

21 - 41 CANBERRA AVE

18 - 32 HOLDSWORTH AVE

ST LEONARDS SOUTH

ARCHITECTURAL DRAWINGS

Drawing No.	Drawing Title	Scale @ A1	Revision
DA.00.000	Cover Sheet & Drawing Schedule	-	C
Site Plans			
DA.01.000	Existing Site Context & Analysis	1:500	A
DA.01.002	Proposed Site Plan & Massing	1:500	B
DA.01.005	Proposed Streetscape Elevations	1:500	B
Key Plans			
DA.02.001	Level 01	1:250	B
DA.02.002	Level 02	1:250	B
DA.02.003	Level 03	1:250	B
DA.02.004	Level 04	1:250	C
DA.02.005	Level 05	1:250	C
DA.02.006	Level 06	1:250	D
DA.02.007	Level 07	1:250	B
DA.02.008	Level 08	1:250	B
DA.02.009	Level 09	1:250	B
DA.02.010	Level 10	1:250	C
DA.02.011	Level 11	1:250	C
DA.02.012	Level 12	1:250	C
DA.02.013	Level 13	1:250	C
DA.02.014	Level 14	1:250	C
DA.02.015	Level 15	1:250	C
DA.02.016	Level 16	1:250	C
DA.02.017	Roof Plan	1:250	C
Elevations			
DA.09.101	Canberra Ave & Holdsworth Ave	1:250	B
DA.09.102	River Road & North	1:250	B
DA.09.103	Pedestrian Link North & South	1:250	B
DA.09.104	Green Spine East & Green Spine West	1:250	A
DA.09.105	9m Building Sep Elevations	1:250	B
Sections			
DA.10.001	Longitudinal	1:250	C
DA.10.101	Buildings 09 & 10	1:250	B
DA.10.102	Building 11	1:250	B
DA.10.201	Buildings 07 & 08	1:250	B
Detail Sections			
DA.10.501	Ground Interface - Street Entrances	1:50	B
DA.10.503	Ground Interface - Green Spine	1:50	A
DA.10.504	Ground Interface - Holdsworth	1:50	A
DA.10.505	Ground Interface - North Link	1:50	B
DA.10.506	Ground Interface - Pocket Park Extension	1:50	A
DA.10.507	Ground Interface - Town House	1:50	A
Apartment Plans			
DA.13.110	1 Bed Apartment Plans - Building 9	1:100	A
DA.13.111	1 Bed Apartment Plans - Building 10	1:100	A
DA.13.112	1 Bed Apartment Plans - Building 11	1:100	A
DA.13.120	2 Bed Apartment Plans - Building 9	1:100	A

Drawing No.	Drawing Title	Scale @ A1	Revision
DA.13.121	2 Bed Apartment Plans - Building 9 Sheet 2	1:100	B
DA.13.122	2 Bed Apartment Plans - Building 10	1:100	A
DA.13.123	2 Bed Apartment Plans - Building 11	1:100	A
DA.13.124	2 Bed Apartment Plans - Building 11 Sheet 2	1:100	B
DA.13.130	3 Bed Apartment Plans - Building 9	1:100	A
DA.13.131	3 Bed Apartment Plans - Building 10	1:100	A
DA.13.132	3 Bed Apartment Plans - Building 11	1:100	B
DA.13.150	Terrace Plans - Building 9	1:100	A
DA.13.151	Terrace Plans - Building 11	1:100	A
DA.13.152	Terrace Plans - Building 11 Sheet 2	1:100	A
DA.13.210	1 Bed Apartment Plans - Building 7	1:100	A
DA.13.211	1 Bed Apartment Plans - Building 8	1:100	B
DA.13.220	2 Bed Apartment Plans - Building 7	1:100	B
DA.13.221	2 Bed Apartment Plans - Building 8	1:100	A
DA.13.230	3 Bed Apartment Plans - Building 7	1:100	B
DA.13.231	3 Bed Apartment Plans - Building 7 Sheet 2	1:100	A
DA.13.232	3 Bed Apartment Plans - Building 8	1:100	B
DA.13.233	3 Bed Apartment Plans - Building 8 Sheet 2	1:100	A
Shadow Diagrams			
DA.21.001	Shadow Diagrams - Winter Solstice	1:1200	B
DA.21.010	Views from Sun - Winter Solstice - Sheet 01	1:700	B
DA.21.011	Views from Sun - Winter Solstice - Sheet 02	1:700	B
Area Calculation Plans			
DA.22.001	Area Calculation Plans - Sheet 1	1:500	B
DA.22.002	Area Calculation Plans - Sheet 2	1:500	B
DA.22.003	Area Calculation Plans - Sheet 3	1:500	B
DA.22.004	Area Calculation Plans - Sheet 4	1:500	B
Diagrams			
DA.23.001	Deep Soil Calculation	1:250	B
DA.23.005	Existing Tree Retention Plan	1:250	B
Renders			
DA.24.001	Render 01	NTS	A
DA.24.002	Render 02	NTS	A
DA.24.003	Render 03	NTS	A
DA.24.004	Render 04	NTS	A
DA.24.005	Render 05	NTS	A
DA.24.006	Render 06	NTS	A
DA.24.007	Render 07	NTS	A
Notification Plans			
DA.25.001	Notification Plan 01	NTS	A
DA.25.002	Notification Plan 02	NTS	A
Grand total: 76			



CLIENT



CONSULTANTS

Project Manager



Landscape Architect



Architect



Civil / Structural Engineer



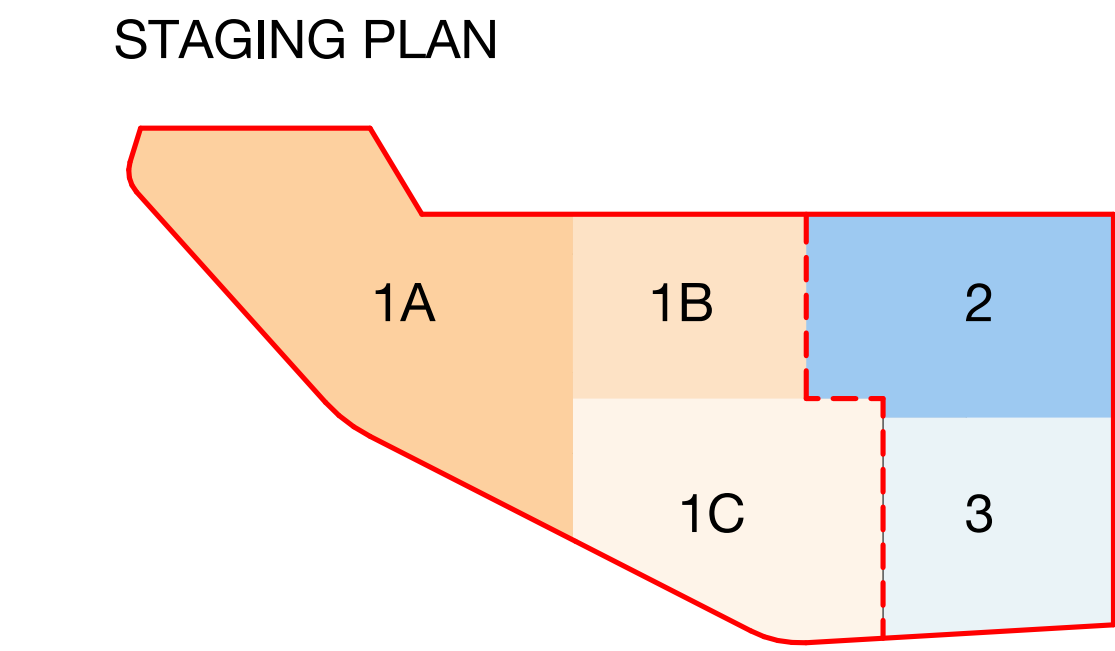
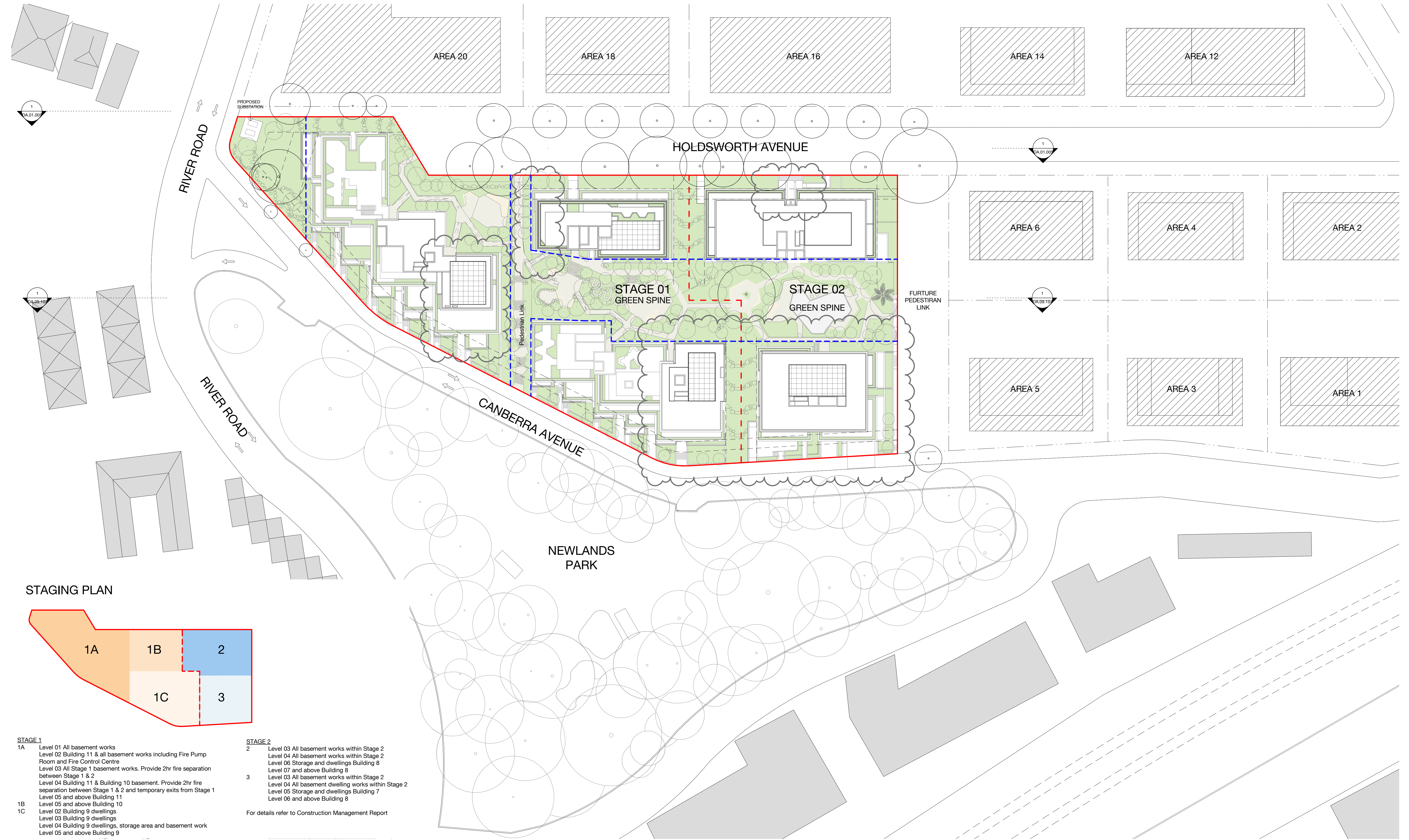
Planning Consultant



Civil / Structural Engineer



	Thermal Comfort and BASIX inclusions
Glazing Doors/windows	Glazing for units: A306, A901, A902, A907, C504, C506, C604, C605, C704, C705, C801, C802, C803, C901, D706, D707, D708, D805, D806, D807, D809, D810, D811, D905, D906, D907, D909, D910, D911, D1005, D1006, D1007, D1009, D1010, D1011, D1105, D1106, D1107, D1109, D1110, D1111, D1204, D1304, D1404, D1504, D1604, E1103 System U-Value $\leq$ 5.6, System SHGC: 0.33-0.39 All other units System U-Value $\leq$ 6.2, System SHGC: 0.72-0.79
All Floors	No Added insulation Construction type: Concrete
All Ceilings under another floor	No Added insulation
All Ceilings under roof	Added R3.0 insulation
All Ceilings under roof	No Added insulation Construction type: Concrete
External Walls	Added R2.0 insulation Construction types as per architectural drawings
All Party walls	Added R1.5 insulation Construction Type: Hebel Partition
All Internal walls	Added R1.5 insulation Construction Type: Plasterboard
All Common Area walls	Added R1.5 insulation Construction Type: Hebel Partition
	Note: Construction to comply with the NCC Section J requirements. Please refer to the BASIX and NatHERS Certificates for further details.



- STAGE 1**
- 1A Level 01 All basement works
Level 02 Building 11 & all basement works including Fire Pump Room and Fire Control Centre
Level 03 All Stage 1 basement works. Provide 2hr fire separation between Stage 1 & 2
Level 04 Building 11 & Building 10 basement. Provide 2hr fire separation between Stage 1 & 2 and temporary exits from Stage 1
Level 05 and above Building 11
Level 05 and above Building 10
- 1B Level 02 Building 9 dwellings
Level 03 Building 9 dwellings
Level 04 Building 9 dwellings, storage area and basement work
Level 05 and above Building 9
- 1C
- STAGE 2**
- 2 Level 03 All basement works within Stage 2
Level 04 All basement works within Stage 2
Level 06 Storage and dwellings Building 8
Level 07 and above Building 8
Level 03 All basement works within Stage 2
Level 04 All basement dwelling works within Stage 2
Level 05 Storage and dwellings Building 7
Level 06 and above Building 8
- 3
- For details refer to Construction Management Report

- LEGEND**
- BOUNDARY OF THIS DA
 - STAGE BOUNDARY
 - ADJACENT LOT BOUNDARY
 - LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
 - DCP SET BACKS
 - ADJACENT DCP MASSING
 - PROPOSED LANDSCAPING

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Site Plans
Proposed Site Plan & Massing

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	As indicated	1 : 1000 @ A3
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:25:12 PM	
BIM		
Drawing no.	DA.01.002	Revision B

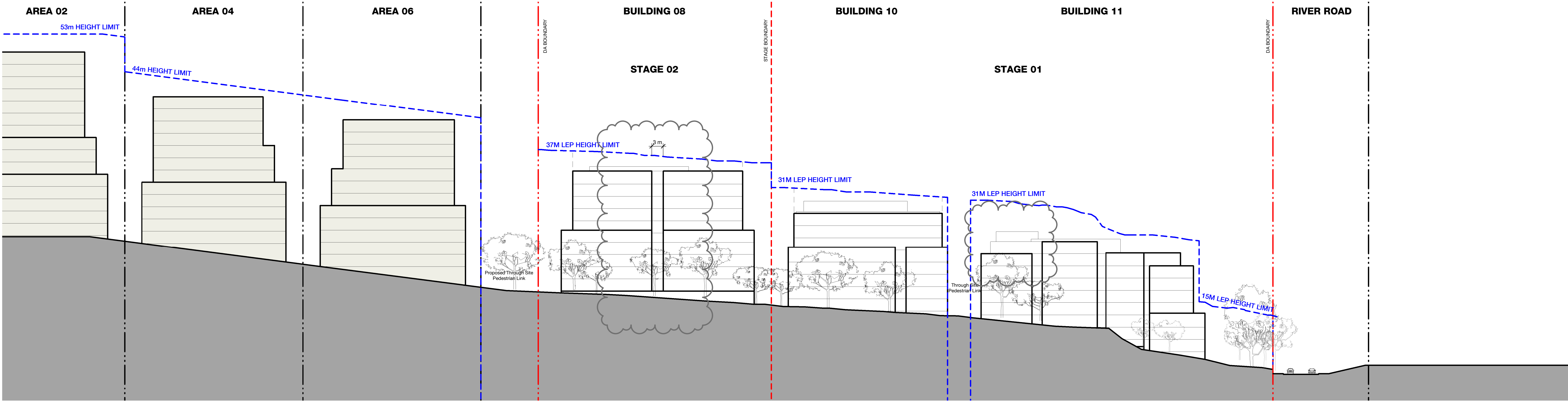
Melbourne 1 Nicholson Street
Surry Hills VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

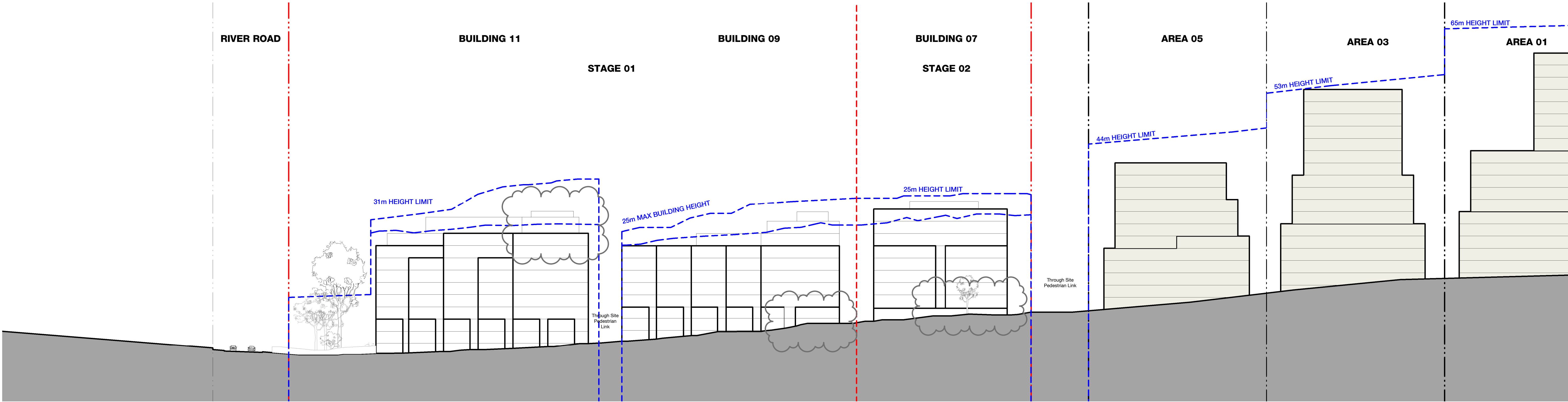
Bates Smart



B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked



1 Holdsworth Avenue
1 : 500



4 Elevation Canberra Ave
1 : 500

- LEGEND**
- BOUNDARY OF THIS DA
 - STAGE BOUNDARY
 - ADJACENT LOT BOUNDARY
 - LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
 - DCP SET BACKS
 - PROPOSED BUILDING
 - ADJACENT DCP MASSING

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP

Architect
BATES SMART

Planning Consultant
MECONE

Landscape Architect
ARCADIA

Civil / Structural Engineer
MEINHARDT BONACCI

Services Engineer
IGS SERVICES

Fire Engineer
CORE ENGINEERING

BCA Consultant
BM+G

Client

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Site Plans
Proposed Streetscape Elevations

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

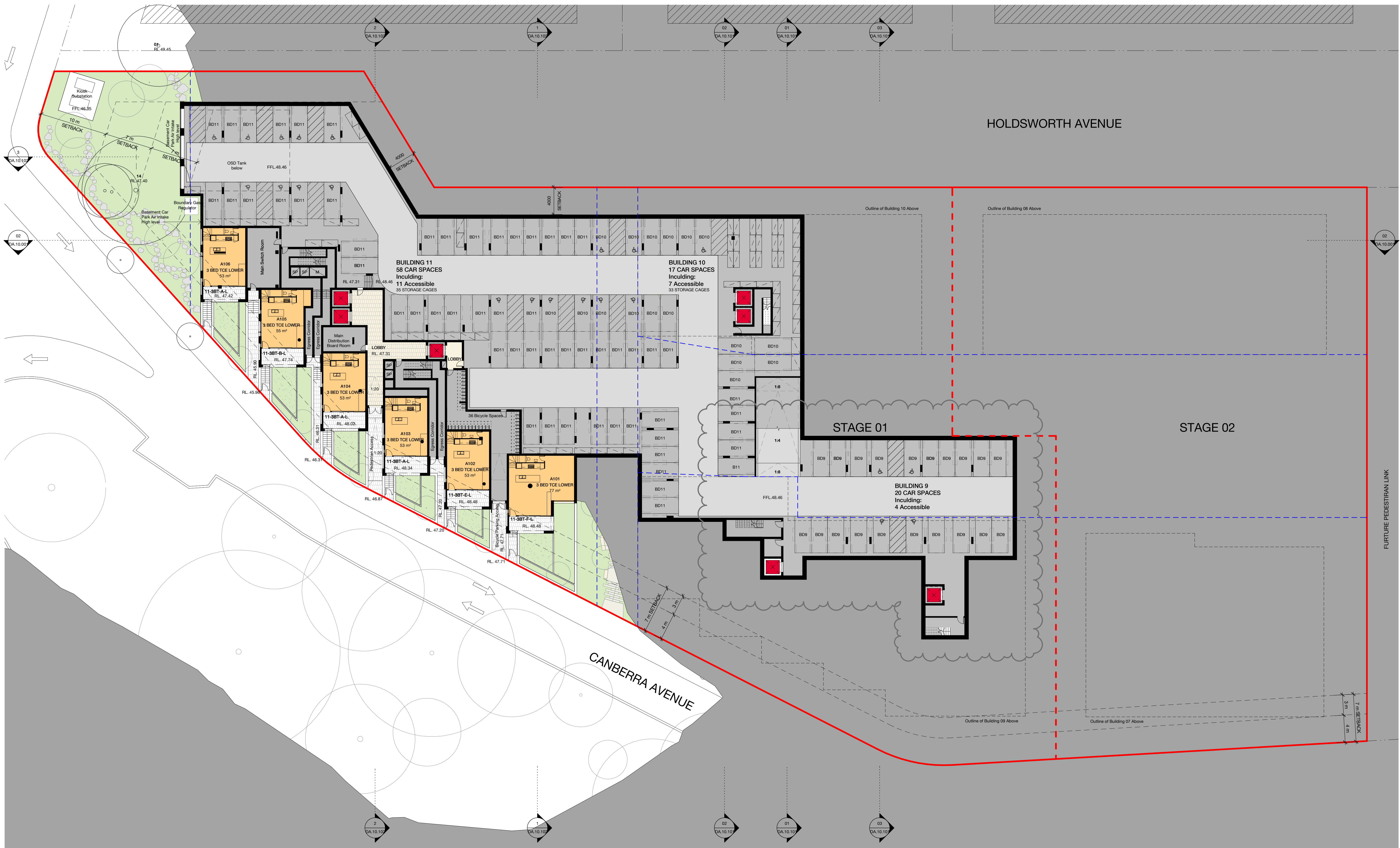
Scale	1 : 500 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:25:37 PM		
BIM			
Drawing no.	DA.01.005		Revision
	B		

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Key Plans Level 01

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

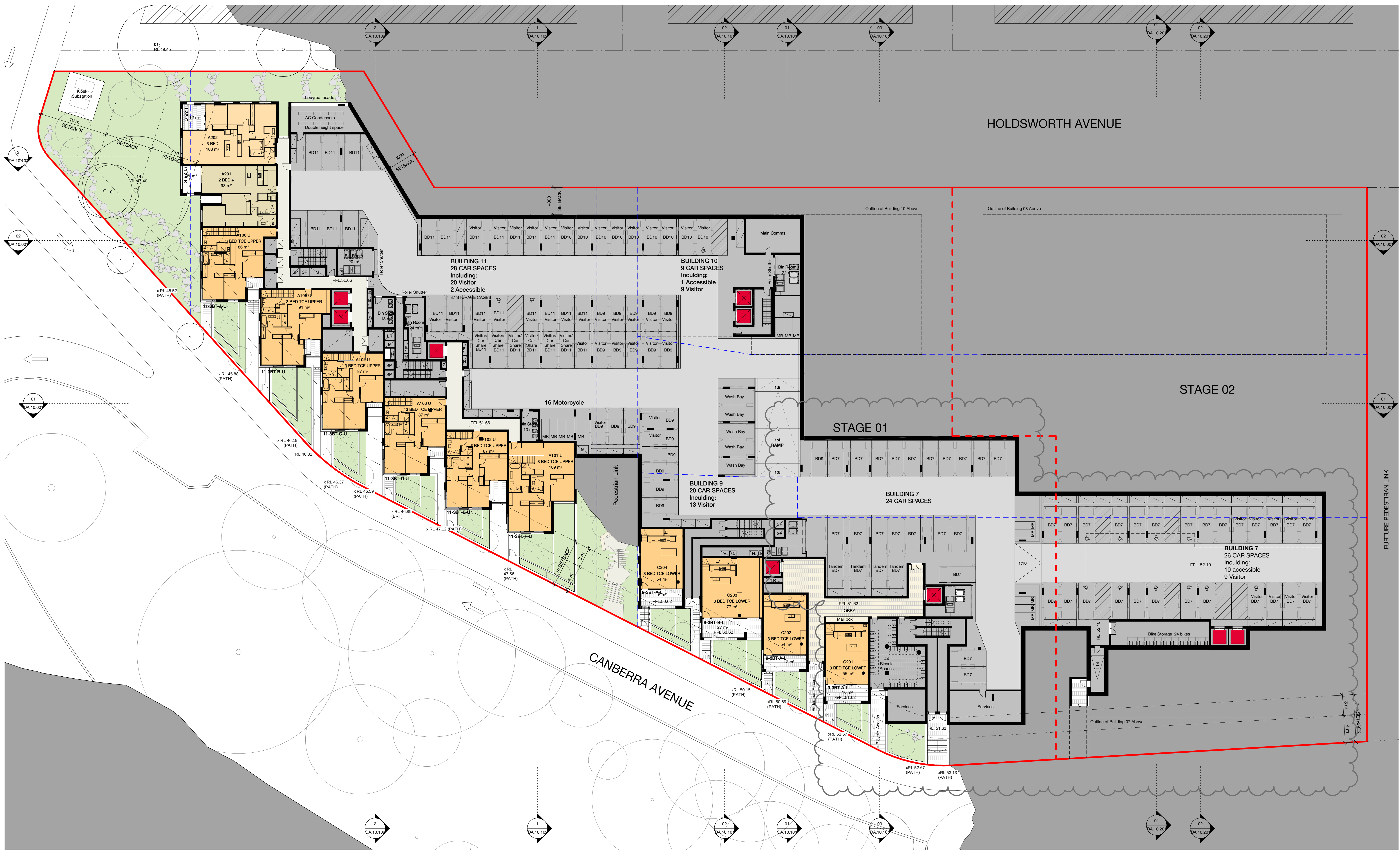
Scale	1 : 250 @ A1	Revision	
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	30/11/2021 12:41:15 PM		
BIM			
Drawing no.	DA.02.001	Revision	B

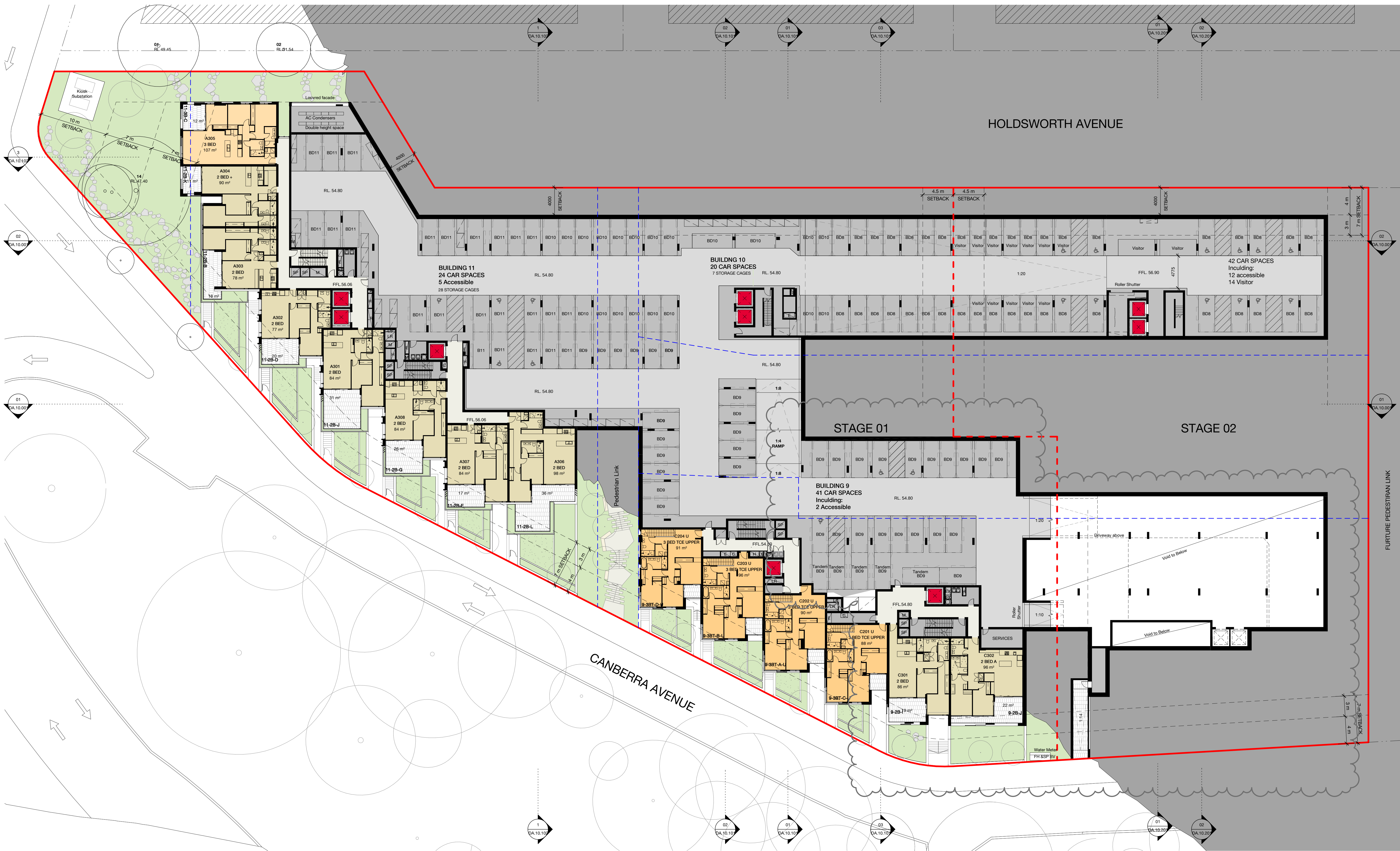
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART





LEGEND				
—	BOUNDARY OF THIS DA			
- - -	STAGE BOUNDARY			
---	ADJACENT LOT BOUNDARY			
---	LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE			
---	DCP SET BACKS			
/ / /	ADJACENT DCP MASSING			

B	30.11.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP

Planning Consultant
MECONE

Civil / Structural Engineer
MEINHARDT BONACCI

Fire Engineer
CORE ENGINEERING

Client

Architect
BATES SMART

Landscape Architect
ARCADIA

Services Engineer
IGS SERVICES

BCA Consultant
BM+G

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 03

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

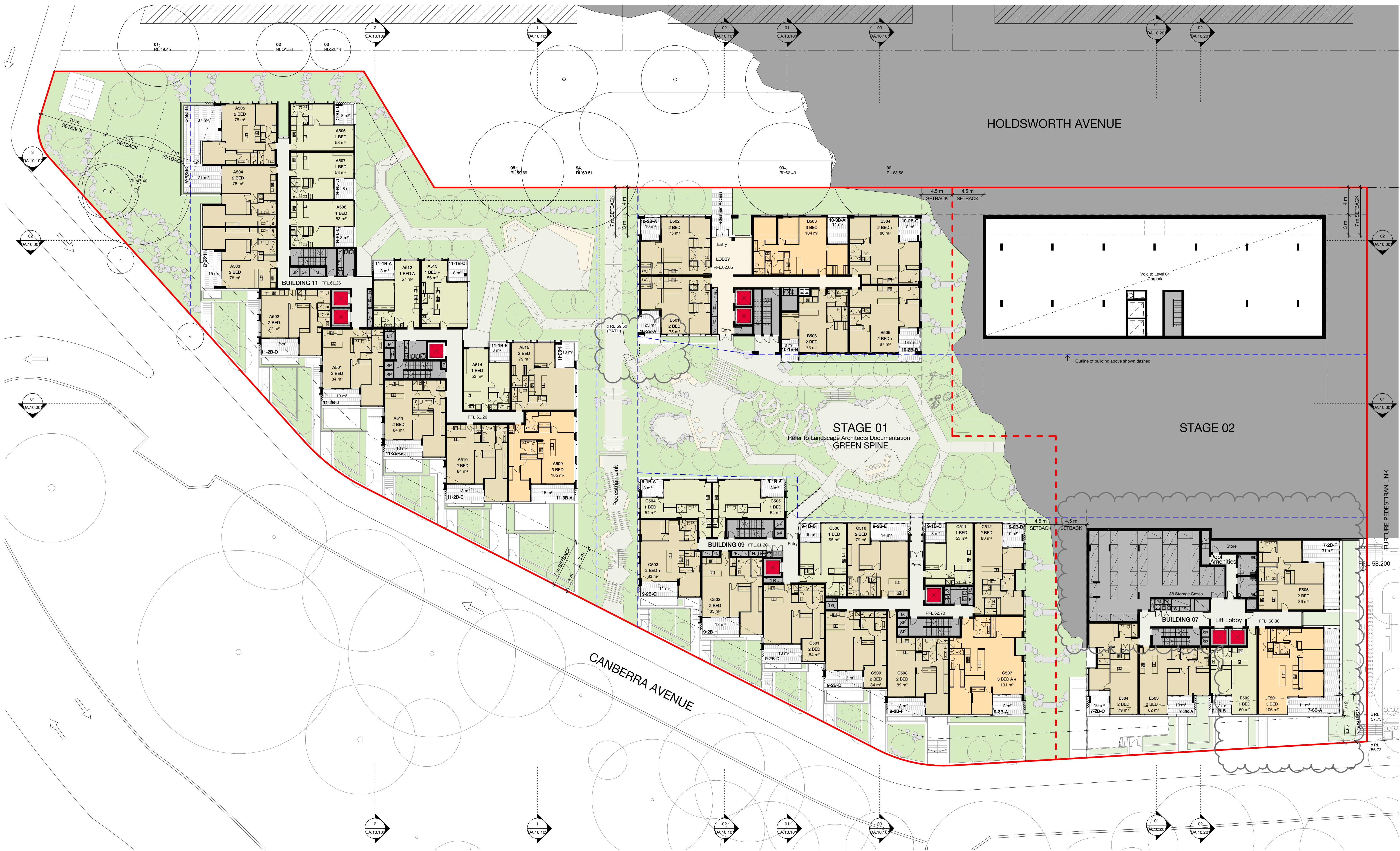
Scale	1 : 250 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:27:02 PM	
BIM		
Drawing no.	DA.02.003	Revision B

Melbourne 1 Nicholson Street
Surry Hills VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP
PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

C	07.12.21	Amendments to Development Application	MMc	TI
B	30.11.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Key Plans Level 05

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

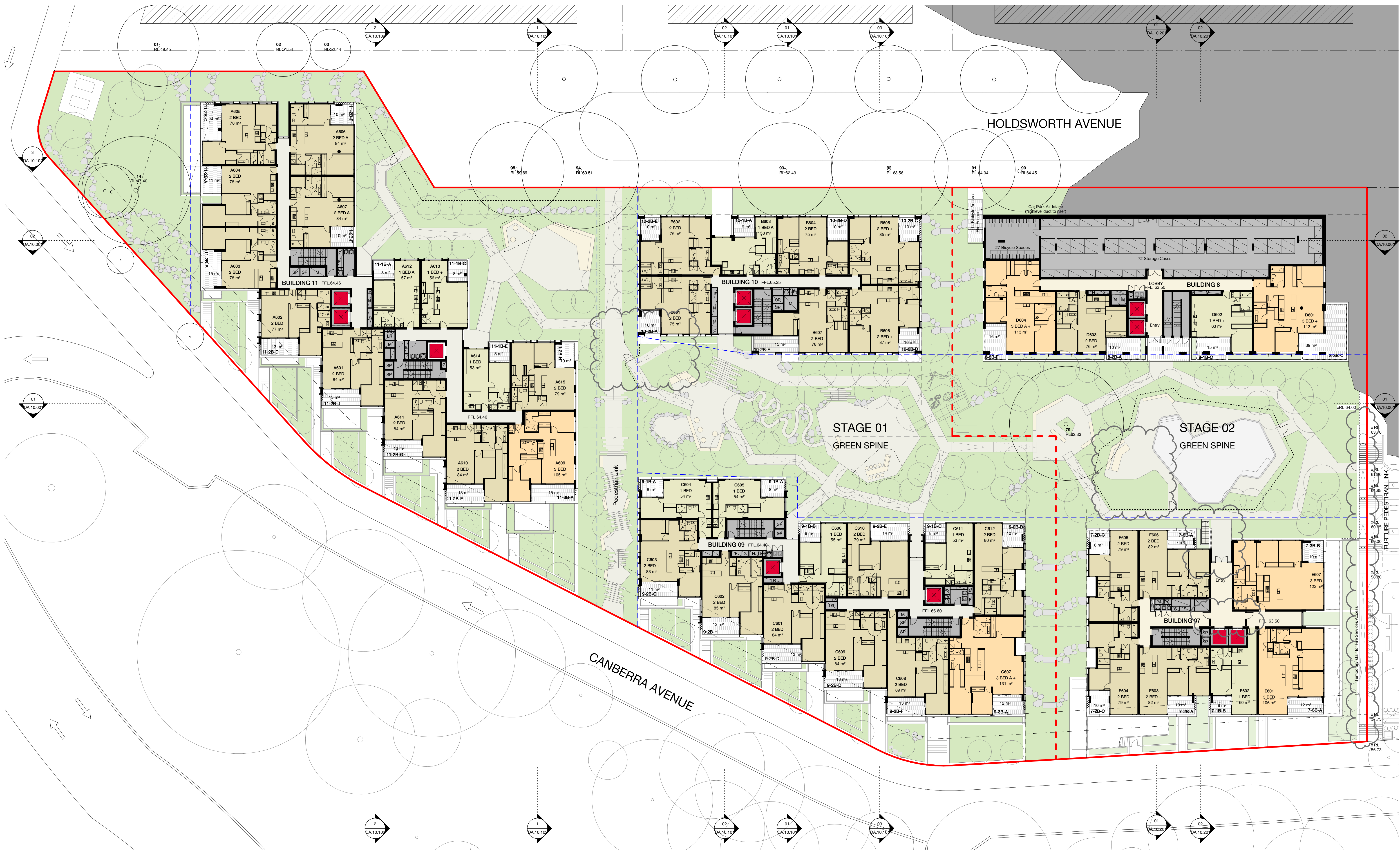
Scale	1 : 250 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 4:34:20 PM		
BIM			
Drawing no.	DA.02.005		Revision
			C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART



LEGEND				
—	BOUNDARY OF THIS DA			
- - -	STAGE BOUNDARY			
—	ADJACENT LOT BOUNDARY			
- - -	LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE			
- - -	DCP SET BACKS			
/ / /	ADJACENT DCP MASSING			

D	07.12.21	Amendments to Development Application	MMc	TI
C	30.11.21	Amendments to Development Application	MMc	TI
B	26.10.21	Development Application Response	TI	TI
A	01.08.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

	TOPSPRING
--	------------------

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 06

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 4:40:28 PM	
BIM		
Drawing no.	DA.02.006	Revision D

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP
- PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

B	30.11.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP
MECONE
Civil / Structural Engineer
MEINHARDT BONACCI
Fire Engineer
CORE ENGINEERING
Client

Architect
BATES SMART
Landscape Architect
ARCADIA
Services Engineer
IGS SERVICES
BCA Consultant
BM+G

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 07

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 250 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 6/12/2021 3:28:47 PM

BIM

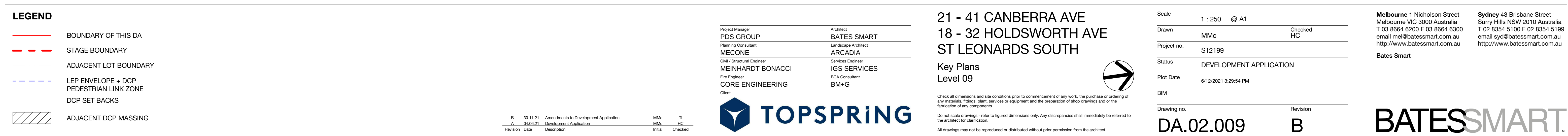
Drawing no. DA.02.007 Revision B

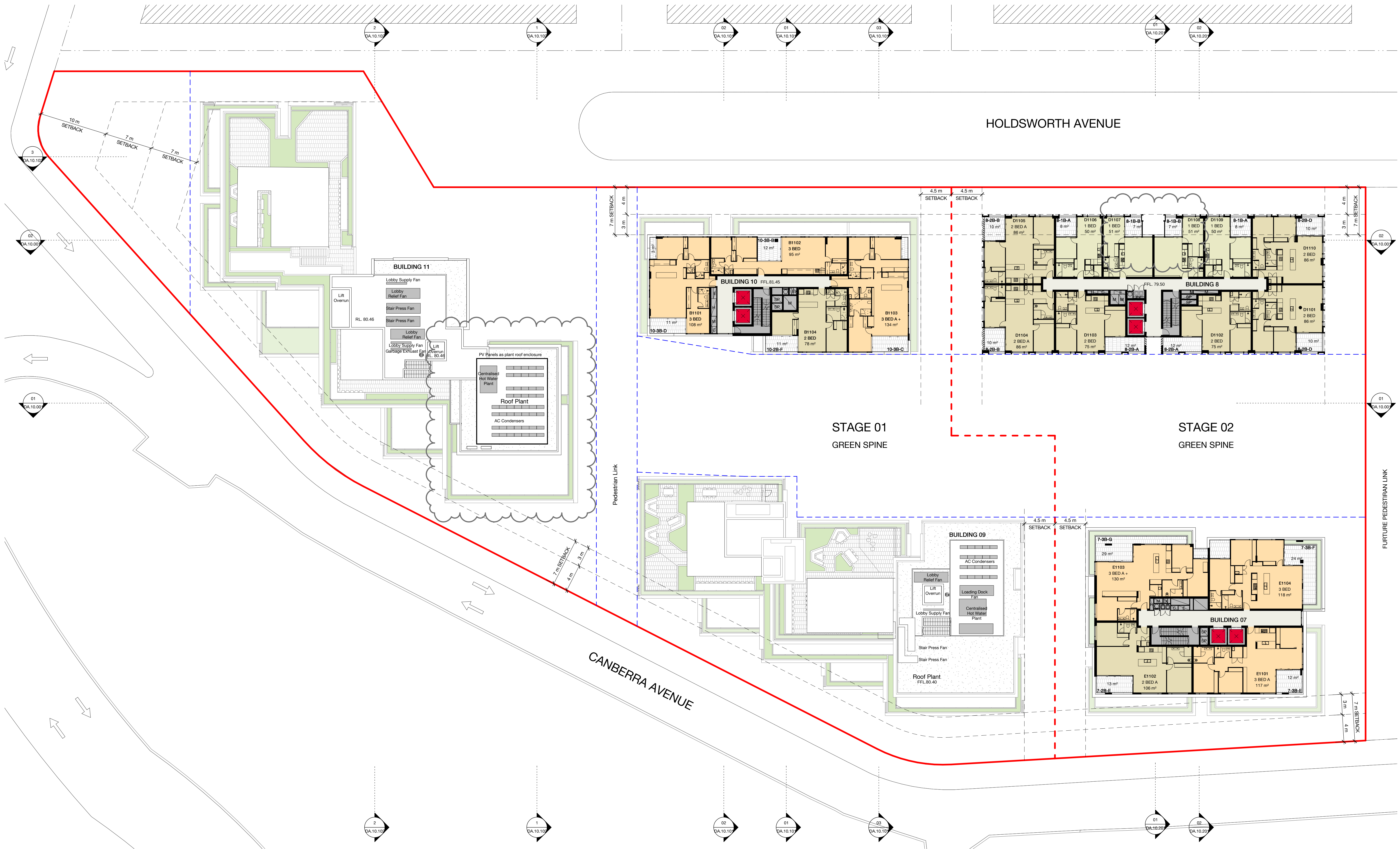
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART





LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

C	07.12.21	Amendments to Development Application	MMc	TI
B	30.11.21	Amendments to Development Application	MMc	TI
A	01.09.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP

Planning Consultant
MECONE

Civil / Structural Engineer
MEINHARDT BONACCI

Fire Engineer
CORE ENGINEERING

Client

Architect
BATES SMART

Landscape Architect
ARCADIA

Services Engineer
IGS SERVICES

BCA Consultant
BM+G

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 11

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale
1 : 250 @ A1

Drawn
MMc

Project no.
S12199

Status
DEVELOPMENT APPLICATION

Plot Date
6/12/2021 3:30:32 PM

BIM

Drawing no.
DA.02.011

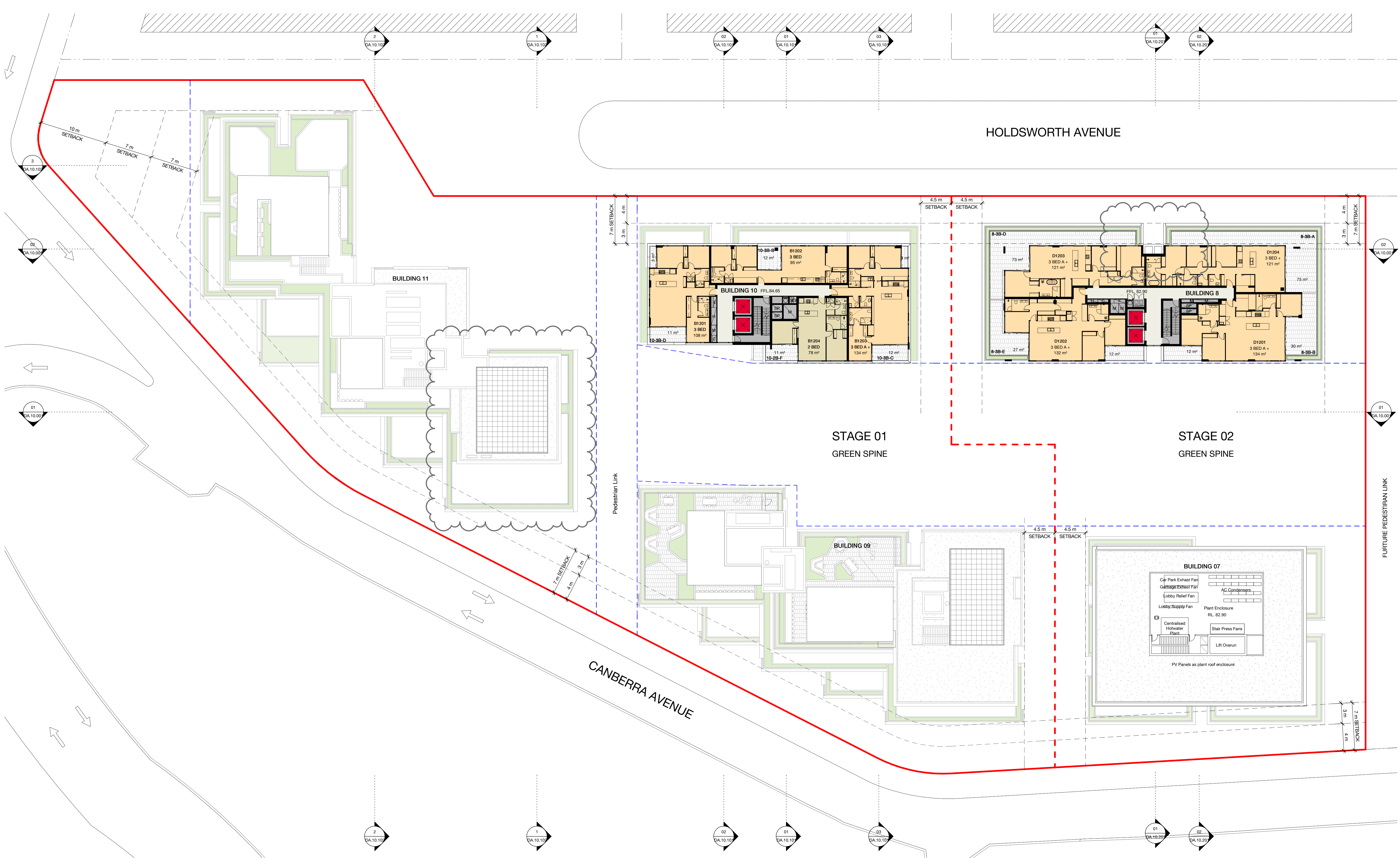
Revision
C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 12

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 250 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 6/12/2021 3:30:47 PM

BIM

Drawing no. DA.02.012

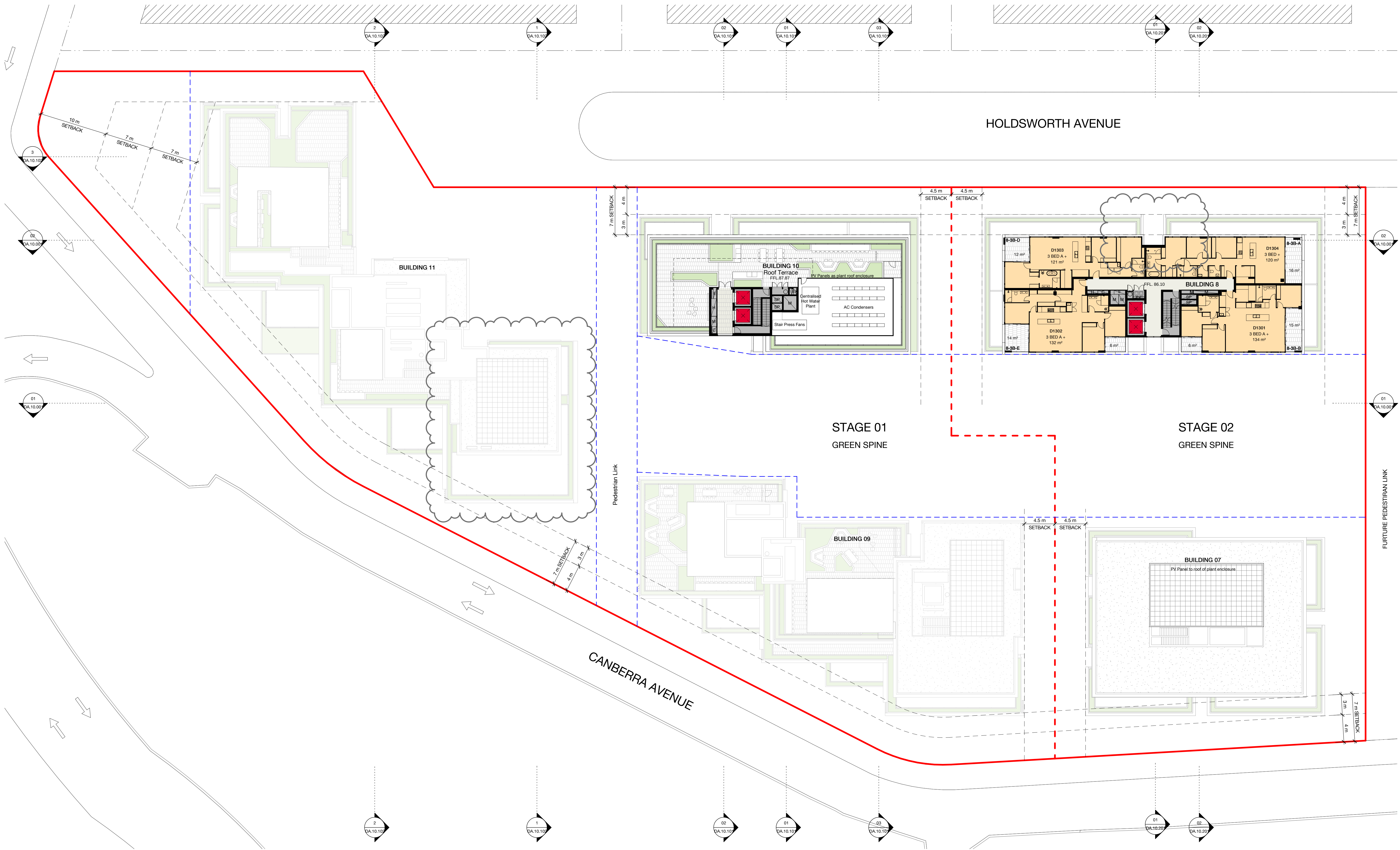
Revision C

BATESSMART

Melbourne 1 Nicholson Street
Surry Hills VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 13

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 250 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 6/12/2021 3:31:02 PM

BIM

Drawing no. DA.02.013

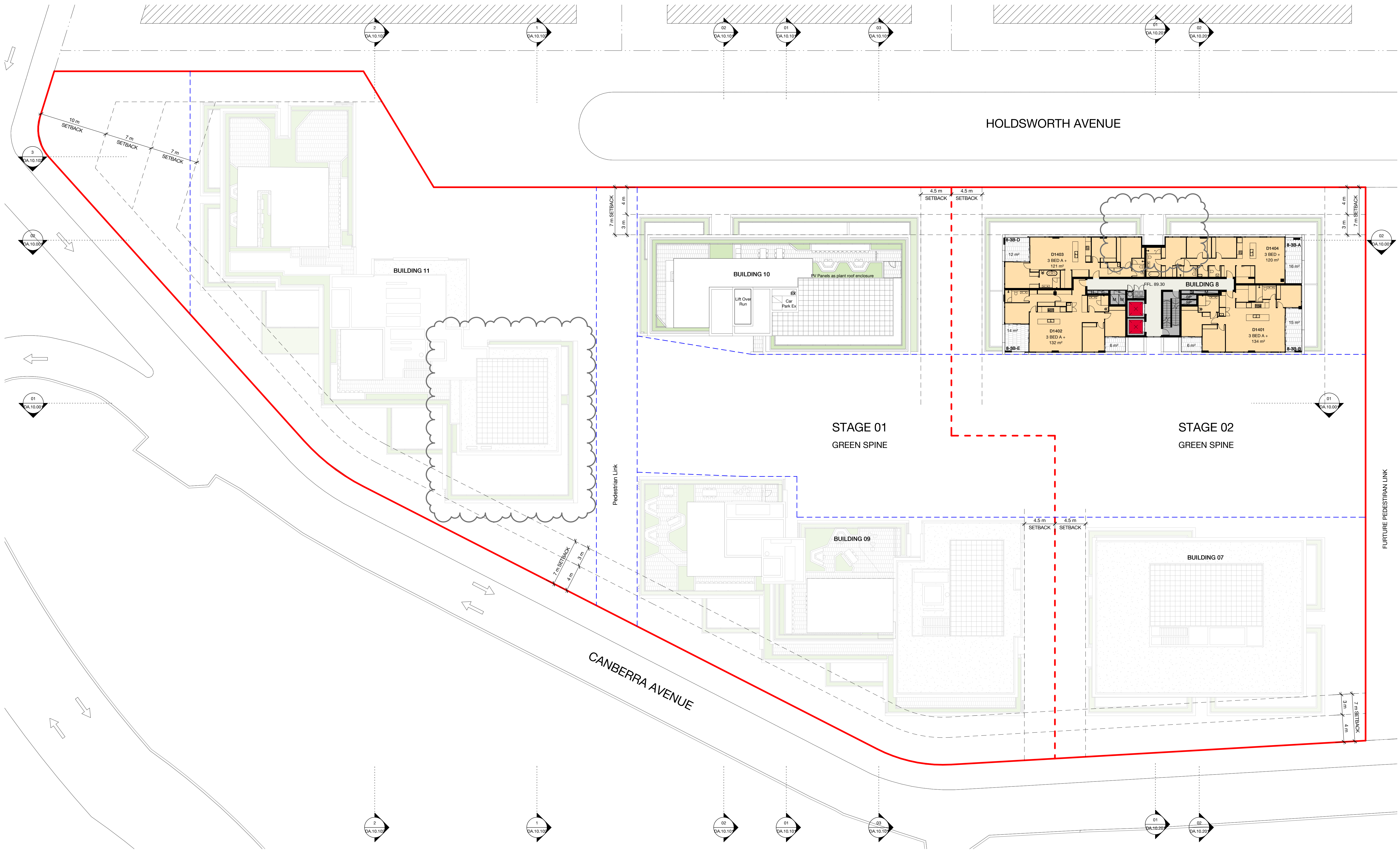
Revision C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

2

07.12.21

Amendments to Development Application

MMc

TI

B

30.11.21

Amendments to Development Application

MMc

TI

A

01.09.21

Development Application

MMc

HS

Revision

Date

Description

Initial

Checked

21 - 41 CANBERRA AVE

18 - 32 HOLDSWORTH AVE

ST LEONARDS SOUTH

Key Plans

Level 14

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale

1 : 250 @ A1

Drawn

MMc

Checked

HC

Project no.

S12199

Status

DEVELOPMENT APPLICATION

Plot Date

6/12/2021 3:31:17 PM

BIM

Drawing no.

DA.02.014

Revision

C

Melbourne

1 Nicholson Street

Surry Hills NSW 2010 Australia

T 03 8664 6200 F 03 8664 6300

email mel@batesmart.com.au

http://www.batesmart.com.au

Bates Smart

Sydney

43 Brisbane Street

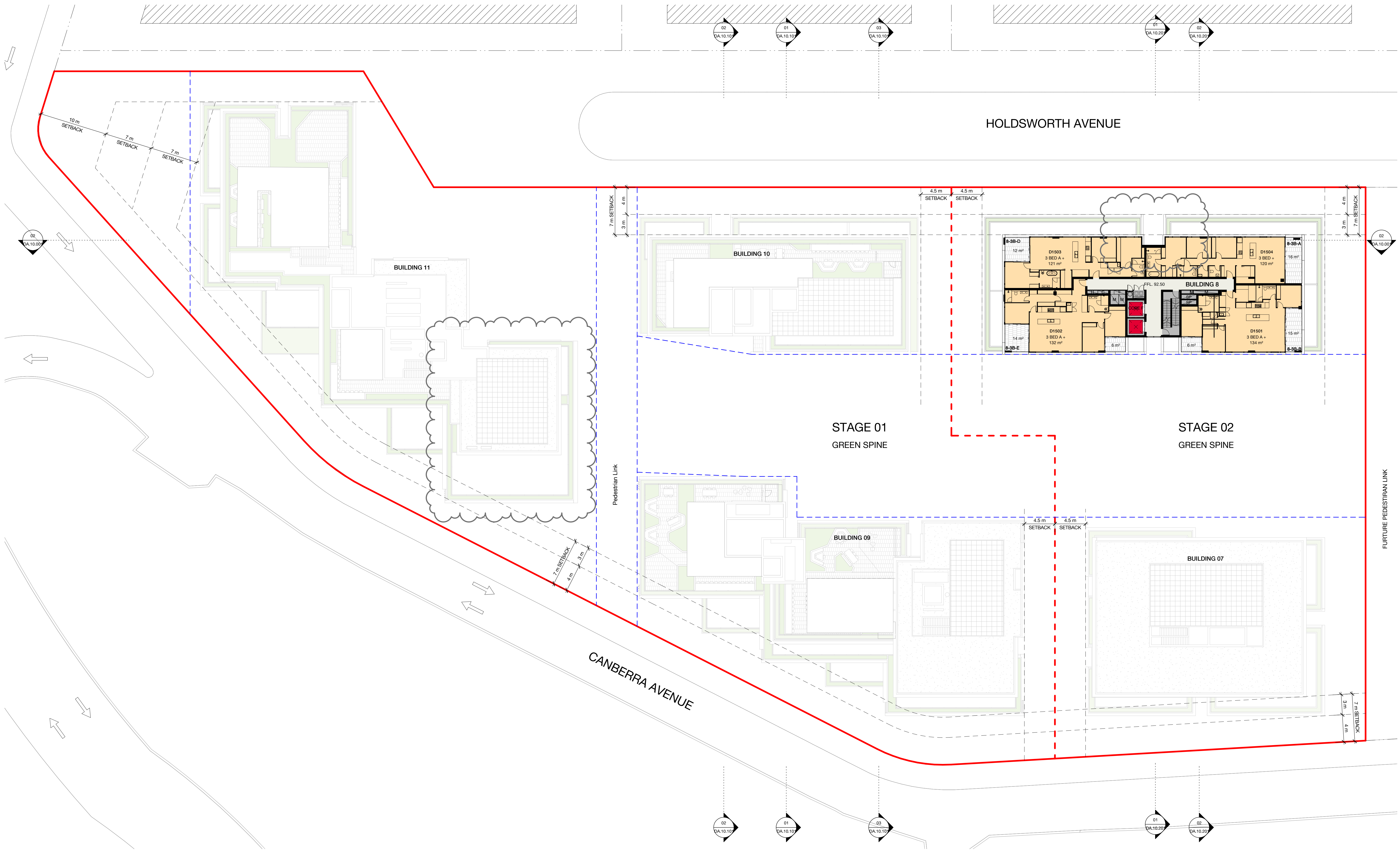
Surry Hills NSW 2010 Australia

T 02 8354 5100 F 02 8354 5199

email syd@batesmart.com.au

http://www.batesmart.com.au

TOPSPRING



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

C	07.12.21	Amendments to Development Application	MMc	TI
B	30.11.21	Amendments to Development Application	MMc	TI
A	01.09.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP

Planning Consultant
MECONE

Civil / Structural Engineer
MEINHARDT BONACCI

Fire Engineer
CORE ENGINEERING

Client

Architect
BATES SMART

Landscape Architect
ARCADIA

Services Engineer
IGS SERVICES

BCA Consultant
BM+G

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 15

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale
1 : 250 @ A1

Drawn
MMc

Project no.
S12199

Status
DEVELOPMENT APPLICATION

Plot Date
6/12/2021 3:31:33 PM

BIM

Drawing no.
DA.02.015

Checked
HC

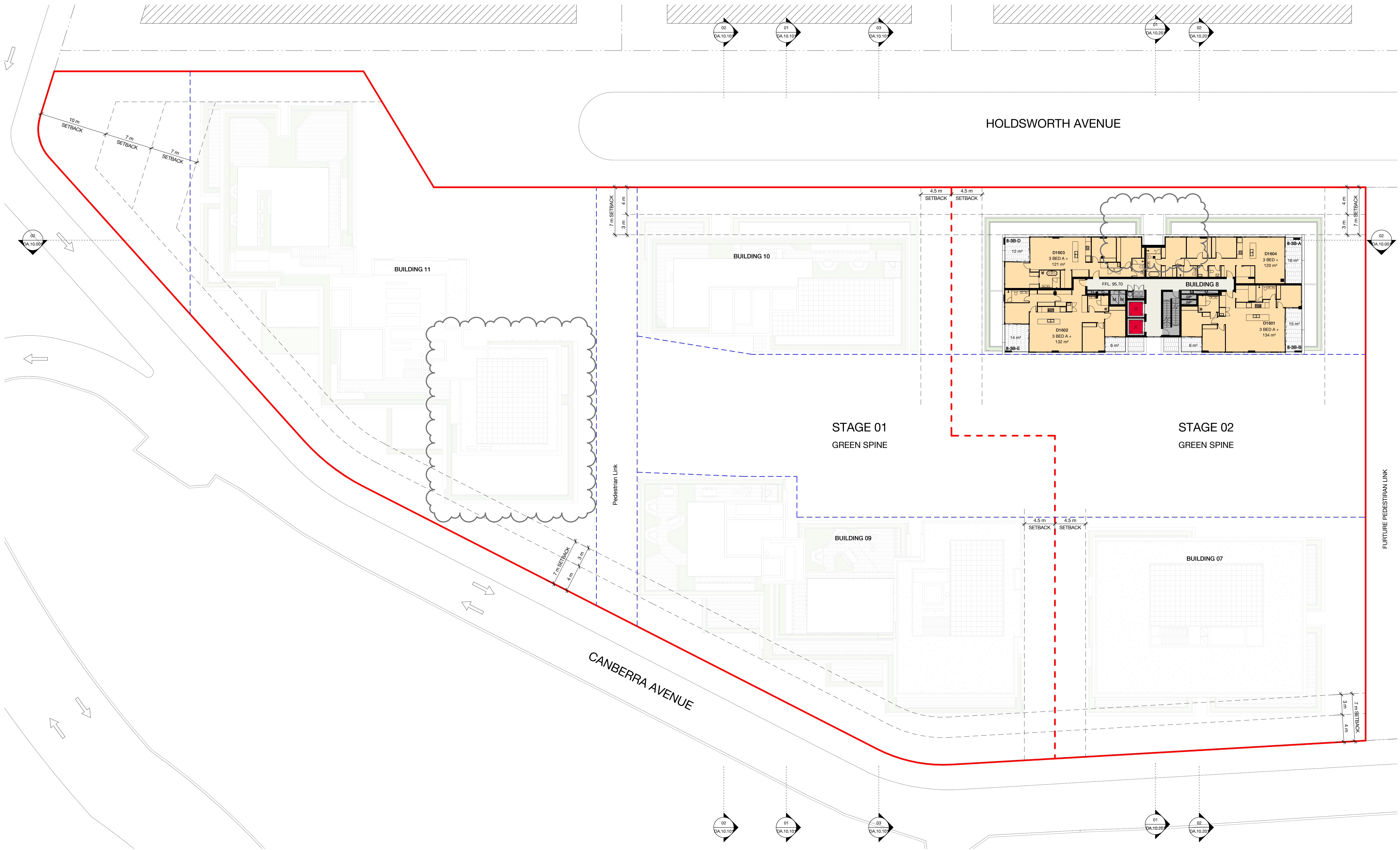
Revision
C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART



Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Level 16

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:31:50 PM	
BIM		

Drawing no.	DA.02.016	Revision	C
-------------	-----------	----------	---

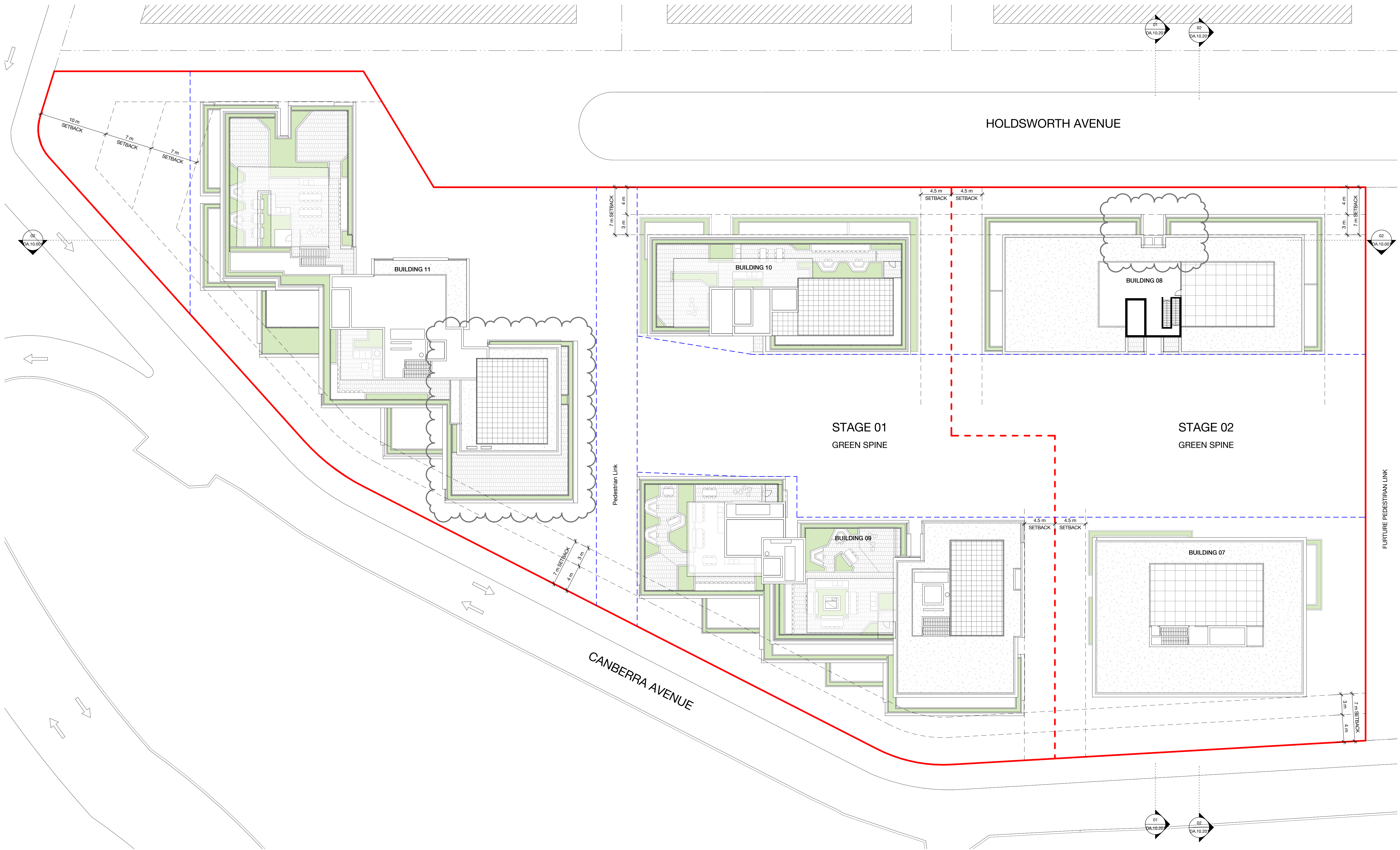
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au



Revision	Date	Description	Initial	Checked
C	07.12.21	Amendments to Development Application	MMc	TI
B	30.11.21	Amendments to Development Application	MMc	TI
A	01.09.21	Development Application	MMc	HC



LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Key Plans
Roof Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 250 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 6/12/2021 3:31:58 PM

BIM

Drawing no. DA.02.017

Revision C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

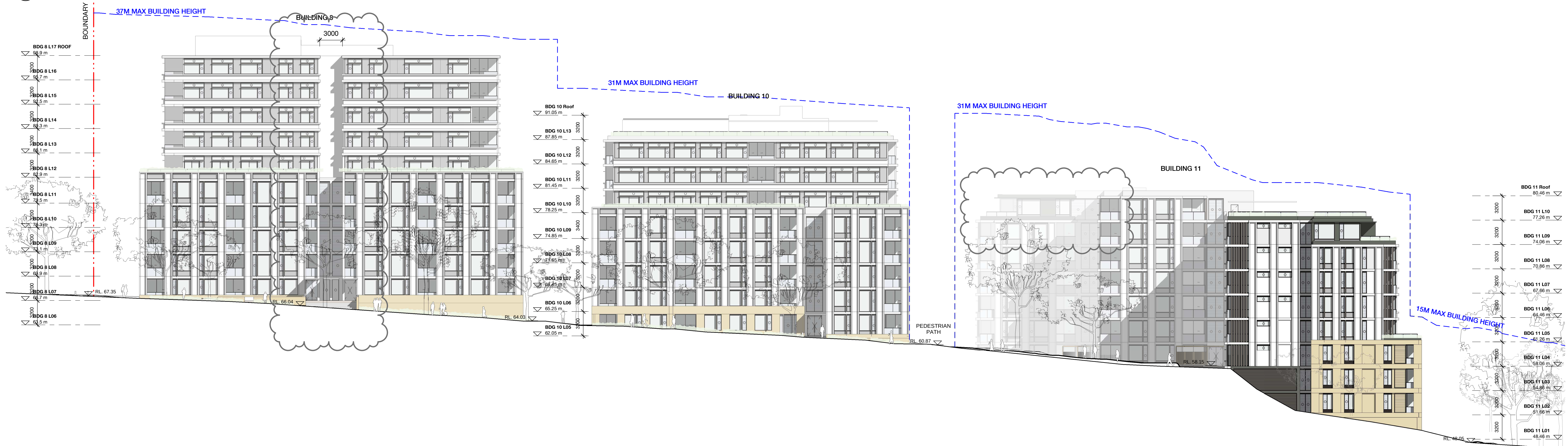
Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

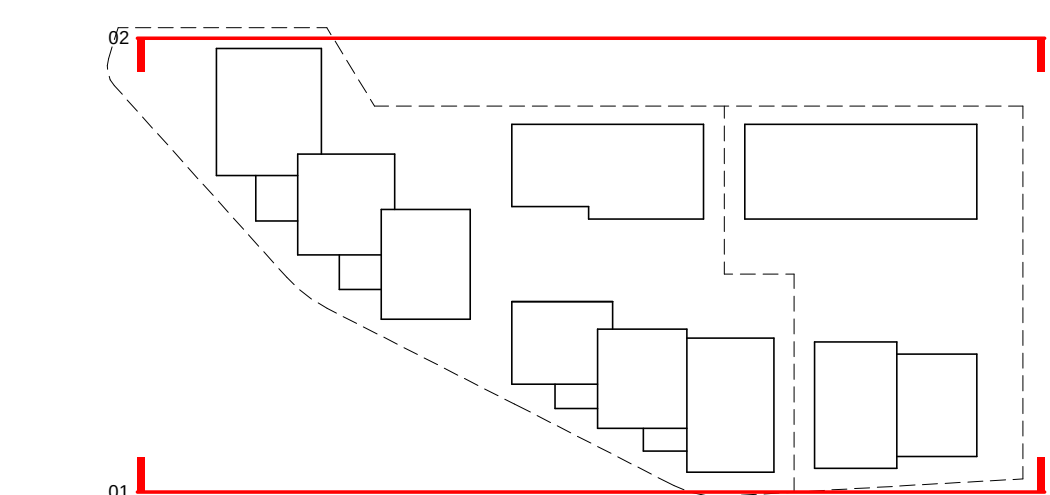
BATESSMART



01 Elevation Canberra Ave
1 : 250



02 Elevation Holdsworth Ave
1 : 250



- NOTE:
- REFER TO DESIGN REPORT FOR DESCRIPTION OF FACADE TYPES
- LEGEND
- | | |
|------------------|--------------------------|
| GLASS - FIXED | METAL |
| GLASS - OPERABLE | MASONRY |
| GLASS - SPANDREL | SANDSTONE |
| GLASS - OPAQUE | SANDSTONE RETAINING WALL |
| METAL SCREENING | METAL SUNSHADE / LOUVER |

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Elevations
Canberra Ave & Holdsworth Ave

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

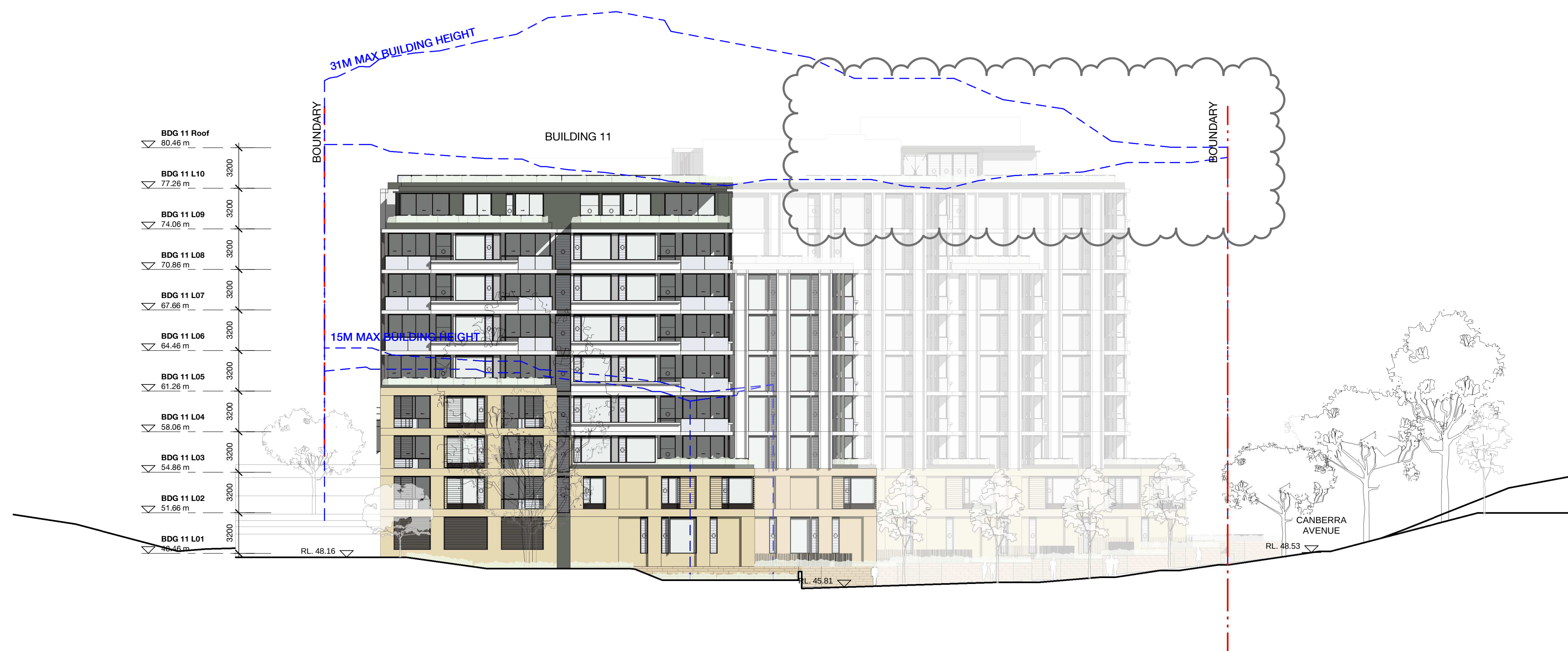
Scale	1 : 250	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:33:08 PM	
BIM		
Drawing no.		Revision
DA.09.101		B

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

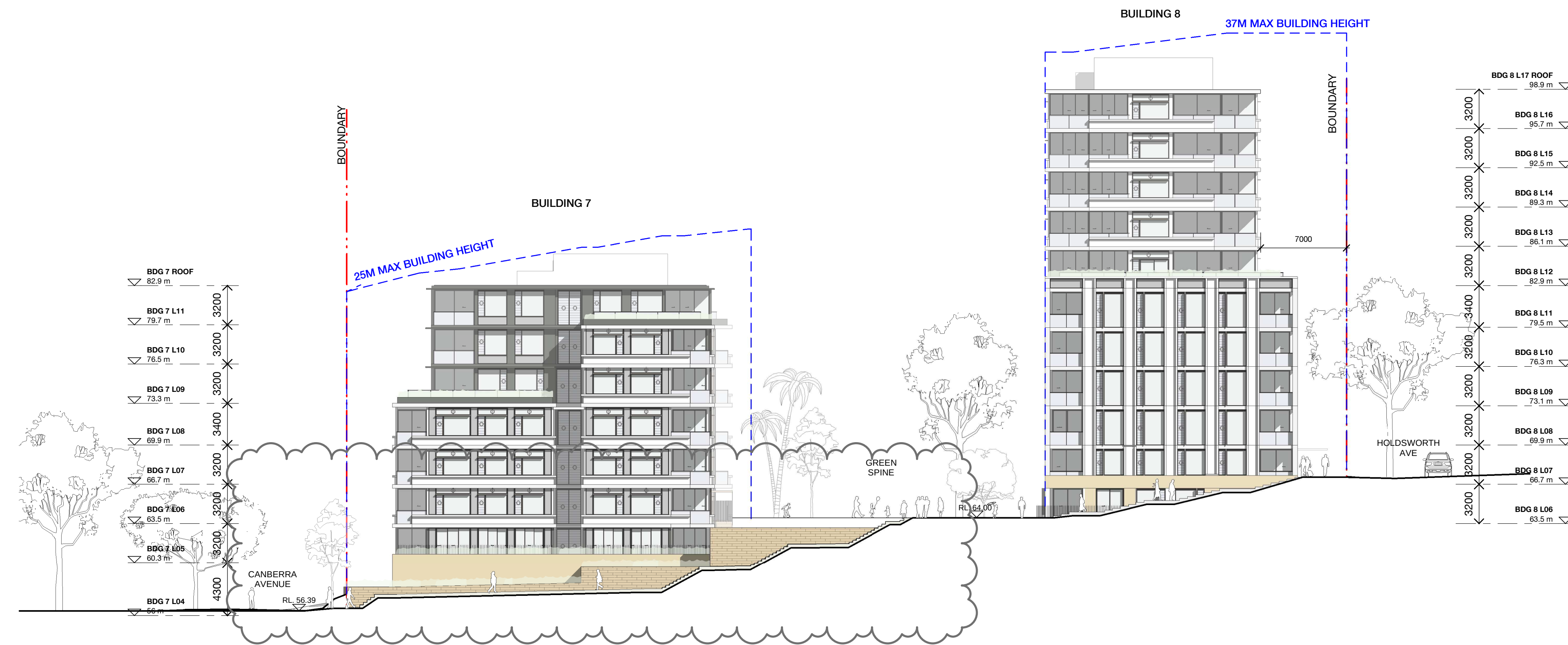
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

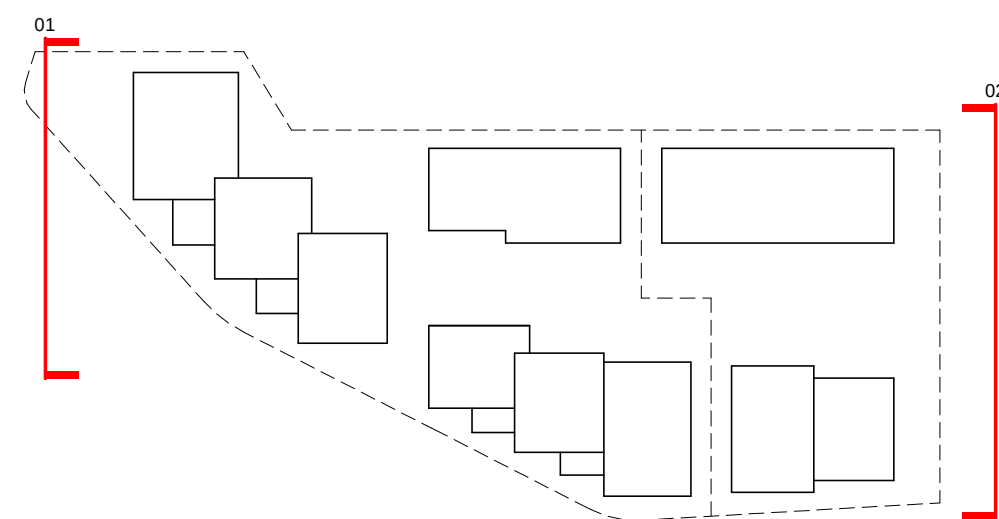




1 Elevation River Road
1 : 250



3 North Elevation
1 : 250



NOTE:
- REFER TO DESIGN REPORT FOR DESCRIPTION OF FACADE TYPES

LEGEND	
	GLASS - FIXED
	GLASS - OPERABLE
	GLASS - SPANDREL
	GLASS - OPAQUE
	METAL SCREENING
	METAL
	MASONRY
	SANDSTONE
	SANDSTONE RETAINING WALL
	METAL SUNSHADE / LOUVRE

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Elevations
River Road & North

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

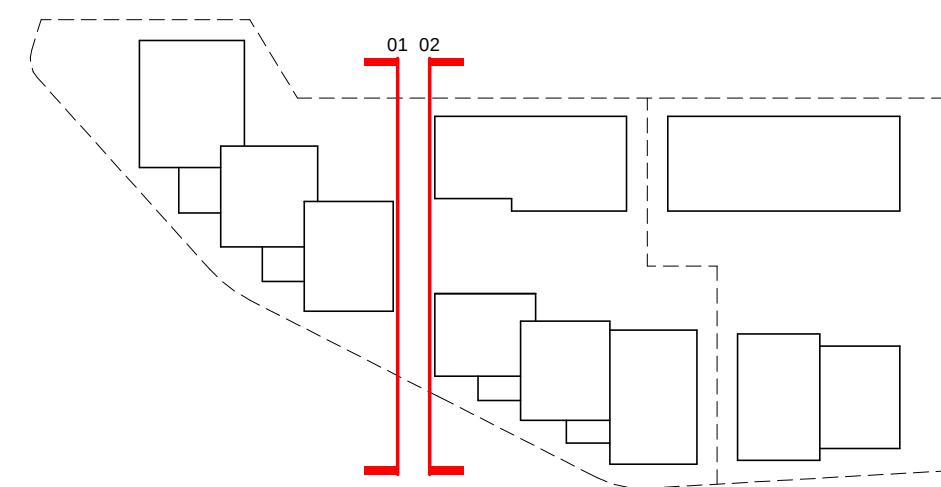
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:33:40 PM	
BIM		
Drawing no.	DA.09.102	Revision B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart



NOTE:
- REFER TO DESIGN REPORT FOR DESCRIPTION OF FACADE TYPES

LEGEND	
	GLASS - FIXED
	GLASS - OPERABLE
	GLASS - SPANDREL
	GLASS - OPAQUE
	METAL SCREENING
	METAL
	MASONRY
	SANDSTONE
	SANDSTONE RETAINING WALL
	METAL SUNSHADE / LOUVRE

Revision	Date	Description	Initial	Checked
B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Elevations
Pedestrian Link North & South

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:34:10 PM	
BIM		

Drawing no.	DA.09.103	Revision	B
-------------	-----------	----------	---

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

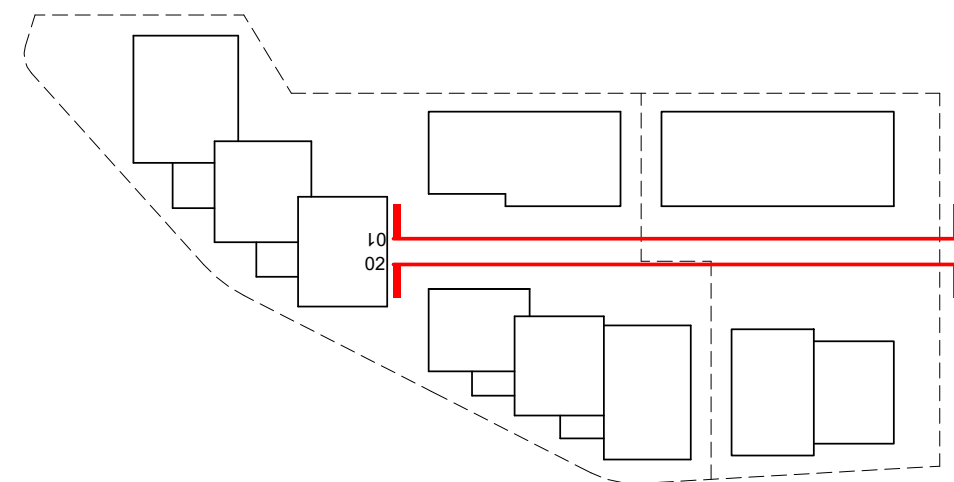
BATESSMART™



2 Green Spine Elevation East
1 : 250



1 Green Spine Elevation West
1 : 250



NOTE:
- REFER TO DESIGN REPORT FOR DESCRIPTION OF FACADE TYPES

LEGEND

GLASS - FIXED	METAL
GLASS - OPERABLE	MASONRY
GLASS - SPANDREL	SANDSTONE
GLASS - OPAQUE	SANDSTONE RETAINING WALL
METAL SCREENING	METAL SUNSHADE / LOURVE

A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Elevations
Green Spine East & Green Spine West

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

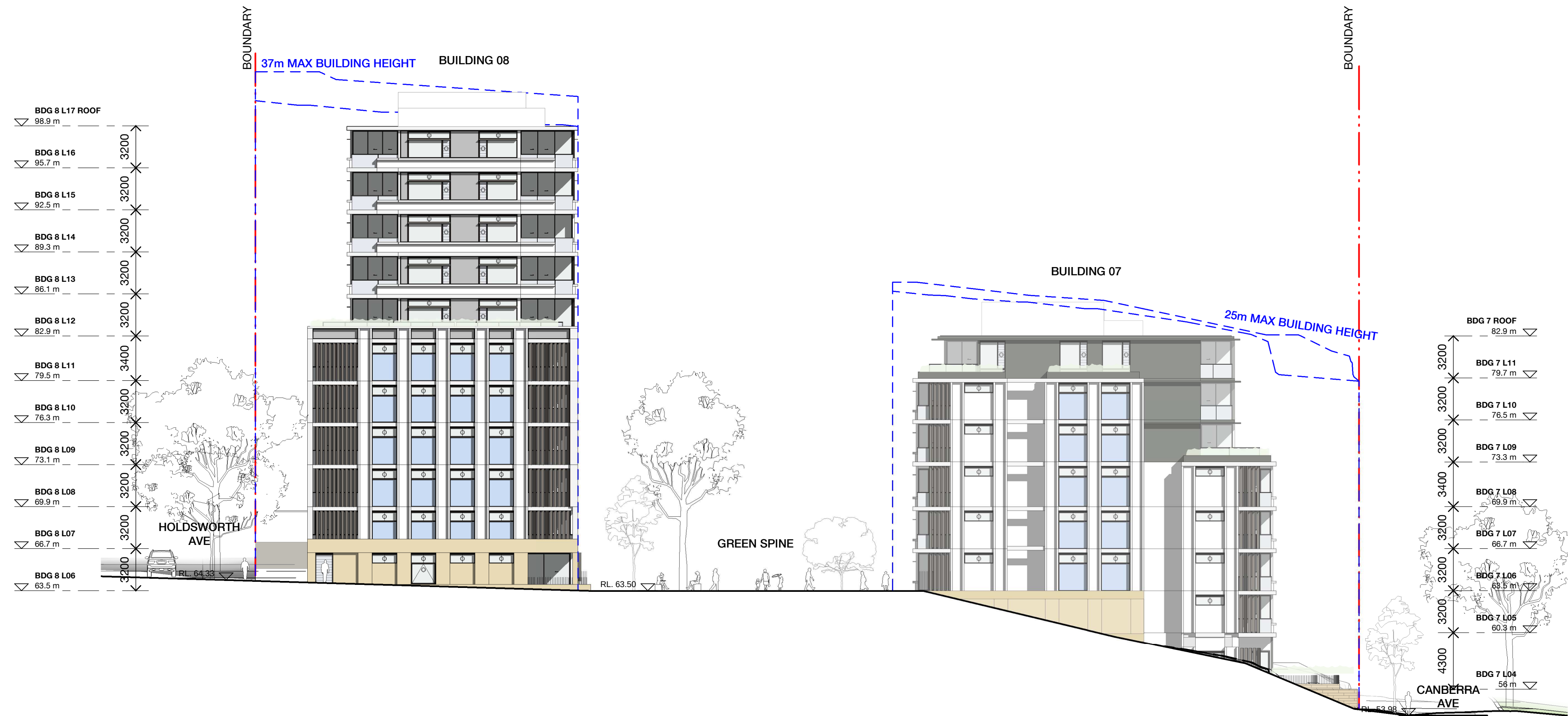
Scale	1 : 250 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 11:52:55 AM		
BIM			
Drawing no.	DA.09.104	Revision	A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

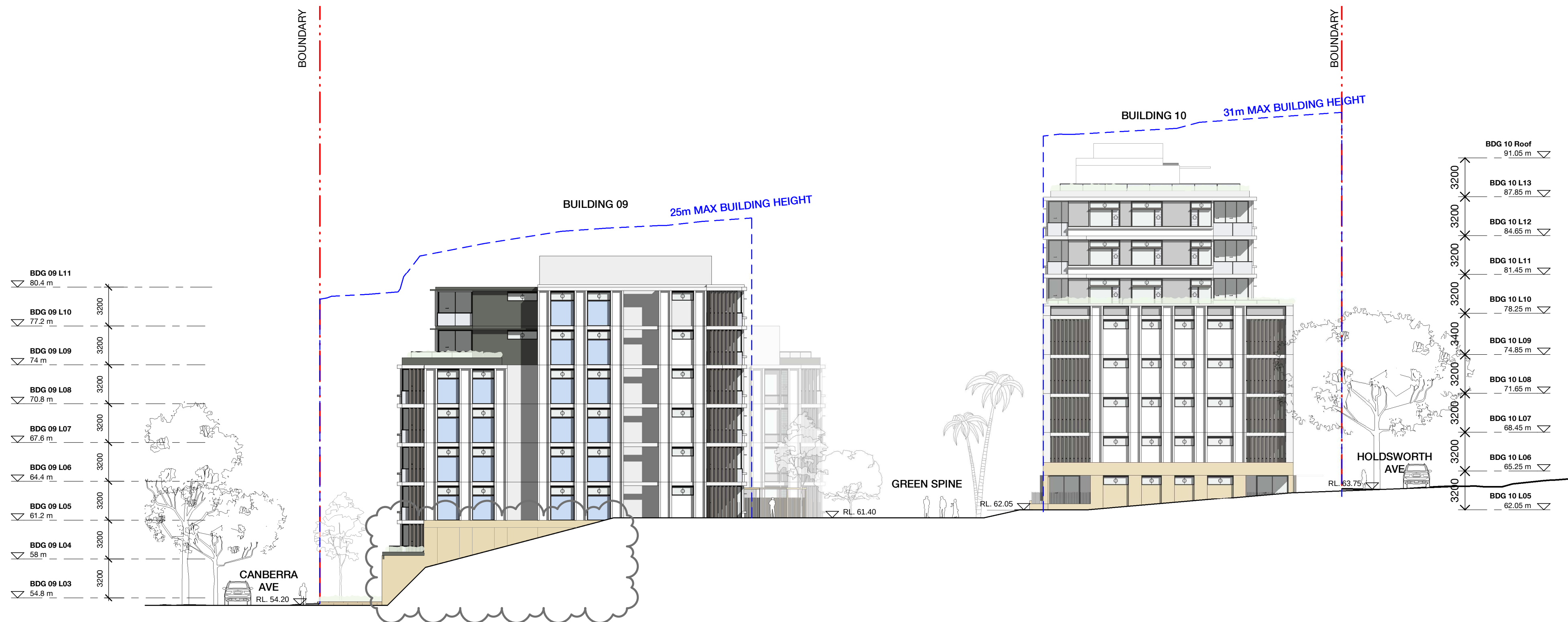
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

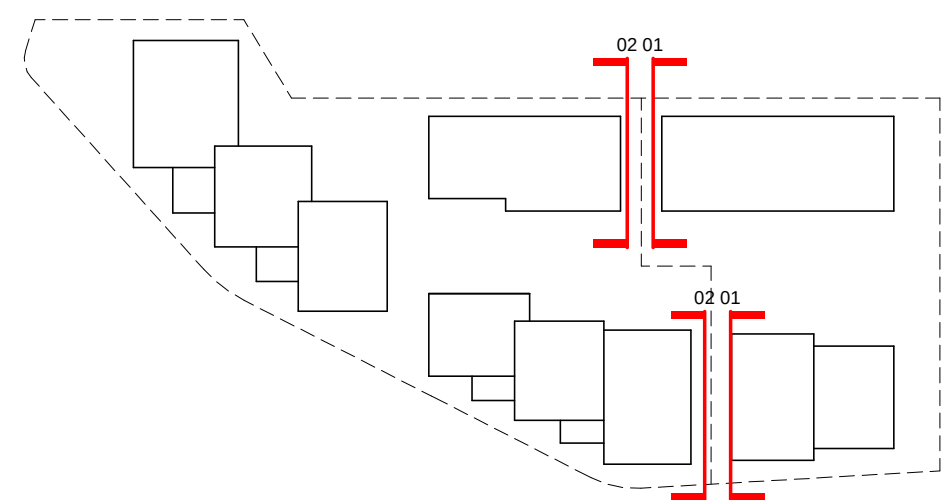
BATESSMART



1 Building 8 & 7 South Elevation
1 : 250



2 Building 9 & 10 North Elevation
1 : 250



KEY PLAN N.T.S.

NOTE:
- REFER TO DESIGN REPORT FOR DESCRIPTION OF FACADE TYPES

LEGEND	
	GLASS - FIXED
	GLASS - OPERABLE
	GLASS - SPANDREL
	GLASS - OPAQUE
	METAL SCREENING
	METAL SUNSHADE / LOUVER
	METAL
	MASONRY
	SANDSTONE
	SANDSTONE RETAINING WALL

Revision	Date	Description	Initial	Checked
B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HS

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Elevations
9m Building Sep Elevations

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

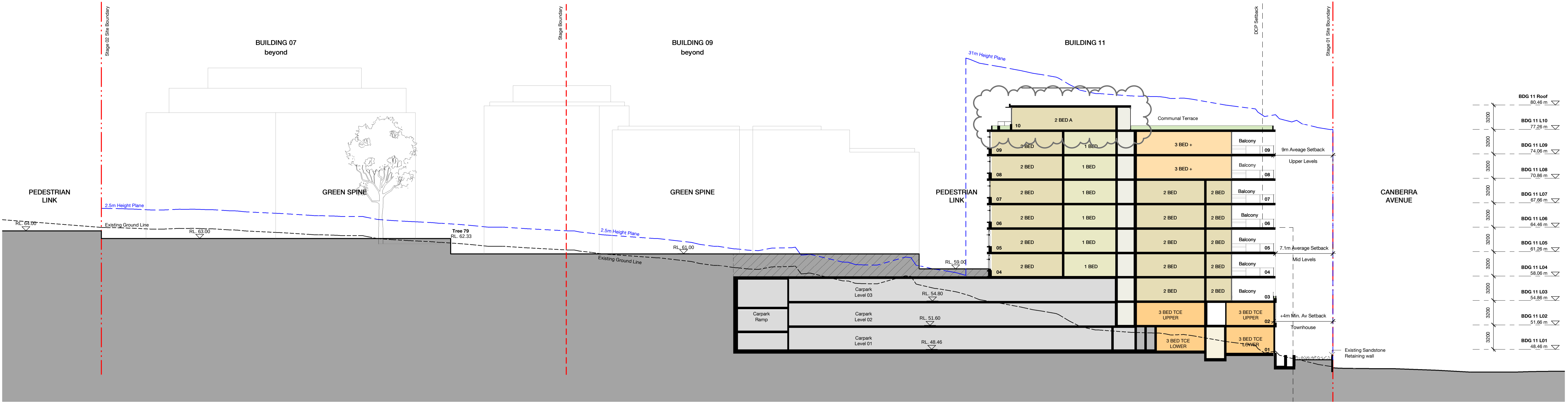
Scale	1 : 250	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 4:34:42 PM	
BIM		
Drawing no.	DA.09.105	Revision B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

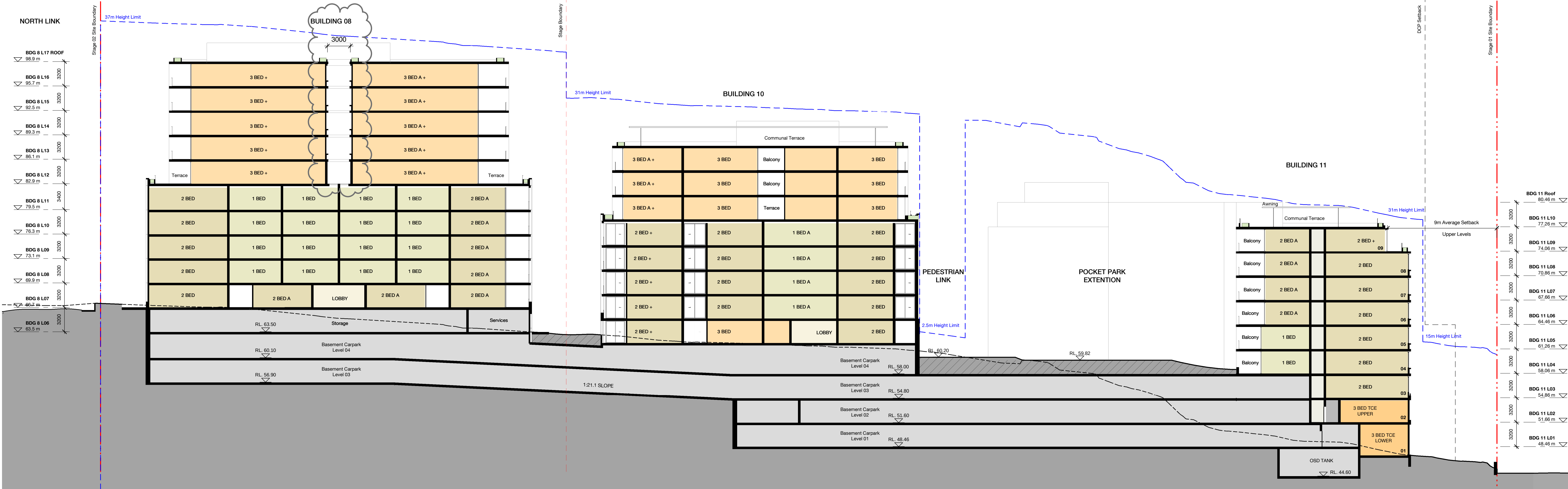
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

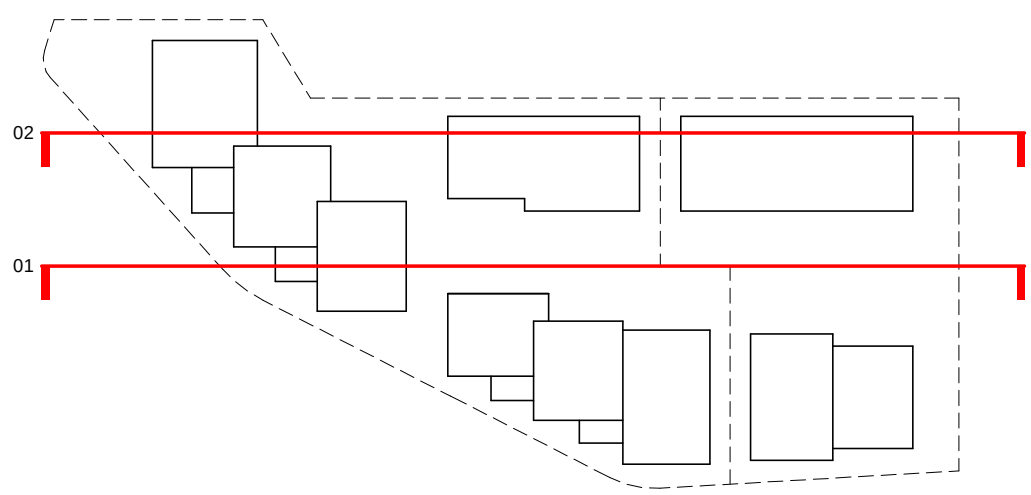




01 Section Thru Green Spine
1 : 250



02 Section Thru BDG 08, 10 & 11
1 : 250



KEY PLAN N.T.S.

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS

C	07.12.21	Amendments to Development Application	MMc	TI
B	30.11.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Sections
Longatudinal

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:34:52 PM		
BIM			

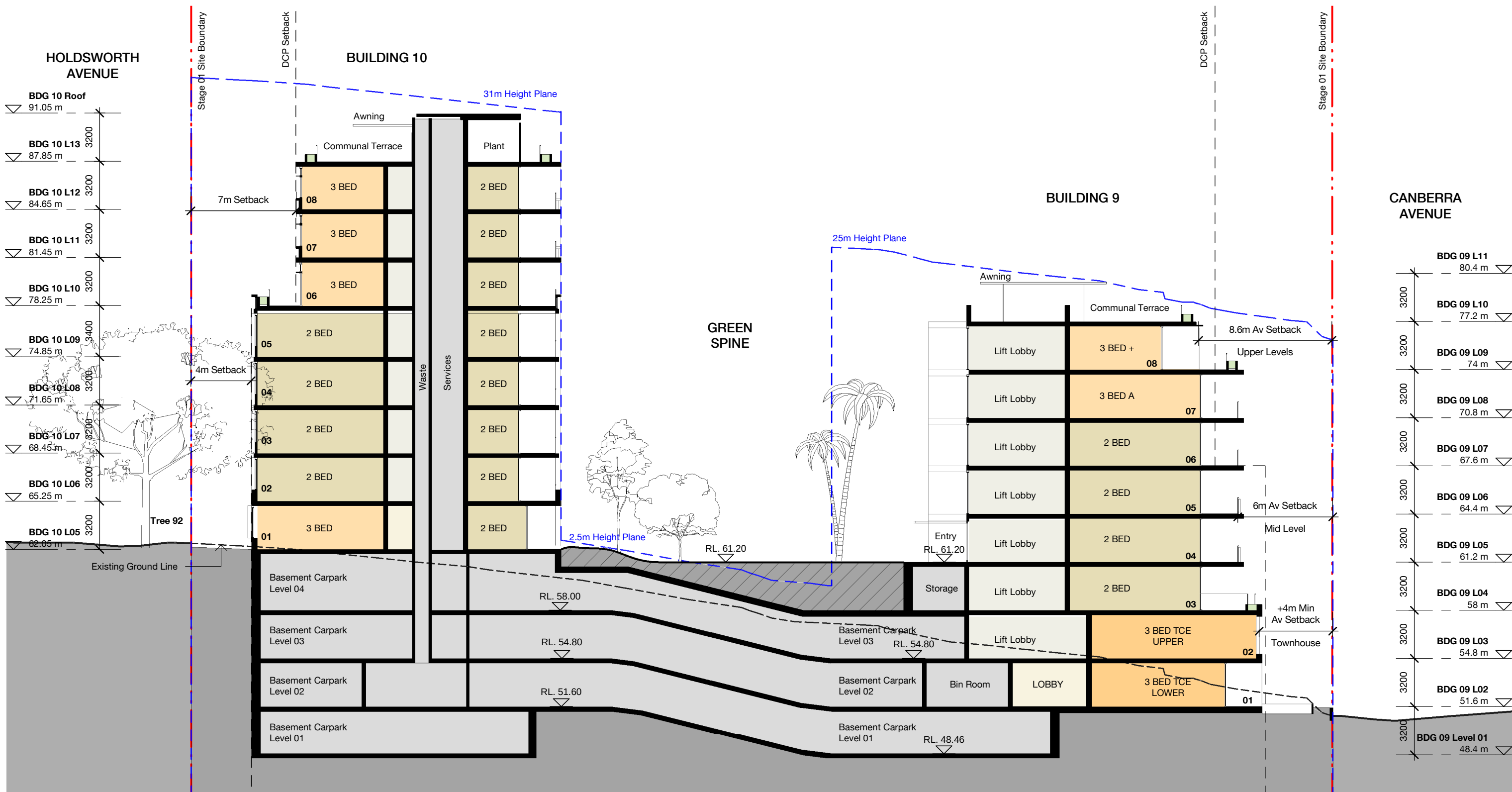
Drawing no.	DA.10.001	Revision	C
-------------	-----------	----------	---

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

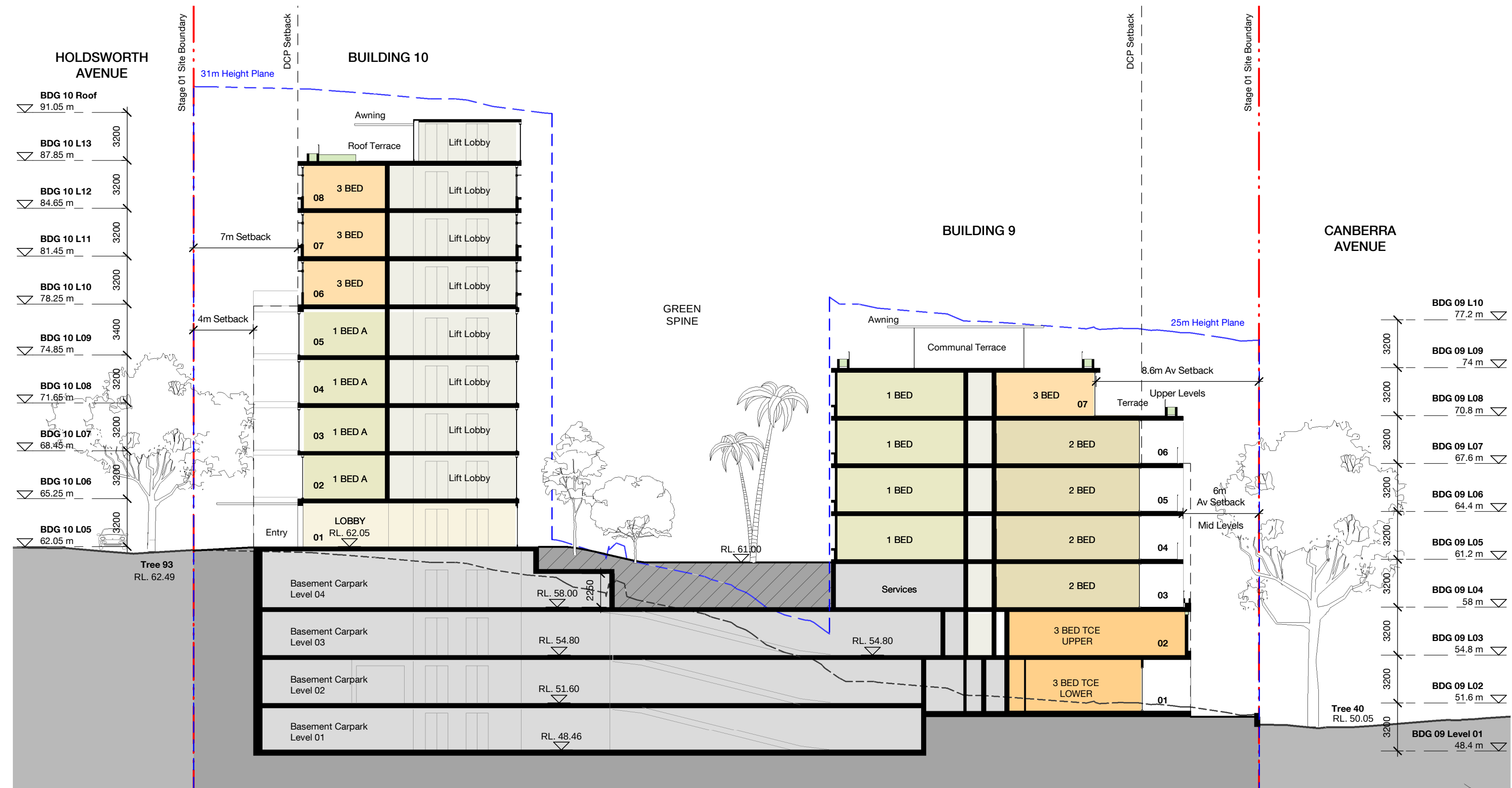
Sydney 43 Brisbane Street
Sydney NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

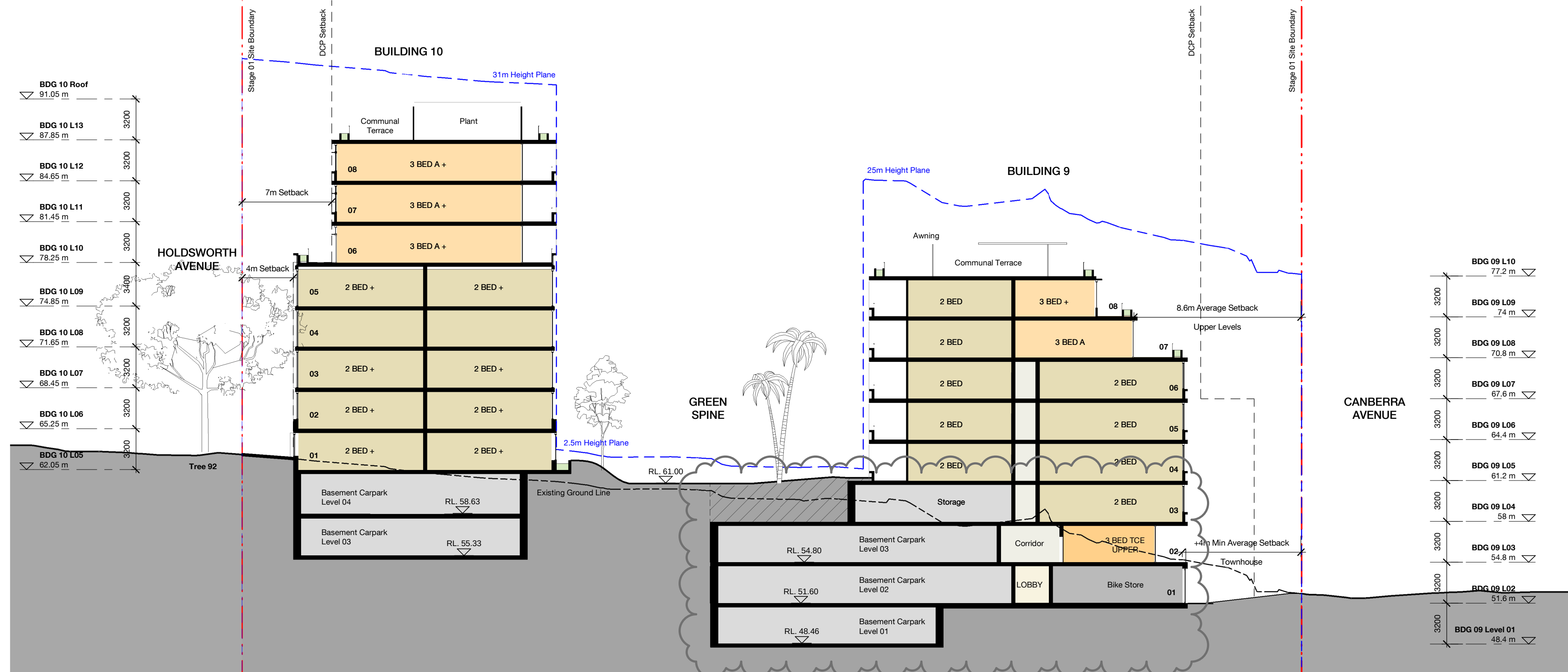




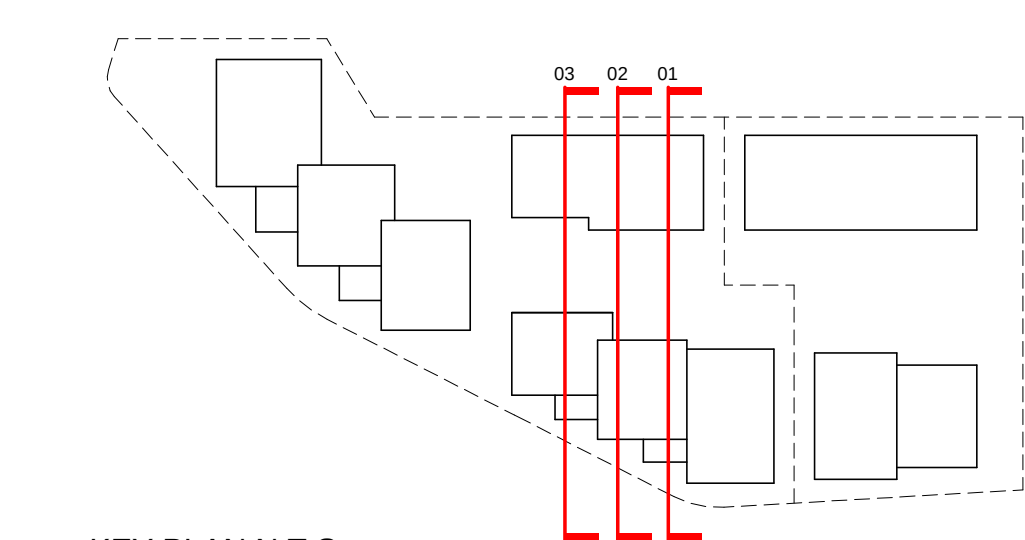
01 Section Thru Carpark Ramp
1 : 250



02 Section Thru BDG 09 & 10 Entry
1 : 250



03 Section Thru BDG 10 & 09 Entry
1 : 250



KEY PLAN N.T.S.

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Sections
Buildings 09 & 10

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

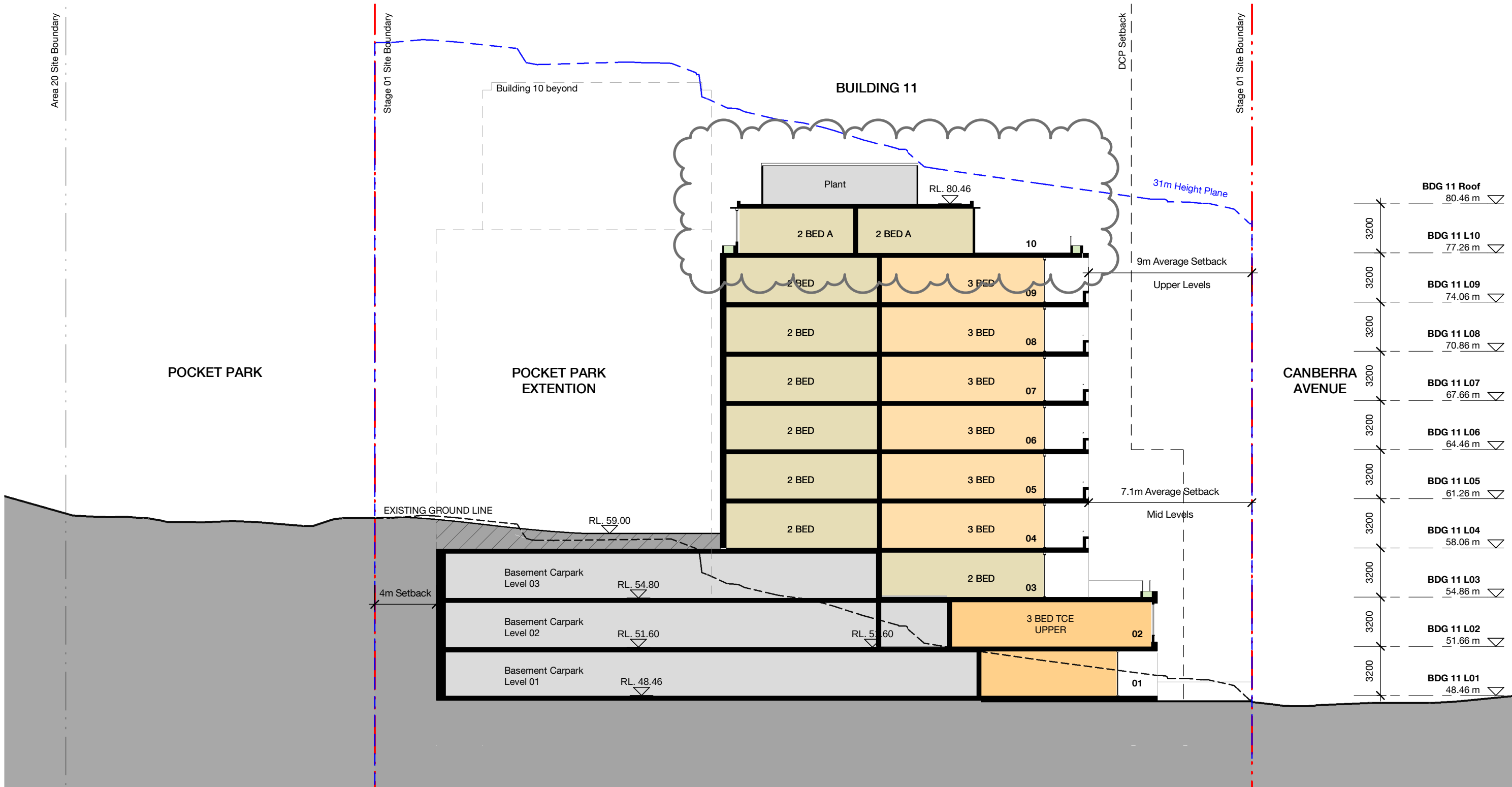
Scale	1 : 250 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:35:03 PM	
BIM		

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

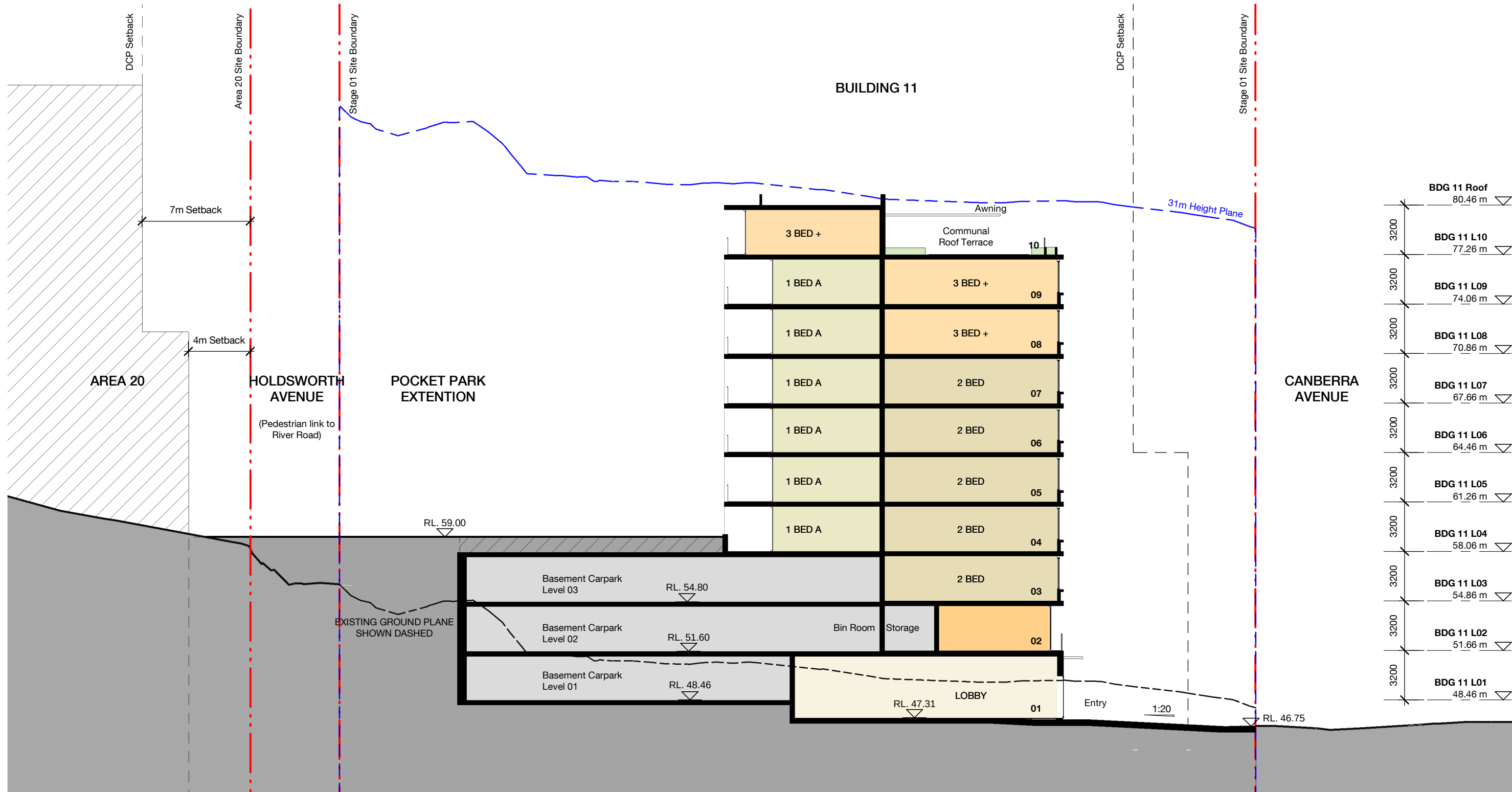
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

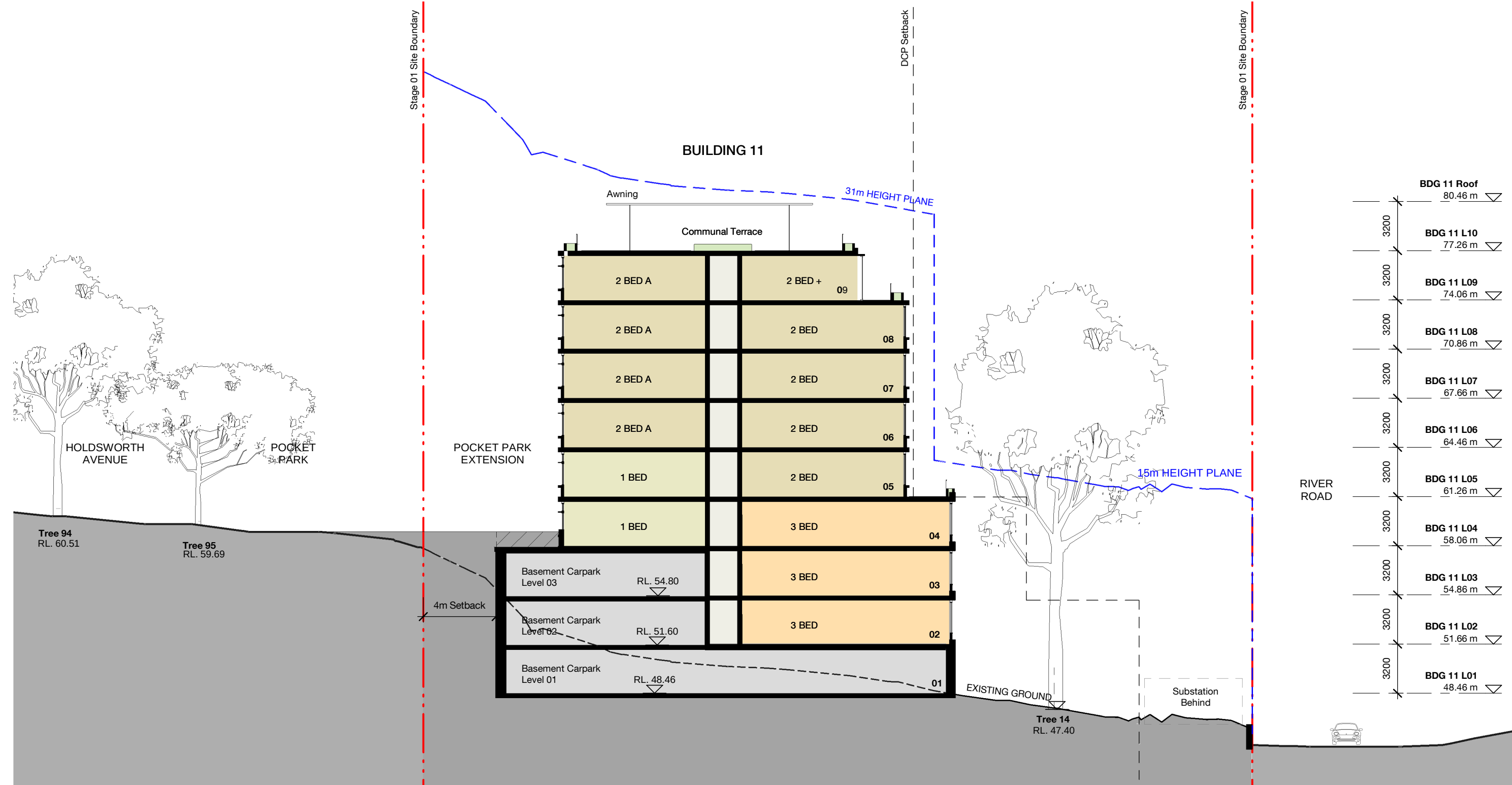




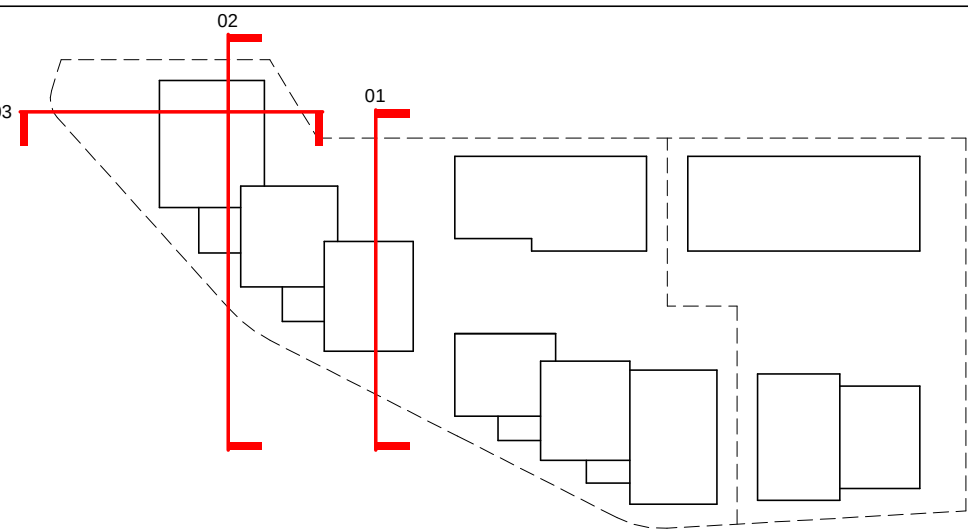
1 Section Through BLG 11
1 : 250



2 Section Through BLG 11
1 : 250



3 Section Through BLG 11
1 : 250



LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Sections
Building 11

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 4:34:51 PM	
BIM		

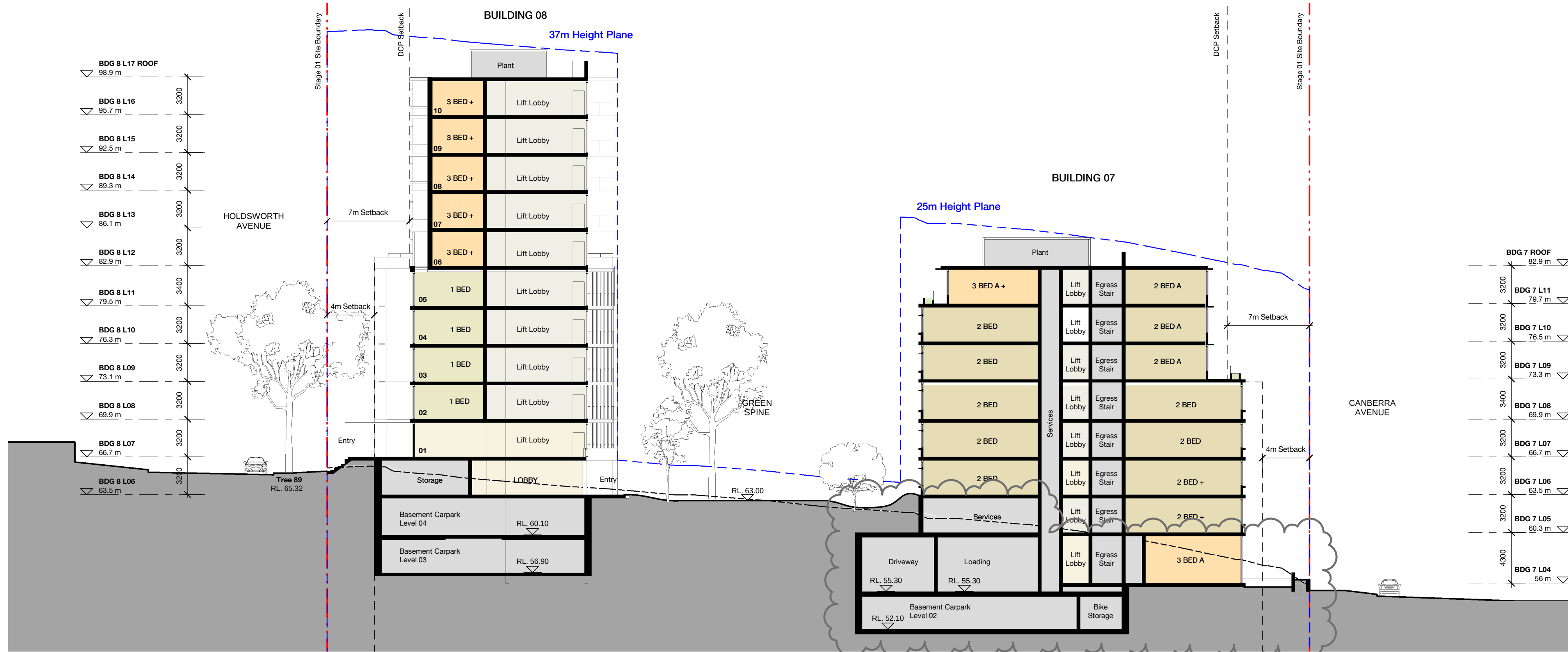
Drawing no.	Revision
DA.10.102	B

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

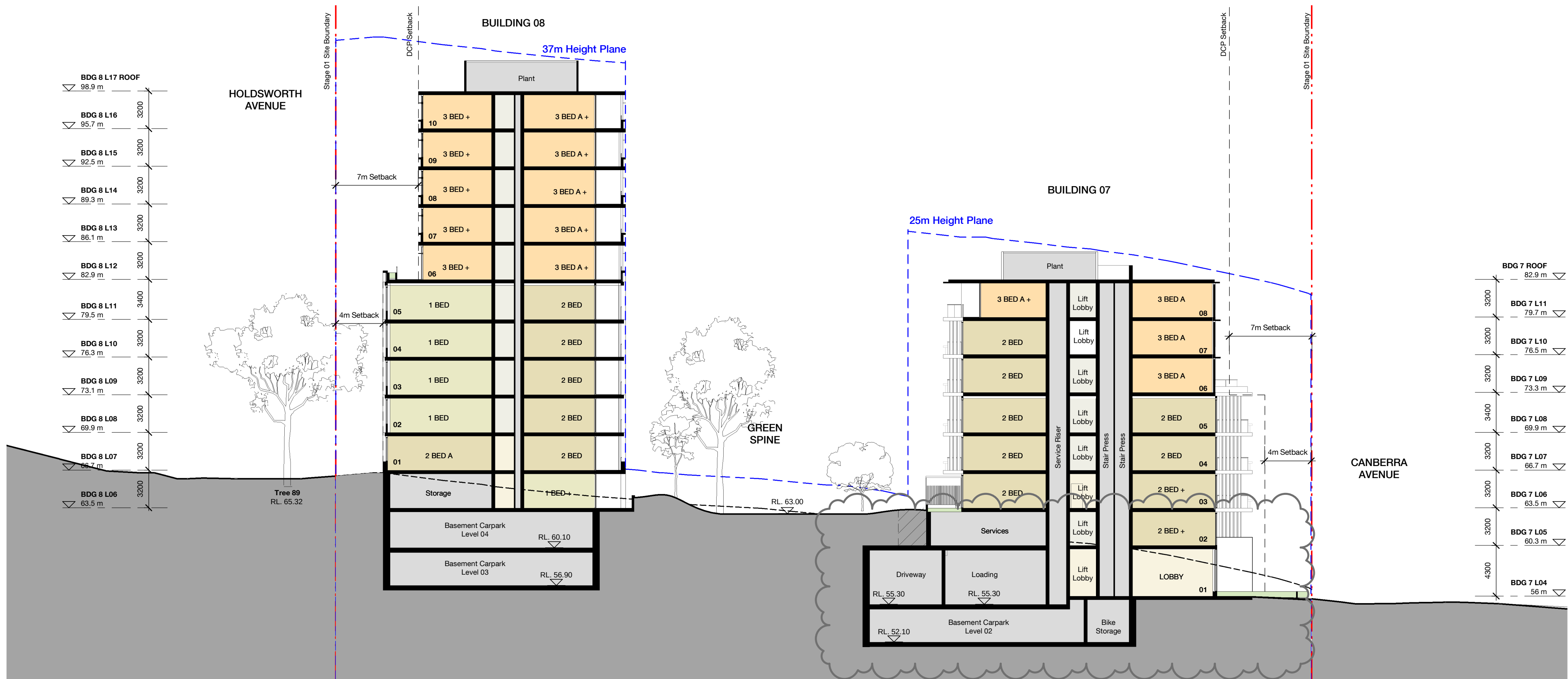
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



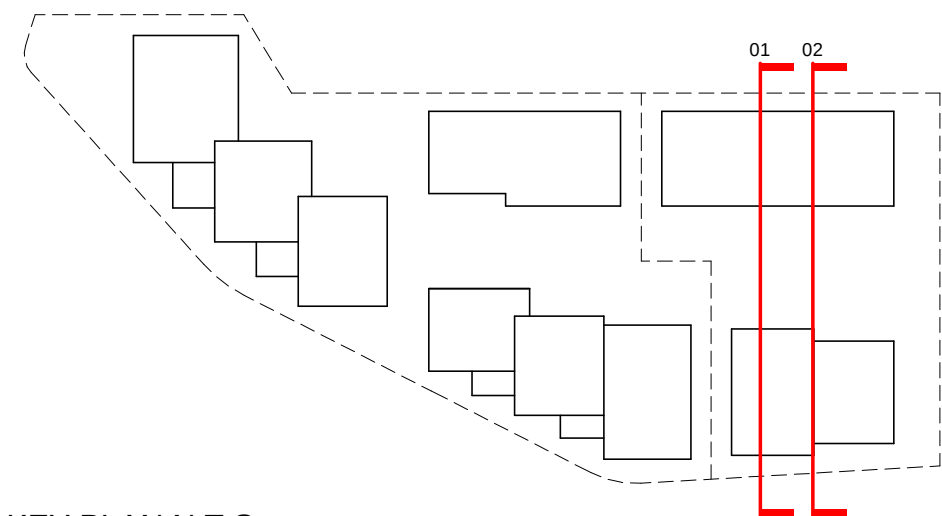
01 Section Thru Buildings 07 & 08
1 : 250



02 Section Thru BDG 08 & 07 Entry
1 : 250

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS



KEY PLAN N.T.S.

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Sections
Buildings 07 & 08

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

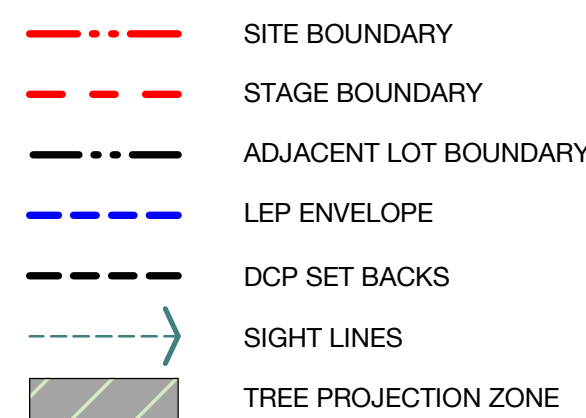
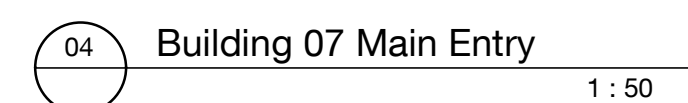
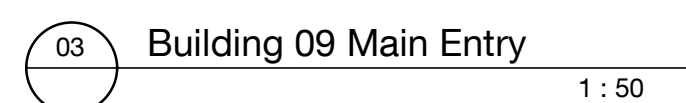
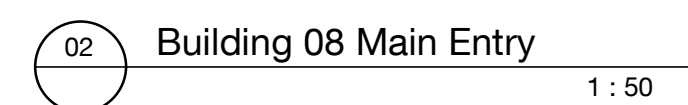
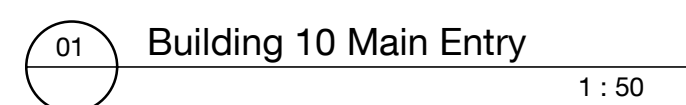
Scale	1 : 250 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:35:23 PM	
BIM		
Drawing no.	DA.10.201	Revision B

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART™



B	07.12.21	Amendments to Development Application	MMc	TI
A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



Detail Sections

Ground Interface - Street Entrances

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 50	@ A1
Drawing	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:35:40 PM	
BIM		
Drawing no.	Revision	
DA.10.501	B	

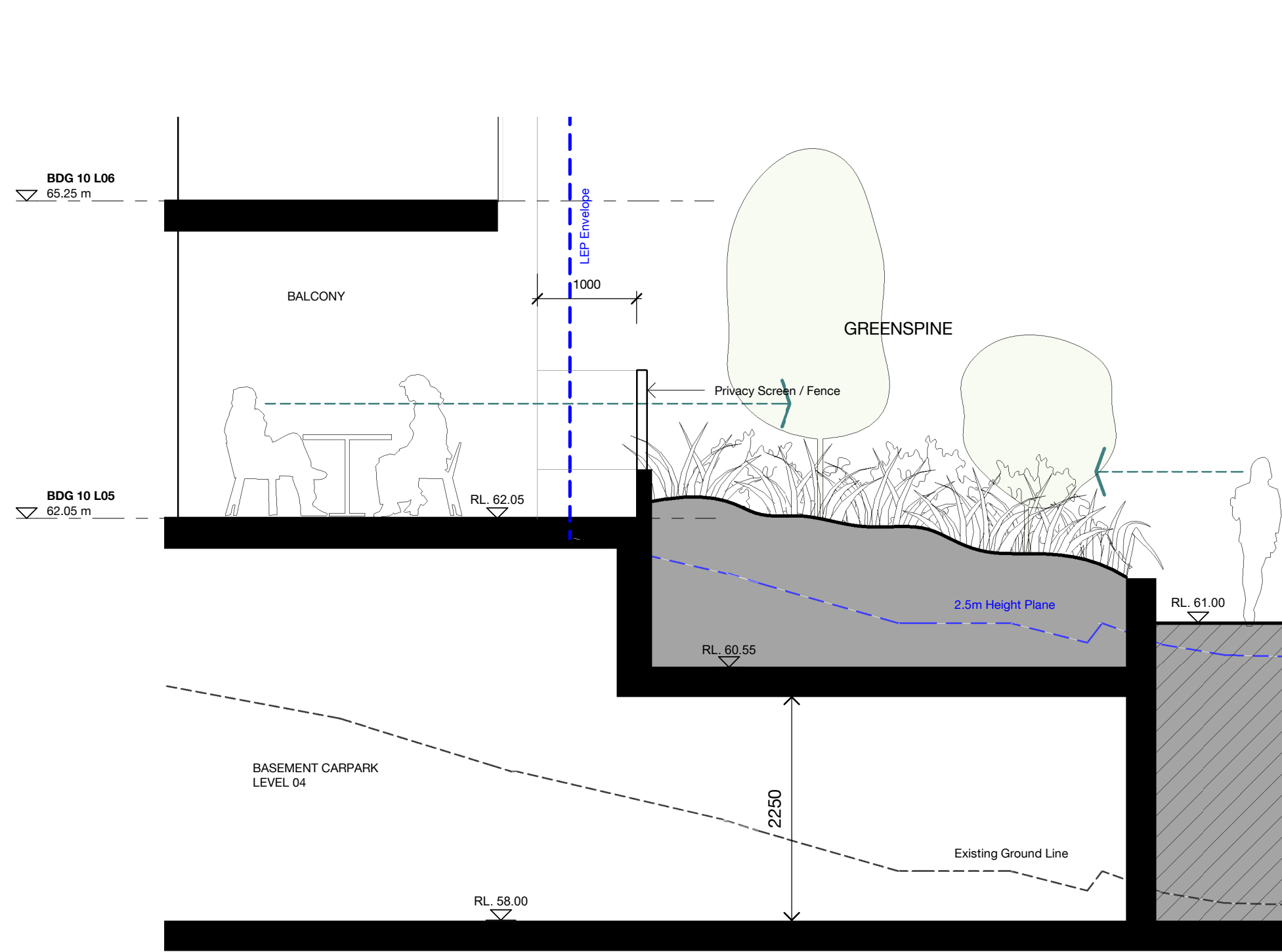
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
<http://www.batessmart.com.au>

Bates Smart

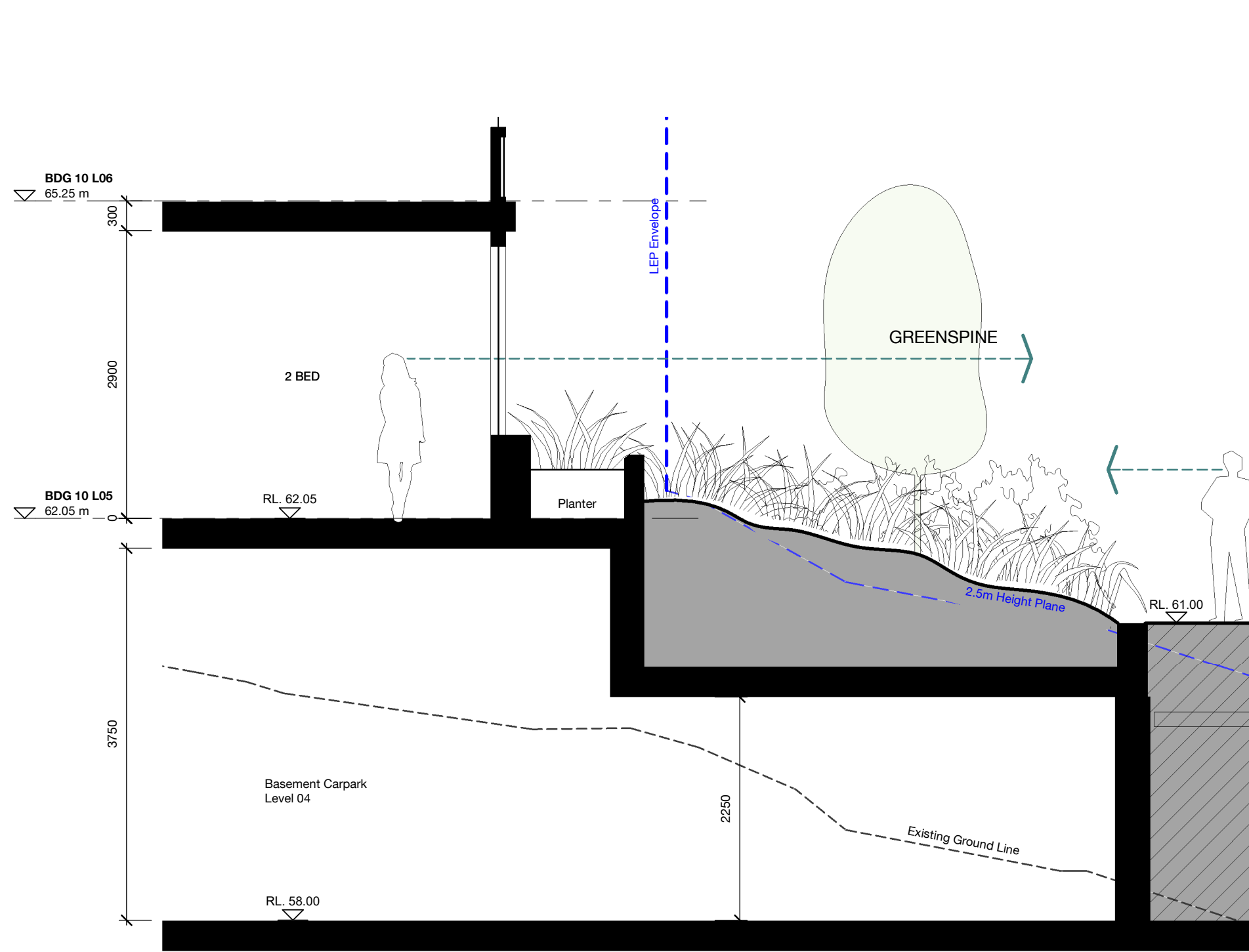
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

BATES SMARTTM

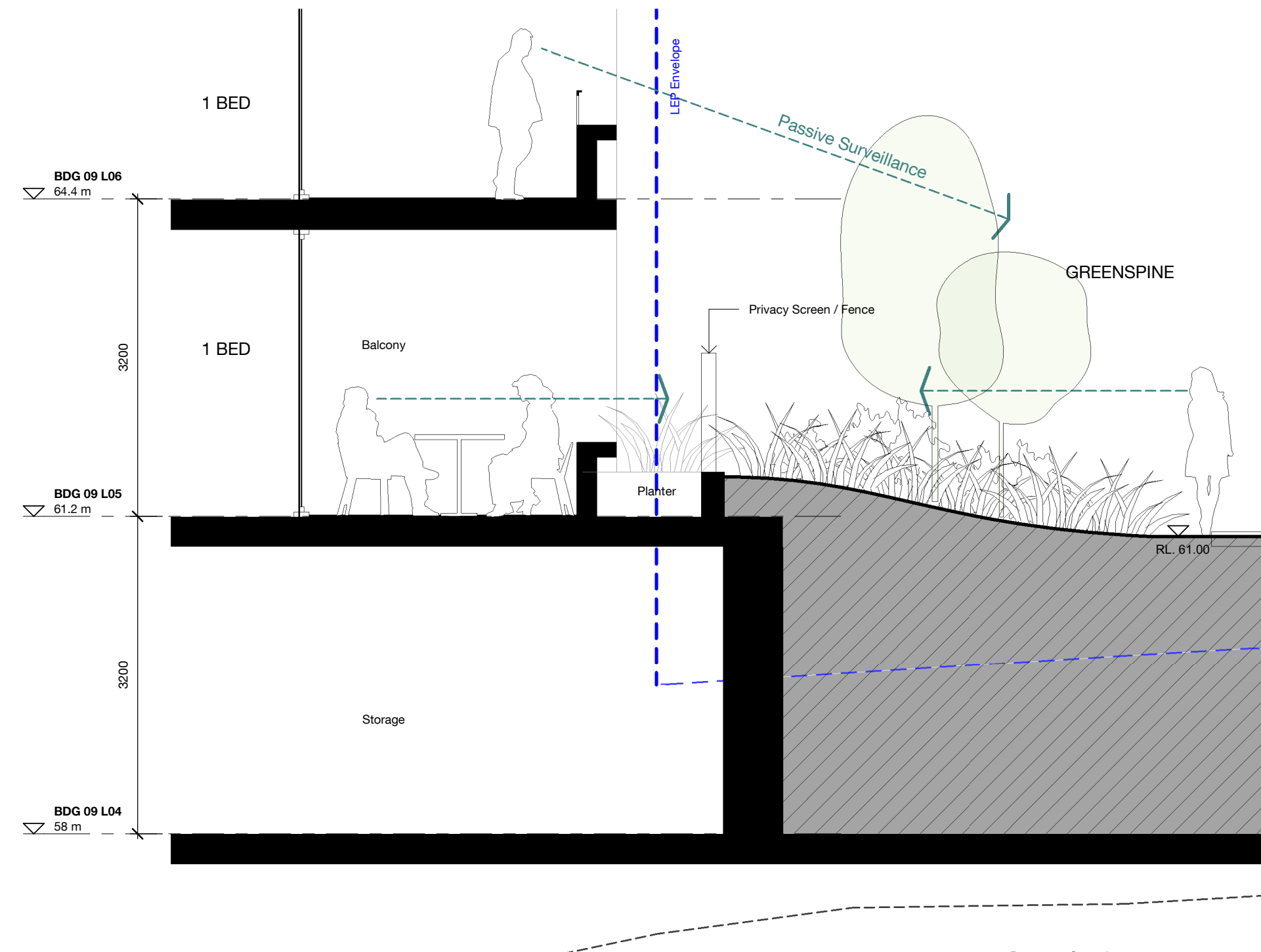
KEY PLAN N.T.S.



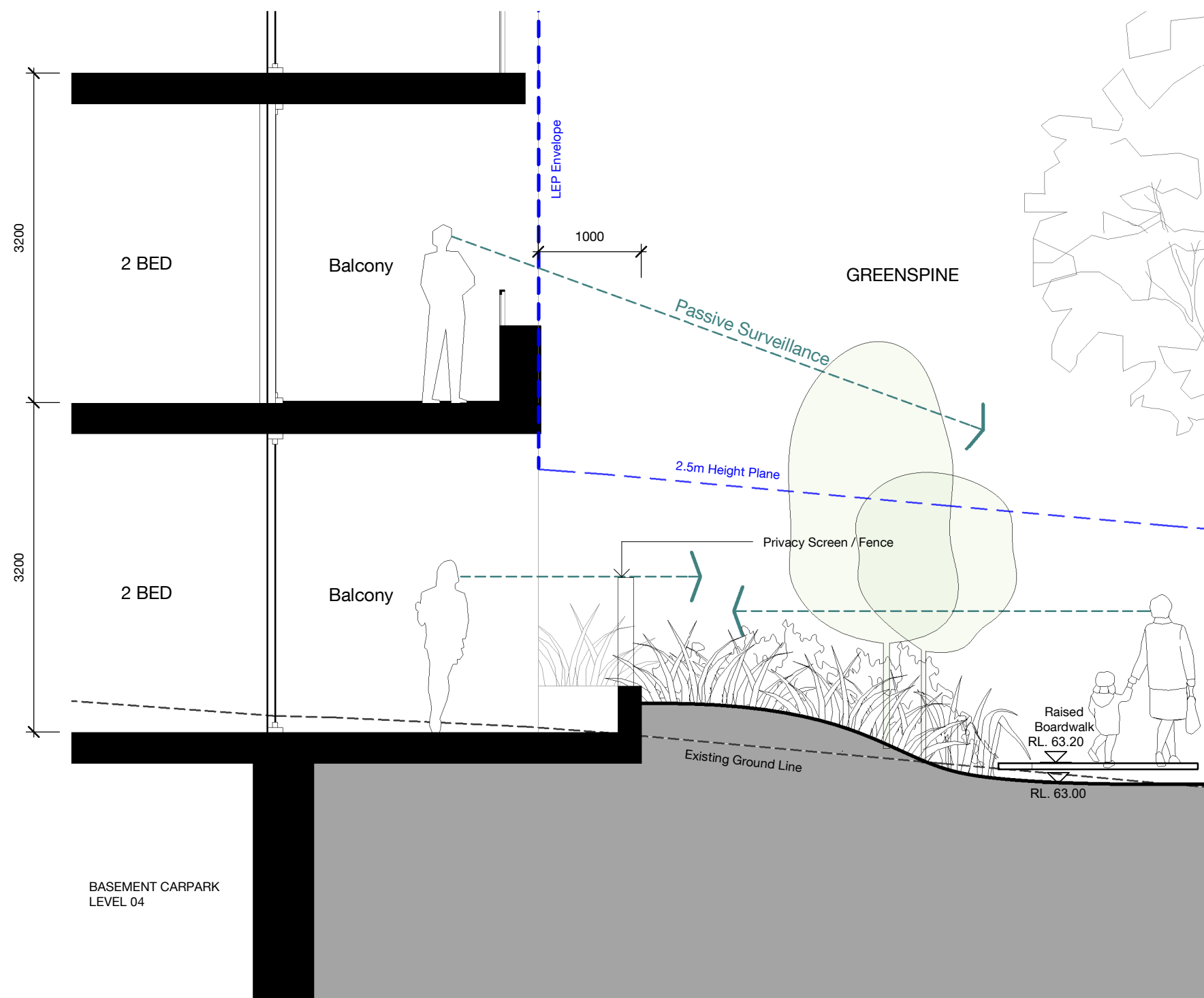
01 Section - Building 10
1 : 50



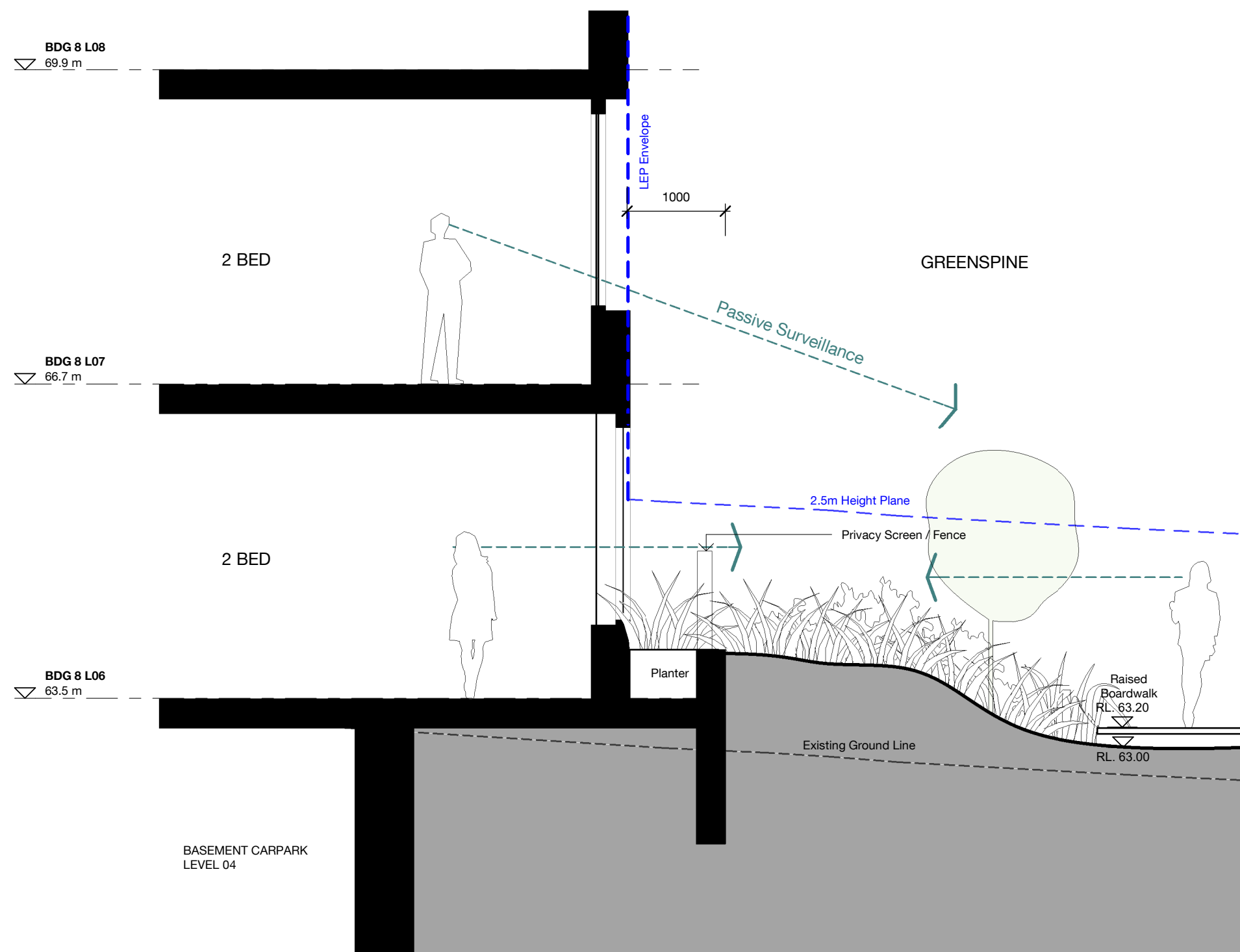
02 Section - Building 10
1 : 50



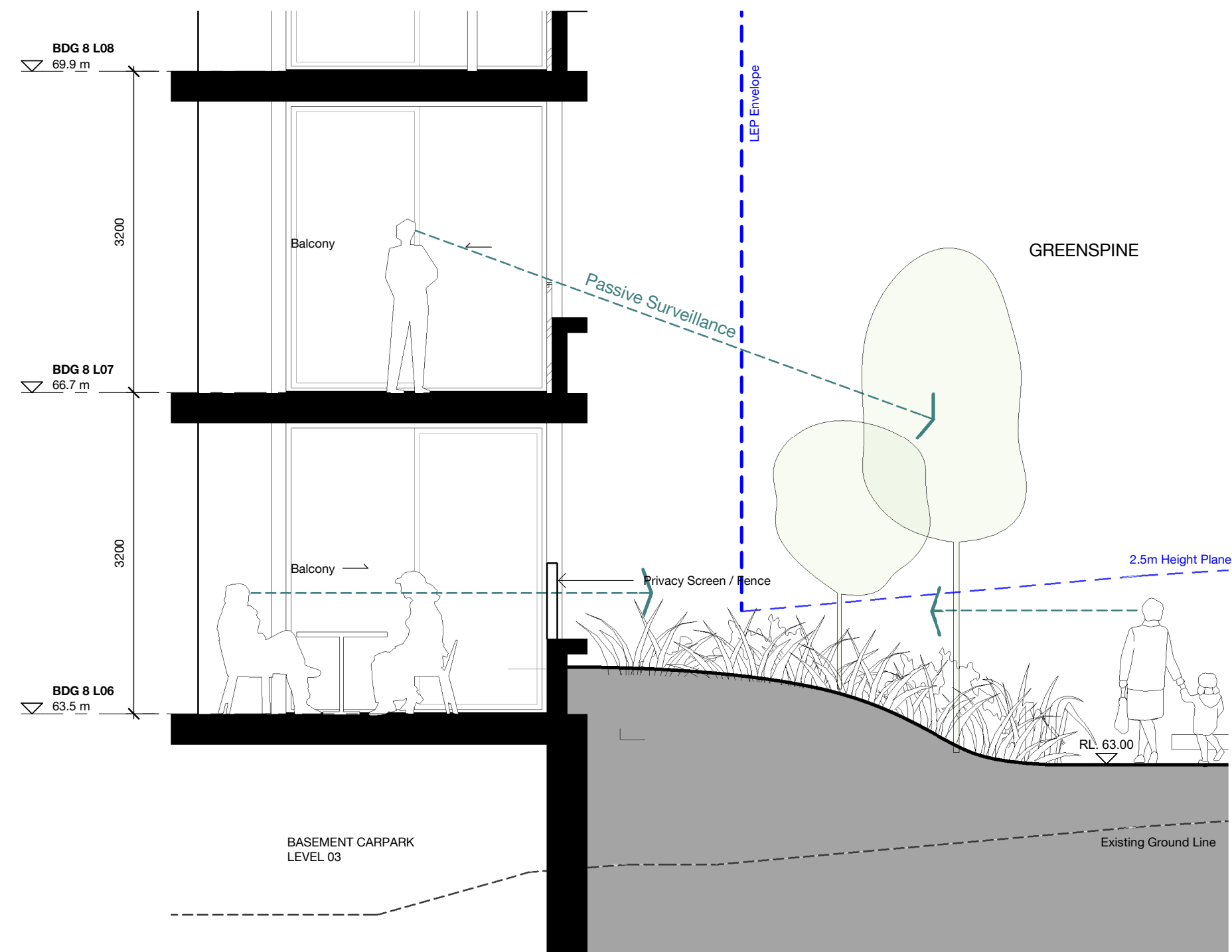
03 Section - Building 09
1 : 50



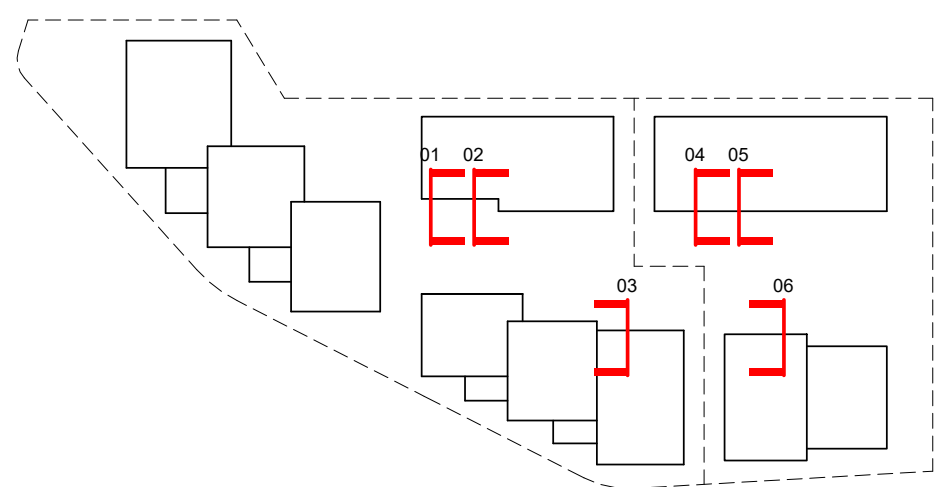
04 Section - Building 08
1 : 50



05 Section - Building 08
1 : 50



06 Section - Building 07
1 : 50



LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS
- SIGHT LINES
- TREE PROJECTION ZONE

A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Detail Sections Ground Interface - Green Spine

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

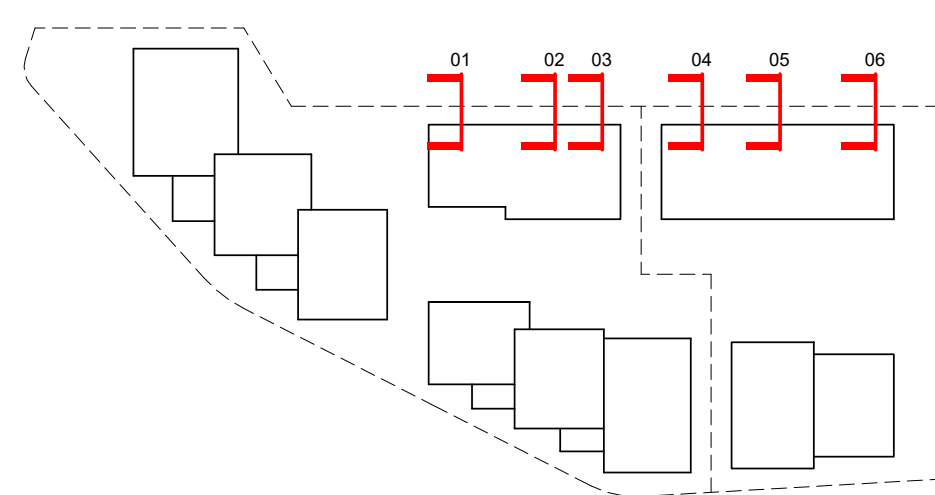
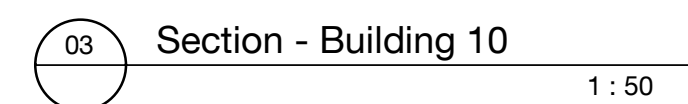
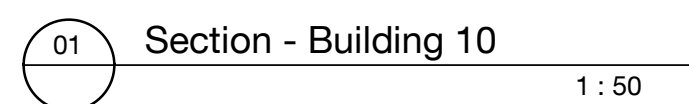
Scale	1 : 50	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 11:56:36 AM	
BIM		
Drawing no.	DA.10.503	Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart





KEY PLAN N.T.S.

LEGEND

- · — · — SITE BOUNDARY
- - - STAGE BOUNDARY
- · — · — ADJACENT LOT BOUNDARY
- - - LEP ENVELOPE
- - - DCP SET BACKS
- - - > SIGHT LINES
- ▒ TREE PROJECTION ZONE

A	04.08.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Detail Sections

Ground Interface - Holdsworth

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

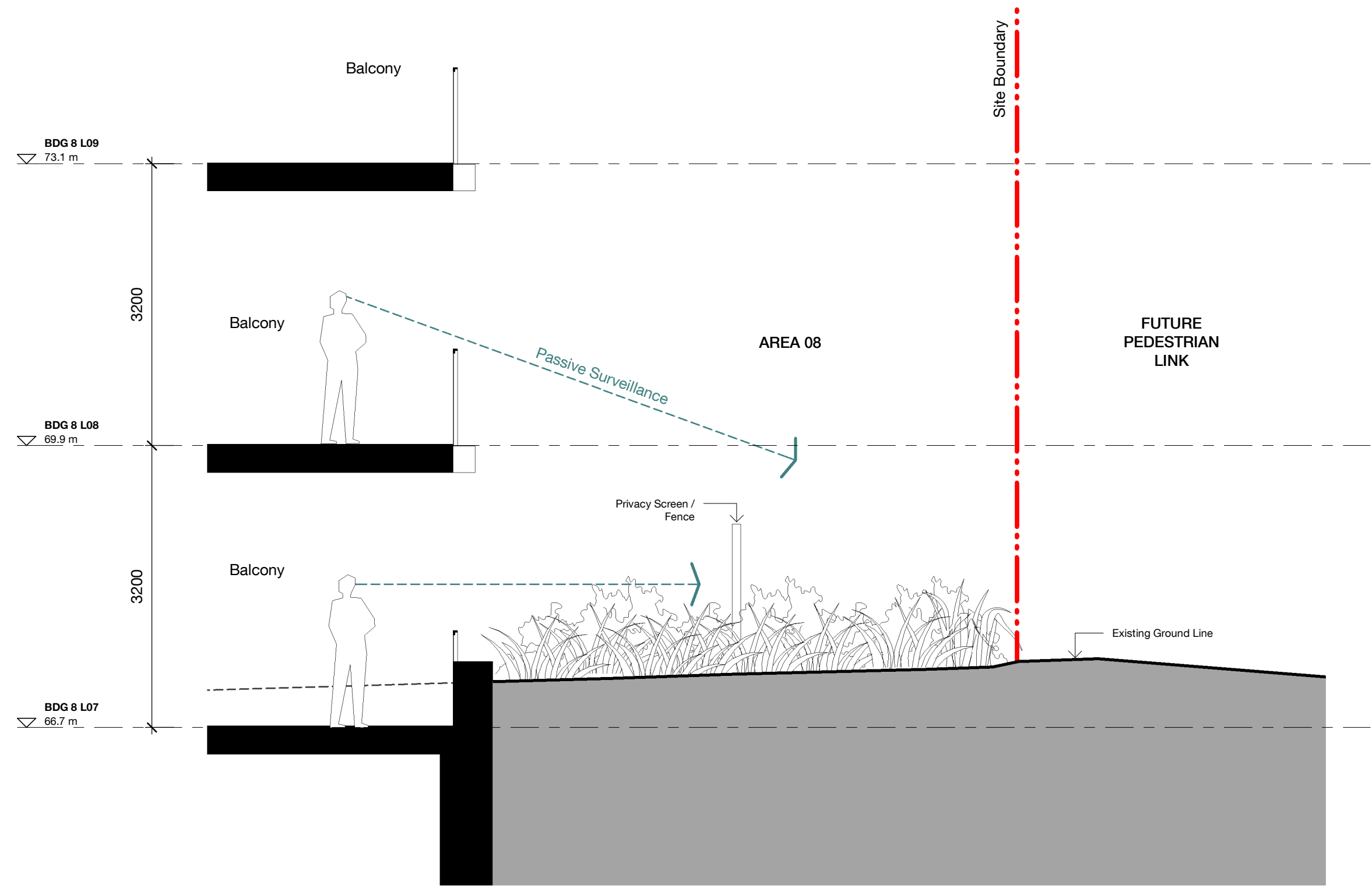
Scale	1 : 50	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 11:57:08 AM	
BIM		
Drawing no.	Revision	
DA.10.504		A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batessmart.com.au
<http://www.batessmart.com.au>

Bates Smart

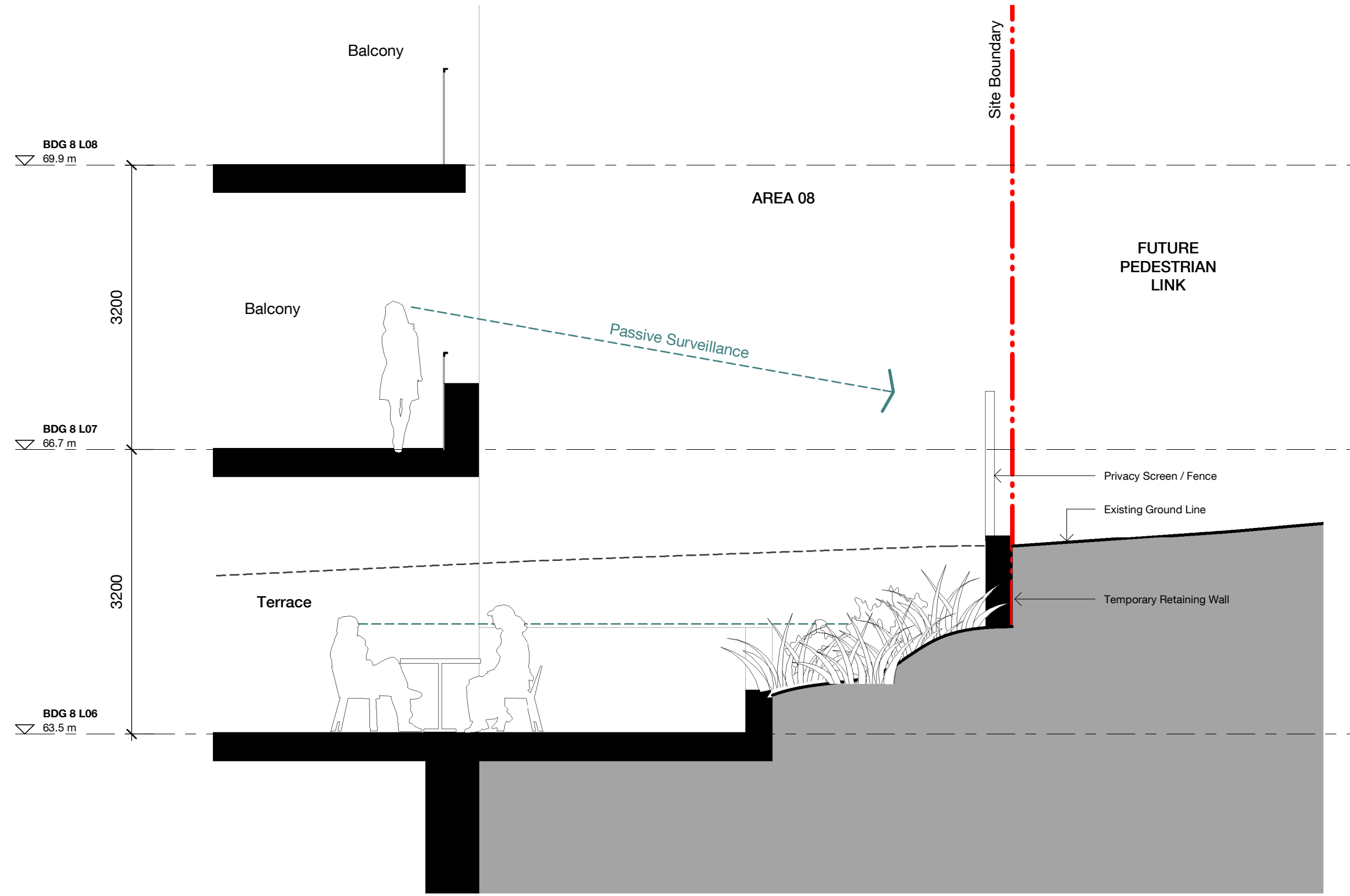
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batessmart.com.au
<http://www.batessmart.com.au>

BATES SMART™



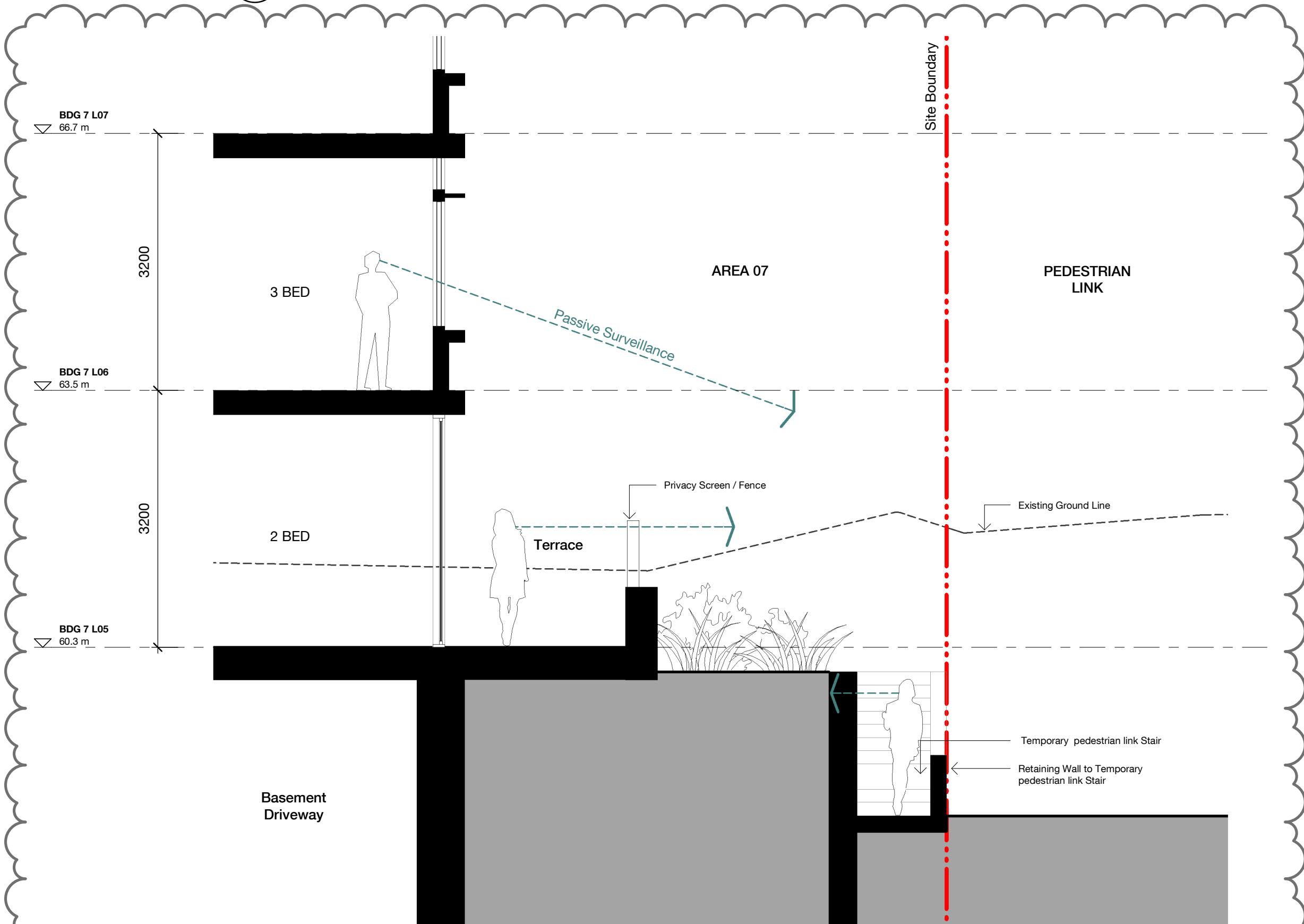
01 Section - Building 08

1 : 50



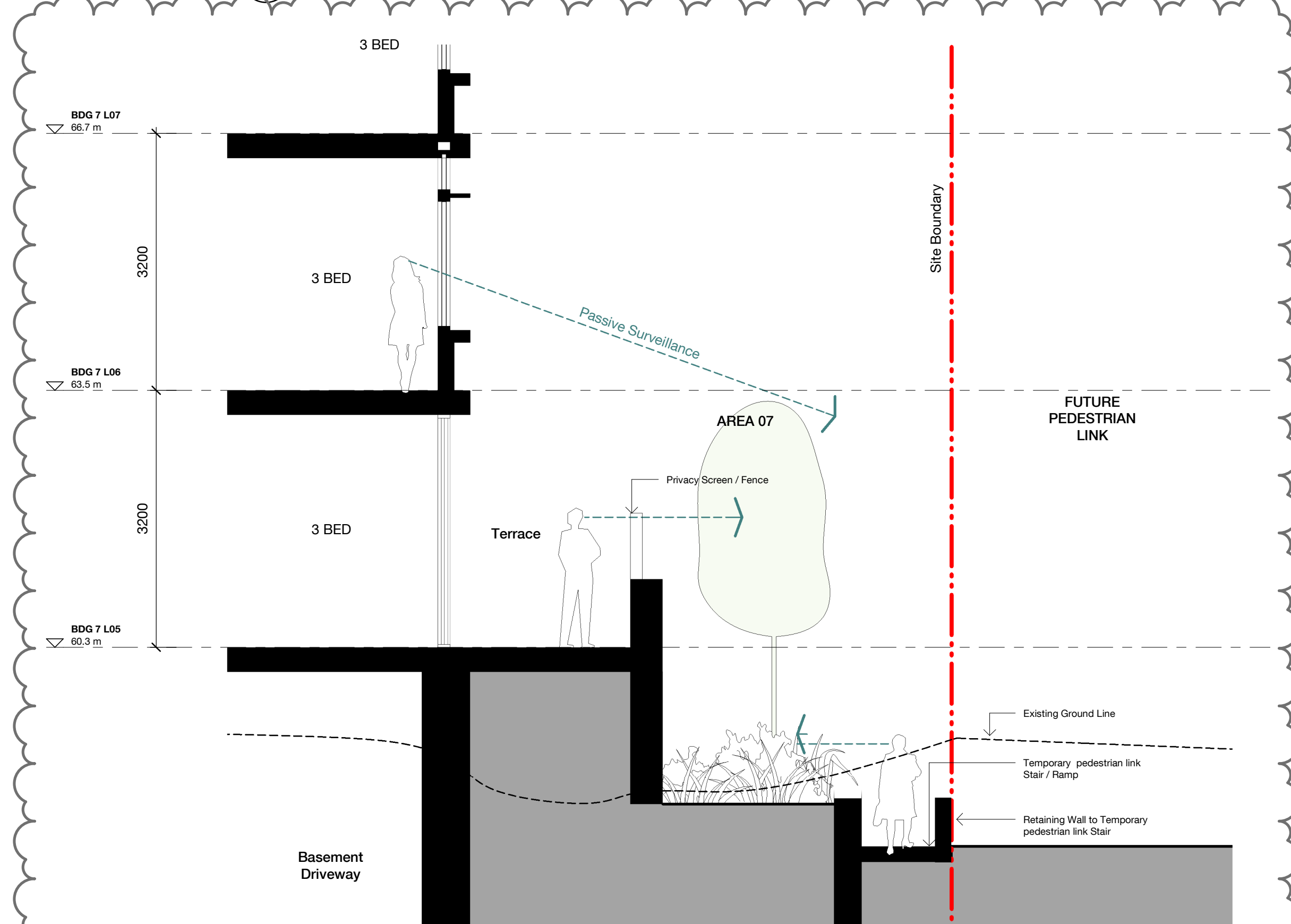
02 Section - Building 08

1 : 50



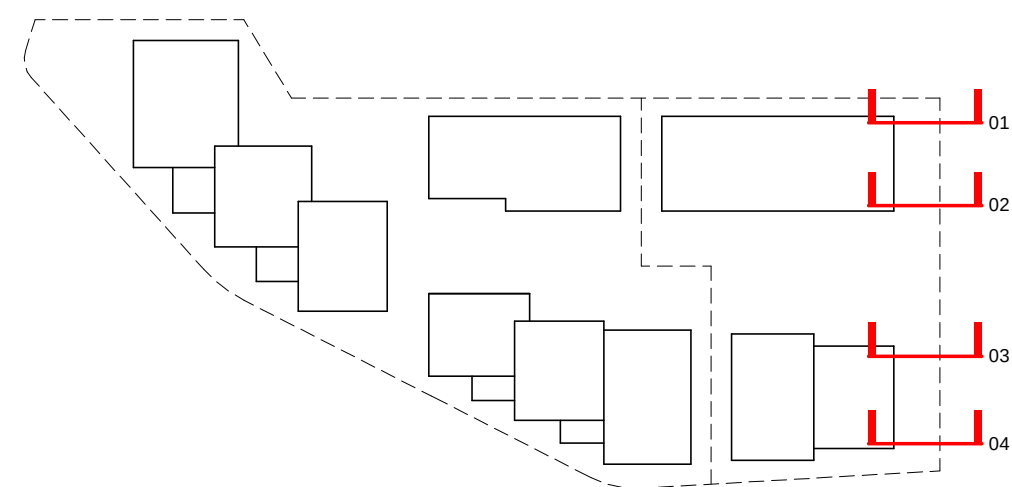
03 Section - Building 07

1 : 50



04 Section - Building 07

1 : 50



LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS
- SIGHT LINES
- TREE PROJECTION ZONE

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Detail Sections
Ground Interface - North Link

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

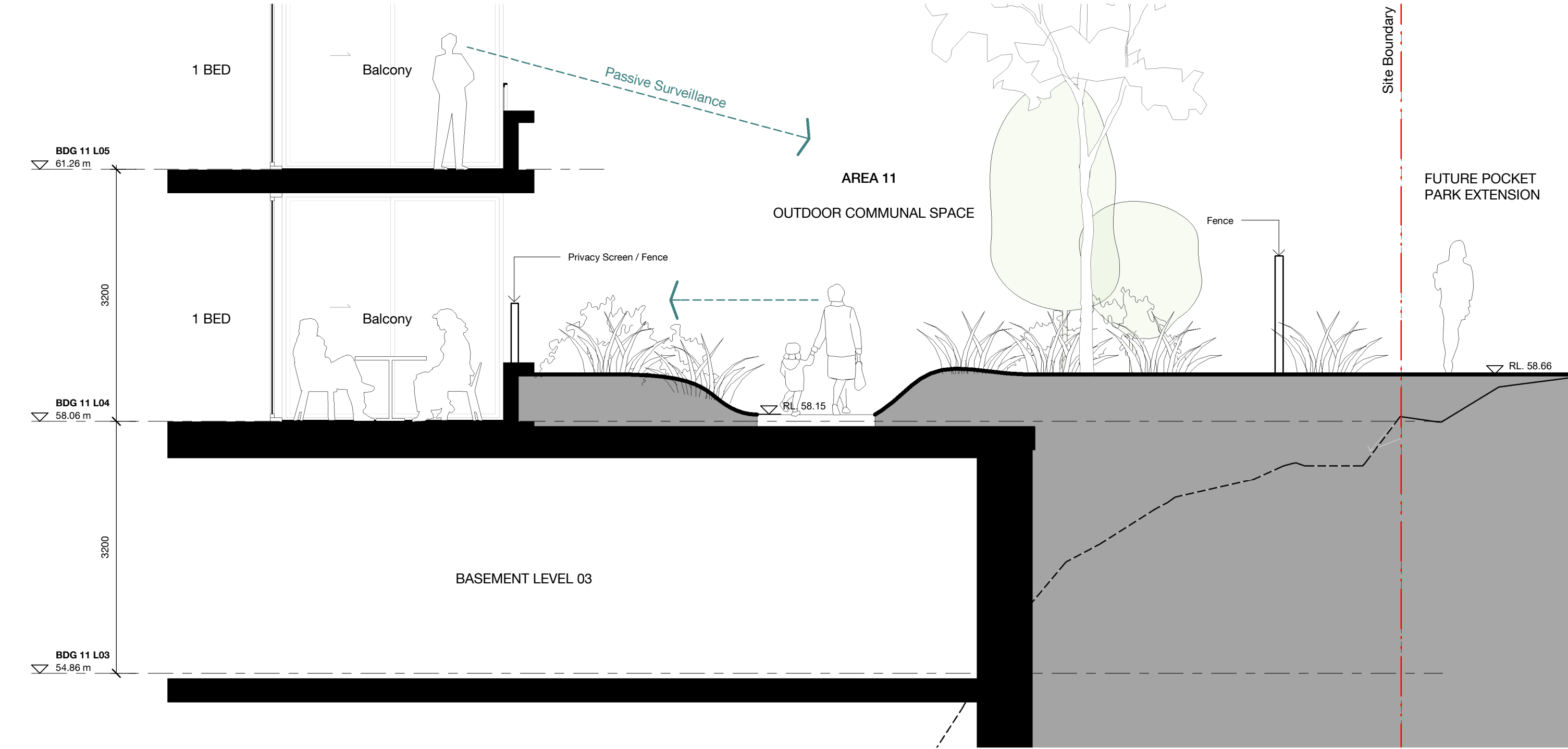
Scale	1 : 50	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:35:48 PM	
BIM		
Drawing no.	DA.10.505	Revision B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

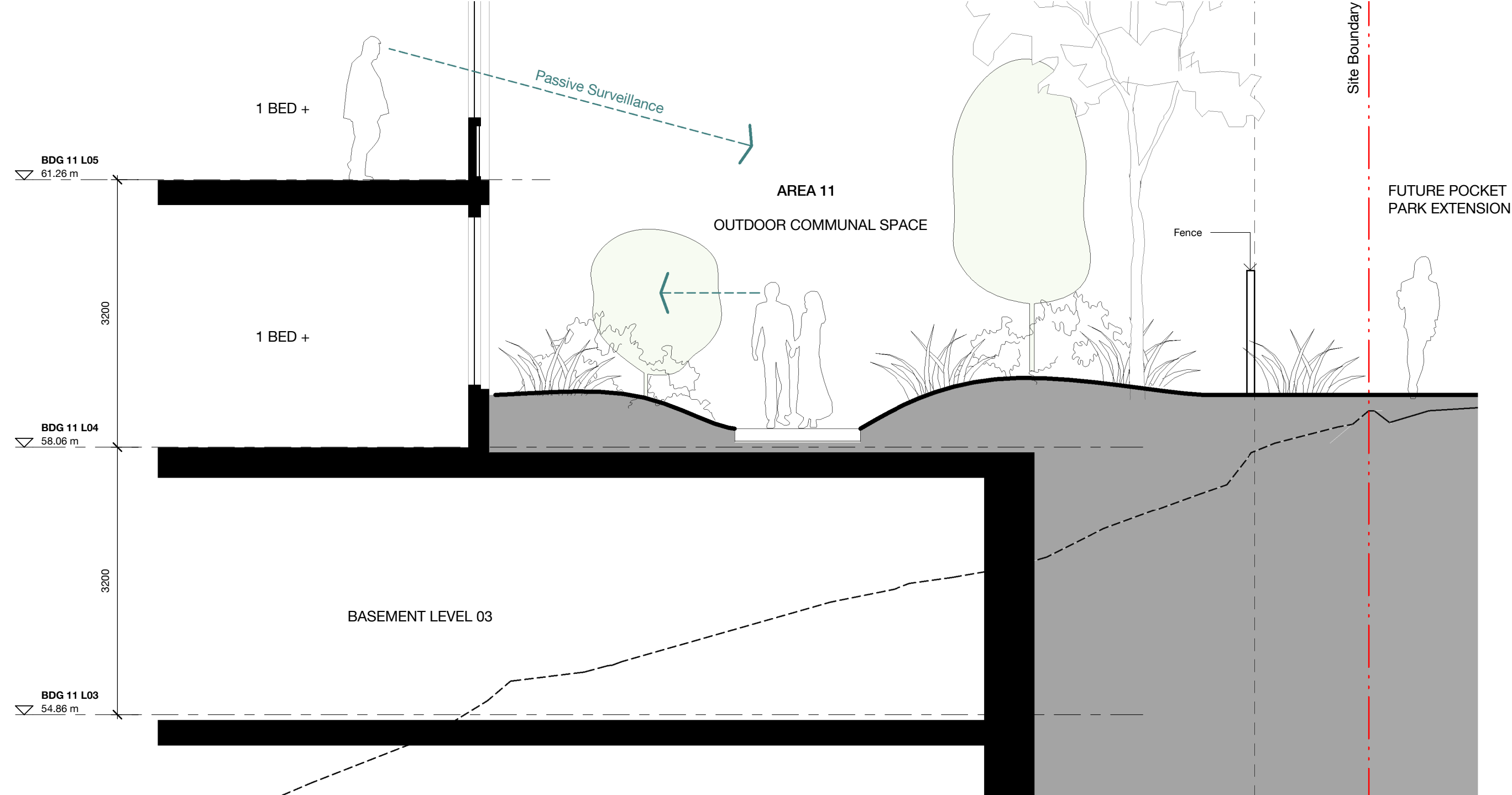
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

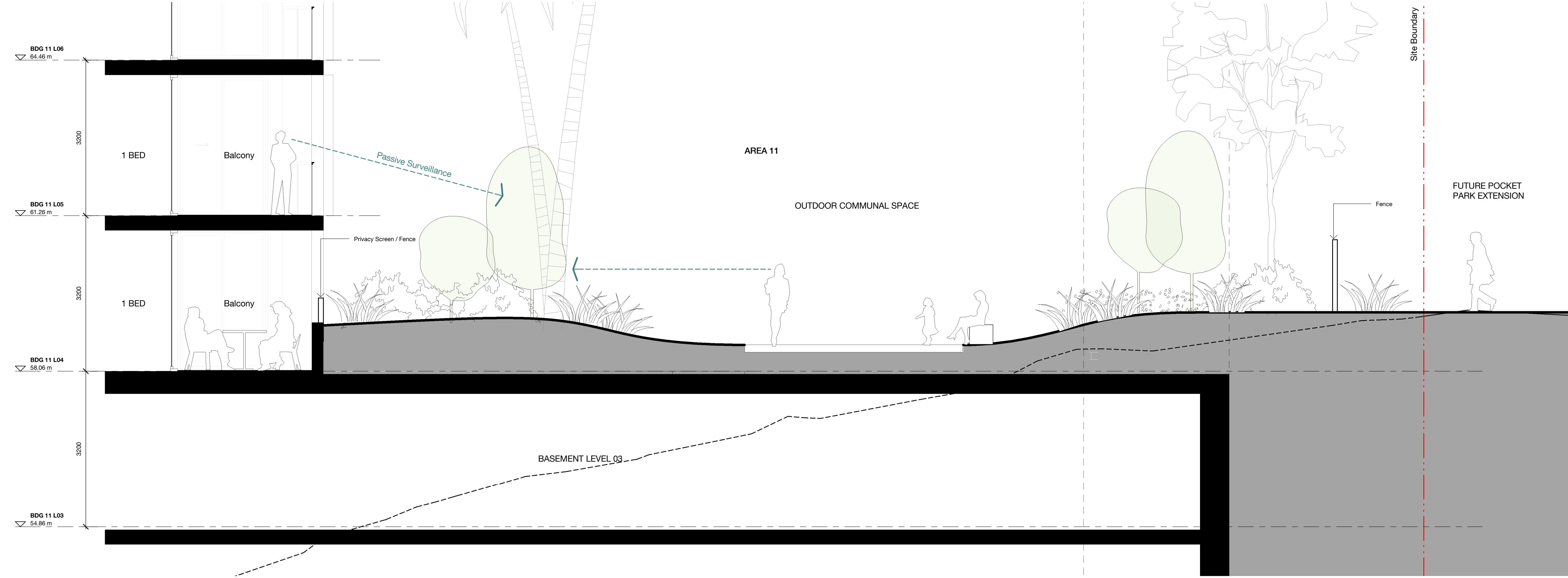
BATESSMART™



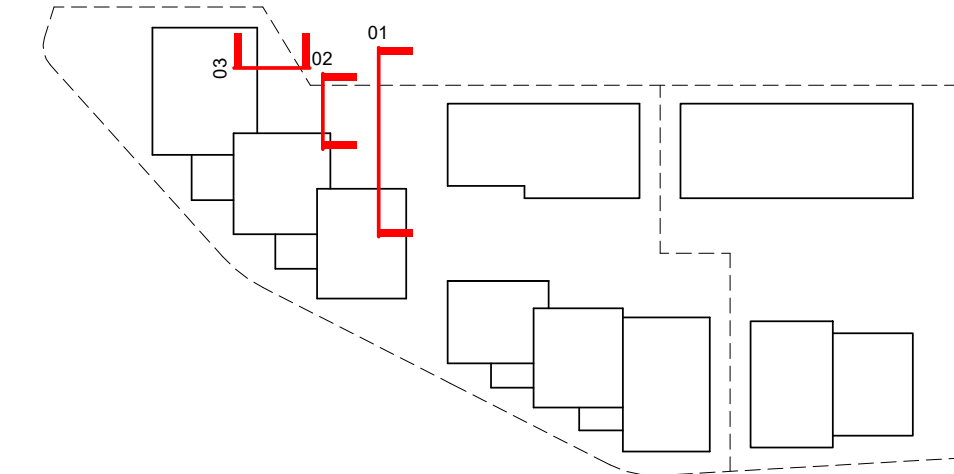
3 Ground Interface_11 Pocket
Park1
1 : 50



4 Ground Interface_11 Pocket
Park2
1 : 50



1 Ground Interface_11 Pocket
Park
1 : 50



KEY PLAN N.T.S.

LEGEND

- SITE BOUNDARY
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE
- DCP SET BACKS
- SIGHT LINES
- TREE PROJECTION ZONE

Revision	Date	Description	Initial	Checked
A	04.06.21	Development Application	MMc	HC

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Detail Sections
Ground Interface - Pocket Park
Extension
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

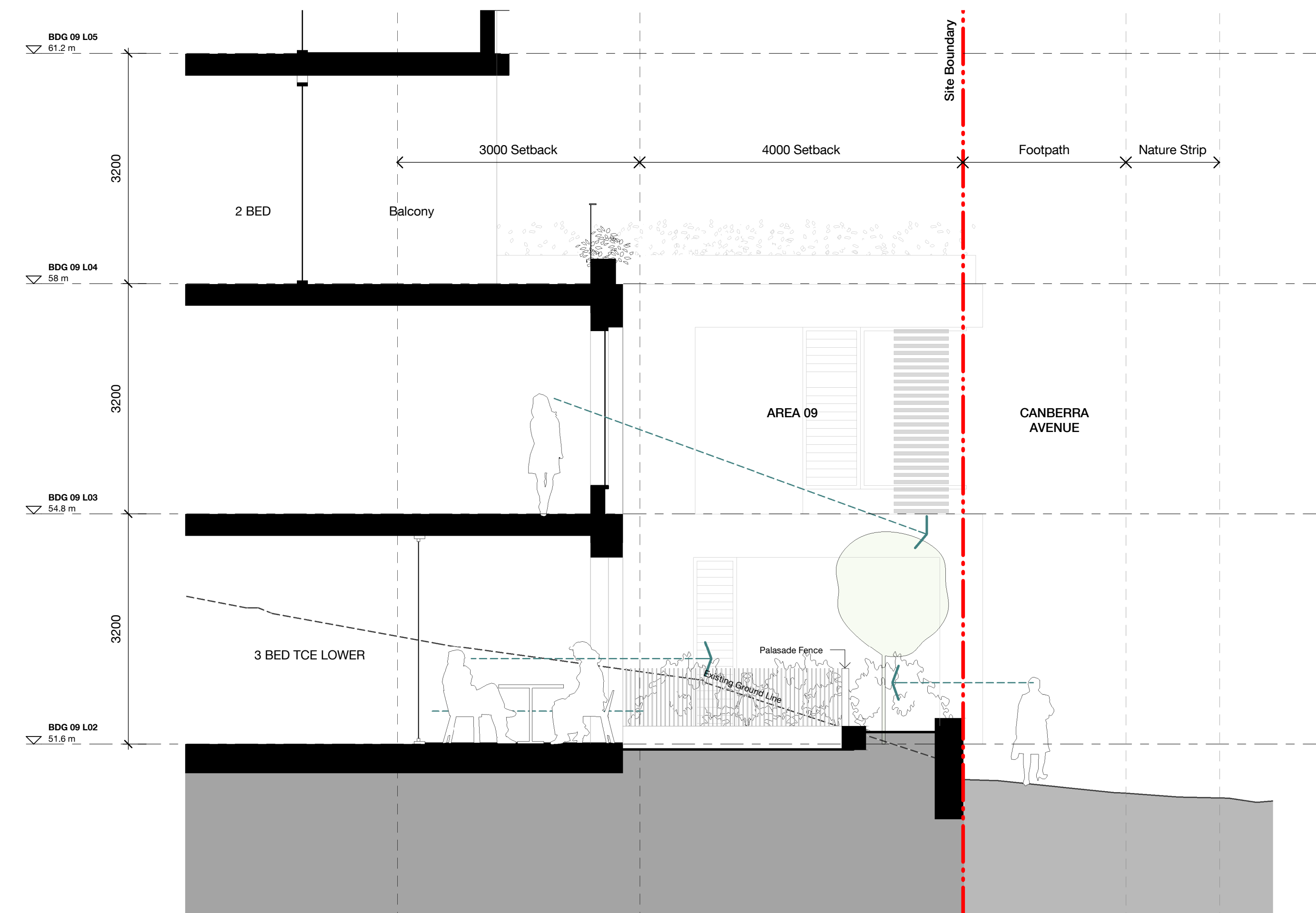
Scale	1 : 50 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 11:57:59 AM		
BIM			
Drawing no.	DA.10.506		Revision
		A	

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

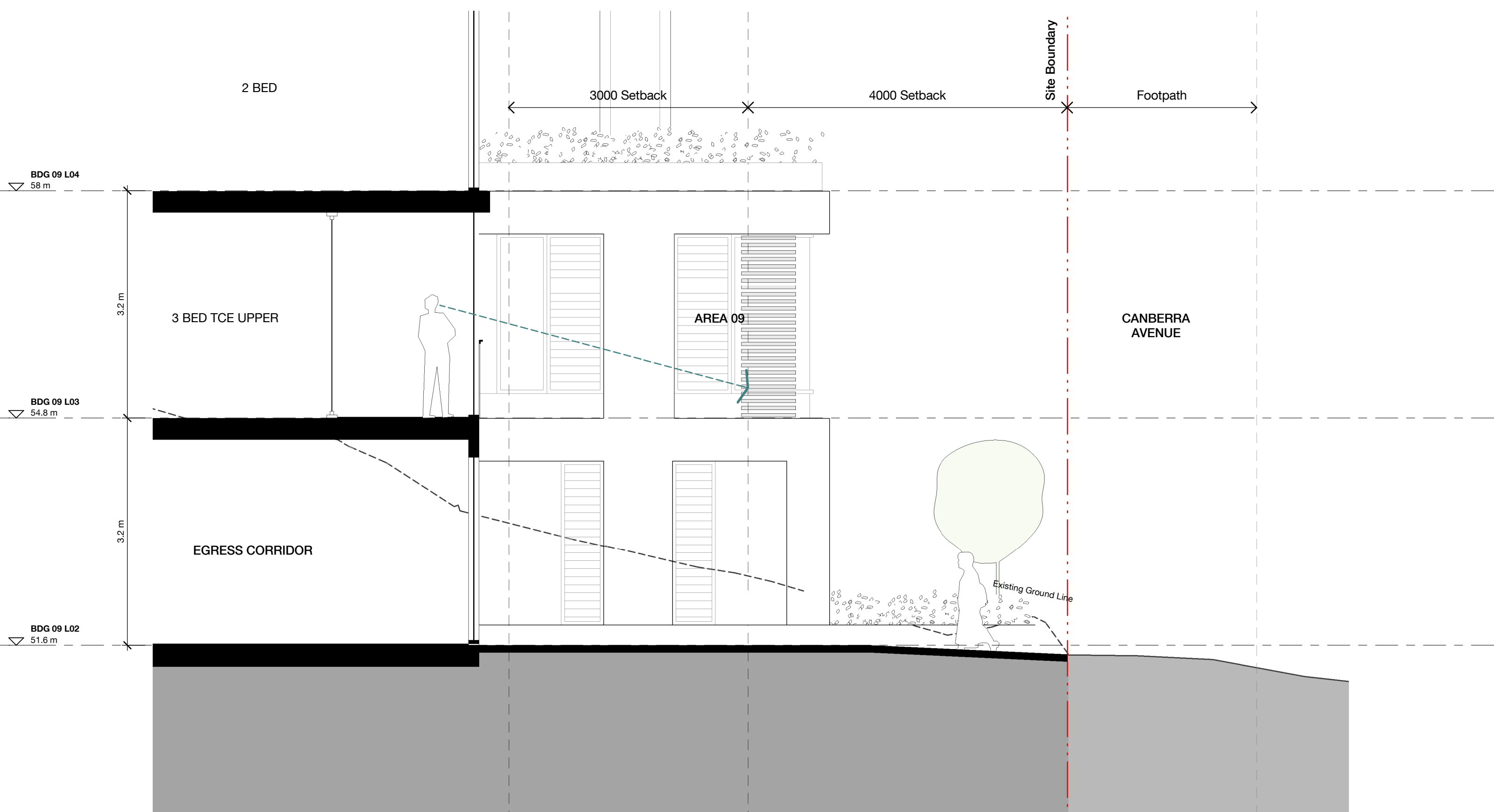
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

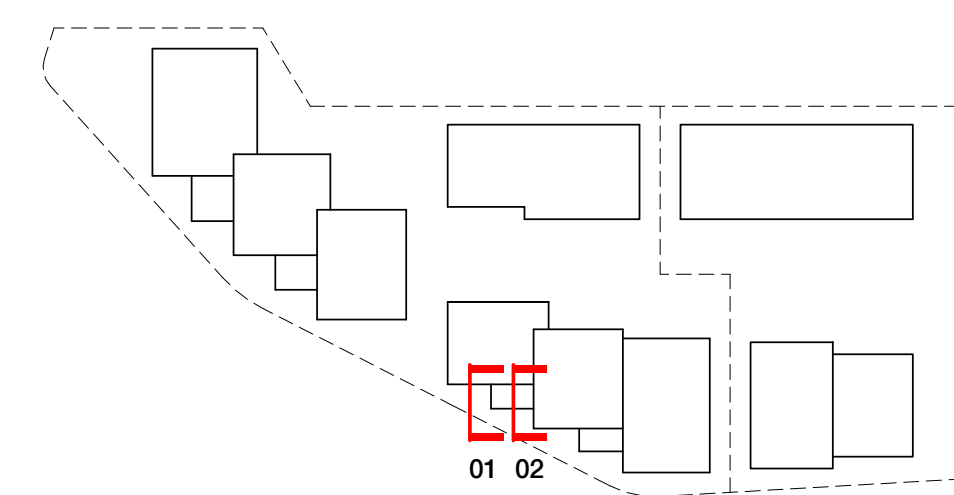




1 Ground Interface_9 Townhouse
1 : 50



2 Ground Interface_9 Townhouse1
1 : 50



KEY PLAN N.T.S.

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Detail Sections
Ground Interface - Town House

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 50	@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 11:58:20 AM	
BIM		

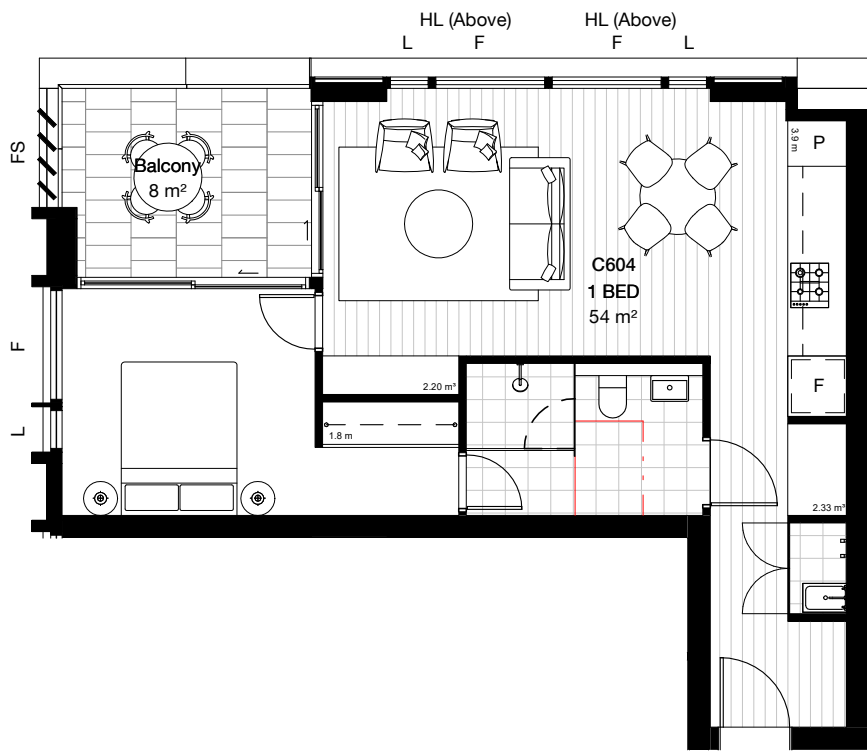
Drawing no.	DA.10.507	Revision	A
-------------	-----------	----------	---

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

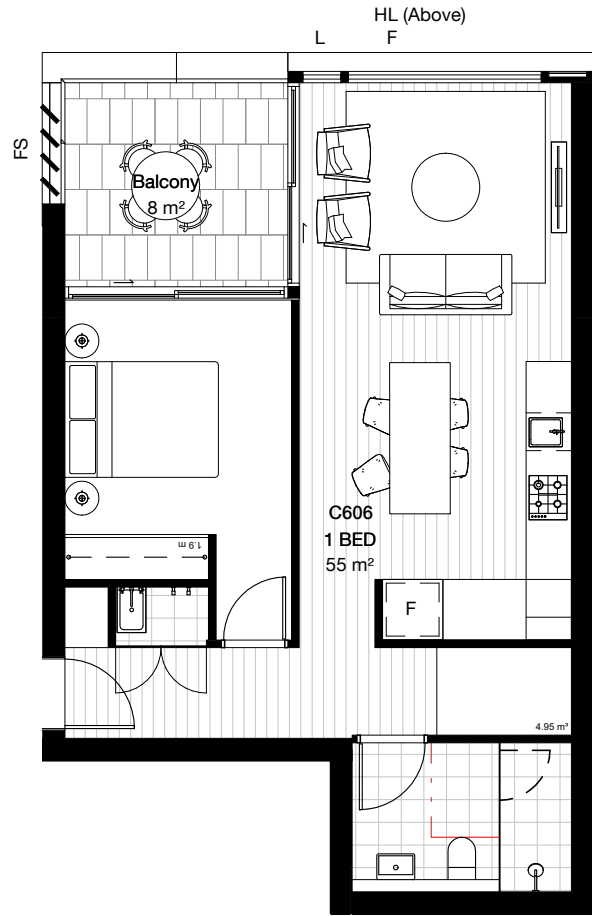
Bates Smart





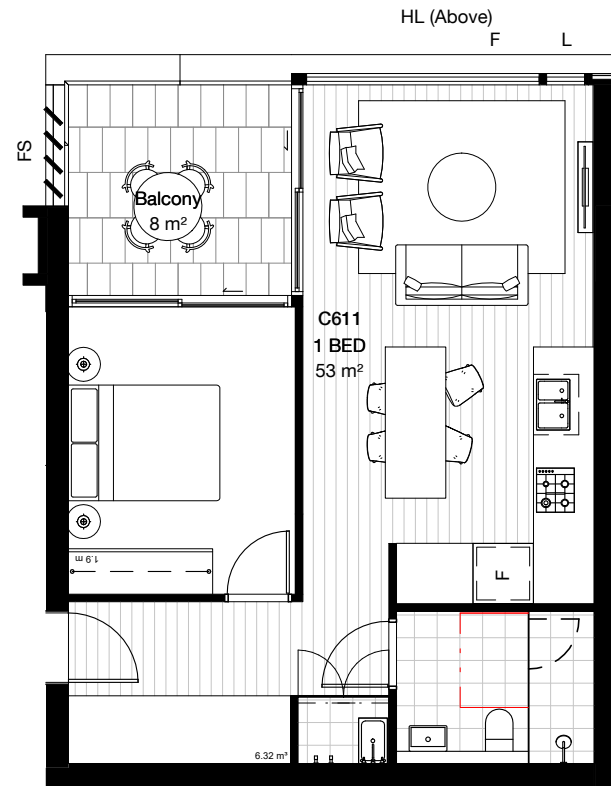
1 9-1B-A 1 : 100

Apartment Types Schedule_9-1B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-1B-A	54 m²	8 m²	4.53 m³	Visitable	7



2 9-1B-B 1 : 100

Apartment Types Schedule_9-1B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-1B-B	55 m²	8 m²	4.95 m³	Visitable	5



3 9-1B-C 1 : 100

Apartment Types Schedule_9-1B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-1B-C	53 m²	8 m²	6.32 m³	Visitable	6

- LEGEND**
- F FIXED WINDOW
 - HL HIGH LEVEL WINDOW
 - L HIGH LEVEL WINDOW
 - OP OPAQUE WINDOW
 - S SASH WINDOW
 - FS FIXED SCREEN
 - CIRCULATION ZONE

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 1 Bed Apartment Plans - Building 9

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

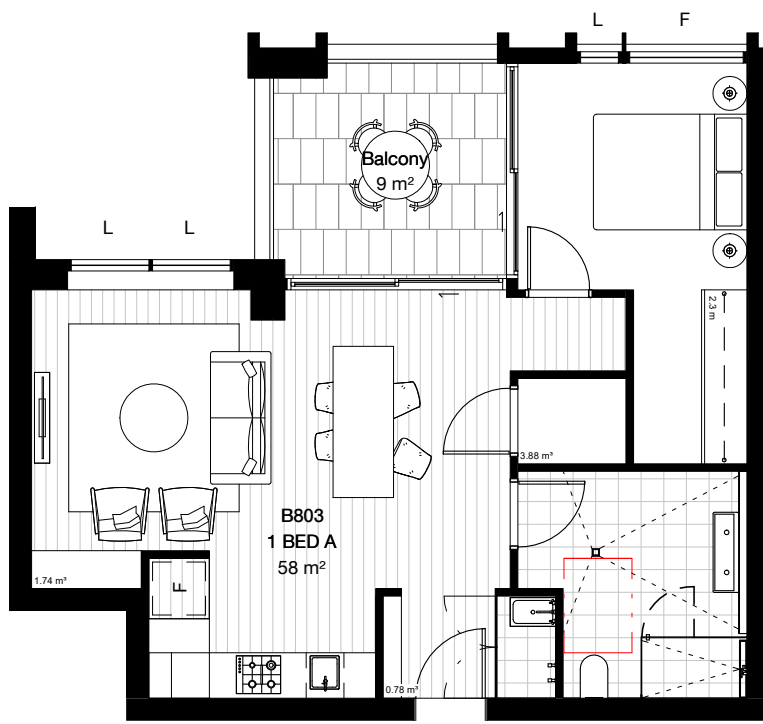
Scale	1 : 100 @ A1
Drawn	MMc
Checked	HC
Project no.	S12199
Status	DEVELOPMENT APPLICATION
Plot Date	4/06/2021 11:58:51 AM
BIM	
Drawing no.	DA.13.110
Revision	A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

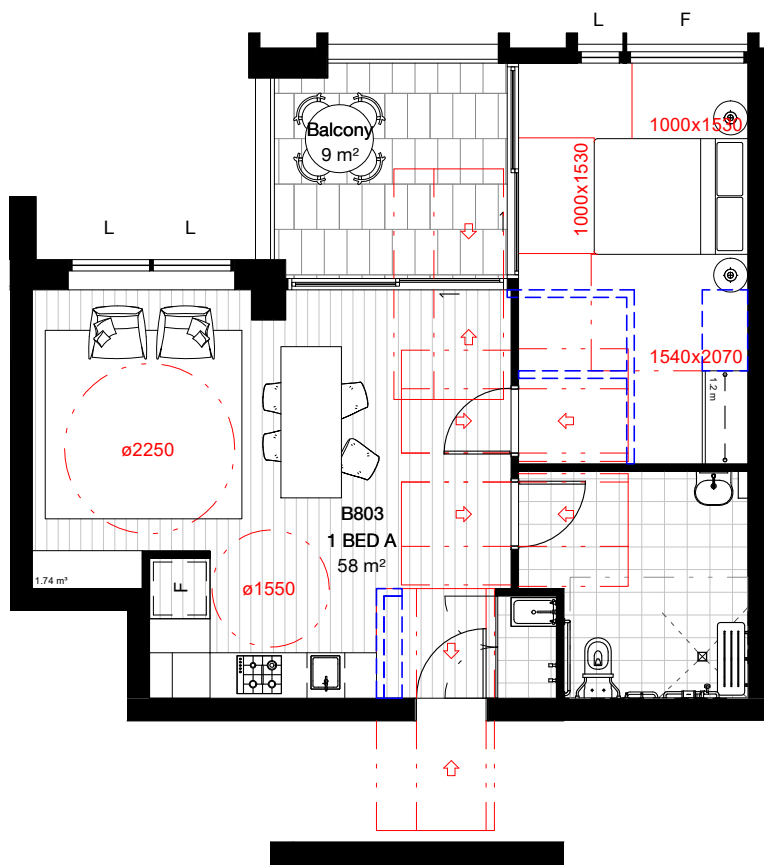
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart



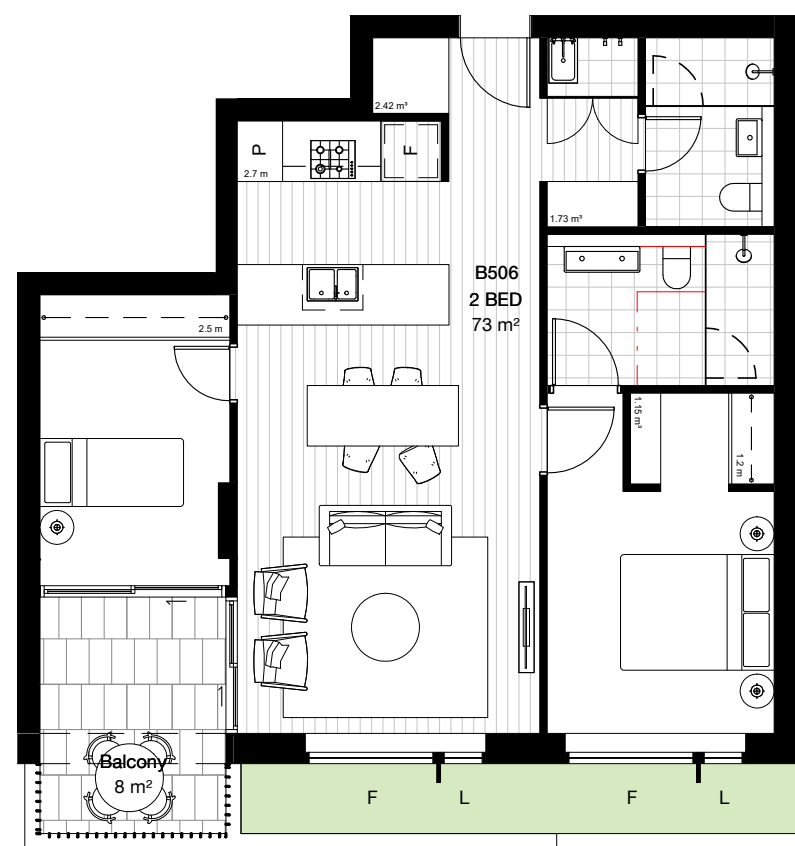


1 10-1B-A PRE ADAPTION 1 : 100



2 10-1B-A POST ADAPTION 1 : 100

Apartment Types Schedule_10-1B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-1B-A	58 m²	9 m²	6.40 m³	Adaptable	4



3 10-1B-B 1 : 100

Apartment Types Schedule_10-1B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-1B-B	73 m²	8 m²	5.30 m³	Visitable	1

LEGEND		
F	FIXED WINDOW	CIRCULATION ZONE
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

- / Walls and joinery removed as noted to allow for circulation zones
- / Doors to laundry removed as noted to allow for circulation zones
- / Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
- / Conventional toilet replaced with accessible fixture.
- / Removal of non-accessible fixtures and fittings
- / Accessible basin and basin mixer connected to plumbing and waste points provided.
- / Accessible shower fittings connected to plumbing and waste points provided.
- / Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 1 Bed Apartment Plans - Building 10

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

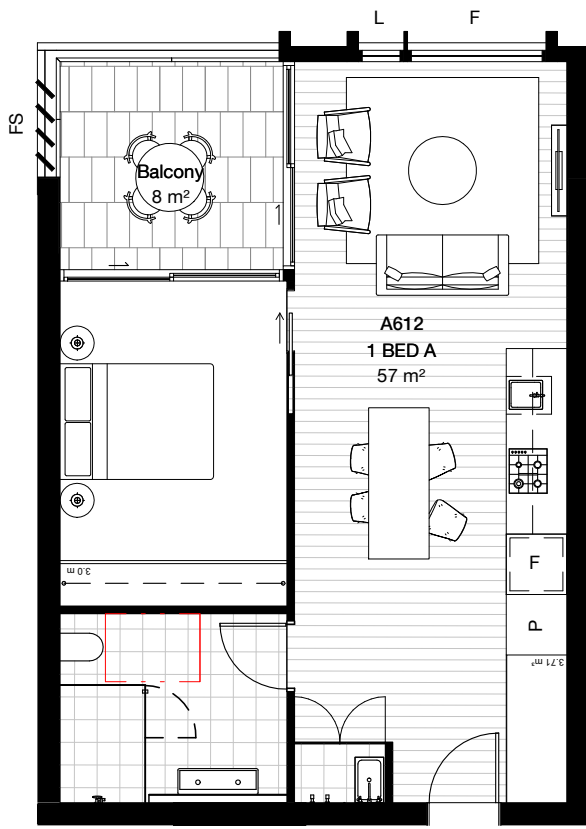
Scale	1 : 100 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 11:59:19 AM		
BIM			
Drawing no.	DA.13.111		Revision
			A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

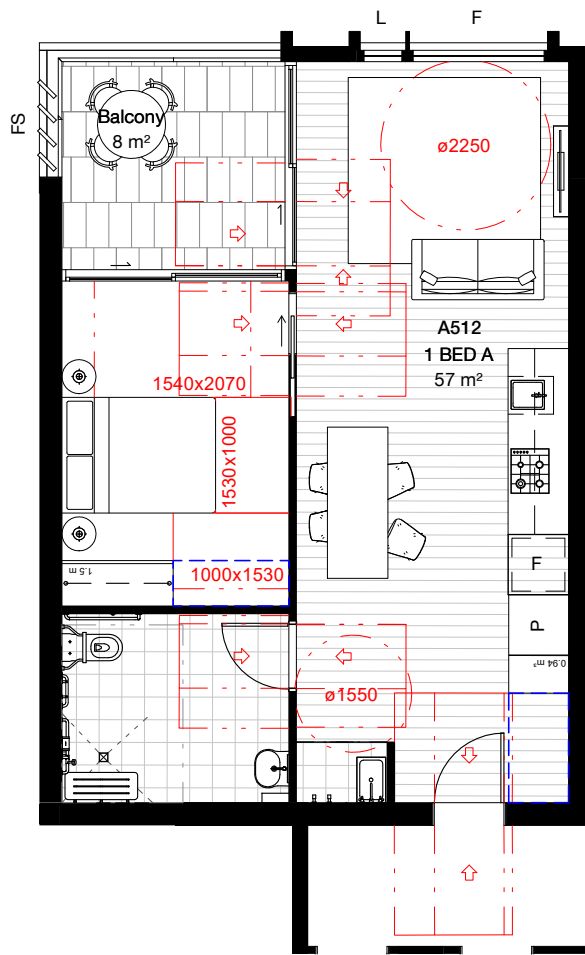
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au



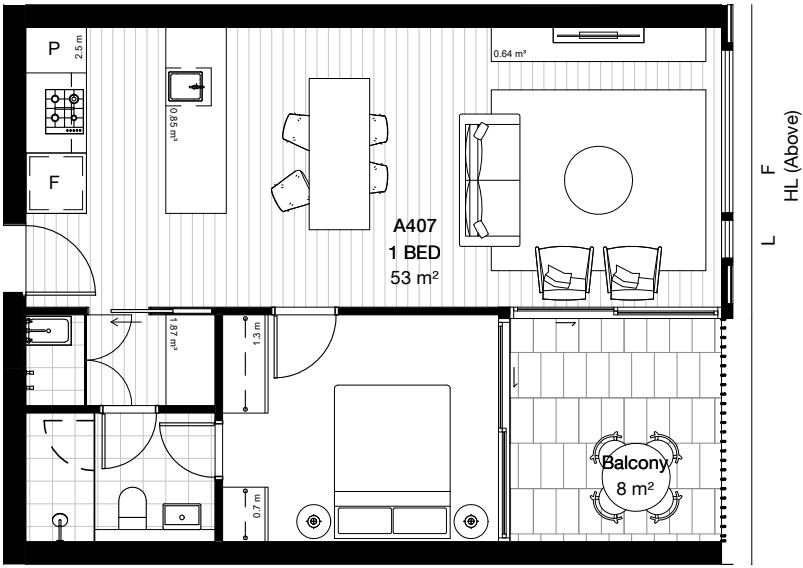


1 11-1B-A PRE ADAPTION 1 : 100

Apartment Types Schedule_11-1B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-1B-A	57 m²	8 m²	3.71 m³	Adaptable	6

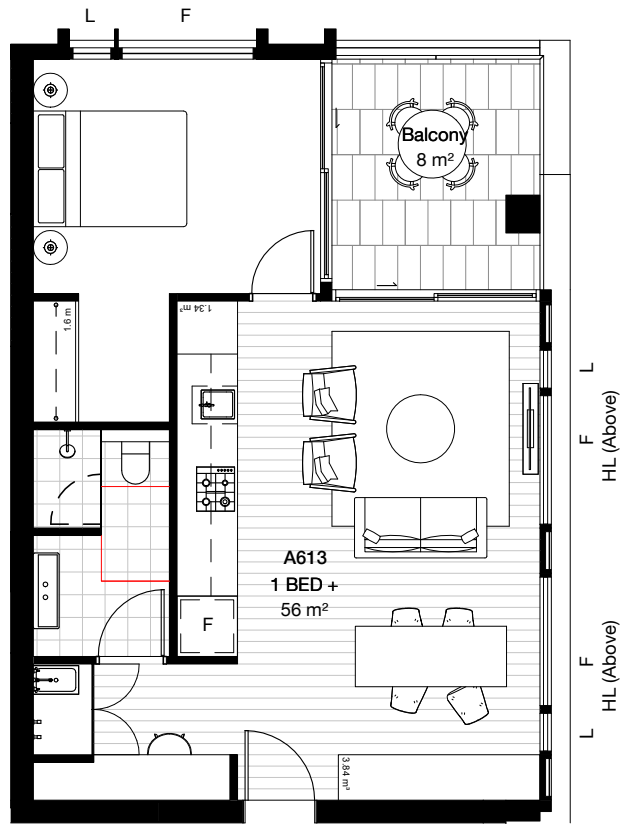


2 11-1B-A POST ADAPTION 1 : 100



3 11-1B-B 1 : 100

Apartment Types Schedule_11-1B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-1B-B	53 m²	8 m²	3.36 m³	N/A	4



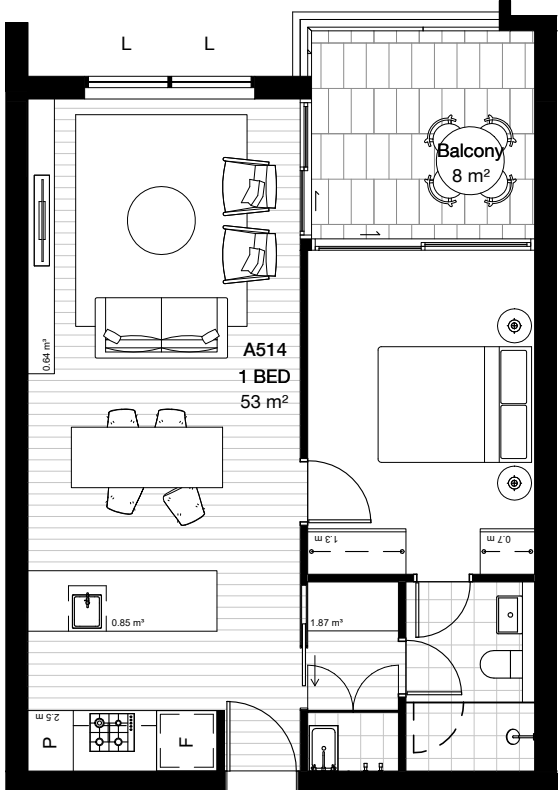
4 11-1B-C 1 : 100

Apartment Types Schedule_11-1B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-1B-C	56 m²	8 m²	5.18 m³	Visitable	6



5 11-1B-D 1 : 100

Apartment Types Schedule_11-1B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-1B-D	53 m²	8 m²	3.83 m³	N/A	2



6 11-1B-E 1 : 100

Apartment Types Schedule_11-1B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-1B-E	53 m²	8 m²	3.36 m³	N/A	6

- LEGEND**
- F FIXED WINDOW
- HL HIGH LEVEL WINDOW
- L HIGH LEVEL WINDOW
- OP OPAQUE WINDOW
- S SASH WINDOW
- FS FIXED SCREEN
- CIRCULATION ZONE

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones

/ Doors to laundry removed as noted to allow for circulation zones

/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.

/ Conventional toilet replaced with accessible fixture.

/ Removal of non-accessible fixtures and fittings

/ Accessible basin and basin mixer connected to plumbing and waste points provided.

/ Accessible shower fittings connected to plumbing and waste points provided.

/ Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	MMc	HC
1	11.12.20	FOR INFORMATION	Initial	Checked

Project Manager
PDS GROUP

Planning Consultant
MECONE

Civil / Structural Engineer
MEINHARDT BONACCI

Fire Engineer
CORE ENGINEERING

Client

Architect
BATES SMART

Landscape Architect
ARCADIA

Services Engineer
IGS SERVICES

BCA Consultant
BM+G

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
1 Bed Apartment Plans - Building

11

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 100 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 4/06/2021 12:00:03 PM

BIM

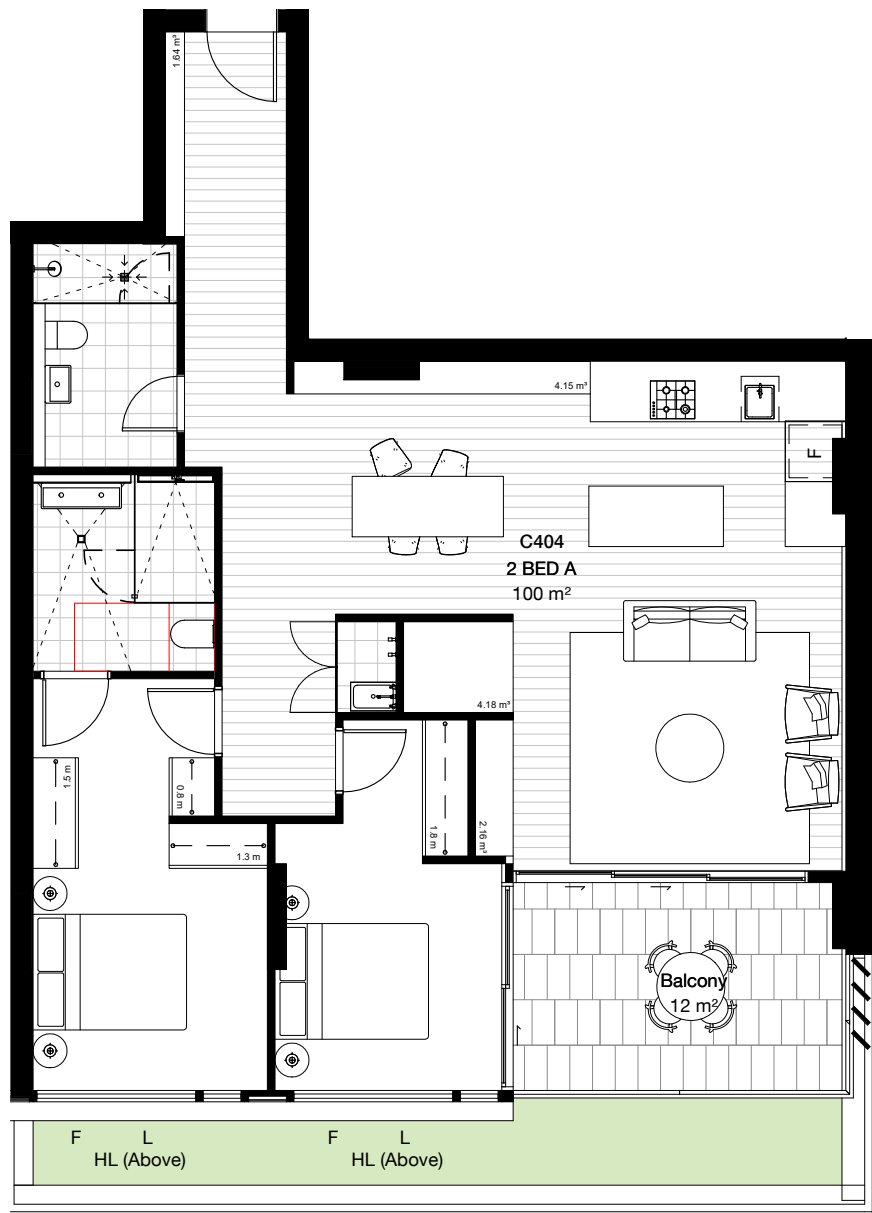
Drawing no. DA.13.112 Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

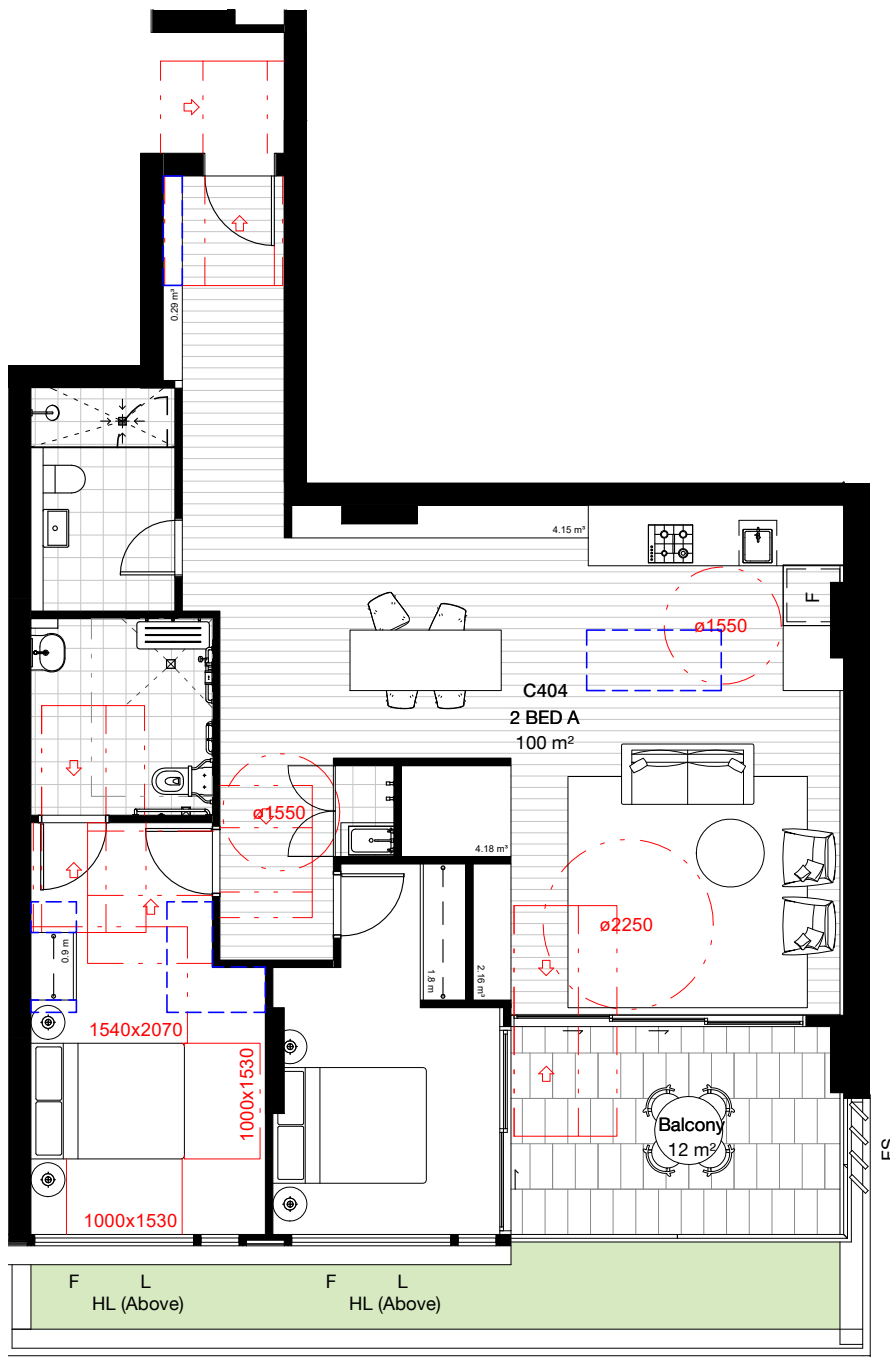
Bates Smart

BATESSMART

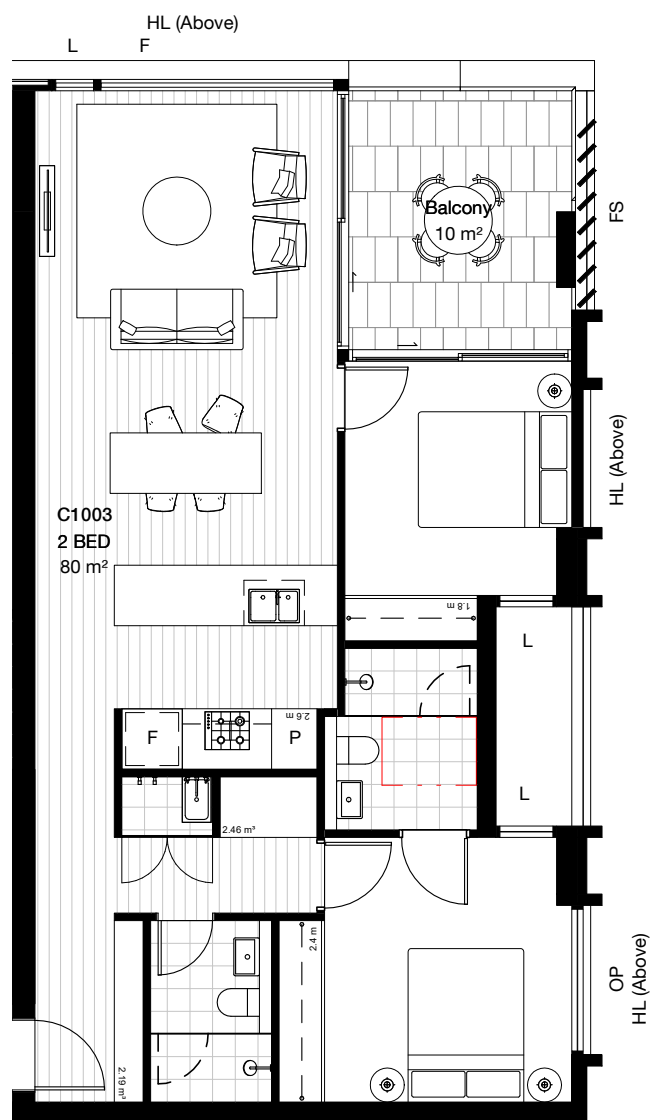


1 9-2B-A PRE ADAPTION
1 : 100

Apartment Types Schedule_9-2B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-A	100 m²	12 m²	12.13 m³	Adaptable	1



2 9-2B-A POST ADAPTION
1 : 100



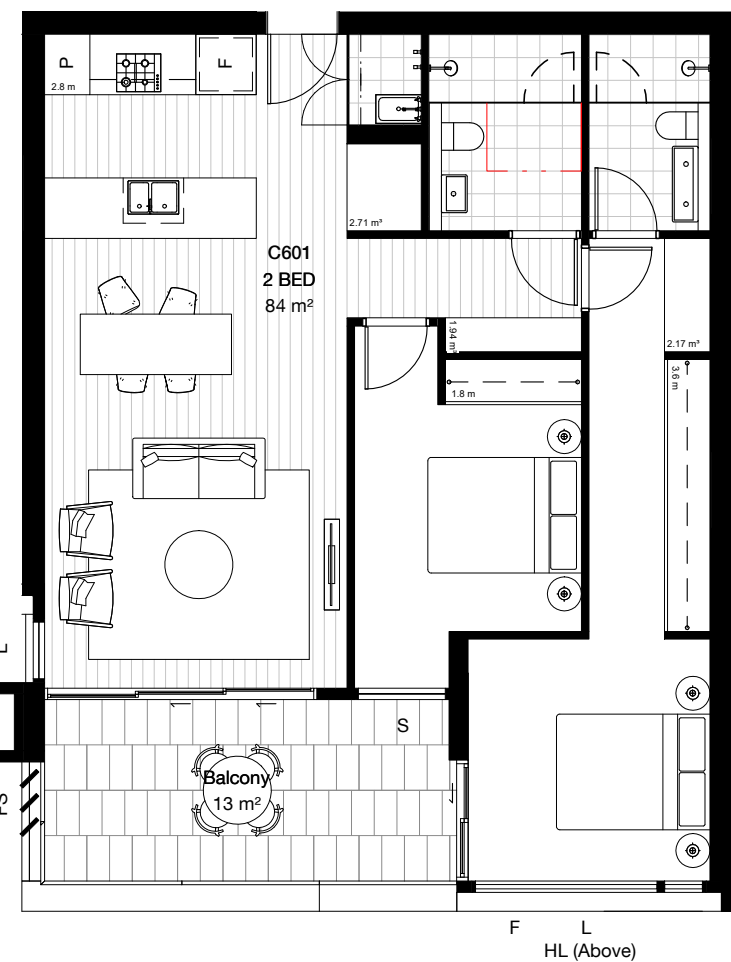
3 9-2B-B
1 : 100

Apartment Types Schedule_9-2B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-B	80 m²	10 m²	4.65 m³	Visitable	6



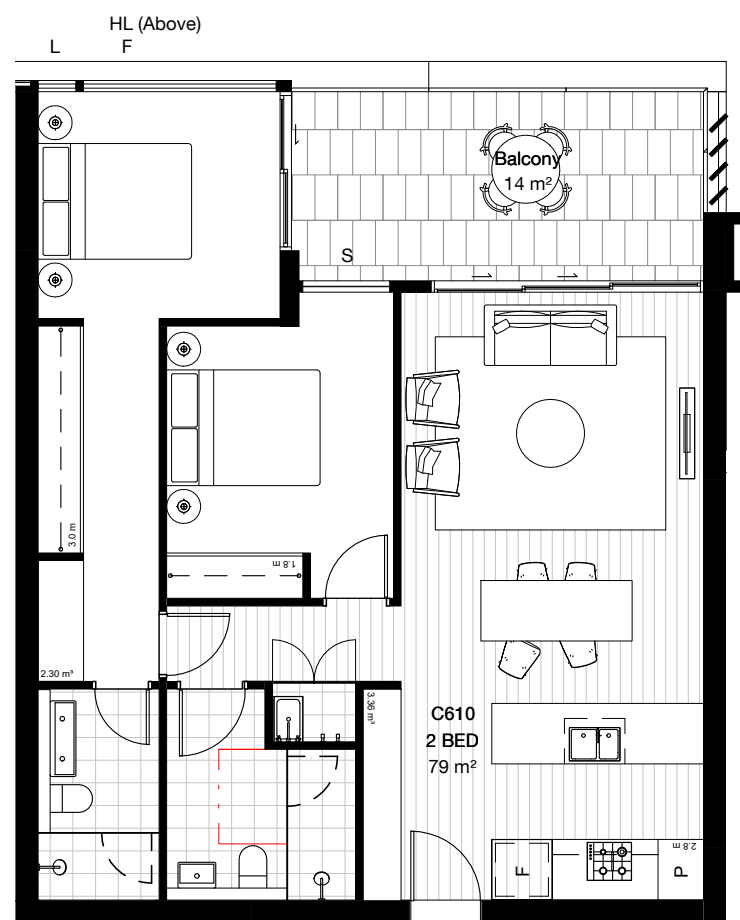
4 9-2B-C
1 : 100

Apartment Types Schedule_9-2B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-C	83 m²	11 m²	4.46 m³	Visitable	4



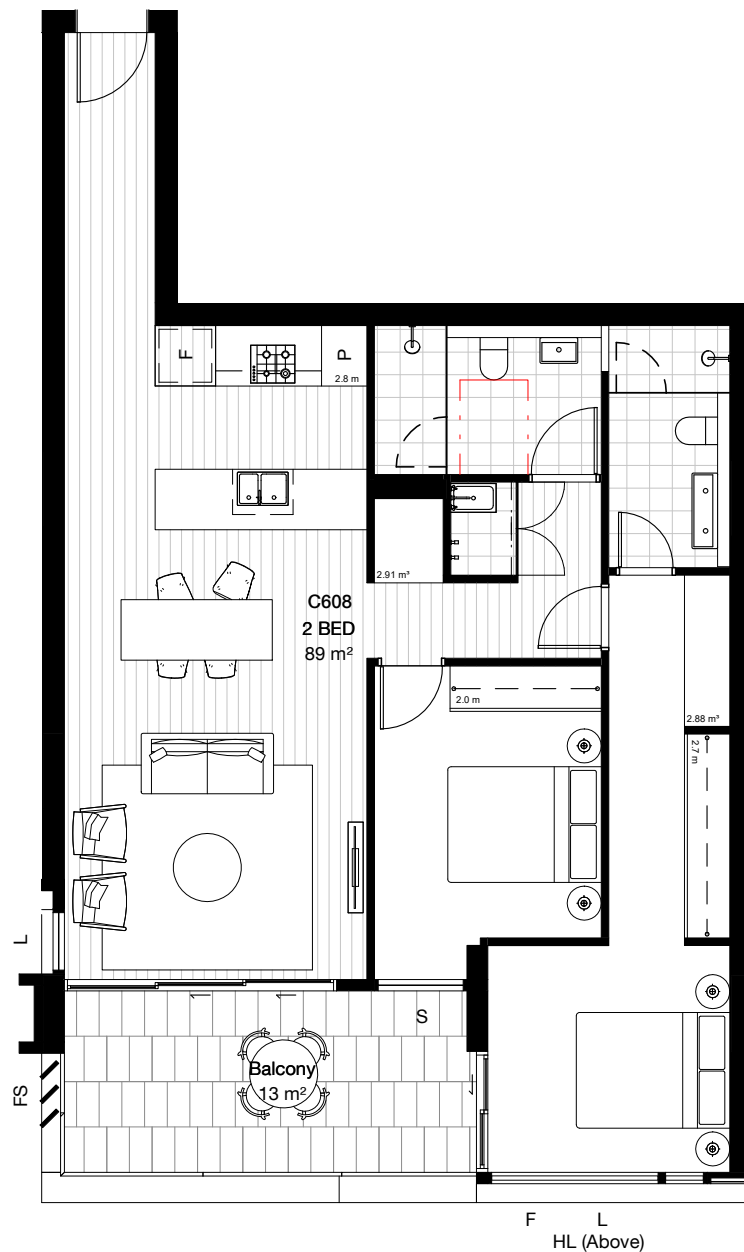
5 9-2B-D
1 : 100

Apartment Types Schedule_9-2B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-D	84 m²	13 m²	6.82 m³	Visitable	8



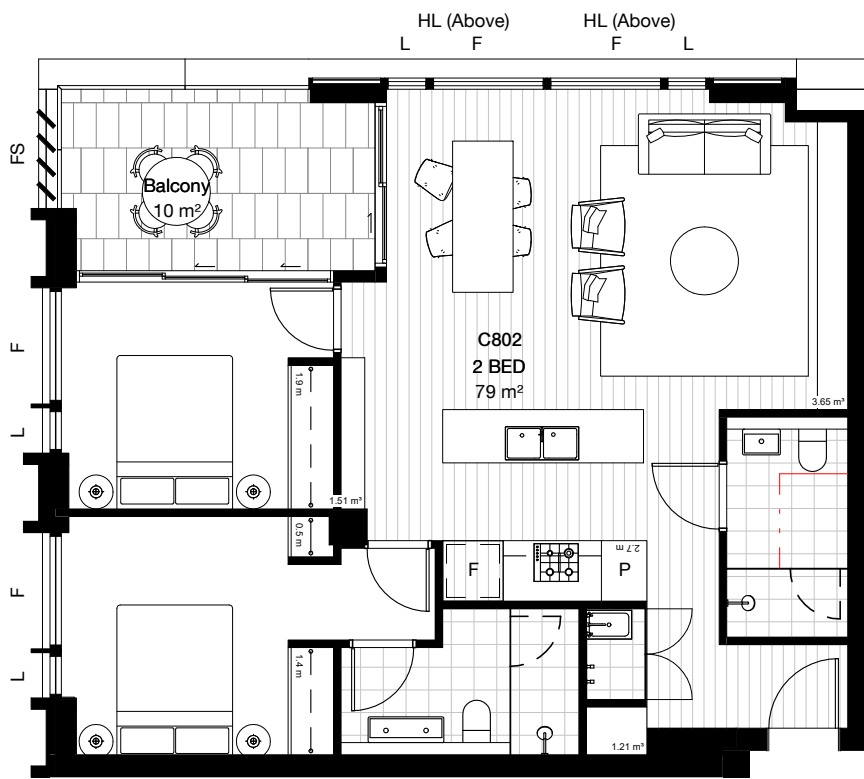
6 9-2B-E
1 : 100

Apartment Types Schedule_9-2B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-E	79 m²	14 m²	5.66 m³	Visitable	5



7 9-2B-F
1 : 100

Apartment Types Schedule_9-2B-F					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-F	89 m²	13 m²	5.79 m³	Visitable	5



8 9-2B-G
1 : 100

Apartment Types Schedule_9-2B-G					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-G	79 m²	10 m²	6.37 m³	Visitable	1

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building 9

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

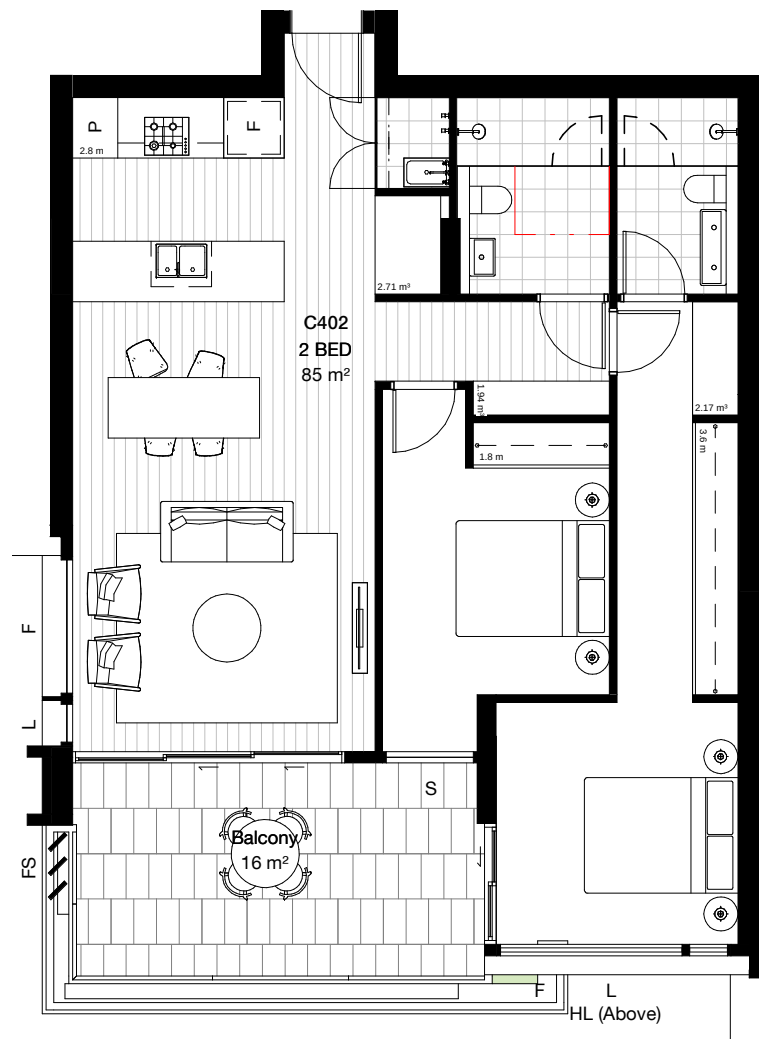
Scale	1 : 100 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/08/2021 12:01:54 PM		
BIM			

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

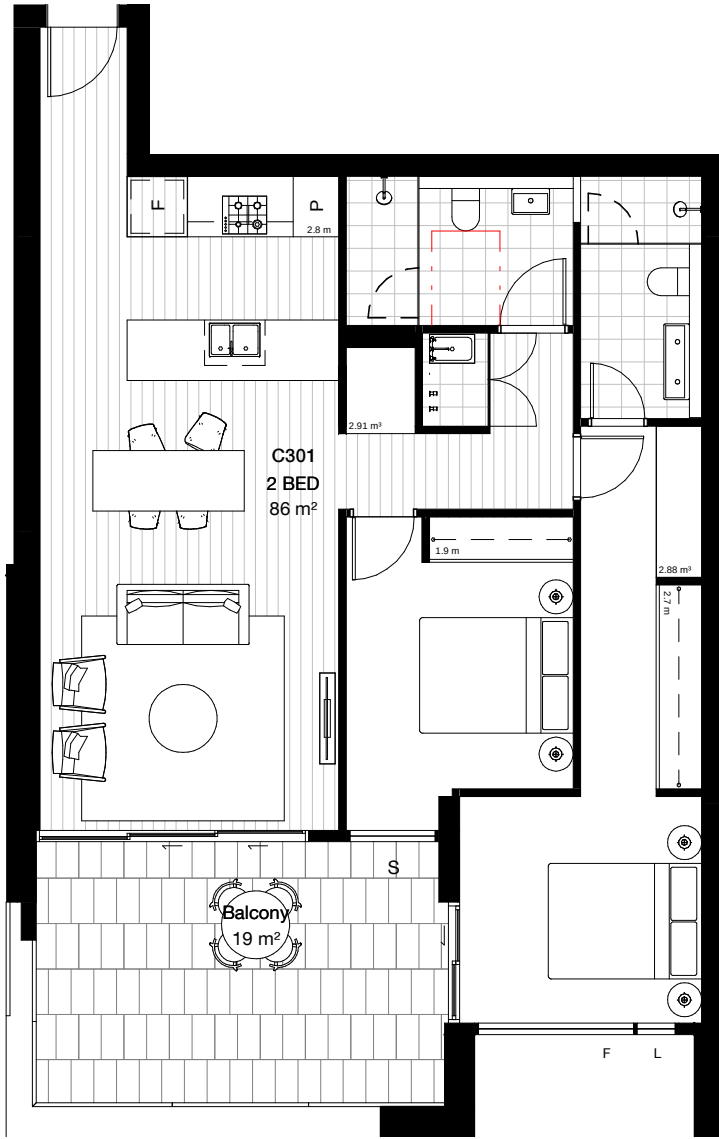
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au





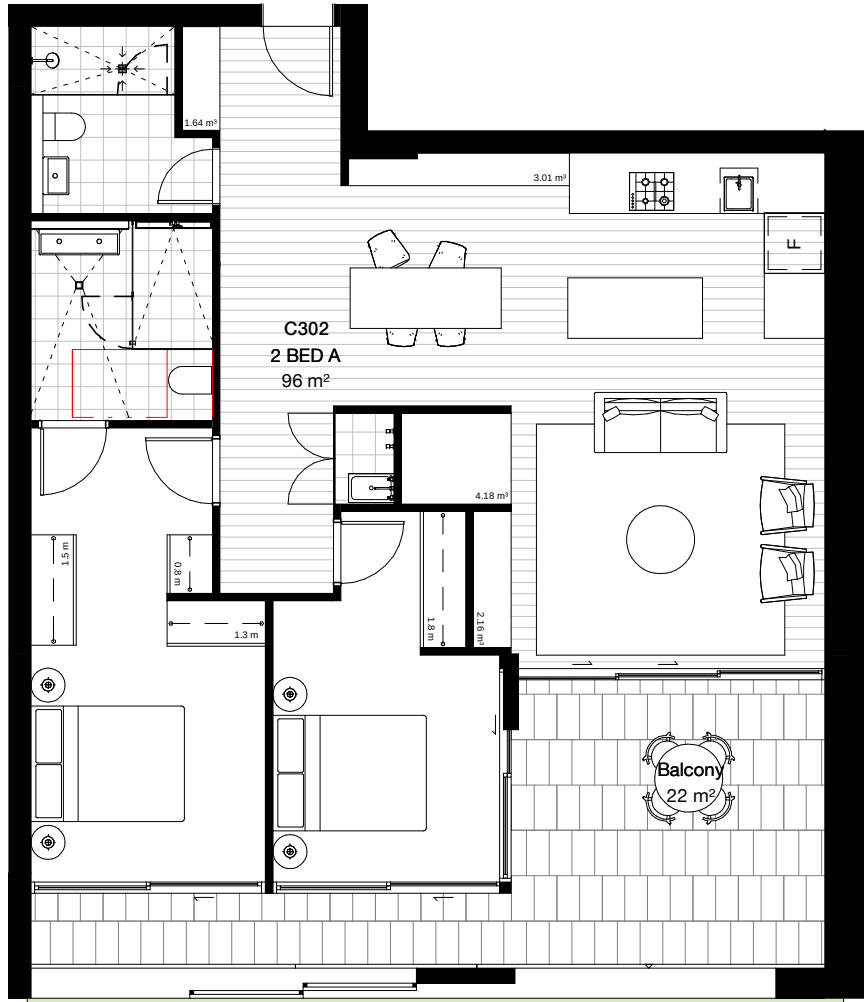
1 9-2B-H 1 : 100

Apartment Types Schedule_9-2B-H					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-H	85 m ²	16 m ²	6.82 m ³	Visitable	4



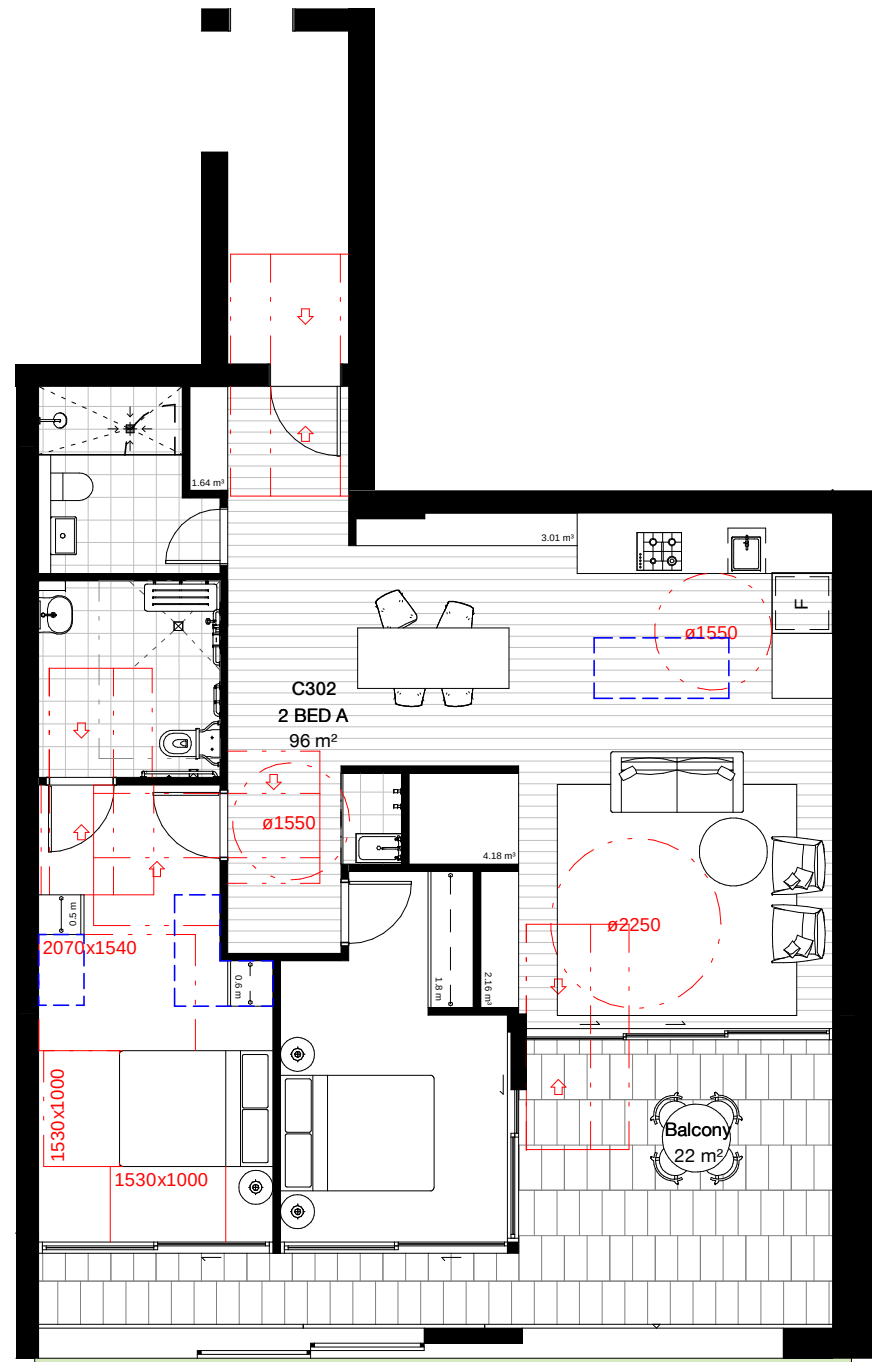
2 9-2B-I 1 : 100

Apartment Types Schedule_9-2B-I					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-I	86 m ²	19 m ²	5.79 m ³	Visitable	1



3 9-2B-J PRE ADAPTION 1 : 100

Apartment Types Schedule_9-2B-J					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-J	96 m ²	22 m ²	10.99 m ³	Adaptable	1



4 9-2B-J POST ADAPTION 1 : 100

- LEGEND**
- F FIXED WINDOW
 - HL HIGH LEVEL WINDOW
 - L HIGH LEVEL WINDOW
 - OP OPAQUE WINDOW
 - S SASH WINDOW
 - FS FIXED SCREEN
 - CIRCULATION ZONE

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked



Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
2 Bed Apartment Plans - Building 9
Sheet 2

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

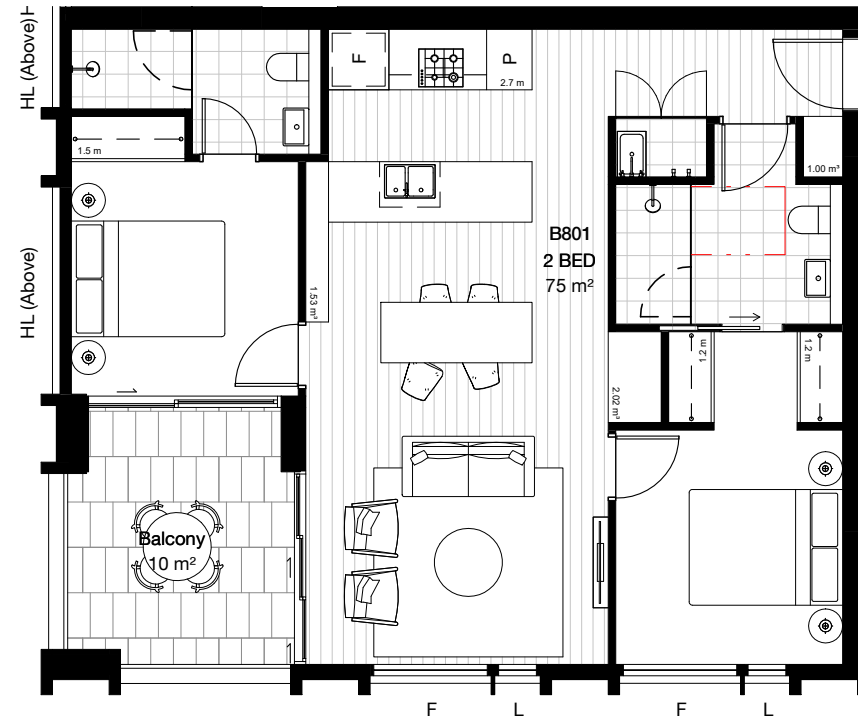
Scale	1 : 100 @ A1	
Drawn	Author	Checked Checker
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:36:14 PM	
BIM		
Drawing no.	DA.13.121	Revision B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

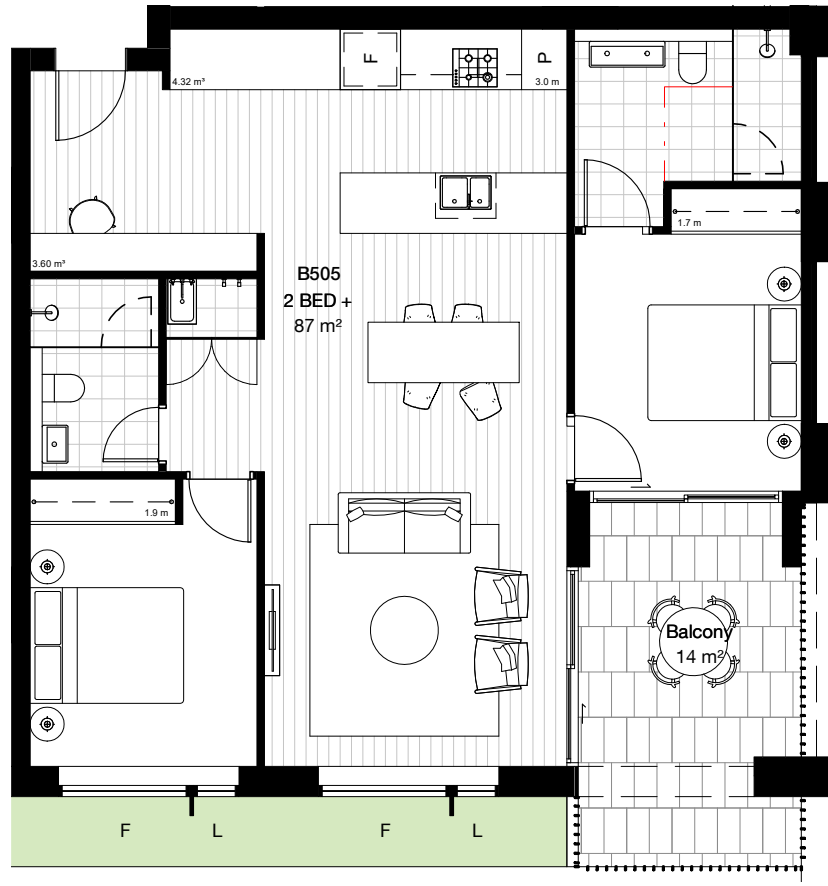
Bates Smart

BATESSMART



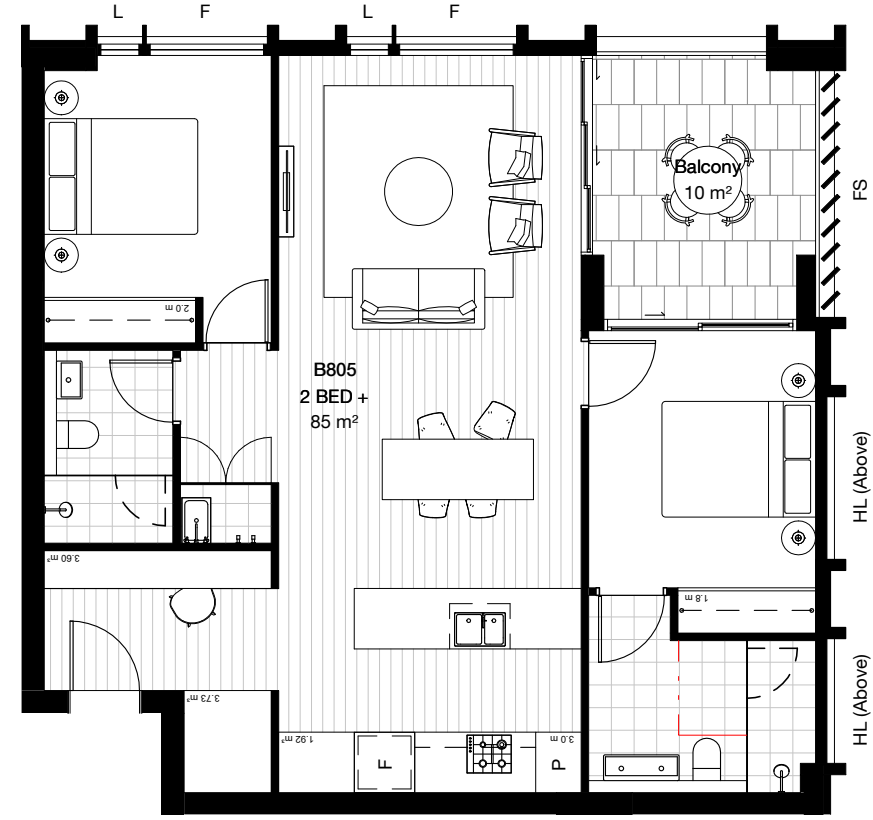
1 10-2B-A 1 : 100

Apartment Types Schedule_10-2B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-A	75 m²	10 m²	4.55 m³	Visitable	6



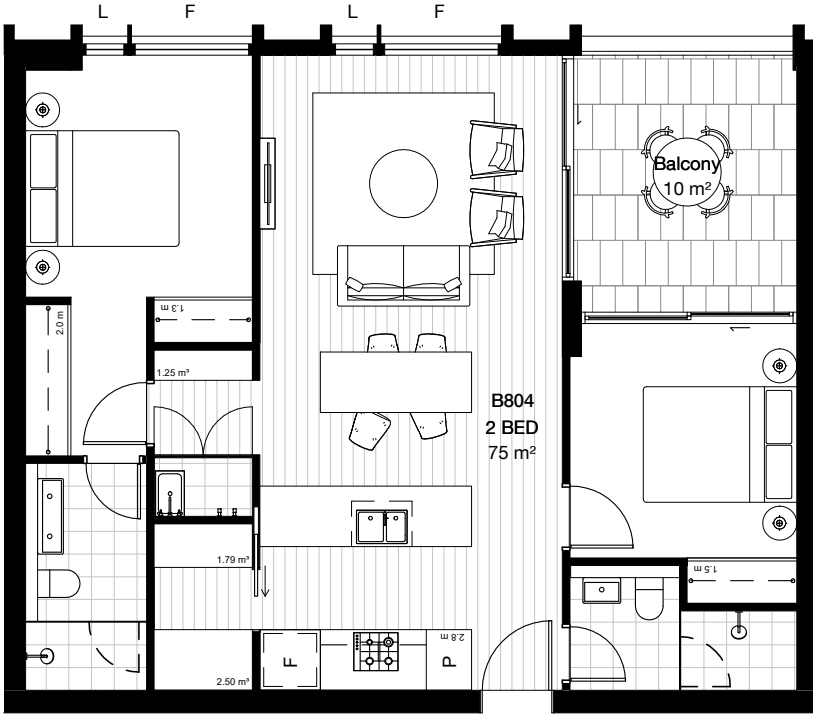
2 10-2B-B 1 : 100

Apartment Types Schedule_10-2B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-B	87 m²	14 m²	7.92 m³	Visitable	5



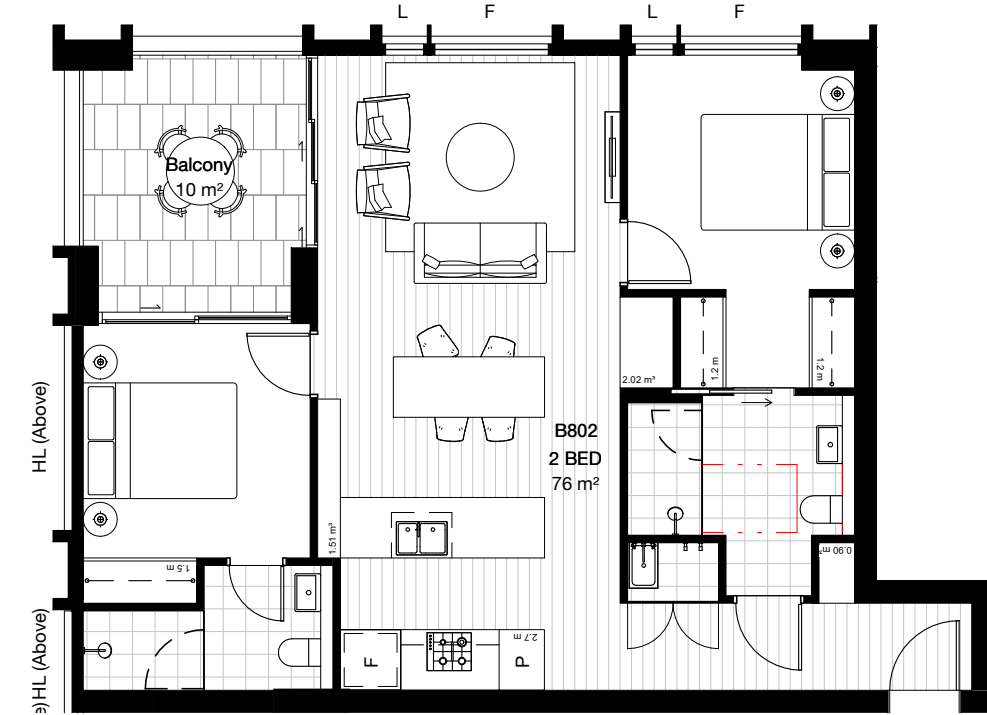
3 10-2B-C 1 : 100

Apartment Types Schedule_10-2B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-C	85 m²	10 m²	9.25 m³	Visitable	5



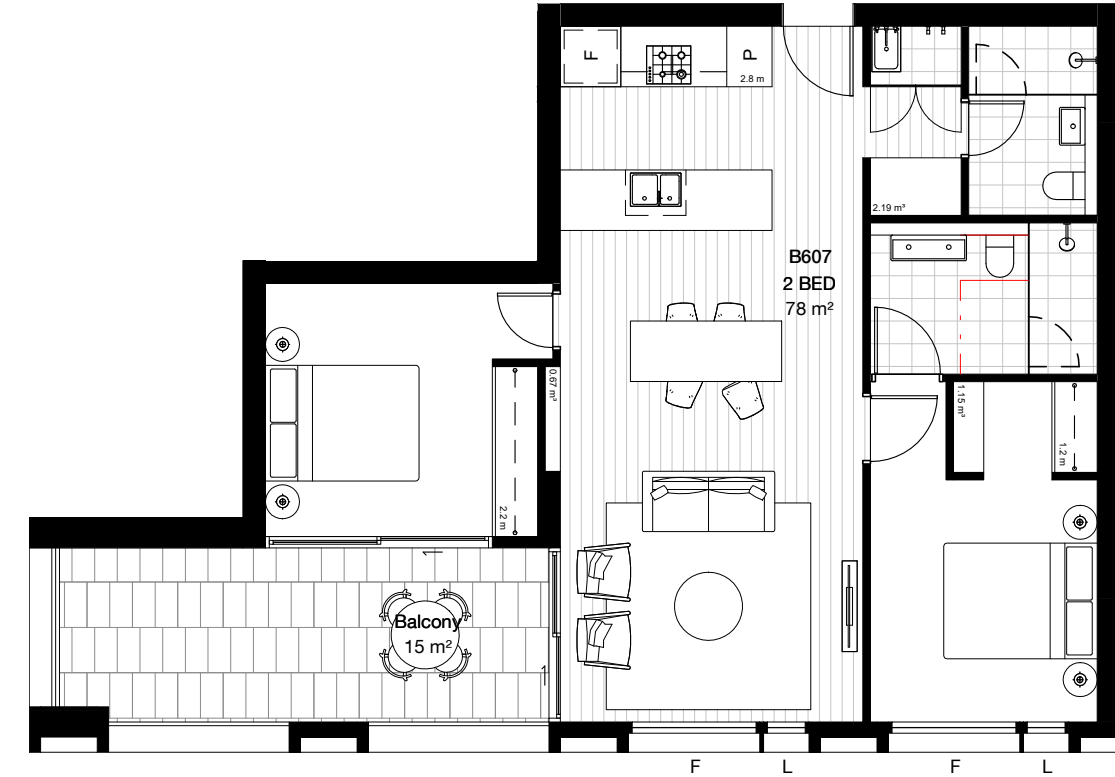
4 10-2B-D 1 : 100

Apartment Types Schedule_10-2B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-D	75 m²	10 m²	5.54 m³	N/A	4



5 10-2B-E 1 : 100

Apartment Types Schedule_10-2B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-E	76 m²	10 m²	4.43 m³	Visitable	4



6 10-2B-F 1 : 100

Apartment Types Schedule_10-2B-F					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-2B-F	78 m²	15 m²	4.01 m³	Visitable	7

- LEGEND**
- F FIXED WINDOW
 - HL HIGH LEVEL WINDOW
 - L HIGH LEVEL WINDOW
 - OP OPAQUE WINDOW
 - S SASH WINDOW
 - FS FIXED SCREEN
 - CIRCULATION ZONE

Project Manager
PDS GROUP

Architect
BATES SMART

Planning Consultant
MECONE

Landscape Architect
ARCADIA

Civil / Structural Engineer
MEINHARDT BONACCI

Services Engineer
IGS SERVICES

Fire Engineer
CORE ENGINEERING

BCA Consultant
BM+G

Client

TOPSPRING

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building 10

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale 1 : 100 @ A1

Drawn MMc Checked HC

Project no. S12199

Status DEVELOPMENT APPLICATION

Plot Date 4/06/2021 12:03:09 PM

BIM

Drawing no. DA.13.122 Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



1 11-2B-A 1 : 100

Apartment Types Schedule_11-2B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-A	78 m²	21 m²	4.00 m³	Visitable	4



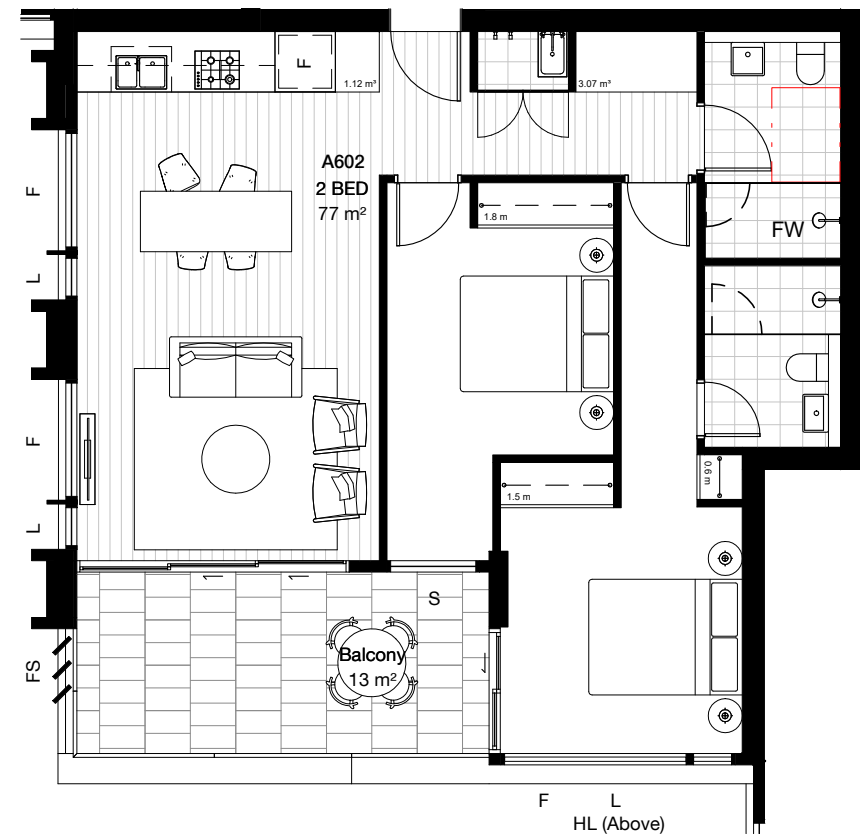
2 11-2B-B 1 : 100

Apartment Types Schedule_11-2B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-B	78 m²	15 m²	5.03 m³	Visitable	6



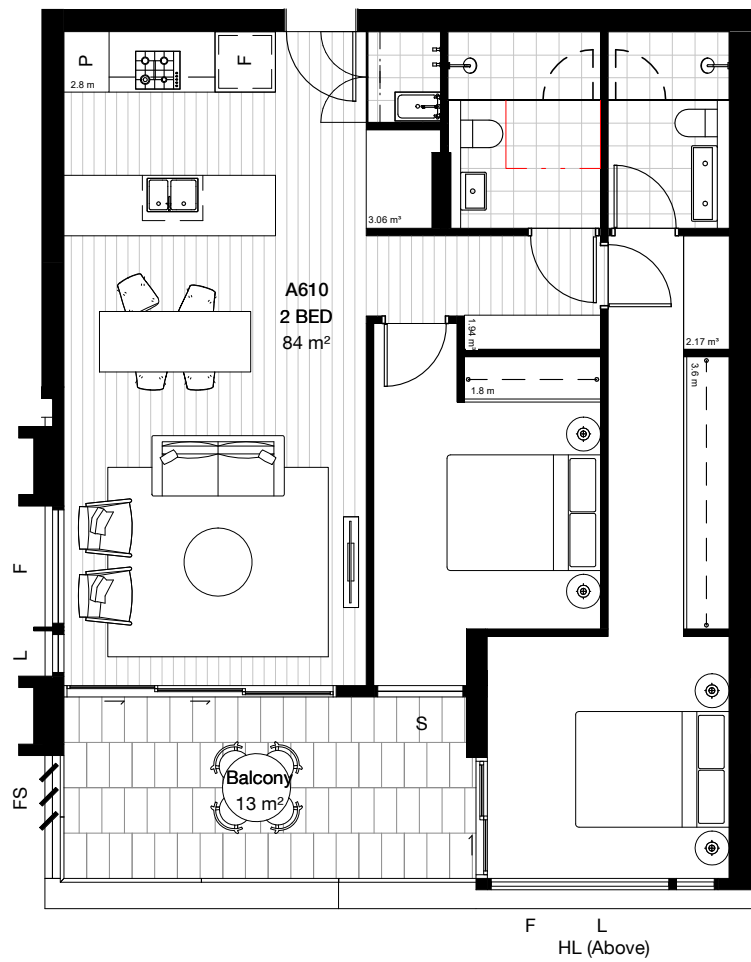
3 11-2B-C 1 : 100

Apartment Types Schedule_11-2B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-C	78 m²	37 m²	4.30 m³	Visitable	4



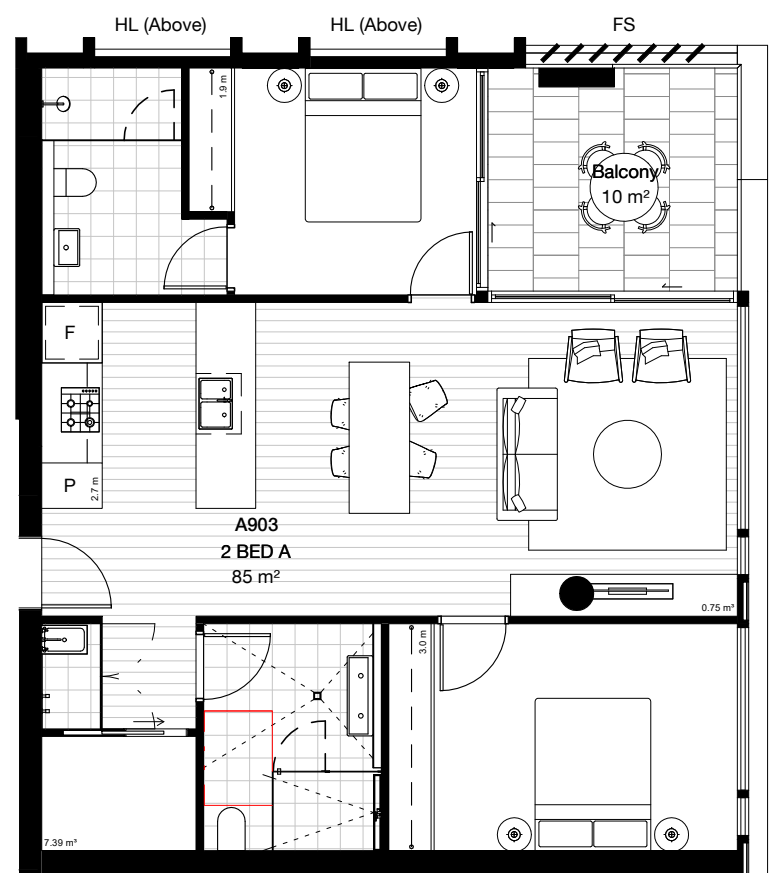
4 11-2B-D 1 : 100

Apartment Types Schedule_11-2B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-D	77 m²	13 m²	4.19 m³	Visitable	5



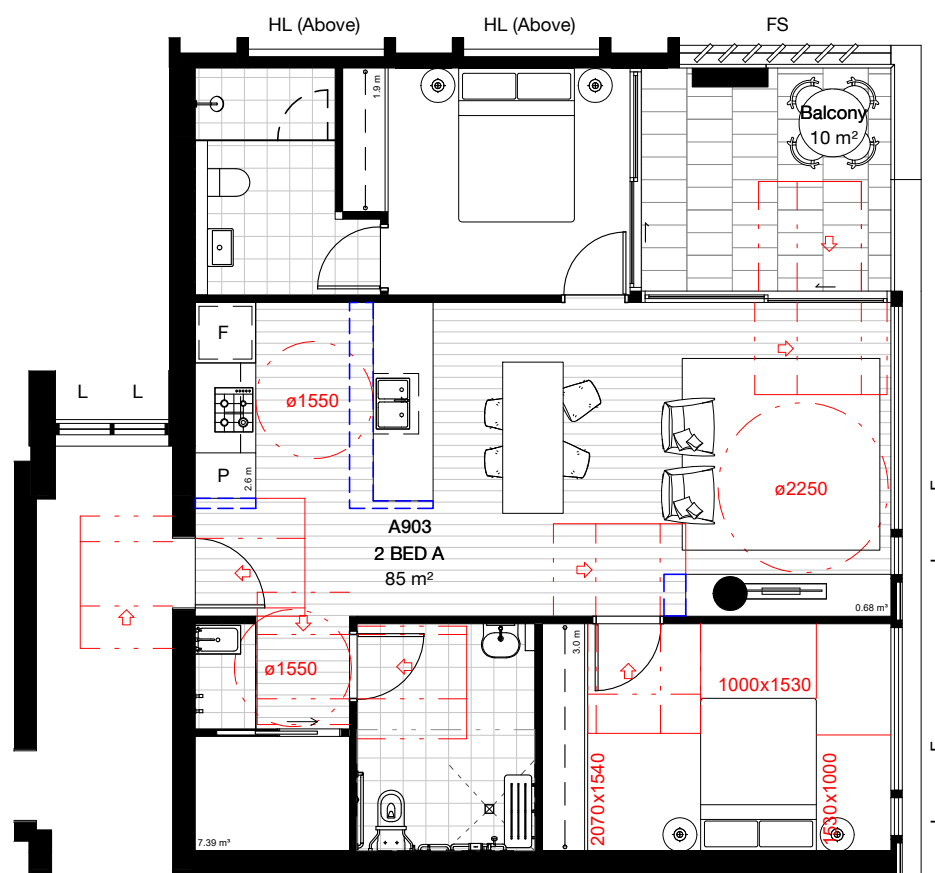
5 11-2B-E 1 : 100

Apartment Types Schedule_11-2B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-E	84 m²	13 m²	7.17 m³	Visitable	7

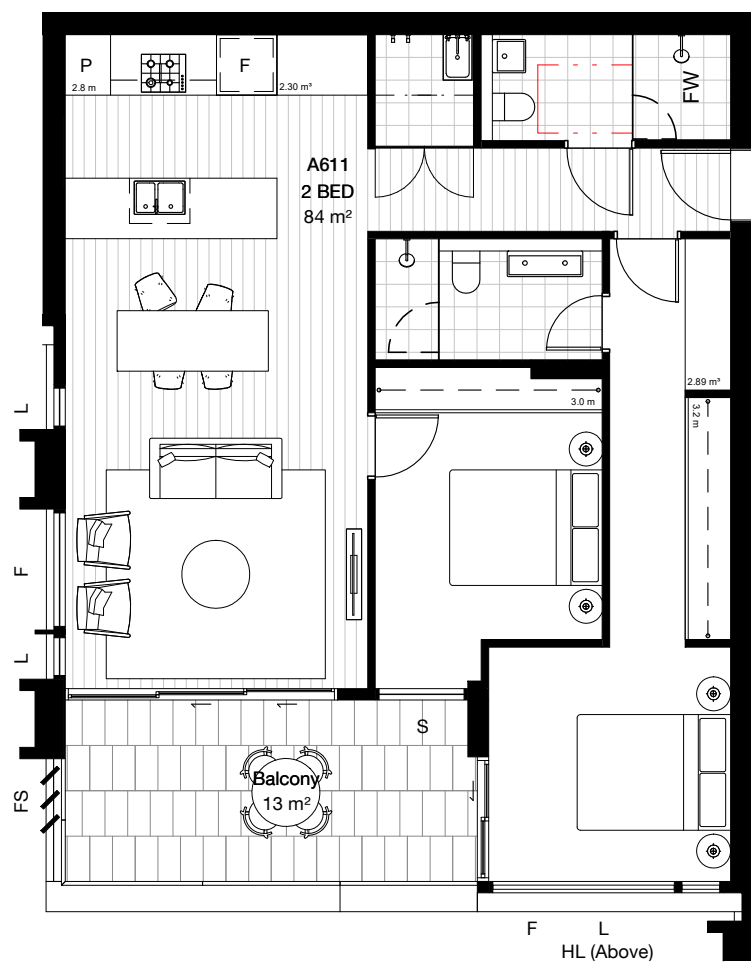


6 11-2B-F PRE ADAPTION 1 : 100

Apartment Types Schedule_11-2B-F					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-F	85 m²	10 m²	8.14 m³	Adaptable	8



7 11-2B-F POST ADAPTION 1 : 100



8 11-2B-G 1 : 100

Apartment Types Schedule_11-2B-G					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-G	84 m²	13 m²	5.19 m³	Visitable	5

LEGEND

F	FIXED WINDOW	CIRCULATION ZONE
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building

11
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

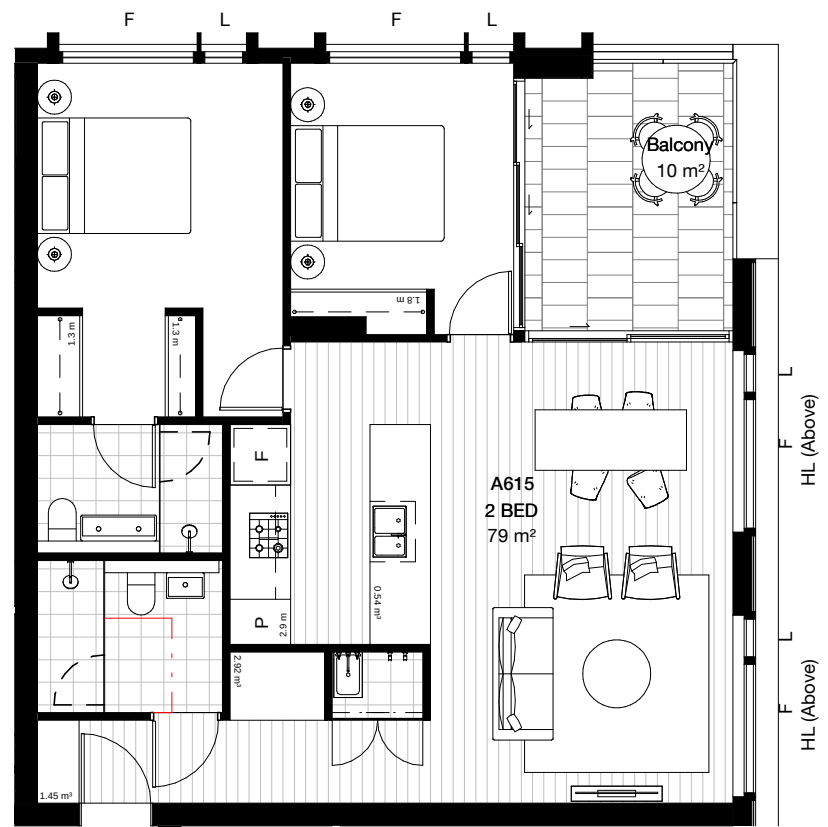
Scale	1 : 100 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 12:04:05 PM	
BIM		

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart





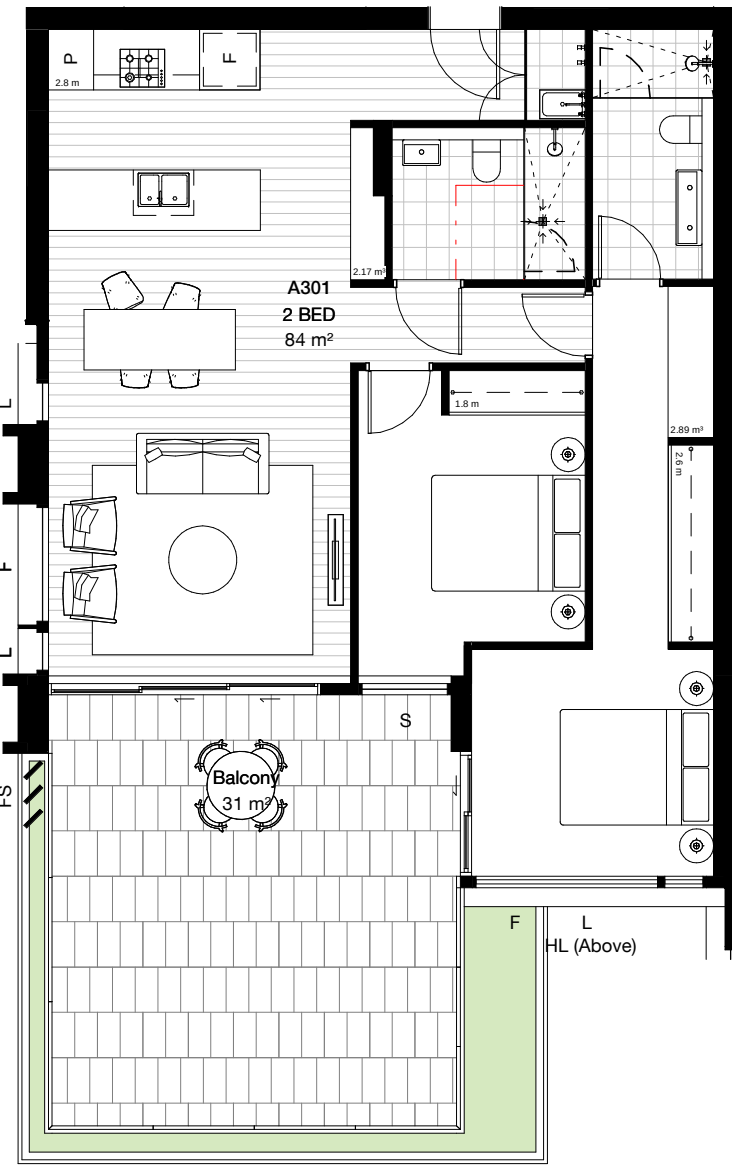
1 11-2B-H 1 : 100

Apartment Types Schedule_11-2B-H					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-H	79 m ²	10 m ²	4.37 m ³	Visitable	6



2 11-2B-I 1 : 100

Apartment Types Schedule_11-2B-I					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-I	86 m ²	29 m ²	5.31 m ³	Visitable	2



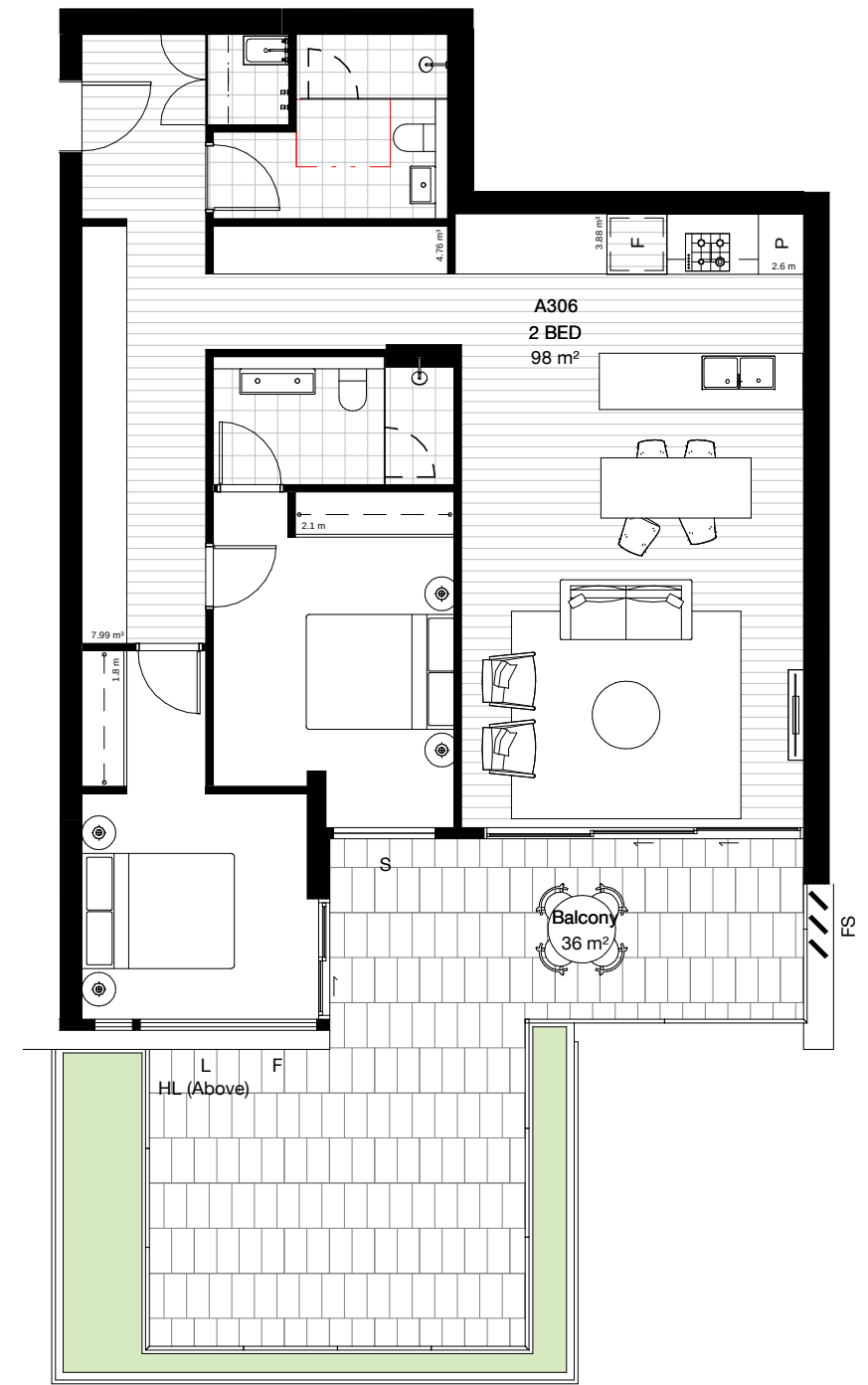
3 11-2B-J 1 : 100

Apartment Types Schedule_11-2B-J					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-J	84 m ²	31 m ²	5.06 m ³	Visitable	5



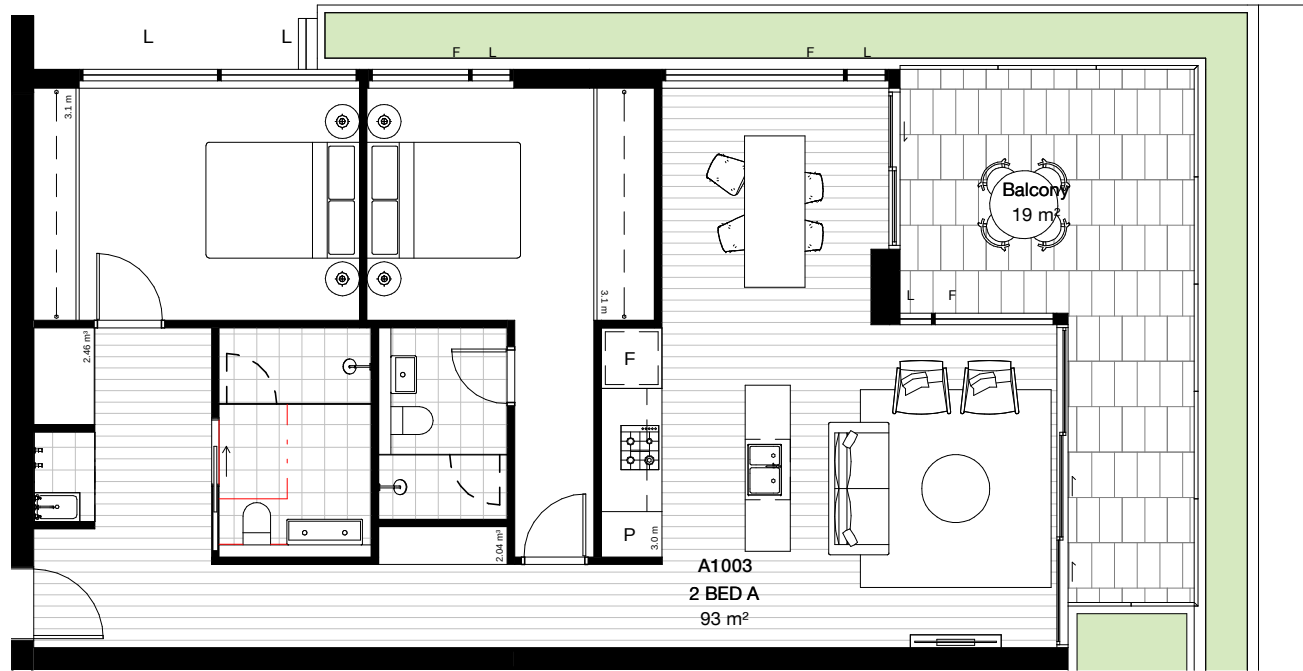
4 11-2B-K 1 : 100

Apartment Types Schedule_11-2B-K					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-K	90 m ²	11 m ²	8.56 m ³	Visitable	3



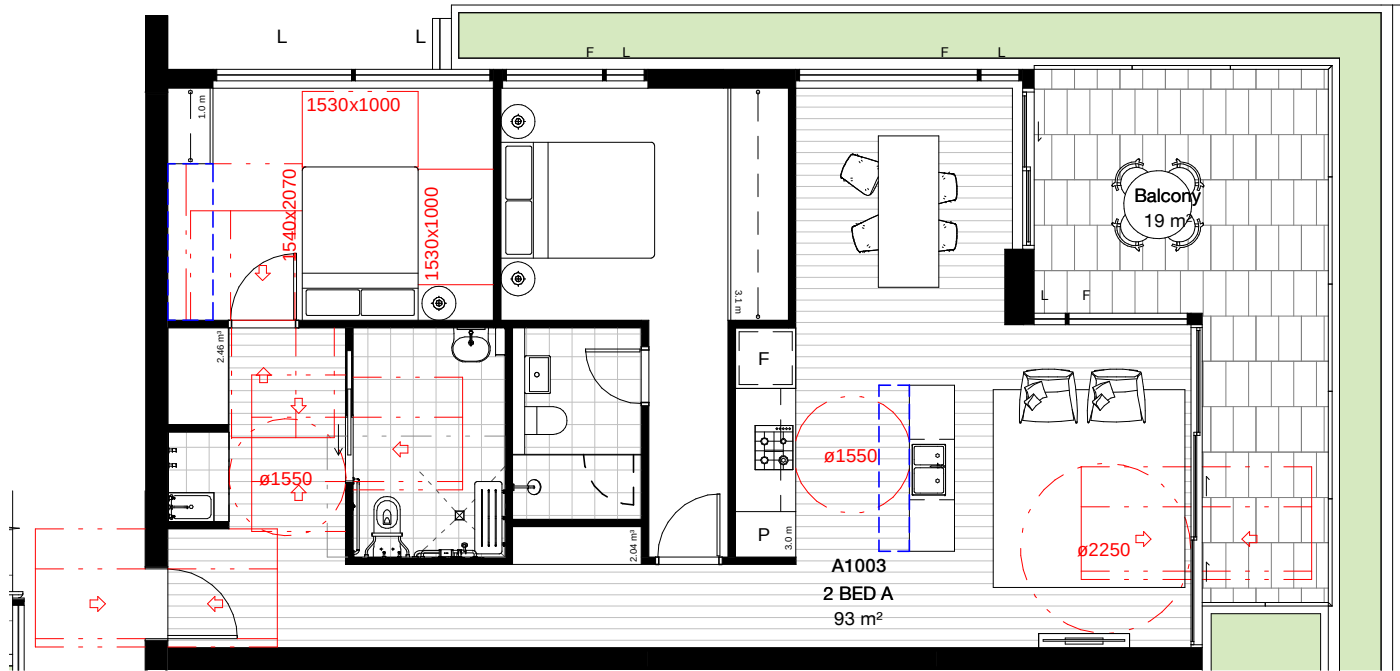
5 11-2B-L 1 : 100

Apartment Types Schedule_11-2B-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-L	98 m ²	36 m ²	16.63 m ³	Visitable	1

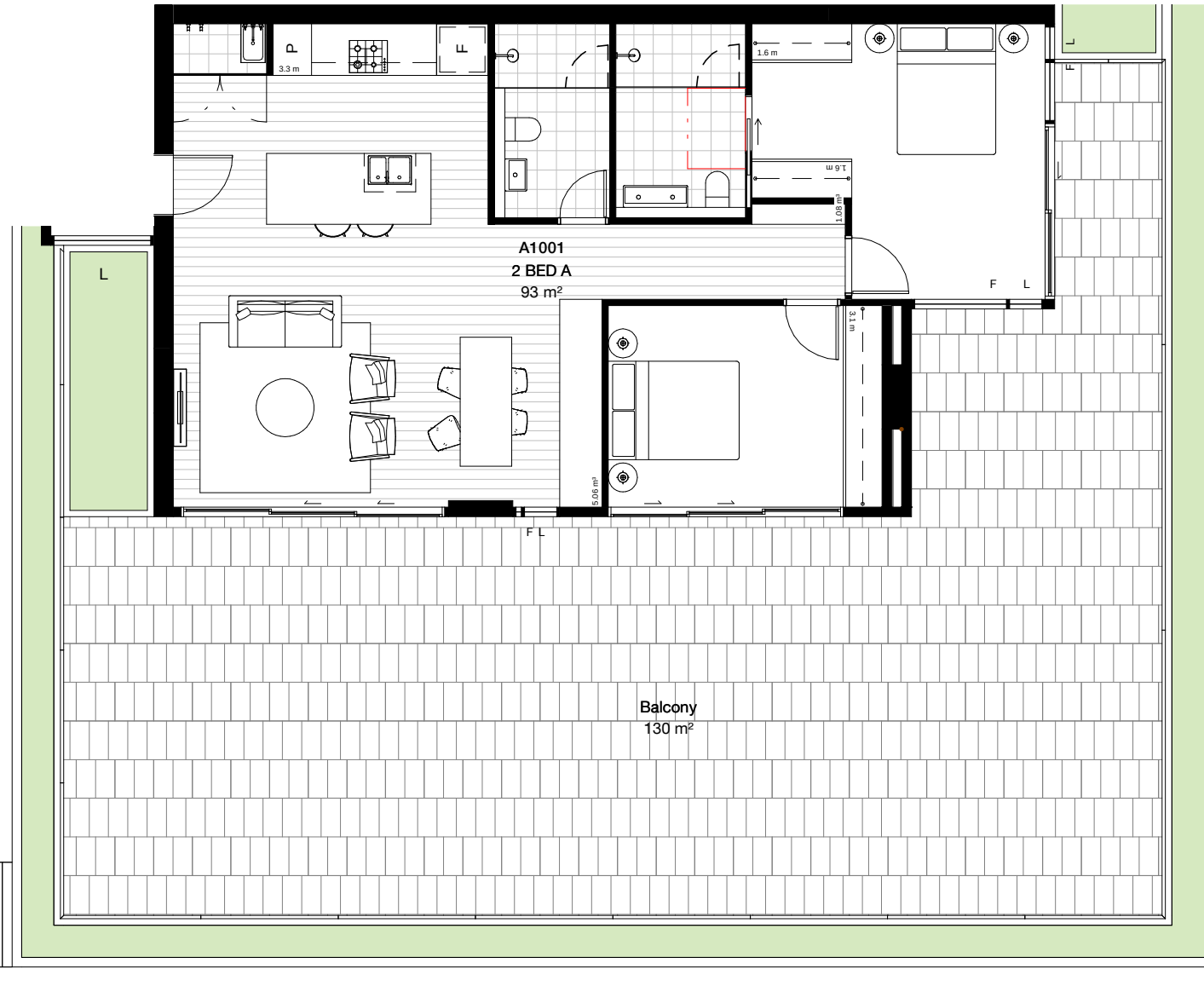


6 11-2B-M PRE ADAPTION 1 : 100

Apartment Types Schedule_11-2B-M					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-M	93 m ²	19 m ²	4.50 m ³	Adaptable	1

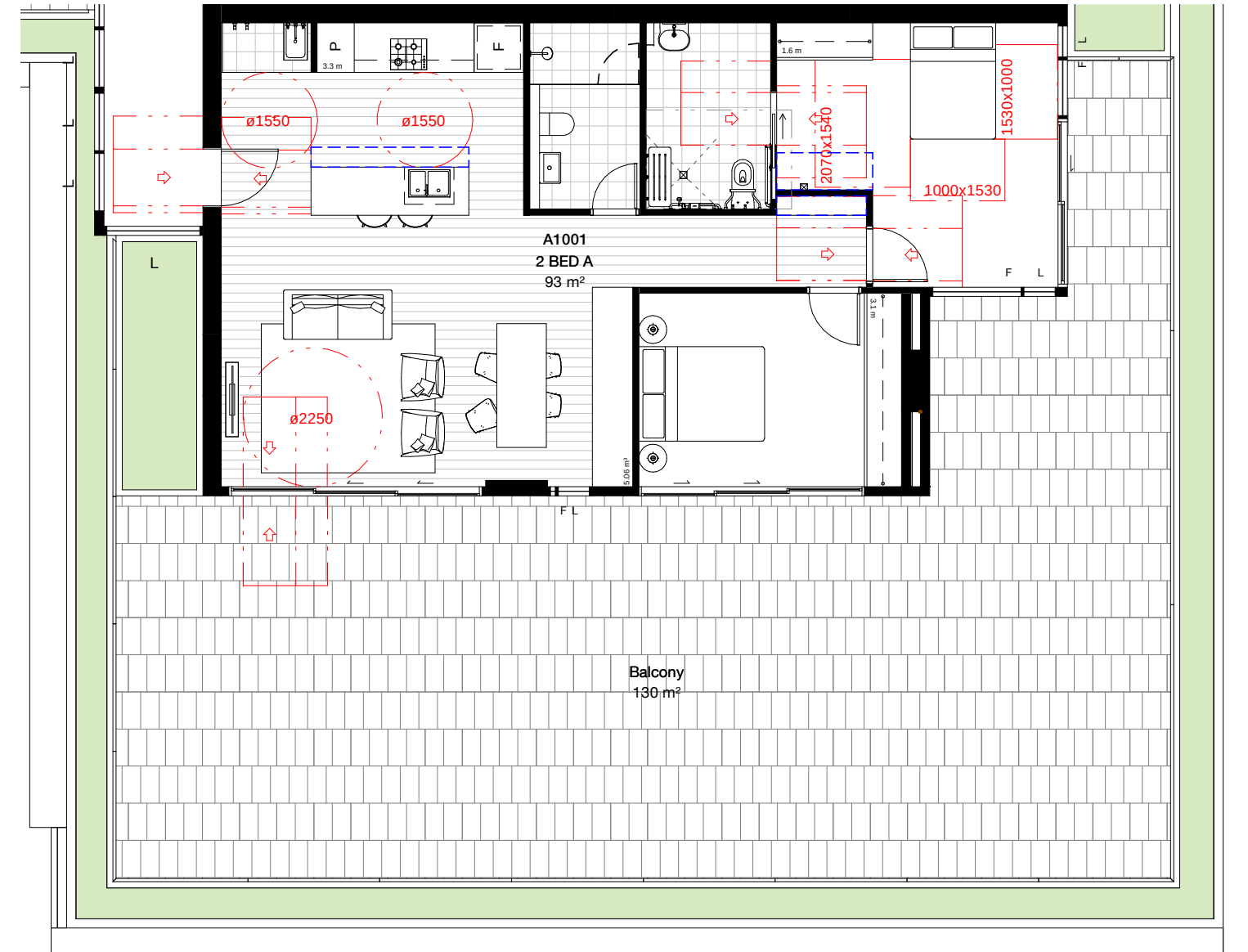


7 11-2B-M POST ADAPTION 1 : 100



8 11-2B-N PRE ADAPTION 1 : 100

Apartment Types Schedule_11-2B-N					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-2B-N	93 m ²	130 m ²	6.14 m ³	Adaptable	1



9 11-2B-N POST ADAPTION 1 : 100

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



B	07.12.21	Amendments to Development Application	MMc	TI
A	01.08.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building 11 Sheet 2

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

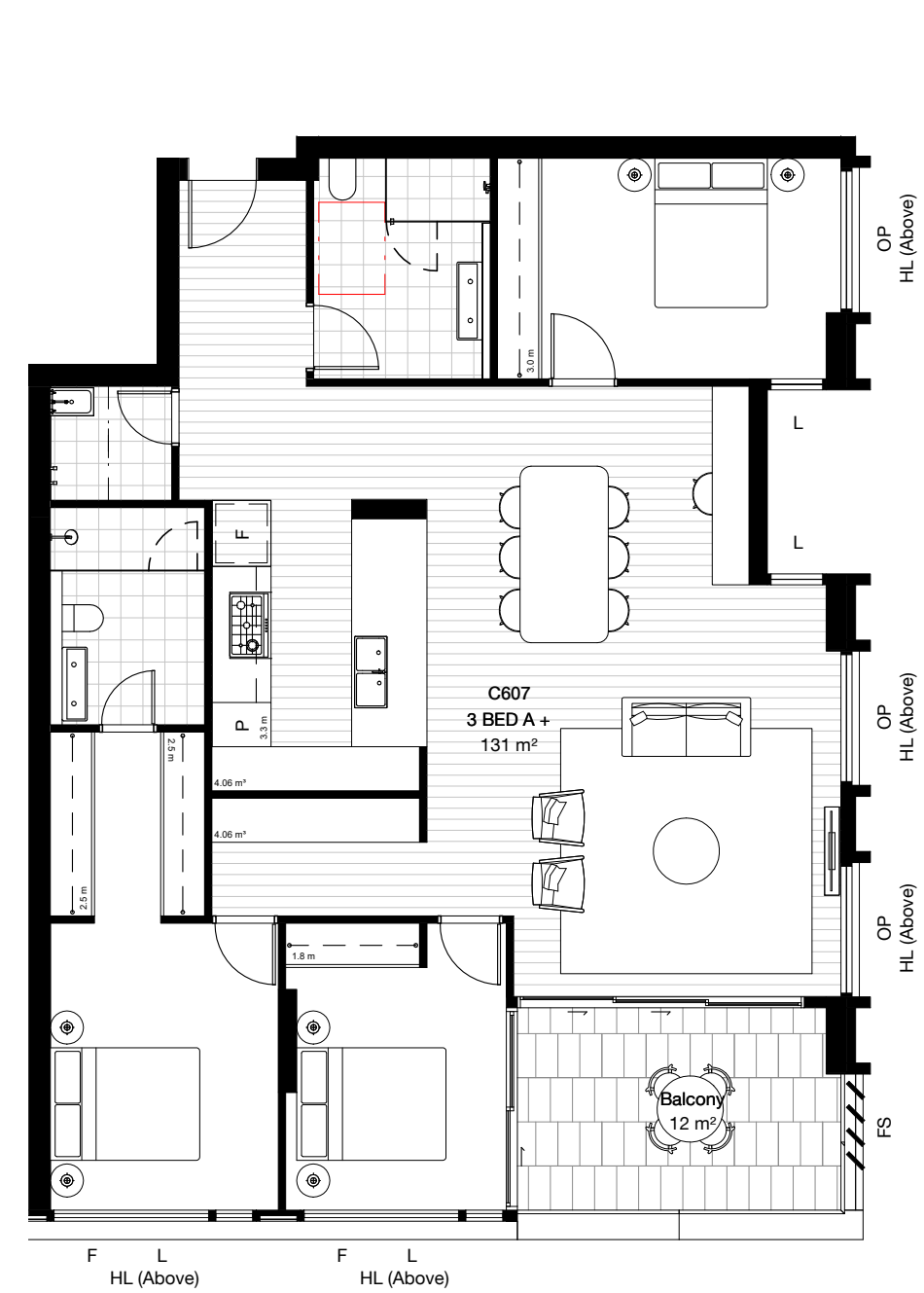
Scale	1 : 100 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:37:04 PM		
BIM			

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

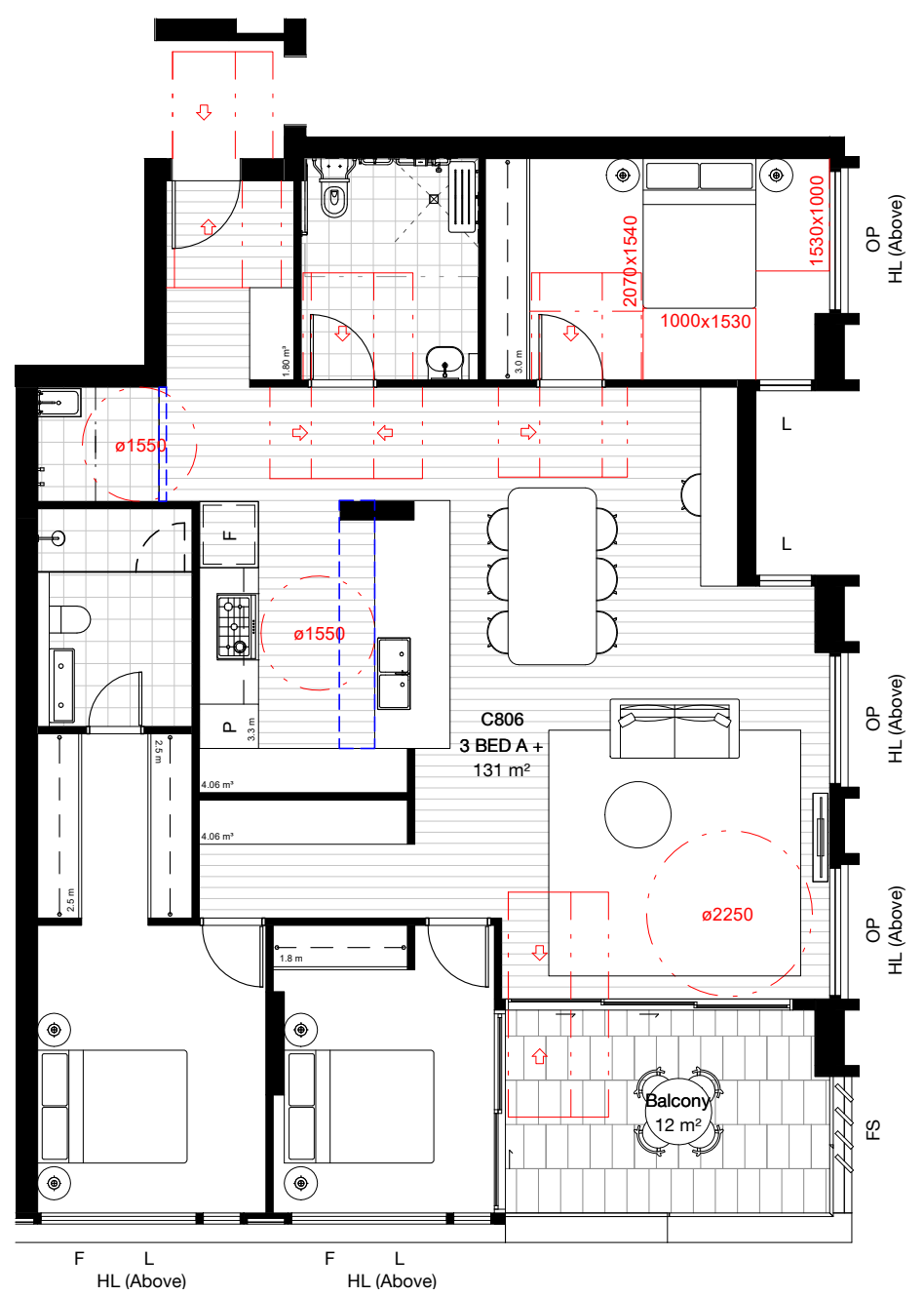
Bates Smart



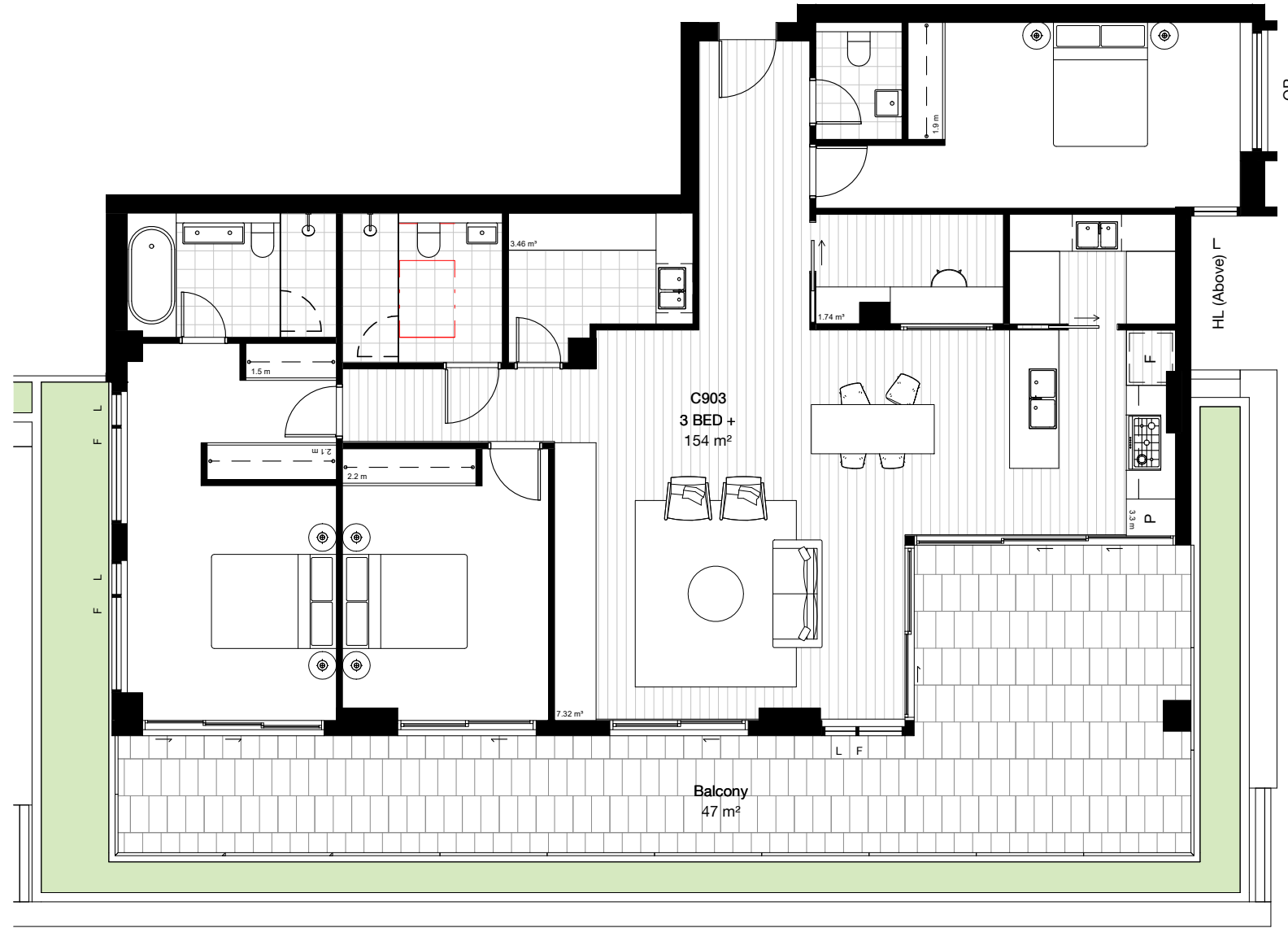


1 9-3B-A PRE ADAPTION
1 : 100

Apartment Types Schedule_9-3B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3B-A	131 m²	12 m²	8.12 m³	Adaptable	4



2 9-3B-A POST ADAPTION
1 : 100



3 9-3B-B
1 : 100

Apartment Types Schedule_9-3B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3B-B	154 m²	47 m²	12.52 m³	Visitable	2



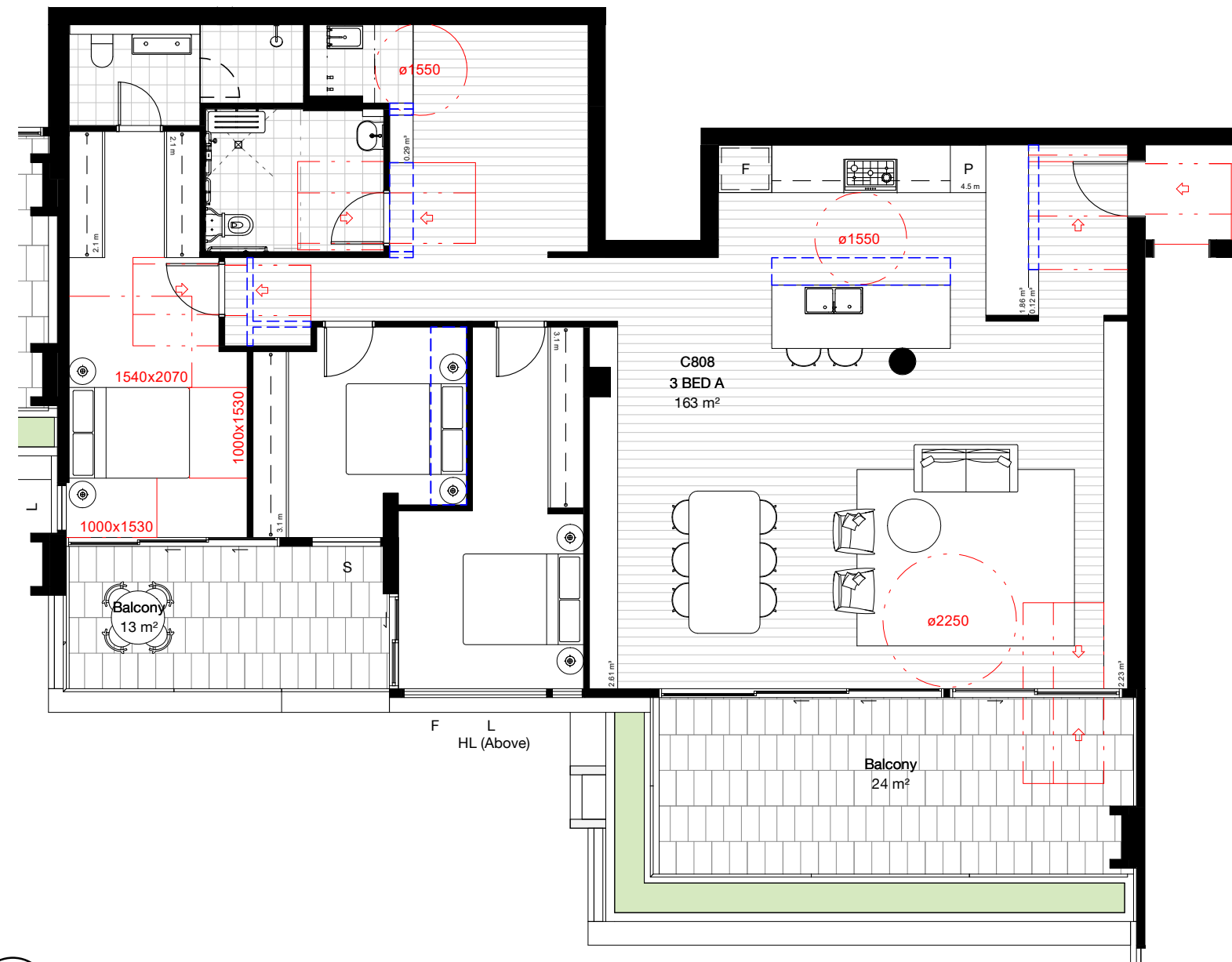
4 9-3B-C
1 : 100

Apartment Types Schedule_9-3B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3B-C	113 m²	46 m²	10.40 m³	Visitable	1

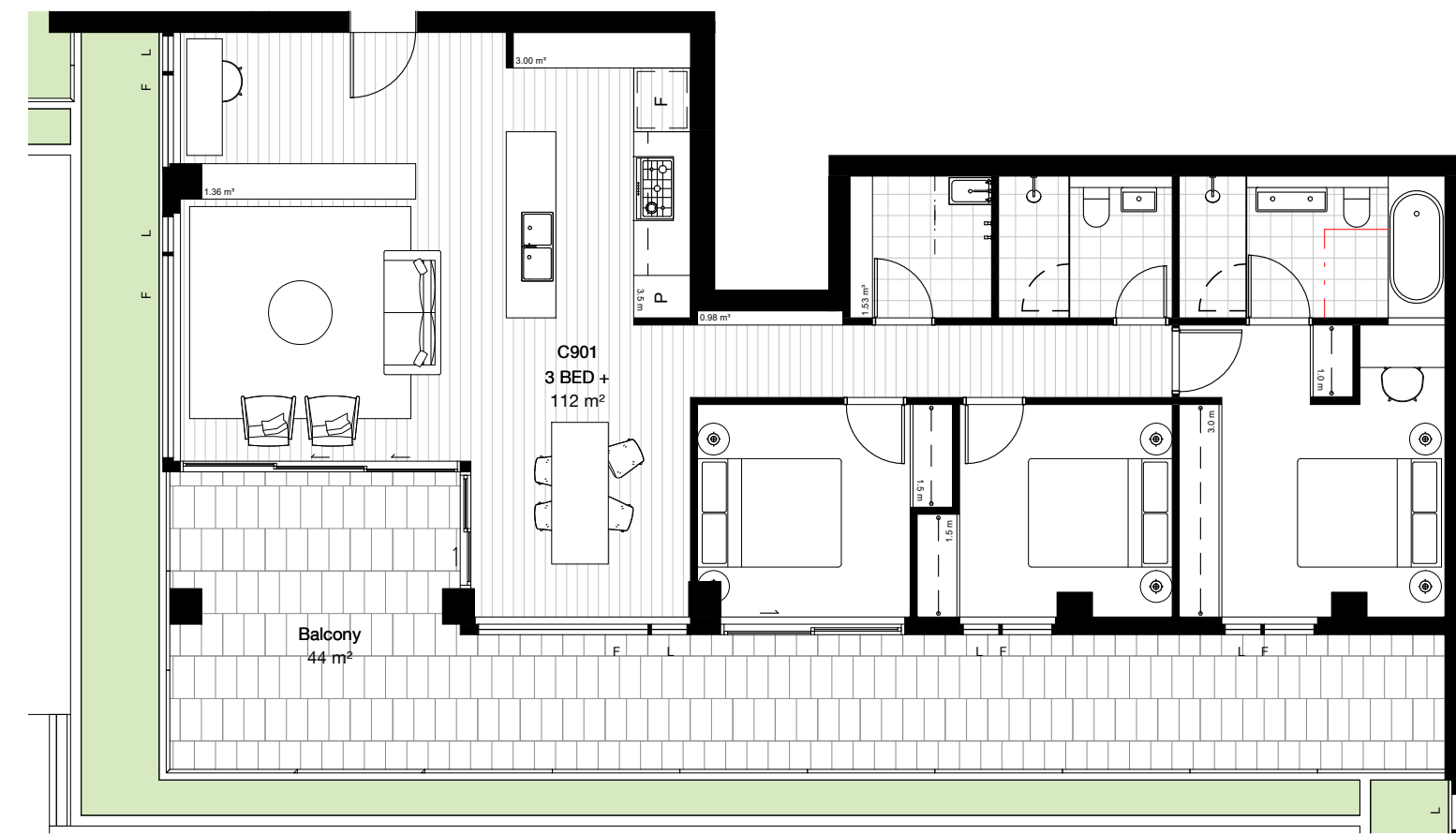


5 9-3B-D PRE ADAPTED
1 : 100

Apartment Types Schedule_9-3B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3B-D	163 m²	37 m²	21.32 m³	Adaptable	1



6 9-3B-D POST ADAPTED
1 : 100



7 9-3B-E
1 : 100

Apartment Types Schedule_9-2B-J					
Type	Internal Area	Balcony Area	Storage Volume	Accessibility	Count
9-2B-J	113 m²	44 m²	6.87 m³	Visitable	1

- LEGEND**
- F FIXED WINDOW
HL HIGH LEVEL WINDOW
L HIGH LEVEL WINDOW
OP OPAQUE WINDOW
S SASH WINDOW
FS FIXED SCREEN
- CIRCULATION ZONE

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked



Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
3 Bed Apartment Plans - Building 9

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 12:05:38 PM	
BIM		
Drawing no.	DA.13.130	Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

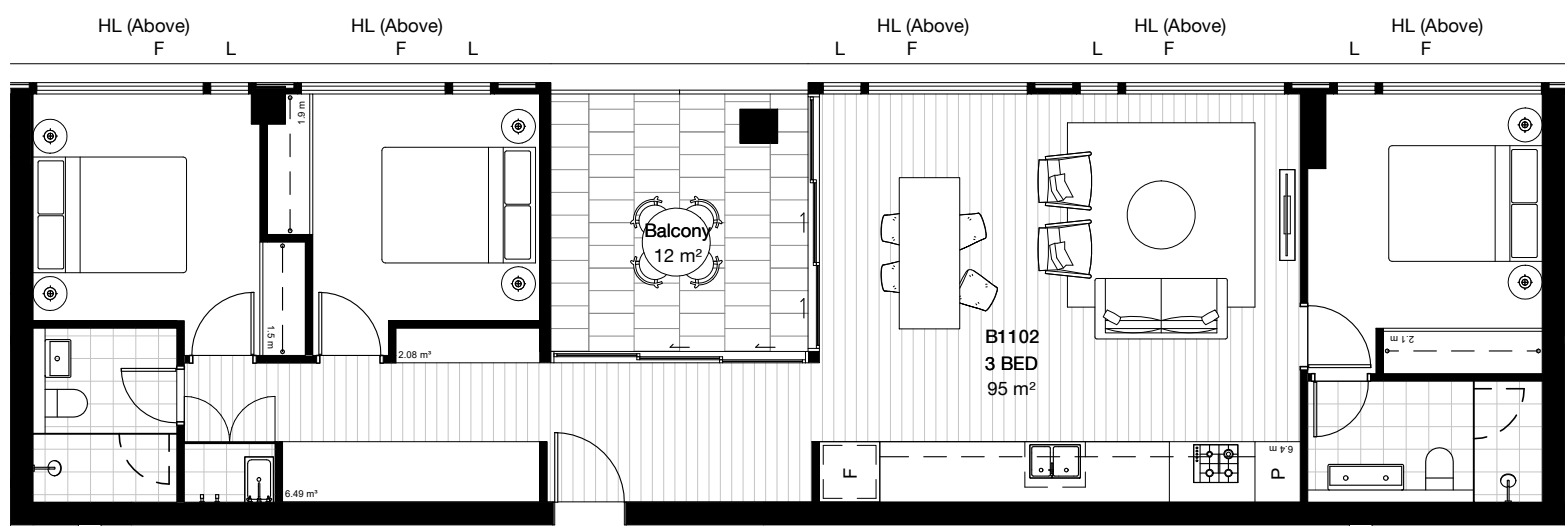
Bates Smart





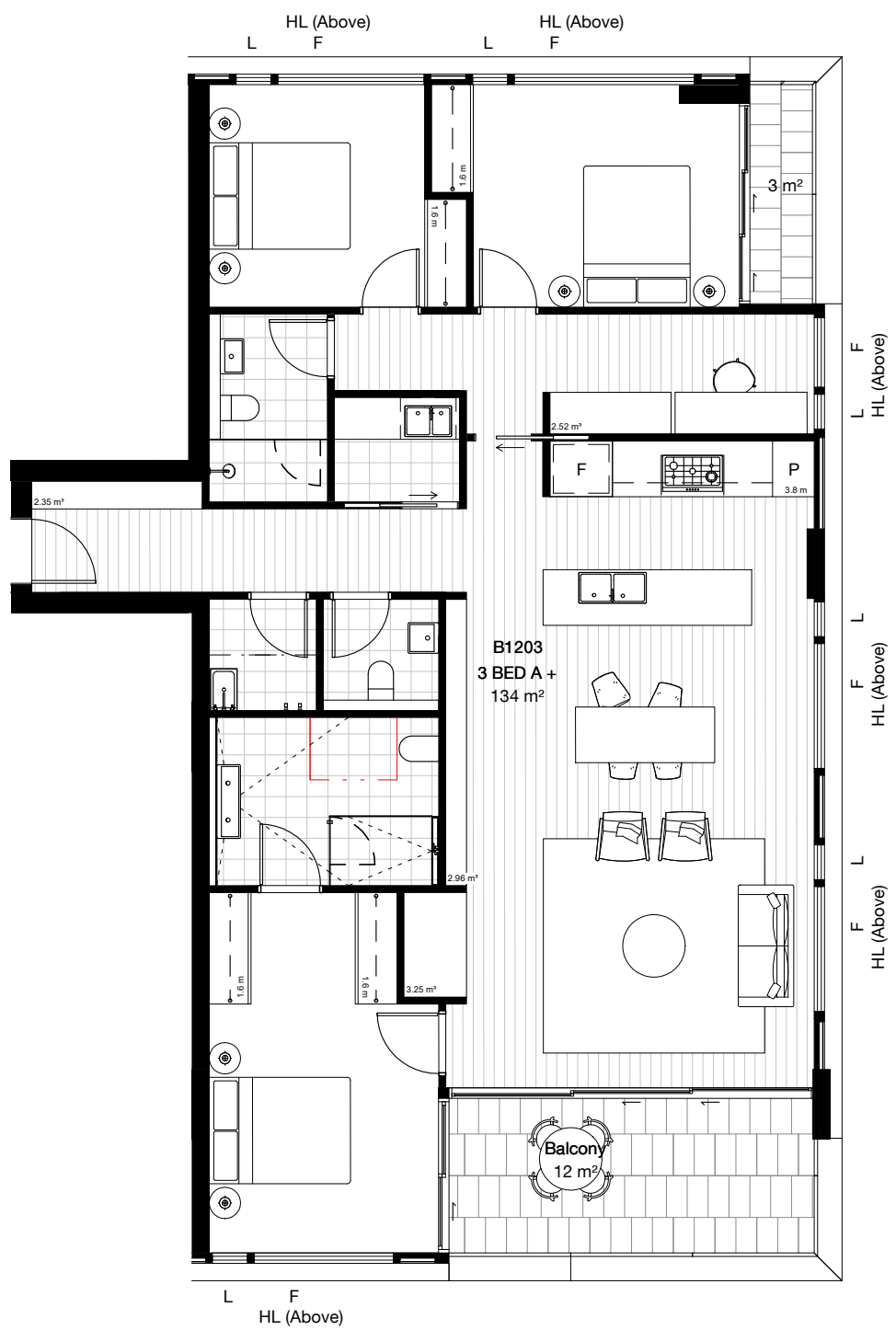
1 10-3B-A 1 : 100

Apartment Types Schedule_10-3B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-3B-A	104 m ²	11 m ²	9.39 m ³	Visitable	1



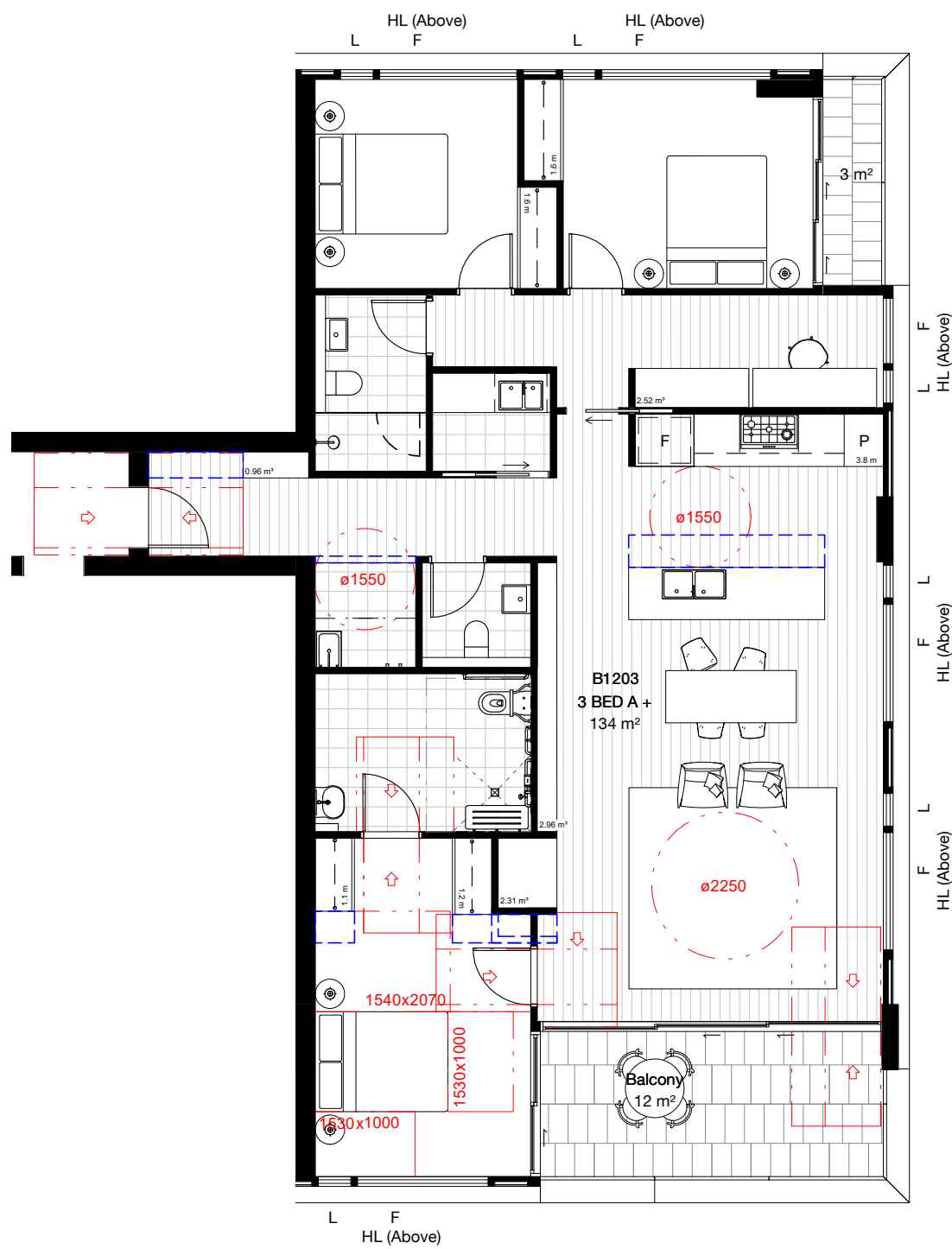
4 10-3B-B 1 : 100

Apartment Types Schedule_10-3B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-3B-B	95 m ²	12 m ²	8.57 m ³	N/A	3

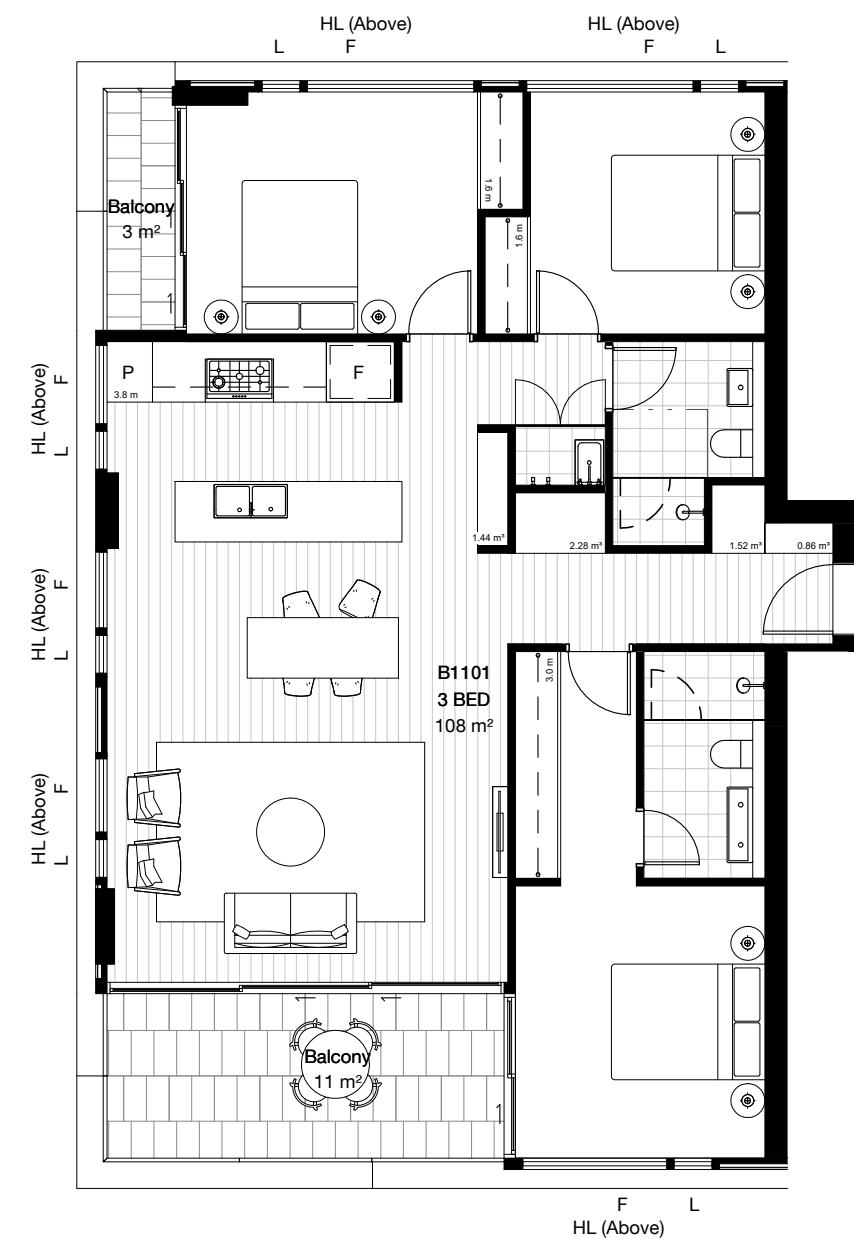


3 10-3B-C PRE ADAPTION 1 : 100

Apartment Types Schedule_10-3B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-3B-C	134 m ²	12 m ²	11.08 m ³	Adaptable	3



6 10-3B-C POST ADAPTION 1 : 100



5 10-3B-D 1 : 100

Apartment Types Schedule_10-3B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
10-3B-D	108 m ²	11 m ²	6.10 m ³	N/A	3

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 3 Bed Apartment Plans - Building 10

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

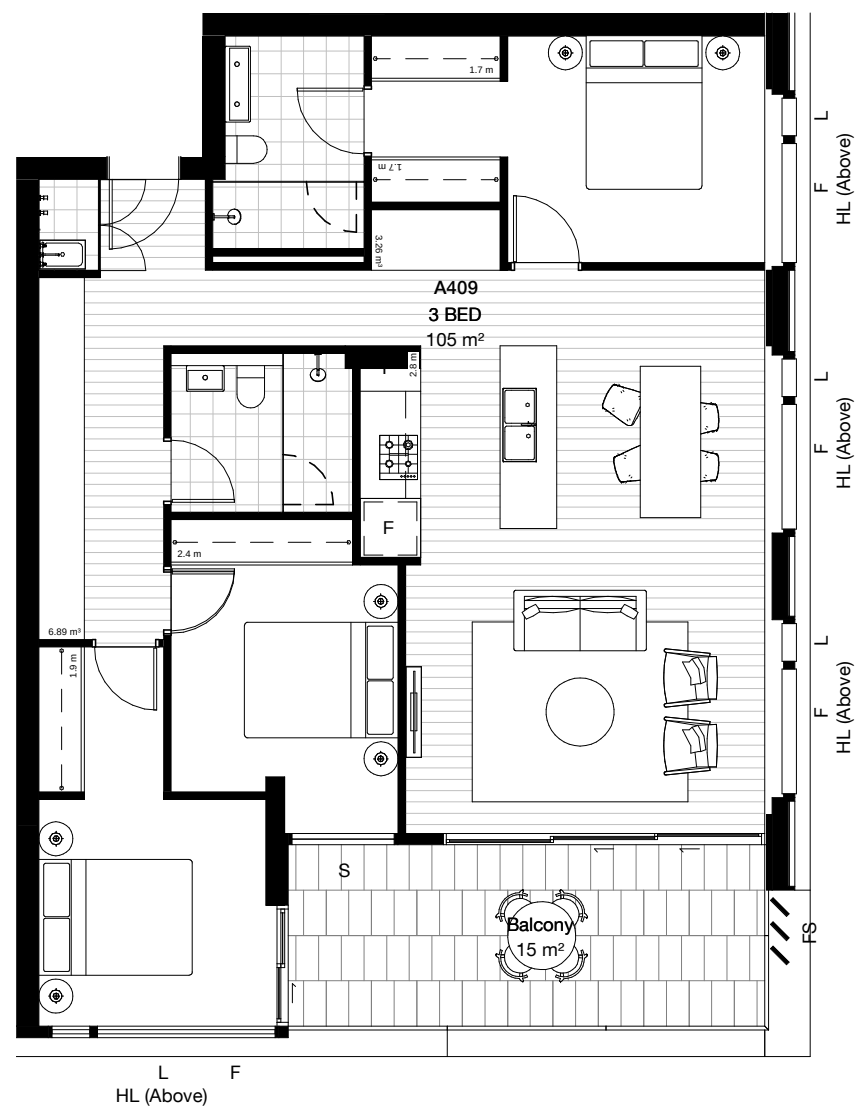
Scale	1 : 100 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 12:06:18 PM		
BIM			
Drawing no.	DA.13.131		Revision
	A		

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

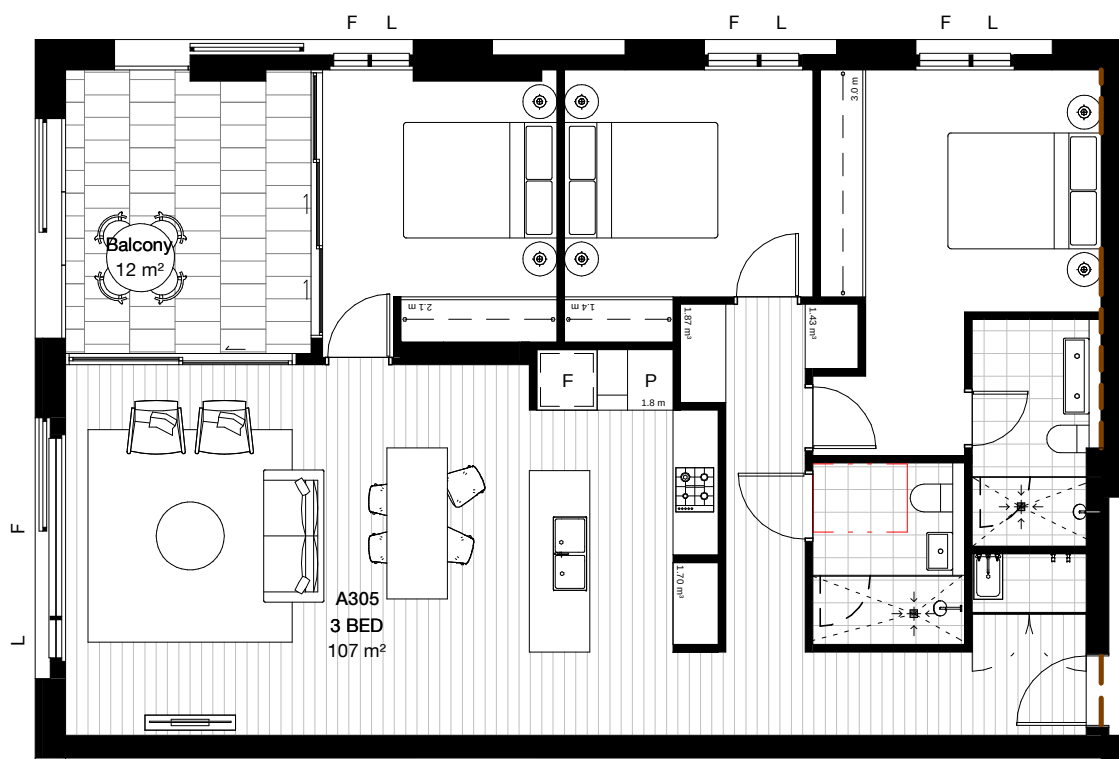




1 11-3B-A 1 : 100



2 11-3B-B 1 : 100



3 11-3B-C 1 : 100



4 11-3B-D 1 : 100

Apartment Types Schedule_11-3B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3B-A	105 m²	15 m²	10.15 m³	N/A	6

Apartment Types Schedule_11-3B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3B-B	118 m²	13 m²	9.68 m³	Visible	2

Apartment Types Schedule_11-3B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3B-C	107 m²	12 m²	5.00 m³	Visible	3

Apartment Types Schedule_11-3B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3B-D	118 m²	14 m²	5.71 m³	Visible	1

APARTMENT TYPE DELETED

APARTMENT TYPE DELETED

APARTMENT TYPE DELETED

APARTMENT TYPE DELETED

5 11-3B-E PRE ADAPTION 1 : 100

6 11-3B-E POST ADAPTION 1 : 100

7 11-3B-F PRE ADAPTION 1 : 100

8 11-3B-F POST ADAPTION 1 : 100

LEGEND	
F	FIXED WINDOW
HL	HIGH LEVEL WINDOW
L	HIGH LEVEL WINDOW
OP	OPAQUE WINDOW
S	SASH WINDOW
FS	FIXED SCREEN

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

- / Walls and joinery removed as noted to allow for circulation zones
- / Doors to laundry removed as noted to allow for circulation zones
- / Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
- / Conventional toilet replaced with accessible fixture.
- / Removal of non-accessible fixtures and fittings
- / Accessible basin and basin mixer connected to plumbing and waste points provided.
- / Accessible shower fittings connected to plumbing and waste points provided.
- / Grab rails installed into walls with bracing already provided.

Revision	Date	Description	Initial	Checked
A	01/08/21	Development Application	MMc	HS

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
3 Bed Apartment Plans - Building

11
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:37:36 PM	
BIM		

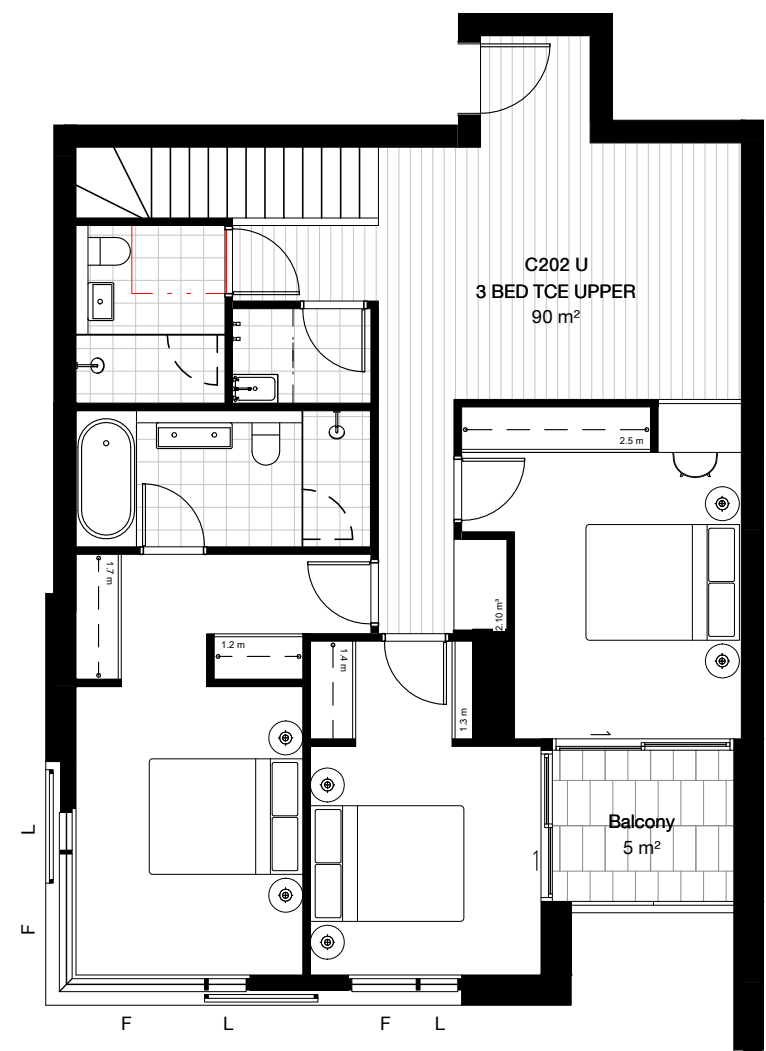
Drawing no.	DA.13.132	Revision	B
-------------	-----------	----------	---

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

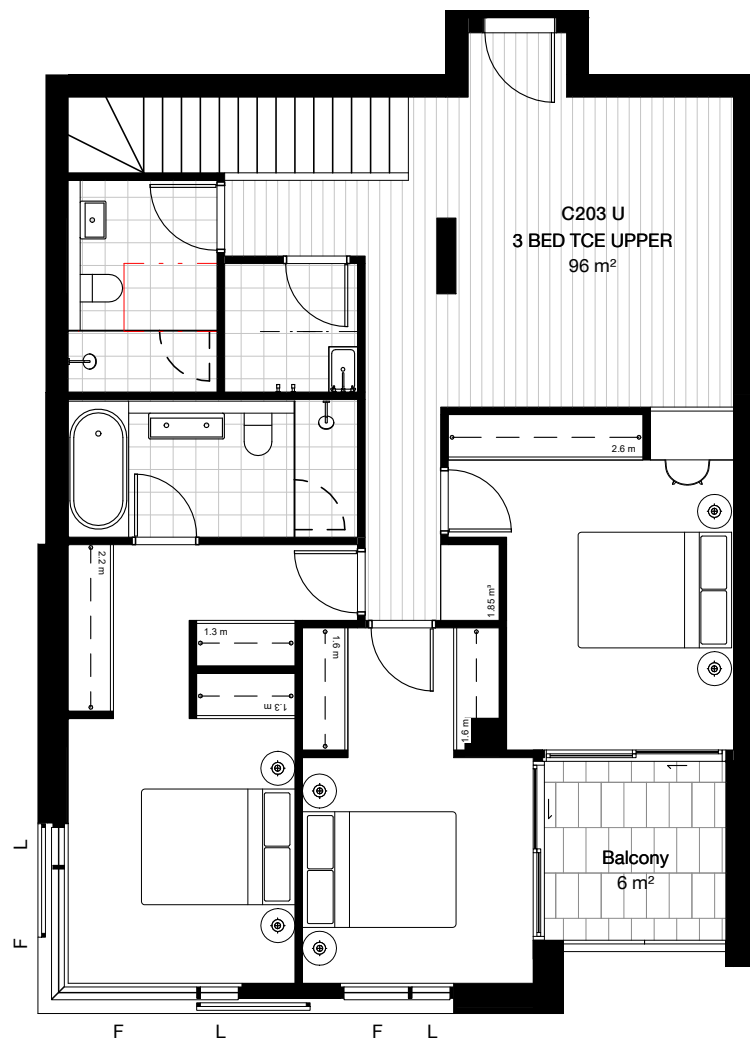
Bates Smart





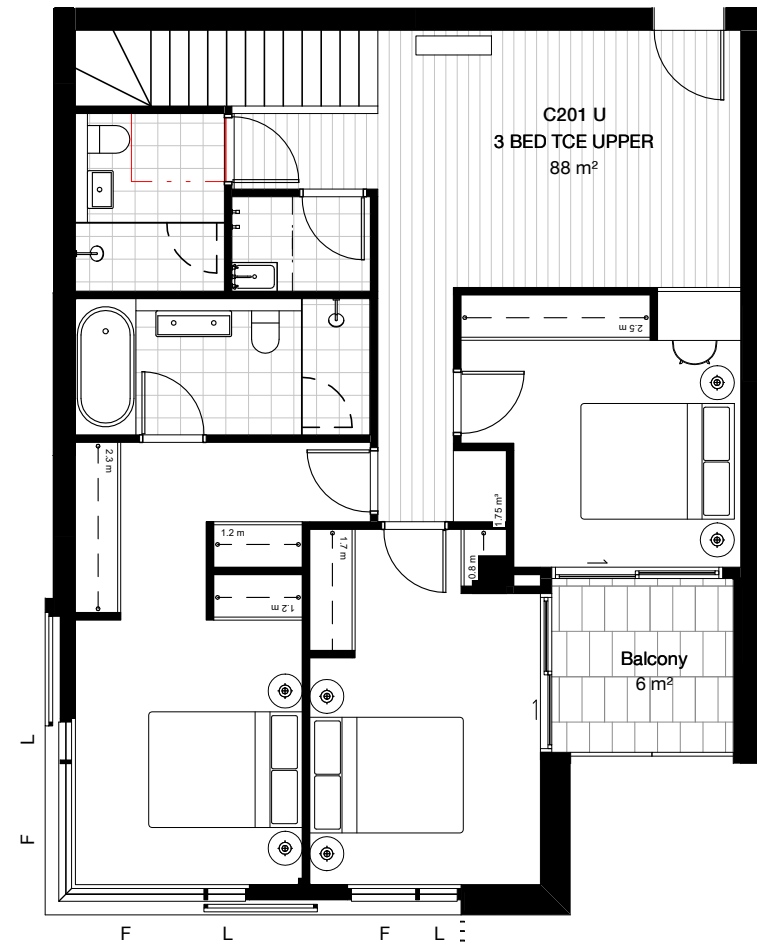
1 9-3BT-A UPPER 1 : 100

Apartment Types Schedule_9-3BT-A-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-A-U	90 m²	5 m²	2.10 m³	Visible	1



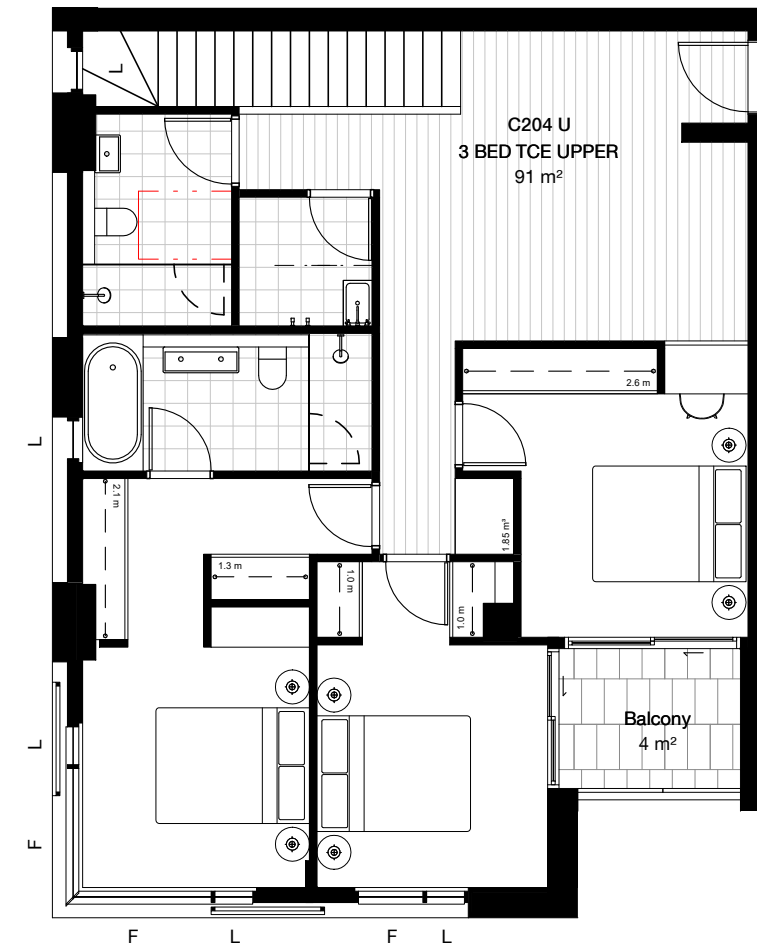
2 9-3BT-B UPPER 1 : 100

Apartment Types Schedule_9-3BT-B-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-B-U	96 m²	6 m²	1.85 m³	Visible	1



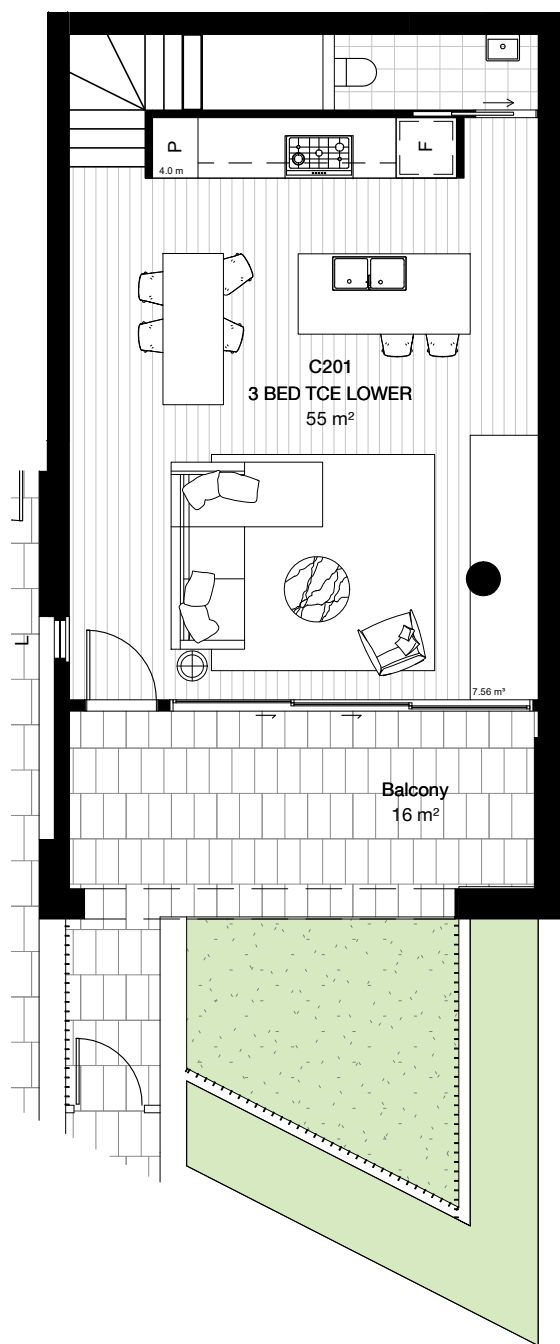
3 9-3BT-C UPPER 1 : 100

Apartment Types Schedule_9-3BT-C-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-C-U	88 m²	6 m²	1.75 m³	Visible	1



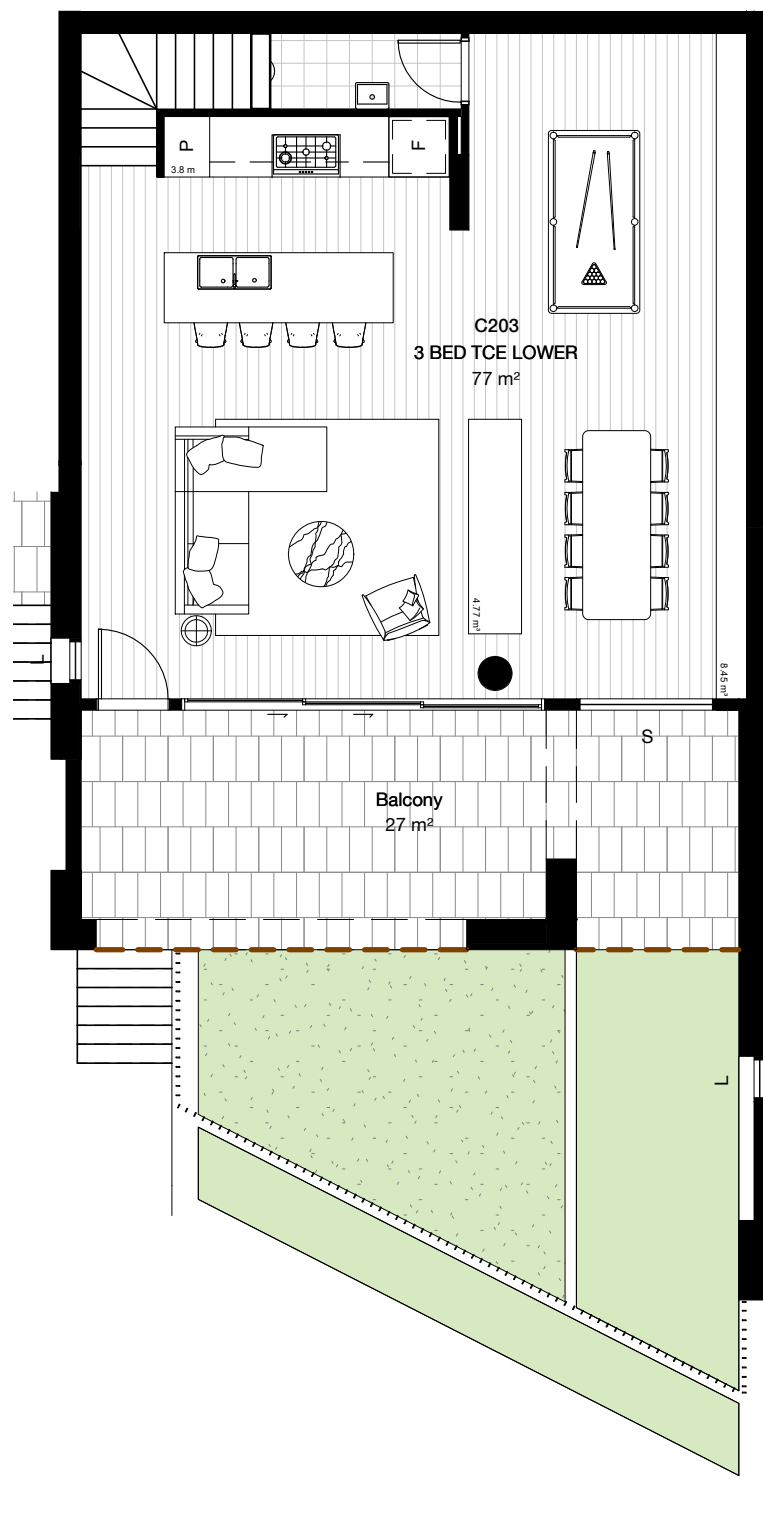
4 9-3BT-D UPPER 1 : 100

Apartment Types Schedule_9-3BT-D-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-D-U	91 m²	4 m²	1.85 m³	Visible	1



5 9-3BT-A LOWER 1 : 100

Apartment Types Schedule_9-3BT-A-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-A-L	55 m²	16 m²	7.56 m³	N/A	3



6 9-3BT-B LOWER 1 : 100

Apartment Types Schedule_9-3BT-B-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
9-3BT-B-L	77 m²	27 m²	13.22 m³	N/A	1

- LEGEND**
- F FIXED WINDOW
 - HL HIGH LEVEL WINDOW
 - L HIGH LEVEL WINDOW
 - OP OPAQUE WINDOW
 - S SASH WINDOW
 - FS FIXED SCREEN
 - CIRCULATION ZONE

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans Terrace Plans - Building 9

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

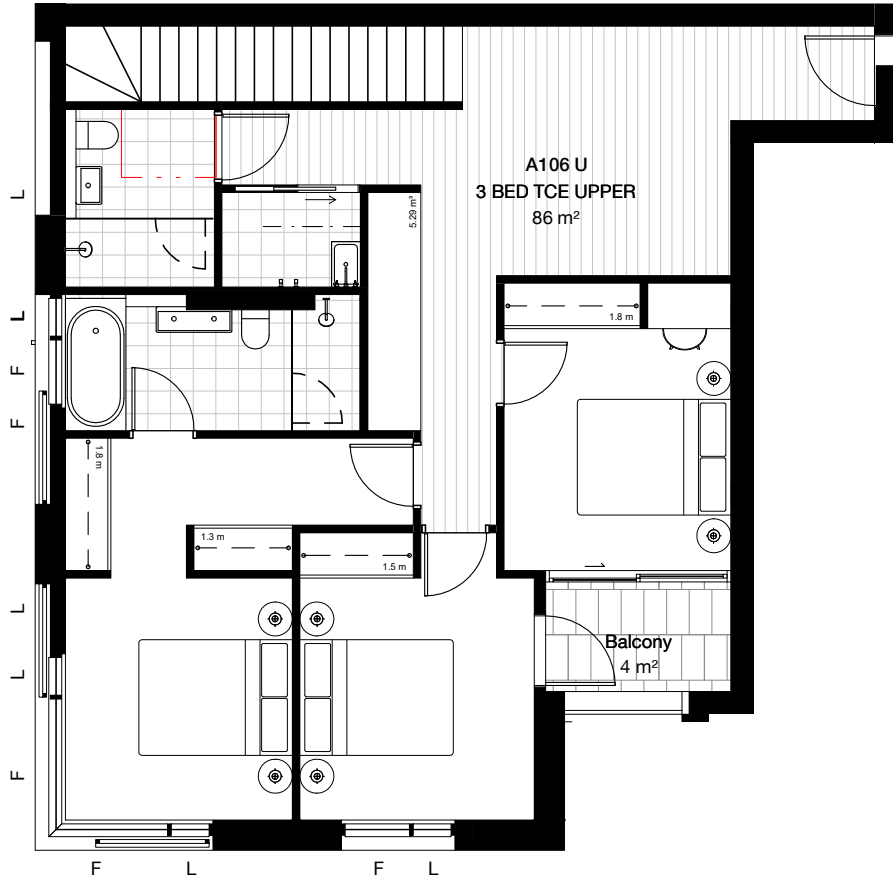
Scale	1 : 100 @ A1
Drawn	MMc
Checked	HC
Project no.	S12199
Status	DEVELOPMENT APPLICATION
Plot Date	4/06/2021 12:07:59 PM
BIM	
Drawing no.	Revision
DA.13.150	A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

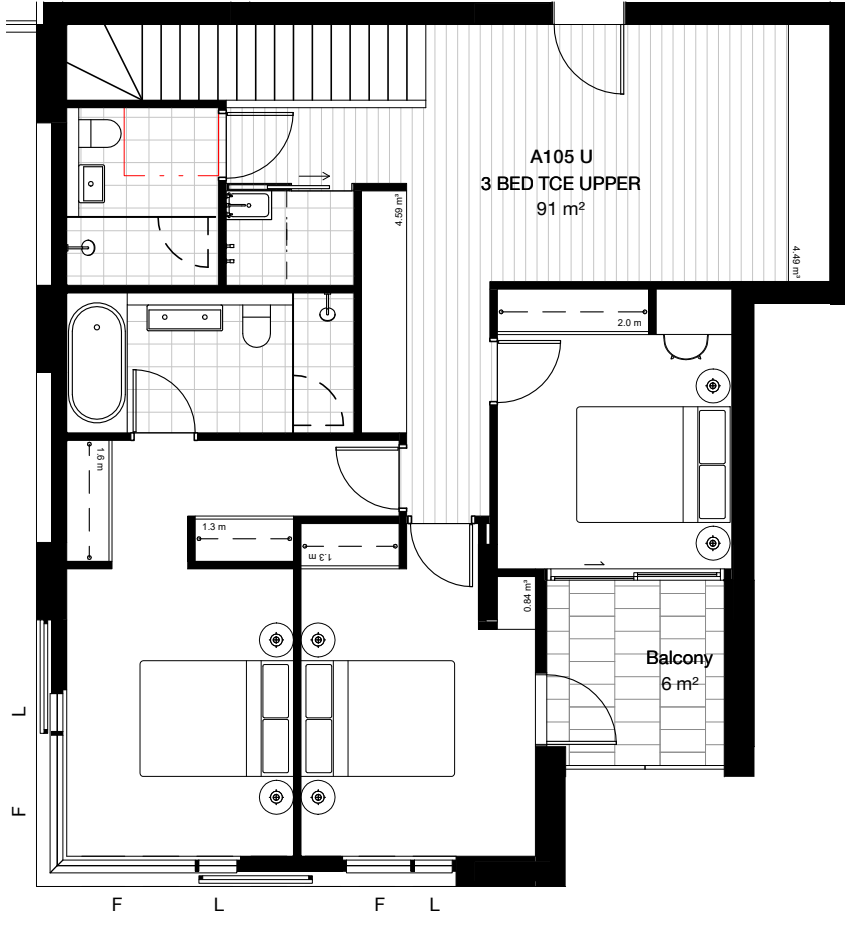
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART



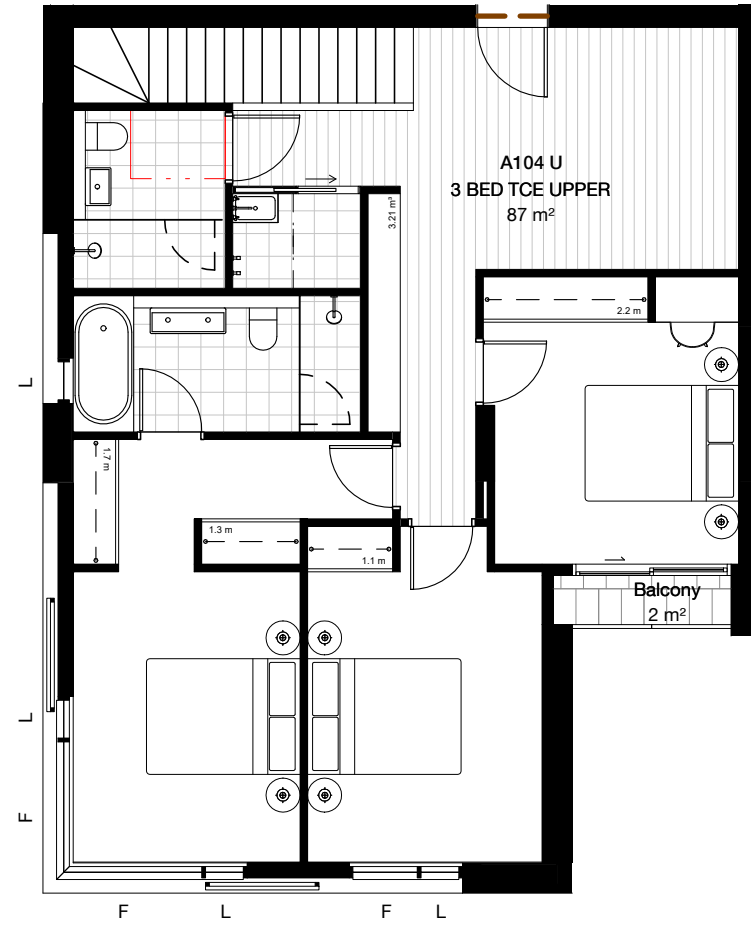
1 11-3BT-A UPPER
1 : 100

Apartment Types Schedule_11-3BT-A-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-A-U	86 m ²	4 m ²	5.29 m ³	Visitable	1



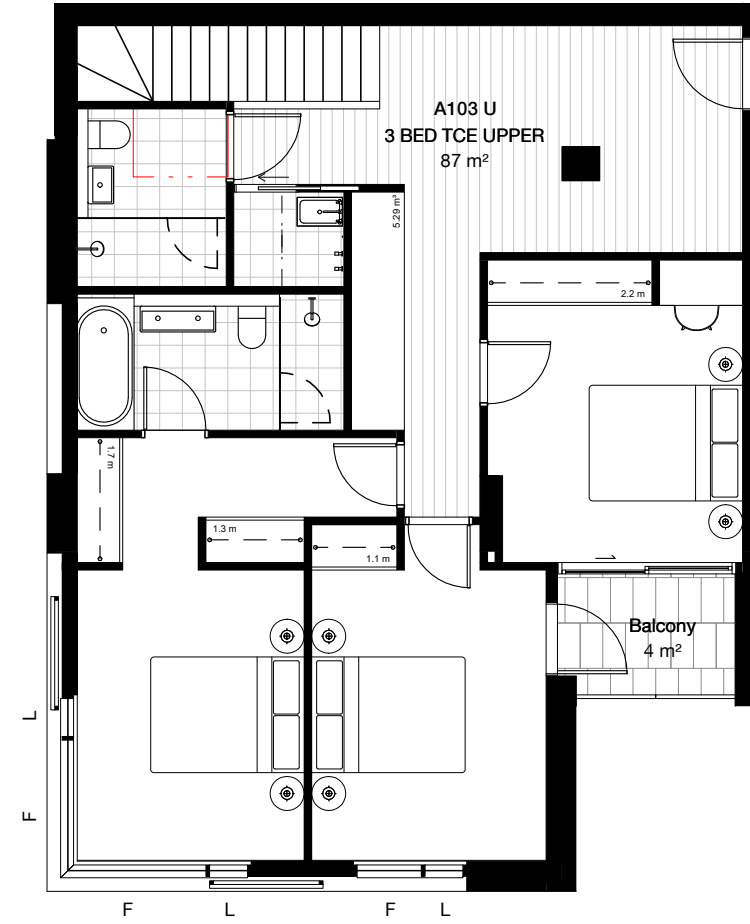
2 11-3BT-B UPPER
1 : 100

Apartment Types Schedule_11-3BT-B-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-B-U	91 m ²	6 m ²	9.92 m ³	Visitable	1



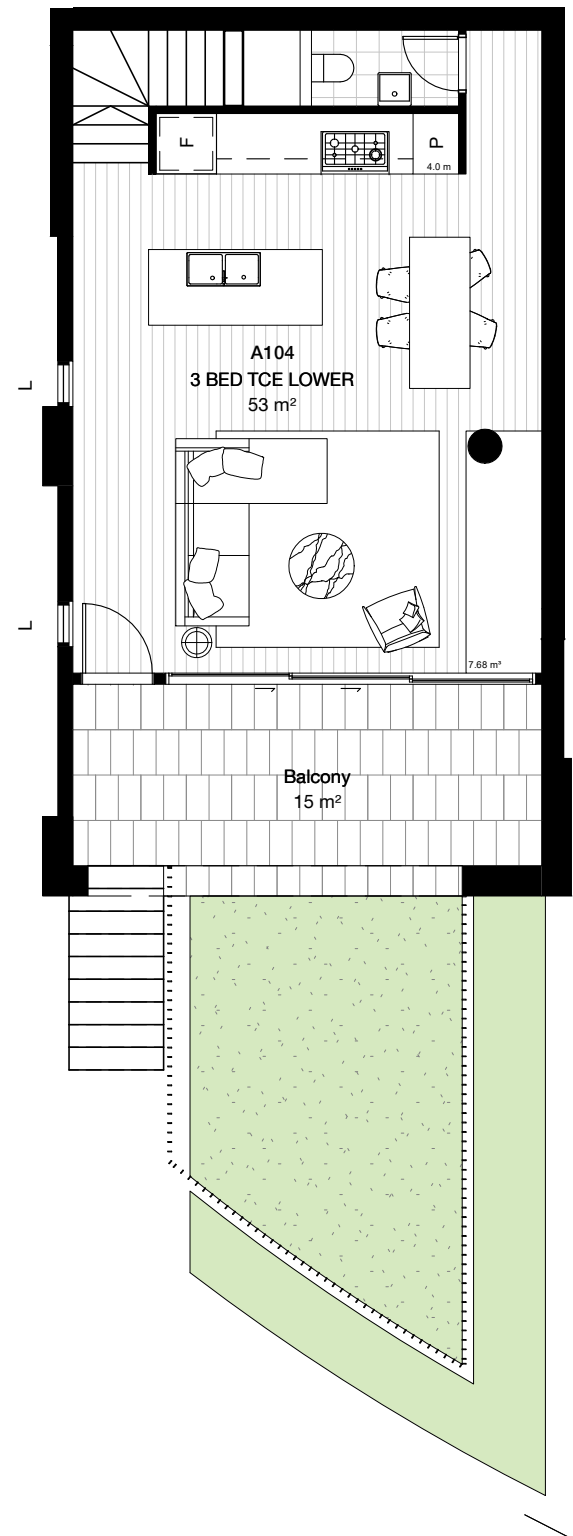
3 11-3BT-C UPPER
1 : 100

Apartment Types Schedule_11-3BT-C-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-C-U	87 m ²	2 m ²	3.21 m ³	Visitable	1



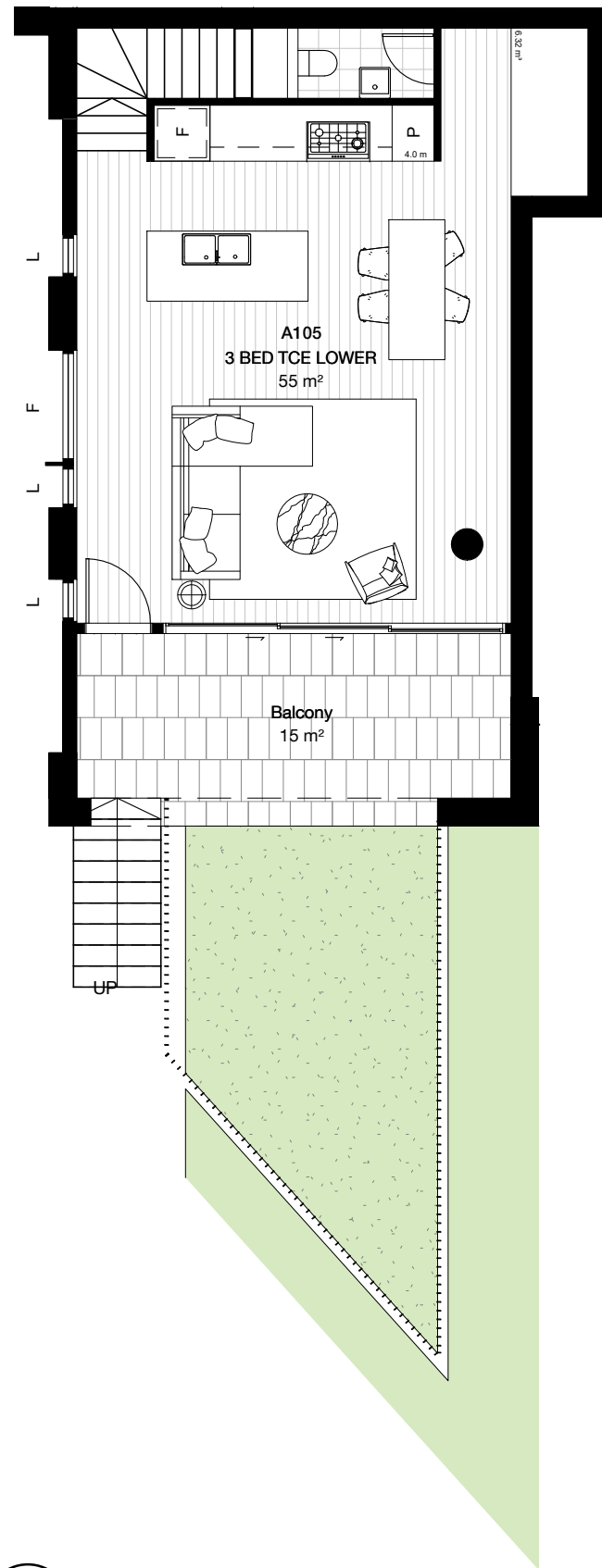
4 11-3BT-D UPPER
1 : 100

Apartment Types Schedule_11-3BT-D-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-D-U	87 m ²	4 m ²	5.29 m ³	Visitable	1



5 11-3BT-A LOWER
1 : 100

Apartment Types Schedule_11-3BT-A-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-A-L	53 m ²	15 m ²	7.68 m ³	N/A	3



6 11-3BT-B LOWER
1 : 100

Apartment Types Schedule_11-3BT-B-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-B-L	55 m ²	15 m ²	6.32 m ³	N/A	1

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans Terrace Plans - Building 11

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

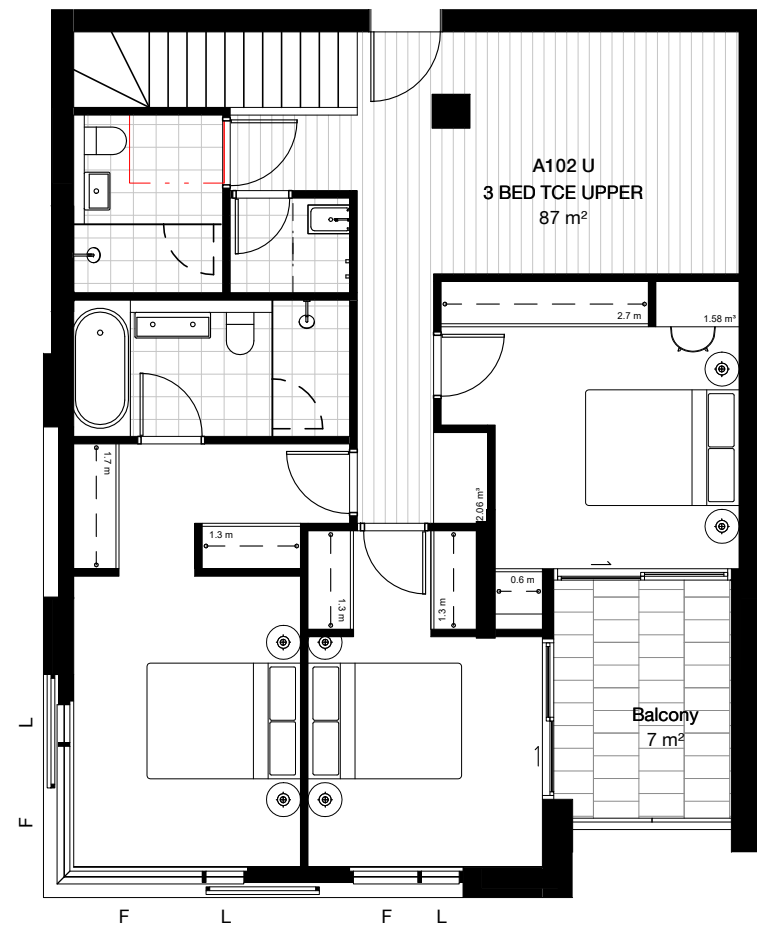
Scale	1 : 100 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 12:08:45 PM		
BIM			

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

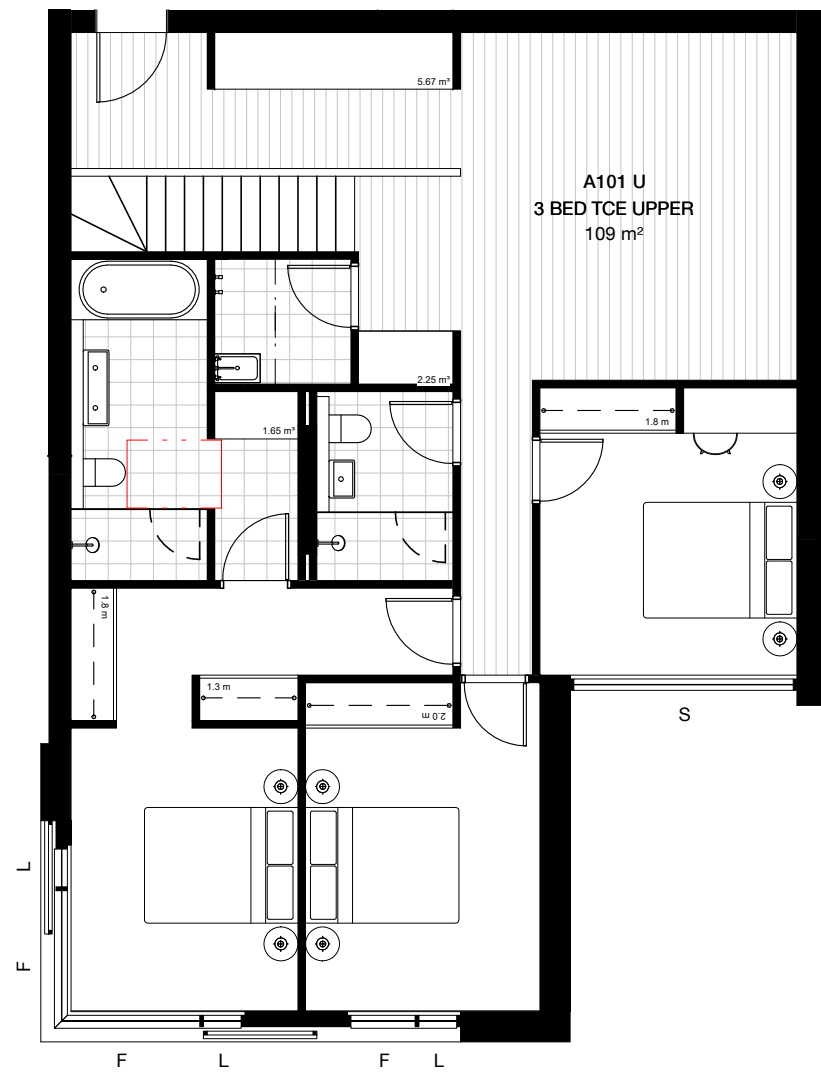
Bates Smart





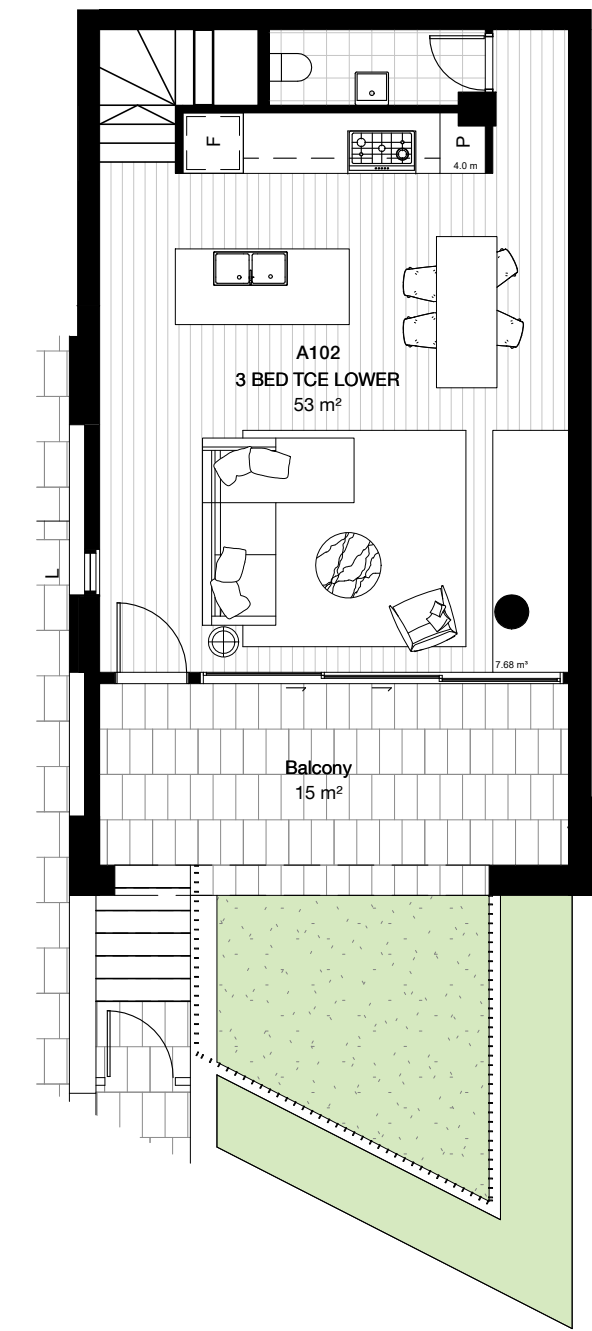
1 11-3BT-E UPPER
1 : 100

Apartment Types Schedule_11-3BT-E-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-E-U	87 m²	7 m²	6.87 m³	Visitable	1



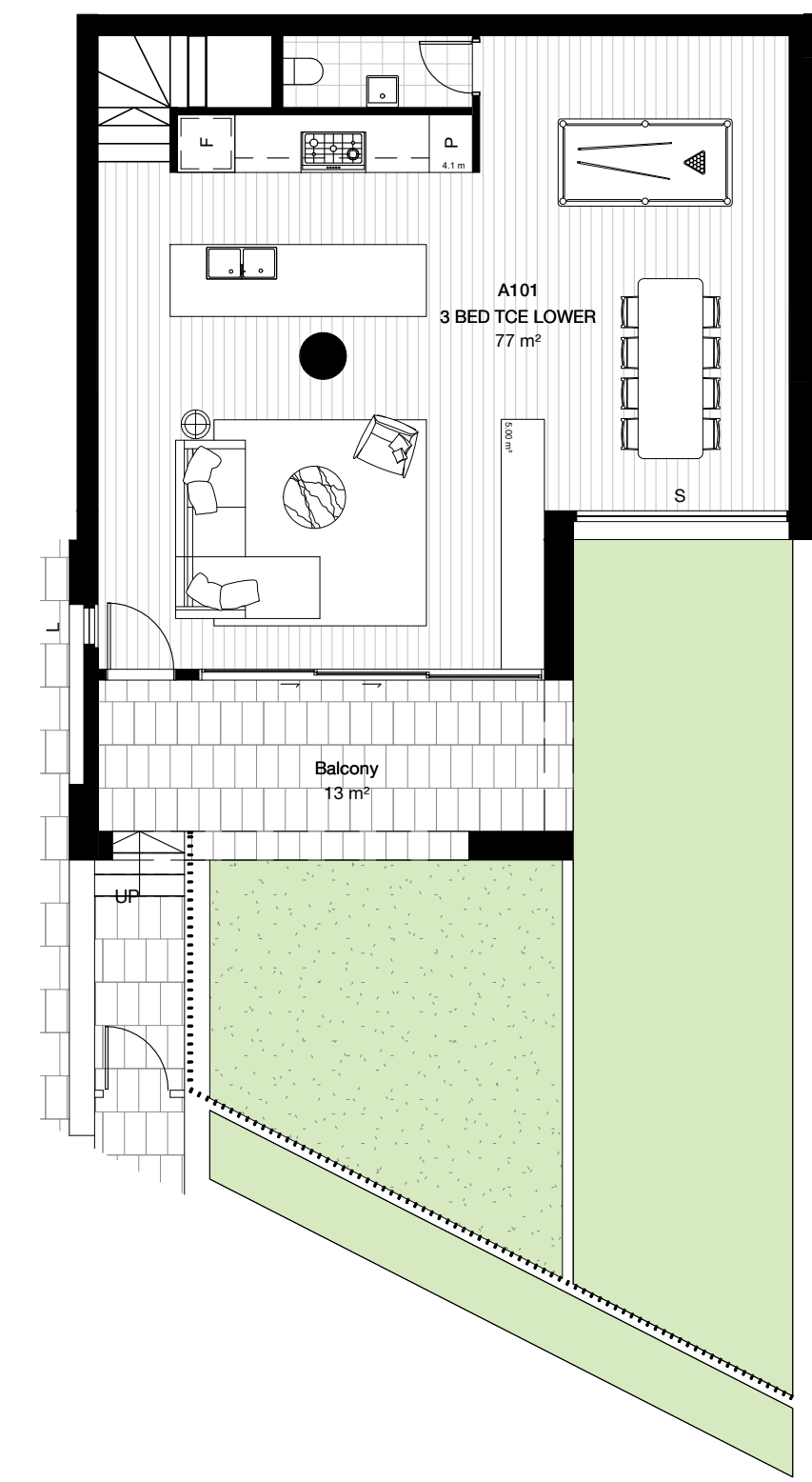
2 11-3BT-F UPPER
1 : 100

Apartment Types Schedule_11-3BT-F-U					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-F-U	109 m²	0 m²	9.57 m³	Visitable	1



3 11-3BT-E LOWER
1 : 100

Apartment Types Schedule_11-3BT-E-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-E-L	53 m²	15 m²	7.68 m³	N/A	1



4 11-3BT-F LOWER
1 : 100

Apartment Types Schedule_11-3BT-F-L					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
11-3BT-F-L	77 m²	13 m²	5.00 m³	N/A	1

LEGEND	
F	FIXED WINDOW
HL	HIGH LEVEL WINDOW
L	HIGH LEVEL WINDOW
OP	OPAQUE WINDOW
S	SASH WINDOW
FS	FIXED SCREEN
	CIRCULATION ZONE

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans Terrace Plans - Building 11 Sheet

2
Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

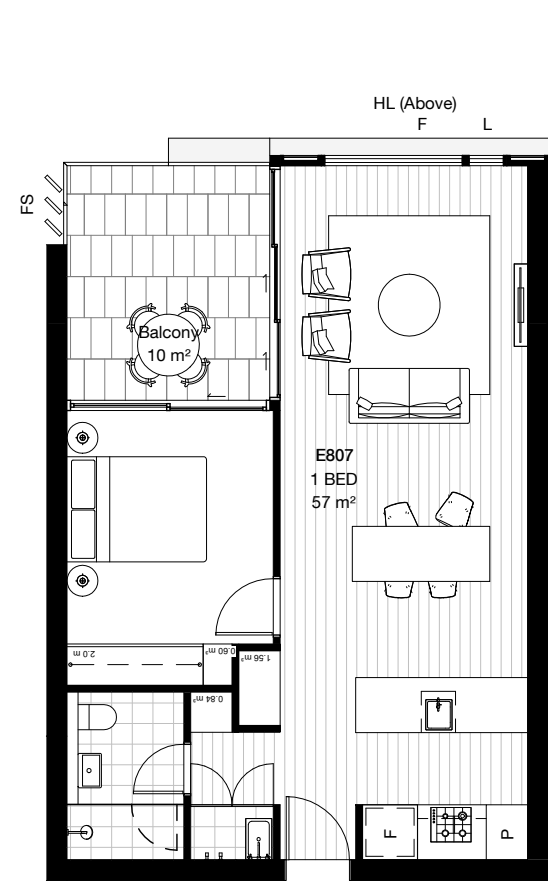
Scale	1 : 100 @ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 12:09:18 PM	
BIM		
Drawing no.	DA.13.152	Revision A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

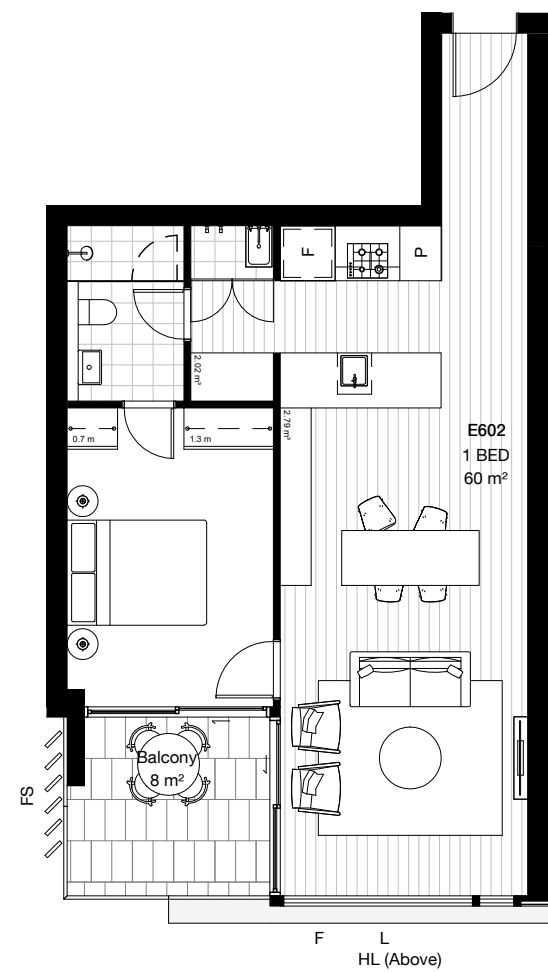
Bates Smart





1 7-1B-A 1 : 100

Apartment Types Schedule 7-1B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-1B-A	57 m²	10 m²	3.00 m³	N/A	4



2 7-1B-B 1 : 100

Apartment Types Schedule 7-1B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-1B-B	60 m²	8 m²	4.81 m³	N/A	4

LEGEND

F	FIXED WINDOW	CIRCULATION ZONE
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

A	04.06.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked



Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	

21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 1 Bed Apartment Plans - Building 7

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100@ A1	
Drawn	MMc	Checked HC
Project no.	S12199.A	
Status	DEVELOPMENT APPLICATION	
Plot Date	4/06/2021 12:32:46 PM	
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020	

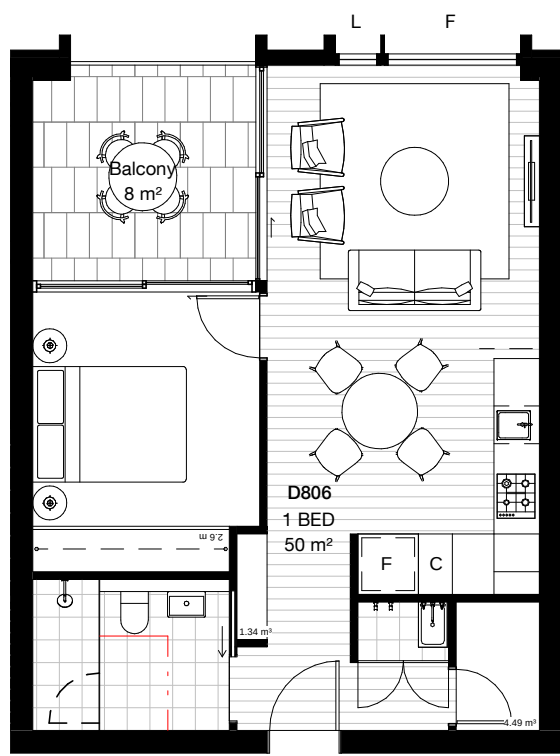
Drawing no.	Revision
DA.13.210	A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

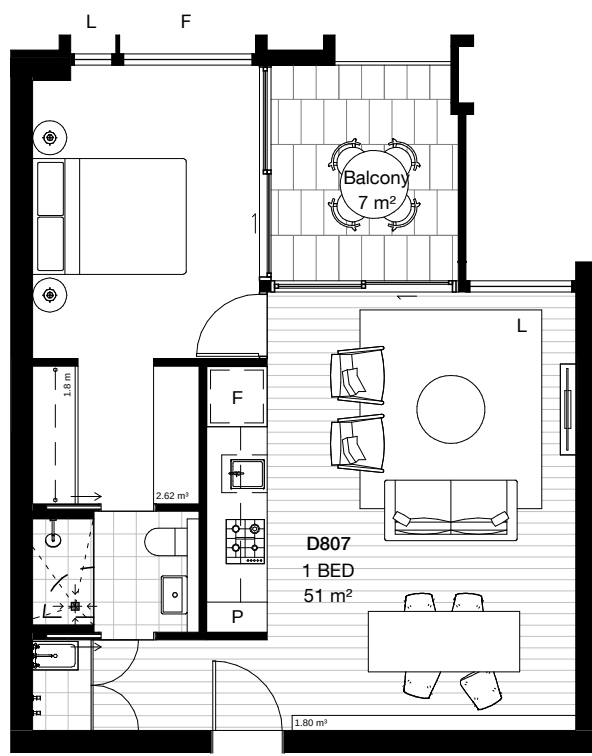
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART™



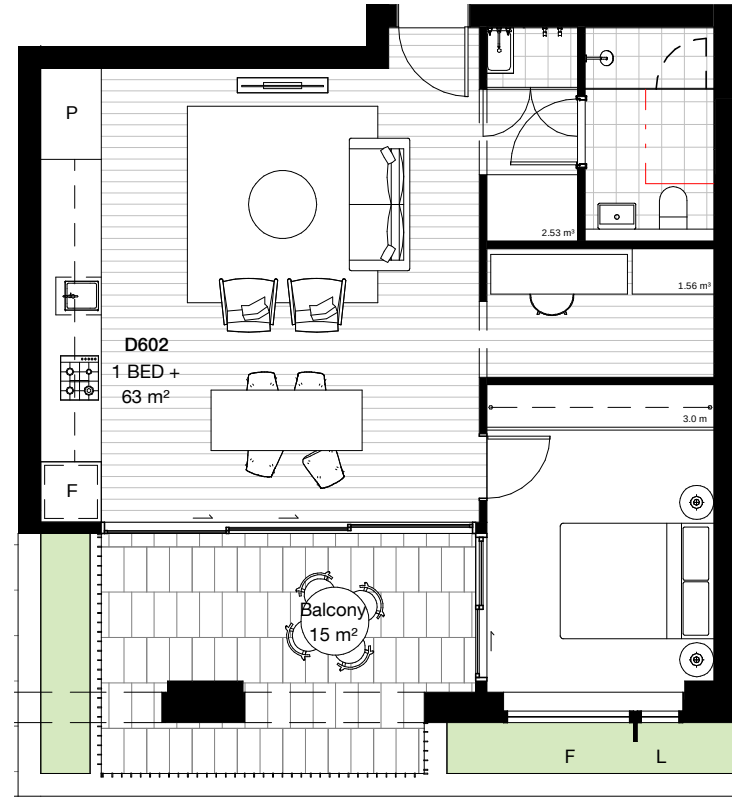
1 8-1B-A 1 : 100

Apartment Types Schedule 8-1B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-1B-A	50 m²	8 m²	5.83 m³	Visible	8



2 8-1B-B 1 : 100

Apartment Types Schedule 8-1B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-1B-B	51 m²	7 m²	4.42 m³	N/A	8



3 8-1B-C 1 : 100

Apartment Types Schedule 8-1B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-1B-C	63 m²	15 m²	4.09 m³	Visible	1

LEGEND

F	FIXED WINDOW	CIRCULATION ZONE
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



B	07.12.21	Amendments to Development Application	TI	MMc
A	01.08.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked

21 - 25 CANBERRA AVE
18 - 24 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
1 Bed Apartment Plans - Building 8

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100@ A1		
Drawn	MMc	Checked	HC
Project no.	S12199.A		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:45:06 PM		
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020		

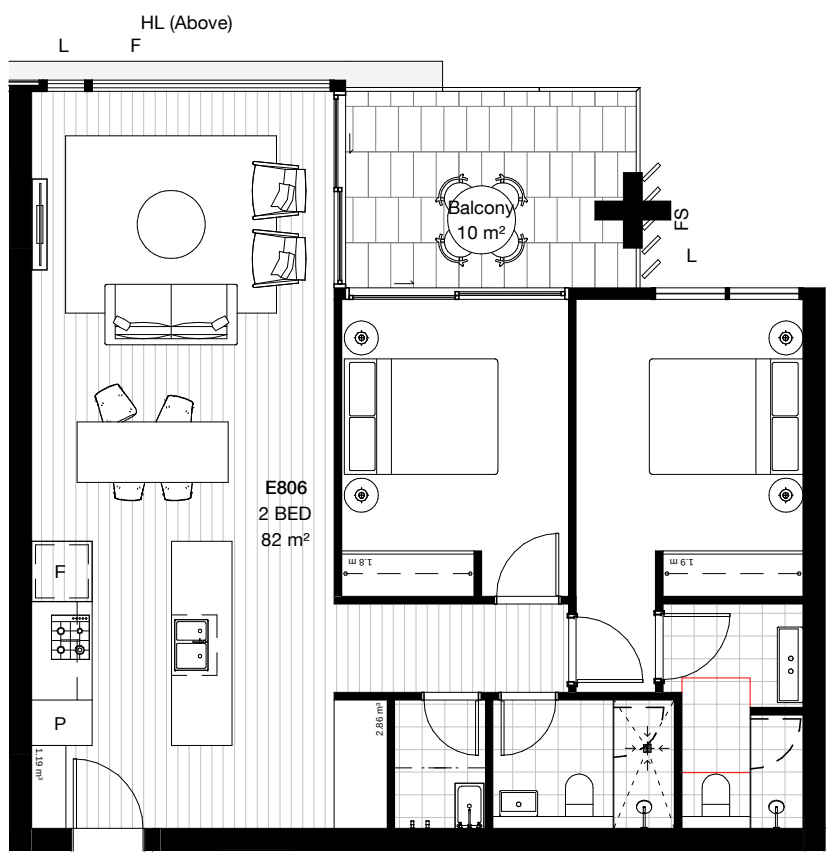
DA.13.211 B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

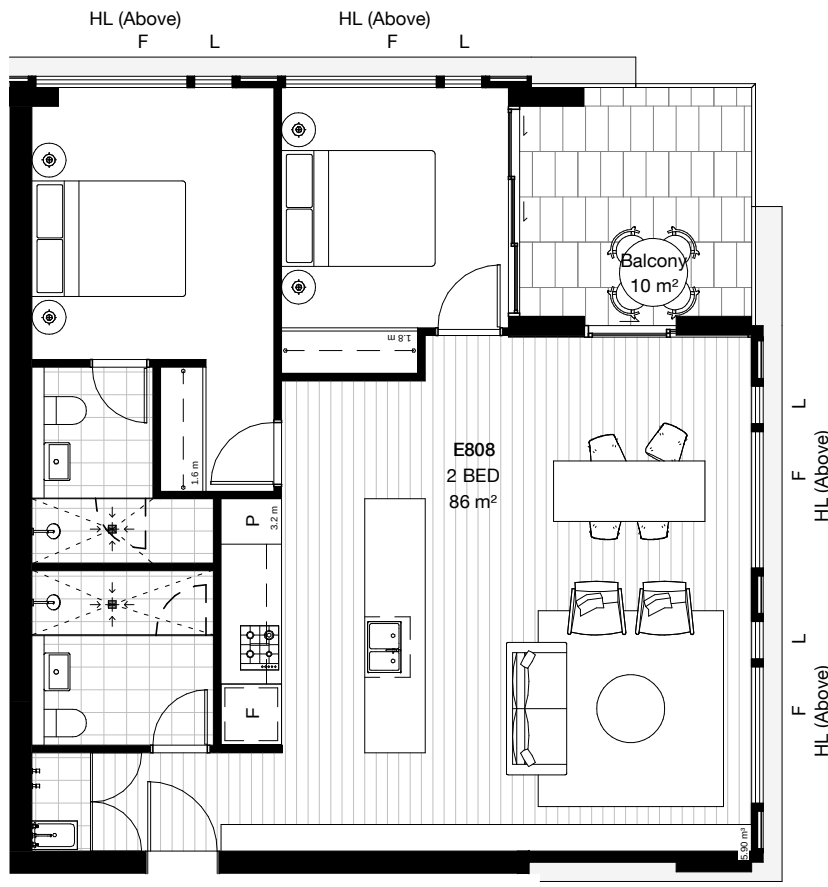
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART™



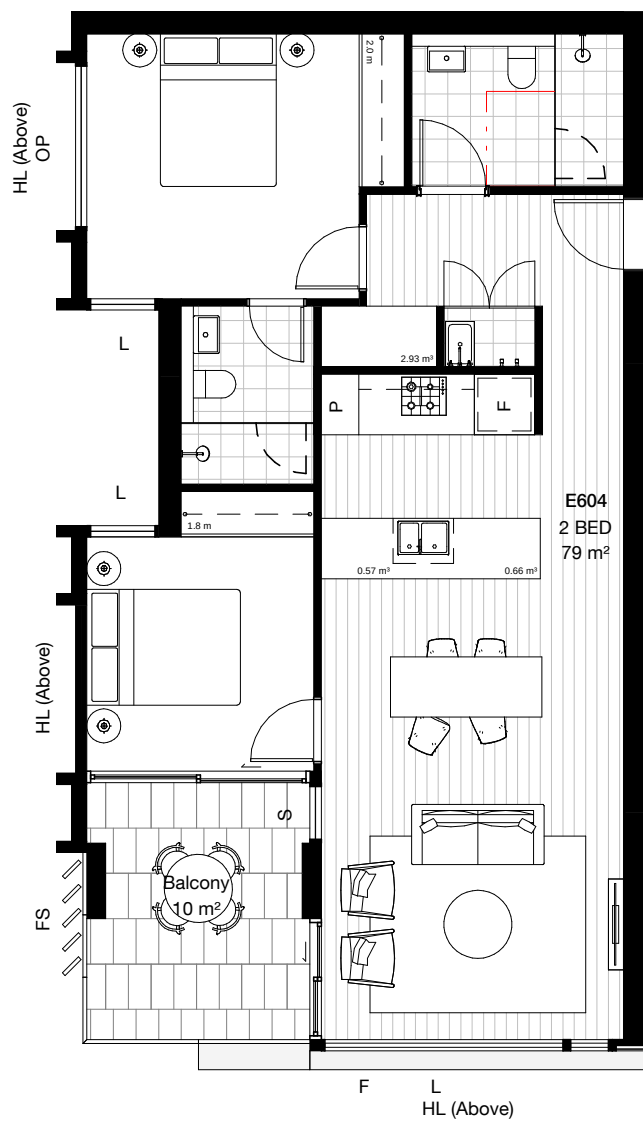
1 7-2B-A 1 : 100

Apartment Types Schedule 7-2B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-A	82 m ²	10 m ²	4.05 m ³	Visible	9



2 7-2B-B 1 : 100

Apartment Types Schedule 7-2B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-B	86 m ²	10 m ²	5.90 m ³	N/A	4



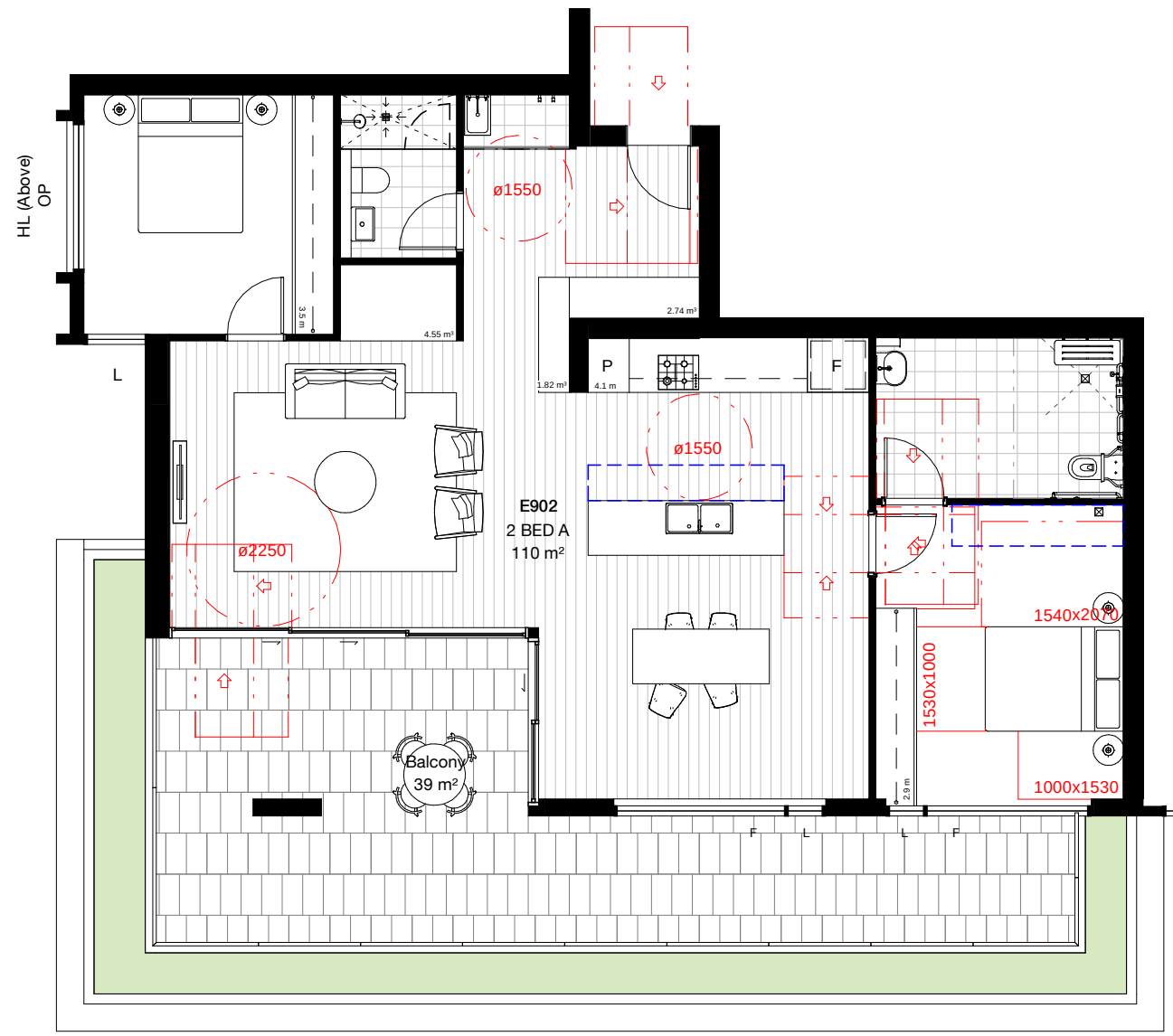
3 7-2B-C 1 : 100

Apartment Types Schedule 7-2B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-C	79 m ²	10 m ²	4.16 m ³	Visible	9



4 7-2B-D PRE ADAPTION 1 : 100

Apartment Types Schedule 7-2B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-D	111 m ²	39 m ²	9.11 m ³	Adaptable	2

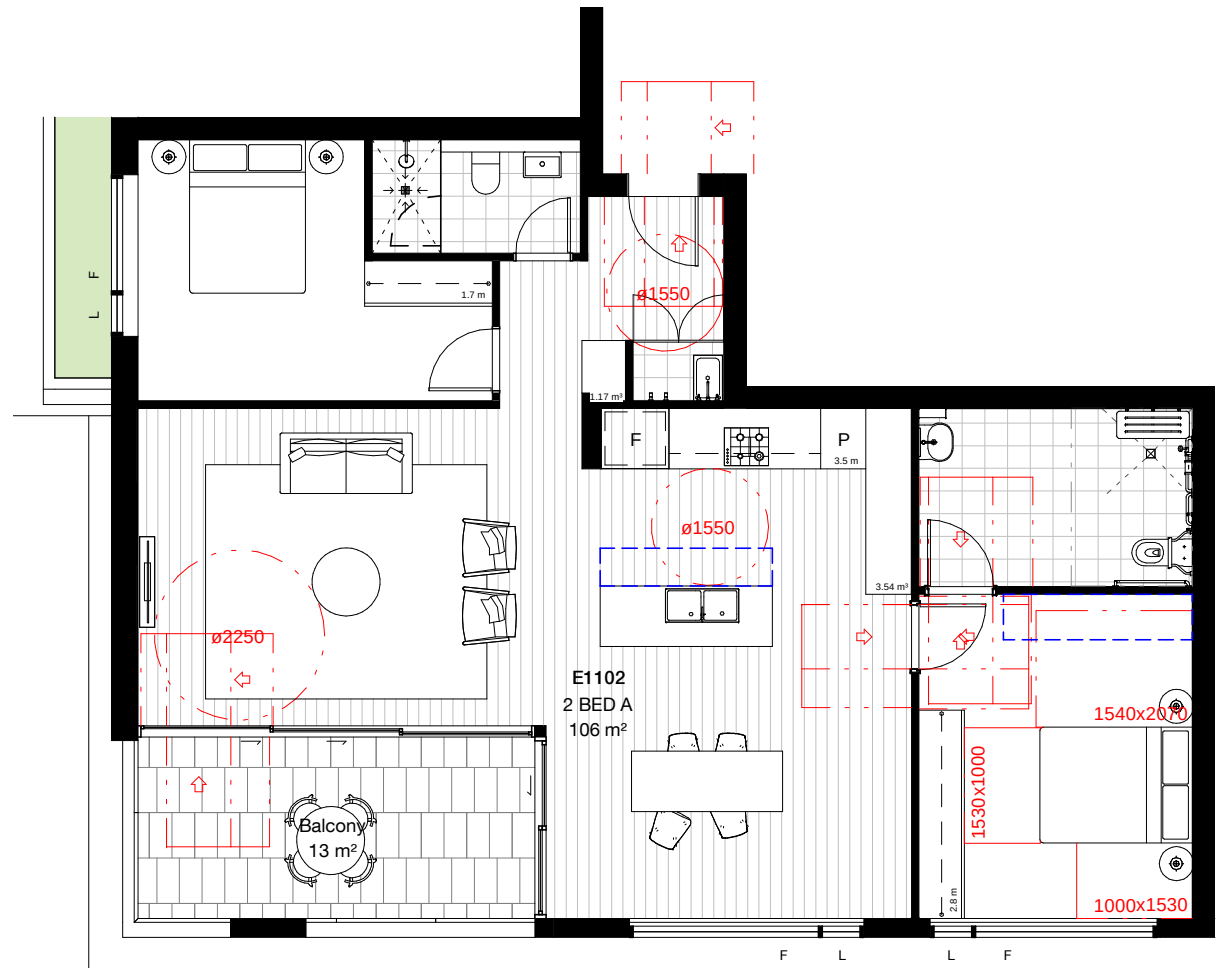


5 7-2B-D POST ADAPTION 1 : 100

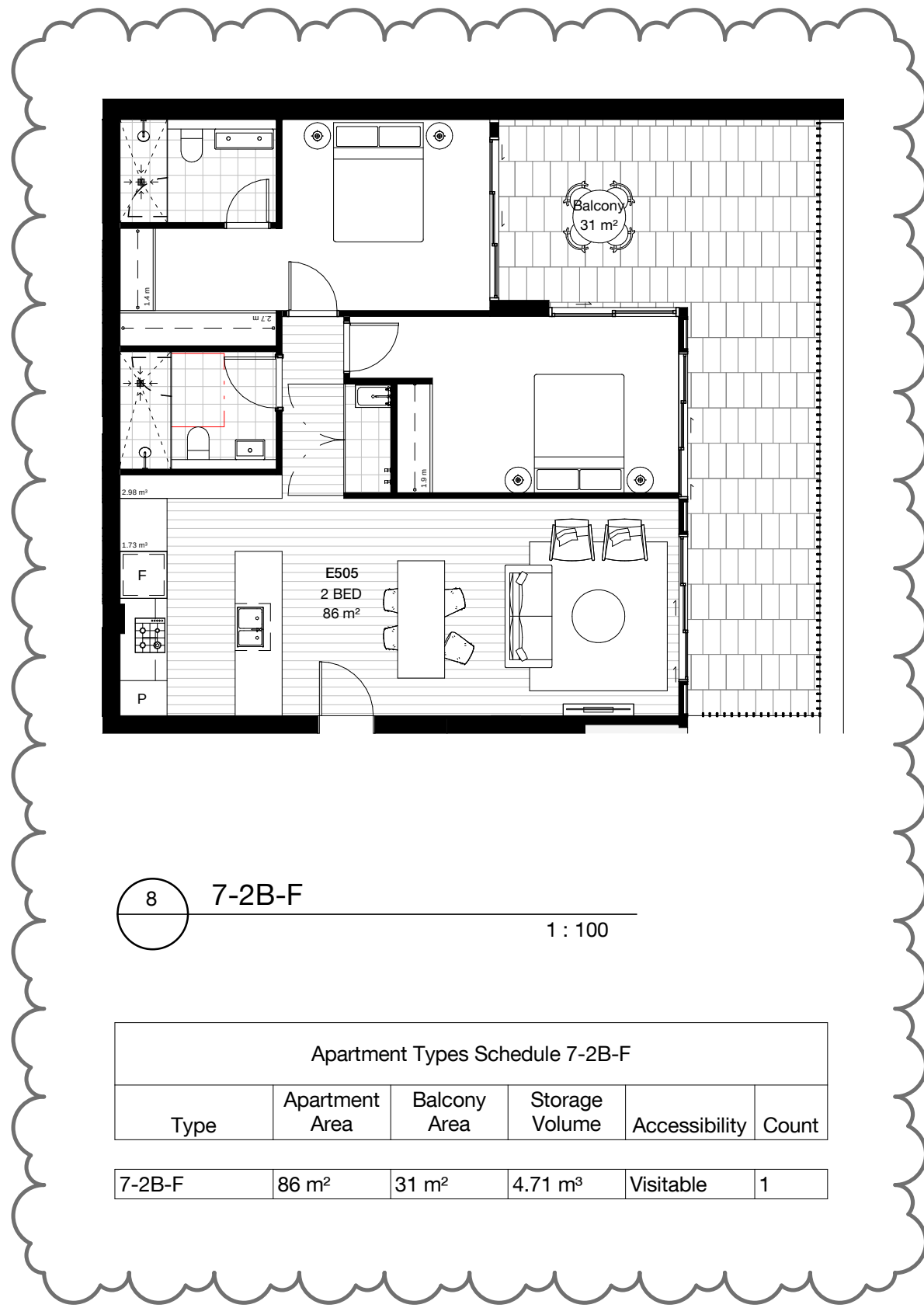


6 7-2B-E PRE ADAPTION 1 : 100

Apartment Types Schedule 7-2B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-E	106 m ²	13 m ²	4.57 m ³	Adaptable	1



7 7-2B-E POST ADAPTION 1 : 100



8 7-2B-F 1 : 100

Apartment Types Schedule 7-2B-F					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-2B-F	86 m ²	31 m ²	4.71 m ³	Visible	1

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

B	07.12.21	Amendments to Development Application	TI	MMc
A	01.06.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked



Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building 7

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

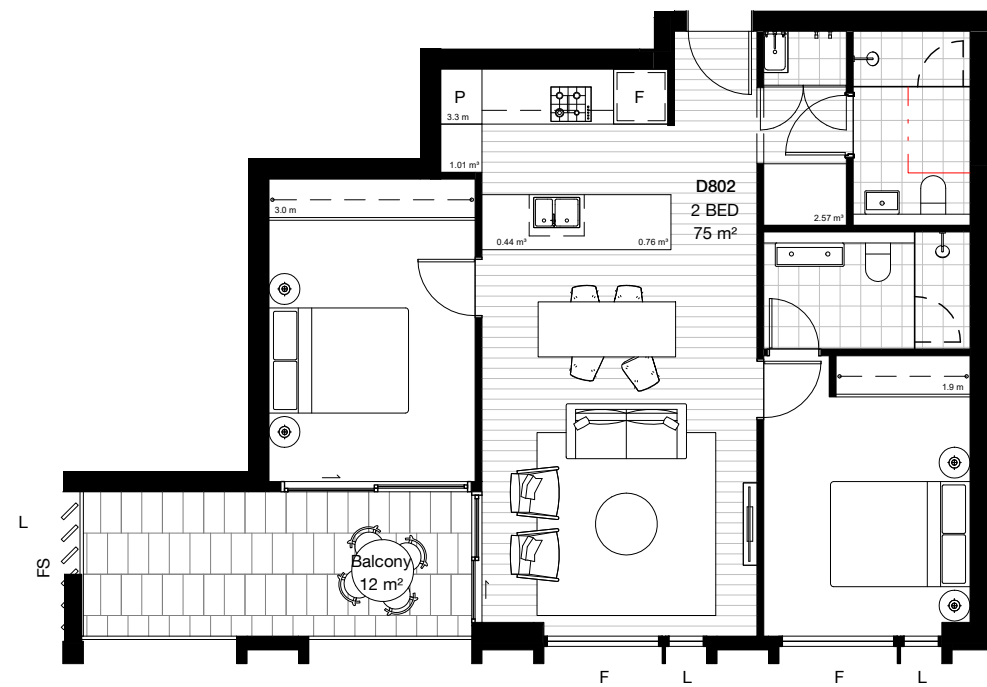
Scale	1 : 100@ A1	Checked	HC
Drawn	MMc		
Project no.	S12199.A		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:45:15 PM		
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020		
Drawing no.	DA.13.220	Revision	B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

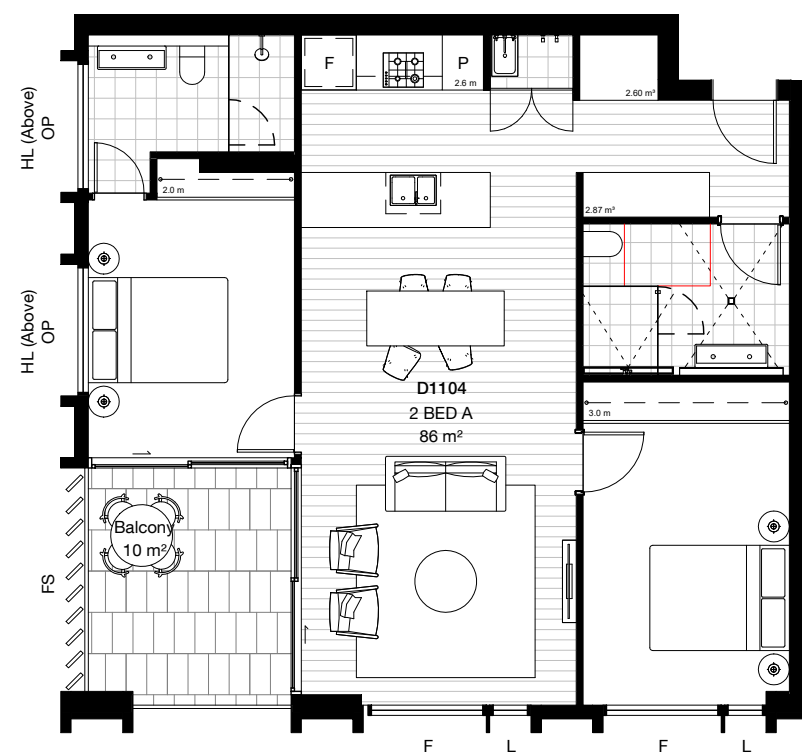




1 8-2B-A

1 : 100

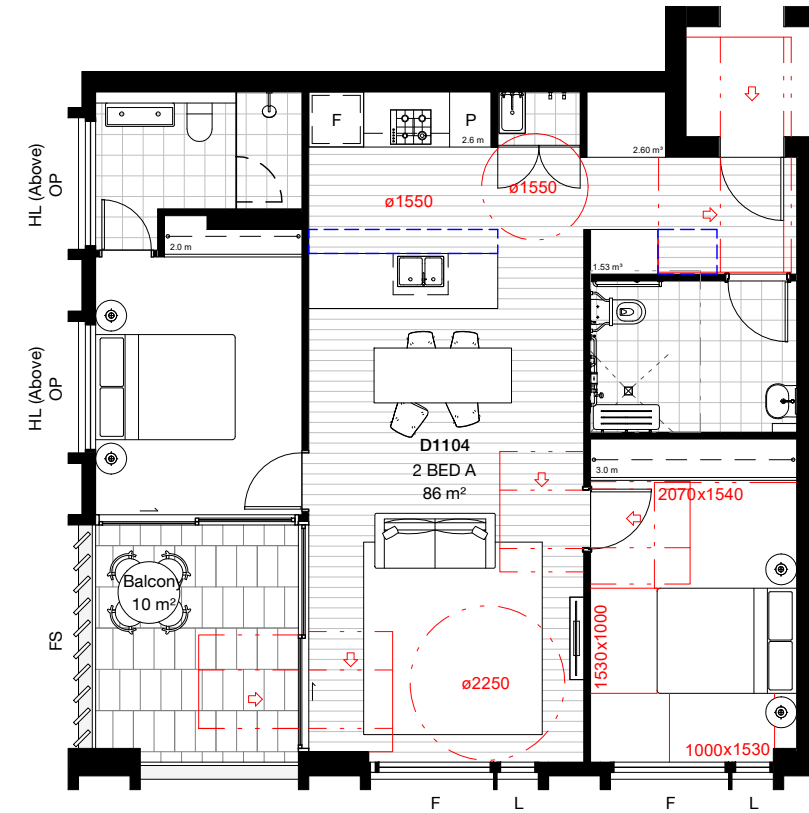
Apartment Types Schedule 8-2B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-2B-A	75 m²	12 m²	4.78 m³	Visible	11



2 8-2B-B PRE ADAPTION

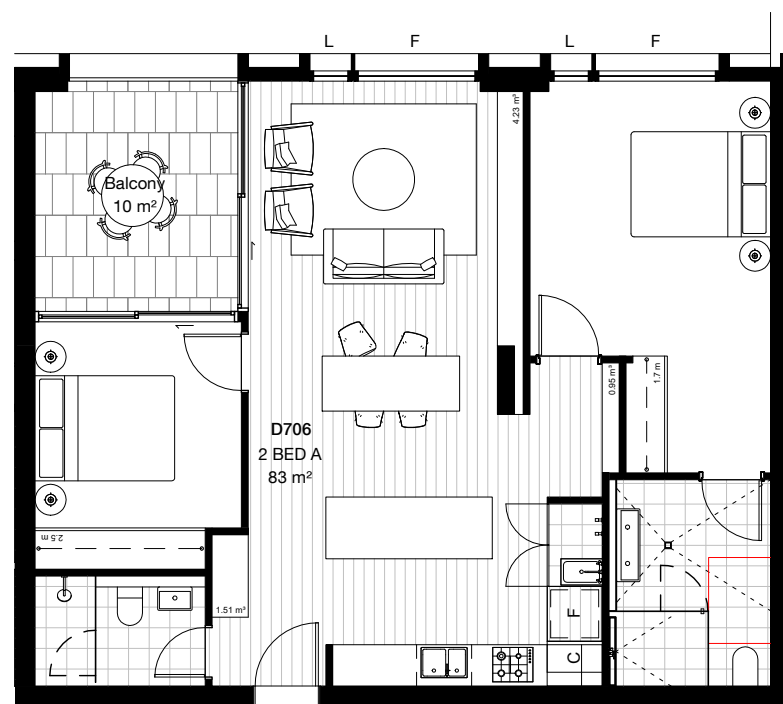
1 : 100

Apartment Types Schedule 8-2B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-2B-B	86 m²	10 m²	5.47 m³	Adaptable	10



3 8-2B-B POST ADAPTION

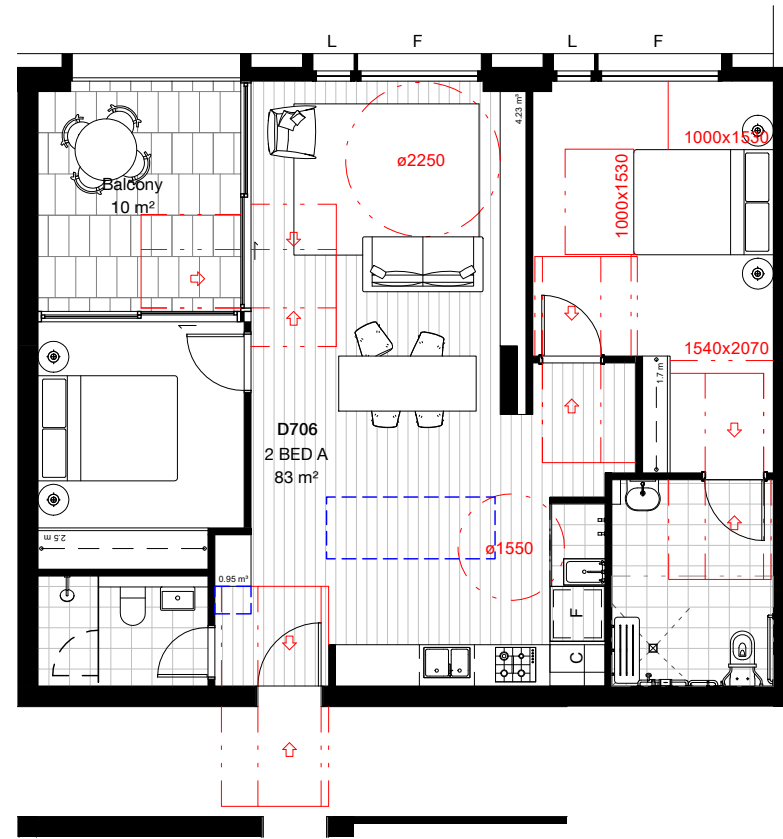
1 : 100



4 8-2B-C PRE ADAPTION

1 : 100

Apartment Types Schedule 8-2B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-2B-C	83 m²	10 m²	6.69 m³	Adaptable	2



5 8-2B-C POST ADAPTION

1 : 100



6 8-2B-D

1 : 100

Apartment Types Schedule 8-2B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-2B-D	86 m²	10 m²	4.77 m³	Visible	10

LEGEND

F FIXED WINDOW
HL HIGH LEVEL WINDOW
L HIGH LEVEL WINDOW
OP OPAQUE WINDOW
S SASH WINDOW
FS FIXED SCREEN

CIRCULATION ZONE

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked



Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	

21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 2 Bed Apartment Plans - Building 8

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

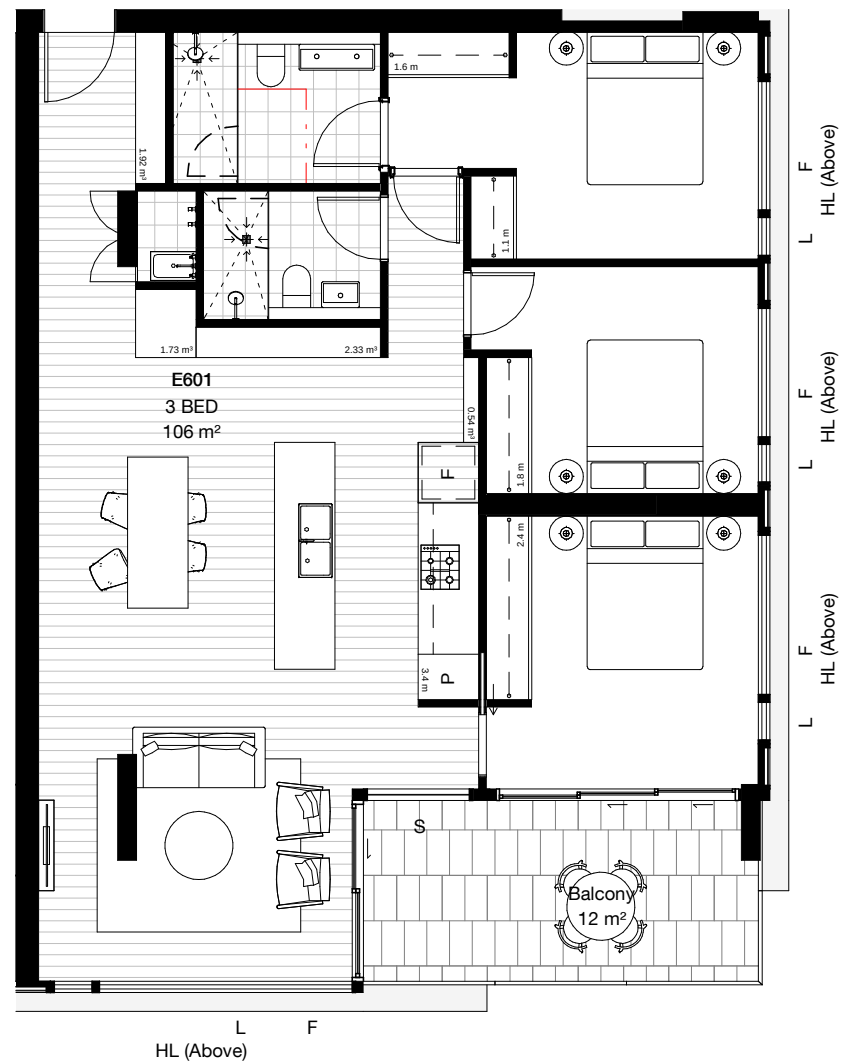
Scale	1 : 100@ A1		
Drawn	MMc	Checked	HC
Project no.	S12199.A		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 12:33:43 PM		
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020		
Drawing no.	DA.13.221		Revision
A			A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

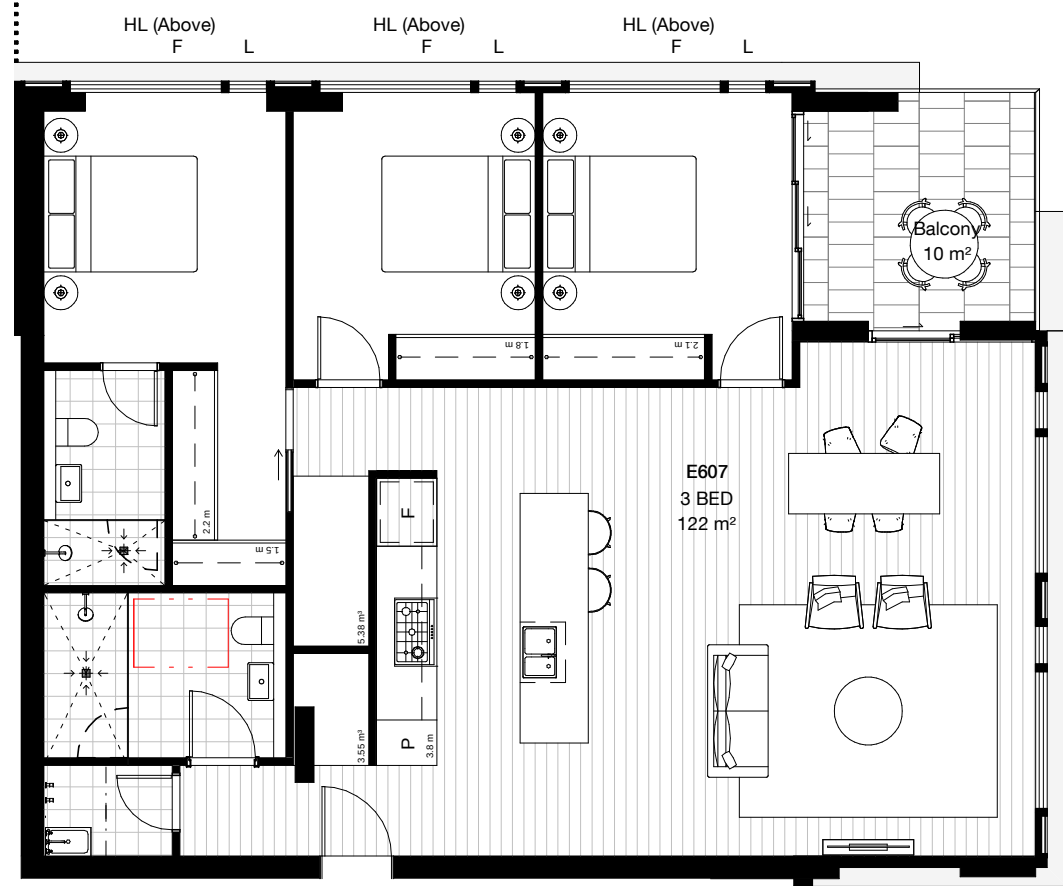
Bates Smart

BATESSMART



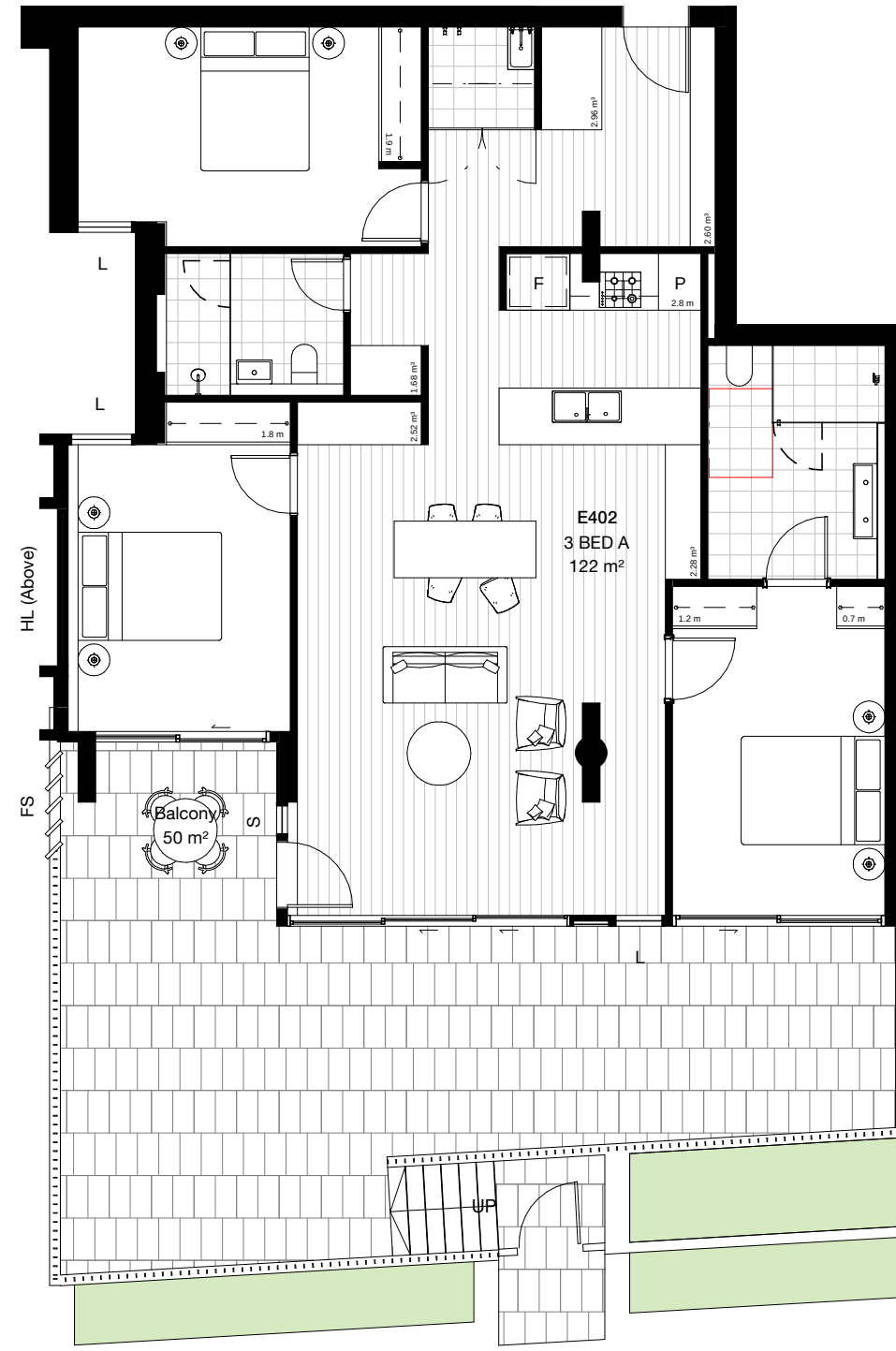
1 7-3B-A 1 : 100

Apartment Types Schedule 7-3B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-A	106 m²	12 m²	6.52 m³	Visible	4



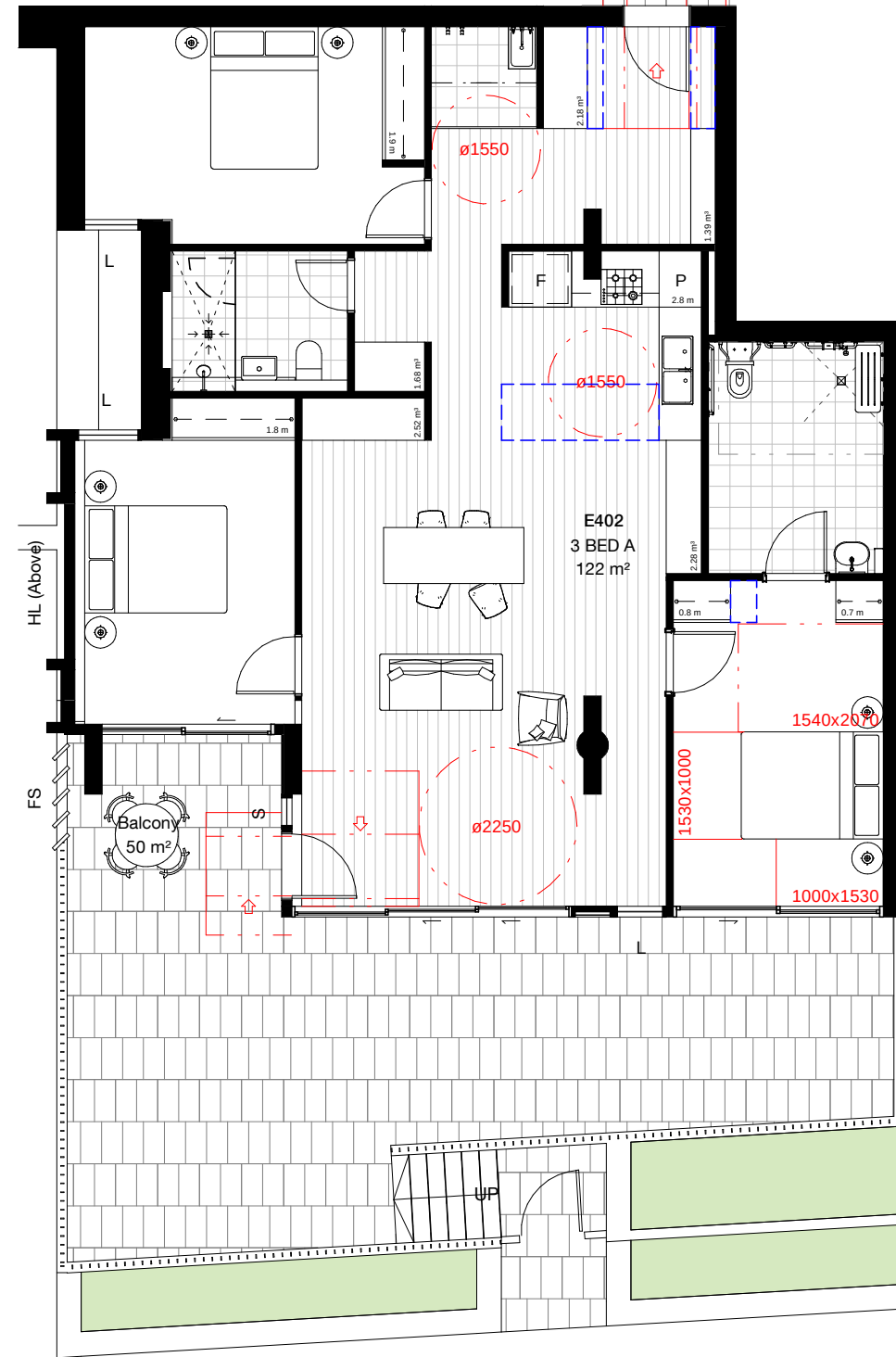
2 7-3B-B 1 : 100

Apartment Types Schedule 7-3B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-B	122 m²	33 m²	8.93 m³	Visible	1



3 7-3B-C PRE ADAPTION 1 : 100

Apartment Types Schedule 7-3B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-C	120 m²	46 m²	12.04 m³	Adaptable	1



4 7-3B-C POST ADAPTION 1 : 100

APARTMENT TYPE DELETED

APARTMENT TYPE DELETED

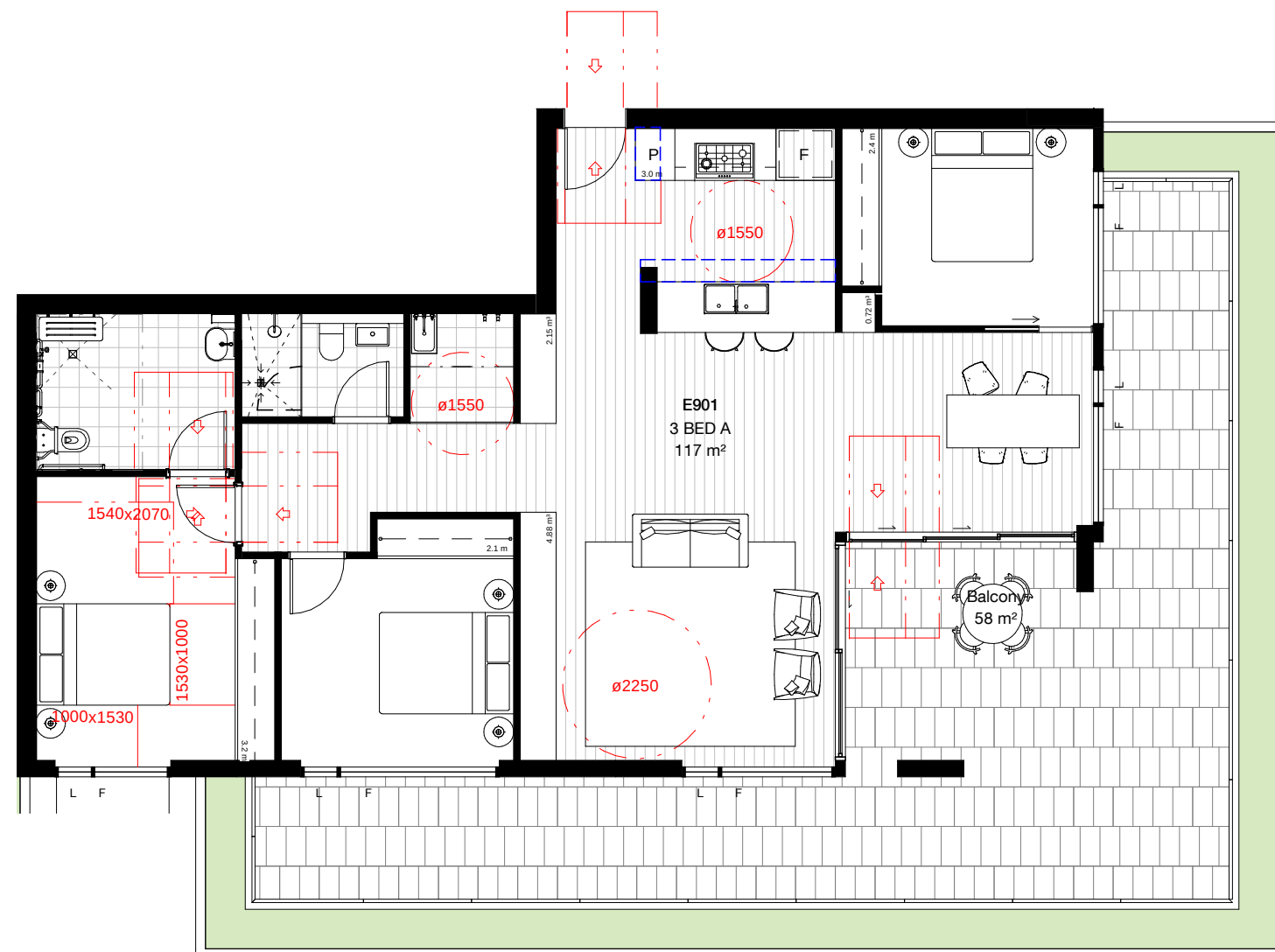
5 7-3B-D PRE ADAPTION 1 : 100

6 7-3B-D POST ADAPTION 1 : 100



7 7-3B-E PRE ADAPTION 1 : 100

Apartment Types Schedule 7-3B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-E	117 m²	58 m²	7.75 m³	Adaptable	3



8 7-3B-E POST ADAPTION 1 : 100

LEGEND

F	FIXED WINDOW	CIRCULATION ZONE
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

- / Walls and joinery removed as noted to allow for circulation zones
- / Doors to laundry removed as noted to allow for circulation zones
- / Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
- / Conventional toilet replaced with accessible fixture.
- / Removal of non-accessible fixtures and fittings
- / Accessible basin and basin mixer connected to plumbing and waste points provided.
- / Accessible shower fittings connected to plumbing and waste points provided.
- / Grab rails installed into walls with bracing already provided.

B	07.12.21	Amendments to Development Application	TI	MMC
A	01.08.21	Development Application	HC	MMC
Revision	Date	Description	Initial	Checked

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			



21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 3 Bed Apartment Plans - Building 7

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100@ A1	
Drawn	MMc	Checked HC
Project no.	S12199.A	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:45:32 PM	
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020	
Drawing no.	DA.13.230	Revision B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart





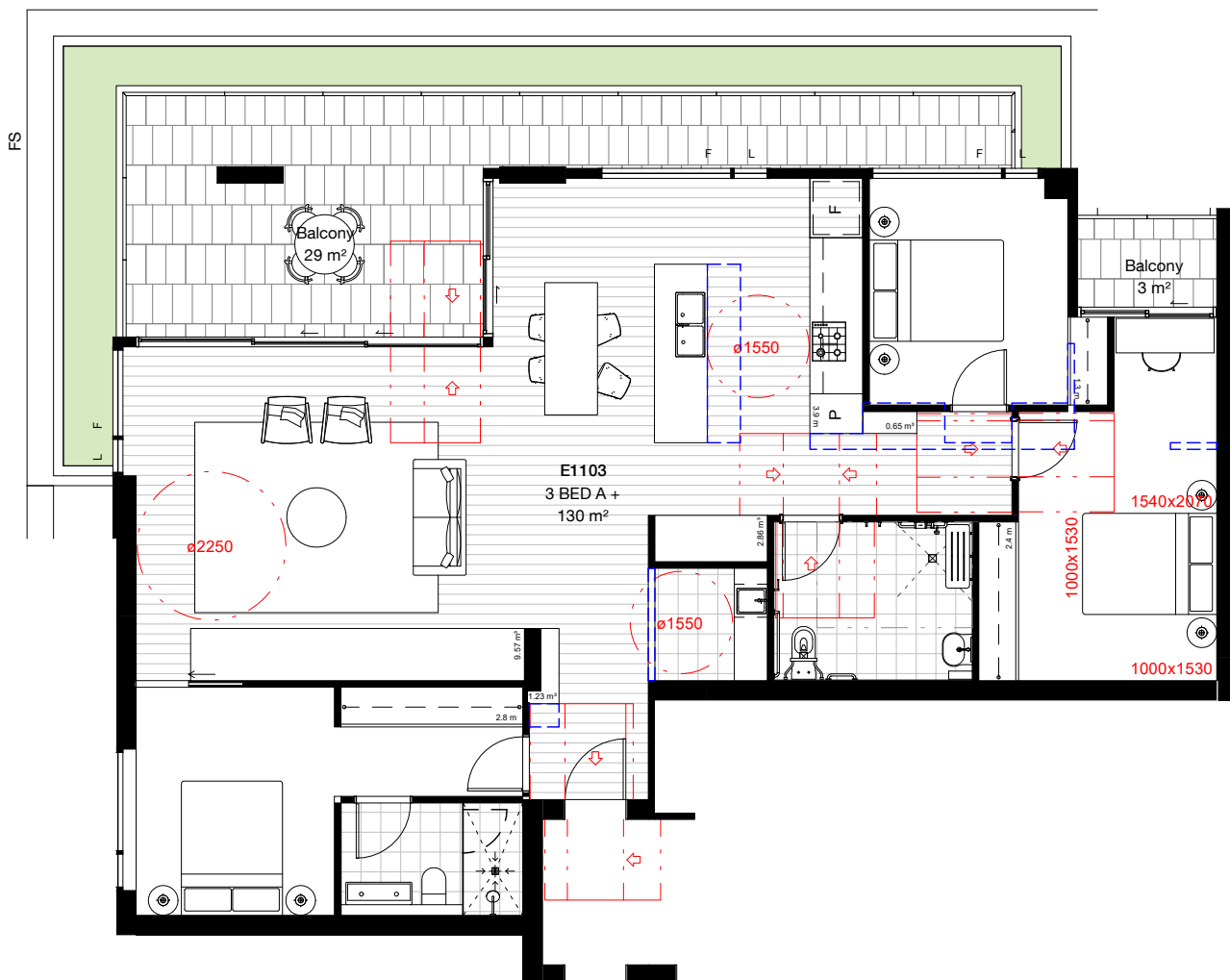
1 7-3B-F
1 : 100

Apartment Types Schedule 7-3B-F					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-F	118 m²	32 m²	7.07 m³	Visible	1



2 7-3B-G PRE ADAPTION
1 : 100

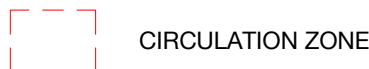
Apartment Types Schedule 7-3B-G					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
7-3B-G	130 m²	32 m²	14.06 m³	Adaptable	1



3 7-3B-G POST ADAPTION
1 : 100

LEGEND

F	FIXED WINDOW
HL	HIGH LEVEL WINDOW
L	HIGH LEVEL WINDOW
OP	OPAQUE WINDOW
S	SASH WINDOW
FS	FIXED SCREEN



CIRCULATION ZONE

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked



Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	

21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 3 Bed Apartment Plans - Building 7 Sheet 2

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100@ A1		
Drawn	MMc	Checked	HC
Project no.	S12199.A		
Status	DEVELOPMENT APPLICATION		
Plot Date	4/06/2021 12:35:02 PM		
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020		
Drawing no.	DA.13.231		Revision
			A

Melbourne 1 Nicholson Street Melbourne VIC 3000 Australia T 03 8664 6200 F 03 8664 6300 email mel@batesmart.com.au http://www.batesmart.com.au	Sydney 43 Brisbane Street Surry Hills NSW 2010 Australia T 02 8354 5100 F 02 8354 5199 email syd@batesmart.com.au http://www.batesmart.com.au
---	--

Bates Smart





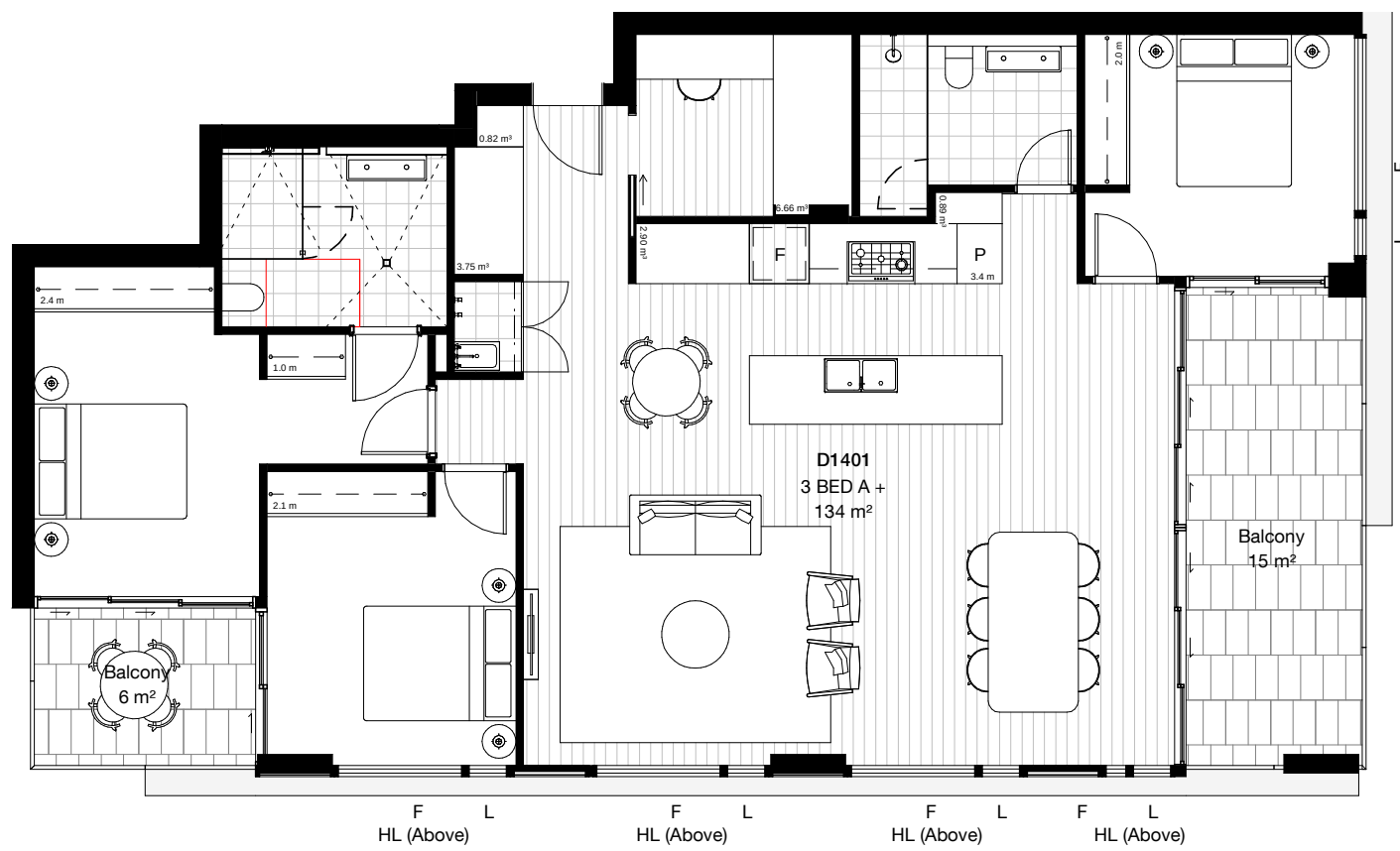
1 8-3B-A
1 : 100

Apartment Types Schedule 8-3B-A					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-A	120 m ²	16 m ²	7.95 m ³	Visible	5



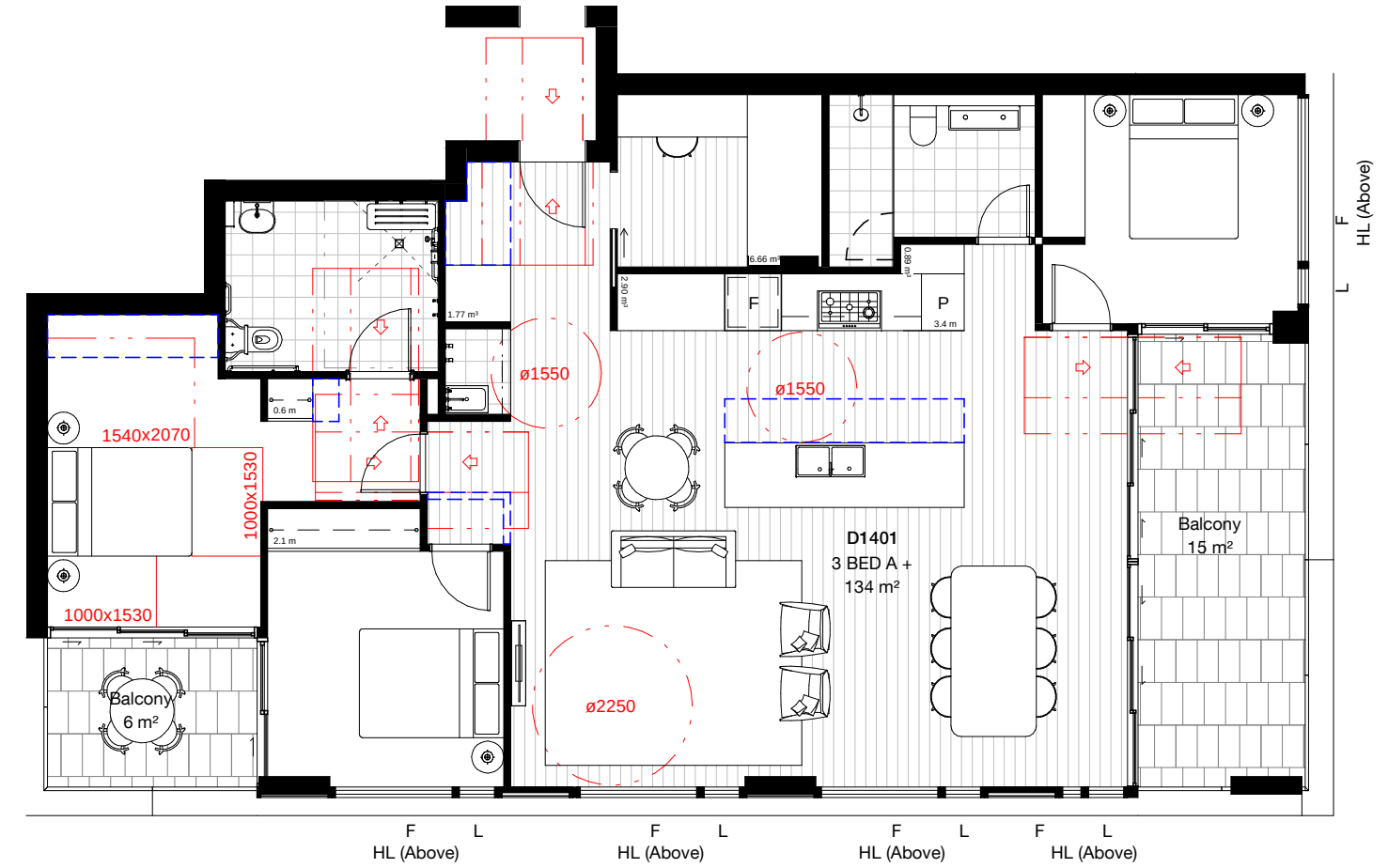
4 8-3B-C
1 : 100

Apartment Types Schedule 8-3B-C					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-C	113 m ²	39 m ²	7.06 m ³	Visible	1

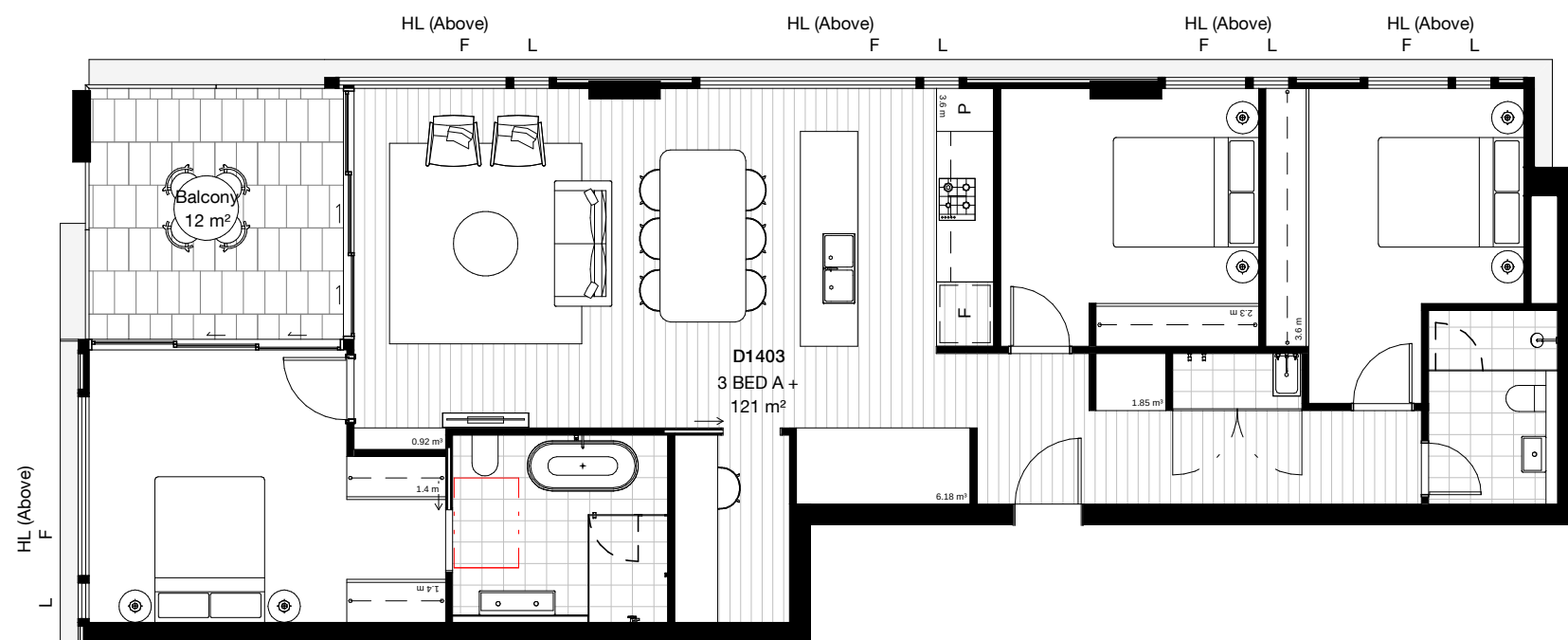


2 8-3B-B PRE ADAPTION
1 : 100

Apartment Types Schedule 8-3B-B					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-B	134 m ²	21 m ²	15.02 m ³	Adaptable	5

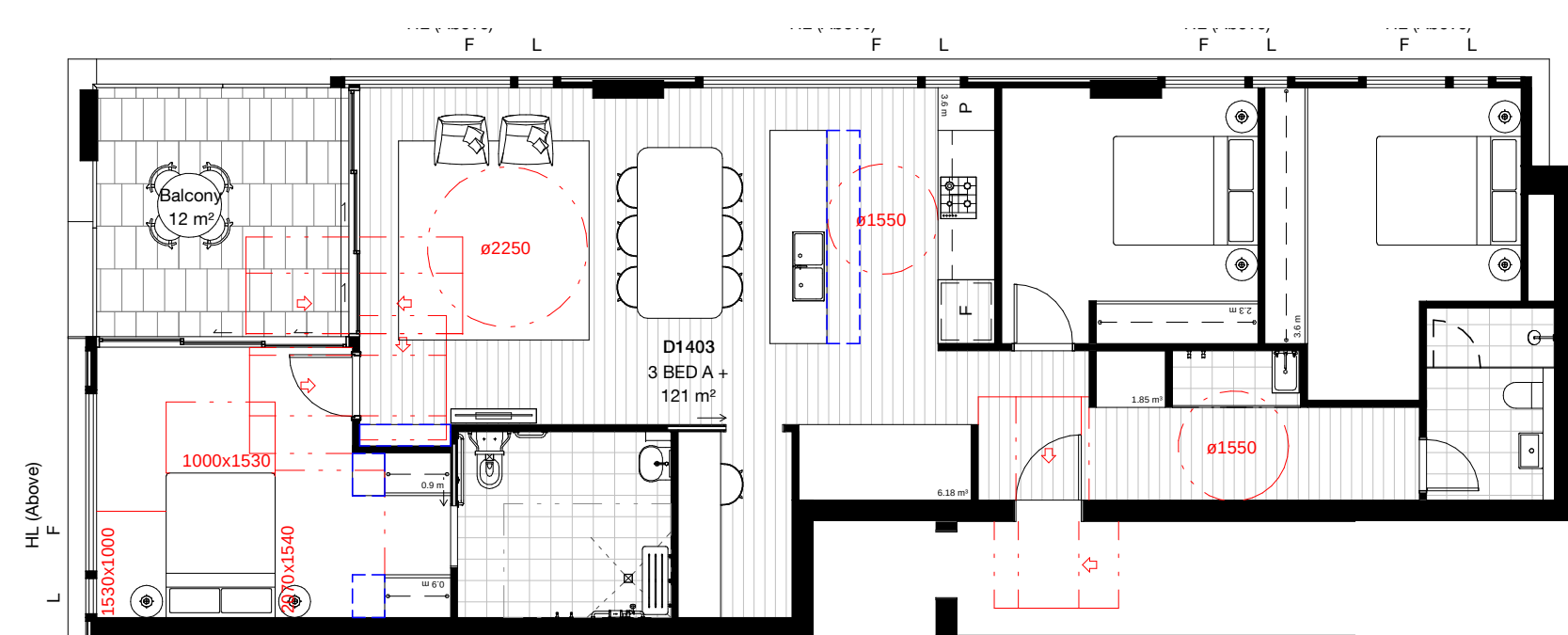


3 8-3B-B POST ADAPTION
1 : 100



5 8-3B-D PRE ADAPTION
1 : 100

Apartment Types Schedule 8-3B-D					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-D	121 m ²	12 m ²	8.95 m ³	Adaptable	5



6 8-3B-D POST ADAPTION
1 : 100

LEGEND

F	FIXED WINDOW		CIRCULATION ZONE
HL	HIGH LEVEL WINDOW		
L	HIGH LEVEL WINDOW		
OP	OPAQUE WINDOW		
S	SASH WINDOW		
FS	FIXED SCREEN		

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



B	07.12.21	Amendments to Development Application	TI	MMc
A	01.08.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked

21 - 25 CANBERRA AVE 18 - 24 HOLDSWORTH AVE ST LEONARDS SOUTH

Apartment Plans 3 Bed Apartment Plans - Building 8

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 100@ A1		
Drawn	MMc	Checked	HC
Project no.	S12199.A		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:45:49 PM		
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020		

DA.13.232

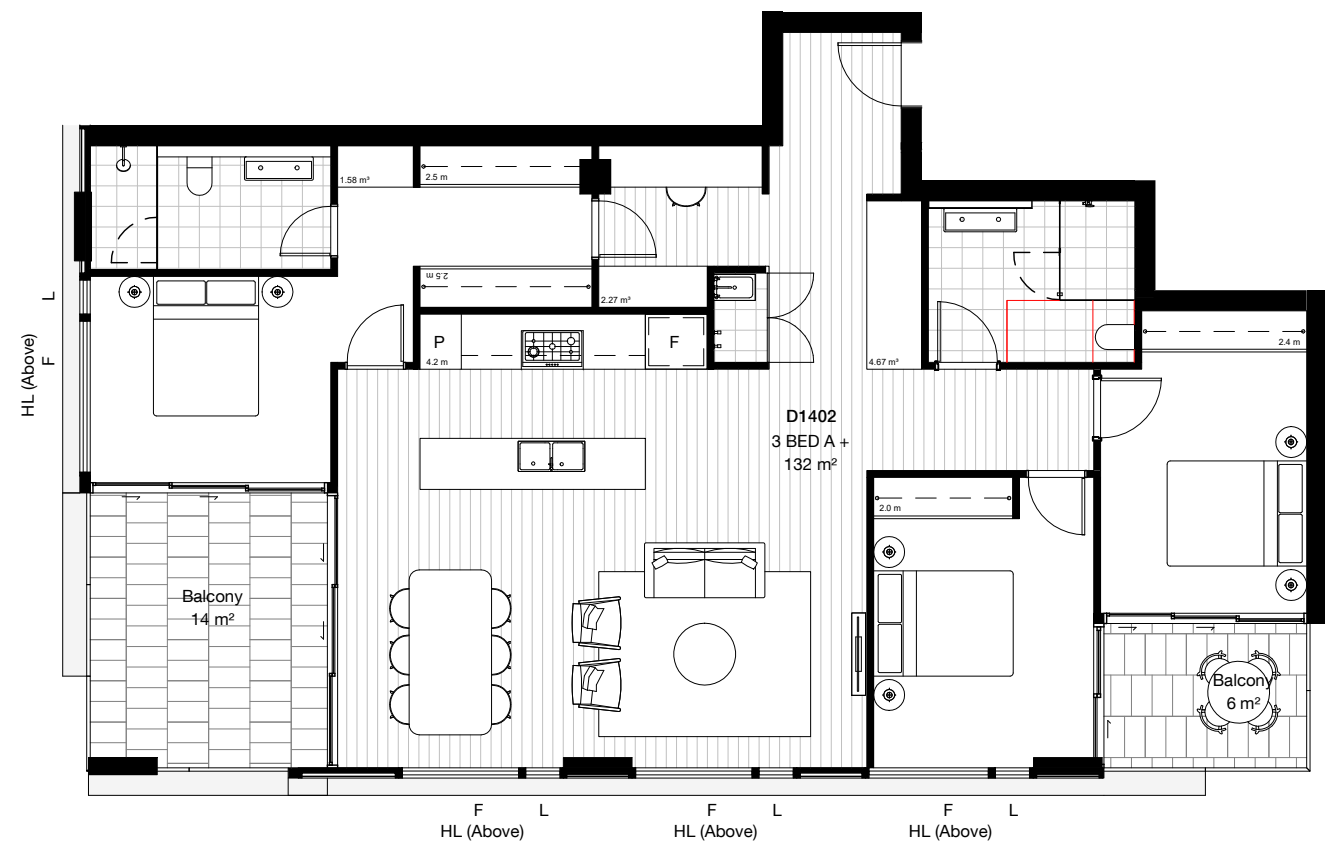
B

Melbourne 1 Nicholson Street
Surry Hills NSW 2010 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

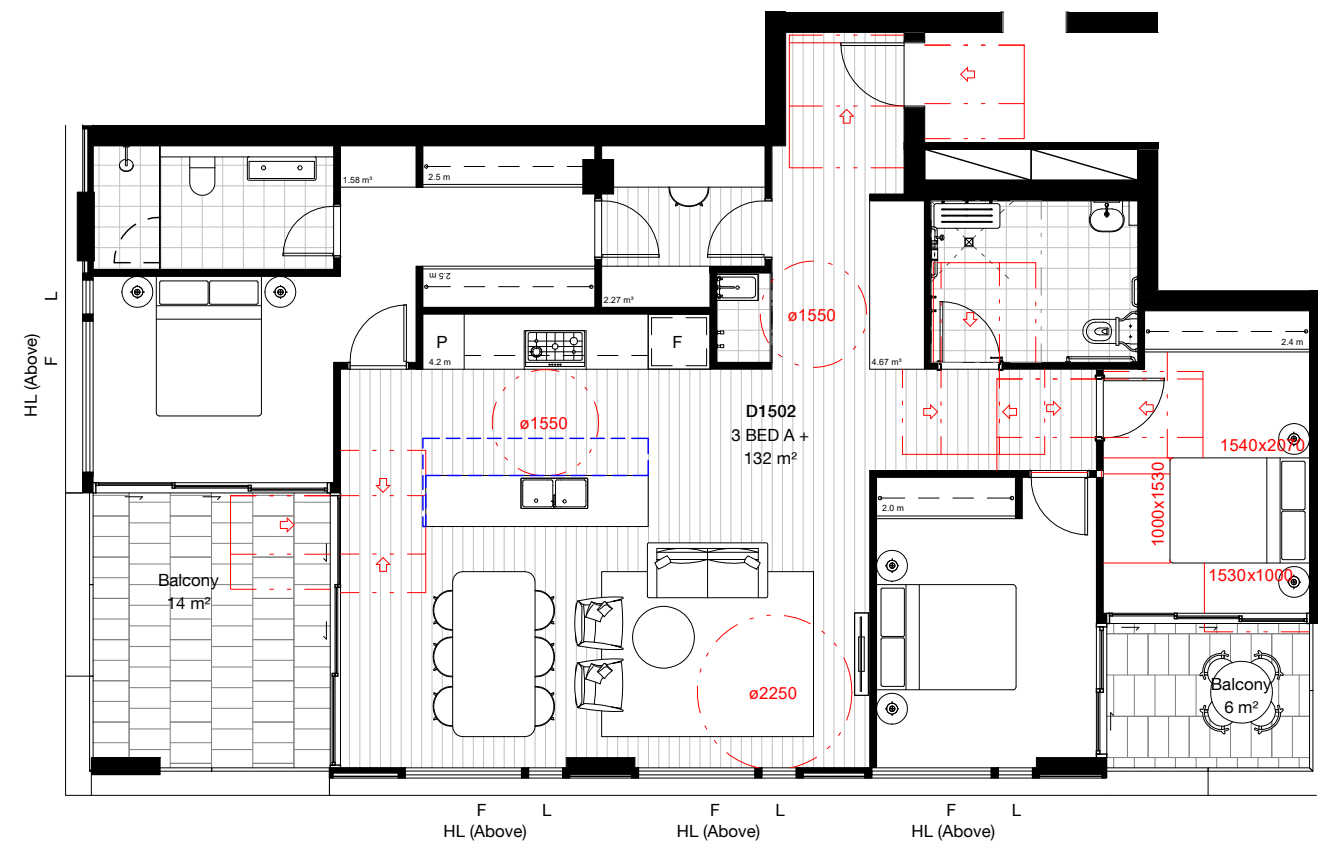
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART™

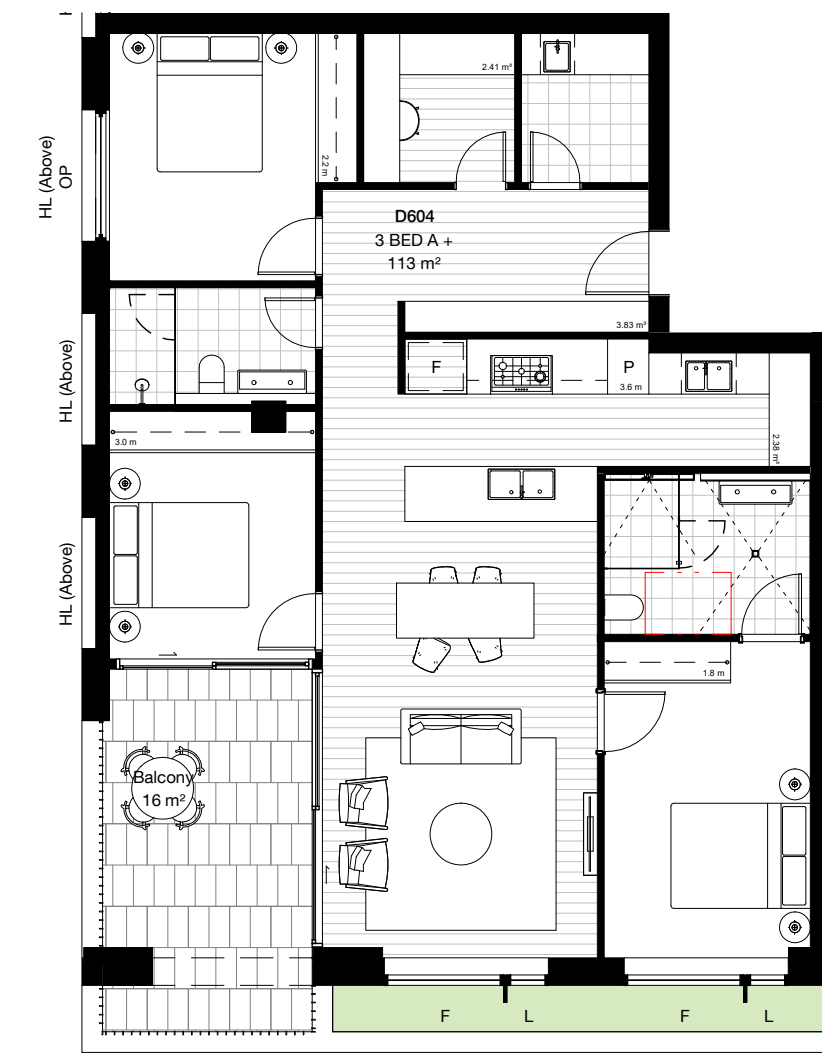


1 8-3B-E PRE ADAPTION 1 : 100

Apartment Types Schedule 8-3B-E					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-E	132 m²	20 m²	8.52 m³	Adaptable	5

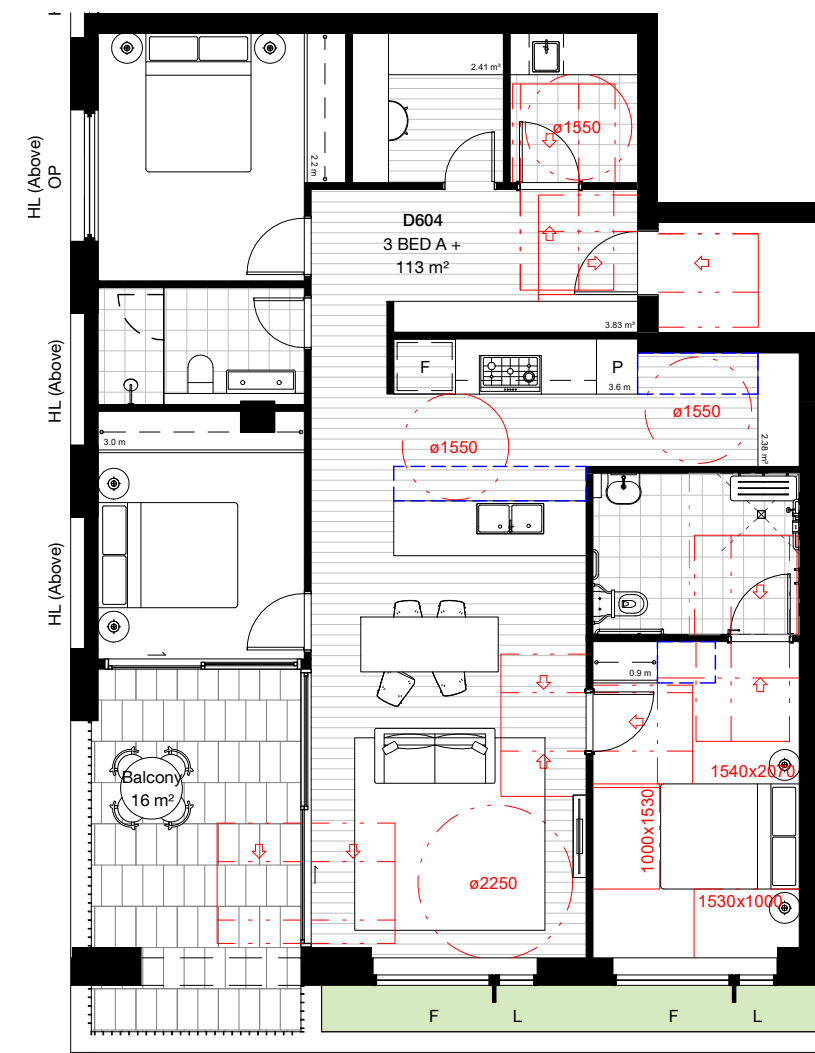


2 8-3B-E POST ADAPTION 1 : 100



3 8-3B-F PRE ADAPTION 1 : 100

Apartment Types Schedule 8-3B-F					
Type	Apartment Area	Balcony Area	Storage Volume	Accessibility	Count
8-3B-F	113 m²	16 m²	8.62 m³	Adaptable	1



4 8-3B-F POST ADAPTION 1 : 100

LEGEND		
F	FIXED WINDOW	
HL	HIGH LEVEL WINDOW	
L	HIGH LEVEL WINDOW	
OP	OPAQUE WINDOW	
S	SASH WINDOW	
FS	FIXED SCREEN	

GENERAL REQUIREMENTS FOR CONVERSION TO ADAPTABLE LAYOUT

/ Walls and joinery removed as noted to allow for circulation zones
/ Doors to laundry removed as noted to allow for circulation zones
/ Kitchen island bench moved and adjusted to provide accessible height and clearance between bench tops. Connect to capped plumbing points provided.
/ Conventional toilet replaced with accessible fixture.
/ Removal of non-accessible fixtures and fittings
/ Accessible basin and basin mixer connected to plumbing and waste points provided.
/ Accessible shower fittings connected to plumbing and waste points provided.
/ Grab rails installed into walls with bracing already provided.

A	04.06.21	Development Application	HC	MMc
Revision	Date	Description	Initial	Checked



Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	

21 - 25 CANBERRA AVE
18 - 24 HOLDSWORTH AVE
ST LEONARDS SOUTH

Apartment Plans
3 Bed Apartment Plans - Building 8
Sheet 2

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

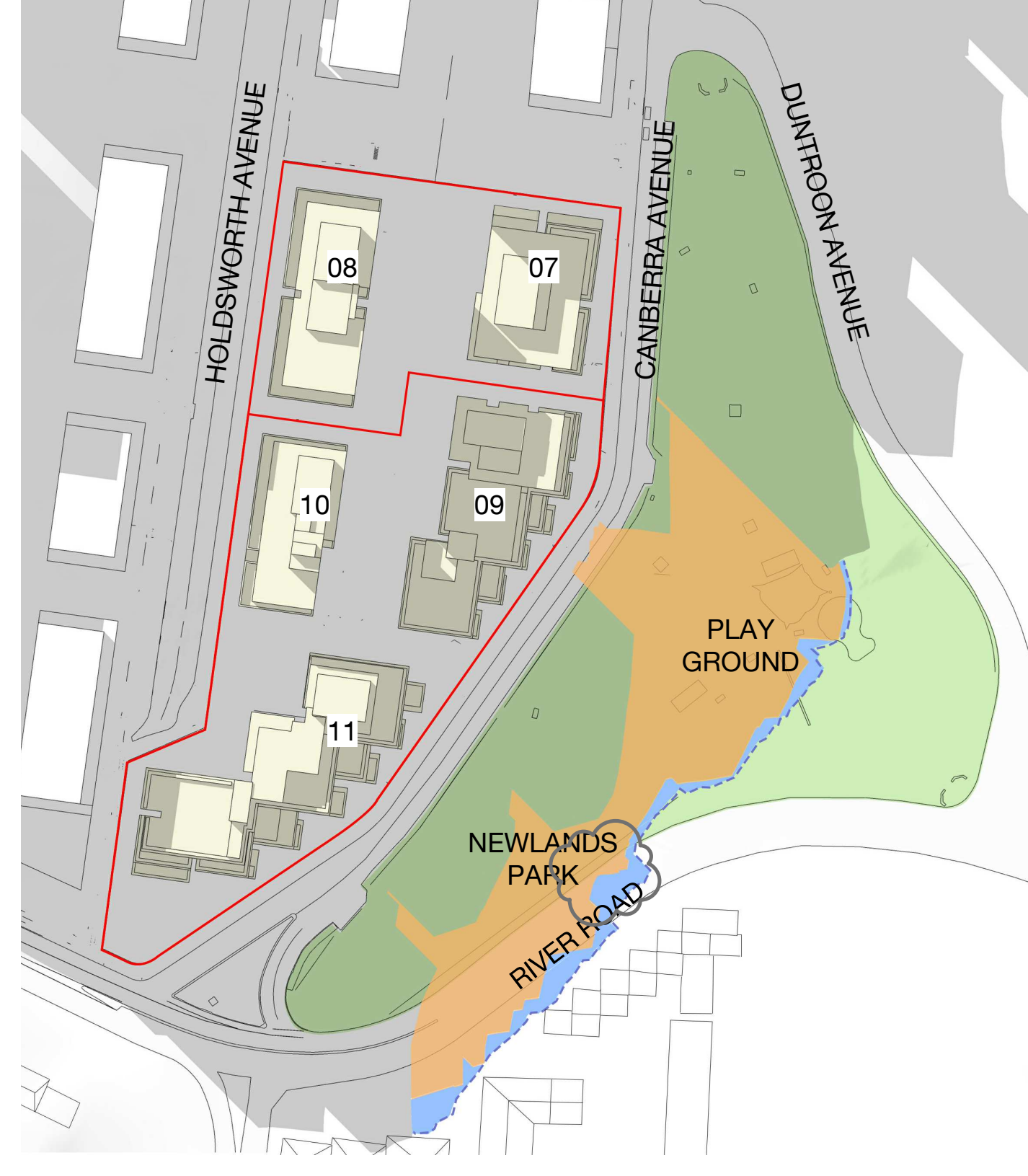
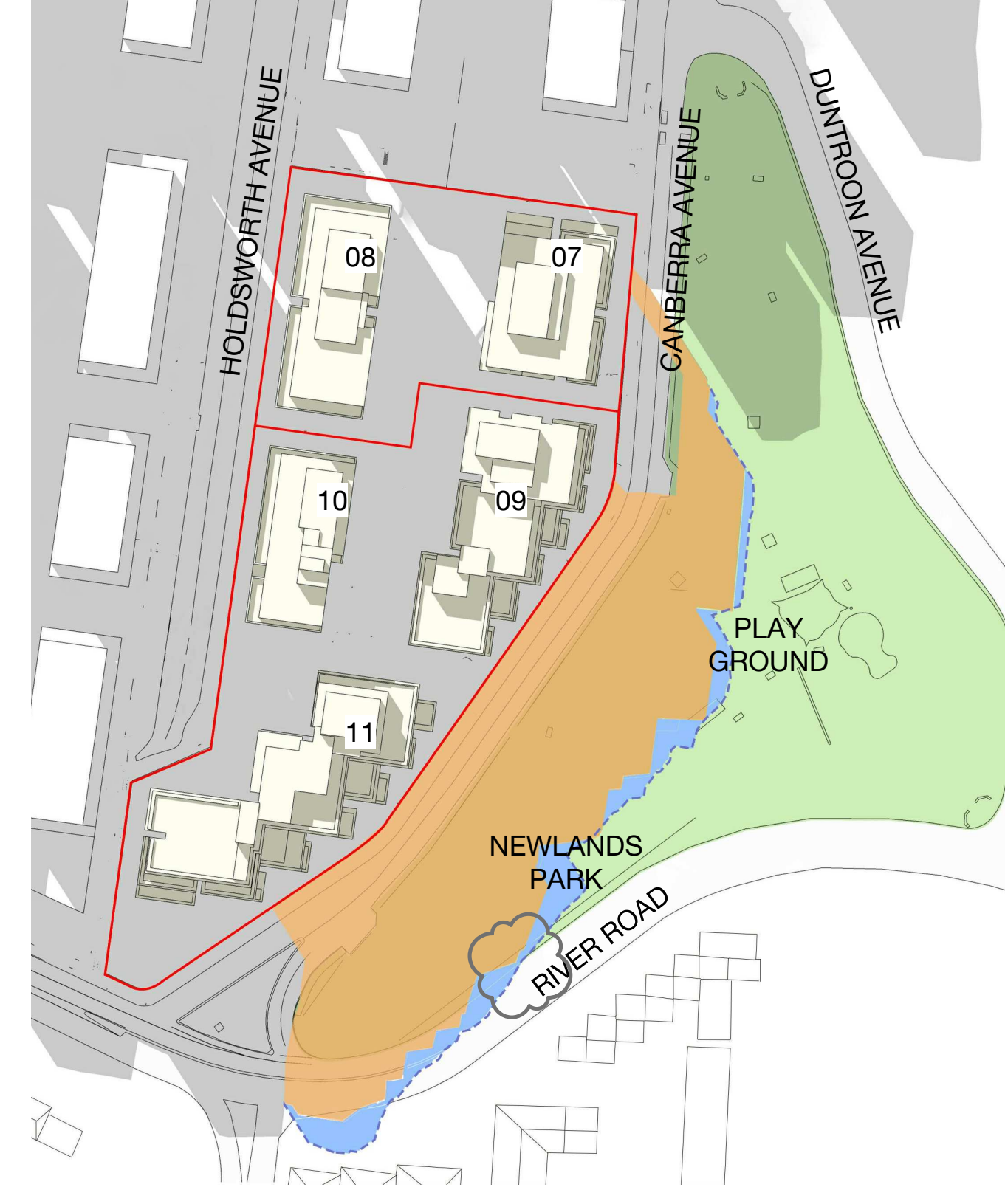
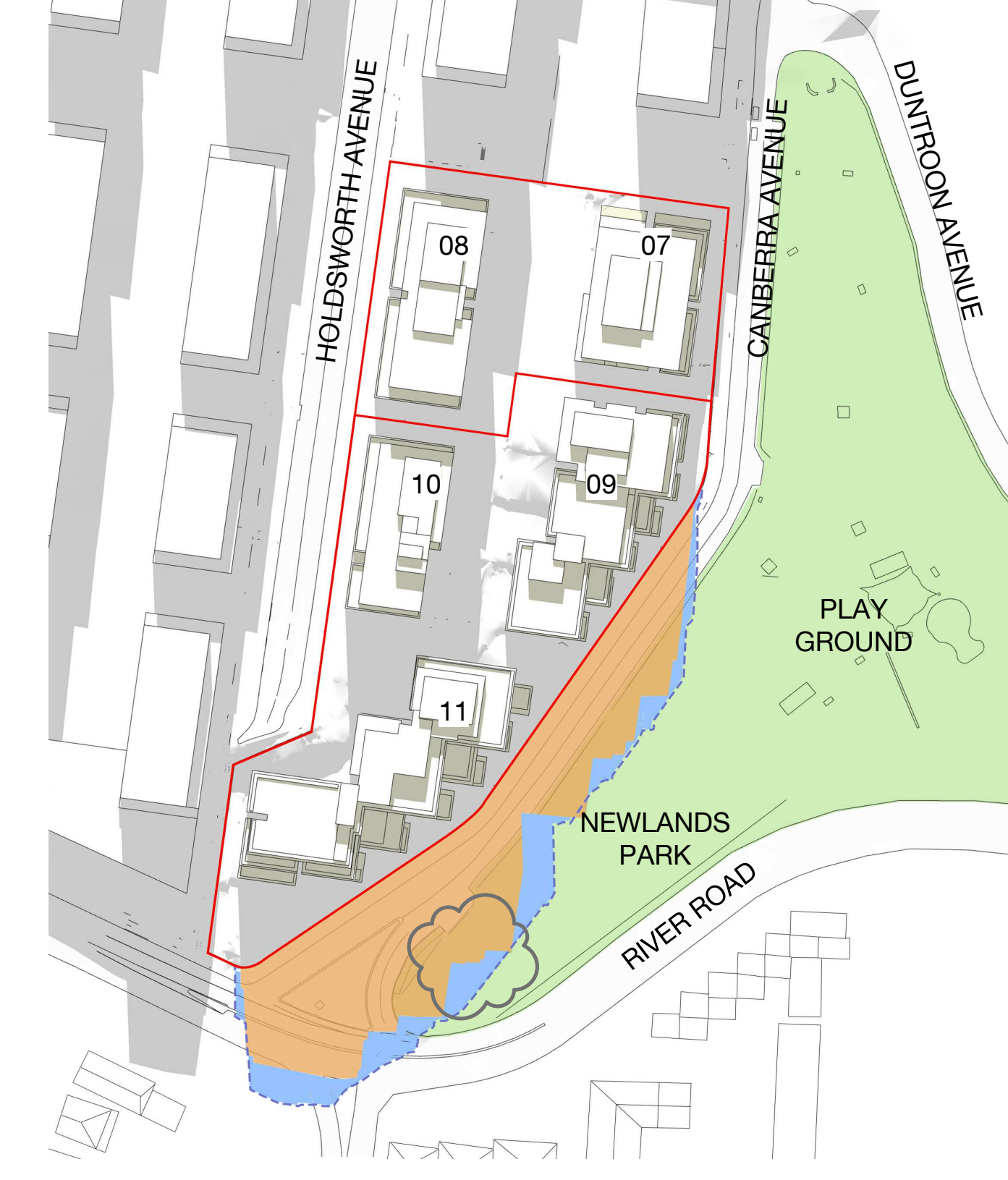
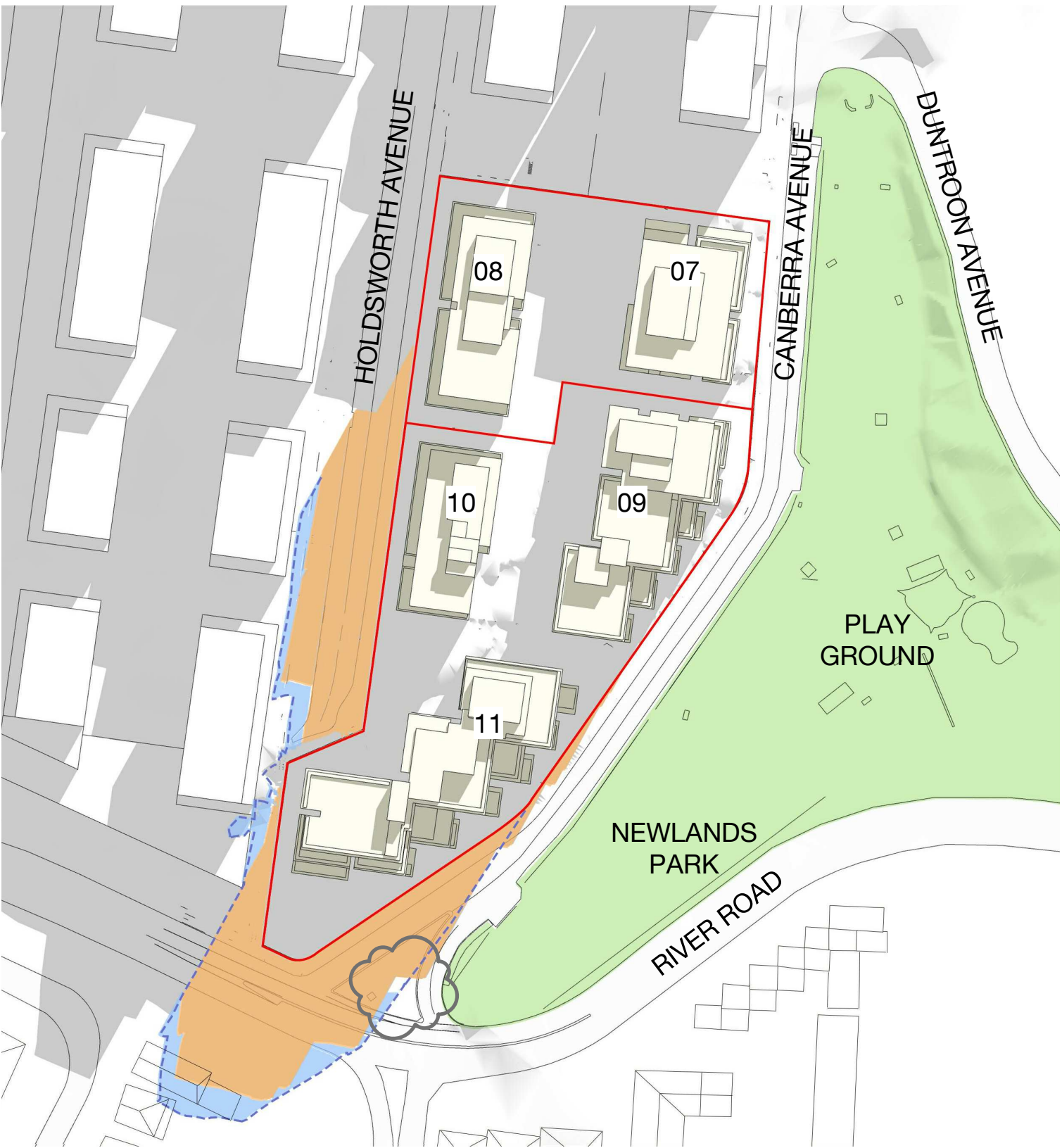
Scale	1 : 100@ A1
Drawn	MMc
Checked	HC
Project no.	S12199.A
Status	DEVELOPMENT APPLICATION
Plot Date	4/06/2021 12:34:47 PM
BIM	STLEONARDS_BLDG 7&8_BS_ARCH_R2020
Drawing no.	DA.13.233
Revision	A

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

BATESSMART



LEGEND

- BOUNDARY OF THIS DA
- SHADOWS CAST FROM ADJACENT SITES
- SHADOWS CAST FROM PROPOSED DEVELOPMENT
- EXTENT OF SHADOWS CAST FROM ALLOWABLE ENVELOPE

C	07.12.21	Amendments to Development Application	MMc	TI
B	15.06.21	Development Application	MMc	HC
A	04.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

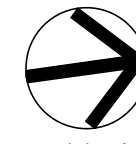
Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Shadow Diagrams
Shadow Diagrams - Winter
Solstice

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.



Scale	As indicated	A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 4:35:00 PM	
BIM		
Drawing no.	DA.21.001	Revision C

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

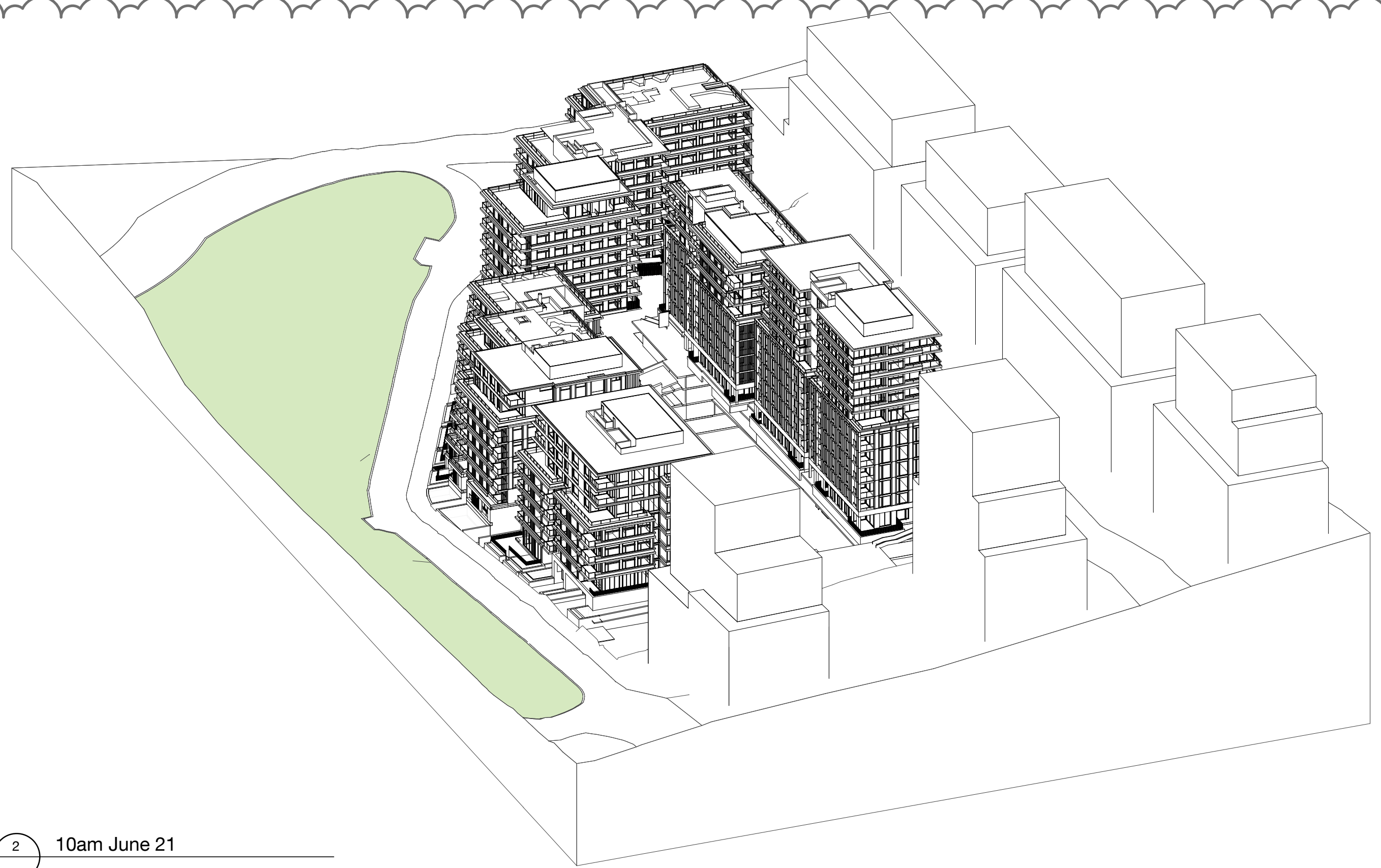
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart





1 9am June 21



2 10am June 21



3 11am June 21



4 12pm June 21

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Shadow Diagrams Views from Sun - Winter Solstice - Sheet 01

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	@ A1	
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:40:10 PM	
BIM		

Drawing no.	Revision
DA.21.010	B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

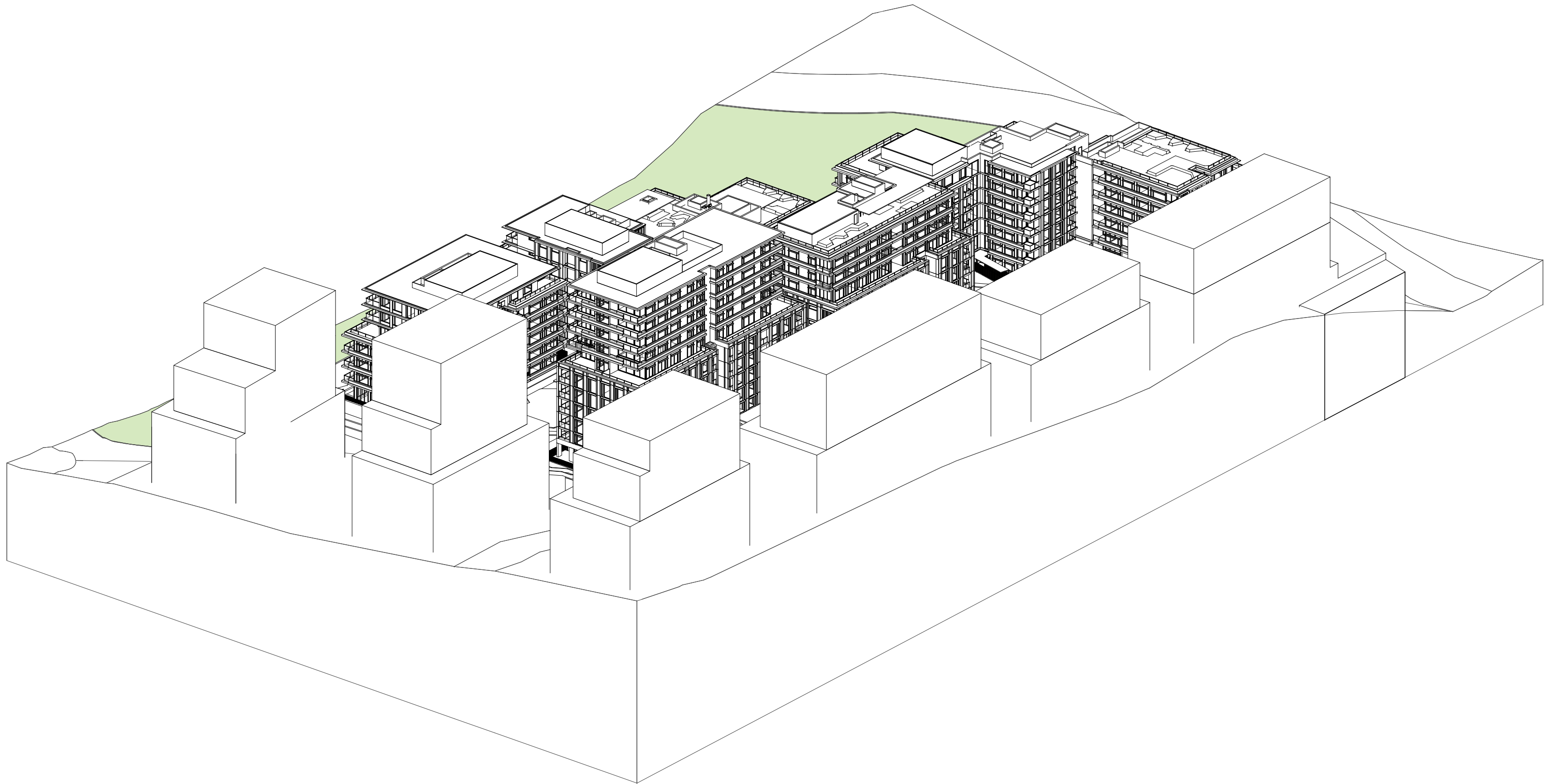
Bates Smart

BATESSMART

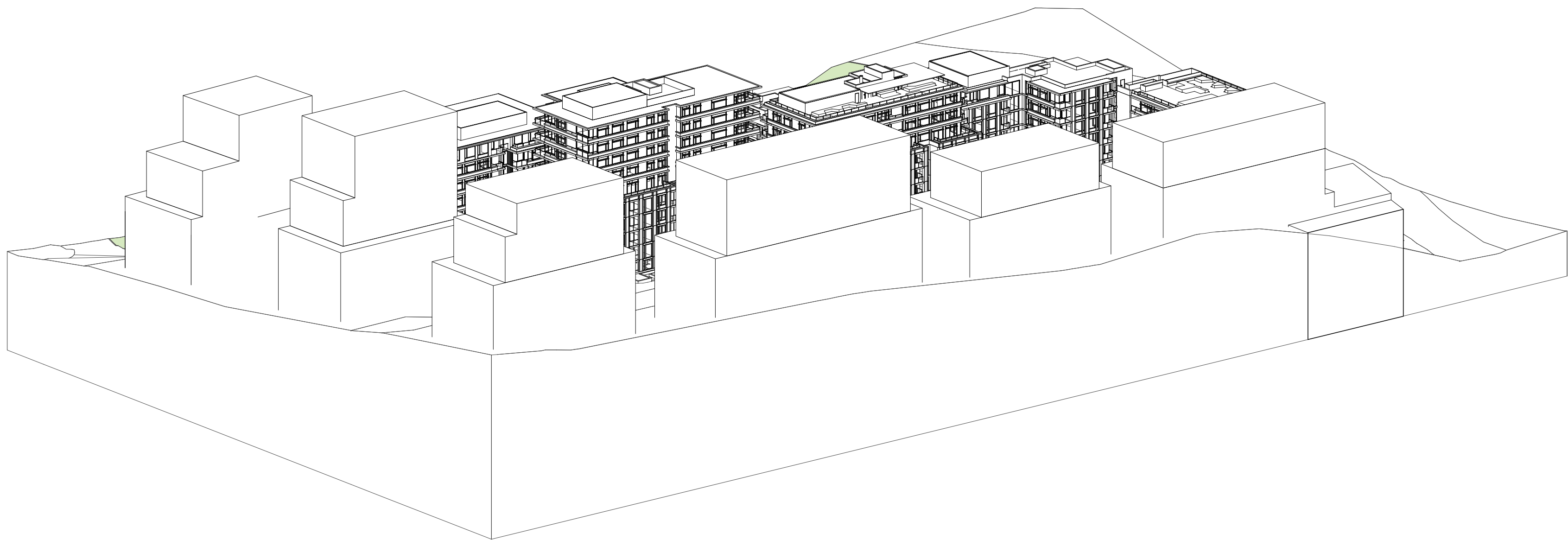
B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked



3 1pm June 21



2 2pm June 21



1 3pm June 21

Project Manager	Architect
PDS GROUP	BATES SMART
Planning Consultant	Landscape Architect
MECONE	ARCADIA
Civil / Structural Engineer	Services Engineer
MEINHARDT BONACCI	IGS SERVICES
Fire Engineer	BCA Consultant
CORE ENGINEERING	BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Shadow Diagrams
Views from Sun - Winter Solstice -
Sheet 02

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale		@ A1
Drawn	MMc	Checked HC
Project no.	S12199	
Status	DEVELOPMENT APPLICATION	
Plot Date	6/12/2021 3:41:53 PM	
BIM		
Drawing no.	DA.21.011	Revision B

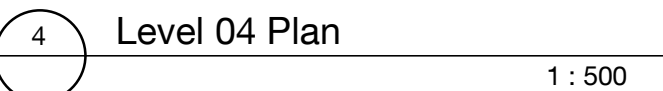
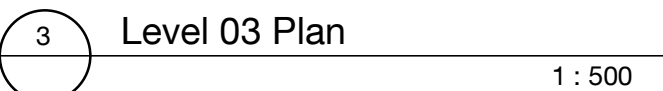
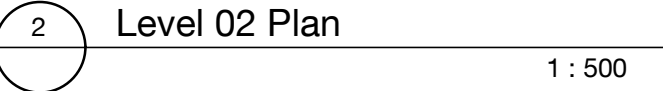
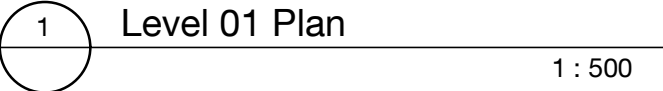
Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

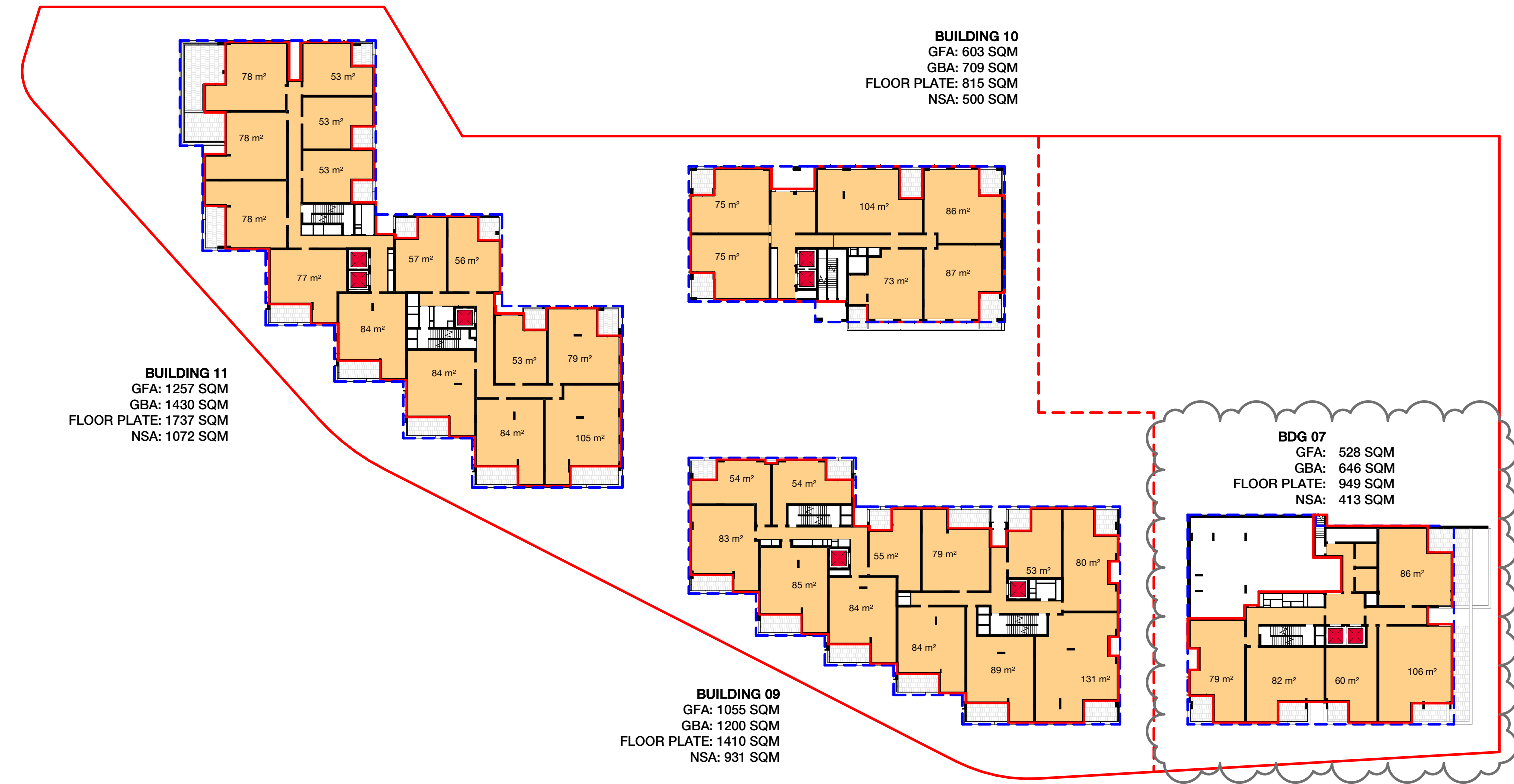
Bates Smart



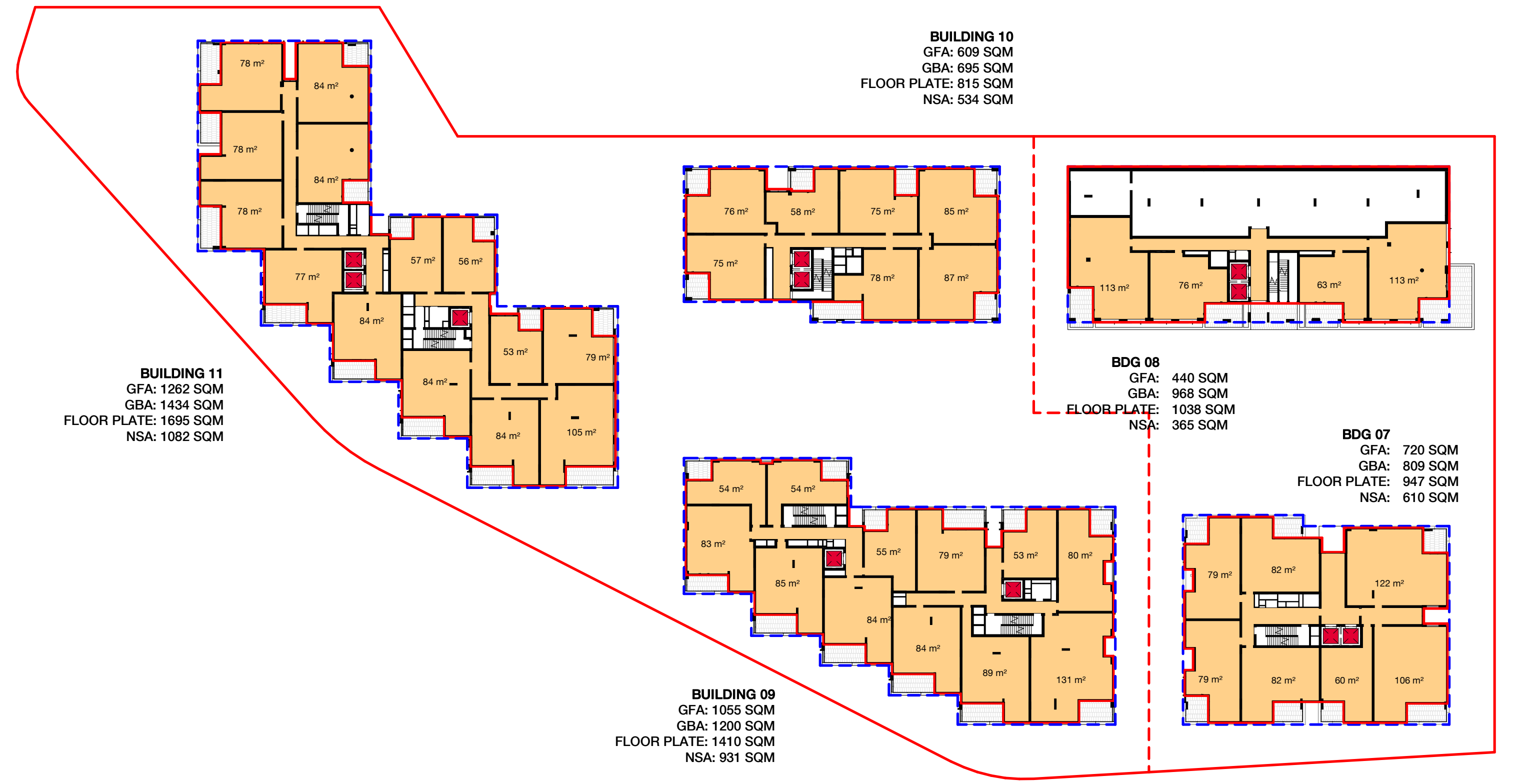
B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked



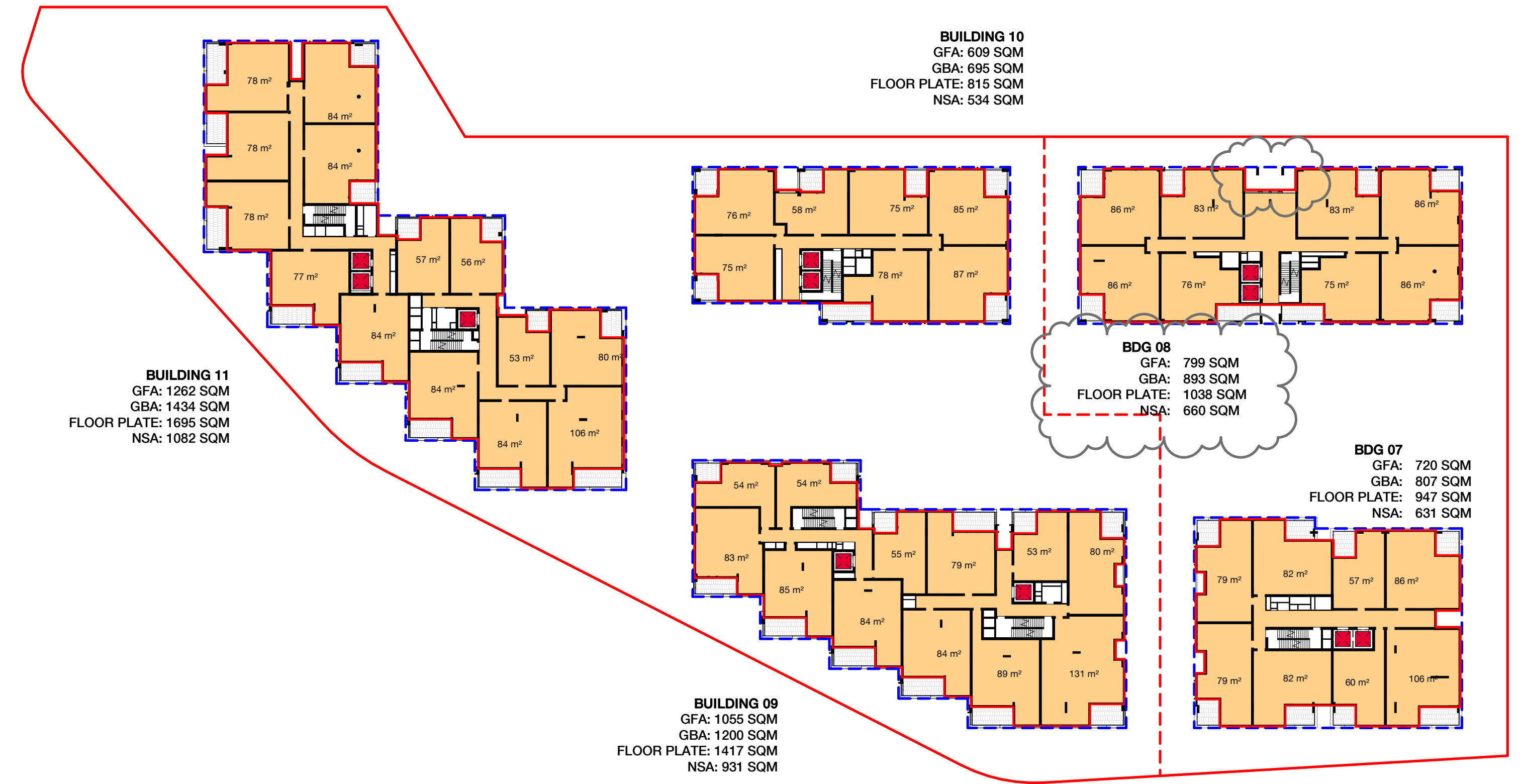
BATESSMART™



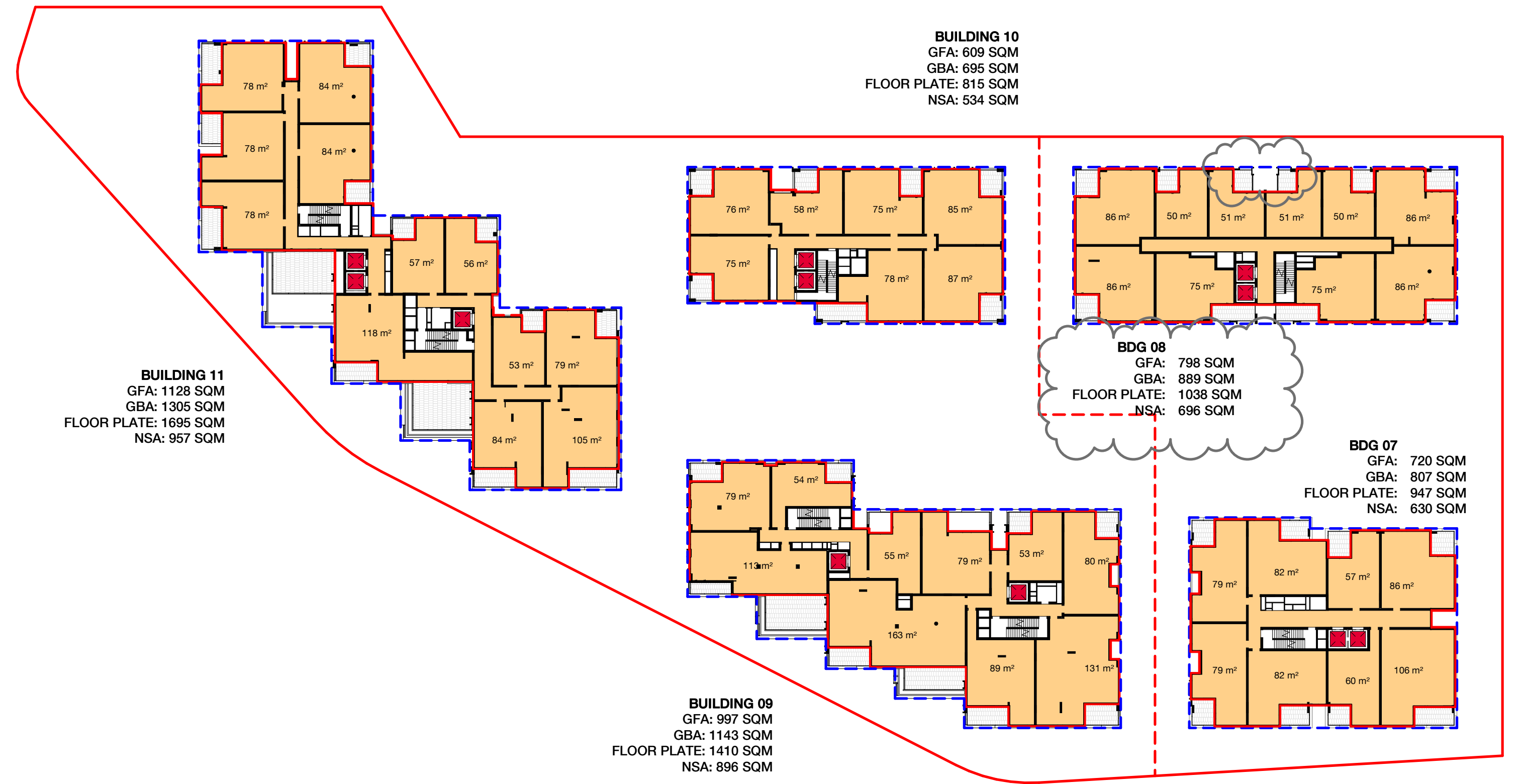
1 Level 05 Plan
1 : 500



2 Level 06 Plan
1 : 500



3 Level 07 Plan
1 : 500



4 Level 08 Plan
1 : 500

NOTES:

GFA DEFINITION (LANE COVE LOCAL ENVIRONMENTAL PLAN 2009)

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

LEGEND

— GFA AREA

— GBA AREA

— FLOOR PLATE AREA

GBA DEFINITION: Gross BUILDING 11rea is the sum of all fully enclosed BUILDING 11reas, from the outside face of external walls, excluding balconies.

FLOOR PLATE DEFINITION: Floor plate is the total floor area of the floor plate including external walls, balconies and terraces. Extent of private courtyards at ground level and landscaping to be assessed separately.

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	

TOPSPRING

21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Area Calculation Plans Area Calculation Plans - Sheet 2

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

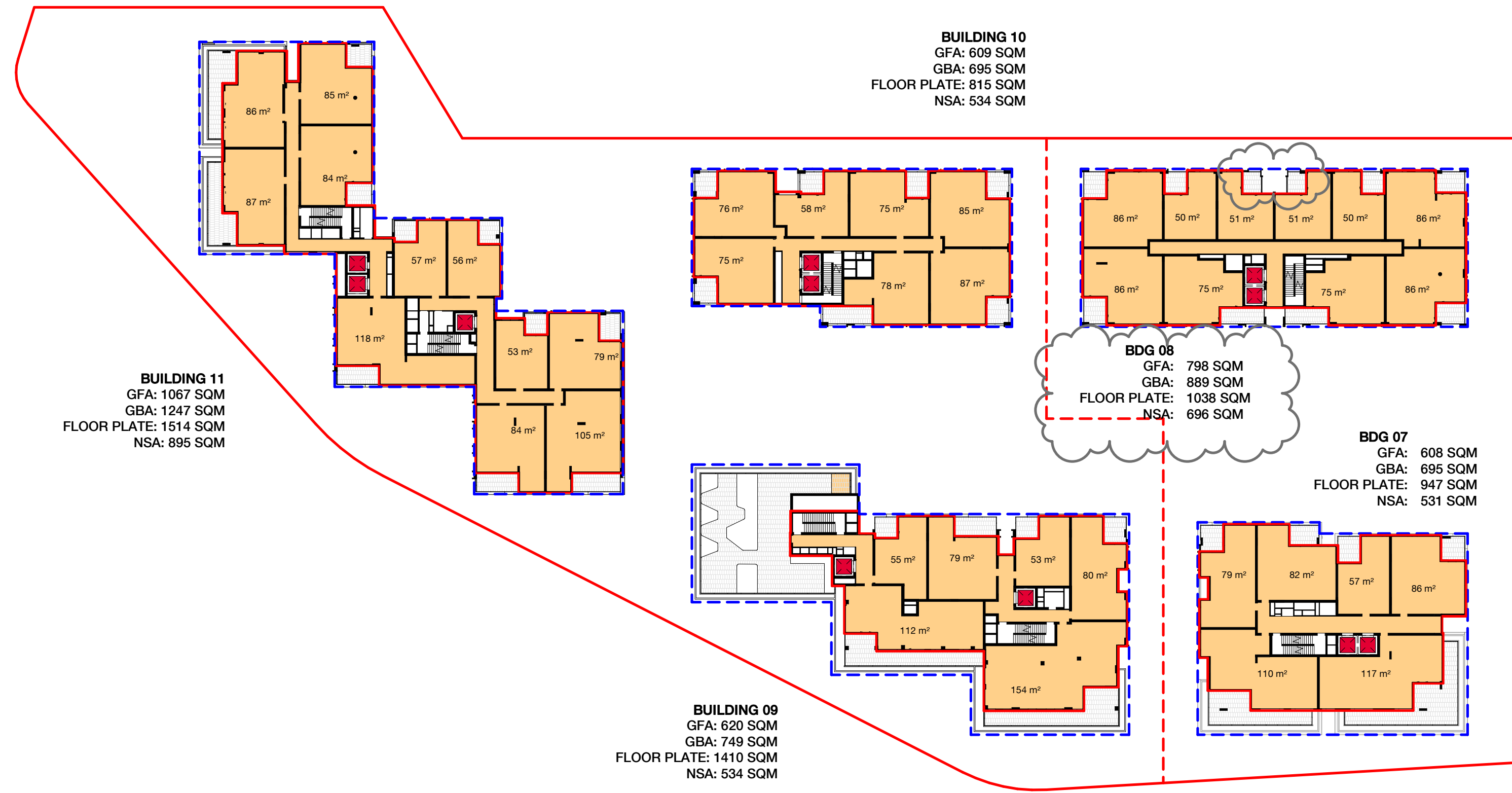
Scale	1 : 500 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:42:56 PM		
BIM			
Drawing no.	DA.22.002		Revision
			B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

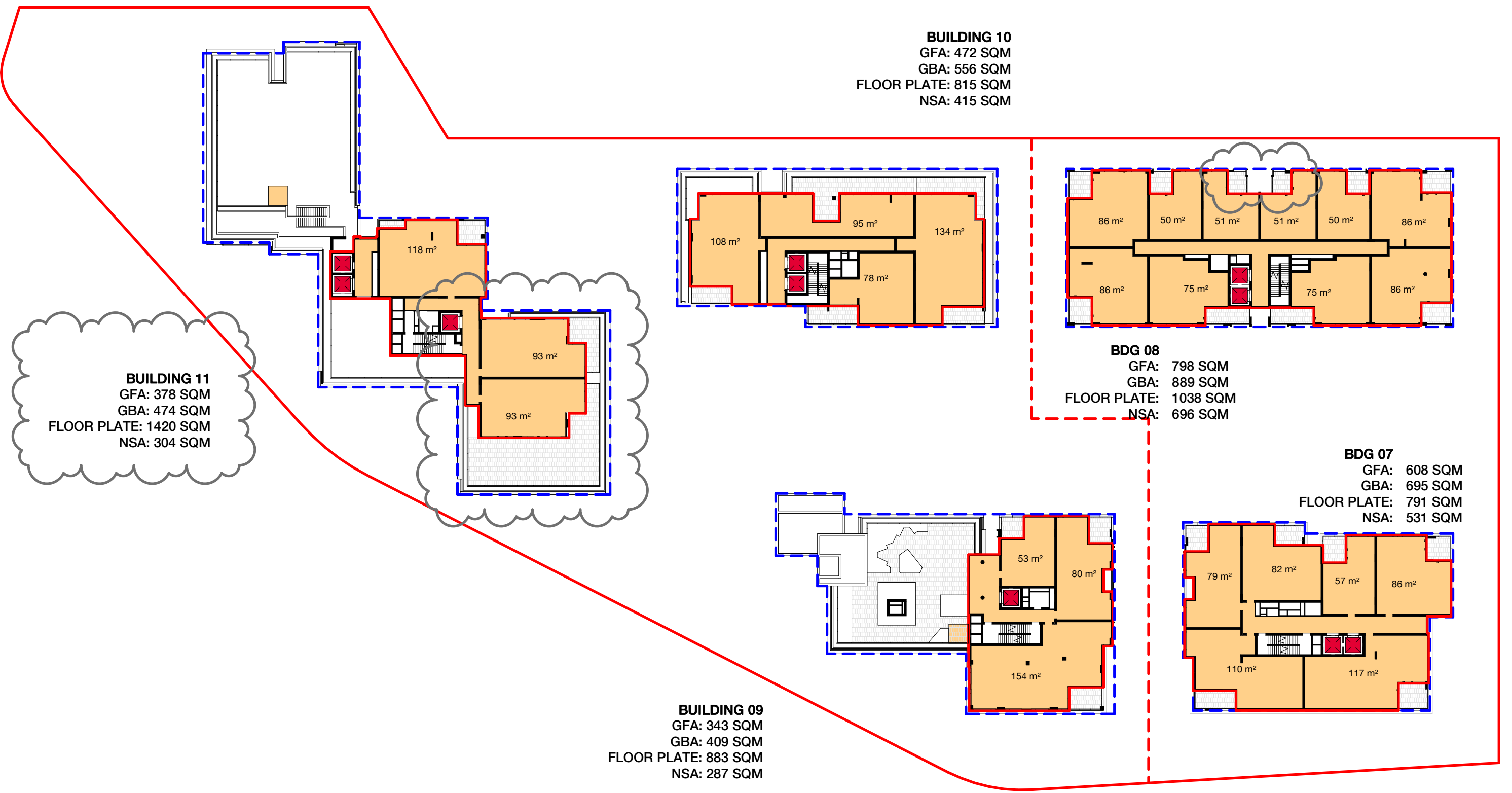
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

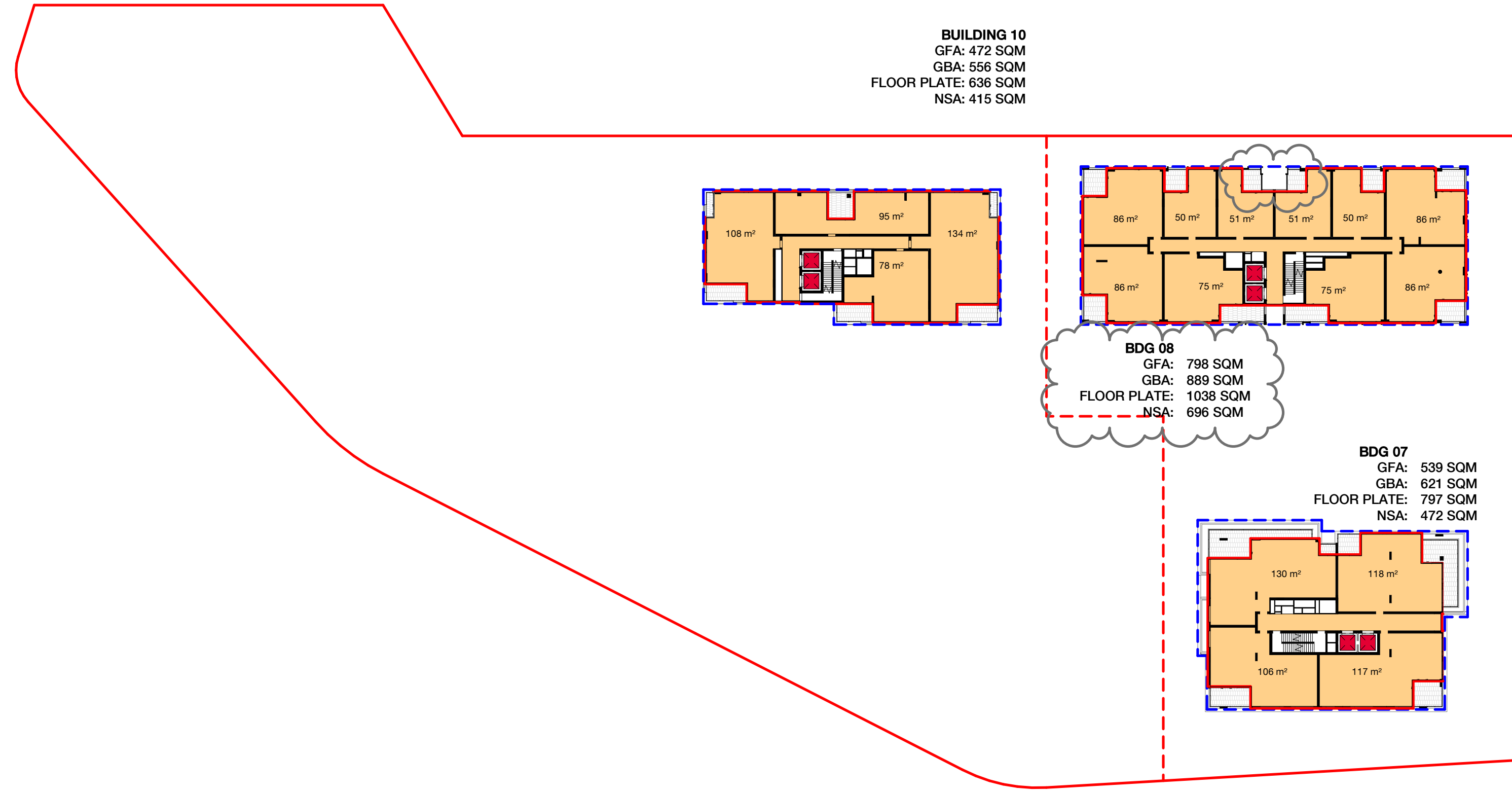
BATESSMART



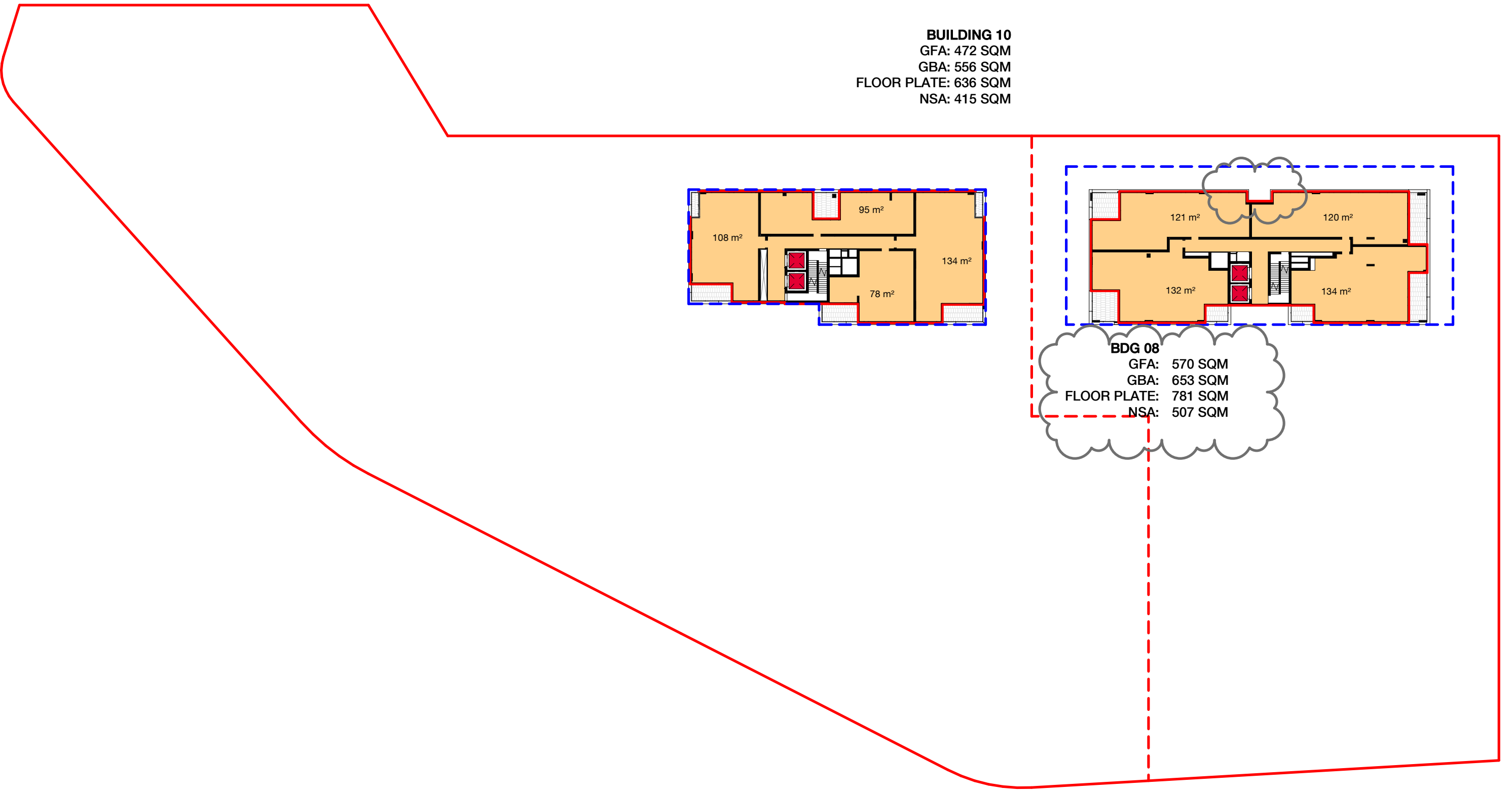
8 Level 09 Plan 1 : 500



4 Level 10 Plan 1 : 500



5 Level 11 Plan 1 : 500



6 Level 12 Plan 1 : 500

NOTES:

GFA DEFINITION (LANE COVE LOCAL ENVIRONMENTAL PLAN 2009)

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and

(b) habitable rooms in a basement or an attic, and

(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:

(d) any area for common vertical circulation, such as lifts and stairs, and

(e) any basement:

(i) storage, and

(ii) vehicular access, loading areas, garbage and services, and

(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and

(g) car parking to meet any requirements of the consent authority (including access to that car parking), and

(h) any space used for the loading or unloading of goods (including access to it), and

(i) terraces and balconies with outer walls less than 1.4 metres high, and

(j) voids above a floor at the level of a storey or storey above.

LEGEND

— GFA AREA

— GBA AREA

- - - FLOOR PLATE AREA

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE 18 - 32 HOLDSWORTH AVE ST LEONARDS SOUTH

Area Calculation Plans Area Calculation Plans - Sheet 3

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

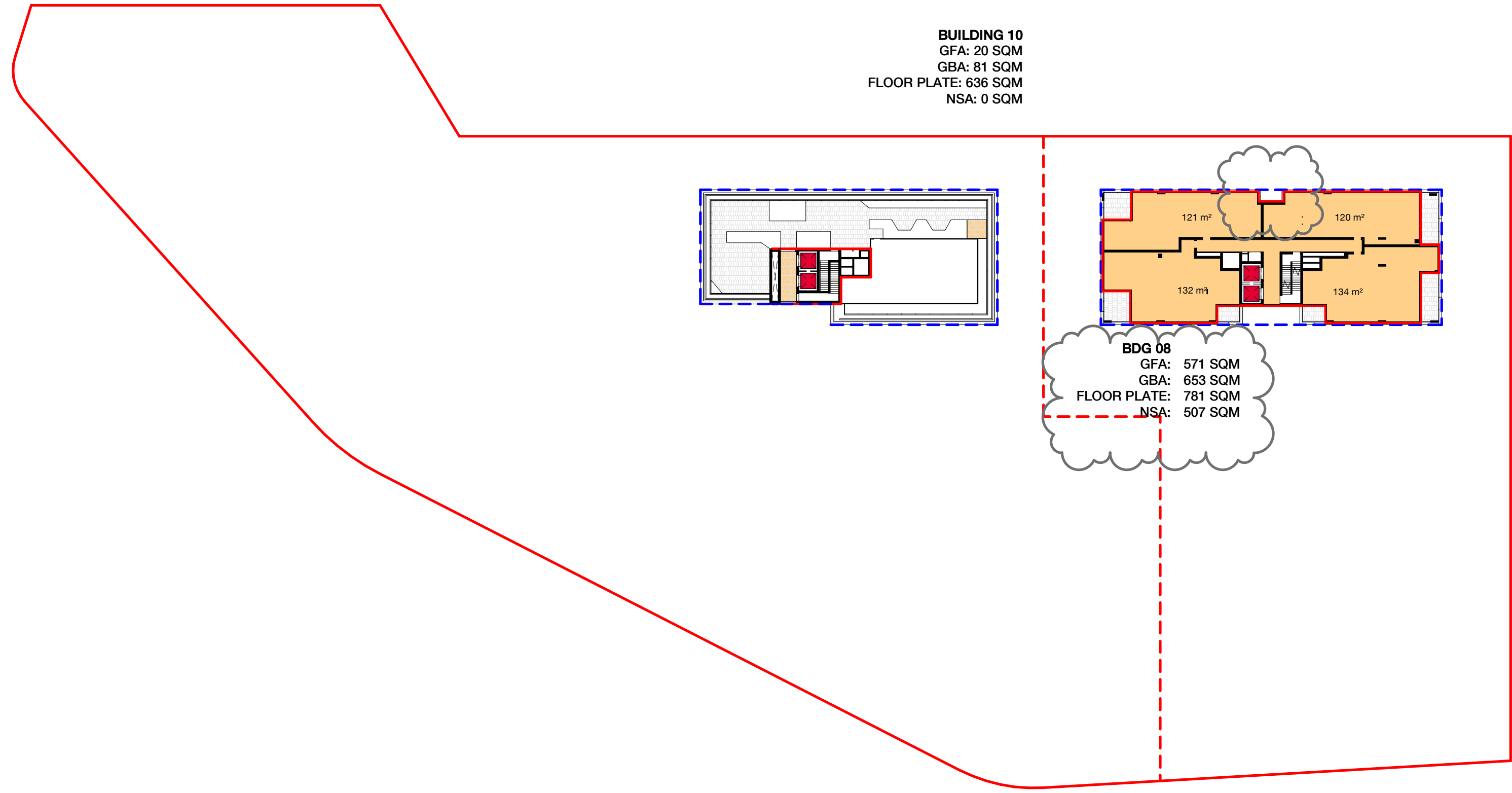
Scale	1 : 500 @ A1	Checked	HC
Drawn	MMc		
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:43:26 PM		
BIM			
Drawing no.	DA.22.003	Revision	B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

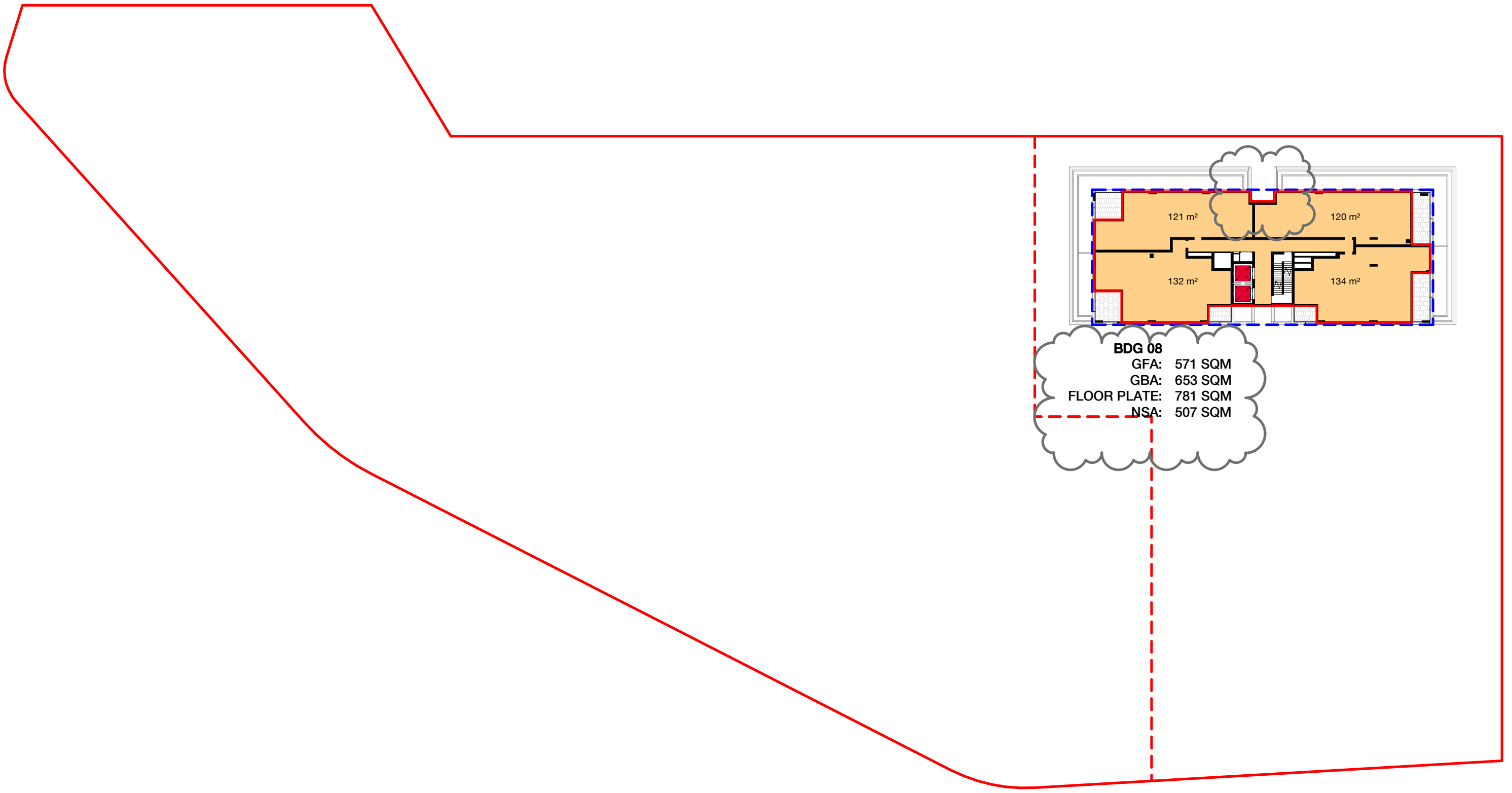
Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

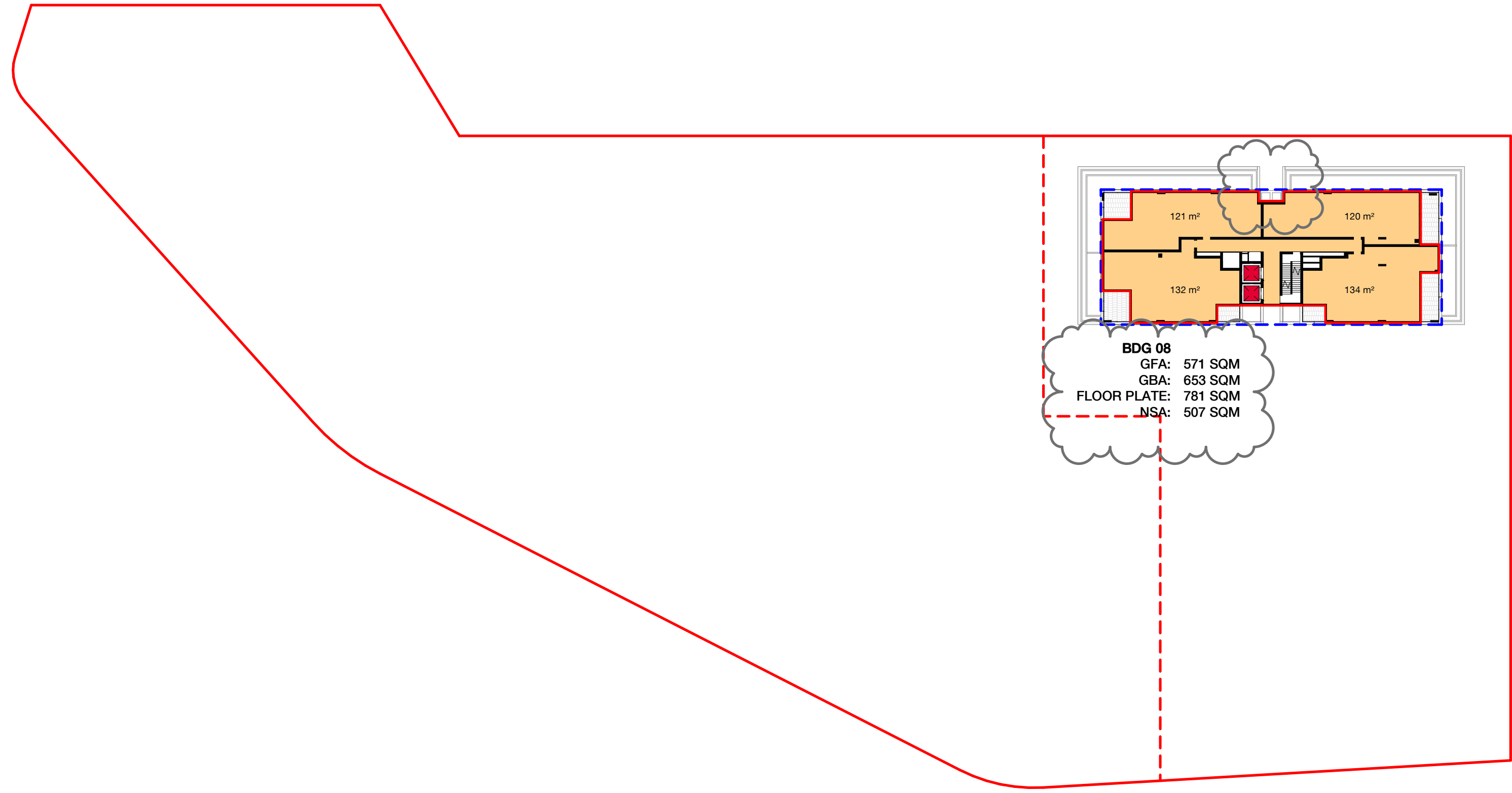




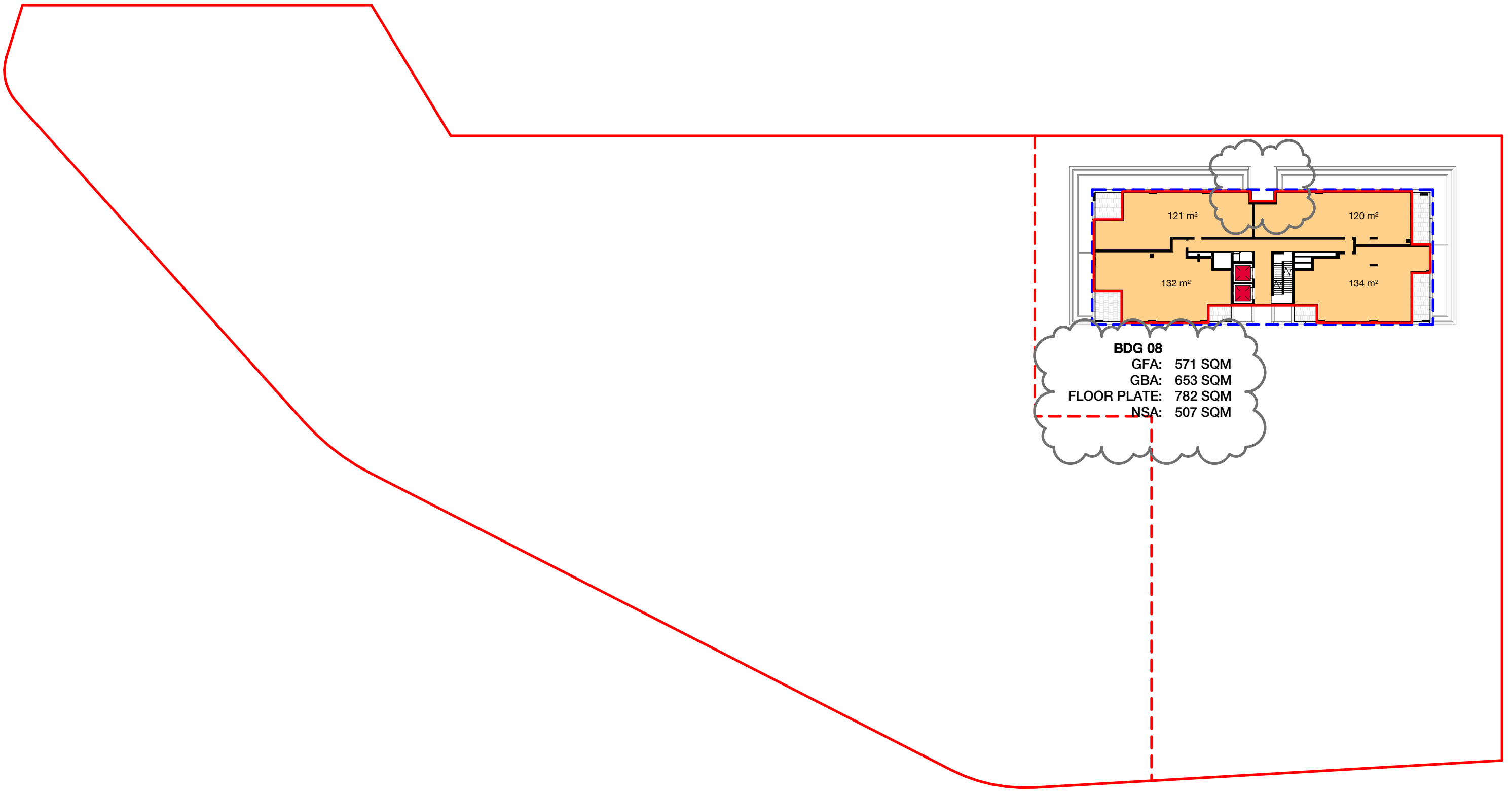
1 Level 13 Plan



2 BDG 8 L14



3 BDG 8 L15



4 BDG 8 L16

NOTES:

GFA DEFINITION (LANE COVE LOCAL ENVIRONMENTAL PLAN 2009)

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

GBA DEFINITION: Gross BUILDING 11rea is the sum of all fully enclosed BUILDING 11reas, from the outside face of external walls, excluding balconies.

FLOOR PLATE DEFINITION: Floor plate is the total floor area of the floor plate including external walls, balconies and terraces. Extent of private courtyards at ground level and landscaping to be assessed separately.

LEGEND

- GFA AREA
— GBA AREA
— FLOOR PLATE AREA

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.09.21	Development Application	MMc	HC
Revision	Date	Description	Initial	Checked

Project Manager PDS GROUP	Architect BATES SMART
Planning Consultant MECONE	Landscape Architect ARCADIA
Civil / Structural Engineer MEINHARDT BONACCI	Services Engineer IGS SERVICES
Fire Engineer CORE ENGINEERING	BCA Consultant BM+G
Client	



21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Area Calculation Plans
Area Calculation Plans - Sheet 4

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

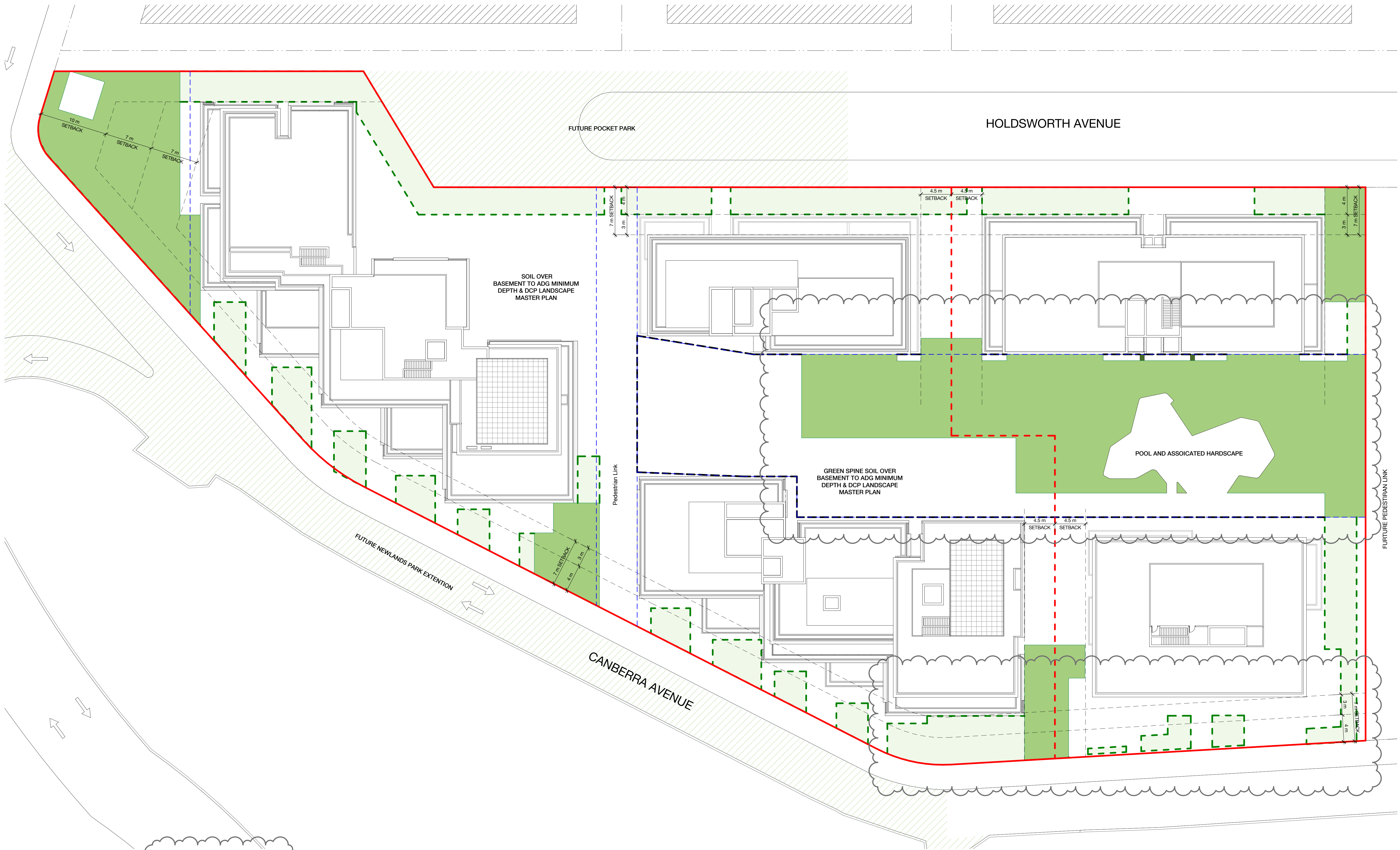
Scale	1 : 500 @ A1		
Drawn	MMc	Checked	HC
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:43:49 PM		
BIM			

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

Bates Smart





LEGEND

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- FUTURE ROAD CLOSURE
- ADJACENT DCP MASSING

DEEP SOIL LEGEND:

- SITE AREA 12,653m²
- GREEN SPINE 2,446m²
- GREEN SPINE DEEP SOIL 1,213m² 50% of Green Spine
- ADG DEEP SOIL (>6m) 2019m² 16% of Site Area
- TOTAL DEEP SOIL (ADG+ setbacks) 3305m² 26% of Site Area

Project Manager	PDS GROUP	Architect	BATES SMART
Planning Consultant	MECONE	Landscape Architect	ARCADIA
Civil / Structural Engineer	MEINHARDT BONACCI	Services Engineer	IGS SERVICES
Fire Engineer	CORE ENGINEERING	BCA Consultant	BM+G
Client			

TOPSPRING

B 30.11.21 Amendments to Development Application
A 01.09.21 Development Application

Revision Date Description Initial Checked

MMc TT
Initial Checked

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Diagrams
Deep Soil Calculation

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

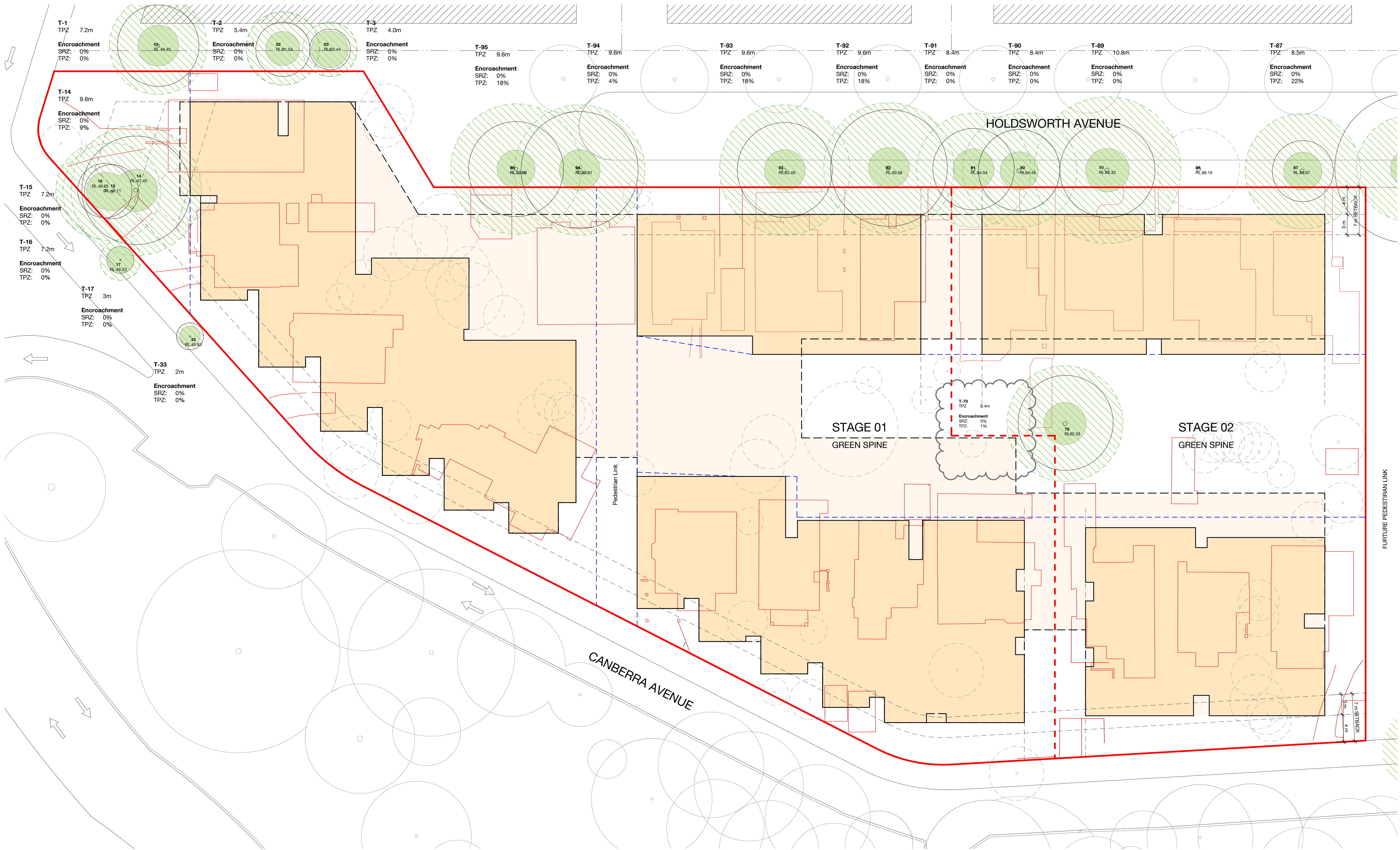
Scale	1 : 250 @ A1		
Drawn	Author	Checked	Checker
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:44:07 PM		
BIM			
Drawing no.	DA.23.001	Revision	B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART



TREE RETENTION LEGEND:

- BOUNDARY OF THIS DA
- STAGE BOUNDARY
- ADJACENT LOT BOUNDARY
- LEP ENVELOPE + DCP PEDESTRIAN LINK ZONE
- DCP SET BACKS
- ADJACENT DCP MASSING
- EXISTING BUILDING OR DRIVEWAY

- ROOT ZONE
- CANOPY ZONE
- TREE PROTECTION ZONE
- TREE TO BE REMOVED
- SURROUNDING TREES

- PROPOSED BUILDING FOOTPRINT
- PROPOSED BASMENT FOOTPRINT

Encroachment refers to the proposed building encroachment plus the existing site encroachments. There are a number of significant existing encroachments on TPZs from buildings and driveways.

Reported figures correspond to the detailed investigation by Australis Tree Management. For further detail refer to the Arboriculture Impact Assessment.

B	07.12.21	Amendments to Development Application	MMc	TI
A	01.06.21	Development Application	MMc	HS
Revision	Date	Description	Initial	Checked

Project Manager
PDS GROUP

Planning Consultant
MECONE

Civil / Structural Engineer
MEINHARDT BONACCI

Fire Engineer
CORE ENGINEERING

Client

Architect
BATES SMART

Landscape Architect
ARCADIA

Services Engineer
IGS SERVICES

BCA Consultant
BM+G

TOPSPRING

21 - 41 CANBERRA AVE
18 - 32 HOLDSWORTH AVE
ST LEONARDS SOUTH

Diagrams
Existing Tree Retention Plan

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and or the fabrication of any components.
Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.
All drawings may not be reproduced or distributed without prior permission from the architect.

Scale	1 : 250 @ A1		
Drawn	Author	Checked	Checker
Project no.	S12199		
Status	DEVELOPMENT APPLICATION		
Plot Date	6/12/2021 3:44:25 PM		
BIM			
Drawing no.	DA.23.005		Revision
			B

Melbourne 1 Nicholson Street
Melbourne VIC 3000 Australia
T 03 8664 6200 F 03 8664 6300
email mel@batesmart.com.au
http://www.batesmart.com.au

Bates Smart

Sydney 43 Brisbane Street
Surry Hills NSW 2010 Australia
T 02 8354 5100 F 02 8354 5199
email syd@batesmart.com.au
http://www.batesmart.com.au

BATESSMART

S12199 Canberra Avenue, St Leonards

Area Schedule - Stage 1&2 Summary

Rev22	7/12/2021				
Summary	FSR Ratio	Areas(m2)	FSR	Max GFA	
Area 7		2,113	2.60	5,494	
Area 8		2,230	2.60	5,798	
Area 9		2,567	2.60	6,674	
Area 10		1,654	2.60	4,300	
Area 11		4,089	2.60	10,631	
		12,653	2.60	32,898	
GFA Achieved		32,898			12,653
Resultant FSR	2.60				

STAGE 1																					
Target Mix	Floor Plate (incl balc & terraces)	GBA	GFA	NSA	GFA/Floor Plate	NSA/Floor Plate	NSA/GFA	1 Bed 10%	1Bed 10%	2Bed 30%	2 Bed 30%	3 Bed 20%	Cross Ventilated 60%	Corner Units	Solar 2 hr 70%	Solar 2 hr to balcony	No Sun	Visible Dwellings	Adaptable Dwellings	Total Dwellings	
	Measured	Measured	Measured	Measured				50-53	55-58	75-80	85-90	100-135									
Total site achieved Mix	41,519	25,880	20,957	18,003	50%	43%	86%	25 12%	22 10%	52 24%	73 34%	41 19%	150	150	122	147	27	185	30	213	
FSR		2.52								59%			70%	70%	57%	69%	13%	87%	14%		
Target	21,606							128							149						

STAGE 2																				
Level	Floor Plate (incl balc & terraces)	GBA	GFA	NSA	GFA/Floor Plate	NSA/Floor Plate	NSA/GFA	1 Bed	1 Bed	2Bed	2Bed	3 Bed	Cross Ventilated	Corner Units	Solar 2 hr to balcony	Solar 2 hr No Sun	Visible Dwellings	Adaptable Dwellings	Total Dwellings	
Efficiency assumptions	Measured	Measured	Measured	Measured				10%	10%	30%	30%	20%								
Total site achieved	18,065	14,088	11,941	10,289	66%	57%	86%	16	9	20	38	34	70	70	110	116	0	97	36	117
Mix								14%	8%	17%	32%	29%								
FSR		2.75								117			60%	60%	94%	99%	0%	83%	31%	
Total Site Target			11,292												82					

SUMMARY																				
Level	Floor Plate (incl balc & terraces)	GBA	GFA	NSA	GFA/Floor Plate	NSA/Floor Plate	NSA/GFA	1 Bed	1 Bed	2Bed	2Bed	3 Bed	Cross Ventilated	Corner Units	Solar 2 hr to balcony	No Sun	Visible Dwellings	Adaptable Dwellings	Total Dwellings	
	Measured	Measured	Measured	Measured				10%	10%	30%	30%	20%	60%	220	70%					
Total site achieved	59,584	39,968	32,898	28,292	55%	86%	86%	41	31	72	111	75	220	220	232	263	27	282	66	330
Mix								12%	9%	22%	34%	23%								
								22%		55%										
FSR		2.60								330			66.7%	67%	70.3%	80%	8.2%	85.5%	20.0%	
Total Site Target			32,898												231			263	66	

* Gross Floor Area is measured in accordance with the standard instrument definition.

** Gross Building Area is the sum of all fully enclosed building areas, from the outside face of external walls, excluding balconies

*** Floorplate is the total floor area of the floorplate including external walls, balconies and terraces. Extent of private courtyards at ground level and landscaping to be assessed separately

**** Net Saleable/Lettable Area is the sum of the internal apartment areas and retail tenancies measured to the inside face of external and party walls.

Note carparking has been excluded from all area calculations

S12199 Canberra Avenue, St Leonards**Car Parking Schedule - Stage 1&2 Summary**

Rev22

7/12/2021

Note : DCP Car Parking rates for near St Leonards Station apply

Top Spring Brief - DCP Car Parking rates to be used

	Dwellings	cars/apt	spaces req	Achieved
1 Bed	72	0.5	36	
2 Bed	183	0.9	165	
3 Bed	75	1.4	105	
Visitors (1 per 5 dwellings)			66	
Total	330		372	372
Of those:				
Accessible car spaces (adaptable units)		0.2	66	66
Accessible car spaces visitor (1 per 10 visitor spaces)			6.60	6
Car wash bay (1 per 50 dwellings)			6.6	5
Removalist truck space (1 per 100 units)			3.3	2
Bicycle spaces (1 per 4 dwellings)			82.5	
Bicycle space visitors (1 + 1 per 10 dwellings)			34	
			116.5	121
Motorbikes (1 per 15 car spaces)			24.80	25

Appendix 2

ADG Compliance Assessment

Revision B - 06/12/2021

Objective	Design Criteria	Bates Smart Commentary	Compliance
Part 3 Siting the development			
3A Site Analysis			
Objective 3A-1: Site Analysis illustrates that design decisions have been based on opportunities & constraints of the site conditions & their relationship to the surrounding context.		Detailed site analysis included in chapter 2.0 of this report and on drawing DA.01.000	Yes
3B Orientation			
Objective 3B-1: Building types & layouts respond to the streetscape & site while optimising solar access within the development	-	The massing strategy has been arranged to maximise solar access to apartments and open space, to optimise street activation and maximise tree retention. Refer to Sections 3 and 4 of this report.	Yes
Objective 3B-2: Overshadowing of neighbouring properties is minimised during mid winter.	-	The proposal creates less overshadowing of River Road properties and Newlands Park than the approved LEP envelopes. Refer to section 4.6.1	Yes
3C Public Domain Interface			
Objective 3C-1: Transition between private & public domain is achieved without compromising safety & security.	-	Transitions between private and public domain - at street edges and through site links - are clearly defined by fences, planting and paving treatments. All conditions allow good passive surveillance to maximise safety and security.	Yes
Objective 3C-2: Amenity of the public domain is retained & enhanced.	-	The proposal provides a positive interface to Canberra Avenue, Newlands Park and Holdsworth Avenue. The stepped form along Canberra Avenue will provide Newlands Park with more mid-winter sun than would the LEP/DCP envelopes. At the wouthern end of Holdsworth Ave, the open space of the pocket park is extended into area 11, providing a better and more open public space than that envisaged by the DCP reference design.	Yes
3D Communal and Open Space			
Objective 3D-1: An adequate area of communal open space is provided to enhance residential amenity & to provide opportunities for landscaping.	Communal open space has a minimum area equal to 25% of the site	2355m2 of Communal open space is provided in the Green Spine, 611m2 in the Pocket Park extension, and 1,223m2 on roof terraces. This delivers 33% sitewide.	Yes
	Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	With so many types and locations of communal open space, its easy to always find a sunny spot.	Yes
Objective 3D-2: Communal open space is designed to allow for a range of activities, respond to site conditions & be attractive and inviting	-	The Green Spine, Pocket Park extension and rooftop terraces provide a broad range of communal open spaces with a range of activities.	Yes
Objective 3D-3: Communal open space is designed to maximise safety.	-	All the ground level open spaces are gated and surveilled. All rooftops are access controlled for the residents of each individual building.	Yes
Objective 3D-4: Public open space, where provided, responds to the existing pattern & uses of the neighbourhood.	-	The only fully public open space provided on-site is the east/west through site link. This is provided strictly in accordance with the planning controls.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance		
3E Deep Soil Zones					
Objective 3E-1 : Deep soil zones are suitable for healthy plant & tree growth, improve residential amenity and promote management of water and air quality.	Deep soil zones are to meet the following minimum requirements:		15% of the site is proposed as deep soil with a depth greater than 6m, including 50% of the green spine. This increased to 25% of site area if front setbacks 4m deep are included.	Yes	
	Site Area (sqm)	Minimum Dim. (m)			Deep Soil Zone (% of site area)
	less than 650	-			7
	650-1500	3			
	greater than 1500	6			
	greater than 1500 with significant existing tree cover	6			
3F Visual Privacy					
Objective 3F-1: Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external & internal visual privacy.	Separation between windows & balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side & rear boundaries are as follows:		Building separation both within the site and to neighbouring developments is fully compliant with ADG minima. Refer to Section 4.6.5 for further detail.	Yes	
	Building Height (m)	Habitable Rooms & Balconies. (m)			Non-Habitable Rooms (m)
	up to 12 (4 storeys)	6			3
	up to 25 (5-8 storeys)	9			4.5
	over 25 (9+ storeys)	12			6
	Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room. Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties.				
Objective 3F-2: Site & building design elements increase privacy without compromising access to light & air and balance outlook & views from habitable rooms & private open space.	-		Privacy has been carefully considered alongside access to views, light and air. Section 4.6.1 of this report describes in detail how louvred screens, translucent glazing, high-level windows and facade articulation have been developed to achieve this.	Yes	
3G Pedestrian Access and Entries					
Objective 3G-1: Building entries & pedestrian access connects to and addresses the public domain.	-	Each apartment building and every townhouse has a primary address to either Canberra Avenue or Holdsworth Avenue.	Yes		
Objective 3G-2: Access, entries & pathways are accessible & easy to identify.	-	All entries are clearly identified by a generous paved zone and an entrance canopy providing weather protection.	Yes		
Objective 3G-3: Large sites provide pedestrian links for access to streets & connection to destinations.	-	The primary access points are supplemented by a secondary network of through site links and communal pathways. Refer to section 5.2	Yes		
3H Vehicle Access					
Objective 3H-1: Vehicle access points are designed & located to achieve safety, minimise conflicts between pedestrians & vehicles and create high quality streetscapes.	-	Vehicular access has been arranged to minimise impact on the road network and public domain, with all cars and service vehicles accessing the site from one entry point on Canberra Avenue.	Yes		
3J Bicycle and Car Parking					

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 3J-1: Car parking is provided based on proximity to public transport in metropolitan Sydney & centres in regional areas.	For development in the following locations: — on sites that are within 800m of a railway station or light rail stop in the Sydney Metropolitan Area; or — on land zoned, and sites within 400m of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre the minimum car parking requirement for residents & visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less. The car parking needs for a development must be provided off street.	Parking is provided at the following rates: — 0.5 spaces per 1-bedroom apartment — 0.9 spaces per 2-bedroom apartment — 1.4 spaces per 3-bedroom apartment — 1 visitor space per 5 dwellings	Yes
Objective 3J-2: Parking & facilities are provided for other modes of transport.	-	Dedicated motorcycle spaces are provided in the basement and dedicated bike storage areas are proposed within each building.	Yes
Objective 3J-3: Car park design & access is safe and secure.	-	Layout is secured and designed in accordance with AS2890.1	Yes
Objective 3J-4: Visual & environmental impacts of underground car parking are minimised.	-	The carpark entry has been carefully separated from adjacent apartments, described in section 4.2.3. Carpark ventilation is ducted to the roof to minimise impact on any dwellings.	Yes
Objective 3J-5: Visual & environmental impacts of on-grade car parking are minimised.	-	No on-grade parking is proposed.	N/A
Objective 3J-6: Visual & environmental impacts of above ground enclosed car parking are minimised.	-	All parking is ‘sleeved’ by apartments with no parking areas visible from the street	Yes
Part 4 Designing the Building			
4A Solar and Daylight Access			
Objective 4A-1: To optimise number of apartments receiving sunlight to habitable rooms, primary windows & private open space.	Living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 2 hrs direct sunlight between 9am - 3pm at mid winter in Sydney Metropolitan Area and in Newcastle and Wollongong local government areas	70.2% of proposed apartments will receive 2 hours direct solar access to living rooms and balconies at midwinter.	Yes
	In all other areas, living rooms & private open spaces of at least 70% of apartments in a building receive a minimum of 3 hrs direct sunlight between 9 am - 3 pm at mid winter	N/A	N/A
	A maximum of 15% of apartments in a building receive no direct sunlight between 9 am - 3 pm at mid winter	8.2% of apartments face southeast onto Canberra Avenue and only receive sun on the winter solstice prior to 9am.	Yes
Objective 4A-2: Daylight access is maximised where sunlight is limited.	-	Apartments which don’t receive 2 hours midwinter sun are all dual aspect with panoramic windows facing onto Newlands Park.	Yes
Objective 4A-3: Design incorporates shading & glare control, particularly for warmer months.	-	The facade approach provides additional shading to northern and western frontages to reduce summer heat gain.	Yes
4B Natural Ventilation			
Objective 4B-1: All habitable rooms are naturally ventilated.	-	Every habitable room has a window or is open plan connected with a living space.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance	
Objective 4B-2: The layout & design of single aspect apartments maximises natural ventilation.		Single aspect apartments have been designed with recessed, square balconies to provide living rooms with two orientations: glass louvre windows at the facade line and sliding doors onto the balcony.	Yes	
Objective 4B-3: Number of apartments with natural cross vent is maximised to create comfortable indoor environments for residents.	At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed	66.6% of dwellings are naturally cross ventilated with windows facing more than one aspect.	Yes	
	Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	The proposal does not include cross-over or cross-through apartments	N/A	
4C Ceiling Heights				
Objective 4C-1: Ceiling height achieves sufficient natural ventilation & daylight access.	Measured from finished floor level to finished ceiling level, minimum ceiling heights are:	Floor to floor heights of 3.2m minimum will deliver habitable room ceilings of 2.7m and non-habitable room ceilings of 2.4m throughout.	Yes	
	Minimum Ceiling Height for apt and mixed-used buildings (m)			
	Habitable rooms2.7			
	Non-habitable rms2.4			
	For 2 storey apts2.7 for main living area floor; 2.4 for second floor, where its area does not exceed 50% of the apt area			
	Attic spaces1.8 at edge of room with 30deg minimum ceiling slope			
	Mixed-used areas3.3 for ground and first floor to promote future flexibility of use			
	These minimums do not preclude higher ceilings if desired			
Objective 4C-2: Ceiling height increases the sense of space in apartments & provides for well proportioned rooms.	-	-	Yes	
Objective 4C-3: Ceiling heights contribute to the flexibility of building use over the life of the building.	-	-	Yes	
4D Apartment Size and Layout				
Objective 4D-1: The layout of rooms within apartment is functional, well organised & provides a high standard of amenity.	Apartments have the following minimum internal areas:		One apartment is below the minimum size.	Mainly Yes
	Apartment Type	Minimum Internal Area (sqm)		
	Studio	35	B506 is a 73sqm 2-bed 2-bath room dwelling. This apartment is a 3-person dwelling with the second bedroom designed to accomodate a single bed.	
	1 Bedroom	50		
	2 Bedroom	70		
	3 Bedroom	90		
	Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight & air is not borrowed from other rooms		Some media spaces do not have a window but these are no enclosed by a door and do not therefore constitute a room.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4D-2: Environmental performance of the apartment is maximised.	Habitable room depths are limited to a maximum of 2.5 x ceiling height	In a few open plan layouts, entry zones adjacent to kitchens are greater than 6.75m from a window or sliding door.	Mainly Yes
	In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	Recessed balconies ensure this dimension is limited to 7m	Yes
Objective 4D-3: Apartment layouts are designed to accommodate a variety of household activities & needs.	Master bedrooms have a minimum area of 10sqm & other bedrooms 9sqm (excluding wardrobe space)	One bedroom is below the minimum size. B506 includes a ‘single’ bedroom which is 8sqm (9.5sqm incl. wardrobe).	Mainly Yes
	Bedrooms have a minimum dimension of 3m (excluding wardrobe space)	The single bedroom notes above is 2.5m x 3.2m excluding wardrobes.	Mainly Yes
	Living rooms or combined living/dining rooms have a minimum width of: — 3.6m for studio & 1 bedroom apartments — 4m for 2 & 3 bedroom apartments	One living room is below the minimum size. E505 has a 3.7m wide living room. All other layouts comply with minimum dimensions.	Mainly Yes
	The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	The proposal does not include cross-over or cross-through apartments	N/A
	4E Private Open Space and Balconies		
Objective 4E-1: Apartments provide appropriately sized private open space & balconies to enhance residential amenity.	All apartments are required to have primary balconies as follows:		
	Apartment Type	Minimum Area (sqm)	Minimum Depth (m)
	Studio	4	-
	1 Bedroom	8	2
	2 Bedroom	10	2
	3+ Bedroom	12	2.4
	The minimum balcony depth to be counted as contributing to the balcony area is 1m		
For apartments at ground level or on podium or similar, a private open space is provided instead of a balcony. It must have minimum area of 15sqm & minimum depth of 3m	While roof terraces and podium apartments meet this requirement, ground level apartments do not. There are limited opportunities to project into landscaped setback due to tree protection zones, and the DCP limits private space to no more than 1m projection into the green spine.	Yes	
Objective 4E-2: Primary private open space & balconies are appropriately located to enhance liveability for residents	-	Balconies and terraces have been located in the sunniest positions.	Yes
Objective 4E-3: Private open space & balcony design is integrated into & contributes to the overall architectural form & detail of the building	-	Balconies have generally been located at the corners of each building form, maximising outlook and creating a sense of openness to the overall building expression.	Yes
Objective 4E-4: Private open space & balcony design maximises safety	-	Balconies are designed free of climbable hazards.	Yes
4F Common Circulation and Spaces			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4F-1: Common circulation spaces achieve good amenity & properly service the number of apartments	The maximum number of apartments off a circulation core on a single level is eight	The lower levels of building 8 have 10 apartments on a single level, but these are designed in two ‘wings’ of 5 apartments either side of a central core. All other circulation cores serve 8 apartments or fewer per floor.	Mainly Yes
	For buildings of 10 storeys & over, the maximum number of apartments sharing a single lift is 40	2 buildings are 10 storeys or more. Building 8 has 72 apartments served by 2 lifts. Building 11 has 2 cores: The northern core of Building 11 has a single lift which serves 43 apartments and 3 townhouses. The southern core of Building 11 has 2 lifts serving and 48 apartments and 3 townhouses. Both cores are accessible at roof terrace level to provide redundancy in the event of lift breakdown.	Mainly Yes
Objective 4F-2: Common circulation spaces promote safety & provide for social interaction between residents	-	Lift lobbies are all located immediately alongside windows. Communal corridors provide access to fewer than 8 apartments in manageable groups.	Yes
4G Storage			
Objective 4G-1: Adequate, well designed storage is provided in each apartment	In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided:	Some apartments layouts include a signifcant amount of storage in the master bedroom. In these cases we have allocated 2.4m of length to wardrobe, with the rest allocated to apartment storage.	Mainly Yes
	Apartment TypeStorage Size Volume (m3)		
	Studio4		
	1 Bedroom6		
	2 Bedroom8		
	3+ Bedroom10		
At least 50% of the required storage is to be located within the apartment			
Objective 4G-2: Additional storage is conveniently located, accessible & nominated for individual apartments	-	Storage cages are grouped in basement storage levels with some colocated with carparking.	Yes
4H Acoustic Privacy			
Objective 4H-1: Noise transfer is minimised through the siting of buildings & building layout	-	Building 11 footprint has been offset from buildings 9 and 10 to improve acoustic separation.	Yes
Objective 4H-2: Noise impacts are mitigated within apartments through layout & acoustic treatments	-	Where buildings are 9m apart, operable windows are oriented at 90 degrees to the building facade.	Yes
4J Noise and Pollution			
Objective 4J-1: In noisy or hostile environments impacts of external noise & pollution are minimised through careful siting & layout	-	Building 11 is set back further from River Road behind generous tree planting.	Yes

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4J-2: Appropriate noise shielding or attenuation techniques for building design, construction & choice of materials are used to mitigate noise transmission	-	All internal walls, floors and ceilings will meet the noise insulation requirements of the BCA.	Yes
4K Apartment Mix			
Objective 4K-1: A range of apartment types & sizes is provided to cater for different household types now & into the future	-	A broad range of 1-beds, 2-beds, 3-beds and 2-storey townhouses are proposed. Refer to section 9.2 for more detail.	Yes
Objective 4K-2: The apartment mix is distributed to suitable locations within the building	-	Larger family dwellings are generally located at ground level with gardens or at rooftops with larger terraces.	Yes
4L Ground Floor Apartments			
Objective 4L-1: Street frontage activity is maximised where ground floor apartments are located	-	Ground floor dwellings face onto the street or into the Green Spine, both active spaces. Refer to section 4.2 for more detail.	Yes
Objective 4L-2: Design of ground floor apartments delivers amenity & safety for residents	-	The design of balconies and windows to ground level dwellings has been carefully considered to balance outlook and overlooking.	Yes
4M Facades			
Objective 4M-1: Building facades provide visual interest along the street while respecting the character of the local area	-	Refer to chapter 6.	Yes
Objective 4M-2: Building functions are expressed by the facade	-	Refer to chapter 6.	Yes
4N Roof Design			
Objective 4N-1: Roof treatments are integrated into the building design & positively respond to the street	-	The roof designs including roof terraces, plant enclosures and photovoltaic arrays have been carefully arranged considering the overlooking of buildings to the northwest.	Yes
Objective 4N-2: Opportunities to use roof space for residential accommodation & open space are maximised	-	The roofs are used for penthouse apartments and communal roof terraces with plant areas minimised.	Yes
Objective 4N-3: Roof design incorporates sustainability features	-	Non-trafficable roofs are covered in photovoltaic panels or passive landscape.	Yes
4O Landscape Design			
Objective 4O-1: Landscape design is viable & sustainable	-	Refer to chapter 5 and Arcadia Landscape Architects separate Design Report.	Yes
Objective: 4O-2 Landscape design contributes to streetscape & amenity	-	Refer to chapter 5 and Arcadia Landscape Architects separate Design Report.	Yes
4P Planting on Structures			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4P-1: Appropriate soil profiles are provided	-	ADG recommended soil profiles are met. Refer to Arcadia Landscape Architects separate Design Report.	Yes
Objective 4P-2: Plant growth is optimised with appropriate selection & maintenance	-	Refer to Arcadia Landscape Architects separate Design Report.	Yes
Objective 4P-3: Planting on structures contributes to the quality & amenity of communal & public open spaces	-	Refer to Arcadia Landscape Architects separate Design Report.	Yes
4Q Universal Design			
Objective 4Q-1: Universal design features are included in apartment design to promote flexible housing for all community members	-	85.4% of apartments are designed as visitable as defined by AS4299	Yes
Objective 4Q-2: A variety of apartments with adaptable designs are provided	-	20.1% of apartments are designed as adaptable as defined by AS4299. This comprises a mix of 10no. 1-beds, 22 no. 2-beds, and 34no. 3-beds.	Yes
Objective 4Q-3: Apartment layouts are flexible & accommodate a range of lifestyle needs	-	Layouts include a range of flexible design solutions such as: dual master bedroom apartments with separate bathrooms; larger apartments with various living space options; townhouses with open plan ‘rumpus’ areas.	Yes
4R Adaptive Reuse		Not Applicable to this project	
4S Mixed Use		Not Applicable to this project	
4T Awnings and Signage			
Objective 4T-1: Awnings are well located and complement & integrate with the building design.	-	Awnings proposed at each building entry	Yes
Objective 4T-2: Signage responds to context & desired streetscape character.	-	Street numbering signage proposed at each building entry. Wayfinding singage to be developed to assist with site navigation, particularly around through site links.	Yes
4U Energy Efficiency			
Objective 4U-1: Development incorporates passive environmental design.	-	The building envelope is designed to utilise the energy of the sun and natural ventilation to keep occupants comfortable whilst reducing the need for mechanical heating and cooling. Strategies are outlined chapter 7.	Yes
Objective 4U-2: Passive solar design is incorporated to optimise heat storage in winter & reduce heat transfer in summer.	-	As above.	Yes
Objective 4U-3: Adequate natural ventilation to minimise the need for mechanical ventilation.	-	The development proposes glass louvres for all operable windows, significantly improving natural ventilation over awning, casement or sliding windows.	Yes
4V Water Management and Conservation			

Objective	Design Criteria	Bates Smart Commentary	Compliance
Objective 4V-1: Potable water use is minimised.	-	Water efficient fittings and appliances will be specified and apartments indivually metered. Rainwater will be collected, stored and reused on site. A mix of planting is specified within landscaped areas including drought tolerant, low water use plants.	Yes
Objective 4V-2: Urban stormwater is treated on site before being discharged to receiving waters.	-	OSD and rainwater tanks are located in the basement.	Yes
Objective 4V-3: Flood management systems are integrated into site.	-	The site is not prone to flooding, but overland flow paths are diverted away from habitable areas.	Yes
4W Waste Management			
Objective 4W-1: Waste storage facilities are designed to minimise impacts on streetscape, building entry & amenity of residents.	-	A waste amangement plan has been prepared which sets out the numbers of bins required. These have been incorporated as required in floor by floor waste rooms, building by building basement waste rooms, and a centralised collection area alongside the loading dock..	Yes
Objective 4W-2: Domestic waste is minimised by providing safe & convenient source separation & recycling.	-	Kitchens will be designed to accommodate appropriate recycling storage within the apartment.	Yes
4X Building Maintenance			
Objective 4X-1: Building design detail provides protection from weathering.	-	A range of design details have been developed to provide protection from weathering. Projecting horizontal slab edges will be detailed with drip lines to avoid staining. Planter boxes are design separately from structure to reduce planter box leaching.	Yes
Objective 4X-2: Systems & access enable ease of maintenance.	-	The building can be easily maintained, with operable windows cleanable from the inside, and safety line access from the roof provide maintenance access to all areas.	Yes
Objective 4X-3: Material selection reduces ongoing maintenance costs.	-	The facade proposes mainly self finished materials designed to patinate, requiring little ongoing maintenance.	Yes