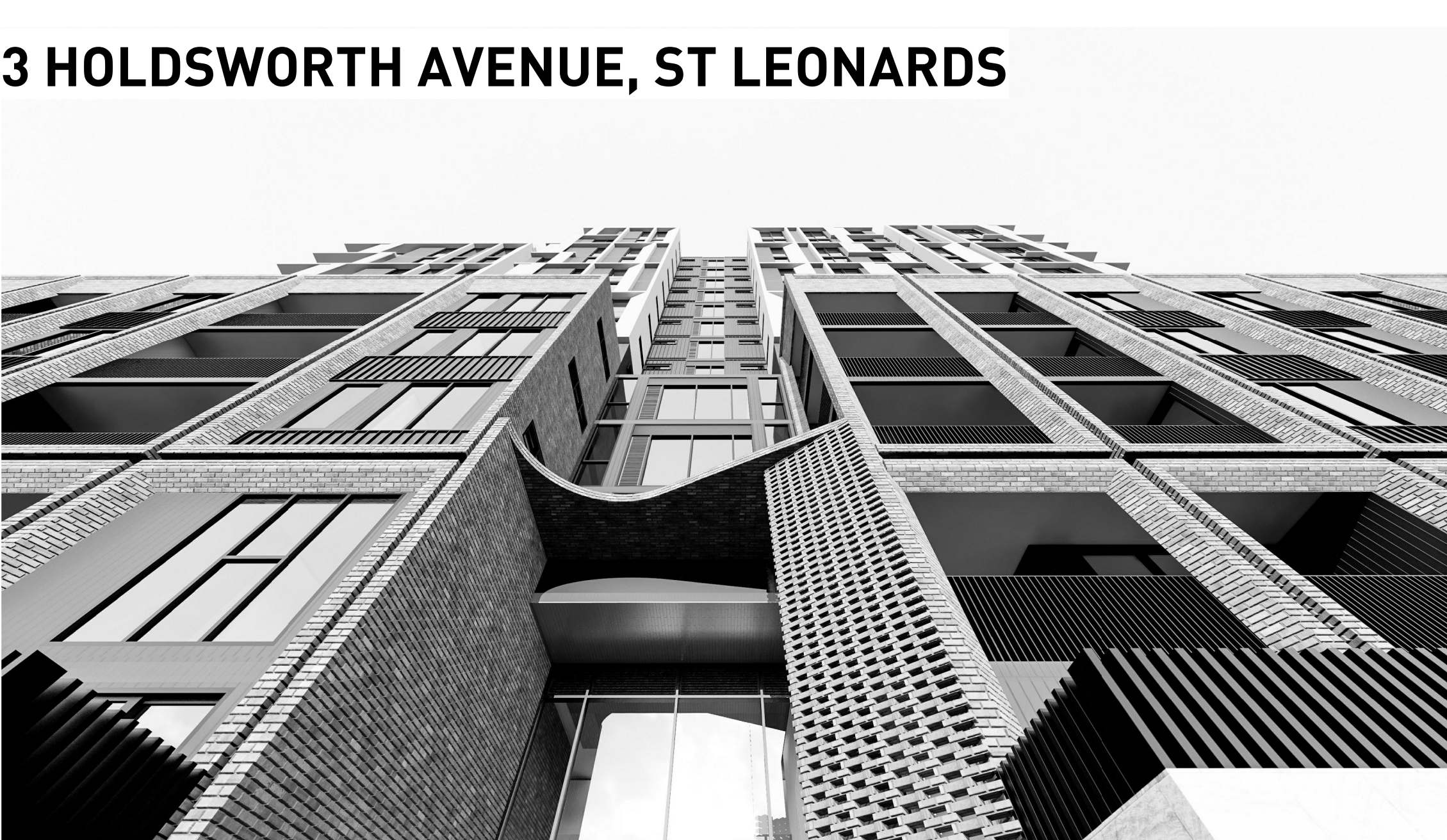


DA DRAWING LIST	
SHEET NUMBER	SHEET NAME
00-GENERAL INFORMATION	
DA-00-0000	COVER
DA-00-0001	SITE ANALYSIS PLAN
DA-00-0002	DEMOLITION PLAN
DA-00-0003	SITE PLAN
10-GENERAL ARRANGEMENT PLANS	
DA-09-0010	LEVEL B4 PLAN
DA-09-0030	LEVEL B3-B2 PLAN
DA-09-0040	LEVEL B1 PLAN
DA-10-0001	LOWER GROUND PLAN
DA-10-0003	UPPER GROUND PLAN
DA-10-0004	LEVEL 01 PLAN
DA-10-0005	LEVEL 02-03 PLAN
DA-10-0006	LEVEL 04 PLAN
DA-10-0007	LEVEL 05-06 PLAN
DA-10-0009	LEVEL 07-10 PLAN
DA-10-0012	LEVEL 11 PLAN
DA-10-0013	LEVEL 12 PLAN
DA-10-0014	PLANT PLAN
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DA-20-0002	SOUTH ELEVATION
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DA-20-0004	WEST ELEVATION
30-SECTIONS	
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94-CROSS VENTILATION	
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DA-95-0101	SUN EYE VIEWS
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DA-96-0003	SHADOW DIAGRAM-3PM 21st JUNE
97-PERSPECTIVE VIEWS	
DA-97-0001	PERSPECTIVE VIEW 01
DA-97-0002	PERSPECTIVE VIEW 02

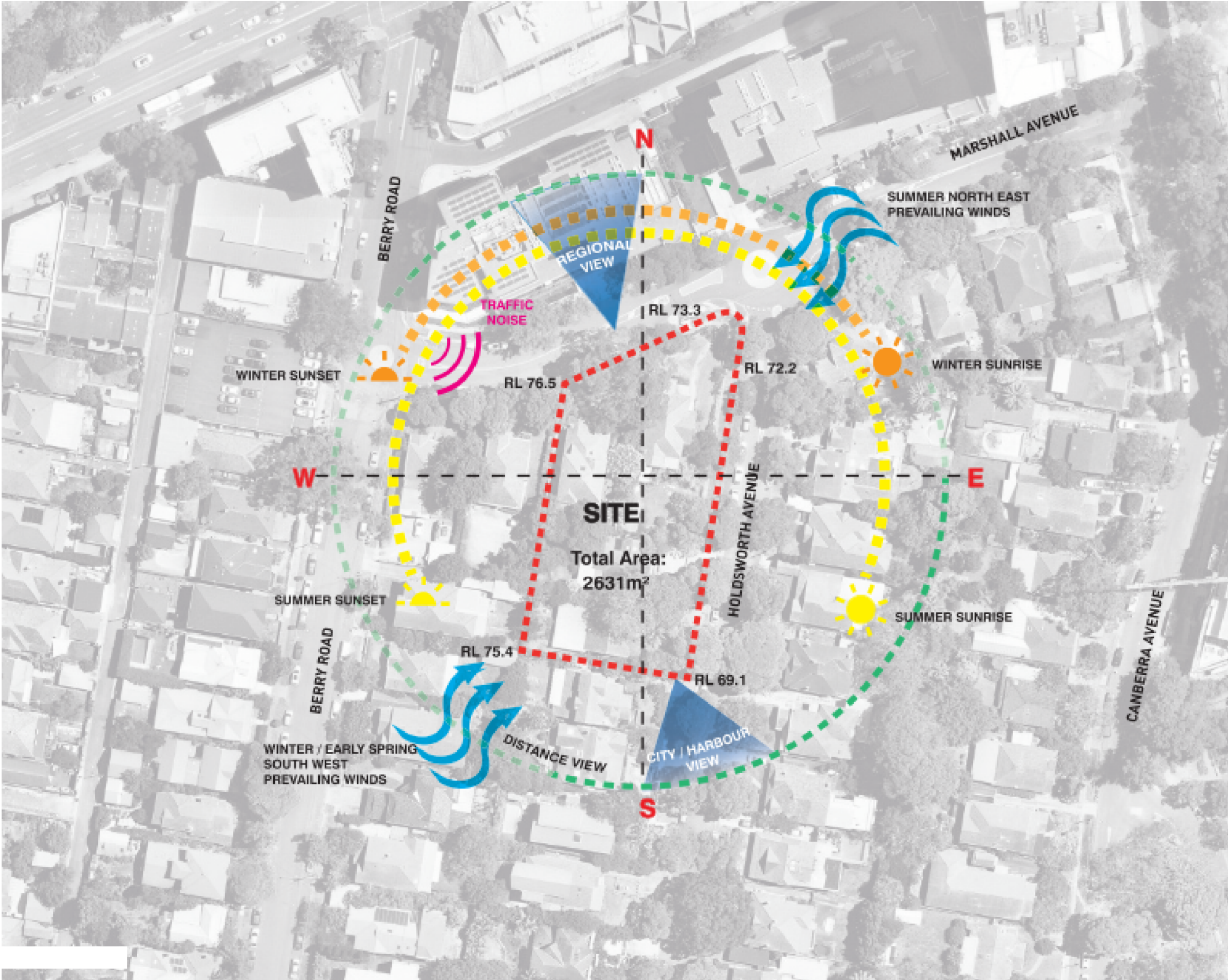


APARTMENT UNITS MIX		
	COUNT	%
1B	29	30.2%
2B	45	46.9%
3B	18	18.8%
4B	4	4.2%
TOTAL UNITS	96	100.0%

SITE AREA (sqm)	2631m ²
FSR	3.45:1
Allowable GFA	9076.95m ²
GFA	8876.82m ²

BASIX Thermal Specification - 3 Holdsworth Avenue, St Leonards NSW		
Element	Construction	Details
Roof / Ceilings		A combination of Light colour (solar absorptance < 0.475) & Medium colour (0.475 ≤ solar absorptance ≤ 0.7) As per plans (light for the green roof and medium for exposed concrete roof)
	Concrete roof slab + R3.5 bulk insulation + Plasterboard (PB)	Applicable to the concrete flat roofs over Units 1001, 1002 & 1203-1205 and the upper level of Units 1201 & 1202
	Concrete roof slab + R3.0 bulk insulation + PB Concrete roof slab + R2.0 bulk insulation + PB	Applicable to the balcony slabs above the study room of Unit 103 Applicable to all other exposed non-trafficable concrete flat roofs and balcony slabs above the relevant units (except those mentioned above)
External walls		A combination of Light colour (solar absorptance < 0.475) & Dark colour (solar absorptance > 0.7) As per plans
	AAC (e.g. Hebel) walls + R2.5 bulk insulation + PB	Throughout
Internal walls	AAC (e.g. Hebel) walls + R2.0 bulk insulation + PB linings on both sides	Applicable to the common walls between the common corridors and the adjacent walls including Units LG03, 102, 202, 203, 301-303, 501, 502, 509, 601, 602, 606 & 1201
	AAC (e.g. Hebel) walls + PB linings on both sides without insulation	Applicable to -- all other common walls between the common corridors and the adjacent units except those mentioned above, and all the party walls between units
	Concrete (formwork, e.g. Dincel / AFS) walls + PB linings on both sides without insulation PB stud walls + R2.5 bulk insulation PB stud walls without insulation	Applicable to the common walls between each unit and the adjacent common spaces, including the fire staircases and lift shafts Applicable to the internal walls of the study room in Unit 103 and the bathroom internal walls in Units 508 & 608 Applicable to all other intra-tenancy walls within the units except the above
Windows	Aluminium thermally broken frame, weather stripping fitted, double glazed, high solar low-e / air fill / clear	Applicable to all windows and glazed doors in Unit 1205 NFRC Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 3.1 and SHGC = 0.49; Group A (awning window type & hinged door type): U = 3.1 and SHGC = 0.39
	Standard aluminium frame, weather stripping fitted, double glazed, clear / air fill / clear	Applicable to all the glazing in Units UG02, 203, 403, 405, 508, 608 & 1202 NFRC Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 4.8 and SHGC = 0.59; Group A (awning window type & hinged door type): U = 4.8 and SHGC = 0.51
	Standard aluminium frame, weather stripping fitted, single glazed, high solar gain low-e	Applicable to all the glazing in Units LG01-LG03, 101-106, 201, 202, 204-207, 301-305, 311, 401, 402, 404, 407, 501, 502, 507, 601, 602, 607, 707, 807, 907, 1001, 1002, 1007, 1103, 1201, 1203 & 1204 NFRC Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 5.4 and SHGC = 0.58; Group A (awning window type & hinged door type): U = 5.4 and SHGC = 0.49
	Standard aluminium frame, weather stripping fitted, single glazed, clear	Applicable to all other windows and glazed doors except those mentioned above NFRC Glazing System (Glass+Frame) values - Group B (fixed and sliding types): U = 6.7 and SHGC = 0.70; Group A (awning, louvre window & hinged doors): U = 6.7 and SHGC = 0.57
Note that all glazing installed shall have the U values not more than those specified above and the SHGC values within +/- 10% of those specified above.		
Skylight	N/A	
Floors	Suspended concrete slab + R1.7 floor insulation	Applicable to the suspended floor of Units 102-104 immediately above the lower ground carpark
	Suspended concrete slab + R1.0 floor insulation	Applicable to the suspended floor of Units LG01-LG03 immediately above the basement carpark
	Floor coverings	Bedrooms: carpet; Kitchen & all living areas: timber; All wet areas: tile
Downlights	If to be planned, IC / IC-F rated LED downlights to be used throughout	Rating without downlights due to lighting layout plans / RCPs not available at the current stage. Rating with downlights (if planned) shall be required when lighting layout design is completed prior to application of construction certificate.
Exhaust fans	Exhaust fans to all wet areas	Sealed

Key Plan:	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects	Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants	Client NEW GOLDEN ST LEONARDS PTY LTD Suite 11/ 30 Atchison St, St Leonards NSW 2065	Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects	1:1 @ A3 Project PA030370 3 Holdsworth Avenue, St Leonards	Title 00-GENERAL INFORMATION COVER
	Note: PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.	D	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391			NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778	Status DA SUBMISSION	Drawing Number DA-00-0000
		C	DA SUBMISSION	YY	MGS	2021.12.09						Revision D



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Rev	Amendment	By	Chk*	Date	* Registered Architect
A	DA SUBMISSION	YY	MGS	2021.12.09	MGS Megumi Sakaguchi NSW Arch 9391

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S Parsons Architect No.6098
D Jones Architect No.4778

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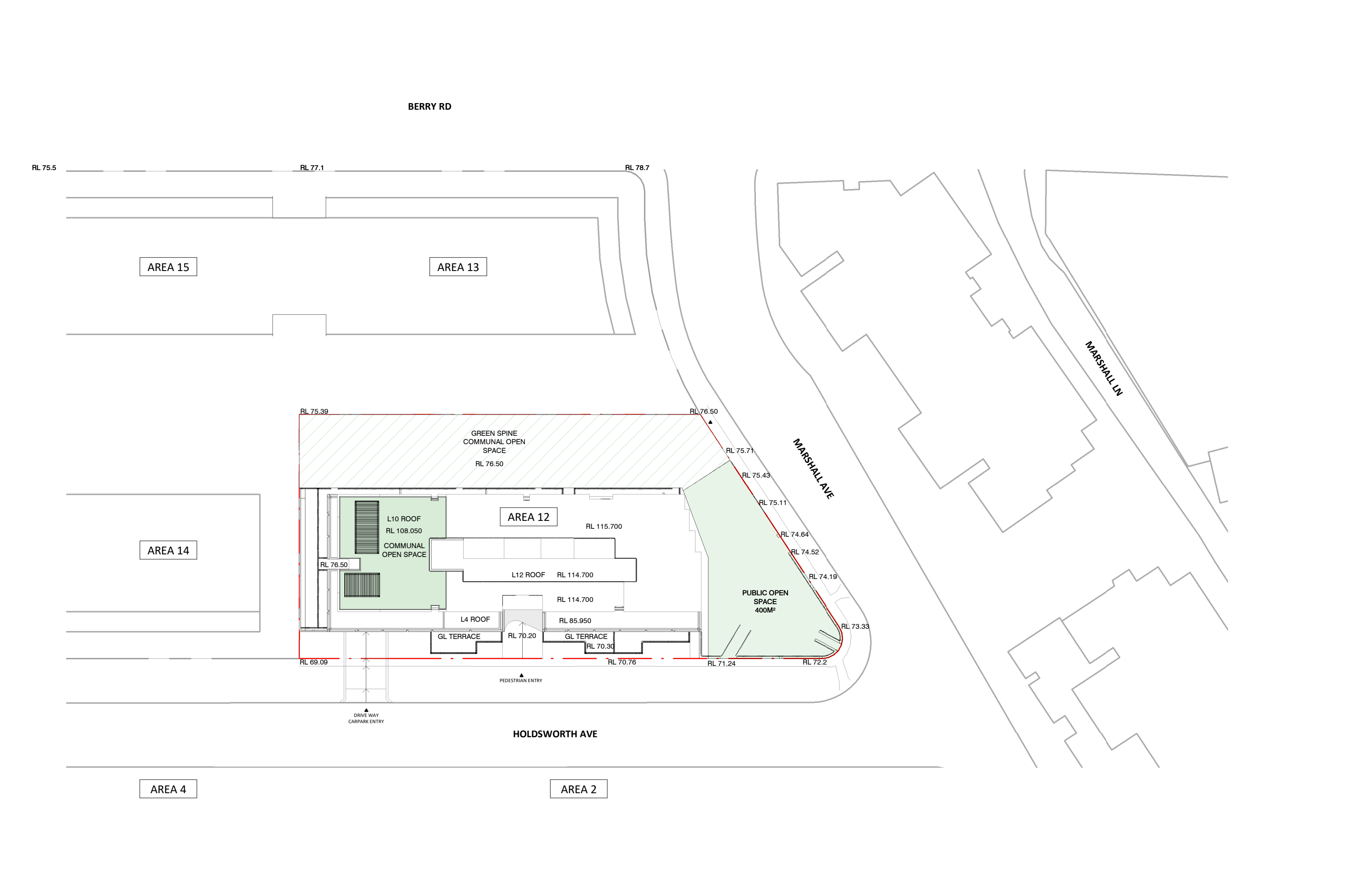
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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
00-GENERAL INFORMATION
SITE ANALYSIS PLAN

Drawing Number DA-00-0001
Revision A



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A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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Project

PA030370
3 Holdsworth Avenue, St Leonards

Status

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Title

00-GENERAL INFORMATION
SITE PLAN

Drawing Number

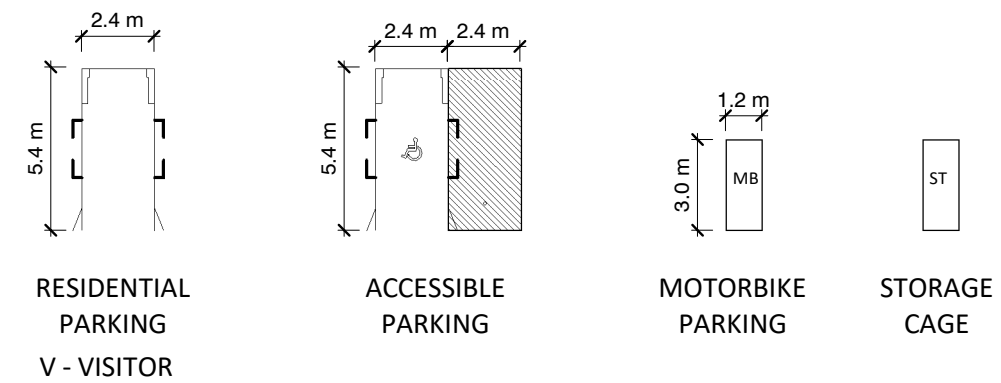
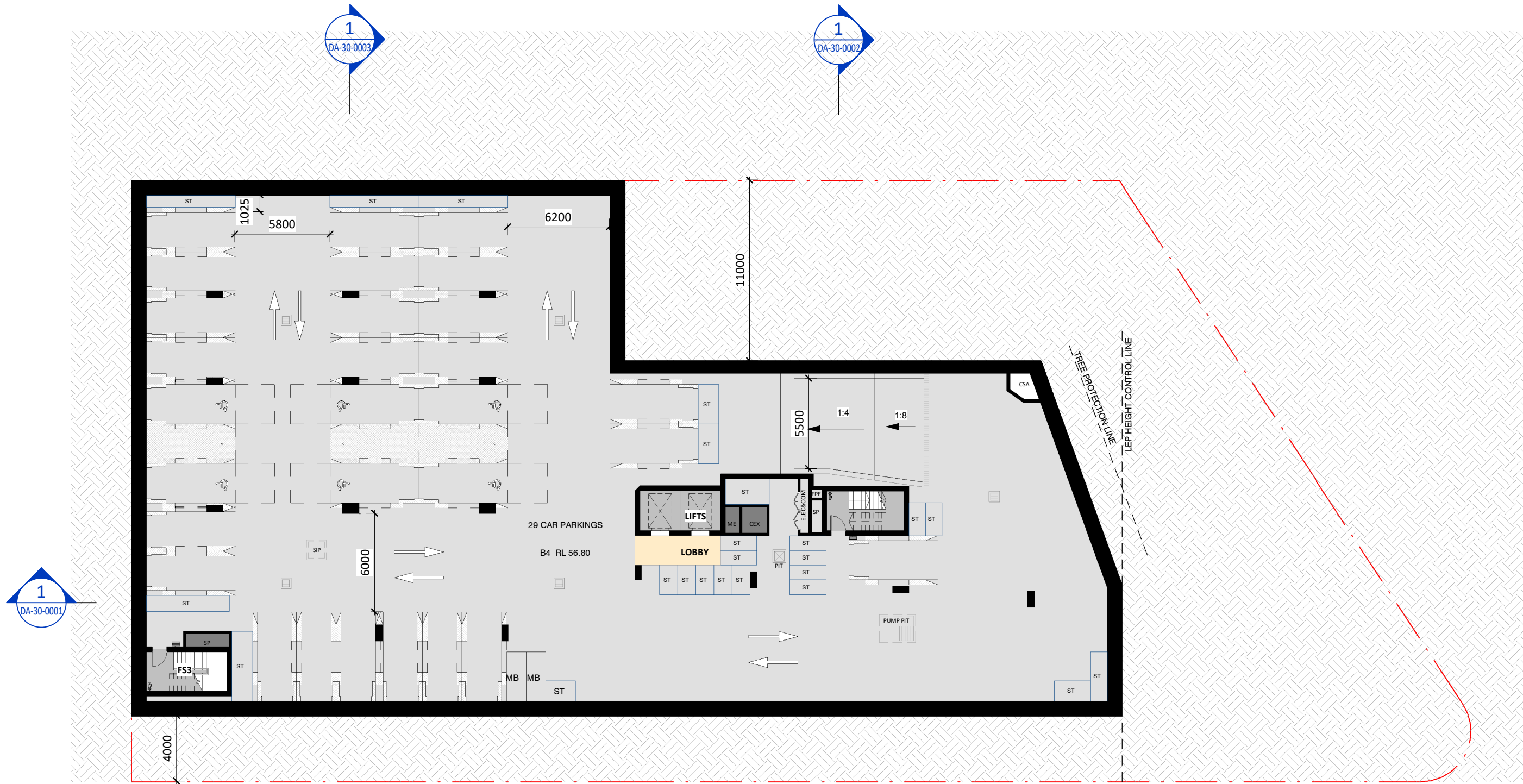
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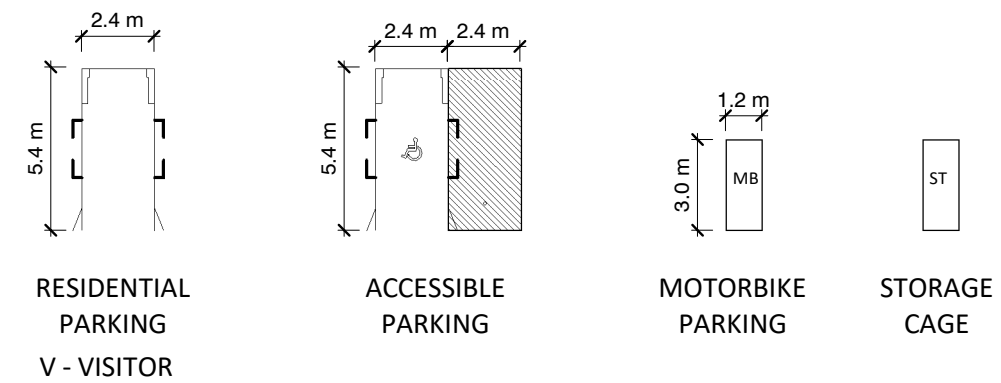
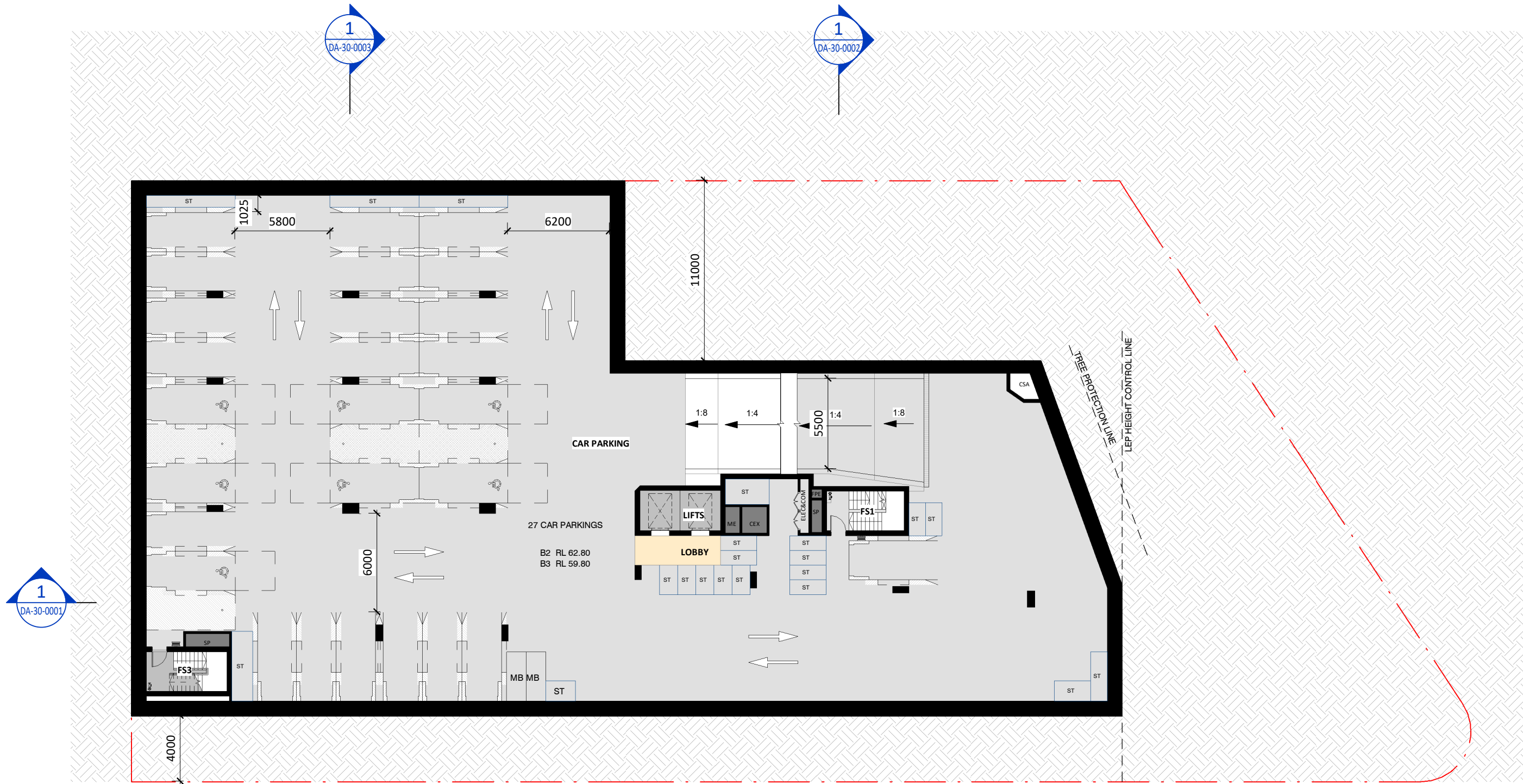
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<p>Key Plan:</p>	<p>Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects</p> <p>Note: PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.</p>	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th><th>* Registered Architect</th><th>Consultants</th></tr><tr><td>B</td><td>REVISED DA SUBMISSION</td><td>CN</td><td>MGS</td><td>2022.06.08</td><td>MGS Megumi Sakaguchi NSW Arch 9391</td><td></td></tr><tr><td>A</td><td>DA SUBMISSION</td><td>YY</td><td>MGS</td><td>2021.12.09</td><td></td><td></td></tr></table>	Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants	B	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391		A	DA SUBMISSION	YY	MGS	2021.12.09			<p>Client NEW GOLDEN ST LEONARDS PTY LTD Suite 11/ 30 Atchison St, St Leonards NSW 2065</p>	<p>Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au</p> <p>Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects</p> <p>NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778</p>	<p>1: 250 @ A3 0 1 2m</p> <p>Project PA030370 3 Holdsworth Avenue, St Leonards</p> <p>Status DA SUBMISSION</p>	<p>Title 10-GENERAL ARRANGEMENT PLANS LEVEL B4 PLAN</p> <p>Drawing Number DA-09-0010</p> <p>Revision B</p>
Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants																					
B	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391																						
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* Registered Architect	Consultants
MGS Megumi Sakaguchi NSW Arch 9391	

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Project

PA030370
3 Holdsworth Avenue, St Leonards

Status

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Title

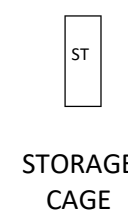
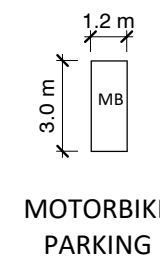
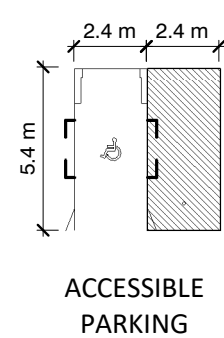
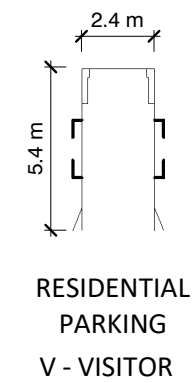
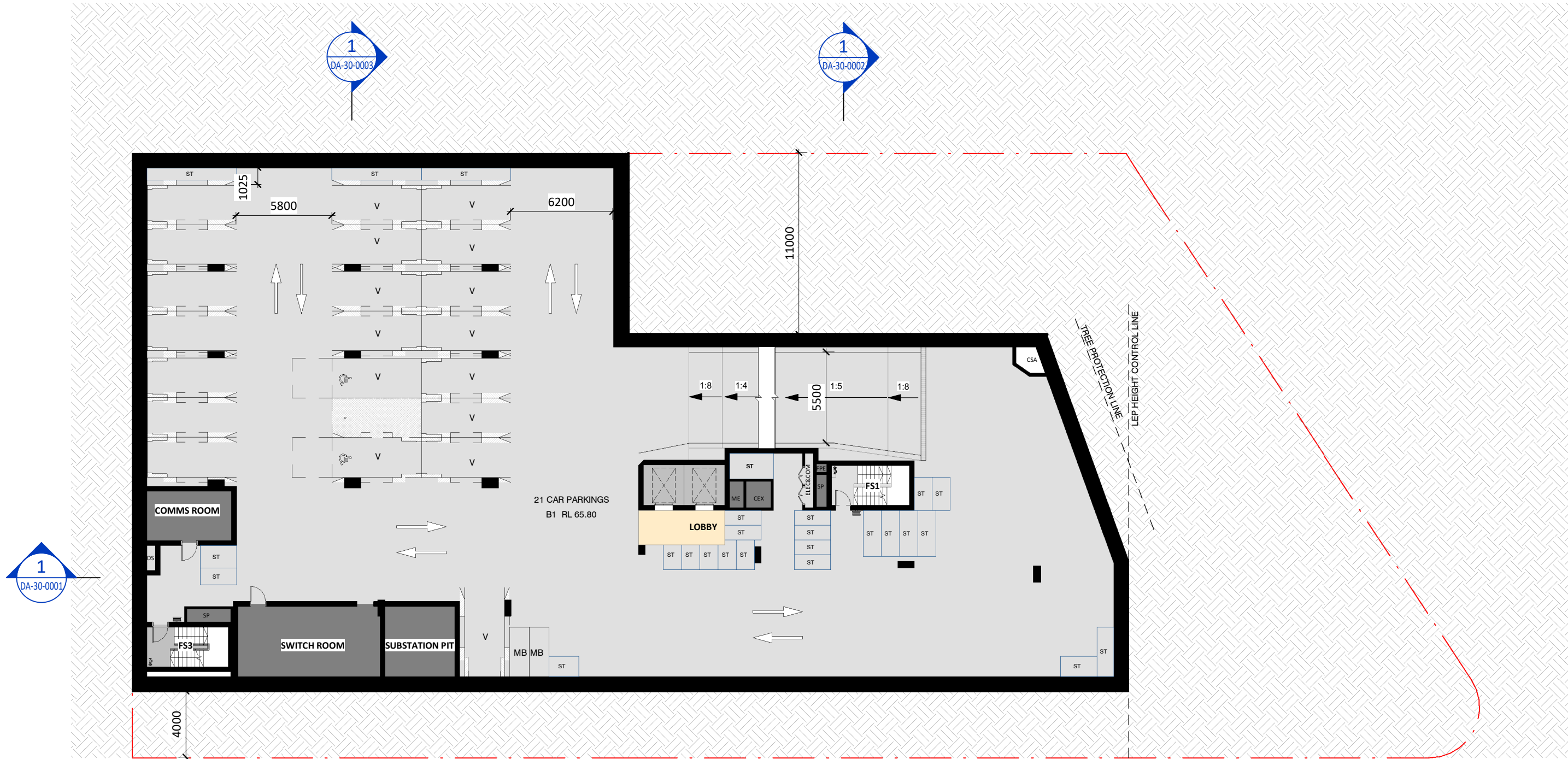
10-GENERAL ARRANGEMENT PLANS
LEVEL B3-B2 PLAN

Drawing Number


DA-09-0030

Revision

B



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Project

PA030370

3 Holdsworth Avenue, St Leonards

Status

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Title

10-GENERAL ARRANGEMENT PLANS

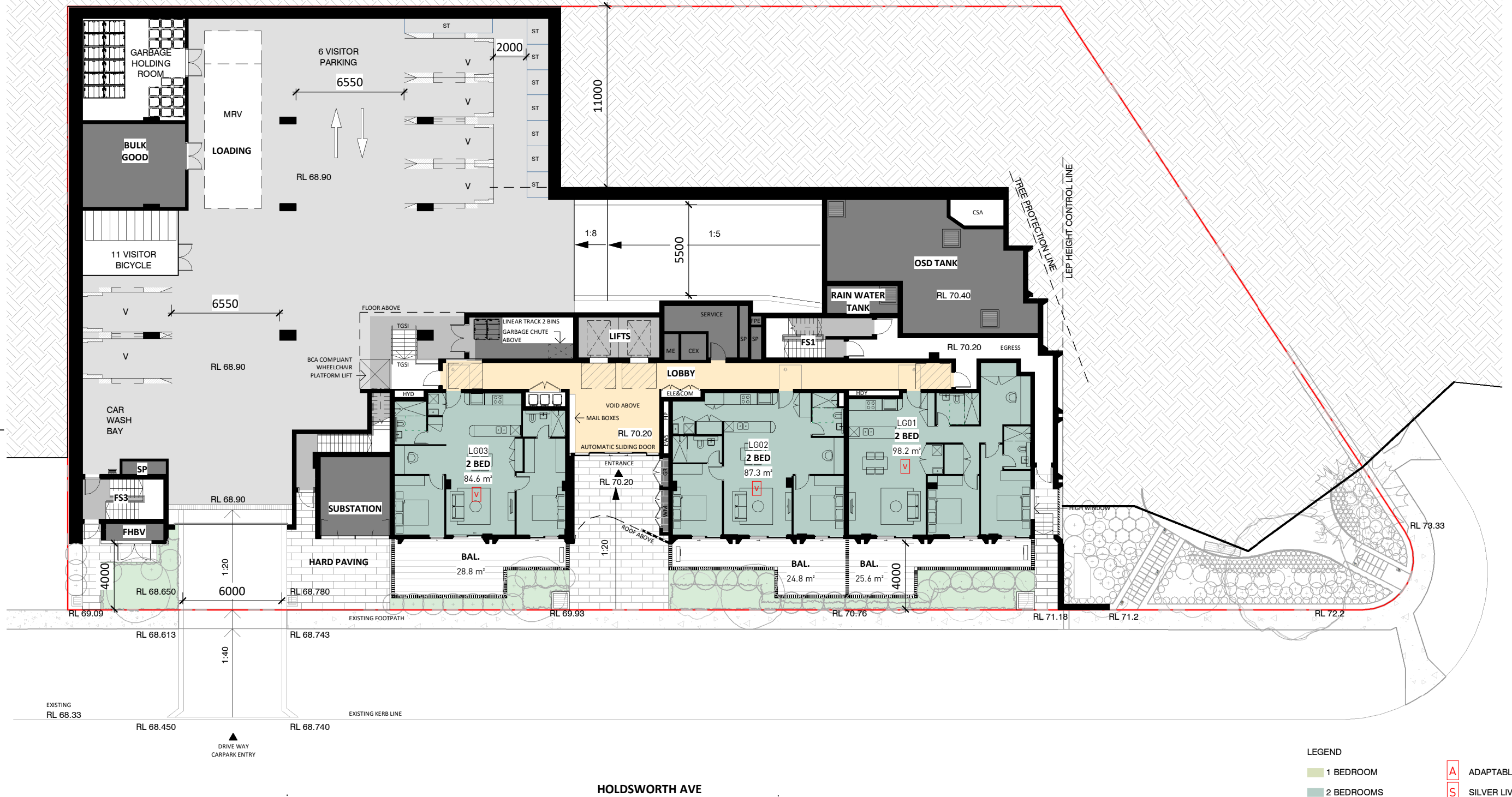
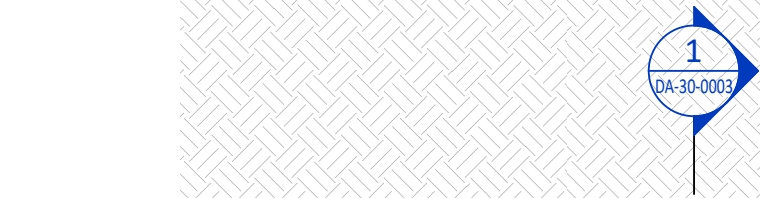
LEVEL B1 PLAN

Drawing Number

DA-09-0040

Revision

B



LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
2 BEDROOMS	S	SILVER LIVABLE UNITS
3 BEDROOMS	V	VISITABLE UNITS
4 BEDROOMS		ACCESSIBLE TURNING SPACE

1540
2070

Key Plan:

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A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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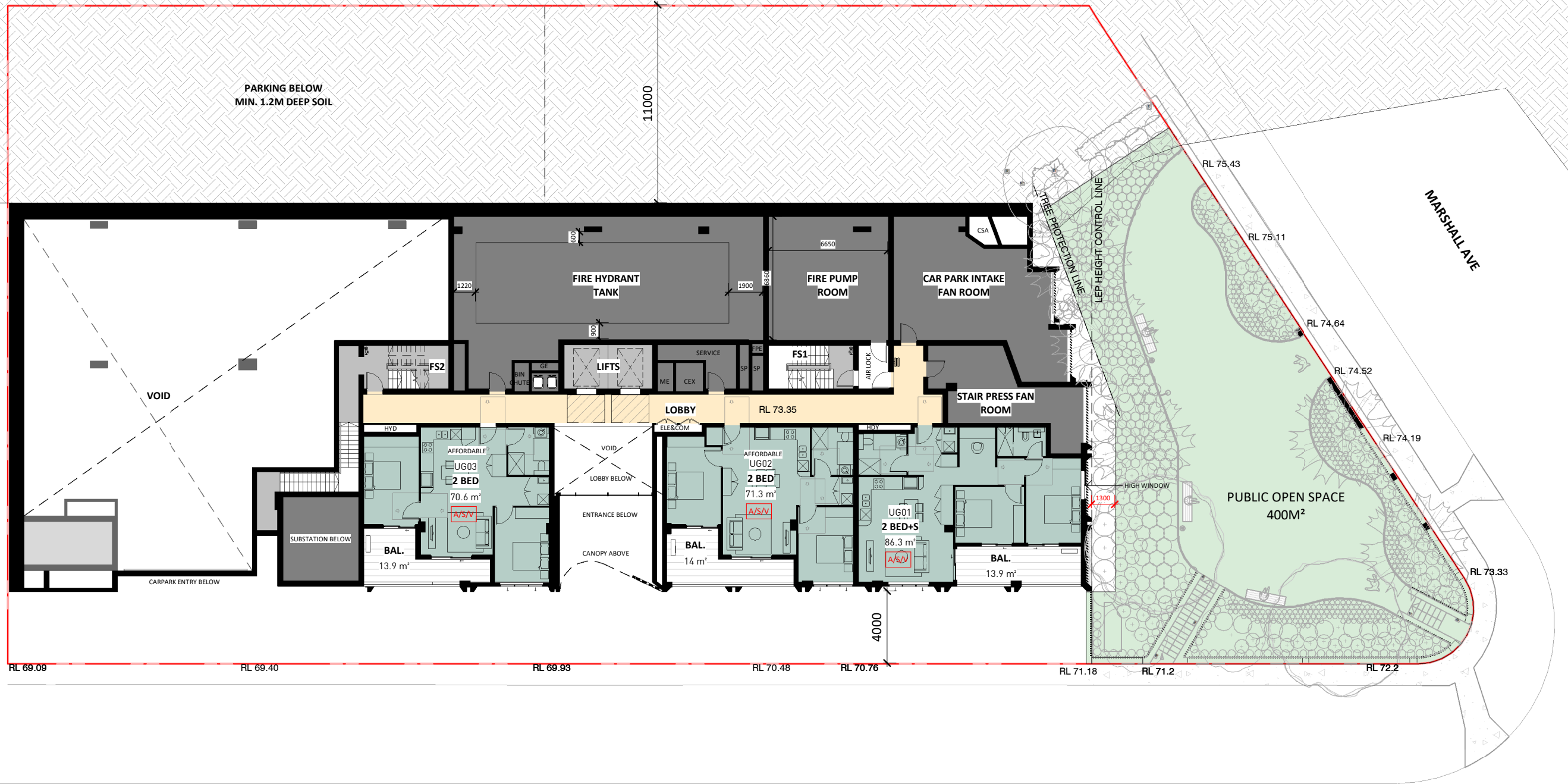
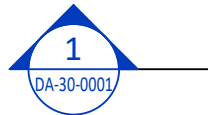
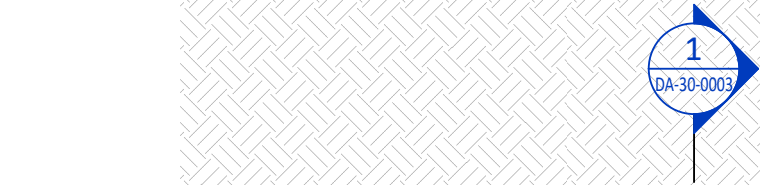
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S Parsons Architect No.6098
D Jones Architect No.4778

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
10-GENERAL ARRANGEMENT PLANS
LOWER GROUND PLAN

Drawing Number DA-10-0001
Revision D



HOLDSWORTH AVE

LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
2 BEDROOMS	S	SILVER LIVABLE UNITS
3 BEDROOMS	V	VISITABLE UNITS
4 BEDROOMS		ACCESSIBLE TURNING SPACE

Key Plan:



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D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards
Status
DA SUBMISSION

Title
10-GENERAL ARRANGEMENT PLANS
UPPER GROUND PLAN
Drawing Number
DA-10-0003
Revision
D



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NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

Legend

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS
- ADAPTABLE UNITS
- SILVER LIVABLE UNITS
- VISITABLE UNITS
- ACCESSIBLE TURNING SPACE

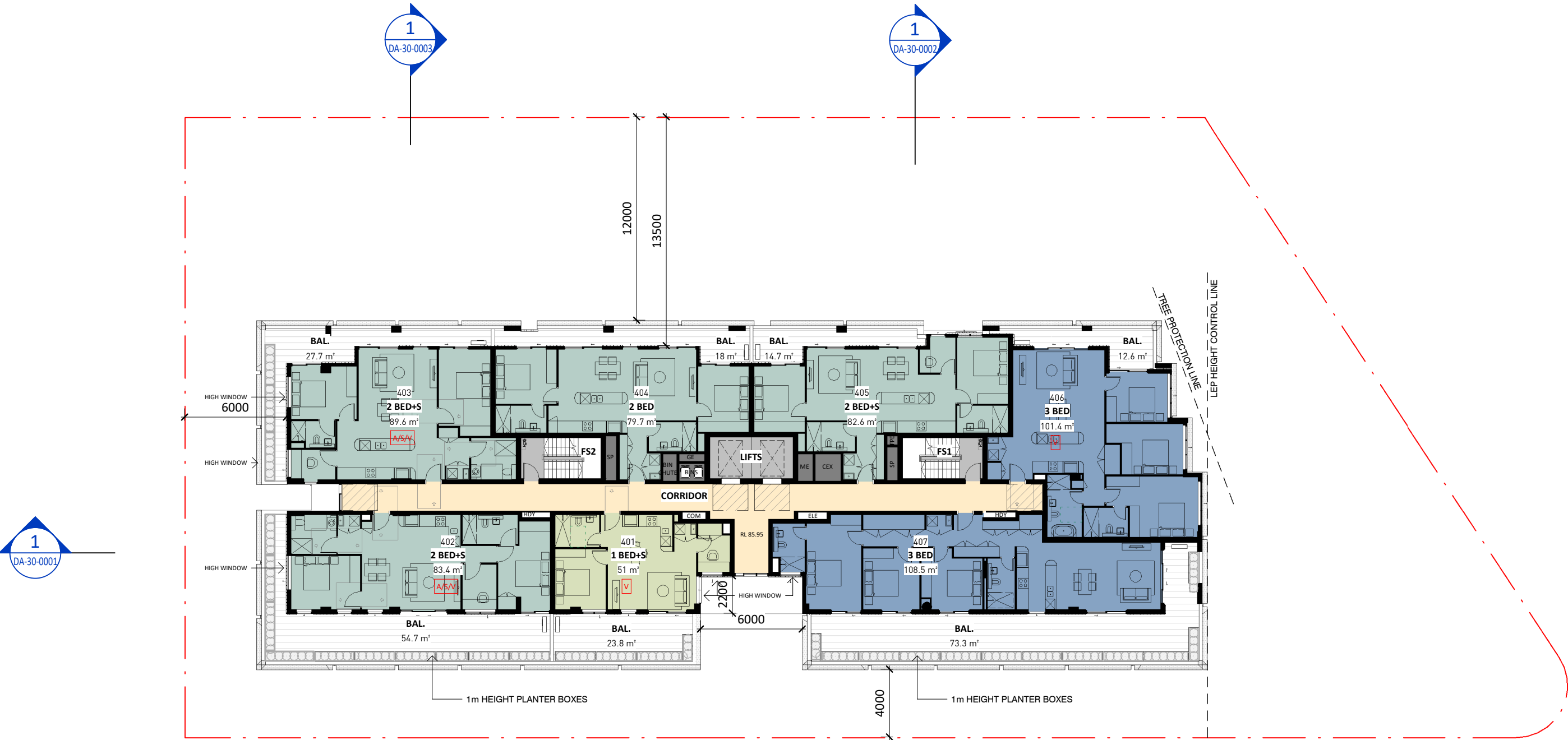
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10-GENERAL ARRANGEMENT PLANS
LEVEL 01 PLAN

Project
PA030370
3 Holdsworth Avenue, St Leonards

Drawing Number
DA-10-0004

Revision
D

Status
DA SUBMISSION



LEGEND

1 BEDROOM

2 BEDROOMS

3 BEDROOMS

4 BEDROOMS

A

S

V

ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS



LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
2 BEDROOMS	S	SILVER LIVABLE UNITS
3 BEDROOMS	V	VISITABLE UNITS
4 BEDROOMS		

ACCESSIBLE TURNING SPACE

1540
2070

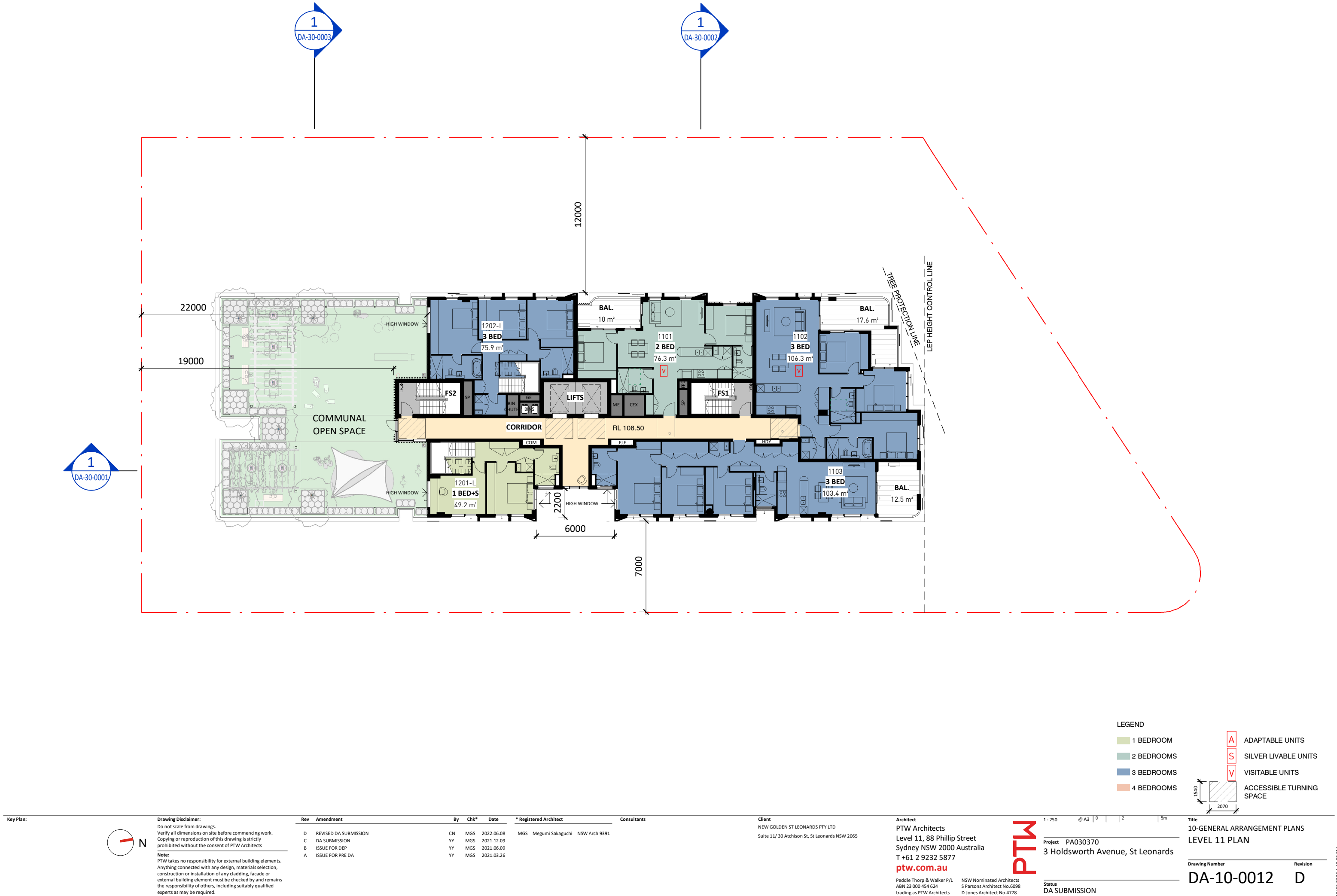


LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
2 BEDROOMS	S	SILVER LIVABLE UNITS
3 BEDROOMS	V	VISITABLE UNITS
4 BEDROOMS		

ACCESSIBLE TURNING SPACE

1540
2070



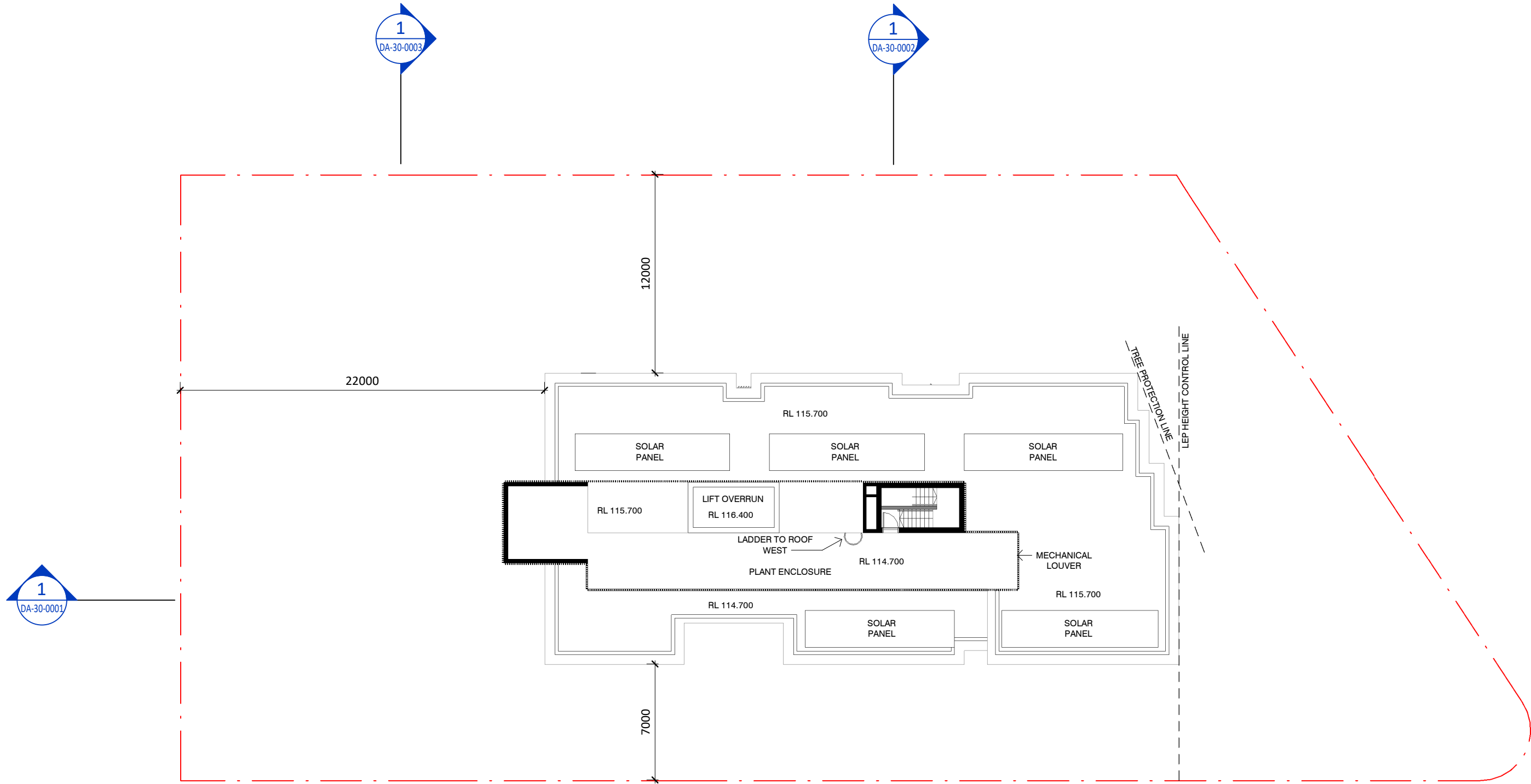


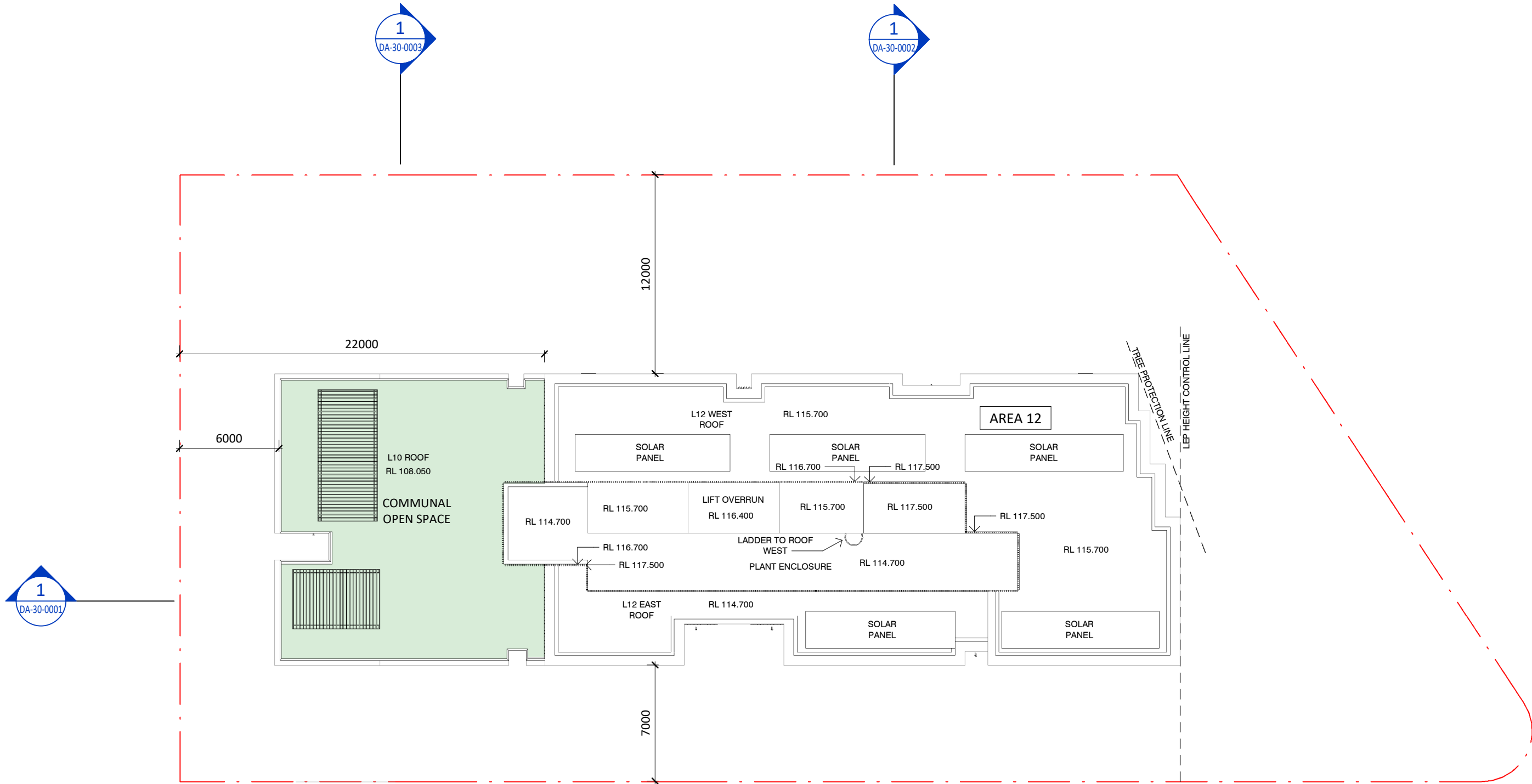
LEGEND

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS

A ADAPTABLE UNITS
S SILVER LIVABLE UNITS
V VISITABLE UNITS

1540
2070
ACCESSIBLE TURNING SPACE





Key Plan:



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B	DA SUBMISSION	YY	MGS	2021.12.09	
A	ISSUE FOR DEP	YY	MGS	2021.06.09	

Consultants

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NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

1 : 250 @ A3 0 2 5m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number DA-10-0015 **Revision** C

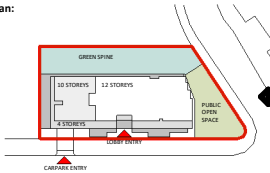


ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

01 - BRICK
02 - COLORBOND CLADDING (DARK BLUE)
03 - BALUSTRADE (CLEAR GLASS)
04 - BALUSTRADE (DARK GREY)
05 - CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
06 - CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY)
07 - ALUMINIUM FENCE (DARK GREY)
08 - ALUMINIUM LOUVRE (DARK GREY)
09 - ALUMINIUM WINDOW FRAME (DARK GREY)
10 - SANDSTONE CLADDING
11 - PERFORATED MESH SCREEN (COPPER OR SIMILAR)
12 - CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN)
13 - ALUMINIUM MECHANICAL LOUVRE (DARK GREY)
14 - ALUMINIUM SLOTS (TIMBER LOOK)
15 - ALUMINIUM SLOTS (DARK GREY)

Key Plan:



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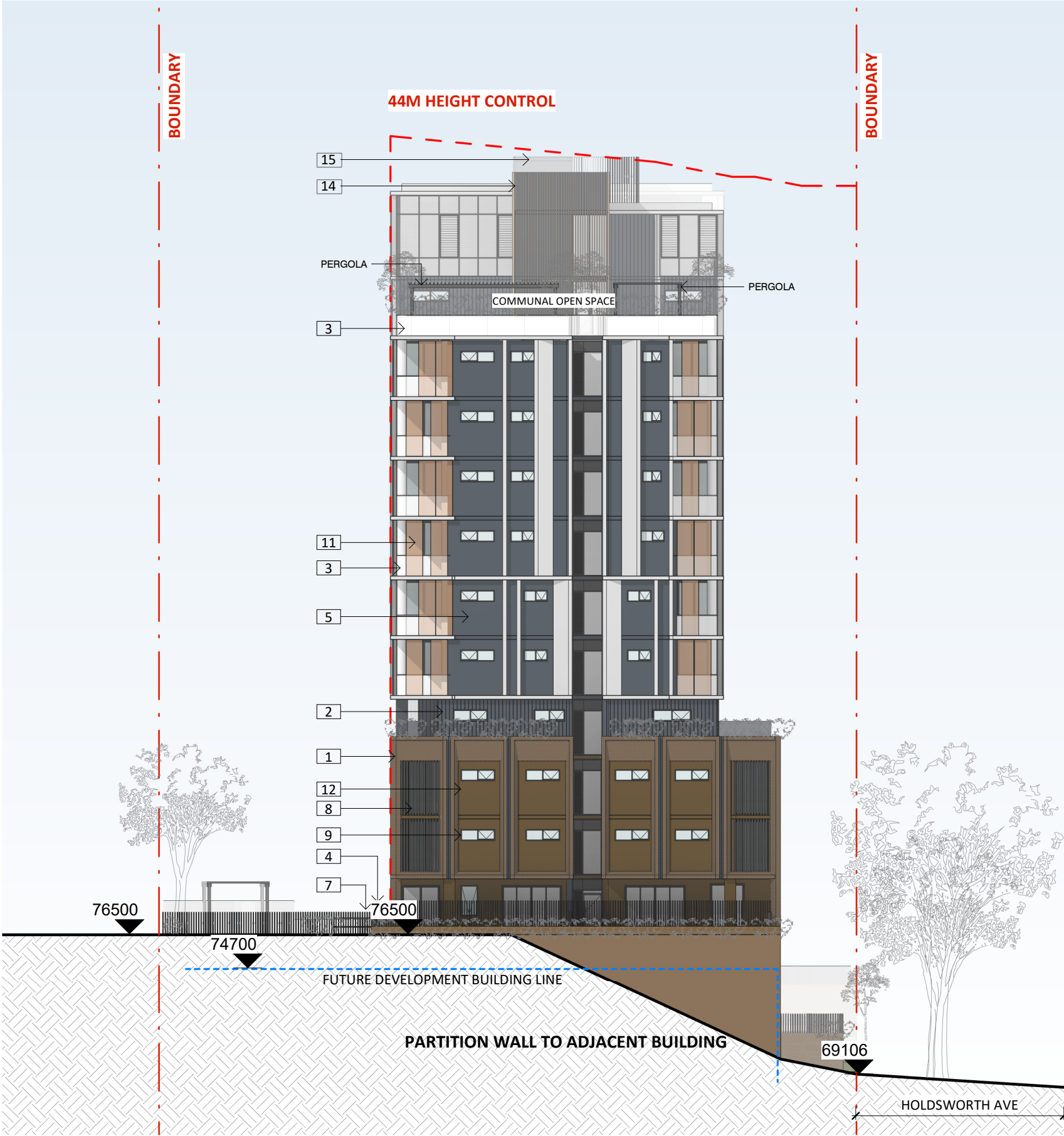
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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
20-ELEVATIONS
NORTH ELEVATION

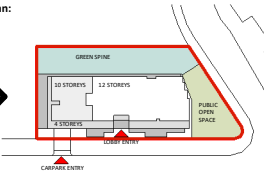
Drawing Number
DA-20-0001

Revision
D



ALL HIGH WINDOW +1800 FROM FFL	
EXTERNAL FINISHES	
01 - BRICK	
02 - COLORBOND CLADDING (DARK BLUE)	
03 - BALUSTRADE (CLEAR GLASS)	
04 - BALUSTRADE (DARK GREY)	
05 - CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)	
06 - CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY)	
07 - ALUMINIUM FENCE (DARK GREY)	
08 - ALUMINIUM LOUVRE (DARK GREY)	
09 - ALUMINIUM WINDOW FRAME (DARK GREY)	
10 - SANDSTONE CLADDING	
11 - PERFORATED MESH SCREEN (COPPER OR SIMILAR)	
12 - CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN)	
13 - ALUMINIUM MECHANICAL LOURVE (DARK GREY)	
14 - ALUMINIUM SLOTS (TIMBER LOOK)	
15 - ALUMINIUM SLOTS (DARK GREY)	

Key Plan:



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D Jones Architect No.4778

As indicated @ A3 | 0 | 2 | 5m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
20-ELEVATIONS
SOUTH ELEVATION

Drawing Number DA-20-0002

Revision D

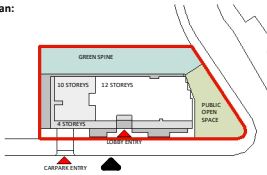


ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

01 - BRICK
02 - COLORBOND CLADDING (DARK BLUE)
03 - BALUSTRADE (CLEAR GLASS)
04 - BALUSTRADE (DARK GREY)
05 - CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
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Key Plan:



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D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
20-ELEVATIONS
EAST ELEVATION

Drawing Number
DA-20-0003

Revision
D

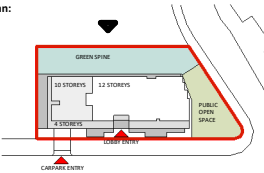


ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

01 - BRICK
02 - COLORBOND CLADDING (DARK BLUE)
03 - BALUSTRADE (CLEAR GLASS)
04 - BALUSTRADE (DARK GREY)
05 - CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
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Key Plan:



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As indicated @ A3 | 0 | 2 | 5m
Project PA030370
3 Holdsworth Avenue, St Leonards

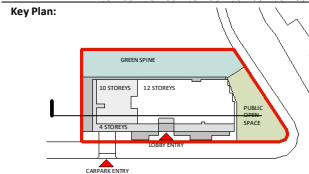
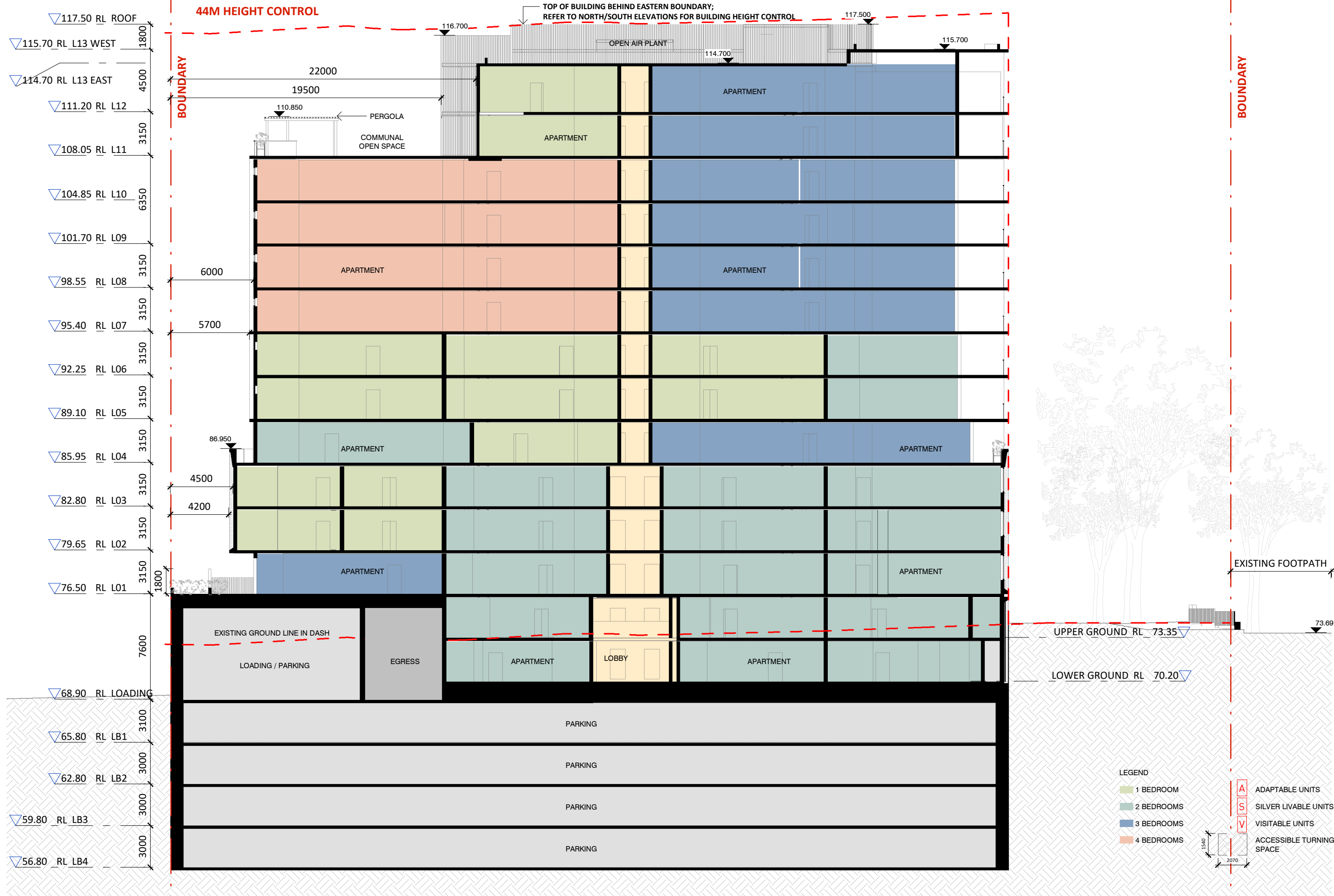
Status
DA SUBMISSION

Title
20-ELEVATIONS
WEST ELEVATION

Drawing Number
DA-20-0004

Revision

D



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D Jones Architect No.4778

1:250 @ A3 | 0 | 2 | 5m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status
DA SUBMISSION

LEGEND

- 1 BEDROOM
- 2 BEDROOMS
- 3 BEDROOMS
- 4 BEDROOMS

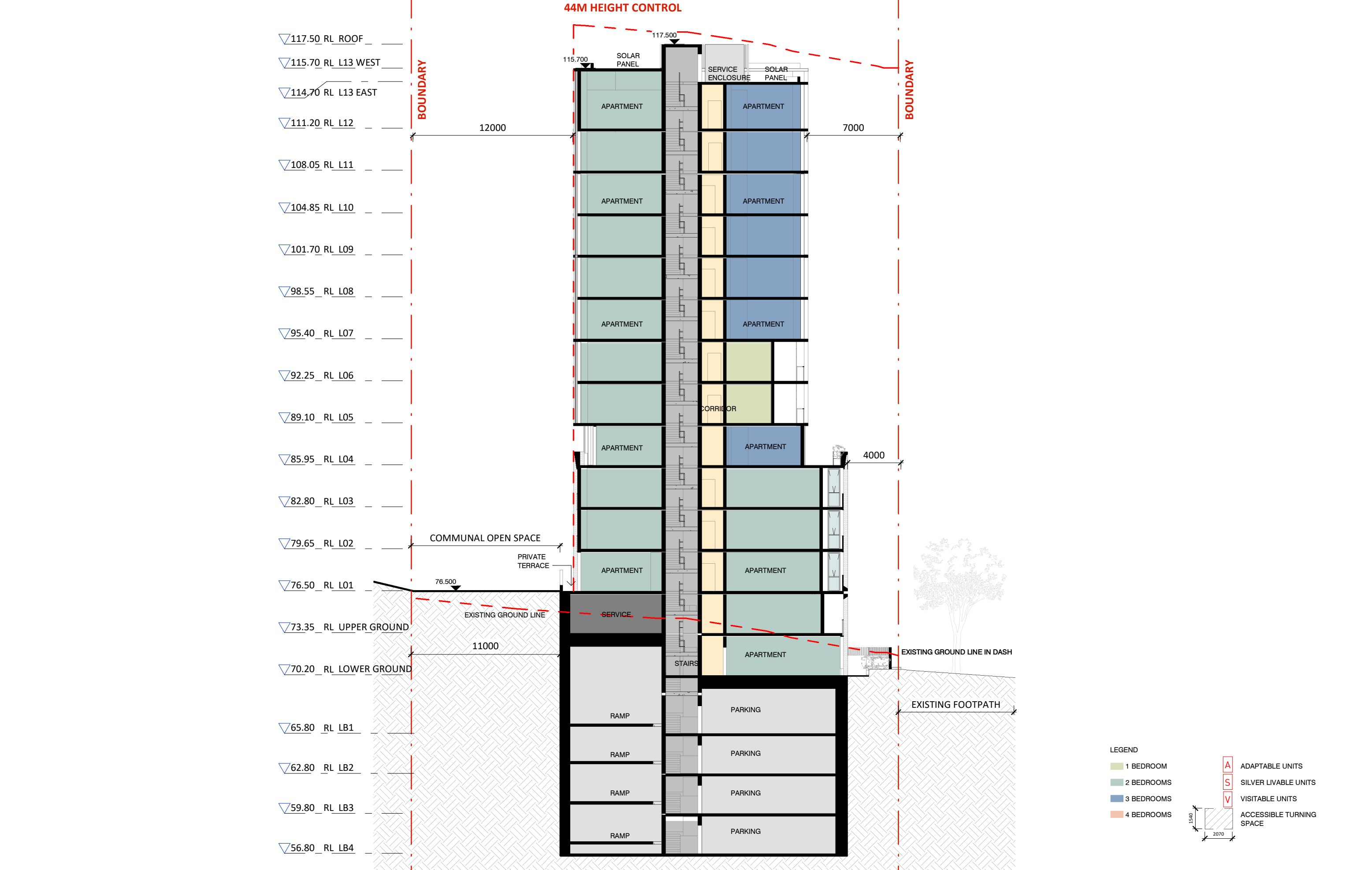
ADAPTABLE UNITS
SILVER LIVABLE UNITS
VISITABLE UNITS
ACCESSIBLE TURNING SPACE

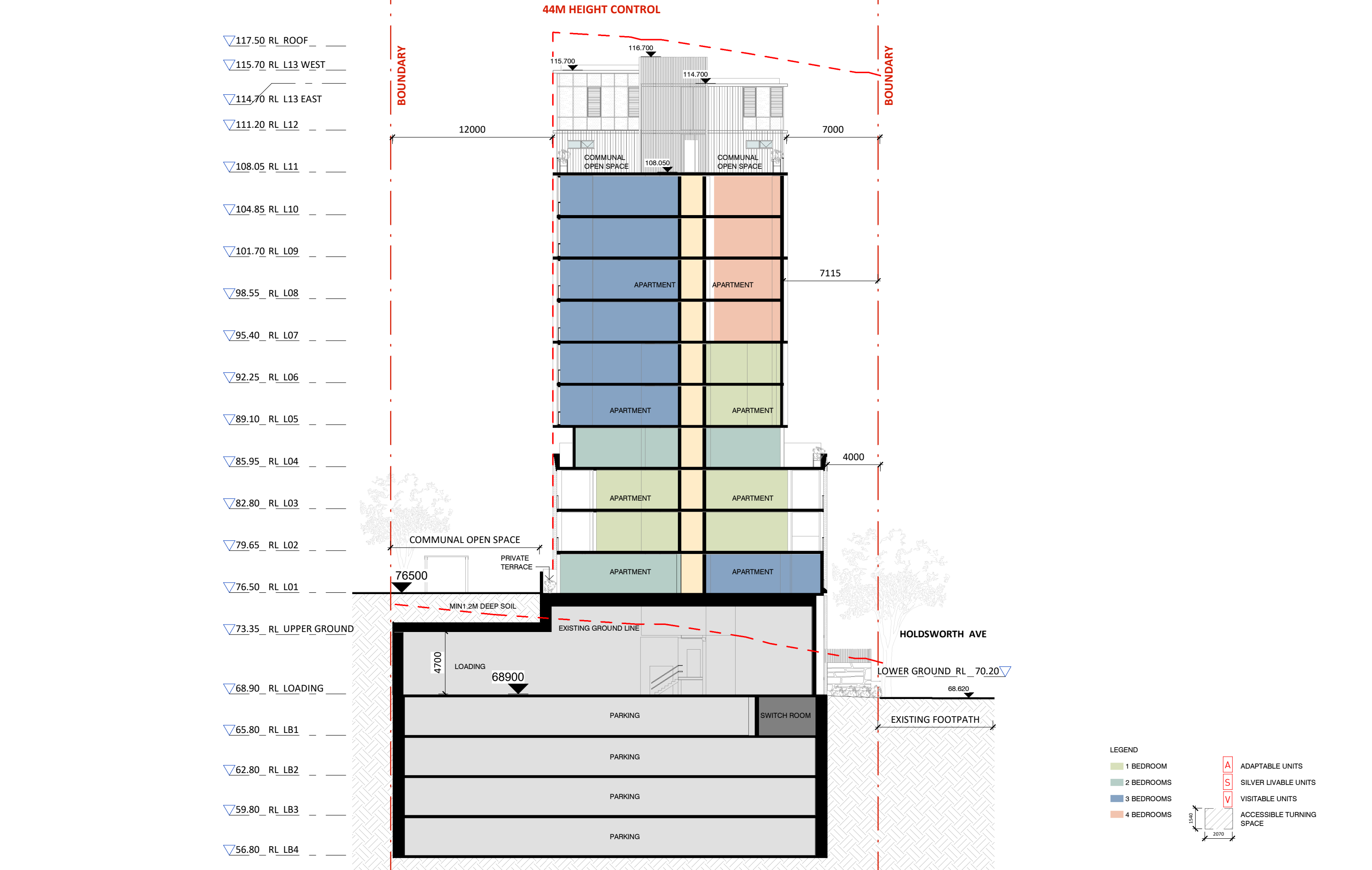
30-SECTIONS
SECTION 1

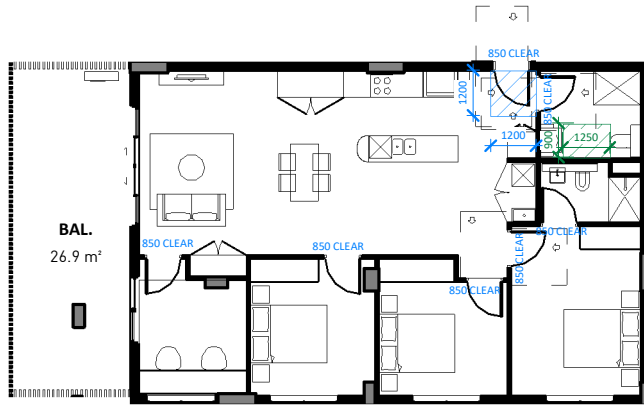
Drawing Number
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Revision
D

23/06/2022 4:22:09 PM

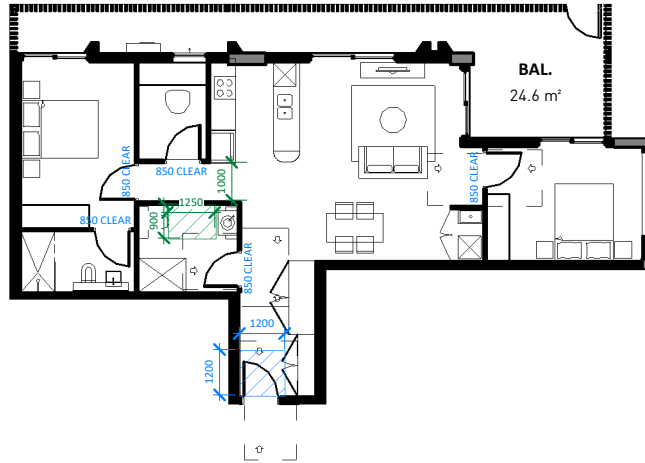






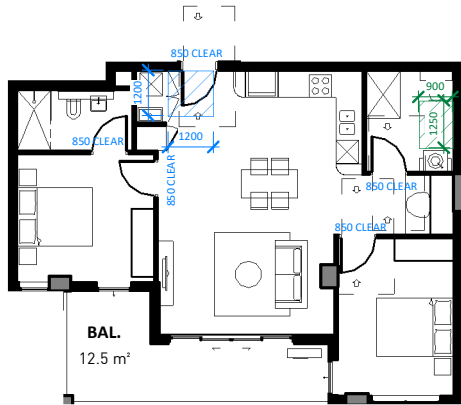
1 UNIT 102 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 102



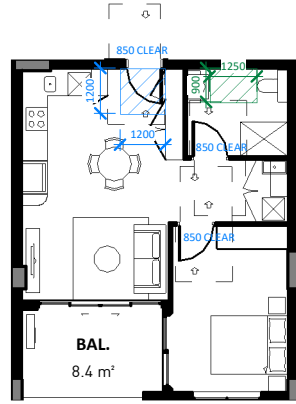
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UNIT 106



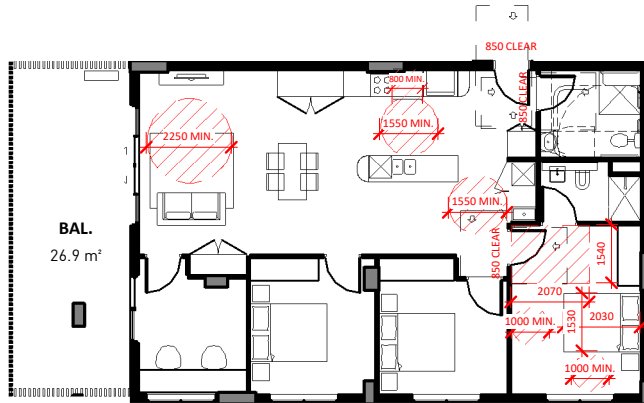
3 UNIT 109 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 109
UNIT 211
UNIT 311



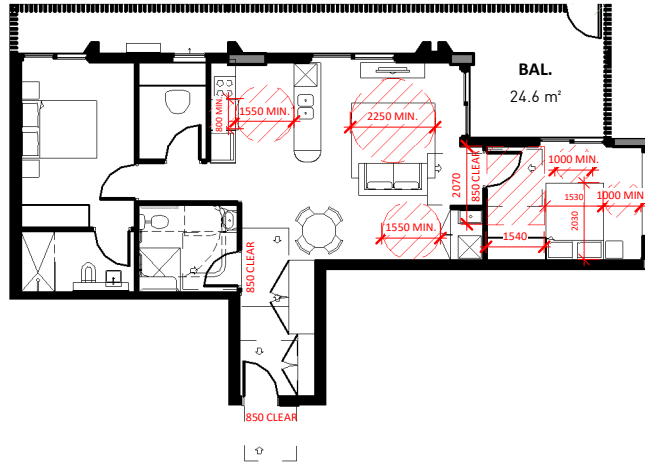
4 UNIT 202 PRE-ADAPTABLE/SILVER LIVABLE
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UNIT 202
UNIT 302



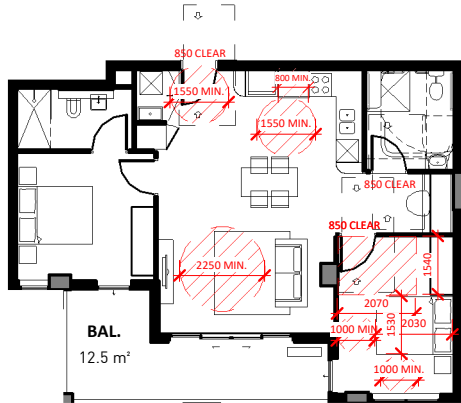
5 UNIT 102 POST-ADAPTABLE
1 : 200 @A3

UNIT 102



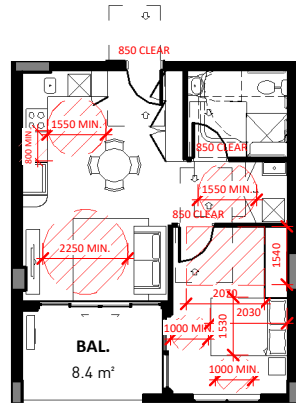
6 UNIT 106 POST-ADAPTABLE
1 : 200 @A3

UNIT 106






7 UNIT 109 POST-ADAPTABLE
1 : 200 @A3

UNIT 109
UNIT 211
UNIT 311



8 UNIT 202 POST-ADAPTABLE
1 : 200 @A3

UNIT 202
UNIT 302

-  LIVABLE CIRCULATION CLEARANCE
-  VISITABLE CIRCULATION CLEARANCE
-  ADAPTABLE CIRCULATION CLEARANCE

Key Plan:



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As indicated @ A3 | 0 | 1 | 2m

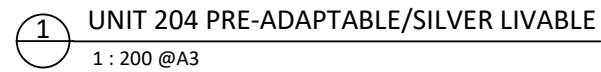
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
50-ADDITIONAL DETAIL
ADAPTABLE/SILVER LIVABLE
UNITS

Drawing Number
DA-50-2100

Revision
B



2 UNIT 402 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

3 UNIT 403 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3




4 UNIT 503 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

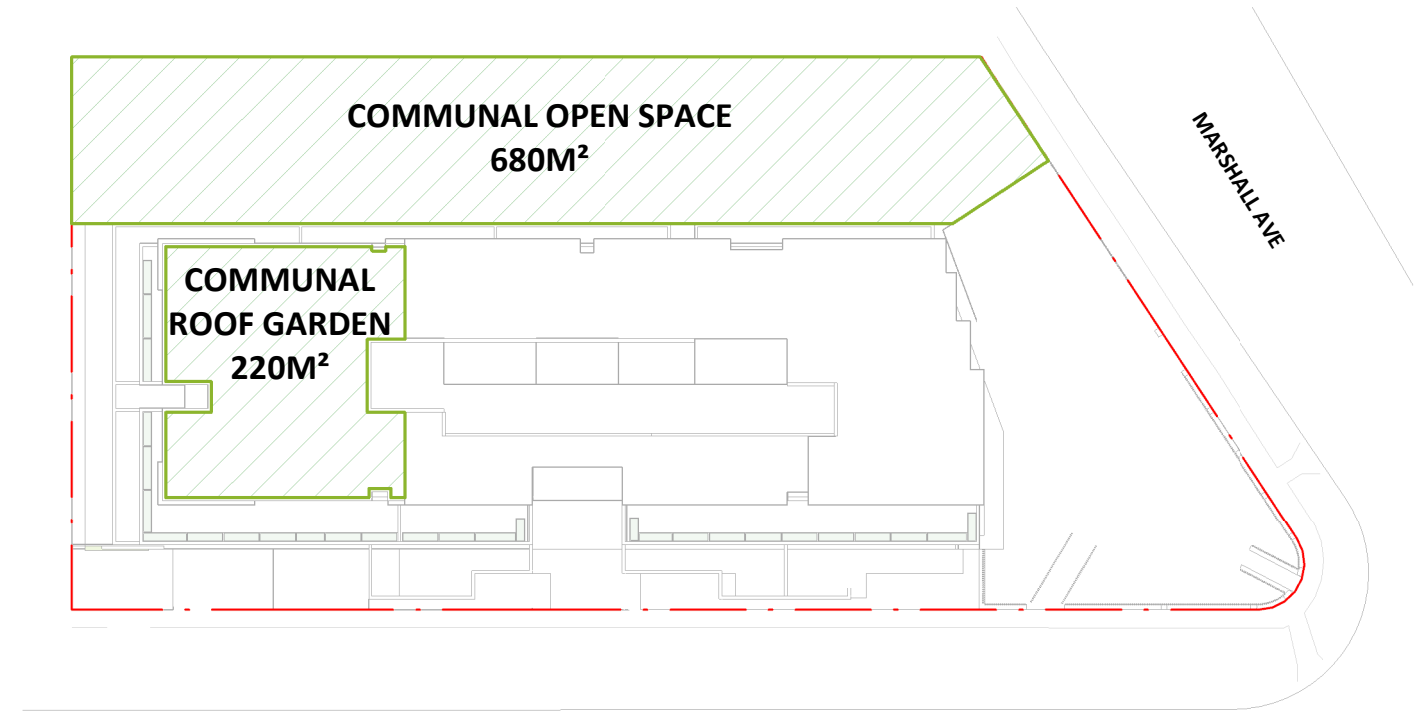
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1 : 200 @A3

6 UNIT 402 POST-ADAPTABLE
1 : 200 @A3

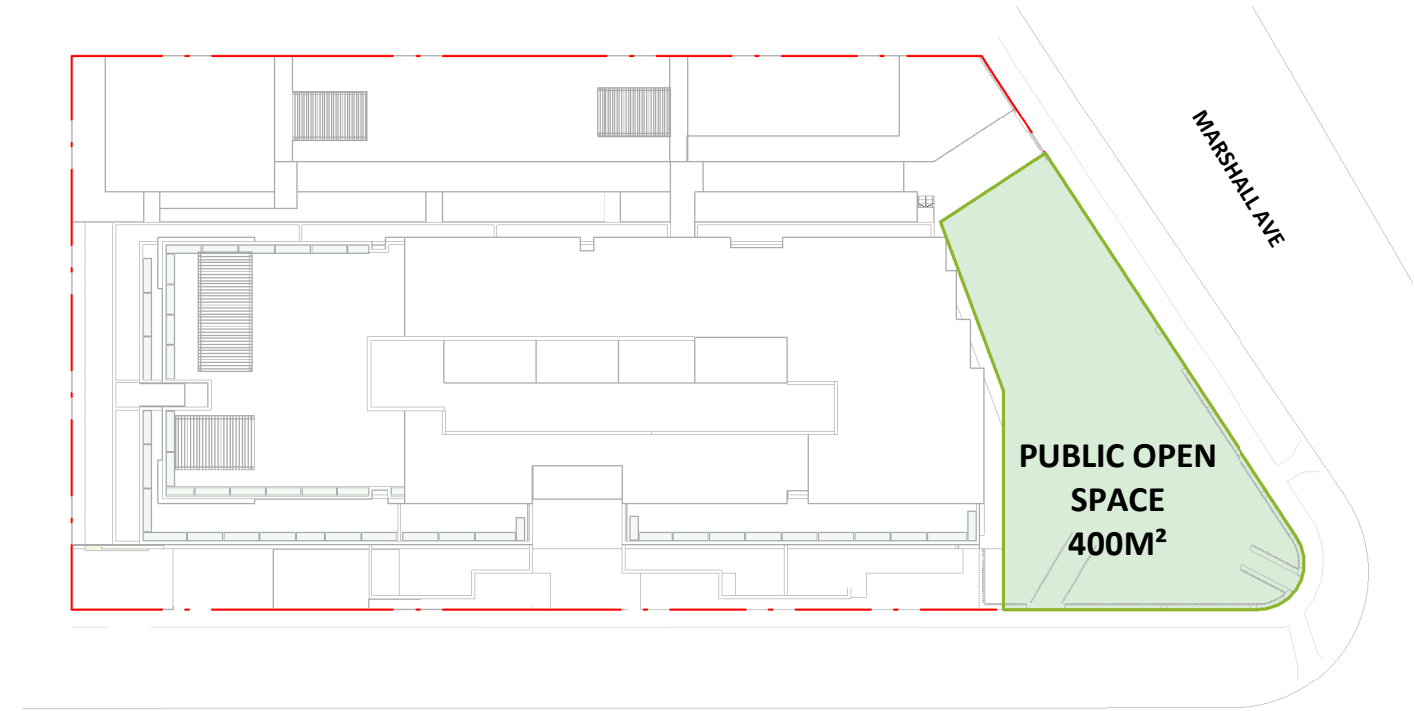
7 UNIT 403 POST-ADAPTABLE
1 : 200 @A3

8 UNIT 503 POST-ADAPTABLE
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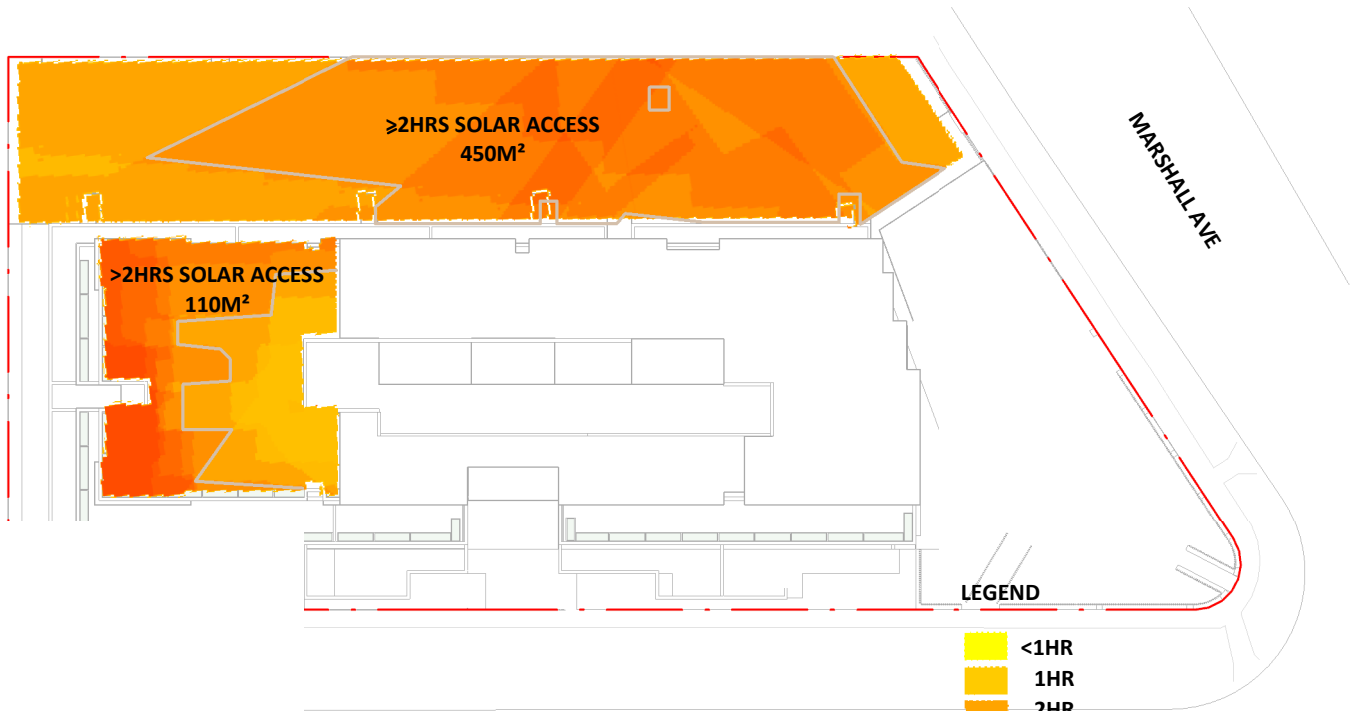
-  LIVABLE CIRCULATION CLEARANCE
-  VISITABLE CIRCULATION CLEARANCE
-  ADAPTABLE CIRCULATION CLEARANCE



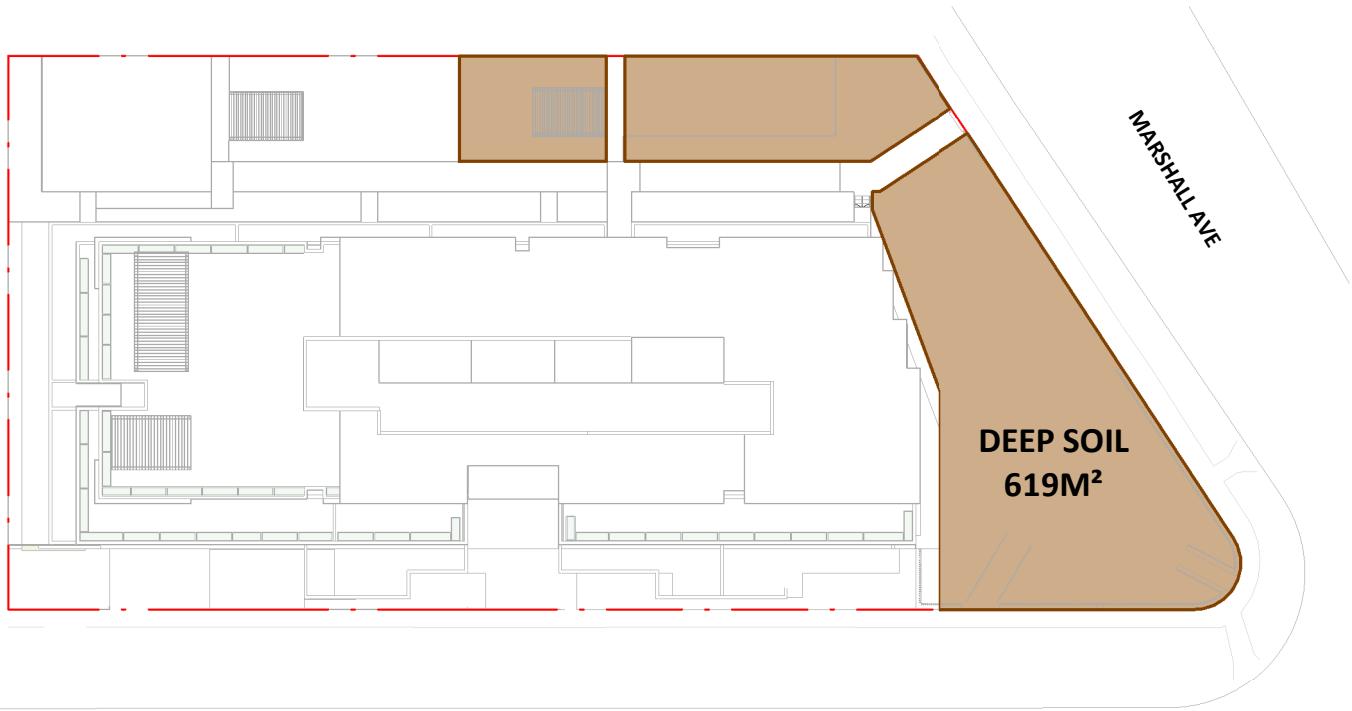
1 COMMUNAL OPEN SPACE
1 : 500 @A3



3 PUBLIC OPEN SPACE
1 : 500 @A3

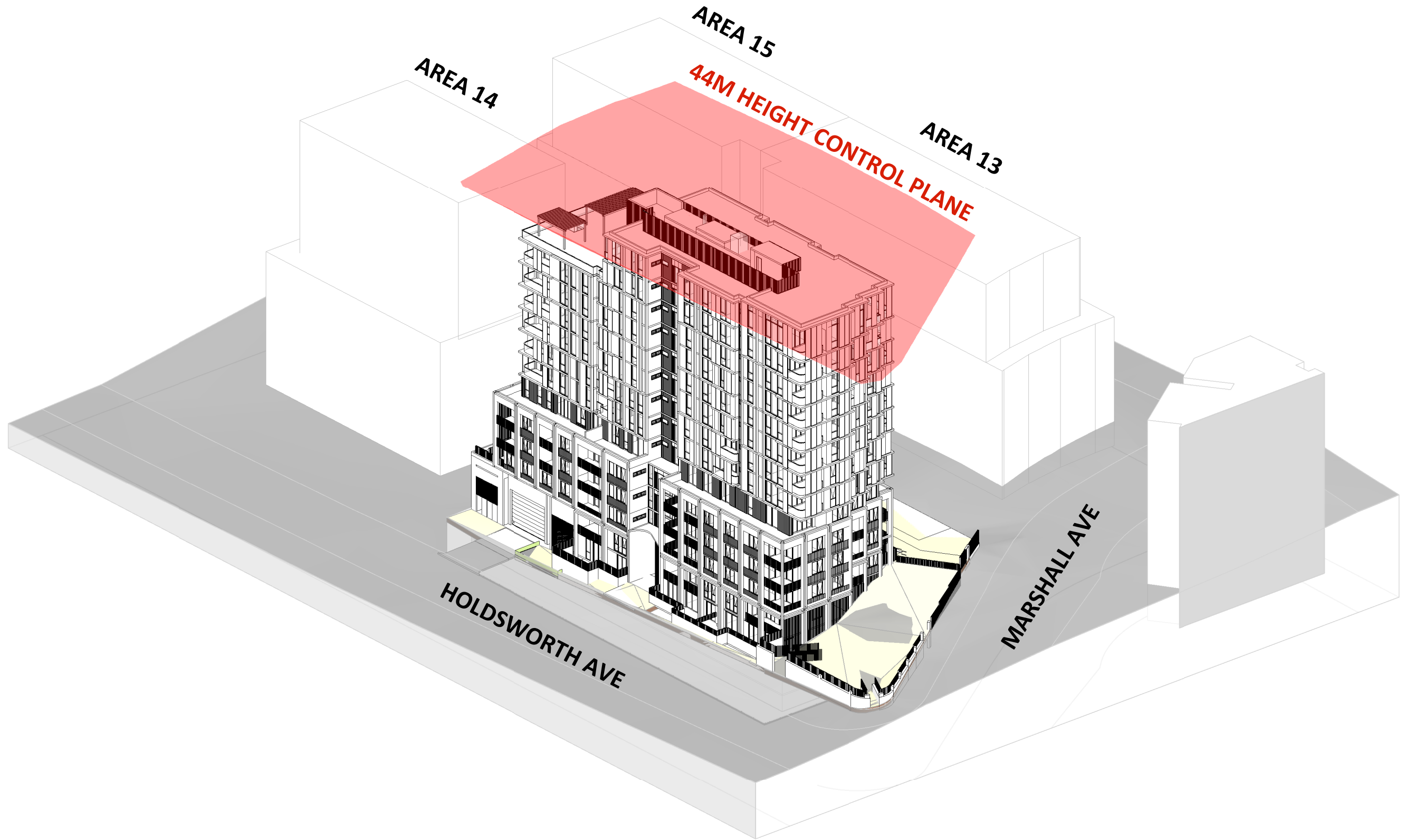


2 COMMUNAL OPEN SPACE_SOLAR ACCESS (>2hrs)
1 : 500 @A3



4 DEEP SOIL (min. 6m Width)
1 : 500 @A3

ADG COMPLIANCE			
DEEP SOIL (MIN. 6M WIDTH)	619M ²	(23.5% > 15%)	
COMMUNAL OPEN SPACE	900M ²	(34.2% > 25%)	
COS >2HRS SOLAR	560M ²	(62.2% > 50%)	



Key Plan:

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S Parsons Architect No.6098
D Jones Architect No.4778

PTW

@ A3 | 0 | 1 | 2m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
50-ADDITIONAL DETAIL
LEP HEIGHT PLANE DIAGRAM

Drawing Number DA-50-4000 **Revision** B



01



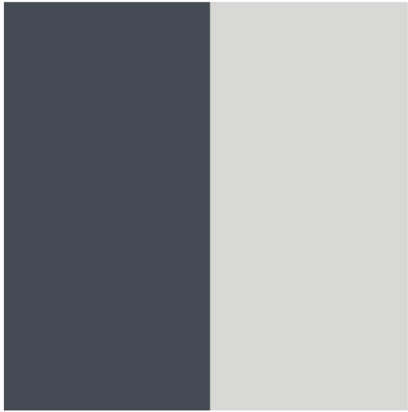
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03



04

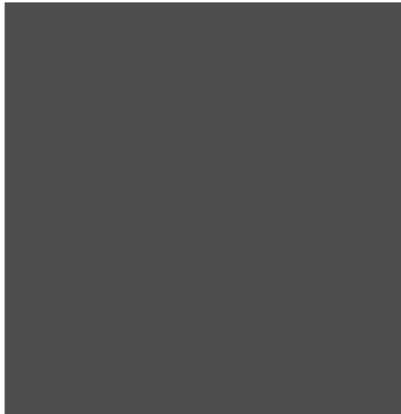


05

06



07



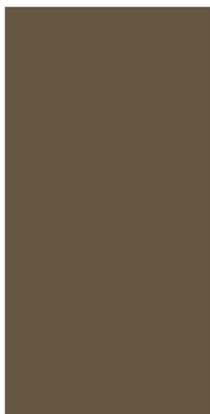
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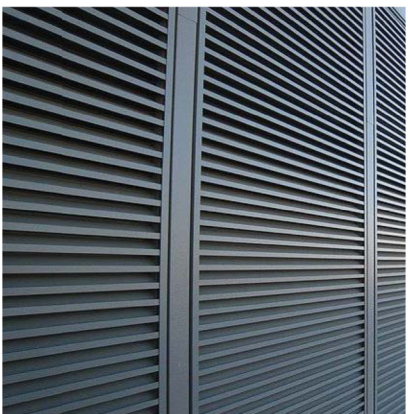
10



11



12



13



14

EXTERNAL FINISHES

- 01 BRICK
- 02 COLORBOND (DARK GREY)
- 03 BALUSTRADE (CLEAR GLASS)
- 04 BALUSTRADE (DARK GREY)
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- 13 ALUMINIUM MECHANICAL LOUVRE
- 14 ALUMINIUM SLOTS (TIMBER LOOK)
- 15 ALUMINIUM SLOTS (DARK GREY)

PRODUCT (DESIGN INTENT)

- GIBSON (PGH BRICK)
- DEEP OCEAN (COLORBOND)
-
- MONUMENT (INTERPON)
- COMPANION (DULUX)
- PALE GREY (DULUX)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
-
- CHAMPAGNE SIMMER (INTERPON)
- BEGGAR (DULUX)
- MONUMENT (INTERPON)
- PREMIUM OAK (INNOWOOD)
- MONUMENT (INTERPON)



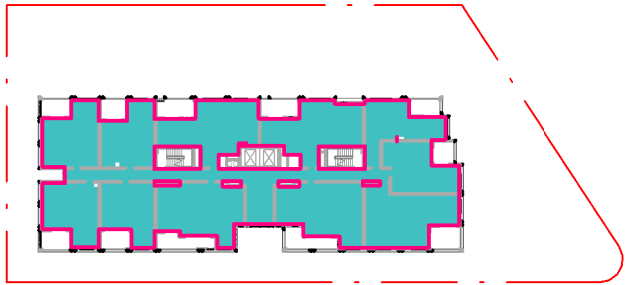
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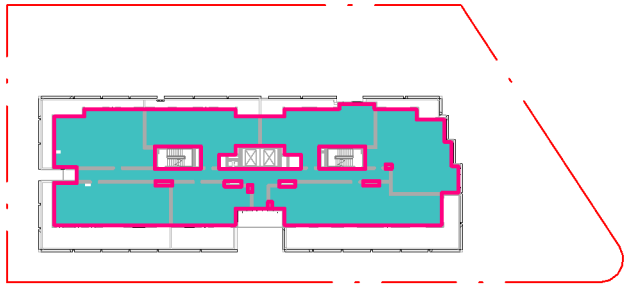
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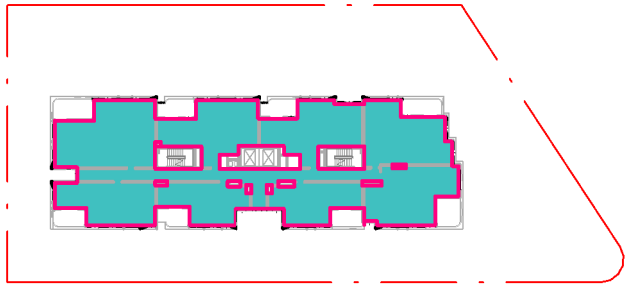
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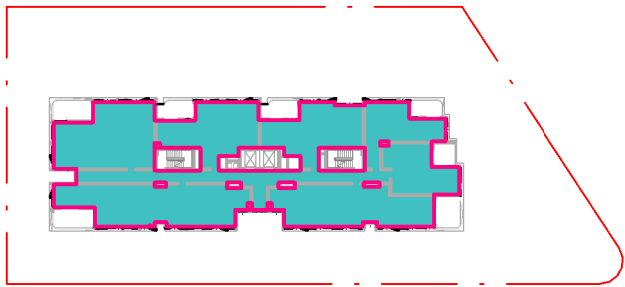
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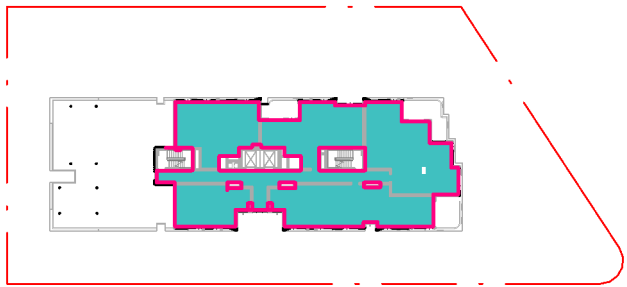
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1 : 1000 @A3



5 GFA_L05-L06
1 : 1000 @A3



9 GFA_L07-L10
1 : 1000 @A3



7 GFA_L11
1 : 1000 @A3



8 GFA_L12
1 : 1000 @A3

AREA_GFA	
LEVEL	AREA

LOWER GROUND	348.84 m ²
UPPER GROUND	291.1 m ²
L01	844.99 m ²
L02	828.48 m ²
L03	828.48 m ²
L04	693.37 m ²
L05	676.98 m ²
L06	676.98 m ²
L07	684.94 m ²
L08	684.94 m ²
L09	684.94 m ²
L10	684.94 m ²
L11	482.1 m ²
L12	465.75 m ²
TOTAL	8876.82 m ²

Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
C	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391	
B	DA SUBMISSION	YY	MGS	2021.12.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

PTW
1 : 1000 @ A3 | 0 | 10 | 20m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status DA SUBMISSION

Title 90-SCHEDULES
GFA PLANS
Drawing Number DA-90-0001
Revision C

APARTMENT SCHEDULE			STORAGE SCHEDULE		LHD PERFORMANCE
UNIT NUMBER	INTERNAL AREA	EXTERNAL AREA	UNIT TYPE	INTERNAL STORAGE	ADPTABEL/SILVER LIVABLE/VISITABLE
LG01	98.2 m²	25.6 m²	2 BED	28.29 m³	V
LG02	87.3 m²	24.8 m²	2 BED	17.97 m³	V
LG03	84.6 m²	28.8 m²	2 BED	16.09 m³	V
UG01	86.3 m²	13.9 m²	2 BED+S	5.15 m³	A/S/V
UG02	71.3 m²	14 m²	2 BED	4.14 m³	A/S/V
UG03	70.6 m²	13.9 m²	2 BED	4.00 m³	A/S/V
101	78.3 m²	12.6 m²	2 BED+S	15.15 m³	V
102	113.7 m²	26.9 m²	3 BED+S	26.59 m³	A/S/V
103	76.2 m²	41.6 m²	2 BED+S	11.74 m³	
104	76.2 m²	19.4 m²	2 BED	4.06 m³	V
105	78.9 m²	17.8 m²	2 BED	4.01 m³	V
106	87.4 m²	24.6 m²	2 BED+S	16.12 m³	A/S/V
107	52.4 m²	8.4 m²	1 BED	8.61 m³	V
108	79 m²	10.6 m²	2 BED	13.69 m³	
109	78.3 m²	12.5 m²	2 BED	6.00 m³	A/S/V
201	77.7 m²	12.6 m²	2 BED+S	15.15 m³	V
202	50.5 m²	8.4 m²	1 BED	3.70 m³	A/S/V
203	53.7 m²	8.2 m²	1 BED+S	16.76 m³	V
204	56 m²	8.1 m²	1 BED+S	10.66 m³	A/S/V
205	52.6 m²	8.3 m²	1 BED	13.25 m³	V
206	77.5 m²	11 m²	2 BED	4.76 m³	V
207	76.3 m²	10.7 m²	2 BED	4.08 m³	V
208	51.3 m²	8.1 m²	1 BED	12.42 m³	V
209	52.4 m²	8.3 m²	1 BED	8.61 m³	V
210	79 m²	10.6 m²	2 BED	13.69 m³	
211	77.7 m²	12.5 m²	2 BED	6.00 m³	A/S/V
301	77.7 m²	12.6 m²	2 BED+S	15.15 m³	V
302	50.5 m²	8.4 m²	1 BED	3.70 m³	A/S/V
303	53.7 m²	8.2 m²	1 BED+S	16.76 m³	V
304	56 m²	8.1 m²	1 BED+S	10.66 m³	A/S/V
305	52.6 m²	8.3 m²	1 BED	13.25 m³	V
306	77.5 m²	11 m²	2 BED	4.76 m³	V
307	76.3 m²	10.7 m²	2 BED	4.08 m³	V
308	51.3 m²	8.1 m²	1 BED	12.42 m³	V
309	52.4 m²	8.3 m²	1 BED	8.61 m³	V
310	79 m²	10.6 m²	2 BED	13.69 m³	
311	77.7 m²	12.5 m²	2 BED	6.00 m³	A/S/V
401	51 m²	23.8 m²	1 BED+S	11.96 m³	V
402	83.4 m²	54.7 m²	2 BED+S	15.19 m³	A/S/V
403	89.6 m²	27.7 m²	2 BED+S	12.58 m³	A/S/V
404	79.7 m²	18 m²	2 BED	4.01 m³	
405	82.6 m²	14.7 m²	2 BED+S	10.33 m³	
406	101.4 m²	12.6 m²	3 BED	6.45 m³	V
407	108.5 m²	73.3 m²	3 BED	16.87 m³	
501	51.4 m²	8.3 m²	1 BED+S	10.08 m³	V

502	63.9 m²	8.2 m²	1 BED+S	22.24 m³	
503	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
504	77.5 m²	10.2 m²	2 BED	4.76 m³	V
505	76.1 m²	10 m²	2 BED	4.08 m³	V
506	79.6 m²	10.2 m²	2 BED	5.55 m³	
507	77.7 m²	10.4 m²	2 BED	8.51 m³	V
508	52.6 m²	8.2 m²	1 BED+S	10.08 m³	V
601	51.4 m²	8.3 m²	1 BED+S	10.08 m³	V
602	63.9 m²	8.2 m²	1 BED+S	22.24 m³	
603	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
604	77.5 m²	10.2 m²	2 BED	4.76 m³	V
605	76.1 m²	10 m²	2 BED	4.08 m³	V
606	79.6 m²	10.2 m²	2 BED	5.55 m³	
607	77.7 m²	10.4 m²	2 BED	8.51 m³	V
608	52.6 m²	8.2 m²	1 BED+S	10.08 m³	V
701	122.2 m²	12.3 m²	4 BED	13.54 m³	V
702	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
703	77.5 m²	10.2 m²	2 BED	4.76 m³	V
704	76.3 m²	10 m²	2 BED	4.08 m³	V
705	51.3 m²	8.1 m²	1 BED	12.42 m³	V
706	52.4 m²	8.3 m²	1 BED	8.61 m³	V
707	103.5 m²	12.5 m²	3 BED	15.04 m³	
801	122.2 m²	12.3 m²	4 BED	13.54 m³	V
802	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
803	76.9 m²	10.2 m²	2 BED	4.76 m³	V
804	75.9 m²	10 m²	2 BED	4.08 m³	V
805	51.3 m²	8.1 m²	1 BED	12.42 m³	V
806	52.4 m²	8.3 m²	1 BED	8.61 m³	V
807	103.5 m²	12.5 m²	3 BED	15.04 m³	
901	122.2 m²	12.3 m²	4 BED	13.54 m³	V
902	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
903	77.5 m²	10.2 m²	2 BED	4.76 m³	V
904	76.3 m²	10 m²	2 BED	4.08 m³	V
905	51.3 m²	8.1 m²	1 BED	12.42 m³	V
906	52.4 m²	8.3 m²	1 BED	8.61 m³	V
907	103.5 m²	12.5 m²	3 BED	15.04 m³	
1001	122.2 m²	12.3 m²	4 BED	13.54 m³	V
1002	102.7 m²	12.5 m²	3 BED	5.06 m³	A/S/V
1003	77.5 m²	10.2 m²	2 BED	4.76 m³	V
1004	76.3 m²	10 m²	2 BED	4.08 m³	V
1005	51.3 m²	8.1 m²	1 BED	12.42 m³	V
1006	52.4 m²	8.3 m²	1 BED	8.61 m³	V
1007	103.5 m²	12.5 m²	3 BED	15.04 m³	
1101	76.3 m²	10 m²	2 BED	4.08 m³	V
1102	106.3 m²	17.6 m²	3 BED	5.00 m³	V
1103	103.4 m²	12.5 m²	3 BED	15.04 m³	
1201	88.9 m²	8.2 m²	1 BED+S	33.15 m³	
1202	134.8 m²	15 m²	3 BED	8.06 m³	
1203	76.1 m²	10 m²	2 BED	4.08 m³	V
1204	106.3 m²	17.7 m²	3 BED	5.00 m³	V
1205	103.5 m²	12.3 m²	3 BED	15.04 m³	

APARTMENT TYPE BY LEVEL					
LEVEL	UNIT TYPE				COUNT
	1B	2B	3B	4B	

LOWER GROUND	0	3	0	0	3
UPPER GROUND	0	3	0	0	3
L01	1	7	1	0	9
L02	6	5	0	0	11
L03	6	5	0	0	11
L04	1	4	2	0	7
L05	3	4	1	0	8
L06	3	4	1	0	8
L07	2	2	2	1	7
L08	2	2	2	1	7
L09	2	2	2	1	7
L10	2	2	2	1	7
L11	0	1	2	0	3
L12	1	1	3	0	5
TOTAL	29	45	18	4	96

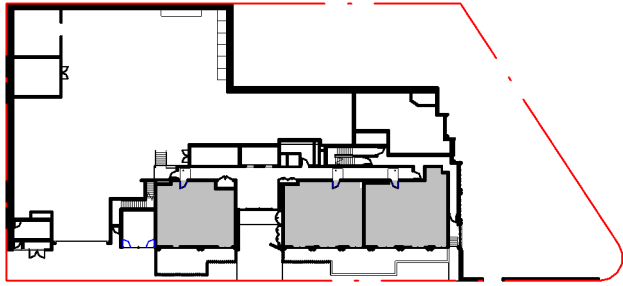
DDA UNITS			
ADAPTABLE	20	20.2%	
SILVER LIVABLE	20	20.2%	
VISITABLE	77	80.8%	

CAR PARKING		
	DCP MIN.	PROVIDED
RESI	90	90
VISITOR	20	20
TOTAL	110	110

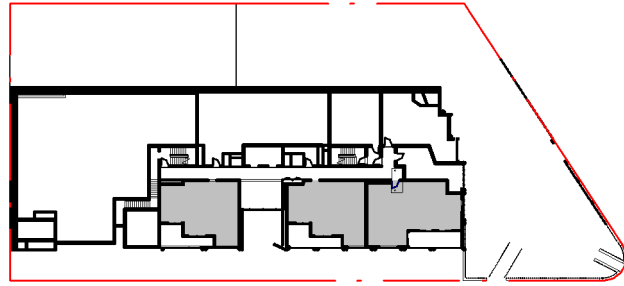
BYCYCLE PARKING		
	DCP MIN.	PROVIDED
RESI	26	26
VISITOR	11	11
TOTAL	37	37
MOTOBIKE PARKING		
TOTAL	8	8

ADG COMPLIANCE			
DEEP SOIL	619M²	(23.5% > 7%)	
COMMUNAL OPEN SPACE	900M²	(34.2% > 25%)	
COS >2HRS SOLAR	560M²	(62.2% > 50%)	
CROSS VENTILATION		(61.2% > 60%)	
>2HRS SOLAR		(70.8% > 70%)	

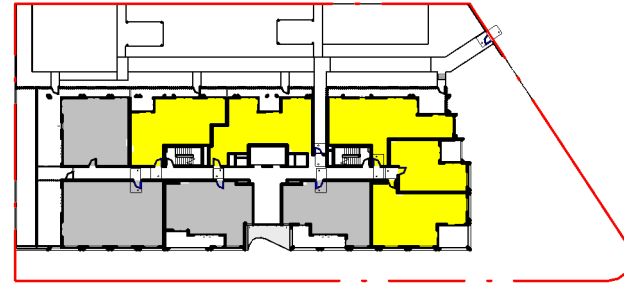
Key Plan:	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects		Rev		Amendment		By	Chk*	Date	* Registered Architect	Consultants		Client		Architect		@ A3		Title	
	Note: PTW takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.		B	REVISED DA SUBMISSION		CN	MGS	2022.06.08	MGS	Megumi Sakaguchi	NSW Arch 9391		NEW GOLDEN ST LEONARDS PTY LTD		PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au		Project PA030370 3 Holdsworth Avenue, St Leonards		90-SCHEDULES DEVELOPMENT DATA	
			A	DA SUBMISSION		YY	MGS	2021.12.09					Suite 11/ 30 Archison St, St Leonards NSW 2065		Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects		NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778		Status DA SUBMISSION	



1 SOLAR_LOWER GROUND (0/3)
1 : 1000 @A3



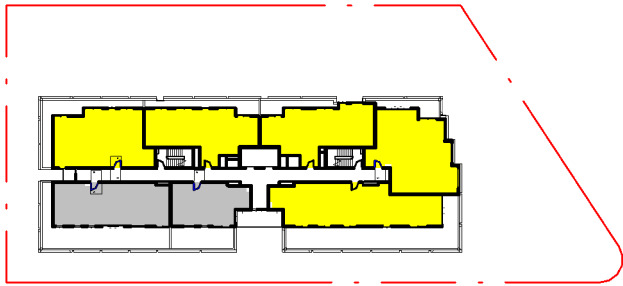
8 SOLAR_UPPER GROUND (0/3)
1 : 1000 @A3



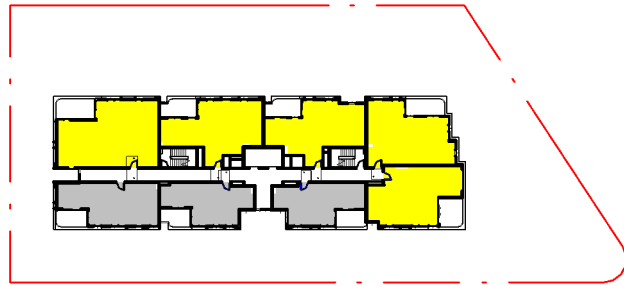
2 SOLAR_L01 (5/9)
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3 SOLAR_L02-03 (7/11)
1 : 1000 @A3



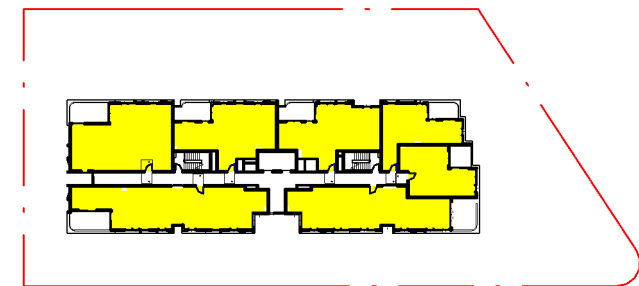
9 SOLAR_L04 (5/7)
1 : 1000 @A3



4 SOLAR_L05-06 (5/8)
1 : 1000 @A3



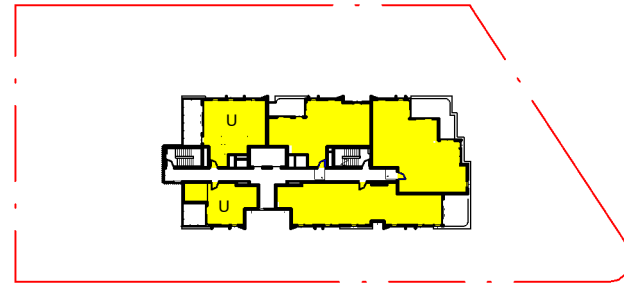
5 SOLAR_L07-08 (6/7)
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10 SOLAR_L09-10 (7/7)
1 : 1000 @A3



6 SOLAR_L11 (3/3)
1 : 1000 @A3

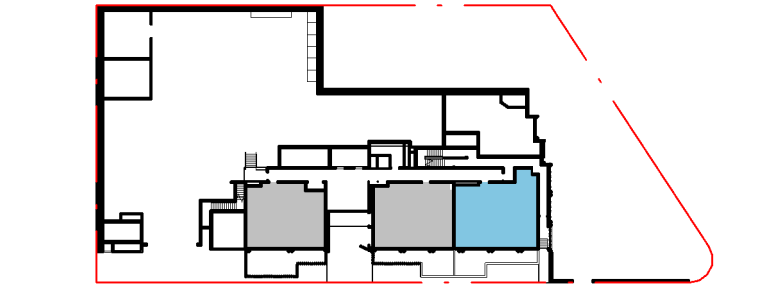


7 SOLAR_L12 (5/5)
1 : 1000 @A3

SOLAR ACCESS	NO. OF APARTMENTS	%
0HRS	0	0.0%
<2HRS	28	29.2%
>2HRS	68	70.8%
TOTAL	96	100.0%

A3

23/06/2022 4:23:23 PM



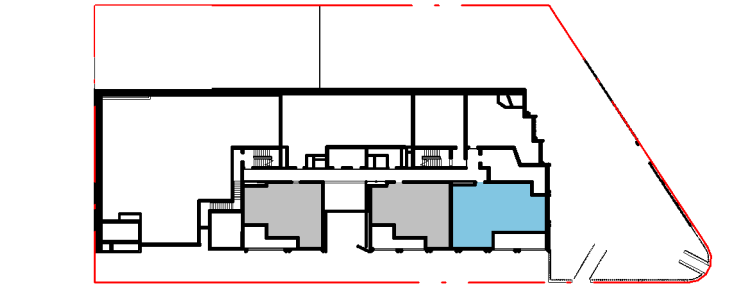
1

LOW GROUND

1 : 1000 @A3

LOWER GROUND

NO	2
YES	1



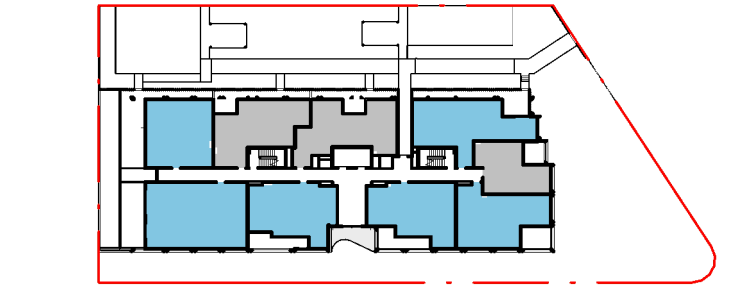
6

UPPER GROUND

1 : 1000 @A3

UPPER GROUND

NO	2
YES	1



2

L01

1 : 1000 @A3

L01

NO	3
YES	6



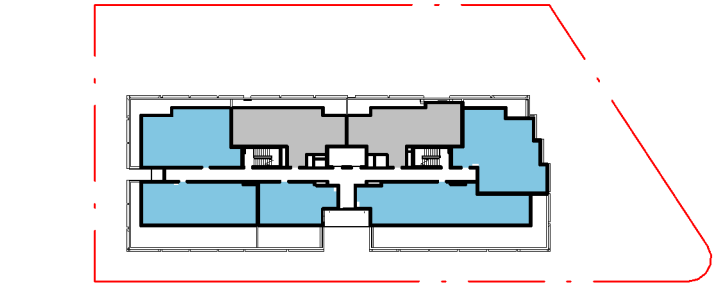
3

L02-L03

1 : 1000 @A3

L02

NO	5
YES	6



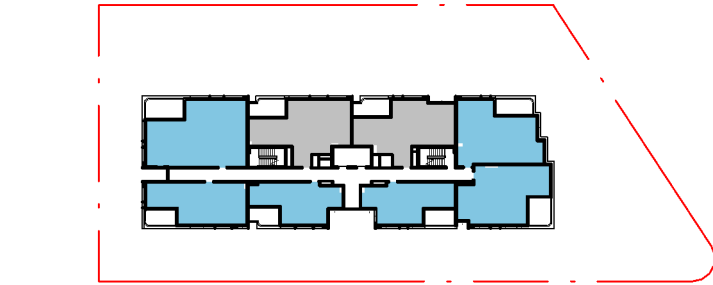
5

L04

1 : 1000 @A3

L04

NO	2
YES	5



4

L05-L06

1 : 1000 @A3

L05

NO	2
YES	6



7

L07-10

1 : 1000 @A3

L07

NO	3
YES	4

CROSS VENTILATION	NO. OF APARTMENTS	%
NO	26	38.8%
YES	41	61.2%
TOTAL	67	100.0%

Key Plan:



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E	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391	
D	DA SUBMISSION	YY	MGS	2021.12.09		
C	ISSUE FOR DEP RESPONSE	YY	MGS	2021.09.24		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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trading as PTW Architects

NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



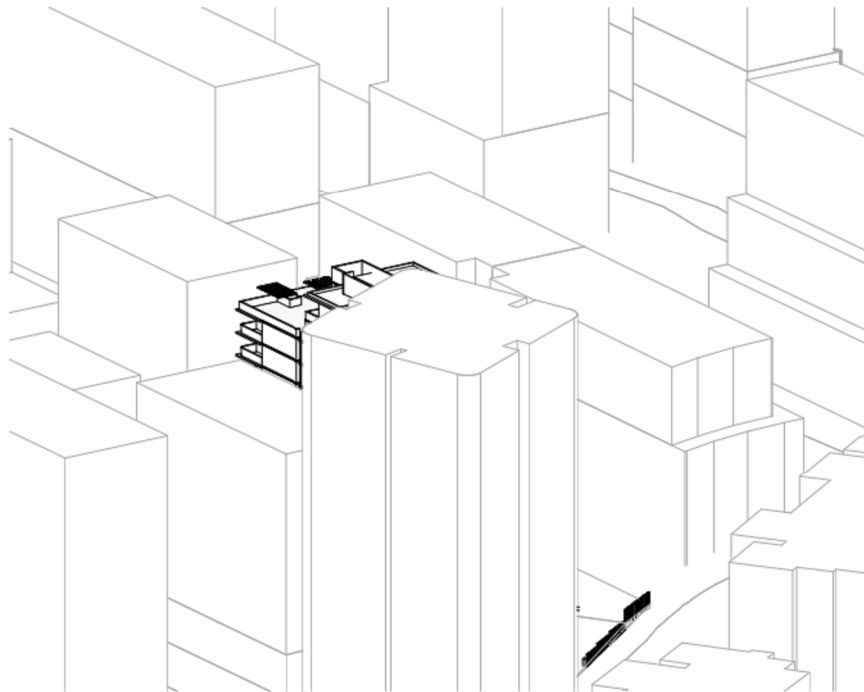
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Project PA030370
3 Holdsworth Avenue, St Leonards

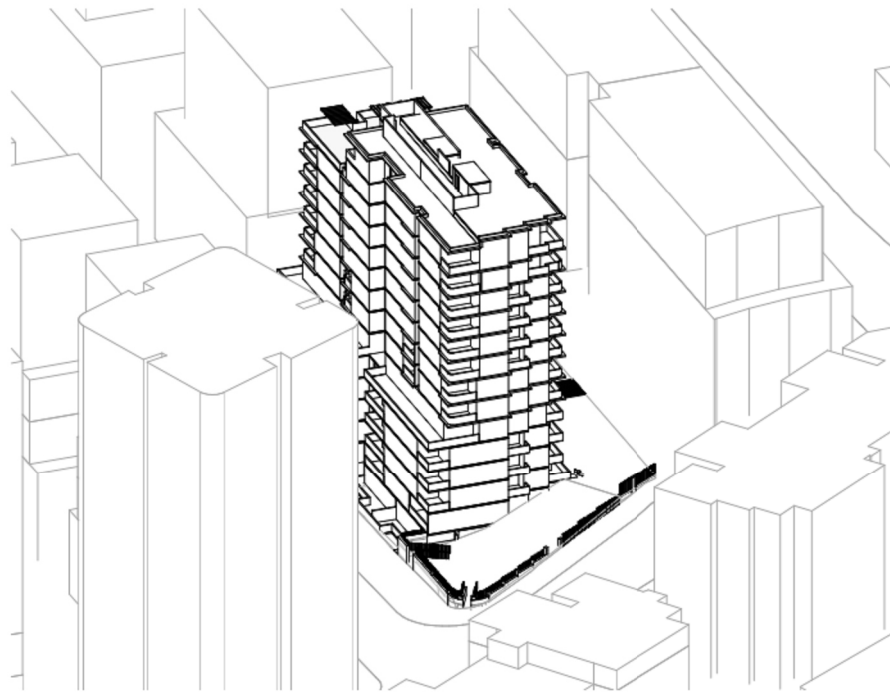
Status
DA SUBMISSION

Title
94-CROSS VENTILATION
CROSS VENTILATION
COMPLIANCE DIAGRAMS

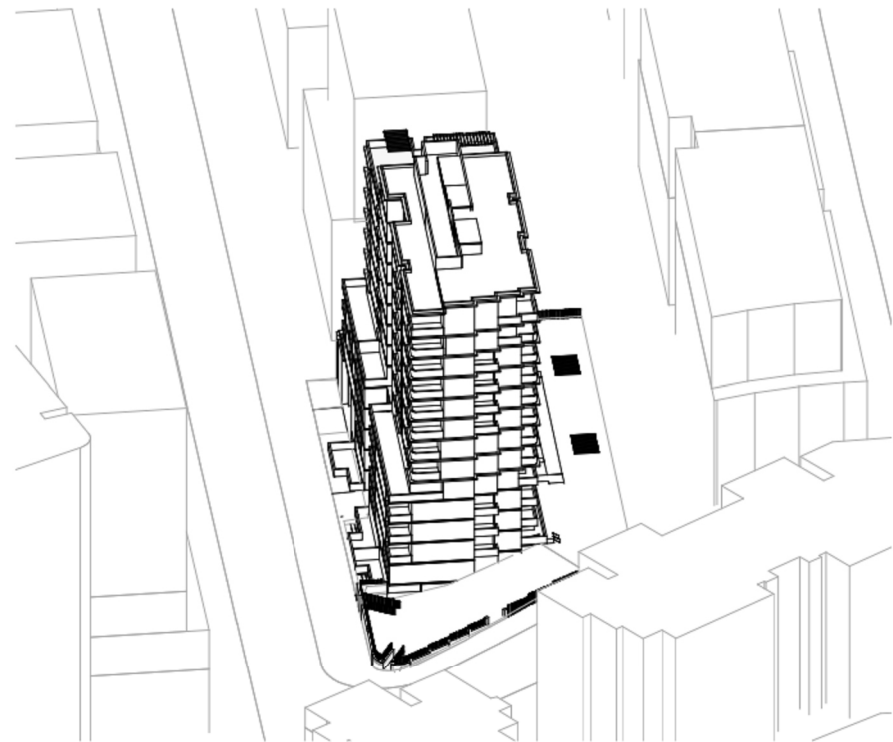
Drawing Number DA-94-0100 **Revision** E



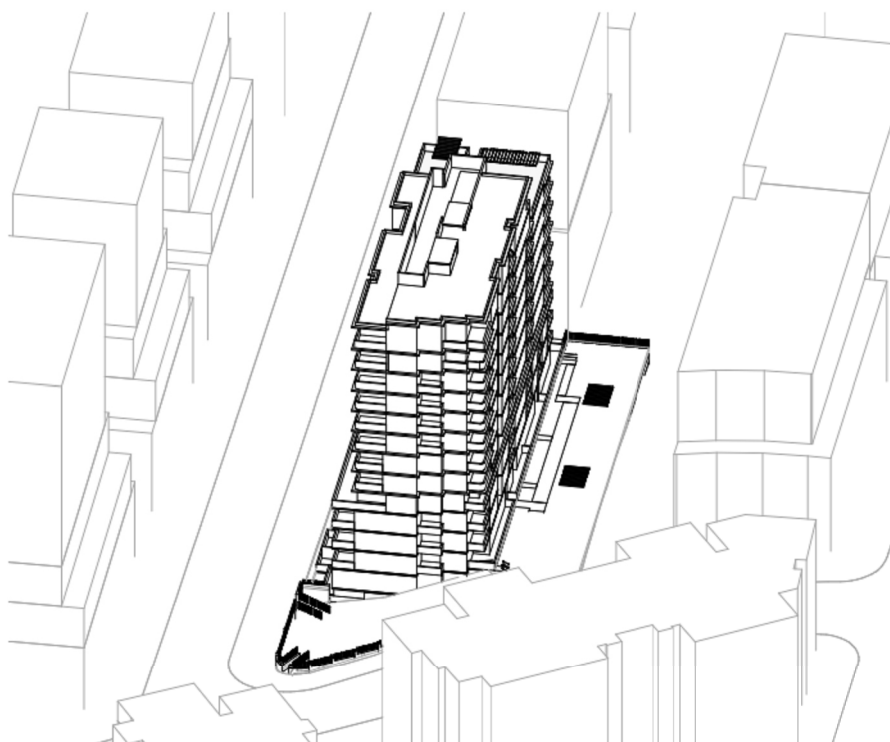
1 SOLA_21Jun0900
@A3



2 SOLA_21Jun1000
@A3



3 SOLA_21Jun1100
@A3



4 SOLA_21Jun1200
@A3

Key Plan:

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C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

Client
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Suite 11/ 30 Atchison St, St Leonards NSW 2065

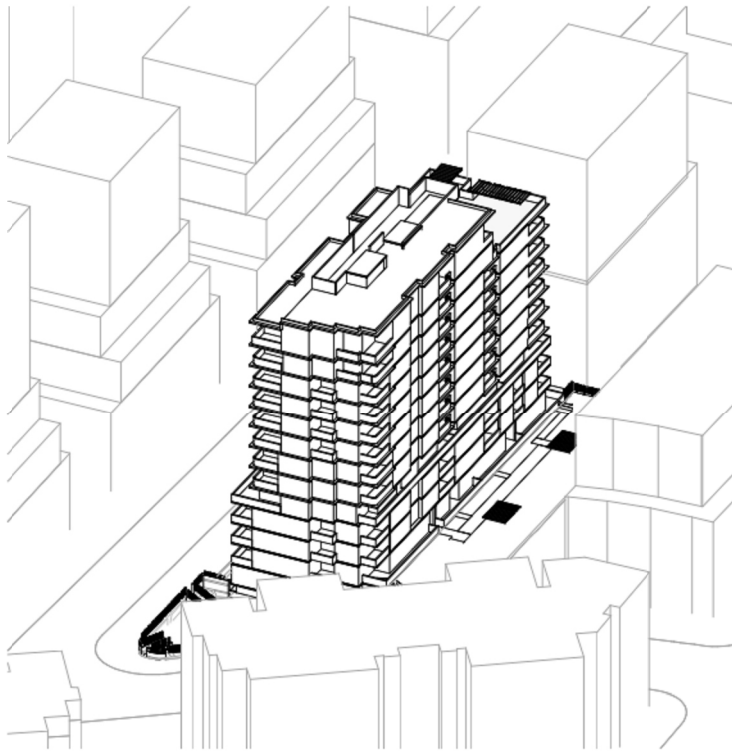
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ptw.com.au
Peddle Thorp & Walker P/L
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NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

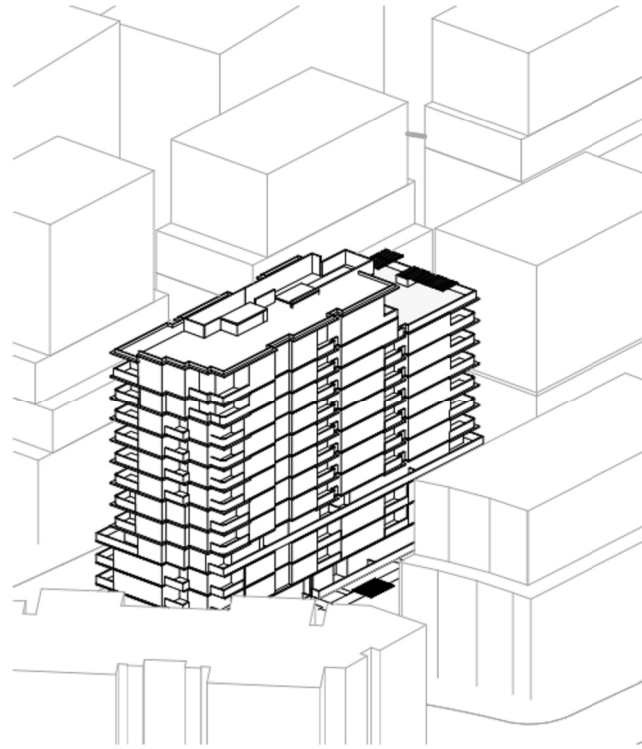
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Project PA030370
3 Holdsworth Avenue, St Leonards
Status
DA SUBMISSION

Title
95-SUN EYE VIEWS
SUN EYE VIEWS

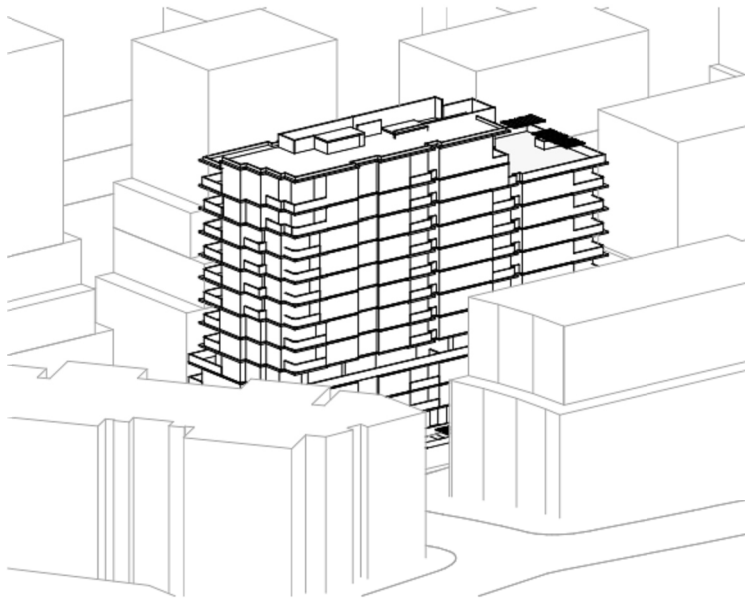
Drawing Number DA-95-0101
Revision D



1 SOLA_21Jun1300
@A3



2 SOLA_21Jun1400
@A3



3 SOLA_21Jun1500
@A3

Key Plan:

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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08	MGS Megumi Sakaguchi NSW Arch 9391	
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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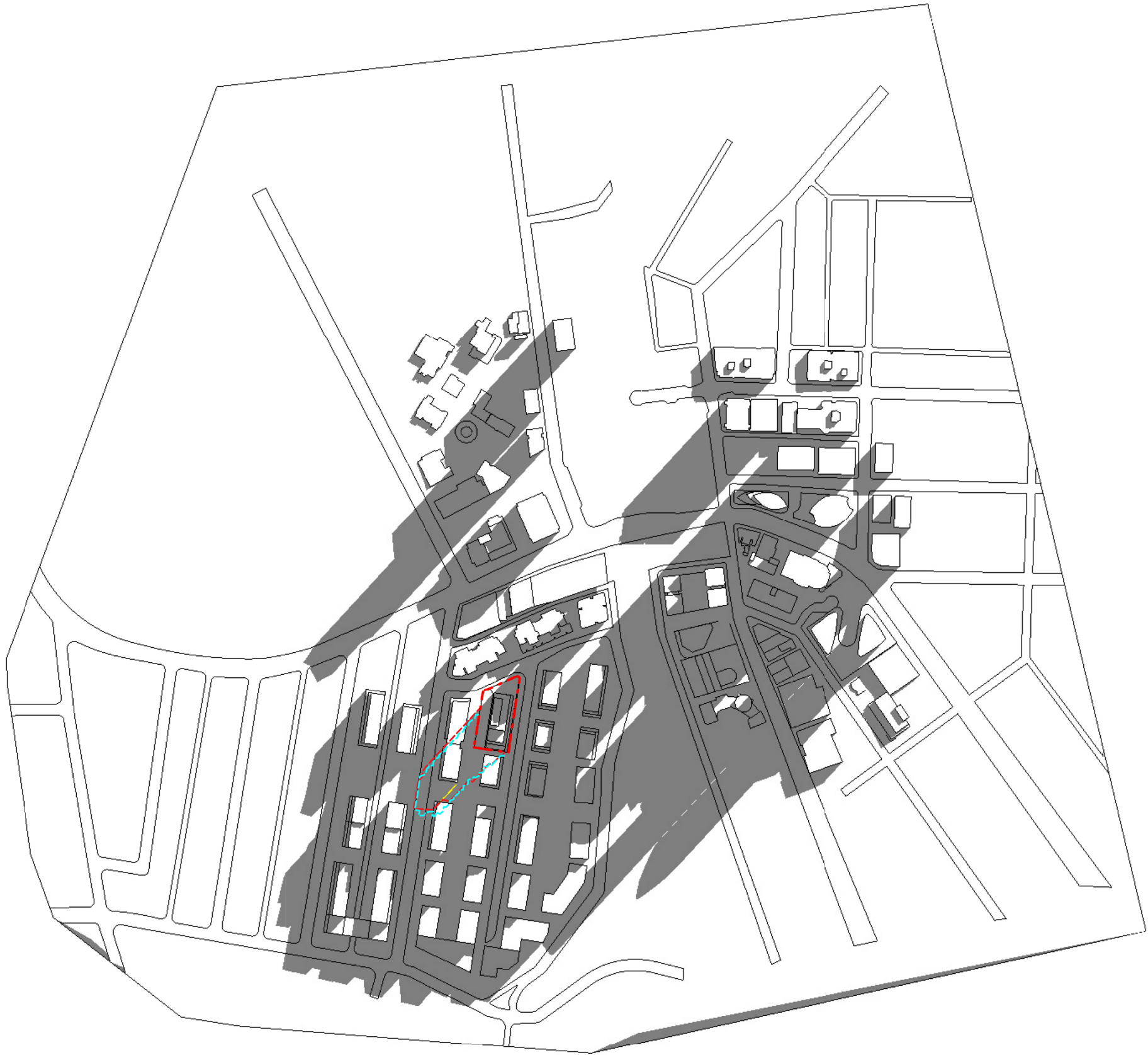
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D Jones Architect No.4778

PTW
1:1 @ A3
Project PA030370
3 Holdsworth Avenue, St Leonards
Status DA SUBMISSION

Title
95-SUN EYE VIEWS
SUN EYE VIEWS

Drawing Number
DA-95-0102
Revision
D



LEGEND

PROPOSED ENVELOPE

DCP ENVELOPE

Key Plan:

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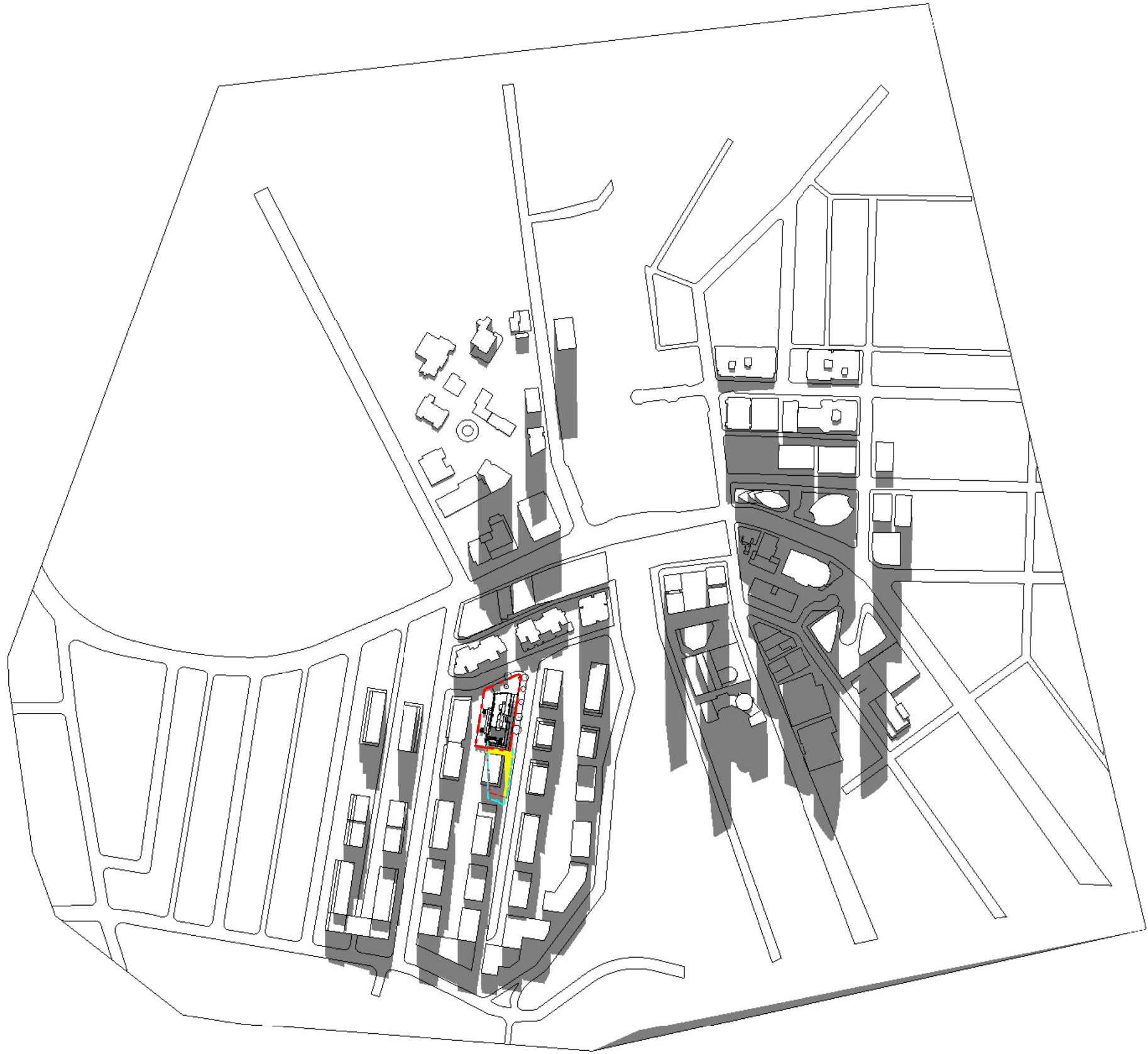
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
96-SHADOW DIAGRAM
SHADOW DIAGRAM-9AM 21st JUNE

Drawing Number DA-96-0001

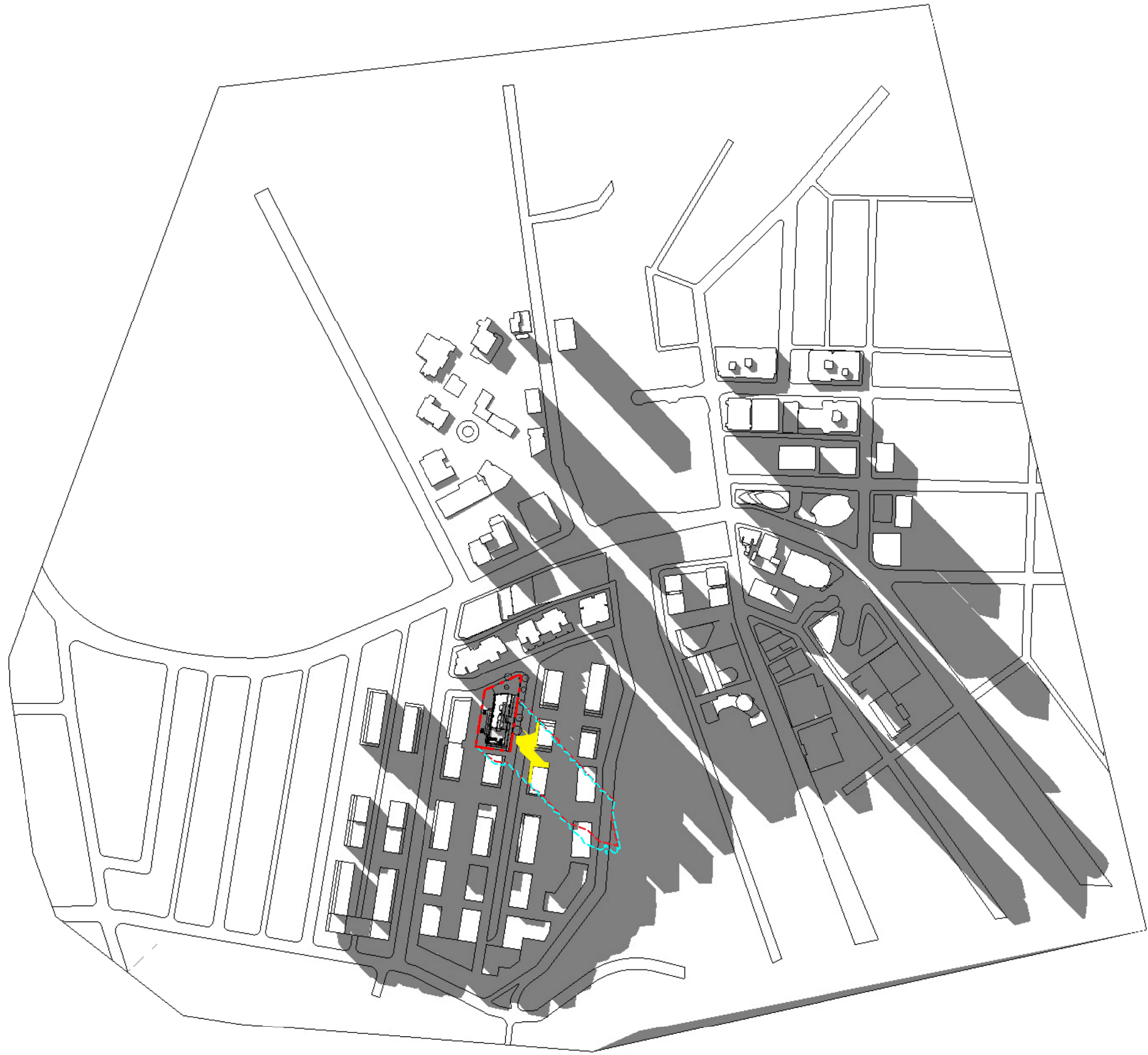
Revision C



- LEGEND
- PROPOSED ENVELOPE
 - DCP ENVELOPE
 - ADDITIONAL SHADOW IN COMPARISON WITH SLSDCP ENVELOPE
 - SITE BOUNDARY

A3

23/06/2022 4:23:45 PM



- LEGEND
- PROPOSED ENVELOPE
 - DCP ENVELOPE
 - ADDITIONAL SHADOW IN COMPARISON WITH SLSDCP ENVELOPE
 - SITE BOUNDARY

Key Plan:

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Title
96-SHADOW DIAGRAM
SHADOW DIAGRAM-3PM 21st JUNE

Drawing Number DA-96-0003

Revision C



CORNER OF HOLDSWORTH AVENUE AND MARSHALL AVENUE

Key Plan:

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A	DA SUBMISSION	YY	MGS	2021.12.09		

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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 01
NORTH EAST VIEW

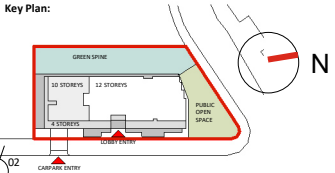
Drawing Number
DA-97-0001

Revision
B



SOUTH EAST VIEW
HOLDSWORTH AVENUE

Key Plan:



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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
DA SUBMISSION

Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 02
SOUTH EAST VIEW

Drawing Number
DA-97-0002

Revision
B