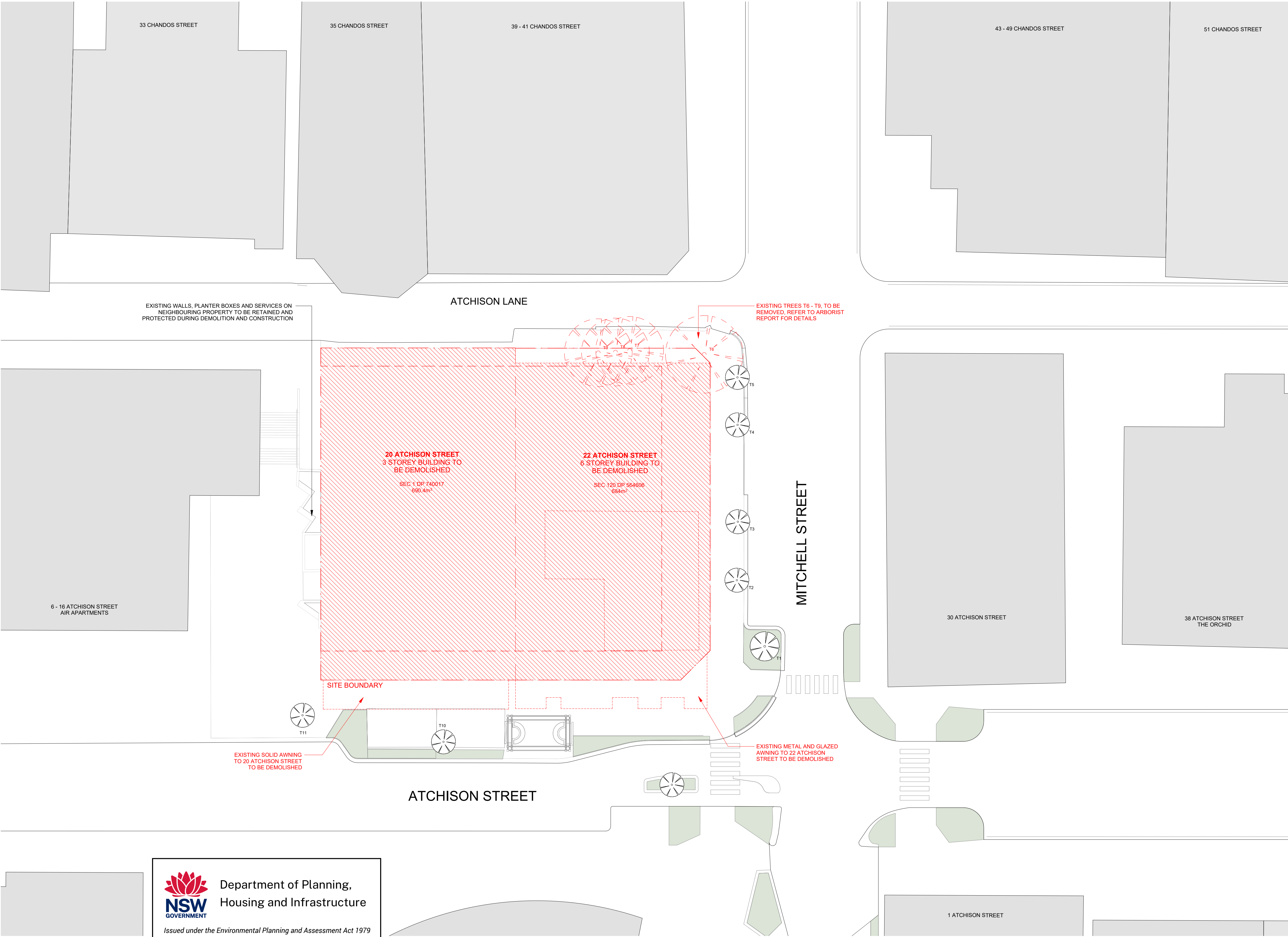




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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9929 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND

- SITE BOUNDARY
- BUILDING TO BE DEMOLISHED
- EXISTING BUILDINGS
- EXISTING TREES TO BE DEMOLISHED

Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

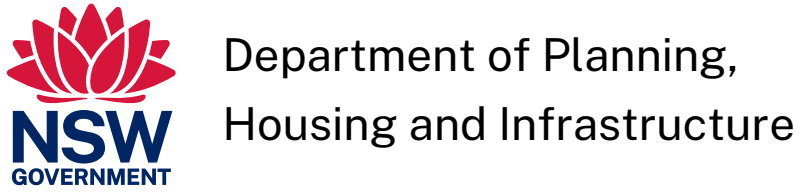
Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
DEMOLITION PLAN

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 200 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-1102	Revision: 1



Department of Planning,
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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

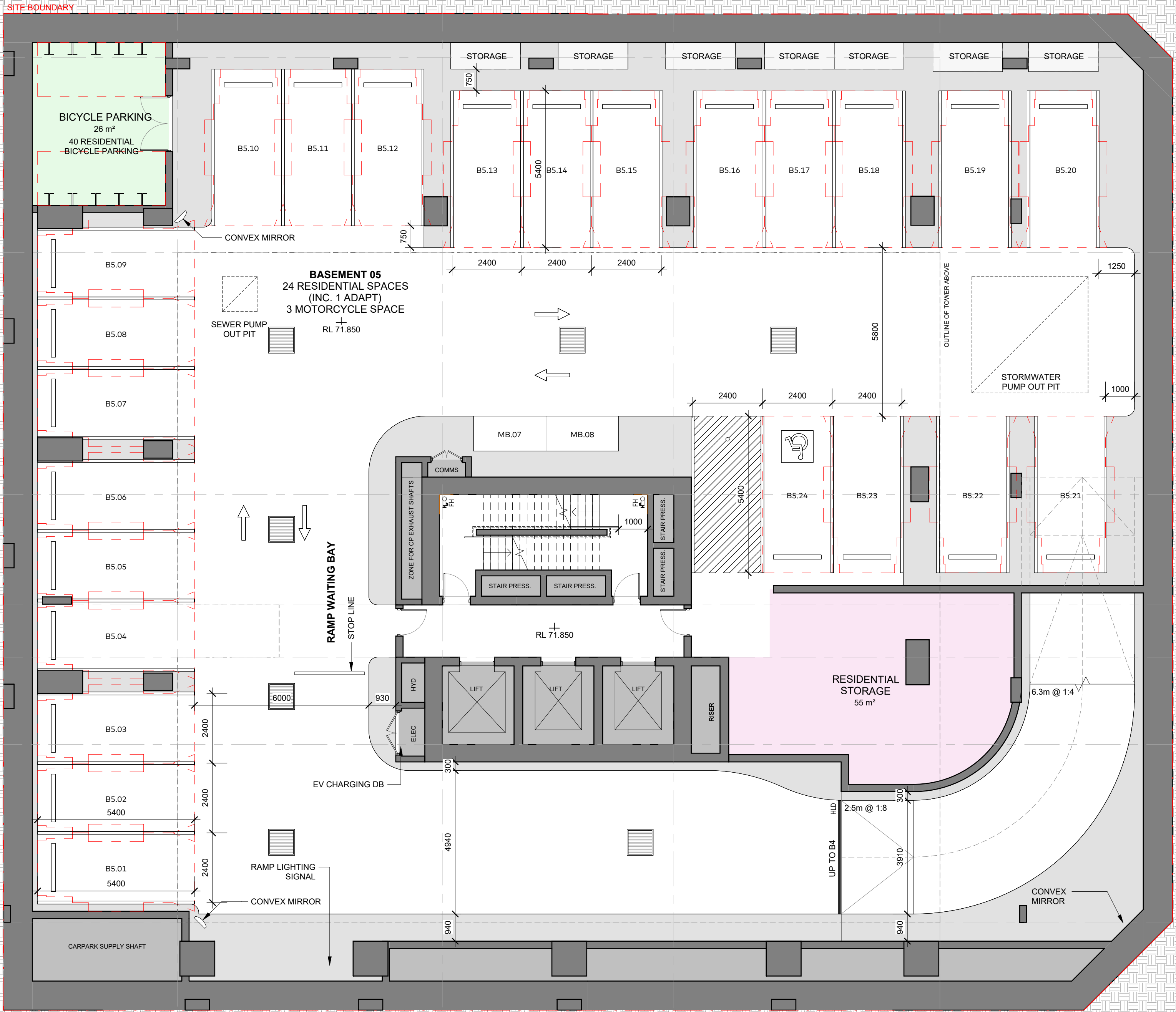
Sheet No: 1 of 36



PLOT STAMP DATE: 18/09/2025 3:04:53 PM

PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
BASEMENT 1		
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5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1
BASEMENT 2		
5400mm x 2400mm RESIDENTIAL		6
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE		3
5400mm x 2400mm RESIDENTIAL		6
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE		3
5400mm x 2400mm RESIDENTIAL		5
5400mm x 2400mm RESIDENTIAL ADAPTABLE		11
5400mm x 3800mm RESIDENTIAL ADAPTABLE		1
BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE		2
5400mm x 2400mm RESIDENTIAL		23
5400mm x 2400mm RESIDENTIAL ADAPTABLE		1

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025
Setia L1, 155 Franklin St, Melbourne, VIC 3000		Project Manager	
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900		Town Planner	
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088		Structure & Building Services	
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733		Landscape Architect	
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422		Quantity Surveyor	
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Traffic Engineer	
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995		Waste Engineer	

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES

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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 2 of 36

Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

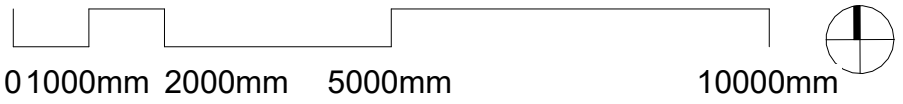
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,

Drawing Title	BASEMENT 5
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Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2100	Revision:	1



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PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
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5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1

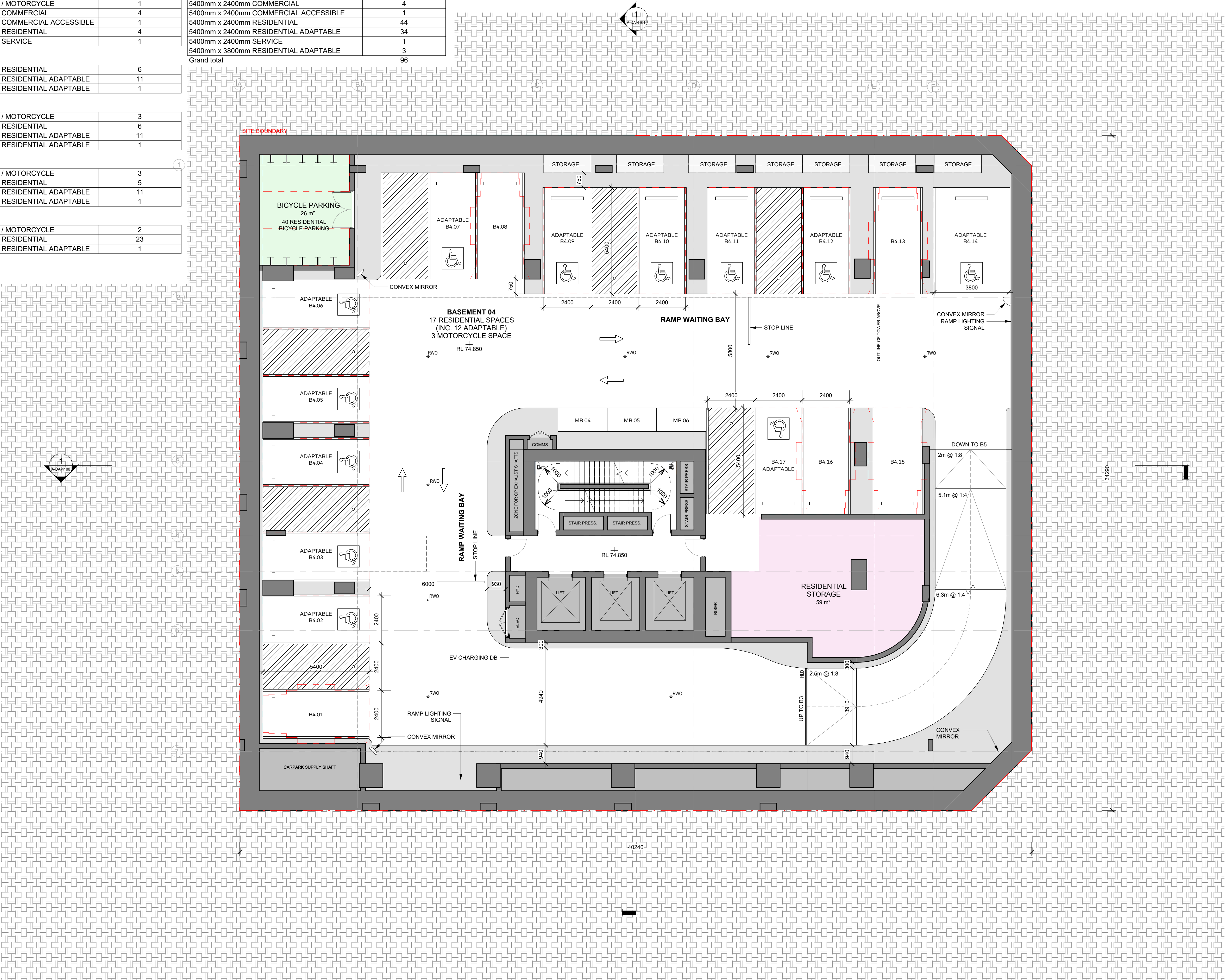
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BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	6	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	5	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE	2	
5400mm x 2400mm RESIDENTIAL	23	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1	

TOTAL PARKING COUNT	
CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES

 Department of Planning,
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Approved Application No: SSD 87486461

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The Rocks NSW 2000
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T + 61 2 9267 9599
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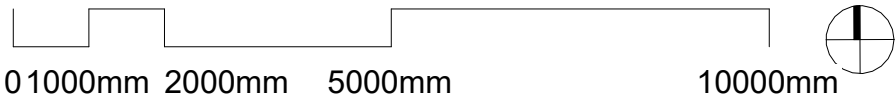
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,

Drawing Title	BASEMENT 4
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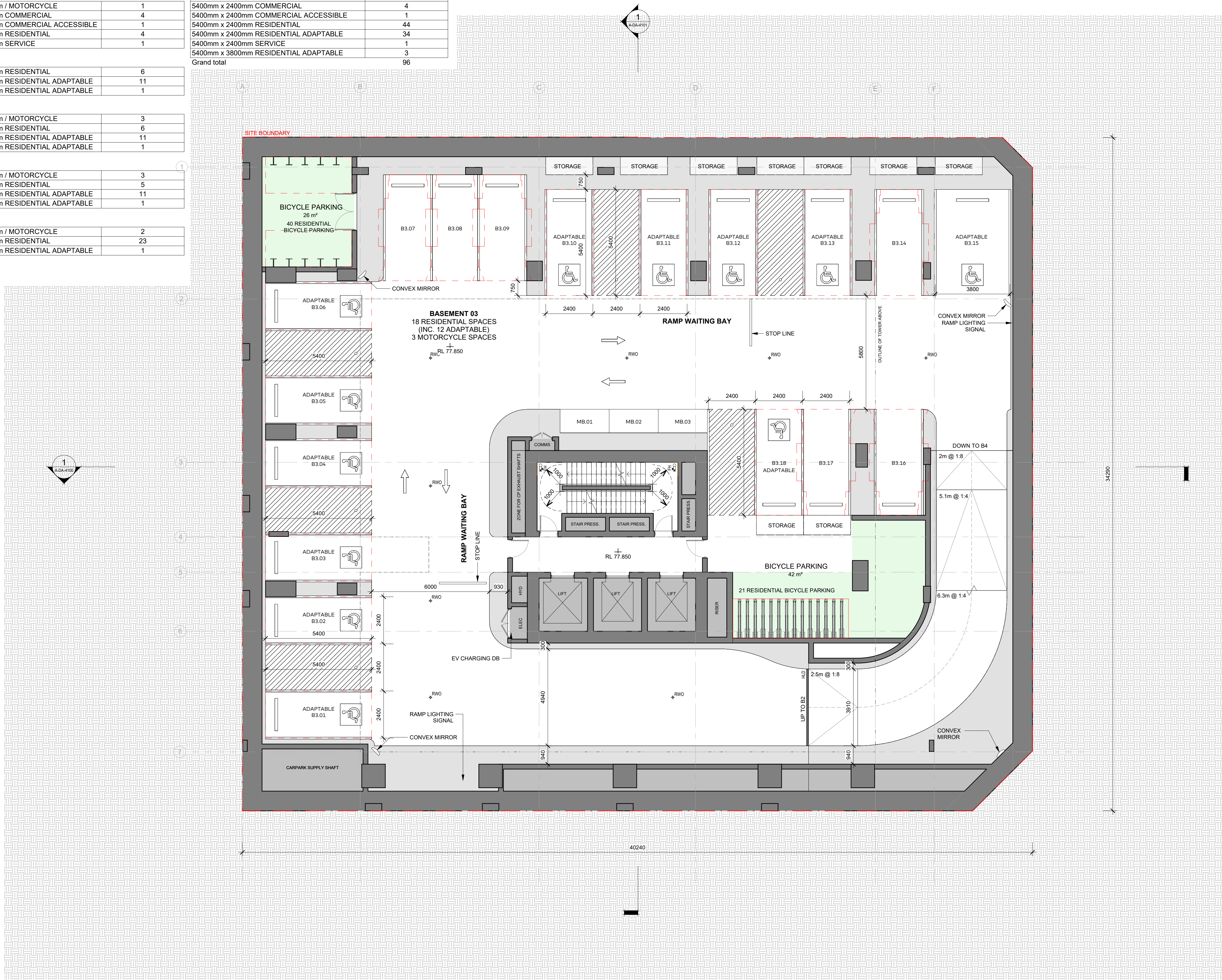
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Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2101	Revision:	1



PLOT STAMP DATE: 18/09/2025 3:04:41 PM

BASEMENT 5	
2500mm x 1200mm / MOTORCYCLE	2
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5400mm x 2400mm RESIDENTIAL ADAPTABLE	1

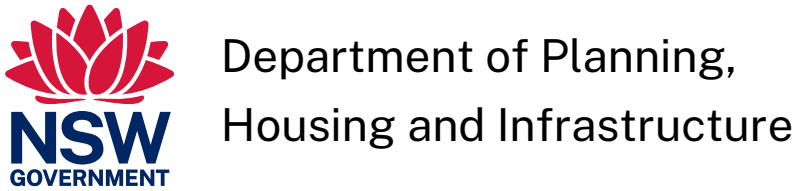
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CAR PARK TYPE	NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE	9
5400mm x 2400mm COMMERCIAL	4
5400mm x 2400mm COMMERCIAL ACCESSIBLE	1
5400mm x 2400mm RESIDENTIAL	44
5400mm x 2400mm RESIDENTIAL ADAPTABLE	34
5400mm x 2400mm SERVICE	1
5400mm x 3800mm RESIDENTIAL ADAPTABLE	3
Grand total	96

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Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 9333 9990	Town Planner
Meinhardt 4166 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L8, 60 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 415 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9008 7995	Waste Engineer

LEGEND

- RESIDENTIAL STORAGE
BICYCLE PARKING
3B RESIDENTIAL
SERVICES



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Signed: AWA

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Cox Architecture
70 George Street
The Rocks NSW 2000
Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects
Joe Agius no. 649
Amin Jahromi no. 1000

Client Setia Sydney Pty Ltd

Project No.	223107.00
-------------	-----------

Project **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people

Drawing Title BASEMENT 3

Document Control Status

Co-ordinated:	KH	Drawn:	K
Project Architect:	RB	Scale:	1 : 100 @ A
Project Director:	RJ	Date:	18/09/2020
Drawing Number:		Revision:	

A-DA-2102

PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
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5400mm x 2400mm SERVICE		1

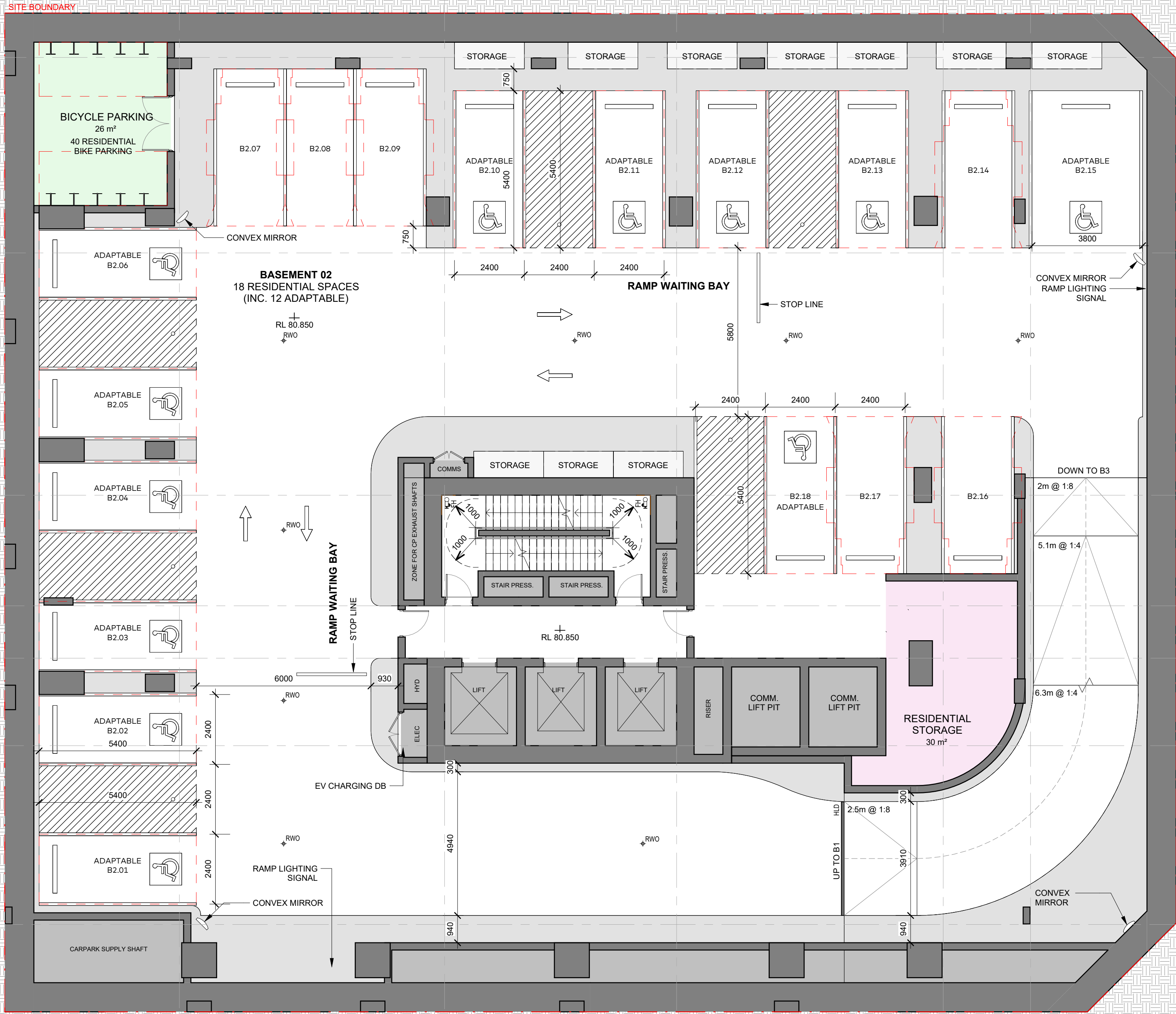
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BASEMENT 3		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	6	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	5	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE	2	
5400mm x 2400mm RESIDENTIAL	23	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1	

TOTAL PARKING COUNT		
CAR PARK TYPE		NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE		9
5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		44
5400mm x 2400mm RESIDENTIAL ADAPTABLE		34
5400mm x 2400mm SERVICE		1
5400mm x 3800mm RESIDENTIAL ADAPTABLE		3
Grand total		96



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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 5 of 36



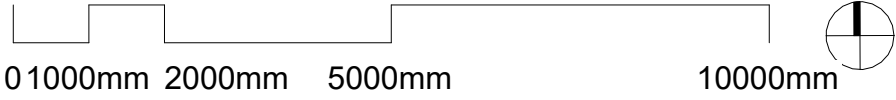
Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	BASEMENT 2

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Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2103	Revision:	1



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PARKING SCHEDULE		
CAR PARK TYPE		NUMBER OF SPACES
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5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		4
5400mm x 2400mm SERVICE		1

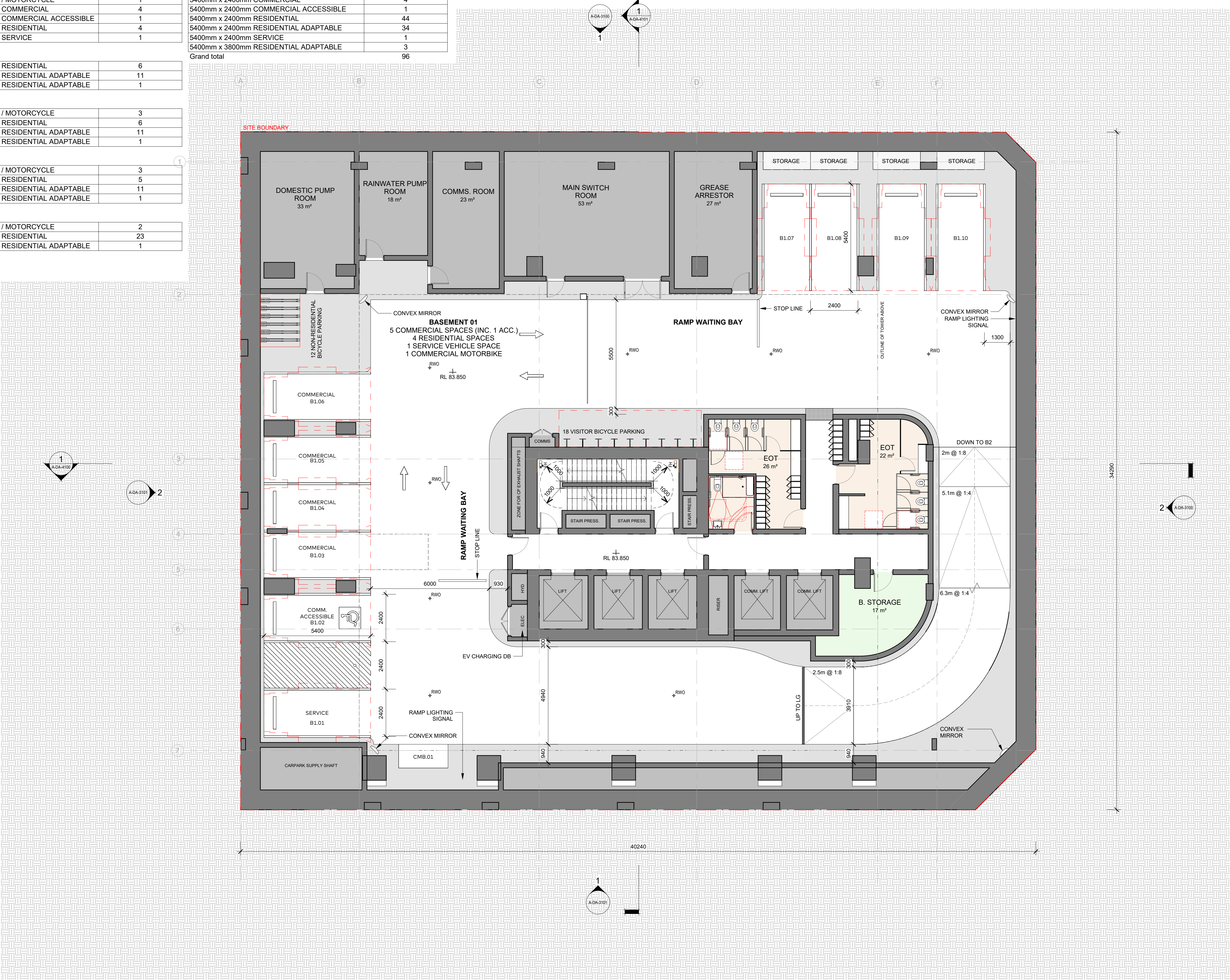
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2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	6	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 4		
2500mm x 1200mm / MOTORCYCLE	3	
5400mm x 2400mm RESIDENTIAL	5	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	11	
5400mm x 3800mm RESIDENTIAL ADAPTABLE	1	

BASEMENT 5		
2500mm x 1200mm / MOTORCYCLE	2	
5400mm x 2400mm RESIDENTIAL	23	
5400mm x 2400mm RESIDENTIAL ADAPTABLE	1	

TOTAL PARKING COUNT		
CAR PARK TYPE		NUMBER OF SPACES
2500mm x 1200mm / MOTORCYCLE		9
5400mm x 2400mm COMMERCIAL		4
5400mm x 2400mm COMMERCIAL ACCESSIBLE		1
5400mm x 2400mm RESIDENTIAL		44
5400mm x 2400mm RESIDENTIAL ADAPTABLE		34
5400mm x 2400mm SERVICE		1
5400mm x 3800mm RESIDENTIAL ADAPTABLE		3
Grand total		96



Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND	
	RESIDENTIAL STORAGE
	BICYCLE PARKING
	3B RESIDENTIAL
	SERVICES



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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 6 of 36



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Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

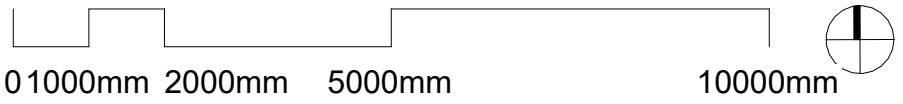
Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,

Drawing Title	BASEMENT 1
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Document Control Status:

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Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
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Department of Planning,
Housing and Infrastructure

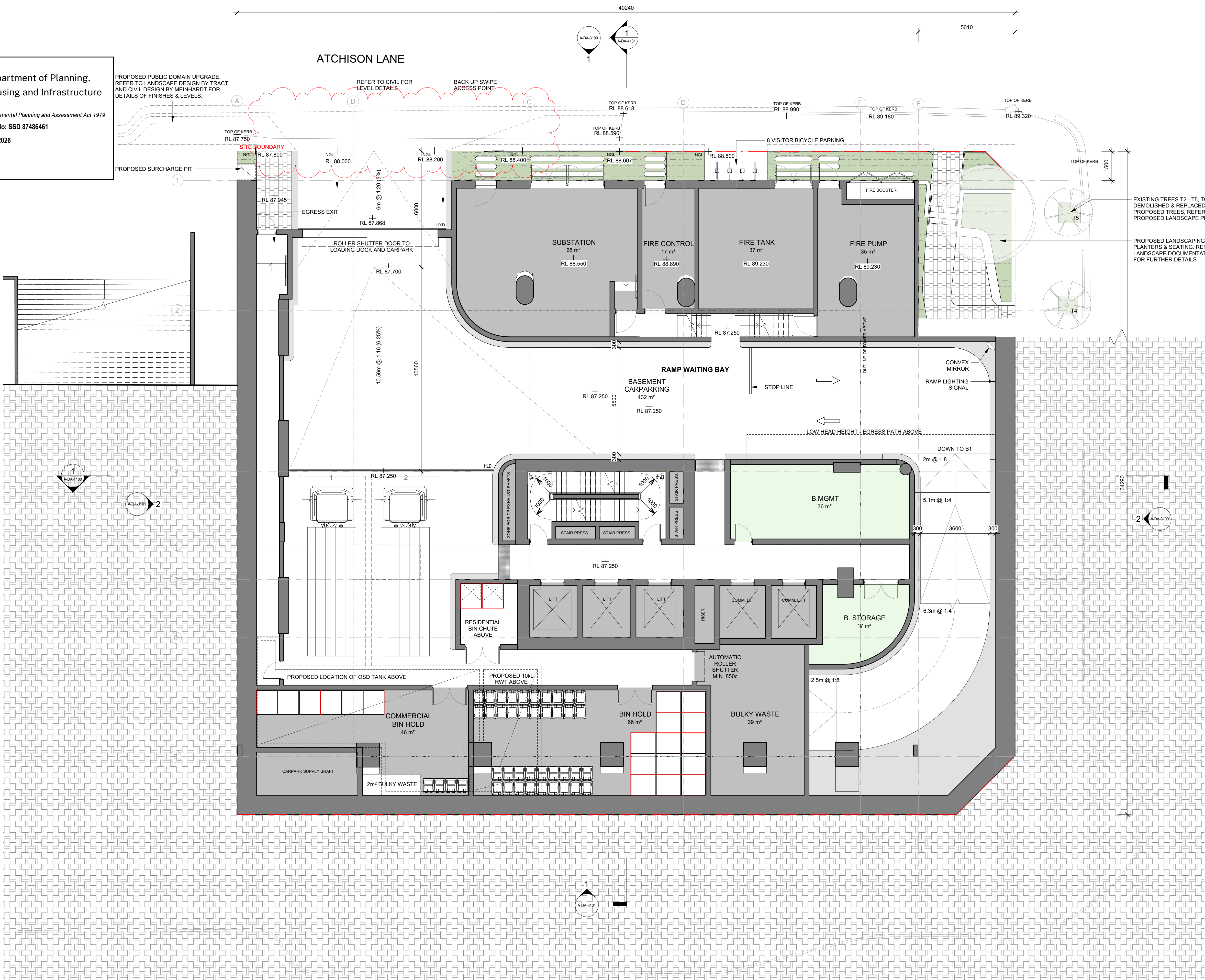
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Sheet No: 7 of 36



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025
2	DEPARTMENT ISSUES RESPONSE	KH	12/03/2026

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9654 3388	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

SERVICES

BICYCLE PARKING

BUILDING MANAGEMENT

COMMERCIAL

RESIDENTIAL LOBBY

RESIDENTIAL AMENITIES

1B RESIDENTIAL

2B RESIDENTIAL

3B RESIDENTIAL

PENTHOUSE

Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

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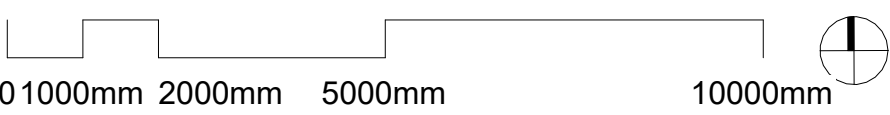
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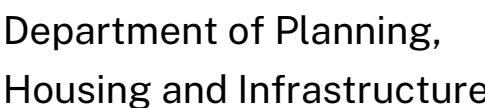
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RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2110	2

REFER TO LANDSCAPE REPORT BY TRACT AND CIVIL
DRAWINGS BY MEINHARDT FOR FURTHER INFORMATION



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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 8 of 36

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Setia **Project Manager**
L1, 155 Franklin St, Melbourne, VIC 3000

Urbis **Town Planner**
L8, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8233 9900

Meinhardt **Structure & Building Services**
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Tract Landscape Architect
L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9954 3733

WT Partnerships Quantity Surveyor
L26, 45 Clarence Street, Sydney NSW 2000
(02) 8929 7422

Salt3 **Traffic Engineer**
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7905

Salt3 **Waste Engineer**
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

LEGEND

-  SERVICES
-  BICYCLE PARKING
-  BUILDING MANAGEMENT
-  COMMERCIAL
-  RESIDENTIAL LOBBY
-  RESIDENTIAL AMENITIES
-  1B RESIDENTIAL
-  2B RESIDENTIAL
-  3B RESIDENTIAL
-  PENTHOUSE

Setia
C O X

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
amin Jahromi no. 10000

Client Setia Sydney Pty Ltd

Project No.	223107.00
-------------	-----------

Project **ATCHISON STREET**

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

Drawing Title

BASEMENT EGRESS

Document Control Status:

Co-ordinated:	Drawn:
KH	KH

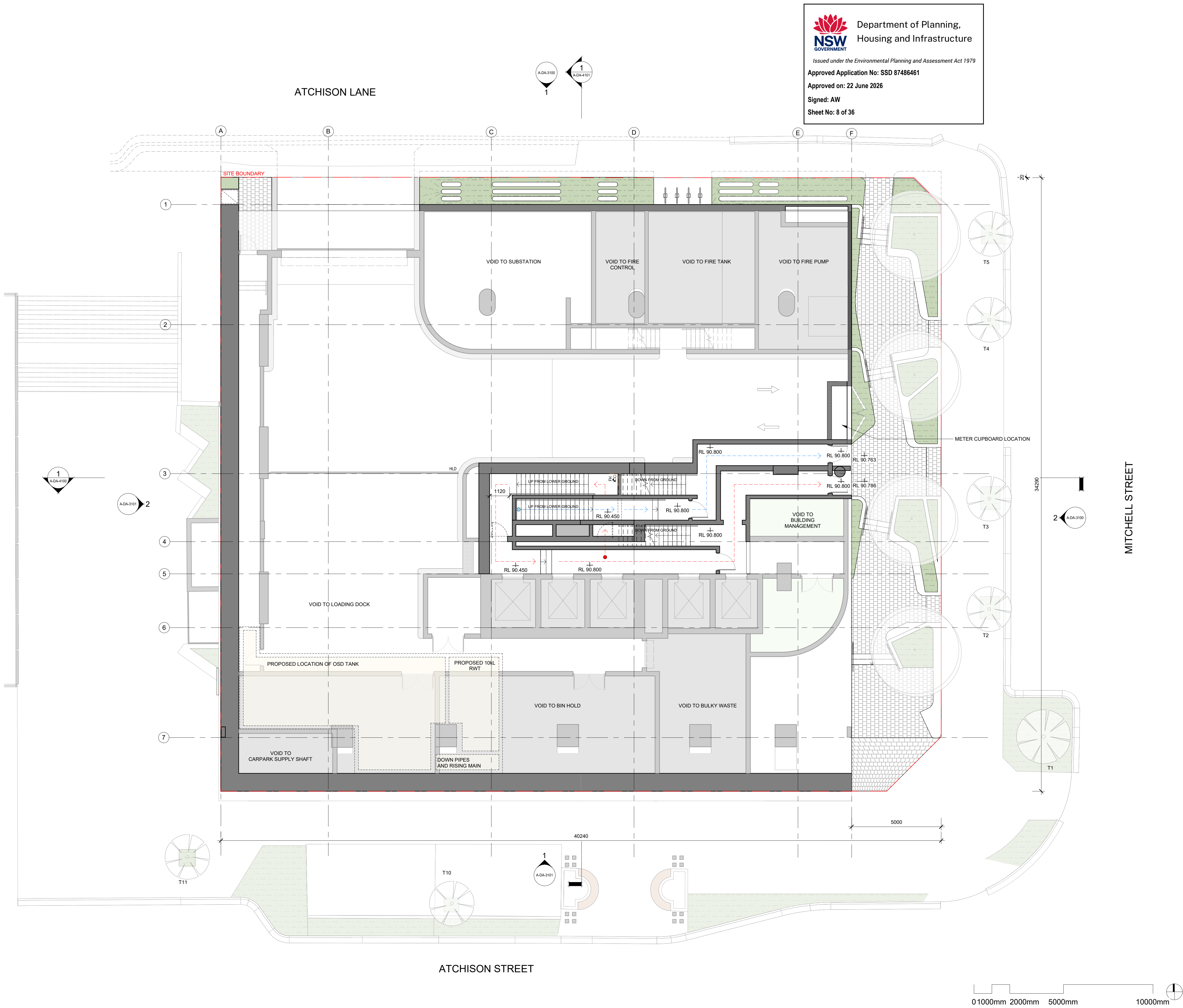
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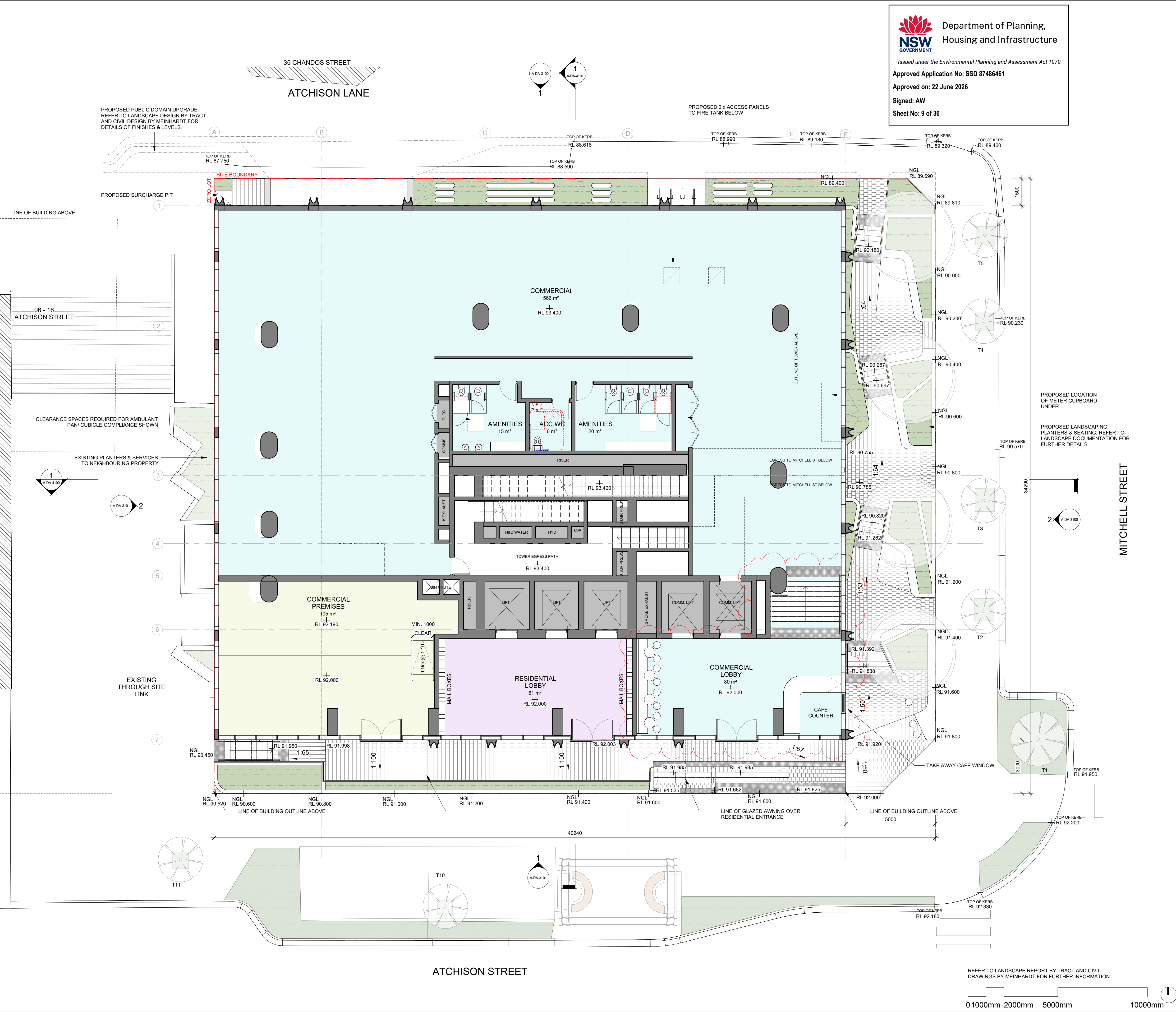
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RJ	18/09/2025

Drawing Number:	Revision:
A-DA-2111	1

A-DA-2111

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025
2	DEPARTMENT ISSUES RESPONSE	KH	12/03/2026

Setia
L1, 155 Franklin St, Melbourne, VIC 3000

Project Manager

Urbis
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900

Town Planner

Meinhardt
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Structure & Building Services

Tract
L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

Landscape Architect

WT Partnerships
L26, 45 Clarence Street, Sydney NSW 2000
(02) 9629 7422

Quantity Surveyor

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Traffic Engineer

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Waste Engineer

LEGEND

	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

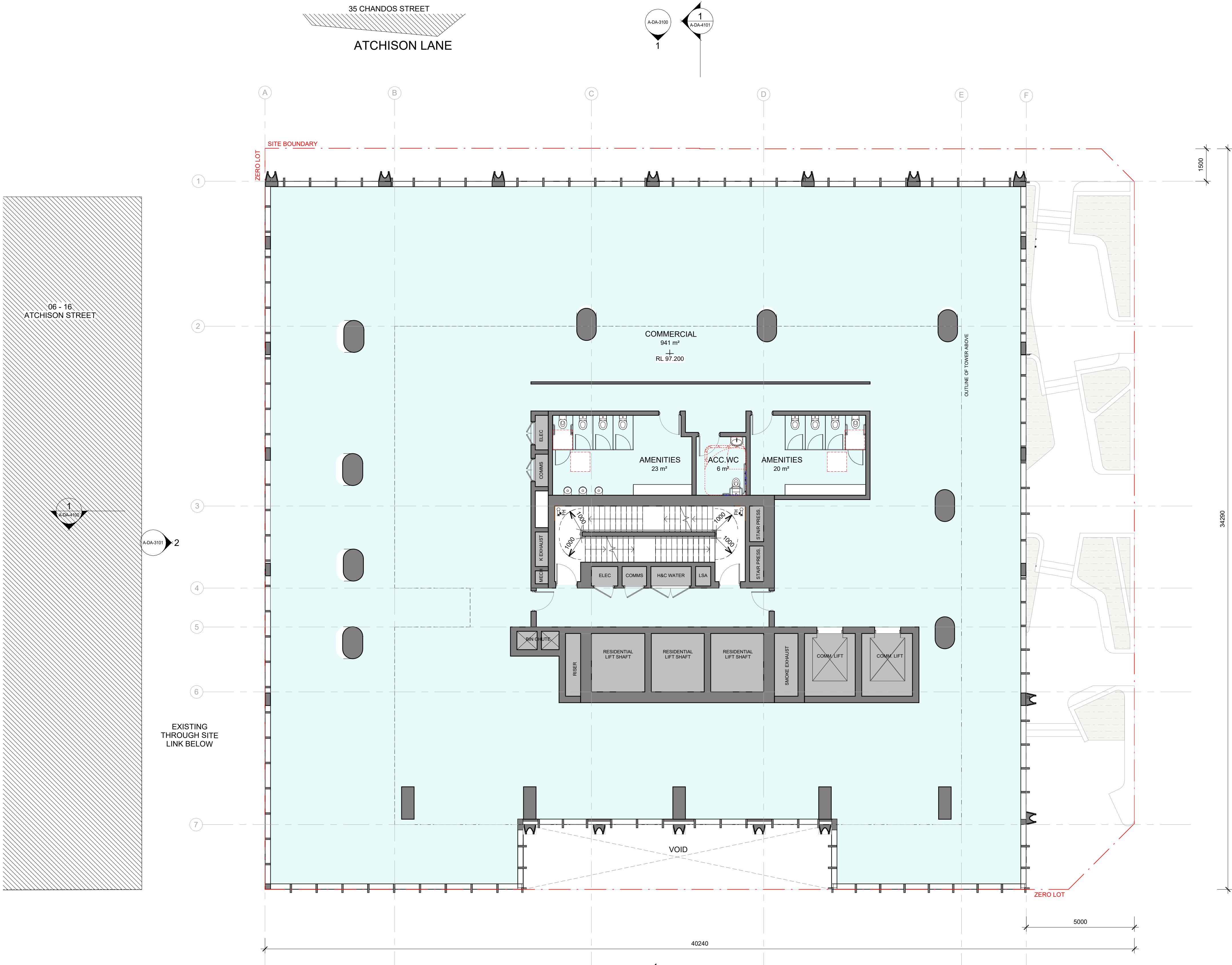
Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	GROUND FLOOR
Document Control Status:	
Co-ordinated:	Drawn:
Project Architect:	Scale:
Project Director:	Date:
Drawing Number:	Revision:
A-DA-2112	2





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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 5900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	LEVEL 1 - COMMERCIAL

Document Control Status:			
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Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2113	Revision:	1

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9529 7422	Quantity Surveyor
Salt3 L4, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

■	SERVICES
■	BICYCLE PARKING
■	BUILDING MANAGEMENT
■	COMMERCIAL
■	RESIDENTIAL LOBBY
■	RESIDENTIAL AMENITIES
■	1B RESIDENTIAL
■	2B RESIDENTIAL
■	3B RESIDENTIAL
■	PENTHOUSE

Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
LEVEL 2 - 3 - RESIDENTIAL PODIUM

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 100 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-2114	Revision:	1



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
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Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
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T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

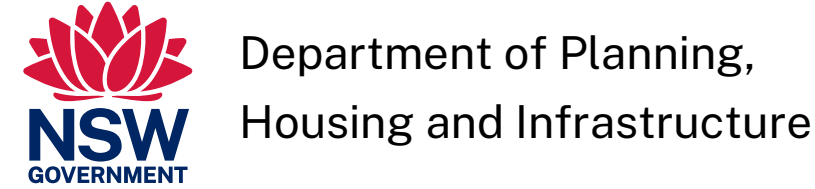
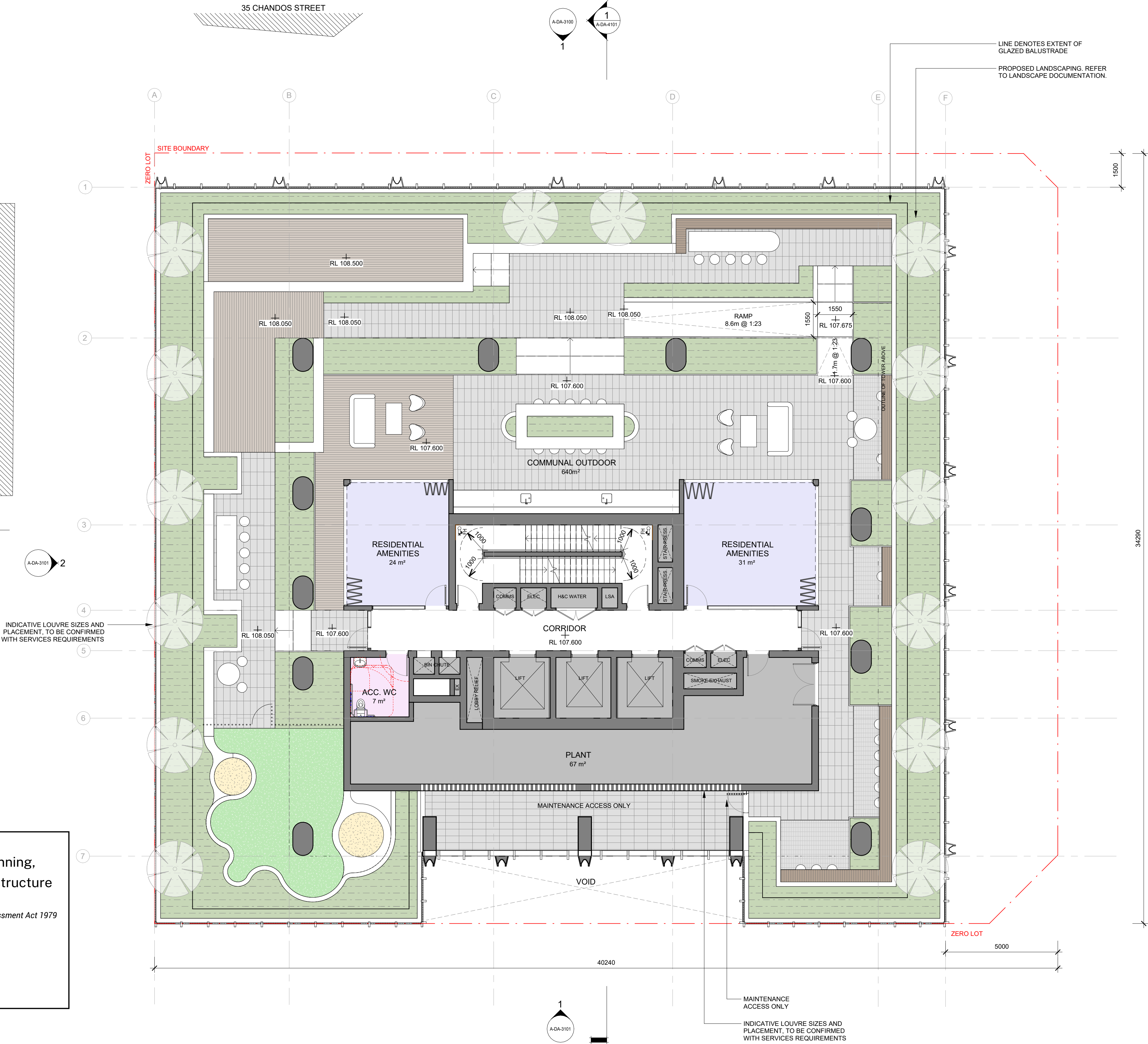
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Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 100 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-2115	Revision: 1

REFER TO LANDSCAPE REPORT BY TRACT AND CIVIL
DRAWINGS BY MEINHARDT FOR FURTHER INFORMATION

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Approved on: 22 June 2026

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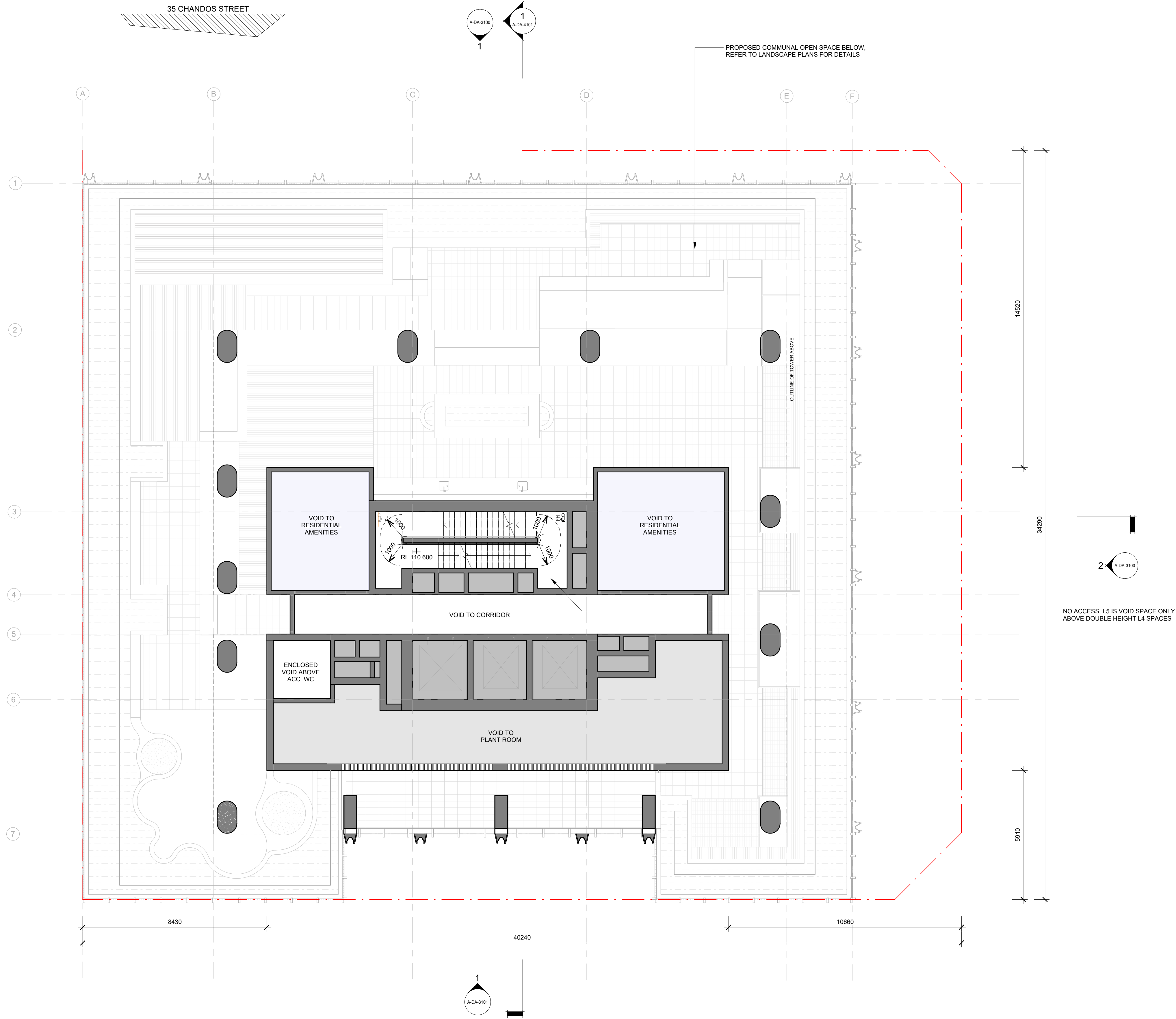
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Rev	Description	By	Date
1	SSDA ADDITIONAL INFORMATION	KH	24/10/2025

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Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9929 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Setia

COX

Cox Architecture

70 George Street

The Rocks NSW 2000

Australia

T + 61 2 9267 9599

coxarchitecture.com.au

Nominated Architects:

Joe Agius no. 6491

Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
LEVEL 5

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 100 @ A1
Project Director: RJ	Date: 24/10/2025
Drawing Number: A-DA-2115.5	Revision: 1

PLOT STAMP DATE: 24/10/2025 1:56:04 PM

Selia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Meinhardt 466 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L8, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9564 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9608 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9608 7995	Waste Engineer

	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects
Joe Agius no. 649
Ramin Jahromi no. 1000

Client Setia Sydney Pty Ltd

Project No.	223107.00
-------------	-----------

Project **ATCHISON STREET**

20-22 Atchison St. St Leonards, NSW 2065

Acknowledgement

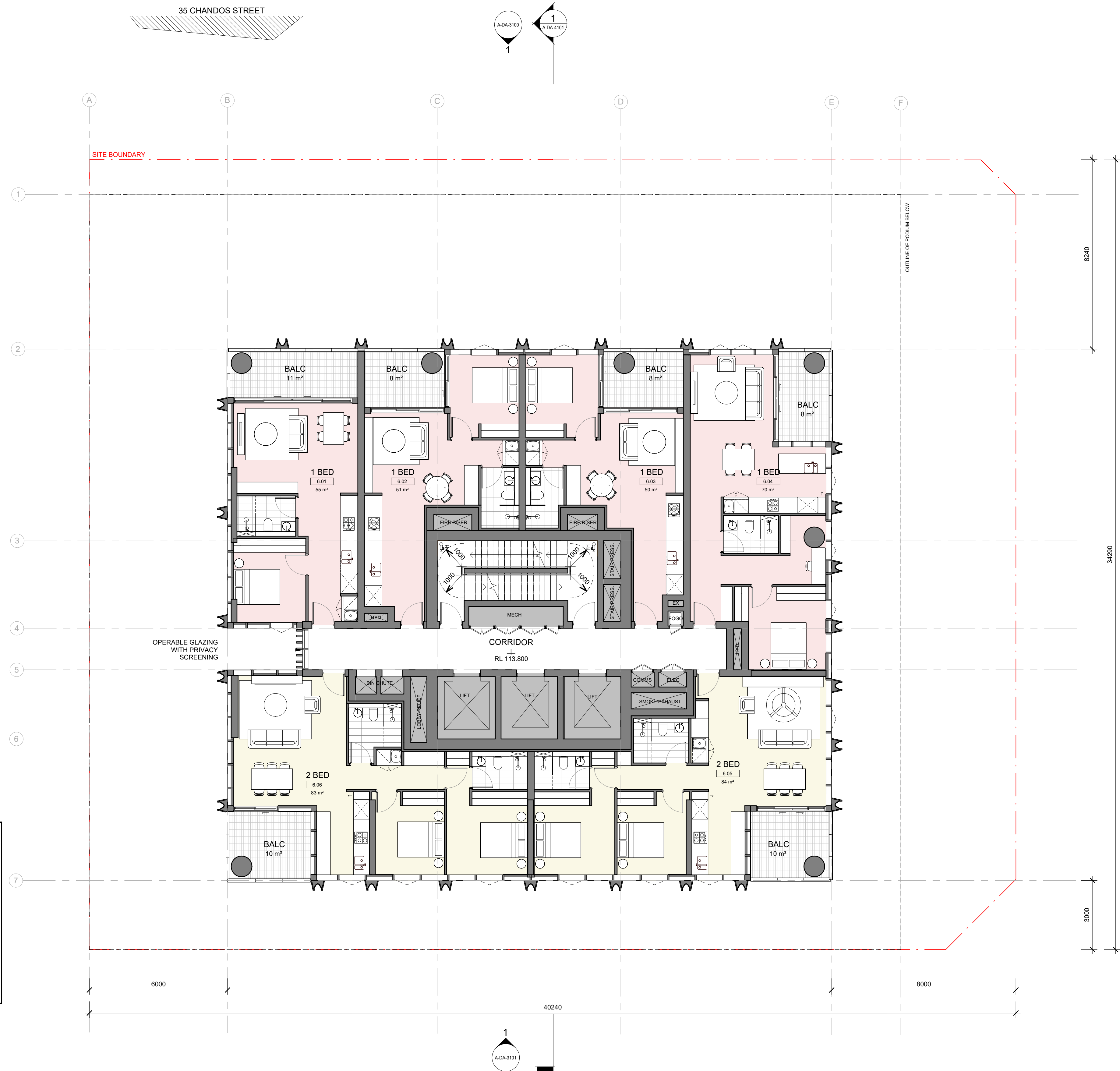
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Project Architect:	RB	Scale:	1 : 100 @ A
Project Director:	RJ	Date:	18/09/202
Drawing Number:	A-DA-2116	Revision:	



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Signed: AW

Sheet No: 14 of 36



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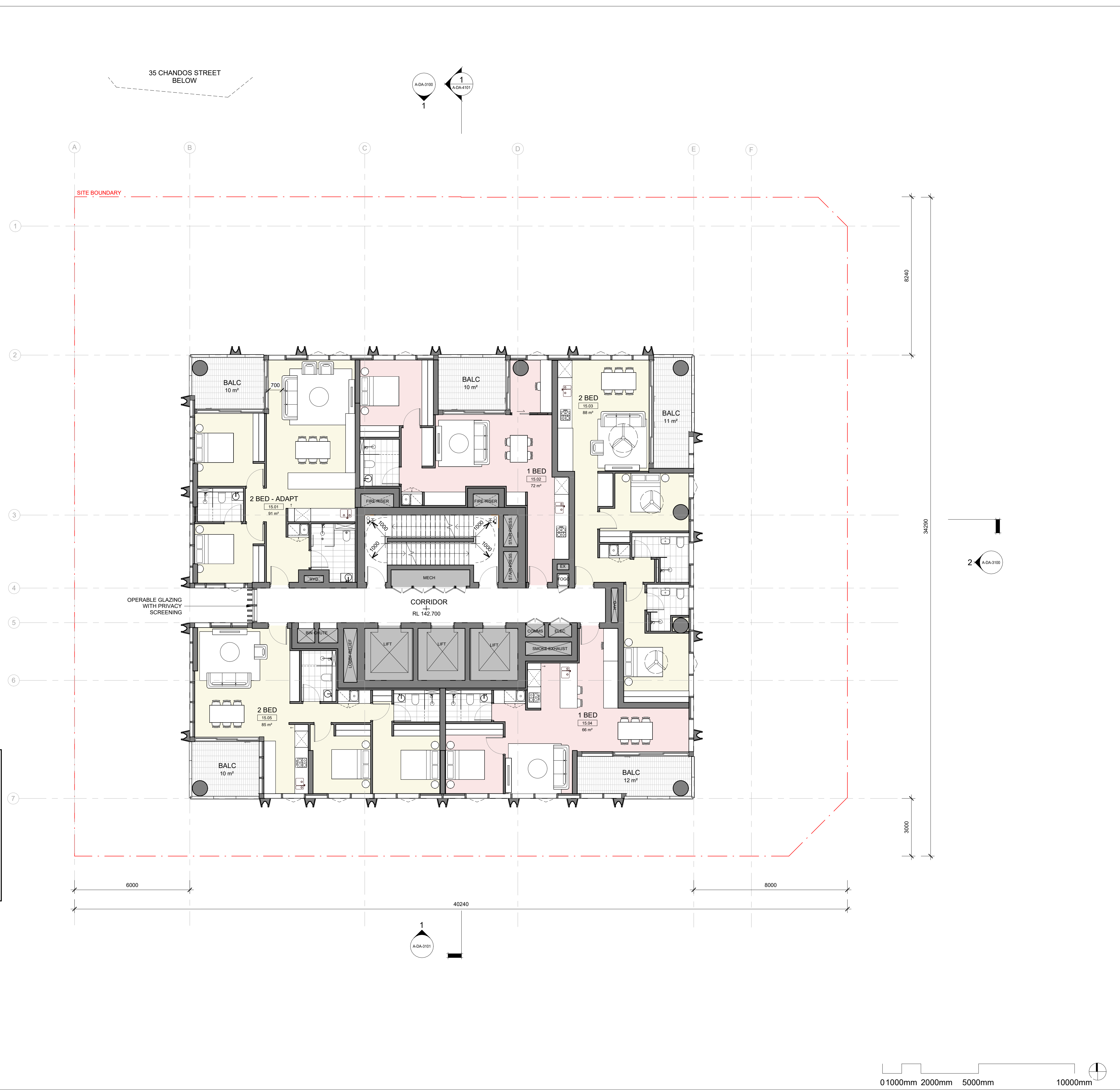
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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia

L1, 155 Franklin St, Melbourne, VIC 3000

Project Manager

Urbis

L6, 123 Pitt St, Sydney, NSW 2000

Tel: (02) 8533 9900

Town Planner

Meinhardt

4/66 Clarence St, Sydney, NSW 2000

Tel: (02) 9699 3088

Structure & Building Services

Tract

L8, 80 Mount St, North Sydney, NSW 2060

Tel: (02) 9654 3733

Landscape Architect

WT Partnerships

L26, 45 Clarence Street, Sydney NSW 2000

(02) 9929 7422

Quantity Surveyor

Salt3

L4, 201 Kent St, Sydney NSW 2000

(02) 9068 7995

Traffic Engineer

Salt3

L6, 201 Kent St, Sydney NSW 2000

(02) 9068 7995

Waste Engineer

LEGEND

SERVICES

BICYCLE PARKING

BUILDING MANAGEMENT

COMMERCIAL

RESIDENTIAL LOBBY

RESIDENTIAL AMENITIES

1B RESIDENTIAL

2B RESIDENTIAL

3B RESIDENTIAL

PENTHOUSE

Setia

COX

Cox Architecture

70 George Street

The Rocks NSW 2000

Australia

T + 61 2 9267 9599

coxarchitecture.com.au

Nominated Architects:

Joe Agius no. 6491

Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

Drawing Title

LEVEL 15 - 29 - RESIDENTIAL

Document Control Status:

Co-ordinated:

KH

Drawn:

KH

Project Architect:

RB

Scale:

1 : 100 @ A1

Project Director:

RJ

Date:

18/09/2025

Drawing Number:

A-DA-2117

Revision:

1

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Department of Planning,
Housing and Infrastructure

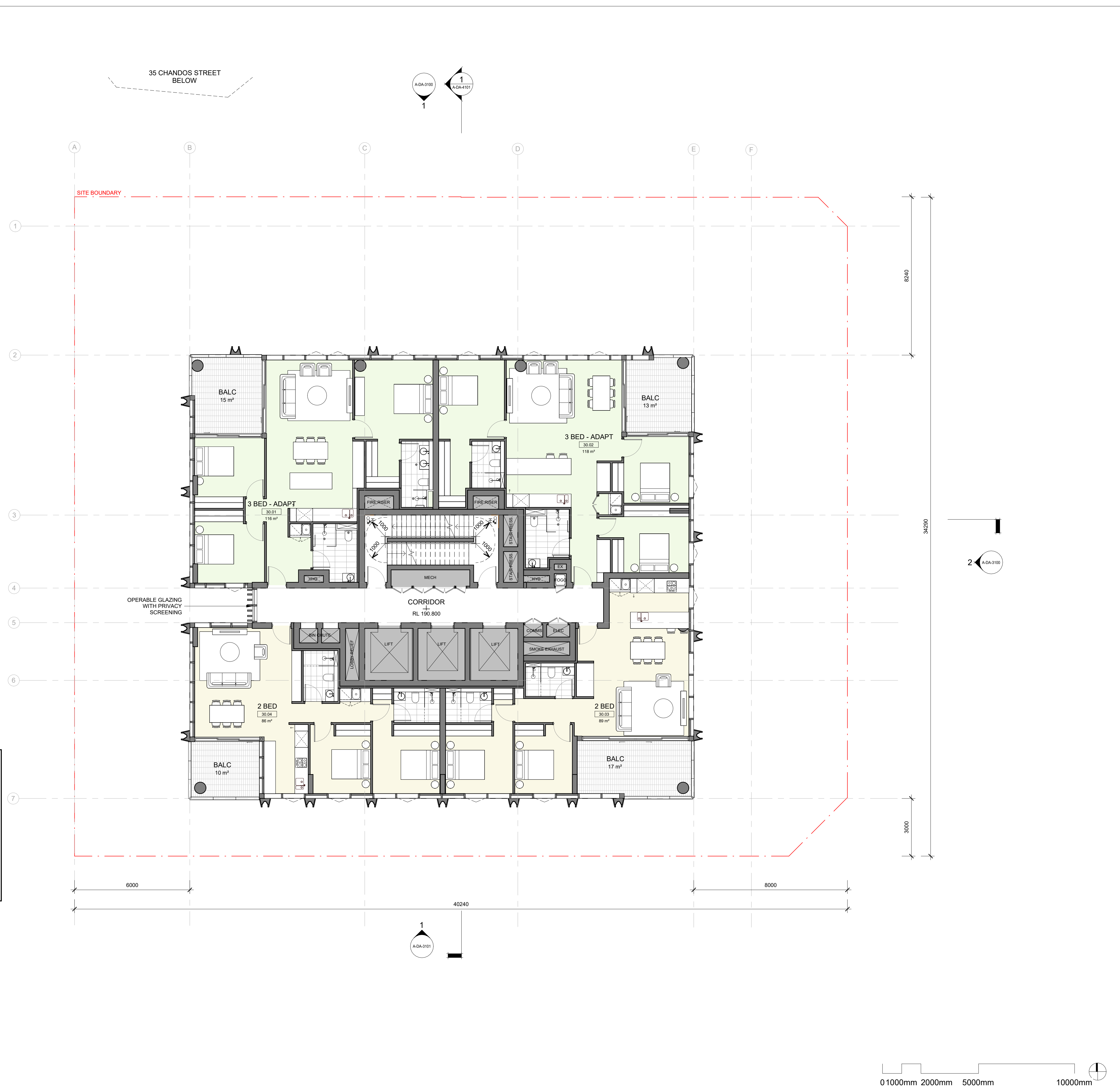
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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia

L1, 155 Franklin St, Melbourne, VIC 3000

Project Manager

Urbis

L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900

Town Planner

Meinhardt

4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Structure & Building Services

Tract

L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

Landscape Architect

WT Partnerships

L26, 45 Clarence Street, Sydney NSW 2000
(02) 9629 7422

Quantity Surveyor

Salt3

L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Traffic Engineer

Salt3

L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Waste Engineer

LEGEND

SERVICES

BICYCLE PARKING

BUILDING MANAGEMENT

COMMERCIAL

RESIDENTIAL LOBBY

RESIDENTIAL AMENITIES

1B RESIDENTIAL

2B RESIDENTIAL

3B RESIDENTIAL

PENTHOUSE

Setia

COX

Cox Architecture

70 George Street
The Rocks NSW 2000
Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:

Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

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Drawing Title

LEVEL 30 - 38 - RESIDENTIAL

Document Control Status:

Co-ordinated:

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Drawn:

KH

Project Architect:

RB

Scale:

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Project Director:

RJ

Date:

18/09/2025

Drawing Number:

A-DA-2118

Revision:

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Department of Planning,
Housing and Infrastructure

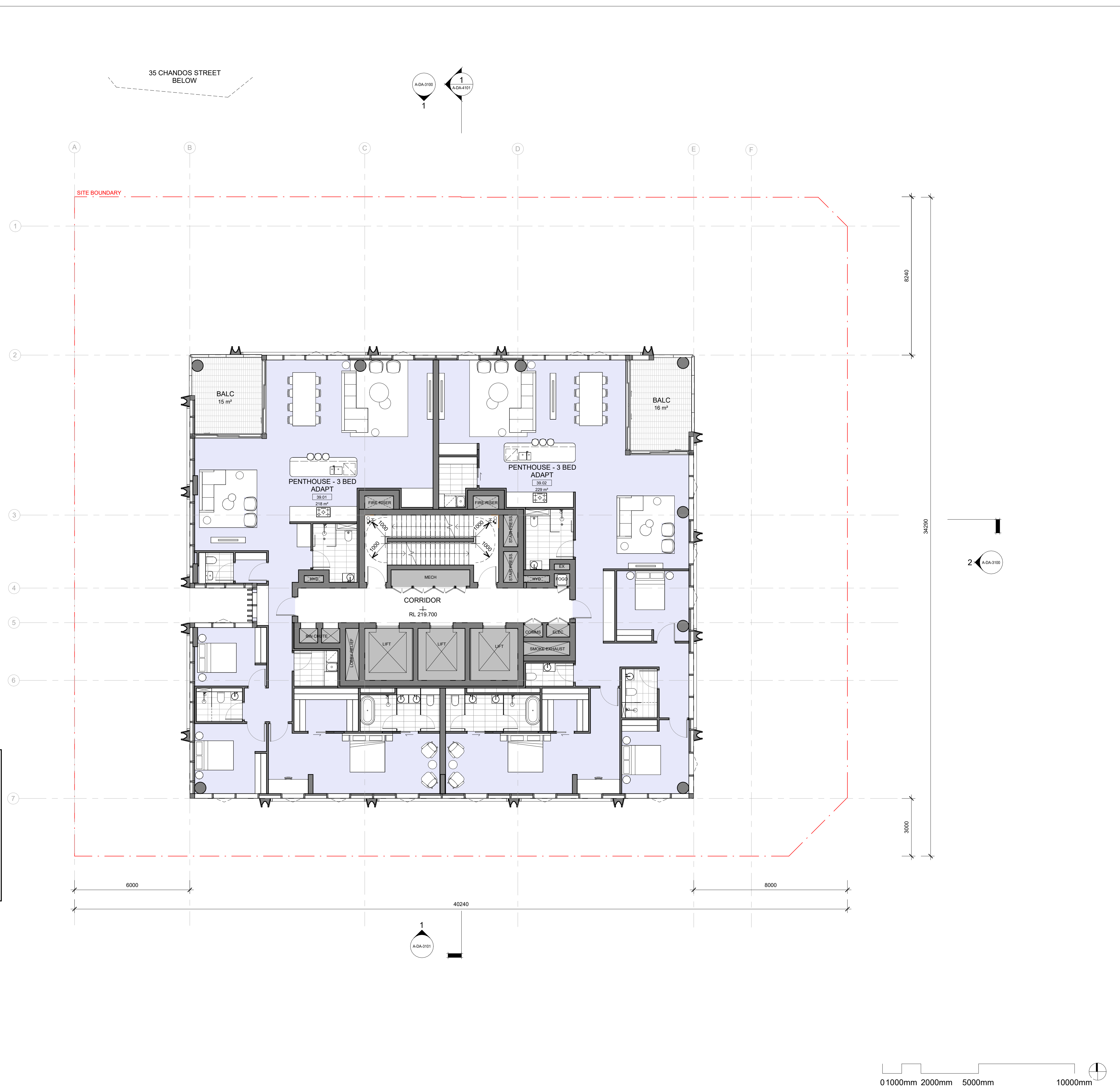
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Approved Application No: SSD 87486461

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia

L1, 155 Franklin St, Melbourne, VIC 3000

Project Manager

Urbis

L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900

Town Planner

Meinhardt

4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Structure & Building Services

Tract

L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

Landscape Architect

WT Partnerships

L26, 45 Clarence Street, Sydney NSW 2000
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Quantity Surveyor

Salt3

L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Traffic Engineer

Salt3

L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Waste Engineer

LEGEND

SERVICES

BICYCLE PARKING

BUILDING MANAGEMENT

COMMERCIAL

RESIDENTIAL LOBBY

RESIDENTIAL AMENITIES

1B RESIDENTIAL

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PENTHOUSE

Cox Architecture

70 George Street
The Rocks NSW 2000
Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:

Joe Agius no. 6491
Ramin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

Drawing Title

LEVEL 39 - PENTHOUSES

Document Control Status:

Co-ordinated:

KH

Drawn:

KH

Project Architect:

RB

Scale:

1 : 100 @ A1

Project Director:

RJ

Date:

18/09/2025

Drawing Number:

A-DA-2119

Revision:

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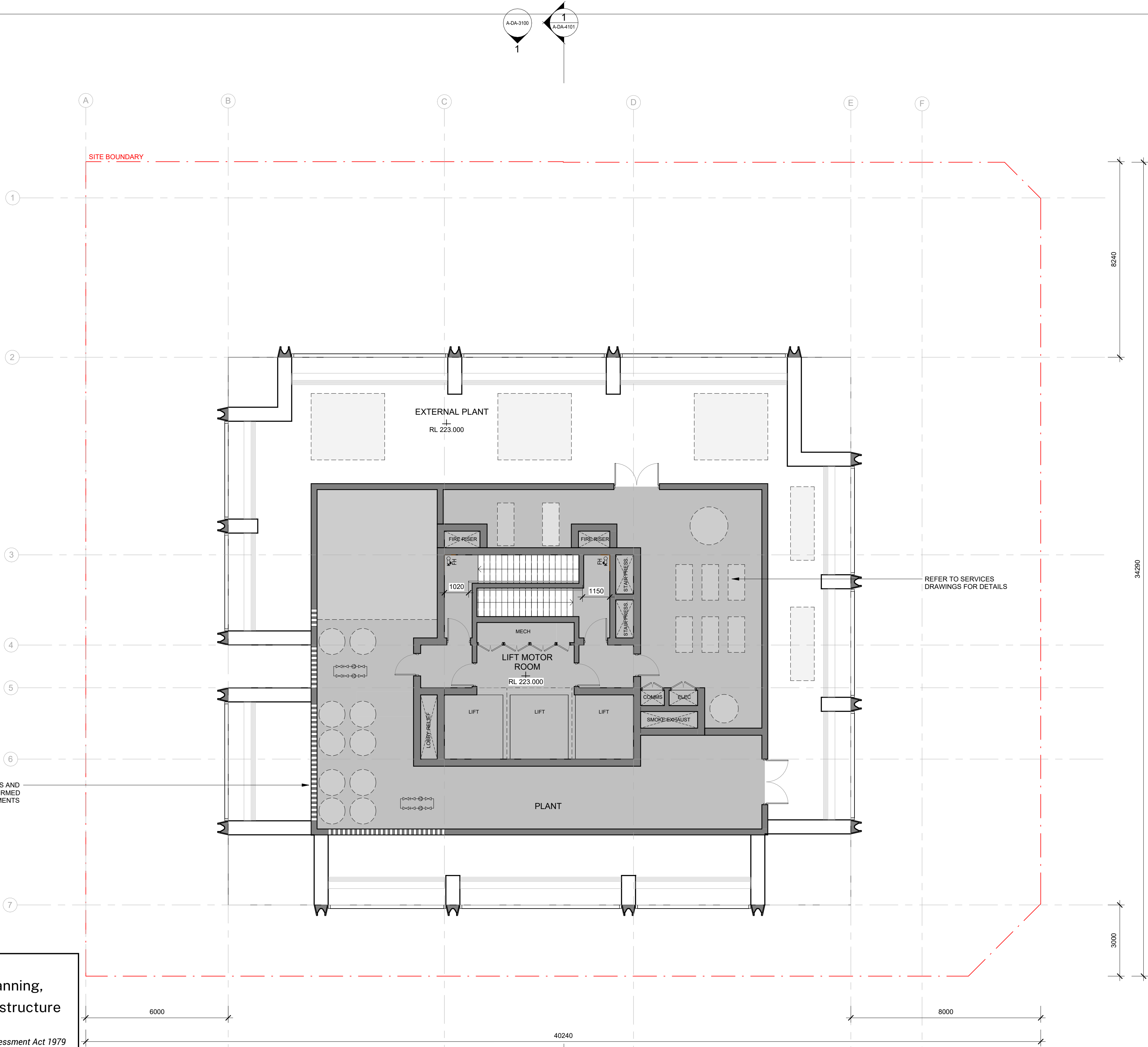
Approved Application No: SSD 87486461

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PLACEMENT, TO BE CONFIRMED
WITH SERVICES REQUIREMENTS



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LEGEND	
	SERVICES
	BICYCLE PARKING
	BUILDING MANAGEMENT
	COMMERCIAL
	RESIDENTIAL LOBBY
	RESIDENTIAL AMENITIES
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE

Setia

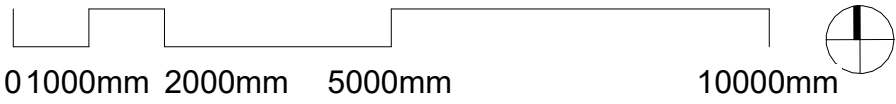
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	ROOF PLANT

Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2120	1



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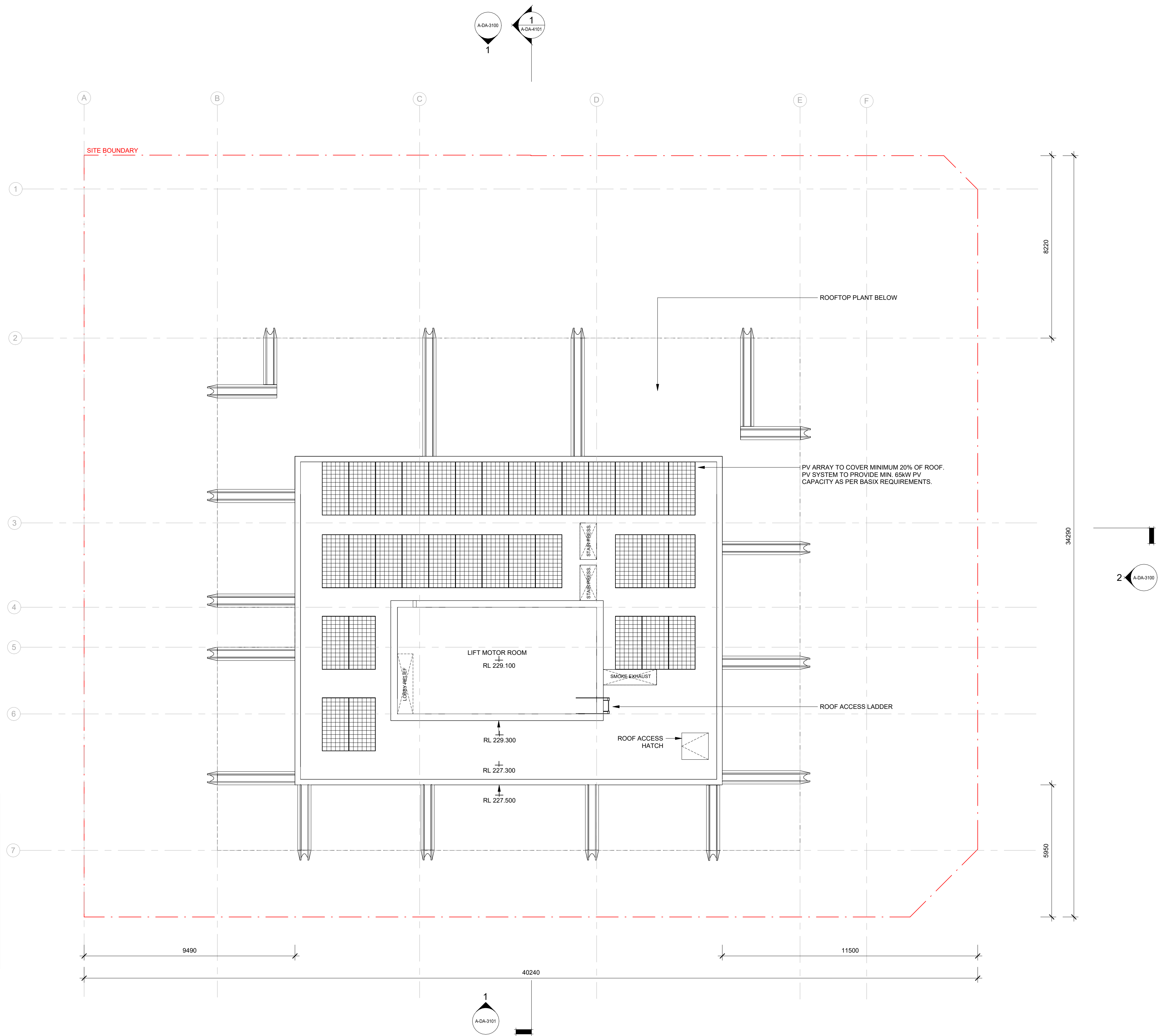
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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND

SERVICES

BICYCLE PARKING

BUILDING MANAGEMENT

COMMERCIAL

RESIDENTIAL LOBBY

RESIDENTIAL AMENITIES

1B RESIDENTIAL

2B RESIDENTIAL

3B RESIDENTIAL

PENTHOUSE

Setia

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Cox Architecture

70 George Street

The Rocks NSW 2000

Australia

T + 61 2 9267 9599

coxarchitecture.com.au

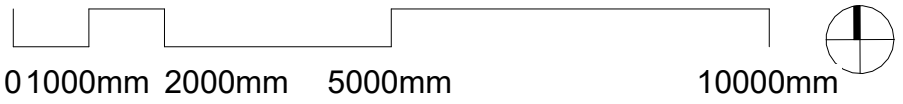
Nominated Architects:

Joe Agius no. 6491

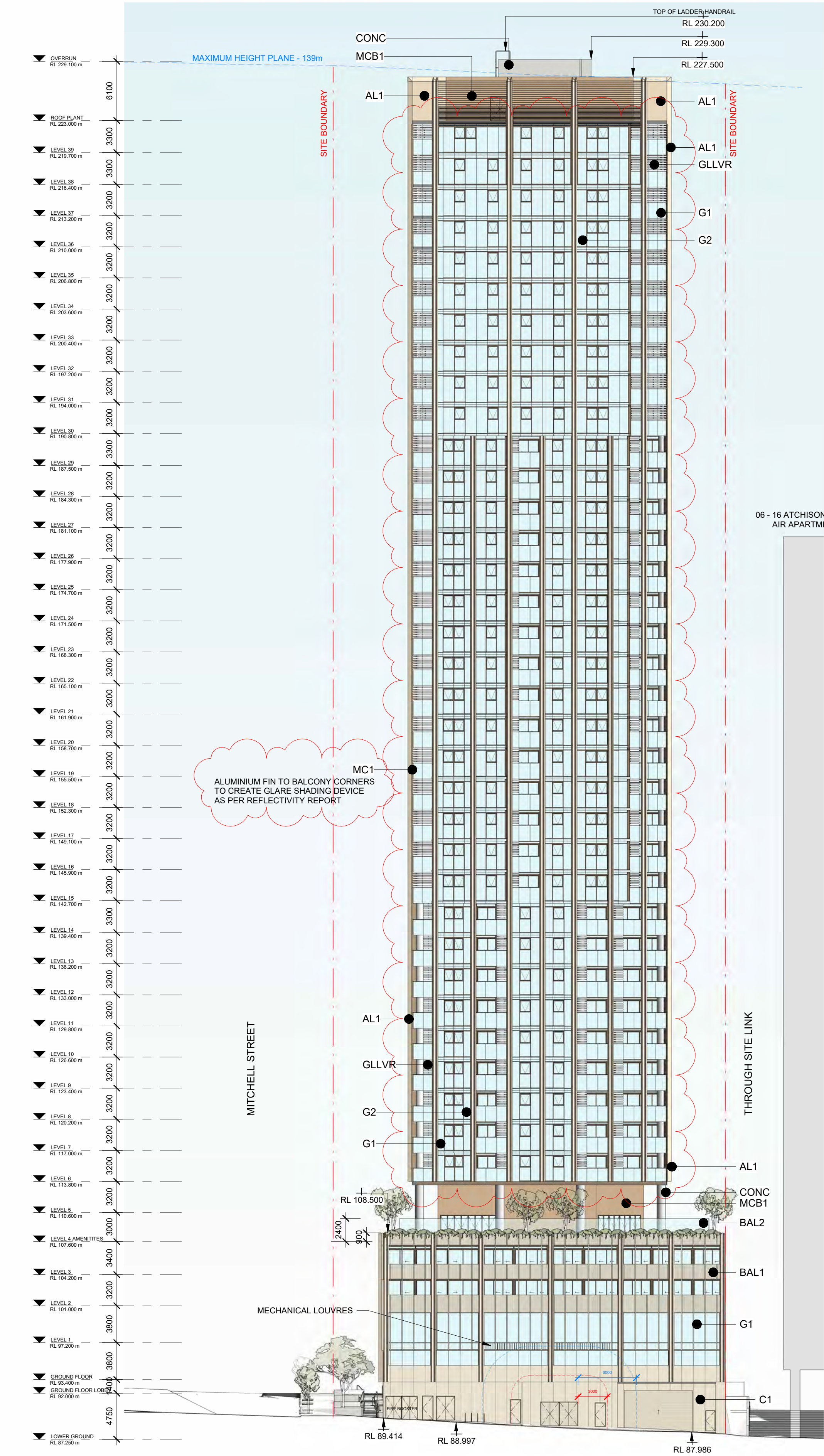
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	ROOF UPPER

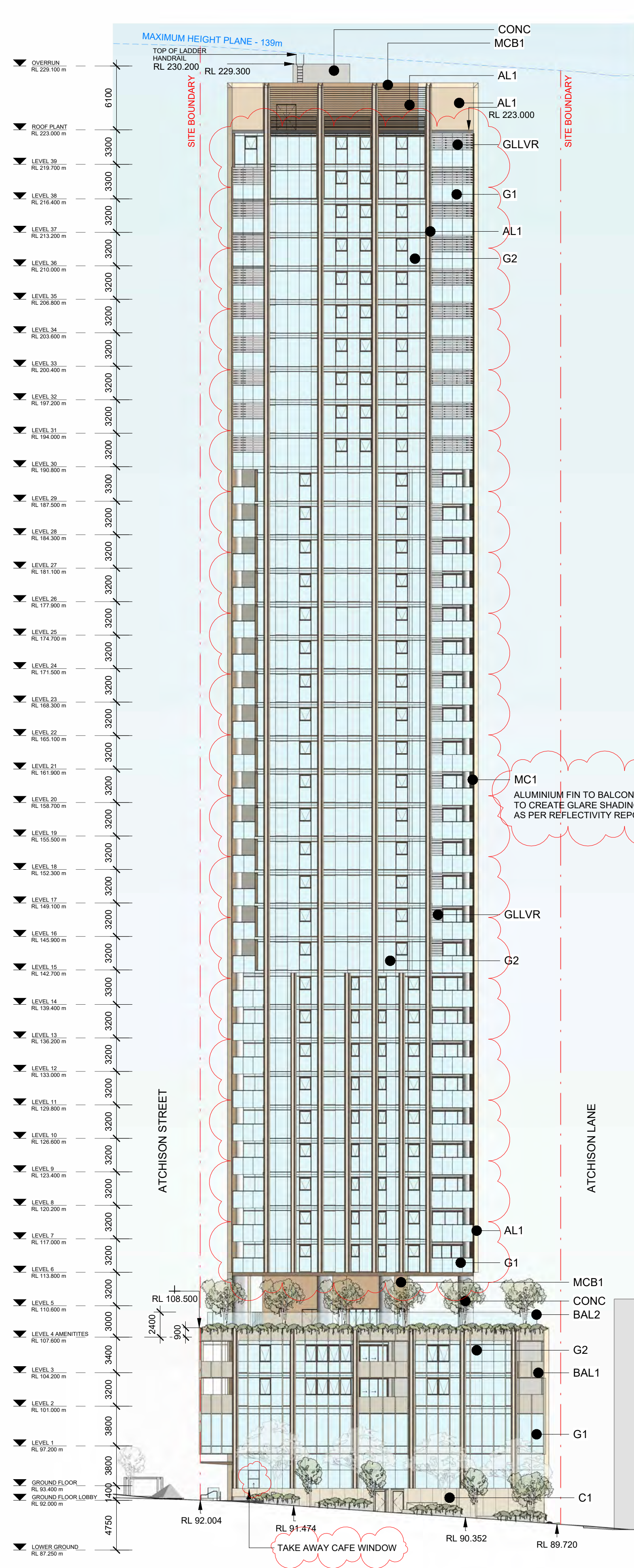
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Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 100 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-2121	1



PLOT STAMP DATE: 11/02/2025 3:05:32 PM



1 NORTH BUILDING ELEVATION
SCALE 1 : 300



2 EAST BUILDING ELEVATION
SCALE 1 : 300

CONC
CONCRETE - BEIGE

AL1
MATTE ALUMINIUM -
SANDSTONE COLOUR

C1
SANDSTONE COLOURED
CLADDING

MC2
METAL - LIGHT BRONZE
COLOUR

G1
PERFORMANCE GLAZING
WITH LOW E COATING

G2
SHADOW BOX GLASS PANEL

MC1
ALUMINIUM FIN TO BALCONY CORNERS
TO CREATE GLARE SHADING DEVICE
AS PER REFLECTIVITY REPORT

GLLVR
FIXED, OPEN, PERFORMANCE
GLAZING LOUVRES WITH
LOW E COATING

MCB1
METAL BATTEN CLADDING
WITH BACKING - LIGHT
TERRACOTTA

BAL1
PALISADE BALUSTRADE

BAL2
GLASS BALUSTRADE

Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 20 of 36

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025
2	DEPARTMENT ISSUES RESPONSE	KH	12/03/2026

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 5900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9554 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

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Nominated Architects:
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Ramin Jahromi no. 10000

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Project No.
223107.00

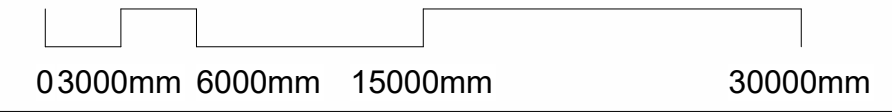
Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

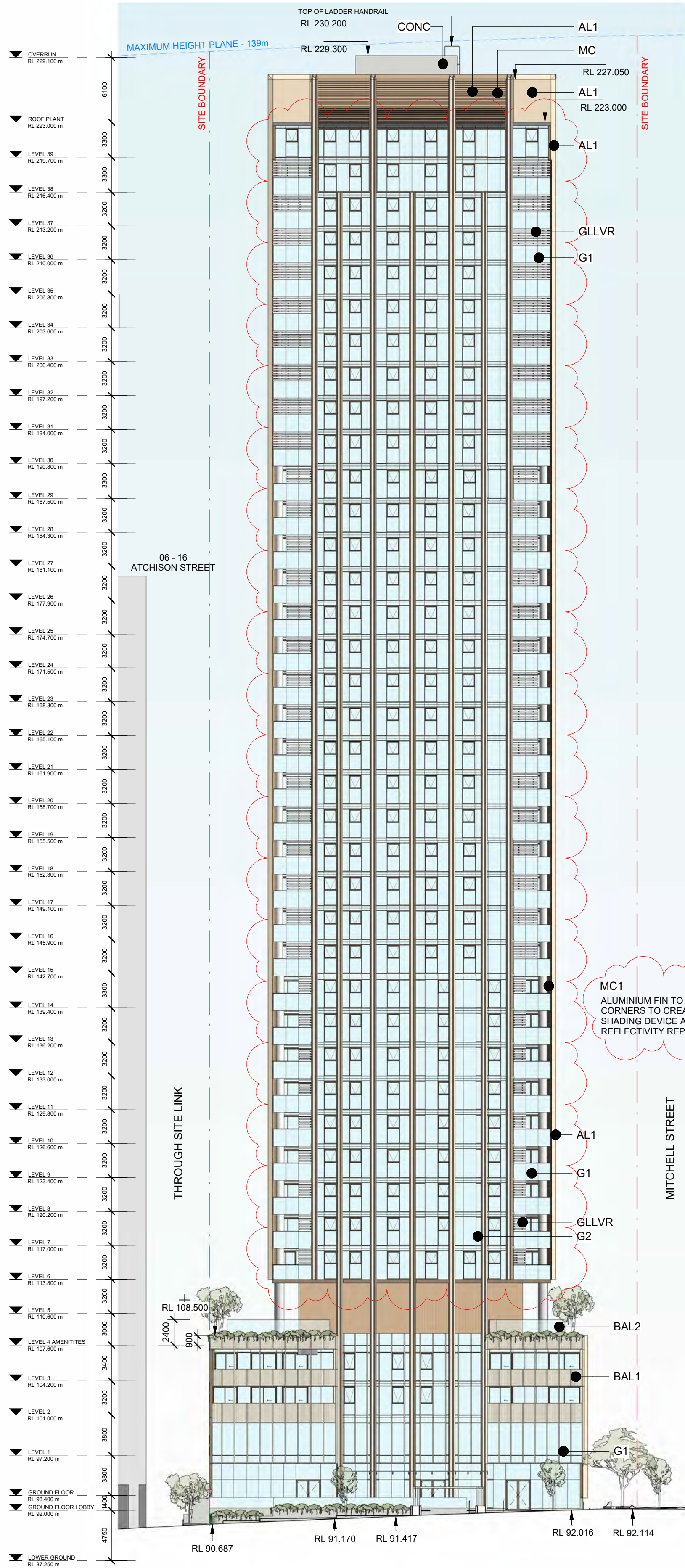
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Drawing Title
BUILDING ELEVATIONS - NORTH & EAST

Document Control Status:

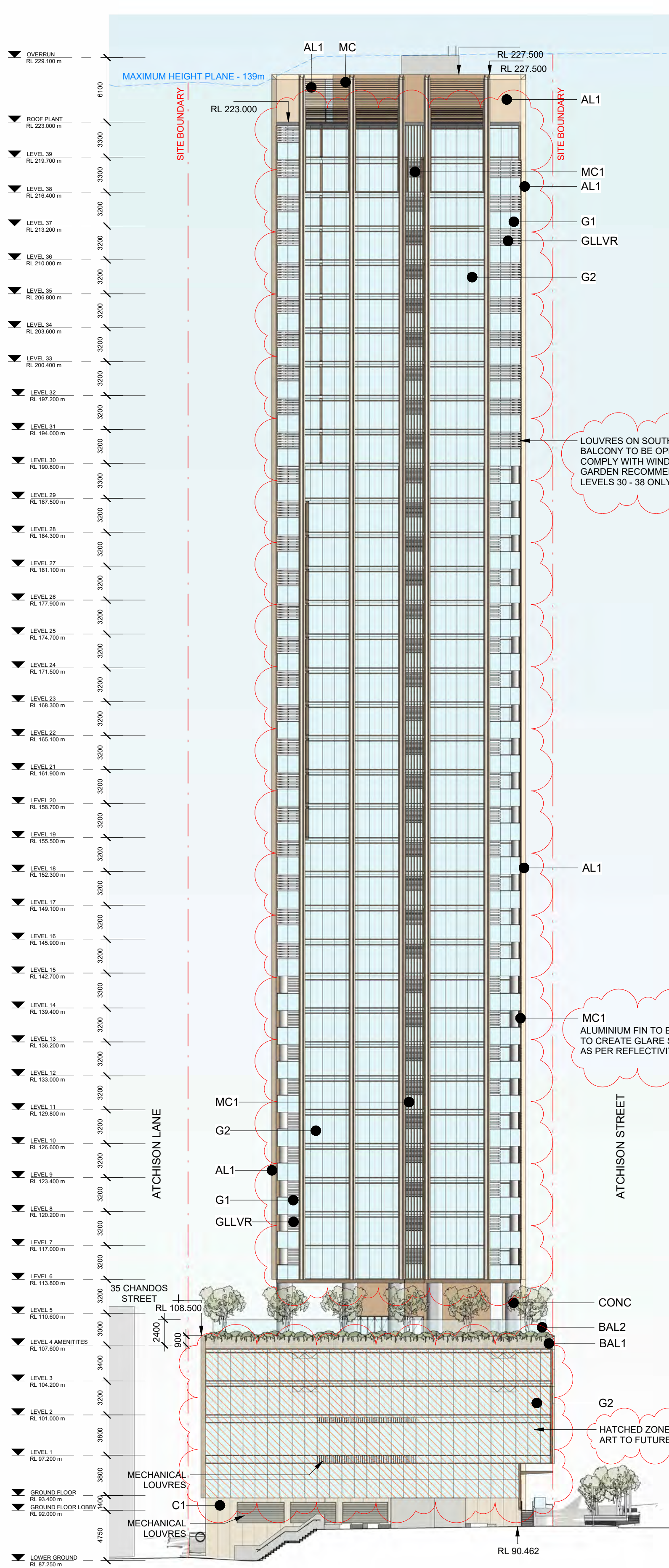
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Project Architect: RB	Scale: 1 : 300 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-3100	Revision: 2



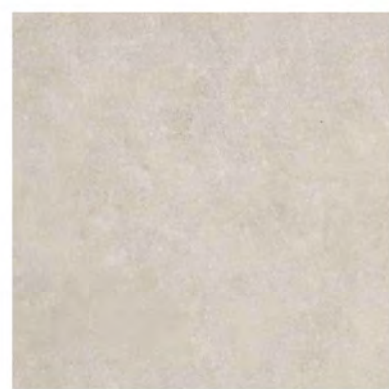
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1 SOUTH BUILDING ELEVATION
SCALE 1 : 300



2 WEST BUILDING ELEVATION
SCALE 1 : 300



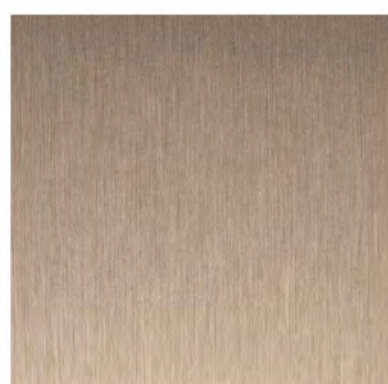
CONC
CONCRETE - BEIGE



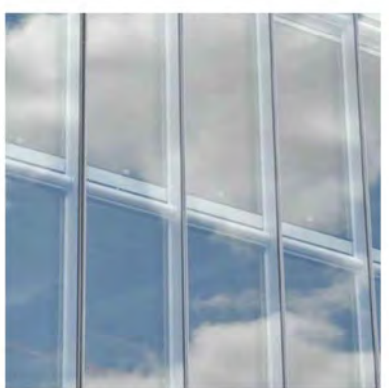
AL1
MATTE ALUMINIUM -
SANDSTONE COLOUR



C1
SANDSTONE COLOURED
CLADDING



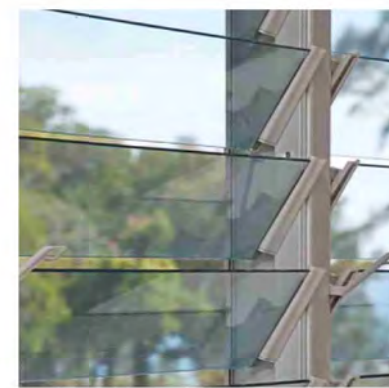
MC1
METAL - LIGHT BRONZE
COLOUR



G1
PERFORMANCE GLAZING
WITH LOW E COATING



G2
SHADOW BOX GLASS PANEL



GLLVR
FIXED, OPEN, PERFORMANCE
GLAZING LOUVRES WITH
LOW E COATING



MCB1
METAL BATTEN CLADDING
WITH BACKING - LIGHT
TERRACOTTA



BAL1
PALISADE BALUSTRADE



BAL2
GLASS BALUSTRADE

 Department of Planning,
Housing and Infrastructure

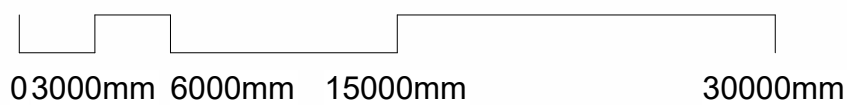
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 21 of 36



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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
BUILDING ELEVATIONS - SOUTH & WEST

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 300 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-3101	Revision: 2



Department of Planning,
Housing and Infrastructure

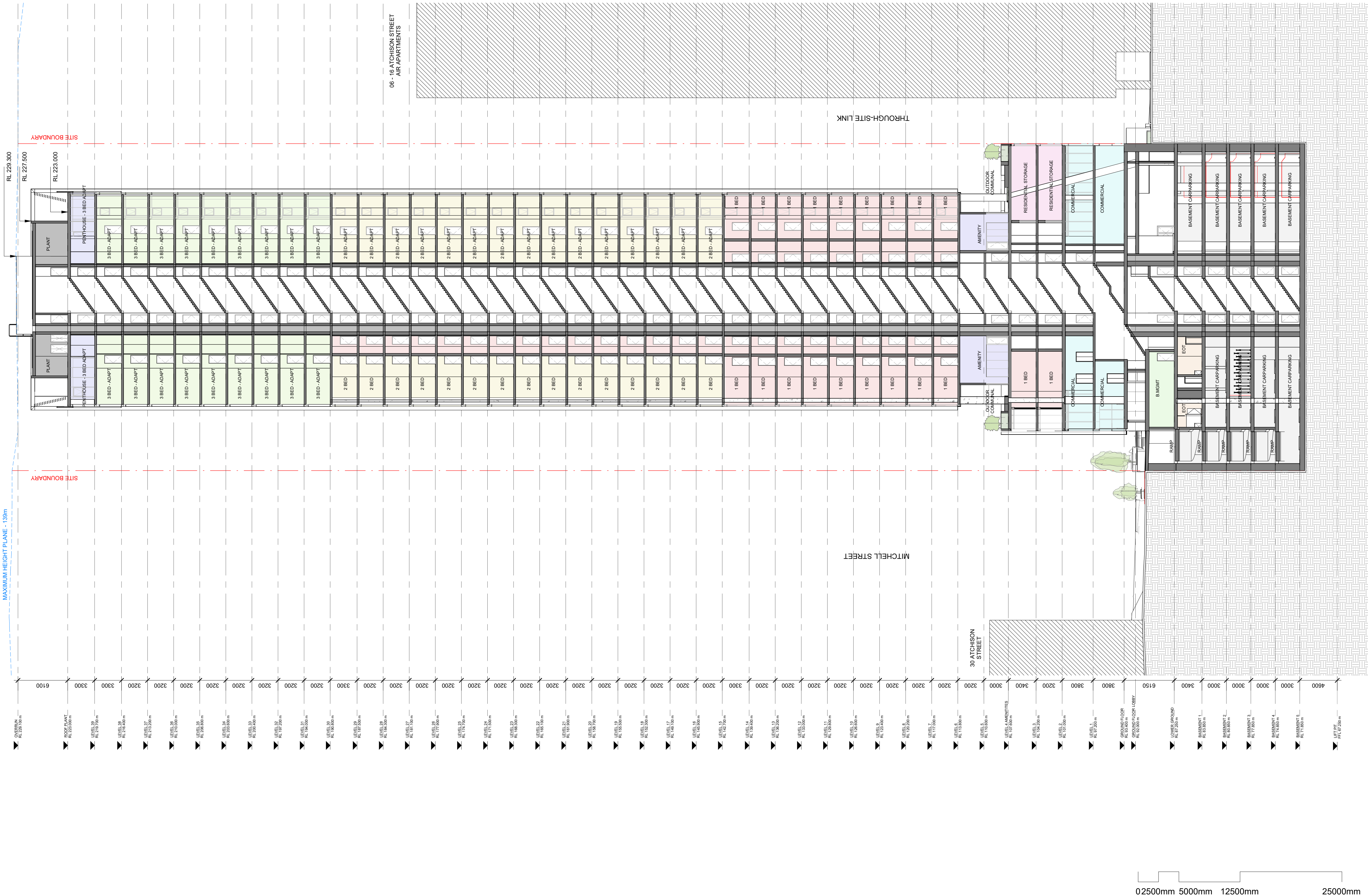
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1	FOR SSDA ISSUE	KH	18/09/2025

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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

LEGEND	
	PLANT / SERVICES
	BASEMENT
	1B RESIDENTIAL
	2B RESIDENTIAL
	3B RESIDENTIAL
	PENTHOUSE
	RESIDENTIAL AMENITIES
	COMMERCIAL

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Project No.
223107.00

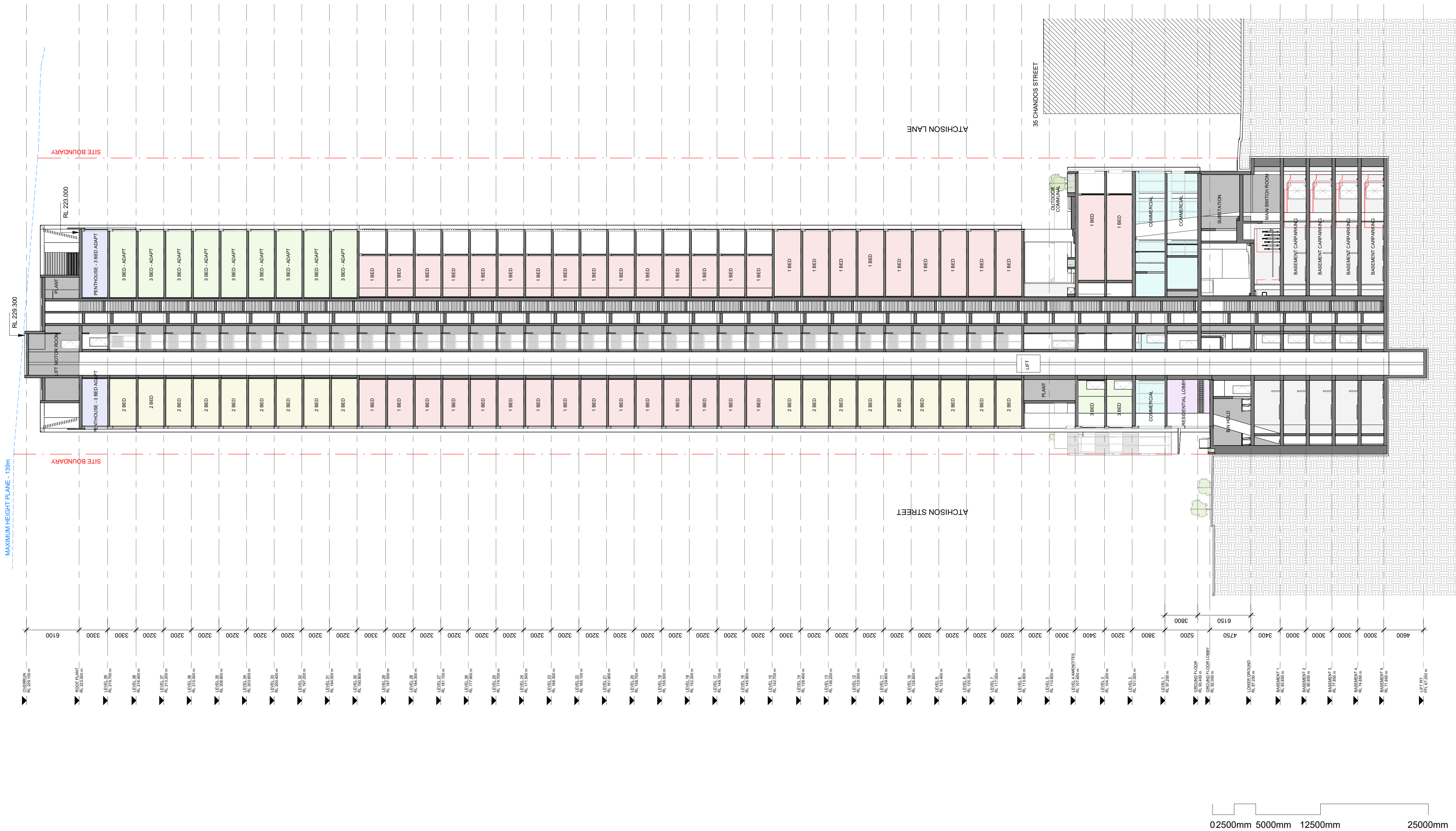
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20-22 Atchison St, St Leonards, NSW 2065

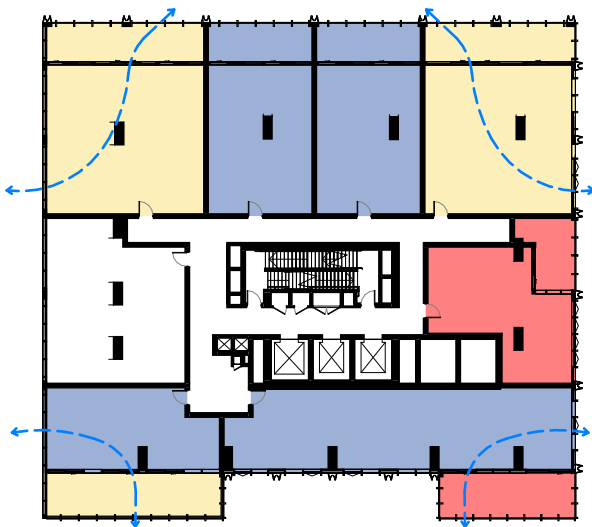
Acknowledgement
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Drawing Title
BUILDING SECTION - EAST WEST

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: As indicated @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-4100	Revision: 1

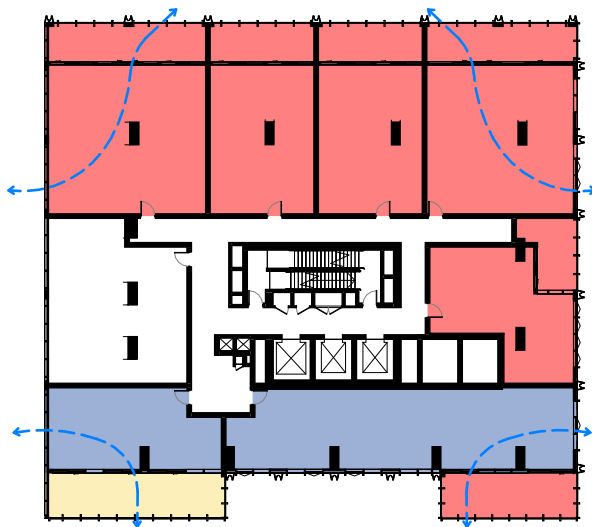




LEVEL 2

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	1
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	4
TOTAL NO. OF UNITS	7

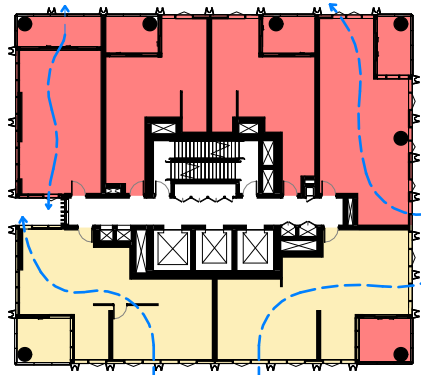
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	7



LEVEL 3

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	5
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	0
NO DIRECT SOLAR ACCESS	2
TOTAL NO. OF UNITS	7

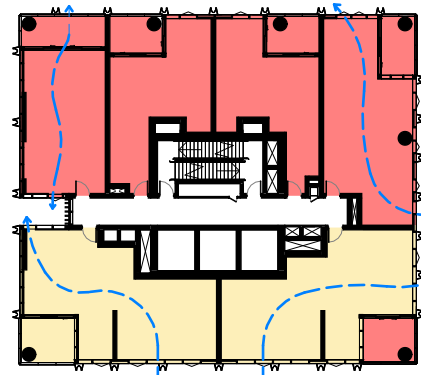
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	7



LEVEL 6

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

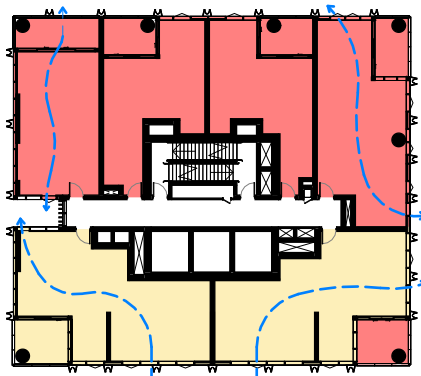
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 7

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

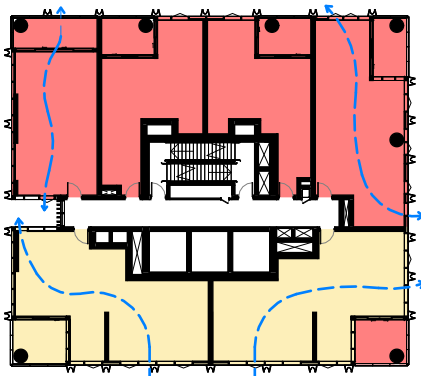
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 8

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

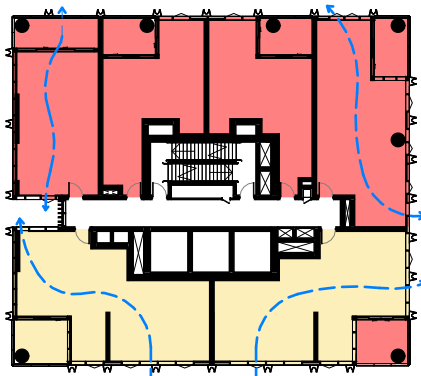
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 9

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

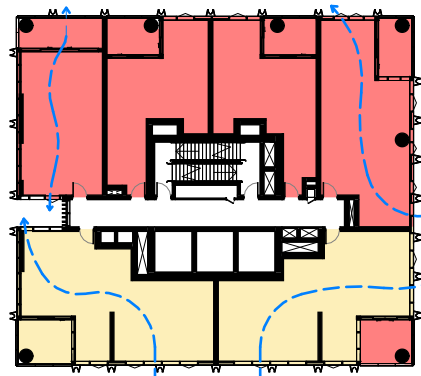
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 10

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

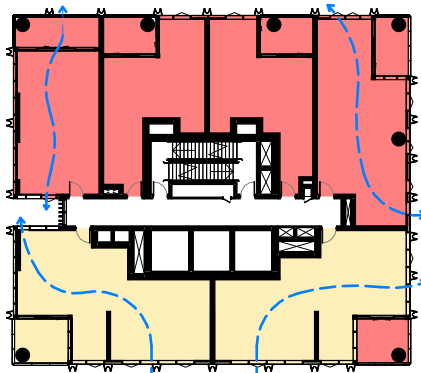
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 11

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

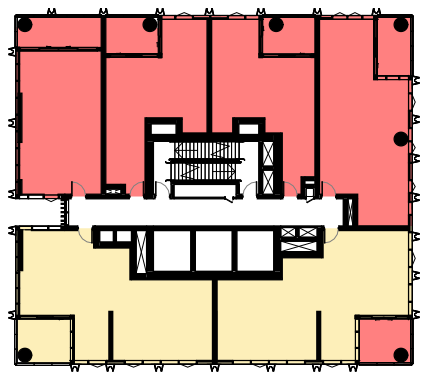
NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



LEVEL 12

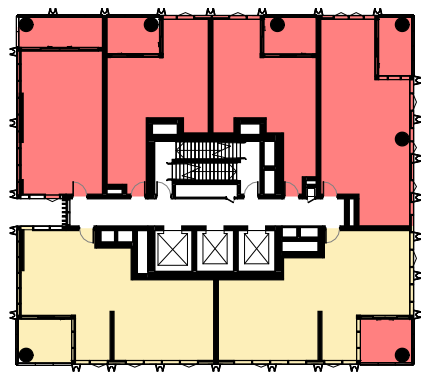
CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6

NATURAL VENTILATION (FIRST 9 STOREYS)	
NATURAL CROSS VENTILATION	4
TOTAL NO. OF UNITS	6



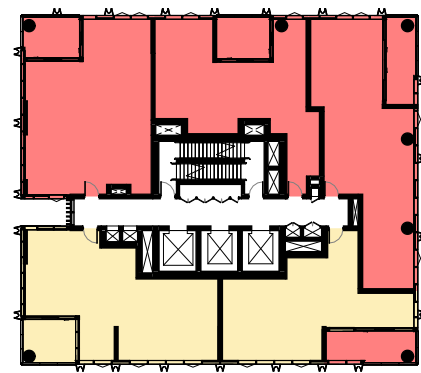
LEVEL 13

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6



LEVEL 14

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	4
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	6



LEVEL 15

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM	
MIN. 2 HOURS OF DIRECT SOLAR ACCESS	3
BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS	2
NO DIRECT SOLAR ACCESS	0
TOTAL NO. OF UNITS	5



Department of Planning,
Housing and Infrastructure

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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 24 of 36



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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

ADG - SOLAR COMPLIANCE		
SOLAR ACCESS	NO. UNITS	%
2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION		
CROSS VENTILATION	NO. UNITS	%
CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%

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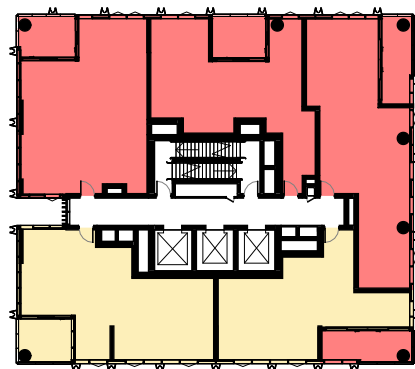
Acknowledgement
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Drawing Title
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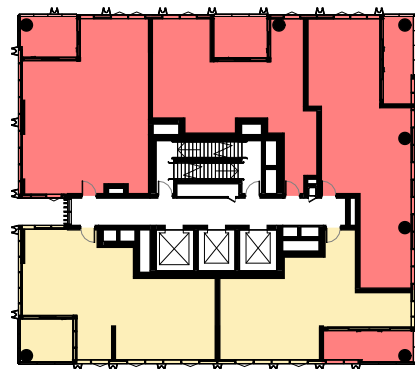
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Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8103	Revision: 1

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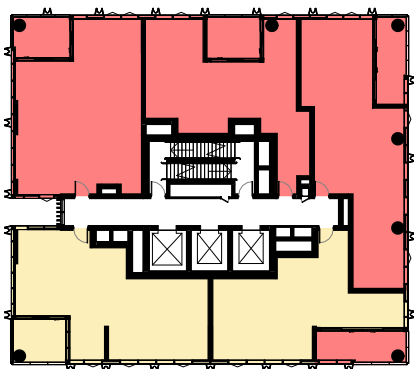
LEVEL 16

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



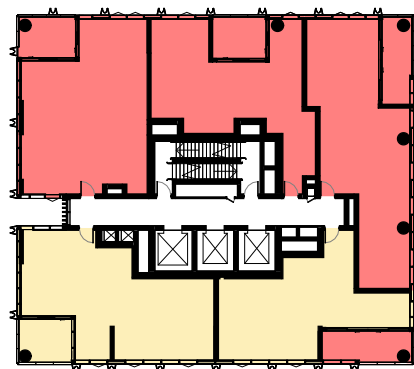
LEVEL 17

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



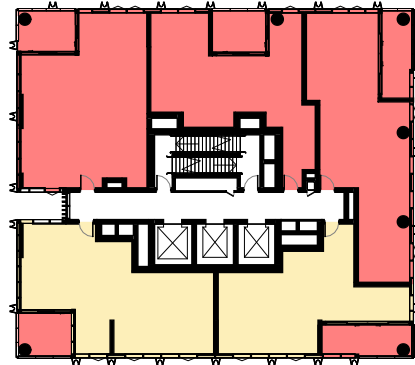
LEVEL 18

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



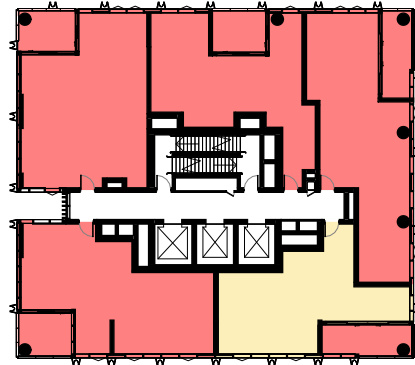
LEVEL 19

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



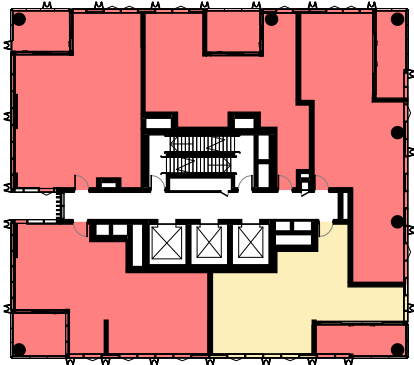
LEVEL 20

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		3
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		2
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



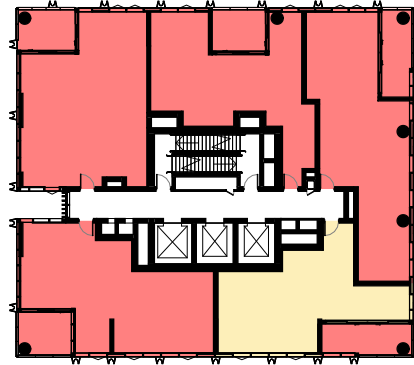
LEVEL 21

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



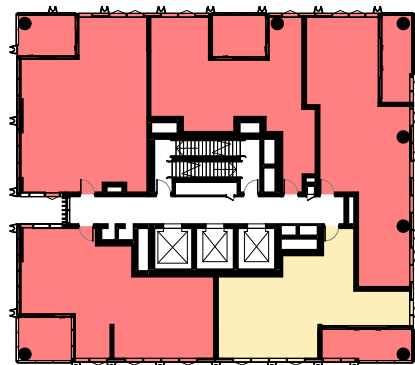
LEVEL 22

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



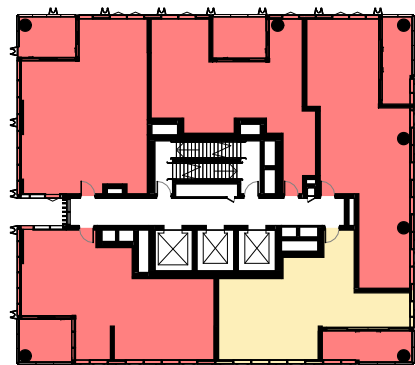
LEVEL 23

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



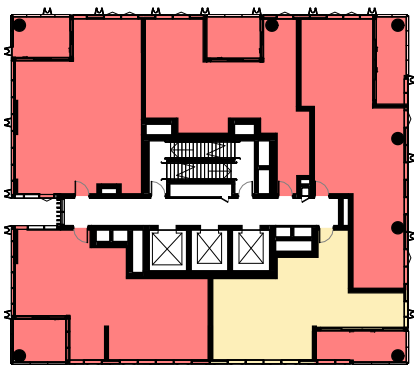
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CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



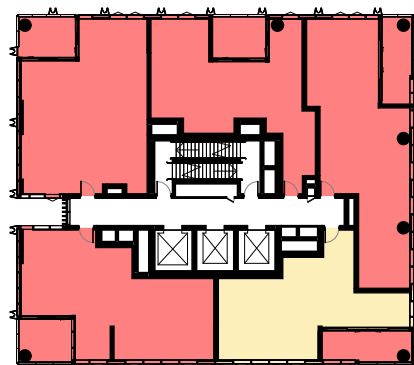
LEVEL 25

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



LEVEL 26

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



LEVEL 27

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 25 of 36

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia Project Manager
L1, 155 Franklin St, Melbourne, VIC 3000

Urbis Town Planner
L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900

Meinhardt Structure & Building Services
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Tract Landscape Architect
L8, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

WT Partnerships Quantity Surveyor
L26, 45 Clarence Street, Sydney NSW 2000
(02) 9929 7422

Salt3 Traffic Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Salt3 Waste Engineer
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

ADG - SOLAR COMPLIANCE

SOLAR ACCESS	NO. UNITS	%
--------------	-----------	---

2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION

CROSS VENTILATION	NO. UNITS	%
-------------------	-----------	---

CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%

Setia
COX

Cox Architecture Nominated Architects:
70 George Street Joe Agius no. 6491
The Rocks NSW 2000 Ramin Jahromi no. 10000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Client Setia Sydney Pty Ltd

Project No. 223107.00

Project ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people,

Drawing Title ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 2

Document Control Status:

Co-ordinated: KH **Drawn:** KH

Project Architect: RB **Scale:** As indicated @ A1

Project Director: RJ **Date:** 18/09/2025

Drawing Number: A-DA-8104 **Revision:** 1



PLOT STAMP DATE: 11/02/2025 3:08:33 PM

Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9929 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

ADG - SOLAR COMPLIANCE		
SOLAR ACCESS	NO. UNITS	%
2 OR MORE HOURS	134	74%
LESS THAN 2 HOURS	41	23%
NO DIRECT SOLAR	6	3%

ADG - CROSS VENTILATION		
CROSS VENTILATION	NO. UNITS	%
CROSS VENT ACHIEVED	24	63%
CROSS VENT NOT ACHIEVED	14	37%

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Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

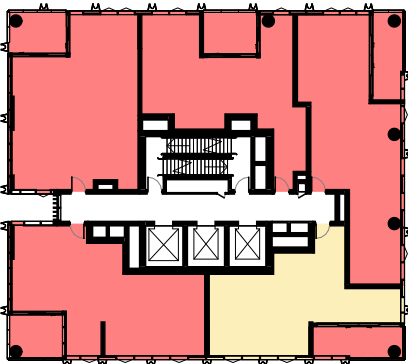
20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADG COMPLIANCE - SOLAR & CROSS VENTILATION - SHEET 3

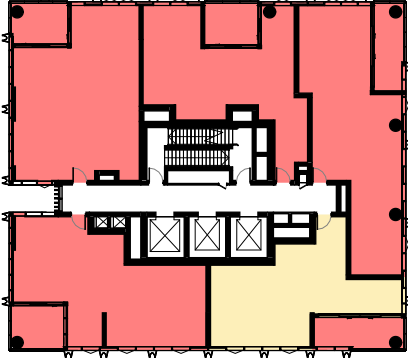
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Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: As indicated @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8105	Revision: 1



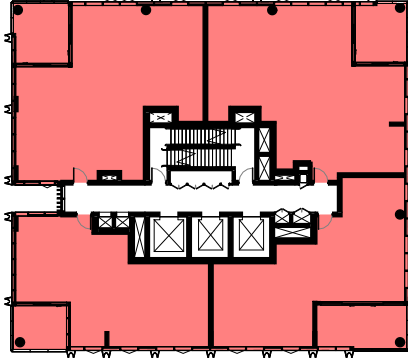
LEVEL 28

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



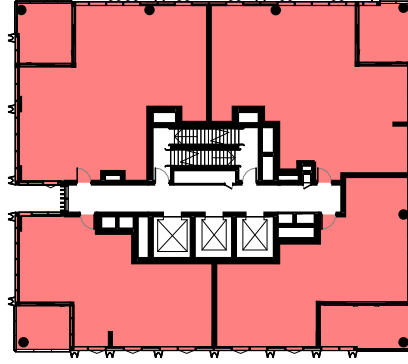
LEVEL 29

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		1
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		5



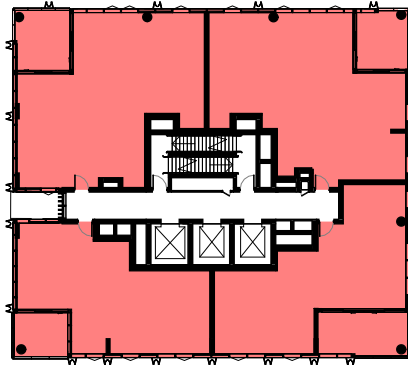
LEVEL 30

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



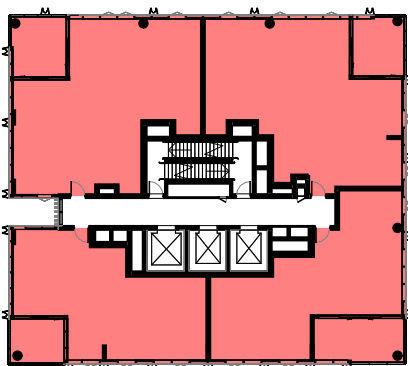
LEVEL 31

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



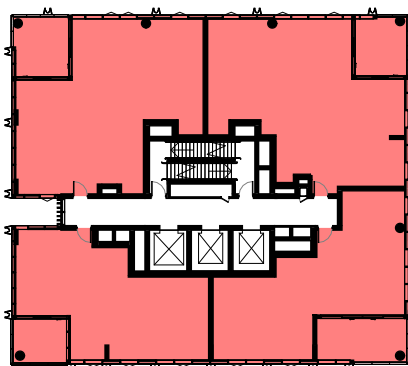
LEVEL 32

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



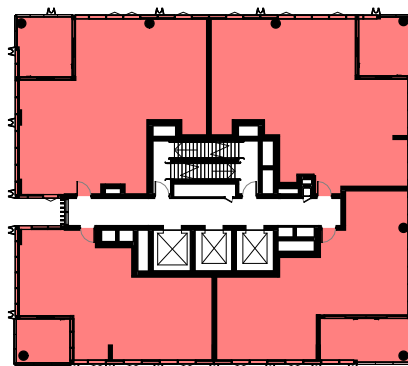
LEVEL 33

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



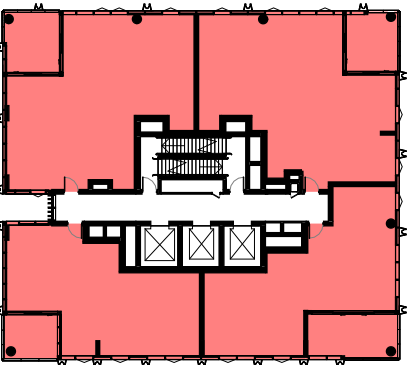
LEVEL 34

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



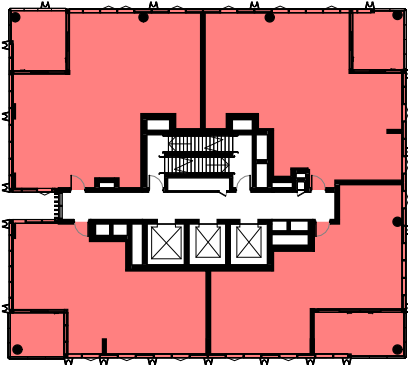
LEVEL 35

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



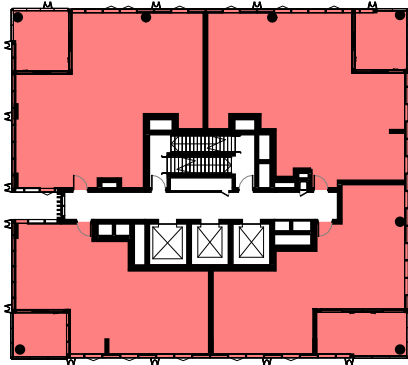
LEVEL 36

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



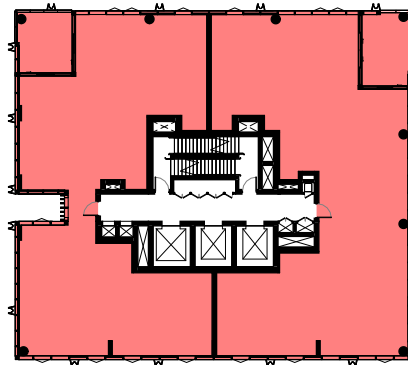
LEVEL 37

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



LEVEL 38

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		4
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		4



LEVEL 39

CALCULATIONS FOR 21ST JUNE, 9AM - 3PM		UNITS
● MIN. 2 HOURS OF DIRECT SOLAR ACCESS		2
● BETWEEN 0 & 2 HOURS OF DIRECT SOLAR ACCESS		0
● NO DIRECT SOLAR ACCESS		0
TOTAL NO. OF UNITS		2



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 26 of 36

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PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

2.01, 3.01



Department of Planning,
Housing and Infrastructure

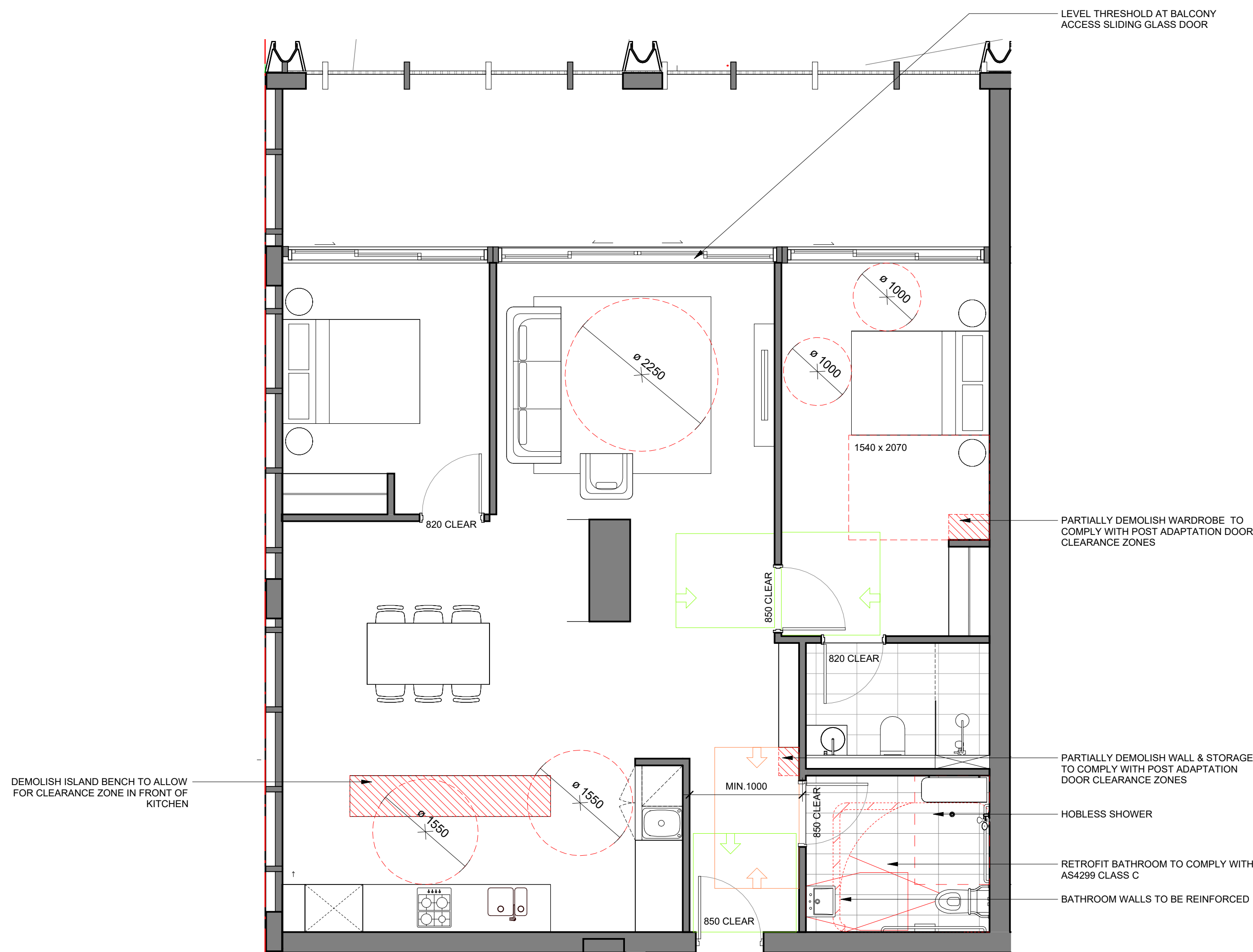
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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 27 of 36



POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

2.01, 3.01

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

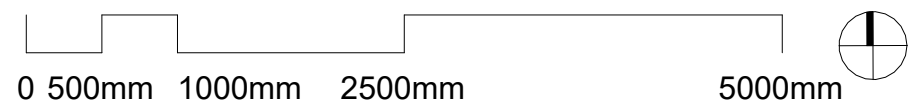
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

ADAPTABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

[illegible]

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8233 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L8, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9954 3703	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9929 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9098 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9098 7995	Waste Engineer

Setia

C O X

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Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
amin Jahromi no. 10000

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

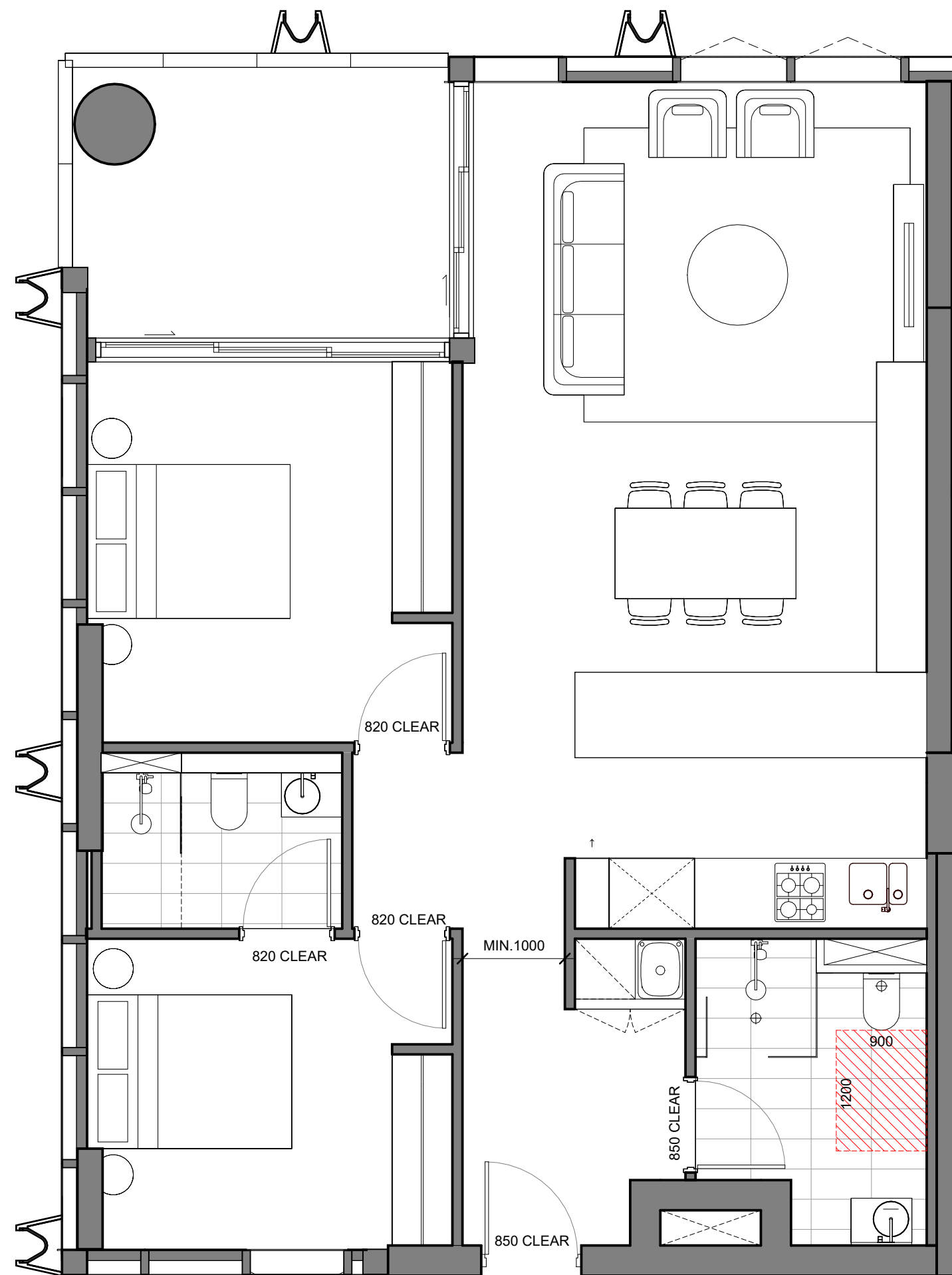
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ADAPTABLE & LIVEABLE SILVER UNITS -
SHEET 1

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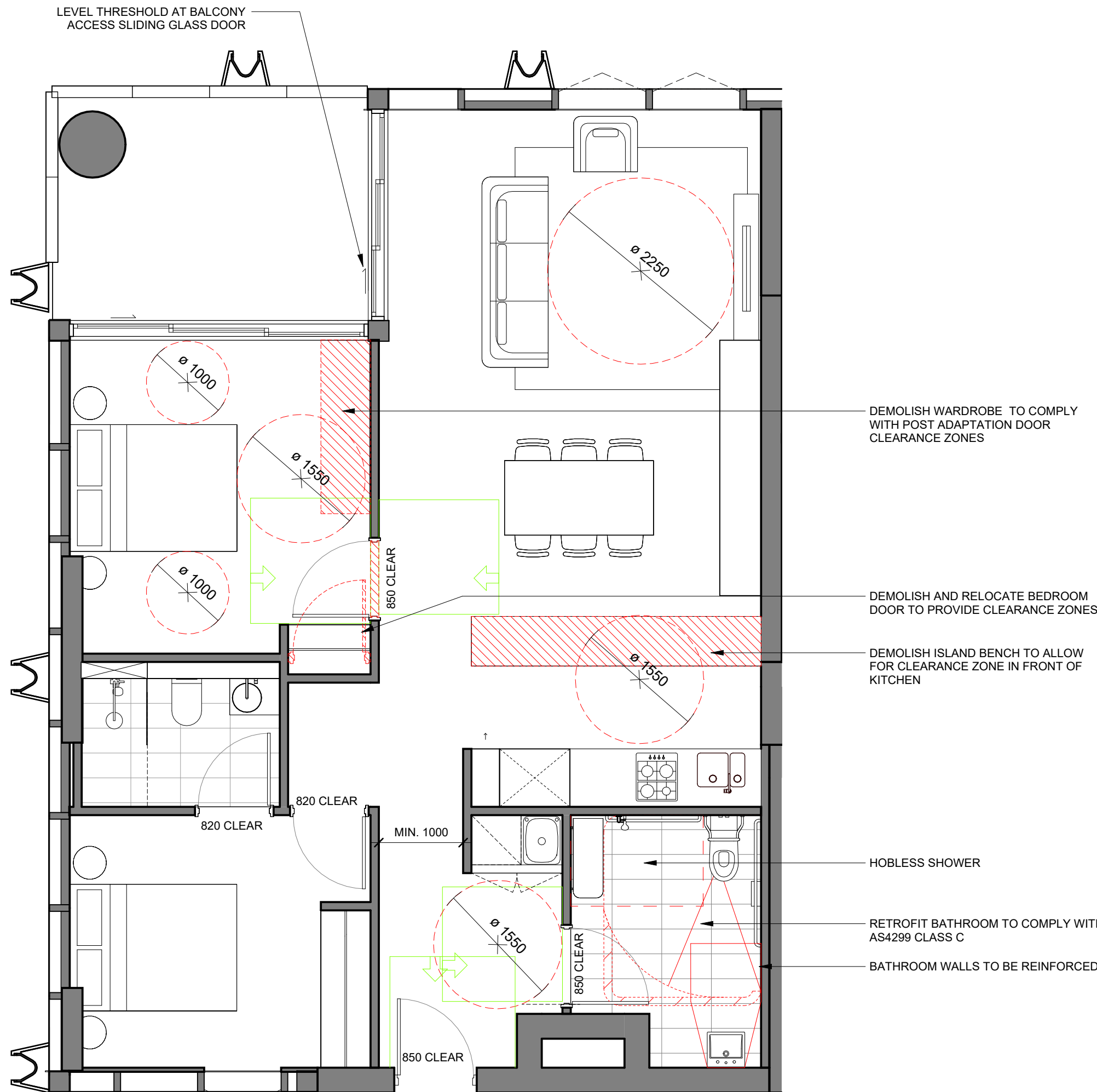
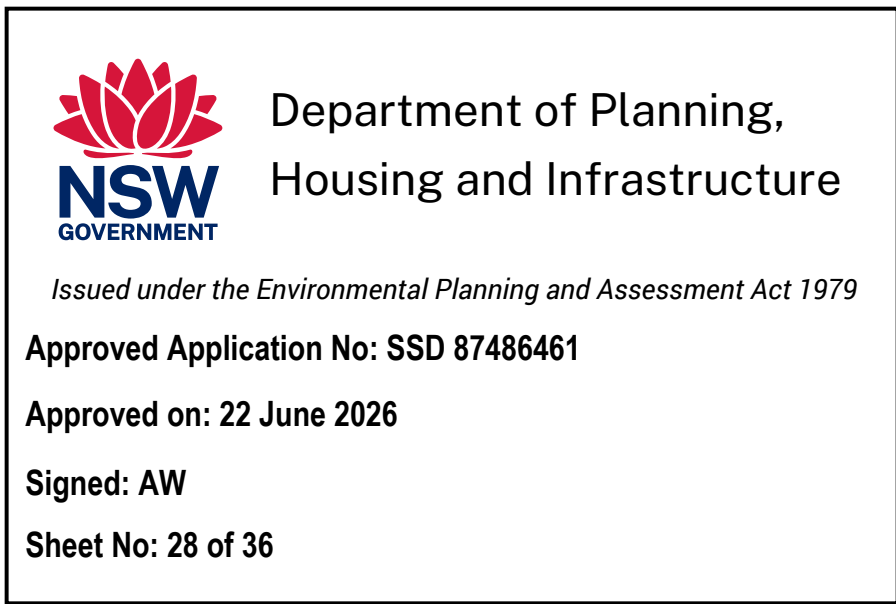
Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 50 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:		Revision:	

A-DA-8106



PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01



POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

15.01, 16.01, 17.01, 18.01, 19.01, 20.01, 21.01, 22.01, 23.01, 24.01, 25.01, 26.01, 27.01, 28.01, 29.01

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name

LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

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Tract L6, 45 Clarence Street, Sydney NSW 2000 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer

Setia

COX

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Project No.
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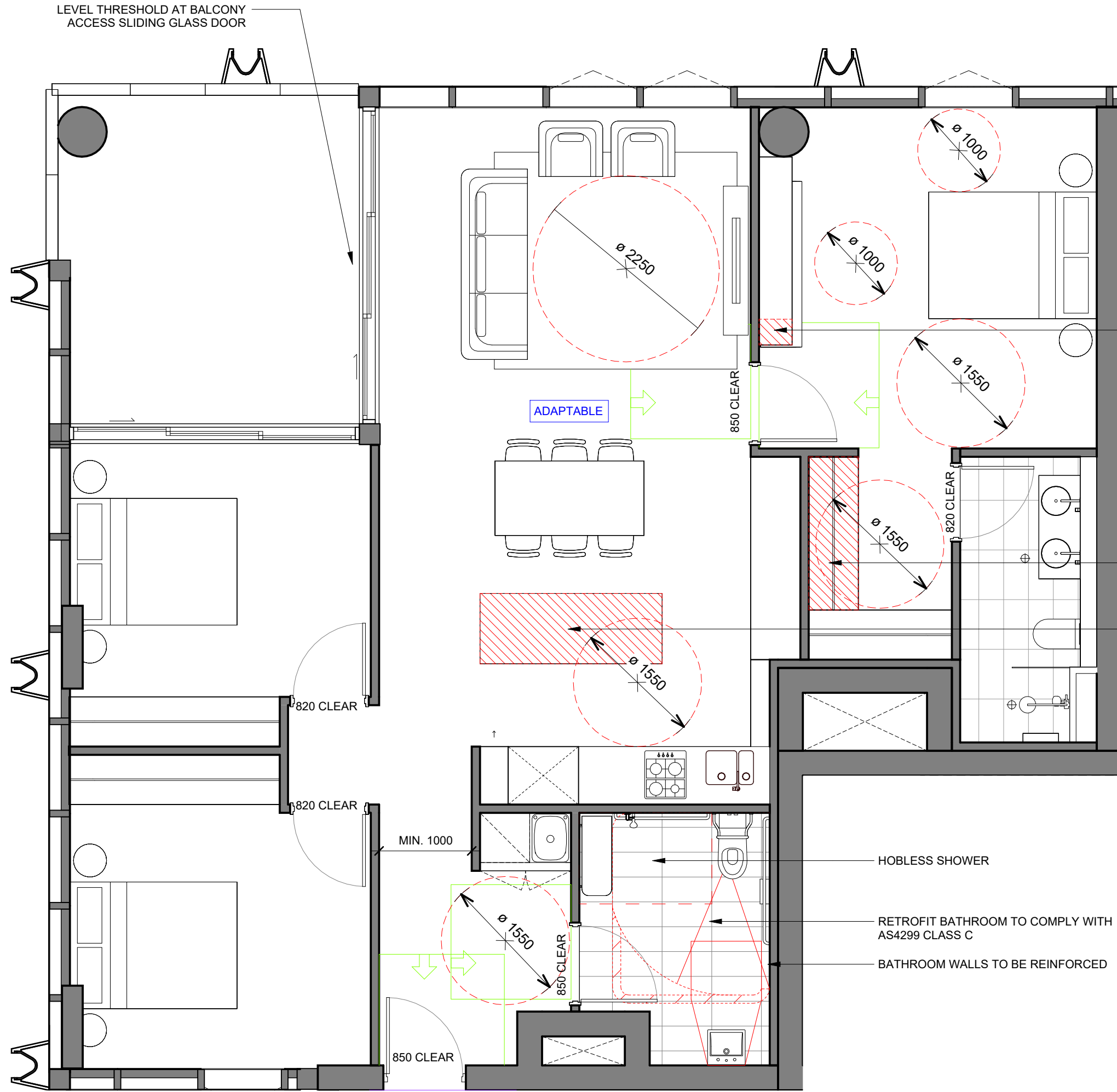
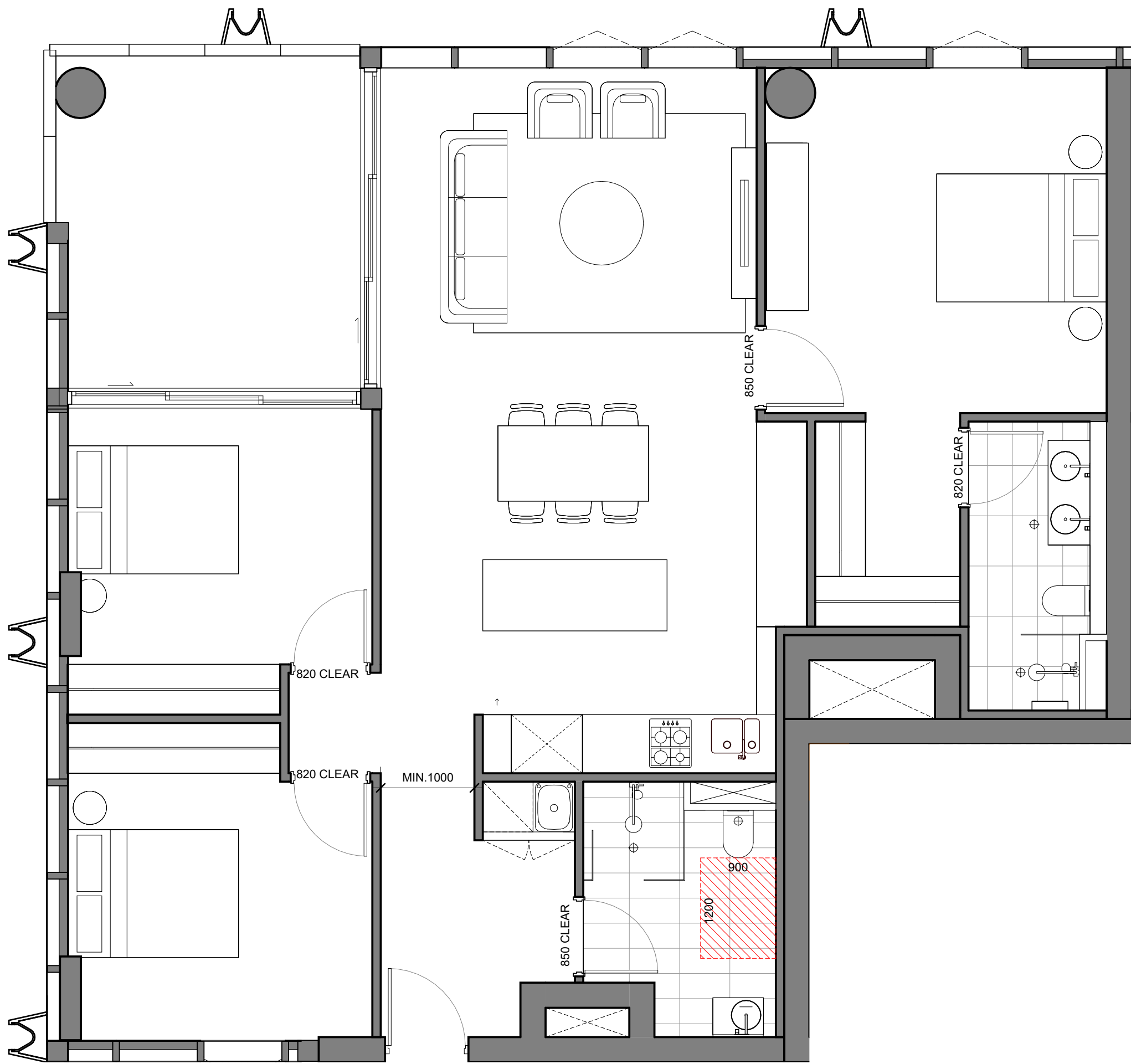
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 2

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8107	Revision: 1

PLOT STAMP DATE: 18/09/2025 3:05:57 PM



REDUCE JOINERY TO PROVIDE
REQUIRED DOOR CIRCULATION
SPACE

DEMOLISH WARDROBE TO
COMPLY WITH POST ADAPTATION
CIRCULATION AND CLEARANCE
ZONES

DEMOLISH ISLAND BENCH TO
ALLOW FOR CLEARANCE ZONE
IN FRONT OF KITCHEN

HOBLESS SHOWER

RETROFIT BATHROOM TO COMPLY WITH
AS4299 CLASS C

BATHROOM WALLS TO BE REINFORCED

PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 31.01, 32.01, 33.01, 34.01, 35.01, 36.01, 37.01, 38.01

POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 31.01, 32.01, 33.01, 34.01, 35.01, 36.01, 37.01, 38.01

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT

Grand total: 37



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 29 of 36

0 500mm 1000mm 2500mm 5000mm

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

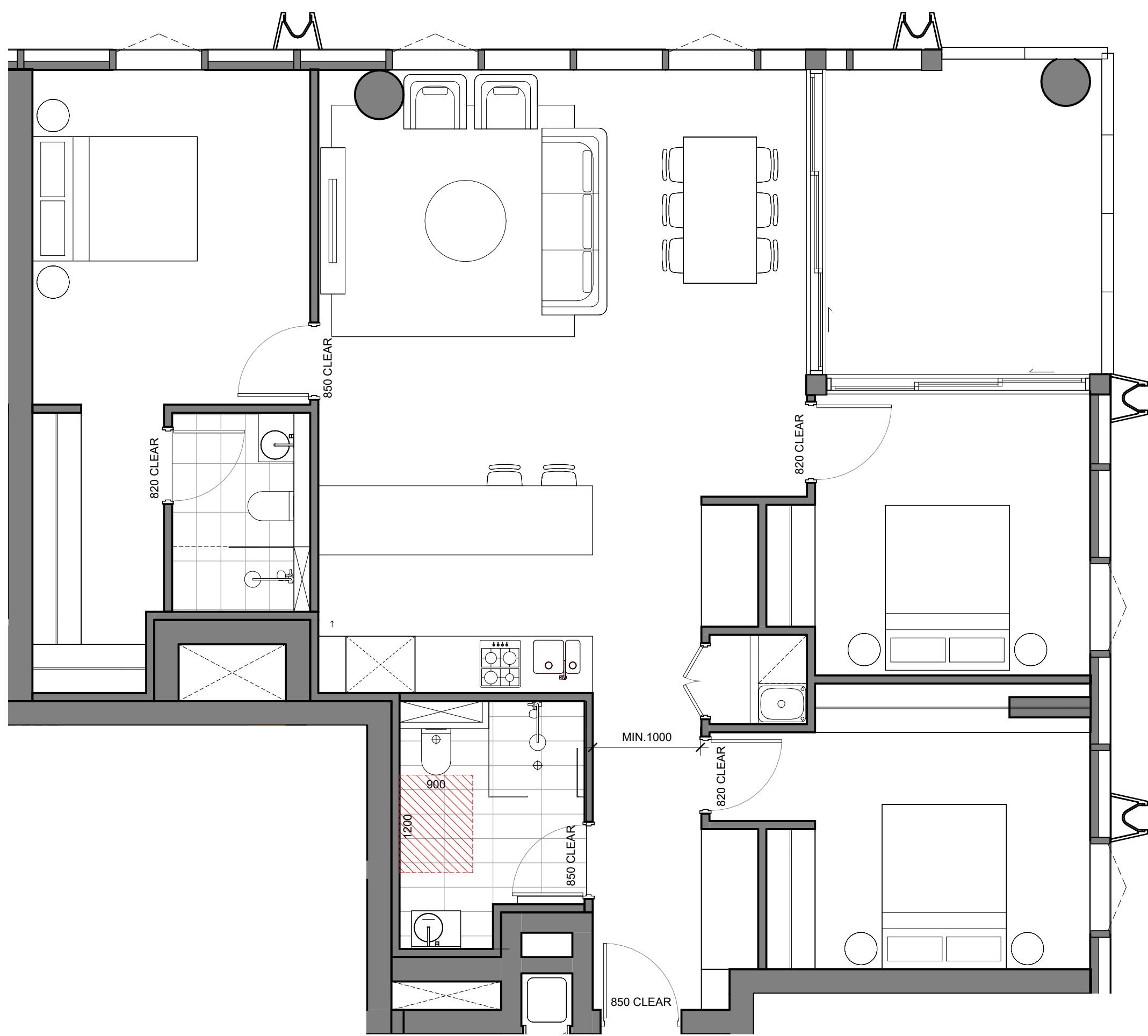
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS -
SHEET 3

Document Control Status:

Co-ordinated: KH	Drawn: KH
Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8108	Revision: 1

PLOT STAMP DATE: 18/09/2025 3:10:01 PM



PRE ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.02, 31.02, 32.02, 33.02, 34.02, 35.02, 36.02, 37.02, 38.02



Department of Planning,
Housing and Infrastructure

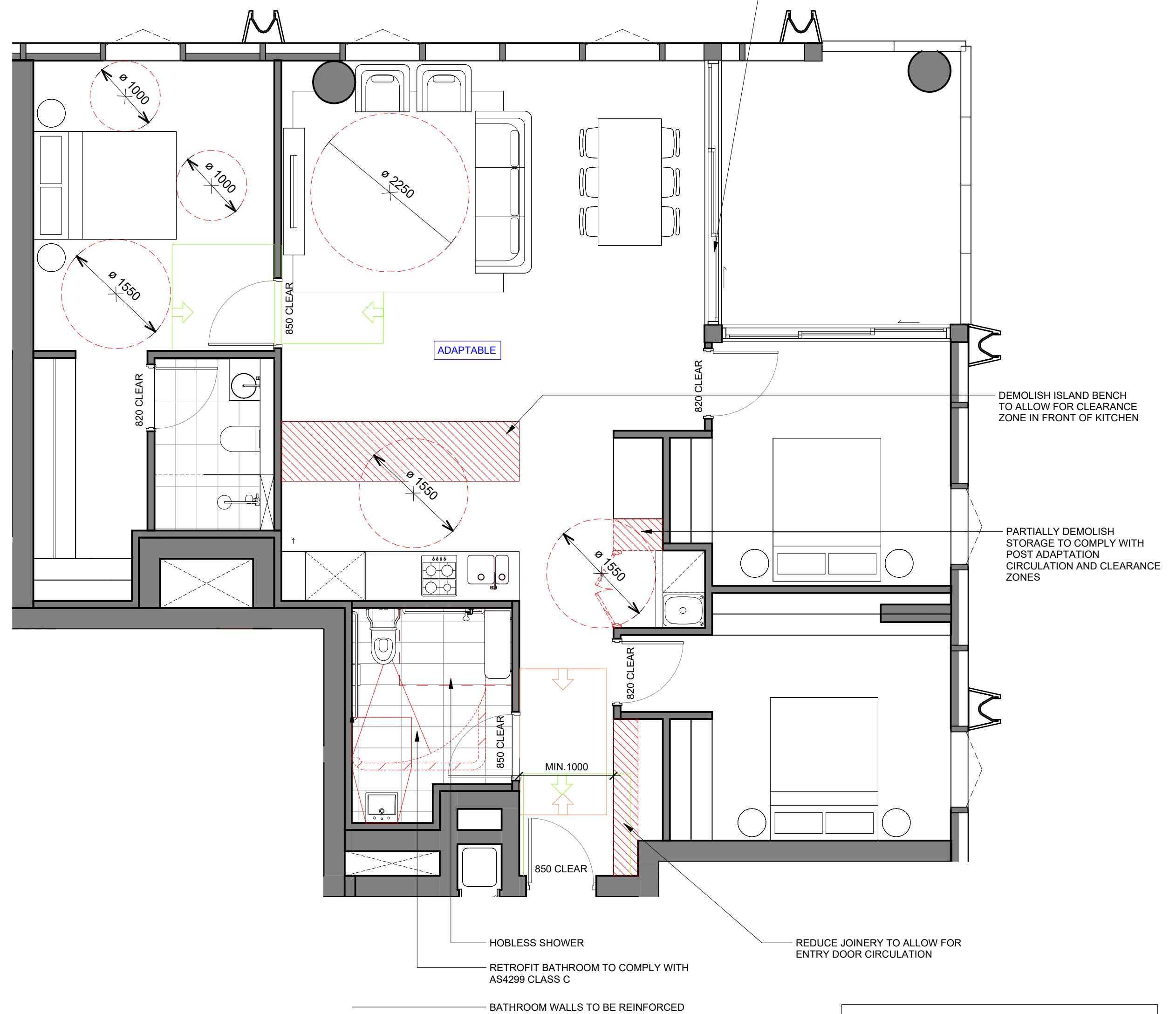
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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 30 of 36



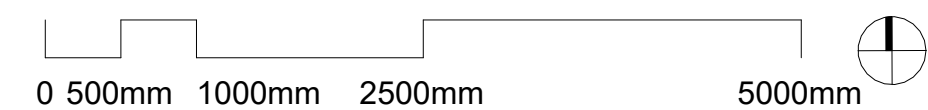
POST ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.02, 31.02, 32.02, 33.02, 34.02, 35.02, 36.02, 37.02, 38.02

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia

L1, 155 Franklin St, Melbourne, VIC 3000

Project Manager

Urbis

L6, 123 Pitt St, Sydney, NSW 2000

Tel: (02) 8533 9900

Town Planner

Meinhardt

4/66 Clarence St, Sydney, NSW 2000

Tel: (02) 9699 3088

Structure & Building Services

Tract

L8, 80 Mount St, North Sydney, NSW 2060

Tel: (02) 9654 3733

Landscape Architect

WT Partnerships

L26, 45 Clarence Street, Sydney NSW 2000

(02) 9929 7422

Quantity Surveyor

Salt3

L4, 201 Kent St, Sydney NSW 2000

(02) 9068 7995

Traffic Engineer

Salt3

L6, 201 Kent St, Sydney NSW 2000

(02) 9068 7995

Waste Engineer

Setia

COX

Cox Architecture

70 George Street
The Rocks NSW 2000
Australia

T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:

Joe Agius no. 6491
Ramin Jahromi no. 10000
Australia

Client

Setia Sydney Pty Ltd

Project No.

223107.00

Project

ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement

In the language of the CAMMERAYGAL people,

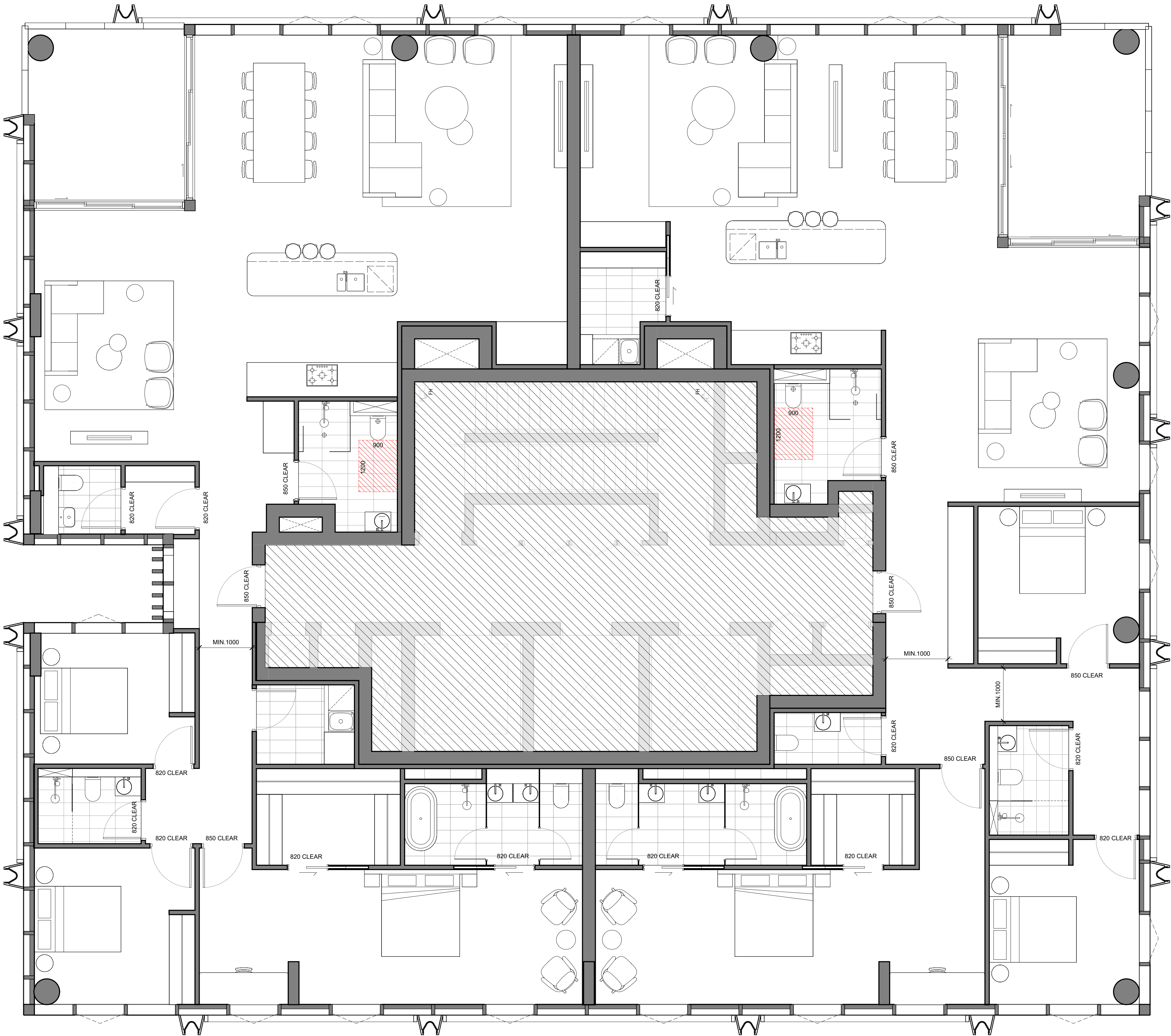
Drawing Title

ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 4

Document Control Status:

Co-ordinated:	KH	Drawn:	KH
Project Architect:	RB	Scale:	1 : 50 @ A1
Project Director:	RJ	Date:	18/09/2025
Drawing Number:	A-DA-8109	Revision:	1

PLOT STAMP DATE: 18/09/2025 3:10:05 PM

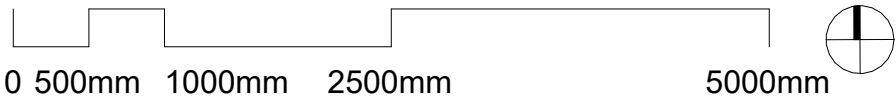


ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 39.02

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		



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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 9900	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9929 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer



Department of Planning,
Housing and Infrastructure

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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 31 of 36



Department of Planning,
Housing and Infrastructure

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
ADAPTABLE & LIVEABLE SILVER UNITS -
SHEET 5

Document Control Status:

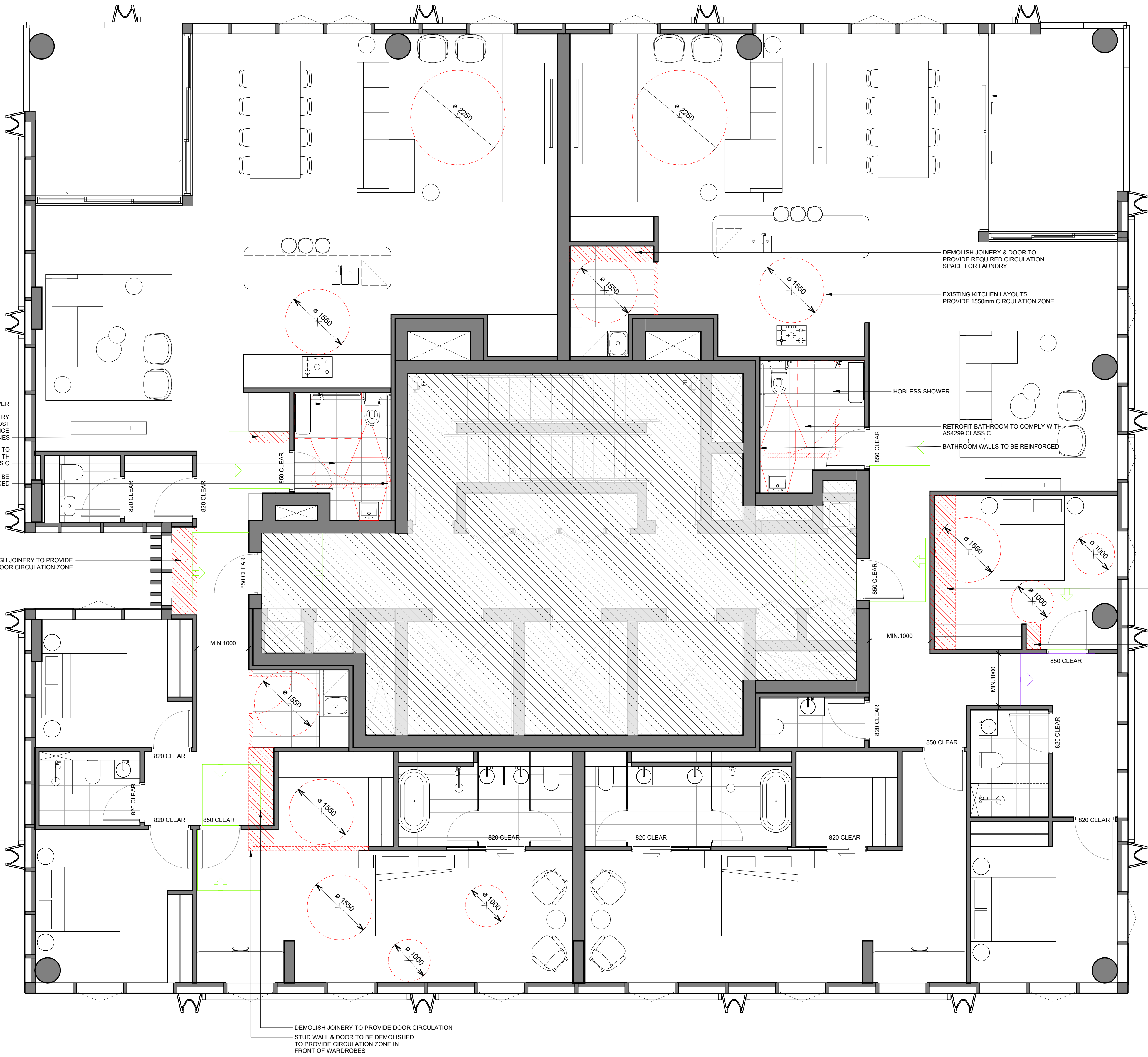
Co-ordinated: KH **Drawn:** KH

Project Architect: RB **Scale:** 1 : 50 @ A1

Project Director: RJ **Date:** 18/09/2025

Drawing Number: A-DA-8110 **Revision:** 1

PLOT STAMP DATE: 11/02/2025 3:10:09 PM



ADAPTABLE AND SILVER LIVING APARTMENT UNITS

30.01, 39.02

LEVEL THRESHOLD AT BALCONY
ACCESS SLIDING GLASS DOOR

SILVER LIVEABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
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LEVEL 27	27.01	2 BED - ADAPT
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LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
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LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

DEMOLISH JOINERY TO PROVIDE
REQUIRED CIRCULATION SPACE

PARTIALLY DEMOLISH WARDROBE TO
COMPLY WITH POST ADAPTATION DOOR
CLEARANCE ZONES

ADAPTABLE APARTMENTS		
Level	Number	Name
LEVEL 2	2.01	2 BED - ADAPT
LEVEL 3	3.01	2 BED - ADAPT
LEVEL 15	15.01	2 BED - ADAPT
LEVEL 16	16.01	2 BED - ADAPT
LEVEL 17	17.01	2 BED - ADAPT
LEVEL 18	18.01	2 BED - ADAPT
LEVEL 19	19.01	2 BED - ADAPT
LEVEL 20	20.01	2 BED - ADAPT
LEVEL 21	21.01	2 BED - ADAPT
LEVEL 22	22.01	2 BED - ADAPT
LEVEL 23	23.01	2 BED - ADAPT
LEVEL 24	24.01	2 BED - ADAPT
LEVEL 25	25.01	2 BED - ADAPT
LEVEL 26	26.01	2 BED - ADAPT
LEVEL 27	27.01	2 BED - ADAPT
LEVEL 28	28.01	2 BED - ADAPT
LEVEL 29	29.01	2 BED - ADAPT
LEVEL 30	30.01	3 BED - ADAPT
LEVEL 30	30.02	3 BED - ADAPT
LEVEL 31	31.01	3 BED - ADAPT
LEVEL 31	31.02	3 BED - ADAPT
LEVEL 32	32.01	3 BED - ADAPT
LEVEL 32	32.02	3 BED - ADAPT
LEVEL 33	33.01	3 BED - ADAPT
LEVEL 33	33.02	3 BED - ADAPT
LEVEL 34	34.01	3 BED - ADAPT
LEVEL 34	34.02	3 BED - ADAPT
LEVEL 35	35.01	3 BED - ADAPT
LEVEL 35	35.02	3 BED - ADAPT
LEVEL 36	36.01	3 BED - ADAPT
LEVEL 36	36.02	3 BED - ADAPT
LEVEL 37	37.01	3 BED - ADAPT
LEVEL 37	37.02	3 BED - ADAPT
LEVEL 38	38.01	3 BED - ADAPT
LEVEL 38	38.02	3 BED - ADAPT
LEVEL 39	39.01	PENTHOUSE - 3 BED ADAPT
LEVEL 39	39.02	PENTHOUSE - 3 BED ADAPT
Grand total: 37		

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Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9068 7995	Waste Engineer



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 32 of 36



Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client Setia Sydney Pty Ltd

Project No. 223107.00

Project ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement In the language of the CAMMERAYGAL people,

Drawing Title ADAPTABLE & LIVEABLE SILVER UNITS - SHEET 6

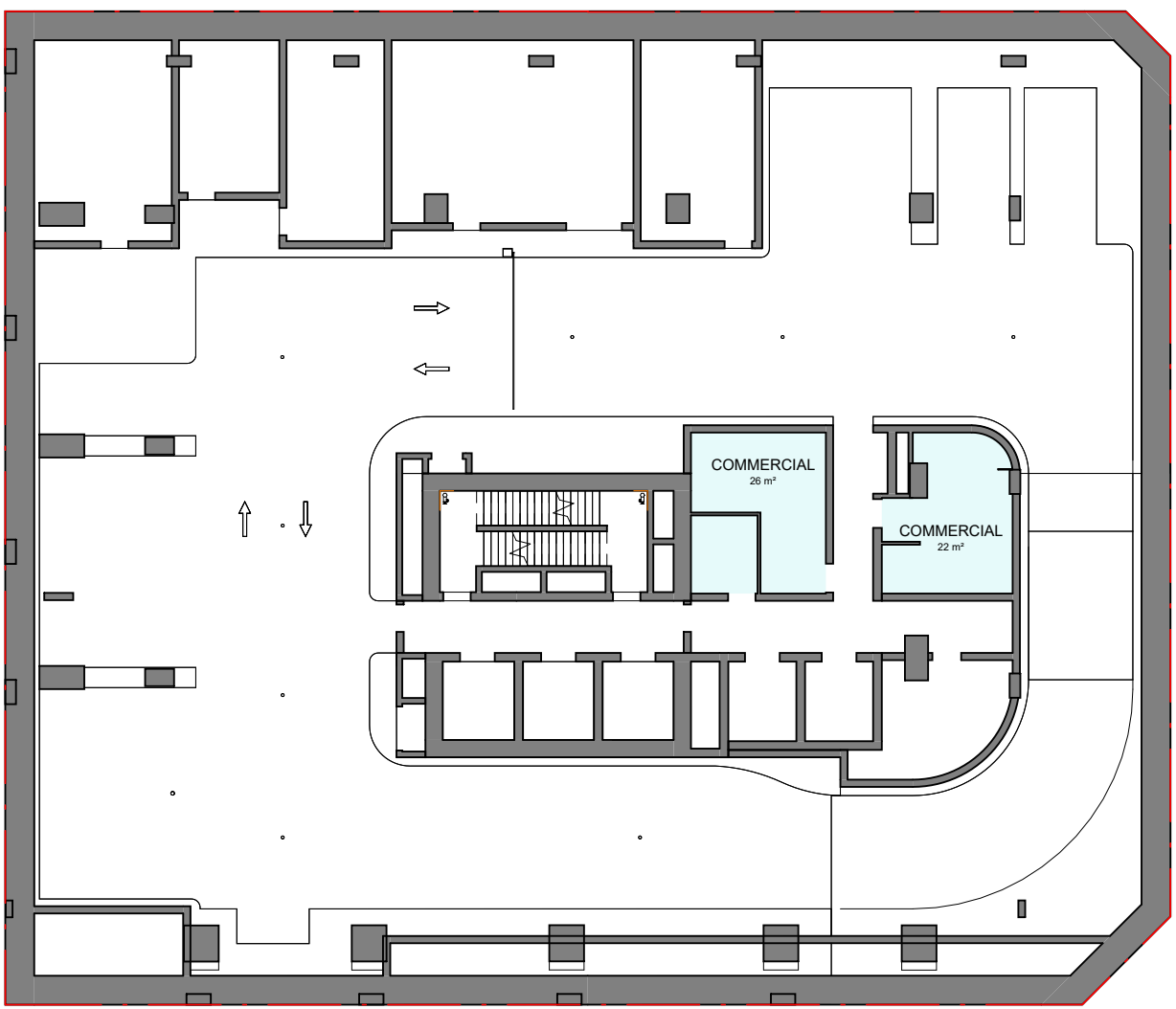
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Project Architect: RB	Scale: 1 : 50 @ A1
Project Director: RJ	Date: 18/09/2025
Drawing Number: A-DA-8111	Revision:

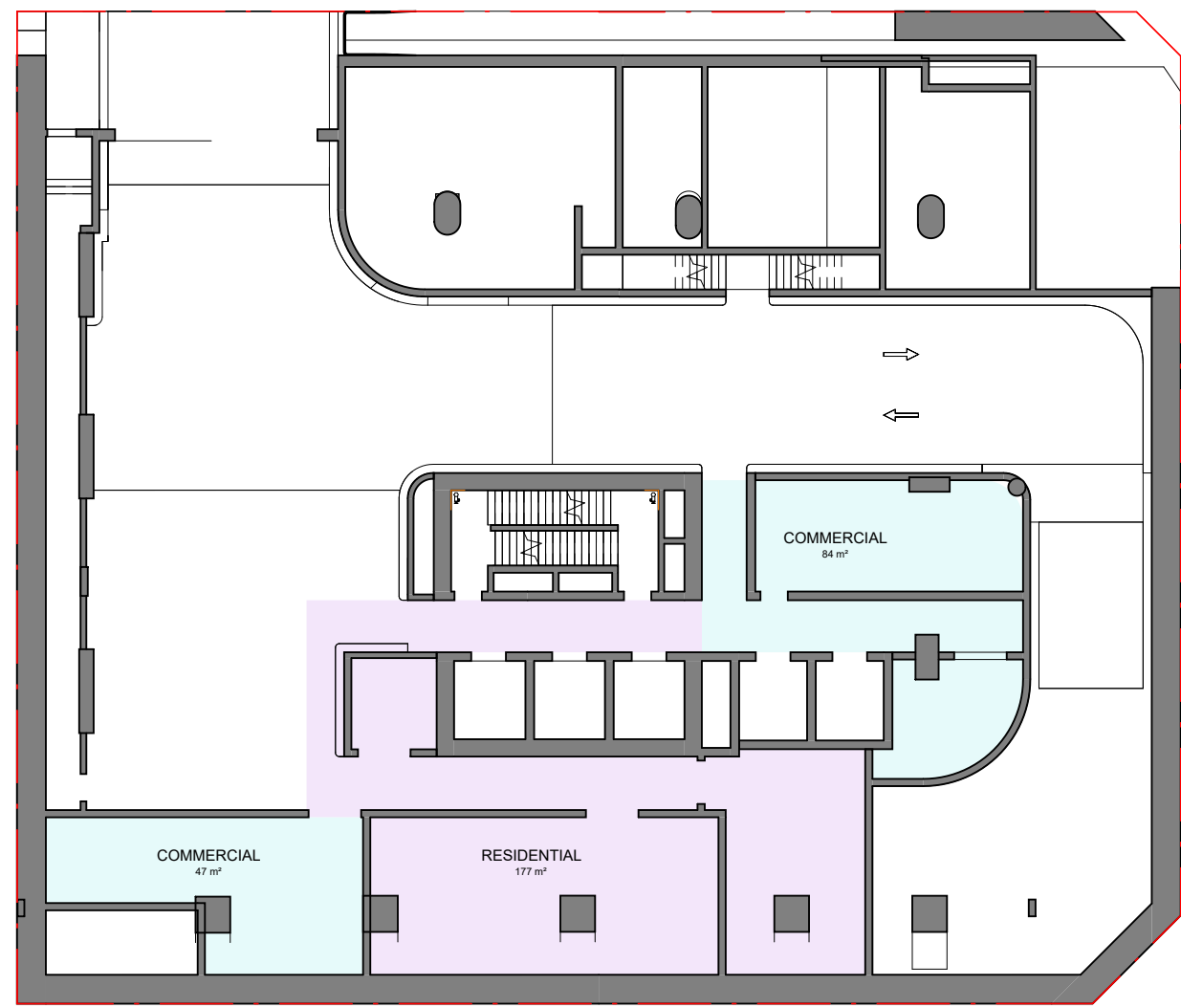
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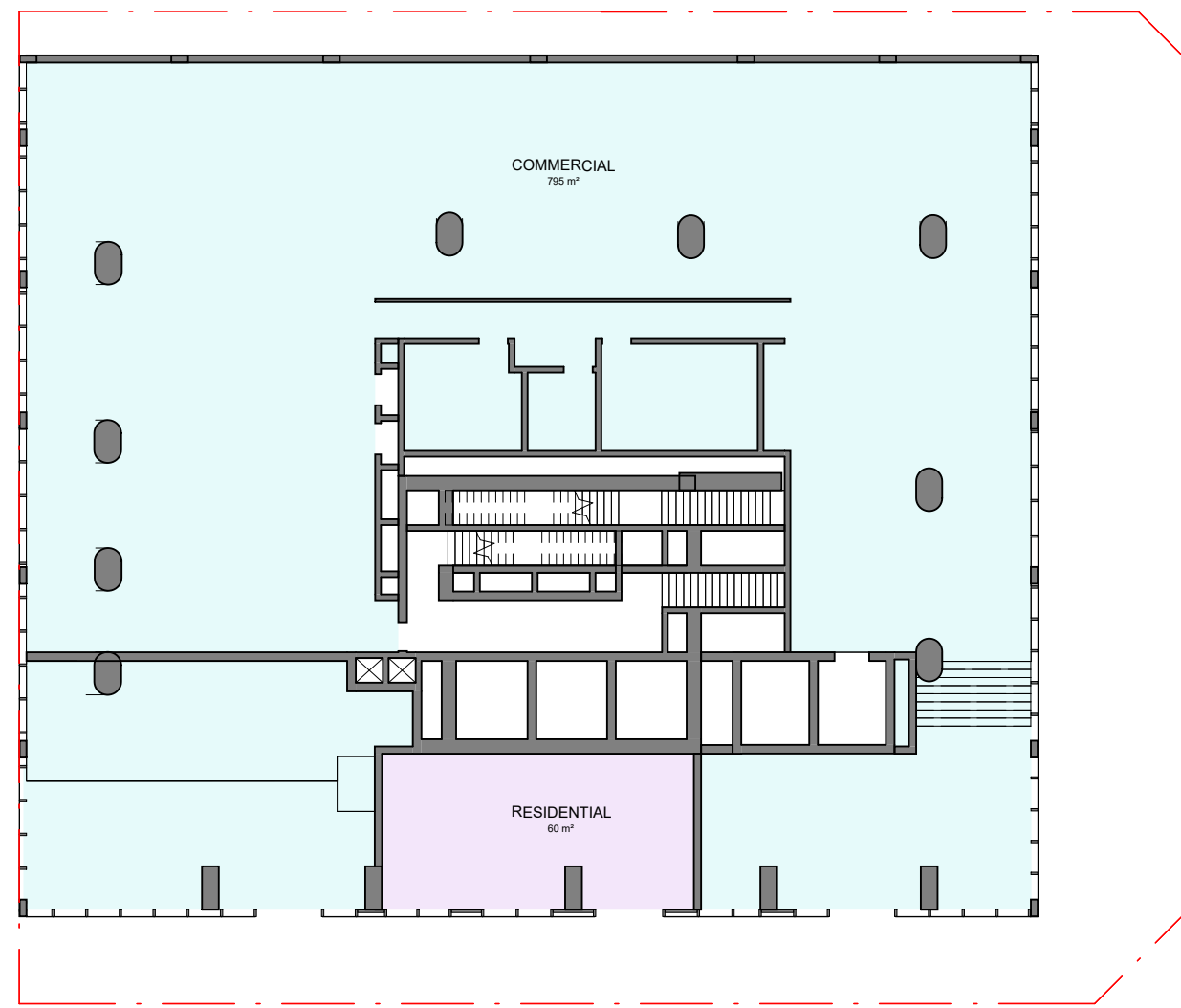
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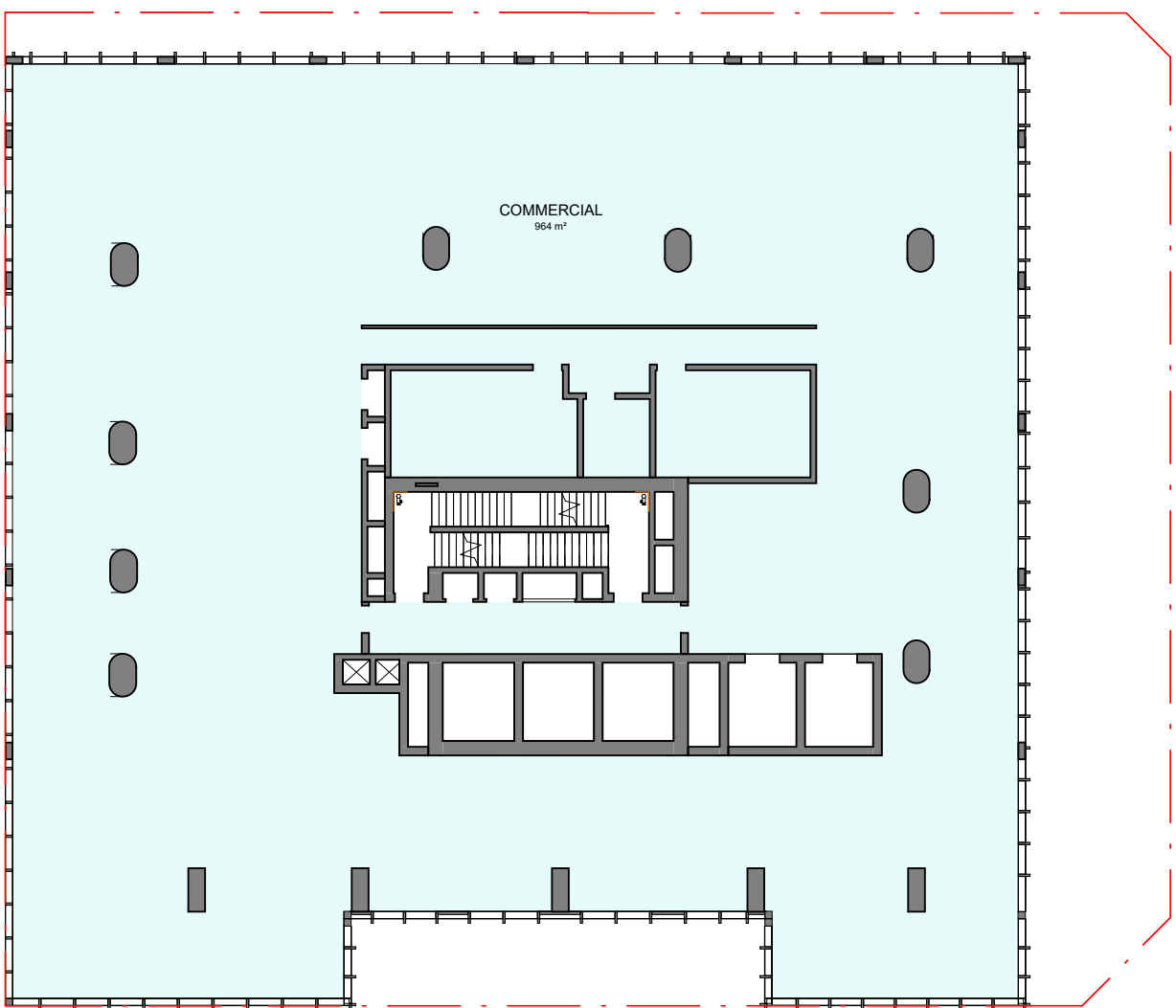
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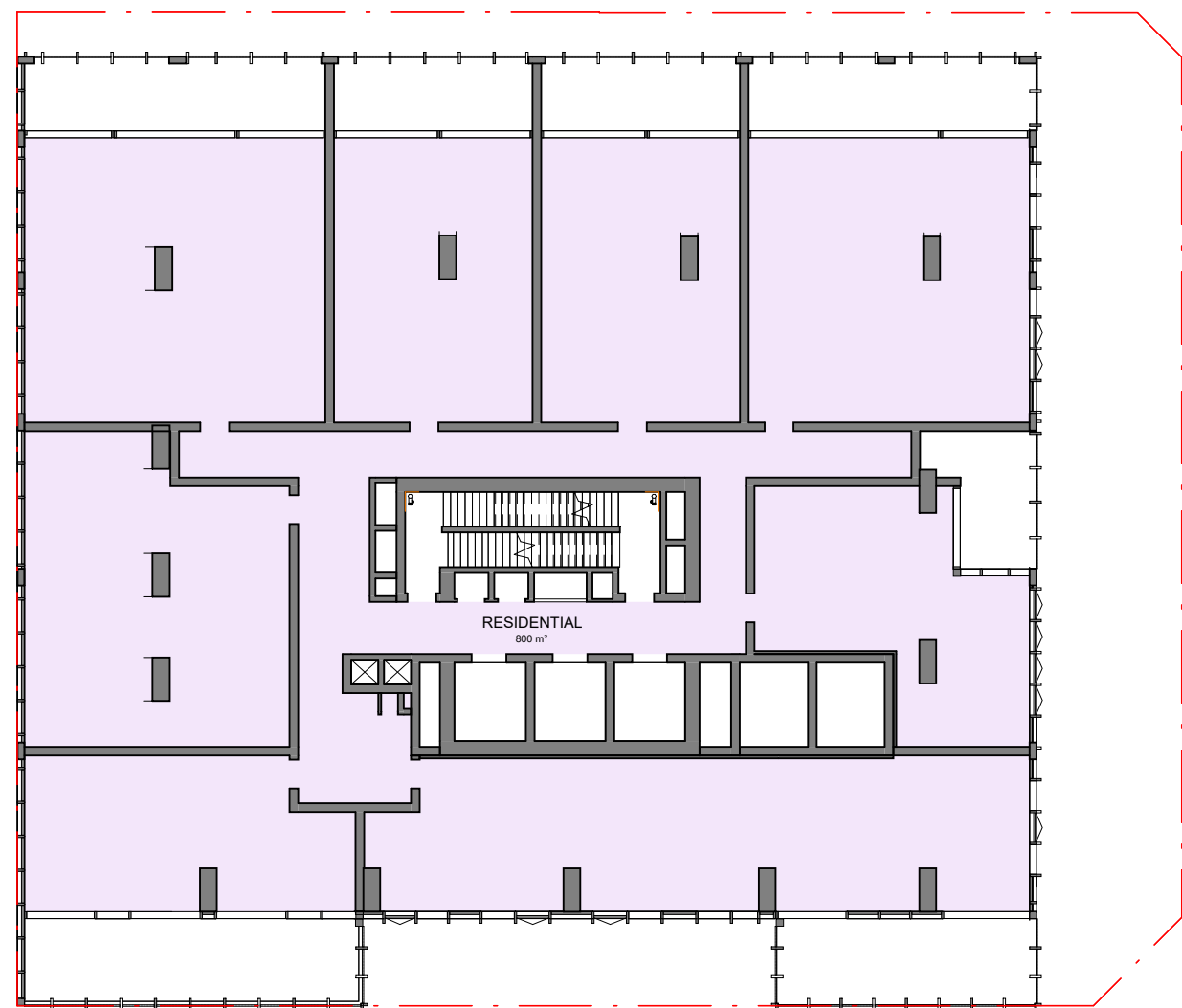
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SCALE 1 : 250



3 GROUND FLOOR
SCALE 1 : 250



4 LEVEL 1 - COMMERCIAL
SCALE 1 : 250



5 LEVEL 2-3 - RESIDENTIAL PODIUM
SCALE 1 : 250

AREA SCHEDULE - COMMERCIAL GFA	
LEVEL	AREA
BASEMENT 1	48.23 m ²
LOWER GROUND	130.49 m ²
GROUND FLOOR	795.42 m ²
LEVEL 1	963.60 m ²
TOTAL	1937.74 m ²

AREA SCHEDULE - RESIDENTIAL GFA	
LEVEL	AREA
LOWER GROUND	176.65 m ²
GROUND FLOOR	59.55 m ²
LEVEL 2	800.04 m ²
LEVEL 3	800.74 m ²
LEVEL 4 AMENITIES	99.10 m ²
LEVEL 6	420.07 m ²
LEVEL 7	420.07 m ²
LEVEL 8	420.07 m ²
LEVEL 9	420.07 m ²
LEVEL 10	420.07 m ²
LEVEL 11	420.07 m ²
LEVEL 12	420.07 m ²
LEVEL 13	420.07 m ²
LEVEL 14	420.07 m ²
LEVEL 15	425.74 m ²
LEVEL 16	425.74 m ²
LEVEL 17	425.74 m ²
LEVEL 18	425.74 m ²
LEVEL 19	425.74 m ²
LEVEL 20	425.74 m ²
LEVEL 21	425.74 m ²
LEVEL 22	425.74 m ²
LEVEL 23	425.74 m ²
LEVEL 24	425.74 m ²
LEVEL 25	425.74 m ²
LEVEL 26	425.74 m ²
LEVEL 27	425.74 m ²
LEVEL 28	425.74 m ²
LEVEL 29	425.74 m ²
LEVEL 30	430.45 m ²
LEVEL 31	430.45 m ²
LEVEL 32	430.45 m ²
LEVEL 33	430.45 m ²
LEVEL 34	430.45 m ²
LEVEL 35	430.45 m ²
LEVEL 36	430.45 m ²
LEVEL 37	430.45 m ²
LEVEL 38	430.45 m ²
LEVEL 39	456.67 m ²
ROOF PLANT	16.15 m ²
TOTAL	16449.68 m ²

AREA SCHEDULE - TOTAL GFA	
AREA TYPE	AREA
BALCONY	602 m ²
COMMERCIAL	1938 m ²
RESIDENTIAL	16450 m ²
TOTAL	18990 m ²

PERMISSIBLE GFA: 18,961m²
NON-COMPLIANCE: 23m²

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Rev	Description	By	Date
1	FOR SSDA ISSUE	KH	18/09/2025
2	DEPARTMENT ISSUES RESPONSE	KH	12/03/2026

Setia L1, 155 Franklin St, Melbourne, VIC 3000	Project Manager
Urbis L6, 123 Pitt St, Sydney, NSW 2000 Tel: (02) 8533 5950	Town Planner
Meinhardt 4/66 Clarence St, Sydney, NSW 2000 Tel: (02) 9699 3088	Structure & Building Services
Tract L6, 80 Mount St, North Sydney, NSW 2060 Tel: (02) 9654 3733	Landscape Architect
WT Partnerships L26, 45 Clarence Street, Sydney NSW 2000 (02) 9629 7422	Quantity Surveyor
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Traffic Engineer
Salt3 L6, 201 Kent St, Sydney NSW 2000 (02) 9088 7995	Waste Engineer

LEGEND	
	COMMERCIAL
	RESIDENTIAL
	BALCONY

Setia

COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

Client	Setia Sydney Pty Ltd
Project No.	223107.00
Project	ATCHISON STREET
	20-22 Atchison St, St Leonards, NSW 2065
Acknowledgement	In the language of the CAMMERAYGAL people,
Drawing Title	DEVELOPMENT CALCULATIONS GFA - SHEET 1
Document Control Status:	
Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	As indicated @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-9100	2

Department of Planning,
Housing and Infrastructure

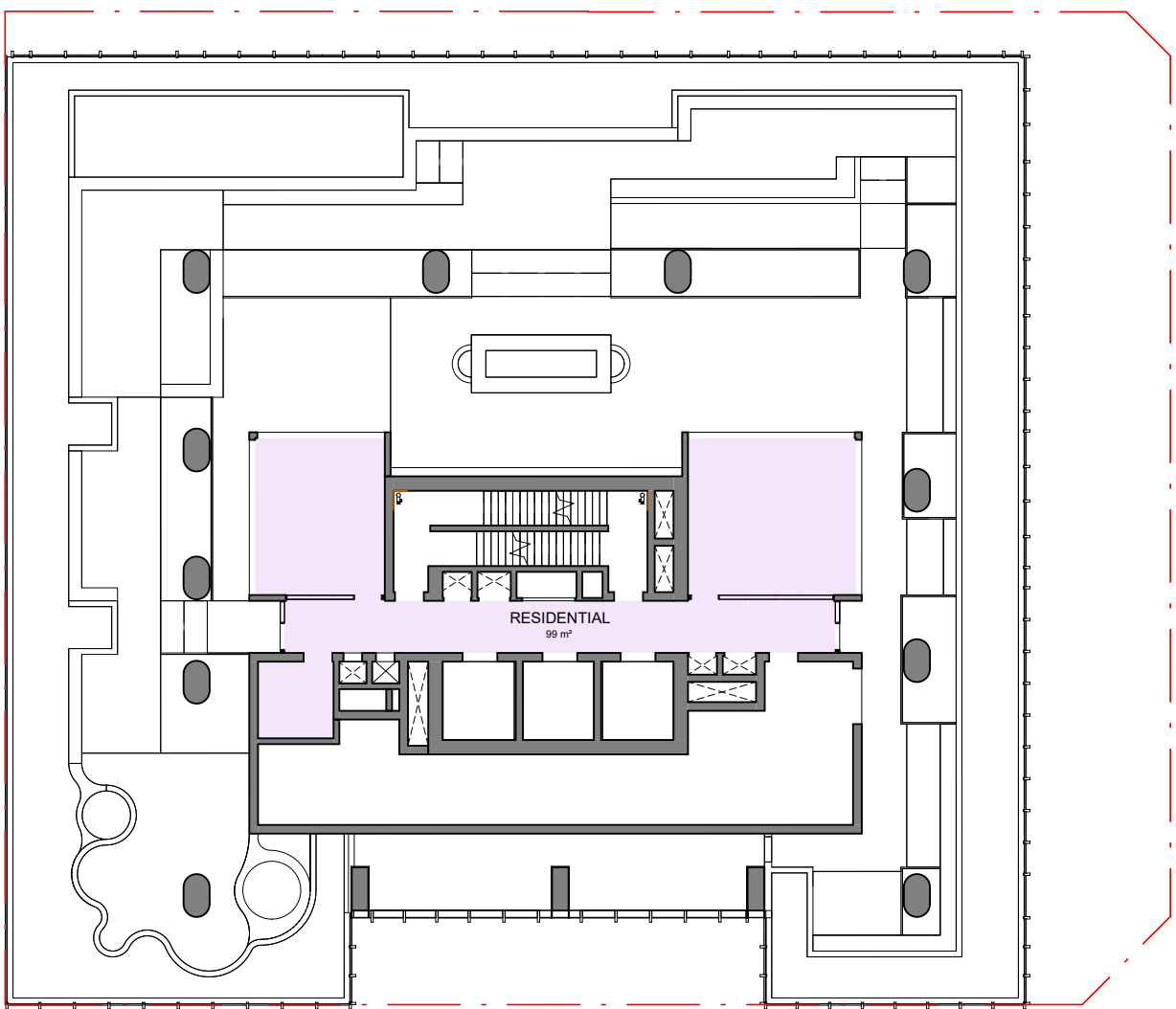
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

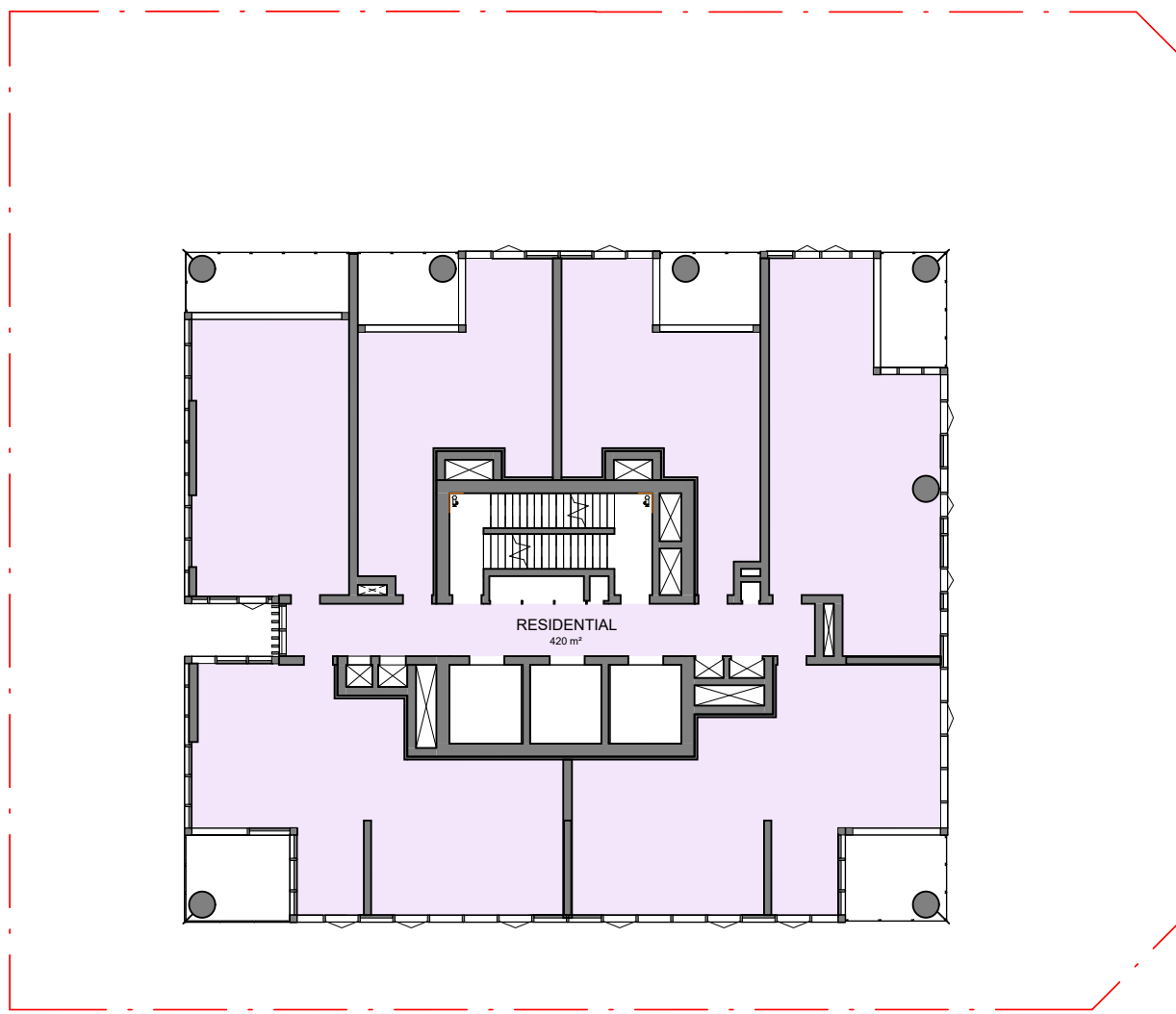
Approved on: 22 June 2026

Signed: AW

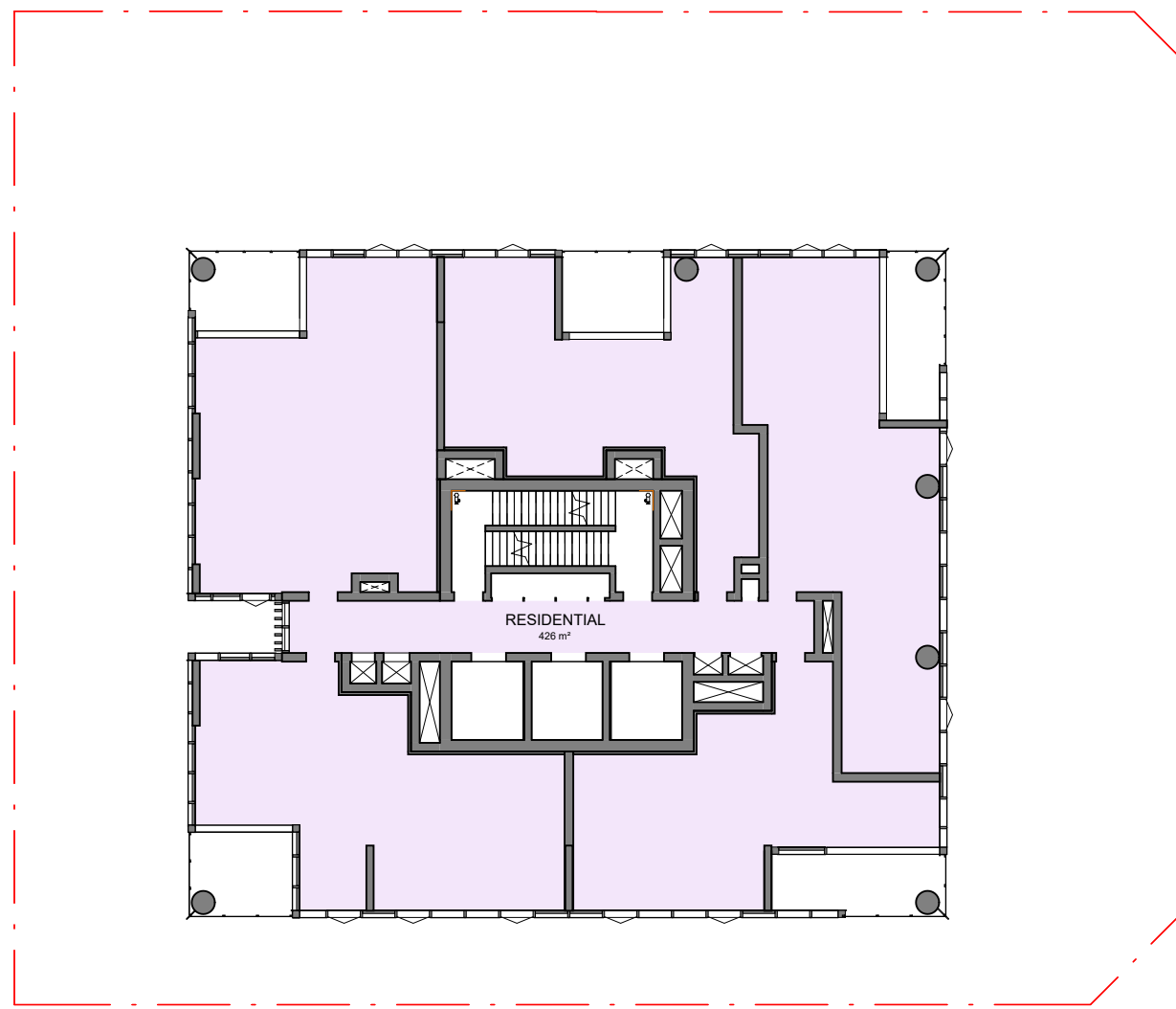
Sheet No: 33 of 36



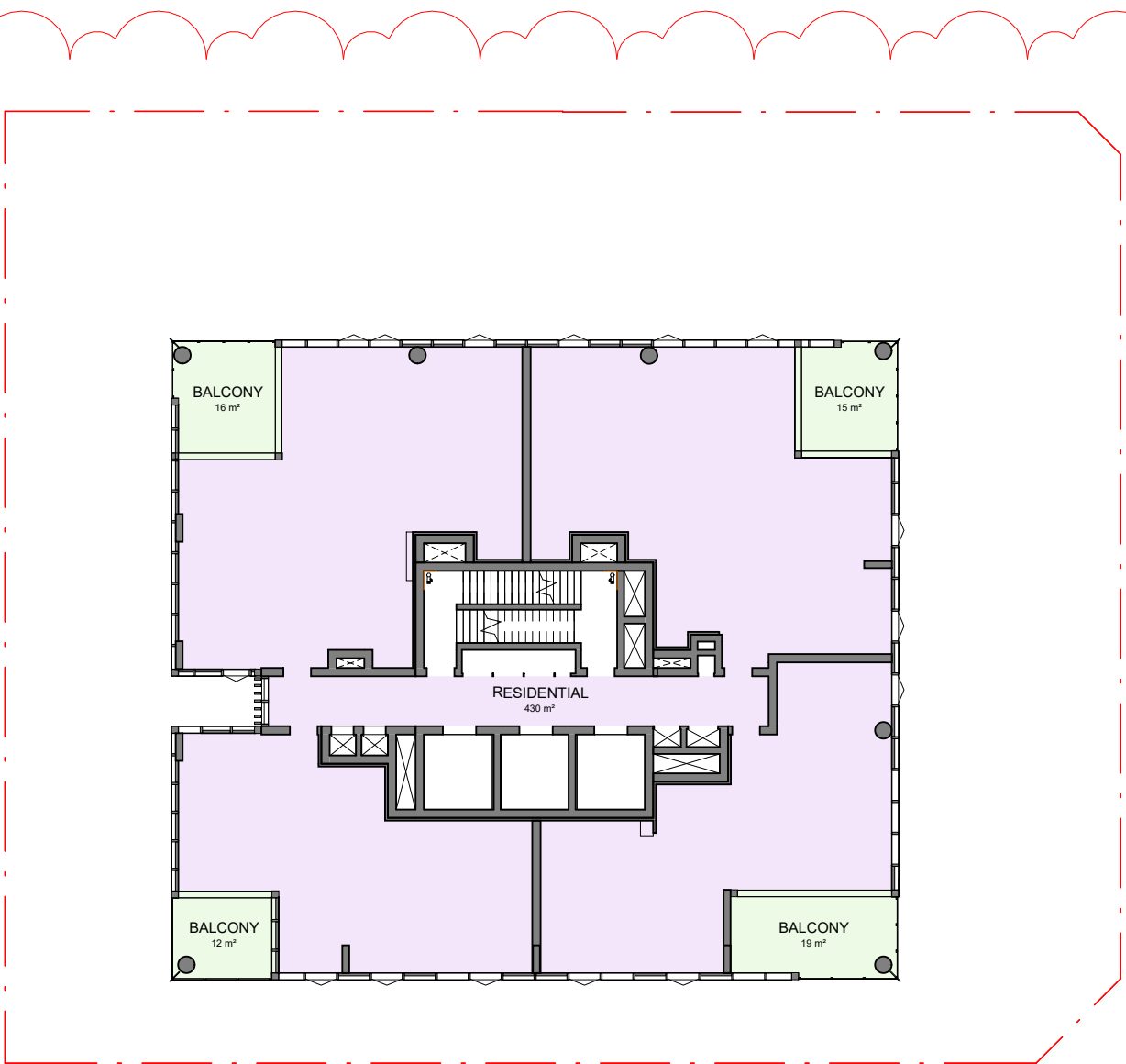
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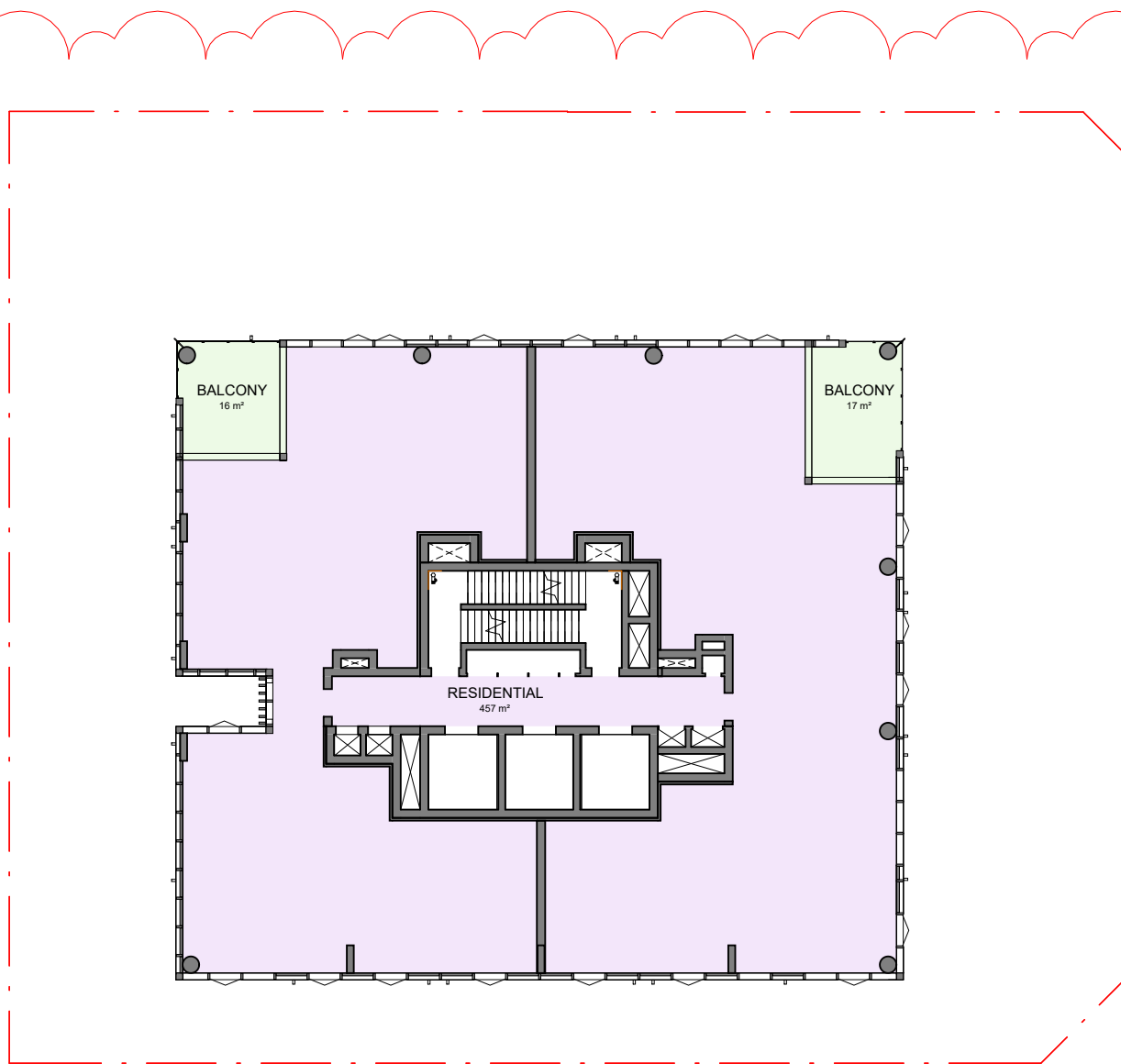
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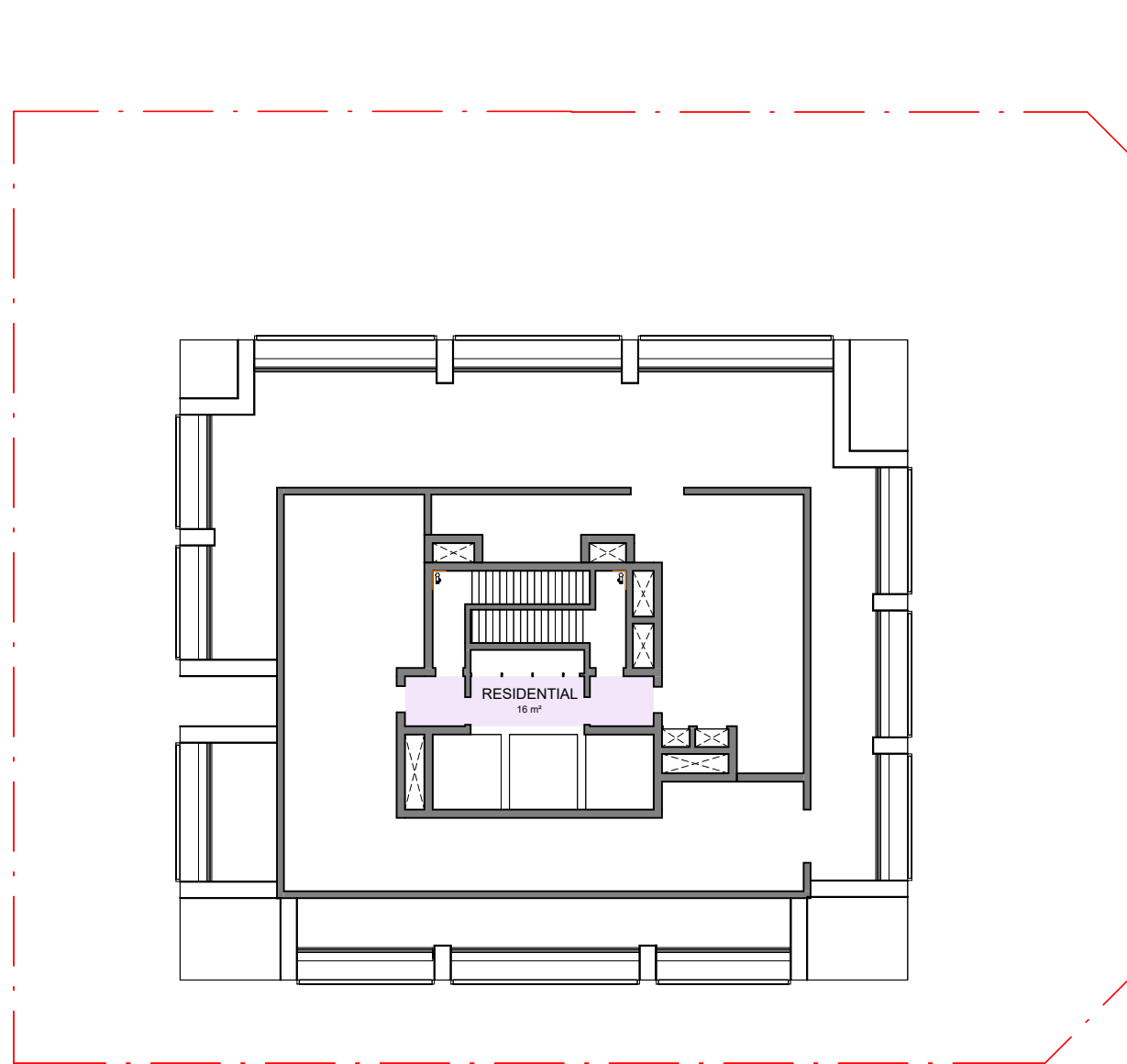
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SCALE 1 : 250



4 LEVEL 30-38 - RESIDENTIAL
SCALE 1 : 250



5 LEVEL 39 - RESIDENTIAL
SCALE 1 : 250



6 ROOF PLANT
SCALE 1 : 250

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LEVEL 25	425.74 m ²
LEVEL 26	425.74 m ²
LEVEL 27	425.74 m ²
LEVEL 28	425.74 m ²
LEVEL 29	425.74 m ²
LEVEL 30	430.45 m ²
LEVEL 31	430.45 m ²
LEVEL 32	430.45 m ²
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Project Manager

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L6, 123 Pitt St, Sydney, NSW 2000
Tel: (02) 8533 9900
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4/66 Clarence St, Sydney, NSW 2000
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Landscape Architect

WT Partnerships
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Quantity Surveyor

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995
Traffic Engineer

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9088 7995
Waste Engineer

LEGEND

COMMERCIAL

RESIDENTIAL

BALCONY

Setia

COX

Cox Architecture
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The Rocks NSW 2000
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Nominated Architects:
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Ramin Jahromi no. 10000

Client
Setia Sydney Pty Ltd

Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
DEVELOPMENT CALCULATIONS GFA - SHEET 2

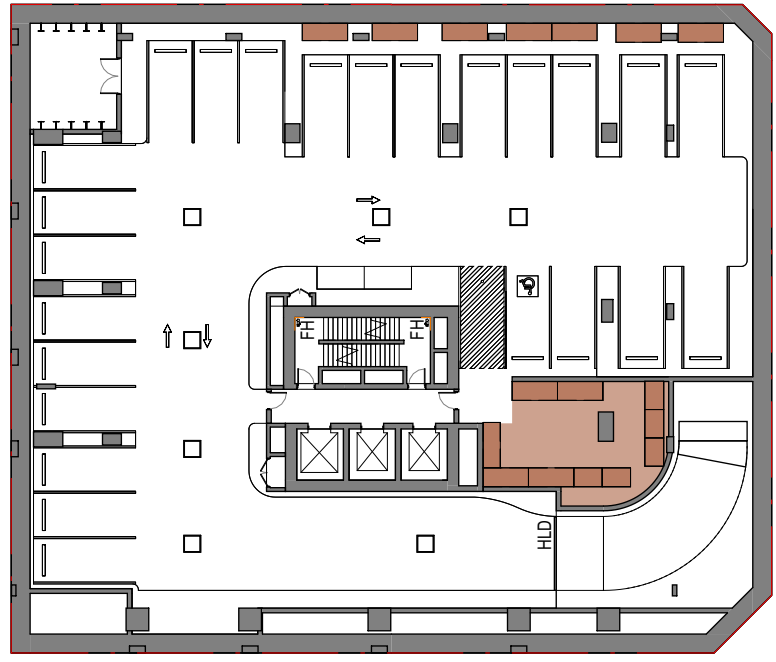
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Project Architect: RB
Project Director: RJ

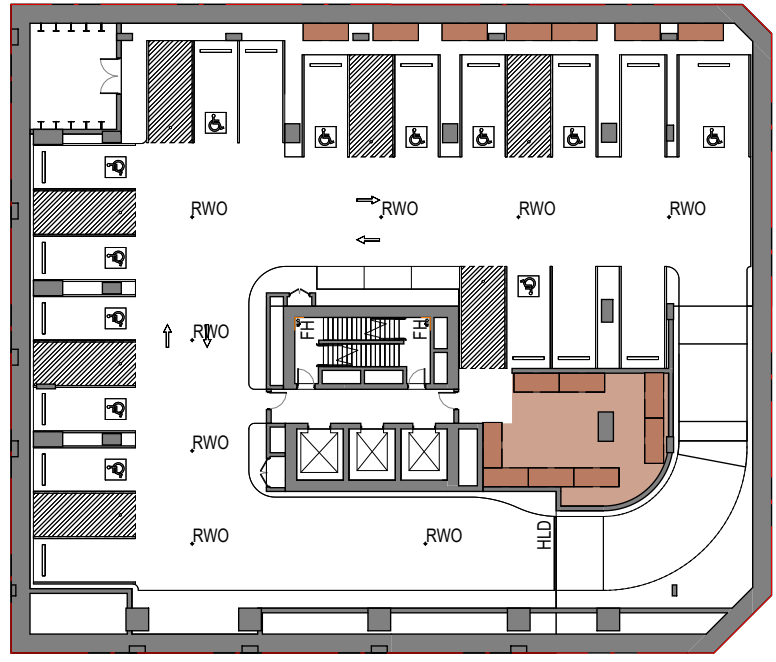
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Revision:

Drawing Number: A-DA-9101
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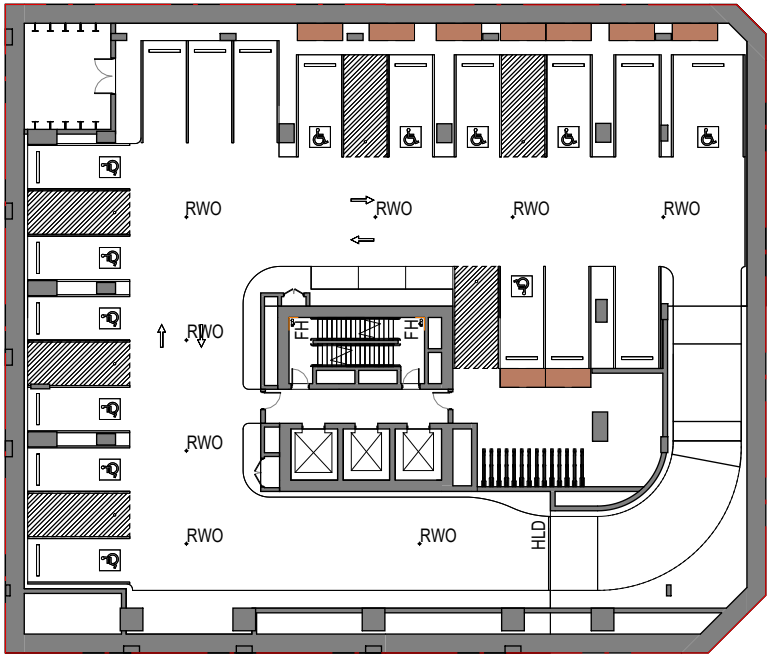
NSW GOVERNMENT
Department of Planning,
Housing and Infrastructure
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No: SSD 87486461
Approved on: 22 June 2026
Signed: AW
Sheet No: 34 of 36



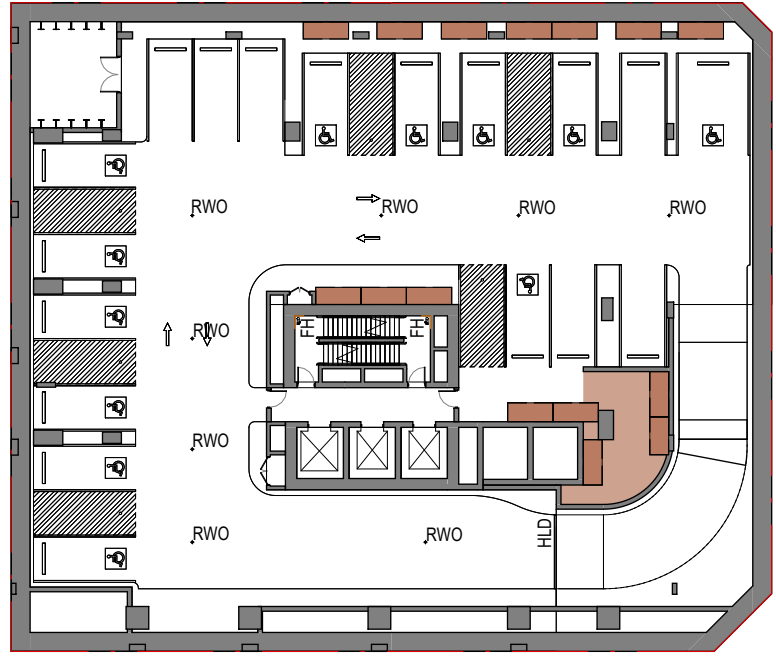
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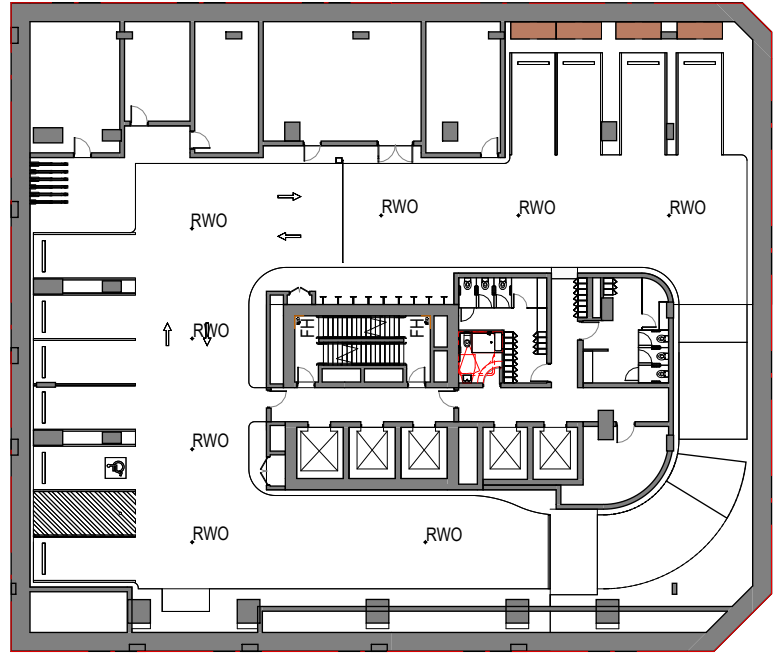
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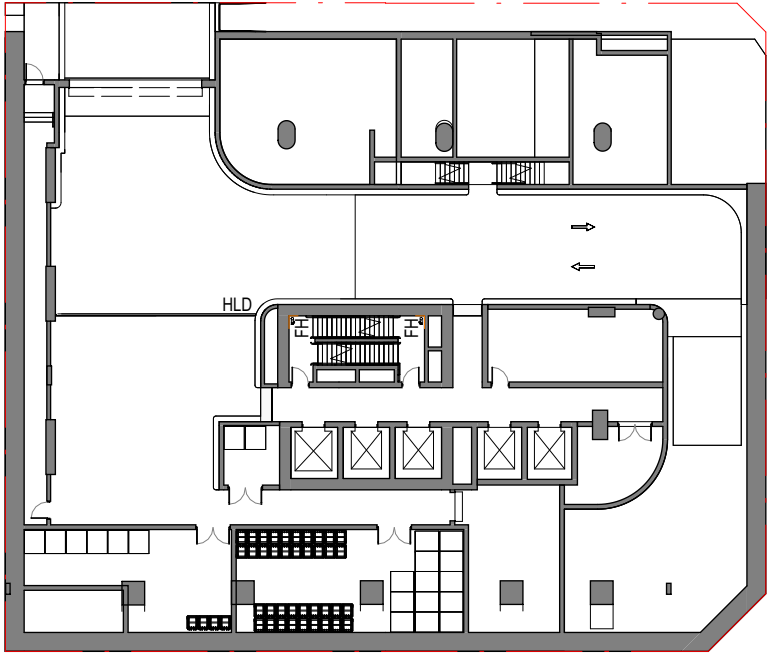
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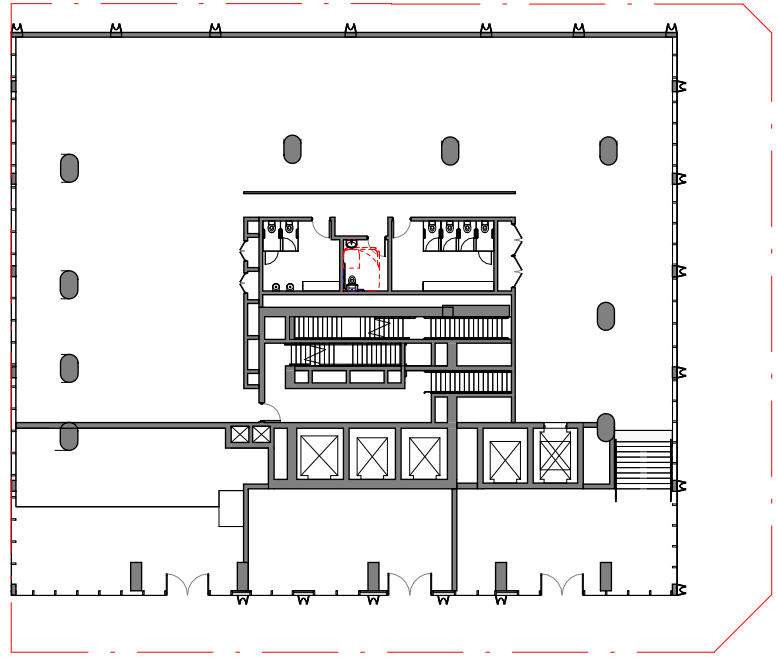
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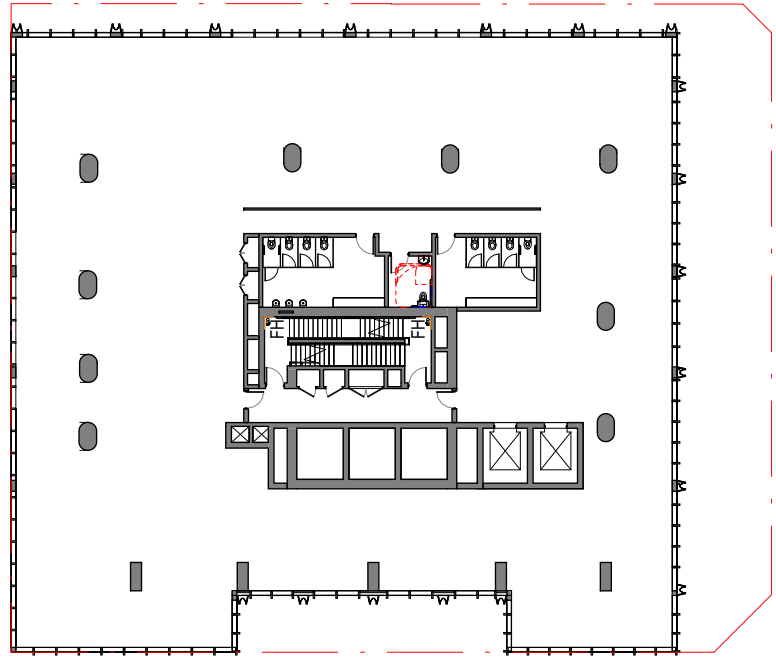
5 BASEMENT 1 - STORAGE
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6 LOWER GROUND - STORAGE
SCALE 1 : 400



7 GROUND FLOOR - STORAGE
SCALE 1 : 400



8 LEVEL 1 - STORAGE
SCALE 1 : 400

BASEMENT 5	
UNIT NUMBER	EXTERNAL STORAGE
9.06	3.15 m³
10.06	3.15 m³
11.06	3.15 m³
12.06	3.15 m³
13.06	3.15 m³
14.06	5.04 m³
15.01	4.59 m³
16.01	4.59 m³
30.01	5.04 m³
30.04	5.04 m³
31.01	5.04 m³
31.04	4.59 m³
32.01	5.04 m³
33.01	5.04 m³
36.04	4.59 m³
37.04	4.59 m³
38.04	4.59 m³

BASEMENT 4	
UNIT NUMBER	EXTERNAL STORAGE
17.01	4.59 m³
18.01	5.04 m³
19.01	4.59 m³
20.01	4.59 m³
21.01	4.59 m³
22.01	4.59 m³
23.01	4.59 m³
32.04	4.59 m³
33.04	5.04 m³
34.01	5.04 m³
34.04	5.04 m³
35.01	5.04 m³
35.04	5.04 m³
36.01	5.04 m³
37.01	5.04 m³

BASEMENT 3	
UNIT NUMBER	EXTERNAL STORAGE
24.01	4.59 m³
25.01	5.04 m³
26.01	4.59 m³
27.01	4.59 m³
28.01	4.59 m³
29.01	4.59 m³
29.03	4.59 m³
30.02	4.59 m³
32.02	5.04 m³

BASEMENT 2	
UNIT NUMBER	EXTERNAL STORAGE
21.03	4.59 m³
22.03	4.59 m³
23.03	4.59 m³
24.03	4.59 m³
25.03	5.04 m³
26.03	4.20 m³
27.03	5.04 m³
28.03	5.04 m³
31.02	4.59 m³
33.02	4.59 m³
34.02	4.59 m³
35.02	4.59 m³
36.02	4.59 m³
37.02	4.59 m³
38.01	5.04 m³

BASEMENT 1	
UNIT NUMBER	EXTERNAL STORAGE
17.03	4.59 m³
18.03	4.59 m³
19.03	4.59 m³
20.03	4.59 m³



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 35 of 36

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Setia		Project Manager	
L1, 155 Franklin St, Melbourne, VIC 3000			
Urbis		Town Planner	
L6, 123 Pitt St, Sydney, NSW 2000			
Tel: (02) 8533 5900			
Meinhardt		Structure & Building Services	
4/66 Clarence St, Sydney, NSW 2000			
Tel: (02) 9699 3088			
Tract		Landscape Architect	
L6, 80 Mount St, North Sydney, NSW 2060			
Tel: (02) 9654 3733			
WT Partnerships		Quantity Surveyor	
L26, 45 Clarence Street, Sydney NSW 2000			
(02) 9929 7422			
Salt3		Traffic Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9068 7995			
Salt3		Waste Engineer	
L6, 201 Kent St, Sydney NSW 2000			
(02) 9068 7995			

Setia
COX

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia
T + 61 2 9267 9599
coxarchitecture.com.au

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Project No.
223107.00

Project
ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

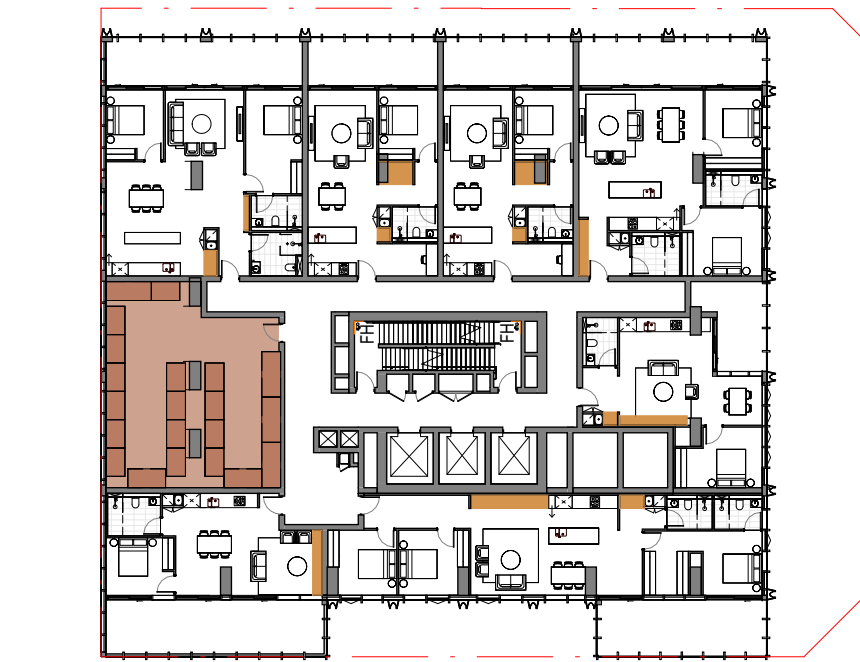
Acknowledgement
In the language of the CAMMERAYGAL people,

Drawing Title
DEVELOPMENT CALCULATIONS
STORAGE - SHEET 1

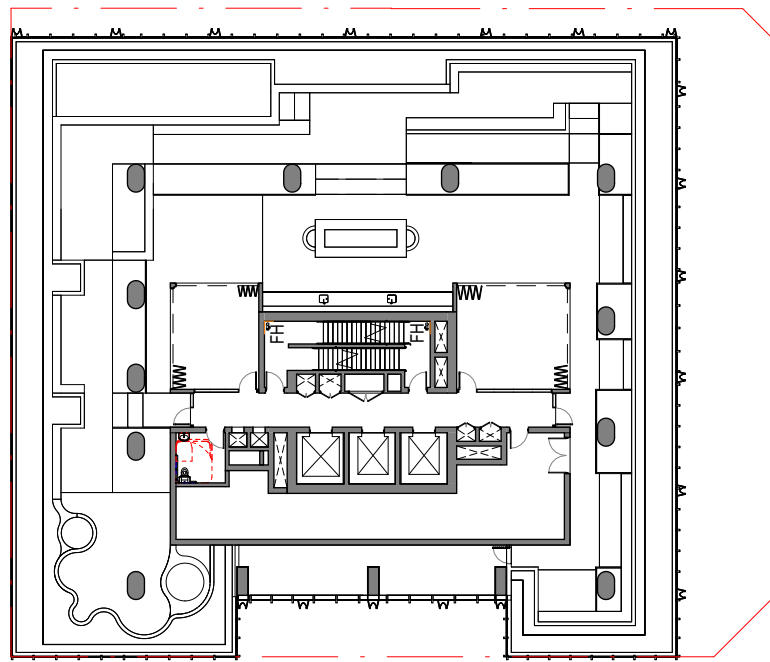
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Co-ordinated:	Drawn:
KH	KH
Project Architect:	Scale:
RB	1 : 400 @ A1
Project Director:	Date:
RJ	18/09/2025
Drawing Number:	Revision:
A-DA-9102	1

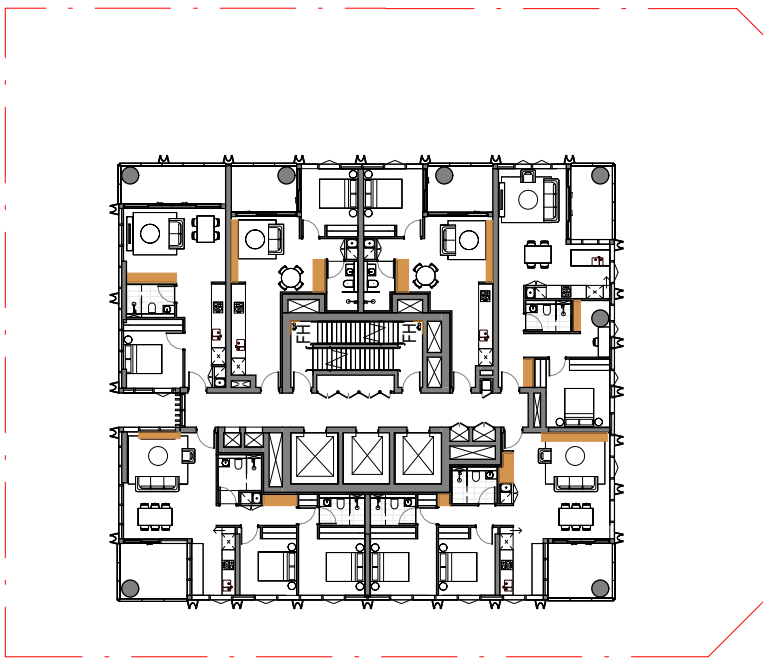




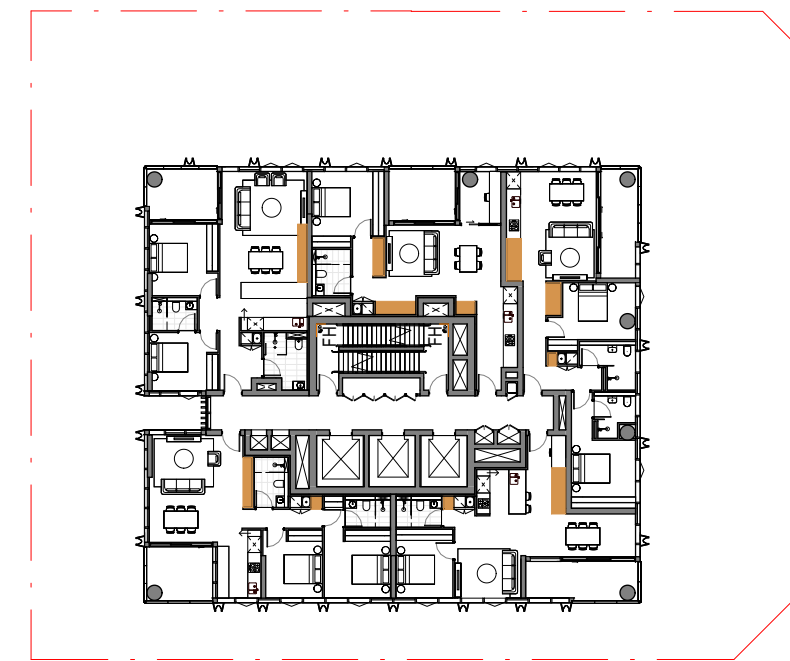
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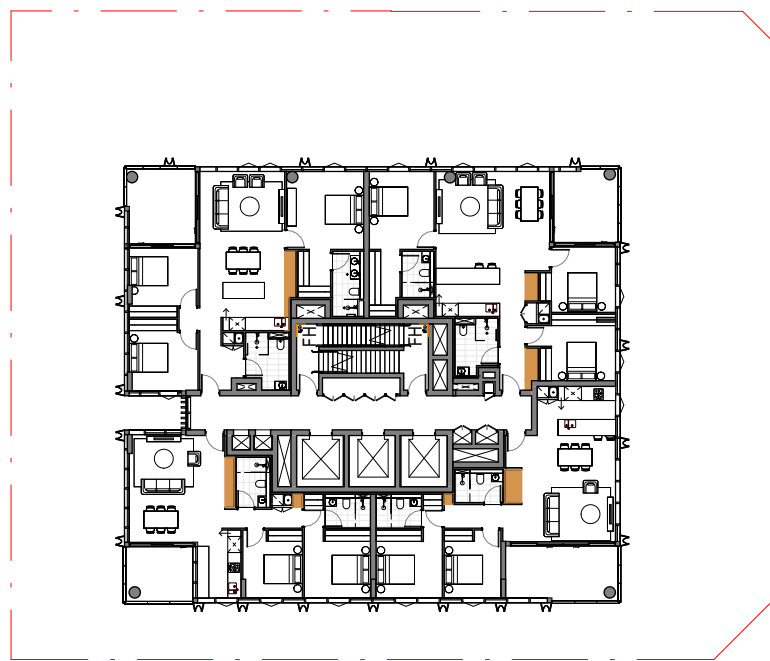
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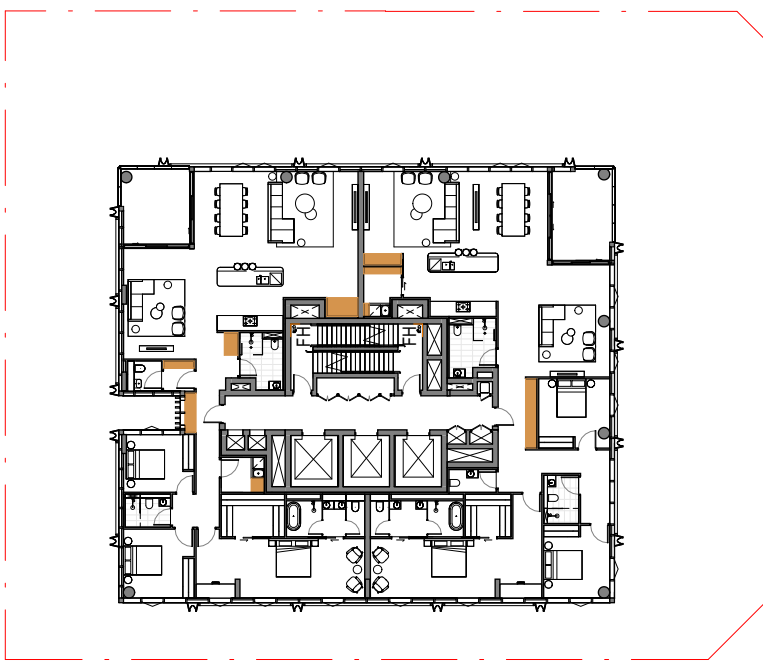
3 LEVEL 6-14 - STORAGE
SCALE 1: 400



4 LEVEL 15-29 - STORAGE
SCALE 1: 400



5 LEVEL 30-38 - STORAGE
SCALE 1: 400



6 LEVEL 39 - STORAGE
SCALE 1: 400



Department of Planning,
Housing and Infrastructure

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Approved Application No: SSD 87486461

Approved on: 22 June 2026

Signed: AW

Sheet No: 36 of 36

LEVEL 2 - 3				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
2.01	2 BED - ADAPT	4.04 m³	4.50 m³	8.00 m³
2.02	1 BED	7.33 m³		6.00 m³
2.03	1 BED	7.13 m³		6.00 m³
2.04	2 BED	4.05 m³	4.50 m³	8.00 m³
2.05	1 BED	6.26 m³	0.00 m³	6.00 m³
2.06	3 BED	10.26 m³	0.00 m³	10.00 m³
2.07	1 BED	4.63 m³	4.50 m³	6.00 m³

LEVEL 2		LEVEL 3	
UNIT NUMBER	EXTERNAL STORAGE	UNIT NUMBER	EXTERNAL STORAGE
2.01	5.04 m³	3.01	5.04 m³
2.04	5.04 m³	3.04	5.04 m³
2.05	3.15 m³	3.05	3.15 m³
2.07	5.04 m³	3.07	5.04 m³
6.01	3.15 m³	6.06	3.15 m³
6.04	3.15 m³	7.06	3.15 m³
7.01	3.15 m³	8.06	3.15 m³
7.04	3.15 m³	11.04	3.15 m³
8.01	3.15 m³	12.04	3.15 m³
8.04	3.15 m³	13.04	3.15 m³
9.01	3.15 m³	14.04	3.15 m³
9.04	3.15 m³	30.03	4.20 m³
10.01	3.15 m³	31.03	3.15 m³
10.04	3.15 m³	32.03	3.15 m³
11.01	3.15 m³	33.03	3.15 m³
12.01	3.15 m³	34.03	3.15 m³
13.01	3.15 m³	35.03	3.15 m³
14.01	3.15 m³	36.03	3.15 m³
38.02	4.20 m³	37.03	3.15 m³
39.01	5.04 m³	38.03	3.15 m³
39.02	4.20 m³		

LEVEL 6 - 14				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
6.01	1 BED	3.58 m³	3.15 m³	6.00 m³
6.02	1 BED	6.02 m³		6.00 m³
6.03	1 BED	6.00 m³		6.00 m³
6.04	1 BED	3.75 m³	3.15 m³	6.00 m³
6.05	2 BED	8.11 m³	0.00 m³	8.00 m³
6.06	2 BED	4.93 m³	3.15 m³	8.00 m³

LEVEL 15 - 29				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
15.01	2 BED - ADAPT	4.16 m³	4.59 m³	8.00 m³
15.02	1 BED	9.19 m³		6.00 m³
15.03	2 BED	9.44 m³		8.00 m³
15.04	1 BED	6.02 m³		6.00 m³
15.05	2 BED	4.72 m³	5.04 m³	8.00 m³

LEVEL 30 - 38				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
30.01	3 BED - ADAPT	5.06 m³	5.04 m³	10.00 m³
30.02	3 BED - ADAPT	6.56 m³	4.59 m³	10.00 m³
30.03	2 BED	4.93 m³	4.20 m³	8.00 m³
30.04	2 BED	4.53 m³	5.04 m³	8.00 m³

LEVEL 39				
UNIT	UNIT TYPE	INTERNAL STORAGE	EXTERNAL STORAGE	ADG REQ.
39.01	PENTHOUSE - 3 BED ADAPT	13.29 m³	5.04 m³	10.00 m³
39.02	PENTHOUSE - 3 BED ADAPT	11.78 m³	4.20 m³	10.00 m³

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Setia
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Project Manager

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Town Planner

Meinhardt
4/66 Clarence St, Sydney, NSW 2000
Tel: (02) 9699 3088

Structure & Building Services

Tract
L6, 80 Mount St, North Sydney, NSW 2060
Tel: (02) 9654 3733

Landscape Architect

WT Partnerships
L26, 45 Clarence Street, Sydney NSW 2000
(02) 9629 7422

Quantity Surveyor

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Traffic Engineer

Salt3
L6, 201 Kent St, Sydney NSW 2000
(02) 9068 7995

Waste Engineer

Setia

C O X

Cox Architecture
70 George Street
The Rocks NSW 2000
Australia

Nominated Architects:
Joe Agius no. 6491
Ramin Jahromi no. 10000

T + 61 2 9267 9599
coxarchitecture.com.au

Client Setia Sydney Pty Ltd

Project No. 223107.00

Project ATCHISON STREET

20-22 Atchison St, St Leonards, NSW 2065

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