

DEVELOPMENT APPLICATION - AREA 13,14 & 15 ST LEONARDS SOUTH

14-16 MARSHALL AVE, 5-9 HOLDSWORTH AVE & 2-10 BERRY RD, ST LEONARDS



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Key Plan:	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects Note PTW's responsibility for any external building element is strictly limited to that provided for by our relevant scope of Services. Others, including suitably qualified experts as may be required or as is appropriate, carry responsibility for any checking of or other work associated with any design, materials selection, construction or installation of any cladding, facade or external building element.	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th></tr><tr><td>D</td><td>ISSUE FOR DA SUBMISSION</td><td>JY</td><td>LG</td><td>20/12/23</td></tr><tr><td>C</td><td>ISSUE FOR COORDINATION</td><td>JY</td><td>LG</td><td>13/12/23</td></tr><tr><td>B</td><td>ISSUE FOR DA SUBMISSION</td><td>JY</td><td>LG</td><td>24/03/23</td></tr><tr><td>A</td><td>ISSUE FOR COORDINATION</td><td>JY</td><td>LG</td><td>10/02/23</td></tr></table>	Rev	Amendment	By	Chk*	Date	D	ISSUE FOR DA SUBMISSION	JY	LG	20/12/23	C	ISSUE FOR COORDINATION	JY	LG	13/12/23	B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	A	ISSUE FOR COORDINATION	JY	LG	10/02/23	<table><tr><th colspan="3">*Registered Architect</th></tr><tr><td>LGU</td><td>Lilian Gu</td><td>NSW Arch 8013</td></tr></table>	*Registered Architect			LGU	Lilian Gu	NSW Arch 8013	<table><tr><th>Consultants</th><th>Client</th></tr><tr><td></td><td></td></tr></table>	Consultants	Client			<table><tr><th>Architect</th></tr><tr><td>PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au</td></tr><tr><td> Peddie Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects Nominated Architects Simon Parsons NSW ARB 6098 Diane Jones NSW ARB 4778 Neša Marojević NSW ARB 11274 </td></tr></table>	Architect	PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au	Peddie Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects Nominated Architects Simon Parsons NSW ARB 6098 Diane Jones NSW ARB 4778 Neša Marojević NSW ARB 11274	01258m @ A1 Project PA030465 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards Status PTW <table><tr><th colspan="2">Title</th></tr><tr><td colspan="2">DA DRAWINGS</td></tr><tr><td colspan="2">COVER SHEET & DRAWING LIST</td></tr><tr><th>Drawing Number</th><th>Revision</th></tr><tr><td>DA-A110010</td><td>D</td></tr></table>	Title		DA DRAWINGS		COVER SHEET & DRAWING LIST		Drawing Number	Revision	DA-A110010	D
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DEVELOPMENT INFORMATION

SITE AREA: Total: 5874 m².

Area 13: 1973 m².
Area 14: 1672 m².
Area 15: 2229 m².

LEP ZONING: R4 High Density Residential.

HEIGHT CONTROL: 37m.

AREA 14_FSR			
Proposed GFA	Proposed FSR	Allowable GFA	Alloable FSR
5601.2 m²	3.35	5601.2 m²	3.35

SOLAR ACCESS_AREA 14		
Solar AccessCompliance	Count	Percentage
OHRS	1	2%
<2HRS	21	39%
>2HRS	32	59%
Grand total: 54		

CROSS VENTILATION AREA 14		
CROSS VENTILATION Compliance	Count	Percentage
NO	14	33%
YES	28	67%
Grand total		

AREA 13 & 15_FSR			
Proposed GFA	Proposed FSR	Allowable GFA	Alloable FSR
11975.7 m²	2.85	11975.7 m²	2.85

SOLAR ACCESS_AREA 13&15		
Solar AccessCompliance	Count	Percentage
OHRS	2	2%
<2HRS	29	22%
>2HRS	100	76%
Grand total: 131		

CROSS VENTILATION AREA 13&15		
CROSS VENTILATION Compliance	Count	Percentage
NO	46	39%
YES	72	61%
Grand total		

SOLAR ACCESS_AREA_ALL		
Solar AccessCompliance	Count	Percentage
OHRS	3	2%
<2HRS	50	27%
>2HRS	132	71%
Grand total: 185		

CROSS VENTILATION AREA_ALL		
CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	60	38%
YES	100	63%
Grand total		

COMMUNAL OPEN SPACE DIAGRAM		
AreaType	Area	% (Site area 5874 m²)
COS	2215.7 m²	38%

DEEP SOIL DIAGRAM_ALL		
AreaType	Area	% (Site area 5874 m²)
GREEN SPINE DEEP SOIL	894.8 m²	15%
SOUTHERN DEEP SOIL	488.8 m²	8%
	1383.6 m²	24%

DEEP SOIL DIAGRAM_GREEN SPINE		
AreaType	Area	% (Green spine area 1784 m²)
GREEN SPINE DEEP SOIL	894.8 m²	50%

APARTMENT UNIT MIX		
BEDROOM NUM.	Count	Percentage
1	41	22%
2	87	47%
3	48	26%
4	9	5%
Grand total: 185		

APARTMENT UNIT MIX by Building		
BEDROOM NUM.	Count	Percentage
AREA 13		
1	13	7%
2	31	17%
3	15	8%
4	4	2%
63	63	34%
AREA 14		
1	5	3%
2	33	18%
3	12	6%
4	4	2%
54	54	29%
AREA 15		
1	23	12%
2	23	12%
3	21	11%
4	1	1%
68	68	37%
Grand total: 185		

DDA UNITS_ALL		
UNIT TYPE	Number	Percentage
<varies>	37	20%
ADAPTABLE/LIVABLE	37	20%
<varies>	111	60%
Grand total: 185		

ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 37(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 37(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 148(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 148(80%)

DDA UNITS by Building		
UNIT TYPE	Number	Percentage
AREA 13		
ADAPTABLE/LIVABLE	16	9%
STANDARD	13	7%
VISITABLE	34	18%
	63	34%
AREA 14		
ADAPTABLE/LIVABLE	4	2%
STANDARD	8	4%
VISITABLE	42	23%
	54	29%
AREA 15		
ADAPTABLE/LIVABLE	17	9%
STANDARD	16	9%
VISITABLE	35	19%
	68	37%
Grand total: 185		

AFFORDABLE UNIT		
Number	LotType_PTW	Area
130302	2B+1B	70.4 m²
140406	2B+1B	70.2 m²
140306	2B+1B	70.2 m²
Grand total: 3		

CAR PARKING			
TYPE	RATE	TARGET	PROVIDE
RESIDENTIAL	0.5 PER 1B UNIT, 0.9 PER 2B UNIT, 1.4 PER 3B UNIT, 2 PER 4+B UNIT	186	208
VISITOR	1 PER 5 UNITS	37	37
CARWASH	1 PER 50 UNITS	4	2
CARSHARE	-	-	2
MOTORCYCLE	1 PER 15 CAR SPACES FOR ALL TYPES OF DEVELOPMENT	17	17
BICYCL-RESIDENTIAL	1 PER 4 DWELLINGS	47	47
BICYCLE-VISITOR	1 RACK + 1 RACK PER 10 DWELLINGS	20	20
Grand total: 333			

PARKING BY LEVEL											
LEVEL	RESIDENTIAL-STANDARD	RESIDENTIAL-TANDEM	RESIDENTIAL-DISABLE	VISITOR-STANDARD	VISITOR-DISABLE	CARWASH BAY	CARSHARE BAY	BICYCLE-RESIDENTIAL	BICYCLE-VISITOR	MOTORCYCLE	TOTAL
B02	44	16	15	0	0	0	0	0	0	2	77
B01	30	14	19	0	0	0	0	0	0	2	65
L00	13	0	2	27	1	2	2	7	20	2	76
L01	36	0	2	9	0	0	0	22	0	6	75
L02	17	0	0	0	0	0	0	18	0	5	40
Total: 333	140	30	38	36	1	2	2	47	20	17	333

CAR PARKING BY TYPE	
PARKING TYPE	TOTAL
RESIDENTIAL-STANDARD	140
RESIDENTIAL-TANDEM	30
RESIDENTIAL-DISABLE	38
VISITOR-STANDARD	36
VISITOR-DISABLE	1
CARWASH BAY	2
CARSHARE BAY	2
Grand total	

BICYCLE/MOTORCYCLE BY TYPE	
PARKING TYPE	TOTAL
BICYCLE-RESIDENTIAL	47
BICYCLE-VISITOR	20
MOTORCYCLE	17
Grand total	

BEA - Building Envelope Area:
The total building area measured to the outside face of exterior walls including open balconies and including any building articulation.

GBA - Gross Building Area:
The total building area measured to the outside face of exterior walls excluding open balconies and including the following areas calculated separately:
-basement area & car park
-plant rooms
-any areas having different cost rates

NSA - Net Saleable Area:
Strata Area (NSA) is area of dwelling measured from internal face of perimeter walls, including internal walls and balcony (measured separately) but excluding structural cubic space (ie. ducts, risers, structural columns, double height space) within the dwelling.
*unless otherwise noted NSA excludes balconies.

GFA DEFINITION
<http://www.legislation.nsw.gov.au/#/view/EPI/2013/411/dict1>
17 February 2017
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.



1. Executive Summary

EEG has been commissioned to assess the interaction of the residential area of the proposed development at 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, St Leonards NSW 2065, with the local environment in terms of BASIX compliance.

A BASIX Certificate is a regulatory requirement and demonstrates compliance with the NSW Government's sustainability targets. BASIX assessment and certification has been completed for this project (Certificate No. 1241743M_03).

Dwellings within the development have been assessed in terms of their passive energy design using the BASIX Thermal Comfort protocol. They have also been assessed in terms of their ability to conserve water and also to minimise energy consumption via appliances and hot water etc.

With the recommendations provided in the BASIX certificate, the development meets and exceeds the minimum requirements for all the following areas.

- Water Efficiency
- Energy Efficiency
- Thermal Comfort

This development achieves the following targets:

- Water Efficiency: 40% reduction (minimum requirements under BASIX: 40%)
- Energy Efficiency: 31% reduction (minimum requirements under BASIX: 25%)
- Thermal Comfort: Outperforms the thermal performance requirements under BASIX.



4. BASIX Water Section

Solar Access Compliance Diagrams	DA-Q310010
Shadow Diagrams	DA-Q320010
Solar Analysis-Sun Eye Views	DA-Q330010
Cross Ventilation Compliance Diagrams	DA-Q410010
Adaptable/liveable Apartment Type Plan 1	DA-Q510010
Adaptable/liveable Apartment Type Plan 2	DA-Q520010
Deep Soil Diagram	DA-Q610010
Communal Open Space Diagram	DA-Q710010
Height Plane Diagram	DA-Q810010
Apartment Schedule	DA-Y210010
Notification Plan	DA-Y310010

4. BASIX Water Section

The water efficiency performance of the development has been assessed using the online BASIX Tool. The assessment has considered the common area and central system features including the landscape design, plant species, water catchment areas, rain water tank size and efficiency of preferred fixtures and fittings in the dwellings.

The proposed development will meet the mandatory BASIX water target of 40% as long as the water commitments detailed in Table 2 are installed. For details of the requirements necessary to achieve this target, please refer to the BASIX Certificate No. 1241743M_03.

Common Areas and Central Systems	
Common areas	- No common showerhead facility. 4-star (water-rated) toilets. 5-star (water-rated) taps. - No common clothes washer facility.
Central systems	- Fire sprinkler system (No. 1). - Fire sprinkler system (No. 2). - Rainwater tank with capacity of minimum 15,000L (minimum), collecting run-off from minimum 1980 m² of roof area, 30 square metres of impervious area in the development, 150 square metres of garden/lawn area in the development, 20 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). - used for irrigation of common area landscape with minimum area of 126.6m² and 2 carwash bay.
Private Dwellings	
Fixtures for apartments	3-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. 4-star (Water Rating) toilets. 4-star (Water Rating) kitchen taps. 5-star (Water Rating) bathroom taps. 4-star (Water Rating) dishwashers.



5. BASIX Thermal Comfort Section

The preliminary thermal performance of the development has been evaluated using BERS Pro software; this computer simulation of residential developments is used to assess the potential of a residential development to have low heating and cooling energy requirements once operational.

5.1. Modelling Assumptions

BERS Pro software calculates the transient hourly heat gains and losses for each space inside a building taking into account the building's thermal storage, typical residential occupancy and operational profiles plus hourly weather data for the site.

Building geometry and orientation were modelled according to supplied drawings.

The "base-case" building fabric and estimated glazing and thermal performance requirements are described in Table 3 below. Please note the estimated requirements below are based on the nominated construction materials by the architect.

Element	Insulation/glazing
External walls	- Tilt up concrete, lined with added R2.0 insulation - Autoclaved Aerated Concrete Cavity Panel Direct Fix with added R2.0 insulation
Internal walls	Internal walls (where separating conditioned and non-conditioned zones) with added R1 insulation.
Floor	Suspended concrete slab with added R2.0 insulation
Glazing performance	To ensure glazing consistency, identical glazing performance has been nominated for all aspects based on the minimum requirements. Maximum System U-value of 3.4 and SHGC of 0.32 ± 5%.
Ceiling	Plasterboard with added R3.5 insulation.
Roof	Concrete with no added insulation (ceiling is insulated)

Note:

- The preliminary thermal insulation and glazing performance requirements outlined in this report nominate the estimated minimum BASIX requirements only. The specified performance values therefore do not consider requirements for any other disciplines such as Acoustics, Fire or Safety compliance. Where required, the development shall comply with any additional requirements related to the local council or other design disciplines in addition to the compliance requirements detailed in this report.
- Compliance with the minimum BASIX requirements does not warrant thermal comfort. All services consultants and contractors shall design and construct the development to comply with the minimum requirements of the NCC Vol 1 & 2 and NSW Section J requirements (revision of the NCC applicable to the development).
- NCC 2022 Section J has been released at the time of this assessment. We understand that for Section J compliance purposes, the revision of the NCC applicable to this development is NCC 2019 Amendment 1. The project team are required to confirm this with the PCA / planning authority prior to the design finalisation and construction since the minimum requirements under NCC 2022 Part J may be different and a re-assessment may be necessary.

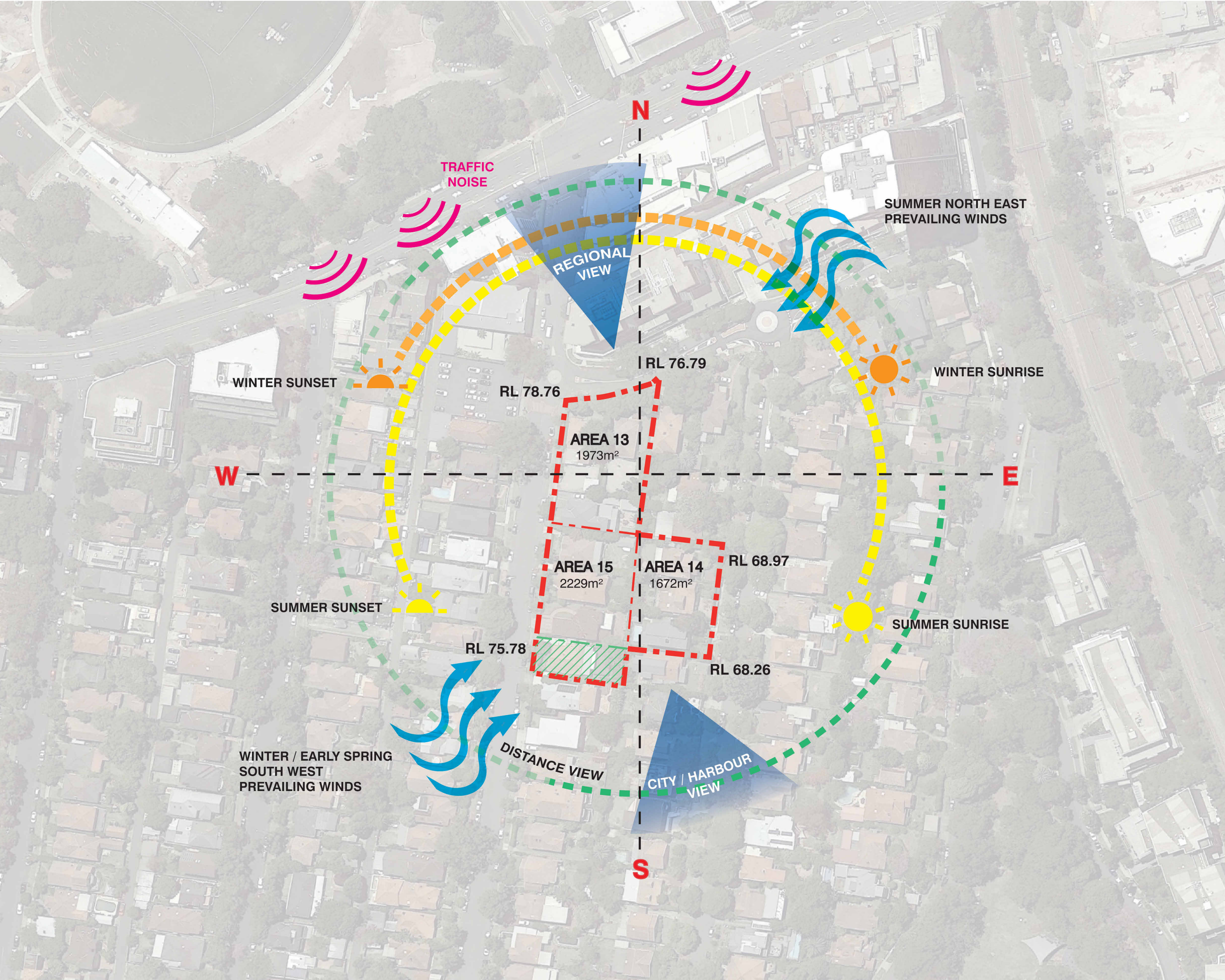


6. BASIX Energy Section

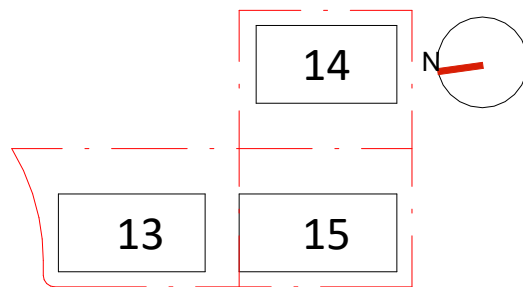
The Energy performance of the development has been assessed using the online BASIX Tool. The assessment has considered Common Area and Central System features including the lifts, ventilation and lighting for common areas (corridors, lobbies, car park etc.), centralised domestic hot water and the efficiency of preferred lighting and appliances in the dwellings.

The proposed development will meet the mandatory BASIX Energy target of 25% as long as the energy commitments detailed in Table 4 are installed.

Component	Commitment
Common Areas of residential areas	Lifts Quantity: 6, Gearless traction with VVVF motor.
	Swimming pool / Sauna N/A
	Ventilation - Carpark: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. - Switch room: ventilation (supply only). Thermostatically controlled. - Garbage room: ventilation exhaust only. - Plant or service rooms: ventilation (supply only). Thermostatically controlled. - Ground floor lobby type: ventilation (supply only). time clock or BMS controlled - Hallways areas: ventilation (supply only). time clock or BMS controlled
	Lighting - Carpark: LED lighting with motion sensors. - Lifts: LED lighting, connected to the lift call button. - Switch room: LED lighting with manual on / manual off. - Garbage room: LED lighting with motion sensors. - Plant or service rooms: LED lighting with manual on / manual off. - Ground floor lobby type: LED lighting with time clock and motion sensors. - Hallways areas: LED lighting with time clock and motion sensors.
	Hot Water All buildings: Gas-fired storage (manifolded) with R0.6 insulation to the pipes.
Private Dwellings	Alternative Energy Supply 52.2 Solar PV system
	Ventilation - Kitchen & Laundry Exhaust: Individual fan, ducted to façade or roof, manual on/off switch. - Bathroom: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling to living and bedroom areas - Heating: 1-phase air-conditioning 4 Star (old label). - Cooling: 1-phase air-conditioning 4 Star (old label).
	Lighting Fluorescent or LED lights with dedicated fittings.
Appliances	- Gas cooktops and electric ovens. 4-star (energy rating) dishwashers. 3-star (energy rating) clothes dryers.



Key Plan:



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PTW

0 1 2 5 8m
@ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
SITE ANALYSIS

Drawing Number
DA-A120010

Revision
D

1 DEMOLITION PLAN
1 : 200

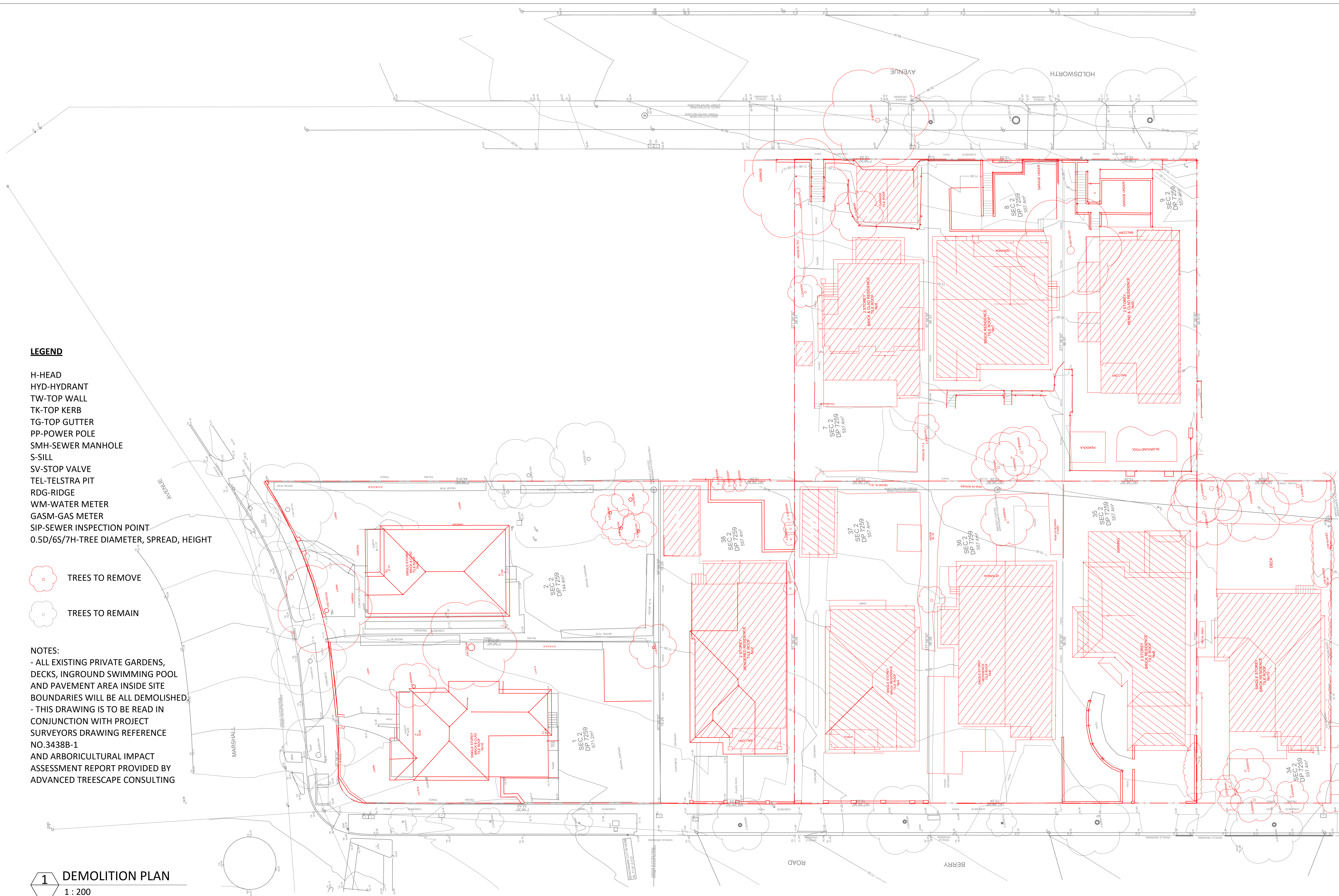


Diagram illustrating a 2x2 grid of cells. The cells contain the values 13, 14, 15, and 16. A red dashed line separates the left and right halves. A red arrow points from the top-right cell (14) to the top-left cell (13). A compass rose indicates North is up.

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PTN

As indicated in the table below, the project is a continuation of the work done in the previous project, PA030465.

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title
DA DRAWINGS
DEMOLITION PLAN

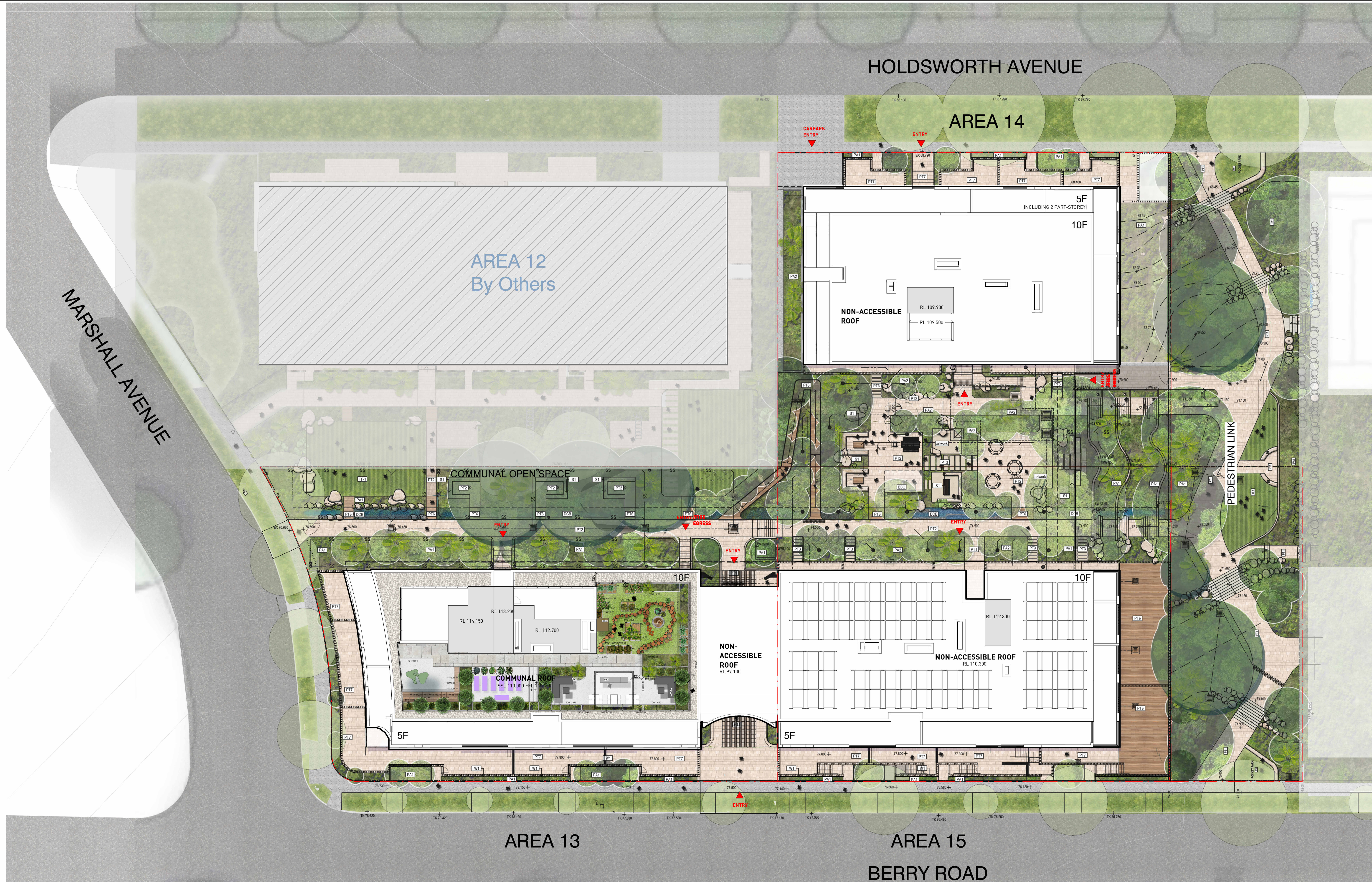
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Revision

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A	ISSUE FOR COORDINATION	JY	LG	10/02/23

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

PTW

0 1 2 5 8m
@ A1

Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title
DA DRAWINGS
SITE PLAN

Drawing Number
DA-A130010

Revision
C

MARSHALL AVENUE

HOLDSWORTH AVENUE

AREA 14

AREA 12
By Others

DEEP SOIL

DEEP SOIL

DEEP SOIL

PEDESTRIAN LINK

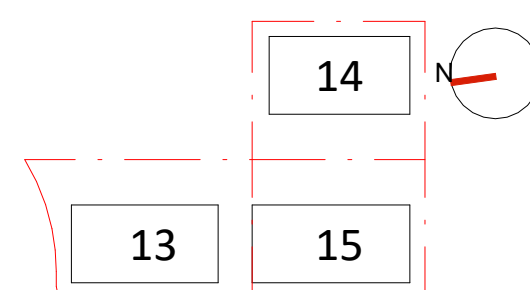
CARPARK BASEMENT 02
TOTAL CARPARK SPACE: 75
(INCLUDING 15 DISABLE PARKING, 8X2 TANDEM PARKING)

AREA 15
BERRY ROAD

AREA 13

1 BASEMENT 02 PLAN
1 : 200

Key Plan:



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Rev	Amendment	By	Chk*	Date
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
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G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
F	ISSUE FOR COORDINATION	JY	LG	15/03/23
E	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
D	ISSUE FOR TRAFFIC COORDINATION	JY	LG	09/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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Neša Marojević NSW ARB 11274

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1 : 200 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

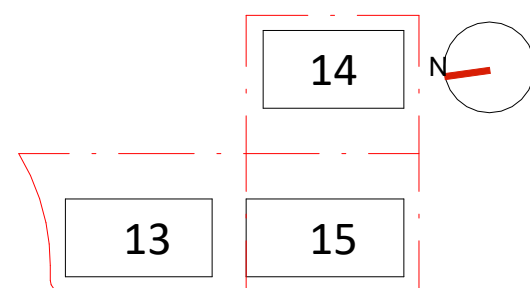
Title
DA DRAWINGS
BASEMENT 02 PLAN

Drawing Number
DA-B1B0910
Revision
I



1 BASEMENT 01 PLAN
1 : 200

Key Plan:



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D	ISSUE FOR TRAFFIC COORDINATION	JY	LG	09/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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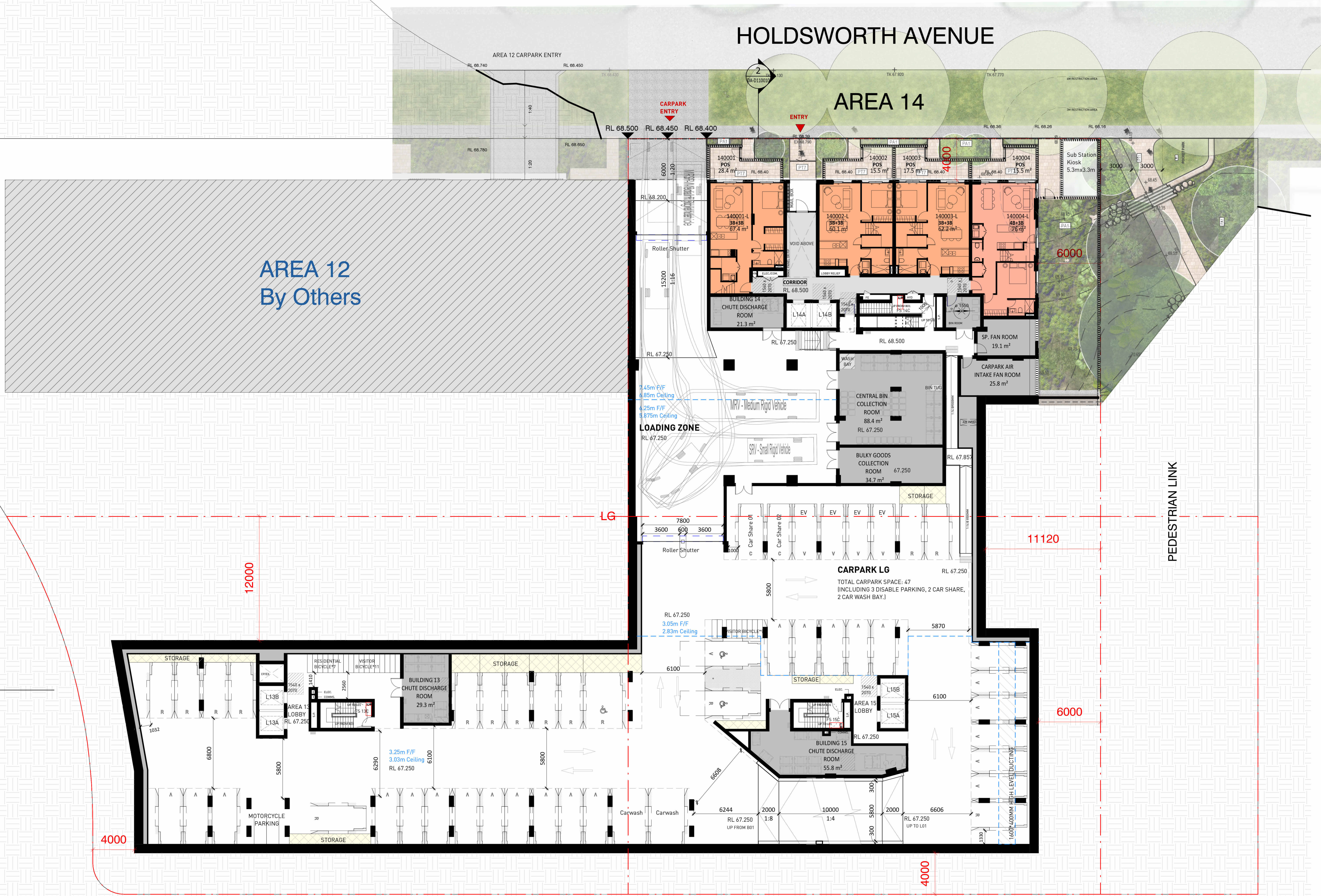
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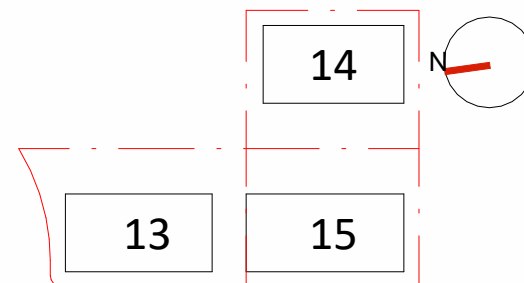
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
BASEMENT 01 PLAN
Drawing Number
DA-B1B1010
Revision
I



1 GROUND FLOOR PLAN
1 : 200

Key Plan:



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D	ISSUE FOR TRAFFIC COORDINATION	JY	LG	09/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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AREA 15
BERRY ROAD

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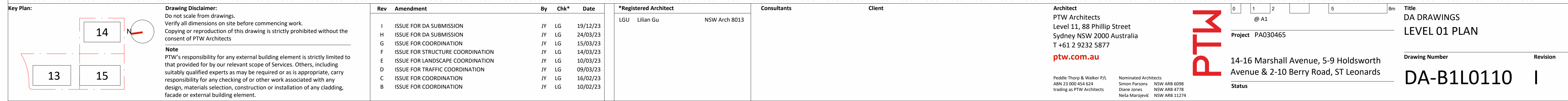
Nominated Architects
Simon Parsons NSW ARB 6098
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Neša Marojević NSW ARB 11274

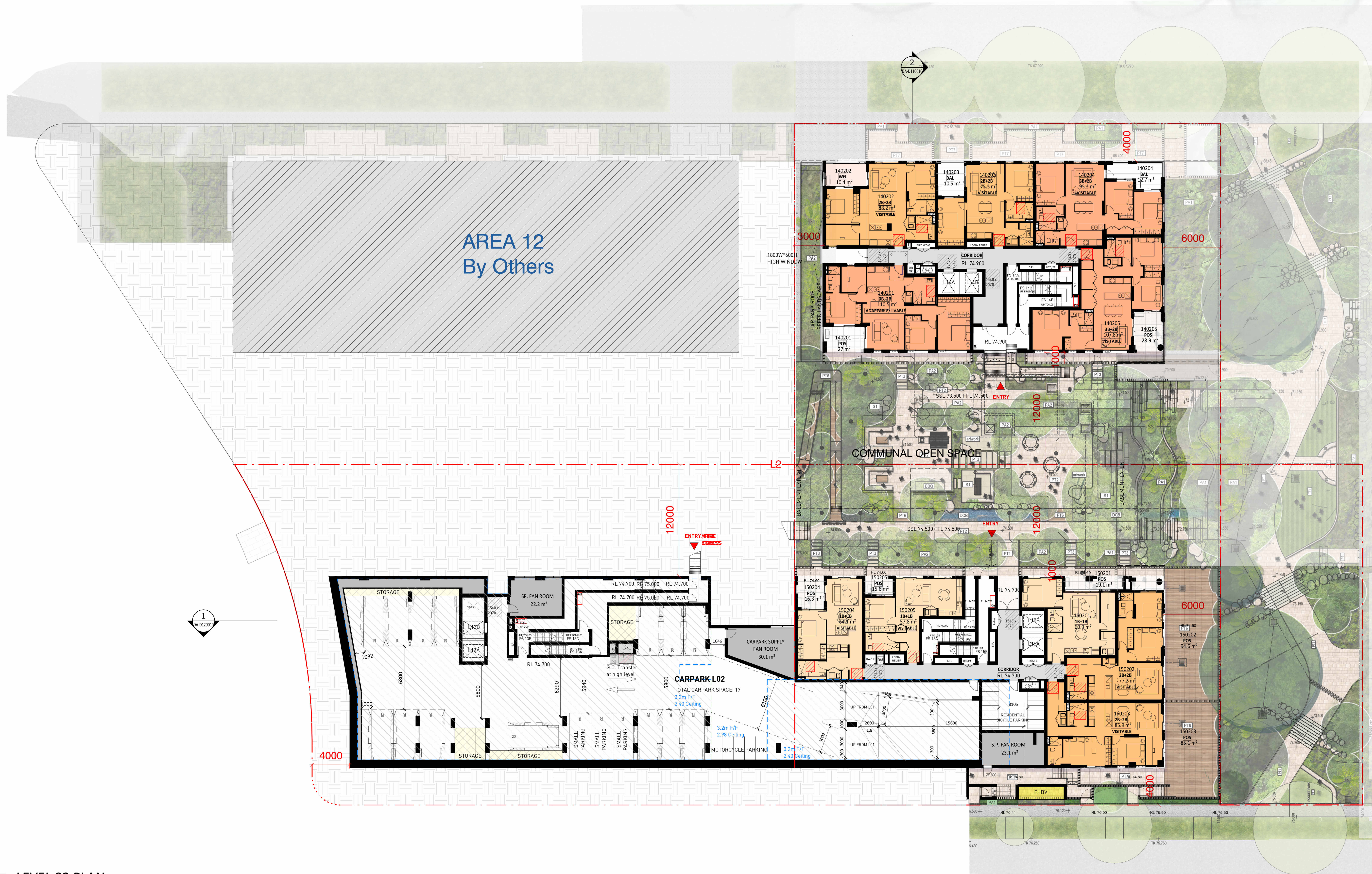
PTW

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
GROUND FLOOR PLAN

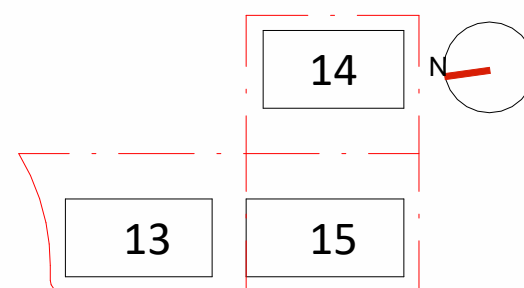
Drawing Number
DA-B1GRD10 I
Revision





1 LEVEL 02 PLAN
1 : 200

Key Plan:



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C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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0 1 2 5 8m
@ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 02 PLAN

Drawing Number

DA-B1L0210

Revision

I

MARSHALL AVENUE

HOLDSWORTH AVENUE

AREA 14

AREA 12
By Others

COMMUNAL OPEN SPACE

VOID TO
RL 74.50

PEDESTRIAN LINK

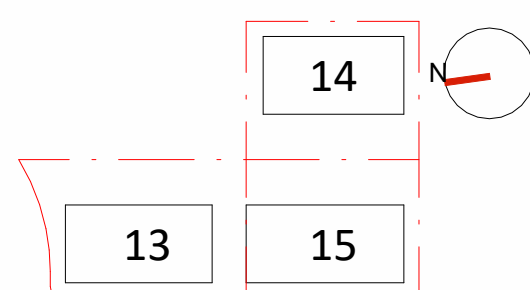
AREA 15

BERRY ROAD

AREA 13

1 ARCH_L03
1 : 200

Key Plan:



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E	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
D	ISSUE FOR LANDSCAPE COORDINATION	JY	LG	10/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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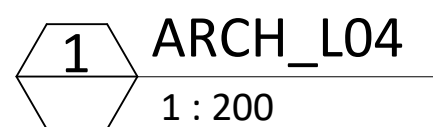
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 03 PLAN

Drawing Number
DA-B1L0310
Revision
H



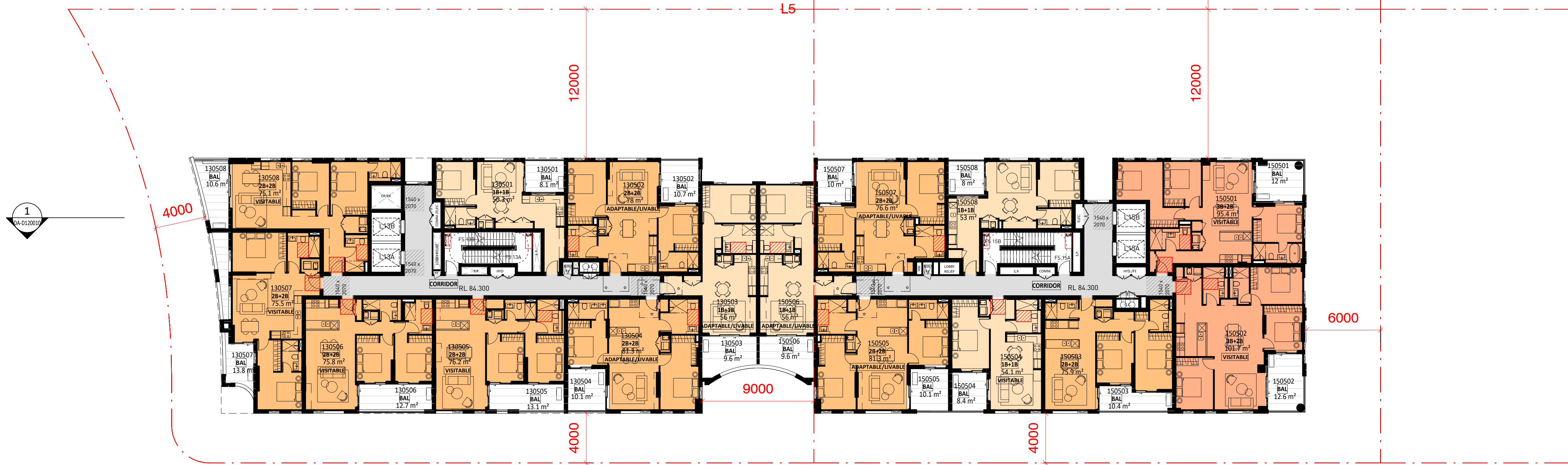
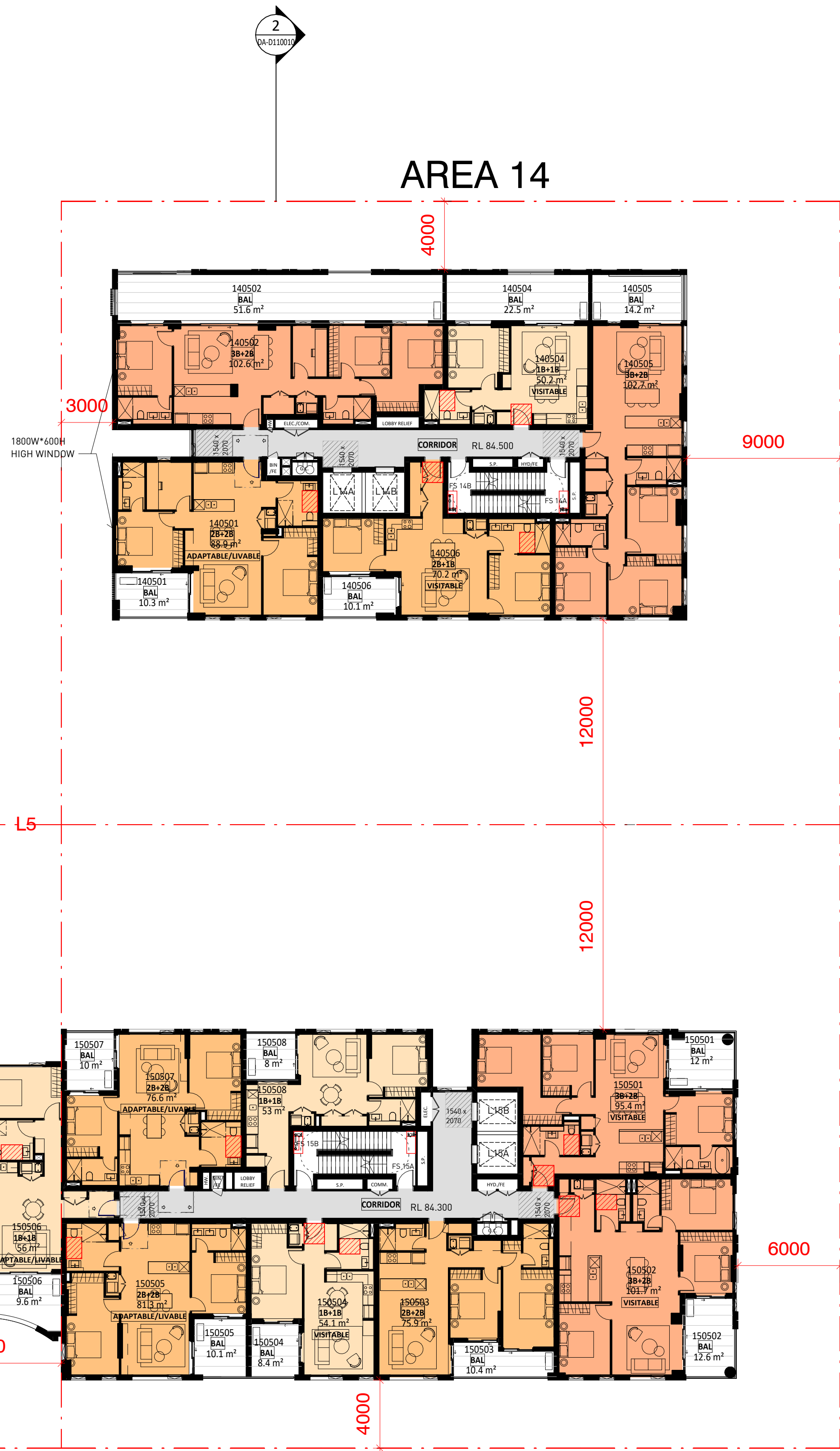
Rev	Amendment	By	Chk*	Date
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

Consultants	Client
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ABN 23 000 454 624	Simon Parsons NSW ARB 6098
trading as PTW Architects	Diane Jones NSW ARB 4778
	Neša Marojević NSW ARB 11274

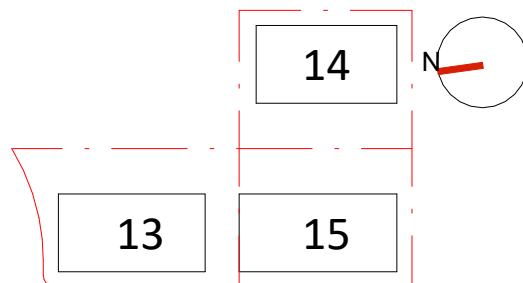
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Title	
DA DRAWINGS	
LEVEL 04 PLAN	
Drawing Number	Revision
DA-B1L0410	I



1 ARCH_L05
1 : 200

Key Plan:



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E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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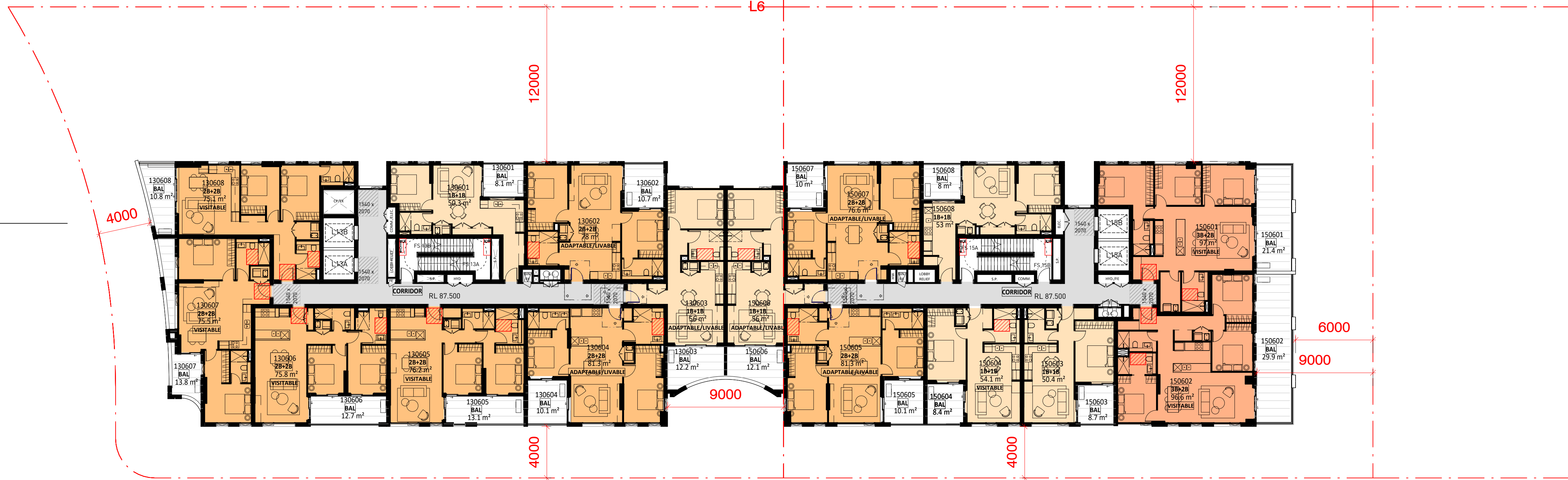
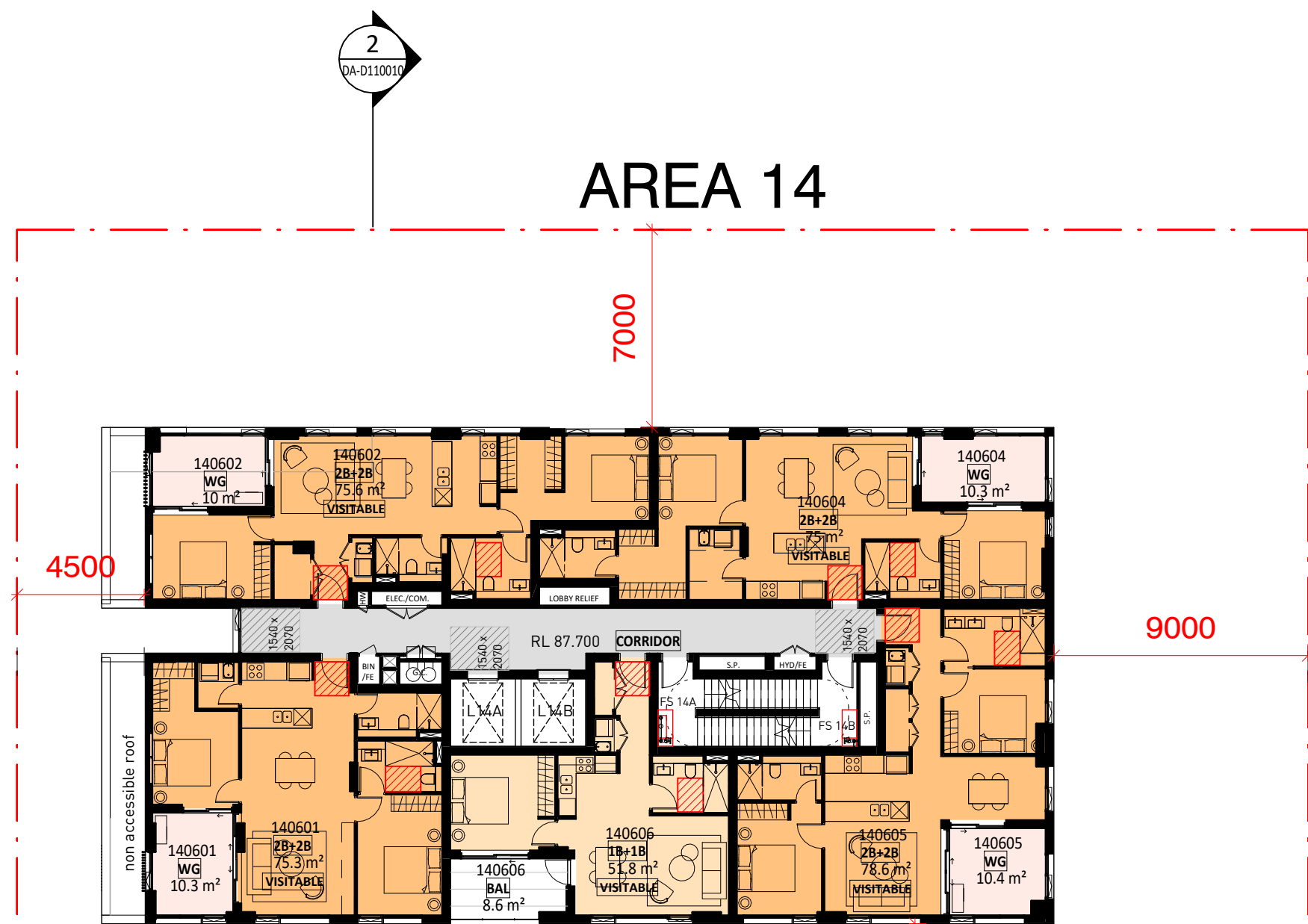
Nominated Architects
Simon Parsons NSW ARB 6098
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Neša Marojević NSW ARB 11274

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
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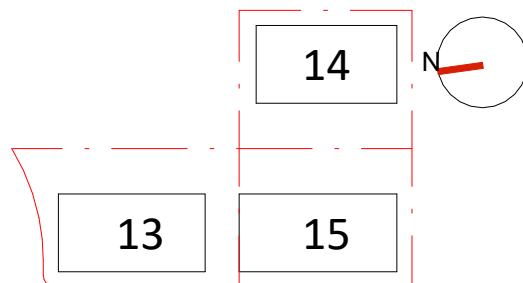
Drawing Number
DA-B1L0510

Revision
I



1 ARCH_L06
1 : 200

Key Plan:



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E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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Diane Jones NSW ARB 4778
Neela Marojewicz NSW ARB 11274

PTW

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Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

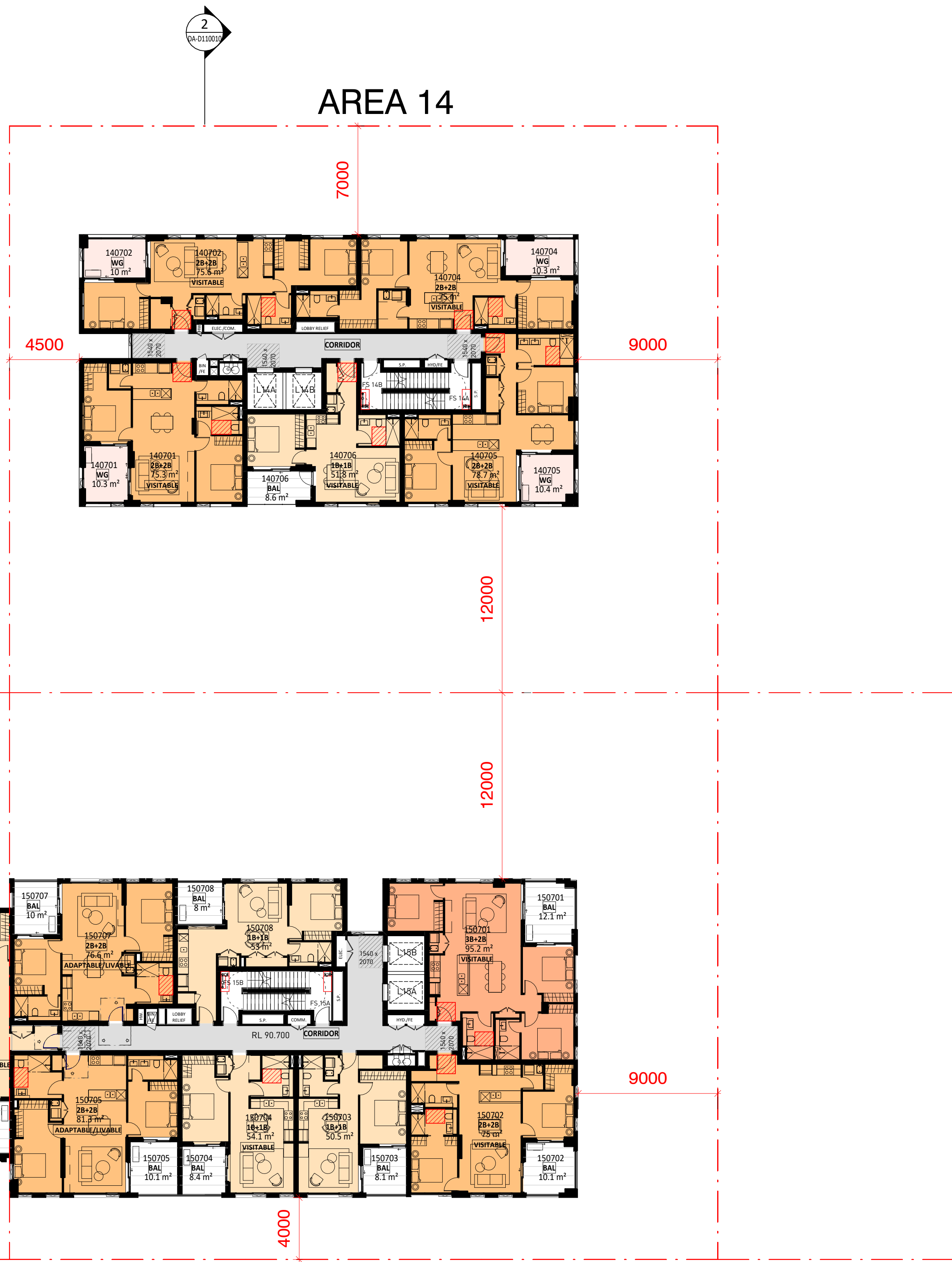
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Drawing Number

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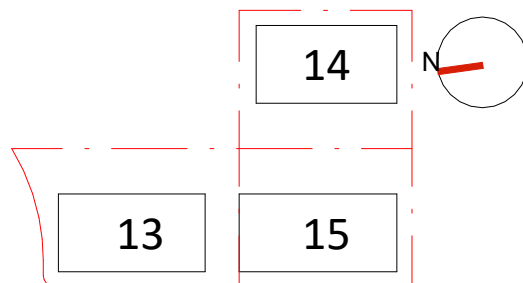
Revision

I



1 ARCH_L07
1 : 200

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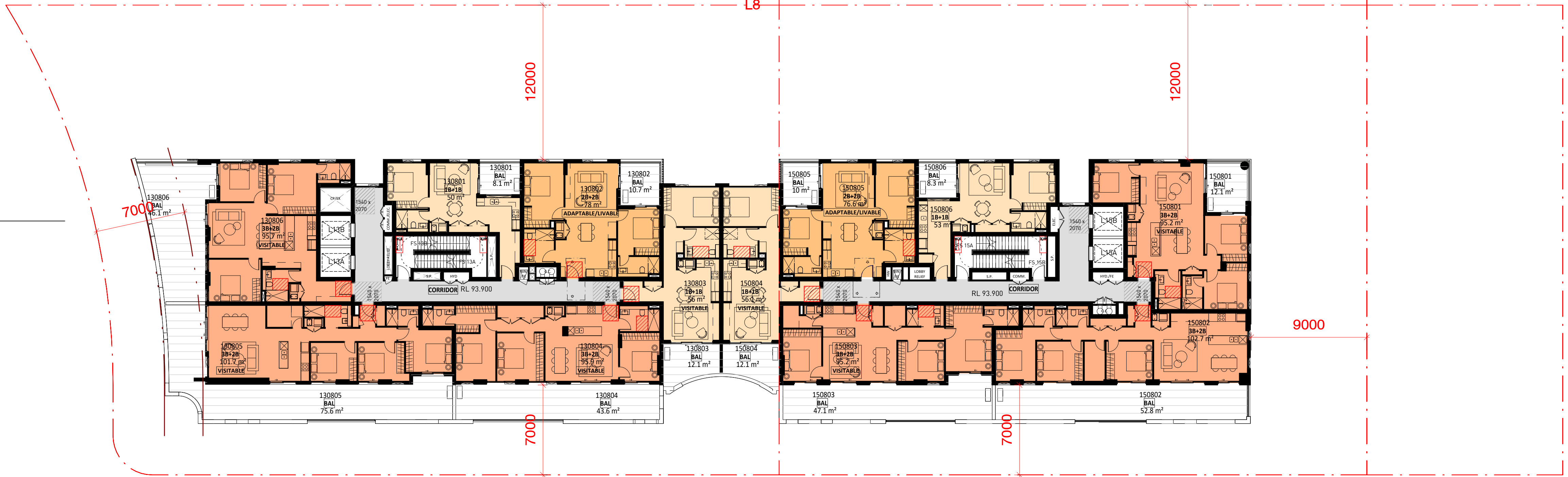
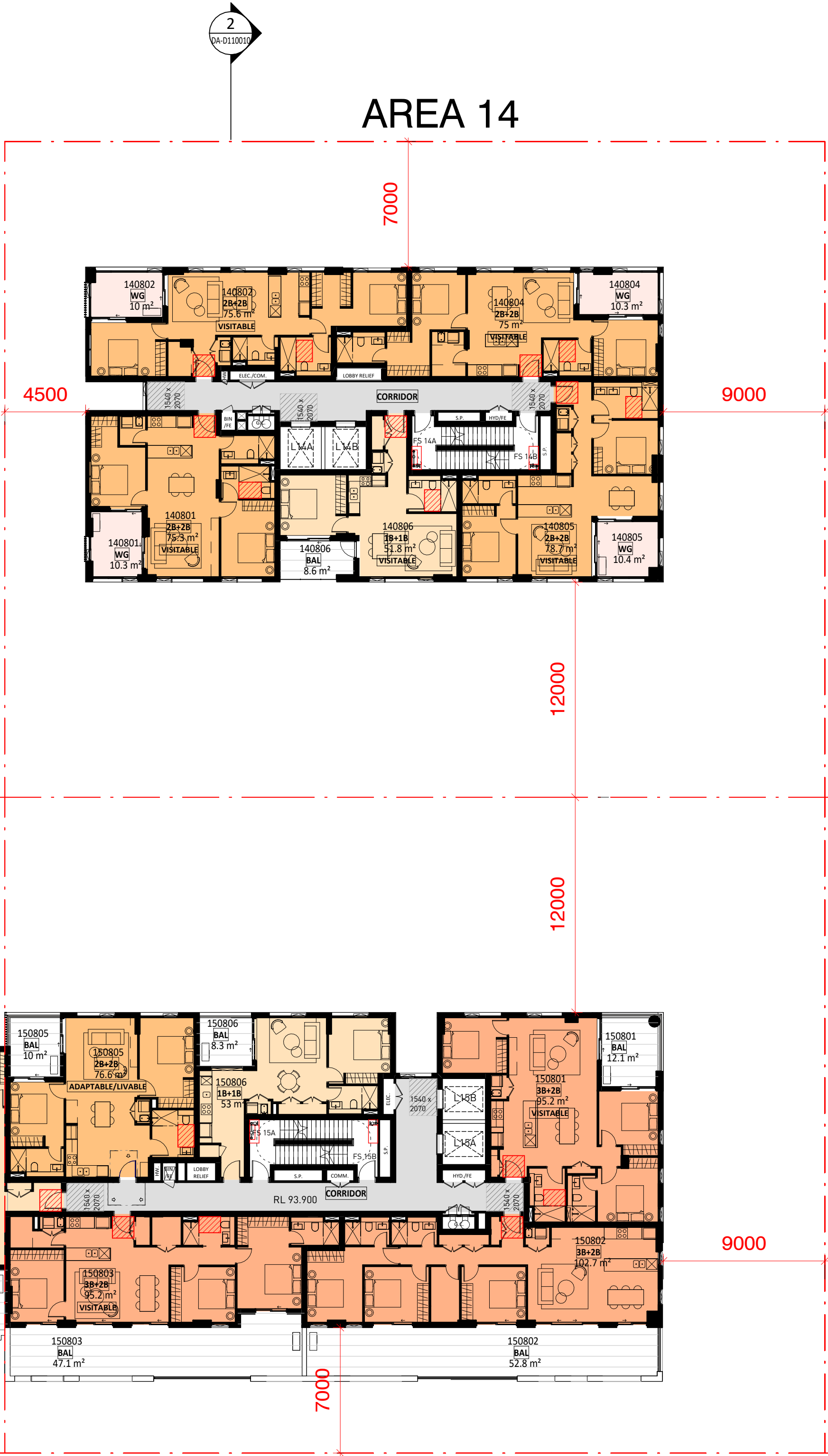
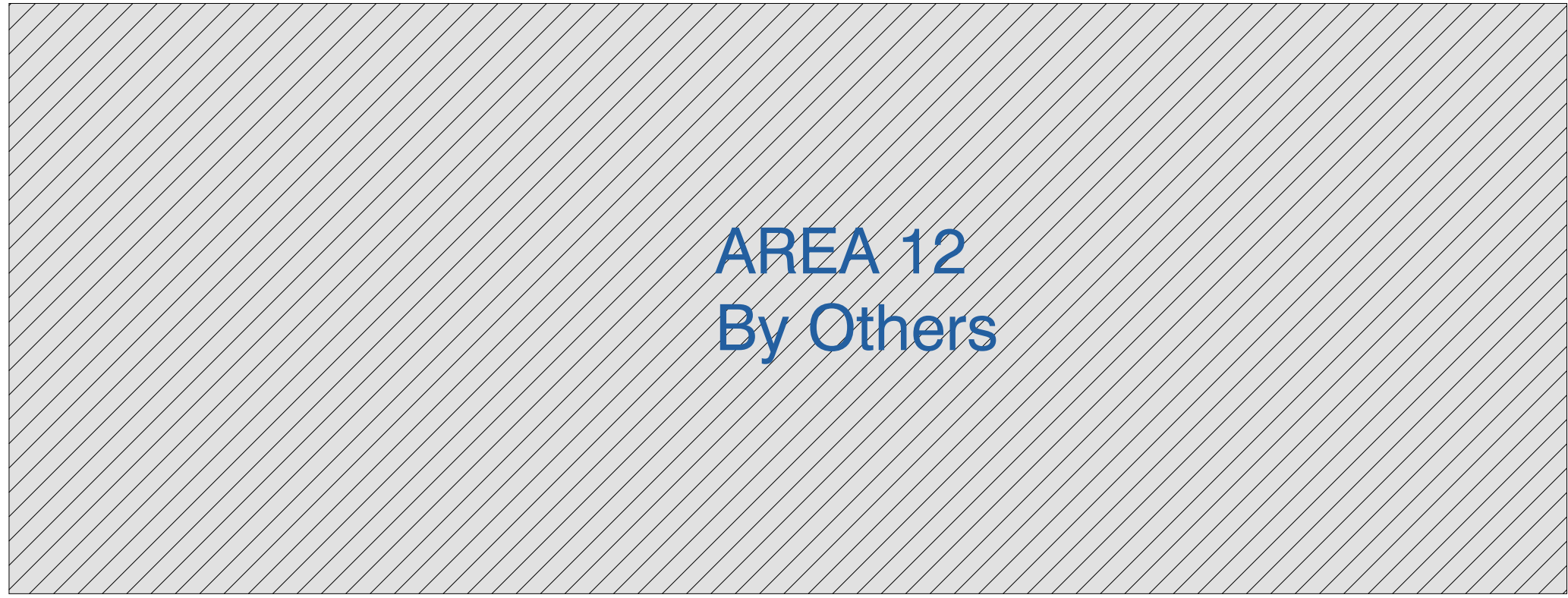
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
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LEVEL 07 PLAN

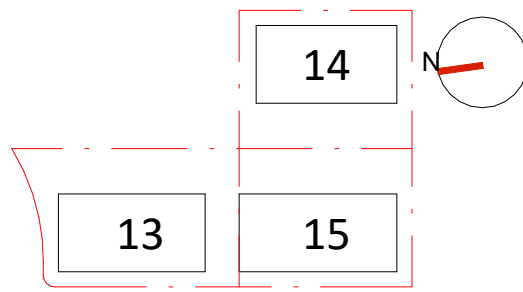
Drawing Number
DA-B1L0710

Revision
I



1 ARCH_L08
1 : 200

Key Plan:



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B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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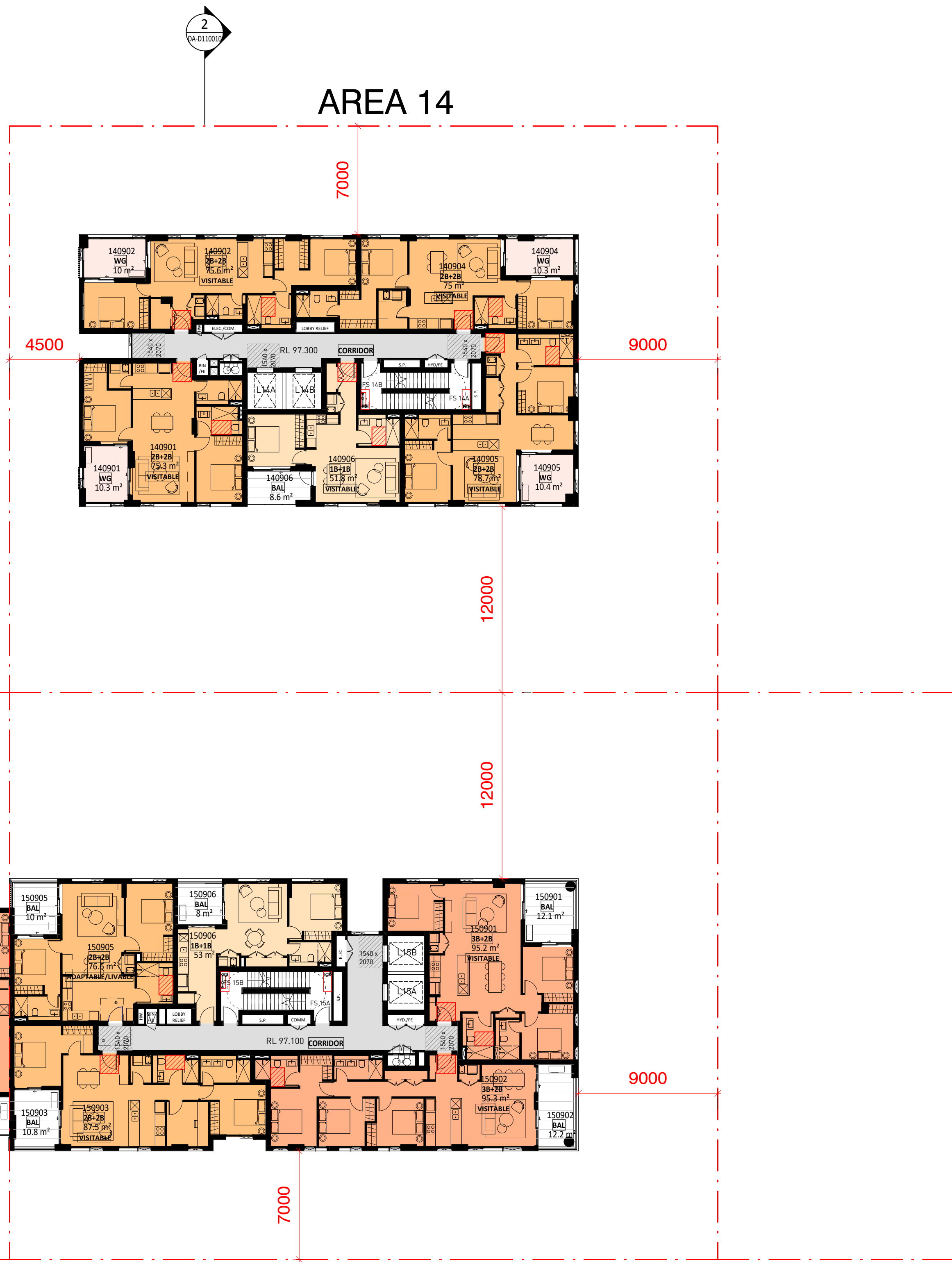
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Neela Marojewala NSW ARB 11274

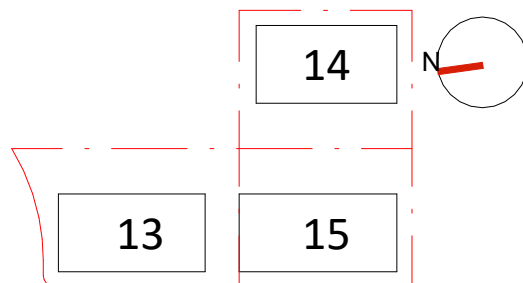
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 08 PLAN
Drawing Number
DA-B1L0810
Revision
I



1 ARCH_L09
1 : 200

Key Plan:



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F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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trading as PTW Architects

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Diane Jones NSW ARB 4778
Neela Marojewicz NSW ARB 11274

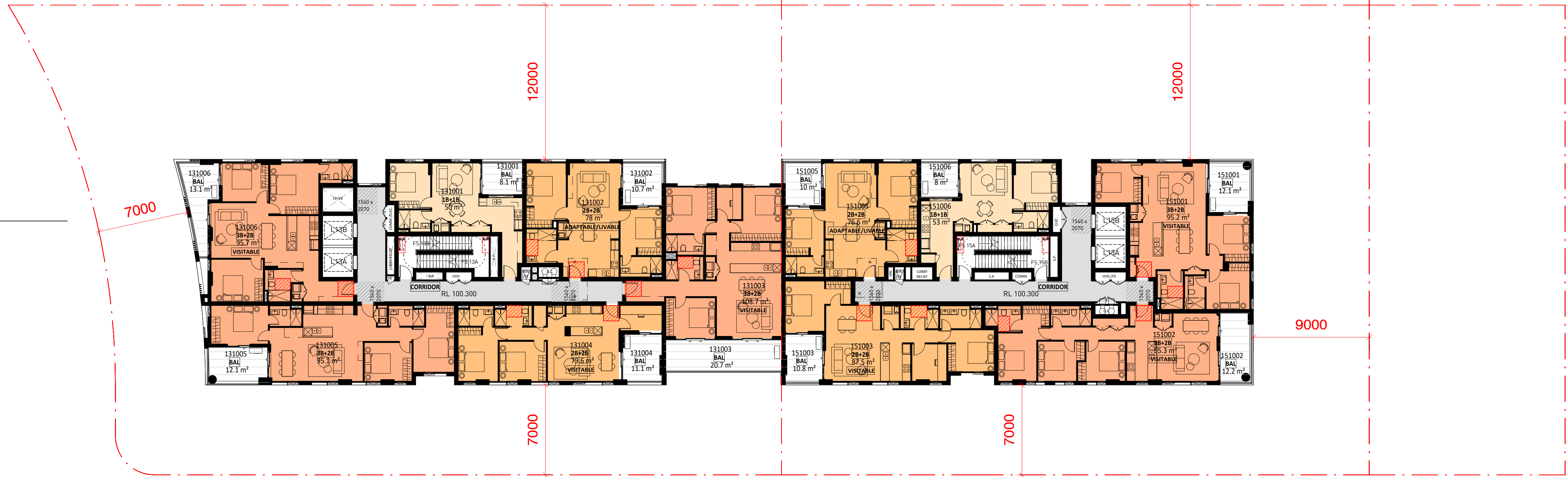
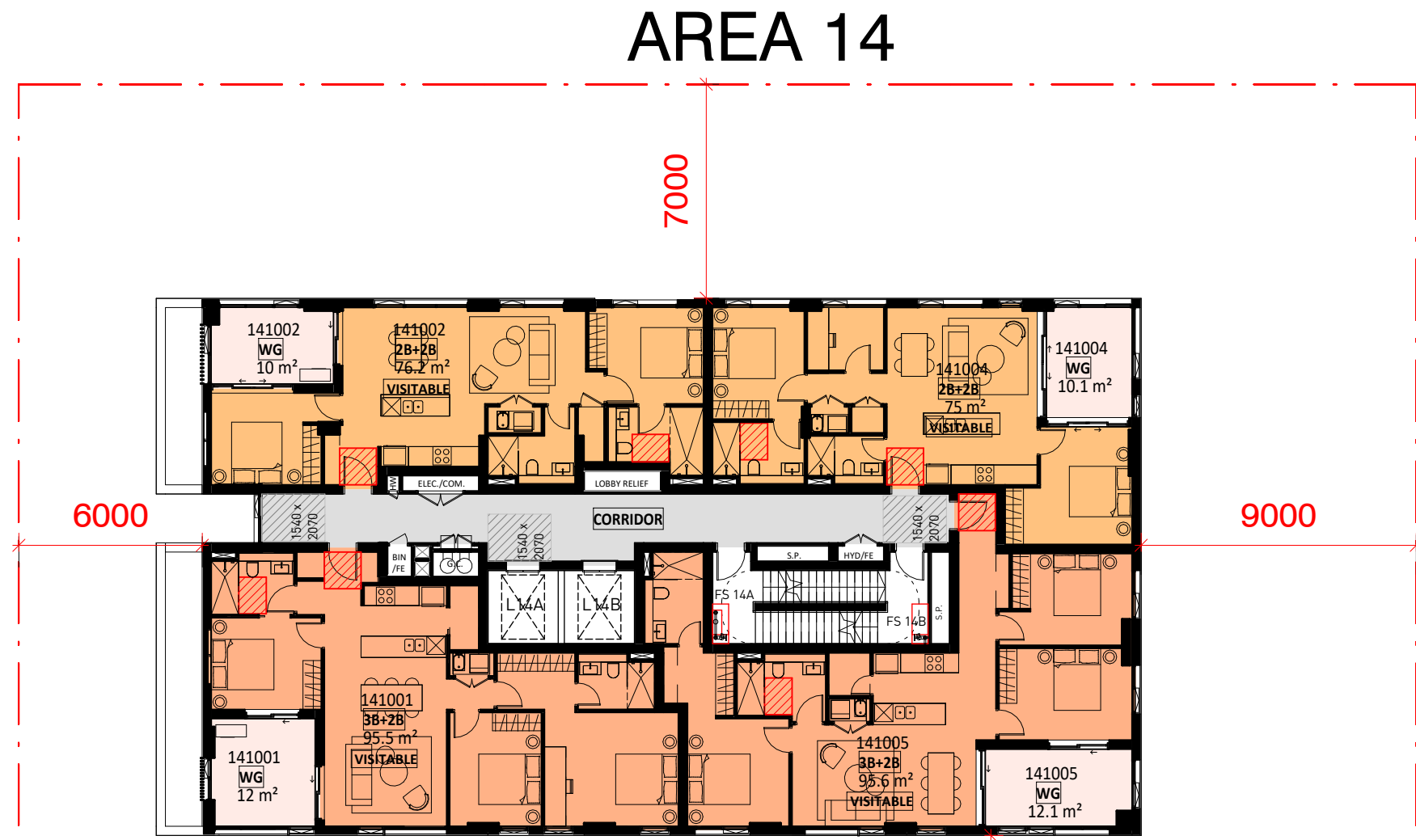
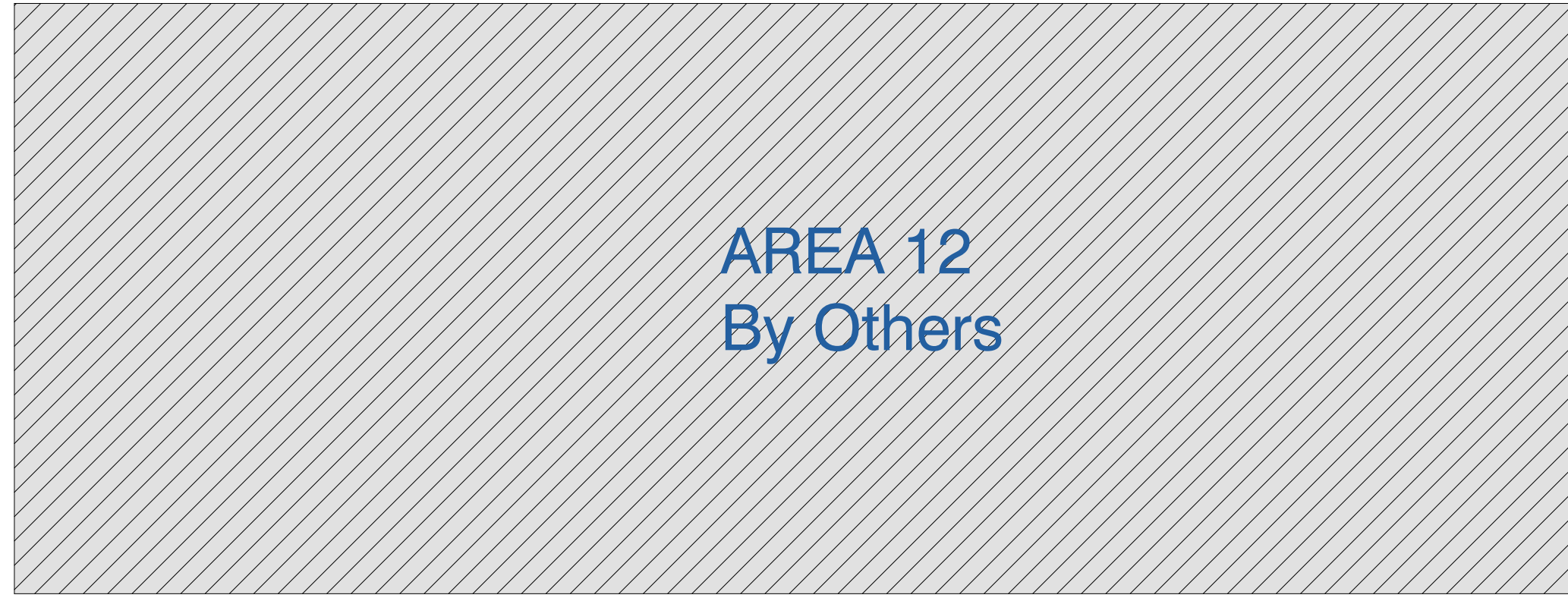
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 09 PLAN

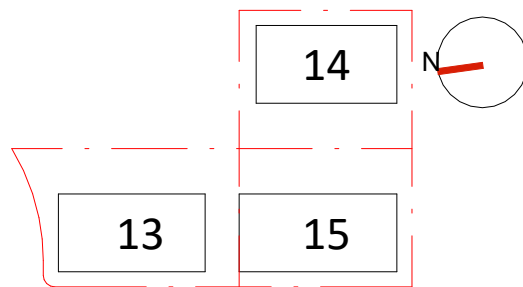
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Revision
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1 ARCH_L10
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Key Plan:



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Rev	Amendment	By	Chk*	Date
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
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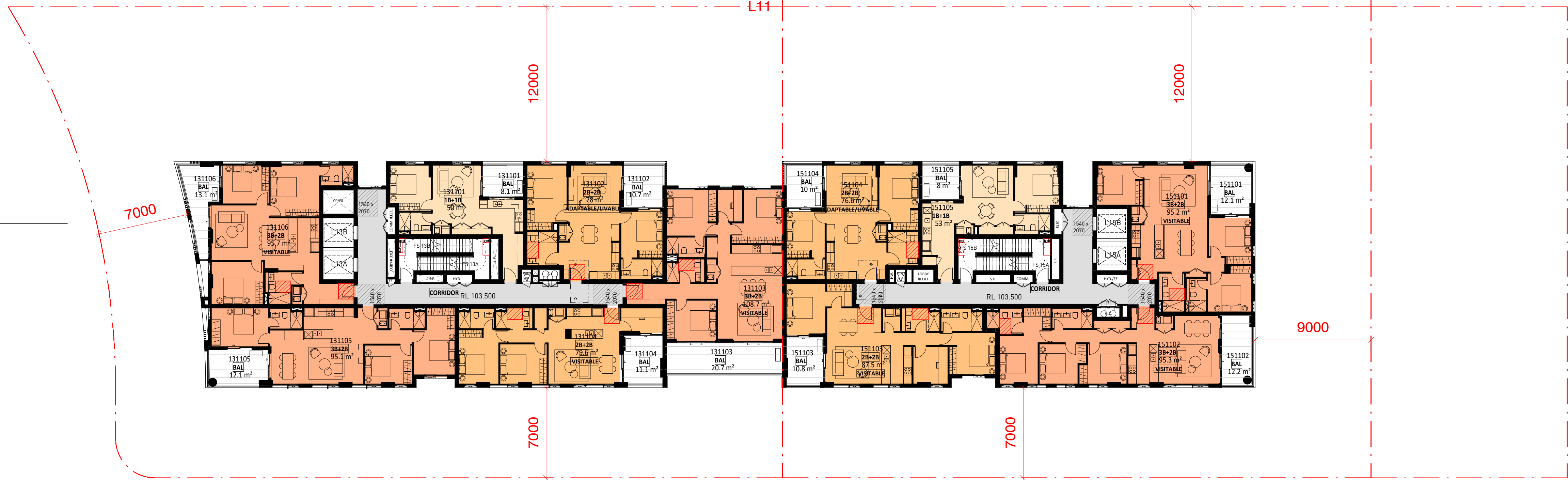
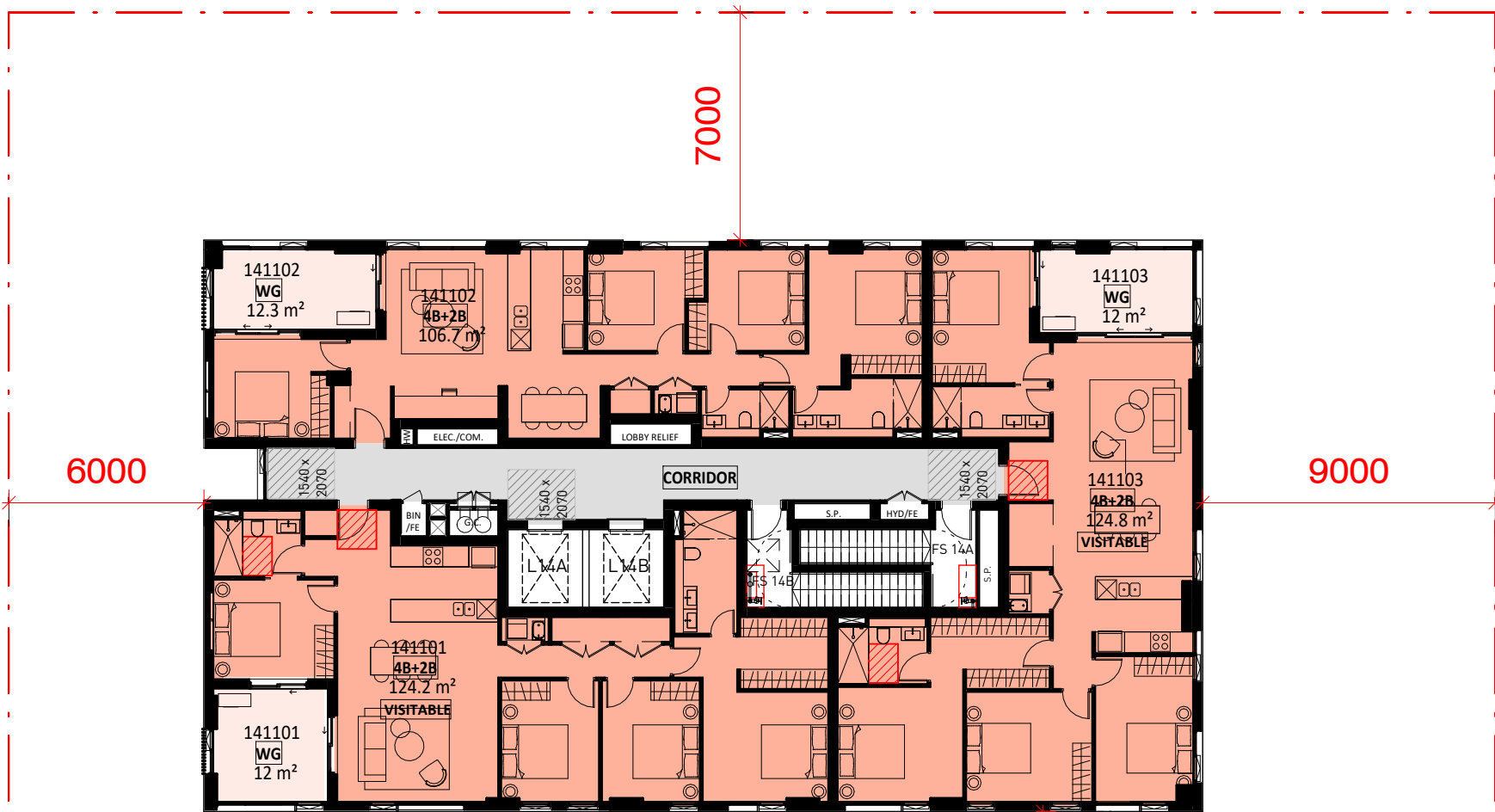
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LEVEL 10 PLAN

Drawing Number
DA-B1L1010

Revision
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AREA 14

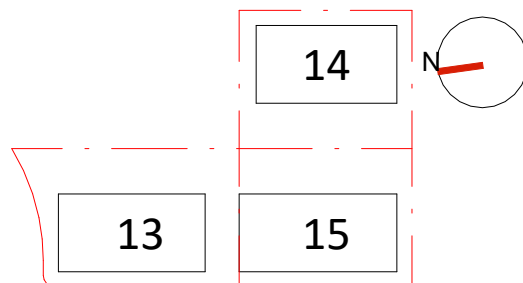


AREA 13

AREA 15

1 ARCH_L11
1 : 200

Key Plan:



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E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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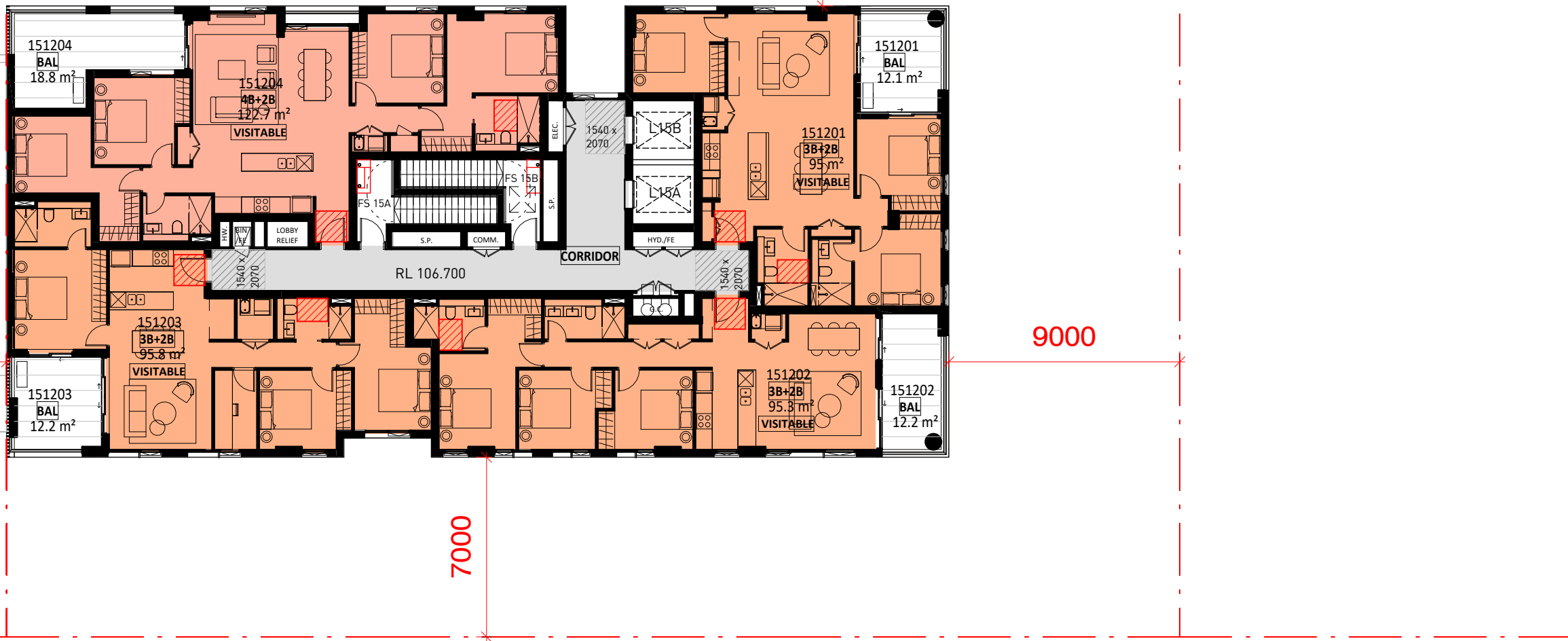
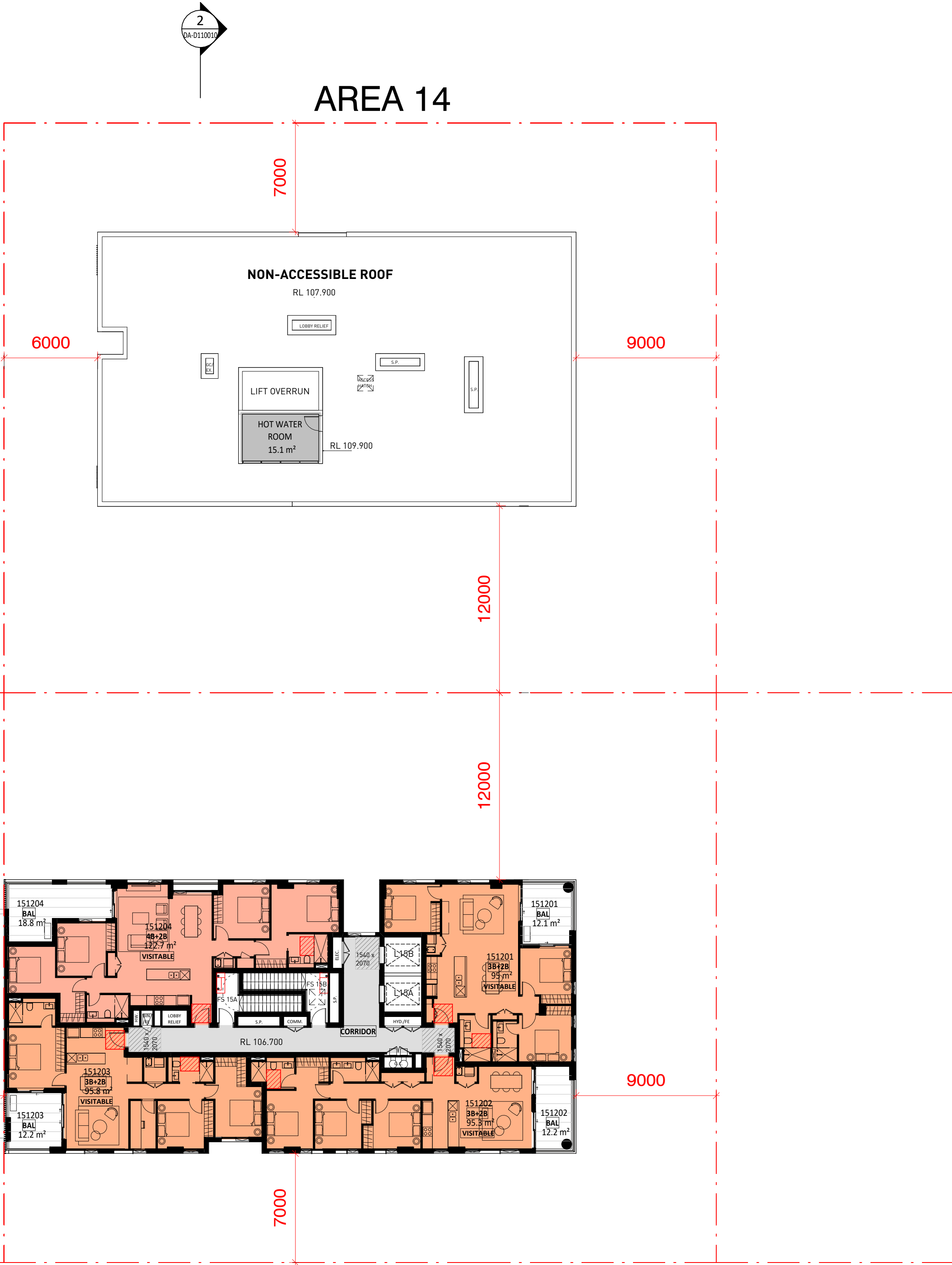
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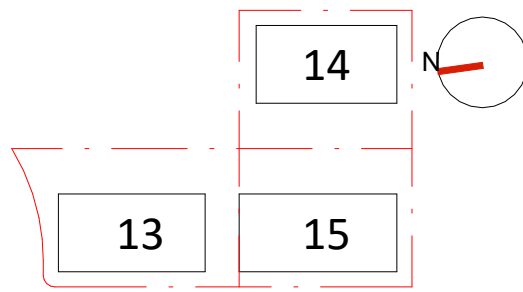
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14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
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LEVEL 11 PLAN
Drawing Number
DA-B1L1110
Revision
I



1 ARCH_L12
1 : 200

Key Plan:



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G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
E	ISSUE FOR COORDINATION	JY	LG	15/03/23
D	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23
C	ISSUE FOR COORDINATION	JY	LG	16/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23

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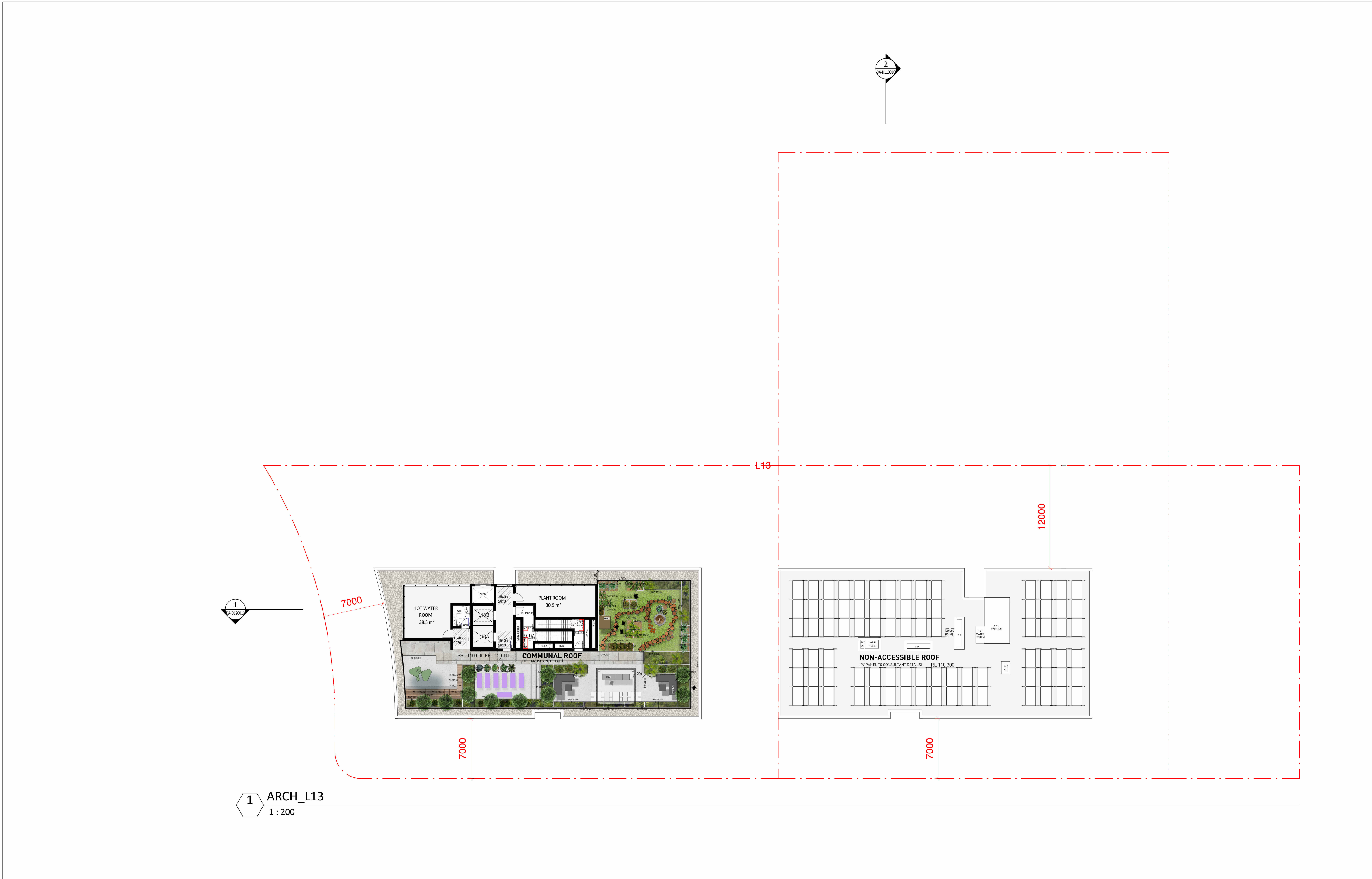
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neela Marojewicz NSW ARB 11274

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
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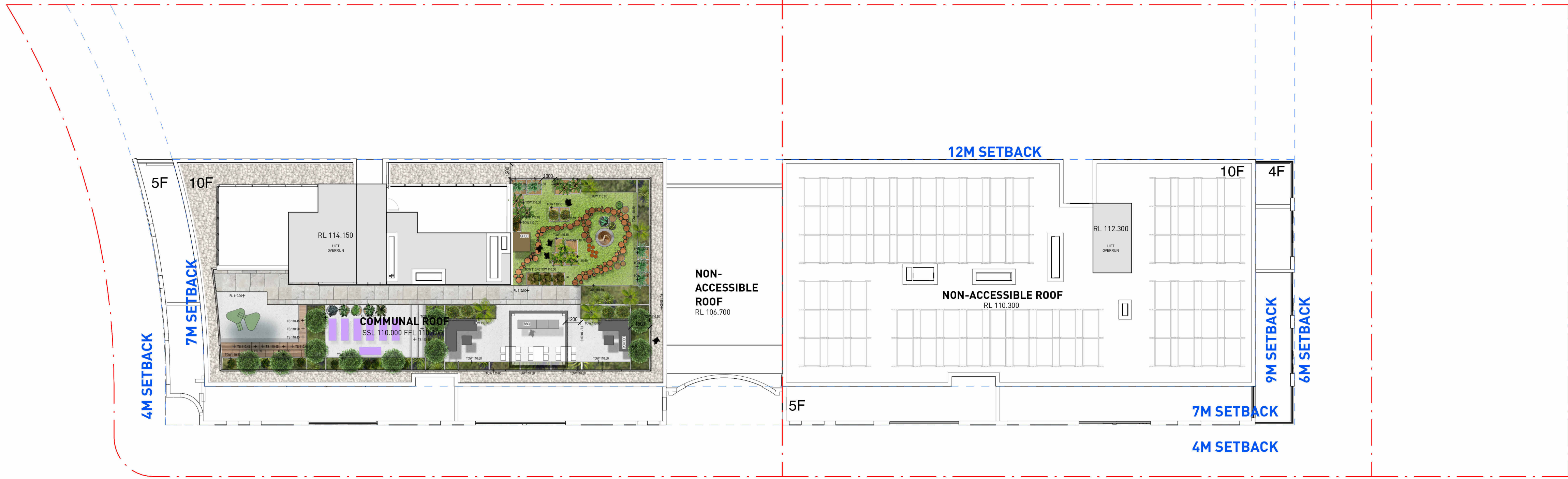
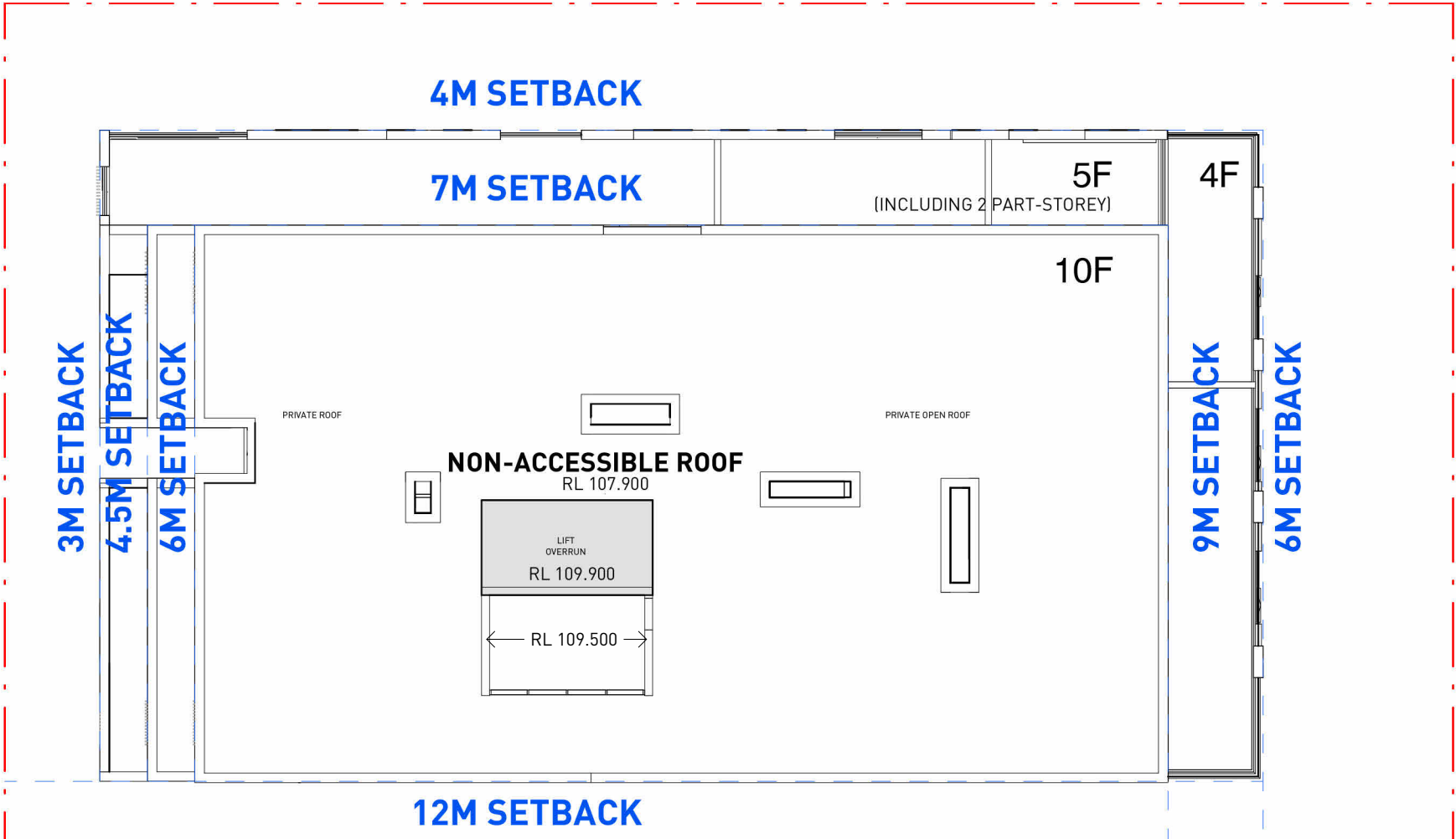
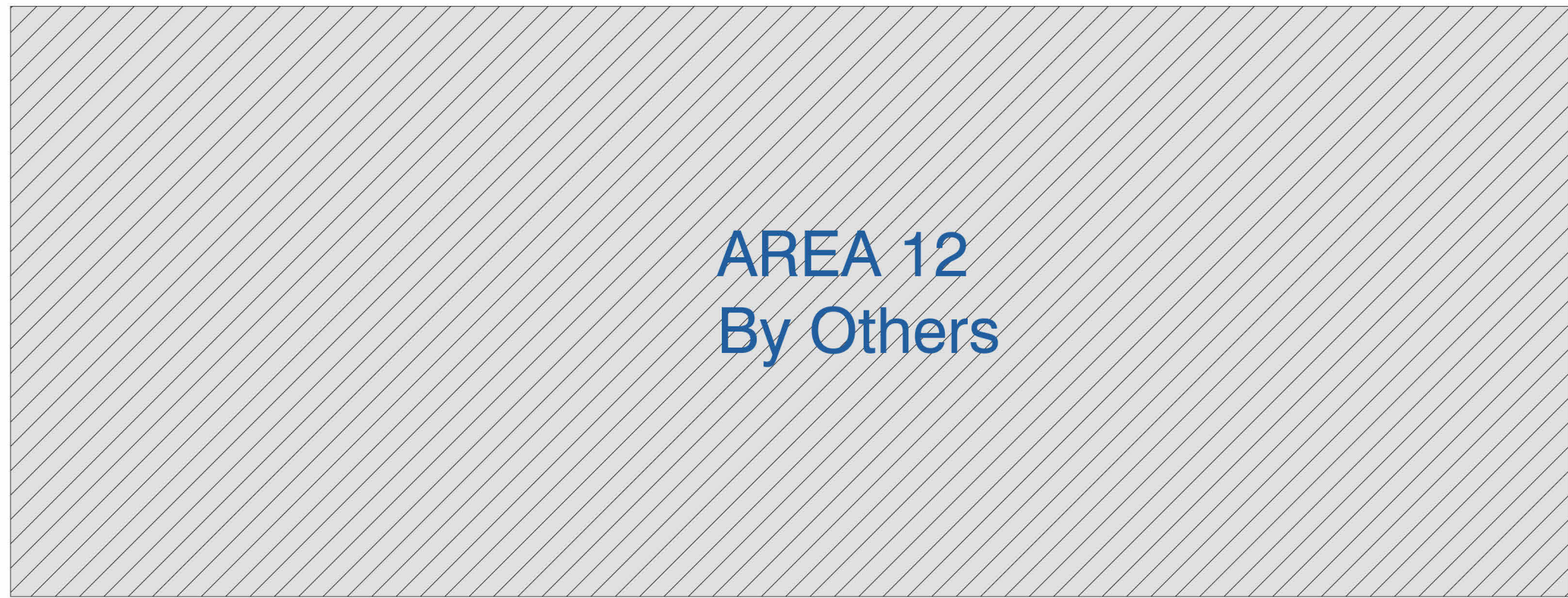
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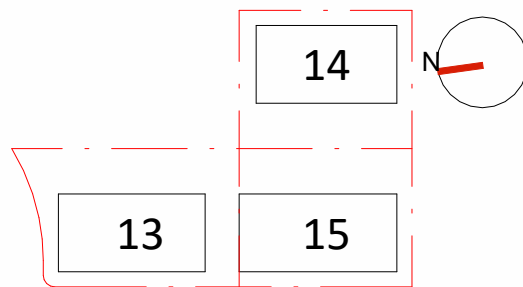
Revision
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	Rev	Amendment	By	Chk*	Date																																																					
	H	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23																																																					
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LGU	Lilian Gu NSW Arch 8013																																																									



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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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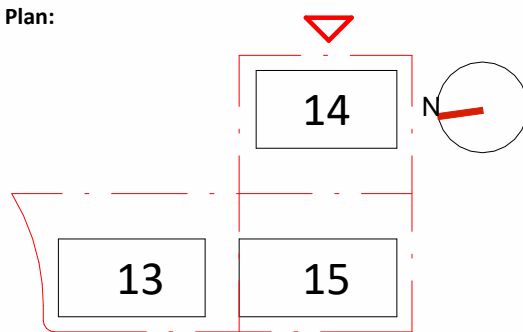
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Project PA030465				
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards				
Status				
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Drawing Number DA-B1L1410				
Revision C				



1 EAST ELEVATION
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CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Nela Marojevic NSW ARB 11274

PTW

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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
EAST ELEVATION

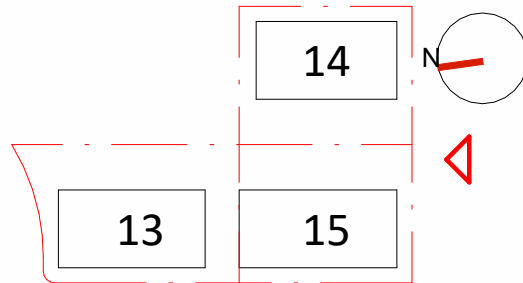
Drawing Number
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Revision
D



1 SOUTH ELEVATION
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CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
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AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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0 1 2 5 8m
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
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SOUTH ELEVATION

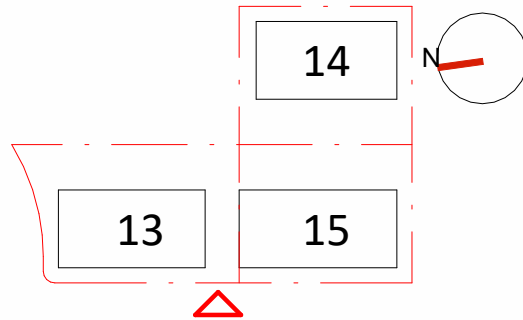
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AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
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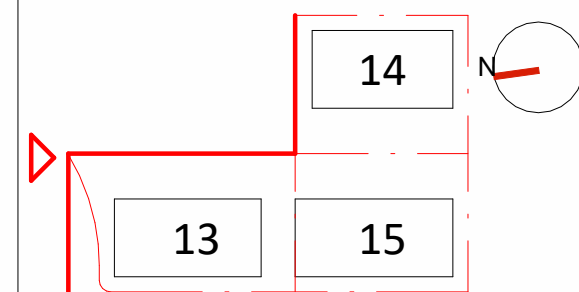
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Drawing Number
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Revision
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1 NORTH ELEVATION
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CODES - MATERIALS & FINISHES	
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AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
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CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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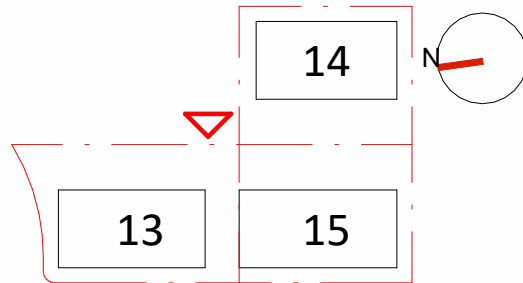
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14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards					
Status					
Drawing Number DA-C040010					Revision D



2 ARCH_GREEN SPINE WEST
1 : 200 @A1

CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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Rev	Amendment	By	Chk*	Date
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

*Registered Architect		
LGU	Lilian Gu	NSW Arch 8013

Consultants

Client

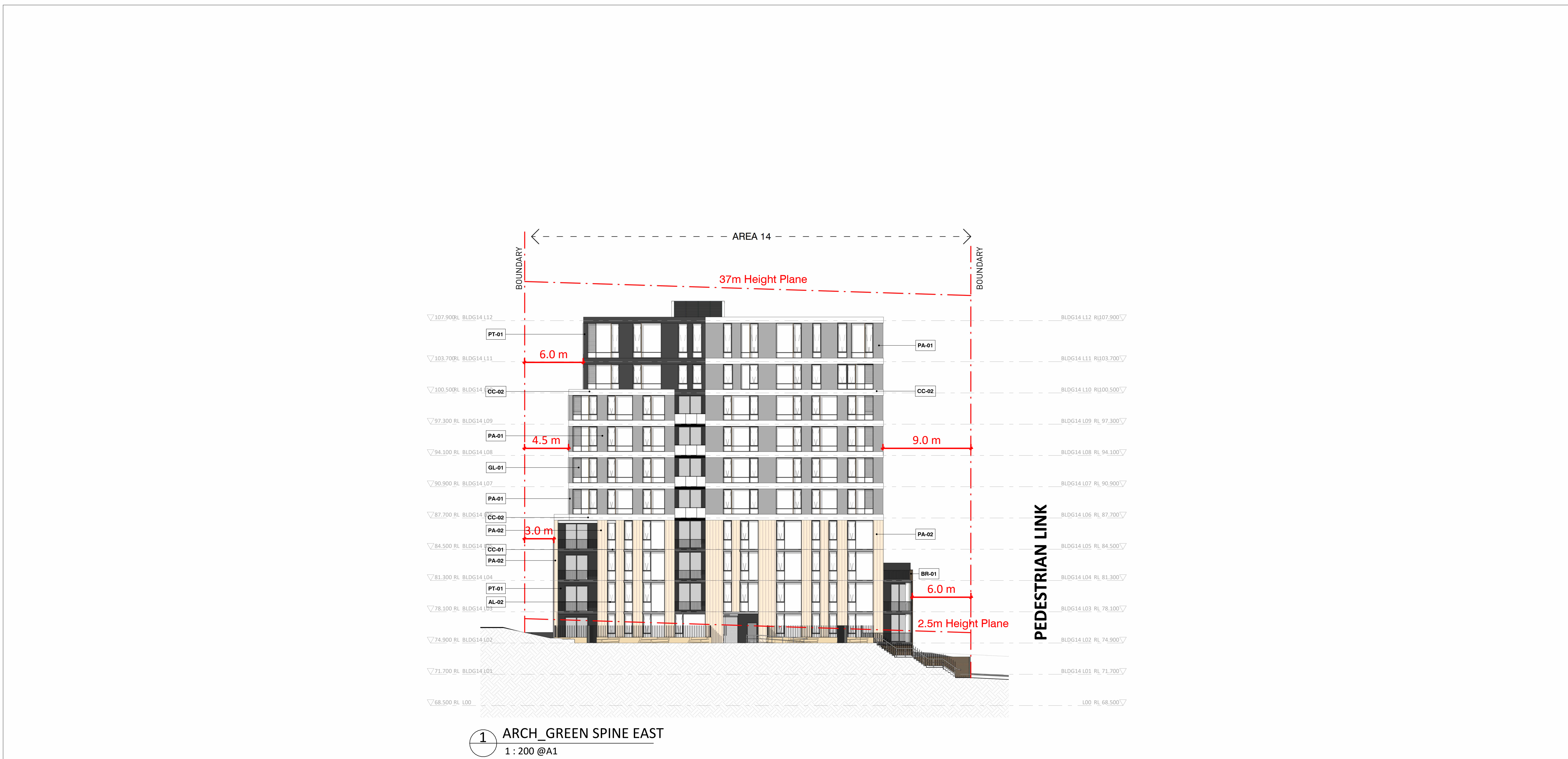
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Nela Marojevic NSW ARB 11274

0 1 2 5 8m
1 : 200 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
GREEN SPINE WEST ELEVATION
Drawing Number
DA-C050010
Revision
D



CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:

14

13

15

N

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D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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NSW ARB 6098
NSW ARB 4778
NSW ARB 11274

01258m

1 : 200 @ A1

Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title

DA DRAWINGS
GREEN SPINE EAST ELEVATION

Drawing Number

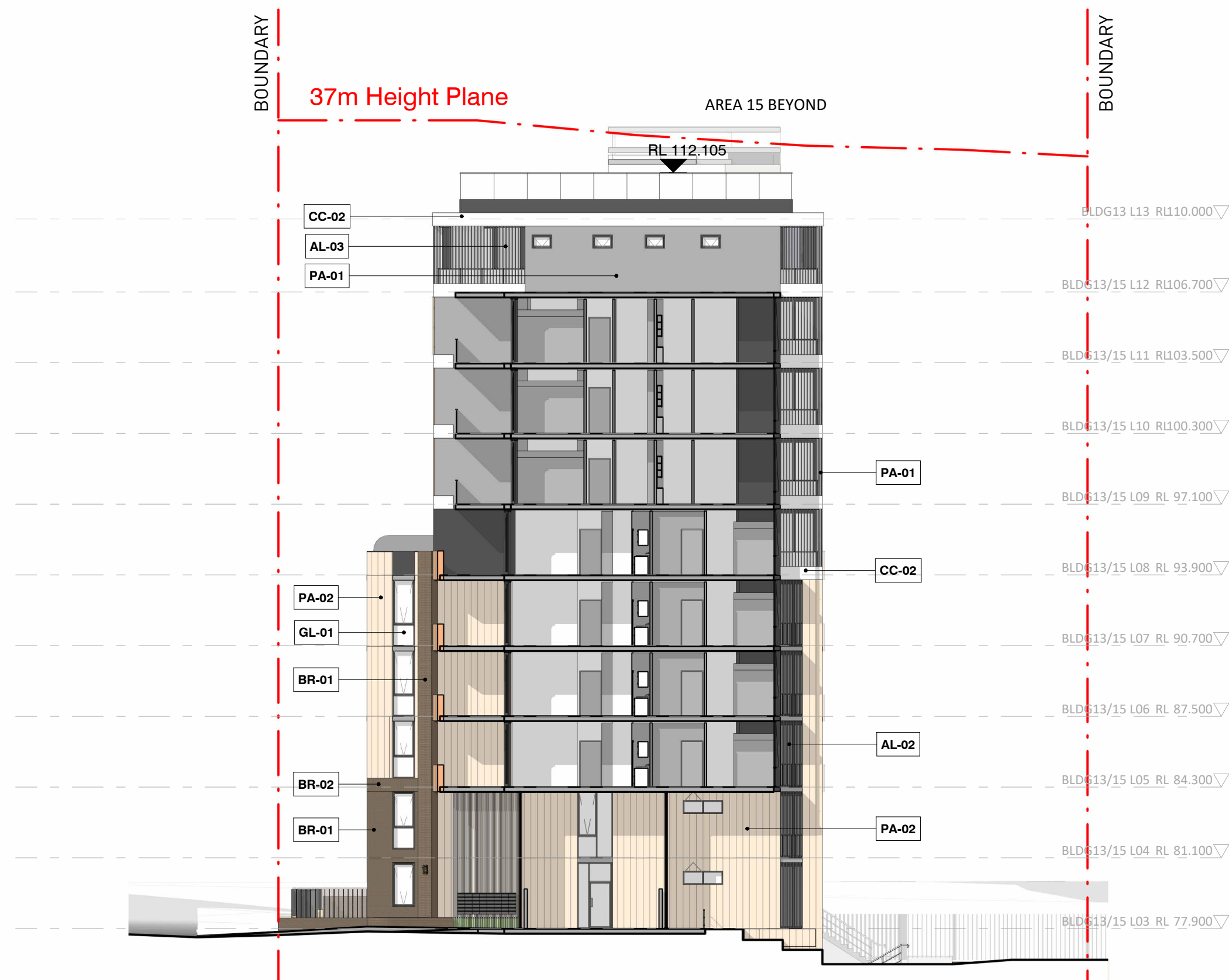
Revision

DA-C060010

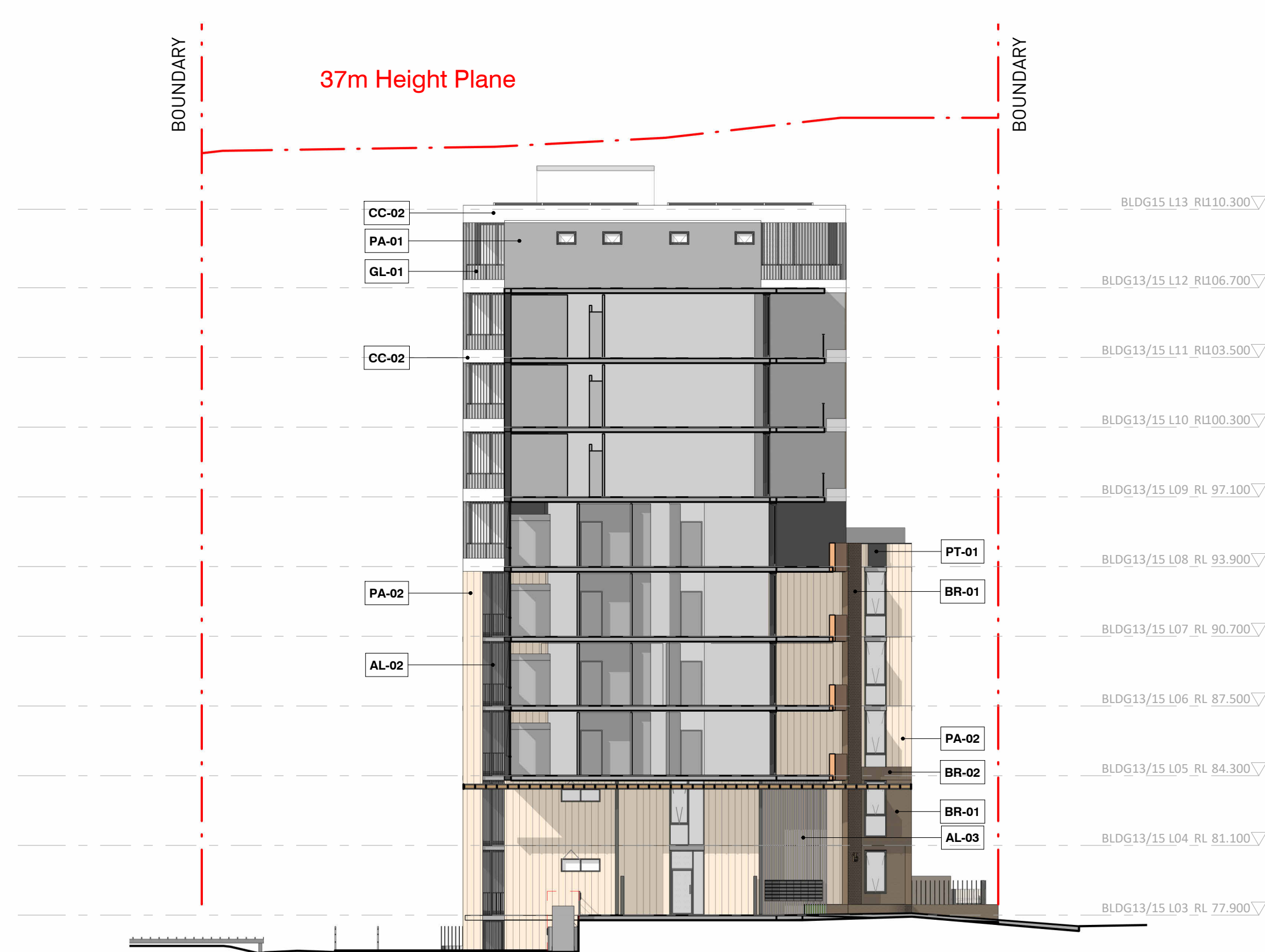
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A1

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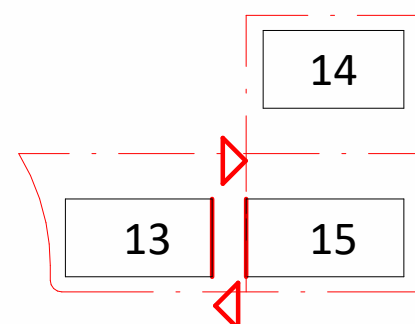
1 AREA 13 SOUTH ELEVATION
1 : 200



2 AREA 15 NORTH ELEVATION
1 : 200

CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	DARK BROWN BRICK
BR-02	VERTICAL DARK BROWN BRICK
BR-03	VERTICAL LIGHT BROWN BRICK
CC-01	CONTRETE PAINTED LIGHT GREY OR SIMILAR
CC-02	TEXTURED CONCRETE
GL-01	CLEAR GLASS
PA-01	MEDIUM GREY PANEL
PA-02	MEDIUM BROWN PANEL
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE OR SIMILAR

Key Plan:



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Rev	Amendment	By	Chk*	Date
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR RFI	JY	LG	20/09/23

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 1 2 5 8m
1 : 200 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
AREA 13 SOUTH ELEVATION &
AREA 15 NORTH ELEVATION
Drawing Number
DA-C070010
Revision
C



Key Plan:

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C	ISSUE FOR DA SUBMISSION	JY	LG	20/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Neša Marojević NSW ARB 11274

PTW

01258m

@ A1

Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

ARTIST IMPRESSION

Title
DA DRAWINGS
PERSPECTIVE

Drawing Number
DA-C510010

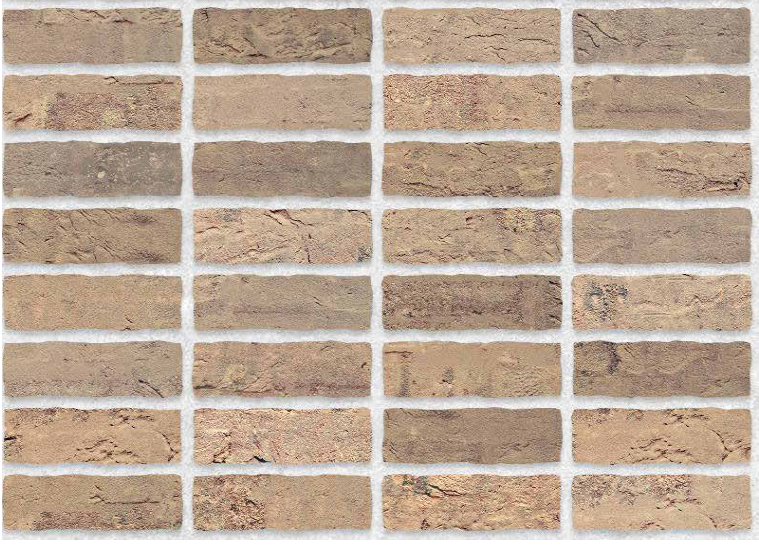
Revision
C



BR-01
DARK BROWN BRICK



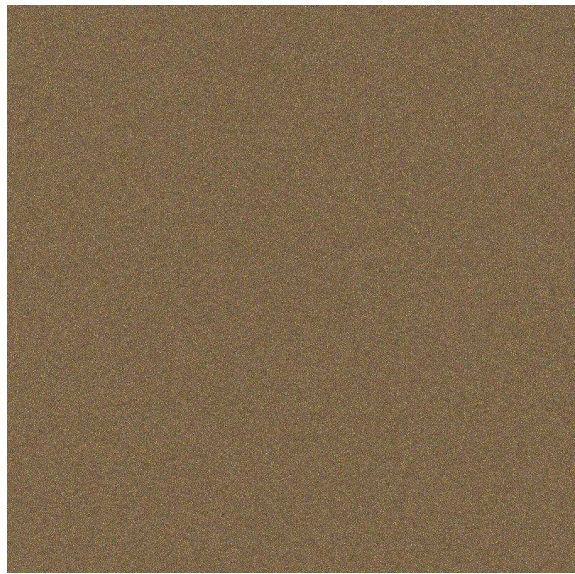
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VERTICAL DARK BROWN BRICK



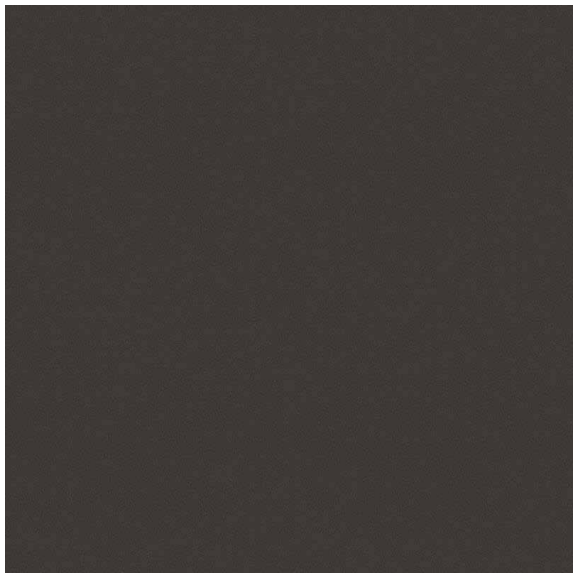
BR-03
VERTICAL LIGHT BROWN BRICK



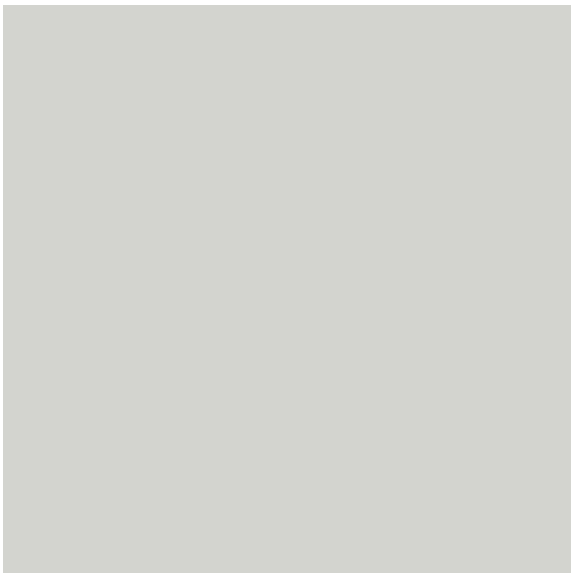
ST-01
SANDSTONE OR SIMILAR



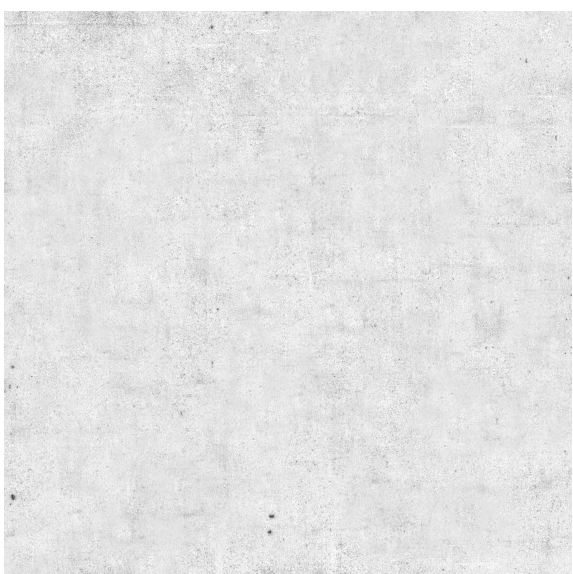
AL-01
ALUMINIUM
POWDERCOATED
DULUX CHAMPAGNE



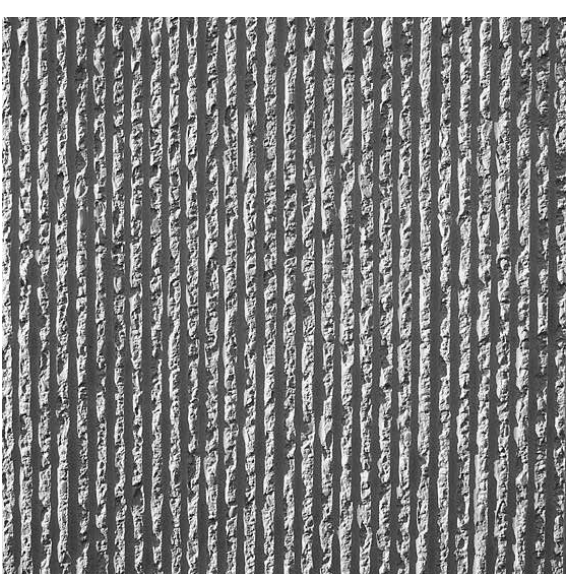
AL-02
ALUMINIUM
POWDERCOATED
DULUX MONUMENT



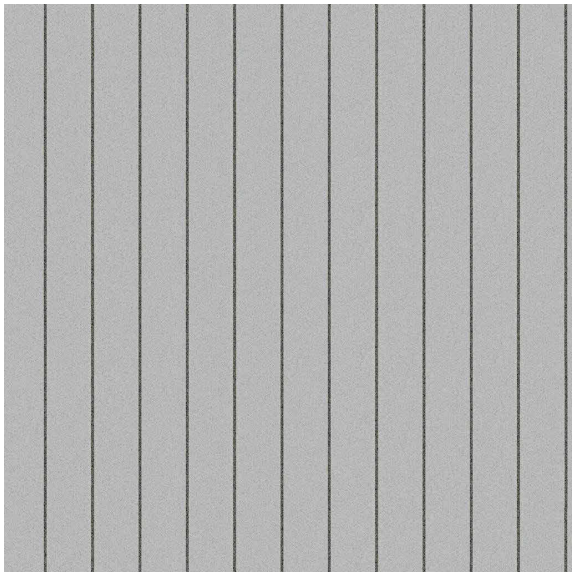
AL-03
ALUMINIUM
POWDERCOATED
DULUX MEDIUM GREY



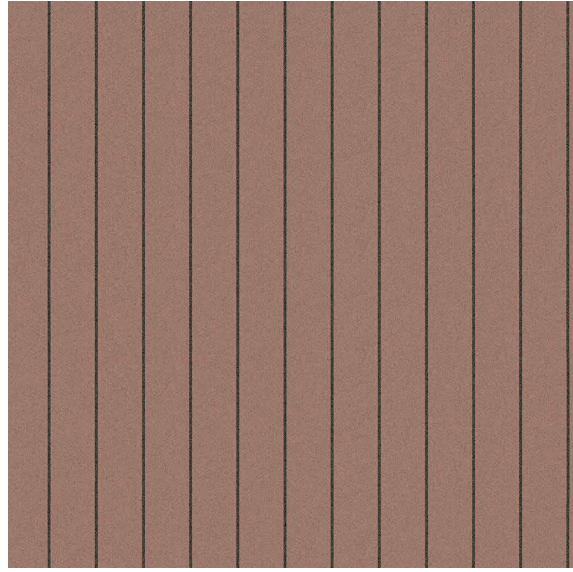
CC-01
CONCRETE PAINTED LIGHT
GREY OR SIMILAR



CC-02
TEXTURED CONCRETE



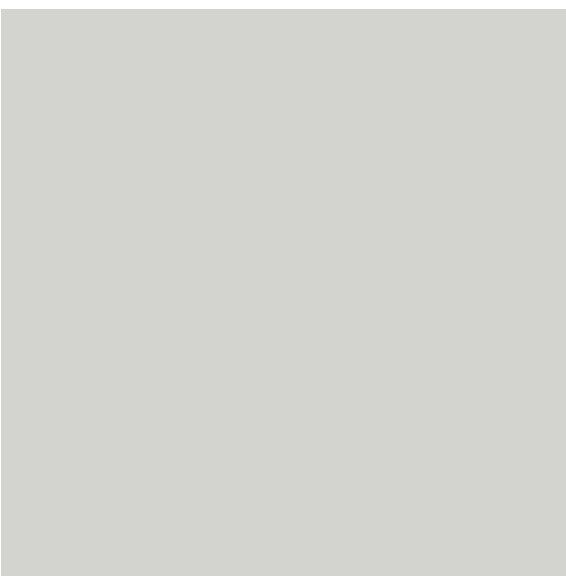
PA-01
MEDIUM GREY PANEL



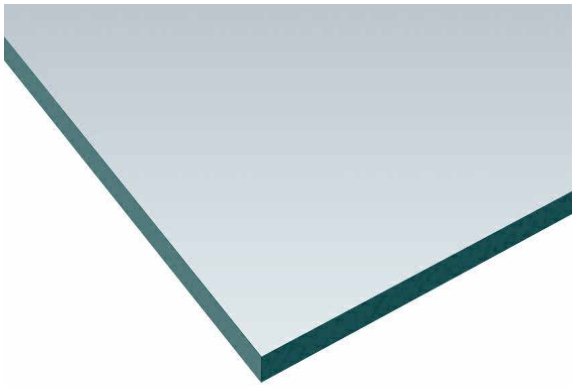
PA-02
MEDIUM BROWN PANEL



PT-01
DULUX PAINTED DARK
GREY



PT-02
DULUX PAINTED MEDIUM
GREY

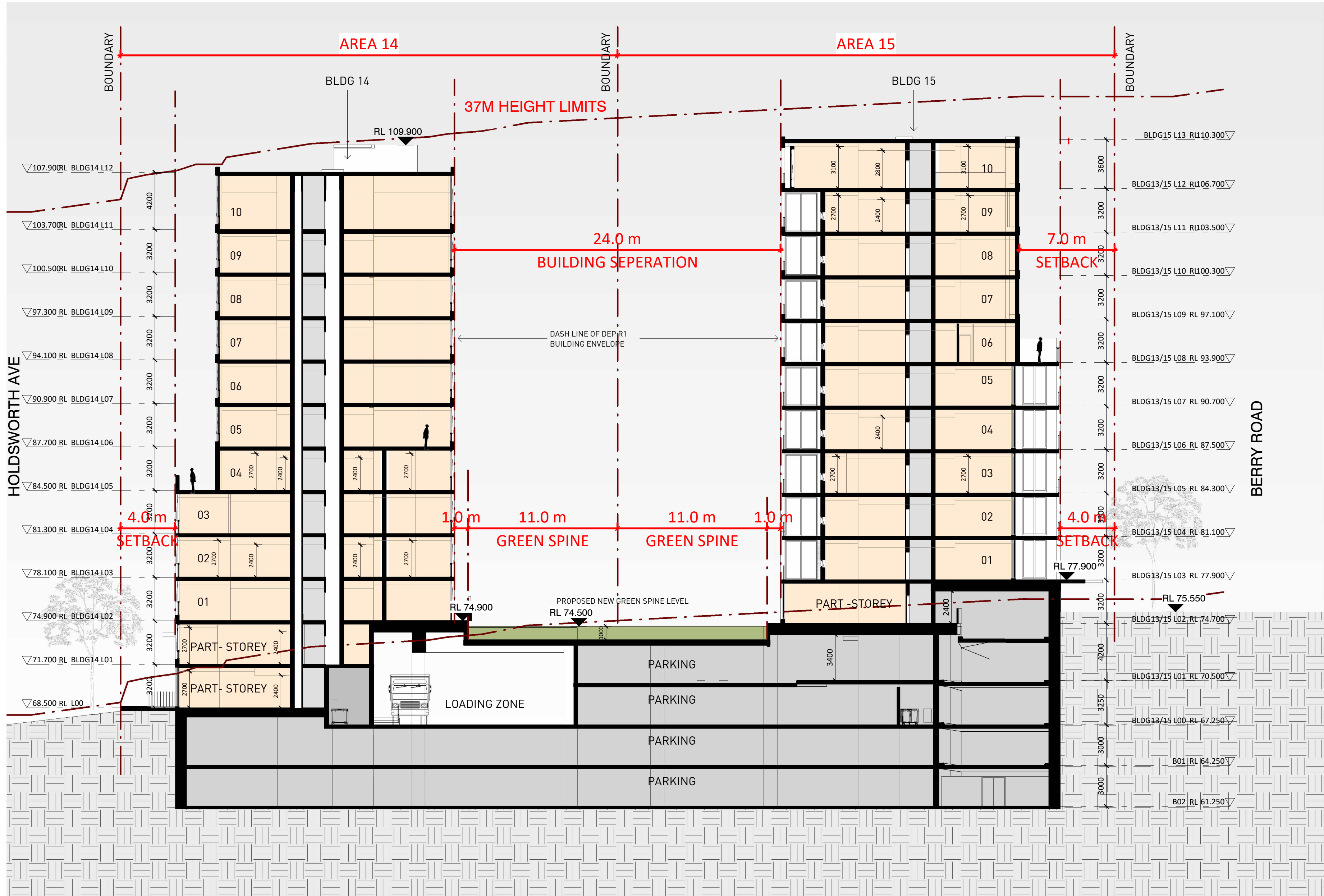


GL-01
CLEAR GLASS

Rev	Amendment	By	Chk*	Date
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

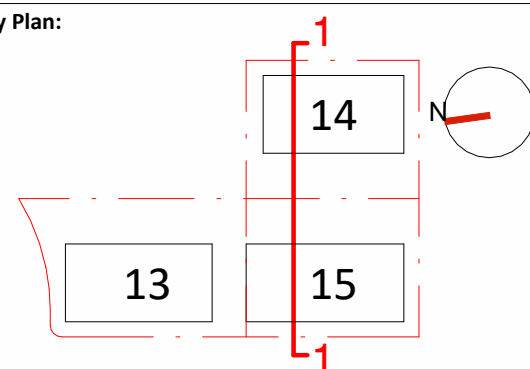
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LGU	Lilian Gu	NSW Arch 8013

Consultants	Client



2 SECTION 14/15
1 : 200 @ A1

Key Plan:



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Rev	Amendment	By	Chk*	Date
E	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
D	ISSUE FOR COORDINATION	JY	LG	13/12/23
C	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
B	ISSUE FOR LANDSCAPE COORDINATION	JY	LG	10/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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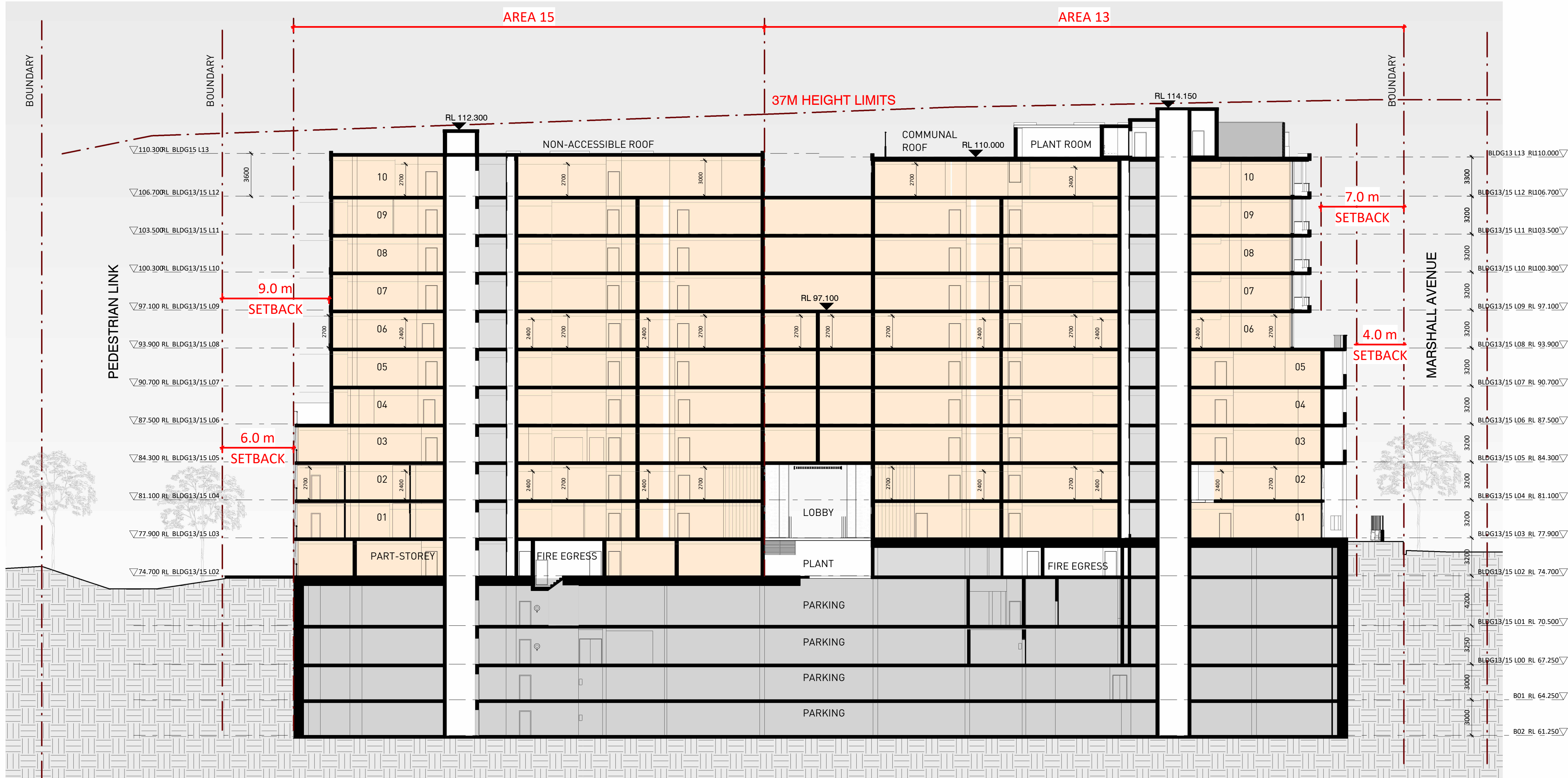
Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

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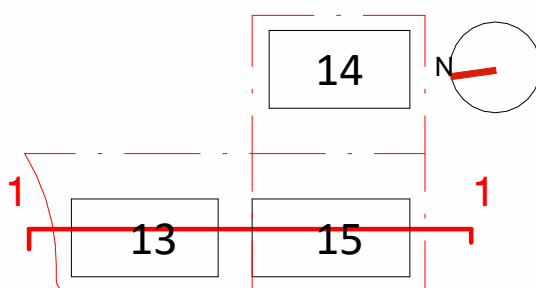
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
SECTION BLDG 14-15
Drawing Number
DA-D110010
Revision
E



1 SECTION 13/15
1 : 200

Key Plan:



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C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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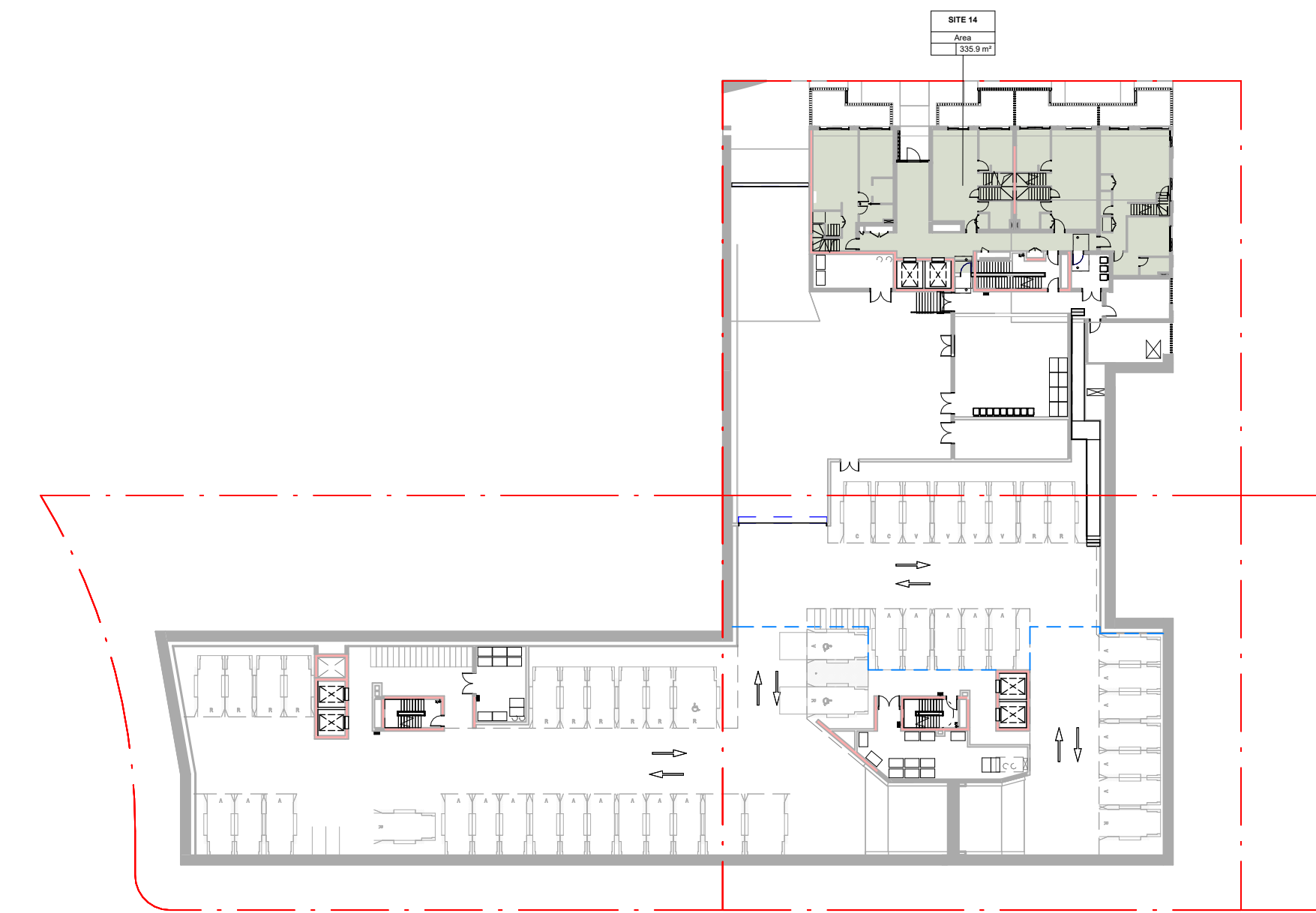
Nominated Architects
Simon Parsons NSW ARB 6098
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Neša Marojević NSW ARB 11274

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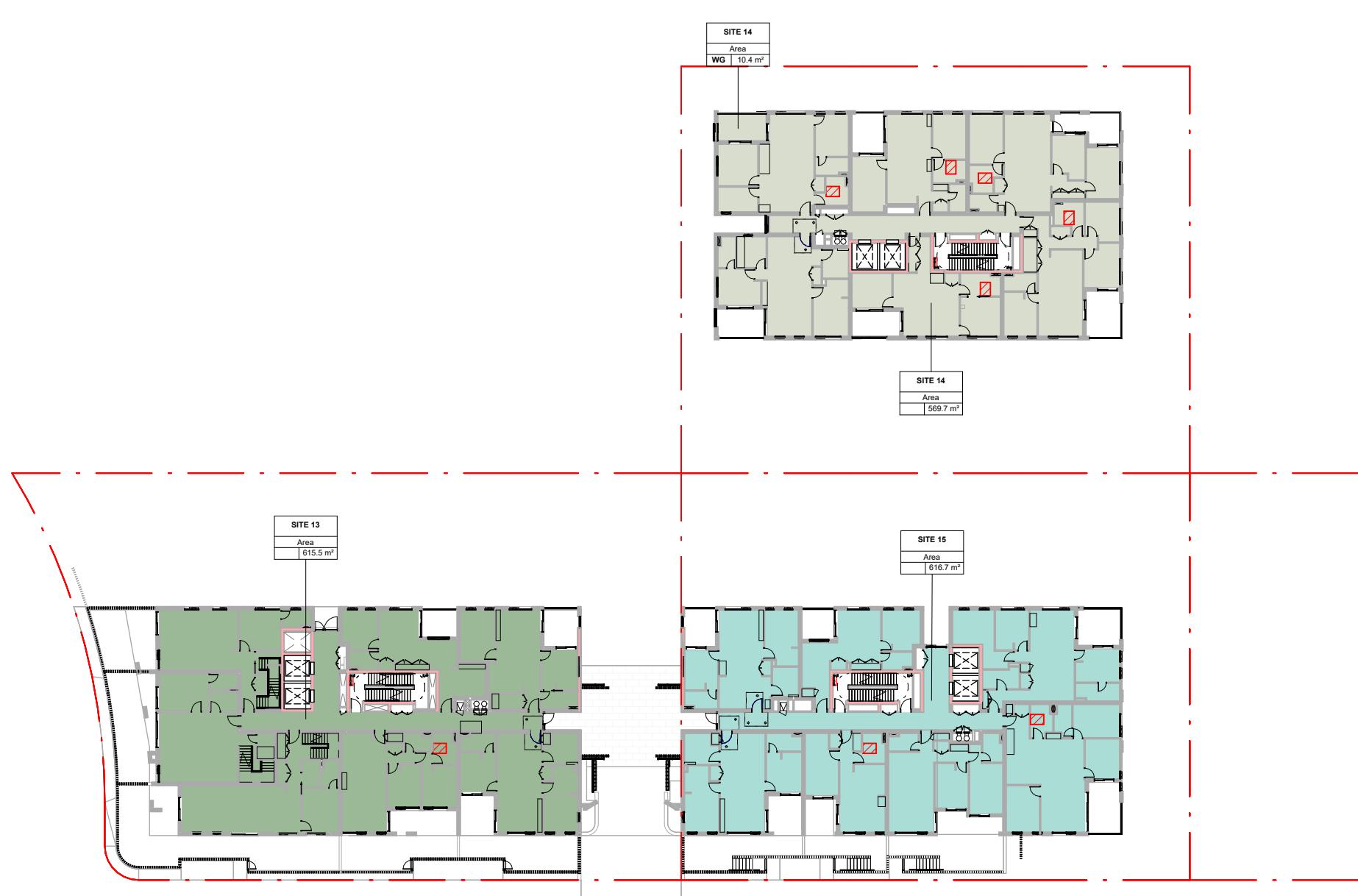
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
SECTION BLDG 13-15

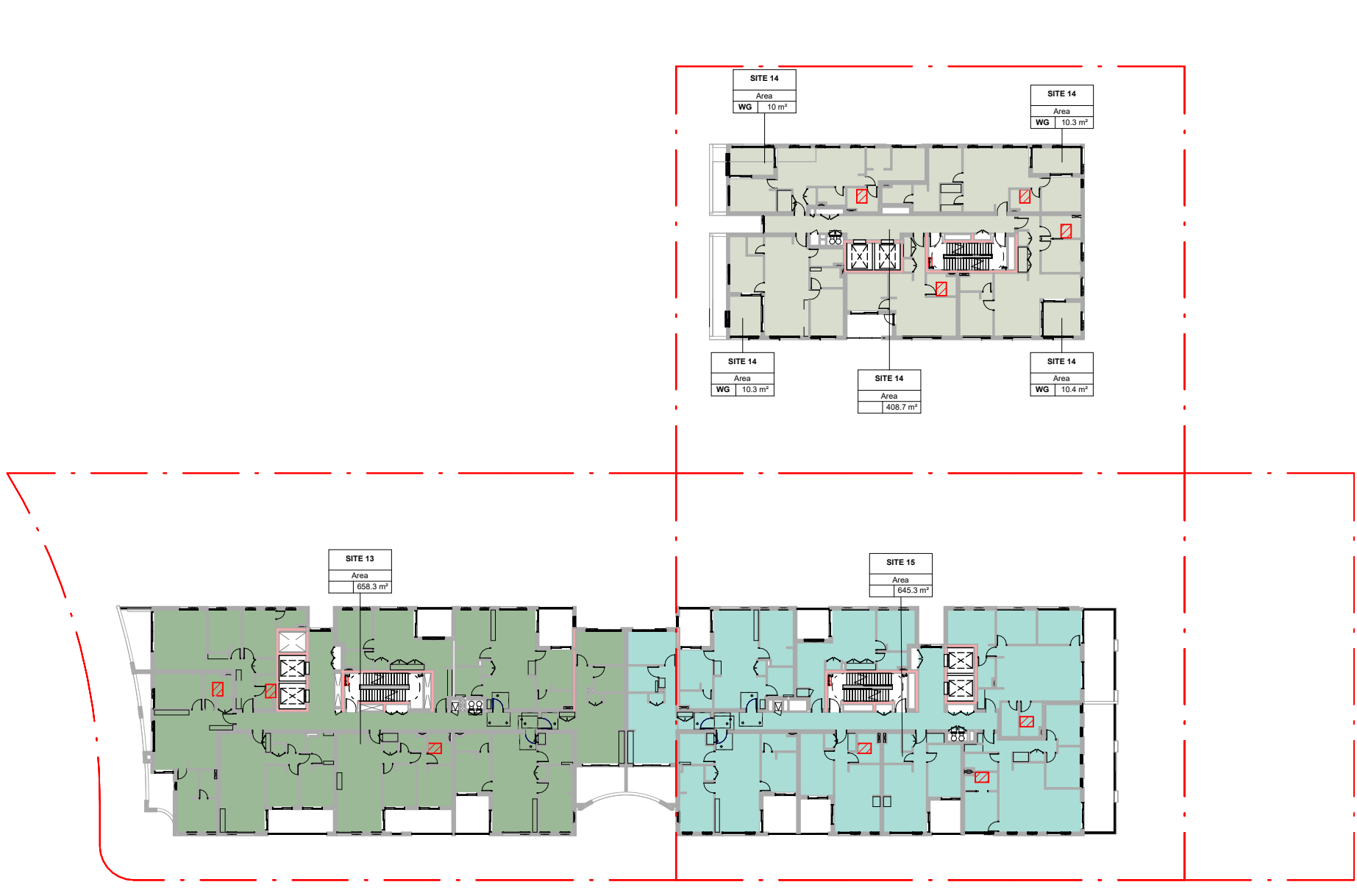
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Revision
D



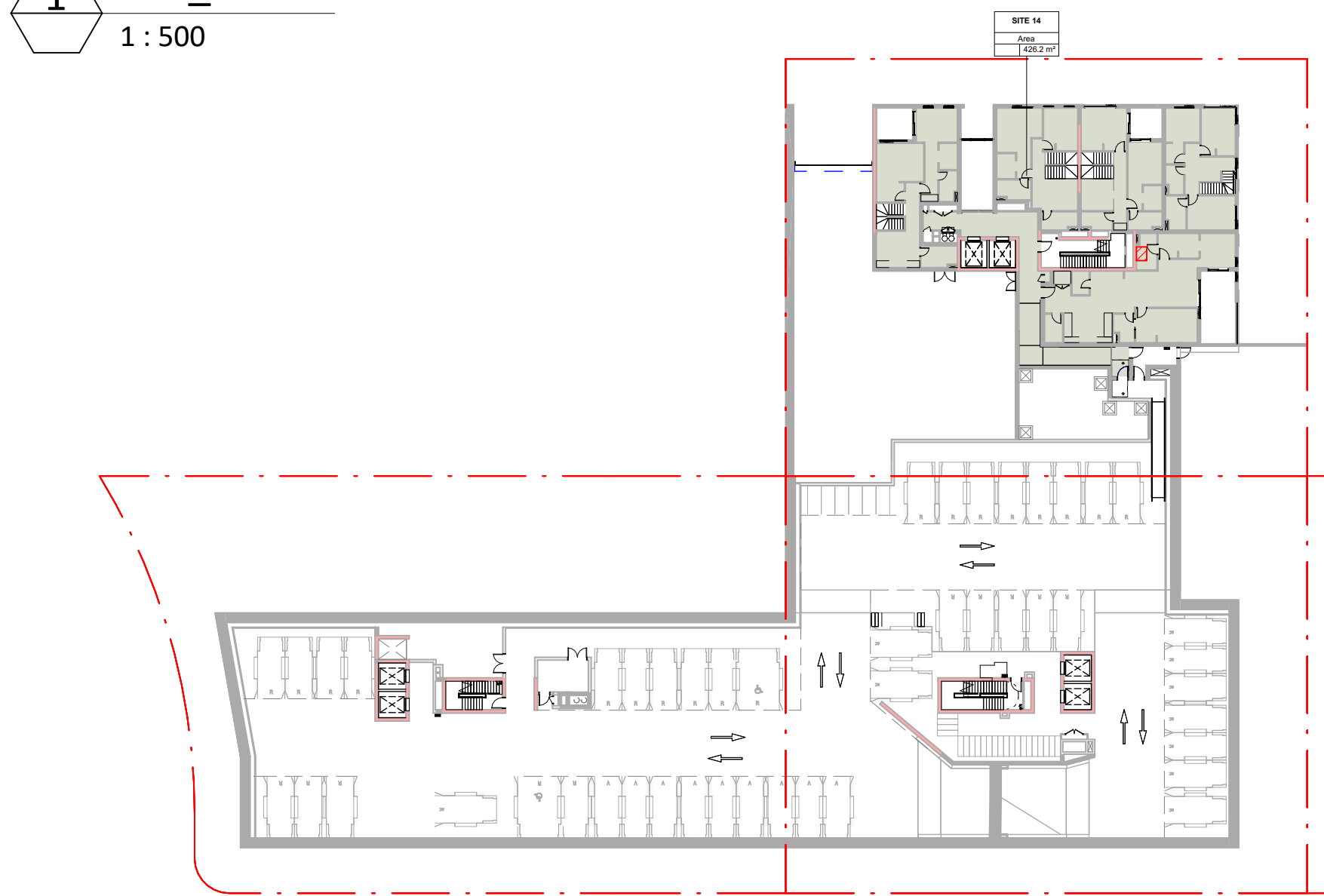
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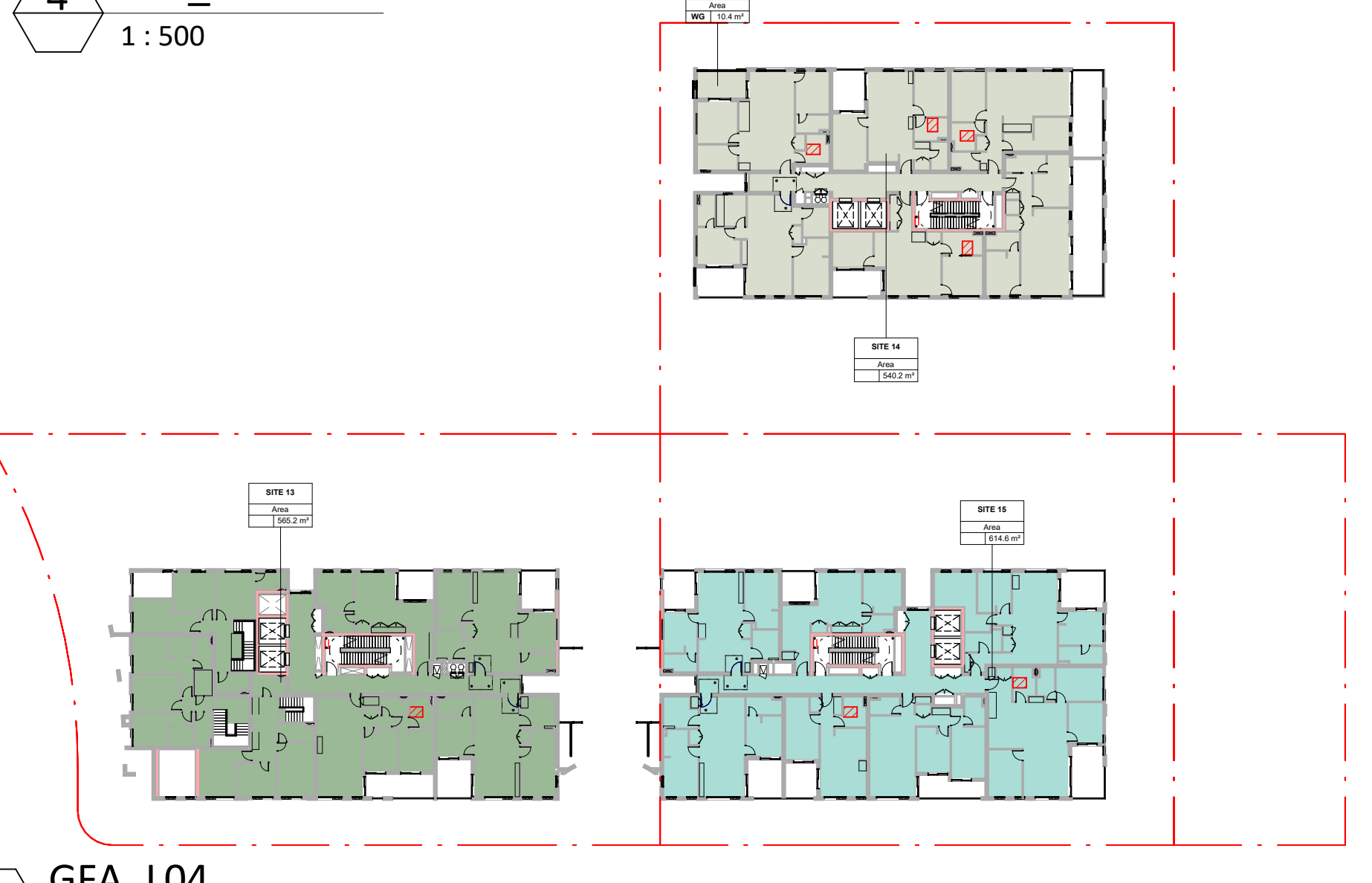
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7 GFA_L06
1 : 500



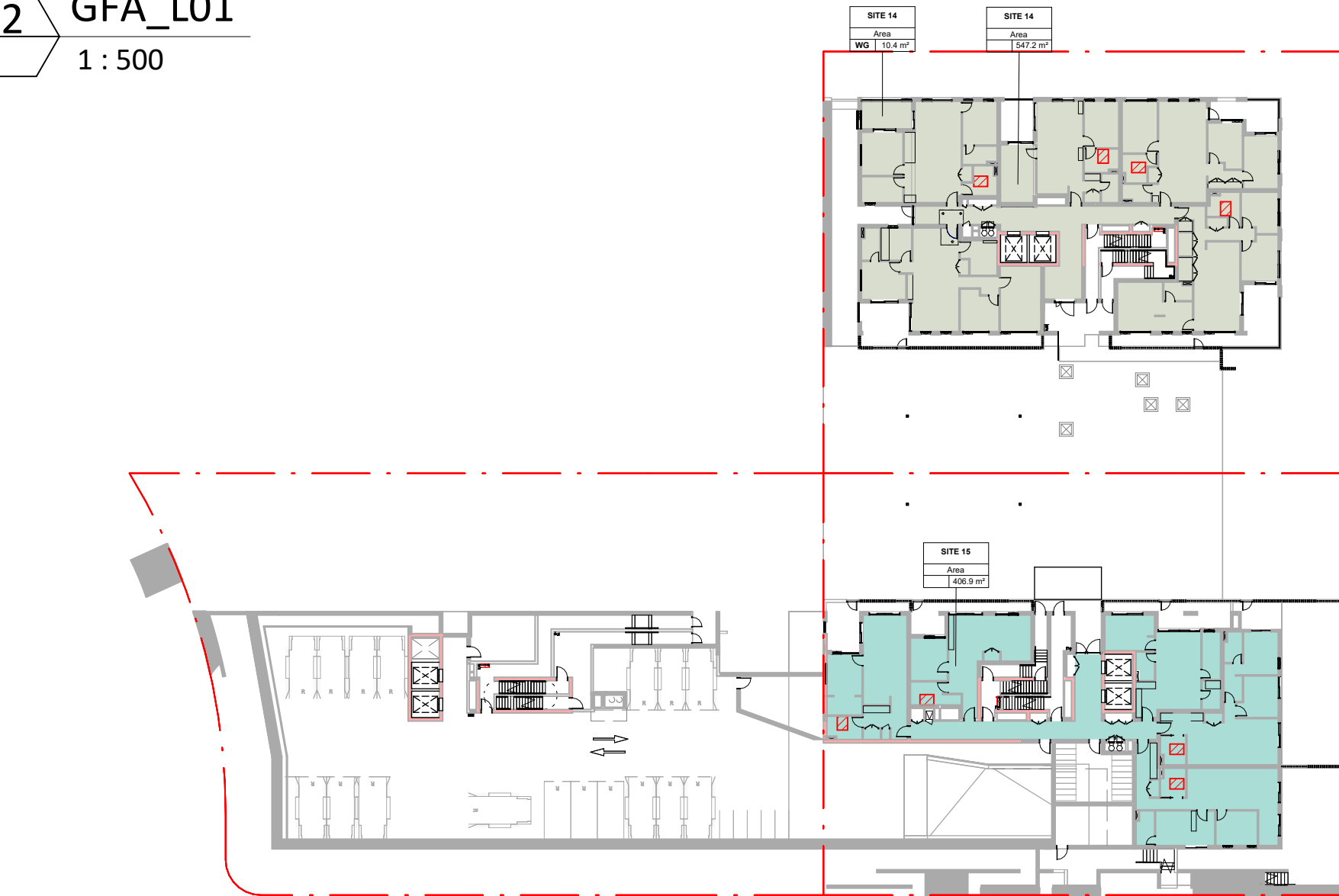
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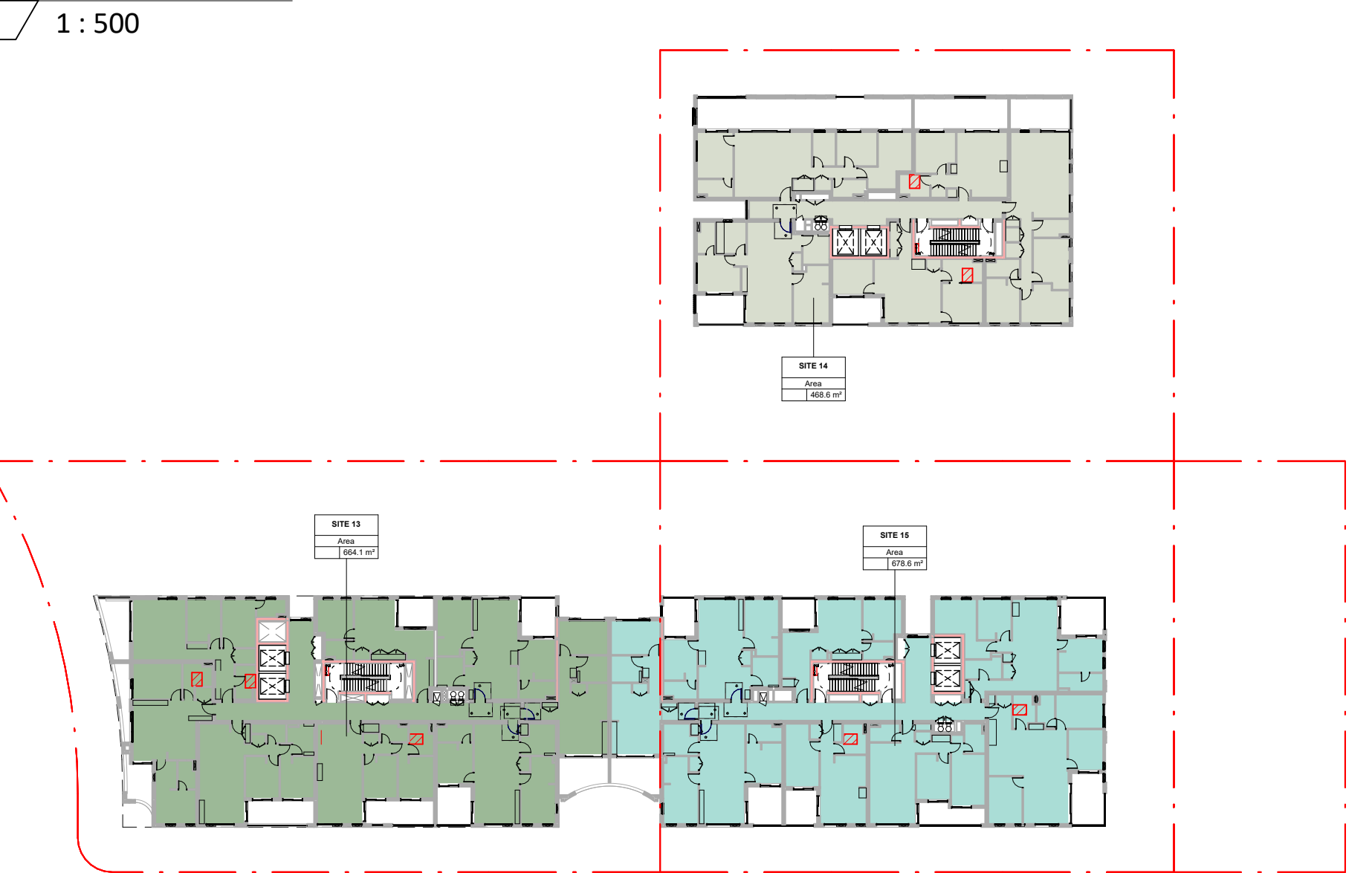
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8 GFA_L07
1 : 500



3 GFA_L02
1 : 500



6 GFA_L05
1 : 500

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B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

*Registered Architect	
LGU	Lilian Gu NSW Arch 8013

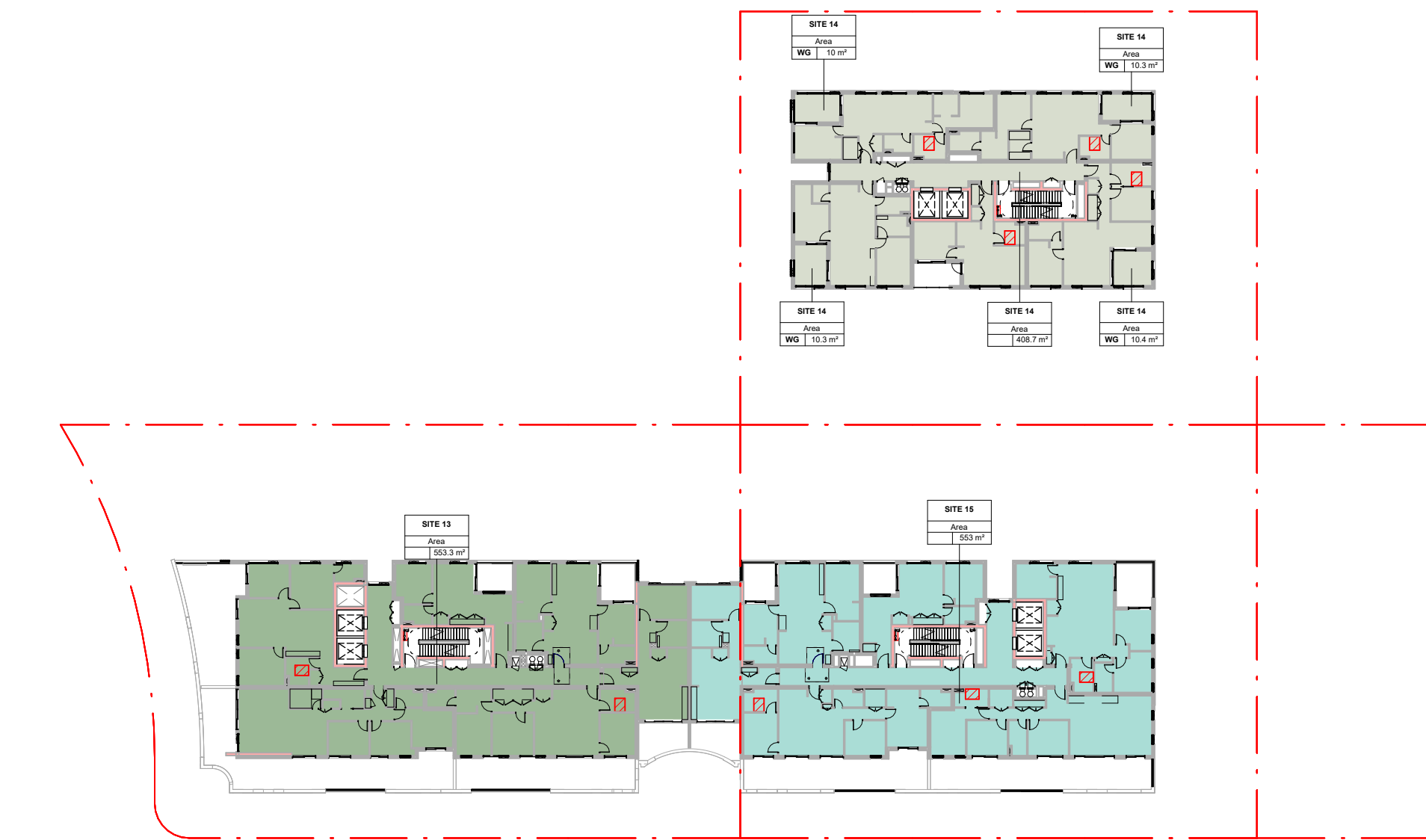
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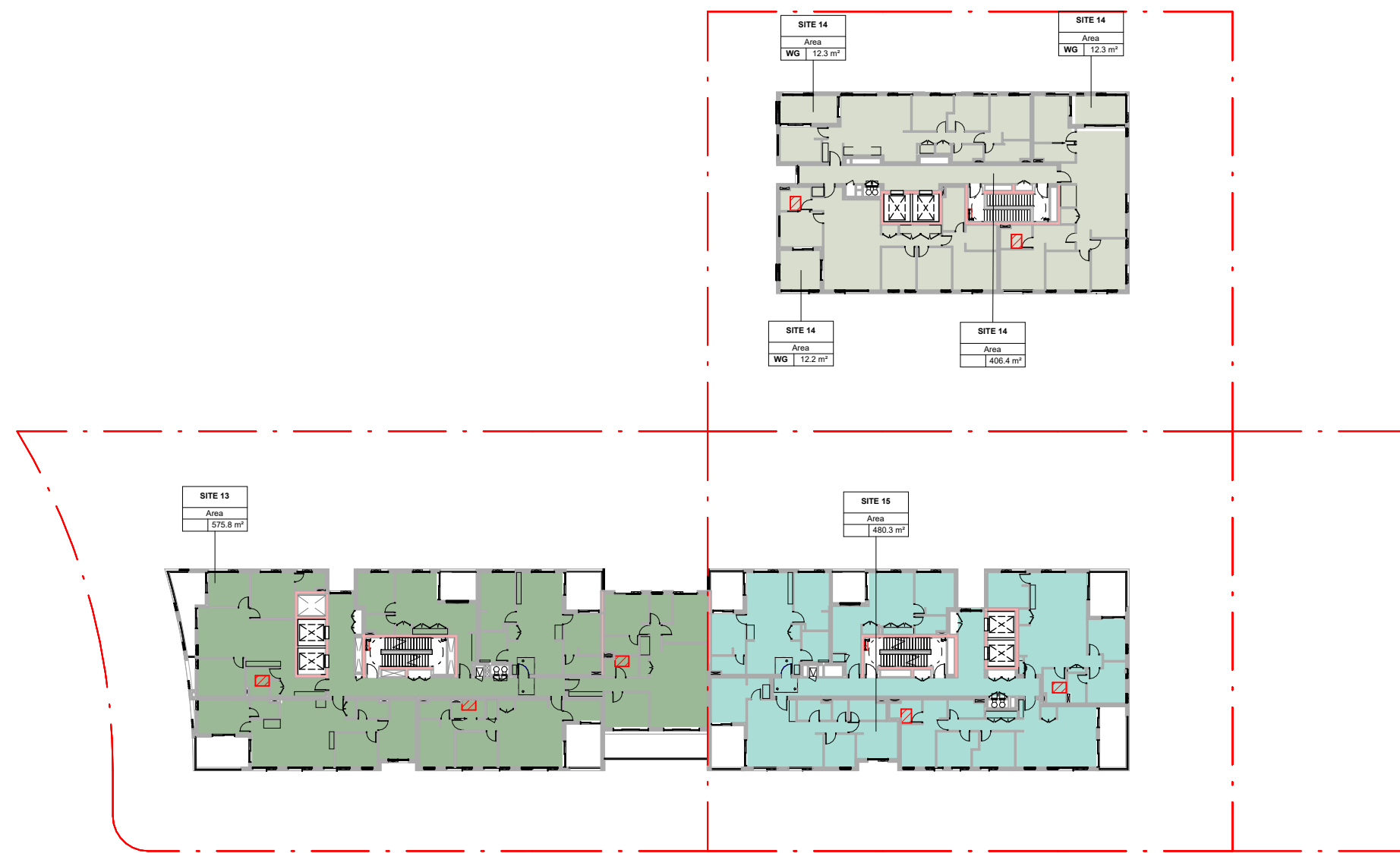
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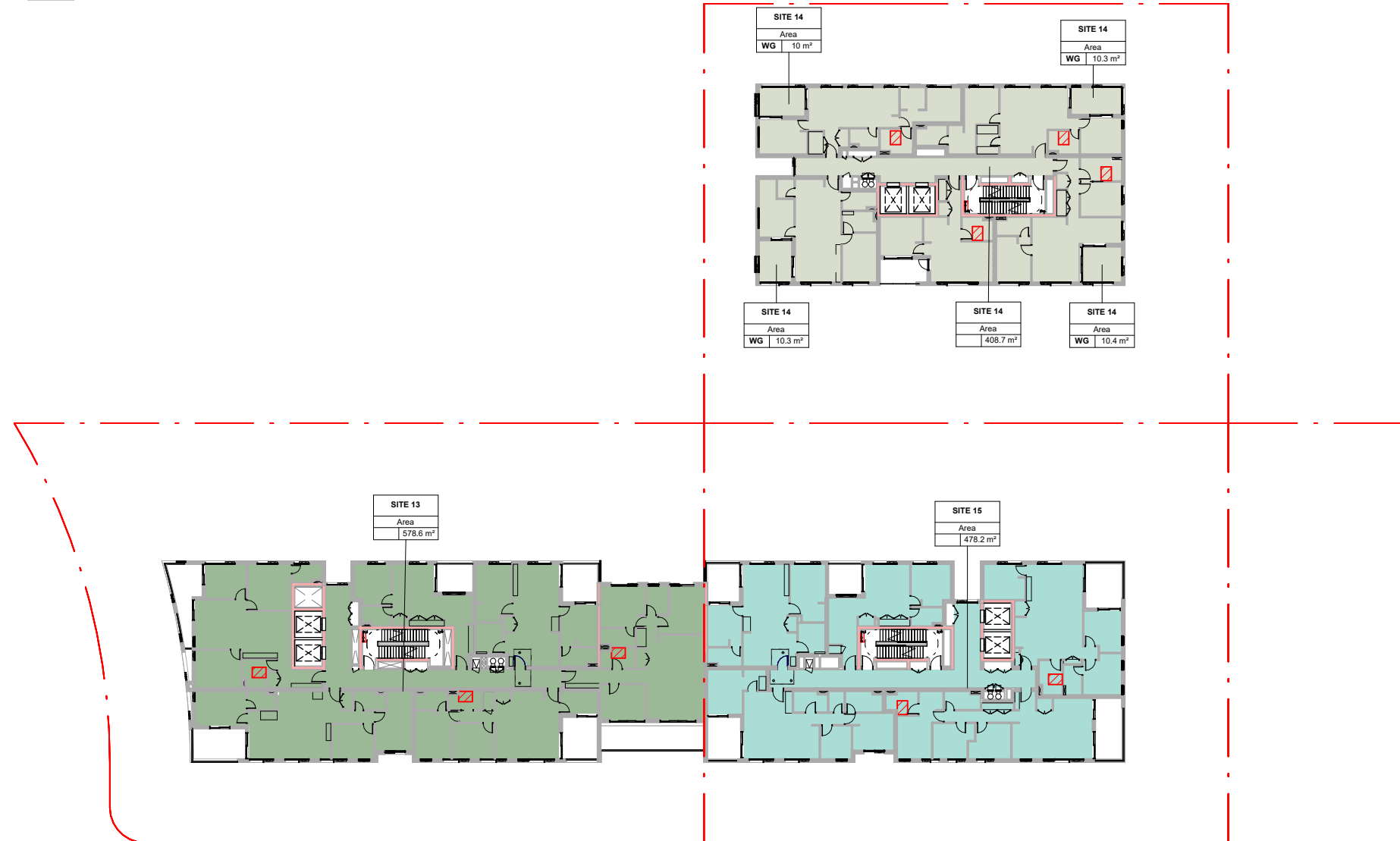
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Project PA030465		
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards		
Status	Drawing Number DA-Q110010	Revision D



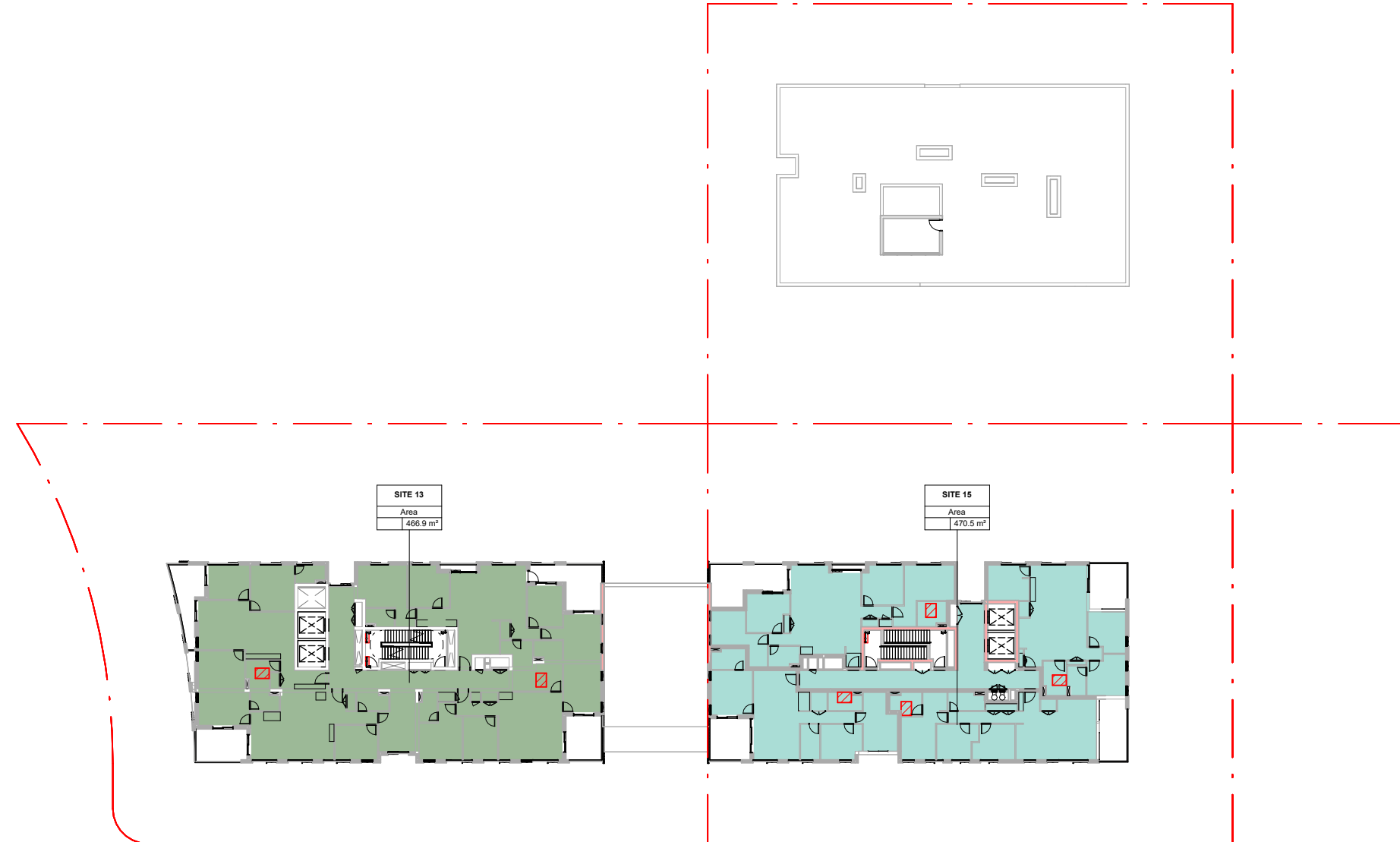
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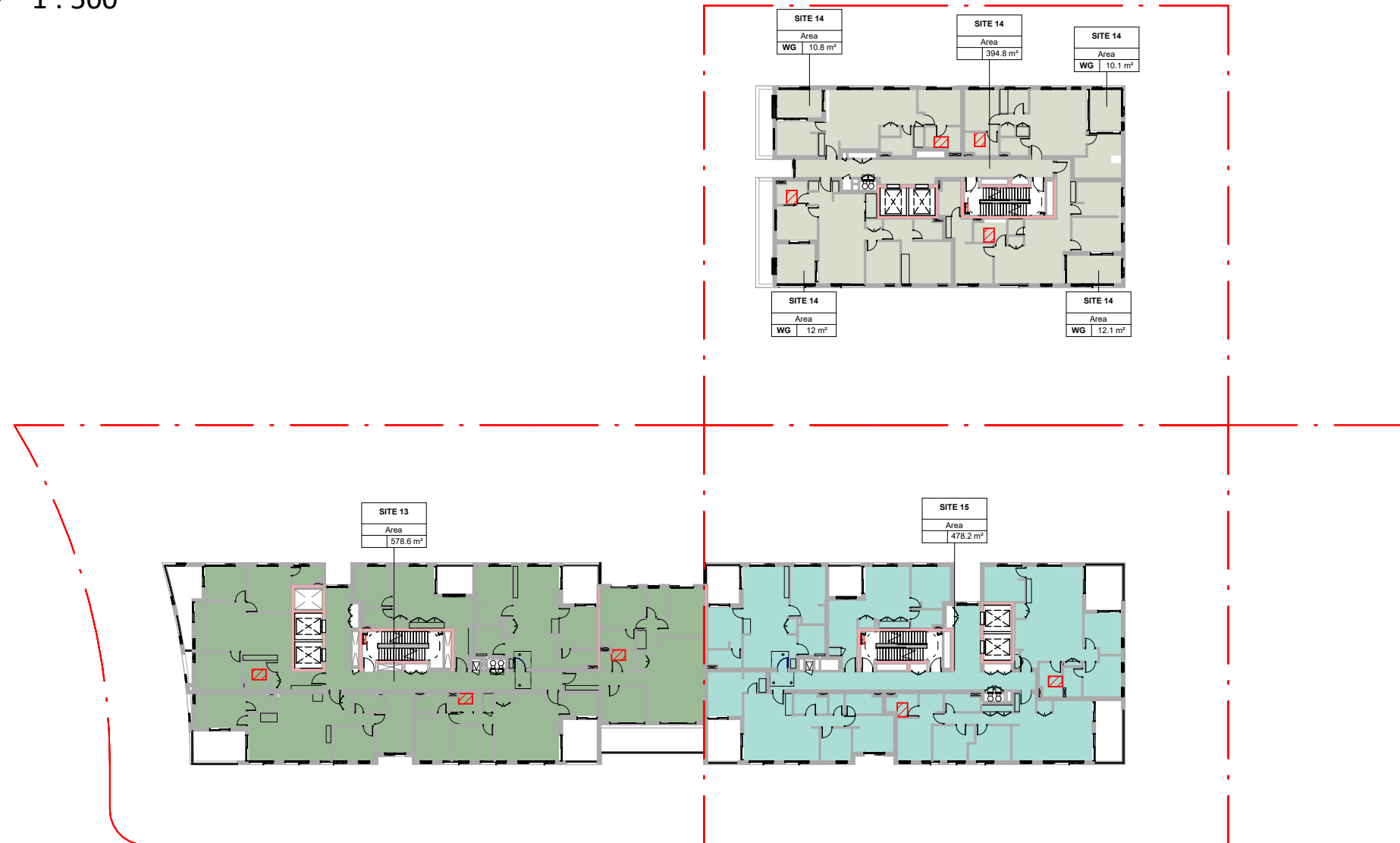
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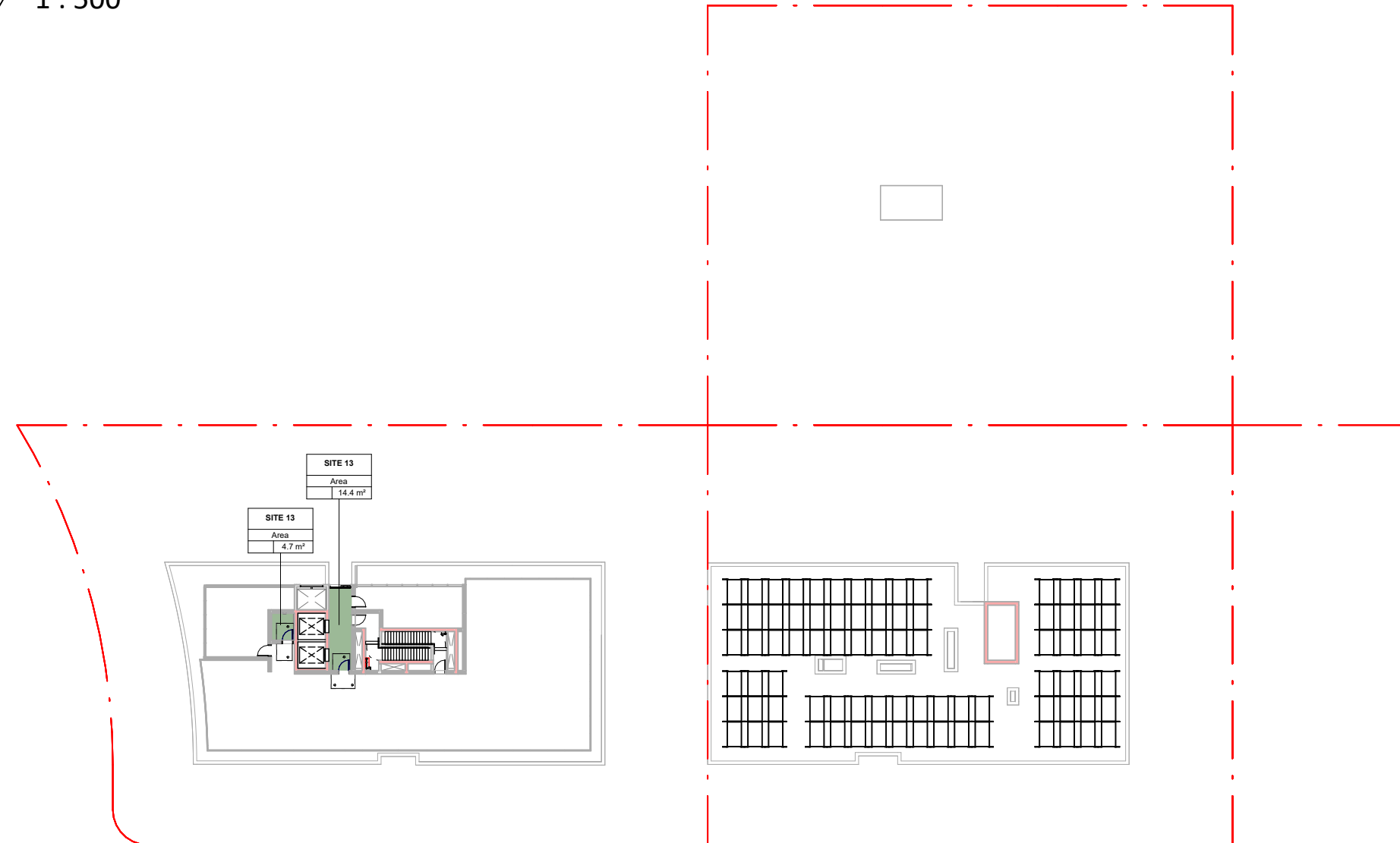
2 GFA_L09
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5 GFA_L12
1 : 500



3 GFA_L10
1 : 500



6 GFA_L13
1 : 500

AREA 14_TOTAL GFA	
LEVEL	Area
SITE 14	
L11	443.1 m²
L10	439.7 m²
L09	449.8 m²
L08	449.8 m²
L07	449.8 m²
L06	449.8 m²
L05	468.6 m²
L04	550.7 m²
L03	580.1 m²
L02	557.7 m²
L01	426.2 m²
L00	335.9 m²
Grand total	5601.2 m²

AREA 14_WINTERGARDEN GFA		
LEVEL	Area	Count
SITE 14		
L11	36.8 m²	3
L10	44.9 m²	4
L09	41.1 m²	4
L08	41.1 m²	4
L07	41.1 m²	4
L06	41.1 m²	4
L04	10.4 m²	1
L03	10.4 m²	1
L02	10.4 m²	1
Grand total	277.4 m²	

AREA 14 AREA		
Total GFA	Control	Proposed
5601.2 m²	5601.2 m²	3.35

AREA 13_TOTAL GFA	
LEVEL	Area
SITE 13	
L13	19.1 m²
L12	466.9 m²
L11	575.8 m²
L10	578.6 m²
L09	578.6 m²
L08	553.3 m²
L07	658.6 m²
L06	658.3 m²
L05	664.1 m²
L04	565.2 m²
L03	615.5 m²
Grand total	5933.9 m²

AREA 15_TOTAL GFA	
LEVEL	Area
SITE 15	
L12	470.5 m²
L11	480.3 m²
L10	478.2 m²
L09	478.2 m²
L08	553 m²
L07	619.4 m²
L06	645.3 m²
L05	678.6 m²
L04	614.6 m²
L03	616.7 m²
L02	406.9 m²
Grand total	6041.7 m²

AREA 13 & 15_AREA		
Total GFA	Control	Proposed
11975.7 m²	11975.7 m²	2.85

Key Plan:

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A	ISSUE FOR INFORMATION	JY	LG	15/03/23

*Registered Architect
LGU Lillian Gu NSW Arch 8013

Consultants

Client

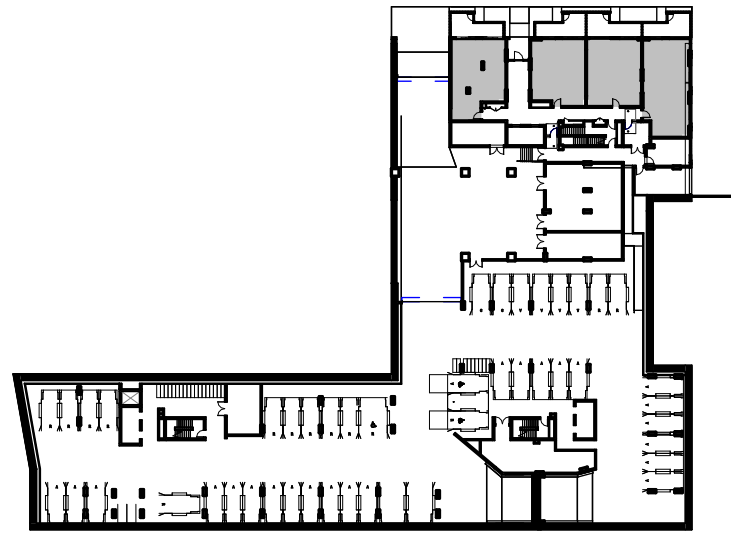
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ABN 23 000 454 624
trading as PTW Architects

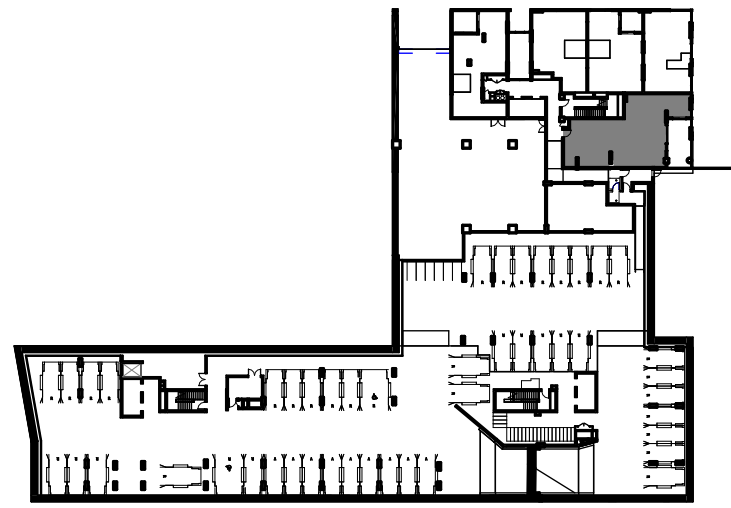
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 1 2 5 8m
1 : 500 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

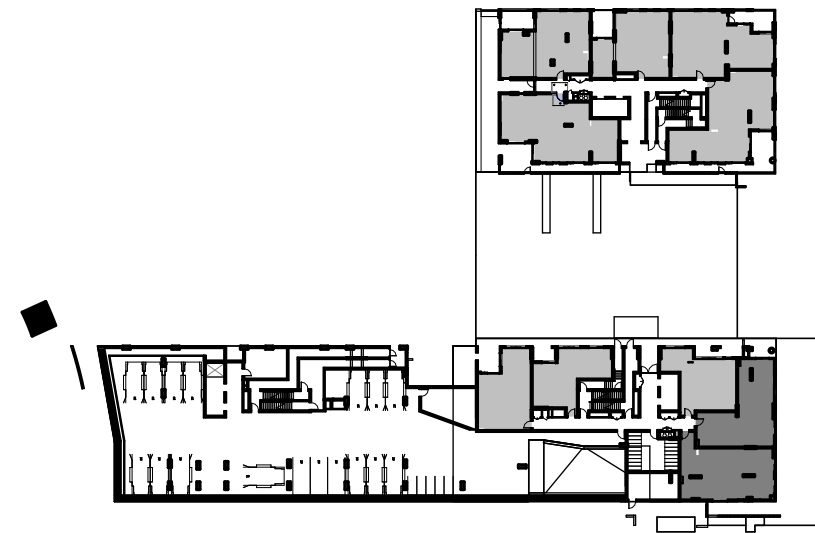
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DA DRAWINGS
GFA PLAN 02
Drawing Number
DA-Q120010
Revision
D



1 SOLAR L00
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2 SOLAR L01
1 : 1000



3 SOLAR L02
1 : 1000



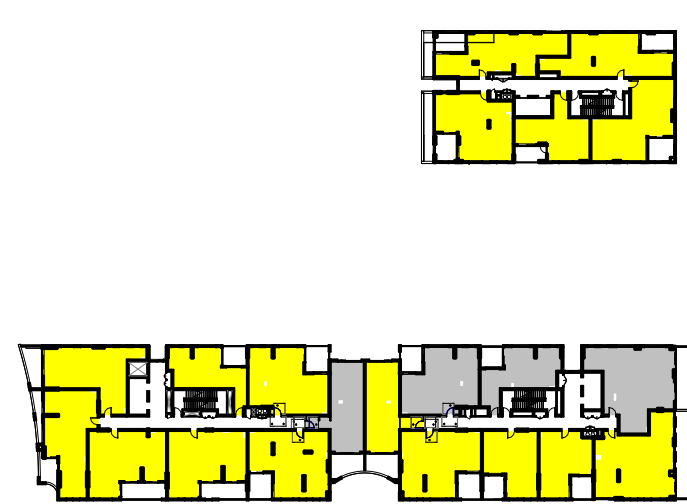
4 SOLAR L03
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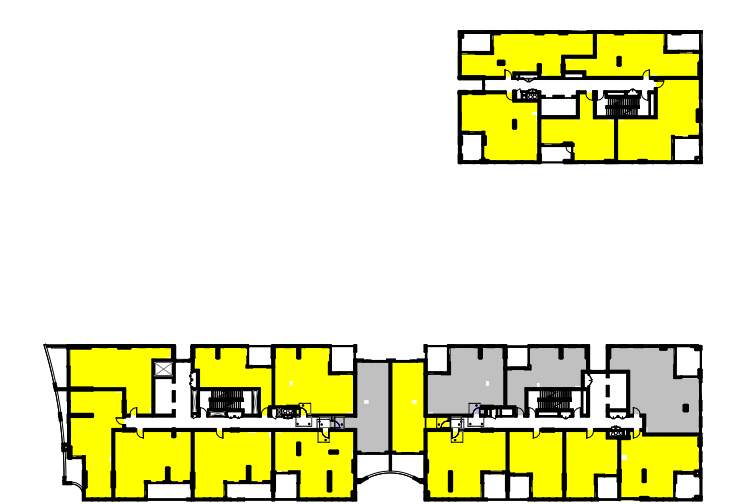
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1 : 1000



6 SOLAR L05
1 : 1000



7 SOLAR L06
1 : 1000



8 SOLAR L07
1 : 1000



9 SOLAR L08
1 : 1000



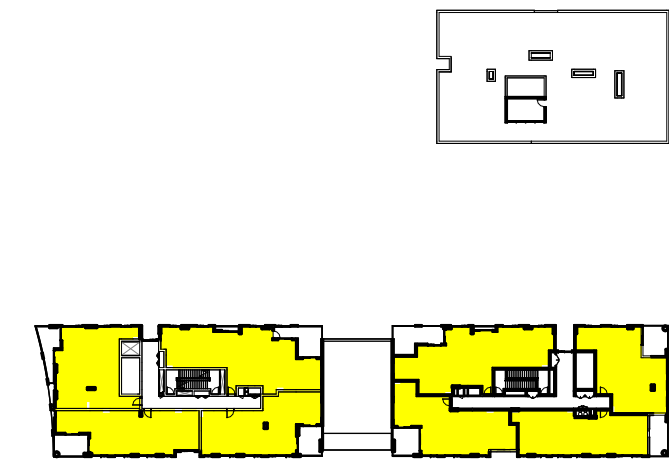
10 SOLAR L09
1 : 1000



11 SOLAR L10
1 : 1000



12 SOLAR L11
1 : 1000



13 SOLAR L12
1 : 1000

SOLAR ACCESS_AREA 13&15		
Solar AccessCompliance	Count	Percentage
0HRS	2	2%
<2HRS	29	22%
>2HRS	100	76%
Grand total: 131		

SOLAR ACCESS_AREA 14		
Solar AccessCompliance	Count	Percentage
0HRS	1	2%
<2HRS	21	39%
>2HRS	32	59%
Grand total: 54		

SOLAR ACCESS TOTAL		
Solar AccessCompliance	Count	Percentage
0HRS	3	2%
<2HRS	50	27%
>2HRS	132	71%
Grand total: 185		

Key Plan:

Drawing Disclaimer:
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Rev	Amendment	By	Chk*	Date
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

*Registered Architect	
LGU	Lilian Gu NSW Arch 8013

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ptw.com.au

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ABN 23 000 454 624
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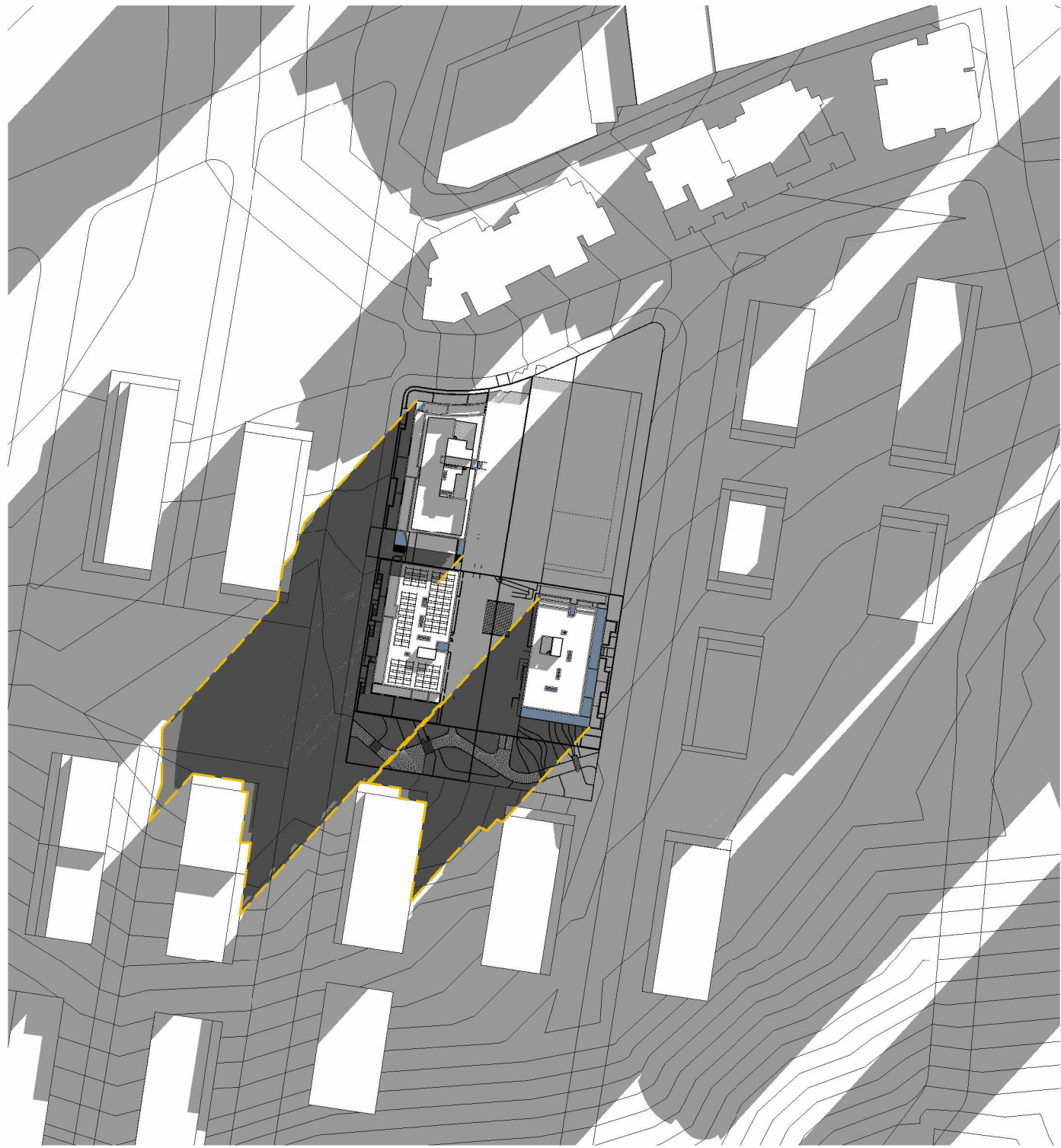
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 1 2 5 8m
1: @ A1
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Project PA030465

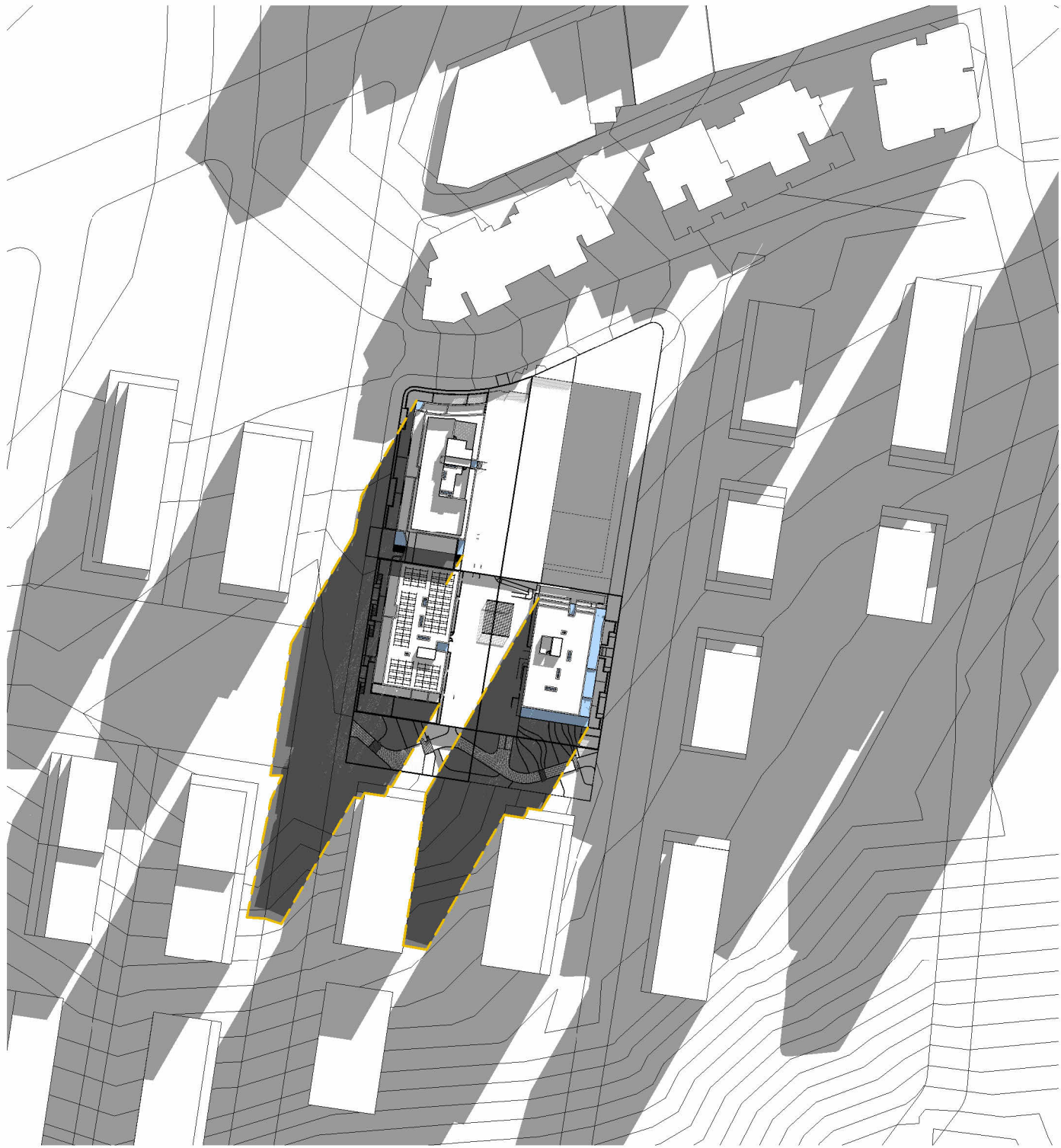
14-16 Marshall Avenue, 5-9 Holdsworth
Avenue & 2-10 Berry Road, ST Leonards

Status

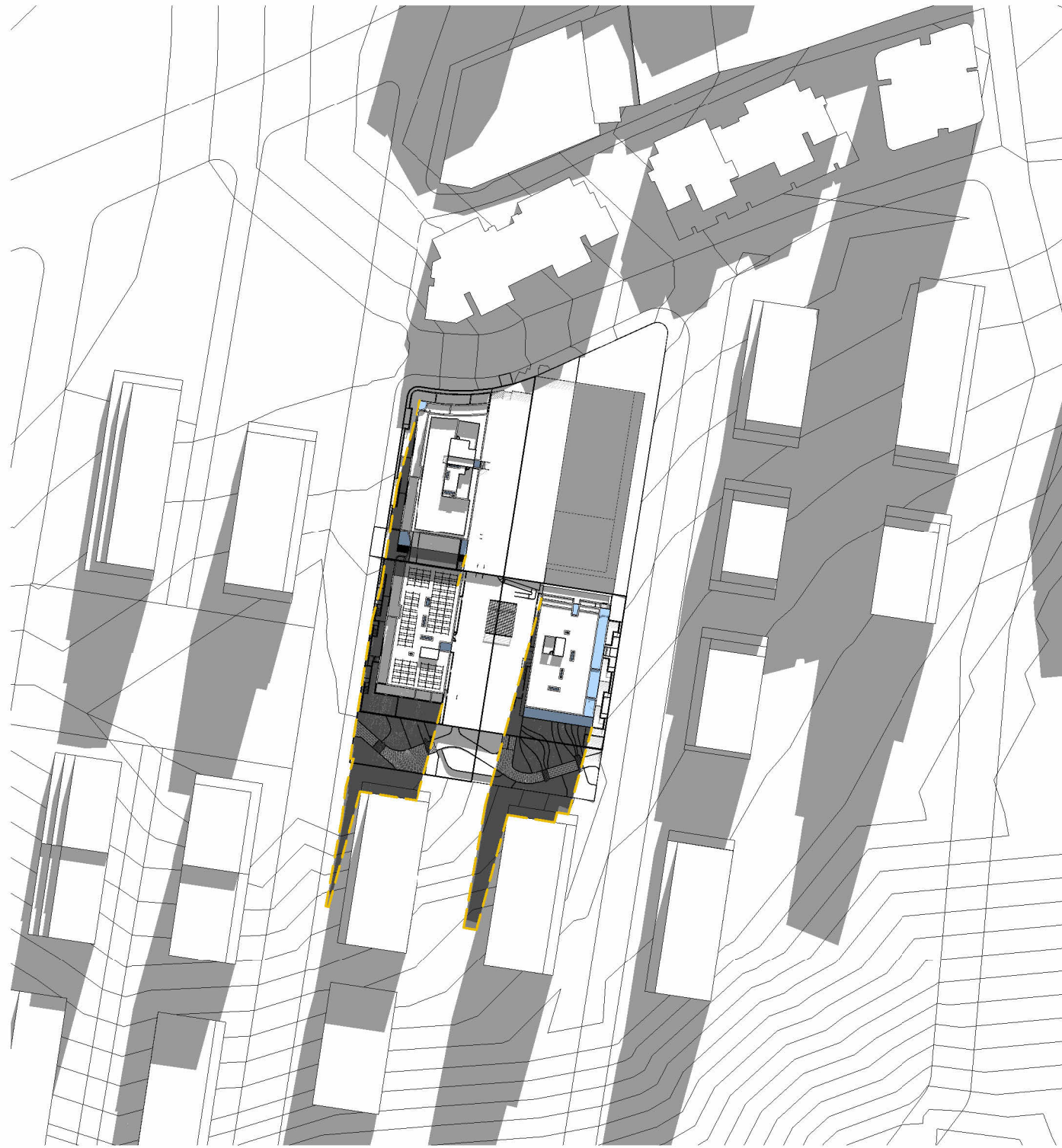
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SOLAR ACCESS COMPLIANCE
DIAGRAMS
Drawing Number
DA-Q310010
Revision
D



21 JUNE - 0900



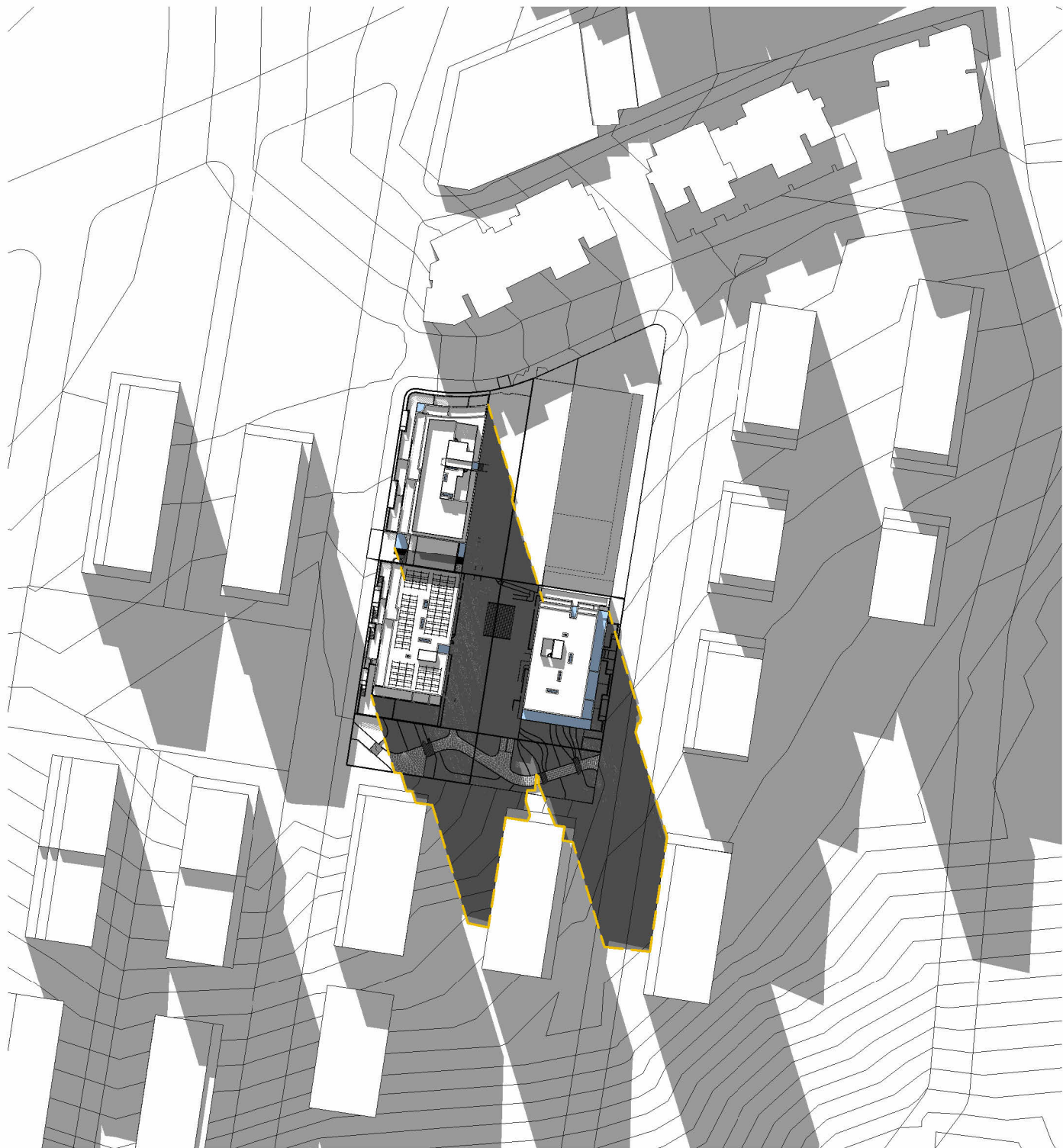
21 JUNE - 1000



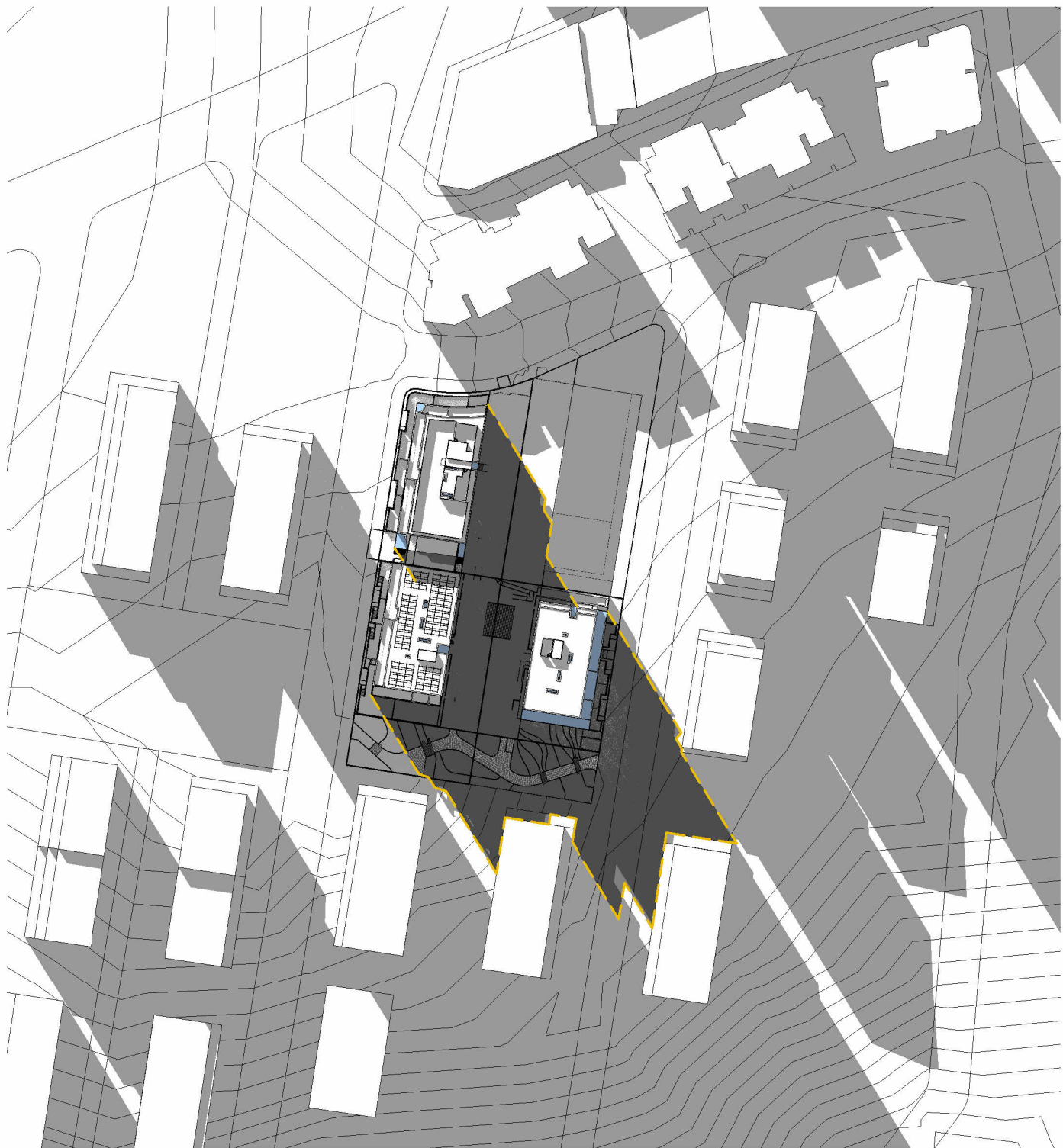
21 JUNE - 1100



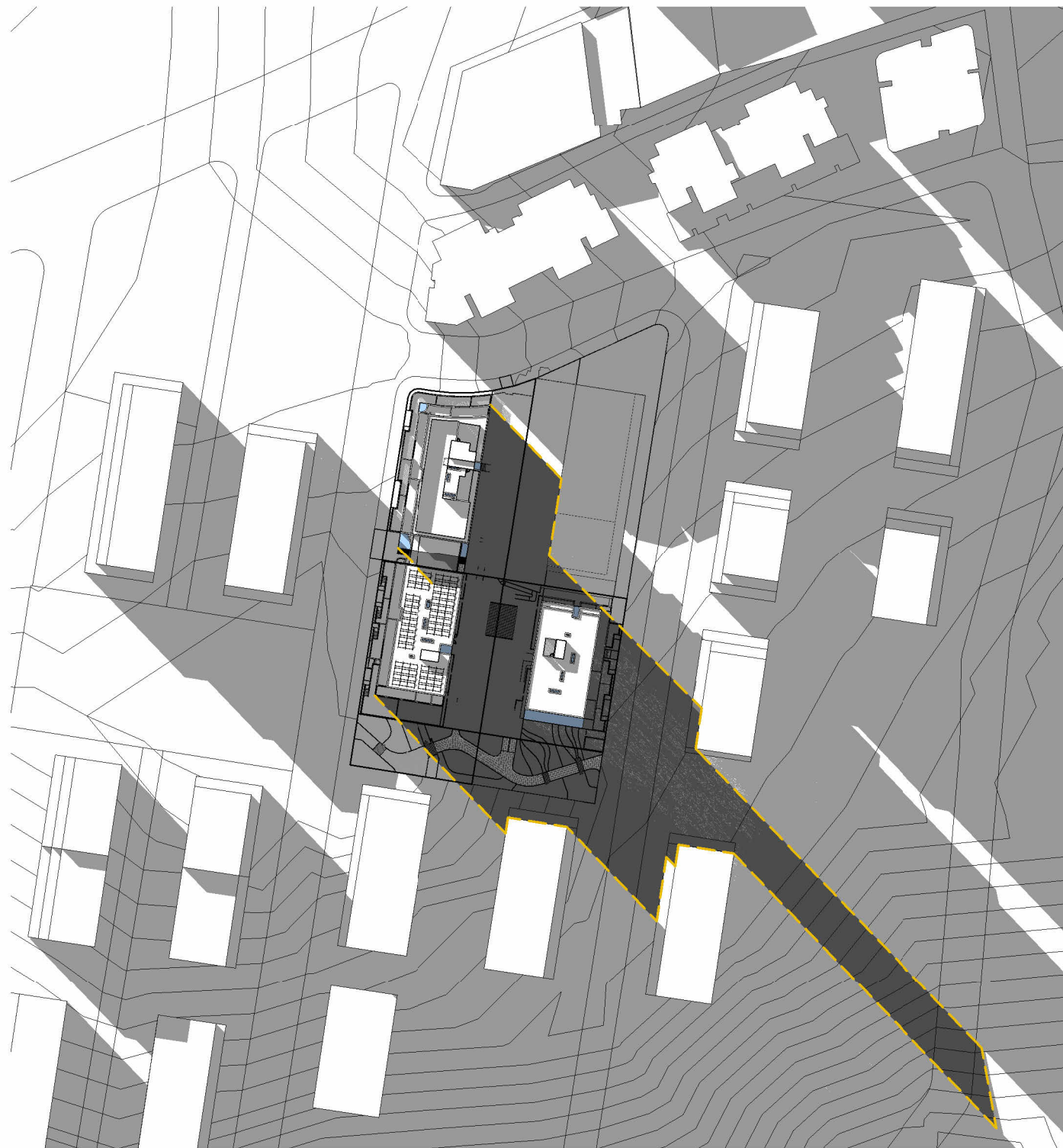
21 JUNE - 1200



21 JUNE - 1300



21 JUNE - 1400



21 JUNE - 1500

Key Plan:

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C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
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A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

*Registered Architect		
LGU	Lilian Gu	NSW Arch 8013

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

01258m

1:1700

Project PA030465

PTW

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title

DA DRAWINGS

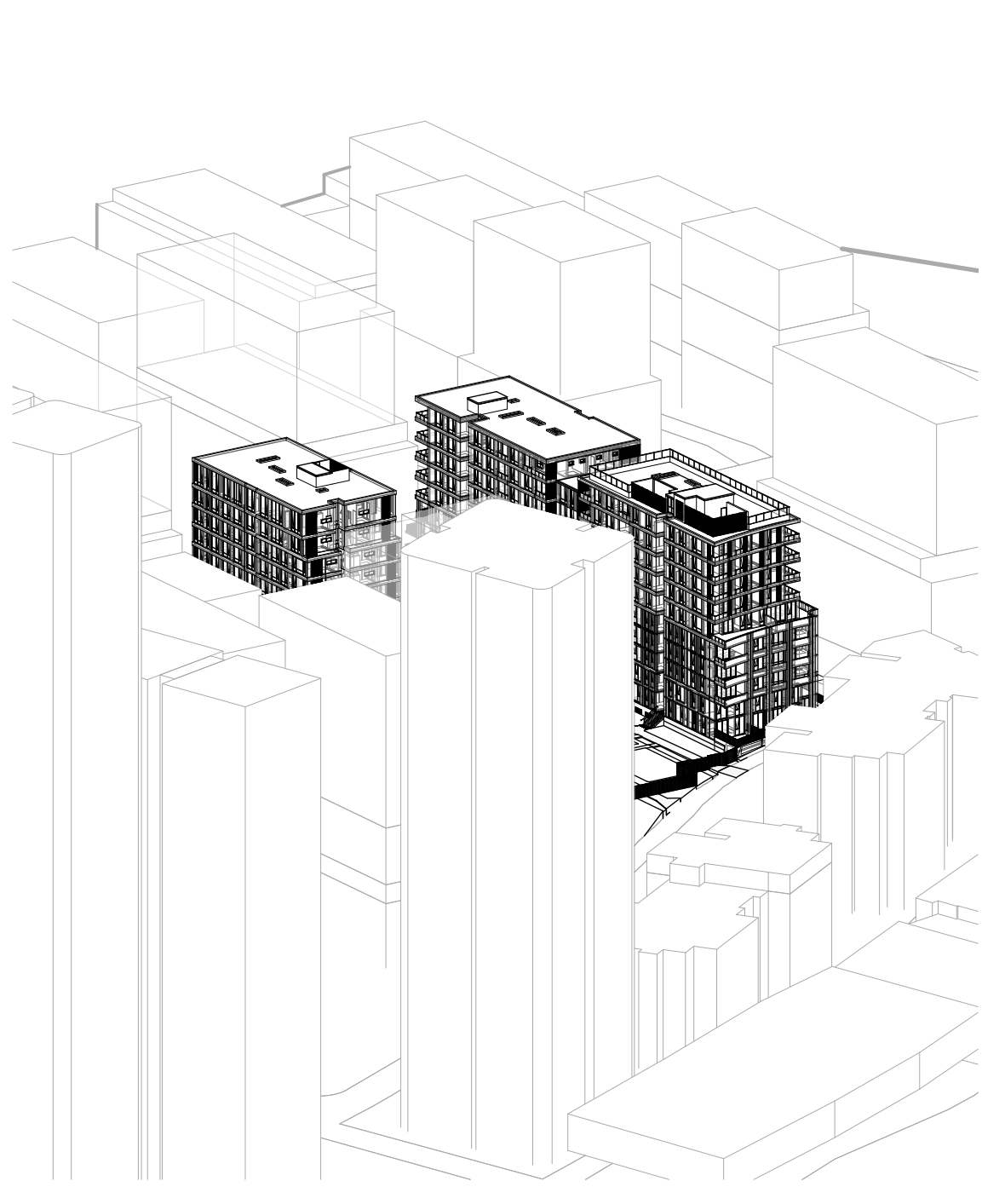
PLAN SHADOW DIAGRAM

Drawing Number

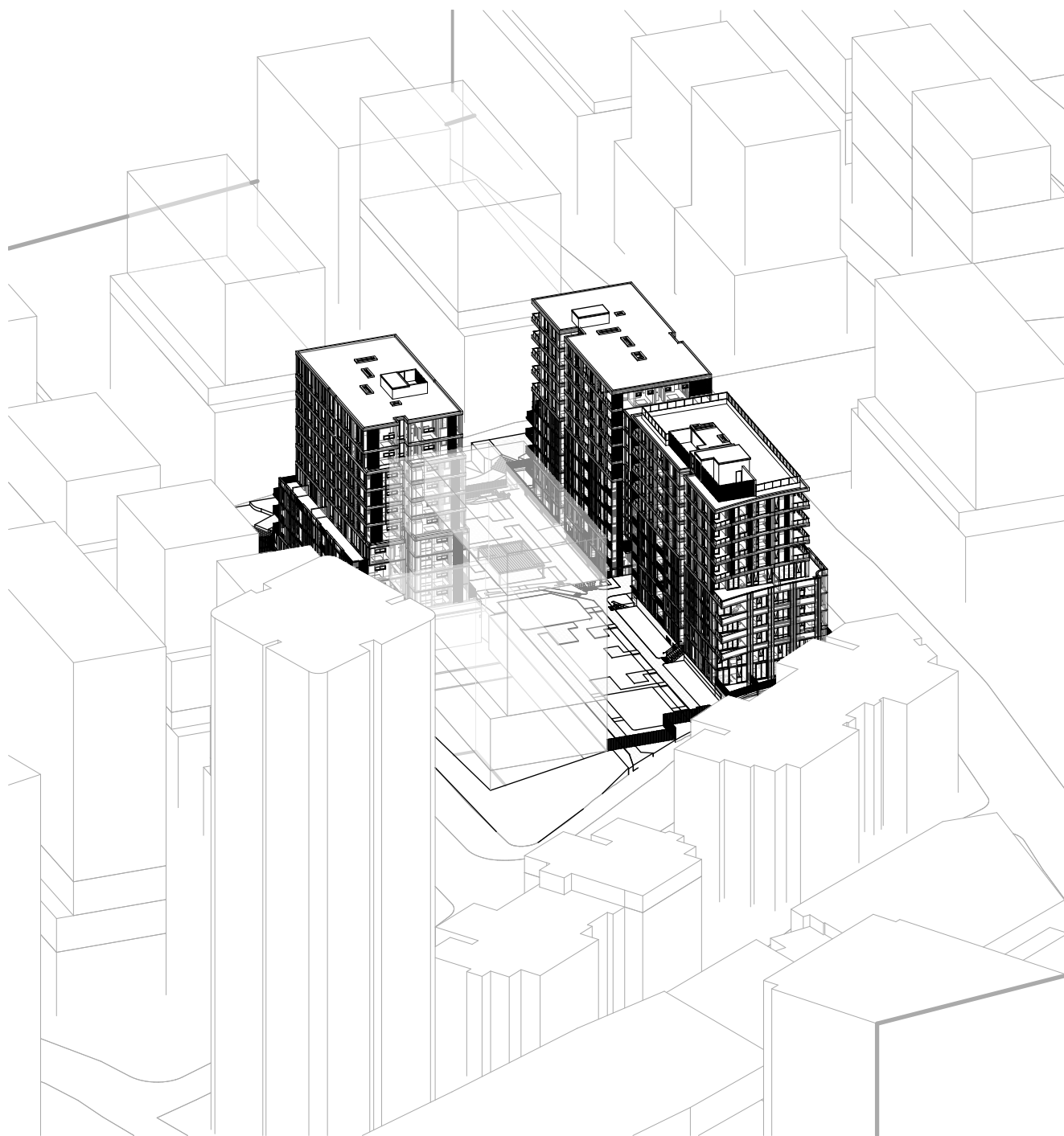
DA-Q320010

Revision

C



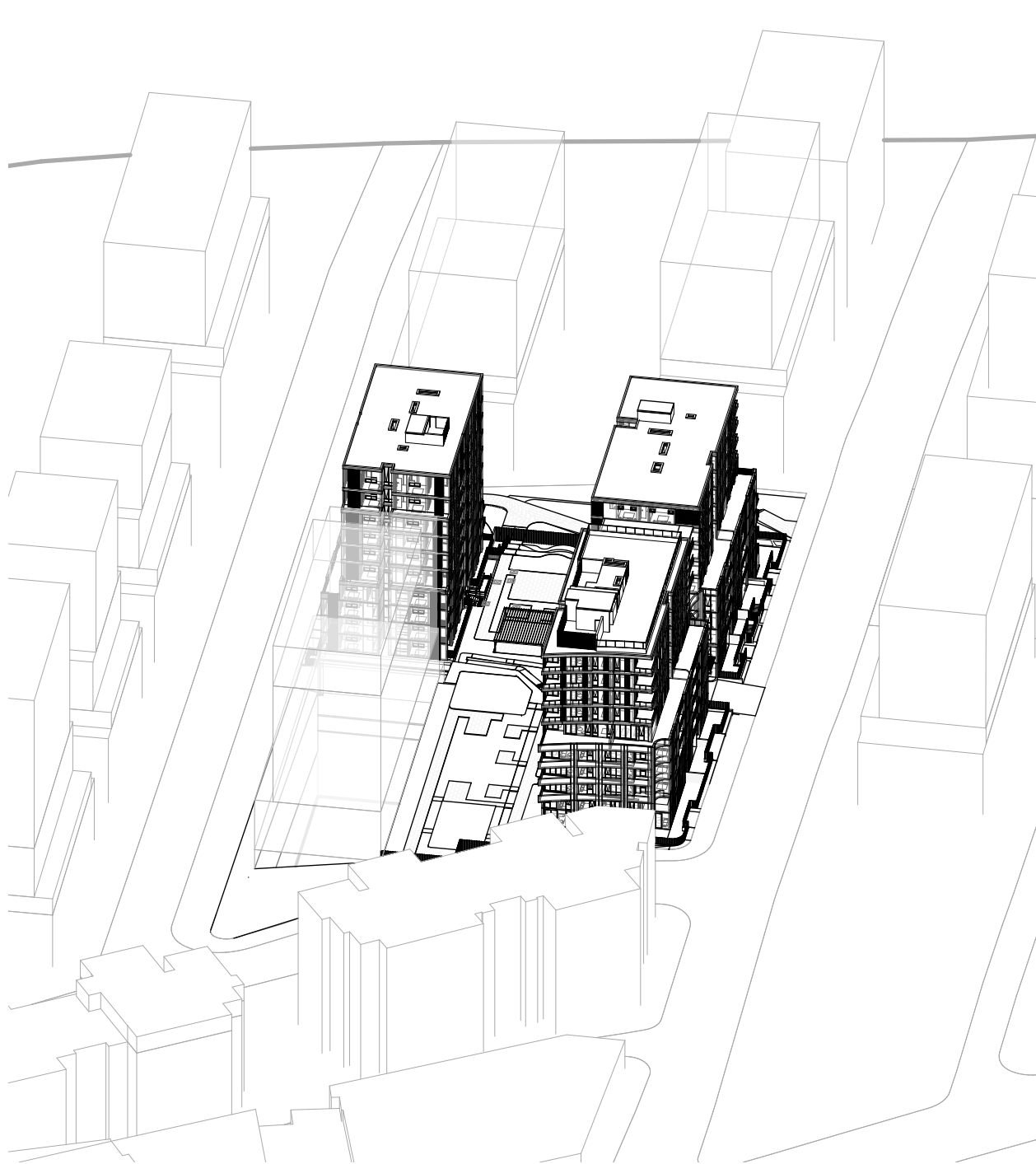
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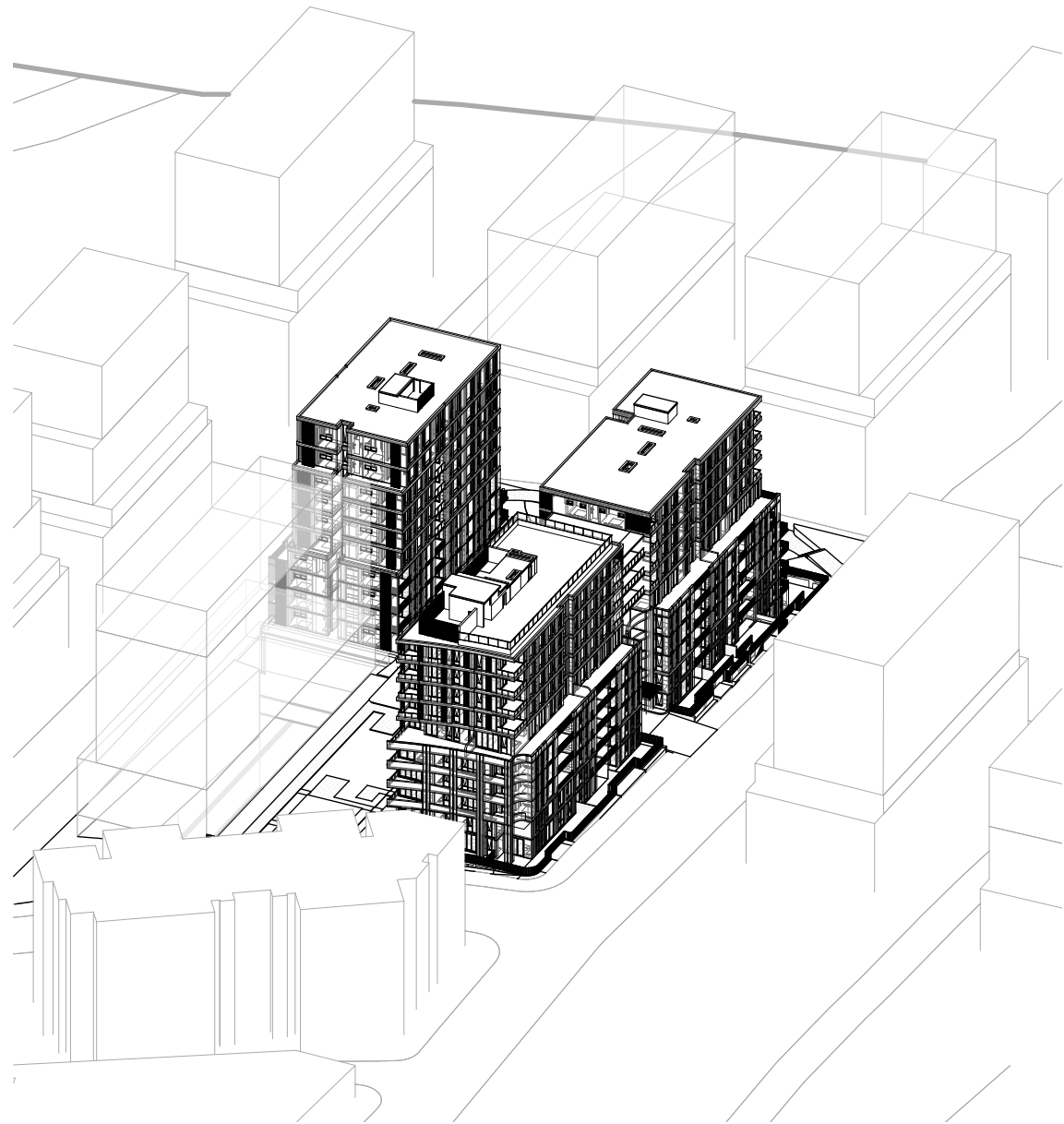
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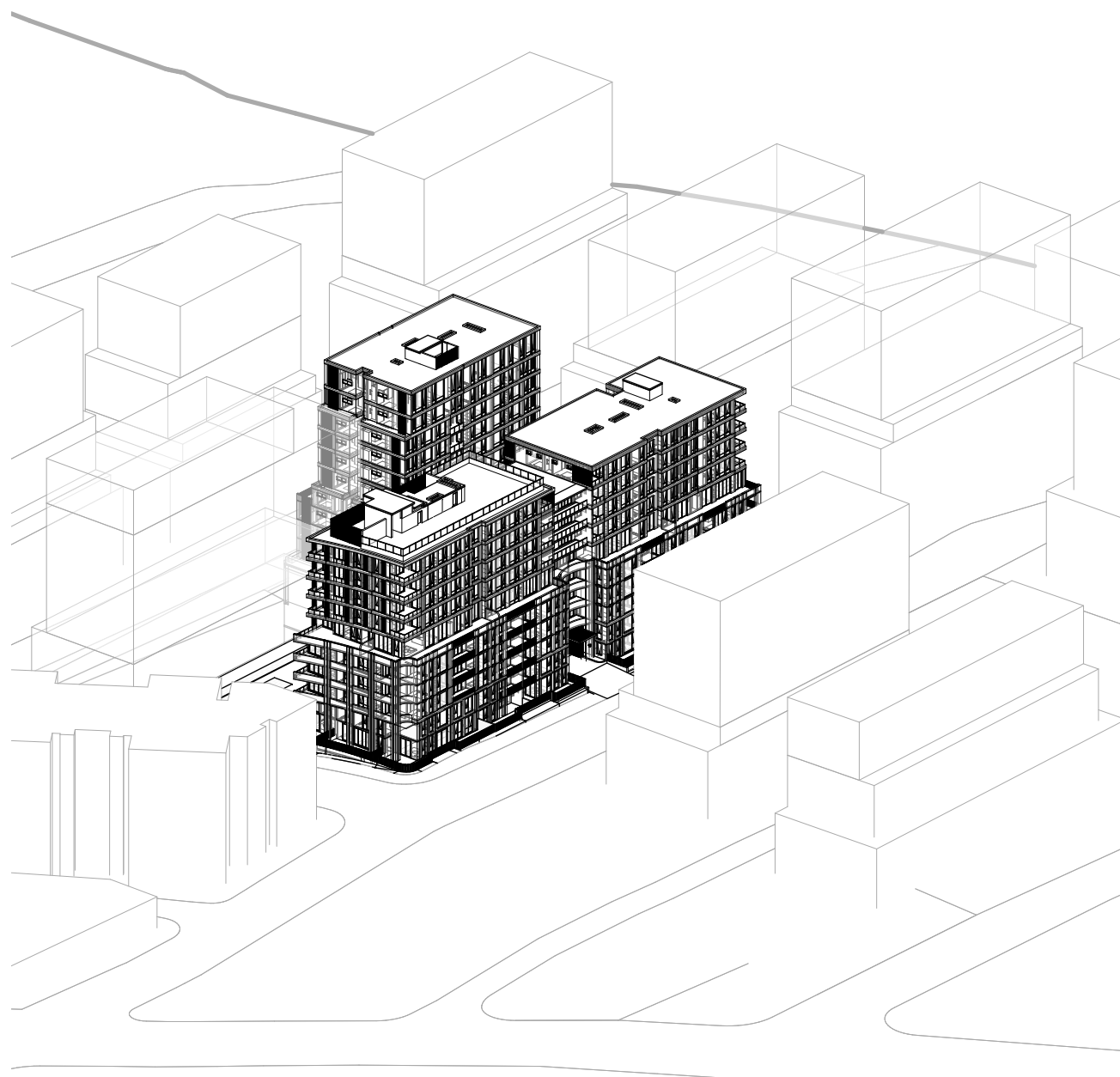
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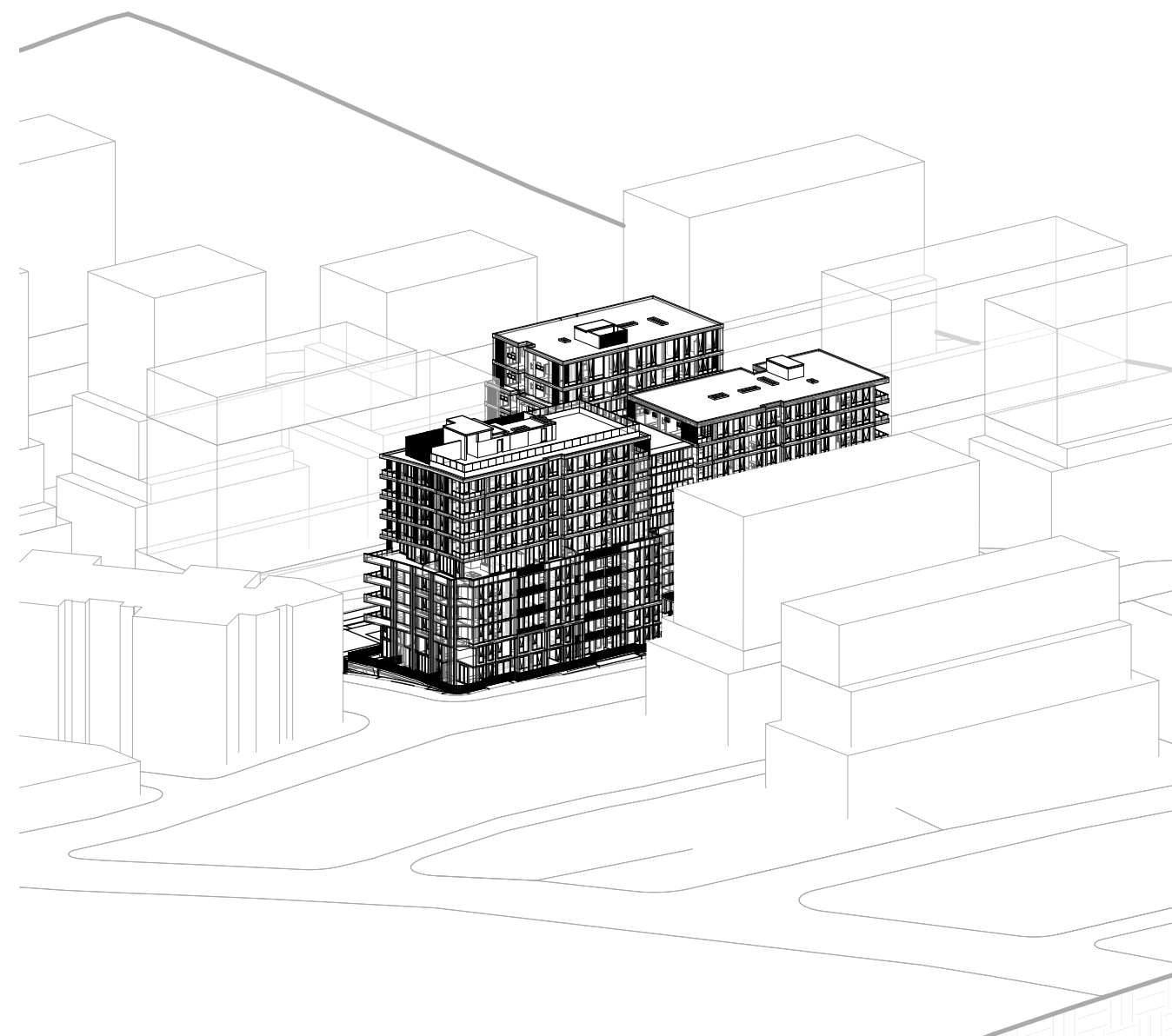
SUN EYE VIEW_21Jun1200



SUN EYE VIEW_21Jun1300



SUN EYE VIEW_21Jun1400



SUN EYE VIEW_21Jun1500

Key Plan:

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Rev	Amendment	By	Chk*	Date	*Registered Architect	Consultants	Client
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23	LGU Lillian Gu	NSW Arch 8013	
B	ISSUE FOR COORDINATION	JY	LG	13/12/23			
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23			

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ABN 23 000 454 624

trading as PTW Architects

Nominated Architects

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Diane Jones

Nesla Marojevic

NSW ARB 6098

NSW ARB 4778

NSW ARB 11274

01258m

Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title

DA DRAWINGS

SOLAR ANALYSIS-SUN EYE VIEWS

Drawing Number

DA-Q330010

Revision

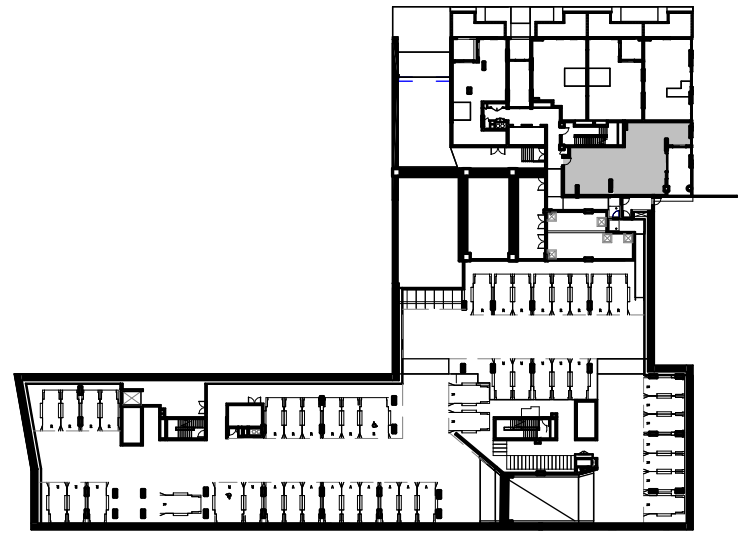
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A1

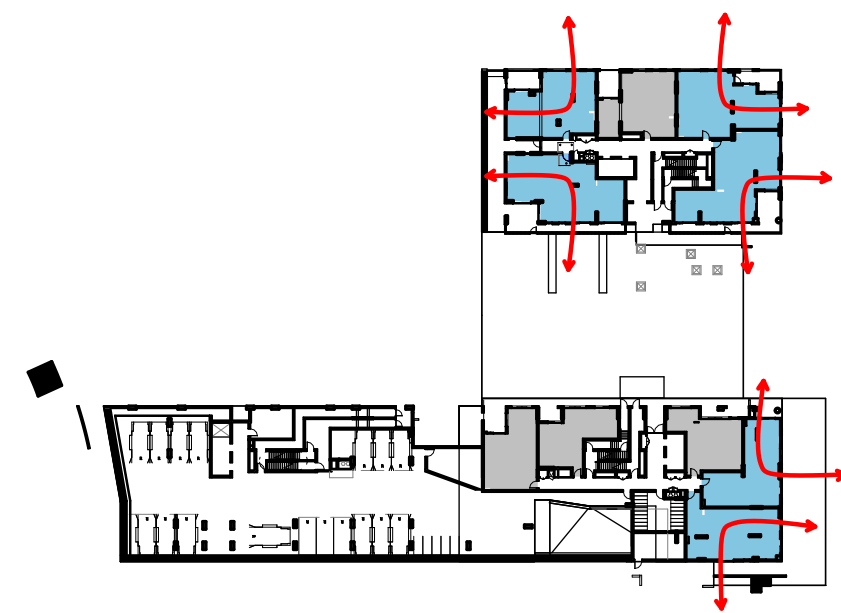
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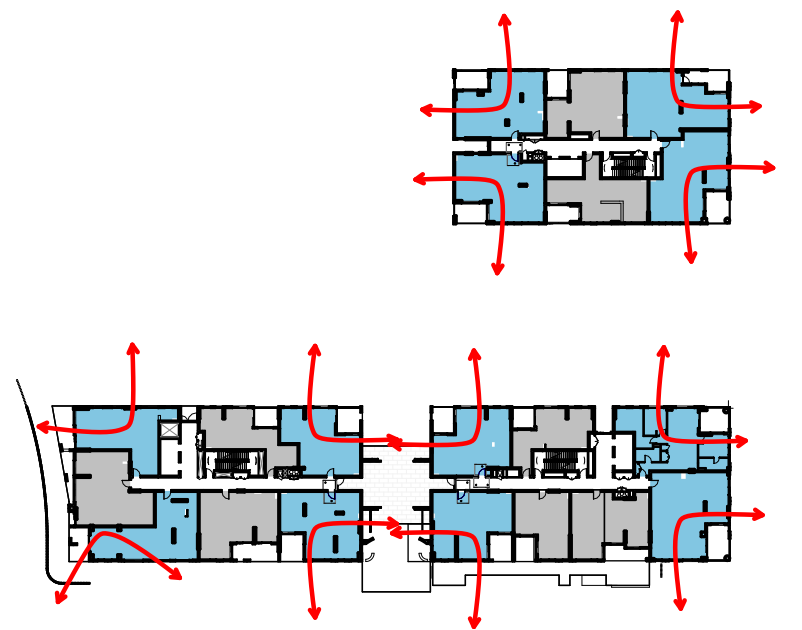
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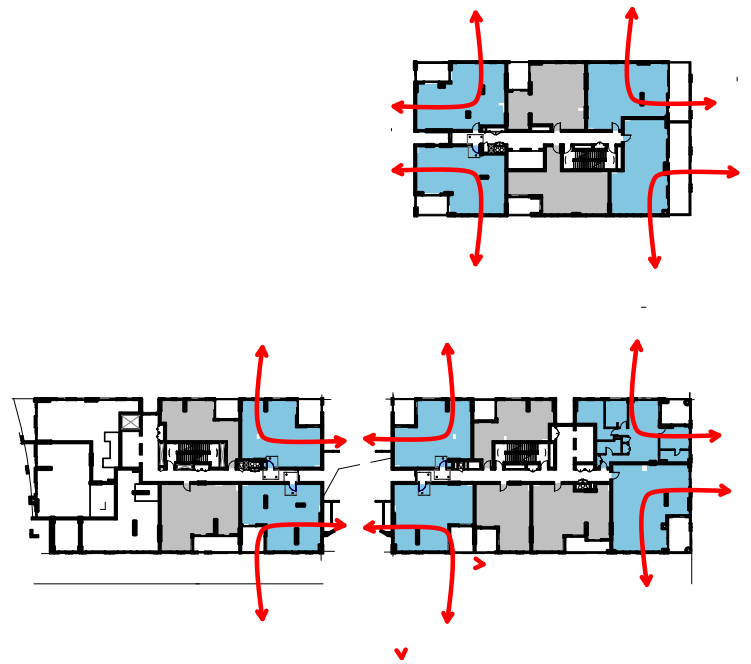
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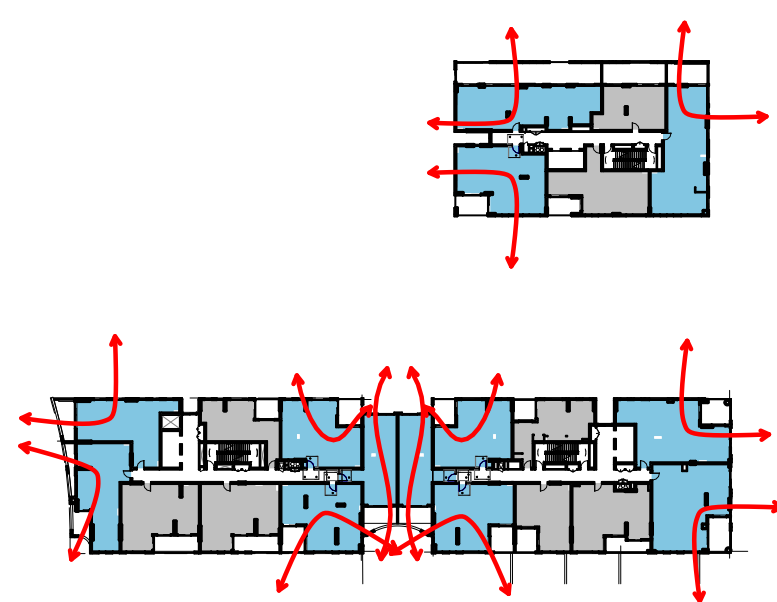
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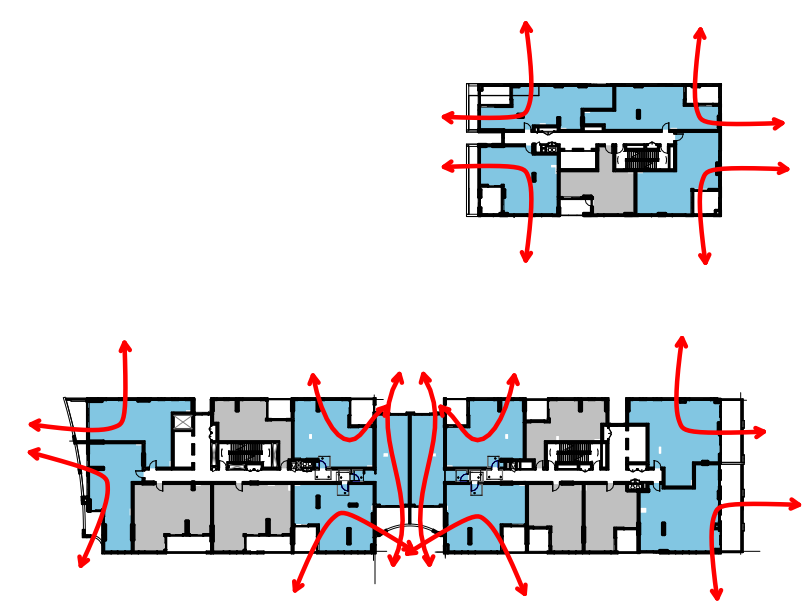
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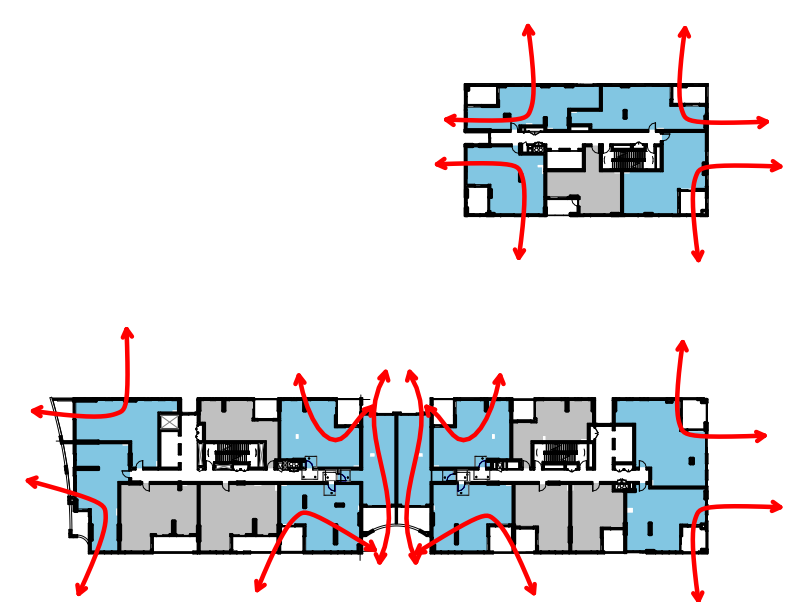
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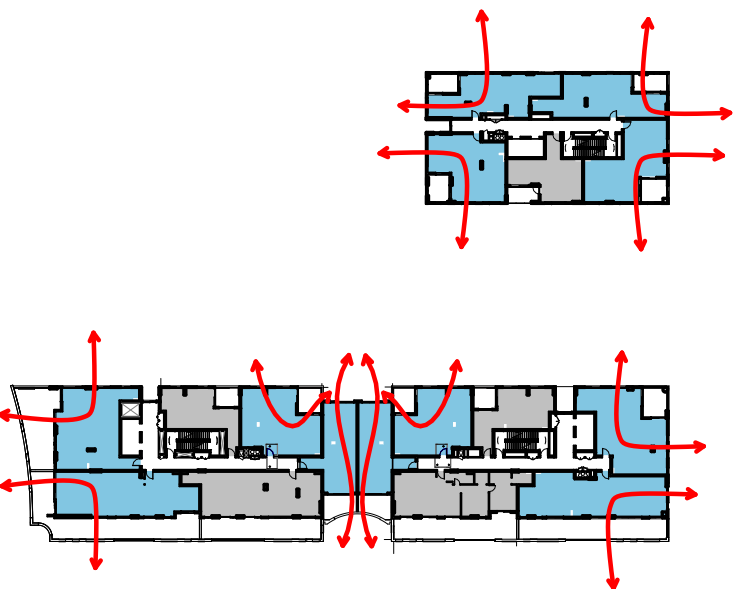
6 VENT L05
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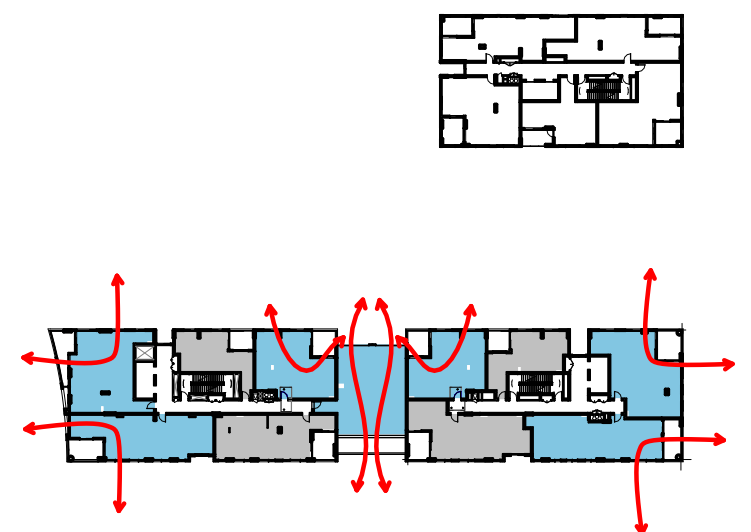
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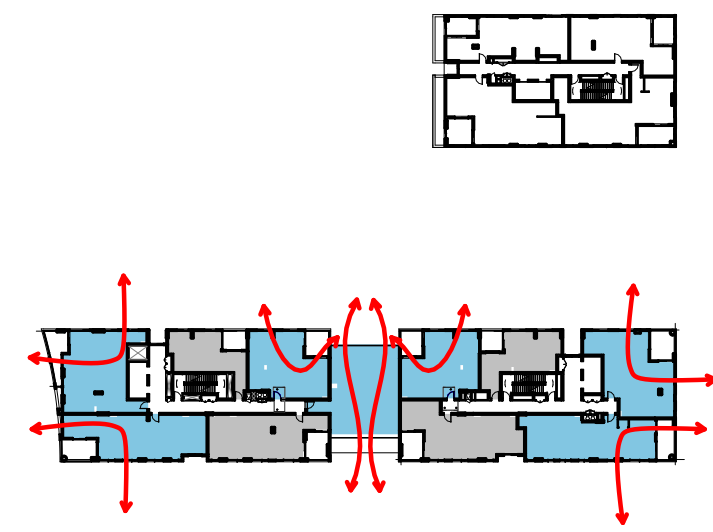
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1 : 1000



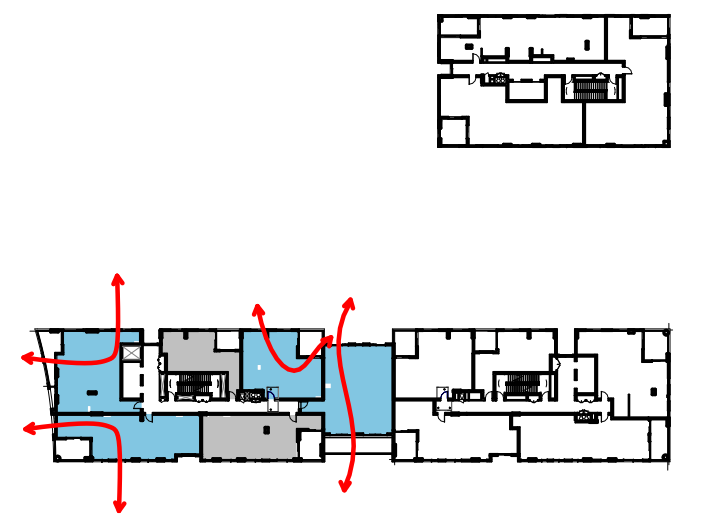
9 VENT L08
1 : 1000



10 VENT L09
1 : 1000



11 VENT L10
1 : 1000



12 VENT L11
1 : 1000

CROSS VENTILATION AREA 14		
CROSS VENTILATION Compliance	Count	Percentage
NO	14	33%
YES	28	67%
Grand total	42	

CROSS VENTILATION AREA 13&15		
CROSS VENTILATION Compliance	Count	Percentage
NO	46	39%
YES	72	61%
Grand total	118	

CROSS VENTILATION AREA_ALL		
CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	60	38%
YES	100	63%
Grand total	160	

Key Plan:

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A	ISSUE FOR INFORMATION	JY	LG	15/03/23

***Registered Architect**
LGU Lillian Gu NSW Arch 8013

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ptw.com.au

Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 1 2 5 8m
1: 1000 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

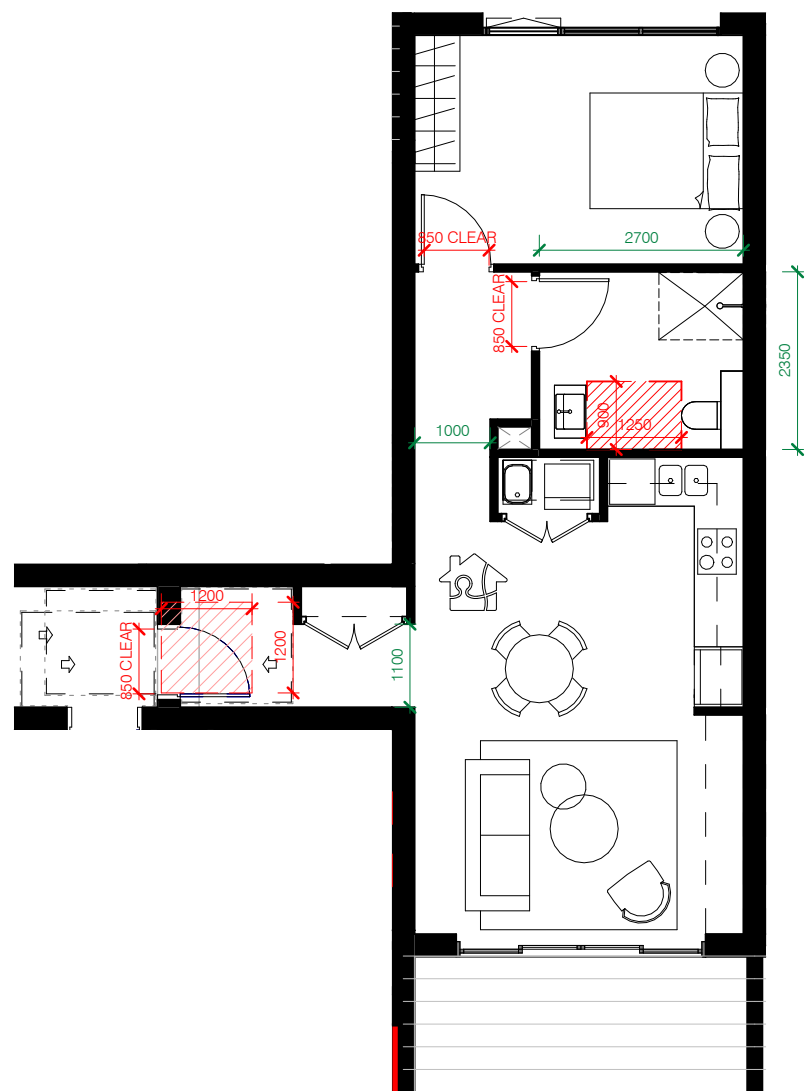
Title
DA DRAWINGS
CROSS VENTILATION
COMPLIANCE DIAGRAMS
Drawing Number
DA-Q410010
Revision
D

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ADAPTABLE/LIVABLE	37	20%
VISITABLE	111	60%
Grand total: 185	185	100%

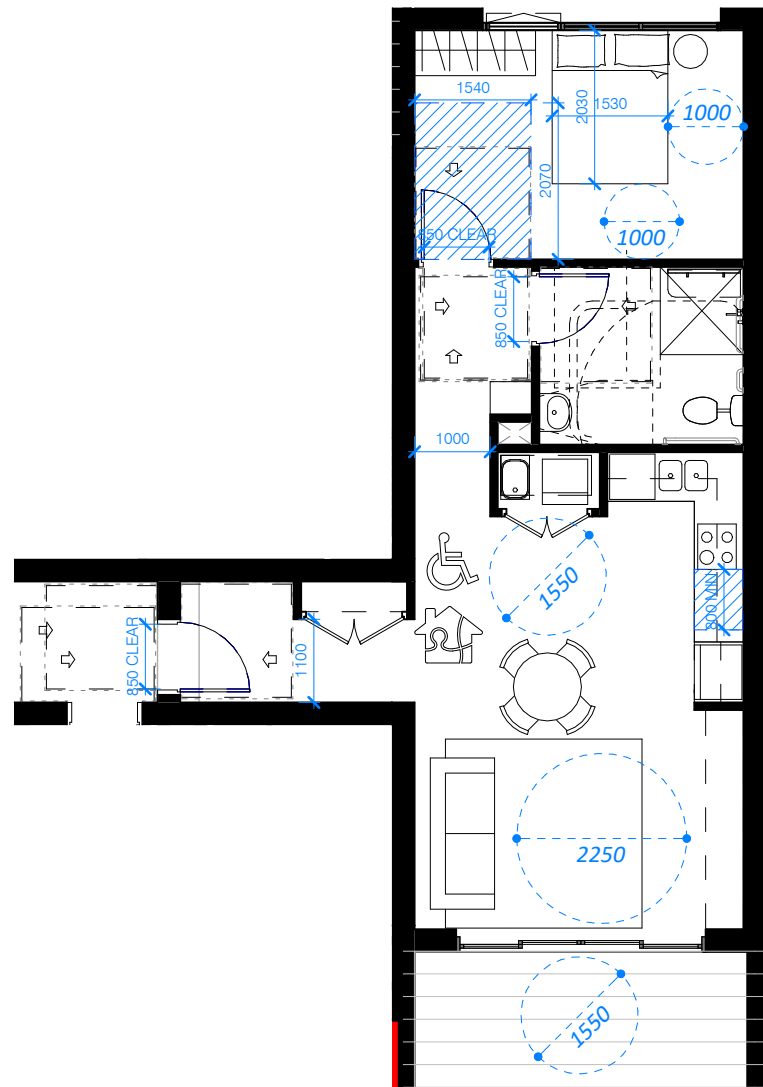
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 37(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 37(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 148(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 148(80%)

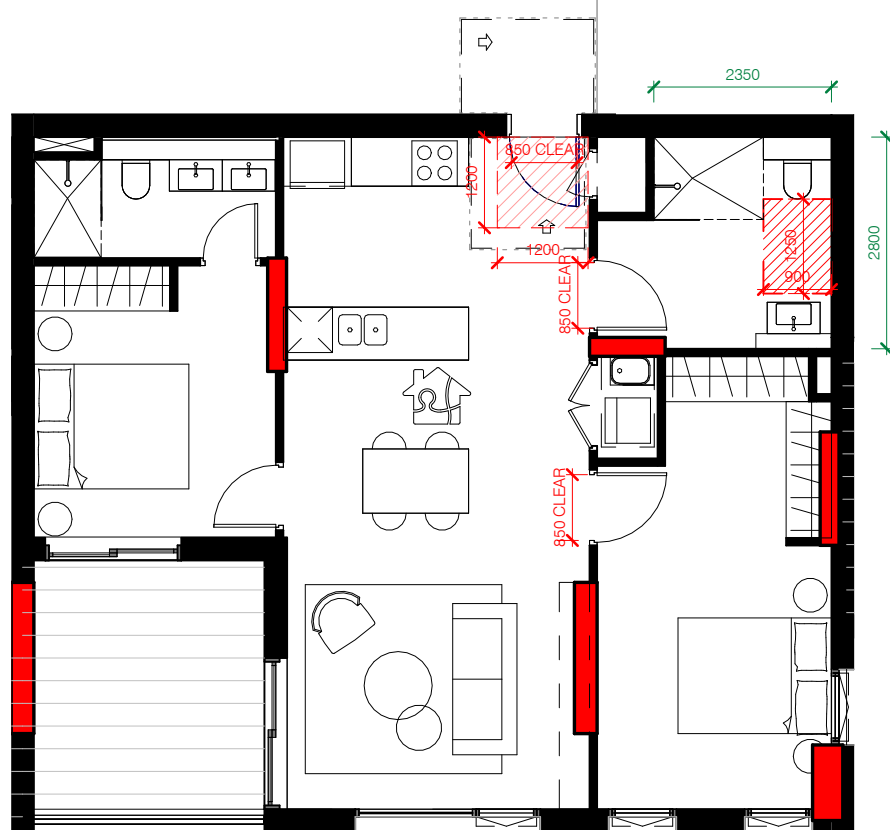
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1B+1B	1B-01	130603
1B+1B	1B-01	130703
1B+1B	1B-01	150506
1B+1B	1B-01	150606
1B+1B	1B-01	150706
1B-01: 6		
1B+1B: 6		
2B+2B	2B-01	130303
2B+2B	2B-01	130403
2B+2B	2B-01	130504
2B+2B	2B-01	130604
2B+2B	2B-01	130704
2B+2B	2B-01	150305
2B+2B	2B-01	150405
2B+2B	2B-01	150505
2B+2B	2B-01	150605
2B+2B	2B-01	150705
2B-01: 10		
2B+2B	2B-02	130402
2B+2B	2B-02	130502
2B+2B	2B-02	130602
2B+2B	2B-02	130702
2B+2B	2B-02	130802
2B+2B	2B-02	130902
2B+2B	2B-02	131002
2B+2B	2B-02	131102
2B+2B	2B-02	150306
2B+2B	2B-02	150406
2B+2B	2B-02	150507
2B+2B	2B-02	150607
2B+2B	2B-02	150707
2B+2B	2B-02	150805
2B+2B	2B-02	150905
2B+2B	2B-02	151005
2B+2B	2B-02	151104
2B-02: 17		
2B+2B	2B-03	140301
2B+2B	2B-03	140401
2B+2B	2B-03	140501
2B-03: 3		
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3B+2B	3B-01	140201
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3B+2B: 1		
TOTAL: 37		



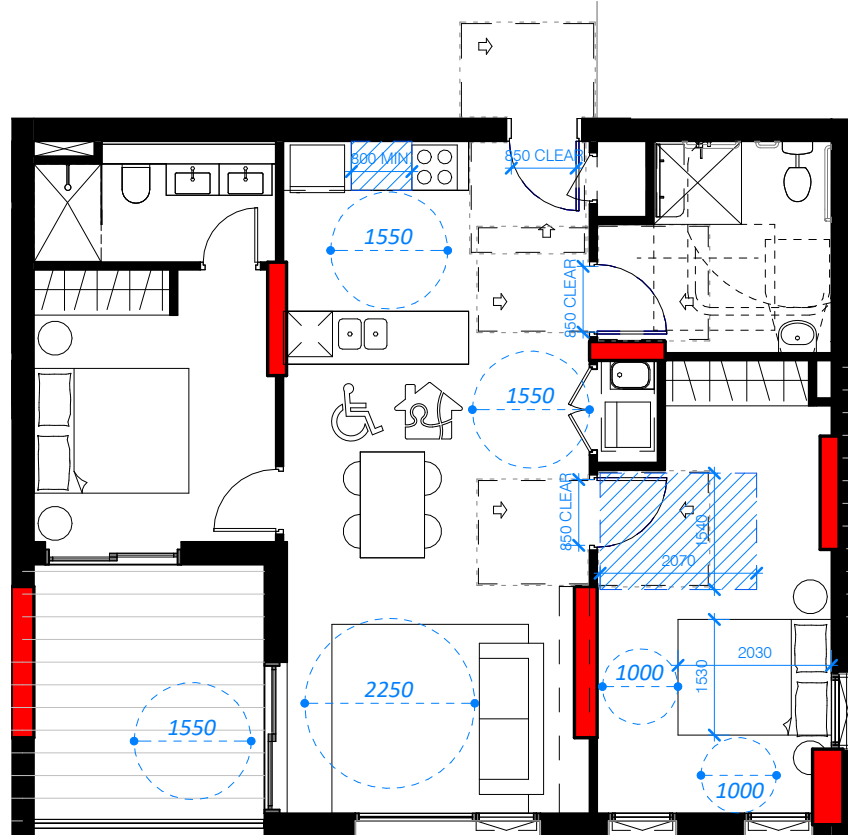
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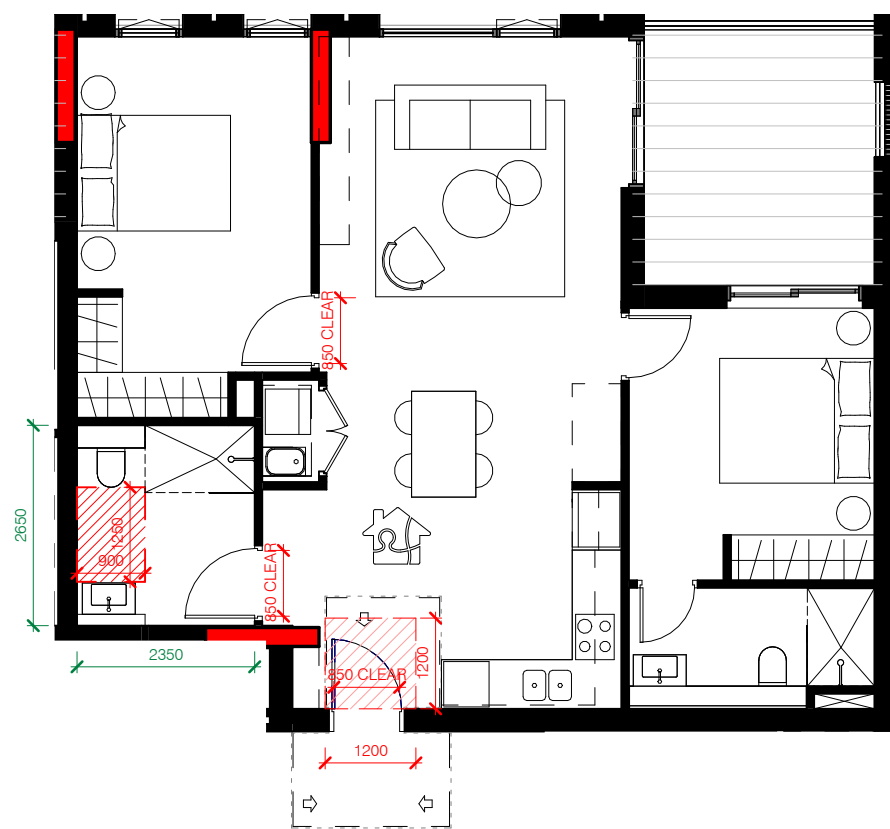
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4 PRE-ADAPTABLE 2B LAYOUT (2B-01)
1 : 100



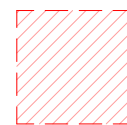
3 POST-ADAPTABLE 2B LAYOUT (2B-01)
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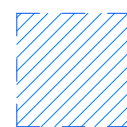
6 PRE-ADAPTABLE 2B LAYOUT (2B-02)
1 : 100



5 POST-ADAPTABLE 2B LAYOUT (2B-02)
1 : 100



VISITABLE CIRCULATION CLEARANCE



ADAPTABLE CIRCULATION CLEARANCE

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A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

*Registered Architect	
LGU	Lilian Gu NSW Arch 8013

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PTW

0 1 2 5 8m

As indicated
Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

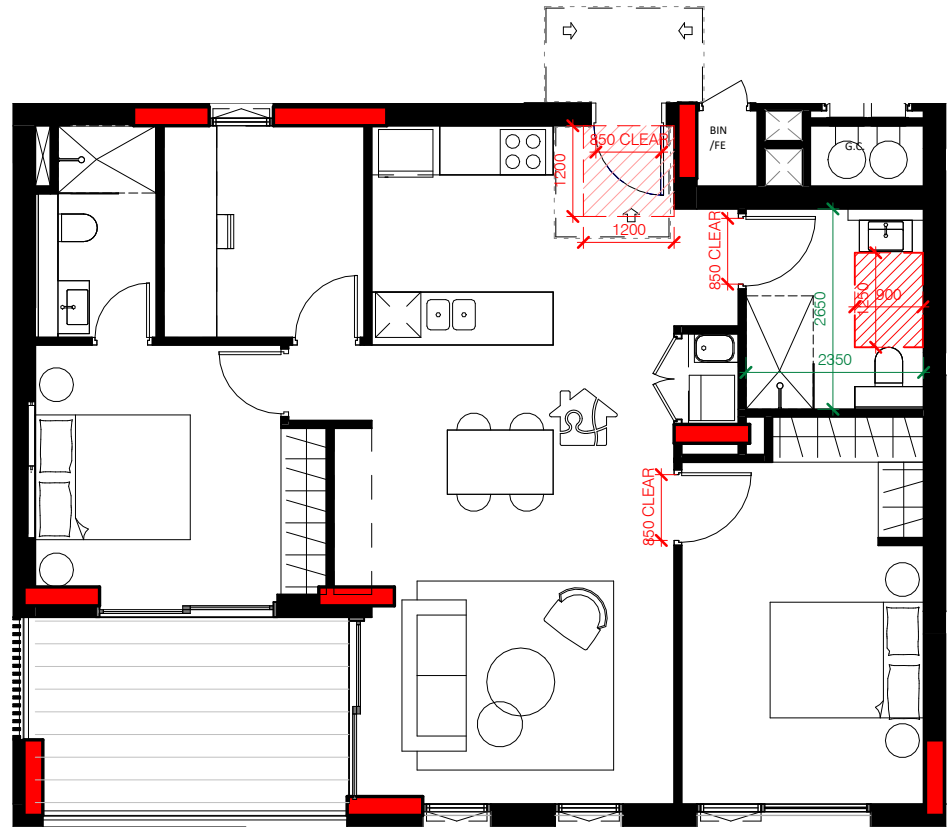
Title
DA DRAWINGS
ADAPTABLE/LIVABLE
APARTMENT TYPE PLAN 1
Drawing Number
DA-Q510010
Revision
C

DDA UNITS_ALL		
UNIT TYPE	Number	Percentage
STANDARD	37	20%
ADAPTABLE/LIVABLE	37	20%
VISITABLE	111	60%
Grand total: 185	185	100%

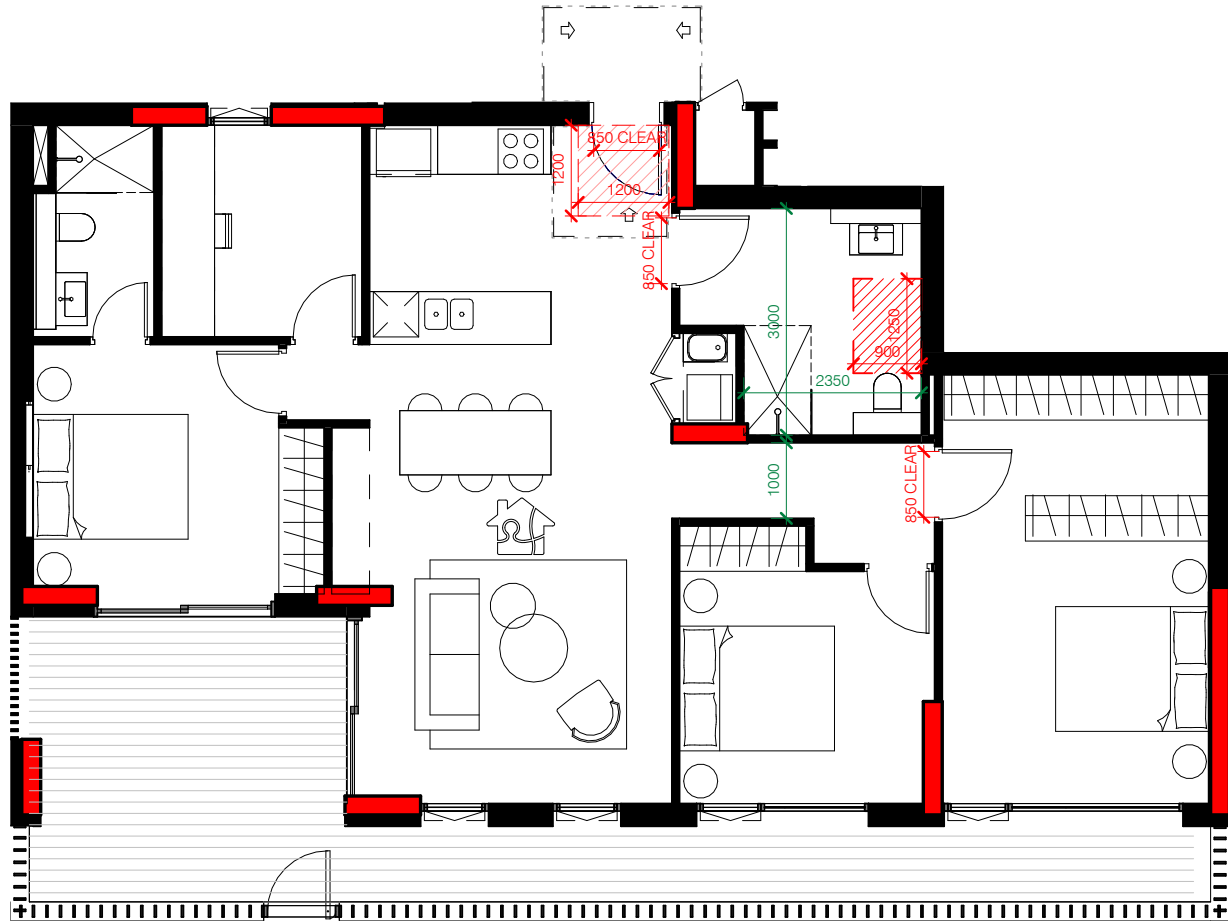
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 37(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 37(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 148(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 148(80%)

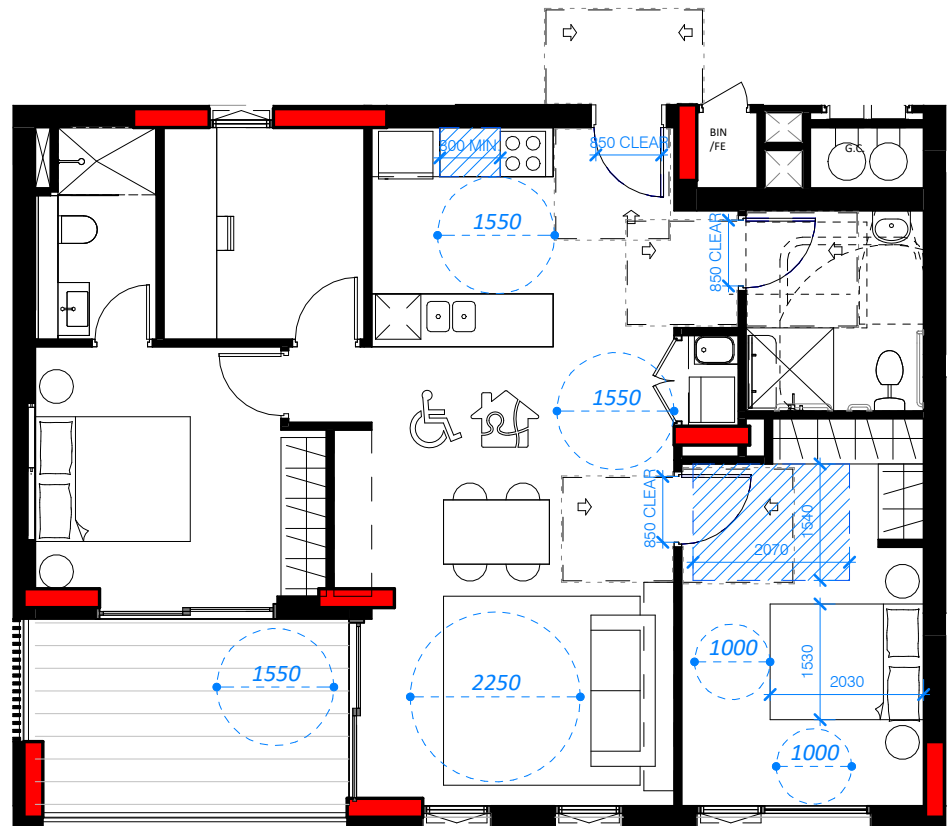
DDA UNITS_ADAPTABLE/LIVABLE		
LotType_PTW	UnitType	UNIT
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1B+1B	1B-01	130603
1B+1B	1B-01	130703
1B+1B	1B-01	150506
1B+1B	1B-01	150606
1B+1B	1B-01	150706
1B-01: 6		
1B+1B: 6		
2B+2B	2B-01	130303
2B+2B	2B-01	130403
2B+2B	2B-01	130504
2B+2B	2B-01	130604
2B+2B	2B-01	130704
2B+2B	2B-01	150305
2B+2B	2B-01	150405
2B+2B	2B-01	150505
2B+2B	2B-01	150605
2B+2B	2B-01	150705
2B-01: 10		
2B+2B	2B-02	130402
2B+2B	2B-02	130502
2B+2B	2B-02	130602
2B+2B	2B-02	130702
2B+2B	2B-02	130802
2B+2B	2B-02	130902
2B+2B	2B-02	131002
2B+2B	2B-02	131102
2B+2B	2B-02	150306
2B+2B	2B-02	150406
2B+2B	2B-02	150507
2B+2B	2B-02	150607
2B+2B	2B-02	150707
2B+2B	2B-02	150805
2B+2B	2B-02	150905
2B+2B	2B-02	151005
2B+2B	2B-02	151104
2B-02: 17		
2B+2B	2B-03	140301
2B+2B	2B-03	140401
2B+2B	2B-03	140501
2B-03: 3		
2B+2B: 30		
3B+2B	3B-01	140201
3B-01: 1		
3B+2B: 1		
TOTAL: 37		



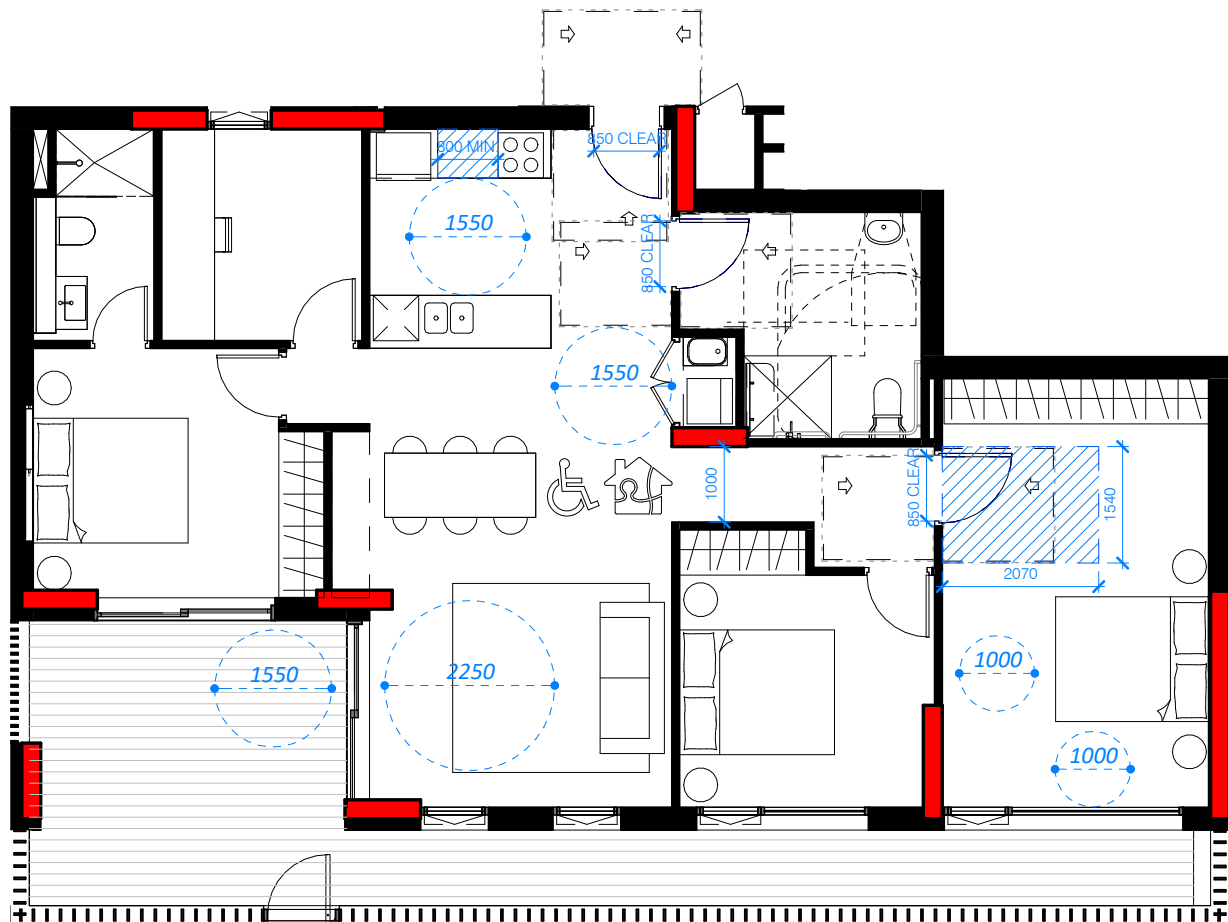
2 PRE-ADAPTABLE 2B LAYOUT (2B-03)
1 : 100



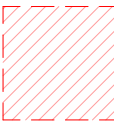
4 PRE-ADAPTABLE 3B LAYOUT (3B-01)
1 : 100



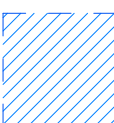
1 POST-ADAPTABLE 2B LAYOUT (2B-03)
1 : 100



3 POST-ADAPTABLE 3B LAYOUT (3B-01)
1 : 100



VISITABLE CIRCULATION CLEARANCE



ADAPTABLE CIRCULATION CLEARANCE

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Note
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Rev	Amendment	By	Chk*	Date
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

*Registered Architect	
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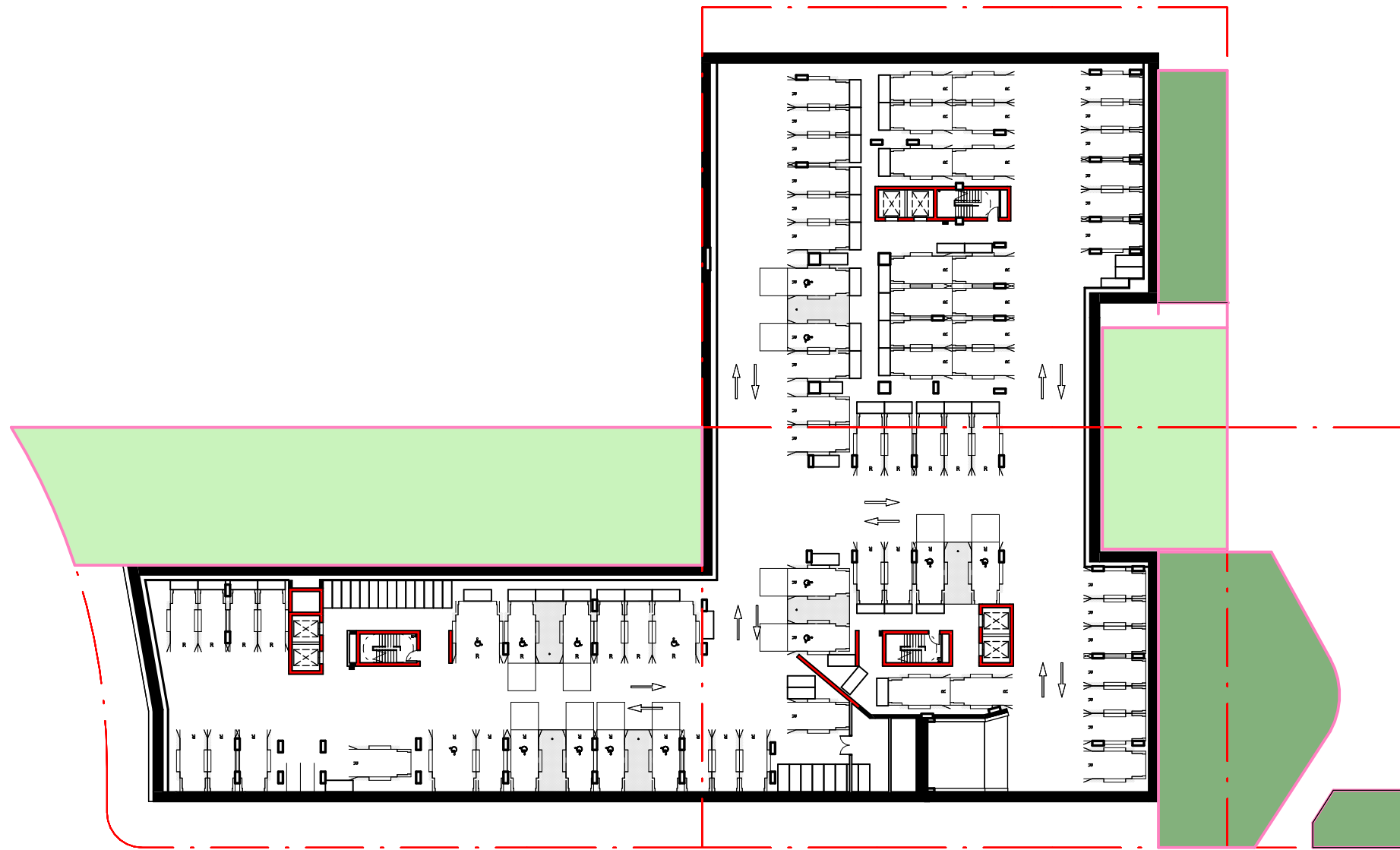
Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274



0 1 2 5 8m
As indicated
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

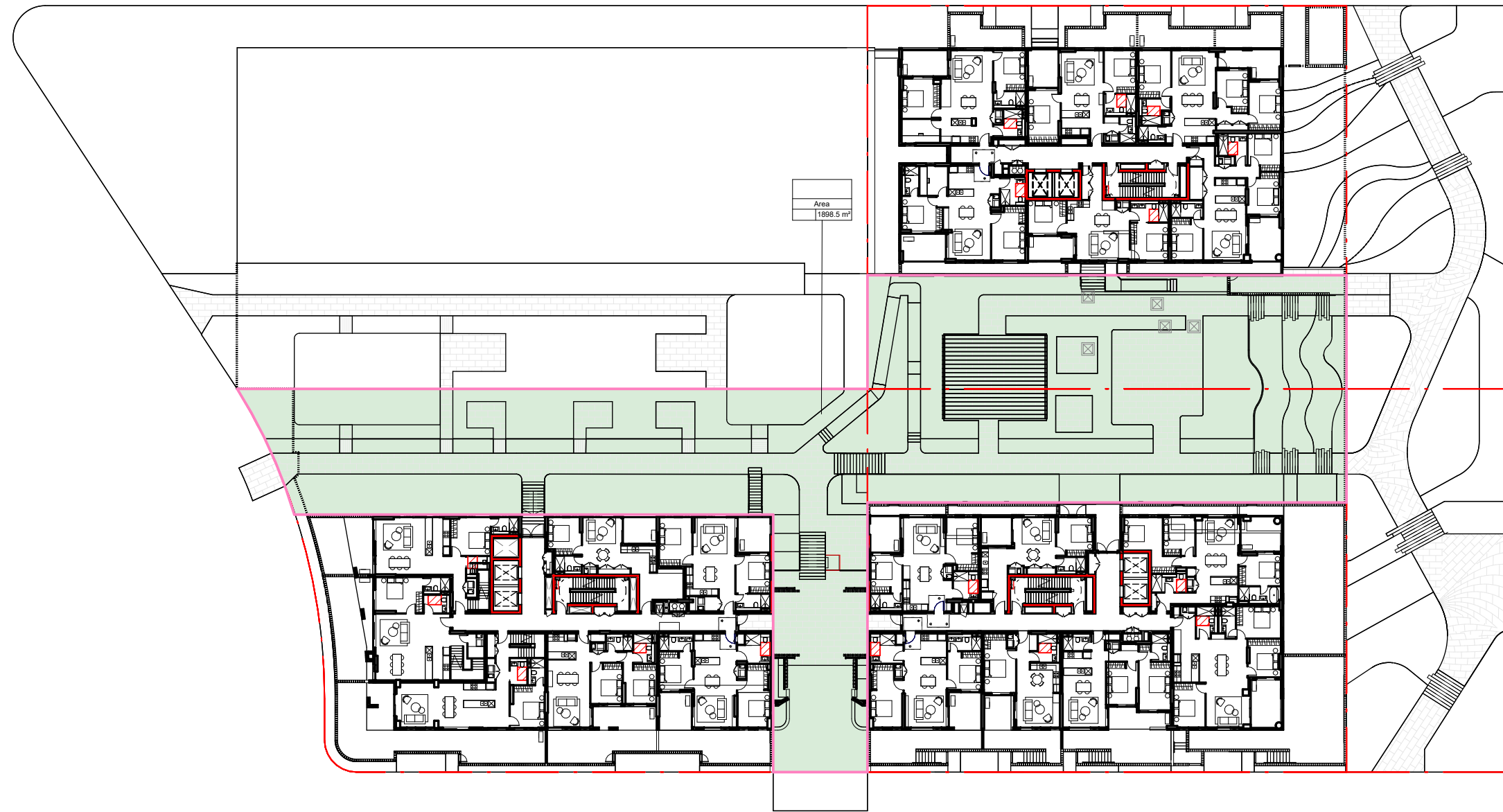
Title
DA DRAWINGS
ADAPTABLE/LIVABLE
APARTMENT TYPE PLAN 2
Drawing Number
Revision
DA-Q520010 C



1 SITE DEEP SOIL
1 : 500

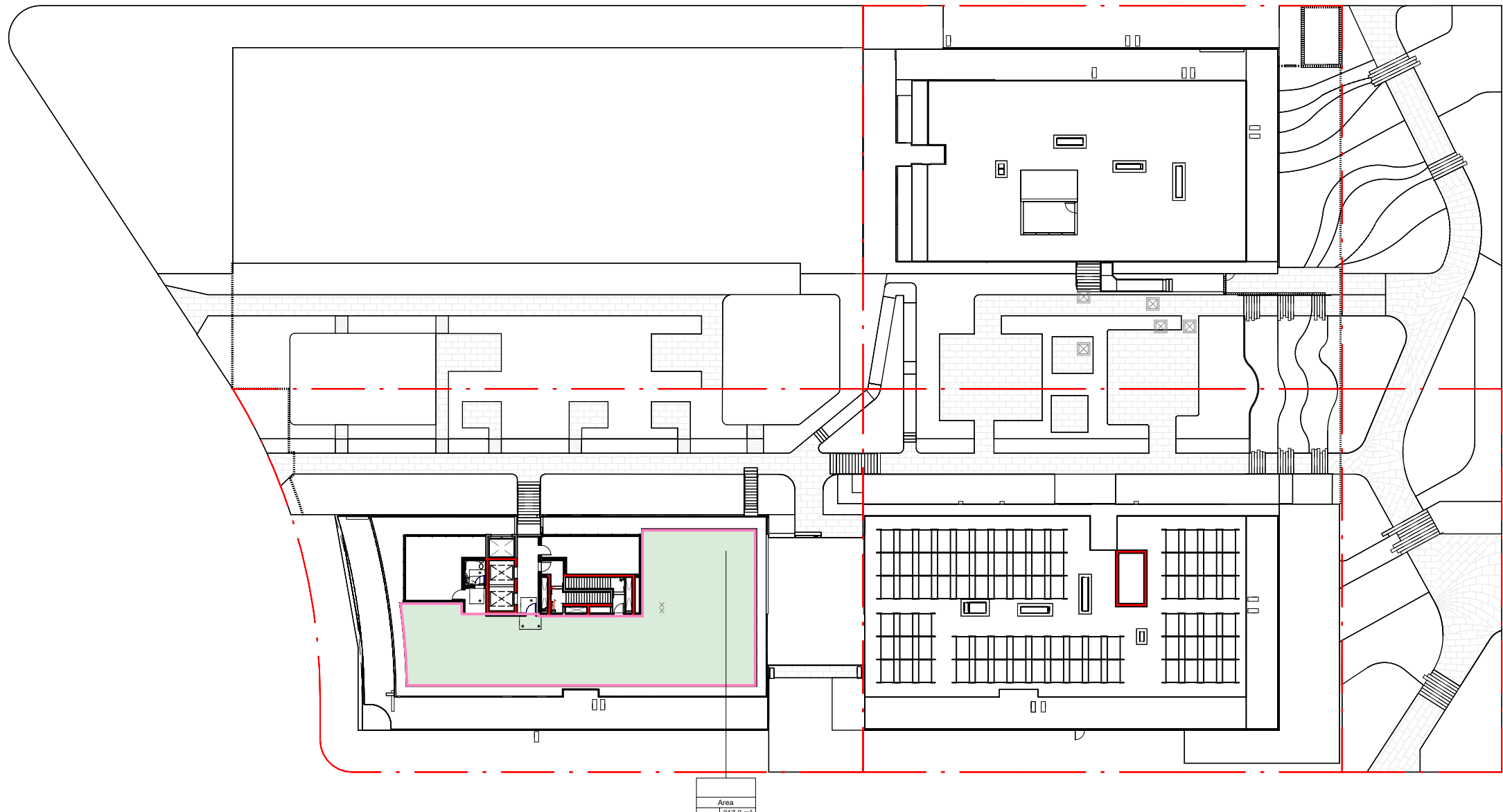
DEEP SOIL DIAGRAM_GREEN SPINE		
AreaType	Area	% (Green spine area 1784 m²)
GREEN SPINE DEEP SOIL	894.8 m²	50%

DEEP SOIL DIAGRAM_ALL		
AreaType	Area	% (Site area 5874 m²)
GREEN SPINE DEEP SOIL	894.8 m²	15%
SOUTHERN DEEP SOIL	488.8 m²	8%
	1383.6 m²	24%



1 SITE COMMUNAL OPEN SPACE LEVEL 3
1 : 500

COMMUNAL OPEN SPACE DIAGRAM		
AreaType	Area	% (Site area 5874 m²)
COS	2215.7 m²	38%



2 SITE COMMUNAL OPEN SAPCE ROOF
1 : 500

Key Plan:

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Rev	Amendment	By	Chk*	Date
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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01258m

1 : 500 @ A1

Project

PA030465

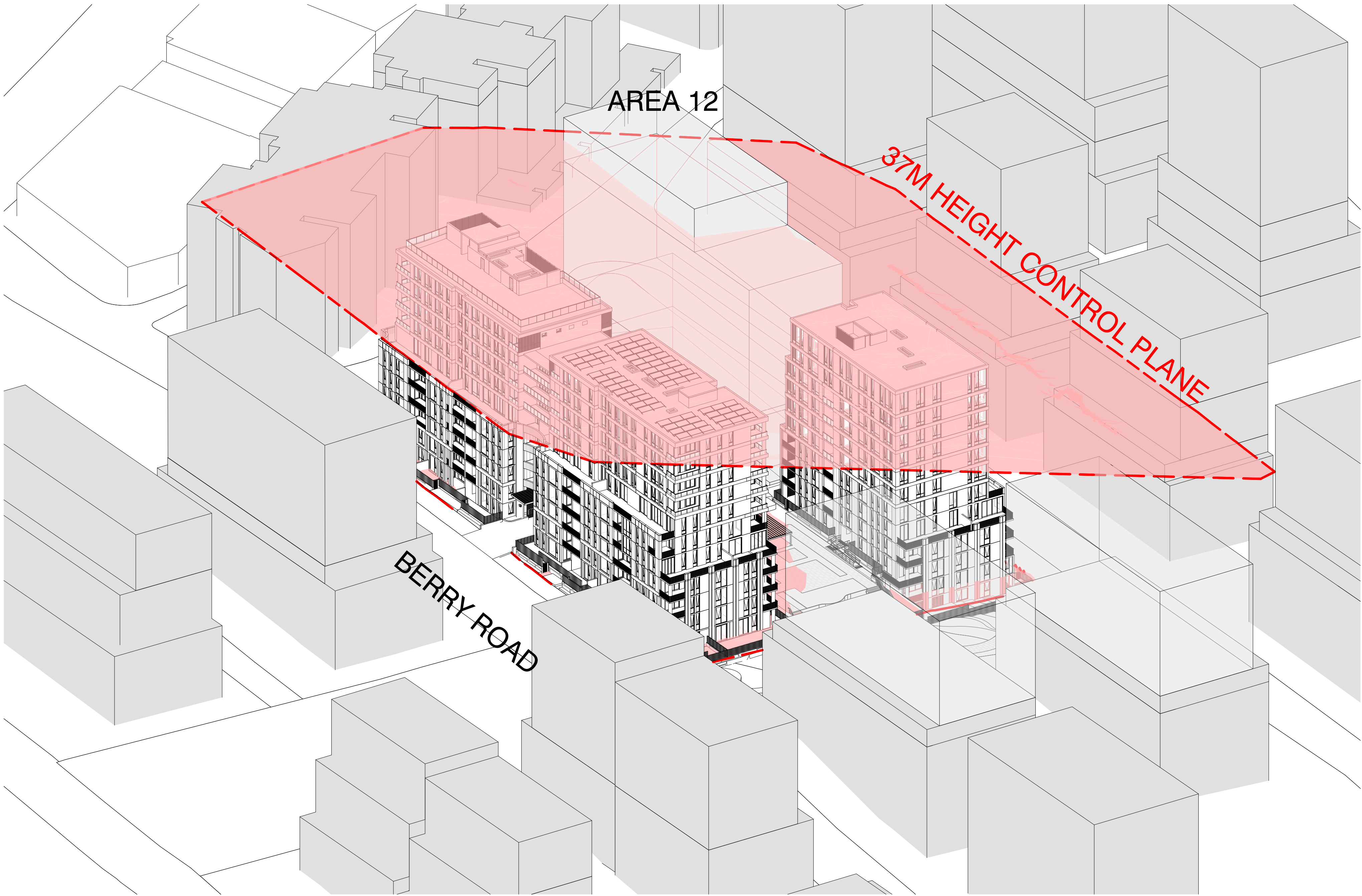
Status

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Title
DA DRAWINGS
COMMUNAL OPEN SPACE
DIAGRAM

Drawing Number
DA-Q710010

Revision
D



1 BUILDING ENVELOPE DIAGRAM

Key Plan:

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Rev	Amendment	By	Chk*	Date
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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Nela Marojevic NSW ARB 11274



01258m

@ A1

Project PA030465

14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title DA DRAWINGS HEIGHT PLANE DIAGRAM	
Drawing Number DA-Q810010	Revision D

AREA 13

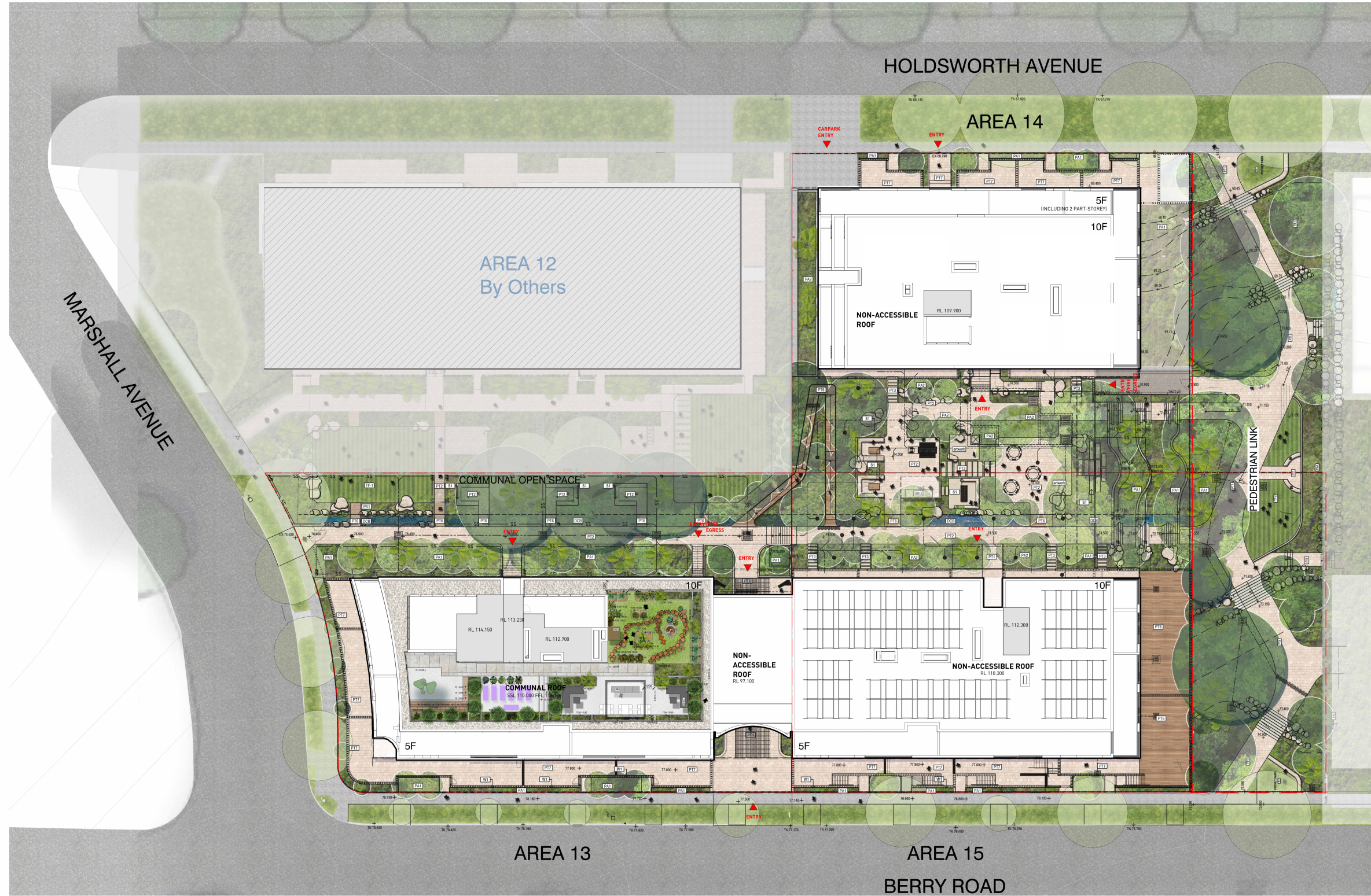
NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable
130301	1B+1B	57.2 m²	8.3 m²	6.06 m³	NO	>2HRS	No	No
130302	2B+1B	70.4 m²	10.7 m²	4.58 m³	YES	<2HRS	No	Yes
130303	2B+2B	81.3 m²	41.6 m²	4.44 m³	YES	>2HRS	Yes	Yes
130304	2B+2B	76.5 m²	42.6 m²	4.10 m³	NO	>2HRS	No	Yes
130305	4B+3B	151.3 m²	79.8 m²	14.40 m³	YES	>2HRS	No	Yes
130306	4B+3B	157.9 m²	38.9 m²	12.79 m³	NO	>2HRS	No	Yes
130307	4B+3B	140 m²	30.4 m²	5.11 m³	YES	>2HRS	No	Yes
130401	1B+1B	50 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130402	2B+2B	78 m²	10.7 m²	5.36 m³	YES	<2HRS	Yes	Yes
130403	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
130404	2B+2B	76.2 m²	12.8 m²	4.10 m³	NO	>2HRS	No	Yes
130501	1B+1B	50.3 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130502	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
130503	1B+1B	56 m²	9.6 m²	5.95 m³	YES	<2HRS	Yes	Yes
130504	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
130505	2B+2B	76.2 m²	13.1 m²	4.10 m³	NO	>2HRS	No	Yes
130506	2B+2B	75.8 m²	12.7 m²	4.02 m³	NO	>2HRS	No	Yes
130507	2B+2B	75.5 m²	13.8 m²	5.37 m³	YES	>2HRS	No	Yes
130508	2B+2B	75.1 m²	10.6 m²	6.60 m³	YES	>2HRS	No	Yes
130601	1B+1B	50.3 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130602	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
130603	1B+1B	56 m²	12.2 m²	4.82 m³	YES	<2HRS	Yes	Yes
130604	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
130605	2B+2B	76.2 m²	13.1 m²	4.10 m³	NO	>2HRS	No	Yes
130606	2B+2B	75.8 m²	12.7 m²	4.02 m³	NO	>2HRS	No	Yes
130607	2B+2B	75.5 m²	13.8 m²	5.37 m³	YES	>2HRS	No	Yes
130608	2B+2B	75.1 m²	10.8 m²	6.60 m³	YES	>2HRS	No	Yes
130701	1B+1B	50.3 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130702	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
130703	1B+1B	56 m²	12.1 m²	5.95 m³	YES	<2HRS	Yes	Yes
130704	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
130705	2B+2B	76.2 m²	12.8 m²	4.10 m³	NO	>2HRS	No	Yes
130706	2B+2B	75.8 m²	12.4 m²	4.02 m³	NO	>2HRS	No	Yes
130707	2B+2B	75.5 m²	13.8 m²	5.37 m³	YES	>2HRS	No	Yes
130708	2B+2B	75.1 m²	10.8 m²	6.60 m³	YES	>2HRS	No	Yes
130801	1B+1B	50 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130802	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
130803	1B+1B	56 m²	12.1 m²	5.95 m³	YES	<2HRS	No	Yes
130804	3B+2B	95.9 m²	43.6 m²	8.21 m³	NO	>2HRS	No	Yes
130805	3B+2B	101.7 m²	75.6 m²	13.17 m³	YES	>2HRS	No	Yes
130806	3B+2B	95.7 m²	46.1 m²	5.87 m³	YES	>2HRS	No	Yes
130901	1B+1B	50 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
130902	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
130903	3B+2B	108.7 m²	20.7 m²	6.24 m³	YES	>2HRS	No	Yes
130904	2B+2B	79.6 m²	11.1 m²	4.00 m³	NO	>2HRS	No	Yes
130905	3B+2B	95.1 m²	12.1 m²	5.47 m³	YES	>2HRS	No	No
130906	3B+2B	95.7 m²	13.1 m²	5.87 m³	YES	>2HRS	No	Yes
131001	1B+1B	50 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
131002	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
131003	3B+2B	108.7 m²	20.7 m²	6.24 m³	YES	>2HRS	No	Yes
131004	2B+2B	79.6 m²	11.1 m²	4.00 m³	NO	>2HRS	No	Yes
131005	3B+2B	95.1 m²	12.1 m²	5.47 m³	YES	>2HRS	No	No
131006	3B+2B	95.7 m²	13.1 m²	5.87 m³	YES	>2HRS	No	Yes
131101	1B+1B	50 m²	8.1 m²	6.05 m³	NO	>2HRS	No	No
131102	2B+2B	78 m²	10.7 m²	5.36 m³	YES	>2HRS	Yes	Yes
131103	3B+2B	108.7 m²	20.7 m²	6.24 m³	YES	>2HRS	No	Yes
131104	2B+2B	79.6 m²	11.1 m²	4.00 m³	NO	>2HRS	No	Yes
131105	3B+2B	95.1 m²	12.1 m²	5.47 m³	YES	>2HRS	No	No
131106	3B+2B	95.7 m²	13.1 m²	5.87 m³	YES	>2HRS	No	Yes
131201	4B+3B	123.3 m²	16.9 m²	5.04 m³		>2HRS	No	Yes
131202	3B+2B	97.1 m²	12.3 m²	6.16 m³		>2HRS	No	Yes
131203	3B+2B	95 m²	12 m²	5.47 m³		>2HRS	No	No
131204	3B+2B	95.7 m²	12.7 m²	5.87 m³		>2HRS	No	Yes
		5134.4 m²	1042.2 m²	AREA 13: 63				

AREA 14

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable
140001	3B+3B	136.5 m²	36 m²	10.40 m³	NO	<2HRS	No	No
140002	3B+3B	119.1 m²	15.5 m²	5.13 m³	NO	<2HRS	No	No
140003	3B+3B	121.7 m²	25 m²	6.79 m³	NO	<2HRS	No	No
140004	4B+3B	136.3 m²	15.5 m²	7.01 m³	YES	<2HRS	No	No
140005	2B+2B	108.3 m²	19.4 m²	16.54 m³	NO	0HRS	No	Yes
140201	3B+2B	110.5 m²	27 m²	7.34 m³	YES	<2HRS	Yes	Yes
140202	2B+2B	88.2 m²	10.4 m²	7.60 m³	YES	<2HRS	No	Yes
140203	2B+2B	75.5 m²	10.5 m²	4.13 m³	NO	<2HRS	No	Yes
140204	3B+2B	95.2 m²	12.7 m²	5.11 m³	YES	<2HRS	No	Yes
140205	3B+2B	107.8 m²	28.9 m²	15.00 m³	YES	<2HRS	No	Yes
140301	2B+2B	88.9 m²	10.3 m²	7.34 m³	YES	<2HRS	Yes	Yes
140302	2B+2B	88.2 m²	10.4 m²	7.60 m³	YES	<2HRS	No	Yes
140303	2B+2B	75.5 m²	10.5 m²	4.13 m³	NO	<2HRS	No	Yes
140304	3B+2B	95.2 m²	12.7 m²	5.11 m³	YES	<2HRS	No	Yes
140305	3B+2B	96 m²	12.4 m²	11.10 m³	YES	<2HRS	No	Yes
140306	2B+1B	70.2 m²	10.1 m²	7.58 m³	NO	<2HRS	No	Yes
140401	2B+2B	88.9 m²	10.3 m²	7.34 m³	YES	<2HRS	Yes	Yes
140402	2B+2B	88.2 m²	10.4 m²	7.60 m³	YES	<2HRS	No	Yes
140403	2B+2B	75.5 m²	10.5 m²	4.13 m³	NO	<2HRS	No	Yes
140404	2B+2B	81.9 m²	20.1 m²	5.04 m³	YES	<2HRS	No	Yes
140405	2B+2B	80.6 m²	31.8 m²	5.85 m³	YES	<2HRS	No	No
140406	2B+1B	70.2 m²	10.1 m²	7.58 m³	NO	<2HRS	No	Yes
140501	2B+2B	88.9 m²	10.3 m²	7.34 m³	YES	>2HRS	Yes	Yes
140502	3B+2B	102.6 m²	51.6 m²	5.08 m³	YES	>2HRS	No	No
140504	1B+1B	50.2 m²	22.5 m²	4.10 m³	NO	>2HRS	No	Yes
140505	3B+2B	102.7 m²	14.2 m²	5.85 m³	YES	>2HRS	No	No
140506	2B+1B	70.2 m²	10.1 m²	7.58 m³	NO	>2HRS	No	Yes
140601	2B+2B	75.3 m²	10.3 m²	4.26 m³	YES	>2HRS	No	Yes
140602	2B+2B	75.6 m²	10 m²	6.08 m³	YES	>2HRS	No	Yes
140604	2B+2B	75 m²	10.3 m²	6.25 m³	YES	>2HRS	No	Yes
140605	2B+2B	78.6 m²	10.4 m²	4.59 m³	YES	>2HRS	No	Yes
140606	1B+1B	51.8 m²	8.6 m²	3.19 m³	NO	>2HRS	No	Yes
140701	2B+2B	75.3 m²	10.3 m²	4.26 m³	YES	>2HRS	No	Yes
140702	2B+2B	75.6 m²	10 m²	6.08 m³	YES	>2HRS	No	Yes
140704	2B+2B	75 m²	10.3 m²	6.25 m³	YES	>2HRS	No	Yes
140705	2B+2B	78.7 m³	10.4 m²	4.59 m³	YES	>2HRS	No	Yes
140706	1B+1B	51.8 m²	8.6 m²	3.19 m³	NO	>2HRS	No	Yes
140801	2B+2B	75.3 m²	10.3 m²	4.26 m³	YES	>2HRS	No	Yes
140802	2B+2B	75.6 m²	10 m²	6.08 m³	YES	>2HRS	No	Yes
140804	2B+2B	75 m²	10.3 m²	6.25 m³	YES	>2HRS	No	Yes
140805	2B+2B	78.7 m²	10.4 m²	4.59 m³	YES	>2HRS	No	Yes
140806	1B+1B	51.8 m²	8.6 m²	3.19 m³	NO	>2HRS	No	Yes
140901	2B+2B	75.3 m²	10.3 m²	4.26 m³		>2HRS	No	Yes
140902	2B+2B	75.6 m²	10 m²	6.08 m³		>2HRS	No	Yes
140904	2B+2B	75 m²	10.3 m²	6.25 m³		>2HRS	No	Yes
140905	2B+2B	78.7 m²	10.4 m²	4.59 m³		>2HRS	No	Yes
140906	1B+1B	51.8 m²	8.6 m²	3.19 m³		>2HRS	No	Yes
141001	3B+2B	95.5 m²	12 m²	12.31 m³		>2HRS	No	Yes
141002	2B+2B	76.2 m²	10 m²	6.01 m³		>2HRS	No	Yes
141004	2B+2B	75 m²	10.1 m²	5.96 m³		>2HRS	No	Yes
141005	3B+2B	95.6 m²	12.1 m²	8.39 m³		>2HRS	No	Yes
141101	4B+2B	124.2 m²	12 m²	8.51 m³		>2HRS	No	Yes
141102	4B+2B	106.7 m²	12.3 m²	9.65 m³		>2HRS	No	No
141103	4B+2B	124.8 m²	12 m²	6.41 m³		>2HRS	No	Yes
		4636.7 m²	748.4 m²(Including 277.4m² Winter Garden)	AREA 14: 54				

AREA 15

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable
150201	1B+1B	60.9 m²	19.1 m²	7.54 m³	NO	<2HRS	No	No
150202	2B+2B	77.2 m²	94.6 m²	6.13 m³	YES	0HRS	No	Yes
150203	2B+2B	85.9 m²	85.1 m²	6.26 m³	YES	0HRS	No	Yes
150204	1B+1B	64.1 m²	16.3 m²	3.31 m³	NO	<2HRS	No	Yes
150205	1B+1B	57.6 m²	15.6 m²	3.24 m³	NO	<2HRS	No	Yes
150301	3B+2B	95.4 m²	12 m²	5.30 m³	YES	<2HRS	No	Yes
150302	3B+2B	101.7 m²	12.8 m²	6.54 m³	YES	<2HRS	No	Yes
150303	2B+2B	75.9 m²	42.6 m²	4.32 m³	NO	<2HRS	No	No
150304	1B+1B	54.1 m²	28.8 m²	4.28 m³	NO	>2HRS	No	Yes
150305	2B+2B	81.3 m²	40.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
150306	2B+2B	76.6 m²	10 m²	5.56 m³	YES	<2HRS	Yes	Yes
150307	1B+1B	53 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150401	3B+2B	95.4 m²	12.3 m²	5.30 m³	YES	<2HRS	No	Yes
150402	3B+2B	101.7 m²	13.2 m²	6.54 m³	YES	<2HRS	No	Yes
150403	2B+2B	75.9 m²	10.4 m²	4.32 m³	NO	<2HRS	No	No
150404	1B+1B	54.1 m²	8.4 m²	4.28 m³	NO	<2HRS	No	Yes
150405	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
150406	2B+2B	76.6 m²	9.8 m²	5.56 m³	YES	<2HRS	Yes	Yes
150407	1B+1B	53 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150501	3B+2B	95.4 m²	12 m²	5.30 m³	YES	<2HRS	No	Yes
150502	3B+2B	101.7 m²	12.6 m²	6.54 m³	YES	>2HRS	No	Yes
150503	2B+2B	75.9 m²	10.4 m²	4.32 m³	NO	>2HRS	No	No
150504	1B+1B	54.1 m²	8.4 m²	4.28 m³	NO	>2HRS	No	Yes
150505	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
150506	1B+1B	56 m²	9.6 m²	5.95 m³	YES	>2HRS	Yes	Yes
150507	2B+2B	76.6 m²	10 m²	5.56 m³	YES	<2HRS	Yes	Yes
150508	1B+1B	53 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150601	3B+2B	97 m²	21.4 m²	2.81 m³	YES	<2HRS	No	No
150602	3B+2B	96.6 m²	29.9 m²	6.64 m³	YES	>2HRS	No	Yes
150603	1B+1B	50.4 m²	8.7 m²	4.82 m³	NO	>2HRS	No	No
150604	1B+1B	54.1 m²	8.4 m²	4.28 m³	NO	>2HRS	No	Yes
150605	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
150606	1B+1B	56 m²	12.1 m²	5.95 m³	YES	>2HRS	Yes	Yes
150607	2B+2B	76.6 m²	10 m²	5.56 m³	YES	<2HRS	Yes	Yes
150608	1B+1B	53 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150701	3B+2B	95.2 m²	12.1 m²	5.19 m³	YES	<2HRS	No	Yes
150702	2B+2B	75 m²	10.1 m²	3.84 m³	YES	>2HRS	No	Yes
150703	1B+1B	50.5 m²	8.1 m²	4.82 m³	NO	>2HRS	No	No
150704	1B+1B	54.1 m²	8.4 m²	4.28 m³	NO	>2HRS	No	Yes
150705	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	Yes
150706	1B+1B	56 m²	12.1 m²	5.95 m³	YES	>2HRS	Yes	Yes
150707	2B+2B	76.6 m²	10 m²	5.56 m³	YES	<2HRS	Yes	Yes
150708	1B+1B	53 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150801	3B+2B	95.2 m²	12.1 m²	5.19 m³	YES	>2HRS	No	Yes
150802	3B+2B	102.7 m²	52.8 m²	8.57 m³	YES	>2HRS	No	No
150803	3B+2B	95.2 m²	47.1 m²	14.77 m³	NO	>2HRS	No	Yes
150804	1B+1B	56.1 m²	12.1 m²	5.95 m³	YES	>2HRS	No	Yes
150805	2B+2B	76.6 m²	10 m²	5.56 m³	YES	>2HRS	Yes	Yes
150806	1B+1B	53 m²	8.3 m²	5.74 m³	NO	>2HRS	No	No
150901	3B+2B	95.2 m²	12.1 m²	5.19 m³	YES	>2HRS	No	Yes
150902	3B+2B	95.3 m²	12.2 m²	5.49 m³	YES	>2HRS	No	Yes
150903	2B+2B	87.5 m²	10.8 m²	4.46 m³	NO	>2HRS	No	Yes
150905	2B+2B	76.6 m²	10 m²	5.56 m³	YES	>2HRS	Yes	Yes
150906	1B+1B	53 m²	8 m²	5.74 m³	NO	>2HRS	No	No
151001	3B+2B	95.2 m²	12.1 m²	5.19 m³	YES	>2HRS	No	Yes
151002	3B+2B	95.3 m²	12.2 m²	5.49 m³	YES	>2HRS	No	Yes
151003	2B+2B	87.5 m²	10.8 m²	4.46 m³	NO	>2HRS	No	Yes
151005	2B+2B	76.6 m²	10 m²	5.56 m³	YES	>2HRS	Yes	Yes
151006	1B+1B	53 m²	8 m²	5.74 m³	NO	>2HRS	No	No
151101	3B+2B	95.2 m²	12.1 m²	5.19 m³	YES	>2HRS	No	Yes
151102	3B+2B	95.3 m²	12.2 m²	5.49 m³	YES	>2HRS	No	Yes
151103	2B+2B	87.5 m²	10.8 m²	4.46 m³	YES	>2HRS	No	Yes
151104	2B+2B	76.6 m²	10 m²	5.56 m³	YES	>2HRS	Yes	Yes
151105	1B+1B	53 m²	8 m²	5.74 m³	YES	>2HRS	No	No
151201	3B+2B	95 m²	12.1 m²	5.19 m³	YES	>2HRS	No	Yes
151202	3B+2B	95.3 m²	12.2 m²	5.49 m³	YES	>2HRS	No	Yes
151203	3B+2B	95.8 m²	12.2 m²	3.76 m³	YES	>2HRS	No	Yes
151204	4B+2B	122.7 m²	18.8 m²	8.90 m³	YES	>2HRS	No	Yes
5231.8 m²					1082.5 m²	AREA 15: 68		



1 SITE PLAN-NOTIFICATION PLAN
1 : 500



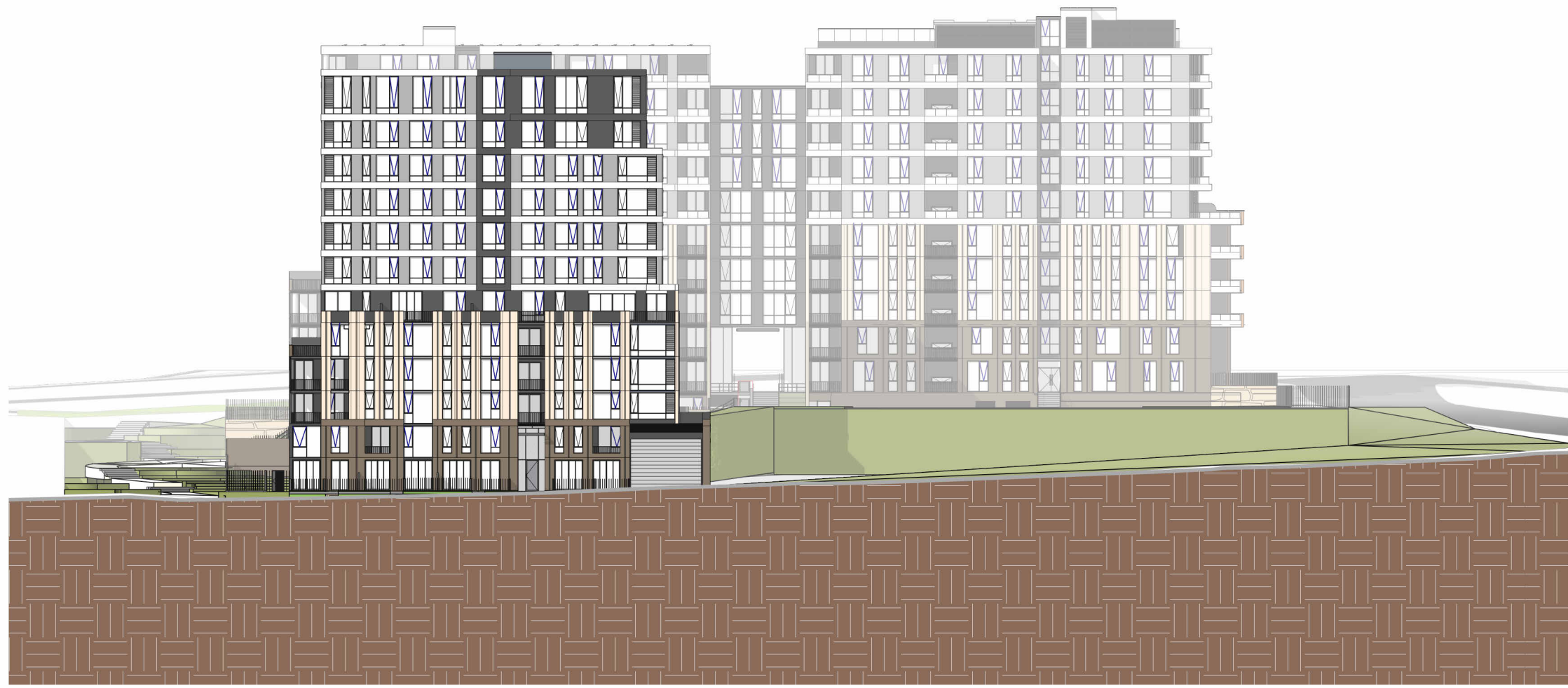
2 WEST ELEVATION
1 : 500



3 NORTH ELEVATION
1 : 500



4 SOUTH ELEVATION
1 : 500



5 EAST ELEVATION
1 : 500

Key Plan:

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Rev	Amendment	By	Chk*	Date
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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PTW

0 1 2 5 8m
1 : 500 @ A1
Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
NOTIFICATION PLAN

Drawing Number
DA-Y310010

Revision
C