BHK
ARCHITECTS

ARCHITECTURAL DRAWING LIST

Sheet List (DA)			
Sheet Number	Sheet Name	Revision	Revision Date
DA-000	COVER PAGE	B17	11/05/2026
DA-001	DEVELOPMENT SUMMARY	B17	11/05/2026
DA-002	SITE ANALYSIS	B17	11/05/2026
DA-003	SITE ANALYSIS (FUTURE DEVELOPMENT)	B17	11/05/2026
DA-004	SURVEY & DEMOLITION PLAN	B17	11/05/2026
DA-005	SITE PLAN	B17	11/05/2026
DA-100	BASEMENT 3	B17	11/05/2026
DA-101	BASEMENT 2	B17	11/05/2026
DA-102	BASEMENT 1	B17	11/05/2026
DA-103	GROUND FLOOR	B17	11/05/2026
DA-104	LEVEL 1	B17	11/05/2026
DA-105	LEVEL 2	B17	11/05/2026
DA-106	LEVEL 3	B17	11/05/2026
DA-107	LEVEL 4	B17	11/05/2026
DA-108	LEVEL 5-7	B17	11/05/2026
DA-109	LEVEL 8-10	B17	11/05/2026
DA-110	LEVEL 11 (COS)	B17	11/05/2026
DA-111	LEVEL 12-13	B17	11/05/2026
DA-112	ROOFTOP	B17	11/05/2026
DA-200	ELEVATIONS	B17	11/05/2026
DA-201	MATERIAL SCHEDULE	B17	11/05/2026
DA-300	LONGITUDINAL SECTION A	B17	11/05/2026
DA-301	LONGITUDINAL SECTION B	B17	11/05/2026
DA-302	CROSS SECTION C	B17	11/05/2026
DA-303	CROSS SECTION D & E	B17	11/05/2026
DA-304	SECTION THROUGH SOUTH POS	B17	11/05/2026
DA-305	SECTION - DRIVEWAY	B17	11/05/2026
DA-307	SECTION - CAFE ALFRESCO	B17	11/05/2026
DA-400	SHADOW DIAGRAMS	B17	11/05/2026
DA-401	SHADOW DIAGRAMS	B17	11/05/2026
DA-500	SOLAR ACCESS COMPLIANCE PLANS	B17	11/05/2026
DA-501	CROSS VENTILATION COMPLIANCE PLANS	B17	11/05/2026
DA-600	3D VIEWS	B17	11/05/2026
DA-601	ROOF TOP COS	B17	11/05/2026
DA-602	FOYER	B17	11/05/2026
DA-603	CGI RENDER	B17	11/05/2026

Sheet List (SP)			
Sheet Number	Sheet Name	Revision	Revision Date
SP-100	AREA CALCULATION (GFA)	B17	11/05/2026
SP-101	AFFORDABLE UNITS	B17	11/05/2026
SP-102	AREA CALCULATION (LANDSCAPE & COS)	B17	11/05/2026
SP-103	ADG SCHEDULE	B17	11/05/2026
SP-104	ADG SCHEDULE	B17	11/05/2026
SP-200	PLATINUM UNITS	B17	11/05/2026
SP-201	GOLD UNITS	B17	11/05/2026
SP-202	SILVER UNITS	B17	11/05/2026
SP-203	SILVER UNITS	B17	11/05/2026
SP-300	SUN VIEWS	B17	11/05/2026
SP-301	SUN VIEWS	B17	11/05/2026
SP-302	NEIGHBOURING SITE	B17	11/05/2026
SP-303	SOLAR ACCESS - C.O.S	B17	11/05/2026
SP-401	PEDESTRIAN VIEW (PROPOSED)	B17	11/05/2026

26114
27-33 Middleton Ave
CASTLE HILL, NSW 2154

RFB DEVELOPMENT PROPOSAL
DEVELOPMENT APPLICATION

BMK ARCHITECTS

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Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

DEVELOPMENT SUMMARY

SITE DETAILS	
27-33 Middleton Avenue, Castle Hill	
Site Area	3791 m^2
Zoning	R4 High Density Residential

Building Height

		Proposed		
Building Height		North Block	43.55 m	(11 Storeys)
Building Height		South Block	50 m	(14 Storeys)

Gross Floor Area & Floor Space Ratio

		Proposed		
GFA		**GFA**		
Commercial GFA		Commercial GFA	143.21 m^2	
Residential GFA		Residential GFA	12333.19 m^2	
Total GFA		**Total GFA**	**12476.4 m^2**	
FSR		**FSR**	**3.3 :1**	

Unit Breakdown

		Proposed		
1 Bed Room		1 Bed Room	13	12%
2 Bed Room		2 Bed Room	55	50%
3 Bed Room		3 Bed Room	31	28%
3 Bed (Loft)		3 Bed (Loft)	6	6%
4 Bed Room		4 Bed Room	4	4%
		Total Units	**109**	**Units**

Adaptable/Liveable Units

	Requirement	Proposed		
Platinum Unit		Platinum Unit	6	5.5%
Gold Unit		Gold Unit	6	5.5%
Silver Unit		Silver Unit	23	21.1%

Affordable Housing Breakdown

	Requirement	Proposed		
GFA - Affordable (Min. 5% of Residential GFA)	616.66 m^2	1 Bed	1	Units
		2 Bed	4	Units
		3 Bed	1	Units
		Total Units	**6**	Units
		Total Area	**623.70**	m^2

Parking Calculation

Residential	Parking Requirements		Total Unit	Required
Car Parking Rates (TfNSW)	1 Bed	0.6	13	8
	2 Bed	0.9	55	50
	3 Bed	1.4	37	52
	4 Bed	1.4	4	6
	Visitor	1 Per 5 Dwellings	109	22
			Total	**137**
	Total Residential Car Parking Requirement			

Proposed Parking			Compliant
12 Visitor			
Total Car Parking	**174**	**Car parking (Residential)**	YES
	2	**Car Parking (Commercial)**	
		Incl. 1 Accessible (Commercial)	

Commercial		
Bicycle Residential	1 Bicycle space per 3 units.	**36.3**
Bicycle Visitor	1 Bicycle space per 12 units.	**9.1**
Total		**45.4**

		109	**Bike Spaces (to be provided in storages)**

Solar Access

	Requirements		Proposed		Compliant
2 Hours direct sunlight	70% of Total Units (Min.)	76.30 Units	81 units	74.3%	YES

Cross Ventilation

	60% of Total Units (Firs t nine storeys)	50.4 Units	52 units	61.9%	YES

Communal Open Spcace

COS (Outdoor)	1074.9 m^2	28.4%	
Common Space - Secondary (Indoor)	151.8 m^2		
Total Area	1226.7 m^2	32.4%	YES

Deep Soil Zone

Min. 6x6m	7% of Site Area (Min.)	265.37 m^2	690.3 m^2	18.2%	YES

KEY PLAN

Parking Schedule			
Level	Parking Type	Count	Disable
BASEMENT 3	R	61	0
BASEMENT 2	R	58	0
BASEMENT 1	C	2	1
BASEMENT 1	R	41	0
BASEMENT 1	V	12	0
Grand total		174	1

R = Residential
C = Commercial
V = Visitor

Unit Schedule (Per Block)		
Occupancy	Level	Count
NORTH	LEVEL 1	4
NORTH	LEVEL 2	6
NORTH	LEVEL 3	6
NORTH	LEVEL 4	5
NORTH	LEVEL 5	5
NORTH	LEVEL 6	5
NORTH	LEVEL 7	5
NORTH	LEVEL 8	4
NORTH	LEVEL 9	4
NORTH	LEVEL 10	4
		48
SOUTH	GROUND FLOOR	7
SOUTH	LEVEL 1	3
SOUTH	LEVEL 2	7
SOUTH	LEVEL 3	7
SOUTH	LEVEL 4	4
SOUTH	LEVEL 5	4
SOUTH	LEVEL 6	4
SOUTH	LEVEL 7	4
SOUTH	LEVEL 8	4
SOUTH	LEVEL 9	4
SOUTH	LEVEL 10	4
SOUTH	LEVEL 11	3
SOUTH	LEVEL 12	3
SOUTH	LEVEL 13	3
		61
Total Units: 109		109

Unit Schedule (Per Level)	
Level	Count
GROUND FLOOR	7
LEVEL 1	7
LEVEL 2	13
LEVEL 3	13
LEVEL 4	9
LEVEL 5	9
LEVEL 6	9
LEVEL 7	9
LEVEL 8	8
LEVEL 9	8
LEVEL 10	8
LEVEL 11	3
LEVEL 12	3
LEVEL 13	3
Total Units	109

Unit Mix	
Name	Count
1 BED	9
1 BED (MP)	4
2 BED	22
2 BED (L)	23
2 BED (MP)	10
3 BED	12
3 BED (L)	6
3 BED (MP)	13
3 BED LOFT	6
4 BED	4
Total Units	109

NOTE:
1 BED = 50-60 m^2
1 BED (MP) = 60-70 m^2
2 BED = 71- 84 m^2
2 BED (L) = 85-105 m^2
2 BED (MP) = 95-115 m^2
3 BED = 94-109 m^2
3 BED (L)/(MP) = 110-153 m^2
4 BED = >120 m^2

(L) - Large
(MP) - Multi Purpose

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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GENERAL NOTES
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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
DEVELOPMENT SUMMARY

26114 JOB No.

DA-001 DRAWING No.

SCALE @A1 SHEET

B17 ISSUE

11/05/2026 3:16:38 PM

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Nominated Architects:
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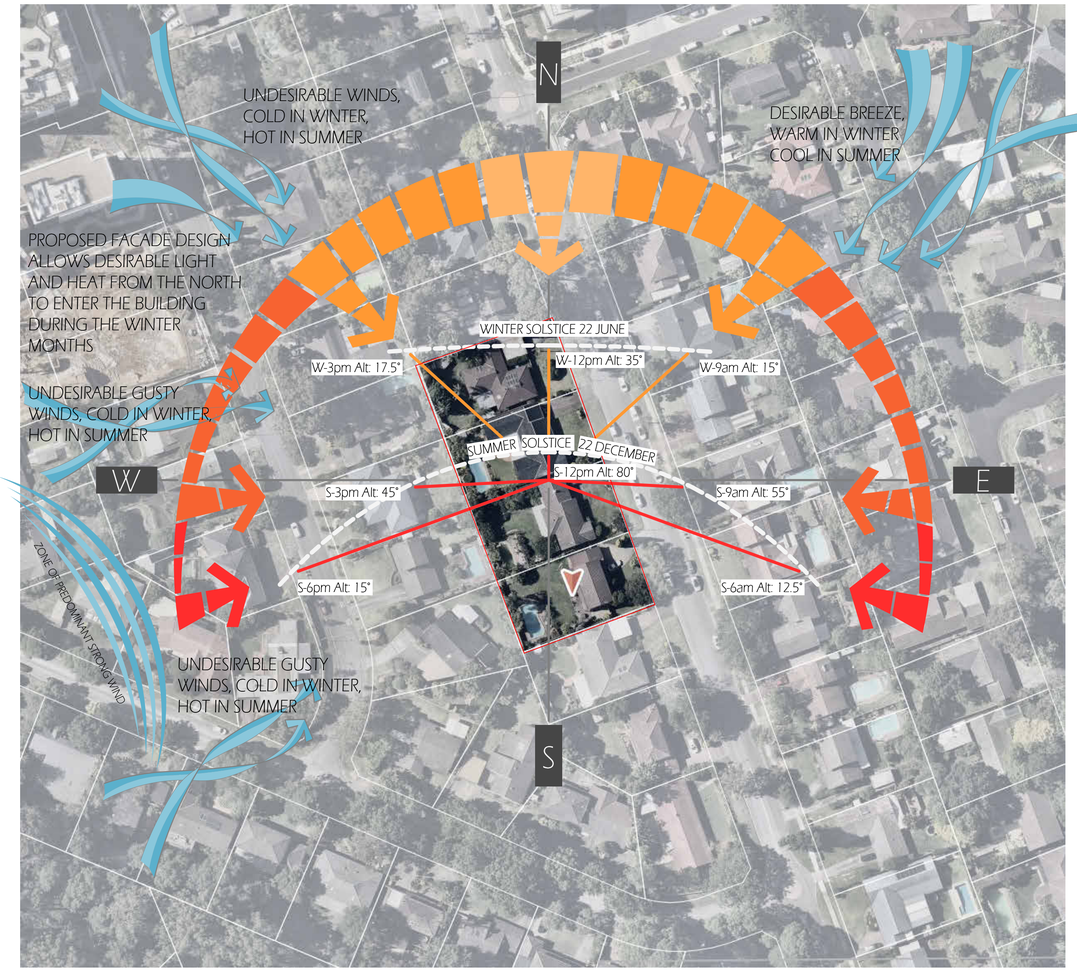
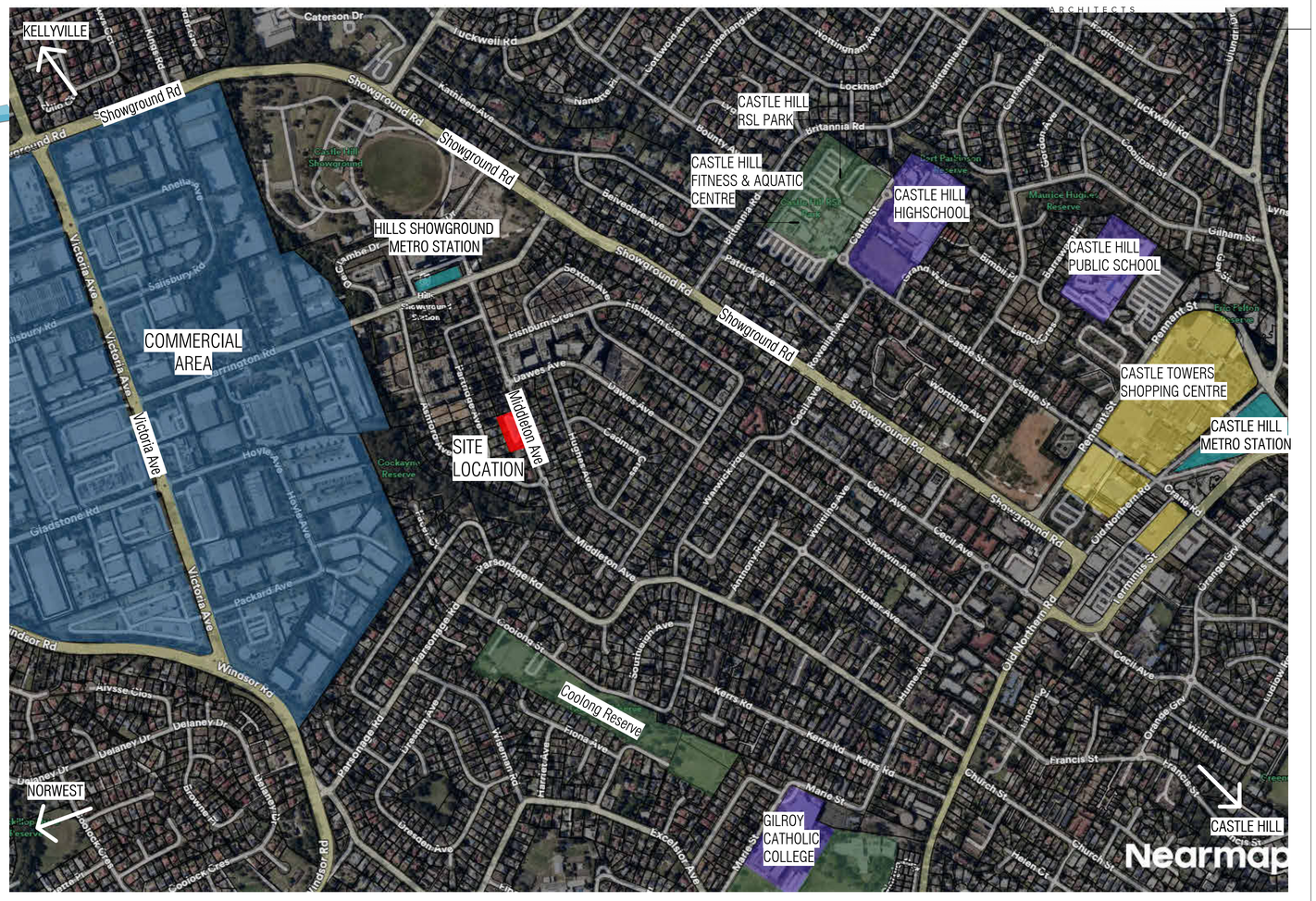


SITE ANALYSIS



SITE CONTEXT

STREET VIEW 1 - MIDDLETON AVE (TOWARDS NORTH)

STREET VIEW 2 - MIDDLETON AVE (TOWARDS SOUTH)

STREET VIEW 3 - 24-26 MIDDLETON AVE (OPPOSITE THE SITE)

STREET VIEW 4 - 28-30 MIDDLETON AVE (OPPOSITE THE SITE)

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
SITE ANALYSIS

26114
JOB No.

DA-002
DRAWING No.

SCALE @A1 SHEET
1 : 500
B17
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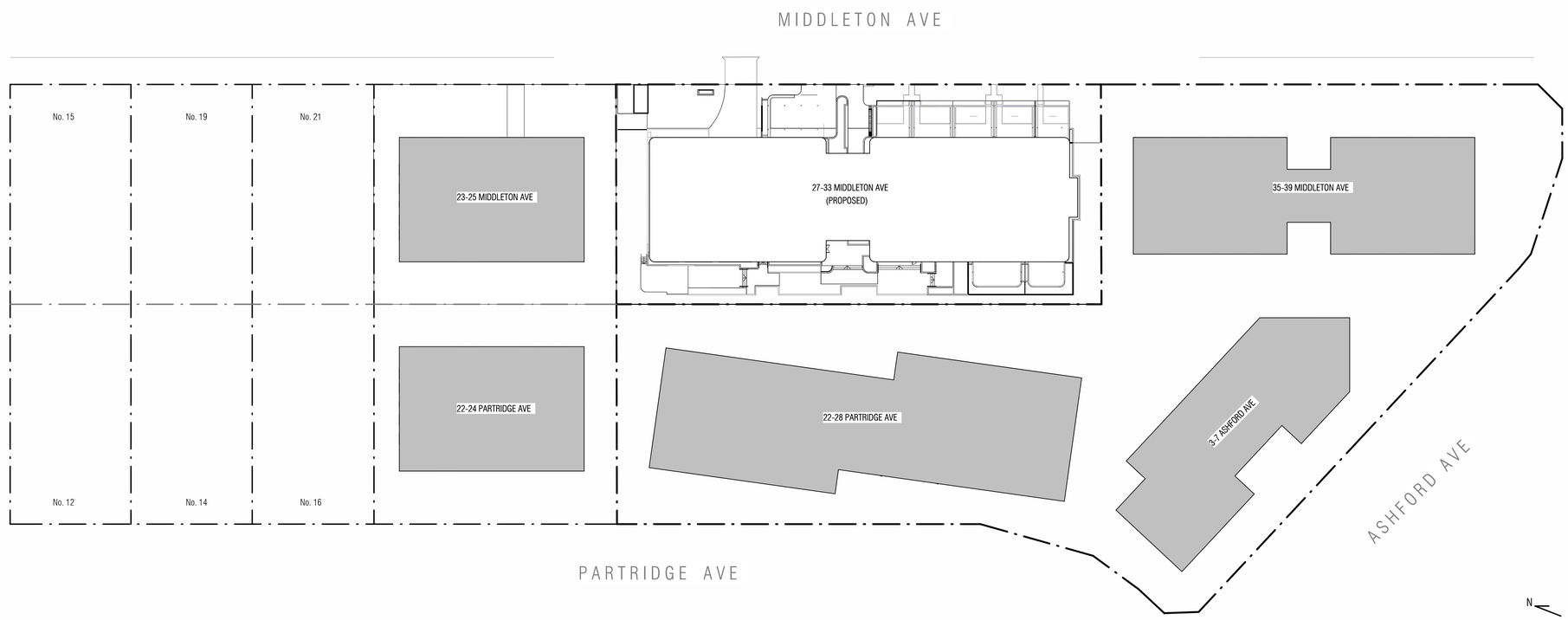
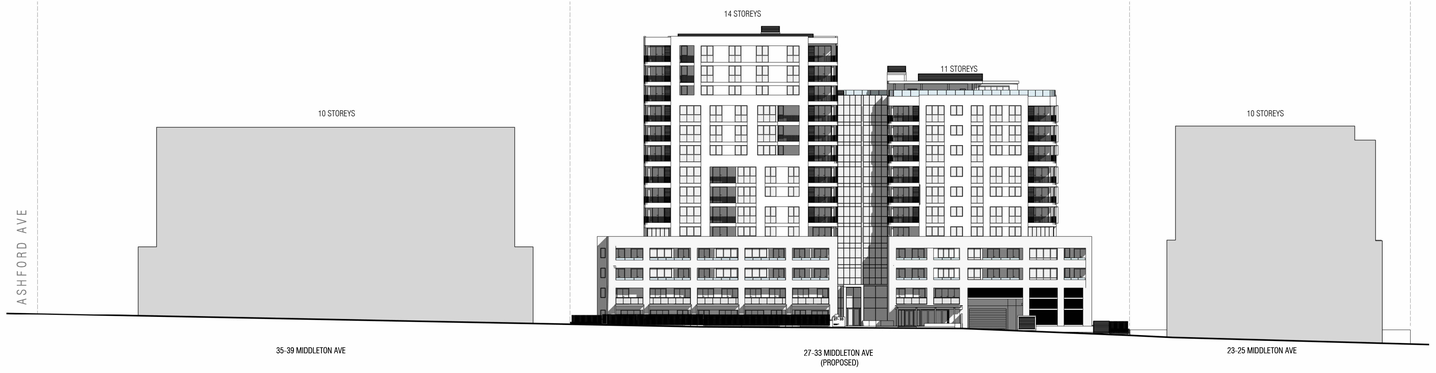
KEY PLAN



FUTURE DEVELOPMENT - SITE PLAN
1 : 500



FUTURE DEVELOPMENT - STREETSCAPE
1 : 500

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SITE ANALYSIS (FUTURE DEVELOPMENT)

26114
JOB No.

DA-003
DRAWING No.

SCALE @A1 SHEET
1 : 500

ISSUE
B17
11/05/2026 3:16:56 PM

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ARCHITECTS

MIDDLETON AVE

91.44m

41.455m

41.455m

91.44m

KEY PLAN

T71 R 3400 SRZ R 10800 TPZ

T51 R 2300 SRZ R 4440 TPZ

T50 R 2400 SRZ R 4440 TPZ

T3 R 2200 SRZ R 4200 TPZ

T2 R 2200 SRZ R 4200 TPZ

T1 R 2200 SRZ R 4200 TPZ

T57 R 3000 TPZ R 1500 SRZ

T68

T59 R 2000 R 1500 R 2000

T59

T35 R 2100 SRZ R 5280 TPZ

T29 R 2100 SRZ R 3600 TPZ

T12

SEWER LINE

SITE TOTAL AREA 3791 m²

209 D.P.249973

210 D.P.249973

211 D.P.249973

212 D.P.249973

222 D.P.249973

223 D.P.249973

224 D.P.249973

225 D.P.249973

DEMOLISHED

TREE - RETAINED

NOTE:
SEWER WILL BE REDIRECTED AS APPROVED BY SYDNEY WATER

DEMOLITION PLAN
1 : 125

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SURVEY & DEMOLITION PLAN

26114 JOB No.

DA-004 DRAWING No.

SCALE @A1 SHEET 1 : 125

B17 ISSUE

11/05/2026 3:16:59 PM

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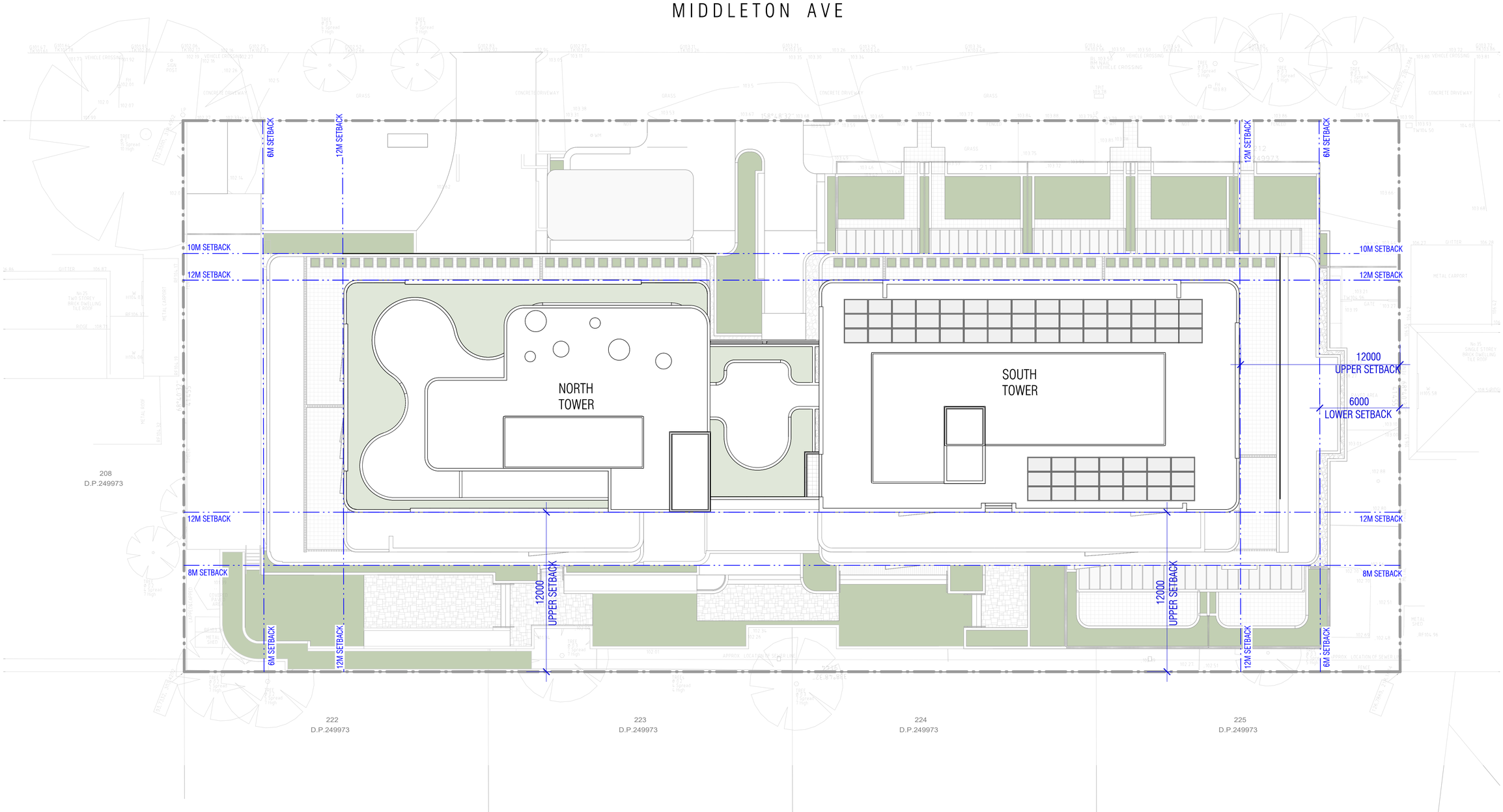
KEY PLAN

(20.115 WIDE) AVENUE

MIDDLETON AVE



SITE PLAN

1 : 150 @ A1 sheet
1 : 300 @ A3 sheet

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
SITE PLAN

26114 JOB No.

DA-005 DRAWING No.

SCALE @A1 SHEET
1 : 150

B17 ISSUE

11/05/2026 3:17:07 PM

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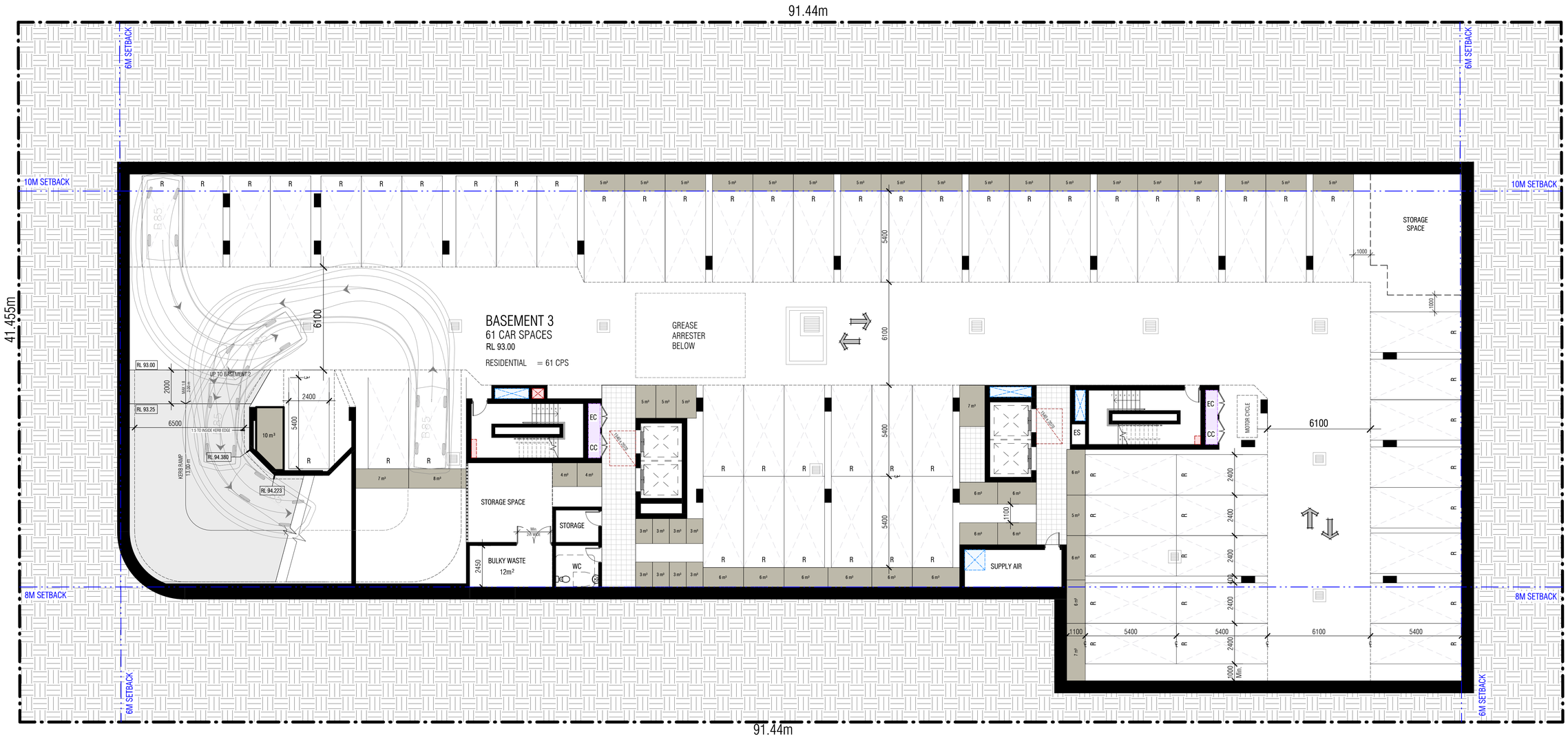
KEY PLAN

MIDDLETON AVE



BASEMENT 3
1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
BASEMENT 3

26114 JOB No.

DA-100 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:17:08 PM

BHK Architects Pty Ltd
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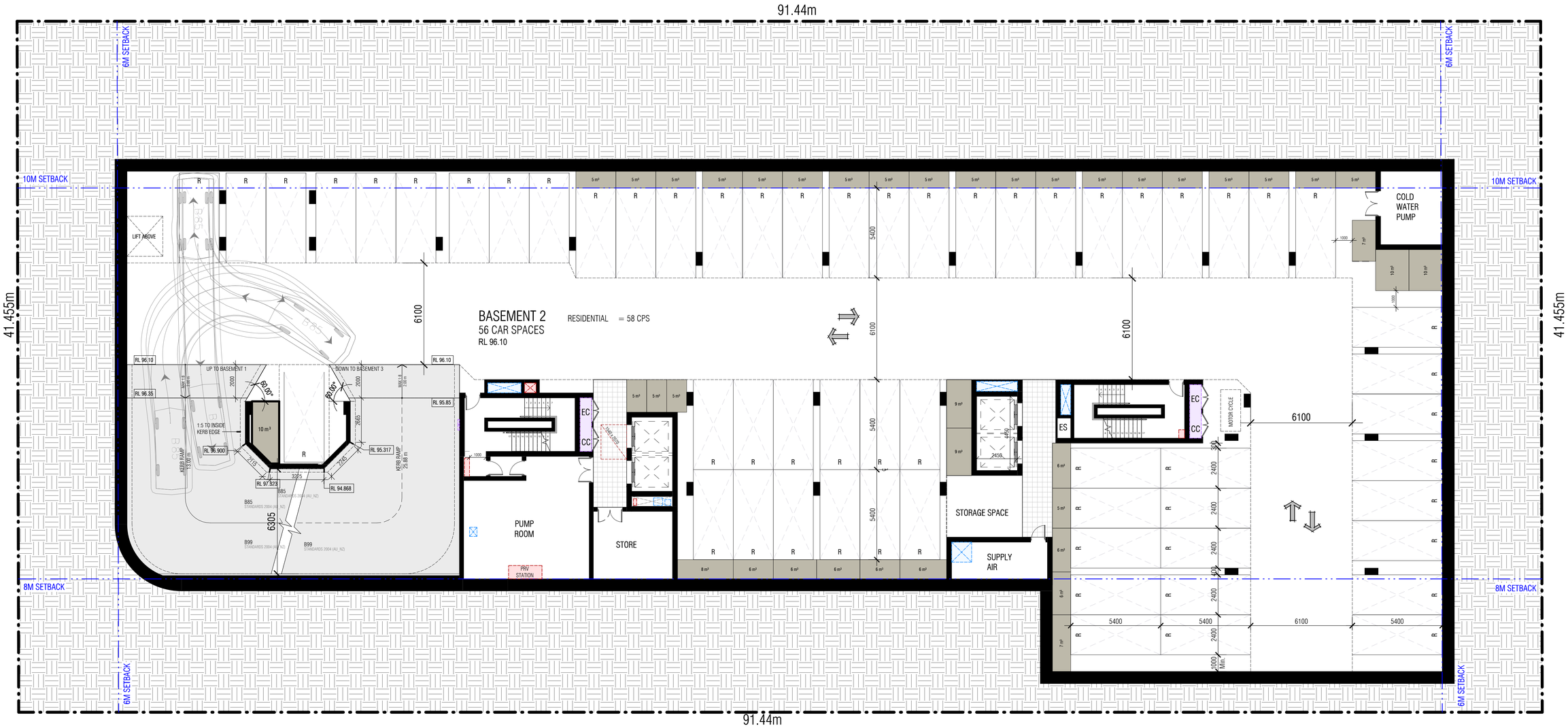
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10360
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE



BASEMENT 2

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
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B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
BASEMENT 2

26114 JOB No.

DA-101 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:17:10 PM

BMK ARCHITECTS

BMK Architects Pty Ltd
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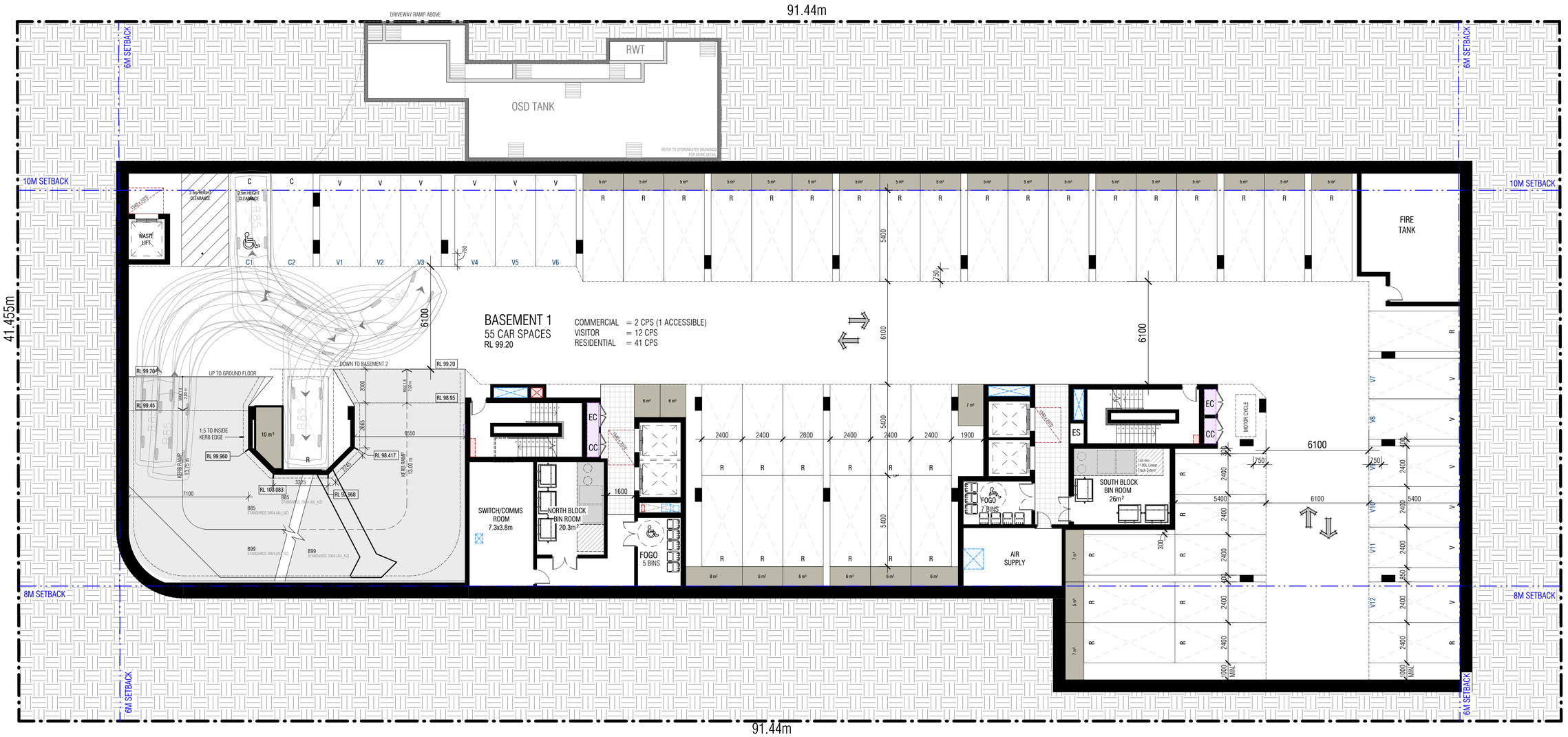
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10967
Subashini Kandhungan 11825

KEY PLAN

MIDDLETON AVE



BASEMENT 1

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
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B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
BASEMENT 1

26114
JOB No.

DA-102
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:17:11 PM

BMK ARCHITECTS
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Nominated Architects:
Anna Ho 10967
Sulaiohin Kooihungan 11825

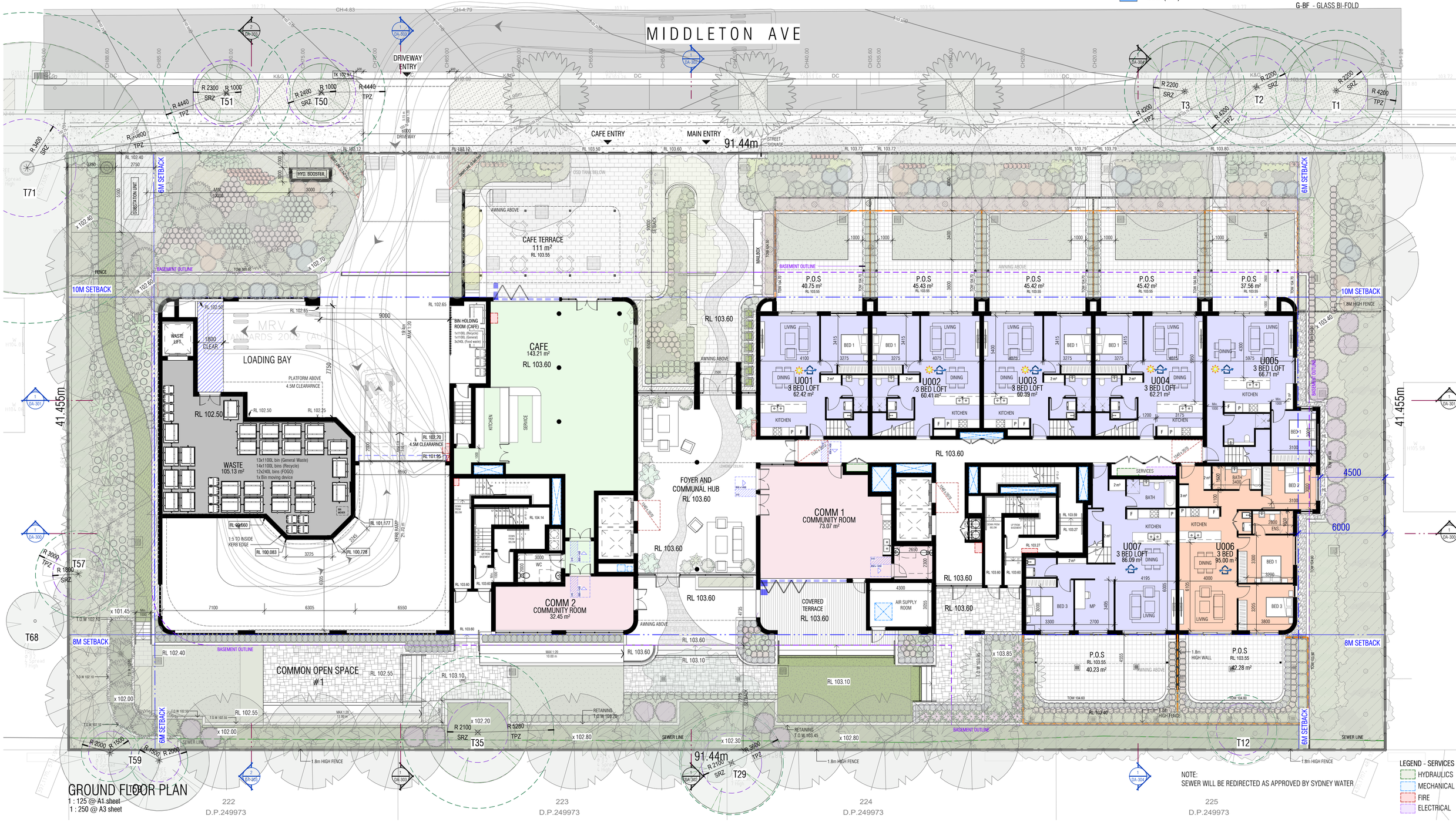
LEGEND - BEDROOM TYPES

- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

KEY PLAN

BAL - BALCONY
WG - WINTER GARDEN
PL - PRIVACY LOUVRES
HL - HIGHLIGHT WINDOW
GB - GLASS BLOCK
WS - WIND SCREEN LOUVERED (SLIDING)
G-BF - GLASS BI-FOLD

SOLAR (MIN. 2HRS)
CROSS VENT



GROUND FLOOR PLAN

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

222 D.P.249973 | 223 D.P.249973 | 224 D.P.249973 | 225 D.P.249973

NOTE:
SEWER WILL BE REDIRECTED AS APPROVED BY SYDNEY WATER

LEGEND - SERVICES

- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
GROUND FLOOR

26114 JOB No.
DA-103 DRAWING No.
B17 ISSUE

SCALE @A1 SHEET
As indicated

11/05/2026 3:17:34 PM

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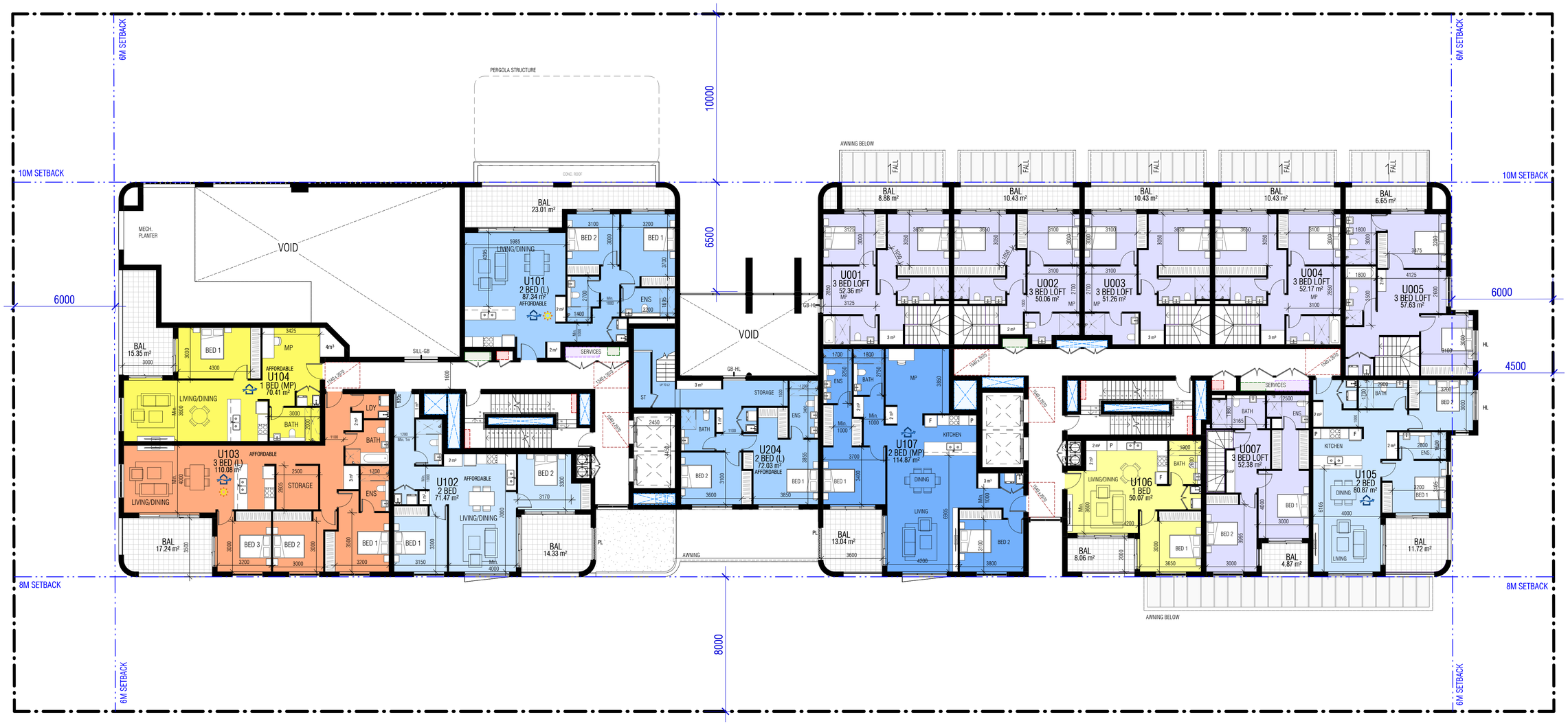
Nominated Architects
Anna Ho 10367
Sulaxshini Kandhungan 11825

KEY PLAN

MIDDLETON AVE



LEVEL 1

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 1

26114 JOB No.

DA-104 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:17:40 PM

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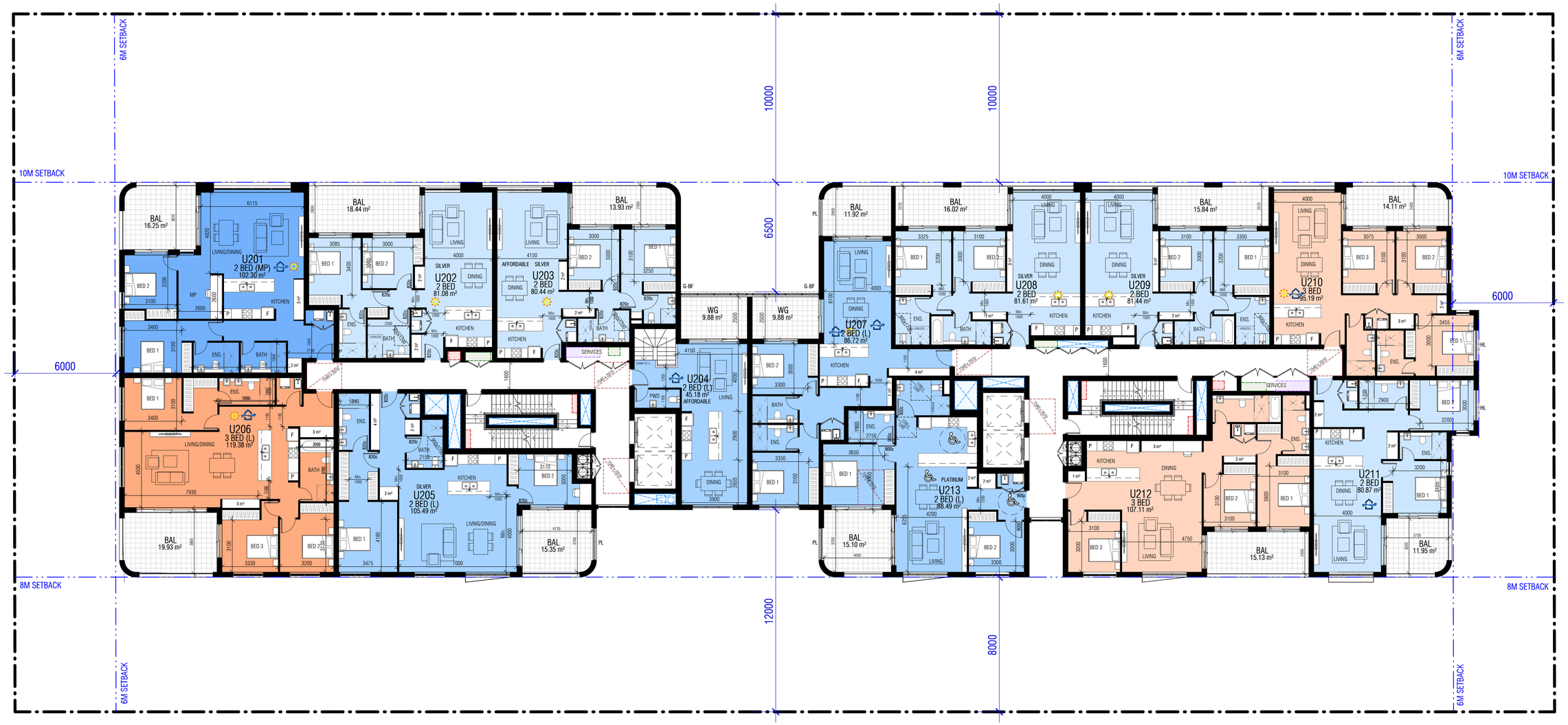
Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

KEY PLAN

MIDDLETON AVE



LEVEL 2

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 2

26114
JOB No.

DA-105
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:17:43 PM

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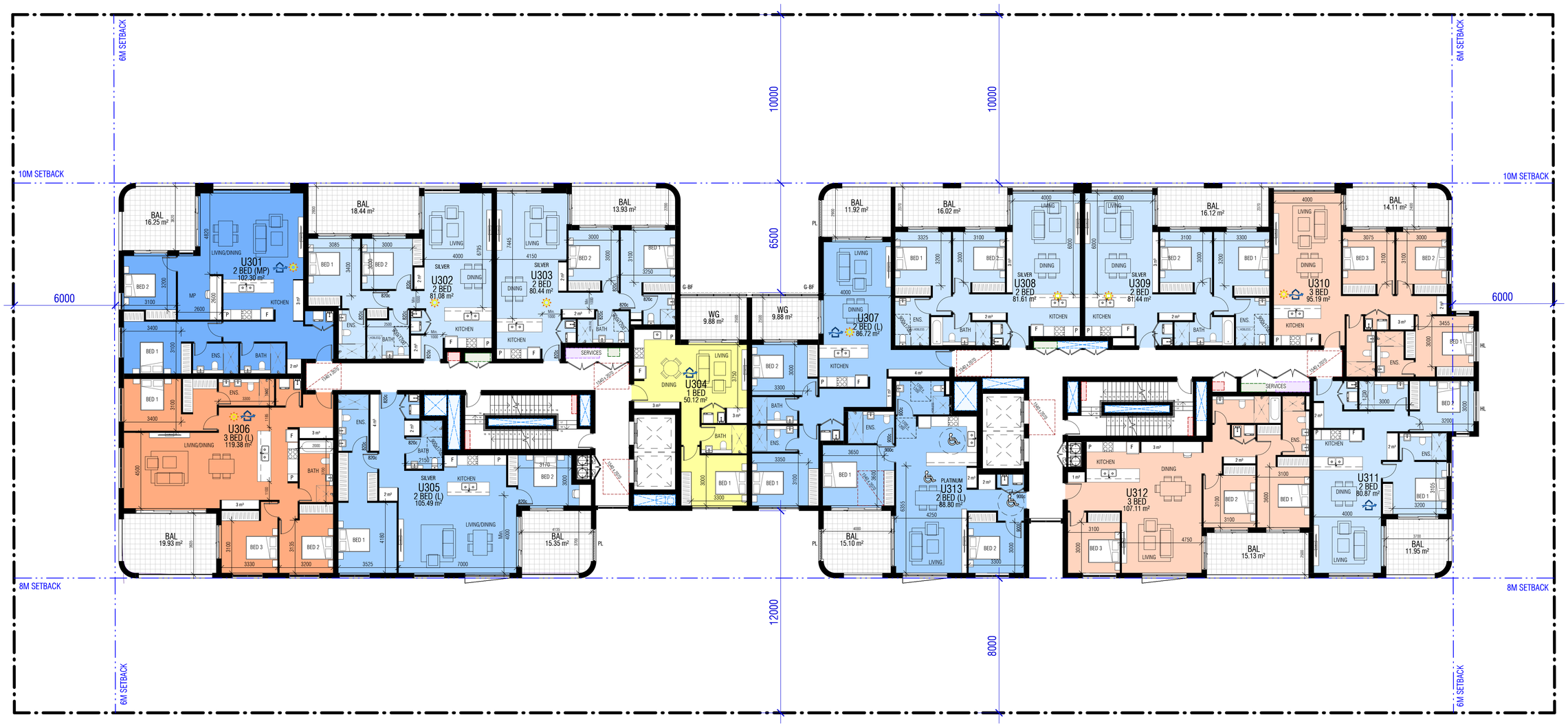
Nominated Architects:
Anna Ho 10967
Subashini Kandhungan 11825

KEY PLAN



LEVEL 3

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
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- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
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LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 3

26114
JOB No.

DA-106
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:17:46 PM

BMK ARCHITECTS

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Nominated Architects:
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE

LEVEL 4

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 4

26114
JOB No.

DA-107
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:17:49 PM

BHK ARCHITECTS

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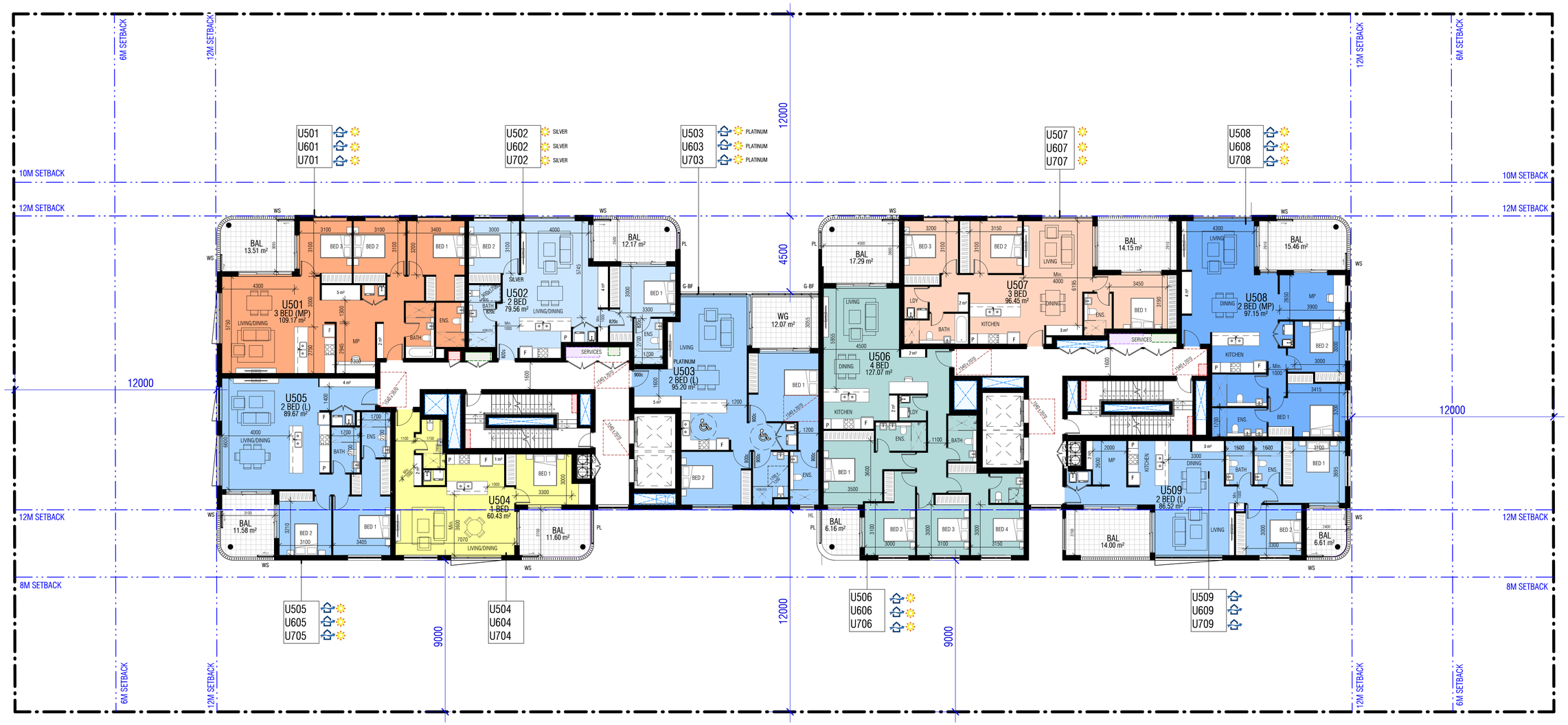
+61 2 8853 8889
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



LEVEL 5-7

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

NOTE:
- CONDENSORS ON BALCONIES AT LEVEL 5 ONLY (SOUTH BLOCK)
- MOVABLE SCREEN APPLIED TO BALCONIES ON LEVEL 5 ABOVE

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 5-7

26114
JOB No.

DA-108
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
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BHK ARCHITECTS

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Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE

LEVEL 8-10

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 8-10

26114 JOB No.

DA-109 DRAWING No.

SCALE @A1 SHEET
As indicated

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BMK Architects Pty Ltd
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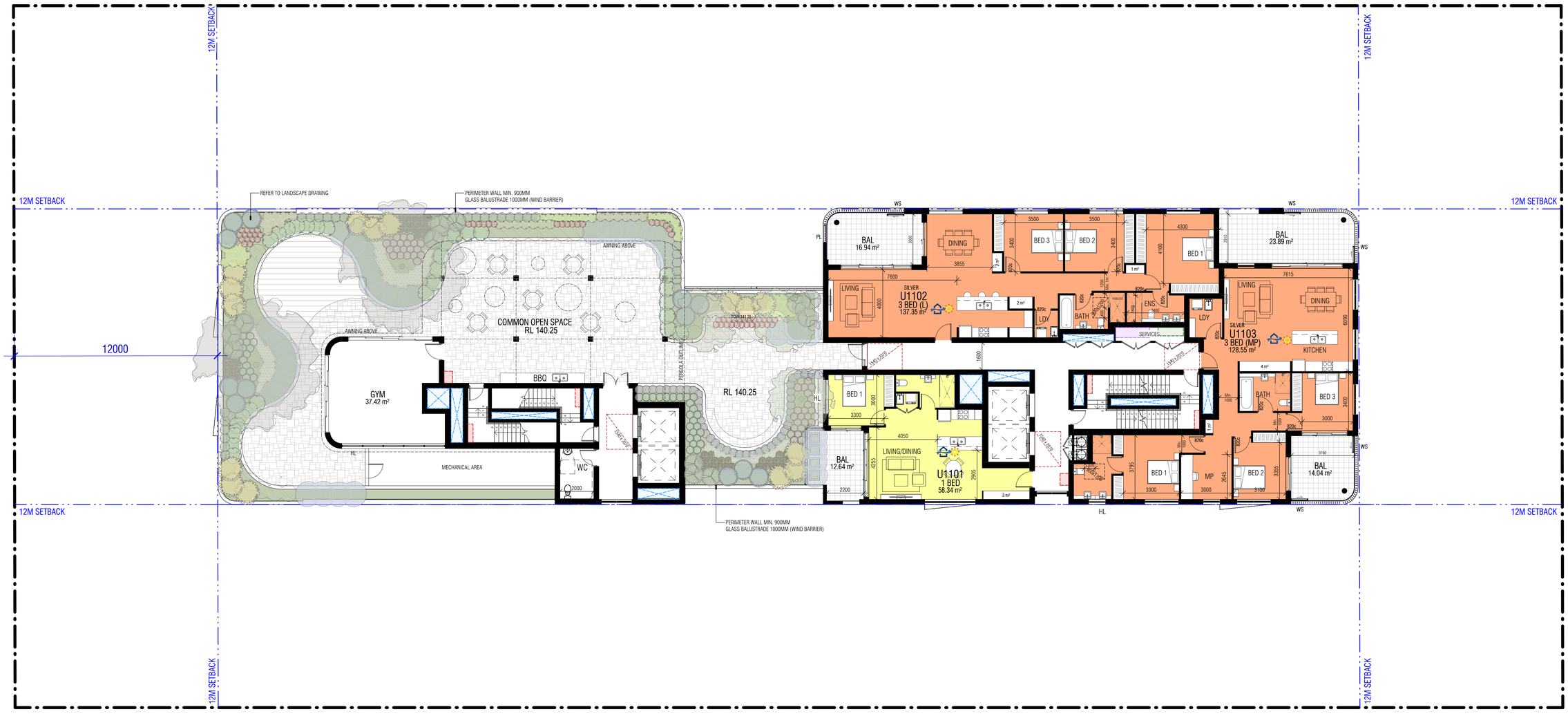
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE



LEVEL 11 (COS)

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
- CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

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B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 11 (COS)

26114
JOB No.

DA-110
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
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11/05/2026 3:26:44 PM

BHK Architects Pty Ltd
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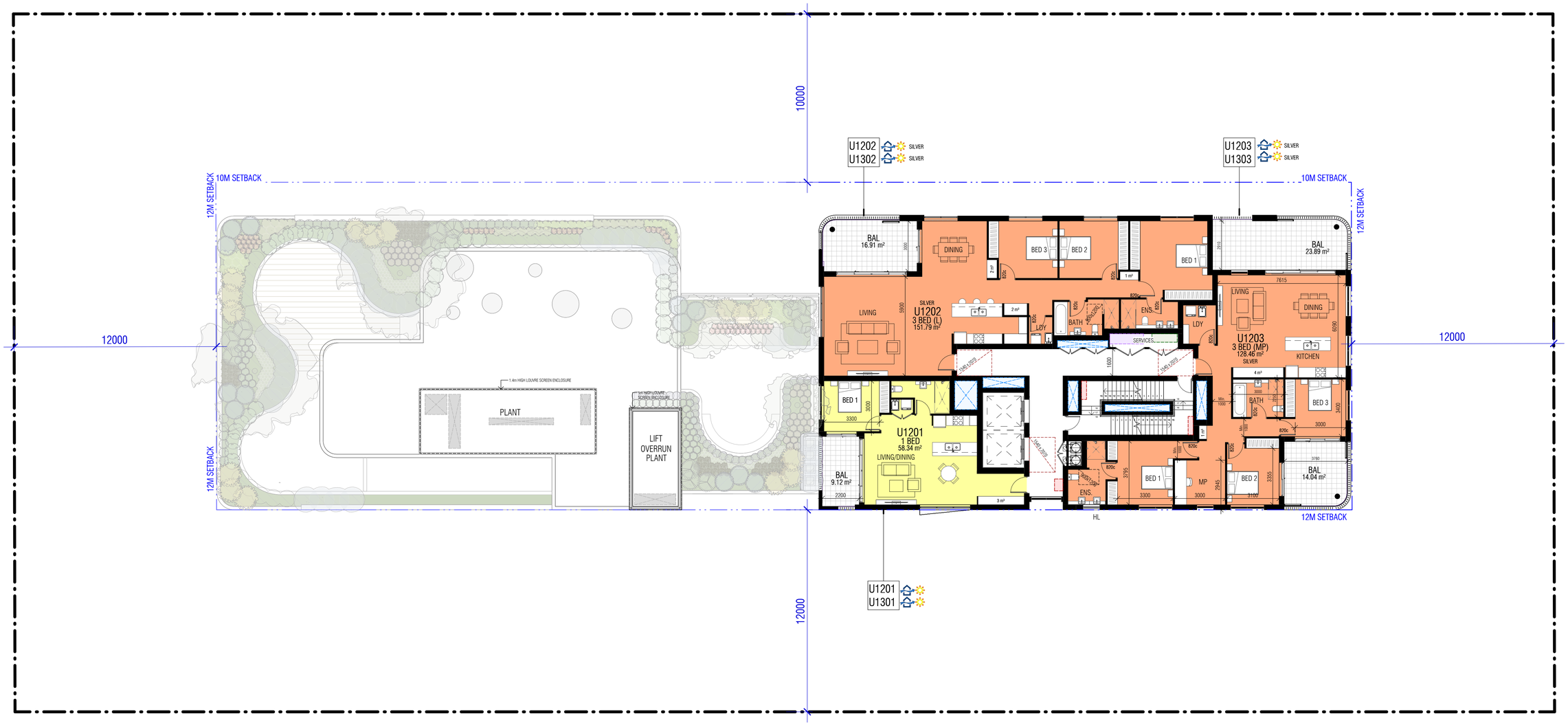
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

BHK ARCHITECTS

KEY PLAN



LEVEL 12-13

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

SOLAR (MIN. 2HRS)
CROSS VENT
- BAL - BALCONY
- WG - WINTER GARDEN
- PL - PRIVACY LOUVRES
- HL - HIGHLIGHT WINDOW
- GB - GLASS BLOCK
- WS - WIND SCREEN LOUVERED (SLIDING)
- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
- 2 BED
- 2 BED (L)
- 2 BED (MP)
- 3 BED
- 3 BED (MP)
- 3 BED (TERRACE)
- 4 BED

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LEVEL 12-13

26114
JOB No.

DA-111
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:18:03 PM

BHK ARCHITECTS

BHK Architects Pty Ltd
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Eastwood NSW 2122
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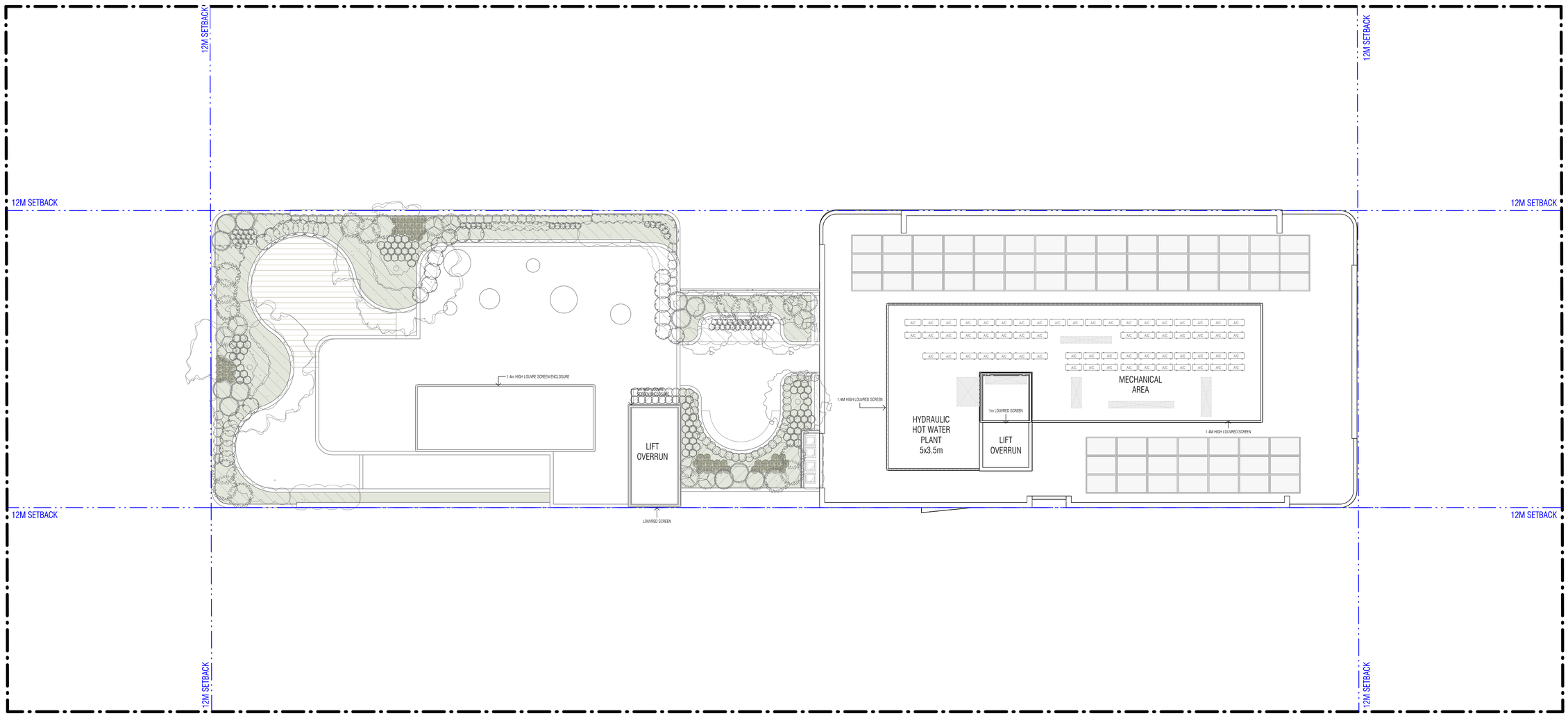
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE



ROOFTOP

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
ROOFTOP

26114
JOB No.

DA-112
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
ISSUE

11/05/2026 3:26:46 PM

BHK ARCHITECTS

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Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

KEY PLAN

East Elevation
1 : 250

North Elevation
1 : 250

West Elevation
1 : 250

South Elevation
1 : 250

MATERIAL SCHEDULE

01. FACEBRICK - PGH BLUESTEEL FLASH (OR SIMILAR FINISH)
02. HIT & MISS 'BLUE STEEL FLASH' FACE BRICK SCREENING. STRETCHER BOND & SOLDIER COURSE BRICK (OR SIMILAR FINISH)
03. FC FACTORY PREFINISHED MINERAL TEXTURE FINISH: FAIRVIEW GENESIS SIGNATURE PANELS 'OASIS' RANGE 'SAND' FINISH (OR SIMILAR)
04. INFILL WALL ELEMENTS 'ROCKOTE' 'BASALT' FINISH
05. CONCRETE EDGES & PARAPET WALLS - WHITE OFF-FORM CONCRETE FINISH
06. ENTRY PORTICO BOX - GREY OFF FORM CONCRETE FINISH
07. 'WHITE' VERTICAL BLADE BALSTRADES ANODISED ALUMUNIUM
08. ANODISED BRONZE (MEDIUM BRONZE) DOOR & WINDOW FRAME
09. BI-FOLD GLASS SYSTEM TO WINTERGARDENS
10. TOP TOUGHENED GLASS BALUSTRADE STRIP
11. INDIVIDUAL PROJECTING AWNINGS STEEL FRAME (BRONZE), TIMBER BEAMS (BLACKBUTT)
12. CAFE PERGOLA BLACKBUTT COLUMNS & TIMBER BEAMS, STAINLESS STEEL CABLES FOR VINES & TOUGHENED GLASS COVER
13. OPAQUE GLASS BALUSTRADE (BRONZE FRAME OR SIMILAR)
14 'BRONZE' ANODISED ALUMUNIUM PALISADE FENCING.
15. BASALT COLOURED STEEL ROLLER DOOR.

Note: Materials may be replaced with similar approved items.

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
ELEVATIONS

26114 JOB No.

DA-200 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:40:00 PM

BMK ARCHITECTS

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Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN

MATERIAL SCHEDULE

01. FACEBRICK - PGH BLUESTEEL FLASH (OR SIMILAR FINISH)

02. HIT & MISS 'BLUE STEEL FLASH' FACE BRICK SCREENING. STRETCHER BOND & SOLDIER COURSE BRICK (OR SIMILAR FINISH)

03. FC FACTORY PREFINISHED MINERAL TEXTURE FINISH: FAIRVIEW GENESIS SIGNATURE PANELS 'OASIS' RANGE 'SAND' FINISH (OR SIMILAR)

04. INFILL WALL ELEMENTS 'ROCKOTE' 'BASALT' FINISH

05. CONCRETE EDGES & PARAPET WALLS - WHITE OFF-FORM CONCRETE FINISH

06. ENTRY PORTICO BOX - GREY OFF FORM CONCRETE FINISH

07. 'WHITE' VERTICAL BLADE BALSTRADES ANODISED ALUMUNIUM FINISH

08. DOOR & WINDOW FRAME - ANODISED BRONZE (MEDIUM BRONZE) FINISH

09. BI-FOLD GLASS SYSTEM TO WINTERGARDENS

10. TOP TOUGHENED GLASS BALUSTRADE STRIP

11. INDIVIDUAL PROJECTING AWNINGS STEEL FRAME (BRONZE), TIMBER BEAMS (BLACKBUTT) OR SIMILAR FINISH

12. CAFE PERGOLA - TIMBER BEAM (BLACKBUTT). TOUGHENED GLASS COVER. CABLES FOR VINES STAINLESS STEEL FINISH.

13. BALUSTRADE - OPAQUE GLASS (BRONZE FRAME OR SIMILAR FINISH)

14 PALISADE FENCING. - 'BRONZE' ANODISED ALUMUNIUM FINISH

15. ROLLER DOOR - BASALT COLOURED STEEL FINISH

Note: Materials may be replaced with similar approved items.

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
MATERIAL SCHEDULE

26114 JOB No.

DA-201 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:48:56 PM

BMK ARCHITECTS

BMK Architects Pty Ltd
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Eastwood NSW 2122
+ 61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

SOUTH BLOCK

NORTH BLOCK

BOUNDARY

RL 152.65

RL 146.15

RL 143.70

1400

4500 LIFT OVERRUN

50000 Building Height

43550 Building Height

COMMON OPEN SPACE

WC

UNIT

2700 Ceiling

CHUTE

LIFT

12000

6000

FOYER

COMMUNITY ROOM

NATURAL GROUND LINE

RL 102.60

RL 102.65

Natural Ground

BASEMENT 01

BASEMENT 02

BASEMENT 03

KEY PLAN

ROOFTOP	RL 150.000	
		3250
LEVEL 13	RL 146.750	
		3250
LEVEL 12	RL 143.500	
		3250
LEVEL 11	RL 140.250	
		3300
LEVEL 10	RL 136.950	
		3250
LEVEL 9	RL 133.700	
		3250
LEVEL 8	RL 130.450	
		3500
LEVEL 7	RL 126.950	
		3250
LEVEL 6	RL 123.700	
		3250
LEVEL 5	RL 120.450	
		3250
LEVEL 4	RL 117.200	
		3500
LEVEL 3	RL 113.700	
		3250
LEVEL 2	RL 110.450	
		3250
LEVEL 1	RL 107.200	
		3600
GROUND FLOOR	RL 103.600	
		4400
BASEMENT 1	RL 99.200	
		3100
BASEMENT 2	RL 96.100	
		3100
BASEMENT 3	RL 93.000	

LONGITUDINAL SECTION A

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LONGITUDINAL SECTION A

26114 JOB No.

DA-300 DRAWING No.

SCALE @A1 SHEET
1 : 125

B17 ISSUE

11/05/2026 3:18:42 PM

BHK Architects Pty Ltd
ABN 49 693 067 491
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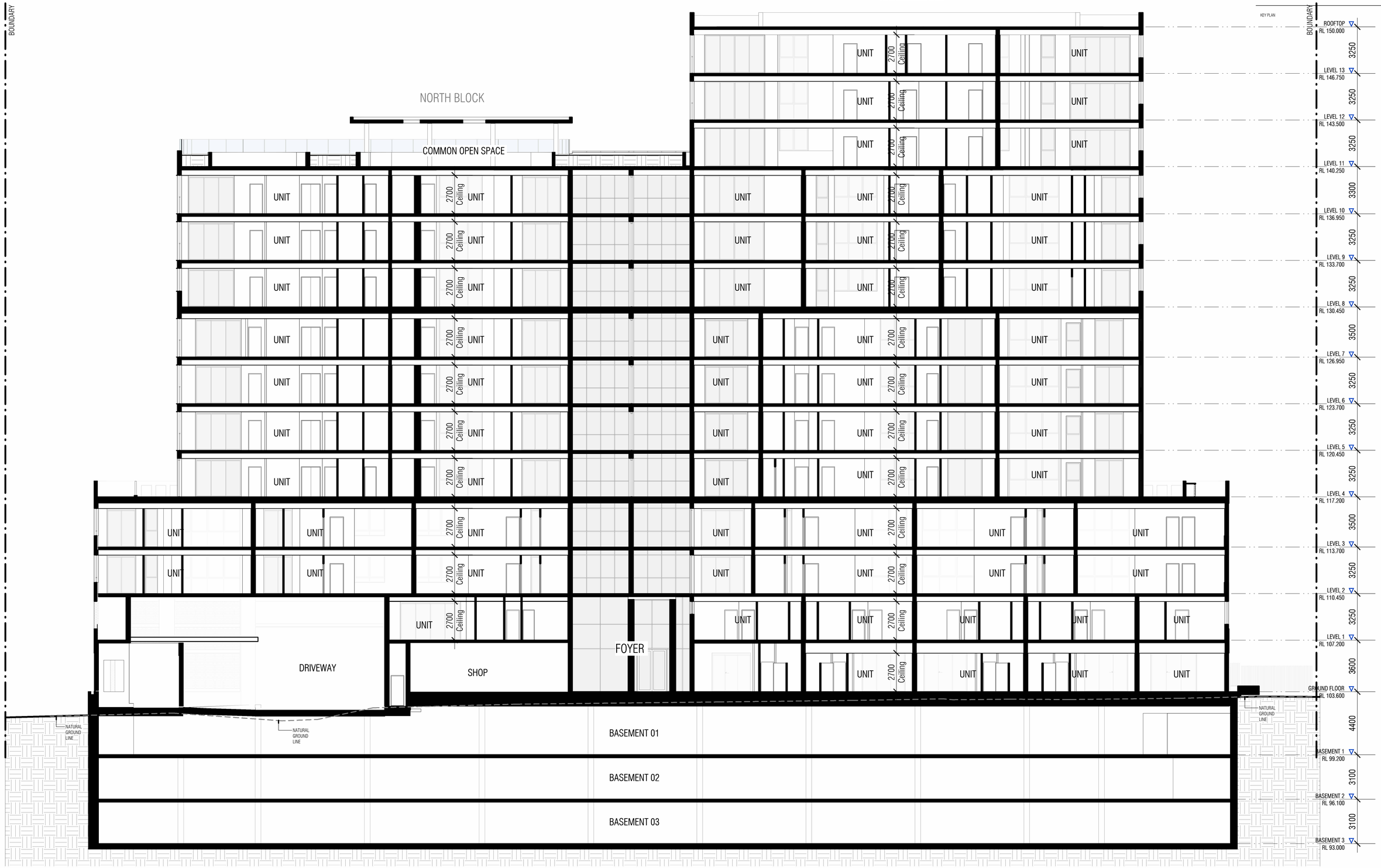
Nominated Architects
Anna Ho 10967
Subashini Kandhungan 11825

ARCHITECTS



KEY PLAN

LONGITUDINAL SECTION B

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

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B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
LONGITUDINAL SECTION B

26114
JOB No.

DA-301
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
ISSUE

11/05/2026 3:18:48 PM

BMK ARCHITECTS

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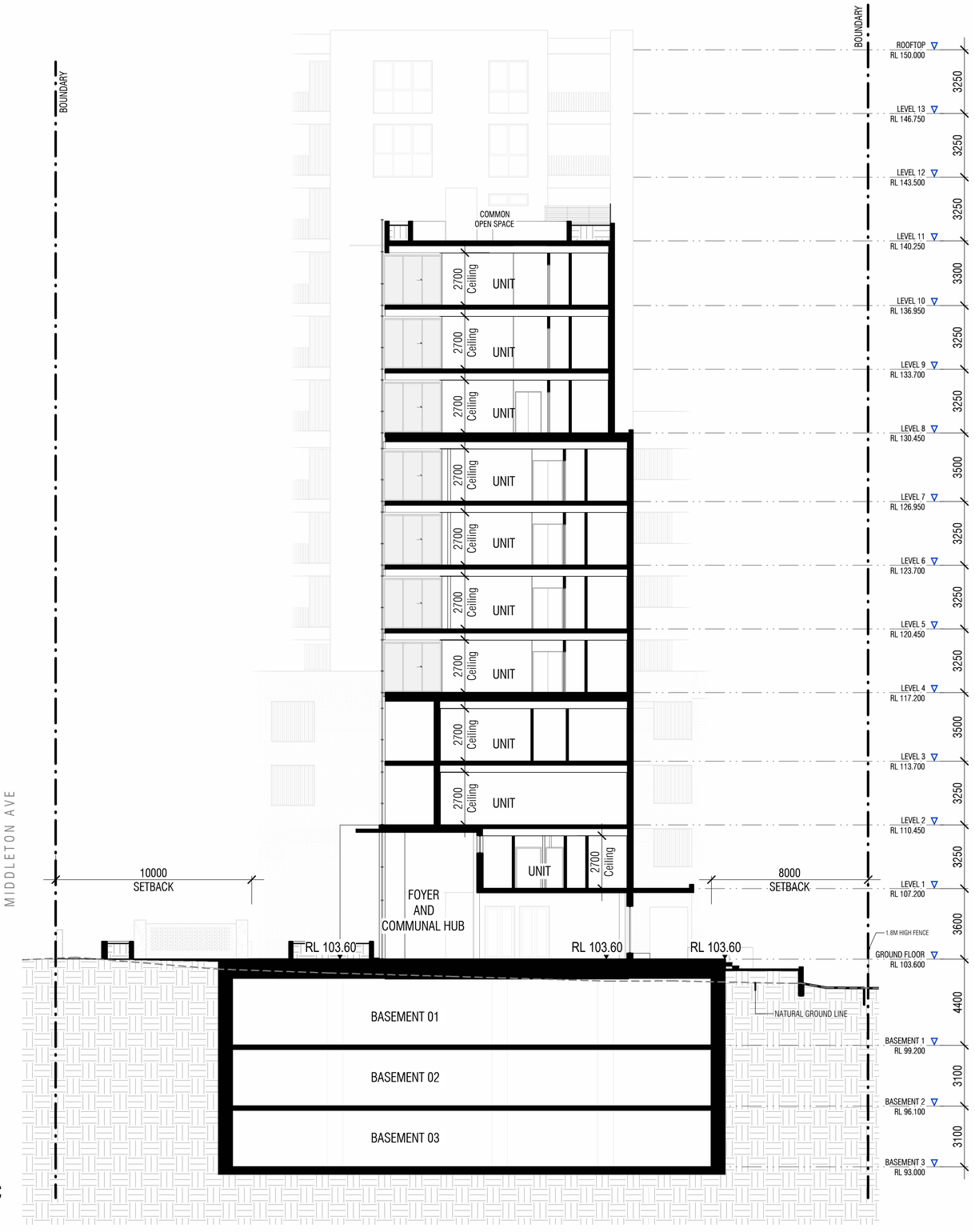
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



CROSS SECTION C

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

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B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
CROSS SECTION C

26114
JOB No.

DA-302
DRAWING No.

SCALE @/A1 SHEET
1 : 125

B17
ISSUE

11/05/2026 3:18:52 PM

BHK Architects Pty Ltd
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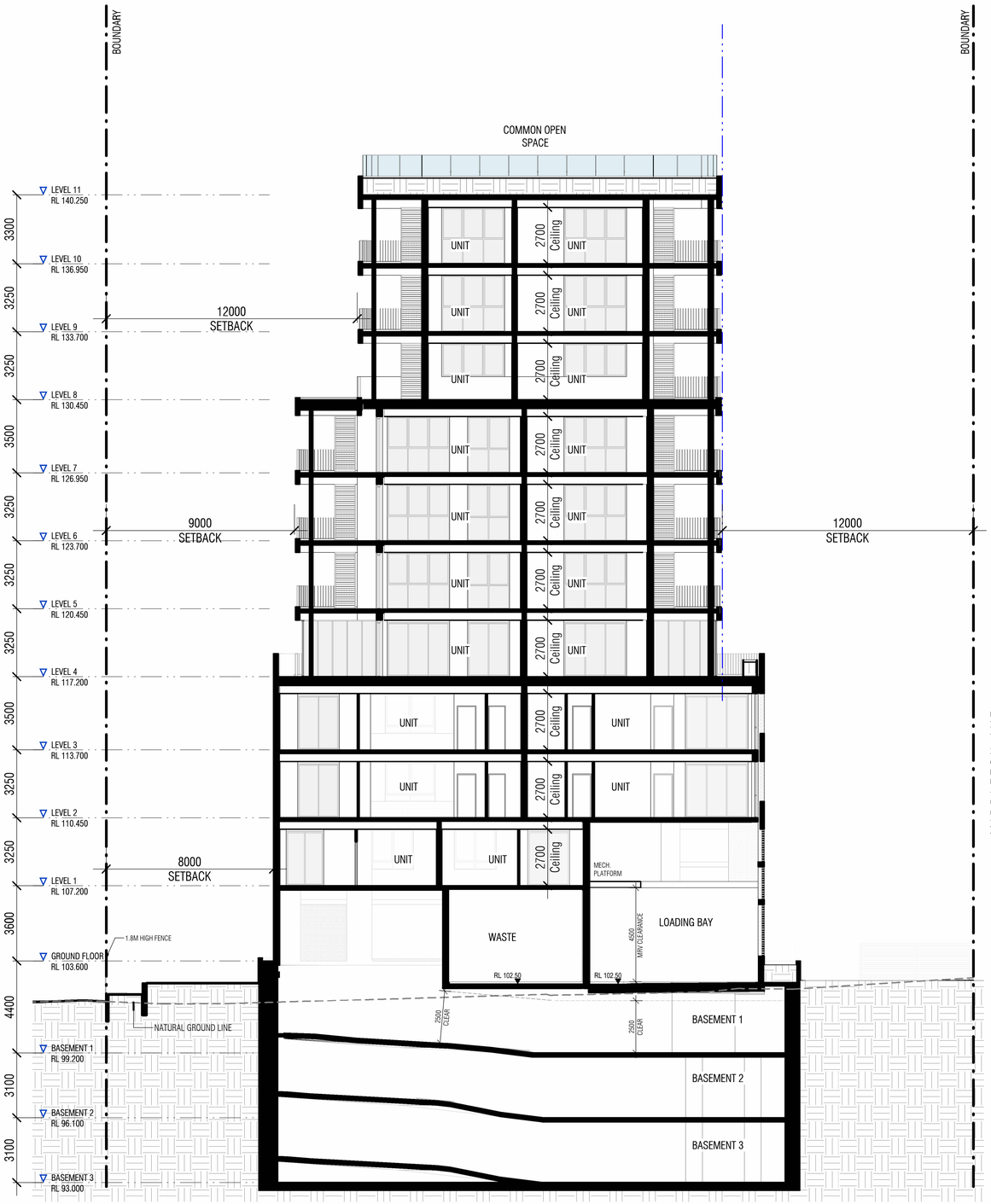
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

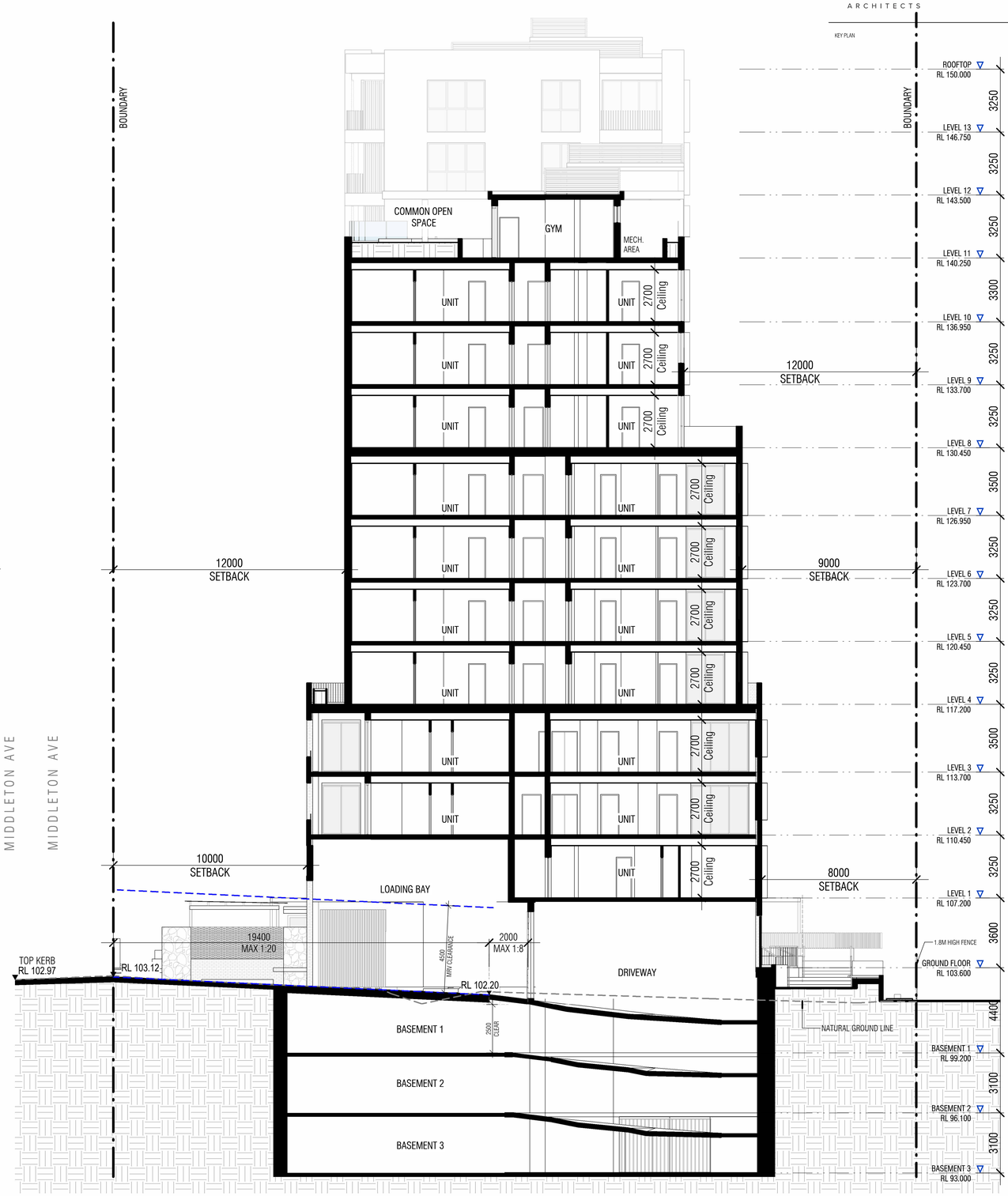
BHK ARCHITECTS

KEY PLAN



CROSS SECTION D

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet



CROSS SECTION E

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
CROSS SECTION D & E

26114
JOB No.

DA-303
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
ISSUE

11/05/2026 3:18:58 PM

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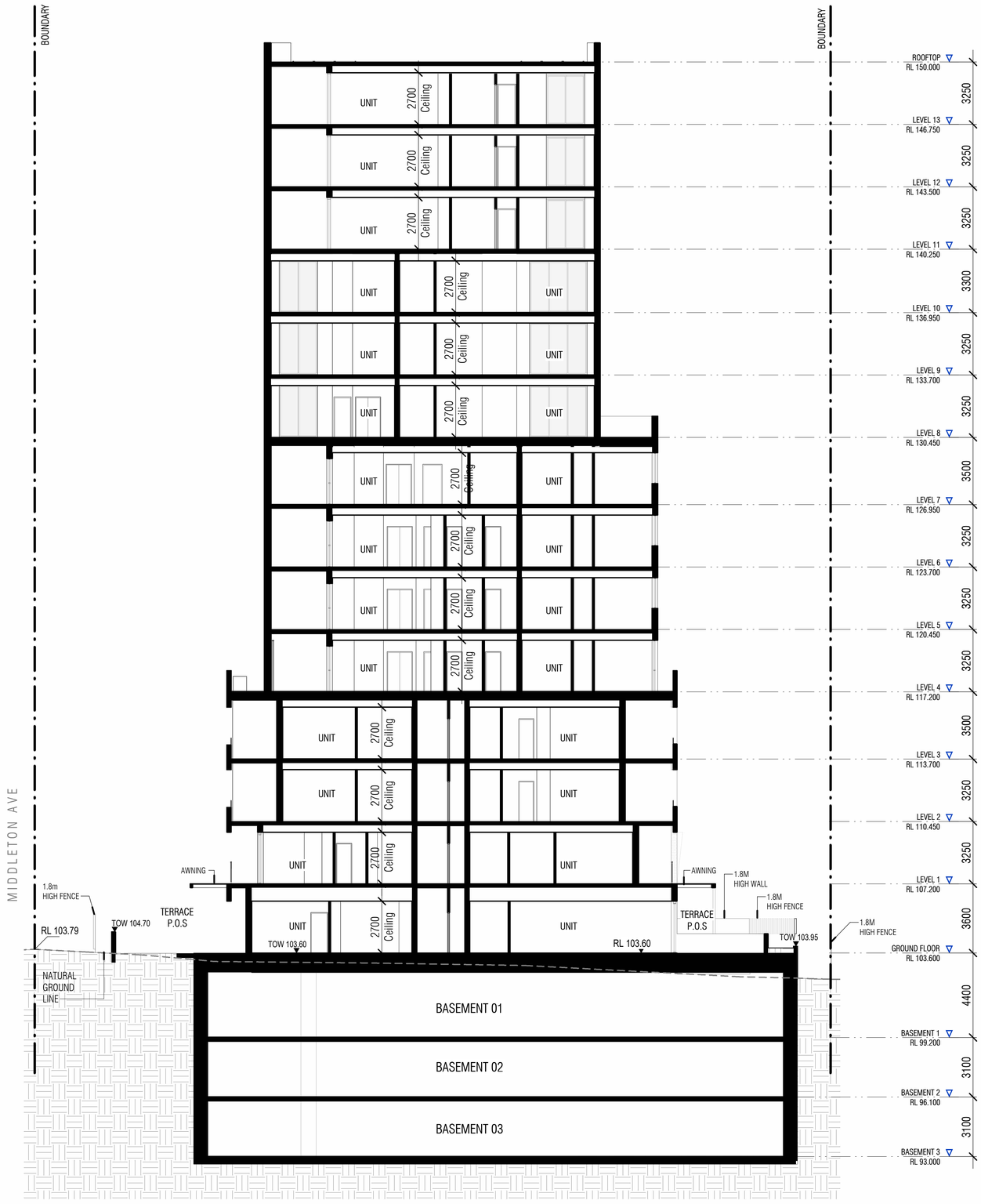
Nominated Architects
Anay Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



SECTION THROUGH P.O.S

1 : 125 @ A1 sheet
1 : 250 @ A3 sheet

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SECTION THROUGH SOUTH POS

26114
JOB No.

DA-304
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
ISSUE

11/05/2026 3:19:03 PM

BHK ARCHITECTS

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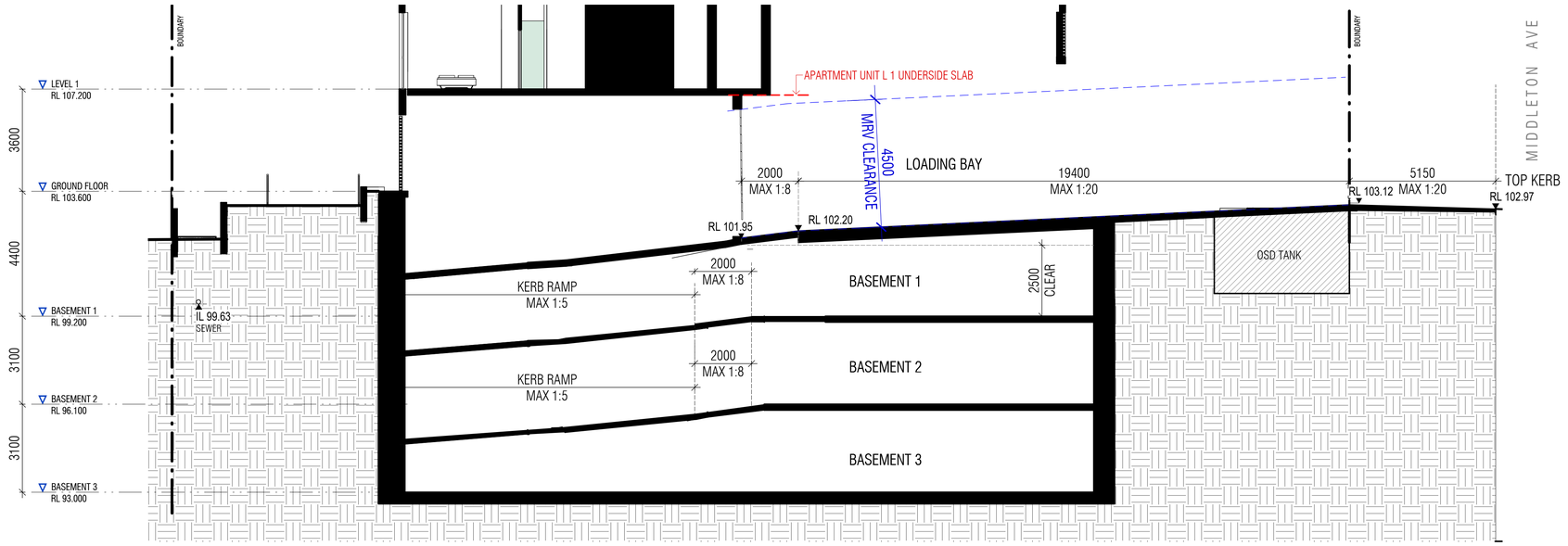
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



SECTION AA- DRIVEWAY

1 : 100

NOTE:
SEWER WILL BE REDIRECTED AS APPROVED BY SYDNEY WATER

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SECTION - DRIVEWAY

26114
JOB No.

DA-305
DRAWING No.

SCALE @A1 SHEET
1 : 100

B17
ISSUE

11/05/2026 3:19:03 PM

BMK ARCHITECTS

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Eastwood NSW 2122
+ 61 2 8853 8889
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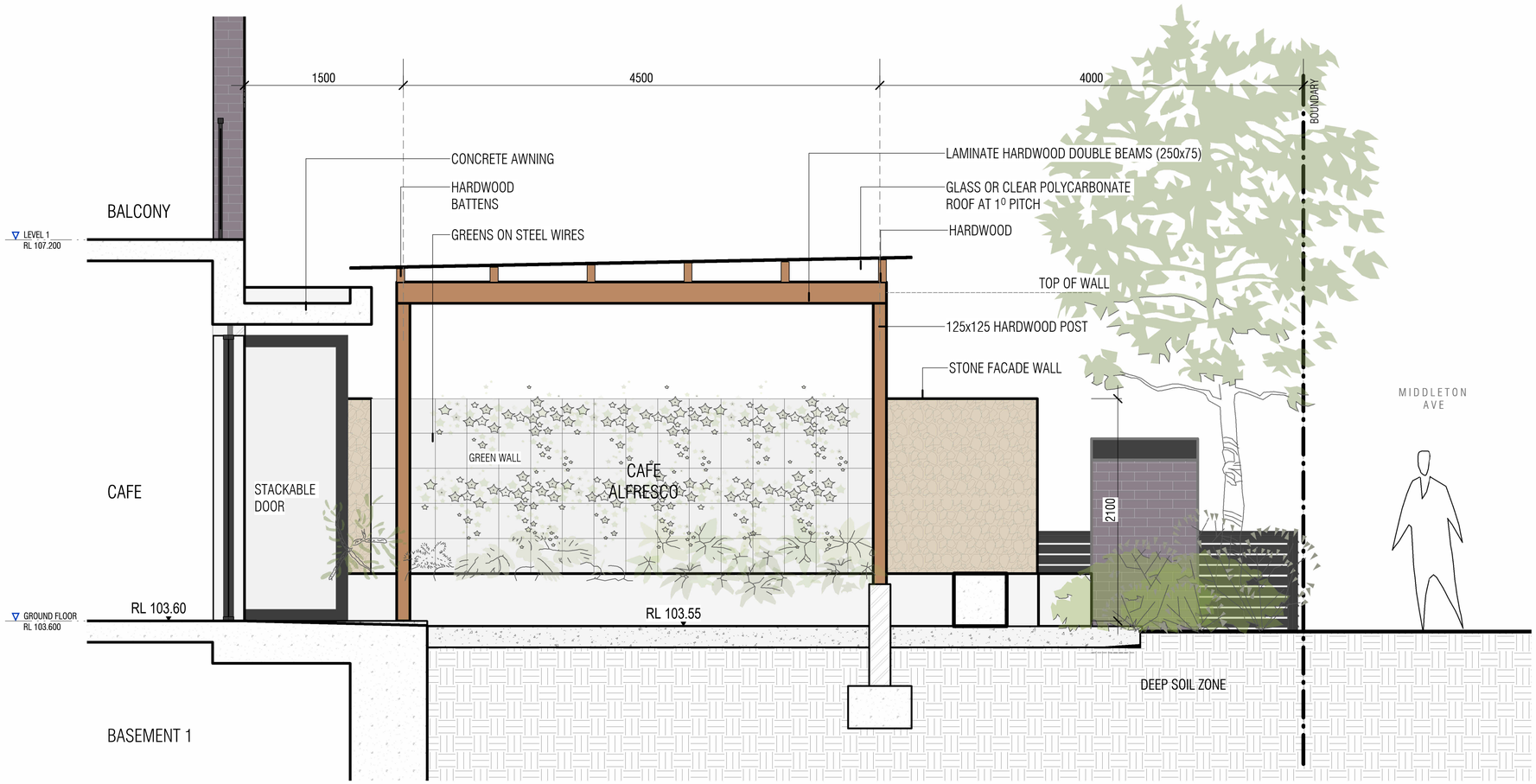
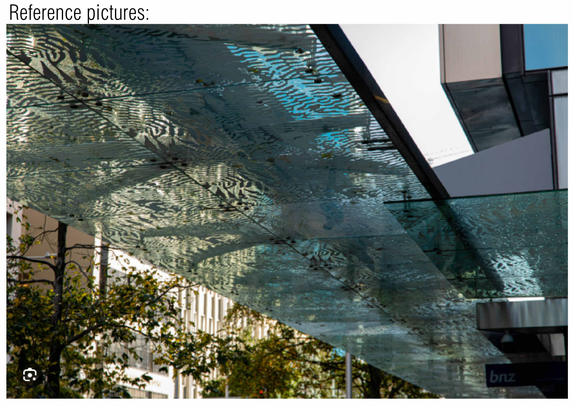
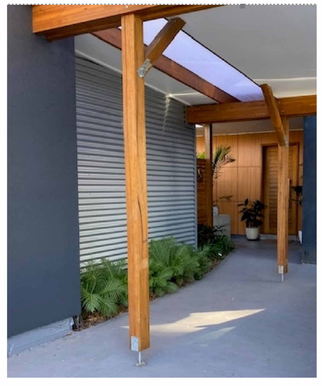
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



SECTION - CAFE ALFRESCO

Reference pictures:

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
SECTION - CAFE ALFRESCO

26114
JOB No.

DA-307
DRAWING No.

SCALE @A1 SHEET
1 : 25

B17
ISSUE

11/05/2026 3:40:04 PM

BHK ARCHITECTS

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Eastwood NSW 2122
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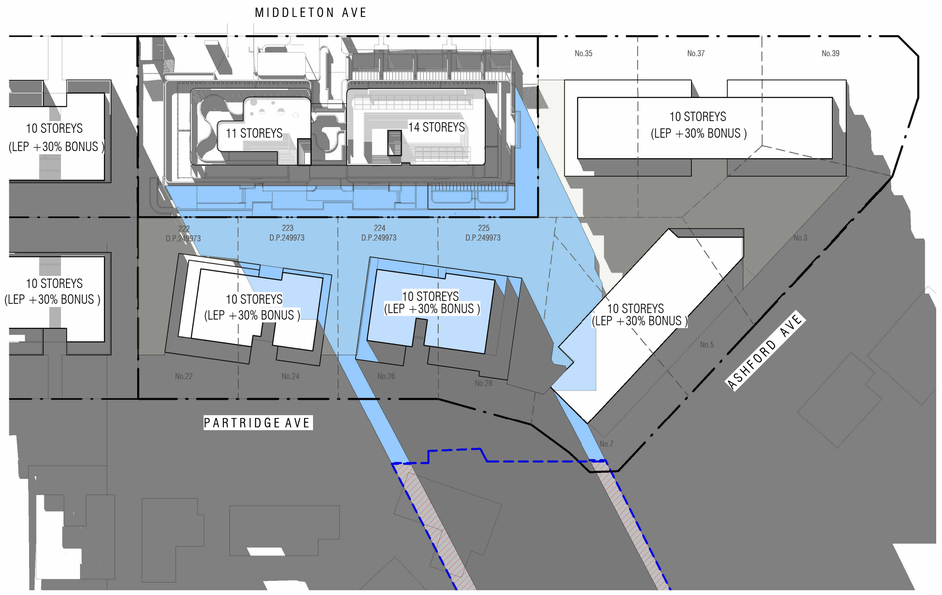
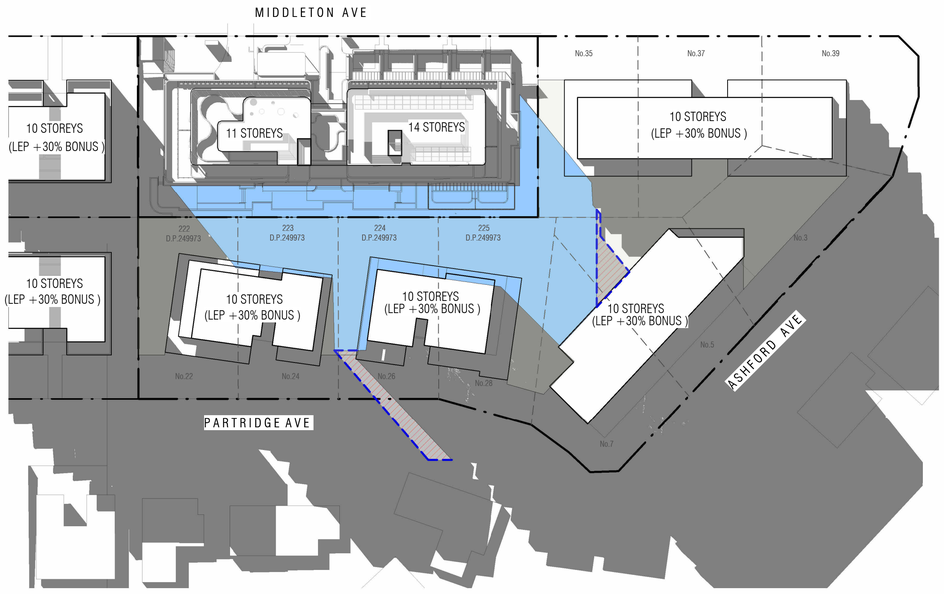
Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

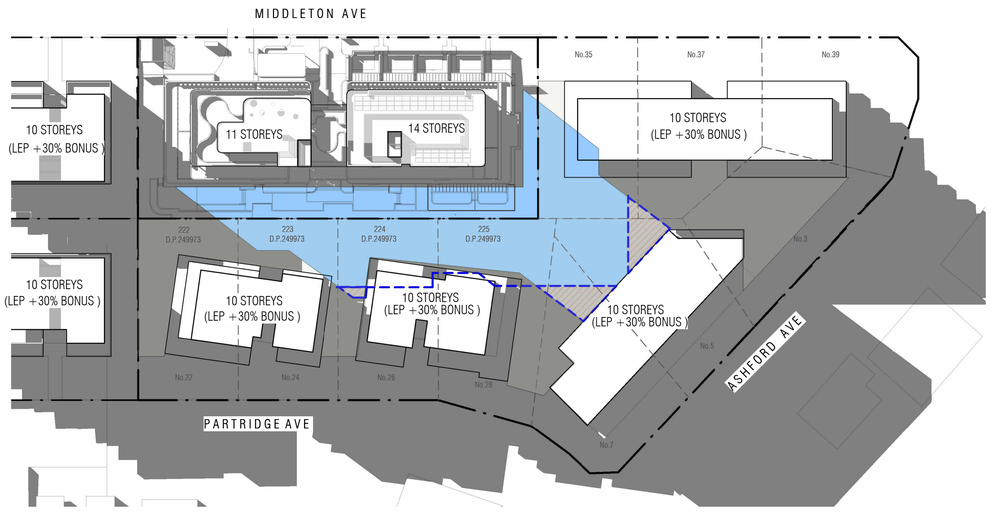
KEY PLAN



SHADOW - 9.00 (22 JUNE)



SHADOW -10.00 (22 JUNE)



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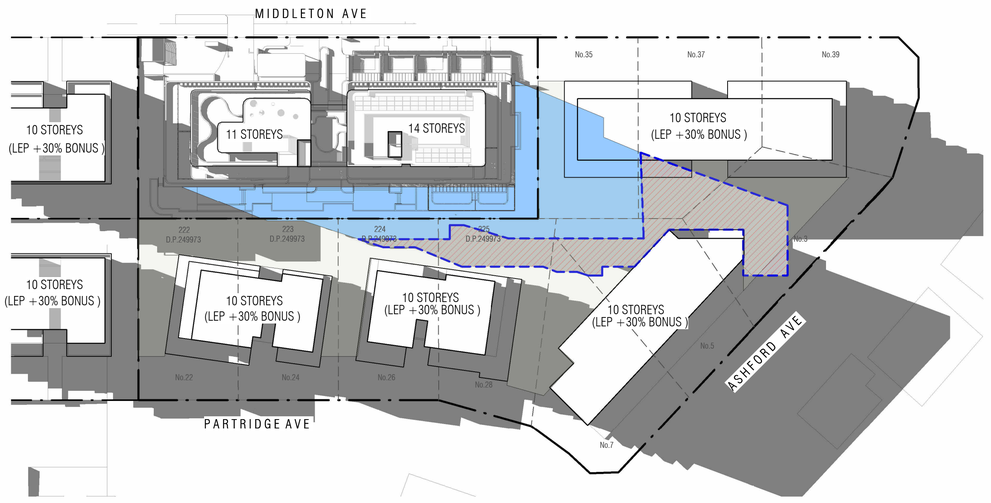

SHADOW -12.00 (22 JUNE)

LEGEND

- SUBJECT SITE SHADOWS - 7 STOREYS (COMPLIANT SCHEME)
- SUBJECT SITE SHADOWS - 11&14 STOREYS (PROPOSED SCHEME)
- INDICATIVE NEIGHBOURING COMMON OPEN SPACE
- BOUNDARY LINE - INDICATIVE SITE CONSOLIDATED
- BOUNDARY LINE - EXISTING LOT

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SHADOW DIAGRAMS

26114
JOB No.

DA-400
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:20:00 PM

BMK ARCHITECTS

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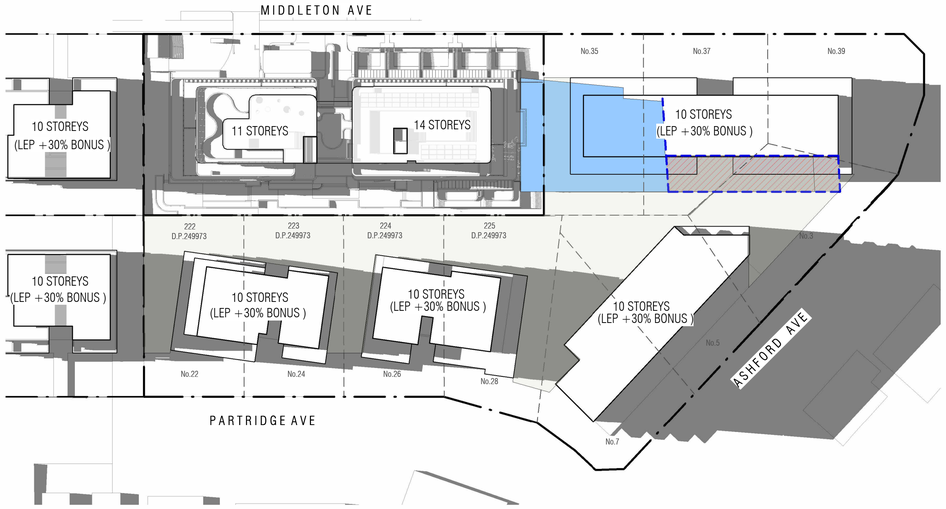
+ 61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10367
Sulsashini Kavidhanger 11825

KEY PLAN



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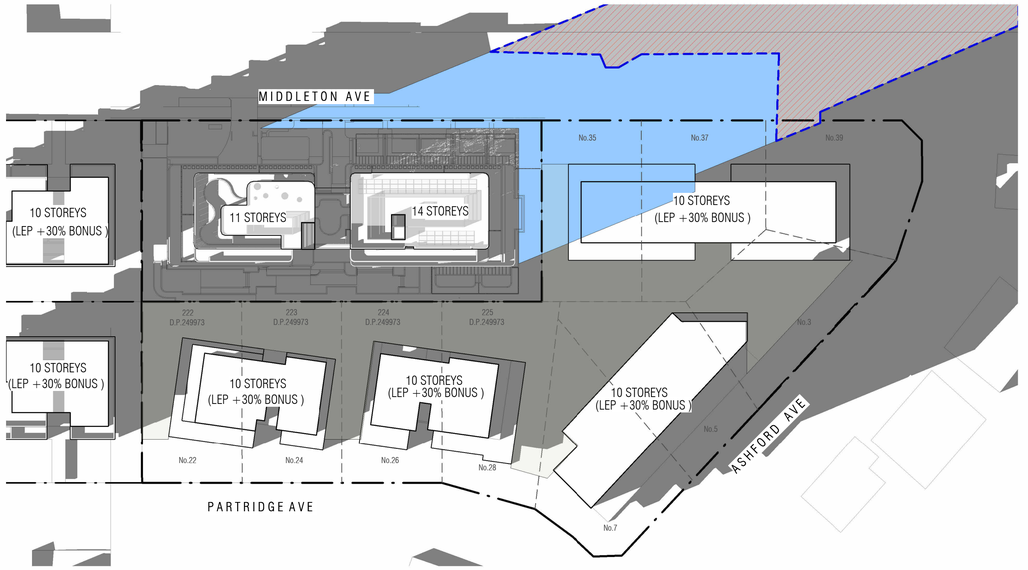
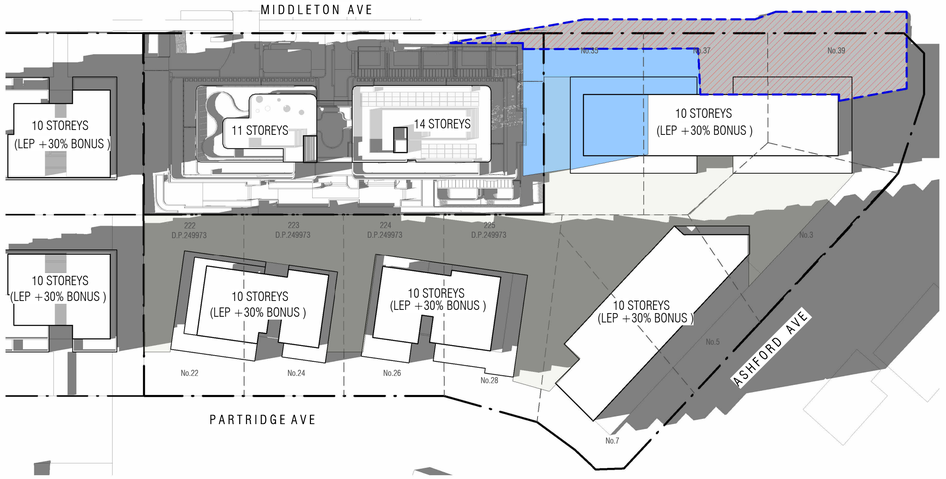


SHADOW -15.00 (22 JUNE)



SHADOW -14.00 (22 JUNE)

LEGEND

- SUBJECT SITE SHADOWS - 7 STOREYS (COMPLIANT SCHEME)
- SUBJECT SITE SHADOWS - 11&14 STOREYS (PROPOSED SCHEME)
- INDICATIVE NEIGHBOURING COMMON OPEN SPACE
- BOUNDARY LINE - INDICATIVE SITE CONSOLIDATED
- BOUNDARY LINE - EXISTING LOT

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SHADOW DIAGRAMS

26114 JOB No.

DA-401 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:20:34 PM

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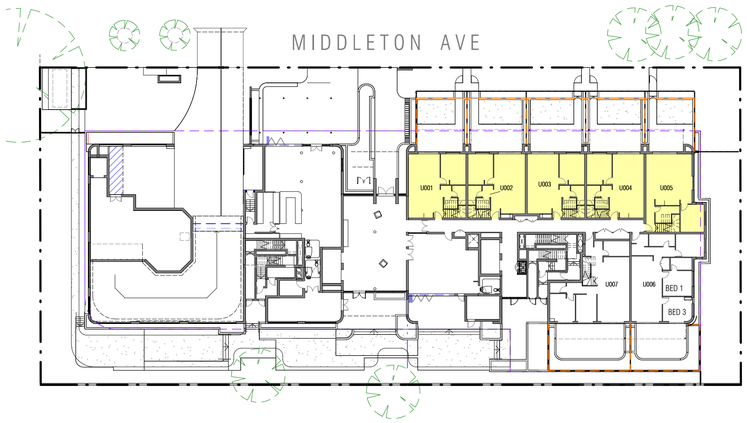
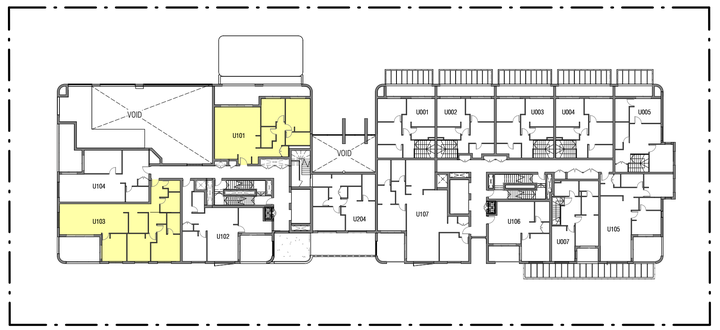
Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

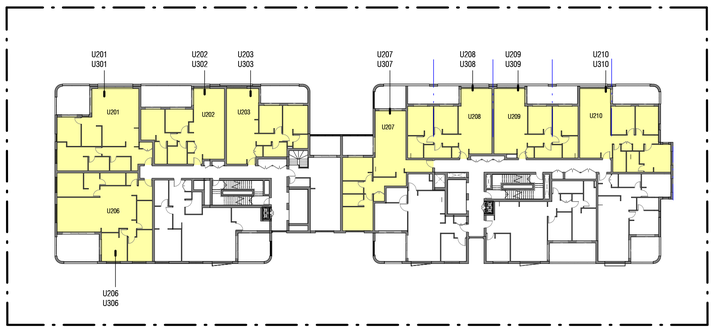
KEY PLAN



GROUND FLOOR PLAN
1 : 400

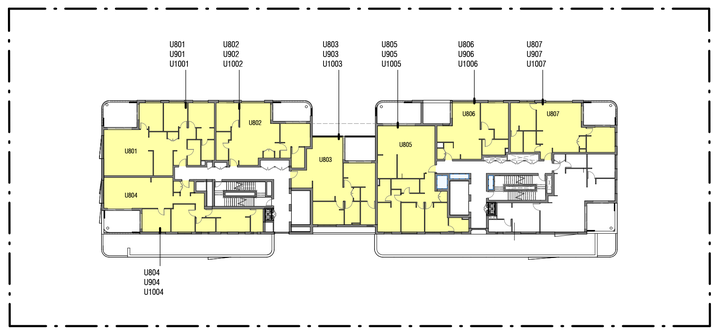


LEVEL 1
1 : 400



LEVEL 2-3
1 : 400

LEVEL 4-7
1 : 400

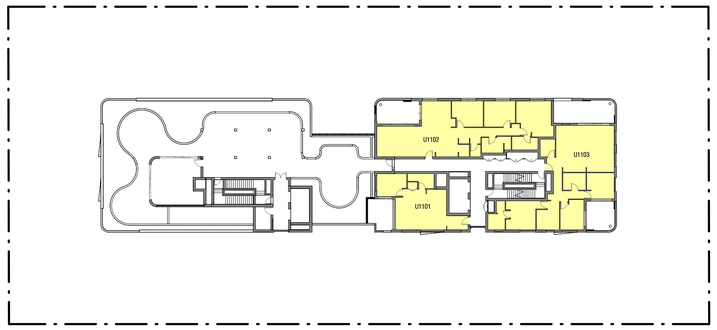


LEVEL 8-10
1 : 400

SOLAR ACCESS	
Level	Count
GROUND FLOOR	5
LEVEL 1	2
LEVEL 2	8
LEVEL 3	8
LEVEL 4	7
LEVEL 5	7
LEVEL 6	7
LEVEL 7	7
LEVEL 8	7
LEVEL 9	7
LEVEL 10	7
LEVEL 11	3
LEVEL 12	3
LEVEL 13	3
Total Units	81

Solar Access Compliance (ADG)
Min. 2 hours of solar access 70% of total apartments

Total Units Overall	109 Units
Total units receiving 2hrs (mid winter)	81 Units (74.3%)



LEVEL 11 (COS)
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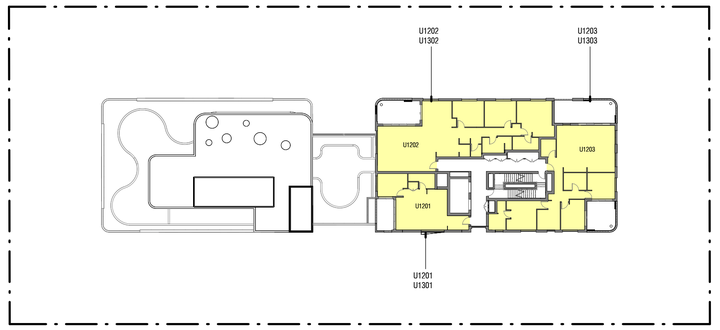

LEVEL 12-13
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B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	29/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SOLAR ACCESS COMPLIANCE PLANS

JOB No. 26114
DRAWING No. DA-500
SCALE @A1 SHEET 1 : 400
ISSUE B17
11/05/2026 3:20:40 PM

BHK Architects Pty Ltd
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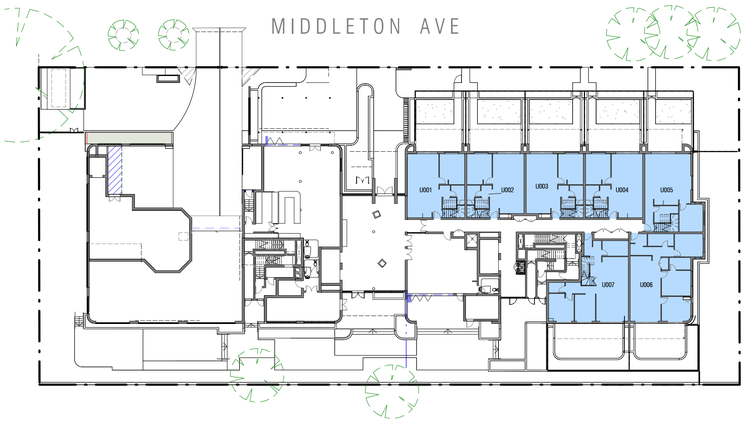
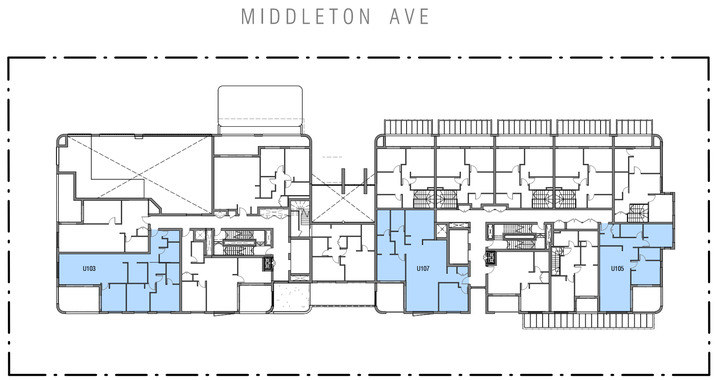
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

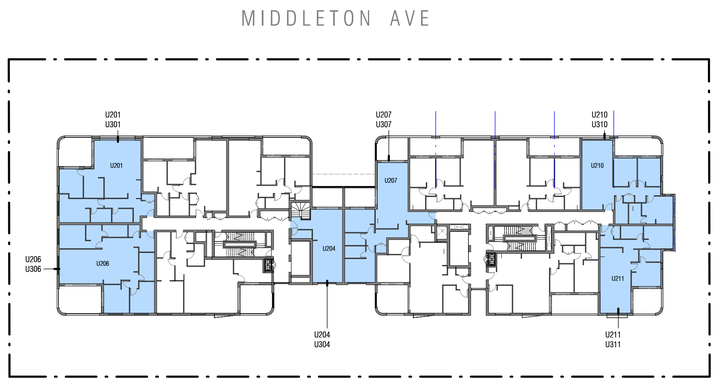
KEY PLAN



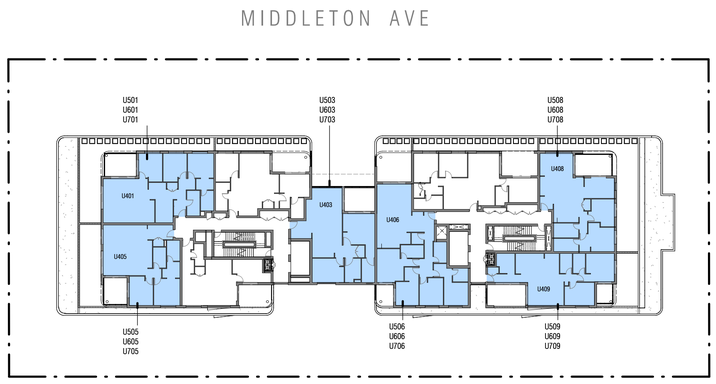
GROUND FLOOR PLAN
1 : 400



LEVEL 1
1 : 400



LEVEL 2-3
1 : 400



LEVEL 4-7
1 : 400

CROSS VENTILATION	
Level	Count
GROUND FLOOR	7
LEVEL 1	3
LEVEL 2	6
LEVEL 3	6
LEVEL 4	6
LEVEL 5	6
LEVEL 6	6
LEVEL 7	6
LEVEL 8	6
Total Units	52

Cross Ventilation Compliance (ADG)
Min. 60% of total apartments in the first nine storeys

Total Units (Ground - Level 8) 84 Units
Total units receiving 2hrs (mid winter) 52 Units (61.9%)

LEVEL 8
1 : 400

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
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0 5 1:100@A1
1:200@A3

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
CROSS VENTILATION COMPLIANCE PLANS

26114 JOB No.
DA-501 DRAWING No.
B17 ISSUE
SCALE @A1 SHEET 1 : 400
11/05/2026 3:20:45 PM

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Nominated Architects
Anna Ho 10367
Subashini Kasithurugan 11825

KEY PLAN

3D View 1

3D View 2

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COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
3D VIEWS

26114
JOB No.

DA-600
DRAWING No.

SCALE @A1 SHEET
1 : 200

B17
ISSUE

11/05/2026 6:15:42 PM

BMK ARCHITECTS

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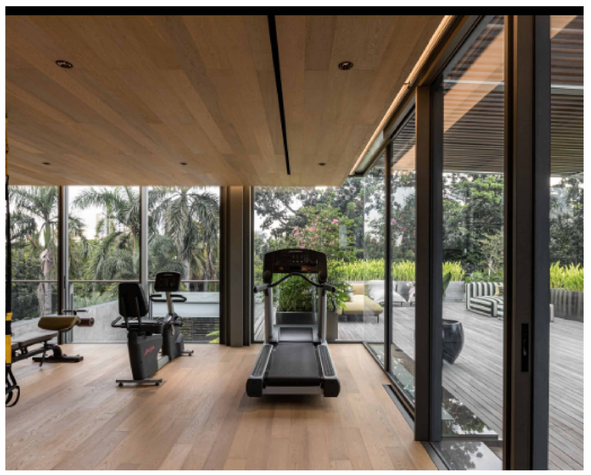
Nominated Architects
Anna Ho 10367
Subashini Kooshungan 11825

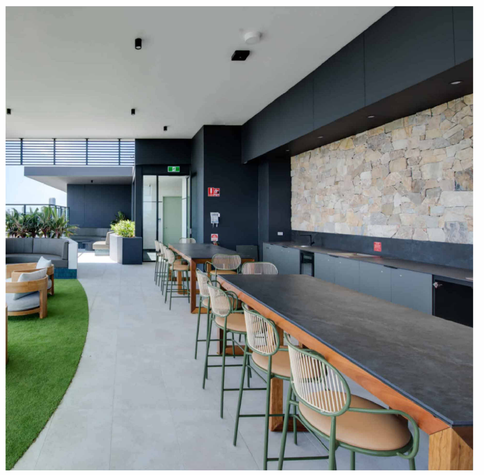
KEY PLAN

ROOF TOP COS - VIEW 1

ROOF TOP COS - VIEW 2

IMAGE REFERENCES:





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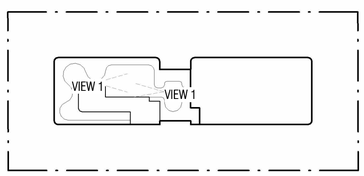

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RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
ROOF TOP COS

26114
JOB No.

DA-601
DRAWING No.

SCALE @A1 SHEET
1 : 800

B17
ISSUE

11/05/2026 3:40:37 PM

BNK ARCHITECTS

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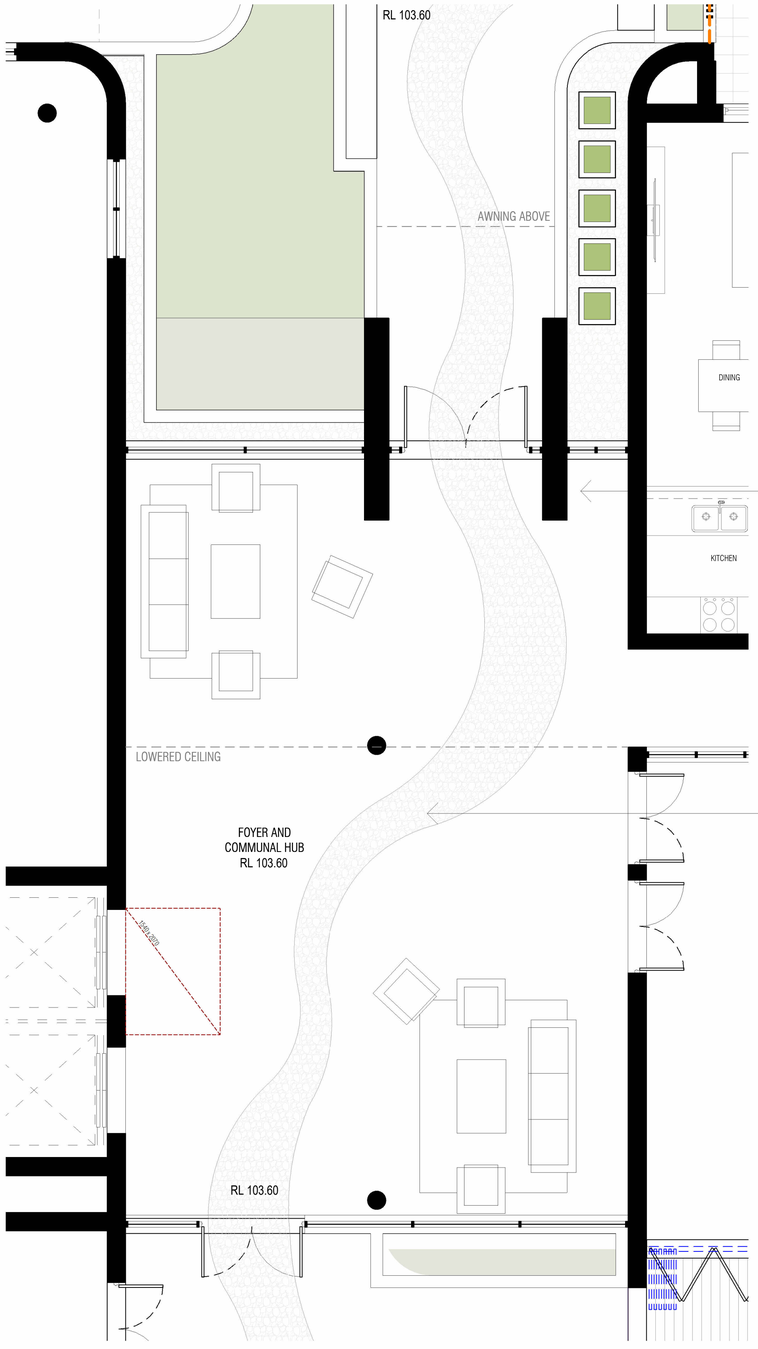
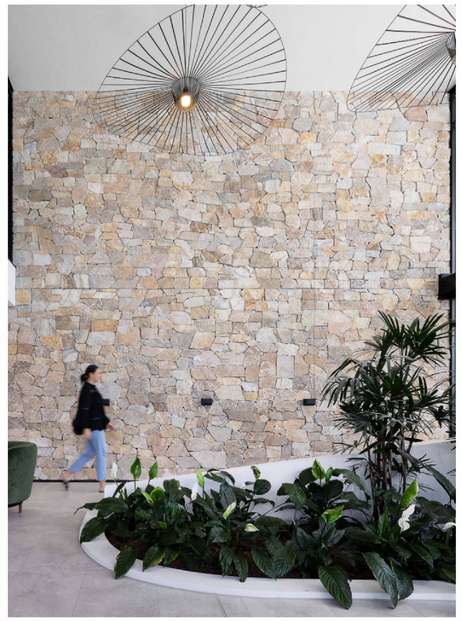
Subashini Kuisthungan 11825

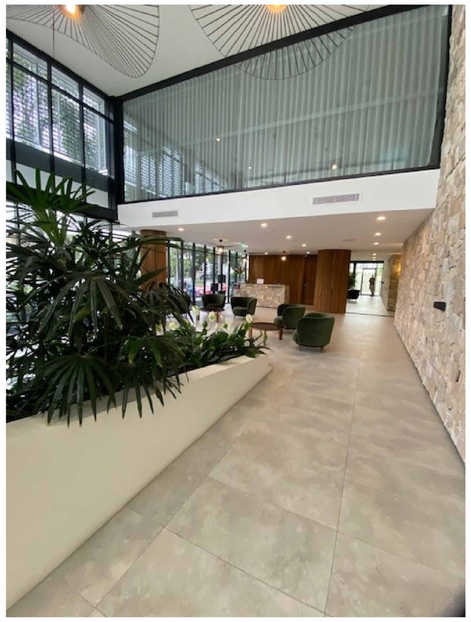
KEY PLAN



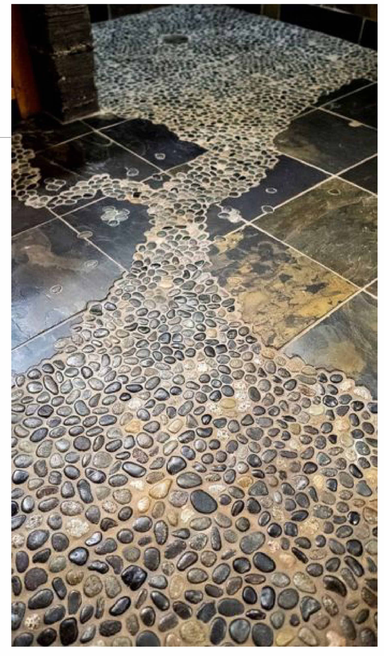
GROUND FLOOR PLAN (FOYER)

FOYER REFERENCES:





PEBBLE FLOORING:



B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
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B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
FOYER

26114
JOB No.

DA-602
DRAWING No.

SCALE @A1 SHEET
1 : 50

ISSUE
B17

11/05/2026 3:40:42 PM

BHK ARCHITECTS

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Nominated Architects
Anna Ho 10367
Subashini Kavithurajan 11825

KEY PLAN

CGI RENDER

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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0 5 1:100@A1
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27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

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CGI RENDER

26114
JOB No.

DA-603
DRAWING No.

SCALE @A1 SHEET

B17
ISSUE

11/05/2026 3:27:42 PM

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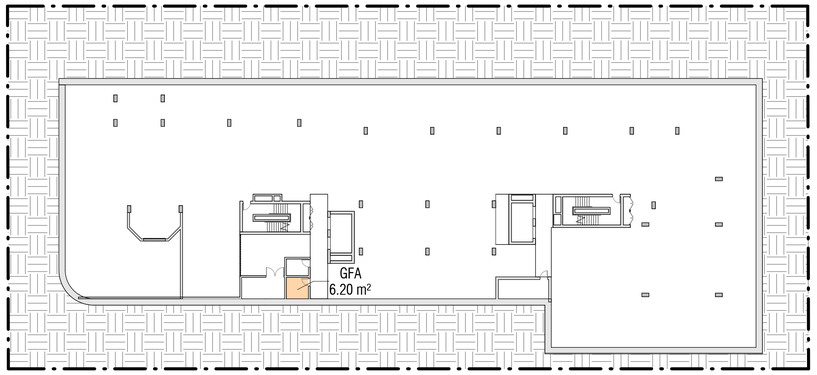
GROSS FLOOR AREA

KEY PLAN



BASEMENT 3
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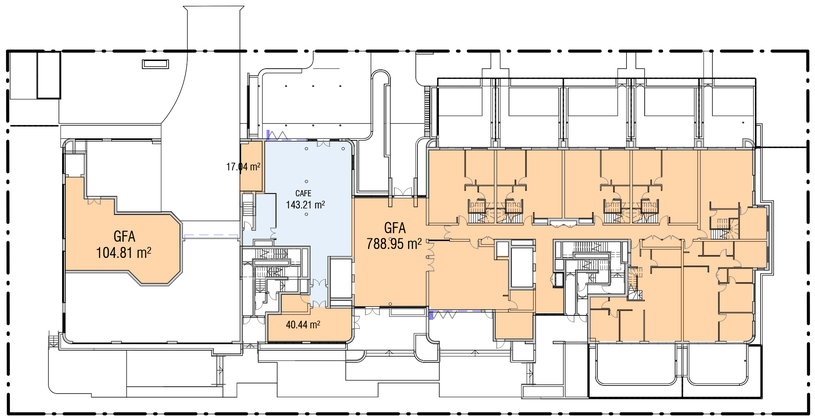

GROUND FLOOR
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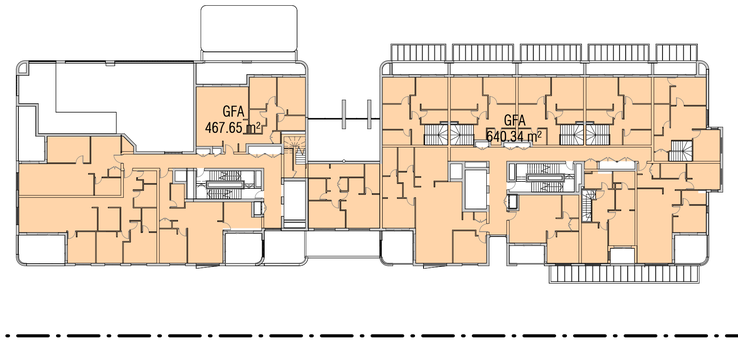

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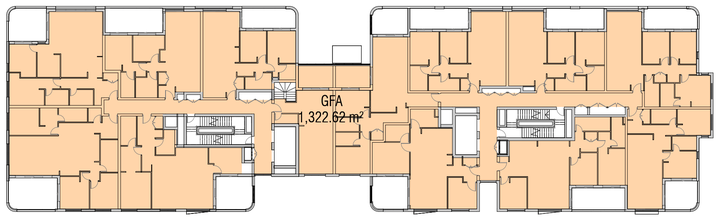

LEVEL 2-3
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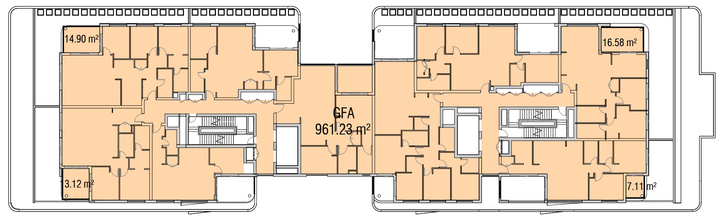

LEVEL 4-7
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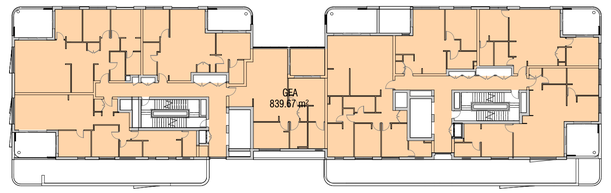

LEVEL 8-10
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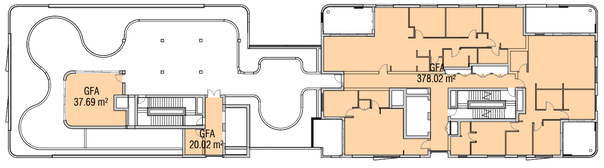

LEVEL 11
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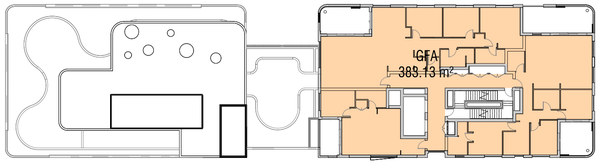

LEVEL 12-13
1 : 350

Gross Floor Area (GFA)	
Level	Area
BASEMENT 3	6.2 m²
GROUND FLOOR	1094.5 m²
LEVEL 1	1108.0 m²
LEVEL 2	1322.6 m²
LEVEL 3	1327.5 m²
LEVEL 4	1012.9 m²
LEVEL 5	961.2 m²
LEVEL 6	961.2 m²
LEVEL 7	961.2 m²
LEVEL 8	839.7 m²
LEVEL 9	839.7 m²
LEVEL 10	839.7 m²
LEVEL 11	435.7 m²
LEVEL 12	383.1 m²
LEVEL 13	383.1 m²
Total GFA	12476.4 m²

SITE AREA	= 3,791 m²
GFA - CAFE	= 143.21 m²
GFA - RESIDENTIAL	= 12333.19 m²
TOTAL GFA	= 12476.4 m²
FSR	= 3.3 : 1

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
AREA CALCULATION (GFA)

26114
JOB No.

SP-100
DRAWING No.

SCALE @A1 SHEET
1 : 350
B17
ISSUE
11/05/2026 3:21:27 PM

BMK ARCHITECTS

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Nominated Architects
Anna Ho 10367
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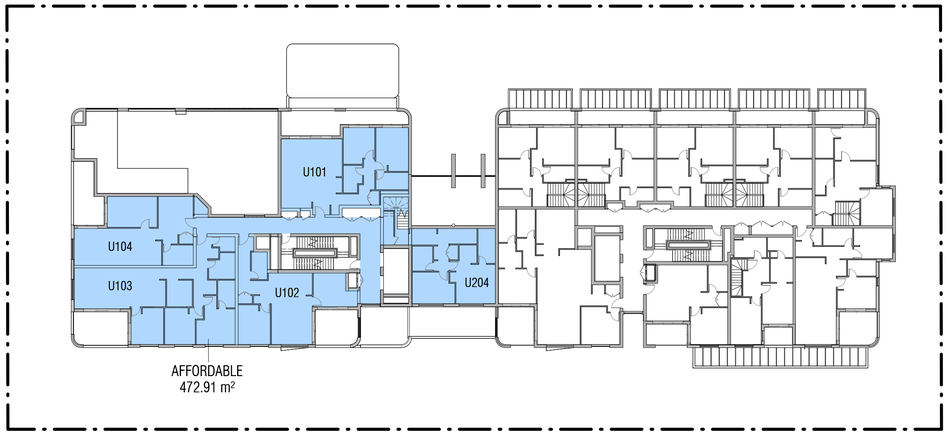
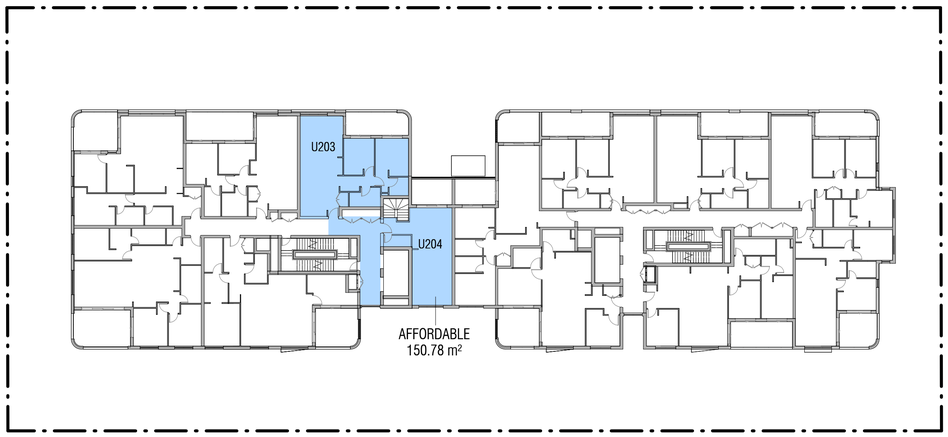
KEY PLAN



LEVEL 1



LEVEL 2

GFA Residential	12333.19 m²
GFA Commercial	143.21 m²
TOTAL GFA	12476.4 m²
Total Affordable Area Required (5% of total residential GFA)	616.66 m²
TOTAL AFFORDABLE AREA PROVIDED:	623.7 m²
TOTAL AFFORDABLE UNITS:	6 UNITS

1 BEDROOM X 1 UNITS (U104)

2 BEDROOM X 4 UNITS (U101, U102, U204, U203)

3 BEDROOM X 1 UNITS (U103)

AREA - AFFORDABLE	
Level	Area
LEVEL 1	472.9 m²
LEVEL 2	150.8 m²
Grand total	623.7 m²

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
AFFORDABLE UNITS

26114 JOB No.

SP-101 DRAWING No.

SCALE @A1 SHEET
1 : 300

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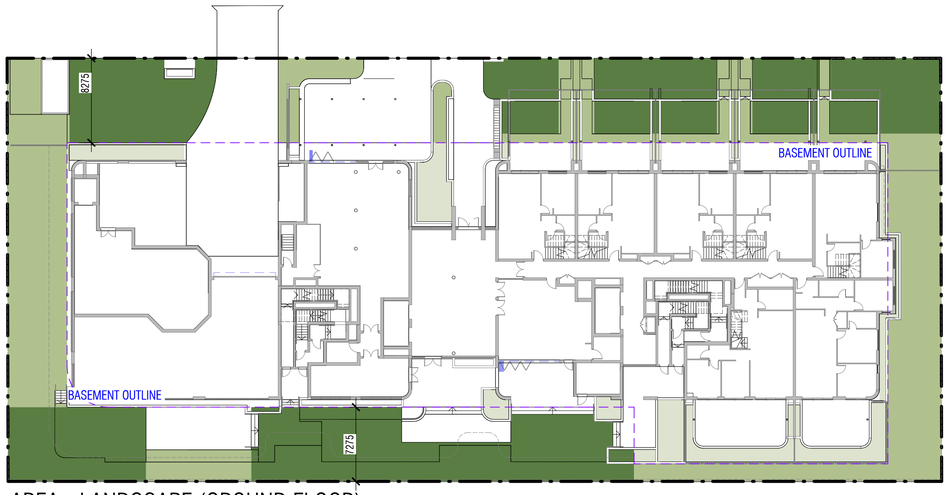
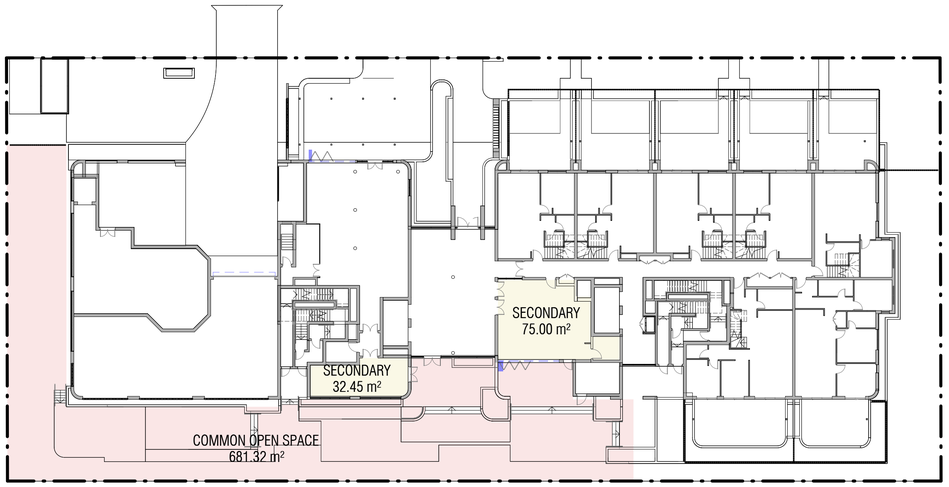
KEY PLAN

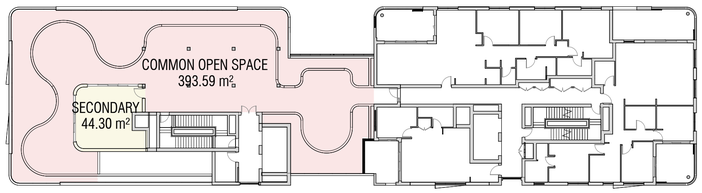


AREA - LANDSCAPE (GROUND FLOOR)
1 : 300



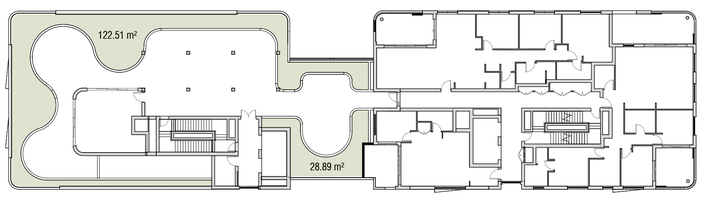
AREA - COMMON OPEN SPACE (GROUND FLOOR)
1 : 300

AREA - LANDSCAPE (LEVEL 4)
1 : 300



AREA - COMMON OPEN SPACE (LEVEL 11)
1 : 300

LEGEND
- LANDSCAPE - DEEP SOIL (MIN. 6M)
- LANDSCAPE
- LANDSCAPE - ABOVE STRUCTURE
- COMMON OPEN SPACE
- COMMON SPACE - SECONDARY



AREA - LANDSCAPE (LEVEL 11)
1 : 300

SITE AREA	3791 m²
LANDSCAPE AREA	1145.34 m2 (30.21%) *incl. permeable paving
LANDSCAPE AREA (ON STRUCTURE)	199.69 m2 (5.27%)
DEEP SOIL AREA (min. 3m)	978.84 m2 (25.82%) *including min. 6m
DEEP SOIL AREA (min. 6m)	426.98 m2 (11.26%)

AREA - COS

Level	Name	Area
GROUND FLOOR	COMMON OPEN SPACE	681.3 m²
GROUND FLOOR	SECONDARY	75.0 m²
GROUND FLOOR	SECONDARY	32.5 m²
LEVEL 11	COMMON OPEN SPACE	393.6 m²
LEVEL 11	SECONDARY	44.3 m²
Grand total: 5		1226.7 m²

COS (Outdoor)	1074.9 m²
COS - Secondary (Indoor)	151.8 m²
TOTAL COS AREA	1226.7 m² (32%)

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0 5 1:100@A1
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NSW No. 6294

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DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
AREA CALCULATION (LANDSCAPE & COS)

26114 JOB No.
SP-102 DRAWING No.
SCALE @A1 SHEET As indicated
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Nominated Architects:
Anna Ho 10967
Subashini Kavithanjan 11825

BHK ARCHITECTS

KEY PLAN

Unit Schedule - ADG

Level	Occupancy	Number	Type	Area	Platinum Unit	Gold Unit	Silver Unit	Cross Vent. (Up to L8)	Solar Access	Storage Int.	Storage Ext. (min)	Storage Total
GROUND FLOOR	SOUTH	U001	3 BED LOFT	62.4 m²				1	1	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U002	3 BED LOFT	60.4 m²				1	1	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U003	3 BED LOFT	60.4 m²				1	1	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U004	3 BED LOFT	62.2 m²				1	1	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U005	3 BED LOFT	66.7 m²			0	1	1	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U006	3 BED	94.8 m²				1	0	5.0 m³	5.0 m³	10.0 m³
GROUND FLOOR	SOUTH	U007	3 BED LOFT	86.1 m²				1		9.0 m³	5.0 m³	14.0 m³
					0	0	0	7	5			
LEVEL 1	NORTH	U101	2 BED (L)	87.3 m²					1	6.0 m³	4.0 m³	10.0 m³
LEVEL 1	NORTH	U102	2 BED	71.5 m²			0			4.0 m³	4.0 m³	8.0 m³
LEVEL 1	NORTH	U103	3 BED (L)	110.1 m²				1	1	6.0 m³	5.0 m³	11.0 m³
LEVEL 1	NORTH	U104	1 BED (MP)	70.4 m²		0	0			4.0 m³	3.0 m³	7.0 m³
LEVEL 1	SOUTH	U105	2 BED	80.9 m²				1		4.0 m³	4.0 m³	8.0 m³
LEVEL 1	SOUTH	U106	1 BED	50.1 m²						4.0 m³	3.0 m³	7.0 m³
LEVEL 1	SOUTH	U107	2 BED (MP)	114.9 m²			0	1		9.0 m³	4.0 m³	13.0 m³
					0	0	0	3	2			
LEVEL 2	NORTH	U201	2 BED (MP)	102.3 m²				1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 2	NORTH	U202	2 BED	81.1 m²			1		1	6.0 m³	4.0 m³	10.0 m³
LEVEL 2	NORTH	U203	2 BED	80.4 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 2	NORTH	U204	2 BED (L)	45.2 m²				1		4.0 m³	4.0 m³	8.0 m³
LEVEL 2	NORTH	U205	2 BED (L)	105.5 m²		0	1			5.0 m³	4.0 m³	9.0 m³
LEVEL 2	NORTH	U206	3 BED (L)	119.4 m²				1	1	8.0 m³	5.0 m³	13.0 m³
LEVEL 2	SOUTH	U207	2 BED (L)	86.7 m²				1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 2	SOUTH	U208	2 BED	81.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 2	SOUTH	U209	2 BED	81.4 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 2	SOUTH	U210	3 BED	95.2 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 2	SOUTH	U211	2 BED	80.9 m²				1		4.0 m³	4.0 m³	8.0 m³
LEVEL 2	SOUTH	U212	3 BED	107.1 m²						6.0 m³	5.0 m³	11.0 m³
LEVEL 2	SOUTH	U213	2 BED (L)	88.5 m²	1	0	0			5.0 m³	4.0 m³	9.0 m³
					1	0	5	6	8			
LEVEL 3	NORTH	U301	2 BED (MP)	102.3 m²				1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 3	NORTH	U302	2 BED	81.1 m²			1		1	6.0 m³	4.0 m³	10.0 m³
LEVEL 3	NORTH	U303	2 BED	80.4 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 3	NORTH	U304	1 BED	50.1 m²				1		3.0 m³	3.0 m³	6.0 m³
LEVEL 3	NORTH	U305	2 BED (L)	105.5 m²		0	1			5.0 m³	4.0 m³	9.0 m³
LEVEL 3	NORTH	U306	3 BED (L)	119.4 m²				1	1	8.0 m³	5.0 m³	13.0 m³
LEVEL 3	SOUTH	U307	2 BED (L)	86.7 m²				1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 3	SOUTH	U308	2 BED	81.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 3	SOUTH	U309	2 BED	81.4 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 3	SOUTH	U310	3 BED	95.2 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 3	SOUTH	U311	2 BED	80.9 m²				1		4.0 m³	4.0 m³	8.0 m³
LEVEL 3	SOUTH	U312	3 BED	107.1 m²						6.0 m³	5.0 m³	11.0 m³
LEVEL 3	SOUTH	U313	2 BED (L)	88.8 m²	1	0	0			5.0 m³	4.0 m³	9.0 m³
					1	0	5	6	8			
LEVEL 4	NORTH	U401	3 BED (MP)	109.2 m²				1	1	7.0 m³	5.0 m³	12.0 m³
LEVEL 4	NORTH	U402	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 4	NORTH	U403	2 BED (L)	95.2 m²	1	0	0	1	1	5.0 m³	4.0 m³	9.0 m³
LEVEL 4	NORTH	U404	1 BED	60.4 m²						4.0 m³	4.0 m³	8.0 m³
LEVEL 4	NORTH	U405	2 BED (L)	89.7 m²				1	1	3.0 m³	3.0 m³	6.0 m³

Unit Schedule - ADG

Level	Occupancy	Number	Type	Area	Platinum Unit	Gold Unit	Silver Unit	Cross Vent. (Up to L8)	Solar Access	Storage Int.	Storage Ext. (min)	Storage Total
LEVEL 4	SOUTH	U406	4 BED	127.1 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 4	SOUTH	U407	3 BED	96.4 m²		0	0	0	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 4	SOUTH	U408	2 BED (MP)	97.1 m²		0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 4	SOUTH	U409	2 BED (L)	86.5 m²				1		5.0 m³	4.0 m³	9.0 m³
					1	0	1	6	7			
LEVEL 5	NORTH	U501	3 BED (MP)	109.2 m²				1	1	7.0 m³	5.0 m³	12.0 m³
LEVEL 5	NORTH	U502	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 5	NORTH	U503	2 BED (L)	95.2 m²	1	0	0	1	1	5.0 m³	4.0 m³	9.0 m³
LEVEL 5	NORTH	U504	1 BED	60.4 m²						4.0 m³	4.0 m³	8.0 m³
LEVEL 5	NORTH	U505	2 BED (L)	89.7 m²				1	1	3.0 m³	3.0 m³	6.0 m³
LEVEL 5	SOUTH	U506	4 BED	127.1 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 5	SOUTH	U507	3 BED	96.4 m²		0	0		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 5	SOUTH	U508	2 BED (MP)	97.1 m²		0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 5	SOUTH	U509	2 BED (L)	86.5 m²				1		5.0 m³	4.0 m³	9.0 m³
					1	0	1	6	7			
LEVEL 6	NORTH	U601	3 BED (MP)	109.2 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 6	NORTH	U602	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 6	NORTH	U603	2 BED (L)	95.2 m²	1	0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 6	NORTH	U604	1 BED	60.4 m²					0	4.0 m³	4.0 m³	8.0 m³
LEVEL 6	NORTH	U605	2 BED (L)	89.7 m²				1	1	3.0 m³	3.0 m³	6.0 m³
LEVEL 6	SOUTH	U606	4 BED	127.1 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 6	SOUTH	U607	3 BED	96.4 m²		0	0		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 6	SOUTH	U608	2 BED (MP)	97.1 m²		0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 6	SOUTH	U609	2 BED (L)	86.5 m²				1		5.0 m³	4.0 m³	9.0 m³
					1	0	1	6	7			
LEVEL 7	NORTH	U701	3 BED (MP)	109.2 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 7	NORTH	U702	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 7	NORTH	U703	2 BED (L)	95.2 m²	1	0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 7	NORTH	U704	1 BED	60.4 m²					0	4.0 m³	4.0 m³	8.0 m³
LEVEL 7	NORTH	U705	2 BED (L)	89.7 m²				1	1	3.0 m³	3.0 m³	6.0 m³
LEVEL 7	SOUTH	U706	4 BED	127.1 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 7	SOUTH	U707	3 BED	96.4 m²		0	0		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 7	SOUTH	U708	2 BED (MP)	97.1 m²		0	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 7	SOUTH	U709	2 BED (L)	86.5 m²				1		5.0 m³	4.0 m³	9.0 m³
					1	0	1	6	7			

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
ADG SCHEDULE

26114 JOB No.

SP-103 DRAWING No.

SCALE @A1 SHEET

B17 ISSUE

11/05/2026 3:22:57 PM

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www.bnkarchitects.com.au

Nominated Architects
Anna Ho 10967
Subashini Kooshangan 11825

KEY PLAN

Unit Schedule - ADG												
Level	Occupancy	Number	Type	Area	Platinum Unit	Gold Unit	Silver Unit	Cross Vent. (Up to L8)	Solar Access	Storage Int.	Storage Ext. (min)	Storage Total
LEVEL 8	NORTH	U801	3 BED (MP)	112.3 m²				1	1	6.0 m³	5.0 m³	11.0 m³
LEVEL 8	NORTH	U802	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 8	NORTH	U803	2 BED (L)	88.1 m²		1	0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 8	NORTH	U804	3 BED	96.5 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 8	SOUTH	U805	3 BED (MP)	116.7 m²				1	1	5.0 m³	5.0 m³	10.0 m³
LEVEL 8	SOUTH	U806	1 BED (MP)	59.3 m²		1	0		1	3.0 m³	3.0 m³	6.0 m³
LEVEL 8	SOUTH	U807	2 BED	75.1 m²			0	1	1	4.0 m³	4.0 m³	8.0 m³
LEVEL 8	SOUTH	U808	2 BED (MP)	95.1 m²			0	1		4.0 m³	4.0 m³	8.0 m³
					0	2	1	6	7			
LEVEL 9	NORTH	U901	3 BED (MP)	112.3 m²					1	6.0 m³	5.0 m³	11.0 m³
LEVEL 9	NORTH	U902	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 9	NORTH	U903	2 BED (L)	88.1 m²		1	0		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 9	NORTH	U904	3 BED	96.5 m²					1	5.0 m³	5.0 m³	10.0 m³
LEVEL 9	SOUTH	U905	3 BED (MP)	116.7 m²					1	5.0 m³	5.0 m³	10.0 m³
LEVEL 9	SOUTH	U906	1 BED (MP)	59.3 m²		1	0		1	3.0 m³	3.0 m³	6.0 m³
LEVEL 9	SOUTH	U907	2 BED	75.1 m²			0		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 9	SOUTH	U908	2 BED (MP)	95.1 m²			0			4.0 m³	4.0 m³	8.0 m³
					0	2	1	0	7			
LEVEL 10	NORTH	U1001	3 BED (MP)	112.3 m²					1	6.0 m³	5.0 m³	11.0 m³
LEVEL 10	NORTH	U1002	2 BED	79.6 m²			1		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 10	NORTH	U1003	2 BED (L)	88.1 m²		1	0		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 10	NORTH	U1004	3 BED	96.5 m²					1	5.0 m³	5.0 m³	10.0 m³
LEVEL 10	SOUTH	U1005	3 BED (MP)	116.7 m²					1	5.0 m³	5.0 m³	10.0 m³
LEVEL 10	SOUTH	U1006	1 BED (MP)	59.3 m²		1	0		1	3.0 m³	3.0 m³	6.0 m³
LEVEL 10	SOUTH	U1007	2 BED	75.1 m²			0		1	4.0 m³	4.0 m³	8.0 m³
LEVEL 10	SOUTH	U1008	2 BED (MP)	95.1 m²			0			4.0 m³	4.0 m³	8.0 m³
					0	2	1	0	7			
LEVEL 11	SOUTH	U1101	1 BED	58.3 m²					1	3.0 m³	3.0 m³	6.0 m³
LEVEL 11	SOUTH	U1102	3 BED (L)	137.4 m²			1		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 11	SOUTH	U1103	3 BED (MP)	128.6 m²			1		1	5.0 m³	5.0 m³	10.0 m³
					0	0	2	0	3			
LEVEL 12	SOUTH	U1201	1 BED	58.3 m²					1	3.0 m³	3.0 m³	6.0 m³
LEVEL 12	SOUTH	U1202	3 BED (L)	151.8 m²			1		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 12	SOUTH	U1203	3 BED (MP)	128.5 m²			1		1	5.0 m³	5.0 m³	10.0 m³
					0	0	2	0	3			
LEVEL 13	SOUTH	U1301	1 BED	58.3 m²					1	3.0 m³	3.0 m³	6.0 m³
LEVEL 13	SOUTH	U1302	3 BED (L)	151.9 m²			1		1	5.0 m³	5.0 m³	10.0 m³
LEVEL 13	SOUTH	U1303	3 BED (MP)	128.5 m²			1		1	5.0 m³	5.0 m³	10.0 m³
					0	0	2	0	3			
					6	6	23	52	81			

NOTE:
- External storage shown minimum volume size, located in basement
- Cross ventilation counted for the first nine-storeys (ADG)

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

APPROVED DESIGN ARCHITECT:

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
ADG SCHEDULE

26114 JOB No.

SP-104 DRAWING No.

SCALE @A1 SHEET 1 : 100

B17 ISSUE

11/05/2026 3:26:57 PM

PLATINUM UNITS

BHK Architects Pty Ltd
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Eastwood NSW 2122
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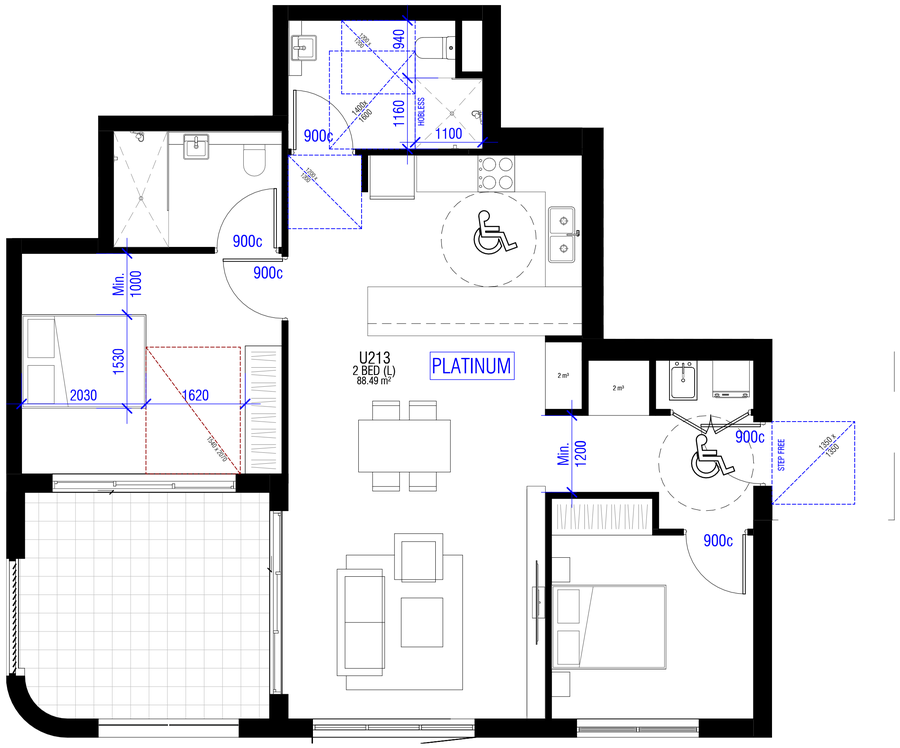
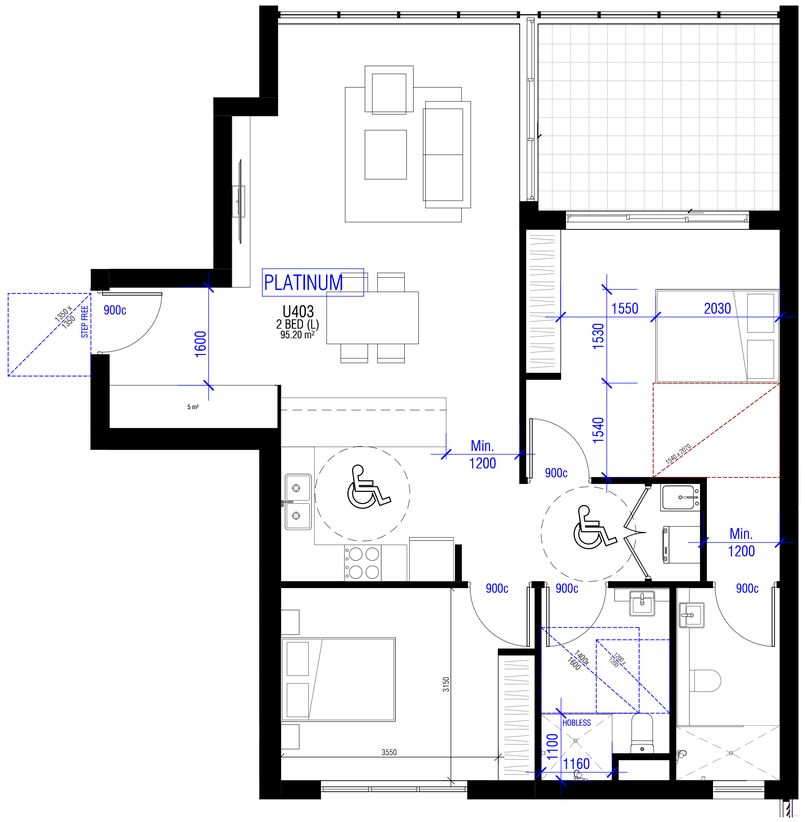
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kavidhanger 11825

KEY PLAN



LEVEL 2 - U213, U313 (PLATINUM UNITS) - 2 BED
1 : 50 @ A1 sheet
1 : 100 @ A3 sheet



LEVEL 4-7 - U403, 503, 603, 703 (PLATINUM) - 2 BED
1 : 50 @ A1 sheet
1 : 100 @ A3 sheet

Unit Schedule - Platinum Units				
Level	Number	Type	Area	Unit - Platinum
LEVEL 2	U213	2 BED (L)	88.5 m²	1
LEVEL 3	U313	2 BED (L)	88.8 m²	1
LEVEL 4	U403	2 BED (L)	95.2 m²	1
LEVEL 5	U503	2 BED (L)	95.2 m²	1
LEVEL 6	U603	2 BED (L)	95.2 m²	1
LEVEL 7	U703	2 BED (L)	95.2 m²	1
Total				6

TOTAL UNITS	109 UNITS
PLATINUM UNITS	6 UNITS (5%)

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1
1:200@A3

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NSW No. 6294

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SSDA - RESIDENTIAL FLAT BUILDING

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DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
PLATINUM UNITS

26114 JOB No.

SP-200 DRAWING No.

SCALE @A1 SHEET
1 : 50

B17 ISSUE

11/05/2026 3:26:58 PM

GOLD UNITS

BHK Architects Pty Ltd
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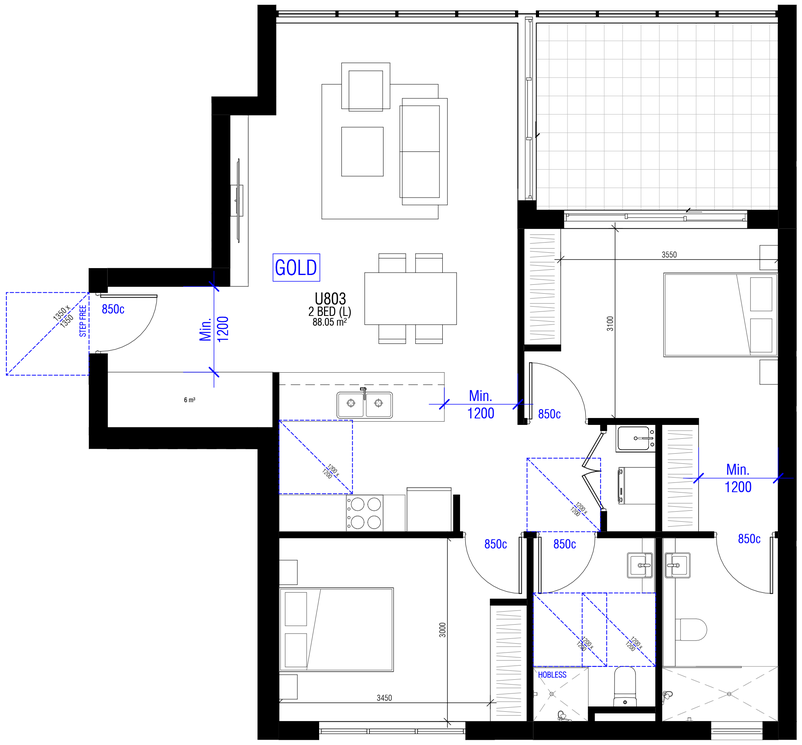
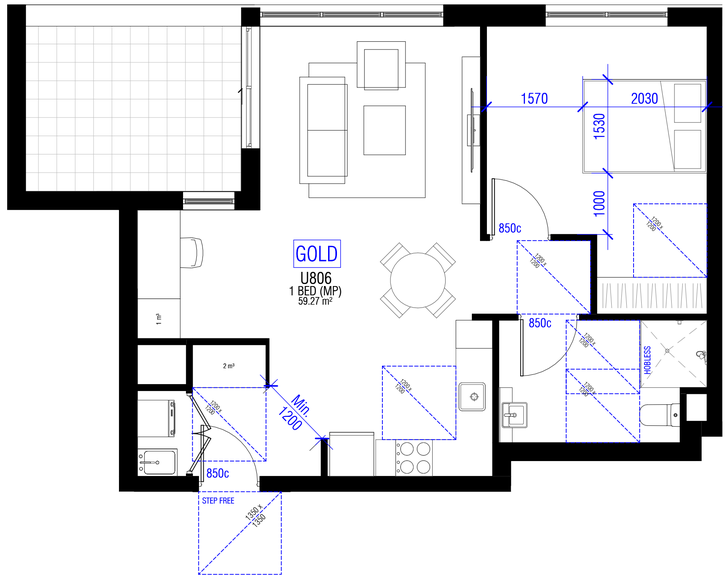
Suite 1, Level 2 2 Rowe St,
Eastwood NSW 2122
+ 61 2 8853 8889
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



LEVEL 8-10 - U803, U903, U1003 (SILVER) - 2 BED



LEVEL 8-10 - U806, U906, U1006 (GOLD UNITS) - 1 BED

Unit Schedule - Gold Units				
Level	Number	Type	Area	Gold
LEVEL 8	U803	2 BED (L)	88.1 m²	1
LEVEL 8	U806	1 BED (MP)	59.3 m²	1
LEVEL 9	U903	2 BED (L)	88.1 m²	1
LEVEL 9	U906	1 BED (MP)	59.3 m²	1
LEVEL 10	U1003	2 BED (L)	88.1 m²	1
LEVEL 10	U1006	1 BED (MP)	59.3 m²	1
Total				6

TOTAL UNITS	109 UNITS
GOLD UNITS	6 UNITS (5%)

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
GOLD UNITS

26114 JOB No.

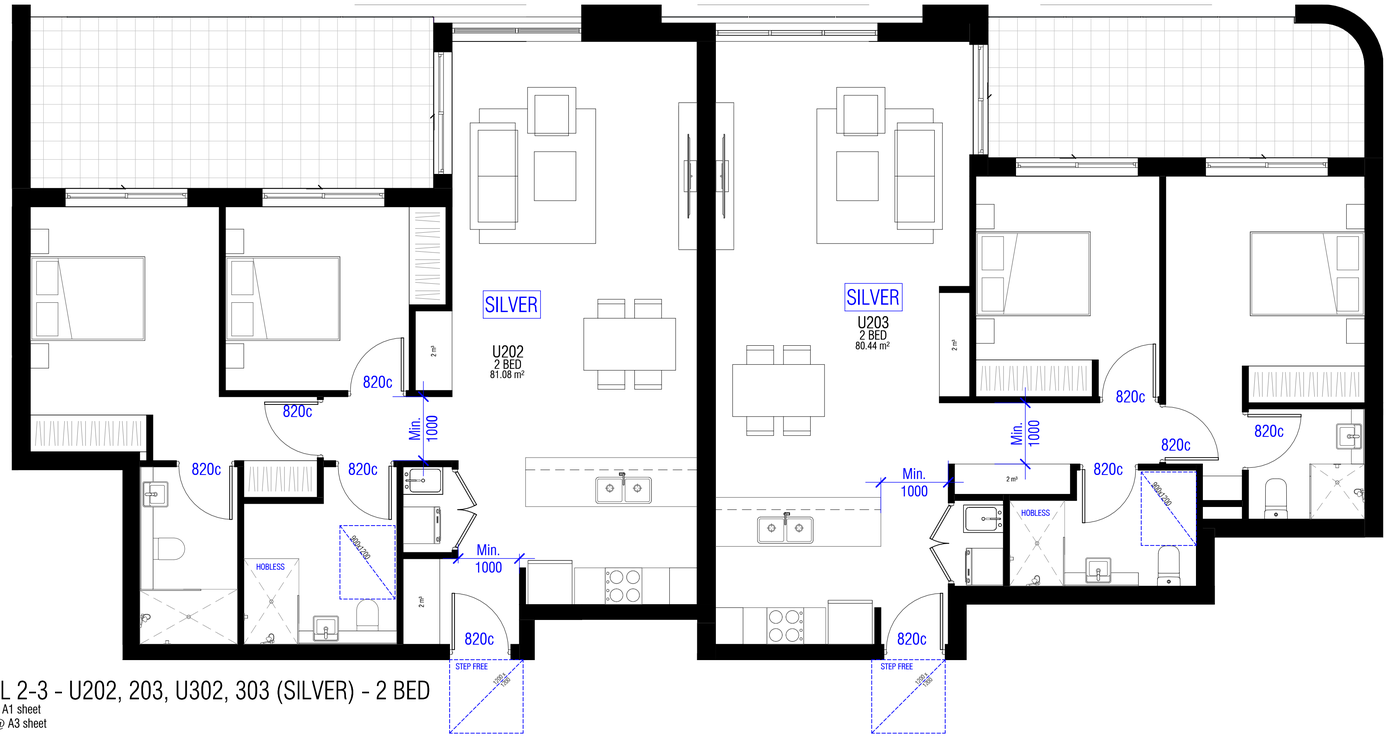
SP-201 DRAWING No.

SCALE @A1 SHEET
1 : 50

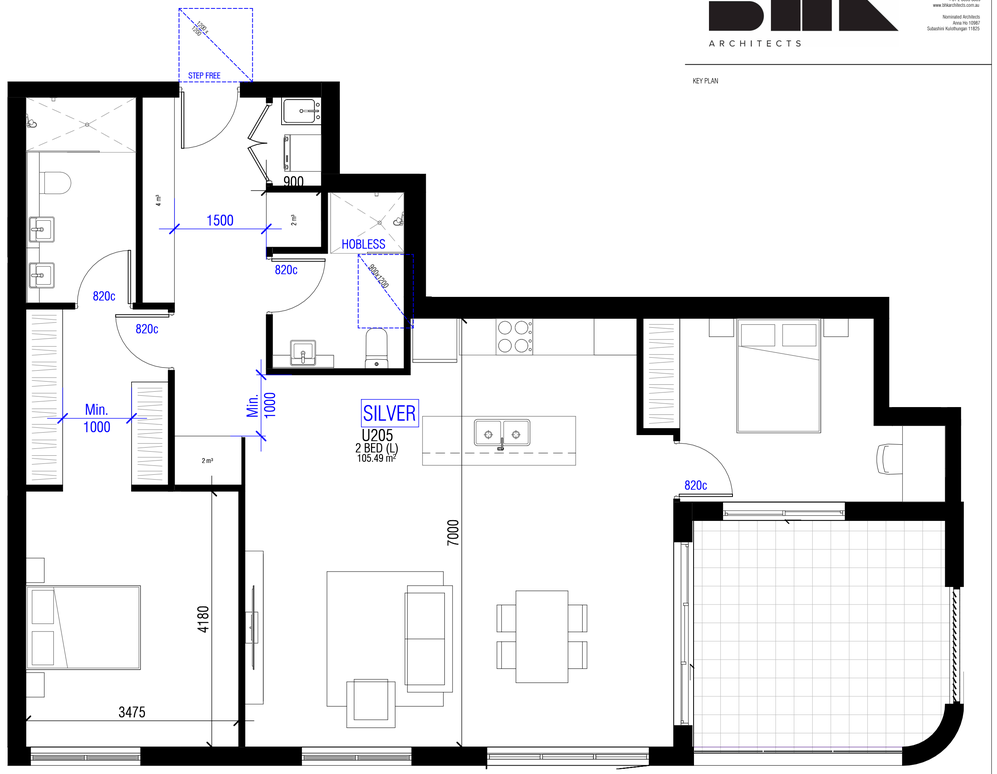
B17 ISSUE

11/05/2026 3:27:02 PM

SILVER UNITS



LEVEL 2-3 - U202, 203, U302, 303 (SILVER) - 2 BED
1 : 50 @ A1 sheet
1 : 100 @ A3 sheet



LEVEL 2-3 - U205, U305 (SILVER) - 2 BED
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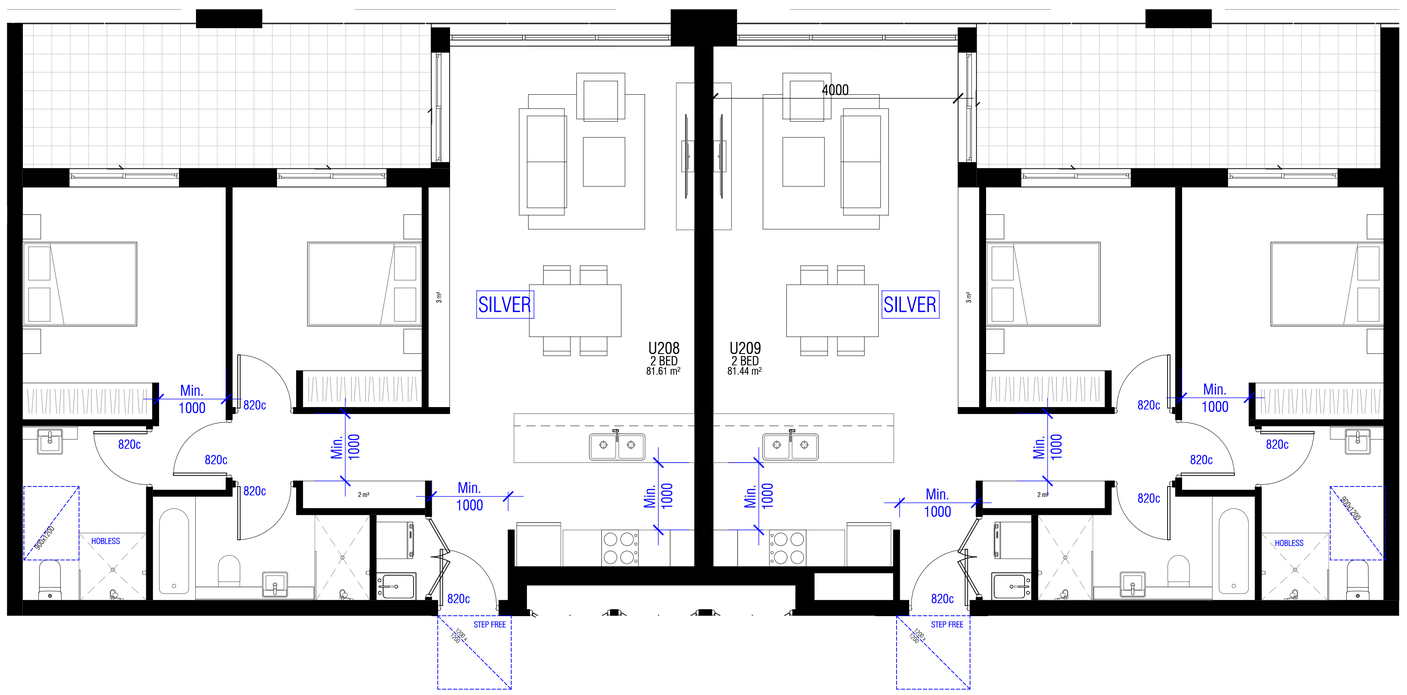

LEVEL 2-3 - U208, U209, U308, U309 (SILVER) - 2 BED
1 : 50 @ A1 sheet
1 : 100 @ A3 sheet

Unit Schedule - Silver				
Level	Number	Type	Area	Silver Units
LEVEL 2	U202	2 BED	81.1 m²	1
LEVEL 2	U203	2 BED	80.4 m²	1
LEVEL 2	U205	2 BED (L)	105.5 m²	1
LEVEL 2	U208	2 BED	81.6 m²	1
LEVEL 2	U209	2 BED	81.4 m²	1
LEVEL 3	U302	2 BED	81.1 m²	1
LEVEL 3	U303	2 BED	80.4 m²	1
LEVEL 3	U305	2 BED (L)	105.5 m²	1
LEVEL 3	U308	2 BED	81.6 m²	1
LEVEL 3	U309	2 BED	81.4 m²	1
LEVEL 4	U402	2 BED	79.6 m²	1
LEVEL 5	U502	2 BED	79.6 m²	1
LEVEL 6	U602	2 BED	79.6 m²	1
LEVEL 7	U702	2 BED	79.6 m²	1
LEVEL 8	U802	2 BED	79.6 m²	1
LEVEL 9	U902	2 BED	79.6 m²	1
LEVEL 10	U1002	2 BED	79.6 m²	1
LEVEL 11	U1102	3 BED (L)	137.4 m²	1
LEVEL 11	U1103	3 BED (MP)	128.6 m²	1
LEVEL 12	U1202	3 BED (L)	151.8 m²	1
LEVEL 12	U1203	3 BED (MP)	128.5 m²	1
LEVEL 13	U1302	3 BED (L)	151.9 m²	1
LEVEL 13	U1303	3 BED (MP)	128.5 m²	1
Total				23

TOTAL UNITS	109 UNITS
SILVER UNITS	23 UNITS (21%)

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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PROJECT PARTNERS

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

26114
JOB No.

DRAWING TITLE:
SILVER UNITS

SP-202
DRAWING No.

SCALE @A1 SHEET
1 : 50

B17
ISSUE

11/05/2026 3:27:00 PM

BHK Architects Pty Ltd
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Suite 1, Level 2.2 Rowe St,
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www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

ARCHITECTS

KEY PLAN

BHK Architects Pty Ltd
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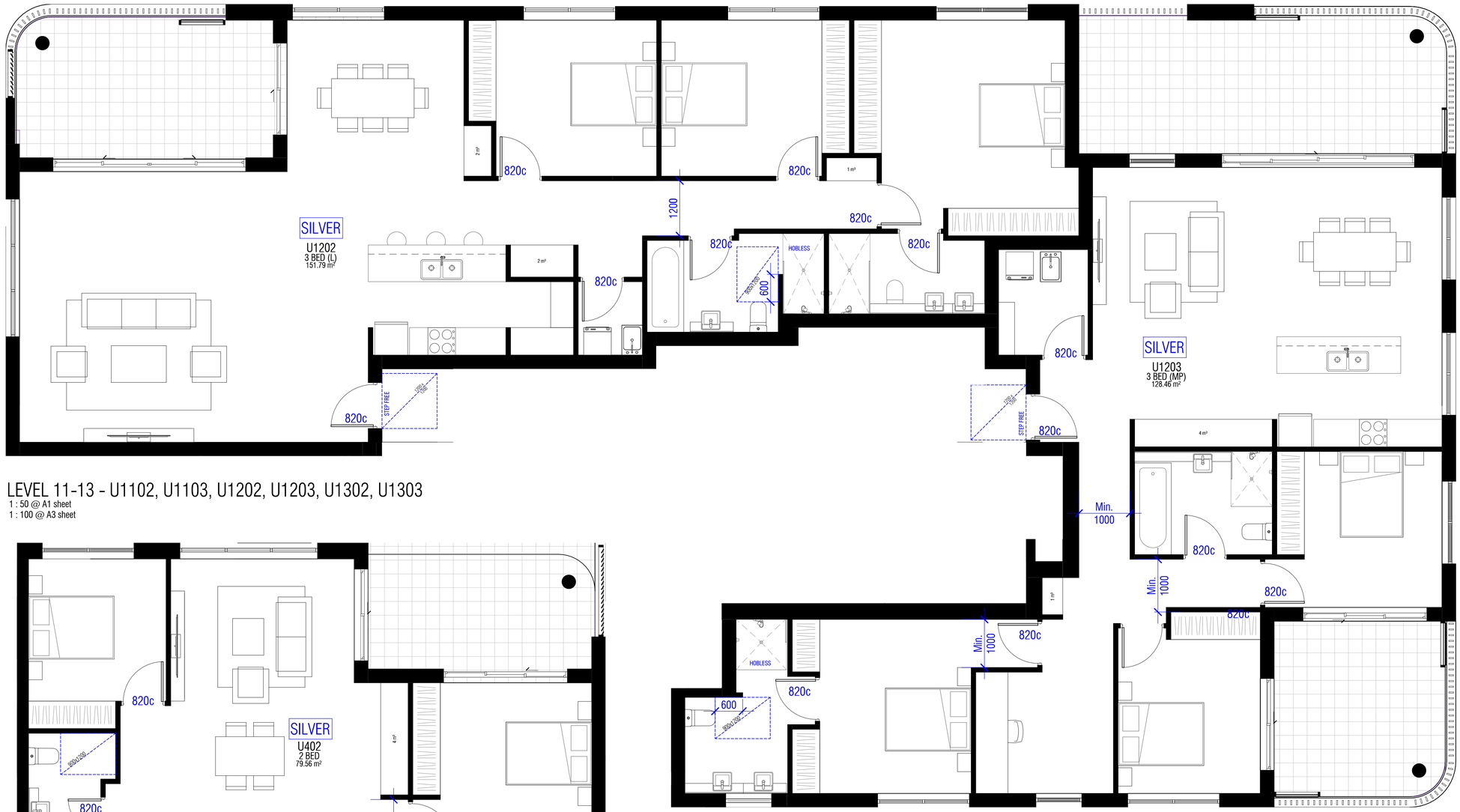
Nominated Architects
Anna Ho 10367
Subashini Kooshanagan 11825

BHK ARCHITECTS

KEY PLAN

SILVER UNITS



LEVEL 11-13 - U1102, U1103, U1202, U1203, U1302, U1303

1 : 50 @ A1 sheet
1 : 100 @ A3 sheet

LEVEL 4-10 - U402, 502, 602, 702, 802, 902, 1002 (SILVER) - 2 BED

1 : 50 @ A1 sheet
1 : 100 @ A3 sheet

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1 1:200@A3

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SILVER UNITS

26114 JOB No.

SP-203 DRAWING No.

SCALE @A1 SHEET
1 : 50

B17 ISSUE

11/05/2026 3:27:01 PM

BMK ARCHITECTS

BMK Architects Pty Ltd
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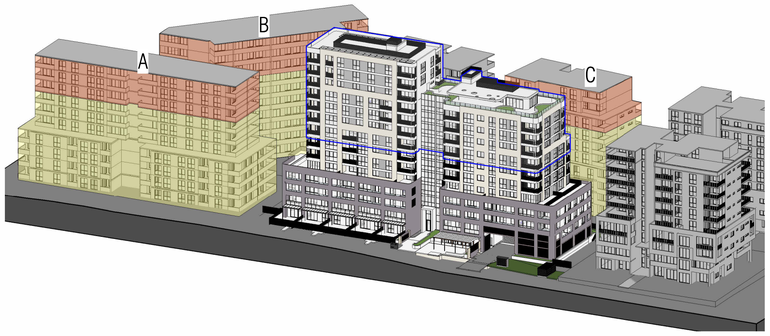
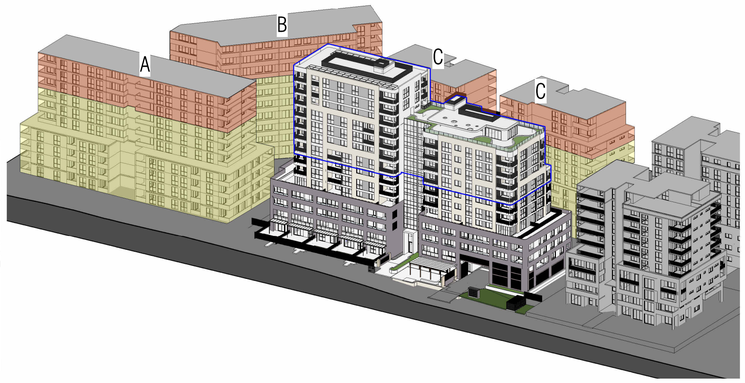
Eastwood NSW 2122
+ 61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kasithurajan 11825

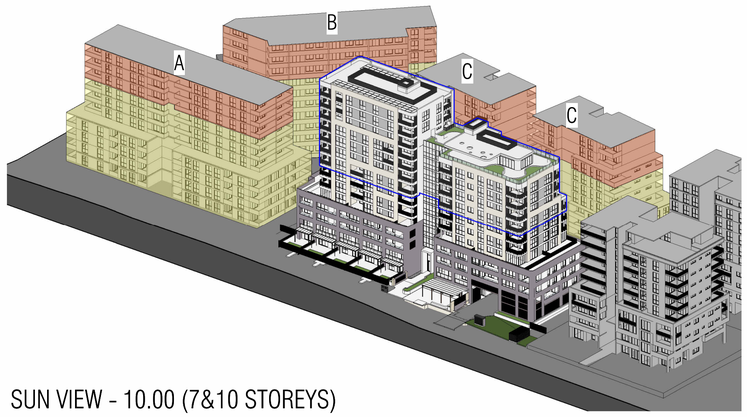
KEY PLAN



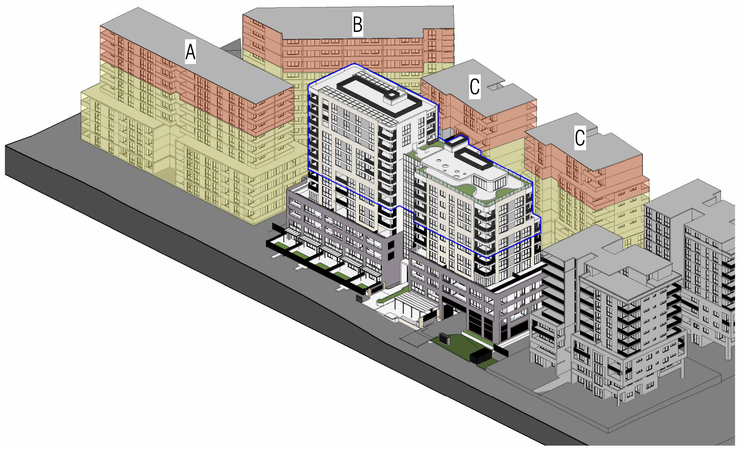
SUN VIEW - 9.00 (7&10 STOREYS)



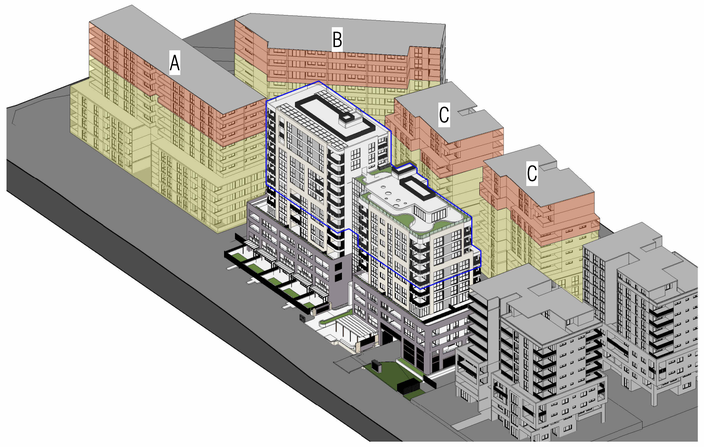
SUN VIEW - 9.30 (7&10 STOREYS)



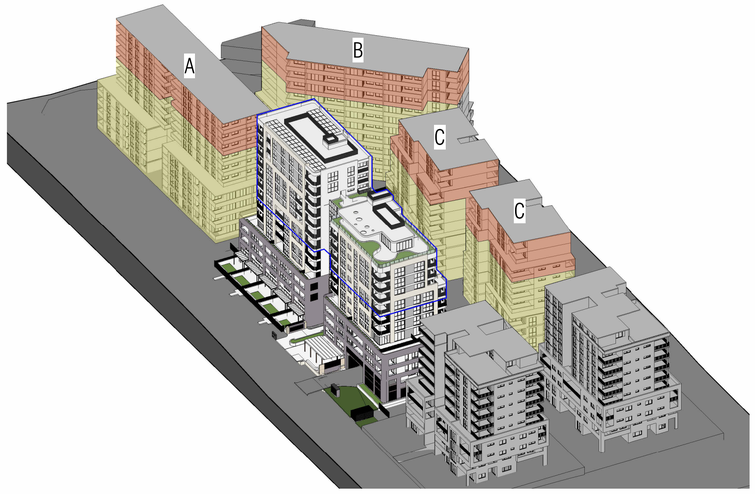
SUN VIEW - 10.00 (7&10 STOREYS)



SUN VIEW - 10.30 (7&10 STOREYS)



SUN VIEW - 11.00 (7&10 STOREYS)



SUN VIEW - 11.30 (7&10 STOREYS)

SOLAR IMPACT OF 14&11 STOREY PROPOSED APARTMENT BLOCK (27-33 MIDDLETON AVE CASTLE HILL)
ON POTENTIAL NEIGBOURING APARTMENTS (7 STOREY AND 10 STOREY CONFIGURATIONS)
SUN-VIEW MODELS AS ON 21ST JUNE

7-STOREY SCENARIO SUN VIEW SCHEDULE

BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	7
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
TOTALS	58	45
PERCENTAGE SOLAR		77.6%

BUILDING B		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	7	4
L1	7	4
L2	7	4
L3	7	4
L4	5	4
L5	5	4
L6	5	4
TOTALS	43	28
		65.1%

BUILDING C		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	12	6
L1	12	6
L2	12	8
L3	12	8
L4	10	8
L5	10	9
L6	10	9
TOTALS	78	54
		69.2%

COLLECTIVE PERCENTAGE SOLAR FOR 7 STOREY CONFIGURATION	70.6%

10-STOREY SCENARIO SUN VIEW SCHEDULE

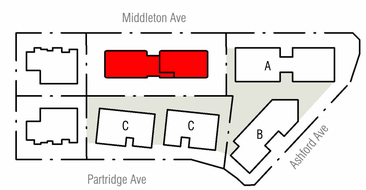
BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	6
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
L7	6	6
L8	6	6
L9	6	6
TOTALS	76	62
PERCENTAGE SOLAR		81.6%

BUILDING B		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	7	4
L1	7	4
L2	7	4
L3	7	4
L4	5	4
L5	5	4
L6	5	4
L7	5	5
L8	5	5
L9	5	5
TOTALS	58	43
		74.1%

BUILDING C		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	12	6
L1	12	6
L2	12	8
L3	12	8
L4	10	8
L5	10	9
L6	10	9
L7	8	8
L8	8	8
L9	8	8
TOTALS	102	78
		76.5%

COLLECTIVE PERCENTAGE SOLAR FOR 10 STOREY CONFIGURATION (LEP +30% BONUS)	77.4%

KEY PLAN



LEGEND

- NEIGHBOURING DCP COMPLIANT
- NEIGHBOURING 10 STOREYS (LEP + 30%)
- ADDITIONAL PROPOSED SCHEME
- NEIGHBOURING C.O.S

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	20/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
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B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 | 1:100@A1 1:200@A3

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SSDA - RESIDENTIAL FLAT BUILDING

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PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS:
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SUN VIEWS

26114 JOB No.

SP-300 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

11/05/2026 3:41:27 PM

BMK Architects Pty Ltd
ABN 49 600 067 481
Suite 1, Level 2 2 Rowe St,
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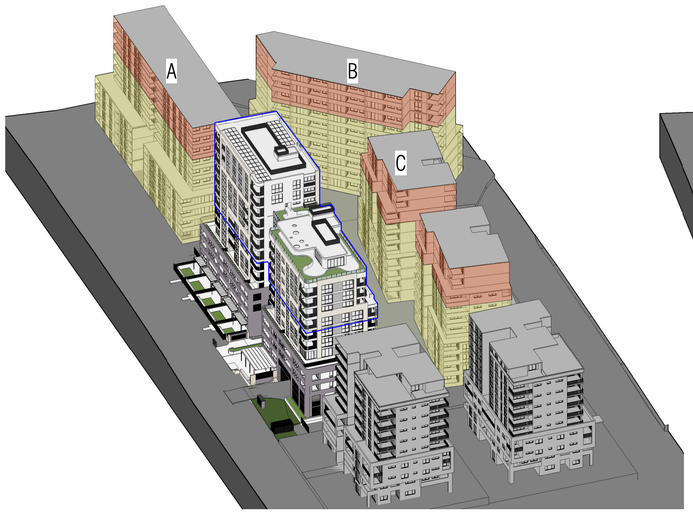
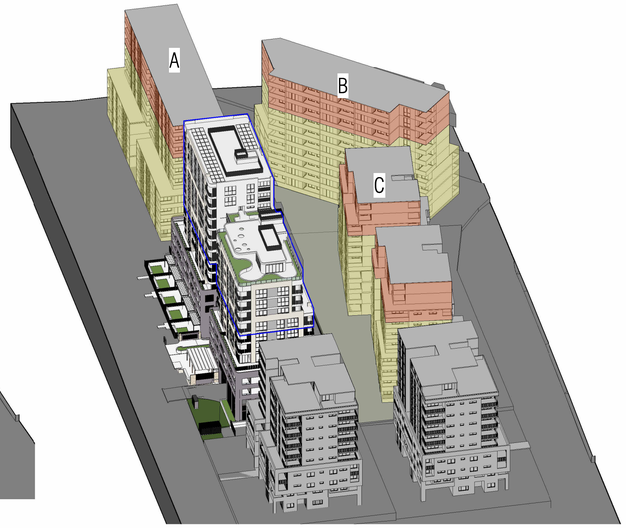
+61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

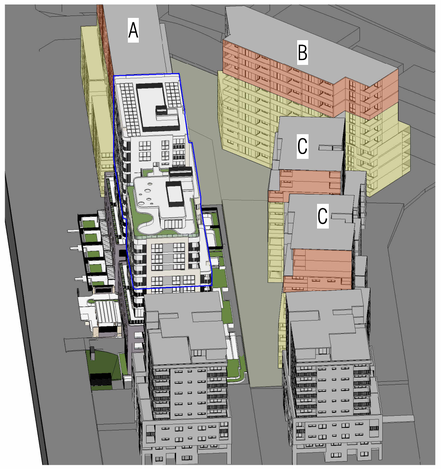
KEY PLAN



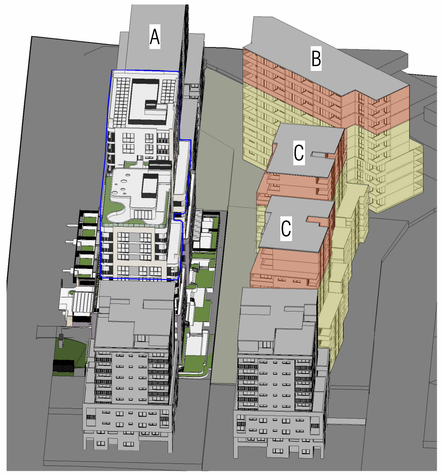
SUN VIEW - 12.00 (7&10 STOREYS)



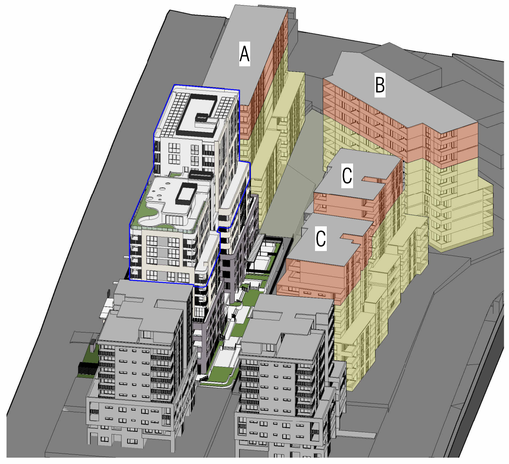
SUN VIEW - 12.30 (7&10 STOREYS)



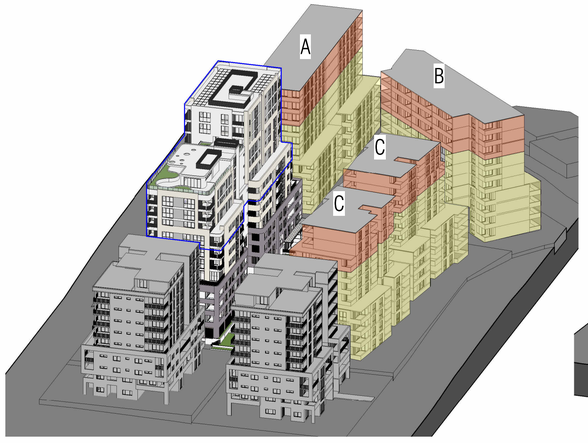
SUN VIEW - 13.00 (7&10 STOREYS)



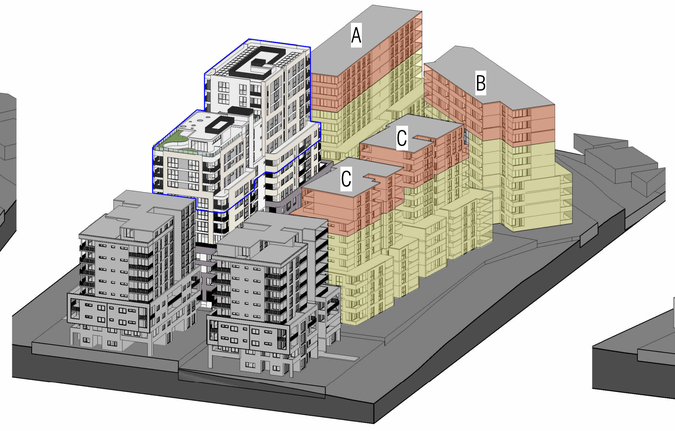
SUN VIEW - 13.30 (7&10 STOREYS)



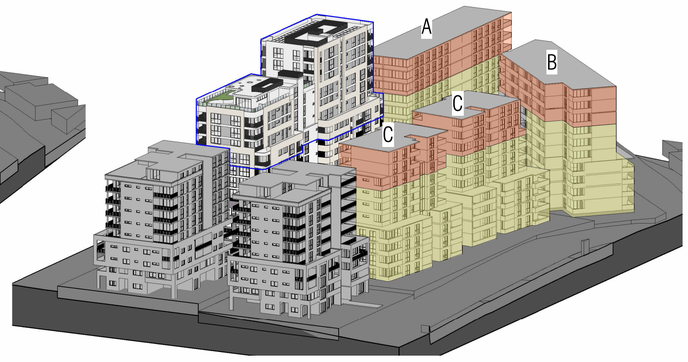
SUN VIEW - 14.00 (7&10 STOREYS)



SUN VIEW - 14.30 (7&10 STOREYS)



SUN VIEW - 15.00 (7&10 STOREYS)



SUN VIEW - 15.30 (7&10 STOREYS)

SOLAR IMPACT OF 14&11 STOREY PROPOSED APARTMENT BLOCK (27-33 MIDDLETON AVE CASTLE HILL)
ON POTENTIAL NEIGBOURING APARTMENTS (7 STOREY AND 10 STOREY CONFIGURATIONS)
SUN-VIEW MODELS AS ON 21ST JUNE

7-STOREY SCENARIO SUN VIEW SCHEDULE

BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	7
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
TOTALS	58	45
PERCENTAGE SOLAR		77.6%

BUILDING B		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	7	4
L1	7	4
L2	7	4
L3	7	4
L4	5	4
L5	5	4
L6	5	4
TOTALS	43	28
		65.1%

BUILDING C		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	12	6
L1	12	6
L2	12	8
L3	12	8
L4	10	8
L5	10	9
L6	10	9
TOTALS	78	54
		69.2%

COLLECTIVE PERCENTAGE SOLAR FOR 7 STOREY CONFIGURATION	70.6%

10-STOREY SCENARIO SUN VIEW SCHEDULE

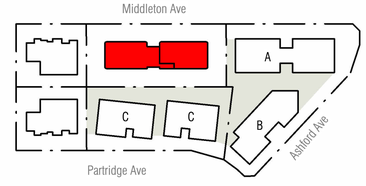
BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	6
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
L7	6	6
L8	6	6
L9	6	6
TOTALS	76	62
PERCENTAGE SOLAR		81.6%

BUILDING B		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	7	4
L1	7	4
L2	7	4
L3	7	4
L4	5	4
L5	5	4
L6	5	4
L7	5	5
L8	5	5
L9	5	5
TOTALS	58	43
		74.1%

BUILDING C		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	12	6
L1	12	6
L2	12	8
L3	12	8
L4	10	8
L5	10	9
L6	10	9
L7	8	8
L8	8	8
L9	8	8
TOTALS	102	78
		76.5%

COLLECTIVE PERCENTAGE SOLAR FOR 10 STOREY CONFIGURATION (LEP +30% BONUS)	77.4%

KEY PLAN



LEGEND

- NEIGHBOURING DCP COMPLIANT
- NEIGHBOURING 10 STOREYS (LEP + 30%)
- ADDITIONAL PROPOSED SCHEME
- NEIGHBOURING C.O.S

B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	TH	IC
B15	ISSUED FOR REVIEW AND COORDINATION	29/04/2026	TH	IC
B14	ISSUED FOR REVIEW AND COORDINATION	15/04/2026	TH	IC
B13	ISSUED FOR REVIEW (Adaptable/Liveable Units)	09/04/2026	TH	IC
B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
B11	ISSUED FOR REVIEW (Raised Level)	01/04/2026	TH	IC
B10	ISSUED FOR REVIEW	27/03/2026	TH	IC
B9	ISSUED FOR REVIEW	24/03/2026	TH	IC
ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3

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GENERAL NOTES
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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

PROJECT STATUS :
SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SUN VIEWS

26114
JOB No.

SP-301
DRAWING No.

SCALE @(A1 SHEET
As indicated
B17
ISSUE
11/05/2026 3:42:25 PM

BHK Architects Pty Ltd
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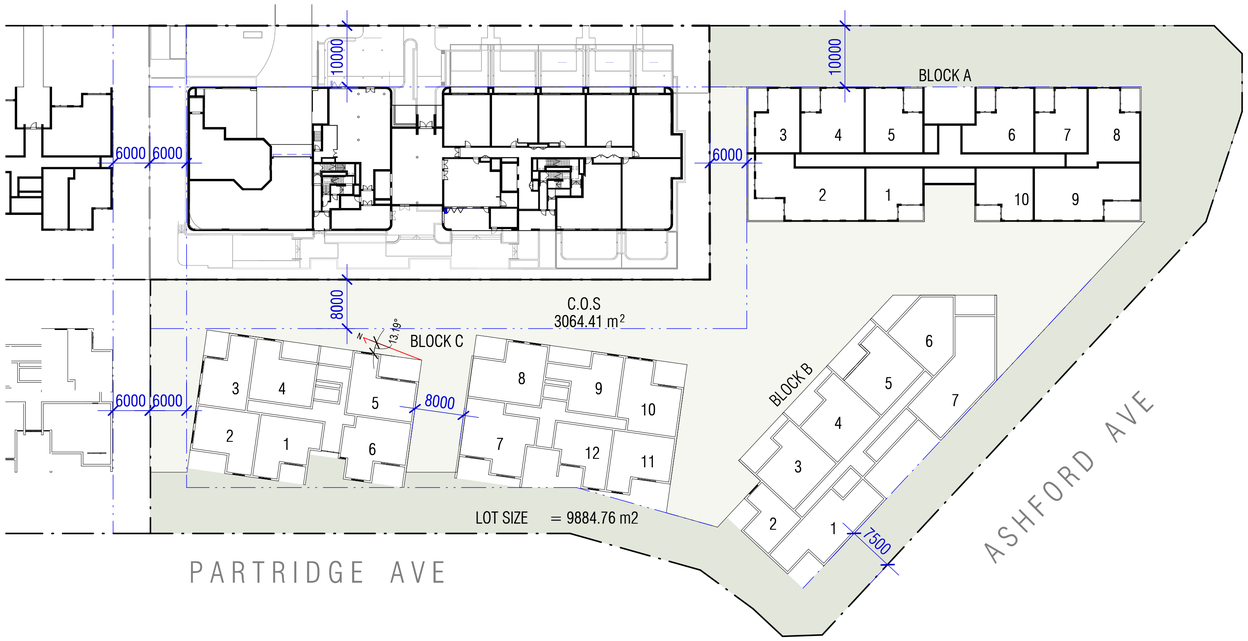
www.bhkarchitects.com.au

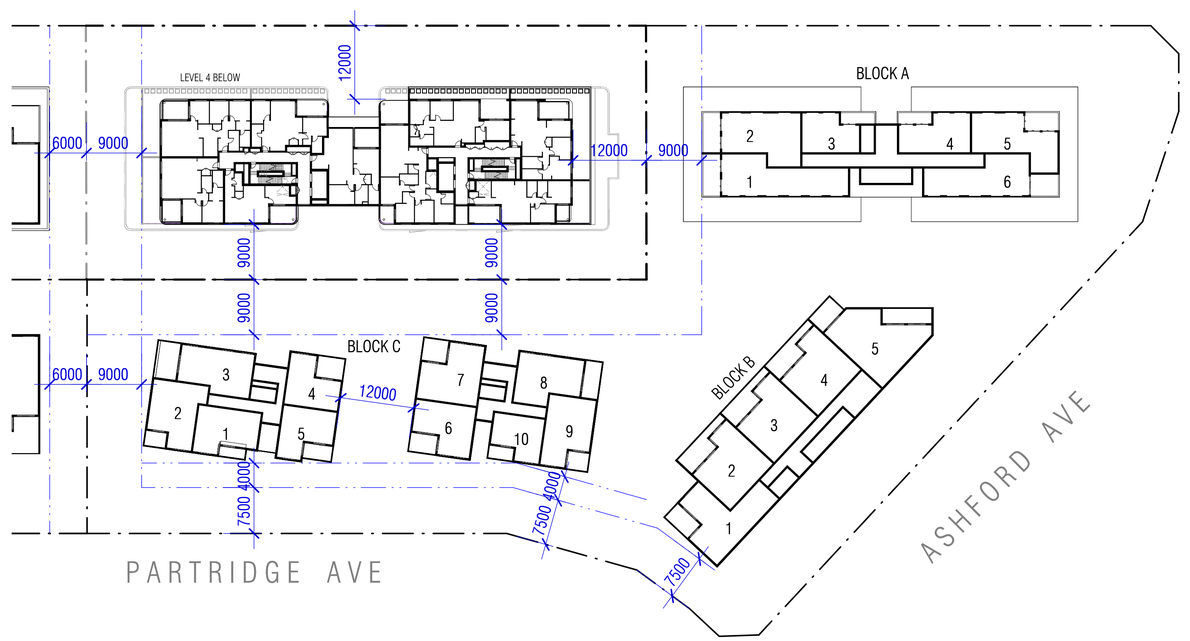
Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

BHK ARCHITECTS

KEY PLAN

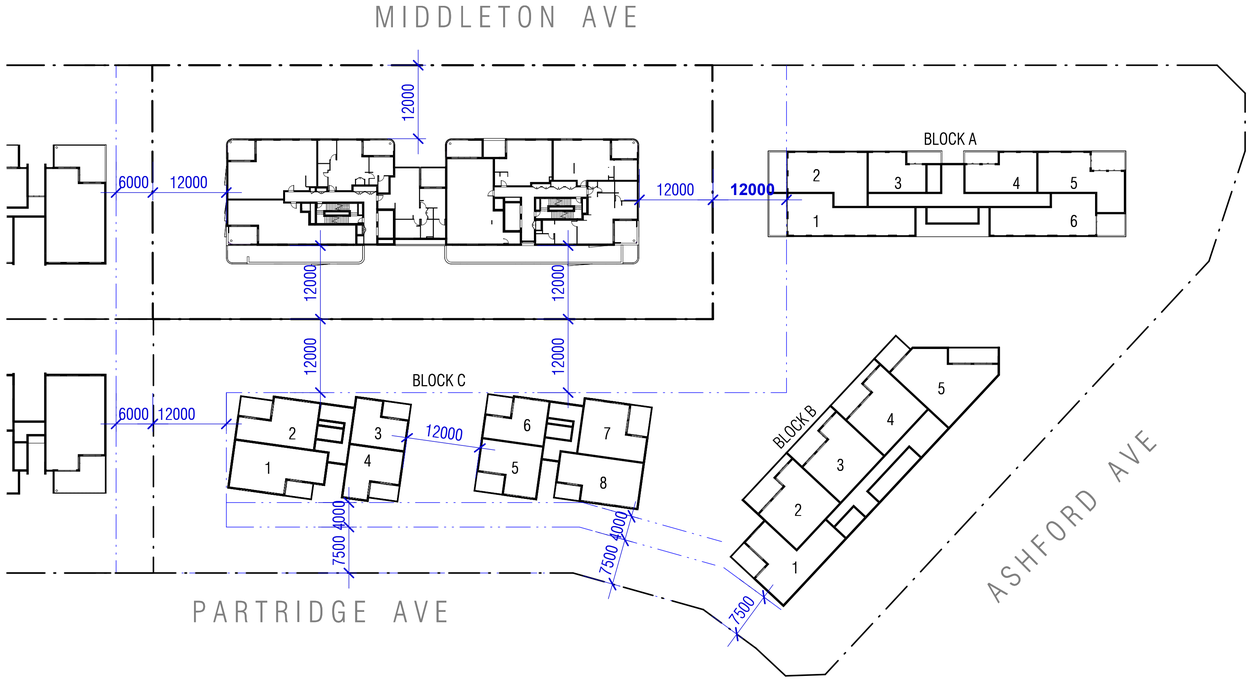


NEIGHBOURING SITE - GROUND-L3
1 : 500



NEIGHBOURING SITE - LEVEL 4-7
1 : 500

LEGEND
- BOUNDARY - SUBJECT SITE
- BOUNDARY - CONSOLIDATED SITE
- SETBACK LINE



NEIGHBOURING SITE - LEVEL 8-9
1 : 500

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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0 5 1:100@A1 1:200@A3

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REGISTRATION NUMBER
NSW No. 6294

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SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
NEIGHBOURING SITE

26114 JOB No.

SP-302 DRAWING No.

SCALE @A1 SHEET
1 : 500

B17 ISSUE

11/05/2026 3:26:34 PM

BMK Architects Pty Ltd
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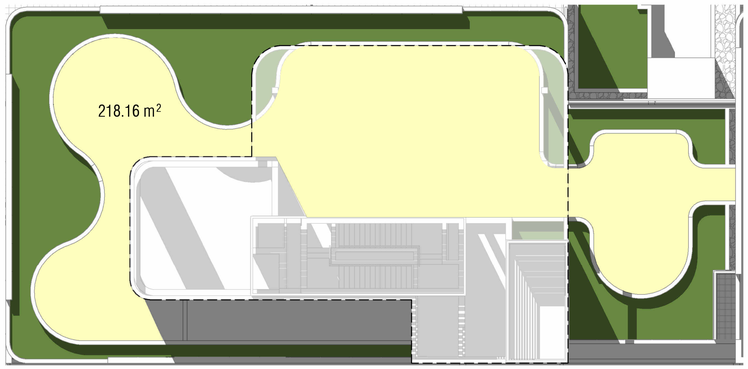
www.bmkarchitects.com.au

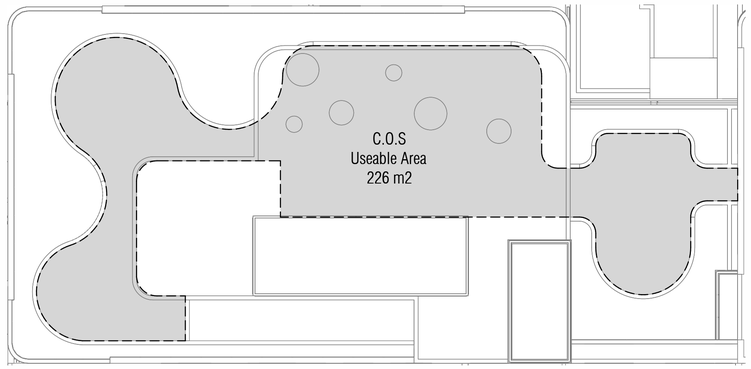
Nominated Architects
Anna Ho 10367
Subashini Kooshangee 11825

KEY PLAN



SOLAR ACCESS - 9.00 (22 JUNE) - C.O.S

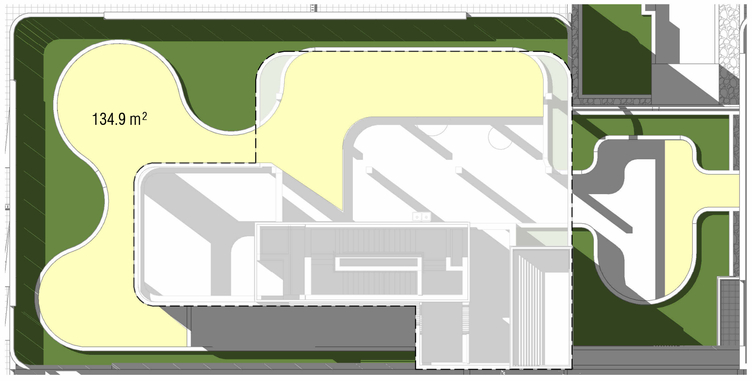
218.16 m² (96.5%)



C.O.S - Useable Area

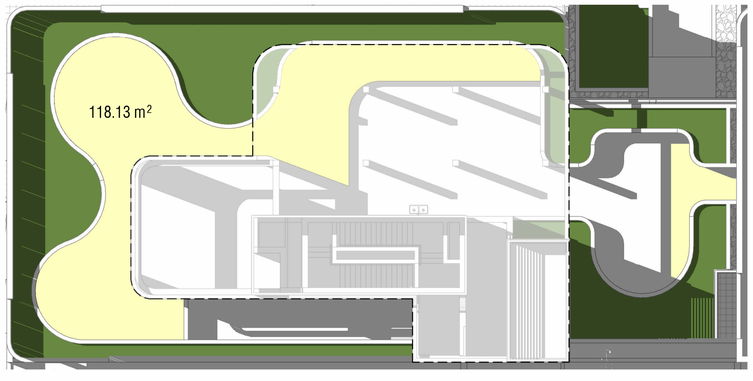
C.O.S - USEABLE AREA

C.O.S - SOLAR ACCESS



SOLAR ACCESS -11.00 (22 JUNE) - C.O.S

134.9 m² (59.6%)



SOLAR ACCESS -12.00 (22 JUNE) - C.O.S

118.13 m² (52.2%)

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR REVIEW	11/05/2026	TH	IC
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B9	ISSUED FOR REVIEW	24/03/2026	TH	IC

0 5 1:100@A1 1:200@A3

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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

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APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SOLAR ACCESS - C.O.S

26114
JOB No.

SP-303
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

11/05/2026 3:27:31 PM

BMK ARCHITECTS

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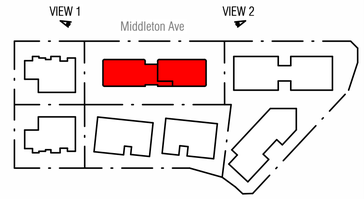
+ 61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



VIEW 1: FROM NORTH - MIDDLETON AVE
STREET VIEW - NEIGHBOURING 10 STOREYS LEP + 30%
(13&15 STOREYS)

VIEW 2: FROM SOUTH - MIDDLETON AVE
STREET VIEW - NEIGHBOURING 10 STOREYS LEP + 30%
(13&15 STOREYS)

VIEW 1: FROM NORTH - MIDDLETON AVE
FUTURE HDA PATHWAY DEVELOPMENT (INDICATIVE)

VIEW 2: FROM SOUTH - MIDDLETON AVE
FUTURE HDA PATHWAY DEVELOPMENT (INDICATIVE)

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0 5 1:100@A1
1:200@A3

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PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
PEDESTRIAN VIEW (PROPOSED)

26114 JOB No.

SP-401 DRAWING No.

SCALE @A1 SHEET
1 : 2000

B17 ISSUE

11/05/2026 3:22:48 PM