

1 SITE PLAN
1 : 1000

--- SITE BOUNDARY
--- THROUGH SITE LINK
RESIDENTIAL
RETAIL
SIGNIFICANT BUILDING
STUDENT HOUSING
PARK
BUS STOP
400M DIA
PEDESTRIAN PATH
BIKE PATH
CLEARWAY

BASIX Commitments

SOU Commitments		Certificate Number: 1045175M
Water		
ALL SOUS		
All Showerheads	3 Star WELS rated (>4.5 but <=6L/min)	
All Toilet Flushing Systems	4 Star WELS rated	
All Kitchens Taps	5 Star WELS rated	
All Bathroom Taps	5 Star WELS rated	
NR Recirculation or Diversions	No	
All Clothes Washers	No washing machine taps	
Energy		
ALL SOUS		
Hot Water		
Hot Water System	Central hot water system 1	
Bathroom Ventilation Systems		
Each Bathroom	Individual fan, ducted to façade or roof	
Operation Control	Interlocked to light	
Kitchen Ventilation System		
Each Kitchen	Individual fan, ducted to façade or roof	
Operation Control	Manual switch on/off	
Laundry Ventilation System		
Each Laundry	Natural ventilation only	
Cooling		
Living Areas	Central cooling system 1	
Bedroom Areas	Central cooling system 1	
Heating		
Living Areas	Central heating system 1	
Bedroom Areas	Central heating system 1	
Artificial Lighting		
No. of Bedrooms &/or study	1 (dedicated)	
No. of living &/or dining rooms	1 (dedicated)	
Each Kitchen	Yes (dedicated)	
All Bathrooms/toilets	Yes (dedicated)	
All Hallways	Yes (dedicated)	
Natural Lighting		
No. of Bathrooms &/or toilets	0	
Main Kitchen	No	
Appliance & Other Efficiency Measures		
ALL SOUS		
Kitchen Cooktop/Oven	Gas cooktop & gas oven	

Common Area Commitments

Water	
All Common Areas	
Showerheads	3 Star WELS rated (>4.5 but <=6L/min)
Toilet Rating	4 Star WELS rated
Taps Rating	5 Star WELS rated
Clothes Washers Rating	2.5 Star WELS rated
Energy	
Common Area Ventilation System	
Gym (No. 1)	Ventilation supply only. Time clock or BMS controlled
Switch Room (No. 1)	Ventilation supply only. Thermostatically controlled
Garage Room (No. 1)	Ventilation extract only
Community Room (No. 1)	Ventilation supply and exhaust. Time clock or BMS controlled
Hallway/Lobby (No. 1)	Ventilation supply and exhaust. Time clock or BMS controlled
Common Area Lighting	
Gym (No. 1)	LED Manual on/Manual off
Lift car (No. 1)	LED connected to lift call button
Lift car (No. 2)	LED connected to lift call button
Switch Room (No. 1)	LED Manual on/Manual off
Garage Room (No. 1)	LED Motion sensor
Community Room (No. 1)	LED Motion sensor
Plant room Service (No. 1)	LED Manual on/Manual off
Other Internal Common Area	LED Time clocks
Ground Floor Lobby Type (No. 1)	LED Time clock and motion sensor
Central Energy Systems	
Central Hot Water System (No. 1)	
Gas-fired boiler:	
Piping insulation (ringmain & supply risers):	
(a) Piping external to Building: R0.75 ("32mm)	
(a) Piping internal to Building: R0.75 ("32mm)	
Central Cooling System (No. 1)	
Variable refrigerant volume units:	
Energy source: electric driven compressor	
Heat rejection method: air cooled condenser	
Unit efficiency (min): low - COP<3.5	
Central Heating System (No. 1)	
Variable refrigerant volume units:	
Energy source: electric driven compressor+air sourced evaporator	
Unit efficiency: low - COP<3.5	
Lift (No. 1)	
Gearless Traction with V V V F motor	
Number of levels(including basement): 19	
Lift (No. 2)	
Gearless Traction with V V V F motor	
Number of levels(including basement): 19	
Alternative Energy Supply	
Photovoltaic System:	
Rated electrical output (min): 15.0 peak kW	

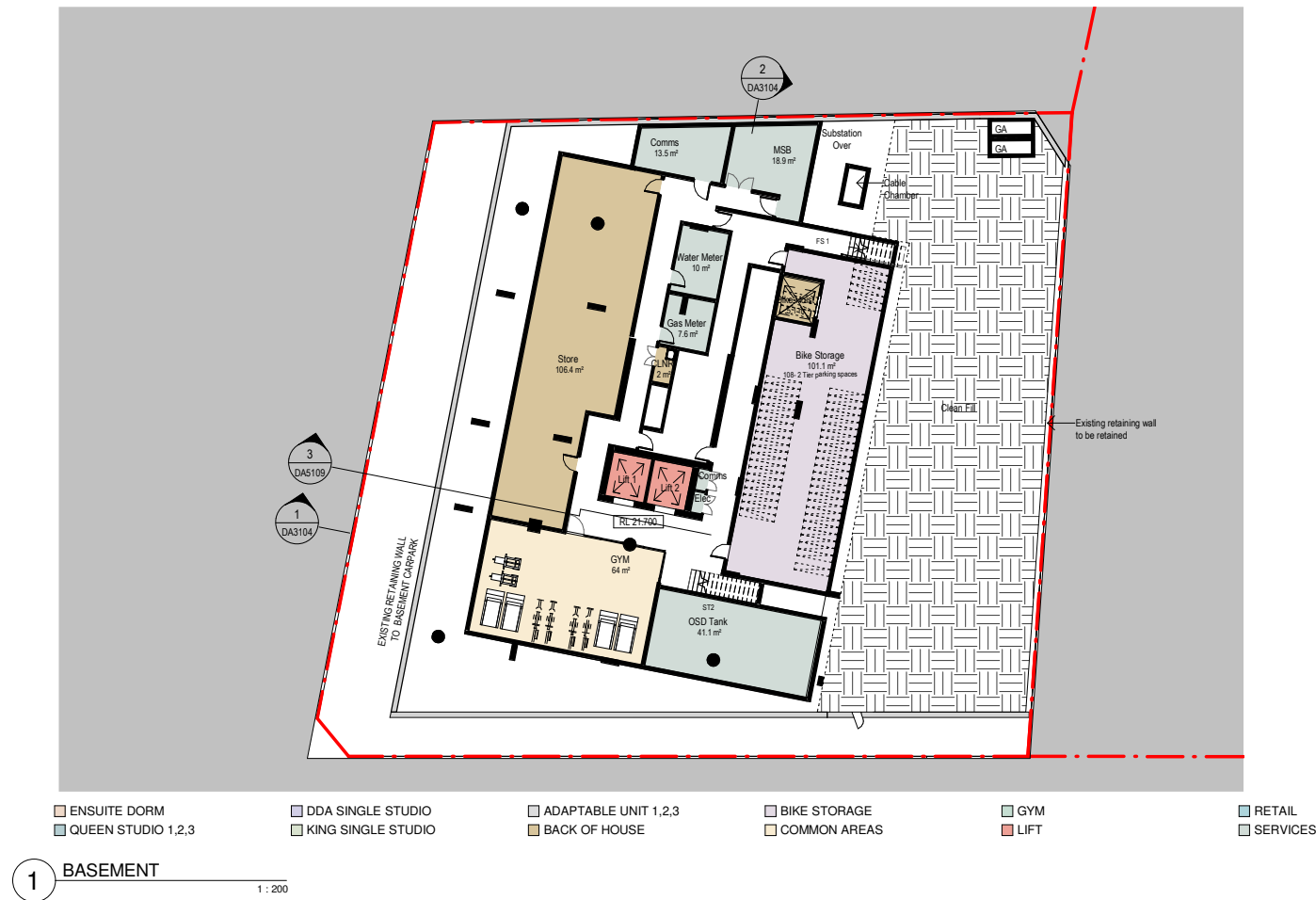
Alternative Assessment

Thermal Comfort Commitments
Change the thermal comfort outcome to PASS as CONCESSION

Add the additional commitments for Thermal Comfort:
The development will be a Class 3 building.
The applicant must include in the documentation accompanying the application for a construction certificate (or complying development certificate, if applicable), a report demonstrating that the development will meet Section J of the National Construction Code - Volume 1.
As an Assessor Certificate was not required for this development, the commitments in 1(a)(iii), relating to Thermal Comfort, do not apply for this development.

ABBREVIATIONS

ACC	ACCESSIBLE	GE	GARBAGE EXHAUST
BAL	BALUSTRADE	GL	GLAZING
BOH	BACK OF HOUSE	HYD	HYDRANT
BOY	BOUNDARY	HR	HANDRAIL
CJ	CONTROL JOINT	MSB	MAIN SWITCHBOARD
CLR	CLEANER	NO	NUMBER
COMMS	COMMUNICATION SERVICES	NOM	NOMINAL
CW	COLD WATER	NTS	NOT TO SCALE
DIA	DISABILITY DISCRIMINATION ACT	O/A	OUTSIDE AIR
DIA	DIAMETER	OSD	ON-SITE DETENTION (TANK)
ELEC	ELECTRICAL SERVICES	RL	REDUCED LEVEL
EQ	EQUAL	REF	REFRIGERANT PIPES
EX	EXISTING (PRIOR TO)	SP	STAIR PRESSURISATION
FBV	FIRE BOOSTER VALVE	SPR	STAIR PRESSURISATION RELIEF
FRL	FIRE RESISTANCE LEVEL	ST	STAIRS
FS	FIRE STAIR	TGSI	TACTILE INDICATORS
FW	FLOOR WASTE TO SEWER	TOW	TOP OF WALL
GA	GREASE ARESTOR	TYP	TYPICAL
		WC	WATER CLOSET



Revisions	Description	Ver	App'd	Key	Client	Architect	Project	Drawing Title	Scale	Drawing No.	Issue
05	20.09.2019	Issue to Client for Information	SO	BM							
06	25.09.2019	Final Issue to Consultants for preparation of reports	SO	BM							
07	25.09.2019	Issue to Traffic Engineer	SO	BM							
08	05.11.2019	Issue to Planner	SO	BM							
09	11.11.2019	Issue to Planner	SO	BM							
10	20.02.2020	Issue to Consultants	SO	BM							
11	03.04.2020	Issue to CMA	SO	BM							
12	05.06.2020	Issue to Client for Information	SO	BM							
13	07.01.2020	Issue to Consultants for Information	RP	SO							
14	07.07.2020	Issue to Planner	RP	SO							
15	15.07.2020	RFRS Issue	SO	BM							

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Project	WEE HUR STUDENT HOUSING 13-23 Gibbons Street, Redfern Proj. No. 18029
Drawing Title	BASEMENT & LEVEL 1 PLAN
Sheet Status	NOT FOR CONSTRUCTION
Scale	1 : 200 @A1
Drawing No.	DA2001 015
Issue	



3 Level 2 1:200



4 LEVEL 3 1:200

Revisions No.	Date	Description	Ver	App'd
01	09.08.2018	Revision 1	SO	BM
02	10.01.2019	DA Issue	JW	BM
03	05.07.2019	Consultant/Client Review	SO	BM
04	20.09.2019	Issue to Client for Information	SO	BM
05	25.09.2019	Final Issue to Consultants for preparation of reports	SO	BM
06	05.11.2019	Issue to Planner	SO	BM
07	20.02.2020	Issue to Consultants	SO	BM
08	03.04.2020	Issue to CMAJ	SO	BM
09	05.06.2020	Issue to Client for Information	SO	BM
010	15.07.2020	RPRS Issue	SO	BM



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Project
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Drawing Title
LEVEL 2 & 3 PLAN
Sheet Status
NOT FOR CONSTRUCTION

Scale
1:200 @A1
Drawing No.
DA2002 010
Issue



- ENSUITE DORM ■ ODA SINGLE STUDIO ■ ADAPTABLE UNIT 1,2,3 ■ BIKE STORAGE ■ GYM ■ RETAIL ■ VOID
■ QUEEN STUDIO 1,2,3 ■ KING SINGLE STUDIO ■ BACK OF HOUSE ■ COMMON AREAS ■ LIFT ■ SERVICES

5 LEVEL 4
1:200

Revisions No.	Date	Description	Ver	App'd
01	09.08.2018	Revision 1	SO	BM
02	10.01.2019	DA Issue	JW	BM
03	05.07.2019	Consultant/Client Review	SO	BM
04	20.09.2019	Issue to Client for Information	SO	BM
05	25.09.2019	Final Issue to Consultants for preparation of reports	SO	BM
06	05.11.2019	Issue to Planner	SO	BM
07	20.02.2020	Issue to Consultants	SO	BM
08	28.02.2020	Issue to Landscape	SO	BM
09	03.04.2020	Issue to GIM/J	SO	BM
010	05.06.2020	Issue to Client for Information	SO	BM
011	15.07.2020	RFRS Issue	SO	BM



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Drawing Title
LEVEL 4 PLAN

Sheet Status
NOT FOR CONSTRUCTION

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Issue

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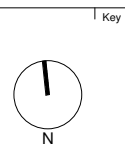
7 LEVEL 5&6 DA
1 : 200



6 Typical Tower Plan Levels 7-18
1 : 200

- Legend:
- ENSUITE DORM
 - QUEEN STUDIO 1,2,3
 - DDA SINGLE STUDIO
 - KING SINGLE STUDIO
 - ADAPTABLE UNIT 1,2,3
 - BACK OF HOUSE
 - BIKE STORAGE
 - COMMON AREAS
 - GYM
 - LIFT
 - RETAIL
 - SERVICES
 - VOID

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06	05.11.2019	Issue to Planner	SO	BM
07	20.02.2020	Issue to Consultants	SO	BM
08	03.04.2020	Issue to GRU	SO	BM
09	05.06.2020	Issue to Client for Information	SO	BM
010	15.07.2020	RRRS Issue	SO	BM



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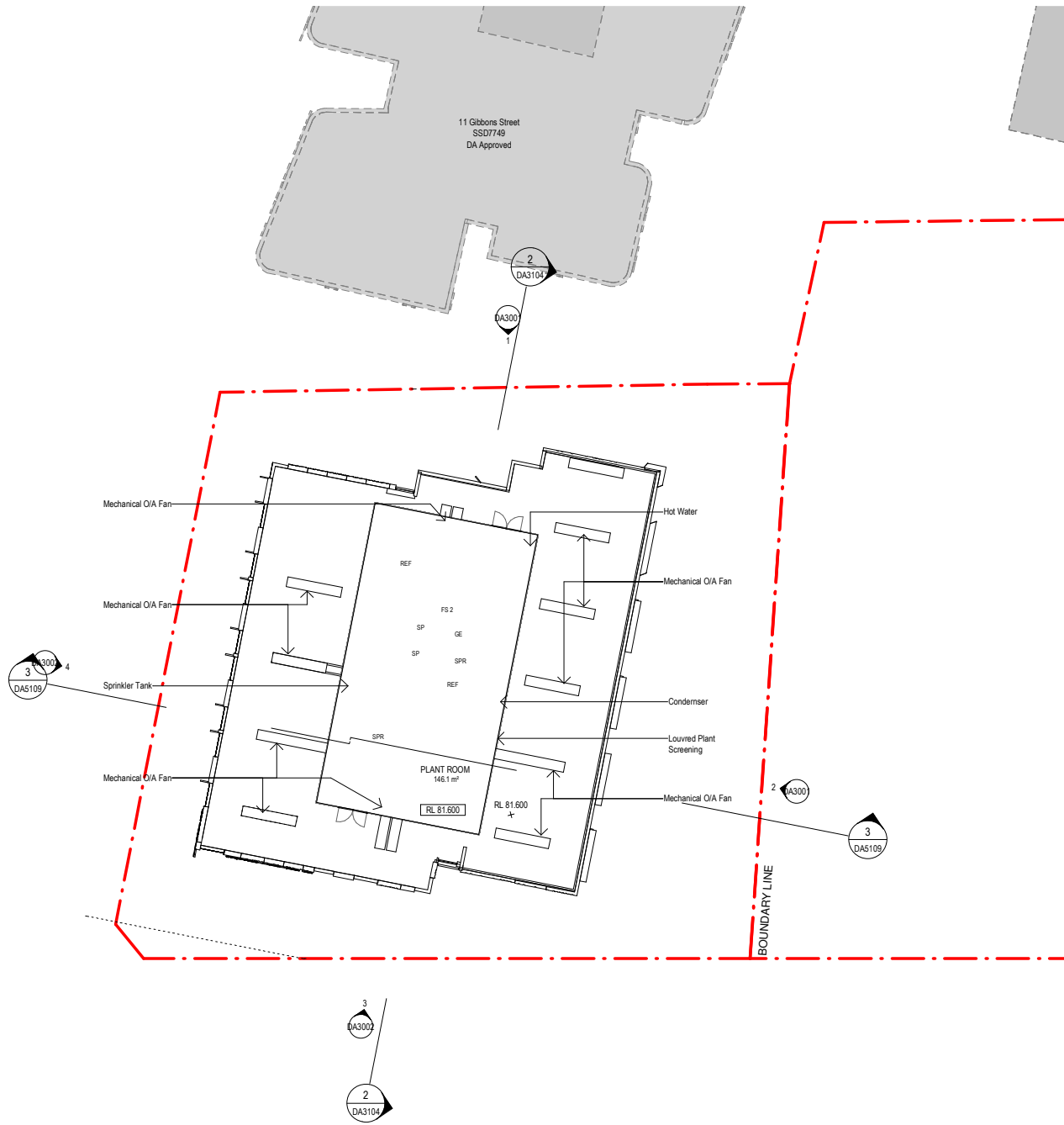
Architect
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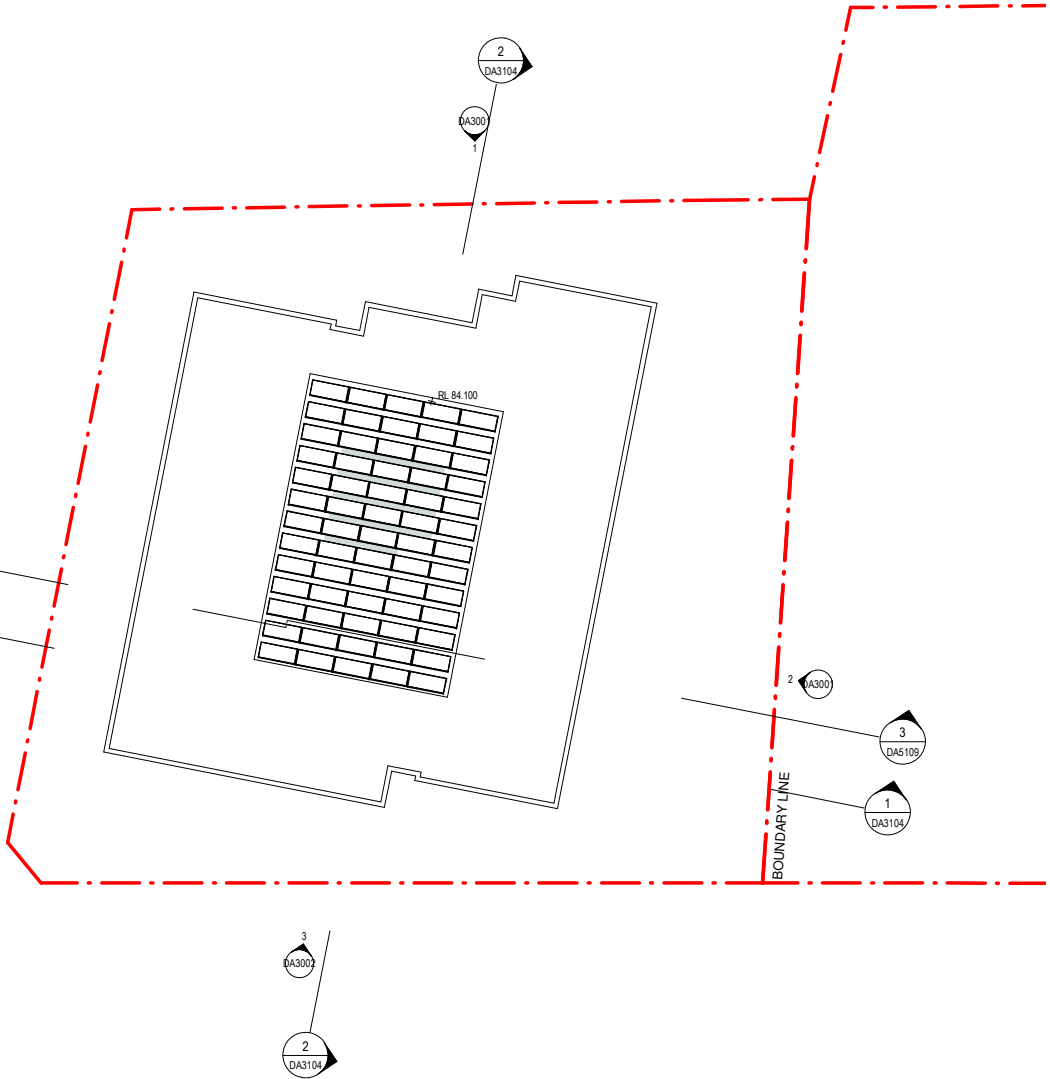
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**LEVEL 5-6 & TYPICAL
TOWER PLAN**
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Issue





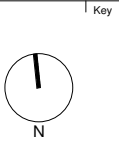
8 PLANT 1 : 200



9 ROOF 1 : 200

- ENSUITE DORM
■ QUEEN STUDIO 1,2,3
■ DDA SINGLE STUDIO
■ KING SINGLE STUDIO
■ ADAPTABLE UNIT 1,2,3
■ BACK OF HOUSE
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08	03.04.2020	Issue to GHA	SO	BM



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Drawing Title
PLANT & ROOF PLAN
Sheet Status
NOT FOR CONSTRUCTION

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Drawing No.
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