

ST LEONARDS SOUTH, LOT 18 , 19 & 20 EAST QUARTER

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PROJECT SUMMARY

Address	ST LEONARDS SOUTH - EAST QUARTER (LOT 18, 19, 20)
Site Area	8758 m²
Land Use	R4 High Density Residential

ADG REQUIREMENTS

	CONTROL	PROPOSED
4A.1 Solar Access	Min. 70% of apartments between 9am and 3pm Max. 15% no solar access	166/230 Apartments 72% 15/230 Apartments with no solar access (6%)
4B.3 Natural Cross Ventilation	Minimum 60%	142/230 Apartments (61%)
3D.1 Deep Soil	7% of site area (613m ²) - minimum width 6m	22.7% of site area (1986m ²)
3D.1 Communal & Public Open Space	25% of site area (2189m ²)	29% of site area (2507.5m ²)

LEP CONTROLS

	MASTERPLAN	PROPOSED
Floor Space Ratio	2.6:1	2.6:1
Height Control	31m	15 - 31m
Green Spine width	24m	24m
Green Spine Area	2140m ²	2165m ²
Through Site Link width	6m	9m

DCP CONTROLS

	MASTERPLAN	PROPOSED
Storey Control	4, 6 & 8 storeys	3-8 storeys
Maximum Building depth	18-22m	20.55m
Deep soil - Green spine zone	2140m²	1138m² (52%)

GFA CALCULATIONS

GFA	22770.8 m²	22770 m²
FSR:	2.60:1	2.60:1

UNIT BREAKDOWN

	STUDIO	1 BED	2 BED	3 BED	TOTAL
BUILDING A	0	17	21	9	47
BUILDING B	0	16	30	7	53
BUILDING C	0	16	29	6	51
BUILDING D	0	25	25	13	63
BUILDING E	0	0	5	11	16
TOTAL	0 (0%)	74 (32%)	110 (48%)	46 (20%)	230 UNITS
DCP control		min 20%	min 20%	min 20%	


CAR PARKING - REQUIRED AS PER DCP RATES

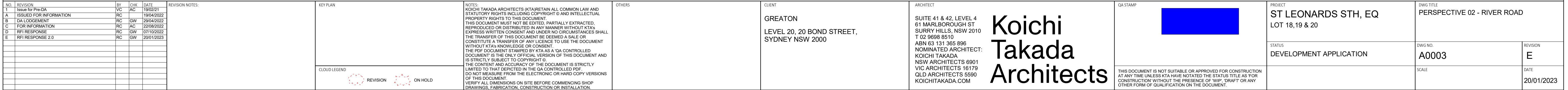
CAR PARKING	SPACES REQUIRED AS PER DCP RATES	PROPOSED
1 BED	1.0 x 1 BED (1 x 75 UNITS = 75)	75
2 BED	1.5 x 2 BED (1.5 x 111 UNITS = 167)	167
3 BED	2.0 x 3 BED (2 x 52 UNITS = 104)	104
SUBTOTAL	346	346
VISITOR	0.25 x UNIT (0.25 x 238 UNITS = 60)	60
CARWASH	0.02 x UNIT (0.02 x 238 UNITS = 5)	5
TOTAL	411 CARSPACES	411 CARSPACES
INCLUDING		
ACCESSIBLE SPACE FOR RESIDENTS	1 X ADAPTABLE UNIT (20% X 238 =48)	48
ACCESSIBLE SPACE FOR VISTORS	1 / 50 VISITOR SPACES (60/50=2)	2
		50 TOTAL
MOTORCYCLE	1 / 15 CAR SPACES (411/15=28)	28
RESIDENTS BIKE	1 / 4 UNITS (238/4 = 60)	66
VISITORS BIKE	1 + 1 / 10 UNITS (1+238/10 = 24)	26
COMMON EV CHARGING BAYS		10

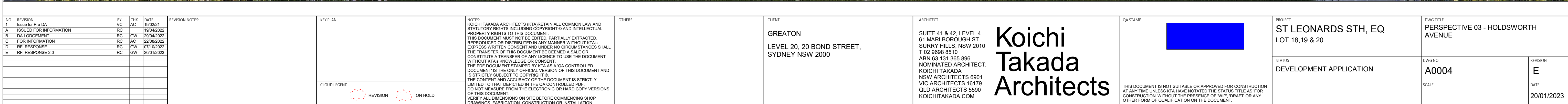
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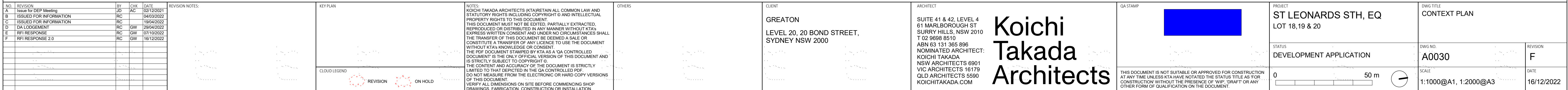
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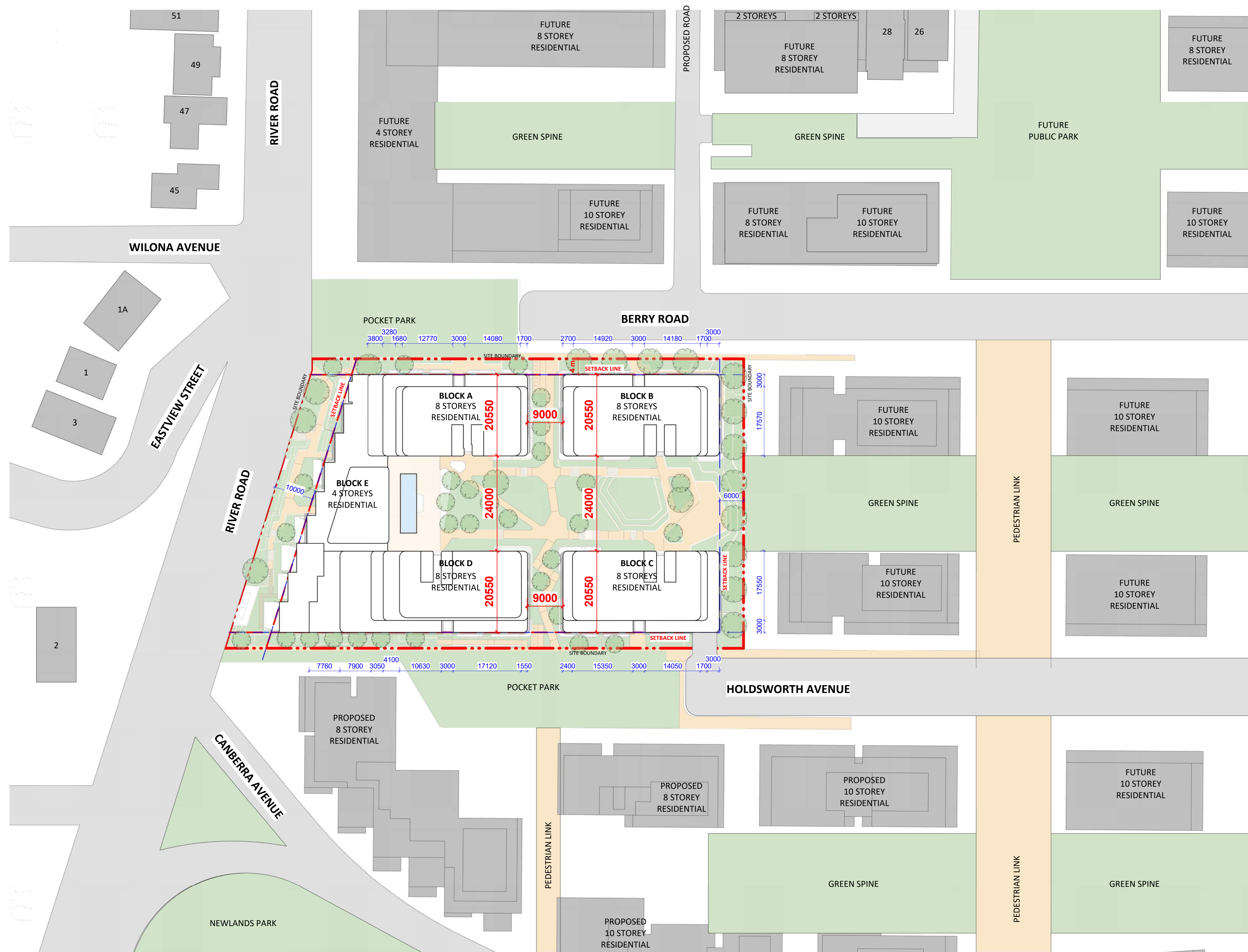




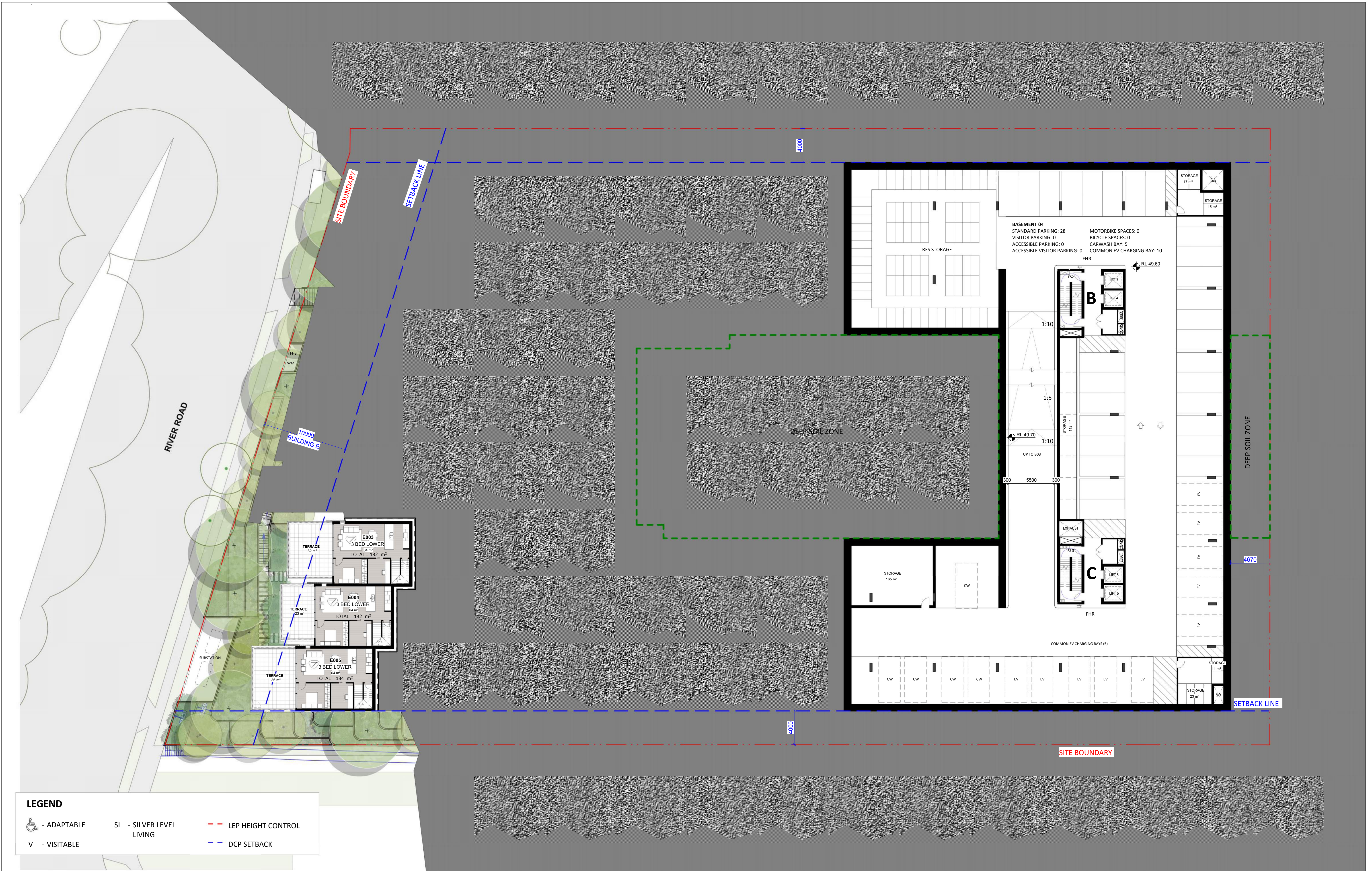


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A	ISSUE FOR DEP Meeting	JD	AC	02/12/2021											
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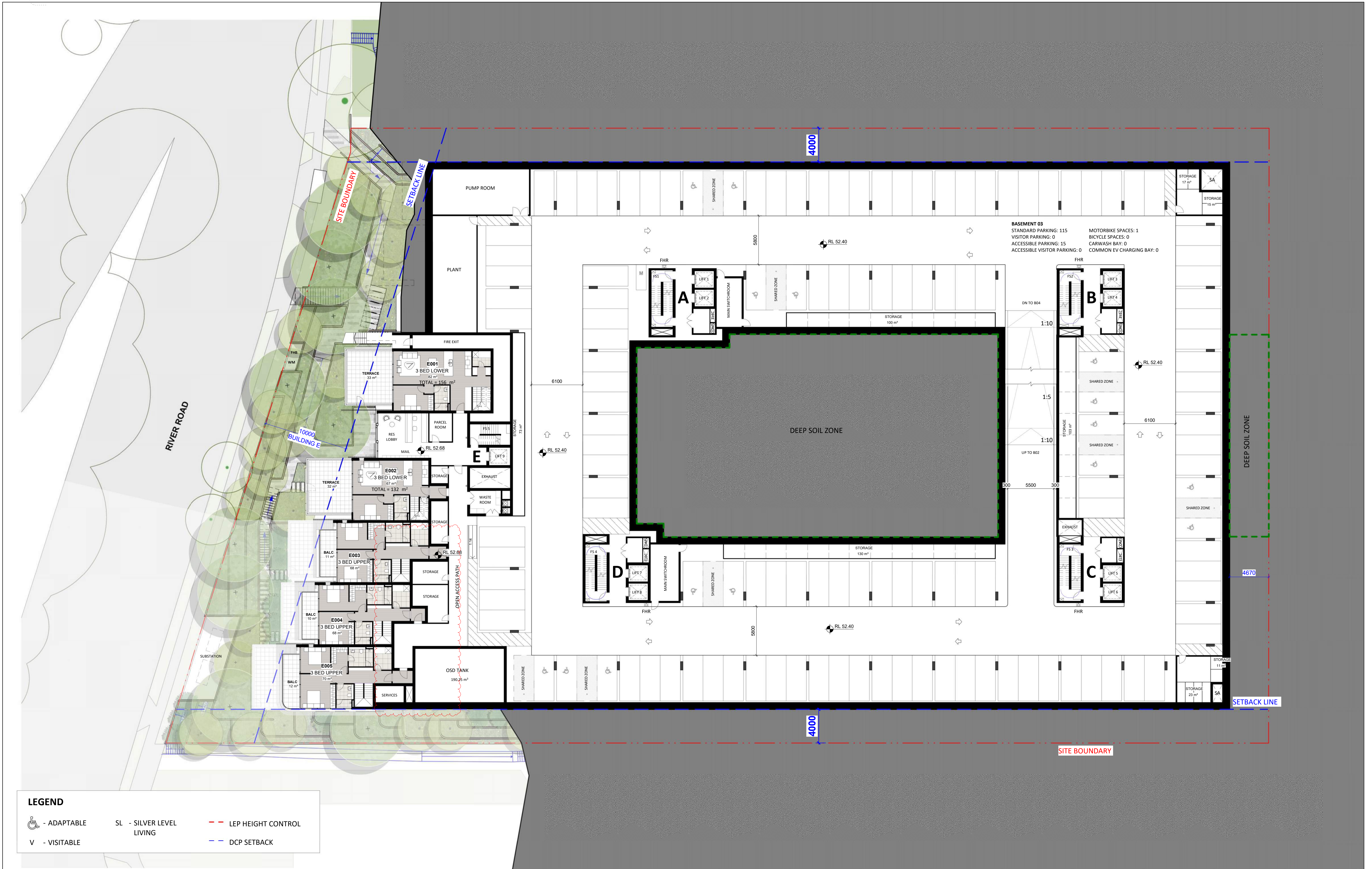
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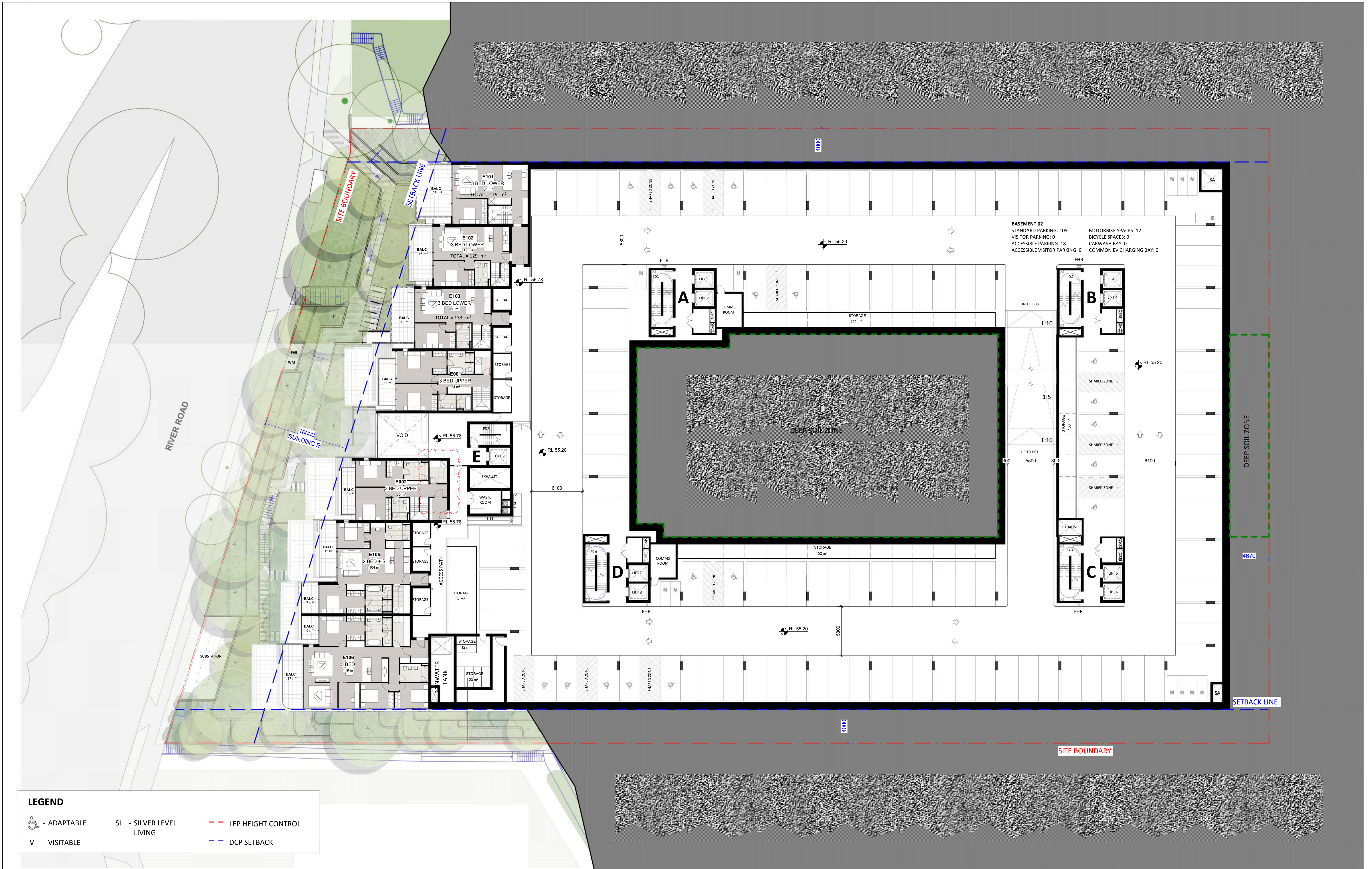
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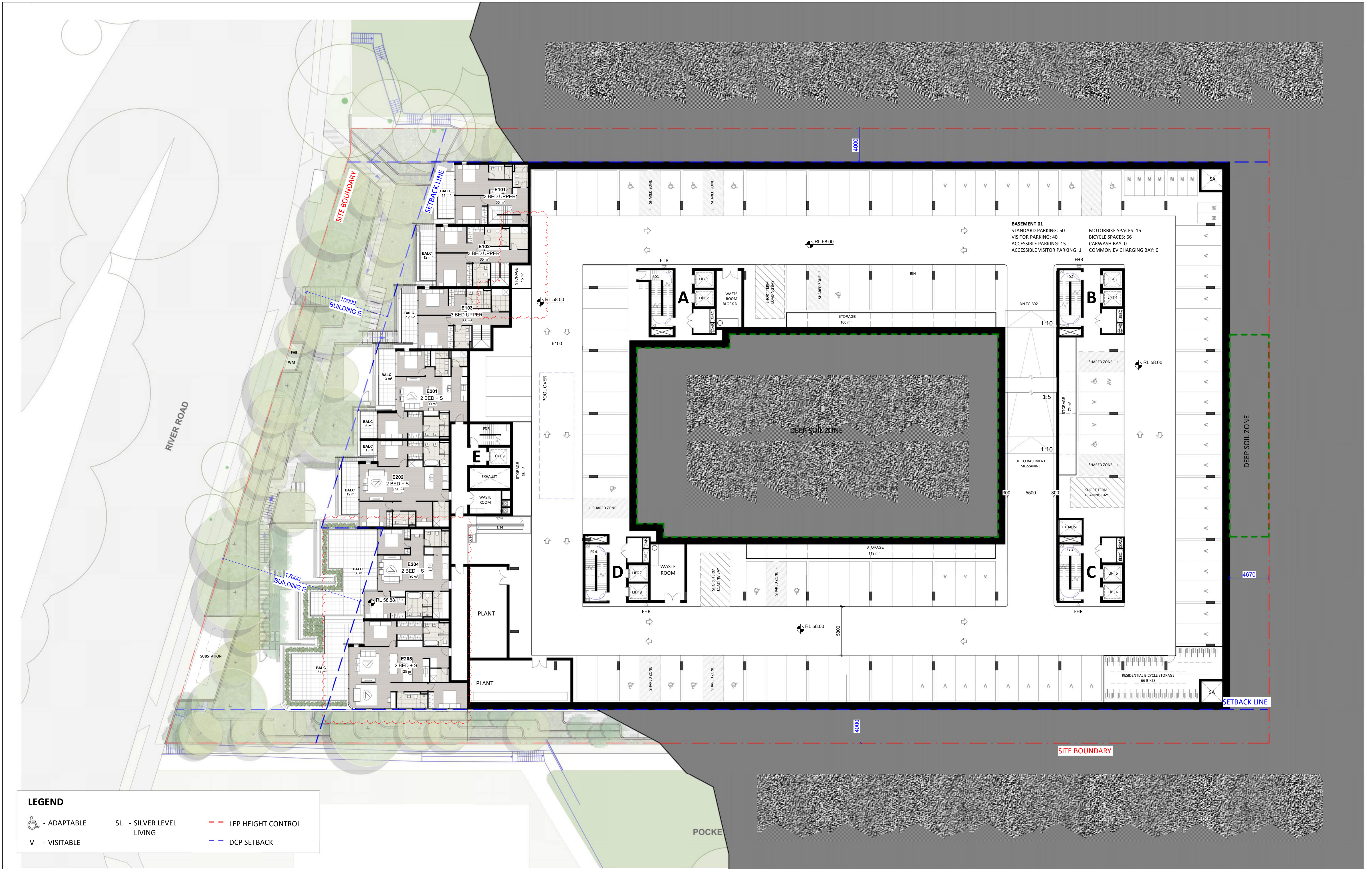
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			STATUS DEVELOPMENT APPLICATION	DWG NO. A0095
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			SCALE 1:200@A1, 1:400@A3	DATE 07/10/2022



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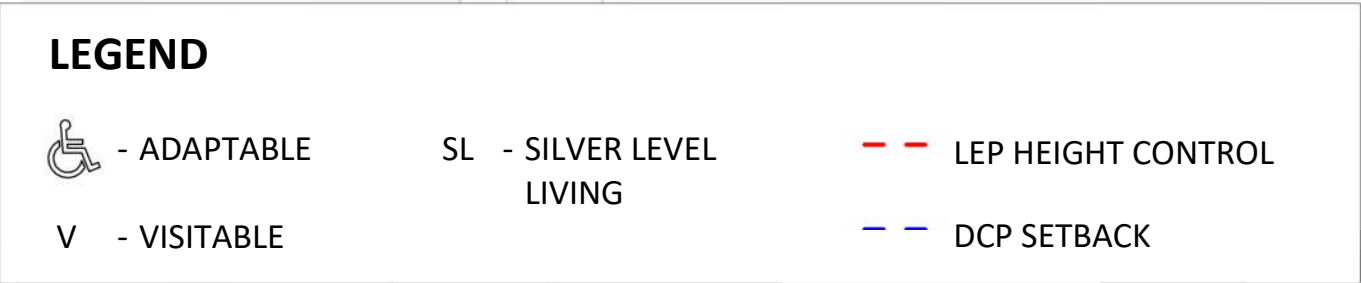



LEGEND

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E	ISSUED FOR INFORMATION	RCW		25/02/2022			KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT & INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT		GREATON	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9688 8510		ST LEONARDS STH, EQ	GROUND FLOOR PLAN	
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I	ISSUED FOR INFORMATION	RCW		19/04/2022										
J	QA CHECKPOINT	RCW	GW	04/04/2022										
L	FOR INFORMATION	RCW	AC	22/06/2022										
M	FOR INFORMATION	RCW	AC	23/08/2022										
N	FOR INFORMATION	RCW	GW	26/08/2022										
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Q	FOR INFORMATION	RCW	GW	02/12/2022										
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REVISION

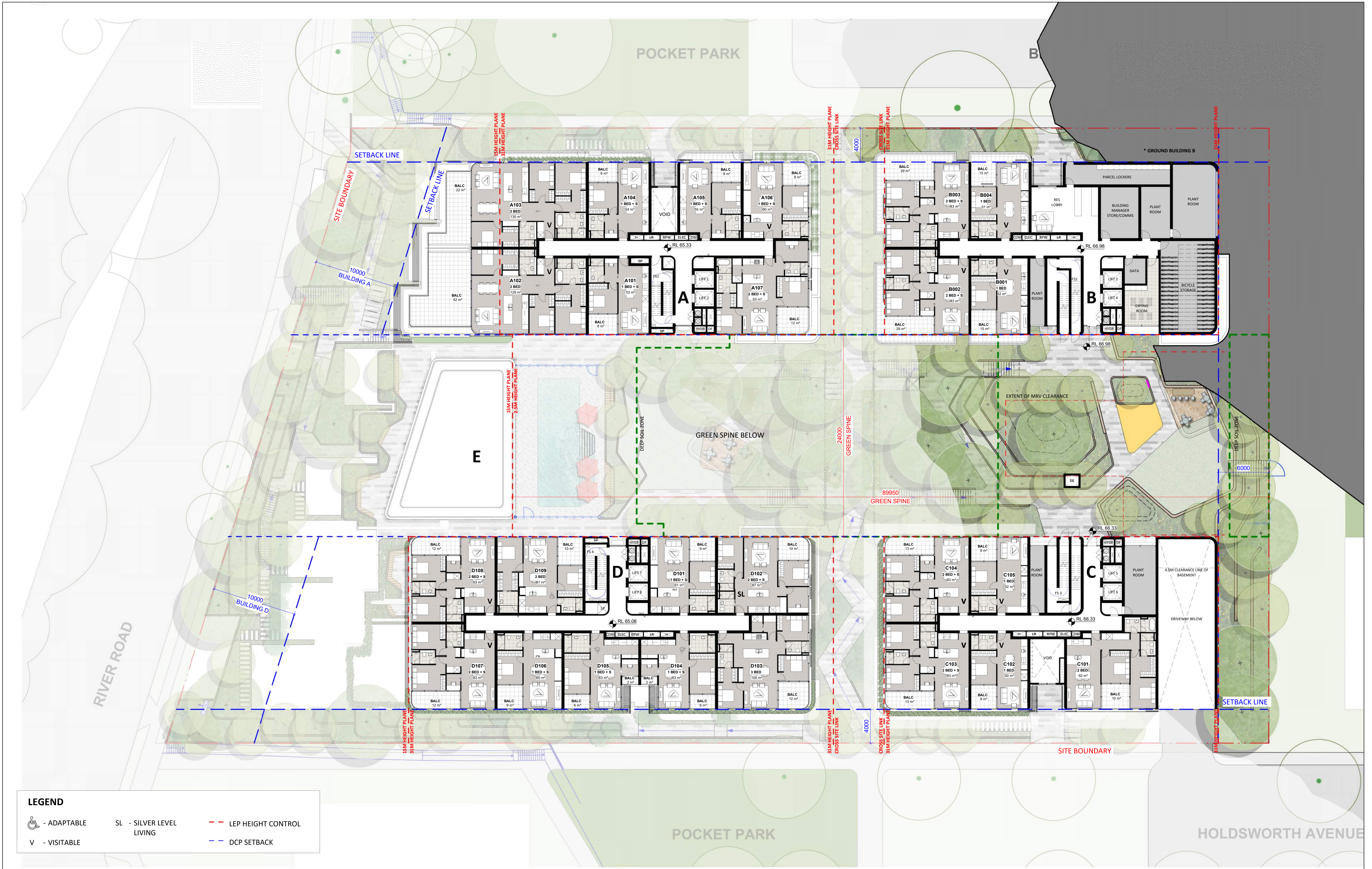
ON HOLD

SCALE

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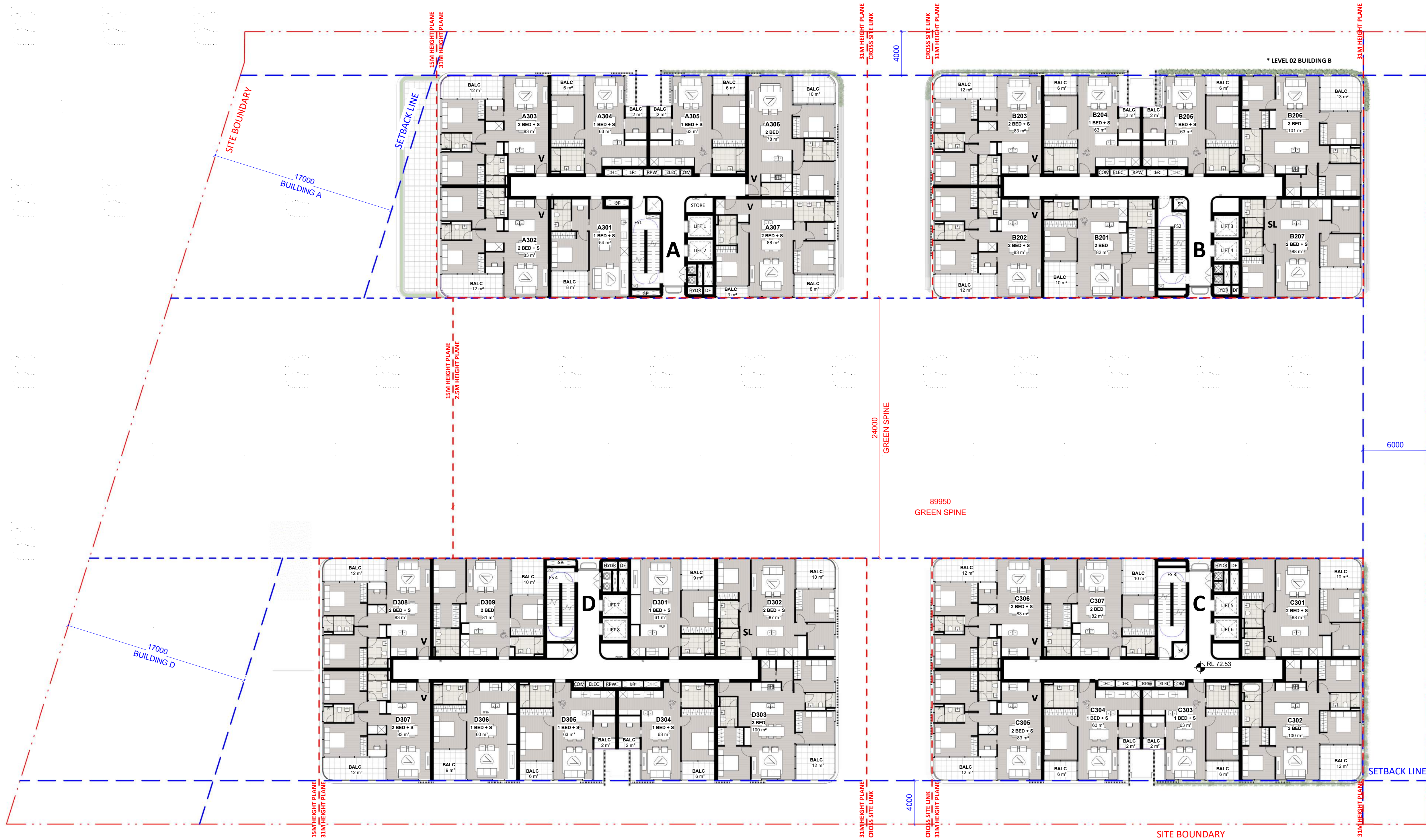
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LEGEND

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- SL - SILVER LEVEL LIVING
- LEP HEIGHT CONTROL
- V - VISITABLE
- DCP SETBACK

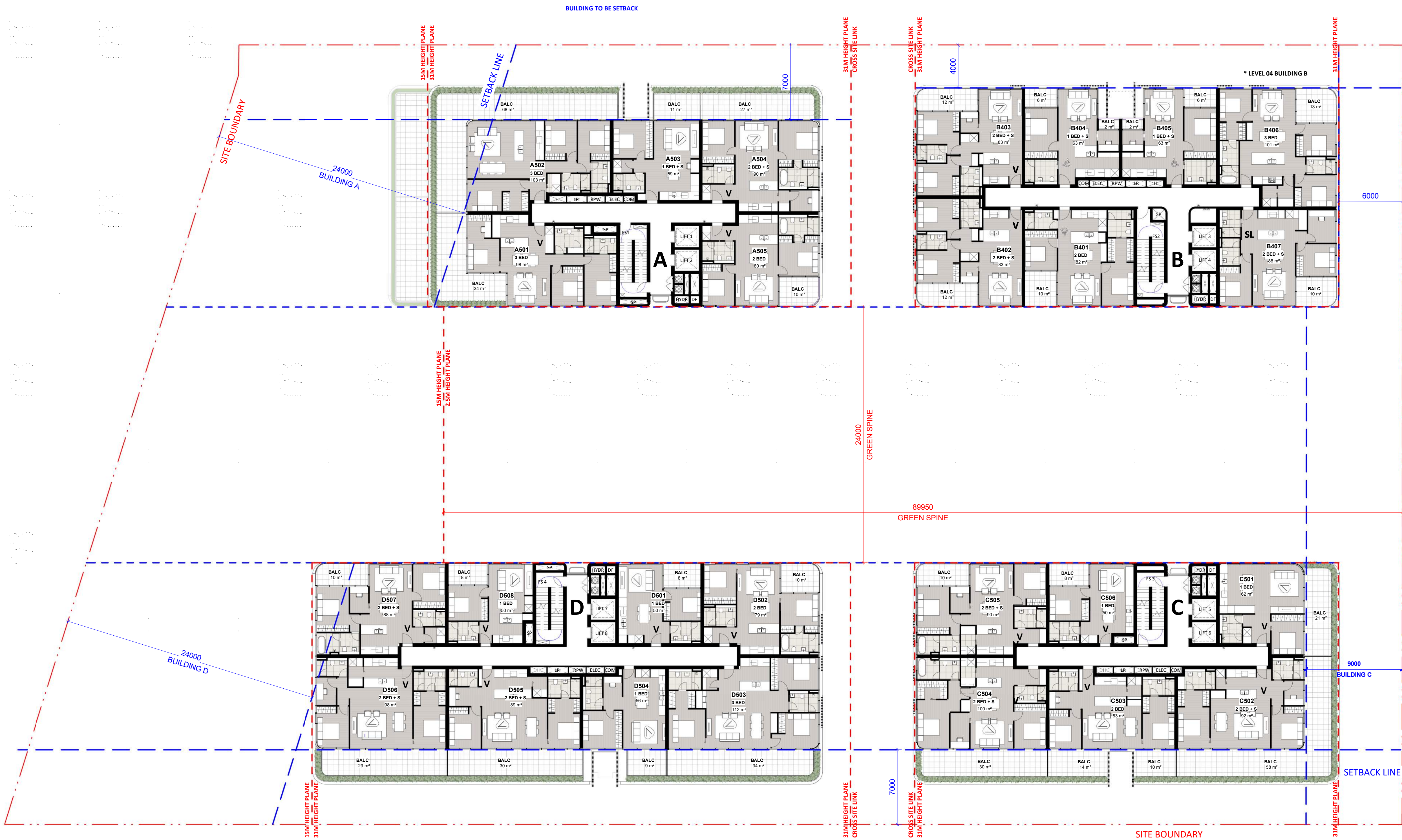
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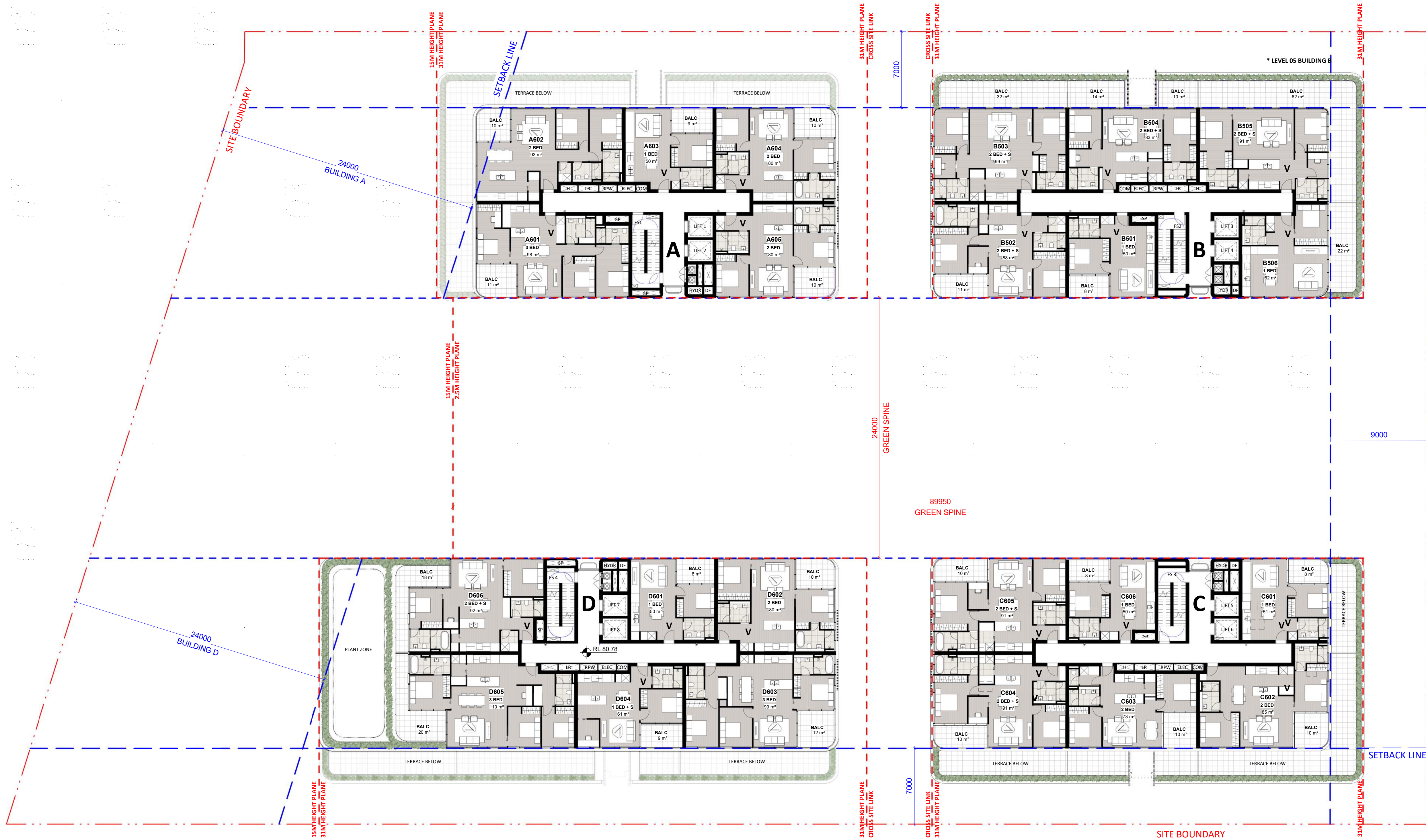
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A				WIP - ISSUE FOR INFORMATION		JD		AC		18/11/2021		NOTE: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE PDF DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED DOCUMENT' IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.								GREATON		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 696 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		ST LEONARDS STH, EQ LOT 18, 19 & 20		LEVEL 03 FLOOR PLAN											
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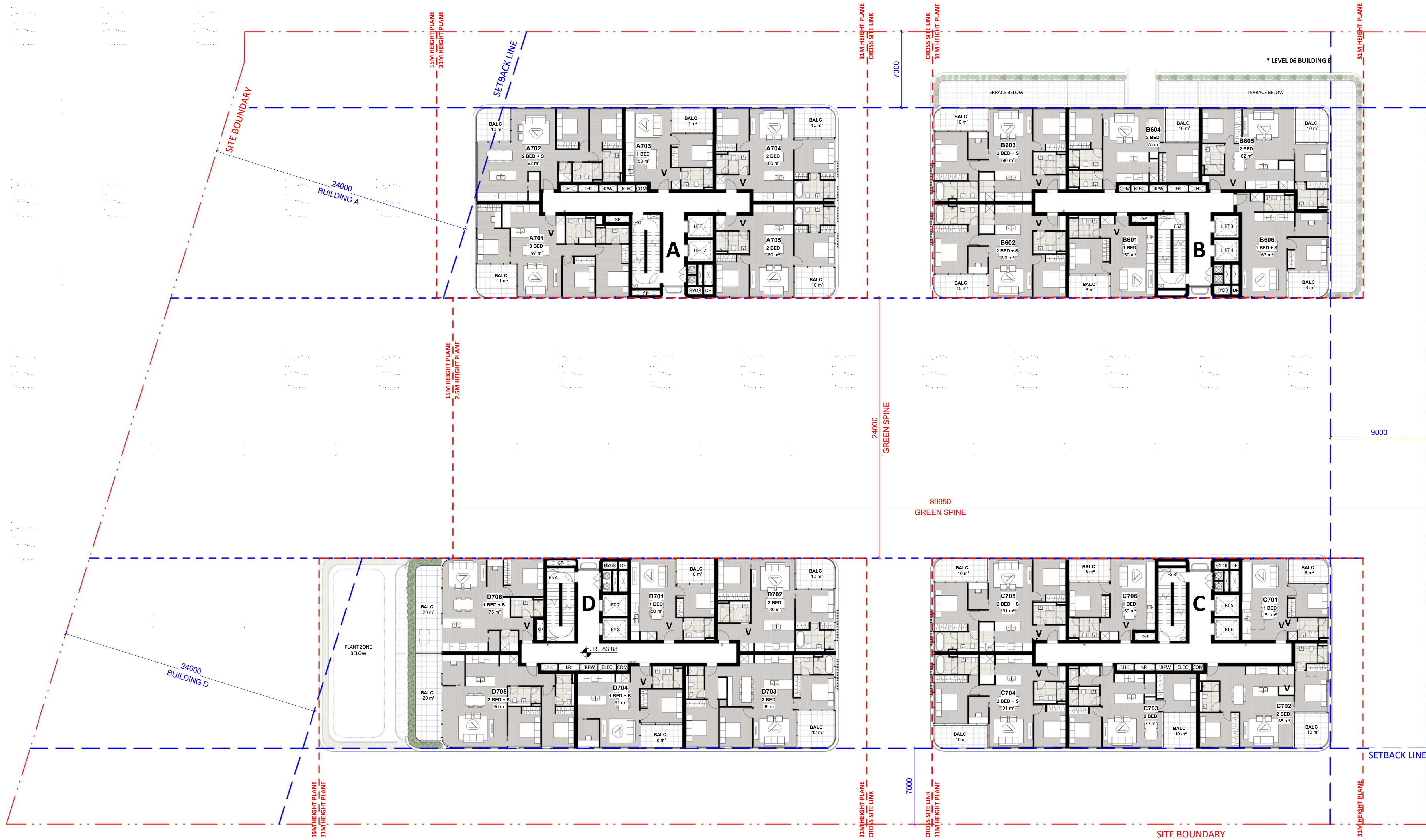
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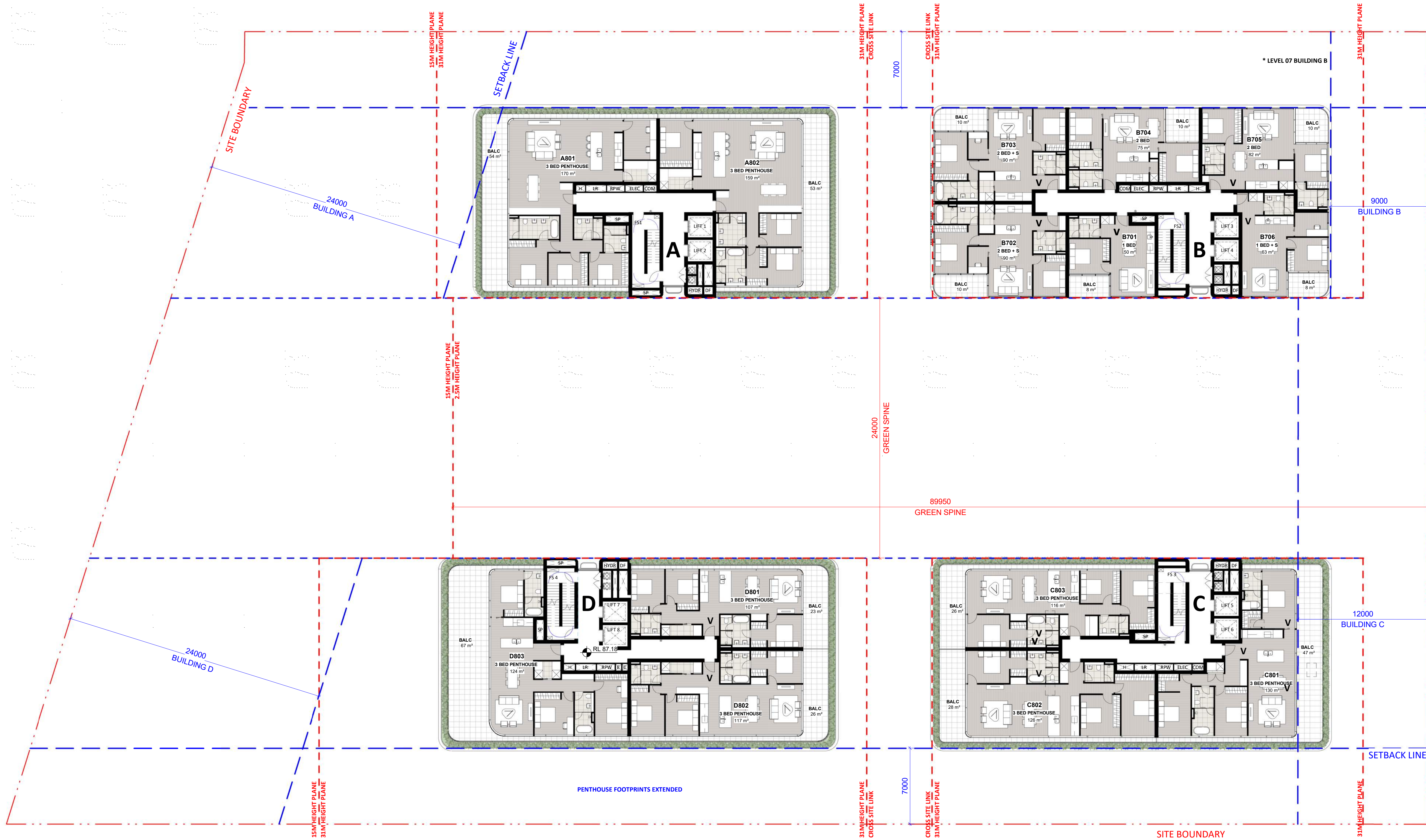
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B			Issue for DEP Meeting	JD	AC	02/12/2021		KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT'S AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		GREATON	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 9510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		LEVEL 06 FLOOR PLAN	ST LEONARDS STH, EQ LOT 18, 19 & 20	DEVELOPMENT APPLICATION	A0106	P	16/12/2022
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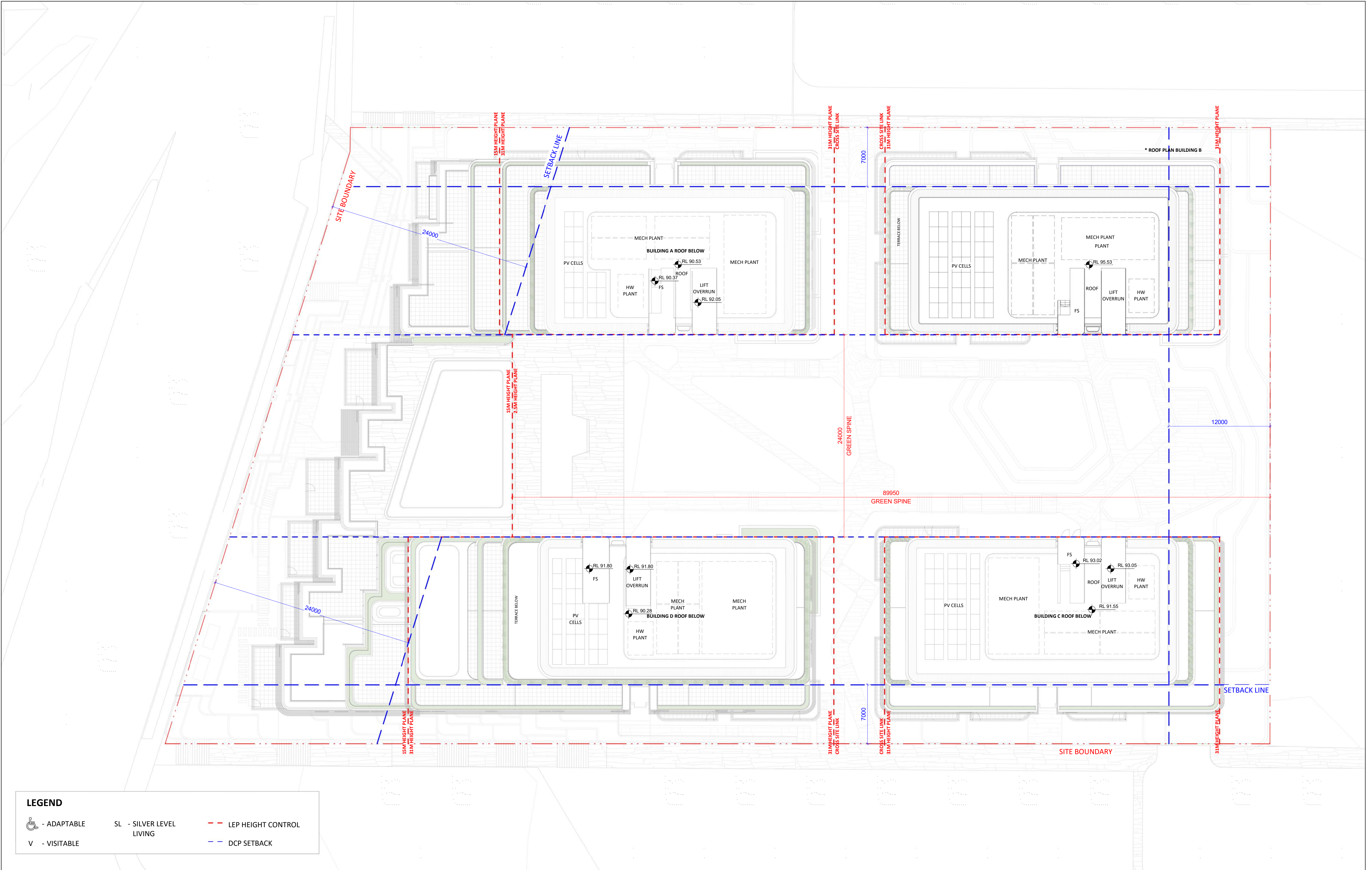
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- - DCP SETBACK

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C				ISSUE FOR INFORMATION	RC	AC							16/12/2021		DWG TITLE
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F				ISSUED FOR INFORMATION	RC	AC							04/03/2022		
G				ISSUED FOR INFORMATION	RC	AC							10/03/2022		
H				ISSUED FOR INFORMATION	RC	AC							21/03/2022		
I				ISSUED FOR INFORMATION	RC	AC							01/04/2022		
J				ISSUED FOR INFORMATION	RC	AC							19/04/2022		
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M				FOR INFORMATION	RC	GW	23/06/2022								
N				FOR INFORMATION	RC	GW	26/06/2022								
O				RPI RESPONSE	RC	GW	07/10/2022								
P				RPI RESPONSE 2.0	RC	GW	16/12/2022								



LEGEND

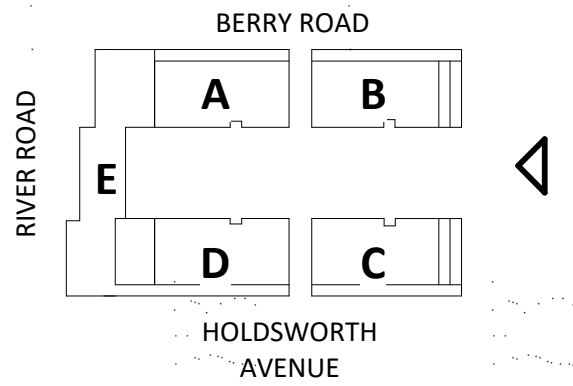
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- SILVER LEVEL LIVING
- LEP HEIGHT CONTROL
- DCP SETBACK
- VISITABLE

NO.					REVISION					BY					CHK					DATE					REVISION NOTES:					KEY PLAN					NOTES:					OTHERS					CLIENT					ARCHITECT					QA STAMP					PROJECT					DWG TITLE					DWG NO.					REVISION																																																																																																																																																																																																																																																																																																																																									
A					WIP - ISSUE FOR INFORMATION					JD					AC					19/11/2021					1					Issue for DEP Meeting					RC					21/02/2022					2					Issue for DEP Meeting					JD					AC					07/12/2021					3					ISSUED FOR INFORMATION					RC					21/02/2022					4					ISSUED FOR INFORMATION					RC					25/02/2022					5					ISSUED FOR INFORMATION					RC					04/03/2022					6					ISSUED FOR INFORMATION					RC					10/03/2022					7					ISSUED FOR INFORMATION					RC					21/03/2022					8					ISSUED FOR INFORMATION					RC					01/04/2022					9					ISSUED FOR INFORMATION					RC					19/04/2022					10					DA LOGSHEET					RC					GW					29/04/2022					11					FOR INFORMATION					RC					JAC					22/06/2022					12					FOR INFORMATION					RC					GW					23/06/2022					13					FOR INFORMATION					RC					GW					26/06/2022					14					RPI RESPONSE					RC					GW					07/10/2022					15					RPI RESPONSE 2.0					RC					GW					16/12/2022					16					CLOUD LEGEND					REVISION					ON HOLD					THIS DOCUMENT IS NOT SUITABLE OR APPROVED FOR CONSTRUCTION AT ANY TIME UNLESS KTA HAVE NOTATED THE STATUS AS 'FOR CONSTRUCTION' WITHOUT THE PRESENCE OF 'WIP', 'DRAFT' OR ANY OTHER FORM OF QUALIFICATION ON THE DOCUMENT.					0 10 m					SCALE					1:200@A1, 1:400@A3					16/12/2022				

MATERIAL LEGEND	
CODE	DESCRIPTION
BAL-01	Glass Balustrade
BAL-02	Vertical steel post balustrade
BAL-03	Colourback Glass Balustrade
CN-01	Concrete Look Render
GL-01	Clear Glass
GL-02	Colourback Glass
GL-03	Operable Awning Glass
GL-04	Frosted Glass
GL-05	High Performance Clear Glass
GL-06	Clear Glass Common Areas
LV-01	Dark Finish Powdercoat Aluminium Louvered Panels
MF-01	Metal Finish Banding Light Powdercoat Finish
MF-02	Metal Finish Roof Light Powder Coat Finish
PT-02	Dark Painted Concrete
SC-01	Light Timber Look Aluminium Batten Screen
SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

LEGEND

- LEP HEIGHT CONTROL & SETBACKS
- DCP SETBACK




PROPOSED DEVELOPMENT
8 STOREYS

HOLDSWORTH
AVENUE

BERRY ROAD

FUTURE DEVELOPMENT
8 STOREYS

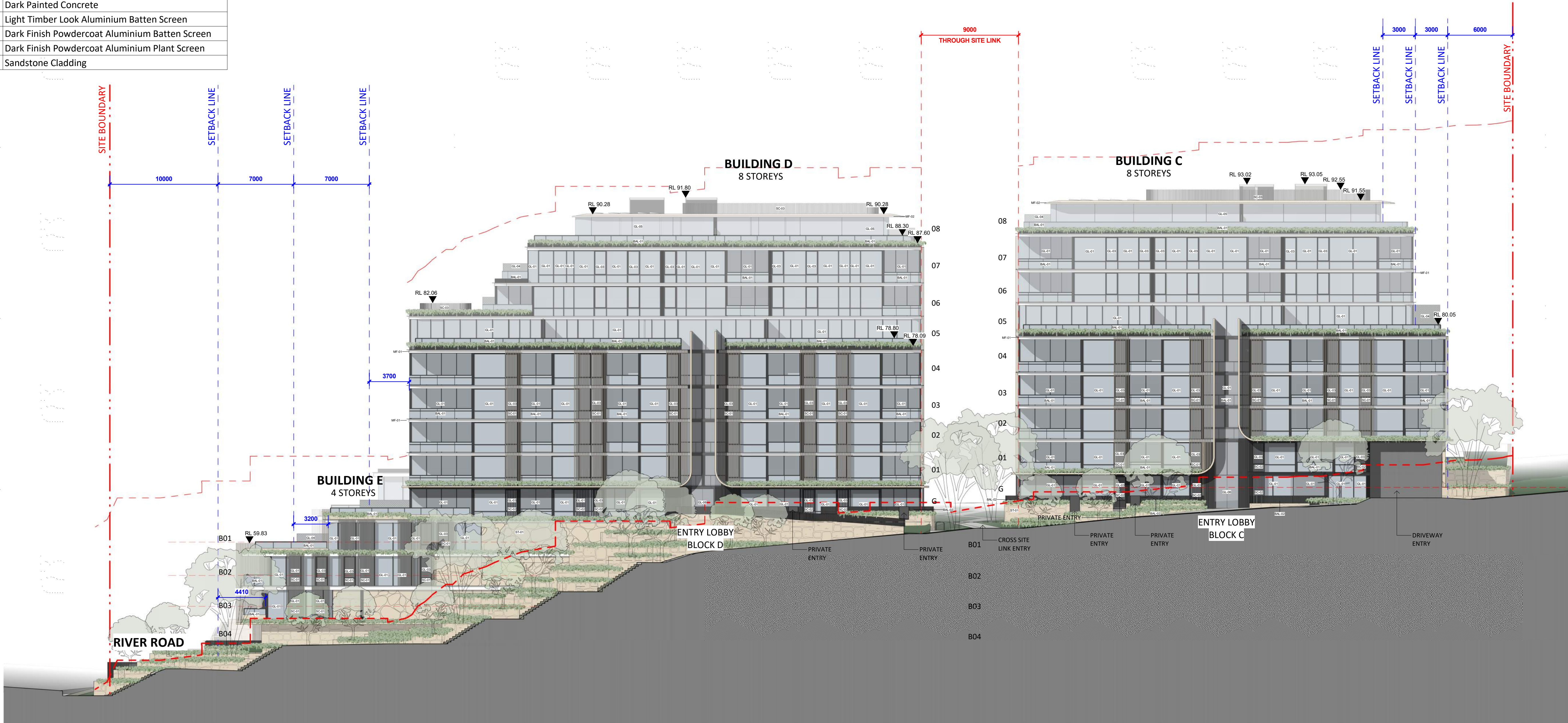
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G	RFP RESPONSE	RC	GW	07/10/2022											
H	RFP RESPONSE 2.0	RC	GW	16/12/2022											
CLOUD LEGEND															
REVISION ON HOLD															

MATERIAL LEGEND	
CODE	DESCRIPTION
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BAL-02	Vertical steel post balustrade
BAL-03	Colourback Glass Balustrade
CN-01	Concrete Look Render
GL-01	Clear Glass
GL-02	Colourback Glass
GL-03	Operable Awning Glass
GL-04	Frosted Glass
GL-05	High Performance Clear Glass
GL-06	Clear Glass Common Areas
LV-01	Dark Finish Powdercoat Aluminium Louvered Panels
MF-01	Metal Finish Banding Light Powdercoat Finish
MF-02	Metal Finish Roof Light Powder Coat Finish
PT-02	Dark Painted Concrete
SC-01	Light Timber Look Aluminium Batten Screen
SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

LEGEND

--- LEP HEIGHT CONTROL & SETBACKS

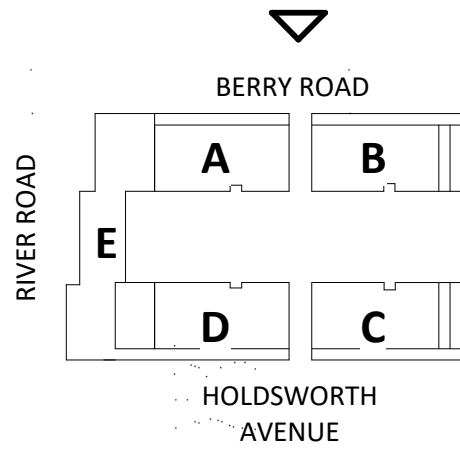
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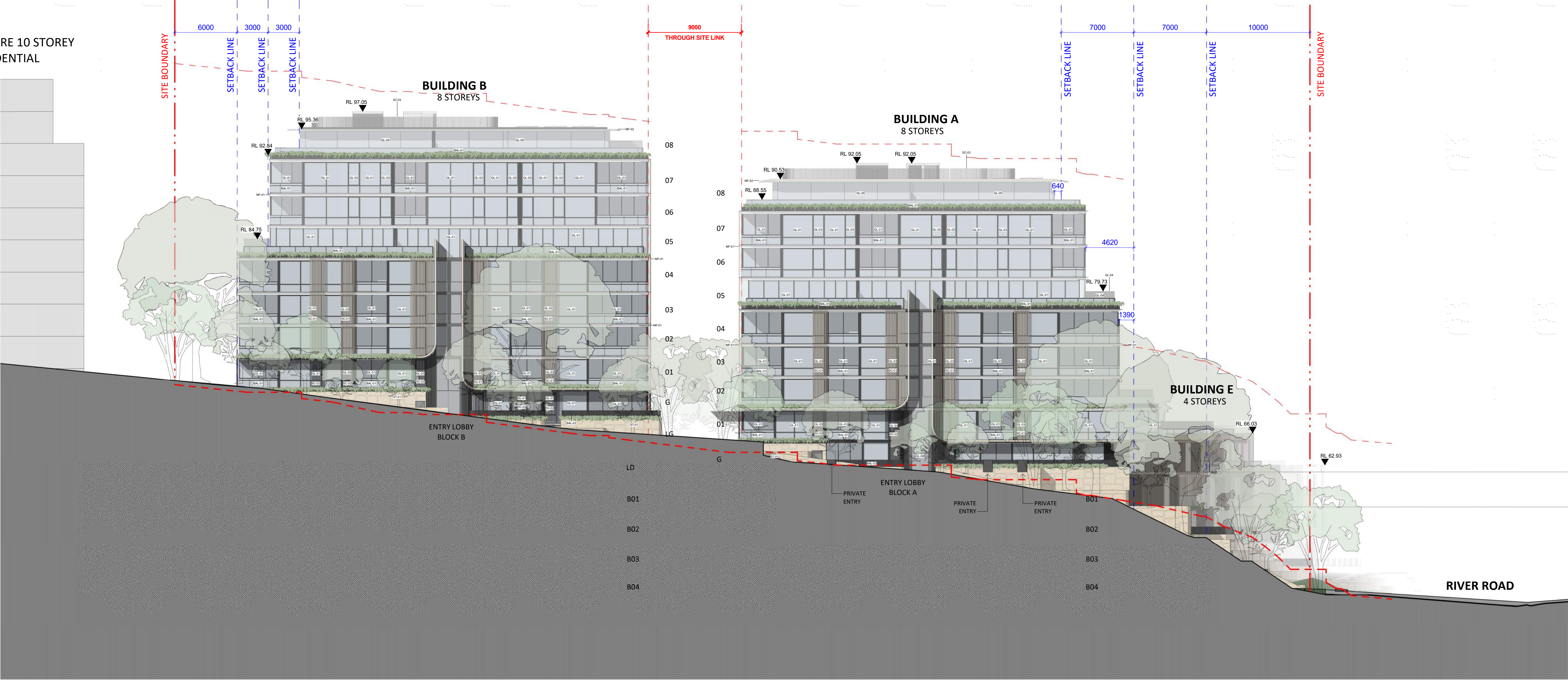
MATERIAL LEGEND	
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LV-01	Dark Finish Powdercoat Aluminium Louvered Panels
MF-01	Metal Finish Banding Light Powdercoat Finish
MF-02	Metal Finish Roof Light Powder Coat Finish
PT-02	Dark Painted Concrete
SC-01	Light Timber Look Aluminium Batten Screen
SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

LEGEND

- LEP HEIGHT CONTROL & SETBACKS
- DCP SETBACK



FUTURE 10 STOREY
RESIDENTIAL



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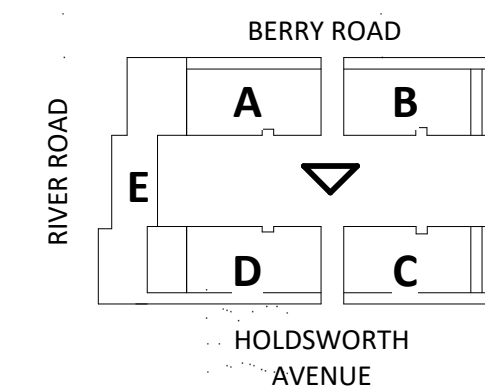
Koichi
Takada
Architects

MATERIAL LEGEND	
CODE	DESCRIPTION
BAL-01	Glass Balustrade
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MF-01	Metal Finish Banding Light Powdercoat Finish
MF-02	Metal Finish Roof Light Powder Coat Finish
PT-02	Dark Painted Concrete
SC-01	Light Timber Look Aluminium Batten Screen
SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

LEGEND

--- LEP HEIGHT CONTROL & SETBACKS

— — — DCP SETBACK



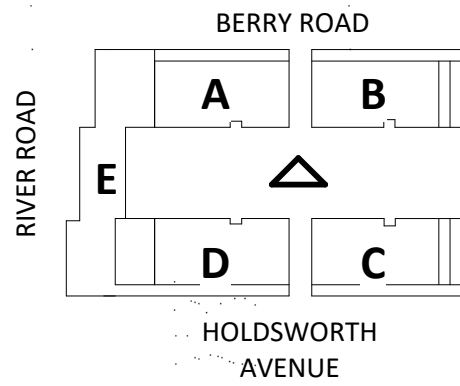
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CLOUD LEGEND										REVISION		ON HOLD					
										</							

MATERIAL LEGEND	
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SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

LEGEND

--- LEP HEIGHT CONTROL & SETBACKS

— — — DCP SETBACK



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C	ISSUED FOR INFORMATION	RC		01/04/2022							
D	ISSUED FOR INFORMATION	RC		18/04/2022							
E	DA LOGEMENT	RC	GW	28/04/2022							
F	R1 RESPONSE	RC	GW	07/12/2021							
G	FOR INFORMATION	GW		05/12/2022							
H	R1 RESPONSE 2.0	RC	GW	16/12/2022							
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						PROJECT: ST LEONARDS STH, EQ					
						DWG NO.: A0205					
						REVISION: H					
						DATE: 16/12/2022					

BAL-01	Glass Balustrade
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SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

— — — LEP HEIGHT CONTROL & SETBACKS

— — — DCP SETBACK

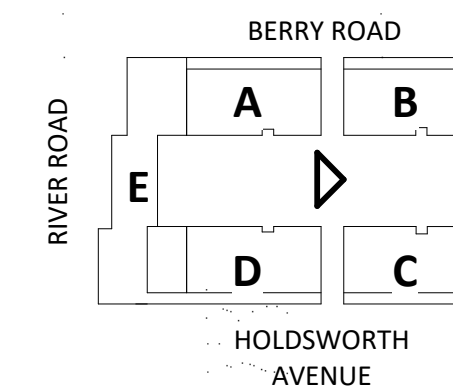
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MATERIAL LEGEND	
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SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

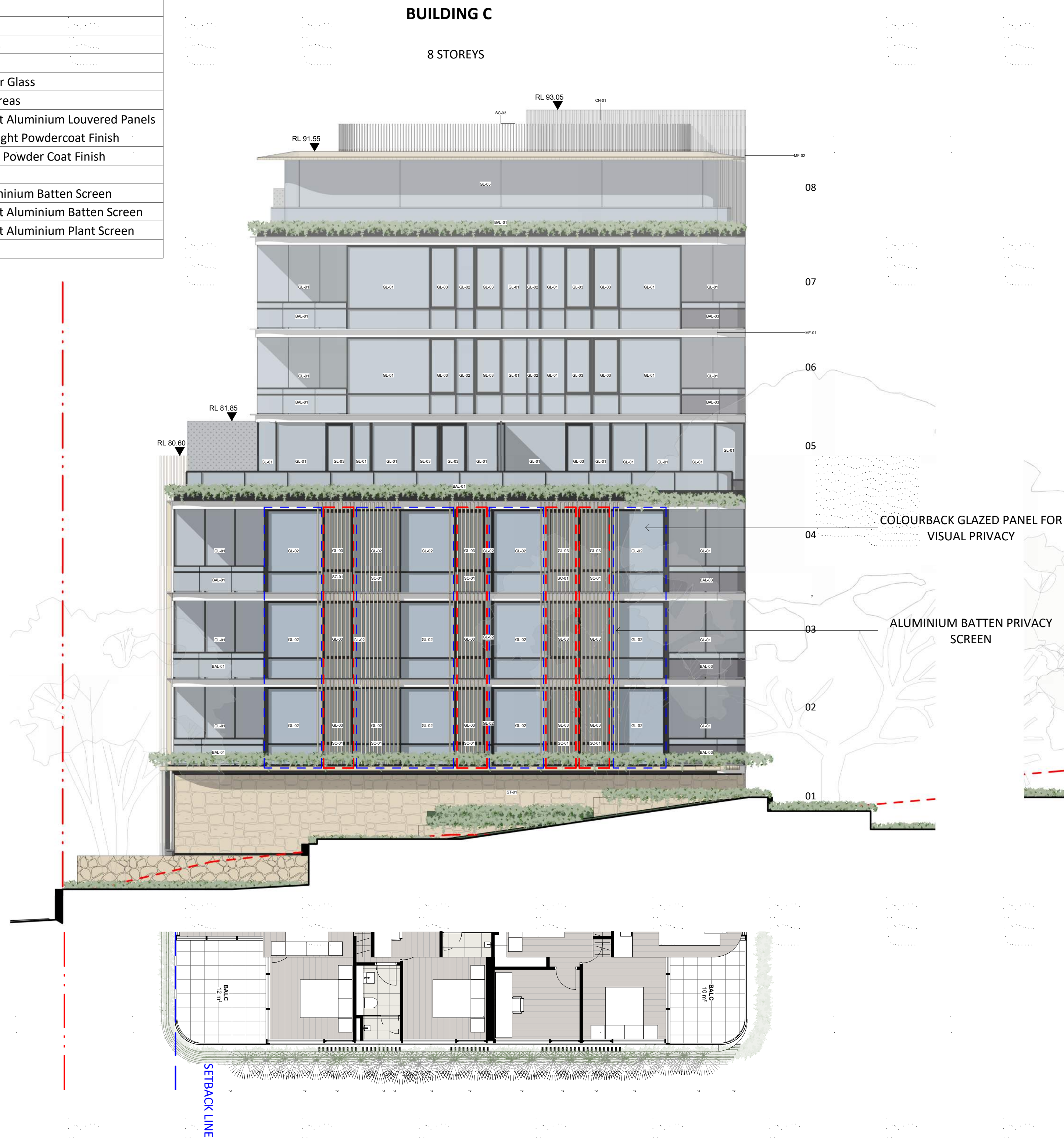
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--- LEP HEIGHT CONTROL & SETBACKS

— — — DCP SETBACK

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MATERIAL LEGEND	
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SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding



KEY

COLOURBACK GLASS

FROSTED OPERABLE WINDOWS WITH TIMBER BATTENS

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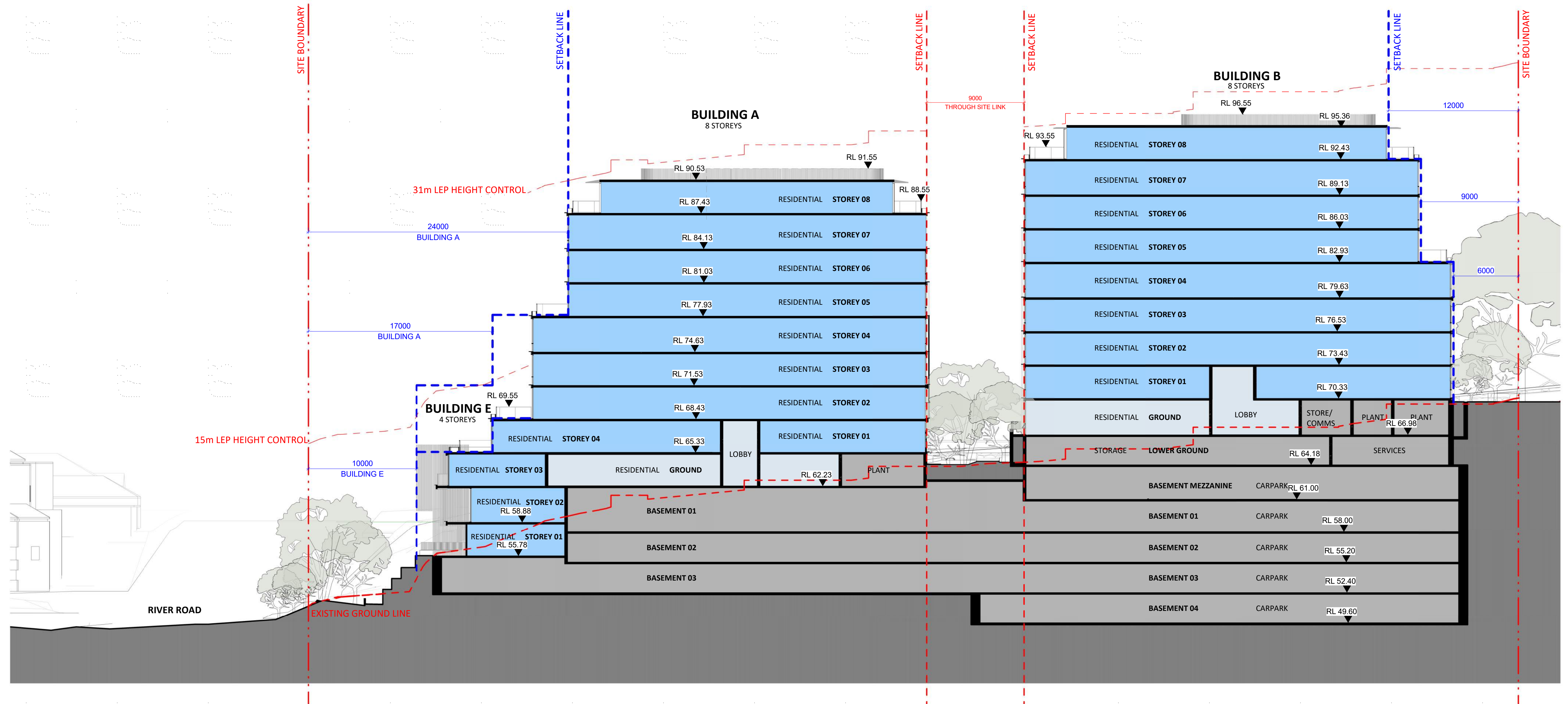
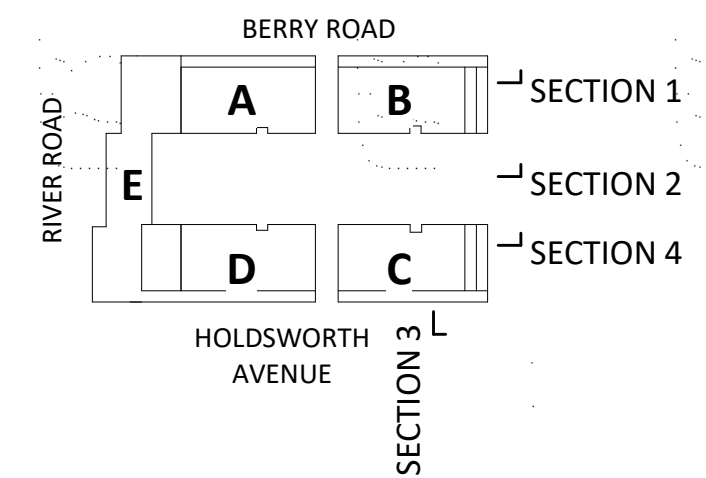
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PART STOREY RESIDENTIAL - LESS THAN 50% OF FLOOR PLATE

RESIDENTIAL STOREY

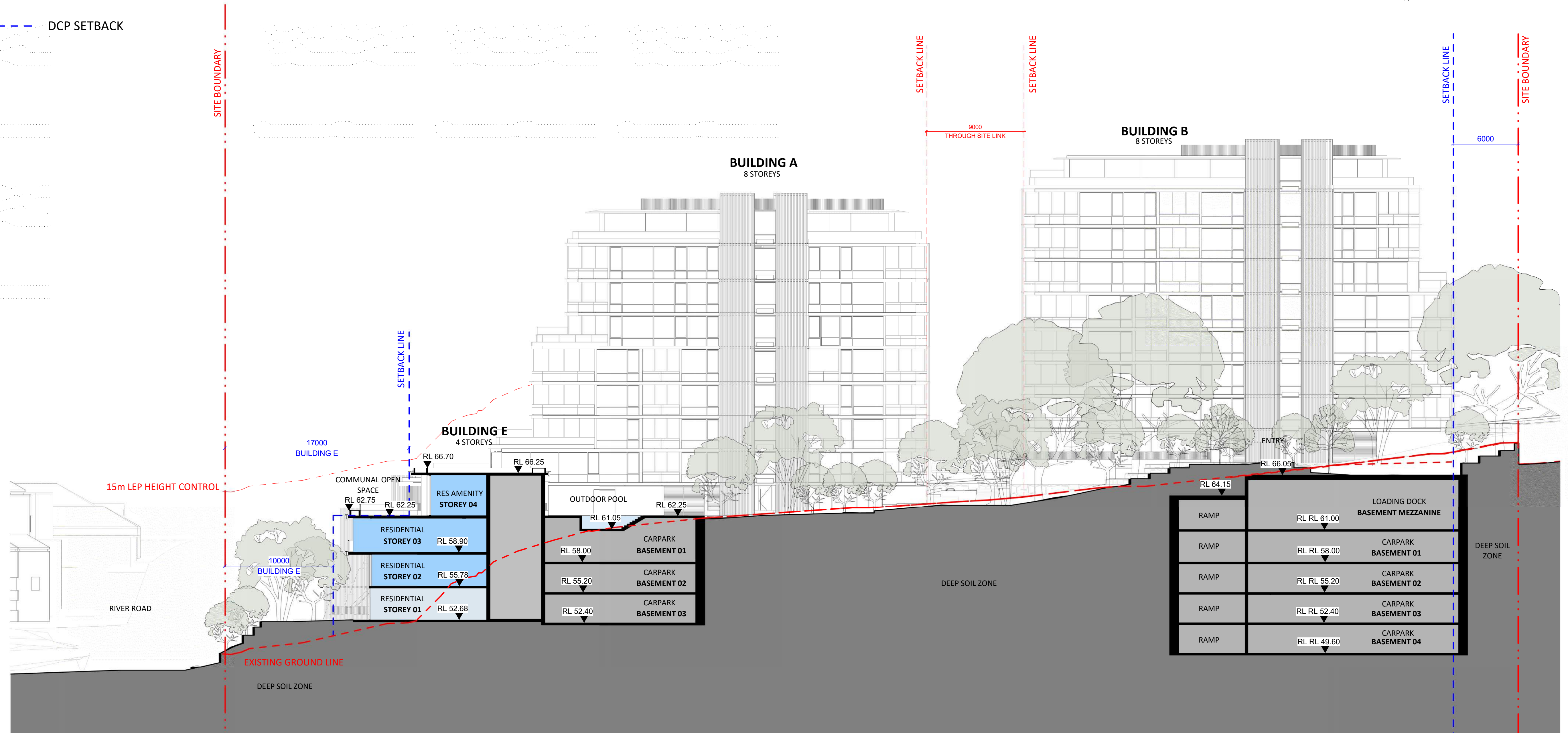
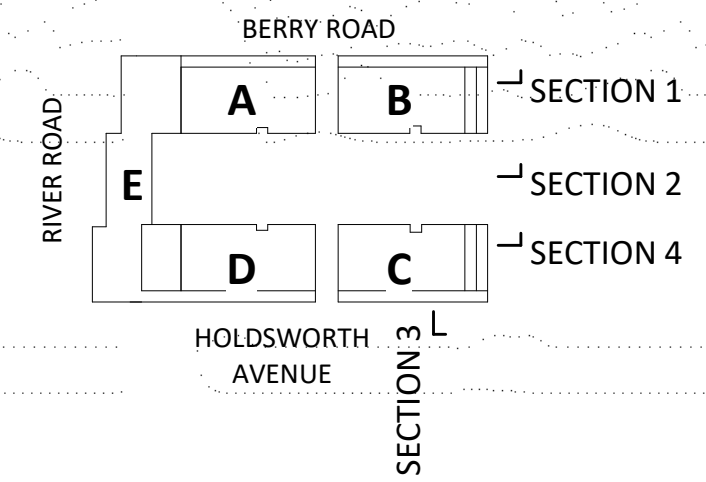
— — — LEP HEIGHT CONTROL

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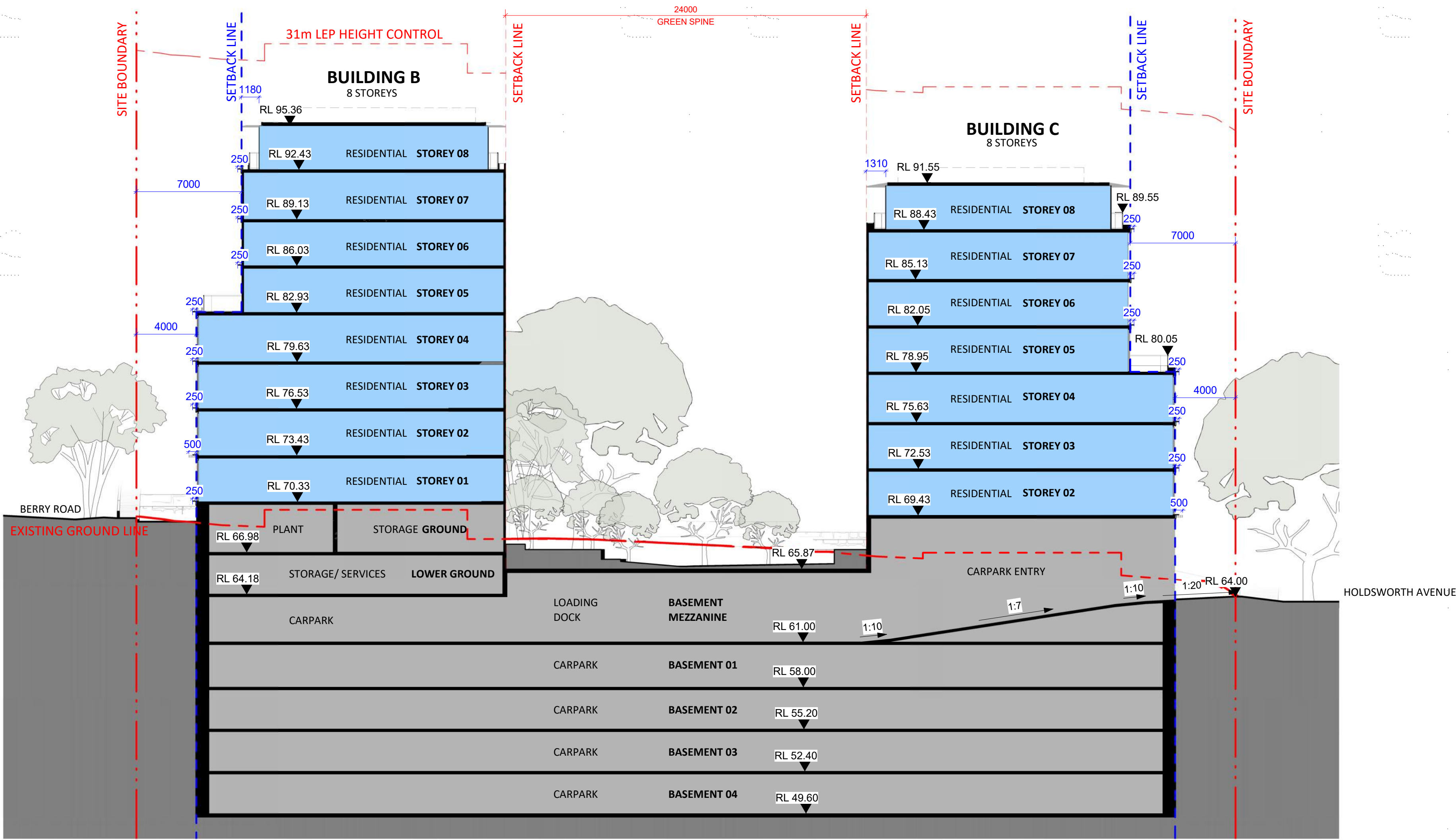
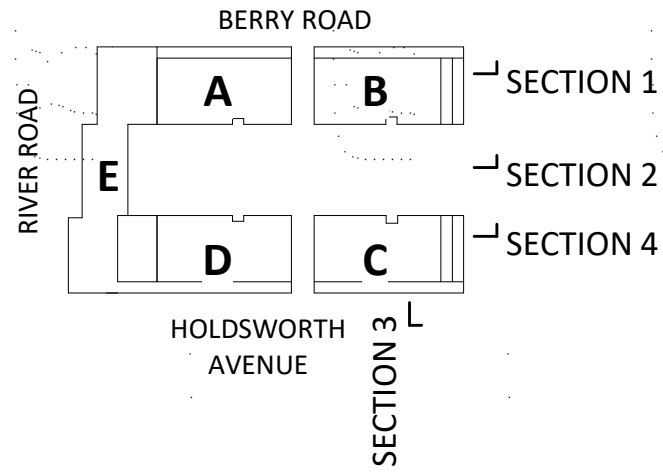
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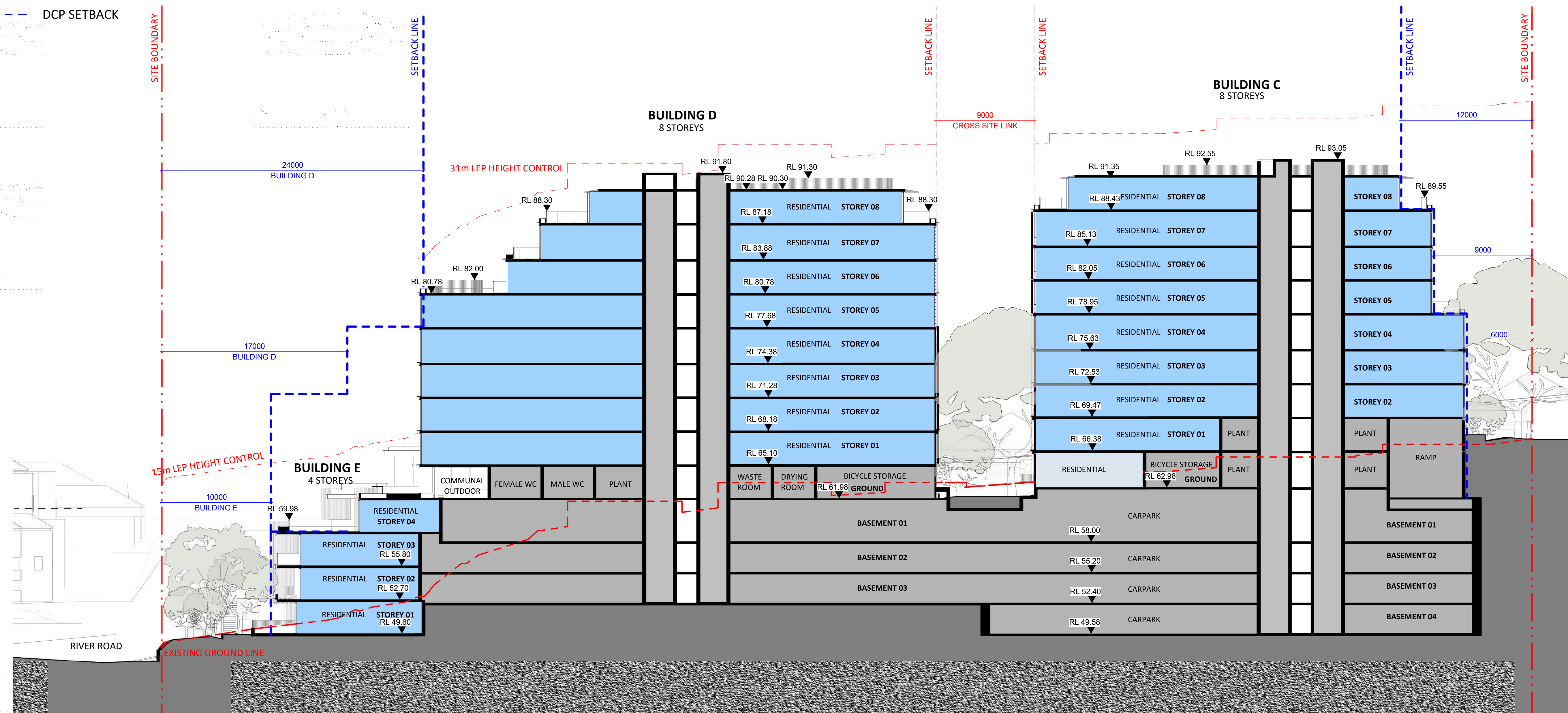
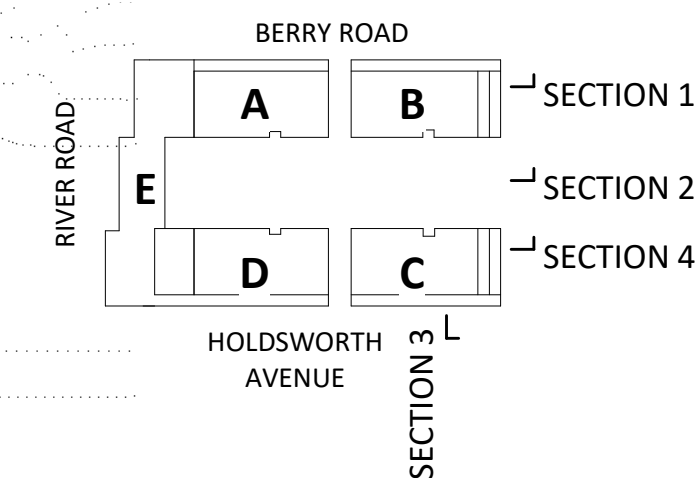
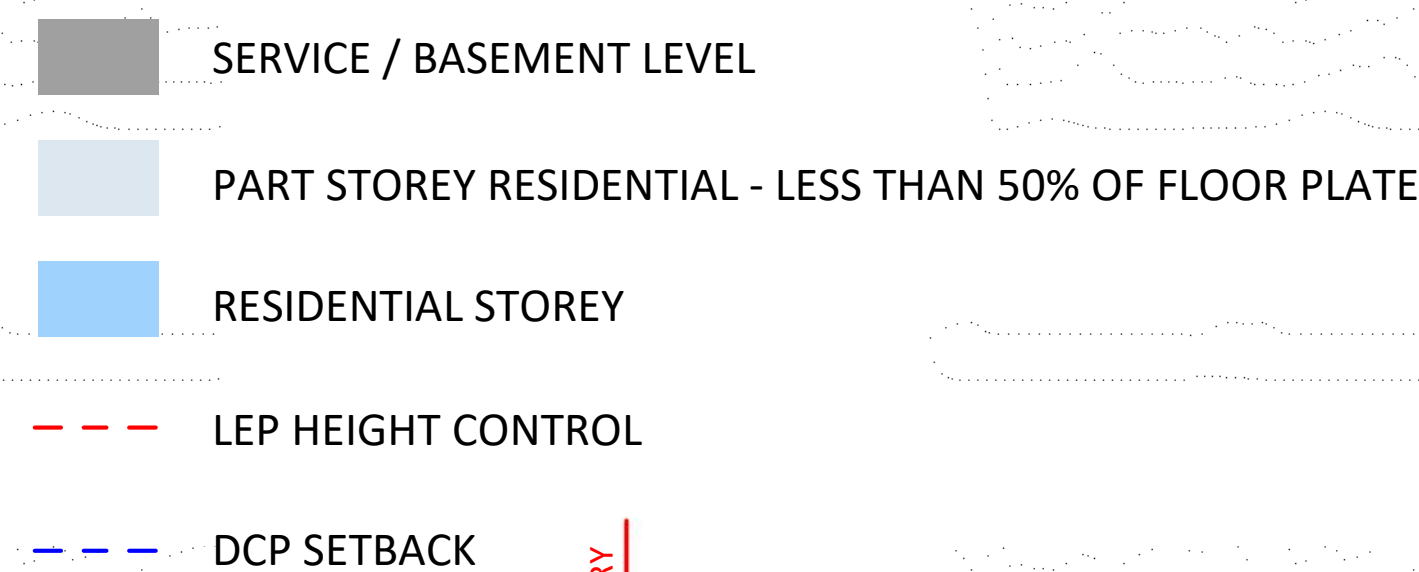
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A	Issue for DEP Meeting	JD	AC	02/12/2021			NOTE: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT				ST LEONARDS STH, EQ	SECTION 02	
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F	RFT RESPONSE	RC	GW	07/10/2022									
G	RFT RESPONSE 2.0	RC	GW	18/12/2022									
						CLOUD LEGEND							
						REVISION	ON HOLD						
										GA/TAMP	PROJECT	DWG NO	
										LEVEL 20, 20 BOND STREET, SYDNEY NSW 2000	SUITE 41 & 42, LEVEL 4 OF MARLBOROUGH CENT SURRY HILLS, NSW 2010 T2 9898 8510 AIN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KLOICHTAKADA.COM	LOT 18, 19 & 20	SECTION 02
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											STATUS	REVISION	
											DEVELOPMENT APPLICATION	G	
											SCALE	DATE	
										0 10 m	1:200@A1, 1:400@A3	16/12/2022	

LEGEND

- SERVICE / BASEMENT LEVEL
- PART STOREY RESIDENTIAL - LESS THAN 50% OF FLOOR PLATE
- RESIDENTIAL STOREY
- LEP HEIGHT CONTROL
- DCP SETBACK

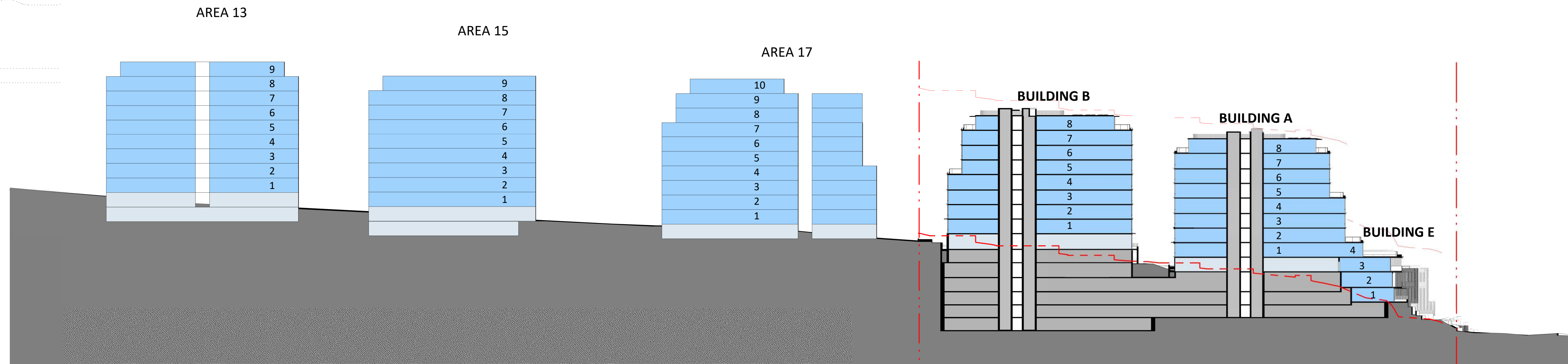
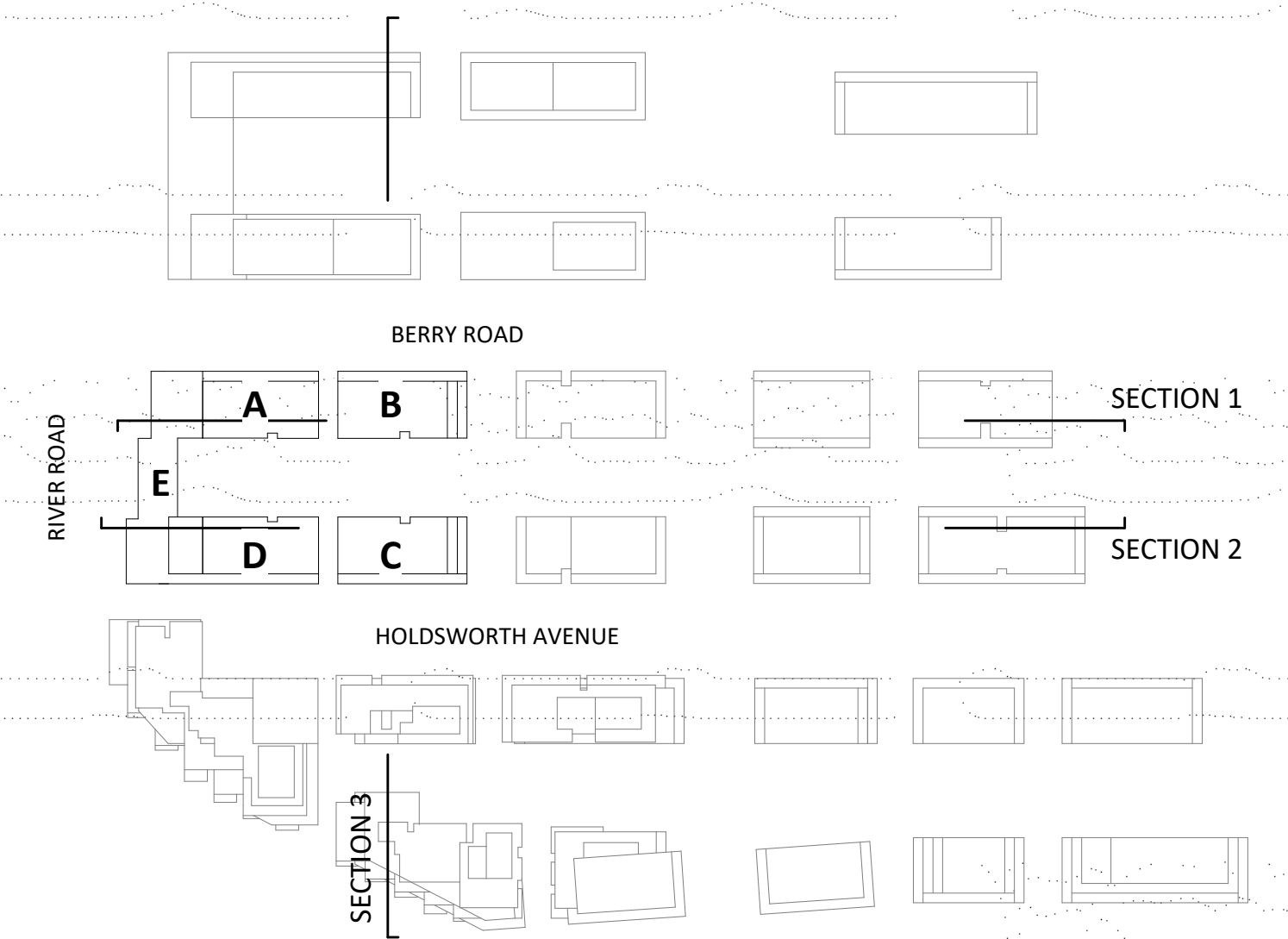


NO. REVISION					BY	CHK	DATE	REVISION NOTES:		KEY PLAN		NOTES:		OTHERS:		CLIENT:		ARCHITECT:		PROJECT:		DWG TITLE:	
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G							07/10/2022	RPI RESPONSE															
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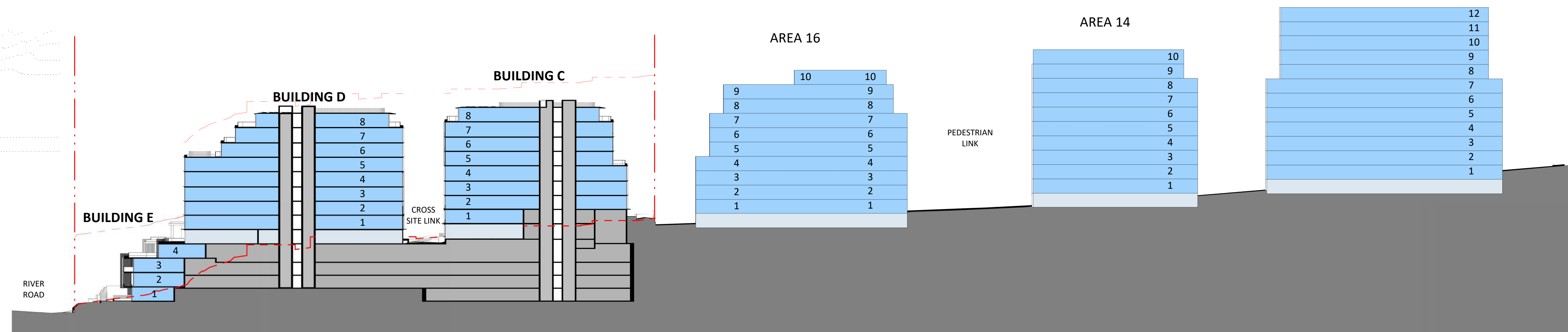


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D							NC		01/04/2022				DEVELOPMENT APPLICATION			REVISION
E							NC		04/04/2022				0			L
F							DA	LOGGEMENT	29/04/2022				5 m			DATE
G							NC		22/08/2022				1:100@A1, 1:200@A3			16/12/2022
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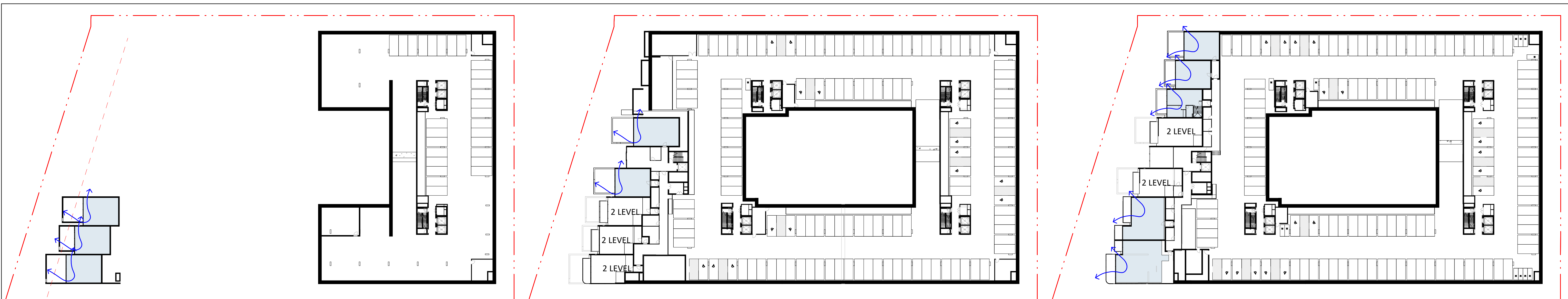


AREA 12



NO. REVISION		BY	CHK	DATE	REVISION NOTES	KEYPLAN	NOTES:	OTHERS	CUSTOMER	ARCHITECT	PROJECT	Q&A STAMP	DWG/ TITLE	REVISION	
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Koichi
Takada
Architects



B4

B3

B2

B1

GND

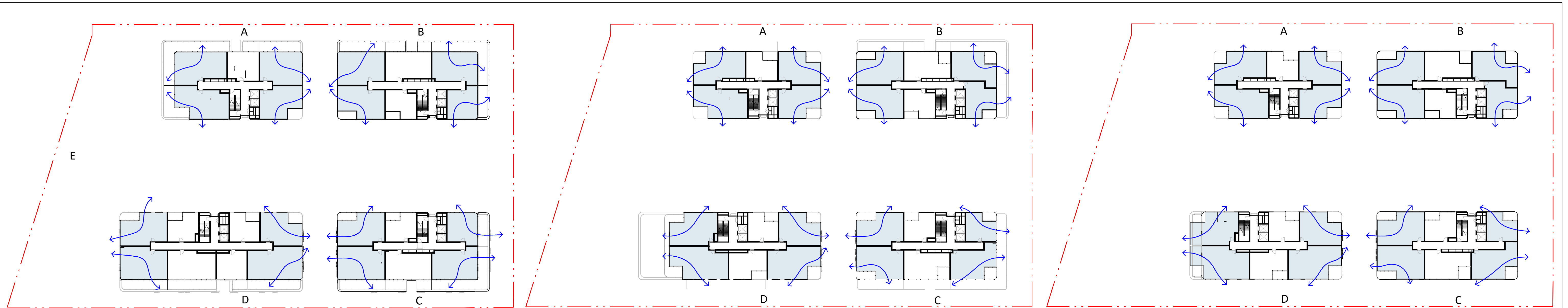
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L02

L03

L04

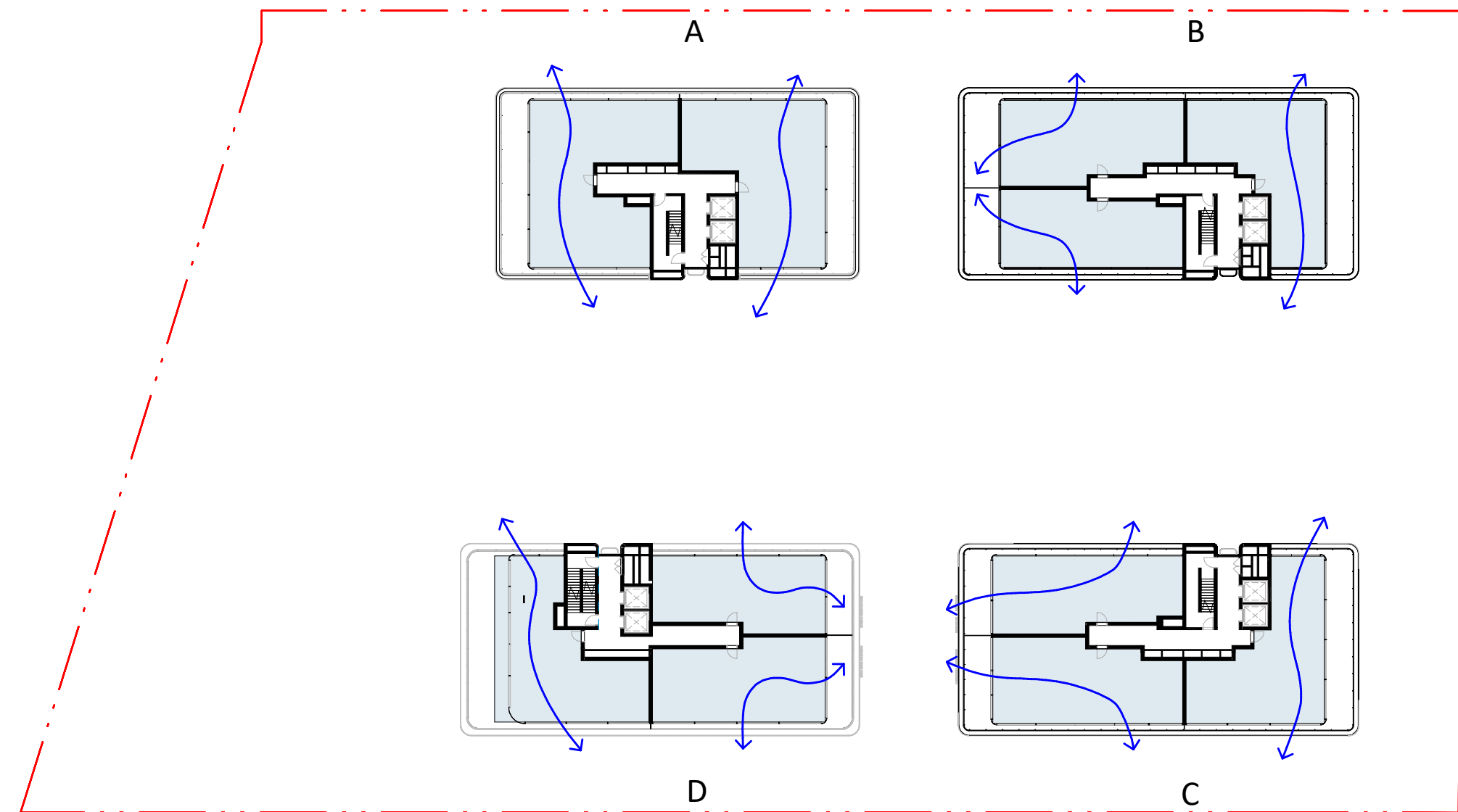
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L05

L06

L07



L08

APARTMENTS WITH CROSS VENTILATION

	Block A	Block B	Block C	Block D	Block E	
Level 09						
Level 08	2 / 2	3 / 3	3 / 3	3 / 3		
Level 07	4 / 5	4 / 6	4 / 6	4 / 6		
Level 06	4 / 5	4 / 6	4 / 6	4 / 6		
Level 05	4 / 5	4 / 6	4 / 6	4 / 8		
Level 04	4 / 7	4 / 7	4 / 7	4 / 9		
Level 03	4 / 7	4 / 7	4 / 7	4 / 9		
Level 02	4 / 7	4 / 7	4 / 7	4 / 9		
Level 01	4 / 7	4 / 7	2 / 5	4 / 9		
Ground Floor	0 / 2	2 / 4	2 / 4	2 / 4	2 / 2	
Basement 01					3 / 4	
Basement 02					5 / 5	
Basement 03					2 / 2	
Basement 04					3 / 3	
Total	30 / 47	33 / 53	31 / 51	33 / 63	15 / 16	142 / 230
Percentage	64%	62%	61%	52%	94%	61.7%

Grand Total

*TOTAL NUMBER OF VENTILATION COMPLIANT APARTMENTS LOST: 4

Apartments with cross ventilation

CROSS VENTILATION = 142 / 230 APARTMENTS
= 61 %

KEY PLAN

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OTHERS

CLIENT

GREATON
LEVEL 20, 20 BOND STREET,
SYDNEY NSW 2000

ARCHITECT

SUITE 41 & 42, LEVEL 4
61 MARLBOROUGH ST
SURRY HILLS, NSW 2010
T 02 9698 8510
ABN 63 131 385 896
NOMINATED ARCHITECT:
KOICHI TAKADA
NSW ARCHITECTS 6901
VIC ARCHITECTS 18179
QLD ARCHITECTS 55990
KOICHI TAKADA.COM

Koichi Takada Architects

GA STAMP

PROJECT

ST LEONARDS STH, EQ
LOT 18, 19 & 20

DWG TITLE

CROSS VENTILATION 02

STATUS

DEVELOPMENT APPLICATION

DWG NO.

A0406

REVISION

H

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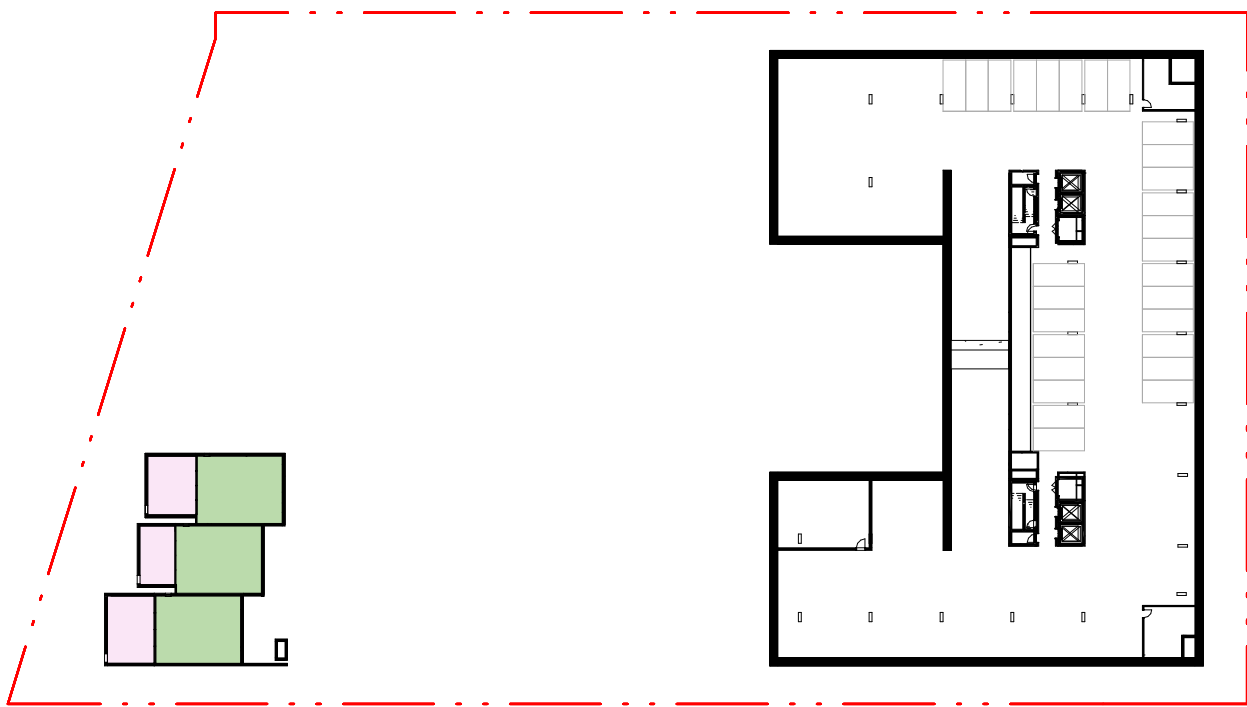
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DATE

16/12/2022



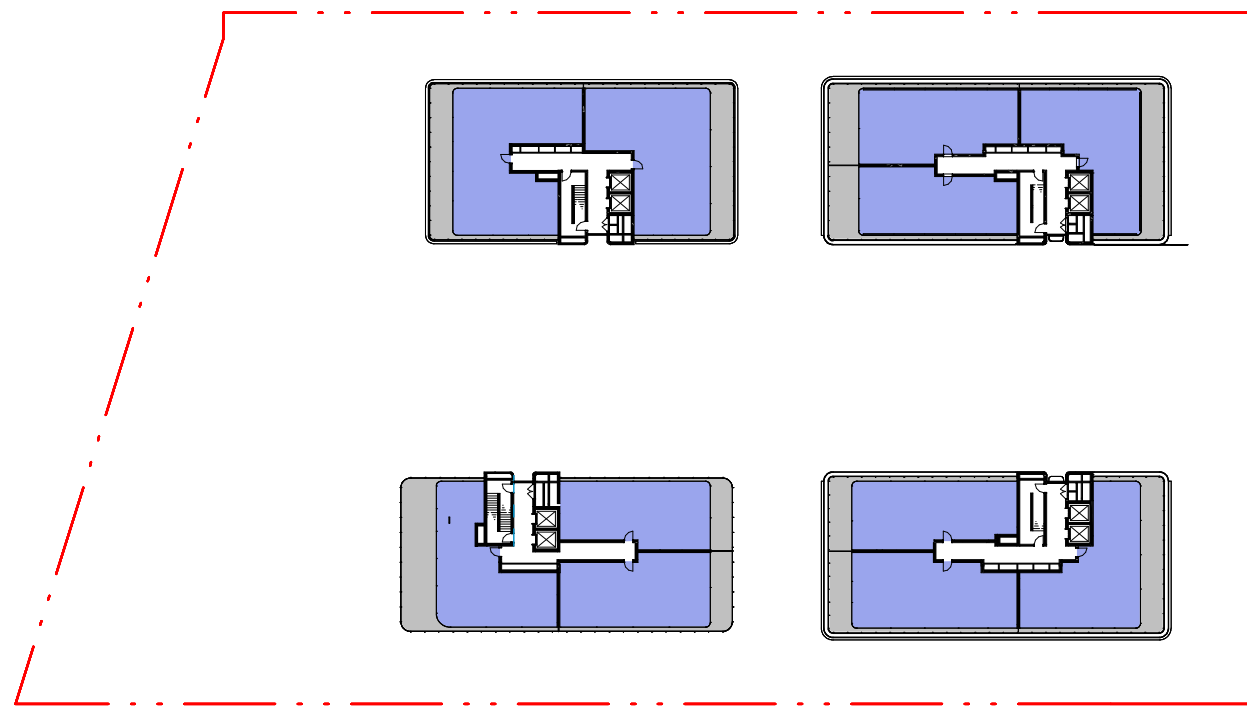
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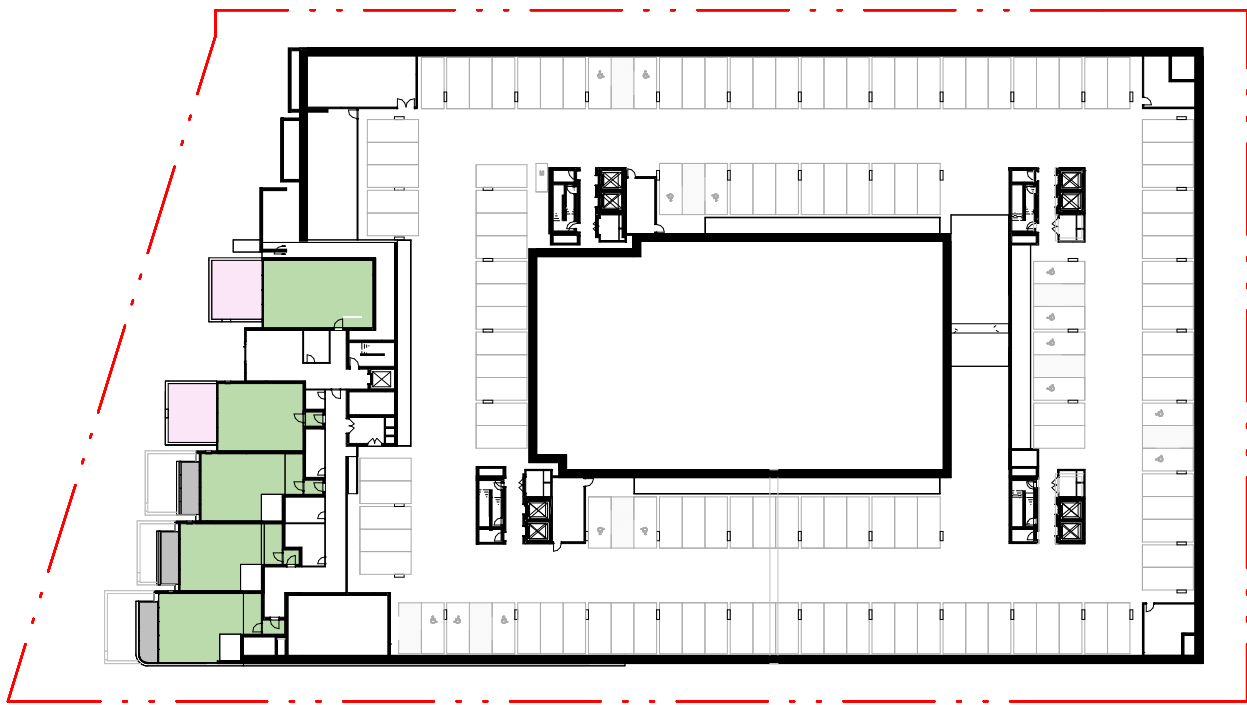
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LEVEL 04 UNIT TYPE



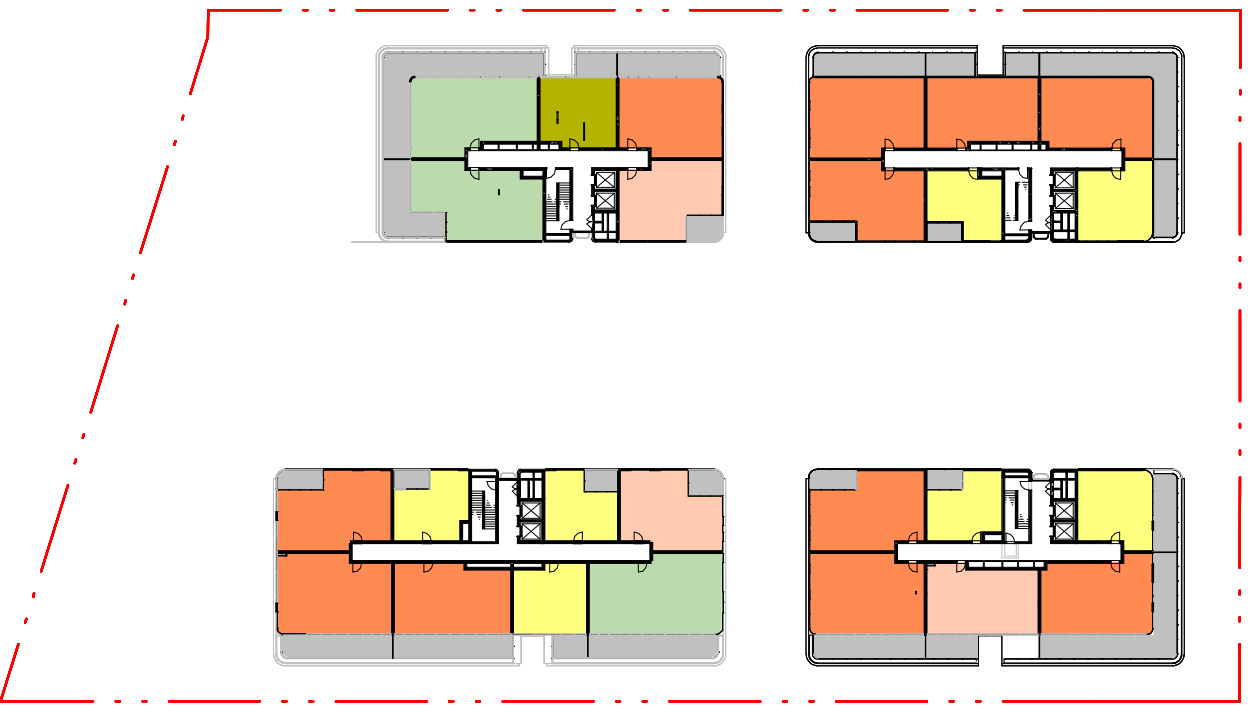
LEVEL 08 UNIT TYPE



BASEMENT 03 UNIT TYPE



LEVEL 01 UNIT TYPE



LEVEL 05 UNIT TYPE

APARTMENT

- 1 BED
- 1 BED + S
- 2 BED
- 2 BED + S
- 3 BED
- 2 BED PENTHOUSE
- 3 BED PENTHOUSE
- BALC

TOWNHOUSE

- 2B UPPER / 2B LOWER
- 3B UPPER / 3B LOWER
- AMENITIES



BASEMENT 02 UNIT TYPE



LEVEL 02 UNIT TYPE



LEVEL 06 UNIT TYPE

UNIT BREAKDOWN					
	STUDIO	1 BED	2 BED	3 BED	TOTAL
BUILDING A	0	17	21	9	47
BUILDING B	0	16	30	7	53
BUILDING C	0	16	29	6	51
BUILDING D	0	25	25	13	63
BUILDING E	0	0	5	11	16
TOTAL	0 (0%)	74 (32%)	110 (48%)	46 (20%)	230 UNITS



BASEMENT 01 UNIT TYPE



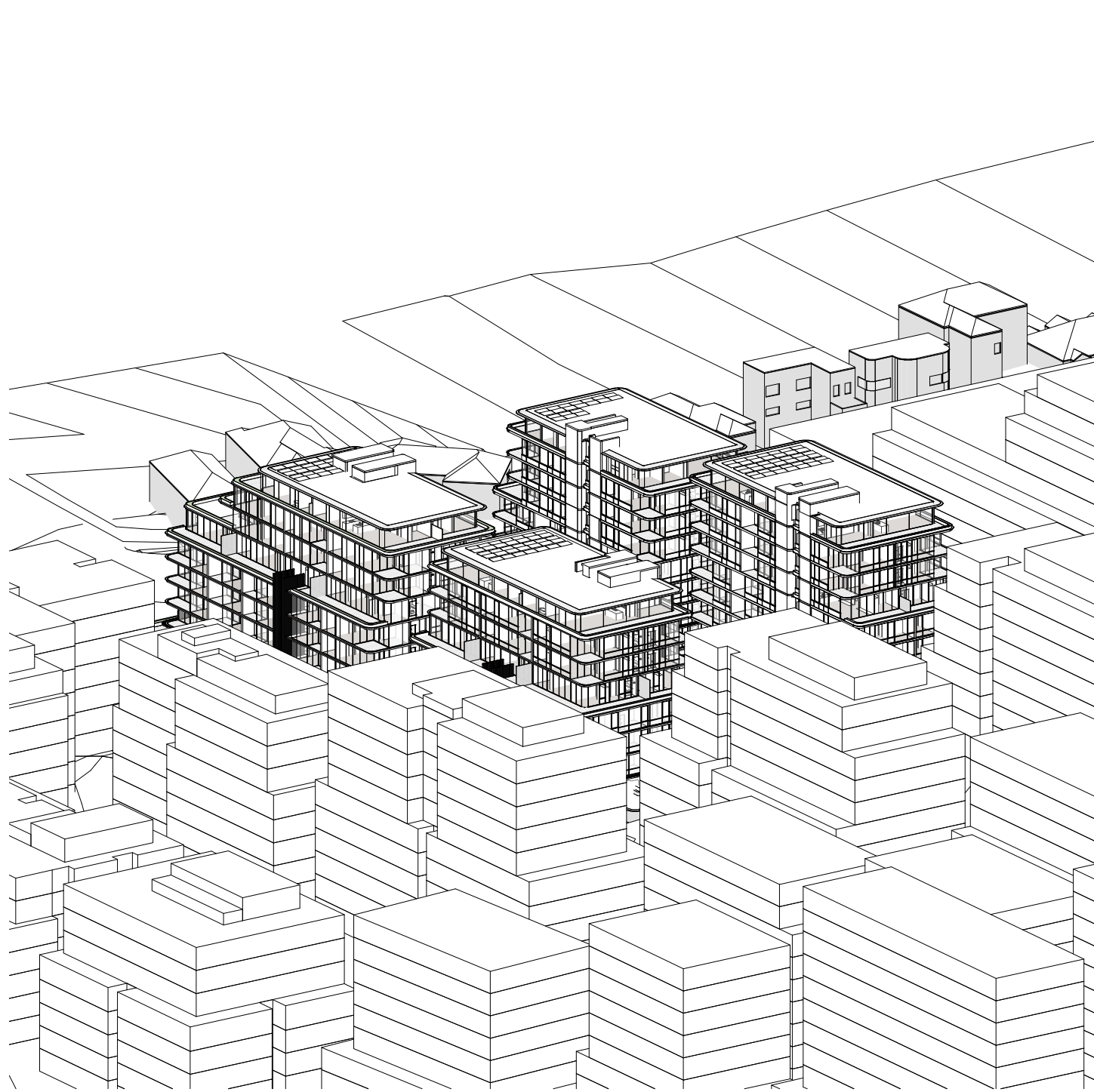
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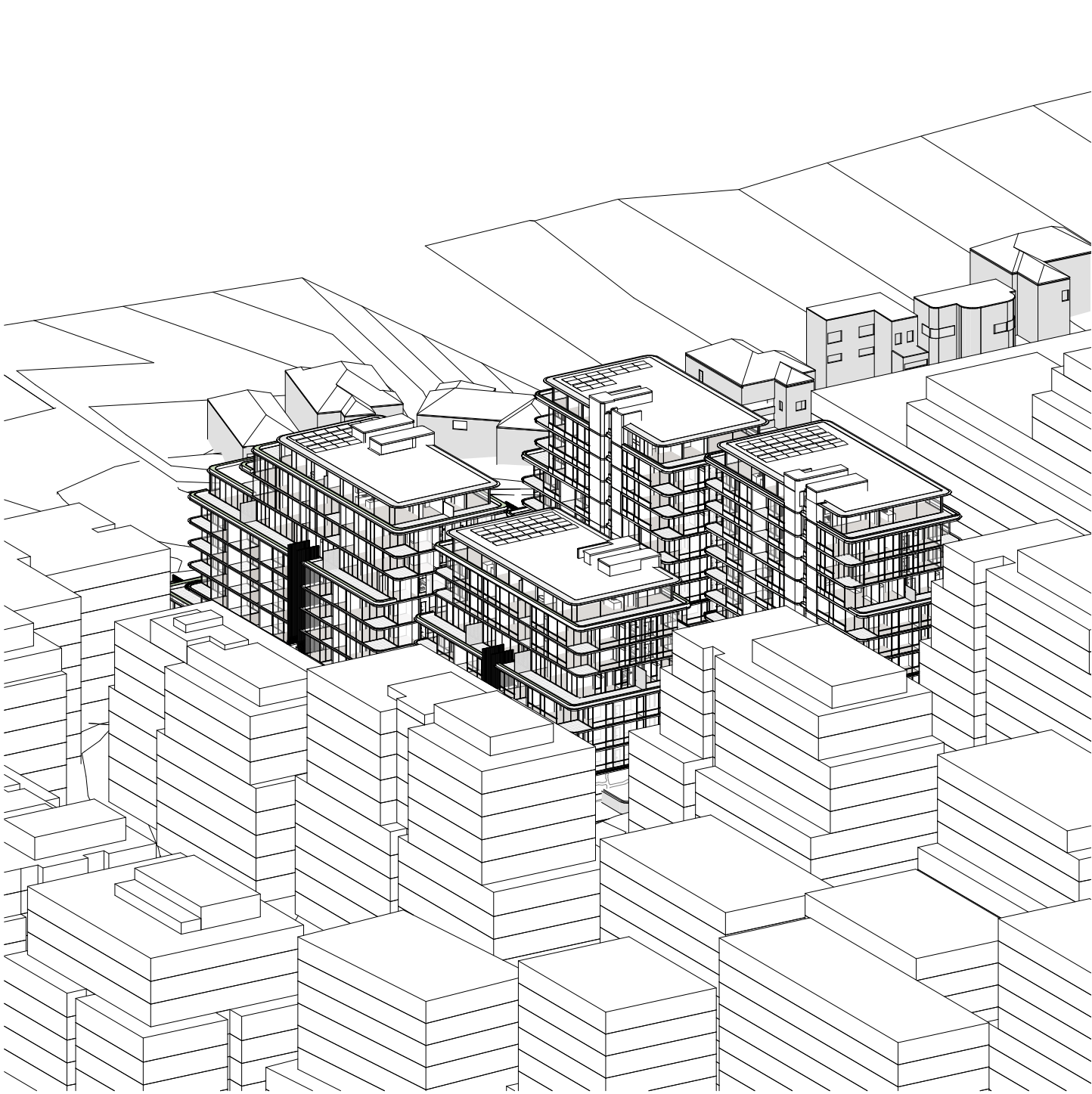
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*TOTAL APARTMENT NUMBER RFI RESPONSE 7/10/2022: 238

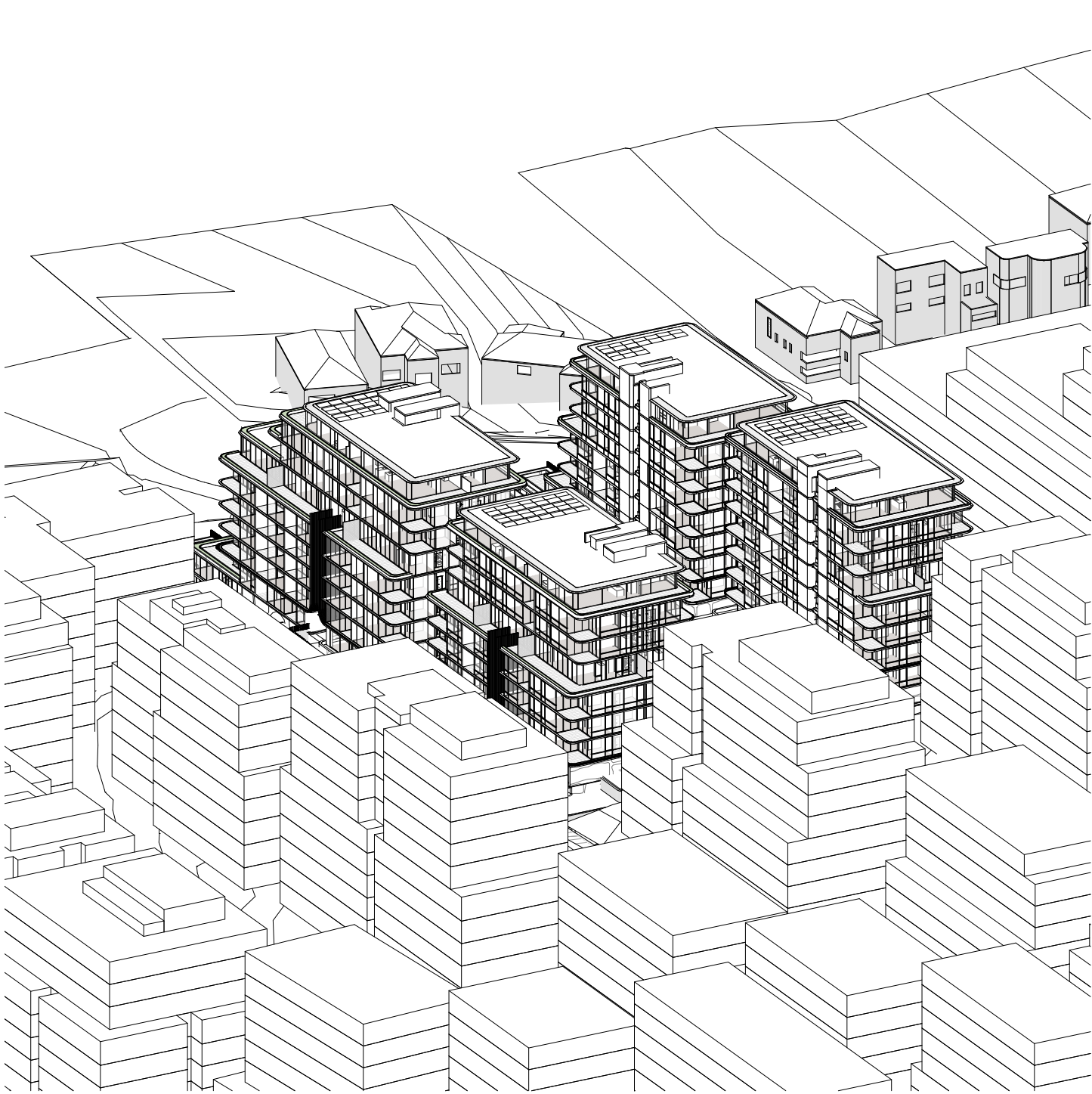
*TOTAL NUMBER OF APARTMENTS LOST: 12



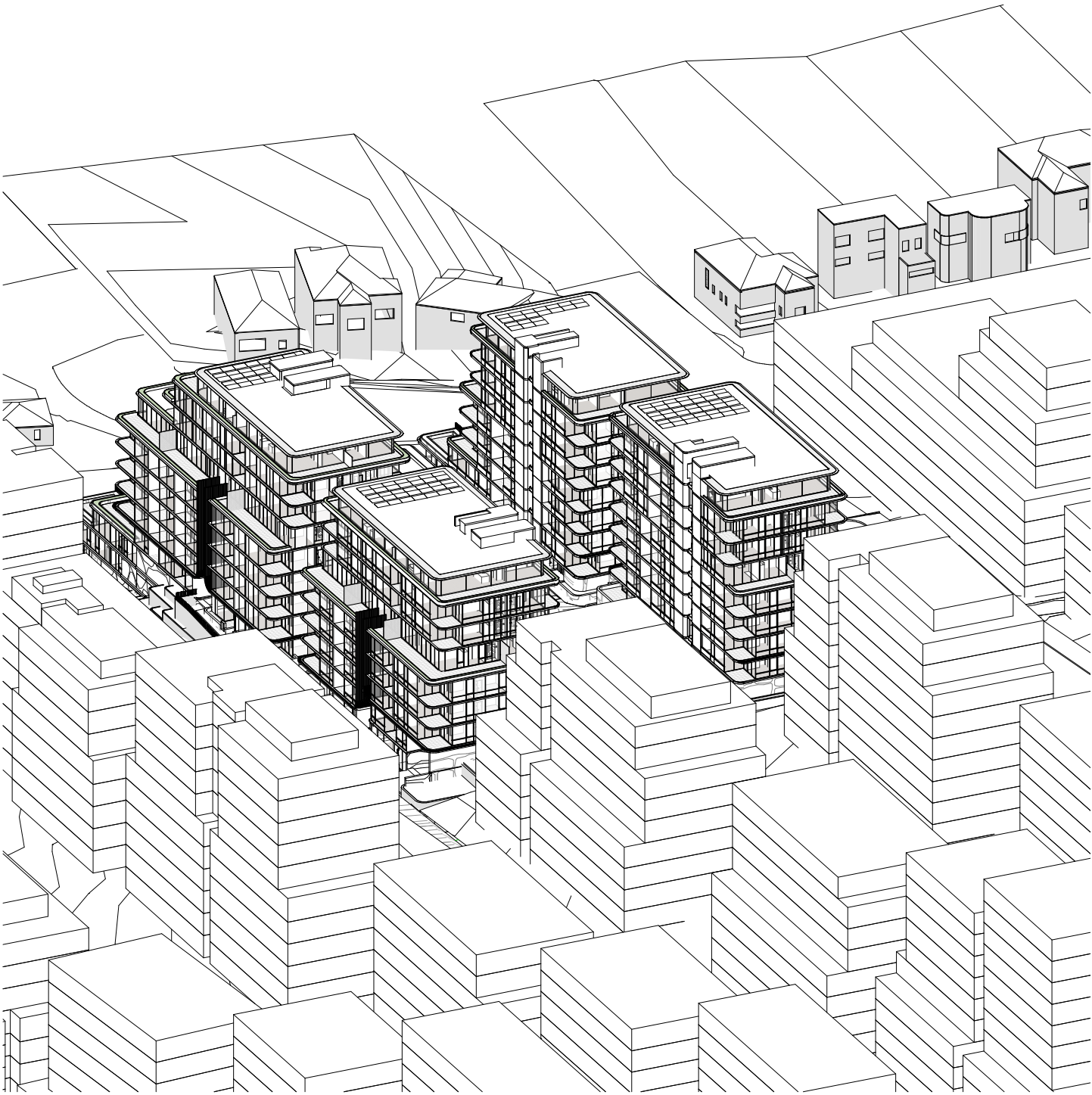
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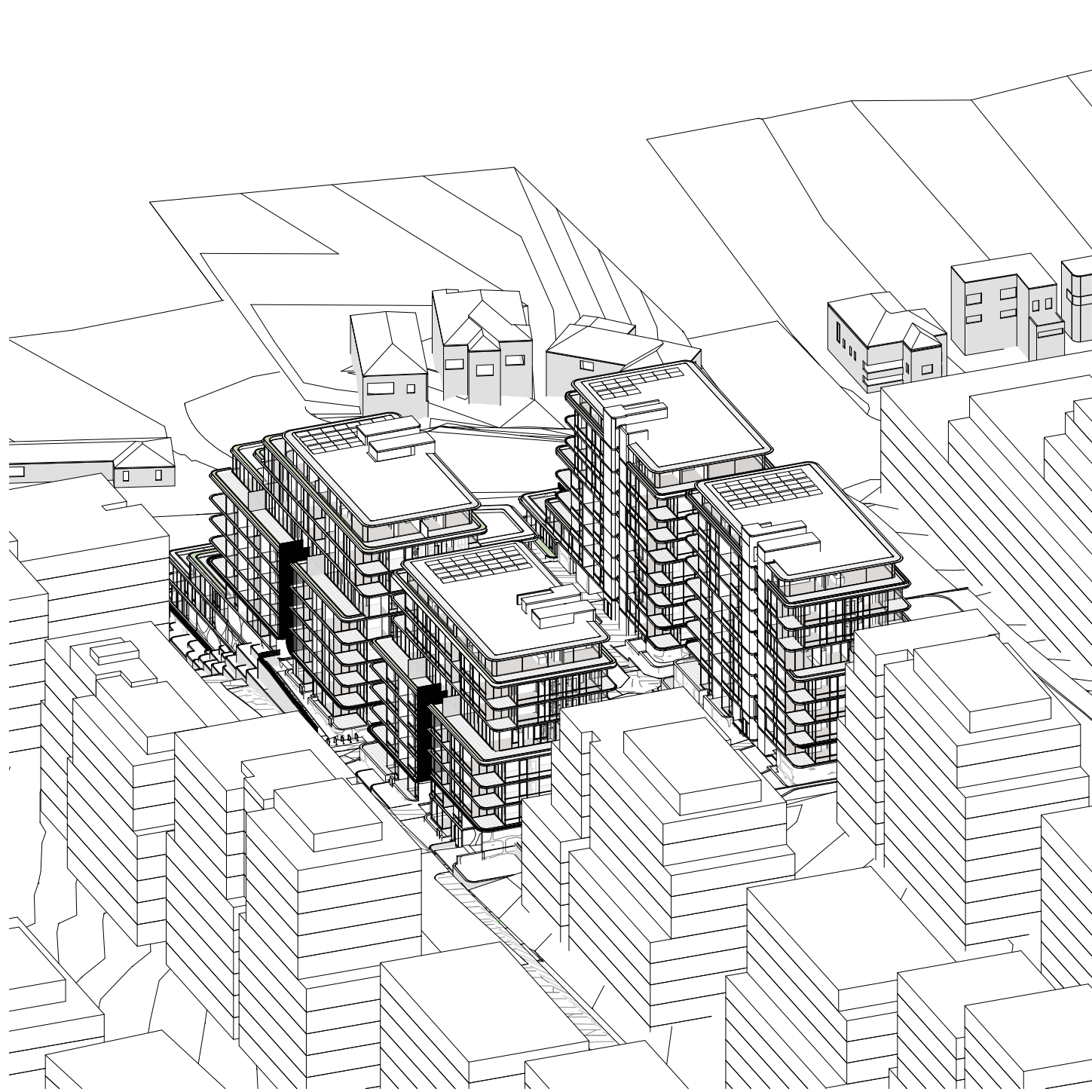
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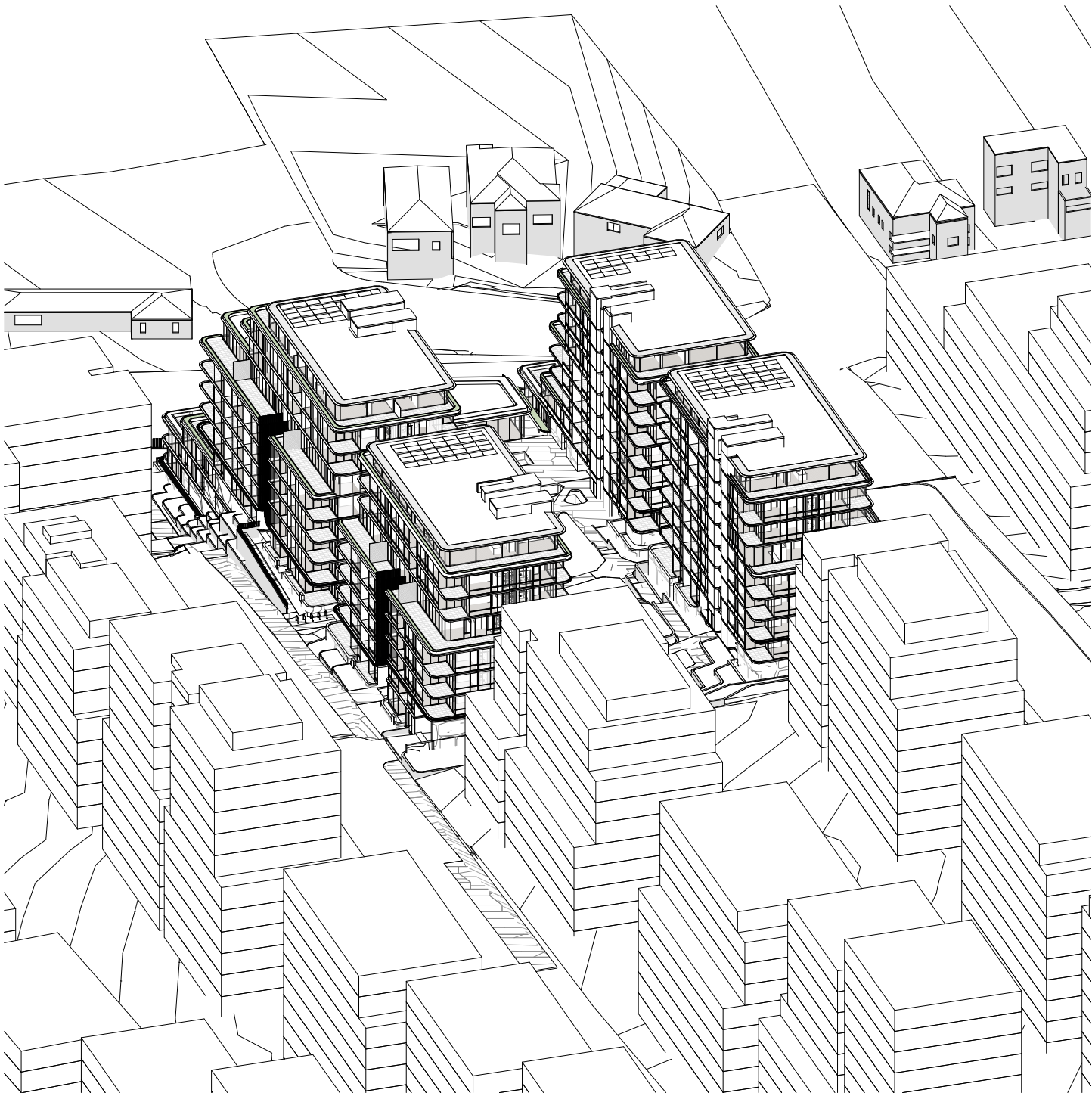
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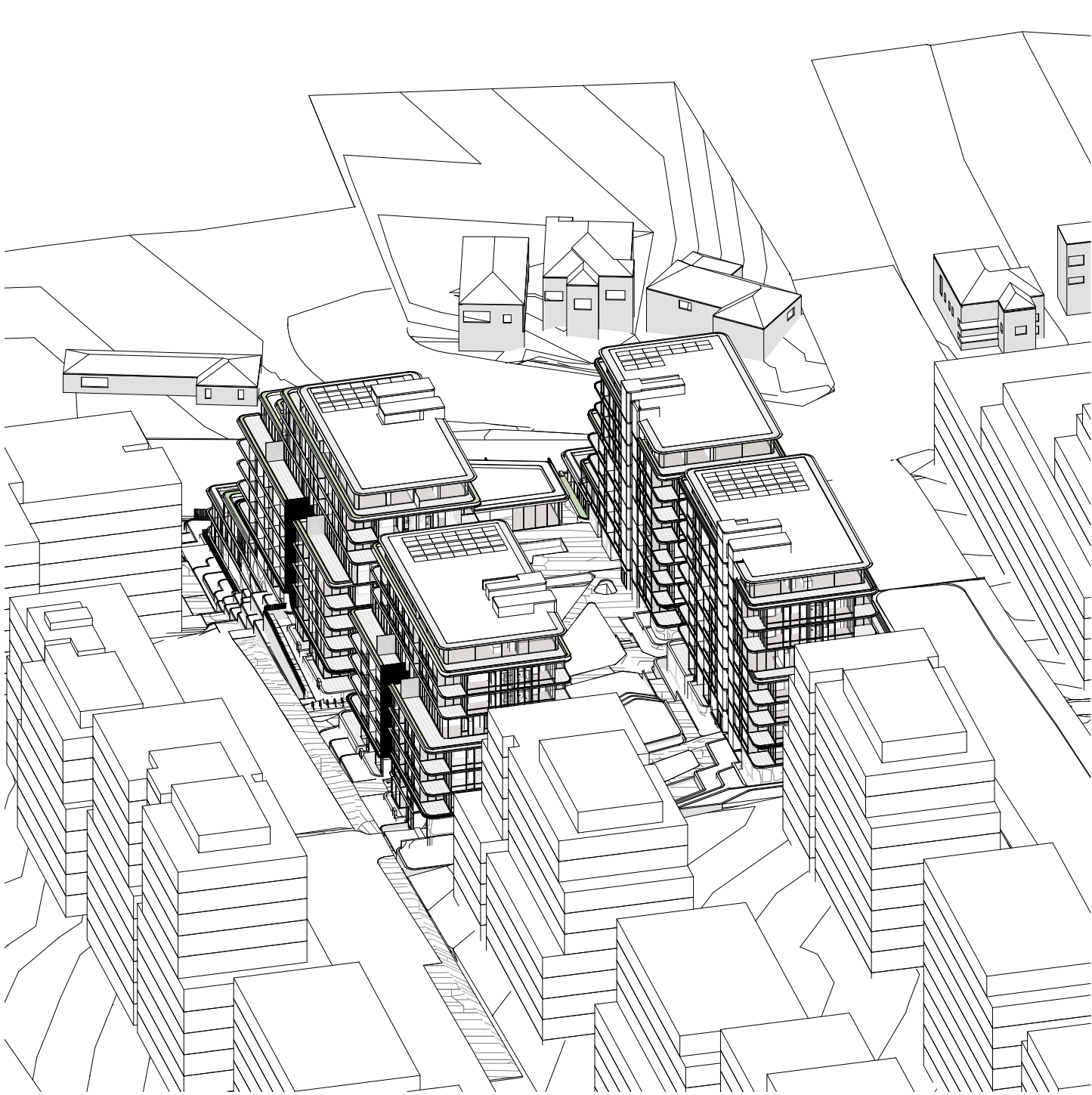
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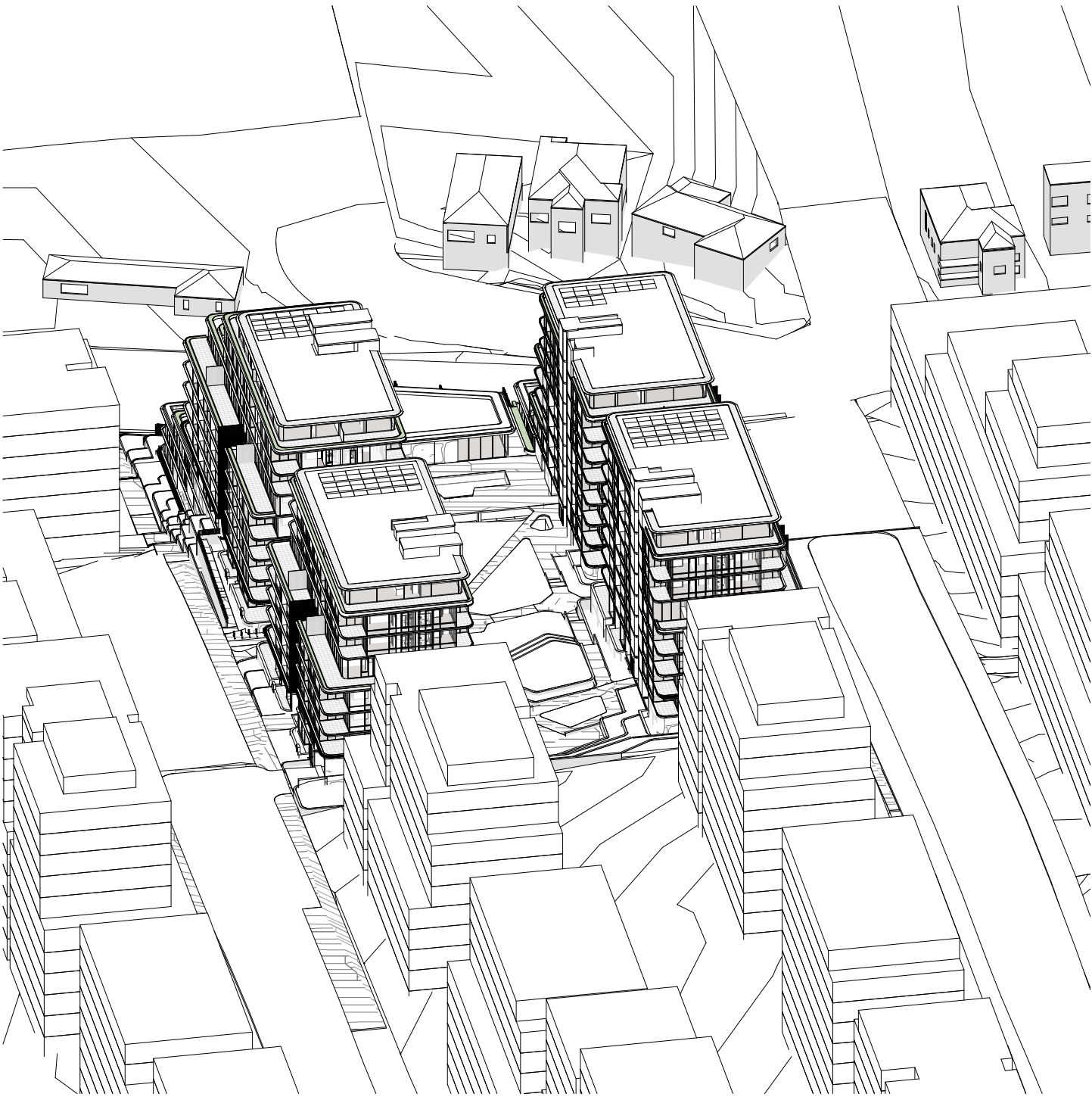
10am - June 21




10 15am - June 21

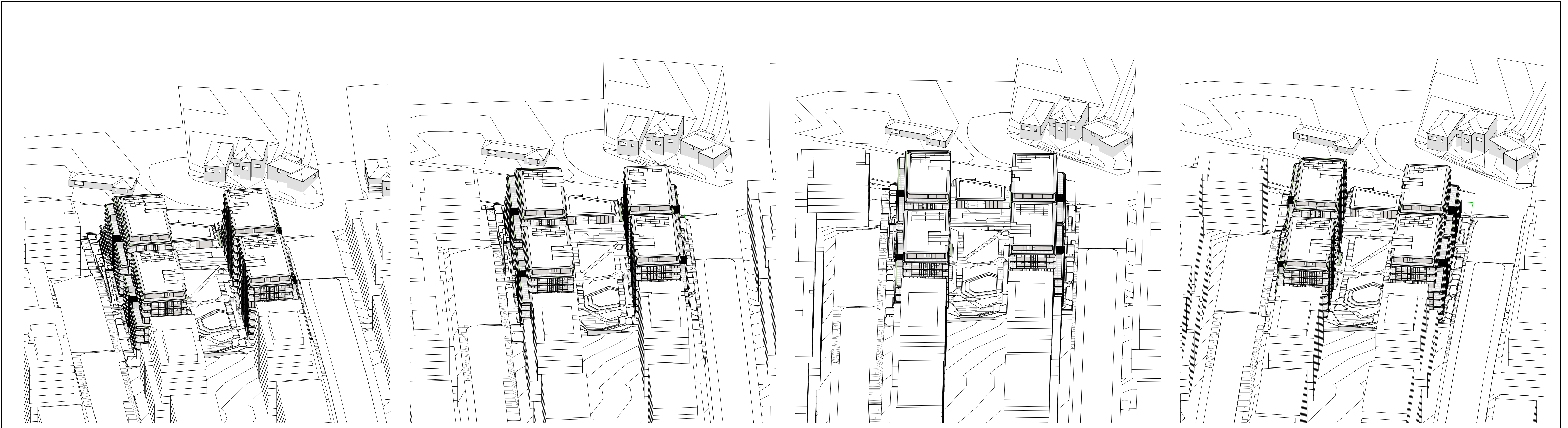


10 30am - June 21



10 45am - June 21

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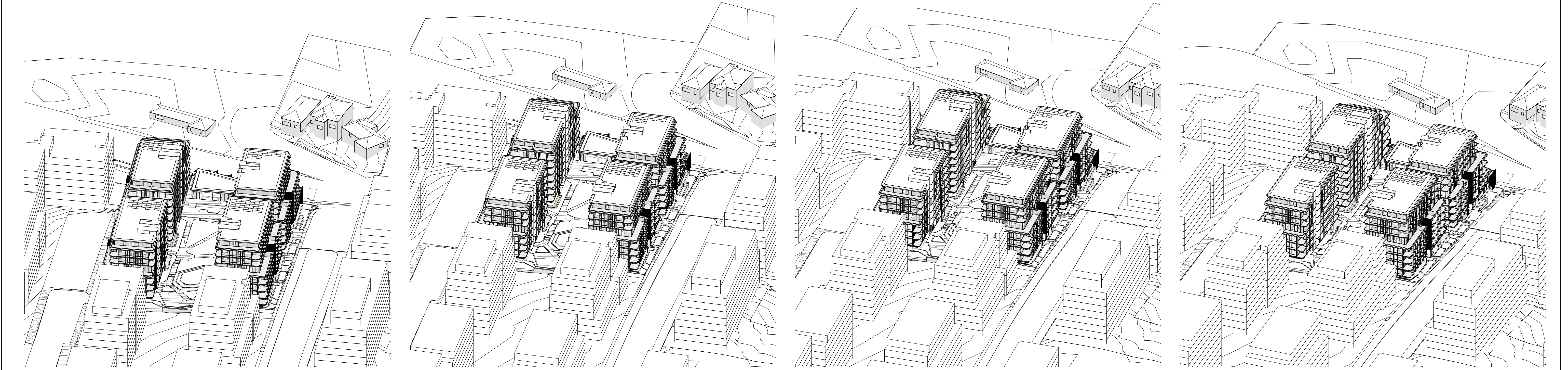


11am - June 21

11 15am - June 21

11 30am - June 21

11 45am - June 21






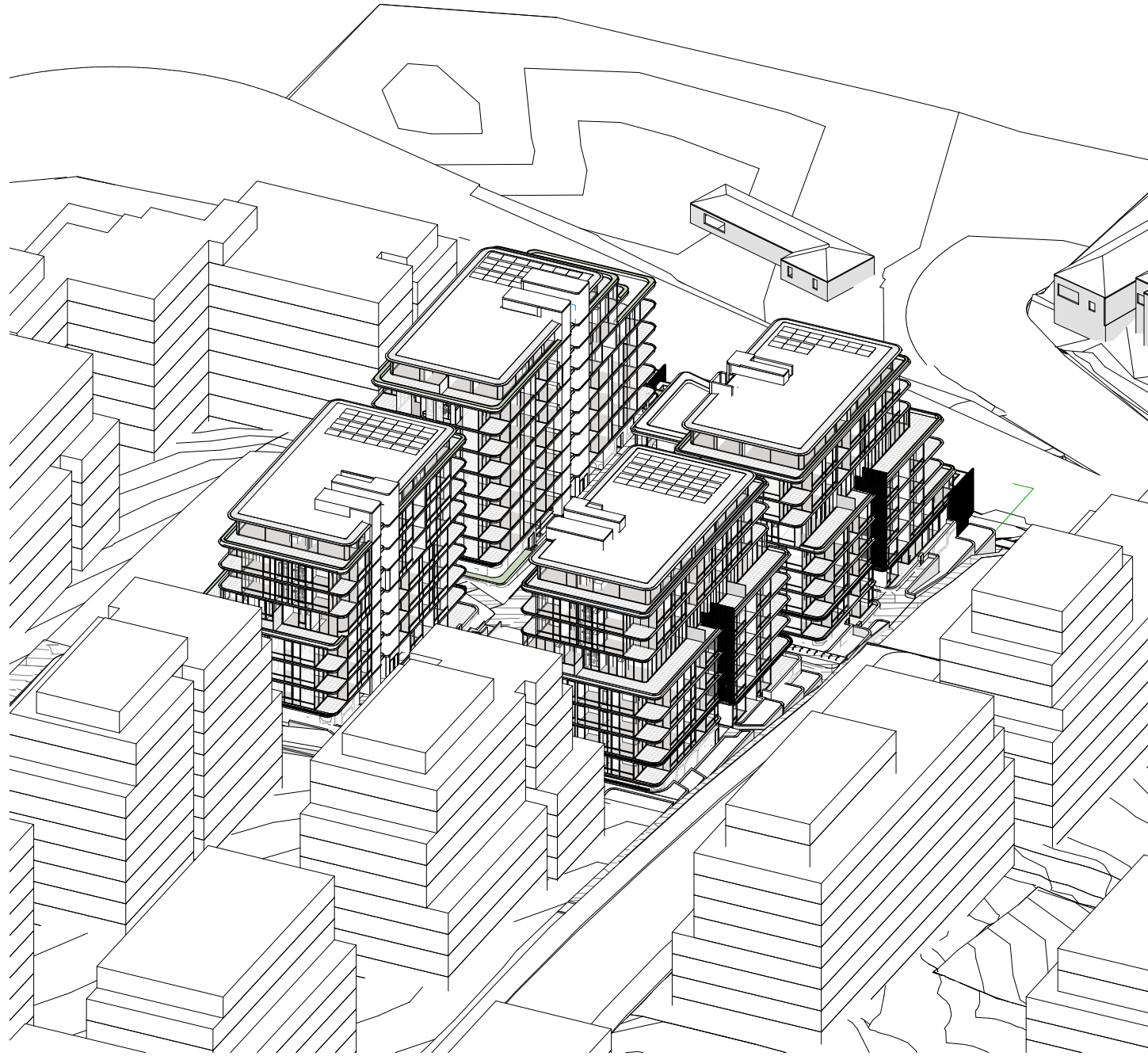
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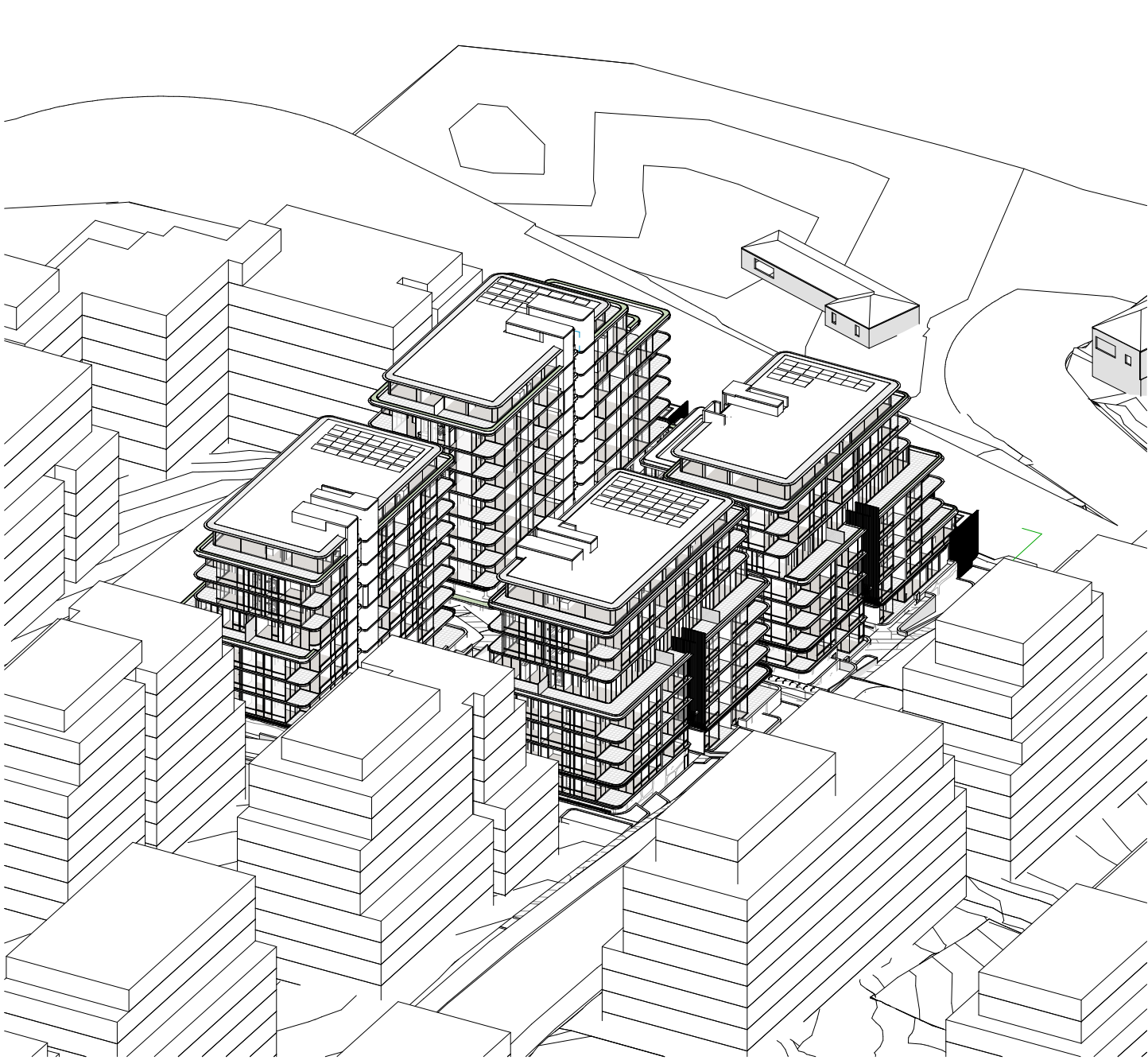
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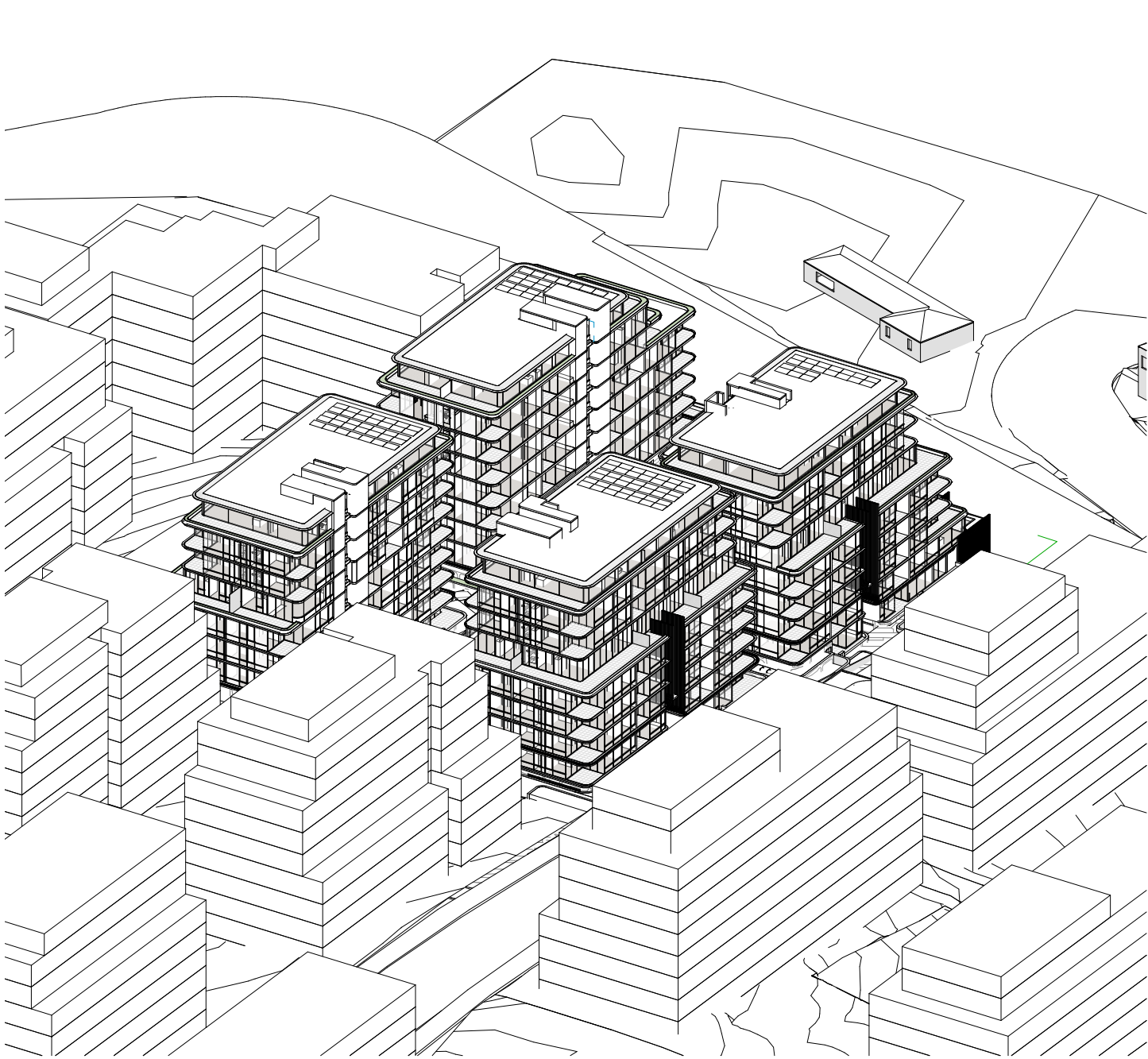
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A WIP ARCH PLAN - ISSUE FOR DISCUSSION					JD		AC	12/11/2021									GREATON		SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 QLD ARCHITECTS 5590 KOICHIKAKADA.COM				LOT 18, 19 & 20													
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D ISSUED FOR INFORMATION					RC		AC	01/04/2022																			DATE									
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												CLOUD LEGEND																								
														REVISION				ON HOLD																		



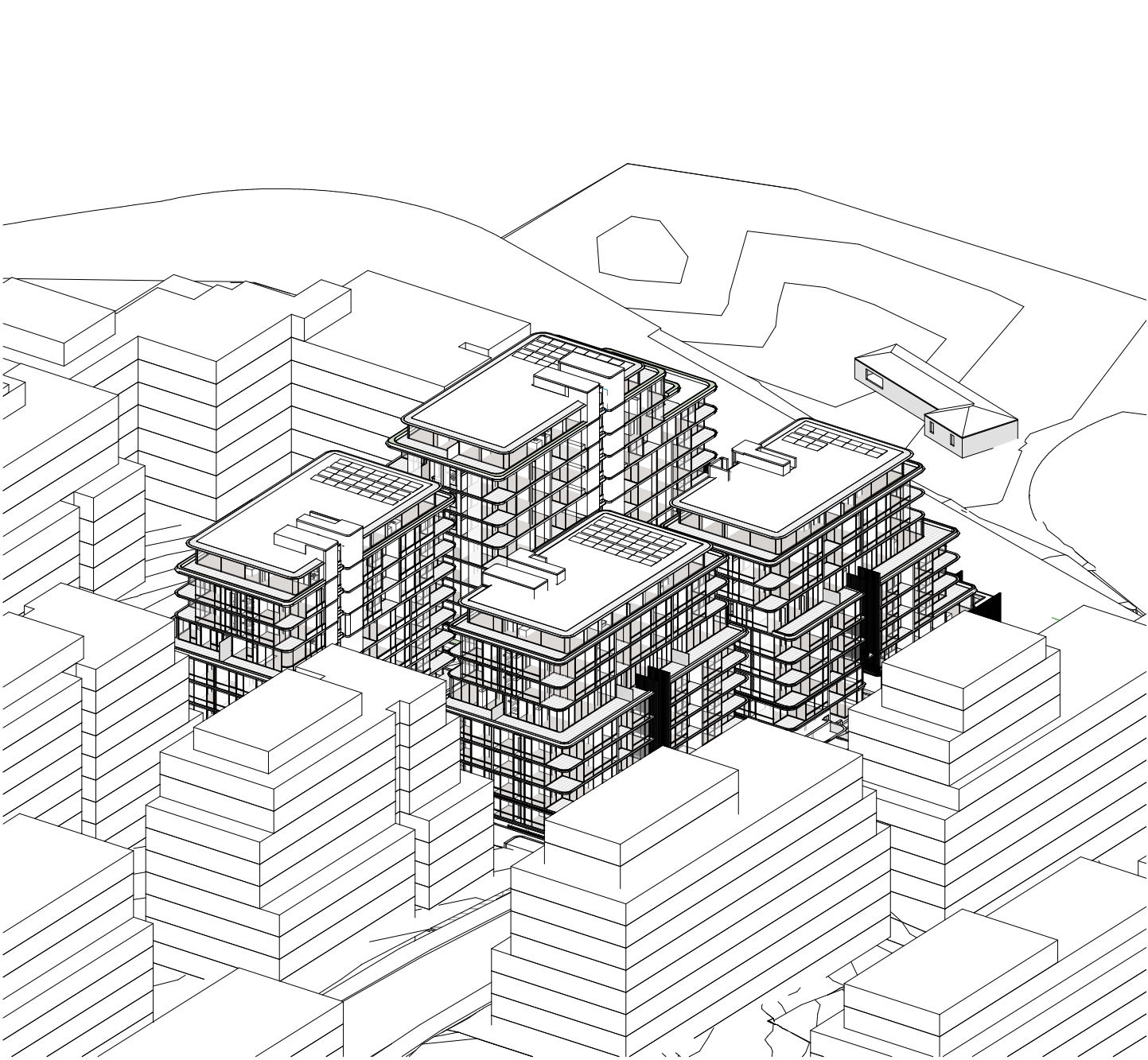
1pm - June 21



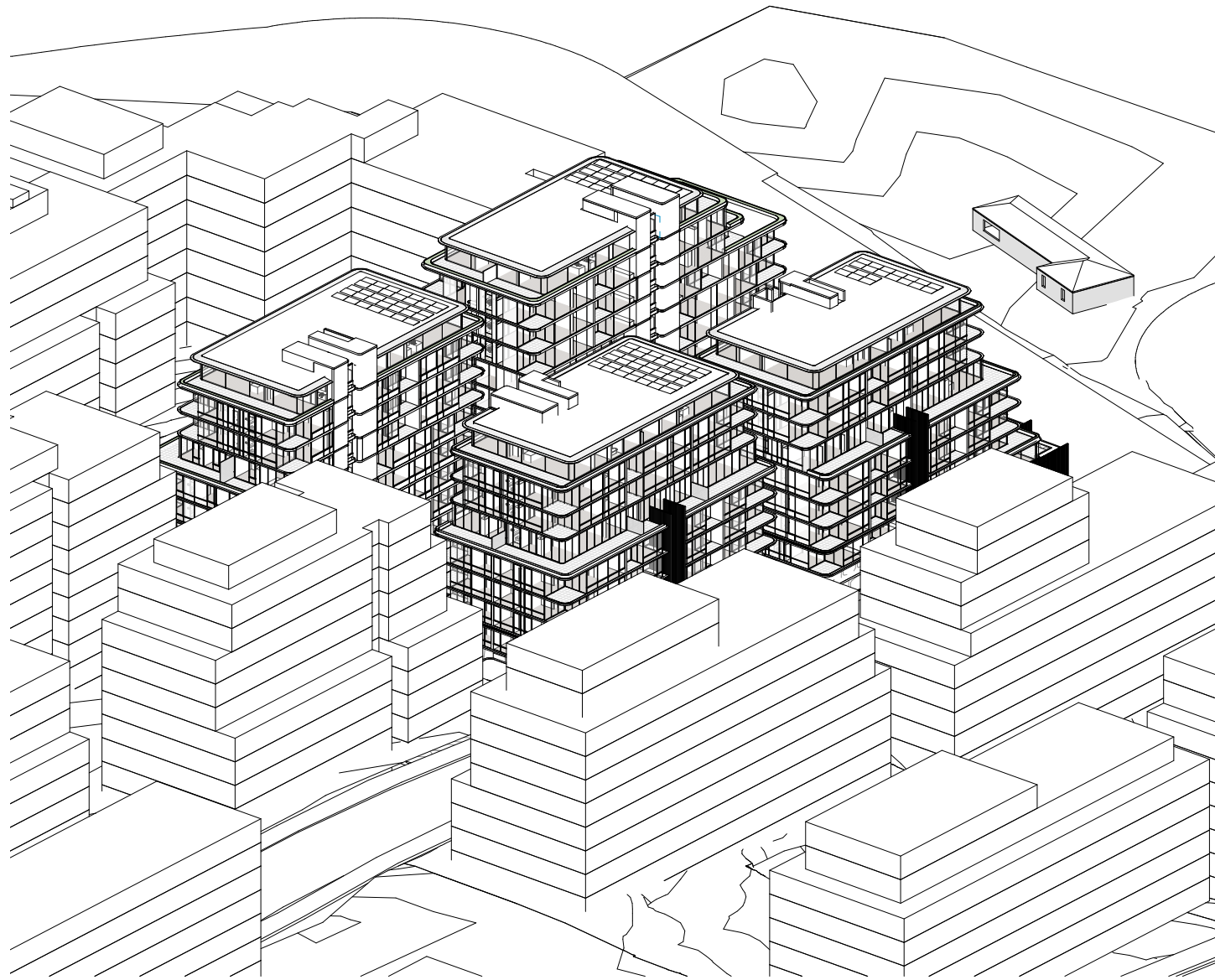
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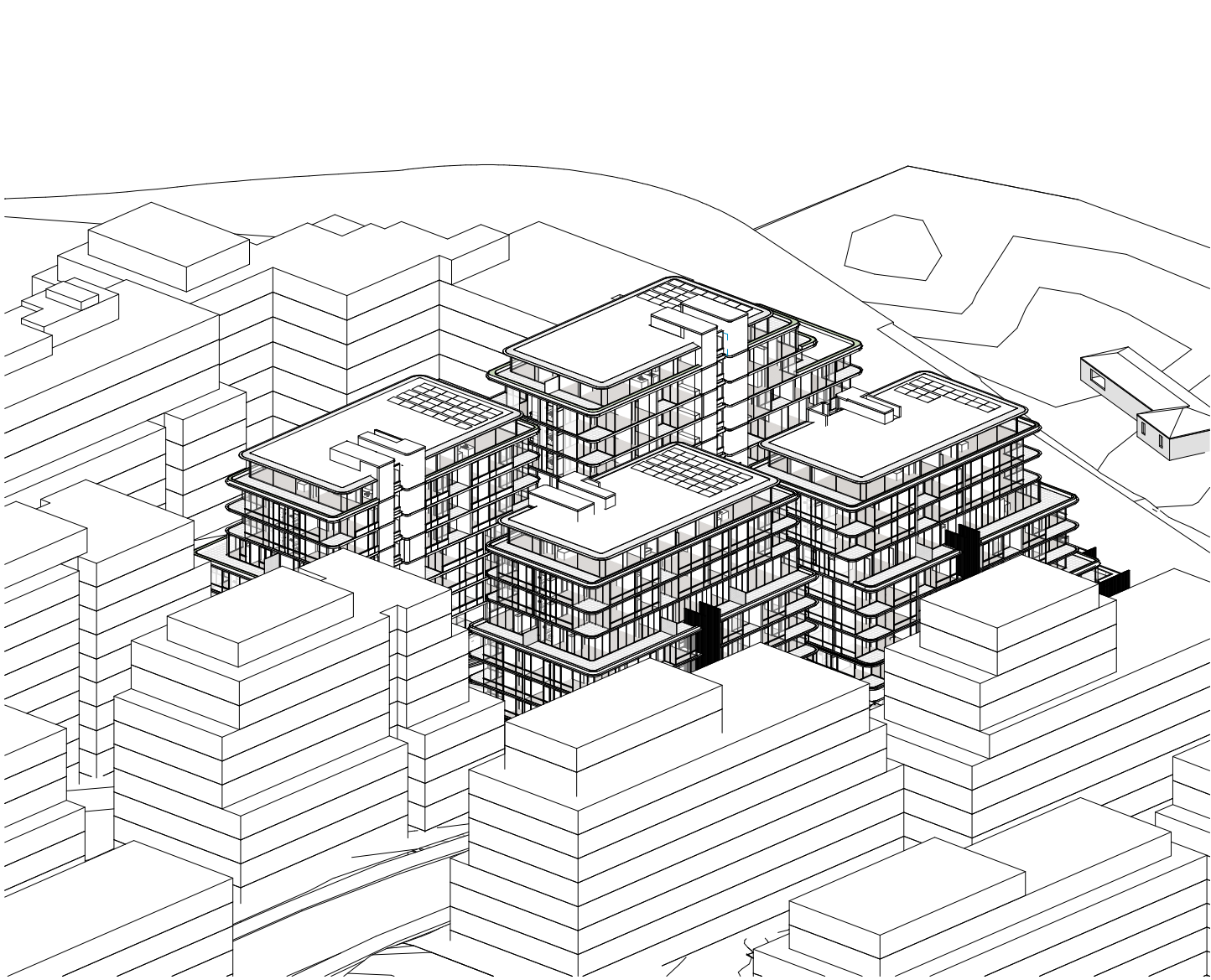
1 30pm - June 21



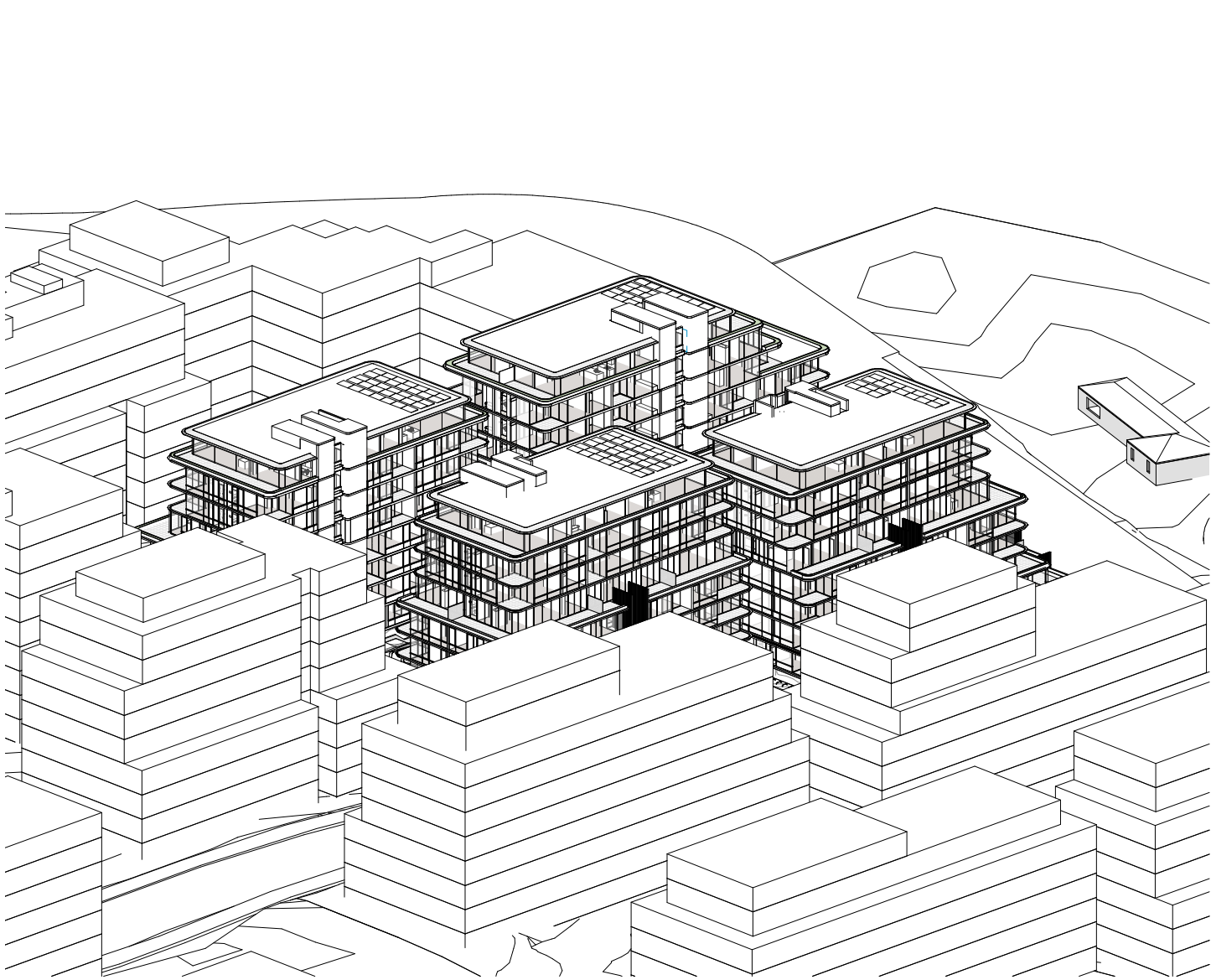
1 45pm - June 21



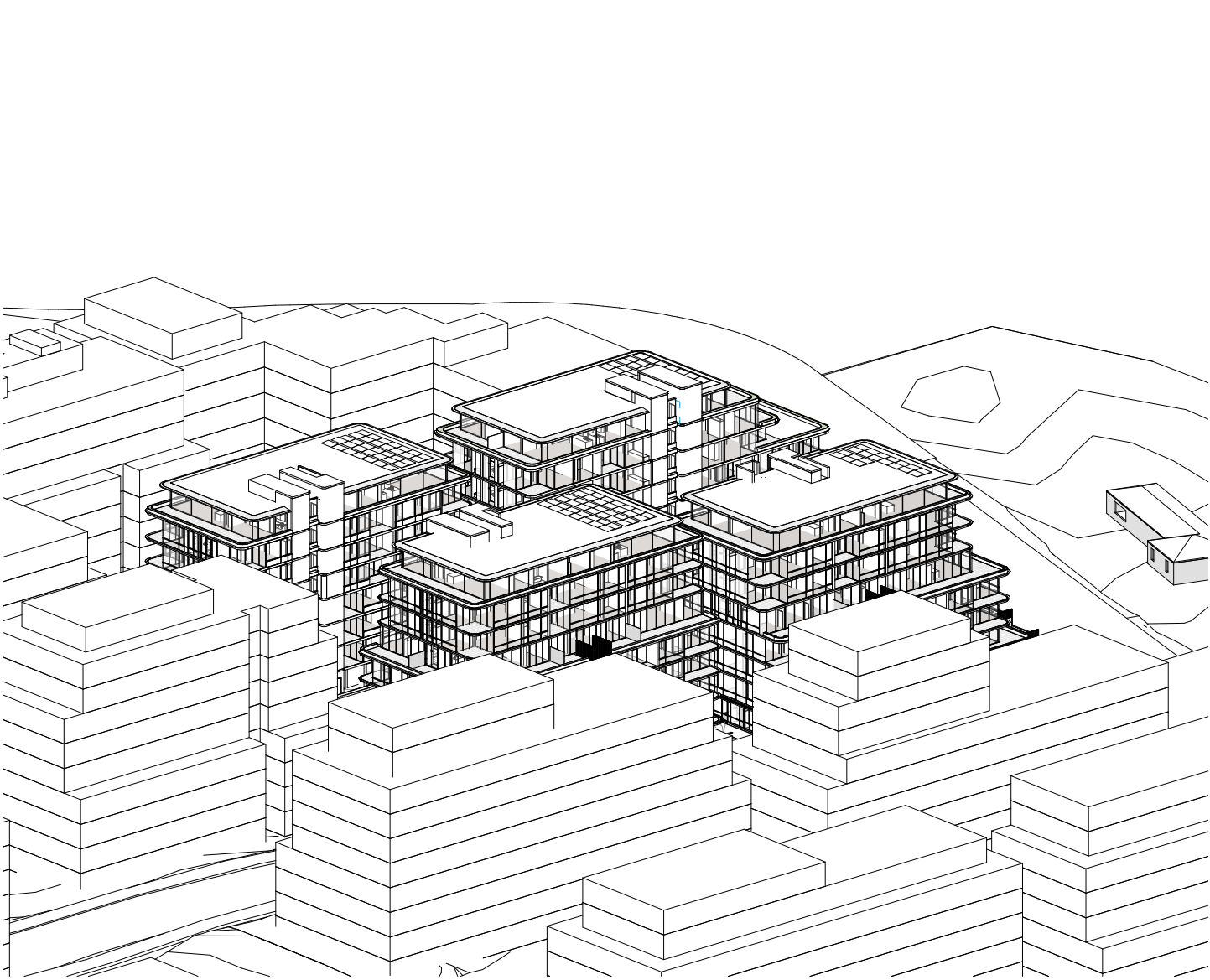
2pm - June 21




2 15pm - June 21



2 30pm - June 21



2 45pm - June 21

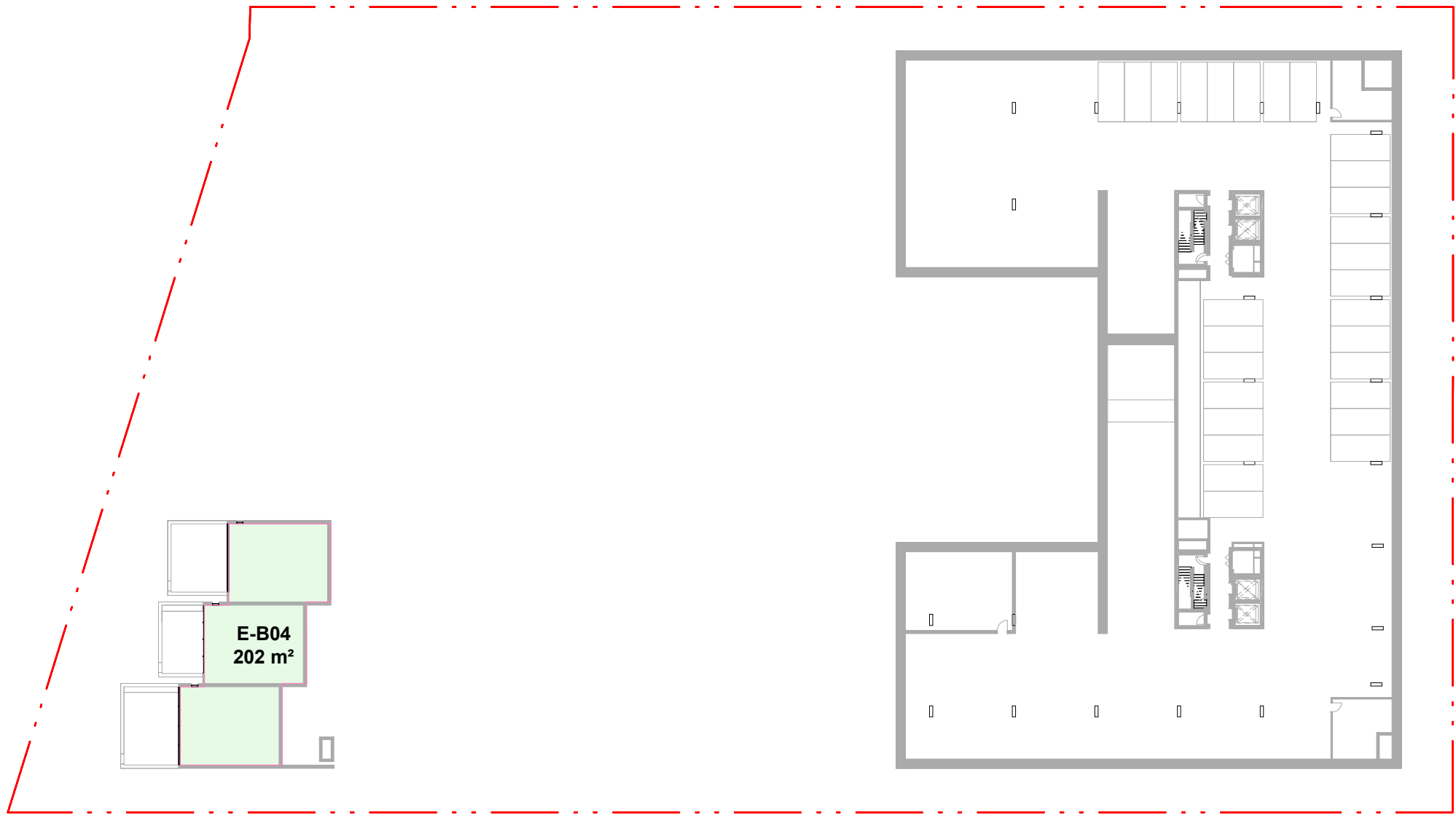
NO. REVISION					BY	CHK	DATE	REVISION NOTES:	KEY PLAN	NOTES:	OTHERS	CLIENT	ARCHITECT	QA STAMP	PROJECT	DWG TITLE	DWG NO.	REVISION	DATE
1					JD	AC	08/11/2021	For Discussion		KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		GREATON	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHIKAKADA.COM		ST LEONARDS STH, EQ LOT 18, 19 & 20	SUN EYE VIEWS 03 - JUNE 21	A0412	H	16/12/2022
A							12/11/2021	WIP ARCH PLAN - ISSUE FOR DISCUSSION		THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT.		LEVEL 20, 20 BOND STREET, SYDNEY NSW 2000							
B							19/11/2021	WIP - ISSUE FOR INFORMATION											
C					JD	AC	02/12/2021	Issue for DEP Meeting											
D					RC		01/04/2022	ISSUED FOR INFORMATION											
E							19/04/2022	ISSUED FOR INFORMATION											
F					RC	GW	29/04/2022	DA LOGGMENT											
G					RC	GW	07/10/2022	RFI RESPONSE											
H					RC	GW	16/12/2022	RFI RESPONSE 2.0											



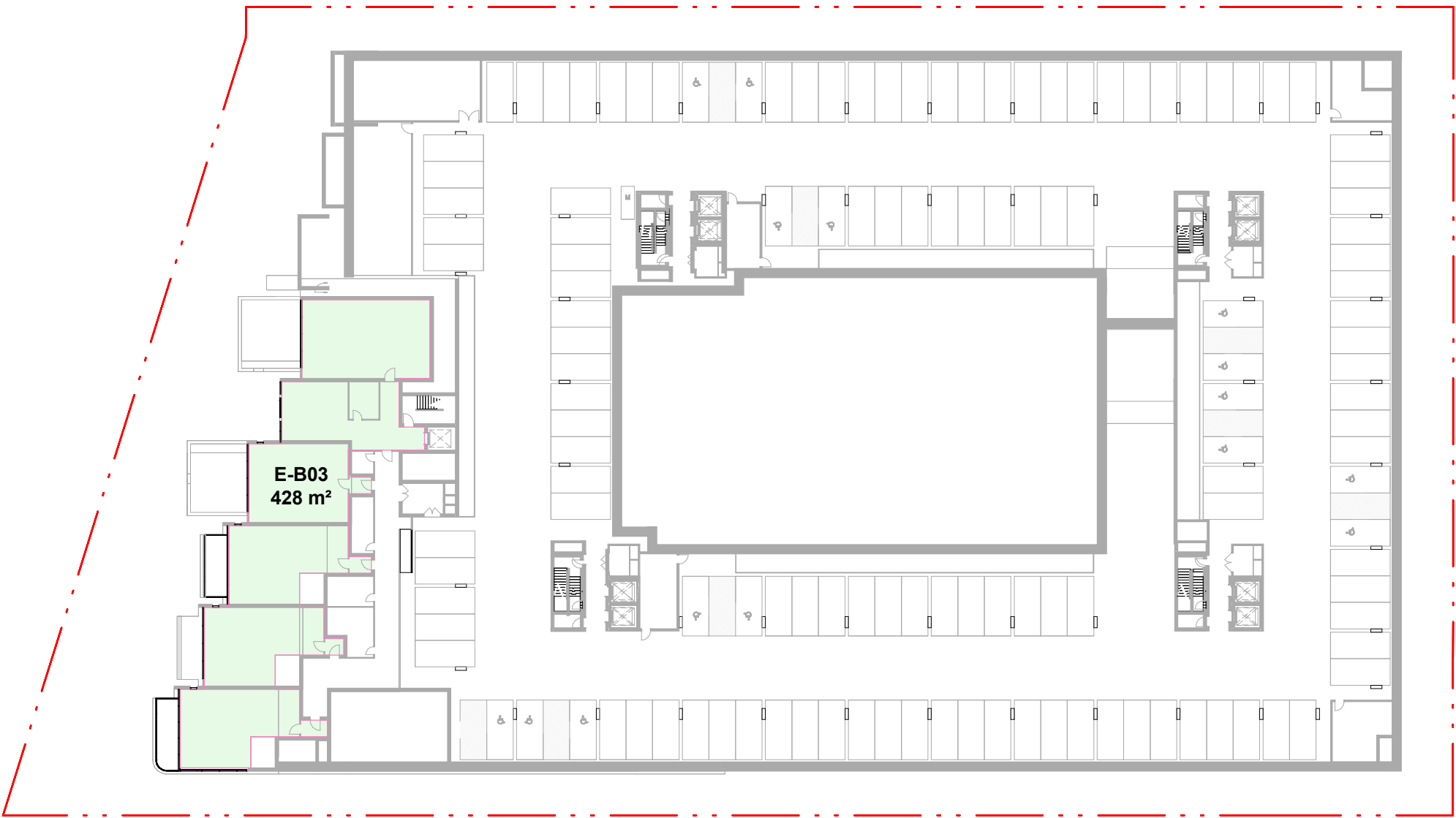
	Block A	Block B	Block C	Block D	Block E	
Level 08	2 / 2	3 / 3	3 / 3	3 / 3		
Level 07	5 / 5	6 / 6	6 / 6	6 / 6		
Level 06	5 / 5	6 / 6	6 / 6	6 / 6		
Level 05	5 / 5	6 / 6	6 / 6	8 / 8		
Level 04	7 / 7	7 / 7	6 / 7	9 / 9		
Level 03	6 / 7	6 / 7	2 / 7	7 / 9		
Level 02	4 / 7	6 / 7	1 / 7	7 / 9		
Level 01	4 / 7	3 / 7	1 / 5	5 / 9		
Ground Floor	1 / 2	/ 4	1 / 4	0 / 4	/ 2	
Basement 01					1 / 4	
Basement 02					/ 5	
Basement 03					/ 2	
Basement 04					/ 3	
Total	39 / 47	43 / 53	32 / 51	51 / 63	1 / 16	166 / 230
	83%	81%	63%	81%	6%	72%

***TOTAL NUMBER OF SOLAR COMPLIANT APARTMENTS LOST: 2 (D006) 2 (A002)**

NO. REVISION				DATE		REVISION NOTES:	KEYPLAN	ARCHITECT	OTHERS	CLIENT	PROJECT	QA STAMP	STATUS	DWG NO	REVISION	DATE
ID	BY	CHK	AC													
1) For Discussion																
A WIP ARCH PLAN - ISSUE FOR DISCUSSION																
B WIP - ISSUE FOR INFORMATION																
C Issue for DEEP Analysis																
D DA LODGEENT																
E RFI RESPONSE																
F RFI RESPONSE 2.0																
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A0413																
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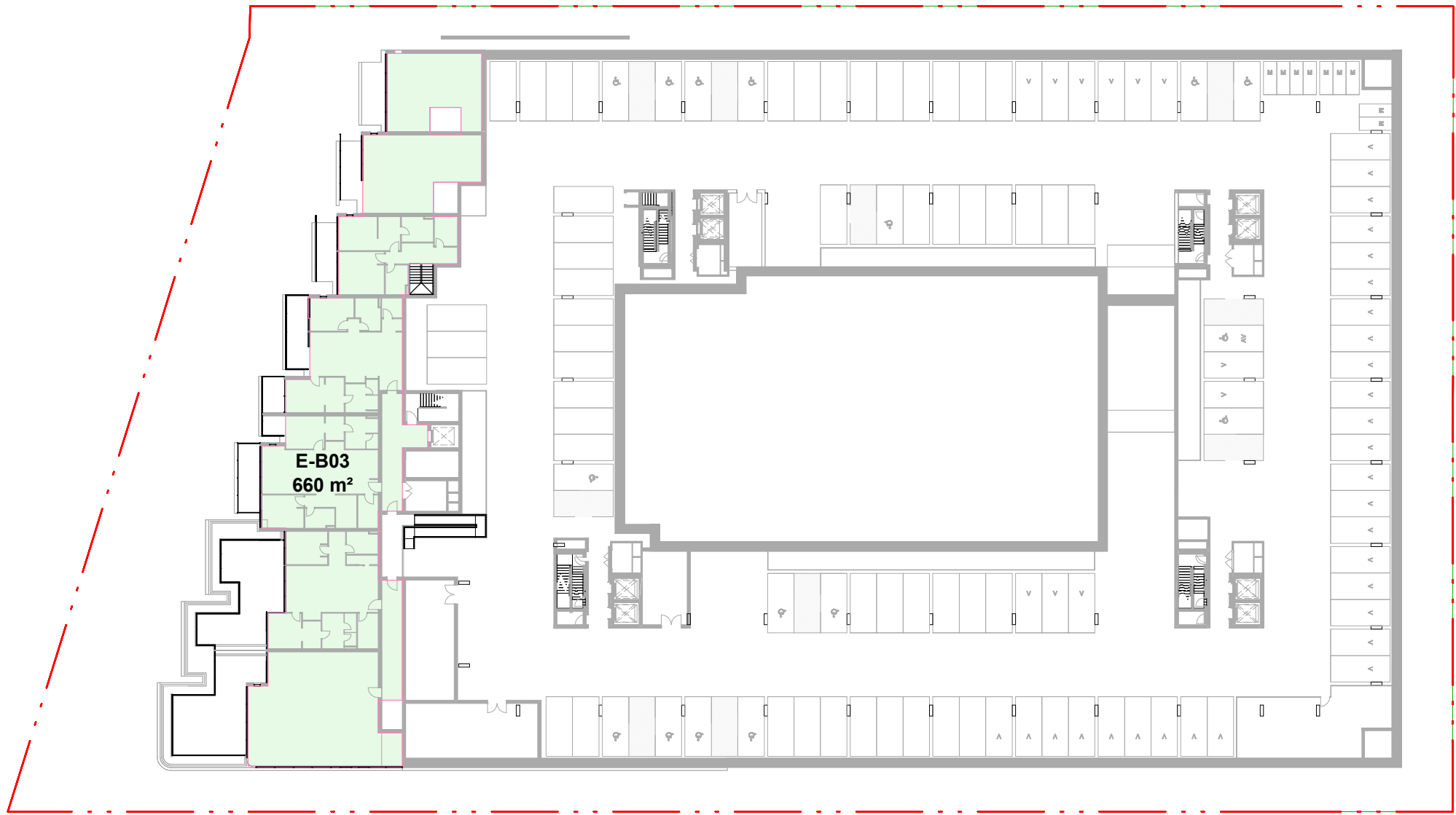
BASEMENT 04



BASEMENT 03



BASEMENT 02



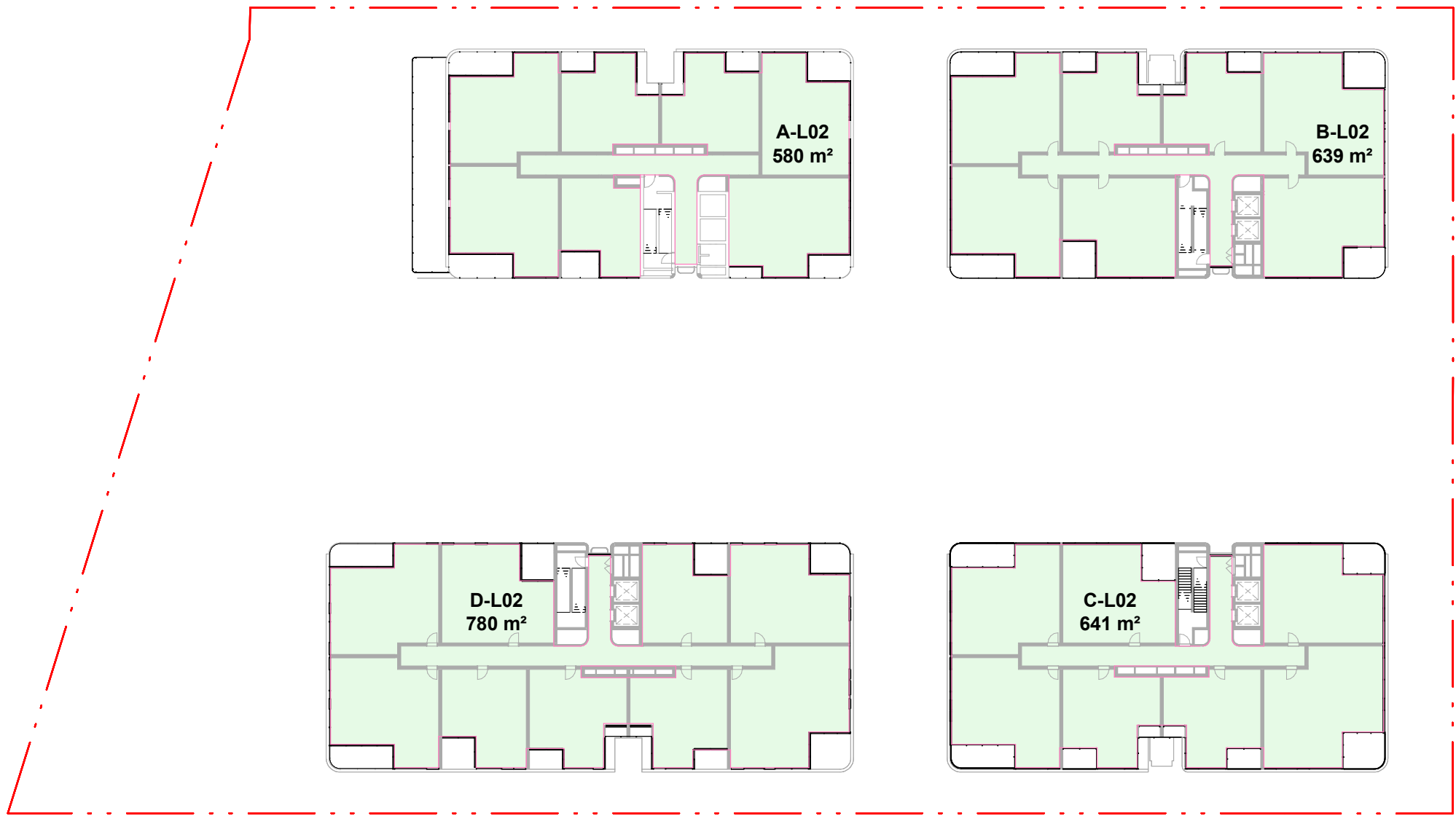
BASEMENT 01



LEVEL GND



LEVEL 01



LEVEL 02



LEVEL 03



LEVEL 04

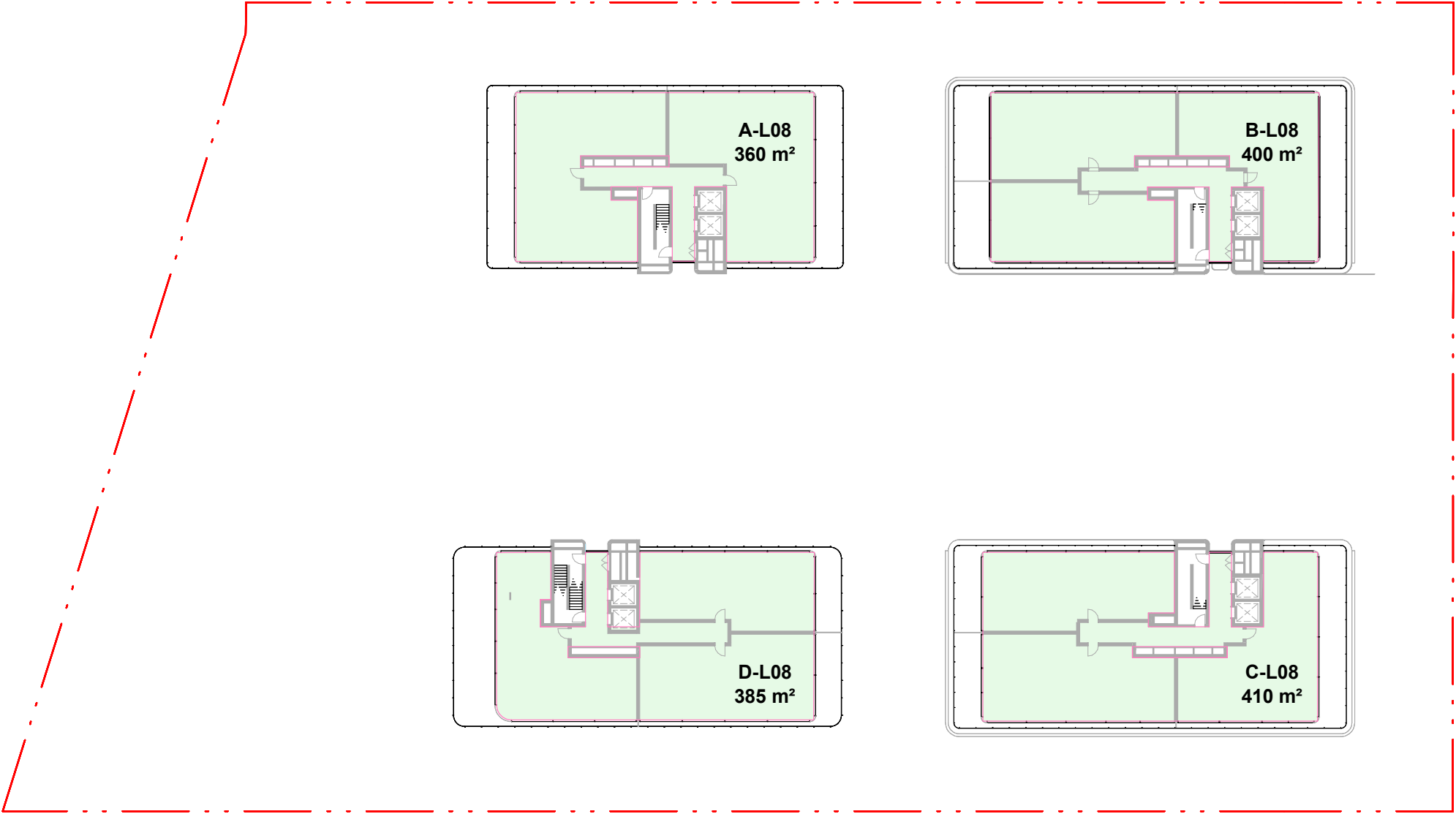
NO.					REVISION					BY					CHK					DATE					REVISION NOTES:					KEY PLAN					NOTES:					OTHERS:					CLIENT:					ARCHITECT:					QA STAMP:					PROJECT:					DWG TITLE:					REVISION:																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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LEVEL 05

LEVEL 06

LEVEL 07



LEVEL 08

AREA SCHEDULE (GFA)

BASEMENT 04		LEVEL GND		LEVEL 02		LEVEL 04		LEVEL 06		LEVEL 08	
E-B04	202 m²	A-GF	667 m²	A-L02	580 m²	A-L04	591 m²	A-L06	460 m²	A-L08	360 m²
	202 m²	B-GF	545 m²	B-L02	639 m²	B-L04	648 m²	B-L06	509 m²	B-L08	400 m²
BASEMENT 03		C-GF	419 m²	C-L02	641 m²	C-L04	789 m²	C-L06	509 m²	C-L08	410 m²
E-B03	428 m²	D-GF	708 m²	D-L02	780 m²	D-L04	649 m²	D-L06	557 m²	D-L08	385 m²
	428 m²	E-GF	172 m²		2640 m²		2677 m²		2035 m²		1554 m²
BASEMENT 02			2511 m²	LEVEL 03		LEVEL 05		LEVEL 07		TOTAL GFA	
E-B03	646 m²	A-L01	663 m²	A-L03	580 m²	A-L05	487 m²	A-L07	460 m²	22770 m²	
	646 m²	B-L01	612 m²	B-L03	640 m²	B-L05	546 m²	B-L07	509 m²		
BASEMENT 01		C-L01	423 m²	C-L03	640 m²	C-L05	546 m²	C-L07	509 m²		
E-B03	660 m²	D-L01	781 m²	D-L03	780 m²	D-L05	716 m²	D-L07	527 m²		
	660 m²		2479 m²		2640 m²		2294 m²		2004 m²		

SITE AREA:	8758 m²
FSR:	2.6:1
MAX ALLOWABLE GFA:	22770 m²

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,

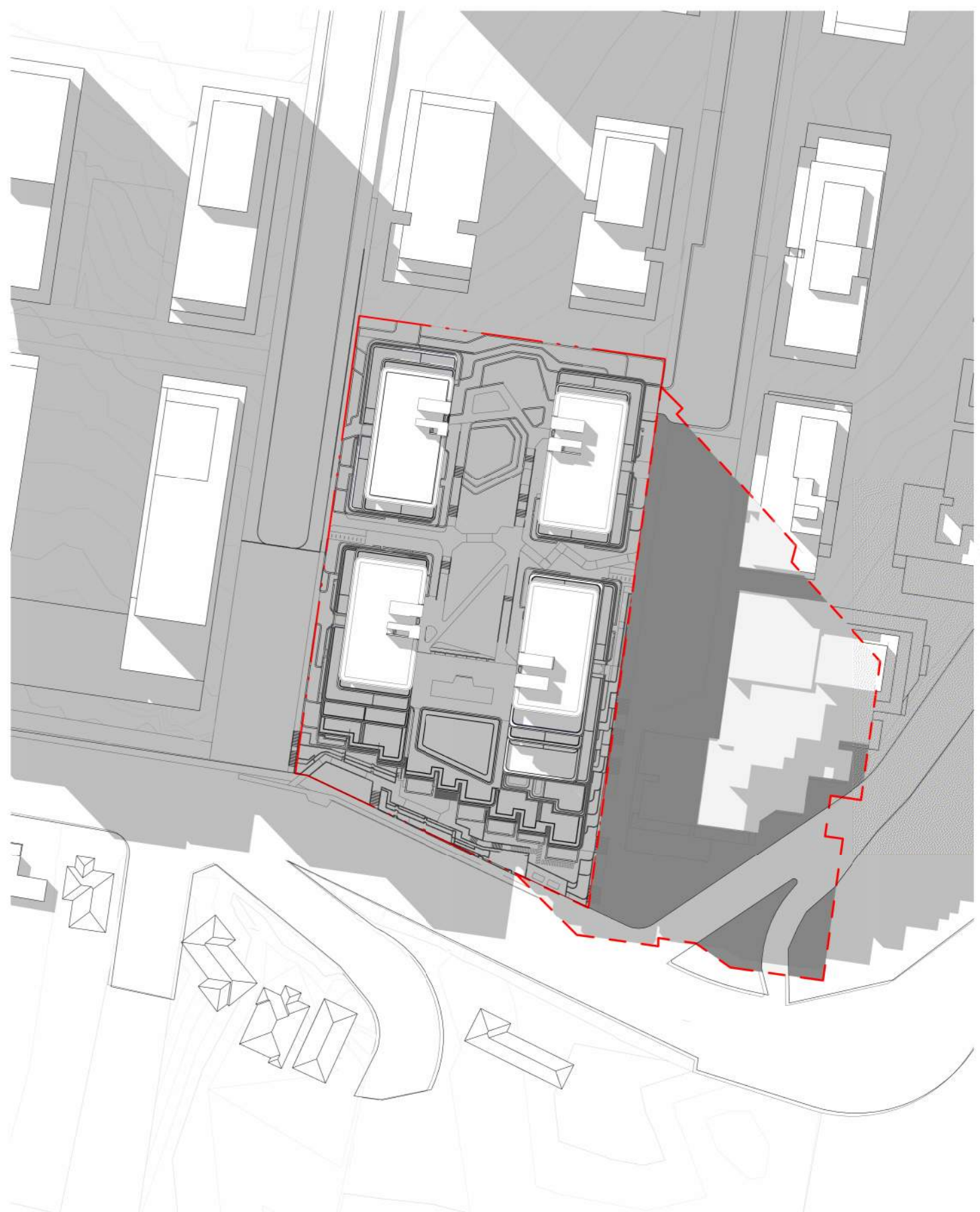
but excludes:

- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement;
- (f) storage, and
- (g) vehicular access, loading areas, garbage and services, and
- (h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (i) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (j) any space used for the loading or unloading of goods (including access to it), and
- (k) terraces and balconies with outer walls less than 1.4 metres high, and
- (l) voids above a floor at the level of a storey or storey above




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1				For revision			17/12/2022		KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT.		GREATON	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ASN 63 131 385 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 18179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM	ST LEONARDS STH, EQ	DEVELOPMENT APPLICATION	A0466	1		
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C				ISSUED FOR INFORMATION			25/02/2022											
D				ISSUED FOR INFORMATION			04/03/2022											
E				ISSUED FOR INFORMATION			01/04/2022											
F				ISSUED FOR INFORMATION			19/04/2022											
G				DA LODGEMENT			29/04/2022											
H				RFI RESPONSE			07/10/2022											
I				RFI RESPONSE 2.0			16/12/2022											

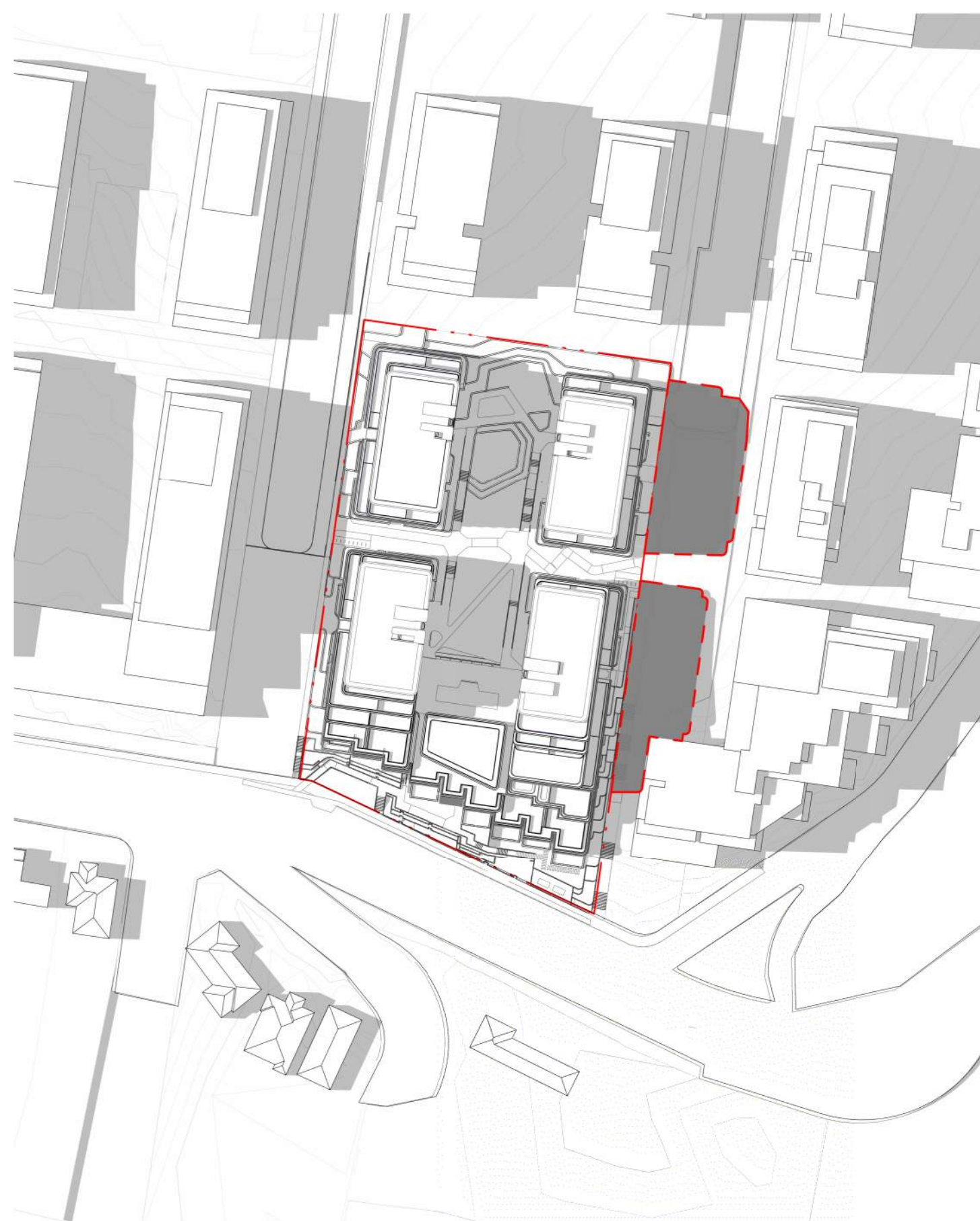
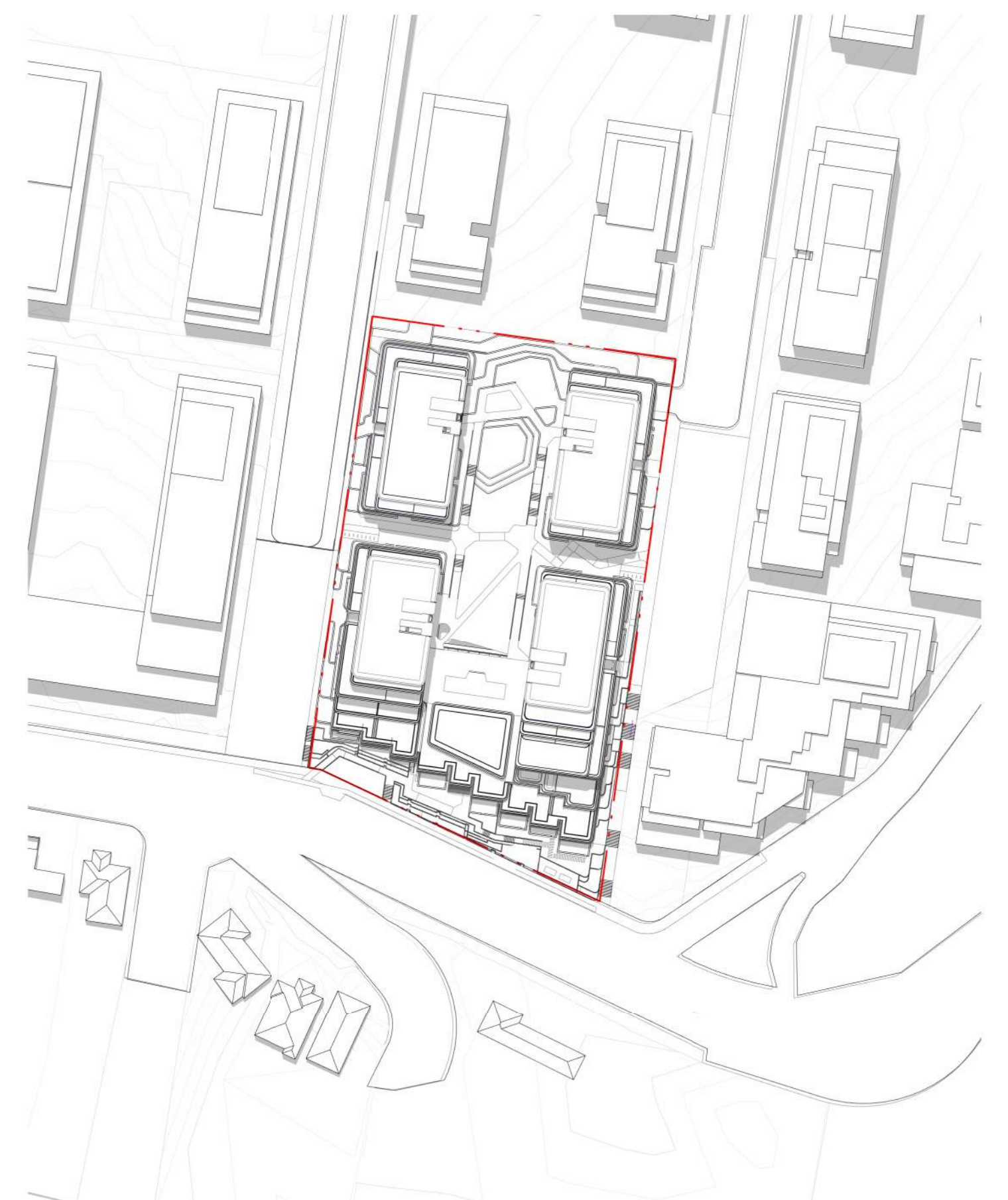
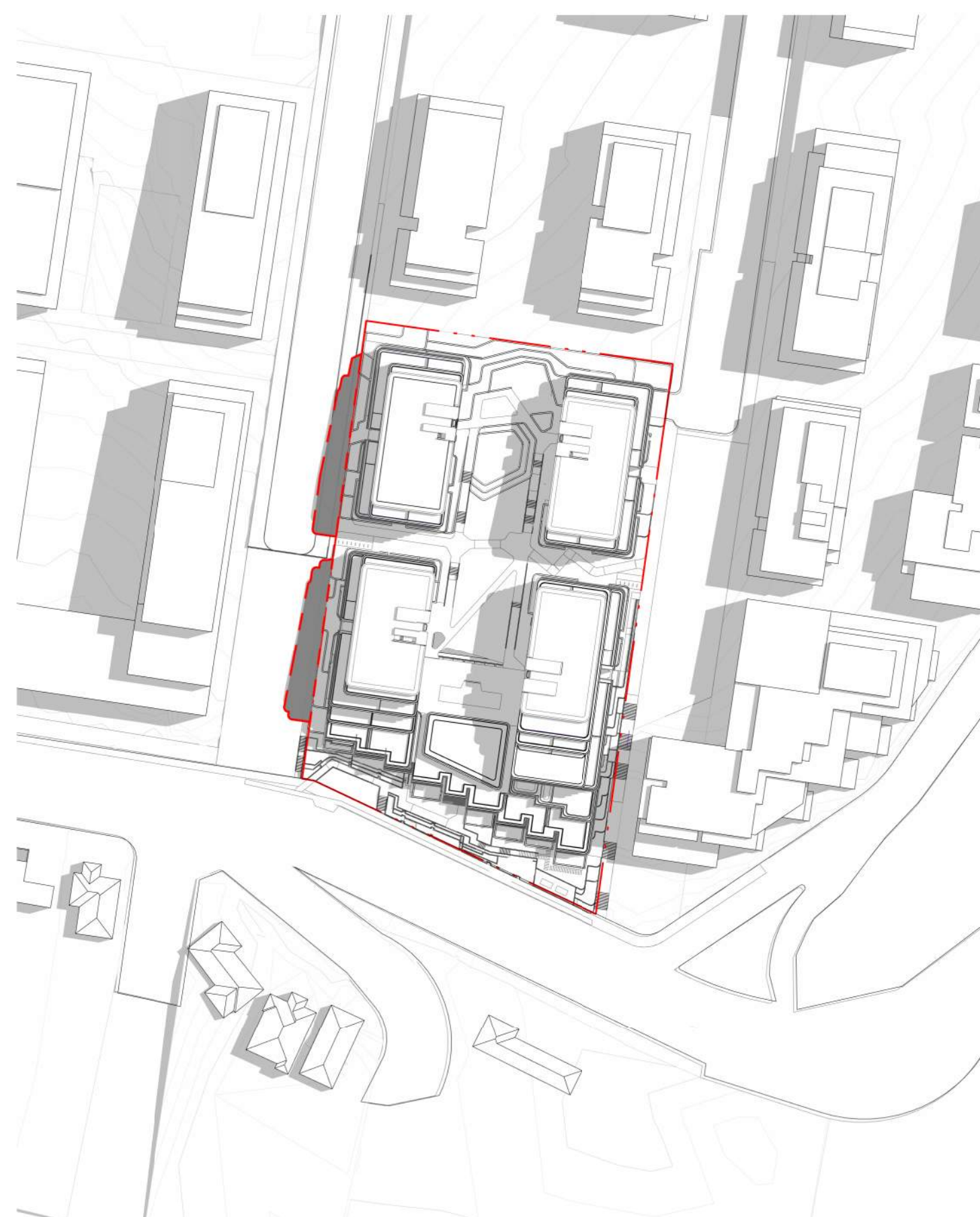
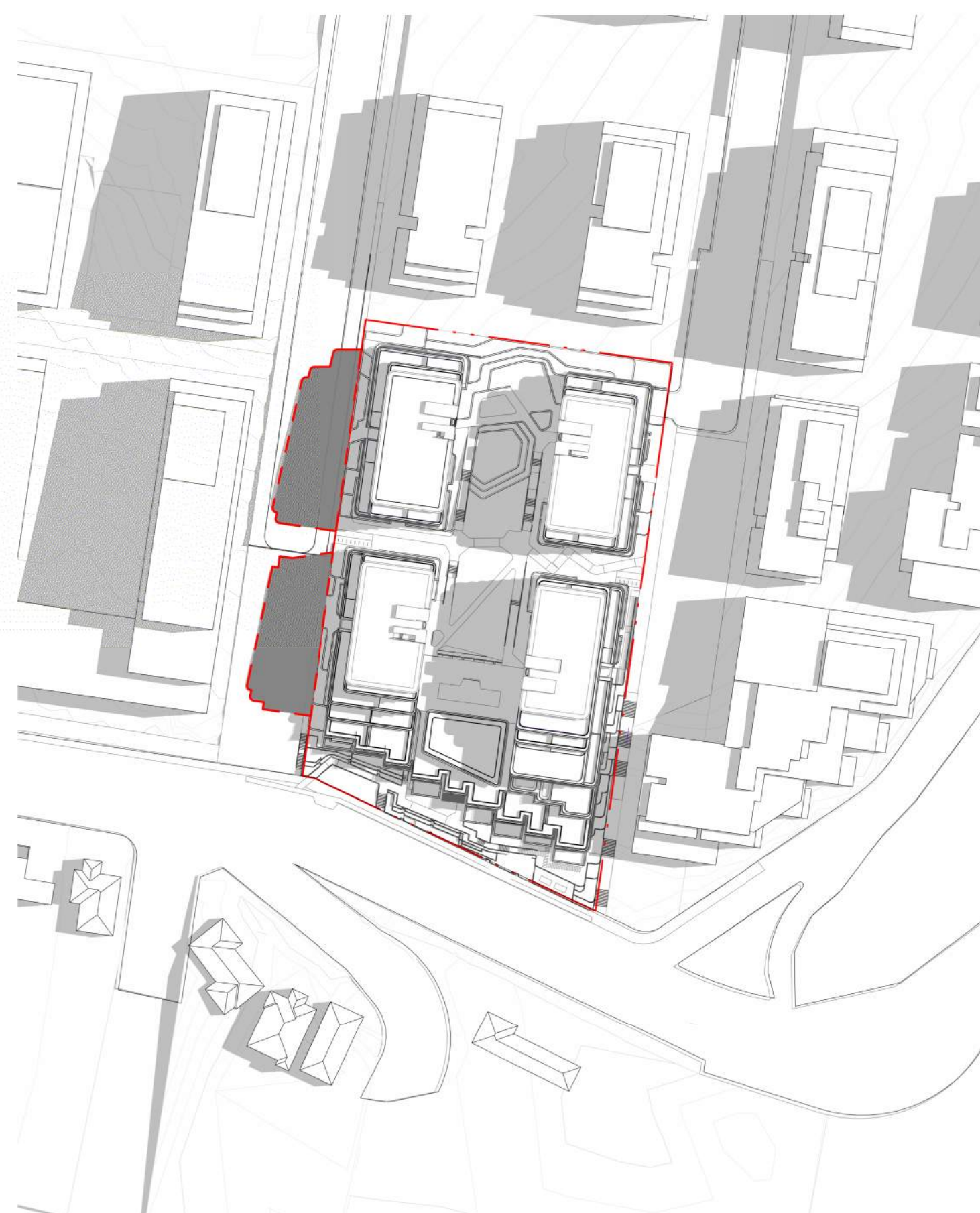


June 21 12pm



June 21 3pm

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A	DA DOCUMENT			NC	GW	26/01/2022			NOTE: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE EDITED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OF ANY LICENCE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THE FOR DOCUMENT STAMPED BY KTA AS A 'QA CONTROLLED' DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT DEPICTED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		GREATON LEVEL 20, 20 BOND STREET, SYDNEY NSW 2000	SUITE 41 & 42, LEVEL 4 61 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9898 9510 ABN 65 151 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 16179 OLD ARCHITECTS 5590 KOICHI TAKADA.COM	Koichi Takada Architects		ST LEONARDS STH, EQ LOT 18, 19 & 20	SHADOW DIAGRAMS 01	C	16/12/2022
B	RF RESPONSE			NC	GW	07/10/2022												
C	RF RESPONSE 2.0			NC	GW	16/12/2022												
								CLOUD LEGEND										
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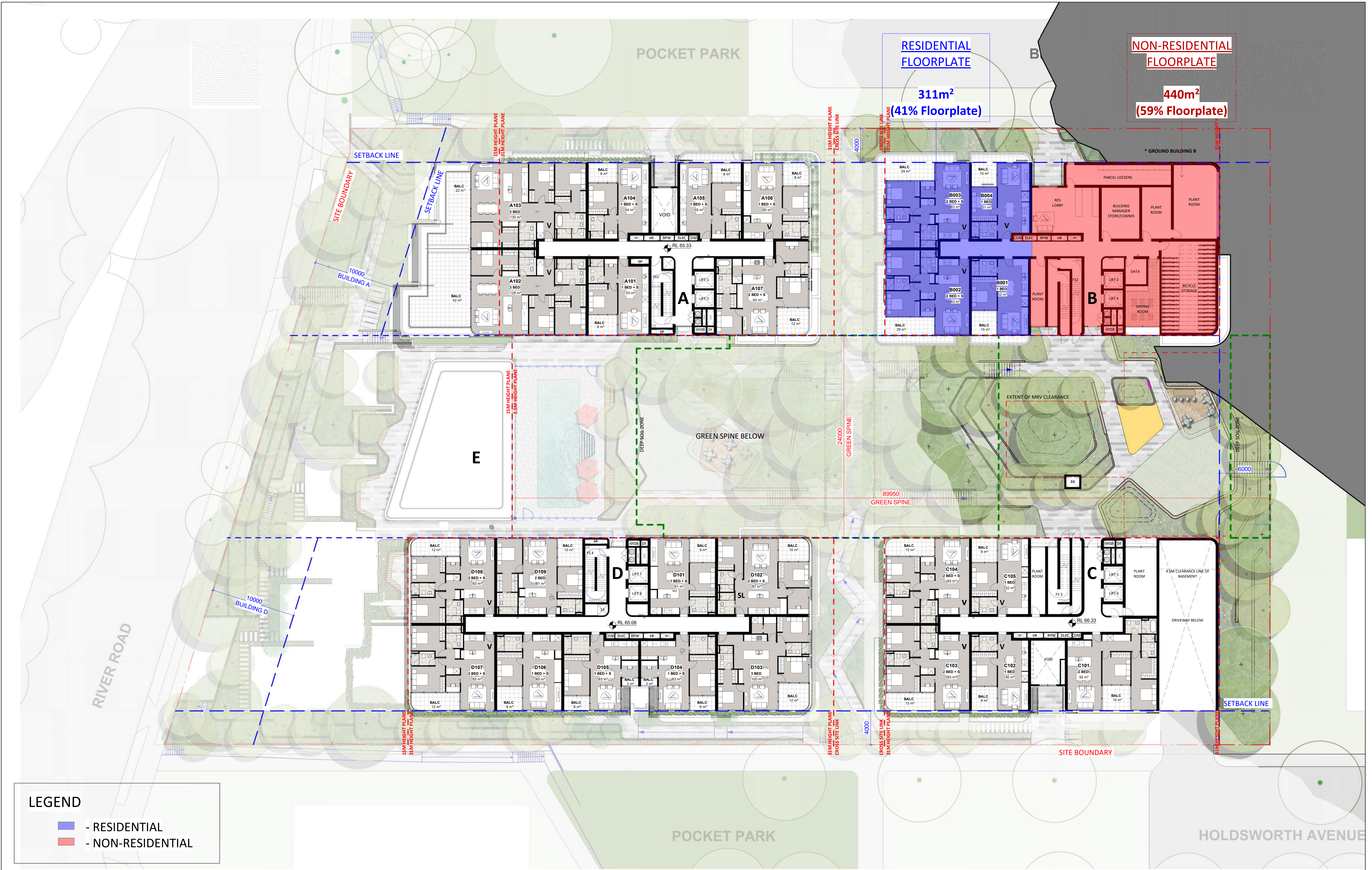
NO. REVISION A DA LODGE/EMEND B RF RESPONSE C RF RESPONSE 2.0				BY CHK DATE RC GW 29/04/2022 RC GW 07/10/2022 RC GW 15/09/2021		REVISION NOTES:		KEY PLAN		NOTES: KOICHI TAKADA ARCHITECTS (KTA) RETAIN ALL COMMON LAW AND STATUTORY RIGHTS INCLUDING COPYRIGHT © AND INTELLECTUAL PROPERTY RIGHTS TO THIS DOCUMENT. THIS DOCUMENT MUST NOT BE COPIED, PARTIALLY EXTRACTED, REPRODUCED OR DISTRIBUTED IN ANY MANNER WITHOUT KTA'S EXPRESS WRITTEN CONSENT AND UNDER NO CIRCUMSTANCES SHALL THE TRANSFER OF THIS DOCUMENT BE DEEMED A SALE OR CONSTITUTE A TRANSFER OR ANY LICENSE TO USE THE DOCUMENT WITHOUT KTA'S KNOWLEDGE OR CONSENT. THIS FOR DOCUMENT STAMPED BY KTA AS A QA CONTROLLED DOCUMENT IS THE ONLY OFFICIAL VERSION OF THIS DOCUMENT AND IS STRICTLY SUBJECT TO COPYRIGHT ©. THE CONTENT AND ACCURACY OF THE DOCUMENT IS STRICTLY LIMITED TO THAT SPECIFIED IN THE QA CONTROLLED PDF. DO NOT MEASURE FROM THE ELECTRONIC OR HARD COPY VERSIONS OF THIS DOCUMENT. VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING SHOP DRAWINGS, FABRICATION, CONSTRUCTION OR INSTALLATION.		OTHERS		CLIENT GREATON LEVEL 20, 20 BOND STREET, SYDNEY NSW 2000		ARCHITECT SUITE 41 & 42, LEVEL 4 81 MARLBOROUGH ST SURRY HILLS, NSW 2010 T 02 9698 8510 ABN 63 131 365 896 NOMINATED ARCHITECT: KOICHI TAKADA NSW ARCHITECTS 6901 VIC ARCHITECTS 19179 QLD ARCHITECTS 5590 KOICHI TAKADA.COM		PROJECT ST LEONARDS STH, EQ LOT 18,19 & 20		DWG TITLE SHADOW DIAGRAMS 02		DWO/NO A0497		REVISION C		DATE 16/12/2022	
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F	ISSUED FOR INFORMATION				RC		04/03/2022										
G	ISSUED FOR INFORMATION				RC		10/03/2022										
H	ISSUED FOR INFORMATION				RC		21/03/2022										
I	ISSUED FOR INFORMATION				RC		01/04/2022										
J	ISSUED FOR INFORMATION				RC		19/04/2022										
K	DA LOGGMENT				RC	GW	29/04/2022										
L	FOR INFORMATION				RC	AC	22/05/2022										
M	FOR INFORMATION				RC	GW	23/05/2022										
N	FOR INFORMATION				RC	GW	26/05/2022										
O	RPI RESPONSE				RC	GW	07/10/2022										
P	FOR INFORMATION				RC	GW	22/11/2022										
Q	FOR INFORMATION				RC	GW	02/12/2022										
R	FOR INFORMATION				RC	GW	09/12/2022										
S	RPI RESPONSE 2.0				RC	GW	16/12/2022										
CLOUD LEGEND									REVISION	ON HOLD							
																	
																	
										1:200@A1, 1:400@A3							
										16/12/2022							



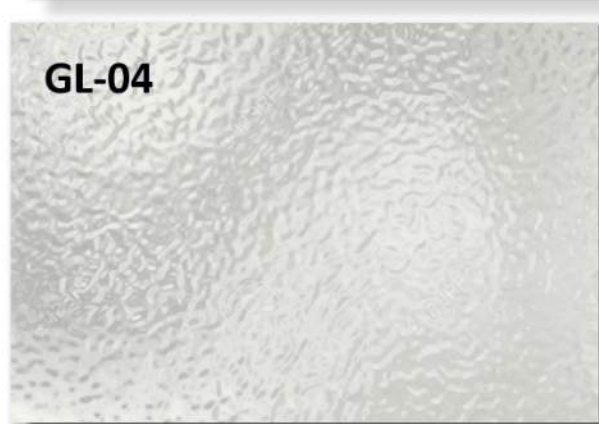
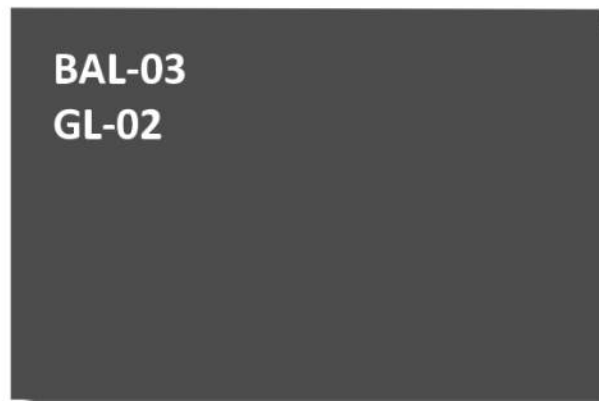
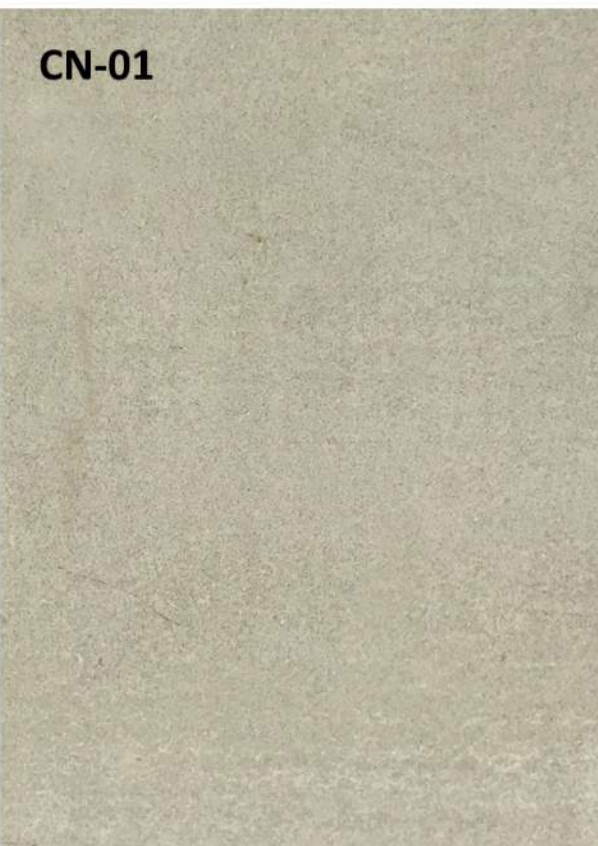
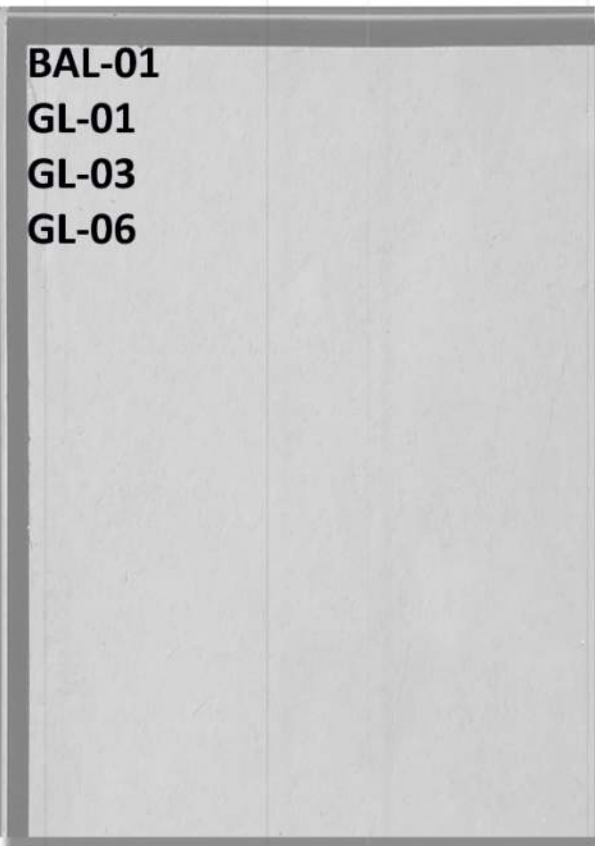
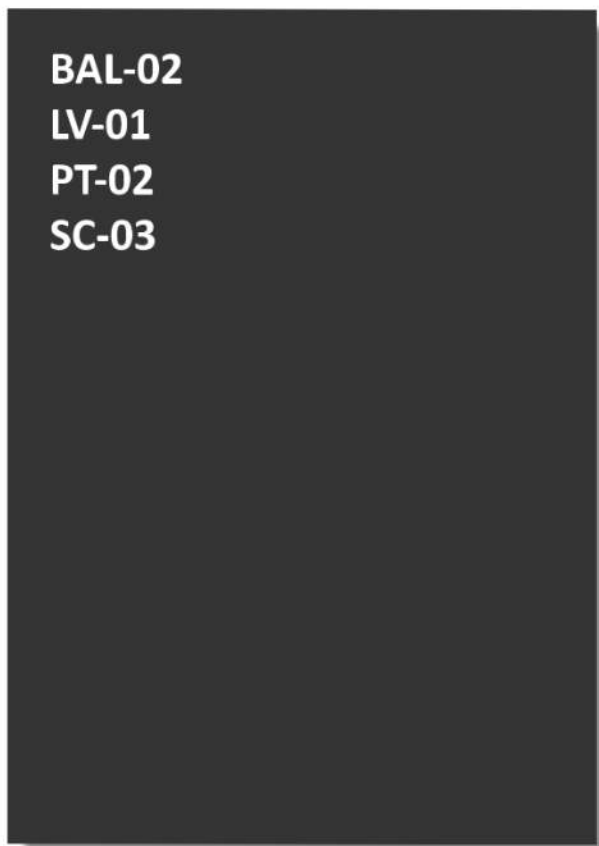
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H					ISSUED FOR INFORMATION		RC		21/03/2020																								
I					ISSUED FOR INFORMATION		RC		01/04/2022																								
J					ISSUED FOR INFORMATION		RC		16/04/2022																								
K					DA LODGEMENT		RC		GW		26/04/2022																						
L					FOR INFORMATION		RC		AC		22/08/2022																						
M					FOR INFORMATION		RC		GW		23/08/2022																						
N					FOR INFORMATION		RC		GW		26/08/2022																						
O					RFI RESPONSE		RC		GW		07/10/2022																						
P					FOR INFORMATION		RC		GW		22/11/2022																						
Q					FOR INFORMATION		RC		GW		02/12/2022																						
R					RFI RESPONSE 2.0		RC		GW		16/12/2022																						
														CLOUD LEGEND		REVISION		ON HOLD															
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														16/12/2022																			

MATERIAL LEGEND FINISHES	
CODE	DESCRIPTION

BAL-01	Glass Balustrade
BAL-02	Vertical steel post balustrade
BAL-03	Colourback Glass Balustrade
CN-01	Concrete Look Render
GL-01	Clear Glass
GL-02	Colourback Glass
GL-03	Operable Awning Glass
GL-04	Frosted Glass
GL-05	High Performance Clear Glass
GL-06	Clear Glass Common Areas
LV-01	Dark Finish Powdercoat Aluminium Louvered Panels
MF-01	Metal Finish Banding Light Powdercoat Finish
MF-02	Metal Finish Roof Light Powder Coat Finish
PT-02	Dark Painted Concrete
SC-01	Light Timber Look Aluminium Batten Screen
SC-02	Dark Finish Powdercoat Aluminium Batten Screen
SC-03	Dark Finish Powdercoat Aluminium Plant Screen
ST-01	Sandstone Cladding

[illegible]