AREA 1, 2 & 4 ST LEONARDS SOUTH

SITE 1,2,4

4-8 MARSHALL AVE, 1-5 CANBERRA AVE, 2-8 HOLDSWORTH AVE, ST LEONARDS

DRAWING LIST

DRAWING NUMBER	DRAWING TITLE	REVISION
TP00.00	COVER PAGE	C
TP00.01	SITE PLAN	B
TP00.02	DEMOLITION PLAN	B
TP01.00	BASEMENT 4	D
TP01.01	BASEMENT 3	D
TP01.02	BASEMENT 2	D
TP01.03	BASEMENT 1	E
TP01.04	LEVEL 0	D
TP01.05	LEVEL 1	F
TP01.11	LEVEL 2	F
TP01.12	LEVEL 3	D
TP01.13	LEVEL 4	D
TP01.14	LEVEL 5	C
TP01.15	LEVEL 6	C
TP01.16	LEVEL 7	B
TP01.17	LEVEL 8	B
TP01.18	LEVEL 9	C
TP01.19	LEVEL 10	C
TP01.20	LEVEL 11	C
TP01.21	LEVEL 12	C
TP01.22	LEVEL 13	C
TP01.23	LEVEL 14	C
TP01.24	LEVEL 15	C
TP01.25	LEVEL 16	C
TP01.26	LEVEL 17	B
TP01.27	LEVEL 18	B
TP01.28	LEVEL 19	B
TP01.29	ROOF PLAN	B
TP02.01	NORTH ELEVATION - BUILDING 1 & 2	C
TP02.02	SOUTH ELEVATION - BUILDING 4	B
TP02.03	SOUTH ELEVATION - BUILDING 1 & 2	C
TP02.04	EAST ELEVATION - BUILDING 1	C
TP02.05	EAST ELEVATION - BUILDING 2 & 4	B
TP02.06	WEST ELEVATION - BUILDING 2 & 4	B
TP02.07	WEST ELEVATION - BUILDING 1	B
TP02.08	NORTH ELEVATION - BUILDING 4	B
TP03.01	SECTION A1	B
TP03.02	SECTION A2	B
TP03.03	SECTION B	B
TP03.04	SECTION C	B
TP03.11	SECTION - RAMPS	A
TP05.00	OVERALL DEVELOPMENT SUMMARY	C
TP11.01	GFA - TOWER ONE	B
TP11.03	GFA - TOWER TWO AND FOUR	B
TP11.05	GFA - TOWER TWO AND FOUR	B
TP12.01	3D SOLAR POV STUDIES	B
TP12.02	3D SOLAR POV STUDIES	B
TP12.03	3D SOLAR POV STUDIES	B
TP13.01	SEPP 65 COMPLIANCE	B
TP13.02	SEPP 65 COMPLIANCE	B
TP13.03	SEPP 65 COMPLIANCE	B
TP13.04	SEPP 65 COMPLIANCE	B
TP13.05	DEEP SOIL + SITE AMENITY	E
TP13.06	COMMUNAL OPEN SPACE	B
TP13.07	HEIGHT PLANE DIAGRAM	B
TP13.08	T2 T4 FOOTPRINT	A
TP13.11	STORAGE COMPLIANCE	B
TP14.01	SHADOWS PROPOSED	B
TP14.02	SHADOWS PROPOSED	B
TP14.03	SHADOWS PROPOSED	B
TP15.01	ADAPTABLE AND VISITABLE COMPLIANCE	C
TP15.02	ADAPTABLE LAYOUT PLANS	B
TP15.03	ADAPTABLE LAYOUT PLANS	B
TP15.04	ADAPTABLE LAYOUT PLANS	B
TP15.05	ADAPTABLE LAYOUT PLANS	A
TP15.06	ADAPTABLE LAYOUT PLANS	A

DRAWING TOTAL: 66

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Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA
C	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **COVER PAGE**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1

Drawing No.: **TP00.00** **C**

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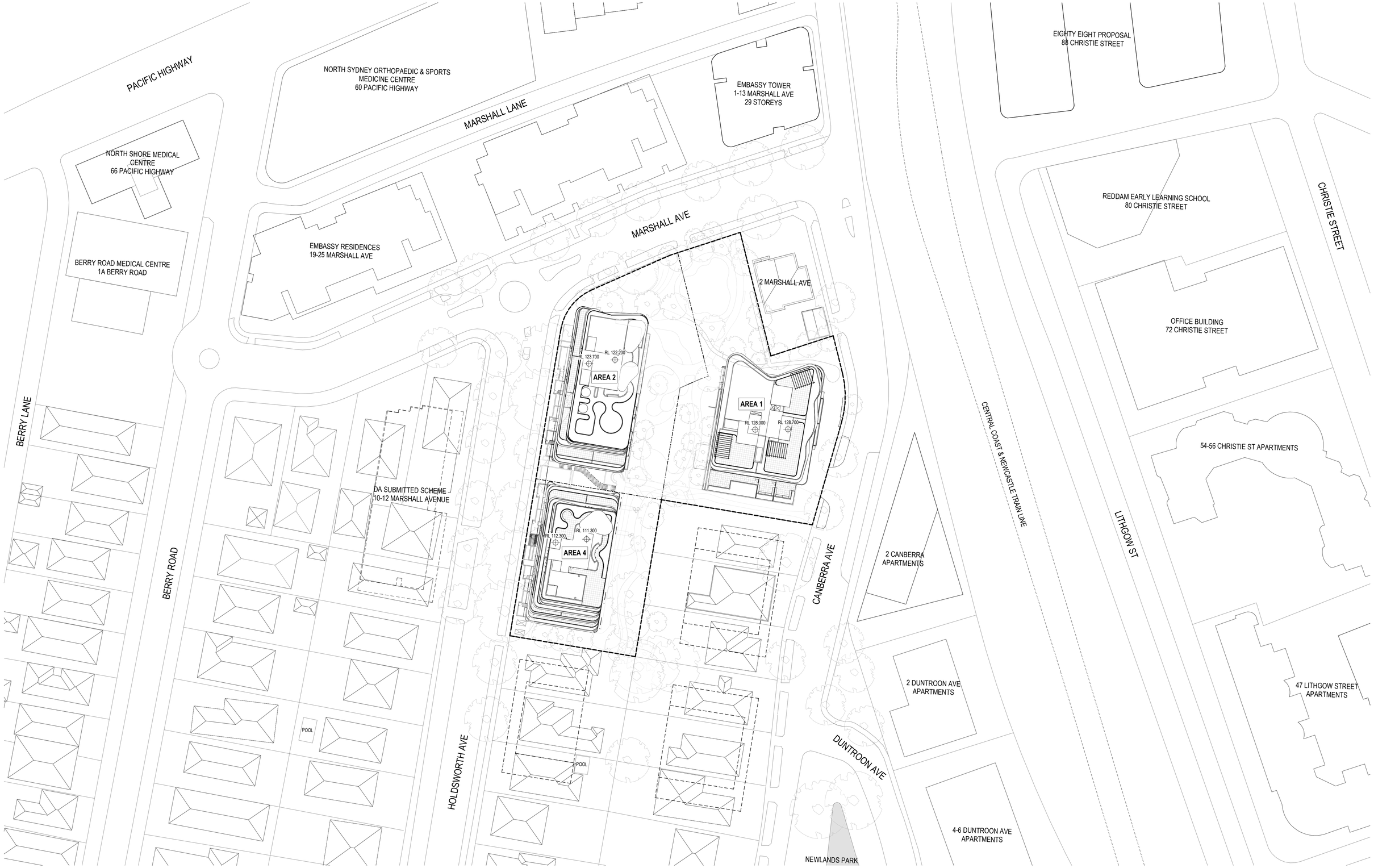

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REFER TO LANDSCAPE DRAWINGS BY LANDSCAPE ARCHITECT FOR FURTHER INFORMATION

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SITE PLAN**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 500**

Drawing No.: **TP00.01** **B**

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Demolition Notes

Contractor to confirm existing conditions on site.

Contractor to demolish existing structure/remove all materials. Cut and seal services as required in accordance with local authority requirements and a.s. codes for that trade u.n.o

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

Asbestos
Contractor to allow for complete demolition & removal of all asbestos products. All asbestos products to be removed & handled as per relevant Australian standards

Extent of demolition work as indicated on this drawing & heritage consultants drawings & specifications, including but not limited to the following:

Removal/demolition of all existing floor/slabs & footings, external and internal walls, windows, doors, cladding, gutters, downpipes, rainwater heads, cappings, flashing gutter board supports etc. u.n.o

Removal/demolition of all existing works including but not limited to external steps, paths, carparks, planters & landscaping, gates, fences, garden walls, retaining walls, bollards, light blades signs, columns etc. u.n.o

Removal/demolition of all existing fixtures and fittings including but not limited to lights, taps, basins, wcs etc. Disconnection & removal of existing services to be undertaken by appropriate contractors

Contractor to make good damage to adjoining buildings, pavement, laneways, roads, fences, kerbs, channels, services, street furniture, carspace markings etc. (ie. Any adjoining objects/materials not within site boundary) resulting from demolition works.

All repairs to authority requirements or to condition prior to demolition. Contractors are responsible for relocation and co-ordination of road carparking markings, ticket machines etc.

Preliminary
Precautionary measures to be undertaken as described in AS.2601-2001. A "hazardous substances management plan" is to be implemented before and during demolition if the preliminary investigation of the building identifies any hazardous materials contained therein. These materials will be removed as per the guidelines of the responsible authority and clearance certificate obtained before demolition commences

Safety fencing
Security fences shall be provided to the street boundary of the demolition site and any additional precautionary measures, taken as may be necessary to prevent unauthorised entry to the site, where the demolition site adjoins a public thoroughfare the common boundary between them shall be fenced for its full length with a hoarding unless the least horizontal distance between the common boundary and the nearest part of the structure is greater than twice the height of the structure. The fencing shall be the equivalent of the chain wire as specified in AS.1725

Notices lettered in accordance with AS.1319 and displaying the words "warning demolition in progress", or similar, shall be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident

Demolition work
Structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure, and the safety of persons on and outside the site, will be maintained in the event of sudden and severe weather changes.

Walls on the boundaries are to be demolished in a safe and workmanship like manner. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse, allowable loading of the suspended floors shall be determined by an independent structural engineer.

Dust control
The techniques adopted for stripping out and for demolition shall minimise the release of dust into the atmosphere. Before the commencement of stripping or demolition in an area of a structure, any existing accumulations of dust in that area shall be collected, placed in suitable containers and removed. Selection of an appropriate collection technique, such as vacuuming or hosing down, shall take due account of the nature of the dust and the type of hazard it presents. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purposed shall be avoided.

Noise control
Noise shall be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever practicable to epa/code requirements.

Note:
1. Attention is drawn to recommendations in AS.2436
2. Hours of operating equipment may be restricted by regulatory authority

Fire services
Where a fire hydrant service or a fire hose reel service is provided in a building, it shall be available at all times during the demolition of the building, so that all remaining storeys except the two uppermost storeys, are serviced. Access to the fire protection services, including any booster fitting, shall be maintained at all times. If a sprinkler system is installed in a building to be demolished, it shall be maintained in an operable condition at each storey below the two uppermost unstripped storeys.

Suitable portable fire extinguishers shall be kept at all times in working area and are not protected by other fire services, and maintained in an operable condition.

Adjoining properties
Safe access to and egress from adjoining buildings shall be maintained at all times for the duration of the demolition work. No demolition activity shall cause damage to or adversely affect the structural integrity of adjoining buildings. The effects of vibration and conversion on adjoining buildings and their occupants shall be minimised by selecting demolition methods and equipment appropriate to the circumstances. Where any surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate. Precautions shall be taken to minimise the spreading of mud and debris by vehicles leaving the site.

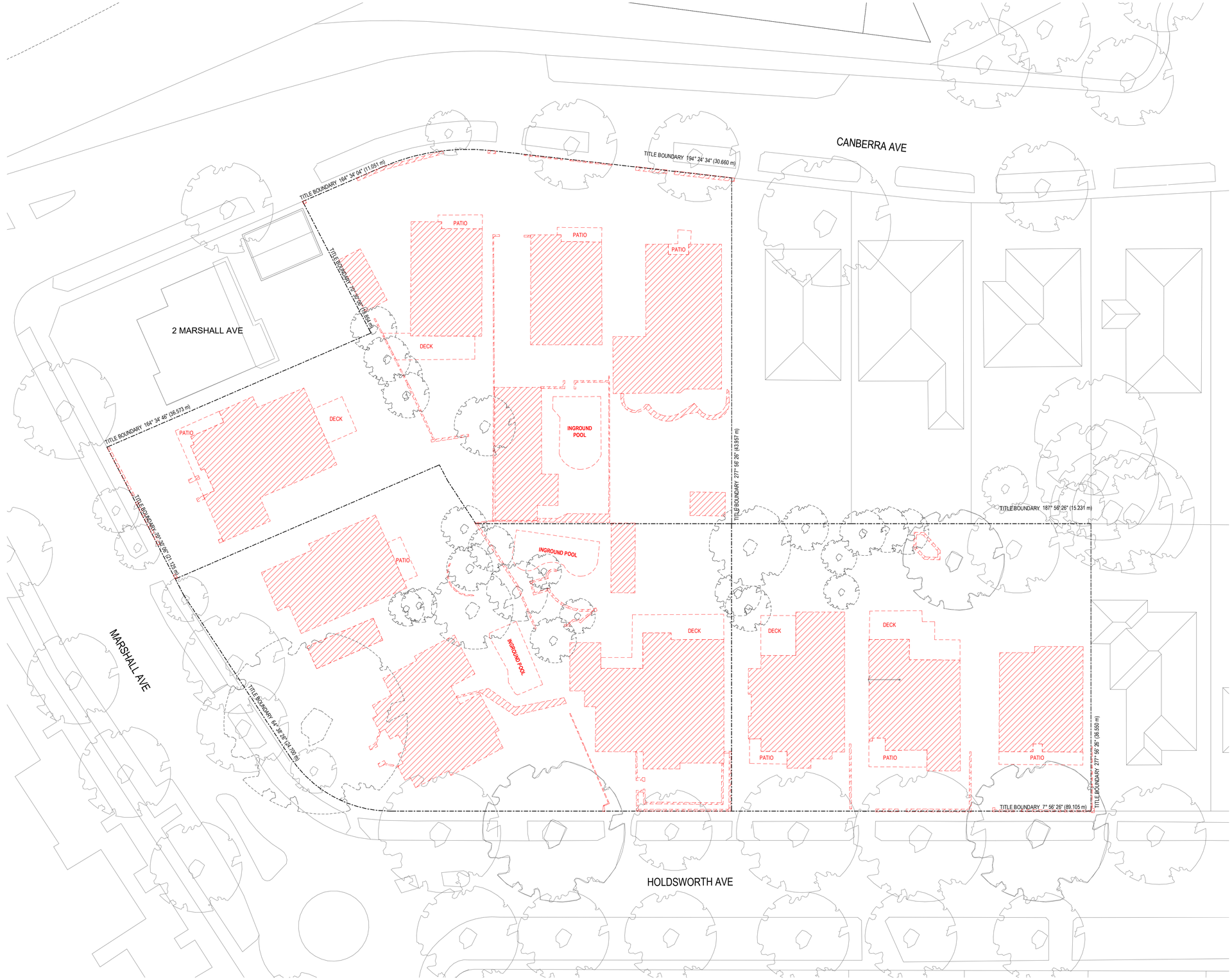
General
Openings in existing walls and floors, through which there is a risk of persons falling to lower level, shall be either properly guarded or boarded over and the boarding secured against unauthorised or accidental removal. Precautions shall be taken to prevent glass from falling on any person in or outside the building. Demolished material shall not be allowed to fall freely outside the structure unless it is confined within a chute or similar enclosure, which is clear of obstructions to objects falling freely.

Demolished material shall be removed progressively from the site and at any time, shall not be allowed to accumulate to the extent that it presents a hazard to the public or to site personnel.

All drawings to be read in conjunction with heritage consultants drawings and specifications

Site protection/shoring legend
Permanent site shoring
Temporary site shoring
Note:
Refer structural engineers drawings for all site protection and shoring details

Demolition of existing dwellings has been approved under the NSW Complying Development Code, reference CDC-92182. Demolition does not form part of this Development Application and this drawing is provided for information only.



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Revisions				
A	30.06.22	DA SUBMISSION	RIC
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BUILDINGS TO BE DEMOLISHED

HARDSTAND TO BE DEMOLISHED

TREES WITHIN DEVELOPMENT FOR TREE REMOVAL OR RELOCATON. REFER TO ARBORIST AND LANDSCAPE ARCHITECT'S REPORT

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **DEMOLITION PLAN**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP00.02** **B**

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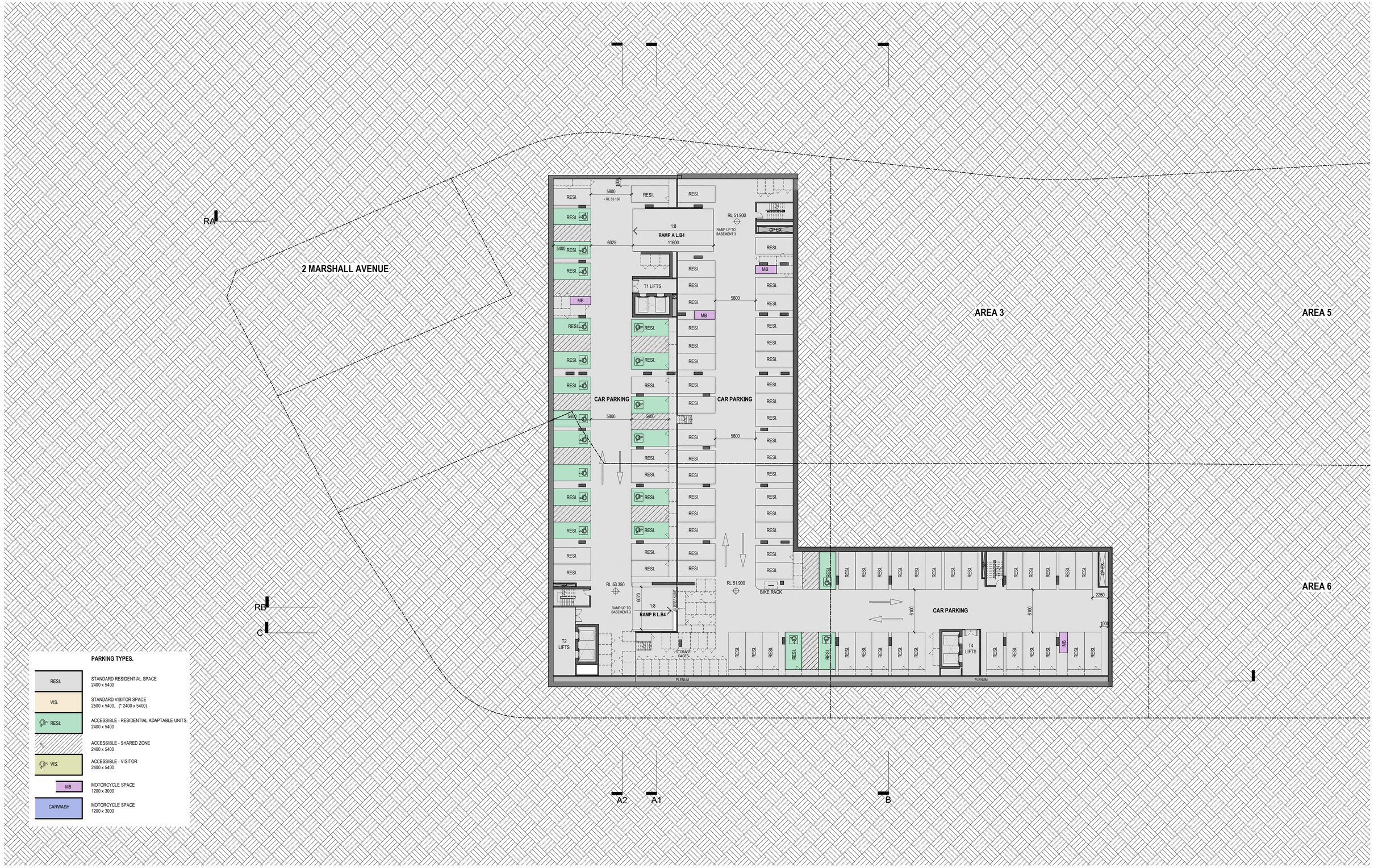

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Revisions

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B	08.09.22	RFI RESPONSE	MA
C	30.09.22	RFI RESPONSE	MA
D	13.10.22	RFI RESPONSE	MA

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Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: BASEMENT 4

Project No: 221089

Date: 13.10.22

Author: MA

Scale: @ A1: As indicated

Drawing No.: TP01.00 D

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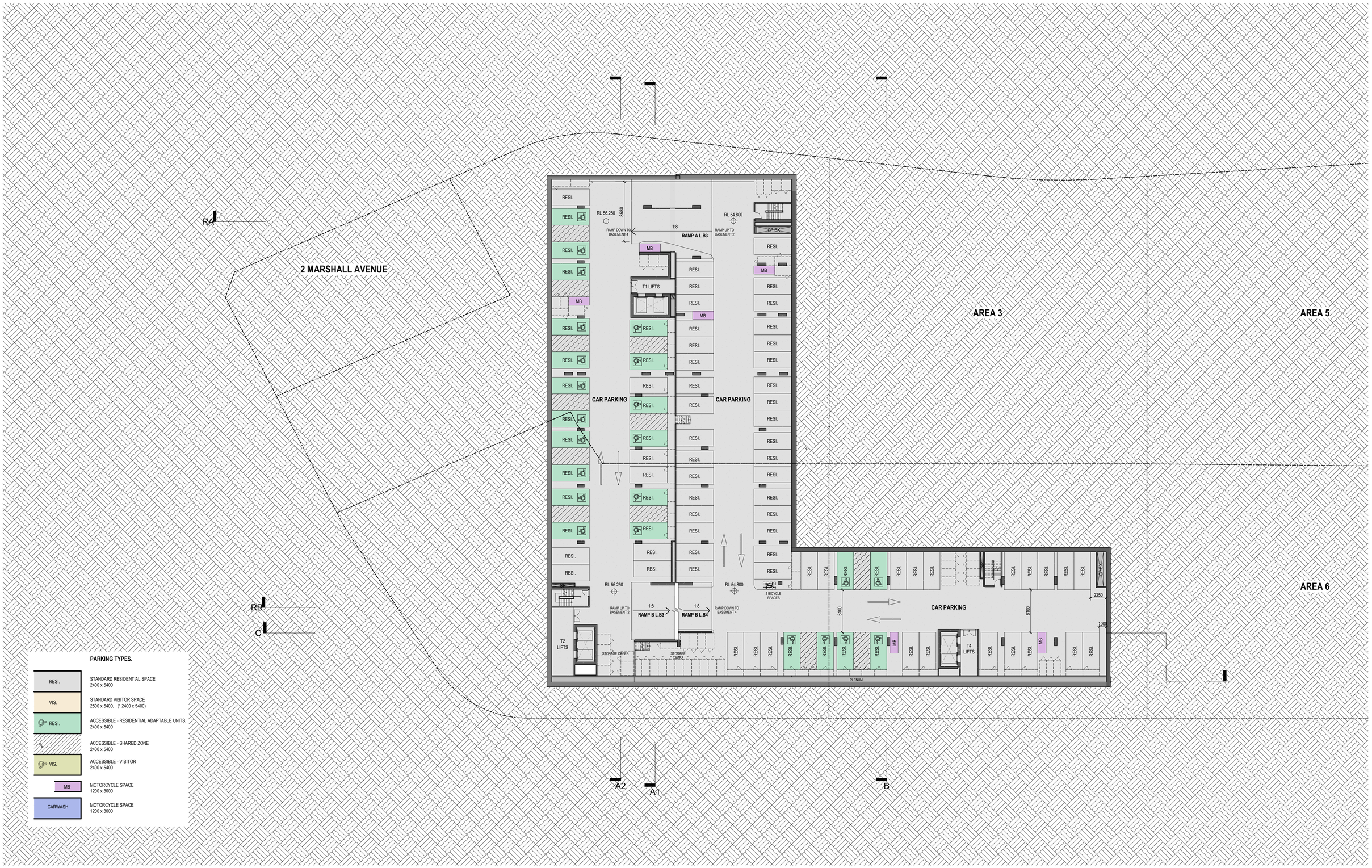

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C	30.09.22	RFI RESPONSE	MA
D	13.10.22	RFI RESPONSE	MA

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Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: BASEMENT 3

Project No: 221089

Date: 13.10.22

Author: MA

Scale: @ A1: As indicated

Drawing No.: TP01.01 D

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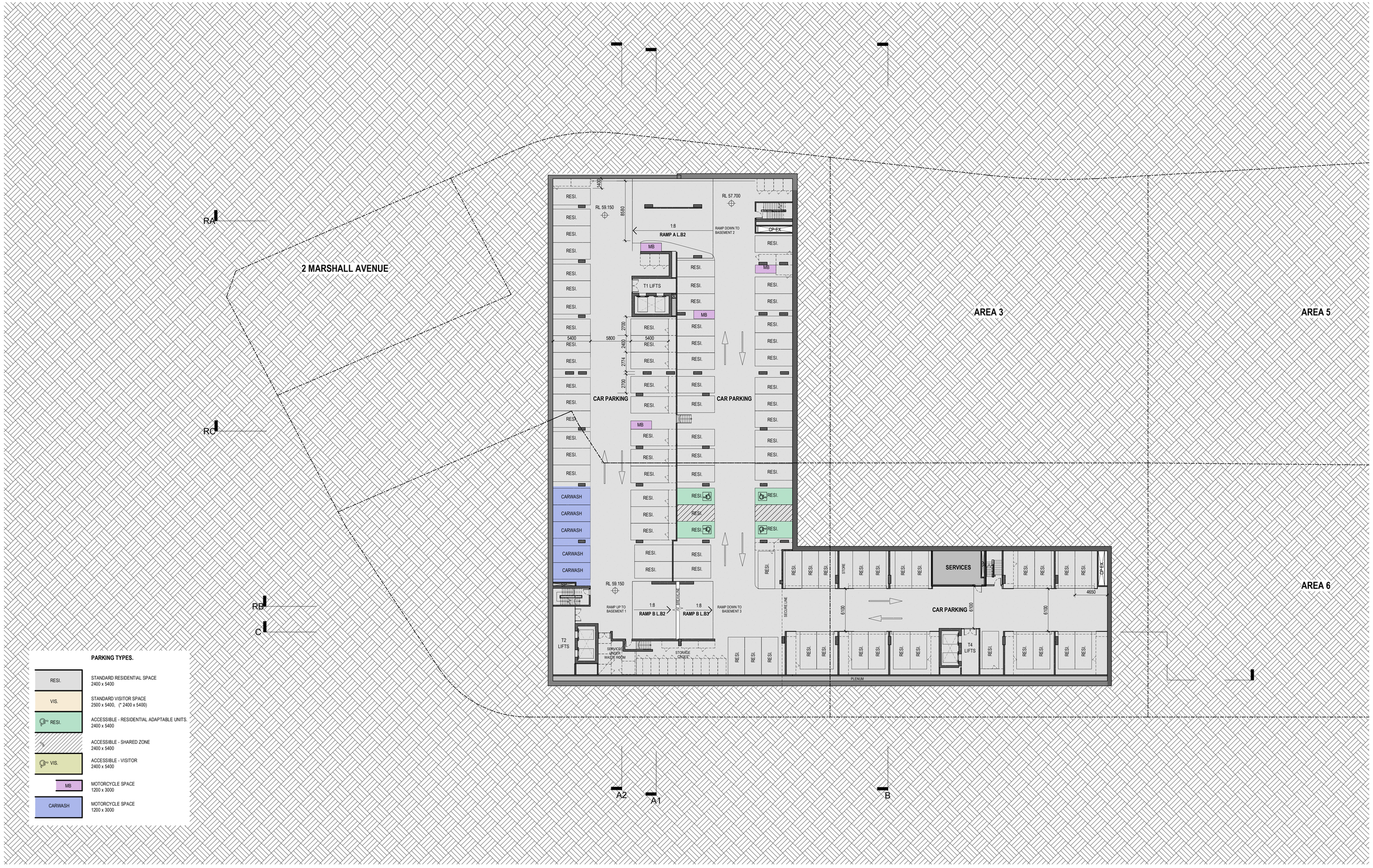

PARKING TYPES.

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VIS.	STANDARD VISITOR SPACE 2500 x 5400, (* 2400 x 5400)
RESI.	ACCESSIBLE - RESIDENTIAL ADAPTABLE UNITS. 2400 x 5400
	ACCESSIBLE - SHARED ZONE 2400 x 5400
VIS.	ACCESSIBLE - VISITOR 2400 x 5400
MB.	MOTORCYCLE SPACE 1200 x 3000
CARWASH	MOTORCYCLE SPACE 1200 x 3000

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Revisions

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B	08.09.22	RFI RESPONSE	MA
C	30.09.22	RFI RESPONSE	MA
D	13.10.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **BASEMENT 2**

Project No: **221089**

Date: **13.10.22**

Author: **MA**

Scale: @ A1: **As indicated**

Drawing No.: **TP01.02** **D**

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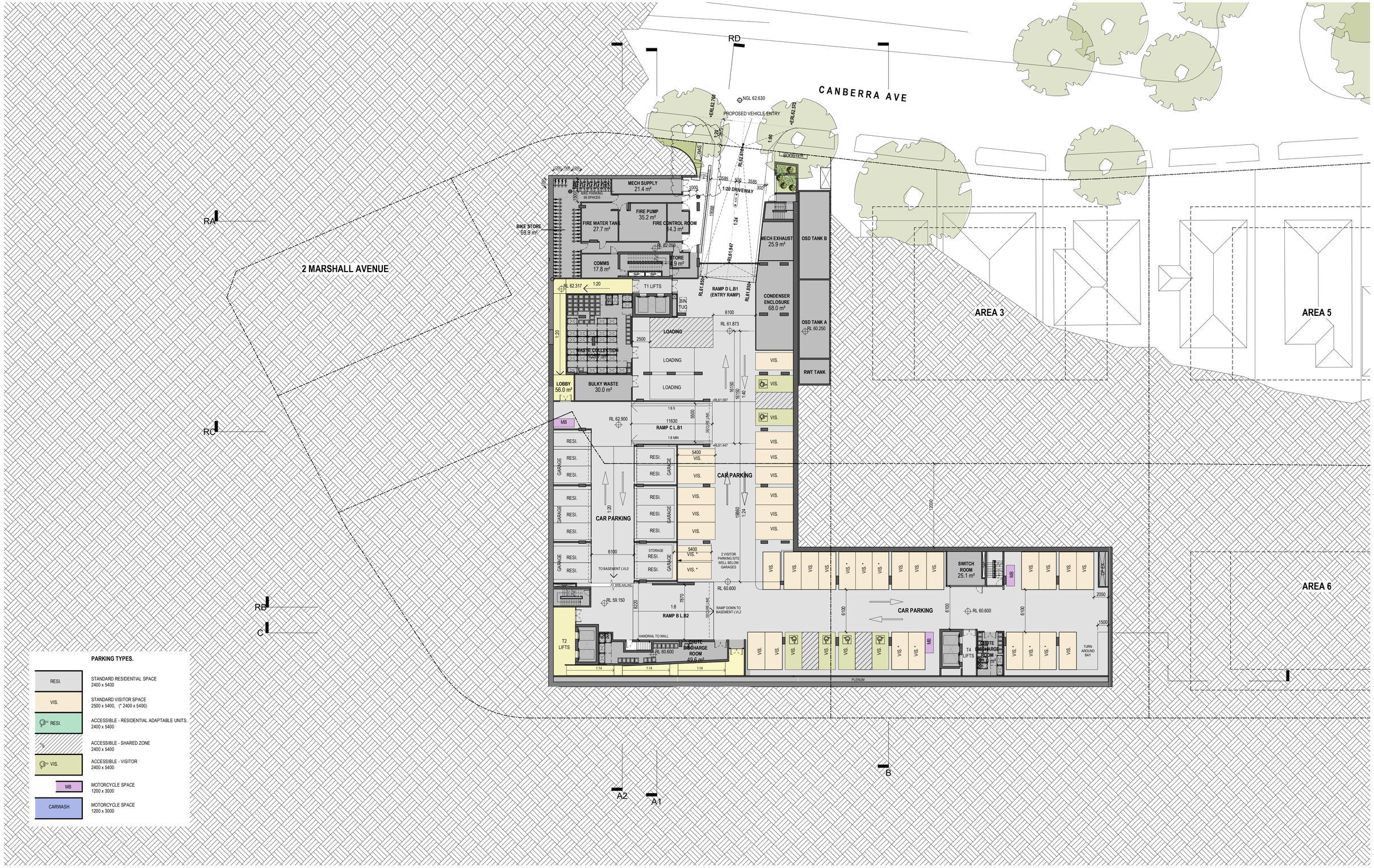

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VIS.	ACCESSIBLE - VISITOR 2400 x 5400
MB	MOTORCYCLE SPACE 1200 x 3000
CARWASH	MOTORCYCLE SPACE 1200 x 3000

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Revisions			
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B	08.09.22	RFI RESPONSE	MA
C	30.09.22	RFI RESPONSE	MA
D	13.10.22	RFI RESPONSE	MA
E	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **BASEMENT 1**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1: **As indicated**

Drawing No.: **TP01.03** **E**

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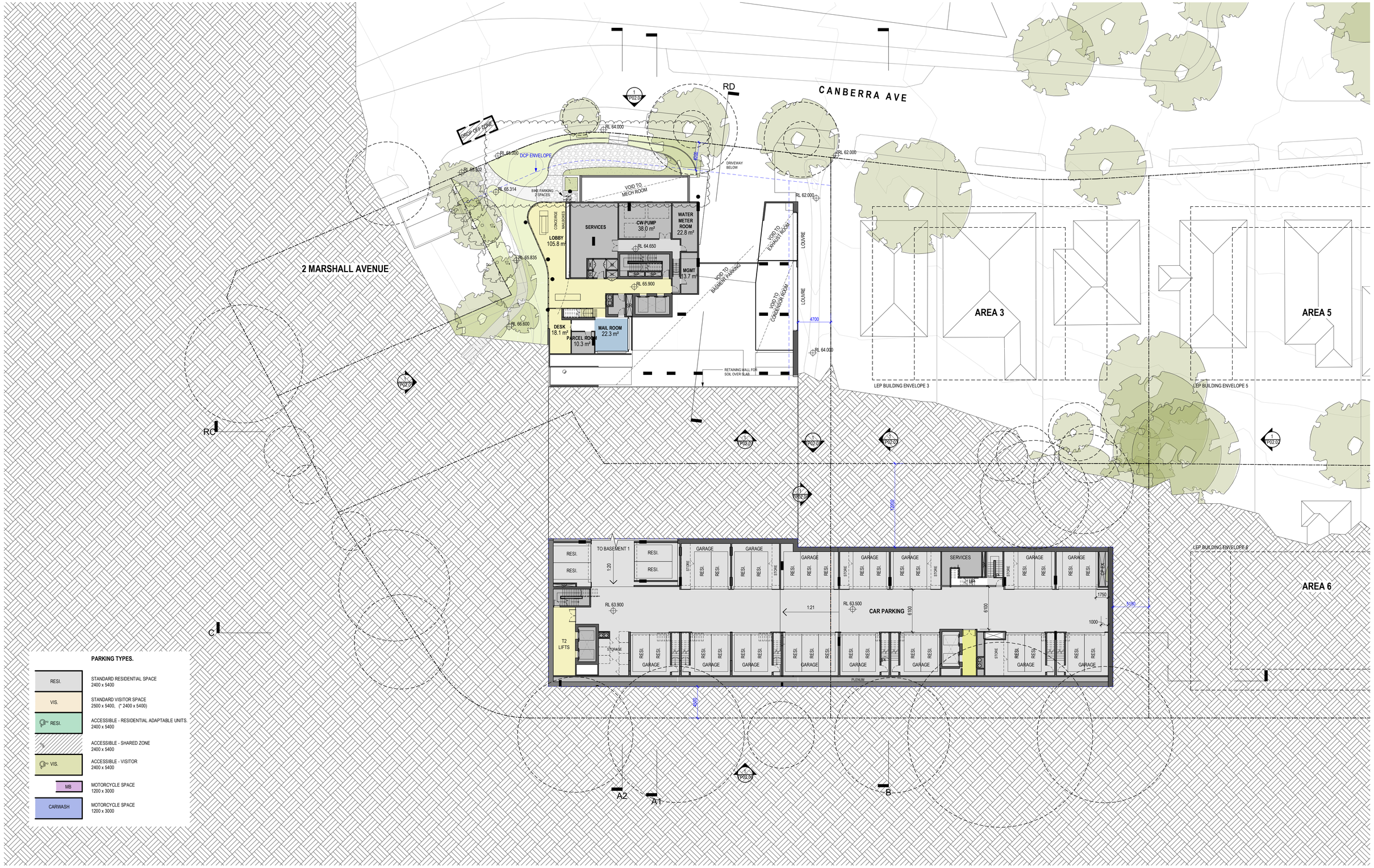

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VIS.	ACCESSIBLE - VISITOR 2400 x 5400
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CARWASH	MOTORCYCLE SPACE 1200 x 3000

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C	30.09.22	RFI RESPONSE	MA
D	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **LEVEL 0**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **As indicated**

Drawing No.: **TP01.04** **D**

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B	08.09.22	RFI RESPONSE	MA
C	1.11.22	RFI DRAFT ISSUE	MA
D	3.11.22	RFI DRAFT ISSUE	MA
E	8.11.22	RFI DRAFT ISSUE	MA
F	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 1**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250** Drawing No.: **TP01.05** **F**

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	E	8.11.22	RFI DRAFT ISSUE	MA
	F	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 2**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.11** **F**

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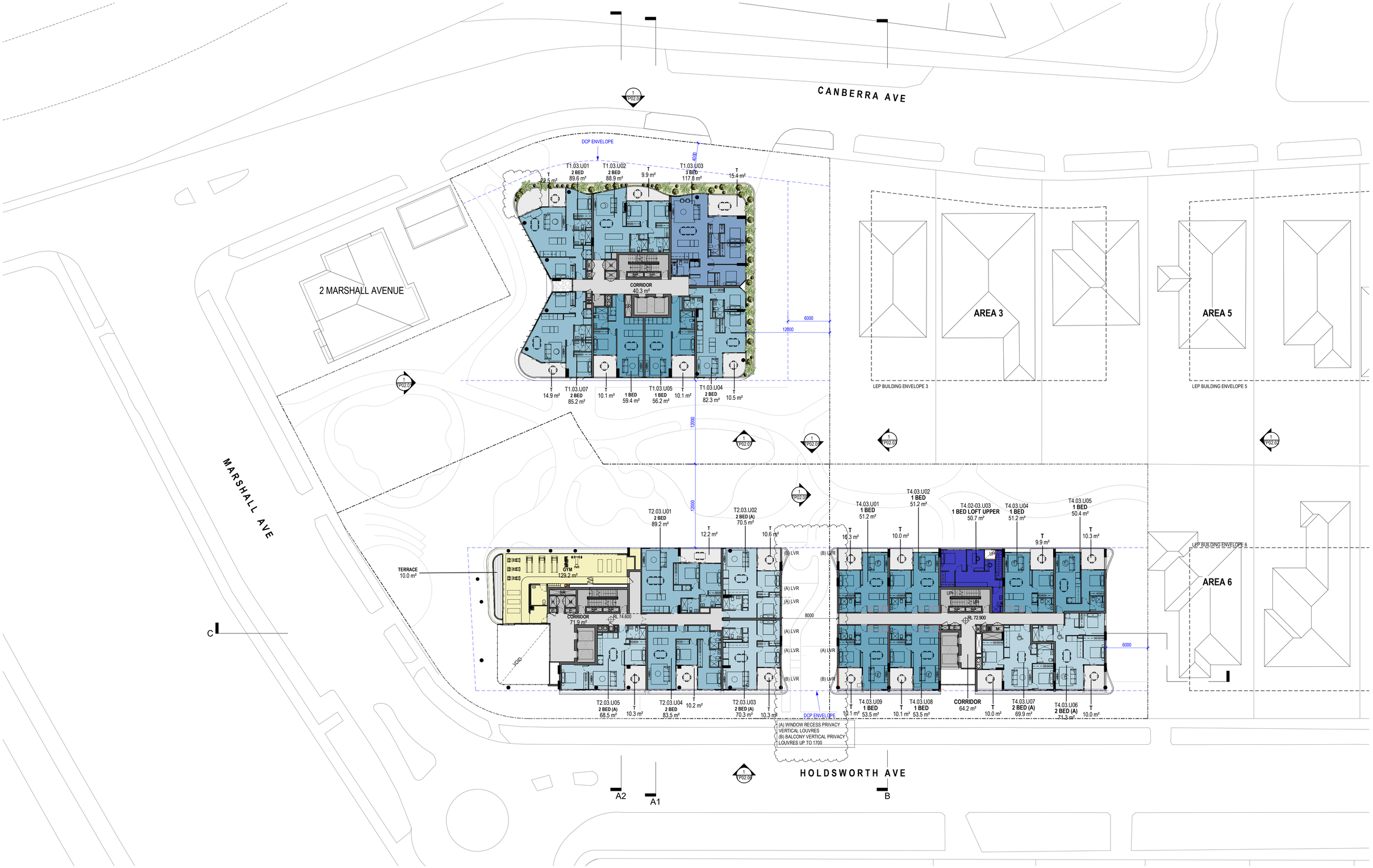

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D	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 3**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.12** **D**

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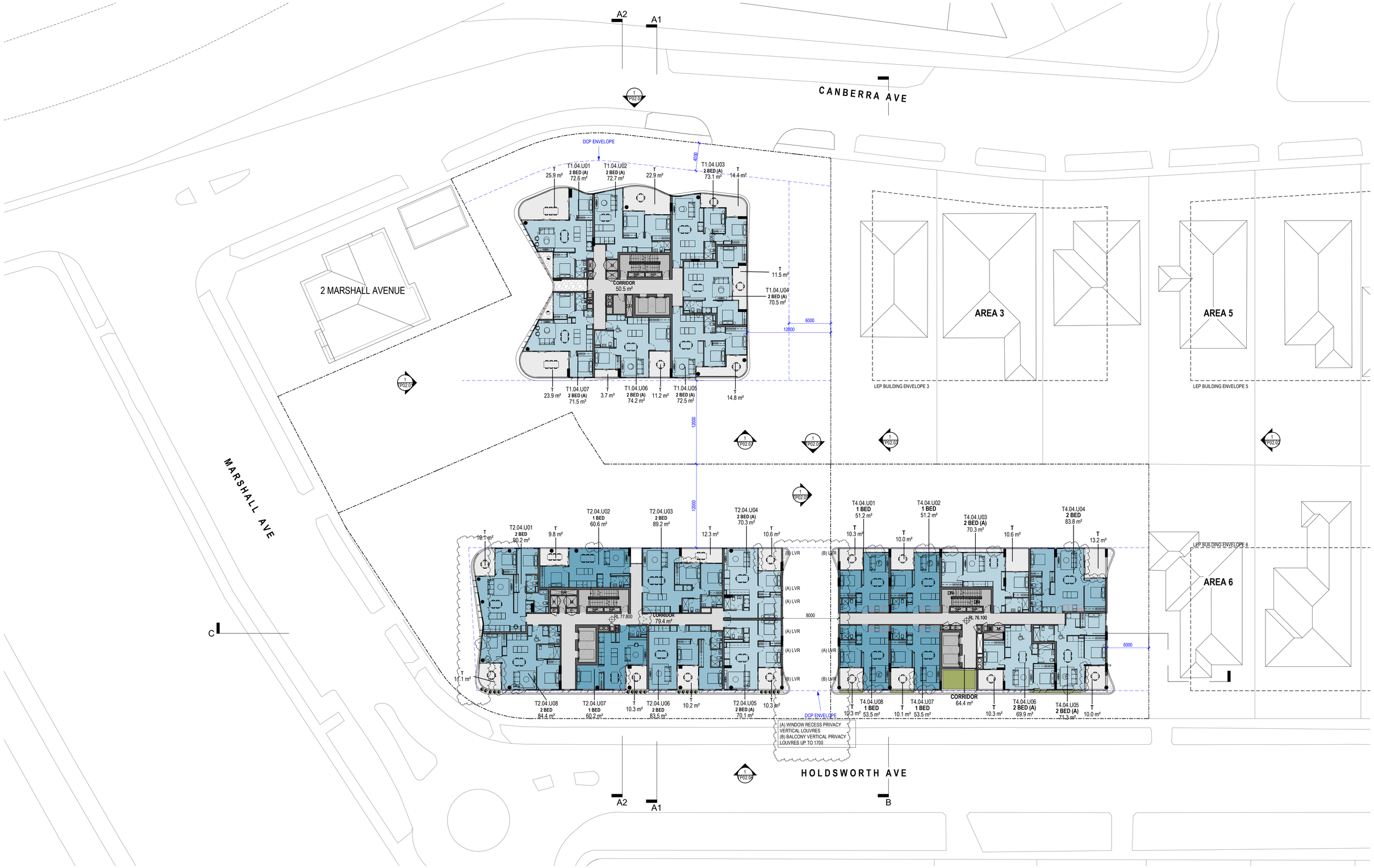

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C	8.11.22	RFI DRAFT ISSUE	MA
D	16.11.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 4**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.13** **D**

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 5**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.14** **C**

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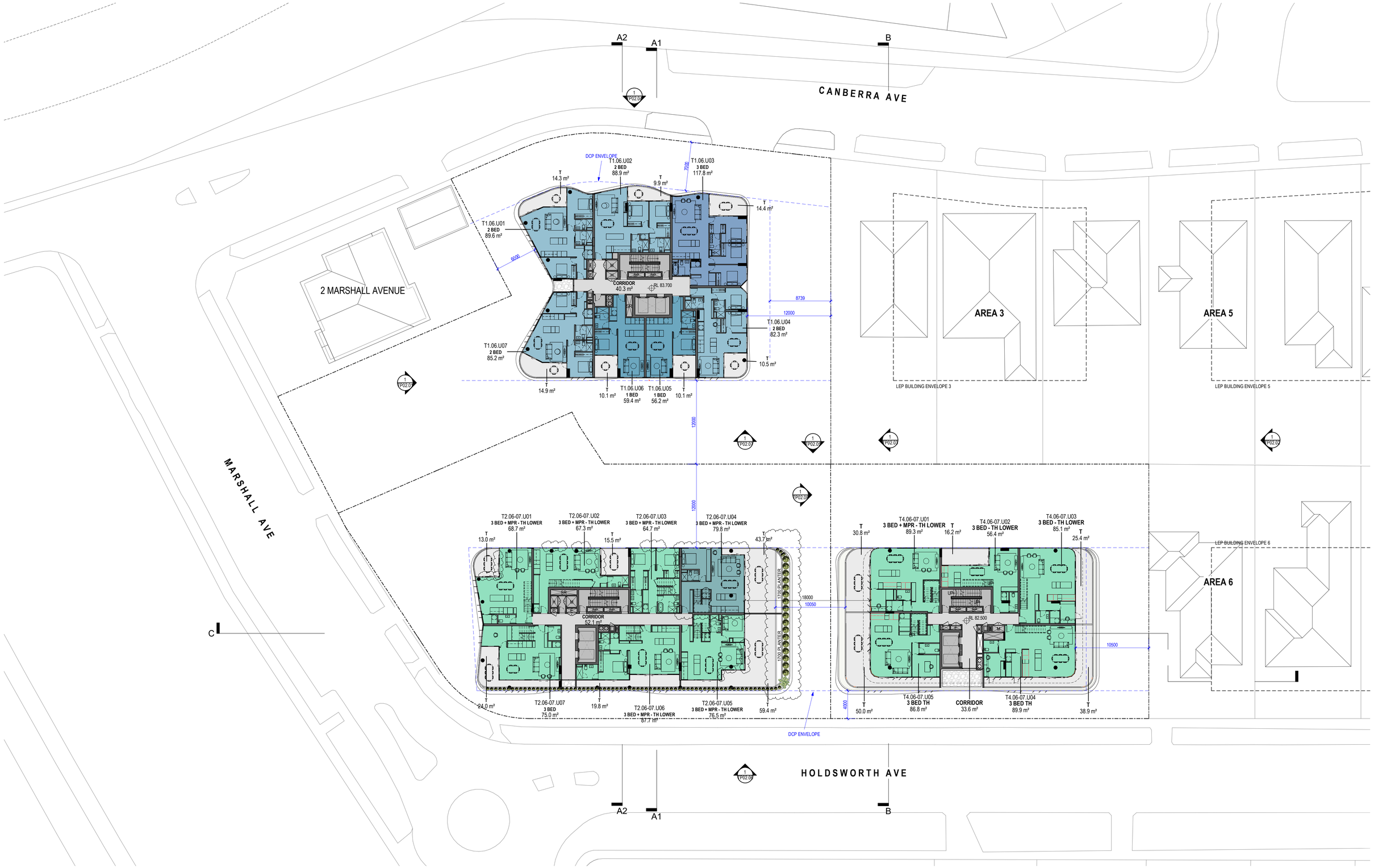

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 6**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.15** **C**

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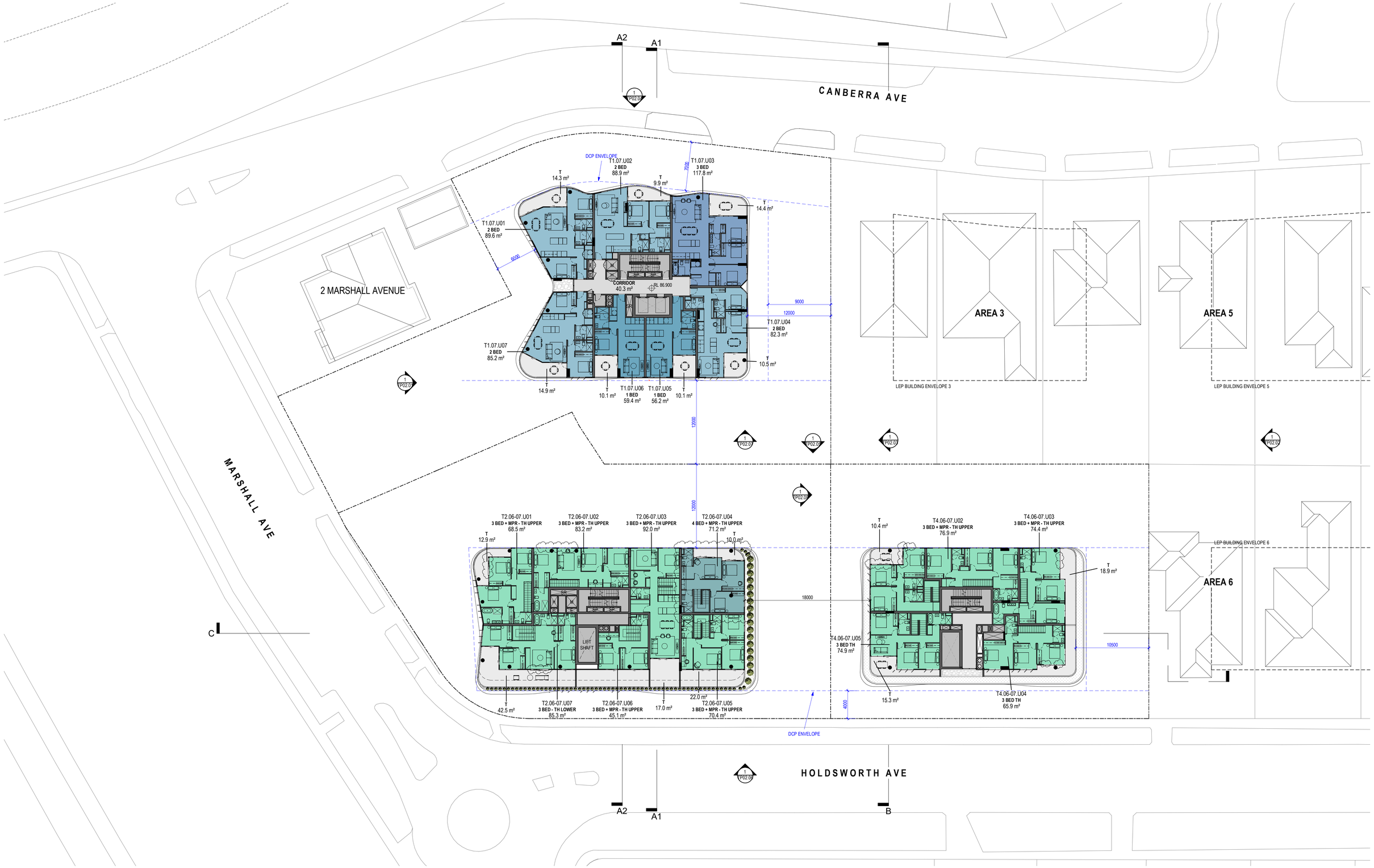

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 7**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.16** **B**

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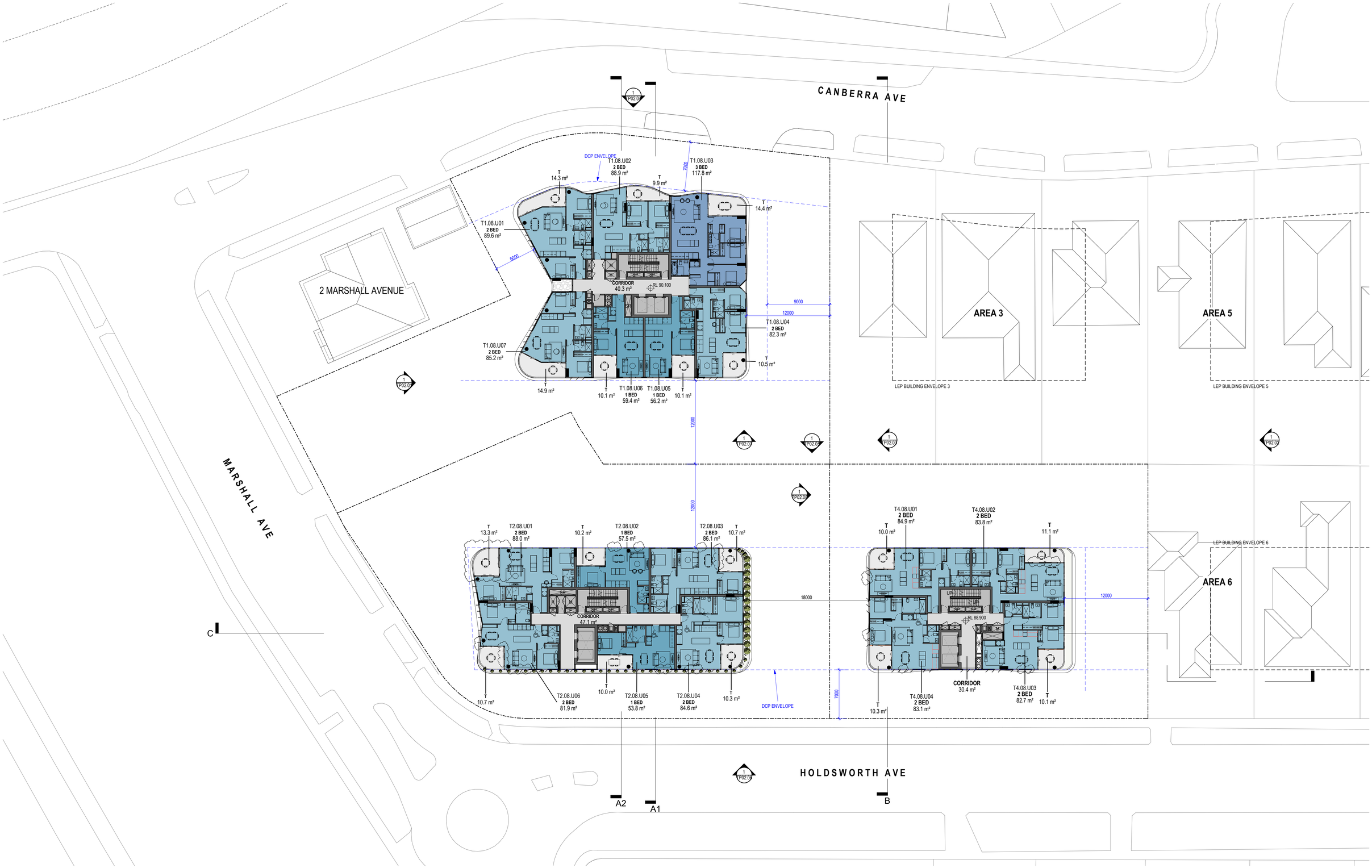

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 8**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.17** **B**

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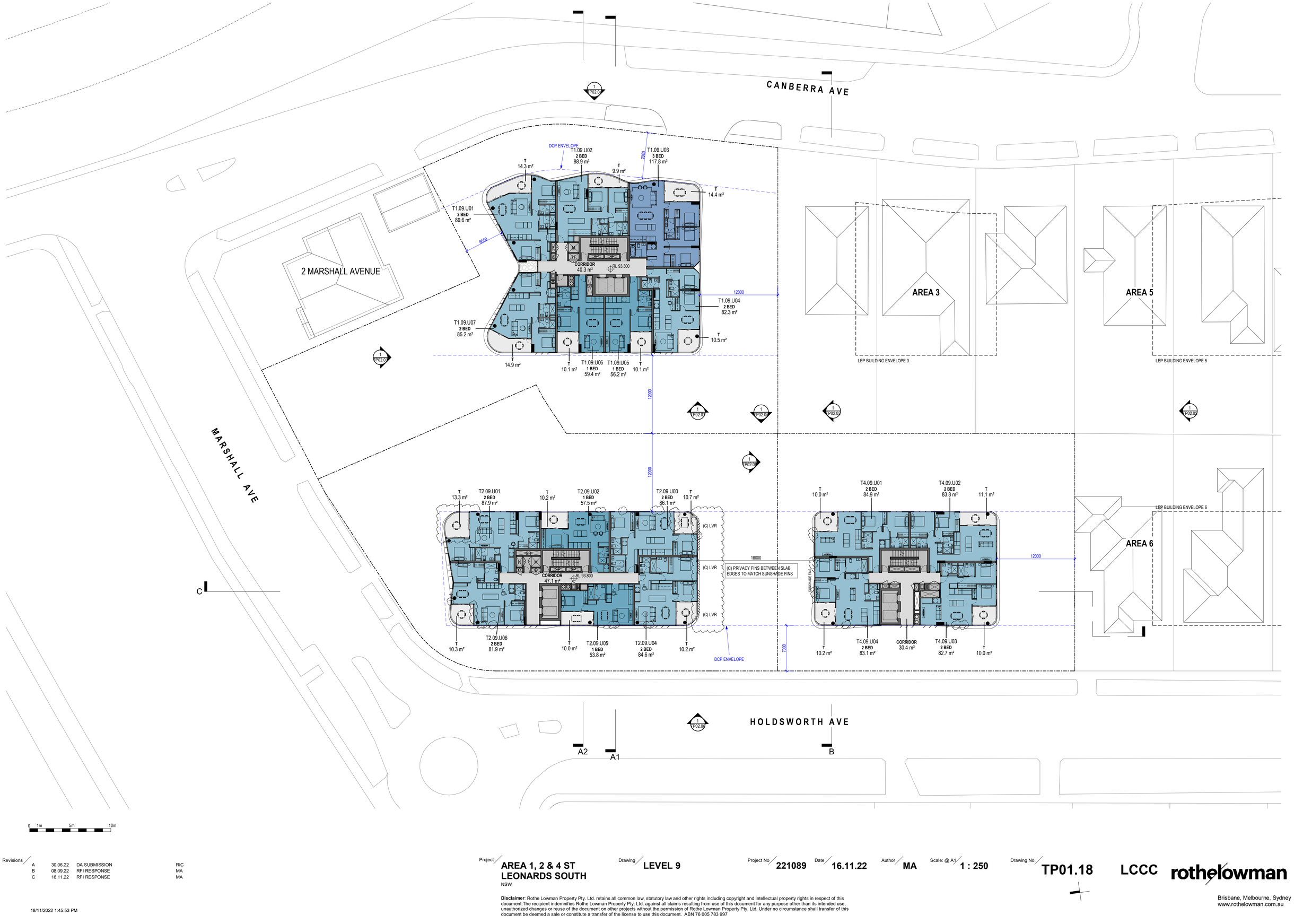

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 9**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.18**

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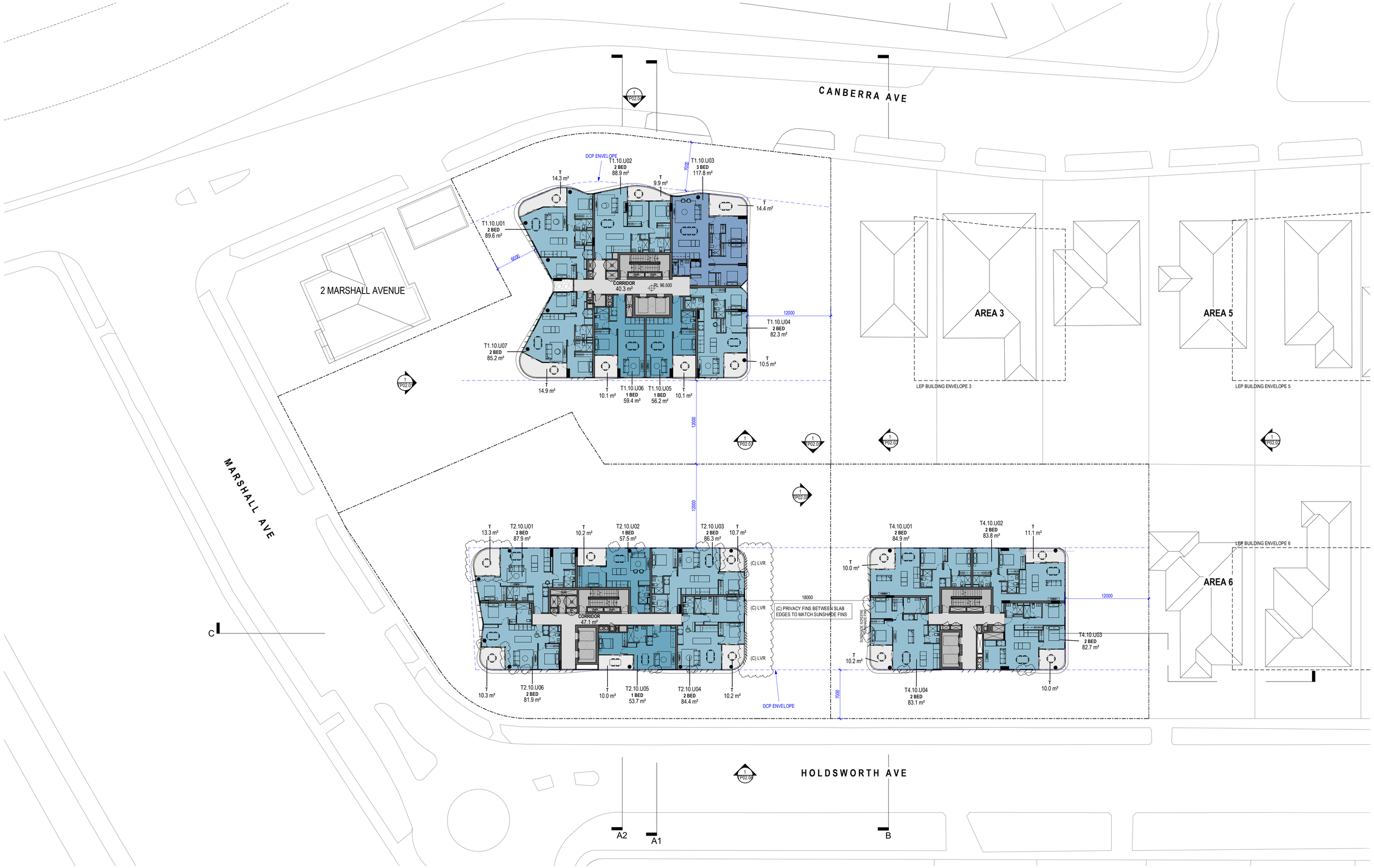

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 10**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.19**

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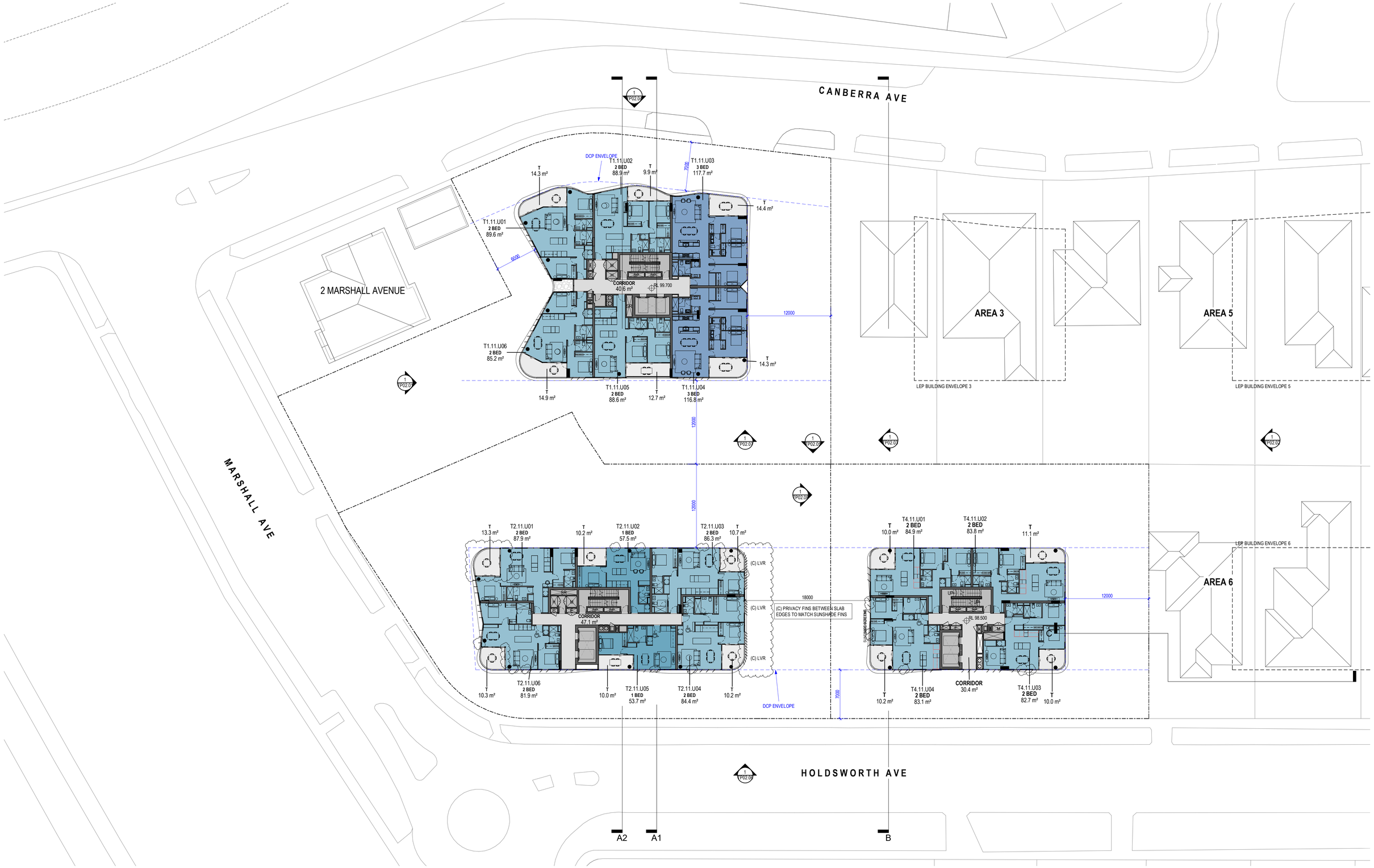

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **LEVEL 11**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.20**

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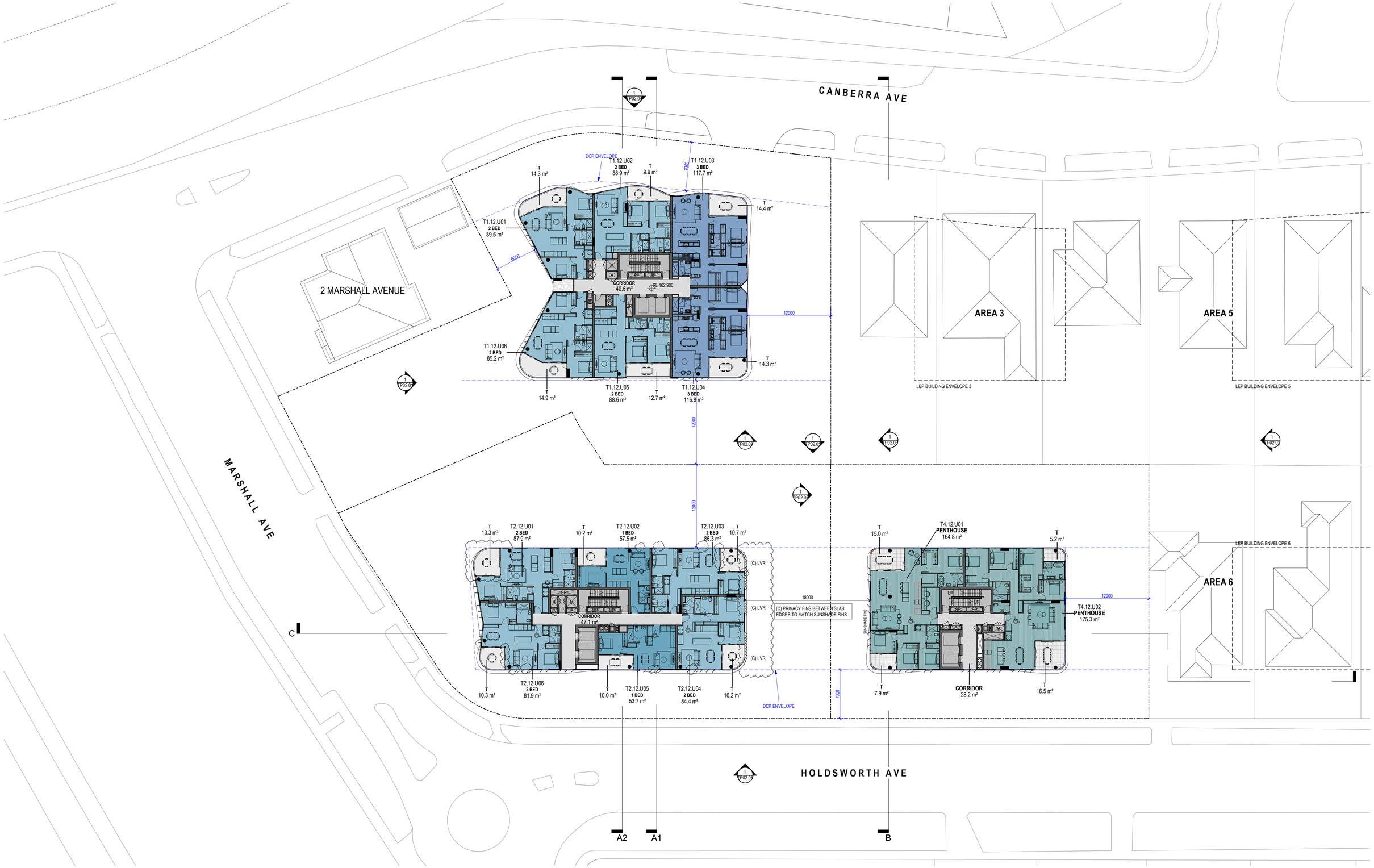

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 12**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.21**

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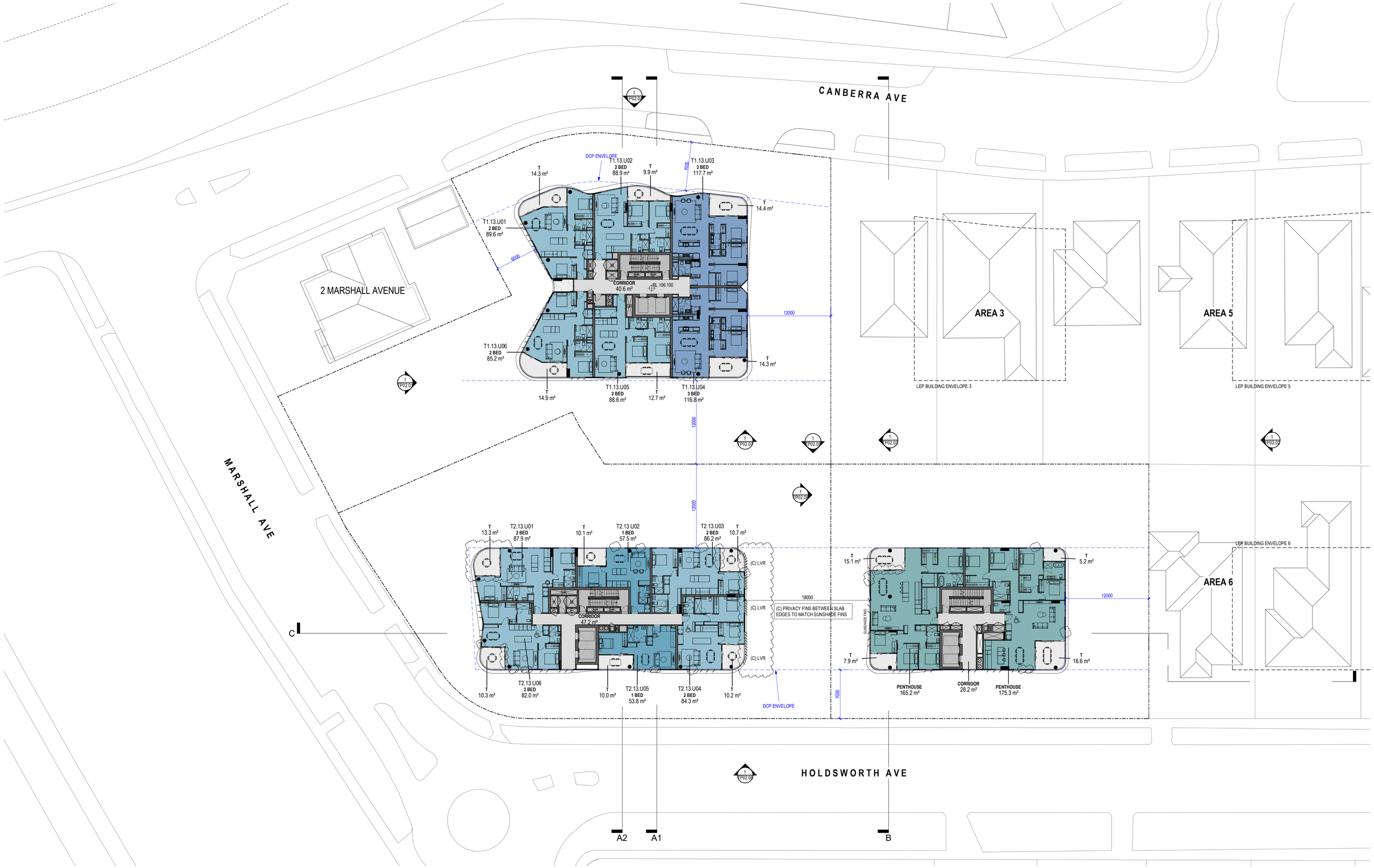

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 13**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP01.22**

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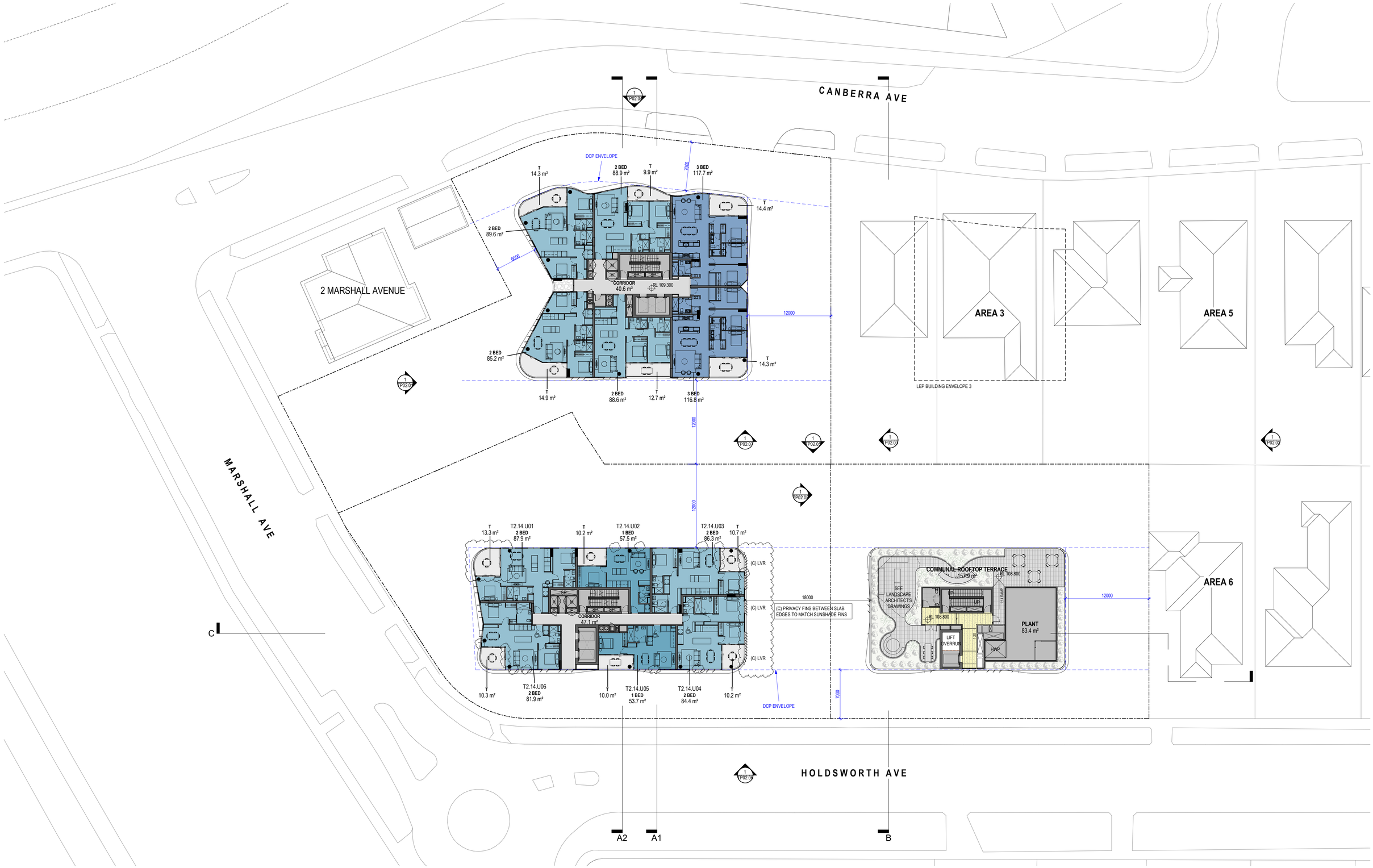

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **LEVEL 14**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.23**

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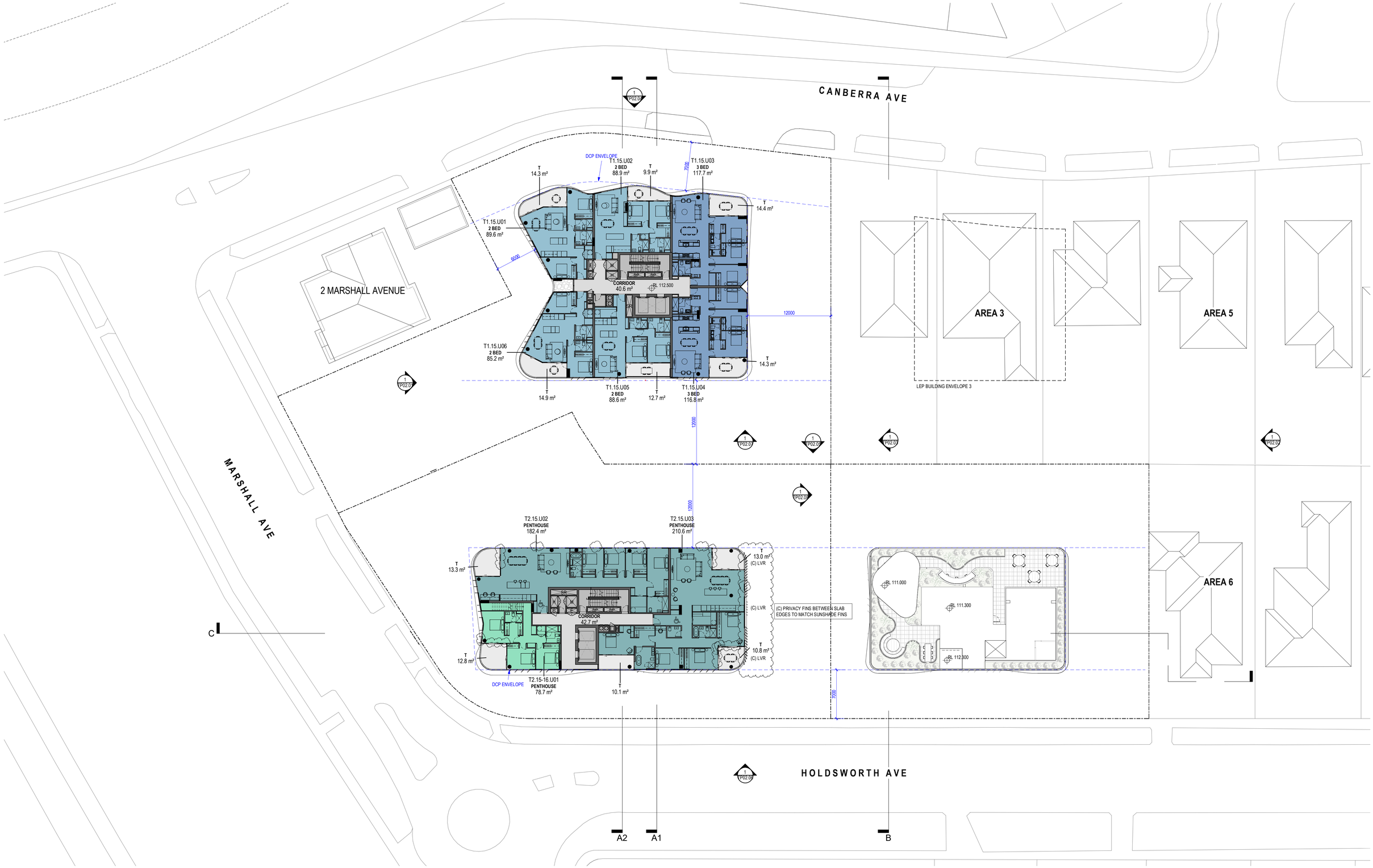

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **LEVEL 15**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.24** **C**

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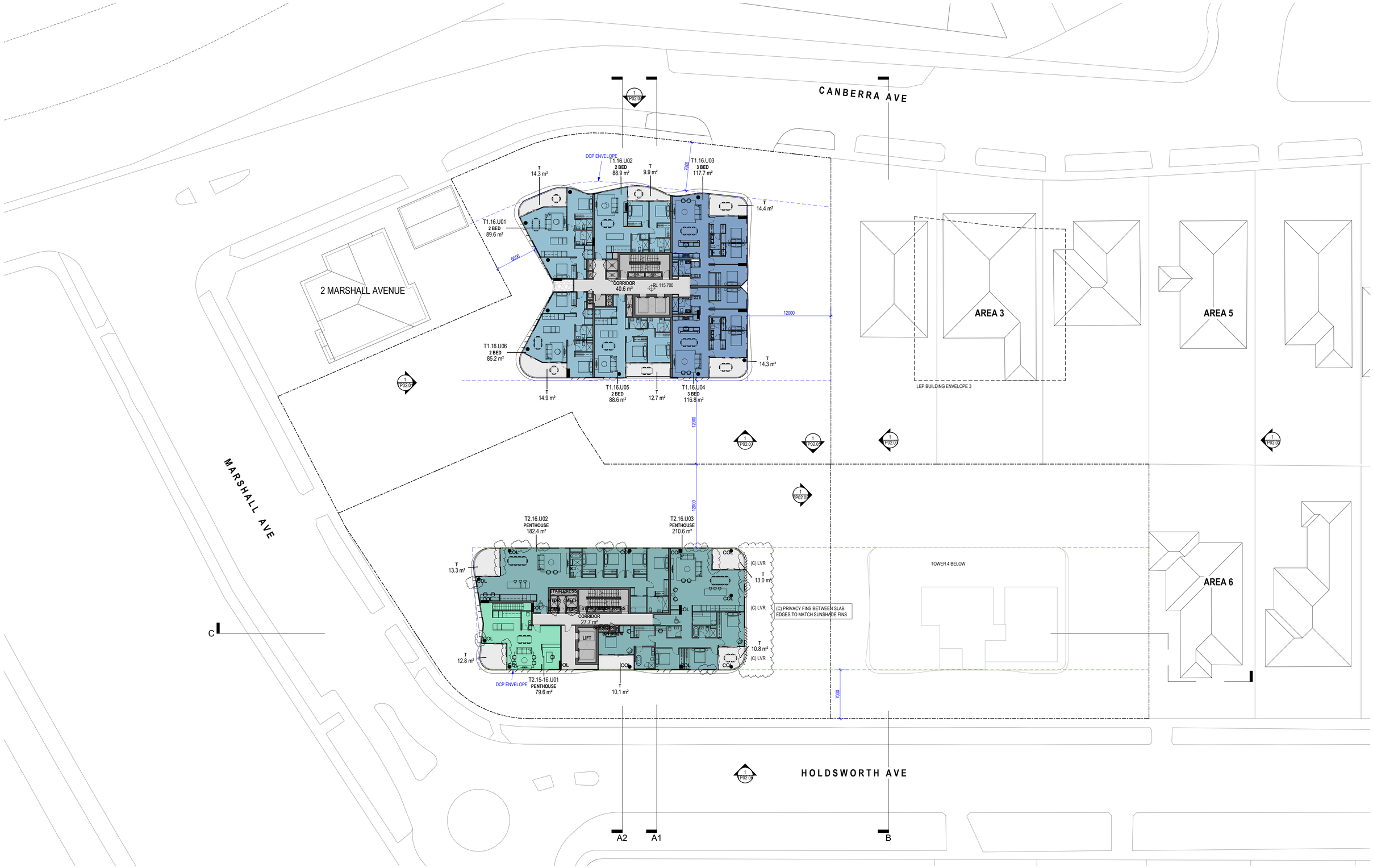

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 16**

Project No: **221089** Date: **16.11.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.25** **C**

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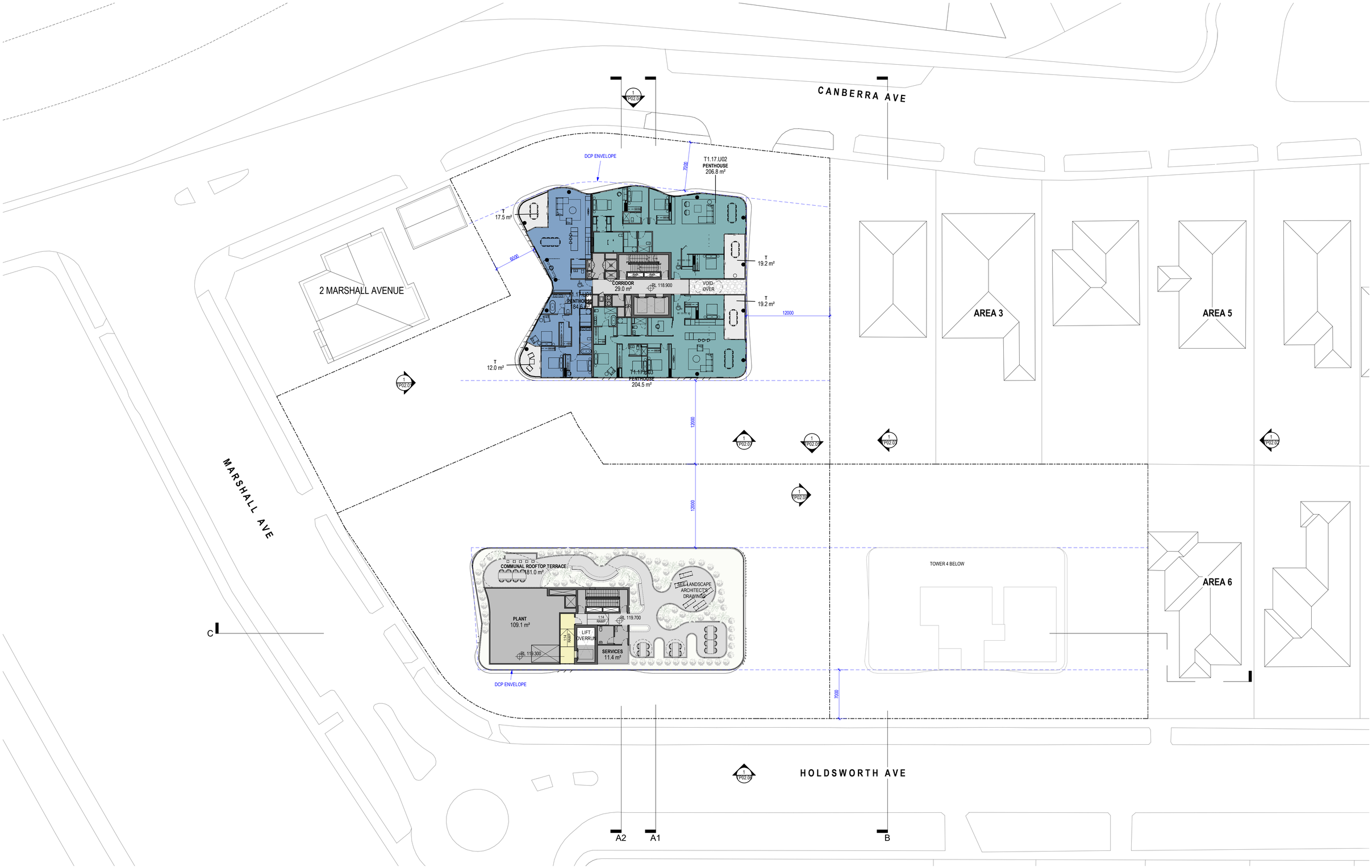

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 17**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.26** **B**

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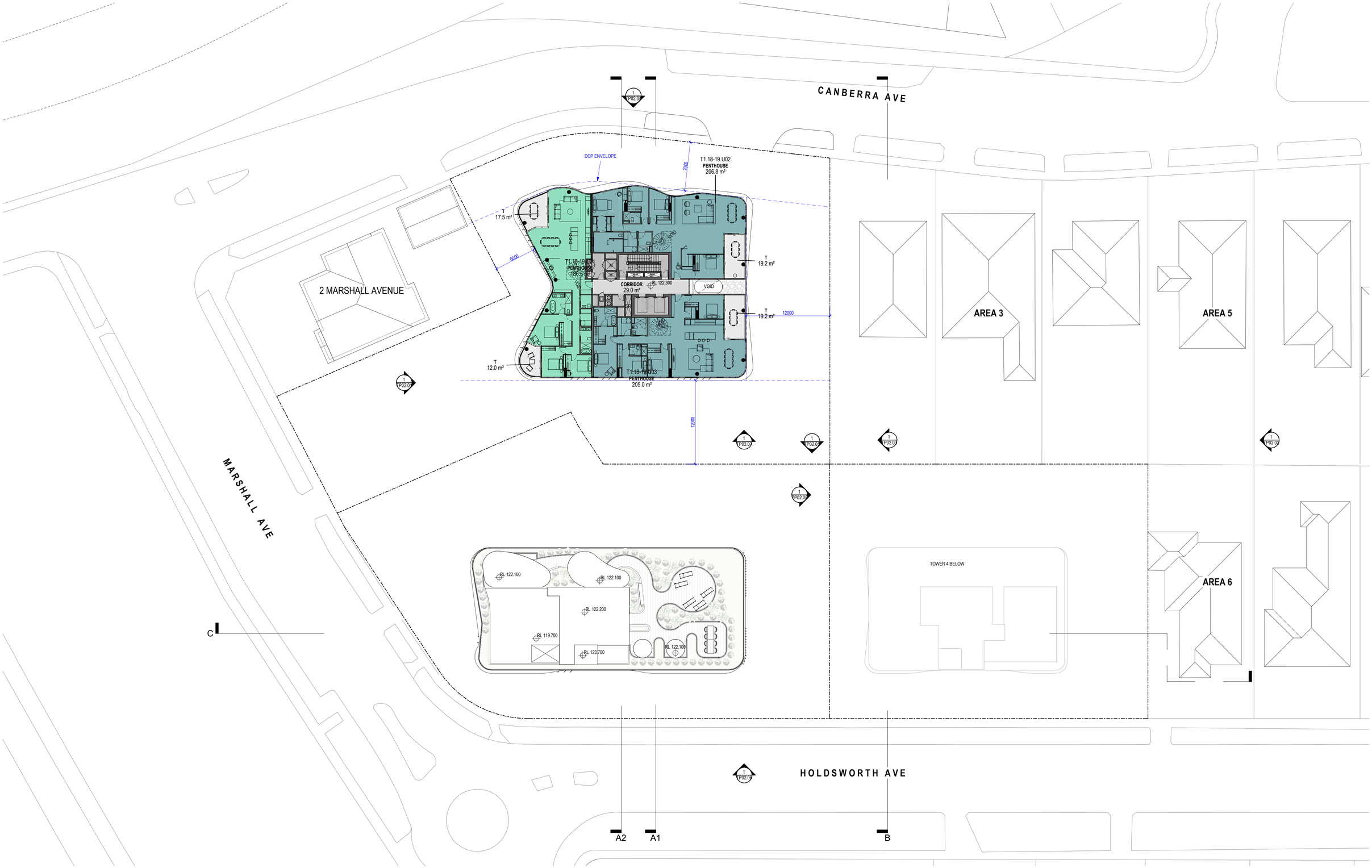

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 18**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1: **1 : 250**

Drawing No.: **TP01.27** **B**

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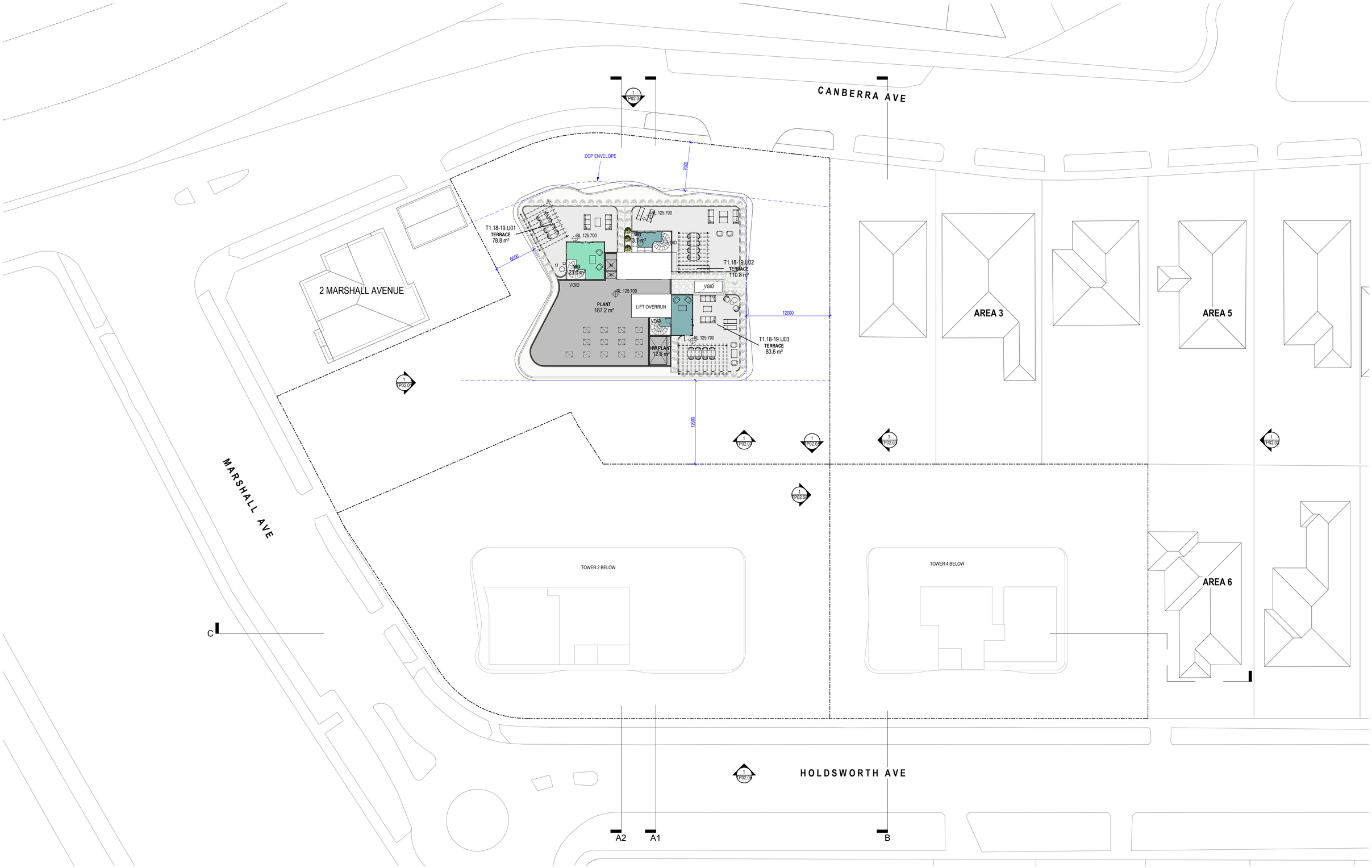

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **LEVEL 19**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1: **1 : 250**

Drawing No.: **TP01.28** **B**

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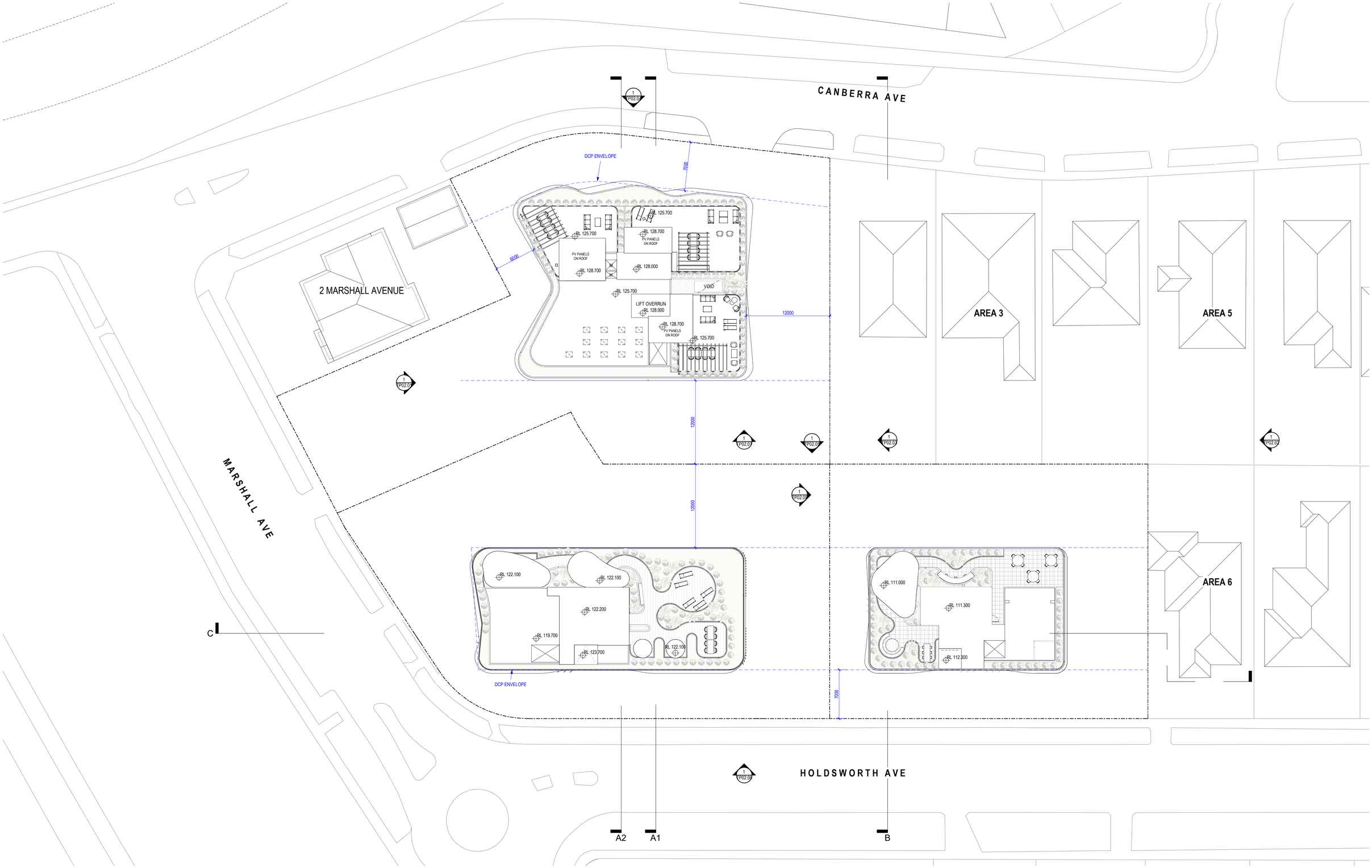

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **ROOF PLAN**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 250**

Drawing No.: **TP01.29** **B**

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Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

CFXX - CONCRETE FINISH (COLOUR VARIES)
CSXX - CLADDING SYSTEM - SOLID FINISH (COLOUR VARIES)
MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **NORTH ELEVATION - BUILDING 1 & 2**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.01** **C**

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TOWER 4

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Materials

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MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SOUTH ELEVATION - BUILDING 4**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.02** **B**

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B	08.09.22	RFI RESPONSE	MA
C	16.11.22	RFI RESPONSE	MA

17/11/2022 3:12:02 PM

Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

CFXX - CONCRETE FINISH (COLOUR VARIES)
CSXX - CLADDING SYSTEM - SOLID FINISH (COLOUR VARIES)
MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: SOUTH ELEVATION - BUILDING 1 & 2

Project No: 221089

Date: 16.11.22

Author: MA

Scale: @ A1: 1 : 200

Drawing No.: TP02.03 C

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TOWER 1

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA
	C	16.11.22	RFI RESPONSE	MA

17/11/2022 3:19:26 PM

Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

CFXX - CONCRETE FINISH (COLOUR VARIES)
CSXX - CLADDING SYSTEM - SOLID FINISH (COLOUR VARIES)
MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **EAST ELEVATION - BUILDING 1**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.04** **C**

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0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

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Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

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MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **EAST ELEVATION - BUILDING 2 & 4**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.05** **B**

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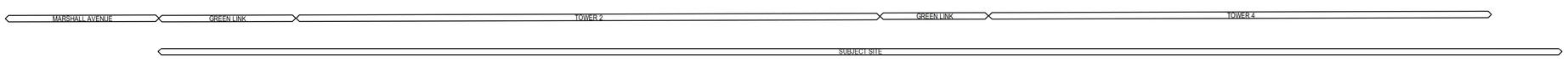
TOWER 2

TOWER 4



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Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

17/11/2022 3:31:57 PM

Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

CFXX - CONCRETE FINISH (COLOUR VARIES)
CSXX - CLADDING SYSTEM - SOLID FINISH (COLOUR VARIES)
MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project
AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing
WEST ELEVATION - BUILDING 2 & 4

Project No. **221089**

Date **08.09.22**

Author **MA**

Scale: @ A1 **1 : 200**

Drawing No. **TP02.06** **B**

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TOWER 1

TOWER 3 (FUTURE DEVELOPMENT)

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

17/11/2022 3:35:12 PM

Materials

NOTE: SEE MATERIALS BOARD FOR FURTHER DETAILS

CFXX - CONCRETE FINISH (COLOUR VARIES)
CSXX - CLADDING SYSTEM - SOLID FINISH (COLOUR VARIES)
MFXX - METAL FINISH (COLOUR VARIES)
GT01 - GLAZING - CLEAR
ST01 - STONE FINISH - TEXTURED SANDSTONE

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **WEST ELEVATION - BUILDING 1**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1: **1 : 200**

Drawing No.: **TP02.07** **B**

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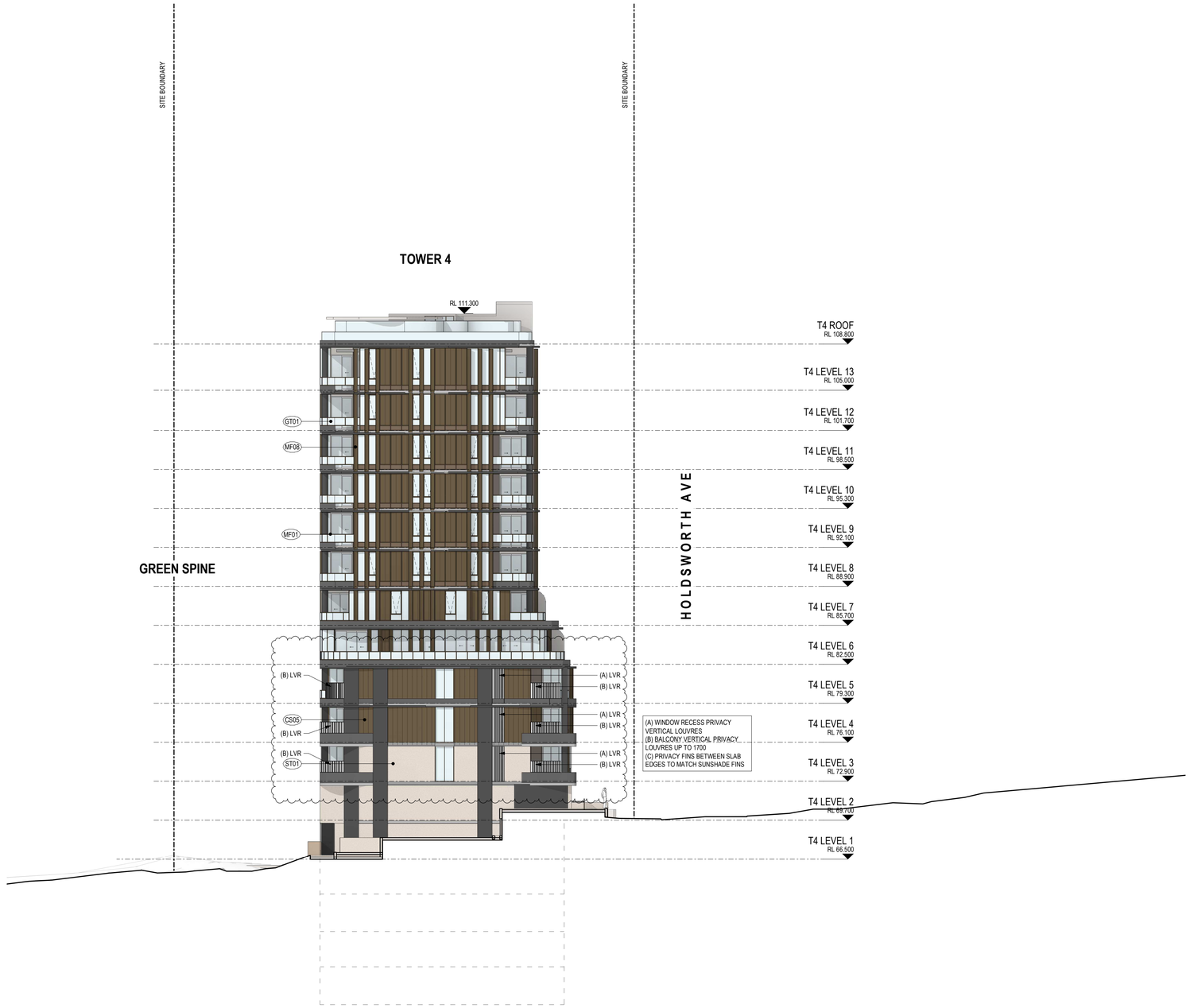

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Revisions				
	A	08.09.22	RFI RESPONSE	MA
	B	16.11.22	RFI RESPONSE	MA

17/11/2022 3:36:55 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **NORTH ELEVATION - BUILDING 4**

Project No: **221089**

Date: **16.11.22**

Author: **MA**

Scale: @ A1 **1 : 200**

Drawing No.: **TP02.08** **B**

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0 1m 5m 10m

Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 6:05:20 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SECTION A1**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP03.01** **B**

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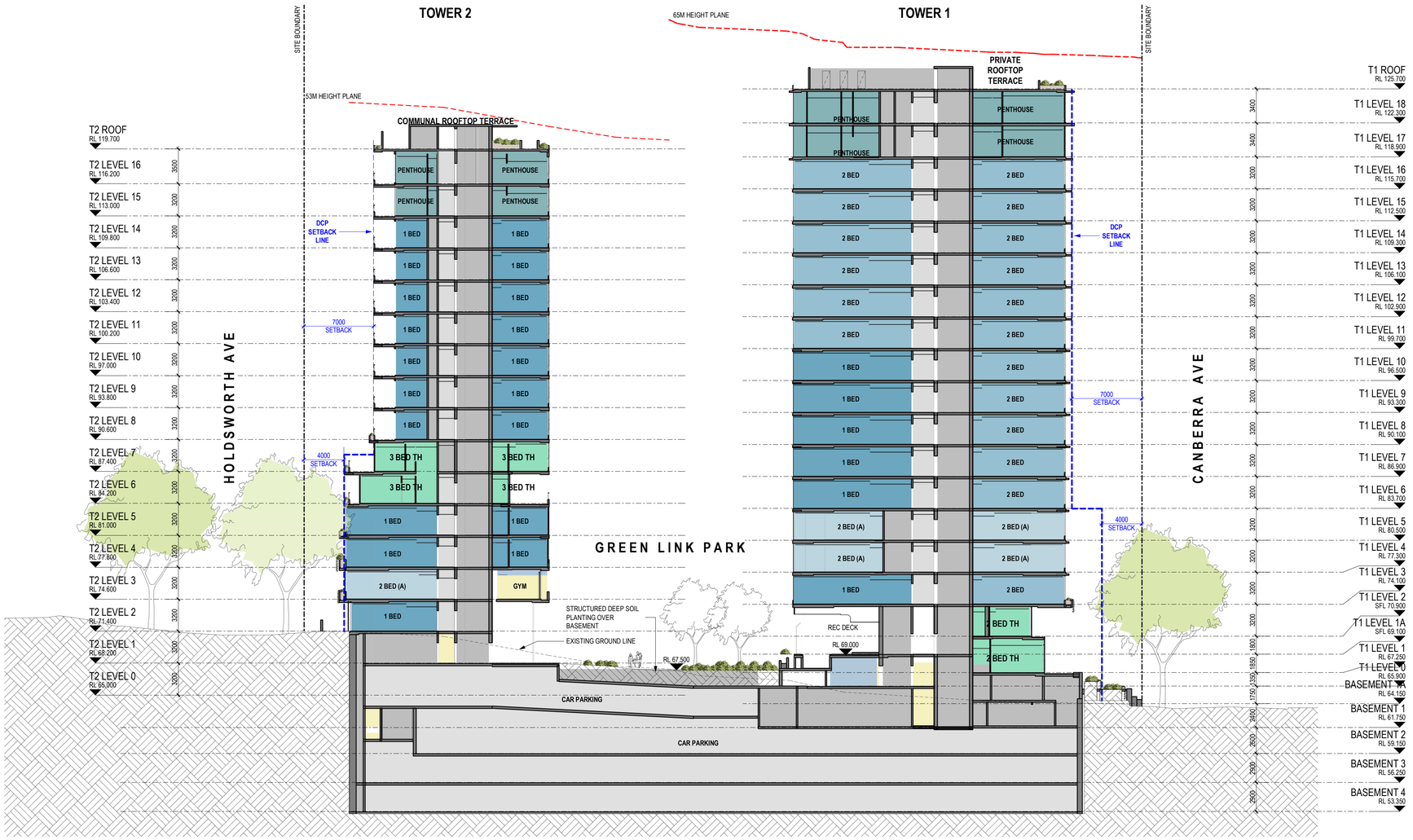

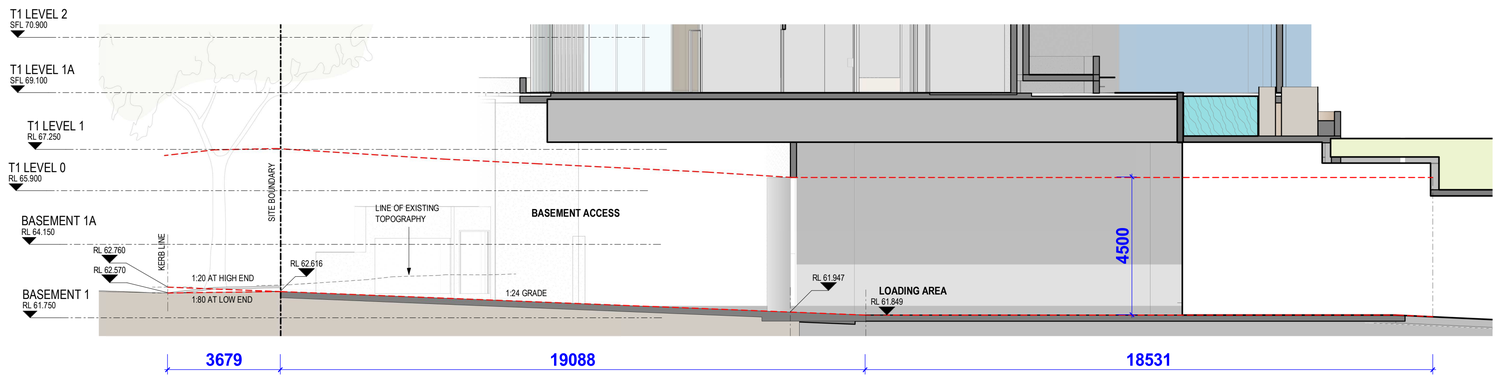

RD SK01.04A T1 - CANBERRA AVE / DRIVEWAY SCALE 1 : 100

0 1m 5m 10m

Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 6:05:27 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH, NSW
Drawing: SECTION A2
Project No: 221089
Date: 08.09.22
Author: MA
Scale: @ A1: As indicated
Drawing No.: TP03.02 B

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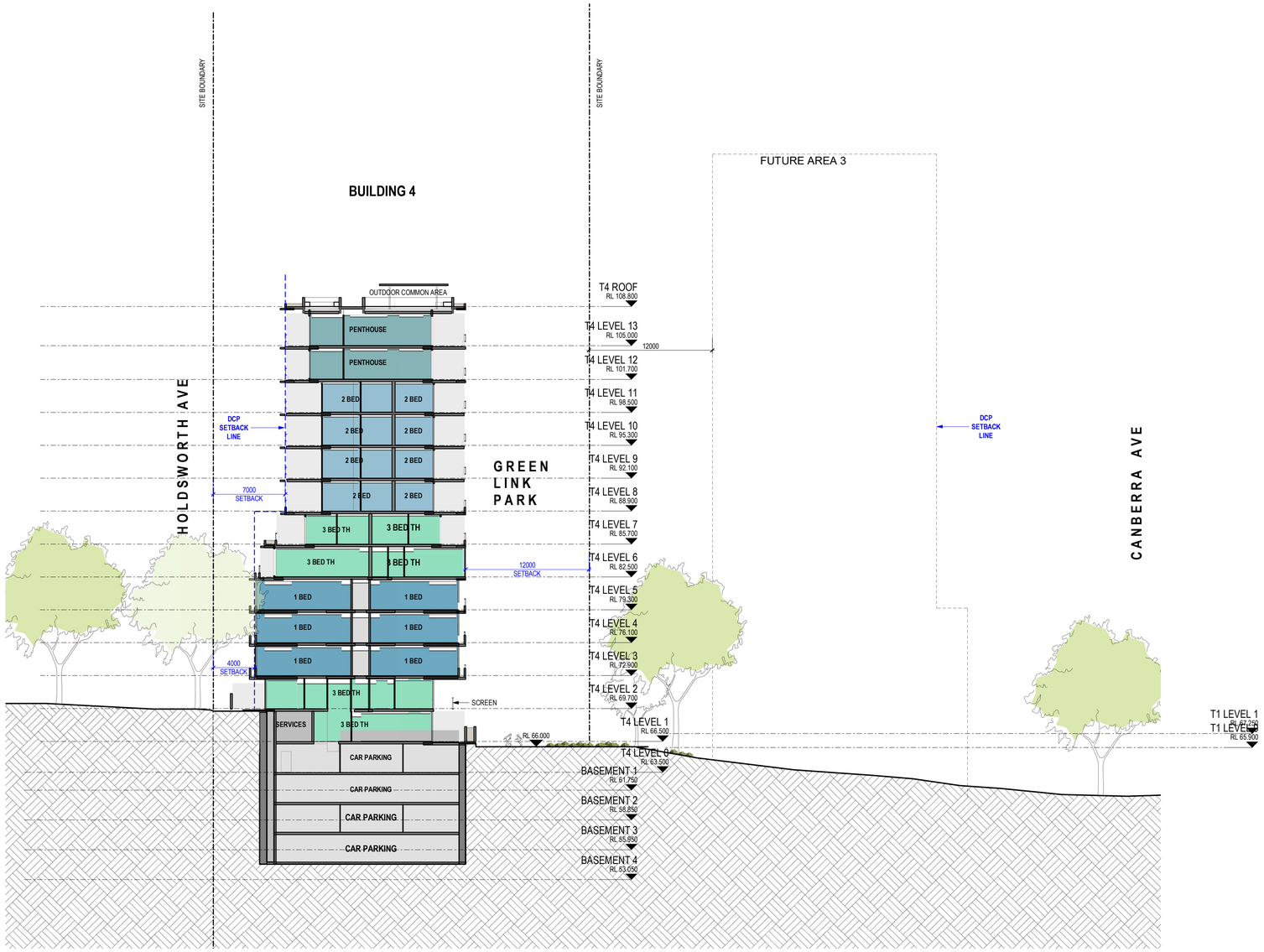

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:41:35 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **SECTION B**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 250**

Drawing No.: **TP03.03** **B**

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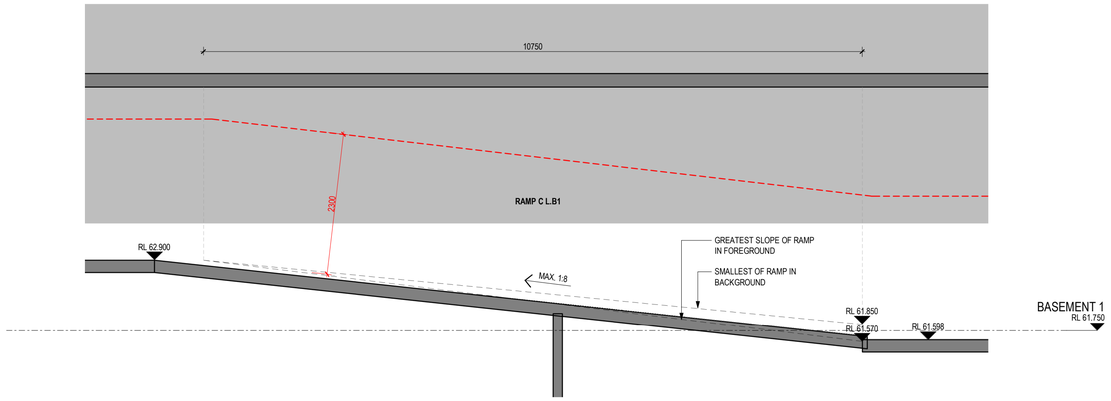
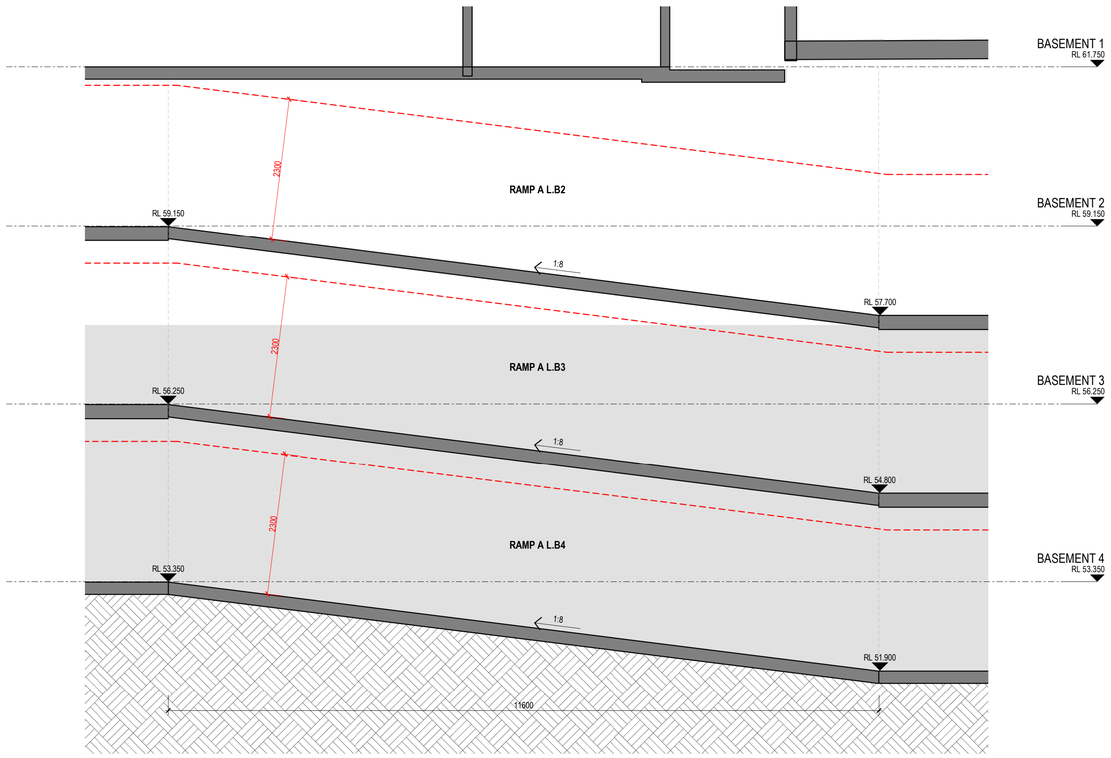
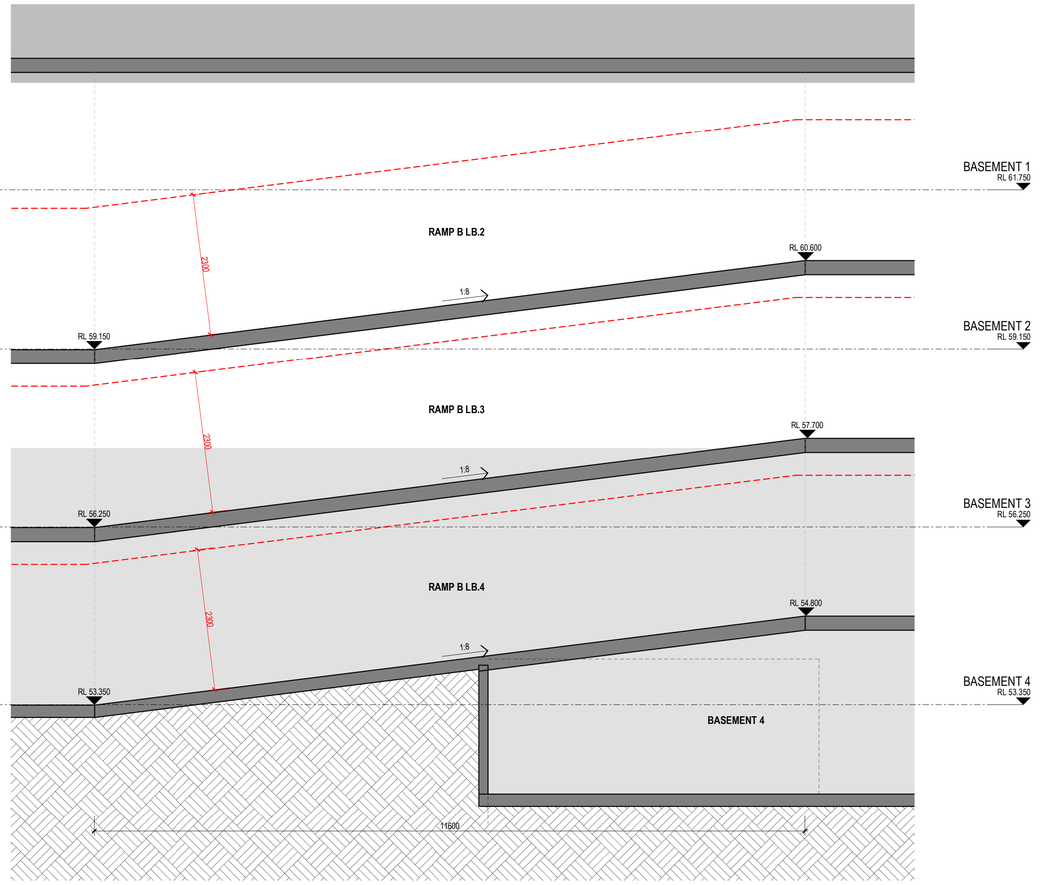
LEP LINE
SITE BOUNDARY
53M HEIGHT PLANE
44M HEIGHT PLANE
HOLDSWORTH AVENUE
EXISTING GROUND LINE
COMMUNAL ROOFTOP TERRACE
COMMUNAL ROOFTOP TERRACE
T2 ROOF RL 119.700
T2 LEVEL 16 RL 116.200
T2 LEVEL 15 RL 113.000
T2 LEVEL 14 RL 109.800
T2 LEVEL 13 RL 106.600
T2 LEVEL 12 RL 103.400
T2 LEVEL 11 RL 100.200
T2 LEVEL 10 RL 97.000
T2 LEVEL 9 RL 93.800
T2 LEVEL 8 RL 90.600
T2 LEVEL 7 RL 87.400
T2 LEVEL 6 RL 84.200
T2 LEVEL 5 RL 81.000
T2 LEVEL 4 RL 77.800
T2 LEVEL 3 RL 74.600
T2 LEVEL 2 RL 71.400
T2 LEVEL 1 RL 68.200
T2 LEVEL 0 RL 65.000
BASEMENT 1A RL 64.150
BASEMENT 1 RL 61.750
BASEMENT 2 RL 59.150
BASEMENT 3 RL 56.250
BASEMENT 4 RL 53.350
T4 ROOF RL 108.800
T4 LEVEL 13 RL 105.000
T4 LEVEL 12 RL 101.700
T4 LEVEL 11 RL 98.500
T4 LEVEL 10 RL 95.300
T4 LEVEL 9 RL 92.100
T4 LEVEL 8 RL 88.900
T4 LEVEL 7 RL 85.700
T4 LEVEL 6 RL 82.500
T4 LEVEL 5 RL 79.300
T4 LEVEL 4 RL 76.100
T4 LEVEL 3 RL 72.900
T4 LEVEL 2 RL 69.700
T4 LEVEL 1 RL 66.500
T4 LEVEL 0 RL 63.500
3500
3200
3200
3200



RC SECTION - RAMP C
SK01.04A SCALE 1 : 50



RA SECTION - RAMP A
TP01.00 SCALE 1 : 50



RB SECTION - RAMP B
TP01.00 SCALE 1 : 50

0 1m 5m 10m

Revisions				
A	30.09.22	RFI RESPONSE	MA	

16/11/2022 2:41:50 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: SECTION - RAMPS

Project No: 221089

Date: 30.09.22

Author: MA

Scale: @ A1: 1 : 50

Drawing No.: TP03.11 A

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DEVELOPMENT SUMMARY O/A

LEVEL	NSA RESI	RES AMENITIES	PARKING	CIRCULATION/ SERVICES	TERRACE	APARTMENTS					No. 3 Bed THs	TOTAL UNITS
						No. 1 BEDS	No. 2 BEDS	No. 2 BEDS AFF	No. 3 BEDS	No. PENT		
BASEMENT 1	0.0 m²	0.0 m²	2240.7 m²	850.7 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 1A	0.0 m²	0.0 m²	0.0 m²	156.7 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 2	0.0 m²	0.0 m²	2943.5 m²	315.6 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 3	0.0 m²	0.0 m²	3105.6 m²	129.1 m²	0.0 m²	0	0	0	0	0	0	0
BASEMENT 4	0.0 m²	0.0 m²	3121.4 m²	120.3 m²	0.0 m²	0	0	0	0	0	0	0
T1 LEVEL 0	0.0 m²	22.3 m²	0.0 m²	241.9 m²	0.0 m²	0	0	0	0	0	0	0
T1 LEVEL 1	0.0 m²	0.0 m²	0.0 m²	2.9 m²	0.0 m²	0	0	0	0	0	0	0
T1 LEVEL 1A	145.5 m²	240.0 m²	0.0 m²	286.6 m²	45.5 m²	0	0	0	0	0	2	2
T1 LEVEL 2	113.5 m²	0.0 m²	0.0 m²	62.0 m²	12.7 m²	0	0	0	0	0	0	0
T1 LEVEL 3	579.4 m²	0.0 m²	0.0 m²	101.4 m²	93.4 m²	2	4	0	1	0	0	7
T1 LEVEL 4	507.2 m²	0.0 m²	0.0 m²	101.3 m²	128.3 m²	0	0	7	0	0	0	7
T1 LEVEL 5	507.1 m²	0.0 m²	0.0 m²	101.3 m²	128.3 m²	0	0	7	0	0	0	7
T1 LEVEL 6	579.4 m²	0.0 m²	0.0 m²	88.7 m²	84.2 m²	2	4	0	1	0	0	7
T1 LEVEL 7	579.4 m²	0.0 m²	0.0 m²	88.7 m²	84.2 m²	2	4	0	1	0	0	7
T1 LEVEL 8	579.4 m²	0.0 m²	0.0 m²	88.7 m²	84.2 m²	2	4	0	1	0	0	7
T1 LEVEL 9	579.4 m²	0.0 m²	0.0 m²	88.7 m²	84.2 m²	2	4	0	1	0	0	7
T1 LEVEL 10	579.4 m²	0.0 m²	0.0 m²	88.7 m²	84.2 m²	2	4	0	1	0	0	7
T1 LEVEL 11	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 12	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 13	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 14	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 15	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 16	586.7 m²	0.0 m²	0.0 m²	89.1 m²	80.5 m²	0	4	0	2	0	0	6
T1 LEVEL 17	595.9 m²	0.0 m²	0.0 m²	84.0 m²	67.8 m²	0	0	0	1	2	0	3
T1 LEVEL 18	598.2 m²	0.0 m²	0.0 m²	83.3 m²	67.8 m²	0	0	0	0	2	1	3
T1 ROOF	56.2 m²	0.0 m²	0.0 m²	212.6 m²	273.1 m²	0	0	0	0	0	0	0
T2 LEVEL 0	0.0 m²	0.0 m²	2199.6 m²	68.5 m²	0.0 m²	0	0	0	0	0	0	0
T2 LEVEL 1	217.6 m²	34.0 m²	0.0 m²	340.1 m²	72.1 m²	0	0	0	0	0	3	3
T2 LEVEL 2	389.6 m²	0.0 m²	0.0 m²	132.0 m²	106.7 m²	1	0	0	0	0	0	1
T2 LEVEL 3	382.0 m²	129.2 m²	0.0 m²	127.1 m²	63.7 m²	0	2	3	0	0	0	5
T2 LEVEL 4	608.2 m²	0.0 m²	0.0 m²	126.0 m²	84.7 m²	2	4	2	0	0	0	8
T2 LEVEL 5	608.6 m²	0.0 m²	0.0 m²	126.1 m²	84.5 m²	2	4	2	0	0	0	8
T2 LEVEL 6	519.6 m²	0.0 m²	0.0 m²	98.7 m²	175.4 m²	0	0	0	0	0	6	7
T2 LEVEL 7	515.8 m²	0.0 m²	0.0 m²	58.4 m²	130.0 m²	0	0	0	0	0	0	0
T2 LEVEL 8	451.5 m²	0.0 m²	0.0 m²	94.6 m²	65.1 m²	2	4	0	0	0	0	6
T2 LEVEL 9	451.8 m²	0.0 m²	0.0 m²	94.6 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 10	451.7 m²	0.0 m²	0.0 m²	94.7 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 11	451.7 m²	0.0 m²	0.0 m²	94.7 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 12	451.7 m²	0.0 m²	0.0 m²	94.7 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 13	451.7 m²	0.0 m²	0.0 m²	94.7 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 14	451.7 m²	0.0 m²	0.0 m²	94.7 m²	64.6 m²	2	4	0	0	0	0	6
T2 LEVEL 15	472.3 m²	0.0 m²	0.0 m²	89.3 m²	60.0 m²	0	0	0	0	2	1	3
T2 LEVEL 16	472.3 m²	0.0 m²	0.0 m²	89.0 m²	60.0 m²	0	0	0	0	2	0	2
T2 ROOF	0.0 m²	181.0 m²	0.0 m²	175.7 m²	0.0 m²	0	0	0	0	0	0	0
T4 LEVEL 0	0.0 m²	0.0 m²	2363.2 m²	17.4 m²	0.0 m²	0	0	0	0	0	0	0
T4 LEVEL 1	290.6 m²	0.0 m²	0.0 m²	259.8 m²	96.2 m²	0	0	0	0	0	4	4
T4 LEVEL 2	496.4 m²	0.0 m²	0.0 m²	97.7 m²	111.4 m²	1	0	0	0	0	0	1
T4 LEVEL 3	502.7 m²	0.0 m²	0.0 m²	105.1 m²	80.6 m²	6	0	2	0	0	0	8
T4 LEVEL 4	504.4 m²	0.0 m²	0.0 m²	105.3 m²	84.8 m²	4	1	3	0	0	0	8
T4 LEVEL 5	455.8 m²	0.0 m²	0.0 m²	99.8 m²	133.9 m²	4	0	2	1	0	0	7
T4 LEVEL 6	407.6 m²	0.0 m²	0.0 m²	74.5 m²	161.2 m²	0	0	0	0	0	5	5
T4 LEVEL 7	360.2 m²	0.0 m²	0.0 m²	62.8 m²	67.4 m²	0	0	0	0	0	0	0
T4 LEVEL 8	334.5 m²	0.0 m²	0.0 m²	71.3 m²	41.5 m²	0	4	0	0	0	0	4
T4 LEVEL 9	334.5 m²	0.0 m²	0.0 m²	71.3 m²	41.4 m²	0	4	0	0	0	0	4
T4 LEVEL 10	334.6 m²	0.0 m²	0.0 m²	71.3 m²	41.4 m²	0	4	0	0	0	0	4
T4 LEVEL 11	334.6 m²	0.0 m²	0.0 m²	71.3 m²	41.4 m²	0	4	0	0	0	0	4
T4 LEVEL 12	340.1 m²	0.0 m²	0.0 m²	69.1 m²	44.5 m²	0	0	0	0	2	0	2
T4 LEVEL 13	340.5 m²	0.0 m²	0.0 m²	69.0 m²	44.8 m²	0	0	0	0	2	0	2
T4 ROOF	0.0 m²	157.9 m²	0.0 m²	156.7 m²	0.0 m²	0	0	0	0	0	0	0
	21904.8 m²	764.4 m²	15973.9 m²	7323.4 m²	4001.4 m²	46	103	28	20	12	22	232
						20%	44%	12%	9%	5%	9%	

0 1m 5m 10m

LEP PROVISION REQ. :

*at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development will be studio or **1 bedroom dwellings***

*at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development will be **2 bedroom dwellings**, and*

*at least 20% of the total number of dwellings (to the nearest whole number of dwellings) contained in the development will be **3 or more bedroom dwellings***

AFFORDABLE UNITS:

- Area 1: 14 apartments
- Area 2: 7 apartments
- Area 4: 7 apartments

APT SIZING (SEPP 65 min):

1 BED : 50m2
2 BED : 70m2
3 BED : 95m2

BIKE PROVISION

BICYCLE PARKS REQUIRED

Units
+ Residents (Allow 1 space per 4 units)
+ Visitors (1 space per 10 units)

Total Units - 232

Residents = 234 / 4 = 59
Visitors = 232/ 10 = 24

TOTAL BICYCLE PARKS REQUIRED = 83

BICYCLE PARKS PROVIDED

RESIDENT 58
VISITOR 26
TOTAL 84

CARPARK PROVISION

CAR SPACES REQUIRED

	RESIDENTS - STATUTORY					VISITORS - PROPOSED		OTHER - STATUTORY	
TYPE	UNITS	DCP REQ	TOTAL	TOTAL RESIDENT DDA SPACES	TOTAL RESIDENT REGULAR SPACES	TOTAL VISITOR REGULAR SPACES	TOTAL VISITOR DDA SPACES	TOTAL MOTORBIKE PARK	TOTAL CAR WASH PARK
1B	46	0.5	23	1 DISABLED SPACE PER ADAPTABLE HOUSING UNIT. 20%	TOTAL RESIDENT SPACES MINUS TOTAL RESIDENT DDA SPACES	1 PER 5 UNITS	1 PER 10 VISITOR SPACES	1 PER 15 CAR SPACES	1 PER 50 DWELLINGS
2B	103	0.9	93						
2B AFF	28	0.9	26						
3B	20	1.4	28						
4B PEN	12	2	24						
TH (3B+)	23	1.4	33						
TOTAL	232		227	47	180	47	5	19	5
TOTAL CAR SPACES REQUIRED							276		

*The proposed visitor rate is a deviation from the DCP required 1 space per 5 units. Refer to Traffic Engineers Report for detail:

CAR SPACES PROVIDED

LEVEL	CARPARKS					REMOVALIST TRUCK	CARWASH	MOTORBIKE /SCOOTER PARK
	RESIDENTIAL	RESIDENTIAL DDA	VISITOR	VISITOR DDA	TOTAL			
BASEMENT 4	70	20	0	0	90	0	0	5
BASEMENT 3	61	23	0	0	84	0	0	6
BASEMENT 2	80	4	0	0	84	0	5	5
BASEMENT 1	15	0	36	6	57	3	0	3
T4 LEVEL 0	16	0	0	0	16	0	0	0
T2 LEVEL 0	16	0	0	0	16	0	0	0
	258	47	36	6	347	3	5	19

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA
C	13.10.22	RFI RESPONSE	MA

18/11/2022 1:47:17 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: OVERALL DEVELOPMENT SUMMARY

Project No: 221089 Date: 13.10.22 Author: MA Scale: @ A1

Drawing No.: TP05.00

LCCC

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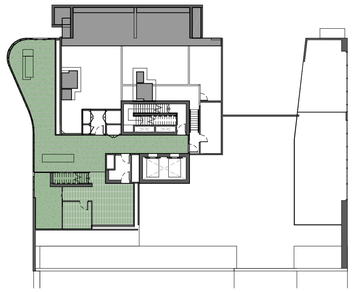

0 A03-100 LEVEL 0 - T1
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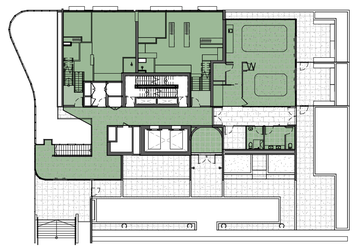

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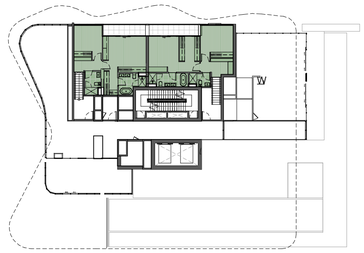

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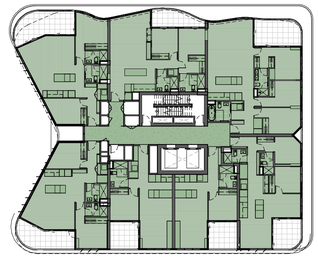

3 A03-100 LEVEL 3 - T1
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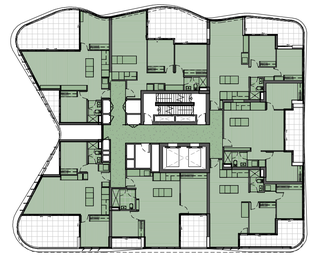

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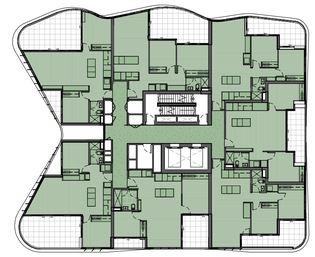

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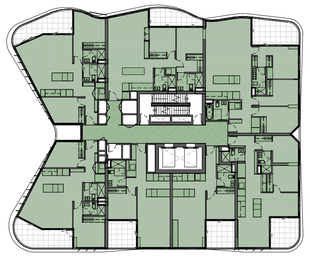

6 A03-100 LEVEL 6 - T1
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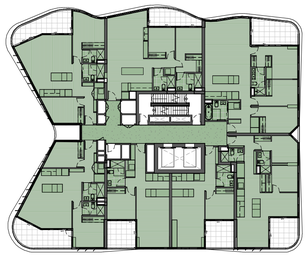

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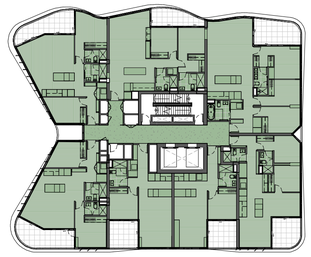

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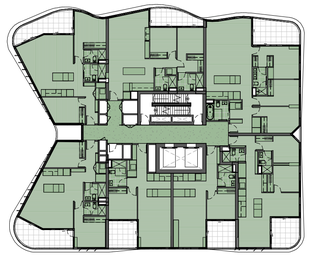
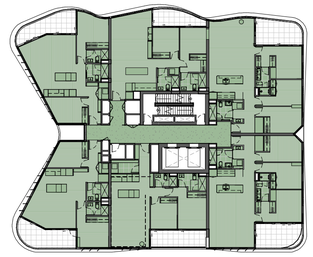
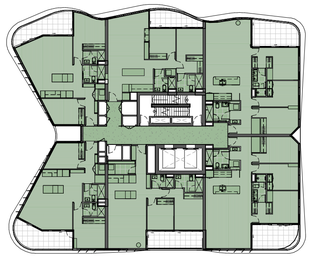


9 A03-100 LEVEL 9 - T1
SCALE1 : 350

10 A03-100 LEVEL 10 - T1
SCALE1 : 350



11 A03-100 LEVEL 11 - T1
SCALE1 : 350



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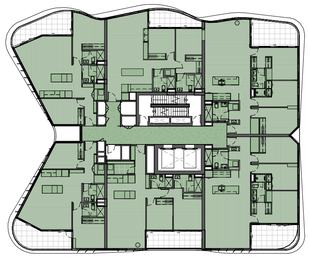
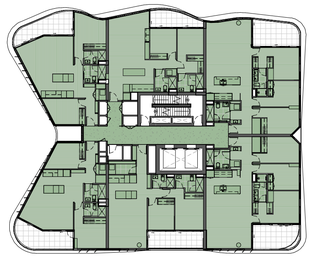


13 A03-100 LEVEL 13 - T1
SCALE1 : 350

14 A03-100 LEVEL 14 - T1
SCALE1 : 350



15 A03-100 LEVEL 15 - T1
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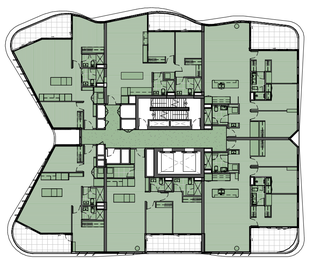
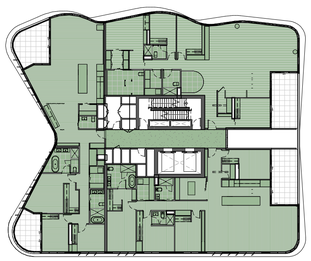


16 A03-100 LEVEL 16 - T1
SCALE1 : 350



17 A03-100 LEVEL 17 - T1
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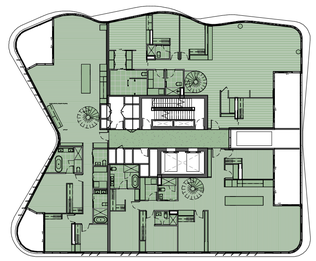
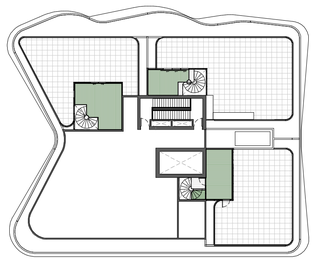


18 A03-100 LEVEL 18 - T1
SCALE1 : 350



19 A03-100 LEVEL 19 - T1
SCALE1 : 350

0 1m 5m 10m

GFA - TOWER ONE	
Level	Area
T1 LEVEL 0	164.4 m²
T1 LEVEL 1A	330.3 m²
T1 LEVEL 2	111.9 m²
T1 LEVEL 3	622.9 m²
T1 LEVEL 4	561.9 m²
T1 LEVEL 5	561.9 m²
T1 LEVEL 6	622.9 m²
T1 LEVEL 7	622.9 m²
T1 LEVEL 8	622.9 m²
T1 LEVEL 9	622.9 m²
T1 LEVEL 10	622.9 m²
T1 LEVEL 11	628.6 m²
T1 LEVEL 12	628.6 m²
T1 LEVEL 13	628.6 m²
T1 LEVEL 14	628.6 m²
T1 LEVEL 15	628.6 m²
T1 LEVEL 16	628.6 m²
T1 LEVEL 17	621.4 m²
T1 LEVEL 18	621.9 m²
T1 ROOF	53.0 m²
Grand total	10535.5 m²

SITE ONE AREA: 2736.5 M2

FSR: 3.85:1

COMPLIANT GFA: 10535.5 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—

- *the area of a mezzanine, and*
- *habitable rooms in a basement or an attic, and*
- *any shop, auditorium, cinema, and the like, in a basement or attic;*

but excludes—

- *any area for common vertical circulation, such as lifts and stairs, and*
- *any basement—*
  - *storage, and*
  - *vehicular access, loading areas, garbage and services, and*
- *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- *car parking to meet any requirements of the consent authority (including access to that car parking), and*
- *any space used for the loading or unloading of goods (including access to it), and*
- *terraces and balconies with outer walls less than 1.4 metres high, and*

voids above a floor at the level of a storey or storey above.

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:43:32 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **GFA - TOWER ONE**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 350**

Drawing No.: **TP11.01** **B**

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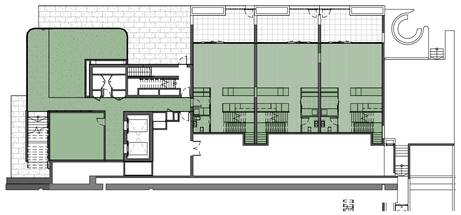
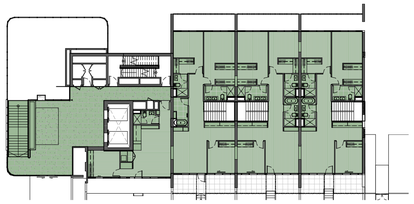


1 A03-100 LEVEL 1 - T2
SCALE1 : 350



2 A03-100 LEVEL 2 - T2
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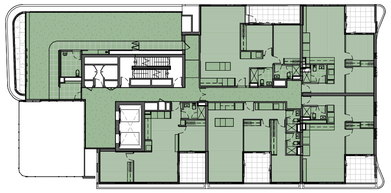
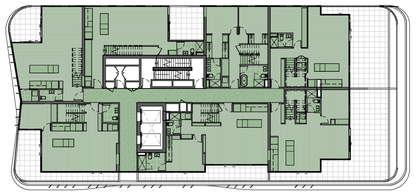


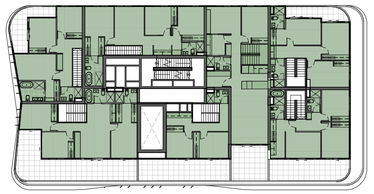
3 A03-100 LEVEL 3 - T2
SCALE1 : 350

4 A03-100 LEVEL 4 - T2
SCALE1 : 350

5 A03-100 LEVEL 5 - T2
SCALE1 : 350



6 A03-100 LEVEL 6 - T2
SCALE1 : 350



7 A03-100 LEVEL 7 - T2
SCALE1 : 350

8 A03-100 LEVEL 8 - T2
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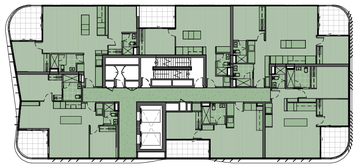
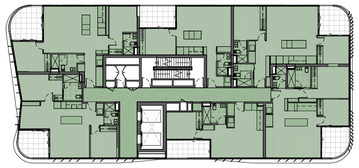


9 A03-100 LEVEL 9 - T2
SCALE1 : 350

10 A03-100 LEVEL 10 - T2
SCALE1 : 350

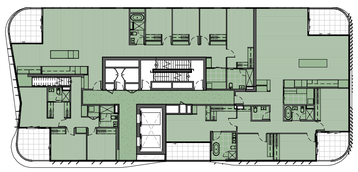


11 A03-100 LEVEL 11 - T2
SCALE1 : 350

17 A03-100 LEVEL 12 - T2
SCALE1 : 350

12 A03-100 LEVEL 13 - T2
SCALE1 : 350

13 A03-100 LEVEL 14 - T2
SCALE1 : 350



14 A03-100 LEVEL 15 - T2
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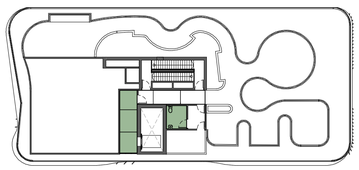
15 A03-100 LEVEL 16 - T2
SCALE1 : 350



16 A03-100 TOWER 2 ROOFTOP
SCALE1 : 350

0 1m 5m 10m

GFA - TOWER 2 & 4	
Level	Area
T1 LEVEL 1A	729.2 m²
T1 LEVEL 2	1006.9 m²
T1 LEVEL 3	1149.0 m²
T1 LEVEL 4	1284.1 m²
T1 LEVEL 5	1230.5 m²
T1 LEVEL 6	1039.4 m²
T1 LEVEL 7	834.2 m²
T1 LEVEL 8	883.1 m²
T1 LEVEL 9	883.3 m²
T1 LEVEL 10	883.7 m²
T1 LEVEL 11	883.7 m²
T1 LEVEL 12	880.9 m²
T1 LEVEL 13	880.9 m²
T1 LEVEL 14	541.2 m²
T1 LEVEL 15	515.9 m²
T1 LEVEL 16	521.8 m²
T1 LEVEL 17	20.4 m²
Grand total	14168.1 m²

SITE TWO & SITE FOUR AREA: 3991 M2

FSR: 3.55:1

COMPLIANT GFA: 14168.1 M2

NOTE:

FSR TRANSFER BETWEEN TOWER 2 AND TOWER 4

GFA - TOWER 2	
Level	Area
T1 LEVEL 1A	369.5 m²
T1 LEVEL 2	474.9 m²
T1 LEVEL 3	569.2 m²
T1 LEVEL 4	700.7 m²
T1 LEVEL 5	702.7 m²
T1 LEVEL 6	588.9 m²
T1 LEVEL 7	490.1 m²
T1 LEVEL 8	509.8 m²
T1 LEVEL 9	510.1 m²
T1 LEVEL 10	510.4 m²
T1 LEVEL 11	510.4 m²
T1 LEVEL 12	510.4 m²
T1 LEVEL 13	510.4 m²
T1 LEVEL 14	510.4 m²
T1 LEVEL 15	515.9 m²
T1 LEVEL 16	521.8 m²
T1 LEVEL 17	20.4 m²
Grand total	8525.8 m²

SITE TWO AREA: 2320.5 M2

FSR: 3.55:1

COMPLIANT GFA: 8237.8 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—

- *the area of a mezzanine, and*
- *habitable rooms in a basement or an attic, and*
- *any shop, auditorium, cinema, and the like, in a basement or attic,*

but excludes—

- *any area for common vertical circulation, such as lifts and stairs, and*
- *any basement—*
  - *storage, and*
  - *vehicular access, loading areas, garbage and services, and*
- *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- *car parking to meet any requirements of the consent authority (including access to that car parking), and*
- *any space used for the loading or unloading of goods (including access to it), and*
- *terraces and balconies with outer walls less than 1.4 metres high, and*

voids above a floor at the level of a storey or storey above.

*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

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Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:44:40 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **GFA - TOWER TWO AND FOUR**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 350**

Drawing No.: **TP11.03** **B**

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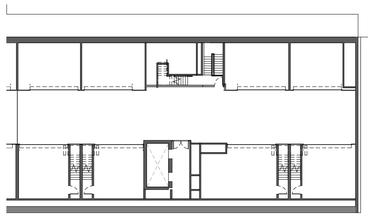

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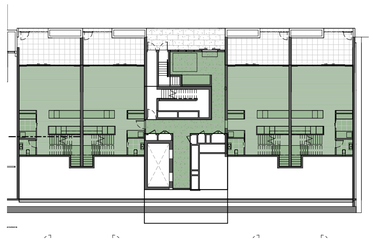

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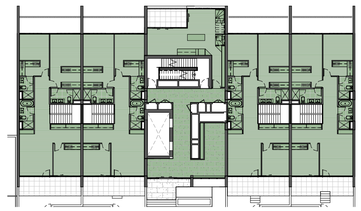

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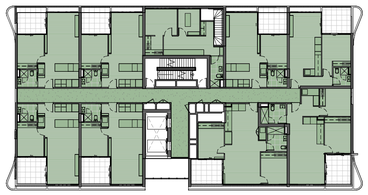

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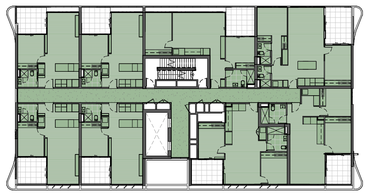

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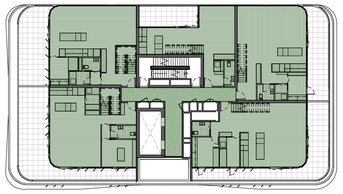

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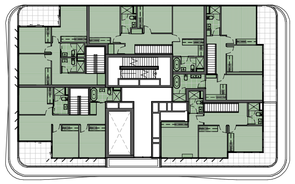

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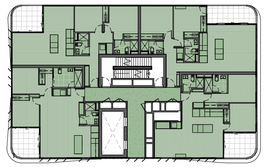

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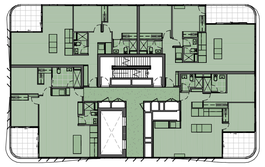

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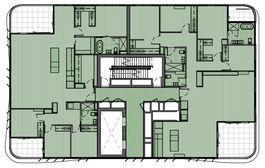

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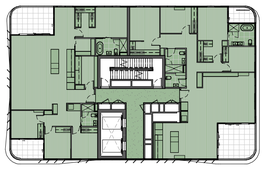

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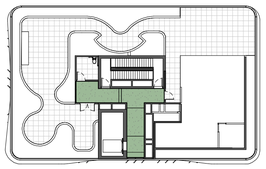

15 A03-100 LEVEL 14 - T4
SCALE1 : 350

GFA - TOWER 2 & 4	
Level	Area
T1 LEVEL 1A	729.2 m²
T1 LEVEL 2	1006.9 m²
T1 LEVEL 3	1149.0 m²
T1 LEVEL 4	1284.1 m²
T1 LEVEL 5	1230.5 m²
T1 LEVEL 6	1039.4 m²
T1 LEVEL 7	834.2 m²
T1 LEVEL 8	883.1 m²
T1 LEVEL 9	883.3 m²
T1 LEVEL 10	883.7 m²
T1 LEVEL 11	883.7 m²
T1 LEVEL 12	880.9 m²
T1 LEVEL 13	880.9 m²
T1 LEVEL 14	541.2 m²
T1 LEVEL 15	515.9 m²
T1 LEVEL 16	521.8 m²
T1 LEVEL 17	20.4 m²
Grand total	14168.1 m²

SITE TWO & SITE FOUR AREA: 3991 M2

FSR: 3.55:1

COMPLIANT GFA: 14168.1 M2

NOTE:

FSR TRANSFER BETWEEN TOWER 2 AND TOWER 4

GFA - TOWER FOUR	
Level	Area
T1 LEVEL 1A	359.7 m²
T1 LEVEL 2	532.0 m²
T1 LEVEL 3	579.9 m²
T1 LEVEL 4	583.4 m²
T1 LEVEL 5	527.8 m²
T1 LEVEL 6	450.5 m²
T1 LEVEL 7	344.1 m²
T1 LEVEL 8	373.3 m²
T1 LEVEL 9	373.3 m²
T1 LEVEL 10	373.3 m²
T1 LEVEL 11	373.3 m²
T1 LEVEL 12	370.5 m²
T1 LEVEL 13	370.5 m²
T1 LEVEL 14	30.8 m²
Grand total	5642.3 m²

SITE FOUR AREA: 1670.5 M2

FSR: 3.55:1

COMPLIANT GFA: 5930.3 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—

- *the area of a mezzanine, and*
- *habitable rooms in a basement or an attic, and*
- *any shop, auditorium, cinema, and the like, in a basement or attic,*

but excludes—

- *any area for common vertical circulation, such as lifts and stairs, and*
- *any basement—*
  - *storage, and*
  - *vehicular access, loading areas, garbage and services, and*
- *plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and*
- *car parking to meet any requirements of the consent authority (including access to that car parking), and*
- *any space used for the loading or unloading of goods (including access to it), and*
- *terraces and balconies with outer walls less than 1.4 metres high, and*

voids above a floor at the level of a storey or storey above.

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Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:45:42 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: GFA - TOWER TWO AND FOUR

Project No: 221089

Date: 08.09.22

Author: MA

Scale: @ A1: 1 : 350

Drawing No.: TP11.05 B

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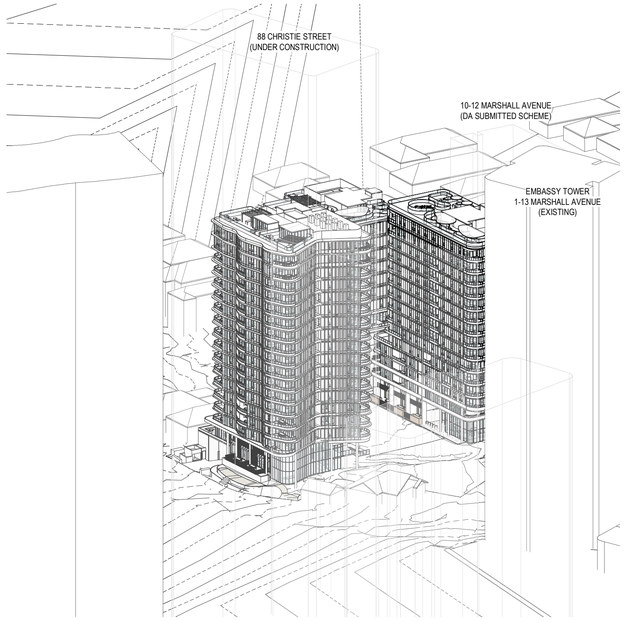

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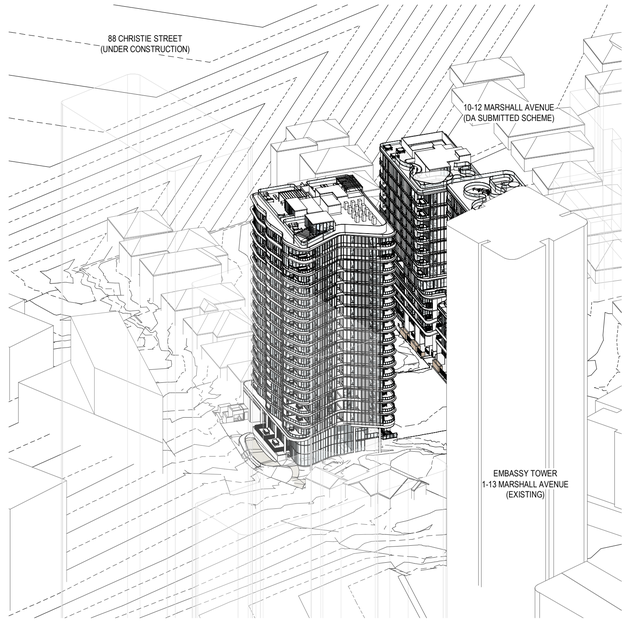

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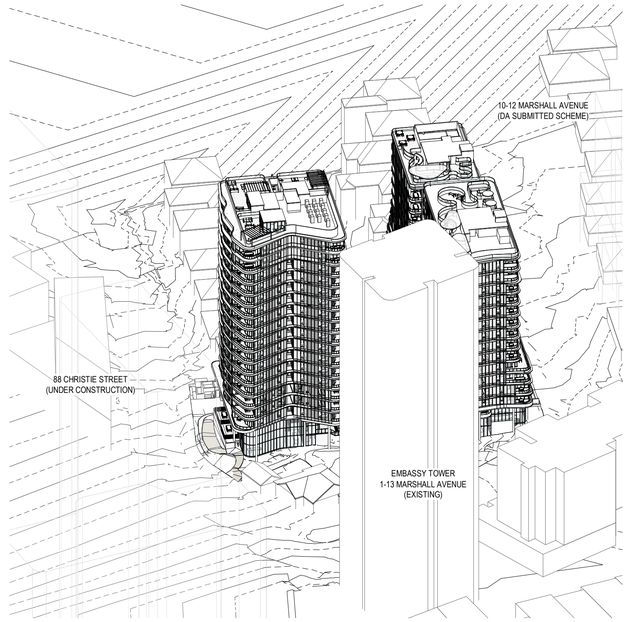

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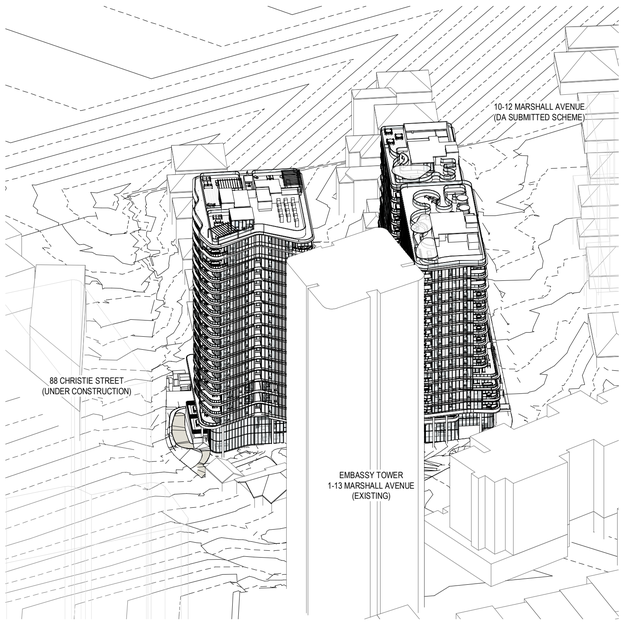

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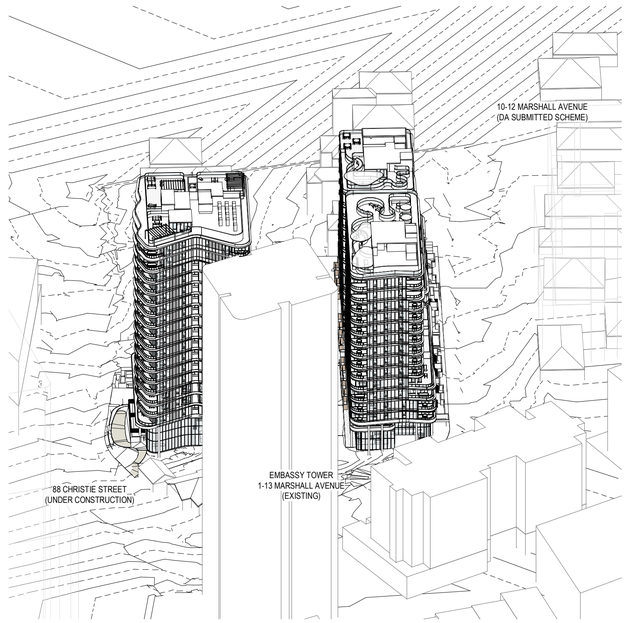

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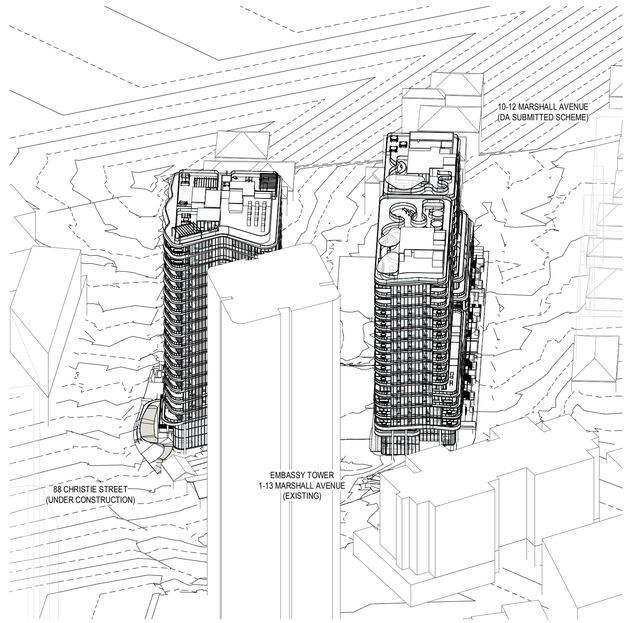

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BUILDINGS CAUSING MAJOR OVERSHADOWING TO DEVELOPMENT
(UNDER CONSTRUCTION AND DEVELOPMENT APPLICATION)

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:50:21 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **3D SOLAR POV STUDIES**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 750**

Drawing No.: **TP12.01** **B**

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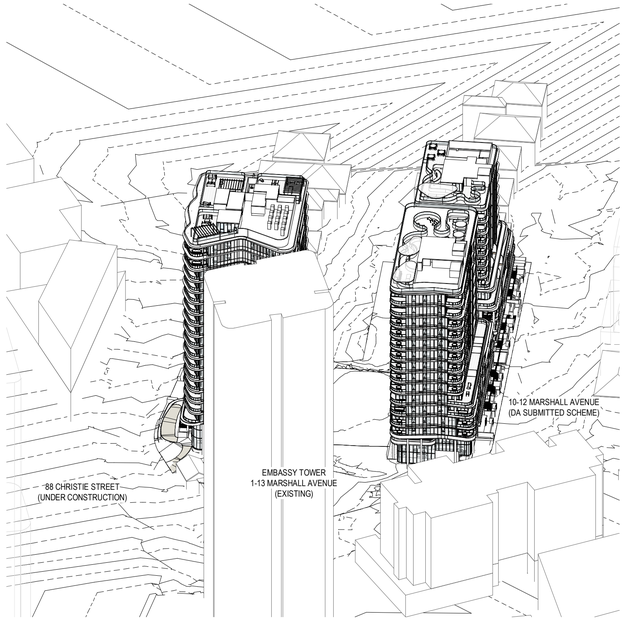

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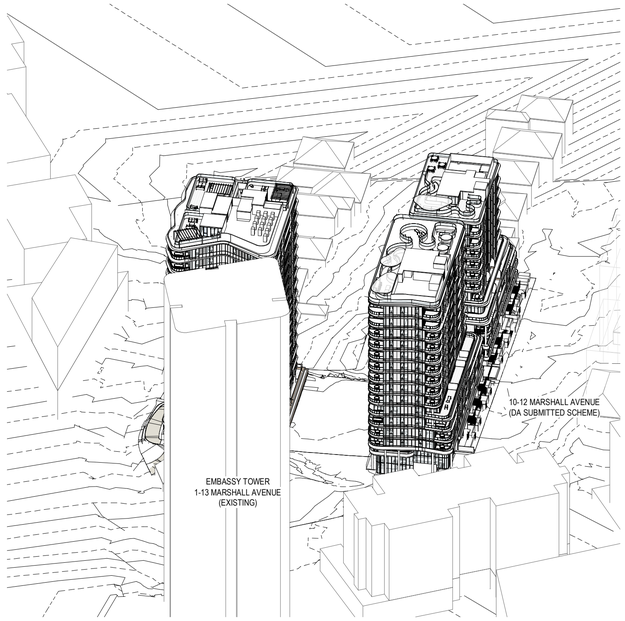

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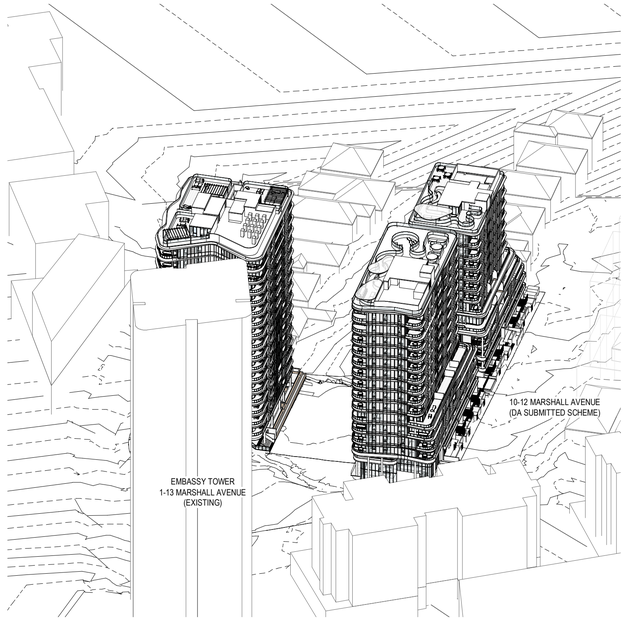

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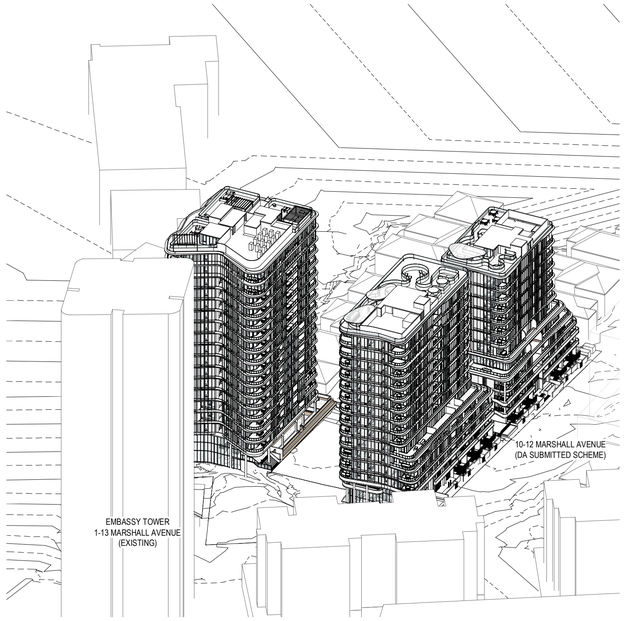

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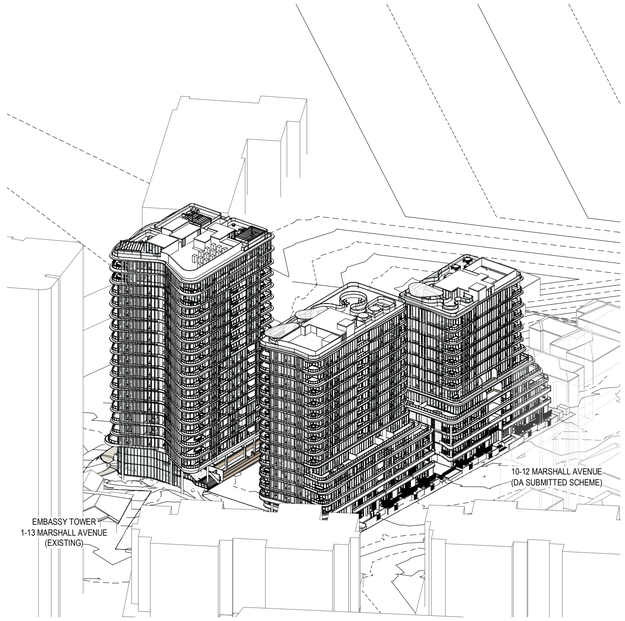

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BUILDINGS CAUSING MAJOR OVERSHADOWING TO DEVELOPMENT
(UNDER CONSTRUCTION AND DEVELOPMENT APPLICATION)

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **3D SOLAR POV STUDIES**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 750**

Drawing No.: **TP12.02** **B**

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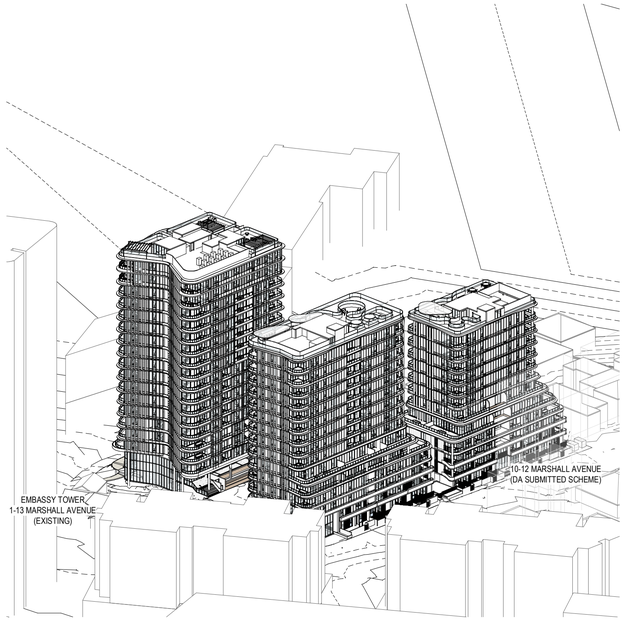

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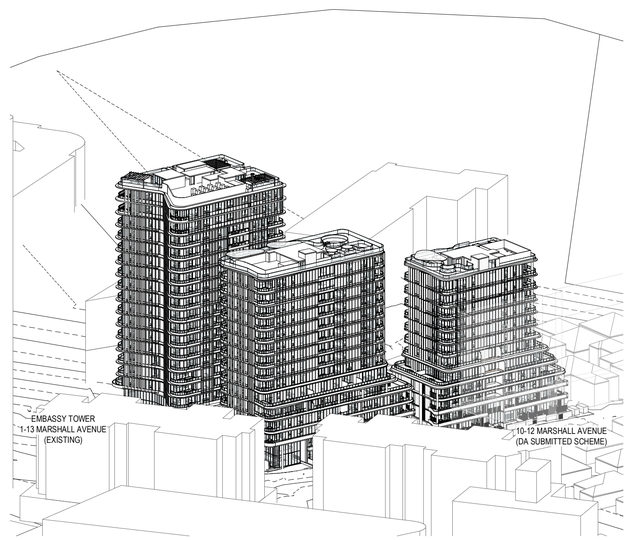

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BUILDINGS CAUSING MAJOR OVERSHADOWING TO DEVELOPMENT
(UNDER CONSTRUCTION AND DEVELOPMENT APPLICATION)

0 1m 5m 10m

Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:56:30 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH** NSW

Drawing: **3D SOLAR POV STUDIES**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 750** Drawing No.: **TP12.03** **B**

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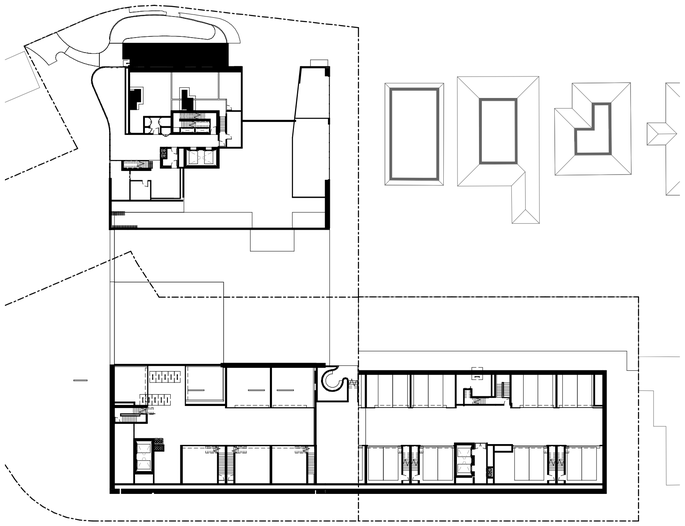

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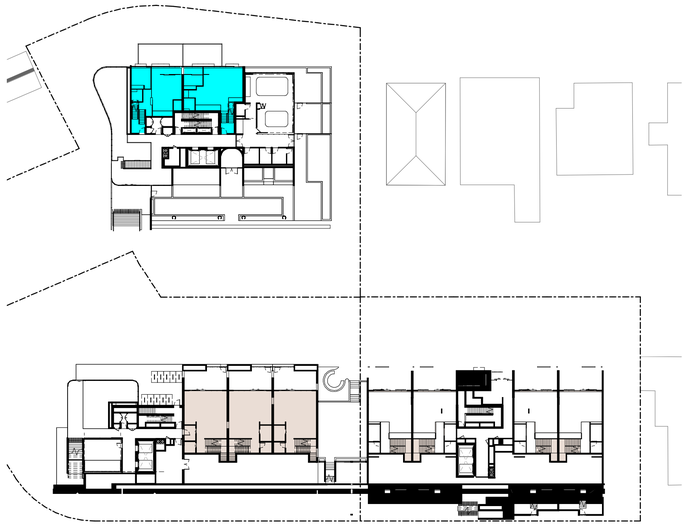

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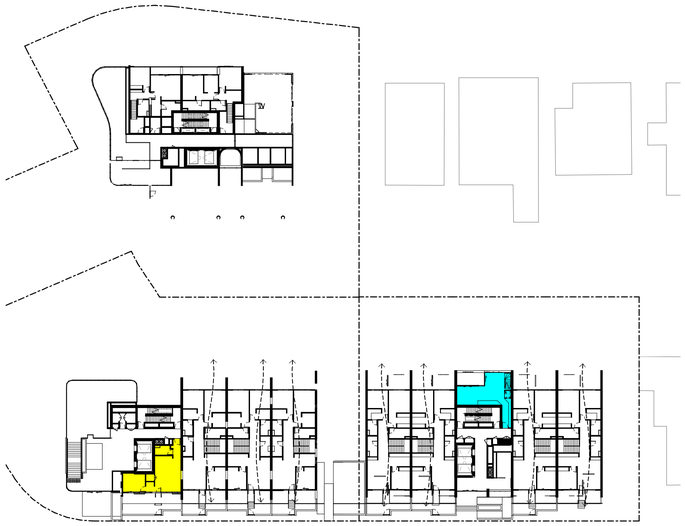

LEVEL 2 SEPP 65

LEVEL 3 SEPP 65

LEVEL 4 SEPP 65

LEVEL 5 SEPP 65

SOLAR + VENTILATON COMPLIANT

SOLAR COMPLIANT

VENTILATON COMPLIANT

LESS THAN 2 HR SUN

NO SUN

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:57:12 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SEPP 65 COMPLIANCE**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 500**

Drawing No.: **TP13.01** **B**

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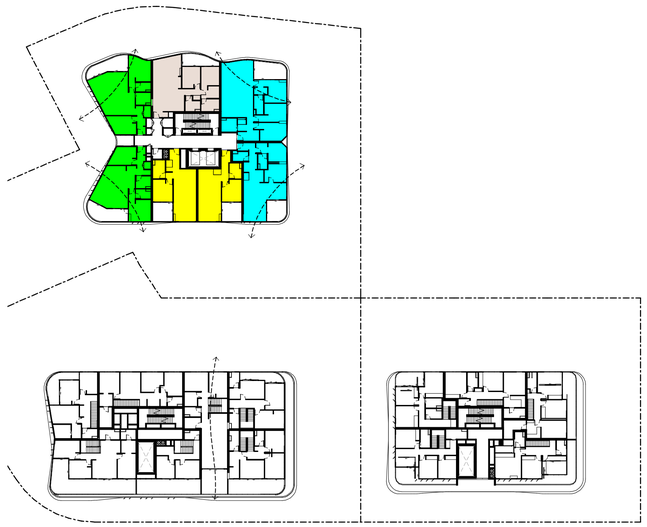
LEVEL 6 SEPP 65



LEVEL 7 SEPP 65

LEVEL 8 SEPP 65

LEVEL 9 SEPP 65

LEVEL 10 SEPP 65

LEVEL 11 SEPP 65

SOLAR + VENTILATON COMPLIANT

SOLAR COMPLIANT

VENTILATON COMPLIANT

LESS THAN 2 HR SUN

NO SUN

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:57:53 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SEPP 65 COMPLIANCE** Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 500** Drawing No.: **TP13.02** **B**

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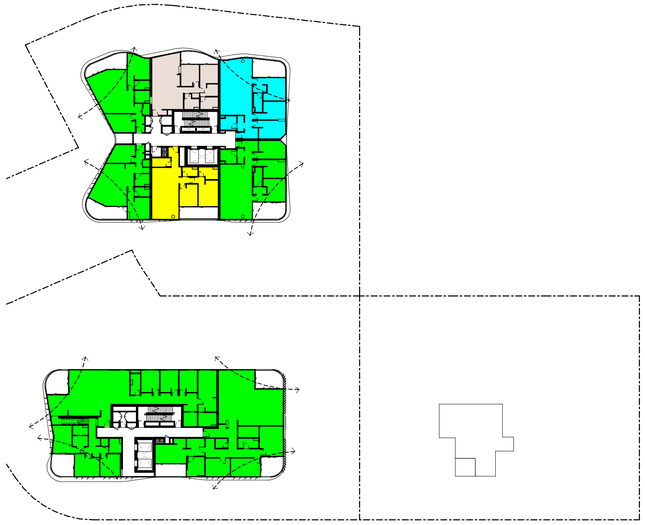
LEVEL 12 SEPP 65

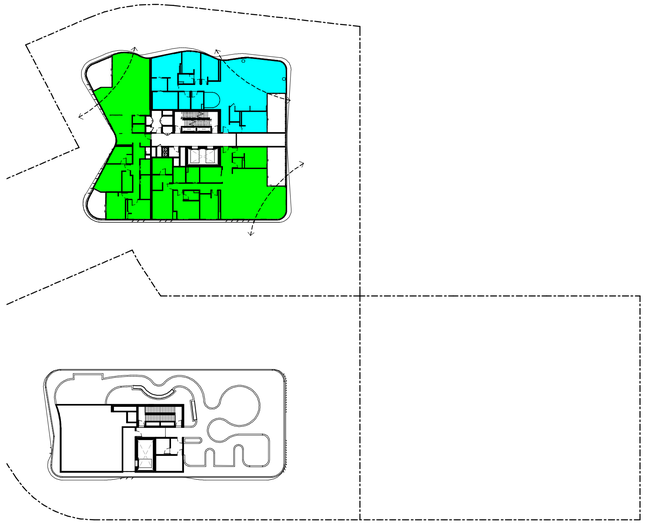
LEVEL 13 SEPP 65

LEVEL 14 SEPP 65



LEVEL 15 SEPP 65

LEVEL 16 SEPP 65



LEVEL 17 SEPP 65

SOLAR + VENTILATON COMPLIANT

SOLAR COMPLIANT

VENTILATON COMPLIANT

LESS THAN 2 HR SUN

NO SUN

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 2:58:30 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SEPP 65 COMPLIANCE**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1: **1 : 500**

Drawing No.: **TP13.03** **B**

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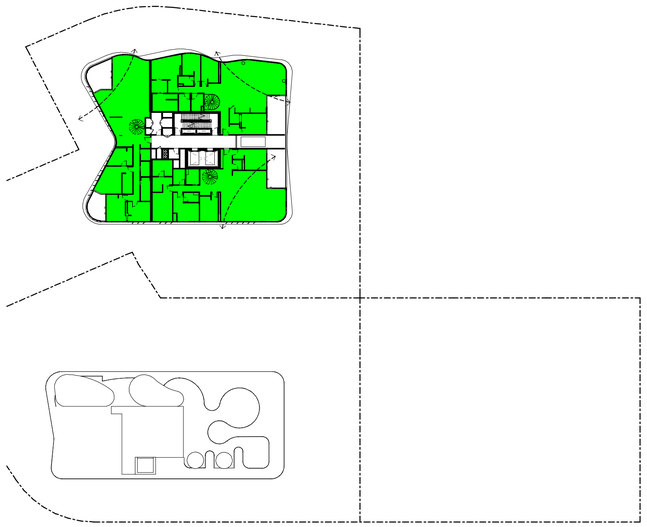

LEVEL 18 SEPP 65

SOLAR + VENTILATON COMPLIANT

SOLAR COMPLIANT

VENTILATON COMPLIANT

LESS THAN 2 HR SUN

NO SUN

0 1m 5m 10m

TOWER ONE

LEVEL	No. VENTILATION
T1 LEVEL 1A	2
T1 LEVEL 3	4
T1 LEVEL 4	4
T1 LEVEL 5	4
T1 LEVEL 6	4
T1 LEVEL 7	4
T1 LEVEL 8	4
T1 LEVEL 9	4
T1 LEVEL 10	4
T1 LEVEL 11	4
T1 LEVEL 12	4
T1 LEVEL 13	4
T1 LEVEL 14	4
T1 LEVEL 15	4
T1 LEVEL 16	4
T1 LEVEL 17	3
T1 LEVEL 18	3
	64

CROSS VENT COMPLIANT
64.0%

TOWER TWO

LEVEL	No. VENTILATION
T2 LEVEL 3	2
T2 LEVEL 4	4
T2 LEVEL 5	4
T2 LEVEL 6	6
T2 LEVEL 8	4
T2 LEVEL 9	3
T2 LEVEL 10	3
T2 LEVEL 11	3
T2 LEVEL 12	3
T2 LEVEL 13	3
T2 LEVEL 14	3
T2 LEVEL 15	3
T2 LEVEL 16	2
	43

CROSS VENT COMPLIANT
58.9%

TOWER FOUR

LEVEL	No. VENTILATION
T4 LEVEL 2	1
T4 LEVEL 3	4
T4 LEVEL 4	5
T4 LEVEL 5	3
T4 LEVEL 6	5
T4 LEVEL 8	4
T4 LEVEL 9	4
T4 LEVEL 10	4
T4 LEVEL 11	4
T4 LEVEL 12	2
T4 LEVEL 13	2
	38

CROSS VENT COMPLIANT
71.7%

OVERALL

LEVEL	No. VENTILATION
T1 LEVEL 1A	2
T1 LEVEL 3	4
T1 LEVEL 4	4
T1 LEVEL 5	4
T1 LEVEL 6	4
T1 LEVEL 7	4
T1 LEVEL 8	4
T1 LEVEL 9	4
T1 LEVEL 10	4
T1 LEVEL 11	4
T1 LEVEL 12	4
T1 LEVEL 13	4
T1 LEVEL 14	4
T1 LEVEL 15	4
T1 LEVEL 16	4
T1 LEVEL 17	3
T1 LEVEL 18	3
T2 LEVEL 3	2
T2 LEVEL 4	4
T2 LEVEL 5	4
T2 LEVEL 6	6
T2 LEVEL 8	4
T2 LEVEL 9	3

LEVEL	No. VENTILATION
T2 LEVEL 10	3
T2 LEVEL 11	3
T2 LEVEL 12	3
T2 LEVEL 13	3
T2 LEVEL 14	3
T2 LEVEL 15	3
T2 LEVEL 16	2
T4 LEVEL 2	1
T4 LEVEL 3	4
T4 LEVEL 4	5
T4 LEVEL 5	3
T4 LEVEL 6	5
T4 LEVEL 8	4
T4 LEVEL 9	4
T4 LEVEL 10	4
T4 LEVEL 11	4
T4 LEVEL 12	2
T4 LEVEL 13	2
	145

CROSS VENT COMPLIANT
64.2%

TOWER ONE

LEVEL	No. SOLAR
T1 LEVEL 3	4
T1 LEVEL 4	4
T1 LEVEL 5	4
T1 LEVEL 6	4
T1 LEVEL 7	4
T1 LEVEL 8	4
T1 LEVEL 9	4
T1 LEVEL 10	4
T1 LEVEL 11	4
T1 LEVEL 12	4
T1 LEVEL 13	4
T1 LEVEL 14	4
T1 LEVEL 15	4
T1 LEVEL 16	4
T1 LEVEL 17	2
T1 LEVEL 18	3
	61

SOLAR COMPLIANT
61.0%

TOWER TWO

LEVEL	No. SOLAR
T2 LEVEL 2	1
T2 LEVEL 3	3
T2 LEVEL 4	5
T2 LEVEL 5	5
T2 LEVEL 6	4
T2 LEVEL 8	4
T2 LEVEL 9	3
T2 LEVEL 10	3
T2 LEVEL 11	3
T2 LEVEL 12	3
T2 LEVEL 13	3
T2 LEVEL 14	4
T2 LEVEL 15	3
T2 LEVEL 16	2
	46

SOLAR COMPLIANT
63.0%

TOWER FOUR

LEVEL	No. SOLAR
T4 LEVEL 3	3
T4 LEVEL 4	3
T4 LEVEL 5	3
T4 LEVEL 6	3
T4 LEVEL 8	3
T4 LEVEL 9	3
T4 LEVEL 10	3
T4 LEVEL 11	3
T4 LEVEL 12	2
T4 LEVEL 13	2
	28

SOLAR COMPLIANT
53%

OVERALL

LEVEL	No. SOLAR
T1 LEVEL 3	4
T1 LEVEL 4	4
T1 LEVEL 5	4
T1 LEVEL 6	4
T1 LEVEL 7	4
T1 LEVEL 8	4
T1 LEVEL 9	4
T1 LEVEL 10	4
T1 LEVEL 11	4
T1 LEVEL 12	4
T1 LEVEL 13	4
T1 LEVEL 14	4
T1 LEVEL 15	4
T1 LEVEL 16	4
T1 LEVEL 17	2
T1 LEVEL 18	3
T2 LEVEL 2	1
T2 LEVEL 3	3
T2 LEVEL 4	5
T2 LEVEL 5	5
T2 LEVEL 6	4
T2 LEVEL 8	4

LEVEL	No. SOLAR
T2 LEVEL 9	3
T2 LEVEL 10	3
T2 LEVEL 11	3
T2 LEVEL 12	3
T2 LEVEL 13	3
T2 LEVEL 14	4
T2 LEVEL 15	3
T2 LEVEL 16	2
T4 LEVEL 3	3
T4 LEVEL 4	3
T4 LEVEL 5	3
T4 LEVEL 6	3
T4 LEVEL 8	3
T4 LEVEL 9	3
T4 LEVEL 10	3
T4 LEVEL 11	3
T4 LEVEL 12	2
T4 LEVEL 13	2
	135

SOLAR COMPLIANT
60%

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:00:08 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH NSW

Drawing: SEPP 65 COMPLIANCE | Project No: 221089 | Date: 08.09.22 | Author: MA | Scale: @ A1: 1 : 500 | Drawing No.: TP13.04 B

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DEEP SOIL

Deep Soil	
Name	TOTAL
Greenspine Deep Soil	860.2 m²
Site Deep Soil	406.3 m²
	1266.5 m²

SITE AREA (TOTAL) = 6727.5 m2
EFFECTIVE SITE AREA (SITE AREA TOTAL - 1300m2 Public Open Space Allocation) = 5427.5 m2

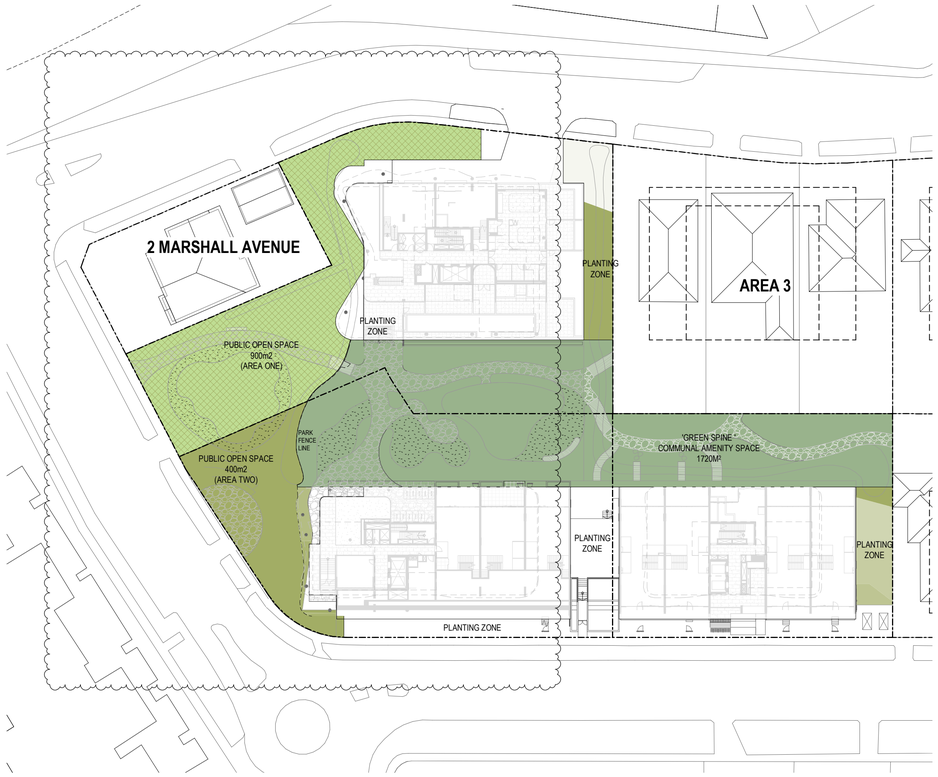
PERCENTAGE DEEP SOIL PROVIDED of EFFECTIVE SITE AREA
(not including Public Open Space Allocation) = 1266.5/5427.5
= 23.3%

PERCENTAGE DEEP SOIL PROVIDED of TOTAL SITE AREA
(including Public Open Space Allocation) = (1266.5+1300) /6727.5
= 38.1%

GREENSPINE AREA = 197.5m2 + 662.7m2 + 860m2 = 1720.2 m2

GREENSPINE DEEPSOIL = 197.5m2 + 662.7m2 = 860.2 m2

PERCENTAGE OF DEEPSOIL to STRUCTURED DEEP SOIL = 860.2m2/ 1720.2m2 = 50%



RECREATION AREAS + GREEN SPINE

0 1m 5m 10m

Revisions			
A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA
C	1.11.22	RFI DRAFT ISSUE	MA
D	3.11.22	RFI DRAFT ISSUE	MA
E	16.11.22	RFI RESPONSE	MA

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Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: DEEP SOIL + SITE AMENITY

Project No: 221089

Date: 16.11.22

Author: MA

Scale: @ A1: 1 : 500

Drawing No.: TP13.05 E

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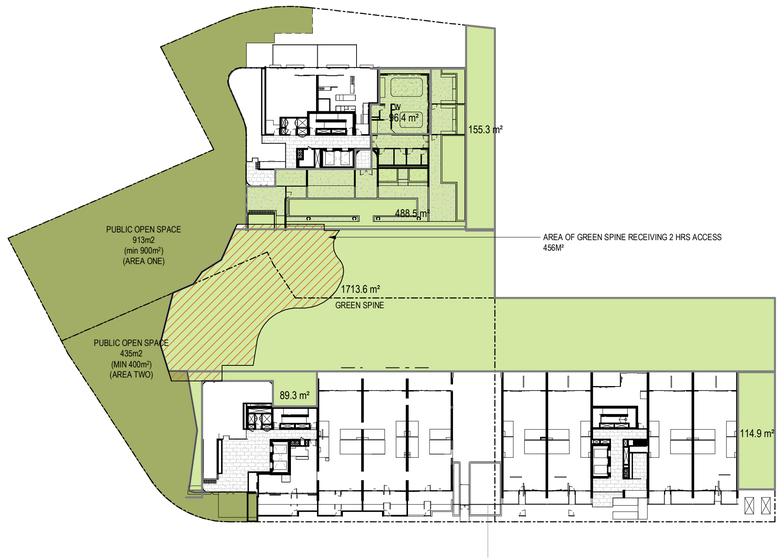
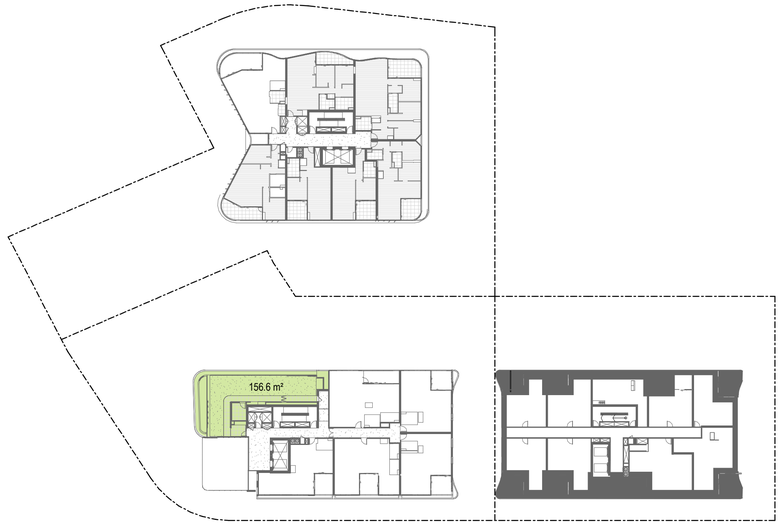
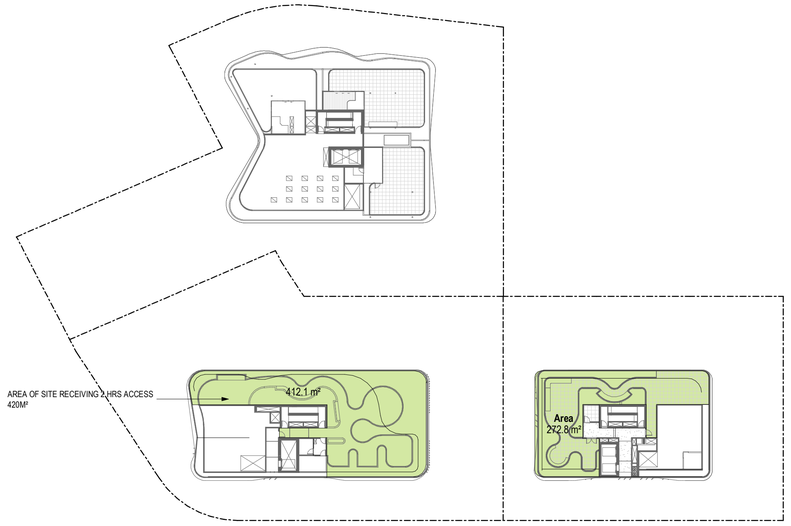


LEVEL 1



LEVEL 3



LEVEL 17

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

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SITE AREA (TOTAL) = 6727.5 m2
EFFECTIVE SITE AREA (SITE AREA TOTAL - 1300m2 Public Open Space Allocation) = 5427.5 m2

REQUIRED COMMUNAL OPEN SPACE = 5247.5x25% = 1356.8m²
REQUIRED COMMUNAL OPEN SPACE WITH 2 HRS SUNLIGHT = 1356.8x50%=678.4m² 13

TOTAL COMMUNAL OPEN SPACE PROVIDED

96.4 m²
488.5 m²
155.3 m²
114.9 m²
89.3 m²
156.6 m²
412.1 m²
1713.6 m²
272.8 m²
3499.4 m²

TOTAL COMMUNAL OPEN SPACE PROVIDED WITH 2 HRS SUNLIGHT
= 456 + 412 + 272.8
= 1140.8m²

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **COMMUNAL OPEN SPACE**

Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 500** Drawing No.: **TP13.06** **B**

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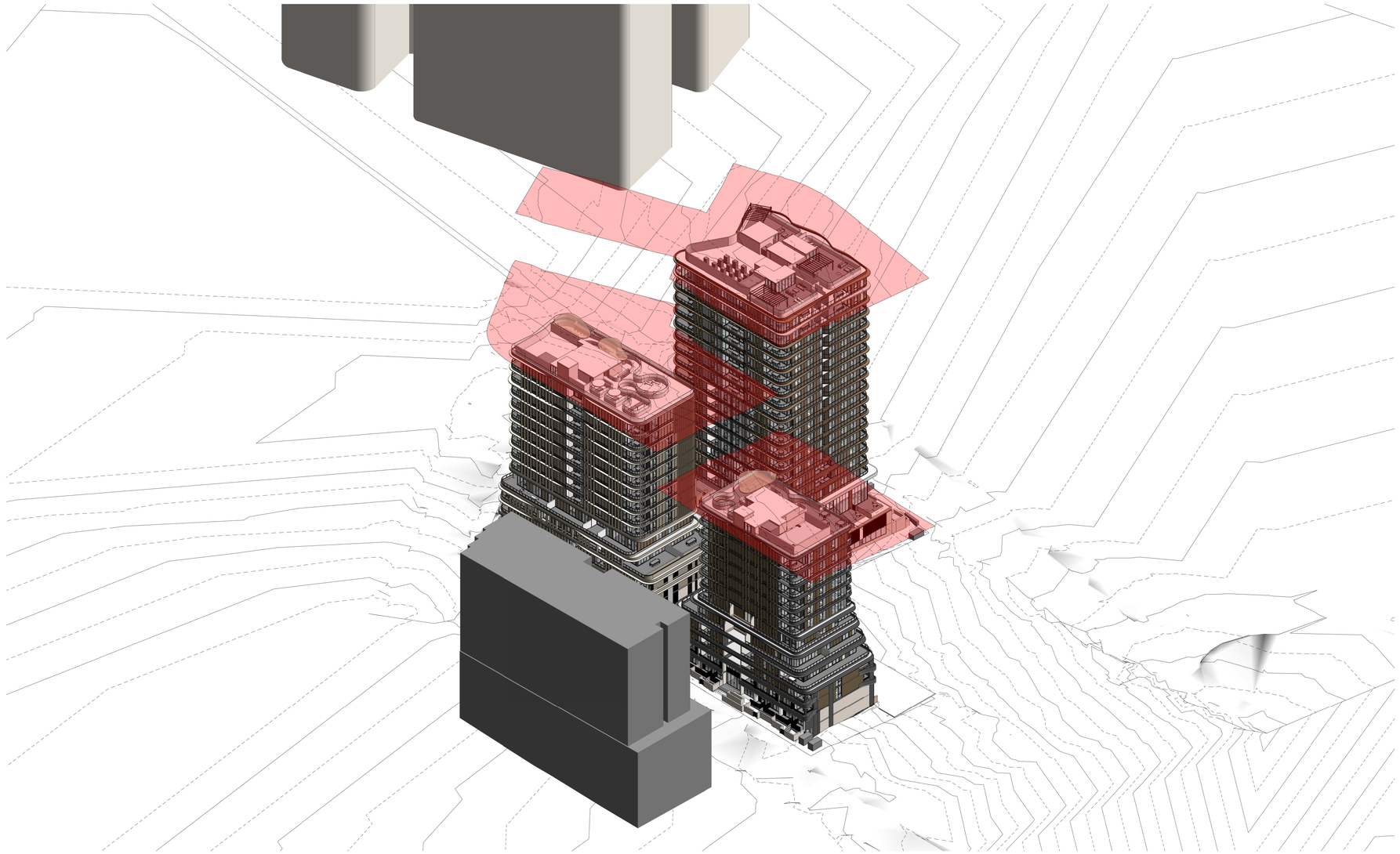

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:02:17 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **HEIGHT PLANE DIAGRAM**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1

Drawing No.: **TP13.07** **B**

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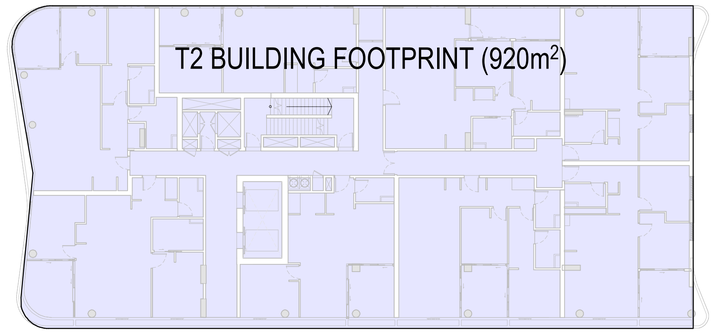
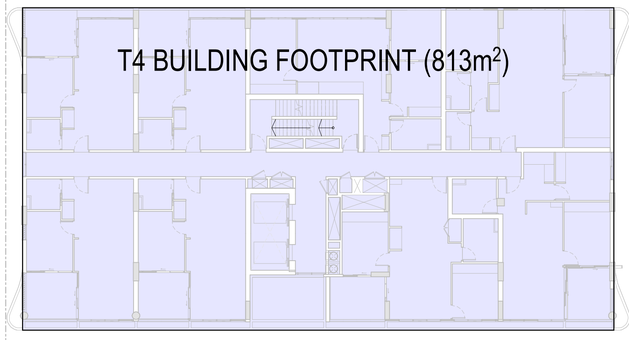




3 A03-100 T2 & T4 FOOTPRINT - LEVEL 4
SCALE 1 : 200

North Sydney Local Environmental Plan 2013

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
(iii) 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.

AREA 2 & 4 CALCULATION
RESIDENTIAL = 712m2
FOOTPRINT = 1733m2

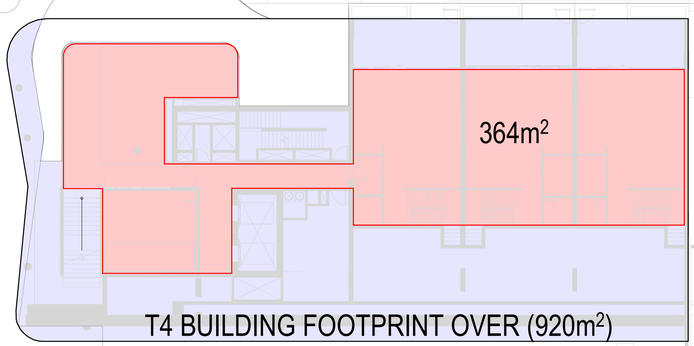
= 41% RESIDENTIAL

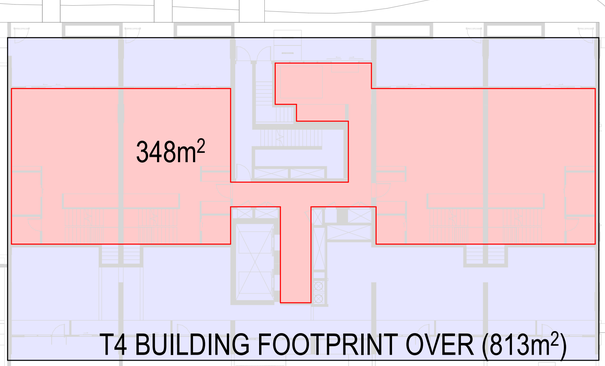
AREA 2 CALCULATION
RESIDENTIAL = 364m2
FOOTPRINT = 920m2

= **40%** RESIDENTIAL

AREA 4 CALCULATION
RESIDENTIAL = 348m2
FOOTPRINT = 813m2

= **43%** RESIDENTIAL





1 A03-100 T2 & T4 FOOTPRINT - LEVEL 1
SCALE 1 : 200

0 1m 5m 10m

Revisions
A 08.09.22 RFI RESPONSE MA

16/11/2022 3:02:39 PM

Project AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing T2 T4 FOOTPRINT

Project No 221089

Date 08.09.22

Author MA

Scale: @ A1 1 : 200

Drawing No. TP13.08 A

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T1 - STORAGE		
Room: Number	Room: Name	Volume
T1 LEVEL 1		
T1.01-02.U01	3 BED - TH LOWER	3 m³
T1.01-02.U02	2 BED - TH LOWER	0 m³
T1 LEVEL 2		
T1.01-02.U01	3 BED - TH UPPER	1 m³
T1.01-02.U02	2 BED - TH UPPER	4 m³
T1 LEVEL 3		
T1.03.U01	2 BED	4 m³
T1.03.U02	2 BED	2 m³
T1.03.U03	3 BED	4 m³
T1.03.U04	2 BED	4 m³
T1.03.U05	1 BED	1 m³
T1.03.U06	1 BED	4 m³
T1.03.U07	2 BED	4 m³
T1 LEVEL 4		
T1.04.U01	2 BED (A)	5 m³
T1.04.U02	2 BED (A)	3 m³
T1.04.U03	2 BED (A)	4 m³
T1.04.U04	2 BED (A)	5 m³
T1.04.U05	2 BED (A)	3 m³
T1.04.U06	2 BED (A)	3 m³
T1.04.U07	2 BED (A)	4 m³
T1 LEVEL 5		
T1.05.U01	2 BED (A)	5 m³
T1.05.U02	2 BED (A)	3 m³
T1.05.U03	2 BED (A)	4 m³
T1.05.U04	2 BED (A)	5 m³
T1.05.U05	2 BED (A)	3 m³
T1.05.U06	2 BED (A)	3 m³
T1.05.U07	2 BED (A)	4 m³
T1 LEVEL 6		
T1.06.U01	2 BED	4 m³
T1.06.U02	2 BED	2 m³
T1.06.U03	3 BED	4 m³
T1.06.U04	2 BED	4 m³
T1.06.U05	1 BED	2 m³
T1.06.U06	1 BED	2 m³
T1.06.U07	2 BED	4 m³
T1 LEVEL 7		
T1.07.U01	2 BED	4 m³
T1.07.U02	2 BED	2 m³
T1.07.U03	3 BED	4 m³
T1.07.U04	2 BED	4 m³
T1.07.U05	1 BED	2 m³
T1.07.U06	1 BED	2 m³
T1.07.U07	2 BED	4 m³
T1 LEVEL 8		
T1.08.U01	2 BED	4 m³
T1.08.U02	2 BED	2 m³
T1.08.U03	3 BED	4 m³
T1.08.U04	2 BED	4 m³
T1.08.U05	1 BED	2 m³
T1.08.U06	1 BED	2 m³
T1.08.U07	2 BED	4 m³
T1 LEVEL 9		
T1.09.U01	2 BED	4 m³
T1.09.U02	2 BED	2 m³
T1.09.U03	3 BED	4 m³
T1.09.U04	2 BED	4 m³
T1.09.U05	1 BED	2 m³
T1.09.U06	1 BED	2 m³
T1.09.U07	2 BED	4 m³
T1 LEVEL 10		
T1.10.U01	2 BED	4 m³
T1.10.U02	2 BED	2 m³
T1.10.U03	3 BED	4 m³
T1.10.U04	2 BED	4 m³
T1.10.U05	1 BED	2 m³

T1 - STORAGE		
Room: Number	Room: Name	Volume
T1.10.U06	1 BED	2 m³
T1.10.U07	2 BED	4 m³
T1 LEVEL 11		
T1.11.U01	2 BED	4 m³
T1.11.U02	2 BED	2 m³
T1.11.U03	3 BED	4 m³
T1.11.U04	3 BED	4 m³
T1.11.U05	2 BED	2 m³
T1.11.U06	2 BED	4 m³
T1 LEVEL 12		
T1.12.U01	2 BED	4 m³
T1.12.U02	2 BED	2 m³
T1.12.U03	3 BED	4 m³
T1.12.U04	3 BED	4 m³
T1.12.U05	2 BED	2 m³
T1.12.U06	2 BED	4 m³
T1 LEVEL 13		
T1.13.U01	2 BED	4 m³
T1.13.U02	2 BED	2 m³
T1.13.U03	3 BED	4 m³
T1.13.U04	3 BED	4 m³
T1.13.U05	2 BED	2 m³
T1.13.U06	2 BED	4 m³
T1 LEVEL 14		
T1.14.U01	2 BED	4 m³
T1.14.U02	2 BED	2 m³
T1.14.U03	3 BED	4 m³
T1.14.U04	3 BED	4 m³
T1.14.U05	2 BED	2 m³
T1.14.U06	2 BED	4 m³
T1 LEVEL 15		
T1.15.U01	2 BED	4 m³
T1.15.U02	2 BED	2 m³
T1.15.U03	3 BED	4 m³
T1.15.U04	3 BED	4 m³
T1.15.U05	2 BED	2 m³
T1.15.U06	2 BED	4 m³
T1 LEVEL 16		
T1.16.U01	2 BED	4 m³
T1.16.U02	2 BED	2 m³
T1.16.U03	3 BED	4 m³
T1.16.U04	3 BED	4 m³
T1.16.U05	2 BED	2 m³
T1.16.U06	2 BED	4 m³
T1 LEVEL 17		
T1.17.U01	PENTHOUSE	13 m³
T1.17.U02	PENTHOUSE	16 m³
T1.17.U03	PENTHOUSE	15 m³
T1 LEVEL 18		
T1.18-19.U01	PENTHOUSE	7 m³
T1.18-19.U02	PENTHOUSE	16 m³
T1.18-19.U03	PENTHOUSE	12 m³

T2 - STORAGE		
	Room: Name	Volume
T1 LEVEL 1		
T2.03.U12	SERVICE CORRIDOR	4 m³
T2 LEVEL 1		
T2.01-02.U01	3 BED + MPR - TH LOWER	5 m³
T2.01-02.U02	3 BED + MPR - TH LOWER	4 m³
T2.01-02.U03	3 BED + MPR - TH LOWER	4 m³
T2 LEVEL 2		
T2.01-02.U01	3 BED + MPR - TH UPPER	2 m³
T2.01-02.U02	3 BED + MPR - TH UPPER	2 m³
T2.01-02.U03	3 BED + MPR - TH UPPER	2 m³
T2.02.U01	1 BED	4 m³
T2 LEVEL 3		
T2.03.U01	2 BED	2 m³
T2.03.U02	2 BED (A)	5 m³
T2.03.U03	2 BED (A)	5 m³
T2.03.U04	2 BED	5 m³
T2.03.U05	2 BED (A)	2 m³
T2 LEVEL 4		
T2.04.U01	2 BED	5 m³
T2.04.U02	1 BED	1 m³
T2.04.U03	2 BED	2 m³
T2.04.U04	2 BED (A)	5 m³
T2.04.U05	2 BED (A)	5 m³
T2.04.U06	2 BED	5 m³
T2.04.U07	1 BED	4 m³
T2.04.U08	2 BED	2 m³
T2 LEVEL 5		
T2.05.U01	2 BED	5 m³
T2.05.U02	1 BED	1 m³
T2.05.U03	2 BED	2 m³
T2.05.U04	2 BED (A)	5 m³
T2.05.U05	2 BED (A)	5 m³
T2.05.U07	2 BED	5 m³
T2.05.U08	1 BED	4 m³
T2.05.U09	2 BED	2 m³
T2 LEVEL 6		
T2.06-07.U02	3 BED + MPR - TH LOWER	9 m³
T2.06-07.U03	3 BED + MPR - TH LOWER	4 m³
T2.06-07.U04	3 BED + MPR - TH LOWER	10 m³
T2.06-07.U06	3 BED + MPR - TH LOWER	8 m³
T2.06-07.U07	3 BED	6 m³
T1 LEVEL 7		
T2.06-07.U02	3 BED + MPR - TH UPPER	1 m³
T2 LEVEL 7		
T2.06-07.U01	3 BED + MPR - TH UPPER	3 m³
T2.06-07.U02	3 BED + MPR - TH UPPER	0 m³
T2.06-07.U03	3 BED + MPR - TH UPPER	3 m³
T2.06-07.U04	4 BED + MPR - TH UPPER	1 m³
T2.06-07.U05	3 BED + MPR - TH UPPER	1 m³
T2.06-07.U06	3 BED + MPR - TH UPPER	1 m³
T2.06-07.U07	3 BED - TH LOWER	5 m³
T2 LEVEL 8		
T2.08.U01	2 BED	4 m³
T2.08.U02	1 BED	2 m³

T2 - STORAGE		
	Room: Name	Volume
T2.08.U03	2 BED	6 m³
T2.08.U04	2 BED	4 m³
T2.08.U05	1 BED	4 m³
T2.08.U06	2 BED	2 m³
T2 LEVEL 9		
T2.09.U01	2 BED	4 m³
T2.09.U02	1 BED	2 m³
T2.09.U03	2 BED	9 m³
T2.09.U04	2 BED	4 m³
T2.09.U05	1 BED	4 m³
T2 LEVEL 10		
T2.10.U01	2 BED	4 m³
T2.10.U02	1 BED	2 m³
T2.10.U03	2 BED	6 m³
T2.10.U04	2 BED	4 m³
T2.10.U05	1 BED	4 m³
T2 LEVEL 11		
T2.11.U01	2 BED	4 m³
T2.11.U02	1 BED	2 m³
T2.11.U03	2 BED	6 m³
T2.11.U04	2 BED	4 m³
T2.11.U05	1 BED	4 m³
T2 LEVEL 12		
T2.12.U01	2 BED	4 m³
T2.12.U02	1 BED	2 m³
T2.12.U03	2 BED	6 m³
T2.12.U04	2 BED	4 m³
T2.12.U05	1 BED	4 m³
T2 LEVEL 13		
T2.13.U01	2 BED	4 m³
T2.13.U02	1 BED	2 m³
T2.13.U03	2 BED	6 m³
T2.13.U04	2 BED	4 m³
T2.13.U05	1 BED	4 m³
T2 LEVEL 14		
T2.14.U01	2 BED	4 m³
T2.14.U02	1 BED	2 m³
T2.14.U03	2 BED	6 m³
T2.14.U04	2 BED	4 m³
T2.14.U05	1 BED	4 m³
T2 LEVEL 15		
T2.15-16.U01	PENTHOUSE	4 m³
T2.15.U02	PENTHOUSE	7 m³
T2.15.U03	PENTHOUSE	6 m³
T2 LEVEL 16		
T2.15-16.U01	PENTHOUSE	3 m³
T2.16.U02	PENTHOUSE	7 m³
T2.16.U03	PENTHOUSE	6 m³

T4 - STORAGE		
Room: Number	Room: Name	Volume
T4 LEVEL 1		
T4.01-02.U01	3 BED TH	4 m³
T4.01-02.U02	3 BED TH	4 m³
T4.01-02.U04	3 BED TH	4 m³
T4.01-02.U05	3 BED TH	4 m³
T4 LEVEL 2		
T4.01-02.U01	3 BED TH	2 m³
T4.01-02.U02	3 BED TH	2 m³
T4.01-02.U04	3 BED TH	2 m³
T4.01-02.U05	3 BED TH	2 m³
T4 LEVEL 3		
T4.02-03.U03	1 BED LOFT UPPER	9 m³
T4.03.U01	1 BED	3 m³
T4.03.U02	1 BED	3 m³
T4.03.U04	1 BED	3 m³
T4.03.U05	1 BED	3 m³
T4.03.U06	2 BED (A)	2 m³
T4.03.U07	2 BED (A)	3 m³
T4.03.U08	1 BED	3 m³
T4.03.U09	1 BED	3 m³
T4 LEVEL 4		
T4.04.U01	1 BED	3 m³
T4.04.U02	1 BED	3 m³
T4.04.U03	2 BED (A)	3 m³
T4.04.U04	2 BED	3 m³
T4.04.U05	2 BED (A)	2 m³
T4.04.U06	2 BED (A)	3 m³
T4.04.U07	1 BED	3 m³
T4.04.U08	1 BED	3 m³
T4 LEVEL 5		
T4.05.U01	1 BED	3 m³
T4.05.U02	1 BED	3 m³
T4.05.U03	2 BED (A)	3 m³
T4.05.U04	3 BED	6 m³
T4.05.U05	2 BED (A)	3 m³
T4.05.U06	1 BED	3 m³
T4.05.U07	1 BED	3 m³
T4 LEVEL 6		
T4.06-07.U01	3 BED + MPR - TH LOWER	9 m³
T4.06-07.U02	3 BED - TH LOWER	4 m³
T4.06-07.U03	3 BED - TH LOWER	5 m³
T4.06-07.U04	3 BED TH	9 m³
T4.06-07.U05	3 BED TH	10 m³
T4 LEVEL 7		
T4.06-07.U01	3 BED + MPR - TH UPPER	3 m³
T4.06-07.U02	3 BED + MPR - TH UPPER	3 m³
T4.06-07.U03	3 BED + MPR - TH UPPER	1 m³
T4.06-07.U05	3 BED TH	2 m³
T4 LEVEL 8		
T4.08.U01	2 BED	2 m³
T4.08.U03	2 BED	5 m³
T4.08.U04	2 BED	2 m³
T4 LEVEL 9		
T4.09.U01	2 BED	2 m³
T4.09.U03	2 BED	5 m³
T4.09.U04	2 BED	2 m³
T4 LEVEL 10		
T4.10.U01	2 BED	2 m³
T4.10.U03	2 BED	5 m³
T4.10.U04	2 BED	2 m³
T4 LEVEL 11		
T4.11.U01	2 BED	2 m³
T4.11.U03	2 BED	5 m³
T4.11.U04	2 BED	2 m³

T4 - STORAGE		
Room: Number	Room: Name	Volume
T4 LEVEL 12		
T4.12.U01	PENTHOUSE	7 m³
T4.12.U02	PENTHOUSE	4 m³
T4 LEVEL 13		
T4.13.U01	PENTHOUSE	7 m³
T4.13.U02	PENTHOUSE	4 m³

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:03:09 PM

Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: STORAGE COMPLIANCE

Project No: 221089

Date: 08.09.22

Author: MA

Scale: @ A1

Drawing No.: TP13.11 B

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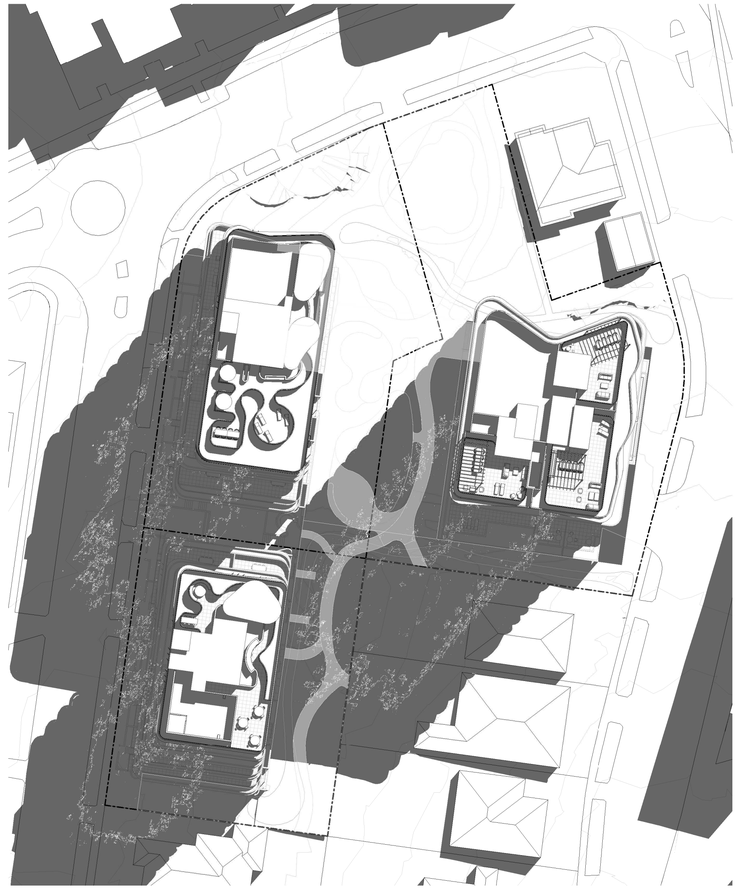
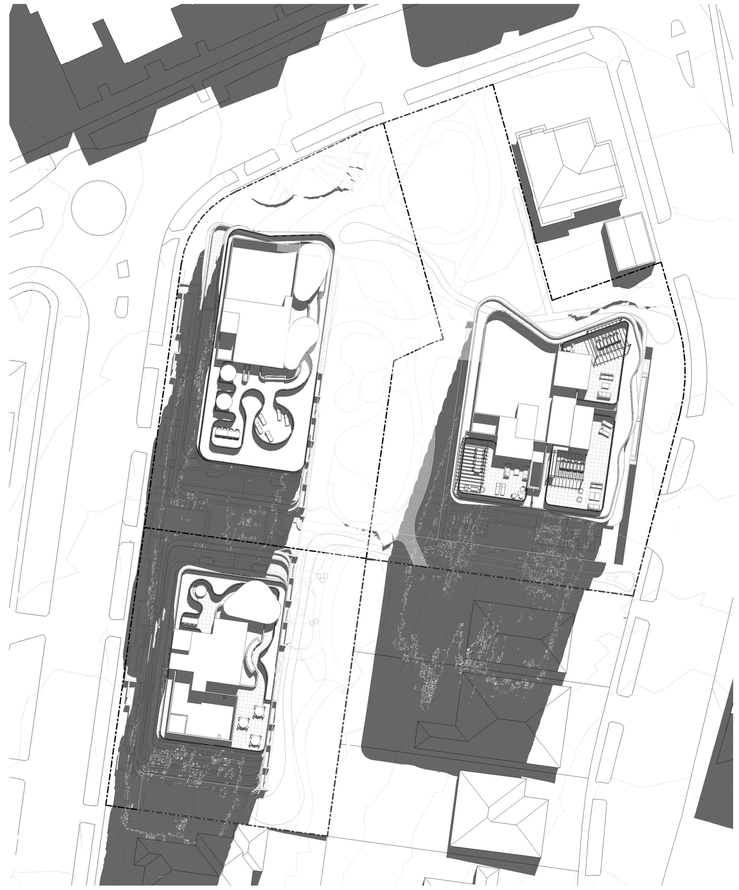
1 A03-101 Proposed - 9am
SCALE 1 : 500



2 A03-101 Proposed - 10am
SCALE 1 : 500



3 A03-101 Proposed - 11am
SCALE 1 : 500

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:06:39 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SHADOWS PROPOSED** Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1 **1 : 500** Drawing No.: **TP14.01** **B**

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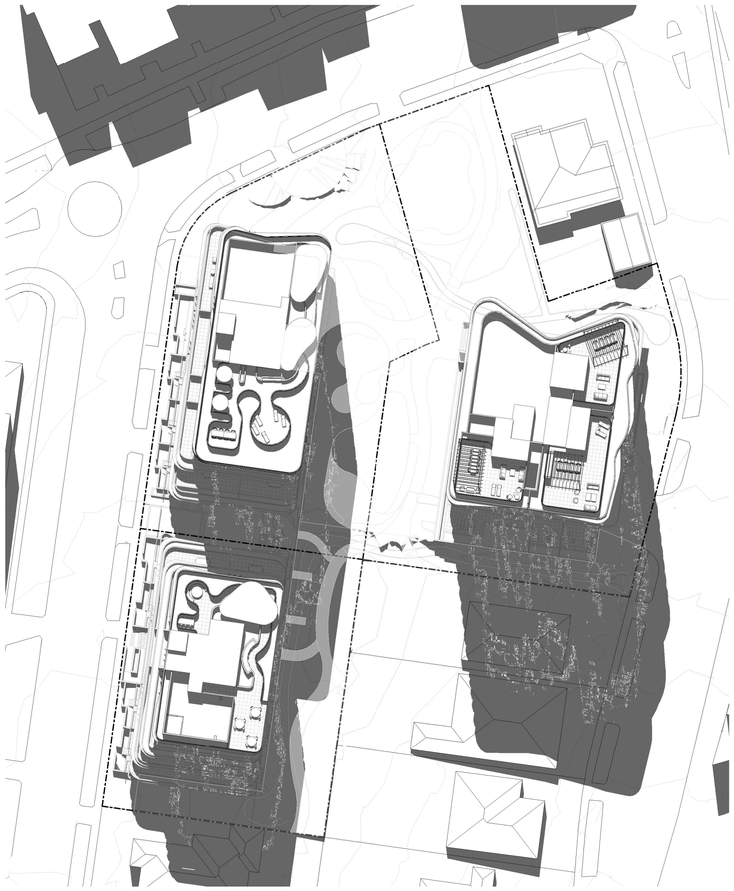

1 A03-101 Proposed -12pm
SCALE 1 : 500

2 A03-101 Proposed - 1pm
SCALE 1 : 500

3 A03-101 Proposed - 2pm
SCALE 1 : 500

0 1m 5m 10m

Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:10:46 PM

Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **SHADOWS PROPOSED** Project No: **221089** Date: **08.09.22** Author: **MA** Scale: @ A1: **1 : 500** Drawing No.: **TP14.02** **B**

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1 A03-101 Proposed -3pm
SCALE 1 : 500

0 1m 5m 10m

Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

16/11/2022 3:12:28 PM

Project **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing **SHADOWS PROPOSED**

Project No **221089**

Date **08.09.22**

Author **MA**

Scale: @ A1 **1 : 500**

Drawing No. **TP14.03** **B**

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OVERALL COMPLIANCE		
ADAPTABLE COMPLIANT	LHA COMPLIANCE	VISITABLE COMPLIANCE
18%	19%	81%

ADAPTABLE AND LHA COMPLIANCE

TOWER 1

Number	Unit Type	Compliant Adaptable	Compliant LHA
T1.04.U06	2 BED (A)	Yes	Yes
T1.05.U06	2 BED (A)	Yes	Yes
T1.17.U01	PENTHOUSE	Yes	Yes
T1.17.U02	PENTHOUSE	Yes	Yes
T1.17.U03	PENTHOUSE	Yes	Yes
T1.18-19.U02	PENTHOUSE	Yes	Yes
T1.18-19.U03	PENTHOUSE	Yes	Yes
7			

TOWER 2

Number	Unit Type	Compliant Adaptable	Compliant LHA
T2.04.U08	2 BED	Yes	Yes
T2.05.U09	2 BED	Yes	Yes
T2.08.U04	2 BED	Yes	Yes
T2.08.U05	1 BED	Yes	Yes
T2.08.U06	2 BED	Yes	Yes
T2.09.U04	2 BED	Yes	Yes
T2.09.U05	1 BED	Yes	Yes
T2.10.U04	2 BED	Yes	Yes
T2.10.U05	1 BED	Yes	Yes
T2.11.U04	2 BED	Yes	Yes
T2.11.U05	1 BED	Yes	Yes
T2.12.U04	2 BED	Yes	Yes
T2.12.U05	1 BED	Yes	Yes
T2.13.U04	2 BED	Yes	Yes
T2.13.U05	1 BED	Yes	Yes
T2.14.U04	2 BED	Yes	Yes
T2.14.U05	1 BED	Yes	Yes
T2.15.U02	PENTHOUSE	Yes	Yes
T2.15.U03	PENTHOUSE	Yes	Yes
T2.16.U02	PENTHOUSE	Yes	Yes
T2.16.U03	PENTHOUSE	Yes	Yes
21			

TOWER 4

Number	Name	Compliant Adaptable	Compliant LHA
T4.03.U06	2 BED (A)	Yes	Yes
T4.03.U07	2 BED (A)	Yes	Yes
T4.04.U05	2 BED (A)	Yes	Yes
T4.04.U06	2 BED (A)	Yes	Yes
T4.05.U05	2 BED (A)	Yes	Yes
T4.08.U04	2 BED	Yes	Yes
T4.09.U04	2 BED	Yes	Yes
T4.10.U04	2 BED	Yes	Yes
T4.11.U04	2 BED	Yes	Yes
T4.12.U01	PENTHOUSE	Yes	Yes
T4.12.U02	PENTHOUSE	Yes	Yes
T4.13.U01	PENTHOUSE	Yes	Yes
T4.13.U02	PENTHOUSE	Yes	Yes
13			

VISITABLE COMPLIANCE

TOWER 1

Number	Unit Type	Compliant Visitable
T1.03.U01	2 BED	Yes
T1.03.U02	2 BED	Yes
T1.03.U03	3 BED	Yes
T1.03.U05	1 BED	Yes
T1.03.U06	1 BED	Yes
T1.03.U07	2 BED	Yes
T1.04.U01	2 BED (A)	Yes
T1.04.U02	2 BED (A)	Yes
T1.04.U06	2 BED (A)	Yes
T1.05.U01	2 BED (A)	Yes
T1.05.U02	2 BED (A)	Yes
T1.05.U06	2 BED (A)	Yes
T1.06.U01	2 BED	Yes
T1.06.U02	2 BED	Yes
T1.06.U03	3 BED	Yes
T1.06.U05	1 BED	Yes
T1.06.U06	1 BED	Yes
T1.06.U07	2 BED	Yes
T1.07.U01	2 BED	Yes
T1.07.U02	2 BED	Yes
T1.07.U03	3 BED	Yes
T1.07.U05	1 BED	Yes
T1.07.U06	1 BED	Yes
T1.07.U07	2 BED	Yes
T1.08.U01	2 BED	Yes
T1.08.U02	2 BED	Yes
T1.08.U03	3 BED	Yes
T1.08.U05	1 BED	Yes
T1.08.U06	1 BED	Yes
T1.08.U07	2 BED	Yes
T1.09.U01	2 BED	Yes
T1.09.U02	2 BED	Yes
T1.09.U03	3 BED	Yes
T1.09.U05	1 BED	Yes
T1.09.U06	1 BED	Yes
T1.09.U07	2 BED	Yes
T1.10.U01	2 BED	Yes
T1.10.U02	2 BED	Yes
T1.10.U03	3 BED	Yes
T1.10.U05	1 BED	Yes
T1.10.U06	1 BED	Yes
T1.10.U07	2 BED	Yes
T1.11.U01	2 BED	Yes
T1.11.U02	2 BED	Yes
T1.11.U03	3 BED	Yes
T1.11.U04	3 BED	Yes
T1.11.U05	2 BED	Yes
T1.11.U06	2 BED	Yes
T1.12.U01	2 BED	Yes
T1.12.U02	2 BED	Yes
T1.12.U03	3 BED	Yes
T1.12.U04	3 BED	Yes
T1.12.U05	2 BED	Yes
T1.12.U06	2 BED	Yes
T1.13.U01	2 BED	Yes
T1.13.U02	2 BED	Yes
T1.13.U03	3 BED	Yes
T1.13.U04	3 BED	Yes
T1.13.U05	2 BED	Yes
T1.13.U06	2 BED	Yes
T1.14.U01	2 BED	Yes
T1.14.U02	2 BED	Yes
T1.14.U03	3 BED	Yes

Number	Unit Type	Compliant Visitable
T1.14.U04	3 BED	Yes
T1.14.U05	2 BED	Yes
T1.14.U06	2 BED	Yes
T1.15.U01	2 BED	Yes
T1.15.U02	2 BED	Yes
T1.15.U03	3 BED	Yes
T1.15.U04	3 BED	Yes
T1.15.U05	2 BED	Yes
T1.15.U06	2 BED	Yes
T1.16.U01	2 BED	Yes
T1.16.U02	2 BED	Yes
T1.16.U03	3 BED	Yes
T1.16.U04	3 BED	Yes
T1.16.U05	2 BED	Yes
T1.16.U06	2 BED	Yes
T1.17.U01	PENTHOUSE	Yes
T1.17.U02	PENTHOUSE	Yes
T1.17.U03	PENTHOUSE	Yes
T1.18-19.U01	PENTHOUSE	Yes
T1.18-19.U02	PENTHOUSE	Yes
T1.18-19.U03	PENTHOUSE	Yes
84		

TOWER 2

Number	Unit Type	Compliant Visitable
T2.01-02.U01	3 BED + MPR - TH LOWER	Yes
T2.03.U01	2 BED	Yes
T2.03.U02	2 BED (A)	Yes
T2.04.U01	2 BED	Yes
T2.04.U03	2 BED	Yes
T2.04.U04	2 BED (A)	Yes
T2.04.U06	2 BED	Yes
T2.04.U08	2 BED	Yes
T2.05.U01	2 BED	Yes
T2.05.U03	2 BED	Yes
T2.05.U04	2 BED (A)	Yes
T2.05.U07	2 BED	Yes
T2.05.U09	2 BED	Yes
T2.06-07.U01	3 BED + MPR - TH LOWER	Yes
T2.06-07.U02	3 BED + MPR - TH LOWER	Yes
T2.06-07.U03	3 BED + MPR - TH LOWER	Yes
T2.06-07.U04	3 BED + MPR - TH LOWER	Yes
T2.06-07.U05	3 BED + MPR - TH LOWER	Yes
T2.06-07.U06	3 BED + MPR - TH LOWER	Yes
T2.06-07.U07	3 BED	Yes
T2.06-07.U07	3 BED - TH LOWER	Yes
T2.08.U01	2 BED	Yes
T2.08.U03	2 BED	Yes
T2.08.U04	2 BED	Yes
T2.08.U05	1 BED	Yes
T2.08.U06	2 BED	Yes
T2.09.U01	2 BED	Yes
T2.09.U03	2 BED	Yes
T2.09.U04	2 BED	Yes
T2.09.U05	1 BED	Yes
T2.10.U01	2 BED	Yes
T2.10.U03	2 BED	Yes
T2.10.U04	2 BED	Yes
T2.10.U05	1 BED	Yes
T2.11.U01	2 BED	Yes
T2.11.U03	2 BED	Yes
T2.11.U04	2 BED	Yes
T2.11.U05	1 BED	Yes
T2.12.U01	2 BED	Yes
T2.12.U03	2 BED	Yes
T2.12.U04	2 BED	Yes
T2.12.U05	1 BED	Yes
T2.13.U01	2 BED	Yes
T2.13.U03	2 BED	Yes
T2.13.U04	2 BED	Yes
T2.13.U05	1 BED	Yes
T2.14.U01	2 BED	Yes
T2.14.U03	2 BED	Yes
T2.14.U04	2 BED	Yes
T2.14.U05	1 BED	Yes
T2.15-16.U01	PENTHOUSE	Yes
T2.15-16.U01	PENTHOUSE	Yes
T2.15.U02	PENTHOUSE	Yes
T2.15.U03	PENTHOUSE	Yes
T2.16.U02	PENTHOUSE	Yes
T2.16.U03	PENTHOUSE	Yes
56		

TOWER 4

Number	Unit Type	Compliant Visitable
T4.01-02.U02	3 BED TH	Yes
T4.01-02.U04	3 BED TH	Yes
T4.03.U01	1 BED	Yes
T4.03.U02	1 BED	Yes
T4.03.U04	1 BED	Yes
T4.03.U05	1 BED	Yes
T4.03.U06	2 BED (A)	Yes
T4.03.U07	2 BED (A)	Yes
T4.03.U08	1 BED	Yes
T4.03.U09	1 BED	Yes
T4.04.U01	1 BED	Yes
T4.04.U02	1 BED	Yes
T4.04.U03	2 BED (A)	Yes
T4.04.U05	2 BED (A)	Yes
T4.04.U06	2 BED (A)	Yes
T4.04.U07	1 BED	Yes
T4.04.U08	1 BED	Yes
T4.05.U01	1 BED	Yes
T4.05.U02	1 BED	Yes
T4.05.U03	2 BED (A)	Yes
T4.05.U04	3 BED	Yes
T4.05.U05	2 BED (A)	Yes
T4.05.U06	1 BED	Yes
T4.05.U07	1 BED	Yes
T4.06-07.U01	3 BED + MPR - TH LOWER	Yes
T4.06-07.U02	3 BED - TH LOWER	Yes
T4.06-07.U03	3 BED - TH LOWER	Yes
T4.06-07.U04	3 BED TH	Yes
T4.06-07.U05	3 BED TH	Yes
T4.08.U02	2 BED	Yes
T4.08.U03	2 BED	Yes
T4.08.U04	2 BED	Yes
T4.09.U02	2 BED	Yes
T4.09.U03	2 BED	Yes
T4.09.U04	2 BED	Yes
T4.10.U02	2 BED	Yes
T4.10.U03	2 BED	Yes
T4.10.U04	2 BED	Yes
T4.11.U02	2 BED	Yes
T4.11.U03	2 BED	Yes
T4.11.U04	2 BED	Yes
T4.12.U01	PENTHOUSE	Yes
T4.12.U02	PENTHOUSE	Yes
T4.13.U01	PENTHOUSE	Yes
T4.13.U02	PENTHOUSE	Yes
45		

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Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA
C	30.09.22	RFI RESPONSE	MA

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Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: ADAPTABLE AND VISITABLE COMPLIANCE

Project No: 221089

Date: 30.09.22

Author: MA

Scale: @ A1

Drawing No.: TP15.01 C

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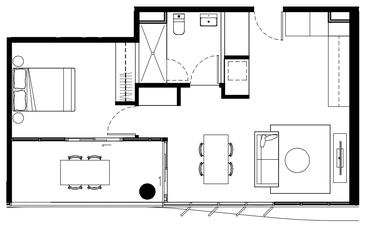

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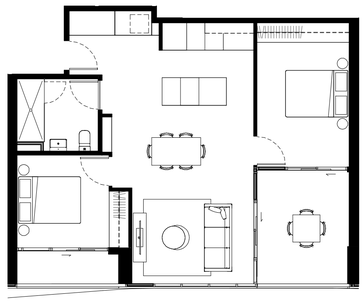

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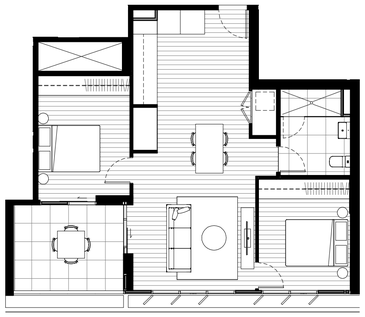

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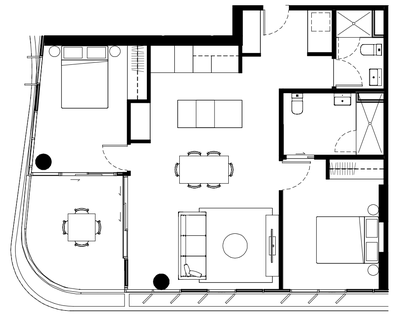

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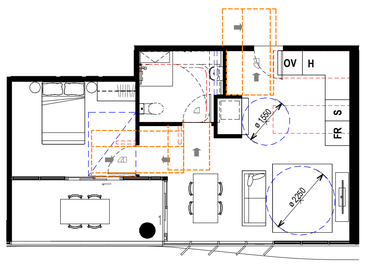

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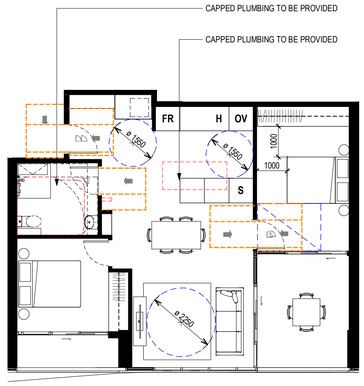

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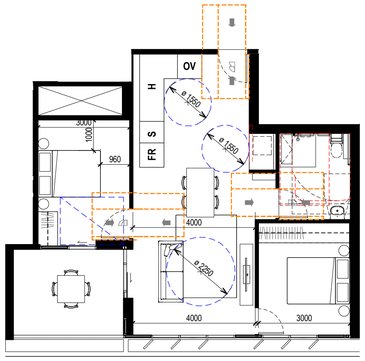

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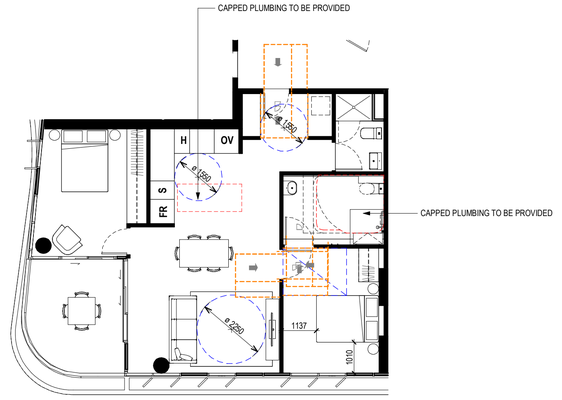

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Revisions				
	A	30.06.22	DA SUBMISSION	RIC
	B	08.09.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **ADAPTABLE LAYOUT PLANS**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 100**

Drawing No.: **TP15.02** **B**

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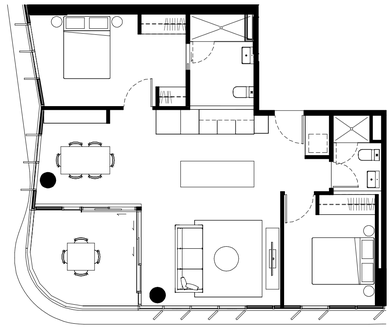

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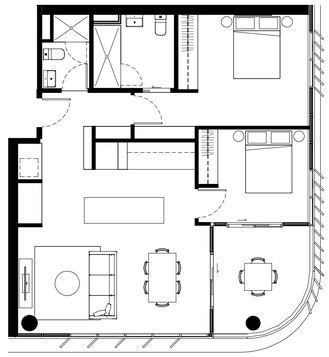

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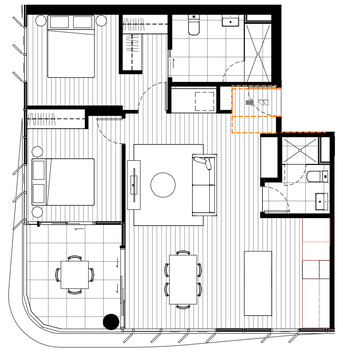

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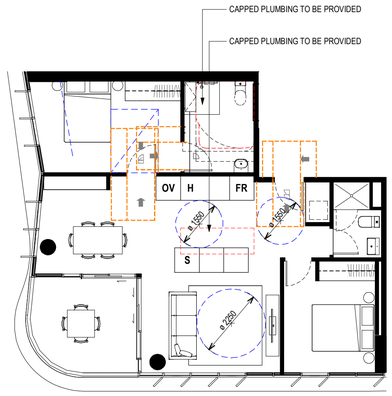

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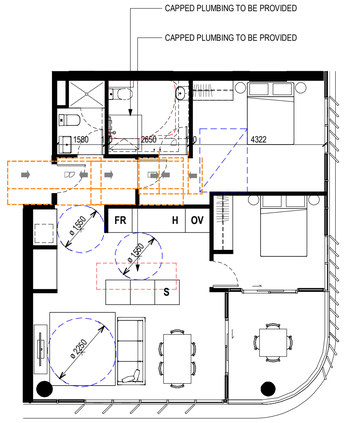

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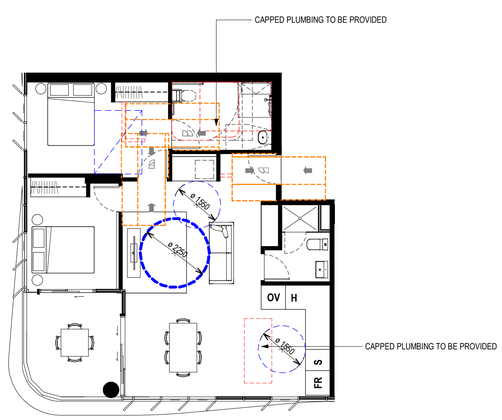

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Revisions

A	30.06.22	DA SUBMISSION	RIC
B	08.09.22	RFI RESPONSE	MA

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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **ADAPTABLE LAYOUT PLANS**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1 **1 : 100**

Drawing No.: **TP15.03** **B**

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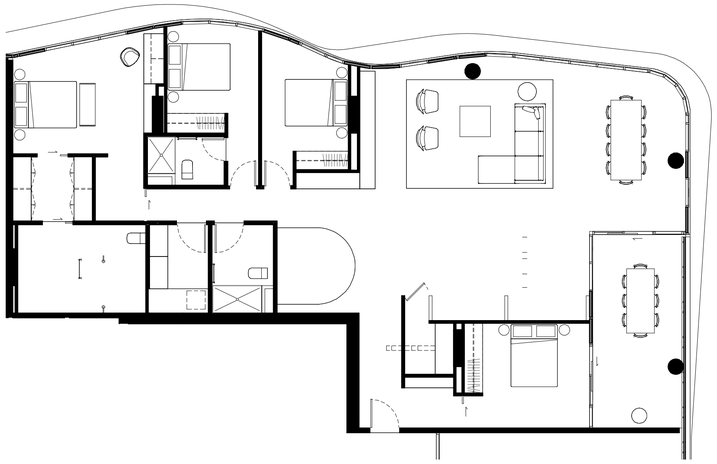

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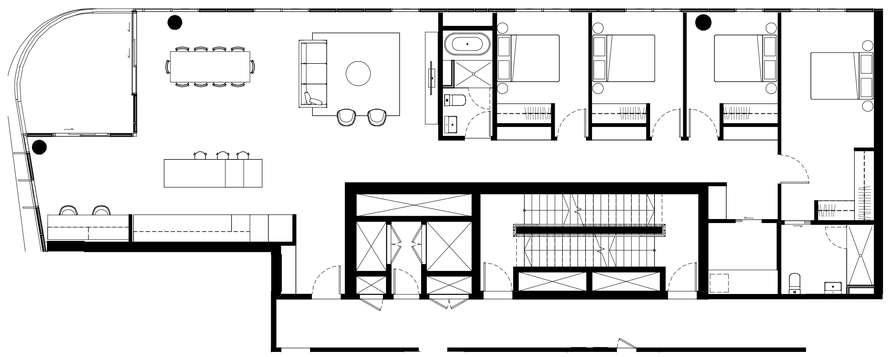

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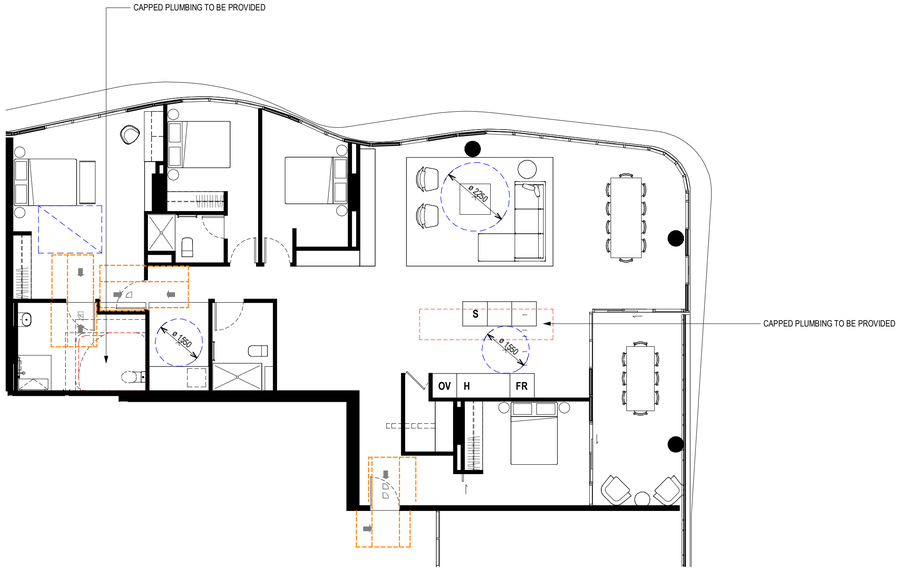

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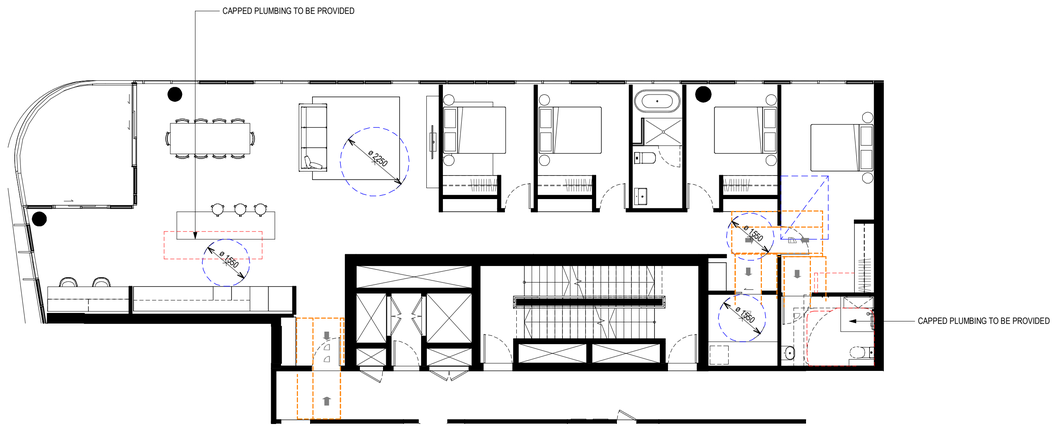

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Revisions				
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Project: **AREA 1, 2 & 4 ST LEONARDS SOUTH**
NSW

Drawing: **ADAPTABLE LAYOUT PLANS**

Project No: **221089**

Date: **08.09.22**

Author: **MA**

Scale: @ A1: **1 : 100**

Drawing No.: **TP15.04** **B**

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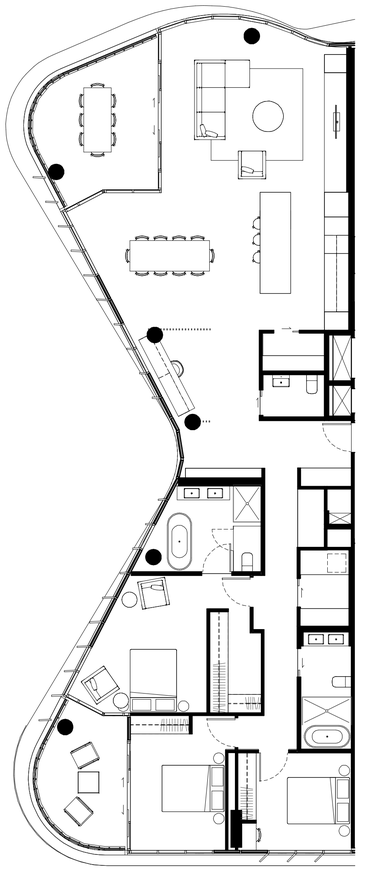

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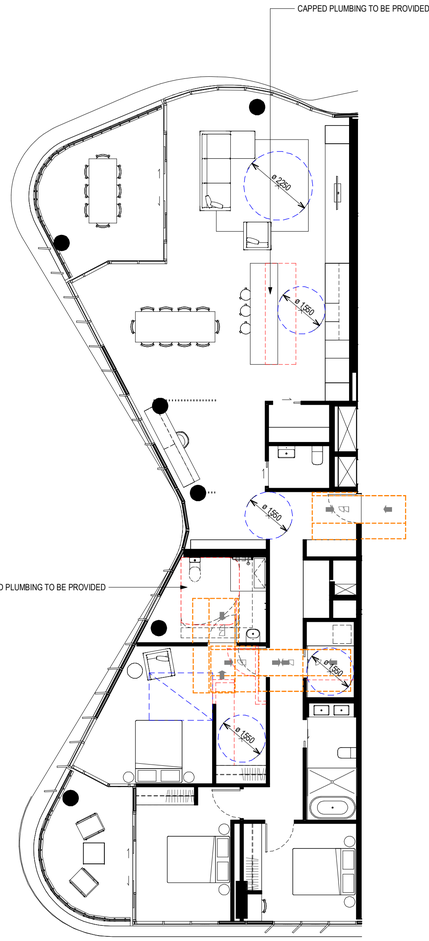

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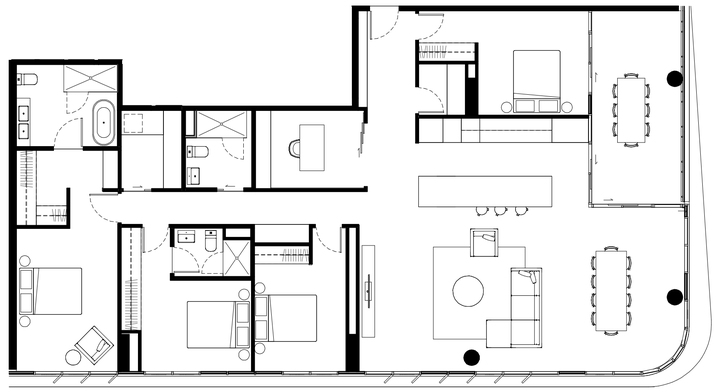

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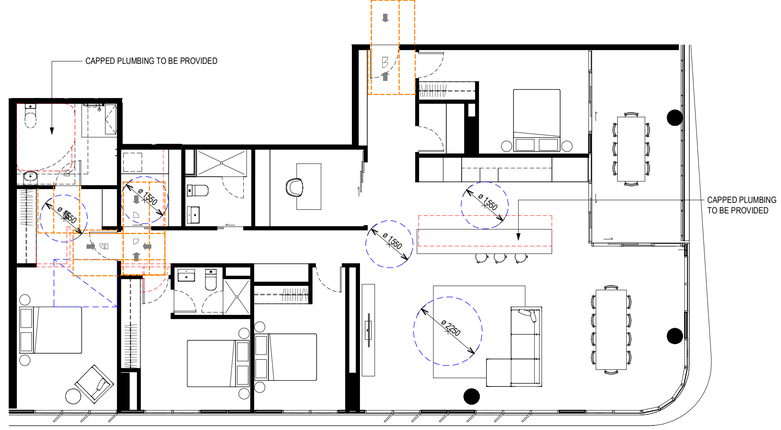

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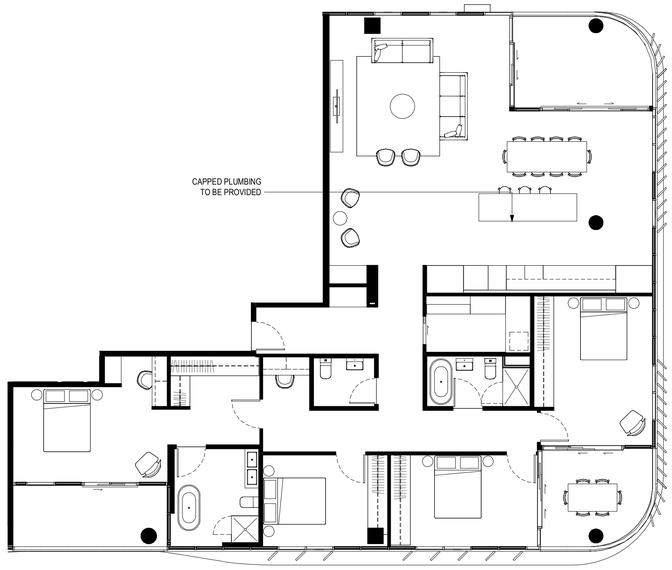

PRE-ADAPTABLE - 3 BED+ TYPE 2

PRE-ADAPTABLE - 3 BED+ TYPE 2

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Revisions				
A	08.09.22	RFI RESPONSE		MA

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Project	Drawing	Project No	Date	Author	Scale: @ A1	Drawing No.	
AREA 1, 2 & 4 ST LEONARDS SOUTH NSW	ADAPTABLE LAYOUT PLANS	221089	08.09.22	MA	1 : 100	TP15.05	A

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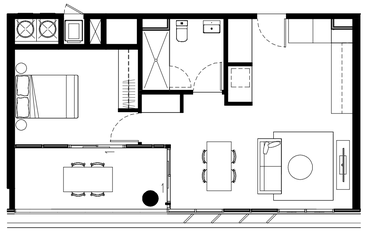

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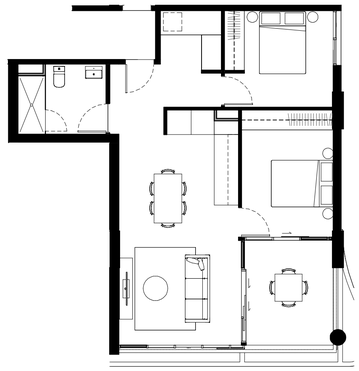

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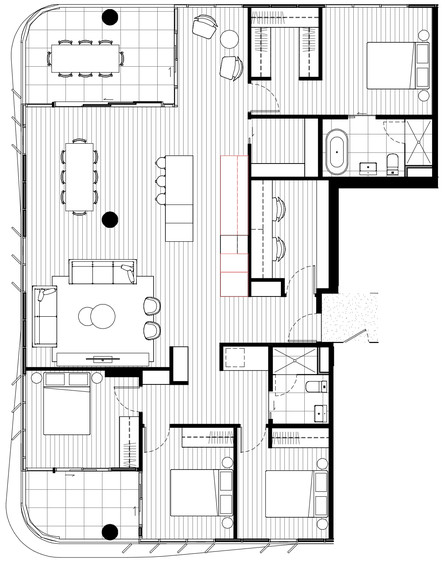

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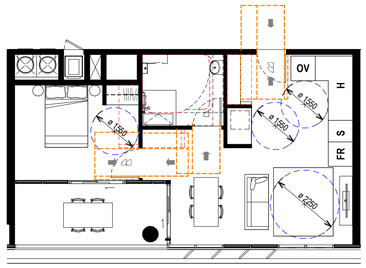

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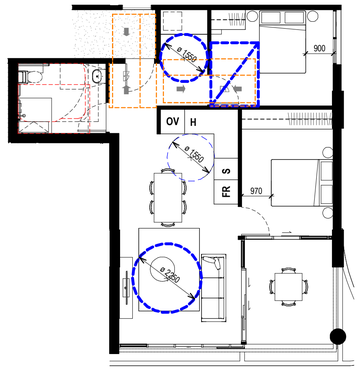

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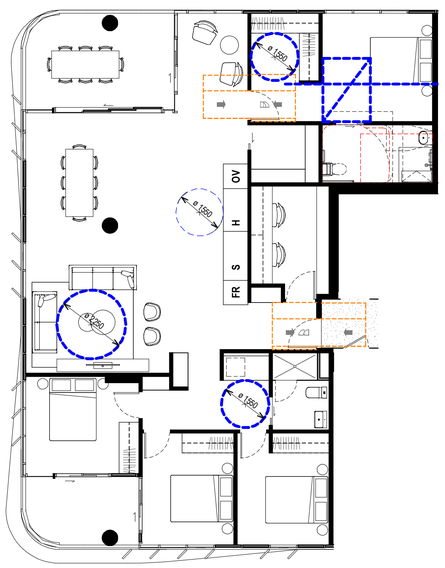

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Revisions				
A	08.09.22	RFI RESPONSE	MA	

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Project: AREA 1, 2 & 4 ST LEONARDS SOUTH
NSW

Drawing: ADAPTABLE LAYOUT PLANS

Project No: 221089

Date: 08.09.22

Author: MA

Scale: @ A1: 1 : 100

Drawing No.: TP15.06 A

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