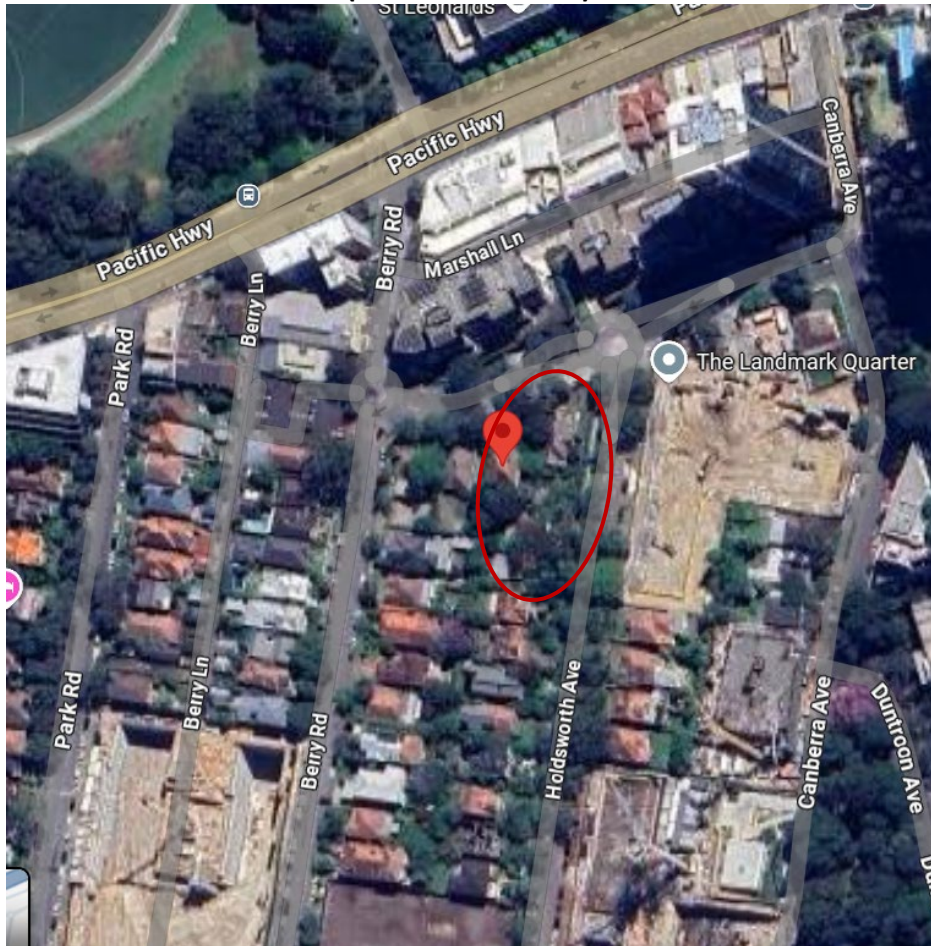


ESTIMATED DEVELOPMENT COST (EDC) REPORT

(Uplift & Additional Area of Basement scope only)

(Not for Bank Use)



Source: Google Maps

Project: Proposed Additions & Alteration to an Approved Residential Development
At No. 10 & 12 Marshall Avenue,
1&3 Holdsworth Avenue,
St Leonards NSW 2065

Proponent Name: New Golden International Group Pty Ltd

Builder: Developer Managed

Job code: Q23B140

Report Date: 25 November 2024

Table of Contents

1. Executive Summary.....	3
2. Basis of Preparation	6
3. Scope of the Estimated Development Cost (EDC)	7
4. Calculation Schedule that Supports the EDC	8
5. Disclaimer.....	10

<i>Appendix A</i>	<i>Elemental Cost Estimate Summary</i>
<i>Appendix B</i>	<i>Assumed Schedule of Finishes</i>
<i>Appendix C</i>	<i>Indicative Area Analysis</i>
<i>Appendix D</i>	<i>Reduced Architectural Drawings</i>

1. Executive Summary

We have undertaken a study of the supplied Architectural Drawings and other information provided, with the aim of deriving the probable cost of construction for the above Project and providing an objective calculation of the **Estimated Development Cost (EDC) of the identified development proposal.**

This Report has been prepared for the sole purpose of providing cost advice in relation to the Revised DA Submission covers Proposed Additions & Alteration to an Approved Residential Development incl. uplift & additional area of basement scope ONLY which are presented below:

- An GFA increase of 3,837m² due to:
 - Additional of Twenty-Four (24) Residential Units
 - Additional of Four (4) floors
 - Additional of basement area

If council requires the whole development Scope to be incorporated into the EDC amount, we can prepare a revised EDC Report accordingly.

This Report has been prepared by Michael Dakhouli (FAI/QS Reg. No. 3618), tel. 02 9633 9233, email michael@constructionconsultants.net.au, in conjunction with other staff members of *Construction Consultants (QS)*.

1.1. Summary of the Value of EDC

A summary of the value of Estimated Development Cost (EDC), using the *PS-24-002 Changes to how development costs are calculated for planning purposes* (the Planning Circular) is presented as follows:

Description	Amount
Estimated Development Cost - Revised DA Scope (Excl. GST)	12,430,984
Add GST	1,243,098
Estimated Development Cost - Revised DA Scope (Incl. GST)	13,674,082

Construction Consultants (QS) calculated the above in the absence of Environmental Impact Statement (EIS) due to the unavailability of such. We reserve the right to revise this report once the EIS becomes available.

1.2. Estimated Development Cost (EDC) Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as:

The estimated cost of carrying out the development, including the following:

- Design and erection of a building and associated infrastructure
- Carrying out of works
- Demolition of a building or work
- Fixed or mobile plant and equipment.

But does not include:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2 or a planning agreement
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval
- Land costs, including costs of marketing and selling land
- Costs of the ongoing maintenance or use of the development
- Goods and Services Tax (GST).

1.3. EDC Report Summary

Project Description	Revised DA Submission covers Proposed Additions & Alteration to an Approved Residential Development incl. uplift & additional area of basement scope ONLY
Project Location	10 &12 Marshall Avenue, 1&3 Holdsworth Avenue, St Leonards NSW 2065
Project Stage	T.B.C
Date of Assessment	25 November 2024

ITEM	COST (EXCL. GST)	METHODOLOGY
DEMOLITION AND REMEDIATION	Incl. in Item A	Demolition incl. in Item A
CONSTRUCTION (ITEM A)	\$ 10,655,187	Elemental measure and rates build up
MITIGATION OF IMPACT ITEMS	\$ 460,052	EO Allowance for Rock Excavation and Allowance for potential Decontamination / removal of GSW Recyclable
CONSULTANT FEES	\$ 479,313	4.30% of Construction
AUTHORITIES FEES (LSLL)	\$ 26,638	0.25% of Construction
PLANT & EQUIPMENT (ITEM B)	Incl. in Item A	To Maximise operational
FURNITURE, FITTINGS & EQUIPMENT	Incl. in Item A	Loose Furniture has been excluded
CONTINGENCY	\$ 532,759	5% of Construction
ESCALATION	\$ 277,035	Assumed 5.4% p.a. based on the anticipated construction commencement of basement that incorporates Additions & Alterations due to the uplift scope in July 2025
TOTAL EDC (EXCL. GST) FOR SSD/SSI	\$ 12,430,984	
GST	\$ 1,243,098	
TOTAL EDC (INCL. GST) FOR NON-SSD/SSI	\$ 13,674,082	

GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY
GFA m2 (AIQS)	3,837m2	Covers the Amended DA scopes only
Construction Cost Only \$/m2 GFA (AIQS)	\$2,777	Assessed based on Construction Cost and Plant and Equipment Only - items A & B above

2. Basis of Preparation

This report has been prepared in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2021 (EPA)*, *State Environmental Planning Policies (SEPP)*, the *Planning Circular*, and the *AIQS standard practice*.

Construction Consultants (QS) and its employees have no association with the Owner and the Design Team, nor any interest in the subject Development.

2.1. Documentation

Our Cost Estimate was based on the following:

- Architectural Drawings prepared by *PTW Architects*, Job No. PA030370, Drawing Nos. DA-09-0010, DA-09-0030, DA-10-0004, REV.H; Dated 22/10/2024, DA-09-0040, REV.K, DA-10-0001, REV.M, DA-10-0003, REV.I; Dated 30/10/2024.

Please refer to *Appendix C* for a reduced copy of part of the Architectural drawings.

2.2. Statement of Limitations

Our Cost Estimate does not include the following:

The following are excluded from the Cost Estimate – these items are typically defined as Developer's expenses or soft costs and do not pertain to actual construction or physical project works. Such items are generally considered for the purposes of obtaining Finance by Lending Institutions:

- Land Acquisition;
- Marketing and financing;
- Legal costs;
- Taxes, levies and charges.

The following have been generally excluded from our cost plan:

- Amendments to plans, incomplete documentation;
- Loose furniture;
- Flyscreens / Blinds;
- Solar Panels;
- Aboriginal objects;
- Authorities Fees (Incl. S7.12 Contribution).

3. Scope of the Estimated Development Cost (EDC)

The development comprises the construction of a residential development with associated basement car parking, at No. 10 & 12 Marshall Avenue, 1&3 Holdsworth Avenue, St Leonards NSW 2065. The proposed Development consists of:

- One Hundred and Forty-Seven (146) x car parking spaces within Basement 1 - 4;
 - o Sixteen (16) x accessible parking
 - o Twenty-Four (24) x visitor parking
- One Hundred and Twenty (120) x Residential Units within Lower Ground to Level 16:
 - o Twenty-Nine (29) x one-bedroom units
 - o Fifty-One (51) x two-bedroom units
 - o Thirty-One (31) x three-bedroom units
 - o Nine (9) x four-bedroom units

However, this Report has been prepared for the sole purpose of providing cost advice in relation to the Proposed Additions & Alteration to an Approved Residential Development incl. uplift & additional area of basement scope ONLY which are presented below:

- An GFA increase of 3,837m² due to:
 - o Additional of Twenty-Four (24) Residential Units
 - o Additional of Four (4) floors
 - o Additional of basement area

If council requires the full DA Scope to be incorporated into the EDC amount, we can prepare a revised EDC Report accordingly.

3.1. Areas

According to the architectural drawings, the proposed approximate Floor Areas may be presented in Appendix C.

3.2. Quality of Finishes

The proposed finishes for the Development may be considered of standard quality, as described in the attached Schedule of Finishes (*Appendix B*), prepared by *Construction Consultants (QS)* and based on information supplied by the Developer.

The quality of finishes proposed, are appropriate to the type, scale and location of this project.

4. Calculation Schedule that Supports the EDC

At this stage, Construction Consultants (QS) has prepared an indicative budget estimate for the Revised DA Scopes as follows:

Total Construction Cost (excl. GST) - Uplift & Additional Area of Basement scope only	10,655,187
Add Consultants Fees	479,313
Total Construction & Design Cost (excl. GST) - Uplift & Additional Area of Basement scope only	11,134,500
<u>Add Allowances below for Uplift & Additional Area of Basement scope only</u>	
EO Allowance for Rock Excavation	405,900
Allowance for potential Decontamination / removal of GSW Recyclable	54,152
Add Authorities Fees (LSL)	26,638
Add Construction Contingency 5%	532,759
Add Escalation Contingency (Assumed 5.4% p.a. based on the anticipated construction commencement of basement that incorporates Additions & Alterations due to the uplift scope in July 2025) (excl. GST)	277,035
Total Estimated Development Cost (excl. GST)	12,430,984
Add GST	1,243,098
Total Estimated Development Cost (incl. GST)	13,674,082

Please refer to *Appendix A* for an Elemental Cost Estimate Summary.

Our Construction Cost Estimate may be considered at mid-range of recent costs, based on the proposed level of finishes and in the absence of structural and services drawings.

4.1. Design Assumptions / Parameters

In the absence of engineering drawings, the structure of the proposed buildings was assumed of conventional nature, comprising the following:

- Reinforced concrete soldier piles / shotcrete to basement shoring;
- Reinforced concrete strip / pad footings;
- Reinforced concrete columns and floor slabs (Framed structure)

Our Indicative Cost Estimate was based on the assumption that the whole development will be constructed in a single stage (i.e. not a staged development). If the building is to be completed in stages, the cost of preliminaries and Building services may increase.

This Cost Estimate may provide no more than a rough guide to the probable cost of the proposed development. Costs may vary considerably, due to a range of variables:

- Further Geotechnical investigations during the course of construction;
- Structural and services documentation normally provided during the advanced CC stage;
- Head Building Contract conditions between the Developing Firm and Building Firm;
- Final PC Items and Provisional Allowances;
- Variations in the proposed fixtures and finishes;
- Final DA Conditions.

Construction Consultants (QS) reserves the right to revise this report following any amendments or changes to the current design and finishes schedule.

4.2. Contingency Allowances

The following Contingency Allowances available at this preliminary stage of development as defined under the NSW Government Planning Circular PS24-002 for Calculation of Estimated Development Cost has been included in the EDC Calculation:

- Adequate construction contingency (5%) of \$ 532,759 excl. GST, and
- An escalation contingency (5.4% per annum) to account for the actual construction commencement date: \$ 277,035 (Assumed 5.4% p.a. based on the anticipated construction commencement of basement that incorporates Additions & Alterations due to the uplift scope in July 2025).

5. Disclaimer

This Report is prepared in accordance with the *Environmental Planning and Assessment Act 1979*, *Environmental Planning and Assessment Regulation 2021 (EPA)*, *State Environmental Planning Policies (SEPP)*, *the Planning Circular* and must **NOT** be used for Construction Loan / Financial Purposes as it does not address the requirements set by financial institutions and their instruction brief. Should a Report be required for Construction Loan / Financial Purposes please contact *Construction Consultants (QS)* directly.

This Certificate has been prepared for the sole purpose of providing an Initial Cost Plan for Amended DA Submission only (not for bank use). This Quantity Survey Certificate is not to be used for any other purpose. This Report is confidential to the developer. The Writer does not accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any other person acting upon or using this report.

Report and estimate prepared by



Michael M. Dakhoul *B. Build (Hons. 1) FAIQS CQS MAIB MCIOB ICECA*
FAIQS Reg. No. 3618

Appendix A-A

Indicative Budget Estimate

[Q23B0140] 10 &12 Marshall Avenue, 1&3 Holdsworth Avenue, St Leonards NSW 2065 - Revised DA Scope Only

Code	Item	%	Cost (\$) / m2	CCQS Budget Estimate
PR	Preliminaries	12.00	348	1,336,140
AR	Demolition	0.09	3	9,677
XP	Site Preparation	0.07	2	7,741
SB	Substructure (Shoring, Excavation & Basement structure)	5.84	170	650,805
CL	Columns	2.00	58	222,690
UF	Upper floors	17.01	494	1,894,200
SC	Staircases	0.80	23	89,606
RF	Roof	2.09	61	232,236
EW	External Walls	5.21	151	580,590
WW	Windows	2.95	86	329,001
ED	External Doors	1.22	35	135,471
NW	Internal Walls	3.02	88	336,291
NS	Internal Screens	1.22	35	135,471
ND	Internal Doors	1.59	46	177,093
WF	Wall Finishes	2.09	61	232,236
FF	Floor Finishes	4.52	131	503,309
CF	Ceiling Finishes	2.87	83	319,325
FT	Fitments	4.69	136	522,531
PB	Hydraulic Services (incl. External Services)	4.65	135	517,889
AC	Mechanical Services (Basement and wet areas Ventilation, Air Conditioning if applicable)	2.13	62	237,002
FP	Fire Services	2.66	77	296,120
LP	Electrical Services (Incl. Substation)	4.22	122	469,702
TS	Transportation Services (Lifts)	1.35	39	150,051
XR/XN	Siteworks (Boundary walls, Fencing and Gates, etc.)	1.65	48	183,854
XL	Landscaping and Improvements	1.56	45	174,177
BM	Builder's Margin	7.87	228	876,180
	Total Construction Cost (excl. GST) - Uplift & Additional Area of Basement scope only			10,655,187
	Add Consultants Fees	4.30	125	479,313
	Total Construction & Design Cost (excl. GST) - Uplift & Additional Area of Basement scope only	100.00	2,902	11,134,500
	<u>Add Allowances below for Uplift & Additional Area of Basement scope only</u>			
	EO Allowance for Rock Excavation			405,900
	Allowance for potential Decontamination / removal of GSW Recycable			54,152
	Add Authorities Fees (LSL)			26,638
	Add Construction Contingency 5%			532,759
	Add Escalation Contingency (Assumed 5.4% p.a. based on the anticipated construction commencement of basement that incorporates Additions & Alterations due to the uplift scope in July 2025) (excl. GST)			277,035
	Total Estimated Development Cost (excl. GST)			12,430,984
	Add GST			1,243,098
	Total Estimated Development Cost (incl. GST)			13,674,082

Construction Consultants (QS)

1 of 1

25/11/2024

Proposed Residential Development
[Q23B140] - 10 & 12 Marshall Avenue, 1&3 Holdsworth Avenue, St Leonards NSW 2065
ASSUMED SCHEDULE OF FINISHES

FIXTURES AND FINISHES

Kitchen appliances

Cooktop	Gas cooktop - <i>Smeg S/S</i>
Wall Oven	Electric multi-function - <i>Smeg S/S</i>
Rangehood	Re-circulating - <i>Smeg S/S</i>
Dishwasher	<i>Smeg SS</i>
Sink	<i>Clark Stainless Steel 1 & ½ bowl</i>

Laundry Fittings

Dryer	3.5kg - <i>Smeg</i>
Laundry Tub	45 Litre tub / Cabinet

Tapware

Kitchen	Single Lever Mixer / Chrome
Vanity	Single Lever Mixer / Chrome
Bath	Single Lever Mixer / Chrome
Shower	Single Lever Mixer / Chrome

Bathroom Fittings

Main Bathroom	<i>Caroma or equal</i>
Ensuite	<i>Caroma or equal</i>
Shower Screens	Powdercoated alum. Semi-Frameless / Safety
glass	
Mirror	Wall mounted BE mirror above each vanity unit

Bathroom Sanitary ware

Bath	Stylus acrylic bath
WC Suite	Vitreous China Suite with 6/3 dual flush
Vanity Unit	Laminated top with Semi-recessed basin

Internal finishes and Fittings

Cornices	Standard Cove
Internal Doors	Hollow core - plain
Unit Front Doors	Solid – fire rated
Door Handles	Lockset to entry doors
	Metal lever to internal doors
Kitchen	Stone benchtop and laminated doors
Wardrobes	Mirrored doors
Walls	Plasterboard lining / painted
Ceilings	Plasterboard lining with shadow angle trims /
Blinds	Vertical

Floor Finishes

Living / Dining / Kitchen
Bedrooms
Laundry
Bathroom / Ensuite
Balcony

Ceramic tiles
Carpet
Ceramic tiles
Ceramic tiles
Ceramic tiles

Fixtures

Hot water unit
Air conditioning
Security
Transportation

Rinnai Infinity gas or equal
Split system / 1 per unit
Audio intercom
Lifts

BUILDING EXTERIOR

External walls
Windows and sliding doors
Handrails / Balustrades
Main Basement door
Roof
Letterboxes

Refer to architectural drawings
Powdercoat aluminum framed
Powdercoated metal / glass infills
Overhead / Automatic
Refer to architectural drawings
Powder coated classic

Indicative Area Analysis

[Q23B0140] 10 &12 Marshall Avenue, 1&3 Holdsworth Avenue, St Leonards NSW 2065 - Revised DA Scope Only

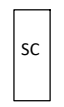
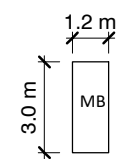
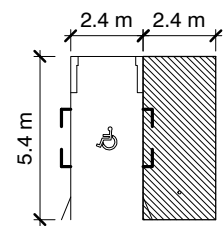
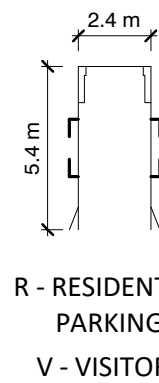
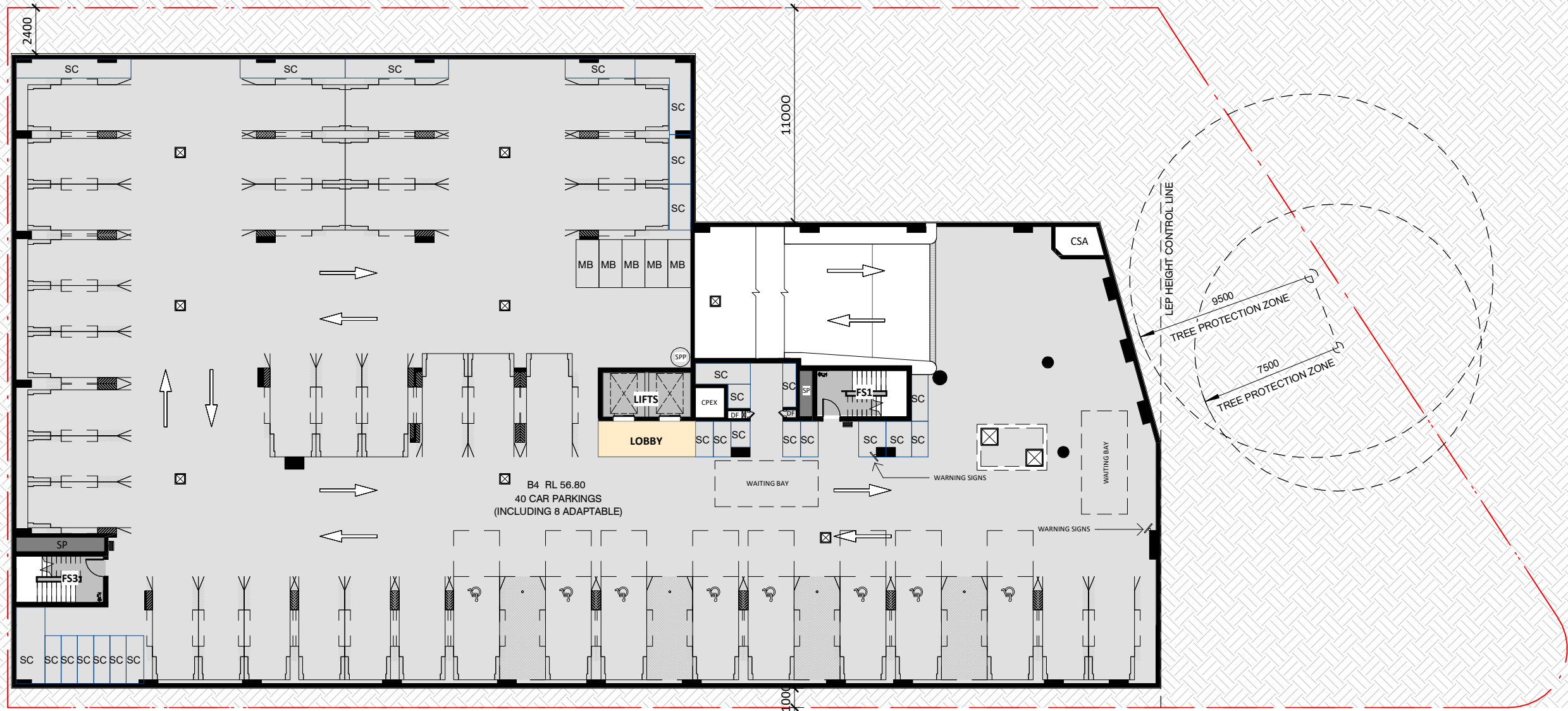
Building Level	Description	F.E.C.A* (m2)	U.C.A** (m2)	G.F.A*** Total (m2)
Basement 4	Parking	250		250
Basement 3	Parking	250		250
Basement 2	Parking	250		250
Basement 1	Parking	60		60
Level 12	Residential	215	8	223
Level 12	Common	20		20
Level 13	Residential	636	79	715
Level 13	Common	126		126
Level 14	Residential	636	79	715
Level 14	Common	126		126
Level 15	Residential	455	53	508
Level 15	Common	109		109
Level 16	Residential	301	74	375
Level 16	Common	110		110
Total		3,544	293	3,837

**F.E.C.A (Fully Enclosed Covered Area): The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside building, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and useable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, light wells, connecting or isolated covered ways and net open areas of upper portions of rooms, lobbies, halls interstitial spaces and the like which extend through the storey being computed.*

***U.C.A (Unenclosed Covered Area): The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and useable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (ie. from the inside face of the UCA excluding the wall or balustrade thickness). When the covering element (ie. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. UCA shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to clearly defined trafficable covered areas, nor shall it include connecting or isolated covered ways.*

**** G.F.A (Gross Floor Area): The sum of the 'Fully Enclosed Covered Area' and 'Unenclosed Covered Area' as defined.*

The AIQS practice standard and AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method have been used as a basis for calculating the EDC.



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V - VISITOR

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CAGE

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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
H	SYDNEY WATER APPLICATION	DW	MS	2024.10.22	MGS Megumi Sakaguchi NSW Arch 9391	
G	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
F	ISSUED FOR S4.55	DW	MS	2024.05.14		
E	ISSUED FOR S4.55	DW	MS	2023.09.22		
D	ISSUED FOR S4.55	DW	DF	2023.06.19		
C	ISSUED FOR S4.55	DW	MGS	2023.02.10		
B	REVISED DA SUBMISSION	CN	MGS	2022.06.08		
A	DA SUBMISSION	YY	MGS	2021.12.09		

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NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



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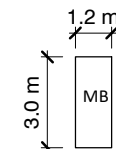
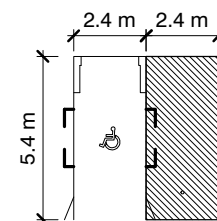
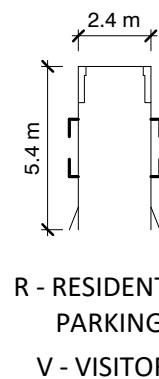
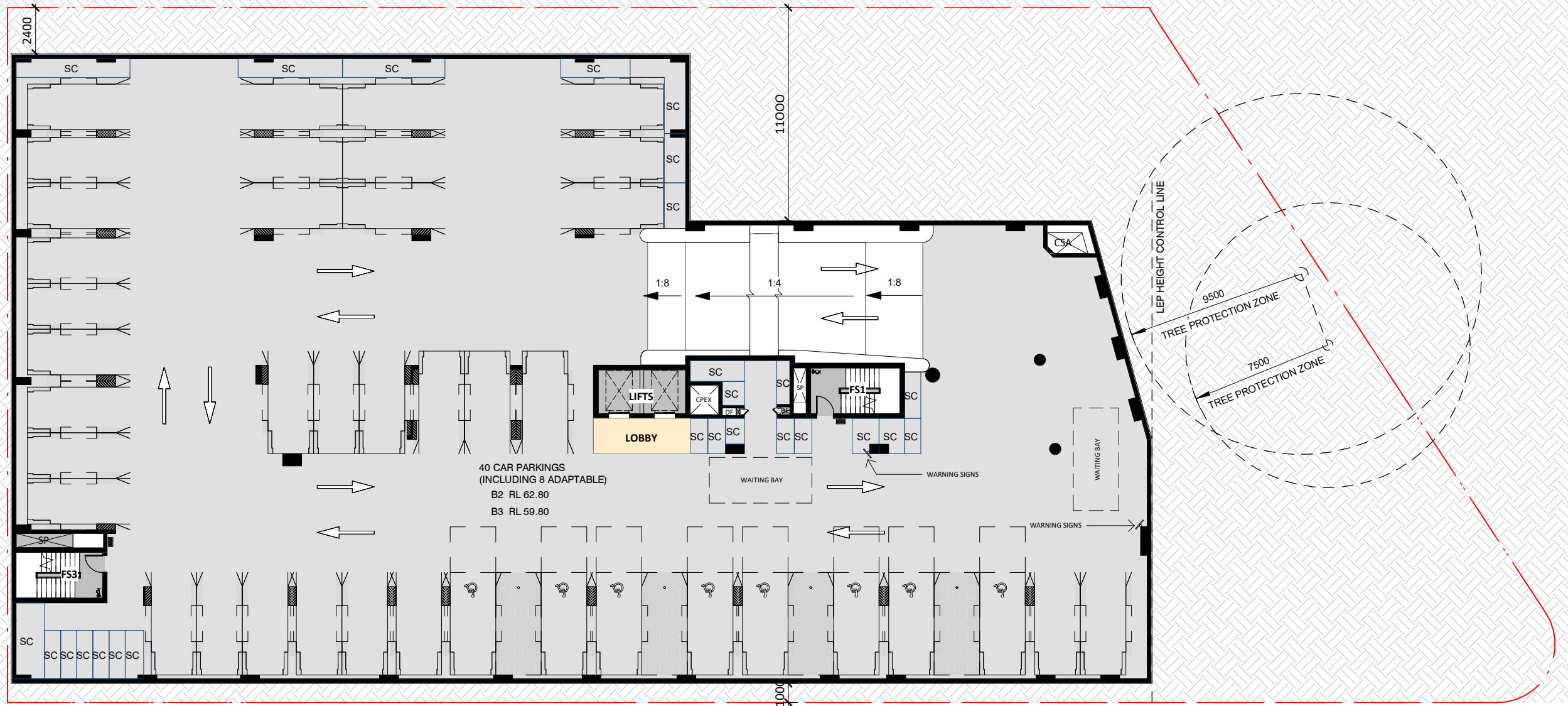
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B4 PLAN

Drawing Number DA-09-0010
Revision H

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Key Plan:



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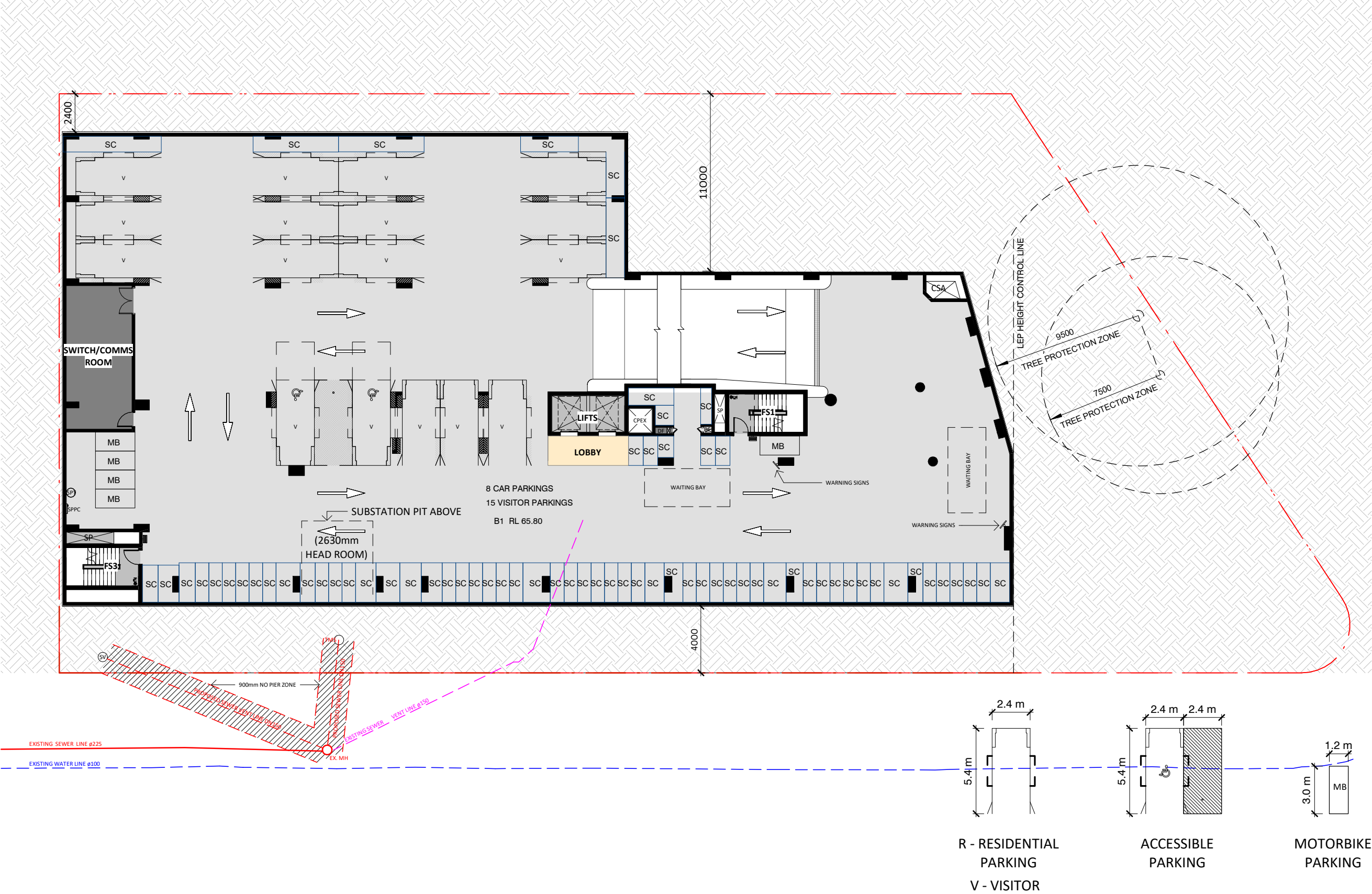
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



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Project PA030370
3 Holdsworth Avenue, St Leonards
Status FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B3-B2 PLAN
Drawing Number DA-09-0030
Revision H

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D Jones Architect No.4778

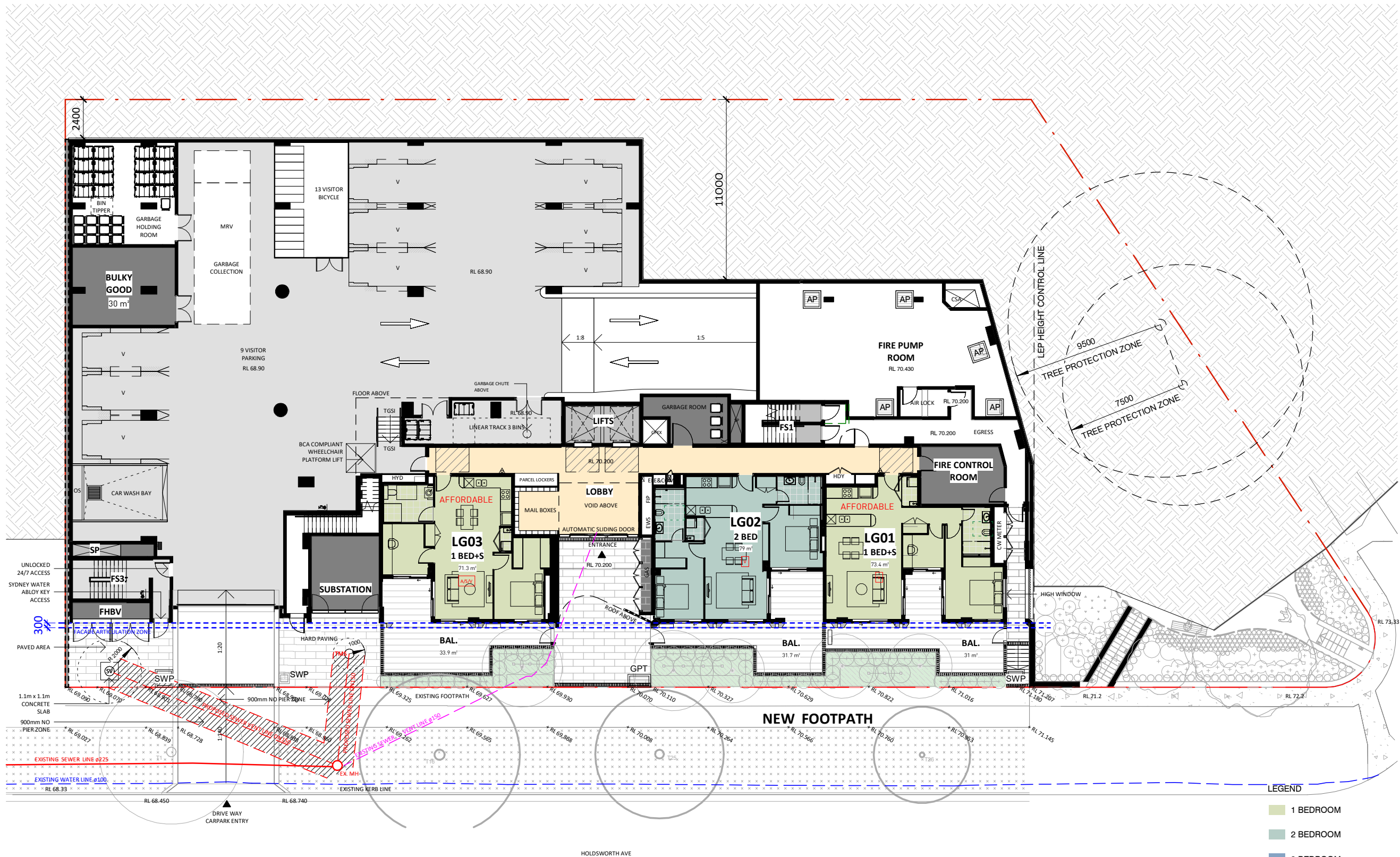
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Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B1 PLAN

Drawing Number
DA-09-0040

Revision
K



Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
M	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391	
L	SYDNEY WATER APPLICATION	DW	MS	2024.10.22		
K	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
J	ISSUED FOR S4.55	DW	MS	2024.05.14		
I	ISSUED FOR S4.55	DW	MS	2023.09.22		
H	ISSUED FOR S4.55	DW	DF	2023.06.19		
G	ISSUED FOR S4.55	DW	MGS	2023.02.10		
F	SYDNEY WATER APPLICATION	ZS	MGS	2022.09.07		

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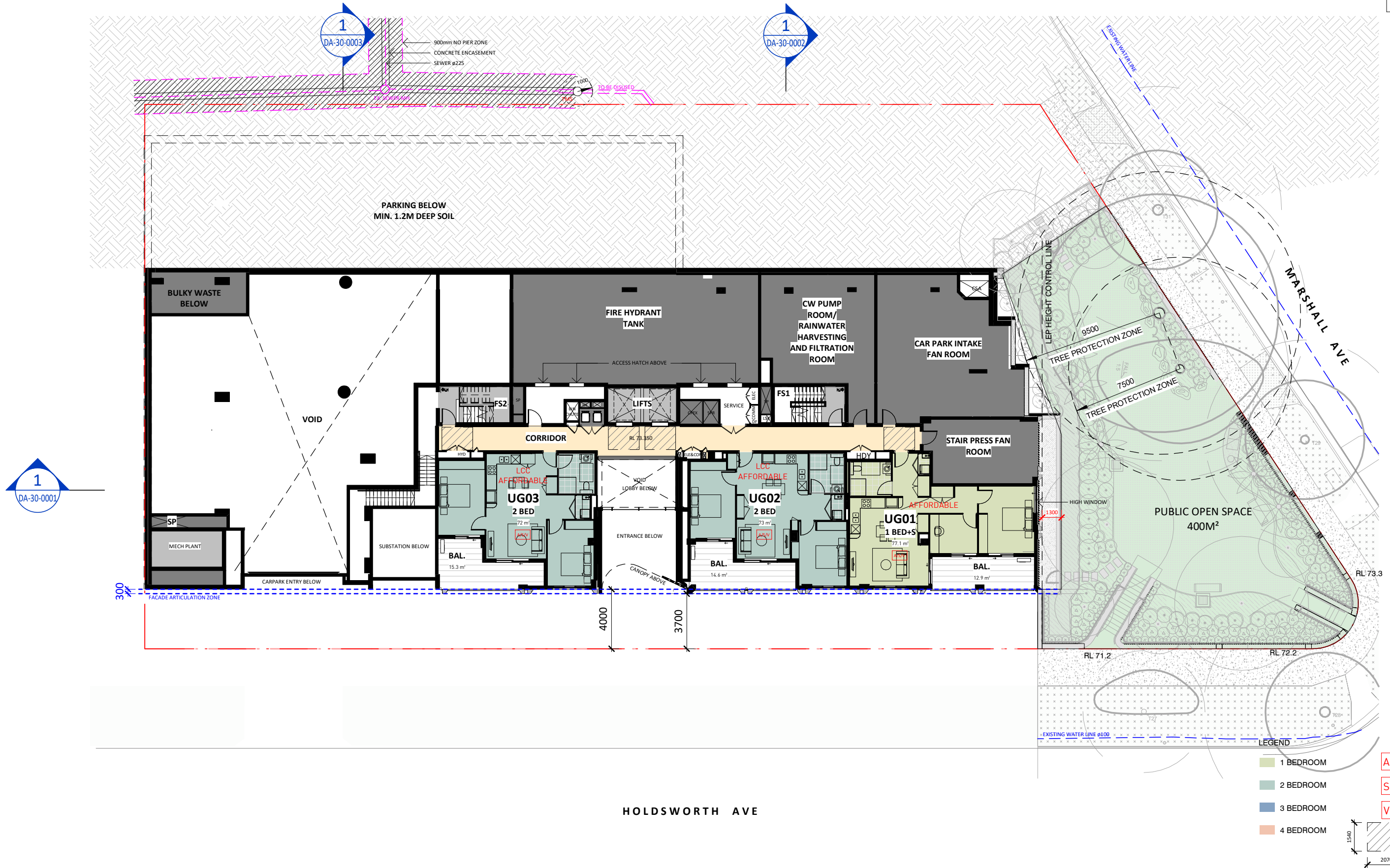
NSW Nominated Architects
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D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards
Status FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LOWER GROUND PLAN
Drawing Number DA-10-0001
Revision M

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Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
I	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391	
H	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
G	ISSUED FOR S4.55	DW	MS	2024.05.14		
F	ISSUED FOR S4.55	DW	DF	2023.06.19		
E	ISSUED FOR S4.55	DW	MGS	2023.02.10		
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08		
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		

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Status
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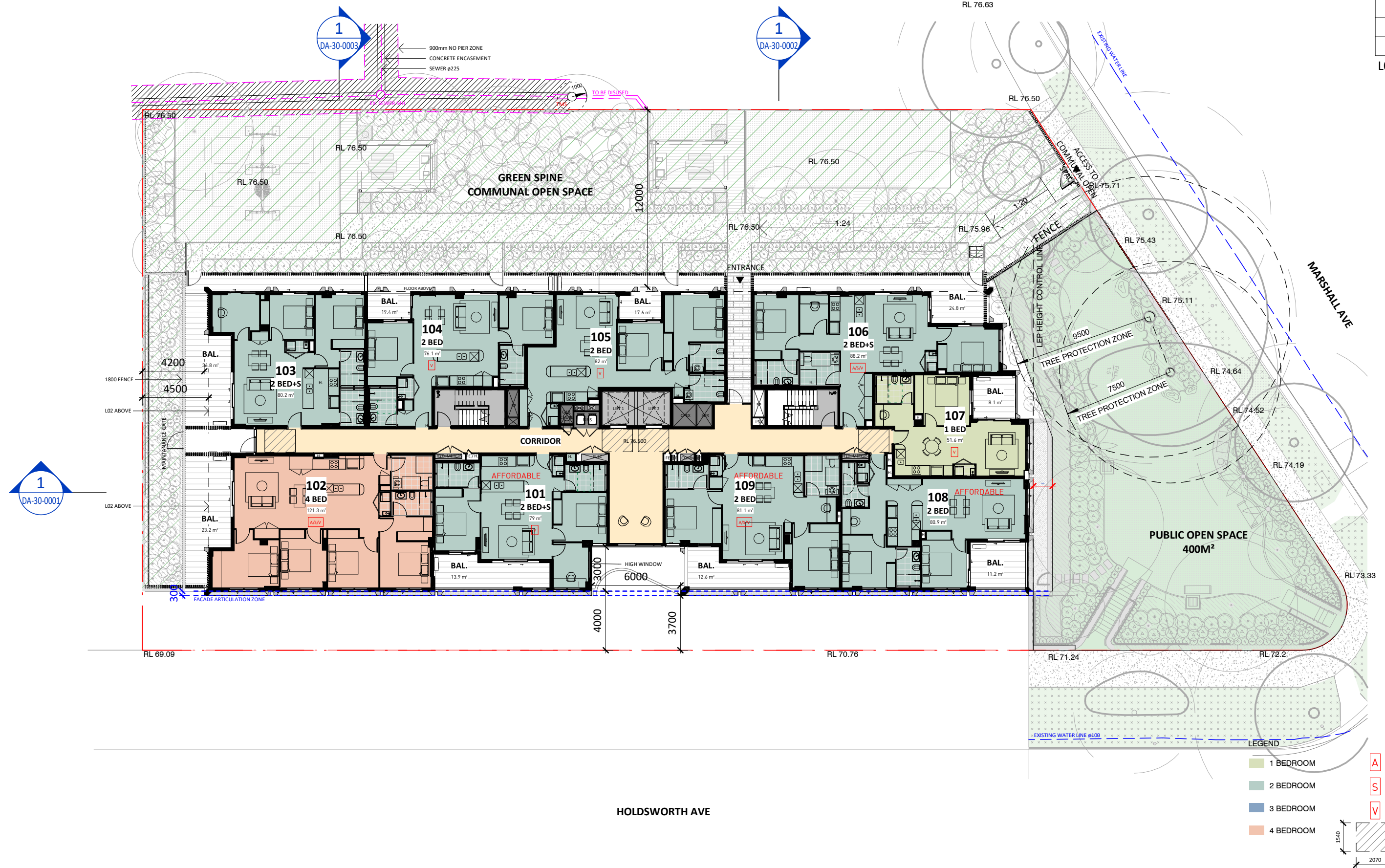
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10-GENERAL ARRANGEMENT PLANS
UPPER GROUND PLAN

Drawing Number
DA-10-0003

Revision

I

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AFFORDABLE UNIT
SCHEDULE L02-03

UNIT NUMBER

202

206

207

209

210

211

L02: 6

302

305

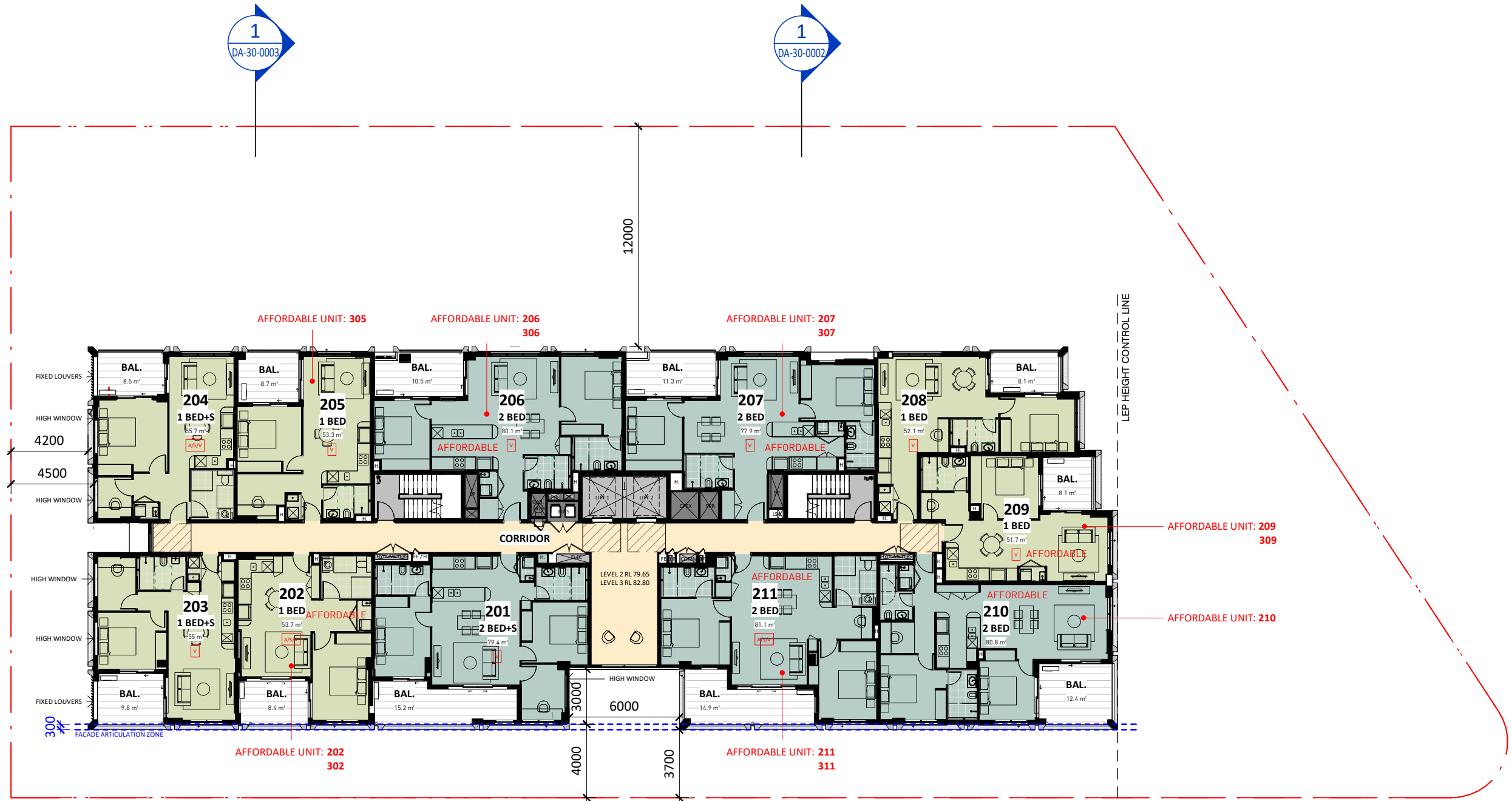
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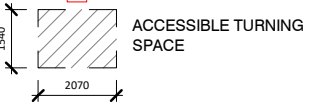
L03: 6



LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

- A ADAPTABLE UNITS
- S SILVER LIVABLE UNITS
- V VISITABLE UNITS



Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
I	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391	
H	ISSUED FOR S4.55	DW	MS	2024.05.14		
G	ISSUED FOR S4.55	DW	DF	2023.06.19		
F	SYDNEY WATER APPLICATION	ZS	MGS	2022.09.07		
E	SYDNEY WATER APPLICATION	ZS	MGS	2022.09.02		
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08		
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		

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S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030370
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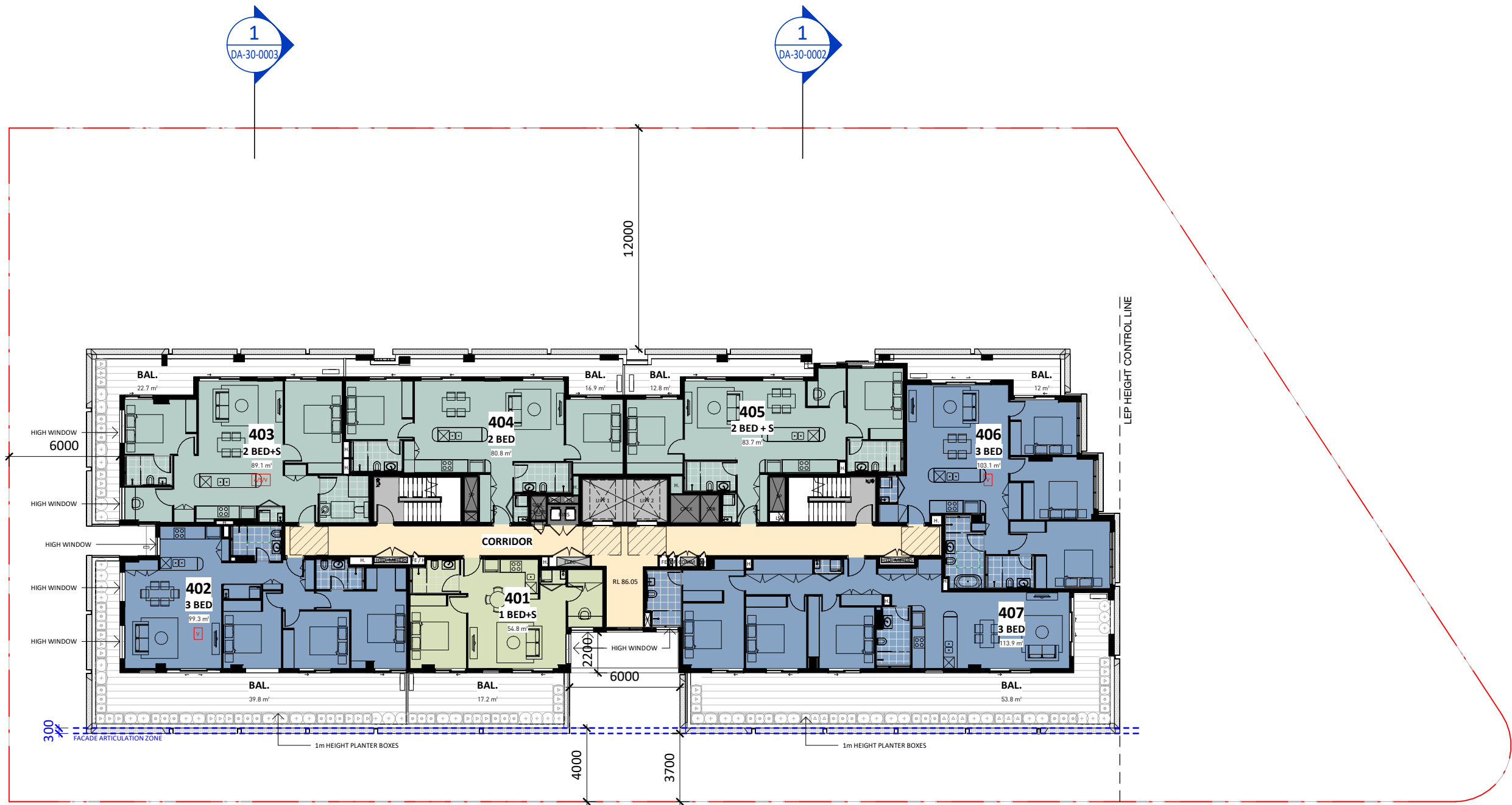
Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL 02-03 PLAN

Drawing Number
DA-10-0005

Revision
I


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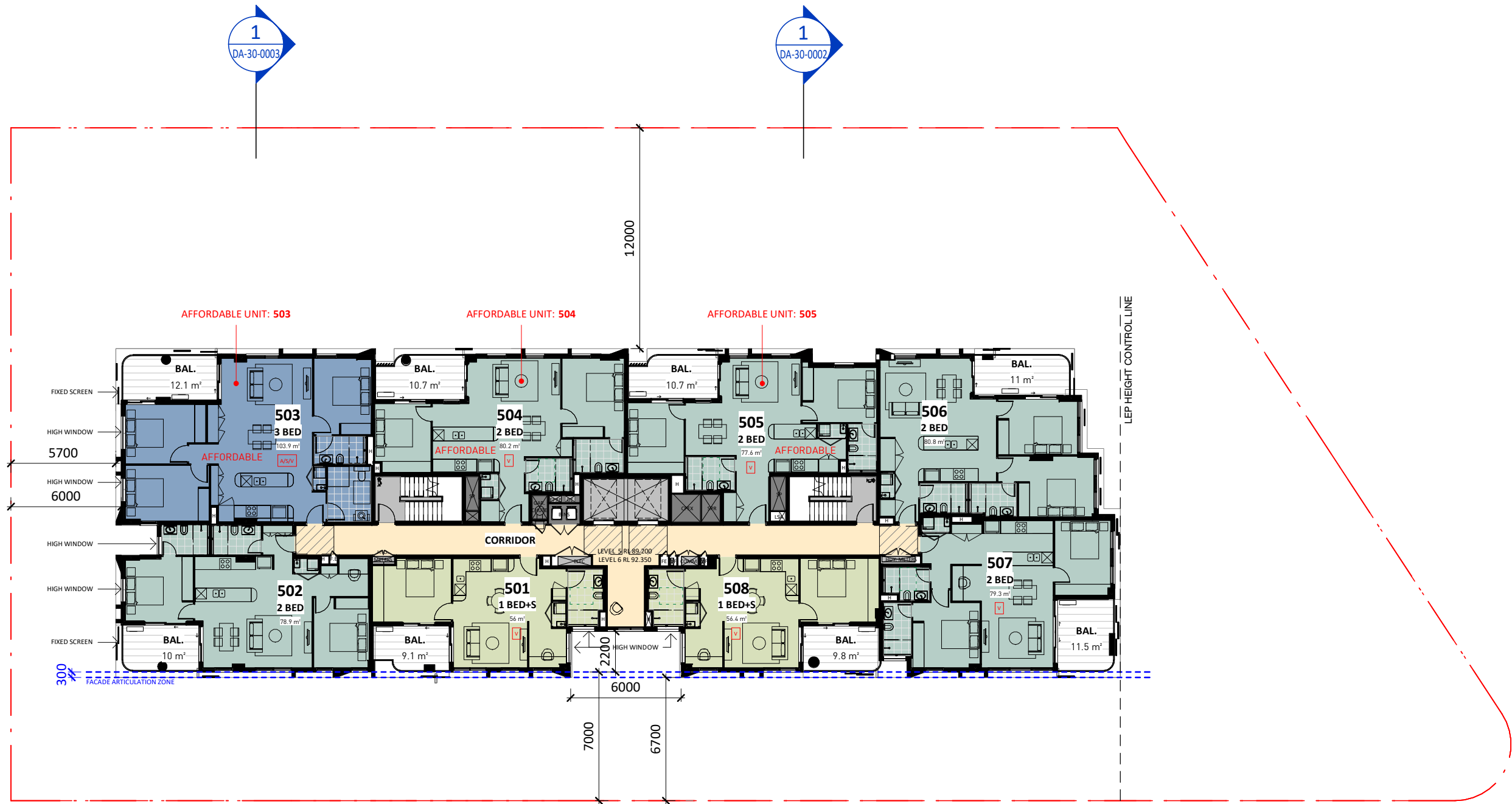


LEGEND

 1 BEDROOM	A ADAPTABLE UNITS
 2 BEDROOM	S SILVER LIVABLE UNITS
 3 BEDROOM	V VISITABLE UNITS
 4 BEDROOM	/ / / / ACCESSIBLE TURNING SPACE

1540
2070

Key Plan:		Drawing Disclaimer:	Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants	Client	Architect	As indicated	@ A3	0	2	5m	Title	
		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	G	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391		NEW GOLDEN ST LEONARDS PTY LTD Suite 11/ 30 Atchison St, St Leonards NSW 2065	PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au	PTW	Project	PA030370	3 Holdsworth Avenue, St Leonards			10-GENERAL ARRANGEMENT PLANS LEVEL 04 PLAN
		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.	D	REVISED DA SUBMISSION	CN	MGS	2022.06.08										Drawing Number	
			C	DA SUBMISSION	YY	MGS	2021.12.09										Revision	
			B	ISSUE FOR DEP	YY	MGS	2021.06.09										DA-10-0006	
			A	ISSUE FOR PRE DA	YY	MGS	2021.03.26										G	
										Peddie Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects								
											NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778							
												Status	FOR COORDINATION					



LEGEND

- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 4 BEDROOM

- ADAPTABLE UNITS
- SILVER LIVABLE UNITS
- VISITABLE UNITS



Key Plan:



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Rev	Amendment	By	Chk*	Date	* Registered Architect	Consultants
G	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391	
F	ISSUED FOR S4.55	DW	MS	2024.05.14		
E	ISSUED FOR S4.55	DW	DF	2023.06.19		
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08		
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		
A	ISSUE FOR PRE DA	YY	MGS	2021.03.26		

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Status
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Title
10-GENERAL ARRANGEMENT PLANS
LEVEL 05-06 PLAN

Drawing Number DA-10-0007
Revision G



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

1540

2070

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE

Key Plan:	<div>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</div> <div>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.</div>	Rev				Amendment	By	Chk*	Date	* Registered Architect	Consultants	Client NEW GOLDEN ST LEONARDS PTY LTD Suite 11/ 30 Atchison St, St Leonards NSW 2065	Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au	As indicated @ A3 0 1 2m	Project PA030370 3 Holdsworth Avenue, St Leonards	Title 10-GENERAL ARRANGEMENT PLANS LEVEL 07-10 PLAN	Drawing Number DA-10-0009	Revision E	
		E				ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391									
		D				ISSUED FOR S4.55	DW	MS	2024.05.14										
A3	<div>PTW</div> <div>Peddie Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects</div> <div>NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778</div>	Status FOR COORDINATION	Rev				Amendment	By	Chk*	Date	* Registered Architect	Consultants	Client NEW GOLDEN ST LEONARDS PTY LTD Suite 11/ 30 Atchison St, St Leonards NSW 2065	Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au	As indicated @ A3 0 1 2m	Project PA030370 3 Holdsworth Avenue, St Leonards	Title 10-GENERAL ARRANGEMENT PLANS LEVEL 07-10 PLAN	Drawing Number DA-10-0009	Revision E
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			D																

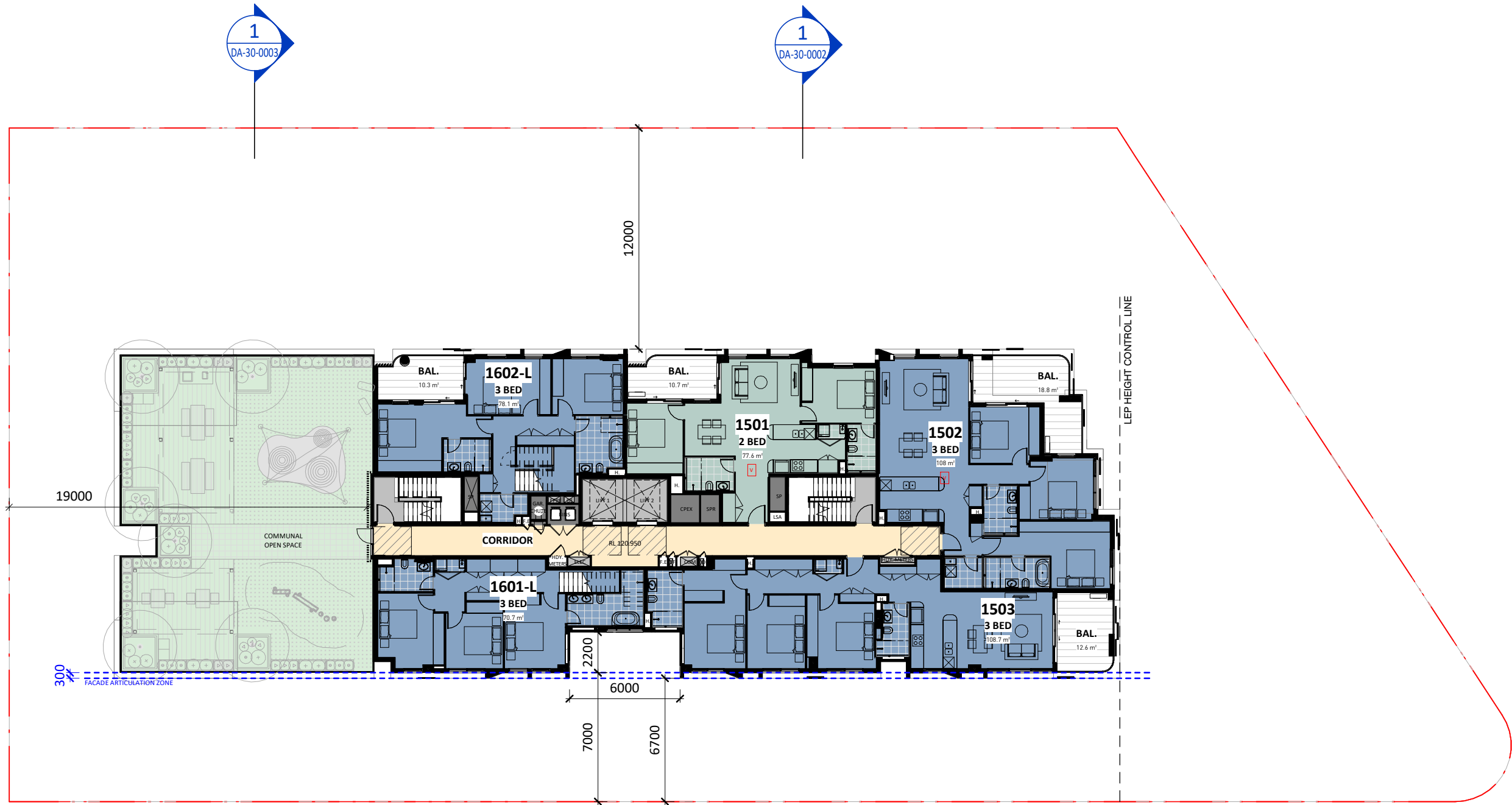
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LEGEND

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2 BEDROOM	S	SILVER LIVABLE UNITS
3 BEDROOM	V	VISITABLE UNITS
4 BEDROOM		

ACCESSIBLE TURNING SPACE

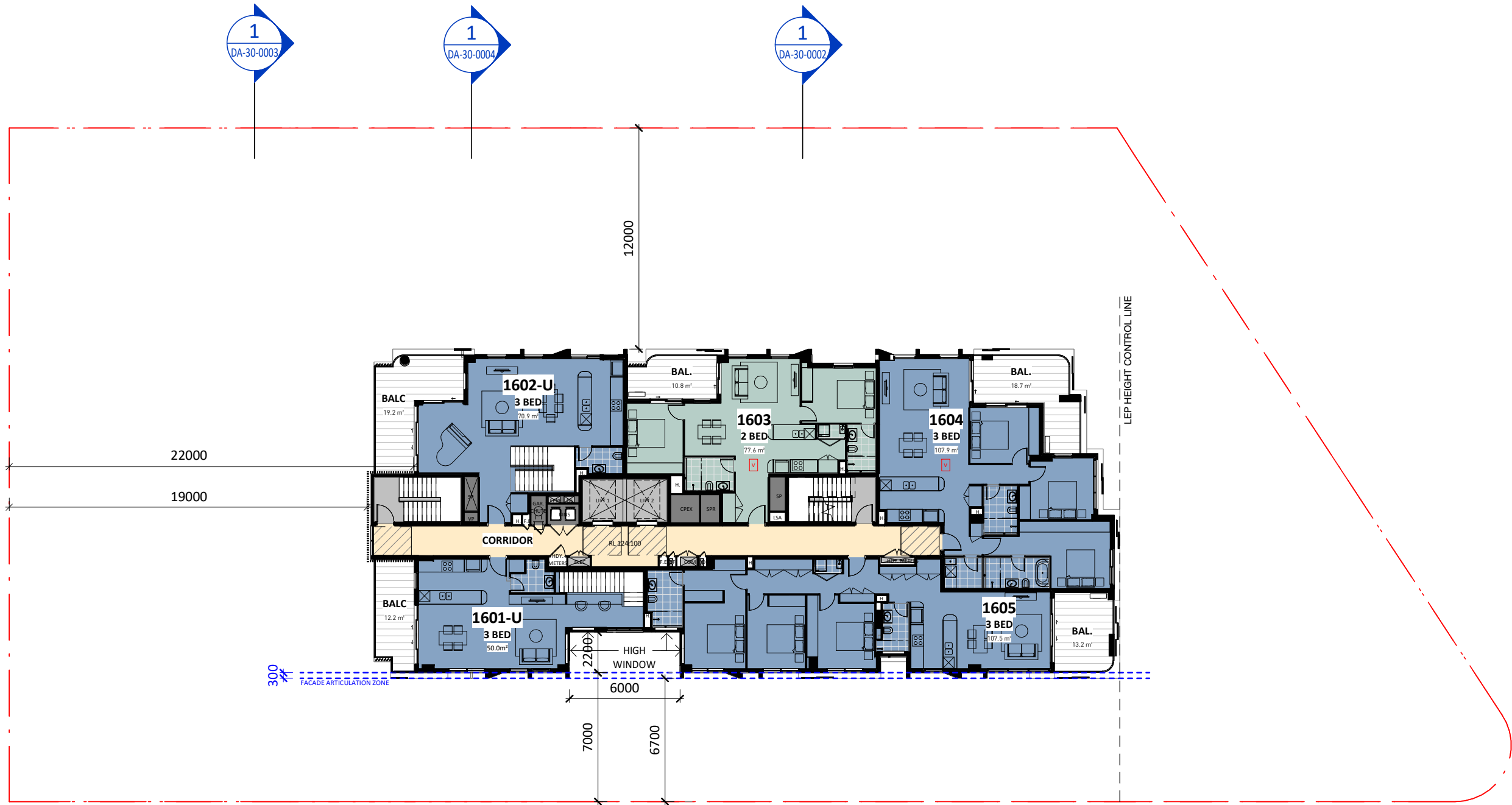


LEGEND

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4 BEDROOM		

ACCESSIBLE TURNING SPACE

1540
2070

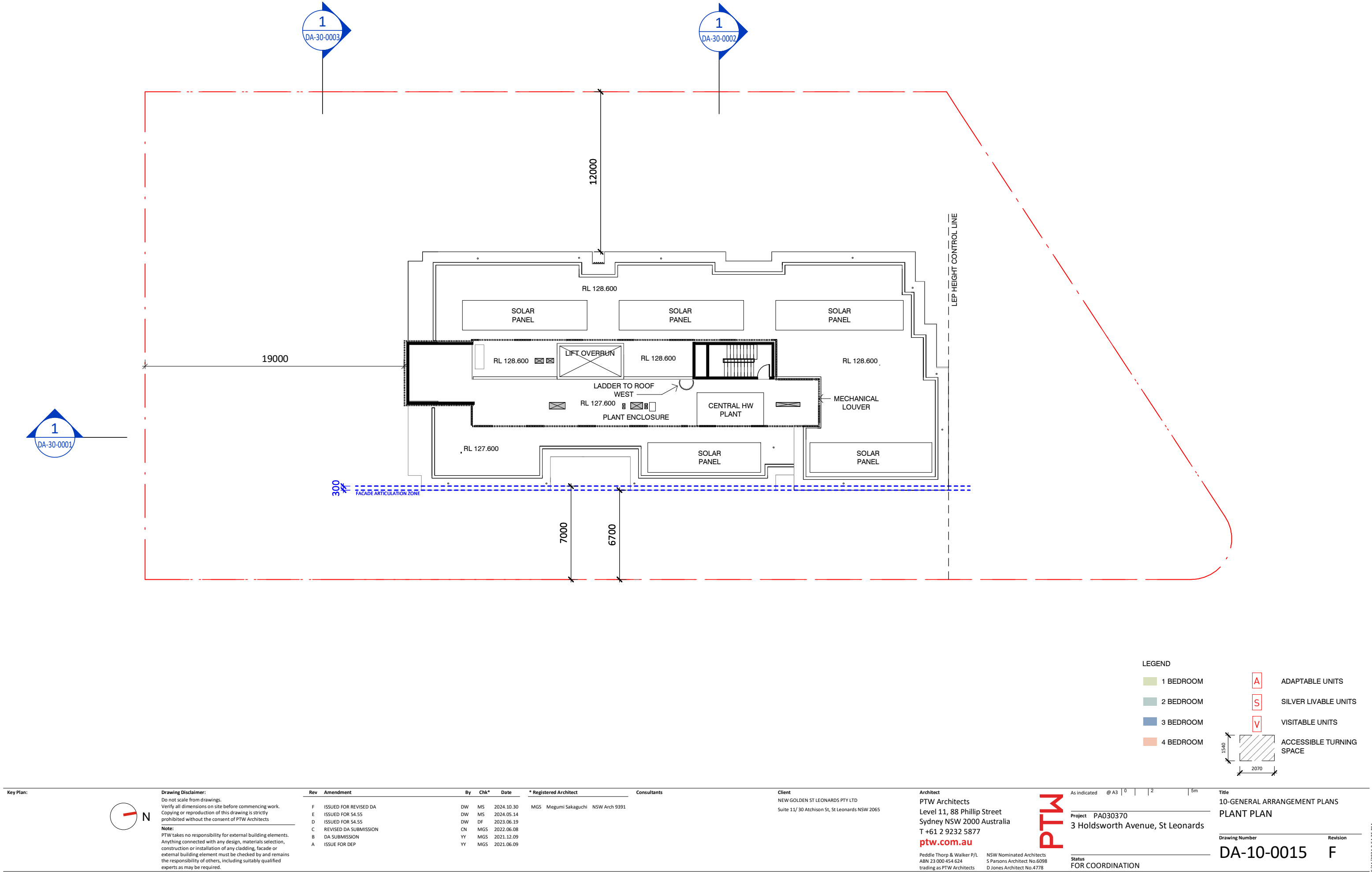


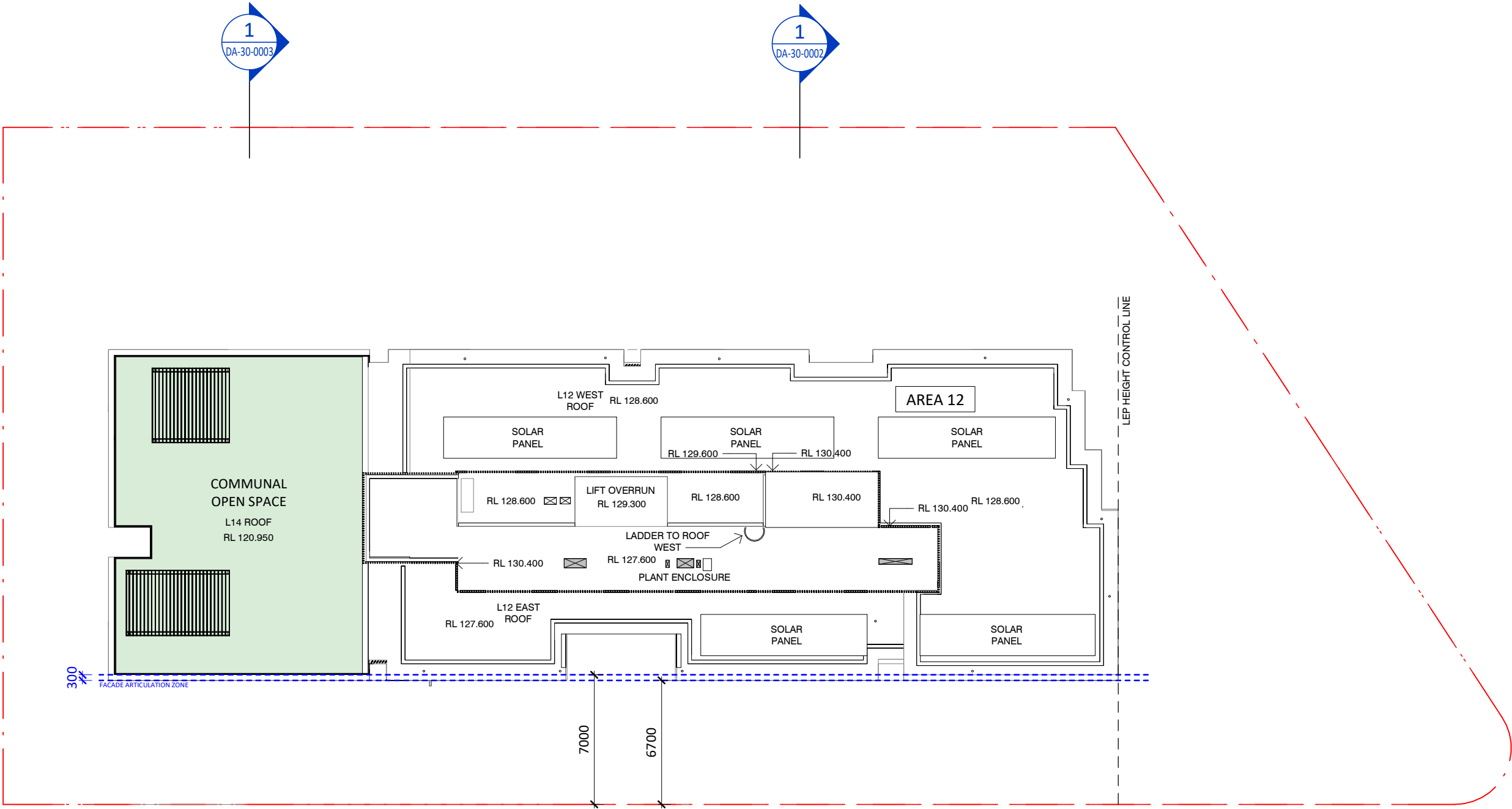
LEGEND

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2 BEDROOM	S	SILVER LIVABLE UNITS
3 BEDROOM	V	VISITABLE UNITS
4 BEDROOM		

ACCESSIBLE TURNING SPACE

1540
2070





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Rev	Amendment	By	Chk*	Date	* Registered Architect
A	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391

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Title
10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number DA-10-0016
Revision A