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DA-00-0002	DEMOLITION PLAN
DA-00-0003	SITE PLAN

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DA-09-0030	LEVEL B3-B2 PLAN
DA-09-0040	LEVEL B1 PLAN
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DA-10-0004	LEVEL 01 PLAN
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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 absorbance < 0.475) & Medium colour (0.475 ≤ solar absorbance ≤ 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 absorbance < 0.475) & Dark colour (solar absorbance > 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	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
	AAC (e.g. Hebel) 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
	Concrete panel walls + PB linings on both sides without insulation	Applicable to the bathroom internal walls in Units 508 & 608
	PB stud walls + R2.5 bulk insulation	Applicable to all other intra-tenancy walls within the units except the above
	PB stud walls without insulation	

Windows	Standard aluminium frame, weather stripping fitted, double glazed, high solar low-e / air fill / clear	Applicable to all windows and glazed doors in Units LG01, LG03, 1602, 1605 and all the west facing sliding doors in Unit 103 NFRG Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 4.3 and SHGC = 0.53; Group A (awning window type): U = 4.3 and SHGC = 0.47;
	Standard aluminium frame, weather stripping fitted, double glazed, clear / air fill / clear	Applicable to all windows and glazed doors in Units UG02, 203, 403, 405, 508, & 608 NFRG Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 4.8 and SHGC = 0.59; Group A (awning window type & hinged door type): U = 4.8 and SHGC = 0.51
	Standard aluminium frame, weather stripping fitted, single glazed, high solar gain low-e	Applicable to all windows and glazed doors in Units LG02, UG01, 101, 102, 104-106, 201, 202, 204-207, 301-305, 311, 401, 402, 404, 407, 501, 502, 507, 601, 602, 607, 707, 807, 907, 1002, 1007, 1106, 1206, 1306, 1406, 1503, 1601, 1603 & 1604 and the south facing sliding door in Unit 103 NFRG Glazing System (Glass + Frame) values - Group B (fixed and sliding types): U = 5.4 and SHGC = 0.58; Group A (awning window type & hinged door type): U = 5.4 and SHGC = 0.48
	Standard aluminium frame, weather stripping fitted, single glazed, clear	Applicable to all other windows and glazed doors except those mentioned above NFRG Glazing System (Glass+Frame) values - Group B (fixed and sliding types): U = 6.7 and SHGC = 0.70; Group A (awning, louvre window & hinged doors): U = 6.7 and SHGC = 0.57
	Note that all glazing installed shall have the U values not more than those specified above and the SHGC values within +/- 10% of those specified above.	
Skylight	N/A	
Floors	Suspended concrete slab + R1.7 floor insulation	Applicable to – the suspended floors of Units LG01-LG03, immediately above the basement carpark; the suspended floors of Units 102-104, immediately above the lower ground carpark
	Suspended concrete slab without insulation	Applicable to all other suspended floors except those mentioned above
	Floor coverings	Bedrooms: carpet; Kitchen & all living areas: timber; All wet areas: tile
Downlights	If to be planned, IC / IC-F rated LED downlights to be used throughout	Rating without downlights due to lighting layout plans / RCPs not available at the current stage. Rating with downlights (if planned) shall be required when lighting layout design is completed prior to application of construction certificate.
Exhaust fans	Exhaust fans to all wet areas	Sealed

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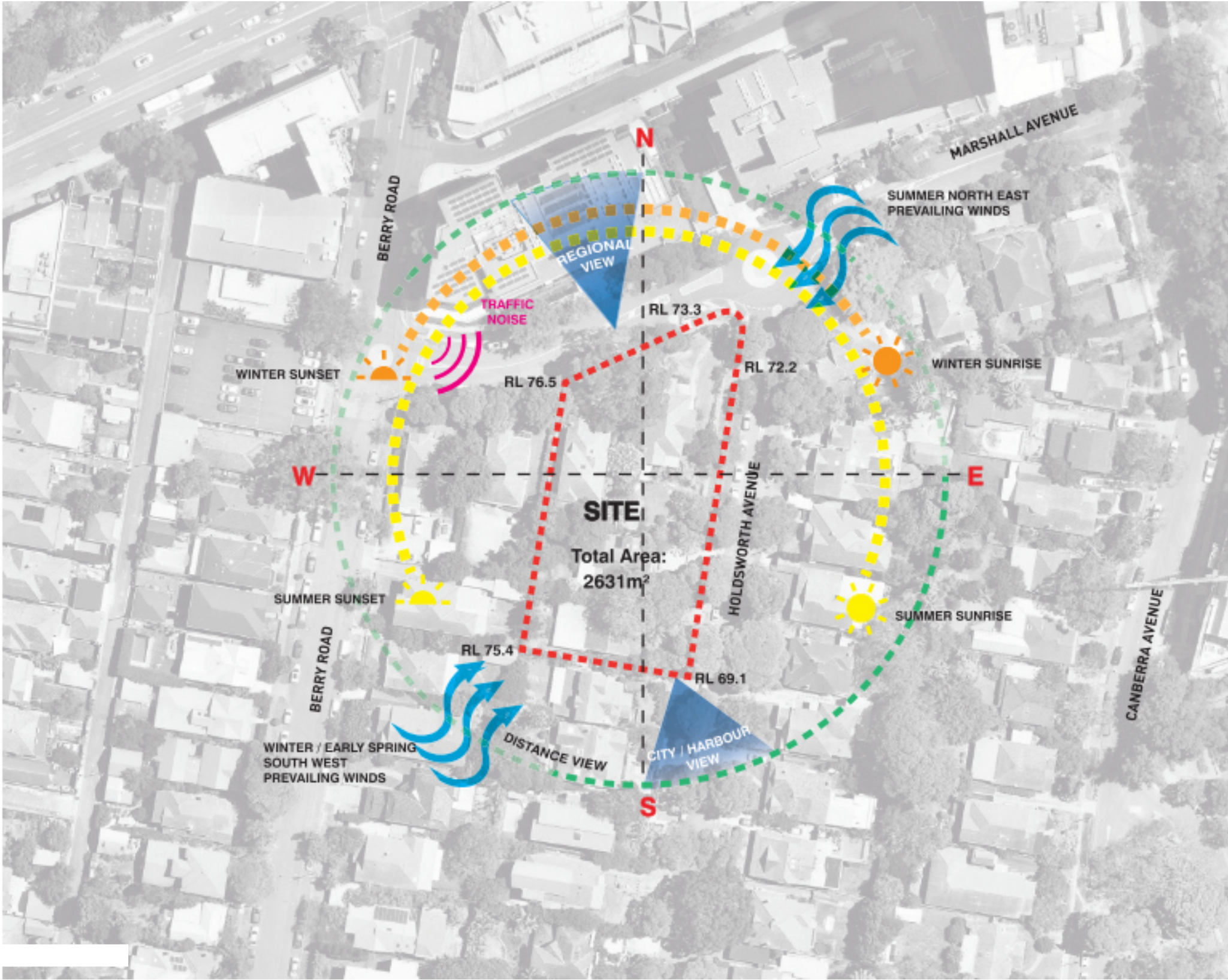
Rev	Amendment	By	Chk*	Date	* Registered Architect
G	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391
F	ISSUED FOR \$4.55	DW	MS	2024.05.14	
E	ISSUED FOR \$4.55	DW	DF	2023.06.19	
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08	
C	DA SUBMISSION	YY	MGS	2021.12.09	
B	ISSUE FOR DEP	YY	MGS	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
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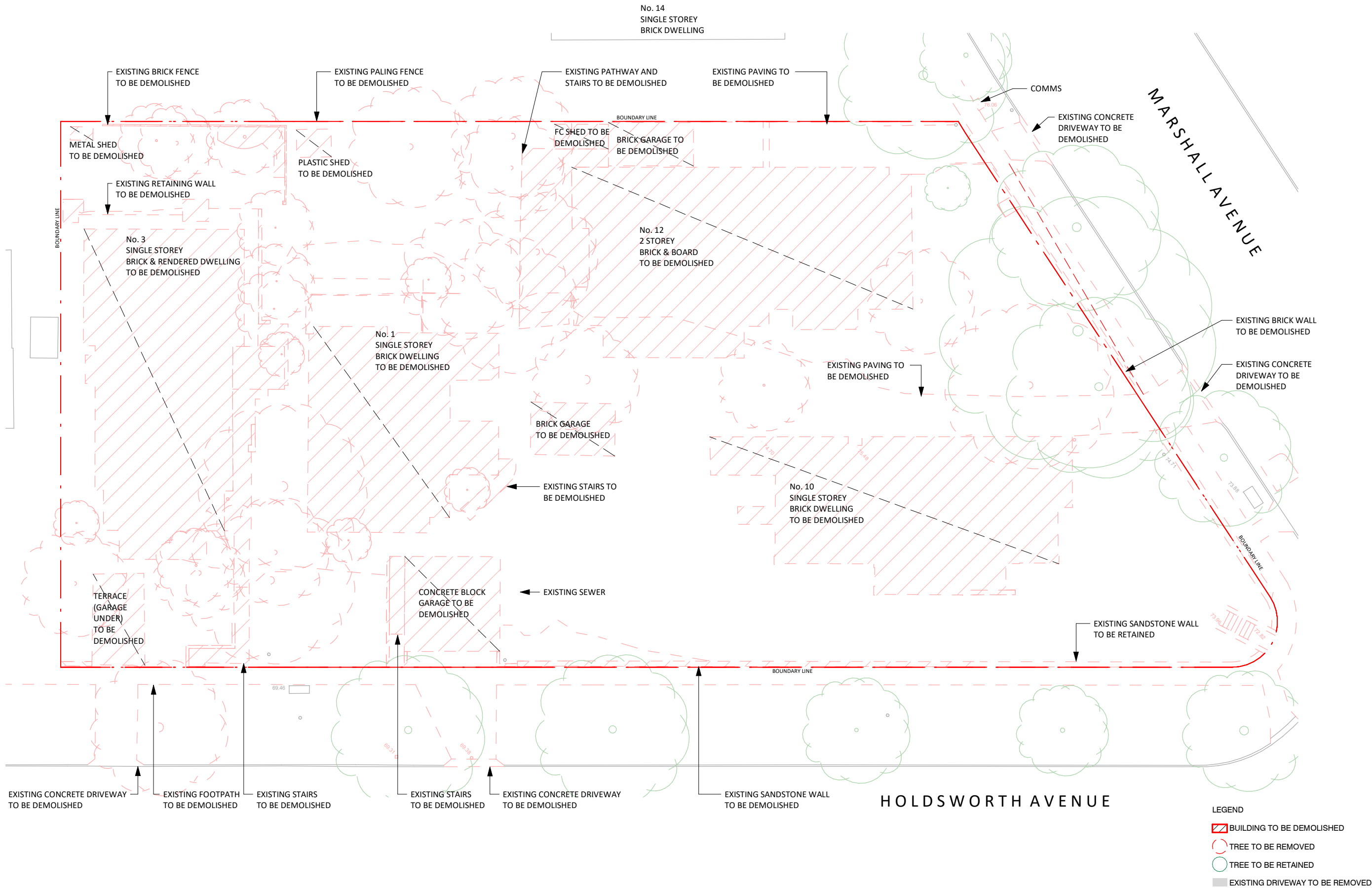
Architect PTW Architects Level 11, 88 Phillip Street Sydney NSW 2000 Australia T +61 2 9232 5877 ptw.com.au Peddle Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects	NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778
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Project	PA030370 3 Holdsworth Avenue, St Leonards
Status	FOR COORDINATION

Title 00-GENERAL INFORMATION COVER	Drawing Number DA-00-0000	Revision G
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Project PA030370
3 Holdsworth Avenue, St Leonards

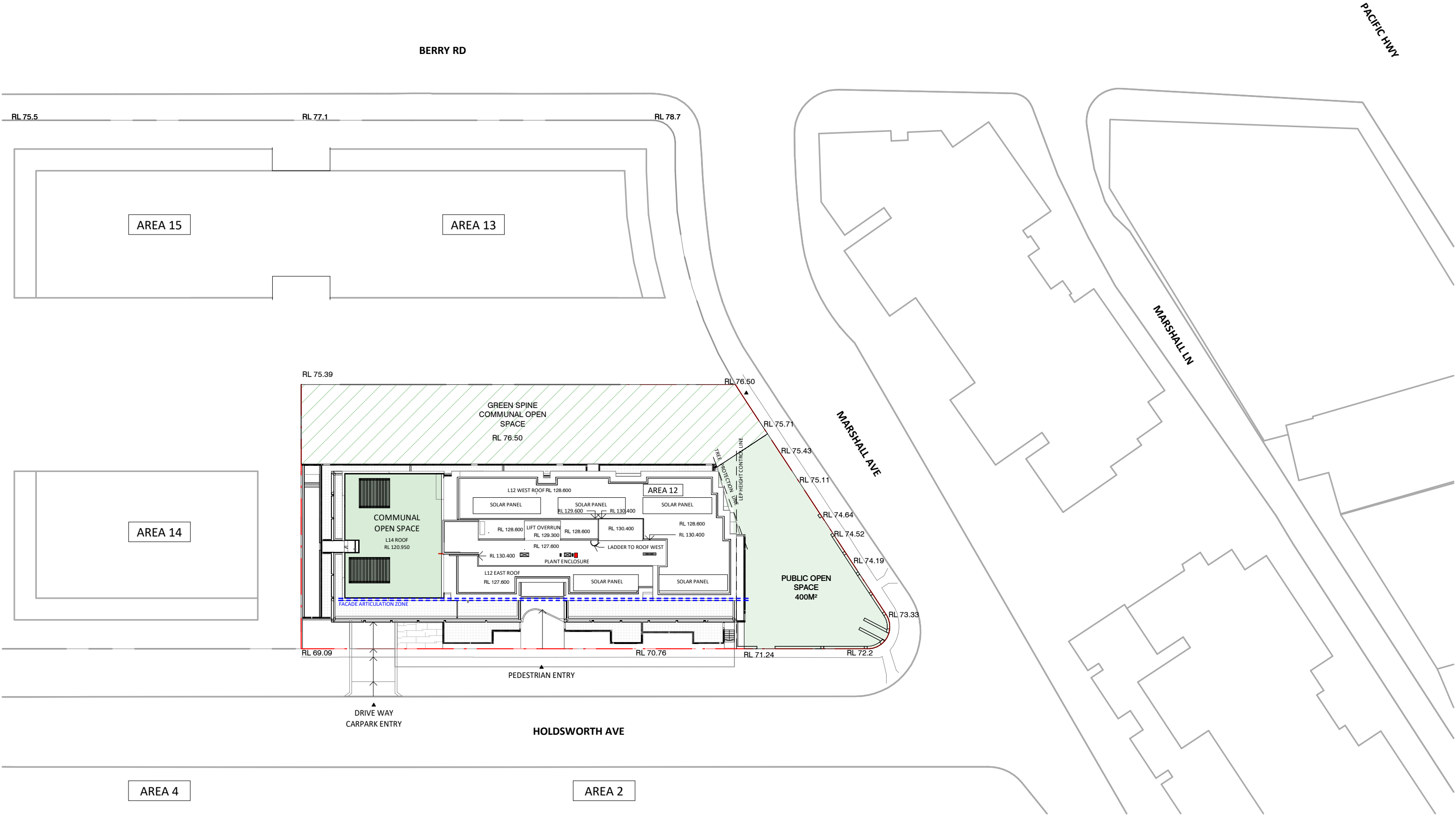
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Title
00-GENERAL INFORMATION
DEMOLITION PLAN

Drawing Number
DA-00-0002

Revision
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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		
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Title

00-GENERAL INFORMATION
SITE PLAN

Project

PA030370
3 Holdsworth Avenue, St Leonards

Drawing Number

DA-00-0003

Revision

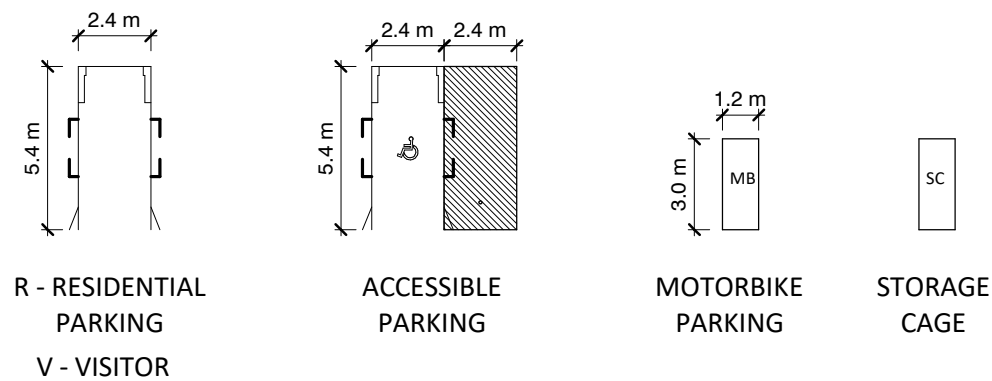
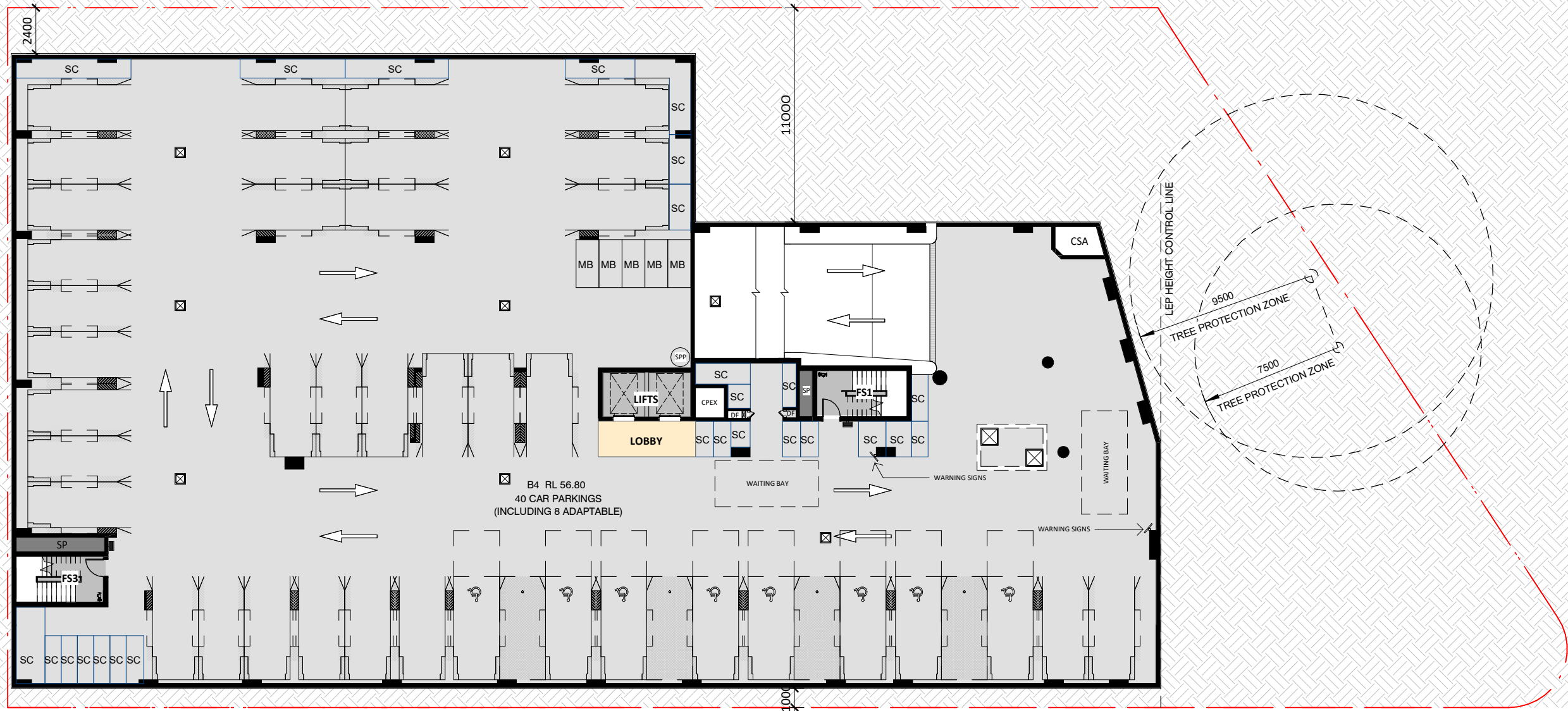
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H	SYDNEY WATER APPLICATION	DW	MS	2024.10.22	MGS Megumi Sakaguchi NSW Arch 9391	
G	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
F	ISSUED FOR S4.55	DW	MS	2024.05.14		
E	ISSUED FOR S4.55	DW	MS	2023.09.22		
D	ISSUED FOR S4.55	DW	DF	2023.06.19		
C	ISSUED FOR S4.55	DW	MGS	2023.02.10		
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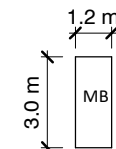
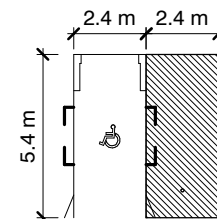
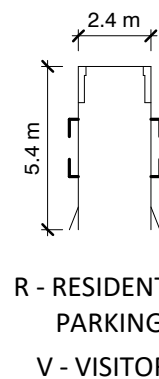
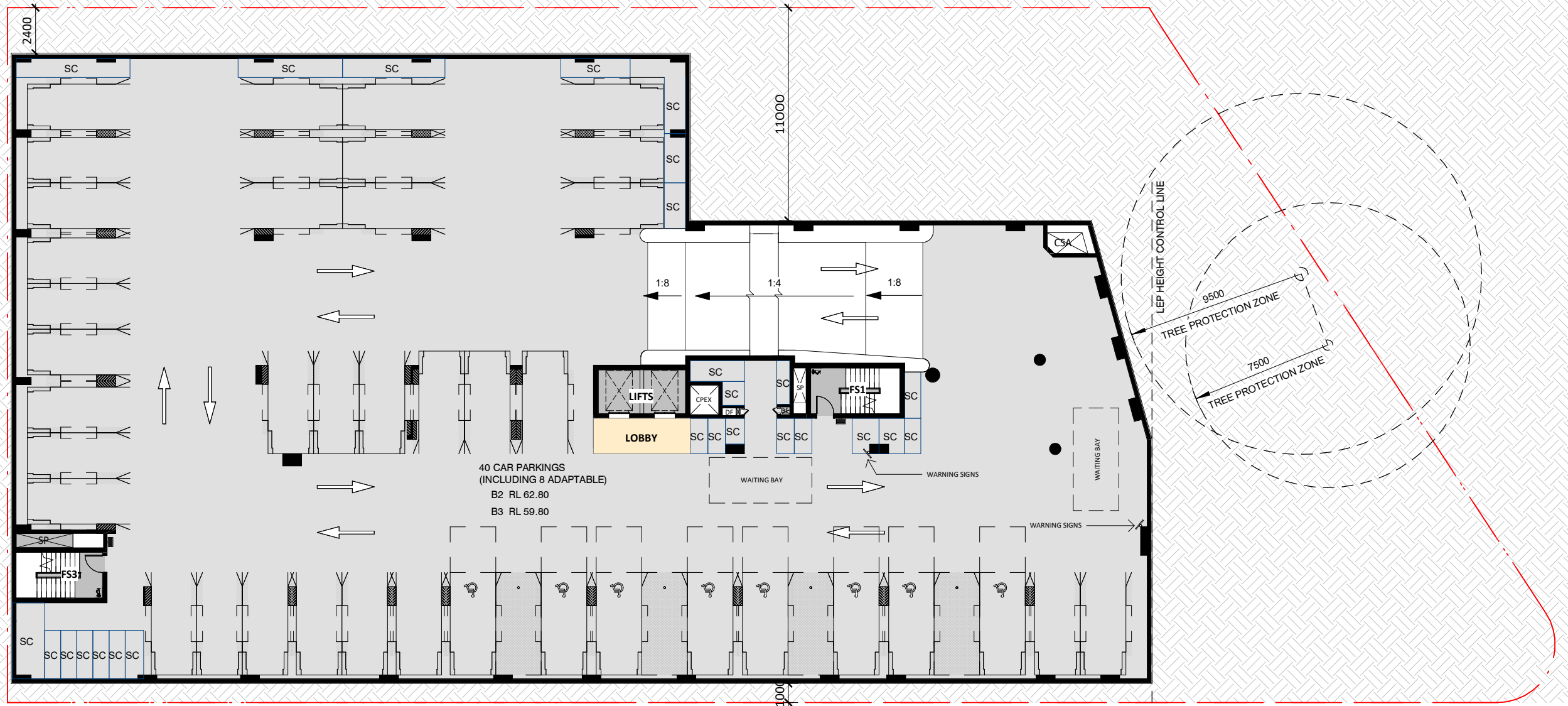
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S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards
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Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B4 PLAN
Drawing Number DA-09-0010
Revision H

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R - RESIDENTIAL
PARKING
V - VISITOR

ACCESSIBLE
PARKING

MOTORBIKE
PARKING

STORAGE
CAGE

Key Plan:



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H	SYDNEY WATER APPLICATION	DW	MS	2024.10.22	MGS Megumi Sakaguchi NSW Arch 9391	
G	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
F	ISSUED FOR S4.55	DW	MS	2024.05.14		
E	ISSUED FOR S4.55	DW	MS	2023.09.22		
D	ISSUED FOR S4.55	DW	DF	2023.06.19		
C	ISSUED FOR S4.55	DW	MGS	2023.02.10		
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A	DA SUBMISSION	YY	MGS	2021.12.09		

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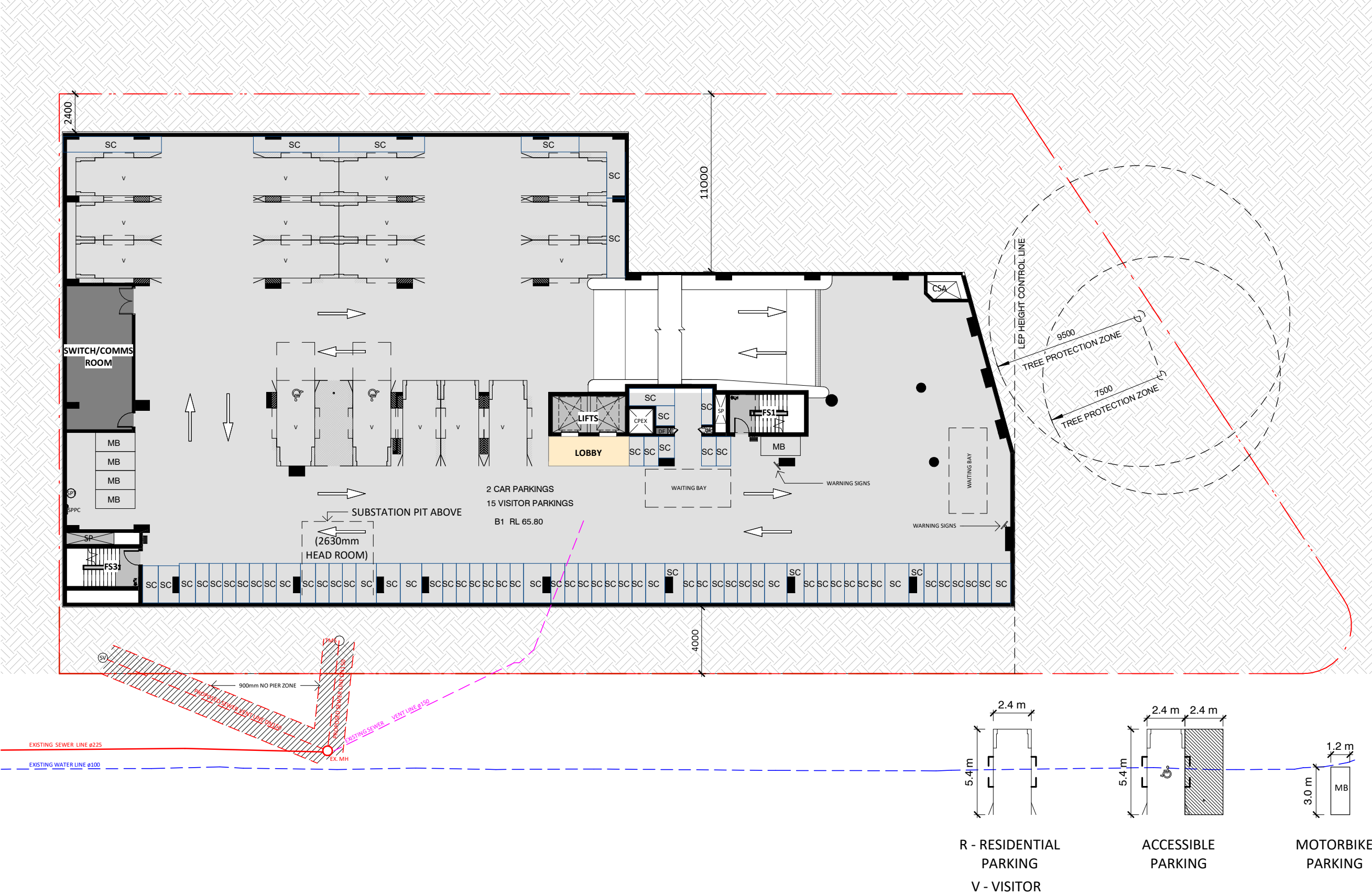
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Project PA030370
3 Holdsworth Avenue, St Leonards
Status
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Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B3-B2 PLAN
Drawing Number
DA-09-0030
Revision
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Key Plan:



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

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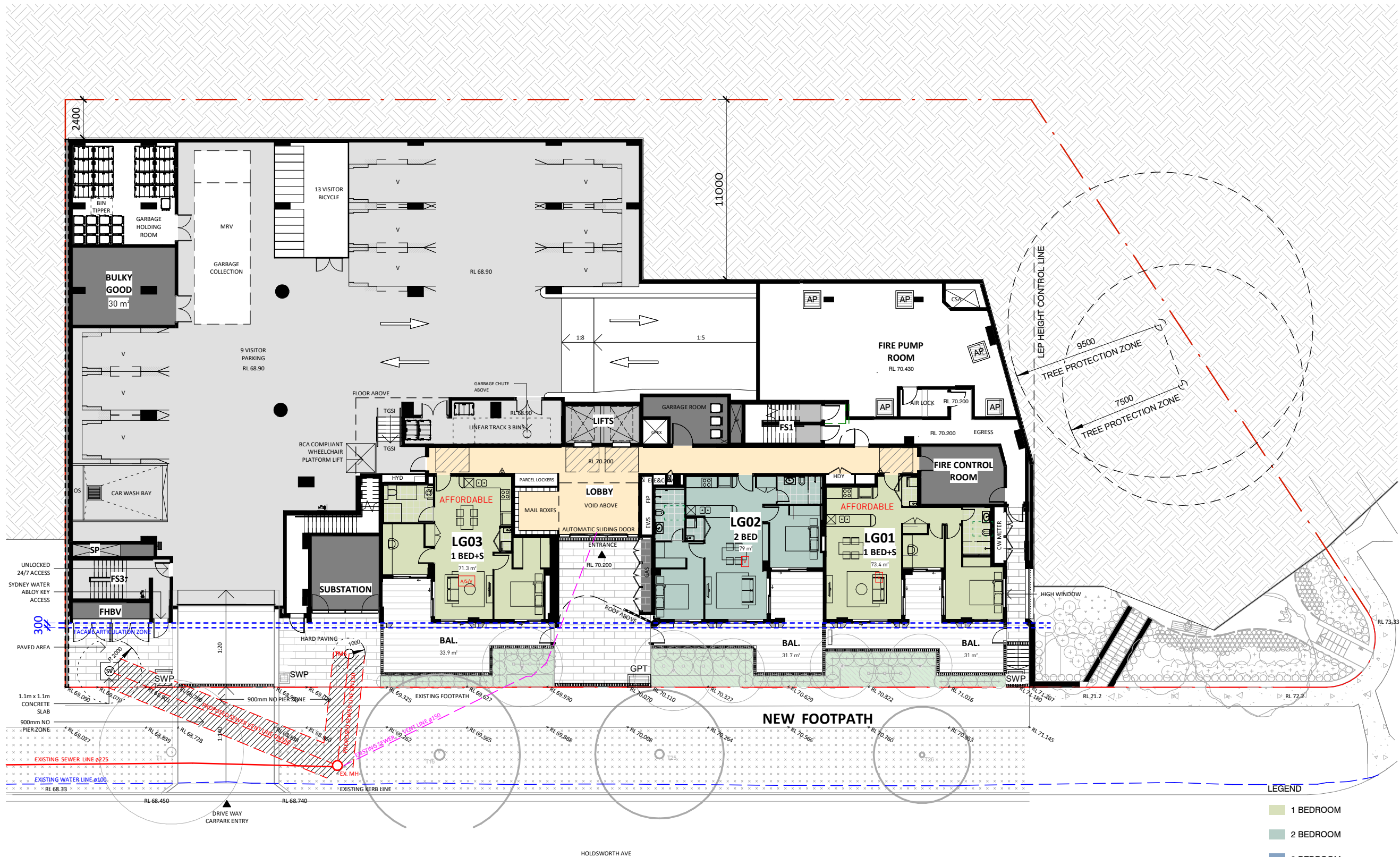
Status
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Title
10-GENERAL ARRANGEMENT PLANS
LEVEL B1 PLAN

Drawing Number
DA-09-0040

Revision
K

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LEGEND

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

ADAPTABLE UNITS
SILVER LIVABLE UNITS
VISITABLE UNITS

ACCESSIBLE TURNING SPACE

Key Plan:

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M	ISSUED FOR REVISED DA	DW	MS	2024.10.30	MGS Megumi Sakaguchi NSW Arch 9391	
L	SYDNEY WATER APPLICATION	DW	MS	2024.10.22		
K	SYDNEY WATER APPLICATION	DW	MS	2024.07.16		
J	ISSUED FOR S4.55	DW	MS	2024.05.14		
I	ISSUED FOR S4.55	DW	MS	2023.09.22		
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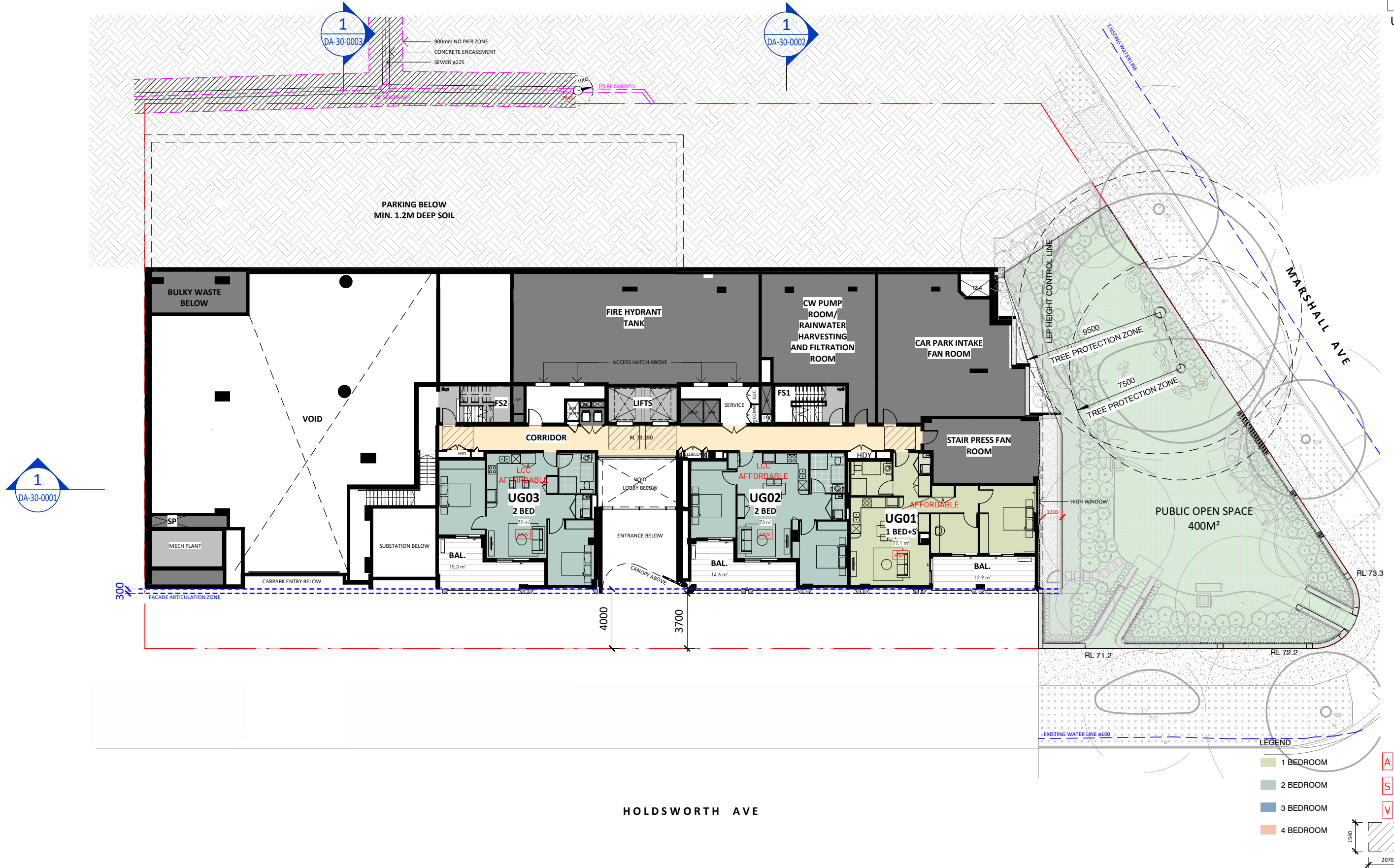
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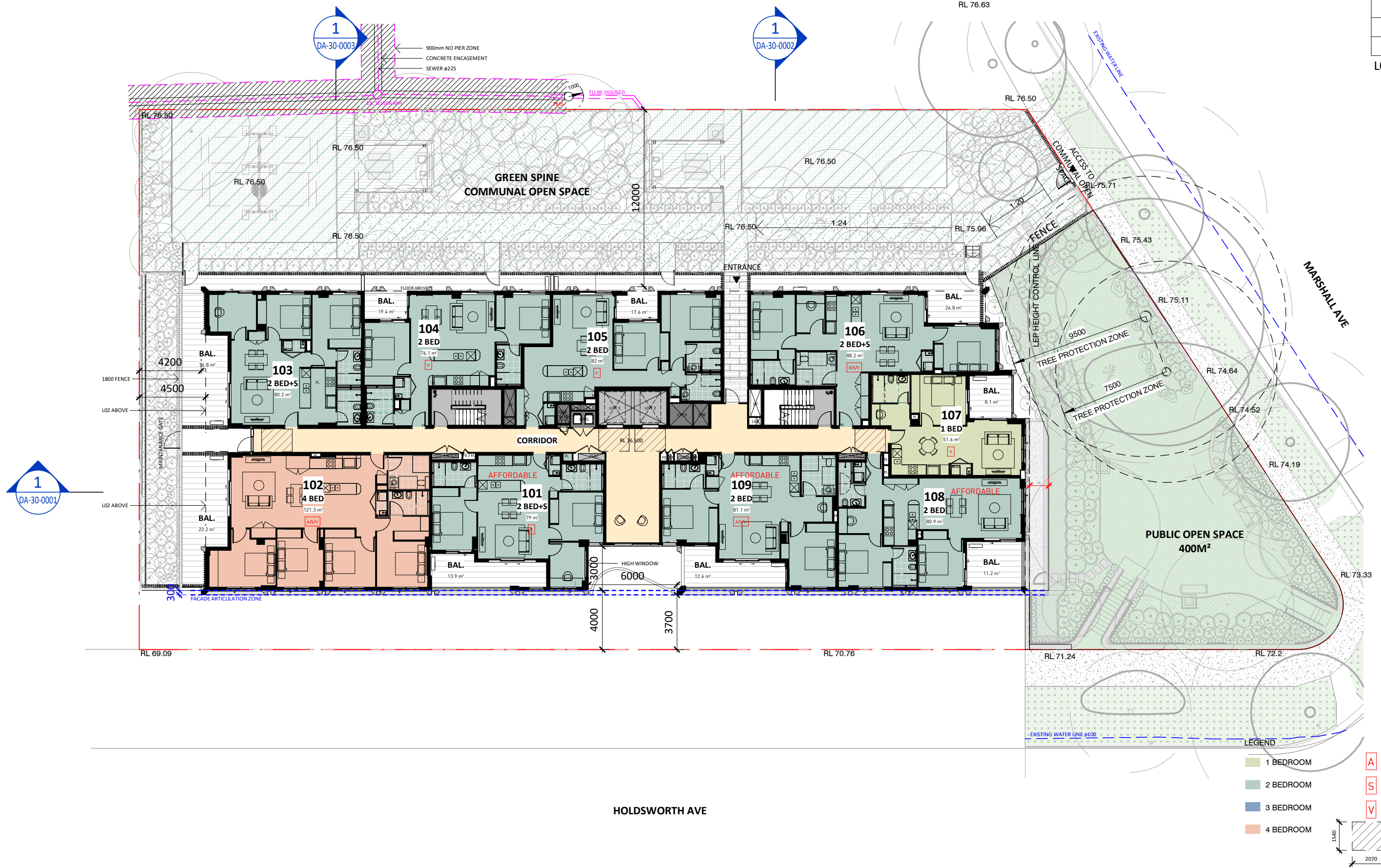
Status
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Title
10-GENERAL ARRANGEMENT PLANS
LOWER GROUND PLAN

Drawing Number
DA-10-0001

Revision
M





Key Plan:



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PTW

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

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Key Plan:



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Rev

Amendment

By

Chk*

Date

I

ISSUED FOR REVISED DA

DW

MS

2024.10.30

H

ISSUED FOR S4.55

DW

MS

2024.05.14

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ISSUED FOR S4.55

DW

DF

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F

SYDNEY WATER APPLICATION

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E

SYDNEY WATER APPLICATION

ZS

MGS

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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

* Registered Architect

MGS Megumi Sakaguchi NSW Arch 9391

Consultants

Client

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NSW Nominated Architects
No 6698
D Jones Architect No.4778

As indicated

@ A3

0

2

5m

Title

10-GENERAL ARRANGEMENT PLANS
LEVEL 02-03 PLAN

Project

PA030370
3 Holdsworth Avenue, St Leonards

Drawing Number

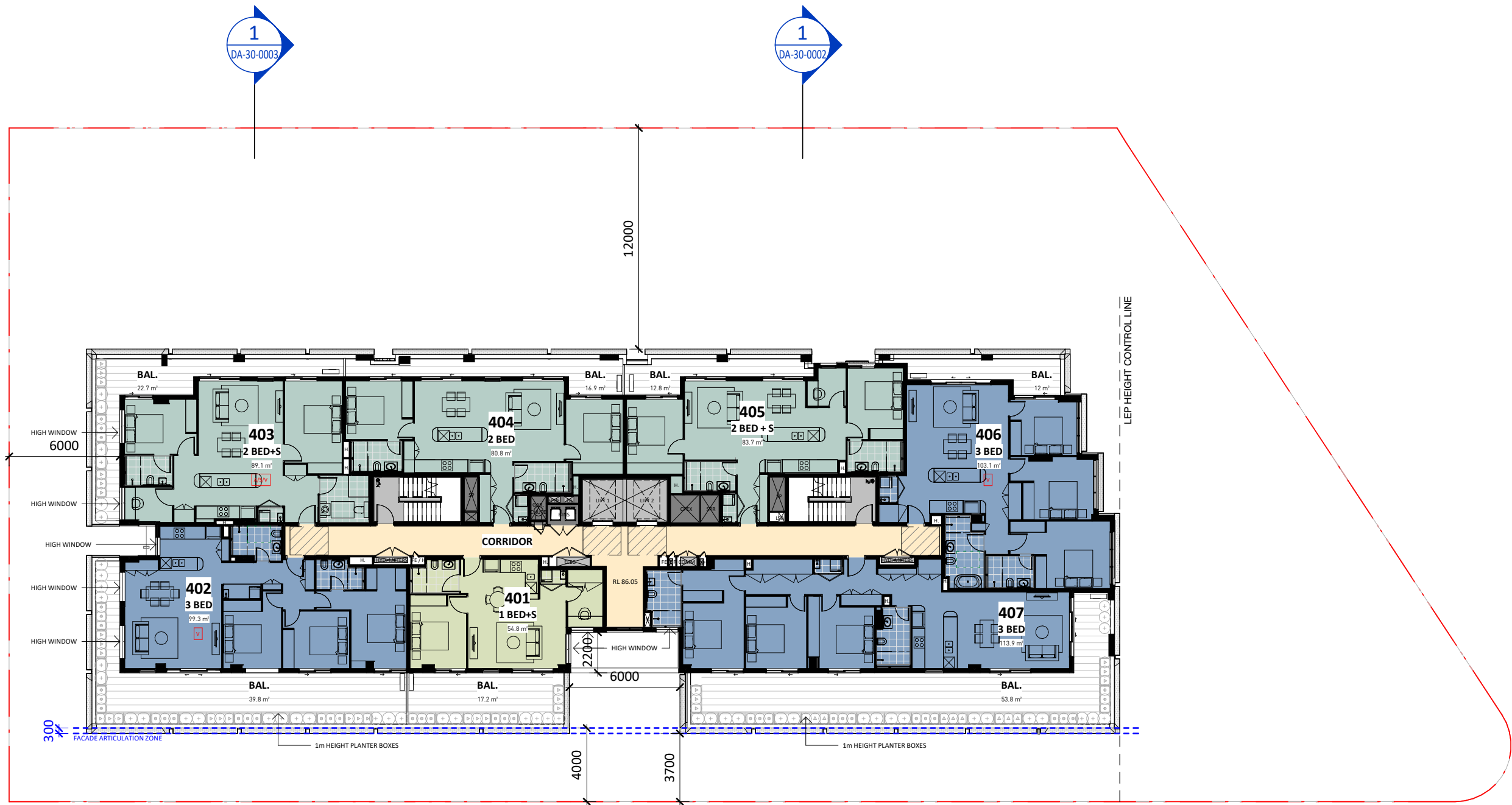
DA-10-0005

Revision

1

Status

FOR COORDINATION



LEGEND

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

ACCESSIBLE TURNING SPACE

1540
2070

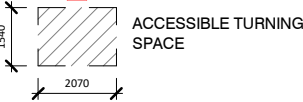
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LEGEND

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

- ADAPTABLE UNITS
- SILVER LIVABLE UNITS
- VISITABLE UNITS



Key Plan:

Drawing Disclaimer:

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

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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 05-06 PLAN

Drawing Number
DA-10-0007

Revision
G



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

V

1540

2070

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS

ACCESSIBLE TURNING SPACE



LEGEND

1 BEDROOM	A	ADAPTABLE UNITS
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ACCESSIBLE TURNING SPACE

1540
2070

Key Plan:		Drawing Disclaimer: Do not scale from drawings. Verify all dimensions on site before commencing work. Copying or reproduction of this drawing is strictly prohibited without the consent of PTW Architects	<table><tr><th>Rev</th><th>Amendment</th><th>By</th><th>Chk*</th><th>Date</th><th>* Registered Architect</th><th>Consultants</th></tr><tr><td>G</td><td>ISSUED FOR REVISED DA</td><td>DW</td><td>MS</td><td>2024.10.30</td><td>MGS Megumi Sakaguchi</td><td>NSW Arch 9391</td></tr><tr><td>F</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>E</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>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><tr><td>A</td><td>ISSUE FOR PRE DA</td><td>YY</td><td>MGS</td><td>2021.03.26</td><td></td><td></td></tr></table>	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 <small>Peddie Thorp & Walker P/L ABN 23 000 454 624 trading as PTW Architects</small> <small>NSW Nominated Architects S Parsons Architect No.6098 D Jones Architect No.4778</small>	As indicated @ A3 0 2 5m Project PA030370 3 Holdsworth Avenue, St Leonards	Title 10-GENERAL ARRANGEMENT PLANS LEVEL 11-14 PLAN Drawing Number DA-10-0012 Revision G
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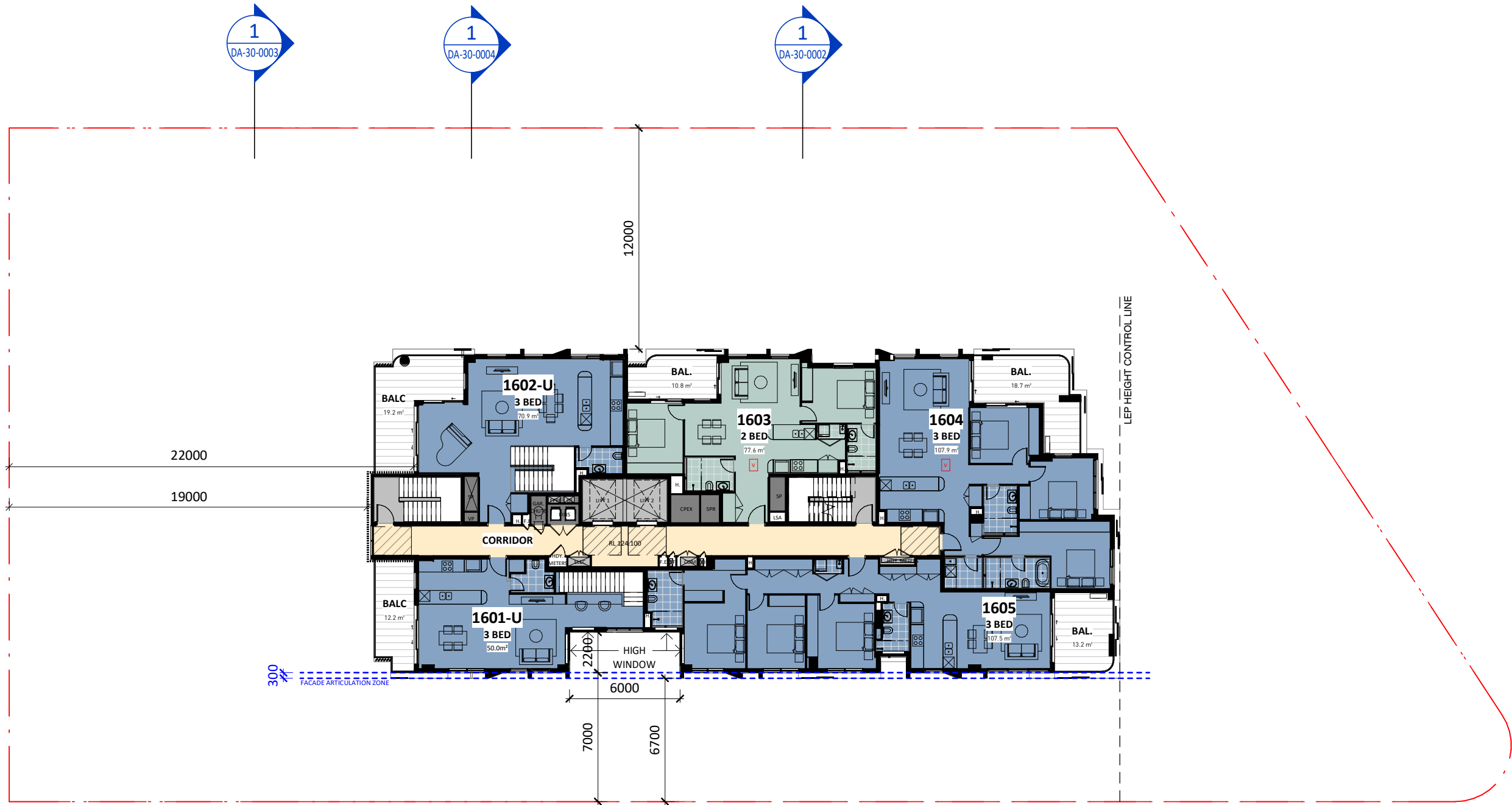


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ACCESSIBLE TURNING SPACE

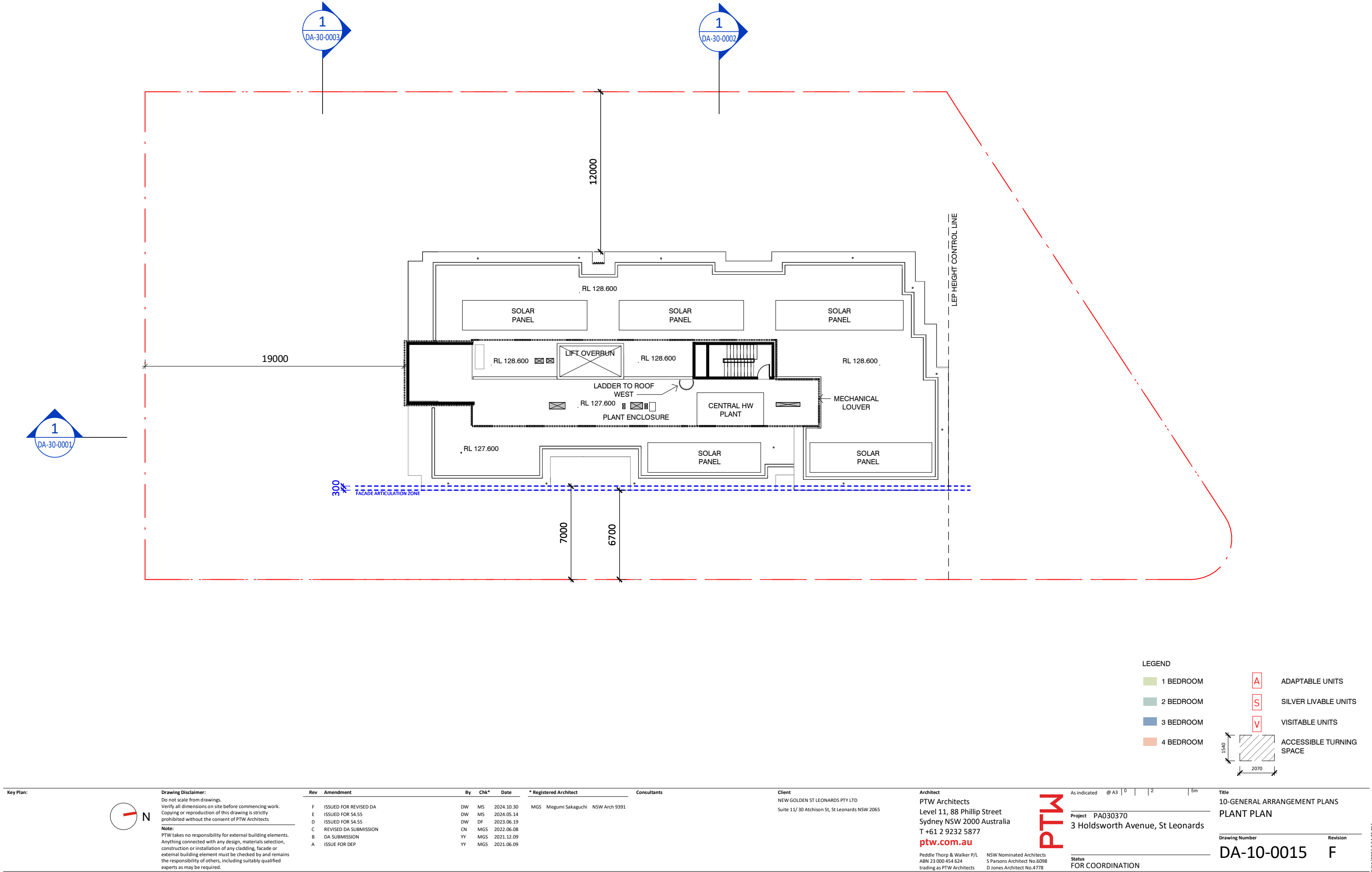
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VISITABLE UNITS

1540

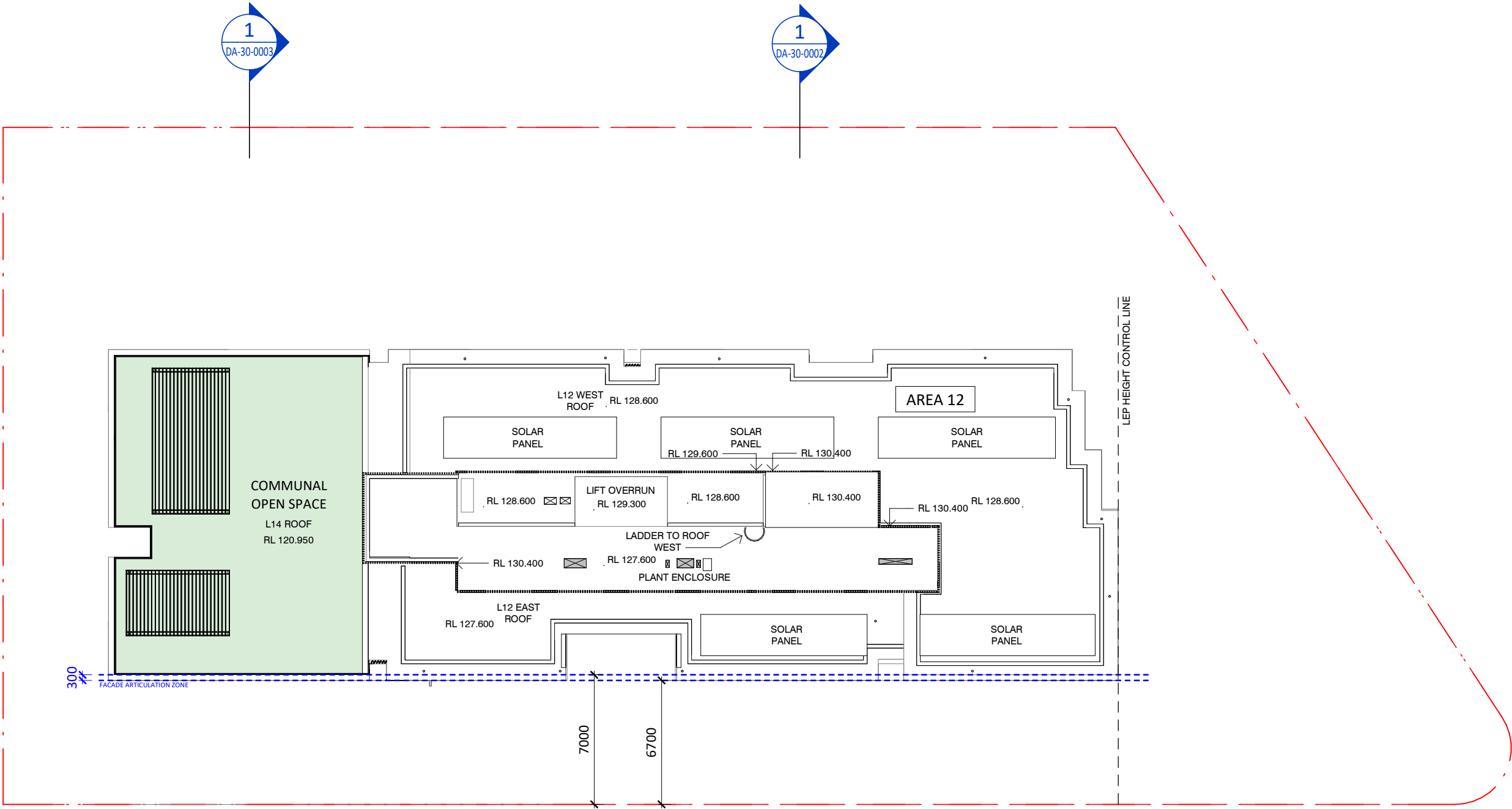
2070

ACCESSIBLE TURNING SPACE

Title
10-GENERAL ARRANGEMENT PLANS
PLANT PLAN

Drawing Number
DA-10-0015

Revision
F



Key Plan:



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

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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 Leonards

Status
FOR COORDINATION

Title
10-GENERAL ARRANGEMENT PLANS
ROOF PLAN

Drawing Number
DA-10-0016

Revision
A

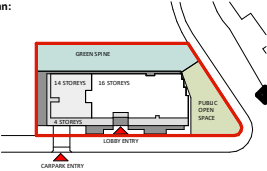


ALL HIGH WINDOW
+1800 FROM FFL

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:



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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	

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As indicated @ A3 | 0 | 2 | 5m

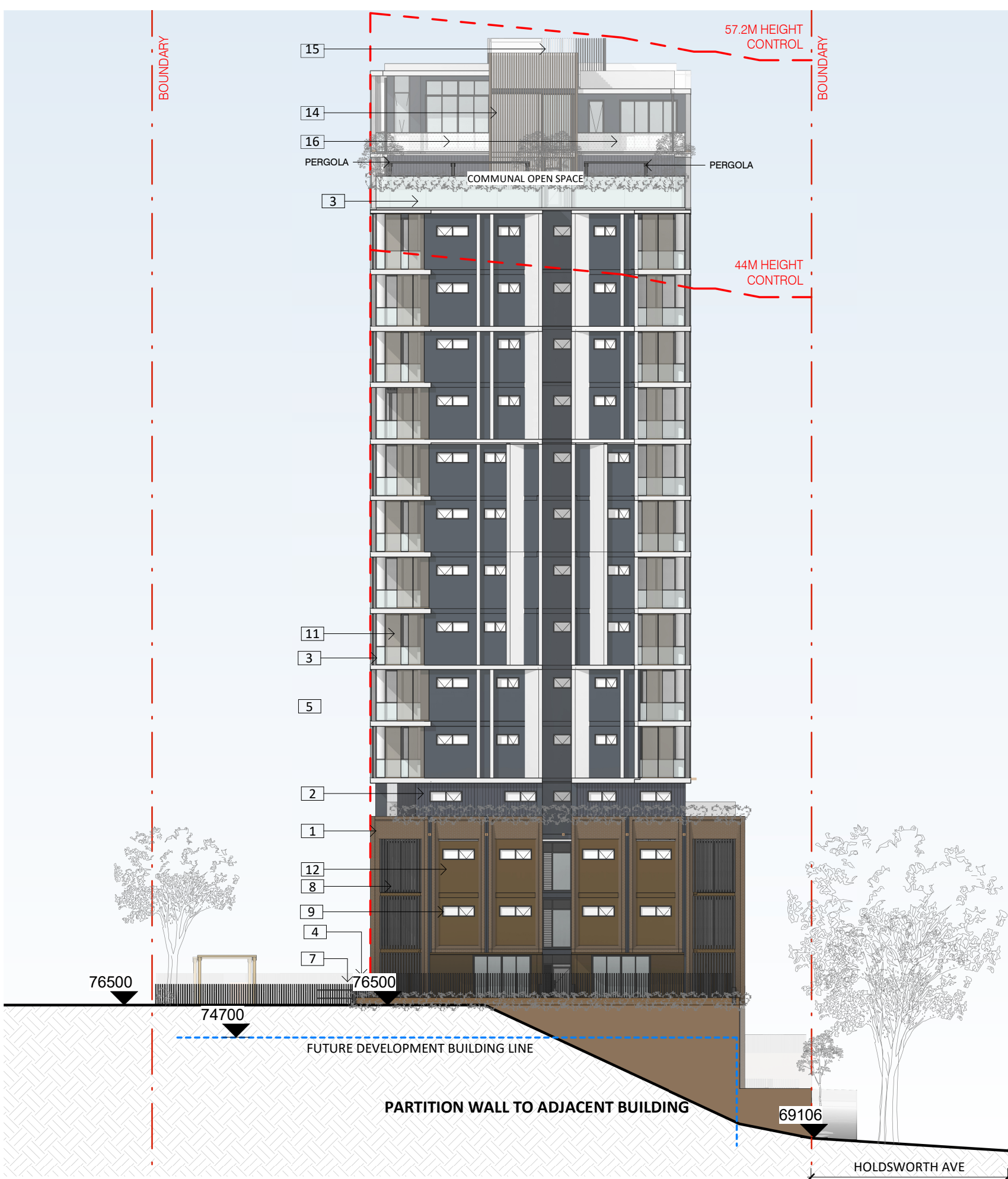
Project PA030370
3 Holdsworth Avenue, St Leonards

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:

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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	

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D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards
Status FOR COORDINATION

Title
20-ELEVATIONS
SOUTH ELEVATION
Drawing Number
DA-20-0002
Revision
G

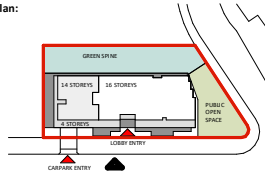


ALL HIGH WINDOW
+1800 FROM FFL

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)
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15 - ALUMINIUM SLOTS (DARK GREY)
16 - BALUSTRADE (FROSTED)

Key Plan:



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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		

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D Jones Architect No.4778

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

Title
20-ELEVATIONS
EAST ELEVATION

Drawing Number
DA-20-0003

Revision
H

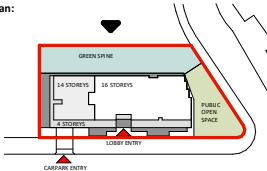


ALL HIGH WINDOW
+1800 FROM FFL

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)
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Key Plan:



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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 SA.55	DW	MS	2024.05.14	
E	ISSUED FOR SA.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

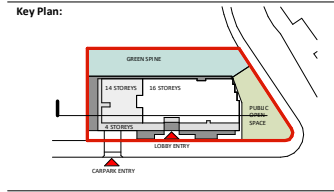
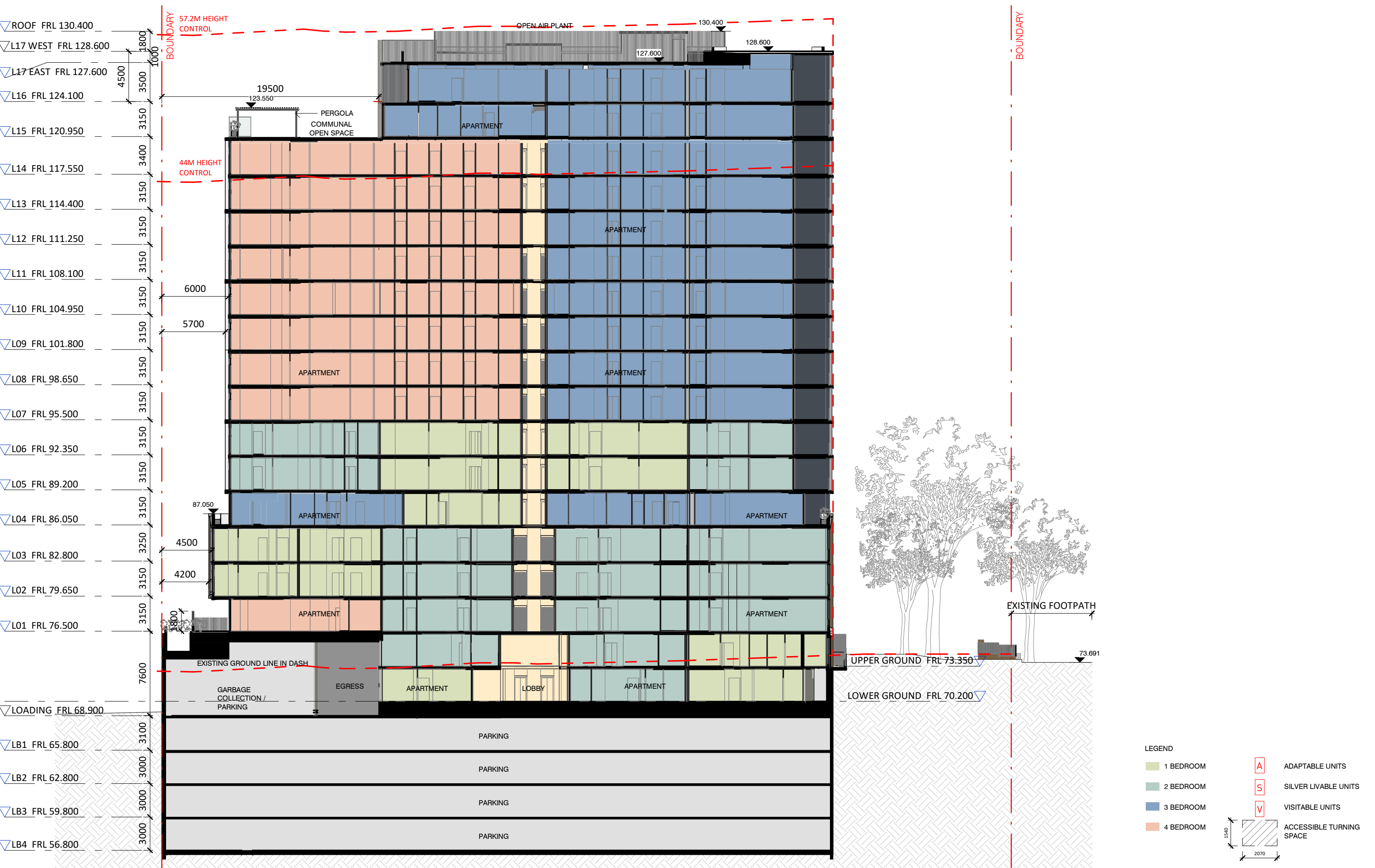
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D Jones Architect No.4778

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

Revision
G



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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	

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D Jones Architect No.4778

1:250 @ A3 0 2 5m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

LEGEND

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

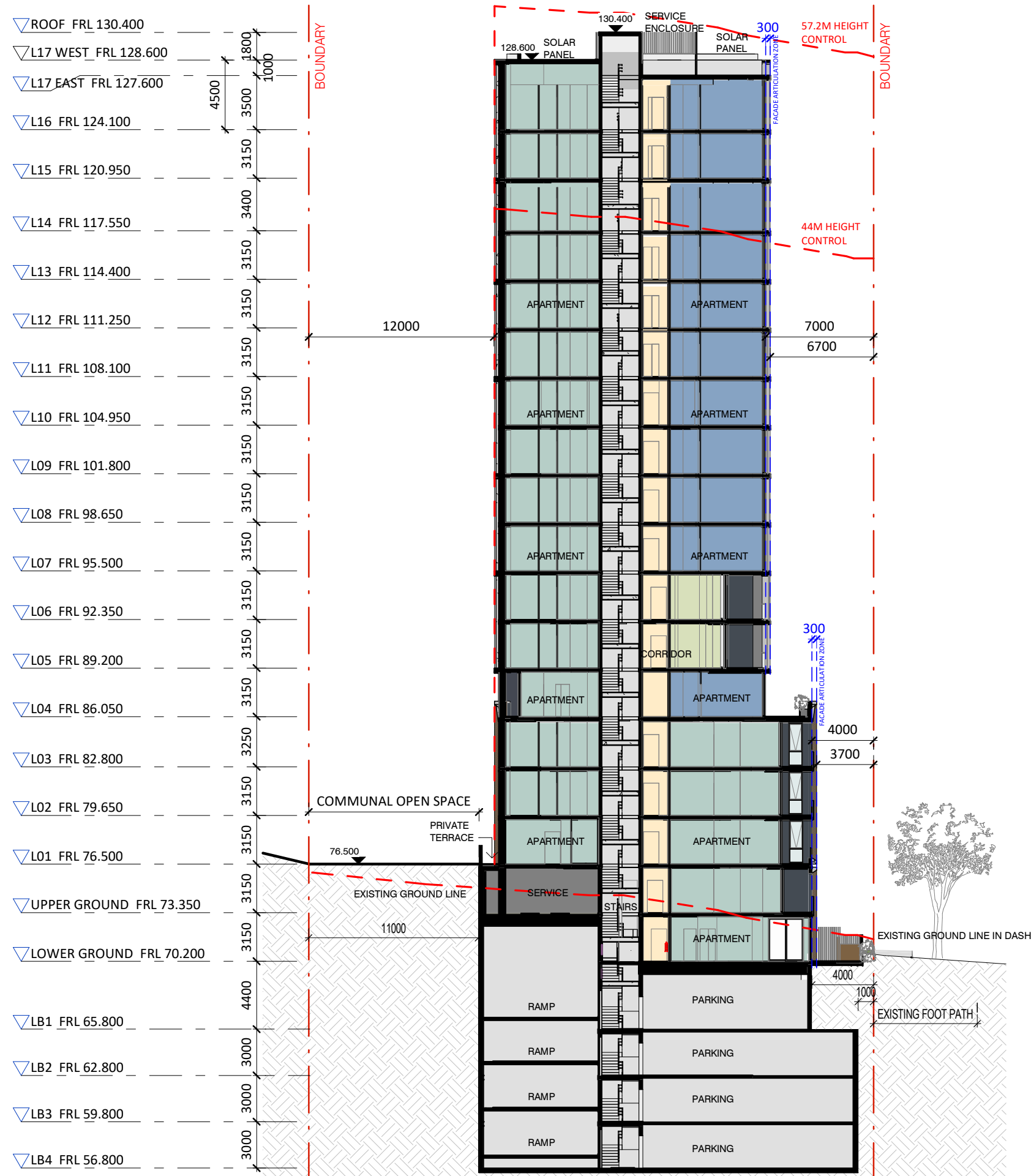
ADAPTABLE UNITS
SILVER LIVABLE UNITS
VISITABLE UNITS

ACCESSIBLE TURNING SPACE

30-SECTIONS
SECTION 1

Drawing Number
DA-30-0001

Revision
H



LEGEND

1 BEDROOM

2 BEDROOM

3 BEDROOM

4 BEDROOM

A

S

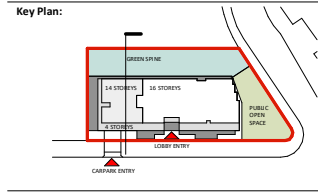
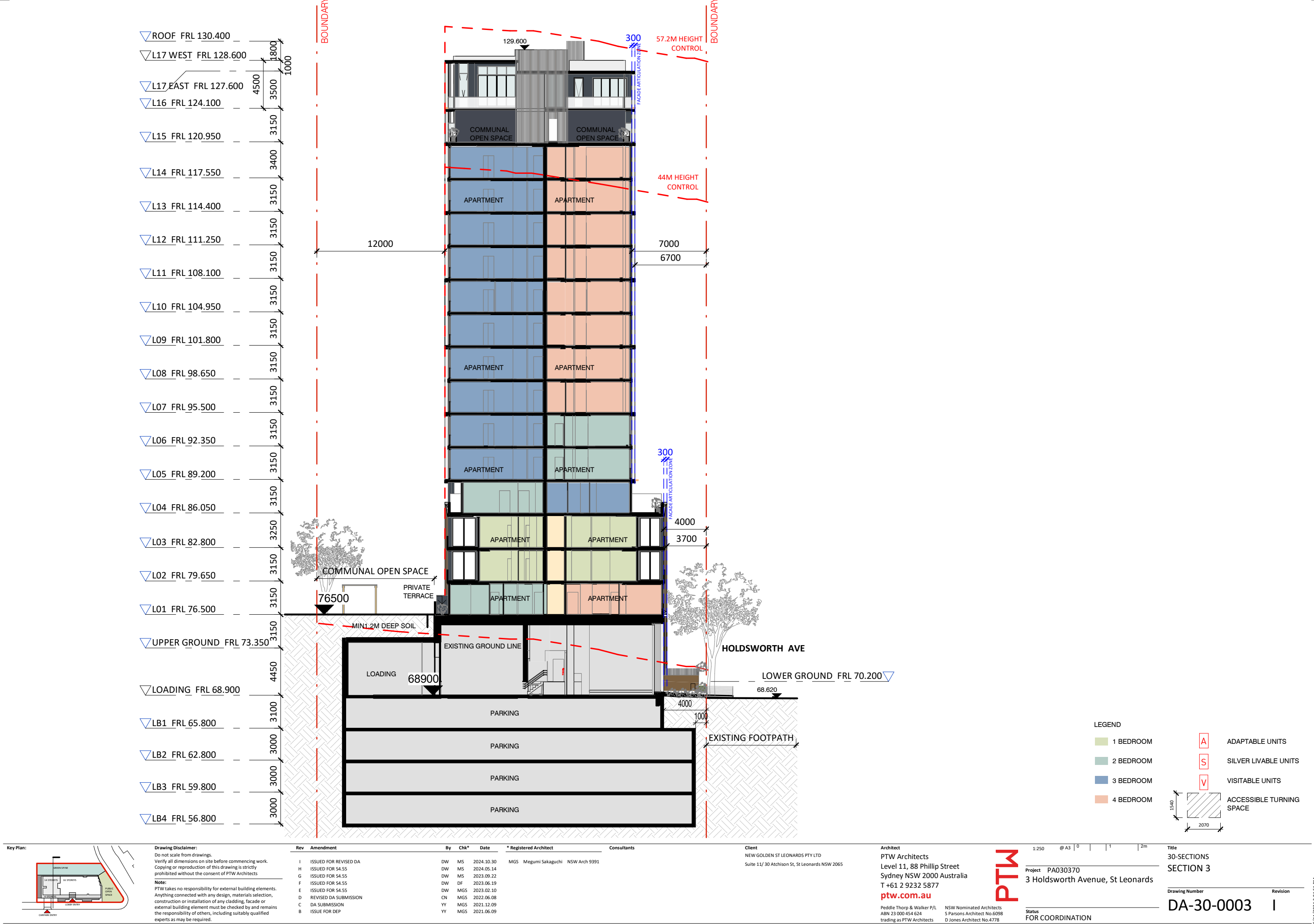
V

ACCESSIBLE TURNING SPACE

ADAPTABLE UNITS

SILVER LIVABLE UNITS

VISITABLE UNITS



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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	MS	2023.09.22		
F	ISSUED FOR S4.55	DW	DF	2023.06.19		
E	ISSUED FOR S4.55	DW	MGS	2023.02.10		
D	REVISED DA SUBMISSION	CN	MGS	2022.06.08		
C	DA SUBMISSION	YY	MGS	2021.12.09		
B	ISSUE FOR DEP	YY	MGS	2021.06.09		

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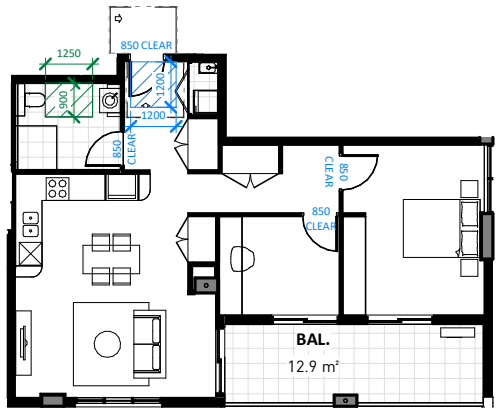
Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

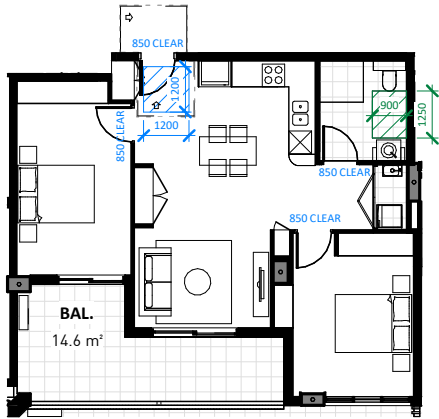
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30-SECTIONS
SECTION 3

Drawing Number
DA-30-0003

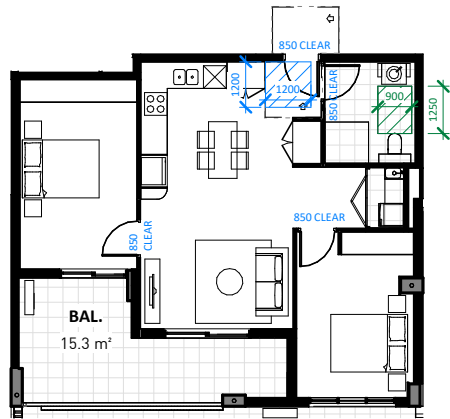
Revision
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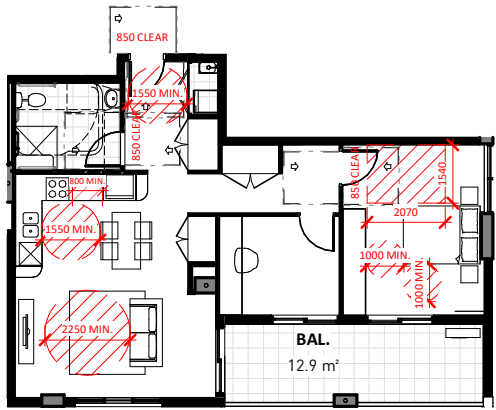
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UNIT UG01



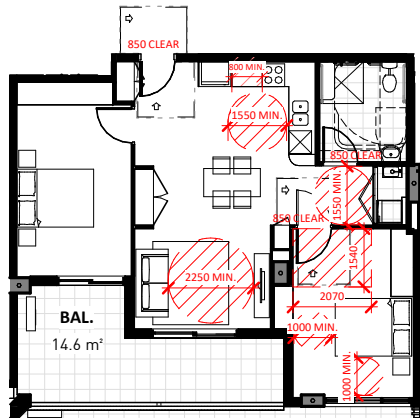
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UNIT UG02



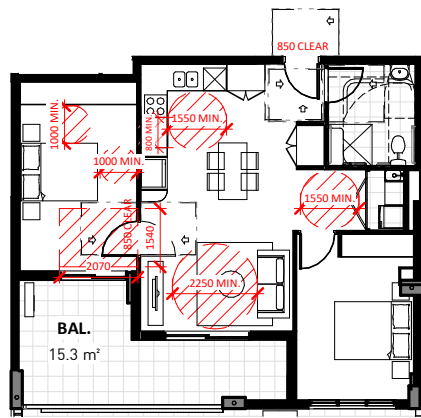
3 UNIT UG03 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3
UNIT UG03



4 UNIT UG01 POST-ADAPTABLE
1 : 200 @A3
UNIT UG01



5 UNIT UG02 POST-ADAPTABLE
1 : 200 @A3
UNIT UG02



6 UNIT UG03 POST-ADAPTABLE
1 : 200 @A3
UNIT UG03

ADAPTABLE / SILVER LIVABLE/ VISITABLE UNIT SCHEDULE		
NUMBER	TYPE	ADP/LIV/VIS

LOWER GROUND

LG03	1B	A/S/V
------	----	-------

UPPER GROUND

UG01	1B	A/S/V
UG02	2B	A/S/V
UG03	2B	A/S/V

L01

102	4B	A/S/V
106	2B	A/S/V
109	2B	A/S/V

L02

202	1B	A/S/V
204	1B	A/S/V
211	2B	A/S/V

L03

302	1B	A/S/V
304	1B	A/S/V
311	2B	A/S/V

L04

403	2B	A/S/V
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L05

503	3B	A/S/V
-----	----	-------

L06

603	3B	A/S/V
-----	----	-------

L07

702	3B	A/S/V
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L08

802	3B	A/S/V
-----	----	-------

L09

902	3B	A/S/V
-----	----	-------

L10

1002	3B	A/S/V
------	----	-------

L11

1102	3B	A/S/V
------	----	-------

L12

1202	3B	A/S/V
------	----	-------




L13

1302	3B	A/S/V
------	----	-------

L14

1402	3B	A/S/V
------	----	-------

TOTAL: 24

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

Key Plan:



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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	

Consultants

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PTW

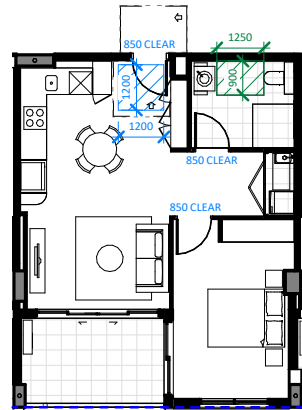
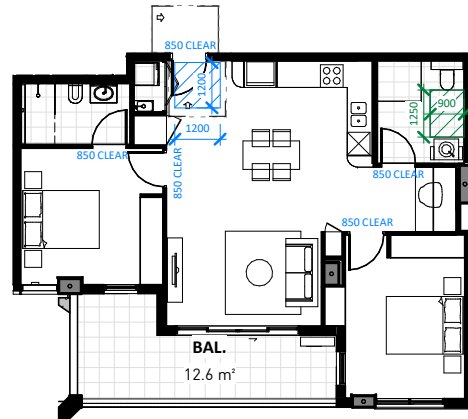
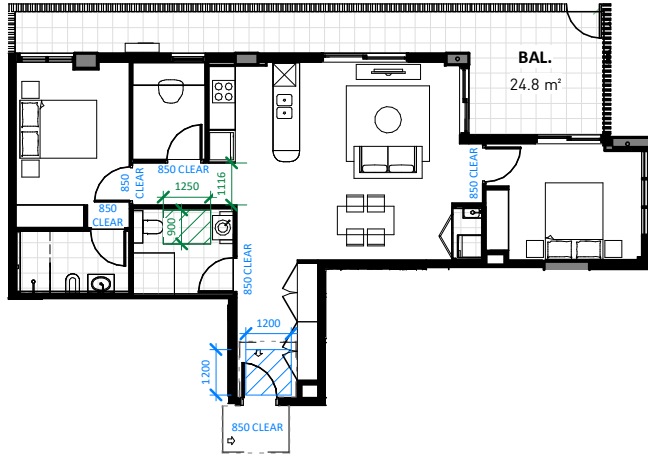
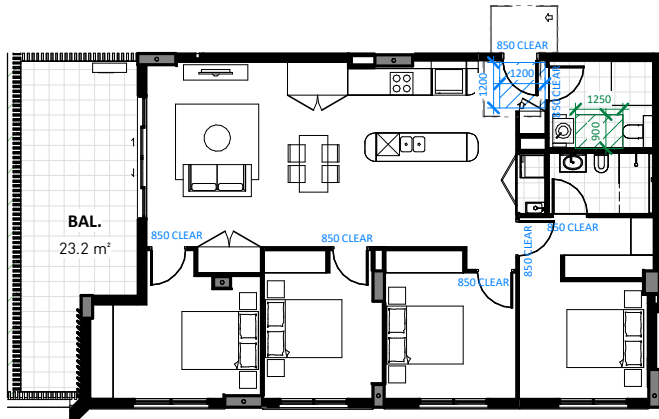
As indicated @ A3 | 0 | 1 | 2m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
50-ADDITIONAL DETAIL
ADAPTABLE/SILVER LIVABLE
UNITS

Drawing Number DA-50-2000
Revision D



1 UNIT 102 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

2 UNIT 106 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

3 UNIT 109 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

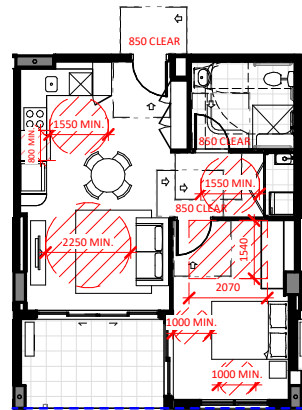
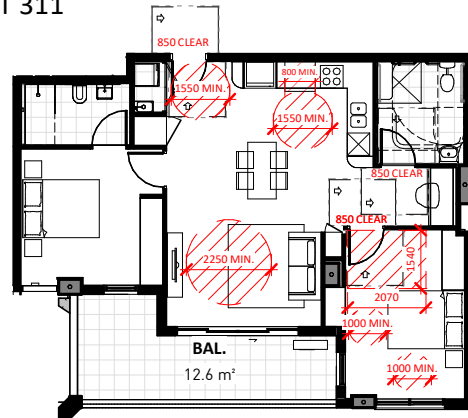
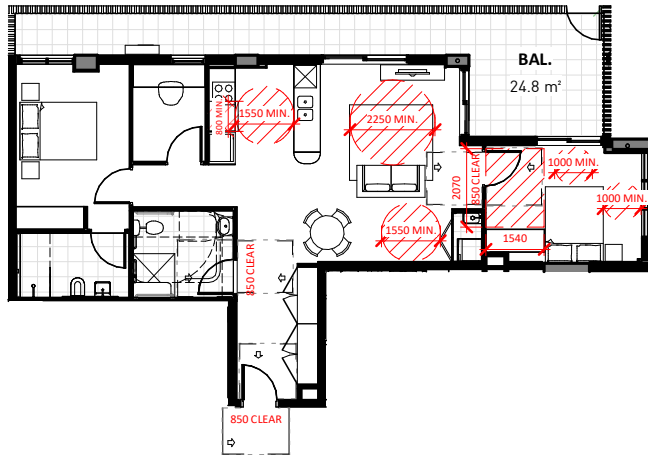
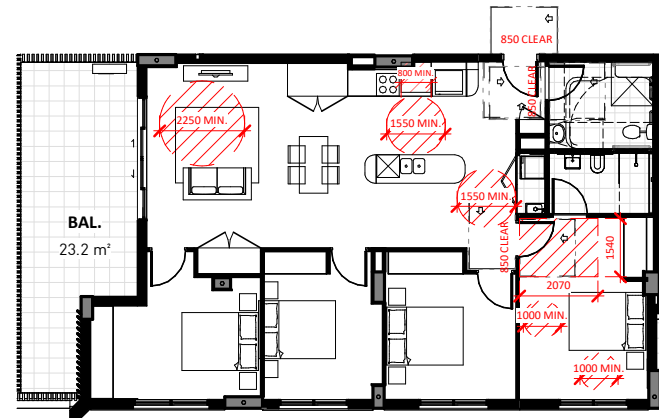
4 UNIT 202 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 102

UNIT 106

UNIT 109
UNIT 211
UNIT 311

UNIT 202
UNIT 302



5 UNIT 102 POST-ADAPTABLE
1 : 200 @A3

6 UNIT 106 POST-ADAPTABLE
1 : 200 @A3

7 UNIT 109 POST-ADAPTABLE
1 : 200 @A3

8 UNIT 202 POST-ADAPTABLE
1 : 200 @A3

UNIT 102

UNIT 106

UNIT 109
UNIT 211
UNIT 311

UNIT 202
UNIT 302

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

Key Plan:



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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		

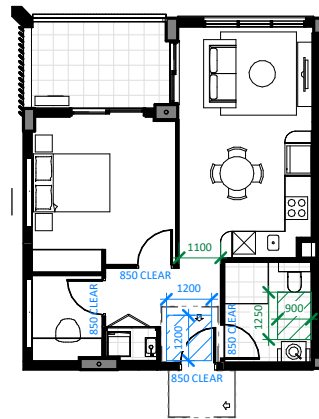
Client
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Peddle Thorp & Walker P/L
ABN 23 000 454 624
trading as PTW Architects

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

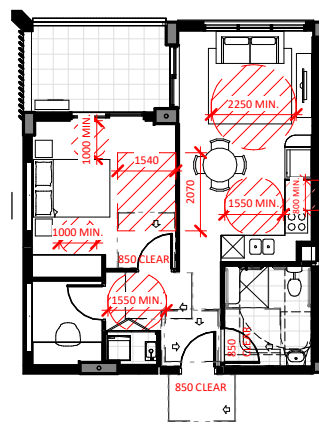
As indicated @ A3 | 0 | 1 | 2m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status FOR COORDINATION

Title
50-ADDITIONAL DETAIL
ADAPTABLE/SILVER LIVABLE
UNITS
Drawing Number
DA-50-2100
Revision
D



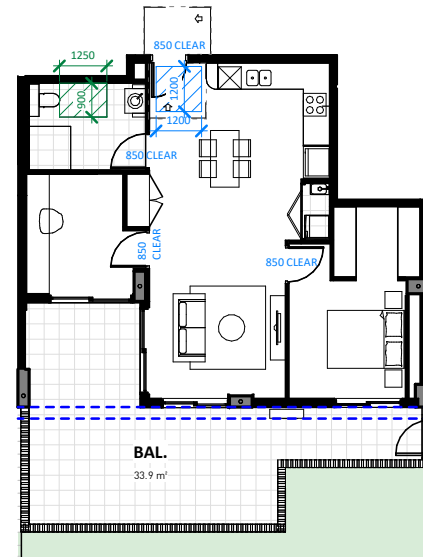
1 UNIT 204 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 204
UNIT 304



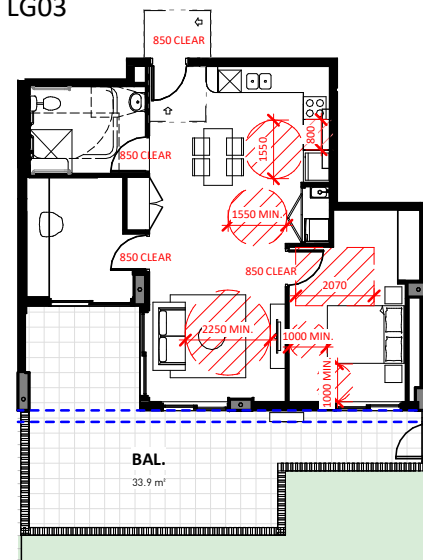
5 UNIT 204 POST-ADAPTABLE
1 : 200 @A3

UNIT 204
UNIT 304



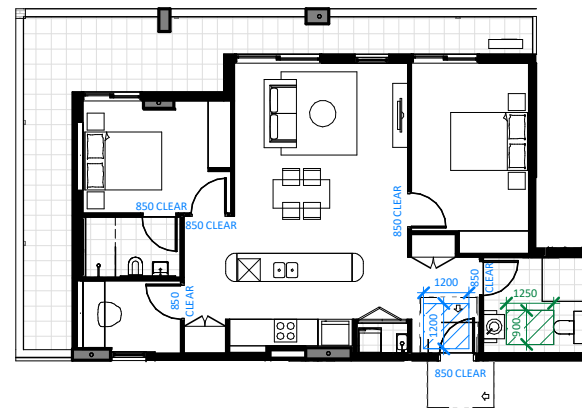
2 UNIT LG02 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT LG03



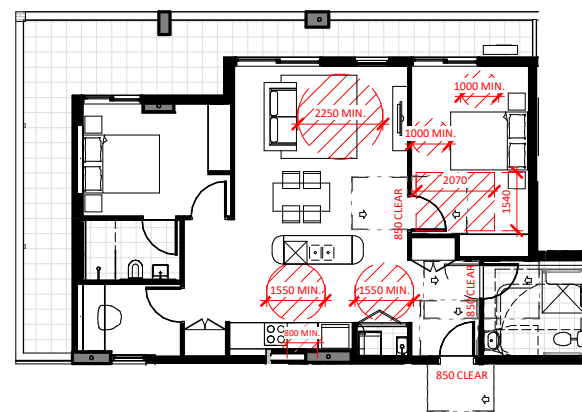
6 UNIT LG02 POST-ADAPTABLE
1 : 200 @A3

UNIT LG03



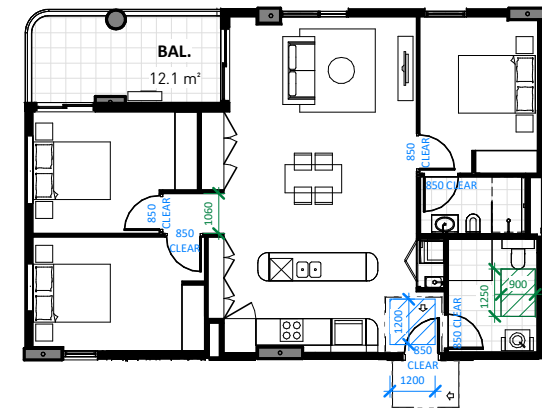
3 UNIT 403 PRE-ADAPTABLE/SILVER LIVABLE
1 : 200 @A3

UNIT 403



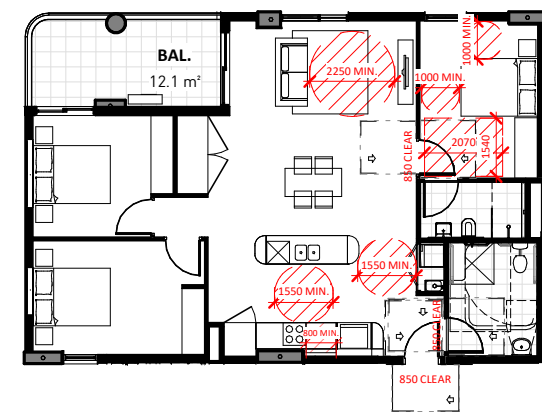
7 UNIT 403 POST-ADAPTABLE
1 : 200 @A3

UNIT 403






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

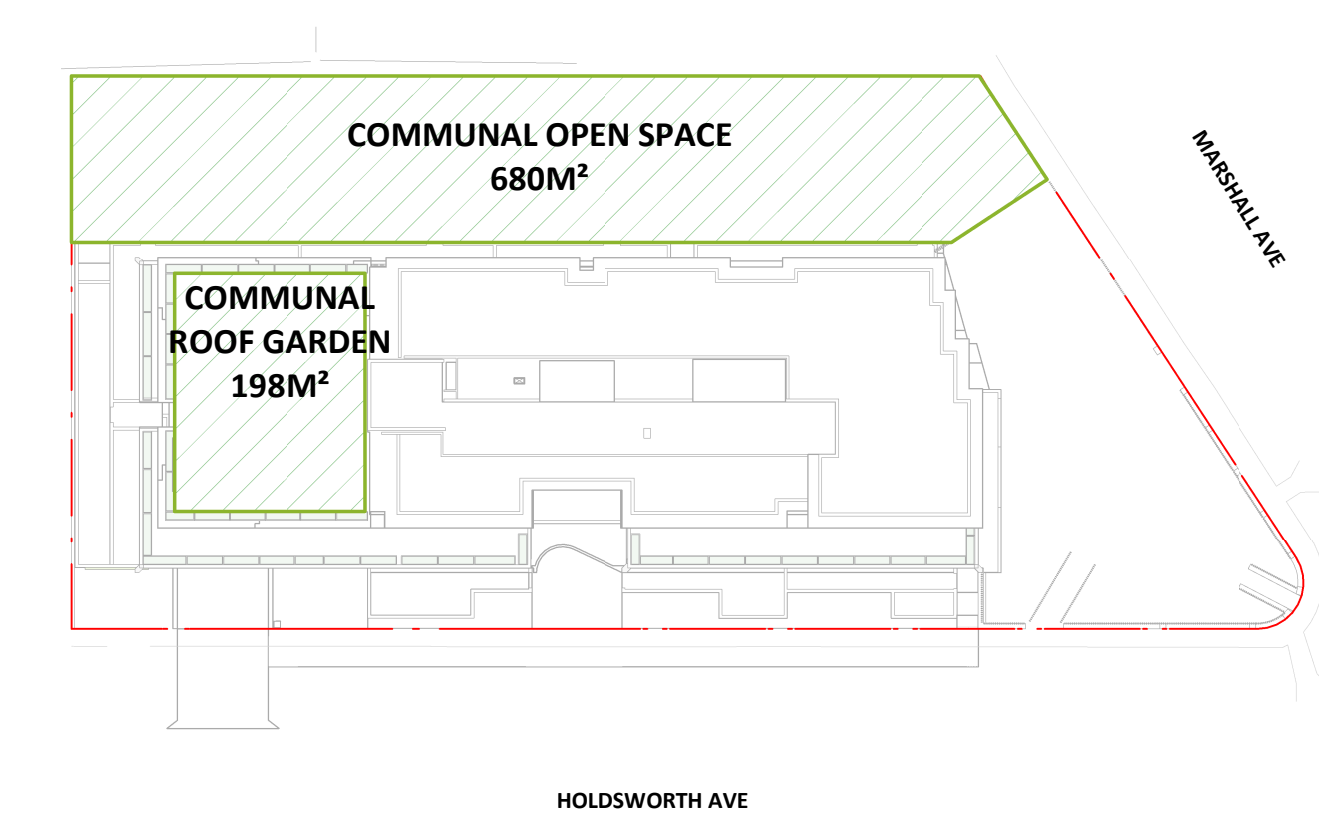
UNIT 503 UNIT 802 UNIT 1102 UNIT 1402
UNIT 603 UNIT 902 UNIT 1202
UNIT 702 UNIT 1002 UNIT 1302



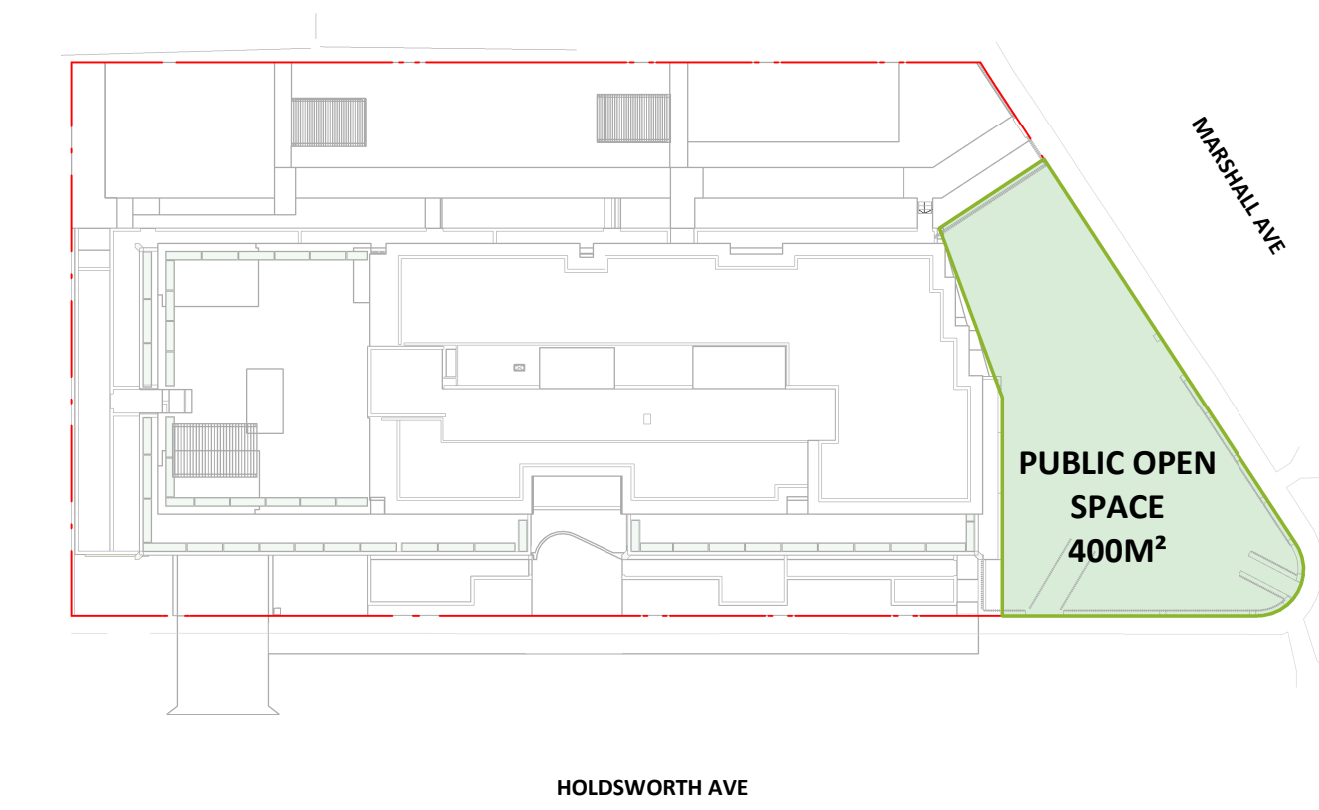
8 UNIT 503 POST-ADAPTABLE
1 : 200 @A3

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

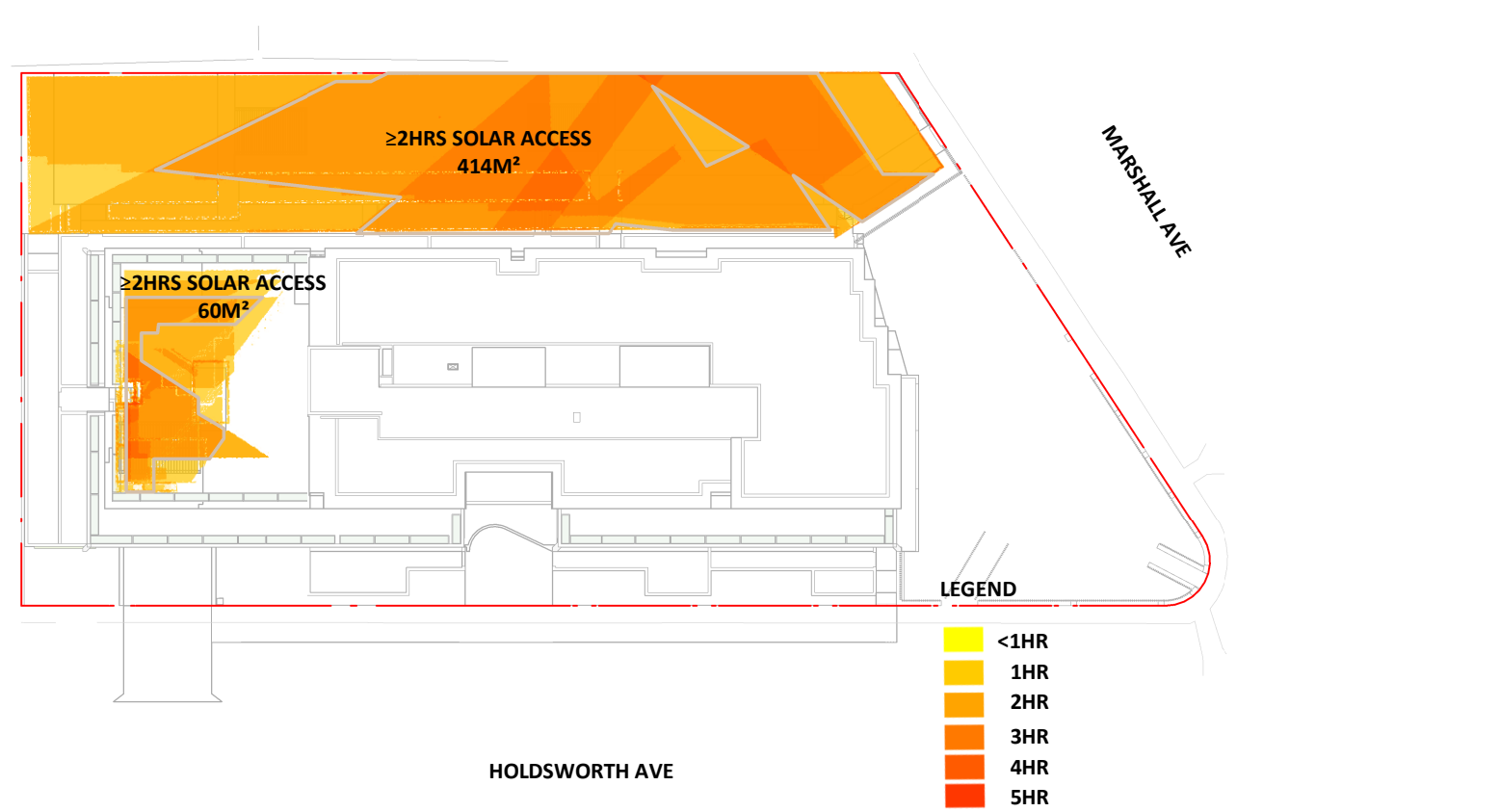
-  LIVABLE CIRCULATION CLEARANCE
 VISITABLE CIRCULATION CLEARANCE
 ADAPTABLE CIRCULATION CLEARANCE



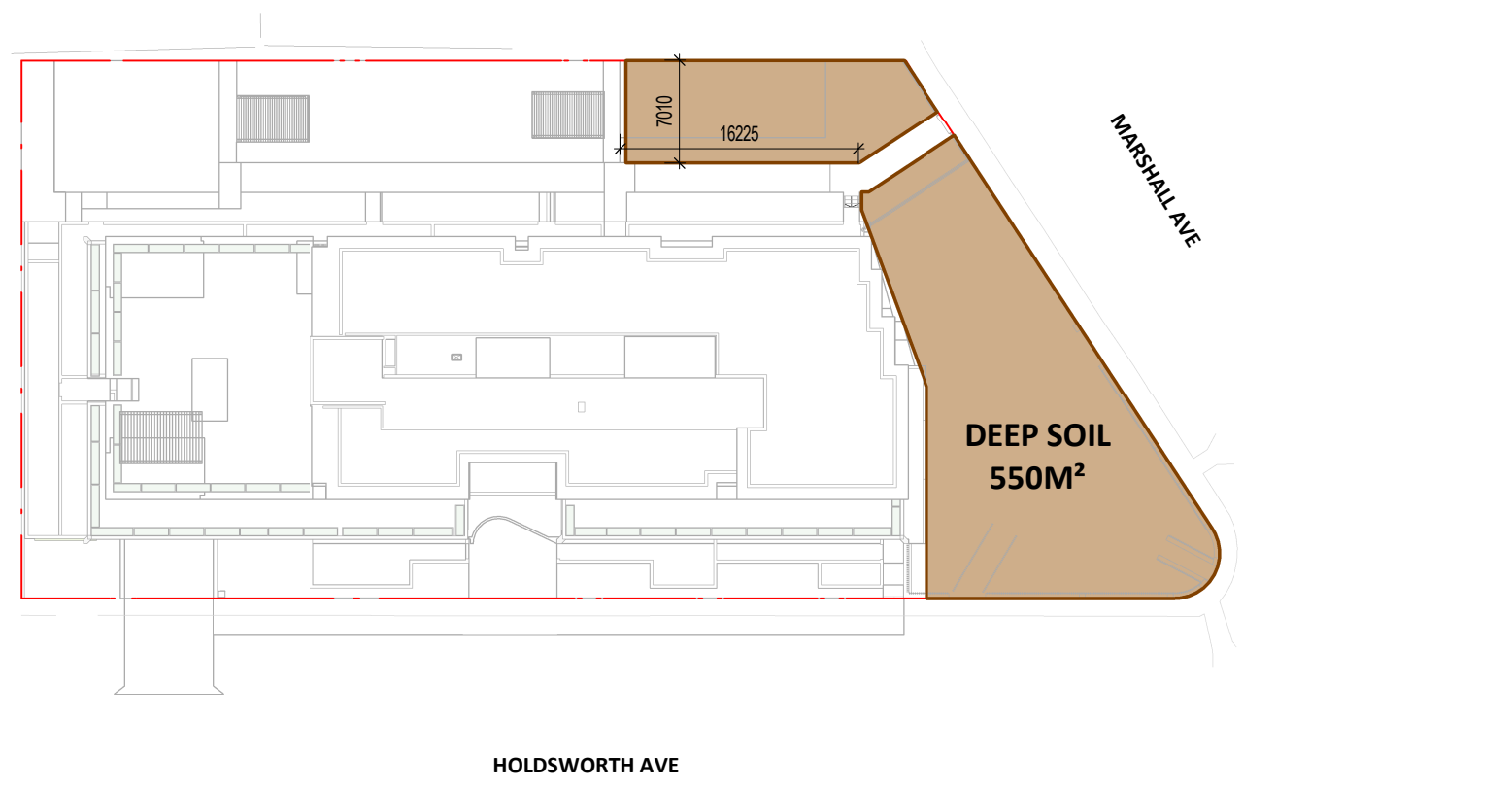
1 COMMUNAL OPEN SPACE
1 : 500 @A3



3 PUBLIC OPEN SPACE
1 : 500 @A3

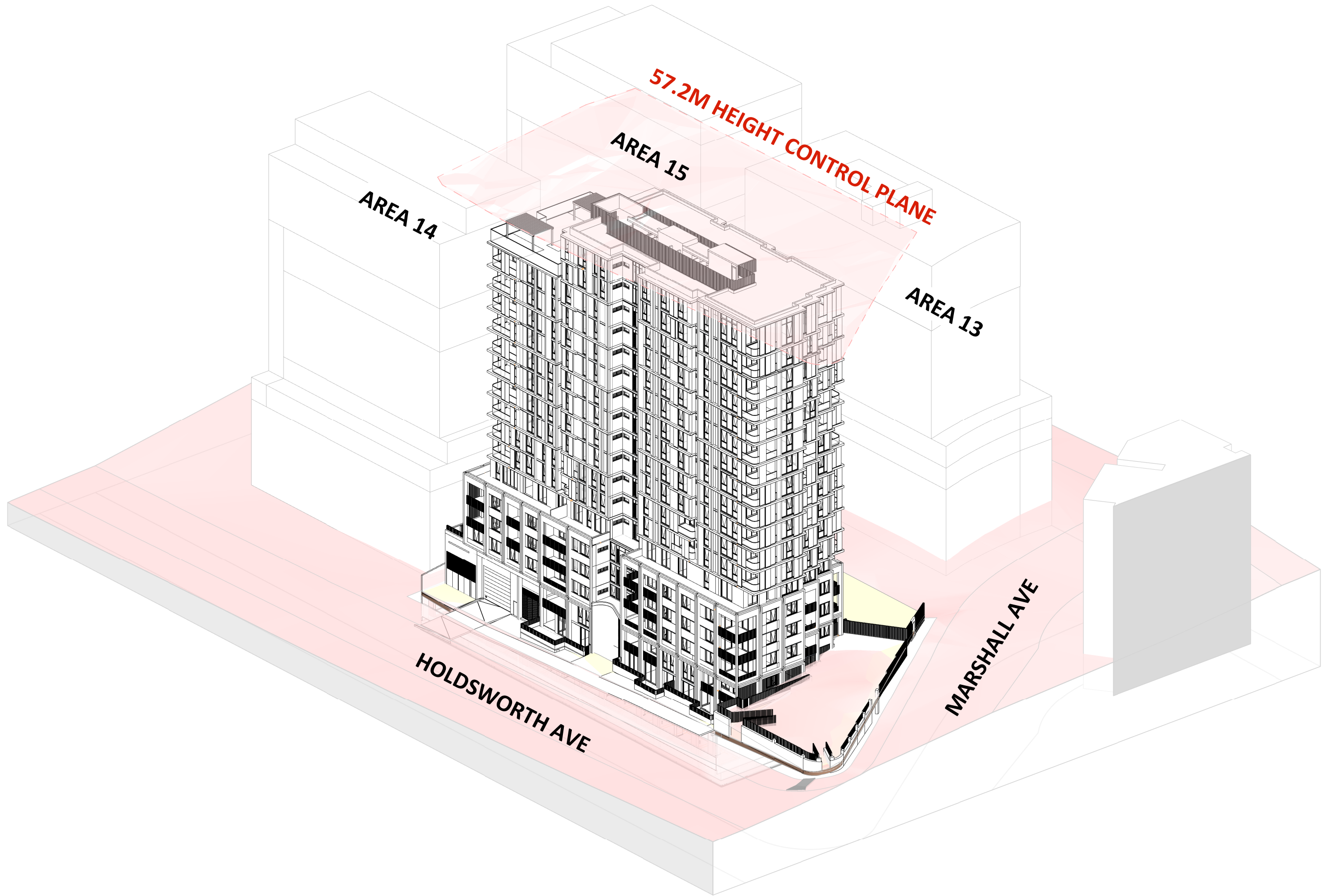


2 COMMUNAL OPEN SPACE_SOLAR ACCESS (>2hrs)
1 : 500 @A3



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:

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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		

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



@ A3 | 0 | 1 | 2m

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

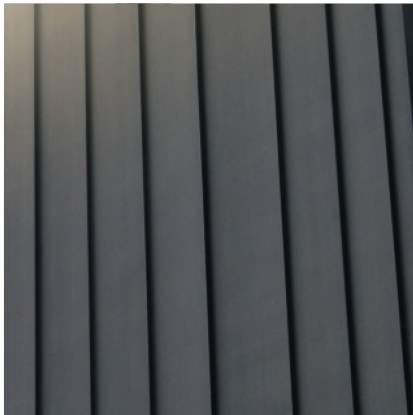
Title
50-ADDITIONAL DETAIL
LEP HEIGHT PLANE DIAGRAM

Drawing Number DA-50-4000

Revision D



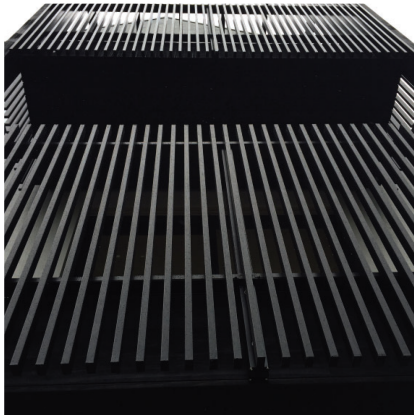
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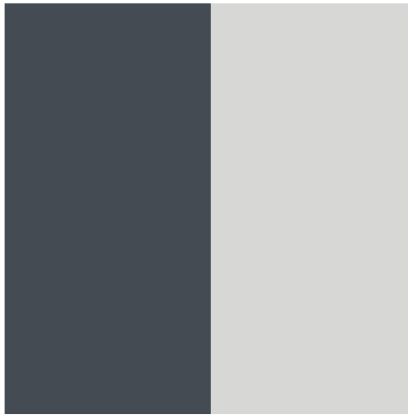
02



03



04



05

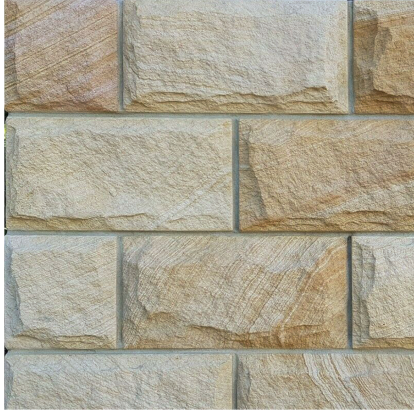
06



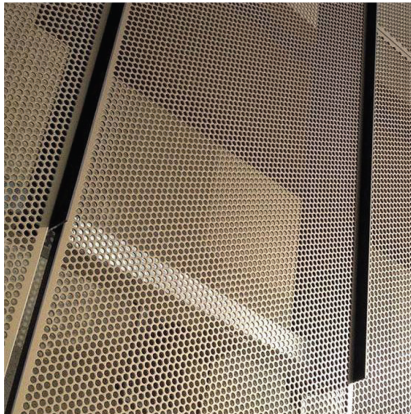
07



08/09/15



10



11



12



13



14



16

EXTERNAL FINISHES

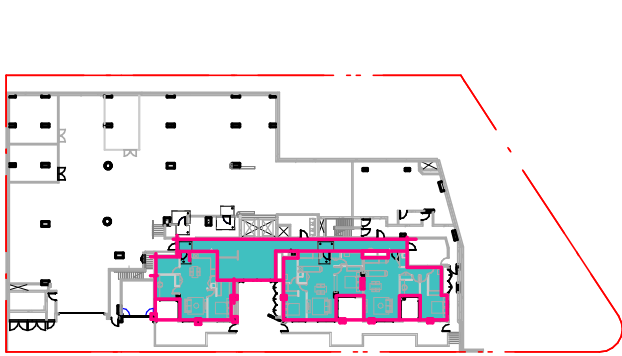
- 01 BRICK
- 02 COLORBOND (DARK GREY)
- 03 BALUSTRADE (CLEAR GLASS)
- 04 BALUSTRADE (DARK GREY)
- 05 CONCRETE/CFC PANEL PAINT FINISH (DARK BLUE)
- 06 CONCRETE/CFC PANEL PAINT FINISH (LIGHT GREY)
- 07 ALUMINIUM FENCE (DARK GREY)
- 08 ALUMINIUM LOUVRE (DARK GREY)
- 09 ALUMINIUM WINDOW FRAME (DARK GREY)
- 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)

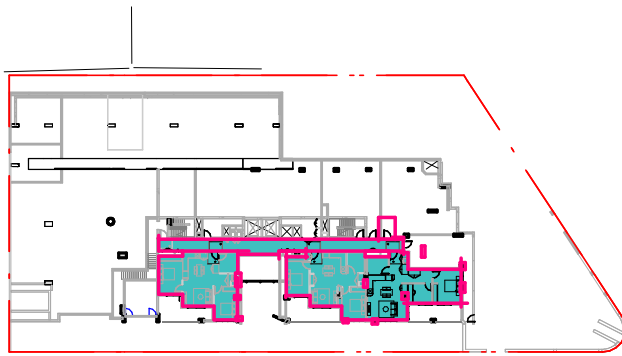
- GIBSON (PGH BRICK)
- DEEP OCEAN (COLORBOND)
-
- MONUMENT (INTERPON)
- COMPANION (DULUX)
- PALE GREY (DULUX)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
- MONUMENT (INTERPON)
-
- CHAMPAGNE SIMMER (INTERPON)
- BEGGAR (DULUX)
- MONUMENT (INTERPON)
- PREMIUM OAK (INNOWOOD)
- MONUMENT (INTERPON)
-

A3

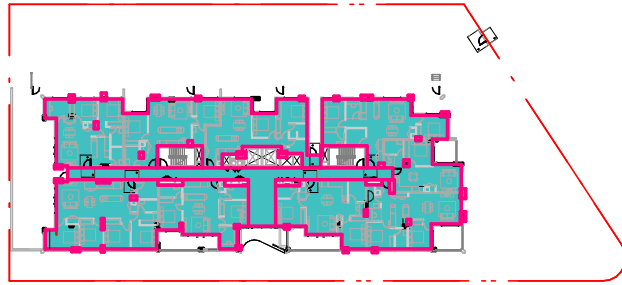
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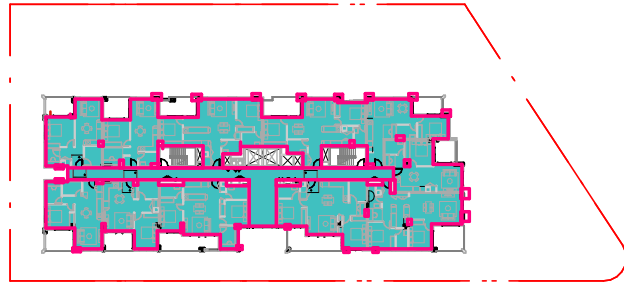
1 GFA_L00_LOWER
1 : 1000 @A3



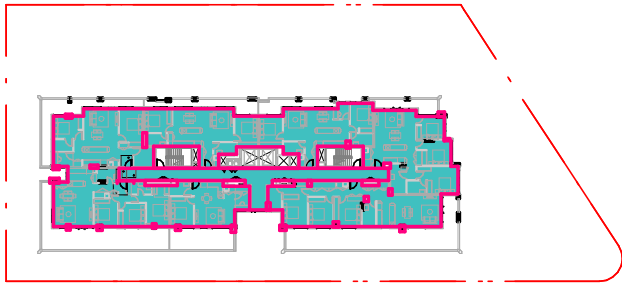
2 GFA_L00_UPPER
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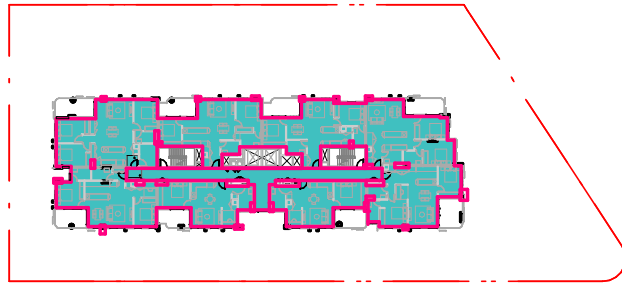
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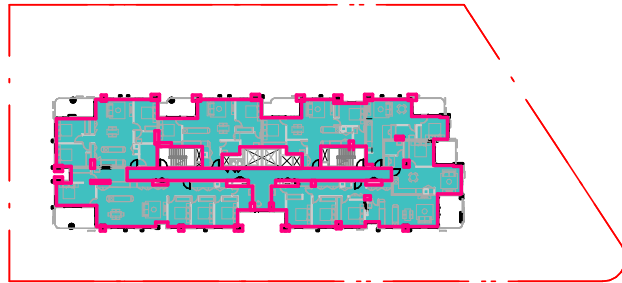
4 GFA_L02-03
1 : 1000 @A3



6 GFA_L04
1 : 1000 @A3



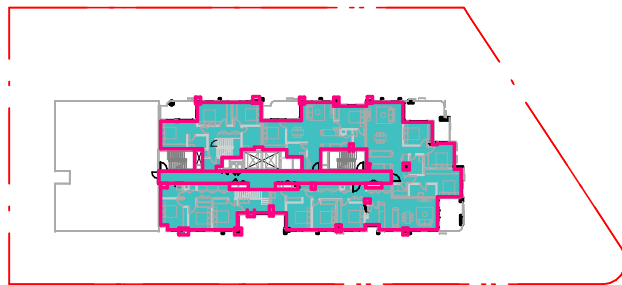
5 GFA_L05-L06
1 : 1000 @A3



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_GFA	
AREA	15% AREA	LEVEL	AREA
CIRCULATION		LOWER GROUND	307.693 m ²
1229.59 m ²	184.4 m ²	UPPER GROUND	281.345 m ²
UNIT		L01	858.716 m ²
10570.445 m ²	1585.6 m ²	L02	837.483 m ²
11800.035 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:



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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		

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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 m²	31 m²	1 BED+S	5.05 m³	V
LG02	79 m²	31.7 m²	2 BED	4.04 m³	V
LG03	71.3 m²	33.9 m²	1 BED+S	6.59 m³	A/S/V
UG01	77.1 m²	12.9 m²	1 BED+S	7.53 m³	A/S/V
UG02	73 m²	14.6 m²	2 BED	4.01 m³	A/S/V
UG03	72 m²	15.3 m²	2 BED	4.04 m³	A/S/V
101	79 m²	13.9 m²	2 BED+S	17.34 m³	V
102	121.3 m²	23.2 m²	4 BED	7.08 m³	A/S/V
103	80.2 m²	36.8 m²	2 BED+S	20.96 m³	
104	76.1 m²	19.4 m²	2 BED	4.00 m³	V
105	82 m²	17.6 m²	2 BED	5.67 m³	V
106	88.2 m²	24.8 m²	2 BED+S	15.78 m³	A/S/V
107	51.6 m²	8.1 m²	1 BED	4.74 m³	V
108	80.9 m²	11.2 m²	2 BED	9.93 m³	
109	81.1 m²	12.6 m²	2 BED	6.70 m³	A/S/V
201	79.4 m²	15.2 m²	2 BED+S	17.34 m³	V
202	53.7 m²	8.4 m²	1 BED	3.25 m³	A/S/V
203	55 m²	9.8 m²	1 BED+S	17.54 m³	V
204	55.7 m²	8.5 m²	1 BED+S	10.03 m³	A/S/V
205	53.3 m²	8.7 m²	1 BED	13.48 m³	V
206	80.1 m²	10.5 m²	2 BED	4.19 m³	V
207	77.9 m²	11.3 m²	2 BED	4.43 m³	V
208	52.1 m²	8.1 m²	1 BED	7.74 m³	V
209	51.7 m²	8.1 m²	1 BED	4.74 m³	V
210	80.8 m²	12.4 m²	2 BED	9.93 m³	
211	81.1 m²	14.9 m²	2 BED	6.70 m³	A/S/V
301	79.4 m²	15.2 m²	2 BED+S	17.34 m³	V
302	53.7 m²	8.4 m²	1 BED	3.25 m³	A/S/V
303	55 m²	9.8 m²	1 BED+S	17.54 m³	V
304	55.7 m²	8.5 m²	1 BED+S	10.03 m³	A/S/V
305	53.3 m²	8.7 m²	1 BED	13.48 m³	V
306	80.1 m²	10.5 m²	2 BED	4.19 m³	V
307	77.9 m²	11.3 m²	2 BED	4.43 m³	V
308	52.1 m²	8.1 m²	1 BED	7.74 m³	V
309	51 m²	8.1 m²	1 BED	4.74 m³	V
310	80.8 m²	12.4 m²	2 BED	9.93 m³	
311	81.1 m²	14.9 m²	2 BED	6.70 m³	A/S/V
401	54.8 m²	17.2 m²	1 BED+S	14.23 m³	
402	99.3 m²	39.8 m²	3 BED	15.75 m³	V
403	89.1 m²	22.7 m²	2 BED+S	15.14 m³	A/S/V
404	80.8 m²	16.9 m²	2 BED	5.35 m³	
405	83.7 m²	12.8 m²	2 BED + S	12.10 m³	
406	103.1 m²	12 m²	3 BED	6.46 m³	V
407	113.9 m²	53.8 m²	3 BED	14.34 m³	

APARTMENT SCHEDULE			STORAGE SCHEDULE		LHD PERFORMANCE
UNIT NUMBER	INTERNAL AREA	EXTERNAL AREA	UNIT TYPE	INTERNAL STORAGE	ADPTABEL/SILVER LIVABLE/VISITABLE
501	56 m²	9.1 m²	1 BED+S	11.21 m³	V
502	78.9 m²	10 m²	2 BED	10.23 m³	
503	103.9 m²	12.1 m²	3 BED	7.10 m³	A/S/V
504	80.2 m²	10.7 m²	2 BED	4.19 m³	V
505	77.6 m²	10.7 m²	2 BED	4.43 m³	V
506	80.8 m²	11 m²	2 BED	5.20 m³	
507	79.3 m²	11.5 m²	2 BED	9.45 m³	V
508	56.4 m²	9.8 m²	1 BED+S	11.21 m³	V
601	56 m²	9.1 m²	1 BED+S	11.21 m³	V
602	78.9 m²	10 m²	2 BED	10.23 m³	
603	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
604	80.2 m²	10.7 m²	2 BED	4.19 m³	V
605	77.6 m²	10.7 m²	2 BED	4.43 m³	V
606	80.8 m²	11 m²	2 BED	5.20 m³	
607	79.2 m²	11.5 m²	2 BED	9.15 m³	V
608	56.4 m²	9.8 m²	1 BED+S	11.21 m³	V
701	141.4 m²	14.2 m²	4 BED	12.35 m³	V
702	104 m²	12.1 m²	3 BED	7.10 m³	A/S/V
703	79.7 m²	10.7 m²	2 BED	4.19 m³	V
704	77.6 m²	10.7 m²	2 BED	4.43 m³	V
705	52.4 m²	8.9 m²	1 BED	7.74 m³	V
706	54.4 m²	8 m²	1 BED	4.74 m³	V
707	108.7 m²	12.6 m²	3 BED	10.93 m³	
801	141.4 m²	14.2 m²	4 BED	12.35 m³	V
802	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
803	79.5 m²	10.7 m²	2 BED	4.19 m³	V
804	77.2 m²	10.7 m²	2 BED	4.43 m³	V
805	52.4 m²	8.9 m²	1 BED	7.74 m³	V
806	54.4 m²	8 m²	1 BED	4.74 m³	V
807	108.7 m²	12.6 m²	3 BED	10.93 m³	
901	141.4 m²	14.2 m²	4 BED	12.35 m³	V
902	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
903	80.2 m²	10.7 m²	2 BED	4.19 m³	V
904	77.6 m²	10.7 m²	2 BED	4.43 m³	V
905	52.4 m²	8.9 m²	1 BED	7.74 m³	V
906	54.4 m²	8 m²	1 BED	4.74 m³	V
907	108.7 m²	12.6 m²	3 BED	10.93 m³	
1001	141.4 m²	14.2 m²	4 BED	12.35 m³	V
1002	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
1003	80.2 m²	10.7 m²	2 BED	4.19 m³	V
1004	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1005	52.4 m²	8.9 m²	1 BED	7.74 m³	V
1006	54.4 m²	8 m²	1 BED	4.74 m³	V
1007	108.7 m²	12.6 m²	3 BED	10.93 m³	

APARTMENT SCHEDULE			STORAGE SCHEDULE		LHD PERFORMANCE
UNIT NUMBER	INTERNAL AREA	EXTERNAL AREA	UNIT TYPE	INTERNAL STORAGE	ADPTABEL/SILVER LIVABLE/VISITABLE
1101	141.3 m²	14.1 m²	4 BED	12.35 m³	V
1102	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
1103	80.2 m²	10.7 m²	2 BED	4.19 m³	V
1104	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1105	107.9 m²	18.8 m²	3 BED	5.38 m³	V
1106	108.5 m²	12.7 m²	3 BED	10.93 m³	
1201	140.9 m²	14.1 m²	4 BED	12.35 m³	V
1202	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
1203	80.2 m²	10.7 m²	2 BED	4.19 m³	V
1204	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1205	107.7 m²	18.8 m²	3 BED	5.38 m³	V
1206	108.5 m²	12.7 m²	3 BED	10.93 m³	
1301	141.3 m²	14.1 m²	4 BED	12.35 m³	V
1302	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
1303	80.2 m²	10.7 m²	2 BED	4.19 m³	V
1304	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1305	107.9 m²	18.8 m²	3 BED	5.38 m³	V
1306	108.7 m²	12.7 m²	3 BED	10.93 m³	
1401	141.3 m²	14.1 m²	4 BED	12.35 m³	V
1402	103.7 m²	12.1 m²	3 BED	7.10 m³	A/S/V
1403	80.2 m²	10.7 m²	2 BED	4.19 m³	V
1404	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1405	107.9 m²	18.8 m²	3 BED	5.38 m³	V
1406	108.7 m²	12.7 m²	3 BED	10.93 m³	
1501	77.6 m²	10.7 m²	2 BED	4.43 m³	V
1502	108 m²	18.8 m²	3 BED	4.44 m³	V
1503	108.7 m²	12.6 m²	3 BED	10.93 m³	
1601	129.4 m²	12.2 m²	3 BED	9.31 m³	
1602	148.9 m²	29.6 m²	3 BED	7.70 m³	
1603	77.6 m²	10.8 m²	2 BED	4.43 m³	V
1604	107.9 m²	18.7 m²	3 BED	5.38 m³	V
1605	107.5 m²	13.2 m²	3 BED	10.93 m³	

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A3

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 m²
LG03	1B	71.3 m²
UPPER GROUND		
UG01	1B	77.1 m²
L01		
101	2B	79 m²
108	2B	80.9 m²
109	2B	81.1 m²
L02		
202	1B	53.7 m²
206	2B	80.1 m²
207	2B	77.9 m²
208	1B	52.1 m²
210	2B	80.8 m²
211	2B	81.1 m²
L03		
302	1B	53.7 m²
305	1B	53.3 m²
306	2B	80.1 m²
307	2B	77.9 m²
308	1B	52.1 m²
311	2B	81.1 m²
L05		
503	3B	103.9 m²
504	2B	80.2 m²
505	2B	77.6 m²
TOTAL: 21		1548.6 m²

AREA_GFA CIRCULATION - UNIT	
AREA	15% AREA

CIRCULATION	
1229.59 m²	184.4 m²
UNIT	
10570.445 m²	1585.6 m²
11800.035 m²	

SITE AREA (sqm)	2631m²
FSR	4.485:1
Allowable GFA	11800.035m²
GFA	11800.035m²

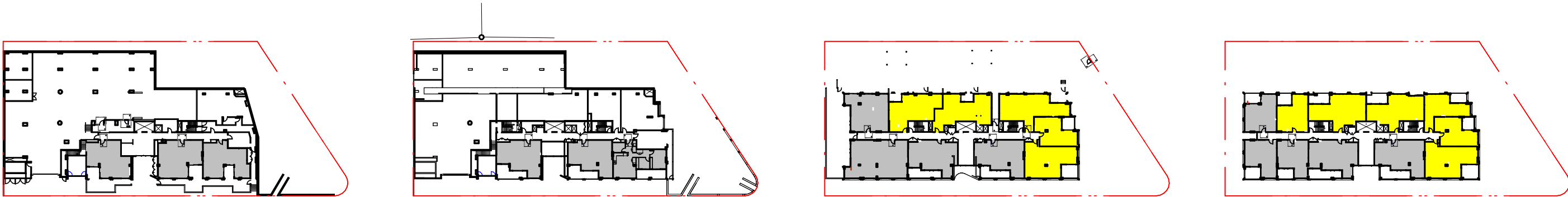
DDA UNITS		
ADAPTABLE	24	20%
SILVER LIVABLE	24	20%
VISITABLE	96	80%

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	550M²	(20.9% > 7%)	
COMMUNAL OPEN SPACE	878M²	(33.4% > 25%)	
COS >2HRS SOLAR	474M²	(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%

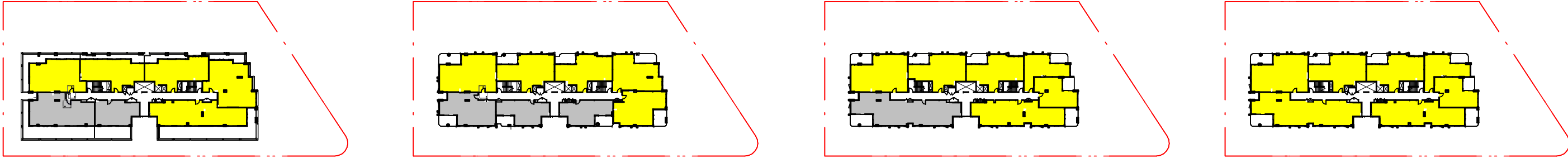


1 SOLAR_LOWER GROUND (0/3)
1 : 1000 @A3

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

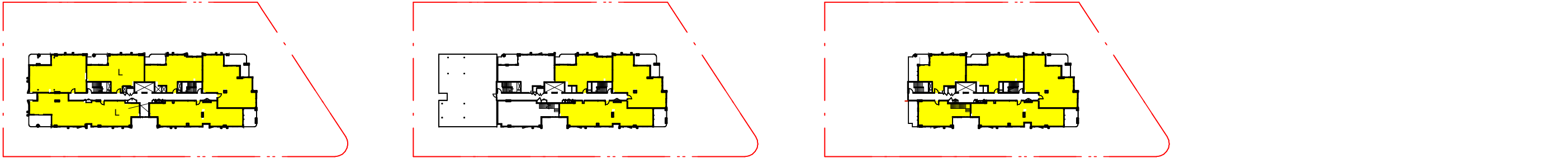


5 SOLAR_L04 (5/7)
1 : 1000 @A3

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%

Key Plan:



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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		

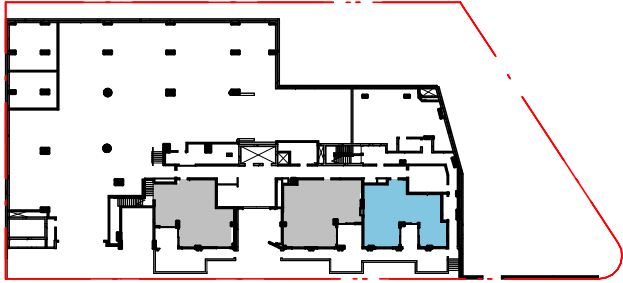
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D Jones Architect No.4778

1 : 1000 @ A3 | 0 | 2 | 5m
Project PA030370
3 Holdsworth Avenue, St Leonards
Status FOR COORDINATION

Title
93-SOLAR ACCESS
SOLAR ACCESS COMPLIANCE
DIAGRAMS
Drawing Number DA-93-0100
Revision F



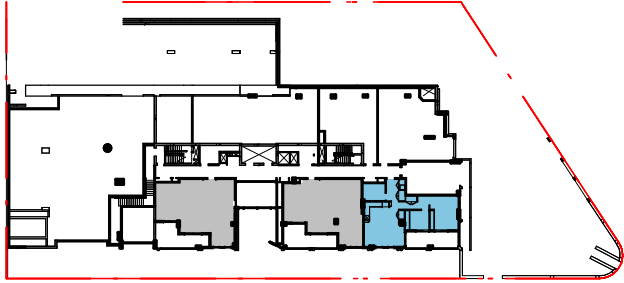
1

LOW GROUND

1 : 1000 @A3

LOWER GROUND

NO	2
YES	1



2

UPPER GROUND

1 : 1000 @A3

UPPER GROUND

NO	2
YES	1



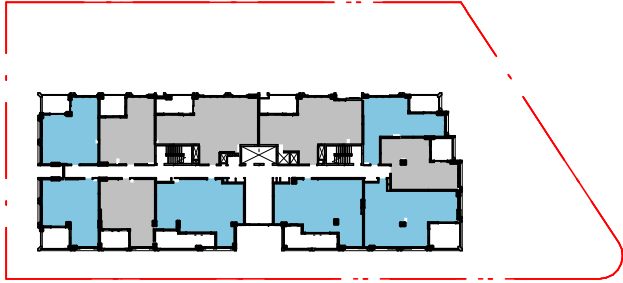
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L01

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L01

NO	3
YES	6



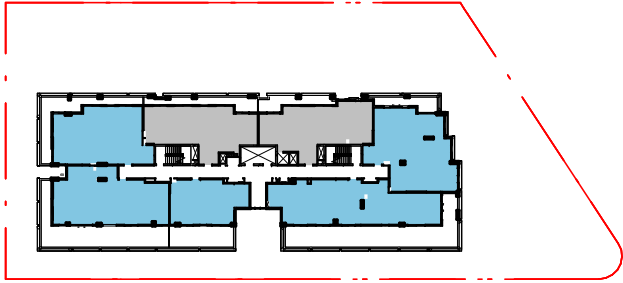
4

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%

Key Plan:



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

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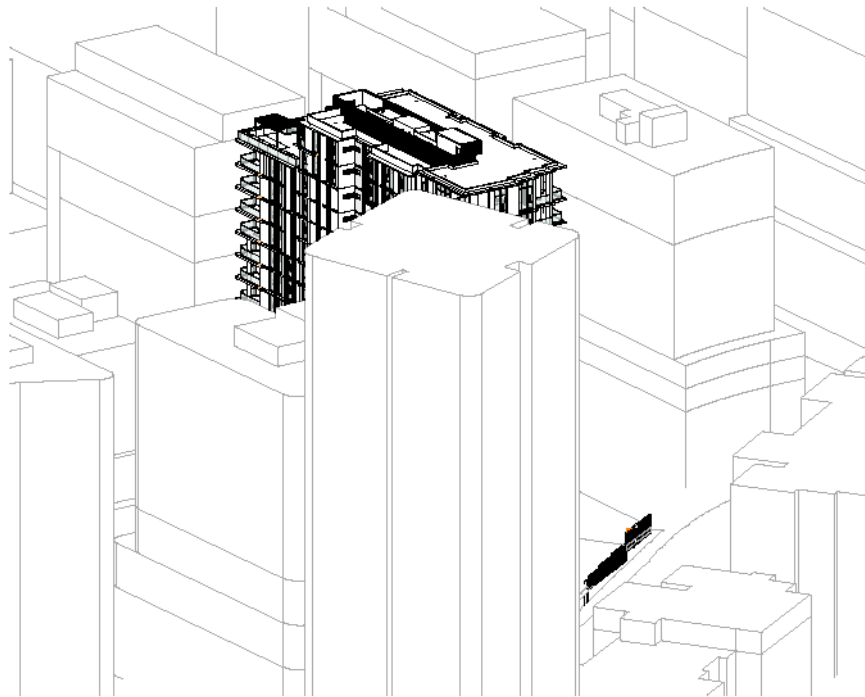
NSW Nominated Architects
S Parsons Architect No.6098
D Jones Architect No.4778

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Project PA030370
3 Holdsworth Avenue, St Leonards

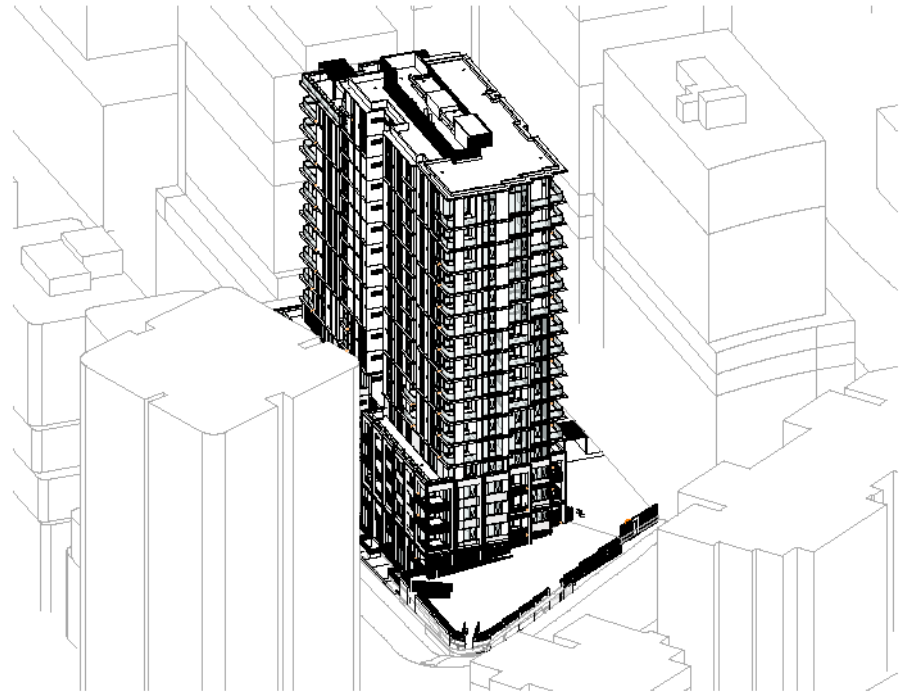
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FOR COORDINATION

Title
94-CROSS VENTILATION
CROSS VENTILATION
COMPLIANCE DIAGRAMS

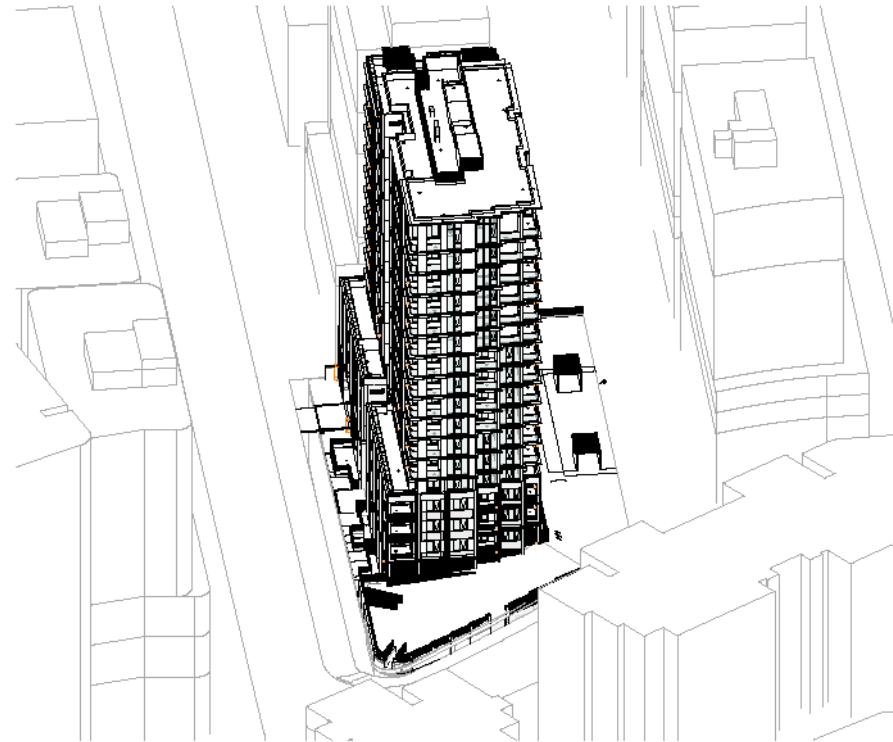
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Revision G



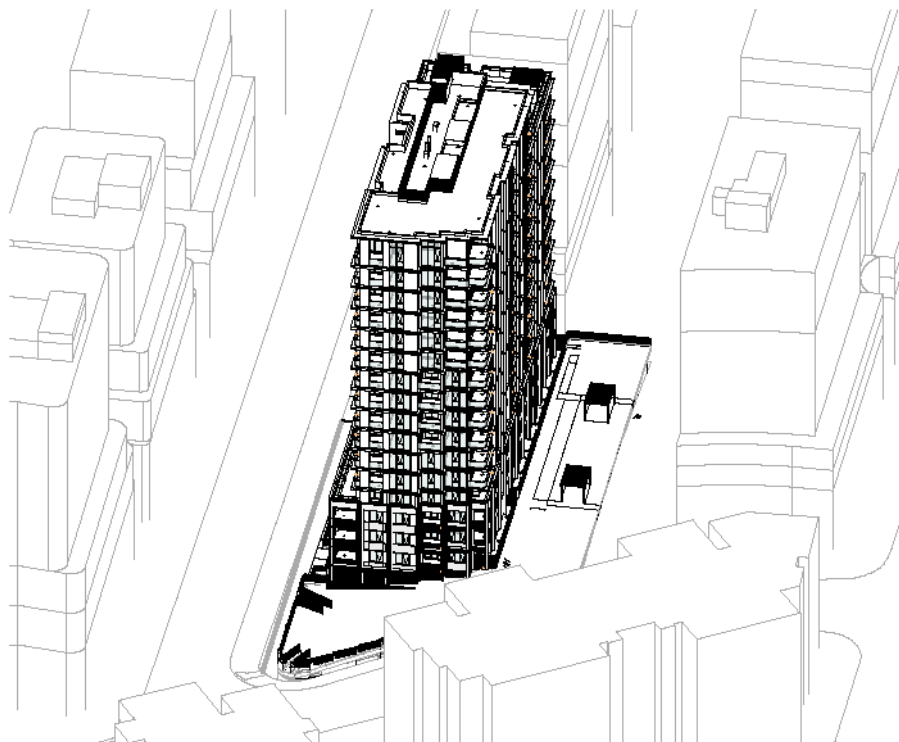
1 SOLA_21Jun0900
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2 SOLA_21Jun1000
@A3



3 SOLA_21Jun1100
@A3



4 SOLA_21Jun1200
@A3

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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		

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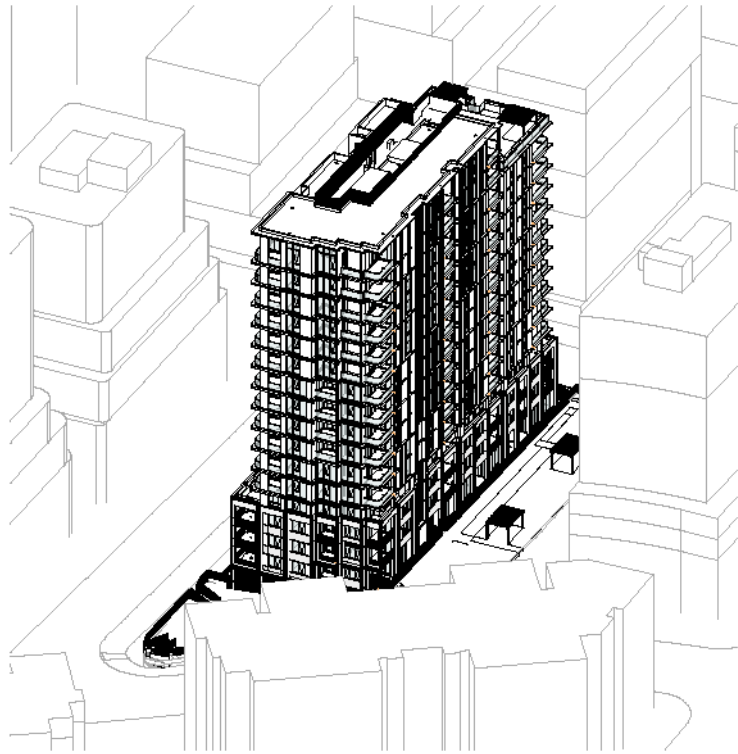
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S Parsons Architect No.6098
D Jones Architect No.4778

PTW

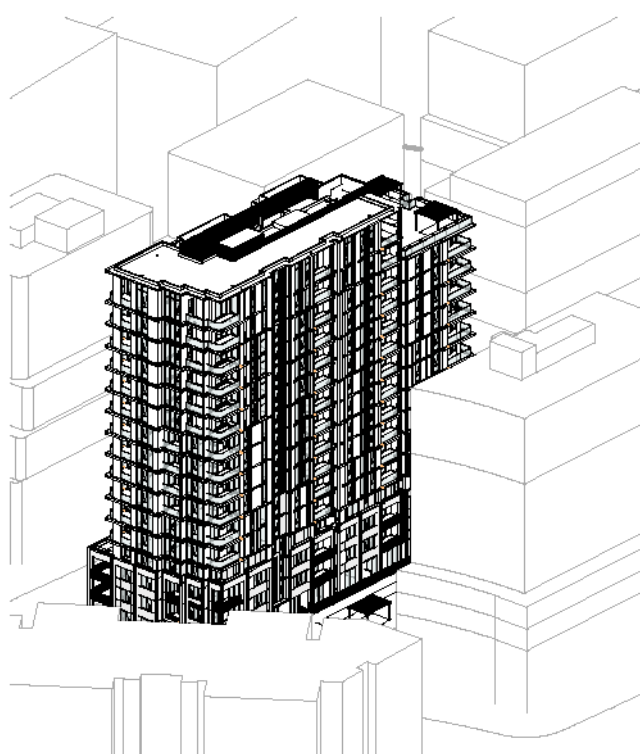
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Project PA030370
3 Holdsworth Avenue, St Leonards
Status
FOR COORDINATION

Title
95-SUN EYE VIEWS
SUN EYE VIEWS

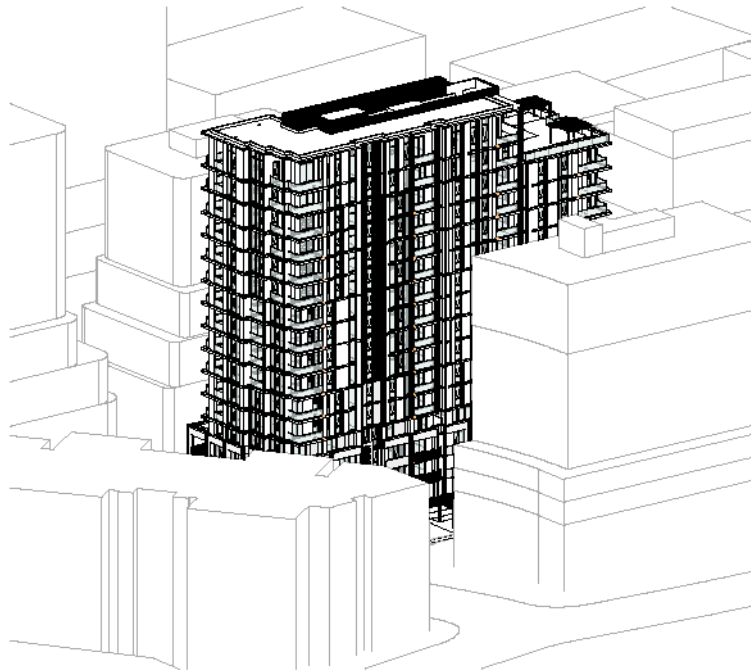
Drawing Number
DA-95-0101
Revision
F



1 SOLA_21Jun1300
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2 SOLA_21Jun1400
@A3



3 SOLA_21Jun1500
@A3

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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		

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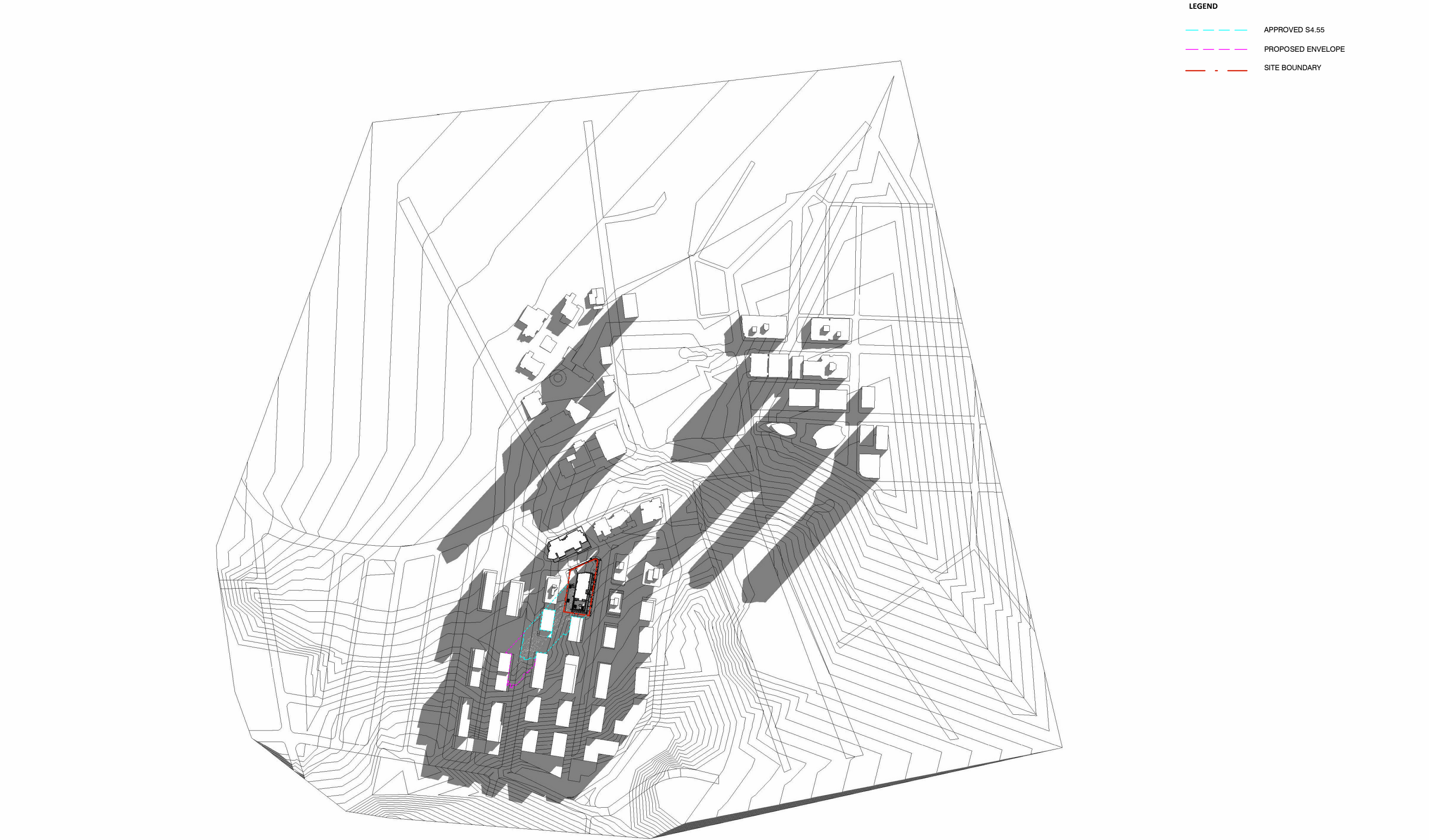
Project
PA030370
3 Holdsworth Avenue, St Leonards

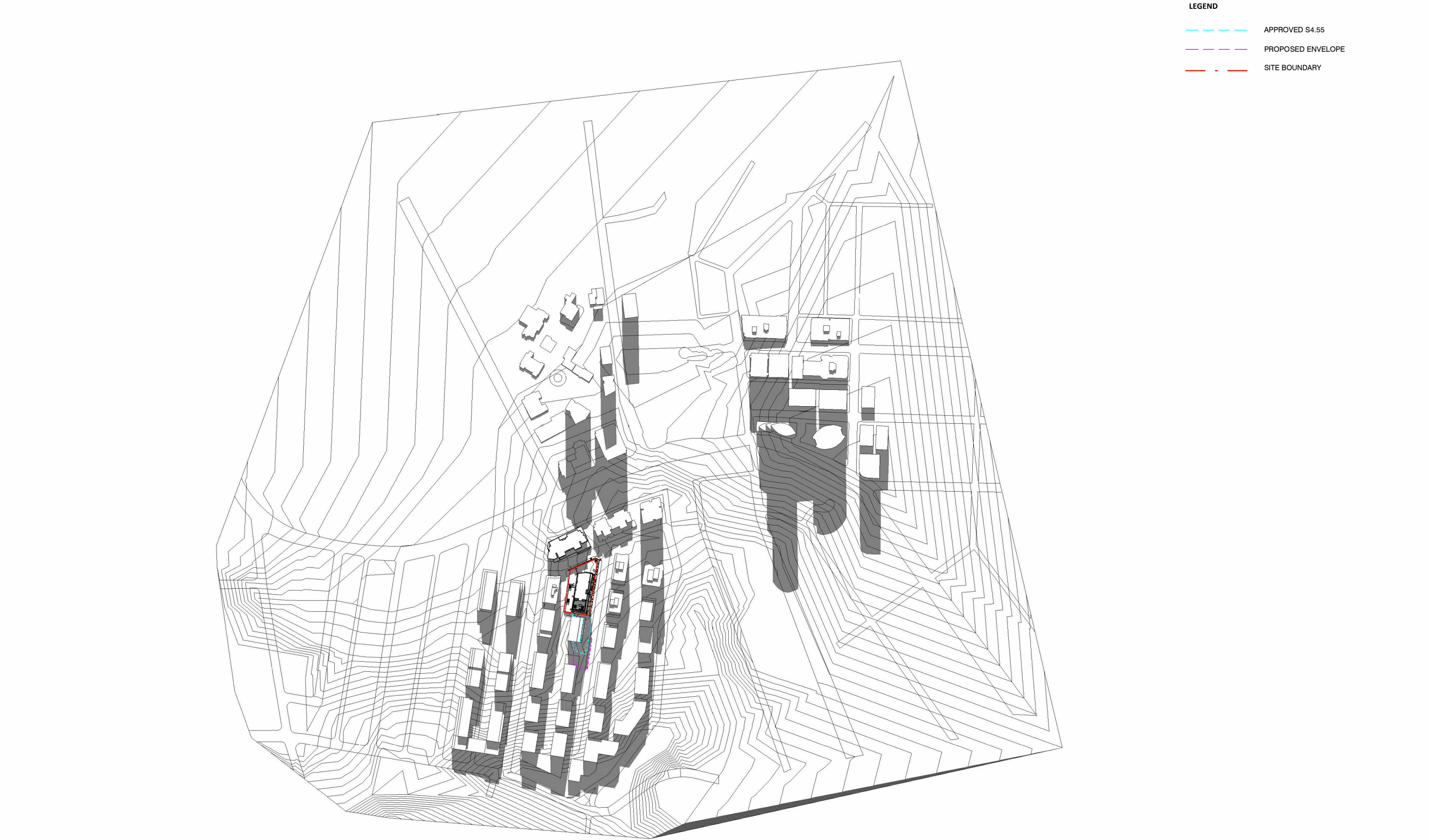
Status
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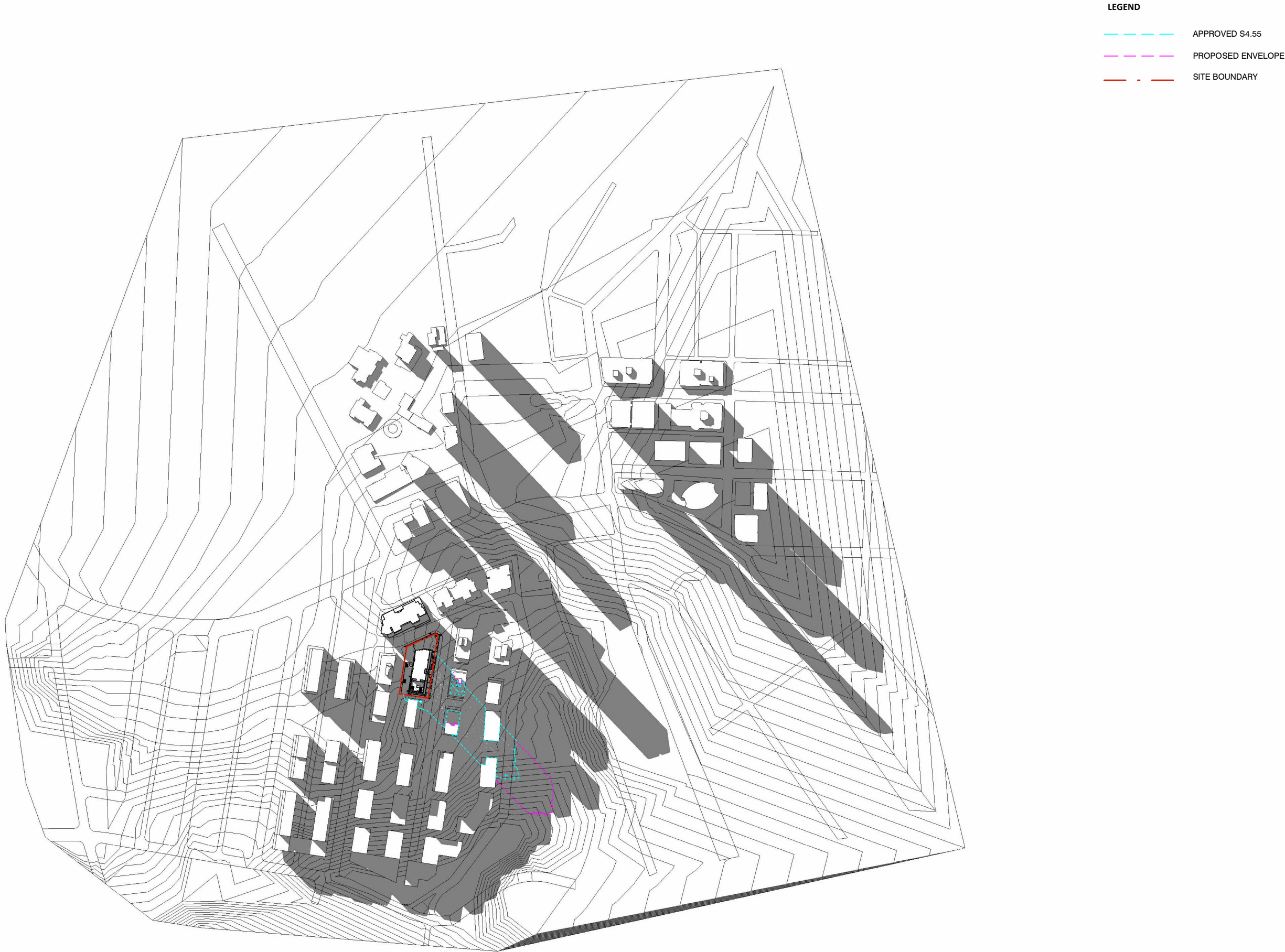
Title
95-SUN EYE VIEWS
SUN EYE VIEWS

Drawing Number
DA-95-0102

Revision
F







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

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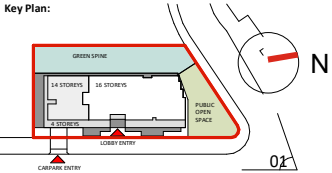
Title
96-SHADOW DIAGRAM
SHADOW DIAGRAM-3PM 21st JUNE

Drawing Number DA-96-0003

Revision E



CORNER OF HOLDSWORTH AVENUE AND MARSHALL AVENUE



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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		

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As indicated @ A3

Project PA030370
3 Holdsworth Avenue, St Leonards

Status
FOR COORDINATION

Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 01
NORTH EAST VIEW

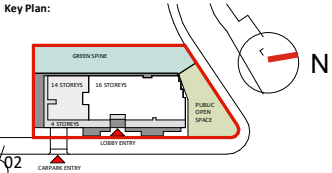
Drawing Number
DA-97-0001

Revision
C



SOUTH EAST VIEW
HOLDSWORTH AVENUE

Key Plan:



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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		

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3 Holdsworth Avenue, St Leonards

Status
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Title
97-PERSPECTIVE VIEWS
PERSPECTIVE VIEW 02
SOUTH EAST VIEW

Drawing Number
DA-97-0002

Revision
C