

SJB Architects



St Leonards

13-19 Canberra Ave  
St Leonards

SJB Architects  
Level 2, 490 Crown Street  
Surry Hills NSW  
2010 Australia  
T 61 2 9380 9911  
F 61 2 9380 9922

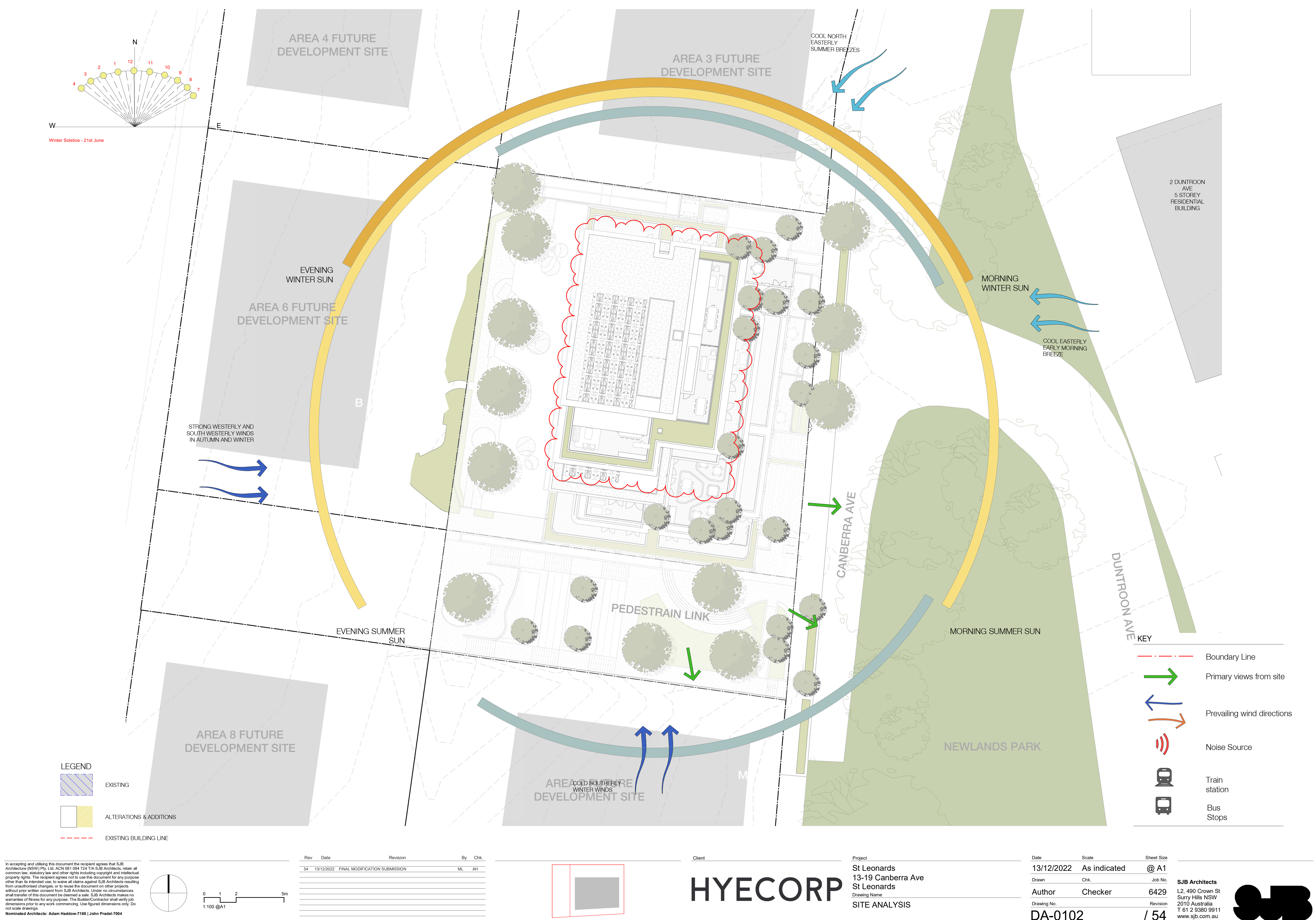
Project Number: 6429  
Date: 13/12/2022  
Client: HYECORP

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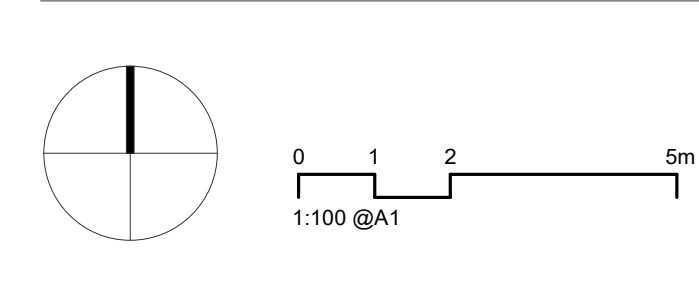




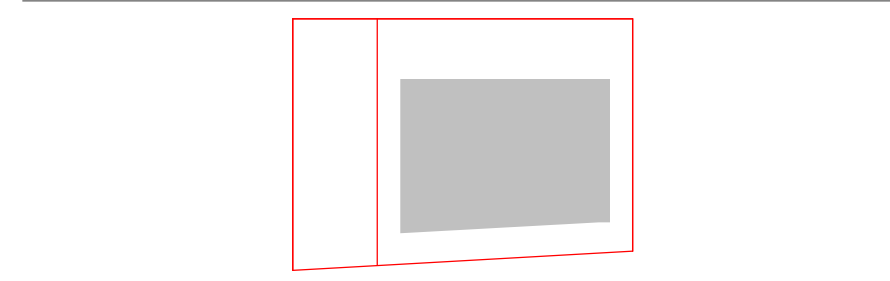


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

# HYECORP

Project

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13-19 Canberra Ave  
St Leonards

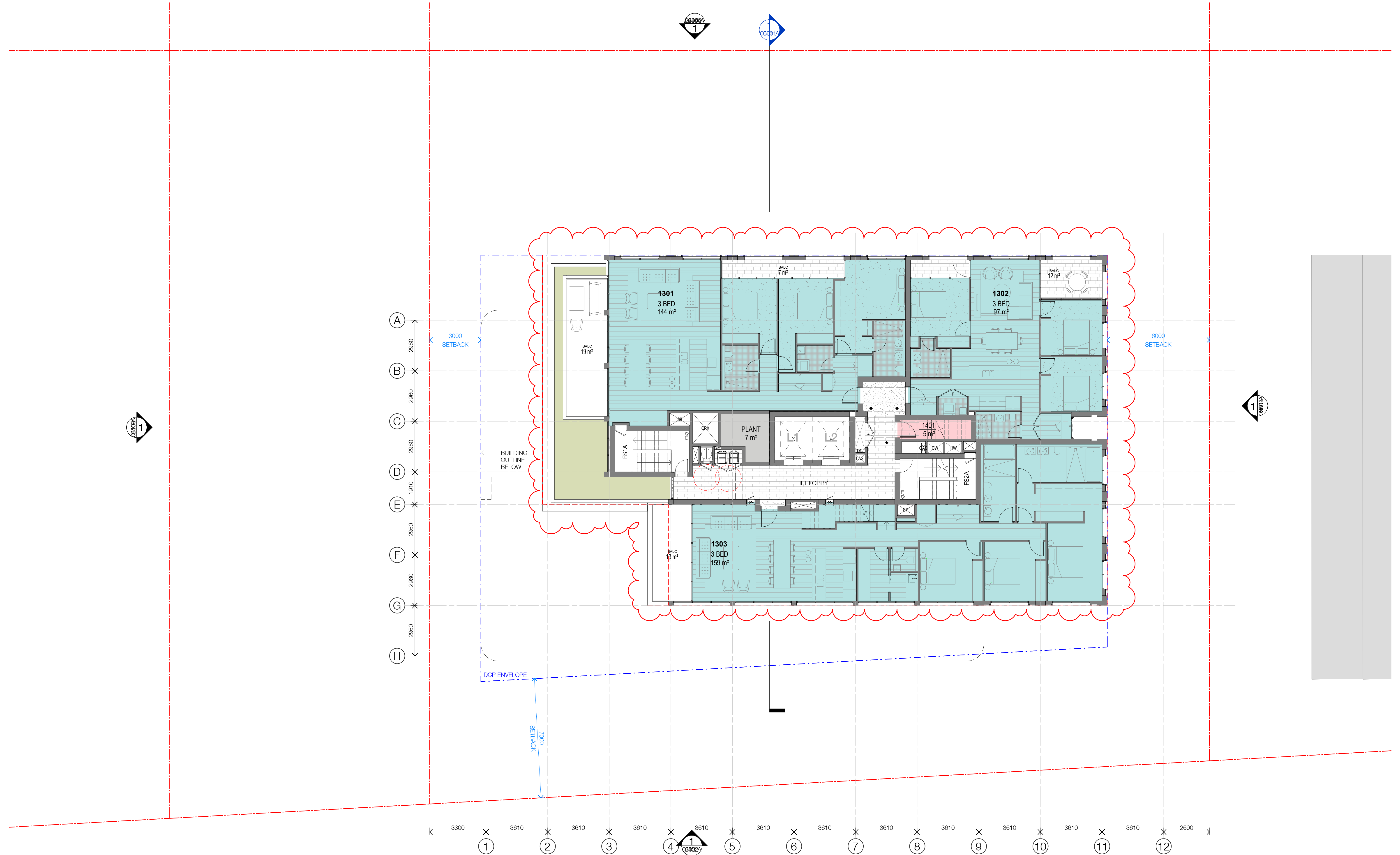
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Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
Author	Checker	6429
Drawing No.		Revision
DA-0102		/ 54

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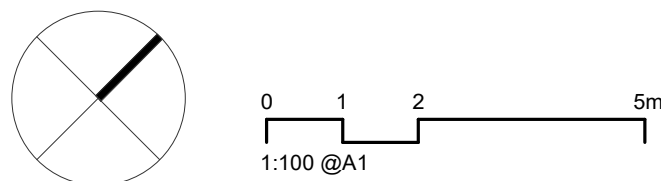




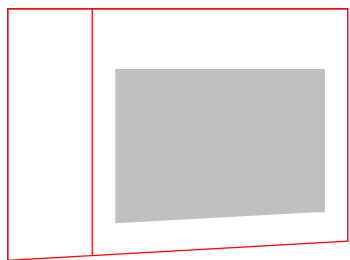


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54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



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Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
FLOOR PLAN L13

Date	Scale	Sheet Size
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Drawn	Chk.	Job No.
Author	Checker	6429
Drawing No.	Revision	
DA-0219	/ 54	

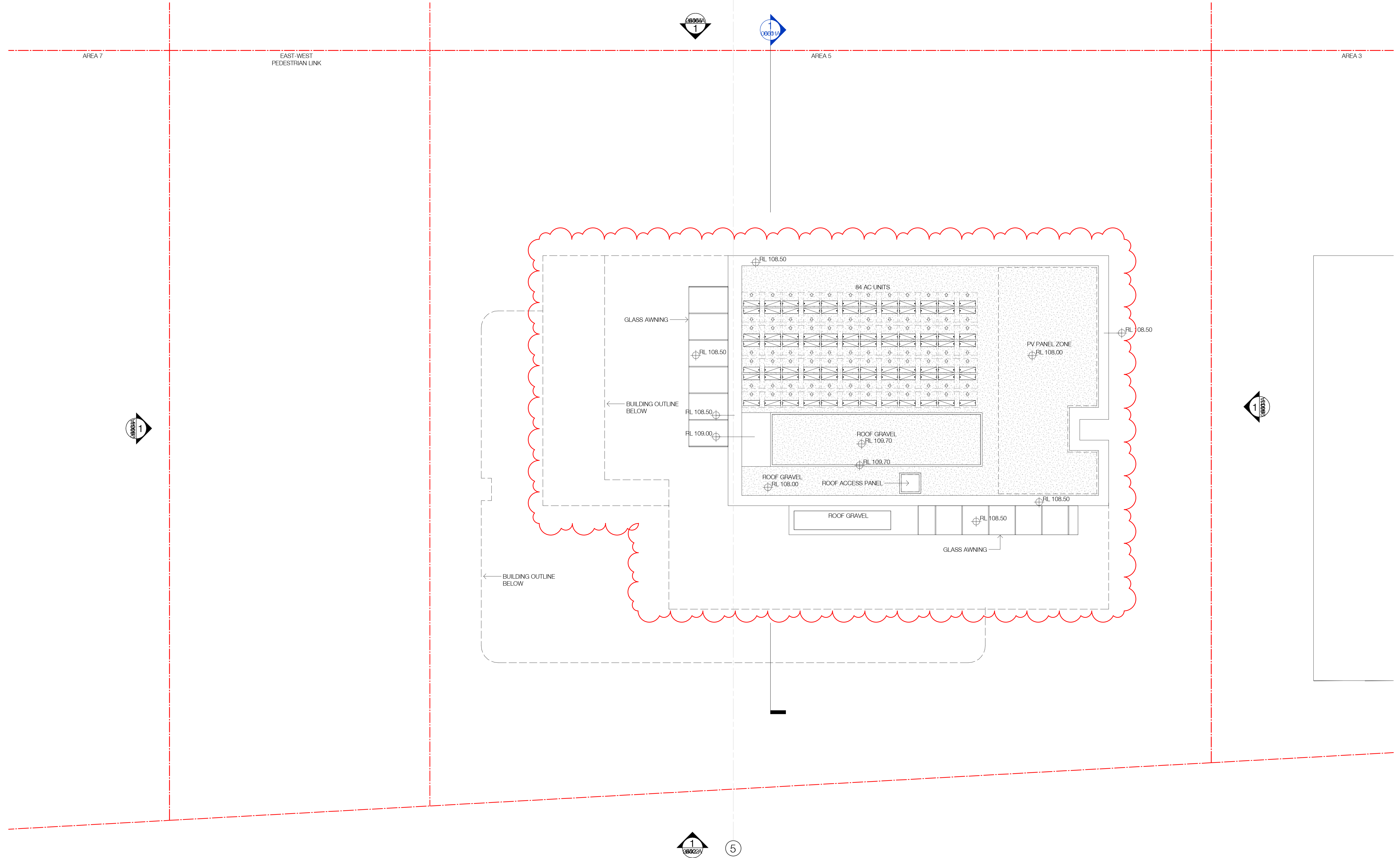
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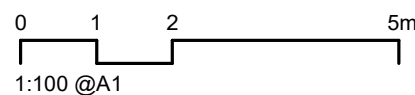
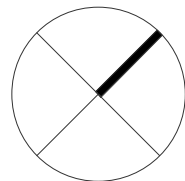




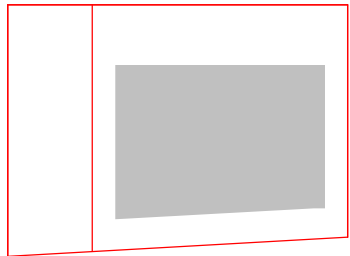


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54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



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**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
ROOF

Date

13/12/2022 1 : 100

Drawn

Author

Drawing No.

DA-0221

Scale

Chk.

Checker

Revision

/ 54

Sheet Size

@ A1

Job No.

6429

Revision

/ 54

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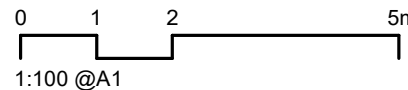




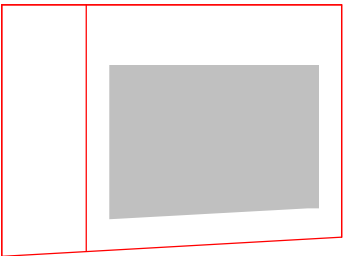


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Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
NORTH ELEVATION

Date

13/12/2022

Scale

1 : 150

Sheet Size

@ A1

Drawn

Chk.

Job No.

Author

Checker

6429

Drawing No.

DA-0501

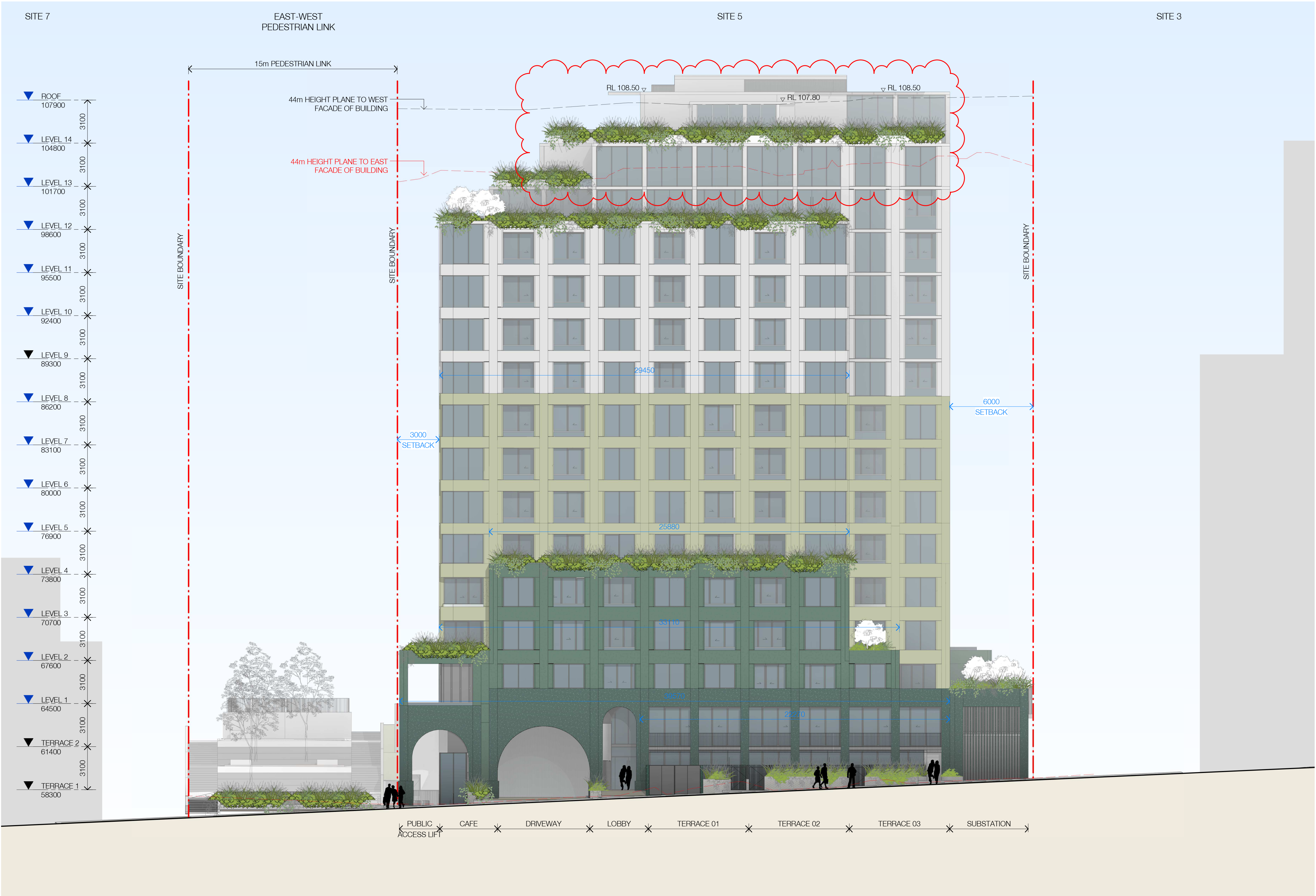
Revision

/ 54

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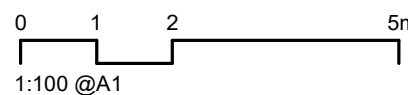




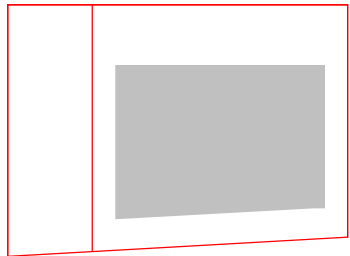


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St Leonards  
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St Leonards

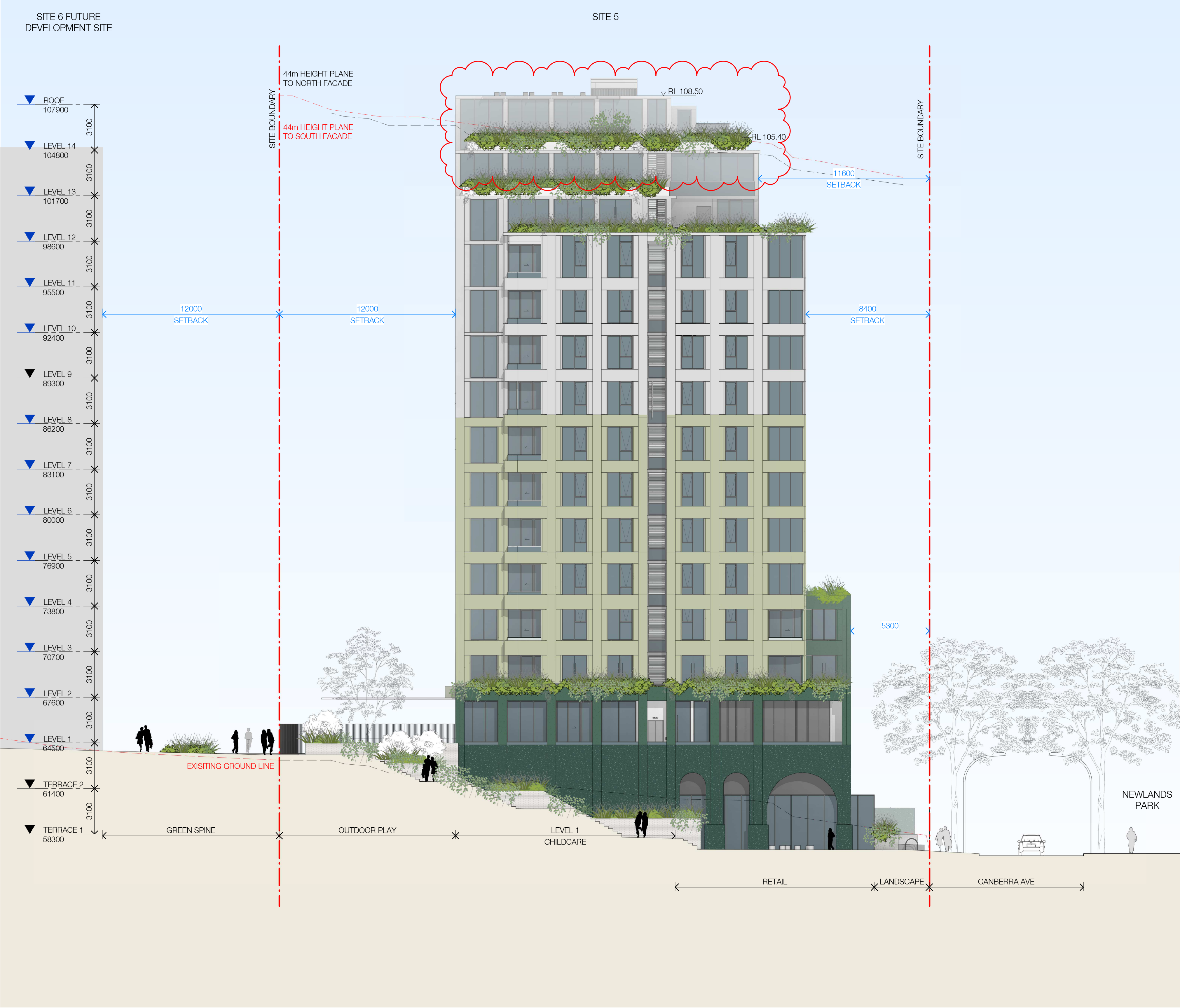
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Author	Checker	6429
Drawing No.		Revision
DA-0502		/ 54

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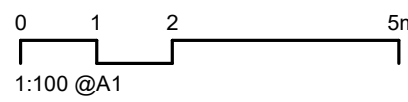




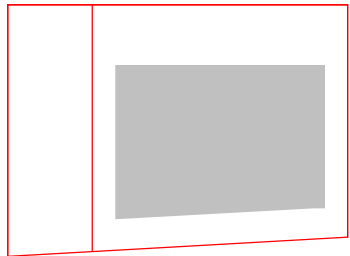


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Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SOUTH ELEVATION

Date

13/12/2022

Scale

1 : 150

Sheet Size

@ A1

Drawn

Chk.

Job No.

Author

Checker

6429

Drawing No.

DA-0503

Revision

/ 54

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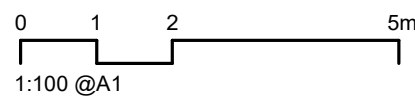




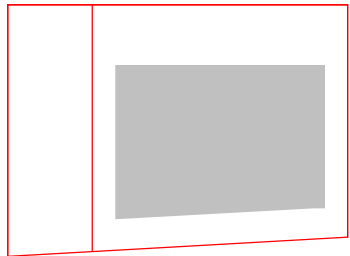


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Project

St Leonards  
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St Leonards

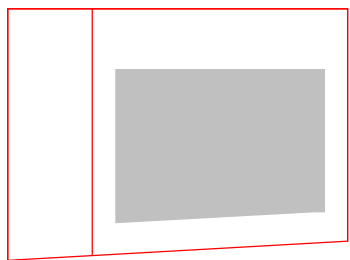
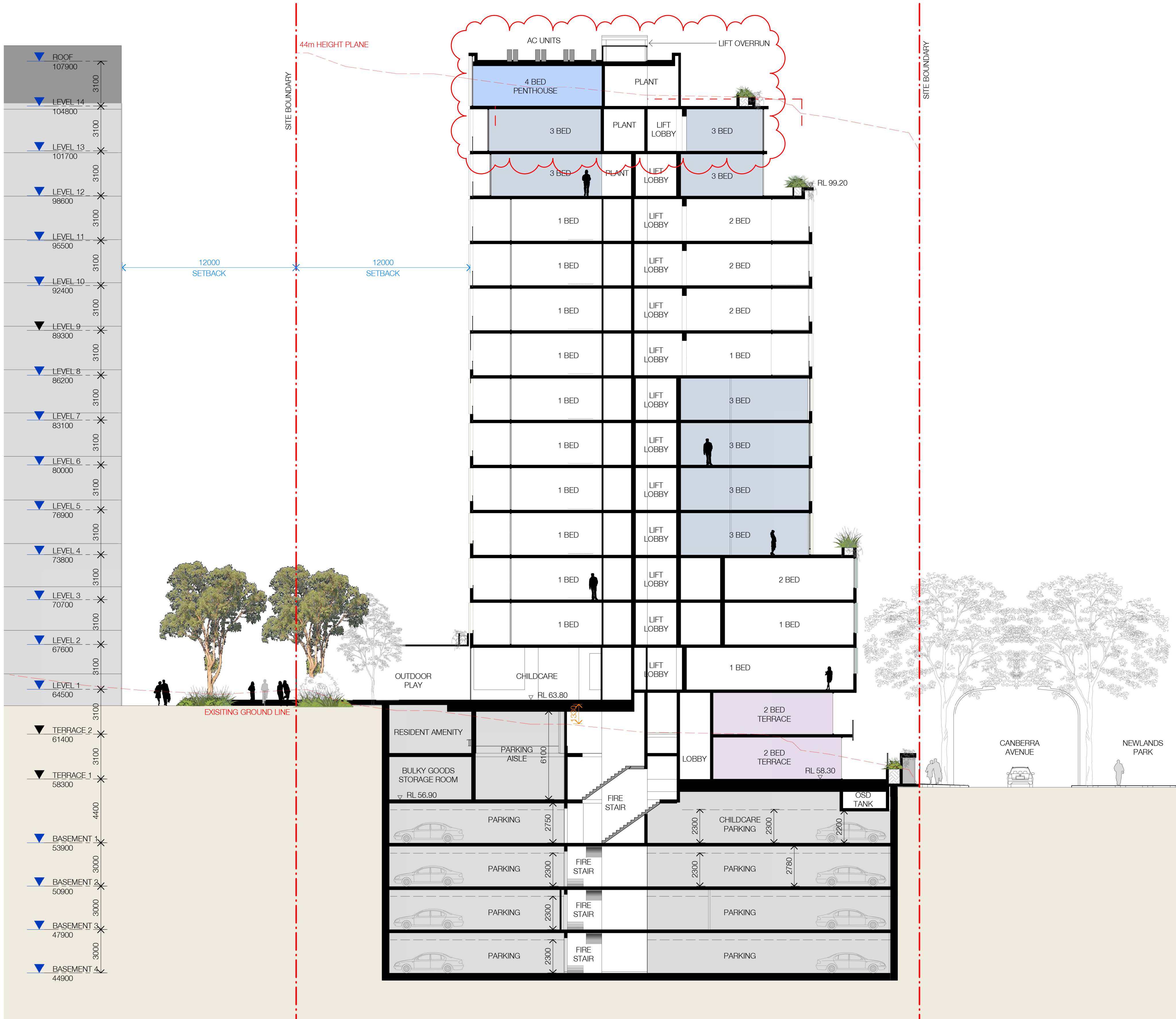
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DA-0504	/ 54	

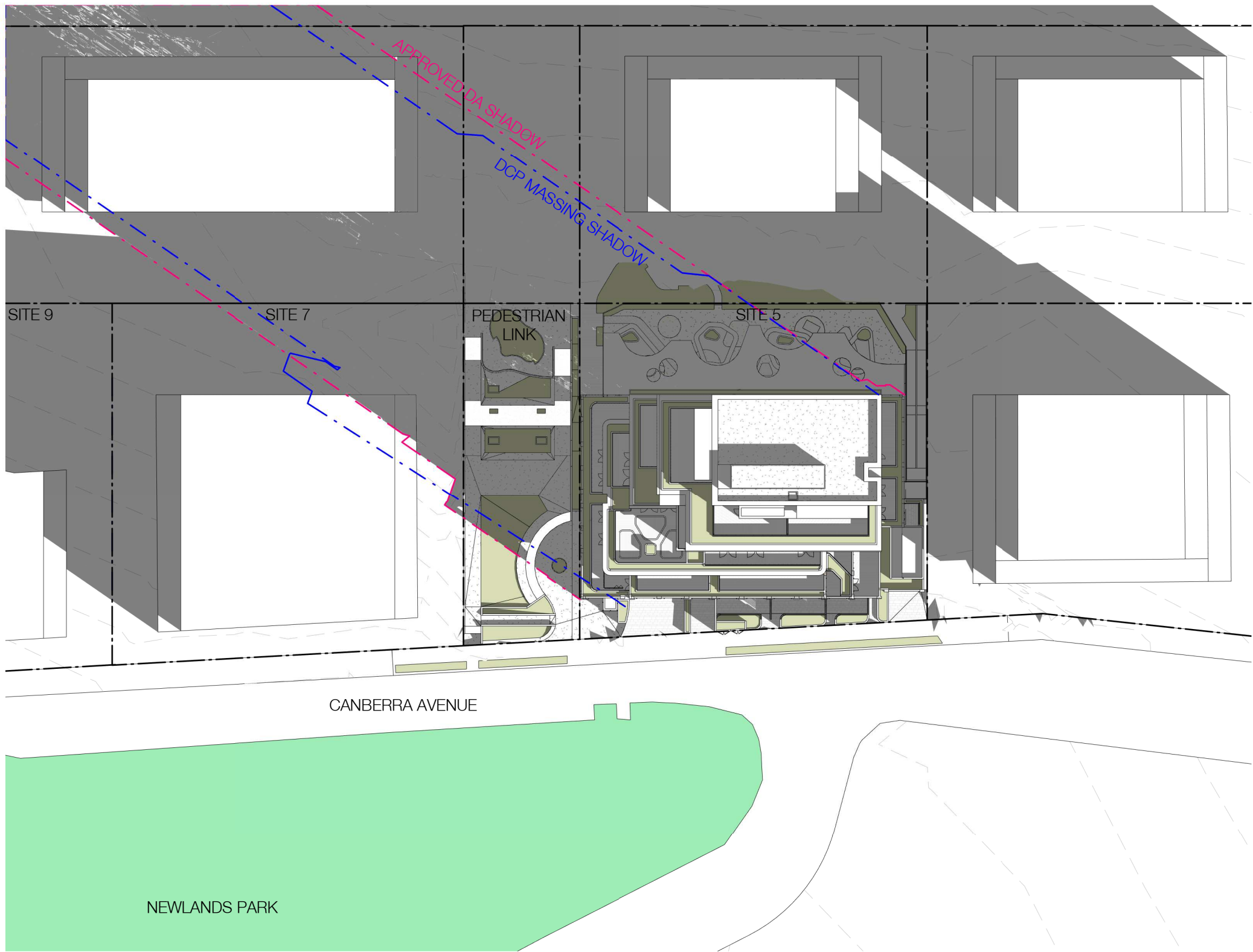
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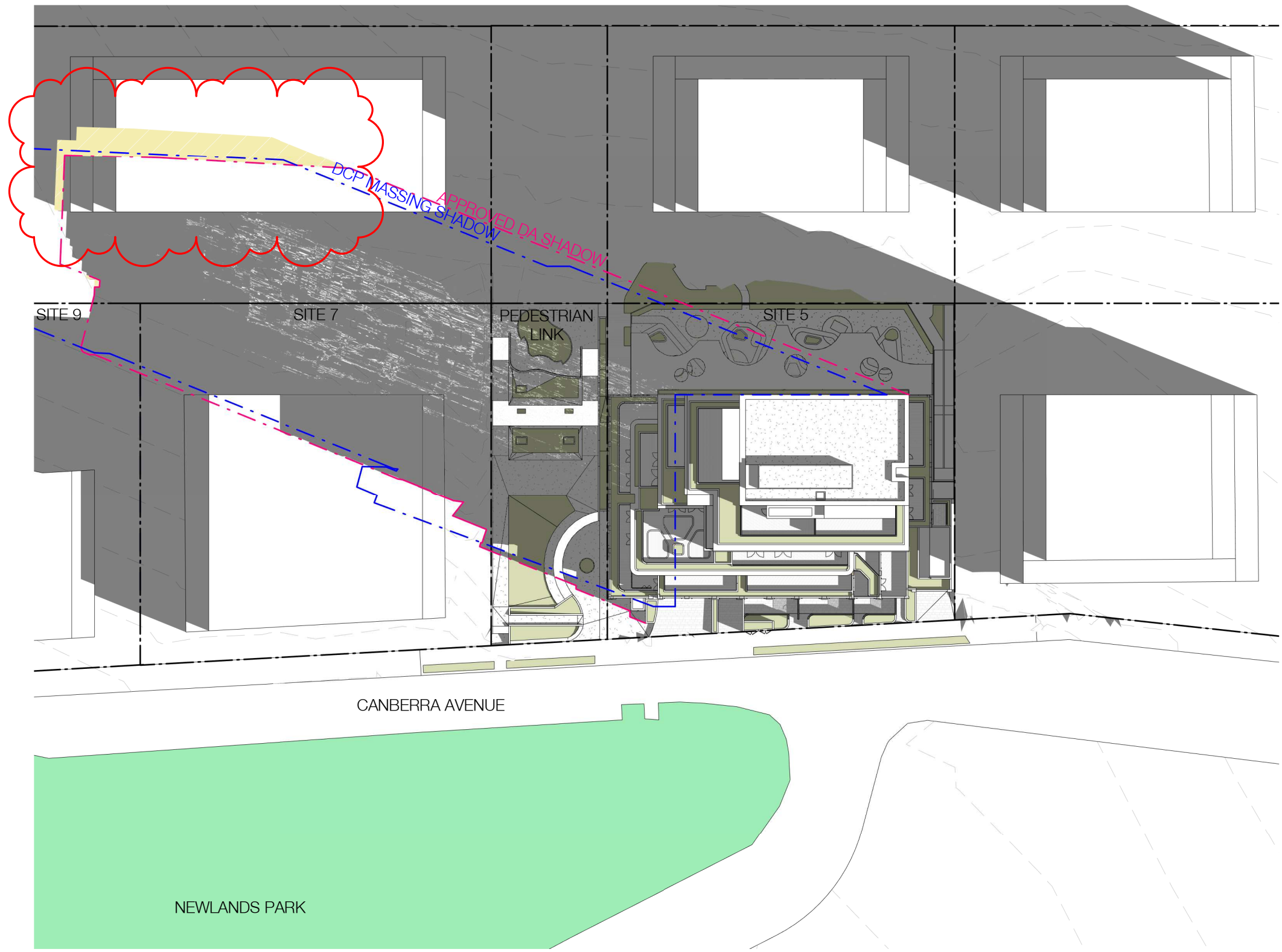




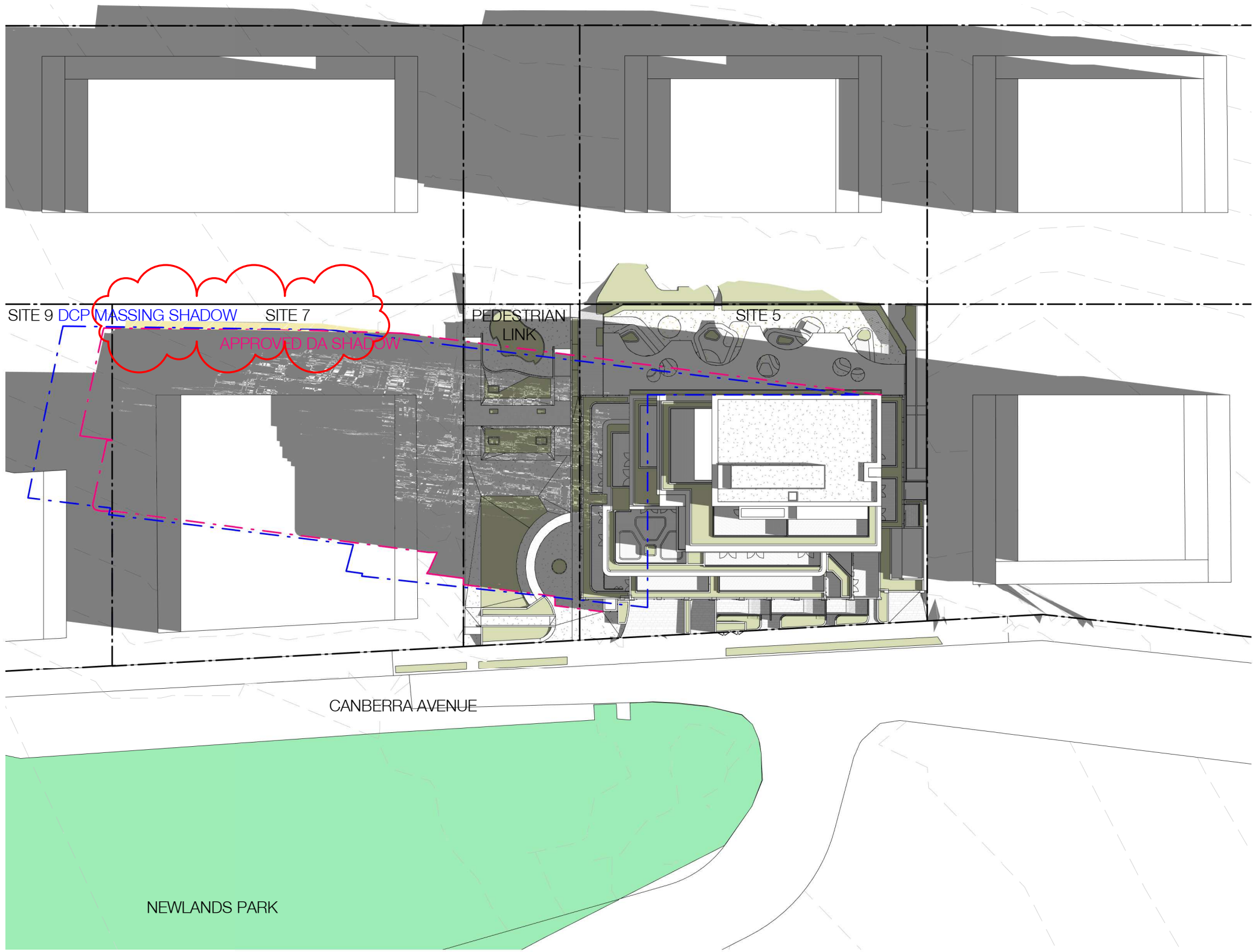




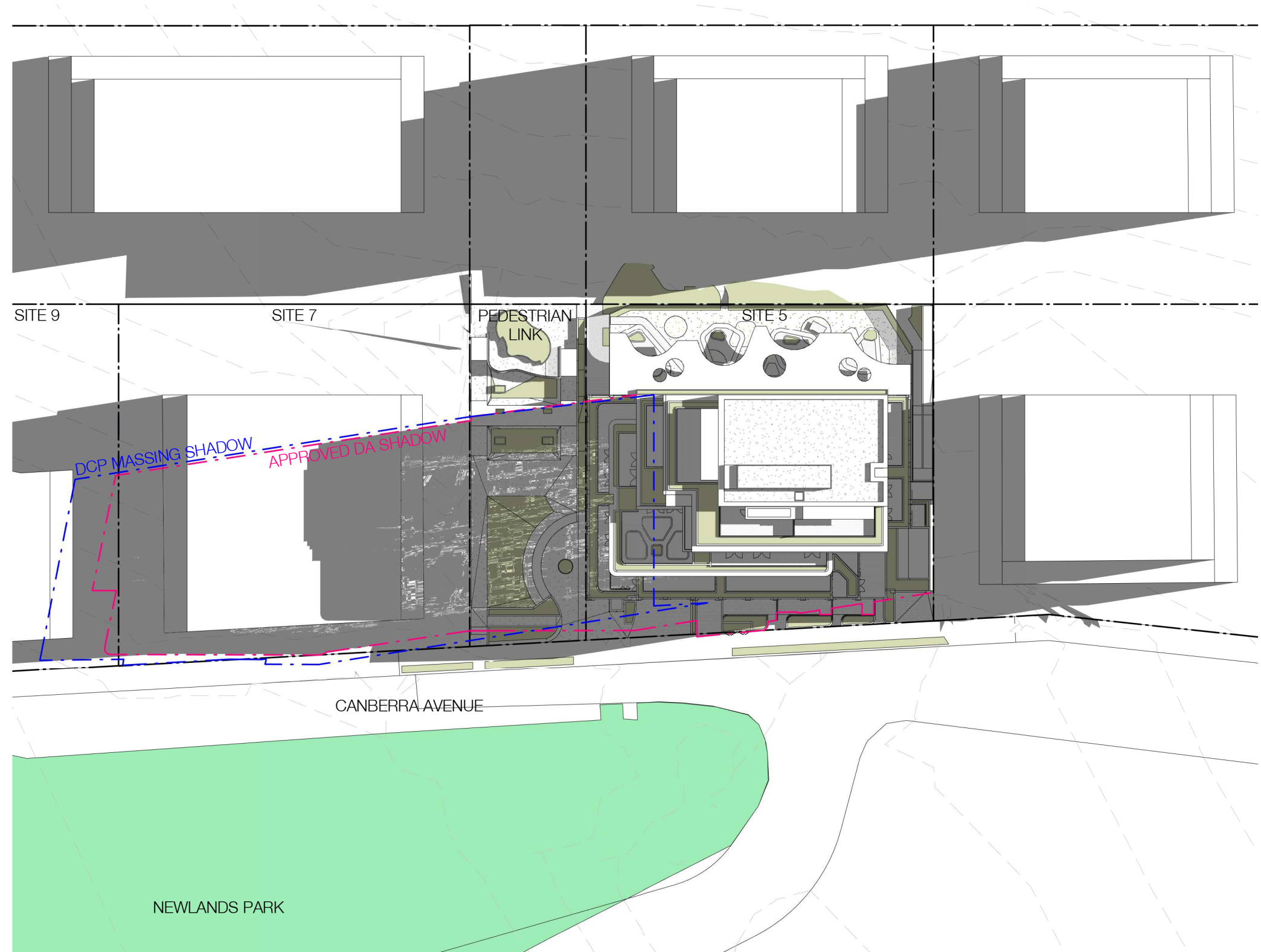
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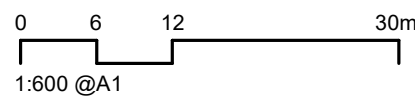
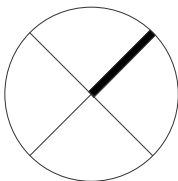


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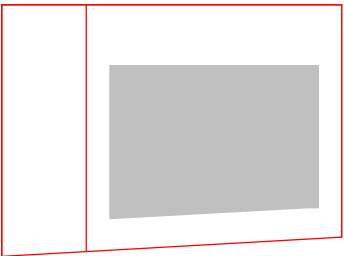


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



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**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SHADOW ANALYSIS

Date

13/12/2022

Scale

1 : 600

Sheet Size

@ A1

Drawn

Chk.

Job No.

Author

Checker

6429

Drawing No.

DA-2000

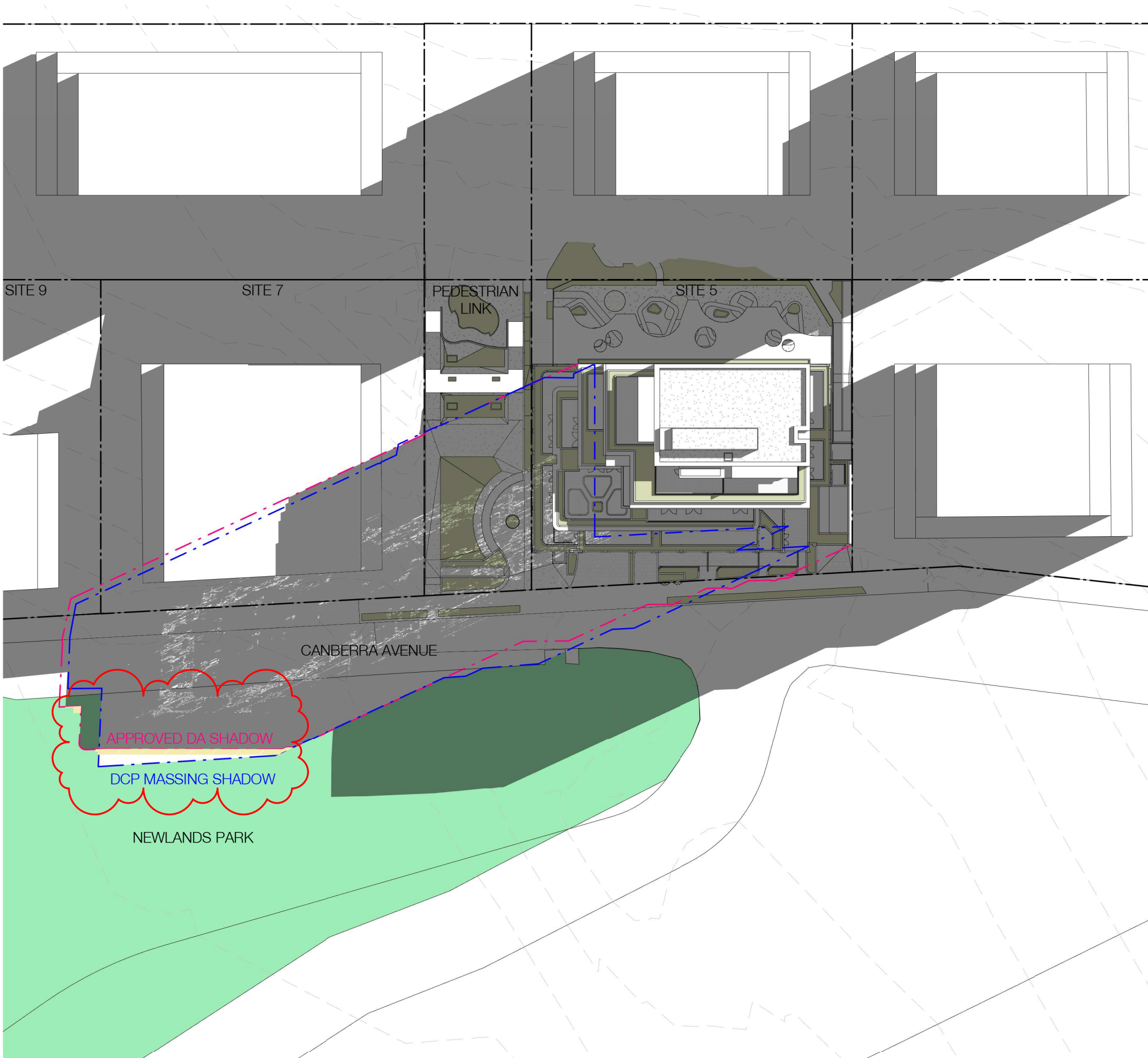
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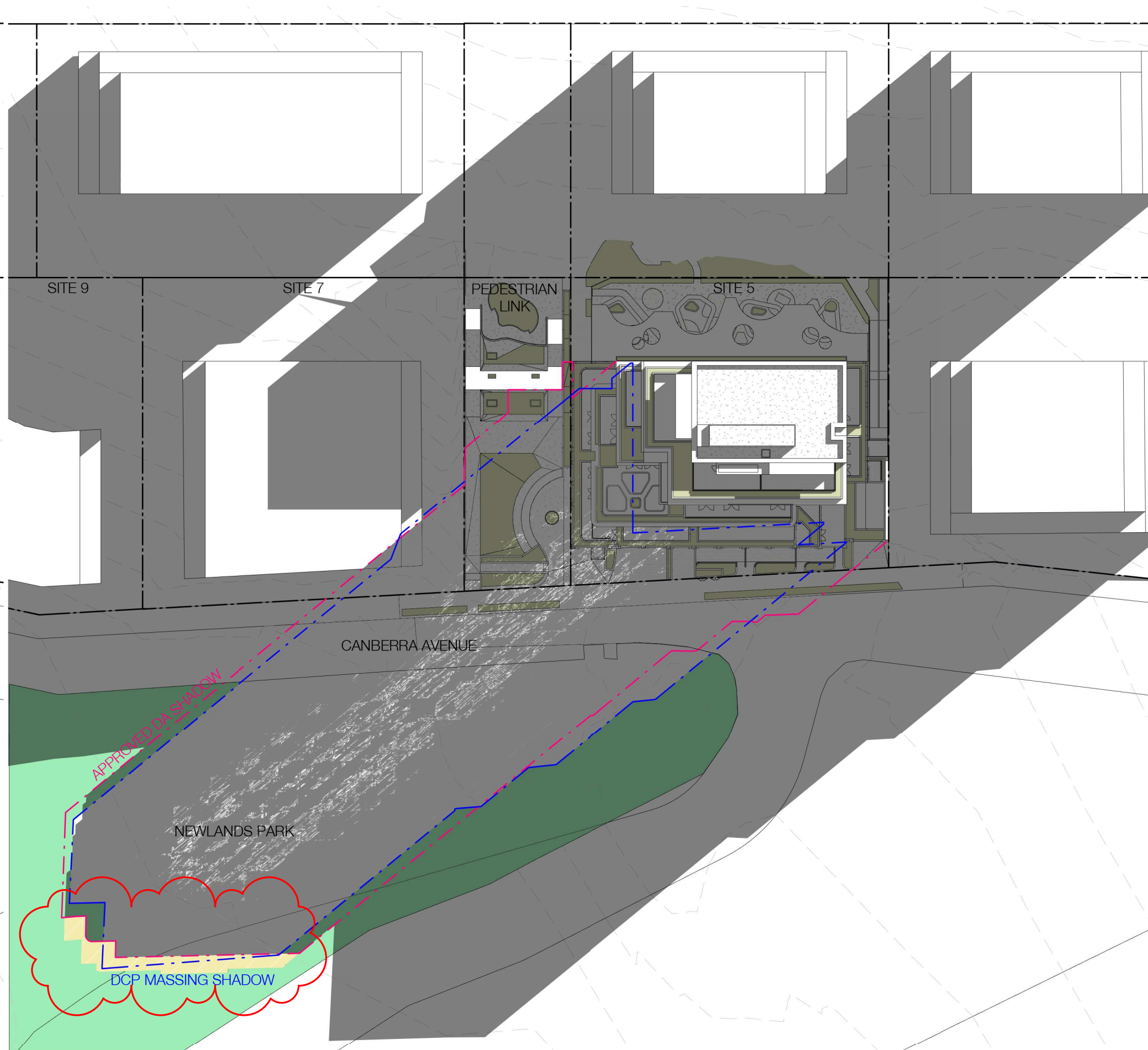
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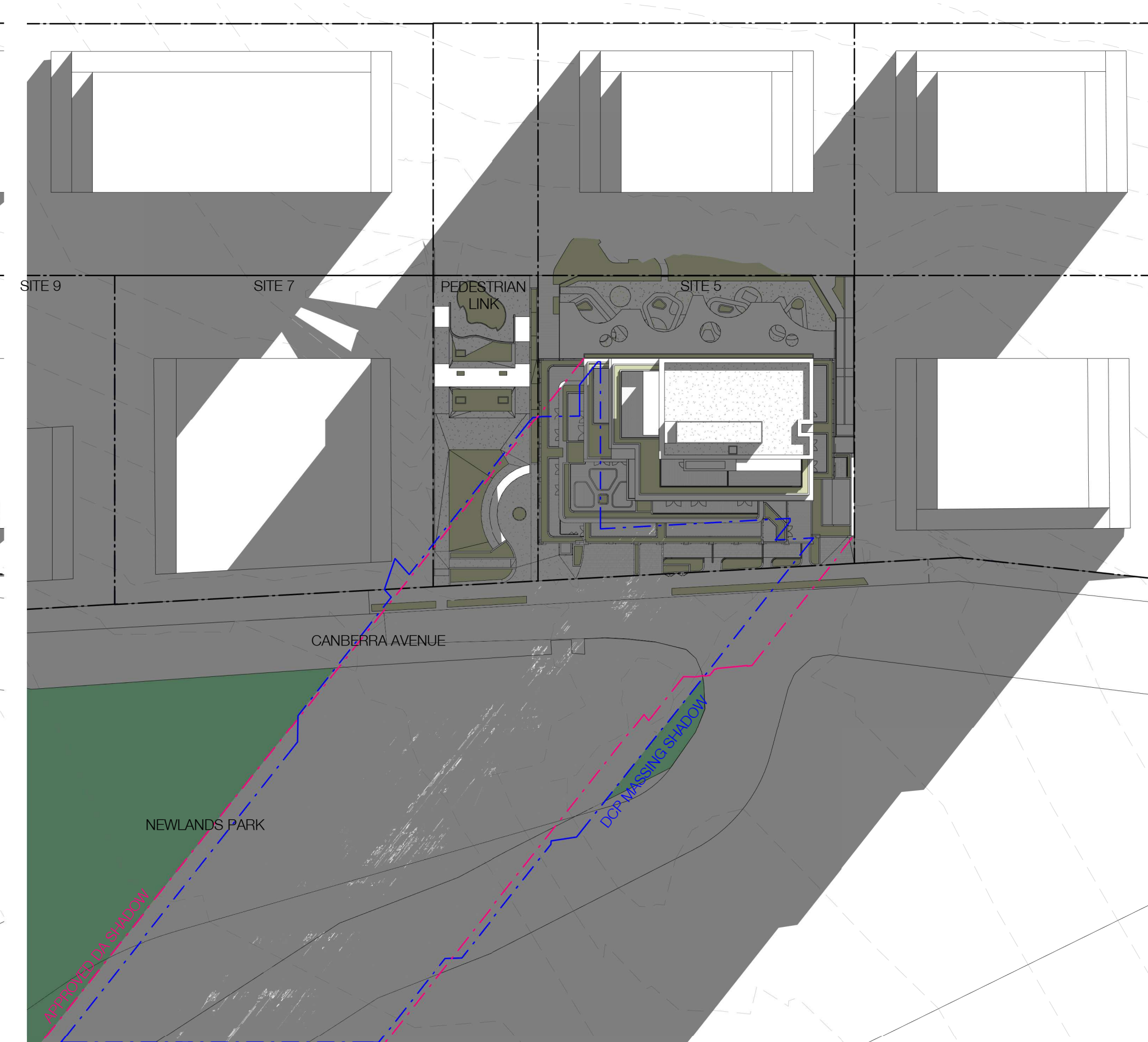




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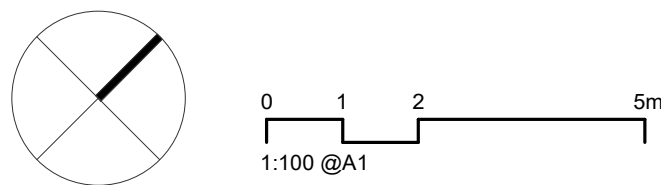


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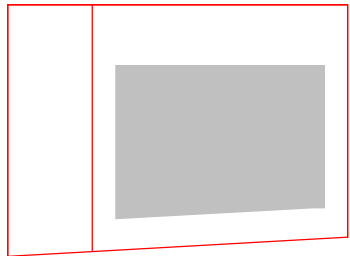


Winter Solstice\_3pm - current

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Rev	Date	Revision	By	Chk.
55	14/12/2022	FINAL ALTERATION & ADDITION SUBMISSION		



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SHADOW ANALYSIS

Date

14/12/2022

Scale

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Sheet Size

@ A1

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Chk.

Job No.

Author

Checker

6429

Drawing No.

DA-2001

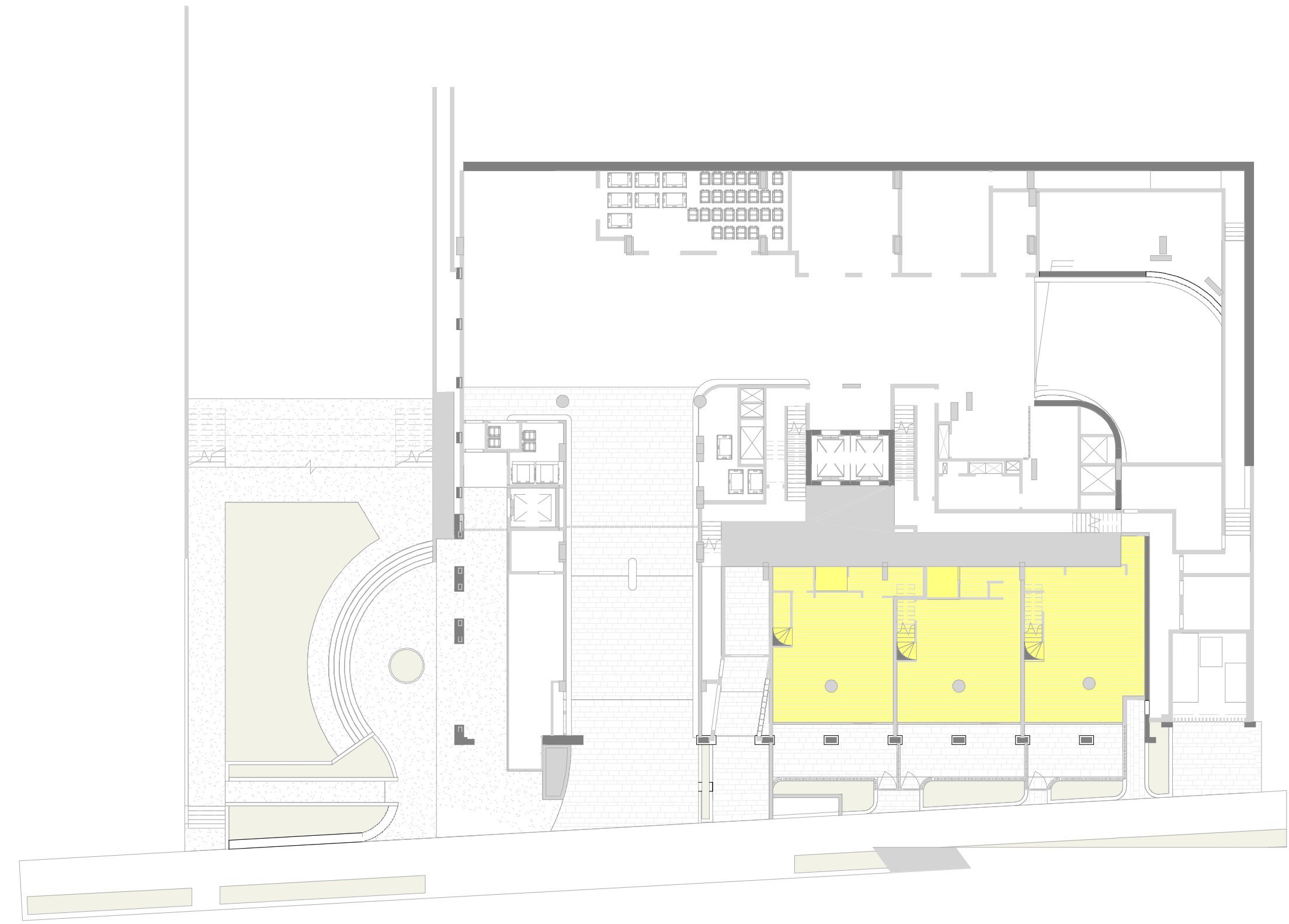
Revision

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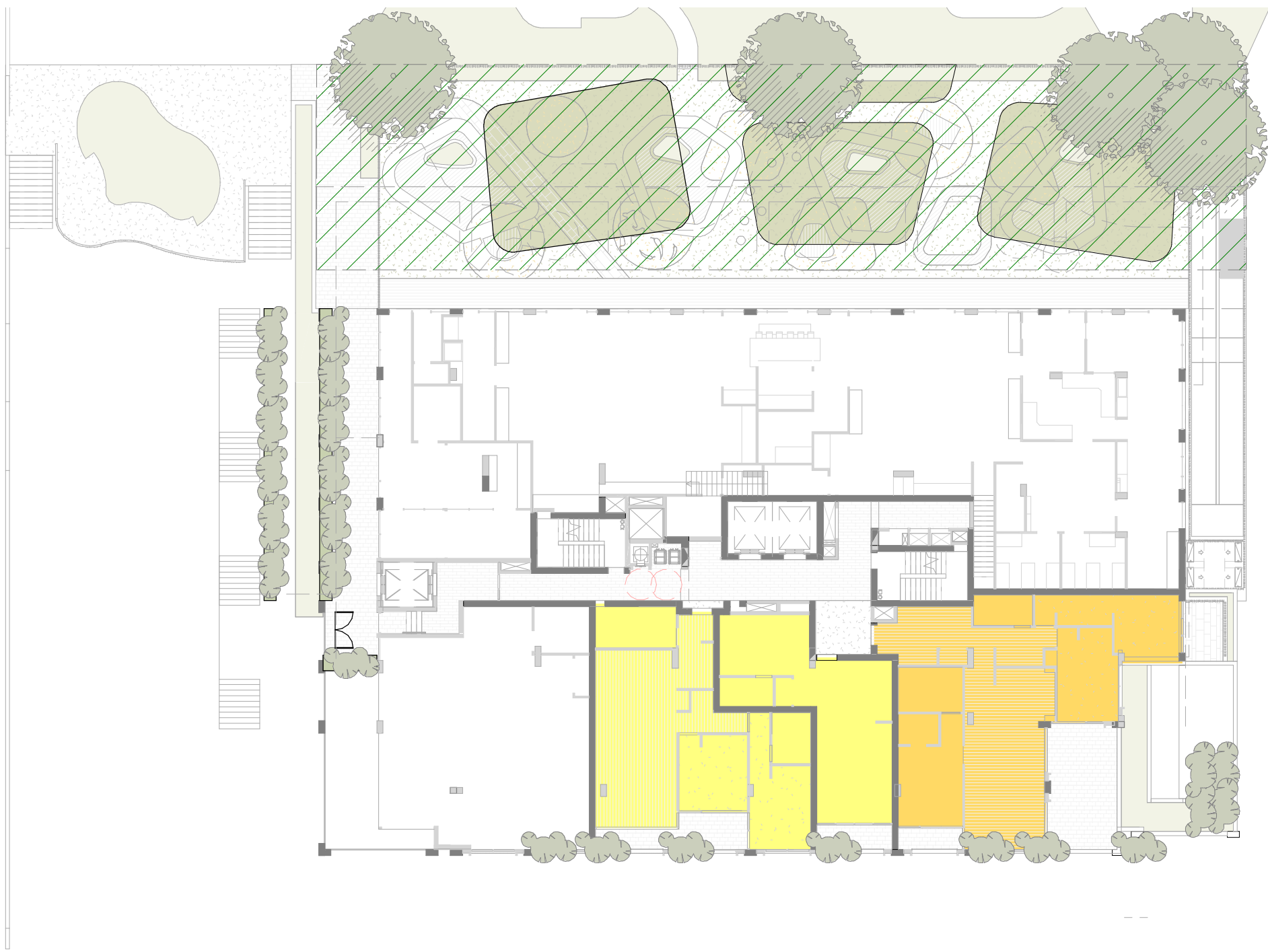
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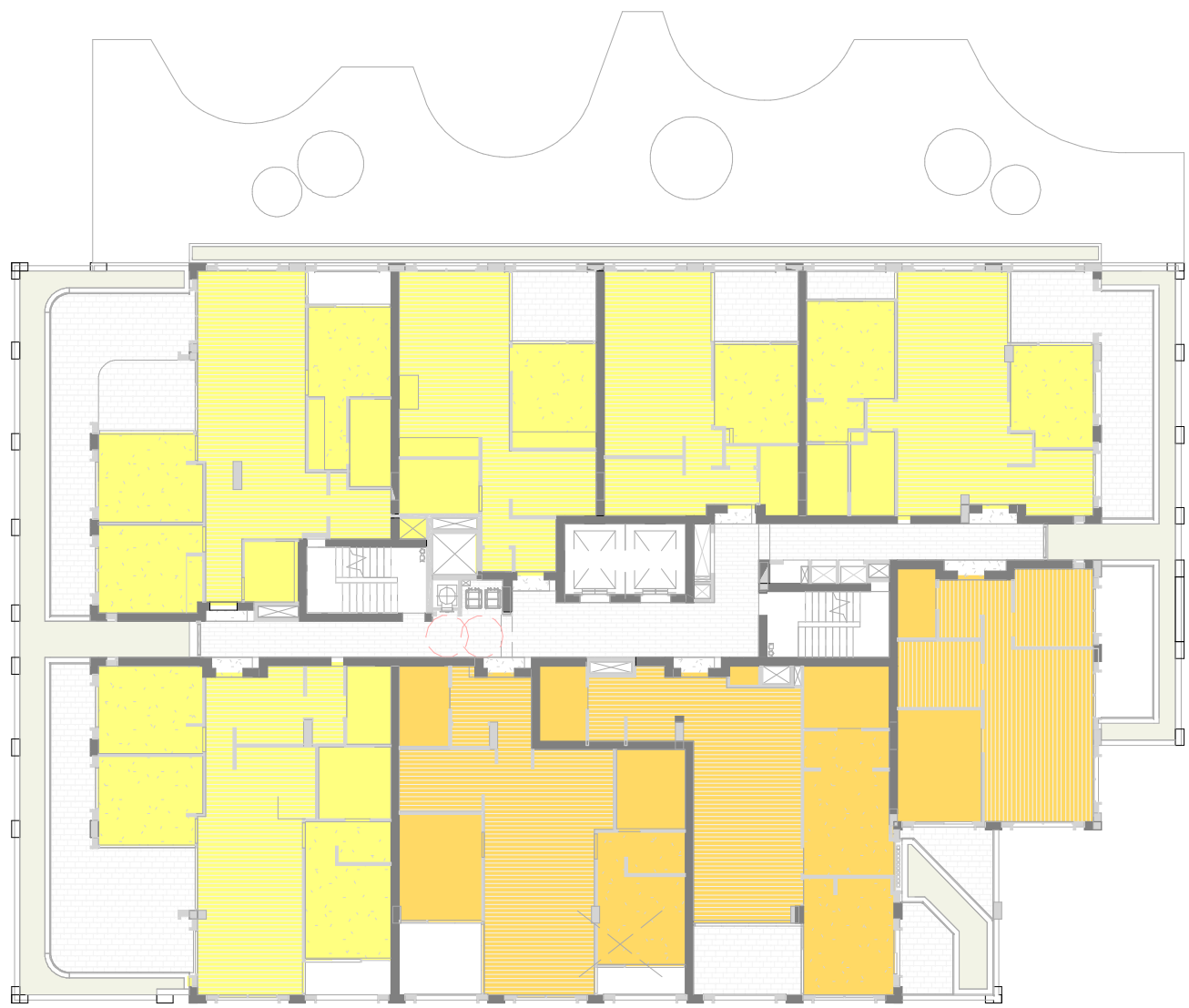




SOLAR - GROUND FLOOR



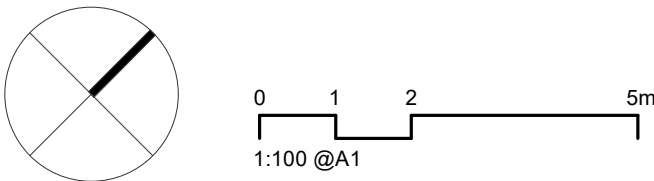
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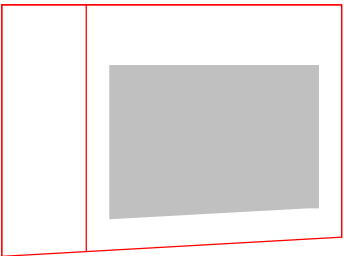
SOLAR - LEVEL 02

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Rev	Date	Revision	By	Chk.
21	20/07/2021	FOR CONSULTANT COORDINATION	ML	AH
23	04/08/2021	DRAFT DA FOR CLIENT REVIEW	LL	AH
28	16/08/2021	FOR COORDINATION	LL	AH
32	03/09/2021	FINAL DRAFT FOR DA	LL	AH
36	24/09/2021	FINAL DRAFT FOR DA	LL	AH
37	28/09/2021	FINAL DRAFT FOR DA	LL	AH
40	08/10/2021	FINAL DRAFT FOR DA	LL	AH
42	13/10/2021	FOR DA APPLICATION	LL	AH
45	29/04/2022	RESPONSE TO RFI	LL	AH
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SOLAR DIAGRAM SHEET 1

Date

13/12/2022

Scale

As indicated

Sheet Size

@ A1

Drawn

ML

Chk.

AH

Job No.

6429

Drawing No.

DA-2101

Revision

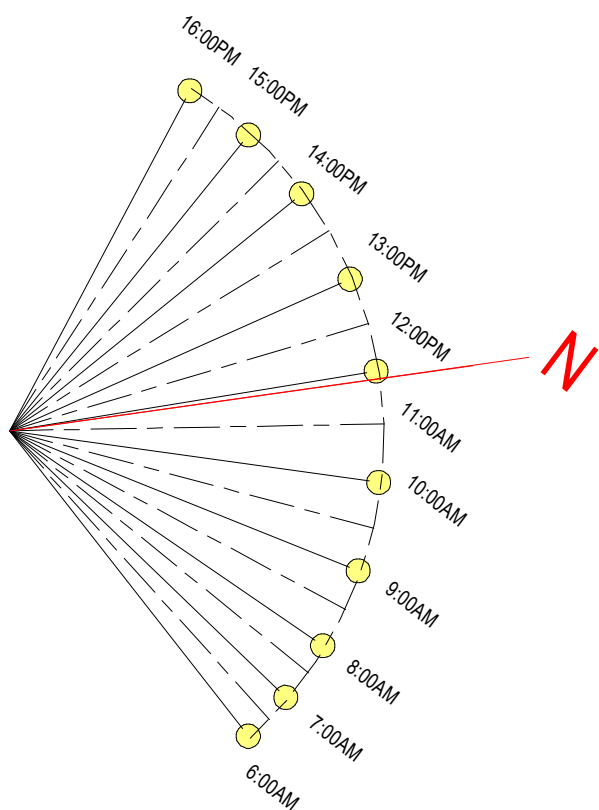
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WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



Solar Schedule

Level	Number	Solar
LEVEL 1	103	2hr
LEVEL 2	205	2hr
LEVEL 2	206	2hr
LEVEL 2	207	2hr
LEVEL 3	304	2hr
LEVEL 3	305	2hr
LEVEL 3	306	2hr
LEVEL 3	307	2hr
LEVEL 4	401	2hr
LEVEL 4	402	2hr
LEVEL 4	404	2hr
LEVEL 4	405	2hr
LEVEL 4	406	2hr
LEVEL 5	501	2hr
LEVEL 5	502	2hr
LEVEL 5	504	2hr
LEVEL 5	505	2hr
LEVEL 5	506	2hr
LEVEL 6	601	2hr
LEVEL 6	602	2hr
LEVEL 6	603	2hr
LEVEL 6	604	2hr
LEVEL 6	605	2hr
LEVEL 6	606	2hr
LEVEL 7	701	2hr
LEVEL 7	702	2hr
LEVEL 7	703	2hr
LEVEL 7	704	2hr
LEVEL 7	705	2hr
LEVEL 7	706	2hr

Solar Schedule

Level	Number	Solar
LEVEL 8	801	2hr
LEVEL 8	802	2hr
LEVEL 8	803	2hr
LEVEL 8	804	2hr
LEVEL 8	805	2hr
LEVEL 8	806	2hr
LEVEL 9	901	2hr
LEVEL 9	902	2hr
LEVEL 9	903	2hr
LEVEL 9	904	2hr
LEVEL 9	905	2hr
LEVEL 9	906	2hr
LEVEL 10	1001	2hr
LEVEL 10	1002	2hr
LEVEL 10	1003	2hr
LEVEL 10	1004	2hr
LEVEL 10	1005	2hr
LEVEL 10	1006	2hr
LEVEL 11	1101	2hr
LEVEL 11	1102	2hr
LEVEL 11	1103	2hr
LEVEL 11	1104	2hr
LEVEL 11	1105	2hr
LEVEL 12	1201	2hr
LEVEL 12	1202	2hr
LEVEL 12	1205	2hr
LEVEL 13	1301	2hr
LEVEL 13	1302	2hr
LEVEL 13	1303	2hr
LEVEL 14	1401	2hr
Grand total: 60		

LEGEND

2 HRS	MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.
NA	MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.
NA	LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.

ADG DESIGN CRITERIA

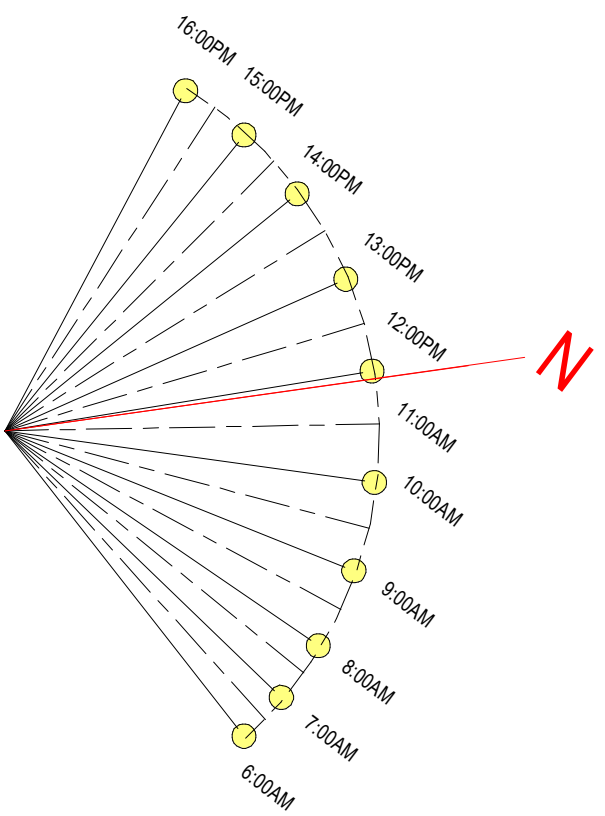
- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.

- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECIEVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.



WINTER SOLSTICE SOLAR DIAGRAM

WINTER SOLSTICE - 21st JUNE.



Solar Schedule

Level	Number	Solar
LEVEL 1	103	2hr
LEVEL 2	205	2hr
LEVEL 2	206	2hr
LEVEL 2	207	2hr

LEVEL 3	304	2hr
LEVEL 3	305	2hr
LEVEL 3	306	2hr
LEVEL 3	307	2hr

LEVEL 4	401	2hr
LEVEL 4	402	2hr
LEVEL 4	404	2hr
LEVEL 4	405	2hr
LEVEL 4	406	2hr

LEVEL 5	501	2hr
LEVEL 5	502	2hr
LEVEL 5	504	2hr
LEVEL 5	505	2hr
LEVEL 5	506	2hr

LEVEL 6	601	2hr
LEVEL 6	602	2hr
LEVEL 6	603	2hr
LEVEL 6	604	2hr
LEVEL 6	605	2hr
LEVEL 6	606	2hr

LEVEL 7	701	2hr
LEVEL 7	702	2hr
LEVEL 7	703	2hr
LEVEL 7	704	2hr
LEVEL 7	705	2hr
LEVEL 7	706	2hr

Solar Schedule

Level	Number	Solar
LEVEL 8	801	2hr
LEVEL 8	802	2hr
LEVEL 8	803	2hr
LEVEL 8	804	2hr
LEVEL 8	805	2hr
LEVEL 8	806	2hr

LEVEL 9	901	2hr
LEVEL 9	902	2hr
LEVEL 9	903	2hr
LEVEL 9	904	2hr
LEVEL 9	905	2hr
LEVEL 9	906	2hr

LEVEL 10	1001	2hr
LEVEL 10	1002	2hr
LEVEL 10	1003	2hr
LEVEL 10	1004	2hr
LEVEL 10	1005	2hr
LEVEL 10	1006	2hr

LEVEL 11	1101	2hr
LEVEL 11	1102	2hr
LEVEL 11	1103	2hr
LEVEL 11	1104	2hr
LEVEL 11	1105	2hr

LEVEL 12	1201	2hr
LEVEL 12	1202	2hr
LEVEL 12	1205	2hr

LEVEL 13	1301	2hr
LEVEL 13	1302	2hr
LEVEL 13	1303	2hr

LEVEL 14	1401	2hr
Grand total: 60		

SOLAR - LEVEL 04 -

SOLAR - LEVEL 05 -

SOLAR - LEVEL 06-07 -

SOLAR - LEVEL 8-10

SOLAR - LEVEL 11

SOLAR - LEVEL 12 -

SOLAR - LEVEL 13 -

SOLAR - LEVEL 14 -

APPROVED DA SOLAR SUMMARY

70% (57 UNITS) OF ALL RESIDENTIAL UNITS RECEIVE A MINIMUM OF 2 HOURS OF SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACES.

REVISED SOLAR SUMMARY

71.4% (60 UNITS) OF ALL RESIDENTIAL UNITS RECEIVE A MINIMUM OF 2 HOURS OF SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACES.

LEGEND

2 HRS MIN 2 HOURS SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.

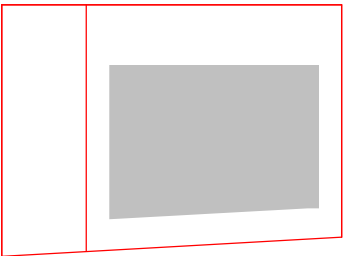
NA MIN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.

NA LESS THAN 15 MINUTES SUNLIGHT TO LIVING ROOM AND PRIVATE OPEN SPACE RECEIVED ON 21 JUNE BETWEEN 9AM - 3PM.

ADG DESIGN CRITERIA

- LIVING ROOMS AND PRIVATE OPEN SPACES OF AT LEAST 70% OF APARTMENTS IN A BUILDING RECEIVE A MINIMUM OF 2 HOURS DIRECT SUNLIGHT BETWEEN 9AM AND 3PM IN MID WINTER.

- A MAXIMUM OF 15% OF APARTMENTS IN A BUILDING RECIEVE NO DIRECT SUNLIGHT BETWEEN 9AM AND 3PM AT MID WINTER.



Client

HYECORP

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SOLAR DIAGRAM SHEET 2

Date

13/12/2022

Scale

As indicated

Sheet Size

@ A1

Drawn

Chk.

Job No.

Author

Checker

6429

Drawing No.

DA-2102

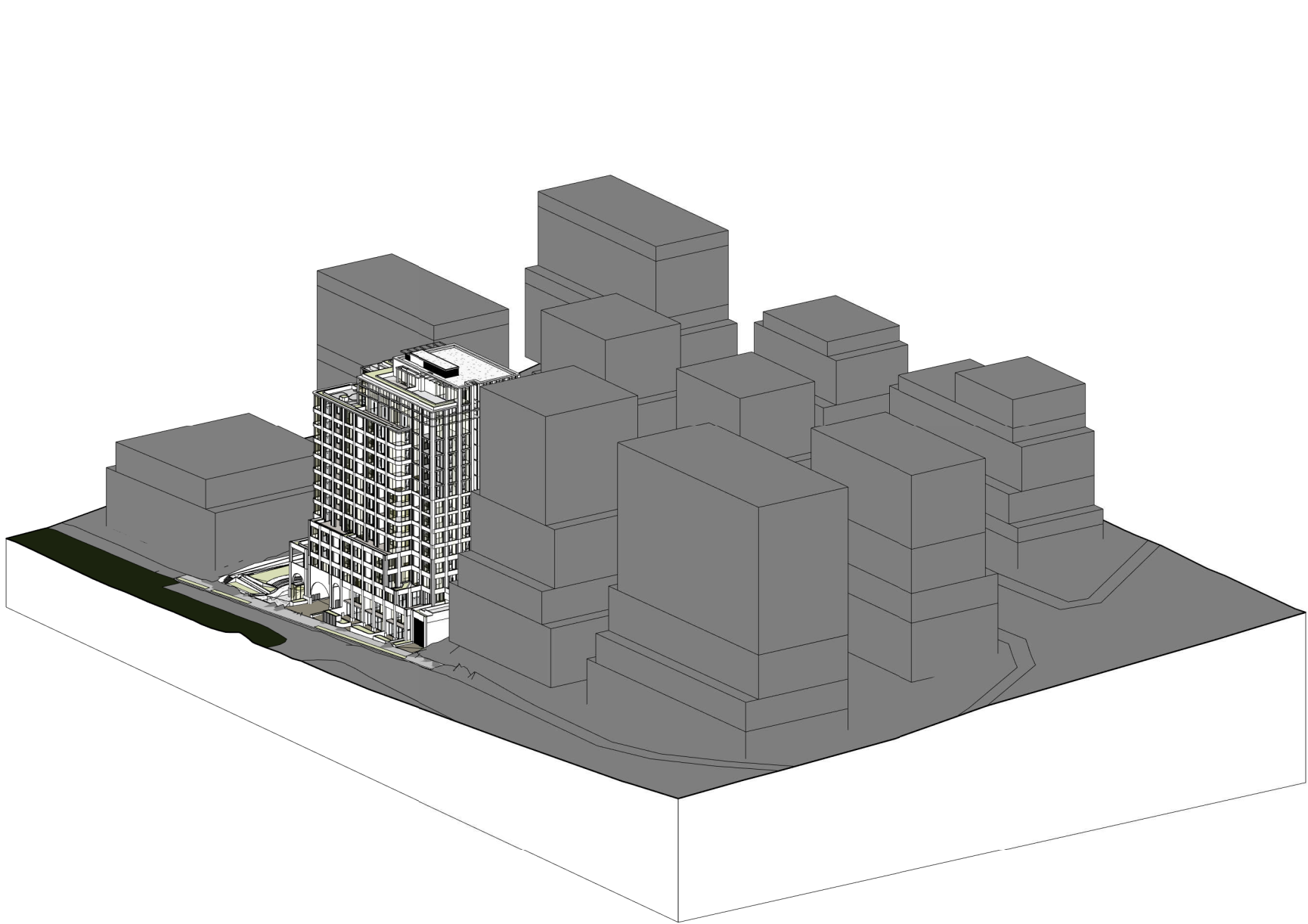
Revision

/ 54

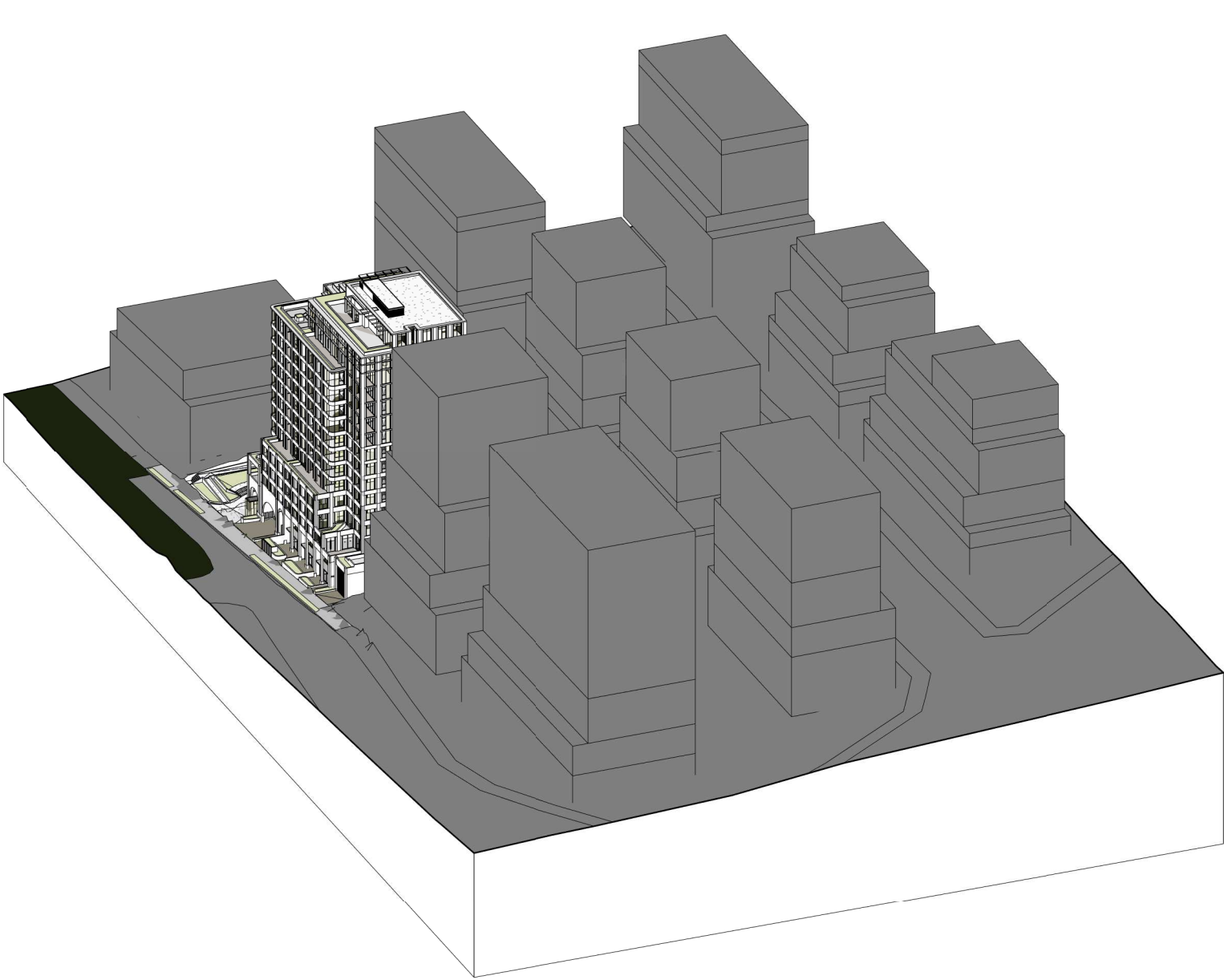
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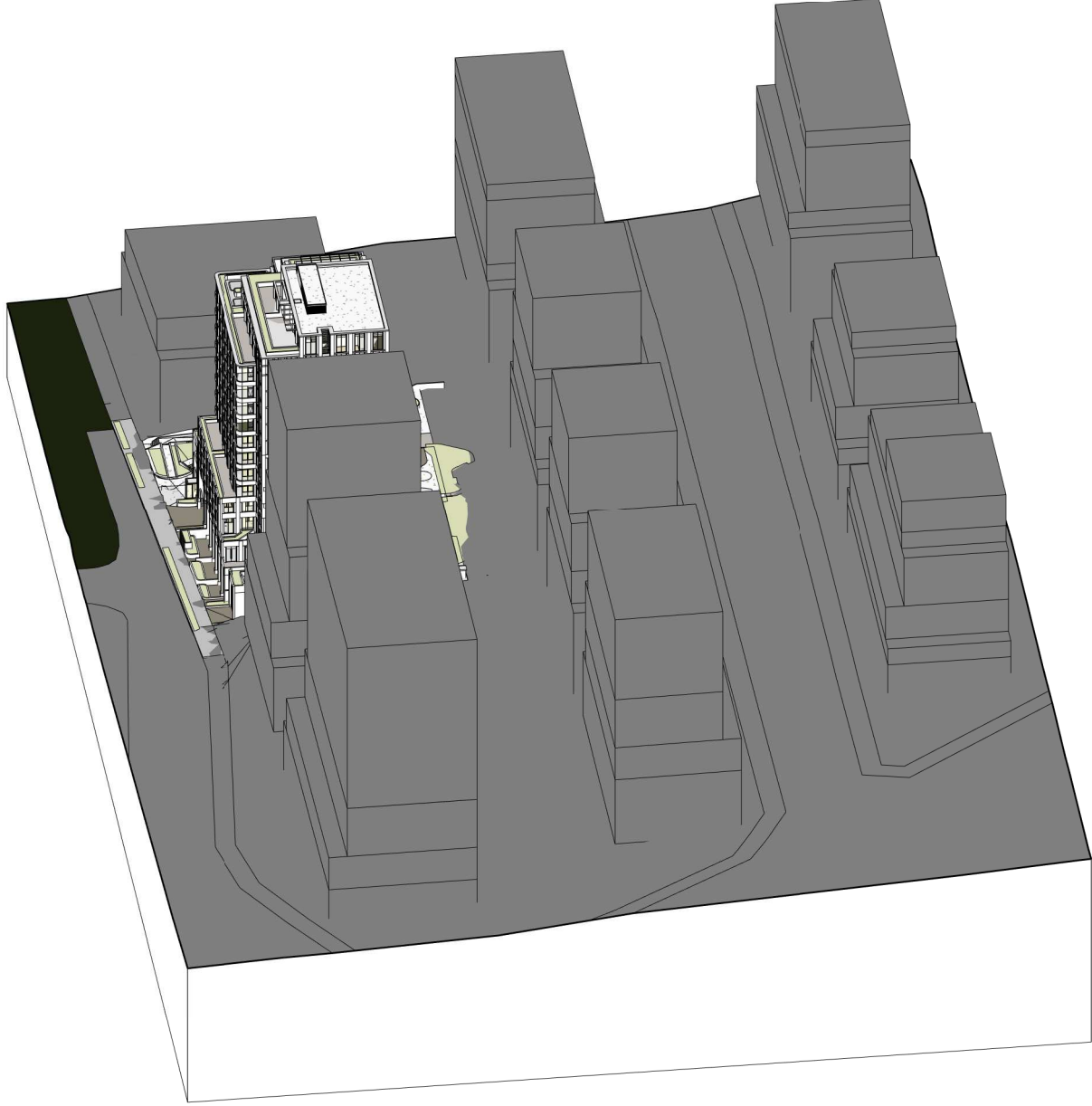




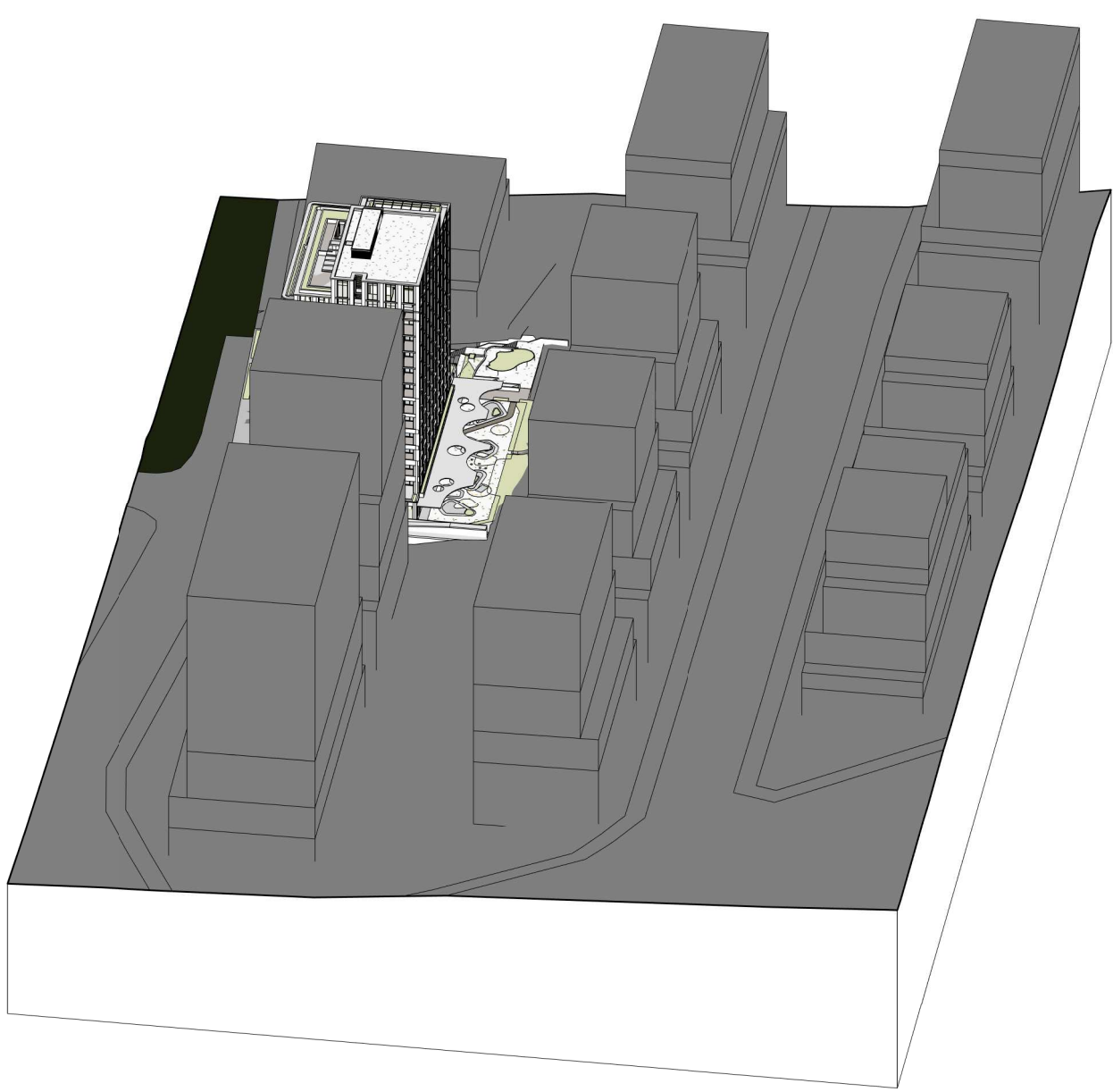
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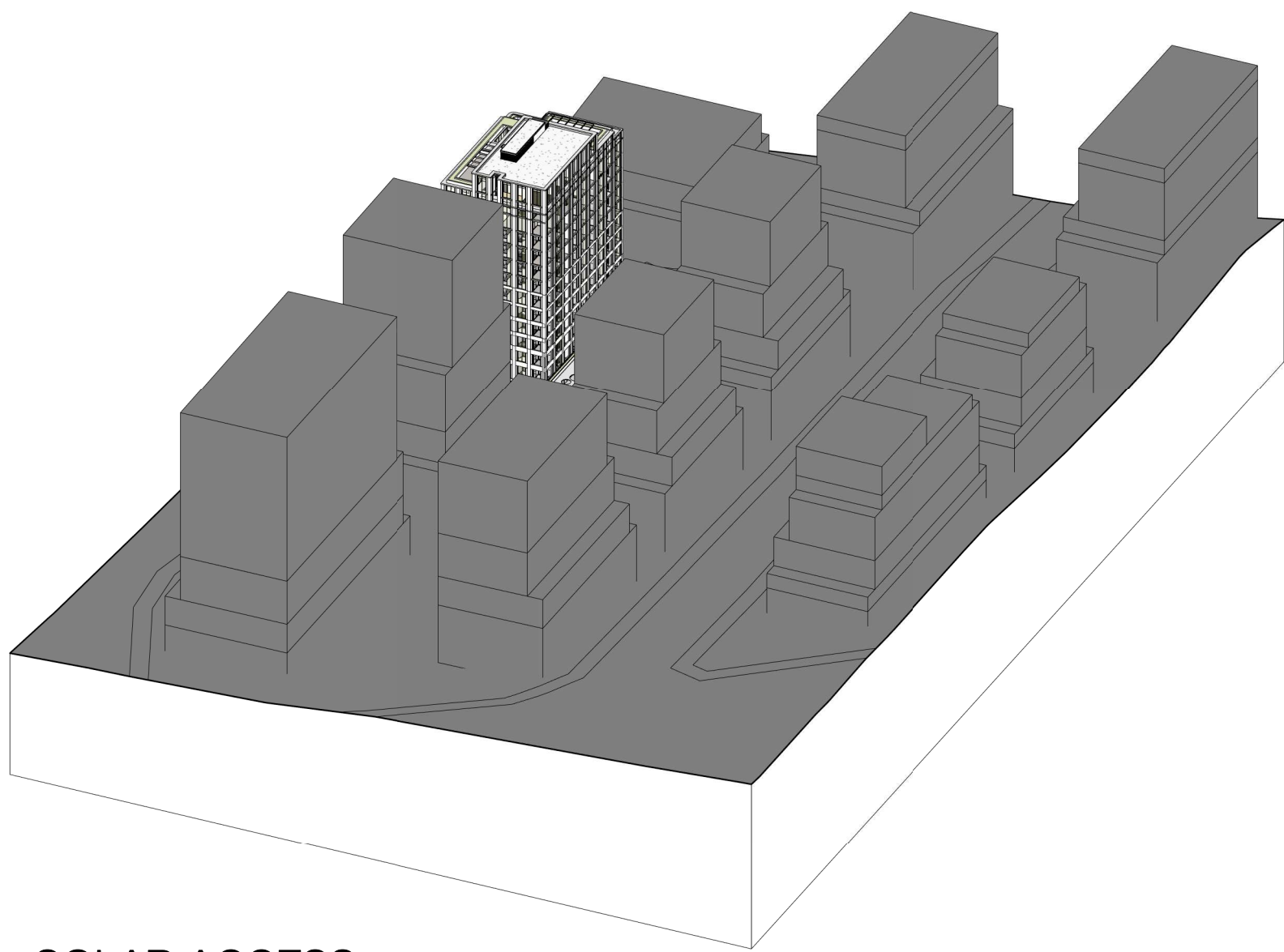
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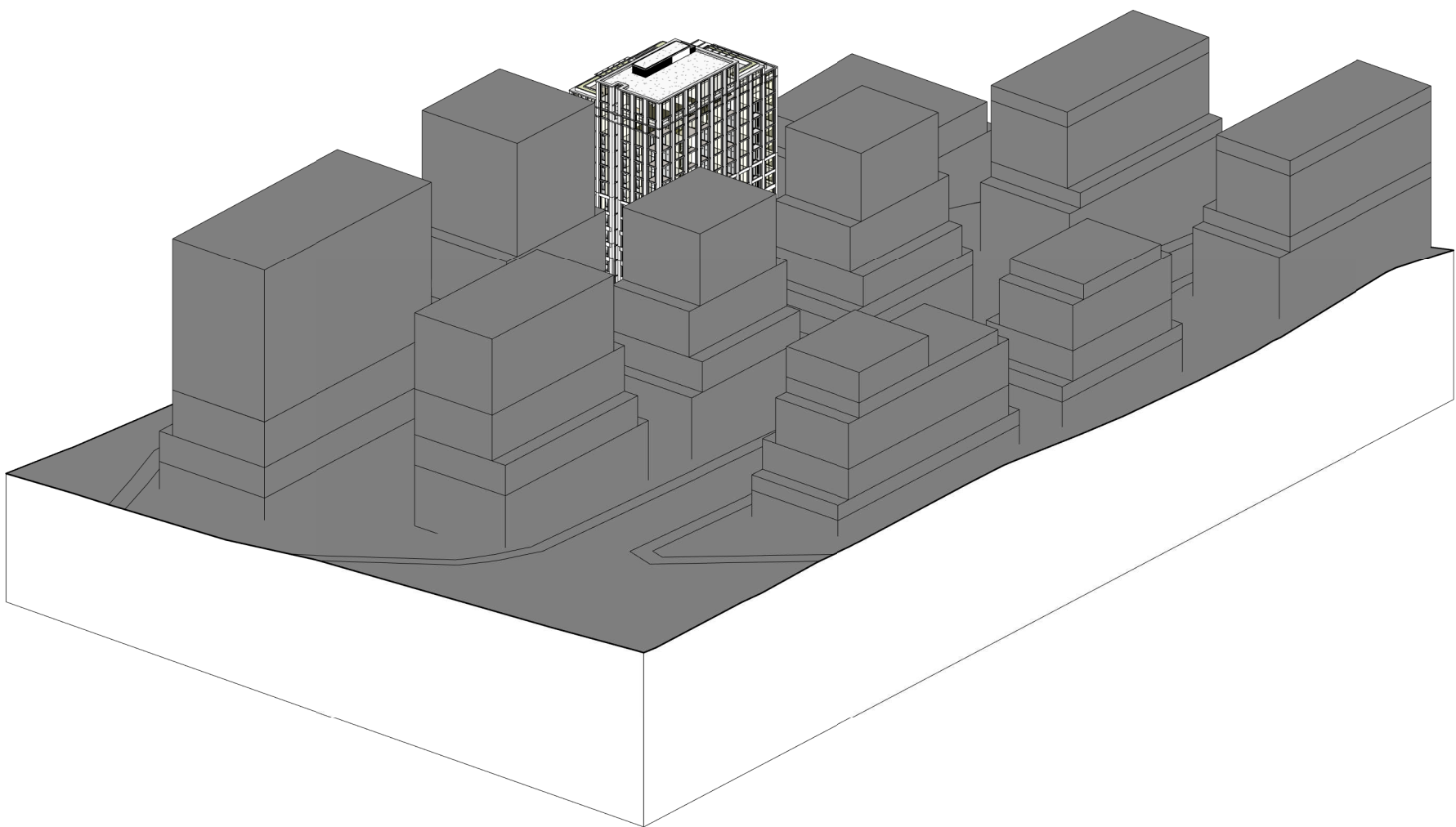
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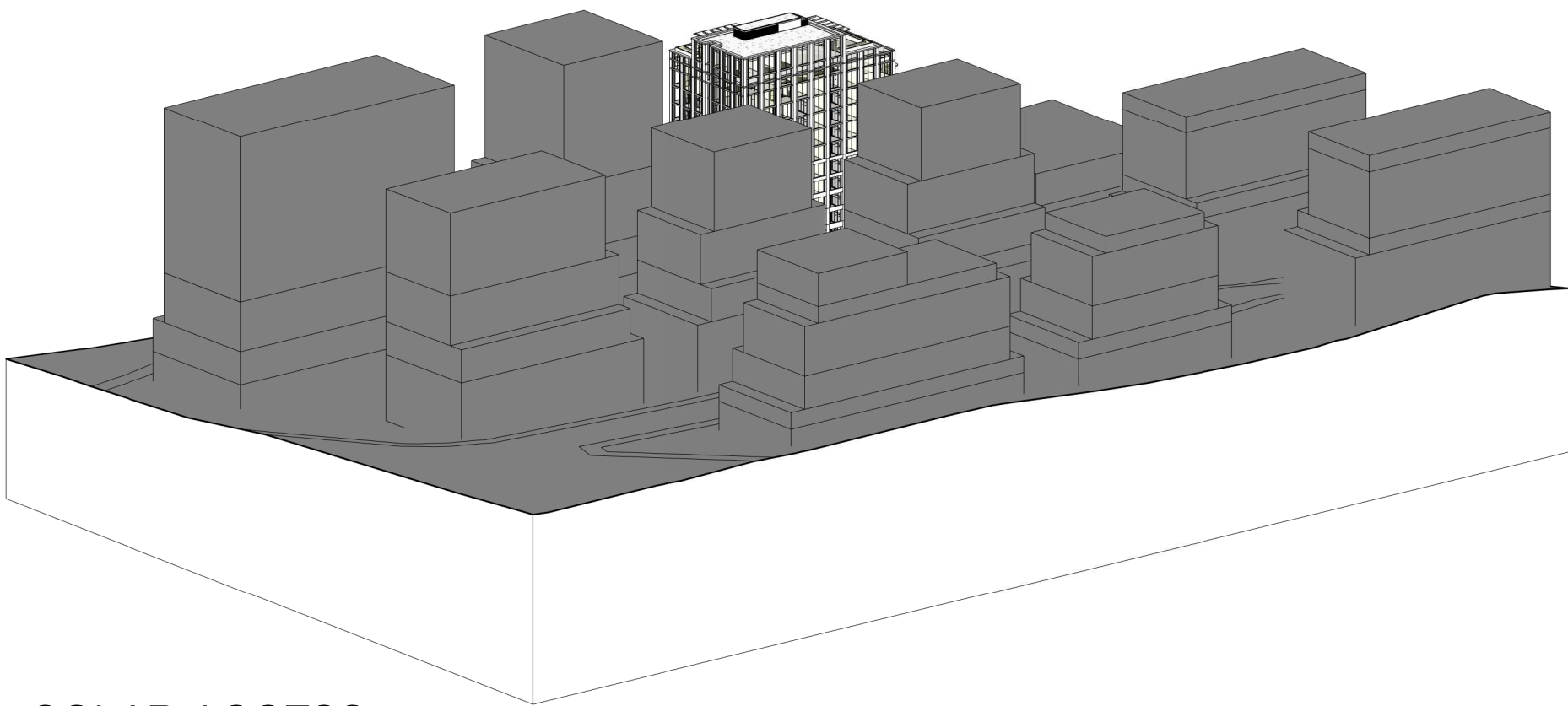
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21-Jun-18-12.00 -



SOLAR ACCESS -  
21-Jun-18-13.00 -

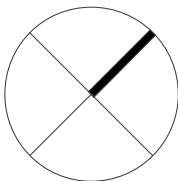


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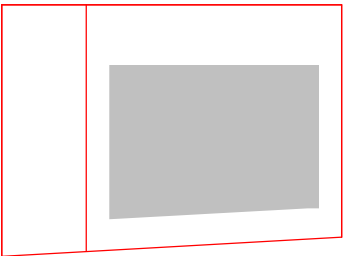
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**Nominated Architects: Adam Haddow-7188 | John Pradel-7004**



0 1 2 5m  
1:100 @A1

Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
SOLAR POINT PERSPECTIVE SHEET 1

Date

13/12/2022

Scale

Sheet Size

@ A1

Drawn

Author

DA-2201

Chk.

Checker

Job No.

6429

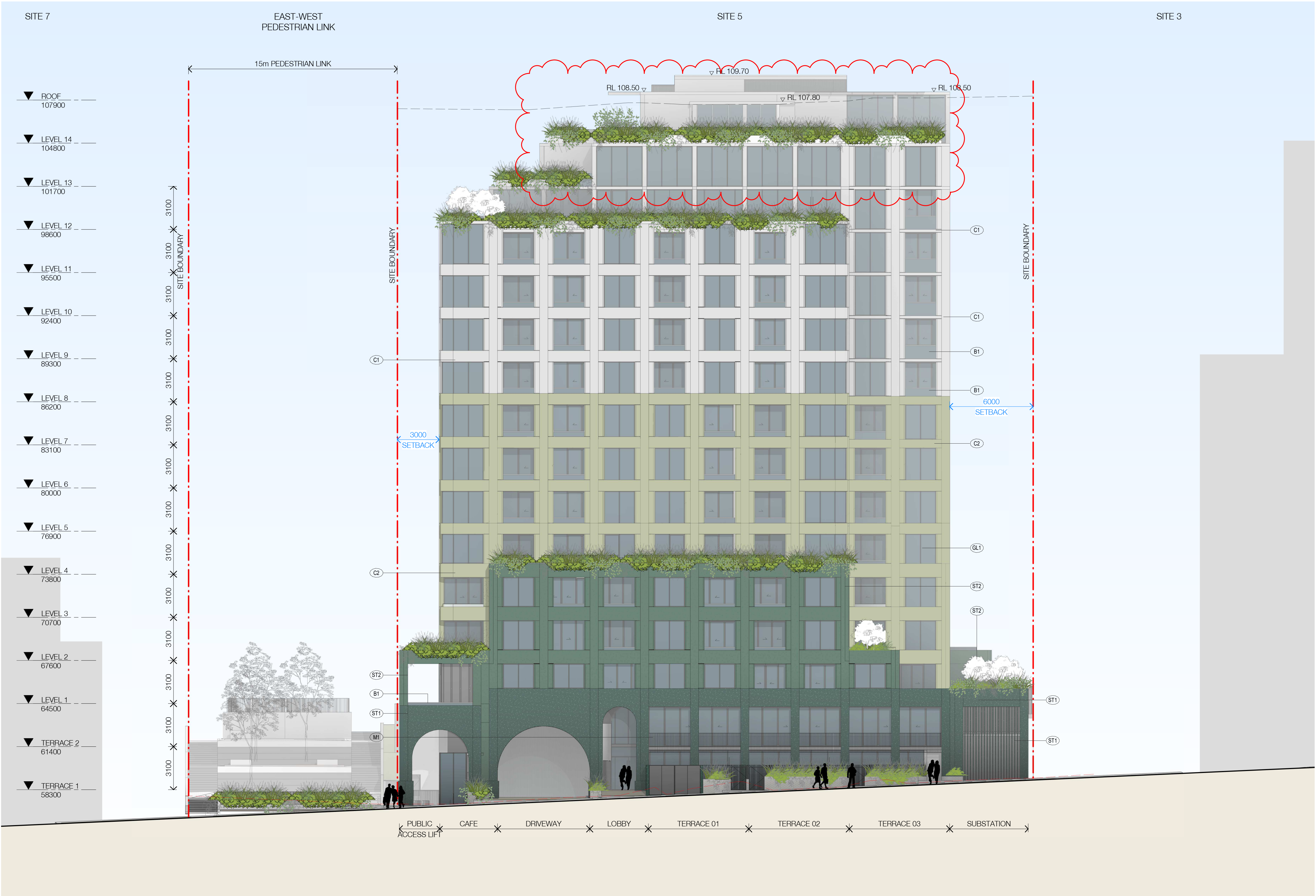
Revision

/ 54

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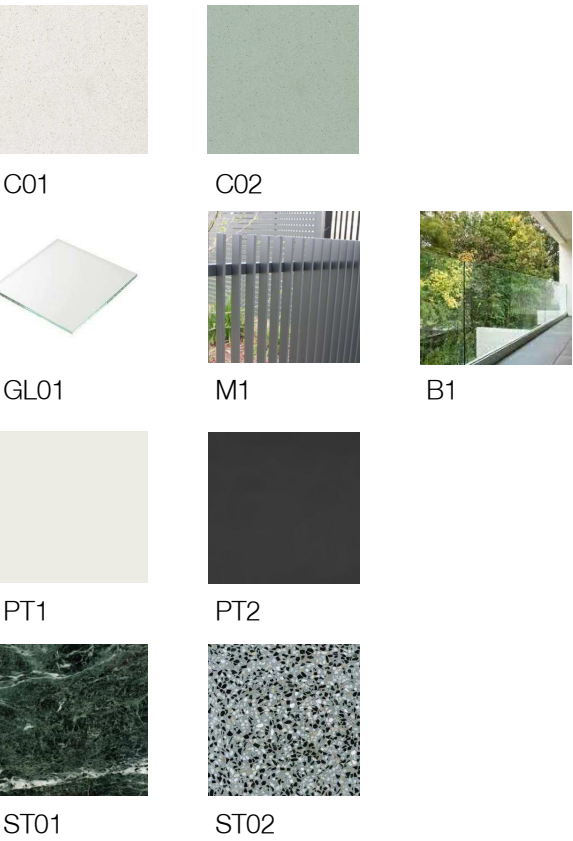






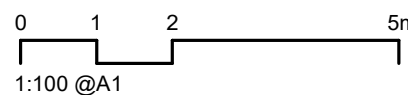
EXTERNAL FINISHES

- CONCRETE/FC  
C01 Concrete Finish - Stained White  
C02 Concrete Finish - Stained Green
- GLASS  
GL1 Apartment Glazing - Performance Glass
- METALWORK  
M1 Aluminium
- PAINT  
PT01 White  
PT02 Dark Grey
- BALUSTRADE  
B1 Aluminium Framed - Clear Glass
- STONE  
ST01 Green Marble  
ST02 Green Terrazzo

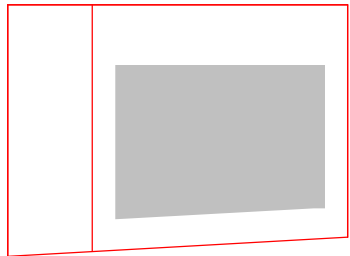


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

HYECORP

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
EAST ELEVATION - MATERIALS AND FINISHES

Date

13/12/2022 1 : 150

Drawn

Author

DA-2402

Chk.  
Checker

Sheet Size

@ A1

Job No.

6429

Revision

/ 54

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## EXTERNAL FINISHES

CONCRETE/FC  
C01 Concrete Finish - Stained White  
C02 Concrete Finish - Stained Green

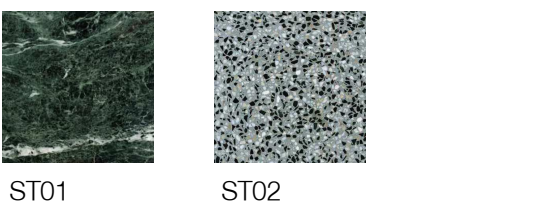
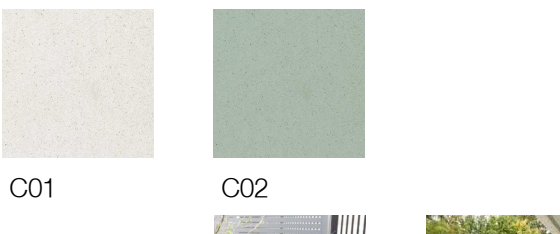
GLASS  
GL1 Apartment Glazing - Performance Glass

METALWORK  
M1 Aluminium

PAINT  
PT01 White  
PT02 Dark Grey

BALUSTRADE  
B1 Aluminium Framed - Clear Glass

STONE  
ST01 Green Marble  
ST02 Green Terrazzo



- LEGEND
- EXISTING
  - ALTERATIONS & ADDITIONS
  - EXISTING BUILDING LINE

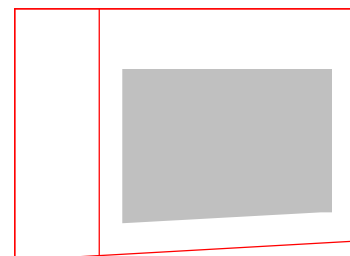
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Nominated Architects: Adam Haddow-7188 | John Pradel-7004

0 1 2 5m  
1:100 @A1

Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
NORTH ELEVATION - MATERIALS AND FINISHES

Date

13/12/2022 1 : 150

Drawn

Author

Drawing No.

DA-2403

Scale

1 : 150

Chk.

Checker

Revision

/ 54

Sheet Size

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Job No.

6429

Revision

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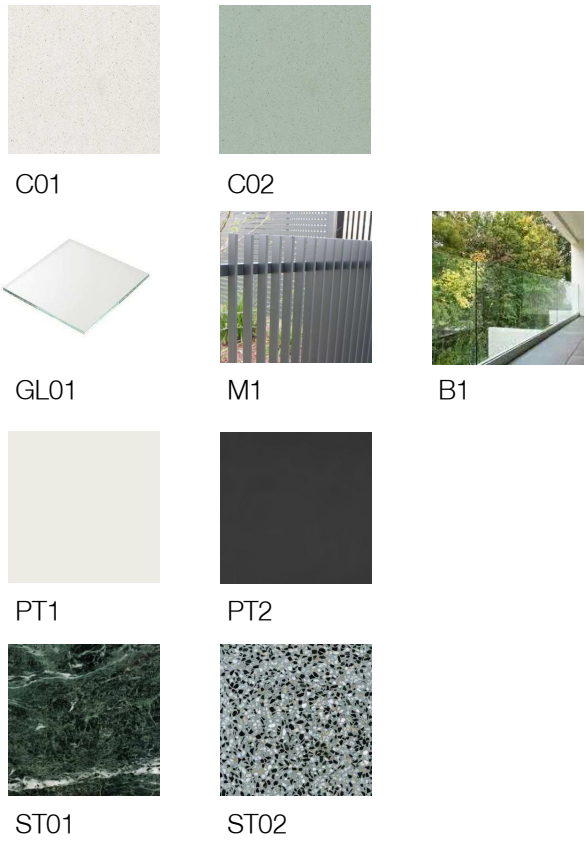




A\_ELEVATION  
SOUTH\_MF(4143869)

EXTERNAL FINISHES

- CONCRETE/FC  
C01 Concrete Finish - Stained White  
C02 Concrete Finish - Stained Green
- GLASS  
GL1 Apartment Glazing - Performance Glass
- METALWORK  
M1 Aluminium
- PAINT  
PT01 White  
PT02 Dark Grey
- BALUSTRADE  
B1 Aluminium Framed - Clear Glass
- STONE  
ST01 Green Marble  
ST02 Green Terrazzo

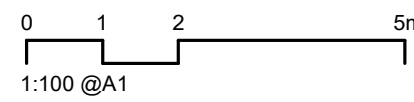


- LEGEND
- EXISTING
- ALTERATIONS & ADDITIONS
- EXISTING BUILDING LINE

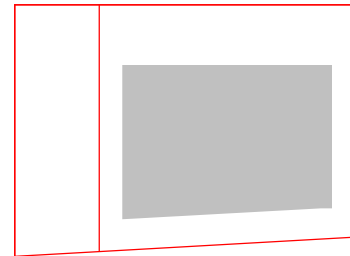
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Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards

Drawing Name

SOUTH ELEVATION - MATERIALS AND FINISHES

Date	Scale	Sheet Size
13/12/2022	1 : 150	@ A1
Drawn	Chk.	Job No.
Author	Checker	6429
Drawing No.	Revision	
DA-2404	/ 54	

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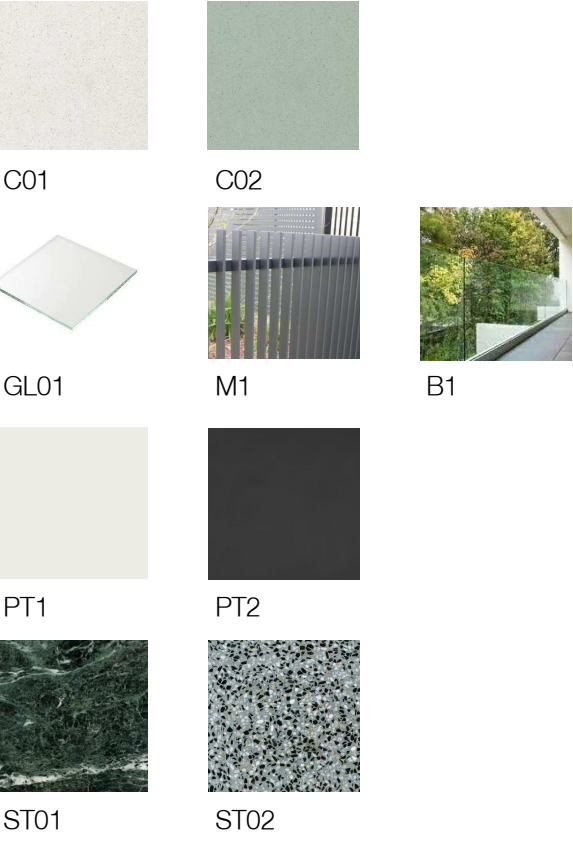






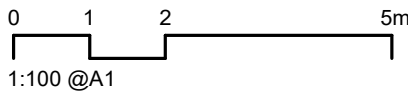
EXTERNAL FINISHES

- CONCRETE/FC  
C01 Concrete Finish - Stained White  
C02 Concrete Finish - Stained Green
- GLASS  
GL1 Apartment Glazing - Performance Glass
- METALWORK  
M1 Aluminium
- PAINT  
PT01 White  
PT02 Dark Grey
- BALUSTRADE  
B1 Aluminium Framed - Clear Glass
- STONE  
ST01 Green Marble  
ST02 Green Terrazzo

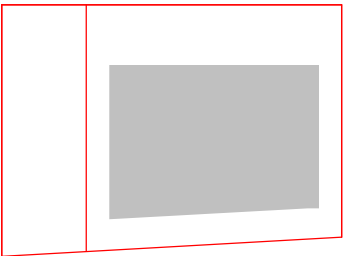


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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
WEST ELEVATION - MATERIALS AND FINISHES

Date  
13/12/2022

Scale  
1 : 150

Sheet Size  
@ A1

Drawn  
Author

Chk.  
Checker

Job No.  
6429

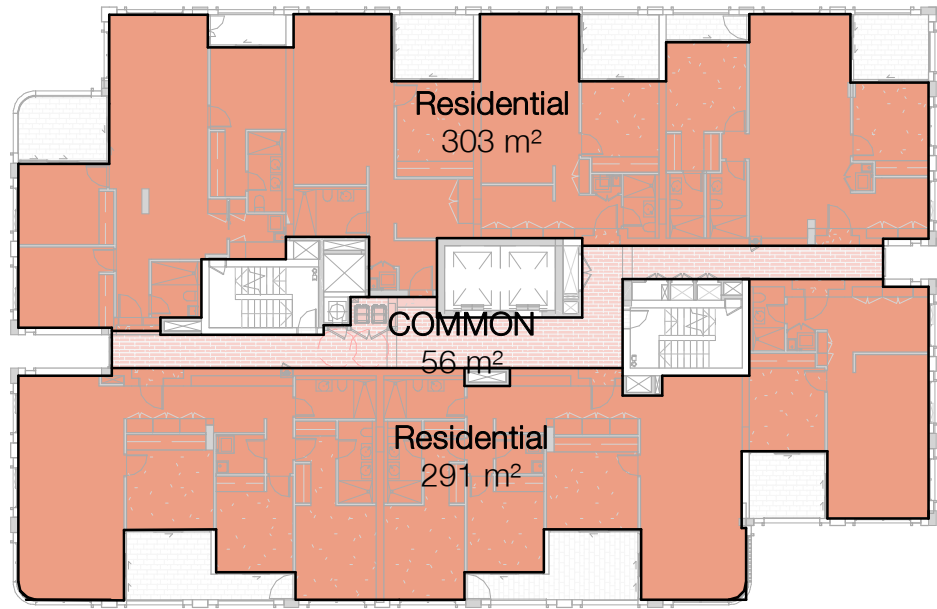
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DA-2405

Revision  
/ 54

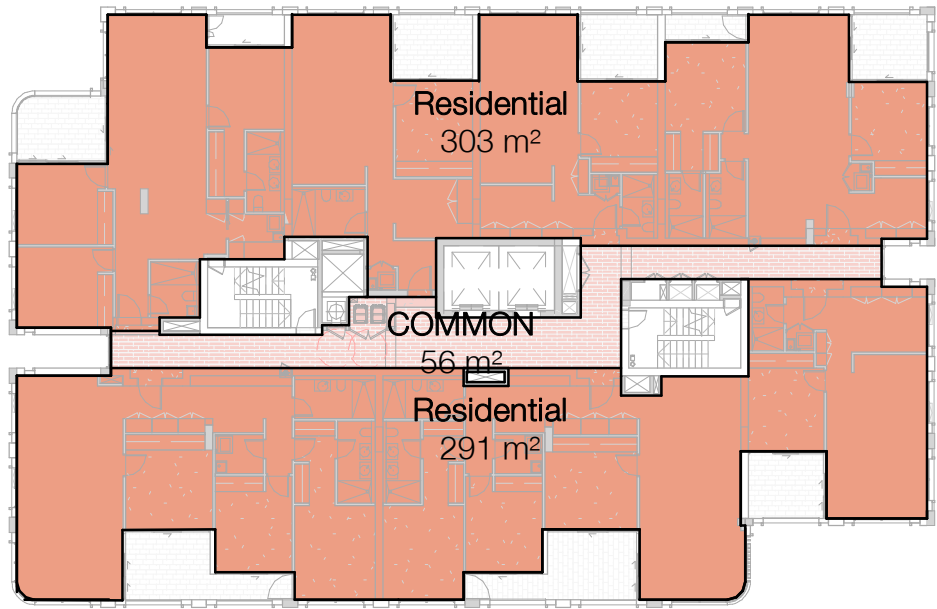
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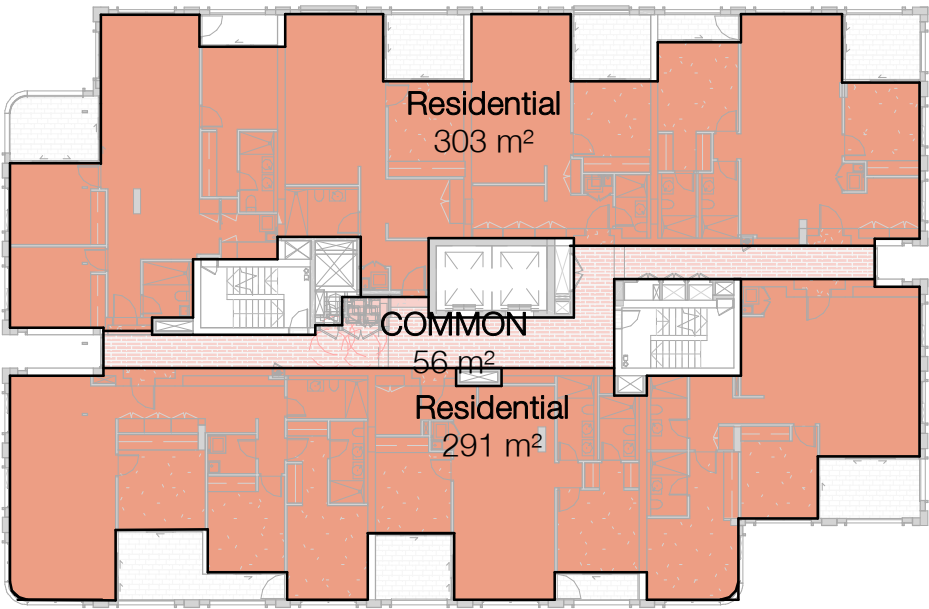




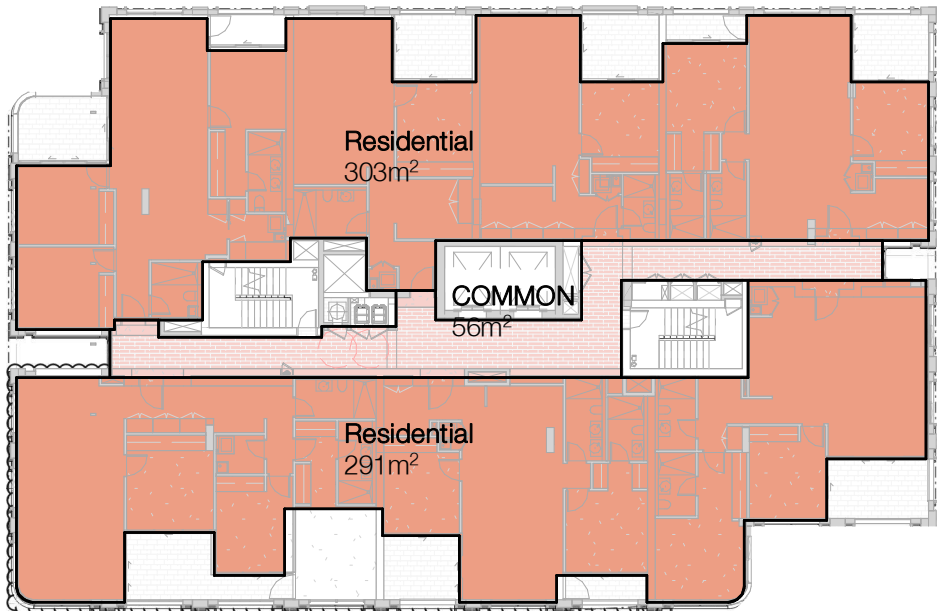
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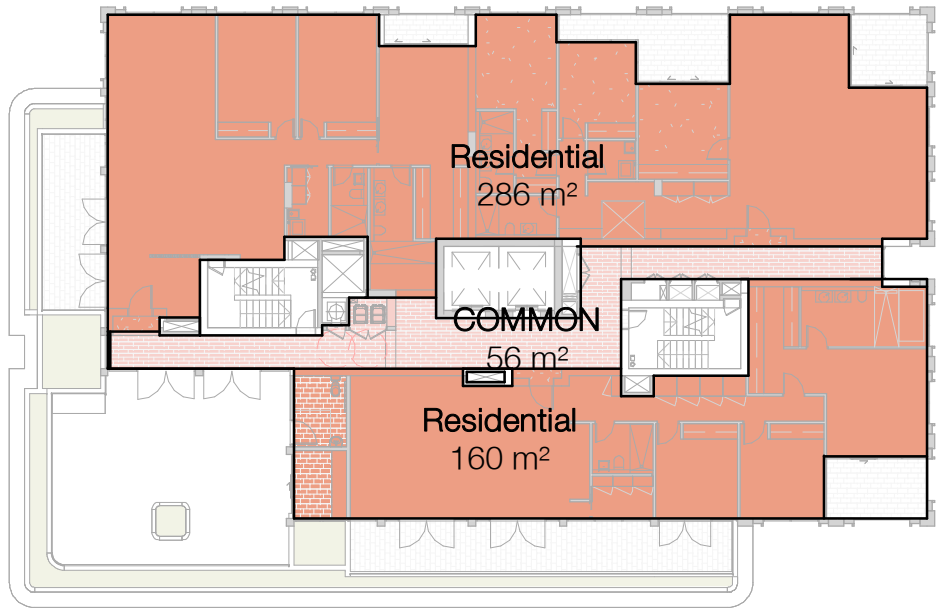
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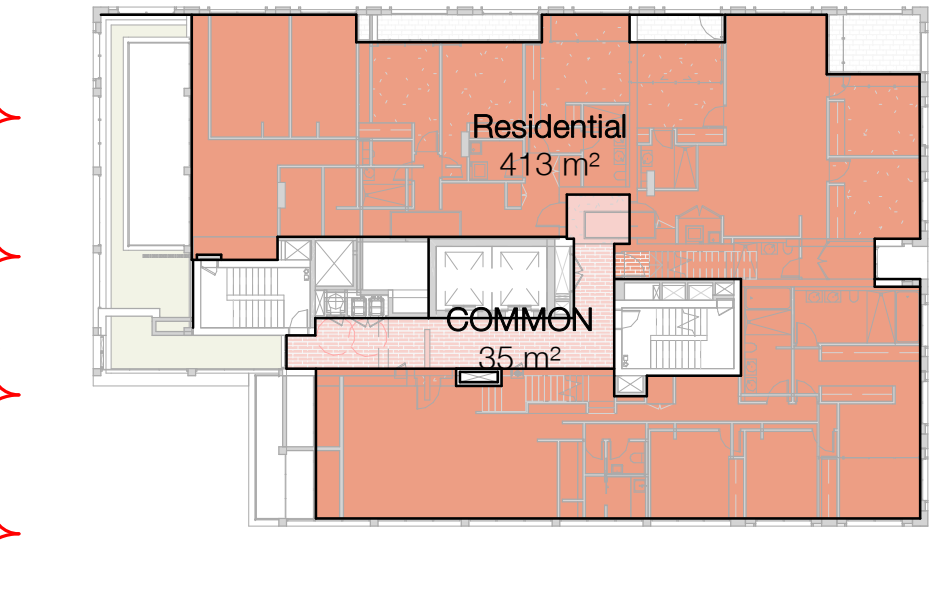
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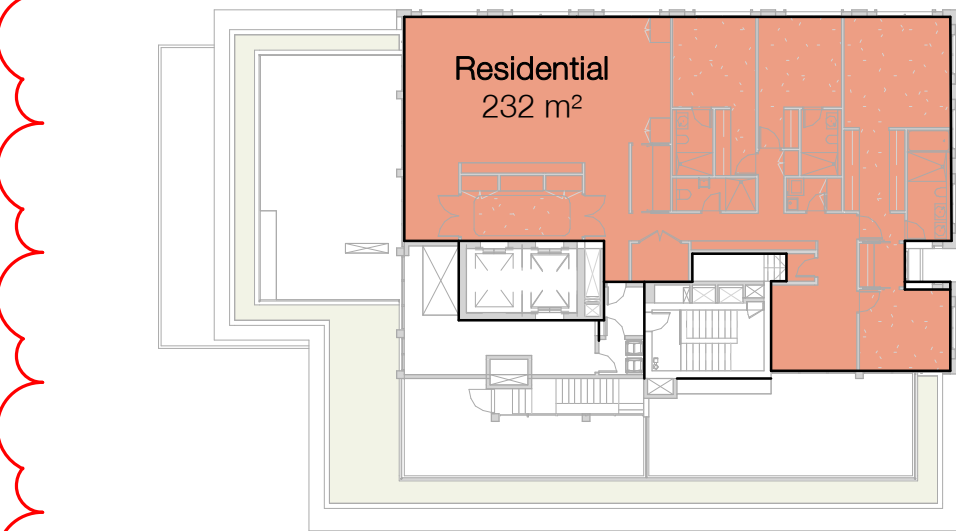
LEVEL11 GFA



LEVEL 12 GFA



LEVEL 13 GFA



LEVEL 14 GFA

GFA Schedule		
LEVEL	Name	GFA
GROUND FLOOR	Retail	37 m²
GROUND FLOOR	COMMON	58 m²
GROUND FLOOR	Residential	198 m²
UPPER GROUND	COMMON	48 m²
UPPER GROUND	COMMON	85 m²
UPPER GROUND	COMMON	156 m²
UPPER GROUND	Residential	199 m²
LEVEL 1	COMMON	62 m²
LEVEL 1	COMMUNITY HALL	118 m²
LEVEL 1	Residential	279 m²
LEVEL 1	CHILDCARE	428 m²
LEVEL 2	COMMON	57 m²
LEVEL 2	Residential	301 m²
LEVEL 2	Residential	368 m²
LEVEL 3	COMMON	56 m²
LEVEL 3	Residential	303 m²
LEVEL 3	Residential	359 m²

GFA Schedule		
LEVEL	Name	GFA
LEVEL 4	COMMON	56 m²
LEVEL 4	Residential	291 m²
LEVEL 4	Residential	303 m²
LEVEL 5	COMMON	56 m²
LEVEL 5	Residential	291 m²
LEVEL 5	Residential	303 m²
LEVEL 6	COMMON	56 m²
LEVEL 6	Residential	291 m²
LEVEL 6	Residential	303 m²
LEVEL 7	COMMON	56 m²
LEVEL 7	Residential	291 m²
LEVEL 7	Residential	303 m²
LEVEL 8	COMMON	56 m²
LEVEL 8	Residential	291 m²
LEVEL 8	Residential	303 m²

GFA Schedule		
LEVEL	Name	GFA
LEVEL 9	COMMON	56 m²
LEVEL 9	Residential	291 m²
LEVEL 9	Residential	303 m²
LEVEL 10	COMMON	56 m²
LEVEL 10	Residential	291 m²
LEVEL 10	Residential	303 m²
LEVEL 11	COMMON	56 m²
LEVEL 11	Residential	291 m²
LEVEL 11	Residential	303 m²
LEVEL 12	COMMON	56 m²
LEVEL 12	Residential	160 m²
LEVEL 12	Residential	286 m²
LEVEL 13	COMMON	35 m²
LEVEL 13	Residential	413 m²
LEVEL 14	Residential	232 m²
TOTAL AREA		9488 m²

APPROVED DA GFA SUMMARY

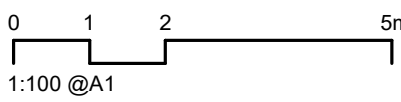
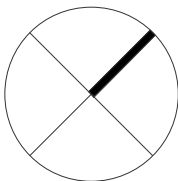
RISER PROVISION	-81 m²
TOTAL GFA	8726 m²

REVISED GFA SUMMARY

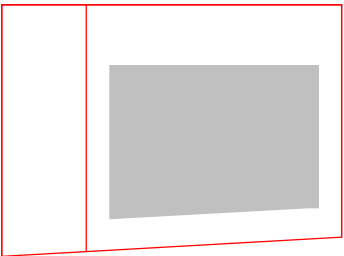
RISER PROVISION	-87 m²
TOTAL GFA	9401m²

Note:  
Riser provision includes 1sqm per unit on each level for services risers.

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Nominated Architects: Adam Haddow-7188 | John Pradel-7004



Rev	Date	Revision	By	Chk.
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

**St Leonards**  
**13-19 Canberra Ave**  
**St Leonards**  
Drawing Name  
**GFA PLAN SHEET 02**

Date

**13/12/2022**

Scale

**1 : 300**

Sheet Size

**@ A1**

Drawn

**Author**

Chk.

**Checker**

Job No.

**6429**

Drawing No.

**DA-3002**

Revision

**/ 54**

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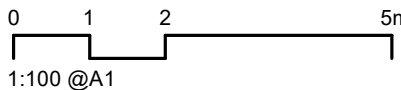
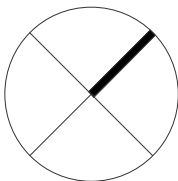




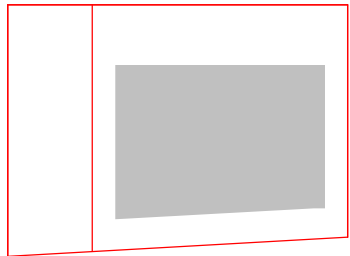


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**Nominated Architects: Adam Haddow-7188 | John Pradel-7004**



Rev	Date	Revision	By	Chk.
21	20/07/2021	FOR CONSULTANT COORDINATION	ML	AH
23	04/08/2021	DRAFT DA FOR CLIENT REVIEW	LL	AH
32	03/09/2021	FINAL DRAFT FOR DA	LL	AH
36	24/09/2021	FINAL DRAFT FOR DA	LL	AH
37	28/09/2021	FINAL DRAFT FOR DA	LL	AH
40	08/10/2021	FINAL DRAFT FOR DA	LL	AH
42	13/10/2021	FOR DA APPLICATION	LL	AH
45	29/04/2022	RESPONSE TO RFI	LL	AH
54	13/12/2022	FINAL MODIFICATION SUBMISSION	ML	AH



Client

**HYECORP**

Project

St Leonards  
13-19 Canberra Ave  
St Leonards  
Drawing Name  
CANBERRA AVENUE VIEW

Date Scale Sheet Size

13/12/2022 @ A1

Drawn Chk. Job No.  
LL ML 6429

Drawing No. Revision

DA-4001 / 54

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