



FOUNDATION
EARTH
SCIENCES

ENVIRONMENTAL MANAGEMENT PLAN

Property Address

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

Prepared for

Holdsworth Land Pty Ltd

Dated

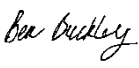
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APPENDICES

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FIGURE 2: SITE FEATURES PLAN

REFERENCES

- ANZG (2018) “Australian and New Zealand Guidelines for Fresh and Marine Water Quality”, Australian and New Zealand Governments and Australian State and Territory Governments, Canberra ACT.
- National Environmental Protection Council (NEPC) (1999) – *National Environmental Protection (Assessment of Site Contamination) Measure. Amendment 2013*
- National Health and Medical Research Council (NHMRC) & National Resource Management Ministerial Council (NRMMC) “National Water Quality Management Strategy, Australian Drinking Water Guidelines” (2011)
- NSW EPA (2014) “*Technical Note: Investigation of Service Station Sites*”.
- NSW EPA (2020), “Consultants Reporting on Contaminated Land”. NSW Environment Protection Authority, Parramatta
- NSW DEC “Guidelines for the NSW Site Auditor Scheme” (2017, 3rd edition). NSW Environment Protection Authority, Sydney.
- NSW EPA (2014) – “Waste Classification Guidelines, Part 1: Classifying Waste”.
- NSW EPA (2015) “Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997”.

1.0 Introduction

The construction program will be undertaken with all due regard to the environment and to statutory requirements.

All relevant regulations are covered by the Protection of the Environment and Operations Act 1997 (POEO). All due care is ensured so that the following conditions were specifically complied with:

- Minimal wind-borne dust leaves the confines of the site.
- Water containing any suspended matter or contaminants is managed within the confines of the site in such a manner that minimal pollution of adjacent sites, including waterways, occurs.
- Vehicles will be controlled such that minimal mud, soil or water will fall or be deposited on any public or private roadway or adjacent areas.
- Noise and vibration levels at the site boundary will comply with the required legislative requirements.
- All approvals for site works are under regulatory framework (i.e., approvals for tree removal, demolition, remedial works, etc). SEPP55 forms the basis of the remedial scope that council abides by.
- All environmental controls are adhered to as set by the Environmental Representative.

The principal's environmental representative will ensure that the contractor's site manager/foreman is conversant with the contents of the Environmental Management Plan (EMP) and that he will ensure that each employee or sub-contractor employed by the contractor is familiarised with the requirements of the EMP. Works conducted on site will be conducted in accordance with Workcover standards and that an appropriate community consultation programme is implemented when required.

2.0 Site Information

The site is identified as follows:

Site Identifier	Site Details	
Site Location	2-10 Berry Road, 14-16 Marshall Avenue & 5-9 Holdsworth Avenue, St Leonards NSW	
Lot/DP	Lot 1 in Sec 2 in DP7259 (16 Marshall Ave) Lot 2 in Sec 2 in DP7259 (14 Marshall Ave) Lot 7 in Sec 2 in DP7259 (5 Holdsworth Ave) Lot 8 in Sec 2 in DP7259 (7 Holdsworth Ave) Lot 9 in Sec 2 in DP7259 (9 Holdsworth Ave) Lot 38 in Sec 2 in DP7259 (2 Berry Rd) Lot 37 in Sec 2 in DP7259 (4 Berry Rd) Lot 36 in Sec 2 in DP7259 (6 Berry Rd) Lot 35 in Sec 2 in DP7259 (8 Berry Rd) Lot 34 in Sec 2 in DP7259 (10 Berry Rd)	
Site Coordinates #	SW corner: Latitude: -33.825888, Longitude: 151.192183	
Parish	Willoughby	
County	Cumberland	
Site Area	Approximately 5,898m ²	
Local Government Area (LGA)	Lane Cove	
Zoning##	R4 – High Density Residential	
Surrounding Land Uses	<i>North</i>	Marshall Avenue then Commercial/Residential
	<i>South</i>	Residential
	<i>East</i>	Residential
	<i>West</i>	Residential

The site is currently occupied with residential dwellings including grassed areas, driveways, sheds and garages. The site is proposed to be redeveloped into a multi-storey residential building with multiple levels of residential units, three level basement car park, deep soil zone and landscape area.

Refer to **Appendix C** – Proposed Development Plans.

3.0 Asbestos Management

It is recommended any asbestos containing material, be managed in accordance with the following scope of works.

General Advice Prior to Works

1. The Site Owner and Contractor are responsible for implementing the following.
2. Refer to the Work Health and Safety Regulations 2017 and NSW WorkCover Code of Practice: *How to Safely Remove Asbestos* which outlines the appropriate measures for the safe removal of asbestos.
3. At least 2 working days' notice before commencement, signage which should include the date, time and removals details need be establish.
4. In accordance with this prohibition notice asbestos containing material should not be further damaged or impacted during site works in order to prevent release of fibres.
5. In the event of any previously unidentified asbestos contamination being detected notification to the On-Site Environmental Engineer/Hygienist will be given immediately.
6. Where there is an immediate risk to workers' health and safety all work will be ceased until appropriate safety measures can be implemented.
7. Due to the nature of the area and the potential for **NON-FRIABLE ASBESTOS** to be released it is advised that a contractor with suitable experience and expertise shall move/remove the asbestos cement sheeting pieces from the impacted area. As such it is recommended that a contractor with a Non-Friable Asbestos license (Class B) be engaged to move/remove any asbestos containing materials from within the site.
8. The licensed contractor with suitable experience is to prepare an Asbestos Removal Control Plan (ARCP) and a Safe Works Method Statement (SWMS). This should be in accordance with NSW SafeWork Code of Practice: *How to Safely Remove Asbestos - Appendix B* and should detail Notification and removal

methods. Safe work method statements should detail measures to protect workers and be site specific. This methodology should be prepared in accordance with this document.

Site Specific Remediation Methods – Stage 1 – General Setup Works

9. Asbestos contamination was identified within a specified area within the boundaries of the work site, the creation of an exclusion zone with appropriate restriction and warning signs (in accordance with AS1319) around the impacted area shall be created so that no unauthorised persons can enter the impacted area. The exclusion zone should be at least 5 metres (if possible) on a non-windy day around the impacted area and extended out to 10 metres on windy days (if possible). Temporary fencing or other barriers (site fencing) are to be used to create this designated zone.
10. Appropriate decontamination areas have been designated for workers prior to exit out of contaminated exclusion zone(s), and disposable coveralls will be disposed of into double sealed bags within the decontamination area prior to leaving the exclusion zone(s).
11. All staff working within the exclusion zone will use personal protective equipment including disposable coveralls and a suitable respirator, gloves and eyewear in accordance with relevant Australian Standards. Coveralls with Velcro seals are not suitable for asbestos work (for further detail see PPE requirements section below).

General Works

12. Once contaminated materials are loaded all machinery is to be vacuumed and hosed down and wiped within the decontamination zone.
13. Demolition of the remaining buildings frames may occur once the asbestos has been removed successfully. If in the event that any residual asbestos obscured by the former building is uncovered, then this should be wetted down and removed as per the rest of the site.

14. Licensed trucks under appropriate methods of dust avoidance and covered with double lined polyurethane plastic will transport asbestos material from areas within the exclusion zone to a licensed landfill in accordance with the appropriate classification. Once demolition is completed then the machinery should again be removed.
15. Inspection from a suitably qualified environmental/occupational hygienist once removal work has been completed to confirm that all asbestos materials have been removed competently from the works area. The competent person for a clearance certificate must have experience in asbestos identification and be a licensed asbestos assessor with Safework NSW.
16. A clearance certificate will then be prepared by an independent and suitably qualified environmental/occupational hygienist detailing the remediation procedures, site photographs and laboratory sample results with the above qualifications.

PPE Requirements

For the clean-up period all contractor personnel working at any time in the vicinity of removed asbestos materials shall wear the following personal protective equipment (PPE):

- Safety boots meeting AS 2210. If working with contaminated materials lace less boots such as gumboots are preferred where practicable. If boot covers are worn, they should be of a type that has anti-slip soles to reduce the risk of slipping.
- Hard hats meeting AS 1801 (when working near equipment)
- Gloves meeting AS 2162 (when appropriate)
- Hearing protection meeting AS 1270 (when working near equipment)
- Long sleeved shirts, buttoned to the wrist, and long trousers (when working near excavated materials that have not being identified to be contaminated)

- Disposable Tyvec Suits (chemical resistant overalls) to be worn for persons coming into physical contact with contaminated materials. Disposable coveralls rated type 5, category 3 (prEN ISO 13982–1) or equivalent would meet this standard.
- Where a risk is present to sight, safety eyewear and shields meeting AS 1337.
- Respiratory Protection in accordance with AS/NZS 1715:1994 and the table below
- Maintain personal hygiene practices.

When the above PPE is used, full protection from the above-mentioned Potential Hazard Sources is maintained. If a worker is not certain about their exposure the site environmental representative should be contacted for advice on PPE. Personnel must always wear PPE in areas where exposure risk is unknown.

Selection of RPE

The most efficient respirator and filter for the task should be used. Proper fit is critical and especially with a disposable half-face respirator is difficult. Consideration should be given to upgrading to a non-disposable half-face respirator.

The following table identifies the correct RPE for differing situations. For the site the following RPE selected has been highlighted (yellow) within the table.

Work Procedure	Required respirator	Filter type
Simple enclosure erection for containing undamaged asbestos materials to prevent damage – no direct handling but possible disturbance of asbestos	Disposable, half-face particulate respirators OR Half-face, particulate filter (cartridge) respirator	P1 or P2
Inspection of the condition of any installed friable asbestos, which appears in poor condition or has been disturbed	Disposable, half-face particulate respirators OR Half-face, particulate filter (cartridge) respirator	P1 or P2
Sampling material for the purpose of identifying asbestos	Disposable, half-face particulate respirators OR Half-face, particulate filter (cartridge) respirator	P1 or P2

Removal of non-friable asbestos (e.g., asbestos cement sheets, ceiling tiles and vinyl tiles)	Disposable, half-face particulate respirators OR Half-face, particulate filter (cartridge) respirator	P2
Extensive sample operations on friable asbestos	Full-face, particulate, filter (cartridge) respirator	P3
Maintenance work involving the removal of small quantities of friable asbestos (e.g., replacement of friable asbestos gaskets and insulation)	Full-face, particulate, filter (cartridge) respirator	P3
Certain forms of wet stripping in which wetting is prolonged and effective, and certain small-scale dry stripping operations	Full-face, powered air-purifying particulate respirator OR Full-face, positive pressure demand air-line respirator	P3
Certain forms of dry stripping and ineffective wet stripping (light wetting, no time given to saturate)	Full-face, powered air-purifying particulate respirator OR Full-face, positive pressure demand air-line respirator No lesser respirator will suffice	P3
Dry stripping in confined areas	Full suit or hood, positive pressure demand continuous flow air-line respirator No lesser respirator will suffice	P3 only as a backup

Workers should be consulted on the selection of RPE to ensure individual fit and medical factors have been considered.

4.0 Demolition

Demolition works are to be completed in accordance with SafeWork NSW Standards, Codes of Practice and council DA requirements. Any asbestos identified within the building materials should be managed in accordance with the SafeWork NSW Codes of Practice and Australian Standards.

5.0 Traffic Management

The management of the material leaving the site will be under the monitoring of the principal's environmental representative, who will record the details of these materials.

Vehicular movement is to be conducted in accordance with Council requirements. The contractor will install a vehicle wheel washing or shaking facility and will manage all vehicles as indicated by the principal's environmental representative (FES) to minimise tracking of any materials onto public roads. The wheels of the vehicles will be washed and brushed prior to leaving the site. Loads leaving the site should be maintained moist and must be covered to prevent materials from the site being spilled or left on public or private roadway or adjacent areas. Particular care should be taken if UST or any unexpected material have been encountered and are to be removed from the site.

6.0 Surface Water and Soil Management

The contractor will put in place adequate stormwater runoff, run-on and sediment control measures for the remedial works. These requirements are outlined in Schedule B (9) of the (*site contamination*) NEPM (2013).

These include stockpiling any excavated soil in a manner that will prevent contamination from being transported off-site by stormwater, and include the following measures:

- Divert stormwater runoff outside the site so that it does not flow through the site.
- Control drainage on the site by intercepting and redirecting runoff in a controlled manner.
- Stormwater collected at the site in trenches and sumps should be appropriately managed; and
- Silt stop fences should be erected at locations where stormwater may flow outside the site.

The presence of sediment in surface water or runoff must be minimised by the use of sediment controls such as diversion drains, hay bales and silt fencing.

Soils that require stockpiling must be managed in such a manner that these materials remain well contained and easily identifiable and that the effects of wind and rain have minimal impact on their integrity. Subsequently, if adverse weather conditions are anticipated, or if the stockpile is to remain on-site for an extended period, stockpiles must be protected and covered. Stockpile records must be maintained to track the re-use of soils at the site (if any).

Any plant or equipment that comes into contact with soils must be inspected prior to leaving the site and cleaned as necessary.

7.0 Groundwater and Excavation Pump Out

If groundwater is encountered during excavation works, the groundwater is to be directed to and collected in trenches and sumps. No discharge of groundwater will occur without approval of appropriate regulatory bodies.

8.0 Stockpiles

Any stockpiles created should be managed to minimise the risk of dust generation, erosion and leaching. The measures required to achieve this should include:

- Restrict the height of stockpiles to reduce dust generation.
- Construct erosion, sediment and runoff control measures.
- Cover stockpiles of contaminated soils to be left on site for more than 24 hours, or if windy conditions are expected.

- Manage the potential for leaching.

9.0 Site Signage & Site Access

The contractor will ensure that adequate barriers have been placed around the site to prevent access of unauthorised personnel to areas where contaminated material is exposed. The contractor will also place adequate warning signs around the site.

10.0 Project Contact Information & Principal's Environmental Representative

The contact details for the principal's environmental representative are as follows:

Environmental Representative	
Company	Foundation Earth Sciences Pty Ltd
Postal Address	PO Box 4405, East Gosford NSW 2250
24hr Contact Number	0466385221 (mobile)
Email	ben@foundationes.com.au
Contact	Ben Buckley

Project Contact	
Company	Holdsworth Land Pty Ltd
Contact Number	0400 408 794
Email	tonyp@modernco.com.au
Contact	Tony Pizzolato – Senior Development Manager

11.0 Working Hours & Site Security

Access to the site will be permitted between the hours of 7.00 AM to 5.00 PM Monday to Friday inclusive. Work may be available on Saturdays from 7.00 AM to 1.00 PM. No access will be permitted on Sundays and Public Holidays.

If work is required other than ordinary working weekdays or outside regular working hours, the contractor or any subcontractor shall give due notice of the intention to do so and obtain prior approval of the site owner.

Temporary fence will be installed for full perimeter and gate will be locked with chain. Mobile security cameras will also be set for all entry points.

12.0 Importation of Fill

Importation of any soil, rock or aggregate is required to meet the following requirements:

- They must be legally able to be imported onto the site in accordance with the Protection of the Environment Operations (Waste) Regulation 2014 and any required consent approvals.
- The soils must be classified as Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM) or other materials legally able to be imported onto the site based on a Resource Recovery Exemptions. Where available VENM should be imported in preference to ENM. Soils must be assessed in accordance with the EPA requirements.
- Prior to importation appropriate documentation needs to be provided to, and approved by, the Environmental Consultant and the materials must be inspected at the source site to confirm that there are no signs of contamination.
- The material must be inspected during importation by the Contractor, and any materials not meeting the description given in the provided documentation or displaying signs of contamination will be rejected.

13.0 Waste Tracking

All transport of waste and disposal of materials must be conducted in accordance with the requirements of the POEO Act. All licences and approvals required for disposal of the material will be obtained prior to removal of the materials from the site.

Removal of waste materials from the site shall only be carried out by a licensed contractor holding appropriate licence, consent and/ or approvals to dispose of the waste materials according to the assigned waste classification, and with the appropriate approvals obtained from the EPA, if required. Details of all soils removed from the site (**including VENM**) shall be documented by the Contractor with copies of weighbridge slips, tip tickets and consignment disposal confirmation (where appropriate) provided to the Environmental Consultant and the contractor.

A site log shall be maintained by the Contractor to track disposed loads against on-site origin. Transport of spoil shall be via a clearly delineated, pre-defined haul route. The proposed waste transport route will be notified to the local Council and truck dispatch shall be logged and recorded by the Contractor for each load leaving the site. A record of the truck dispatch will be provided to the contractor.

Details of all soils removed from the site (including VENM) shall be documented by the Contractor with source location, volume/tonnage, waste classification, disposal date, disposal destination, copies of weighbridge slips, landfill receipts/disposal docket, tip tickets and consignment disposal confirmation (where appropriate) provided to the Environmental Consultant and/or the NSW EPA Accredited Site Auditor.

Material tracking needs to include information on source location, volume /tonnage, waste classification, disposal date, disposal destination, disposal docket, including waste locate consignment number of any asbestos soil waste disposed, transporters details (including EPL No) and a tally of estimated versus actual volume disposed.

14.0 Special Waste (including Asbestos Waste)

All transport of waste and disposal of materials must be conducted in accordance with the requirements of the POEO Act. All licences and approvals required for disposal of the material will be obtained prior to removal of the materials from the site.

Asbestos transporters and facilities receiving asbestos waste in NSW weighing more than 100 kilograms or consisting of more than 10m² of asbestos sheeting in one load must track and report this waste to NSW EPA using WasteLocate.

Tracking of asbestos waste is to be done via the NSW EPA's online system known as WasteLocate.

Removal of waste materials from the site shall only be carried out by a licensed contractor holding appropriate licence, consent and/ or approvals to dispose of the waste materials according to the assigned waste classification, and with the appropriate approvals obtained from the EPA, if required. Details of all soils removed from the site shall be documented by the Contractor with copies of weighbridge slips, tip tickets and consignment disposal confirmation (where appropriate) provided to the Environmental Consultant and the contractor.

A site log shall be maintained by the Contractor to track disposed loads against on-site origin. Transport of spoil shall be via a clearly delineated, pre-defined haul route. The proposed waste transport route will be notified to the local Council and truck dispatch shall be logged and recorded by the Contractor for each load leaving the site. A record of the truck dispatch will be provided to the contractor.

15.0 Hazardous Waste

Prior to the removal of any hazardous waste to a suitable licensed facility any hazardous waste is immobilised in accordance with the terms of any general immobilisation approval or specific immobilisation approval. Any immobilised waste that is transported is tracked using the using the EPA's online waste tracking system.

16.0 Control of Stormwater and Erosion

The contractor will control surface waters on and adjacent to the site as follows:

- Divert stormwater runoff outside the site so that it does not flow through the site.
- Control drainage on the site by interception and redirecting runoff in a controlled manner.
- Stormwater collected from the site in trenches and sumps will be appropriately managed, however are unlikely to be used within this development.
- Any Remedial Stockpiles will be appropriately bunded so as not to allow contaminants to escape into other areas.
- Silt stop fences will be erected at locations where stormwater may flow from the site and where areas of heavy erosion may be likely.

No surface waters are to be allowed to be removed from site unless appropriate approvals have been attained from regulators.

17.0 Noise and Vibration Control

The contractor will make the noise emissions from the site comply with the Department of Environment and Climate Change NSW 'Interim Construction Noise Guideline' July

2009. It will also comply with Department of Environment and Climate Change NSW 'Assessing Vibration-A technical guideline' February 2006.

Work practices that minimise noise and vibration levels on site and provide for proper communication with the community are generally the most effective at managing noise.

Feasible and reasonable work practices that are applicable to this site include:

- Selecting low noise and vibration equipment for site levelling works
- Liaising with affected residences and informing them when noisy and vibratory work will and occur and what is being done to minimise noise and vibrations.
- Scheduling noisy and vibratory work during periods when people are least affected.
- Provide respite periods.
- Organise deliveries and access.
- Alternative to reversing alarms
- Maintain equipment and check mufflers.
- Notification to the community before and during construction
- Have a complaints handling procedure and contact point.

18.0 Control of Dust & Odour

The generation of dust will be kept to a minimum. Water sprays will be used to ensure suppression of dust on all excavated areas and whilst loading of waste type materials. Water used for dust suppression will not be allowed to escape off-site by the stormwater system, sewer, or any other means.

Odours are not expected during the earthworks, but if malodorous compounds are encountered, the contractor shall take all precautions to ensure that minimal obnoxious odours migrate from the site boundaries. To minimise odours if encountered, it is proposed to excavate only small volumes of soil at any one time. Any soil containing

significant quantities of odorous compounds would be placed as soon as possible in a bunded area and covered with HDPE sheeting and sprayed with a Foundation Earth Sciences approved odour suppressant.

Airborne contaminants are inhalable particles suspended in the air that may enter the body. Most large particles are stopped in the nose, but smaller respirable particles reach the lungs. Inhaled contaminants may cause tissue damage, tissue reaction, disease, or physical obstruction.

Indicators of a need for air monitoring in your workplace may include:

- frequent or long duration use of a chemical or process which generates hazardous vapour, dust, mist or fume.
- efficiency of ventilation is not known or no mechanical ventilation.
- people in the workplace are complaining of health concerns that may be due to the vapour, dust, mist or fumes.
- there is the potential for serious health effects if controls are inadequate; and/or
- it is a complex work environment, and it is difficult to estimate exposure.

The most common disease-causing hazard exposure reported by workers in the construction industry was airborne hazards (69%). Types of airborne hazards reported by workers included dust (66%) and gases, vapours or fumes (24%).

Types of dust reported by construction workers included:

- silica
- acrylic materials
- dust from machinery
- alumina/ aluminium dust
- brake dust
- bricks

- concrete
- dirt
- plaster
- sand and timber

Gases, vapours and fumes reported by construction workers included exhaust fumes, paint fumes and petrol/ diesel fumes.

19.0 Landscaping and Rehabilitation

The contractor will ensure that adequate barriers have been placed around any protection areas and/or follow the landscaping / rehabilitation requirements outlined in the approved DA. The contractor will also place adequate warning signs around the site where required.

20.0 Removal of Underground Storage Tanks (USTs)

Any unexpected USTs found within the site should be removed in accordance with SafeWork NSW & UPSS Regulation 2014 requirements, and AS4897-2008: The design, installation and operation of underground petroleum storage systems. In the event of conflict between the guidance documents, the latter shall prevail. Due to the volatile nature of petroleum storage tanks, it is recommended that the USTs be excavated and disposed of by an experienced contractor and with an environmental representative present.

Following the removal of any USTs and associated visibly stained or odorous soils, in samples should be collected from the walls and floor of the tank-pits/hotspots and submitted to a NATA accredited laboratory for analysis. The targeted analytes should be, but not be limited to, heavy metals, TPH, BTEX & PAH.

The minimum sampling protocols to be used for unexpected UST areas include:

- 3 samples per backfill UST sands per UST pit.
- 1 sample per tank line.
- 1 sample per vent pipe area.
- 1 sample per spill box (currently not present but may be found).
- 2 base samples and 8 walls (2 samples per wall face) of each tank pit

21.0 Containment / Capping of Contaminated Soil

On-site capping is used to isolate areas in the subsurface from the surrounding uncontaminated environment. A physical barrier such as a layer of clean soil, synthetic material liners, asphalt and concrete layers may be installed to cap the contaminated material. A cap is typically used where it is required to remove exposure to the contaminated soils and where the contaminated soils are not mobile or there is no contact with groundwater and / or groundwater is not contaminated.

A site management plan is required with any cap and contain strategy. The site management plan identifies the party responsible for adhering to the plan and includes commitments for ongoing monitoring and maintenance of the cap as well as control of future excavations, which must be minimised or if required, the appropriate occupational health and safety procedures are adopted and permits acquired before work is carried out.

22.0 Work Health & Safety

As personnel on-site may be exposed to potentially toxic or hazardous compounds, the Contractor will prepare a site-specific Work Health and Safety Plan (WHS) prior to commencement of remediation and validation work in accordance with relevant legislation. The WHS will identify hazards, assess the risks posed by the hazards and

recommend measures to control the hazards. This should include detailed descriptions of vehicle decontamination, protective clothing, equipment and appropriate safety controls that will be adopted during remediation and validation works carried out at the site.

Personnel working on the site are required to read and understand the Work Health and Safety Plan. All staff working on the site must be inducted and must sign the relevant authority form. The contractor is to comply with all statutory requirements for safety. All accidents must be reported to the principal's environmental representative.

23.0 Waste Storage and Recycling Control

As part of the construction process, construction material including packaging container off-cuts, surplus items and spoiled material will be accumulated. These materials need to be reused, recycled or disposed of in the appropriate manner. Separate storage areas for construction materials should be utilised on site (i.e., area for steel, timber etc) or alternatively a skip bin should be provided to place all waste construction materials in for recycling.

24.0 General Waste Control (Litter)

As part of any operation, waste material and other general refuse accumulate in the general working areas. These must be maintained to avoid nuisance and health concerns. Waste bins will be provided on site for general refuse, and it will be the site foreman's responsibility to maintain site cleanliness by firstly making it aware to all contractors and secondly enforcing this EMP.

The development program will be undertaken with all due regard to the environment and to statutory requirements.

The development of the site will comply with the environmental requirements of the following:

- Protection of the Environment Operations Act
- Hazardous Chemicals Act
- Waste Avoidance and Resource Recovery Act
- Environmentally Hazardous Chemicals Act
- Dangerous Goods Act
- Noise Control Act
- Construction Safety Act

In particular, in addition to any statutory compliance's required by the above-mentioned Acts, the contractor will be responsible for carrying out environmental compliance with all due care to ensure that the following conditions are specifically complied with:

- Minimal wind-borne dust leaves the confines of the site.
- Water containing any suspended matter or contaminants is managed within the confines of the site in such a manner that minimal pollution of adjacent sites, including waterways, occurs.
- Vehicles will be controlled such that minimal mud, soil or water will fall or be deposited on any public or private roadway or adjacent areas.
- Noise levels at the site boundary will comply with the required legislative requirements.

The principal's environmental representative (Foundation Earth Sciences) can ensure that the contractor's site manager/foreman is conversant with the contents of any EMP and that he will ensure that each employee or sub-contractor employed by the contractor is familiarised with the requirements.

25.0 Construction Material Storage

All construction materials to be utilised for the building should be stored within the site behind the temporary fencing. These materials should be stored in a way that poses minimal risks to worker safety and provides ease of access. Separate storage areas for construction materials should be utilised on site (i.e., area for steel, timber etc).

At no time should construction materials be stored on the council reserve area.

26.0 Contingencies

The following has been included as a precaution. The table below summarises conditions that can reasonably be expected and the resulting problems they may cause, and how these problems may be resolved within the context of the proposed development.

ANTICIPATED PROBLEM	CORRECTIVE ACTION BY CONTRACTOR
Chemical spill / exposure	Stop work, refer to Occupational Health, Safety and Rehabilitation Plan and immediately contact Foundation Earth Sciences.
Excessive rain	Maintain access roads, cover high-traffic areas with gravel; or cover working areas/stockpiles with plastic during off-shifts; or shut down operations until runoff is more manageable. Inspect & maintain sediment control pond & filter fences.
Unmanageable mud in excavation zone	Improve drainage collection system; add geotextile/gravel in problem areas; or strip off mud/slurry materials; or excavate from the top of the fill.
Excessive drainage	Minimise active/contaminated work area; or improve diversion clean run-on; or maintain sufficient on-site wastewater storage capacity; or mobilise additional storage and/or treatment systems as needed.
Excessive dust	Use water sprays or biodegradable dust sprays or cease dust-generating activity until better dust control can be achieved or apply interim capping systems.

ANTICIPATED PROBLEM	CORRECTIVE ACTION BY CONTRACTOR
Sediment pond water for discharge – analytical results exceed site response levels	Perform in-situ treatment, e.g., flocculant dosing, until response levels are met. Alternatively arrange off-site disposal by a licensed Contractor.
Excessively wet materials	Stockpile and dewater on-site; or add absorbents.
Equipment failures	Maintain spare equipment or parts; or maintain alternate rental options; or shut down affected operations until repairs are made.
Release of fuel/oil from machinery	Remove source, use absorbent booms to remove oil and make any repairs as required.
Silt fence fails	Stop work and repair fence to specifications.
Excessive noise	Identify source and review noise attenuation equipment and as necessary provide silencers on noisy equipment.
Excessive odours	Monitor for volatiles using PID and upgrade PPE if necessary. Use odour and volatile suppressing agents to eliminate or reduce odours as required and/or cover odorous material if practicable.
Excavation extends below water table into natural materials which are assessed and confirmed to comprise potential acid sulphate soils (PASS).	Implement Acid Sulphate Soils management plan. This will include on-site treatment of the soils in the excavation area. Treatment would likely involve lime addition at a rate to be calculated using methods specified in the ASS Manual (1998).
Unearthing drummed material	Isolate and contact Foundation Earth Sciences. Arrange temporary storage in a secure part of the remediation site (to be nominated).
Contamination underneath the building footprint	Remove wire covers and excavate and remove offending contaminated soils (exceeding industrial guidelines) from the area

In addition to the above listed contingencies, the following steps may need to be undertaken should unexpectedly types of contaminants, non-spadeable sludges or buried drums be discovered during the remediation works:

- upgrade of personal protective equipment (PPE), for workers within the active work zone, in accordance with the site Occupational Health, Safety Plan.
- segregation and bunding of discovered material.
- use of odour suppressants (where appropriate).
- cover the discovered material with plastic sheeting.
- appropriate sampling and analysis to assess potential contaminants; and

- appropriate off-site disposal of the materials following receipt of analytical results and any associated regulatory approvals required.

27.0 Unexpected Finds Protocol

If during works, significant odours and/or evidence of gross contamination not previously detected are encountered, or any other significant unexpected occurrence, site works should cease in that area, at least temporarily, and immediate action taken to abate the odours or prevent / manage cross-contamination occurring. If required, the administering authority will be notified in writing within two working days of significant unexpected occurrence and informed of the remediation actions implemented.

The sampling strategy for each “unexpected find” shall be designed by a suitably qualified environmental consultant. The strategy will, however, be aimed at determining the nature of the substance – that is, is it hazardous and, if so, at concentrations which pose an unacceptable risk to human health or the environment. The sampling frequency of the identified substance / materials shall meet the following minimum requirements:

- **Excavation Floor**
 - 1 sample every 25m²
 - Samples should be analysed for the chemicals of concern.
- **Excavation Wall**
 - 1 sample every 5m (from each distinct horizon / material type)
 - Samples should be analysed for the chemicals of concern.

All additional works should be documented by the use of field notes, site photographs, site plans and reporting.

Refer to **Appendix B** for a copy of the Unexpected Finds Protocol.

APPENDIX A - NON-CONFORMANCE & CORRECTIVE ACTION FORM + WASTE MANAGEMENT INFORMATION

Non-Conformance and Corrective Action Form

Project:

Name: _____

Time: _____

Title: _____

Date: _____

Signed: _____

Details and Nature of Non-Conformance:

Personnel Advised: _____

Complaints from Public or Residents:

Further works required:

Corrective Actions to be taken:

Checked: _____

Title: _____

Signed: _____

Date: _____

ISSUE:	WASTE MANAGEMENT
Legislation:	<i>Protection of the Environment Operations (Waste) Regulation 2014, Protection of the Environmental Operations Act 1997.</i>
Administered by:	NSW EPA and Local Government Authorities
PRINCIPAL OBLIGATIONS: Protection of the Environment Operations Act • Not to wilfully or negligently dispose of waste in a manner, which harms or is likely to harm the environment. • Not to wilfully or negligently cause any substance to leak, spill or otherwise escape in a manner that harms or is likely to harm the environment. • Not to cause or permit any waters to be polluted. • Not to cause air pollution or noise pollution due to improper and/or inefficient management of materials on a site. • To notify a pollution incident even though to do so might incriminate the person or make the person liable to a penalty. Protection of the Environment Operations (Waste) Regulation 2014 • Ensure all reporting requirements for non-licenced landfills are adhered to. See Regulation for more details. • Ensure compliance with requirements of activities relating to non-licenced waste activities.	
DEFINITIONS: Protection of the Environment Operations Act • Waste – includes any unwanted or surplus substance (whether solid, liquid or gaseous). A substance is not precluded from being waste merely because it may be reprocessed, re-used or recycled. • Harm – to the environment includes any direct or indirect alteration of the environment that has the effect of degrading the environment and, without limiting the generality of the above, includes any act or omission that results in pollution. • Dispose – of waste includes to dump, abandon, deposit, discard, reject, discharge or emit anything that constitutes waste, and also includes to cause or permit the disposal of waste. • Owner of waste - includes, in relation to waste that has been disposed of the person who was the owner of the waste immediately before it was disposed of. • Container – includes anything used for the purpose of storing, transporting or handling the substance concerned.	

- **Owner of a substance** – includes, in relation to a substance that has leaked, spilled or otherwise escaped, the person who was the owner of the substance immediately before it leaked, spilled or otherwise escaped.
- **Pollute waters** - includes cause or permit any waters to be polluted.
- **Deal with materials** – means process, handle, move, store or dispose of the materials.
- **Materials** – includes raw materials, materials in the process of manufacture, manufactured materials, by-products or waste materials.
- **Approved Notice** – means a notice, in a form approved by the EPA: Stating that the place to which the notice relates can lawfully be used as a waste facility for the waste specified in the notice, and that contains a certification by the owner or occupier of the place that the statement is correct.
- **Authorised Officer** – means a person appointed by an appropriate regulatory authority.
- **Enforcement Officer** – is a reference to a person belonging to a class of officers or employees prescribed by the regulations in relation to the offence.

Protection of the Environment Operations (Waste) Regulation

- **Licensed waste activity** – means an activity that is carried on for business or other commercial purposes and involves the generating or storage of any one or more of the following types of waste hazardous, industrial, Group A waste and waste that is licensed under the Act.
- **Non licensed waste activity** – means an activity that is carried on for business or other commercial purposes and involves the generating or storage of any one or more of the following and involves the generating or storage of any one or more of the following types of waste: hazardous waste, Industrial waste, Group A waste, and is not licensed under the Act.
- **Transporter** – of waste means the person transporting waste from the consignor of the waste to the consignee.
- **Authorised contractor** – means a person who is licensed under the Act to transport waste and is specifically authorised under that licence to transport waste from premises on which non-licensed waste activities are carried on, and to perform the requirements set out in the Regulation, on behalf of the person carrying on the non-licensed waste activity concerned.

LICENCES/PERMITS/CONSENTS

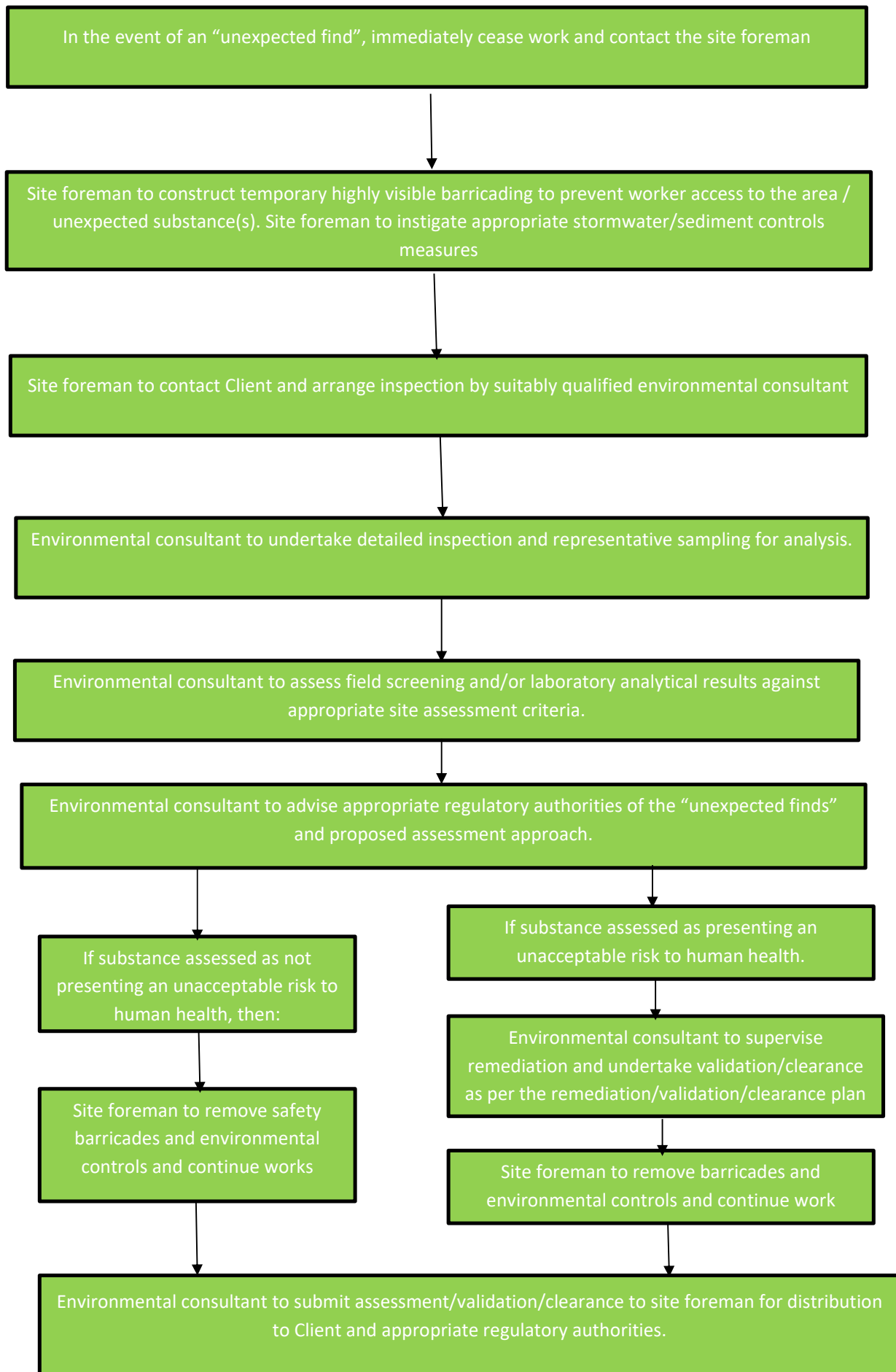
- See Protection of the Environment Operations (Waste) Regulation 2014 for more details.

OBLIGATION TO REPORT

Protection of the Environment Operations Act 1997

- A person is required to notify a pollution incident even though to do so might incriminate the person or make the person liable to a penalty.
- Any notification given by a person noted above is not admissible in evidence against the person for an offence or for the imposition of a penalty. Although this does not apply to evidence obtained following or a result of the notification.

APPENDIX B– UNEXPECTED FINDS PROTOCOL



APPENDIX C– PROPOSED DEVELOPMENT PLANS

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



SITE AND SETOUT

DA-A110010	COVER SHEET & DRAWING LIST	B
DA-A110020	DEVELOPMENT INFORMATION	D
DA-A110030	BASIX NOTES	A
DA-A120010	SITE ANALYSIS	B
DA-A120020	DEMOLITION PLAN	B
DA-A130010	SITE PLAN	B

DA-D110010	SECTION BLDG 14-15	C
DA-D120010	SECTION BLDG 13-15	B

DA-B1B0910	BASEMENT 02 PLAN	G
DA-B1B1010	BASEMENT 01 PLAN	G
DA-B1GRD10	GROUND FLOOR PLAN	H
DA-B1L0110	LEVEL 01 PLAN	H
DA-B1L0210	LEVEL 02 PLAN	H
DA-B1L0310	LEVEL 03 PLAN	G
DA-B1L0410	LEVEL 04 PLAN	F
DA-B1L0510	LEVEL 05 PLAN	F
DA-B1L0610	LEVEL 06 PLAN	F
DA-B1L0710	LEVEL 07 PLAN	F
DA-B1L0810	LEVEL 08 PLAN	F
DA-B1L0910	LEVEL 09 PLAN	F
DA-B1L1010	LEVEL 10 PLAN	F
DA-B1L1110	LEVEL 11 PLAN	F
DA-B1L1210	LEVEL 12 PLAN	F
DA-B1L1310	LEVEL 13 PLAN	G
DA-B1L1410	ROOF PLAN	B

DA-Q110010	GFA PLAN 01	B
DA-Q120010	GFA PLAN 02	B
DA-Q310010	SOLAR ACCESS COMPLIANCE DIAGRAMS	B
DA-Q320010	SHADOW DIAGRAMS	A
DA-Q330010	SOLAR ANALYSIS-SUN EYE VIEWS	A
DA-Q410010	CROSS VENTILATION COMPLIANCE DIAGRAMS	B
DA-Q510010	ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 1	A
DA-Q520010	ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 2	A
DA-Q610010	DEEP SOIL DIAGRAM	B
DA-Q710010	COMMUNAL OPEN SPACE DIAGRAM	B
DA-Q810010	HEIGHT PLANE DIAGRAM	B

DA-C010010	EAST ELEVATION	B
DA-C020010	SOUTH ELEVATION	B
DA-C030010	WEST ELEVATION	B
DA-C040010	NORTH ELEVATION	B
DA-C050010	GREEN SPINE WEST ELEVATION	B
DA-C060010	GREEN SPINE EAST ELEVATION	B

DA-Y310010 NOTIFICATION PLAN A

DA-C510010	PERSPECTIVE 1	A
DA-C510011	PERSPECTIVE 2	A
DA-C910010	MATERIALS AND FINISHES BOARD	A

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 takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th></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	B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	A	ISSUE FOR COORDINATION	JY	LG	10/02/23	*Registered Architect LGU Lilian Gu NSW Arch 8013	Consultants	Client	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 Diane Jones Nela Marojevic NSW ARB 6098 NSW ARB 4718 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 COVER SHEET & DRAWING LIST Drawing Number Revision DA-A110010B
	Rev	Amendment	By	Chk*	Date																		
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23																			
A	ISSUE FOR COORDINATION	JY	LG	10/02/23																			

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	38%
>2HRS	33	60%
Grand total: 55		

CROSS VENTILATION AREA 14		
CROSS VENTILATION Compliance	Count	Percentage
NO	13	31%
YES	29	69%
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	101	77%
Grand total: 132		

CROSS VENTILATION AREA 13&15		
CROSS VENTILATION Compliance	Count	Percentage
NO	51	43%
YES	67	57%
Grand total		

SOLAR ACCESS_AREA_ALL		
Solar AccessCompliance	Count	Percentage
OHRS	3	2%
<2HRS	50	27%
>2HRS	134	72%
Grand total: 187		

CROSS VENTILATION AREA_ALL		
CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	64	40%
YES	96	60%
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	43	23%
2	82	44%
3	50	27%
4	12	6%
Grand total: 187		

DDA UNITS_ALL		
UNIT TYPE	Number	Percentage
STANDARD	37	20%
ADAPTABLE/LIVABLE	38	20%
VISITABLE	112	60%
Grand total: 187		

ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 38(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 38(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 150(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 150(80%)

DDA UNITS by Building		
UNIT TYPE	Number	Percentage
AREA 13		
ADAPTABLE/LIVABLE	15	8%
STANDARD	14	7%
VISITABLE	31	17%
60	60	32%
AREA 14		
ADAPTABLE/LIVABLE	3	2%
STANDARD	7	4%
VISITABLE	45	24%
55	55	29%
AREA 15		
ADAPTABLE/LIVABLE	20	11%
STANDARD	16	9%
VISITABLE	36	19%
72	72	39%
Grand total: 187		

AFFORDABLE UNIT		
Number	LotType_PTW	Area
140406	2B+1B	70.3 m²
140306	2B+1B	70.3 m²
140506	2B+1B	70.3 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	190	207
VISITOR	1 PER 5 UNITS	38	38
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

CAR PARKING BY TYPE	
PARKING TYPE	TOTAL
RESIDENTIAL-STANDARD	139
RESIDENTIAL-TANDEM	30
RESIDENTIAL-DISABLE	38
VISITOR-STANDARD	37
VISITOR-DISABLE	1
CARWASH BAY	2
CARSHARE BAY	2
Grand total: 249	

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

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	12	0	2	28	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	139	30	38	37	1	2	2	47	20	17	333

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.

Key Plan:

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C	ISSUE FOR INFORMATION	JY	LG	15/03/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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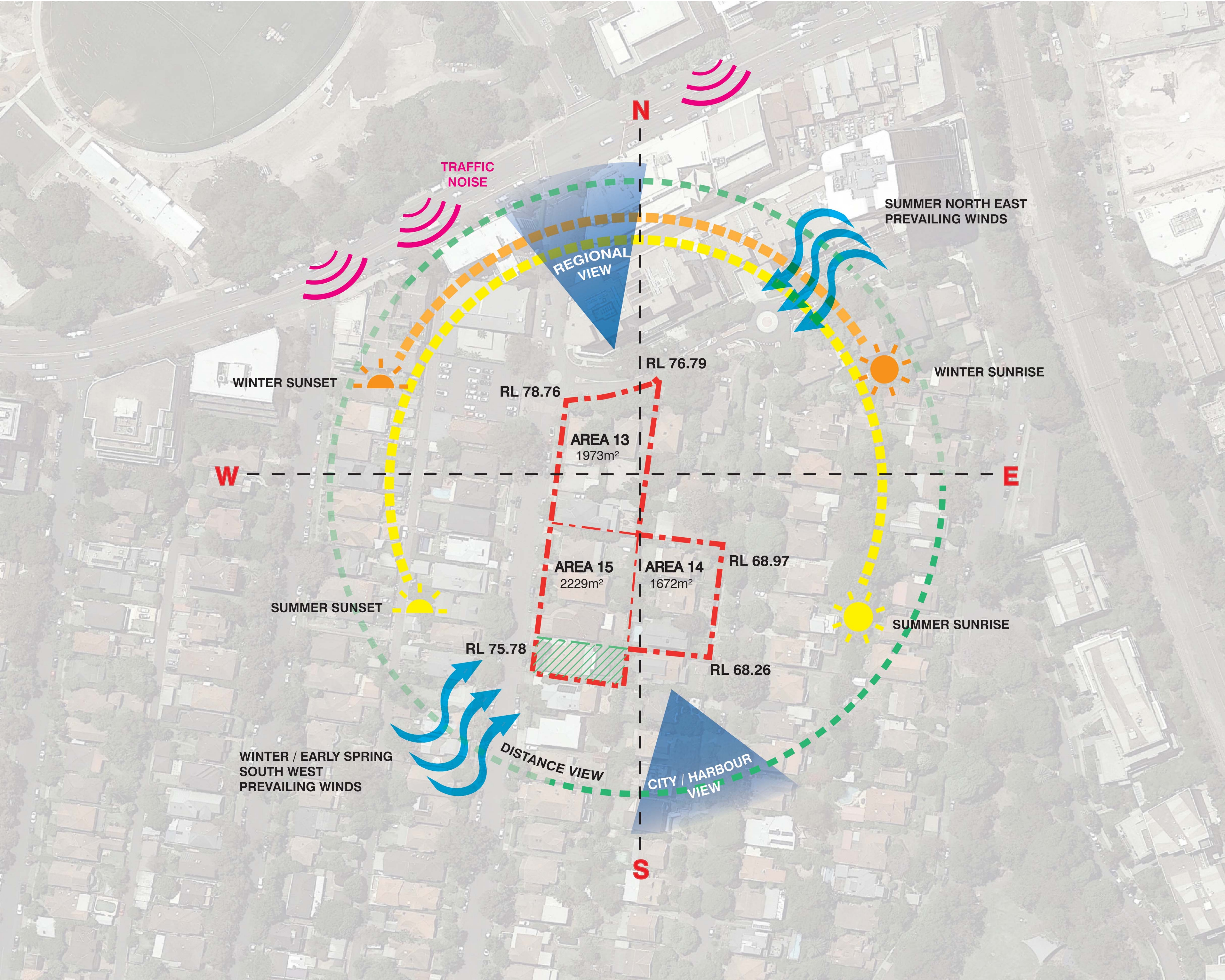
Peddie Thorp & Walker P/L
ABN 23 000 454 624
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Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

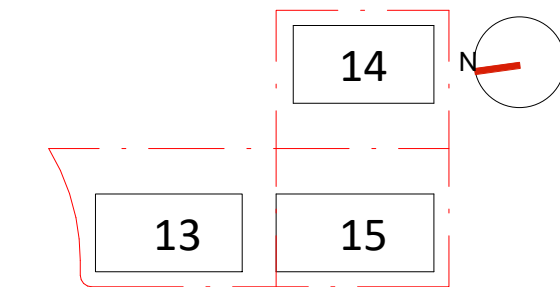
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Project PA030465				
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards				
Status				
Title DA DRAWINGS DEVELOPMENT INFORMATION				
Drawing Number DA-A110020				
Revision D				

[SOURCE: BASIX ASSESSMENT REPORT BY ECO ENGINEERING GROUP REV 1.0 - 2 MAY 2023]

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	Rev	Amendment	By	Chk*	Date											
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LGU Lillian Gu NSW Arch 8013																



Key Plan:



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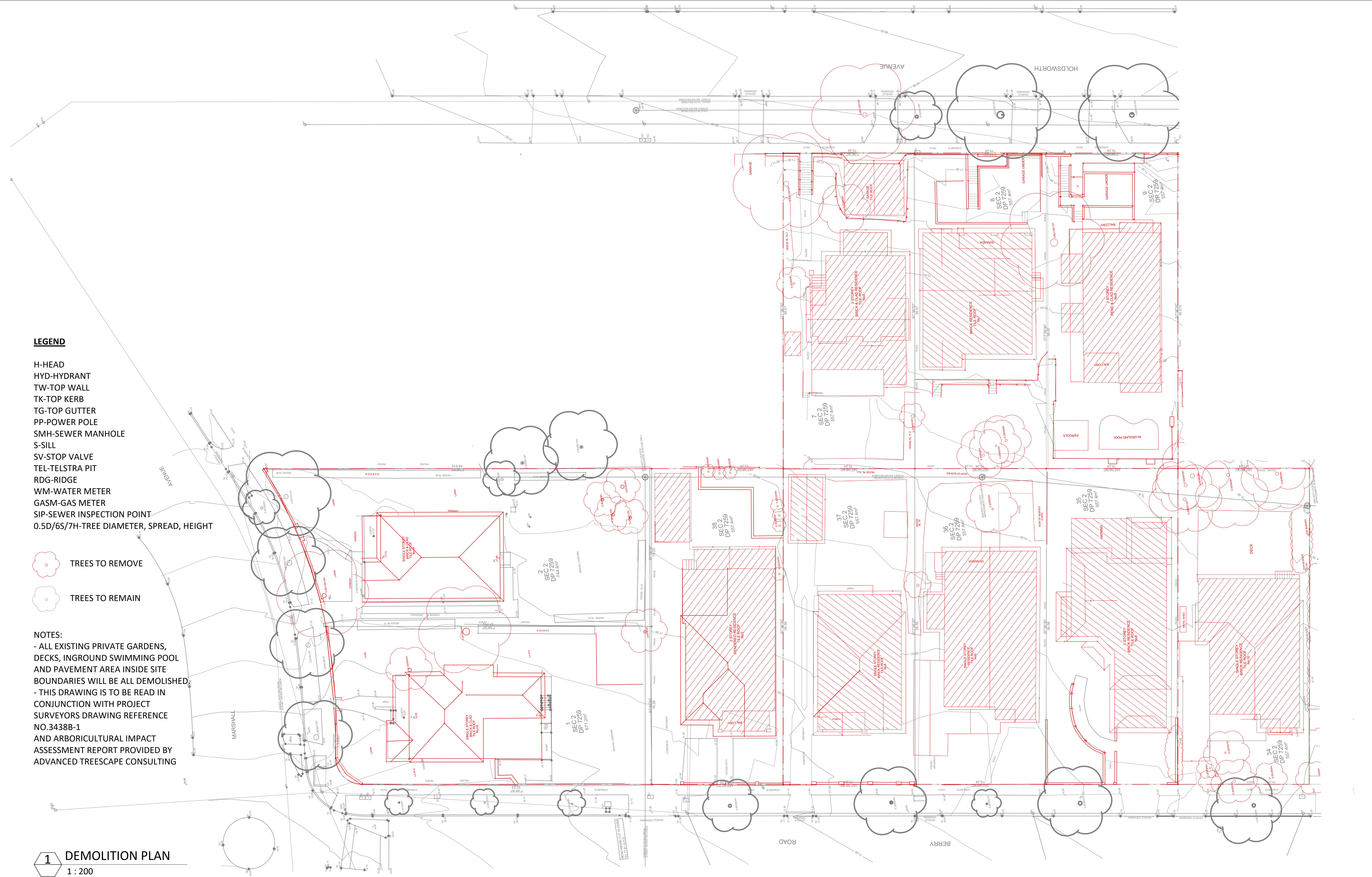
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PTW

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 B



- LEGEND**
- H-HEAD
 - HYD-HYDRANT
 - TW-TOP WALL
 - TK-TOP KERB
 - TG-TOP GUTTER
 - PP-POWER POLE
 - SMH-SEWER MANHOLE
 - S-SILL
 - SV-STOP VALVE
 - TEL-TELSTRA PIT
 - RDG-RIDGE
 - WM-WATER METER
 - GASM-GAS METER
 - SIP-SEWER INSPECTION POINT
 - 0.5D/6S/7H-TREE DIAMETER, SPREAD, HEIGHT

- TREES TO REMOVE
- TREES TO REMAIN

NOTES:

- ALL EXISTING PRIVATE GARDENS, DECKS, INGROUND SWIMMING POOL AND PAVEMENT AREA INSIDE SITE BOUNDARIES WILL BE ALL DEMOLISHED.
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH PROJECT SURVEYORS DRAWING REFERENCE NO.3438B-1 AND ARBORICULTURAL IMPACT ASSESSMENT REPORT PROVIDED BY ADVANCED TREESCAPE CONSULTING

1 DEMOLITION PLAN
1 : 200

Key Plan:

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PTW

0 1 2 5 8m

As indicated
Project PA030465

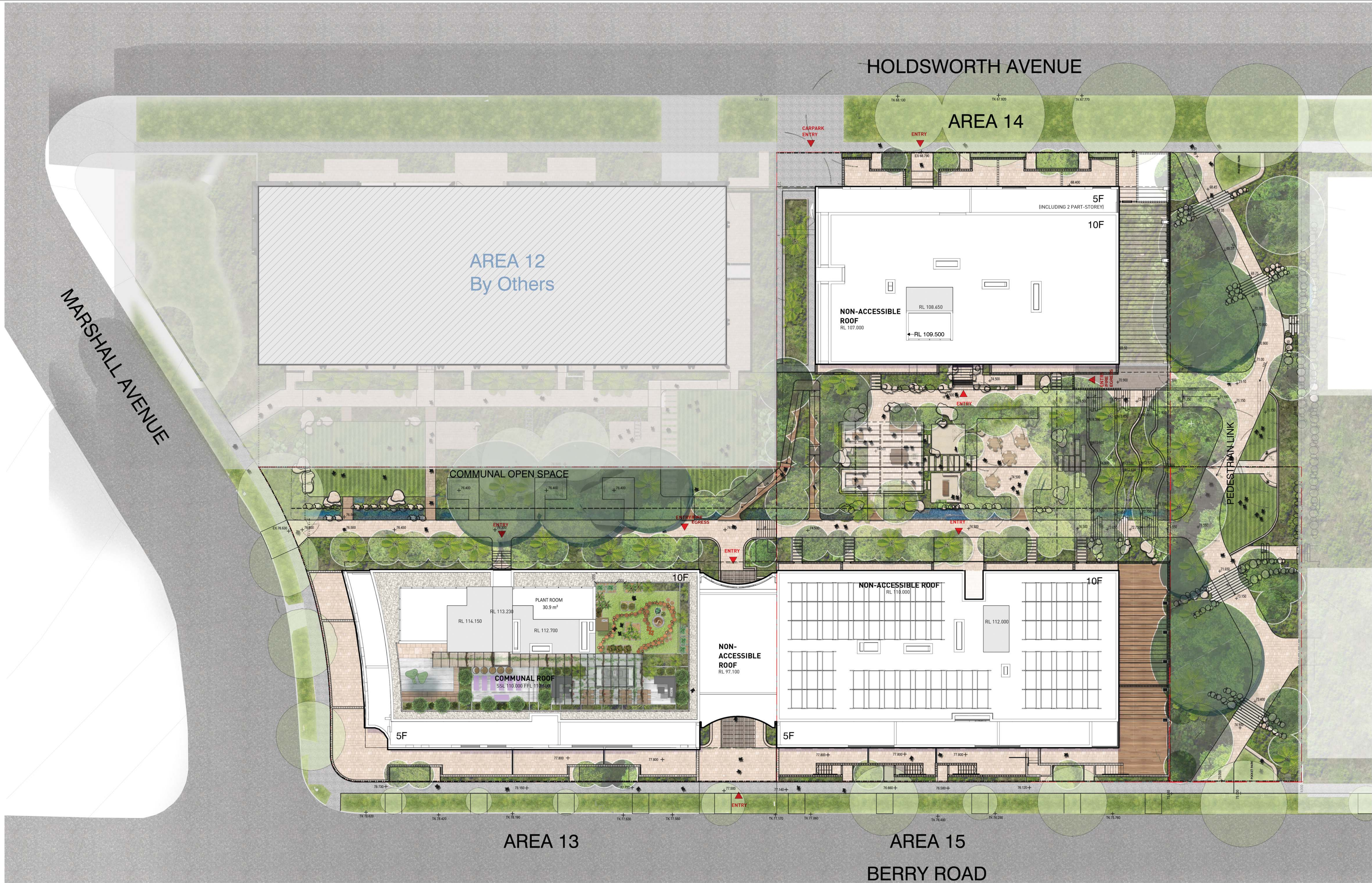
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title
DA DRAWINGS
DEMOLITION PLAN

Drawing Number
DA-A120020

Revision
B



Key Plan:

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Rev	Amendment	By	Chk*	Date
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	10/02/23

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Nela Marojevic NSW ARB 11274

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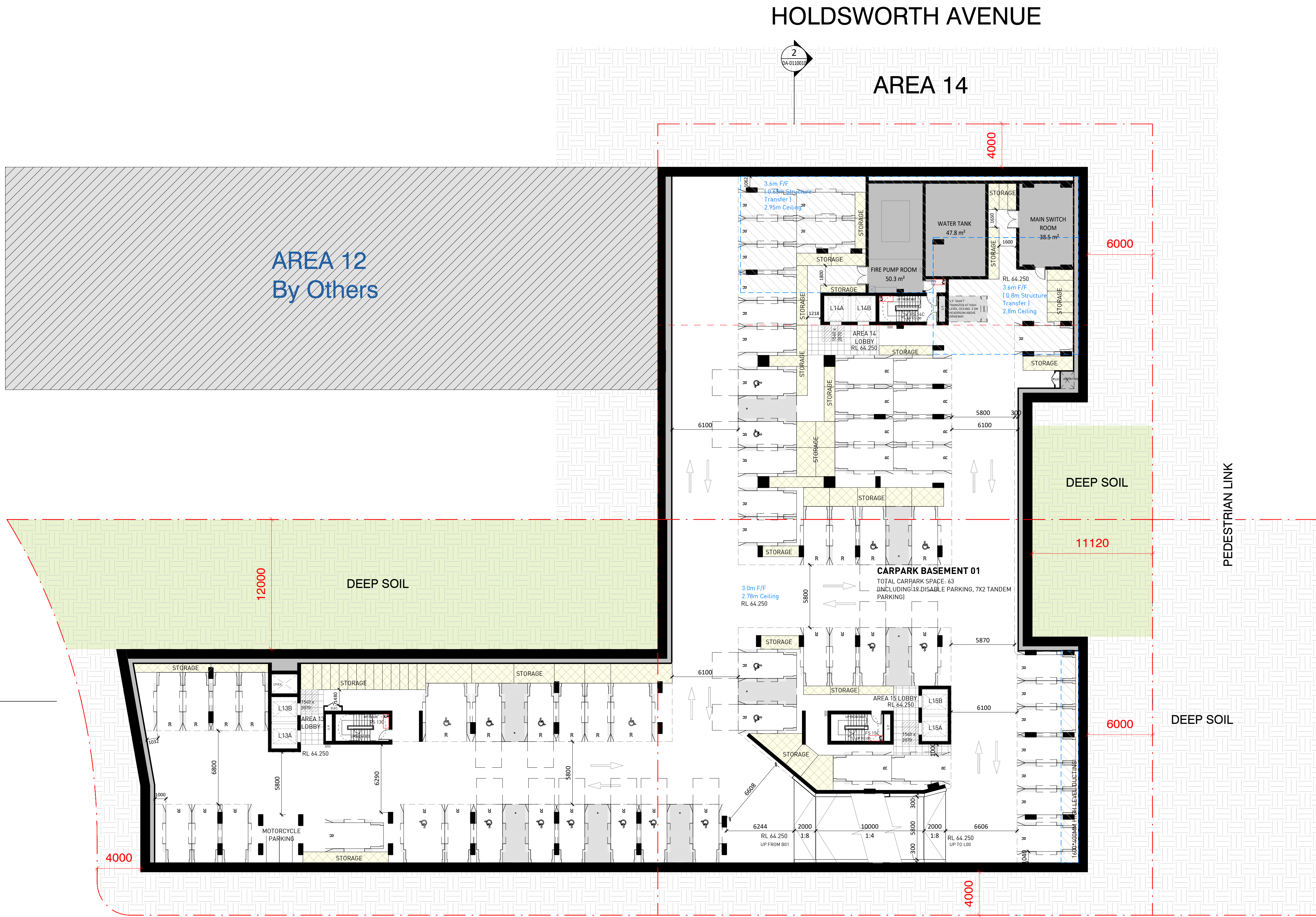
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Status

Title
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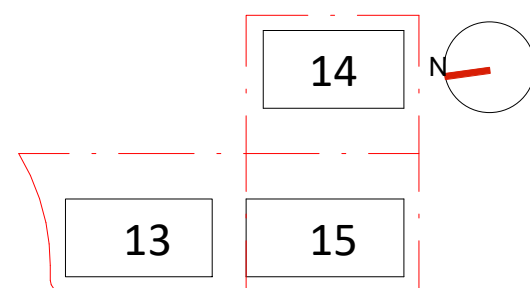
Drawing Number
DA-A130010

Revision
B



1 BASEMENT 01 PLAN
1 : 200

Key Plan:



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Rev	Amendment	By	Chk*	Date
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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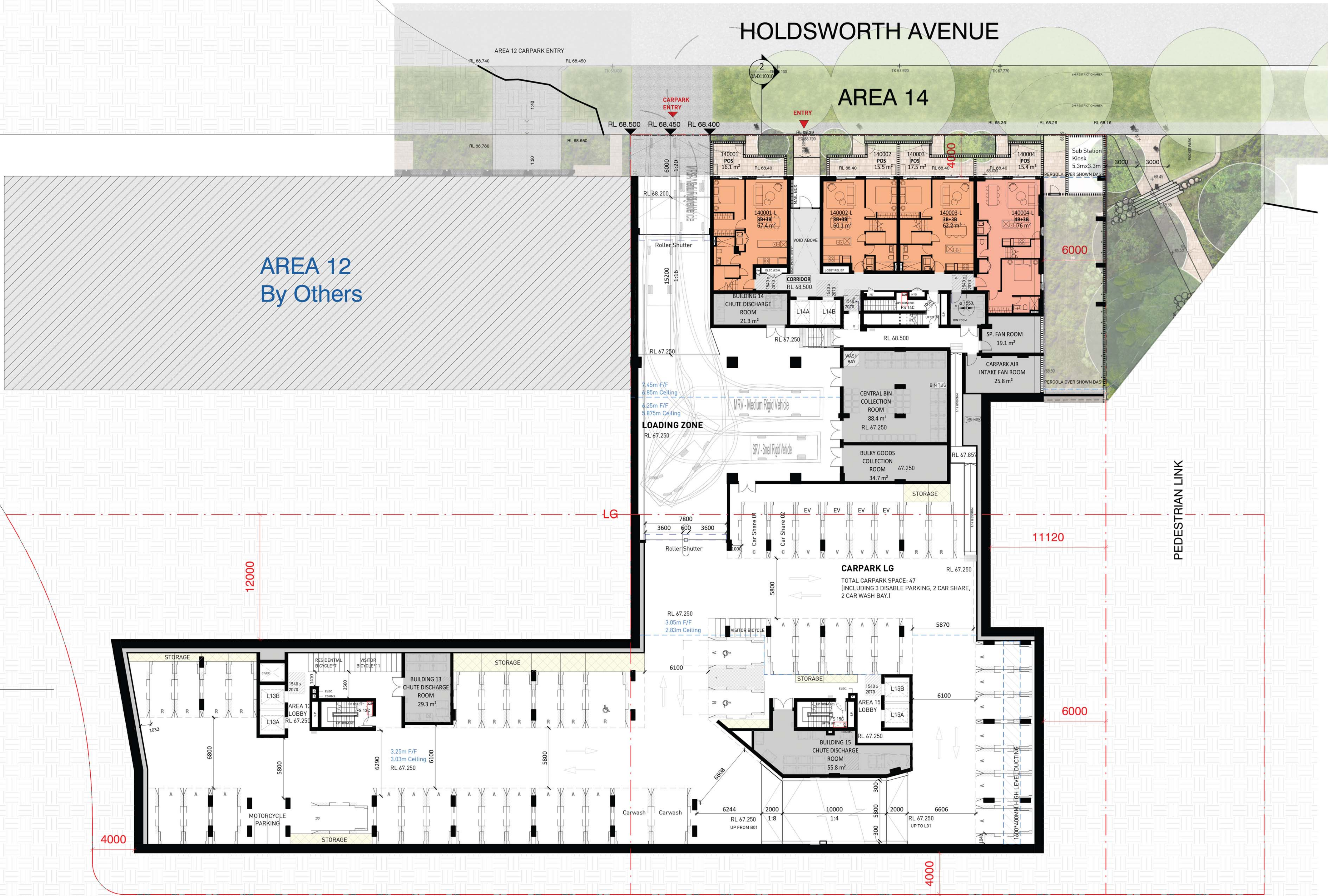
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
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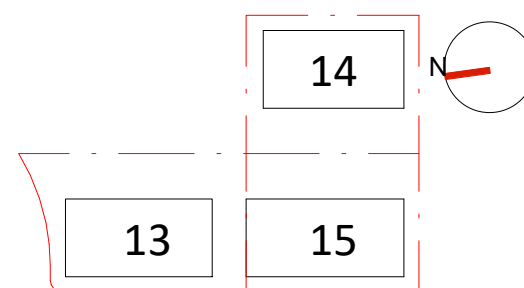
Drawing Number
DA-B1B1010

Revision
G



1 GROUND FLOOR PLAN
1 : 200

Key Plan:



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E	ISSUE FOR LANDSCAPE COORDINATION	JY	LG	10/03/23
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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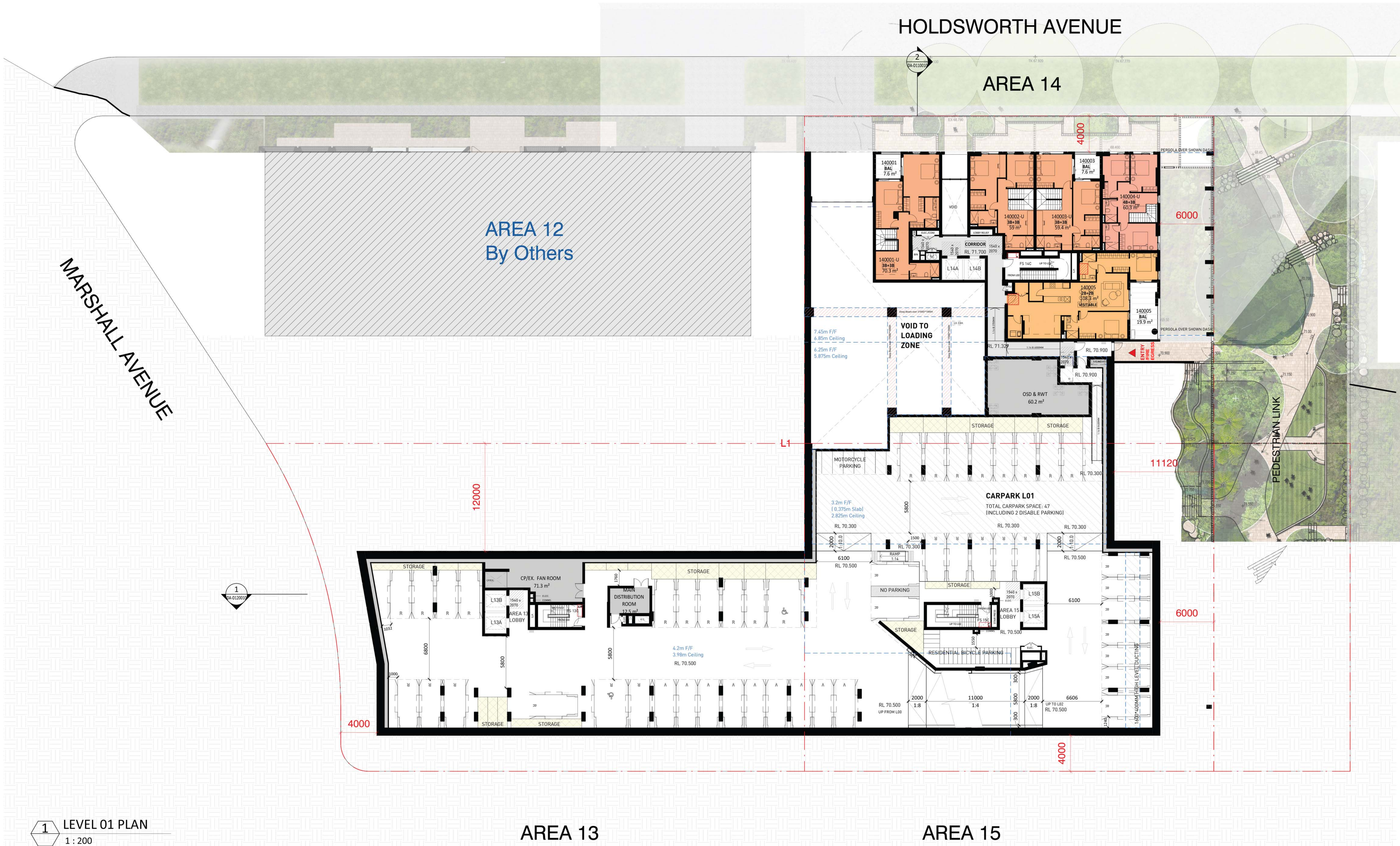
Nominated Architects
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
GROUND FLOOR PLAN

Drawing Number
DA-B1GRD10
Revision
H



1 LEVEL 01 PLAN
1 : 200

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E	ISSUE FOR LANDSCAPE COORDINATION	JY	LG	10/03/23
D	ISSUE FOR TRAFFIC COORDINATION	JY	LG	09/03/23
C	ISSUE FOR COORDINATION	JY	LG	06/02/23
B	ISSUE FOR COORDINATION	JY	LG	10/02/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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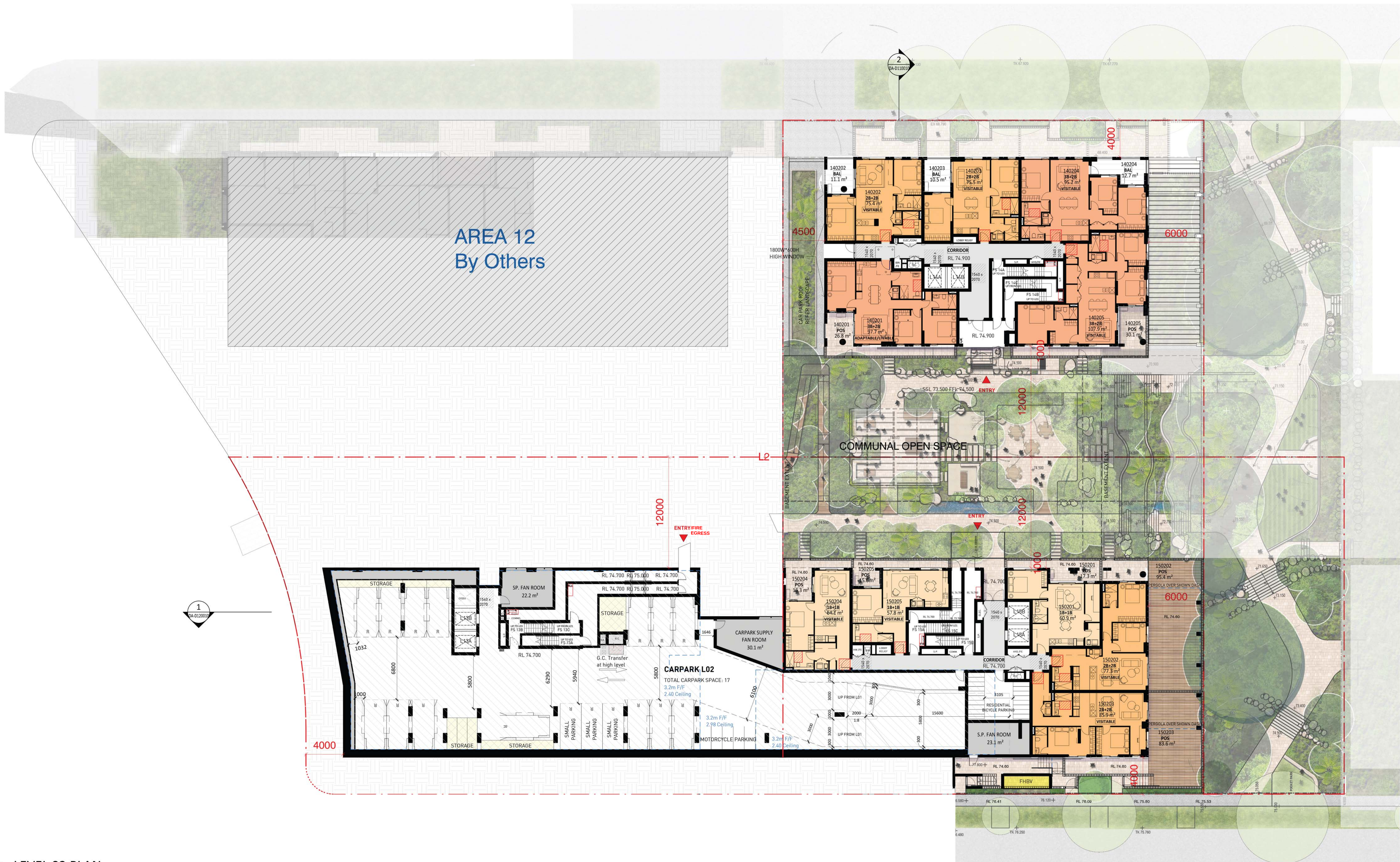
Project PA030465

Status

Title
DA DRAWINGS
LEVEL 01 PLAN

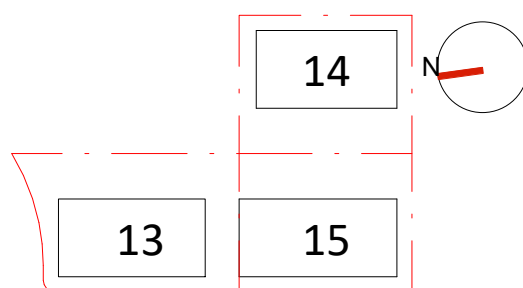
Drawing Number
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Revision
H



1 LEVEL 02 PLAN
1 : 200

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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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Status

Title
DA DRAWINGS
LEVEL 02 PLAN

Drawing Number
DA-B1L0210

Revision
H

MARSHALL AVENUE

HOLDSWORTH AVENUE

AREA 14

AREA 12
By Others

COMMUNAL OPEN SPACE

VOID TO
RL 74.50

PEDESTRIAN LINK

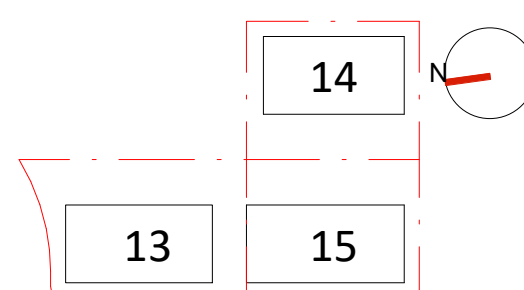
AREA 13

AREA 15

BERRY ROAD

1 ARCH_L03
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Nela Marojevic 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

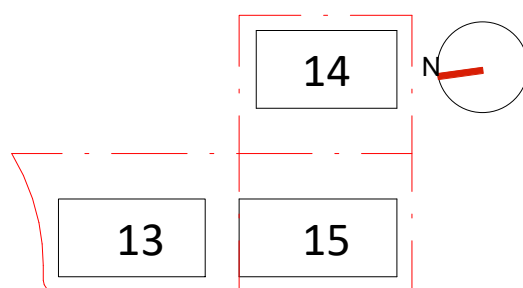
Drawing Number
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Revision
G



1 ARCH_L04
1 : 200

Key Plan:



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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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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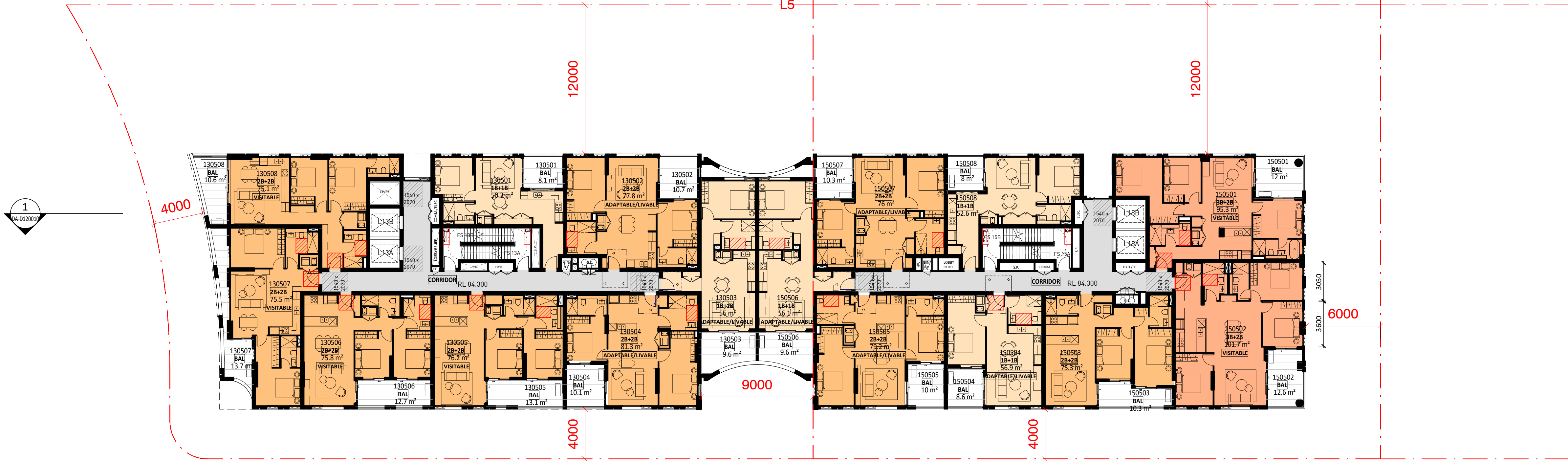
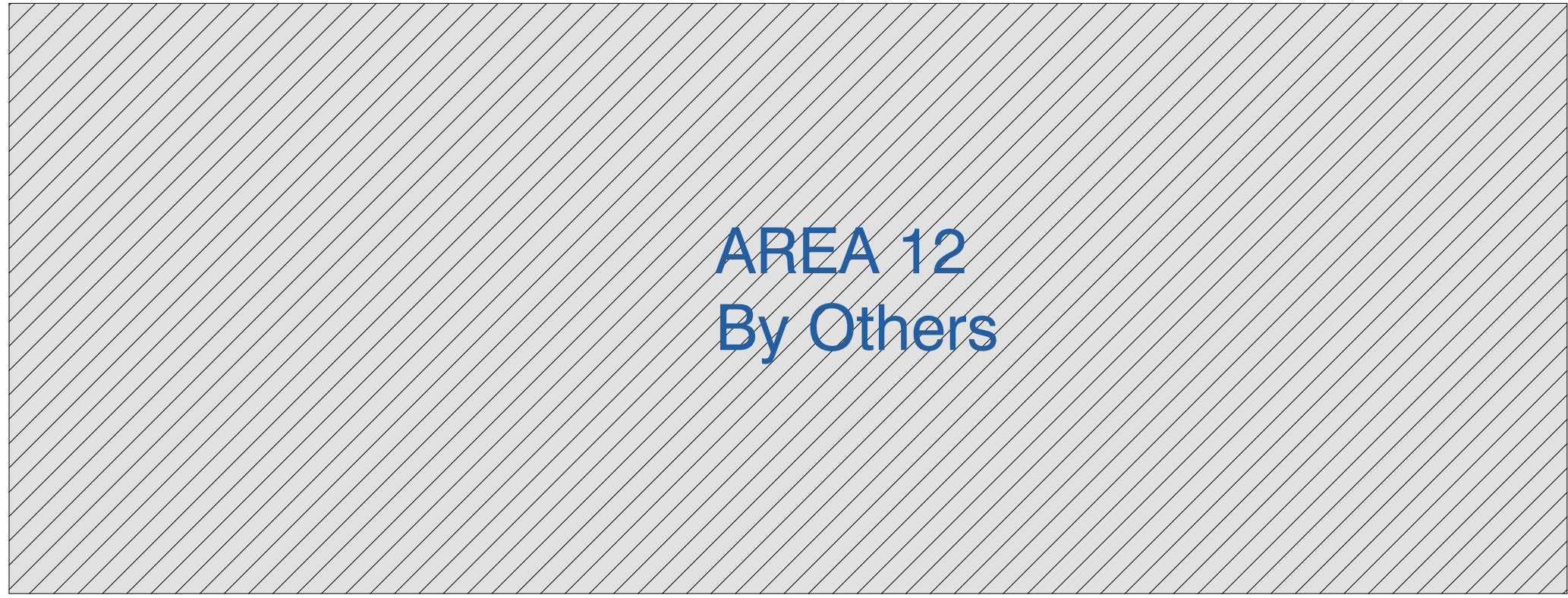
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 04 PLAN

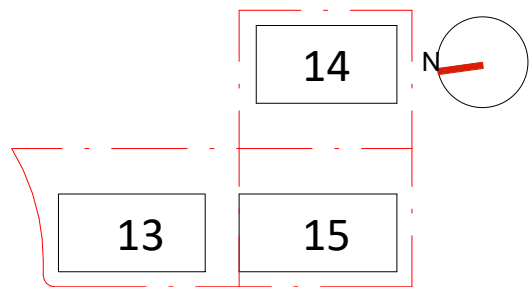
Drawing Number
DA-B1L0410

Revision
F



1 ARCH_L05
1 : 200

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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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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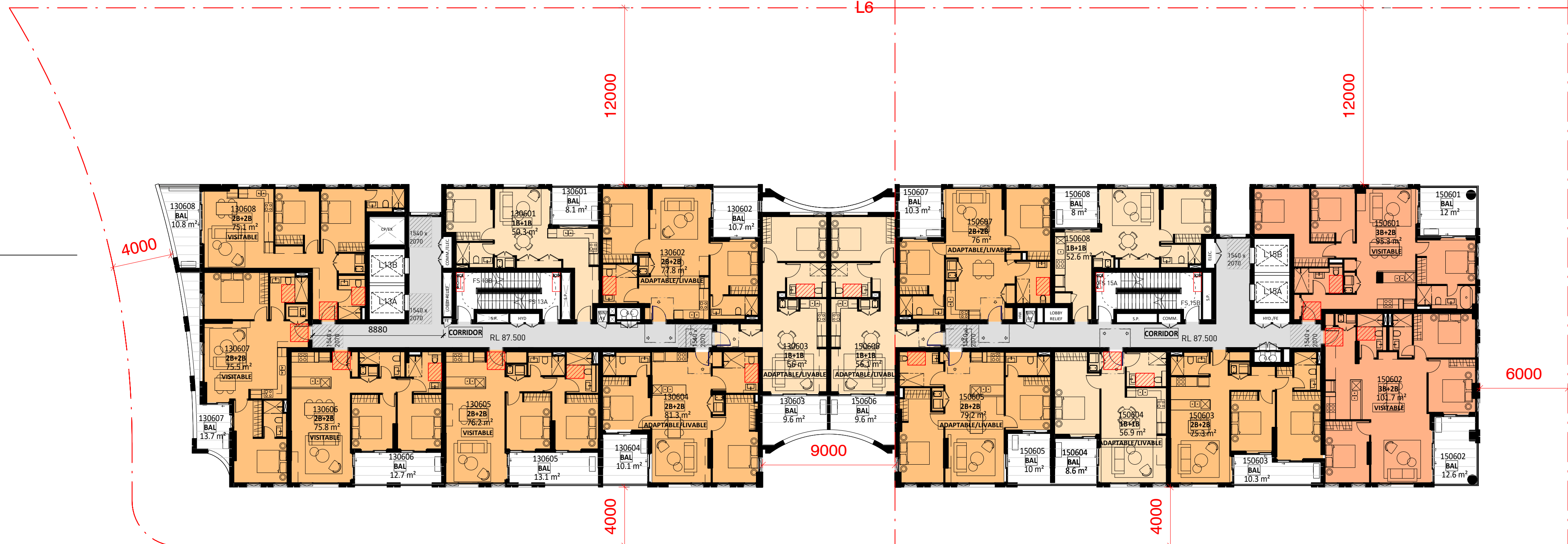
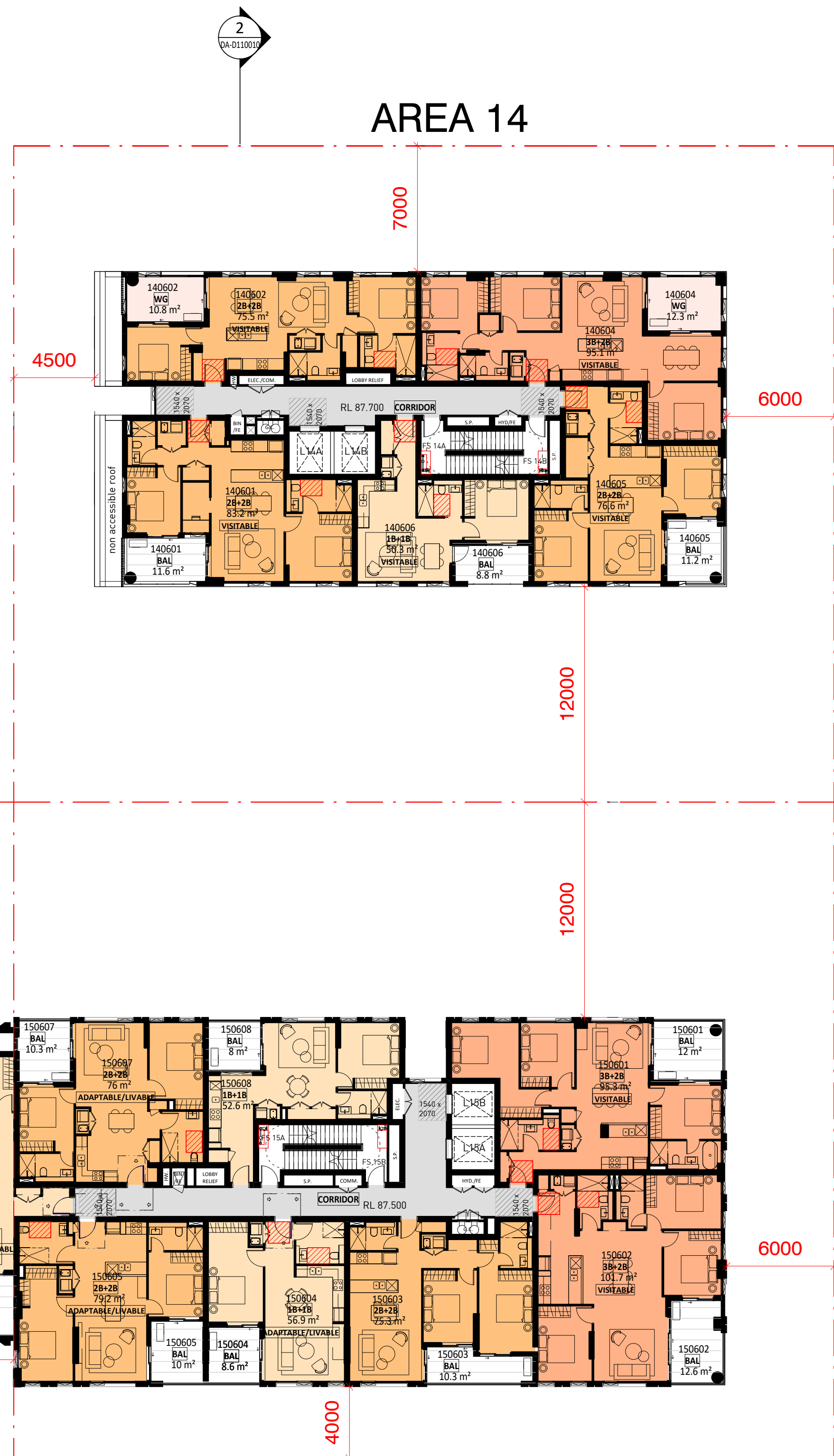
Nominated Architects
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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

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

Title
DA DRAWINGS
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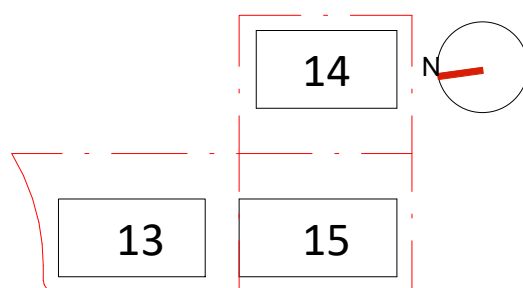
Drawing Number
DA-B1L0510

Revision
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1 ARCH_L06
1 : 200

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Rev	Amendment	By	Chk*	Date
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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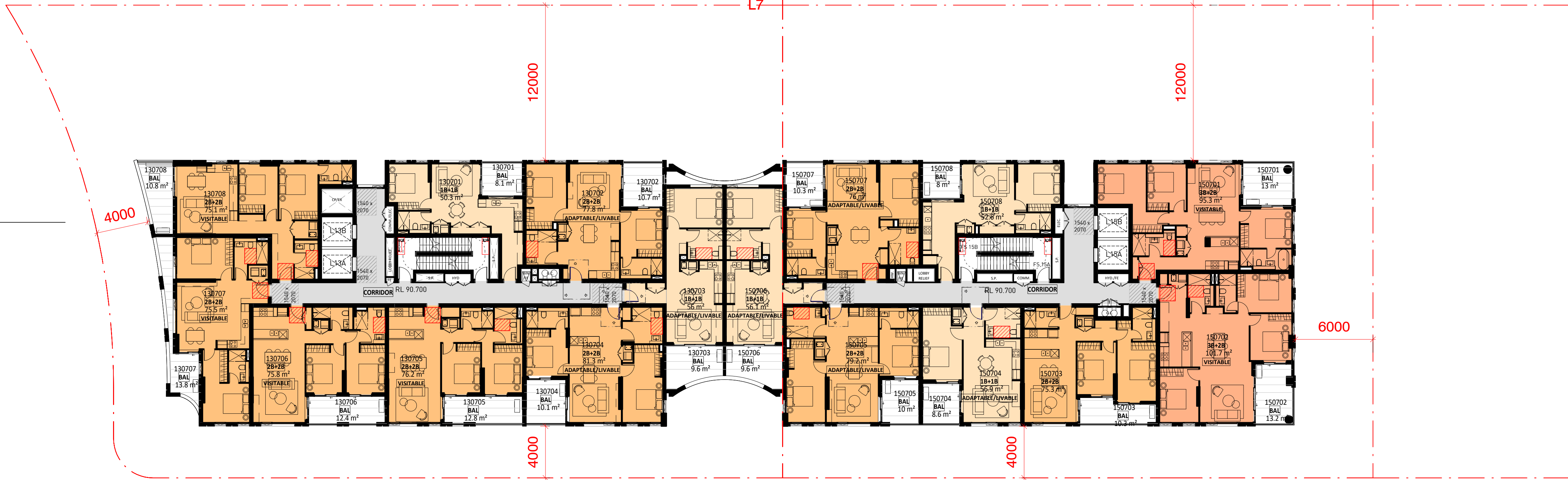
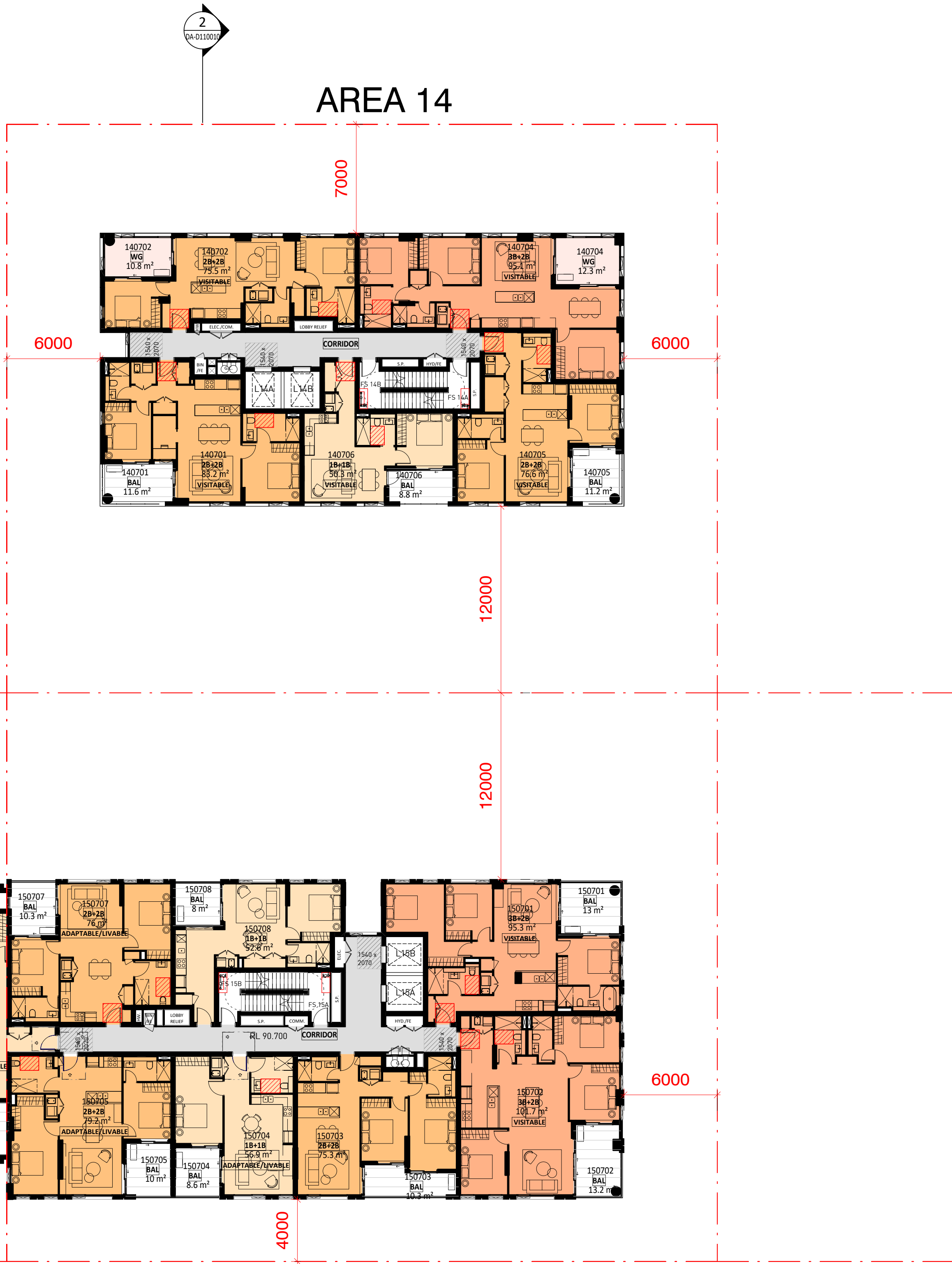
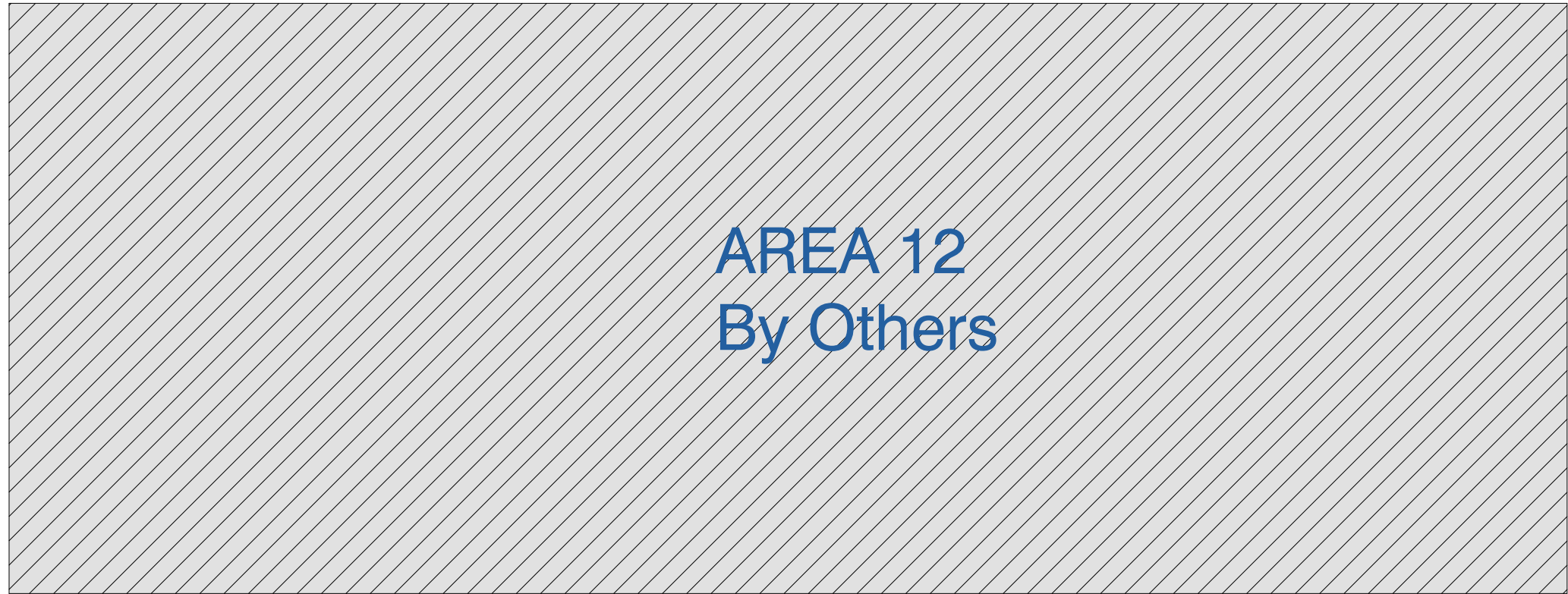
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 06 PLAN

Drawing Number
DA-B1L0610

Revision
F

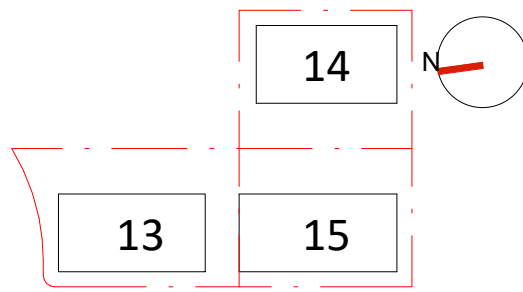


AREA 13

AREA 15

1 ARCH_L07
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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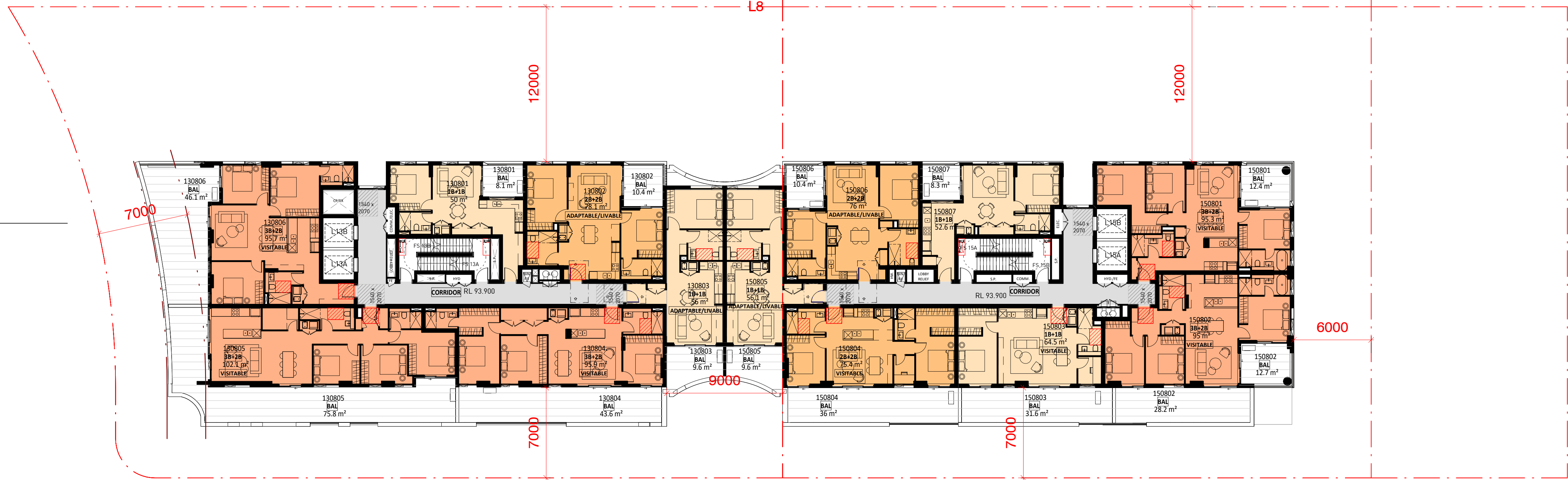
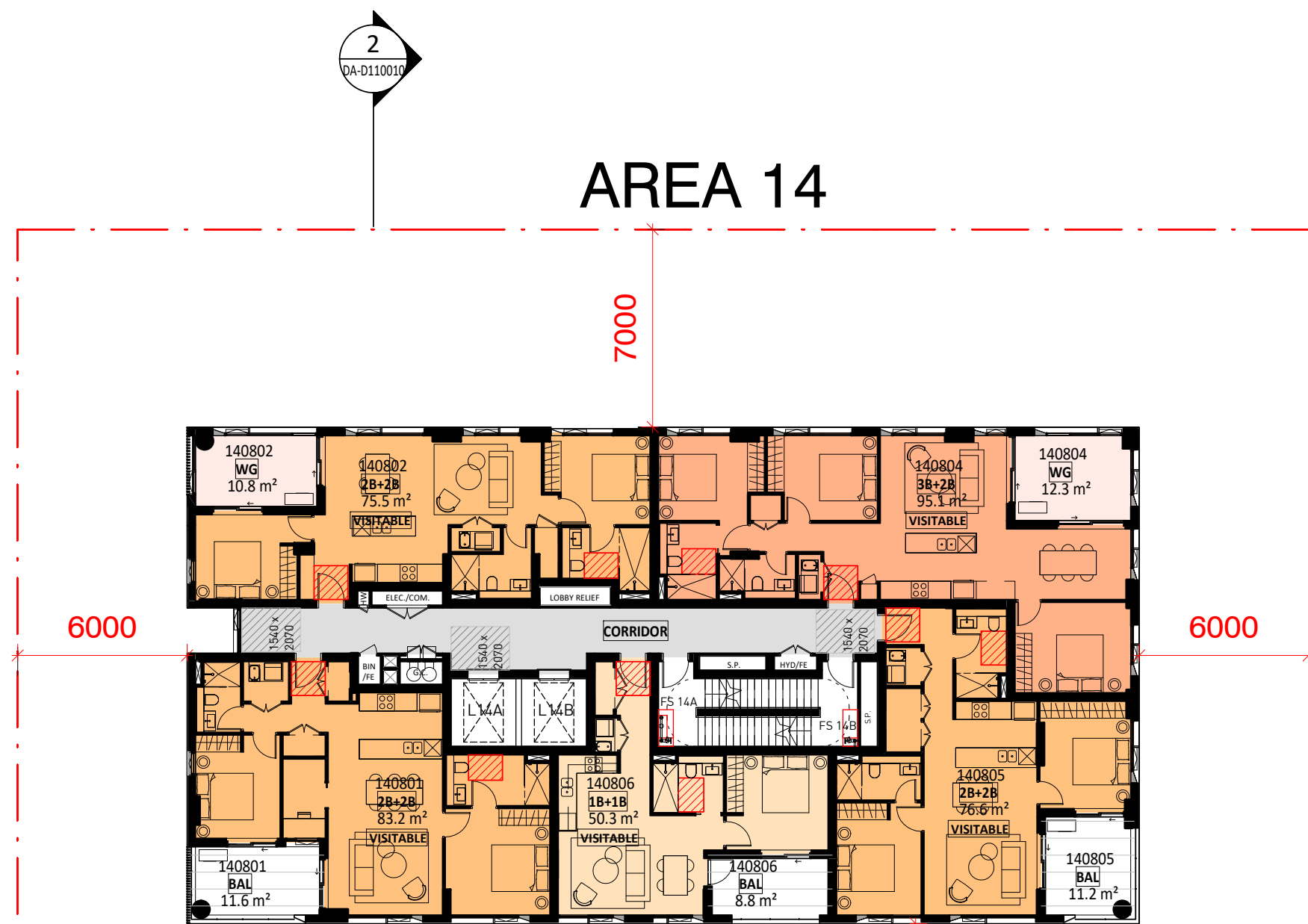
Nominated Architects
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Nela Marojevic NSW ARB 11274

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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 07 PLAN

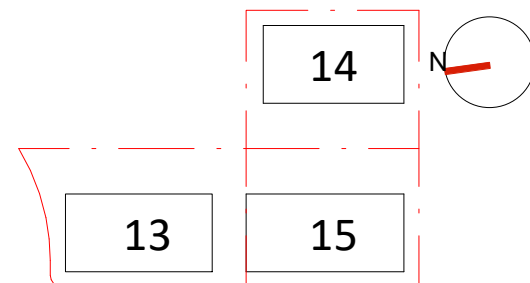
Drawing Number
DA-B1L0710

Revision
F



1 ARCH_L08
1 : 200

Key Plan:



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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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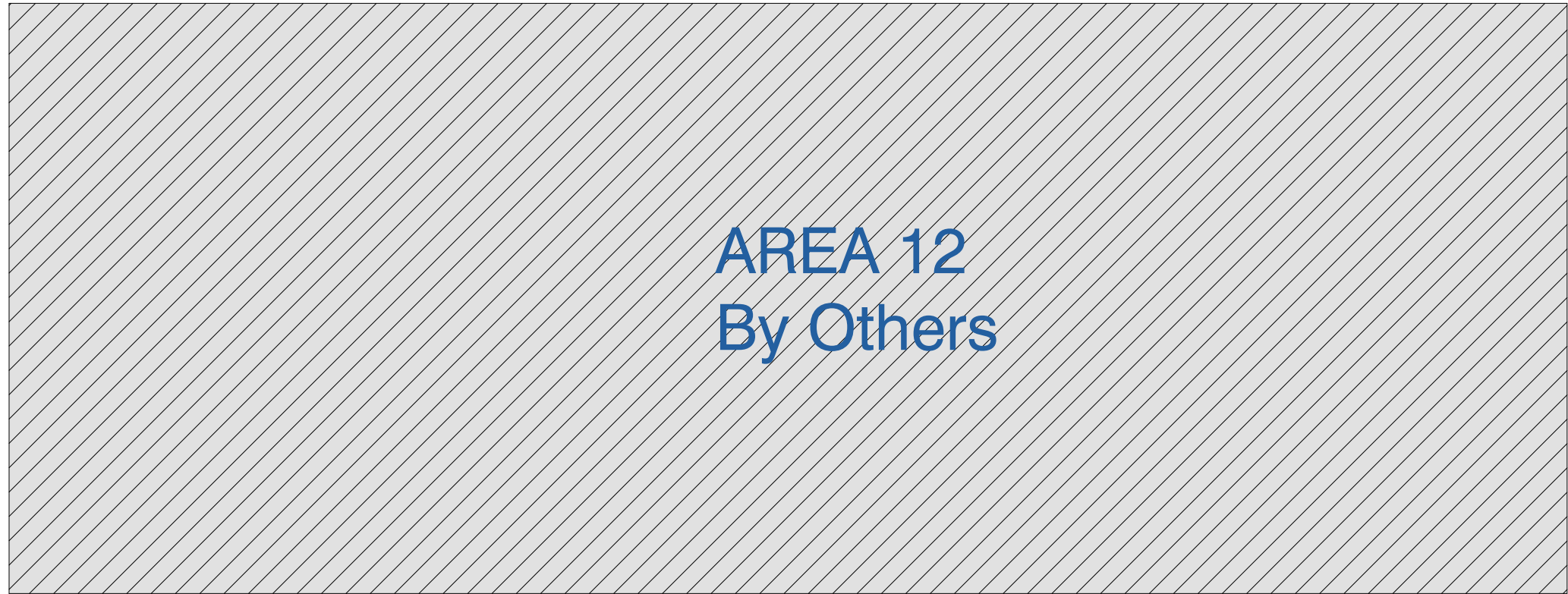
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Project PA030465

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

Title
DA DRAWINGS
LEVEL 08 PLAN

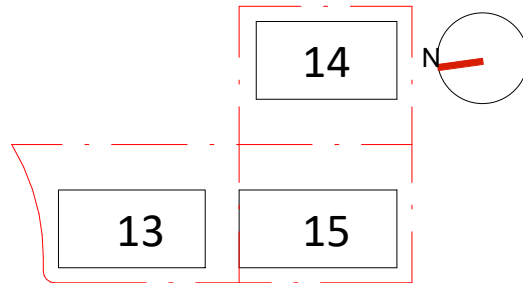
Drawing Number
DA-B1L0810

Revision
F



1 ARCH_L09
1 : 200

Key Plan:



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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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PTW

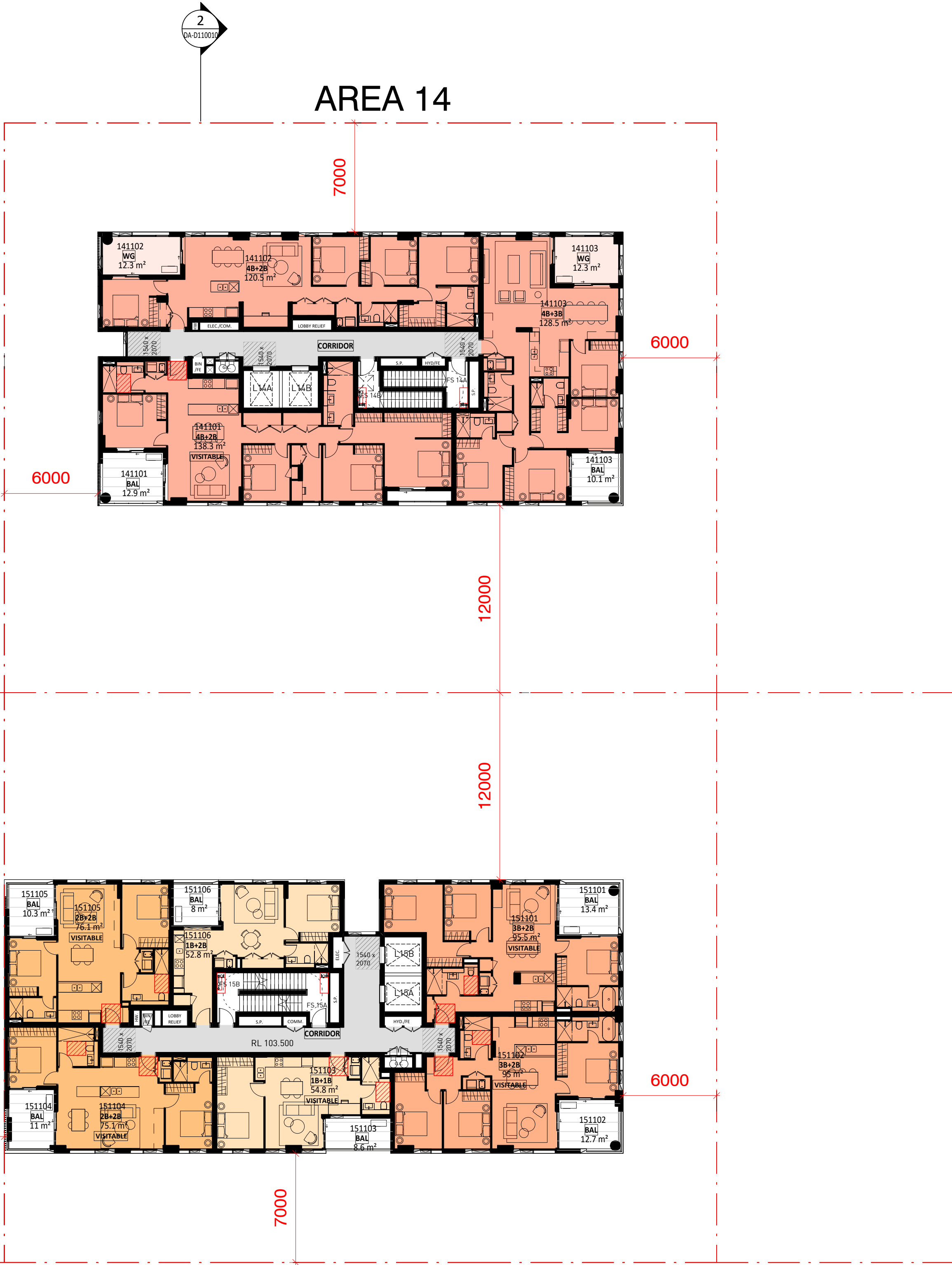
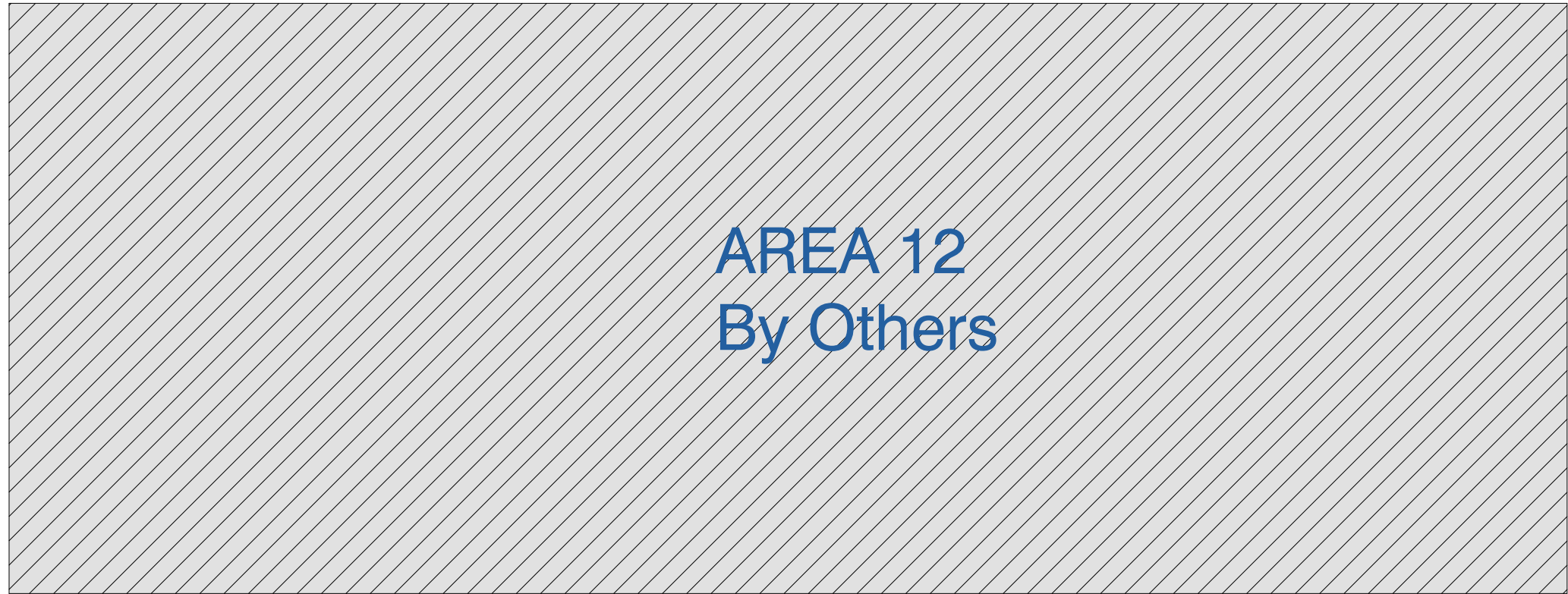
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 09 PLAN

Drawing Number
DA-B1L0910

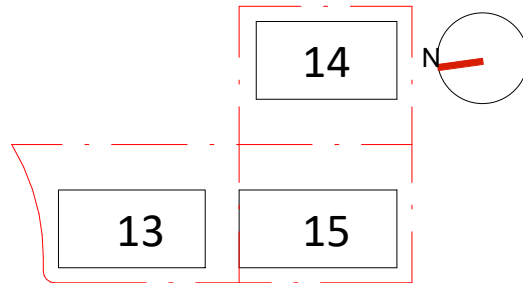
Revision
F

A1



1 ARCH_L11
1 : 200

Key Plan:



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Rev	Amendment	By	Chk*	Date
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

*Registered Architect
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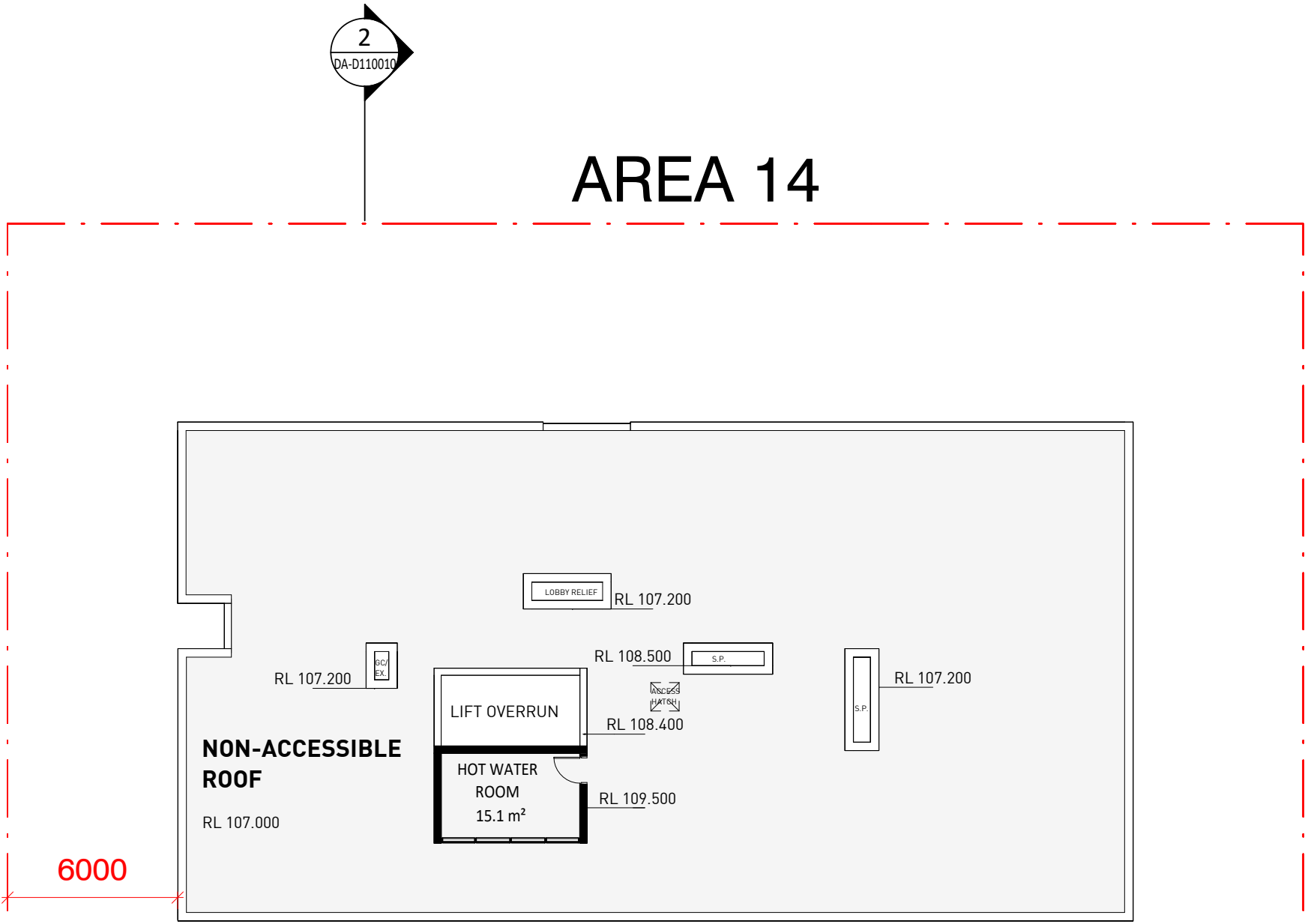
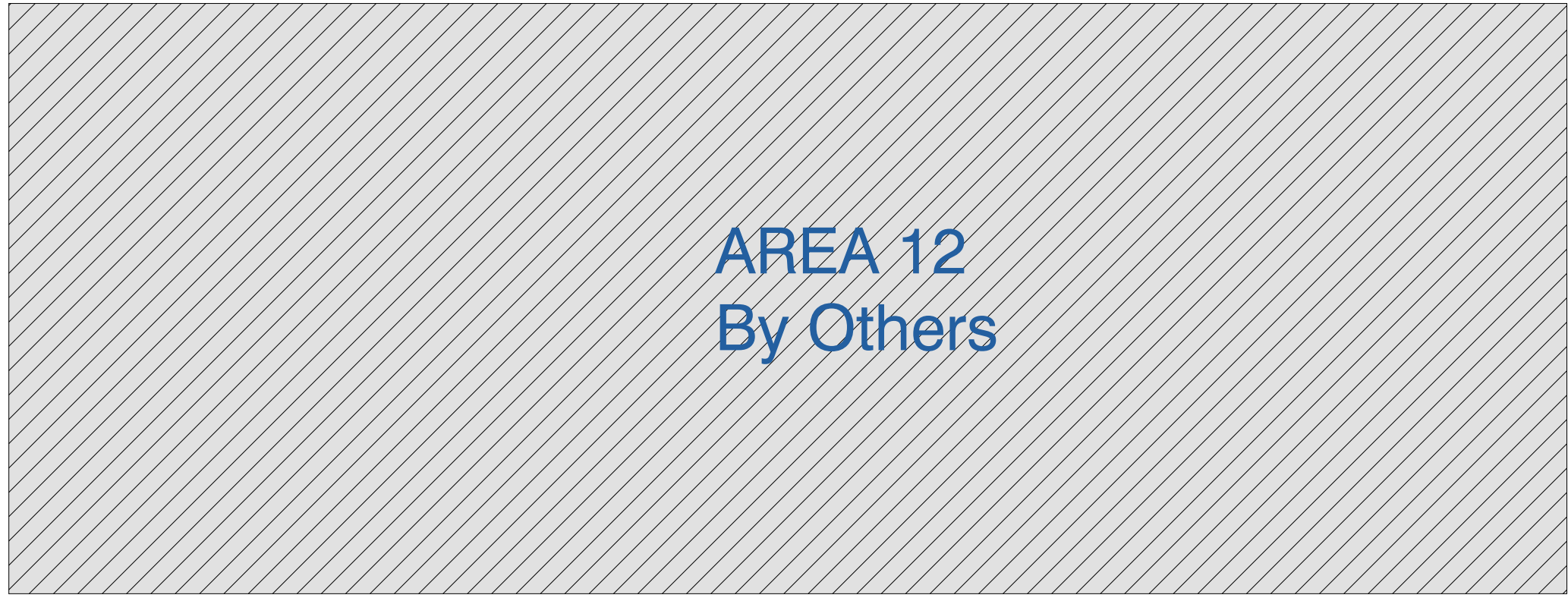
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

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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 11 PLAN

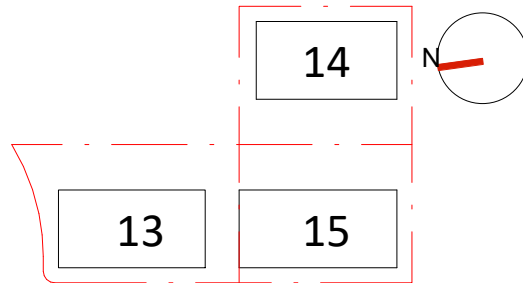
Drawing Number
DA-B1L1110

Revision
F



1 ARCH_L12
1 : 200

Key Plan:



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Rev	Amendment	By	Chk*	Date
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
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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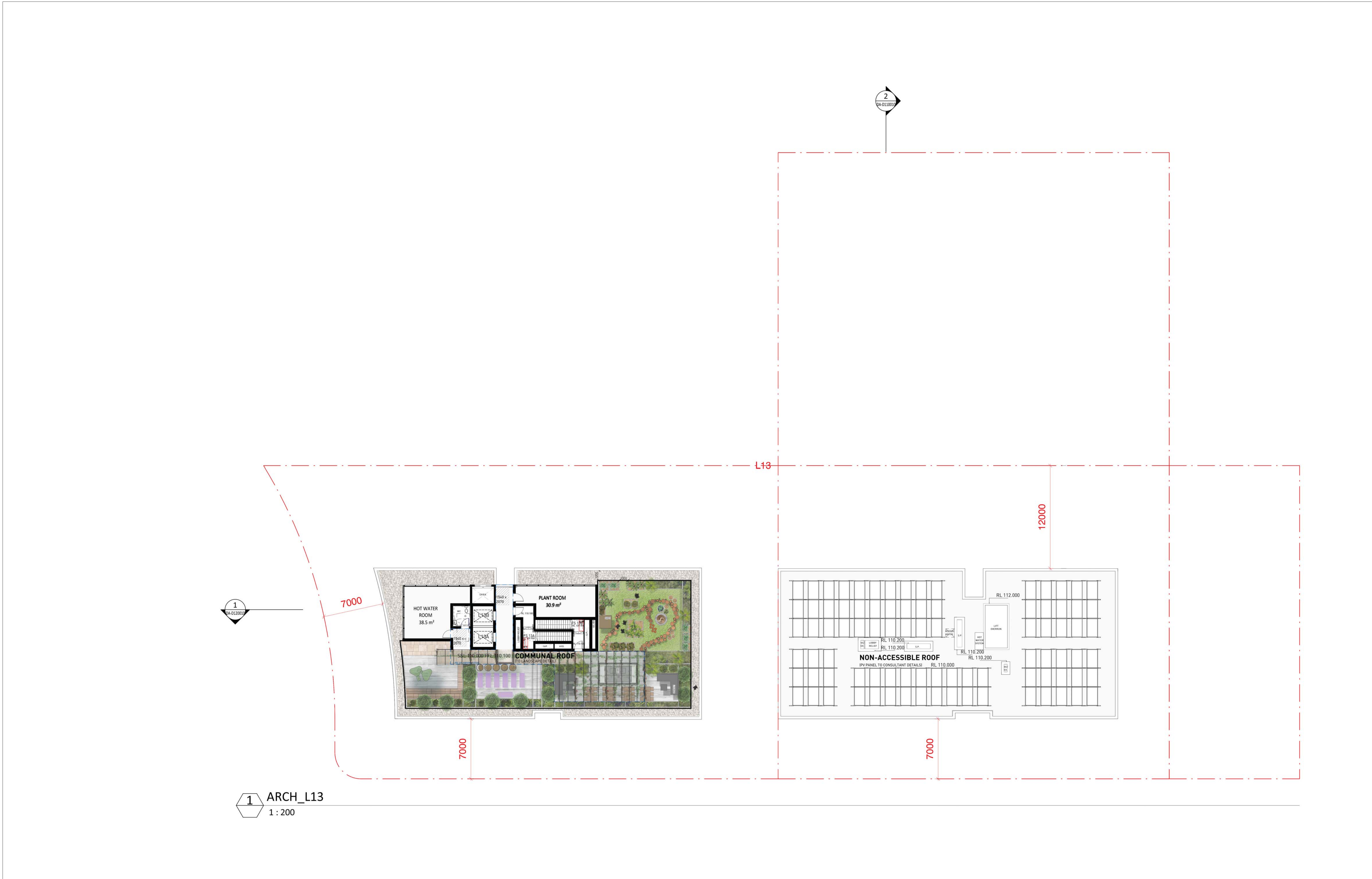
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
LEVEL 12 PLAN

Drawing Number
DA-B1L1210

Revision
F



Key Plan:

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G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	LGU Lilian Gu NSW Arch 8013		
F	ISSUE FOR COORDINATION	JY	LG	15/03/23			
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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Nela Marojevic NSW ARB 11274

PTW

0 1 2 5 10 15m
@ A1

Project PA030465

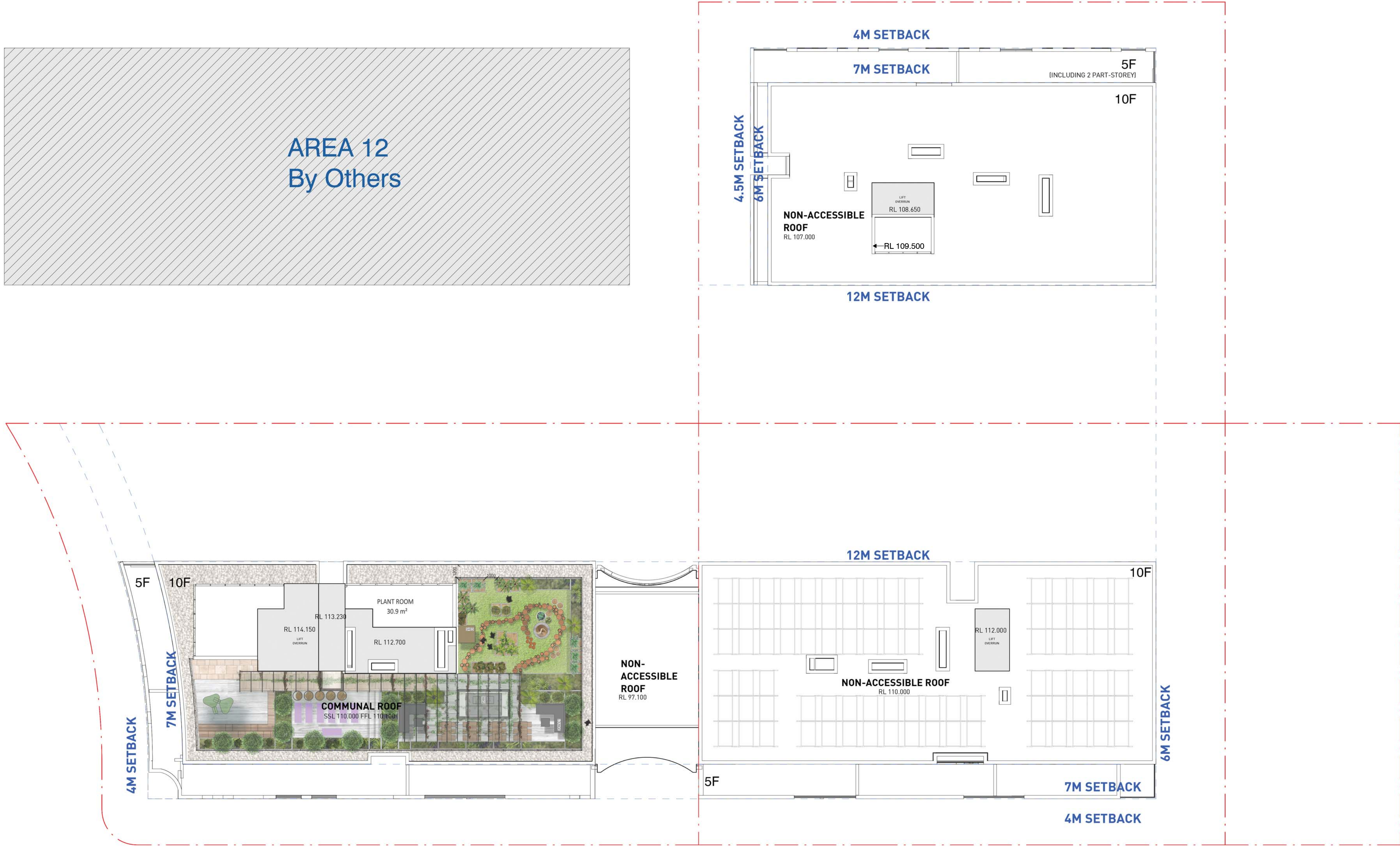
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status

Title
DA DRAWINGS
LEVEL 13 PLAN

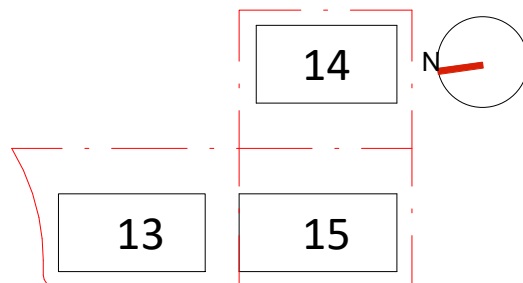
Drawing Number
DA-B1L1310

Revision
G



1 SITE PLAN
1 : 200

Key Plan:



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

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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
ROOF PLAN

Drawing Number
DA-B1L1410

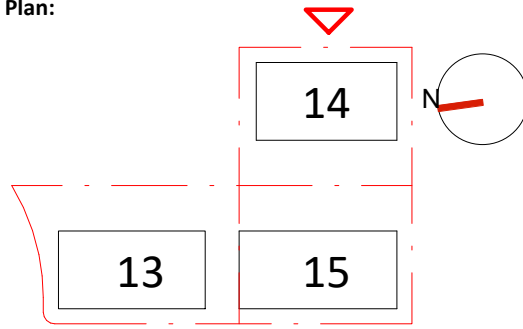
Revision
B



1 EAST ELEVATION
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 MEDIUM GREY
AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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Rev	Amendment	By	Chk*	Date
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

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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
EAST ELEVATION

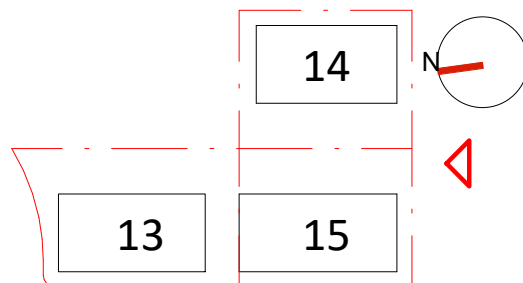
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Revision
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1 SOUTH ELEVATION
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CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX MEDIUM GREY
AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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Rev	Amendment	By	Chk*	Date
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

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
Status

Title
DA DRAWINGS
SOUTH ELEVATION

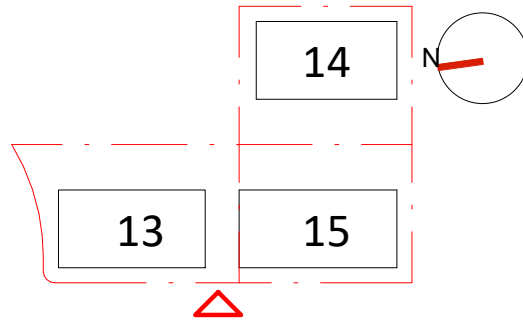
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Revision
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1 WEST ELEVATION
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AL-02	ALUMINIUM POWDERCOATED DULUX MONUMENT
AL-03	ALUMINIUM POWDERCOATED DULUX MEDIUM GREY
AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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

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

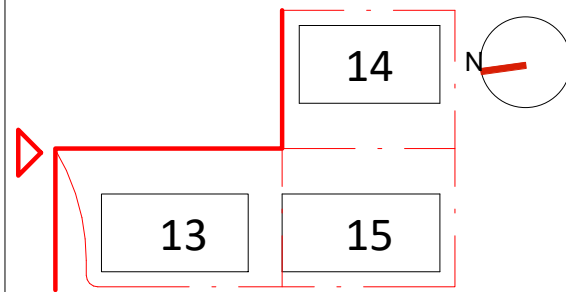
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WEST ELEVATION
Drawing Number
DA-C030010
Revision
B



1 NORTH 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 MEDIUM GREY
AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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

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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
NORTH ELEVATION

Drawing Number
DA-C040010

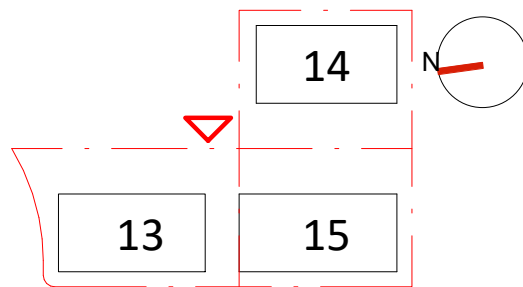
Revision
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2 ARCH_GREEN SPINE WEST
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CODES - MATERIALS & FINISHES	
CODES	DESCRIPTION
AL-01	ALUMINIUM POWDERCOATED DULUX CHAMPAGNE
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AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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

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PTW

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

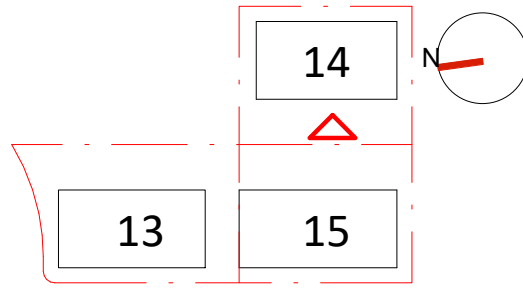
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DA DRAWINGS
GREEN SPINE WEST ELEVATION
Drawing Number
DA-C050010
Revision
B



1 ARCH_GREEN SPINE EAST
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 MEDIUM GREY
AL-04	ALUMINIUM POWDERCOATED DULUX LIGHT GREY
BR-01	LIGHT BROWN BRICK
BR-02	VERTICAL LIGHT BROWN BRICK
BR-03	DARK BROWN BRICK
BR-04	VERTICAL DARK BROWN BRICK
BR-05	PERFORATED BRICK LIGHT BROWN
CC-01	CONCRETE PAINTED LIGHT GREY
GL-01	CLEAR GLASS
HB-01	MEDIUM GREY HEBEL PANEL
PC-01	CONCRETE LIGHT GREY
PT-01	DULUX PAINTED DARK GREY
PT-02	DULUX PAINTED LIGHT GREY
PT-03	DULUX PAINTED MEDIUM GREY
ST-01	SANDSTONE

Key Plan:



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

*Registered Architect	
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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 EAST ELEVATION
Drawing Number
DA-C060010
Revision
B



Key Plan:

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Rev	Amendment	By	Chk*	Date
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Nela Marojevic NSW ARB 11274

PTW

1 : 100 @ A1

Project PA030465

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

Status

ARTIST IMPRESSION

Title
DA DRAWINGS
PERSPECTIVE 1

Drawing Number
DA-C510010

Revision
A



Key Plan:

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Rev	Amendment	By	Chk*	Date
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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01258m
@ A1

Project

PA030465

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

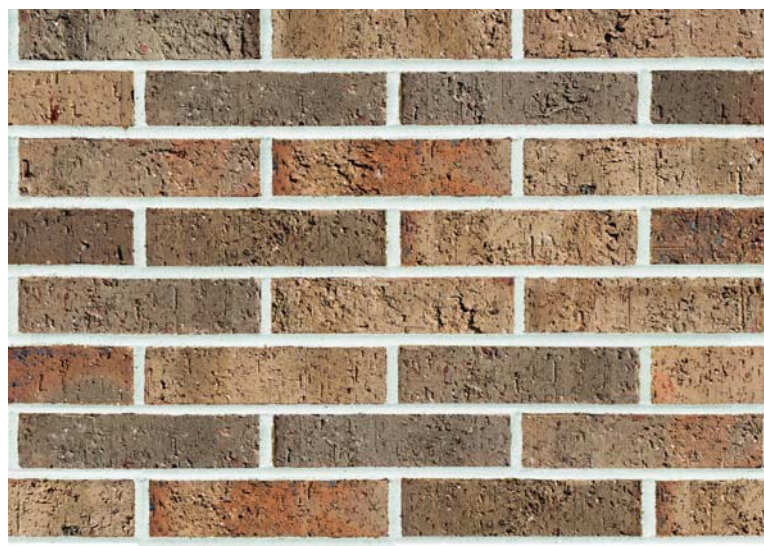
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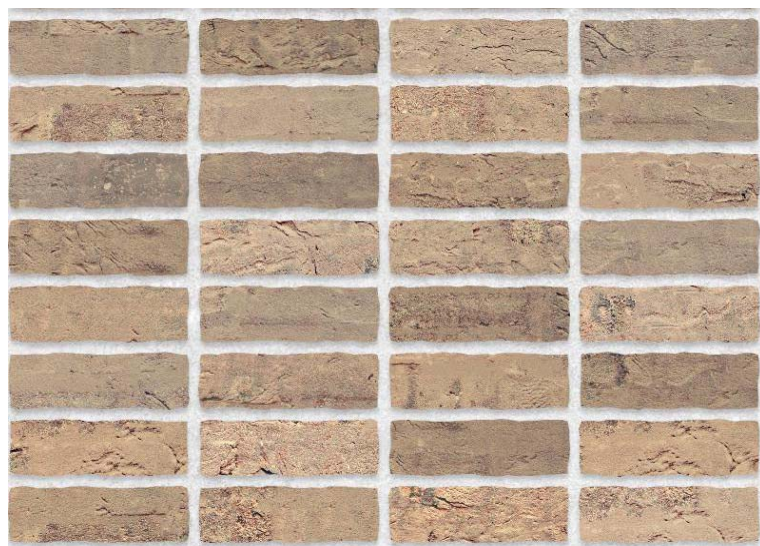
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PERSPECTIVE 2

Drawing Number
DA-C510011

Revision
A



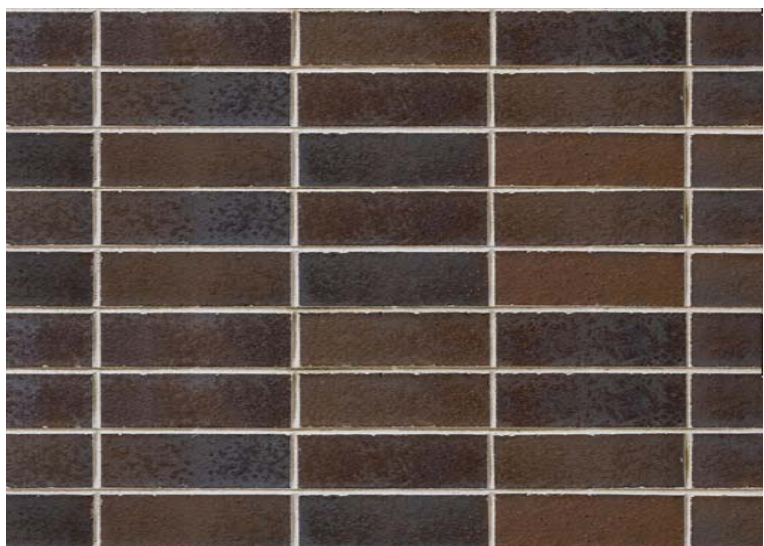
BR-01
LIGHT BROWN BRICK



BR-02
VERTICAL LIGHT BROWN BRICK



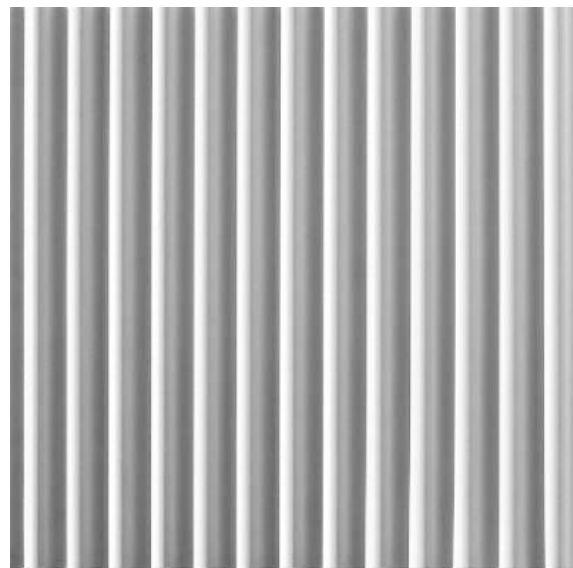
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DARK BROWN BRICK



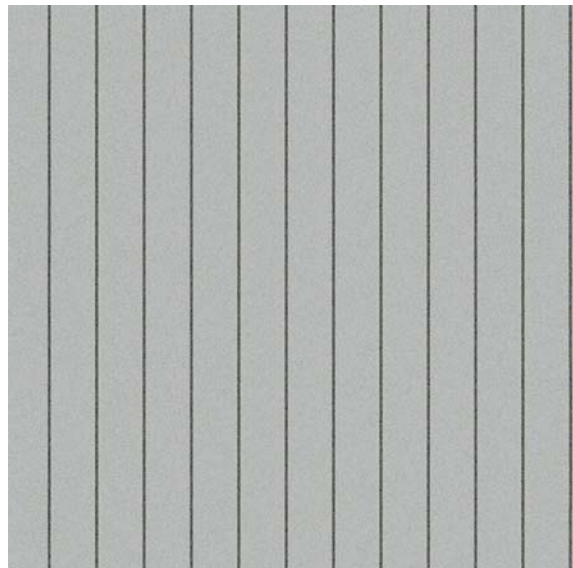
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VERTICAL DARK BROWN BRICK



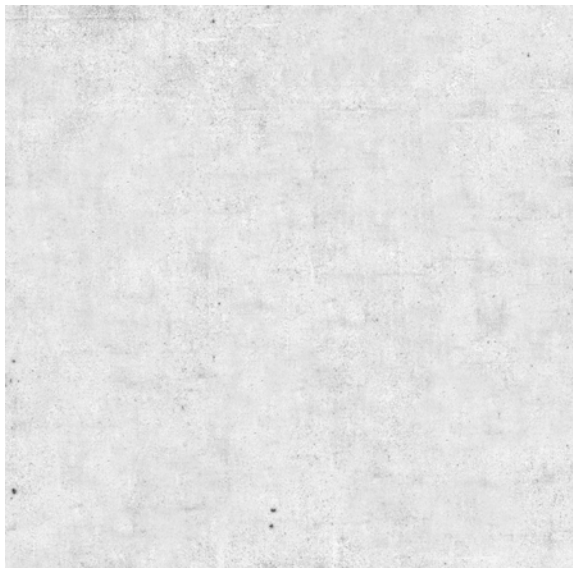
ST-01
SANDSTONE



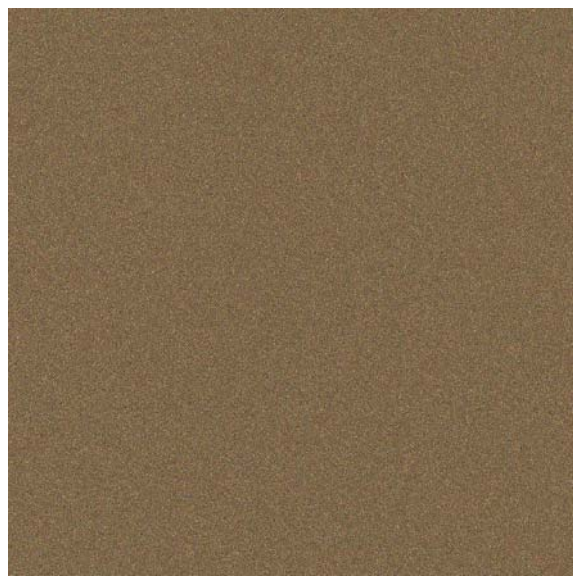
CR-01
CONCRETE PAINTED LIGHT
GREY WITH TEXTURES



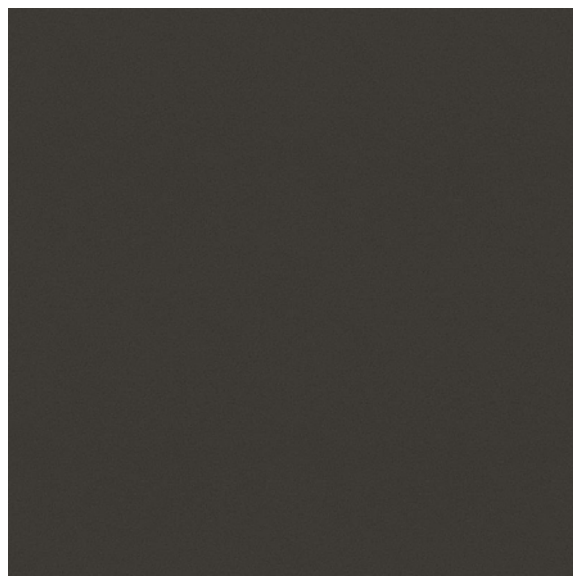
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MEDIUM GREY HEBEL
PANEL



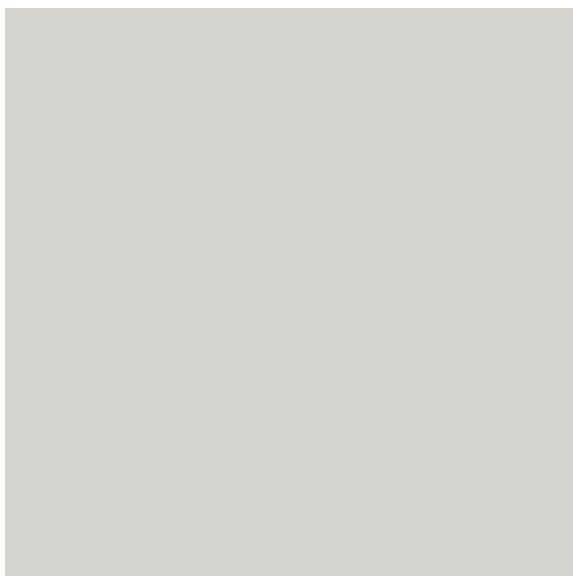
CC-01
CONCRETE PAINTED LIGHT
GREY



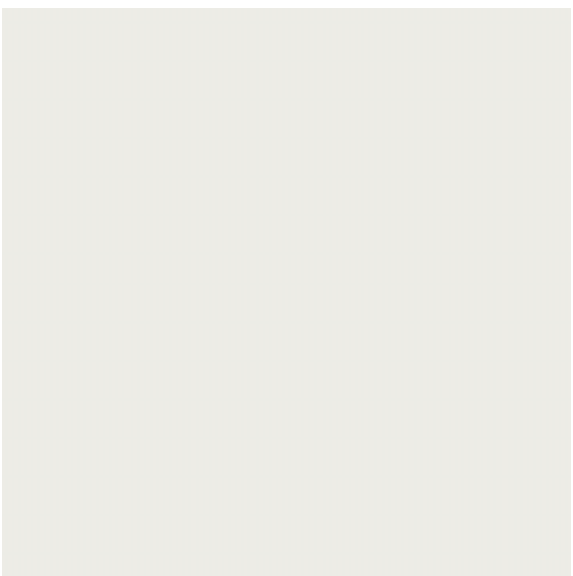
AL-01
ALUMINIUM
POWDERCOATED
DULUX CHAMPAGNE



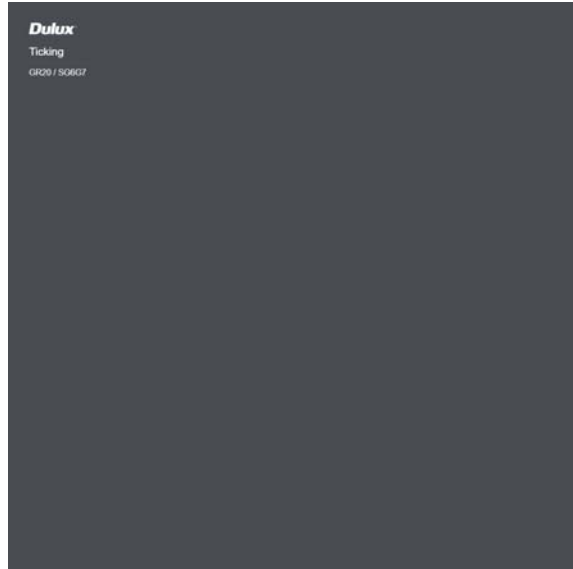
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ALUMINIUM
POWDERCOATED
DULUX MONUMENT



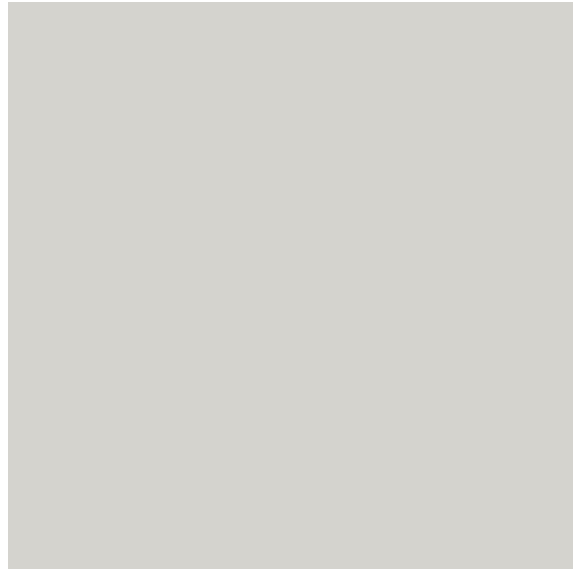
AL-03
ALUMINIUM
POWDERCOATED
DULUX MEDIUM GREY



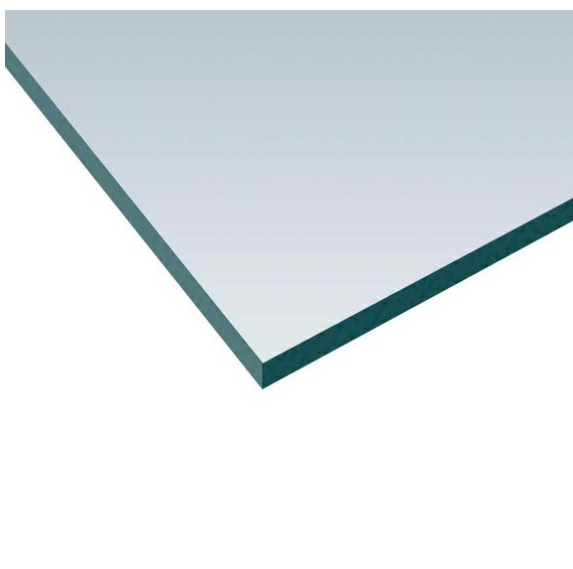
AL-04
ALUMINIUM
POWDERCOATED
DULUX LIGHT GREY



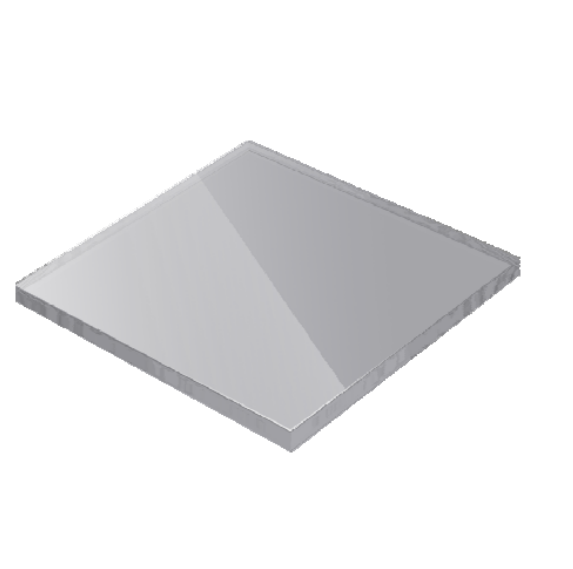
PT-01
DULUX PAINTED DARK
GREY



PT-02
DULUX PAINTED MEDIUM
GREY



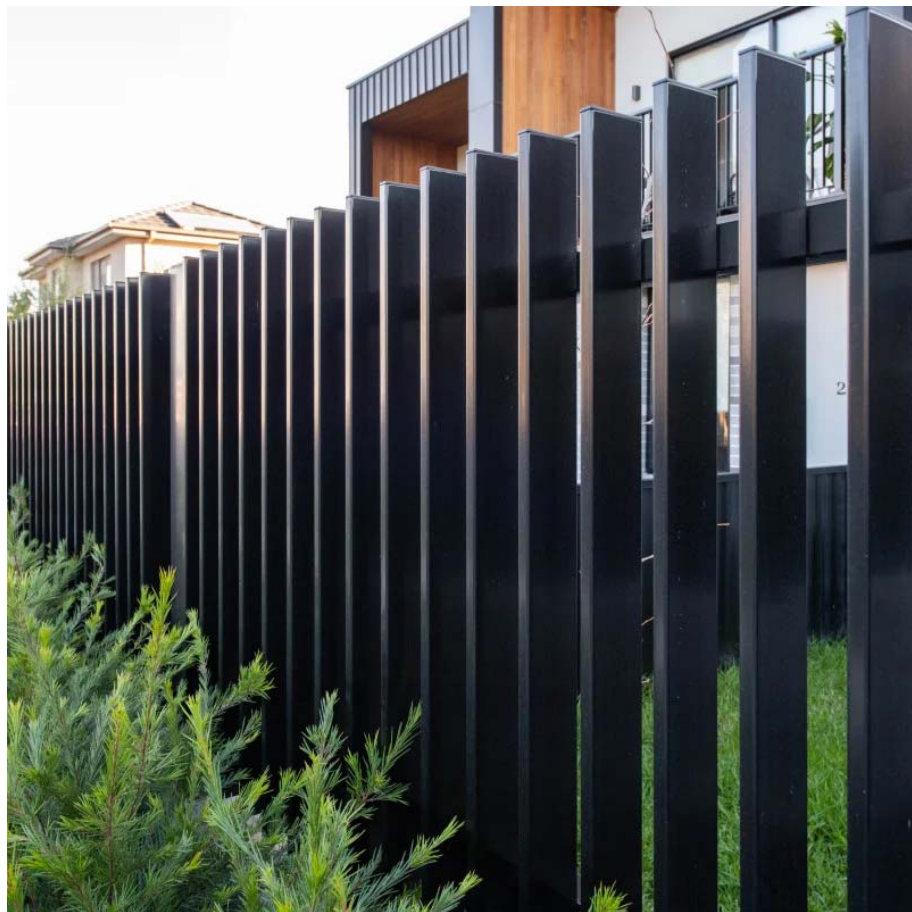
GL-01
CLEAR GLASS



GL-02
COLOUR BACK GLASS

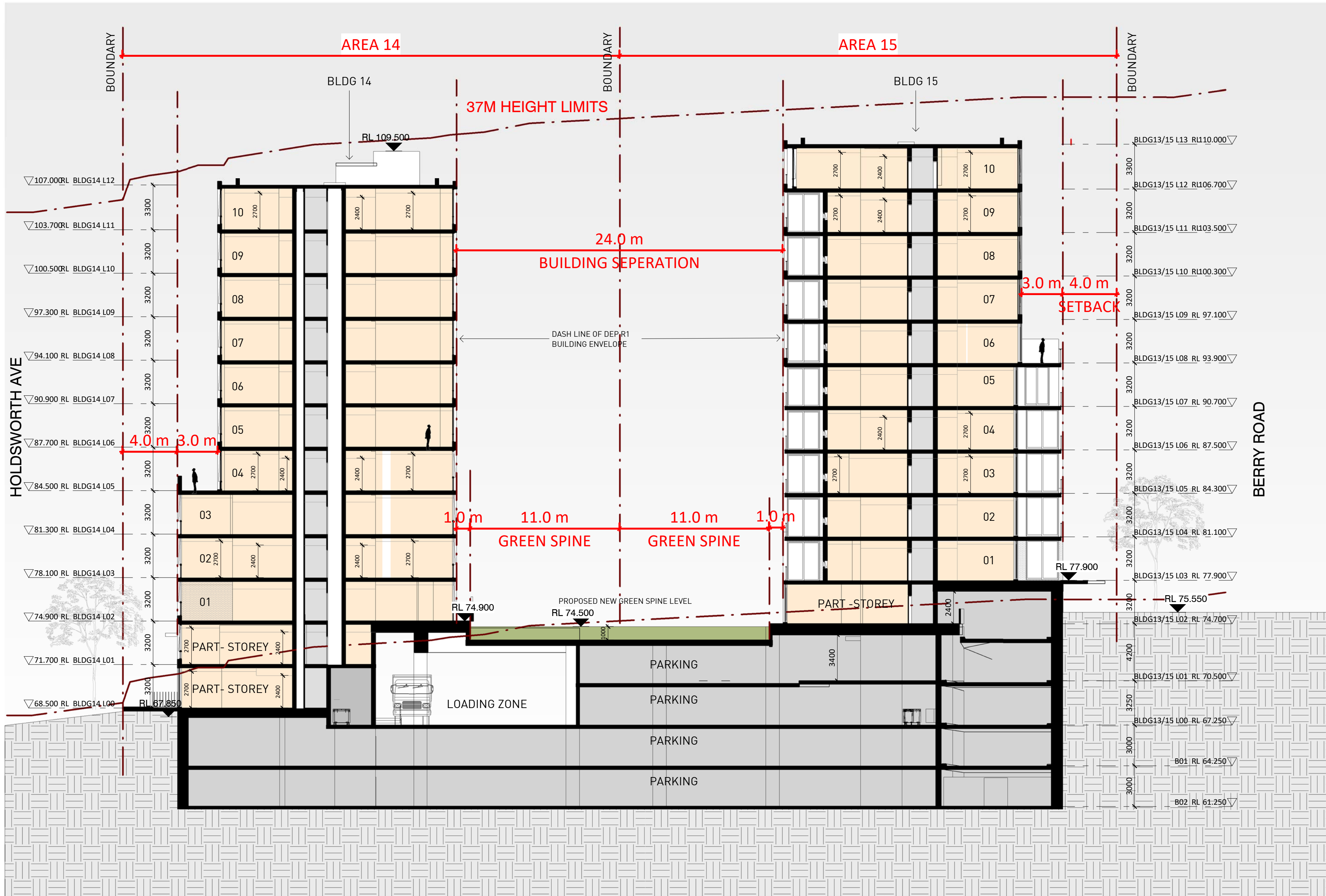


BR-05
PERFORATED BRICK INSPIRATION (LIGHT BROWN BRICK)



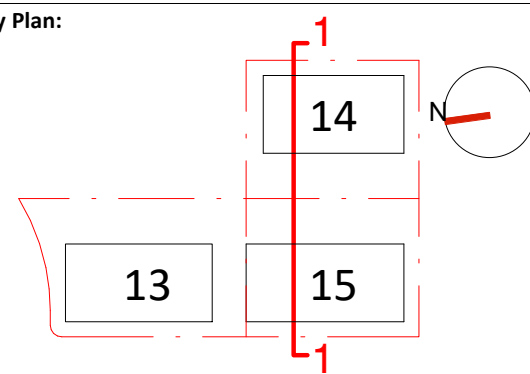
FENCES
REFERENCE FENCES FINISHES

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 takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th></tr><tr><td>A</td><td>ISSUE FOR DA SUBMISSION</td><td>JY</td><td>LG</td><td>24/03/23</td></tr></table>				Rev	Amendment	By	Chk*	Date	A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	<table><tr><th colspan="2">*Registered Architect</th></tr><tr><td>LGU</td><td>Lilian Gu NSW Arch 8013</td></tr></table>				*Registered Architect		LGU	Lilian Gu NSW Arch 8013	Consultants		Client	Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au		Title DA DRAWINGS MATERIALS AND FINISHES BOARD
		Rev	Amendment	By	Chk*	Date																							
		A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23																							
		*Registered Architect																											
LGU	Lilian Gu NSW Arch 8013																												
<table><tr><td>Project</td><td>PA030465</td></tr></table>				Project	PA030465	14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards	Revision																						
Project	PA030465																												
		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 Nela Marojevic NSW ARB 11274																									



2 SECTION 14/15
1 : 200 @ A1

Key Plan:



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Rev	Amendment	By	Chk*	Date
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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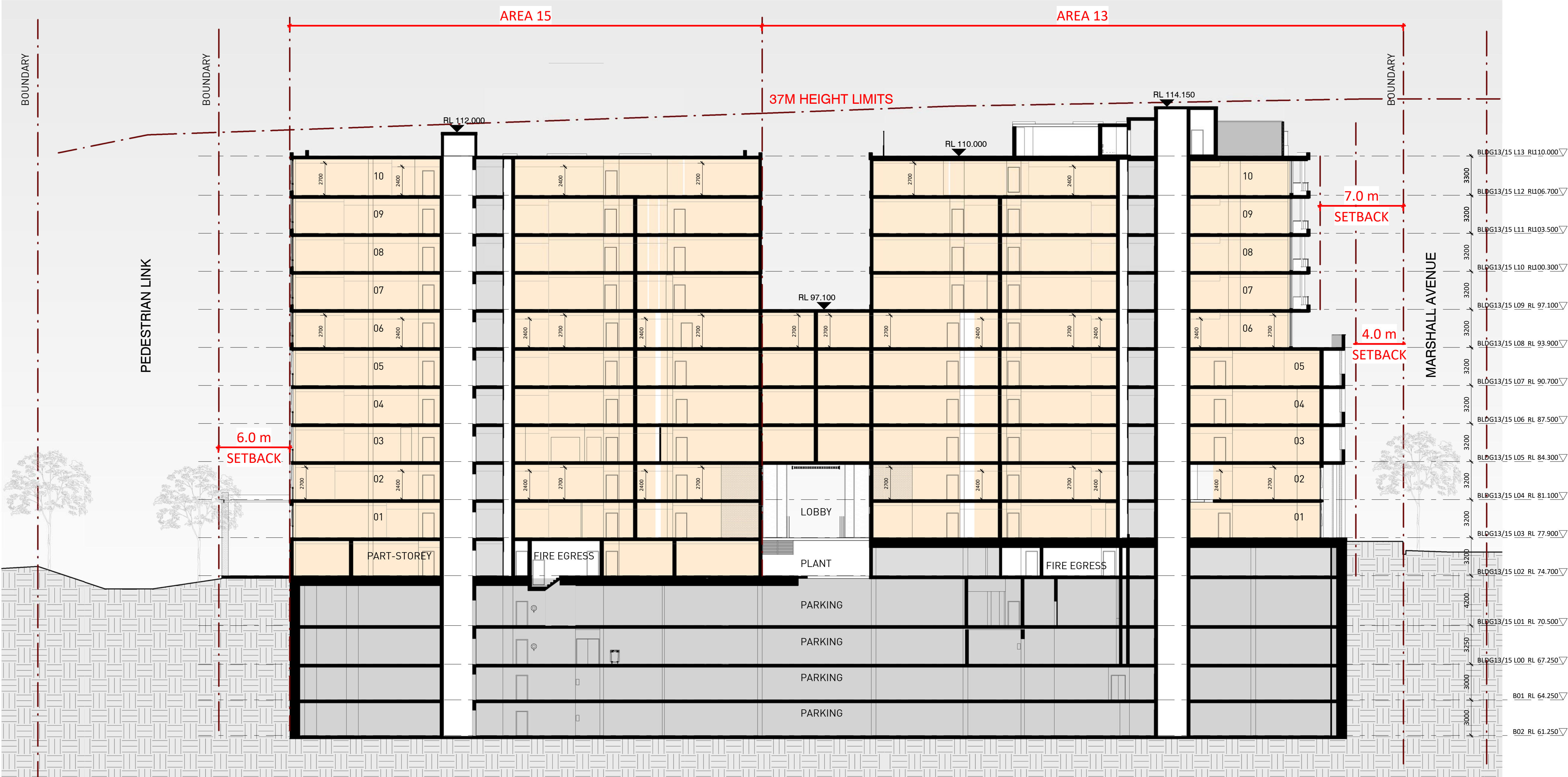
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

PTW

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

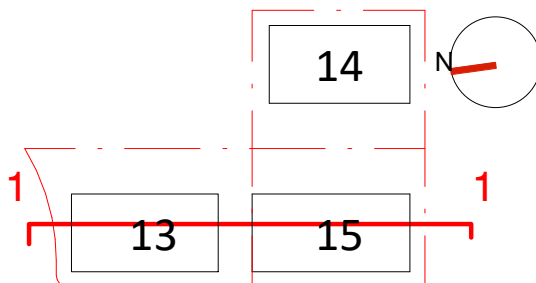
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DA DRAWINGS
SECTION BLDG 14-15

Drawing Number
DA-D110010
Revision
C



1 SECTION 13/15
1 : 200

Key Plan:



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

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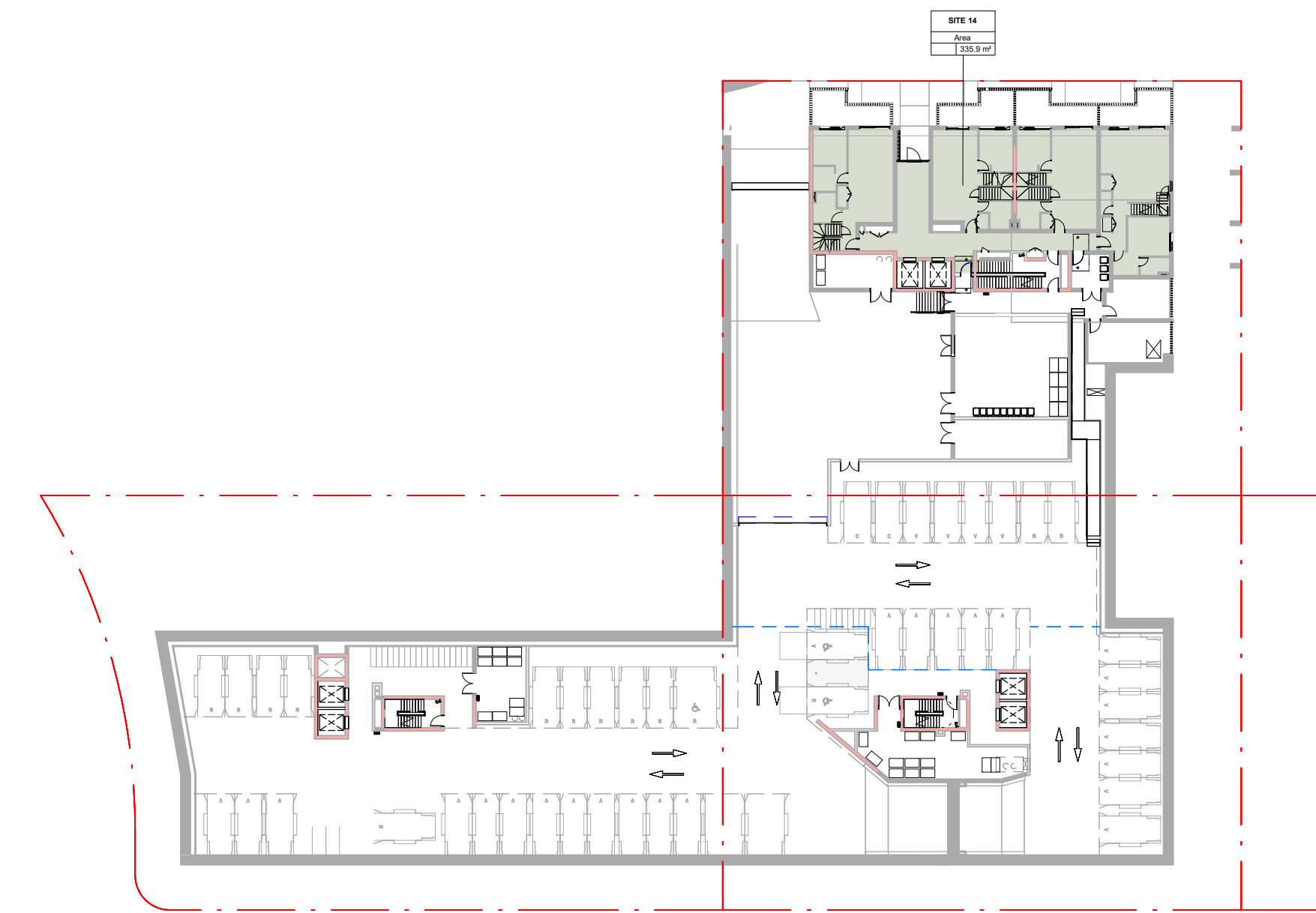
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

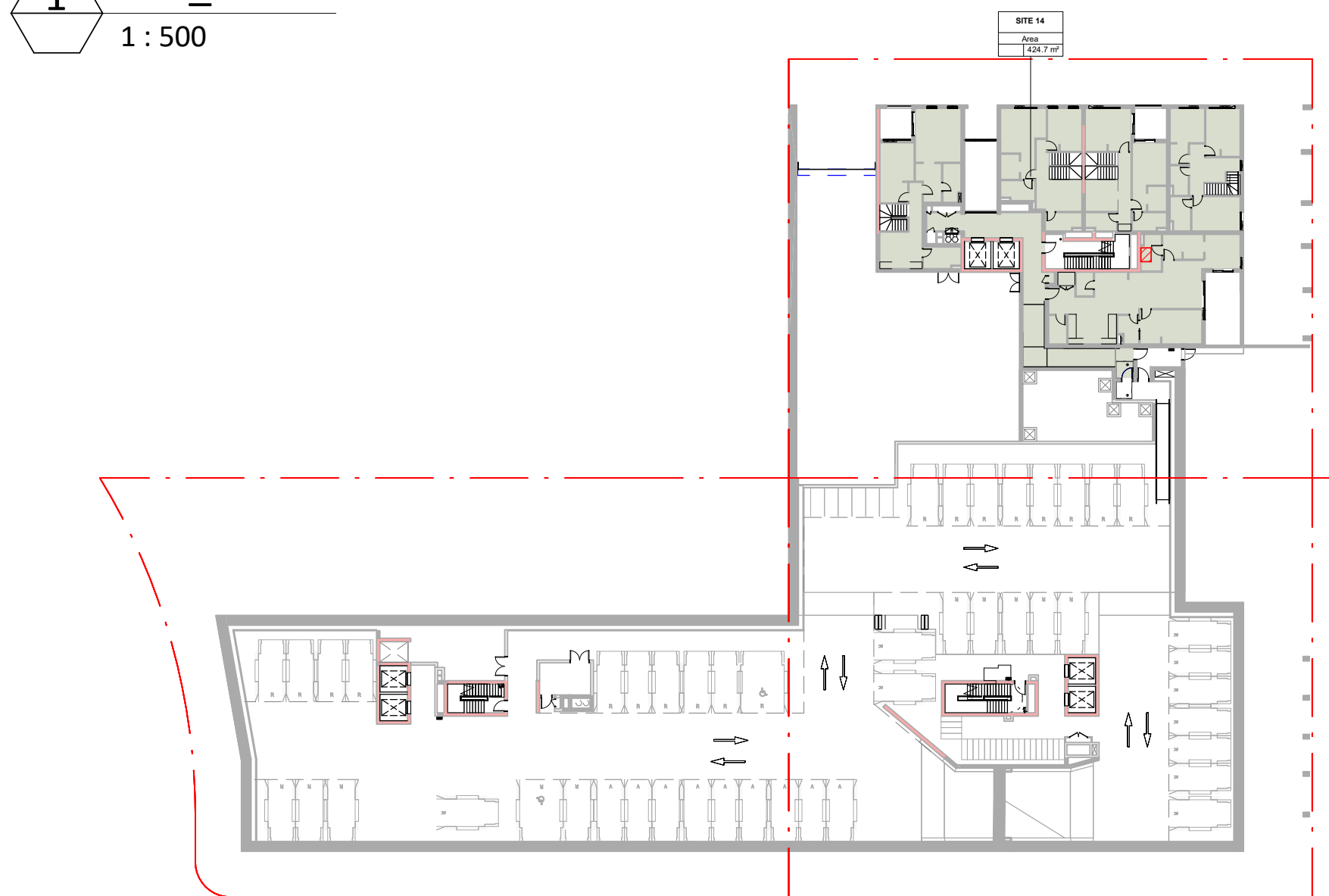
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SECTION BLDG 13-15

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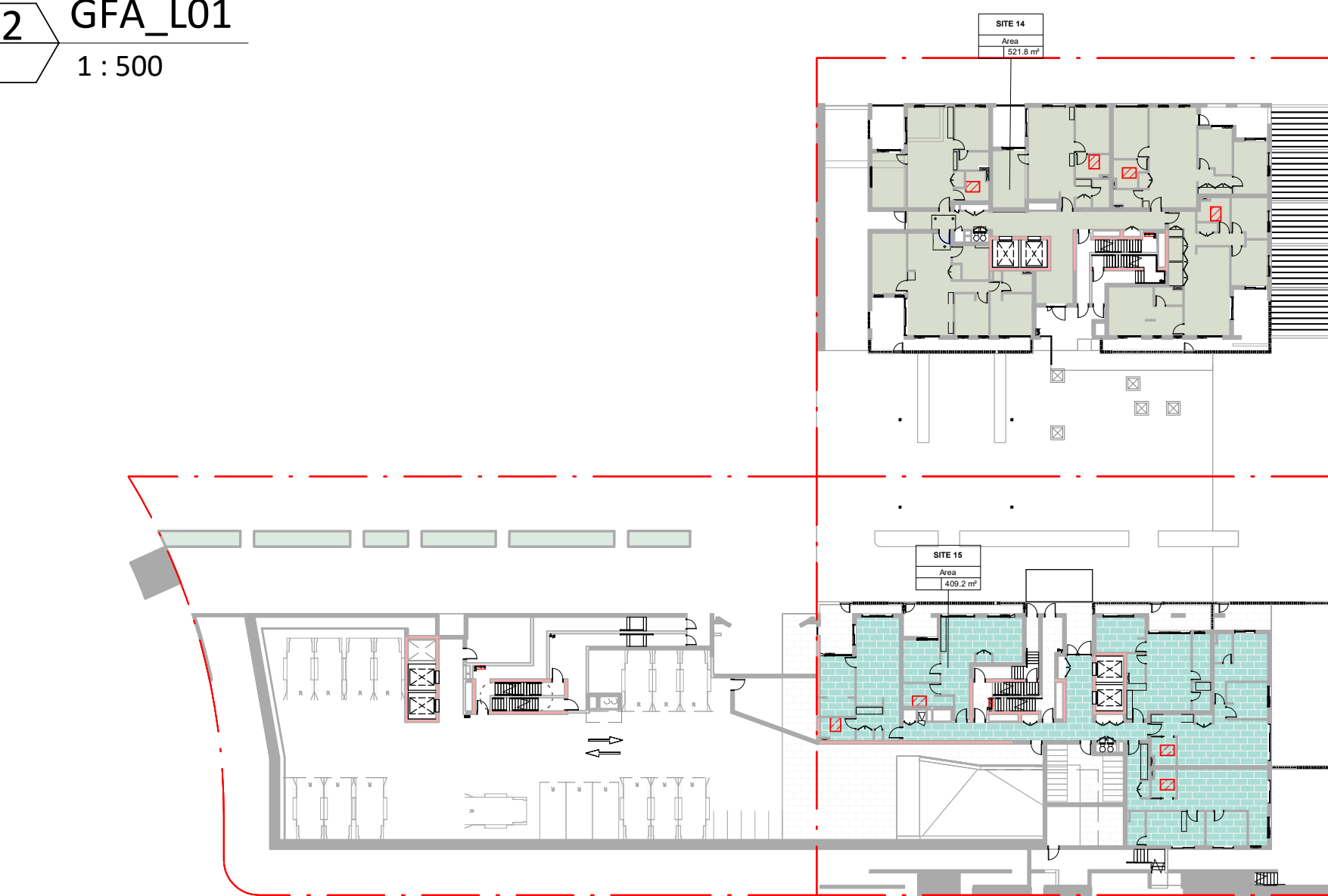
Revision
B



1 GFA_L00
1 : 500



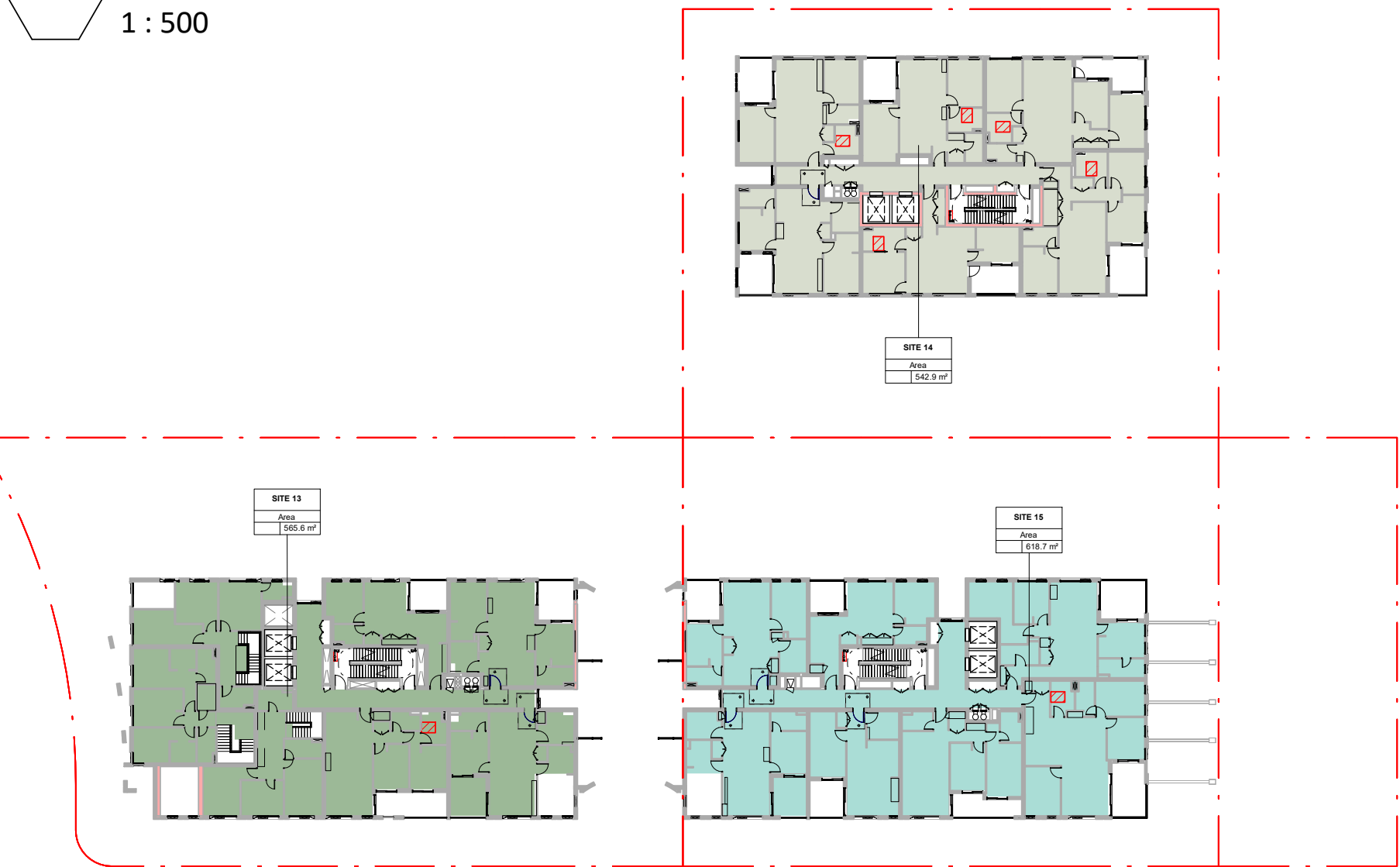
2 GFA_L01
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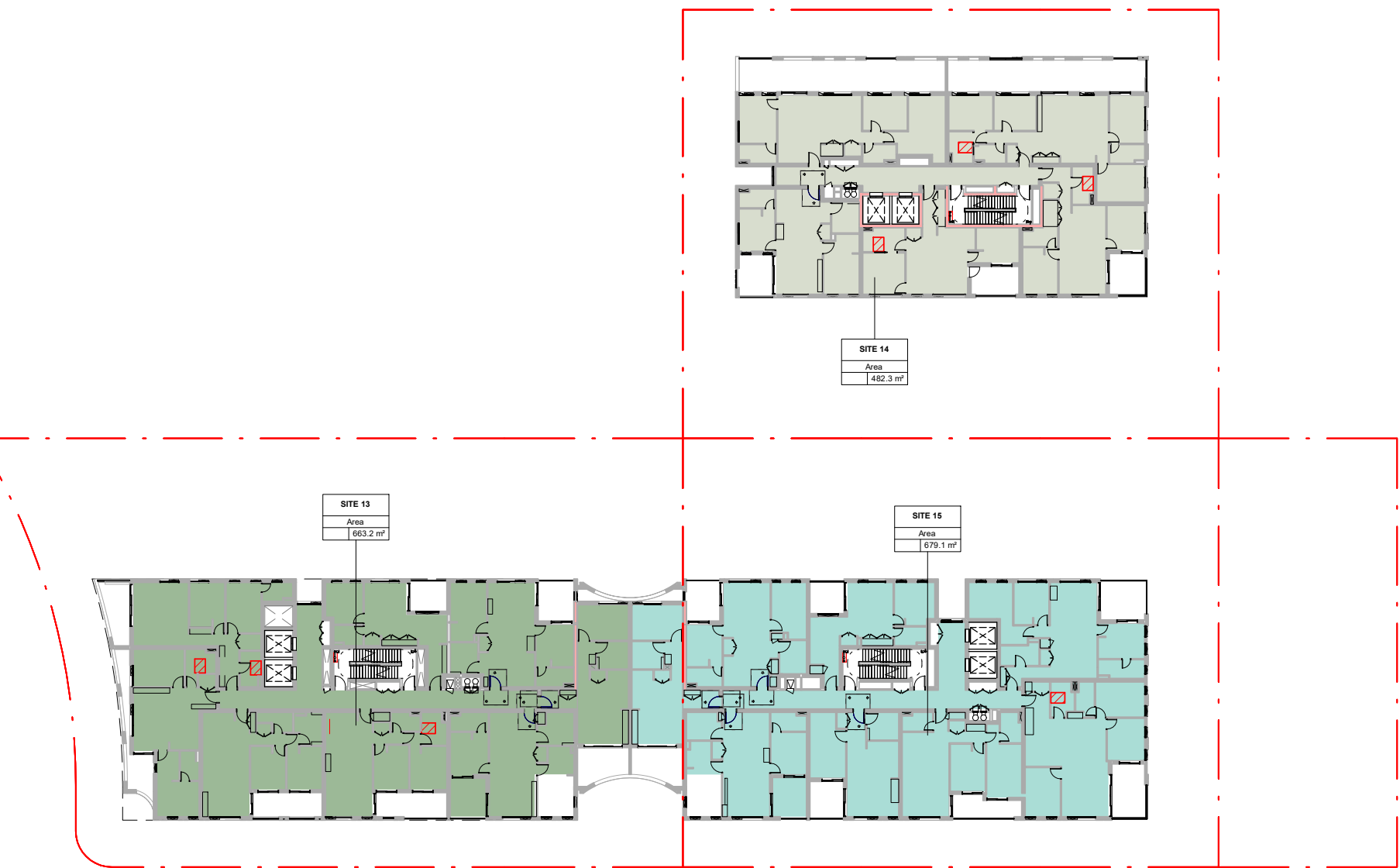
3 GFA_L02
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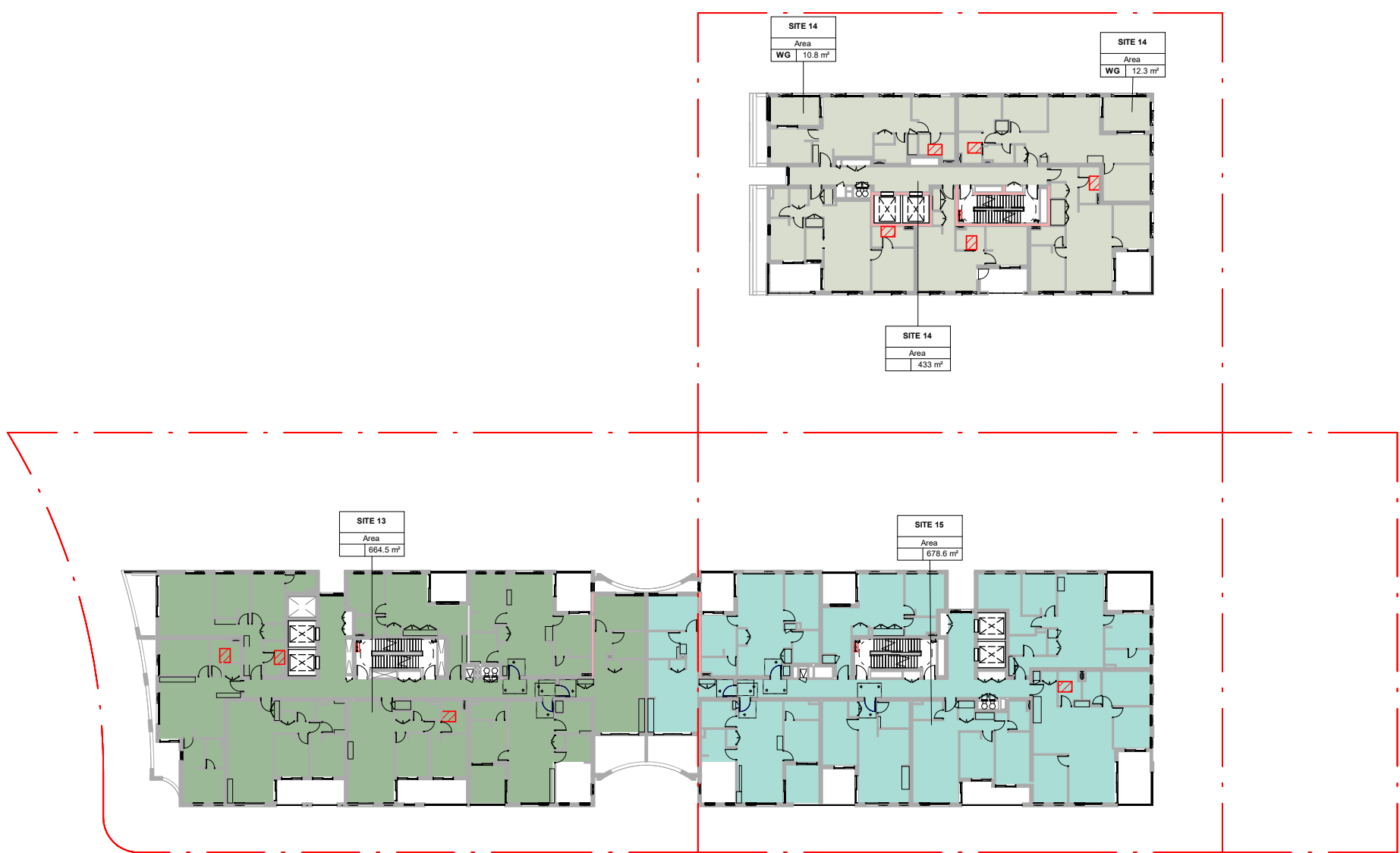
4 GFA_L03
1 : 500



5 GFA_L04
1 : 500



6 GFA_L05
1 : 500



7 GFA_L06
1 : 500

Key Plan:

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Nela Marojevic NSW ARB 11274

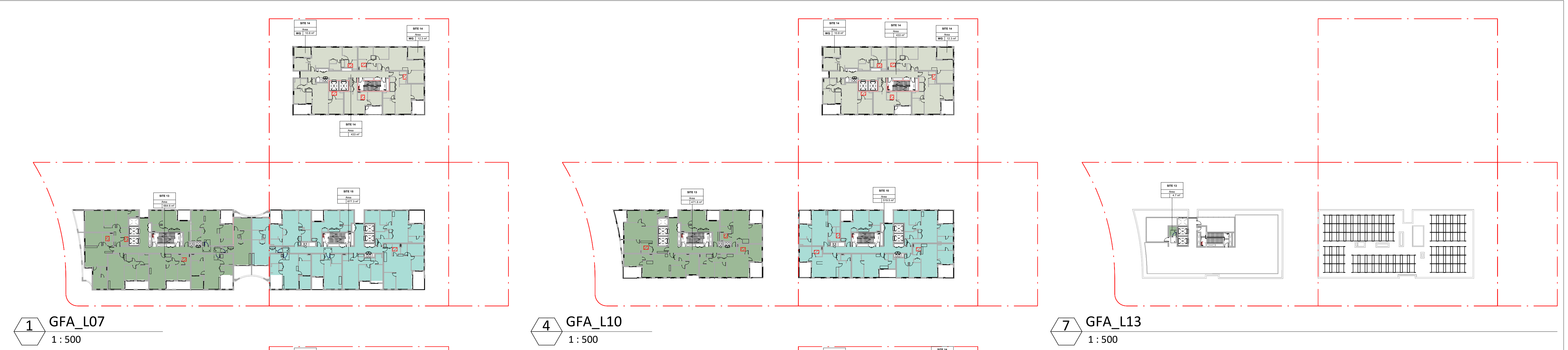
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Project PA030465
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards
Status

Title
DA DRAWINGS
GFA PLAN 01

Drawing Number
DA-Q110010

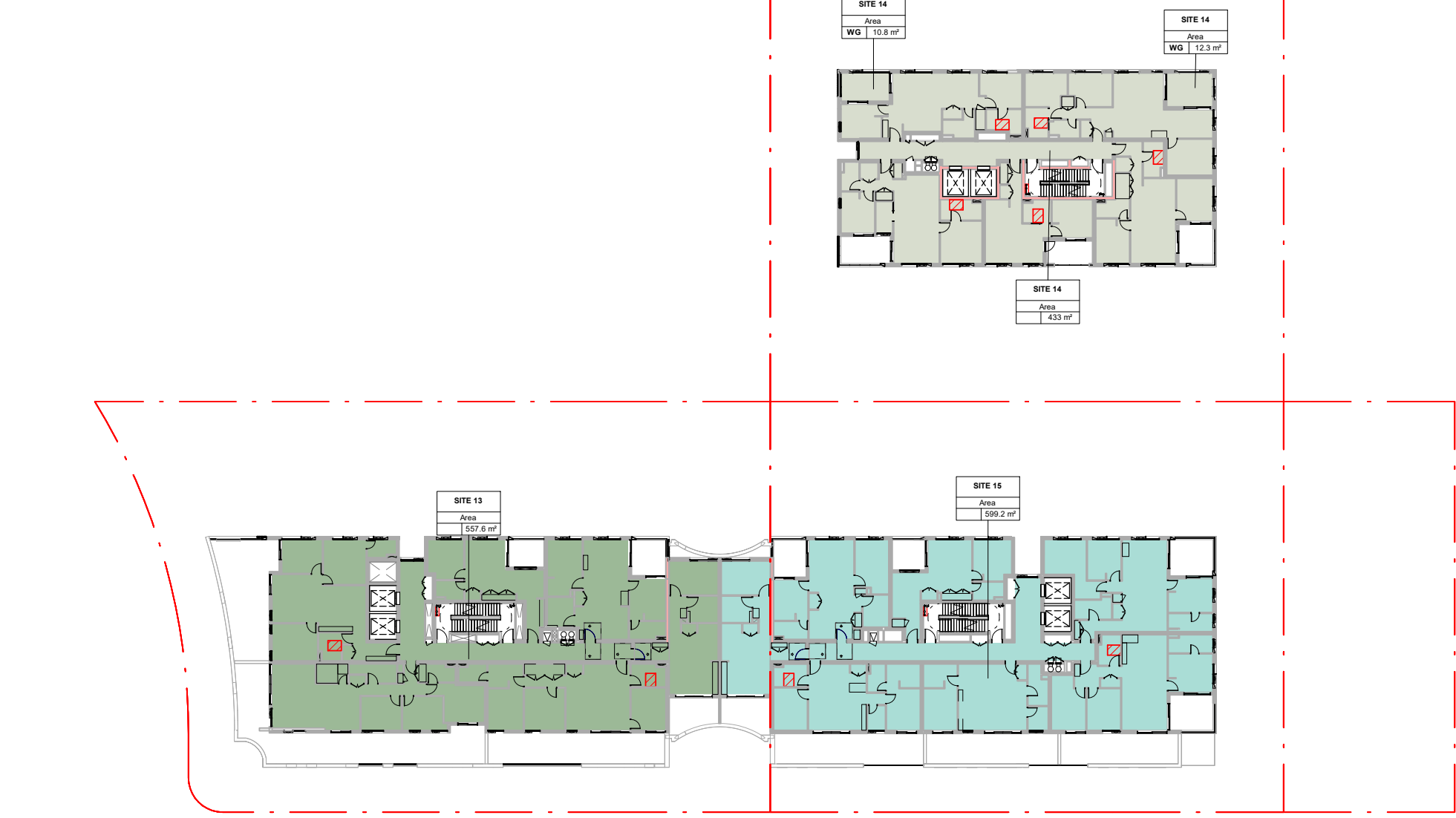
Revision
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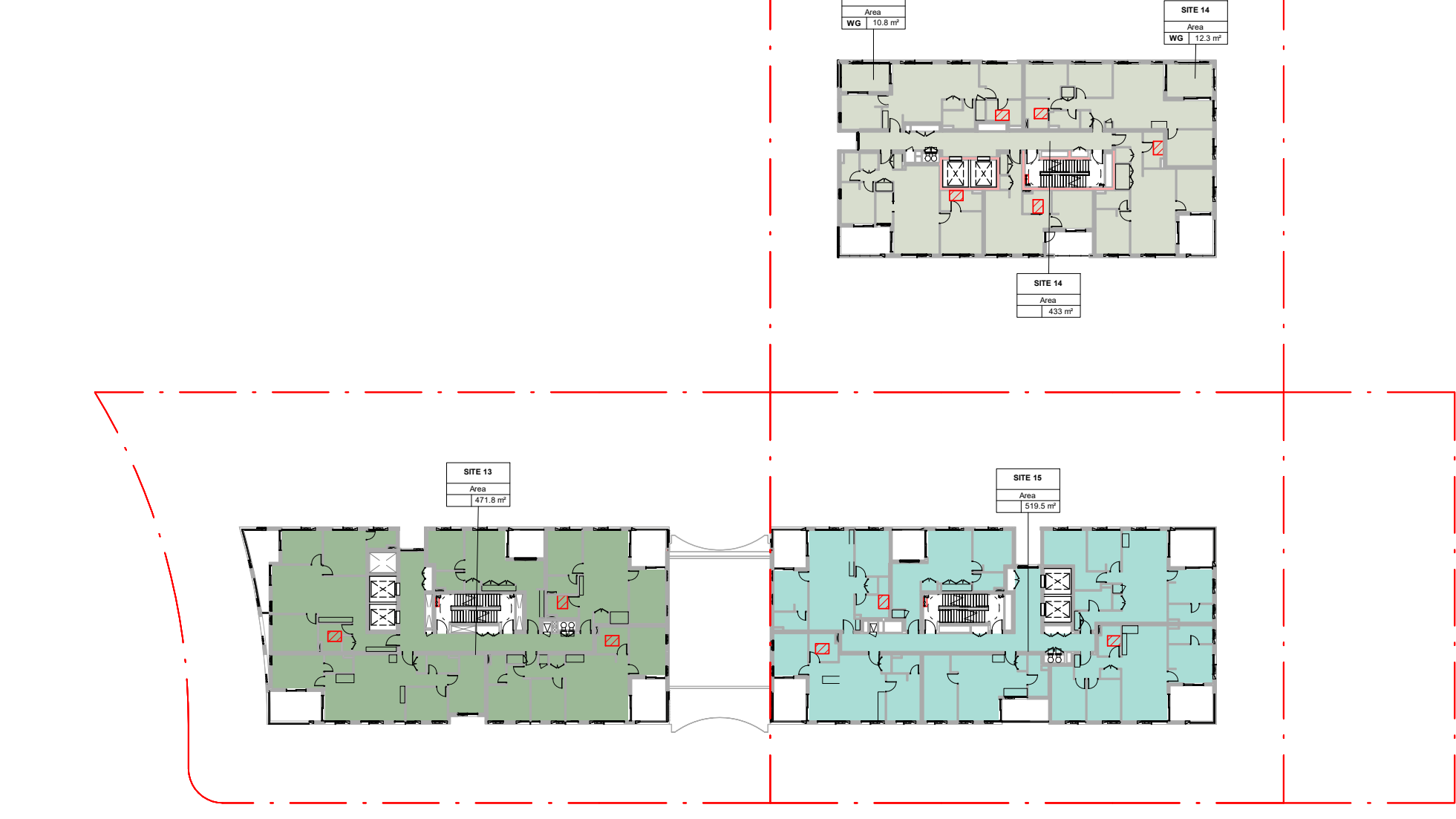
4 GFA_L10
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7 GFA_L13
1 : 500



2 GFA_L08
1 : 500

5 GFA_L11
1 : 500



3 GFA_L09
1 : 500

6 GFA_L12
1 : 500

AREA 14_TOTAL GFA	
Level	Area
SITE 14	
BLDG13/15 L11	445.7 m²
BLDG13/15 L11	12.3 m²
BLDG13/15 L11	12.3 m²
BLDG13/15 L10	433 m²
BLDG13/15 L10	12.3 m²
BLDG13/15 L10	10.8 m²
BLDG13/15 L09	433 m²
BLDG13/15 L09	12.3 m²
BLDG13/15 L09	10.8 m²
BLDG13/15 L08	433 m²
BLDG13/15 L08	12.3 m²
BLDG13/15 L08	10.8 m²
BLDG13/15 L07	433 m²
BLDG13/15 L07	12.3 m²
BLDG13/15 L07	10.8 m²
BLDG13/15 L06	433 m²
BLDG13/15 L06	12.3 m²
BLDG13/15 L06	10.8 m²
BLDG13/15 L05	482.3 m²
BLDG13/15 L04	542.9 m²
BLDG13/15 L03	542.9 m²
BLDG13/15 L02	521.8 m²
BLDG13/15 L01	424.7 m²
BLDG13/15 L00	335.9 m²
Grand total	5601.2 m²

AREA 14_WINTERGARDEN GFA	
Level	Area
SITE 14	
BLDG13/15 L11	12.3 m²
BLDG13/15 L11	12.3 m²
BLDG13/15 L10	12.3 m²
BLDG13/15 L10	10.8 m²
BLDG13/15 L09	12.3 m²
BLDG13/15 L09	10.8 m²
BLDG13/15 L08	12.3 m²
BLDG13/15 L08	10.8 m²
BLDG13/15 L07	12.3 m²
BLDG13/15 L07	10.8 m²
BLDG13/15 L06	12.3 m²
BLDG13/15 L06	10.8 m²
Grand total	139.8 m²

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

AREA 13_TOTAL GFA	
Level	Area
SITE 13	
BLDG13/15 L13	4.7 m²
BLDG14 L12	471.2 m²
BLDG13/15 L11	471.9 m²
BLDG13/15 L10	471.8 m²
BLDG13/15 L09	471.8 m²
BLDG13/15 L08	557.6 m²
BLDG13/15 L07	664.6 m²
BLDG13/15 L06	664.5 m²
BLDG13/15 L05	663.2 m²
BLDG13/15 L04	565.6 m²
BLDG13/15 L03	612.9 m²
Grand total	5619.7 m²

AREA 15_TOTAL GFA	
Level	Area
SITE 15	
BLDG14 L12	519.8 m²
BLDG13/15 L11	520.2 m²
BLDG13/15 L10	519.5 m²
BLDG13/15 L09	519.5 m²
BLDG13/15 L08	599.2 m²
BLDG13/15 L07	677.3 m²
BLDG13/15 L06	678.6 m²
BLDG13/15 L05	679.1 m²
BLDG13/15 L04	618.7 m²
BLDG13/15 L03	614.8 m²
BLDG13/15 L02	409.2 m²
Grand total	6356 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

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Neila Marojevic NSW ARB 11274



01258m

1 : 500 @ A1

Project PA030465

Status

Title

DA DRAWINGS

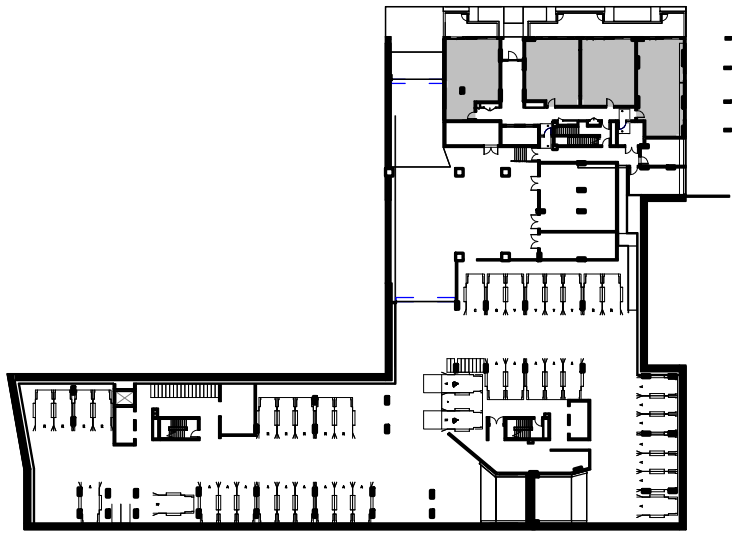
GFA PLAN 02

Drawing Number

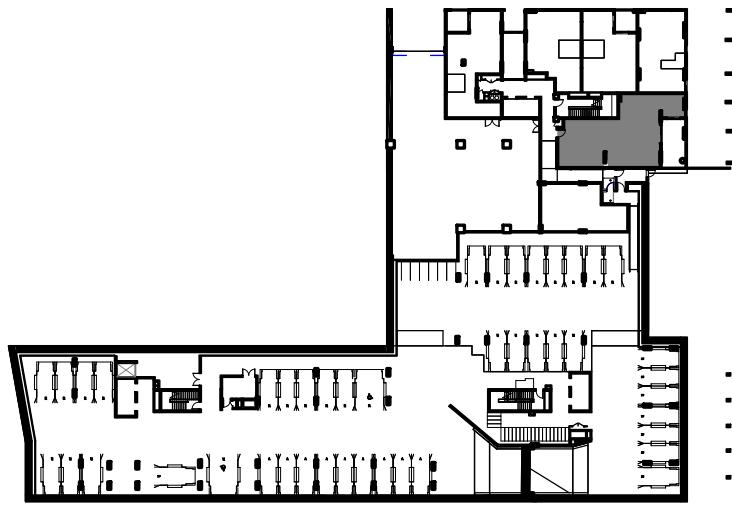
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Revision

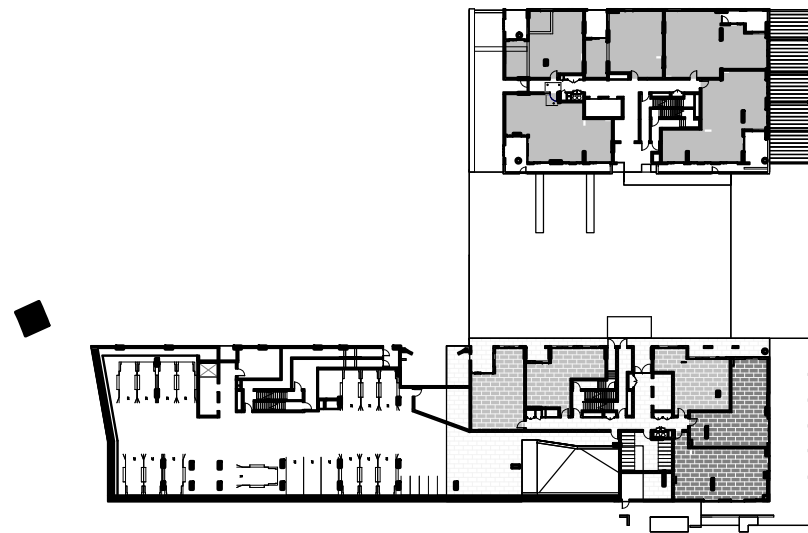
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1 SOLAR L00
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2 SOLAR L01
1 : 1000



3 SOLAR L02
1 : 1000



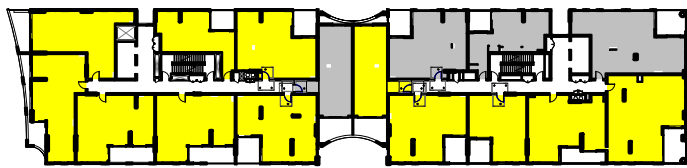
4 SOLAR L03
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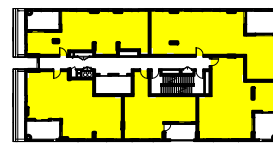
5 SOLAR L04
1 : 1000



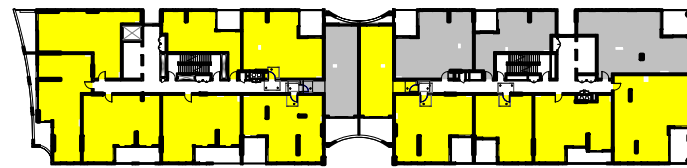
6 SOLAR L05
1 : 1000



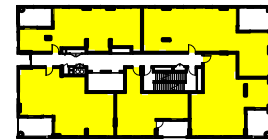
7 SOLAR L06
1 : 1000



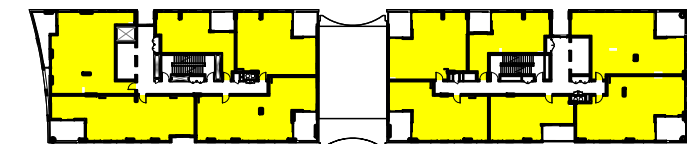
8 SOLAR L07
1 : 1000



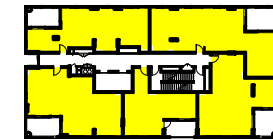
9 SOLAR L08
1 : 1000



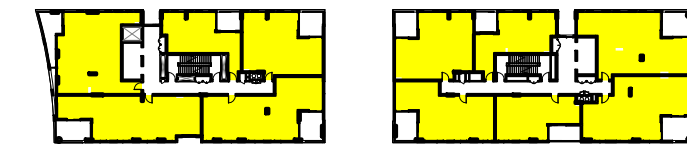
10 SOLAR L09
1 : 1000



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	101	77%
Grand total: 132		

SOLAR ACCESS_AREA 14		
Solar AccessCompliance	Count	Percentage
0HRS	1	2%
<2HRS	21	38%
>2HRS	33	60%
Grand total: 55		

SOLAR ACCESS TOTAL		
Solar AccessCompliance	Count	Percentage
0HRS	3	2%
<2HRS	50	27%
>2HRS	134	72%
Grand total: 187		

Key Plan:

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A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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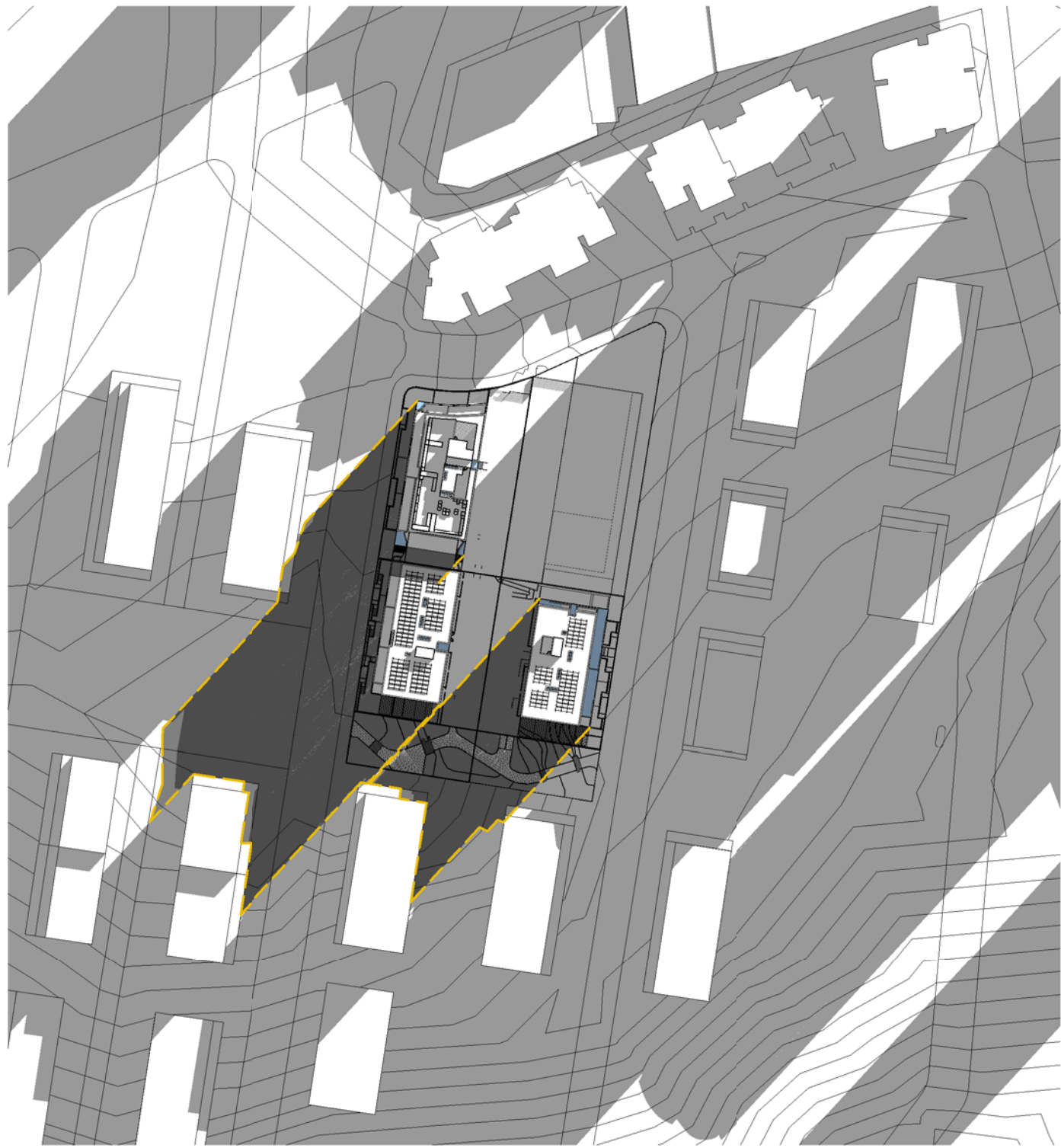
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Project PA030465

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

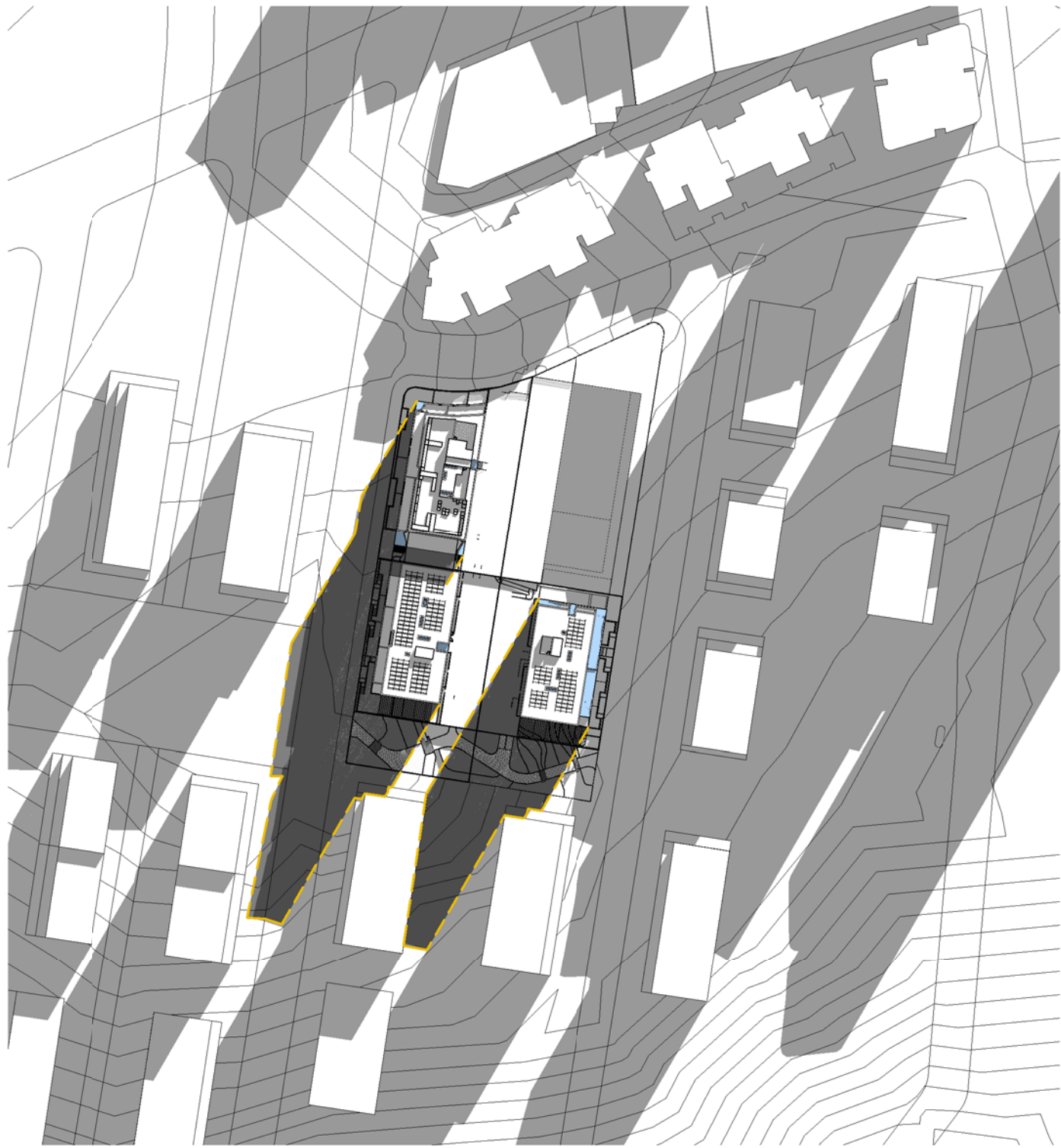
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Title
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SOLAR ACCESS COMPLIANCE
DIAGRAMS
Drawing Number
Revision

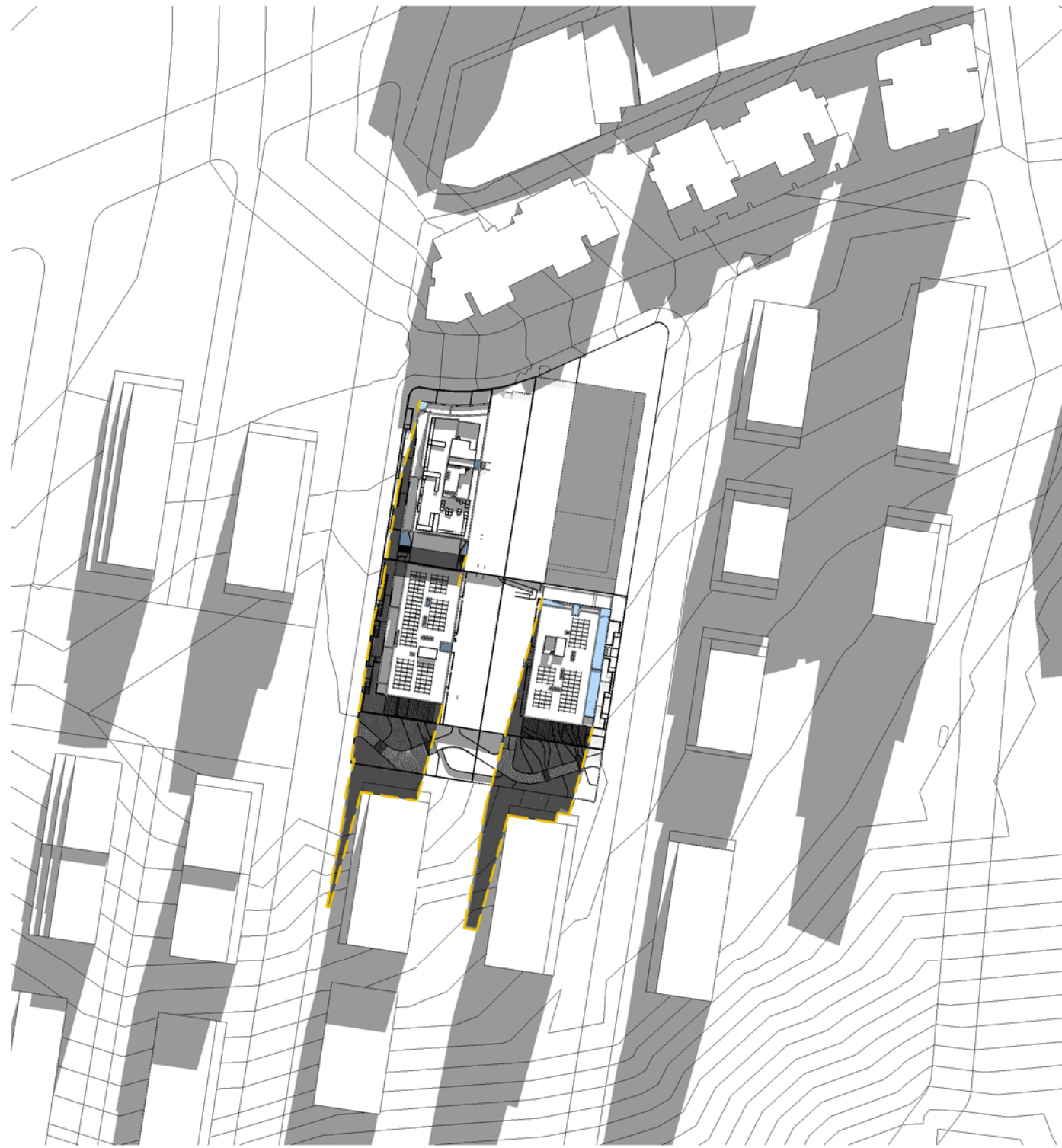
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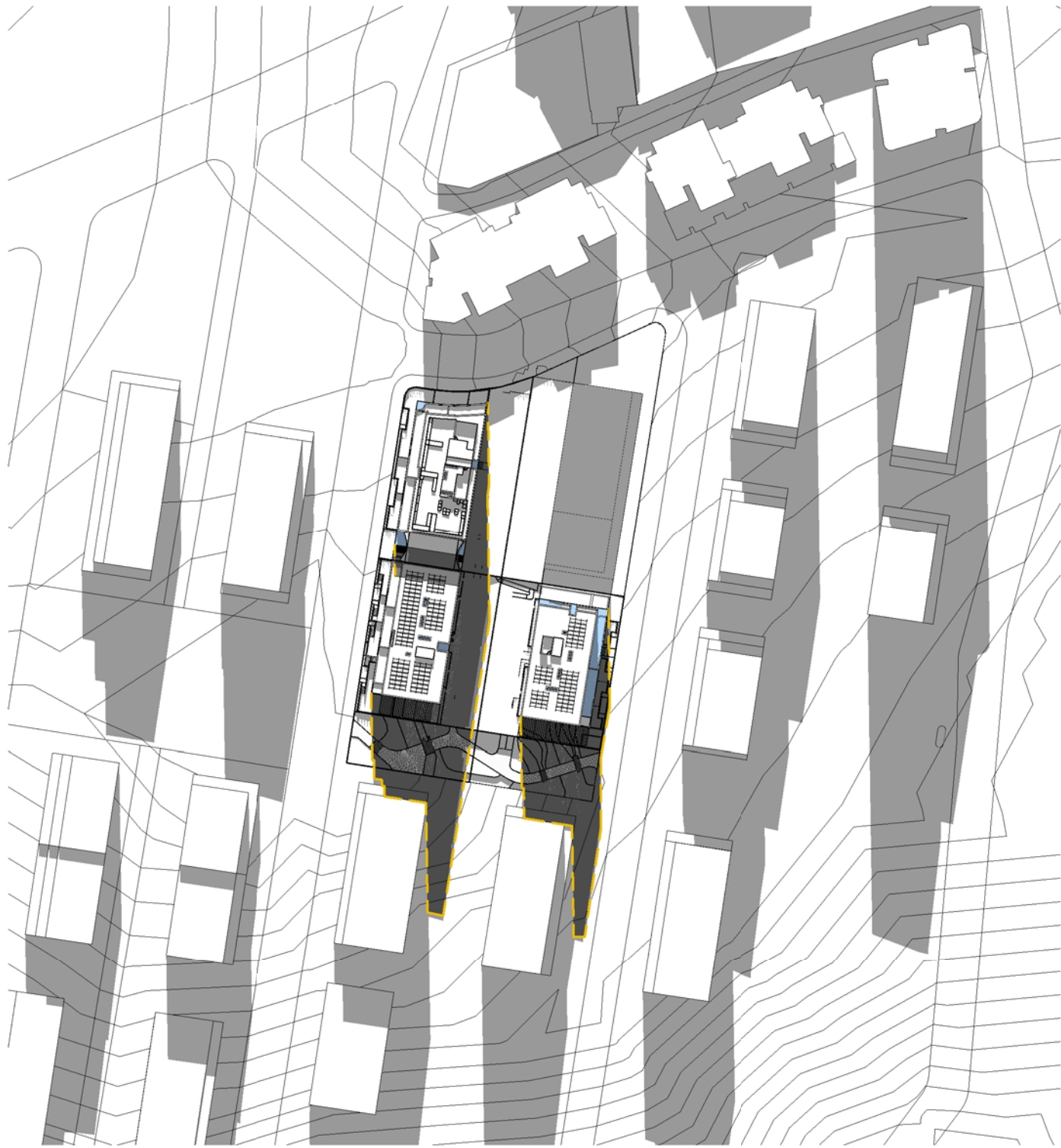
21 JUNE - 0900



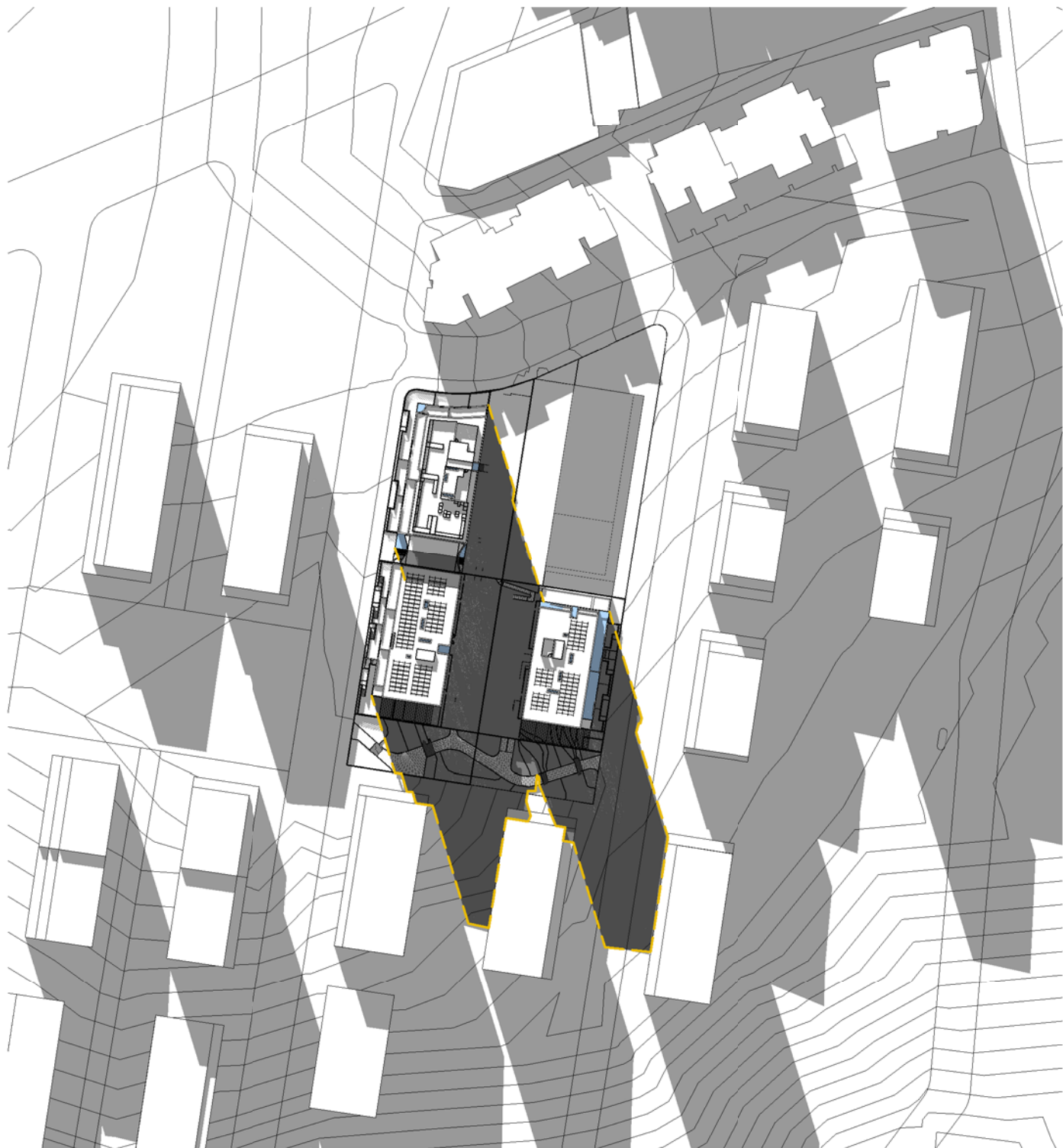
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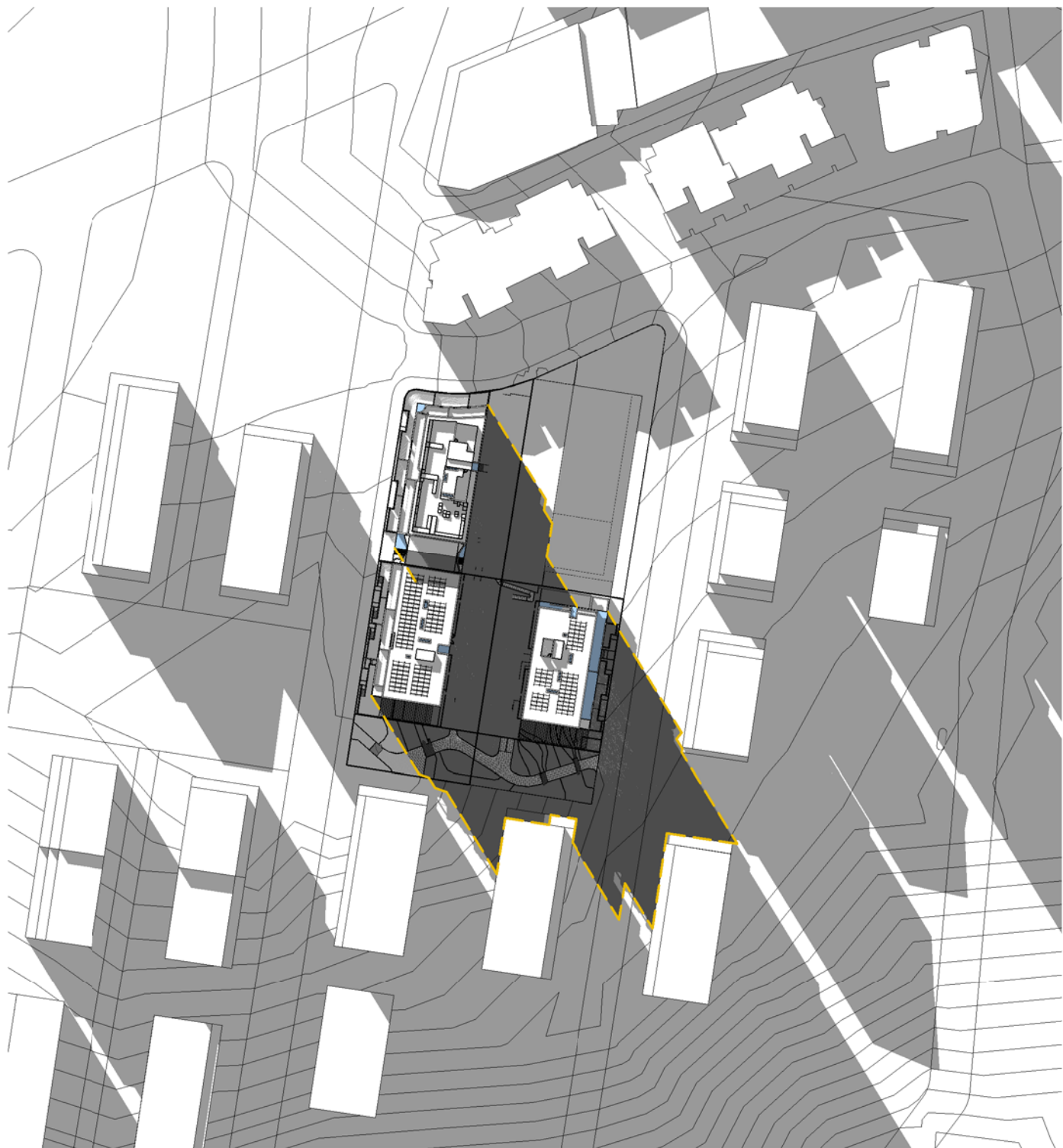
21 JUNE - 1100



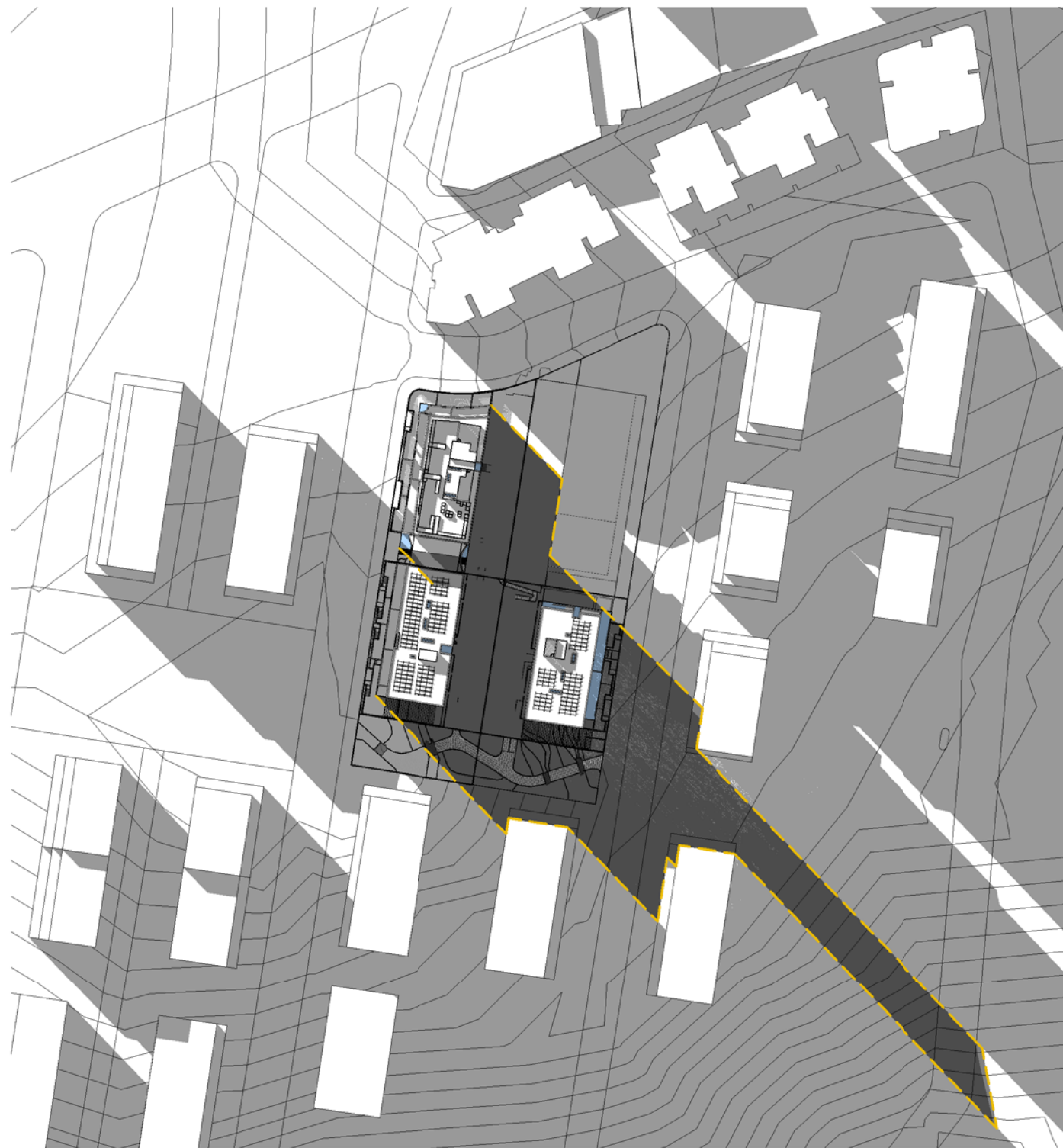
21 JUNE - 1200



21 JUNE - 1300



21 JUNE - 1400



21 JUNE - 1500

Key Plan:

Drawing Disclaimer:
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Rev	Amendment	By	Chk*	Date
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

*Registered Architect
LGU Lillian Gu NSW Arch 8013

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trading as PTW Architects

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274



01258m

1:1700 @ A1

Project PA030465

Status

Title

DA DRAWINGS

PLAN SHADOW DIAGRAM

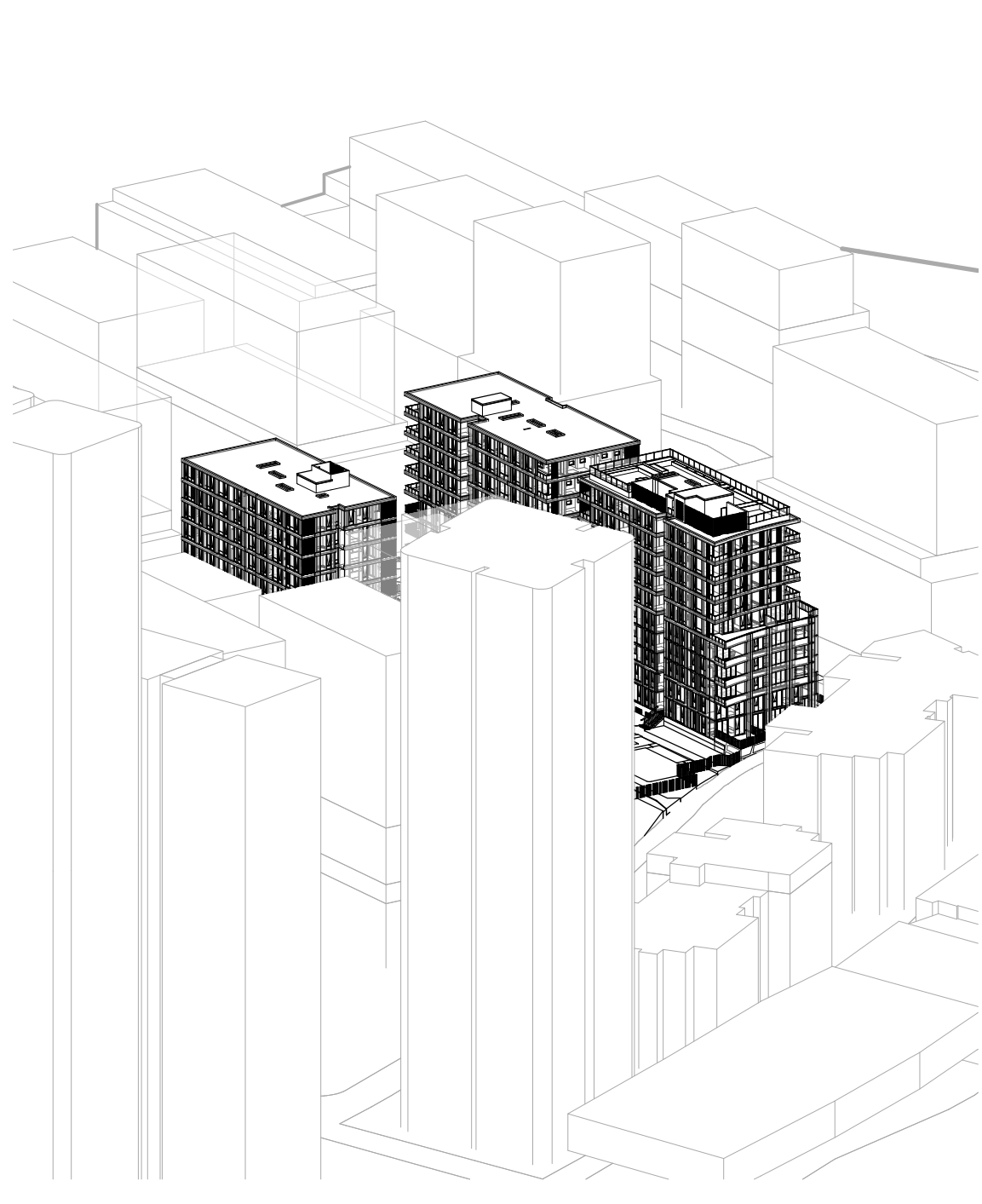
Drawing Number

DA-Q320010

Revision

A

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



SUN EYE VIEW_21Jun0900



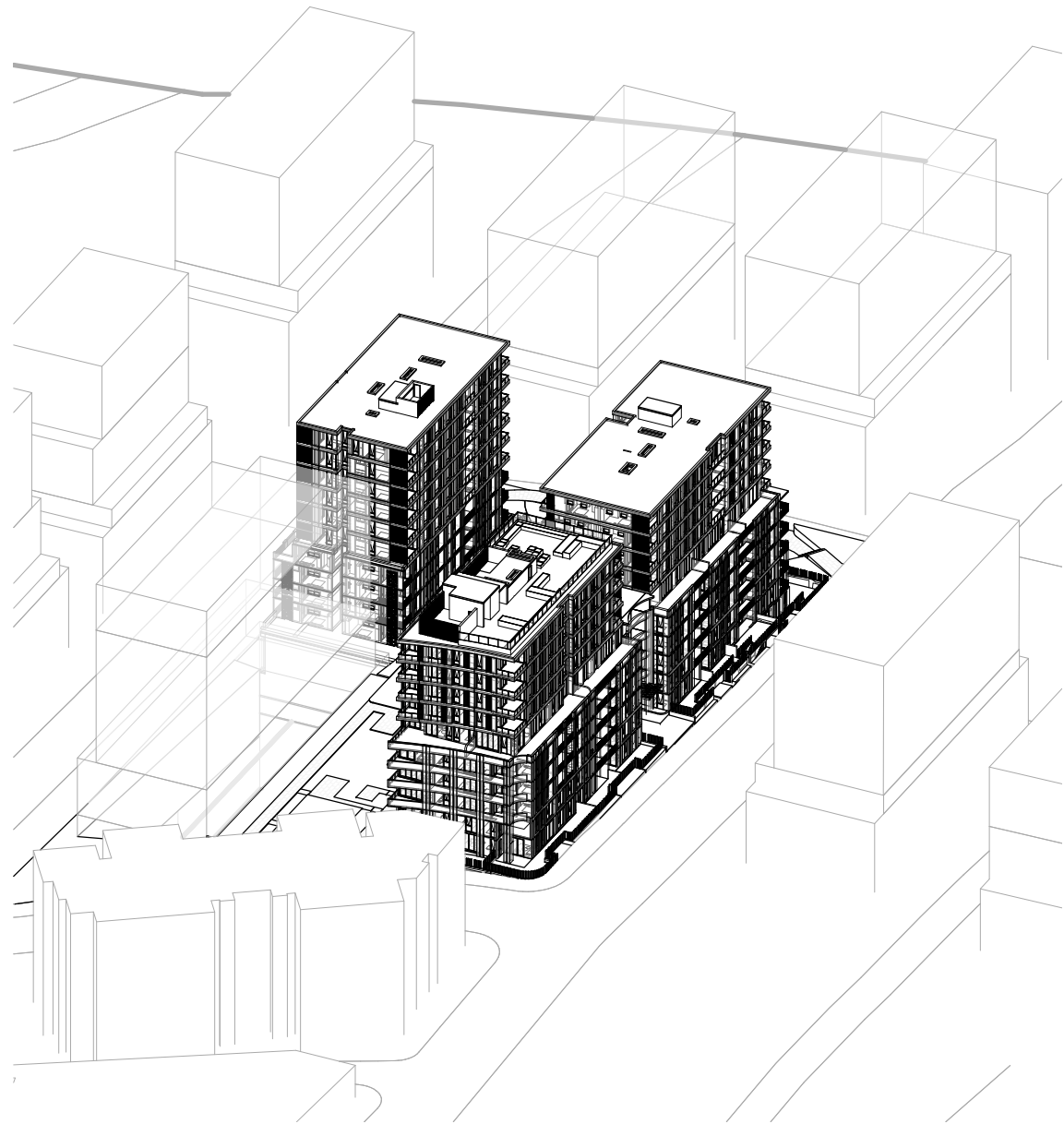
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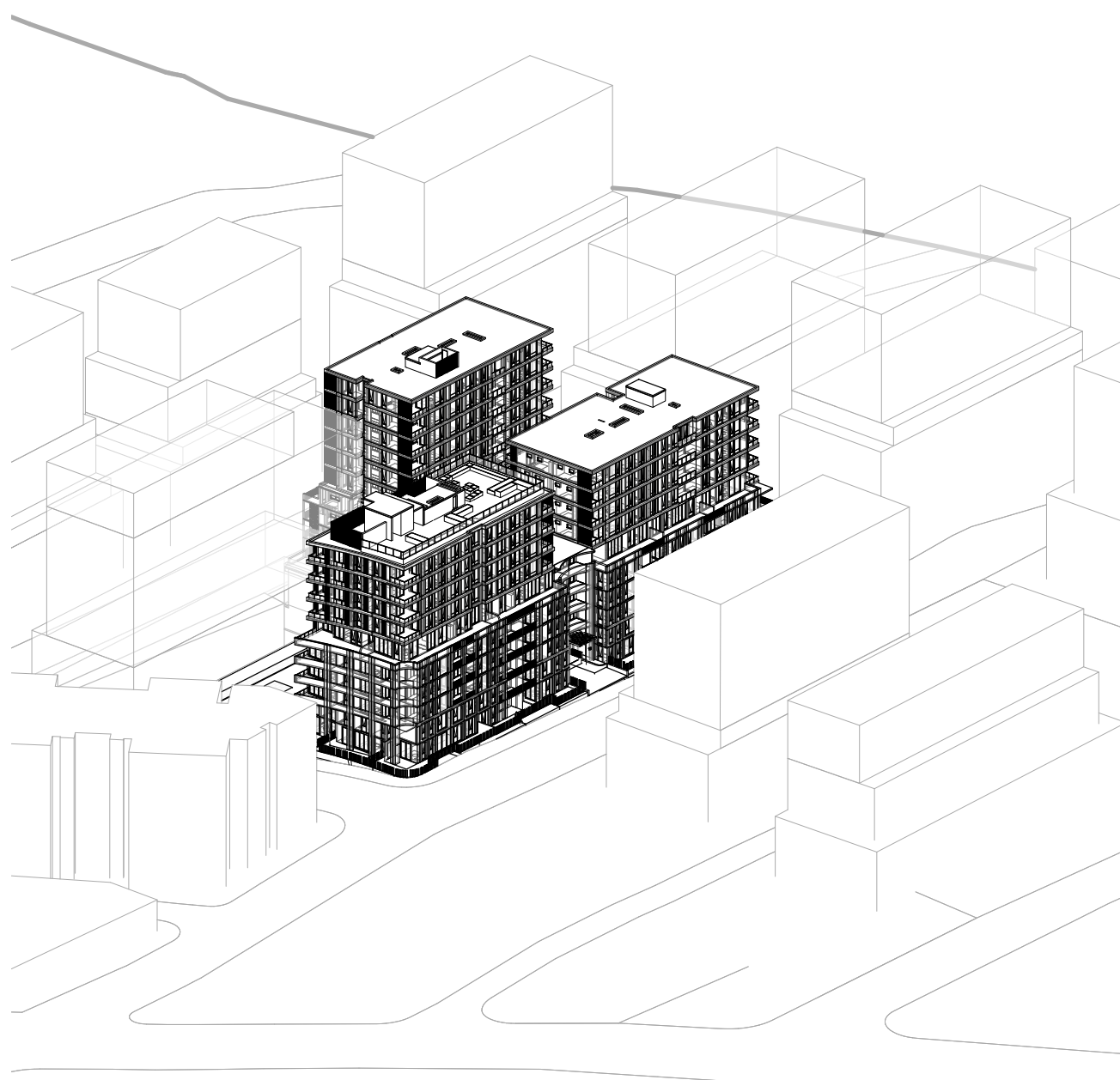
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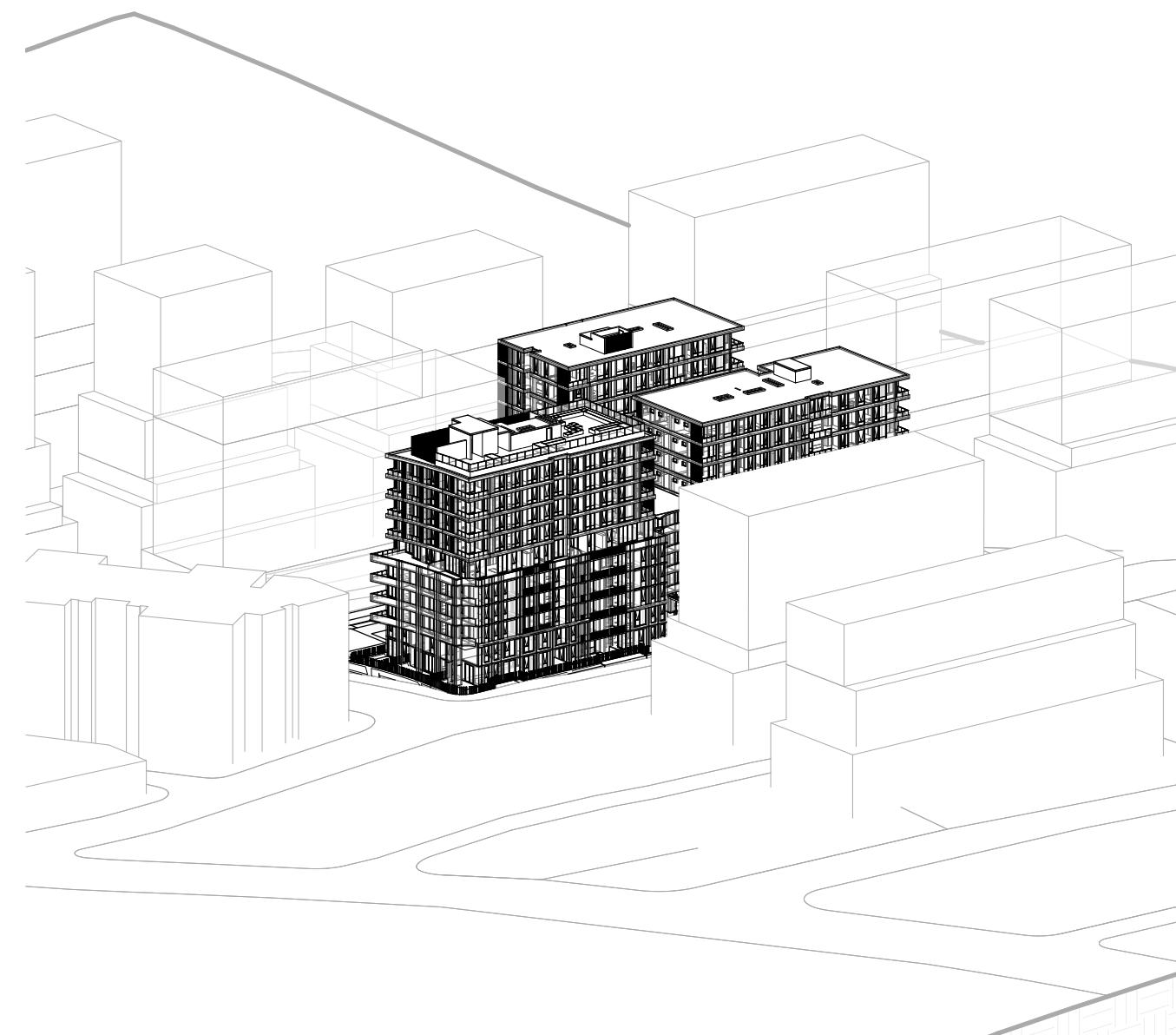
SUN EYE VIEW_21Jun1200



SUN EYE VIEW_21Jun1300

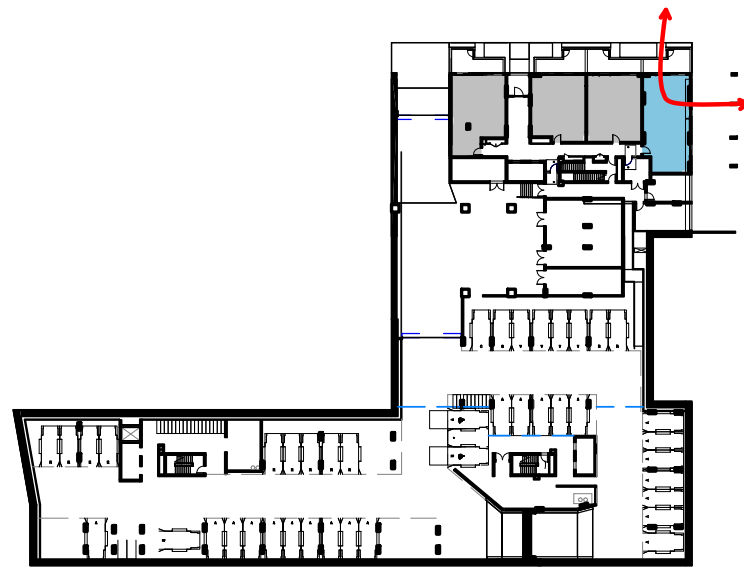


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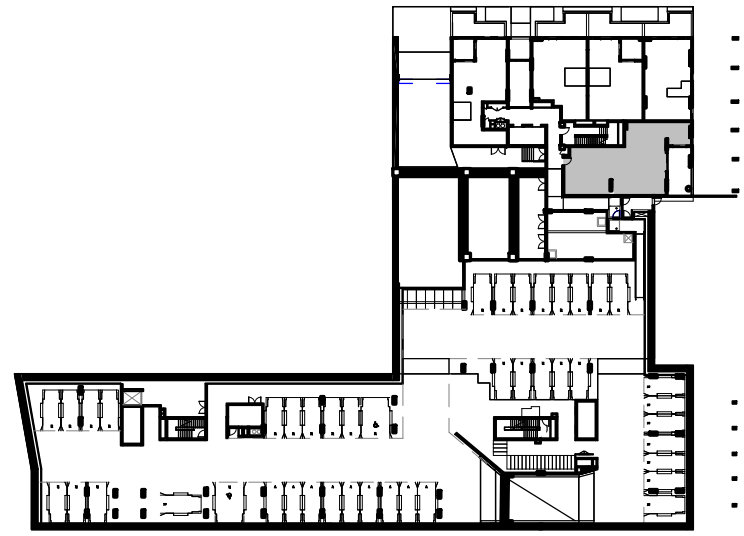


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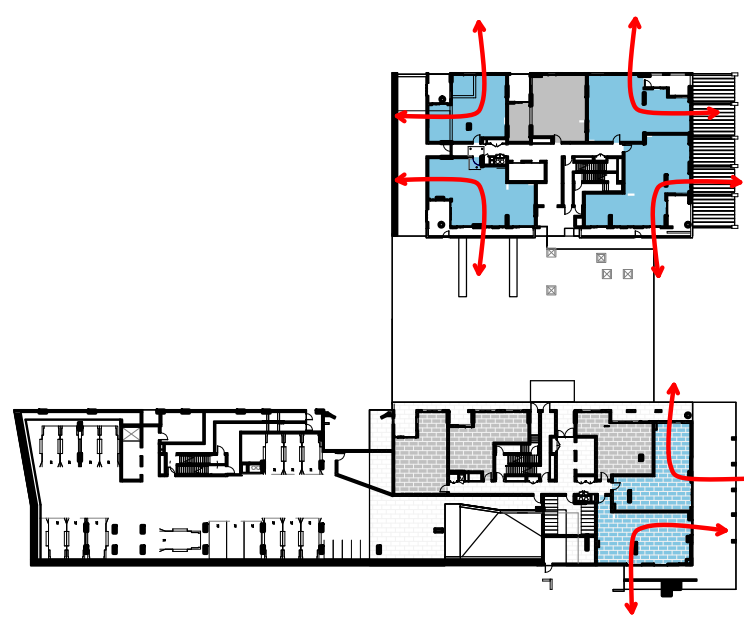
Key Plan:	Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th></tr><tr><td>A</td><td>ISSUE FOR DA SUBMISSION</td><td>JY</td><td>LG</td><td>24/03/23</td></tr></table>	Rev	Amendment	By	Chk*	Date	A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	<table><tr><th colspan="2">*Registered Architect</th></tr><tr><td>LGU</td><td>Lilian Gu NSW Arch 8013</td></tr></table>	*Registered Architect		LGU	Lilian Gu NSW Arch 8013	Consultants	Client	PTW 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 Nela Marojevic NSW ARB 11274	<table><tr><td>0</td><td>1</td><td>2</td><td></td><td>5</td><td>8m</td></tr></table> Title DA DRAWINGS SOLAR ANALYSIS-SUN EYE VIEWS	0	1	2		5	8m
	Rev	Amendment	By	Chk*	Date																						
	A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23																						
	*Registered Architect																										
	LGU	Lilian Gu NSW Arch 8013																									
0	1	2		5	8m																						
					Project PA030465																						
						14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards																					
						Status	Drawing Number	Revision																			
							DA-Q330010	A																			



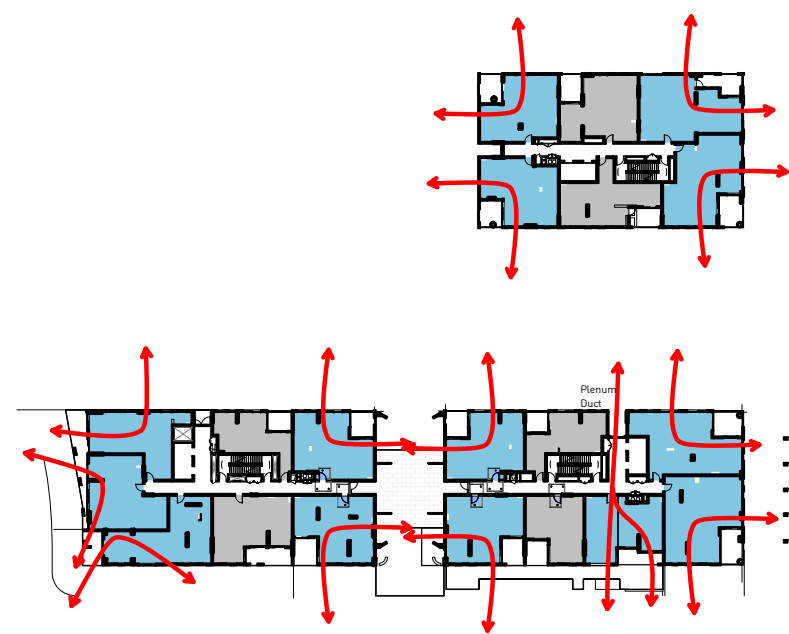
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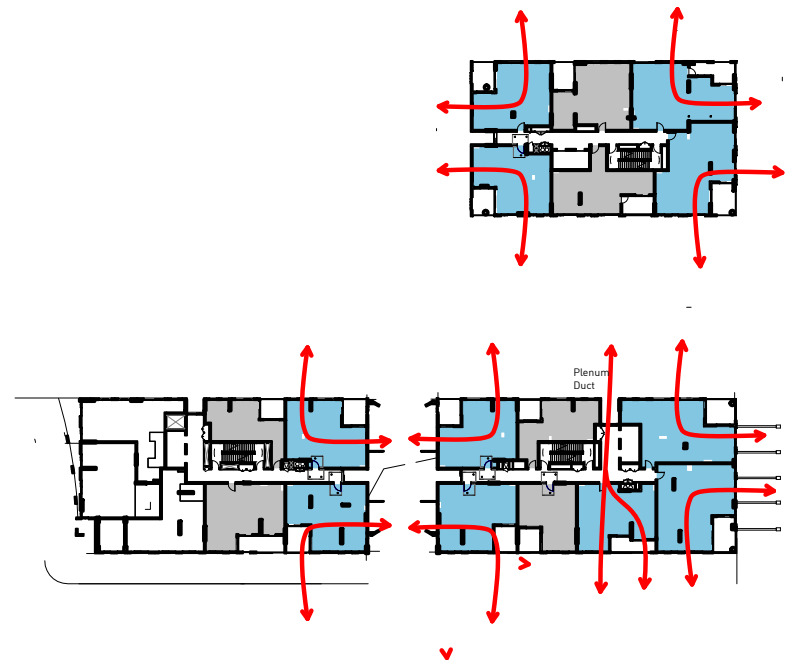
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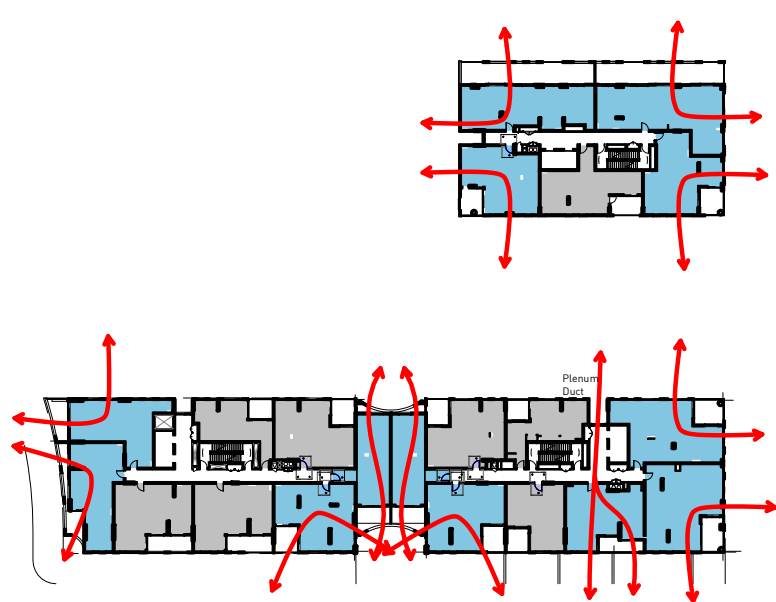
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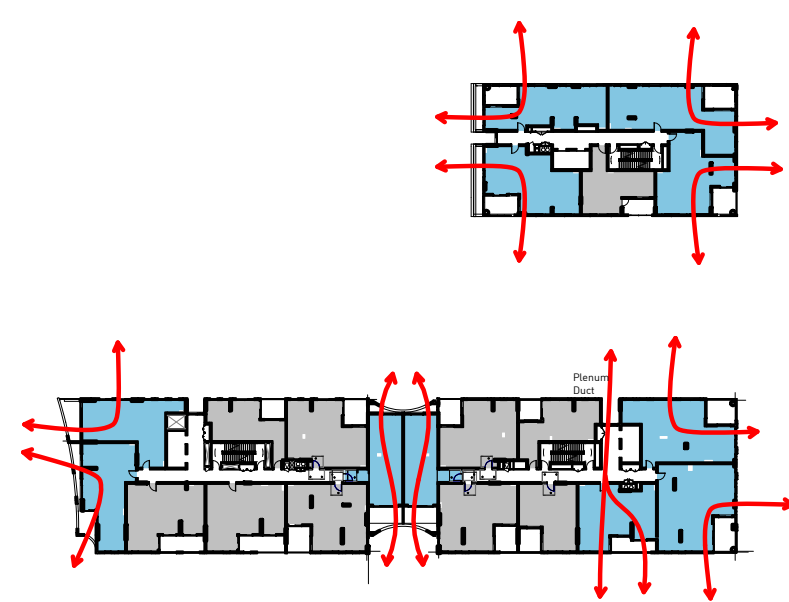
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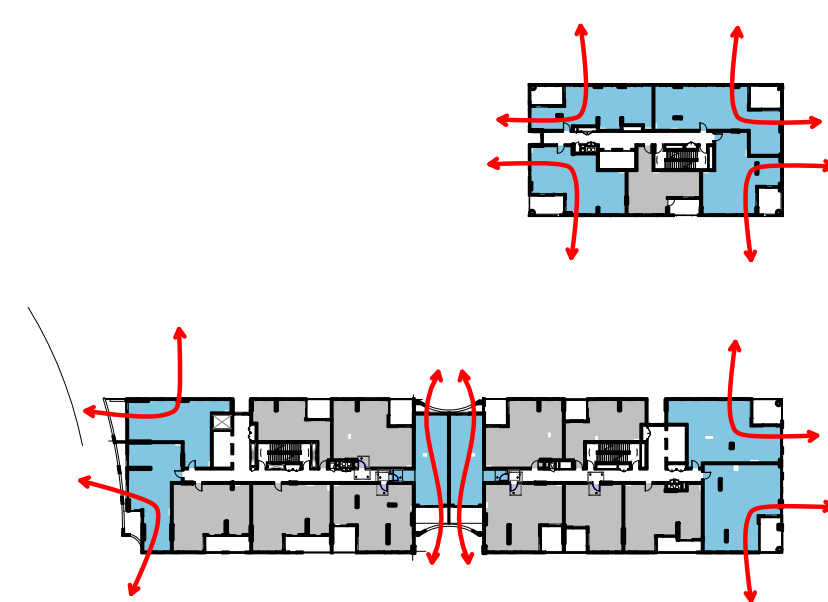
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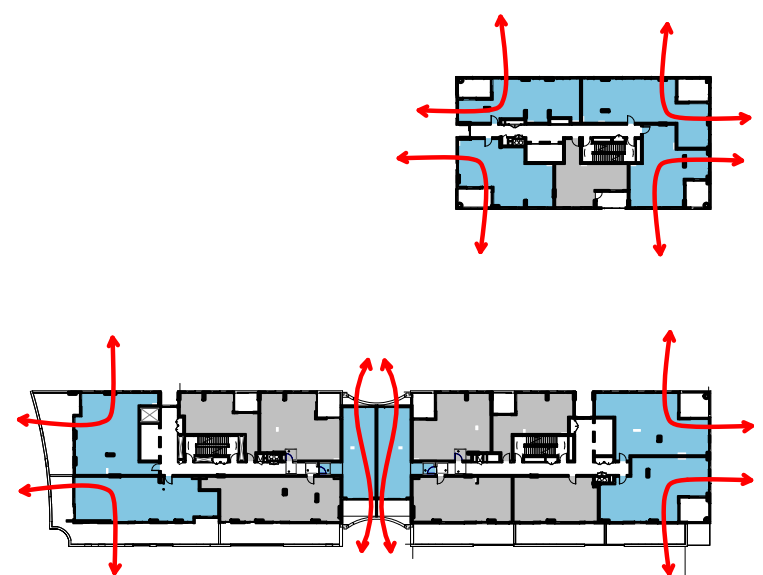
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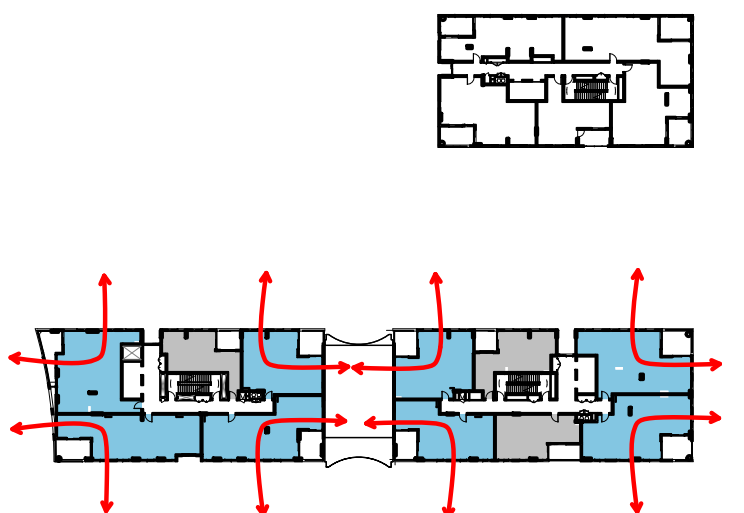
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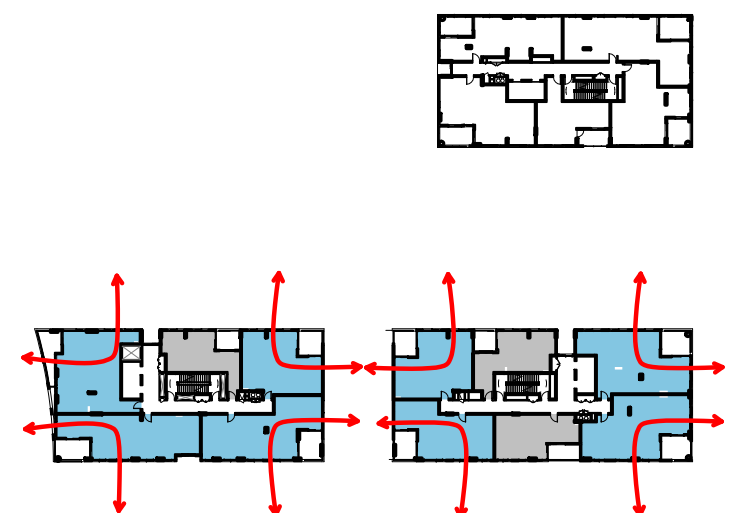
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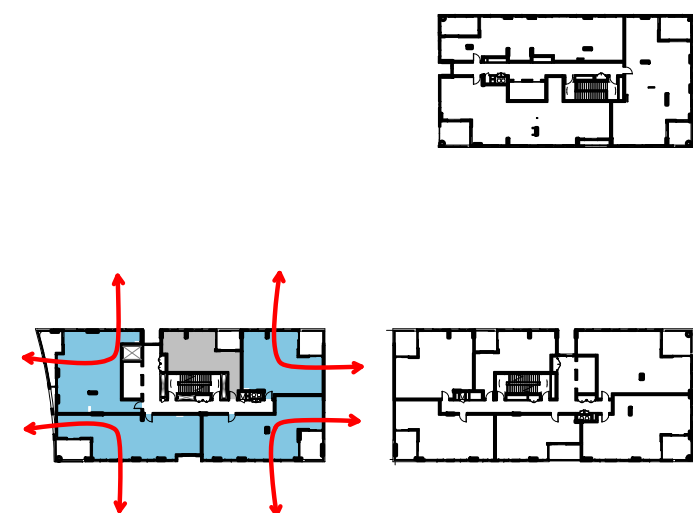
9 VENT L08
1 : 1000



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	13	31%
YES	29	69%
Grand total	42	

CROSS VENTILATION AREA 13&15		
CROSS VENTILATION Compliance	Count	Percentage
NO	51	43%
YES	67	57%
Grand total	118	

CROSS VENTILATION AREA_ALL		
CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	64	40%
YES	96	60%
Grand total	160	

Key Plan:

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*Registered Architect
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PTW

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

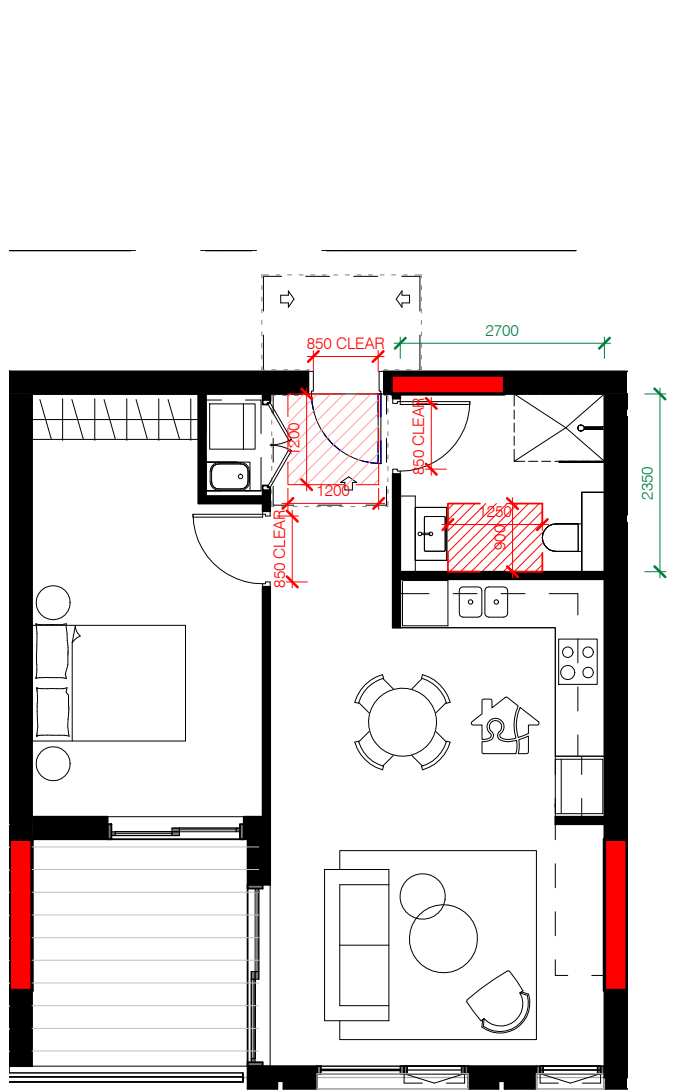
Title
DA DRAWINGS
CROSS VENTILATION COMPLIANCE DIAGRAMS
Drawing Number
Revision
DA-Q410010 B

DDA UNITS_ALL		
UNIT TYPE	Number	Percentage
STANDARD	37	20%
ADAPTABLE/LIVABLE	38	20%
VISITABLE	112	60%
Grand total: 187	187	100%

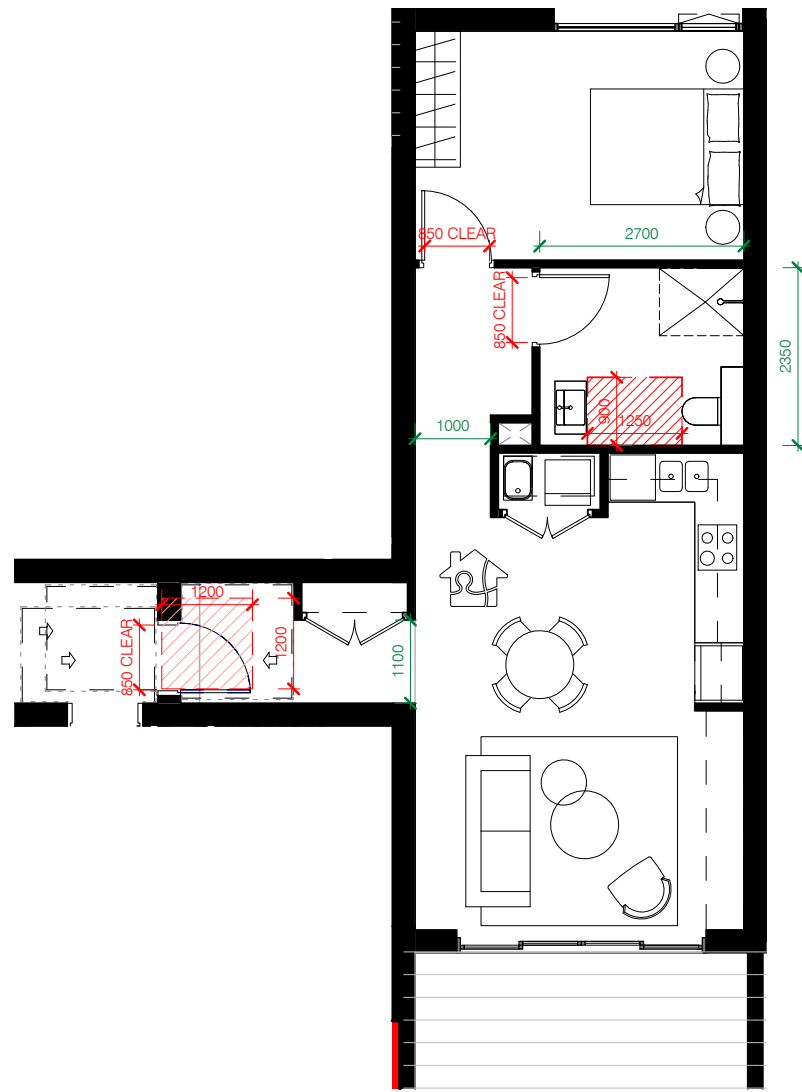
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 38(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 38(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 150(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 150(80%)

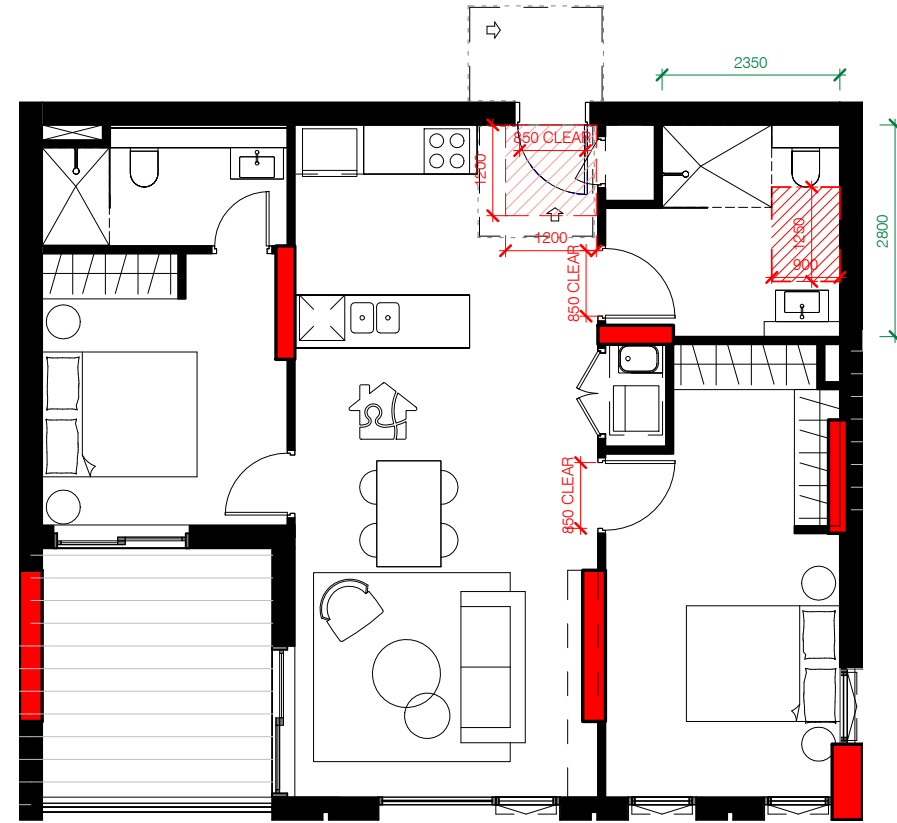
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1B+1B	1B-01	150504
1B+1B	1B-01	150604
1B+1B	1B-01	150704
1B-01: 5		
1B+1B	1B-02	130503
1B+1B	1B-02	130603
1B+1B	1B-02	130703
1B+1B	1B-02	130803
1B+1B	1B-02	150506
1B+1B	1B-02	150606
1B+1B	1B-02	150706
1B+1B	1B-02	150805
1B-02: 8		
1B+1B: 13		
2B+2B	2B-01	130303
2B+2B	2B-01	130402
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	130302
2B+2B	2B-02	130403
2B+2B	2B-02	130502
2B+2B	2B-02	130602
2B+2B	2B-02	130702
2B+2B	2B-02	130802
2B+2B	2B-02	150306
2B+2B	2B-02	150406
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2B+2B	2B-02	150607
2B+2B	2B-02	150707
2B+2B	2B-02	150806
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2B+2B	2B-03	140401
2B+2B	2B-03	140501
2B-03: 2		
2B+2B: 24		
3B+2B	3B-01	140201
3B-01: 1		
3B+2B: 1		
TOTAL: 38		



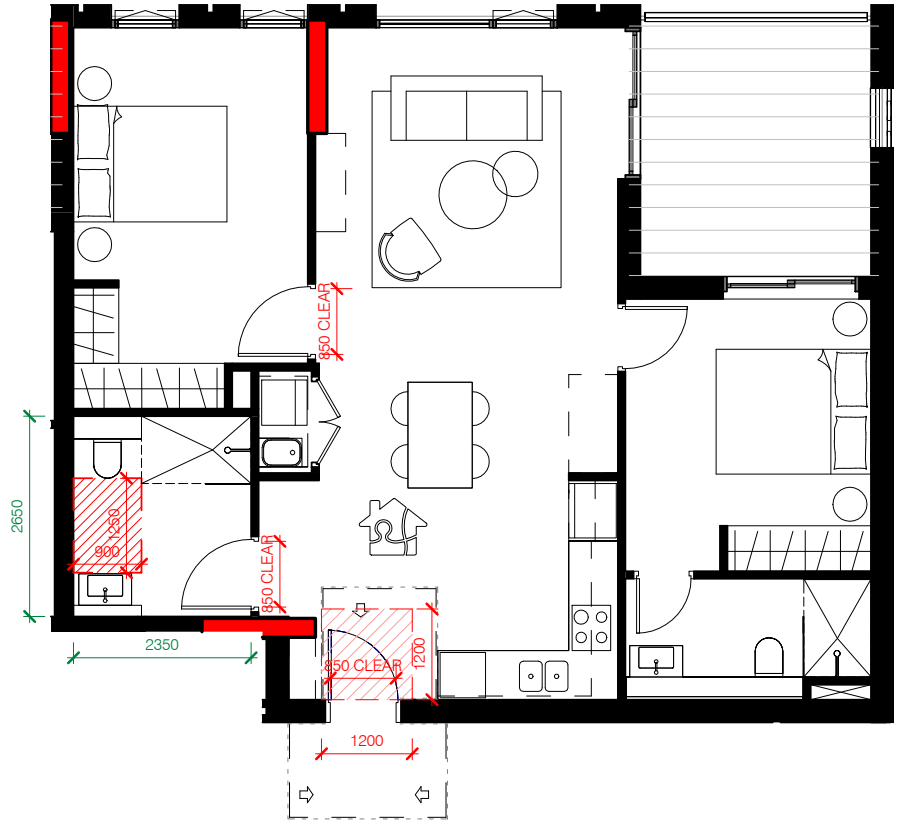
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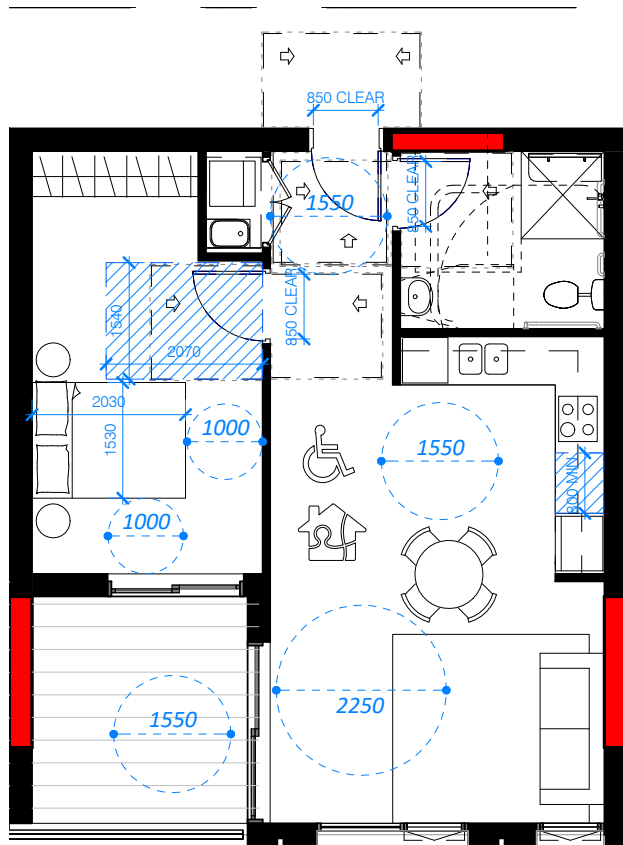
4 PRE-ADAPTABLE 1B LAYOUT (1B-02)
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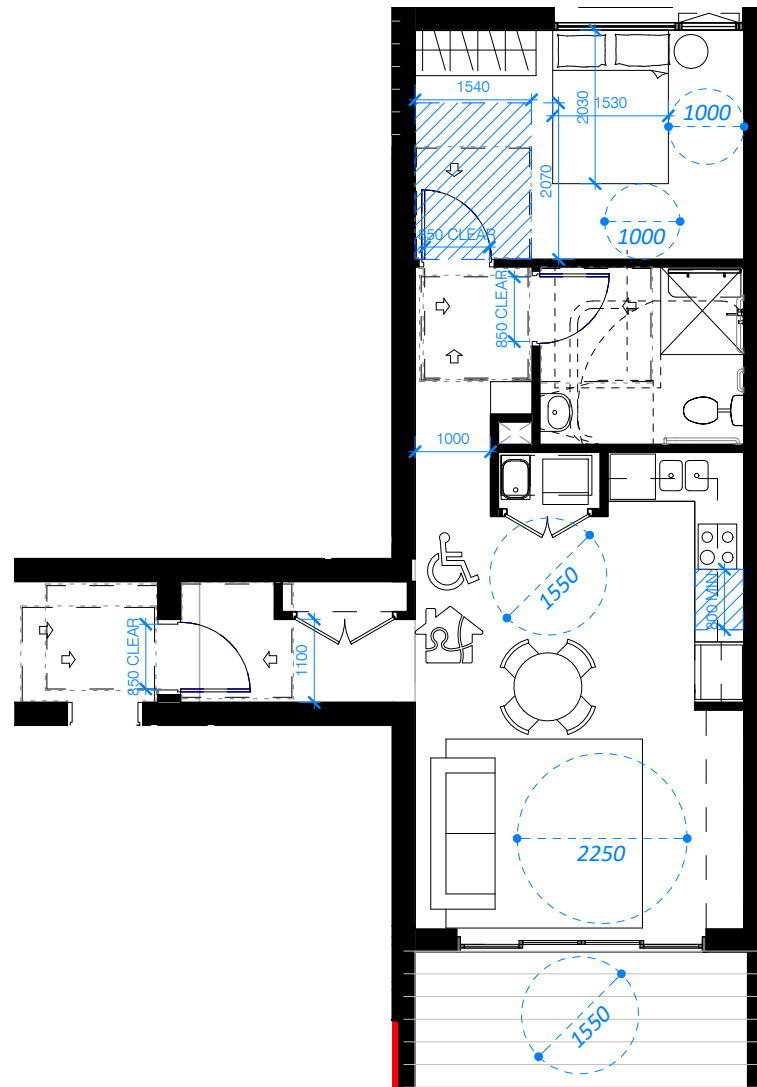
6 PRE-ADAPTABLE 2B LAYOUT (2B-01)
1 : 100



8 PRE-ADAPTABLE 2B LAYOUT (2B-02)
1 : 100



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



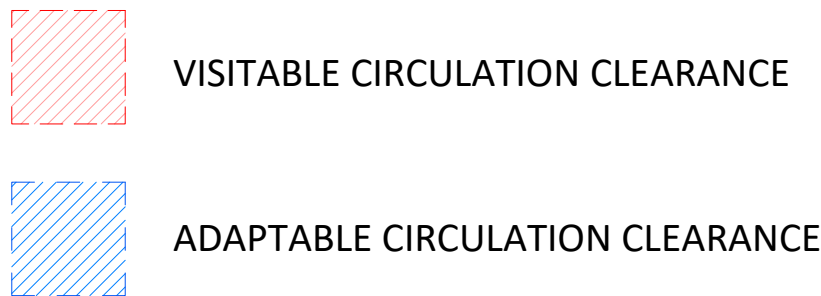
3 POST-ADAPTABLE 1B LAYOUT (1B-02)
1 : 100



5 POST-ADAPTABLE 2B LAYOUT (2B-01)
1 : 100



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



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

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

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

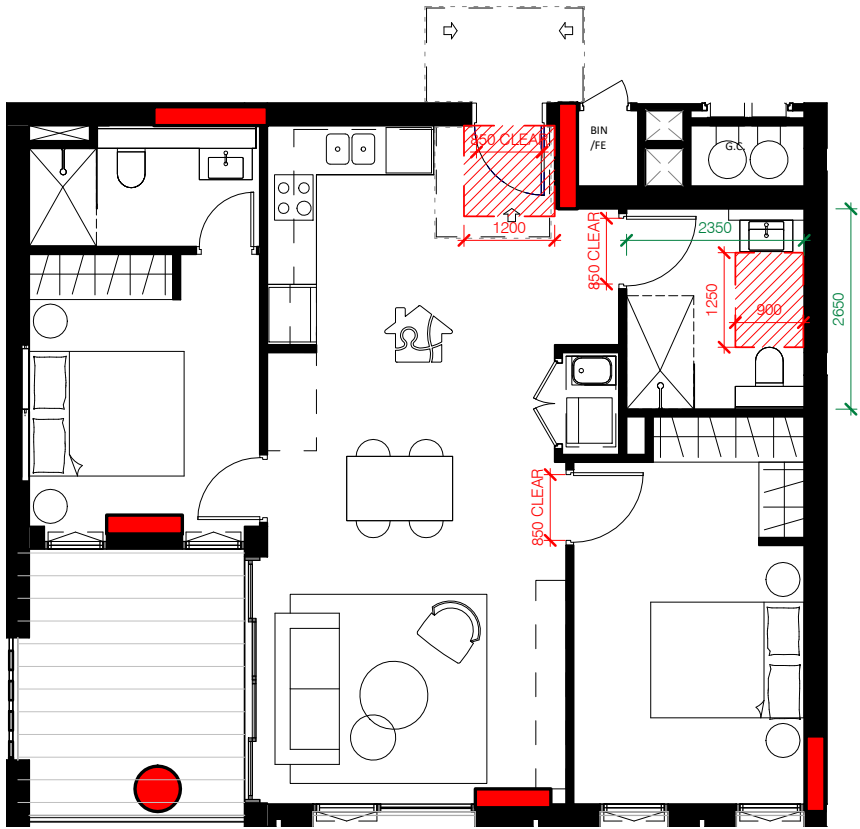
Title
DA DRAWINGS
ADAPTABLE/LIVABLE
APARTMENT TYPE PLAN 1
Drawing Number
DA-Q510010
Revision
A

DDA UNITS_ALL		
UNIT TYPE	Number	Percentage
STANDARD	37	20%
ADAPTABLE/LIVABLE	38	20%
VISITABLE	112	60%
Grand total: 187	187	100%

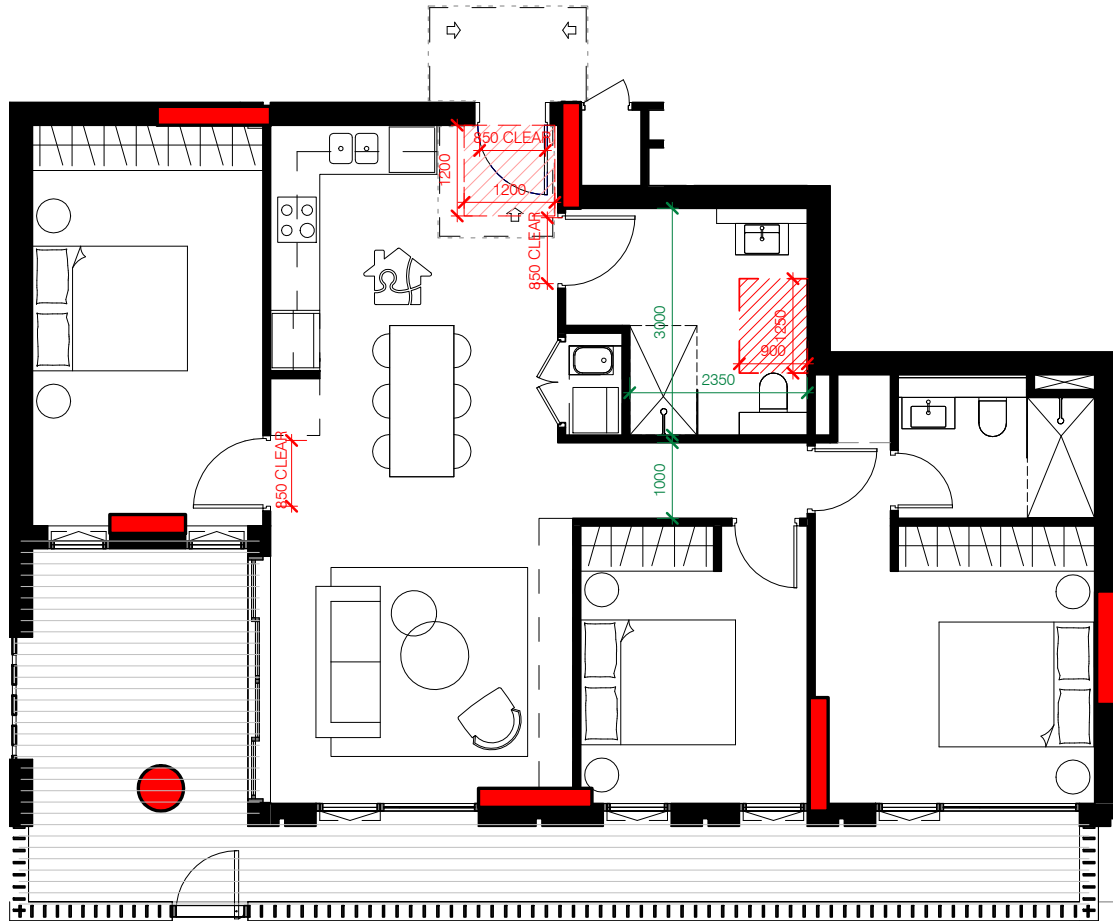
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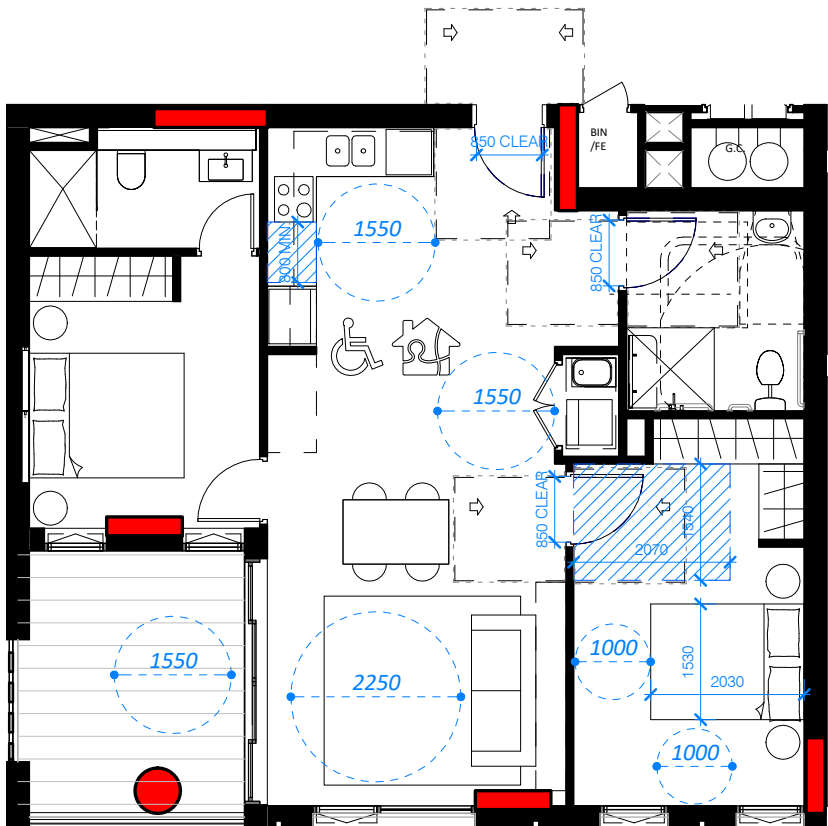
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1B+1B	1B-01	150404
1B+1B	1B-01	150504
1B+1B	1B-01	150604
1B+1B	1B-01	150704
1B-01: 5		
1B+1B	1B-02	130503
1B+1B	1B-02	130603
1B+1B	1B-02	130703
1B+1B	1B-02	130803
1B+1B	1B-02	150506
1B+1B	1B-02	150606
1B+1B	1B-02	150706
1B+1B	1B-02	150805
1B-02: 8		
1B+1B: 13		
2B+2B	2B-01	130303
2B+2B	2B-01	130402
2B+2B	2B-01	130504
2B+2B	2B-01	130604
2B+2B	2B-01	130704
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2B+2B	2B-01	150505
2B+2B	2B-01	150605
2B+2B	2B-01	150705
2B-01: 10		
2B+2B	2B-02	130302
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2B+2B	2B-02	130502
2B+2B	2B-02	130602
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2B+2B	2B-02	150406
2B+2B	2B-02	150507
2B+2B	2B-02	150607
2B+2B	2B-02	150707
2B+2B	2B-02	150806
2B-02: 12		
2B+2B	2B-03	140401
2B+2B	2B-03	140501
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2B+2B: 24		
3B+2B	3B-01	140201
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3B+2B: 1		
TOTAL: 38		



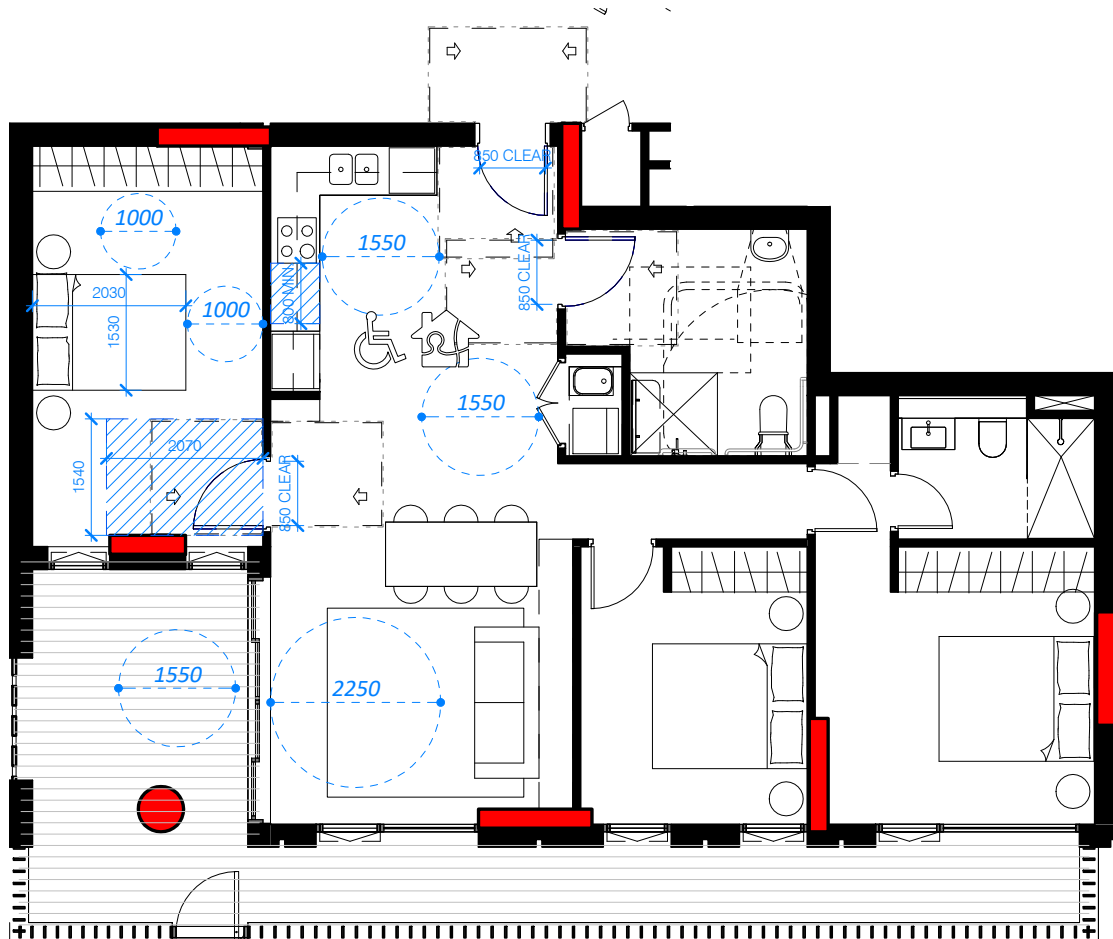
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4 PRE-ADAPTABLE 3B LAYOUT (3B-01)
1 : 100

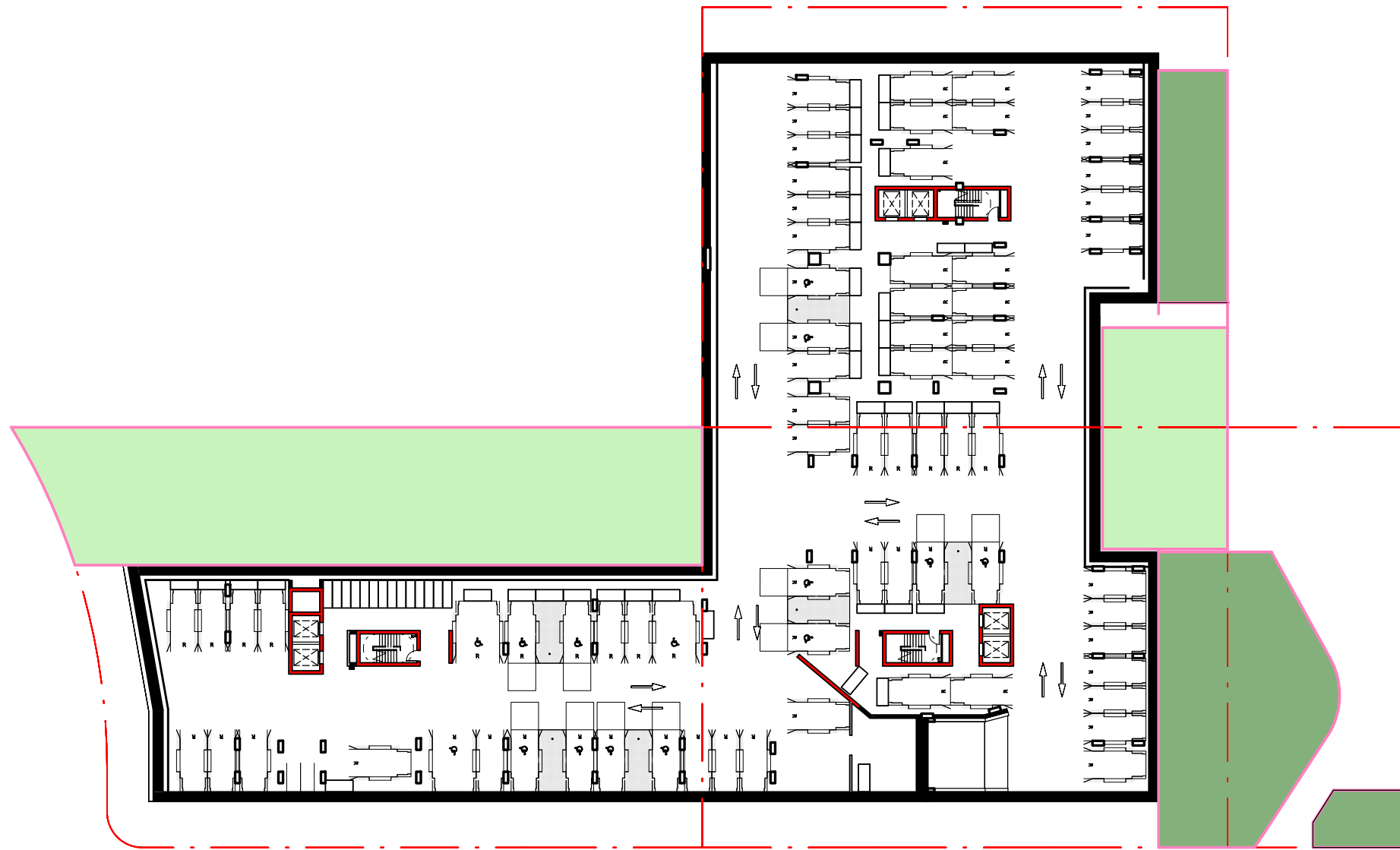


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3 POST-ADAPTABLE 3B LAYOUT (3B-01)
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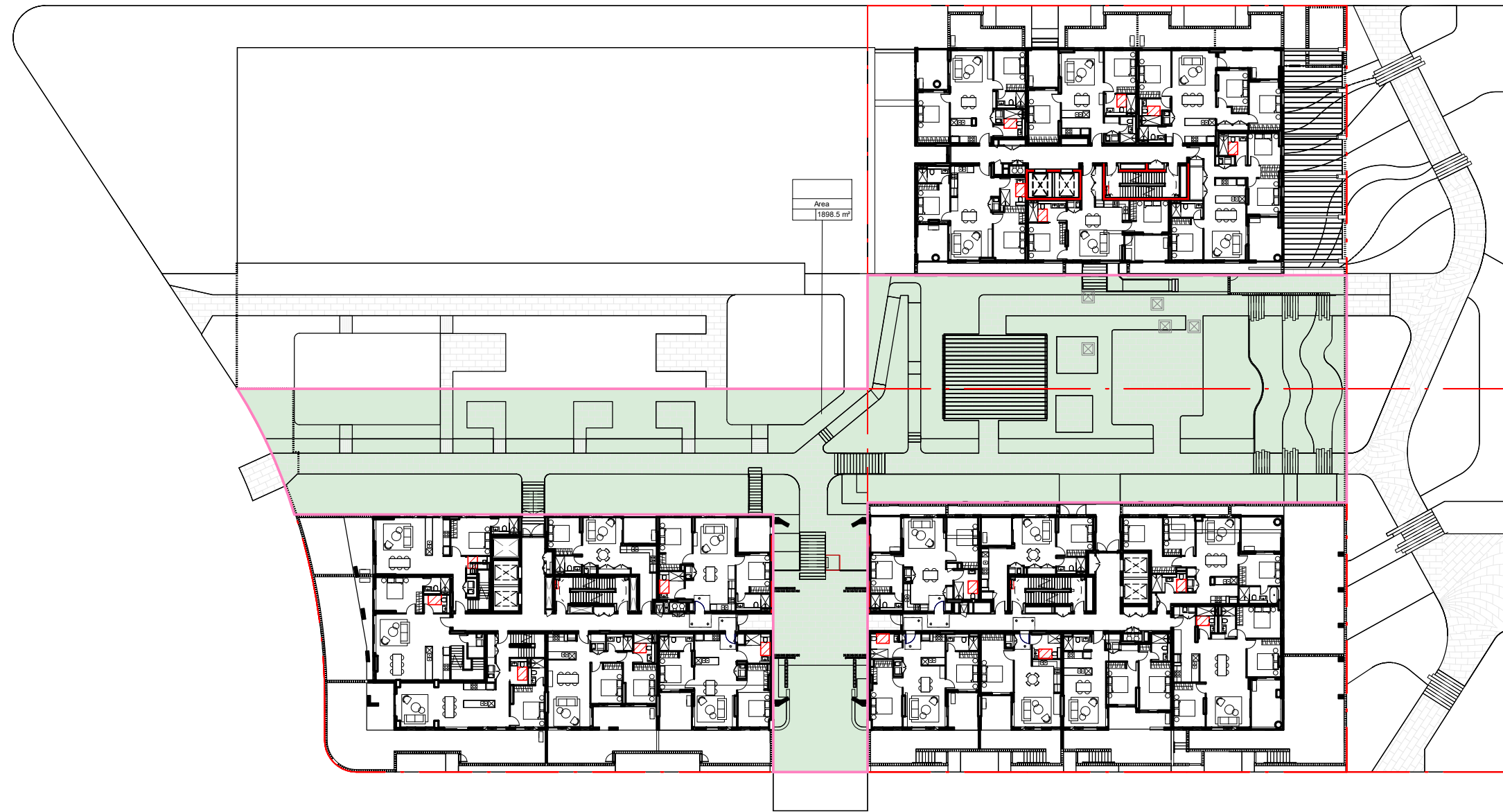
VISITABLE CIRCULATION CLEARANCE
ADAPTABLE CIRCULATION CLEARANCE



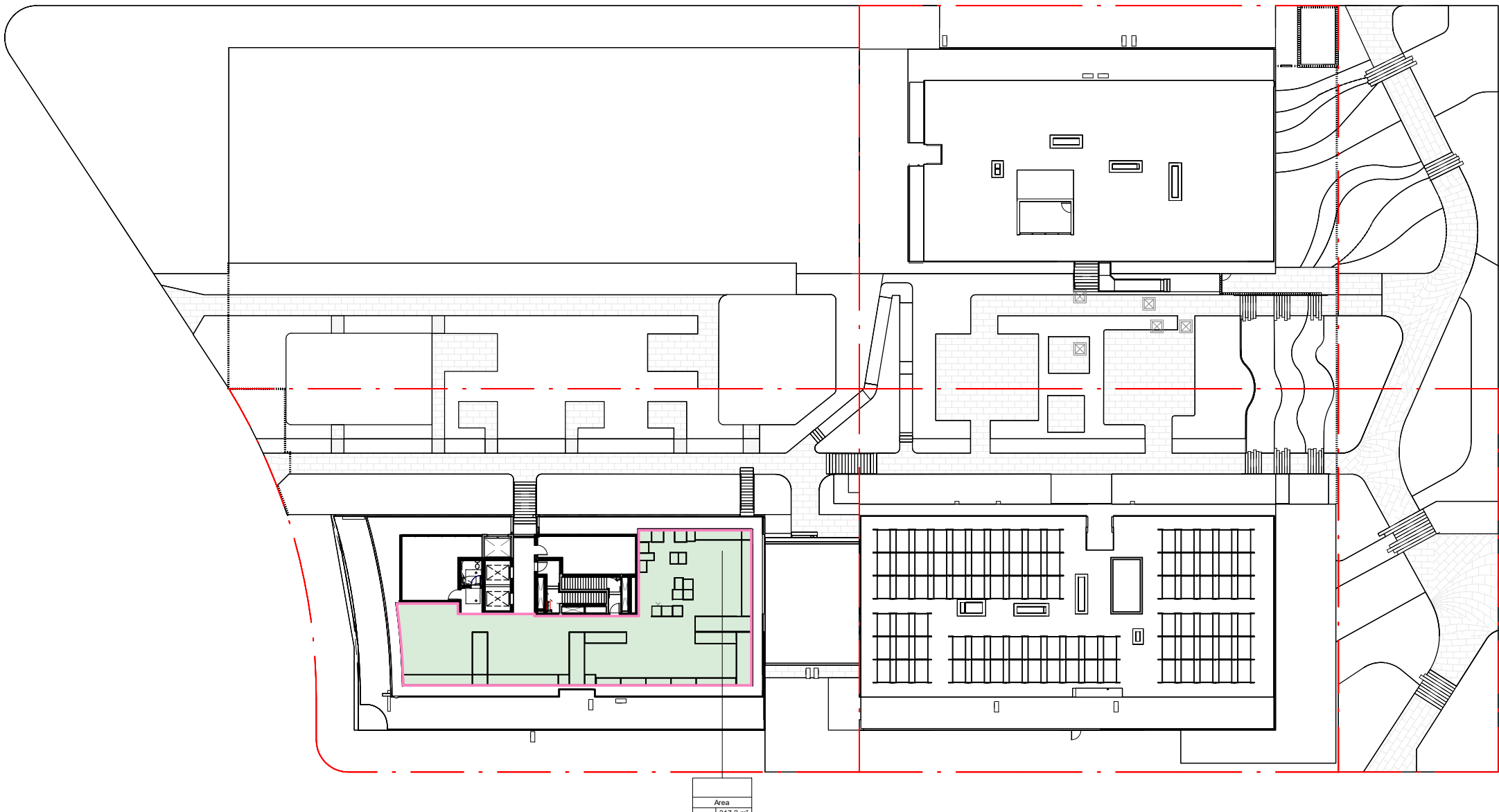
1 SITE DEEP SOIL
1 : 500

DEEP SOIL DIAGRAM_GREEN SPINE		
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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



2 SITE COMMUNAL OPEN SAPCE ROOF
1 : 500

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

Key Plan:

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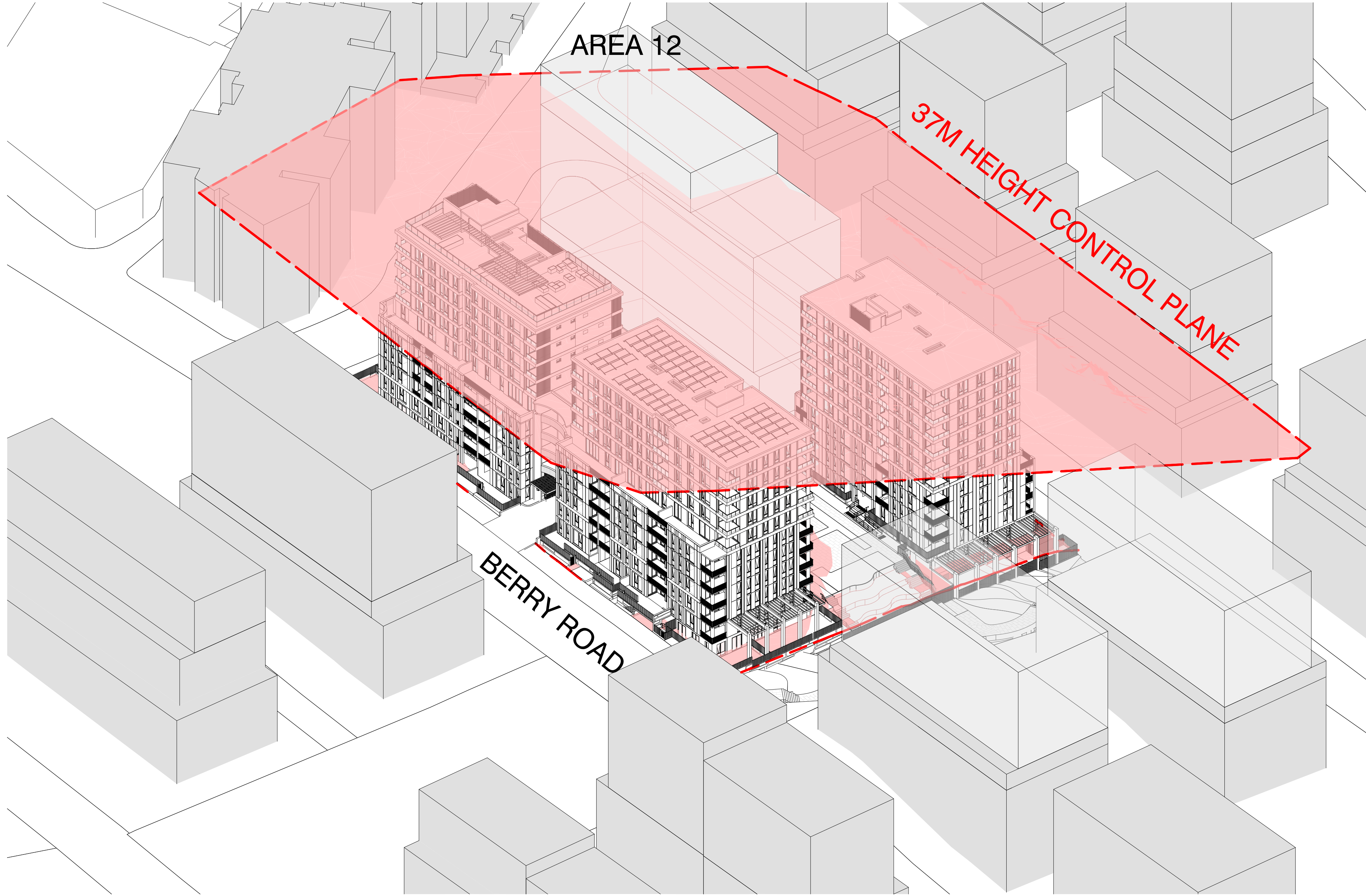
Peddie Thorp & Walker P/L
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Nominated Architects
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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

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
COMMUNAL OPEN SPACE
DIAGRAM
Drawing Number DA-Q710010
Revision B



1 BUILDING ENVELOPE DIAGRAM

Key Plan:

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A	ISSUE FOR INFORMATION	JY	LG	15/03/23

*Registered Architect		
LGU	Lilian Gu	NSW Arch 8013

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Nela Marojevic NSW ARB 11274

PTW

01258m
@ A1

Project PA030465

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

Status

DA DRAWINGS
HEIGHT PLANE DIAGRAM

Drawing Number
DA-Q810010

Revision
B

AREA 13

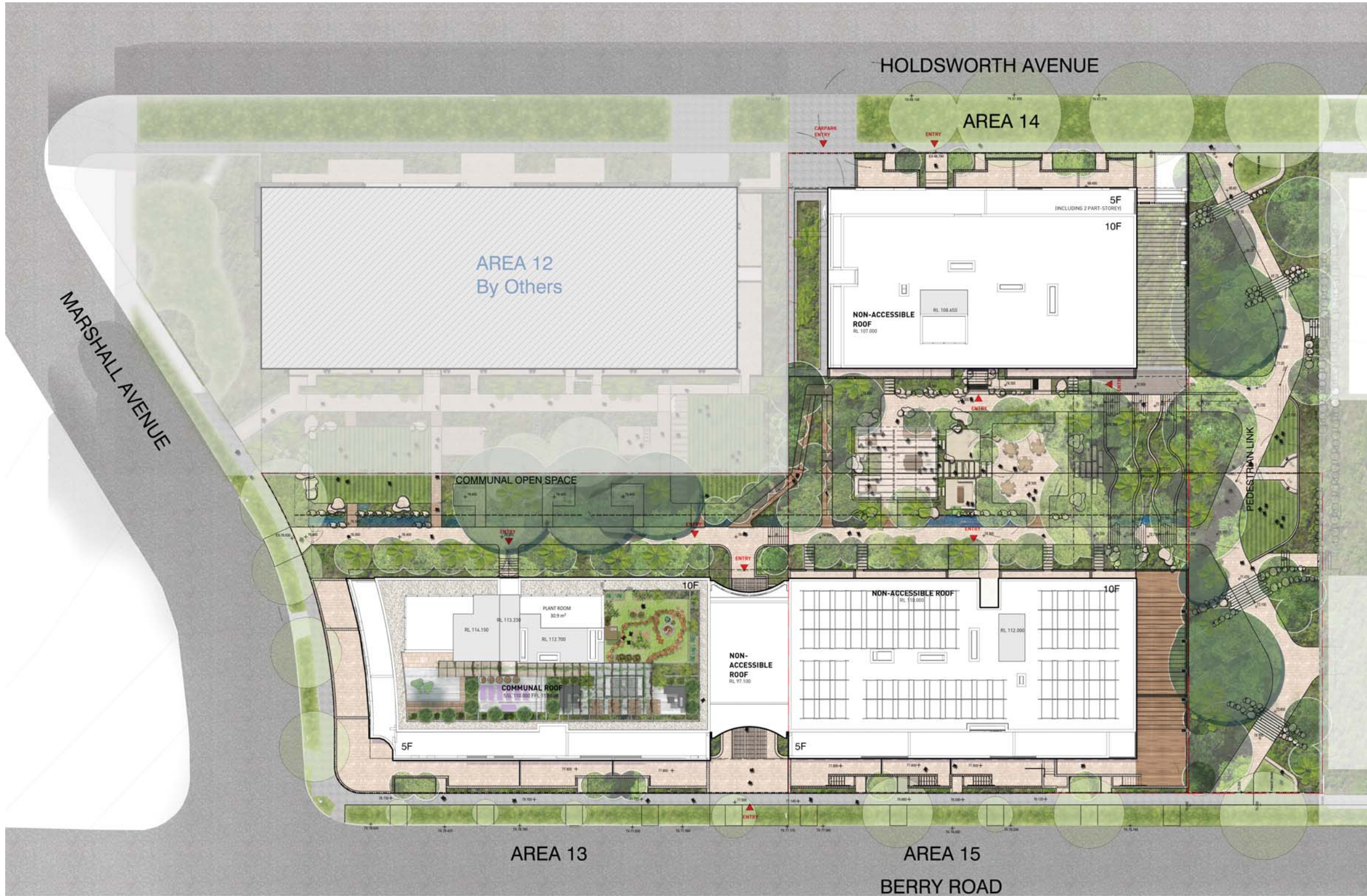
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130302	2B+2B	77.8 m²	10.7 m²	4.02 m³	YES	<2HRS	Yes	No
130303	2B+2B	81.3 m²	41.6 m²	4.44 m³	YES	>2HRS	Yes	No
130304	2B+2B	76.5 m²	42.6 m²	4.10 m³	NO	>2HRS	No	Yes
130305	4B+3B	151 m²	93 m²	14.40 m³	YES	>2HRS	No	Yes
130306	4B+3B	157.9 m²	48.9 m²	12.79 m³	YES	>2HRS	No	Yes
130307	4B+3B	140 m²	36.3 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	77.8 m²	10.7 m²	4.02 m³	YES	<2HRS	Yes	No
130403	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	No
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	77.8 m²	10.7 m²	4.02 m³	NO	>2HRS	Yes	No
130503	1B+1B	56 m²	9.6 m²	5.95 m³	YES	<2HRS	Yes	No
130504	2B+2B	81.3 m²	10.1 m²	4.44 m³	YES	>2HRS	Yes	No
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	13.7 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	77.8 m²	10.7 m²	4.02 m³	NO	>2HRS	Yes	No
130603	1B+1B	56 m²	9.6 m²	4.82 m³	YES	<2HRS	Yes	No
130604	2B+2B	81.3 m²	10.1 m²	4.44 m³	NO	>2HRS	Yes	No
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	13.7 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	77.8 m²	10.7 m²	4.02 m³	NO	>2HRS	Yes	No
130703	1B+1B	56 m²	9.6 m²	5.95 m³	YES	<2HRS	Yes	No
130704	2B+2B	81.3 m²	10.1 m²	4.44 m³	NO	>2HRS	Yes	No
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	78.1 m²	10.4 m²	4.02 m³	NO	>2HRS	Yes	No
130803	1B+1B	56 m²	9.6 m²	5.95 m³	YES	<2HRS	Yes	No
130804	3B+2B	95.9 m²	43.6 m²	8.21 m³	NO	>2HRS	No	Yes
130805	3B+2B	102.1 m²	75.8 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+1B	75 m²	10.7 m²	5.46 m³	YES	>2HRS	No	Yes
130903	3B+2B	95 m²	12.2 m²	6.80 m³	YES	>2HRS	No	Yes
130904	3B+2B	95.4 m²	12.3 m²	5.46 m³	YES	>2HRS	No	No
130905	3B+2B	95.7 m²	12.2 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+1B	75 m²	10.7 m²	5.46 m³	YES	>2HRS	No	Yes
131003	3B+2B	95 m²	12.2 m²	6.80 m³	YES	>2HRS	No	Yes
131004	3B+2B	95.4 m²	12.3 m²	5.46 m³	YES	>2HRS	No	No
131005	3B+2B	95.7 m²	12.2 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+1B	75 m²	10.7 m²	5.46 m³	YES	>2HRS	No	Yes
131103	3B+2B	95 m²	12.2 m²	6.80 m³	YES	>2HRS	No	Yes
131104	3B+2B	95.4 m²	12.3 m²	5.46 m³	YES	>2HRS	No	No
131105	3B+2B	95.7 m²	12.2 m²	5.87 m³	YES	>2HRS	No	Yes
131201	4B+3B	123.4 m²	17.9 m²	5.04 m³		>2HRS	No	No
131202	3B+2B	97.4 m²	12.3 m²	6.16 m³		>2HRS	No	Yes
131203	3B+2B	95.1 m²	12.4 m²	5.46 m³		>2HRS	No	No
131204	3B+2B	95.7 m²	12 m²	5.87 m³		>2HRS	No	Yes
		4846.3 m²	1002.8 m²	344.79 m³	AREA 13: 60			

AREA 14

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable
140001	3B+3B	137.8 m²	23.6 m²	9.12 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	15.4 m²	6.40 m³	YES	<2HRS	No	No
140005	2B+2B	108.3 m²	19.9 m²	16.54 m³	NO	0HRS	No	Yes
140201	3B+2B	97.7 m²	26.8 m²	5.04 m³	YES	<2HRS	Yes	No
140202	2B+2B	75.4 m²	11.1 m²	4.39 m³	YES	<2HRS	No	Yes
140203	2B+2B	75.5 m²	10.5 m²	6.14 m³	NO	<2HRS	No	Yes
140204	3B+2B	95.2 m²	12.7 m²	5.11 m³	YES	<2HRS	No	Yes
140205	3B+2B	107.9 m²	30.1 m²	14.10 m³	YES	<2HRS	No	No
140301	2B+2B	76.2 m²	10.3 m²	4.67 m³	YES	<2HRS	No	Yes
140302	2B+2B	75.3 m²	11.1 m²	4.39 m³	YES	<2HRS	No	Yes
140303	2B+2B	75.5 m²	10.5 m²	6.14 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	12.3 m²	11.10 m³	YES	<2HRS	No	Yes
140306	2B+1B	70.3 m²	10.4 m²	4.99 m³	NO	<2HRS	No	Yes
140401	2B+2B	76.2 m²	10.3 m²	4.67 m³	YES	<2HRS	Yes	No
140402	2B+2B	75.3 m²	11.1 m²	4.39 m³	YES	<2HRS	No	Yes
140403	2B+2B	75.5 m²	10.5 m²	6.14 m³	NO	<2HRS	No	Yes
140404	3B+2B	95.2 m²	12.7 m²	5.11 m³	YES	<2HRS	No	Yes
140405	3B+2B	96 m²	12.3 m²	11.10 m³	YES	<2HRS	No	Yes
140406	2B+1B	70.3 m²	10.4 m²	4.99 m³	NO	<2HRS	No	Yes
140501	2B+2B	76.2 m²	10 m²	4.67 m³	YES	>2HRS	Yes	No
140502	3B+2B	97 m²	47.4 m²	5.08 m³	YES	>2HRS	No	No
140504	4B+2B	109.3 m²	45.4 m²	6.10 m³	YES	>2HRS	No	Yes
140505	2B+2B	76.7 m²	11.2 m²	6.75 m³	YES	>2HRS	No	Yes
140506	2B+1B	70.3 m²	10.4 m²	4.99 m³	NO	>2HRS	No	Yes
140601	2B+2B	83.2 m²	11.6 m²	5.22 m³	YES	>2HRS	No	Yes
140602	2B+2B	75.5 m²	10.8 m²	5.59 m³	YES	>2HRS	No	Yes
140604	3B+2B	95.1 m²	12.3 m²	5.31 m³	YES	>2HRS	No	Yes
140605	2B+2B	76.6 m²	11.2 m²	6.75 m³	YES	>2HRS	No	Yes
140606	1B+1B	50.3 m²	8.8 m²	3.19 m³	NO	>2HRS	No	Yes
140701	2B+2B	83.2 m²	11.6 m²	5.22 m³	YES	>2HRS	No	Yes
140702	2B+2B	75.5 m²	10.8 m²	5.59 m³	YES	>2HRS	No	Yes
140704	3B+2B	95.1 m²	12.3 m²	5.31 m³	YES	>2HRS	No	Yes
140705	2B+2B	76.6 m²	11.2 m²	6.75 m³	YES	>2HRS	No	Yes
140706	1B+1B	50.3 m²	8.8 m²	3.19 m³	NO	>2HRS	No	Yes
140801	2B+2B	83.2 m²	11.6 m²	5.22 m³	YES	>2HRS	No	Yes
140802	2B+2B	75.5 m²	10.8 m²	5.59 m³	YES	>2HRS	No	Yes
140804	3B+2B	95.1 m²	12.3 m²	5.31 m³	YES	>2HRS	No	Yes
140805	2B+2B	76.6 m²	11.2 m²	6.75 m³	YES	>2HRS	No	Yes
140806	1B+1B	50.3 m²	8.8 m²	3.19 m³	NO	>2HRS	No	Yes
140901	2B+2B	83.2 m²	11.6 m²	5.22 m³		>2HRS	No	Yes
140902	2B+2B	75.5 m²	10.8 m²	5.59 m³		>2HRS	No	Yes
140904	3B+2B	95.1 m²	12.3 m²	5.31 m³		>2HRS	No	Yes
140905	2B+2B	76.6 m²	11.2 m²	6.75 m³		>2HRS	No	Yes
140906	1B+1B	50.3 m²	8.8 m²	3.19 m³		>2HRS	No	Yes
141001	2B+2B	83.2 m²	11.6 m²	5.22 m³		>2HRS	No	Yes
141002	2B+2B	75.5 m²	10.8 m²	5.59 m³		>2HRS	No	Yes
141004	3B+2B	95.1 m²	12.3 m²	5.31 m³		>2HRS	No	Yes
141005	2B+2B	76.6 m²	11.2 m²	6.75 m³		>2HRS	No	Yes
141006	1B+1B	50.3 m²	8.8 m²	3.19 m³		>2HRS	No	Yes
141101	4B+2B	138.3 m²	12.9 m²	12.29 m³		>2HRS	No	Yes
141102	4B+2B	120.5 m²	12.3 m²	6.76 m³		>2HRS	No	No
141103	4B+3B	128.5 m²	22.4 m² (Including 12.3m² Winter Garden)	7.30 m³		>2HRS	No	No
		4772 m²	771 m²	335.83 m³	AREA 14: 55			

AREA 15

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable
150201	1B+1B	60.9 m²	17.3 m²	7.54 m³	NO	<2HRS	No	No
150202	2B+2B	77.3 m²	95.4 m²	6.13 m³	YES	0HRS	No	Yes
150203	2B+2B	85.9 m²	83.6 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	57.8 m²	15.6 m²	3.24 m³	NO	<2HRS	No	Yes
150301	3B+2B	95.3 m²	12 m²	5.30 m³	YES	<2HRS	No	Yes
150302	3B+2B	101.7 m²	12.6 m²	6.54 m³	YES	<2HRS	No	Yes
150303	2B+2B	75.3 m²	42.2 m²	4.32 m³	YES	<2HRS	No	No
150304	1B+1B	56.9 m²	29.6 m²	3.12 m³	NO	>2HRS	Yes	No
150305	2B+2B	79.2 m²	38.8 m²	4.04 m³	YES	>2HRS	Yes	No
150306	2B+2B	76 m²	10 m²	4.05 m³	YES	<2HRS	Yes	No
150307	1B+1B	52.6 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150401	3B+2B	95.3 m²	12.6 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	75.3 m²	10.3 m²	4.32 m³	YES	<2HRS	No	No
150404	1B+1B	56.9 m²	8.6 m²	3.12 m³	NO	<2HRS	Yes	No
150405	2B+2B	79.2 m²	10 m²	4.04 m³	YES	>2HRS	Yes	No
150406	2B+2B	76 m²	10 m²	4.05 m³	YES	<2HRS	Yes	No
150407	1B+1B	52.6 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150501	3B+2B	95.3 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	75.3 m²	10.3 m²	4.32 m³	YES	>2HRS	No	No
150504	1B+1B	56.9 m²	8.6 m²	3.12 m³	NO	>2HRS	Yes	No
150505	2B+2B	79.2 m²	10 m²	4.04 m³	YES	>2HRS	Yes	No
150506	1B+1B	56.1 m²	9.6 m²	5.95 m³	YES	>2HRS	Yes	No
150507	2B+2B	76 m²	10.3 m²	4.05 m³	NO	<2HRS	Yes	No
150508	1B+1B	52.6 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150601	3B+2B	95.3 m²	12 m²	5.30 m³	YES	<2HRS	No	Yes
150602	3B+2B	101.7 m²	12.6 m²	6.54 m³	YES	>2HRS	No	Yes
150603	2B+2B	75.3 m²	10.3 m²	4.32 m³	YES	>2HRS	No	No
150604	1B+1B	56.9 m²	8.6 m²	3.12 m³	NO	>2HRS	Yes	No
150605	2B+2B	79.2 m²	10 m²	4.04 m³	NO	>2HRS	Yes	No
150606	1B+1B	56.1 m²	9.6 m²	5.95 m³	YES	>2HRS	Yes	No
150607	2B+2B	76 m²	10.3 m²	4.05 m³	NO	<2HRS	Yes	No
150608	1B+1B	52.6 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150701	3B+2B	95.3 m²	13 m²	5.30 m³	YES	<2HRS	No	Yes
150702	3B+2B	101.7 m²	13.2 m²	6.54 m³	YES	>2HRS	No	Yes
150703	2B+2B	75.3 m²	10.3 m²	4.32 m³	NO	>2HRS	No	No
150704	1B+1B	56.9 m²	8.6 m²	3.12 m³	NO	>2HRS	Yes	No
150705	2B+2B	79.2 m²	10 m²	4.04 m³	NO	>2HRS	Yes	No
150706	1B+1B	56.1 m²	9.6 m²	5.95 m³	YES	>2HRS	Yes	No
150707	2B+2B	76 m²	10.3 m²	4.05 m³	NO	<2HRS	Yes	No
150708	1B+1B	52.6 m²	8 m²	5.74 m³	NO	<2HRS	No	No
150801	3B+2B	95.3 m²	12.4 m²	5.30 m³	YES	>2HRS	No	Yes
150802	3B+2B	95 m²	40.9 m²	5.51 m³	YES	>2HRS	No	Yes
150803	1B+1B	64.5 m²	31.6 m²	3.46 m³	NO	>2HRS	No	Yes
150804	2B+2B	75.4 m²	36 m²	5.10 m³	NO	>2HRS	No	Yes
150805	1B+1B	56.1 m²	9.6 m²	5.95 m³	YES	>2HRS	Yes	No
150806	2B+2B	76 m²	10.4 m²	4.05 m³	NO	>2HRS	Yes	No
150807	1B+1B	52.6 m²	8.3 m²	5.74 m³	NO	>2HRS	No	No
150901	3B+2B	96.4 m²	13.2 m²	5.30 m³	YES	>2HRS	No	Yes
150902	3B+2B	95.8 m²	12.7 m²	5.51 m³	YES	>2HRS	No	Yes
150903	1B+1B	54.8 m²	8.6 m²	5.17 m³	NO	>2HRS	No	Yes
150904	2B+2B	75.1 m²	11 m²	4.04 m³	YES	>2HRS	No	Yes
150905	2B+2B	76.1 m²	10.3 m²	4.89 m³	YES	>2HRS	No	Yes
150906	1B+2B	52.8 m²	8 m²	5.74 m³	NO	>2HRS	No	No
151001	3B+2B	95.5 m²	13.4 m²	5.30 m³	YES	>2HRS	No	Yes
151002	3B+2B	95 m²	12.7 m²	5.51 m³	YES	>2HRS	No	Yes
151003	1B+1B	54.8 m²	8.6 m²	5.17 m³	NO	>2HRS	No	Yes
151004	2B+2B	75.1 m²	11 m²	4.04 m³	YES	>2HRS	No	Yes
151005	2B+2B	76.1 m²	10.3 m²	4.89 m³	YES	>2HRS	No	Yes
151006	1B+2B	52.8 m²	8 m²	5.74 m³	NO	>2HRS	No	Yes
151101	3B+2B	95.5 m²	13.4 m²	5.30 m³		>2HRS	No	Yes
151102	3B+2B	95 m²	12.7 m²	5.51 m³		>2HRS	No	Yes
151103	1B+1B	54.8 m²	8.6 m²	5.17 m³		>2HRS	No	Yes
151104	2B+2B	75.1 m²	11 m²	4.04 m³		>2HRS	No	Yes
151105	2B+2B	76.1 m²	10.3 m²	4.89 m³		>2HRS	No	Yes
151106	1B+2B	52.8 m²	8 m²	5.74 m³		>2HRS	No	Yes
151201	4B+3B	117.9 m²	13.9 m²	8.17 m³		>2HRS	No	Yes
151202	3B+2B	95 m²	12.1 m²	5.13 m³		>2HRS	No	Yes
151203	4B+3B	110.2 m²	13.2 m²	5.18 m³		>2HRS	No	No
151204	4B+3B	128 m²	18.8 m²	8.90 m³		>2HRS	No	Yes
		5515.4 m²	1099.2 m²	364.29 m³	AREA 15: 72			



1 SITE PLAN-NOTIFICATION PLAN
1 : 500



2 WEST ELEVATION
1 : 500



3 NORTH ELEVATION
1 : 500



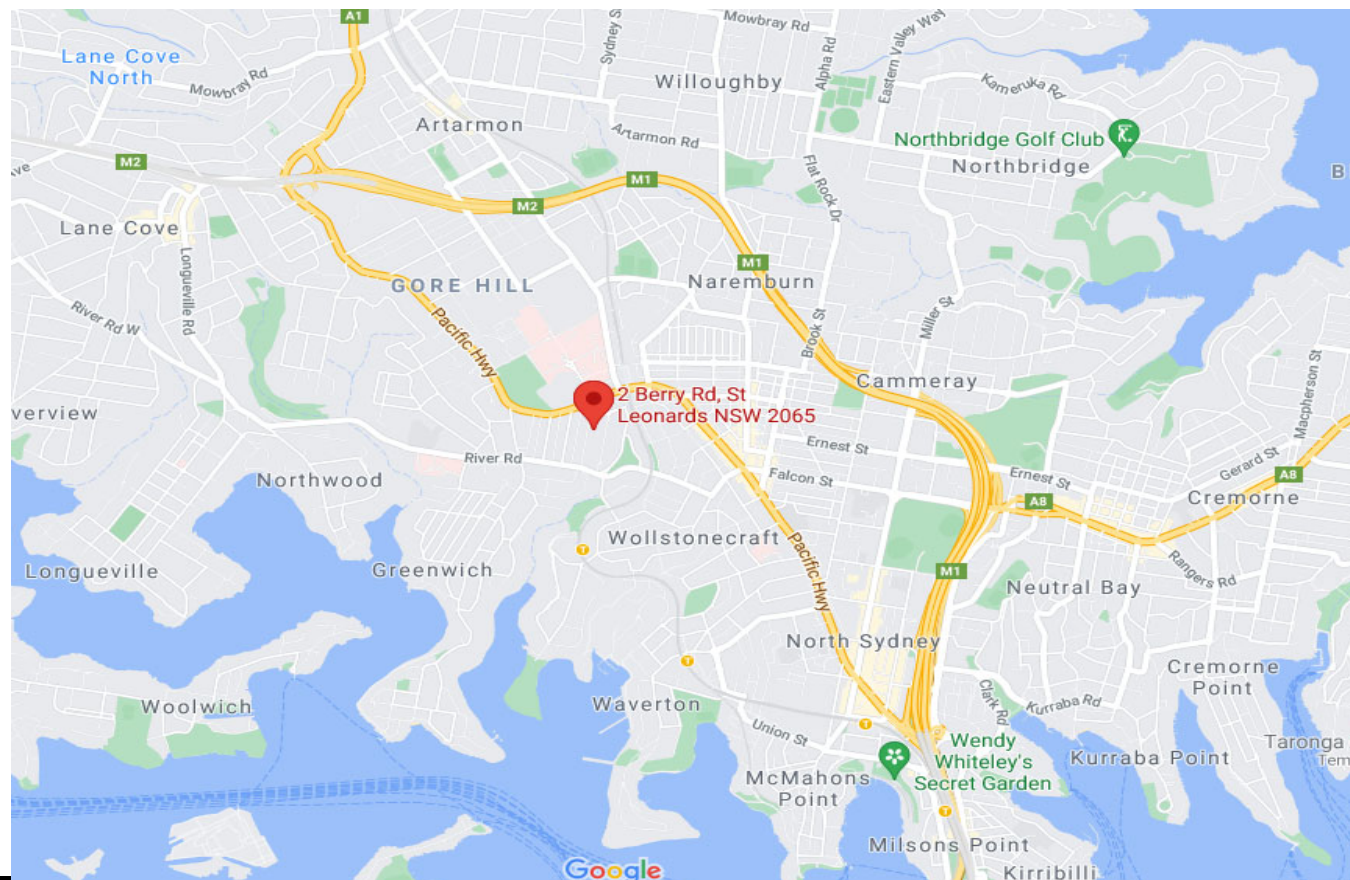
4 SOUTH ELEVATION
1 : 500



5 EAST ELEVATION
1 : 500

Key Plan:	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 takes no responsibility for external building elements. Anything connected with any design, materials selection, construction or installation of any cladding, facade or external building element must be checked by and remains the responsibility of others, including suitably qualified experts as may be required.	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th></tr><tr><td>A</td><td>ISSUE FOR DA SUBMISSION</td><td>JY</td><td>LG</td><td>24/03/23</td></tr></table>	Rev	Amendment	By	Chk*	Date	A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23	<table><tr><th colspan="2">*Registered Architect</th></tr><tr><td>LGU</td><td>Lilian Gu NSW Arch 8013</td></tr></table>	*Registered Architect		LGU	Lilian Gu NSW Arch 8013	Consultants	Client	PTW Architects 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 Nela Marojevic NSW ARB 11274	01258m 1 : 500 @ A1 Project PA030465	Title DA DRAWINGS NOTIFICATION PLAN Drawing Number Revision DA-Y310010 A
	Rev	Amendment	By	Chk*	Date																	
	A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23																	
*Registered Architect																						
LGU	Lilian Gu NSW Arch 8013																					
Status 14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards																						

FIGURE 1: SITE LOCATION

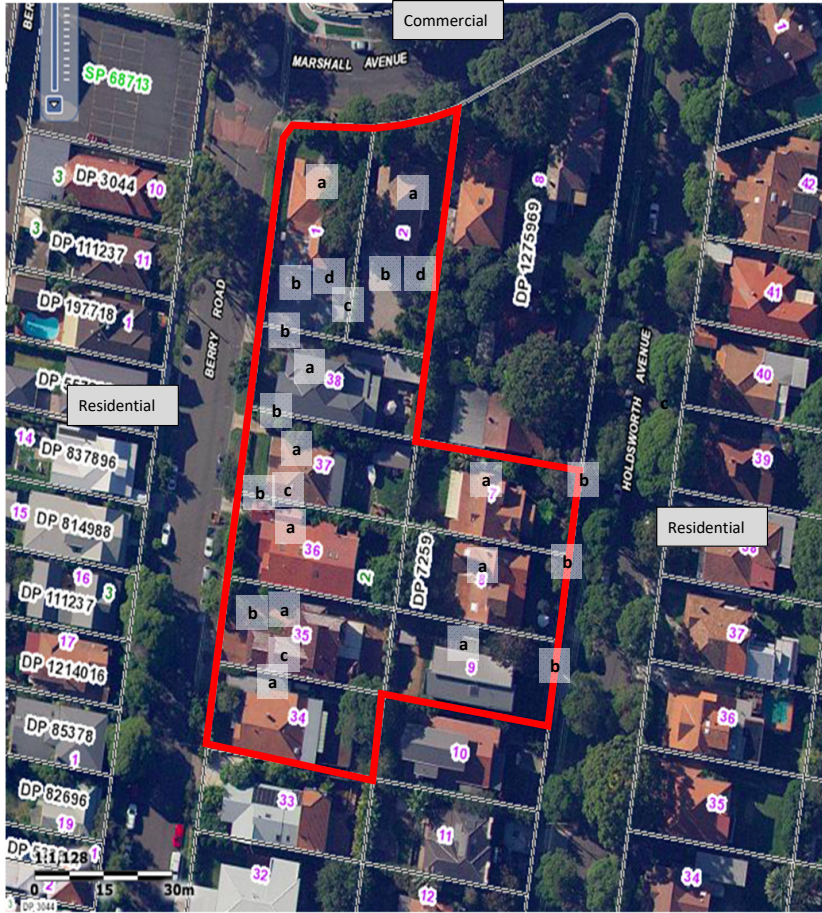


Key		DRAWN MT		SITE LOCALITY		
Site Location				FIGURE 1		Holdsworth Land Pty Ltd
				Job #		2-10 Berry Rd, 14-16 Marshall Ave & 5-9 Holdsworth Ave, St Leonards NSW
				E2670-3		



FIGURE 2: SITE FEATURES PLAN

Feature No	Details
a	Residential property
b	Driveway
c	Shed
d	Gravel Car Park



Key Site Location ———		DRAWN MT	Site Features Plan
		Figure 2	Holdsworth Land Pty Ltd
		Job # E2670-3	2-10 Berry Road, 14-16 Marshall Avenue & 5-9 Holdsworth Avenue, St Leonards NSW