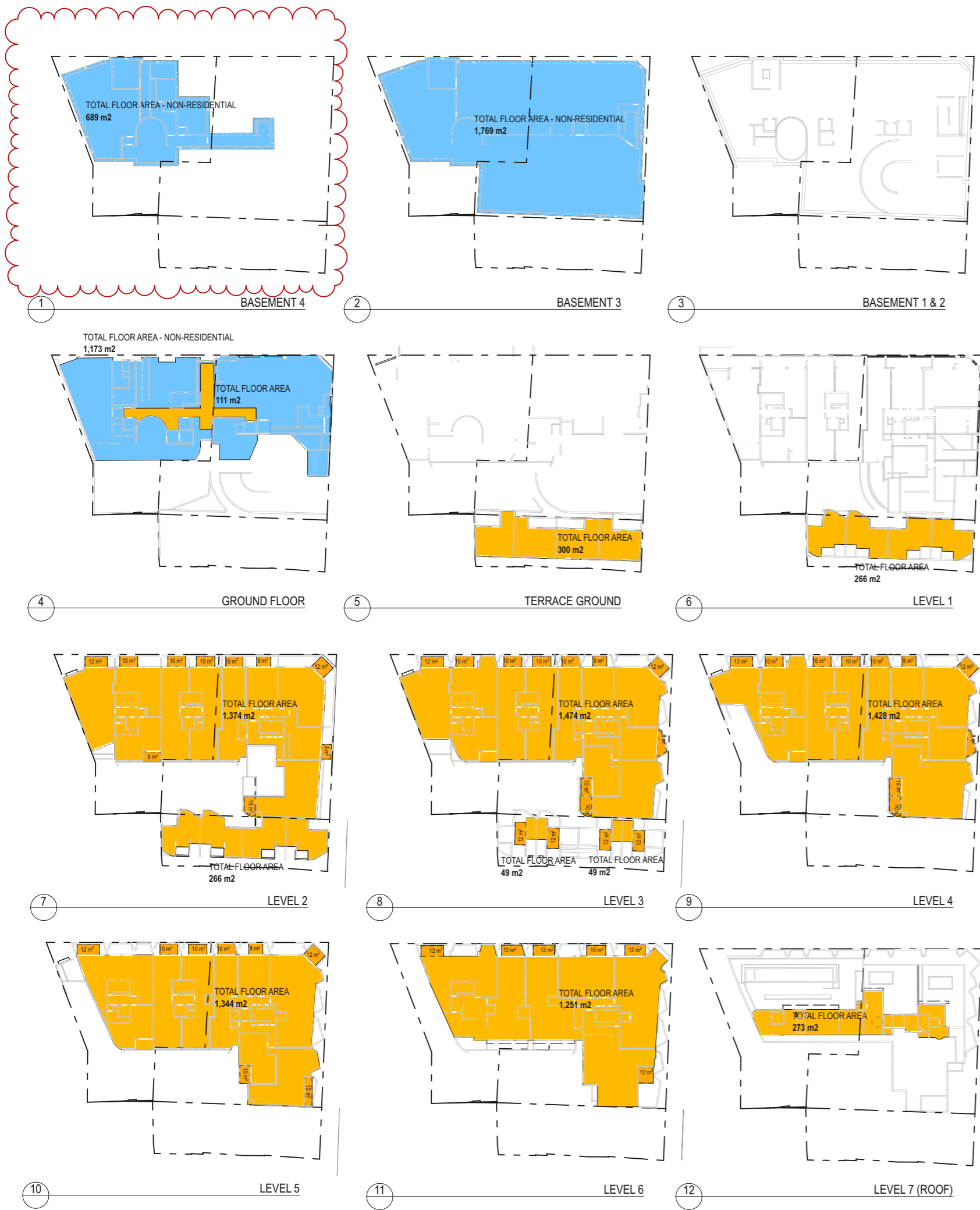
13-17 OXFORD ST GFA		2 VERONA ST GFA	
TYPE	AREA (m ²)	TYPE	AREA
CC ANCILLARY SPACE	310 m ²	2 VERONA RESIDENTIAL GFA	816m ²
CREATIVE USE GFA	1,687m ²	TOTAL	816 m²
RESIDENTIAL (AFFORDABLE) GFA	1,478m ²	PROPOSED FSR = 816/438	= 1.9:1
RESIDENTIAL GFA	5,704 m ²		
RETAIL GFA	505		
	9,684 m²		
PROPOSED FSR = 9,684/2095			
= 4.62:1			

TOTAL COMBINED GFA = 10,500m²
TOTAL COMBINED FSR = 4.15:1

*7% of site area required as per the ADG. **30% of site area required. ***25% of site area required.



DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA



TOTAL FLOOR AREA

7.13 Contribution for purpose of affordable housing
 Clause (6)
 total floor area means the total of the areas of each floor of a building within the outer face of the external enclosing walls and including balconies, but excluding the following

- (a) columns, fins, sun control devices, awnings and other elements, projections or works outside the general lines of the outer face of the external walls,
- (b) that part of a balcony that exceeds the minimum area required by the consent authority in respect of the balcony,
- (c) ancillary car parking permitted by the consent authority and associated internal vehicular and pedestrian access to that car parking,
- (d) space for the loading and unloading of goods,
- (e) the floor area of a building, including balconies, that is—
 - (i) on land in Zone E4 General Industrial, or
 - (ii) used to provide affordable housing or public housing, or
 - (iii) used for the purpose of community facilities.

TFA SCHEDULE - NON-RESIDENTIAL

LEVEL	TYPE	AREA (m ²)
BASEMENT 4	TOTAL FLOOR AREA - NON-RESIDENTIAL	689
BASEMENT 3	TOTAL FLOOR AREA - NON-RESIDENTIAL	1,769
GROUND FLOOR	TOTAL FLOOR AREA - NON-RESIDENTIAL	1,173
		3,631 m²

TFA SCHEDULE - RESIDENTIAL

LEVEL	TYPE	AREA (m ²)
GROUND FLOOR	TOTAL FLOOR AREA	111
TERRACE GROUND	TOTAL FLOOR AREA	300
LEVEL 1	TOTAL FLOOR AREA	266
LEVEL 2	TOTAL FLOOR AREA	1,640
LEVEL 3	TOTAL FLOOR AREA	1,572
LEVEL 4	TOTAL FLOOR AREA	1,428
LEVEL 5	TOTAL FLOOR AREA	1,343
LEVEL 6	TOTAL FLOOR AREA	1,251
LEVEL 7	TOTAL FLOOR AREA	273
		8,184 m²

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Project
Verona, Paddington

Phase
SSDA

Job No.
 24026

Drawing Title
TOTAL FLOOR AREA

Drawing No. A 501
 Rev A

Drawn AM, IR, CY
 Date 22/05/2026

Checked TG



Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA

COMMUNAL OPEN SPACE

COMMUNAL OPEN SPACE		
LEVEL	TYPE	AREA (m2)
GROUND FLOOR	COMMUNAL OPEN SPACE	311
LEVEL 7	COMMUNAL OPEN SPACE	361
		672 m²

PRIVATE OPEN SPACE

PRIVATE OPEN SPACE SCHEDULE		
LEVEL	TYPE	AREA (m2)
TERRACE GROUND	PRIVATE GARDEN	65
LEVEL 1	BALCONY	61
LEVEL 1	WINTERGARDEN	137
LEVEL 2	BALCONY	221
LEVEL 3	BALCONY	184
LEVEL 3	TERRACE A OUTDOOR	23
LEVEL 3	TERRACE B OUTDOOR	26
LEVEL 3	TERRACE C OUTDOOR	27
LEVEL 3	TERRACE D OUTDOOR	25
LEVEL 4	BALCONY	182
LEVEL 5	BALCONY	186
LEVEL 6	BALCONY	208
LEVEL 7	PRIVATE ROOF	223
		1,568 m²

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
OPEN SPACE DIAGRAMS

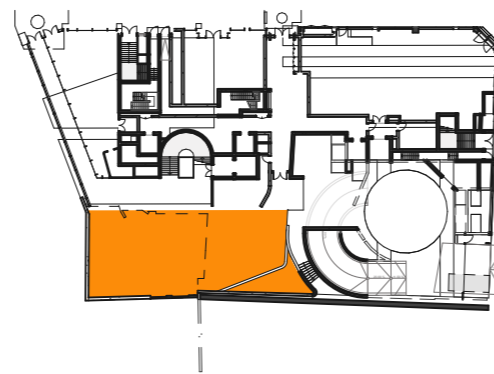
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Drawn AM, IR, CY	Date 22/05/2026
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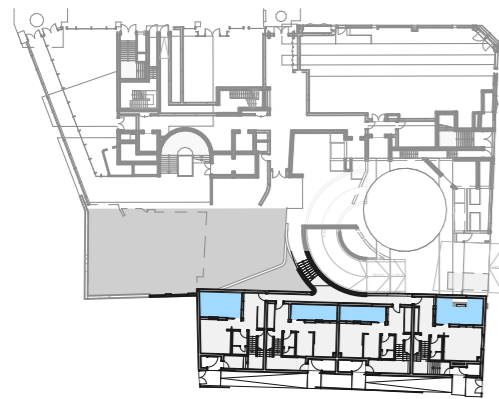
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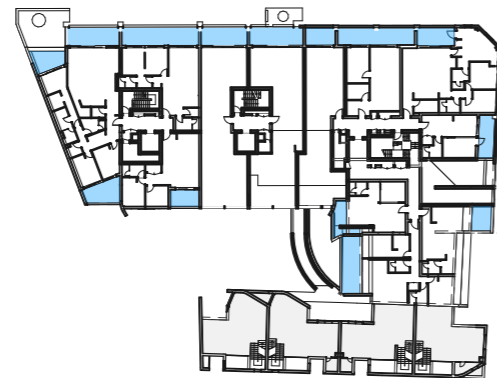
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



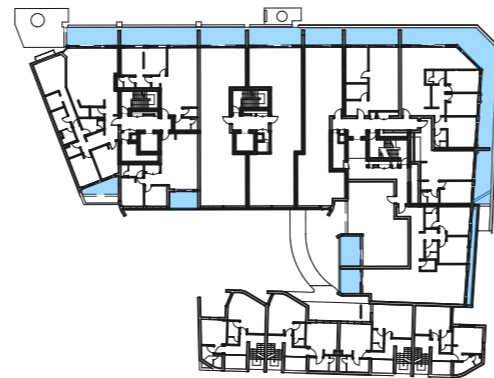
1 GROUND FLOOR



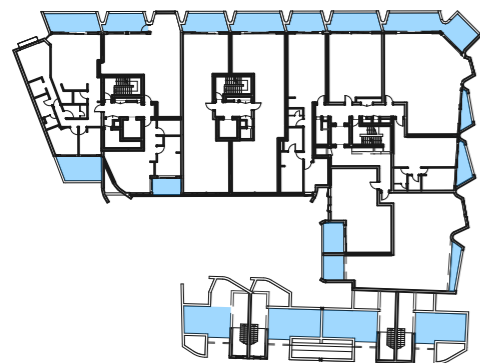
2 TERRACE GROUND



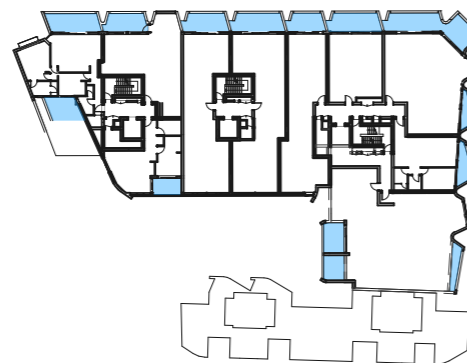
3 LEVEL 1



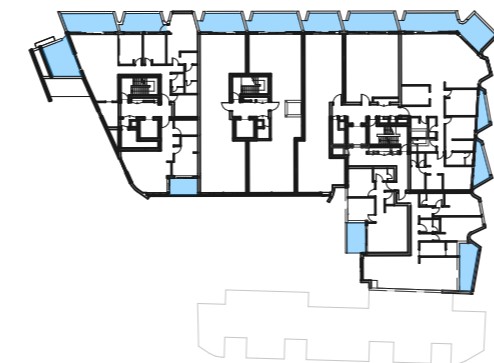
4 LEVEL 2



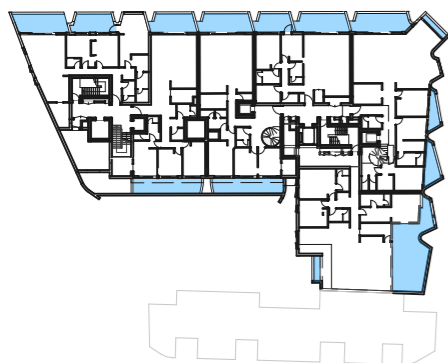
5 LEVEL 3



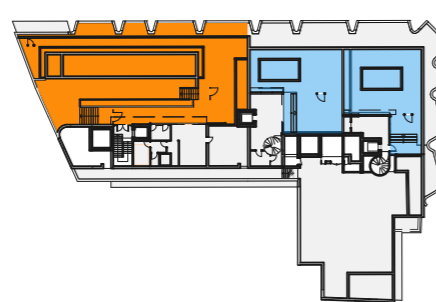
6 LEVEL 4



7 LEVEL 5



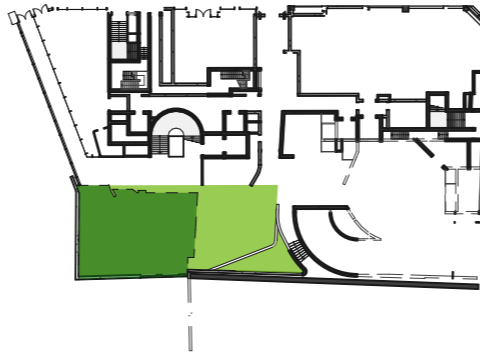
8 LEVEL 6



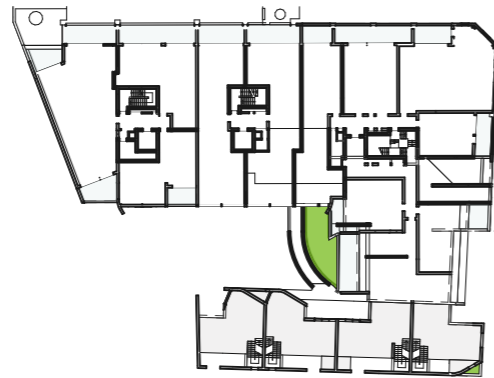
9 LEVEL 7 (ROOF)

LEGEND	
■	PRIVATE OPEN SPACE
■	COMMUNAL OPEN SPACE

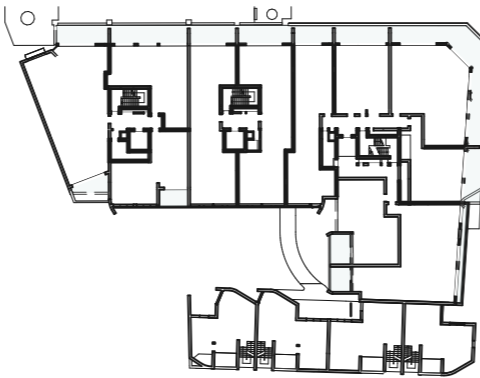
LEGEND	
	LANDSCAPE
	DEEP SOIL



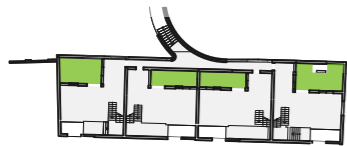
1 GROUND FLOOR



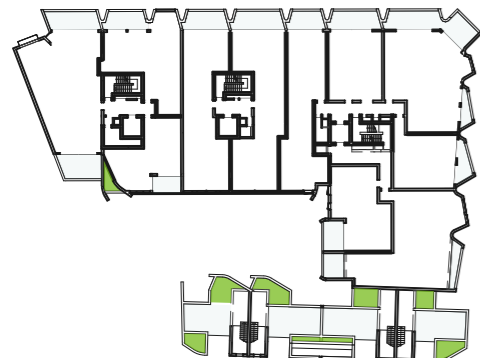
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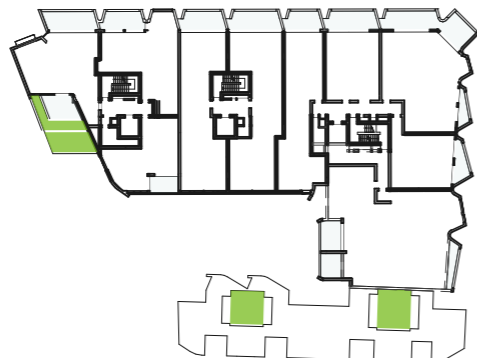
4 LEVEL 2



2 TERRACE GROUND



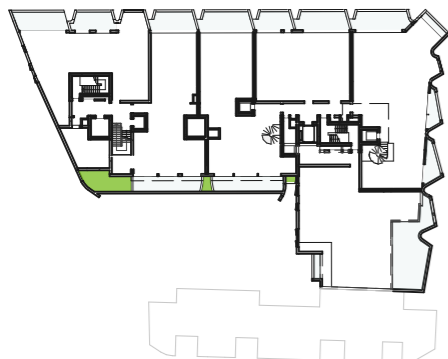
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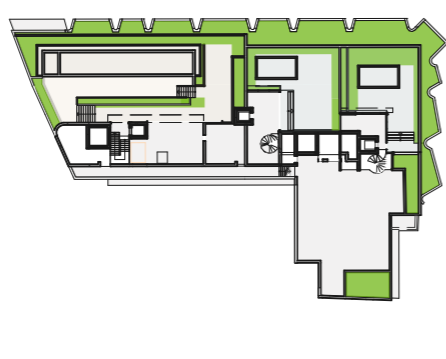
6 LEVEL 4



7 LEVEL 5



8 LEVEL 6



9 LEVEL 7 (ROOF)

LANDSCAPE SCHEDULE

LEVEL	CATEGORY	AREA (m ²)
GROUND FLOOR	LANDSCAPE	311
TERRACE GROUND	LANDSCAPE	65
LEVEL 1	LANDSCAPE	35
LEVEL 3	LANDSCAPE	54
LEVEL 4	LANDSCAPE	69
LEVEL 5	LANDSCAPE	16
LEVEL 6	LANDSCAPE	18
LEVEL 7	LANDSCAPE	344

912 m²

REQUIRED AREA: 759m²

DEEP SOIL SCHEDULE

LEVEL	CATEGORY	AREA (m ²)
GROUND FLOOR	DEEP SOIL	177

177 m²

REQUIRED AREA: 177m²

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
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Drawing Title
LANDSCAPE DIAGRAMS

Drawing No.
A 503

Rev
A

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Scale
0 10 20 40 m @A3
1:1000@A3

Nominated Architects
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Tim Greer NSW Registration 5603



SCHEDULE OF ACCOMODATION - APARTMENTS

RESIDENCE TYPE	NUMBER	NAME	AREA	QUANTITY
LEVEL 1				
AFFORDABLE	1.01	3 BED	144	1
AFFORDABLE	1.02	2 BED	83	1
AFFORDABLE	1.03	1 BED+	72	1
AFFORDABLE	1.04	2 BED	112	1
AFFORDABLE	1.05	2 BED	119	1
AFFORDABLE	1.06	2 BED	103	1
AFFORDABLE	1.07	1 BED	64	1
AFFORDABLE	1.08	3 BED	123	1
AFFORDABLE	1.09	STUDIO	43	1
AFFORDABLE	1.10	STUDIO	46	1
AFFORDABLE	1.11	2 BED	87	1
AFFORDABLE	1.12	STUDIO	48	1
				12
LEVEL 2				
AFFORDABLE	2.09	1 BED	61	1
AFFORDABLE	2.11	2 BED	72	1
MARKET	2.01	3 BED	150	1
MARKET	2.02	2 BED	82	1
MARKET	2.03	1 BED+	70	1
MARKET	2.04	2 BED	114	1
MARKET	2.05	2 BED	119	1
MARKET	2.06	2 BED	102	1
MARKET	2.07	1 BED	64	1
MARKET	2.08	3 BED	117	1
MARKET	2.10	2 BED	130	1
				11
LEVEL 3				
MARKET	3.01	3 BED	141	1
MARKET	3.02	2 BED	92	1
MARKET	3.03	1 BED	64	1
MARKET	3.04	2 BED	115	1
MARKET	3.05	2 BED	119	1
MARKET	3.06	2 BED	102	1
MARKET	3.07	1 BED	64	1
MARKET	3.08	3 BED	125	1
MARKET	3.09	1 BED	64	1
MARKET	3.10	3 BED	134	1
MARKET	3.11	2 BED	74	1
				11
LEVEL 4				
MARKET	4.01	2 BED	91	1
MARKET	4.02	2 BED	91	1
MARKET	4.03	1 BED	65	1
MARKET	4.04	2 BED	115	1
MARKET	4.05	2 BED	119	1
MARKET	4.06	2 BED	103	1
MARKET	4.07	1 BED	63	1
MARKET	4.08	3 BED	126	1
MARKET	4.09	1 BED	64	1
MARKET	4.10	3 BED	135	1
MARKET	4.11	2 BED	73	1
				11

LEVEL 5				
MARKET	5.01	3 BED+	145	1
MARKET	5.02	1 BED	65	1
MARKET	5.03	2 BED	114	1
MARKET	5.04	2 BED	120	1
MARKET	5.05	2 BED	103	1
MARKET	5.06	1 BED	63	1
MARKET	5.07	3 BED	198	1
MARKET	5.08	2 BED	128	1
MARKET	5.09	2 BED	70	1
				9

LEVEL 6				
MARKET	6.01	3 BED	139	1
MARKET	6.02	3 BED	143	1
MARKET	6.03	3 BED	162	1
MARKET	6.04	2 BED+	113	1
MARKET	6.05	3 BED	205	1
MARKET	6.06	3 BED	200	1
				6

LEVEL 7				
MARKET	6.03	UPPER	39	1
MARKET	6.05	UPPER	17	1
				2

SUBTOTAL **60**

RESIDENCE TYPE	NAME	AREA	QUANTITY
TERRACE GROUND			
MARKET	TERRACE A	59	1
MARKET	TERRACE B	58	1
MARKET	TERRACE C	61	1
MARKET	TERRACE D	60	1
LEVEL 1			
MARKET	TERRACE A	51	1
MARKET	TERRACE B	57	1
MARKET	TERRACE C	57	1
MARKET	TERRACE D	55	1
LEVEL 2			
MARKET	TERRACE A	56	1
MARKET	TERRACE B	62	1
MARKET	TERRACE C	63	1
MARKET	TERRACE D	58	1
LEVEL 3			
MARKET	TERRACE A	9	1
MARKET	TERRACE B	9	1
MARKET	TERRACE C	11	1
MARKET	TERRACE D	11	1
SUBTOTAL			4

SUBTOTAL AFFORDABLE DWELLINGS	14
SUBTOTAL MARKET DWELLINGS	50
TOTAL DWELLINGS	64

DATE	REV	DESCRIPTION
22/5/2026	-	For SSDA

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Fire + Acoustic E-Lab Access Purple Apple

Architects **TonkinZulaikhaGreer**

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Project **Verona, Paddington**

Phase **SSDA**

Job No. 24026

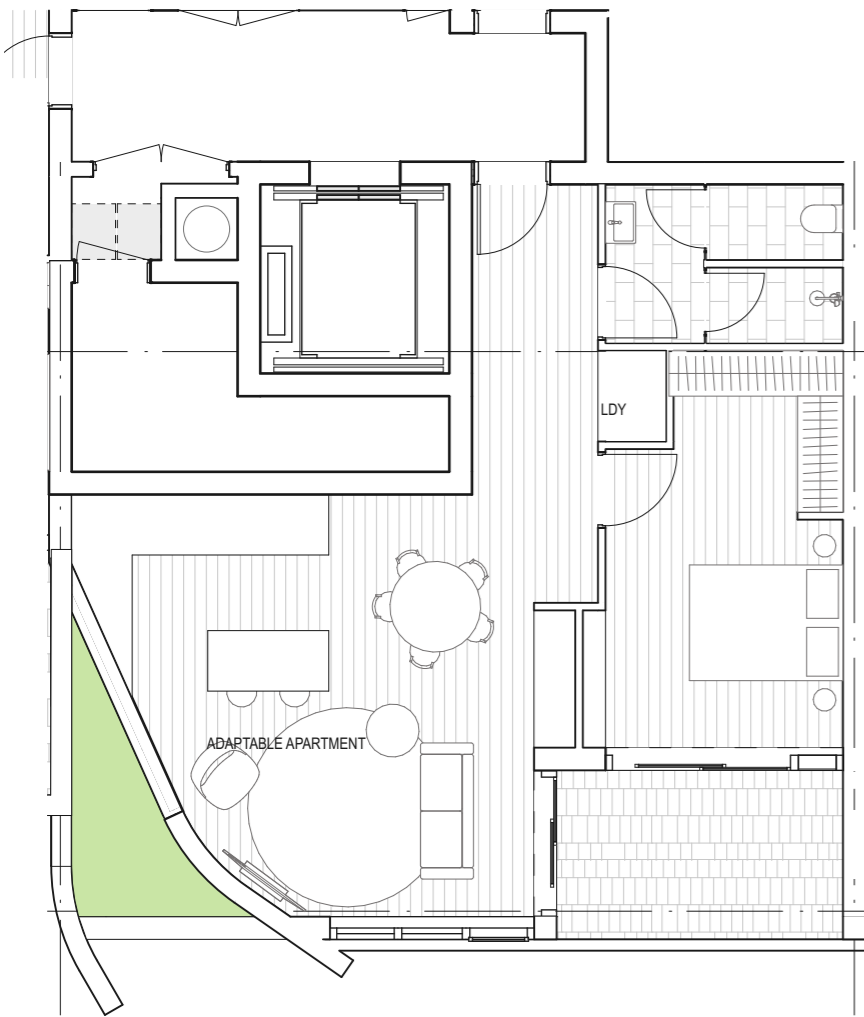
Drawing Title **SCHEDULE OF ACCOMODATION**

Drawing No. **A 504** Rev -

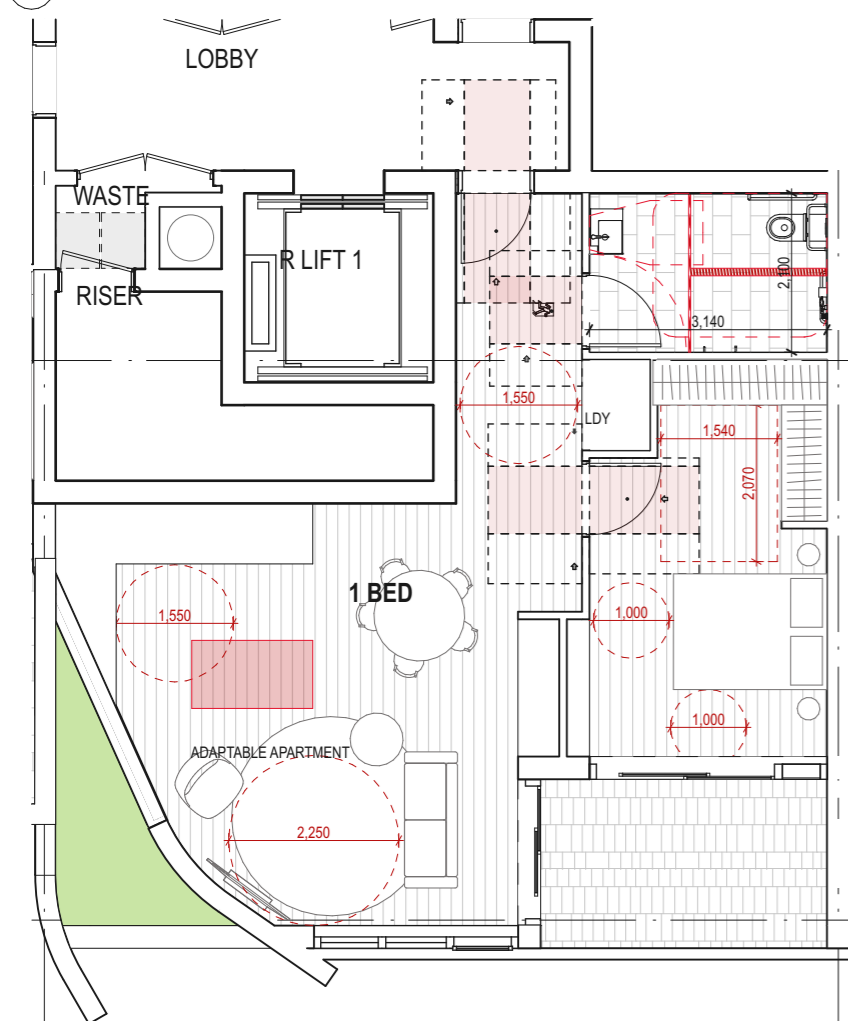
Drawn **AM, IR, CY** Date 22/05/2026

Checked **TG**

Nominated Architects Peter Tonkin NSW Registration 4147 Tim Greer NSW Registration 5603



1 1 BED TYPE A - PRE-ADAPTATION



2 1 BED TYPE A - POST-ADAPTATION

1 BED ADAPTABLE APARTMENT - TYPE A	
APARTMENT NUMBER	
3.03	
4.03	
5.02	

1 BED ADAPTABLE APARTMENT - TYPE B	
APARTMENT NUMBER	
1.07	
2.07	

ADAPTABLE APARTMENT LEGEND

WALL DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN WALLS WHICH ARE REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

ANY SERVICES REQUIRED FOR POST-ADAPTATION TO BE CAPPED OFF AT LOCATIONS SHOWN ON POST-ADAPTATION PLANS.

JOINERY ELEMENT DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN JOINERY REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

TURNING CIRCLE AND REQUIRED CLEARANCES

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Verona, Paddington

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Job No.
24026

Drawing Title
**ADAPTABLE APARTMENT PLANS - 1
BED TYPE A + 1 BED TYPE B**

Drawing No.
A 550

Rev
A

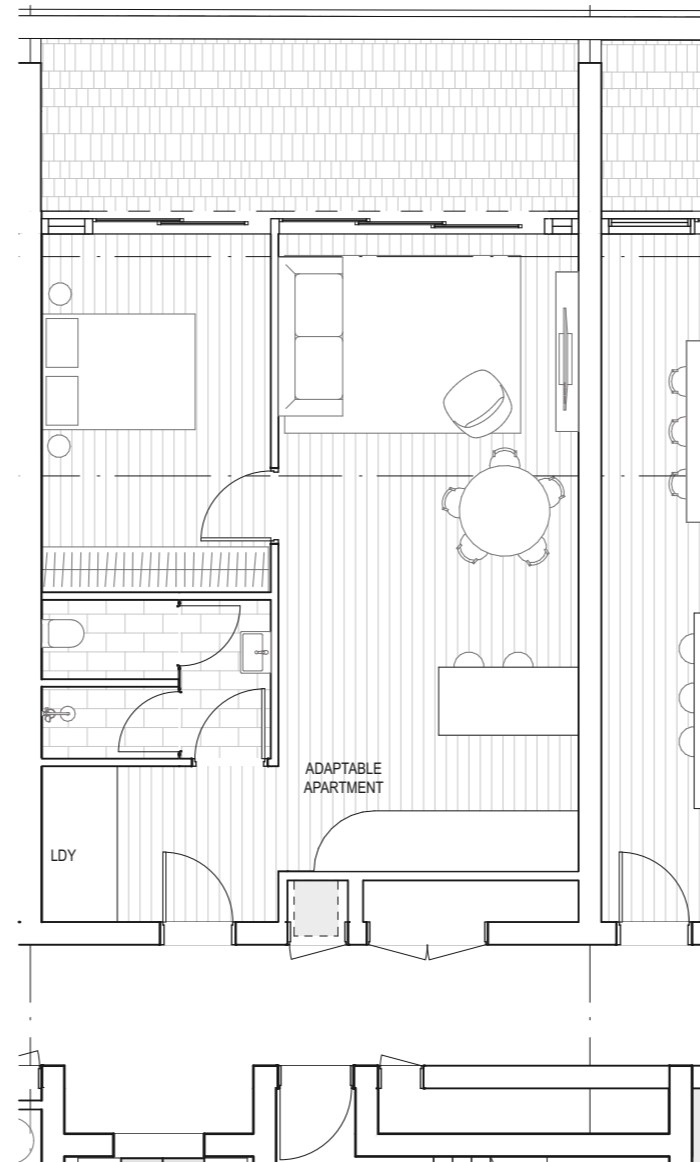
Drawn
AM, IR, CY

Date
22/05/2026

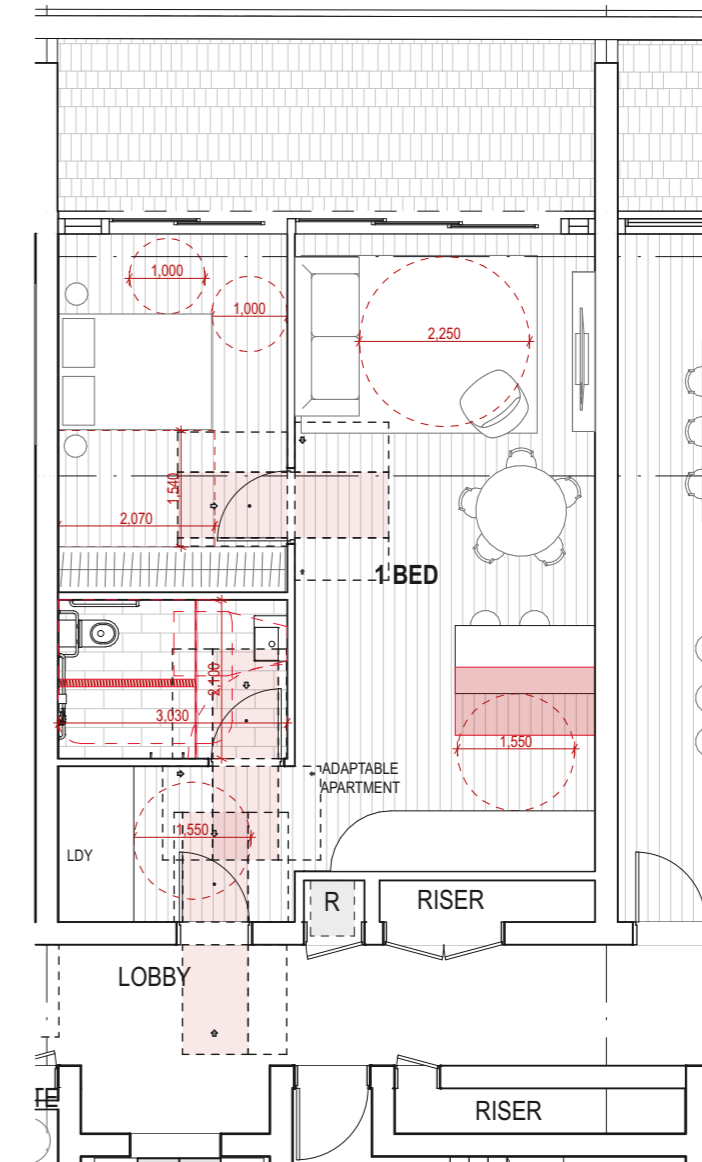
Checked
TG

Scale
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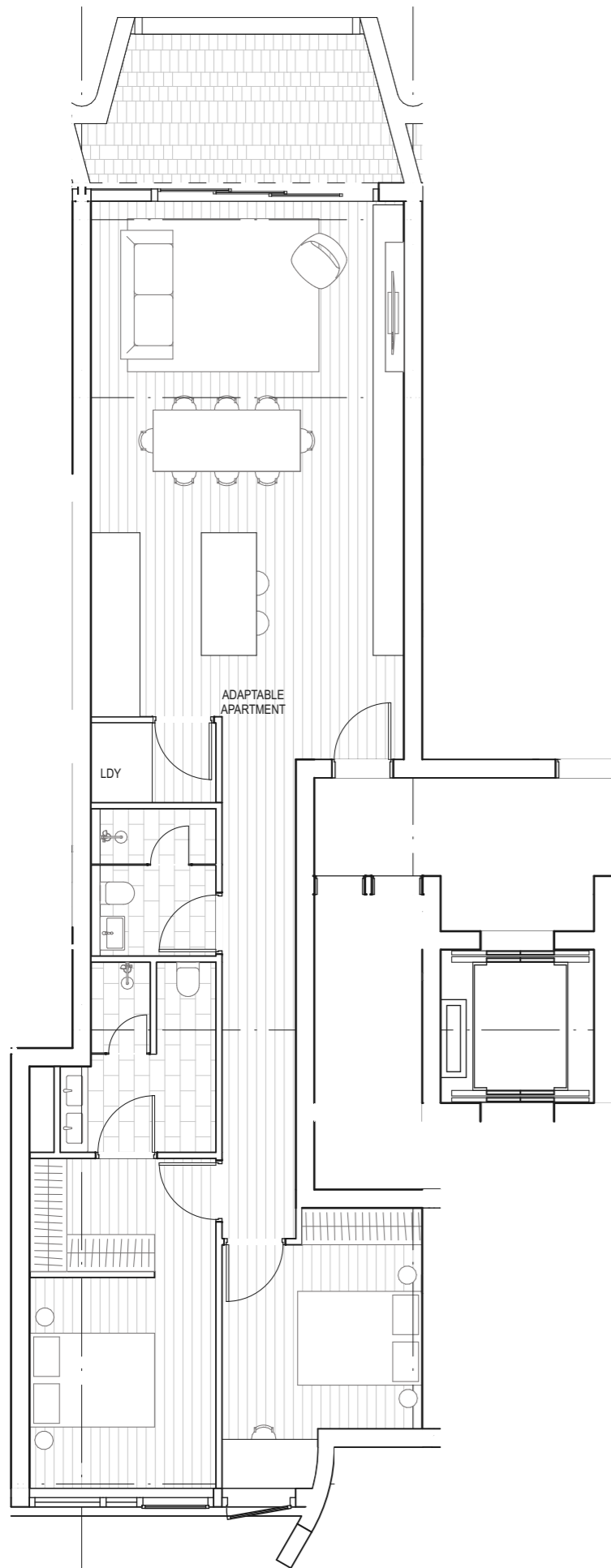
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



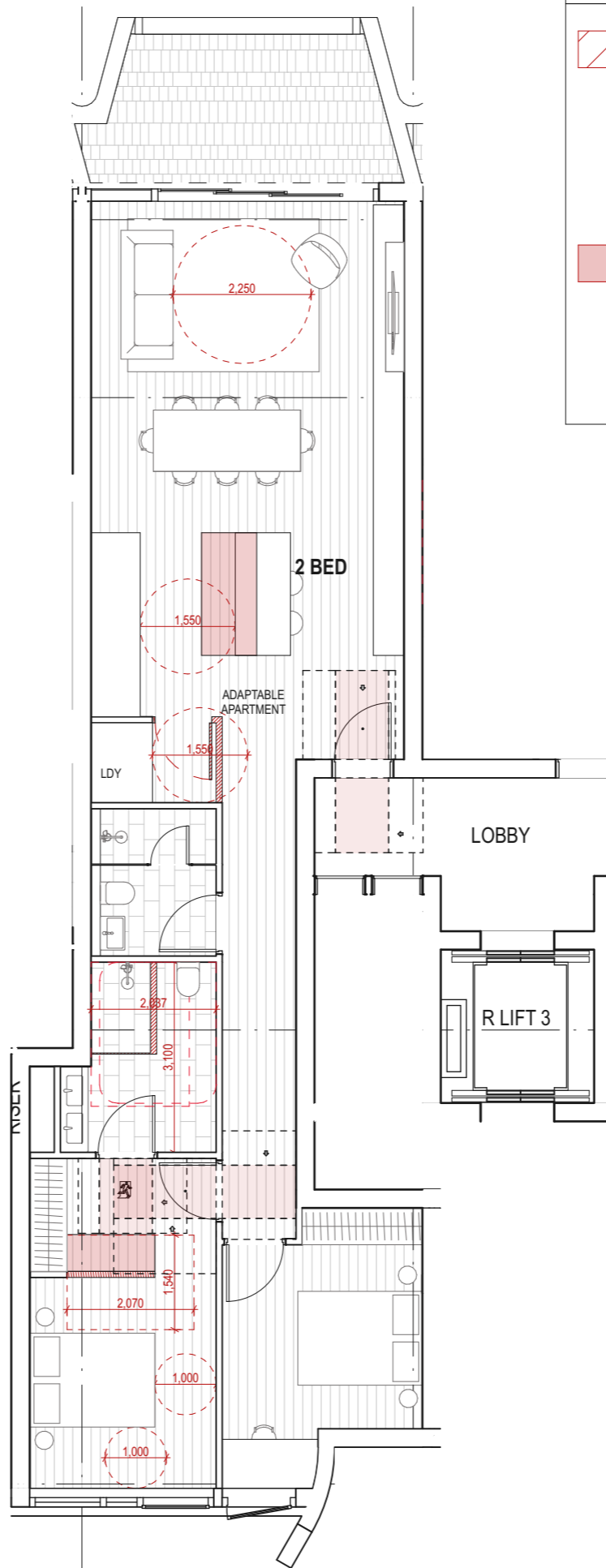
3 1 BED TYPE B - PRE-ADAPTATION



4 1 BED TYPE B - POST-ADAPTATION




1 2 BED - PRE-ADAPTATION





2 2 BED - POST-ADAPTATION

ADAPTABLE APARTMENT LEGEND

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ANY SERVICES REQUIRED FOR POST-ADAPTATION TO BE CAPPED OFF AT LOCATIONS SHOWN ON POST-ADAPTATION PLANS.

 JOINERY ELEMENT DEMOLISHED FOR POST-ADAPTATION LAYOUT. NO SERVICES TO BE LOCATED WITHIN JOINERY REQUIRED TO BE DEMOLISHED POST-ADAPTATION.

 TURNING CIRCLE AND REQUIRED CLEARANCES

2 BED ADAPTABLE APARTMENT	
APARTMENT NUMBER	
1.06	
2.06	
3.06	
4.06	
5.05	

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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SSDA

Job No.
24026

Drawing Title
ADAPTABLE APARTMENT PLANS - 2 BED

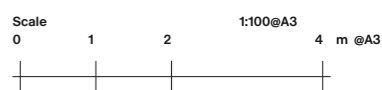
Drawing No.
A 551

Rev
A

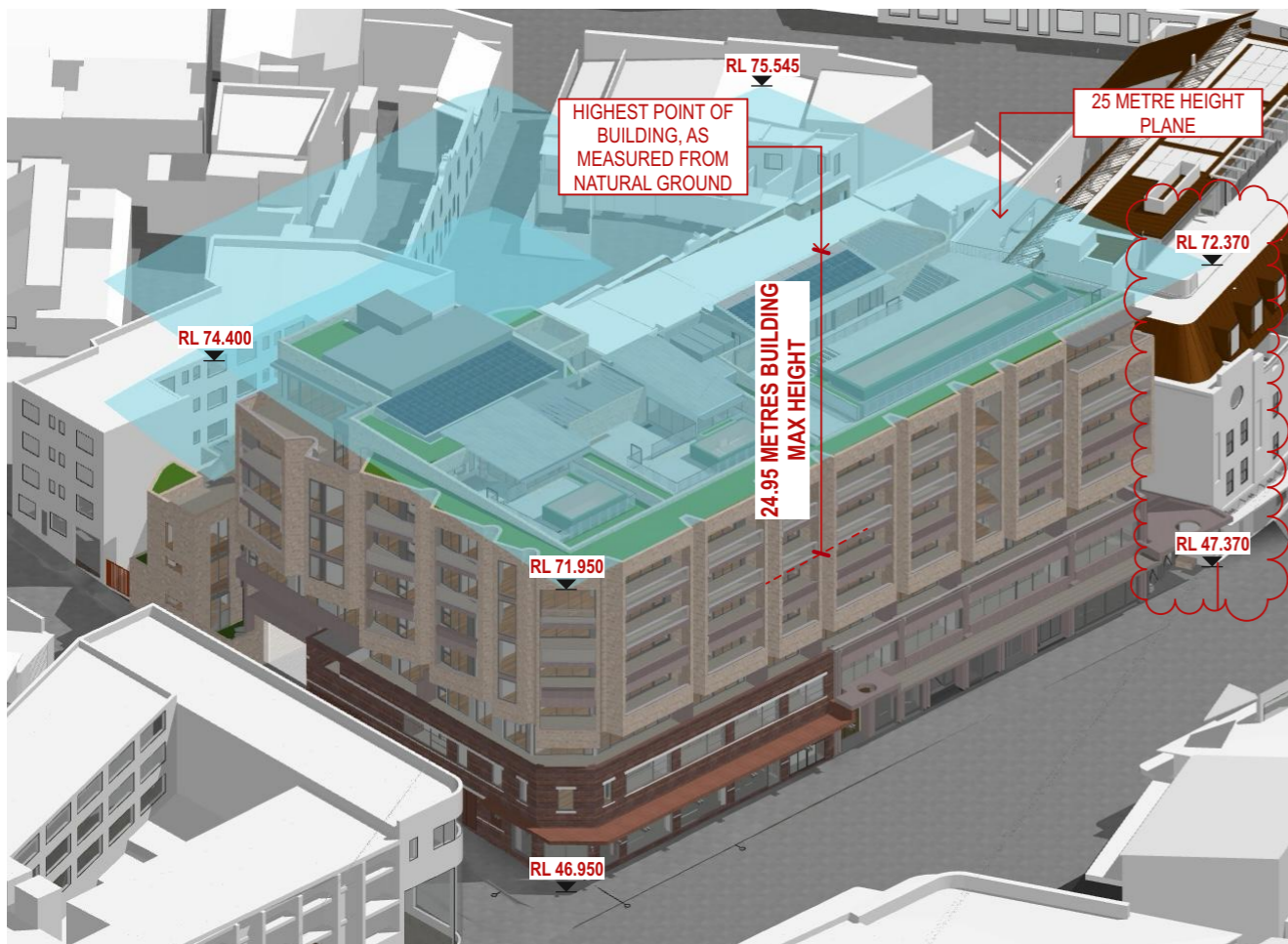
Drawn
AM, IR, CY

Date
22/05/2026

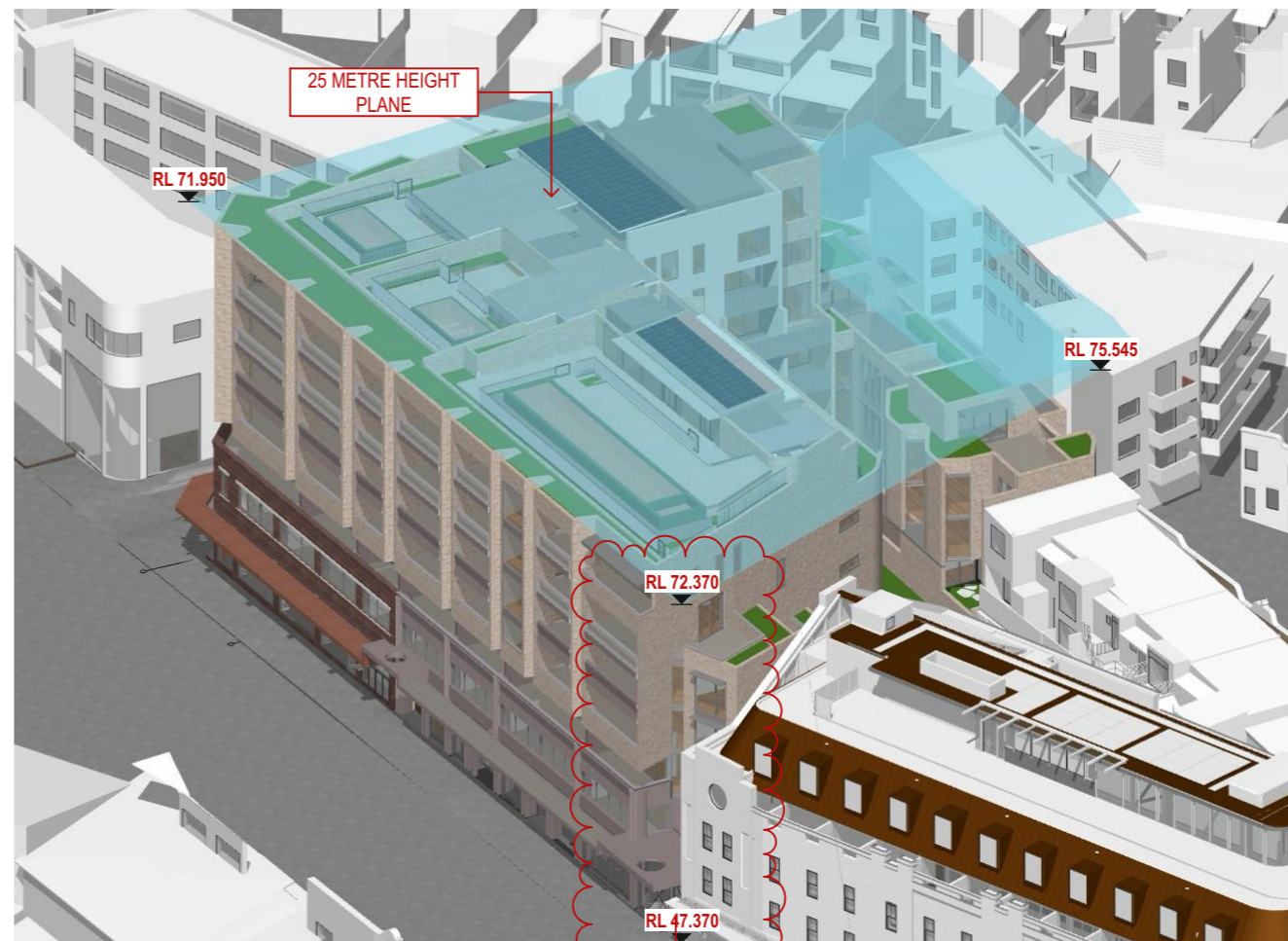
Checked
TG



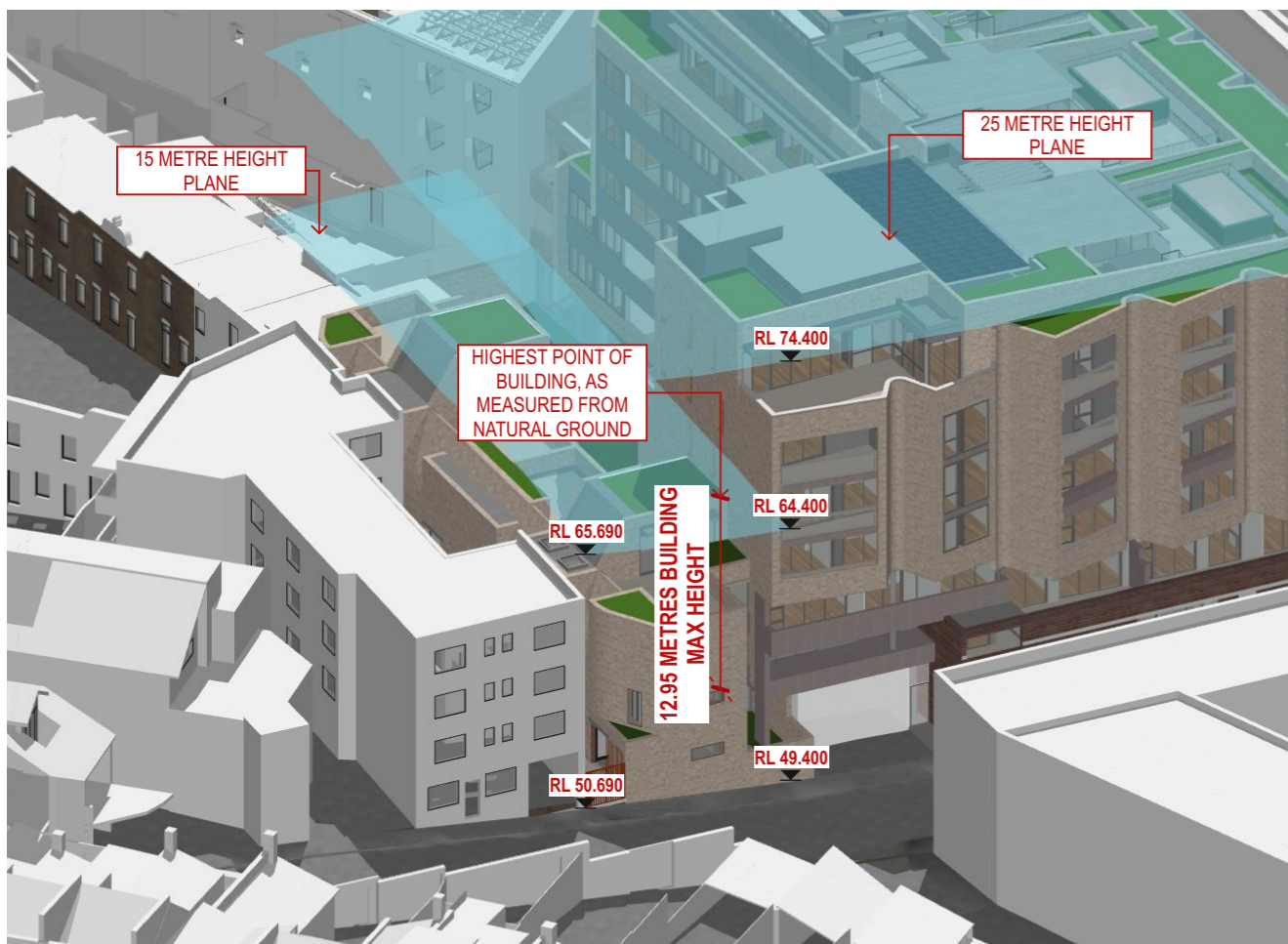
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



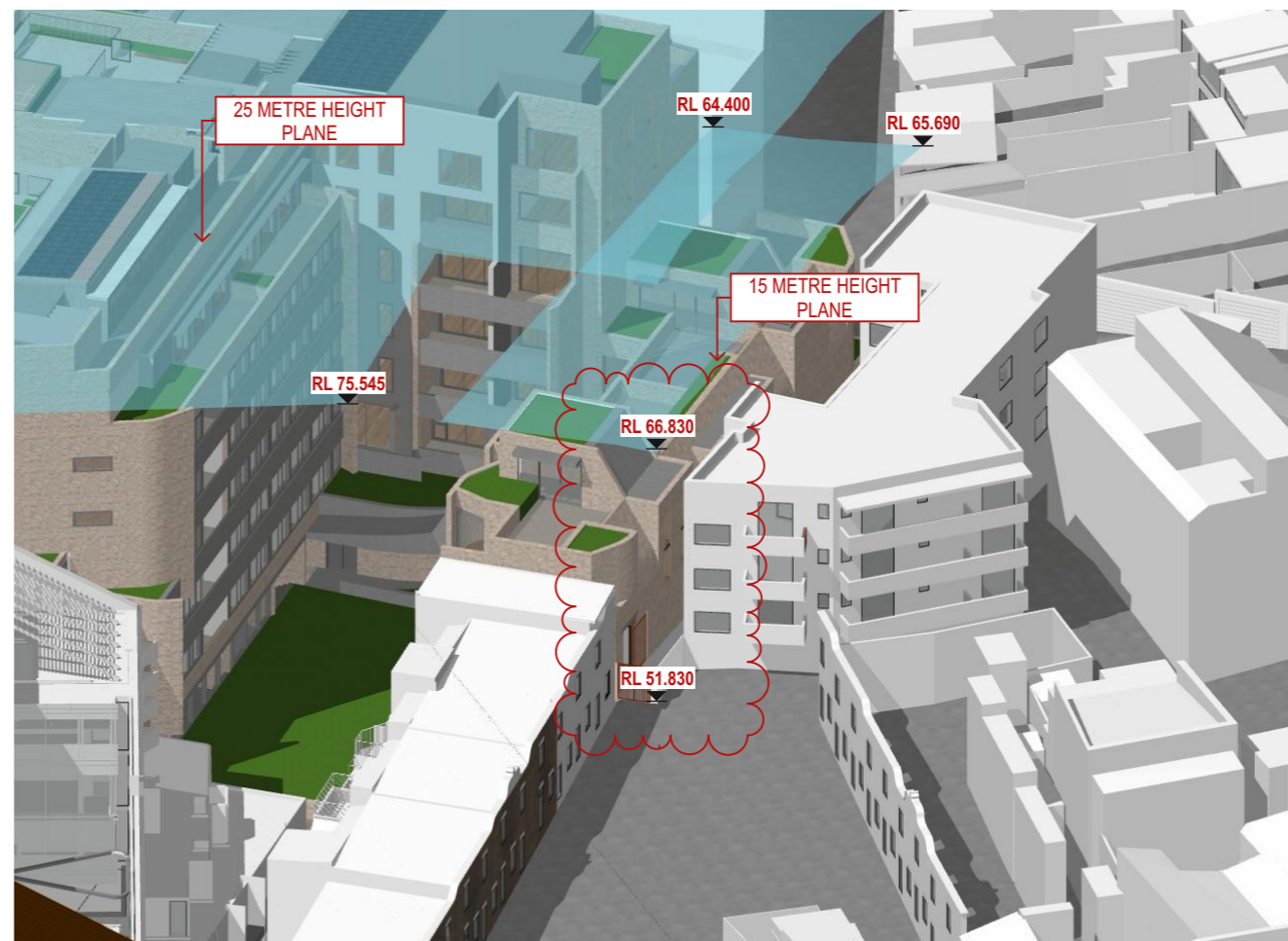
HEIGHT PLANE - 3D VIEW 1



HEIGHT PLANE - 3D VIEW 2



HEIGHT PLANE - 3D VIEW 3



HEIGHT PLANE - 3D VIEW 4

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Verona, Paddington

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Job No.
24026

Drawing Title
HEIGHT PLANE DIAGRAMS

Drawing No.
A 552




Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

LEGEND		
	≥ 2 HOURS MID-WINTER	
	≥ 15 MINUTES MID-WINTER	
	NO SOLAR ACCESS MID-WINTER	

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Job No.
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Drawing Title
SOLAR ACCESS DIAGRAMS - 1

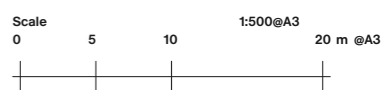
Drawing No.
A 553

Rev
B

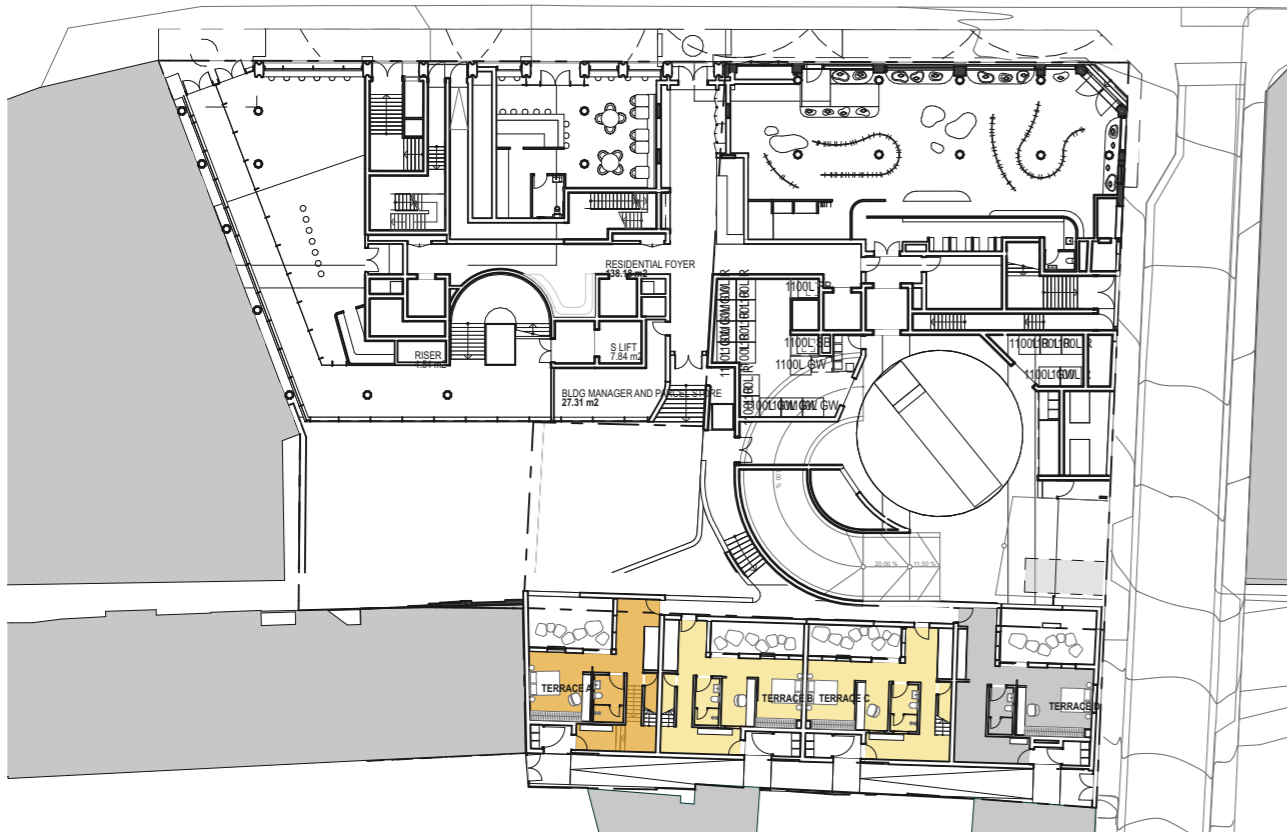
Drawn
AM, IR, CY

Date
22/05/2026

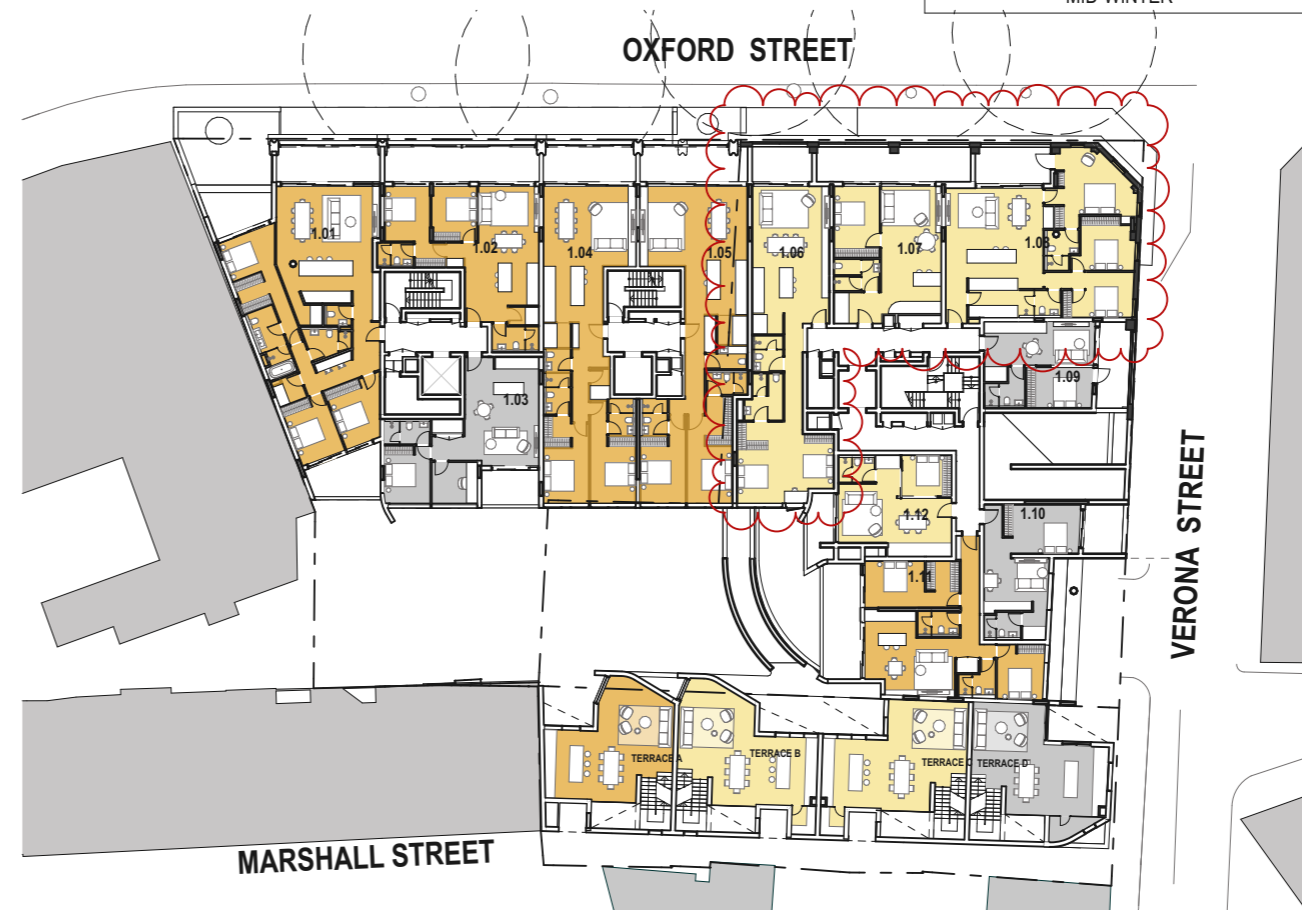
Checked
TG



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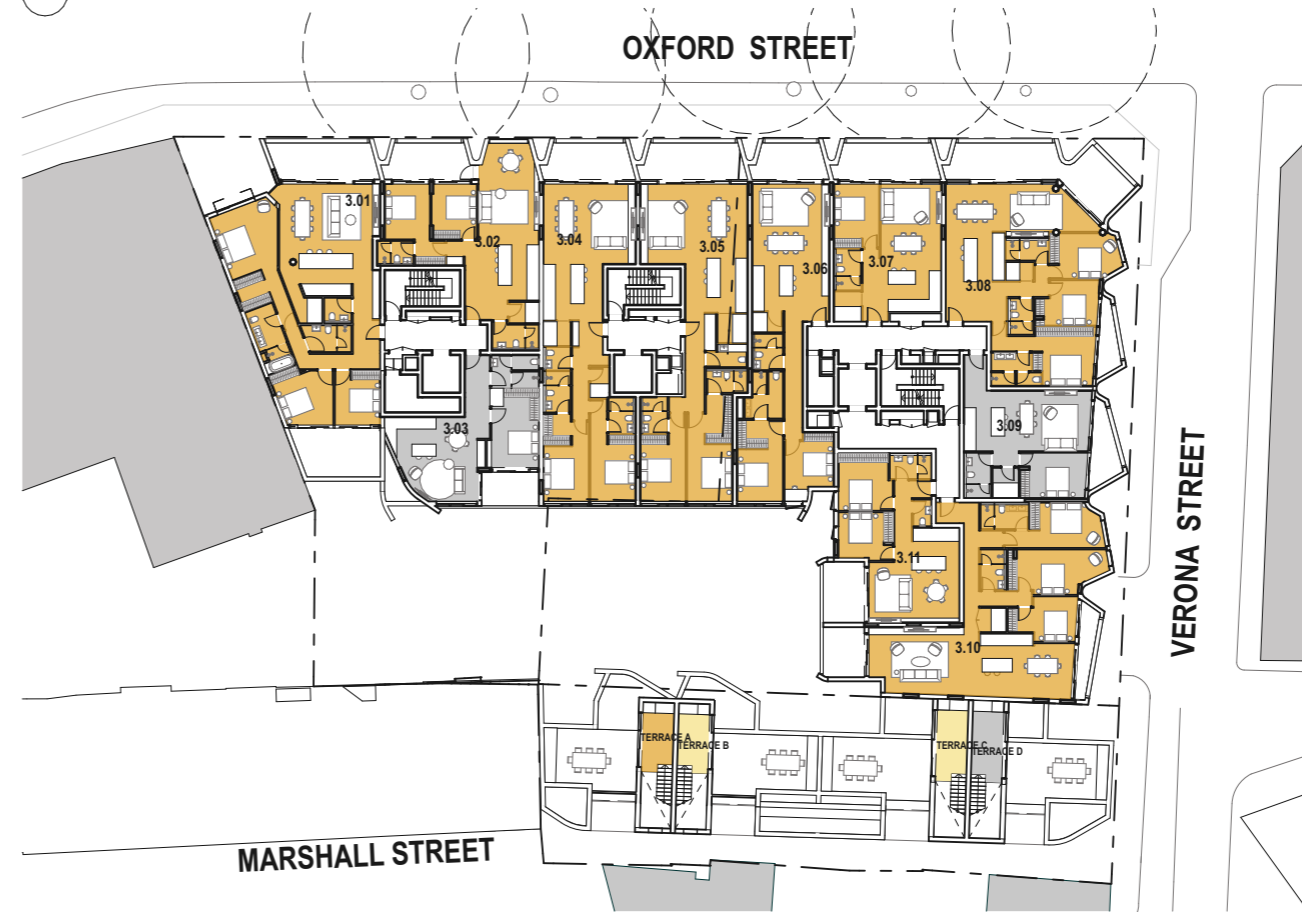
1 TERRACE GROUND FLOOR






2 LEVEL 1



3 LEVEL 2



4 LEVEL 3

LEGEND	
	≥ 2 HOURS MID-WINTER
	≥ 15 MINUTES MID-WINTER
	NO SOLAR ACCESS MID-WINTER

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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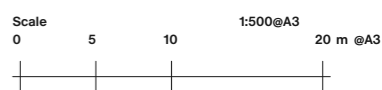
Job No.
24026

Drawing Title
SOLAR ACCESS DIAGRAMS - 2

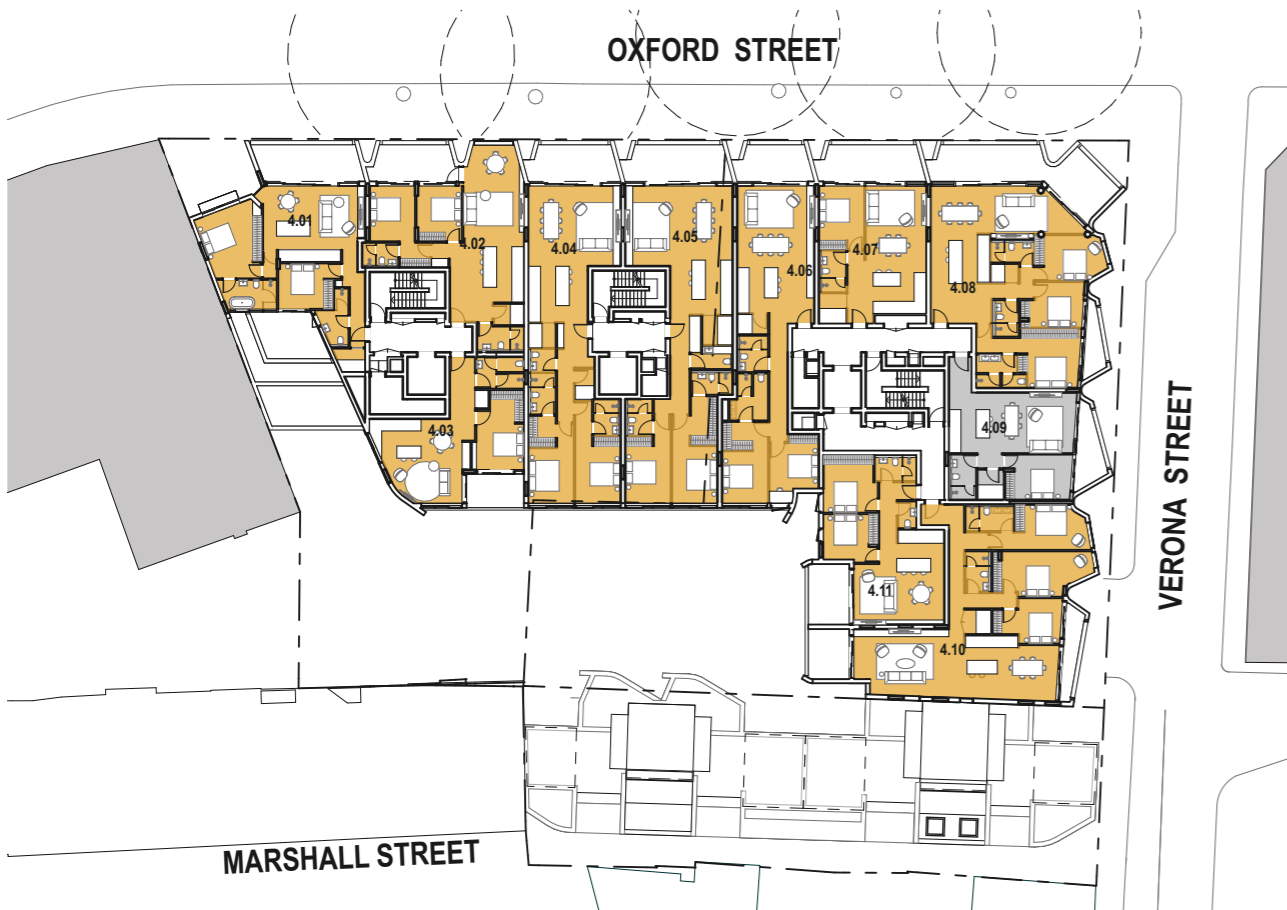
Drawing No. **A 554** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

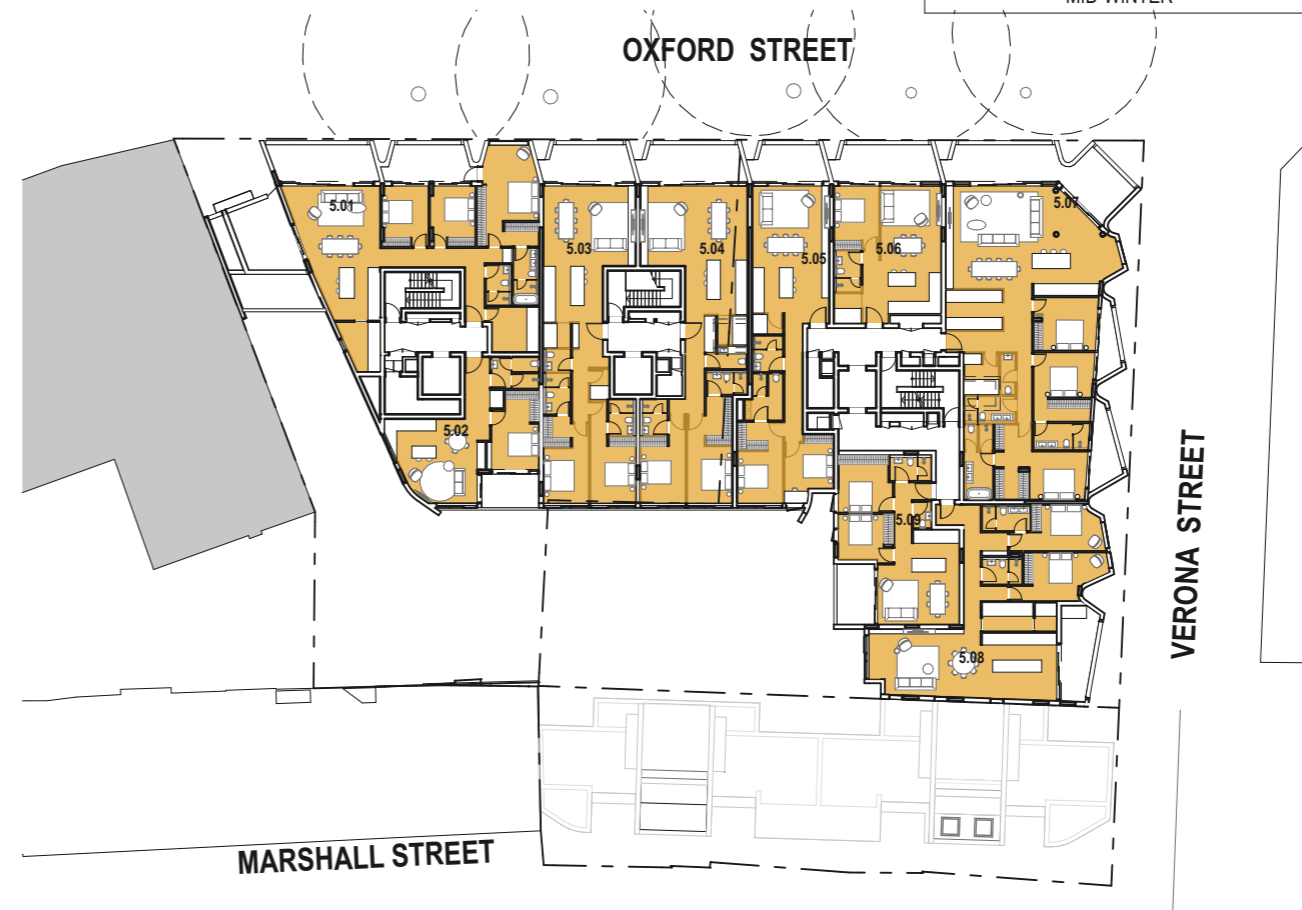
Checked **TG**



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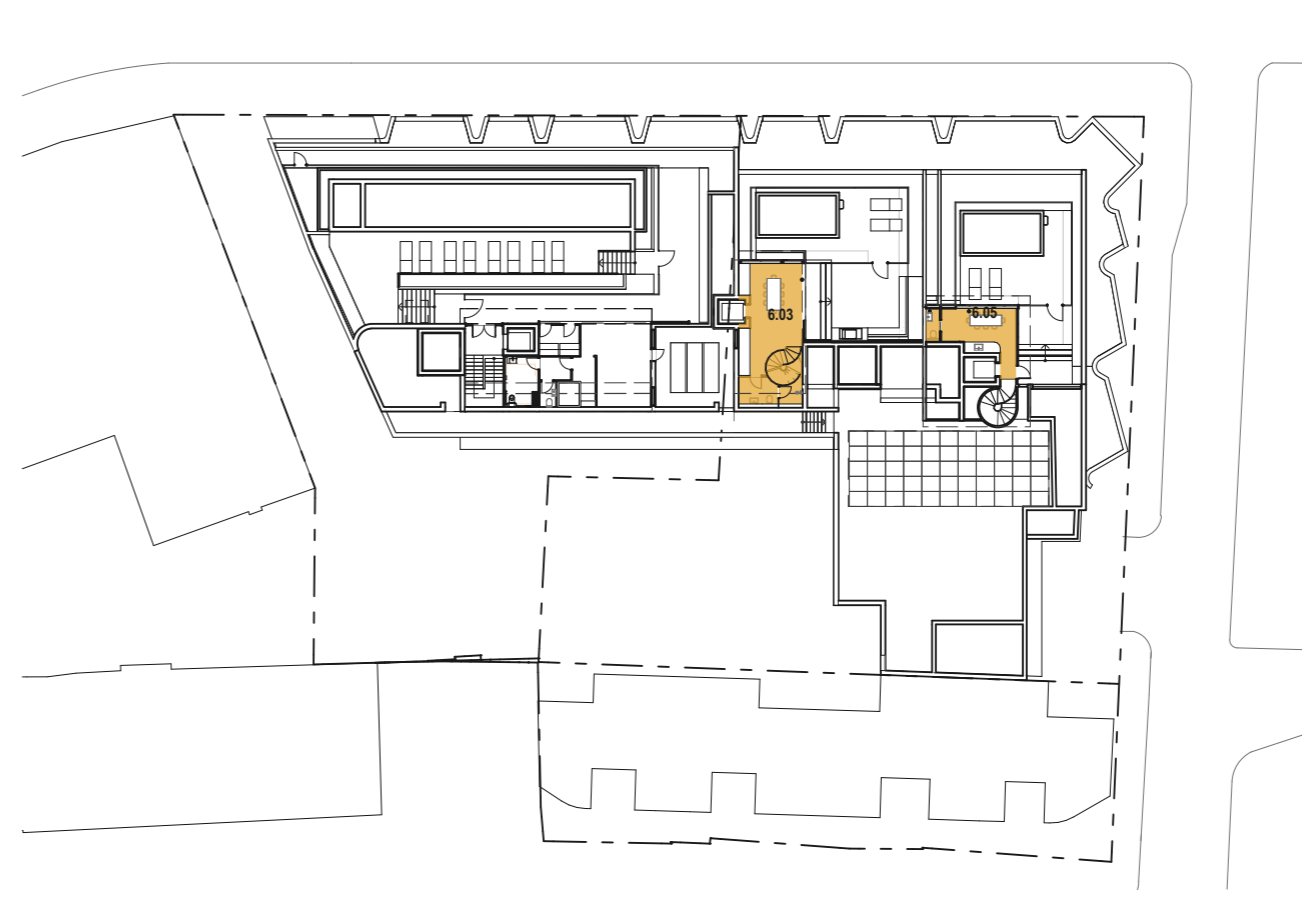
1 LEVEL 4





2 LEVEL 5



3 LEVEL 6



4 LEVEL 7 (COMMUNAL ROOFTOP)

LEGEND	
	APT. RECEIVES CROSS VENTILATION
	APT. DOES NOT RECEIVE CROSS VENTILATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
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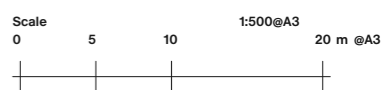
Job No.
24026

Drawing Title
CROSS VENTILATION DIAGRAMS - 1

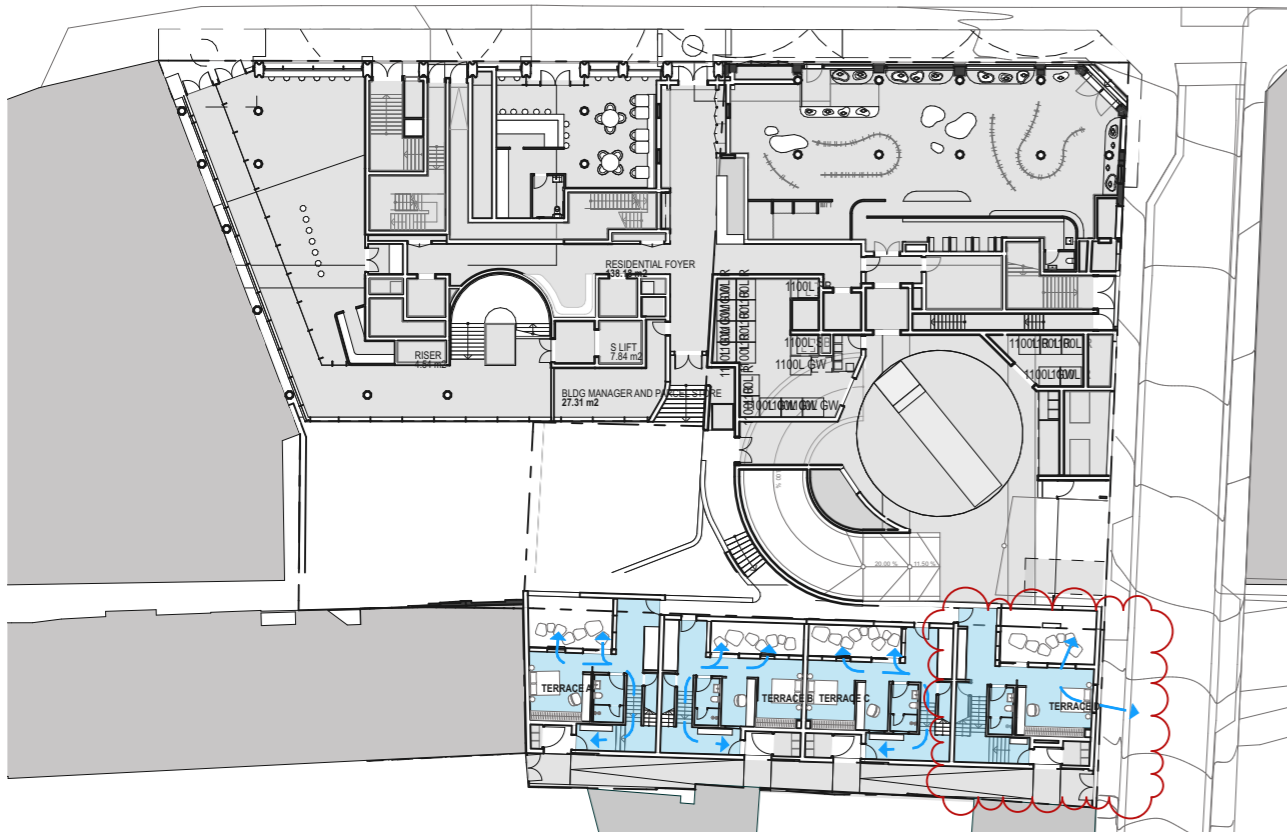
Drawing No. **A 555** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

Checked **TG**

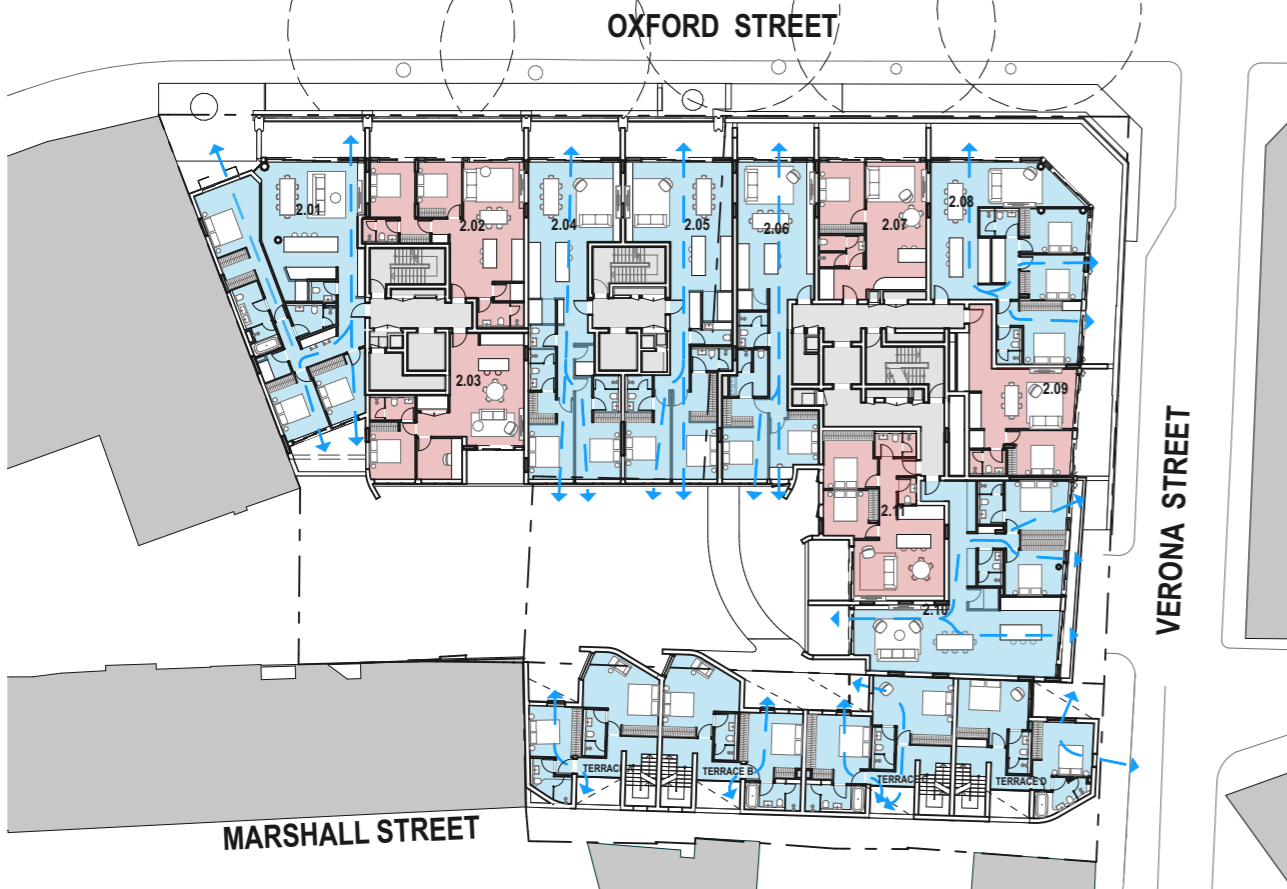


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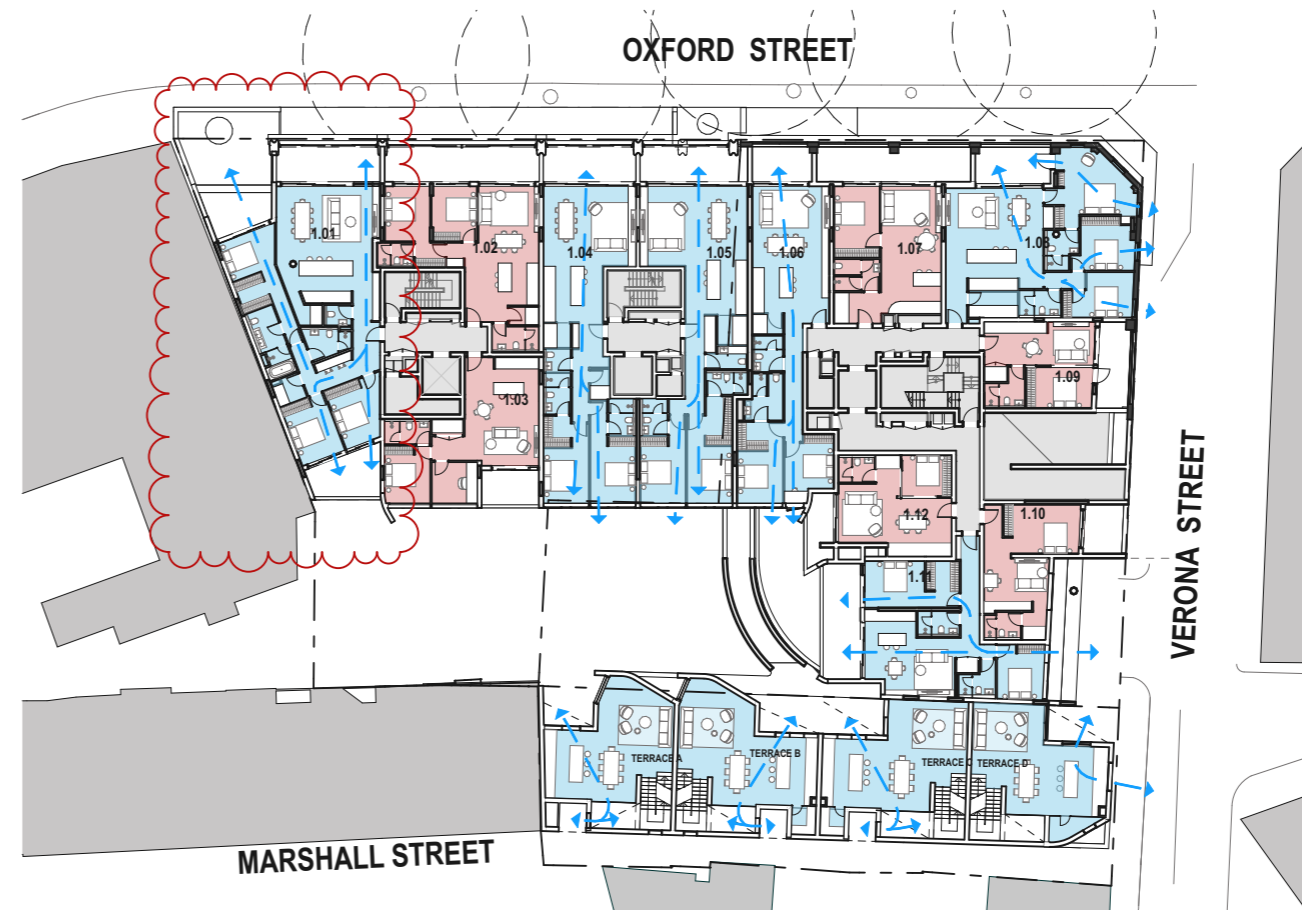


1 TERRACE GROUND FLOOR

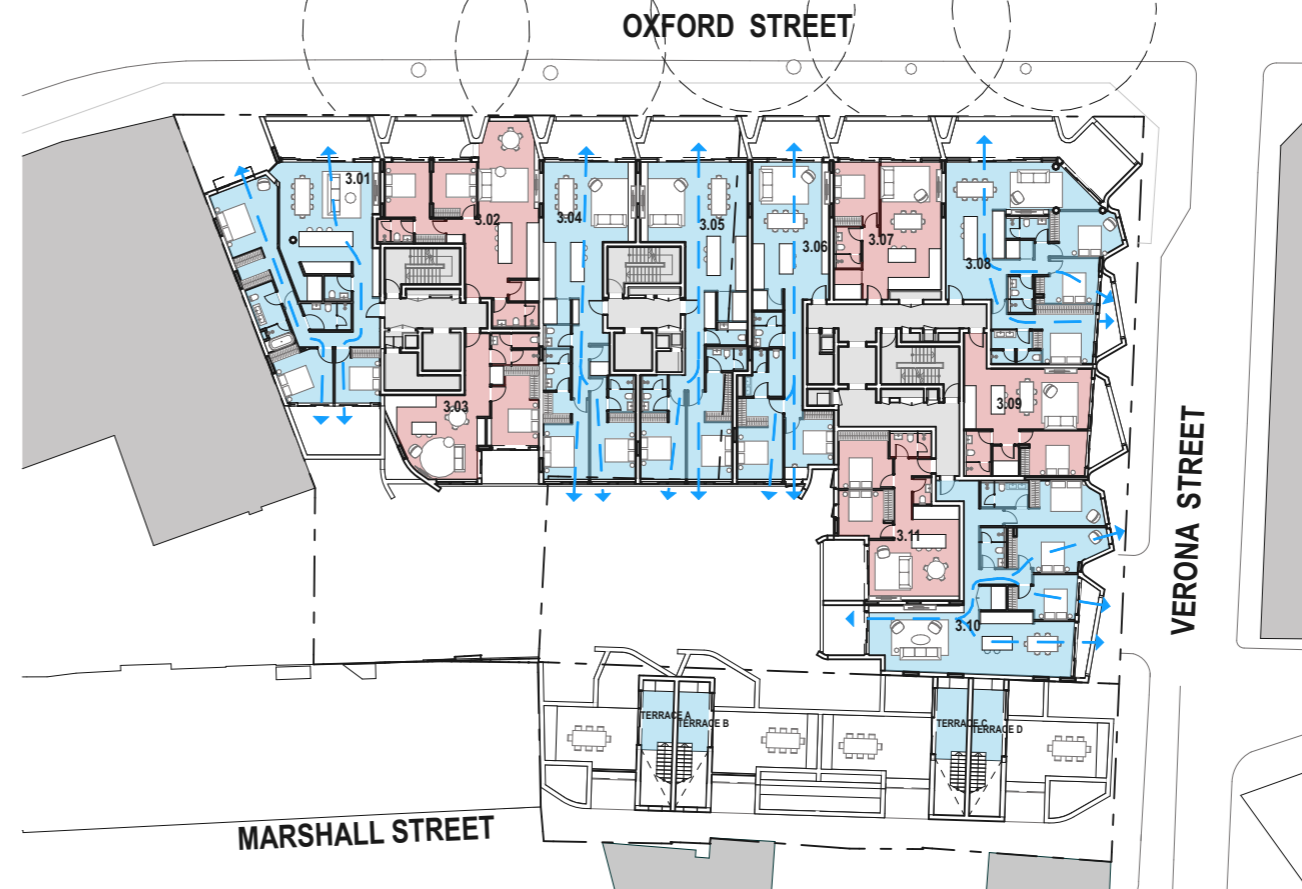
New window achieves cross vent.





3 LEVEL 2



2 LEVEL 1



4 LEVEL 3

LEGEND	
	APT. RECEIVES CROSS VENTILATION
	APT. DOES NOT RECEIVE CROSS VENTILATION

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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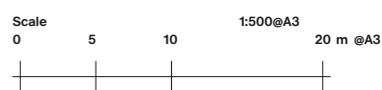
Job No.
24026

Drawing Title
CROSS VENTILATION DIAGRAMS - 2

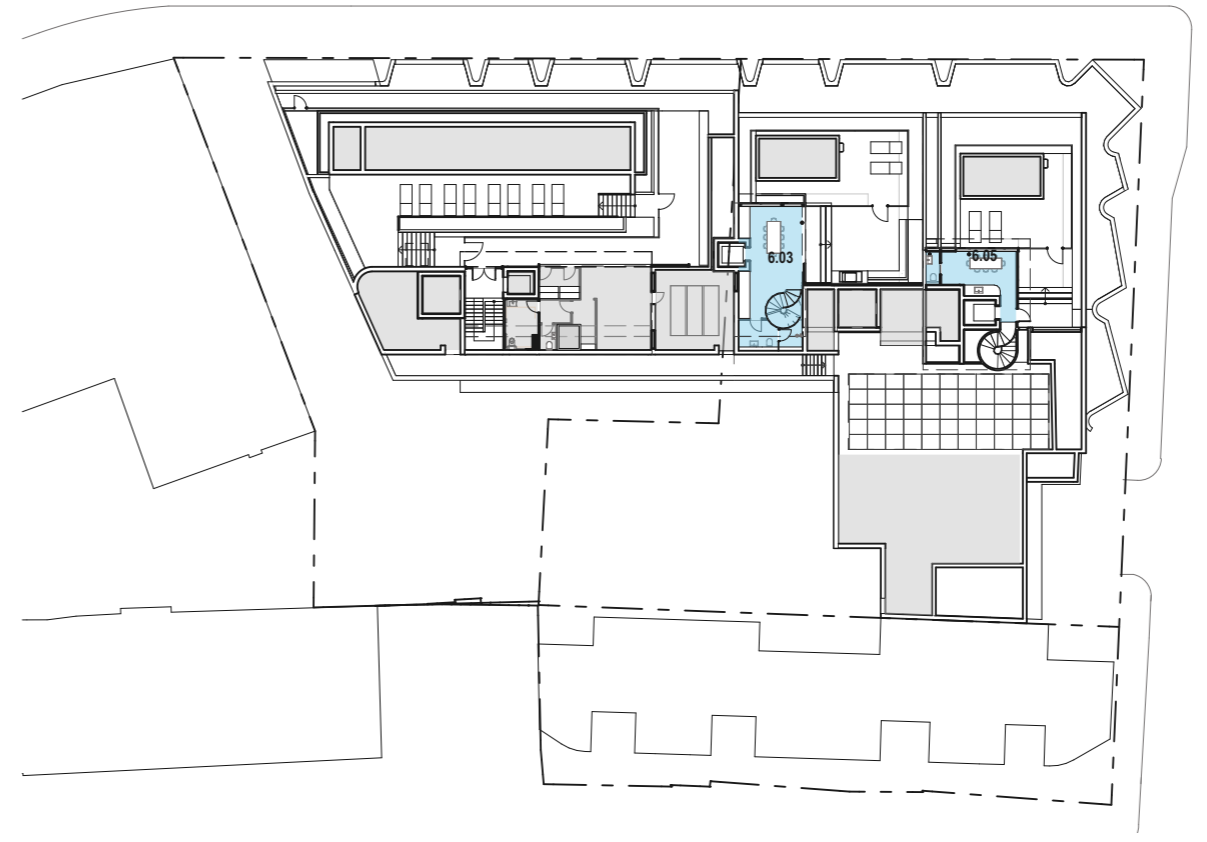
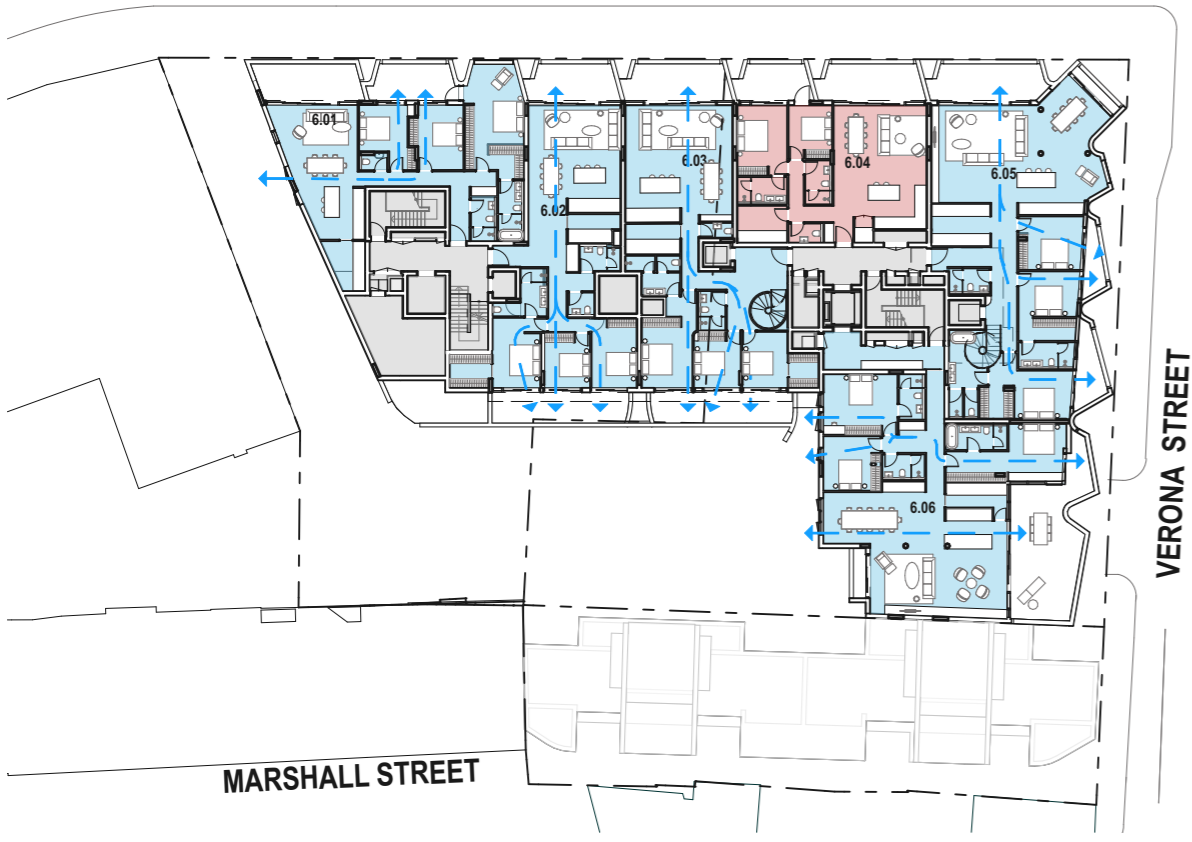
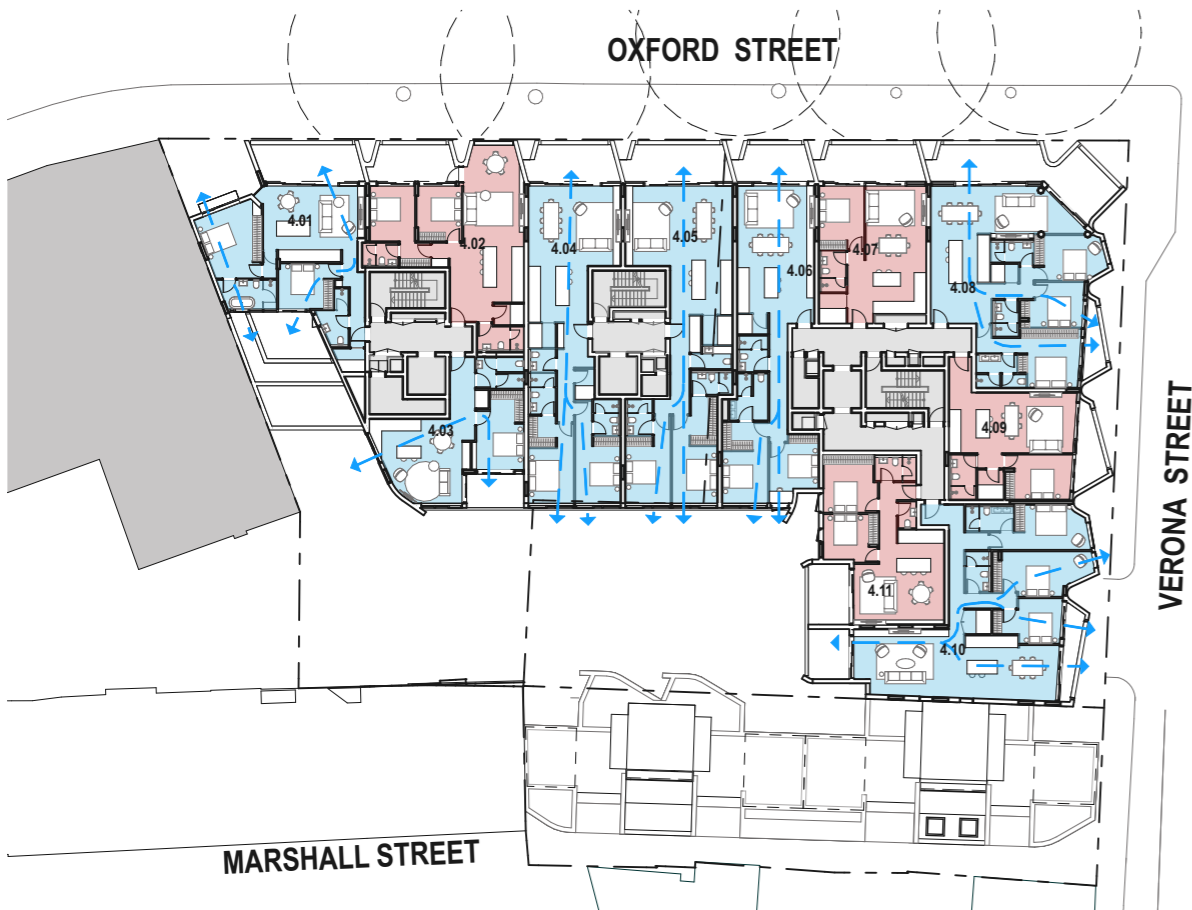
Drawing No. **A 556** Rev **B**

Drawn **AM, IR, CY** Date **22/05/2026**

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Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
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10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

PROPOSED APT#	UNIVERSAL DESIGN		CROSS VENTILATION	SOLAR ANALYSIS								
	SILVER LIVABLE	ADAPTABLE	CROSS VENTILATION (Y/N)	WINTER SOLSTICE SOLAR ACCESS (Y/N)								
				9am	10am	11am	12pm	1pm	2pm	3pm	MIN 2 HOURS (Y/N)	MIN 15 MINS (Y/N)
LEVEL 1												
3 BR	1.01		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	1.02		N	Y	Y	Y	N	N	N	N	Y	Y
1 BR+	1.03		N	N	N	N	N	N	N	N	N	N
2 BR	1.04		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	1.05		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	1.06	Y	Y	Y	N	N	N	N	N	N	N	Y
1 BR	1.07	Y	Y	Y	N	N	N	N	N	N	N	Y
3 BR	1.08		Y	Y	Y	N	N	N	N	N	N	Y
STUDIO	1.09		N	N	N	N	N	N	N	N	N	N
STUDIO	1.10		N	N	N	N	N	N	N	N	N	N
2 BR	1.11		Y	N	N	N	N	Y	Y	Y	Y	Y
STUDIO	1.12		N	N	N	N	N	N	N	Y	N	Y
LEVEL 2												
3 BR	2.01		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	2.02		N	Y	Y	Y	N	N	N	N	Y	Y
1 BR+	2.03		N	N	N	N	N	N	N	N	N	N
2 BR	2.04		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	2.05	Y	Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	2.06	Y	Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	2.07	Y	Y	Y	Y	N	N	N	N	N	Y	Y
3 BR	2.08		Y	Y	Y	Y	N	N	N	N	Y	Y
1 BR	2.09		N	N	N	N	N	N	N	N	N	N
2 BR	2.10		Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	2.11		N	N	N	N	N	N	Y	Y	N	Y
LEVEL 3												
3 BR	3.01		Y	Y	Y	Y	Y	N	N	N	Y	Y
2 BR	3.02		N	Y	Y	Y	Y	N	N	N	Y	Y
1 BR	3.03	Y	N	N	N	N	N	N	N	N	N	N
2 BR	3.04		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	3.05	Y	Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	3.06	Y	Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	3.07		N	Y	Y	Y	N	N	N	N	Y	Y
3 BR	3.08		Y	Y	Y	Y	N	N	N	N	Y	Y
1 BR	3.09		N	N	N	N	N	N	N	N	N	N
3 BR	3.10		Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	3.11		N	N	N	N	N	Y	Y	Y	Y	Y
LEVEL 4												
2 BR	4.01		Y	Y	Y	Y	Y	Y	N	N	Y	Y
2 BR	4.02		N	Y	Y	Y	Y	Y	N	N	Y	Y
1 BR	4.03	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	4.04		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	4.05	Y	Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	4.06	Y	Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	4.07		N	Y	Y	Y	N	N	N	N	Y	Y
3 BR	4.08		Y	Y	Y	Y	N	N	N	N	Y	Y
1 BR	4.09		N	N	N	N	N	N	N	N	N	N
3 BR	4.10		Y	N	N	Y	Y	Y	Y	Y	Y	Y
2 BR	4.11		N	N	N	N	N	Y	Y	Y	Y	Y
LEVEL 5												
3 BR	5.01		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
1 BR	5.02	Y	Y	N	N	N	N	Y	Y	Y	Y	Y
2 BR	5.03		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	5.04	Y	Y	Y	Y	N	N	N	N	N	Y	Y
2 BR	5.05	Y	Y	Y	Y	N	N	N	N	N	Y	Y
1 BR	5.06		N	Y	Y	Y	N	N	N	N	Y	Y
3 BR	5.07		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR	5.08		Y	N	N	Y	Y	Y	Y	Y	Y	Y
2 BR	5.09		N	N	N	N	N	Y	Y	Y	Y	Y
LEVEL 6												
3 BR	6.01		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3 BR	6.02		Y	Y	Y	Y	N	N	N	N	Y	Y
3 BR	6.03		Y	Y	Y	Y	N	N	N	N	Y	Y
2 BR+	6.04		N	Y	Y	Y	N	N	N	N	Y	Y
3 BR	6.05		Y	Y	Y	Y	N	N	N	N	Y	Y
3 BR	6.06		Y	N	Y	Y	Y	Y	Y	Y	Y	Y
TERRACES												
3 BR	Terrace A		Y	N	N	N	Y	Y	Y	N	Y	Y
3 BR	Terrace B		Y	N	N	N	Y	Y	N	N	N	Y
3 BR	Terrace C		Y	N	N	N	Y	Y	N	N	N	Y
3 BR	Terrace D		Y	N	N	N	N	N	N	N	N	N

TOTAL PROPOSED DWELLINGS 64			
TOTAL STUDIO 3	SIL. ASSESSMENT TOTAL YES	ADAPTABLE ASSESSMENT TOTAL YES	CROSS VENTILATION ASSESSMENT TOTAL YES
TOTAL 1 BEDROOM 13	REQUIRED MIN (20%)	REQUIRED PER CoS (MIN 15%)	REQUIRED MIN
TOTAL 2 BEDROOM 28			
TOTAL 3+ BEDROOM 20	SILVER LIVABLE PERCENTAGE (MIN 20%)	ADAPTABLE PERCENTAGE (MIN 15%)	CROSS VENTILATION PERCENTAGE (MIN 60%)
	22%	16%	64%
		SOLAR ASSESSMENT	
		TOTAL WITH 2 HRS	TOTAL W/ NO SUN
		REQUIRED MIN	REQUIRED MAX
		45	9
		PERCENTAGE APTS MIN 2 HRS (MIN 70%)	PERCENTAGE APTS WITH ZERO SUN (MAX 15%)
		75%	14%

Percentages changed only due to change in overall number of dwellings.

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Fire + Acoustic E-Lab	Access Purple Apple
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
ADG COMPLIANCE TABLE 1

Drawing No.
A 557

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

PROPOSED APT#	STORAGE								BALCONIES				
	ADG MIN STORAGE (m3)	PROVIDED STORAGE AREA (m2)	ASSUMED HEIGHT (m)	PROVIDED STORAGE AREA VOLUME (m3)	PERCENTAGE OF MIN. (MUST BE >50%)	REQ'D BASEMENT STORAGE CAGE Y/N	CAGE VOLUME (m3)	TOTAL STORAGE (APT+ BASEMENT)	ADG MIN PRIMARY BALCONY DEPTH	ADG MIN PRIMARY BALCONY AREA (m2)	PRIMARY BALCONY AREA @ MIN DEPTH	PRIMARY BALCONY AREA TOTAL	
LEVEL 1													
3 BR	1.01	10m3	4.30m2	2.4m	10.3m3	103%	N	-	10.3m3	2.4m	12m2	16m2	16m2
2 BR	1.02	8m3	3.40m2	2.4m	8.2m3	102%	N	-	8.2m3	2m	10m2	24m2	24m2
1 BR+	1.03	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
2 BR	1.04	8m3	5.70m2	2.4m	13.7m3	171%	N	-	13.7m3	2m	10m2	14m2	14m2
2 BR	1.05	8m3	5.70m2	2.4m	13.7m3	171%	N	-	13.7m3	2m	10m2	17m2	17m2
2 BR	1.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	10m2	10m2
1 BR	1.07	6m3	3.20m2	2.4m	7.7m3	128%	N	-	7.7m3	2m	8m2	24m2	24m2
3 BR	1.08	10m3	4.35m2	2.4m	10.4m3	104%	N	-	10.4m3	2.4m	12m2	12m2	12m2
STUDIO	1.09	4m3	2.60m2	2.4m	6.2m3	156%	N	-	6.2m3	-	4m2	N/A	12m2
STUDIO	1.10	4m3	2.00m2	2.4m	4.8m3	120%	N	-	4.8m3	-	4m2	8m2	8m2
2 BR	1.11	8m3	3.60m2	2.4m	8.6m3	108%	N	-	8.6m3	2m	10m2	21m2	21m2
STUDIO	1.12	4m3	2.30m2	2.4m	5.5m3	138%	N	-	5.5m3	-	4m2	N/A	5m2
LEVEL 2													
3 BR	2.01	10m3	4.30m2	2.4m	10.3m3	103%	N	-	10.3m3	2.4m	12m2	17m2	17m2
2 BR	2.02	8m3	3.40m2	2.4m	8.2m3	102%	N	-	8.2m3	2m	10m2	25m2	25m2
1 BR+	2.03	6m3	3.80m2	2.4m	9.1m3	152%	N	-	9.1m3	2m	8m2	9m2	9m2
2 BR	2.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	15m2	15m2
2 BR	2.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	2.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	2.07	6m3	2.60m2	2.4m	6.2m3	104%	N	-	6.2m3	2m	8m2	17m2	17m2
3 BR	2.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	5.1m3	11.6m3	2.4m	12m2	18m2	57m2
1 BR	2.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	16m2	16m2
2 BR	2.10	8m3	5.50m2	2.4m	13.2m3	165%	N	-	13.2m3	2m	10m2	11m2	19m2
2 BR	2.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.5m3	2m	10m2	11m2	11m2
LEVEL 3													
3 BR	3.01	10m3	5.00m2	2.4m	12.0m3	120%	N	-	12.0m3	2.4m	12m2	17m2	17m2
2 BR	3.02	8m3	3.70m2	2.4m	8.9m3	111%	N	-	8.9m3	2m	10m2	13m2	13m2
1 BR	3.03	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	3.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	3.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	16m2	16m2
2 BR	3.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	11m2	11m2
1 BR	3.07	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	16m2	16m2
3 BR	3.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	7.4m3	13.9m3	2.4m	12m2	29m2	31m2
1 BR	3.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
3 BR	3.10	10m3	4.70m2	2.4m	11.3m3	113%	N	-	11.3m3	2.4m	12m2	11m2	17m2
2 BR	3.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.5m3	2m	10m2	11m2	11m2
LEVEL 4													
2 BR	4.01	8m3	4.20m2	2.4m	10.1m3	126%	N	-	10.1m3	2m	10m2	17m2	17m2
2 BR	4.02	8m3	3.70m2	2.4m	8.9m3	111%	N	-	8.9m3	2m	10m2	13m2	13m2
1 BR	4.03	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	4.04	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	4.05	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	4.06	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	4.07	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	17m2	17m2
3 BR	4.08	10m3	2.70m2	2.4m	6.5m3	65%	Y	5.8m3	12.3m3	2.4m	12m2	29m2	32m2
1 BR	4.09	6m3	2.70m2	2.4m	6.5m3	108%	N	-	6.5m3	2m	8m2	8m2	8m2
3 BR	4.10	10m3	4.70m2	2.4m	11.3m3	113%	N	-	11.3m3	2.4m	12m2	11m2	17m2
2 BR	4.11	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.3m3	8.6m3	2m	10m2	11m2	11m2
LEVEL 5													
3 BR	5.01	10m3	5.60m2	2.4m	13.4m3	134%	N	-	13.4m3	2.4m	12m2	35m2	35m2
1 BR	5.02	6m3	2.90m2	2.4m	7.0m3	116%	N	-	7.0m3	2m	8m2	8m2	8m2
2 BR	5.03	8m3	4.40m2	2.4m	10.6m3	132%	N	-	10.6m3	2m	10m2	14m2	14m2
2 BR	5.04	8m3	6.30m2	2.4m	15.1m3	189%	N	-	15.1m3	2m	10m2	17m2	17m2
2 BR	5.05	8m3	5.00m2	2.4m	12.0m3	150%	N	-	12.0m3	2m	10m2	12m2	12m2
1 BR	5.06	6m3	3.30m2	2.4m	7.9m3	132%	N	-	7.9m3	2m	8m2	17m2	17m2
3 BR	5.07	10m3	6.50m2	2.4m	15.6m3	156%	N	-	15.6m3	2.4m	12m2	29m2	32m2
2 BR	5.08	8m3	3.80m2	2.4m	9.1m3	114%	N	-	9.1m3	2m	10m2	13m2	13m2
2 BR	5.09	8m3	2.60m2	2.4m	6.2m3	78%	Y	2.6m3	8.9m3	2m	10m2	10m2	10m2
LEVEL 6													
3 BR	6.01	10m3	4.60m2	2.4m	11.0m3	110%	N	-	11.0m3	2.4m	12m2	17m2	17m2
3 BR	6.02	10m3	4.40m2	2.4m	10.6m3	106%	N	-	10.6m3	2.4m	12m2	14m2	14m2
3 BR	6.03	10m3	4.50m2	2.4m	10.8m3	108%	N	-	10.8m3	2.4m	12m2	17m2	17m2
2 BR+	6.04	8m3	4.60m2	2.4m	11.0m3	138%	N	-	11.0m3	2m	10m2	17m2	17m2
3 BR	6.05	10m3	6.30m2	2.4m	15.1m3	151%	N	-	15.1m3	2.4m	12m2	18m2	21m2
3 BR	6.06	10m3	8.40m2	2.4m	20.2m3	202%	N	-	20.2m3	2.4m	12m2	44m2	44m2
TERRACES													
3 BR	Terrace A	10m3	4.20m2	2.4m	10.1m3	101%	N	-	10.1m3	2.4m	12m2	23m2	23m2
3 BR	Terrace B	10m3	4.20m2	2.4m	10.1m3	101%	N	-	10.1m3	2.4m	12m2	26m2	26m2
3 BR	Terrace C	10m3	4.60m2	2.4m	11.0m3	110%	N	-	11.0m3	2.4m	12m2	27m2	27m2
3 BR	Terrace D	10m3	4.30m2	2.4m	10.3m3	103%	N	-	10.3m3	2.4m	12m2	25m2	25m2

TOTAL PROPOSED DWELLINGS
64

TOTAL STUDIO
3

TOTAL 1 BEDROOM
13

TOTAL 2 BEDROOM
28

TOTAL 3+ BEDROOM
20

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple
Architects TonkinZulaikhaGreer	
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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
ADG COMPLIANCE TABLE 2

Drawing No.
A 558

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
BUILDING SETBACK DIAGRAM

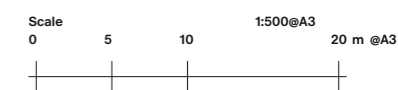
Drawing No.
A 559

Rev
B

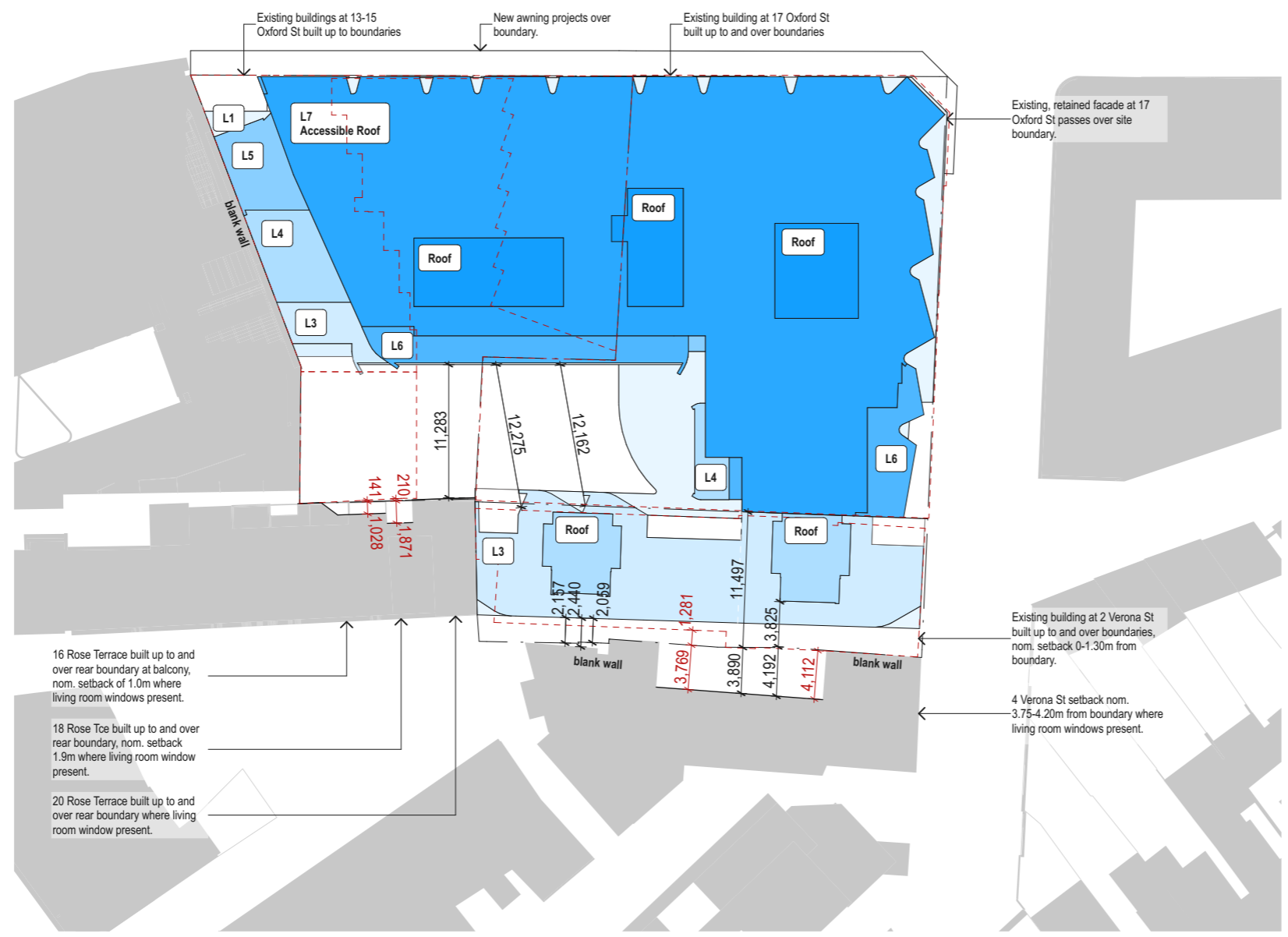
Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG



Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



LEGEND	
	PROPOSED BUILDING FORM
	PROPOSED BUILDING SETBACK
	EXISTING BUILDING OUTLINE
	EXISTING BUILDING SETBACK

ROSE TERRACE LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
16	NO	YES	YES	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.25
17	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
18	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.50
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.50	YES
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
16	NO	YES	YES	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	1.75	YES
17	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
18	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.00	YES
20	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES

ROSE TERRACE HABITABLE SPACES

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
15	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.00
17	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50
18	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.75
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.50

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
15	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00	YES
16	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	3.50	YES
17	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	2.75	YES
18	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
20	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	2.00	YES

ROSE TERRACE PRIVATE OPEN SPACE

Assessment based on shadow diagrams, refer A 401 - A 406

EXISTING

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
13	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
15	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
17	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
18	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
20	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00

PROPOSED

PROPERTY NO.	09:00	09:30	09:45	10:00	10:30	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
13	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
15	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
17	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
18	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
20	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES

 TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
Building Services O&S Consulting	Traffic JMT Consulting
Basix + ESD Credwell	Waste Elephants Foot
Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
**ADG SOLAR ACCESS SUMMARY
TABLE 1**

Drawing No.
A 560

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603

NAPIER ST LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
18	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	1.00
20	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.00
22	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
30	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	2.00

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
18	YES	YES	NO	NO	NO	NO	NO	NO	NO	NO	NO	1.00	YES
20	NO	NO	NO	YES	YES	YES	NO	NO	NO	NO	NO	1.00	YES
22	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50	YES
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
30	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	NO	2.00	YES

NAPIER ST HABITABLE SPACES

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
18	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
30	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
16	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
18	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
20	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	5.00	YES
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
24	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
26	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
28	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES
30	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00	YES

TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Project
Verona, Paddington
Phase
SSDA

Job No.
 24026

Drawing Title
ADG SOLAR ACCESS SUMMARY
TABLE 2

Drawing No.
A 561
Rev
B
Drawn
AM, IR, CY
Date
22/05/2026

Checked
TG

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

NAPIER ST PRIVATE OPEN SPACES

Assessment based on shadow diagrams, refer A 401 - A 406

EXISTING

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
18	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.50
20	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50
24	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	3.50
26	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
28	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	3.00
30	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	4.00
32	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	3.00
34	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
36	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	NO	2.50

PROPOSED

PROPERTY NO.	09:00	10:00	10:30	11:00	11:30	12:00	12:30	13:00	13:30	14:00	15:00	HOURS OF SUN	COMPLIANCE
16	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
18	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
20	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
22	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	4.50	YES
24	NO	YES	YES	YES	YES	NO	YES	YES	YES	NO	NO	2.50	YES
26	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	2.00	YES
28	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.50	YES
30	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	4.00	YES
32	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	2.00	YES
34	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
36	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	2.00	YES

TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

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Project
Verona, Paddington

Phase
SSDA

Job No.
 24026

Drawing Title
ADG SOLAR ACCESS SUMMARY
TABLE 3

Drawing No.
 A 562

Rev
 B

Drawn
 AM, IR, CY

Date
 22/05/2026

Checked
 TG

Nominated Architects
 Peter Tonkin NSW Registration 4147
 Tim Greer NSW Registration 5603

4 VERONA ST LIVING ROOMS

Assessment based on view from the sun diagrams, refer A 407 - A 411

 TIMESLOT COUNTS TOWARDS REQ'D MIN.
 TIMESLOT DOES NOT COUNT TOWARDS REQ'D MIN.
###:### **OPTIONAL TIMESLOTS ONLY AS REQ'D IN ITALICS**

EXISTING

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
1A	NO	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	NO	1.50
1B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00
1C	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00
1D	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	1.75
1E	NO (0.00m2)	NO (0.04m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
1F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25
2A	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.00
2B	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
2C	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75
2D	NO	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.25
2E	YES (1.02m2)	NO (0.72m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
2F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25
3A	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.00
3B	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3C	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3D	YES	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	3.00
3E	YES (1.15m2)	NO (0.98m2)	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00
3F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25

PROPOSED

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
1A	NO	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	NO	2.00	YES
1B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
1C	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
1D	NO	NO	NO	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	1.75	YES
1E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
1F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES
2A	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
2B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
2C	NO	NO	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.50	YES
2D	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	NO	NO	2.00	YES
2E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
2F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES
3A	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
3B	NO	NO	NO	NO	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.00	YES
3C	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75	YES
3D	NO	YES	YES	YES	YES	YES	YES	YES	YES	NO	NO	NO	NO	2.75	YES
3E	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	NO	0.00	YES
3F	NO	NO	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	3.25	YES

4 VERONA ST PRIVATE OPEN SPACE

EXISTING

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN
1F	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00
2F	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00
3F	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	6.00

PROPOSED

APARTMENT NO.	09:00	09:15	09:30	09:45	10:00	11:00	11:30	11:45	12:00	12:30	13:00	14:00	15:00	HOURS OF SUN	COMPLIANCE
1F	NO	NO	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	4.00	YES
2F	NO	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	4.25	YES
3F	NO	NO	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	5.50	YES

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
**ADG SOLAR ACCESS SUMMARY
TABLE 4**

Drawing No.
A 563

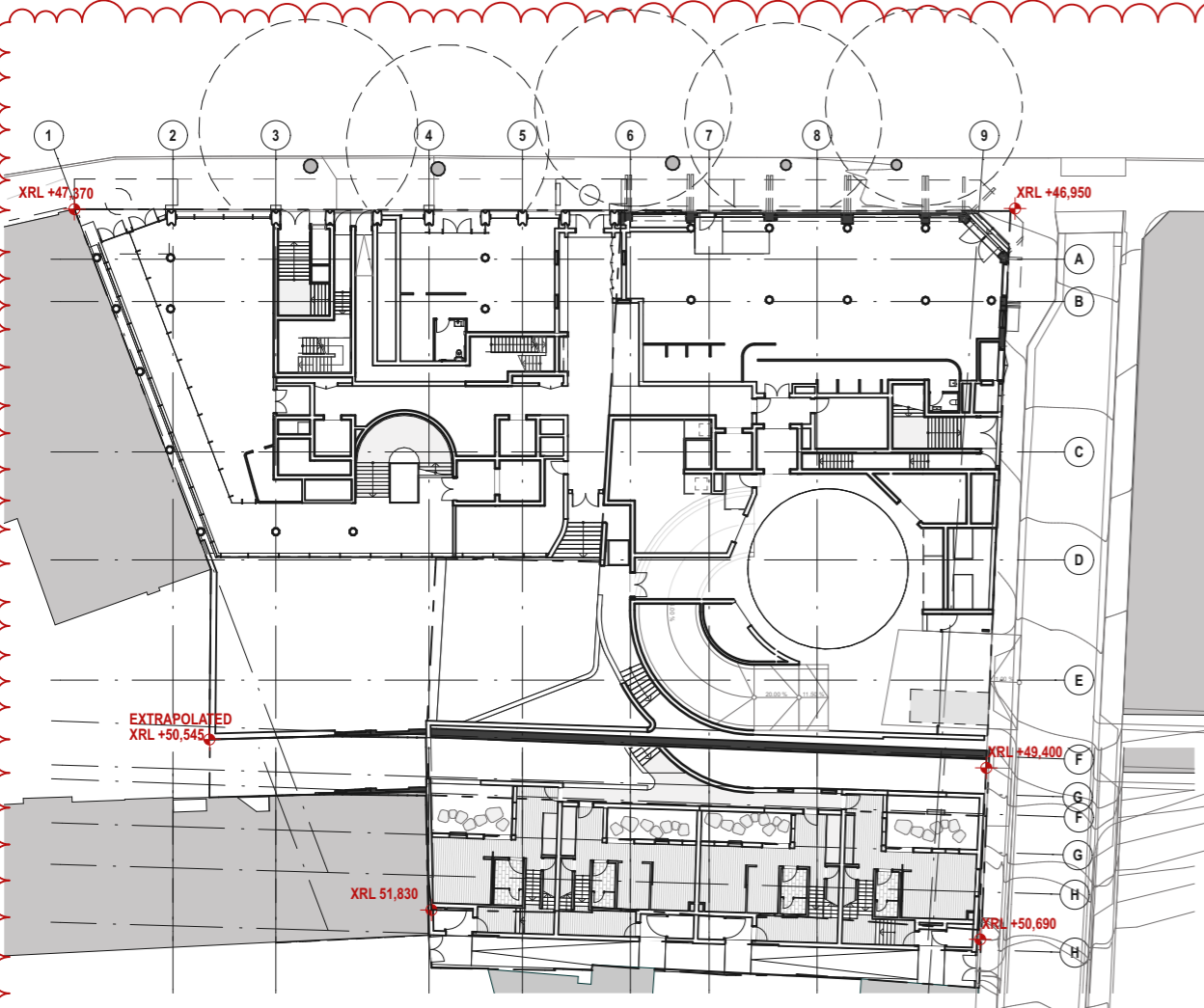
Rev
B

Drawn
AM, IR, CY

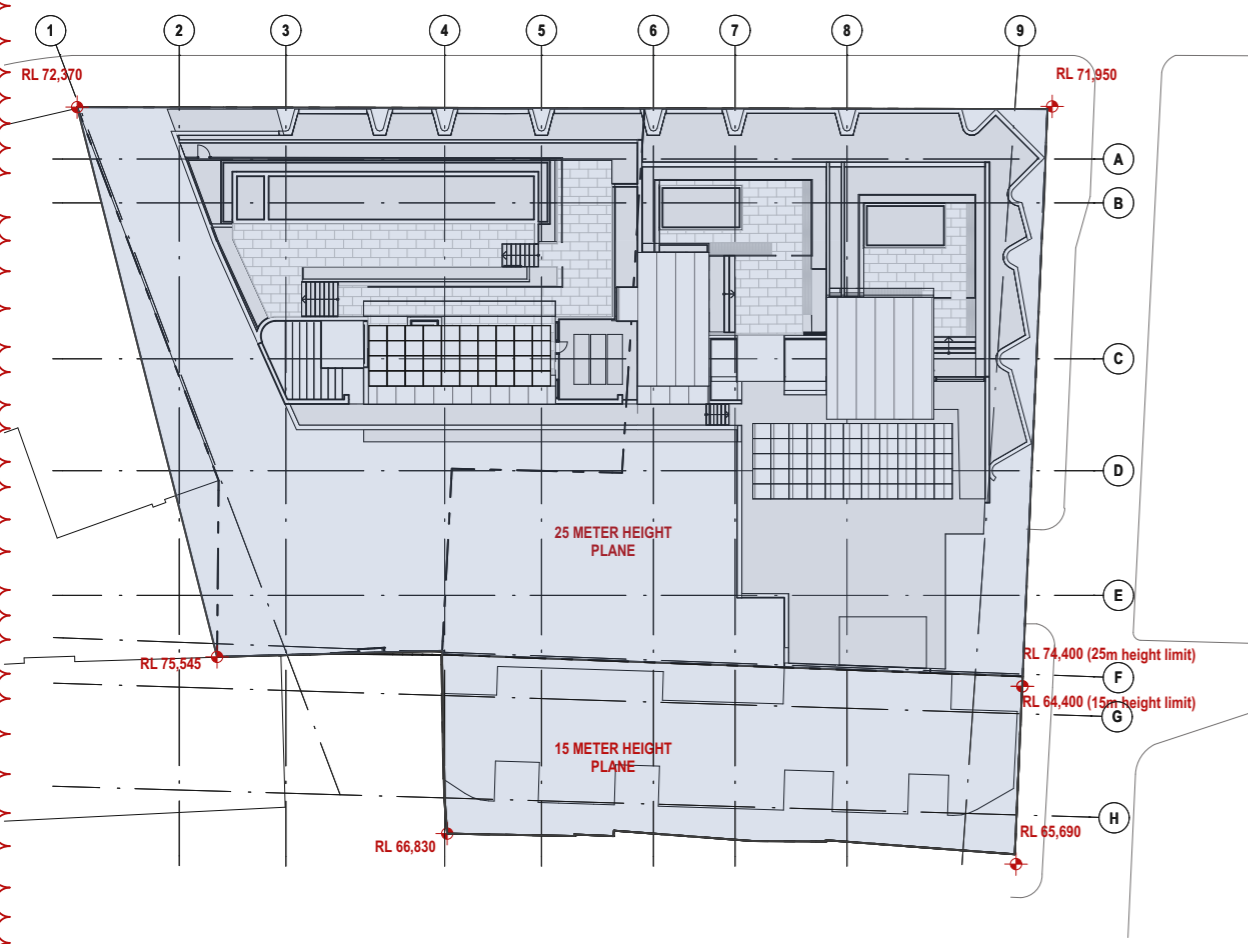
Date
22/05/2026

Checked
TG

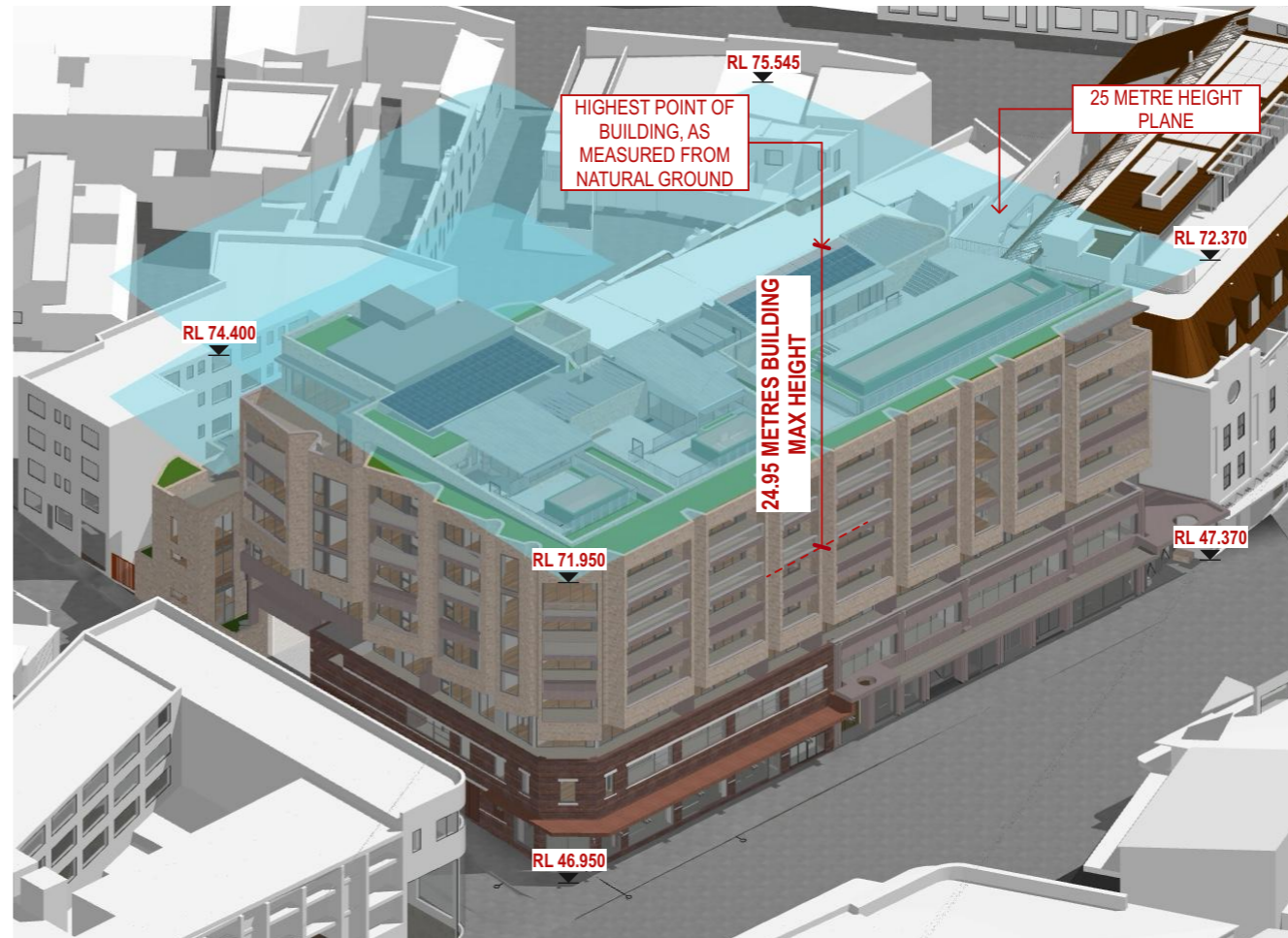
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



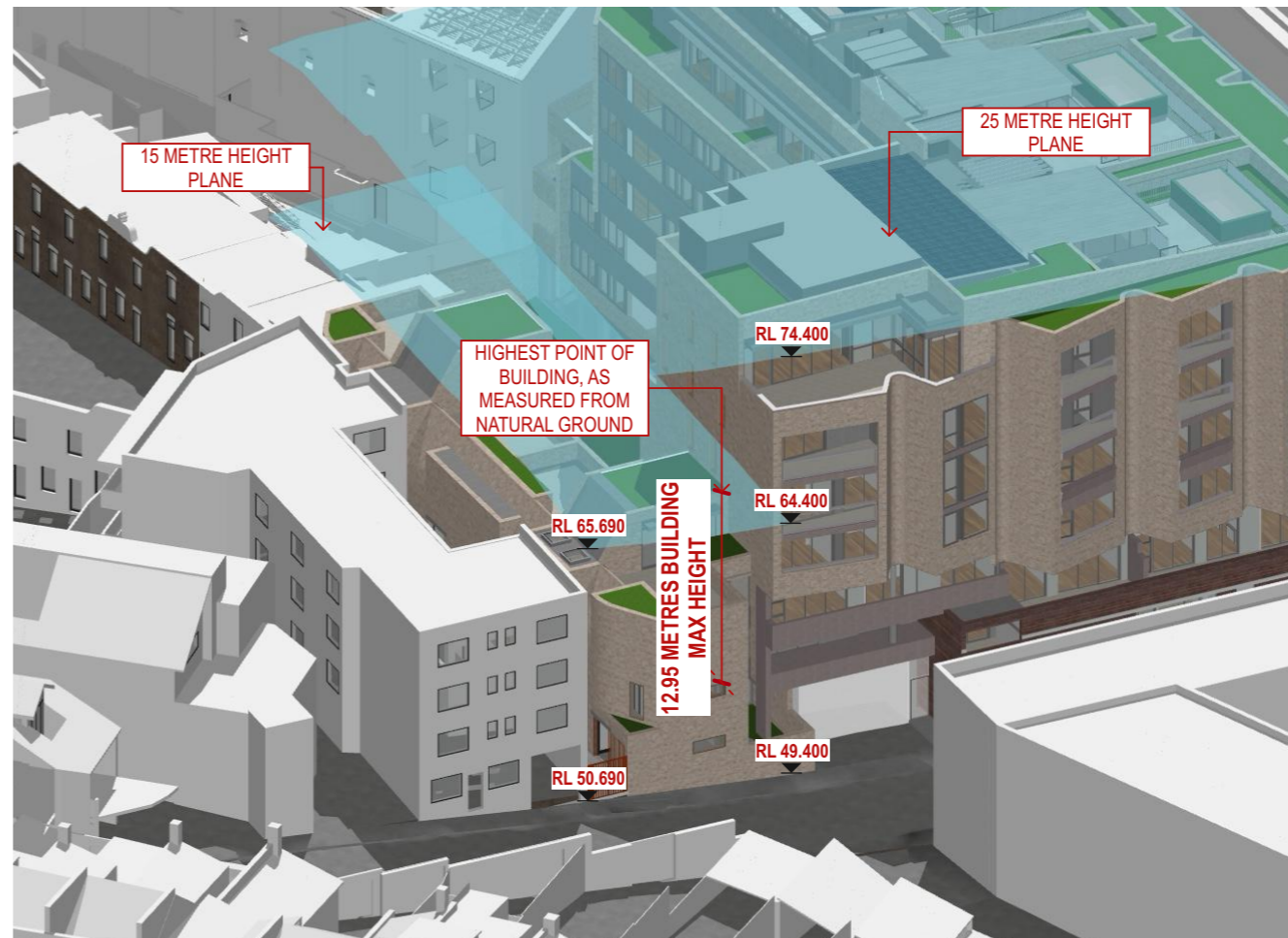
PROPOSED GROUND FLOOR PLAN SHOWING SURVEY LEVELS



PROPOSED ROOF PLAN SHOWING HEIGHT PLANE



HEIGHT PLANE - 3D VIEW 1



HEIGHT PLANE - 3D VIEW 3

DATE	REV	DESCRIPTION
22/5/2026	-	For SSDA

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Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
HEIGHT PLANE METHODOLOGY

Drawing No.
A 564

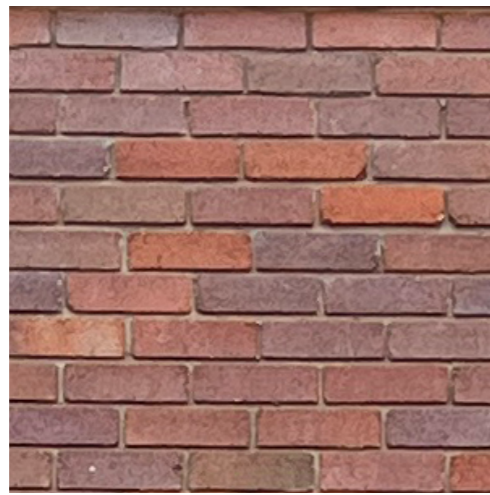
Drawn
AM, IR, CY

Checked
TG

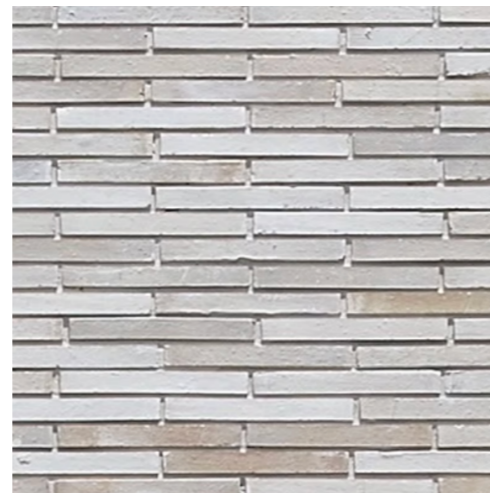
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



AW1 - Retractable awning



BR1 - Brickwork, To Match XBR



BR2 - Brickwork



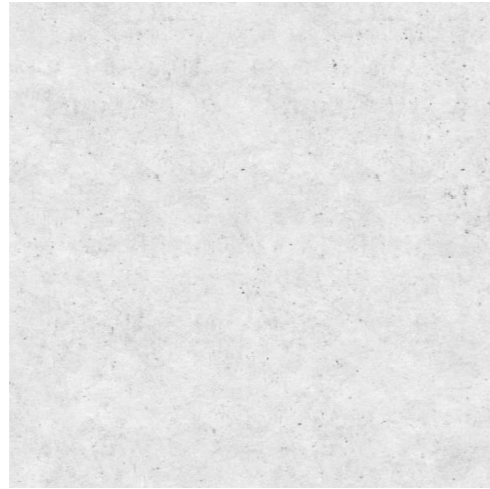
BGL - Balustrade, Glass



BRA - Brass



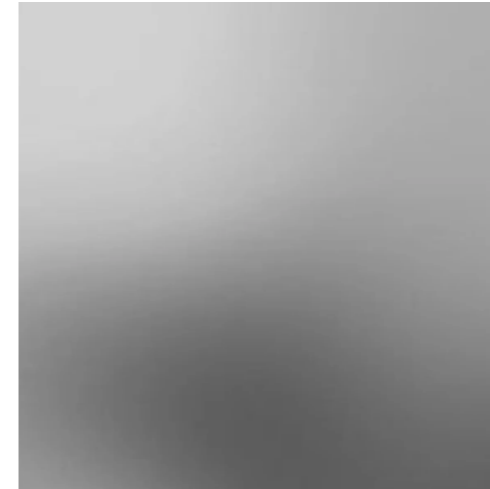
BOL - Bollard, painted



CO - Concrete



CCF - Coloured Concrete Finish



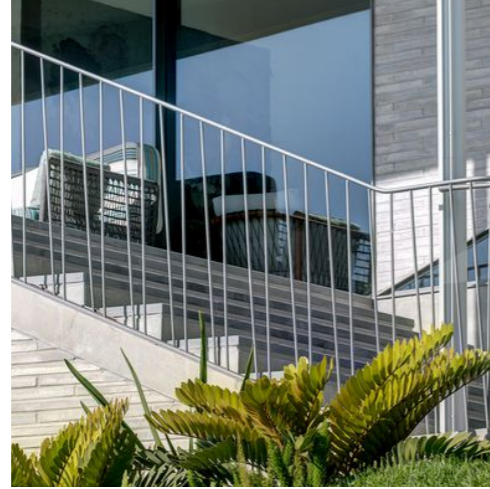
CM1 - Cladding, Metal



CM2 - Paint Finish



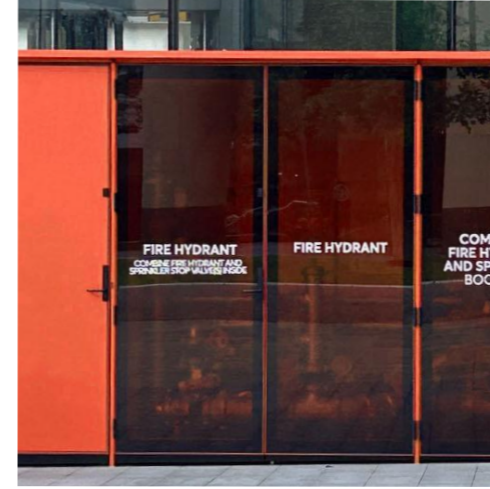
FC - Fibre Cement Sheet



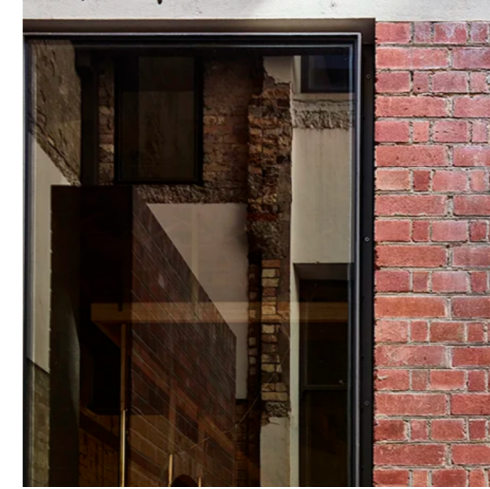
FN - Pool Fence



GCB - Colourback glass



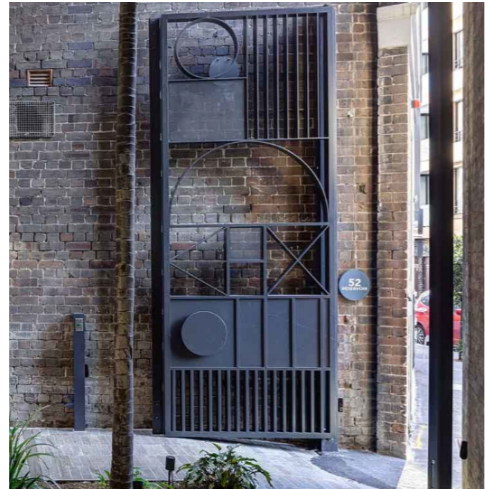
GLT - Glass, coloured tinted



GLF1 - Glazed Facade



GLF2 - Glazed Facade



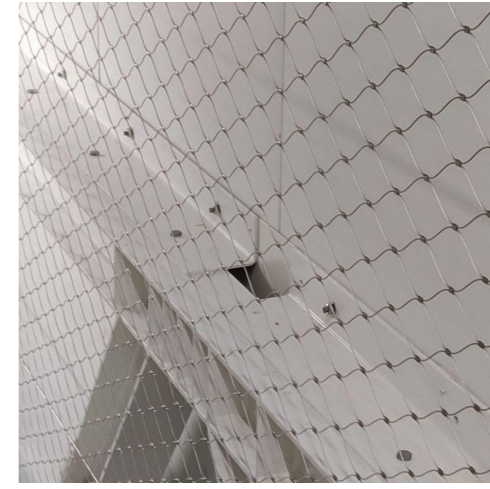
GTM - Gate Metal



GLL - Glass Louvre



HRM - Handrail Metal



MEM - Metal Mesh

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Urbis

Civil + Stormwater
Telford Civil

Landscape Architect
Wyer & Co

Geotech
EI Australia

Structure
Northop

BCA + Access
BCAlign

Building Services
O&S Consulting

Traffic
JMT Consulting

Basix + ESD
Credwell

Waste
Elephants Foot

Fire + Acoustic
E-Lab

Access
Purple Apple

Architects
TonkinZulaikhaGreer

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Australia

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Client
WT Malouf

Suite 1.03, 2-8 Elizabeth Street
Paddington NSW 2021
Australia

T 02 9331 4000
E -

Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
**MATERIALS AND FINISHES
SCHEDULE**

Drawing No.
A 600

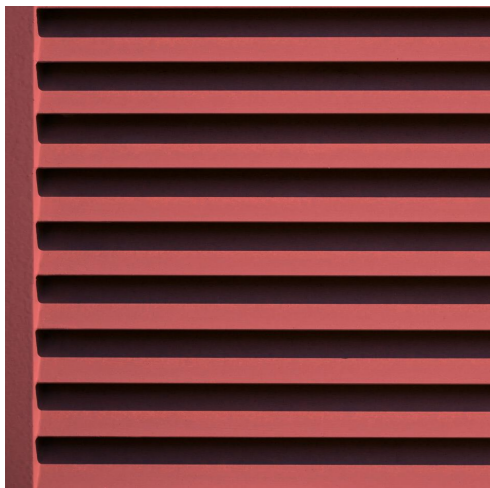
Rev
B

Drawn
AM, IR, CY

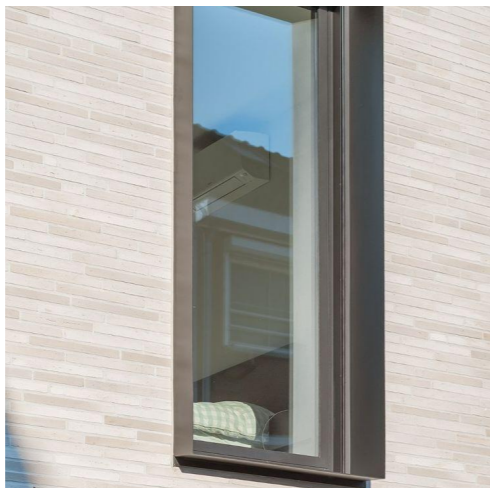
Date
22/05/2026

Checked
TG

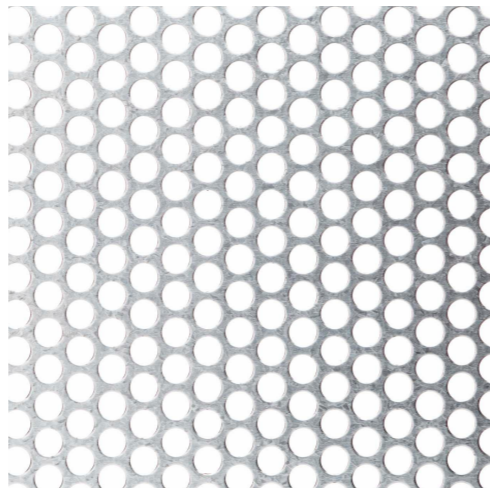
Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



ML - Metal Louvre



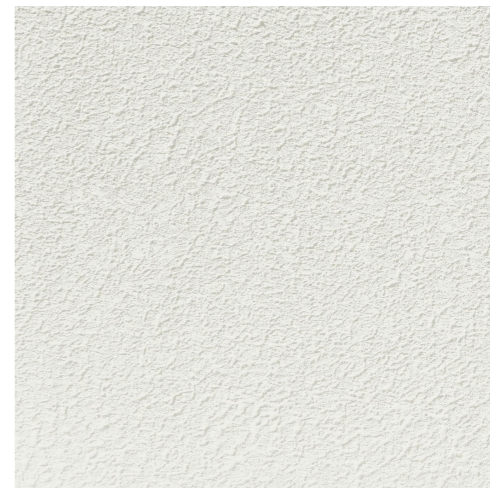
MW1 - Metal Window



PRM - Perforated metal



PF1 - Paint Finish



RN - Render

DATE	REV	DESCRIPTION
10/4/2026	-	For SSDA
22/5/2026	A	For SSDA

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Planner
Urbis

Civil + Stormwater
Telford Civil

Landscape Architect
Wyer & Co

Geotech
EI Australia

Structure
Northop

BCA + Access
BCAlign

Building Services
O&S Consulting

Traffic
JMT Consulting

Basix + ESD
Credwell

Waste
Elephants Foot

Fire + Acoustic
E-Lab

Access
Purple Apple

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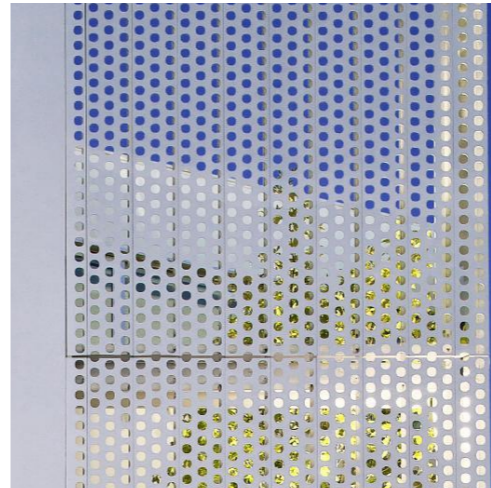
RSC - Copper awning



RSH - Roller Shutter Door, Metal



RSM - Metal Roof Sheetting



SCM - Metal Privacy Screen



TL1 - Pool Tile

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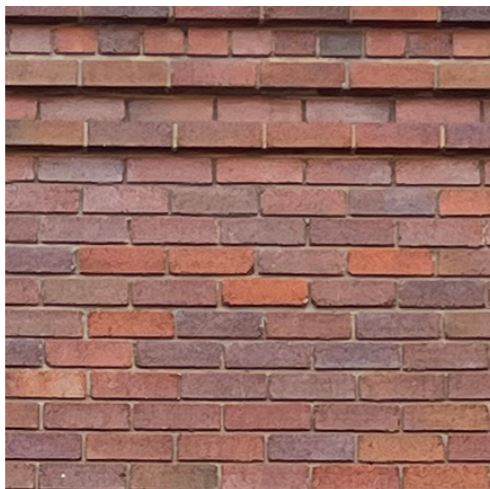
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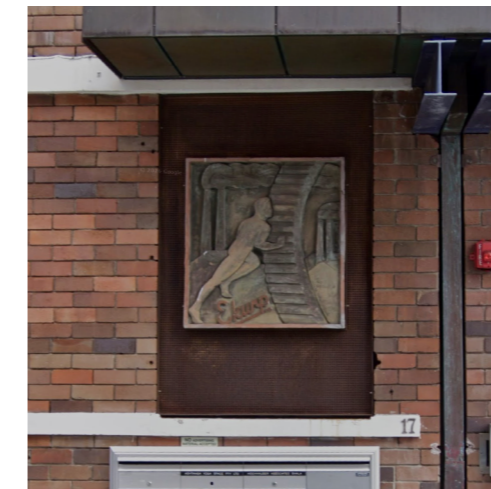
TL2 - Wall Tile



XBR1 - Existing Brick



XRSC - Existing Copper Awning



XART - Existing artwork

Drawing Title
**MATERIALS AND FINISHES
SCHEDULE**

Drawing No.
A 601

Rev
A

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
22/5/2026	B	For SSDA

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Landscape Architect Wyer & Co	Geotech EI Australia
Structure Northop	BCA + Access BCAlign
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Fire + Acoustic E-Lab	Access Purple Apple

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Project
Verona, Paddington

Phase
SSDA

Job No.
24026

Drawing Title
PERSPECTIVE 01

Drawing No. A 700	Rev B
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Drawn AM, IR, CY	Date 22/05/2026
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Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603



Shade hoods removed.

DATE	REV	DESCRIPTION
17/11/2025	-	For SSDA
10/4/2026	A	For SSDA
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Drawing Title
PERSPECTIVE 02

Drawing No.
A 701

Rev
B

Drawn
AM, IR, CY

Date
22/05/2026

Checked
TG

Nominated Architects
Peter Tonkin NSW Registration 4147
Tim Greer NSW Registration 5603