

Nationwide House Energy Rating Scheme — Class 2 summary

NatHERS Certificate No. 0007823590

Generated on 18 Nov 2024 using BERS Pro v4.4.1.5d (3.21)

Property

Address 3 Holdsworth Avenue,
St Leonards , NSW , 2065

Lot/DP 8/1275969

NatHERS climate zone 56

Accredited assessor



Lance Chen

LC Consulting Engineers

lchen@lcconsulting.com.au

0449172148

Accreditation No. DMN/16/1765

Assessor Accrediting Organisation Design Matters National



Verification

To verify this certificate, scan the QR code or visit hstar.com.au/QR/Generate?p=JWqGwvLXv. When using either link, ensure you are visiting hstar.com.au

Summary of all dwellings

| Certificate number and link | Unit Number | Heating load (MJ/m ² /p.a.) | Cooling load (MJ/m ² /p.a.) | Total load (MJ/m ² /p.a.) | Star rating |
|-------------------------------|-------------|--|--|--------------------------------------|-------------|
| 0007822513-01 | 101 | 40.4 | 24.3 | 64.7 | 5.1 |
| 0009491945-01 | 102 | 39.3 | 13.2 | 52.5 | 5.9 |
| 0009491986-01 | 103 | 35.7 | 29.3 | 65 | 5.1 |
| 0007822547-01 | 104 | 41.4 | 29.3 | 70.7 | 4.7 |
| 0007822554-01 | 105 | 30.3 | 23.5 | 53.9 | 5.8 |

National Construction Code (NCC) requirements

Continued Over

The NCC's requirements for NatHERS-rated houses are detailed in 3.12.0(a)(i) and 3.12.5 of the NCC Volume Two. For apartments the requirements are detailed in J0.2 and J5 to J8 of the NCC Volume One.

In NCC 2019, these requirements include minimum star ratings and separate heating and cooling load limits that need to be met by buildings and apartments through the NatHERS assessment. Requirements additional to the NatHERS assessment that must also be satisfied include, but are not limited to: insulation installation methods, thermal breaks, building sealing, water heating and pumping, and artificial lighting requirements. The NCC and NatHERS Heating and Cooling Load Limits (Australian Building Codes Board Standard) are available at www.abcb.gov.au.

State and territory variations and additions to the NCC may also apply.

Summary of all dwellings (continued)

| Certificate number and link | Unit Number | Heating load (MJ/m ² /p.a.) | Cooling load (MJ/m ² /p.a.) | Total load (MJ/m ² /p.a.) | Star rating |
|--------------------------------------|-------------|--|--|--------------------------------------|-------------|
| <u>0007822562-01</u> | 106 | 36.9 | 28.6 | 65.5 | 5 |
| <u>0007822570-01</u> | 107 | 28.6 | 17.2 | 45.8 | 6.4 |
| <u>0007822588-01</u> | 108 | 13.9 | 23.1 | 37 | 7.1 |
| <u>0007822596-01</u> | 109 | 26.5 | 23 | 49.5 | 6.1 |
| <u>0007822604-01</u> | 201 | 42.6 | 19.5 | 62.1 | 5.2 |
| <u>0007822612-01</u> | 202 | 31.3 | 15.3 | 46.6 | 6.4 |
| <u>0007822620</u> | 203 | 44 | 12.2 | 56.2 | 5.6 |
| <u>0007822638</u> | 204 | 36.9 | 16.7 | 53.6 | 5.8 |
| <u>0007822646</u> | 205 | 29.4 | 17.3 | 46.7 | 6.4 |
| <u>0007822653</u> | 206 | 16.1 | 21.6 | 37.7 | 7.1 |
| <u>0007822661</u> | 207 | 38.4 | 16 | 54.4 | 5.8 |
| <u>0007822679</u> | 208 | 17.8 | 16 | 33.9 | 7.4 |
| <u>0007822687-01</u> | 209 | 15.2 | 12.2 | 27.4 | 7.9 |
| <u>0007822695-01</u> | 210 | 16.3 | 18.8 | 35.1 | 7.3 |
| <u>0007822703-01</u> | 211 | 30.4 | 18.2 | 48.6 | 6.2 |
| <u>0007822711-01</u> | 301 | 43.6 | 24.3 | 67.9 | 4.9 |
| <u>0007822729-02</u> | 302 | 35.5 | 15.2 | 50.7 | 6 |
| <u>0007822737</u> | 303 | 44.2 | 11 | 55.2 | 5.7 |
| <u>0007822745</u> | 304 | 37.7 | 14.1 | 51.7 | 5.9 |
| <u>0007822752</u> | 305 | 39.1 | 15.2 | 54.3 | 5.8 |
| <u>0007822778</u> | 306 | 27.9 | 21.2 | 49.1 | 6.2 |
| <u>0007822786</u> | 307 | 29.6 | 15.7 | 45.3 | 6.4 |
| <u>0007822794</u> | 308 | 23.3 | 13.7 | 36.9 | 7.1 |
| <u>0007822802-01</u> | 309 | 17.3 | 12.2 | 29.4 | 7.7 |
| <u>0007822810-01</u> | 310 | 21.6 | 18.9 | 40.6 | 6.9 |
| <u>0007822828-01</u> | 311 | 32.4 | 20.9 | 53.3 | 5.8 |
| <u>0007822836-01</u> | 401 | 25.9 | 25 | 50.9 | 6 |
| <u>0009492018-01</u> | 402 | 22 | 21.9 | 43.9 | 6.6 |
| <u>0009492034-01</u> | 403 | 21.4 | 14.9 | 36.3 | 7.2 |

| | | | | | |
|----------------------|-----|------|------|------|-----|
| <u>0007822869-01</u> | 404 | 26.7 | 24.2 | 50.9 | 6 |
| <u>0007822877-01</u> | 405 | 21.3 | 26.6 | 47.9 | 6.3 |
| <u>0007822885-01</u> | 406 | 13 | 24.3 | 37.3 | 7.1 |
| <u>0007822893-01</u> | 407 | 24.8 | 24.5 | 49.3 | 6.1 |
| <u>0007822901-01</u> | 501 | 39.8 | 22.9 | 62.7 | 5.2 |
| <u>0009492067-01</u> | 502 | 25.8 | 13.1 | 38.9 | 7 |
| <u>0009492075-01</u> | 503 | 23.9 | 20.4 | 44.3 | 6.6 |
| <u>0007822935</u> | 504 | 32.2 | 23.7 | 56 | 5.6 |
| <u>0007822943</u> | 505 | 33.3 | 16.5 | 49.8 | 6.1 |
| <u>0007822950</u> | 506 | 30.8 | 19.2 | 50 | 6.1 |
| <u>0007822968-01</u> | 507 | 22.1 | 27.8 | 49.9 | 6.1 |
| <u>0007822976-01</u> | 508 | 22.4 | 26.2 | 48.7 | 6.2 |
| <u>0007822984-01</u> | 601 | 40.3 | 22.6 | 63 | 5.2 |
| <u>0009491937-01</u> | 602 | 32.6 | 21.9 | 54.5 | 5.8 |
| <u>0009491960</u> | 603 | 17.9 | 17.4 | 35.3 | 7.3 |
| <u>0007823016</u> | 604 | 24 | 24.1 | 48.1 | 6.2 |
| <u>0007823024</u> | 605 | 27.2 | 16.3 | 43.4 | 6.6 |
| <u>0007823032</u> | 606 | 26.6 | 18.3 | 44.9 | 6.5 |
| <u>0007823040-01</u> | 607 | 22.3 | 27.4 | 49.7 | 6.1 |
| <u>0007823057-01</u> | 608 | 22.7 | 26.4 | 49.1 | 6.2 |
| <u>0009491994-01</u> | 701 | 35.1 | 12.5 | 47.6 | 6.3 |
| <u>0009492026</u> | 702 | 18.5 | 21.1 | 39.6 | 6.9 |
| <u>0011561404</u> | 703 | 25.1 | 24 | 49.1 | 6.2 |
| <u>0007823107</u> | 704 | 31 | 22.1 | 53 | 5.9 |
| <u>0007823115</u> | 705 | 38.5 | 21.4 | 59.9 | 5.4 |
| <u>0007823123-01</u> | 706 | 25.7 | 18.2 | 43.9 | 6.6 |
| <u>0007823131-01</u> | 707 | 34.7 | 26.1 | 60.8 | 5.3 |
| <u>0009492059-01</u> | 801 | 28.9 | 13.7 | 42.6 | 6.7 |
| <u>0009492083</u> | 802 | 18.8 | 20.8 | 39.7 | 6.9 |
| <u>0011561453</u> | 803 | 25.5 | 23.6 | 49.1 | 6.2 |
| <u>0007823172</u> | 804 | 31.5 | 20.9 | 52.3 | 5.9 |
| <u>0007823180</u> | 805 | 36.1 | 21.1 | 57.2 | 5.6 |

| | | | | | |
|----------------------|------|------|------|------|-----|
| <u>0007823198-01</u> | 806 | 26.1 | 18.1 | 44.2 | 6.6 |
| <u>0007823206-01</u> | 807 | 31.1 | 25.8 | 56.9 | 5.6 |
| <u>0009491952-01</u> | 901 | 28.2 | 14.3 | 42.6 | 6.7 |
| <u>0009491978-01</u> | 902 | 19.1 | 20.7 | 39.7 | 6.9 |
| <u>0011561479</u> | 903 | 25.9 | 23.1 | 48.9 | 6.2 |
| <u>0007823248</u> | 904 | 31.5 | 21.7 | 53.2 | 5.8 |
| <u>0007823255</u> | 905 | 36.5 | 20.4 | 56.9 | 5.6 |
| <u>0007823263-01</u> | 906 | 26.4 | 17.8 | 44.1 | 6.6 |
| <u>0007823271-01</u> | 907 | 31.2 | 25.6 | 56.8 | 5.6 |
| <u>0009492000-01</u> | 1001 | 34.8 | 13.3 | 48.1 | 6.2 |
| <u>0009492042-01</u> | 1002 | 26.5 | 17.6 | 44.1 | 6.6 |
| <u>0011561495</u> | 1003 | 27.8 | 18.6 | 46.4 | 6.4 |
| <u>0007823313</u> | 1004 | 33.7 | 18.7 | 52.4 | 5.9 |
| <u>0007823321</u> | 1005 | 37.9 | 17.5 | 55.4 | 5.7 |
| <u>0007823339-01</u> | 1006 | 28.6 | 16 | 44.6 | 6.5 |
| <u>0007823347-01</u> | 1007 | 31.1 | 25.8 | 56.9 | 5.6 |
| <u>0011561420</u> | 1101 | 29.6 | 14.9 | 44.6 | 6.5 |
| <u>0011561446</u> | 1102 | 20.2 | 15.3 | 35.5 | 7.2 |
| <u>0011561461</u> | 1103 | 27.7 | 18.3 | 46 | 6.4 |
| <u>0011561487</u> | 1104 | 28.7 | 13.8 | 42.4 | 6.7 |
| <u>0011561412</u> | 1105 | 24.7 | 13.9 | 38.7 | 7 |
| <u>0011561438</u> | 1106 | 32.9 | 23.8 | 56.7 | 5.6 |
| <u>0009492109-02</u> | 1201 | 29.7 | 14.8 | 44.5 | 6.5 |
| <u>0009492091-02</u> | 1202 | 20.3 | 15.6 | 35.9 | 7.2 |
| <u>0011561552</u> | 1203 | 27.9 | 17.9 | 45.8 | 6.4 |
| <u>0011561503</u> | 1204 | 28.7 | 14.2 | 43 | 6.7 |
| <u>0011561529</u> | 1205 | 24.9 | 14.1 | 39 | 7 |
| <u>0011561545</u> | 1206 | 33.1 | 23.7 | 56.8 | 5.6 |
| <u>0011561511</u> | 1301 | 30 | 14.6 | 44.7 | 6.5 |
| <u>0011561537</u> | 1302 | 20.5 | 15.3 | 35.9 | 7.2 |
| <u>0011561560</u> | 1303 | 28.3 | 17.7 | 46 | 6.4 |
| <u>0011561578</u> | 1304 | 29.3 | 13.6 | 42.9 | 6.7 |

| | | | | | |
|----------------------|------|-------|-------|-------|------|
| <u>0011561602</u> | 1305 | 25.1 | 14.2 | 39.3 | 6.9 |
| <u>0011561628</u> | 1306 | 33.4 | 23.3 | 56.8 | 5.6 |
| <u>0011561651</u> | 1401 | 35.8 | 14.3 | 50.1 | 6.1 |
| <u>0011561677</u> | 1402 | 31.1 | 16 | 47 | 6.3 |
| <u>0011561610</u> | 1403 | 28.5 | 18.1 | 46.6 | 6.4 |
| <u>0011561636</u> | 1404 | 29.5 | 14.4 | 43.9 | 6.6 |
| <u>0011561669</u> | 1405 | 25.3 | 14.2 | 39.5 | 6.9 |
| <u>0011561685</u> | 1406 | 33.6 | 23.1 | 56.7 | 5.6 |
| <u>0011561594</u> | 1501 | 28.2 | 17.6 | 45.9 | 6.4 |
| <u>0011561644</u> | 1502 | 24.2 | 14.2 | 38.4 | 7 |
| <u>0011561701</u> | 1503 | 31.7 | 28.1 | 59.8 | 5.4 |
| <u>0011561750</u> | 1601 | 43.4 | 23.4 | 66.9 | 4.9 |
| <u>0011561784</u> | 1602 | 36.9 | 29.3 | 66.2 | 4.9 |
| <u>0011561800</u> | 1603 | 35 | 26.8 | 61.8 | 5.3 |
| <u>0011561719</u> | 1604 | 30.9 | 17.9 | 48.8 | 6.2 |
| <u>0011561735</u> | 1605 | 39.5 | 29.2 | 68.7 | 4.9 |
| <u>0011561768</u> | LG01 | 41.4 | 20.7 | 62.1 | 5.2 |
| <u>0011561792</u> | LG02 | 37.7 | 24.5 | 62.2 | 5.2 |
| <u>0011561727</u> | LG03 | 44.7 | 24.5 | 69.2 | 4.8 |
| <u>0011561743</u> | UG01 | 30.9 | 20.3 | 51.2 | 5.9 |
| <u>0011561776</u> | UG02 | 26.8 | 29.2 | 56 | 5.6 |
| <u>0007823487-01</u> | UG03 | 34.4 | 24 | 58.4 | 5.4 |
| Average | | 29.61 | 19.77 | 49.38 | 6.17 |

Explanatory notes

About this ratings

This summary rating is the average rating of all NCC Class 2 dwellings in a development. The individual dwellings' ratings are a comprehensive, dynamic computer modelling evaluation of a home, using the floorplans, elevations and specifications to estimate the energy load. It addresses the building layout, orientation and fabric (i.e. walls, windows, floors, roofs and ceilings), but does not cover the water or energy use of appliances, or energy production of solar panels. For more details about an individual dwelling's assessment, refer to the individual dwelling's NatHERS Certificate (accessible via link).

Accredited Assessors

To ensure the NatHERS Certificate is of a high quality, always use an accredited or licenced assessor. NatHERS accredited assessors are members of a professional body called an Assessor Accrediting Organisation (AAO). AAOs have specific quality assurance processes in place, and continuing professional development requirements, to maintain a high and consistent standard of assessments across the country.

Any questions or concerns about this report should be directed to the assessor in the first instance. If the assessor is unable to address these questions or concerns, the AAO specified on the front of this certificate should be contacted.

Disclaimer

The format of the NatHERS Certificate was developed by the NatHERS Administrator. However the content, input and creation of the NatHERS Certificate is by the assessor. It is the responsibility of the assessor who prepared this certificate to use NatHERS accredited software correctly and follow the NatHERS Technical Notes to produce a NatHERS Certificate.

BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1201118M_06

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1201118M lodged with the consent authority or certifier on 10 December 2021 with application DA187/2021.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary

Date of issue: Monday, 18 November 2024

To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary

| | |
|--|--------------------------------------|
| Project name | 10-12 Marshall Ave, St Leonards_06 |
| Street address | 3 HOLDSWORTH AVENUE ST LEONARDS 2065 |
| Local Government Area | LANE COVE |
| Plan type and plan number | Deposited Plan 1275969 |
| Lot no. | 8 |
| Section no. | - |
| No. of residential flat buildings | 1 |
| No. of units in residential flat buildings | 120 |
| No. of multi-dwelling houses | 0 |
| No. of single dwelling houses | 0 |

Project score

| | | |
|-----------------|--------|-------------|
| Water | ✓ 48 | Target 40 |
| Thermal Comfort | ✓ Pass | Target Pass |
| Energy | ✓ 28 | Target 25 |




Certificate Prepared by

Name / Company Name: LC Consulting Engineers

ABN (if applicable): 39626532527

Description of project

| Project address | |
|--|--------------------------------------|
| Project name | 10-12 Marshall Ave, St Leonards_06 |
| Street address | 3 HOLDSWORTH AVENUE ST LEONARDS 2065 |
| Local Government Area | LANE COVE |
| Plan type and plan number | Deposited Plan 1275969 |
| Lot no. | 8 |
| Section no. | - |
| Project type | |
| No. of residential flat buildings | 1 |
| No. of units in residential flat buildings | 120 |
| No. of multi-dwelling houses | 0 |
| No. of single dwelling houses | 0 |
| Site details | |
| Site area (m²) | 2631 |
| Roof area (m²) | 923 |
| Non-residential floor area (m²) | 0.00 |
| Residential car spaces | 110 |
| Non-residential car spaces | 0 |

| Common area landscape | |
|---|---|
| Common area lawn (m²) | 350.20 |
| Common area garden (m²) | 664.40 |
| Area of indigenous or low water use species (m²) | 0.00 |
| Assessor details and thermal loads | |
| Assessor number | DMN/16/1765 |
| Certificate number | 0007823590 |
| Climate zone | 56 |
| Ceiling fan in at least one bedroom | No |
| Ceiling fan in at least one living room or other conditioned area | No |
| Project score | |
| Water |  48 Target 40 |
| Thermal Comfort |  Pass Target Pass |
| Energy |  28 Target 25 |

Description of project

The tables below describe the dwellings and common areas within the project

Residential flat buildings - Building1, 120 dwellings, 14 storeys above ground

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1001 | 4+ | 141.4 | 6.7 | 0.00 | 0.00 |
| 1005 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 102 | 4+ | 121.3 | 0.00 | 0.00 | 0.00 |
| 106 | 2 | 88.7 | 0.00 | 0.00 | 0.00 |
| 1101 | 4+ | 141.3 | 0.00 | 0.00 | 0.00 |
| 1105 | 3 | 106.8 | 0 | 0 | 0 |
| 1203 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 1301 | 4+ | 131.1 | 0 | 0 | 0 |
| 1305 | 3 | 106.8 | 0 | 0 | 0 |
| 1403 | 2 | 80.2 | 0 | 0 | 0 |
| 1501 | 2 | 77.6 | 0 | 0 | 0 |
| 1602 | 3 | 149 | 0 | 0 | 0 |
| 201 | 2 | 79.4 | 0.00 | 0.00 | 0.00 |
| 205 | 1 | 53.3 | 0.00 | 0.00 | 0.00 |
| 209 | 1 | 51 | 0.00 | 0.00 | 0.00 |
| 302 | 1 | 53.7 | 0.00 | 0.00 | 0.00 |
| 306 | 2 | 80.1 | 0.00 | 0.00 | 0.00 |
| 310 | 2 | 80.8 | 0.00 | 0.00 | 0.00 |
| 403 | 2 | 89.1 | 0.00 | 4.40 | 0.00 |
| 407 | 3 | 115.5 | 0.00 | 13.80 | 0.00 |
| 504 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1002 | 3 | 104 | 0.00 | 0.00 | 0.00 |
| 1006 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 103 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 107 | 1 | 50.9 | 0.00 | 0.00 | 0.00 |
| 1102 | 3 | 103.7 | 0.00 | 0.00 | 0.00 |
| 1106 | 3 | 109.3 | 0 | 0 | 0 |
| 1204 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| 1302 | 3 | 103.7 | 0 | 0 | 0 |
| 1306 | 3 | 109.3 | 0 | 0 | 0 |
| 1404 | 2 | 77.6 | 0 | 0 | 0 |
| 1502 | 3 | 107 | 0 | 0 | 0 |
| 1603 | 2 | 77.6 | 0 | 0 | 0 |
| 202 | 1 | 53.7 | 0.00 | 0.00 | 0.00 |
| 206 | 2 | 80.1 | 0.00 | 0.00 | 0.00 |
| 210 | 2 | 80.8 | 0.00 | 0.00 | 0.00 |
| 303 | 1 | 55 | 0.00 | 0.00 | 0.00 |
| 307 | 2 | 77.9 | 0.00 | 0.00 | 0.00 |
| 311 | 2 | 81.1 | 0.00 | 0.00 | 0.00 |
| 404 | 2 | 80.8 | 0.00 | 0.00 | 0.00 |
| 501 | 1 | 56 | 5.90 | 0.00 | 0.00 |
| 505 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1003 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 1007 | 3 | 109.5 | 4.60 | 0.00 | 0.00 |
| 104 | 2 | 76.3 | 0.00 | 0.00 | 0.00 |
| 108 | 2 | 80.9 | 0.00 | 0.00 | 0.00 |
| 1103 | 2 | 80.2 | 4.60 | 0.00 | 0.00 |
| 1201 | 4+ | 141.3 | 0.00 | 0.00 | 0.00 |
| 1205 | 3 | 106.8 | 0 | 0.00 | 0.00 |
| 1303 | 2 | 80.2 | 0 | 0 | 0 |
| 1401 | 4+ | 141.3 | 0 | 0 | 0 |
| 1405 | 3 | 106.8 | 0 | 0 | 0 |
| 1503 | 3 | 109.5 | 0 | 0 | 0 |
| 1604 | 3 | 106.8 | 0 | 0 | 0 |
| 203 | 1 | 55 | 0.00 | 0.00 | 0.00 |
| 207 | 2 | 77.9 | 0.00 | 0.00 | 0.00 |
| 211 | 2 | 81.1 | 0.00 | 0.00 | 0.00 |
| 304 | 1 | 55.6 | 0.00 | 0.00 | 0.00 |
| 308 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 401 | 1 | 54.8 | 0.00 | 4.80 | 0.00 |
| 405 | 2 | 83.5 | 0.00 | 0.00 | 0.00 |
| 502 | 2 | 78.9 | 0.00 | 0.00 | 0.00 |
| 506 | 2 | 80.5 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 1004 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| 101 | 2 | 79 | 0.00 | 0.00 | 0.00 |
| 105 | 2 | 82 | 0.00 | 0.00 | 0.00 |
| 109 | 2 | 81.1 | 0.00 | 0.00 | 0.00 |
| 1104 | 2 | 77.6 | 0 | 0 | 0 |
| 1202 | 3 | 103.7 | 0.00 | 0.00 | 0.00 |
| 1206 | 3 | 109.3 | 0 | 0 | 0 |
| 1304 | 2 | 77.6 | 0 | 0 | 0 |
| 1402 | 3 | 103.7 | 0 | 0 | 0 |
| 1406 | 3 | 109.3 | 0 | 0 | 0 |
| 1601 | 3 | 120.7 | 0 | 0 | 0 |
| 1605 | 3 | 108.3 | 0 | 0 | 0 |
| 204 | 1 | 55.6 | 0.00 | 0.00 | 0.00 |
| 208 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 301 | 2 | 79.4 | 0.00 | 0.00 | 0.00 |
| 305 | 1 | 53.3 | 0.00 | 0.00 | 0.00 |
| 309 | 1 | 51 | 0.00 | 0.00 | 0.00 |
| 402 | 3 | 99.3 | 0.00 | 12.40 | 0.00 |
| 406 | 3 | 101.5 | 0.00 | 0.00 | 0.00 |
| 503 | 3 | 103.9 | 0.00 | 0.00 | 0.00 |
| 507 | 2 | 79.7 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 508 | 1 | 56.4 | 5.70 | 0.00 | 0.00 |
| 604 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 608 | 1 | 56.4 | 5.70 | 0.00 | 0.00 |
| 704 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| 801 | 4+ | 141.4 | 6.7 | 0.00 | 0.00 |
| 805 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 902 | 3 | 104 | 0.00 | 0.00 | 0.00 |
| 906 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| LG03 | 1 | 68.1 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 601 | 1 | 56 | 5.90 | 0.00 | 0.00 |
| 605 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| 701 | 4+ | 141.4 | 6.7 | 0.00 | 0.00 |
| 705 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 802 | 3 | 104 | 0.00 | 0.00 | 0.00 |
| 806 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 903 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 907 | 3 | 109.5 | 4.60 | 0.00 | 0.00 |
| UG01 | 1 | 77.2 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 602 | 2 | 78.9 | 0.00 | 0.00 | 0.00 |
| 606 | 2 | 80.5 | 0.00 | 0.00 | 0.00 |
| 702 | 3 | 104 | 0.00 | 0.00 | 0.00 |
| 706 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| 803 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 807 | 3 | 109.5 | 4.60 | 0.00 | 0.00 |
| 904 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| LG01 | 1 | 74.4 | 0.00 | 0.00 | 0.00 |
| UG02 | 2 | 72.8 | 0.00 | 0.00 | 0.00 |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m ²) | Unconditioned floor area (m ²) | Area of garden & lawn (m ²) | Indigenous species (min area m ²) |
|--------------|-----------------|--|--|---|---|
| 603 | 3 | 103.9 | 0.00 | 0.00 | 0.00 |
| 607 | 2 | 79.7 | 0.00 | 0.00 | 0.00 |
| 703 | 2 | 80.2 | 0.00 | 0.00 | 0.00 |
| 707 | 3 | 109.5 | 4.60 | 0.00 | 0.00 |
| 804 | 2 | 77.6 | 0.00 | 0.00 | 0.00 |
| 901 | 4+ | 141.4 | 6.70 | 0.00 | 0.00 |
| 905 | 1 | 52.5 | 0.00 | 0.00 | 0.00 |
| LG02 | 2 | 78.8 | 0.00 | 0.00 | 0.00 |
| UG03 | 2 | 72 | 0.00 | 0.00 | 0.00 |

Description of project

The tables below describe the dwellings and common areas within the project

Common areas of the development (non-building specific)

| Common area | Floor area (m²) |
|-------------------------------|-----------------|
| Car park area (B4-B2) | 4829.5 |
| Switch /Comms Room (B1) | 38.9 |
| Garbage Room 1 (LG) | 12.6 |
| Car park intake fan room (UG) | 82 |
| Substation (LG) | 19.5 |

| Common area | Floor area (m²) |
|---------------------------|-----------------|
| Car park area (B1) | 1357.4 |
| Garage Holding Room (LG) | 42 |
| Garbage Room 2 (LG) | 19.8 |
| Stair press fan room (UG) | 31.5 |
| Fire Control Room (LG) | 18.9 |

| Common area | Floor area (m²) |
|-----------------------------|-----------------|
| Car park area (LG) | 657.2 |
| Bulky Good (LG) | 30 |
| Fire pump room (LG) | 85.1 |
| Fire hydrant tank room (UG) | 132.5 |
| Hot Water Plant Room (UG) | 59.3 |

Common areas of unit building - Building1

| Common area | Floor area (m²) |
|-----------------------|-----------------|
| Lift car (No. 1) | 0.00 |
| FS1 (B4-rooftop) | 266.8 |
| Egress (UG) | 20.9 |
| Hallway/lobby UG | 62.4 |
| Hallway/lobby Lv04 | 76.7 |
| Hallway/lobby Lv11-14 | 295.6 |

| Common area | Floor area (m²) |
|-----------------------|-----------------|
| Lift car (No. 2) | 0.00 |
| FS2 (UG-Lv16) | 197.2 |
| FS3 (B4-LG) | 59.5 |
| Hallway/lobby Lv01 | 104.8 |
| Hallway/lobby Lv05-06 | 145.2 |
| Hallway/lobby Lv15-16 | 111.8 |

| Common area | Floor area (m²) |
|-----------------------|-----------------|
| Service (UG) | 9.4 |
| Egress (LG) | 51.9 |
| LG floor lobby | 88.9 |
| Hallway/lobby Lv02-03 | 195.4 |
| Hallway/lobby Lv07-10 | 295.6 |

Schedule of BASIX commitments

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water

(ii) Energy

(iii) Thermal Comfort

(b) Common areas and central systems/facilities

(i) Water

(ii) Energy

2. Commitments for single dwelling houses

3. Commitments for multi-dwelling houses

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

(i) Water

(ii) Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1








(a) Dwellings

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table). | ✓ | ✓ | |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it. | | ✓ | ✓ |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below. | | ✓ | ✓ |
| (e) The applicant must install: <div style="margin-left: 20px;">(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and</div> <div style="margin-left: 20px;">(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.</div> | | ✓ ✓ | ✓ ✓ |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below. | ✓ | ✓ | |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both). | | ✓ | |
| (g) The pool or spa must be located as specified in the table. | ✓ | ✓ | |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified. | ✓ | ✓ | ✓ |

| | Fixtures | | | | | Appliances | | Individual pool | | | | Individual spa | | |
|---------------|------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
| Dwelling no. | All shower-heads | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 4 star (> 6 but ≤ 7.5 L/min) | 4 star | 5 star | 5 star | - | 4 star | not specified | - | - | - | - | - | - | - |

| | Alternative water source | | | | | | | |
|---------------|----------------------------------|------|---------------|----------------------|-----------------------|--------------------|-------------|------------|
| Dwelling no. | Alternative water supply systems | Size | Configuration | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| All dwellings | No alternative water supply | - | - | - | - | - | - | - |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below. | | | |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system. | ✓ | ✓ | ✓ |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table. | | ✓ | ✓ |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. | | ✓ | ✓ |
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting. | | ✓ | ✓ |
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight. | ✓ | ✓ | ✓ |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|---|---|
| <p>(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:</p> <p>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and</p> <p>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.</p> | |   | |
| <p>(h) The applicant must install in the dwelling:</p> <p>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;</p> <p>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and</p> <p>(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.</p> | |    |  |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated". | |  | |

| | Hot water | Bathroom ventilation system | | Kitchen ventilation system | | Laundry ventilation system | |
|---------------|----------------------------------|--|----------------------|--|----------------------|--|----------------------|
| Dwelling no. | Hot water system | Each bathroom | Operation control | Each kitchen | Operation control | Each laundry | Operation control |
| All dwellings | Central hot water system (No. 1) | individual fan, ducted to façade or roof | interlocked to light | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off |

| | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|--------------|---|---|---|---|----------------------------|-------------------------------|----------------|------------------------|----------------|----------------|-------------------------------|--------------|
| Dwelling no. | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or diningroom | Each kitchen | All bathrooms/ toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 1201, 407 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 3(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 1 | yes |
| 1202, 402 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 3(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 0 | yes |

| | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|---|---|---|---|---|----------------------------|-------------------------------|----------------|------------------------|----------------|----------------|-------------------------------|--------------|
| Dwelling no. | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or diningroom | Each kitchen | All bathrooms/ toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 502, 602 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 2(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 1 | no |
| 102, 1301, 1401 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 4(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 0 | no |
| 1001, 701, 801, 901 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 4(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 1 | no |
| 501, 508, 601, 608 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 1 | no |
| 1007, 1103, 1205, 707, 807, 907 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 3(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 2 | yes |
| 1005, 1006, 107, 202, 205, 208, 209, 302, 305, 308, 309, 705, 706, 805, 806, 905, 906 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 0 | no |

| | Cooling | | Heating | | Artificial lighting | | | | | | Natural lighting | |
|---|---|---|---|---|----------------------------|-------------------------------|----------------|------------------------|----------------|----------------|-------------------------------|--------------|
| Dwelling no. | living areas | bedroom areas | living areas | bedroom areas | No. of bedrooms &/or study | No. of living &/or diningroom | Each kitchen | All bathrooms/ toilets | Each laundry | All hallways | No. of bathrooms &/or toilets | Main kitchen |
| 1002, 101, 103, 106, 1102, 1105, 1106, 1204, 1206, 1302, 1305, 1306, 1402, 1405, 1406, 1502, 1503, 1601, 1602, 1604, 1605, 201, 301, 403, 405, 406, 503, 603, 702, 802, 902 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 3(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 0 | no |
| All other dwellings | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 1-phase airconditioning / EER 3.0 - 3.5 | 2(dedicated) | 1(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | yes(dedicated) | 0 | no |

| | Individual pool | | Individual spa | | Appliances & other efficiency measures | | | | | | | |
|---------------|---------------------|-------|--------------------|-------|--|--------------|------------------------------|------------|----------------|---------------|---|--|
| Dwelling no. | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/ oven | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | - | - | - | - | gas cooktop & electric oven | - | yes | 4 star | not specified | 2.5 star | no | no |

| (iii) Thermal Comfort | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. | | | |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol. | | | |
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below. | | | |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case. | ✓ | | |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications. | | ✓ | |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications. | | ✓ | ✓ |
| (g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓ | ✓ | ✓ |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below. | ✓ | ✓ | ✓ |

| | Thermal loads | |
|--------------|---|---|
| Dwelling no. | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) |
| 1001 | 34.8 | 13.3 |
| 1002 | 26.5 | 17.6 |
| 1003 | 27.8 | 18.6 |
| 1004 | 33.7 | 18.7 |
| 1005 | 37.9 | 17.5 |
| 1006 | 28.6 | 16 |
| 101 | 40.4 | 24.3 |
| 102 | 39.3 | 13.2 |
| 103 | 35.7 | 29.3 |
| 104 | 41.4 | 29.3 |
| 105 | 30.3 | 23.5 |
| 106 | 36.9 | 28.6 |
| 107 | 28.6 | 17.2 |
| 108 | 13.9 | 23.1 |
| 109 | 26.5 | 23 |
| 1101 | 29.6 | 14.9 |
| 1102 | 20.2 | 15.3 |
| 1103 | 27.7 | 18.3 |
| 1104 | 28.8 | 13.6 |
| 1105 | 24.7 | 13.9 |
| 1106 | 32.9 | 23.8 |
| 1201 | 29.7 | 14.8 |
| 1202 | 20.3 | 15.6 |
| 1203 | 27.9 | 17.9 |
| 1204 | 28.7 | 14.2 |
| 1205 | 24.9 | 14.1 |
| 1206 | 33.1 | 23.7 |
| 1301 | 30 | 14.6 |
| 1302 | 20.5 | 15.3 |
| 1303 | 28.3 | 17.7 |
| 1304 | 29.3 | 13.6 |

| | Thermal loads | |
|--------------|---|---|
| Dwelling no. | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) |
| 1305 | 25.1 | 14.2 |
| 1306 | 33.4 | 23.3 |
| 1401 | 35.8 | 14.3 |
| 1402 | 31.1 | 16 |
| 1403 | 28.5 | 18.1 |
| 1404 | 29.5 | 14.4 |
| 1405 | 25.3 | 14.2 |
| 1406 | 33.6 | 23.1 |
| 1501 | 28.2 | 17.6 |
| 1502 | 24.2 | 14.2 |
| 1503 | 31.7 | 28.1 |
| 1601 | 43.4 | 23.4 |
| 1602 | 36.9 | 29.3 |
| 1603 | 34.9 | 26.9 |
| 1604 | 30.9 | 17.9 |
| 1605 | 39.5 | 29.2 |
| 201 | 42.6 | 19.5 |
| 202 | 31.3 | 15.3 |
| 203 | 44 | 12.2 |
| 204 | 36.9 | 16.7 |
| 205 | 29.4 | 17.3 |
| 206 | 16.1 | 21.6 |
| 207 | 38.4 | 16 |
| 208 | 17.8 | 16 |
| 209 | 15.2 | 12.2 |
| 210 | 16.3 | 18.8 |
| 211 | 30.4 | 18.2 |
| 301 | 43.6 | 24.3 |
| 302 | 35.5 | 15.2 |
| 303 | 44.2 | 11 |
| 304 | 37.7 | 14.1 |

| | Thermal loads | |
|--------------|--|--|
| Dwelling no. | Area adjusted heating load (in MJ/m²/yr) | Area adjusted cooling load (in MJ/m²/yr) |
| 305 | 39.1 | 15.2 |
| 306 | 27.9 | 21.2 |
| 307 | 29.6 | 15.7 |
| 308 | 23.3 | 13.7 |
| 309 | 17.3 | 12.2 |
| 310 | 21.6 | 18.9 |
| 311 | 32.4 | 20.9 |
| 401 | 25.9 | 25 |
| 402 | 22 | 21.9 |
| 403 | 21.4 | 14.90 |
| 404 | 26.7 | 24.2 |
| 405 | 21.3 | 26.6 |
| 406 | 13 | 24.3 |
| 407 | 24.8 | 24.5 |
| 501 | 39.8 | 22.9 |
| 502 | 25.8 | 13.1 |
| 503 | 23.9 | 20.4 |
| 504 | 32.2 | 23.7 |
| 505 | 33.3 | 16.5 |
| 506 | 30.8 | 19.2 |
| 507 | 22.1 | 27.8 |
| 508 | 22.4 | 26.2 |
| 601 | 40.3 | 22.6 |
| 602 | 32.6 | 21.9 |
| 603 | 17.9 | 17.4 |
| 604 | 24 | 24.1 |
| 605 | 27.2 | 16.3 |
| 606 | 26.6 | 18.3 |
| 607 | 22.3 | 27.4 |
| 608 | 22.7 | 26.4 |
| 701 | 35.1 | 26.4 |

| | Thermal loads | |
|---------------------|---|---|
| Dwelling no. | Area adjusted heating load (in MJ/m ² /yr) | Area adjusted cooling load (in MJ/m ² /yr) |
| 702 | 18.5 | 21.1 |
| 703 | 25.1 | 24 |
| 704 | 31 | 22.1 |
| 705 | 38.5 | 21.4 |
| 706 | 25.7 | 18.2 |
| 707 | 34.7 | 26.1 |
| 801 | 28.9 | 13.7 |
| 802 | 18.8 | 20.8 |
| 803 | 25.5 | 23.6 |
| 804 | 31.5 | 20.9 |
| 805 | 36.1 | 21.1 |
| 806 | 26.1 | 18.1 |
| 901 | 28.2 | 14.3 |
| 902 | 19.1 | 20.7 |
| 903 | 25.9 | 23.1 |
| 904 | 31.5 | 21.7 |
| 905 | 36.5 | 20.4 |
| 906 | 26.4 | 17.8 |
| 907 | 31.2 | 25.6 |
| LG01 | 41.4 | 20.7 |
| LG02 | 37.7 | 24.5 |
| LG03 | 44.7 | 24.5 |
| UG01 | 30.9 | 20.3 |
| UG02 | 26.8 | 29.3 |
| UG03 | 34.4 | 24 |
| All other dwellings | 31.1 | 25.8 |

(b) Common areas and central systems/facilities

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. | | ✓ | ✓ |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓ | ✓ | ✓ |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. | ✓ | ✓ | |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. | | ✓ | |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. | | ✓ | ✓ |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. | | ✓ | ✓ |

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| Central systems | Size | Configuration | Connection (to allow for...) |
|--|---------|---|--|
| Fire sprinkler system (No. 1) | - | So that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed. | - |
| Central water tank - rainwater or stormwater (No. 1) | 5000.00 | To collect run-off from at least: - 400.00 square metres of roof area of buildings in the development - 0.00 square metres of impervious area in the development - 0.00 square metres of garden/lawn area in the development - 0.00 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system). | - irrigation of 1014.60 square metres of common landscaped area on the site - car washing in 1 car washing bays on the site |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. | ✓ | ✓ | ✓ |

| | Common area ventilation system | | Common area lighting | | |
|-----------------------|--------------------------------|--------------------------------|-------------------------------------|-------------------------------|------------------------------|
| Common area | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/ BMS |
| Lift car (No. 1) | - | - | light-emitting diode | connected to lift call button | no |
| Lift car (No. 2) | - | - | light-emitting diode | connected to lift call button | no |
| Service (UG) | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| FS1 (B4-rooftop) | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| FS2 (UG-Lv16) | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| Egress (LG) | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| Egress (UG) | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| FS3 (B4-LG) | no mechanical ventilation | - | light-emitting diode | time clock and motion sensors | no |
| LG floor lobby | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clocks | no |
| Hallway/lobby UG | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv01 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv02-03 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv04 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |

| | Common area ventilation system | | Common area lighting | | |
|-----------------------|--------------------------------|--------------------------------|-------------------------------------|-------------------------------|------------------------------|
| Common area | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/ BMS |
| Hallway/lobby Lv05-06 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv07-10 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv11-14 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |
| Hallway/lobby Lv15-16 | ventilation supply only | time clock or BMS controlled | light-emitting diode | time clock and motion sensors | no |

| Central energy systems | Type | Specification |
|----------------------------------|---|--|
| Lift (No. 1) | gearless traction with V V V F motor and regenerative drive | Number of levels (including basement): 22 |
| Lift (No. 2) | gearless traction with V V V F motor and regenerative drive | Number of levels (including basement): 22 |
| Central hot water system (No. 1) | gas instantaneous | Piping insulation (ringmain & supply risers): (a) Piping external to building: R1.0 (~38 mm); (b) Piping internal to building: R1.0 (~38 mm) |

4. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

| (i) Water | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table. | | ✓ | ✓ |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓ | ✓ | ✓ |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table. | ✓ | ✓ | |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table. | | ✓ | |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table. | | ✓ | ✓ |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table. | | ✓ | ✓ |

| Common area | Showerheads rating | Toilets rating | Taps rating | Clothes washers rating |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| (ii) Energy | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified. | | ✓ | ✓ |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. | | ✓ | ✓ |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table. | ✓ | ✓ | ✓ |

| | Common area ventilation system | | Common area lighting | | |
|-------------------------------|--------------------------------|-----------------------------------|-------------------------------------|------------------------------------|------------------------------|
| Common area | Ventilation system type | Ventilation efficiency measure | Primary type of artificial lighting | Lighting efficiency measure | Lighting control system/ BMS |
| Car park area (B4-B2) | ventilation (supply + exhaust) | carbon monoxide monitor + VSD fan | light-emitting diode | zoned switching with motion sensor | no |
| Car park area (B1) | ventilation (supply + exhaust) | carbon monoxide monitor + VSD fan | light-emitting diode | zoned switching with motion sensor | no |
| Car park area (LG) | ventilation (supply + exhaust) | carbon monoxide monitor + VSD fan | light-emitting diode | zoned switching with motion sensor | no |
| Switch /Comms Room (B1) | ventilation supply only | thermostatically controlled | light-emitting diode | manual on / manual off | no |
| Garage Holding Room (LG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Bulky Good (LG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Garbage Room 1 (LG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Garbage Room 2 (LG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Fire pump room (LG) | ventilation supply only | thermostatically controlled | light-emitting diode | manual on / manual off | no |
| Car park intake fan room (UG) | ventilation supply only | interlocked to light | light-emitting diode | manual on / manual off | no |
| Stair press fan room (UG) | ventilation supply only | interlocked to light | light-emitting diode | manual on / manual off | no |
| Fire hydrant tank room (UG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Substation (LG) | no mechanical ventilation | - | light-emitting diode | manual on / manual off | no |
| Fire Control Room (LG) | ventilation supply only | thermostatically controlled | light-emitting diode | manual on / manual off | no |
| Hot Water Plant Room (UG) | ventilation supply only | thermostatically controlled | light-emitting diode | manual on / manual off | no |

| Central energy systems | Type | Specification |
|---------------------------|---------------------|---|
| Alternative energy supply | Photovoltaic system | Rated electrical output (min): 12 peak kW |
| Other | - | - |

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

| DA DRAWING LIST | |
|-----------------|------------|
| SHEET NUMBER | SHEET NAME |

| | |
|------------------------|--------------------|
| 00-GENERAL INFORMATION | |
| DA-00-0000 | COVER |
| DA-00-0001 | SITE ANALYSIS PLAN |
| DA-00-0002 | DEMOLITION PLAN |
| DA-00-0003 | SITE PLAN |

| | |
|------------------------------|-------------------|
| 10-GENERAL ARRANGEMENT PLANS | |
| DA-09-0010 | LEVEL B4 PLAN |
| DA-09-0030 | LEVEL B3-B2 PLAN |
| DA-09-0040 | LEVEL B1 PLAN |
| DA-10-0001 | LOWER GROUND PLAN |
| DA-10-0003 | UPPER GROUND PLAN |
| DA-10-0004 | LEVEL 01 PLAN |
| DA-10-0005 | LEVEL 02-03 PLAN |
| DA-10-0006 | LEVEL 04 PLAN |
| DA-10-0007 | LEVEL 05-06 PLAN |
| DA-10-0009 | LEVEL 07-10 PLAN |
| DA-10-0012 | LEVEL 11-14 PLAN |
| DA-10-0013 | LEVEL 15 PLAN |
| DA-10-0014 | LEVEL 16 PLAN |
| DA-10-0015 | PLANT PLAN |
| DA-10-0016 | ROOF PLAN |

| | |
|---------------|-----------------|
| 20-ELEVATIONS | |
| DA-20-0001 | NORTH ELEVATION |
| DA-20-0002 | SOUTH ELEVATION |
| DA-20-0003 | EAST ELEVATION |
| DA-20-0004 | WEST ELEVATION |

| | |
|-------------|-----------|
| 30-SECTIONS | |
| DA-30-0001 | SECTION 1 |
| DA-30-0002 | SECTION 2 |
| DA-30-0003 | SECTION 3 |

| | |
|----------------------|--------------------------------|
| 50-ADDITIONAL DETAIL | |
| DA-50-2000 | ADAPTABLE/SILVER LIVABLE UNITS |
| DA-50-2100 | ADAPTABLE/SILVER LIVABLE UNITS |
| DA-50-2200 | ADAPTABLE/SILVER LIVABLE UNITS |
| DA-50-3000 | ADG COMPLIANCE DIAGRAM |
| DA-50-4000 | LEP HEIGHT PLANE DIAGRAM |

| | |
|--------------------|-------------------|
| 78-MATERIALS BOARD | |
| DA-78-0001 | EXTERNAL FINISHES |

| | |
|--------------|------------------|
| 90-SCHEDULES | |
| DA-90-0001 | GFA PLANS |
| DA-90-0010 | DEVELOPMENT DATA |
| DA-90-0011 | DEVELOPMENT DATA |

| | |
|-----------------|----------------------------------|
| 93-SOLAR ACCESS | |
| DA-93-0100 | SOLAR ACCESS COMPLIANCE DIAGRAMS |

| | |
|----------------------|---------------------------------------|
| 94-CROSS VENTILATION | |
| DA-94-0100 | CROSS VENTILATION COMPLIANCE DIAGRAMS |

| | |
|------------------|---------------|
| 95-SUN EYE VIEWS | |
| DA-95-0101 | SUN EYE VIEWS |
| DA-95-0102 | SUN EYE VIEWS |

| | |
|-------------------|-------------------------------|
| 96-SHADOW DIAGRAM | |
| DA-96-0001 | SHADOW DIAGRAM-9AM 21st JUNE |
| DA-96-0002 | SHADOW DIAGRAM-12PM 21st JUNE |
| DA-96-0003 | SHADOW DIAGRAM-3PM 21st JUNE |

| | |
|----------------------|---------------------|
| 97-PERSPECTIVE VIEWS | |
| DA-97-0001 | PERSPECTIVE VIEW 01 |
| DA-97-0002 | PERSPECTIVE VIEW 02 |

3 HOLDSWORTH AVENUE, ST LEONARDS



| APARTMENT UNITS MIX | | |
|---------------------|-------|--------|
| UNIT TYPE | COUNT | % |
| 1B | 29 | 24.2% |
| 2B | 51 | 42.5% |
| 3B | 31 | 25.8% |
| 4B | 9 | 7.5% |
| TOTAL UNITS | 120 | 100.0% |

| | |
|-----------------|-------------------------|
| SITE AREA (sqm) | 2631m ² |
| FSR | 4.485:1 |
| Allowable GFA | 11800.035m ² |
| GFA | 11800.035m ² |

BASIX Thermal Specification - 3 Holdsworth Avenue, St Leonards NSW

| Element | Construction | Details |
|-----------------|--|---|
| Roof / Ceilings | | A combination of Light colour (solar absorptance < 0.475) & Medium colour (0.475 ≤ solar absorptance ≤ 0.7) As per plans (light for the green roof and medium for exposed concrete roof) |
| | Concrete roof slab + R3.5 bulk insulation + Plasterboard (PB) | Applicable to all exposed concrete flat roofs over Units 1401, 1402 & 1601-1605 |
| | Concrete roof slab + R2.0 bulk insulation + PB | Applicable to all other exposed non-trafficable concrete flat roofs and balcony slabs above the relevant units (except those mentioned above) |
| External walls | | A combination of Light colour (solar absorptance < 0.475) & Dark colour (solar absorptance > 0.7) as per plans |
| | AAC (e.g. Hebel) walls + R2.5 bulk insulation + PB | Throughout |
| Internal walls | | Applicable to the common walls between the common corridors and the adjacent units including Units LG03, 102, 202, 203, 301-303, 501, 508, 601, 608 & 1601 |
| | AAC (e.g. Hebel) walls + R2.0 bulk insulation + PB linings on both sides | |
| | AAC (e.g. Hebel) walls + PB linings on both sides without insulation | Applicable to – all other common walls between the common corridors and the adjacent units except those mentioned above, and all the party walls between units |
| | Concrete panel walls + PB linings on both sides without insulation | Applicable to the common walls between each unit and the adjacent common spaces, including the fire staircases and lift shafts |
| | PB stud walls + R2.5 bulk insulation | Applicable to the bathroom internal walls in Units 508 & 608 |
| | PB stud walls without insulation | Applicable to all other intra-tenancy walls within the units except the above |



0007823590 18 Nov 2024

Assessor Lance Chen

Accreditation No. DMN/16/1765

Address

3 Holdsworth Avenue,
St Leonards, NSW,
2065

www.nsw.gov.au



hstar.com.au

| | |
|-----------|--|
| Key Plan: | <p>Drawing Disclaimer:</p> <p>Do not scale from drawings.</p> <p>Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects</p> <p>Note:</p> <p>PTW takes no responsibility for external building elements.</p> <p>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.</p> |
|-----------|--|

| Rev | Amendment | By | Chk* | Date | * Registered Architect |
|-----|-----------------------|----|------|------------|------------------------------------|
| G | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 |
| F | ISSUED FOR \$4.55 | DW | MS | 2024.05.14 | |
| E | ISSUED FOR \$4.55 | 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 | |

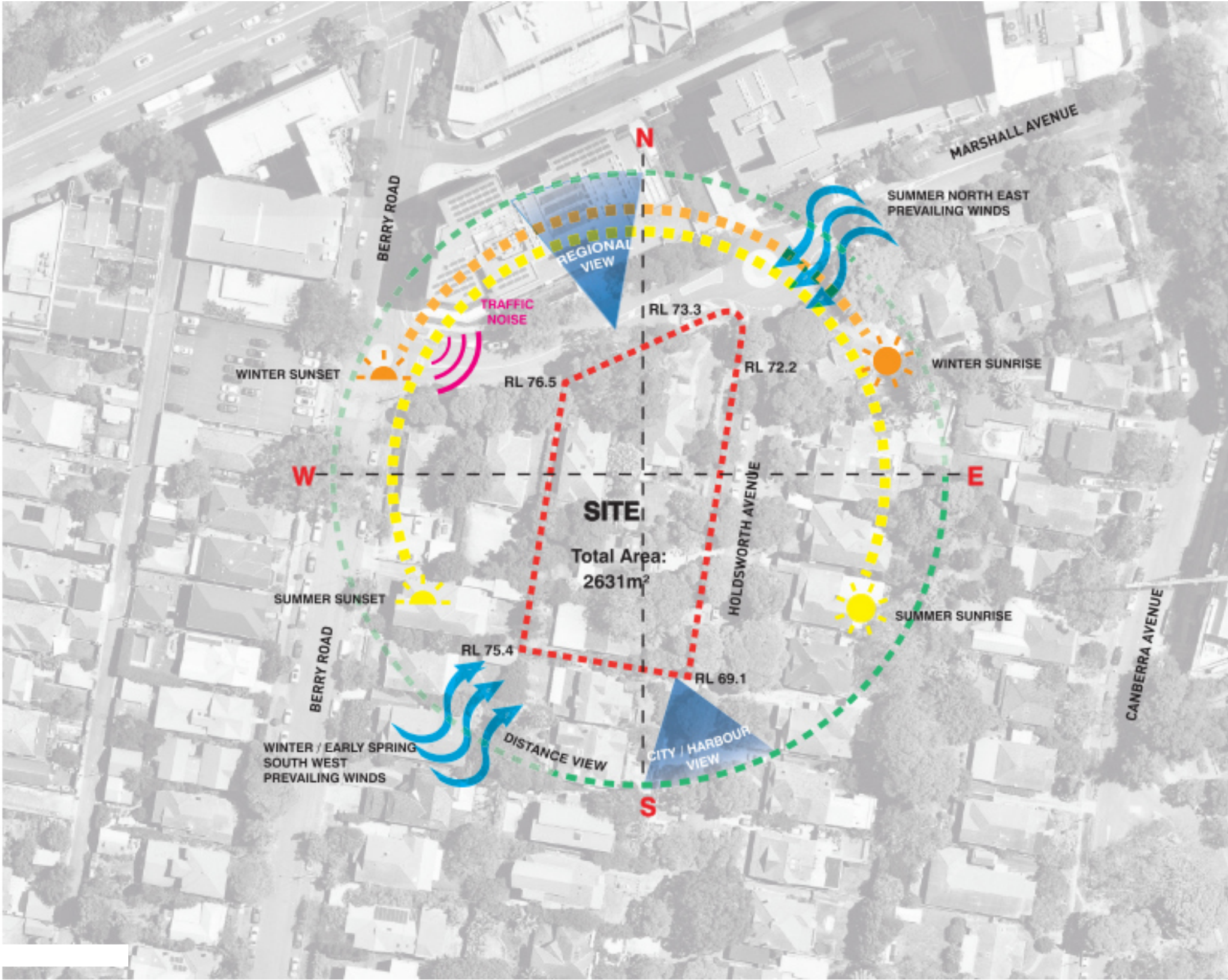
| | |
|-------------|--|
| Consultants | |
| Client | NEW GOLDEN ST LEONARDS PTY LTD |
| | Suite 11/ 30 Atchison St, St Leonards NSW 2065 |

| | |
|-----------------------------|-----------------------------|
| Architect | |
| PTW Architects | |
| Level 11, 88 Phillip Street | |
| Sydney NSW 2000 Australia | |
| T +61 2 9232 5877 | |
| ptw.com.au | |
| Peddie Thorp & Walker P/L | NSW Nominated Architects |
| ABN 23 000 454 624 | S Parsons Architect No.6098 |
| trading as PTW Architects | D Jones Architect No.4778 |

| | |
|----------------------------------|----------|
| 1 : 1 | @ A3 |
| Project | PA030370 |
| 3 Holdsworth Avenue, St Leonards | |

Status
FOR COORDINATION

| | |
|----------------|------------------------|
| Title | 00-GENERAL INFORMATION |
| | COVER |
| Drawing Number | Revision |
| DA-00-0000 | G |



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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| B | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| A | DA SUBMISSION | YY | MGS | 2021.12.09 | | |

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

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

PTW

1: 1000 @ A3 | 0 | 10 | 20m

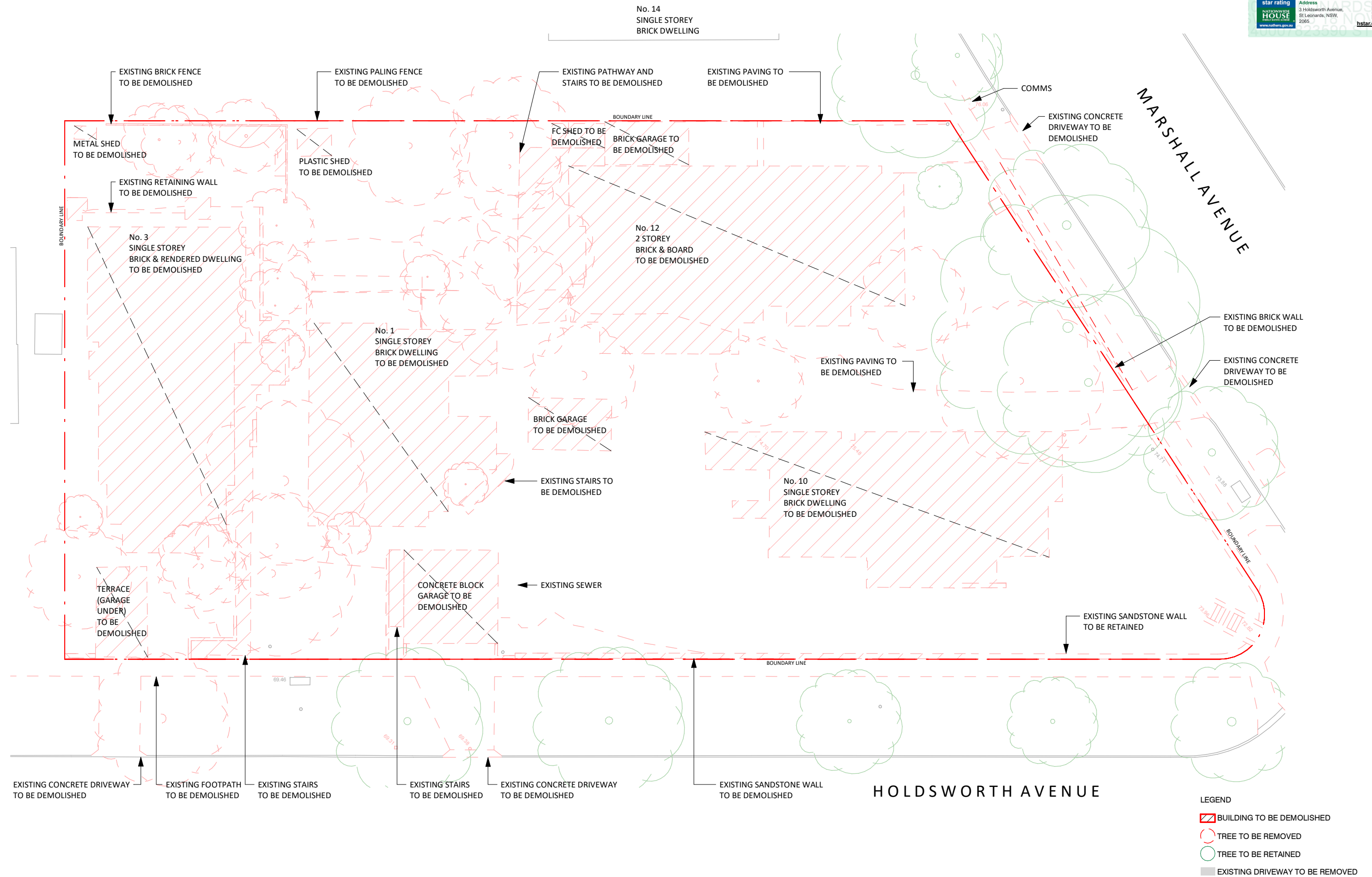
Project PA030370
3 Holdsworth Avenue, St Leonards

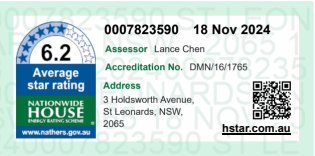
Status
FOR COORDINATION

Title
00-GENERAL INFORMATION
SITE ANALYSIS PLAN

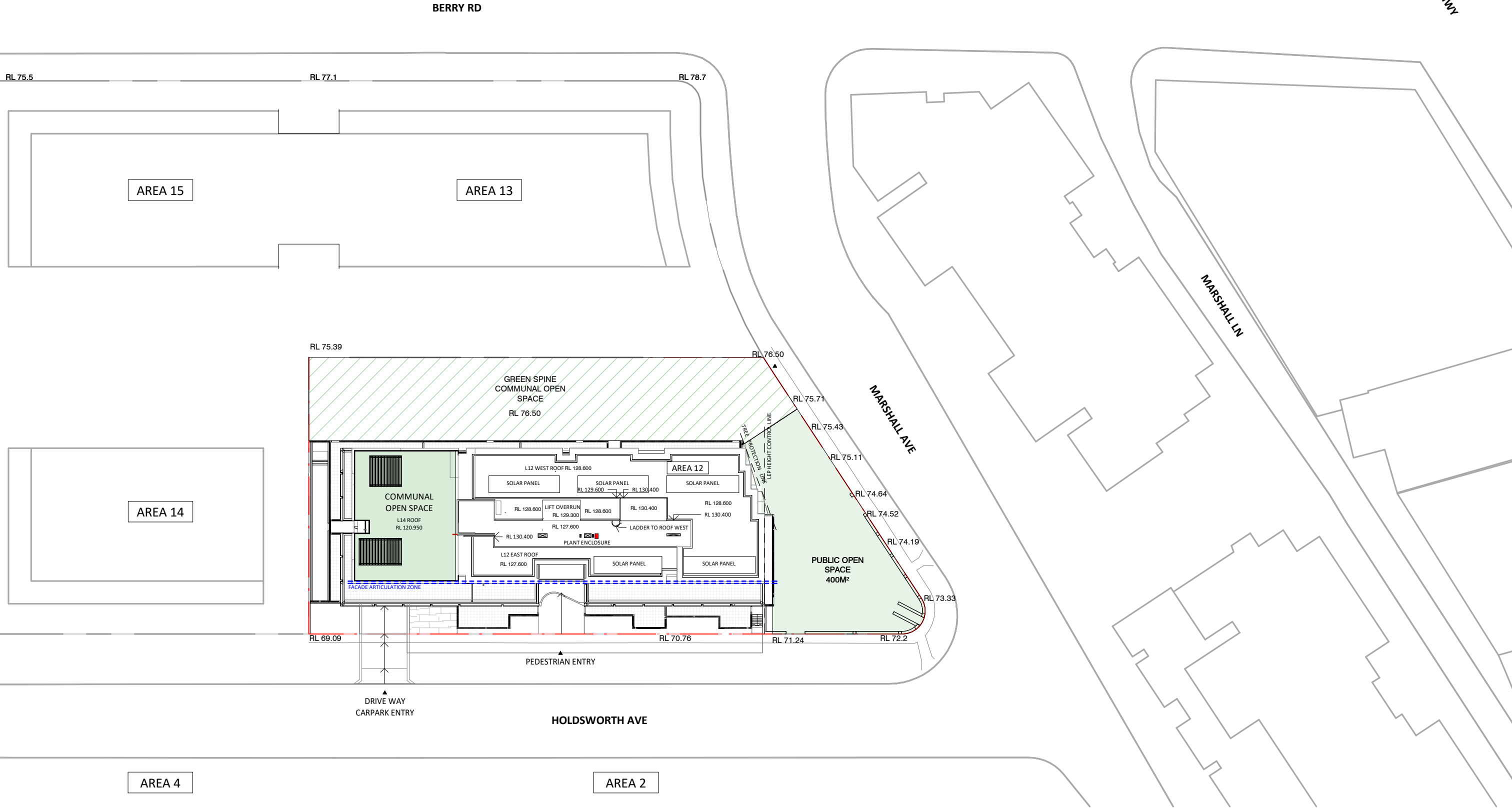
Drawing Number
DA-00-0001

Revision
B





PACIFIC HWY



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.

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

Client
NEW GOLDEN ST LEONARDS PTY LTD
Suite 11/ 30 Atchison St, St Leonards NSW 2065

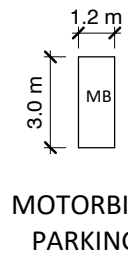
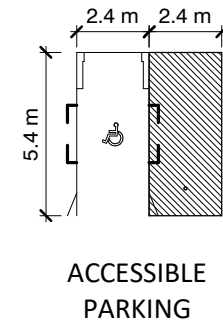
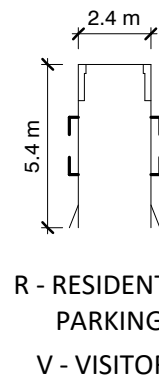
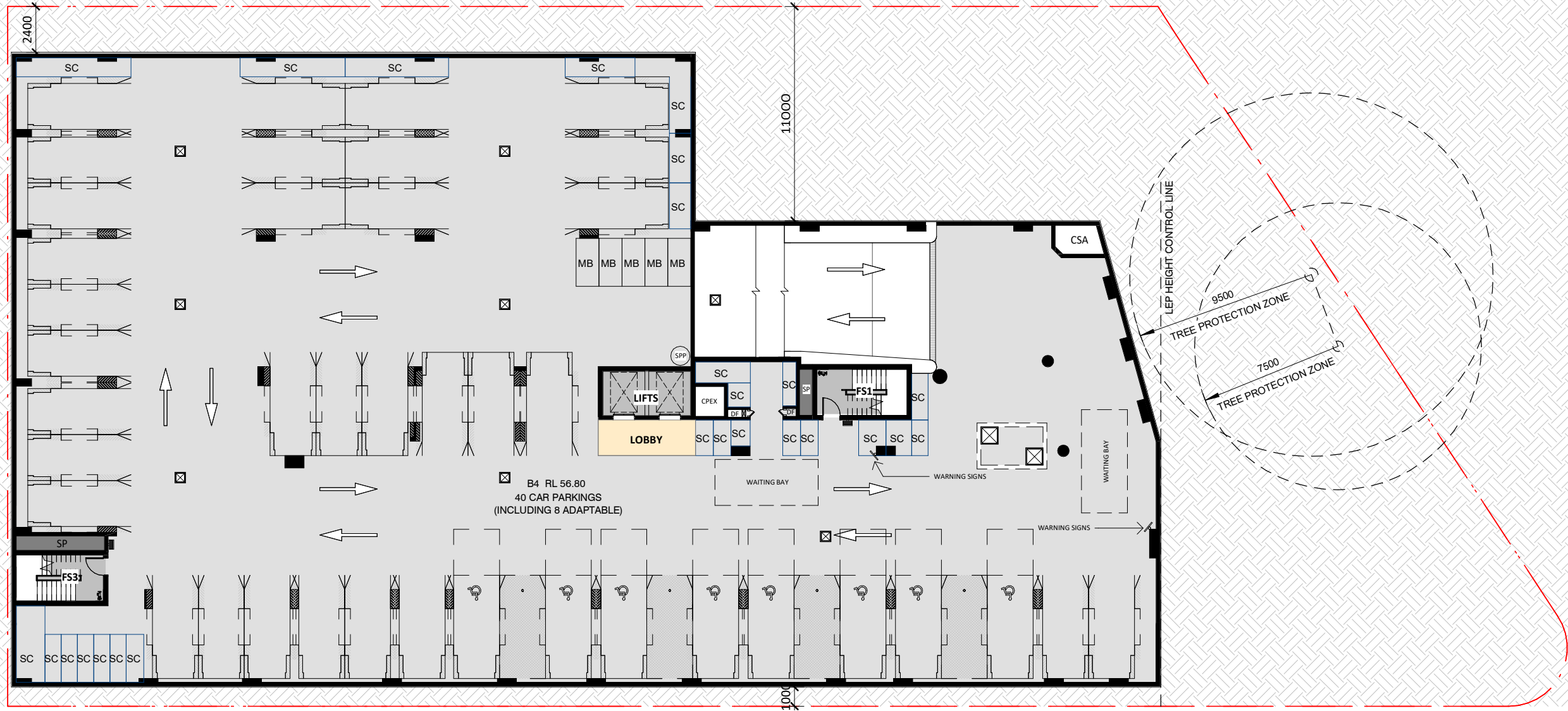
Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au
Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

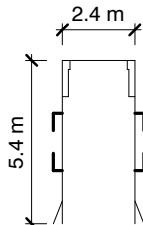
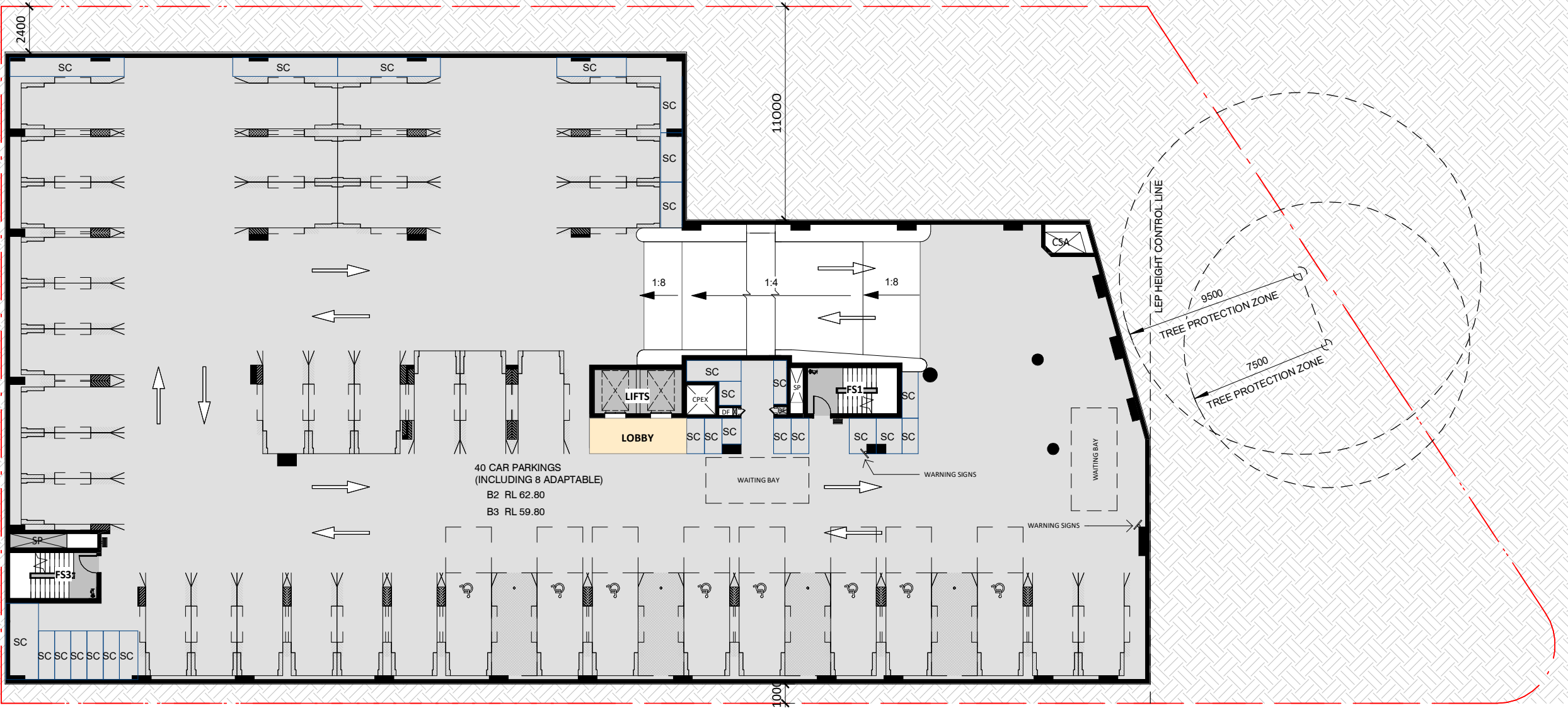
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778



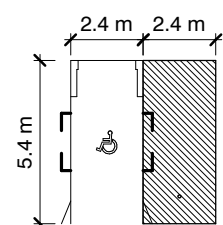
1:500 @ A3 0 5 10m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status
FOR COORDINATION

Title
00-GENERAL INFORMATION
SITE PLAN
Drawing Number
DA-00-0003
Revision
E

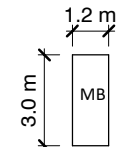




R - RESIDENTIAL
PARKING
V - VISITOR



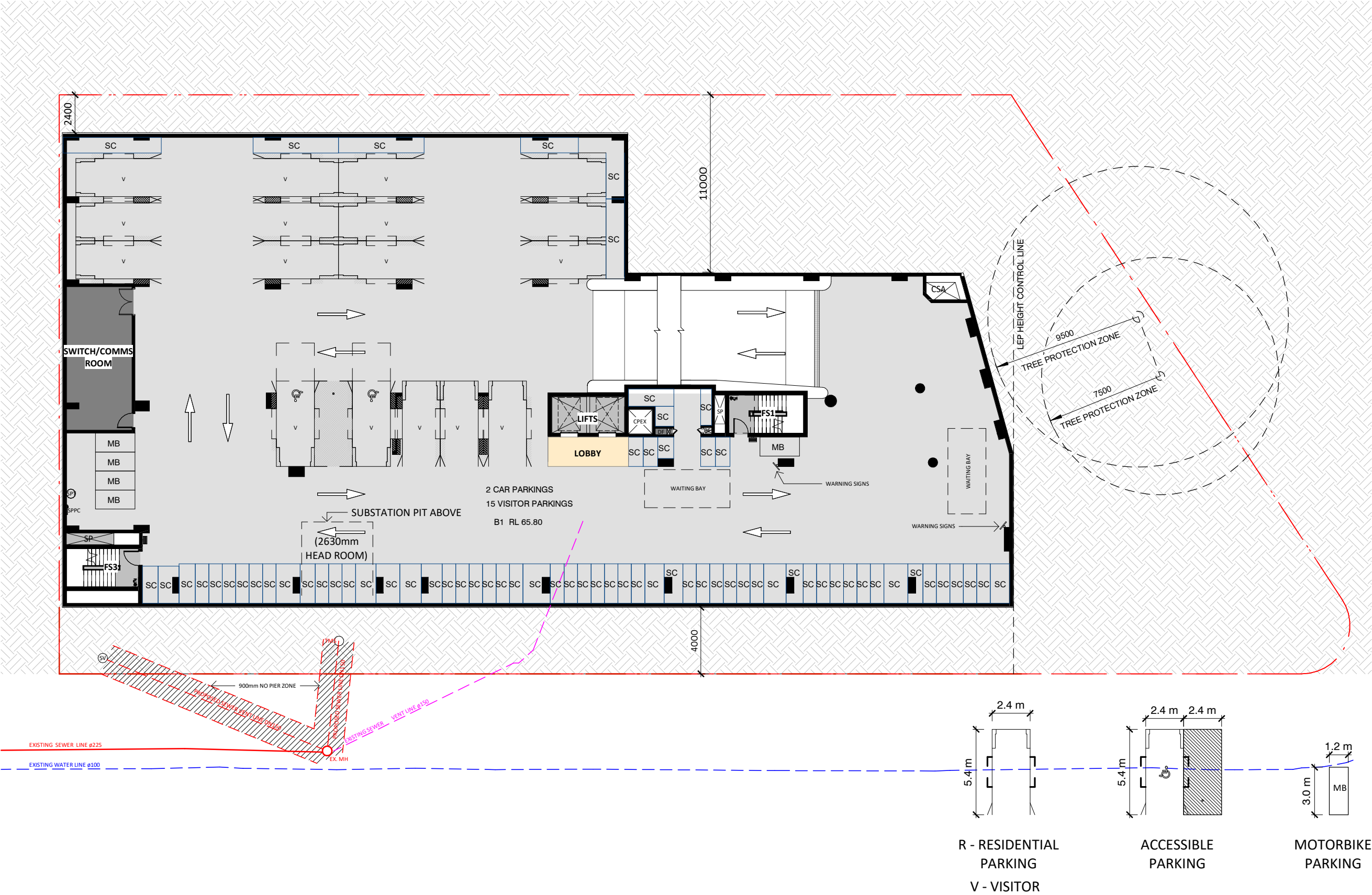
ACCESSIBLE
PARKING



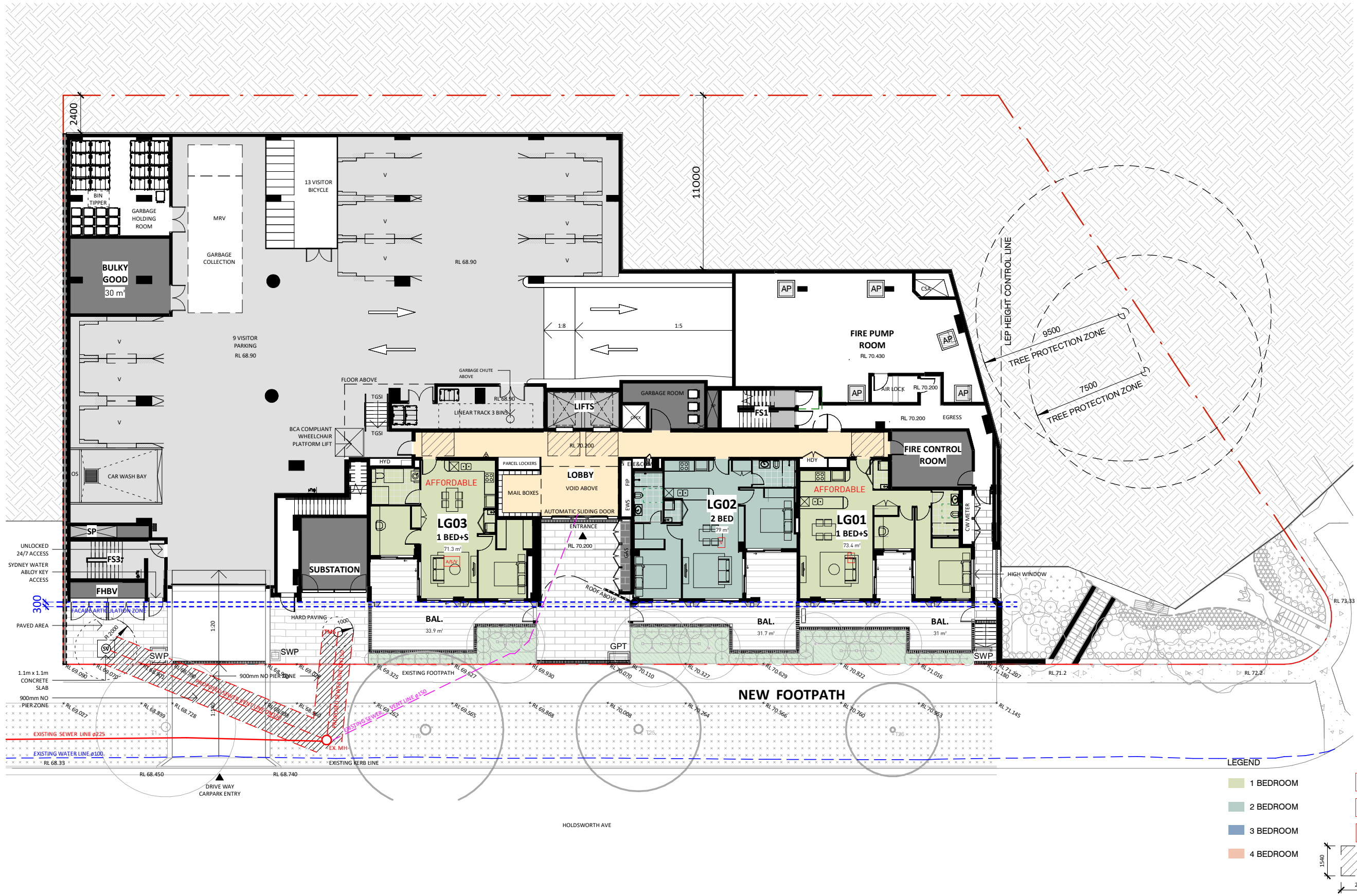
MOTORBIKE
PARKING



STORAGE
CAGE



| | | | | | | | | | | | | | | | | | |
|-----------|---|-----|--------------------------|----|------|------------|------------------------|------------------|---------------|--|-----------------------------|---------|----------|---|----|-------|------------------------------|
| 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 | Architect | 1: 250 | @ A3 | 0 | 2 | 5m | Title | |
| | | K | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS | Megumi Sakaguchi | NSW Arch 9391 | NEW GOLDEN ST LEONARDS PTY LTD | PTW Architects | | | | | | 10-GENERAL ARRANGEMENT PLANS |
| | | J | SYDNEY WATER APPLICATION | DW | MS | 2024.10.22 | | | | Suite 11/ 30 Atchison St, St Leonards NSW 2065 | Level 11, 88 Phillip Street | Project | PA030370 | | | | LEVEL B1 PLAN |
| | | I | SYDNEY WATER APPLICATION | DW | MS | 2024.07.16 | | | | | Sydney NSW 2000 Australia | | | | | | |
| | | H | ISSUED FOR S4.55 | DW | MS | 2024.05.14 | | | | | T +61 2 9232 5877 | | | | | | |
| | | G | ISSUED FOR S4.55 | DW | MS | 2023.09.22 | | | | | ptw.com.au | | | | | | |
| | | F | ISSUED FOR S4.55 | DW | DF | 2023.06.19 | | | | | Peddie Thorp & Walker P/L | | | | | | |
| | | E | ISSUED FOR S4.55 | DW | MGS | 2023.02.10 | | | | | ABN 23 000 454 624 | | | | | | |
| | | D | SYDNEY WATER APPLICATION | ZS | MGS | 2022.09.07 | | | | | trading as PTW Architects | | | | | | |
| | | | | | | | | | | | D Jones Architect No.4778 | | | | | | |
| | | | | | | | | | | NSW Nominated Architects | | | | | | | |
| | | | | | | | | | | S Parsons Architect No.6098 | | | | | | | |
| | | | | | | | | | | FOR COORDINATION | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |



1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

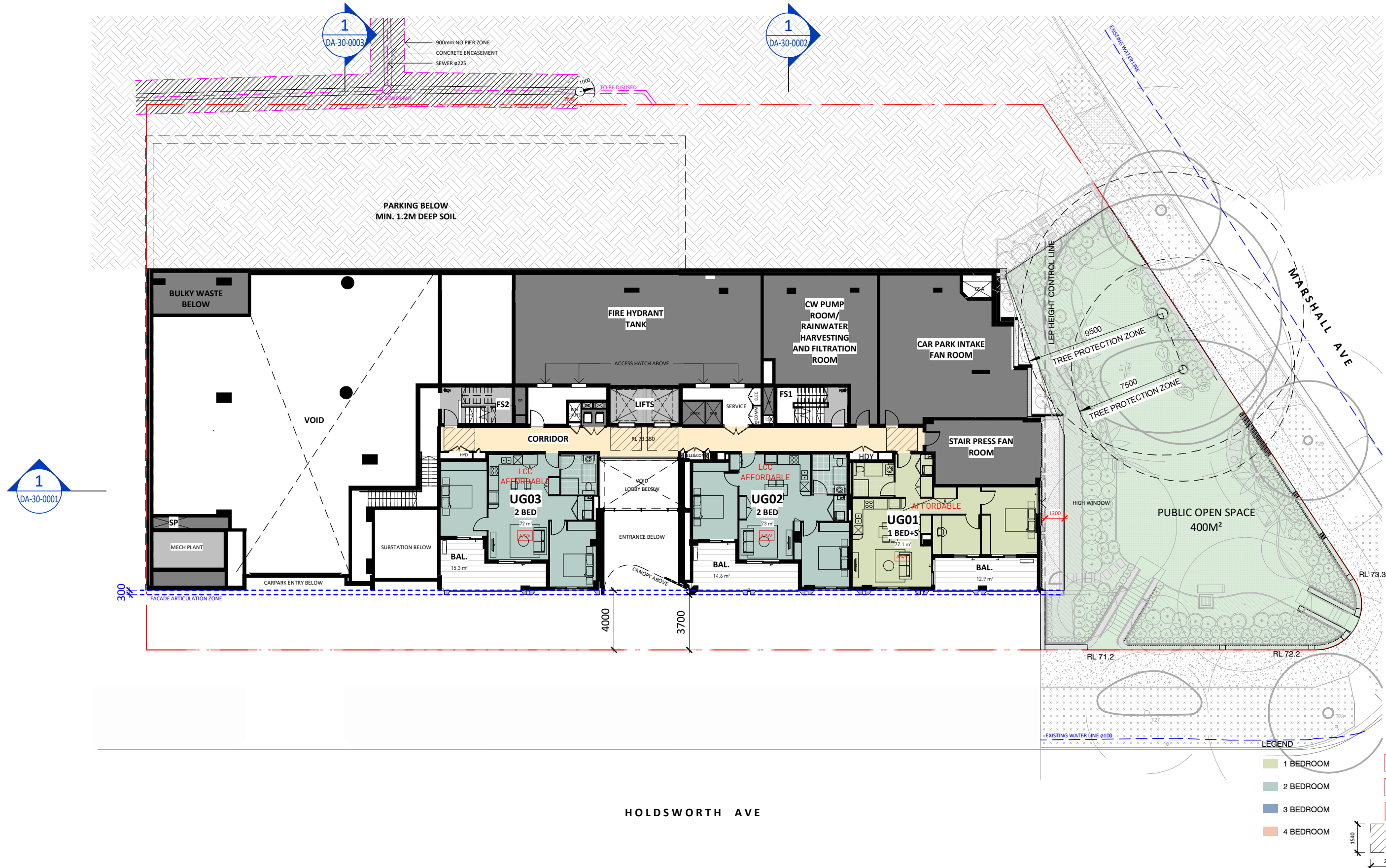
V

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> | <table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th><th>* Registered Architect</th><th>Consultants</th></tr><tr><td>I</td><td>ISSUED FOR REVISED DA</td><td>DW</td><td>MS</td><td>2024.10.30</td><td>MGS Megumi Sakaguchi NSW Arch 9391</td><td></td></tr><tr><td>H</td><td>SYDNEY WATER APPLICATION</td><td>DW</td><td>MS</td><td>2024.07.16</td><td></td><td></td></tr><tr><td>G</td><td>ISSUED FOR S4.55</td><td>DW</td><td>MS</td><td>2024.05.14</td><td></td><td></td></tr><tr><td>F</td><td>ISSUED FOR S4.55</td><td>DW</td><td>DF</td><td>2023.06.19</td><td></td><td></td></tr><tr><td>E</td><td>ISSUED FOR S4.55</td><td>DW</td><td>MGS</td><td>2023.02.10</td><td></td><td></td></tr><tr><td>D</td><td>REVISED DA SUBMISSION</td><td>CN</td><td>MGS</td><td>2022.06.08</td><td></td><td></td></tr><tr><td>C</td><td>DA SUBMISSION</td><td>YY</td><td>MGS</td><td>2021.12.09</td><td></td><td></td></tr><tr><td>B</td><td>ISSUE FOR DEP</td><td>YY</td><td>MGS</td><td>2021.06.09</td><td></td><td></td></tr></table> | 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 | | | 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 Peddle 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 | As indicated @ A3 0 2 5m Project PA030370 3 Holdsworth Avenue, St Leonards Status FOR COORDINATION | Title 10-GENERAL ARRANGEMENT PLANS UPPER GROUND PLAN Drawing Number DA-10-0003 | Revision I |
|-----------|---|--|-----|------------|------------------------------------|------------------------|-------------|------------------------|-------------|---|-----------------------|----|----|------------|------------------------------------|--|---|--------------------------|----|----|------------|--|--|---|------------------|----|----|------------|--|--|---|------------------|----|----|------------|--|--|---|------------------|----|-----|------------|--|--|---|-----------------------|----|-----|------------|--|--|---|---------------|----|-----|------------|--|--|---|---------------|----|-----|------------|--|--|--|--|--|--|--|---------------|
| | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

6.2

Average star rating

NATIONWIDE HOUSE

www.coffin's.gov.au

0007823590

18 Nov 2024

Assessor Lance Chen

Accreditation No. DMN/16/1765

Address

3 Holdsworth Avenue,
St Leonards, NSW,
2055

hstar.com.au

AFFORDABLE UNIT
SCHEDULE L01

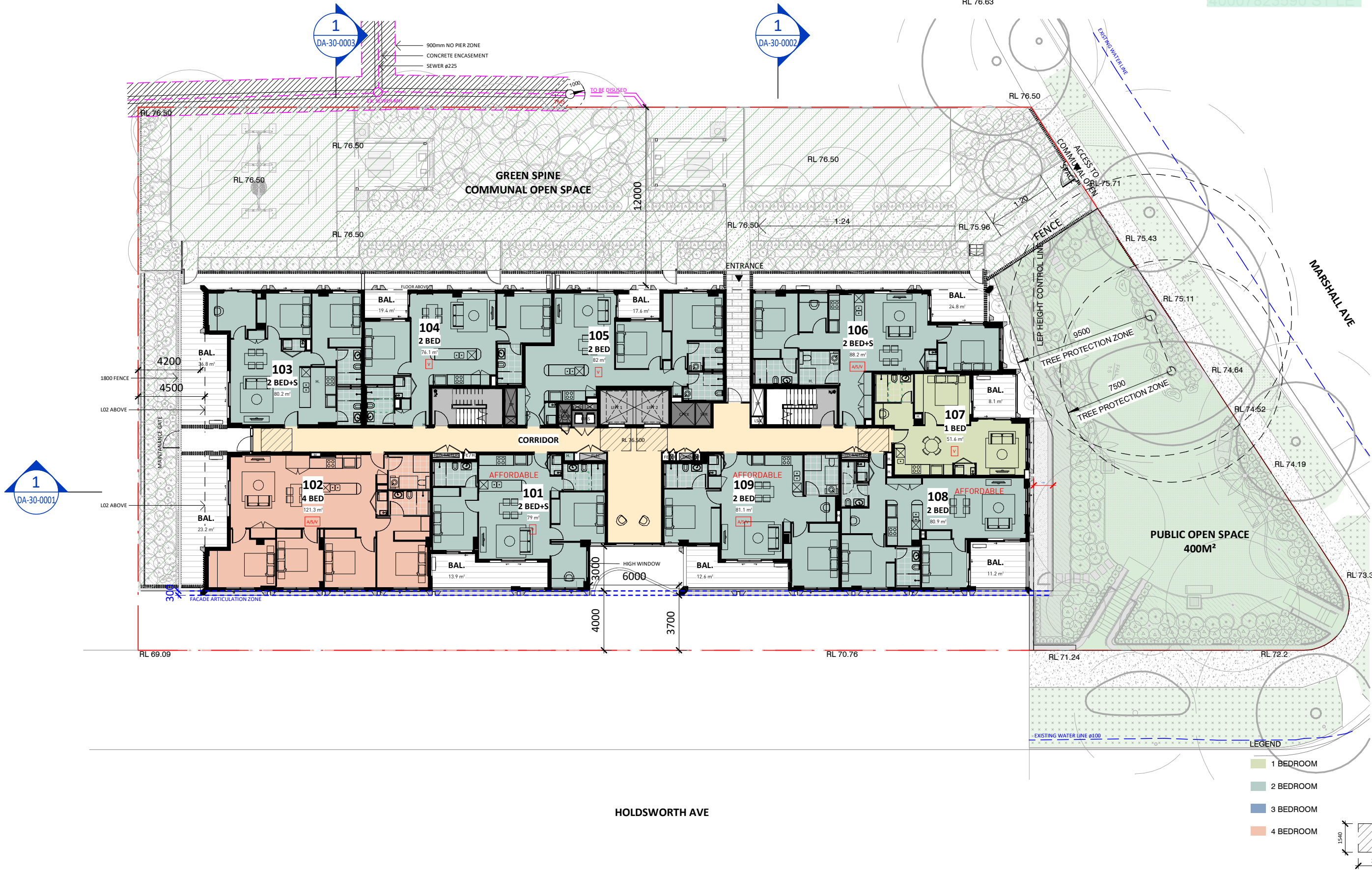
UNIT NUMBER

101

108

109

L01: 3



Key Plan:

N

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|--------------------------|----|------|------------|------------------------------------|-------------|
| H | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | 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 | 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 | | |

Client
NEW GOLDEN ST LEONARDS PTY LTD
Suite 11/ 30 Atchison St, St Leonards NSW 2065

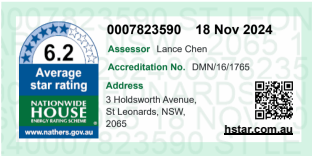
Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au
Peddie Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

As indicated @ A3 | 0 | 2 | 5m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL 01 PLAN
Drawing Number
DA-10-0004
Revision
H

A3

5/11/2024 2:52:24 PM



AFFORDABLE UNIT
SCHEDULE L02-03

UNIT NUMBER

| |
|-----|
| 202 |
| 206 |
| 207 |
| 208 |
| 210 |
| 211 |

L02: 6

| |
|-----|
| 302 |
| 305 |
| 306 |
| 307 |
| 308 |
| 311 |

L03: 6



LEGEND

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

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



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.

| 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 | | |

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

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

As indicated @ A3 | 0 | 2 | 5m
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
LEVEL 02-03 PLAN

Drawing Number
DA-10-0005

Revision
I



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

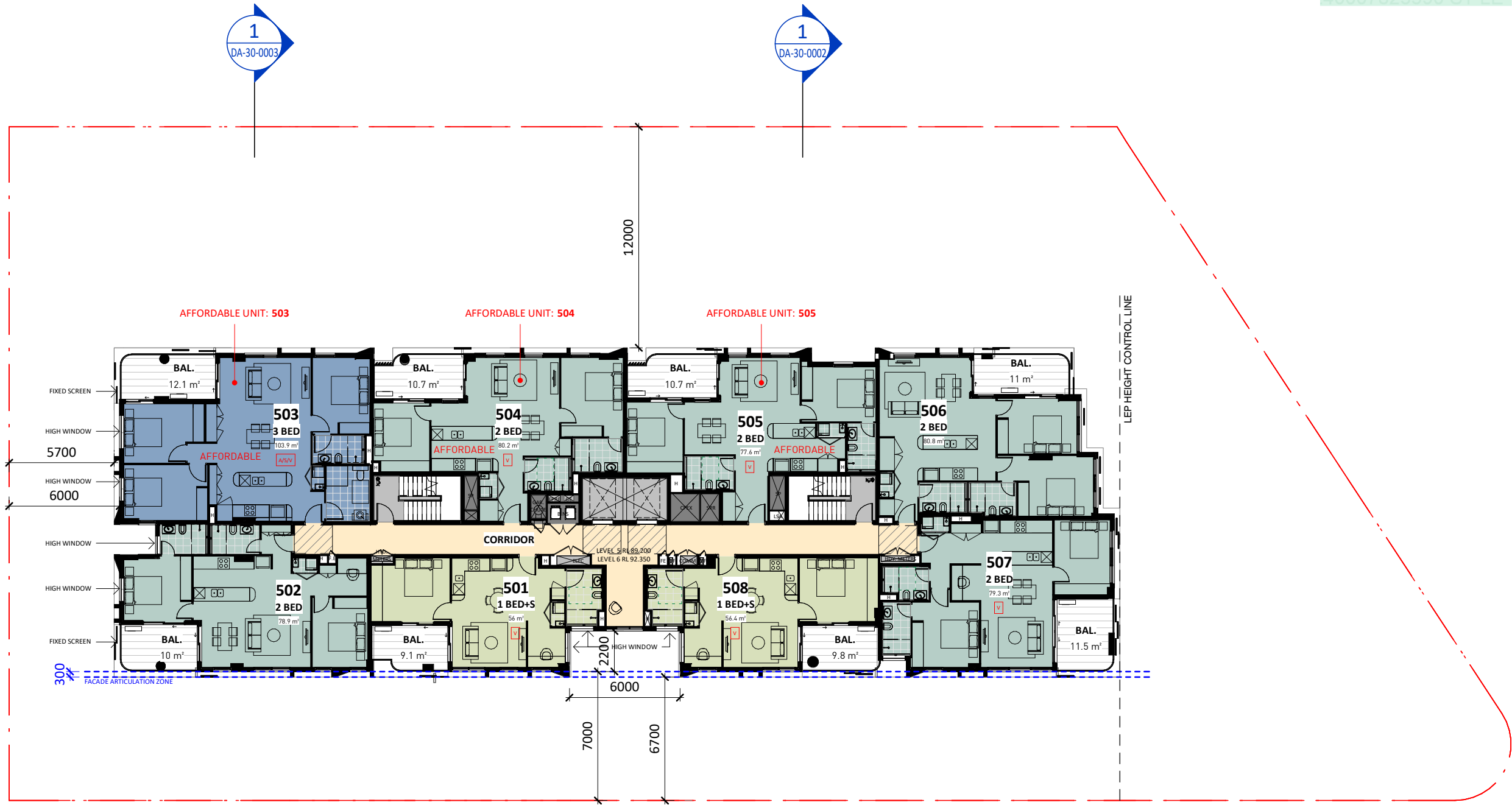
ACCESSIBLE TURNING SPACE



AFFORDABLE UNIT
SCHEDULE L05-06
UNIT NUMBER

| |
|-----|
| 503 |
| 504 |
| 505 |

L05: 3



LEGEND

| | | |
|-----------|---|----------------------|
| 1 BEDROOM | A | ADAPTABLE UNITS |
| 2 BEDROOM | S | SILVER LIVABLE UNITS |
| 3 BEDROOM | V | VISITABLE UNITS |
| 4 BEDROOM | | |

ACCESSIBLE TURNING SPACE

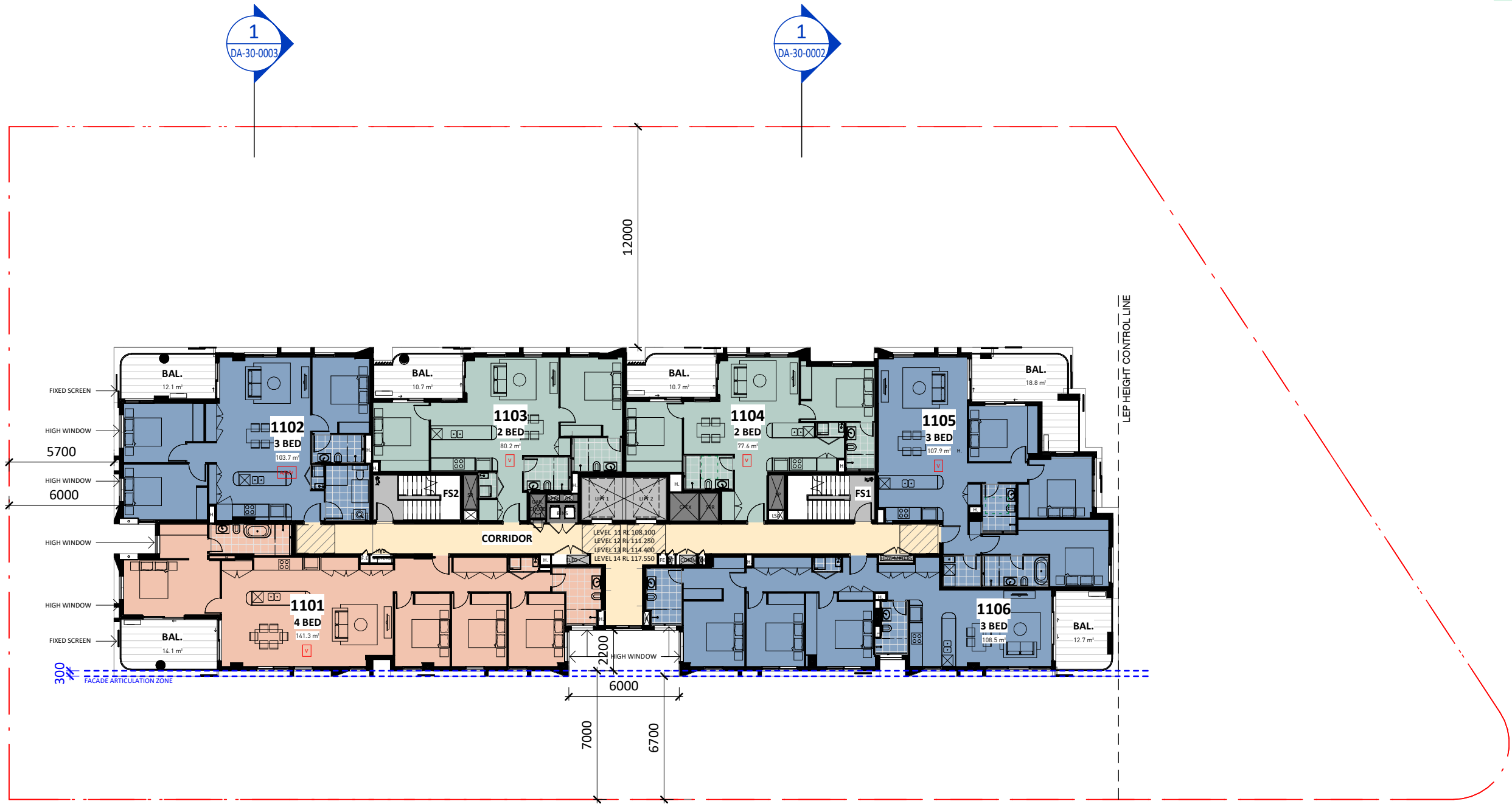


LEGEND

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

ADAPTABLE UNITS
SILVER LIVABLE UNITS
VISITABLE UNITS

ACCESSIBLE TURNING SPACE



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

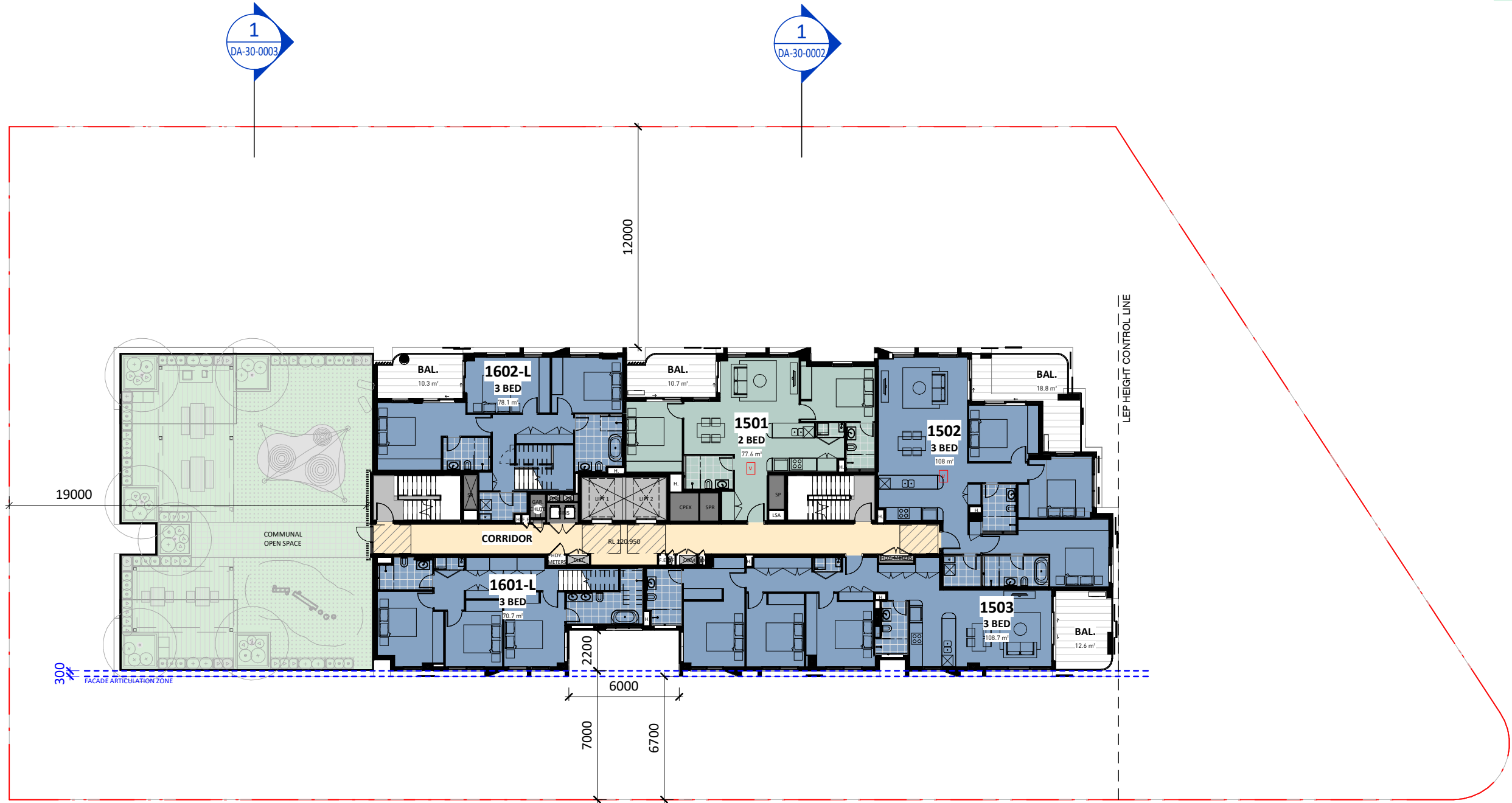
ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

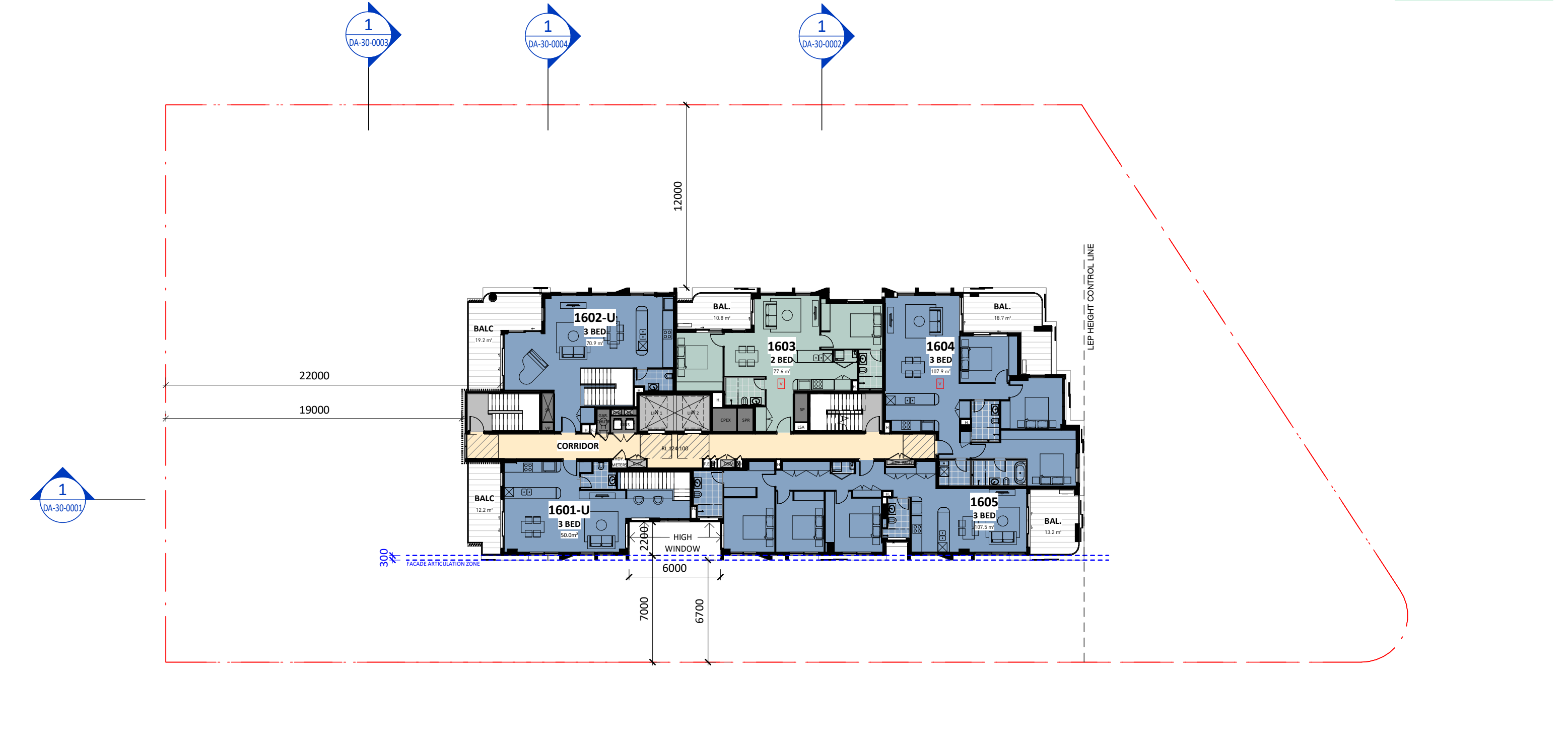
V

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

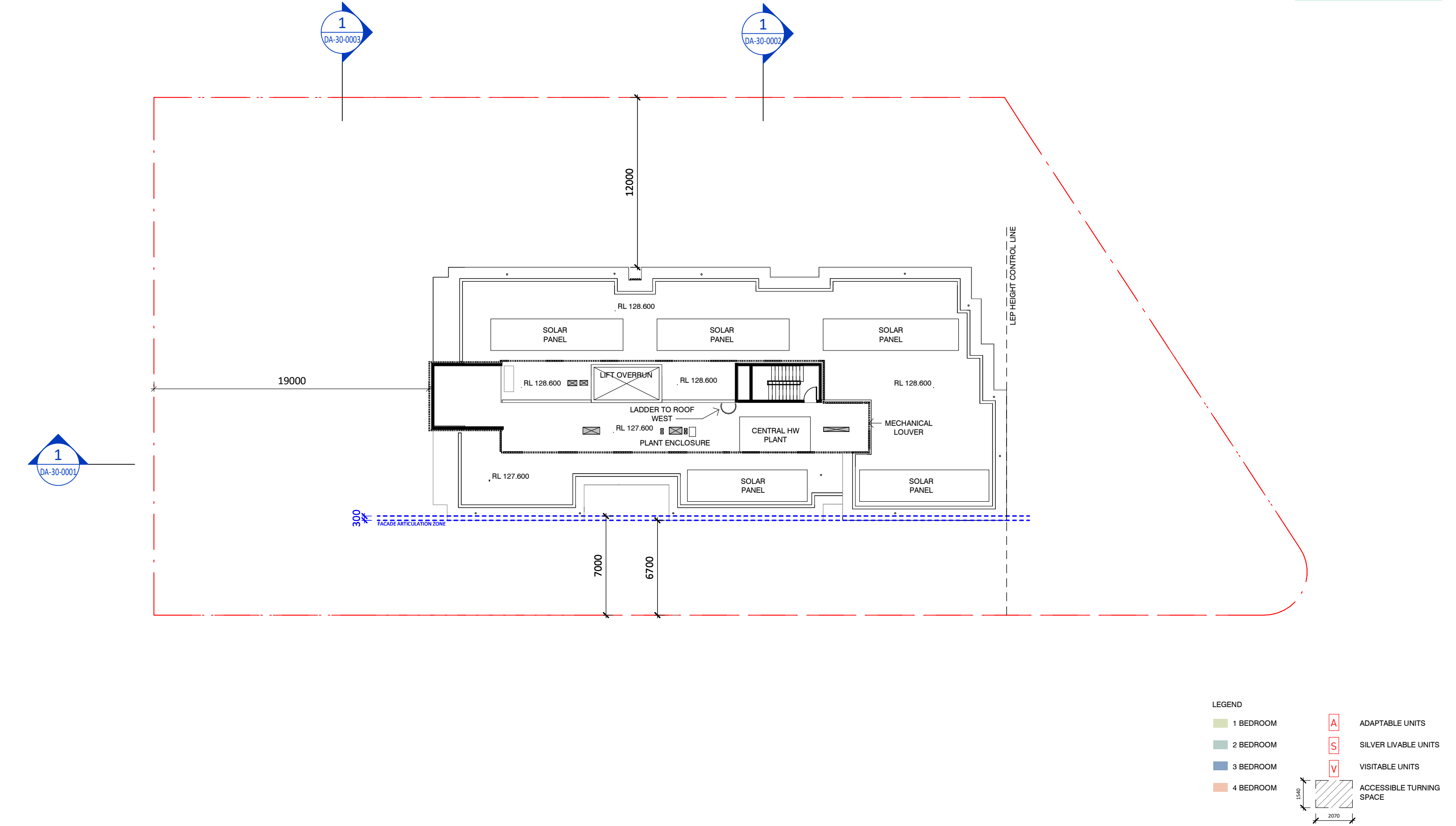
ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE

| | |
|-----------|---|
| Key Plan: | <div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div></div> |
|-----------|---|



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

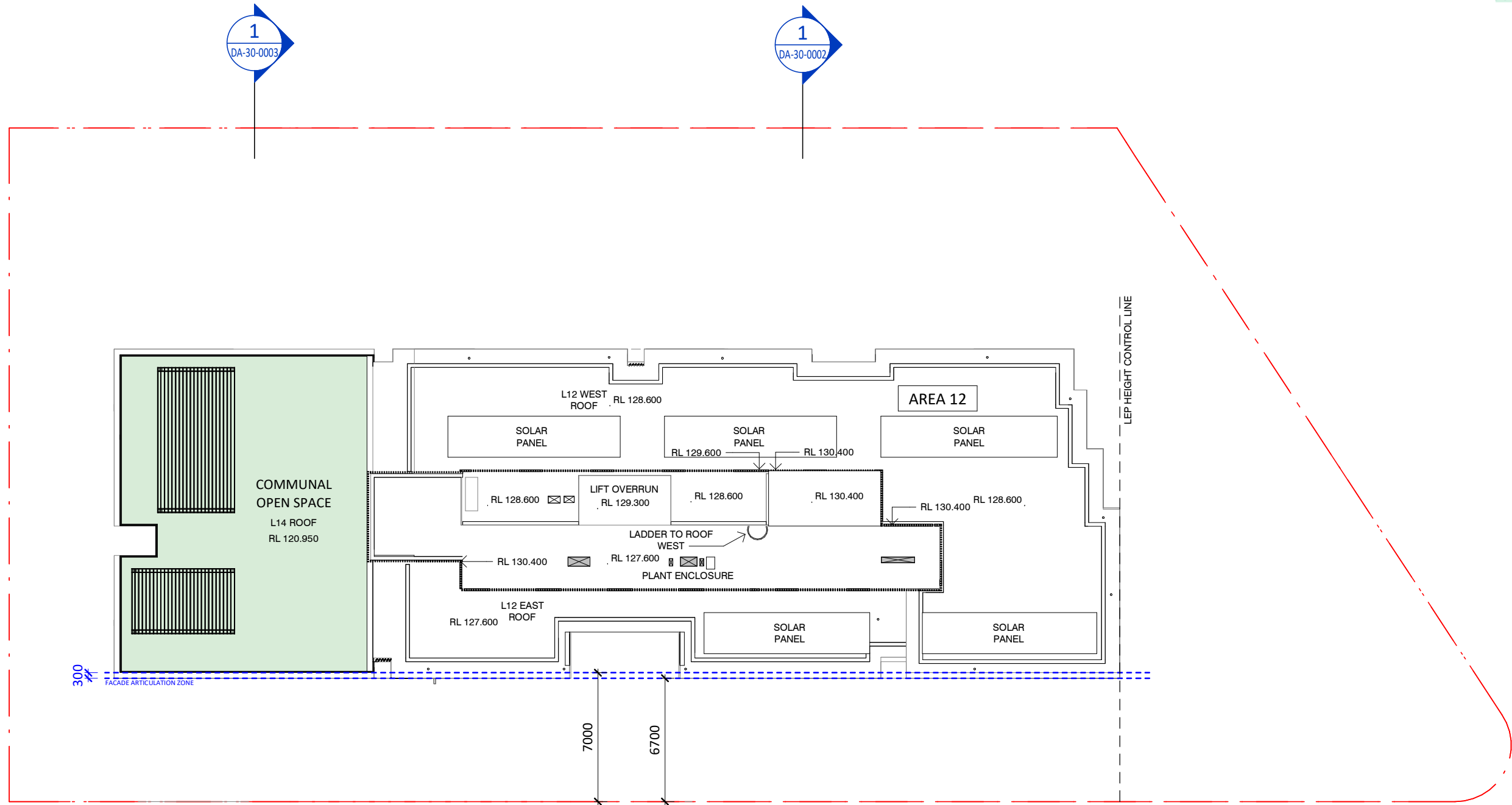
ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE



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.

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

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

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

PTW

1:250 @ A3 0 1 2m
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number
DA-10-0016

Revision
A

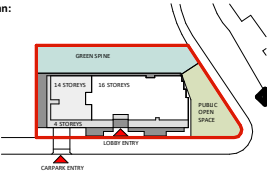


ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

| |
|--|
| 01 - BRICK |
| 02 - COLORBOND CLADDING (DARK BLUE) |
| 03 - BALUSTRADE (CLEAR GLASS) |
| 04 - BALUSTRADE (DARK GREY) |
| 05 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE) |
| 06 - LW CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY) |
| 07 - ALUMINIUM FENCE (DARK GREY) |
| 08 - ALUMINIUM LOUVRE (DARK GREY) |
| 09 - ALUMINIUM WINDOW FRAME (DARK GREY) |
| 10 - SANDSTONE CLADDING |
| 11 - PERFORATED MESH SCREEN (CHAMPAGNE OR SIMILAR) |
| 12 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN) |
| 13 - ALUMINIUM MECHANICAL LOUVE (DARK GREY) |
| 14 - ALUMINIUM SLOTS (TIMBER LOOK) |
| 15 - ALUMINIUM SLOTS (DARK GREY) |
| 16 - BALUSTRADE (FROSTED) |

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.

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

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

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

As indicated @ A3 | 0 | 2 | 5m

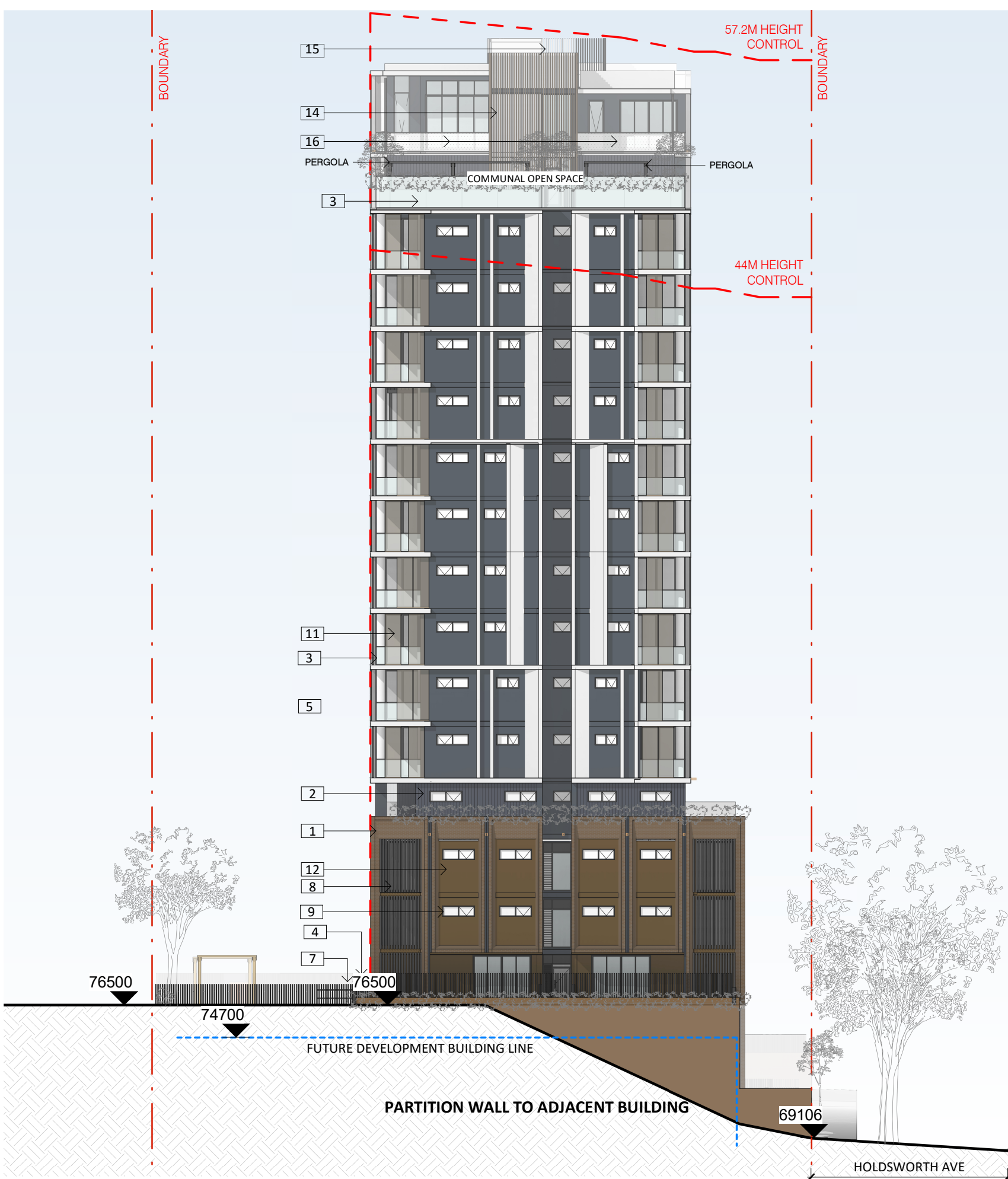
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
20-ELEVATIONS
NORTH ELEVATION

Drawing Number
DA-20-0001

Revision
F



ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

| |
|--|
| 01 - BRICK |
| 02 - COLORBOND CLADDING (DARK BLUE) |
| 03 - BALUSTRADE (CLEAR GLASS) |
| 04 - BALUSTRADE (DARK GREY) |
| 05 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE) |
| 06 - LW CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY) |
| 07 - ALUMINIUM FENCE (DARK GREY) |
| 08 - ALUMINIUM LOUVRE (DARK GREY) |
| 09 - ALUMINIUM WINDOW FRAME (DARK GREY) |
| 10 - SANDSTONE CLADDING |
| 11 - PERFORATED MESH SCREEN (CHAMPAGNE OR SIMILAR) |
| 12 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN) |
| 13 - ALUMINIUM MECHANICAL LOUVE (DARK GREY) |
| 14 - ALUMINIUM SLOTS (TIMBER LOOK) |
| 15 - ALUMINIUM SLOTS (DARK GREY) |
| 16 - BALUSTRADE (FROSTED) |

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect |
|-----|-----------------------|----|------|------------|------------------------------------|
| 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 | |

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

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

As indicated @ A3 | 0 | 2 | 5m

Project PA030370

3 Holdsworth Avenue, St Leonards

Status FOR COORDINATION

PTW

Title

20-ELEVATIONS

SOUTH ELEVATION

Drawing Number

DA-20-0002

Revision

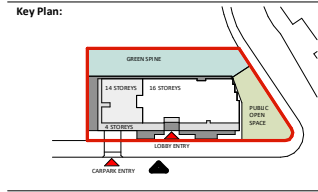
G



ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

| |
|--|
| 01 - BRICK |
| 02 - COLORBOND CLADDING (DARK BLUE) |
| 03 - BALUSTRADE (CLEAR GLASS) |
| 04 - BALUSTRADE (DARK GREY) |
| 05 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE) |
| 06 - LW CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY) |
| 07 - ALUMINIUM FENCE (DARK GREY) |
| 08 - ALUMINIUM LOUVRE (DARK GREY) |
| 09 - ALUMINIUM WINDOW FRAME (DARK GREY) |
| 10 - SANDSTONE CLADDING |
| 11 - PERFORATED MESH SCREEN (CHAMPAGNE OR SIMILAR) |
| 12 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN) |
| 13 - ALUMINIUM MECHANICAL LOUVE (DARK GREY) |
| 14 - ALUMINIUM SLOTS (TIMBER LOOK) |
| 15 - ALUMINIUM SLOTS (DARK GREY) |
| 16 - BALUSTRADE (FROSTED) |



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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect |
|-----|-----------------------|----|------|------------|------------------------------------|
| H | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 |
| G | ISSUED FOR S4.55 | DW | MS | 2024.05.14 | |
| F | ISSUED FOR S4.55 | DW | MS | 2023.09.22 | |
| 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 | |

Client
NEW GOLDEN ST LEONARDS PTY LTD
Suite 11/ 30 Archison 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
Peddle 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

As indicated @ A3 | 0 | 2 | 5m
Title
20-ELEVATIONS
EAST ELEVATION
Project PA030370
3 Holdsworth Avenue, St Leonards
Drawing Number
DA-20-0003
Status
FOR COORDINATION

| Drawing Number | Revision |
|----------------|----------|
| DA-20-0003 | H |

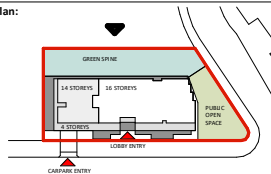
57.2M HEIGHT CONTROL

ALL HIGH WINDOW
+1800 FROM FFL

EXTERNAL FINISHES

| |
|--|
| 01 - BRICK |
| 02 - COLORBOND CLADDING (DARK BLUE) |
| 03 - BALUSTRADE (CLEAR GLASS) |
| 04 - BALUSTRADE (DARK GREY) |
| 05 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE) |
| 06 - LW CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY) |
| 07 - ALUMINIUM FENCE (DARK GREY) |
| 08 - ALUMINIUM LOUVRE (DARK GREY) |
| 09 - ALUMINIUM WINDOW FRAME (DARK GREY) |
| 10 - SANDSTONE CLADDING |
| 11 - PERFORATED MESH SCREEN (CHAMPAGNE OR SIMILAR) |
| 12 - LW CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN) |
| 13 - ALUMINIUM MECHANICAL LOUVRE (DARK GREY) |
| 14 - ALUMINIUM SLOTS (TIMBER LOOK) |
| 15 - ALUMINIUM SLOTS (DARK GREY) |
| 16 - BALUSTRADE (FROSTED) |

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.

| 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 | | |

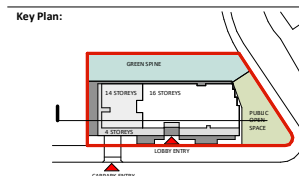
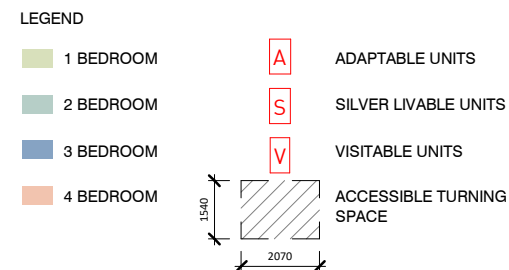
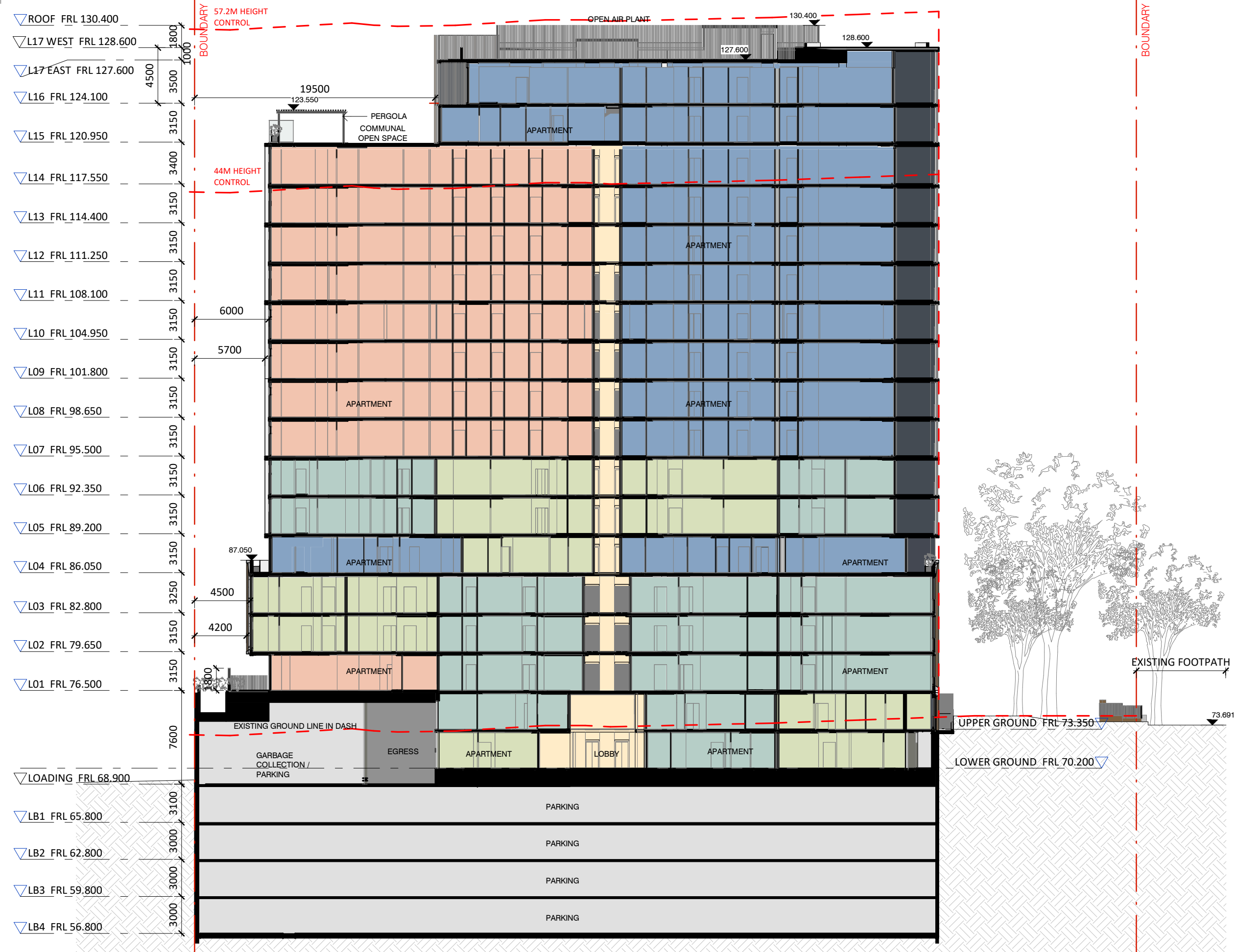
Client
NEW GOLDEN ST LEONARDS PTY LTD
Suite 11/ 30 Atchison St, St Leonards NSW 2065

Architect
PTW Architects
Level 11, 88 Phillip Street
Sydney NSW 2000 Australia
T +61 2 9232 5877
ptw.com.au
Peddle 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

PTW

As indicated @ A3 | 0 | 2 | 5m
Title
20-ELEVATIONS
WEST ELEVATION
Project PA030370
3 Holdsworth Avenue, St Leonards
Drawing Number
DA-20-0004
Revision
G
Status
FOR COORDINATION



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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect |
|-----|-----------------------|----|------|------------|------------------------------------|
| G | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 |
| H | ISSUED FOR \$4.55 | DW | MS | 2024.05.14 | |
| F | ISSUED FOR \$4.55 | DW | MS | 2023.09.22 | |
| E | ISSUED FOR \$4.55 | 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 | |

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

Peddle 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

1:250 @ A3 | 0 | 2 | 5m

Project PA030370

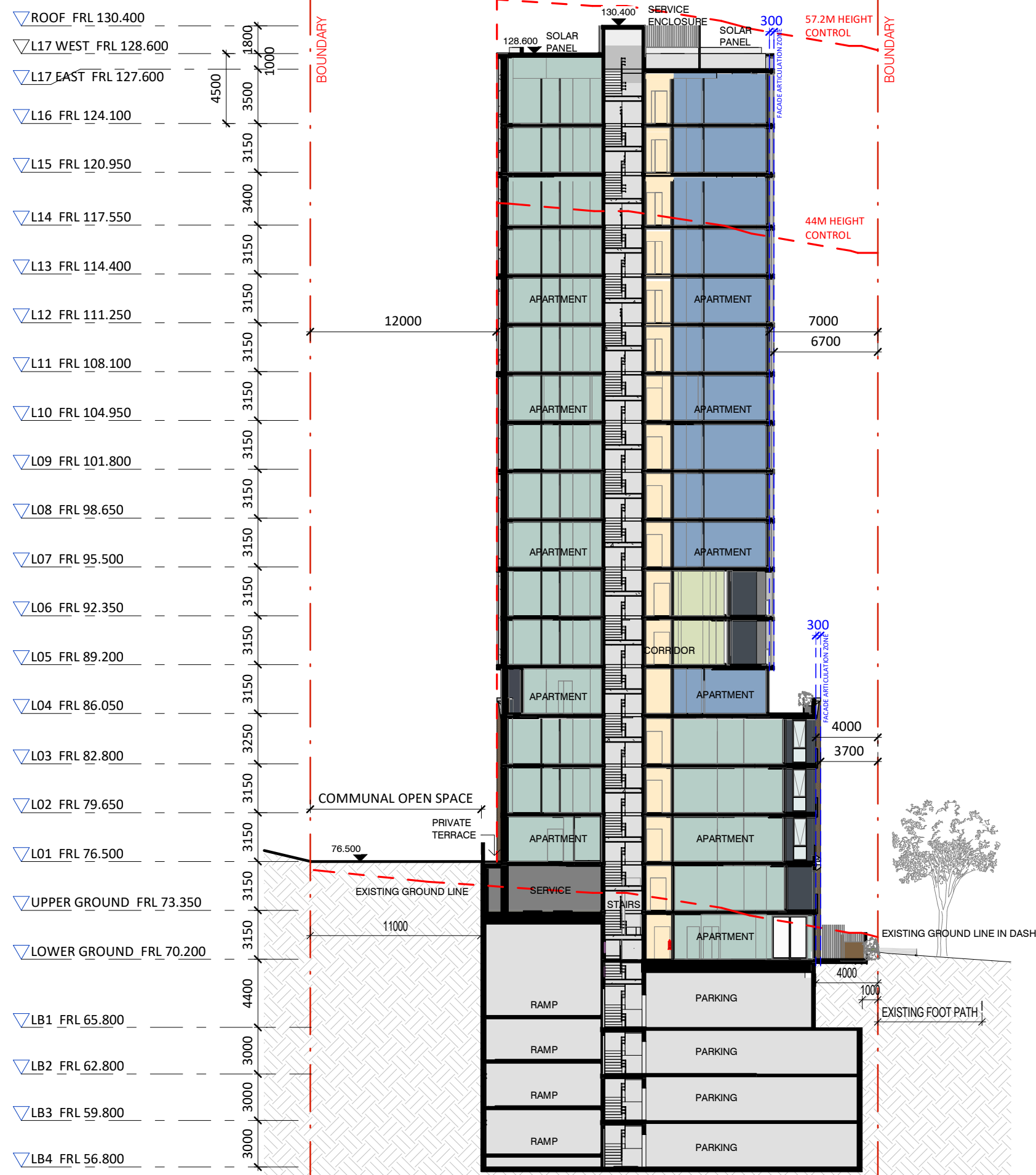
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
30-SECTIONS
SECTION 1

Drawing Number
DA-30-0001

Revisio
H



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

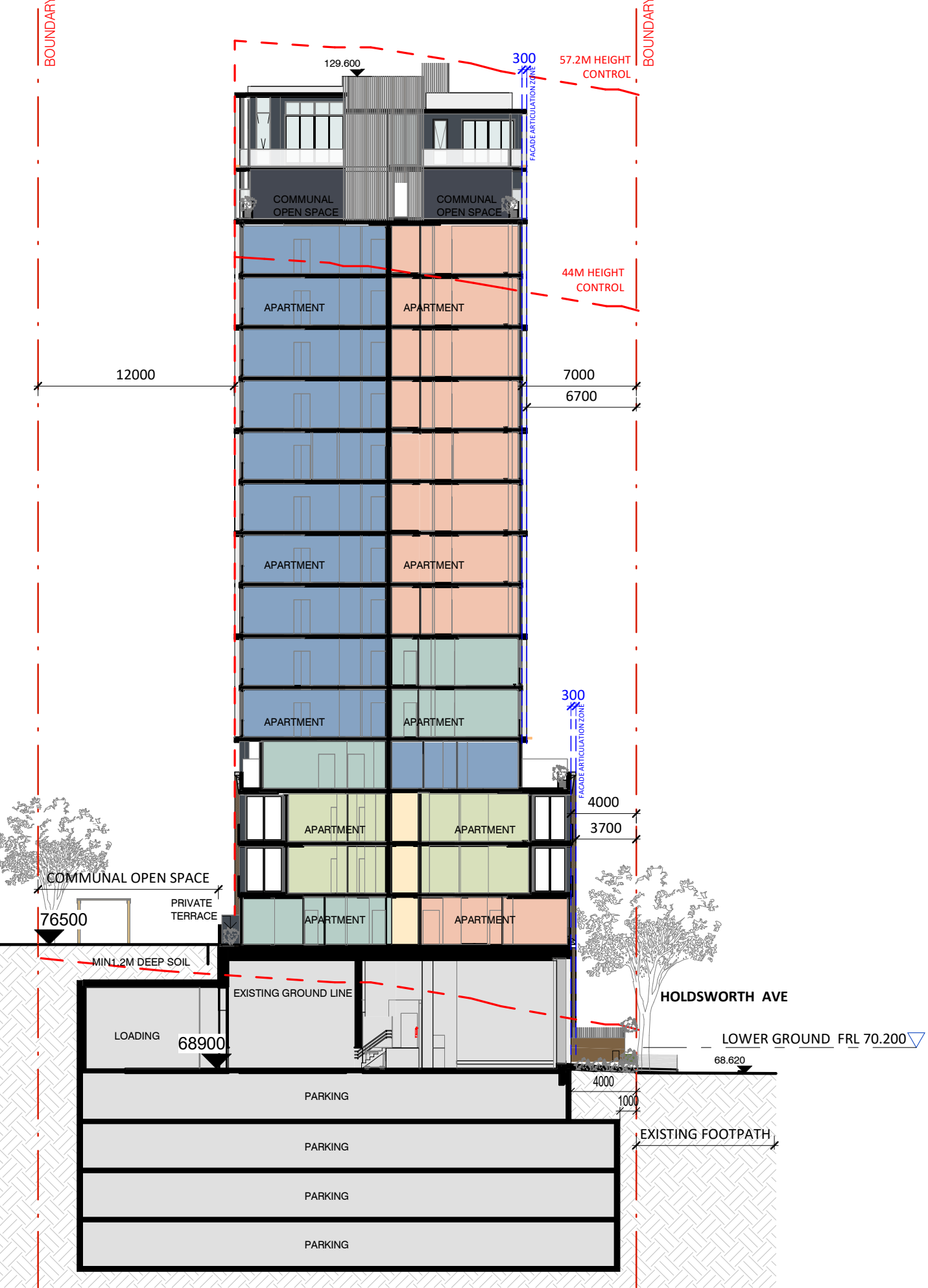
V

ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS



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

Plan:

The site plan shows a large rectangular building footprint divided into three sections: '14 STOREYS' on the left, '16 STOREYS' in the center, and '8 STOREYS' on the right. To the right of the building is a 'PUBLIC OPEN SPACE' area. A 'LOBBY ENTRY' is indicated at the bottom center of the building footprint. A 'CARPARK ENTRY' is shown at the bottom left, leading to a parking area. A 'GREEN SPACE' area is located at the top of the site. The entire development is outlined in red, and the surrounding area is shown in light green.

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------|------------------|
| I | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS | Megumi Sakaguchi |
| H | ISSUED FOR \$4.55 | DW | MS | 2024.05.14 | | NSW Arch 3931 |
| G | ISSUED FOR \$4.55 | DW | MS | 2023.09.22 | | |
| F | ISSUED FOR \$4.55 | DW | DF | 2023.06.19 | | |
| E | ISSUED FOR \$4.55 | 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 | | |

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

Peddle Thorp & Walker P/L NSW Nominated Architects
ABN 23 000 454 624 S Parsons Architect No.6098
trading as PTW Architects D Jones Architect No.4778

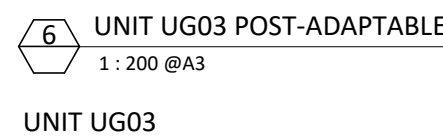
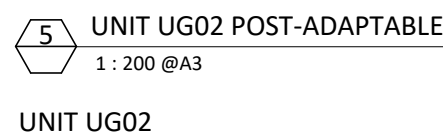
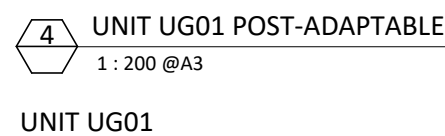
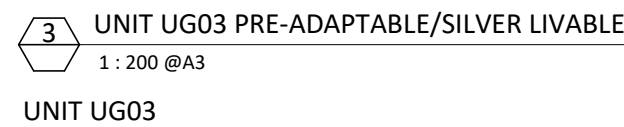
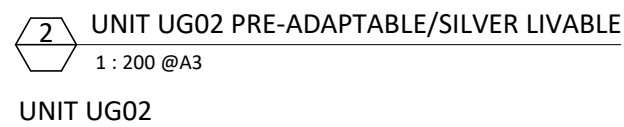
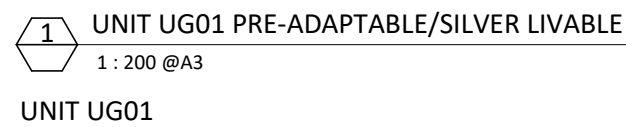
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

1:250 @ A3 0 1 2m




Project PA030370
3 Holdsworth Avenue, St Leonard.

Status
FOR COORDINATION

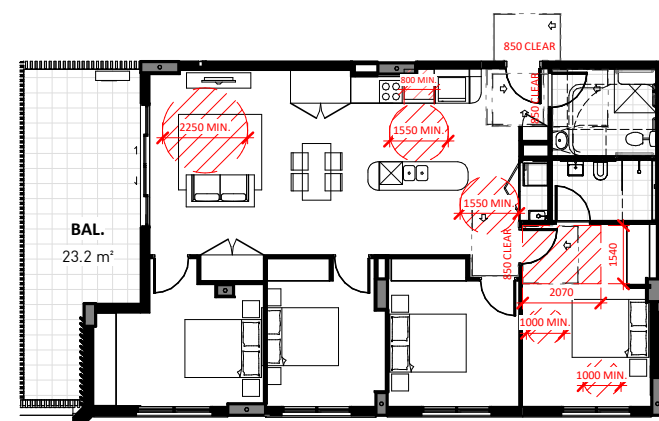
| | |
|----------------|----------|
| Drawing Number | Revision |
| DA-30-0003 | I |



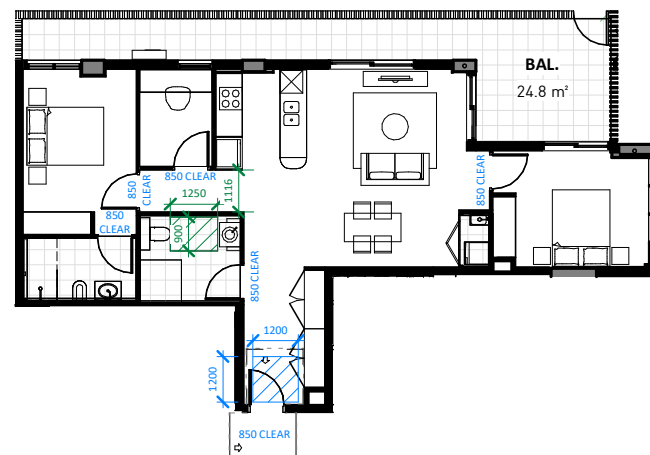
TOTAL: 24

| | |
|---|---------------------------------|
|  | LIVABLE CIRCULATION CLEARANCE |
|  | VISITABLE CIRCULATION CLEARANCE |
|  | ADAPTABLE CIRCULATION CLEARANCE |

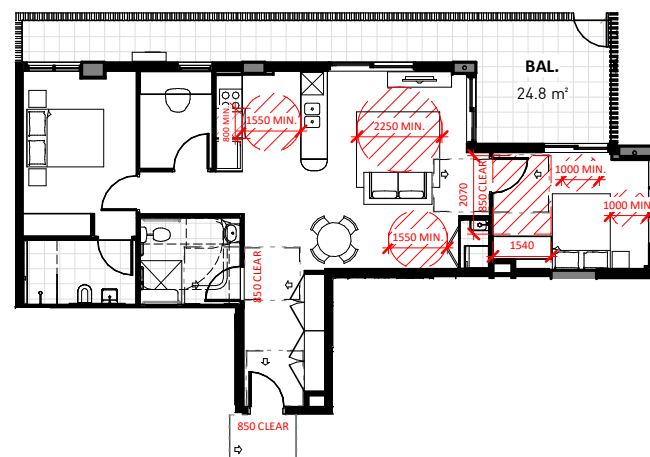
UNIT 102



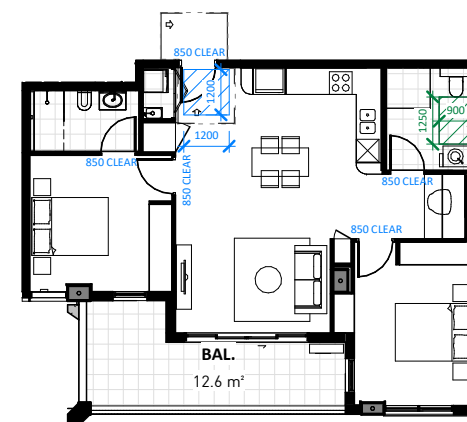
UNIT 102



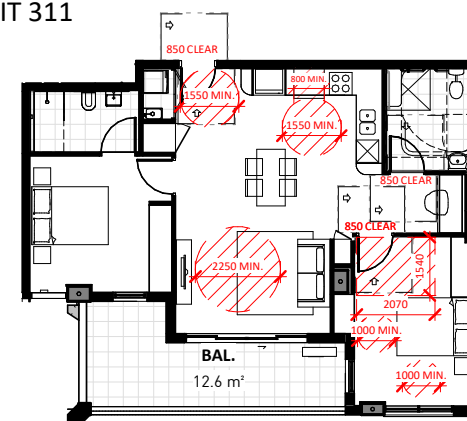
UNIT 106



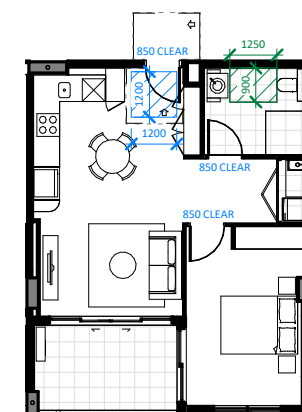
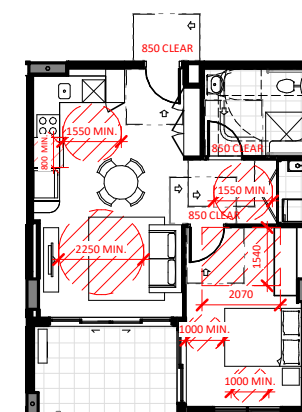
UNIT 106



UNIT 109
UNIT 211
UNIT 311

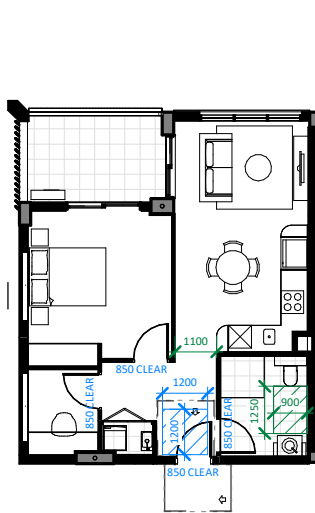


UNIT 109
UNIT 211
UNIT 311

UNIT 202
UNIT 302UNIT 202
UNIT 302

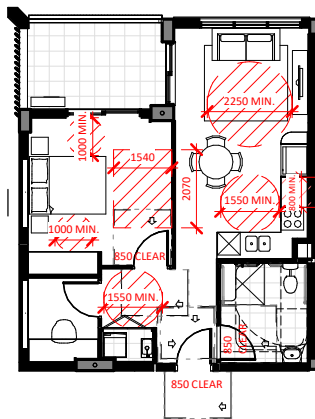
PTM

5/11/2024 3:05:30 PM



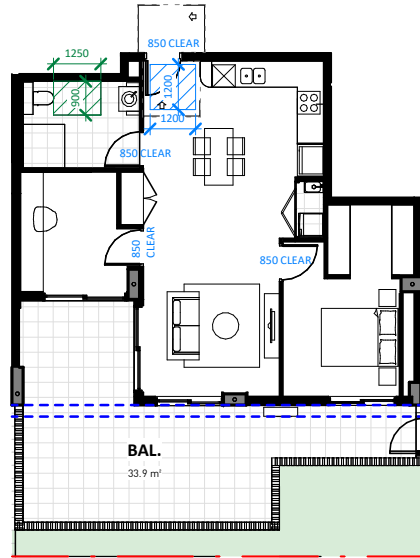
1 UNIT 204 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 204
UNIT 304



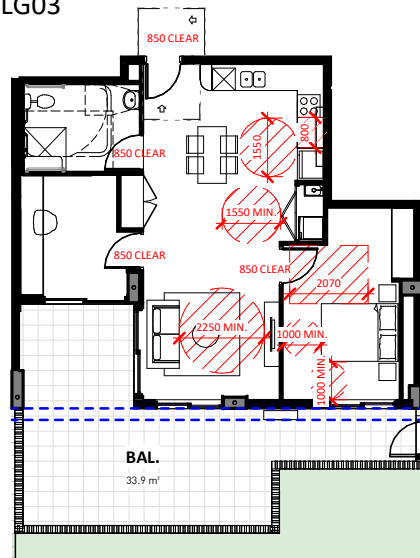
5 UNIT 204 POST-ADAPTABLE
1 : 200 @A3

UNIT 204
UNIT 304



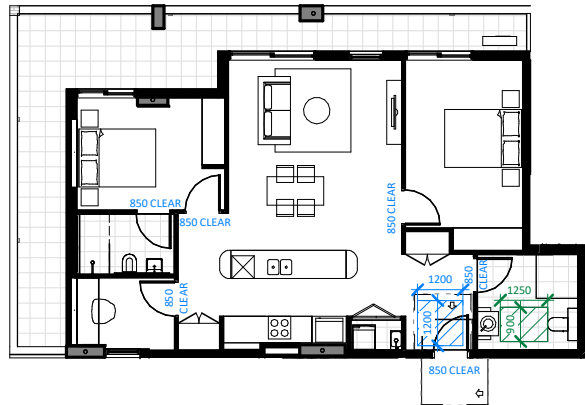
2 UNIT LG02 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT LG03



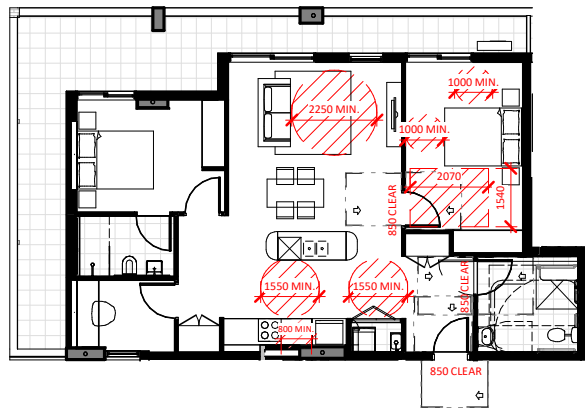
6 UNIT LG02 POST-ADAPTABLE
1 : 200 @A3

UNIT LG03



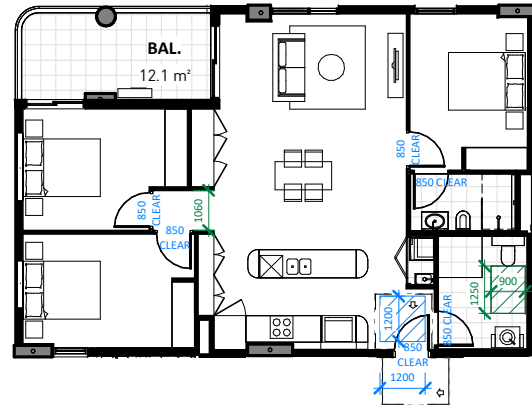
3 UNIT 403 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 403



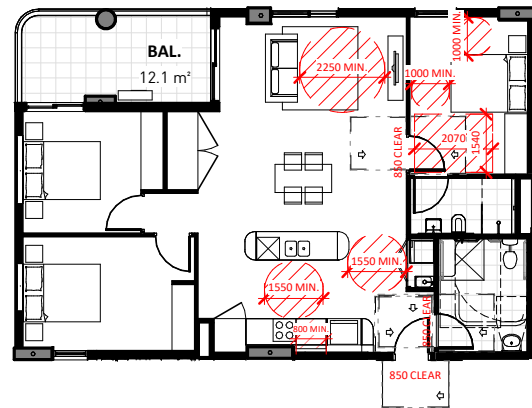
7 UNIT 403 POST-ADAPTABLE
1 : 200 @A3

UNIT 403



4 UNIT 503 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

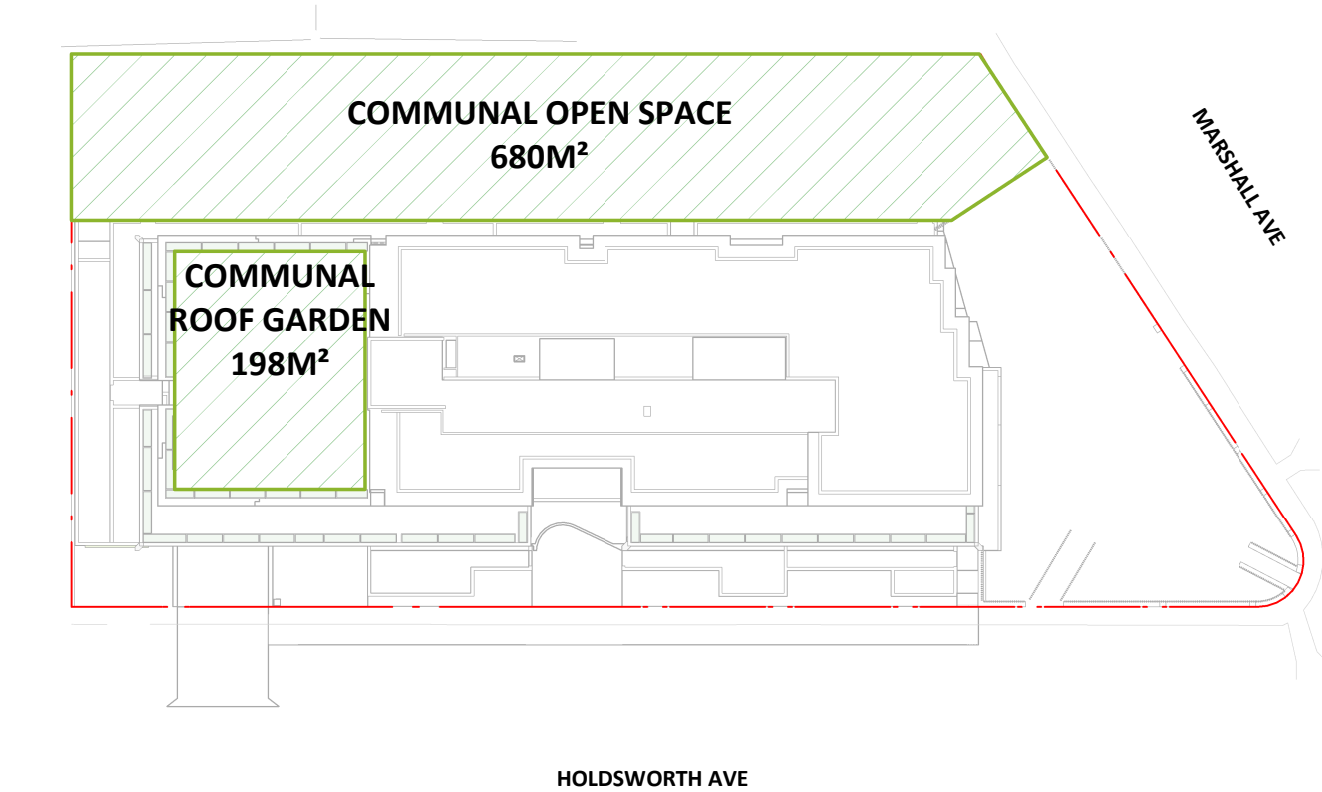
UNIT 503 UNIT 802 UNIT 1102 UNIT 1402
UNIT 603 UNIT 902 UNIT 1202
UNIT 702 UNIT 1002 UNIT 1302



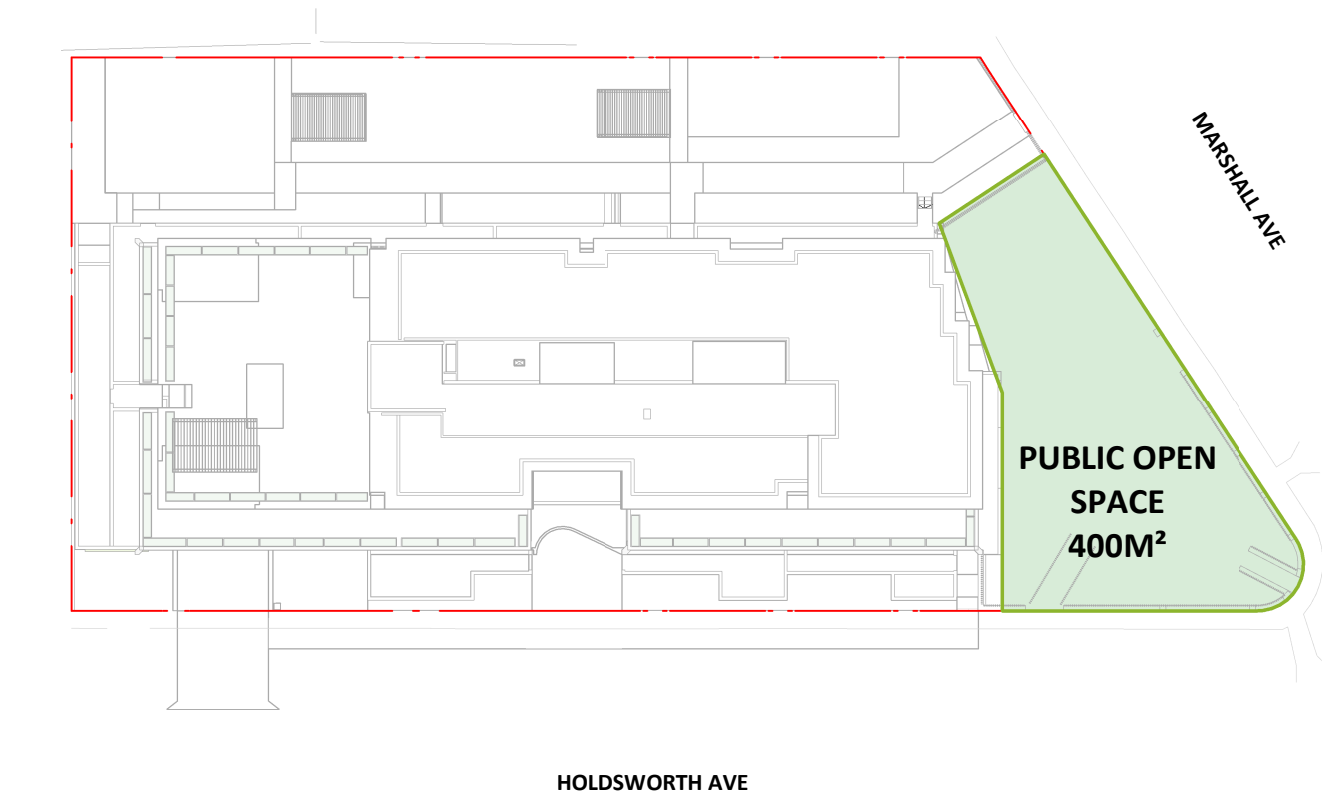
8 UNIT 503 POST-ADAPTABLE
1 : 200 @A3

UNIT 503 UNIT 802 UNIT 1102 UNIT 1402
UNIT 603 UNIT 902 UNIT 1202
UNIT 702 UNIT 1002 UNIT 1302

- LIVABLE CIRCULATION CLEARANCE
- VISITABLE CIRCULATION CLEARANCE
- ADAPTABLE CIRCULATION CLEARANCE



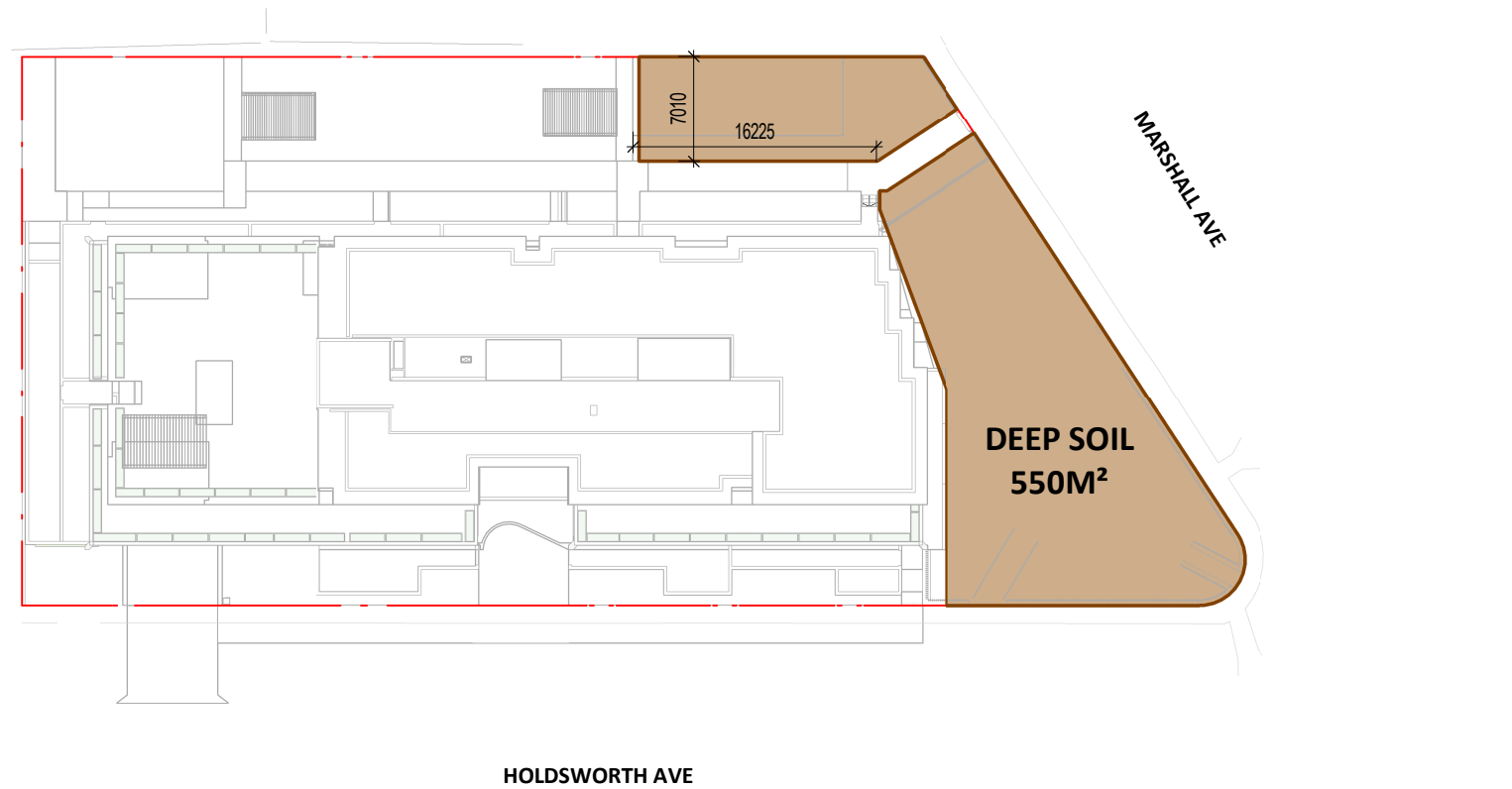
1 COMMUNAL OPEN SPACE
1 : 500 @A3



3 PUBLIC OPEN SPACE
1 : 500 @A3

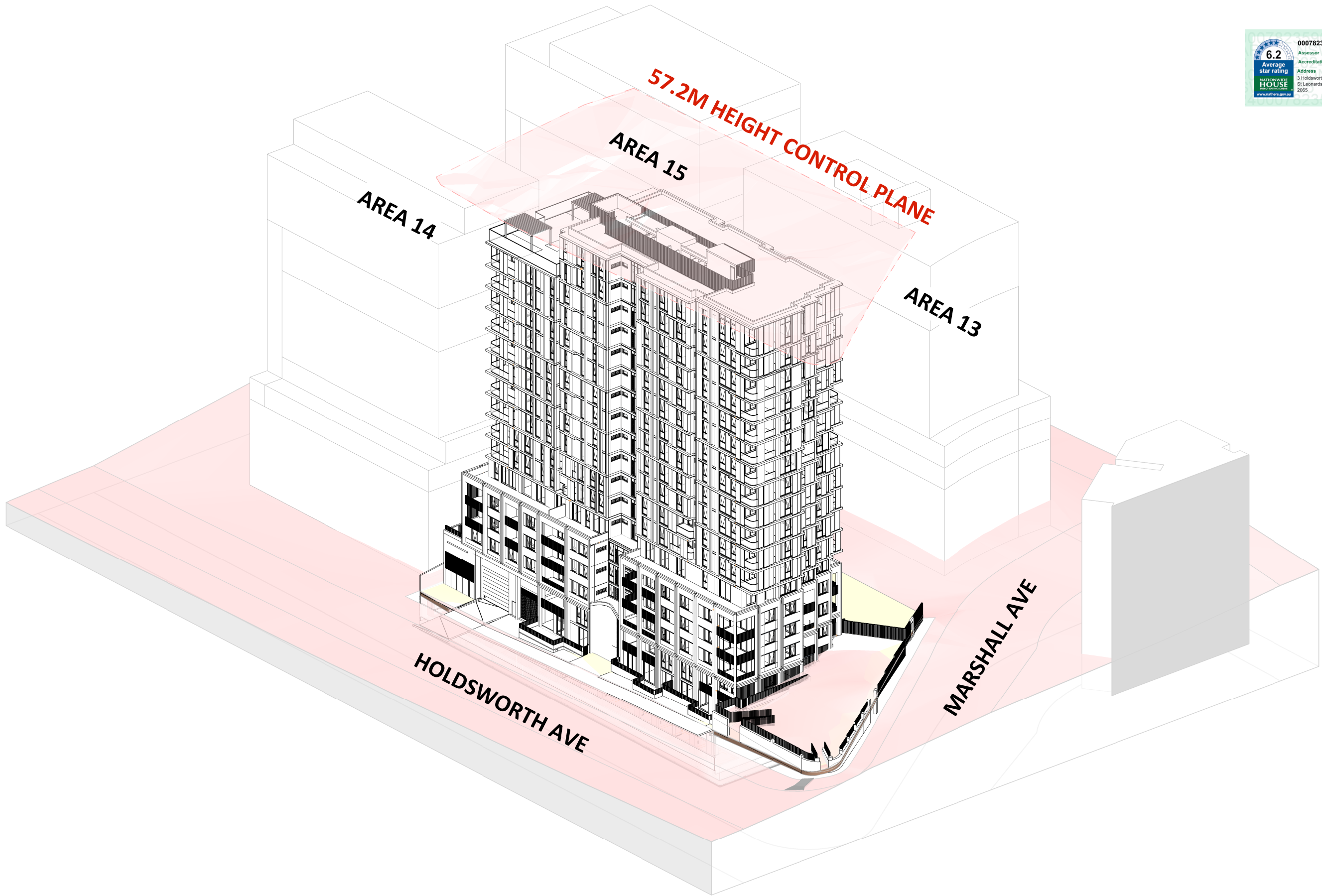


2 COMMUNAL OPEN SPACE_SOLAR ACCESS (>2hrs)
1 : 500 @A3



4 DEEP SOIL (min. 6m Width)
1 : 500 @A3

| ADG COMPLIANCE | | | |
|---------------------------|-------------------|---------------|--|
| DEEP SOIL (MIN. 6M WIDTH) | 550M ² | (20.9% > 15%) | |
| COMMUNAL OPEN SPACE | 878M ² | (33.4% > 25%) | |
| COS >2HRS SOLAR | 474M ² | (54.0% > 50%) | |



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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| D | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| C | ISSUED FOR SA.55 | DW | MS | 2024.05.14 | | |
| B | REVISED DA SUBMISSION | CN | MGS | 2022.06.08 | | |
| A | DA SUBMISSION | YY | MGS | 2021.12.09 | | |

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

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

PTW

@ A3 | 0 | 1 | 2m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

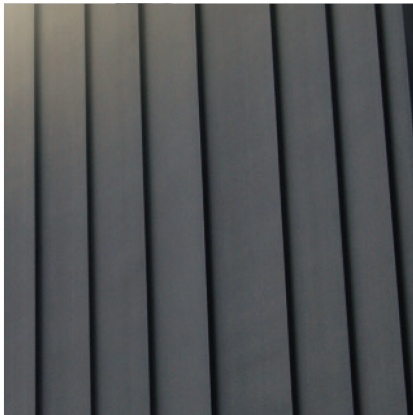
Title
50-ADDITIONAL DETAIL
LEP HEIGHT PLANE DIAGRAM

Drawing Number DA-50-4000

Revision D



01



02



03



04



05

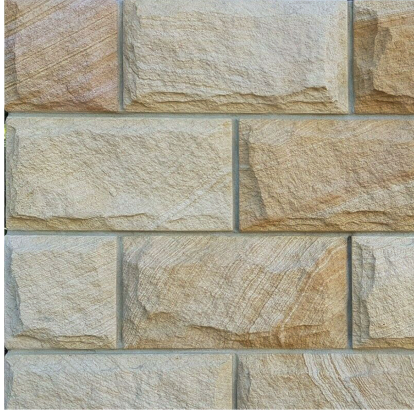
06



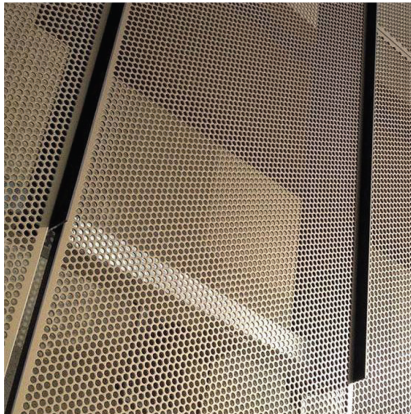
07



08/09/15



10



11



12



13



14



16

EXTERNAL FINISHES

- 01 BRICK
- 02 COLORBOND (DARK GREY)
- 03 BALUSTRADE (CLEAR GLASS)
- 04 BALUSTRADE (DARK GREY)
- 05 CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
- 06 CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY)
- 07 ALUMINIUM FENCE (DARK GREY)
- 08 ALUMINIUM LOUVRE (DARK GREY)
- 09 ALUMINIUM WINDOW FRAME (DARK GREY)
- 10 SANDSTONE CLADDING
- 11 PERFORATED MESH SCREEN
- 12 CONCRETE/CFC PANEL PAINT FINISH (DARK BROWN)
- 13 ALUMINIUM MECHANICAL LOUVRE
- 14 ALUMINIUM SLOTS (TIMBER LOOK)
- 15 ALUMINIUM SLOTS (DARK GREY)
- 16 BALUSTRADE (FROSTED GLASS)

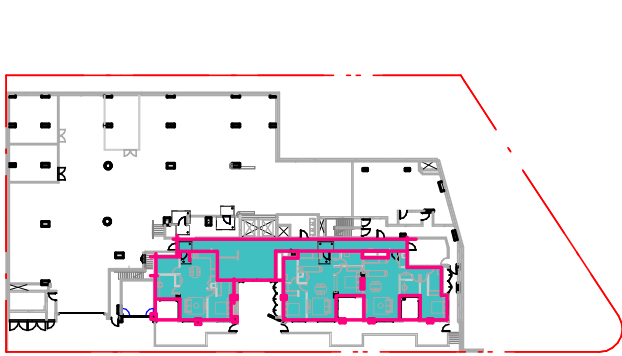
PRODUCT (DESIGN INTENT)

- GIBSON (PGH BRICK)
- DEEP OCEAN (COLORBOND)
-
- MONUMENT (INTERPON)
- COMPANION (DULUX)
- PALE GREY (DULUX)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
-
- CHAMPAGNE SIMMER (INTERPON)
- BEGGAR (DULUX)
- MONUMENT (INTERPON)
- PREMIUM OAK (INNOWOOD)
- MONUMENT (INTERPON)
-

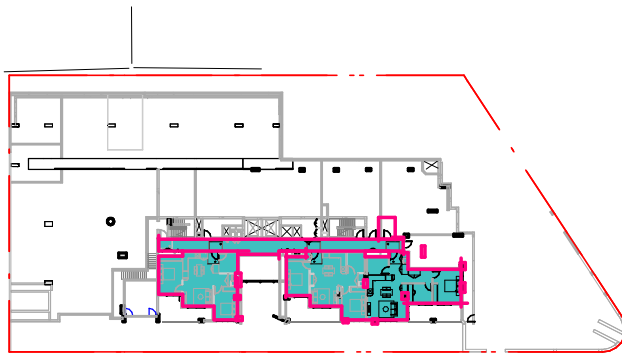


A3

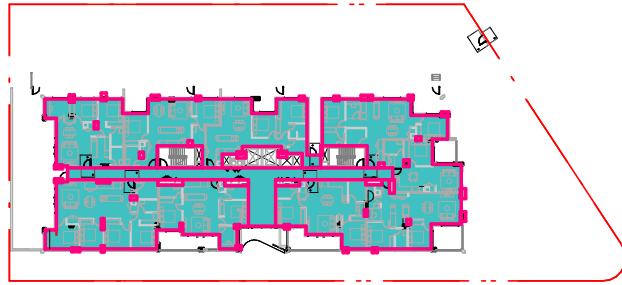
5/11/2024 3:07:07 PM



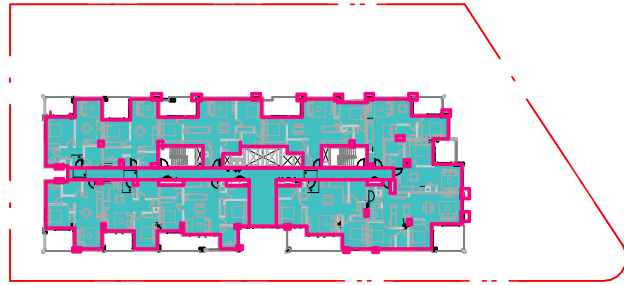
1 GFA_L00_LOWER
1 : 1000 @A3



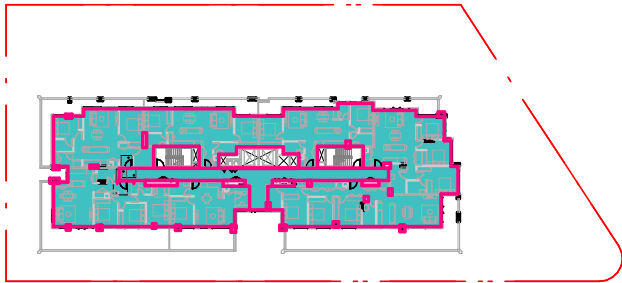
2 GFA_L00_UPPER
1 : 1000 @A3



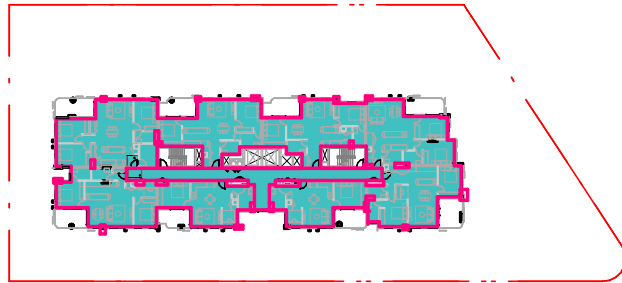
3 GFA_L01
1 : 1000 @A3



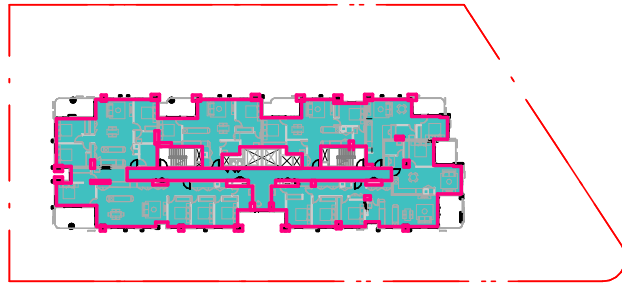
4 GFA_L02-03
1 : 1000 @A3



6 GFA_L04
1 : 1000 @A3



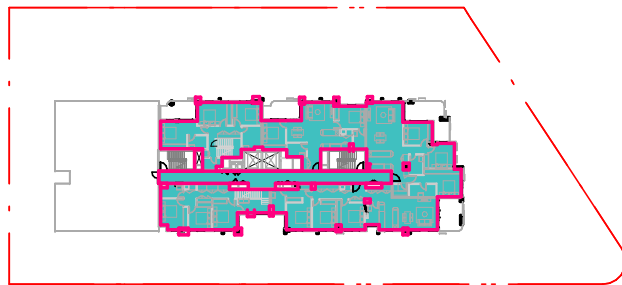
5 GFA_L05-L06
1 : 1000 @A3



9 GFA_L07-L10
1 : 1000 @A3



7 GFA_L11-14
1 : 1000 @A3



10 GFA_L15
1 : 1000 @A3



8 GFA_L16
1 : 1000 @A3

| AREA_GFA CIRCULATION - UNIT | |
|-----------------------------|----------|
| AREA | 15% AREA |

| | |
|--------------------------|-----------------------|
| CIRCULATION | |
| 1229.59 m ² | 184.4 m ² |
| UNIT | |
| 10570.445 m ² | 1585.6 m ² |
| 11800.035 m ² | |



| AREA_GFA | |
|----------|------|
| LEVEL | AREA |

| | |
|--------------|--------------------------|
| LOWER GROUND | 307.693 m ² |
| UPPER GROUND | 281.345 m ² |
| L01 | 858.716 m ² |
| L02 | 837.483 m ² |
| L03 | 837.483 m ² |
| L04 | 708.422 m ² |
| L05 | 692.528 m ² |
| L06 | 692.528 m ² |
| L07 | 700.478 m ² |
| L08 | 701.169 m ² |
| L09 | 701.169 m ² |
| L10 | 701.169 m ² |
| L11 | 700.158 m ² |
| L12 | 700.158 m ² |
| L13 | 700.158 m ² |
| L14 | 700.158 m ² |
| L15 | 507.378 m ² |
| L16 | 471.841 m ² |
| TOTAL | 11800.035 m ² |

| | |
|-----------------|-------------------------|
| SITE AREA | 2631m ² |
| FSR | 4.485 : 1 |
| ALLOWABLE GFA | 11800.035m ² |
| DEVELOPMENT GFA | 11800.035m ² |

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.

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

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
Peddle 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

As indicated @ A3 | 0 | 10 | 20m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status
FOR COORDINATION

Title
90-SCHEDULES
GFA PLANS

Drawing Number
DA-90-0001
Revision
F

| APARTMENT SCHEDULE | | | STORAGE SCHEDULE | | LHD PERFORMANCE |
|--------------------|----------------------|---------------------|------------------|----------------------|-----------------------------------|
| UNIT NUMBER | INTERNAL AREA | EXTERNAL AREA | UNIT TYPE | INTERNAL STORAGE | ADPTABEL/SILVER LIVABLE/VISITABLE |
| LG01 | 73.4 m ² | 31 m ² | 1 BED+S | 5.05 m ³ | V |
| LG02 | 79 m ² | 31.7 m ² | 2 BED | 4.04 m ³ | V |
| LG03 | 71.3 m ² | 33.9 m ² | 1 BED+S | 6.59 m ³ | A/S/V |
| UG01 | 77.1 m ² | 12.9 m ² | 1 BED+S | 7.53 m ³ | A/S/V |
| UG02 | 73 m ² | 14.6 m ² | 2 BED | 4.01 m ³ | A/S/V |
| UG03 | 72 m ² | 15.3 m ² | 2 BED | 4.04 m ³ | A/S/V |
| 101 | 79 m ² | 13.9 m ² | 2 BED+S | 17.34 m ³ | V |
| 102 | 121.3 m ² | 23.2 m ² | 4 BED | 7.08 m ³ | A/S/V |
| 103 | 80.2 m ² | 36.8 m ² | 2 BED+S | 20.96 m ³ | |
| 104 | 76.1 m ² | 19.4 m ² | 2 BED | 4.00 m ³ | V |
| 105 | 82 m ² | 17.6 m ² | 2 BED | 5.67 m ³ | V |
| 106 | 88.2 m ² | 24.8 m ² | 2 BED+S | 15.78 m ³ | A/S/V |
| 107 | 51.6 m ² | 8.1 m ² | 1 BED | 4.74 m ³ | V |
| 108 | 80.9 m ² | 11.2 m ² | 2 BED | 9.93 m ³ | |
| 109 | 81.1 m ² | 12.6 m ² | 2 BED | 6.70 m ³ | A/S/V |
| 201 | 79.4 m ² | 15.2 m ² | 2 BED+S | 17.34 m ³ | V |
| 202 | 53.7 m ² | 8.4 m ² | 1 BED | 3.25 m ³ | A/S/V |
| 203 | 55 m ² | 9.8 m ² | 1 BED+S | 17.54 m ³ | V |
| 204 | 55.7 m ² | 8.5 m ² | 1 BED+S | 10.03 m ³ | A/S/V |
| 205 | 53.3 m ² | 8.7 m ² | 1 BED | 13.48 m ³ | V |
| 206 | 80.1 m ² | 10.5 m ² | 2 BED | 4.19 m ³ | V |
| 207 | 77.9 m ² | 11.3 m ² | 2 BED | 4.43 m ³ | V |
| 208 | 52.1 m ² | 8.1 m ² | 1 BED | 7.74 m ³ | V |
| 209 | 51.7 m ² | 8.1 m ² | 1 BED | 4.74 m ³ | V |
| 210 | 80.8 m ² | 12.4 m ² | 2 BED | 9.93 m ³ | |
| 211 | 81.1 m ² | 14.9 m ² | 2 BED | 6.70 m ³ | A/S/V |
| 301 | 79.4 m ² | 15.2 m ² | 2 BED+S | 17.34 m ³ | V |
| 302 | 53.7 m ² | 8.4 m ² | 1 BED | 3.25 m ³ | A/S/V |
| 303 | 55 m ² | 9.8 m ² | 1 BED+S | 17.54 m ³ | V |
| 304 | 55.7 m ² | 8.5 m ² | 1 BED+S | 10.03 m ³ | A/S/V |
| 305 | 53.3 m ² | 8.7 m ² | 1 BED | 13.48 m ³ | V |
| 306 | 80.1 m ² | 10.5 m ² | 2 BED | 4.19 m ³ | V |
| 307 | 77.9 m ² | 11.3 m ² | 2 BED | 4.43 m ³ | V |
| 308 | 52.1 m ² | 8.1 m ² | 1 BED | 7.74 m ³ | V |
| 309 | 51 m ² | 8.1 m ² | 1 BED | 4.74 m ³ | V |
| 310 | 80.8 m ² | 12.4 m ² | 2 BED | 9.93 m ³ | |
| 311 | 81.1 m ² | 14.9 m ² | 2 BED | 6.70 m ³ | A/S/V |
| 401 | 54.8 m ² | 17.2 m ² | 1 BED+S | 14.23 m ³ | |
| 402 | 99.3 m ² | 39.8 m ² | 3 BED | 15.75 m ³ | V |
| 403 | 89.1 m ² | 22.7 m ² | 2 BED+S | 15.14 m ³ | A/S/V |
| 404 | 80.8 m ² | 16.9 m ² | 2 BED | 5.35 m ³ | |
| 405 | 83.7 m ² | 12.8 m ² | 2 BED + S | 12.10 m ³ | |
| 406 | 103.1 m ² | 12 m ² | 3 BED | 6.46 m ³ | V |
| 407 | 113.9 m ² | 53.8 m ² | 3 BED | 14.34 m ³ | |

| APARTMENT SCHEDULE | | | STORAGE SCHEDULE | | LHD PERFORMANCE |
|--------------------|----------------------|---------------------|------------------|----------------------|-----------------------------------|
| UNIT NUMBER | INTERNAL AREA | EXTERNAL AREA | UNIT TYPE | INTERNAL STORAGE | ADPTABEL/SILVER LIVABLE/VISITABLE |
| 501 | 56 m ² | 9.1 m ² | 1 BED+S | 11.21 m ³ | V |
| 502 | 78.9 m ² | 10 m ² | 2 BED | 10.23 m ³ | |
| 503 | 103.9 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 504 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 505 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 506 | 80.8 m ² | 11 m ² | 2 BED | 5.20 m ³ | |
| 507 | 79.3 m ² | 11.5 m ² | 2 BED | 9.45 m ³ | V |
| 508 | 56.4 m ² | 9.8 m ² | 1 BED+S | 11.21 m ³ | V |
| 601 | 56 m ² | 9.1 m ² | 1 BED+S | 11.21 m ³ | V |
| 602 | 78.9 m ² | 10 m ² | 2 BED | 10.23 m ³ | |
| 603 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 604 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 605 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 606 | 80.8 m ² | 11 m ² | 2 BED | 5.20 m ³ | |
| 607 | 79.2 m ² | 11.5 m ² | 2 BED | 9.15 m ³ | V |
| 608 | 56.4 m ² | 9.8 m ² | 1 BED+S | 11.21 m ³ | V |
| 701 | 141.4 m ² | 14.2 m ² | 4 BED | 12.35 m ³ | V |
| 702 | 104 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 703 | 79.7 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 704 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 705 | 52.4 m ² | 8.9 m ² | 1 BED | 7.74 m ³ | V |
| 706 | 54.4 m ² | 8 m ² | 1 BED | 4.74 m ³ | V |
| 707 | 108.7 m ² | 12.6 m ² | 3 BED | 10.93 m ³ | |
| 801 | 141.4 m ² | 14.2 m ² | 4 BED | 12.35 m ³ | V |
| 802 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 803 | 79.5 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 804 | 77.2 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 805 | 52.4 m ² | 8.9 m ² | 1 BED | 7.74 m ³ | V |
| 806 | 54.4 m ² | 8 m ² | 1 BED | 4.74 m ³ | V |
| 807 | 108.7 m ² | 12.6 m ² | 3 BED | 10.93 m ³ | |
| 901 | 141.4 m ² | 14.2 m ² | 4 BED | 12.35 m ³ | V |
| 902 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 903 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 904 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 905 | 52.4 m ² | 8.9 m ² | 1 BED | 7.74 m ³ | V |
| 906 | 54.4 m ² | 8 m ² | 1 BED | 4.74 m ³ | V |
| 907 | 108.7 m ² | 12.6 m ² | 3 BED | 10.93 m ³ | |
| 1001 | 141.4 m ² | 14.2 m ² | 4 BED | 12.35 m ³ | V |
| 1002 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 1003 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 1004 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1005 | 52.4 m ² | 8.9 m ² | 1 BED | 7.74 m ³ | V |
| 1006 | 54.4 m ² | 8 m ² | 1 BED | 4.74 m ³ | V |
| 1007 | 108.7 m ² | 12.6 m ² | 3 BED | 10.93 m ³ | |

| APARTMENT SCHEDULE | | | STORAGE SCHEDULE | | LHD PERFORMANCE |
|--------------------|----------------------|---------------------|------------------|----------------------|-----------------------------------|
| UNIT NUMBER | INTERNAL AREA | EXTERNAL AREA | UNIT TYPE | INTERNAL STORAGE | ADPTABEL/SILVER LIVABLE/VISITABLE |
| 1101 | 141.3 m ² | 14.1 m ² | 4 BED | 12.35 m ³ | V |
| 1102 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 1103 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 1104 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1105 | 107.9 m ² | 18.8 m ² | 3 BED | 5.38 m ³ | V |
| 1106 | 108.5 m ² | 12.7 m ² | 3 BED | 10.93 m ³ | |
| 1201 | 140.9 m ² | 14.1 m ² | 4 BED | 12.35 m ³ | V |
| 1202 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 1203 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 1204 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1205 | 107.7 m ² | 18.8 m ² | 3 BED | 5.38 m ³ | V |
| 1206 | 108.5 m ² | 12.7 m ² | 3 BED | 10.93 m ³ | |
| 1301 | 141.3 m ² | 14.1 m ² | 4 BED | 12.35 m ³ | V |
| 1302 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 1303 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 1304 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1305 | 107.9 m ² | 18.8 m ² | 3 BED | 5.38 m ³ | V |
| 1306 | 108.7 m ² | 12.7 m ² | 3 BED | 10.93 m ³ | |
| 1401 | 141.3 m ² | 14.1 m ² | 4 BED | 12.35 m ³ | V |
| 1402 | 103.7 m ² | 12.1 m ² | 3 BED | 7.10 m ³ | A/S/V |
| 1403 | 80.2 m ² | 10.7 m ² | 2 BED | 4.19 m ³ | V |
| 1404 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1405 | 107.9 m ² | 18.8 m ² | 3 BED | 5.38 m ³ | V |
| 1406 | 108.7 m ² | 12.7 m ² | 3 BED | 10.93 m ³ | |
| 1501 | 77.6 m ² | 10.7 m ² | 2 BED | 4.43 m ³ | V |
| 1502 | 108 m ² | 18.8 m ² | 3 BED | 4.44 m ³ | V |
| 1503 | 108.7 m ² | 12.6 m ² | 3 BED | 10.93 m ³ | |
| 1601 | 129.4 m ² | 12.2 m ² | 3 BED | 9.31 m ³ | |
| 1602 | 148.9 m ² | 29.6 m ² | 3 BED | 7.70 m ³ | |
| 1603 | 77.6 m ² | 10.8 m ² | 2 BED | 4.43 m ³ | V |
| 1604 | 107.9 m ² | 18.7 m ² | 3 BED | 5.38 m ³ | V |
| 1605 | 107.5 m ² | 13.2 m ² | 3 BED | 10.93 m ³ | |



A3

5/11/2024 4:22:21 PM

| APARTMENT TYPE BY LEVEL | | | | | |
|-------------------------|-----------|----|----|----|-------|
| LEVEL | UNIT TYPE | | | | COUNT |
| | 1B | 2B | 3B | 4B | |
| LOWER GROUND | 2 | 1 | 0 | 0 | 3 |
| UPPER GROUND | 1 | 2 | 0 | 0 | 3 |
| L01 | 1 | 7 | 0 | 1 | 9 |
| L02 | 6 | 5 | 0 | 0 | 11 |
| L03 | 6 | 5 | 0 | 0 | 11 |
| L04 | 1 | 3 | 3 | 0 | 7 |
| L05 | 2 | 5 | 1 | 0 | 8 |
| L06 | 2 | 5 | 1 | 0 | 8 |
| L07 | 2 | 2 | 2 | 1 | 7 |
| L08 | 2 | 2 | 2 | 1 | 7 |
| L09 | 2 | 2 | 2 | 1 | 7 |
| L10 | 2 | 2 | 2 | 1 | 7 |
| L11 | 0 | 2 | 3 | 1 | 6 |
| L12 | 0 | 2 | 3 | 1 | 6 |
| L13 | 0 | 2 | 3 | 1 | 6 |
| L14 | 0 | 2 | 3 | 1 | 6 |
| L15 | 0 | 1 | 2 | 0 | 3 |
| L16 | 0 | 1 | 4 | 0 | 5 |
| TOTAL | 29 | 51 | 31 | 9 | 120 |

| AFFORDABLE APARTMENT TYPE BY LEVEL | | | | | |
|------------------------------------|-----------|----|----|----|-------|
| LEVEL | UNIT TYPE | | | | COUNT |
| | 1B | 2B | 3B | 4B | |

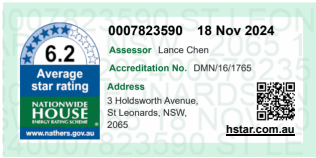
| | | | | | |
|--------------|---|----|---|---|----|
| LOWER GROUND | 2 | 0 | 0 | 0 | 2 |
| UPPER GROUND | 1 | 0 | 0 | 0 | 1 |
| L01 | 0 | 3 | 0 | 0 | 3 |
| L02 | 2 | 4 | 0 | 0 | 6 |
| L03 | 3 | 3 | 0 | 0 | 6 |
| L05 | 0 | 2 | 1 | 0 | 3 |
| TOTAL | 8 | 12 | 1 | 0 | 21 |

| AFFORDABLE UNIT SCHEDULE | | |
|--------------------------|-----------|------|
| UNIT NUMBER | UNIT TYPE | AREA |

| | | |
|--------------|----|-----------------------|
| LOWER GROUND | | |
| LG01 | 1B | 73.4 m ² |
| LG03 | 1B | 71.3 m ² |
| UPPER GROUND | | |
| UG01 | 1B | 77.1 m ² |
| L01 | | |
| 101 | 2B | 79 m ² |
| 108 | 2B | 80.9 m ² |
| 109 | 2B | 81.1 m ² |
| L02 | | |
| 202 | 1B | 53.7 m ² |
| 206 | 2B | 80.1 m ² |
| 207 | 2B | 77.9 m ² |
| 208 | 1B | 52.1 m ² |
| 210 | 2B | 80.8 m ² |
| 211 | 2B | 81.1 m ² |
| L03 | | |
| 302 | 1B | 53.7 m ² |
| 305 | 1B | 53.3 m ² |
| 306 | 2B | 80.1 m ² |
| 307 | 2B | 77.9 m ² |
| 308 | 1B | 52.1 m ² |
| 311 | 2B | 81.1 m ² |
| L05 | | |
| 503 | 3B | 103.9 m ² |
| 504 | 2B | 80.2 m ² |
| 505 | 2B | 77.6 m ² |
| TOTAL: 21 | | 1548.6 m ² |

| AREA_GFA CIRCULATION - UNIT | |
|-----------------------------|----------|
| AREA | 15% AREA |

| | |
|--------------------------|-----------------------|
| CIRCULATION | |
| 1229.59 m ² | 184.4 m ² |
| UNIT | |
| 10570.445 m ² | 1585.6 m ² |
| 11800.035 m ² | |



| | |
|-----------------|-------------------------|
| SITE AREA (sqm) | 2631m ² |
| FSR | 4.485:1 |
| Allowable GFA | 11800.035m ² |
| GFA | 11800.035m ² |

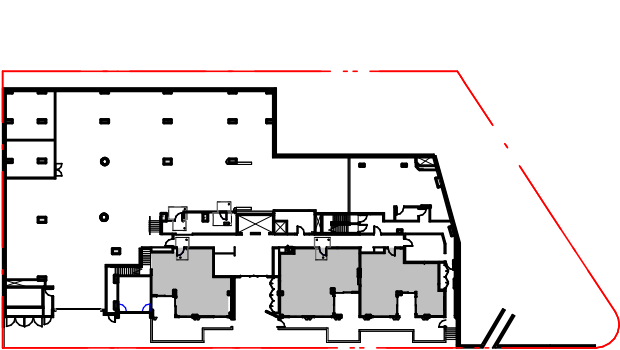
| | | |
|----------------|----|-----|
| DDA UNITS | | |
| ADAPTABLE | 24 | 20% |
| SILVER LIVABLE | 24 | 20% |
| VISITABLE | 96 | 80% |

| | | |
|-------------|----------|----------|
| CAR PARKING | | |
| | LEP MIN. | PROVIDED |
| RESI | 119 | 122 |
| VISITOR | 24 | 24 |
| TOTAL | 143 | 146 |

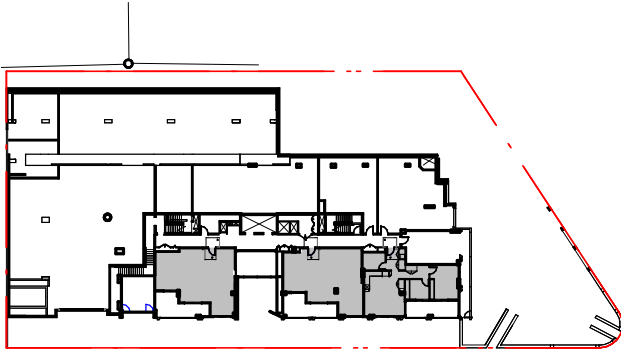
| | | |
|------------------|----------|----------|
| BYCYCLE PARKING | | |
| | DCP MIN. | PROVIDED |
| RESI | 30 | 30 |
| VISITOR | 13 | 13 |
| TOTAL | 43 | 43 |
| MOTOBIKE PARKING | | |
| TOTAL | 10 | 10 |

| | | | |
|---------------------|-------------------|---------------|--|
| ADG COMPLIANCE | | | |
| DEEP SOIL | 550M ² | (20.9% > 7%) | |
| COMMUNAL OPEN SPACE | 878M ² | (33.4% > 25%) | |
| COS >2HRS SOLAR | 474M ² | (54.0% > 50%) | |
| CROSS VENTILATION | | (61.2% > 60%) | |
| >2HRS SOLAR | | (70.8% > 70%) | |

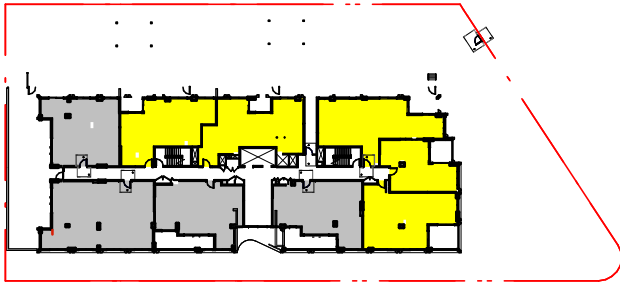
| APARTMENT UNITS MIX | | |
|---------------------|-------|--------|
| UNIT TYPE | COUNT | % |
| 1B | 29 | 24.2% |
| 2B | 51 | 42.5% |
| 3B | 31 | 25.8% |
| 4B | 9 | 7.5% |
| TOTAL UNITS | 120 | 100.0% |



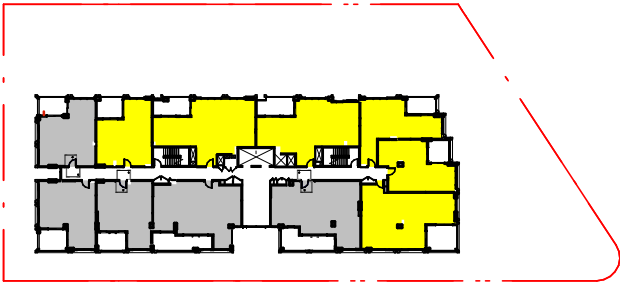
1 SOLAR_LOWER GROUND (0/3)
1 : 1000 @A3



2 SOLAR_UPPER GROUND (0/3)
1 : 1000 @A3



3 SOLAR_L01 (5/9)
1 : 1000 @A3



4 SOLAR_L02-03 (6/11)
1 : 1000 @A3



5 SOLAR_L04 (5/7)
1 : 1000 @A3



6 SOLAR_L05-06 (5/8)
1 : 1000 @A3



7 SOLAR_L07-08 (6/7)
1 : 1000 @A3



8 SOLAR_L09-10 (7/7)
1 : 1000 @A3



9 SOLAR_L11-14 (6/6)
1 : 1000 @A3



10 SOLAR_L15 (3/3)
1 : 1000 @A3

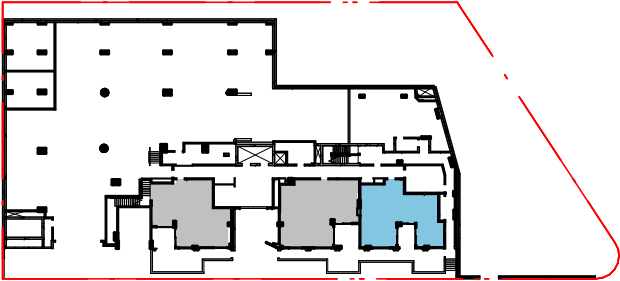


11 SOLAR_L16 (5/5)
1 : 1000 @A3

| SOLAR ACCESS | NO. OF APARTMENTS | % |
|--------------|-------------------|--------|
| 0HRS | 0 | 0.0% |
| <2HRS | 30 | 25.0% |
| >2HRS | 90 | 75.0% |
| TOTAL | 120 | 100.0% |



| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| F | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| E | ISSUED FOR SA.55 | DW | MS | 2024.05.14 | | |
| 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 | | |

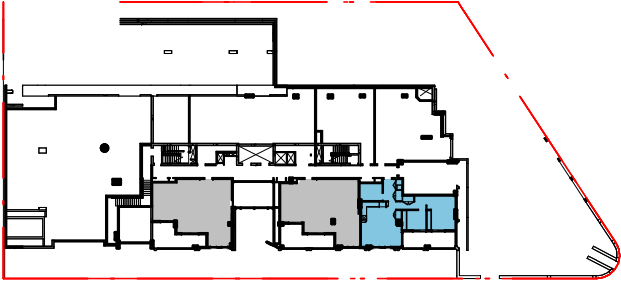


1

LOW GROUND

1 : 1000 @A3

| | |
|--------------|---|
| LOWER GROUND | |
| NO | 2 |
| YES | 1 |



2

UPPER GROUND

1 : 1000 @A3

| | |
|--------------|---|
| UPPER GROUND | |
| NO | 2 |
| YES | 1 |



3

L01

1 : 1000 @A3

| | |
|-----|---|
| L01 | |
| NO | 3 |
| YES | 6 |

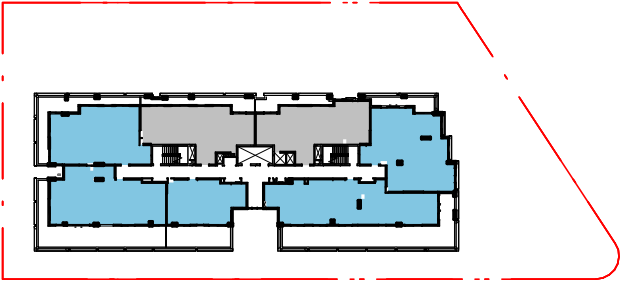


4

L02-L03

1 : 1000 @A3

| | |
|-----|---|
| L02 | |
| NO | 5 |
| YES | 6 |



5

L04

1 : 1000 @A3

| | |
|-----|---|
| L04 | |
| NO | 2 |
| YES | 5 |



6

L05-L06

1 : 1000 @A3

| | |
|-----|---|
| L05 | |
| NO | 2 |
| YES | 6 |



7

L07

1 : 1000 @A3

| | |
|-----|---|
| L07 | |
| NO | 3 |
| YES | 4 |

| CROSS VENTILATION | NO. OF APARTMENTS | % |
|-------------------|-------------------|--------|
| NO | 26 | 38.8% |
| YES | 41 | 61.2% |
| TOTAL | 67 | 100.0% |



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.

| 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 SA.55 | DW | MS | 2024.05.14 | | |
| E | REVISED DA SUBMISSION | CN | MGS | 2022.06.08 | | |
| D | DA SUBMISSION | YY | MGS | 2021.12.09 | | |
| C | ISSUE FOR DEP RESPONSE | YY | MGS | 2021.09.24 | | |
| B | ISSUE FOR DEP | YY | MGS | 2021.06.09 | | |
| A | ISSUE FOR PRE DA | YY | MGS | 2021.03.26 | | |

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

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



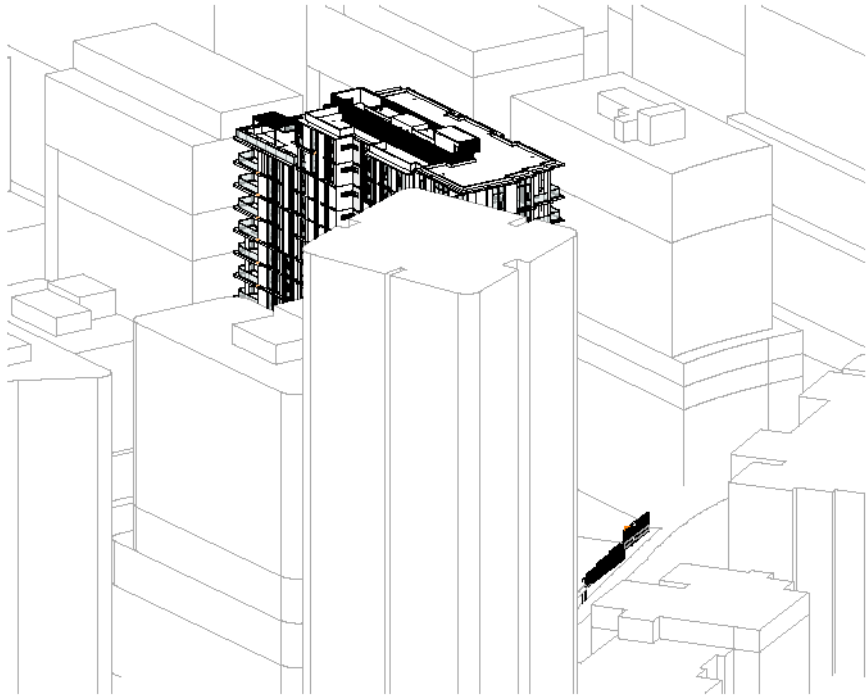
1 : 1000 @ A3 | 0 | 2 | 5m

Project PA030370
3 Holdsworth Avenue, St Leonards

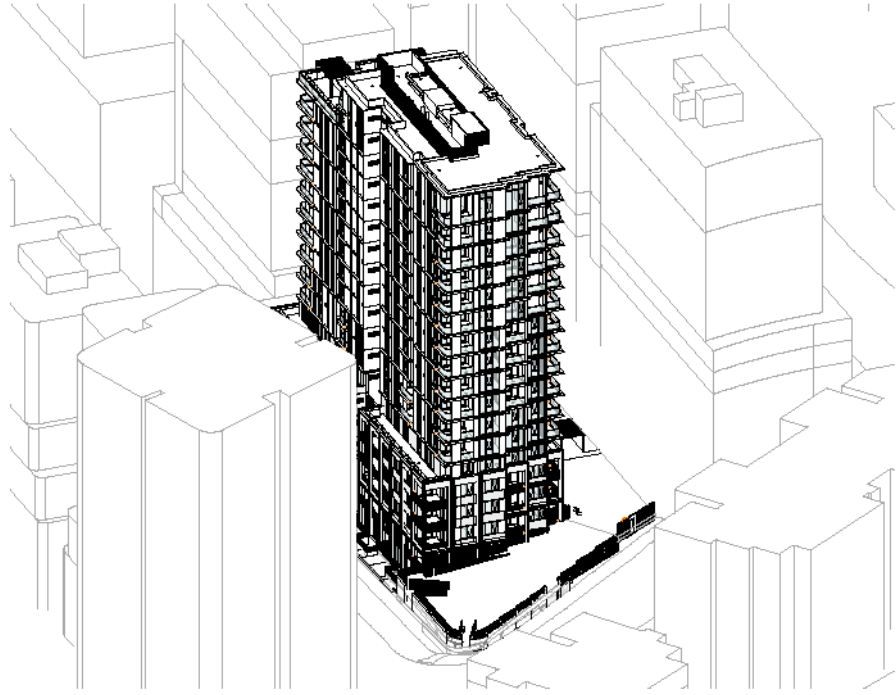
Status
FOR COORDINATION

Title
94-CROSS VENTILATION
CROSS VENTILATION
COMPLIANCE DIAGRAMS

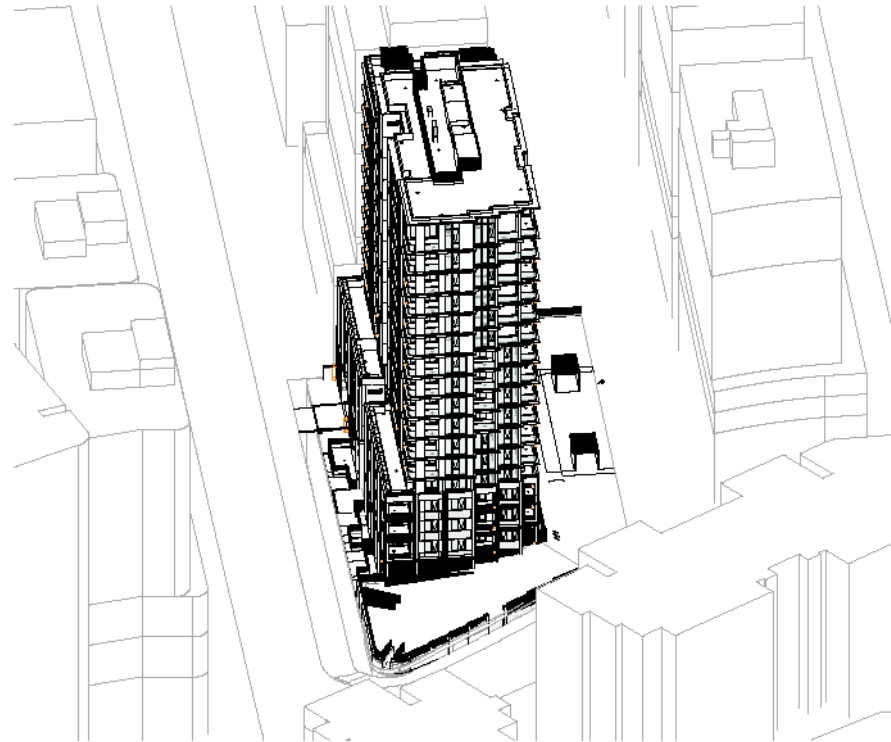
Drawing Number DA-94-0100
Revision G



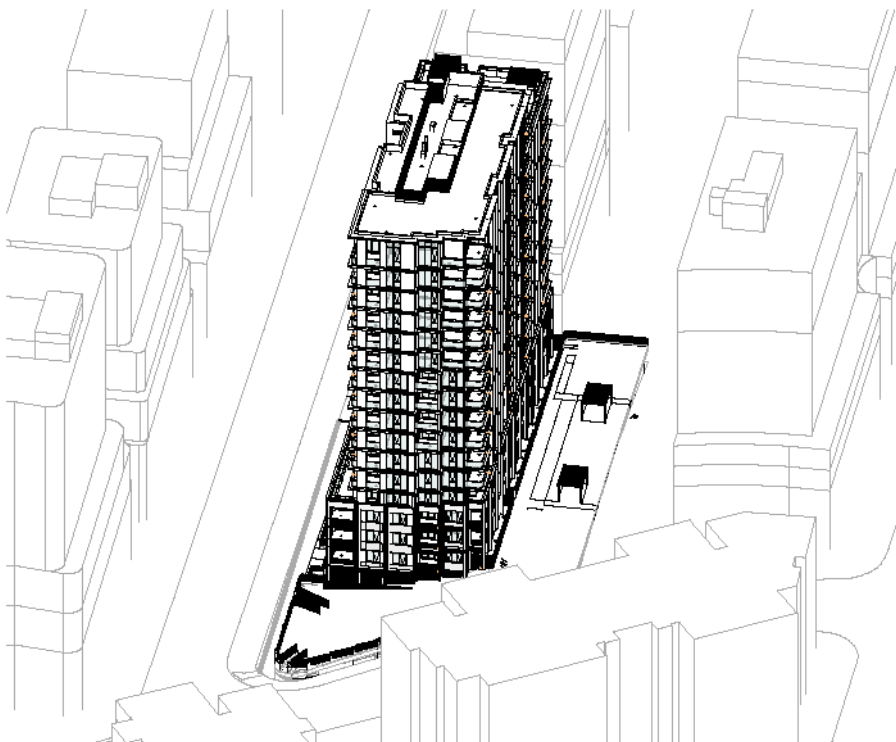
1 SOLA_21Jun0900
@A3



2 SOLA_21Jun1000
@A3



3 SOLA_21Jun1100
@A3



4 SOLA_21Jun1200
@A3

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| F | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| E | ISSUED FOR SA.55 | DW | MS | 2024.05.14 | | |
| 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 | | |

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

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

@ A3

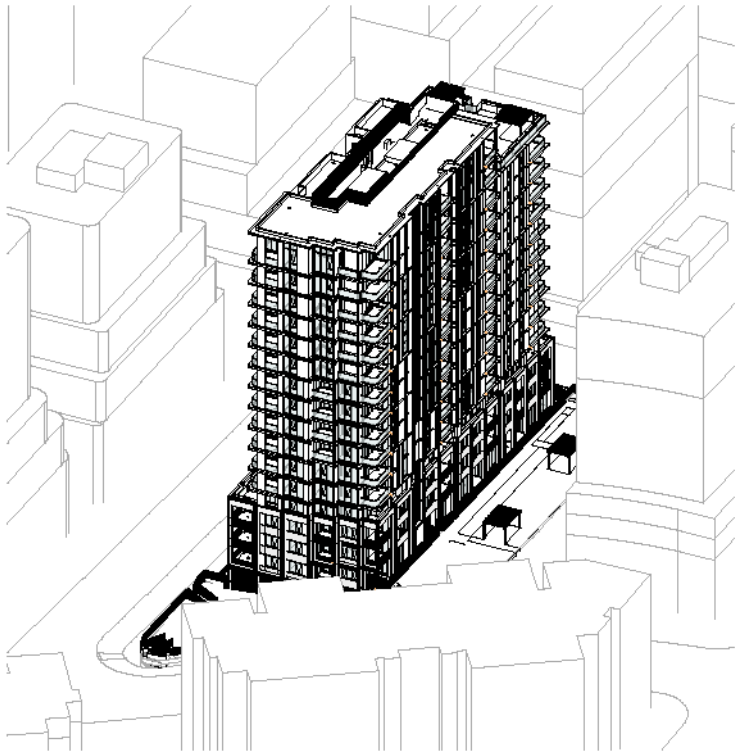
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
95-SUN EYE VIEWS
SUN EYE VIEWS

Drawing Number
DA-95-0101

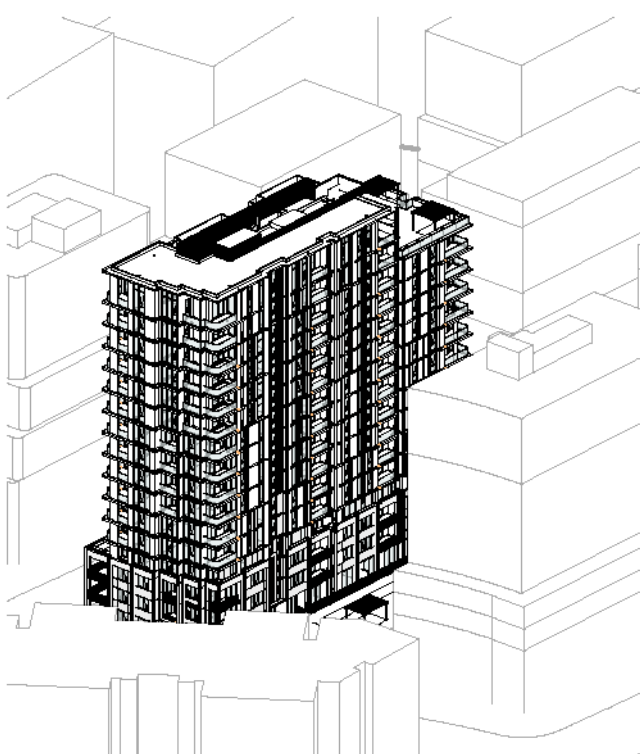
Revision
F



1

SOLA_21Jun1300

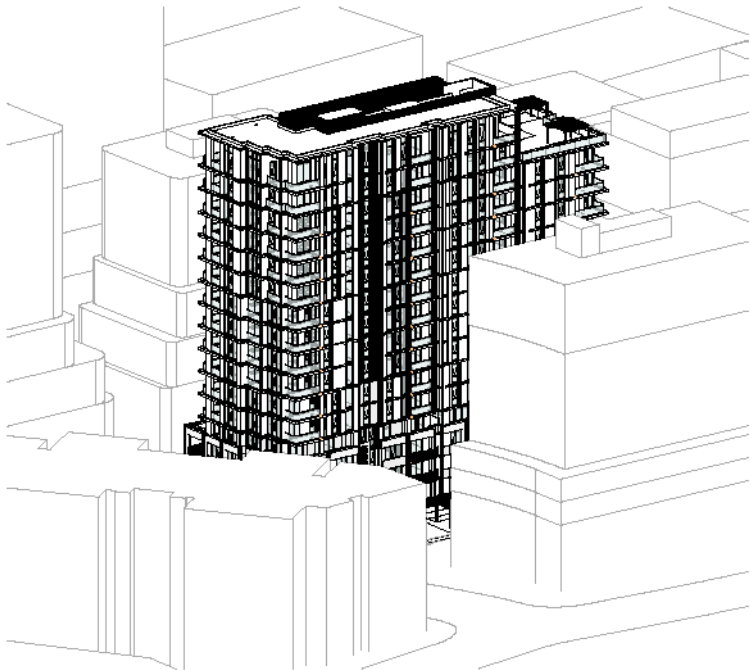
@A3



2

SOLA_21Jun1400

@A3



3

SOLA_21Jun1500

@A3

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| F | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| E | ISSUED FOR SA.55 | DW | MS | 2024.05.14 | | |
| 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 | | |

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

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

PTW

@ A3

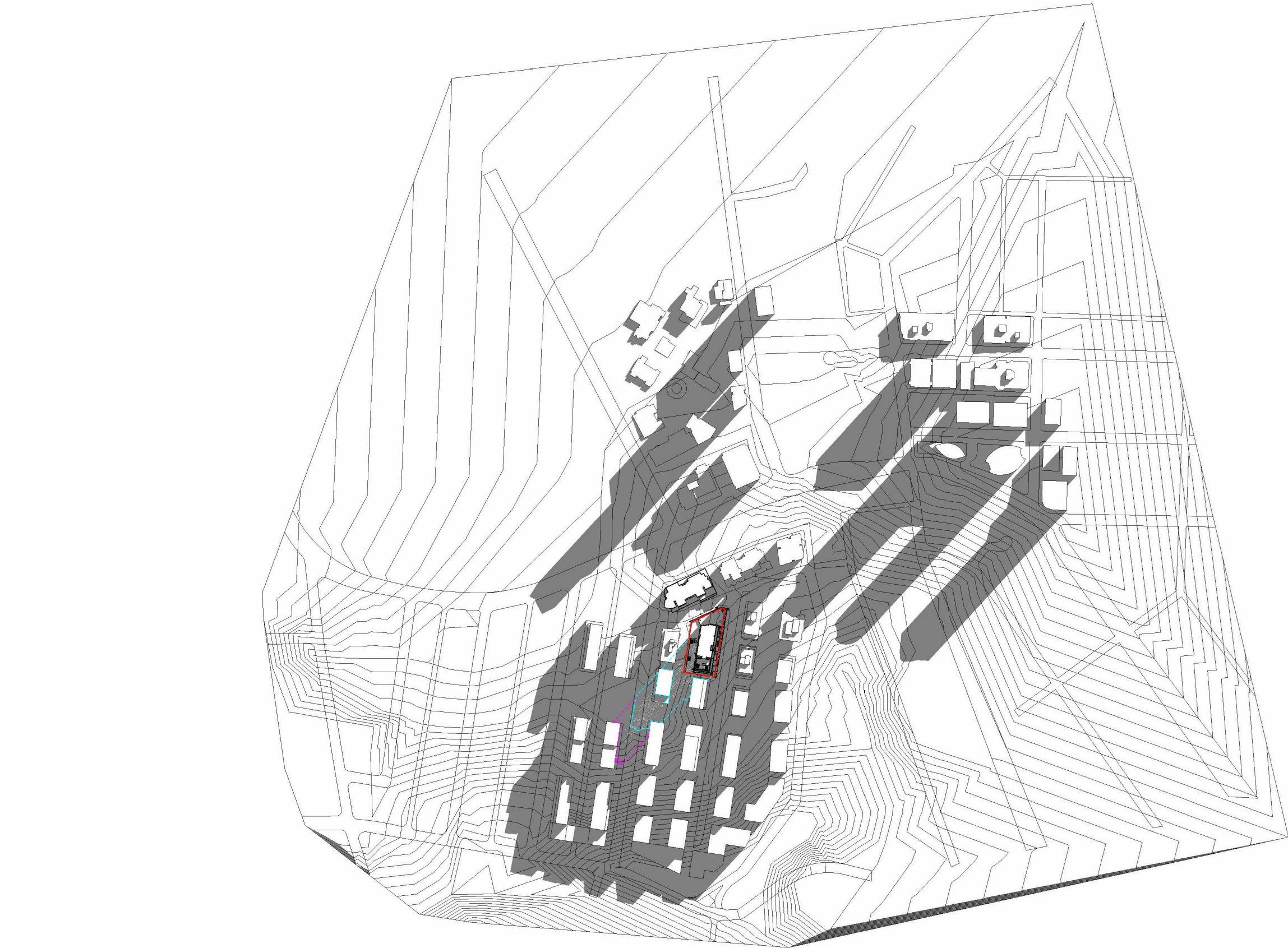
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
95-SUN EYE VIEWS
SUN EYE VIEWS

Drawing Number
DA-95-0102

Revision
F



LEGEND

APPROVED S4.55

PROPOSED ENVELOPE

SITE BOUNDARY

6.2

Average star rating

NATIONHOUSE

HOUSE

www.nationhouse.com.au

0007823590 18 Nov 2024

Assessor: Lance Chen

Accreditation No.: DMN161765

Address

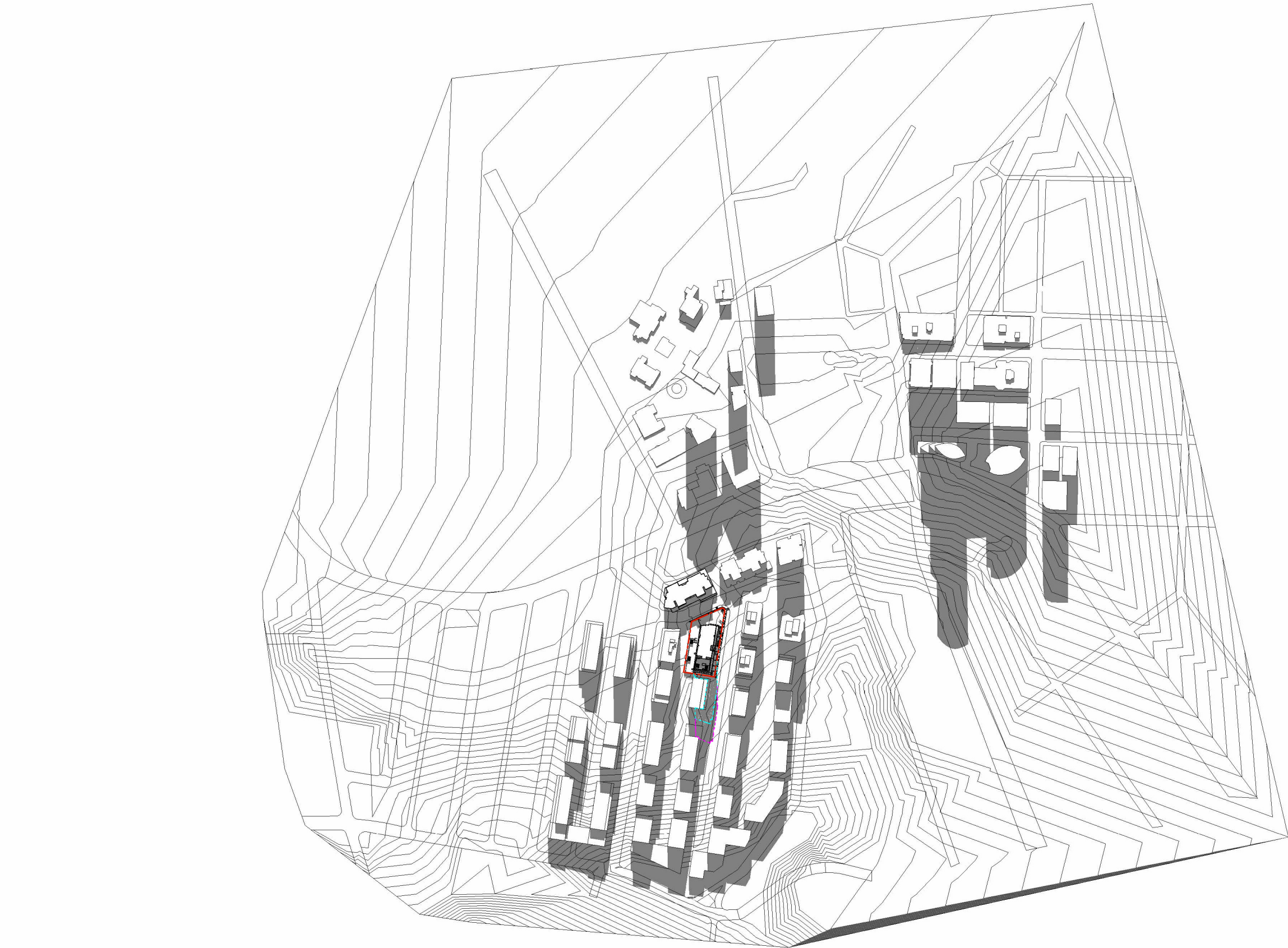
3 Holdsworth Avenue,

St Leonards, NSW,

2065

hstar.com.au

| | | | | | | | | | | | | | | | | | |
|-----------|---|--|--|--|--|---------------|-----------------------|----|-----|------------|------------|--|-----------------------------|--------|-----------|--------------|-------|
| Key Plan: | Drawing Disclaimer: | | | | | Rev | Amendment | | By | Chk* | Date | * Registered Architect | Consultants | Client | Architect | 1 : 200 @ A3 | Title |
| | Do not scale from drawings. | | | | | E | ISSUED FOR REVISED DA | | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | | | | | |
| | Verify all dimensions on site before commencing work. | | | | | D | ISSUED FOR S4.55 | | DW | MS | 2024.05.14 | | | | | | |
| | Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects | | | | | C | REVISED DA SUBMISSION | | CN | MGS | 2022.06.08 | | | | | | |
| | 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. | | | | | B | DA SUBMISSION | | YY | MGS | 2021.12.09 | | | | | | |
| A | | | | | | ISSUE FOR DEP | | YY | MGS | 2021.06.09 | | | | | | | |
| PTW | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | NEW GOLDEN ST LEONARDS PTY LTD | PTW Architects | | | | |
| | | | | | | | | | | | | Suite 11/ 30 Atchison St, St Leonards NSW 2065 | Level 11, 88 Phillip Street | | | | |
| | | | | | | | | | | | | | Sydney NSW 2000 Australia | | | | |
| | | | | | | | | | | | | | T +61 2 9232 5877 | | | | |
| | | | | | | | | | | | | | ptw.com.au | | | | |
| | | | | | | | | | | | | Peddie Thorp & Walker P/L | NSW Nominated Architects | | | | |
| | | | | | | | | | | | | ABN 23 000 454 624 | S Parsons Architect No.6098 | | | | |
| | | | | | | | | | | | | trading as PTW Architects | D Jones Architect No.4778 | | | | |
| | | | | | | | | | | | | | FOR COORDINATION | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | </ | | | |



LEGEND

APPROVED S4.55

PROPOSED ENVELOPE

SITE BOUNDARY

6.2

Average star rating

NATIONWIDE HOUSE

www.nabers.gov.au

0007823590 18 Nov 2024

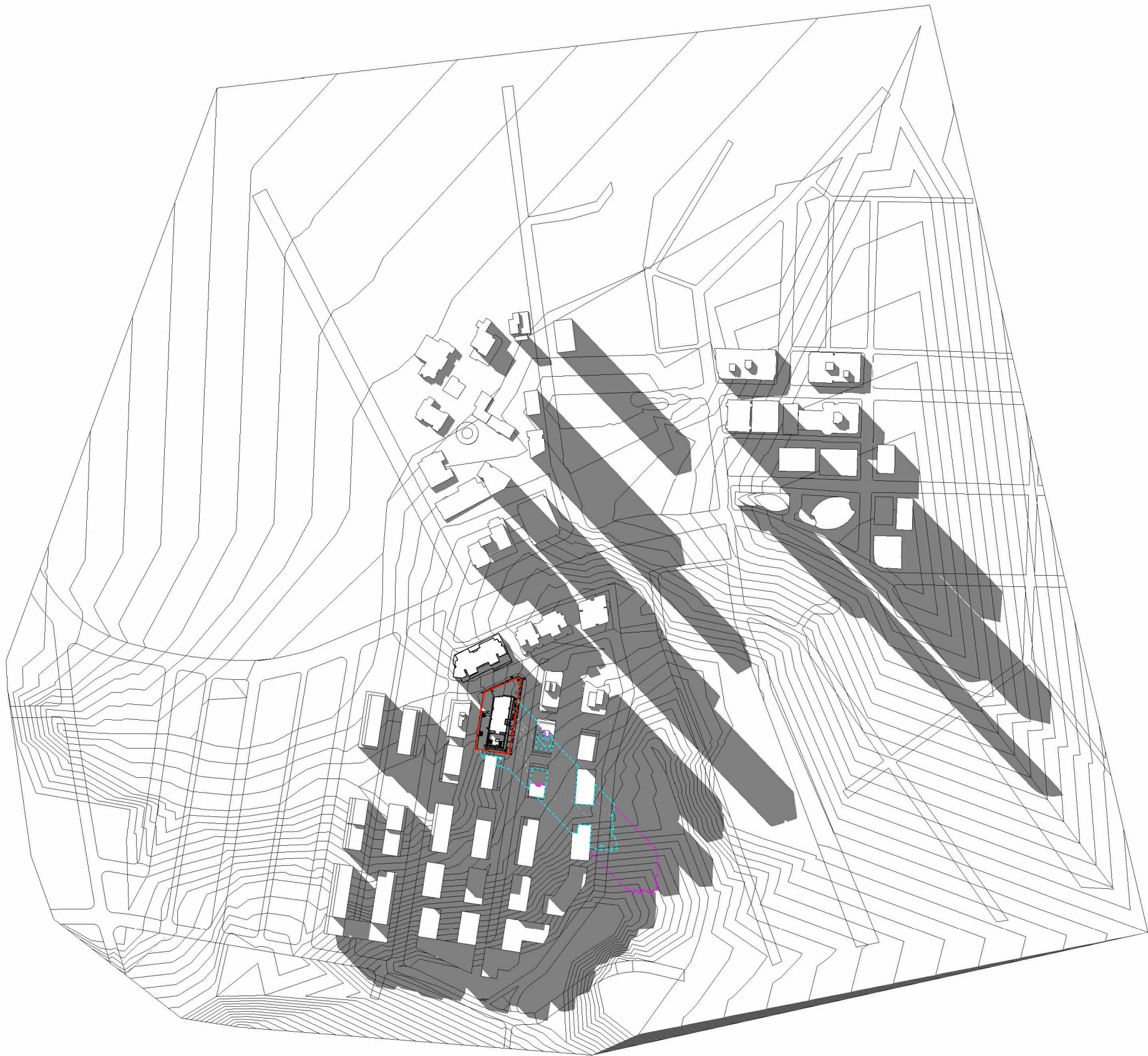
Assessor Lance Chen

Accreditation No. DMN/16/1755

Address

3 Holdsworth Avenue,
St Leonards, NSW,
2065

hstar.com.au



LEGEND

APPROVED S4.55

PROPOSED ENVELOPE

SITE BOUNDARY



0007823590 18 Nov 2024

Assessor Lance Chen

Accreditation No. DMN/16/1765

Address
3 Holdsworth Avenue,
St Leonards, NSW,
2065.

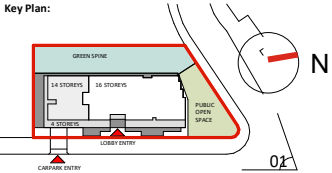
hstar.com.au

| | | | | | | | | | | | | | |
|-----------|---|-----|-----------------------|----|------|------------|------------------------------------|-------------|--|---|---------|--|---|
| Key Plan: | <p>Drawing Disclaimer:</p> <p>Do not scale from drawings.</p> <p>Verify all dimensions on site before commencing work.</p> <p>Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects</p> <p>Note:</p> <p>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.</p> | Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants | Client | Architect | 1 : 200 | @ A3 | Title 96-SHADOW DIAGRAM SHADOW DIAGRAM-3PM 21st JUNE Drawing Number DA-96-0003 Revision E |
| | | E | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | | NEW GOLDEN ST LEONARDS PTY LTD | PTW Architects | | | |
| | | D | ISSUED FOR S4.55 | DW | MS | 2024.05.14 | | | Suite 11/ 30 Atchison St, St Leonards NSW 2065 | Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au | | Project PA030370 3 Holdsworth Avenue, St Leonards | |
| | | C | REVISED DA SUBMISSION | CN | MGS | 2022.06.08 | | | | Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects | | Status FOR COORDINATION | |
| | | B | DA SUBMISSION | YY | MGS | 2021.12.09 | | | | NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778 | | | |
| | | A | ISSUE FOR DEP | YY | MGS | 2021.06.09 | | | | | | | |



CORNER OF HOLDSWORTH AVENUE AND MARSHALL AVENUE

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| C | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| B | REVISED DA SUBMISSION | CN | MGS | 2022.06.08 | | |
| A | DA SUBMISSION | YY | MGS | 2021.12.09 | | |

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

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

As indicated @ A3

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 01
NORTH EAST VIEW

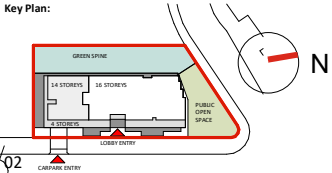
Drawing Number DA-97-0001

Revision C



SOUTH EAST VIEW
HOLDSWORTH AVENUE

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.

| Rev | Amendment | By | Chk* | Date | * Registered Architect | Consultants |
|-----|-----------------------|----|------|------------|------------------------------------|-------------|
| C | ISSUED FOR REVISED DA | DW | MS | 2024.10.30 | MGS Megumi Sakaguchi NSW Arch 9391 | |
| B | REVISED DA SUBMISSION | CN | MGS | 2022.06.08 | | |
| A | DA SUBMISSION | YY | MGS | 2021.12.09 | | |

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

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

As indicated @ A3

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 02
SOUTH EAST VIEW

Drawing Number
DA-97-0002

Revision
C