BHK
ARCHITECTS

ARCHITECTURAL DRAWING LIST

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SP-601	SHADOW DIAGRAM (EXISTING BUILDING)	B17	14/05/2026

26114

27-33 Middleton Ave

CASTLE HILL, NSW 2154

RFB DEVELOPMENT PROPOSAL

DEVELOPMENT APPLICATION

SSDA

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www.bmkarchitects.com.au

Nominated Architects:
Anna Ho 10367
Sulbahlin Kosithangan 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**

Platinum/Gold/Silver 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	616.66 m^2	1 Bed	1	Units
(Min. 5% of Residential GFA)		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	Proposed Parking	Compliant
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	12 Visitor	
			Total	**137**		
	Total Residential Car Parking Requirement				**Total Car Parking** **174** **Car parking (Total)**	YES
Commercial					**2** **Car Parking (Commercial)**	
					Incl. 1 Accessible (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	426.98 m^2	11.26%	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

CERTIFIED ENERGY - SUMMARY COMMITMENTS TABLE

1300 443 674
quote@certifiedenergy.com.au
www.certifiedenergy.com.au

Project Details

Accreddition Number: HERA 10056

Proposed:	Multi Occupancy	Address:	27 to 33 Middleton Avenue, Castle Hill, NSW, 2154
Lot Number:	209	DP NUMBER:	249973

Thermal Comfort

NatHERS Certificate Number: HR-MQR6XX-01

Windows

For detailed window specifications please refer to NatHERS Certificate

A ± SHGC tolerance is allowed with this rating (refer to NatHERS Certificate). This tolerance ONLY applies to SHGC, the U-value can always be lower but not higher. If any of the windows selected are outside the tolerance then certificate is no longer valid and the dwelling will need to be rerated to confirm compliance.

Glazing (Dwelling or Unit)	Glass Type	Frame Type	Code	U-Val	SHGC (Substitution Tolerance)	Additional Notes
	Doubled Glazed Clear	Aluminium (Standard)	HAWDD-033-022	3.48	0.22 (0.21,0.24)	
	Doubled Glazed Clear	Aluminium (Standard)	HABDD-035-024	3.47		
	Doubled Glazed Clear	Aluminium (Standard)	HADDD-025-024	2.46	0.23 (0.22,0.24)	
	Doubled Glazed Clear	Aluminium (Standard)	HAWDD-025-024	2.46	0.24 (0.23,0.25)	
	Doubled Glazed Clear	Aluminium (Standard)	HADDD-025-050	2.46	0.48 (0.46,0.51)	

External Walls	Insulation	Additional Notes
Brick Veneer	R2.70 Bulk Insulation (@ Pos. 2)	
Concrete Block	No Insulation	
Fibre Cement	R2.70 Bulk Insulation	
Light Colour		

Internal Walls		Additional Notes
Cavity wall, direct fix plasterboard	All units	No Insulation
T1		28mm Non-Refl Air (µ:50.82) + R1.50 Bulk Insulation + 20mm Non-Refl Air (µ:50.82)
T1a		28mm Non-Refl Air (µ:50.82) + 35mm Non-Refl Air (µ:50.82) + R1.50 Bulk Insulation
L1b		No Insulation

Floors	Under Slab Insulation	Slab-Edge Insulation	Additional Notes
Concrete slab on ground	No Insulation	N/A	
Suspended concrete slab	R1.50 Bulk Insulation	N/A	
Suspended concrete slab	No Insulation	N/A	
Suspended concrete slab	R2.50 Bulk Insulation		
Suspended concrete slab	R2.00 Bulk Insulation		
Suspended concrete slab	R3.5 Bulk Insulation		

Ceiling		Insulation	Additional Notes
External ceiling -	Plasterboard	No Insulation	
External ceiling -	Plasterboard	No Insulation	
Internal ceiling -	Plasterboard	No Insulation	
Internal ceiling -	Plasterboard	R2.5 Bulk Insulation	
Internal ceiling -	Plasterboard	R2.50 Bulk Insulation	

Roof		Insulation	Additional Notes
		Light Colour (solar absorptance <0.475)	
		R1.79 Bulk Insulation	
Concrete		R2.68 Bulk Insulation	
		R3.57 Bulk Insulation	

Ceiling Penetrations	
Lighting specification	Dwelling is rated with Assumed downlight as per NatHERS Tech Note "Ceiling Penetrations 9.4 to 9.8"

Ceiling Fans		
U006, U007, U102, U204, U409, U808, U1101, U1203	Kitchen, Living, Bedroom 1, Bedroom 2	Ceilings fans of 1200mm must be installed in the rooms mentioned in the NatHERS report

Site	
Orientation of nominal north elevation	As shown on plans
Overshadowing Details	Adjoining units calculated into model calculations

* Approved fireproof downlight covers HAVE been specified, which can be fully covered by insulation. Ceiling penetrations for exhaust dampers have been allowed (to all bathrooms, ensuites and internal laundry's) at the rate of 0.04 meters squared per exhaust fan penetration.

Energy & Water

BASIX Certificate Number: 1846179M

Fixtures		Alternative Water Details			
Shower head rating	4 star (> 4.5 but <= 6 L/min)	Catchment	10,000		
Toilet rating	4 star	Connected to Tank/s:	Outdoor Garden Taps	Ab Toilet/s	Laundry
Kitchen taps rating	4 star		N/A	N/A	N/A
Bathroom Taps rating	4 star				

Hot Water System		Lighting	
Central System	Central hot waterssystem (no. 1) Gas storage	*Refer to NatHERS Certificate for Full Count (If Applicable)*	Light-emitting diode (LED)

Cooling			Ventilation			
Bathroom Exhaust -	Individual fan, ducted to façade or roof	Kitchen Exhaust -	Individual fan, ducted to façade or roof	Laundry Exhaust -	Individual fan, ducted to façade or roof	
Control Switch -	Manual switch on/off	Control Switch -	Manual switch on/off	Control Switch -	Manual switch on/off	

Cooling		Heating	
Systems to - Living areas	1 phase airconditioning 3.5 star	Systems to - Living areas	1 phase airconditioning 3.5 star
Systems to - Bedroom areas	1 phase airconditioning 3.5 star	Systems to - Bedroom areas	1 phase airconditioning 3.5 star

Appliances		Alternative Energy	
Cooktop -	Gas	Photovoltaic System (Minimum)	
Oven -	Electric	15 Peak kW	

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
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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:
DEVELOPMENT SUMMARY

26114 JOB No.
DA-001 DRAWING No.
B17 ISSUE

SCALE @A1 SHEET

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Nominated Architects:
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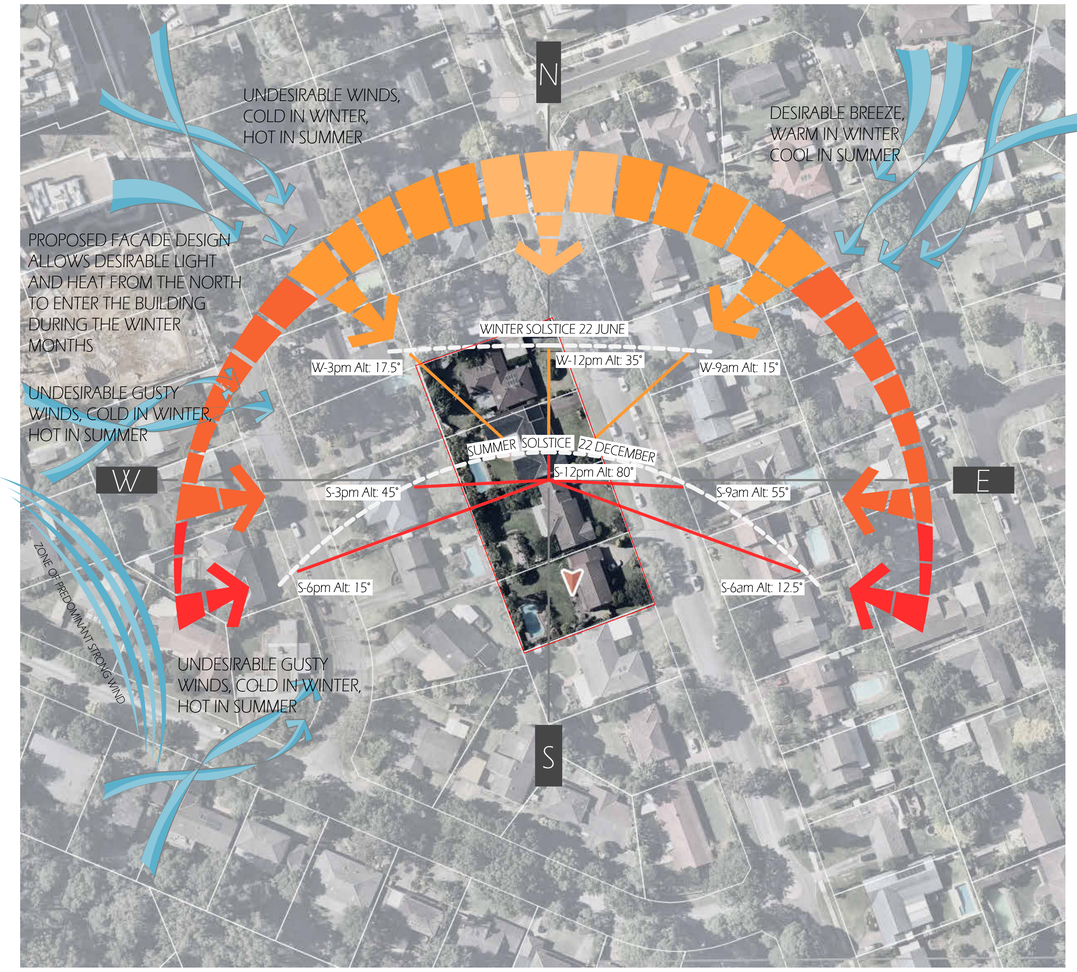
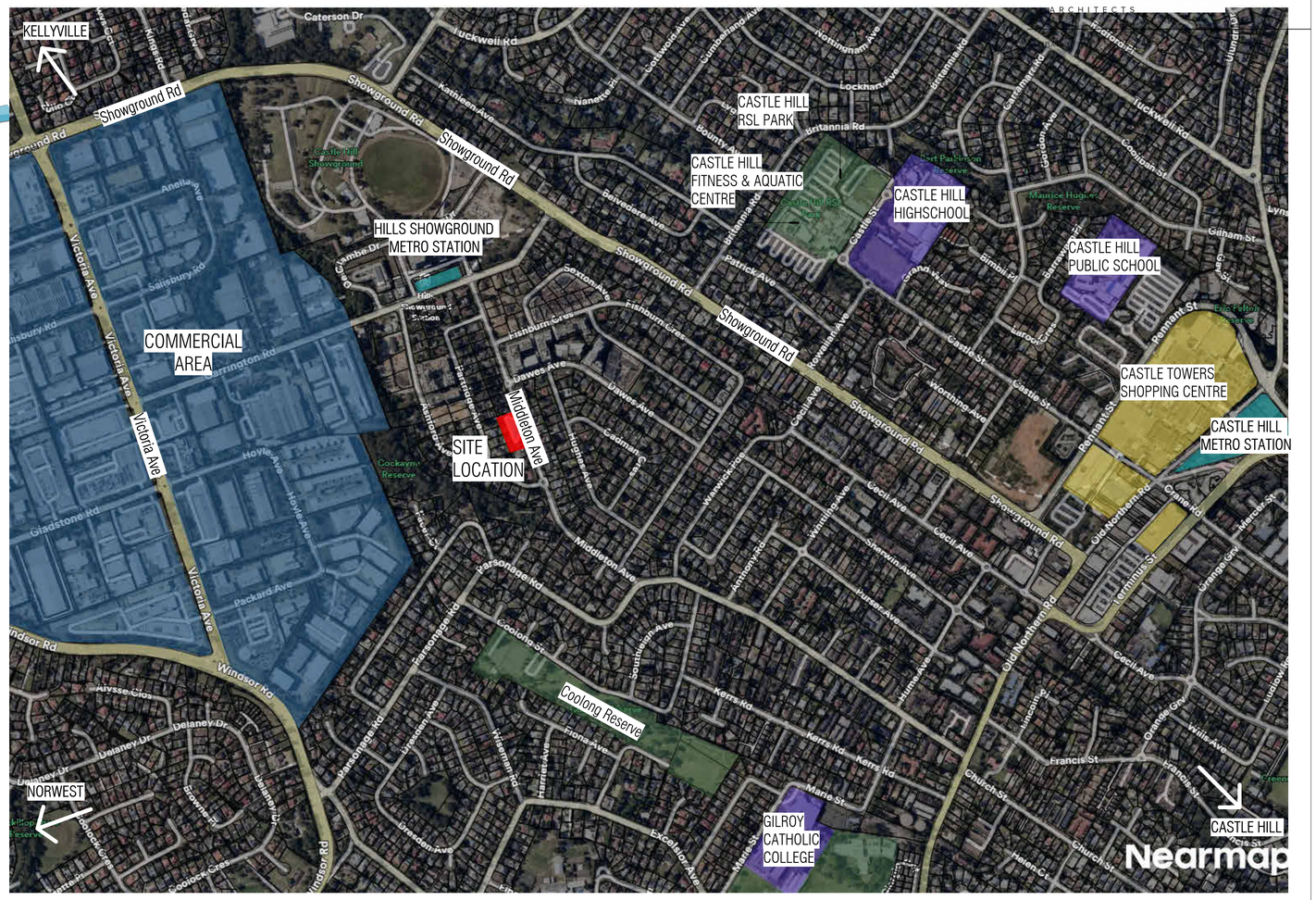


SITE ANALYSIS



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)

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

0 5 1:100@A1
1:200@A3
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COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
SITE ANALYSIS

26114 JOB No.
DA-002 DRAWING No.
SCALE @A1 SHEET 1 : 500
B17 ISSUE
14/05/2026 5:12:06 PM

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Nominated Architects
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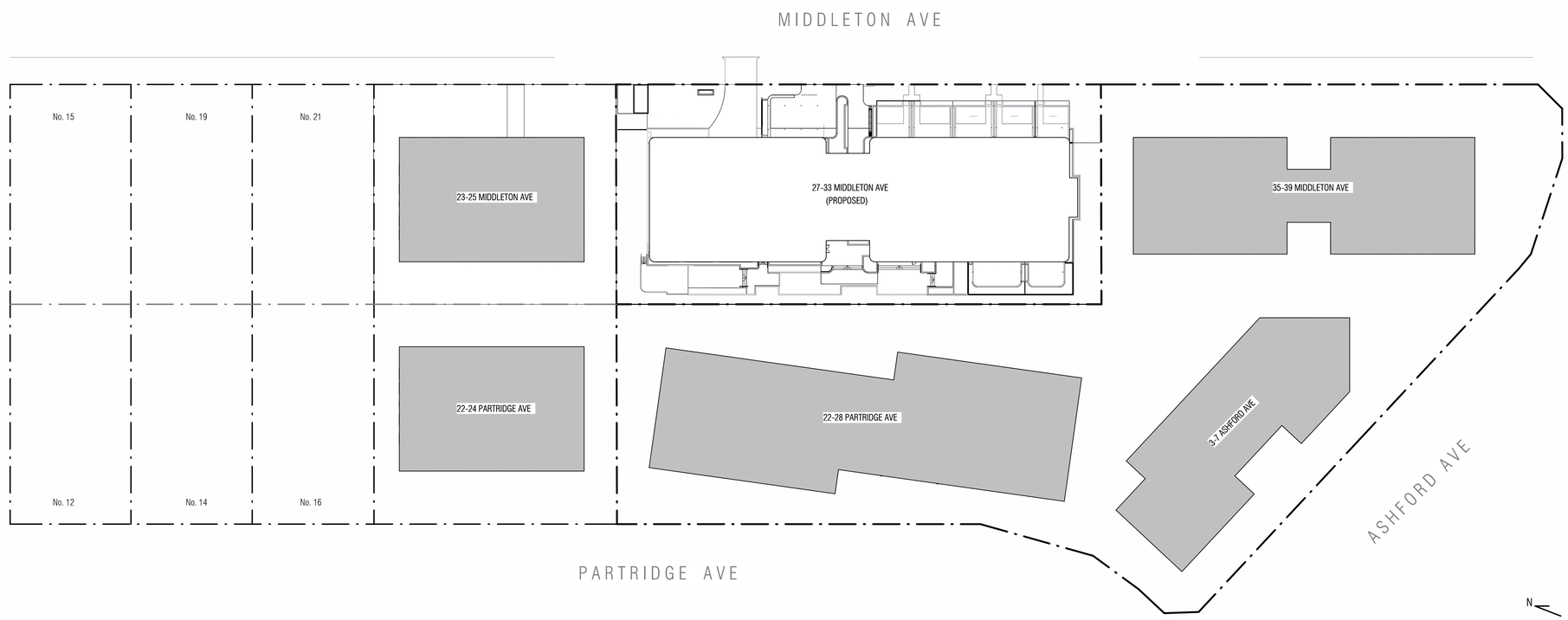
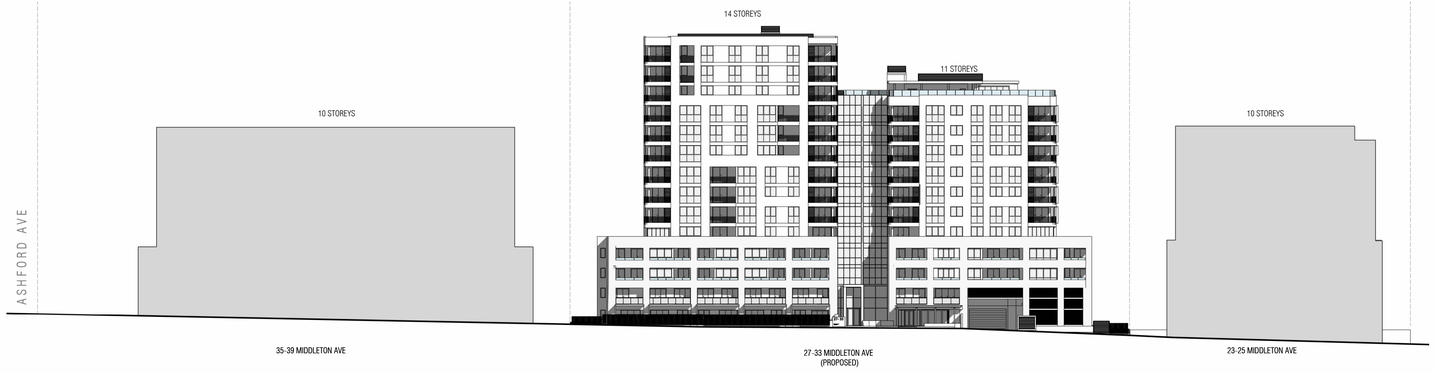
KEY PLAN



FUTURE DEVELOPMENT - SITE PLAN
1 : 500



FUTURE DEVELOPMENT - STREETSCAPE
1 : 500

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1:200@A3

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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

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Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

MIDDLETON AVE

KEY PLAN

91.44m

41.455m

41.455m

91.44m

SEWER LINE

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

209 D.P.249973

210 D.P.249973

SITE TOTAL AREA 3791 m²

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

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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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GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first/Cover page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to BHK Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'issued for Construction', drawing not to be used for construction.

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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:
SURVEY & DEMOLITION PLAN

26114 JOB No.

DA-004 DRAWING No.

SCALE @A1 SHEET 1 : 125

B17 ISSUE

14/05/2026 5:12:25 PM

BHK Architects Pty Ltd
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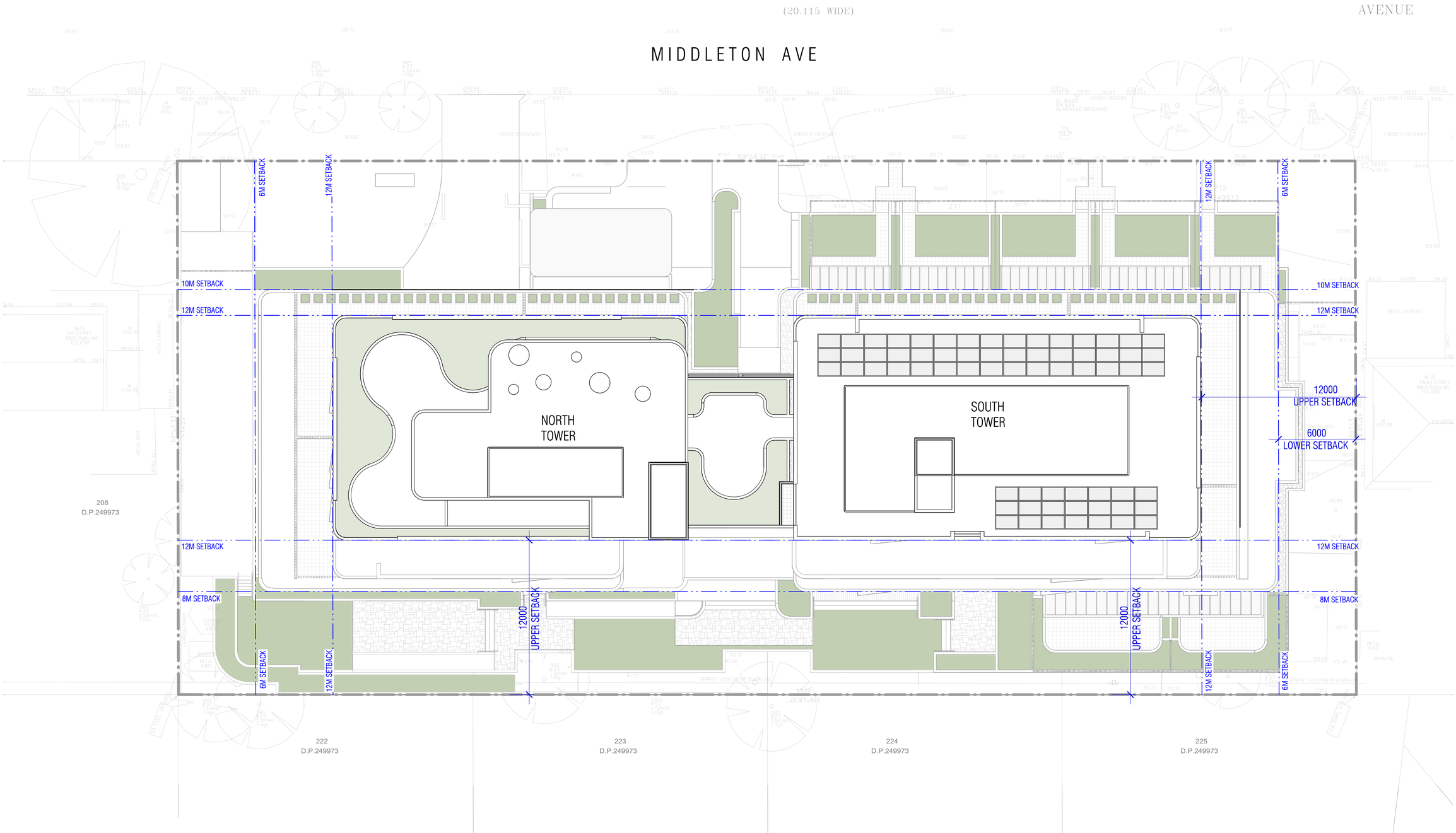
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



SITE PLAN

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

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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 SHIRE COUNCIL

DRAWING TITLE:
SITE PLAN

26114 JOB No.

DA-005 DRAWING No.

SCALE @A1 SHEET
1 : 150

B17 ISSUE

14/05/2026 5:12:33 PM

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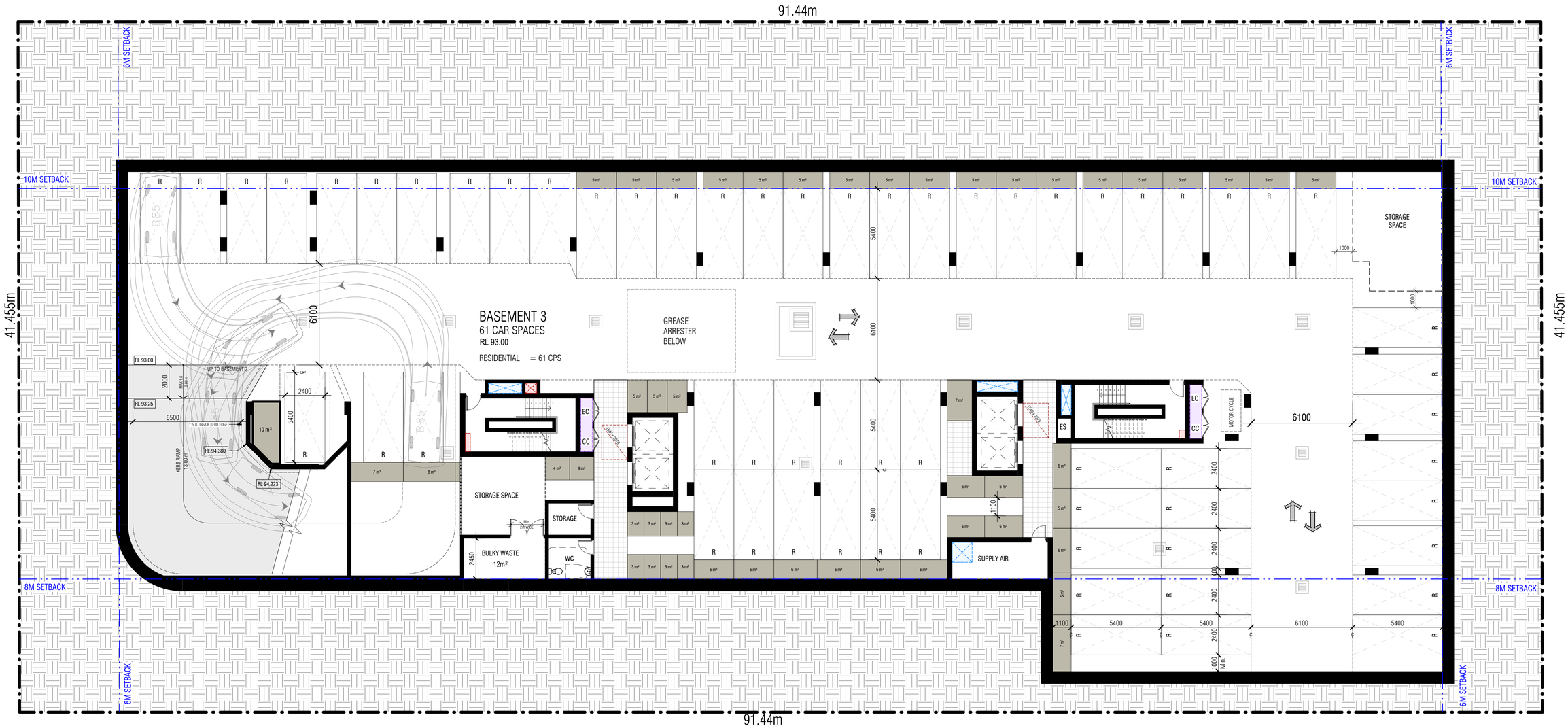
Nominated Architects:
Anna Ho 10967
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE



BASEMENT 3

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

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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:
BASEMENT 3

26114 JOB No.

DA-100 DRAWING No.

SCALE @A1 SHEET
As indicated

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14/05/2026 5:12:34 PM

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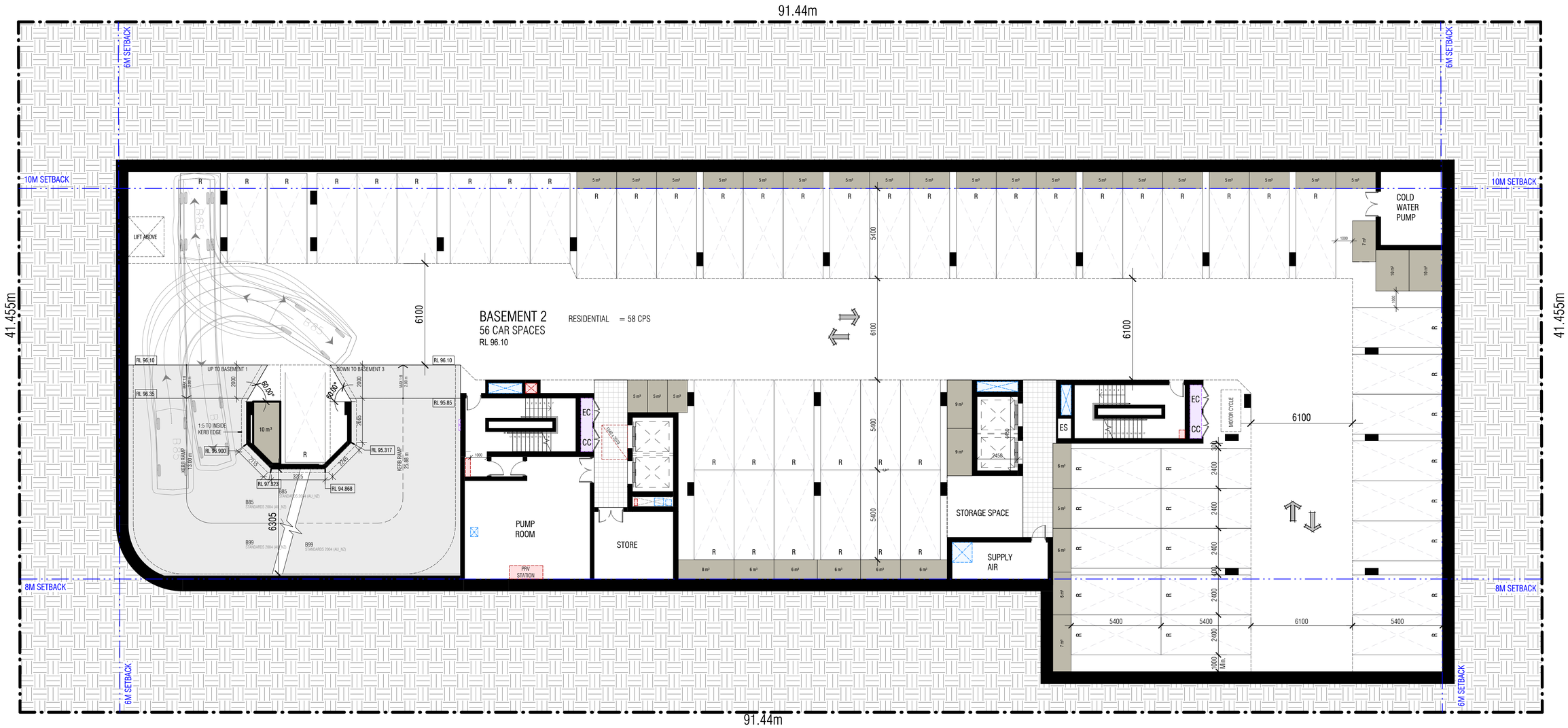
Nominated Architects
Anna Ho 10360
Subashini Kuishungan 11825

KEY PLAN

MIDDLETON AVE



BASEMENT 2

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

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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
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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

14/05/2026 5:12:35 PM

BMK ARCHITECTS

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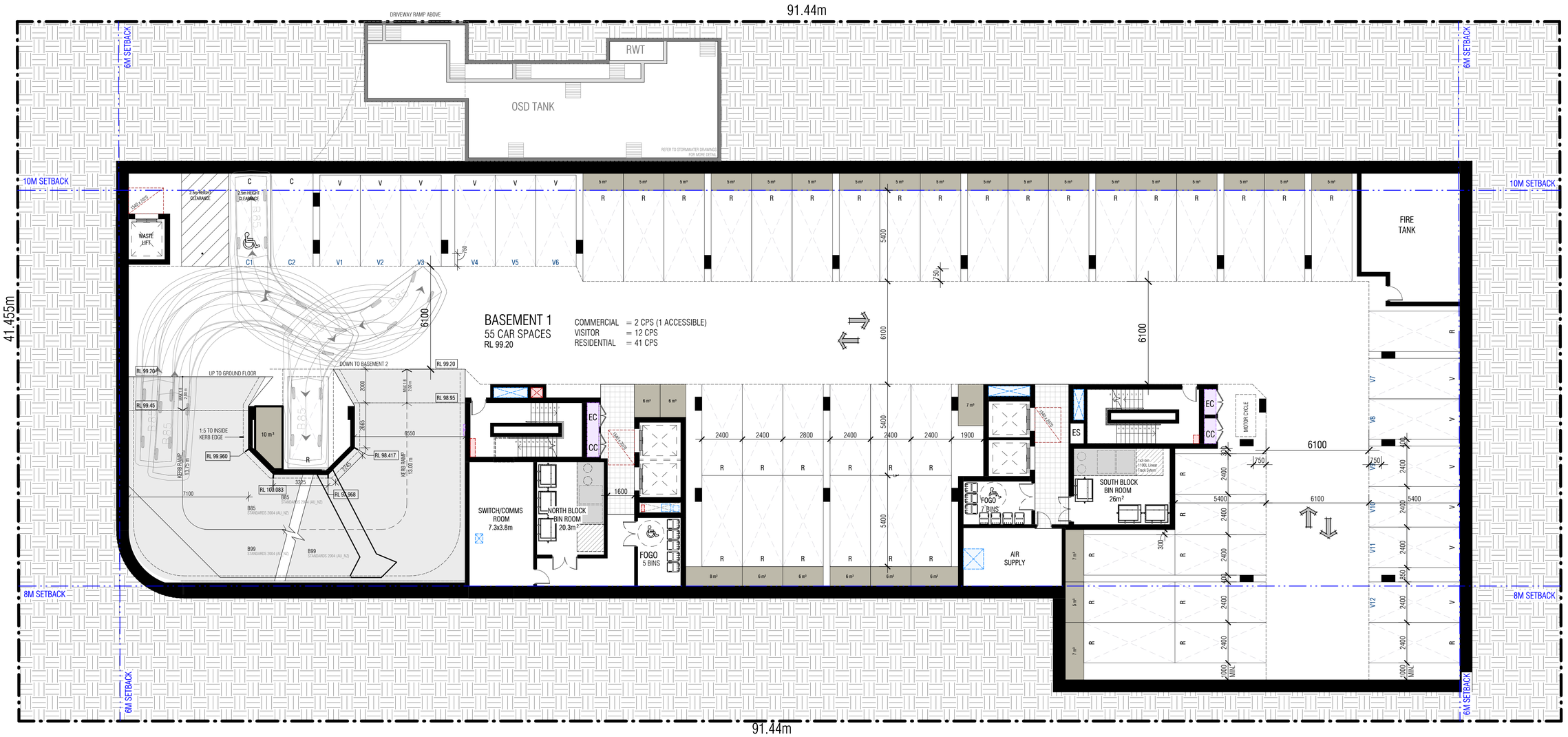
Nominated Architects
Anna Ho 10967
Subashini Kandhungan 11825

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 SSDA SUBMISSION	14/05/2026	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

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

14/05/2026 5:12:37 PM

BMK ARCHITECTS
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Nominated Architects:
Anna Ho 10967
Subashini Kuishungan 11825

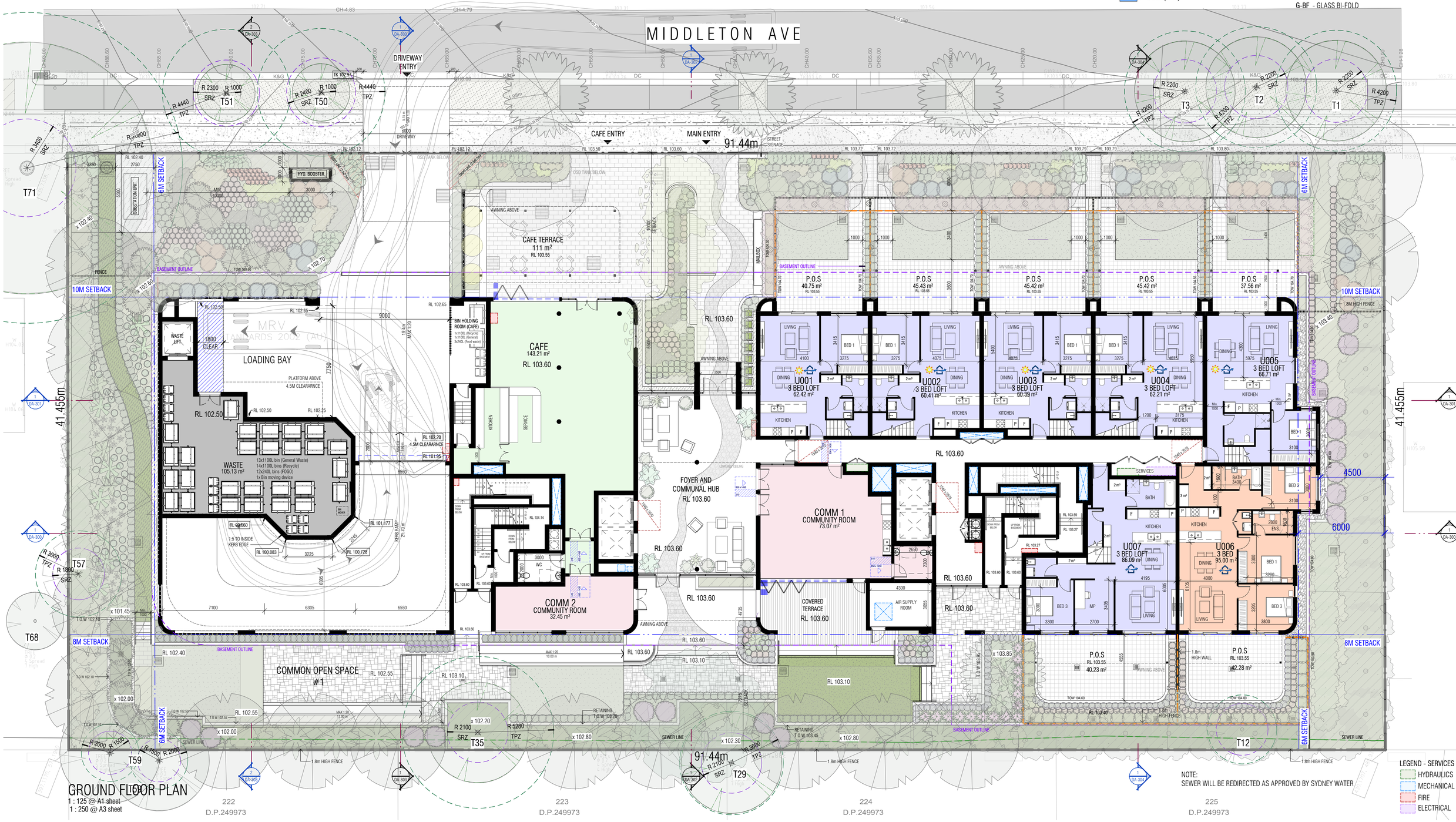
LEGEND - BEDROOM TYPES

- 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

NOTE:
SEWER WILL BE REDIRECTED AS APPROVED BY SYDNEY WATER

LEGEND - SERVICES

- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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:
GROUND FLOOR

26114
JOB No.

DA-103
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

14/05/2026 5:13:01 PM

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

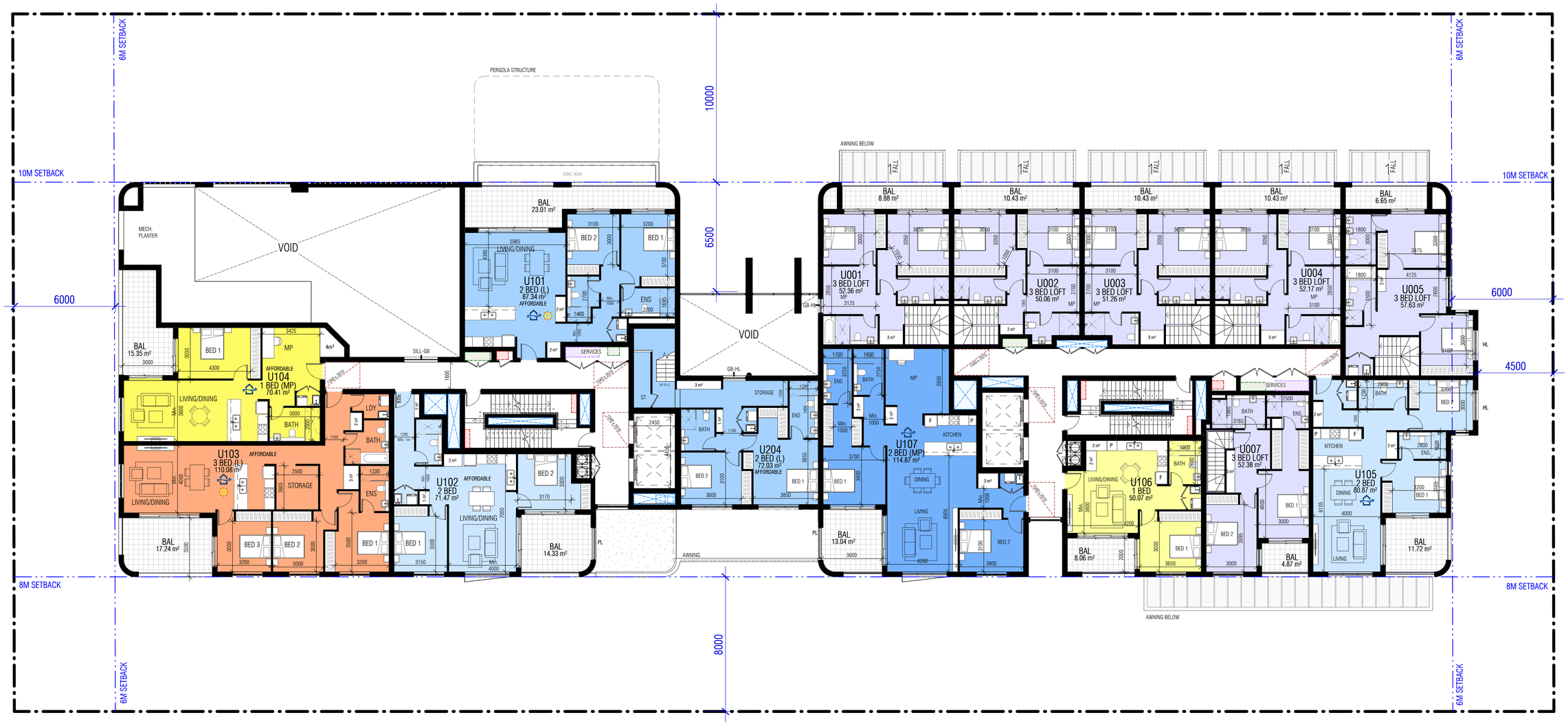
BHK ARCHITECTS

BHK Architects Pty Ltd
ABN 49 605 067 491
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

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 SSDA SUBMISSION	14/05/2026	TH	IC
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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
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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

14/05/2026 5:13:07 PM

BMK ARCHITECTS

BMK Architects Pty Ltd
ABN 49 693 067 491
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Eastwood NSW 2122
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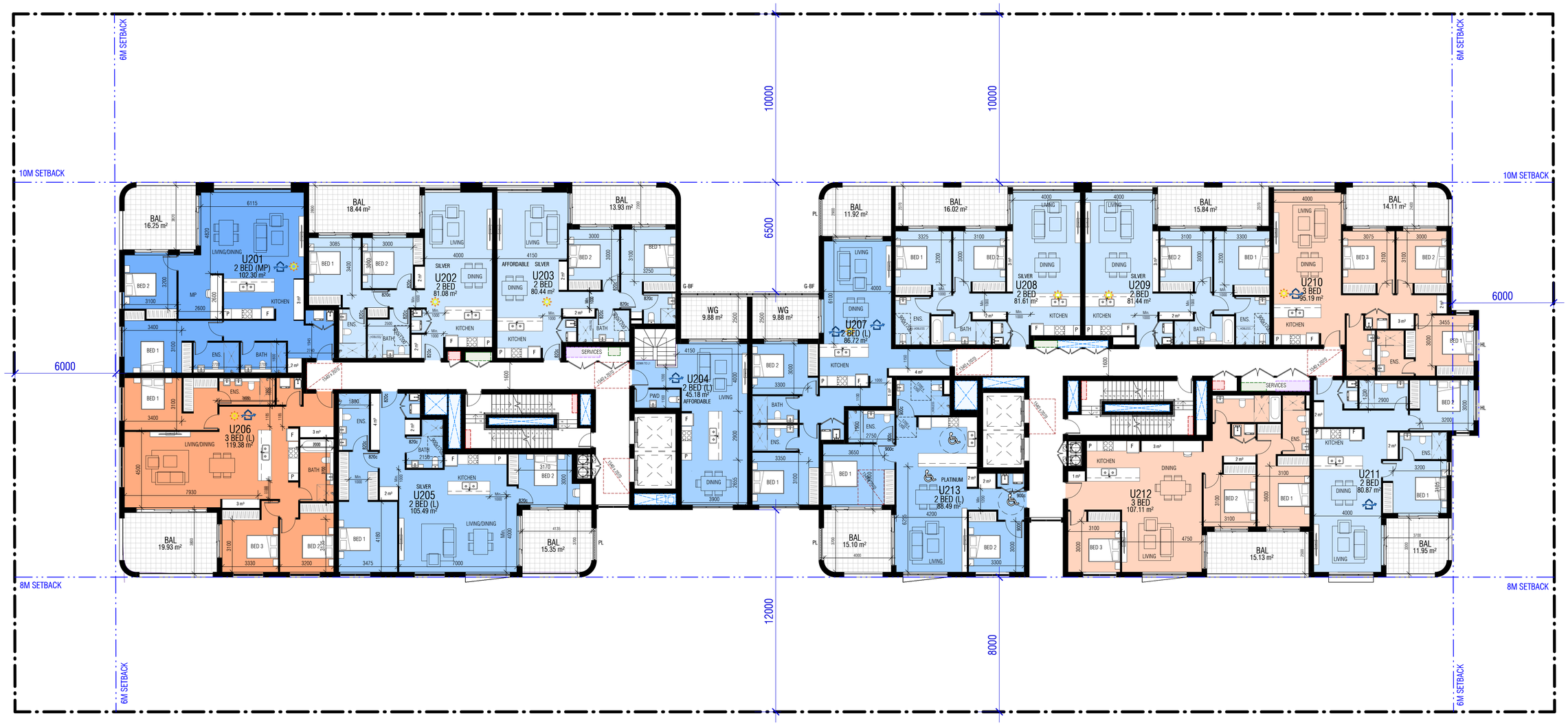
www.bmkarchitects.com.au

Nominated Architects:
Anna Ho 10967
Subashini Kuruthungan 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

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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 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 2

26114
JOB No.

DA-105
DRAWING No.

SCALE @A1 SHEET
As indicated

B17
ISSUE

14/05/2026 5:13:09 PM

BMK ARCHITECTS

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t +61 2 8853 8889
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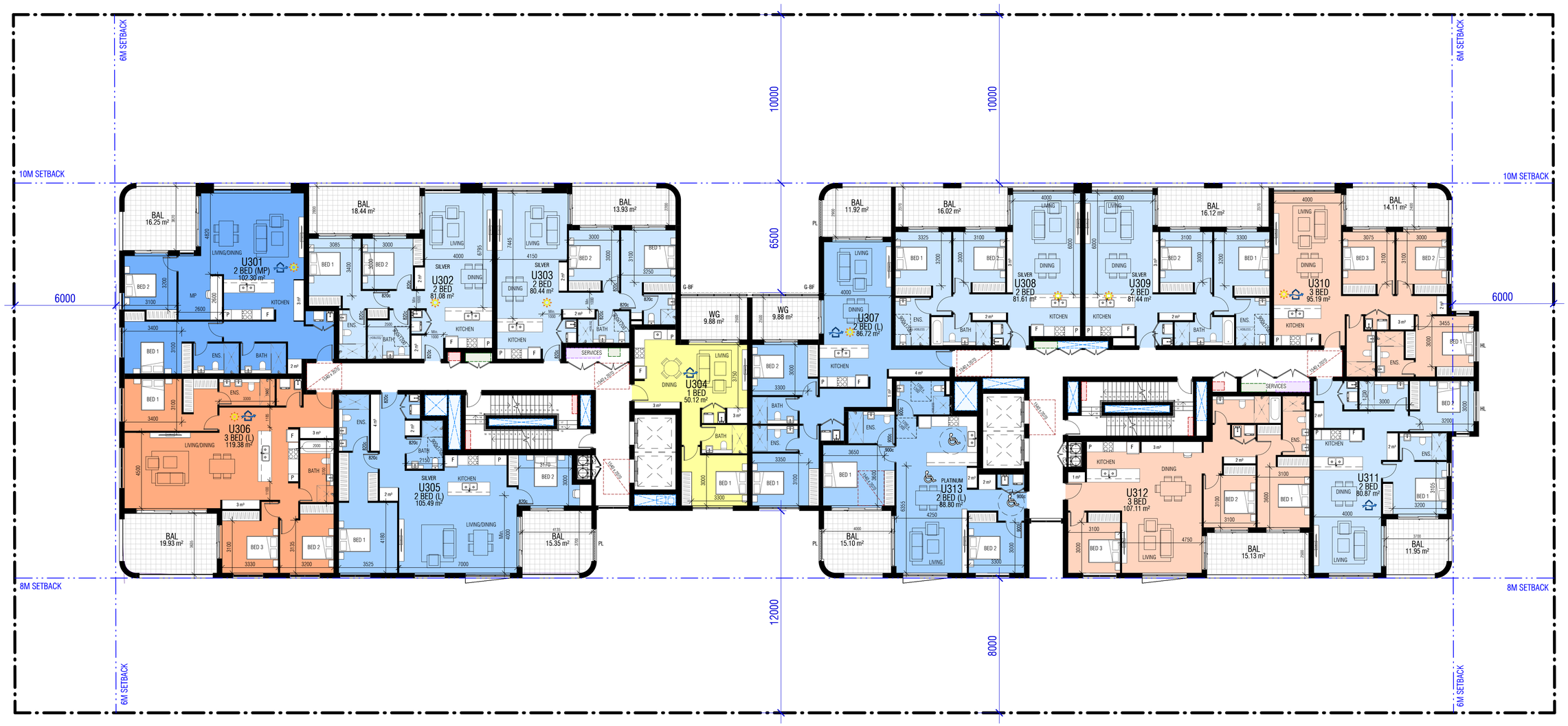
Nominated Architects:
Anna Ho 10367
Subashini Kandhungan 11825

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
- 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 SSDA SUBMISSION	14/05/2026	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

26114
JOB No.

DA-106
DRAWING No.

DRAWING TITLE:
LEVEL 3

SCALE @A1 SHEET
As indicated

B17
ISSUE

14/05/2026 5:13:11 PM

BMK ARCHITECTS

BMK Architects Pty Ltd
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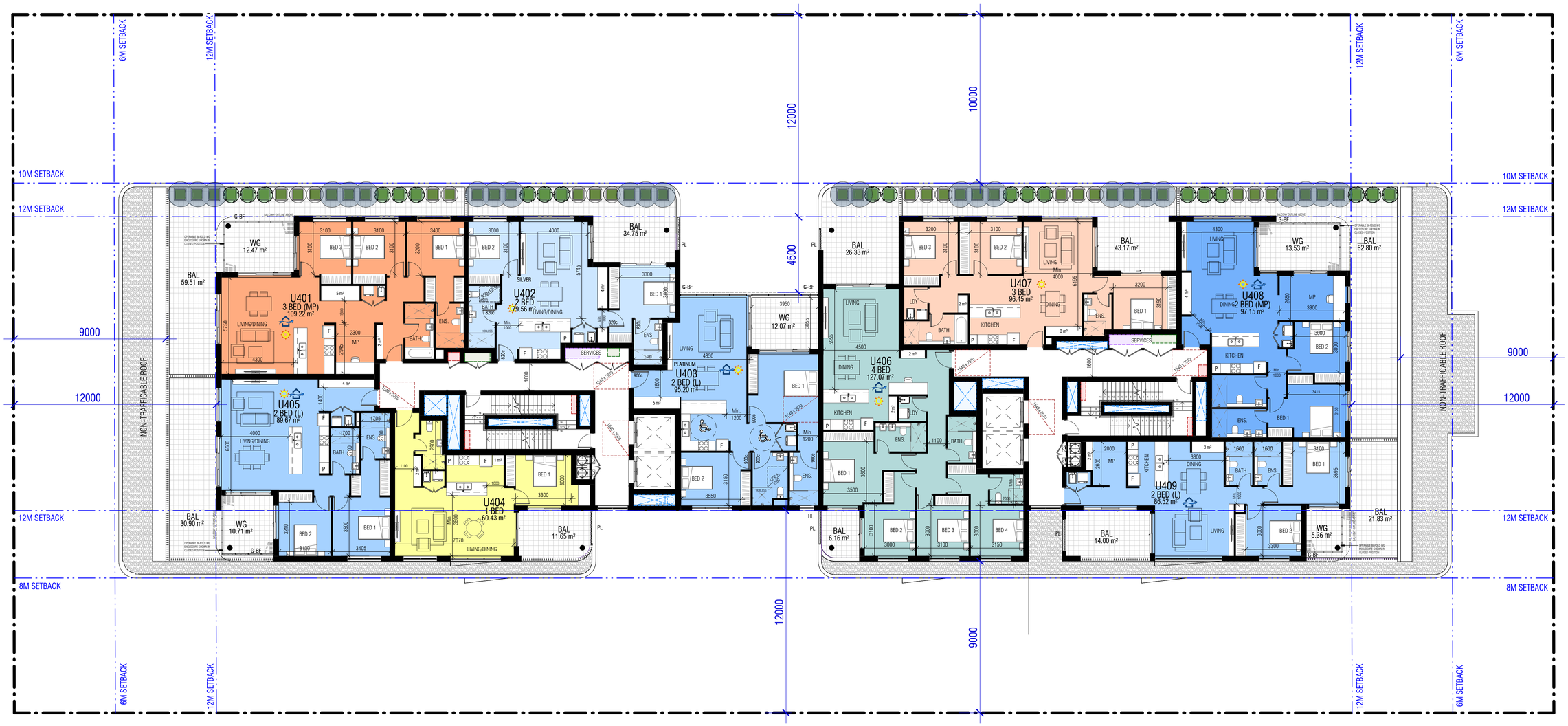
www.bmkarchitects.com.au

Nominated Architects:
Anna Ho 10367
Sulaxshini Kulothungan 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
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- 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)
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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:
LEVEL 4

26114 JOB No.

DA-107 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

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BMK ARCHITECTS

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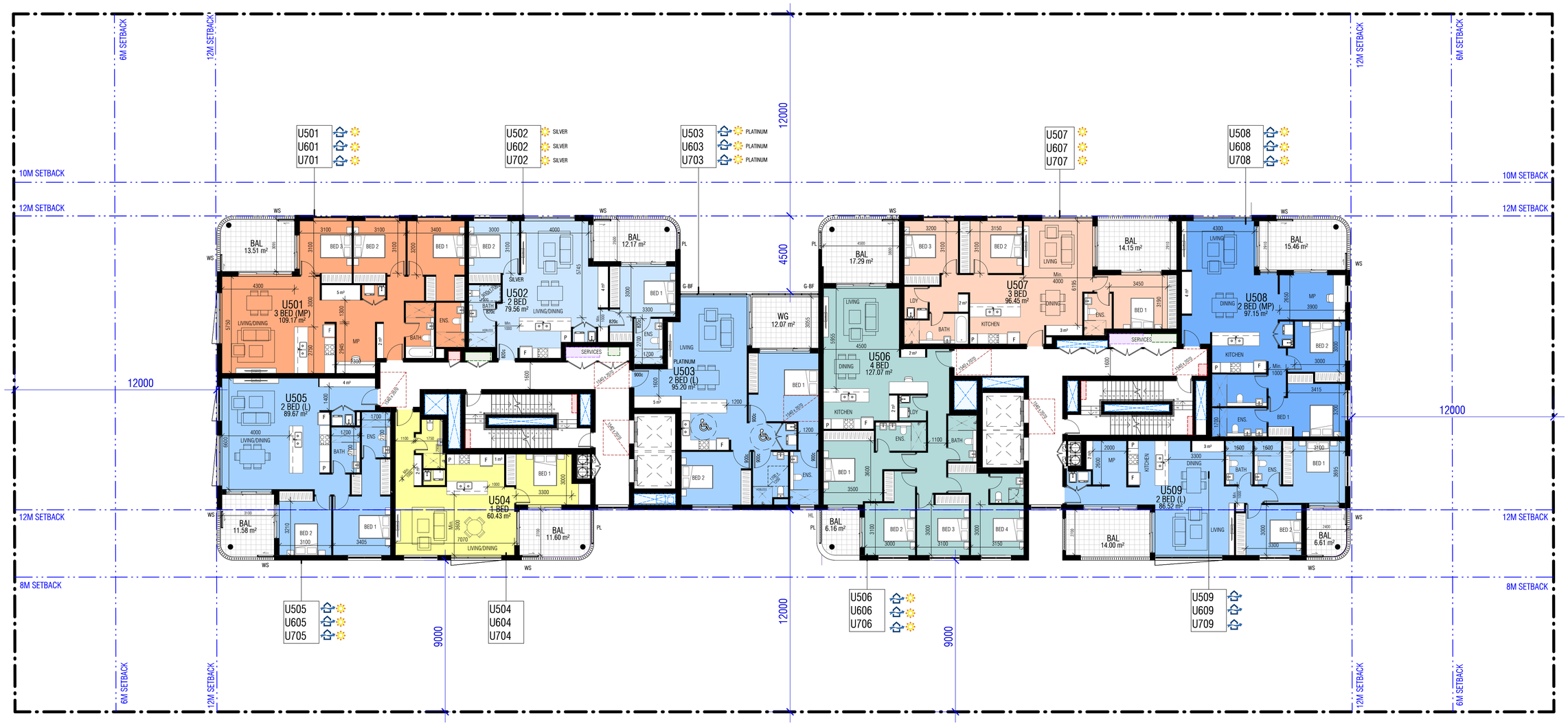
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

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
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- HL - HIGHLIGHT WINDOW
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- G-BF - GLASS BI-FOLD

LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
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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

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ISSUE

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BHK ARCHITECTS

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Nominated Architects
Anna Ho 10967
Sulsashini Kavidhanger 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
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LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
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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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14/05/2026 5:13:19 PM

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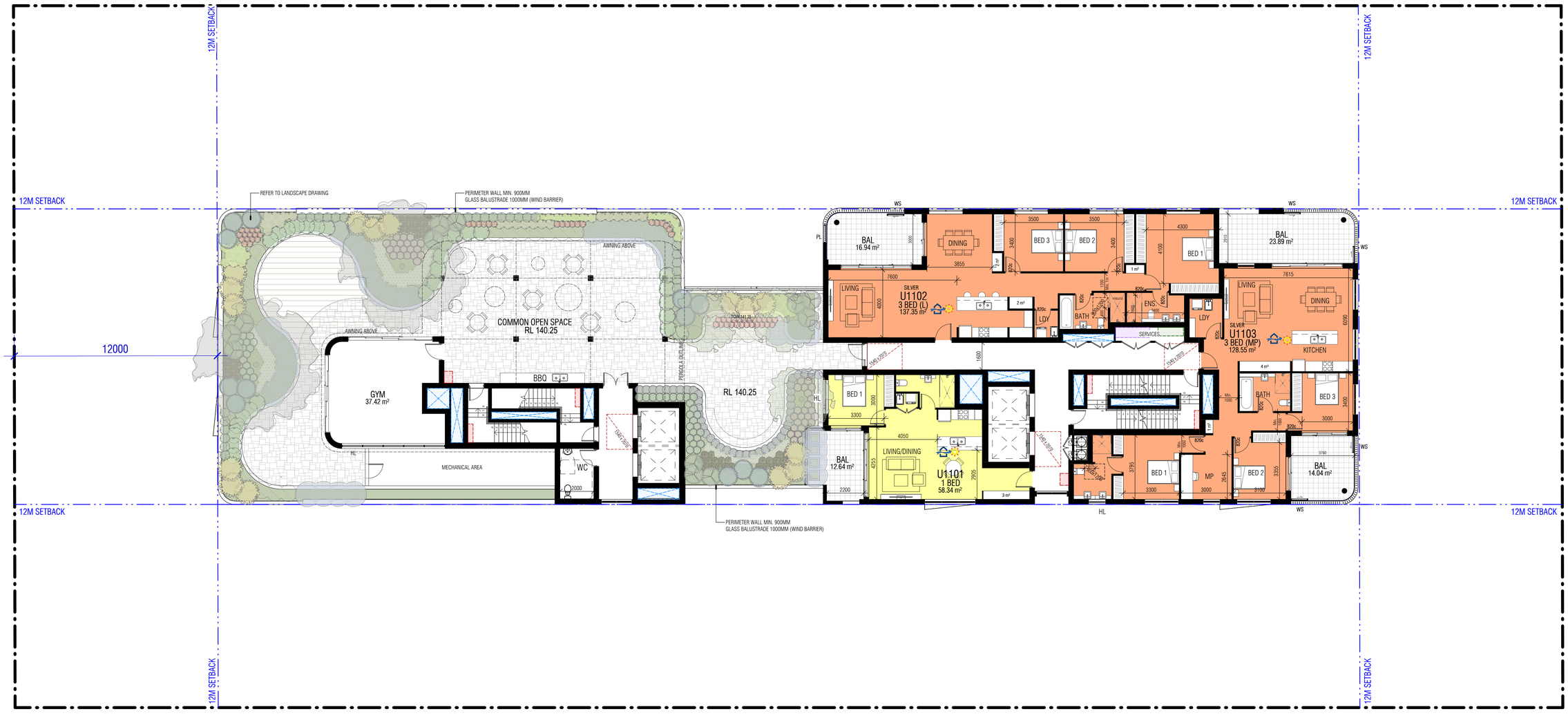
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN

MIDDLETON AVE



LEVEL 11 (COS)

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

LEGEND - SERVICES
- HYDRAULICS
- MECHANICAL
- FIRE
- ELECTRICAL

- SOLAR (MIN. 2HRS)
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LEGEND - BEDROOM TYPES
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0 5 1:100@A1 1:200@A3

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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.
B17 ISSUE

SCALE @A1 SHEET
As indicated

14/05/2026 5:22:00 PM

BHK Architects Pty Ltd
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Nominated Architects
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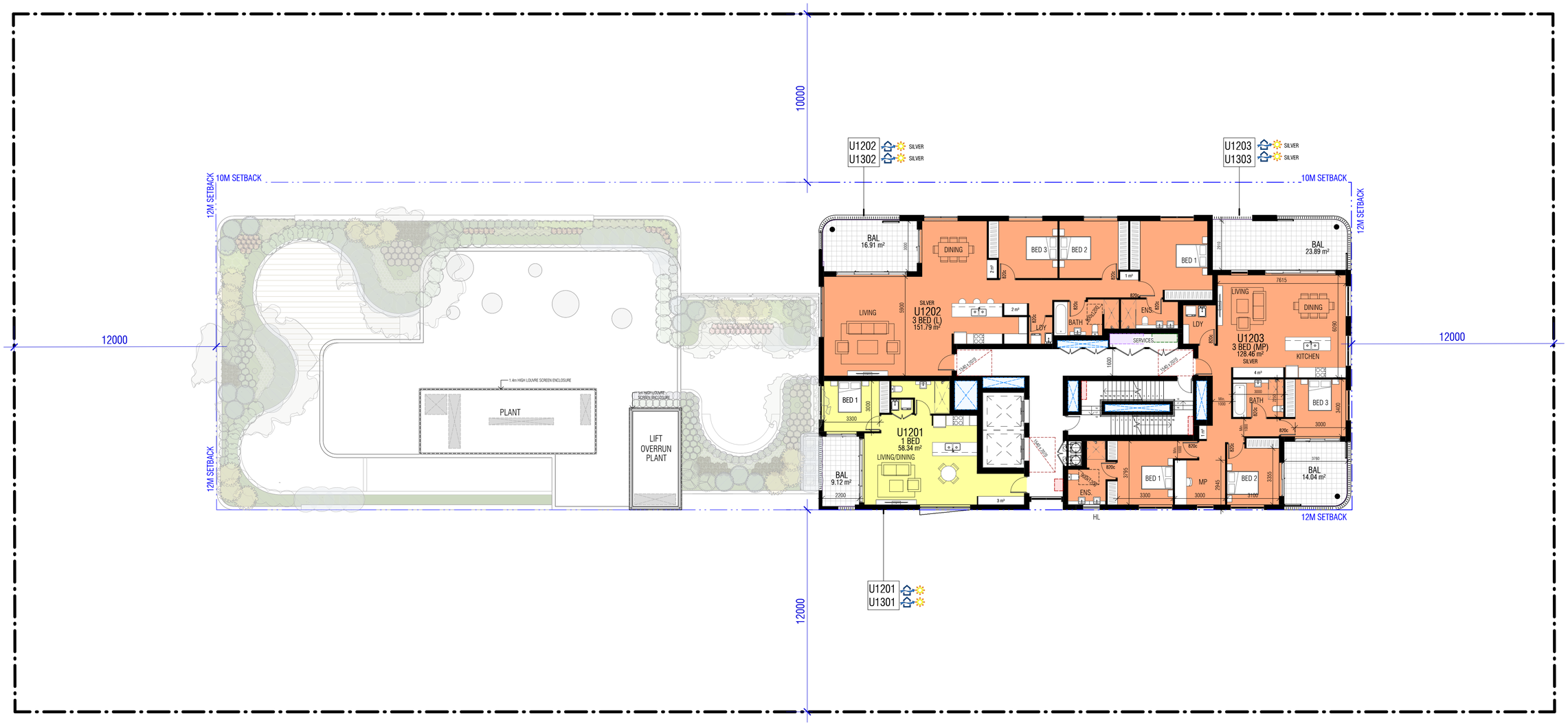
Subashini Kuisthungan 11825

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
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LEGEND - BEDROOM TYPES
- 1 BED
- 1 BED (M)
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PROJECT ADDRESS:
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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

14/05/2026 5:13:27 PM

BHK ARCHITECTS

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Nominated Architects
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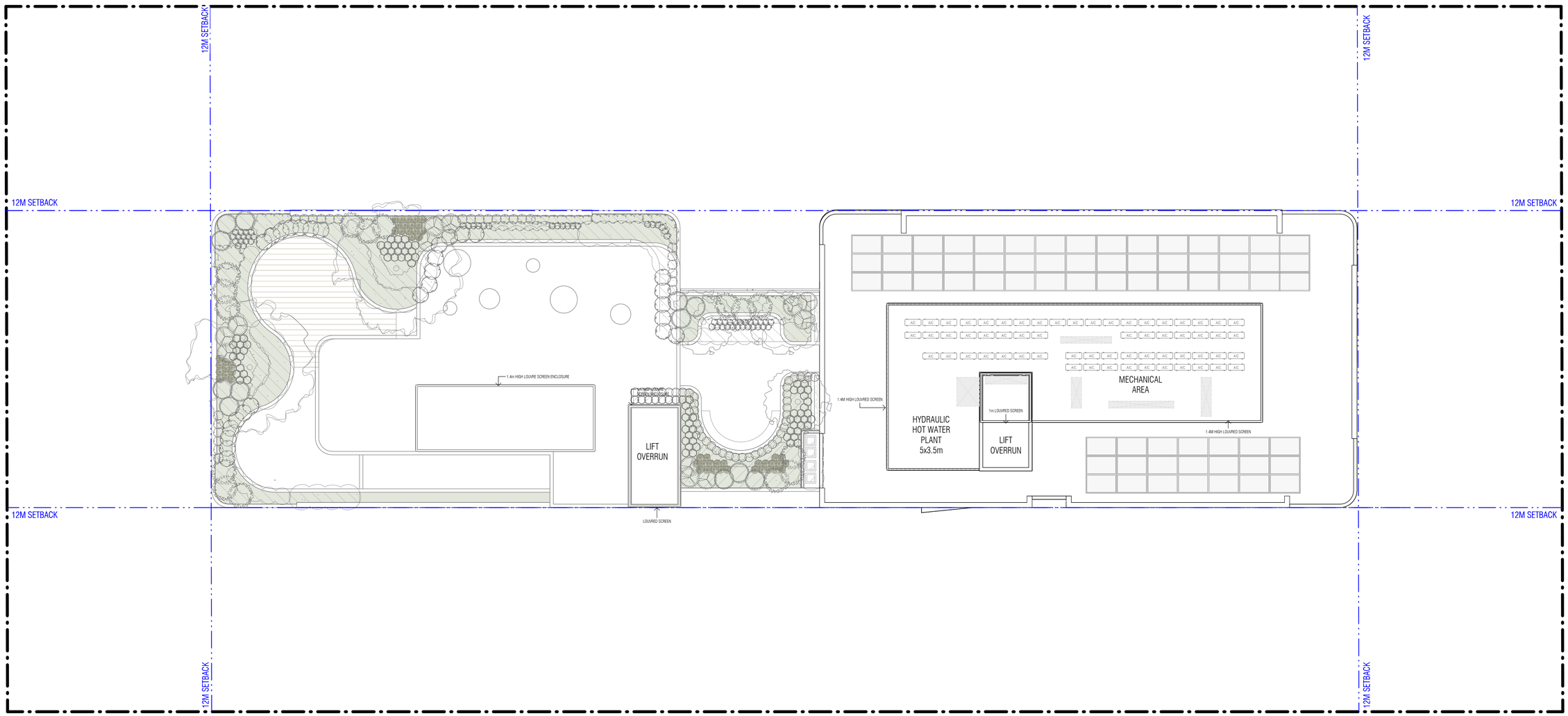
Subashini Kulothungan 11825

KEY PLAN

MIDDLETON AVE



ROOFTOP

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

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APPROVED DESIGN ARCHITECT:

PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
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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

14/05/2026 5:22:03 PM

BHK ARCHITECTS

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Nominated Architects:
Anna Ho 10967
Subashini Kuisthungan 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 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.

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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:
ELEVATIONS

26114 JOB No.

DA-200 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

14/05/2026 5:24:12 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

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B12	ISSUED FOR REVIEW	02/04/2026	TH	IC
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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:
MATERIAL SCHEDULE

26114 JOB No.

DA-201 DRAWING No.

SCALE @A1 SHEET
As indicated

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Nominated Architects:
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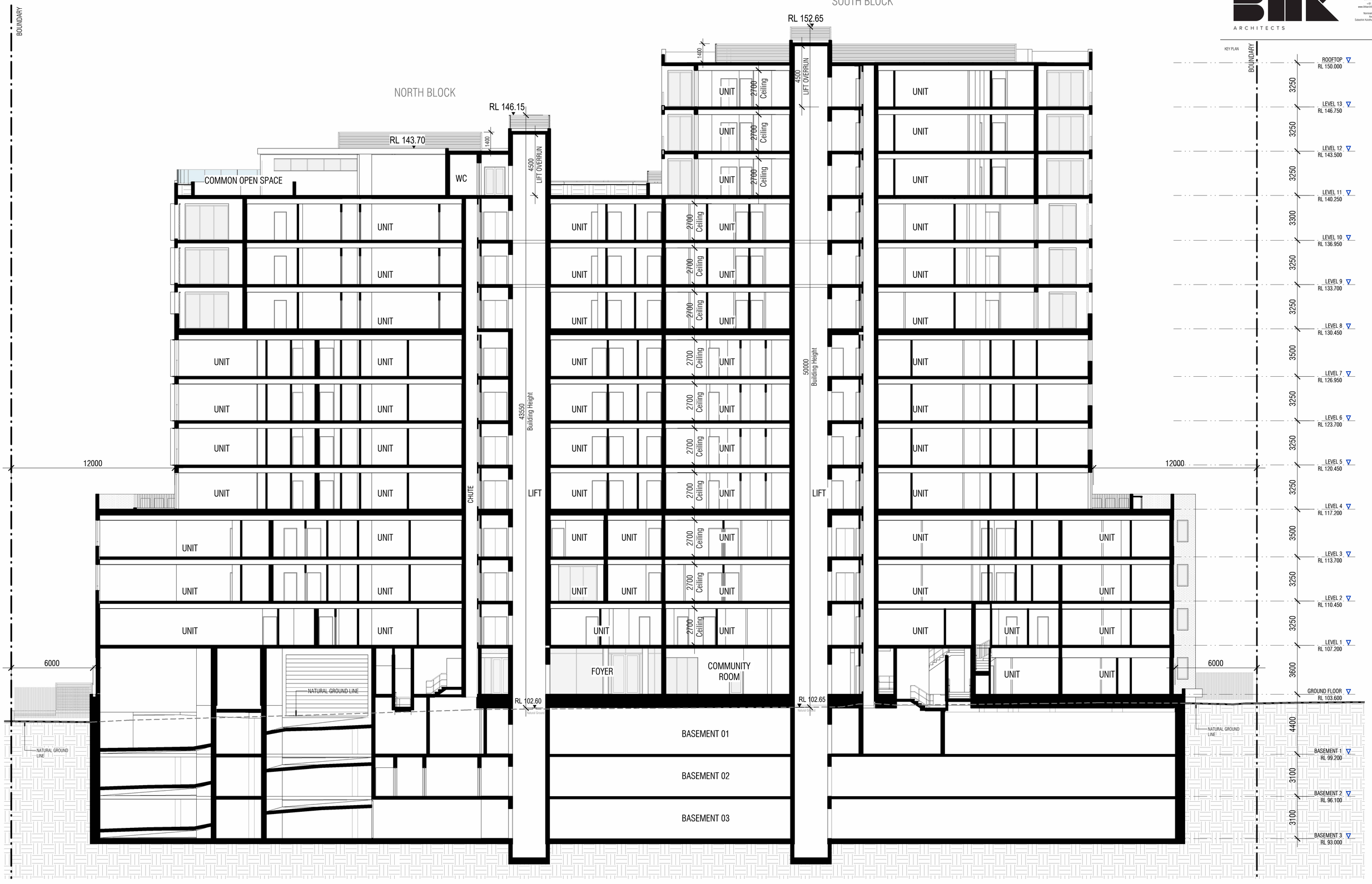

LONGITUDINAL SECTION A

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	TH	IC
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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

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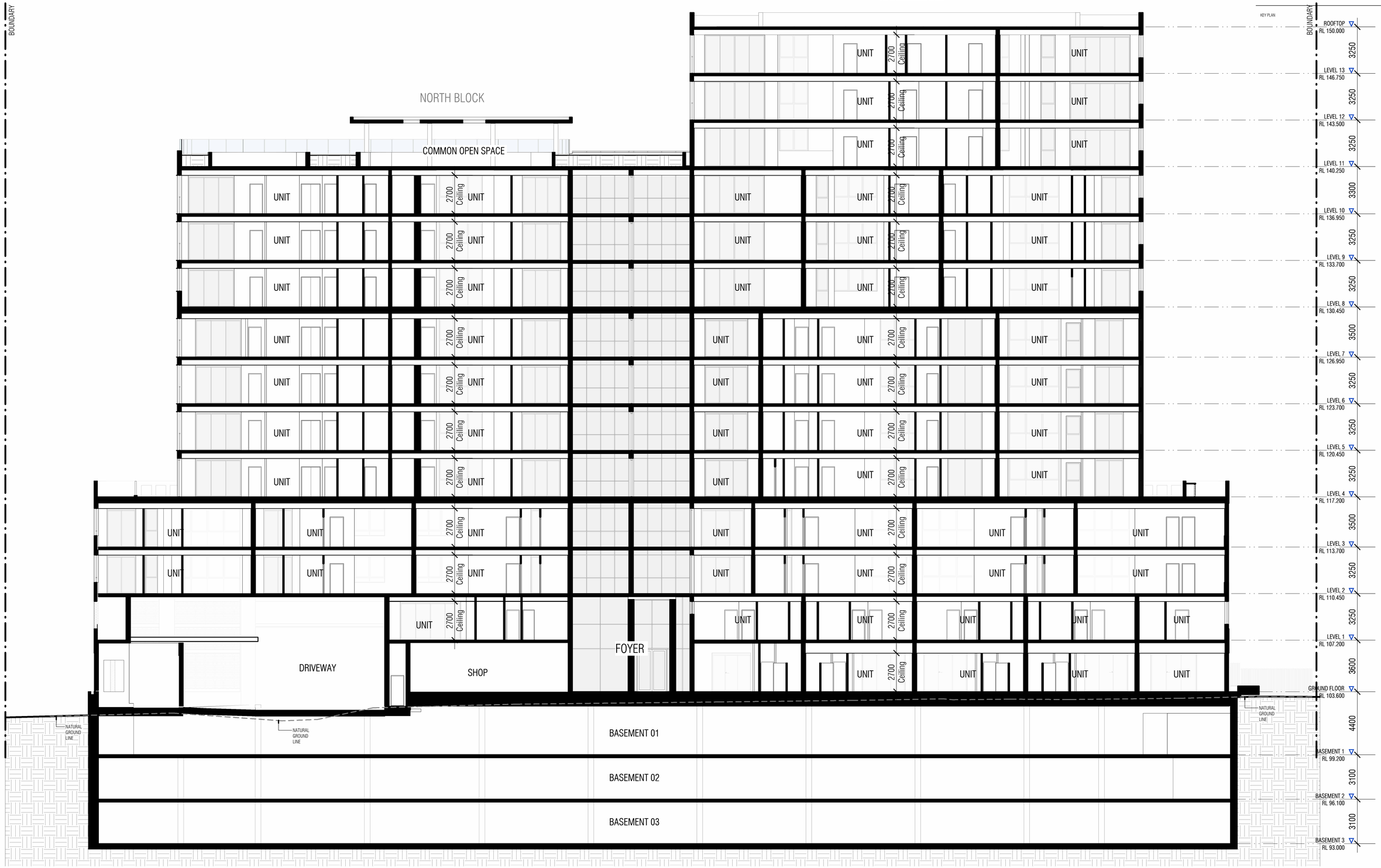
Nominated Architects
Anna Ho 10967
Subashini Kandhungan 11825

ARCHITECTS



KEY PLAN

LONGITUDINAL SECTION B

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

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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:
LONGITUDINAL SECTION B

26114
JOB No.

DA-301
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
ISSUE

14/05/2026 5:14:08 PM

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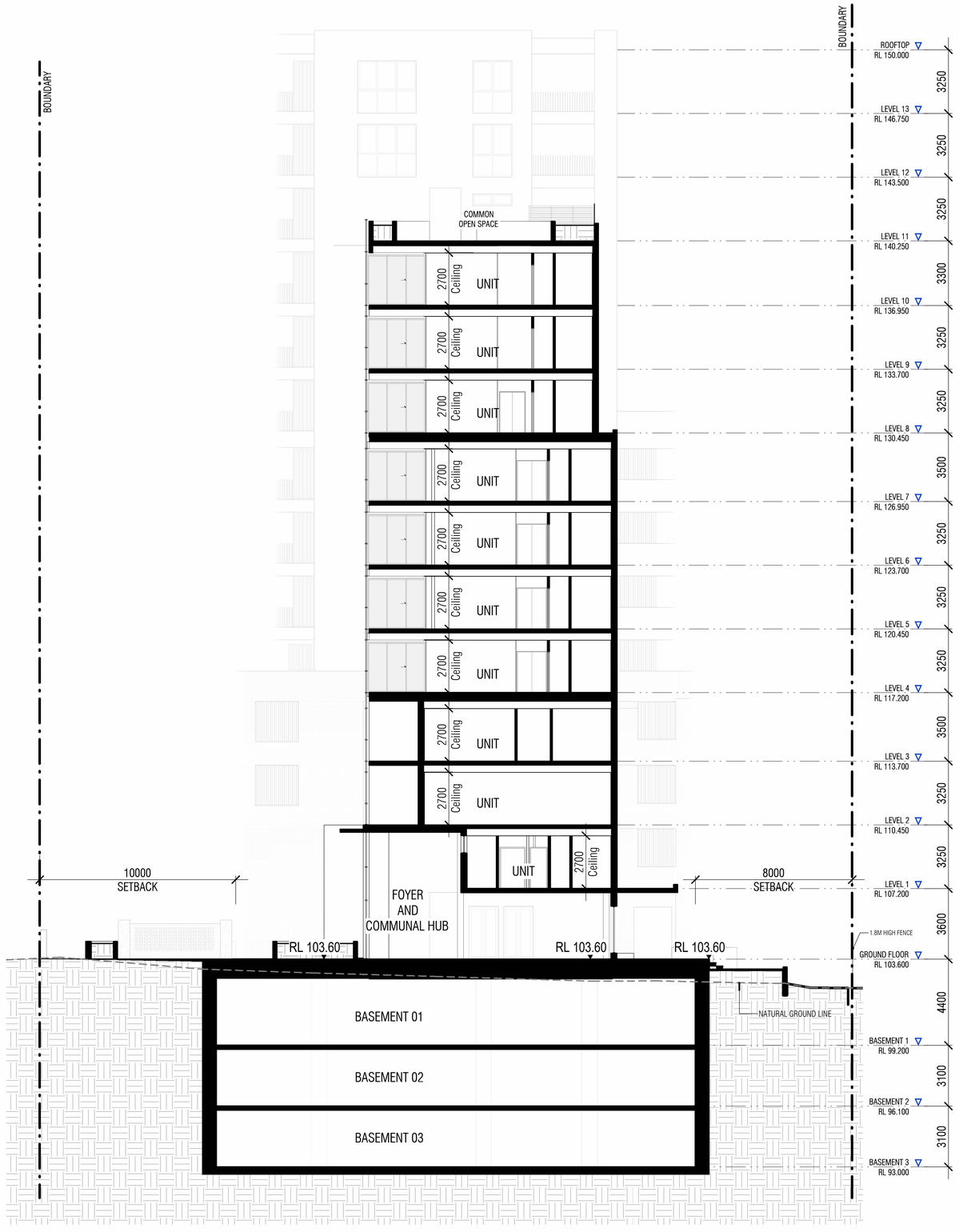
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



CROSS SECTION C

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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
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 C

26114 JOB No.

DA-302 DRAWING No.

SCALE @(A1 SHEET)
1 : 125

B17 ISSUE

14/05/2026 5:14:12 PM

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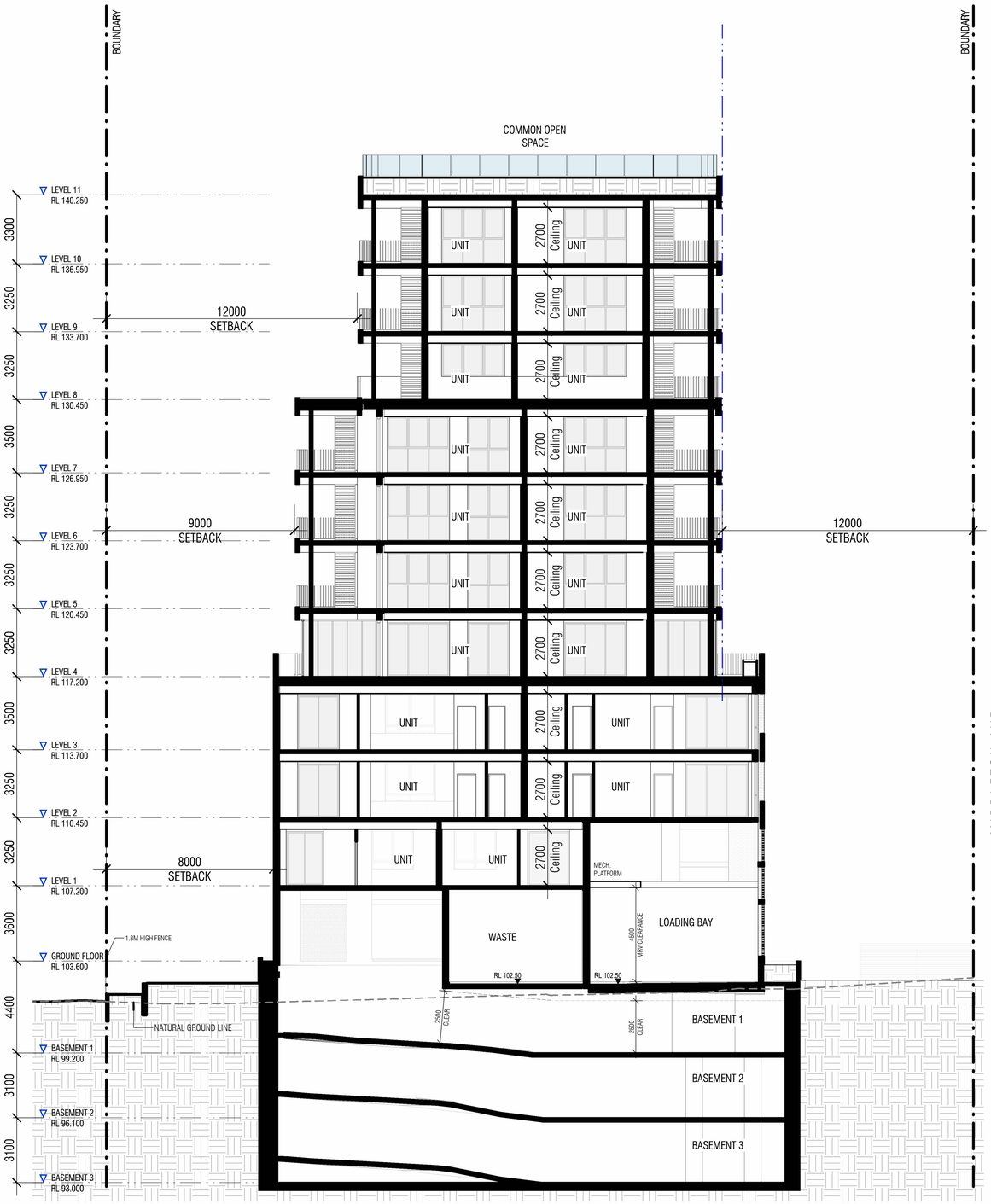
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

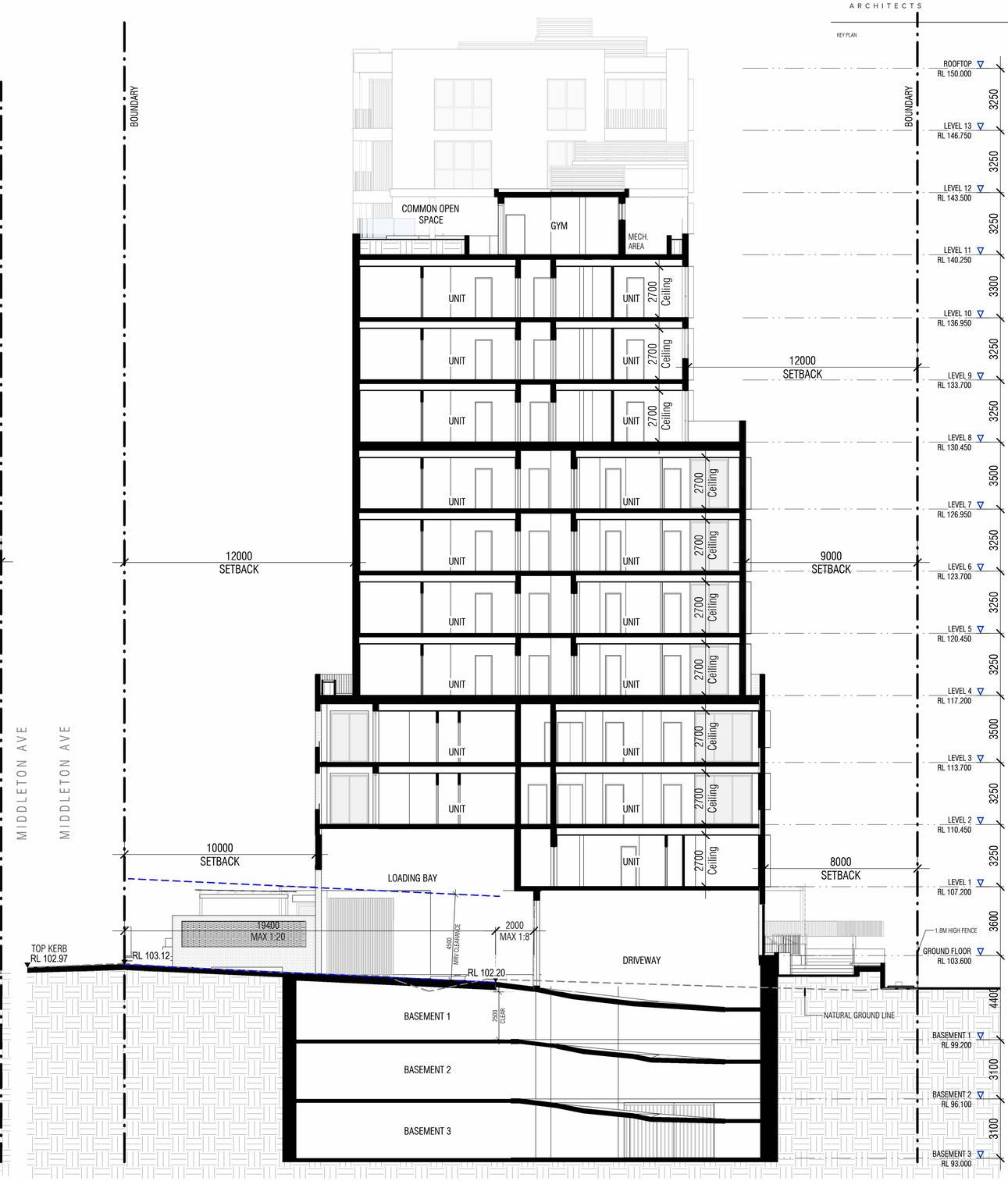
BHK ARCHITECTS

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 SSDA SUBMISSION	14/05/2026	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

ISSUE
B17

14/05/2026 5:14:18 PM

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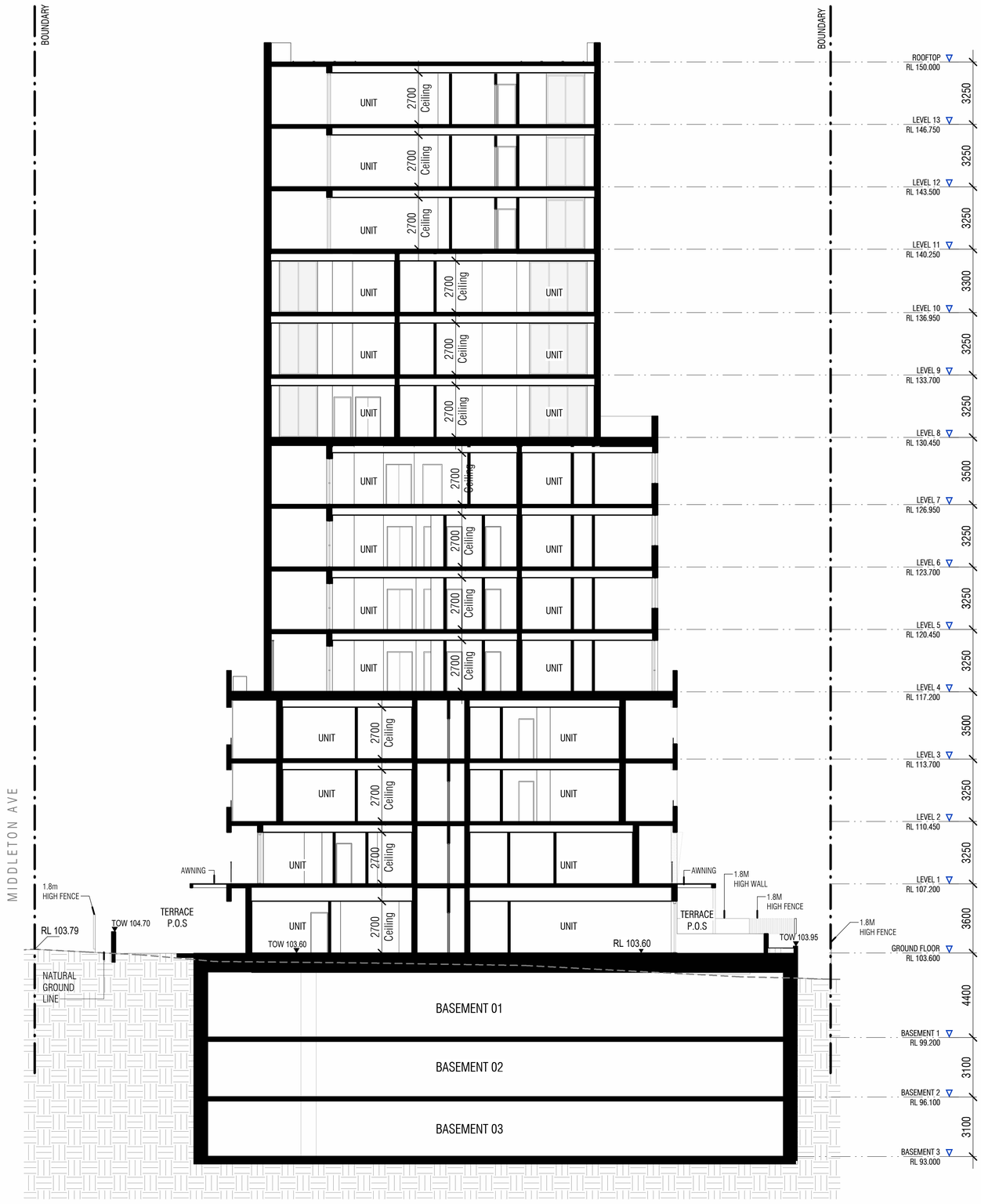
Nominated Architects
Anay Ho 10967
Subashini Kuisthungan 11825

KEY PLAN



SECTION THROUGH P.O.S

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

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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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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:
SECTION THROUGH SOUTH POS

26114
JOB No.

DA-304
DRAWING No.

SCALE @A1 SHEET
1 : 125

B17
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14/05/2026 5:14:22 PM

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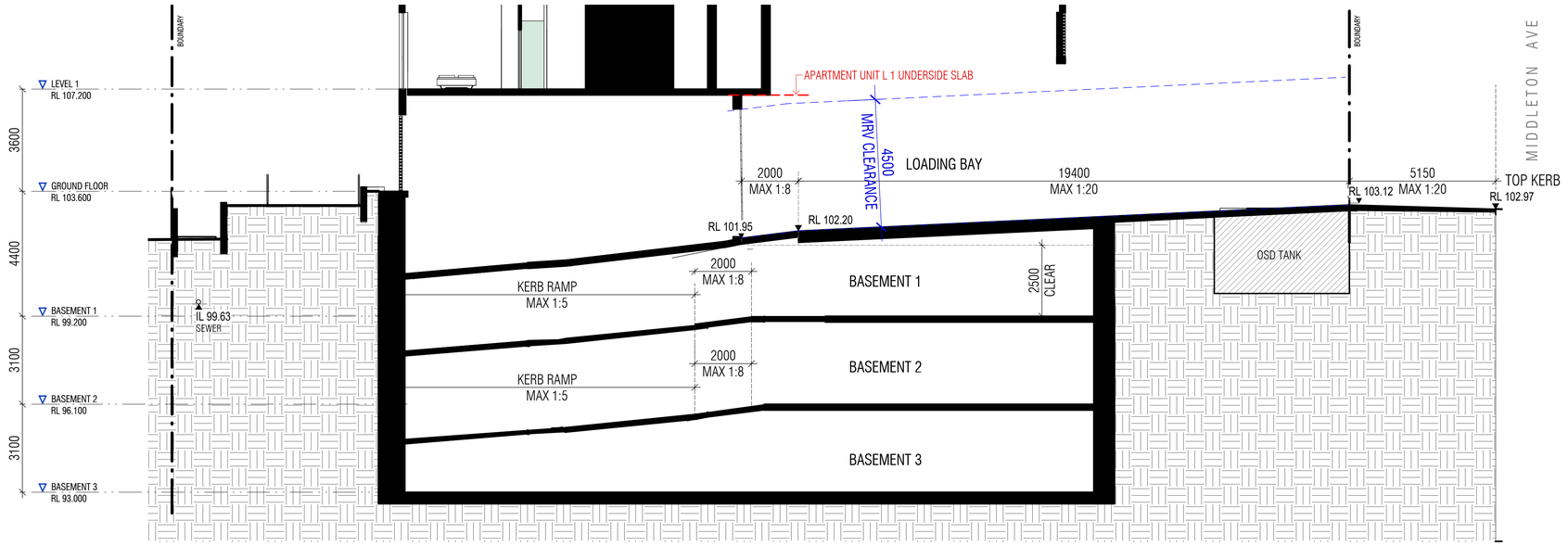
Nominated Architects
Anna Ho 10967
Subashini Kuisthungan 11825

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 SSDA SUBMISSION	14/05/2026	TH	IC
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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:
SECTION - DRIVEWAY

26114
JOB No.

DA-305
DRAWING No.

SCALE @A1 SHEET
1 : 100

B17
ISSUE

14/05/2026 5:14:23 PM

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Nominated Architects
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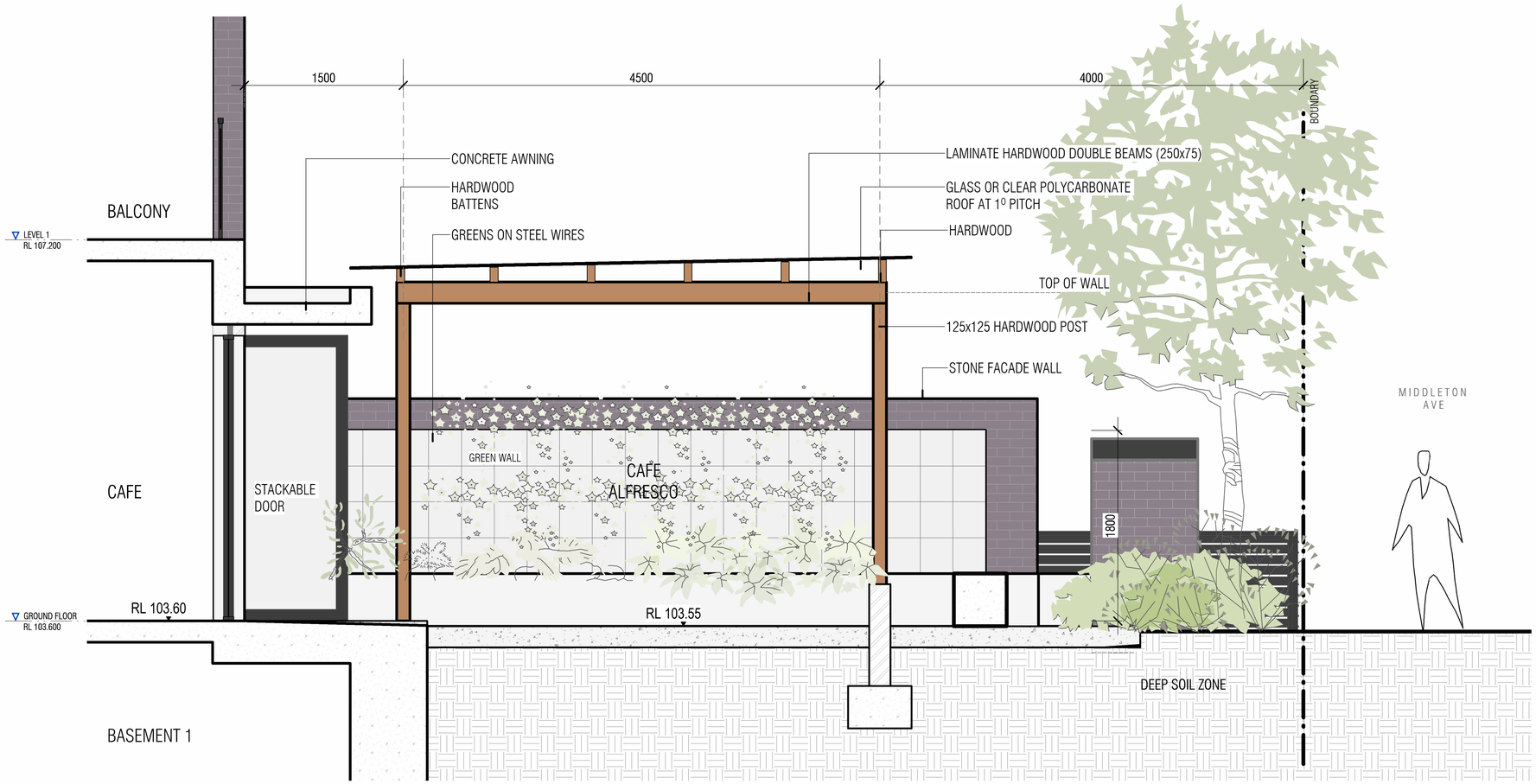
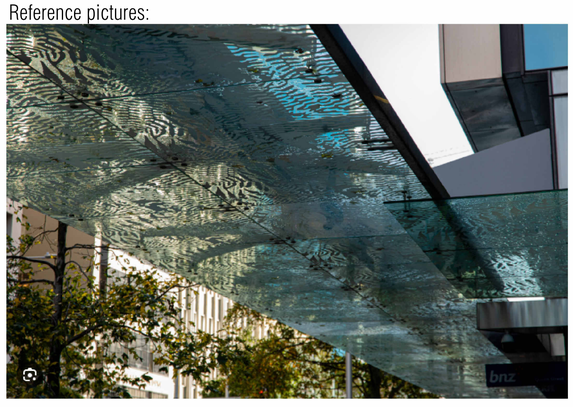
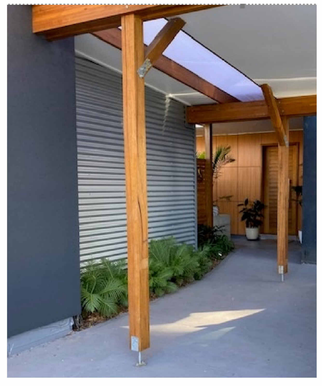
Subashini Kuiruhangan 11825

KEY PLAN



SECTION - CAFE ALFRESCO

Reference pictures:

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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 SHIRE COUNCIL

DRAWING TITLE:
SECTION - CAFE ALFRESCO

26114
JOB No.

DA-307
DRAWING No.

SCALE @A1 SHEET
1 : 25

B17
ISSUE

14/05/2026 5:14:27 PM

BHK ARCHITECTS

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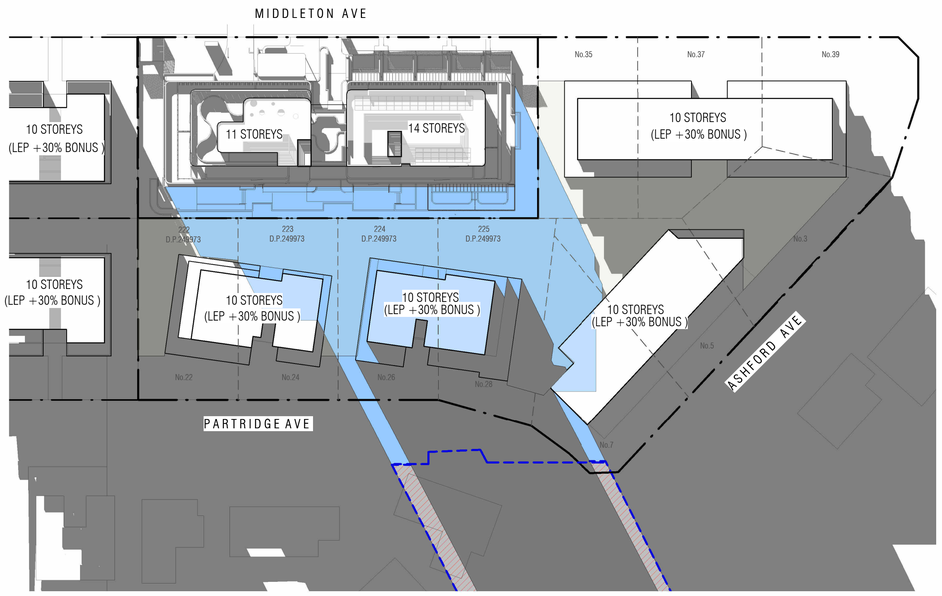
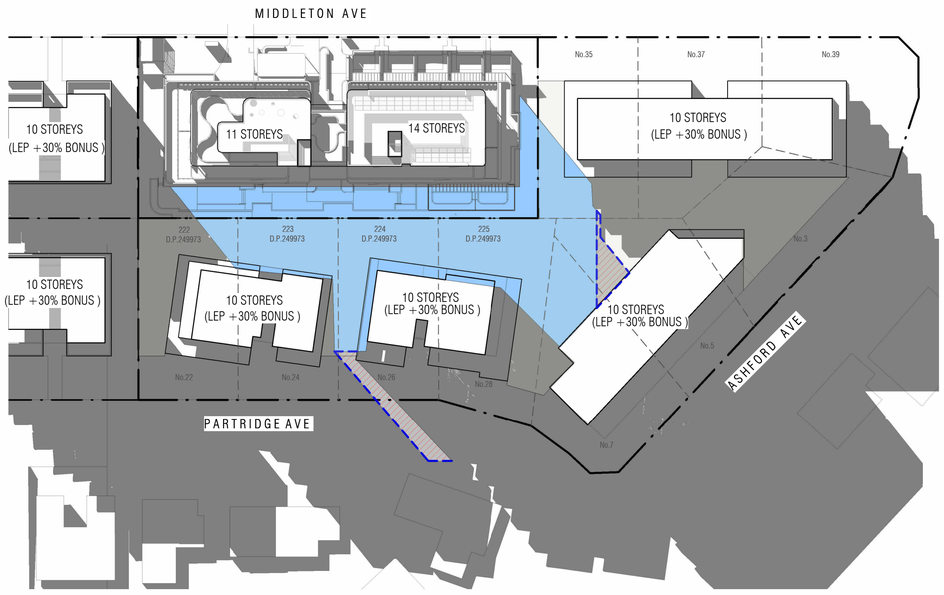
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

KEY PLAN



SHADOW - 9.00 (22 JUNE)



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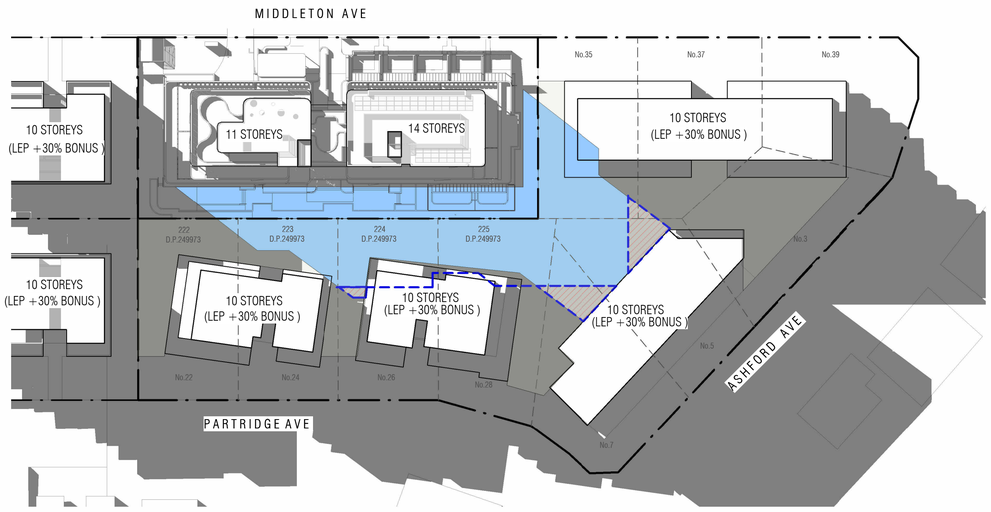
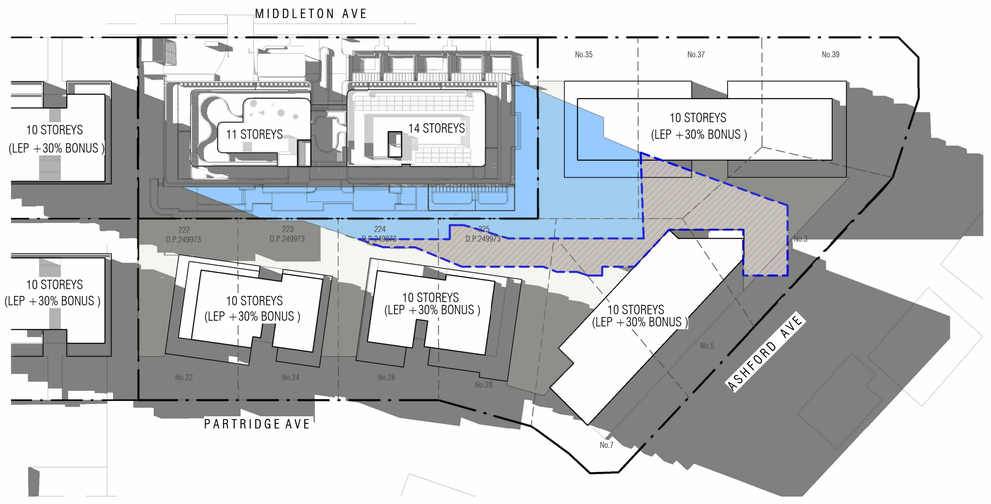


SHADOW -11.00 (22 JUNE)



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 SSDA SUBMISSION	14/05/2026	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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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

14/05/2026 5:15:22 PM

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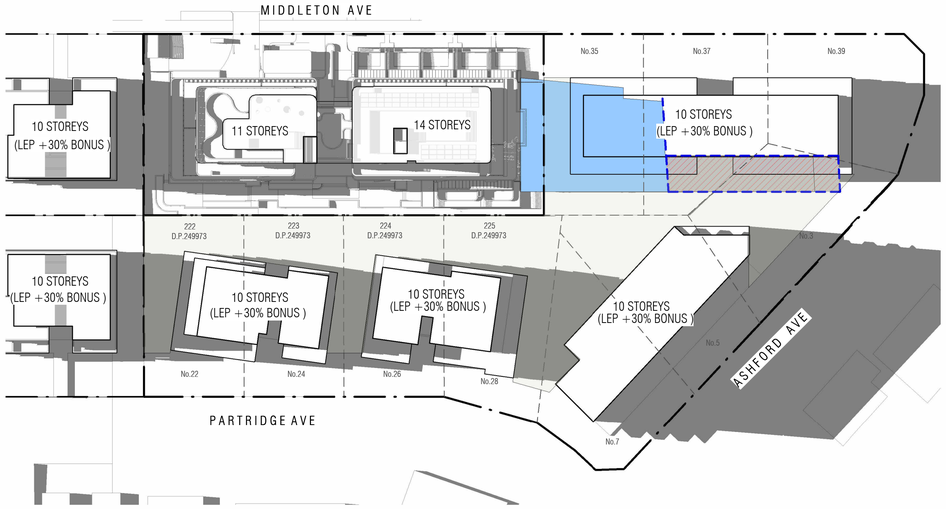
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

BMK ARCHITECTS

KEY PLAN



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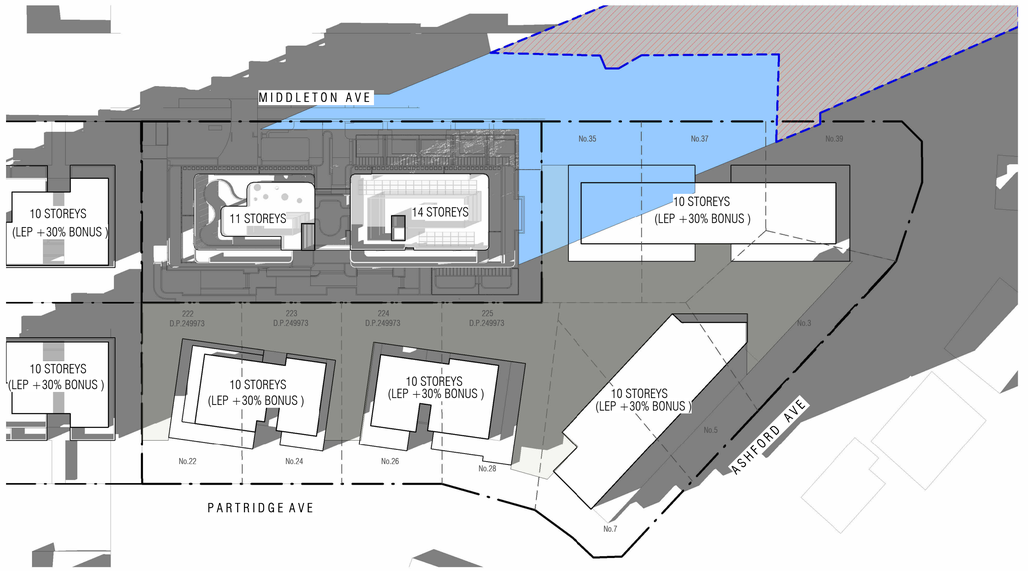
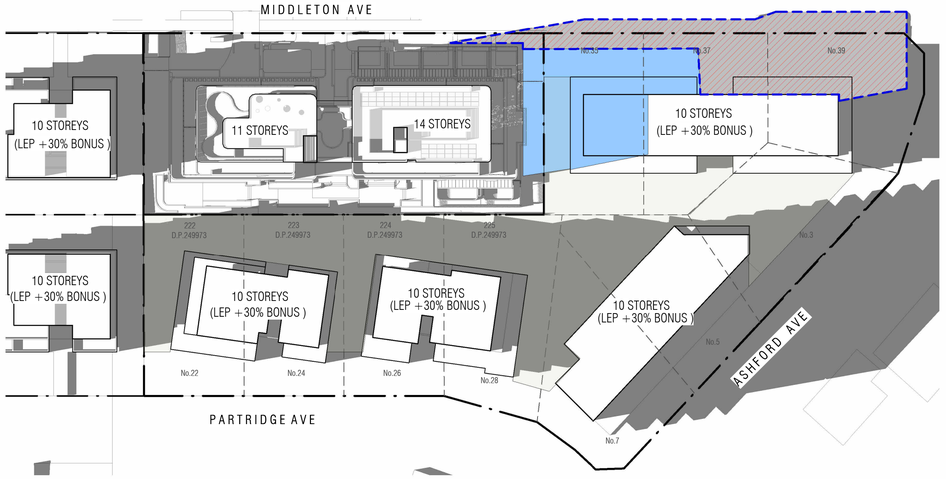


SHADOW -15.00 (22 JUNE)



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

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ISSUE	AMENDMENT	DATE	DRAWN	CHECK

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

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REGISTRATION NUMBER
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:
SHADOW DIAGRAMS

26114 JOB No.

DA-401 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

14/05/2026 5:15:55 PM

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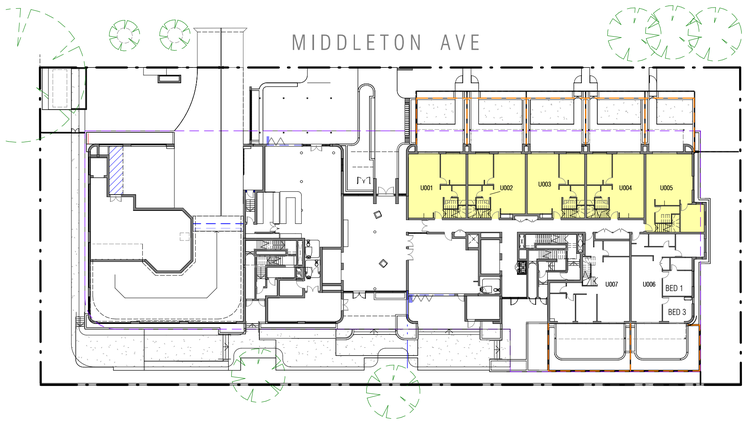
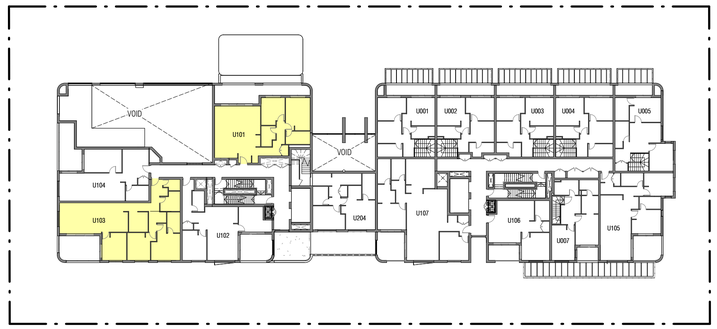
Nominated Architects
Anna Ho 10367
Subashini Kandhungan 11825

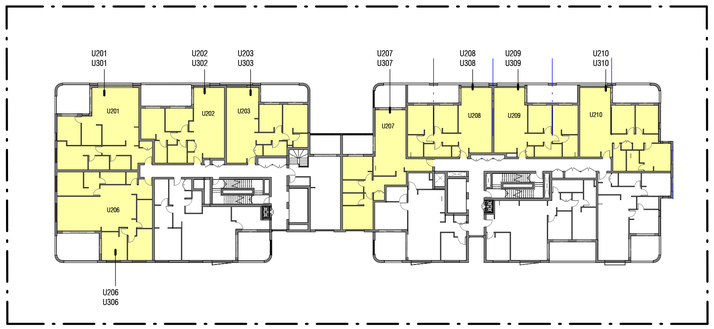
KEY PLAN



GROUND FLOOR PLAN
1 : 400

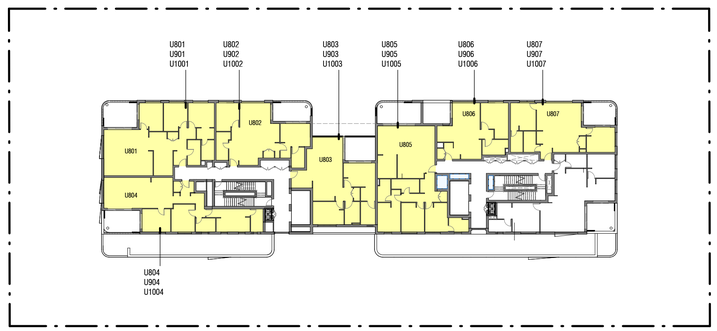


LEVEL 1
1 : 400



LEVEL 2-3
1 : 400

LEVEL 4-7
1 : 400

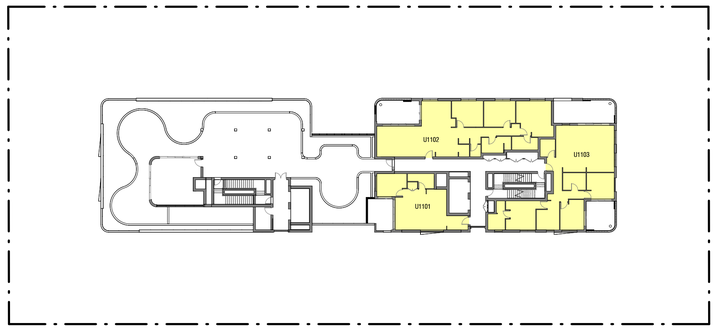


LEVEL 8-10
1 : 400

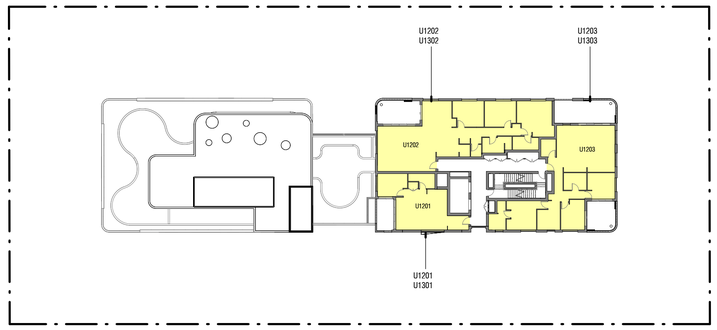
SOLAR ACCESS	
Level	Count
GROUND FLOOR	5
LEVEL 1	2
LEVEL 2	8
LEVEL 3	8
LEVEL 4	7
LEVEL 5	7
LEVEL 6	7
LEVEL 7	7
LEVEL 8	7
LEVEL 9	7
LEVEL 10	7
LEVEL 11	3
LEVEL 12	3
LEVEL 13	3
Total Units	81

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)
1 : 400



LEVEL 12-13
1 : 400

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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:
SOLAR ACCESS COMPLIANCE PLANS

26114 JOB No.
DA-500 DRAWING No.
SCALE @A1 SHEET 1 : 400
B17 ISSUE
14/05/2026 5:16:01 PM

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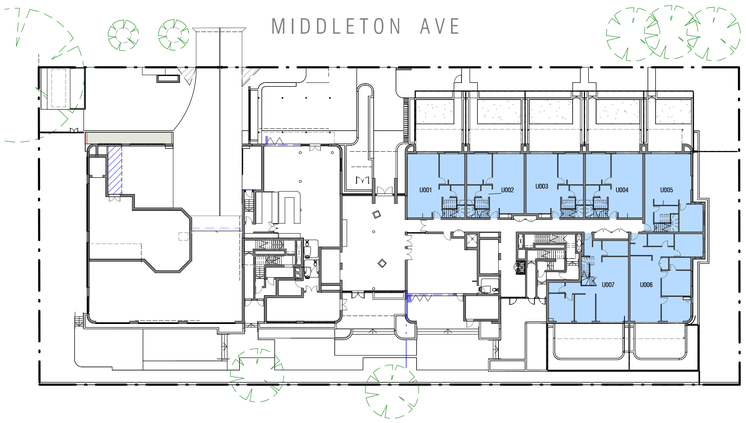
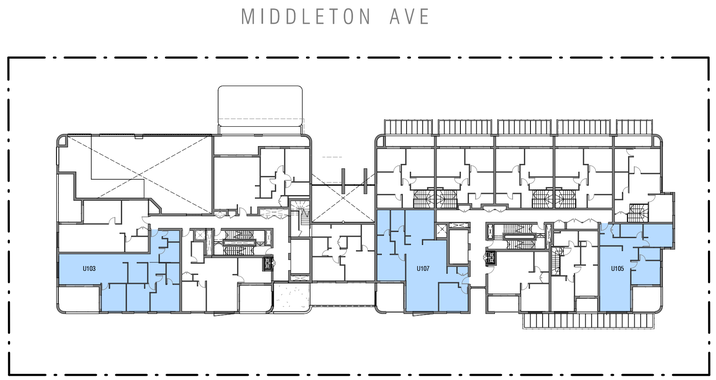
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



GROUND FLOOR PLAN
1 : 400



LEVEL 1
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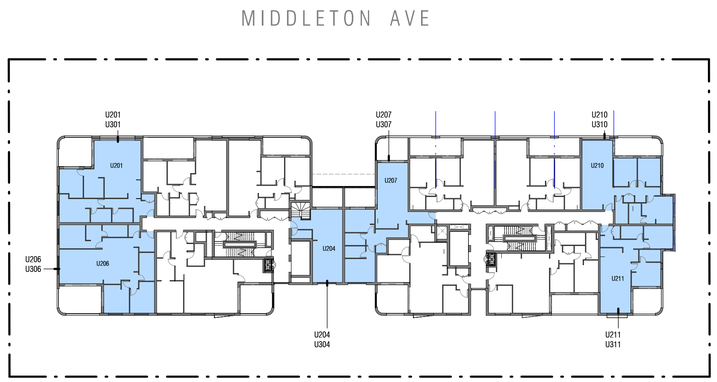

LEVEL 2-3
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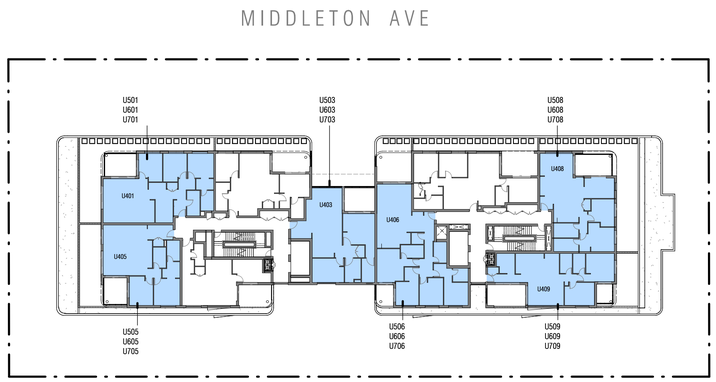

LEVEL 4-7
1 : 400

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
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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:
CROSS VENTILATION COMPLIANCE PLANS

26114
JOB No.

DA-501
DRAWING No.

SCALE @A1 SHEET
1 : 400

B17
ISSUE

14/05/2026 5:16:06 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
As indicated

B17
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14/05/2026 5:24:32 PM

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Nominated Architects
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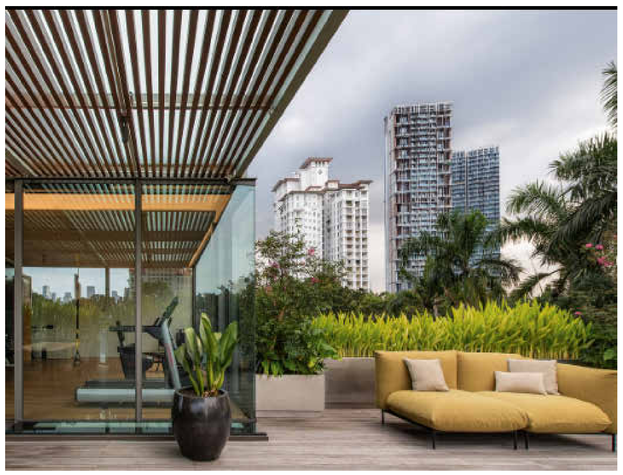
Subashini Kooshungan 11825

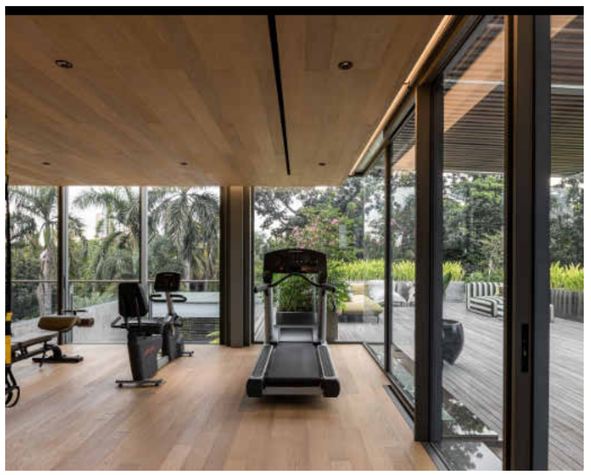
KEY PLAN

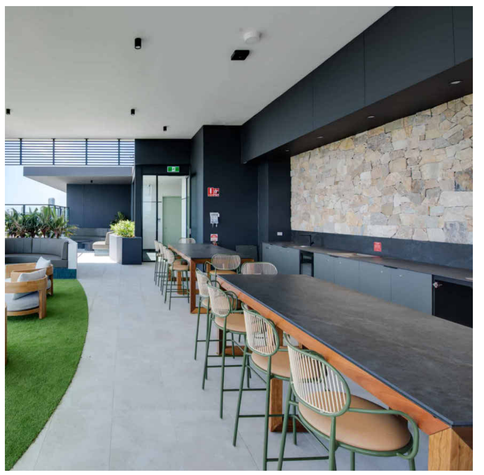
ROOF TOP COS - VIEW 1

ROOF TOP COS - VIEW 2

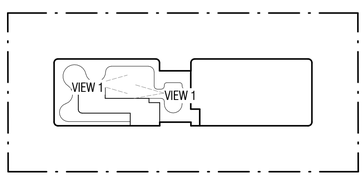
IMAGE REFERENCES:







KEY PLAN



B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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:
ROOF TOP COS

26114
JOB No.

DA-601
DRAWING No.

SCALE @A1 SHEET
1 : 800

B17
ISSUE

14/05/2026 5:16:36 PM

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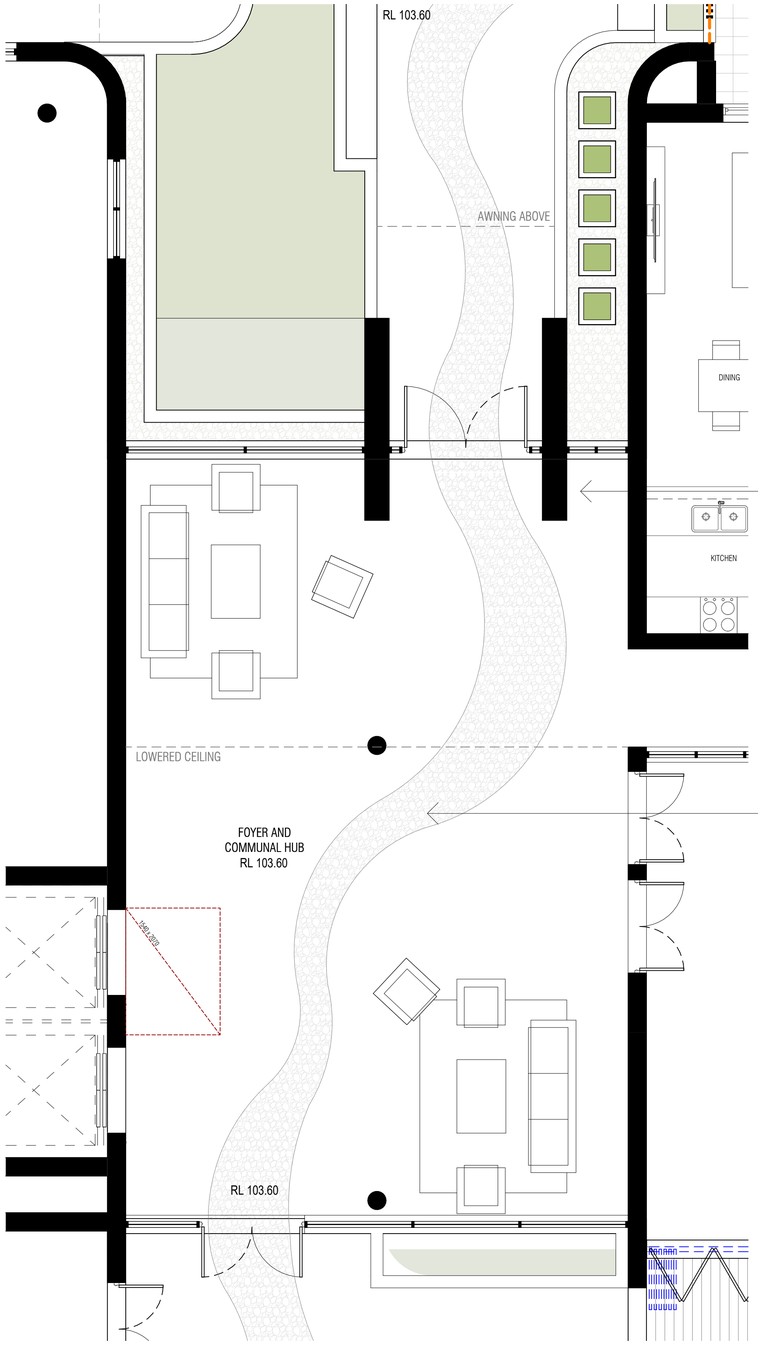
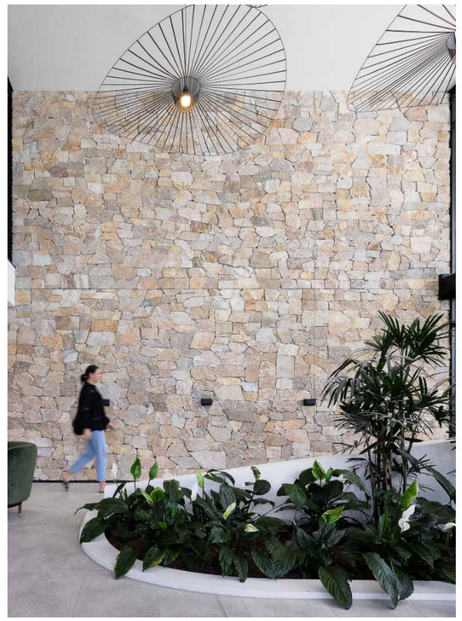
Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

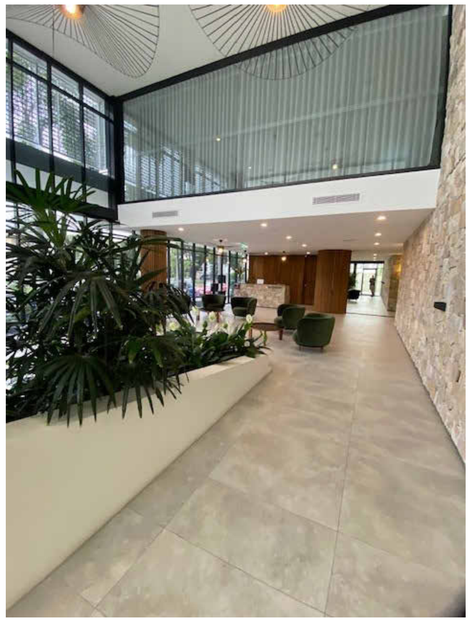
KEY PLAN



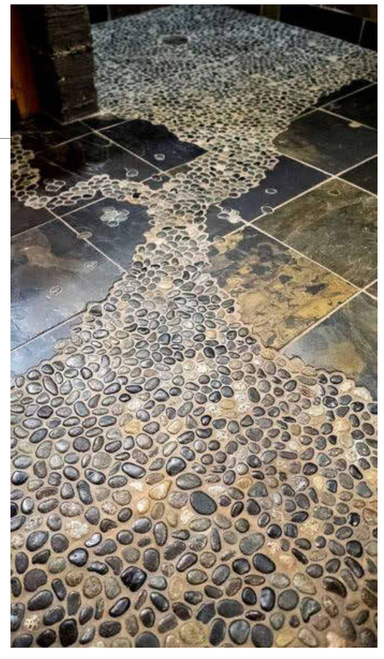
GROUND FLOOR PLAN (FOYER)

FOYER REFERENCES:





PEBBLE FLOORING:



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

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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

14/05/2026 5:16:38 PM

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KEY PLAN

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PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHIRE COUNCIL

DRAWING TITLE:
CGI RENDER 1

26114
JOB No.

DA-603
DRAWING No.

SCALE @A1 SHEET

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PROJECT NAME
DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
CGI RENDER 2

26114
JOB No.

DA-604
DRAWING No.

SCALE @A1 SHEET

B17
ISSUE

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BVK ARCHITECTS

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KEY PLAN

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DEVELOPMENT APPLICATION

PROJECT ADDRESS
27-33 Middleton Ave

RFB DEVELOPMENT PROPOSAL
COUNCIL : **THE HILLS SHRINE COUNCIL**

DRAWING TITLE:
CGI RENDER 3

26114
JOB No.

DA-605
DRAWING No.

SCALE @A1 SHEET

B17
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BMK ARCHITECTS

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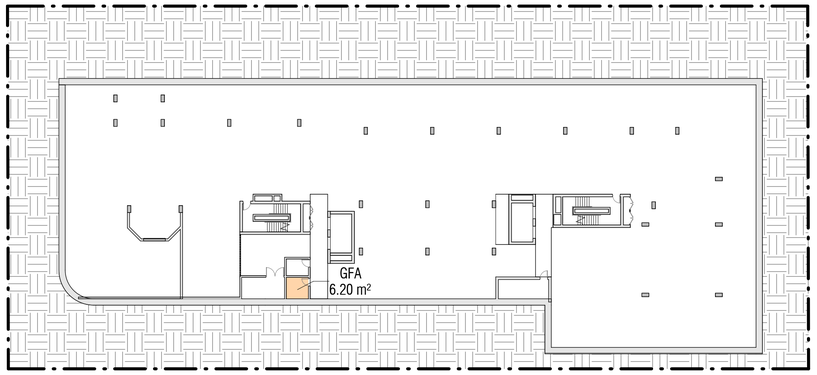
GROSS FLOOR AREA

KEY PLAN



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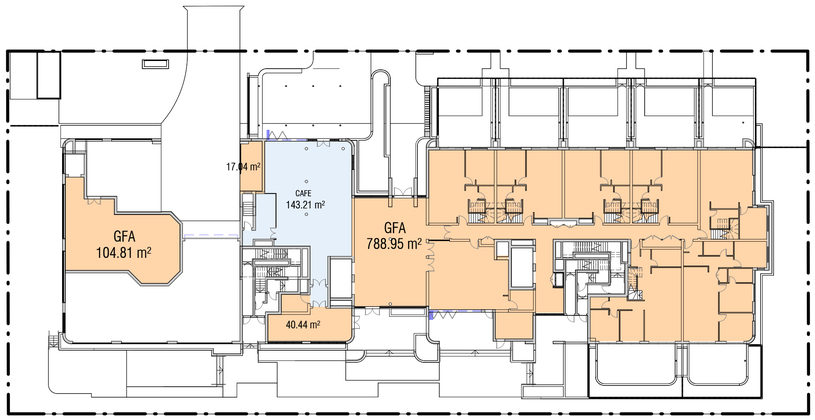

GROUND FLOOR
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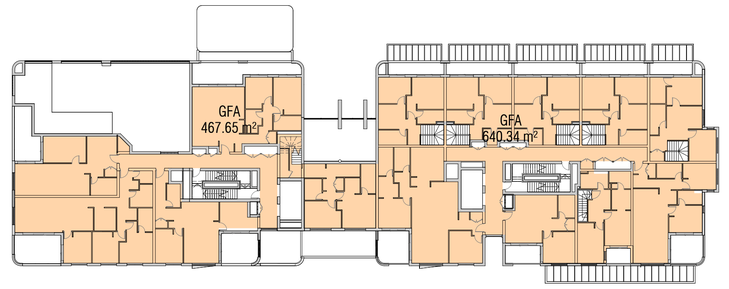

LEVEL 1
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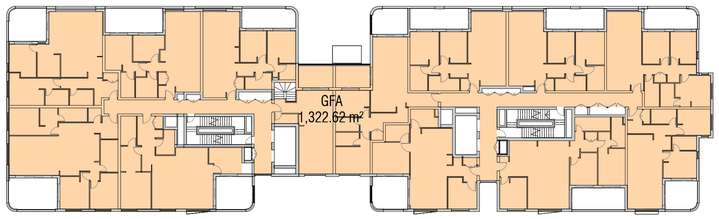

LEVEL 2-3
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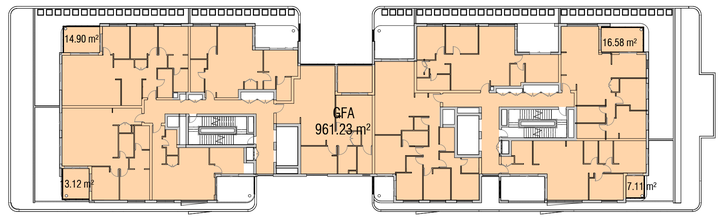

LEVEL 4-7
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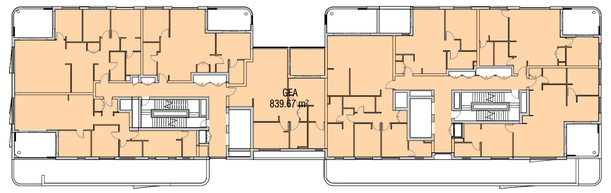

LEVEL 8-10
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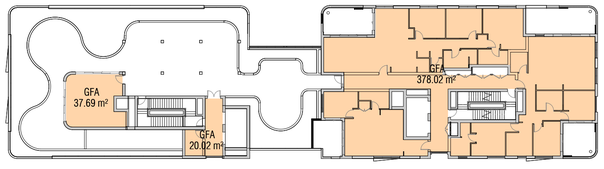

LEVEL 11
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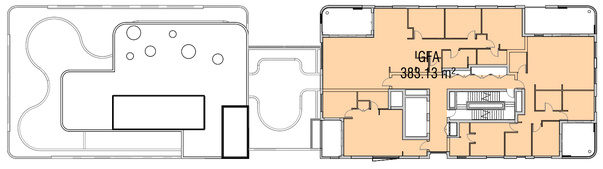

LEVEL 12-13
1 : 350

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

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RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

26114
JOB No.

SP-100
DRAWING No.

DRAWING TITLE:
AREA CALCULATION (GFA)

SCALE @A1 SHEET
1 : 350
B17
ISSUE
14/05/2026 5:16:44 PM

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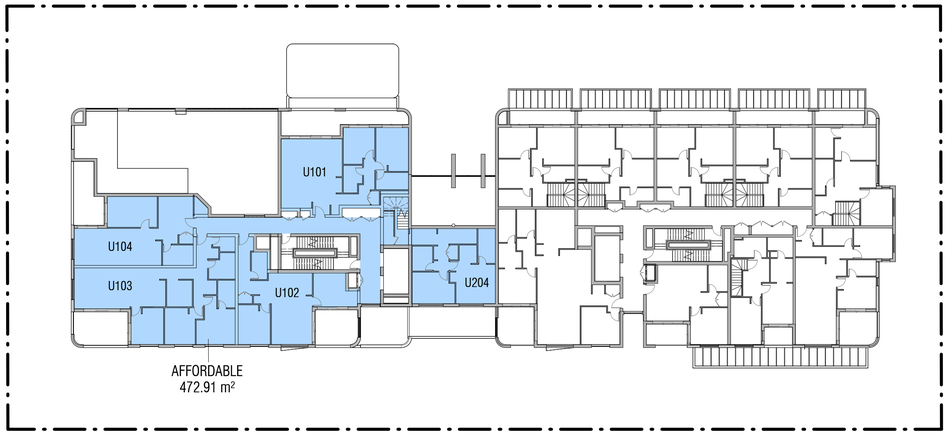
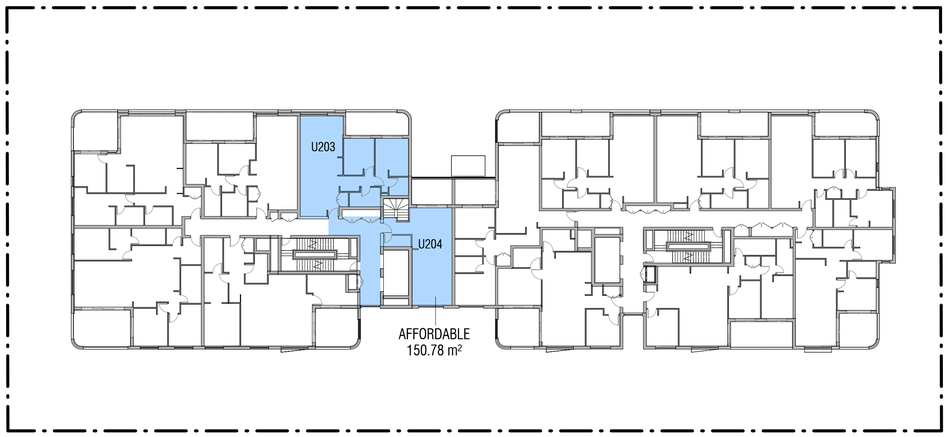
Subashini Kavithanjan 11825

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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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:
AFFORDABLE UNITS

26114 JOB No.

SP-101 DRAWING No.

SCALE @A1 SHEET
1 : 300

B17 ISSUE

14/05/2026 5:18:02 PM

BHK ARCHITECTS

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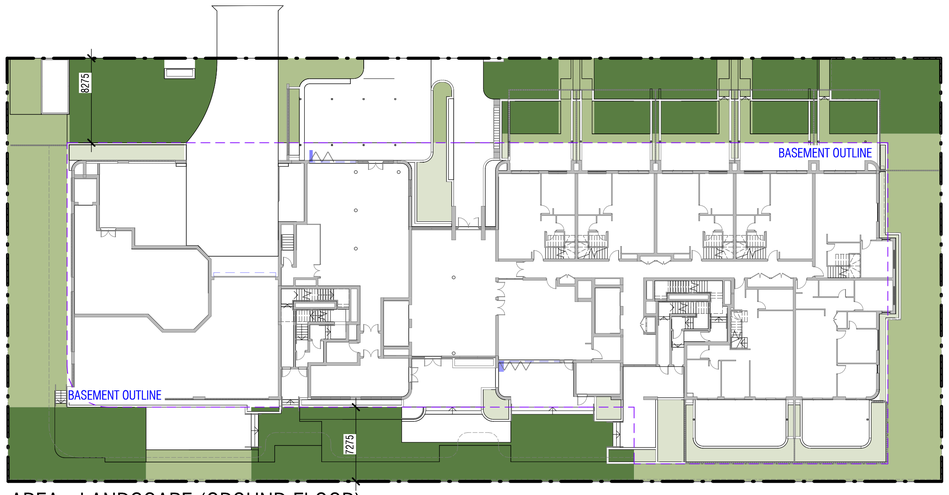
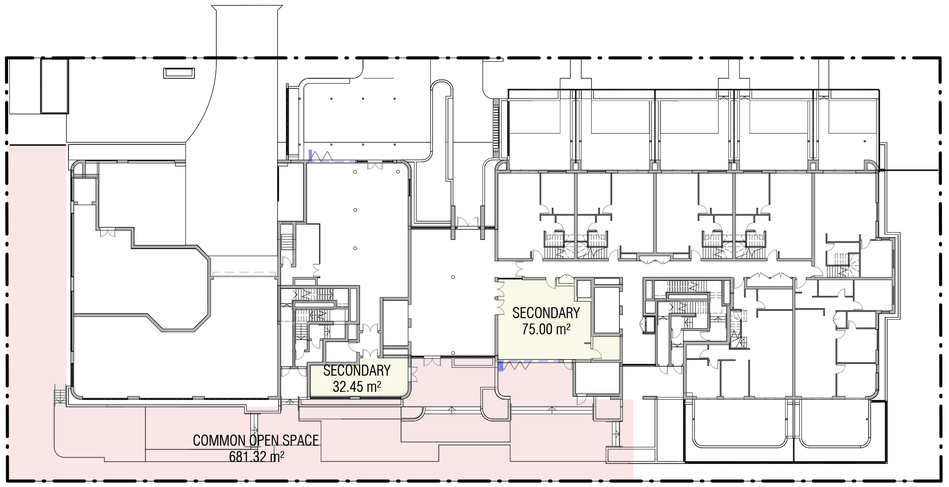
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

KEY PLAN

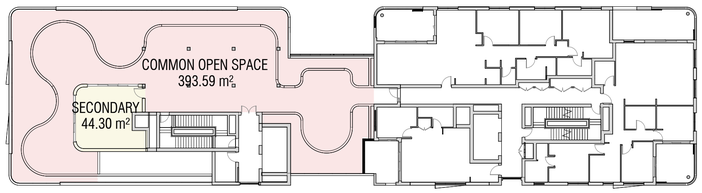


AREA - LANDSCAPE (GROUND FLOOR)
1 : 300



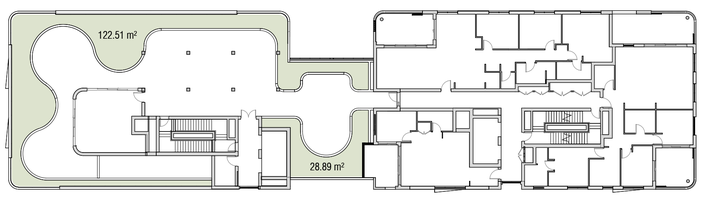
AREA - COMMON OPEN SPACE (GROUND FLOOR)
1 : 300

AREA - LANDSCAPE (LEVEL 4)
1 : 300



AREA - COMMON OPEN SPACE (LEVEL 11) - PRIMARY
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%)

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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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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.
B17 ISSUE
SCALE @A1 SHEET As indicated
15/05/2026 11:45:51 AM

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Nominated Architects
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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 SSDA SUBMISSION	14/05/2026	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 ADDRESS
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RFB DEVELOPMENT PROPOSAL

COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
ADG SCHEDULE

26114 JOB No.

SP-103 DRAWING No.

SCALE @A1 SHEET

B17 ISSUE

14/05/2026 5:18:09 PM

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Nominated Architects
Anna Ho 10967
Subashini Kulothungan 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 m^2				1	1	6.0 m^3	5.0 m^3	11.0 m^3
LEVEL 8	NORTH	U802	2 BED	79.6 m^2			1		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 8	NORTH	U803	2 BED (L)	88.1 m^2		1	0	1	1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 8	NORTH	U804	3 BED	96.5 m^2				1	1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 8	SOUTH	U805	3 BED (MP)	116.7 m^2				1	1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 8	SOUTH	U806	1 BED (MP)	59.3 m^2		1	0		1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 8	SOUTH	U807	2 BED	75.1 m^2			0	1	1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 8	SOUTH	U808	2 BED (MP)	95.1 m^2			0	1		4.0 m^3	4.0 m^3	8.0 m^3
					0	2	1	6	7			
LEVEL 9	NORTH	U901	3 BED (MP)	112.3 m^2					1	6.0 m^3	5.0 m^3	11.0 m^3
LEVEL 9	NORTH	U902	2 BED	79.6 m^2			1		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 9	NORTH	U903	2 BED (L)	88.1 m^2		1	0		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 9	NORTH	U904	3 BED	96.5 m^2					1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 9	SOUTH	U905	3 BED (MP)	116.7 m^2					1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 9	SOUTH	U906	1 BED (MP)	59.3 m^2		1	0		1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 9	SOUTH	U907	2 BED	75.1 m^2			0		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 9	SOUTH	U908	2 BED (MP)	95.1 m^2			0			4.0 m^3	4.0 m^3	8.0 m^3
					0	2	1	0	7			
LEVEL 10	NORTH	U1001	3 BED (MP)	112.3 m^2					1	6.0 m^3	5.0 m^3	11.0 m^3
LEVEL 10	NORTH	U1002	2 BED	79.6 m^2			1		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 10	NORTH	U1003	2 BED (L)	88.1 m^2		1	0		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 10	NORTH	U1004	3 BED	96.5 m^2					1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 10	SOUTH	U1005	3 BED (MP)	116.7 m^2					1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 10	SOUTH	U1006	1 BED (MP)	59.3 m^2		1	0		1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 10	SOUTH	U1007	2 BED	75.1 m^2			0		1	4.0 m^3	4.0 m^3	8.0 m^3
LEVEL 10	SOUTH	U1008	2 BED (MP)	95.1 m^2			0			4.0 m^3	4.0 m^3	8.0 m^3
					0	2	1	0	7			
LEVEL 11	SOUTH	U1101	1 BED	58.3 m^2					1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 11	SOUTH	U1102	3 BED (L)	137.4 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 11	SOUTH	U1103	3 BED (MP)	128.6 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
					0	0	2	0	3			
LEVEL 12	SOUTH	U1201	1 BED	58.3 m^2					1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 12	SOUTH	U1202	3 BED (L)	151.8 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 12	SOUTH	U1203	3 BED (MP)	128.5 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
					0	0	2	0	3			
LEVEL 13	SOUTH	U1301	1 BED	58.3 m^2					1	3.0 m^3	3.0 m^3	6.0 m^3
LEVEL 13	SOUTH	U1302	3 BED (L)	151.9 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
LEVEL 13	SOUTH	U1303	3 BED (MP)	128.5 m^2			1		1	5.0 m^3	5.0 m^3	10.0 m^3
					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 SSDA SUBMISSION	14/05/2026	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

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

14/05/2026 5:22:04 PM

PLATINUM UNITS

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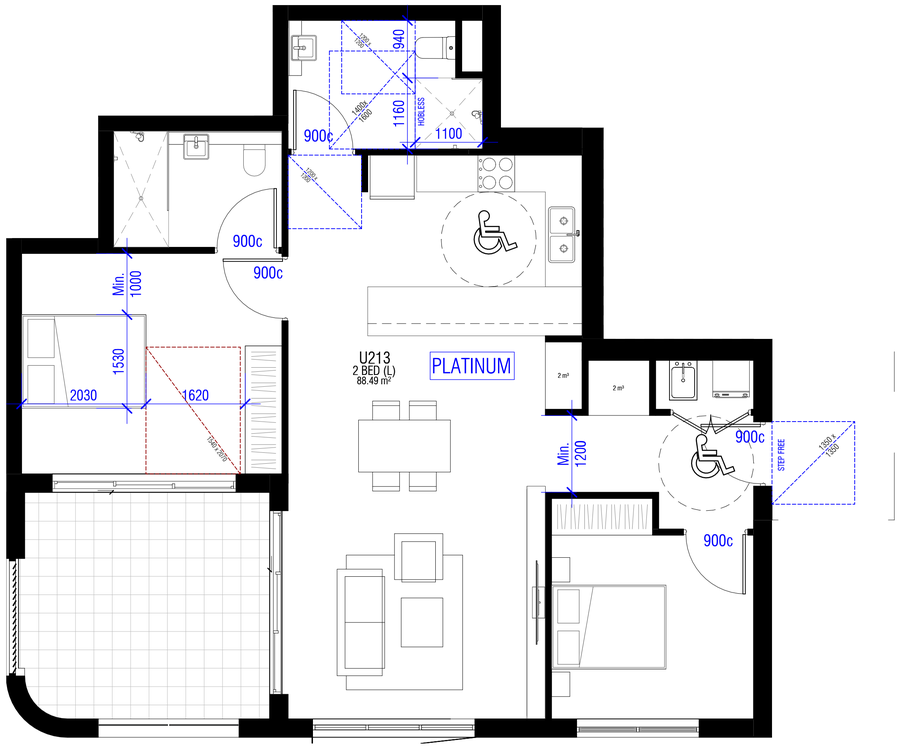
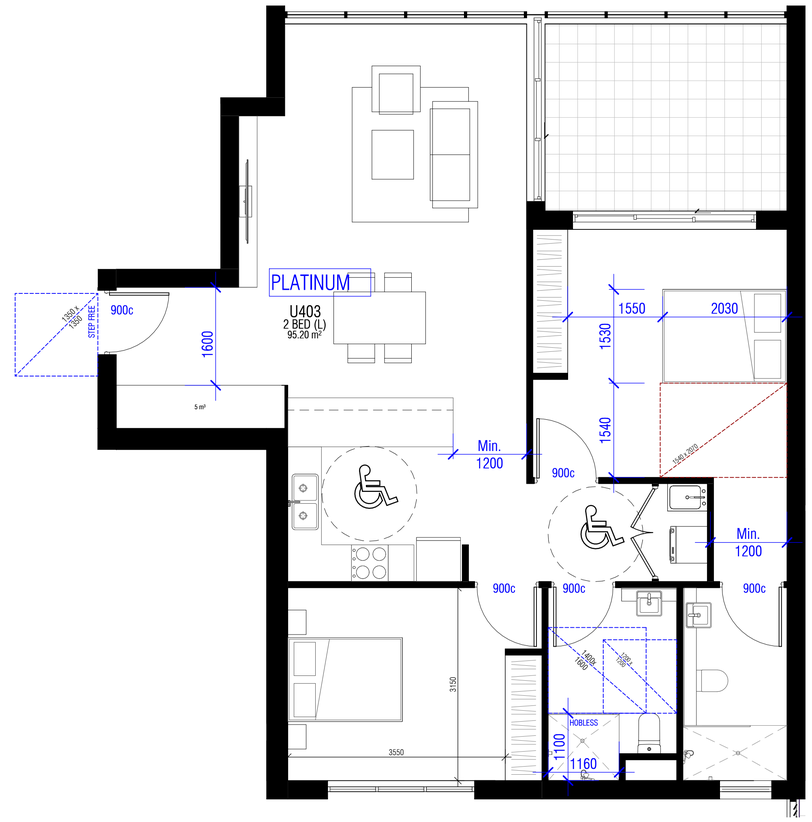
Suite 1, Level 2 2 Rowe St,
Eastwood NSW 2122
+ 61 2 8853 8889
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN



LEVEL 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 SSDA SUBMISSION	14/05/2026	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:
PLATINUM UNITS

26114 JOB No.

SP-200 DRAWING No.

SCALE @A1 SHEET
1 : 50

ISSUE
B17

14/05/2026 5:22:05 PM

GOLD UNITS

BHK Architects Pty Ltd
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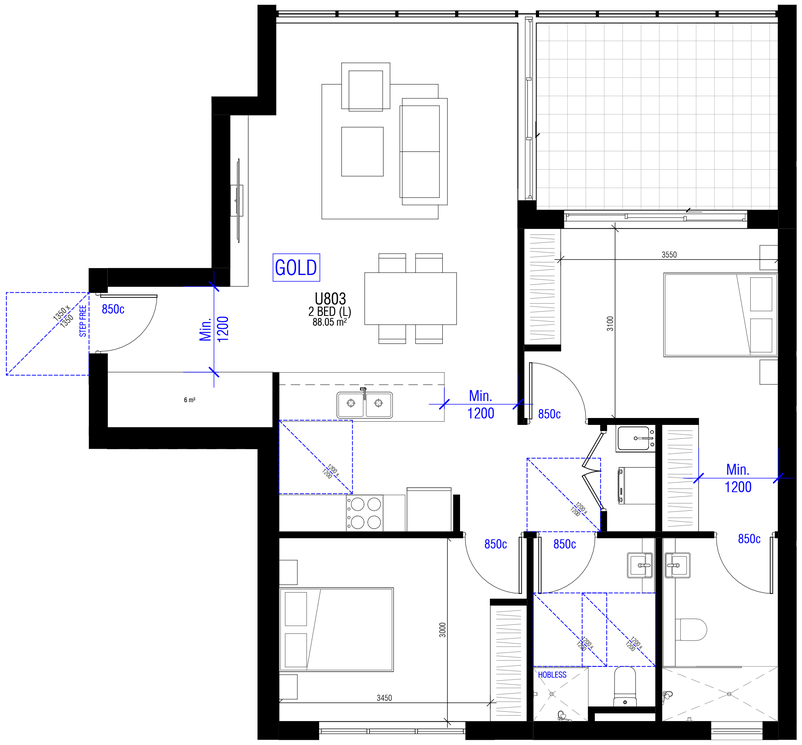
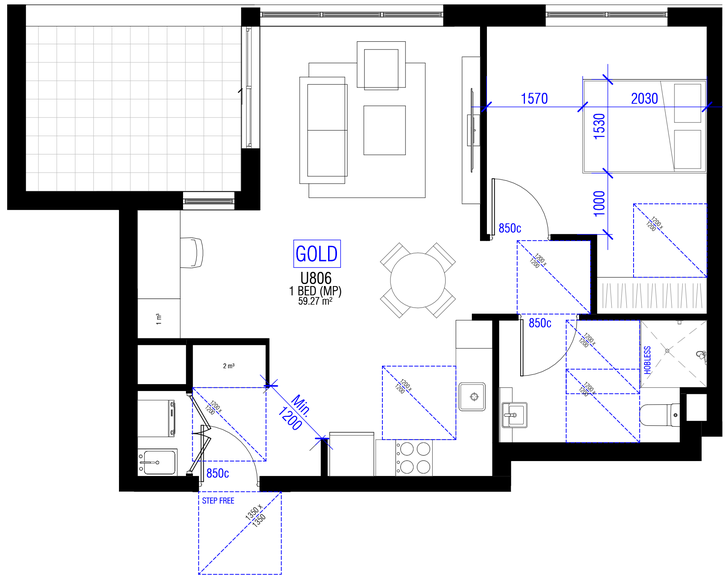
+ 61 2 8853 8889
www.bhkarchitects.com.au

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%)

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	TH	IC
B16	ISSUED FOR REVIEW (Mechanical adjustment)	06/05/2026	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
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

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.
B17 ISSUE

SCALE @A1 SHEET
1 : 50

14/05/2026 5:22:09 PM

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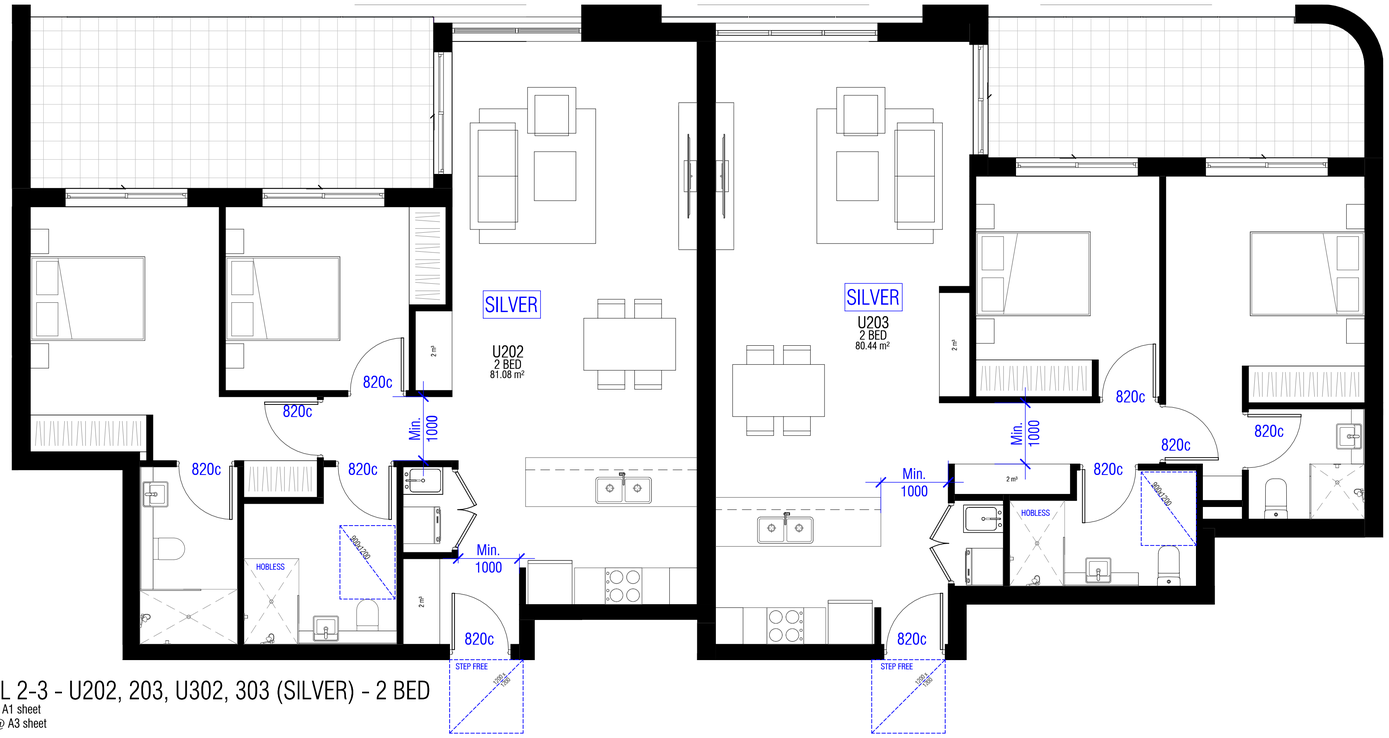
Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

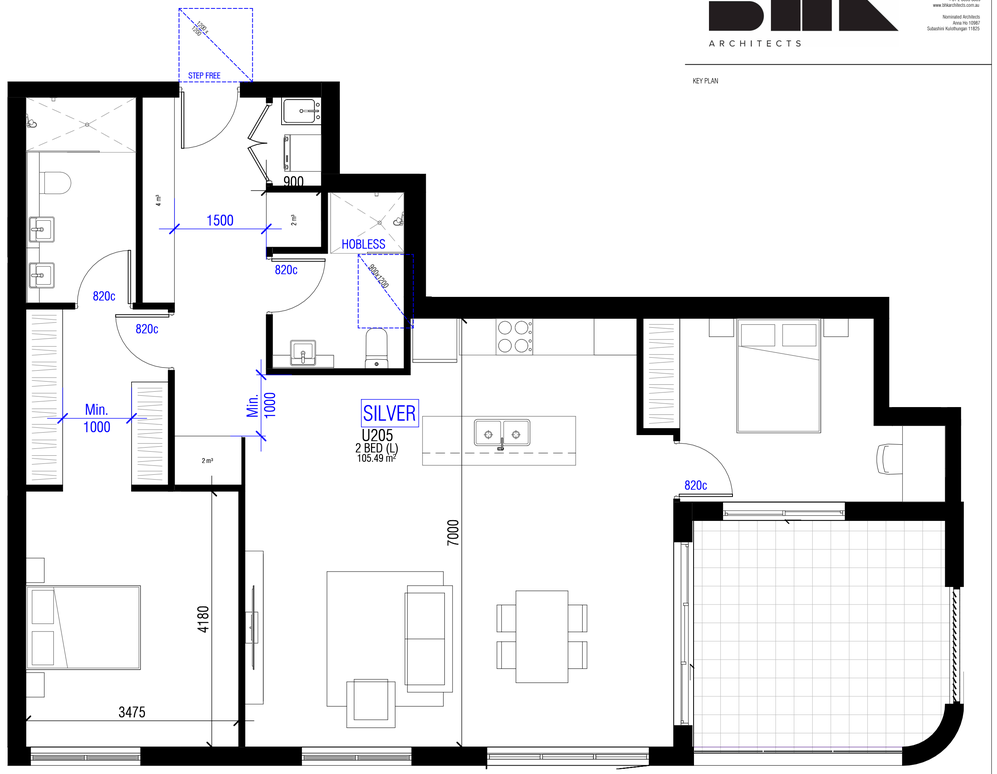
ARCHITECTS

KEY PLAN

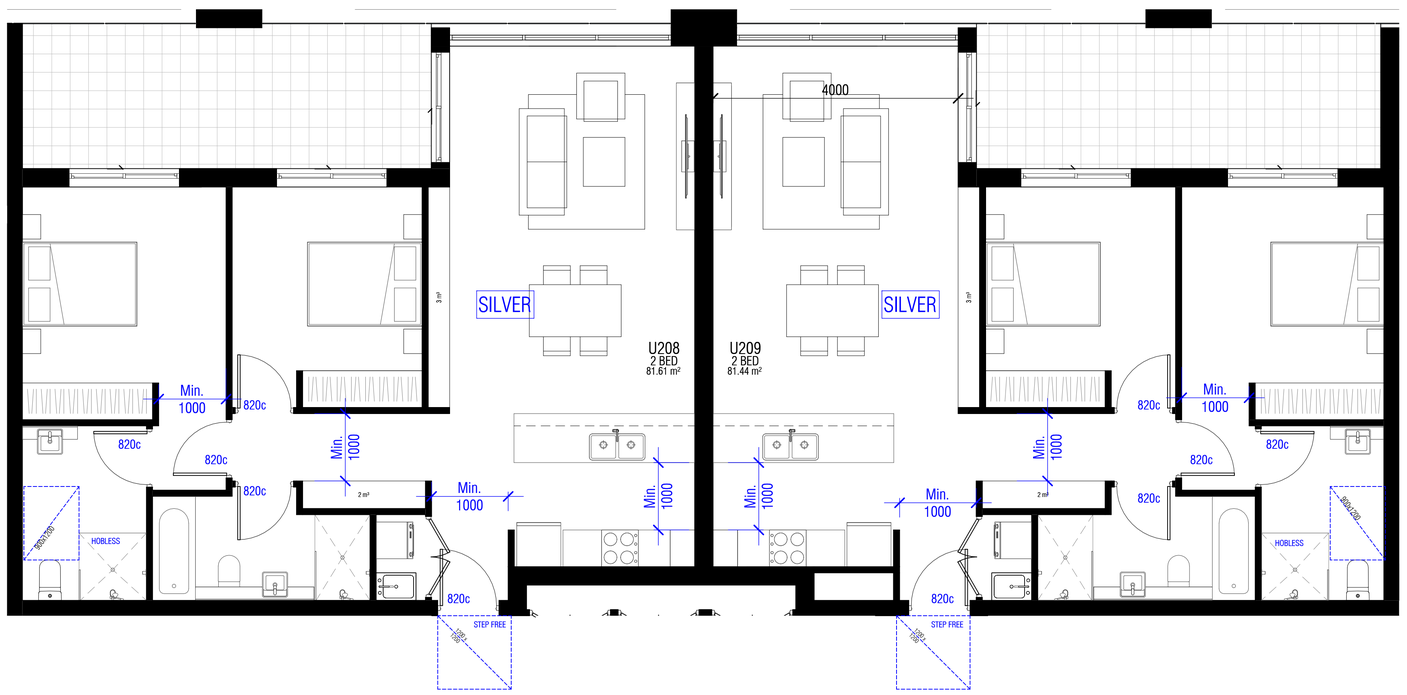
SILVER UNITS



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



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 SSDA SUBMISSION	14/05/2026	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

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:
SILVER UNITS

26114
JOB No.

SP-202
DRAWING No.

SCALE @A1 SHEET
1 : 50

B17
ISSUE

14/05/2026 5:22:07 PM

BHK Architects Pty Ltd
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Eastwood NSW 2122
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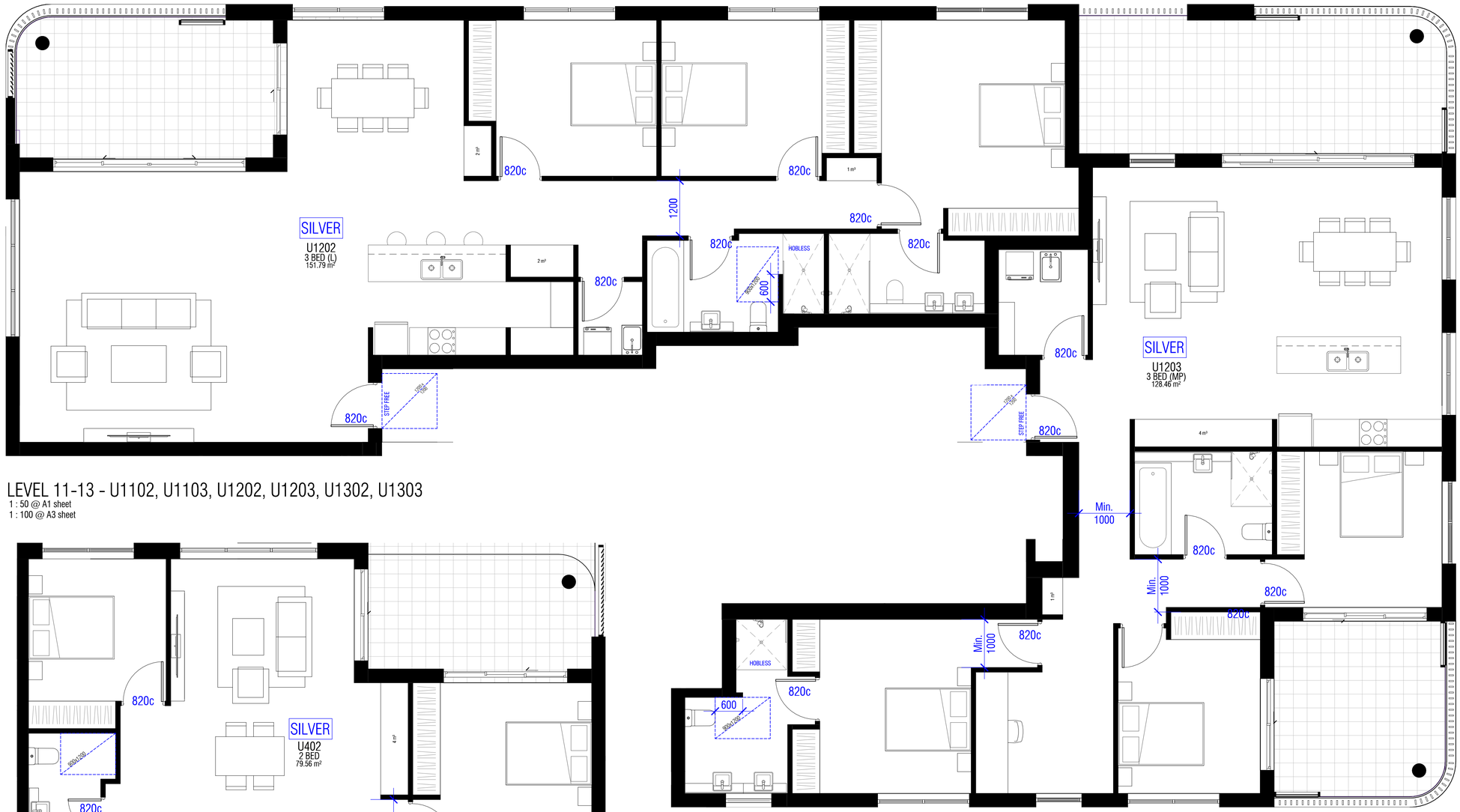
Nominated Architects
Anna Ho 10360
Subashini Kuisthungan 11825

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

ISSUE	AMENDMENT	DATE	DRAWN	CHECK
B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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
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

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

14/05/2026 5:22:08 PM

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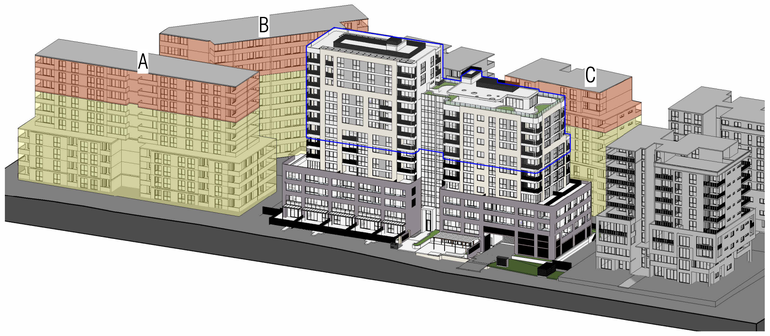
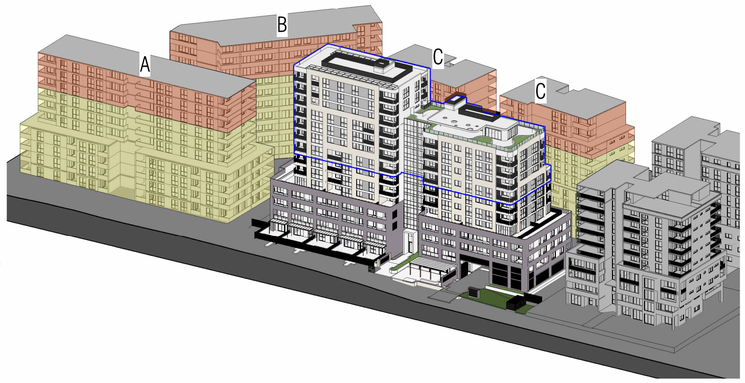
Nominated Architects
Anna Ho 10367
Subashini Kasithurugan 11825

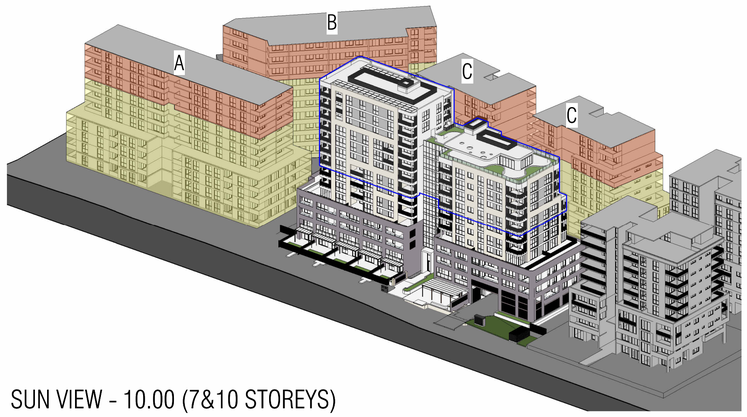
KEY PLAN



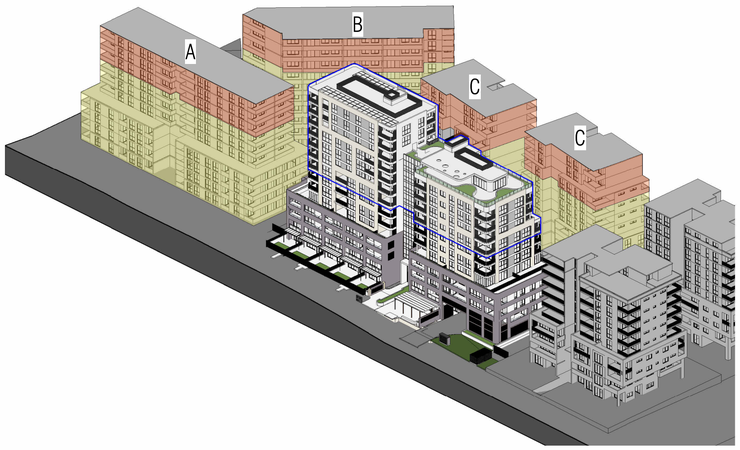
SUN VIEW - 9.00 (7&10 STOREYS)



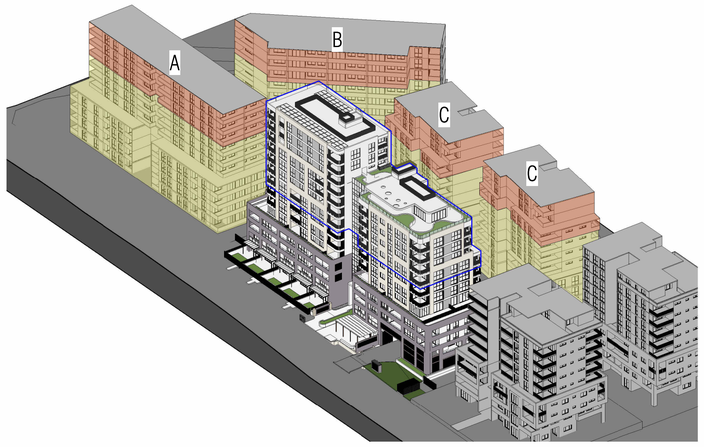
SUN VIEW - 9.30 (7&10 STOREYS)



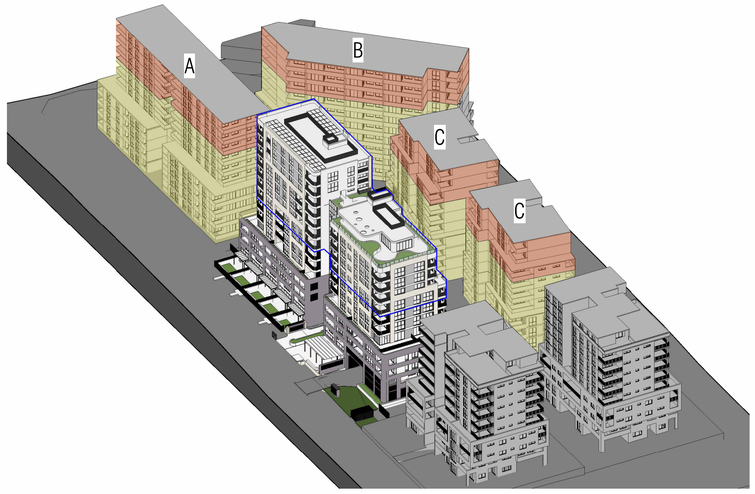
SUN VIEW - 10.00 (7&10 STOREYS)



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

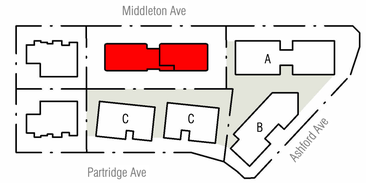
BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	6
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
L7	6	6
L8	6	6
L9	6	6
TOTALS	76	62
PERCENTAGE SOLAR		81.6%

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 SSDA SUBMISSION	14/05/2026	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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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:
SUN VIEWS

26114 JOB No.

SP-300 DRAWING No.

SCALE @A1 SHEET
As indicated

B17 ISSUE

14/05/2026 5:25:16 PM

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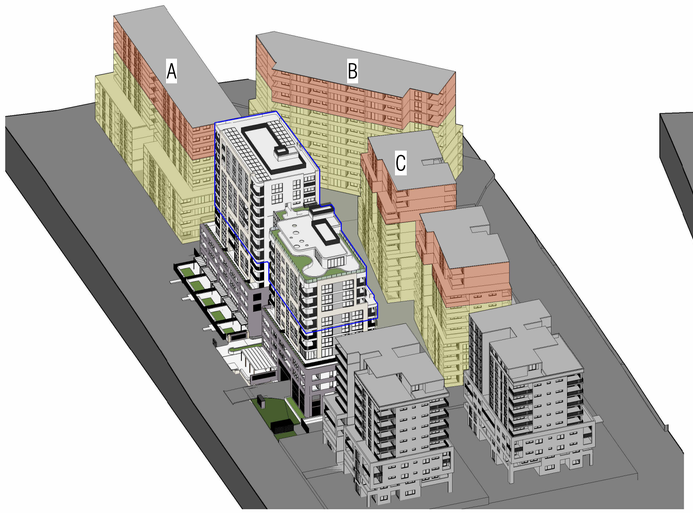
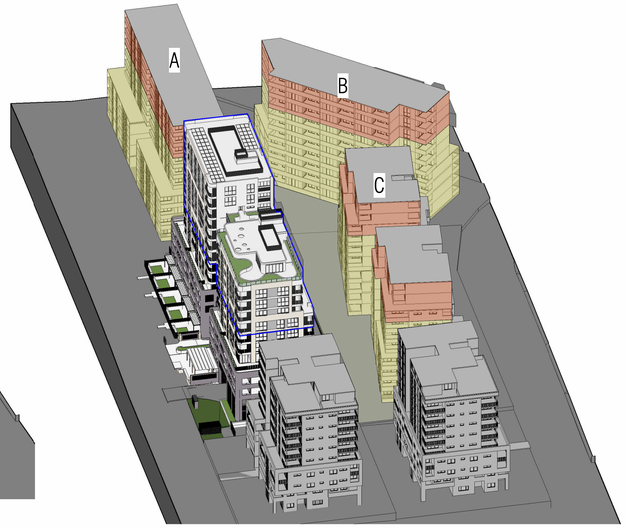
Nominated Architects
Anna Ho 10367
Subashini Kooshangee 11825

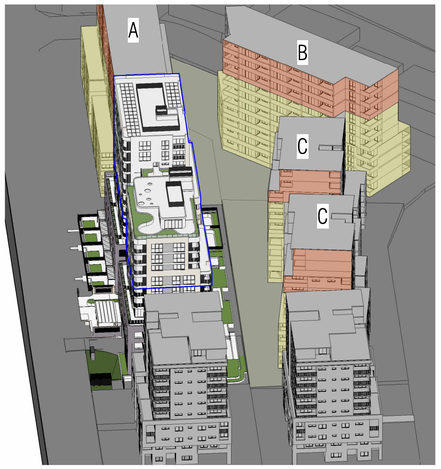
KEY PLAN



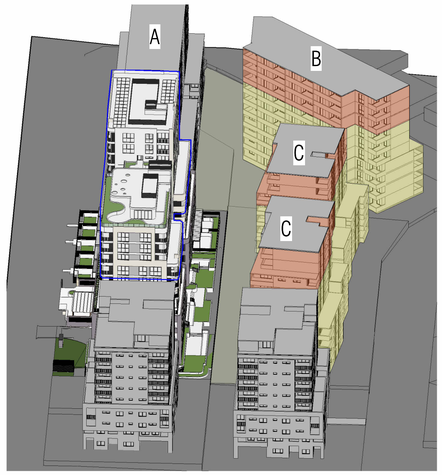
SUN VIEW - 12.00 (7&10 STOREYS)



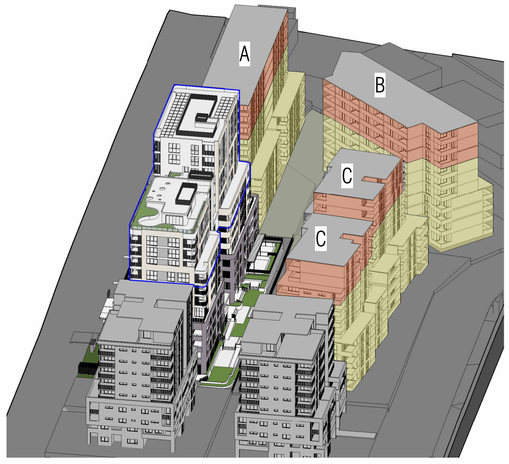
SUN VIEW - 12.30 (7&10 STOREYS)



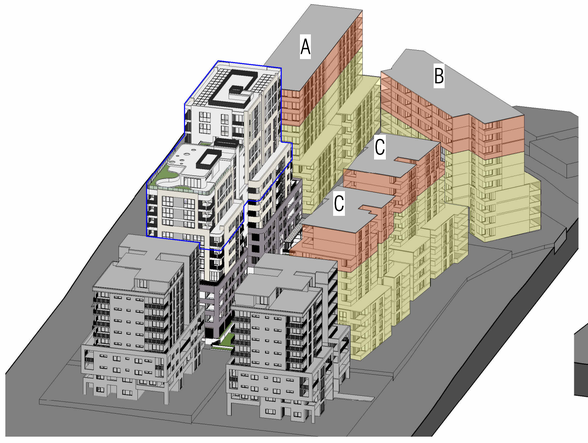
SUN VIEW - 13.00 (7&10 STOREYS)



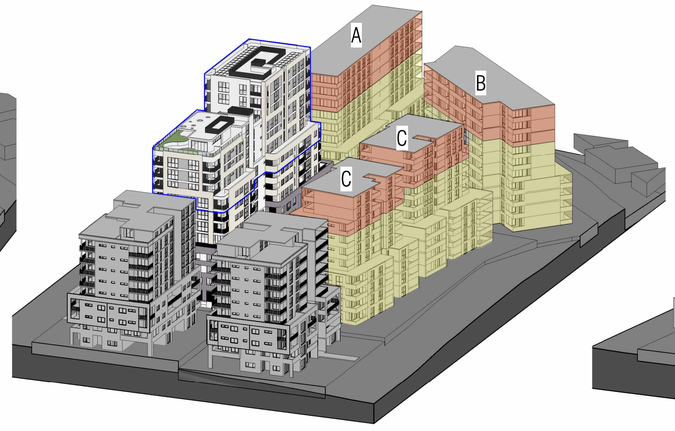
SUN VIEW - 13.30 (7&10 STOREYS)



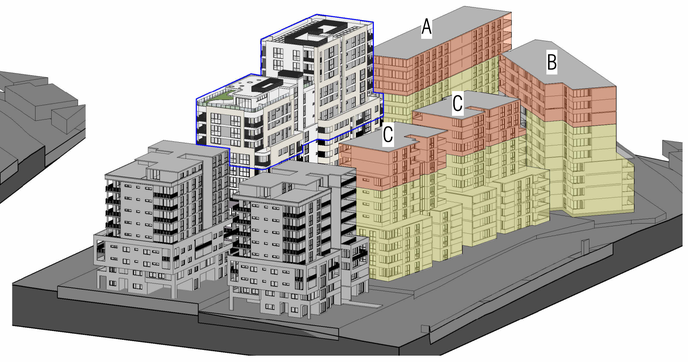
SUN VIEW - 14.00 (7&10 STOREYS)



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

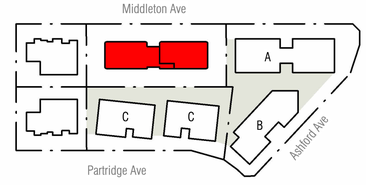
BUILDING A		
LEVEL	UNITS/PLATE	>2 HR SOLAR
GROUND	10	6
L1	10	6
L2	10	7
L3	10	7
L4	6	6
L5	6	6
L6	6	6
L7	6	6
L8	6	6
L9	6	6
TOTALS	76	62
PERCENTAGE SOLAR		81.6%

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 SSDA SUBMISSION	14/05/2026	TH	IC
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B15	ISSUED FOR REVIEW AND COORDINATION	29/04/2026	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
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:
SUN VIEWS

26114
JOB No.

SP-301
DRAWING No.

SCALE @A1 SHEET
As indicated
B17
ISSUE
14/05/2026 5:26:13 PM

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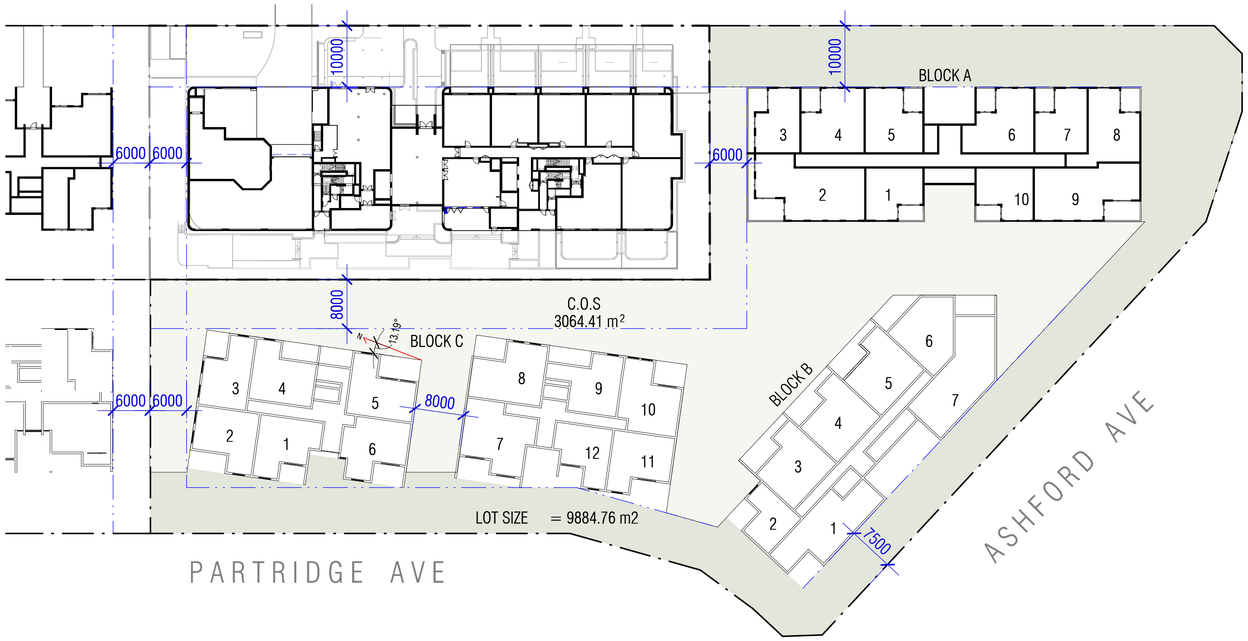
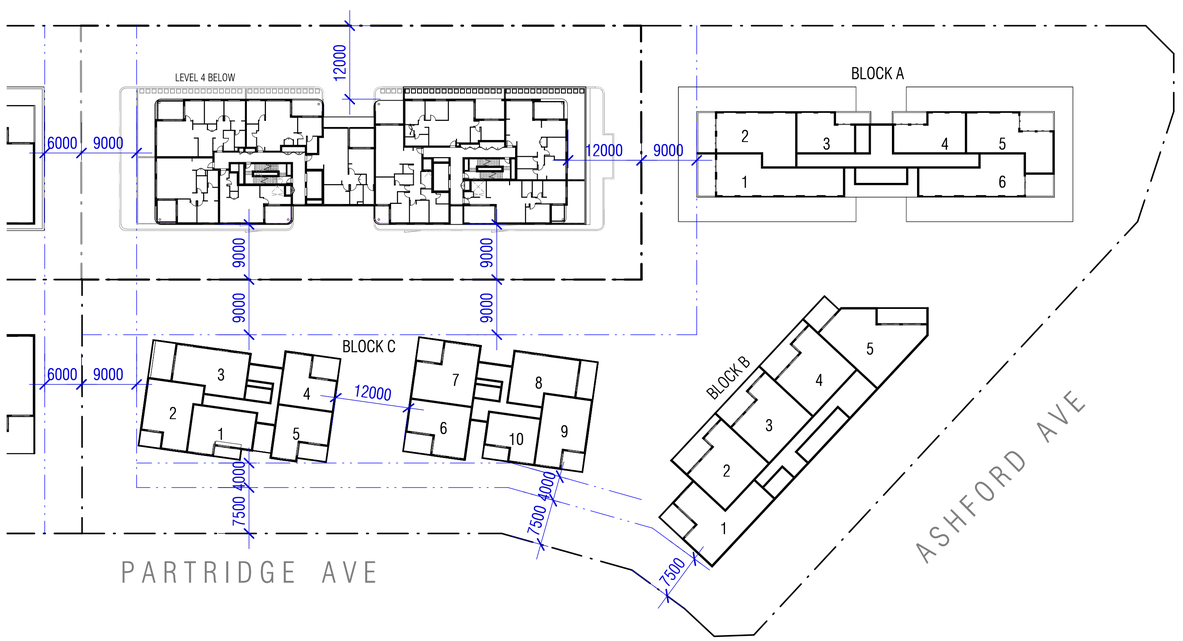
www.bhkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

KEY PLAN

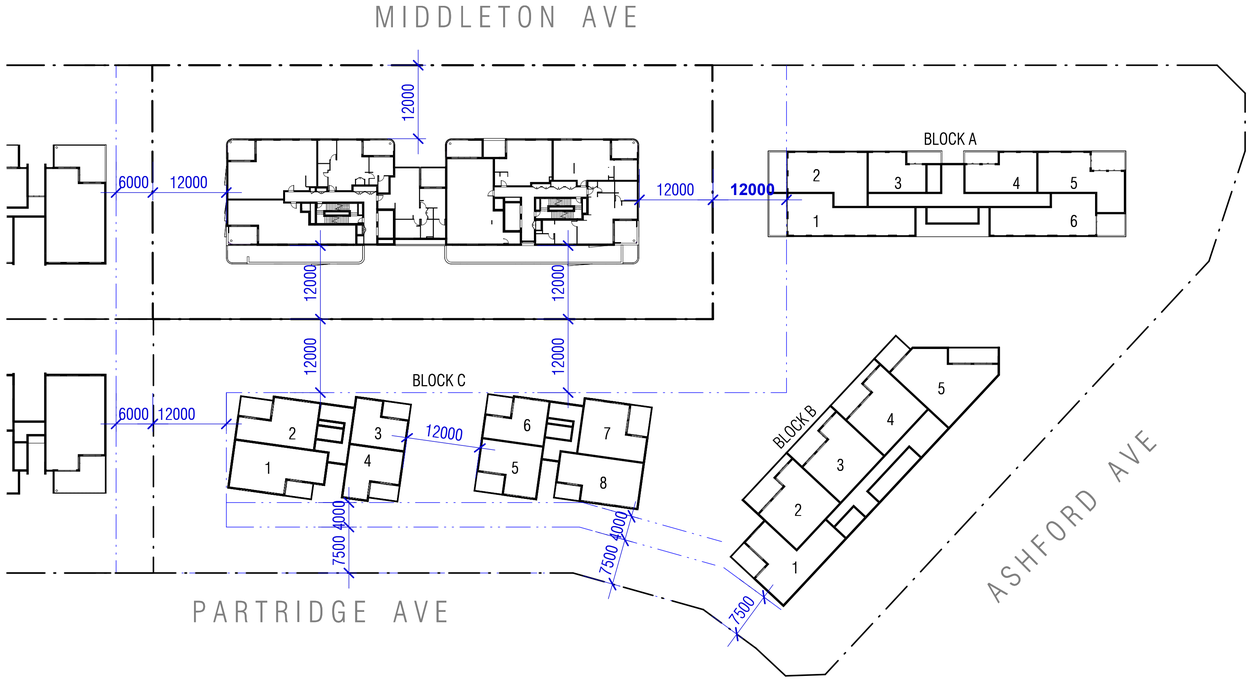


NEIGHBOURING SITE - GROUND-L3
1 : 500



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 SSDA SUBMISSION	14/05/2026	TH	IC
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B10	ISSUED FOR REVIEW	27/03/2026	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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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
14/05/2026 5:21:51 PM

BMK Architects Pty Ltd
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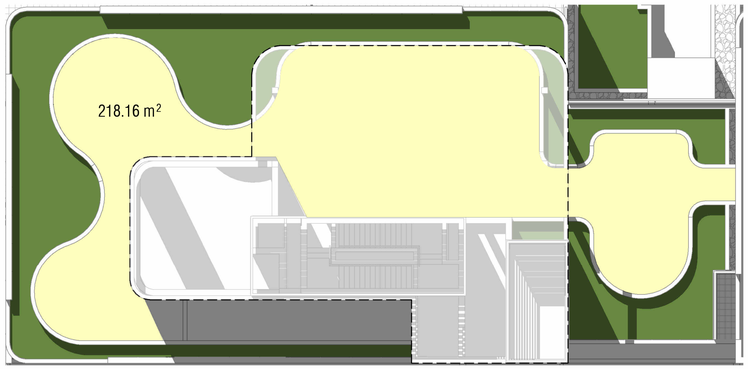
www.bmkarchitects.com.au

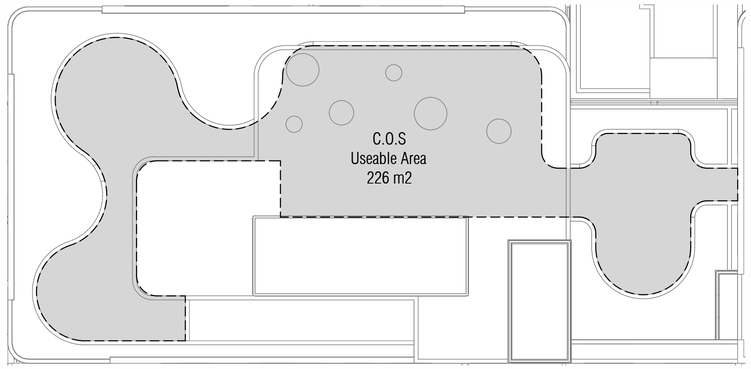
Nominated Architects
Anna Ho 10367
Subashini Kuisthungan 11825

KEY PLAN

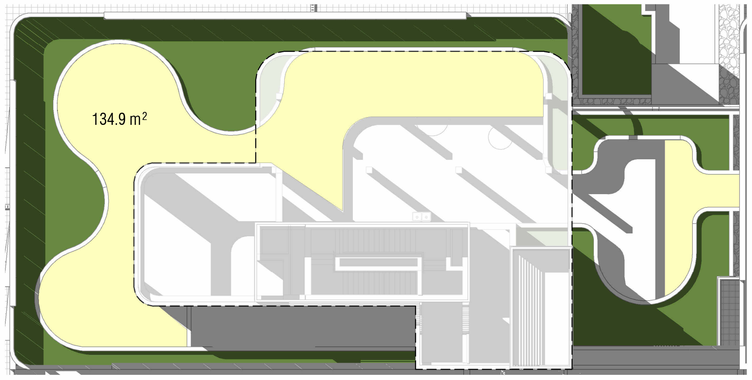


SOLAR ACCESS - 9.00 (22 JUNE) - C.O.S

218.16 m² (96.5%)

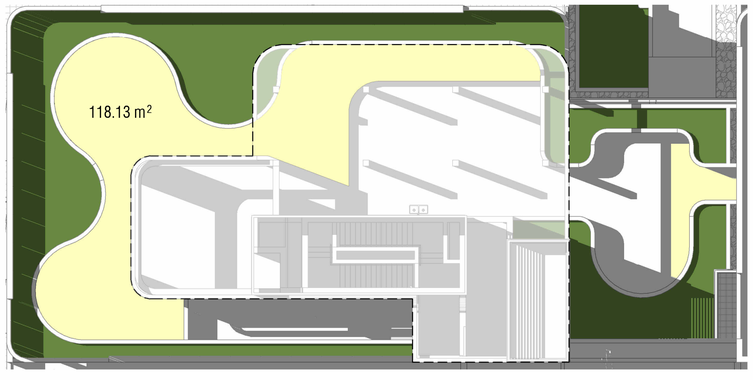


C.O.S - Useable Area



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%)

C.O.S - USEABLE AREA

C.O.S - SOLAR ACCESS

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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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ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

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SSDA - RESIDENTIAL FLAT BUILDING

APPROVED DESIGN ARCHITECT:

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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
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14/05/2026 5:22:39 PM

BHK ARCHITECTS

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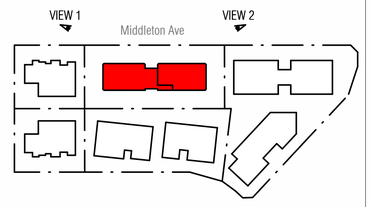

VIEW 1: FROM NORTH - MIDDLETON AVE
STREET VIEW - NEIGHBOURING 10 STOREYS LEP + 30%
(14&11 STOREYS)

VIEW 2: FROM SOUTH - MIDDLETON AVE
STREET VIEW - NEIGHBOURING 10 STOREYS LEP + 30%
(14&11 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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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

15/05/2026 11:43:48 AM

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Building Sustainability Index
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Multi Dwelling

Certificate number: 1846179M

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 13 May 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-MQR6XX-01.

Project summary	
Project name	27 to 33 Middleton Avenue, Castle Hill
Street address	27 MIDDLETON AVENUE CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 249973
Lot No.	209
Section no.	-
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	109
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0

Project score		
Water	✔ 41	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 62	Target 60
Materials	✔ 7	Target n/a

Certificate Prepared by
Name / Company Name: Certified Energy
ABN (if applicable): 95 164 564 210

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U701	3	106.2	12.1	0	0
U705	2	87.3	10.4	0	0
U709	2	83.9	5.1	0	0
U804	3	89.1	4.7	0	0
U808	2	93.7	0	0	0
U904	3	89.1	4.7	0	0
U908	2	93.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U702	2	76.9	0	0	0
U706	4+	124.1	0	0	0
U801	3	109	0	0	0
U805	3	113.7	0	0	0
U901	3	109	0	0	0
U905	3	113.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U703	2	92.6	12.1	0	0
U707	3	96.1	0	0	0
U802	2	76.8	0	0	0
U806	1	60.7	0	0	0
U902	2	76.8	0	0	0
U906	1	60.7	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U704	1	58.3	0	0	0
U708	2	94.3	13.2	0	0
U803	2	85.1	12.2	0	0
U807	2	73.1	0	0	0
U903	2	85.1	12.2	0	0
U907	2	73.1	0	0	0

Schedule of BASIX commitments

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

1. Commitments for Residential flat buildings - 27 to 33 Middleton Avenue, Castle Hill

(a) Buildings

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

Floor types			
Floor type	**Area (m2)**	**Insulation**	**Low emissions option**
suspended floor above open subfloor, frame: suspended concrete slab	110.9	fibreglass batts or roll	-
suspended floor above garage, frame: suspended concrete slab	688.5	fibreglass batts or roll	-
concrete slab on ground, frame:	2059.9	-	none
floors above habitable rooms, frame: suspended concrete slab	14756.8	-	-

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 1	brick veneer,frame:light steel frame	2028	-	fibreglass batts or roll

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

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	

Description of project

Project address	
Project name	27 to 33 Middleton Avenue, Castle Hill
Street address	27 MIDDLETON AVENUE CASTLE HILL 2154
Local Government Area	THE HILLS SHIRE
Plan type and plan number	Deposited Plan 249973
Lot No.	209
Section no.	-
Project type	
No. of residential flat buildings	1
Residential flat buildings: no. of dwellings	109
Multi-dwelling housing: no. of dwellings	0
No. of single dwelling houses	0
Site details	
Site area (m²)	3791
Roof area (m²)	1127
Non-residential floor area (m²)	0
Residential car spaces	171
Non-residential car spaces	2

Common area landscape	
Common area lawn (m²)	0
Common area garden (m²)	0
Area of indigenous or low water use species (m²)	0
Assessor details and thermal loads	
Assessor number	10056
Certificate number	HR-MQR6XX-01
Climate zone	56

Project score		
Water	✔ 41	Target 40
Thermal Performance (Simulation method)	✔ Pass	Target Pass
Energy	✔ 62	Target 60
Materials	✔ 7	Target n/a

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of unit building - 27 to 33 Middleton Avenue, Castle Hill

Common area	Floor area (m²)
Car park area B3	1935
Switch room	22
FOGO 7 bins	11.5
Waste GF	105.1
Supply air B3	12.5
Pump room	53.3
WC	5
Store room	12
Hallway/lobby type L2	108.3
Hallway/lobby type L5	90.5
Hallway/lobby type L8	88.6
Hallway/lobby type L11	50.2
Lift bank (No. 2)	-

Common area	Floor area (m²)
Car park area B2	1905
Bulky waste	12
FOGO 5 bins	6.2
Community room (No. 1)	75.1
Supply air B2	12.5
CW pump	16.3
Storage	6.2
Ground floor lobby type (No. 1)	70.6
Hallway/lobby type L3	70.3
Hallway/lobby type L6	90.5
Hallway/lobby type L9	88.6
Hallway/lobby type L12	41.8
Lift bank (No. 3)	-

Common area	Floor area (m²)
Car park area B1	1820
South block bin room	39.7
North block bin room	26
Community room (No. 2)	32.5
Comms	19.2
Supply air GF	14.2
Supply air B1	12.5
Hallway/lobby type L1	107
Hallway/lobby type L4	90.5
Hallway/lobby type L7	90.5
Hallway/lobby type L10	88.6
Hallway/lobby type L13	41.8

External wall types				
External wall type	**Construction type**	**Area (m2)**	**Low emissions option**	**Insulation**
External wall type 2	framed (fibre cement sheet or boards),frame:light steel frame	2051	-	fibreglass batts or roll

Internal wall types			
Internal wall type	**Construction type**	**Area (m2)**	**Insulation**
Internal wall type 1	plasterboard, frame:light steel frame	7311	-

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

Ceiling and roof types			
Ceiling and roof type	**Area (m²)**	**Roof insulation**	**Ceiling insulation**
concrete - plasterboard internal, frame: light steel frame	1127	-	fibreglass batts or roll

Glazing types			Frame types				
Single glazing (m²)	**Double glazing (m²)**	**Triple glazing (m²)**	**Aluminium frames (m²)**	**Timber frames (m²)**	**uPVC frames (m²)**	**Steel frames (m²)**	**Composite frames (m²)**
-	2927	-	2927	-	-	-	-

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

	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	**Hot water system**	**Each bathroom**	**Operation control**	**Each kitchen**	**Operation control**	**Each laundry**	**Operation control**
All dwellings	Central hot water system (No. 1)	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off	individual fan, ducted to façade	manual switch on/off

	Cooling		Heating		Natural lighting	
Dwelling no.	**living areas**	**bedroom areas**	**living areas**	**bedroom areas**	**No. of bathrooms or toilets**	**Main kitchen**
U1005, U104, U1202	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	2	no
U1004, U1006, U103, U105, U1101, U1201, U1203, U1303, U201, U802, U702, U802, U903	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1	no
All other dwellings	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	1-phase airconditioning - ducted / 3.5 star (average zone)	0	no

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - 27 to 33 Middleton Avenue, Castle Hill, 109 dwellings, 14 storeys above ground

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U001	3	112.5	0	0	0
U005	3	121.7	0	0	0
U1002	2	76.8	0	0	0
U1006	1	60.7	0	0	0
U102	2	69.8	0	0	0
U106	1	49	0	0	0
U1103	3	124.9	0	0	0
U1301	1	58.3	0	0	0
U202	2	79	0	0	0
U206	3	115.8	0	0	0
U210	3	91.8	0	0	0
U301	2	98.3	0	0	0
U305	2	102.9	0	0	0
U309	2	80.8	0	0	0
U313	2	86.7	0	0	0
U404	1	58.3	0	0	0
U408	2	94.3	13.2	0	0
U503	2	92.6	12.1	0	0
U507	3	96.1	0	0	0
U602	2	76.9	0	0	0
U606	4+	124.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U002	3	112.5	0	0	0
U006	3	91.4	0	0	0
U1005	2	85.1	12.2	0	0
U1007	2	73.1	0	0	0
U103	3	105.6	0	0	0
U107	2	112.5	0	0	0
U1201	1	58.3	0	0	0
U1302	3	150	0	0	0
U203	2	78.2	0	0	0
U207	2	84.4	9.9	0	0
U211	2	78.3	0	0	0
U302	2	79	0	0	0
U306	3	115.8	0	0	0
U310	3	91.8	0	0	0
U401	3	106.2	12.1	0	0
U405	2	87.3	10.4	0	0
U409	2	83.9	5.1	0	0
U504	1	58.3	0	0	0
U508	2	94.3	13.2	0	0
U603	2	92.6	12.1	0	0
U607	3	96.1	0	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U003	3	112.5	0	0	0
U007	3	134.2	0	0	0
U1004	3	89.1	4.7	0	0
U1008	2	93.7	0	0	0
U104	1	68.9	0	0	0
U1101	1	57.8	0	0	0
U1202	3	150	0	0	0
U1303	3	125.3	0	0	0
U204	2	123.3	0	0	0
U208	2	80.9	0	0	0
U212	3	105.4	0	0	0
U303	2	78.2	0	0	0
U307	2	84.4	9.9	0	0
U311	2	78.3	0	0	0
U402	2	76.9	0	0	0
U406	4+	124.1	0	0	0
U501	3	106.2	12.1	0	0
U505	2	87.3	10.4	0	0
U509	2	83.9	5.1	0	0
U604	1	58.3	0	0	0
U608	2	94.3	13.2	0	0

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
U004	3	112.5	0	0	0
U1001	3	109	0	0	0
U1005	3	113.7	0	0	0
U101	2	84.4	0	0	0
U105	2	78.5	0	0	0
U1102	3	135.6	0	0	0
U1203	3	125.3	0	0	0
U201	2	98.3	0	0	0
U205	2	102.9	0	0	0
U209	2	80.8	0	0	0
U213	2	86.7	0	0	0
U304	1	48.8	9.9	0	0
U308	2	80.9	0	0	0
U312	3	105.4	0	0	0
U403	2	92.6	12.1	0	0
U407	3	96.1	0	0	0
U502	2	76.9	0	0	0
U506	4+	124.1	0	0	0
U601	3	106.2	12.1	0	0
U605	2	87.3	10.4	0	0
U609	2	83.9	5.1	0	0

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - 27 to 33 Middleton Avenue, Castle Hill
   - (a) Buildings
     - (i) Materials
   - (b) Dwellings
     - (i) Water
     - (ii) Energy
     - (iii) Thermal Performance
   - (c) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy
2. Commitments for common areas and central systems/facilities for the development (non-building specific)
   - (b) Common areas and central systems/facilities
     - (i) Water
     - (ii) Energy

(b) Dwellings

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

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

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

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

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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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GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first/Cover page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to BHK Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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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:
BASIX (1/2)

26114 JOB No.

SP-500 DRAWING No.

SCALE @A1 SHEET
1 : 150

B17 ISSUE

14/05/2026 5:35:35 PM

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Nominated Architects
Anna Ho 10367
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ARCHITECTS

KEY PLAN

(iii) Thermal Performance	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
U001	19.5	8.9	28.400
U002	13.3	9.9	23.200
U003	12.7	10.1	22.800
U004	12.4	9.8	22.200
U005	22.3	6.5	28.800
U006	30.3	2.4	32.700
U007	32.2	1.9	34.100
U1001	7.9	10.4	18.300
U1002	13.4	9.8	23.200
U1003	15.0	16.6	31.600
U1004	19.8	11.4	31.200
U1005	16.5	10.7	27.200
U1006	10.8	9.2	20.000
U1007	18.4	11.6	30.000
U1008	25.2	12	37.200
U101	10.7	8.3	19.000
U102	31.6	4.8	36.400
U103	26.9	10.3	37.200
U104	30	6.9	36.900
U105	27.6	8.8	36.400
U106	17	8.6	25.600
U107	25	6.4	31.400
U1101	30.1	5.6	35.700
U1102	16.7	7.3	24.000
U1103	27	9.8	36.800
U201	13.6	14.4	28.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
U202	11	9.7	20.700
U203	12.8	11.1	23.900
U204	15.8	13	28.800
U205	20.9	6.6	27.500
U206	7.5	9	16.500
U207	15.1	8.7	23.800
U208	6.5	13.5	20.000
U209	11.6	14.6	26.200
U210	11	17.1	28.100
U211	28.6	8	36.600
U212	21.7	5.1	26.800
U213	22.1	6.6	28.700
U301	12.3	11.6	23.900
U302	14.2	8	22.200
U303	15.2	8.9	24.100
U304	10.9	16.2	27.100
U305	25.2	6.2	31.400
U306	10.7	7	17.700
U307	18	7	25.000
U308	8.6	10.5	19.100
U309	14	11.1	25.100
U310	13.5	13	26.500
U311	32.1	5.3	37.400
U312	24.8	4.9	29.700
U313	25.5	6	31.500
U405	10.8	10.4	21.200
U406	19.1	4.2	23.300
U407	11	8	19.000
U408	16.1	7.5	23.600
U409	28.6	9.2	37.800
U505	10.7	10.4	21.100

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
U506	19.4	4.1	23.500
U507	11.4	7.9	19.300
U508	16.8	7.4	24.200
U509	26.8	9.1	35.900
U601	8.2	6.4	14.600
U602	12.9	8.7	21.600
U603	13.5	15.9	29.400
U604	23	9	32.000
U605	14	12.6	26.600
U606	19.8	4.3	24.100
U607	11.8	7.9	19.700
U608	17.2	7.1	24.300
U609	27.2	9.1	36.300
U701	8.3	6.4	14.700
U702	13.1	8.6	21.700
U703	13.8	16	29.800
U704	23.3	8.9	32.200
U705	14.2	15.1	29.300
U706	20.1	4.3	24.400
U707	12	7.8	19.800
U708	17.6	7	24.600
U709	27.6	9.2	36.800
U801	7.5	10.4	17.900
U802	12.8	10.3	23.100
U803	14.6	16.8	31.400
U804	19.2	11.6	30.800
U805	16	10.6	26.600
U806	10.3	9.5	19.800
U807	17.8	11.7	29.500
U808	24.6	12.1	36.700
U901	7.7	10.3	18.000

	Thermal loads		
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
U902	13.1	9.9	23.000
U903	14.8	16.5	31.300
U904	19.5	11.6	31.100
U905	16.3	11	27.300
U906	10.5	9.5	20.000
U907	18.1	11.6	29.700
U908	24.9	12	36.900
U1201, U1301	18.7	10.6	29.300
U1202, U1302	10.3	11.9	22.200
U1203, U1303	26.3	10.7	37.000
U401, U501	7.6	6.5	14.100
U402, U502	12	9.2	21.200
U403, U503	13.2	16.9	30.100
All other dwellings	21.8	9	30.800

(c) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Car park area B3	no mechanical ventilation	-	no artificial lighting	-	no
Car park area B2	no mechanical ventilation	-	no artificial lighting	-	no
Car park area B1	no mechanical ventilation	-	no artificial lighting	-	no
Switch room	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Bulky waste	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
South block bin room	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
FOGO 7 bins	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
FOGO 5 bins	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
North block bin room	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Waste GF	ventilation exhaust only	-	light-emitting diode	manual on / manual off	no
Community room (No. 1)	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Community room (No. 2)	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Supply air B3	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Supply air B2	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Comms	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Pump room	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
CW pump	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Supply air GF	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
WC	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Storage	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Supply air B1	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Store room	ventilation exhaust only	none i.e., continuous	light-emitting diode	manual on / manual off	no
Ground floor lobby type (No. 1)	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L1	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L2	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L3	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L4	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L5	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L6	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no

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

(b) Common areas and central systems/facilities

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

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

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

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Hallway/lobby type L7	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L8	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L9	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L10	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L11	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L12	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Hallway/lobby type L13	air conditioning system	none i.e., continuous	light-emitting diode	manual on / manual off	no
Lift bank (No. 2)	-	-	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	-	-	light-emitting diode	connected to lift call button	no

Central energy systems	Type	Specification
Lift bank (No. 2)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 11 number of levels from the bottom of the lift shaft to the top of the lift shaft: 15 number of lifts: 2 lift load capacity: <1001 kg
Lift bank (No. 3)	gearless traction with V V V F motor and regenerative drive	Number of levels with apartments served by a lift: 14 number of levels from the bottom of the lift shaft to the top of the lift shaft: 17 number of lifts: 2 lift load capacity: <1001 kg
Central hot water system (No. 1)	solar – gas boosted	Solar collector area (minimum, in square metres): 100 Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm)

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 15 peak kW
Other	-	-

Notes

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

Legend

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

Certificate No. #HR-MQR6XX-01

Scan QR code or follow website link for rating details.

Assessor name	Jamie Bonnefin
Accreditation No.	HERA 10056
Property Address	27 to 33 Middleton Avenue, Castle Hill, NSW, 2154

http://www.hero-software.com.au/pdf/HR-MQR6XX-01

Nationwide House Energy Rating Scheme® Class 2 Summary
NatHERS® Certificate No. #HR-MQR6XX-01
Generated on 13 May 2026 using Hero 4.1

Property

Address	27 to 33 Middleton Avenue, Castle Hill, NSW, 2154
Lot/DP	Lot 209/ DP 249973
NatHERS climate zone	56 - Mascot AMO

Accredited assessor

Name	Jamie Bonnefin
Business name	Certified Energy
Email	jdeb@certifiedenergy.com.au
Phone	+61 1300 443
Accreditation No.	10056
Assessor Accrediting Organisation	HERA

Verification

To verify this certificate, scan the QR code or visit http://www.hero-software.com.au/pdf/HR-MQR6XX-01 (When using either link, ensure you are visiting http://www.hero-software.com.au)

National Construction Code (NCC) requirements

The NCC allows the use of NatHERS accredited software to comply with the energy efficiency requirements for Houses (Class 1 buildings) and Apartments (Class 2 sole-occupancy units in Class 2 buildings). The applicable requirements for houses are detailed in Specification 42 of NCC Volume Two. For apartments the requirements are detailed in clauses J0O3 and J0O5 of NCC Volume One.

NCC 2022 includes enhanced thermal performance requirements for houses and apartments. Compliance with a reduced maximum annual energy use budget which applies to the major equipment in the home.

The NCC, and associated ABCB Standards and support material, can be accessed at www.abcb.gov.au.

Note, variations and additions to the NCC energy efficiency requirements may apply in some states and territories.

Thermal performance Star rating

7.3 Average Rating

NATIONWIDE HOUSE ENERGY RATING SCHEME®

The rating above is the average of all dwellings in this summary.

For more information on your dwelling's rating see... www.nathers.gov.au

NCC heating and cooling maximum loads MJ/m².yr

Limits taken from ABCB Standard 2023

	Heating	Cooling
Average load	17.2	8.6
Maximum load	32.2	17.1
Average limit	29.7	21.2
Maximum limit	32.9	20.4

Whole of Home performance rating

No Whole of Home performance rating generated for this certificate or not completed for all dwellings.

Summary of all dwellings

Certificate number and link	Unit Number	Heating load (load limit) (MJ/m².yr)	Cooling load (load limit) (MJ/m².yr)	Total load (MJ/m².yr)	Star Rating	Whole of Home Rating
HR-5GWYV8-01	U001	19.2 (33)	8.9 (20)	28.1	7.2	n/a
HR-PMKYV-01	U002	13.3 (33)	9.9 (20)	23.3	7.7	n/a
HR-8WJ3-W-01	U003	12.7 (33)	10.1 (20)	22.9	7.8	n/a

Nationwide House Energy Rating Scheme (NatHERS) is an initiative of the Australian, state and territory governments. For more details see www.nathers.gov.au

Generated on 13 May 2026 using Hero 4.1 for 27 to 33 Middleton Avenue, Castle Hill, NSW, 2154

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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

Drawing is NOT VALID or issued for use, unless checked

GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first/Cover page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to BHK Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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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:
BASIX (2/2)

26114 JOB No.

SP-501 DRAWING No.

ISSUE B17

SCALE @A1 SHEET 1 : 150

14/05/2026 5:35:56 PM

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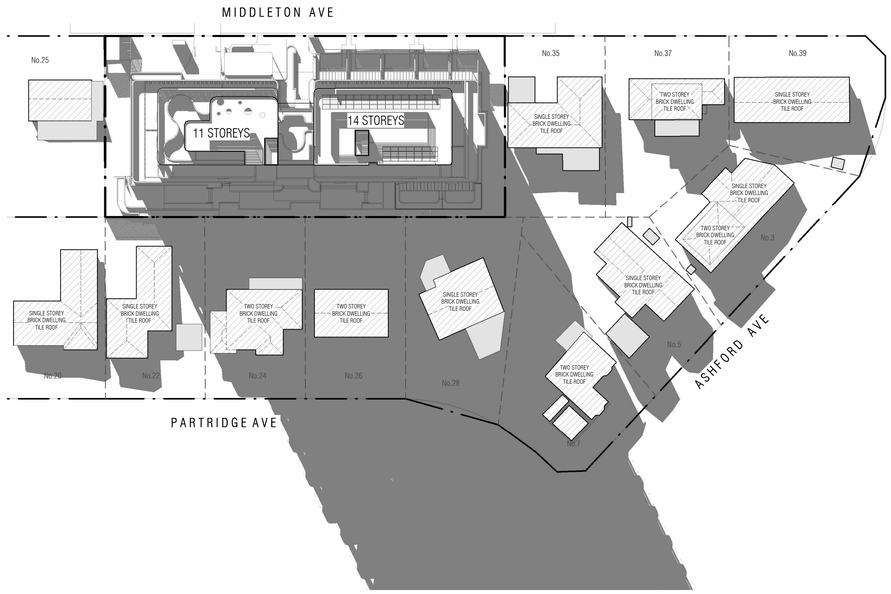
Nominated Architects
Anna Ho 10367
Subashini Kavidhanger 11825

BHK ARCHITECTS

KEY PLAN



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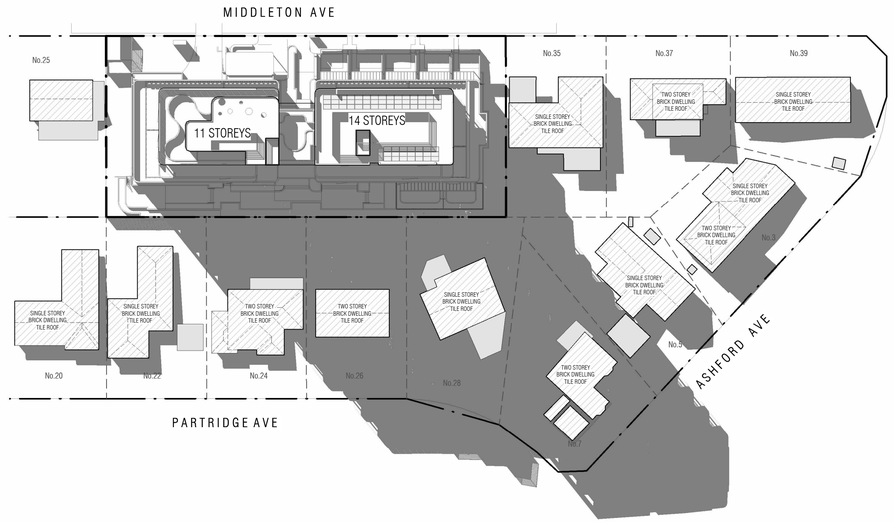

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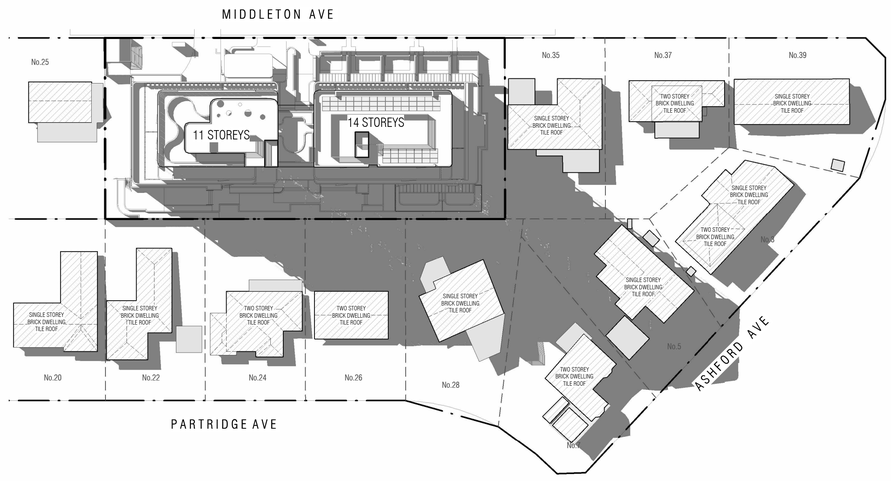

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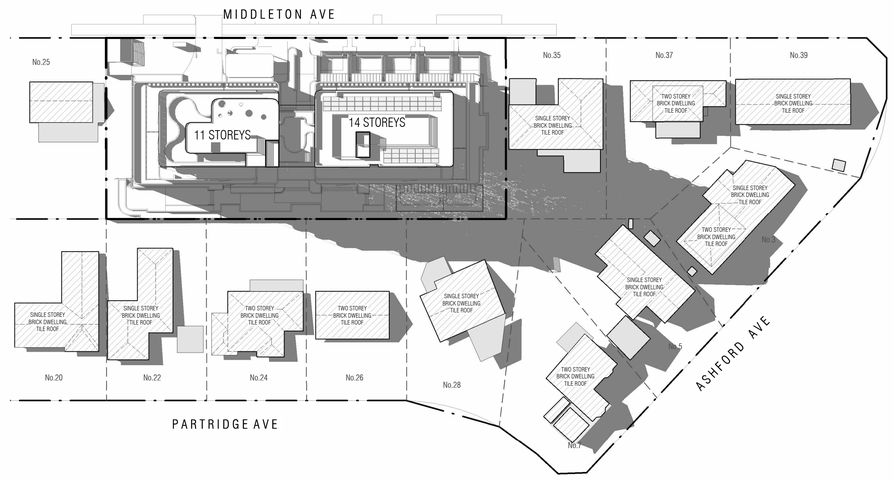

SHADOW -12.00 (22 JUNE) EXISTING

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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

Drawing is NOT VALID or issued for use, unless checked

GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first/Cover page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to BHK Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

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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:
SHADOW DIAGRAM (EXISTING BUILDING)

26114
JOB No.

SP-600
DRAWING No.

SCALE @A1 SHEET
1 : 700

B17
ISSUE

26/05/2026 4:56:28 PM

BMK ARCHITECTS

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ABN 49 693 067 491
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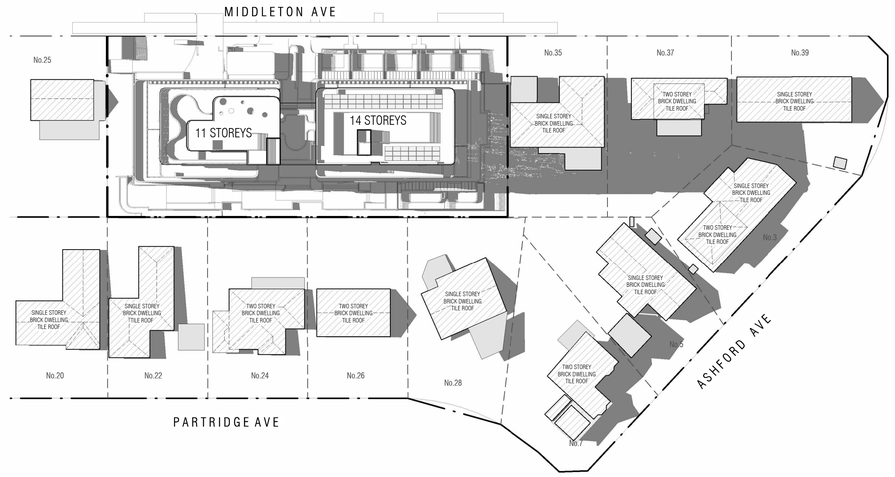
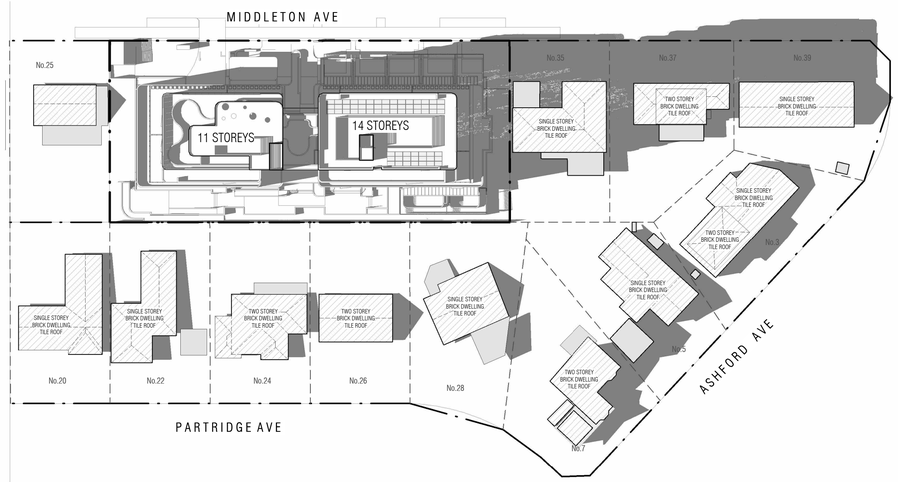
Eastwood NSW 2122
+ 61 2 8853 8889
www.bmkarchitects.com.au

Nominated Architects
Anna Ho 10367
Subashini Kulothungan 11825

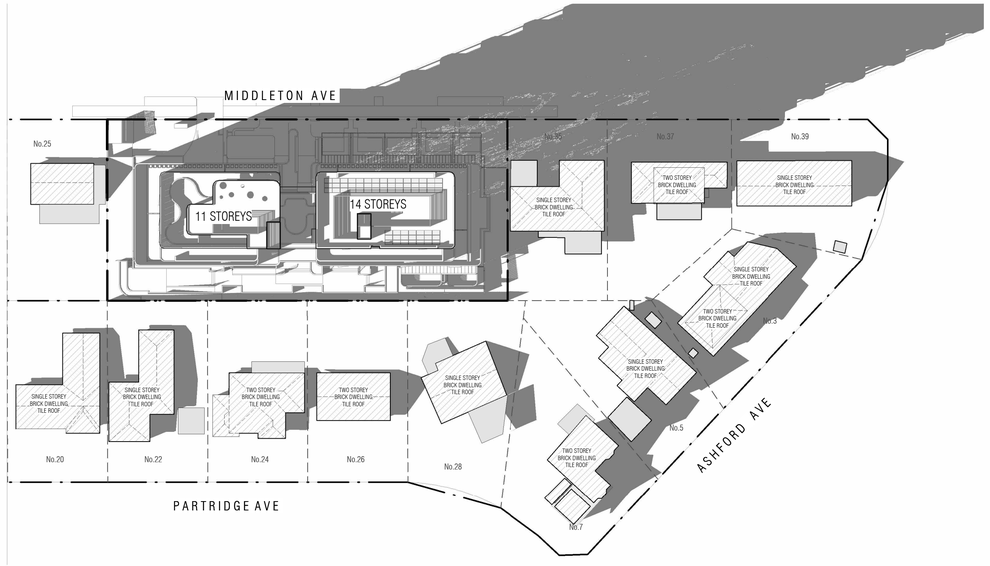
KEY PLAN



SHADOW -13.00 (22 JUNE) EXISTING



SHADOW -14.00 (22 JUNE) EXISTING



SHADOW -15.00 (22 JUNE) EXISTING

B17	ISSUED FOR SSDA SUBMISSION	14/05/2026	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

Drawing is NOT VALID or issued for use, unless checked

GENERAL NOTES
Figured dimensions shall be taken in preference to scaling. Drawing to be read in conjunction with information on first/Cover page. Check all dimensions and levels on site before commencing work or ordering materials. All existing ground lines & trees location are approximate, therefore to be verified on-site by the builder. Any discrepancies to be verified back to BHK Architects before proceeding. All workmanship and materials shall comply with all relevant codes, ordinances, Australian Standards and manufacturer's instructions. Unless noted 'Issued for Construction', drawing not to be used for construction.

BEFORE YOU DIG 1pdd.com.au

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PROJECT PARTNERS

PROJECT ARCHITECTS
ANDRE MULDER
REGISTRATION NUMBER
NSW No. 6294

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RFB DEVELOPMENT PROPOSAL
COUNCIL : THE HILLS SHRINE COUNCIL

DRAWING TITLE:
SHADOW DIAGRAM (EXISTING BUILDING)

26114 JOB No.
SP-601 DRAWING No.
B17 ISSUE

SCALE @A1 SHEET
1 : 700

26/05/2026 4:56:55 PM