ISSUE FOR RFI 2 - AREA 13,14 & 15 ST LEONARDS SOUTH

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

DRAWING LIST

REVESION NUMBER UPDATED

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Key Plan:

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
COVER SHEET & DRAWING LIST

Drawing Number DA-A110010 **Revision** G

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DEVELOPMENT INFORMATION

SITE AREA: Total: 5874 m².

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

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

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

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

GFA DEFINTION

http://www.legislation.nsw.gov.au/#/view/EPI/2013/411/dict1
17 February 2017
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,

but excludes:
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

AREA 14_FSR

Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Alloable FSR
6887.8 m²	4.119	7281.6 m²	4.355

AREA 13&15_FSR

Proposed GFA	Proposed FSR	SEPP Allowable GFA	SEPP Allowble FSR
15568.4 m²	3.705	15568.4 m²	3.705

SOLAR ACCESS_AREA 14

Solar AccessCompliance	Count	Percentage
0HRS	1	1.4%
<2HRS	35	49.3%
>2HRS	35	49.3%
Grand total: 71		

SOLAR ACCESS_AREA 13&15

Solar AccessCompliance	Count	Percentage
<2HRS	31	20.1%
>2HRS	123	79.9%
Grand total: 154		

SOLAR ACCESS_ALL

Solar AccessCompliance	Count	Percentage
0HRS	1	0.4%
<2HRS	66	29.3%
>2HRS	158	70.2%
Grand total: 225		

COMMUNAL OPEN SPACE DIAGRAM

AreaType	Area	% (Site area 5874 m²)
COS	2209.9 m²	38%

DEEP SOIL DIAGRAM_ALL

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

DEEP SOIL DIAGRAM_GREEN SPINE

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

CROSS VENTILATION_AREA 14

CROSS VENTILATION Compliance	Count	Percentage
NO	14	33.3%
YES	28	66.7%
Grand total	42	

CROSS VENTILATION_AREA 13&15

CROSS VENTILATION Compliance	Count	Percentage
NO	41	37.3%
YES	69	62.7%
Grand total	110	

CROSS VENTILATION_ALL

CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	55	36.2%
YES	97	63.8%
Grand total	152	

APARTMENT UNIT MIX

Type	Count	Percentage
1B	45	20.0%
2B	105	46.7%
3B	67	29.8%
4+B	8	3.6%
Grand total: 225	225	100.0%

APARTMENT UNIT MIX by Building

TYPE	Count	Percentage
AREA 13		
1B	12	5.3%
2B	35	15.6%
3B	27	12.0%
4+B	3	1.3%
77	77	34.2%
AREA 14		
1B	9	4.0%
2B	47	20.9%
3B	13	5.8%
4+B	2	0.9%
71	71	31.6%
AREA 15		
1B	24	10.7%
2B	23	10.2%
3B	27	12.0%
4+B	3	1.3%
77	77	34.2%
Grand total: 225	225	100.0%

DDA UNITS_ALL

UNIT TYPE	Number	Percentage
ADAPTABLE/LIVABLE	45	20.0%
STANDARD	45	20.0%
VISITABLE	135	60.0%
Grand total: 225	225	100.0%

ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 45(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 45(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 180(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 180(80%)

DDA UNITS by Building

UNIT TYPE	Number	Percentage
AREA 13		
ADAPTABLE/LIVABLE	26	11.6%
STANDARD	21	9.3%
VISITABLE	30	13.3%
77	77	34.2%
AREA 14		
STANDARD	9	4.0%
VISITABLE	62	27.6%
71	71	31.6%
AREA 15		
ADAPTABLE/LIVABLE	19	8.4%
STANDARD	15	6.7%
VISITABLE	43	19.1%
77	77	34.2%
Grand total: 225	225	100.0%

DDA UNITS_by TYPE

LotTypeOccupancy_PTW	Number	Percentage
1B	5	11.1%
2B	30	66.7%
3B	10	22.2%
Grand total: 45	45	100.0%

AFFORDABLE UNIT_GFA AREA by TYPE

LotType_PTW	Area	PERCENTAGE
BUILD TO SELL	18802.4 m²	83.7%
LEP AFFORDABLE UNITS	274.1 m²	1.2%
SEPP AFFORDABLE UNITS	3379.7 m²	15.1%
Grand total	22456.2 m²	100.0%

SEPP INFILL HOUSING BONUS: 3379.7M²
(15% of total GFA-22456.2M²)

LEP AFFORDABLE UNITS

NUMBER	TYPE	Area
AREA 14		
140306	2B	70.5 m²
140406	2B	70.5 m²
2		
AREA 13		
130301	2B	71.7 m²
1		
Grand total: 3		

SEPP AFFORDABLE UNITS

Level	TYPE	Number
AREA 14		
BLDG14 L01	2B	1
BLDG14 L02	2B	2
BLDG14 L02	3B	3
BLDG14 L03	2B	3
BLDG14 L03	3B	2
BLDG14 L04	2B	5
		16
AREA 15		
BLDG13/15 L04	1B	2
BLDG13/15 L04	2B	3
BLDG13/15 L04	3B	2
BLDG13/15 L05	1B	5
BLDG13/15 L05	2B	2
BLDG13/15 L05	3B	1
BLDG13/15 L07	1B	4
BLDG13/15 L07	2B	1
BLDG13/15 L07	3B	2
		22
Grand total: 38		38

CAR PARKING

TYPE	RATE	TARGET	PROVIDE
RESIDENTIAL	1 PER 1B UNIT, 1.5 PER 2B UNIT, 2 PER 3B UNIT, 2 PER 4+B UNIT	353	316
VISITOR	1 PER 4 UNITS	57	22
CARWASH	1 PER 50 UNITS	5	5
CARSHARE	-	-	2
MOTORCYCLE	1 PER 15 CAR SPACES FOR ALL TYPES OF DEVELOPMENT	28	25
BICYCLE-RESIDENTIAL	1 PER 4 DWELLINGS	57	58
BICYCLE-VISITOR	1 RACK + 1 RACK PER 10 DWELLINGS	24	25

CAR PARKING BY TYPE

PARKING TYPE	TOTAL
RESIDENTIAL-STANDARD	263
RESIDENTIAL-TANDEM	6
RESIDENTIAL-DISABLE	47
VISITOR-STANDARD	21
VISITOR-DISABLE	1
CARWASH BAY	5
CARSHARE BAY	2
Grand total: 345	345

BICYCLE/MOTORCYCLE BY TYPE

PARKING TYPE	TOTAL
BICYCLE-RESIDENTIAL	58
BICYCLE-VISITOR	25
MOTORCYCLE	25

PARKING BY LEVEL

LEVEL	RESIDENTIAL -STANDARD	RESIDENTIAL -TANDEM	RESIDENTIAL -DISABLE	VISITOR-STANDARD	VISITOR-DISABLE	CARWASH BAY	CARSHARE BAY	BICYCLE-RESIDENTIAL	BICYCLE-VISITOR	MOTORCYCLE	TOTAL
B03	67	2	14	0	0	0	0	0	0	0	83
B02	65	2	14	0	0	0	0	0	0	0	81
B01	63	2	10	0	0	0	0	0	0	0	75
L00	11	0	4	21	1	5	2	22	17	8	91
L01	41	0	5	0	0	0	0	17	8	12	83
L02	16	0	0	0	0	0	0	19	0	5	40
Total: 453	263	6	47	21	1	5	2	58	25	25	453

Key Plan:

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
DEVELOPMENT INFORMATION

Drawing Number DA-A110020

Revision H

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Table 1. Water Commitments.

Common Areas and Central Systems	
Common areas	• No common showerhead facility. • 4-star (water-rated) toilets. • 4-star (water-rated) taps. • No common clothes washer facility.
Central systems	• Fire sprinkler system (No. 1). • Fire sprinkler system (No. 2). • Rainwater tank (No.1) with capacity of minimum 5,000L (minimum), collecting run-off from minimum 300m^2 of roof area, used for irrigation of common area landscape with minimum area of 42.2m^2 and 1 carwash bay. • Rainwater tank (No.2) with capacity of minimum 5,000L (minimum), collecting run-off from minimum 446 of roof area, used for irrigation of common area landscape with minimum area of 42.2m^2 and 1 carwash bay. • Rainwater tank (No.3) with capacity of minimum 5,000L (minimum), collecting run-off from minimum 52[illegible]m^2 of roof area, used for irrigation of common area landscape with minimum area of 42.2m^2 and 1 carwash bay.
Private Dwellings	
Fixtures for apartments	• 4-star (Water Rating) showerheads with a flow rate > 4.5 but <= 6 L/min. • 4-star (Water Rating) toilets. • 4-star (Water Rating) kitchen taps. • 5-star (Water Rating) bathroom taps. • 3.5-star (Water Rating) dishwashers. • On demand hot water recirculation.

Table 2. Building Fabric Requirements.

Element	Insulation/glazing
External walls	Minimum added R2.5 thermal insulation.
Internal walls	Walls to corridors, lifts, etc.: • Minimum added R1.5 thermal insulation. Any other Walls: • Stud, plasterboard with no added insulation.
Floor	Where unconditioned area below: • Suspended Concrete Slab Floor with minimum added R2.0 thermal insulation. All other Areas: • Concrete Slab with no added insulation.
Ceiling	Where unconditioned area above: • Concrete slab/plasterboard with minimum added R3.0 thermal insulation (Colour: Light).
Roof	Concrete with no added insulation (ceiling insulation).
Ceiling Penetration	• Sealed LED downlights and exhaust fans. • 1200mm diameter ceiling fan for living area and bedrooms.
Glazing	Maximum total system U-Value of 3.1 and SHGC of 0.27 ±5%.

Table 3. Energy Commitments.

Component		Commitment
Common Areas of residential areas	Lifts	• Quantity: 7, Gearless traction with VVVF motor.
	Swimming pool / Sauna	• N/A
	Ventilation	• Carpark: ventilation (supply & exhaust). Controlled with carbon monoxide monitor and VSD fan. • Switch room: ventilation (supply only). Thermostatically controlled. • Garbage room: ventilation exhaust only. • Plant or service rooms: ventilation (supply only). Thermostatically controlled. • Ground floor lobby type: ventilation (supply only). time clock or BMS controlled • Hallways areas: ventilation (supply only). time clock or BMS controlled
	Lighting	• Carpark: LED lighting with motion sensors. • Lifts: LED lighting connected to the lift call button. • Switch room: LED lighting with manual on / manual off. • Garbage room: LED lighting with motion sensors. • Plant or service rooms: LED lighting with manual on / manual off. • Ground floor lobby type: LED lighting with time clock and motion sensors. • Hallways areas: LED lighting with time clock and motion sensors.
	Hot Water	• Gas-fired storage (manifolded) with R0.6 insulation to the pipes.
	Alternative Energy Supply	• 75 peak kW Solar PV system
Private Dwellings	Ventilation	• Kitchen & Laundry Exhaust: Individual fan, ducted to façade or roof, manual switch on/off. • Bathroom: Individual fan, ducted to façade or roof, interlocked to light.
	Heating & Cooling to living and bedroom areas	• Heating: 1-phase air-conditioning / EER 3.0- 3.5 • Cooling: 1-phase air-conditioning / EER 3.0- 3.5
	Lighting	• Fluorescent or LED lights with dedicated fittings.
	Appliances	• Gas cooktops and electric ovens. • 3.5-star (energy rating) dishwashers. • 3-star (energy rating) clothes dryers.

[SOUCE: BASIX ASSESSMENT REPORT BY ECO ENGINEERING GROUP]

UPDATED
TO BE UPDATED

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Title
DA DRAWINGS
BASIX NOTES

Drawing Number DA-A110030
Revision E

A1

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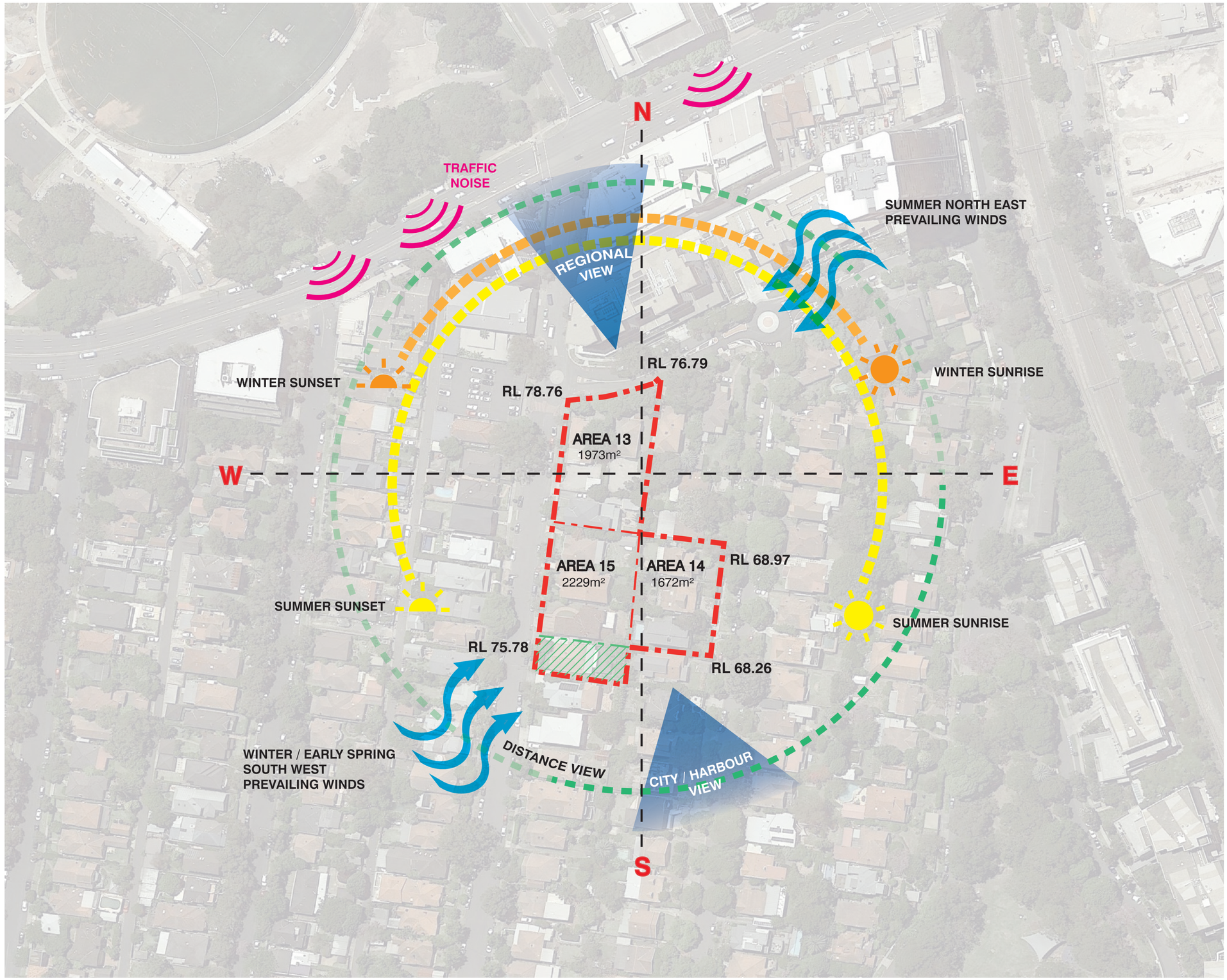

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Project PA030600

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

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RFI 2

Title
DA DRAWINGS
SITE ANALYSIS

Drawing Number DA-A120010

Revision D

A1

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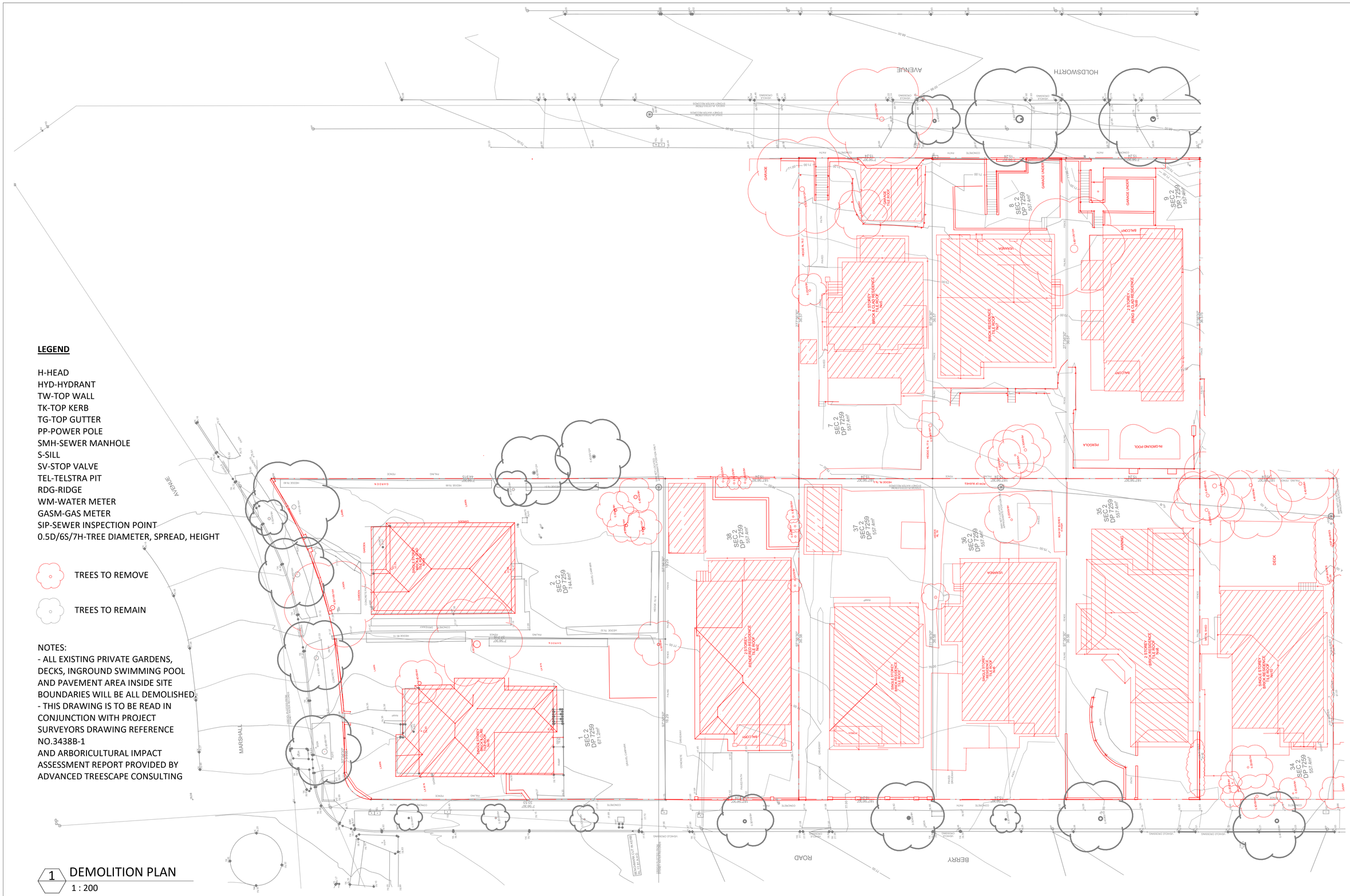


LEGEND

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

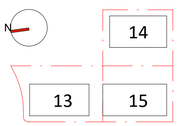
TREES TO REMOVE

TREES TO REMAIN

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

1 DEMOLITION PLAN
1 : 200

Key Plan:



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

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Nominated Architects
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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

PTW

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
DEMOLITION PLAN

Drawing Number DA-A120020
Revision D

A1

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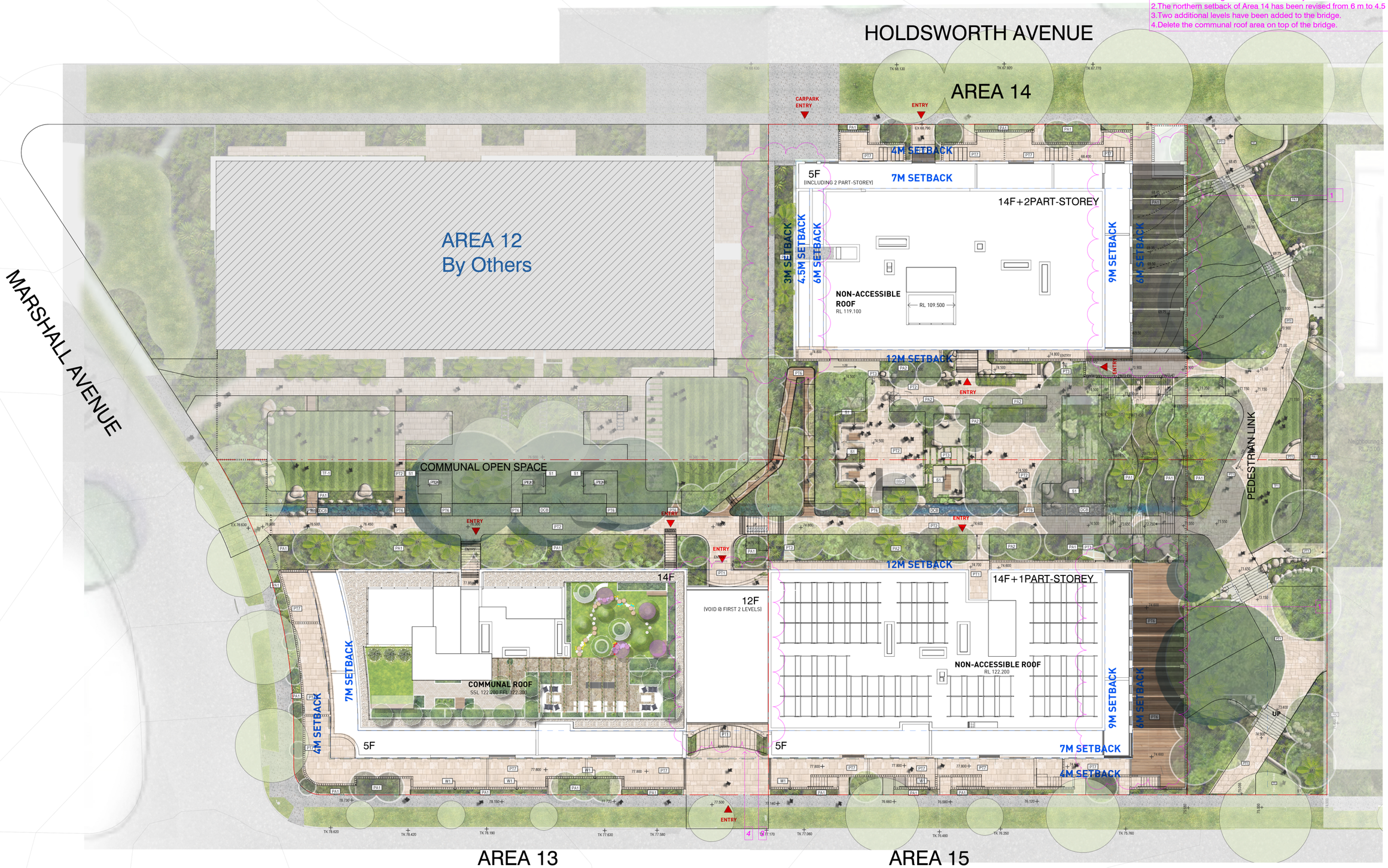
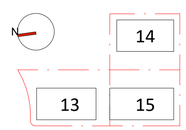
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3.Two additional levels have been added to the bridge.
4.Delete the communal roof area on top of the bridge.



*Refer to landscape package for landscape detail

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
E	ISSUE FOR RFI 2	JY	LG	07/11/25
D	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	10/02/23

Consultants

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
SECTION 4.55

Title
DA DRAWINGS
SITE PLAN

Drawing Number DA-A130010
Revision E

A1

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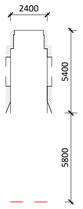

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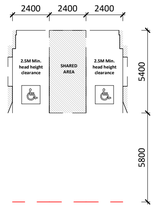
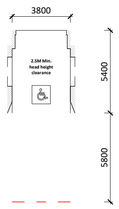
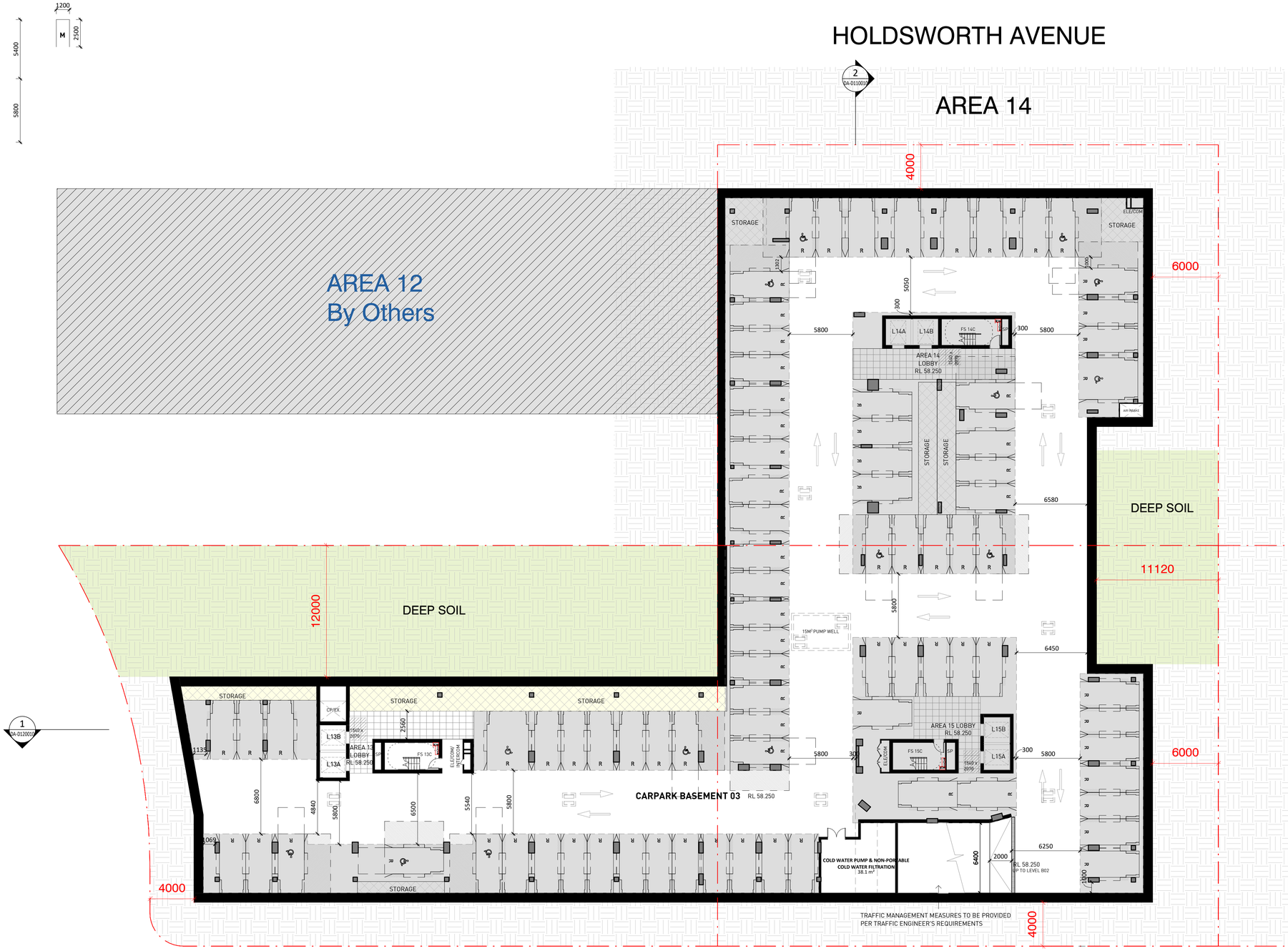


ADAPTABLE HOUSING
AS4299-1995



MOTORCYCLES



1 ARCH_B03
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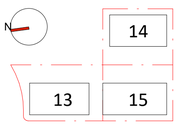
Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
B	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
A	ISSUE FOR COORDINATION	JY	LG	04/04/25

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
BASEMENT 03 PLAN

Drawing Number DA-B1B0909

Revision B

A1

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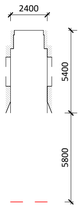

USER CLASS 4
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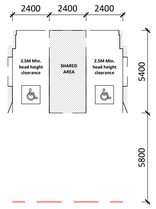
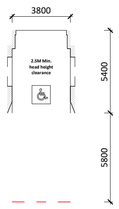


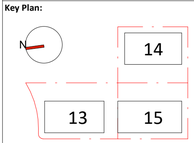
ADAPTABLE HOUSING
AS4299-1995



MOTORCYCLES

1 BASEMENT 02 PLAN
1 : 200

Key Plan:



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K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
F	ISSUE FOR COORDINATION	JY	LG	15/03/23
E	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23

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Diane Jones NSW ARB 4778
Nella Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
BASEMENT 02 PLAN

Drawing Number DA-B1B0910

Revision K

A1

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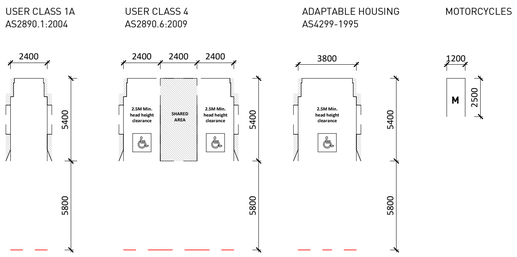

1 BASEMENT 01 PLAN
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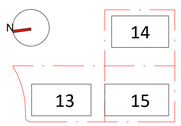
Key Plan:



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K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
F	ISSUE FOR COORDINATION	JY	LG	15/03/23
E	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23

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Neša Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
BASEMENT 01 PLAN

Drawing Number DA-B1B1010
Revision K

A1

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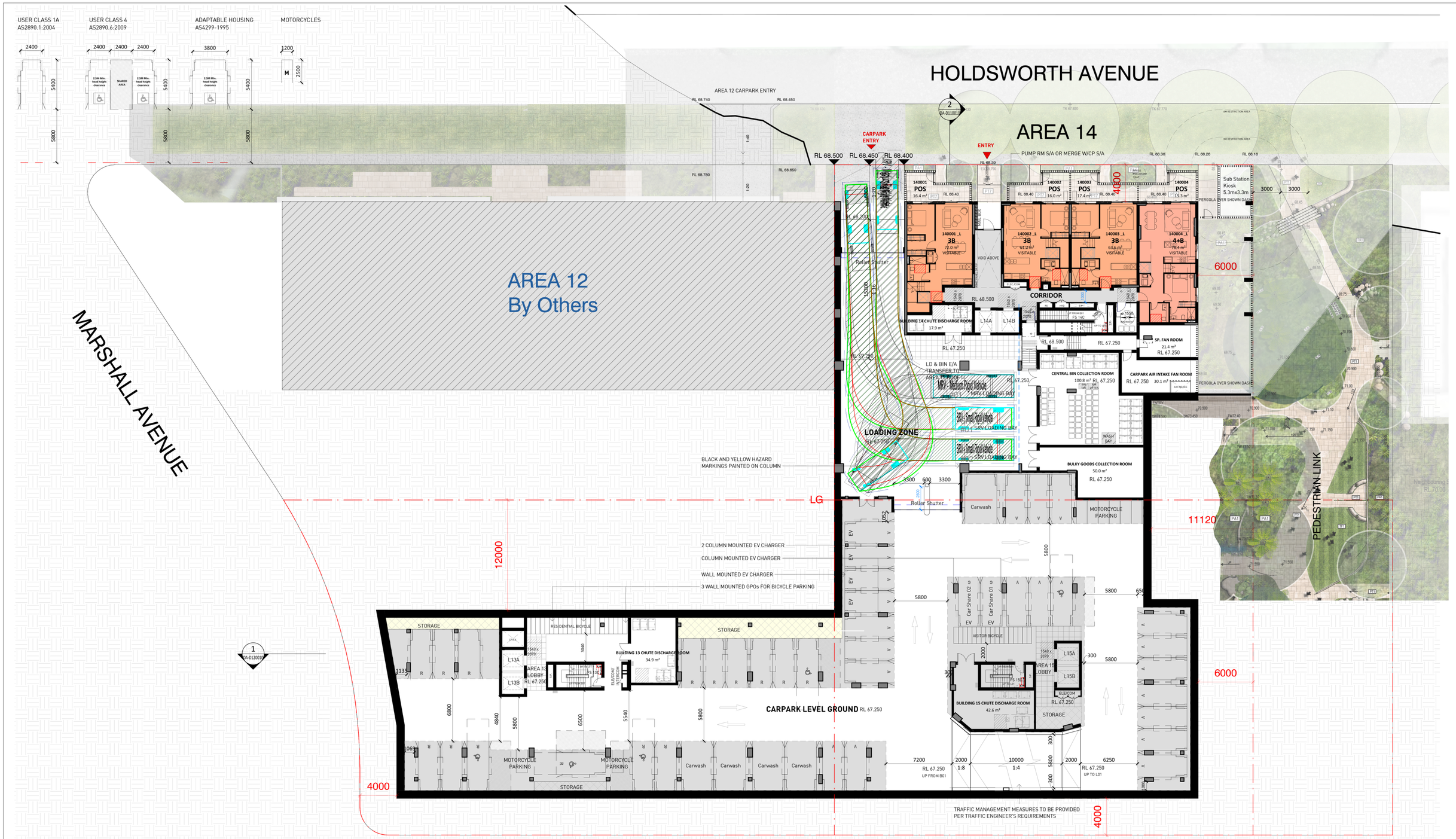


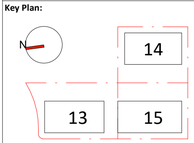
1 GROUND FLOOR PLAN
1 : 200

AREA 13

AREA 15

BERRY ROAD

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
L	ISSUE FOR RFI	HW	LG	17/09/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
G	ISSUE FOR COORDINATION	JY	LG	15/03/23
F	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23

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PTW

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
GROUND FLOOR PLAN

Drawing Number DA-B1GRD10

Revision L

A1

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Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

USER CLASS 1A
AS2890.1:2004

USER CLASS 4
AS2890.6:2009

ADAPTABLE HOUSING
AS4299-1995

MOTORCYCLES

RFI 2
Units layout updated.

HOLDSWORTH AVENUE

AREA 14

AREA 12
By Others

MARSHALL AVENUE

VOID TO LOADING ZONE

CORRIDOR
RL 71.650

CARPARK LEVEL 01 RL 70.500

MOTORCYCLE PARKING

STORAGE

RAIN DISTRIBUTION ROOM
14.0 m²

OSD & RWT
66.1 m²

1 WALL MOUNTED GPO FOR BICYCLE PARKING

2 WALL MOUNTED GPOs FOR BICYCLE PARKING

VISITOR BICYCLE 2000

RESIDENTIAL BICYCLE PARKING

AREA 13 LOBBY

AREA 15 LOBBY

ENTRY

PERGOLA OVER SHOWN DASHED

PEDESTRIAN LINK

TRAFFIC MANAGEMENT MEASURES TO BE PROVIDED PER TRAFFIC ENGINEER'S REQUIREMENTS

*Refer to landscape package for landscape detail

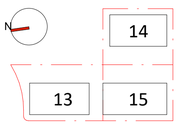
1 LEVEL 01 PLAN
1 : 200

AREA 13

AREA 15

BERRY ROAD

Key Plan:



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M	ISSUE FOR RFI 2	JY	LG	07/11/25
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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 01 PLAN

Drawing Number DA-B1L0110

Revision M

A1

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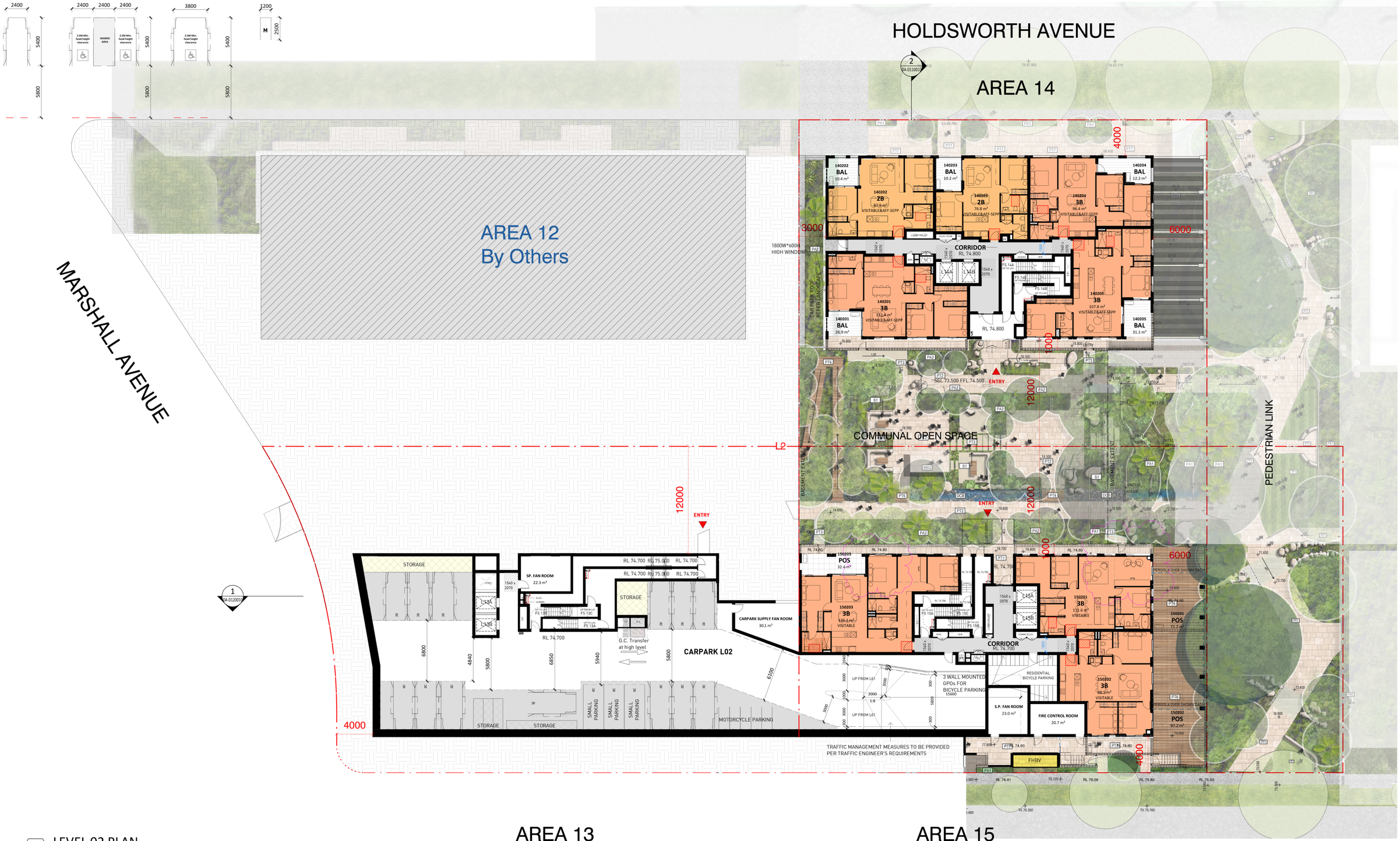
RFI 2
Units layout updated.

USER CLASS 1A
AS2890.1:2004

USER CLASS 4
AS2890.6:2009

ADAPTABLE HOUSING
AS4299-1995

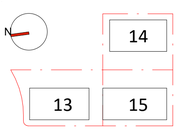
MOTORCYCLES



1 LEVEL 02 PLAN
1 : 200

*Refer to landscape package for landscape detail

Key Plan:



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I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
G	ISSUE FOR COORDINATION	JY	LG	15/03/23

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 02 PLAN

Drawing Number DA-B1L0210

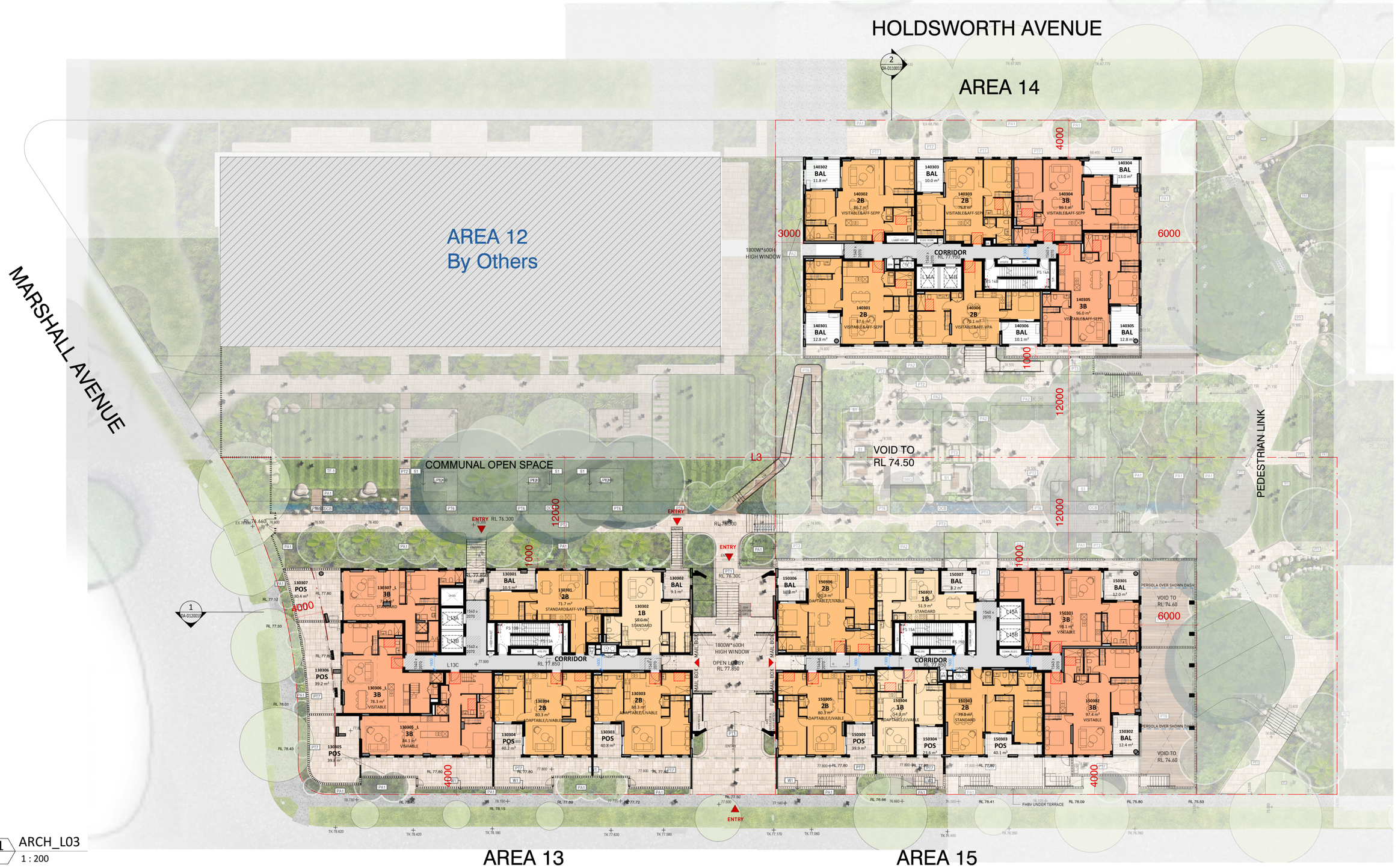
Revision M

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

6/11/2025 6:21:23 PM

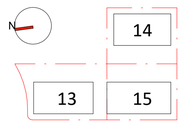
RFI 2
Units layout updated.



1 ARCH_L03
1 : 200

*Refer to landscape package for landscape detail

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
K	ISSUE FOR RFI 2	JY	LG	07/11/25
J	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
I	ISSUE FOR COORDINATION	JY	LG	04/04/25
H	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
F	ISSUE FOR COORDINATION	JY	LG	15/03/23
E	ISSUE FOR STRUCTURE COORDINATION	JY	LG	14/03/23

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 m | 2 m | 4 m | 10 m | 16.7 m
1:200 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 03 PLAN

Drawing Number DA-B1L0310

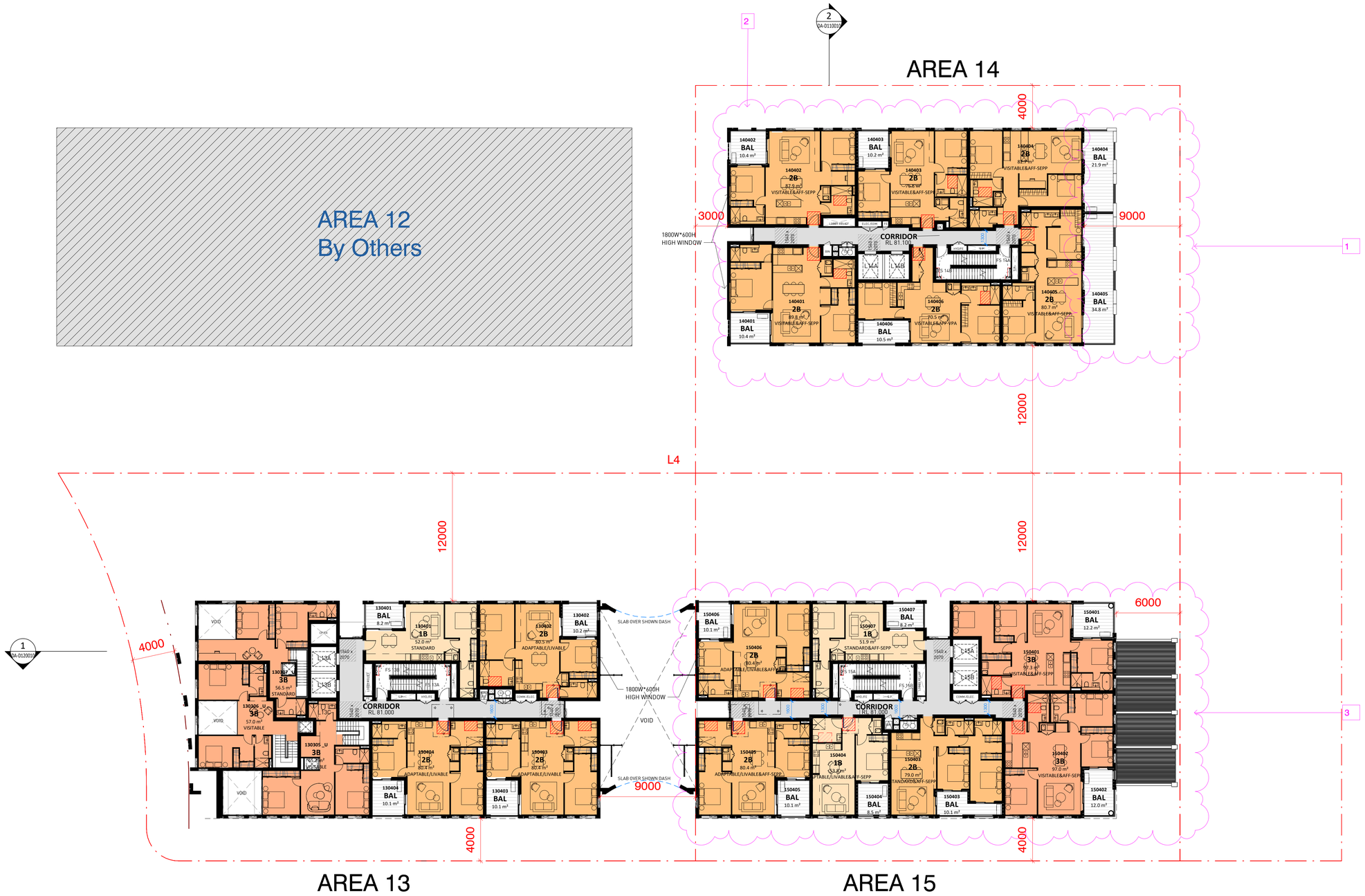
Revision K

A1

6/11/2025 6:21:24 PM

Autodesk Docs://14-16MarshallAve5Leonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.Affordable units have been relocated from Level 06 to Level 04.



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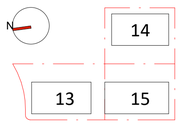
Key Plan:



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L	ISSUE FOR RFI 2	JY	LG	07/11/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

Consultants

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 04 PLAN

Drawing Number DA-B1L0410
Revision L

A1

6/11/2025 6:21:27 PM

Autodesk Docs://14-16MarshallAveStLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.

Autodesk Docs://14-16MarshallAveSt.leonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

AREA 12
By Others

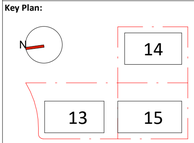
AREA 14

AREA 13

AREA 15

1 ARCH_L05
1 : 200

Key Plan:



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H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 05 PLAN

Drawing Number DA-B1L0510

Revision L

A1

7/11/2025 2:31:30 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.Affordable units have been relocated from Level 06 to Level 04.

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AREA 12
By Others

AREA 14

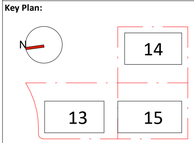
AREA 13

AREA 15

L6

1 ARCH_L06
1 : 200

Key Plan:



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I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 06 PLAN

Drawing Number DA-B1L0610

Revision L

6/11/2025 6:21:33 PM

A1

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.

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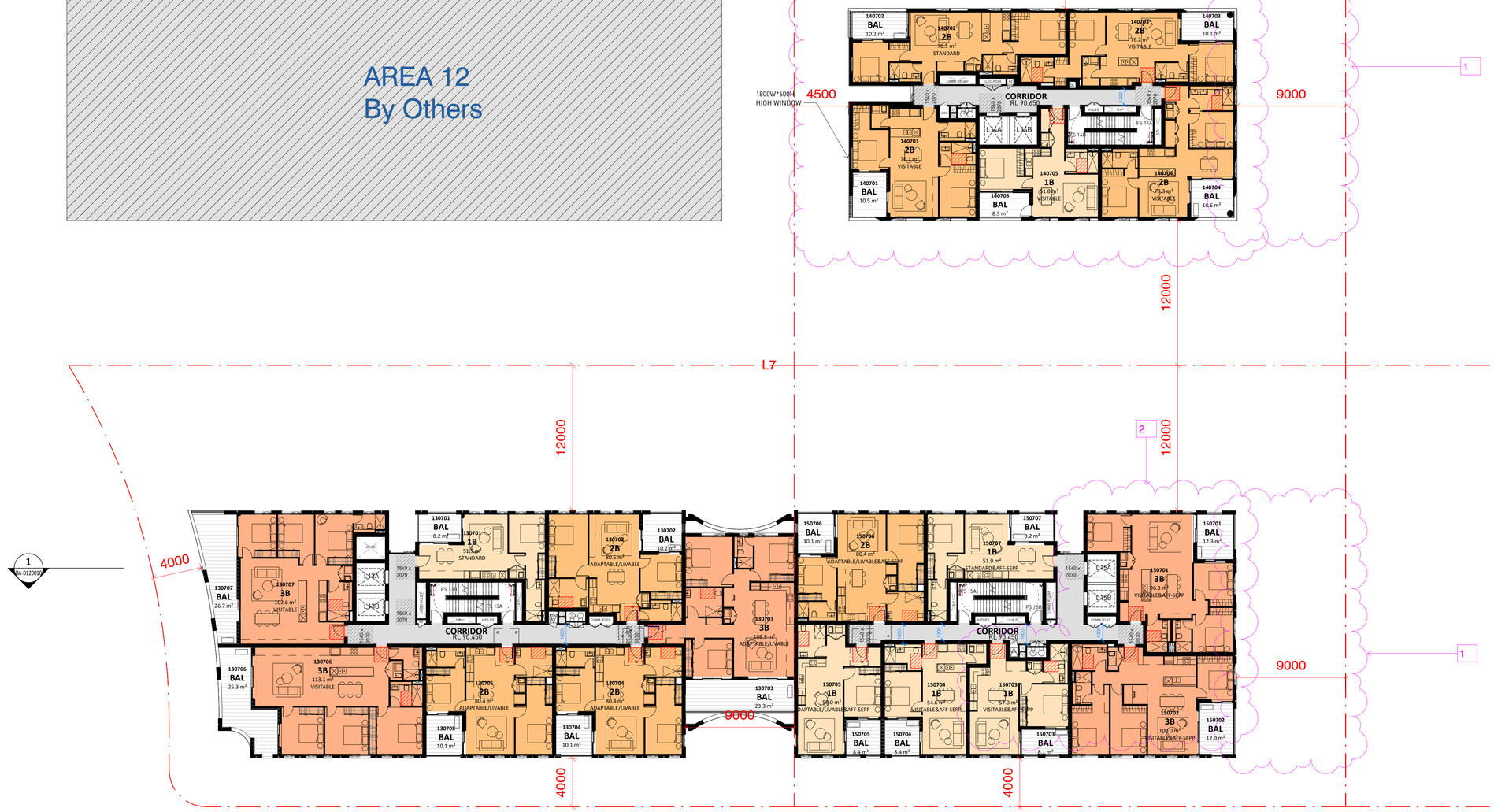
AREA 12
By Others

AREA 14

AREA 13

AREA 15



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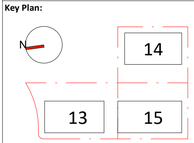
Key Plan:



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L	ISSUE FOR RFI 2	JY	LG	07/11/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nella Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 07 PLAN

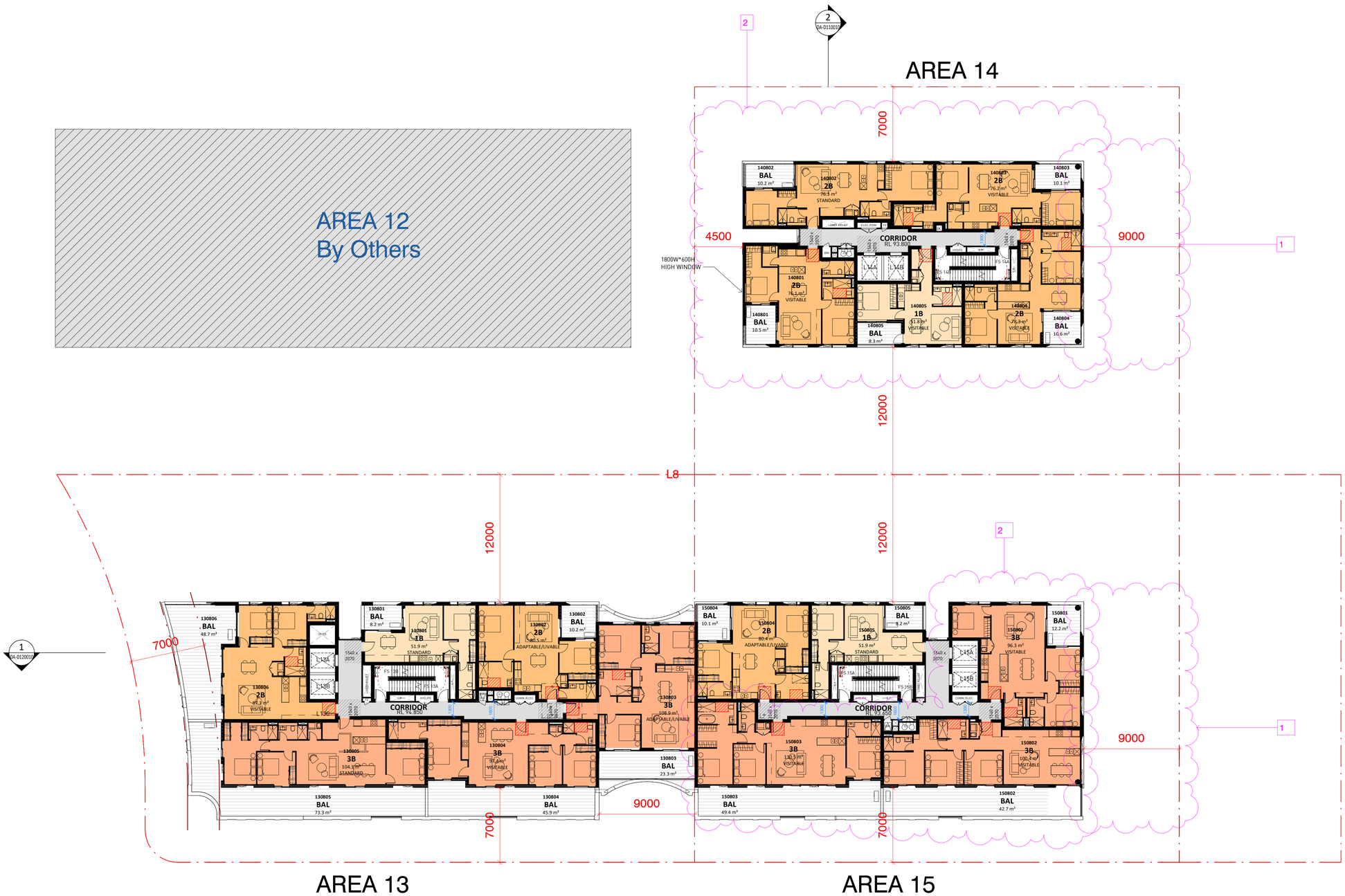
Drawing Number DA-B1L0710

Revision L

6/11/2025 6:21:34 PM

A1

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.



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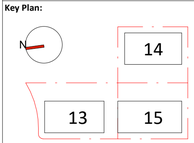
Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
L	ISSUE FOR RFI 2	JY	LG	07/11/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 08 PLAN

Drawing Number DA-B1L0810

Revision L

A1

Autodesk Docs://14-16MarshallAve5StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt
6/11/2025 6:21:37 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.

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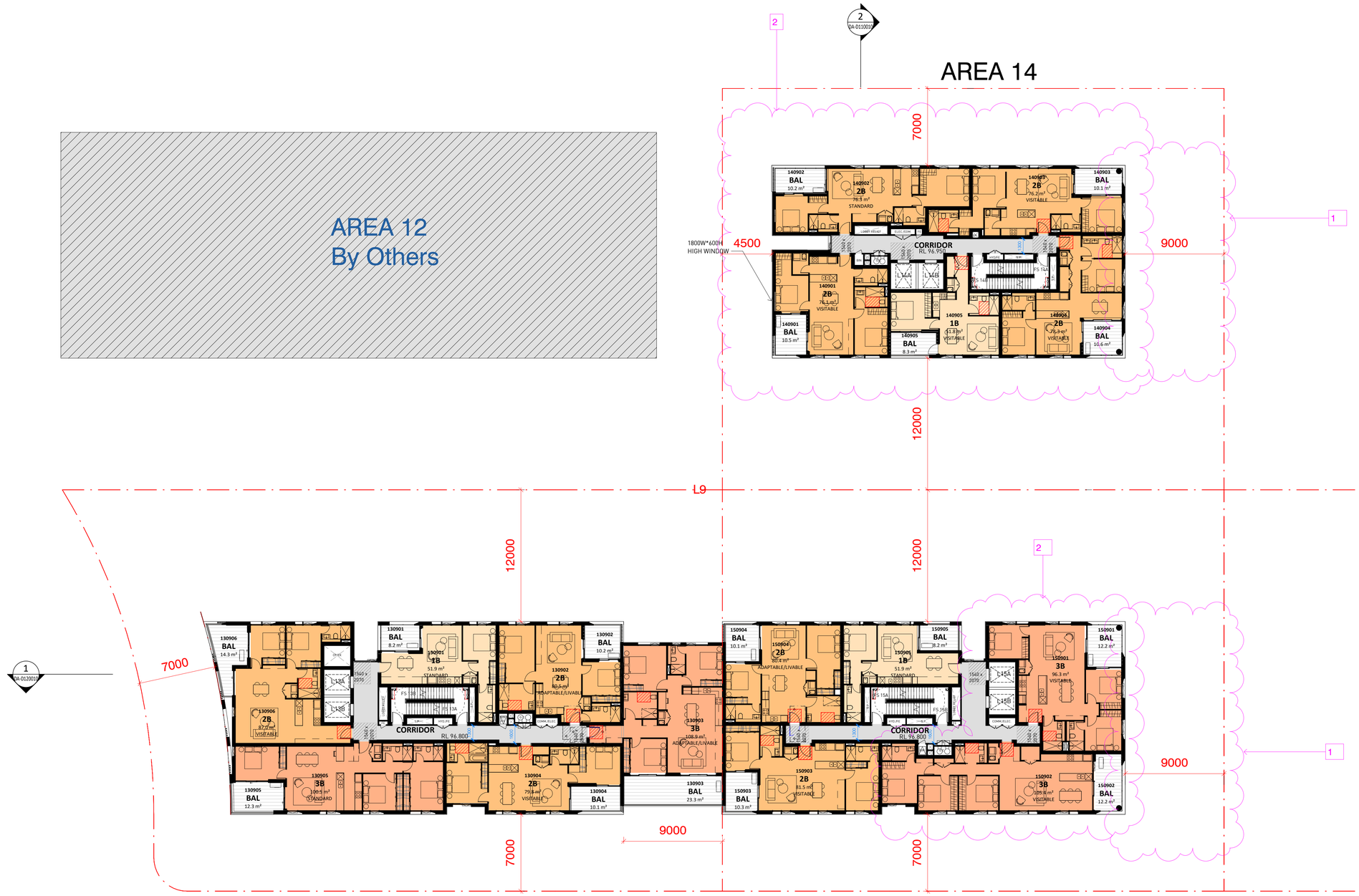
AREA 12
By Others

AREA 14

AREA 13

AREA 15



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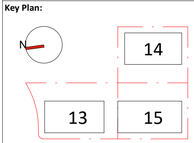

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L	ISSUE FOR RFI 2	JY	LG	07/11/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23
F	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nella Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 09 PLAN

Drawing Number DA-B1L0910

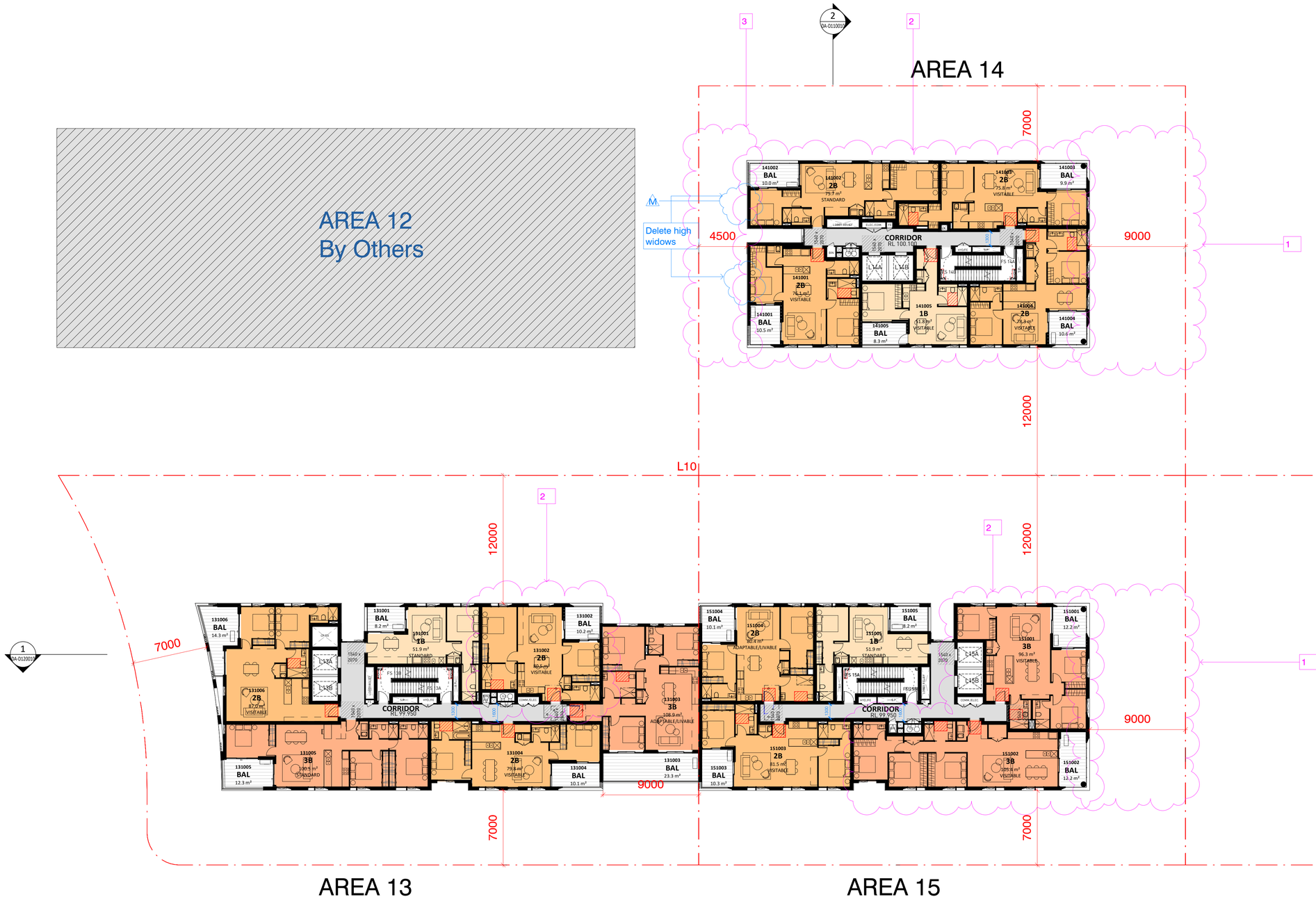
Revision L

A1

6/11/2025 2:16:31 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.

Delete high widows at level 10-13



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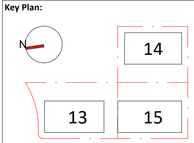
Key Plan:



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M	ISSUE FOR RFI 2	JY	LG	10/11/25
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K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 10 PLAN

Drawing Number DA-B1L1010

Revision M

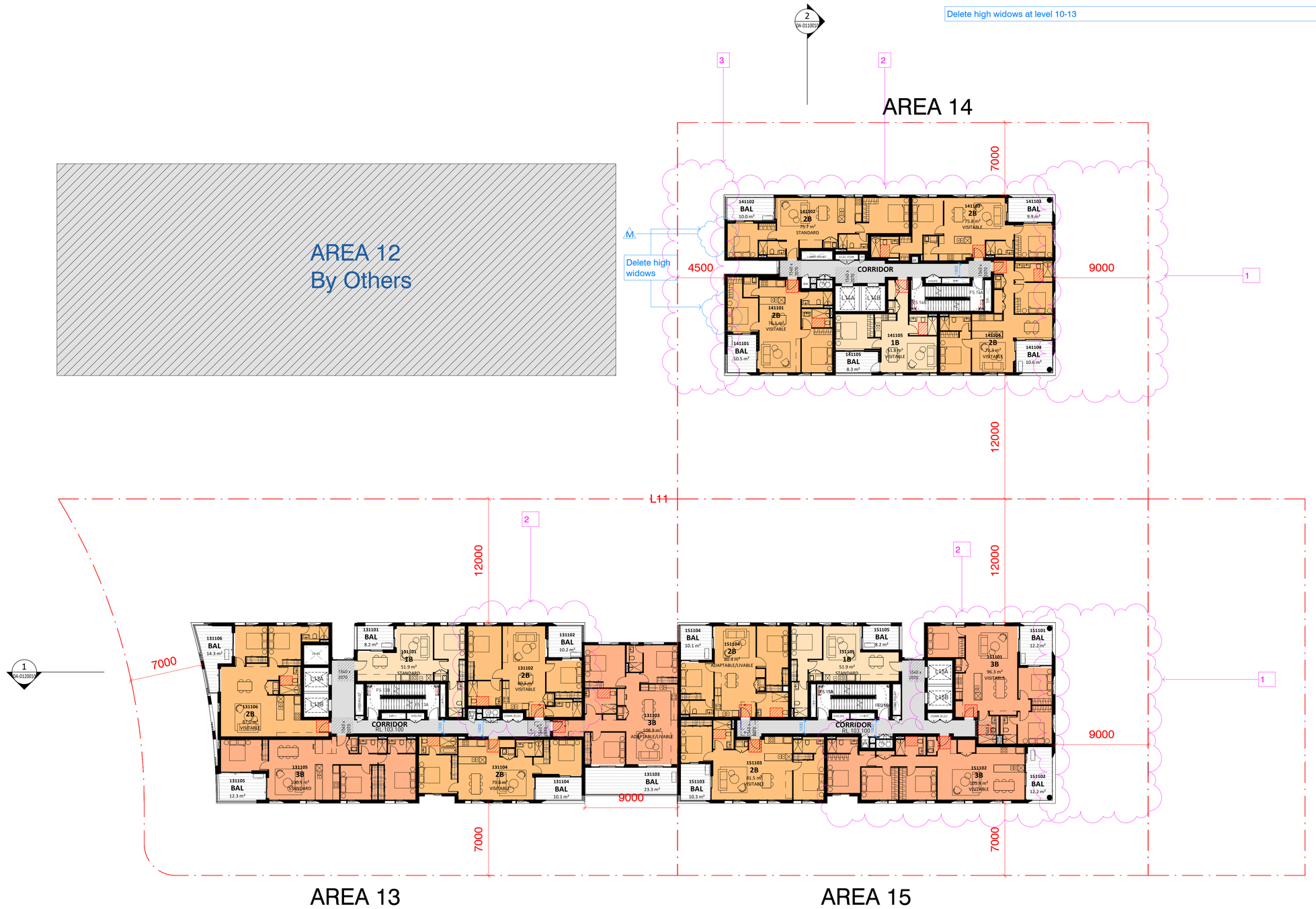
A1

Autodesk Docs://14-16MarshallAveSt Leonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

10/11/2025 5:09:44 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.

Delete high widows at level 10-13



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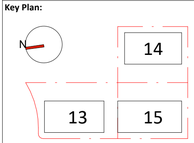
Key Plan:



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J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23

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Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 11 PLAN

Drawing Number DA-B1L1110
Revision M

A1

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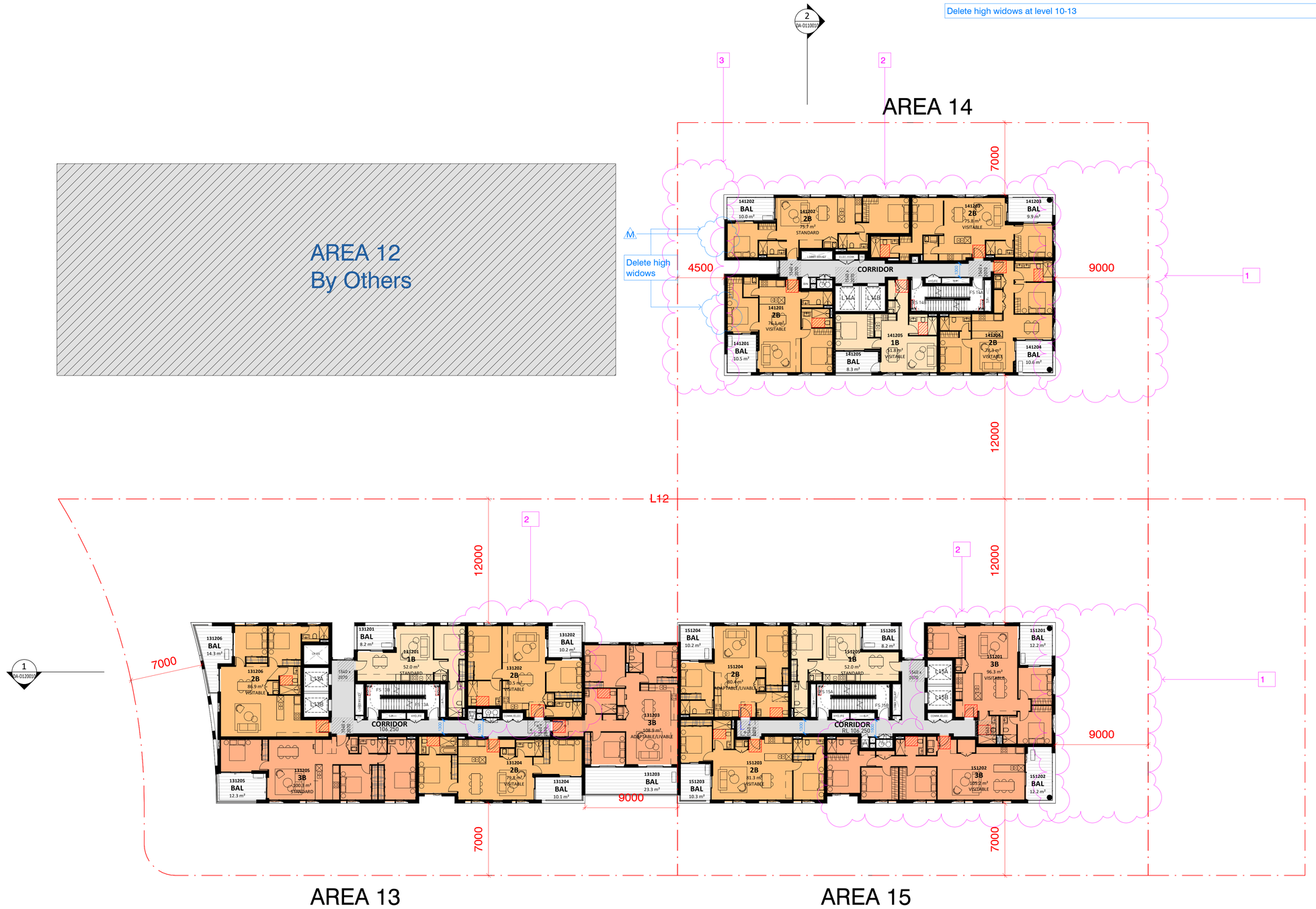
10/11/2025 5:09:44 PM

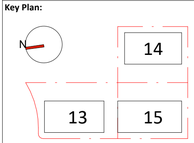
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.

Delete high widows at level 10-13



1 ARCH_L12
1 : 200

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
M	ISSUE FOR RFI 2	JY	LG	10/11/25
L	ISSUE FOR RFI 2	JY	LG	07/11/25
K	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
J	ISSUE FOR COORDINATION	JY	LG	04/04/25
I	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
H	ISSUE FOR COORDINATION	JY	LG	13/12/23
G	ISSUE FOR INFORMATION	JY	LG	06/10/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 2 m | 4 m | 10 m | 16.7 m
1:200 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 12 PLAN

Drawing Number DA-B1L1210

Revision M

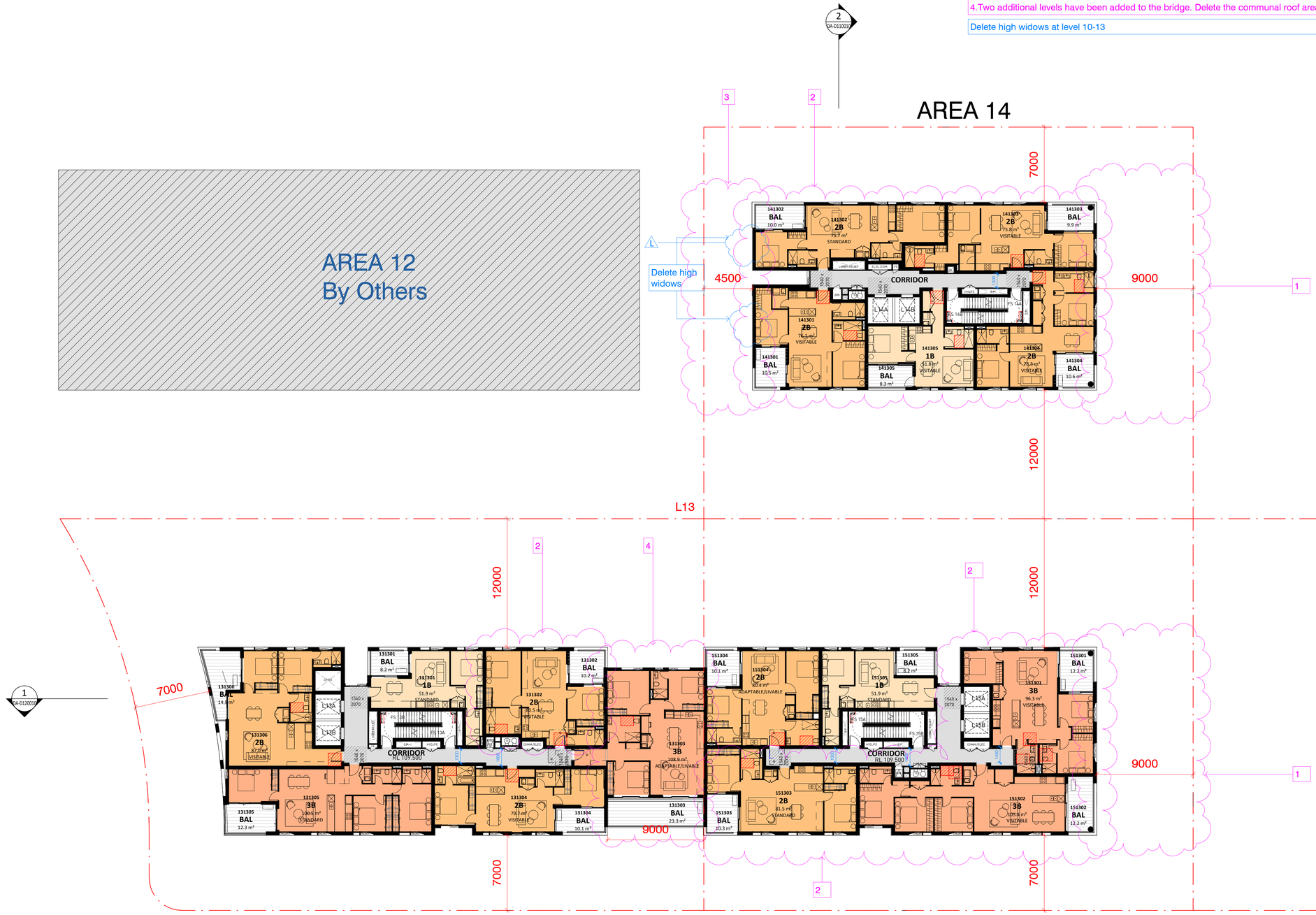
A1

Autodesk Docs://14-16MarshallAveSt Leonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

10/11/2025 5:09:46 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
4.Two additional levels have been added to the bridge. Delete the communal roof area on top of the bridge.

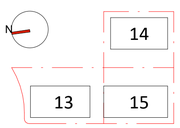
Delete high widows at level 10-13



1 DA-D120010

1 ARCH_L13
1 : 200

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
L	ISSUE FOR RFI 2	JY	LG	10/11/25
K	ISSUE FOR RFI 2	JY	LG	07/11/25
J	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
I	ISSUE FOR COORDINATION	JY	LG	04/04/25
H	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
G	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
F	ISSUE FOR COORDINATION	JY	LG	15/03/23

Consultants

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

0 m | 2 m | 4 m | 10 m | 16.7 m
1:200 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL13 PLAN

Drawing Number DA-B1L1310

Revision L

A1

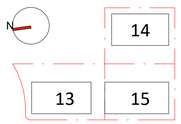
Autodesk Docs://14-16MarshallAveSt.eonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

10/11/2025 5:09:46 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
4.Two additional levels have been added to the bridge. Delete the communal roof area on top of the building.

1 ARCH_L14
1 : 200

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
C	ISSUE FOR RFI 2	JY	LG	07/11/25
B	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
A	ISSUE FOR COORDINATION	JY	LG	04/04/25

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 14 PLAN

Drawing Number DA-B1L1410

Revision C

A1

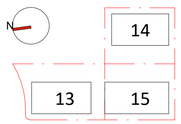
Autodesk Docs://14-16MarshallAve&StLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

6/11/2025 6:21:50 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.
3.Roof added

*Refer to landscape package for landscape detail

Key Plan:



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C	ISSUE FOR RFI 2	JY	LG	07/11/25
B	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
A	ISSUE FOR COORDINATION	JY	LG	04/04/25

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Nela Marojević NSW ARB 11274

PTW

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 15 PLAN

Drawing Number DA-B1L1510

Revision C

A1

6/11/2025 6:21:52 PM

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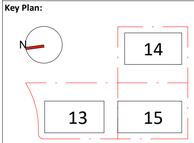
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Units layout updated.

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
C	ISSUE FOR RFI 2	JY	LG	07/11/25
B	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
A	ISSUE FOR COORDINATION	JY	LG	04/04/25

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600
14-16 Marshall Avenue, 5-9 Holdsworth Avenue & 2-10 Berry Road, ST Leonards

Status
RFI 2

Title
DA DRAWINGS
LEVEL 16 PLAN

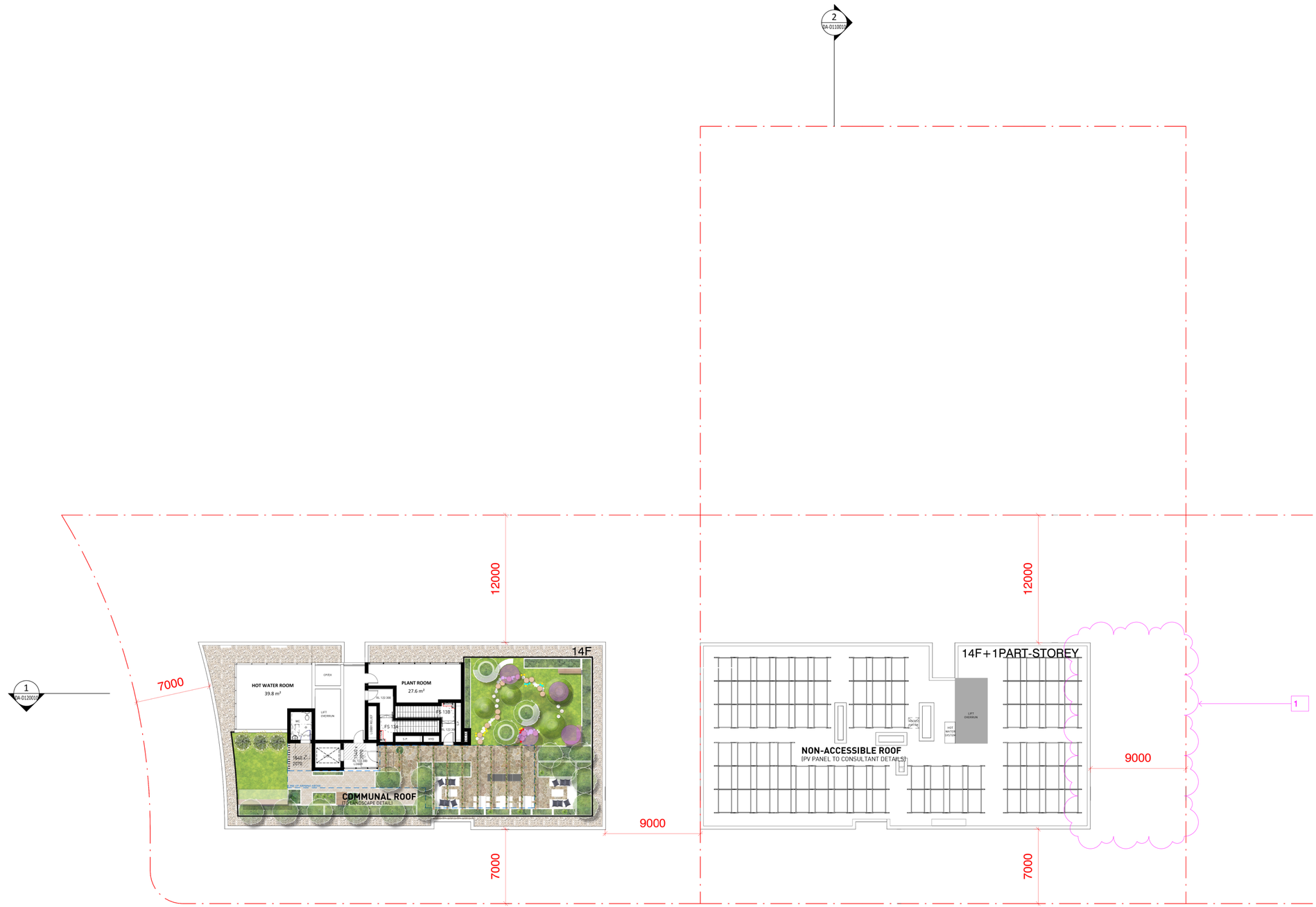
Drawing Number DA-B1L1610

Revision C

6/11/2025 6:21:52 PM

A1

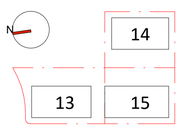
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.



1 ARCH_L17
1 : 200

*Refer to landscape package for landscape detail)

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
C	ISSUE FOR RFI 2	JY	LG	07/11/25
B	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
A	ISSUE FOR COORDINATION	JY	LG	04/04/25

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PTW

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
LEVEL 17 PLAN

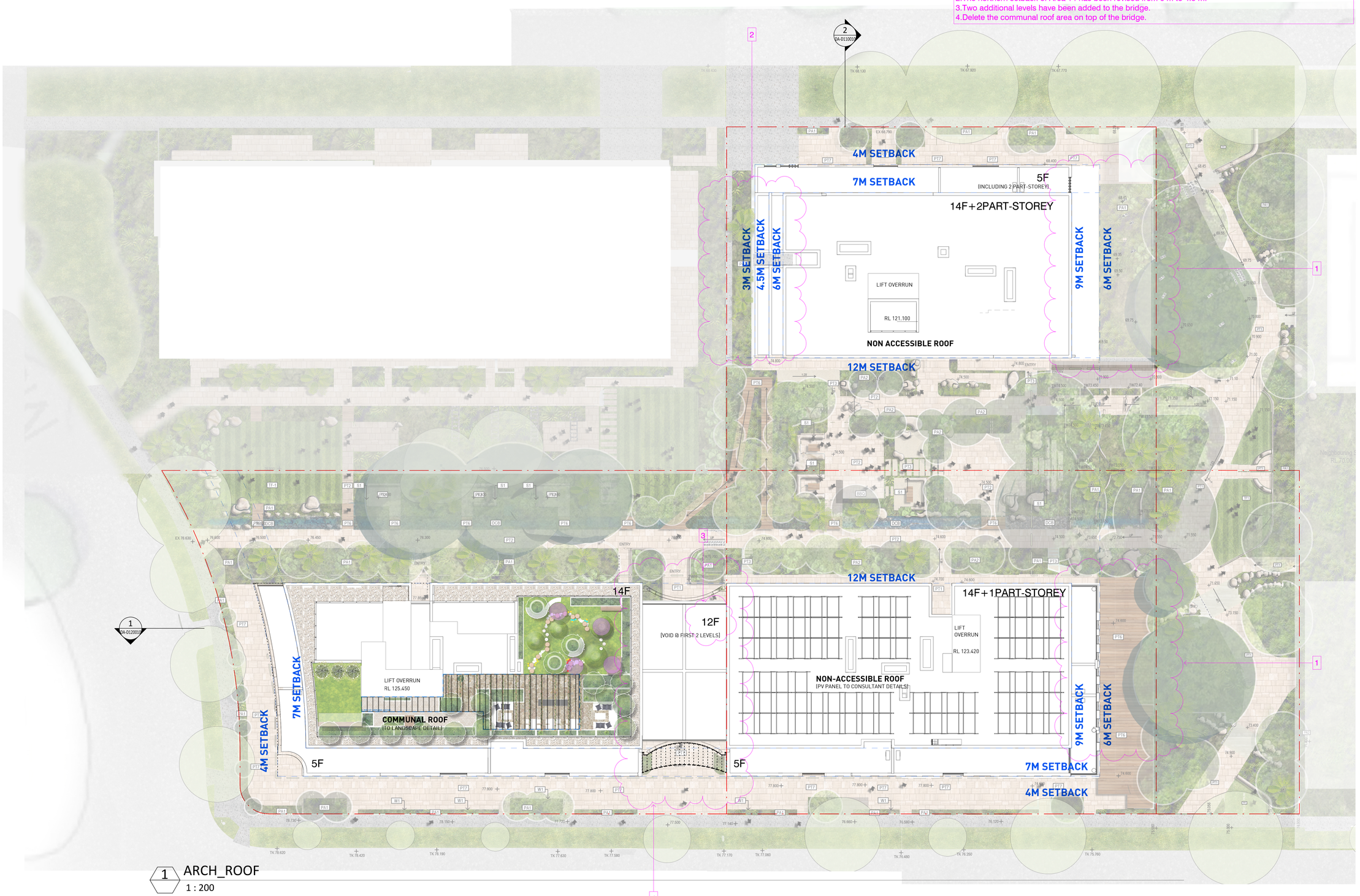
Drawing Number DA-B1L1710

Revision C

A1

Autodesk Docs://14-16MarshallAveStLeonards by DASCO/PA030600DA-AR-M-A-1000.rvt
6/11/2025 6:21:53 PM

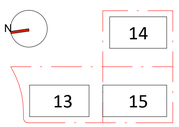
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3.Two additional levels have been added to the bridge.
4.Delete the communal roof area on top of the bridge.



1 ARCH_ROOF
1 : 200

*Refer to landscape package for landscape detail)

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR RFI	HW	LG	17/09/25
E	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
D	ISSUE FOR COORDINATION	JY	LG	04/04/25
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Nella Marojevic NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
ROOF PLAN

Drawing Number DA-B1ROF10

Revision G

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

6/11/2025 6:21:53 PM

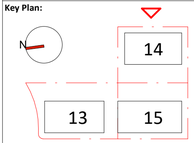
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.Unit layouts updated adjust facade elements accordingly.
3.The northern setback of Area 14 has been revised from 6 m to 4.5 m.

1 EAST ELEVATION
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
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A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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0 m 1 m 2 m 5 m 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
EAST ELEVATION

Drawing Number DA-C010010
Revision G

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt
6/11/2025 6:22:26 PM

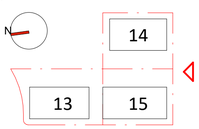
RFI 2
1-Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2-Unit layouts updated adjust facade elements accordingly.

1 SOUTH ELEVATION
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
SOUTH ELEVATION

Drawing Number DA-C020010

Revision G

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt
6/11/2025 6:22:51 PM

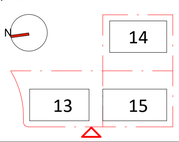
RFI 2
1-Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2-Two additional levels have been added to the bridge.
3-Unit layouts updated adjust facade elements accordingly.

1 WEST ELEVATION
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
WEST ELEVATION

Drawing Number DA-C030010

Revision G

A1

Autodesk Docs://14-16MarshallAve5StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

6/11/2025 6:23:20 PM

RFI 2
Unit layouts updated adjust facade elements accordingly.

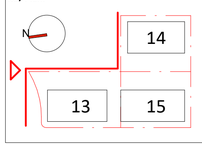
Delete high widows at level 10-13

1 NORTH ELEVATION
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
H	ISSUE FOR RFI 2	JY	LG	10/11/25
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

Consultants

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

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
NORTH ELEVATION

Drawing Number DA-C040010

Revision H

A1

10/11/2025 5:10:03 PM

Autodesk Docs://14-16MarshallAveSt.eonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

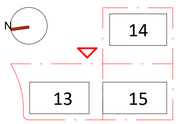
RFI 2
1-Two additional levels have been added to the bridge..
2-Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
3-Unit layouts updated adjust facade elements accordingly.

2 ARCH_GREEN SPINE WEST
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
GREEN SPINE WEST ELEVATION

Drawing Number DA-C050010
Revision G

A1

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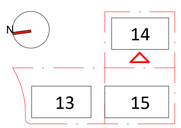
RFI 2
1-Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2-The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3-Unit layouts updated adjust facade elements accordingly.

1 ARCH_GREEN SPINE EAST
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR COORDINATION	JY	LG	03/02/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
GREEN SPINE EAST ELEVATION

Drawing Number DA-C060010

Revision G

A1

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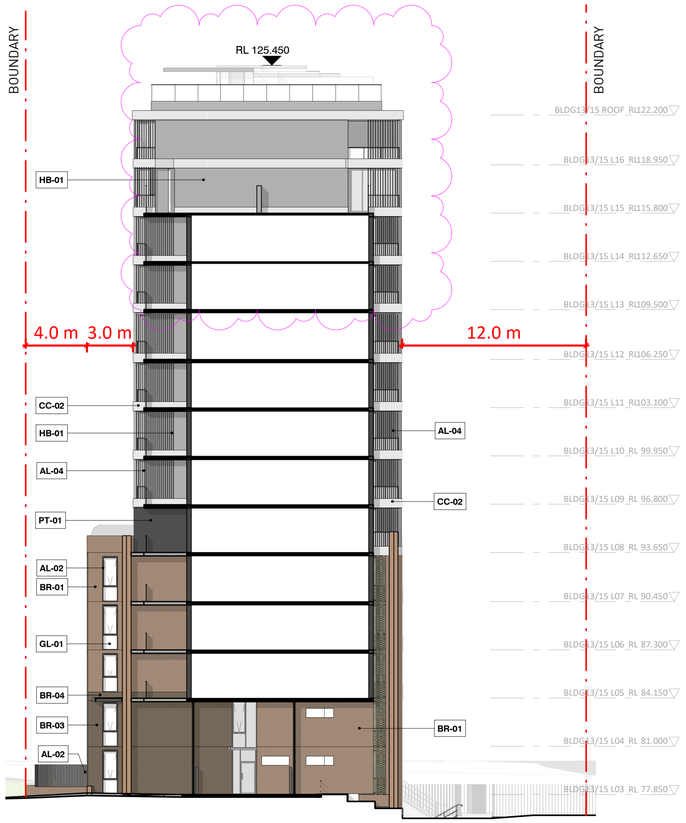
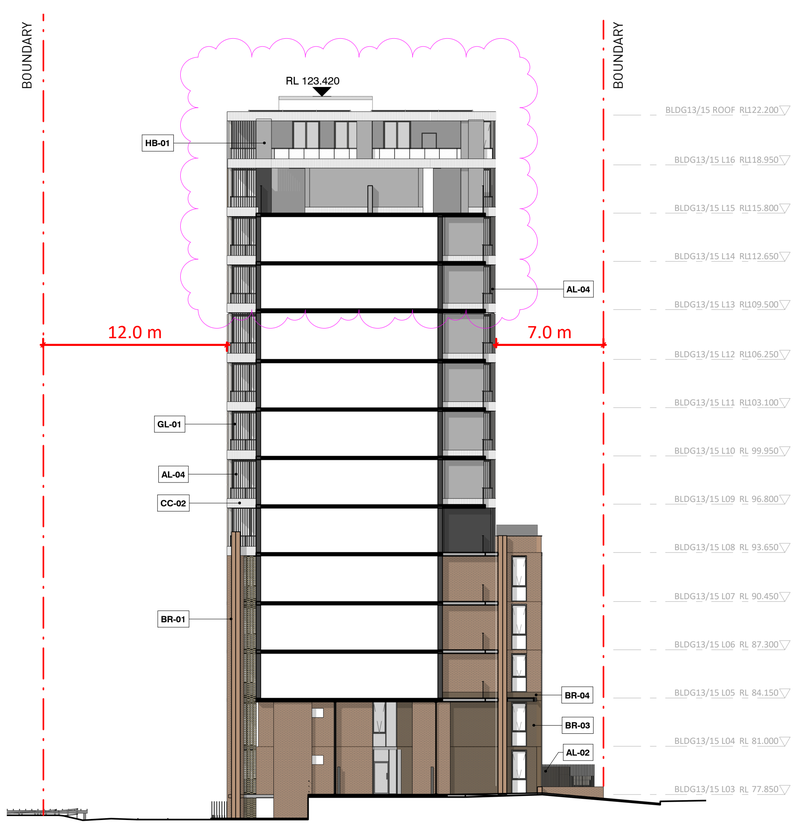
RFI 2
Two additional levels have been added to the bridge.



1 AREA 13 SOUTH ELEVATION
1 : 200 @A1

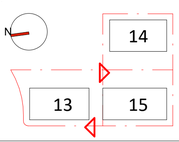


2 AREA 15 NORTH ELEVATION
1 : 200 @A1

CODES - MATERIALS & FINISHES

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

Key Plan:



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E	ISSUE FOR RFI 2	JY	LG	07/11/25
D	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR RFI	JY	LG	20/09/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

PTW

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
AREA 13 SOUTH ELEVATION & AREA 15 NORTH ELEVATION

Drawing Number DA-C070010

Revision E

A1

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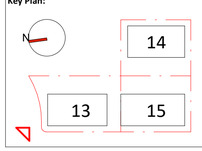
ARTIST IMPRESSION

Key Plan:



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

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
PERSPECTIVE 1

Drawing Number DA-C510010

Revision E

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt
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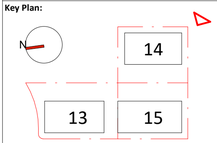
ARTIST IMPRESSION

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
B	ISSUE FOR RFI 2	JY	LG	07/11/25
A	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25

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0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
PERSPECTIVE 2

Drawing Number DA-C510011

Revision B

A1

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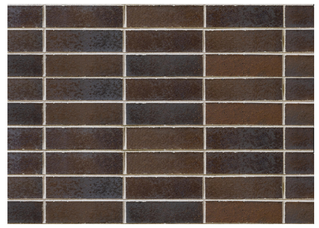
6/11/2025 6:24:22 PM

BR-01
LIGHT BROWN BRICK

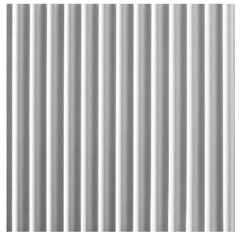
BR-02
VERTICAL LIGHT BROWN BRICK

BR-01
DARK BROWN BRICK

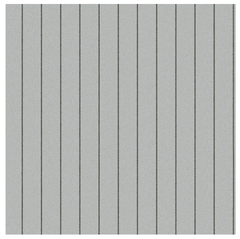


BR-01
VERTICAL DARK BROWN BRICK

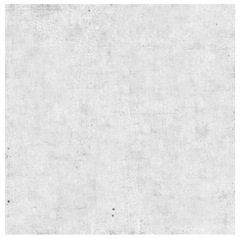
ST-01
SANDSTONE



CR-01
CONCRETE PAINTED LIGHT GREY WITH TEXTURES



HB-01
MEDIUM GREY HEBEL PANEL

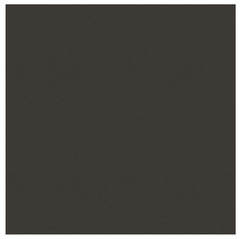


CC-01
CONCRETE PAINTED LIGHT GREY

BR-05
PERFORATED BRICK INSPIRATION (LIGHT BROWN BRICK)

FENCES
REFERENCE FENCES FINISHES

AL-01
ALUMINIUM POWDERCOATED CHAMPAGNE



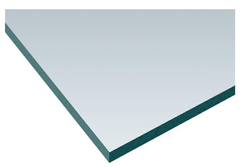
AL-02
ALUMINIUM POWDERCOATED MONUMENT

AL-03
ALUMINIUM POWDERCOATED MEDIUM GREY

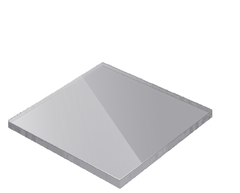
AL-04
ALUMINIUM POWDERCOATED LIGHT GREY

PT-01
DULUX PAINTED DARK GREY

PT-02
DULUX PAINTED MEDIUM GREY



GL-01
CLEAR GLASS



GL-02
COLOUR BACK GLASS

Key Plan:

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Rev	Amendment	By	Chk* Reg. Arch	Date
D	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

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1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
MATERIALS AND FINISHES BOARD

Drawing Number DA-C910010

Revision D

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt
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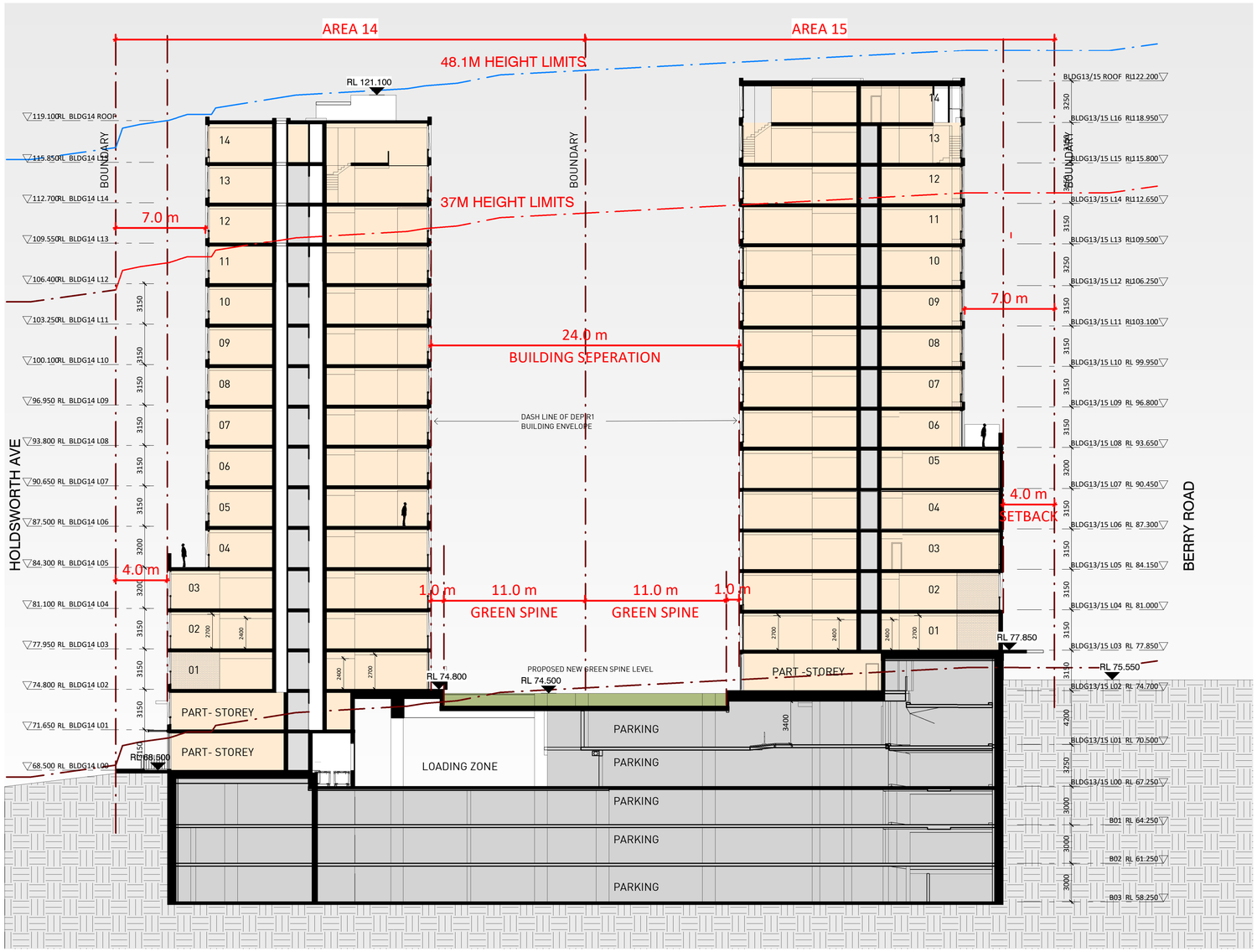
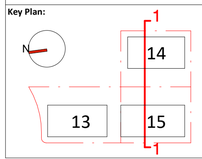


2 SECTION 14/15

1 : 200 @A1

Key Plan:



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H	ISSUE FOR RFI	HW	LG		17/09/25
G	ISSUE FOR S4.55 SUBMISSION	JY	LG		15/05/25
F	ISSUE FOR COORDINATION	JY	LG		04/04/25
E	ISSUE FOR DA SUBMISSION	JY	LG		19/12/23
D	ISSUE FOR COORDINATION	JY	LG		13/12/23
C	ISSUE FOR DA SUBMISSION	JY	LG		24/03/23
B	ISSUE FOR LANDSCAPE COORDINATION	JY	LG		10/03/23

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
SECTION BLDG 14-15

Drawing Number DA-D110010

Revision H

A1

Autodesk Docs://14-16MarshallAve5leonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt
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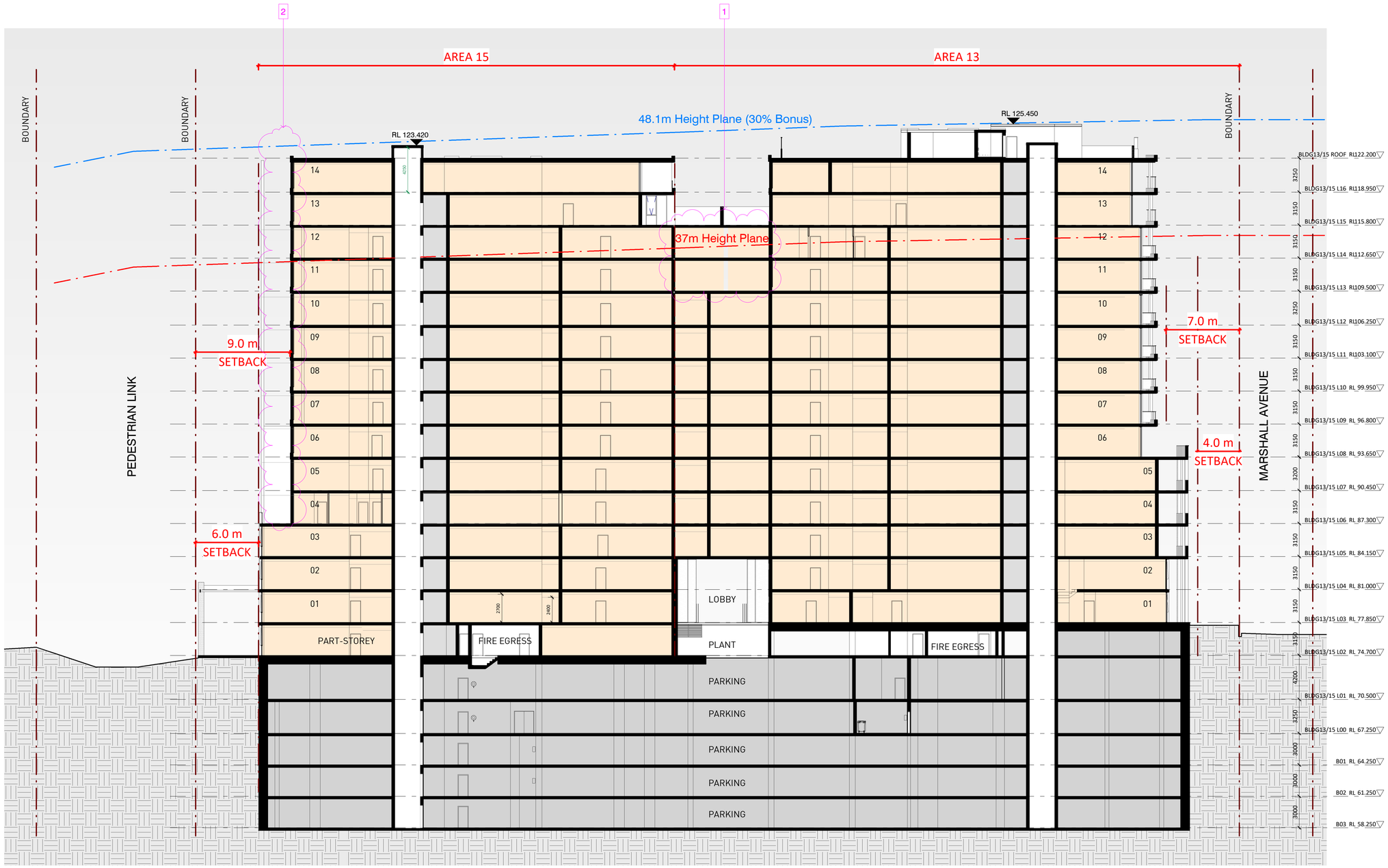
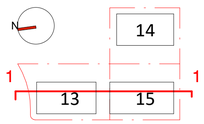
RFI 2
1-Two additional levels have been added to the bridge.
2-Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.



1 SECTION 13/15
1 : 200 @A1

Key Plan:



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

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Diane Jones NSW ARB 4778
Neša Marojević NSW ARB 11274

PTW

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1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
SECTION BLDG 13-15

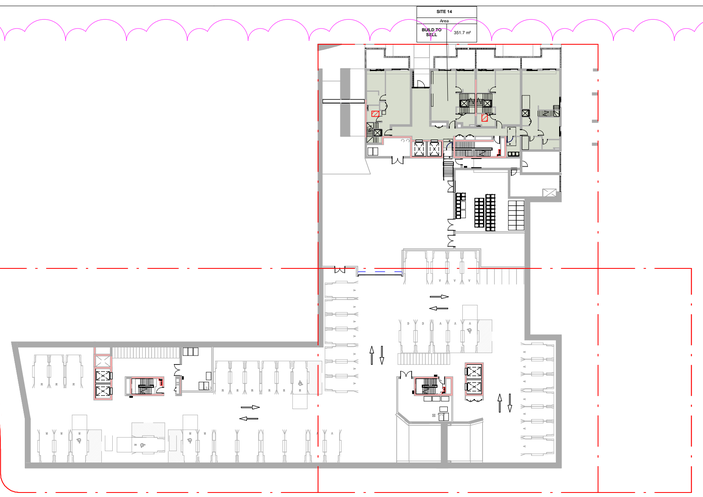
Drawing Number DA-D120010
Revision H

A1

Autodesk Docs://14-16MarshallAveStLeonards by DASCO/PA030600DA-AR-AA-M-A-1000.rvt
6/11/2025 6:24:28 PM

RFI 2
1-Building setback has changed, and the GFA has been adjusted accordingly.
2-The SEPP Housing at Area 15 Level 06 to Level 04.

BUILD TO SELL
LEP AFFORDABLE UNITS
SEPP AFFORDABLE UNITS



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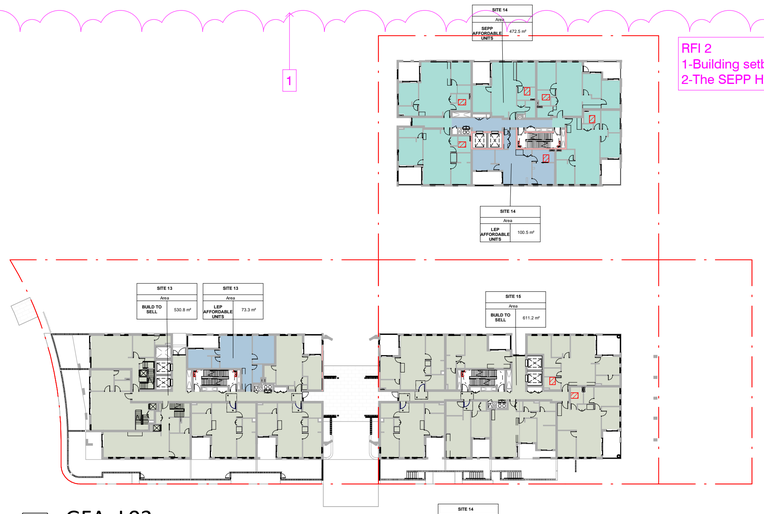

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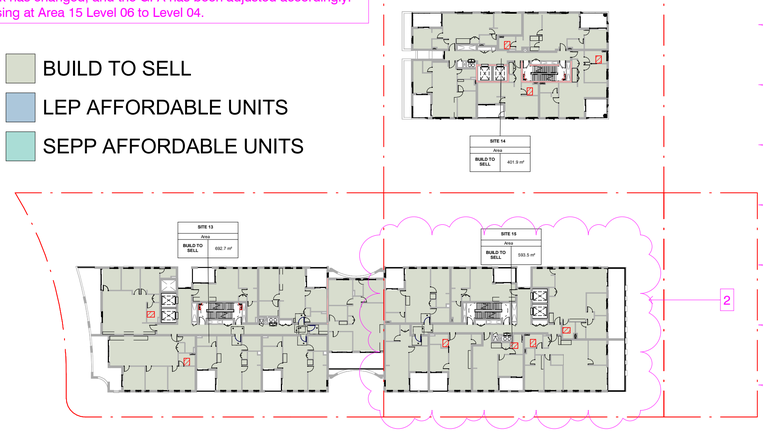

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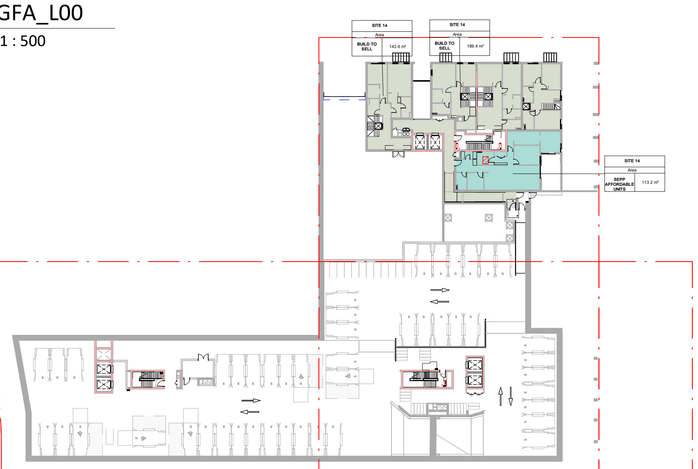

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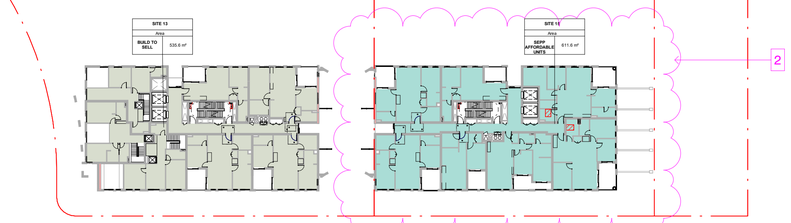

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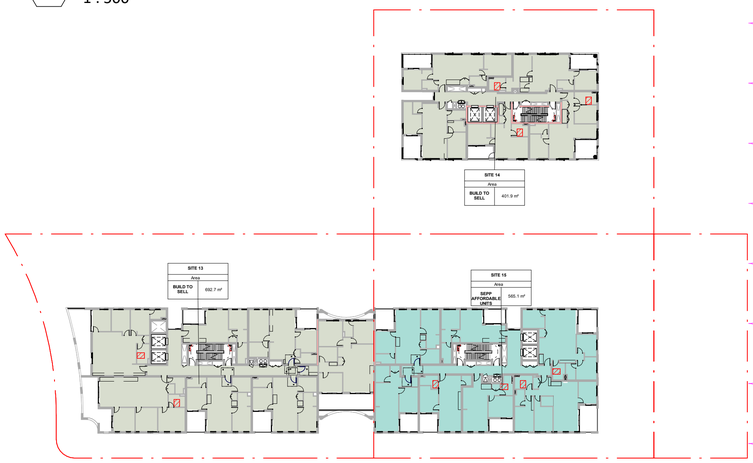

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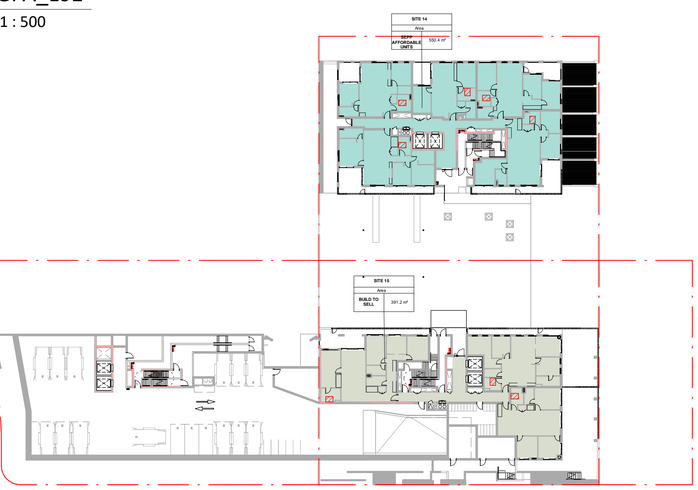

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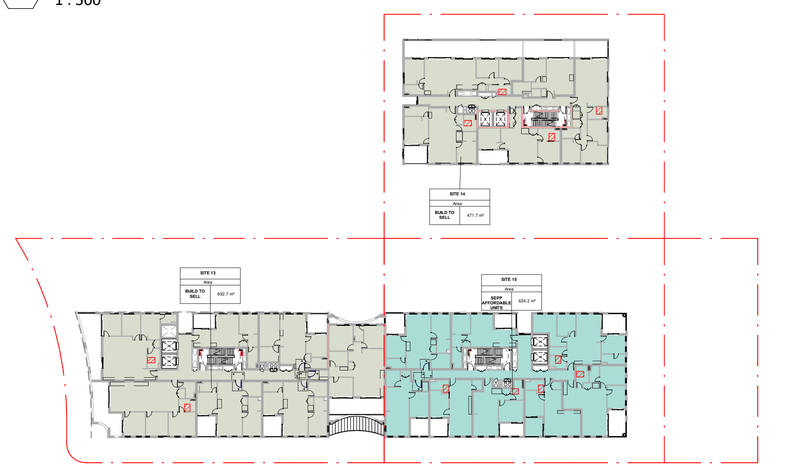
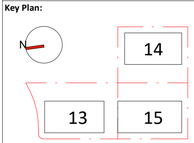


6 GFA_L05
1 : 500

9 GFA_L08
1 : 500

Key Plan:



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

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
GFA PLAN 01

Drawing Number DA-Q110010

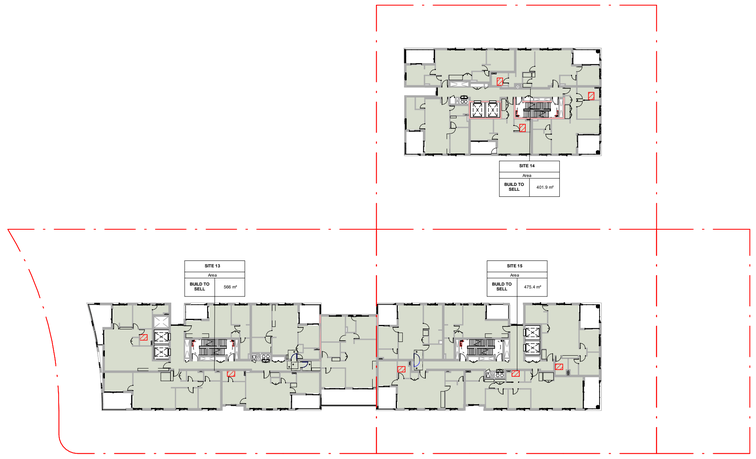
Revision G

A1

6/11/2025 6:24:32 PM

Autodesk Docs://14-16MarshallAve&Leonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

RFI 2
Building setback has changed, and the GFA has been adjusted accordingly.



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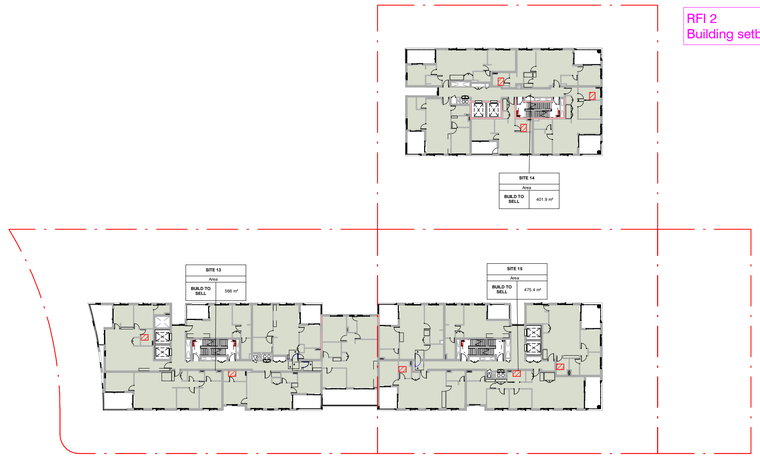

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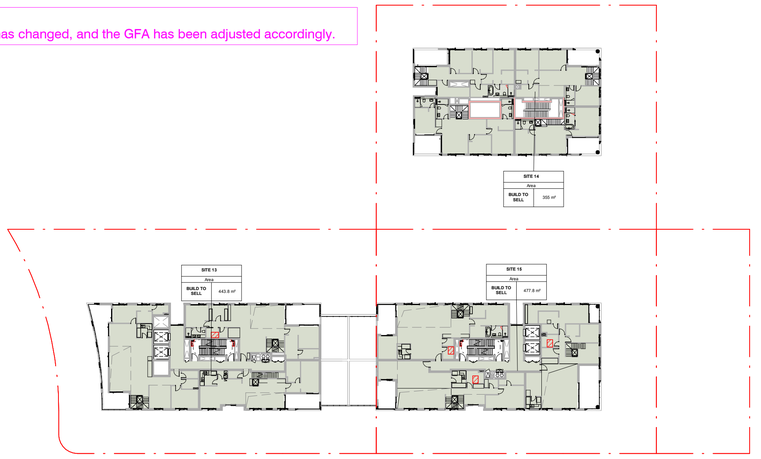

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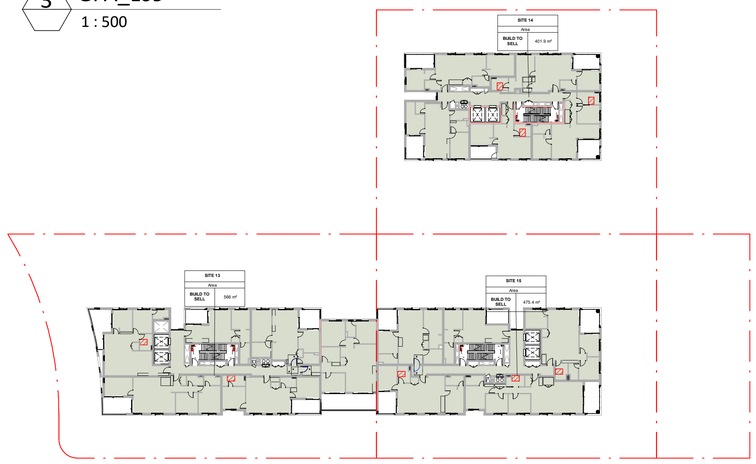

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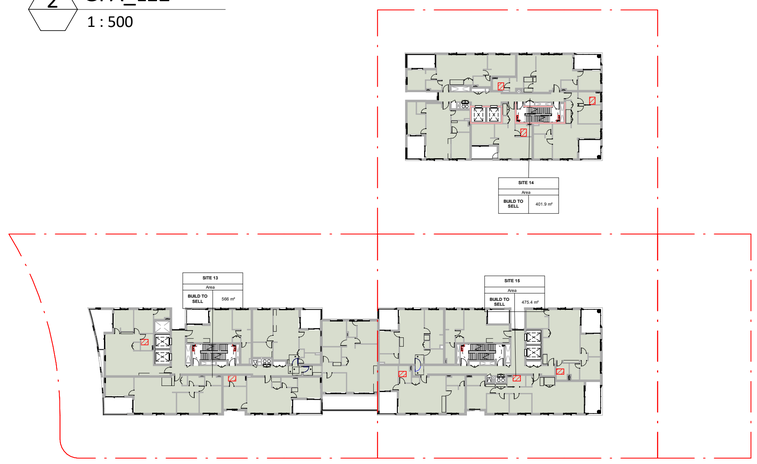

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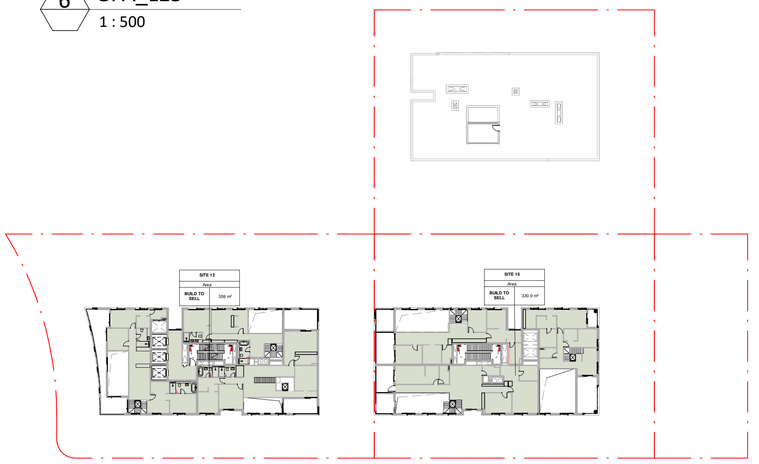

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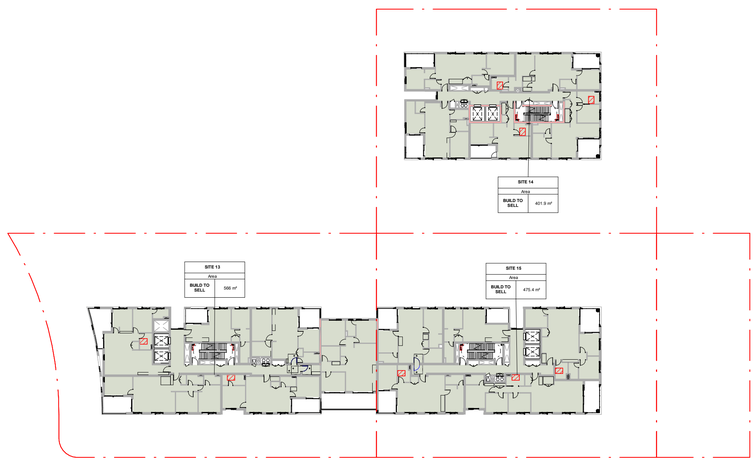

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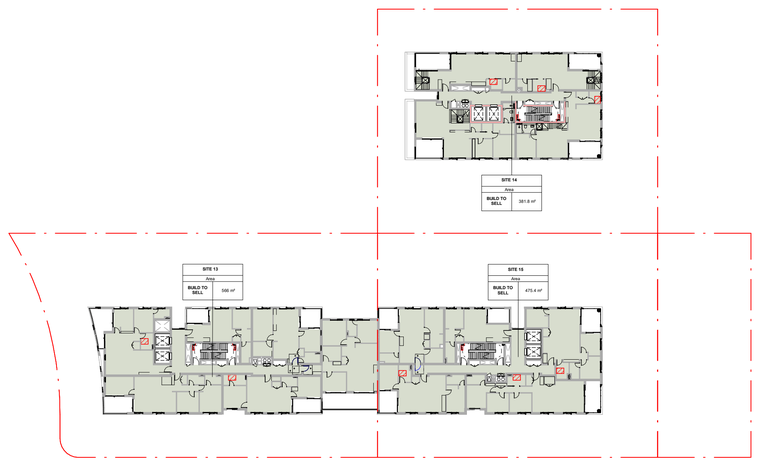

1 GFA_L14
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AREA 14_TOTAL GFA	
Level	**Area**
BLDG13/15 L00	351.7 m²
BLDG13/15 L01	446.3 m²
BLDG13/15 L02	550.4 m²
BLDG13/15 L03	573 m²
BLDG13/15 L04	543 m²
BLDG13/15 L05	471.7 m²
BLDG13/15 L06	401.9 m²
BLDG13/15 L07	401.9 m²
BLDG13/15 L08	401.9 m²
BLDG13/15 L09	401.9 m²
BLDG13/15 L10	401.9 m²
BLDG13/15 L11	401.9 m²
BLDG13/15 L12	401.9 m²
BLDG13/15 L13	401.9 m²
BLDG13/15 L14	381.8 m²
BLDG13/15 L15	355 m²
Grand total	6887.8 m²

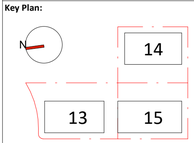
AREA 13&15_TOTAL GFA	
Level	**Area**
BLDG13/15 L02	391.2 m²
BLDG13/15 L03	1215.3 m²
BLDG13/15 L04	1147.2 m²
BLDG13/15 L05	1316.8 m²
BLDG13/15 L06	1286.2 m²
BLDG13/15 L07	1257.7 m²
BLDG13/15 L08	1093.7 m²
BLDG13/15 L09	1041.4 m²
BLDG13/15 L10	1041.4 m²
BLDG13/15 L11	1041.4 m²
BLDG13/15 L12	1041.4 m²
BLDG13/15 L13	1041.4 m²
BLDG13/15 L14	1041.4 m²
BLDG13/15 L15	921.6 m²
BLDG13/15 L16	689.9 m²
Grand total	15568.4 m²

GFA Schedule – Affordable Housing		
Location	**Area**	**PERCENTAGE**
SEPP AFFORDABLE UNITS		
SITE 14	1578.9 m²	7.0%
SITE 15	1800.8 m²	8.0%
	3379.7 m²	15.1%
LEP AFFORDABLE UNITS		
SITE 13	73.3 m²	0.3%
SITE 14	200.8 m²	0.9%
	274.1 m²	1.2%

AREA 14_FSR			
Proposed GFA	**Proposed FSR**	**SEPP Allowable GFA**	**SEPP Alloable FSR**
6887.8 m²	4.119	7281.6 m²	4.355

AREA 13&15_FSR			
Proposed GFA	**Proposed FSR**	**SEPP Allowable GFA**	**SEPP Allowble FSR**
15568.4 m²	3.705	15568.4 m²	3.705

Key Plan:



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A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
GFA PLAN 02

Drawing Number DA-Q120010

Revision G

A1

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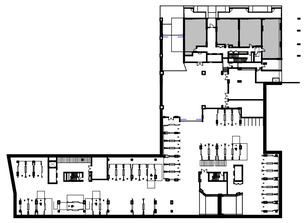

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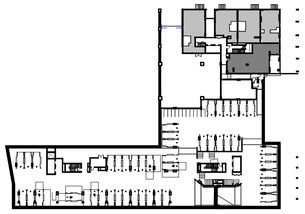

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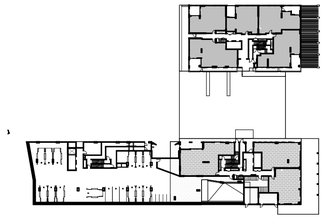

3 SOLAR L02
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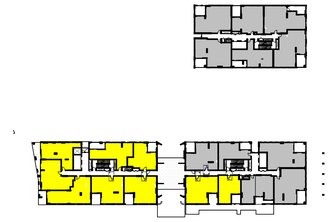


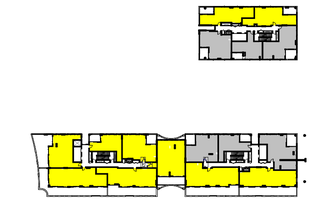
4 SOLAR L03
1 : 1000

5 SOLAR L04
1 : 1000

6 SOLAR L05
1 : 1000

7 SOLAR L06
1 : 1000

8 SOLAR L07
1 : 1000



9 SOLAR L08
1 : 1000

10 SOLAR L09
1 : 1000

11 SOLAR L10
1 : 1000

12 SOLAR L11
1 : 1000

13 SOLAR L12
1 : 1000

14 SOLAR L13
1 : 1000

15 SOLAR L14
1 : 1000

16 SOLAR L15
1 : 1000

17 SOLAR L16
1 : 1000

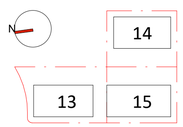
0HRS
<2HRS
>2HRS

SOLAR ACCESS_AREA 13&15		
Solar AccessCompliance	Count	Percentage
<2HRS	31	20.1%
>2HRS	123	79.9%
Grand total: 154		

SOLAR ACCESS_ALL		
Solar AccessCompliance	Count	Percentage
0HRS	1	0.4%
<2HRS	66	29.3%
>2HRS	158	70.2%
Grand total: 225		

SOLAR ACCESS_AREA 14		
Solar AccessCompliance	Count	Percentage
0HRS	1	1.4%
<2HRS	35	49.3%
>2HRS	35	49.3%
Grand total: 71		

Key Plan:



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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

Consultants

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

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
SOLAR ACCESS COMPLIANCE DIAGRAMS

Drawing Number DA-Q310010

Revision G

A1

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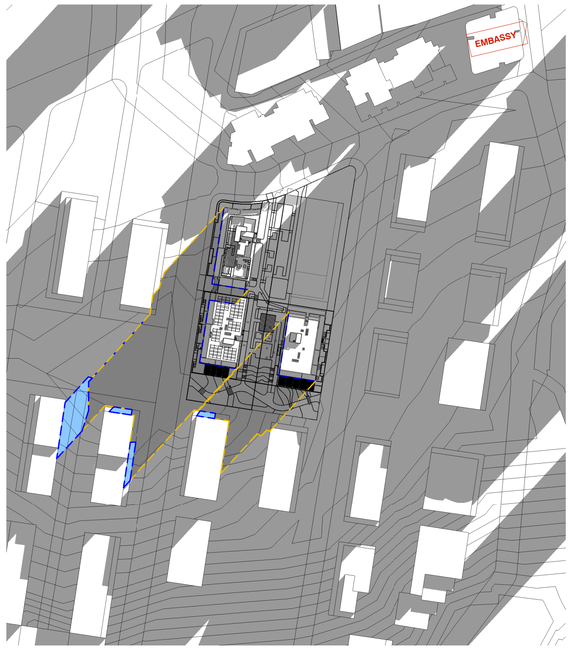
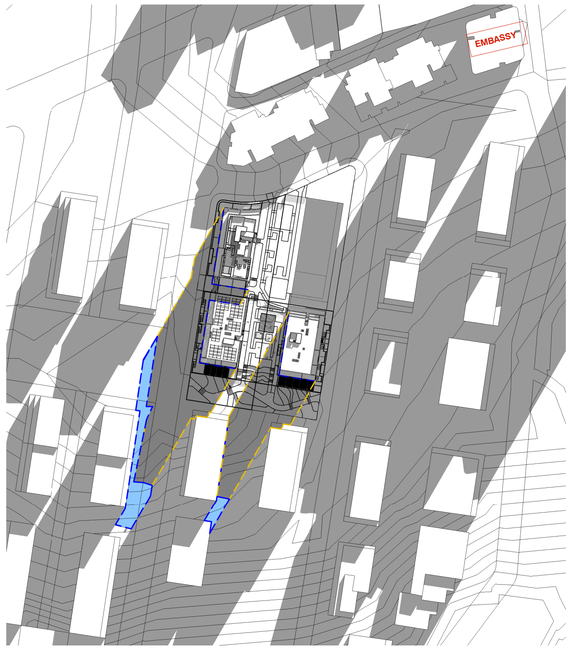
6/11/2025 6:24:45 PM

RFI 2
shadow study has been revised.

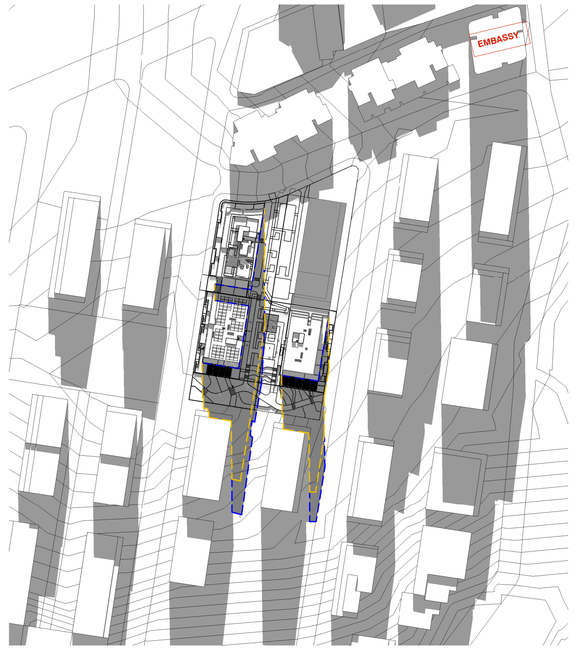


21 JUNE - 0900

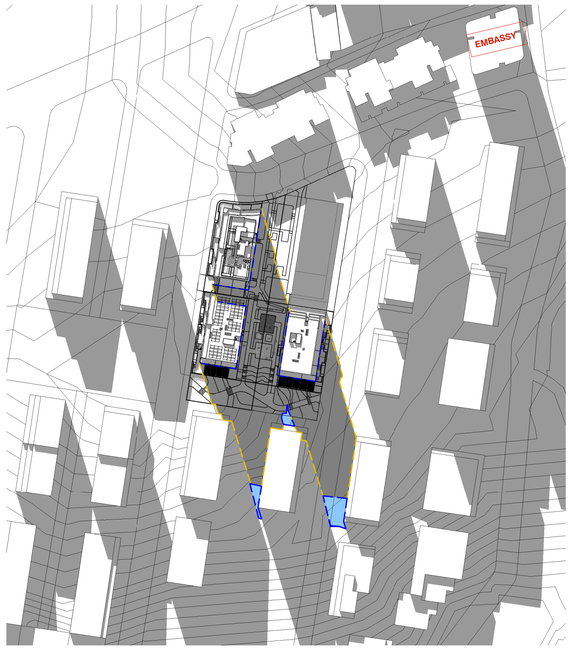


21 JUNE - 1000

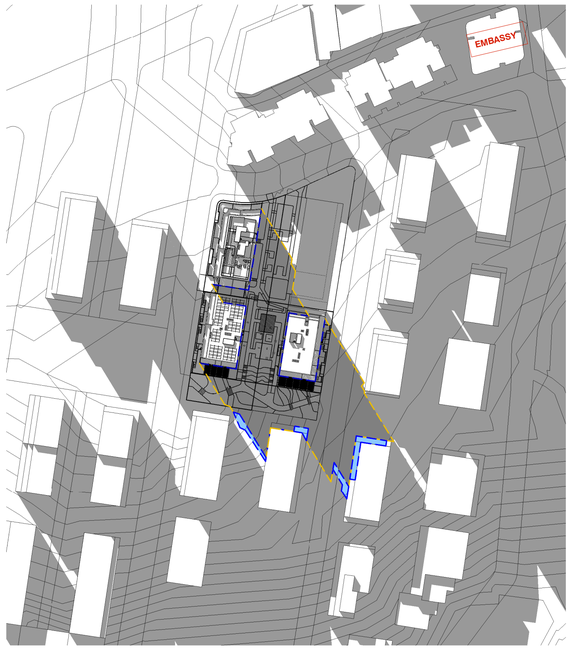
21 JUNE - 1100



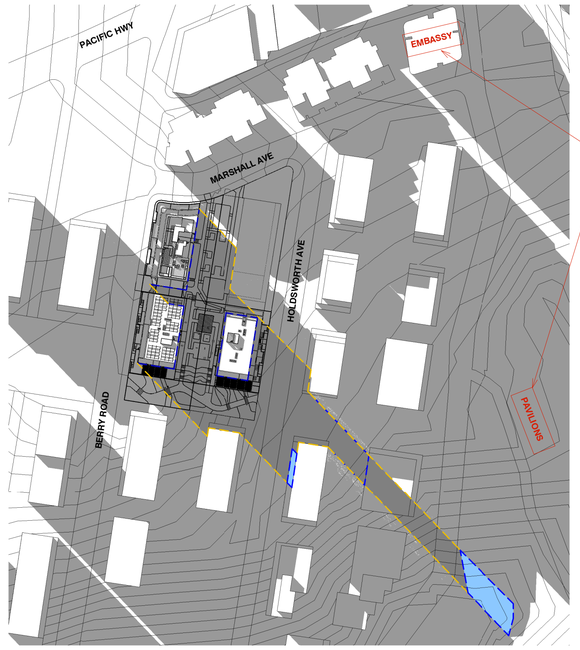
21 JUNE - 1200



21 JUNE - 1300



21 JUNE - 1400



21 JUNE - 1500

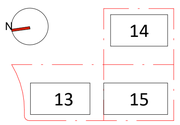
The proposed uplift does not result in additional overshadowing of these specific neighbouring properties.

APPROVED DA SHADOW LINE

NEW PROPOSAL SHADOW LINE

ADDITIONAL SHADOW

Key Plan:



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

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0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
PLAN SHADOW DIAGRAM

Drawing Number DA-Q320010

Revision F

A1

Autodesk Docs://14-16MarshallAveStLeonards by DASCO/PA030600DA-TN-AA-M-A-1000.rvt

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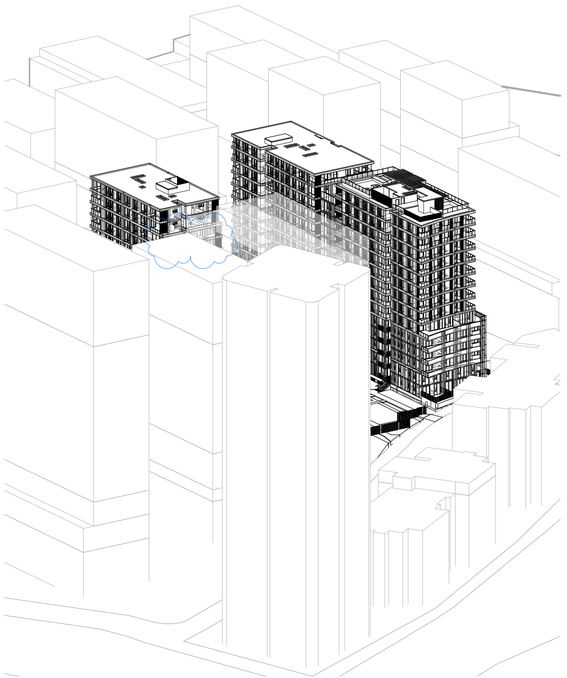
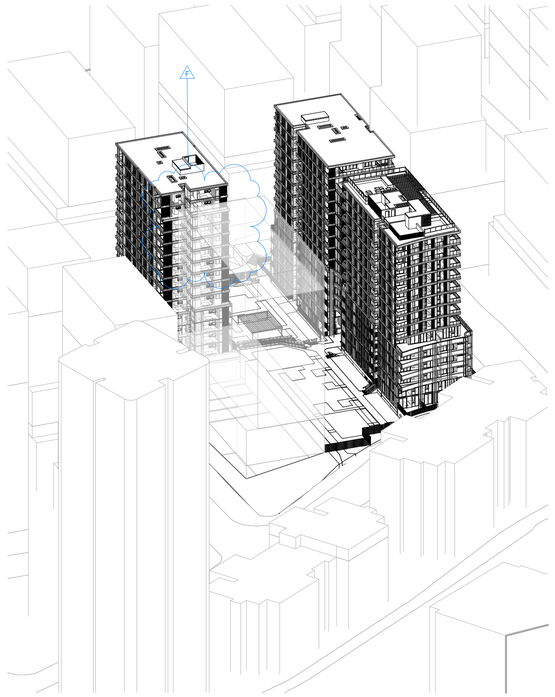
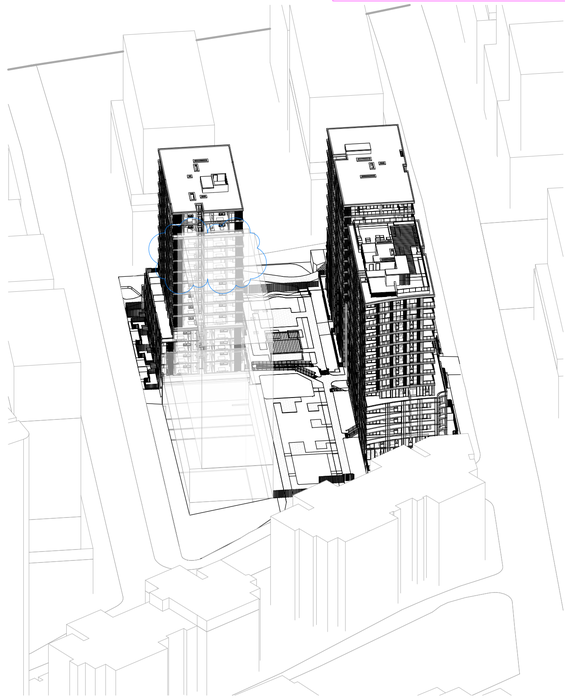
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3.Two additional levels have been added to the bridge.



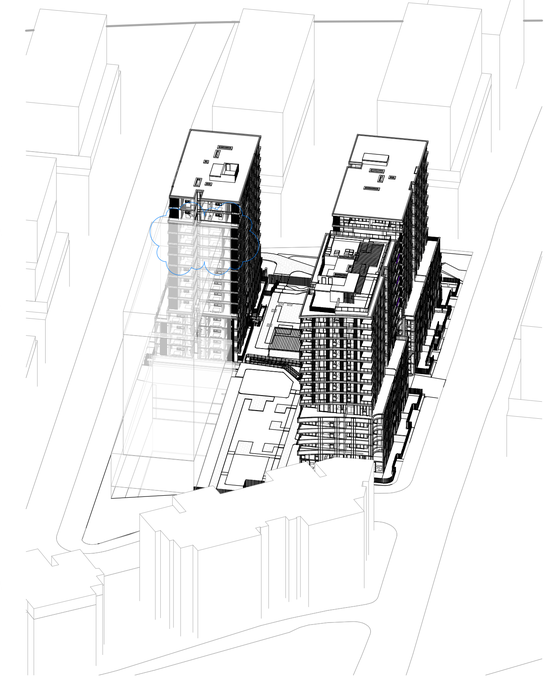
SUN EYE VIEW_21Jun0900



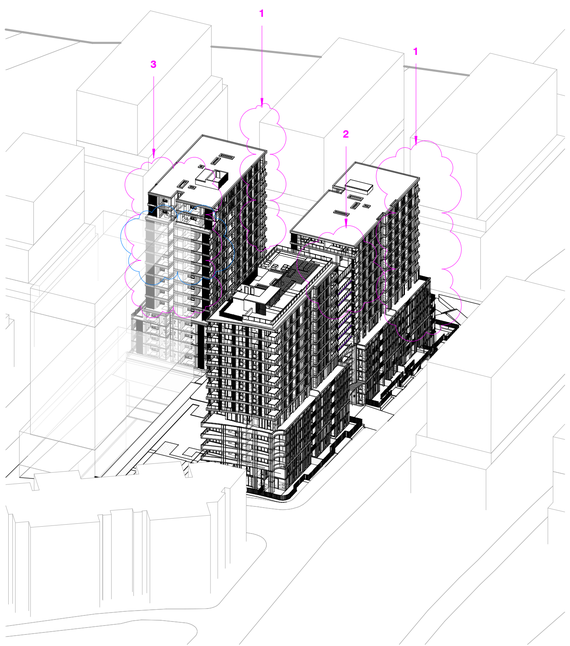
SUN EYE VIEW_21Jun1000



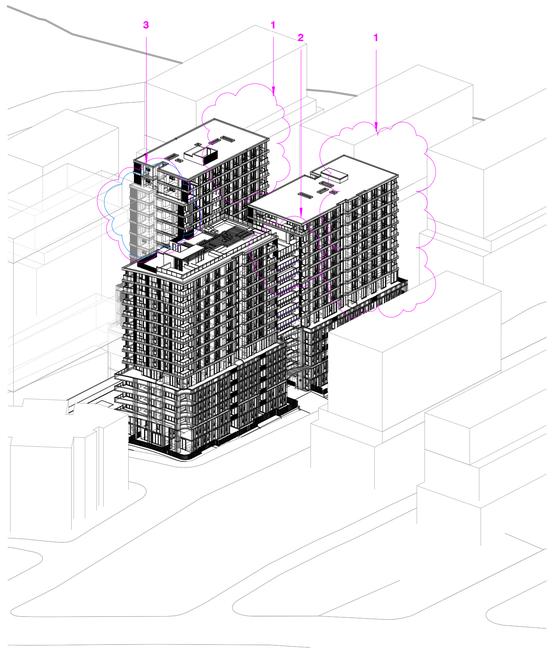
SUN EYE VIEW_21Jun1100



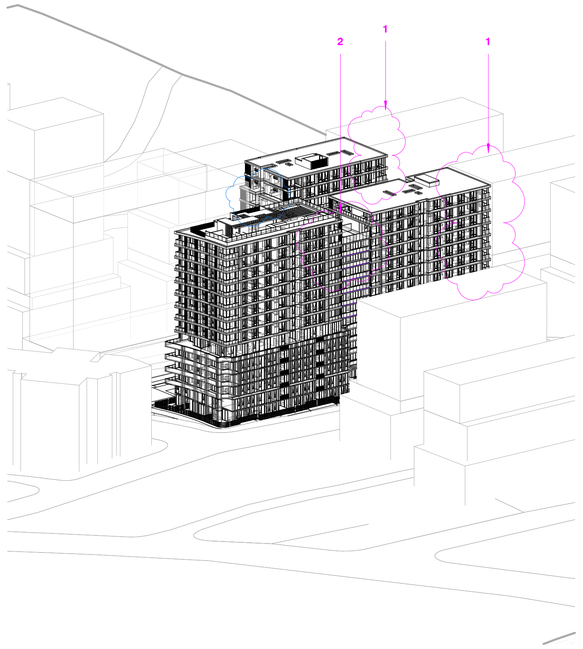
SUN EYE VIEW_21Jun1200



SUN EYE VIEW_21Jun1300



SUN EYE VIEW_21Jun1400



SUN EYE VIEW_21Jun1500

Key Plan:

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D	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
C	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

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Diane Jones NSW ARB 4778
Nela Marojevic NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
SOLAR ANALYSIS-SUN EYE VIEWS

Drawing Number DA-Q330010

Revision F

A1

Autodesk Docs://14-16MarshallAveSt Leonards by DASCO/PA030600DA-TN-AA-M-A-1000.rvt
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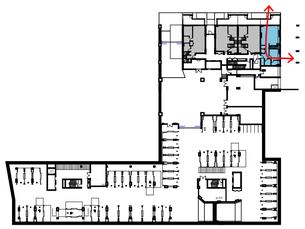
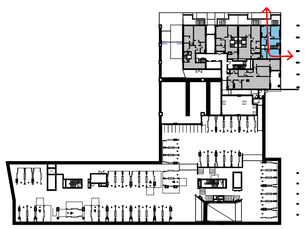


1 VENT L00
1 : 1000



2 VENT L01
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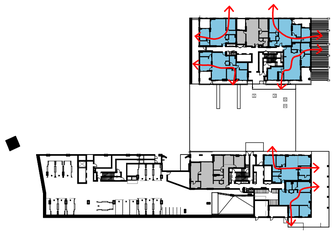

3 VENT LO2
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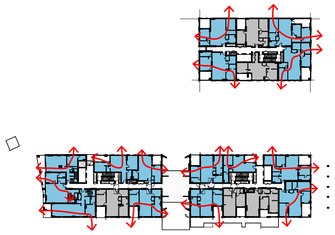
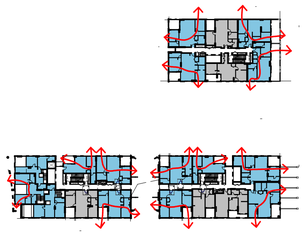
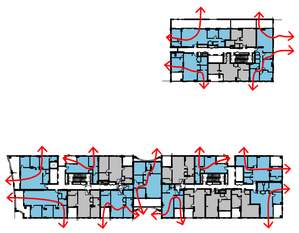


4 VENT LO3
1 : 1000



5 VENT L04
1 : 1000



6 VENT L05
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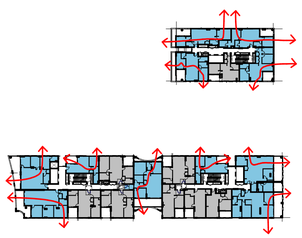

7 VENT L06
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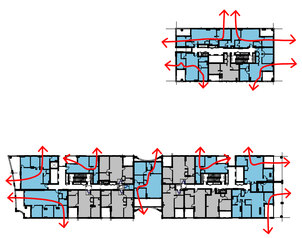
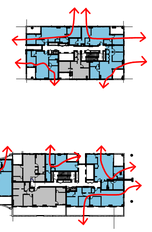


8 VENT L07
1 : 1000



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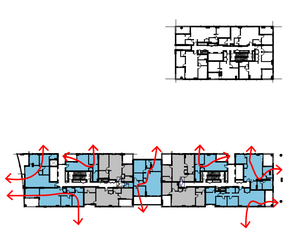

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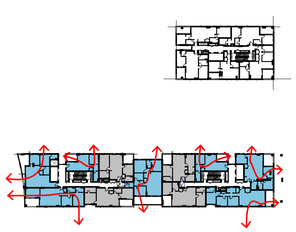

11 VENT L10
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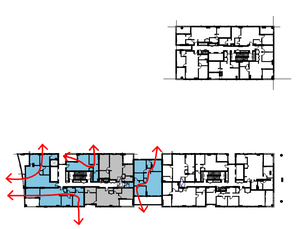


12 VENT L11
1 : 1000

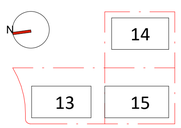
NO
YES

CROSS VENTILATION_AREA 14		
CROSS VENTILATION Compliance	Count	Percentage
NO	14	33.3%
YES	28	66.7%
Grand total	42	

CROSS VENTILATION_AREA 13&15		
CROSS VENTILATION Compliance	Count	Percentage
NO	41	37.3%
YES	69	62.7%
Grand total	110	

CROSS VENTILATION_ALL		
CROSS VENTILATION Compliance	Counter_PTW	Percentage
NO	55	36.2%
YES	97	63.8%
Grand total	152	

Key Plan:



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D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
CROSS VENTILATION COMPLIANCE DIAGRAMS

Drawing Number DA-Q410010

Revision G

A1

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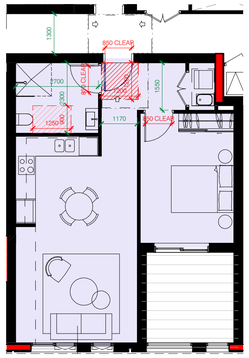
DDA UNITS_ALL		
UNIT TYPE	**Number**	**Percentage**
ADAPTABLE/LIVABLE	45	20.0%
STANDARD	45	20.0%
VISITABLE	135	60.0%
Grand total: 225	225	100.0%

ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 45(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 45(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 180(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 180(80%)

DDA UNITS_ADAPTABLE/LIVABLE			
Type	**LotType**	**UnitNumber**	**Area**
1B-01	1B	150304	53.8 m²
1B-01	1B	150404	53.8 m²
1B-01: 2			
1B-02	1B	150506	58.9 m²
1B-02	1B	150605	59 m²
1B-02	1B	150705	59 m²
1B-02: 3			
2B-01	2B	130303	80.4 m²
2B-01	2B	130304	80 m²
2B-01	2B	130403	80.4 m²
2B-01	2B	130404	80.4 m²
2B-01	2B	130504	80.4 m²
2B-01	2B	130505	80 m²
2B-01	2B	130604	80.4 m²
2B-01	2B	130605	80.4 m²
2B-01	2B	130704	80.4 m²
2B-01	2B	130705	80.4 m²
2B-01	2B	150305	80 m²
2B-01	2B	150306	80.4 m²
2B-01	2B	150405	80.4 m²
2B-01	2B	150406	80.4 m²
2B-01	2B	150507	80.4 m²
2B-01	2B	150606	80.4 m²
2B-01	2B	150706	80.4 m²
2B-01	2B	150804	80.4 m²
2B-01	2B	150904	80.4 m²
2B-01	2B	151004	80.4 m²
2B-01	2B	151104	80.4 m²
2B-01	2B	151204	80.4 m²
2B-01	2B	151304	80.4 m²
2B-01	2B	151404	80.4 m²
2B-01: 24			
2B-02	2B	130402	80.5 m²
2B-02	2B	130502	80.5 m²
2B-02	2B	130602	80.5 m²
2B-02	2B	130702	80.5 m²
2B-02	2B	130802	80.5 m²
2B-02	2B	130902	80.5 m²
2B-02: 6			
3B-01	3B	130503	108.9 m²
3B-01	3B	130603	108.9 m²
3B-01	3B	130703	108.9 m²
3B-01	3B	130803	108.9 m²
3B-01	3B	130903	108.9 m²
3B-01	3B	131003	108.9 m²
3B-01	3B	131103	108.9 m²
3B-01	3B	131203	108.9 m²
3B-01	3B	131303	108.9 m²
3B-01	3B	131403	108.9 m²
3B-01: 10			
TOTAL: 45			



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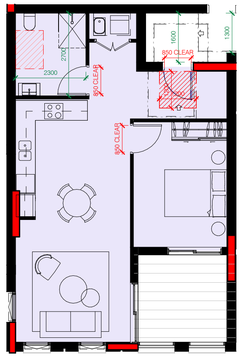
1 : 100



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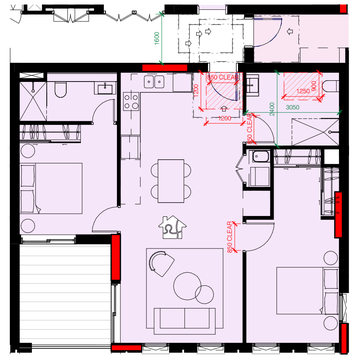
1 : 100



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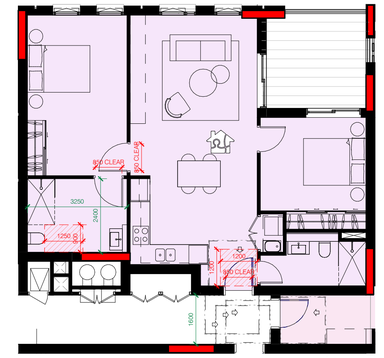

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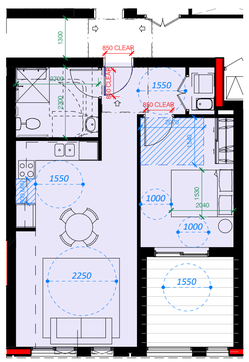
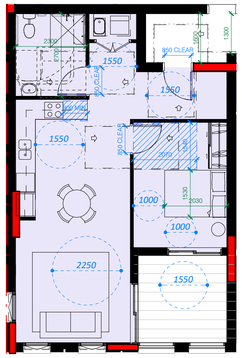


1 POST-ADAPTABLE 1B LAYOUT (1B-01)
1 : 100



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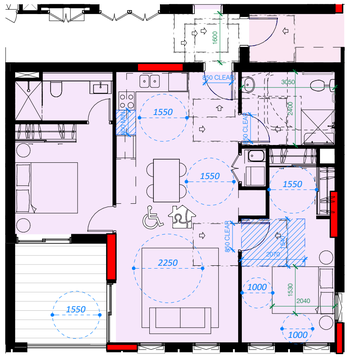
1 : 100



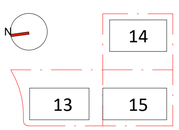
5 POST-ADAPTABLE 2B LAYOUT (2B-01)
1 : 100

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

VISITABLE CIRCULATION CLEARANCE

ADAPTABLE CIRCULATION CLEARANCE

Key Plan:



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E	ISSUE FOR RFI 2	JY	LG	07/11/25
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B	ISSUE FOR COORDINATION	JY	LG	13/12/23
A	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23

Consultants

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 1

Drawing Number DA-Q510010

Revision E

A1

Autodesk Docs://14-16MarshallAve&leonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

6/11/2025 6:24:59 PM

DDA UNITS_ALL		
UNIT TYPE	**Number**	**Percentage**
ADAPTABLE/LIVABLE	45	20.0%
STANDARD	45	20.0%
VISITABLE	135	60.0%
Grand total: 225	225	100.0%

ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) REQUIRED: 45(20%)
ADAPTABLE UNITS(ALSO CONSIDERED AS LIVABLE UNITS) PROVIDED: 45(20%)

VISITABLE UNITS REQUIRED(INCLUDING ADAPTABLE UNITS): 180(80%)
VISITABLE UNITS PROVIDED(INCLUDING ADAPTABLE UNITS): 180(80%)

DDA UNITS_ADAPTABLE/LIVABLE			
Type	**LotType**	**UnitNumber**	**Area**
1B-01	1B	150304	53.8 m²
1B-01	1B	150404	53.8 m²
1B-01: 2			
1B-02	1B	150506	58.9 m²
1B-02	1B	150605	59 m²
1B-02	1B	150705	59 m²
1B-02: 3			
2B-01	2B	130303	80.4 m²
2B-01	2B	130304	80 m²
2B-01	2B	130403	80.4 m²
2B-01	2B	130404	80.4 m²
2B-01	2B	130504	80.4 m²
2B-01	2B	130505	80 m²
2B-01	2B	130604	80.4 m²
2B-01	2B	130605	80.4 m²
2B-01	2B	130704	80.4 m²
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2B-01	2B	150507	80.4 m²
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2B-01	2B	150706	80.4 m²
2B-01	2B	150804	80.4 m²
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2B-01	2B	151004	80.4 m²
2B-01	2B	151104	80.4 m²
2B-01	2B	151204	80.4 m²
2B-01	2B	151304	80.4 m²
2B-01	2B	151404	80.4 m²
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2B-02	2B	130902	80.5 m²
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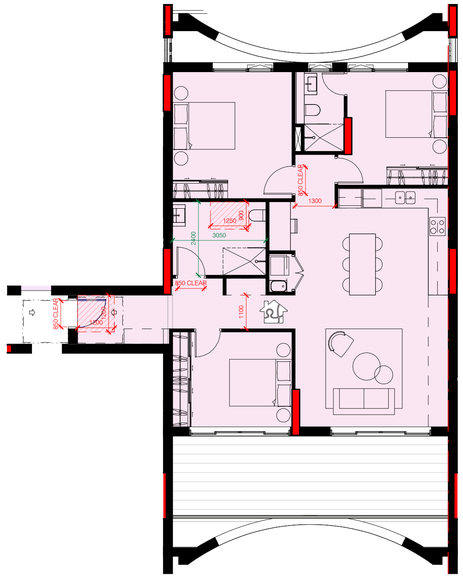
3B-01	3B	131203	108.9 m²
3B-01	3B	131303	108.9 m²
3B-01	3B	131403	108.9 m²
3B-01: 10			
TOTAL: 45			

VISITABLE CIRCULATION CLEARANCE

ADAPTABLE CIRCULATION CLEARANCE

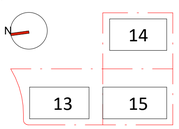


2 PRE-ADAPTABLE 1B LAYOUT (3B-01)
1 : 100

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

Autodesk Docs://14-16MarshallAveStLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

Key Plan:



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

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Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
ADAPTABLE/LIVABLE APARTMENT TYPE PLAN 2

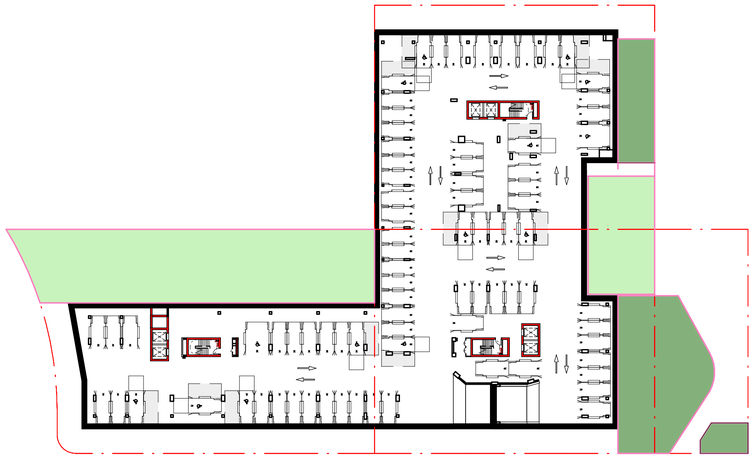
Drawing Number DA-Q520010

Revision E

6/11/2025 6:25:01 PM

A1

Autodesk Docs://14-16MarshallAveStLeonards by DASCO./PA030600DA-AR-AA-M-A-1000.rvt

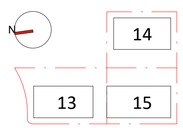


1 SITE DEEP SOIL
1 : 500

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

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

Key Plan:



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C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

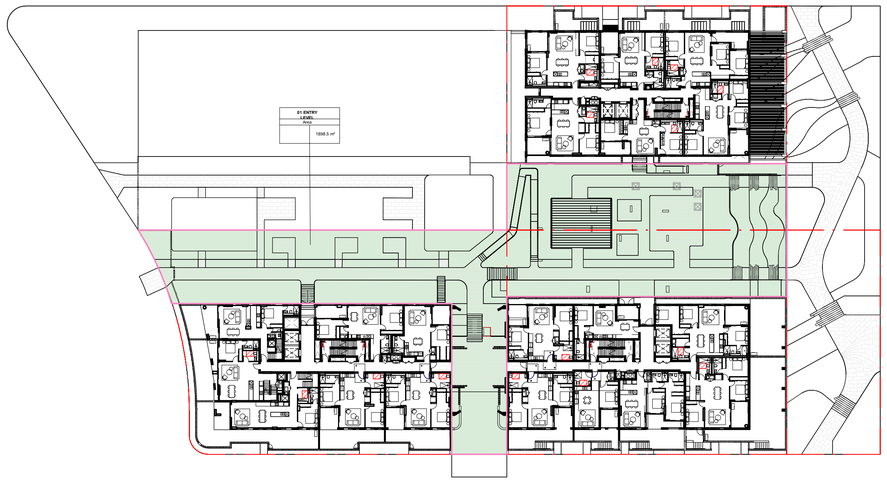
Title
DA DRAWINGS
DEEP SOIL DIAGRAM

Drawing Number DA-Q610010

Revision E

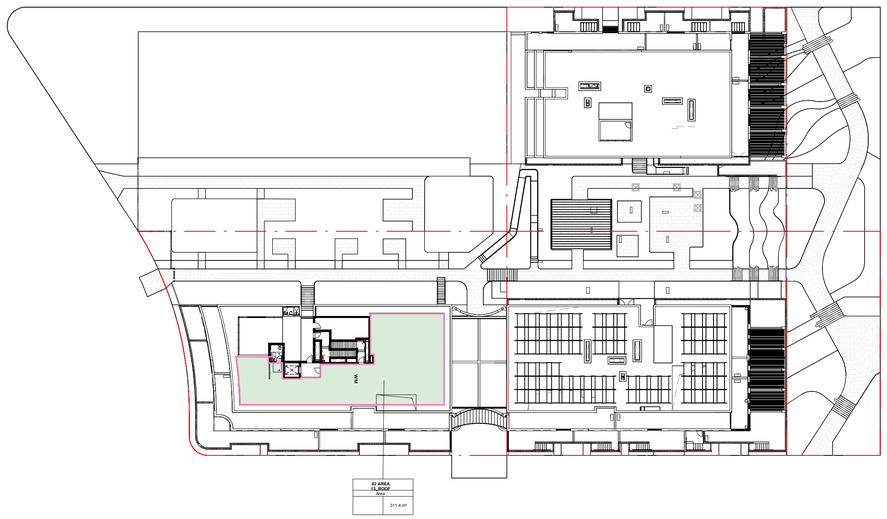
6/11/2025 6:25:02 PM

A1



1 SITE COMMUNAL OPEN SPACE LEVEL 3

1 : 500



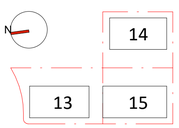
3 SITE COMMUNAL OPEN SPACE ROOF

1 : 500

COMMUNAL OPEN SPACE DIAGRAM by LOCATION		
LOCATION	**Area**	**% (Site area 5874 m²)**
01 ENTRY LEVEL	1898.5 m²	32%
02 AREA 13_ROOF	311.4 m²	5%

COMMUNAL OPEN SPACE DIAGRAM		
AreaType	**Area**	**% (Site area 5874 m²)**
COS	2209.9 m²	38%

Key Plan:



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0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
COMMUNAL OPEN SPACE DIAGRAM

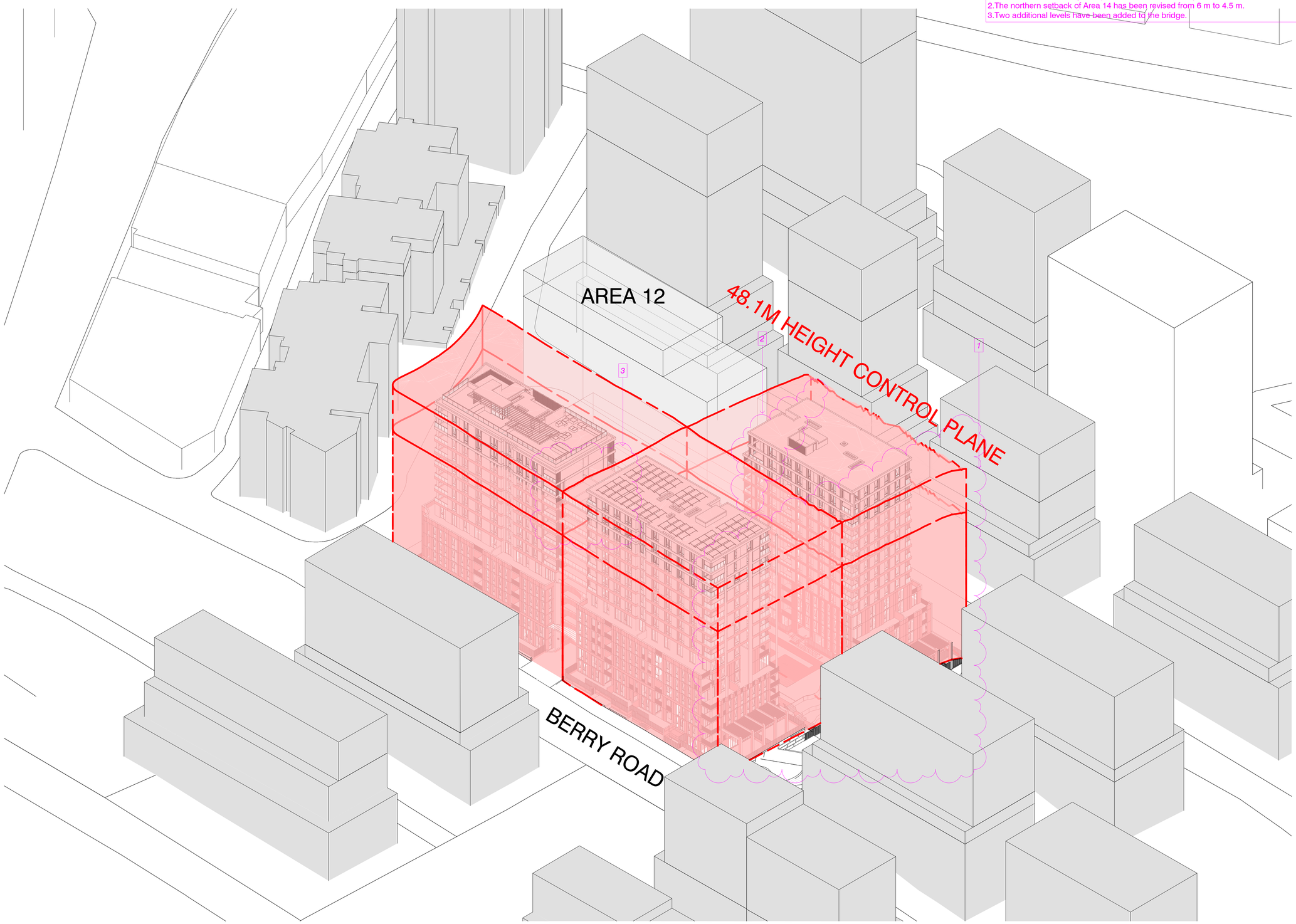
Drawing Number DA-Q710010

Revision F

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO./PA030600DA-AR-M-A-1000.rvt
6/11/2025 6:25:10 PM

RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3.Two additional levels have been added to the bridge.



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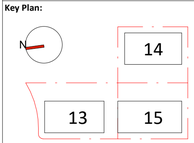
Key Plan:



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Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
HEIGHT PLANE DIAGRAM

Drawing Number DA-Q810010

Revision F

6/11/2025 6:25:15 PM

A1

AREA 13

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable	AFF-VPA	AFF-SEPP
130301	2B	71.7 m²	10.5 m²	4.20 m³	YES	>2HRS	No	No	Yes	No
130302	1B	59 m²	9.1 m²	3.04 m³	YES	>2HRS	No	No	No	No
130303	2B	80.4 m²	41.1 m²	4.10 m³	YES	>2HRS	Yes	No	No	No
130304	2B	80 m²	40.5 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130305	3B	148.6 m²	80.6 m²	18.21 m³	YES	>2HRS	No	Yes	No	No
130306	3B	135.3 m²	39.2 m²	9.76 m³	YES	>2HRS	No	Yes	No	No
130307	3B	127.7 m²	30.4 m²	6.52 m³	YES	>2HRS	No	No	No	No
130401	1B	52 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130402	2B	80.5 m²	10.2 m²	4.73 m³	YES	>2HRS	Yes	No	No	No
130403	2B	80.4 m²	10.1 m²	4.10 m³	YES	>2HRS	Yes	No	No	No
130404	2B	80.4 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130501	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130502	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	Yes	No	No	No
130503	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
130504	2B	80.4 m²	10.1 m²	4.10 m³	YES	>2HRS	Yes	No	No	No
130505	2B	80 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130506	3B	113.1 m²	25.3 m²	9.67 m³	YES	>2HRS	No	Yes	No	No
130507	3B	102.6 m²	26.4 m²	8.26 m³	YES	>2HRS	No	Yes	No	No
130601	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130602	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	Yes	No	No	No
130603	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
130604	2B	80.4 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130605	2B	80.4 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130606	3B	113.1 m²	25.3 m²	9.67 m³	YES	>2HRS	No	Yes	No	No
130607	3B	102.6 m²	26.7 m²	8.26 m³	YES	>2HRS	No	Yes	No	No
130701	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130702	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	Yes	No	No	No
130703	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
130704	2B	80.4 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130705	2B	80.4 m²	10.1 m²	4.10 m³	NO	>2HRS	Yes	No	No	No
130706	3B	113.1 m²	25.3 m²	9.67 m³	YES	>2HRS	No	Yes	No	No
130707	3B	102.6 m²	26.7 m²	8.26 m³	YES	>2HRS	No	Yes	No	No
130801	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130802	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	Yes	No	No	No
130803	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
130804	3B	97.4 m²	45.9 m²	5.02 m³	NO	>2HRS	No	Yes	No	No
130805	3B	104.1 m²	73.3 m²	5.76 m³	YES	>2HRS	No	No	No	No
130806	2B	87.1 m²	48.7 m²	6.27 m³	YES	>2HRS	No	Yes	No	No
130901	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
130902	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	Yes	No	No	No
130903	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
130904	2B	79.8 m²	10.1 m²	4.26 m³	NO	>2HRS	No	Yes	No	No
130905	3B	100.5 m²	12.3 m²	6.97 m³	YES	>2HRS	No	No	No	No
130906	2B	87 m²	14.3 m²	6.27 m³	YES	>2HRS	No	Yes	No	No
131001	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
131002	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	No	Yes	No	No
131003	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
131004	2B	79.8 m²	10.1 m²	4.26 m³	NO	>2HRS	No	Yes	No	No
131005	3B	100.5 m²	12.3 m²	6.97 m³	YES	>2HRS	No	No	No	No
131006	2B	87 m²	14.3 m²	6.27 m³	YES	>2HRS	No	Yes	No	No
131101	1B	51.9 m²	8.2 m²	5.82 m³	YES	>2HRS	No	No	No	No
131102	2B	80.5 m²	10.2 m²	4.73 m³	NO	>2HRS	No	Yes	No	No
131103	3B	108.9 m²	23.3 m²	10.20 m³	YES	>2HRS	Yes	No	No	No
131104	2B	79.8 m²	10.1 m²	4.26 m³	NO	>2HRS	No	Yes	No	No
131105	3B	100.5 m²	12.3 m²	6.97 m³	YES	>2HRS	No	No	No	No
131106	2B	87 m²	14.3 m²	6.27 m³	YES	>2HRS	No	Yes	No	No
131201	1B	52 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
131202	2B	80.5 m²	10.2 m²	4.73 m³		>2HRS	No	Yes	No	No
131203	3B	108.9 m²	23.3 m²	10.20 m³		>2HRS	Yes	No	No	No
131204	2B	79.8 m²	10.1 m²	4.26 m³		>2HRS	No	Yes	No	No
131205	3B	100.3 m²	12.3 m²	6.97 m³		>2HRS	No	No	No	No
131206	2B	86.9 m²	14.3 m²	6.27 m³		>2HRS	No	Yes	No	No
131301	1B	51.9 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
131302	2B	80.5 m²	10.2 m²	4.73 m³		>2HRS	No	Yes	No	No
131303	3B	108.9 m²	23.3 m²	10.20 m³		>2HRS	Yes	No	No	No
131304	2B	79.7 m²	10.1 m²	4.26 m³		>2HRS	No	Yes	No	No
131305	3B	100.5 m²	12.3 m²	6.97 m³		>2HRS	No	No	No	No
131306	2B	87 m²	14.3 m²	6.27 m³		>2HRS	No	Yes	No	No
131401	1B	51.9 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
131402	2B	80.5 m²	10.2 m²	4.73 m³		>2HRS	No	Yes	No	No
131403	3B	108.9 m²	23.3 m²	10.20 m³		>2HRS	Yes	No	No	No
131404	2B	79.8 m²	10.1 m²	4.26 m³		>2HRS	No	Yes	No	No
131405	3B	100.5 m²	12.3 m²	6.97 m³		>2HRS	No	No	No	No
131406	2B	87 m²	14.3 m²	6.27 m³		>2HRS	No	Yes	No	No
131501	4+B	205.7 m²	48.3 m²	13.57 m³		>2HRS	No	Yes	No	No
131502	4+B	248 m²	45.3 m²	7.89 m³		>2HRS	No	Yes	No	No
131503	4+B	271.4 m²	37.2 m²	14.73 m³		>2HRS	No	Yes	No	No
		7155.6 m²	1442.4 m²		Grand total: 77					

AREA 14

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable	AFF-VPA	AFF-SEPP
140001	3B	151.8 m²	16.4 m²	9.06 m³	NO	<2HRS	No	Yes	No	No
140002	3B	119 m²	16 m²	8.18 m³	NO	<2HRS	No	Yes	No	No
140003	3B	130.9 m²	17.4 m²	5.76 m³	NO	<2HRS	No	Yes	No	No
140004	4+B	137.6 m²	15.3 m²	16.29 m³	YES	<2HRS	No	Yes	No	No
140101	2B	113.1 m²	18.6 m²	6.45 m³	NO	0HRS	No	Yes	No	Yes
140201	3B	111.4 m²	26.9 m²	8.41 m³	YES	<2HRS	No	Yes	No	Yes
140202	2B	87.9 m²	10.4 m²	6.12 m³	YES	<2HRS	No	Yes	No	Yes
140203	2B	76.8 m²	10.2 m²	4.24 m³	NO	<2HRS	No	Yes	No	Yes
140204	3B	96.4 m²	12.2 m²	5.11 m³	YES	<2HRS	No	Yes	No	Yes
140205	3B	107.8 m²	31.1 m²	5.88 m³	YES	<2HRS	No	Yes	No	Yes
140301	2B	89.8 m²	10.4 m²	4.68 m³	YES	<2HRS	No	Yes	No	Yes
140302	2B	88 m²	10.4 m²	6.12 m³	YES	<2HRS	No	Yes	No	Yes
140303	2B	76.8 m²	10 m²	4.24 m³	NO	<2HRS	No	Yes	No	Yes
140304	3B	96 m²	12.1 m²	5.11 m³	YES	<2HRS	No	Yes	No	Yes
140305	3B	96 m²	12.3 m²	5.16 m³	YES	<2HRS	No	Yes	No	Yes
140306	2B	70.5 m²	10.5 m²	7.58 m³	NO	<2HRS	No	Yes	Yes	No
140401	2B	89.8 m²	10.4 m²	4.68 m³	YES	<2HRS	No	Yes	No	Yes
140402	2B	87.9 m²	10.4 m²	6.12 m³	YES	<2HRS	No	Yes	No	Yes
140403	2B	76.8 m²	10.2 m²	4.24 m³	NO	<2HRS	No	Yes	No	Yes
140404	2B	82.7 m²	21.9 m²	5.04 m³	YES	<2HRS	No	Yes	No	Yes
140405	2B	80.7 m²	34.8 m²	5.85 m³	YES	<2HRS	No	Yes	No	Yes
140406	2B	70.5 m²	10.5 m²	7.58 m³	NO	<2HRS	No	Yes	Yes	No
140501	2B	89.8 m²	10.4 m²	4.68 m³	YES	<2HRS	No	Yes	No	No
140502	3B	102.2 m²	53.7 m²	7.27 m³	YES	<2HRS	No	Yes	No	No
140503	1B	51.5 m²	22.1 m²	5.41 m³	NO	<2HRS	No	Yes	No	No
140504	3B	103.1 m²	14.2 m²	5.85 m³	YES	<2HRS	No	Yes	No	No
140505	2B	70.5 m²	10.5 m²	7.58 m³	NO	<2HRS	No	Yes	No	No
140601	2B	76.1 m²	10.5 m²	4.26 m³	YES	<2HRS	No	Yes	No	No
140602	2B	76.3 m²	10.2 m²	4.22 m³	YES	>2HRS	No	No	No	No
140603	2B	76.2 m²	10.1 m²	5.60 m³	YES	>2HRS	No	Yes	No	No
140604	2B	79 m²	9.9 m²	4.59 m³	YES	<2HRS	No	Yes	No	No
140605	1B	51.8 m²	8.3 m²	3.19 m³	NO	<2HRS	No	Yes	No	No
140701	2B	76.1 m²	10.5 m²	4.26 m³	YES	<2HRS	No	Yes	No	No
140702	2B	76.3 m²	10.2 m²	4.22 m³	YES	>2HRS	No	No	No	No
140703	2B	76.2 m²	10.1 m²	5.60 m³	YES	>2HRS	No	Yes	No	No
140704	2B	78.3 m²	10.6 m²	4.59 m³	YES	<2HRS	No	Yes	No	No
140705	1B	51.8 m²	8.3 m²	3.19 m³	NO	<2HRS	No	Yes	No	No
140801	2B	76.1 m²	10.5 m²	4.26 m³	YES	<2HRS	No	Yes	No	No
140802	2B	76.3 m²	10.2 m²	4.22 m³	YES	>2HRS	No	No	No	No
140803	2B	76.2 m²	10.1 m²	5.60 m³	YES	>2HRS	No	Yes	No	No
140804	2B	78.3 m²	10.6 m²	4.59 m³	YES	<2HRS	No	Yes	No	No
140805	1B	51.8 m²	8.3 m²	3.19 m³	NO	<2HRS	No	Yes	No	No
140901	2B	76.1 m²	10.5 m²	4.26 m³		>2HRS	No	Yes	No	No
140902	2B	76.3 m²	10.2 m²	4.22 m³		>2HRS	No	No	No	No
140903	2B	76.2 m²	10.1 m²	5.60 m³		>2HRS	No	Yes	No	No
140904	2B	78.3 m²	10.6 m²	4.59 m³		>2HRS	No	Yes	No	No
140905	1B	51.8 m²	8.3 m²	3.19 m³		>2HRS	No	Yes	No	No
141001	2B	76.1 m²	10.5 m²	4.26 m³		>2HRS	No	Yes	No	No
141002	2B	75.7 m²	10 m²	4.22 m³		>2HRS	No	No	No	No
141003	2B	75.8 m²	9.9 m²	5.60 m³		>2HRS	No	Yes	No	No
141004	2B	78.3 m²	10.6 m²	4.59 m³		>2HRS	No	Yes	No	No
141005	1B	51.8 m²	8.3 m²	3.19 m³		>2HRS	No	Yes	No	No
141101	2B	76.1 m²	10.5 m²	4.26 m³		>2HRS	No	Yes	No	No
141102	2B	75.7 m²	10 m²	4.22 m³		>2HRS	No	No	No	No
141103	2B	75.8 m²	9.9 m²	5.60 m³		>2HRS	No	Yes	No	No
141104	2B	78.3 m²	10.6 m²	4.59 m³		>2HRS	No	Yes	No	No
141105	1B	51.8 m²	8.3 m²	3.19 m³		>2HRS	No	Yes	No	No
141201	2B	76.1 m²	10.5 m²	4.26 m³		>2HRS	No	Yes	No	No
141202	2B	75.7 m²	10 m²	4.22 m³		>2HRS	No	No	No	No
141203	2B	75.8 m²	9.9 m²	5.60 m³		>2HRS	No	Yes	No	No
141204	2B	78.3 m²	10.6 m²	4.59 m³		>2HRS	No	Yes	No	No
141205	1B	51.8 m²	8.3 m²	3.19 m³		>2HRS	No	Yes	No	No
141301	2B	76.1 m²	10.5 m²	4.26 m³		>2HRS	No	Yes	No	No
141302	2B	75.7 m²	10 m²	4.22 m³		>2HRS	No	No	No	No
141303	2B	75.8 m²	9.9 m²	5.60 m³		>2HRS	No	Yes	No	No
141304	2B	78.3 m²	10.6 m²	4.59 m³		>2HRS	No	Yes	No	No
141305	1B	51.8 m²	8.3 m²	3.19 m³		>2HRS	No	Yes	No	No
141401	4+B	211.8 m²	13 m²	9.87 m³		>2HRS	No	No	No	No
141402	3B	165.6 m²	13.6 m²	14.98 m³		>2HRS	No	Yes	No	No
141403	3B	155.1 m²	12.9 m²	9.89 m³		>2HRS	No	Yes	No	No
141404	3B	158.7 m²	13.3 m²	2.86 m³		>2HRS	No	Yes	No	No
		6113 m²	897.3 m²		Grand total: 71					

AREA 15

NO.	Type	InternalArea	ExternalArea	Int. Storage	CrossVentilation	SolarAccess	Adaptable	Visitable	AFF-VPA	AFF-SEPP
150201	3B	111.6 m²	71.2 m²	5.16 m³	YES	<2HRS	No	Yes	No	No
150202	3B	98.5 m²	97.2 m²	5.52 m³	YES	<2HRS	No	Yes	No	No
150203	3B	135.1 m²	32.4 m²	16.09 m³	NO	<2HRS	No	Yes	No	No
150301	3B	97.3 m²	12.2 m²	5.16 m³	YES	<2HRS	No	Yes	No	No
150302	3B	96.7 m²	12.3 m²	5.44 m³	YES	<2HRS	No	Yes	No	No
150303	2B	79 m²	40.1 m²	4.38 m³	NO	<2HRS	No	No	No	No
150304	1B	53.8 m²	23.8 m²	5.99 m³	NO	>2HRS	Yes	No	No	No
150305	2B	80 m²	40.2 m²	4.10 m³	YES	>2HRS	Yes	No	No	No
150306	2B	80.4 m²	10.1 m²	4.10 m³	YES	<2HRS	Yes	No	No	No
150307	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	No
150401	3B	97.3 m²	12.2 m²	5.16 m³	YES	<2HRS	No	Yes	No	Yes
150402	3B	97 m²	12 m²	5.44 m³	YES	<2HRS	No	Yes	No	Yes
150403	2B	79 m²	10.1 m²	4.38 m³	NO	>2HRS	No	No	No	Yes
150404	1B	53.8 m²	8.5 m²	5.99 m³	NO	>2HRS	Yes	No	No	Yes
150405	2B	80.4 m²	10.1 m²	4.10 m³	YES	>2HRS	Yes	No	No	Yes
150406	2B	80.4 m²	10.1 m²	4.10 m³	YES	<2HRS	Yes	No	No	Yes
150407	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	Yes
150501	3B	97.3 m²	12.2 m²	5.16 m³	YES	<2HRS	No	Yes	No	Yes
150502	2B	82.3 m²	12.3 m²	5.52 m³	YES	>2HRS	No	Yes	No	Yes
150503	1B	55.8 m²	8.7 m²	4.05 m³	NO	>2HRS	No	Yes	No	Yes
150504	1B	57 m²	8.1 m²	3.41 m³	NO	>2HRS	No	Yes	No	Yes
150505	1B	54.6 m²	8.3 m²	3.18 m³	NO	>2HRS	No	Yes	No	Yes
150506	1B	58.9 m²	8.4 m²	3.77 m³	YES	>2HRS	Yes	No	No	Yes
150507	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	Yes
150508	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	Yes
150601	3B	109.8 m²	31.3 m²	5.75 m³	YES	<2HRS	No	Yes	No	No
150602	3B	114 m²	22.2 m²	6.41 m³	YES	>2HRS	No	Yes	No	No
150603	1B	57 m²	8.1 m²	3.41 m³	NO	>2HRS	No	Yes	No	No
150604	1B	54.6 m²	8.4 m²	3.18 m³	NO	>2HRS	No	Yes	No	No
150605	1B	59 m²	8.4 m²	3.77 m³	NO	>2HRS	Yes	No	No	No
150606	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	No
150607	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	No
150701	3B	96.3 m²	12.3 m²	5.75 m³	YES	<2HRS	No	Yes	No	Yes
150702	3B	100 m²	12 m²	6.41 m³	YES	>2HRS	No	Yes	No	Yes
150703	1B	57 m²	8.1 m²	3.41 m³	NO	>2HRS	No	Yes	No	Yes
150704	1B	54.6 m²	8.4 m²	3.18 m³	NO	>2HRS	No	Yes	No	Yes
150705	1B	59 m²	8.4 m²	3.77 m³	NO	>2HRS	Yes	No	No	Yes
150706	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	Yes
150707	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	Yes
150801	3B	96.3 m²	12.2 m²	5.75 m³	YES	<2HRS	No	Yes	No	No
150802	3B	100.4 m²	42.7 m²	10.18 m³	YES	>2HRS	No	Yes	No	No
150803	3B	110.5 m²	49.4 m²	7.17 m³	NO	>2HRS	No	Yes	No	No
150804	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	No
150805	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	No
150901	3B	96.3 m²	12.2 m²	5.75 m³	YES	<2HRS	No	Yes	No	No
150902	3B	105.4 m²	12.2 m²	10.26 m³	YES	<2HRS	No	Yes	No	No
150903	2B	81.5 m²	10.3 m²	4.12 m³	NO	>2HRS	No	Yes	No	No
150904	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	No
150905	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	No
151001	3B	96.3 m²	12.2 m²	5.75 m³	YES	>2HRS	No	Yes	No	No
151002	3B	105.4 m²	12.2 m²	10.26 m³	YES	>2HRS	No	Yes	No	No
151003	2B	81.5 m²	10.3 m²	4.12 m³	NO	>2HRS	No	Yes	No	No
151004	2B	80.4 m²	10.1 m²	4.10 m³	NO	<2HRS	Yes	No	No	No
151005	1B	51.9 m²	8.2 m²	5.82 m³	YES	<2HRS	No	No	No	No
151101	3B	96.3 m²	12.2 m²	5.75 m³		>2HRS	No	Yes	No	No
151102	3B	105.4 m²	12.2 m²	10.26 m³		>2HRS	No	Yes	No	No
151103	2B	81.5 m²	10.3 m²	4.12 m³		>2HRS	No	Yes	No	No
151104	2B	80.4 m²	10.1 m²	4.10 m³		<2HRS	Yes	No	No	No
151105	1B	51.9 m²	8.2 m²	5.82 m³		<2HRS	No	No	No	No
151201	3B	96.3 m²	12.2 m²	5.75 m³		>2HRS	No	Yes	No	No
151202	3B	105.2 m²	12.2 m²	10.26 m³		>2HRS	No	Yes	No	No
151203	2B	81.3 m²	10.3 m²	4.12 m³		>2HRS	No	Yes	No	No
151204	2B	80.4 m²	10.2 m²	4.10 m³		>2HRS	Yes	No	No	No
151205	1B	52 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
151301	3B	96.3 m²	12.2 m²	5.75 m³		>2HRS	No	Yes	No	No
151302	3B	105.4 m²	12.2 m²	10.26 m³		>2HRS	No	Yes	No	No
151303	2B	81.5 m²	10.3 m²	4.12 m³		>2HRS	No	No	No	No
151304	2B	80.4 m²	10.1 m²	4.10 m³		>2HRS	Yes	No	No	No
151305	1B	51.9 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
151401	3B	96.3 m²	12.2 m²	5.75 m³		>2HRS	No	Yes	No	No
151402	3B	105.4 m²	12.2 m²	10.26 m³		>2HRS	No	Yes	No	No
151403	2B	81.5 m²	10.3 m²	4.12 m³		>2HRS	No	Yes	No	No
151404	2B	80.4 m²	10.1 m²	4.10 m³		>2HRS	Yes	No	No	No
151405	1B	51.9 m²	8.2 m²	5.82 m³		>2HRS	No	No	No	No
151501	4+B	241.4 m²	27 m²	7.66 m³		>2HRS	No	Yes	No	No
151502	4+B	274.7 m²	57.5 m²	9.69 m³		>2HRS	No	Yes	No	No
151503	4+B	243.5 m²	59.3 m²	9.07 m³		>2HRS	No	Yes	No	No
		1244.4 m²			Grand total: 77					

CROSS VENTILATION

SOLAR

ADAPTABLE UNIT

VISITABLE UNIT

AFFORDABLE UNIT - VPA

AFFORDABLE UNIT - SEPP

Key Plan:

Drawing Disclaimer:
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Rev	Amendment	By	Chk* Reg. Arch	Date
G	ISSUE FOR RFI 2	JY	LG	07/11/25
F	ISSUE FOR S4.55 SUBMISSION	JY	LG	15/05/25
E	ISSUE FOR COORDINATION	JY	LG	04/04/25
D	ISSUE FOR DA SUBMISSION	JY	LG	19/12/23
C	ISSUE FOR COORDINATION	JY	LG	13/12/23
B	ISSUE FOR DA SUBMISSION	JY	LG	24/03/23
A	ISSUE FOR INFORMATION	JY	LG	15/03/23

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Peddle Thorp & Walker P/L ABN 23 000 454 624 Trading as PTW Architects
Nominated Architects
Simon Parsons NSW ARB 6098
Diane Jones NSW ARB 4778
Nela Marojević NSW ARB 11274

0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
APARTMENT SCHEDULE

Drawing Number DA-Y210010

Revision G

A1

Autodesk Docs://14-16MarshallAve&StLeonards by DASCO_PA030600DA-AR-AA-M-A-1000.rvt

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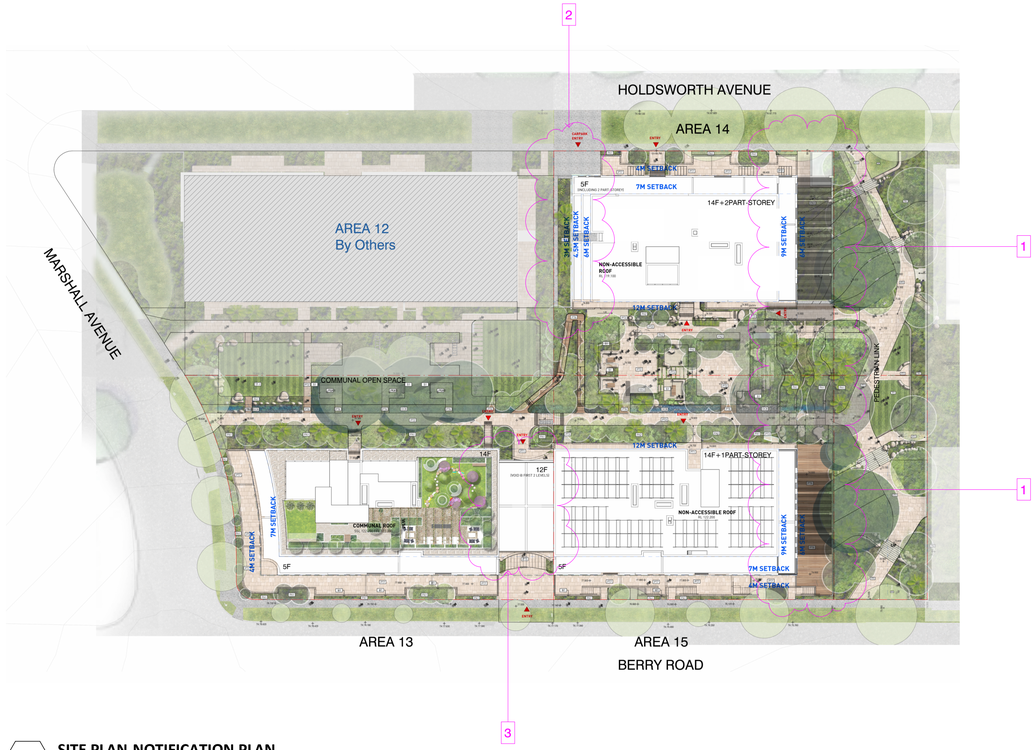
RFI 2
1.Increase the setback by 3 m (to achieve a 9 m setback) at and above Level 05 along the southern boundary.
2.The northern setback of Area 14 has been revised from 6 m to 4.5 m.
3.Two additional levels have been added to the bridge.
4.Unit layouts updated adjust facade elements accordingly.



1 **SITE PLAN-NOTIFICATION PLAN**
1 : 500

3 NORTH ELEVATION
1 : 500

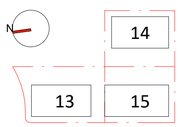
4 SOUTH ELEVATION
1 : 500

2 WEST ELEVATION
1 : 500

5 EAST ELEVATION
1 : 500

*Refer to landscape package for landscape detail

Key Plan:



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

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0 m | 1 m | 2 m | 5 m | 8.35 m
1:100 @A1

Project PA030600

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

Status
RFI 2

Title
DA DRAWINGS
NOTIFICATION PLAN

Drawing Number DA-Y310010

Revision F

A1

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