

# 11 Gibbons Street - Redfern NSW

## DA Submission



Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019



Subset Name	Drawing No.	Description
<b>Site &amp; Setout Drawings</b>		
	DA1000	Site Plan
	DA1001	Locality Plans
	DA1002	Site Analysis Plans
	DA1003	Setback Drawing
	DA1004	Setback Plan
	DA1005	Setback Plan
	DA1006	Development Summary
	DA1007	Demolition Plan
<b>General Arrangement Plans</b>		
	DA2000	Ground Level
	DA2001	Level 1
	DA2002	Level 2
	DA2003	Level 3
	DA2004	Level 4
	DA2005	Levels 5-8 Typ.
	DA2005	Levels 9-16 Typ.
	DA2006	Level 17
	DA2007	Roof Level
	DA2008	Adaptable Unit Layouts
<b>Elevations</b>		
	DA3000	West & North Elevations
	DA3001	East & South Elevations
	DA3002	Signage Detail
<b>Perspectives</b>		
	DA3101	Perspective 1
	DA3102	Perspective 2
	DA3103	Perspective 3
	DA3104	Perspective 4
	DA3105	Perspective 5
<b>Sections</b>		
	DA4000	Sections 1 & 2
	DA4001	Section 3 & 4
	DA4002	Section 5 & 6
<b>Shadow &amp; Solar Analysis</b>		
	DA5000	Eye of the Sun - Sheet 1
	DA5001	Eye of the Sun - Sheet 2
	DA5002	Shadow Diagrams
	DA5003	Shadow Diagrams
	DA5004	COS Solar Access L3
	DA5005	COS Solar Access L17
<b>Calculations</b>		
	DA6000	Solar Compliance
	DA6001	Solar Compliance
	DA6002	Cross Ventilation
	DA6003	COS Calculation
	DA6004	GFA Calculation
	DA6005	Apartment Mix
	DA6006	Adaptable Units
	DA6007	Level 1 Storage Plan
	DA6008	Level 2 Storage Plan
	DA6009	Level 3 Storage Plan
	DA6010	Level 4 Storage Plan
	DA6011	Level 5-16 Storage Plan
	DA6012	Level 17 Storage Plan
<b>Notification Plans &amp; Elevations</b>		
	DA7000	Notification Site Plan

**Consultants**

**Access - Morris Goding**  
 David Goding  
 david@goding.com.au  
 0407 246 115

**Building Services - Arrow**  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 084 260

**Communication - Straight Talk**  
 Jessica Stapleton  
 jstaple@straight-talk.com.au  
 0433 922 069

**Fire - Core Engineering**  
 Neil Campbell  
 neil@coreengineering.com.au  
 0410 610 928

**Geotechnical - CES**  
 Tristan Goodbody  
 8559 2200

**Heritage - Artefact**  
 Sandra Wallace  
 sandra.wallace@artefact.net.au  
 0413 956 086

**Surveyor - Norton Survey**  
 Andrew Whitfield  
 andrew@nortonsurvey.com.au  
 0418 235 072

**QS - WT Partnership**  
 Paul Elphick  
 paul@wt-partnership.com.au  
 0407 243 711

**Traffic - TTM**  
 Callum Hutcheson  
 callum@ttmgroup.com.au  
 0402 095 256

**Wind - Windtech**  
 Simon Renald  
 simon@windtechglobal.com  
 9993 0198

**ESD - Northrop**  
 Amir Girgis  
 amir@northrop.com.au  
 0419 610 928

**Flood - WMA Water**  
 Catherine Gosman  
 gosman@wma.com.au  
 9299 2855

**HAZMAT - Greencap**  
 James Stewart  
 james.stewart@greencap.com.au  
 0427 701 502

**Planner - Keyan**  
 Michael Woodland  
 michael@keyan.com.au  
 0448 425 214

**Site Contamination - JRS&G**  
 Daniel Denaro  
 ddenaro@jrsag.com.au  
 0468 425 921

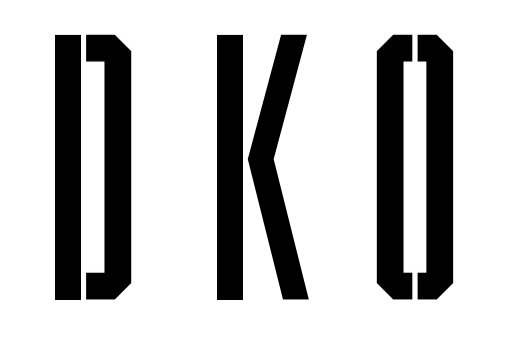
**Waste - TTM**  
 Arthur Stambro  
 arthur@ttmgroup.com.au  
 (07) 3327 9500



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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590

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 Kees de Ruijter 2707 | David Randerson 8542



Project Name: 11 Gibbons Street  
 Project Address: 11 Gibbons Street, Redfern, NSW 2016  
 Project Number: 11929  
 Drawing Name: Project Cover Page  
 Scale: February 2019  
 Date: February 2019

Client: SGCH  
 Drawing Number: DA0000  
 Revision: D

**BASIX Compliance**

**Requirements**

**Water**

- 4 Star WELS rated taps
- 4 Star WELS rated WC
- 3 Star WELS (> 4.5 but <= 6 L/min)
- Separate mains potable water connection to each dwelling

**Thermal Comfort**

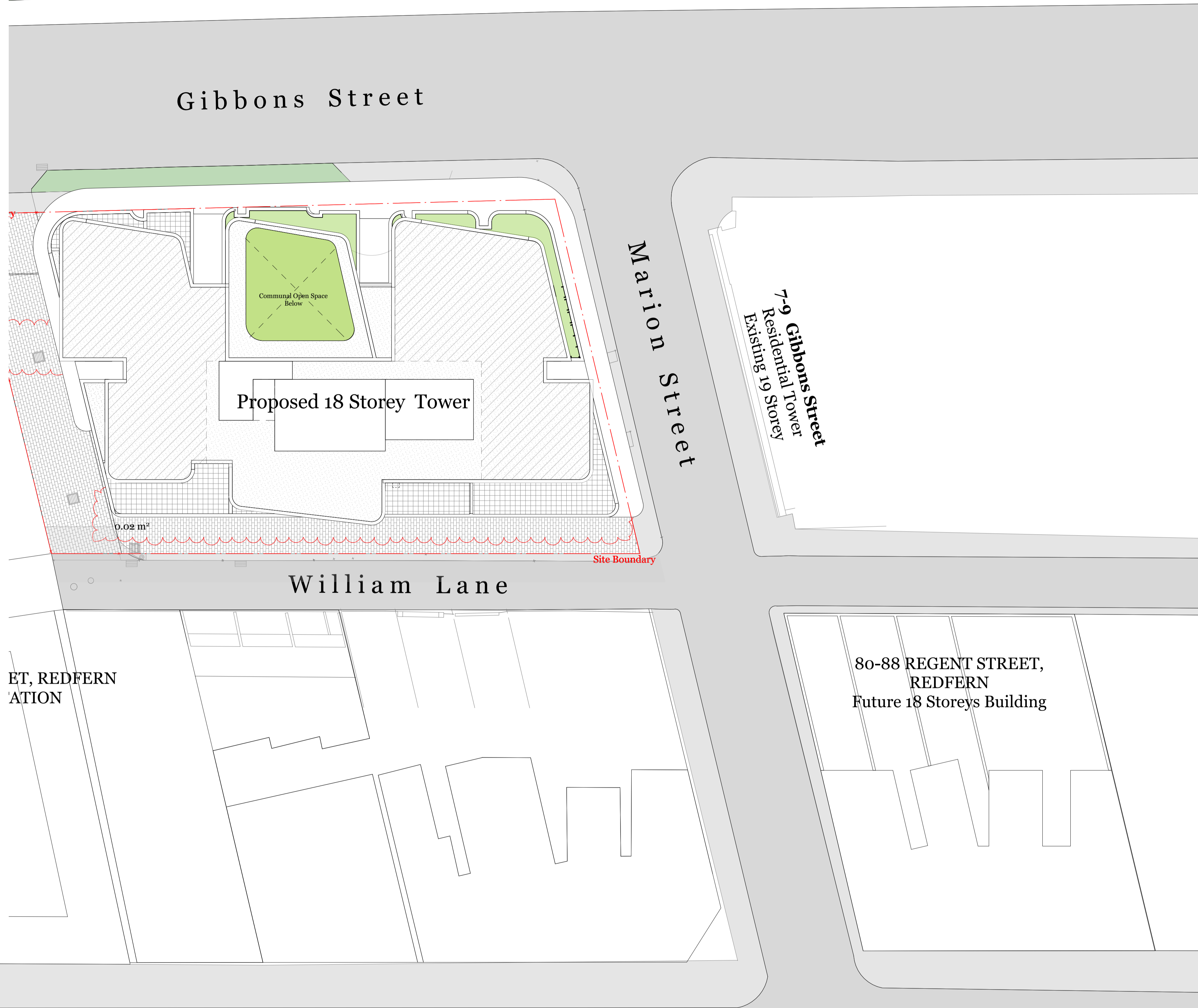
- Concrete roof: R3.0 insulation, reflective both sides
- Exposed ceilings: R3.0 insulation
- Concrete External walls: Precast Concrete, bulk insulation & plasterboard to achieve total system R-Value=3.14
- Brick External walls: Brick, bulk insulation & plasterboard to achieve total system R-Value=3.14
- Party Walls: ACC between plasterboard
- Apartment Walls to Corridors: ACC, bulk insulation & plasterboard to achieve total system R-Value=3.14
- Internal walls: Plasterboard
- Ground floor: Concrete slab on ground
- Unit floor: Concrete (coverings include vinyl in living areas, tile in bathrooms and carpet in bedrooms)
- Suspended floors: Concrete, R4.0 insulation
- Bedroom Glazing: Double Glazing U-Value = 3.4 (maximum), SHGC = 0.53 (±5%), Rw=44
- All Other glazing: High performance, low-e single glazing, U-Value = 4.3 (maximum), SHGC = 0.47 (±5%), Rw=39
- Draught seals around all external doors

**Energy Efficiency**

- 50kW peak roof-top solar PV system to serve common area power loads
- Gearless traction lifts with Variable Voltage & Frequency (VVVF) motor to serve 18 storeys
- No mechanical ventilation exhaust for lobbies and corridors, bicycle storage, NBN rooms
- Mechanical ventilation exhaust for garbage rooms, switch rooms, service rooms, chamber substation and fire stair, interlocked to light
- Mechanical ventilation supply and exhaust for community room
- LED lighting with motion and daylight sensor control for lobbies, hallways and community room
- LED lighting with motion sensor control for service rooms, fire stair, bicycle storage and bin rooms
- LED lighting with manual on-off control for main switch room, chamber substation and fire control room
- LED lighting for lifts connected to call button
- Kitchen, bathroom and laundry ducted to facade or roof with manual on and timer off control
- Ceiling fans in living areas and bedrooms
- Gas bayonet in living area against external wall for future gas appliance flue
- Compact Fluorescent/LED fittings for all internal dwelling areas
- 4.5 Star instantaneous gas hot water system per dwelling
- Gas cooktop and electric oven per dwelling

- Dishwasher, clothes washer, clothes dryer and refrigerators not provided
- No downlights or all downlights are to have the provision of thermally sealed fittings
- Weather seals are required for all exhaust & ventilation vents

**Gibbons Street Reserve**



Proposed 18 Storey Tower

0.02 m<sup>2</sup>

Site Boundary

7-9 Gibbons Street  
Existing 19 Storey Residential Tower

80-88 REGENT STREET, REDFERN  
Future 18 Storeys Building

Certificate no.: 0003802880  
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Dwelling Address: Gibbons Street Redfern, NSW 2016



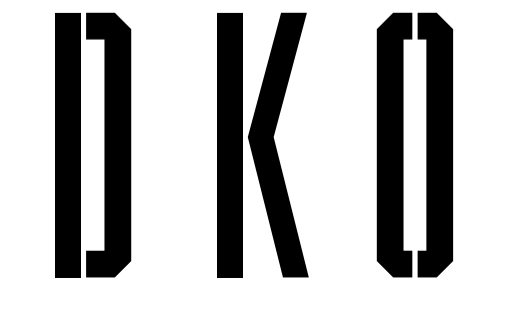
ABSAR Australian Building Sustainability Assessment Rating  
8.0 Average star rating  
NATIONWIDE HOUSE ENERGY RATING SCHEME  
www.nathers.gov.au

<b>Consultants</b> Access - Morris Goding David Goding david@gmg.com.au 0497 246 115 Acoustic - Renzo Tomlin Tony Wong tony.wong@renzotomlin.com.au 8218 0515	<b>Building Services - Arrow</b> Brian Calvert bcalvert@arrow.com.au 0416 084 260 Civil - ABC Consultants Ryan Campbell ryan@abc-consultants.com.au 0492 343 139	<b>Communication - Straight Talk</b> Jessica Stapleton jstaple@straight-talk.com.au 0433 922 069 ESD - Northrop Amir Gargis AG@northrop.com.au 0492 343 139	<b>Fire - Core Engineering</b> Neil Campbell nc@coreengineering.com.au 0410 610 928 Flood - WMA Water Catherine Gosman cgo@wma.com.au 0299 2855	<b>Geotechnical - CES</b> Tristan Goodbody 8959 2200 Heritage - Artefact Sandra Wallace swallace@artefact.net.au 0418 225 072 Landscape - In View Isabel Leter isabel@inviewdesign.com.au 0416 110 098	<b>Surveyor - Norton Survey</b> Neil Campbell nc@nortonsurvey.com.au 0418 225 072 Planner - Keylan Michael Woodland michael@keylan.com.au 0448 726 214	<b>QS - WT Partnership</b> Paul Elphick pelpick@wtpartnership.com.au 0497 243 711 Site Contamination - JBS&G Daniel Denaro DD@denarojbg.com.au 0468 455 921	<b>Traffic - TTM</b> Callum Hutcheson CH@hutcheson-ttmgroup.com.au 0492 095 256 Waste - TTM Arthur Stanniton astanniton@ttmgroup.com.au 071 327 9500	<b>Wind - Windtech</b> Simon Renald simon@windtechglobal.com 9993 0308
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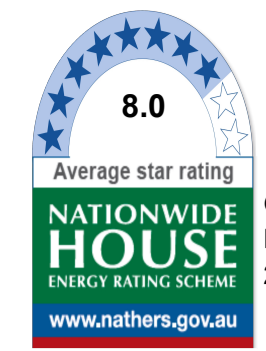


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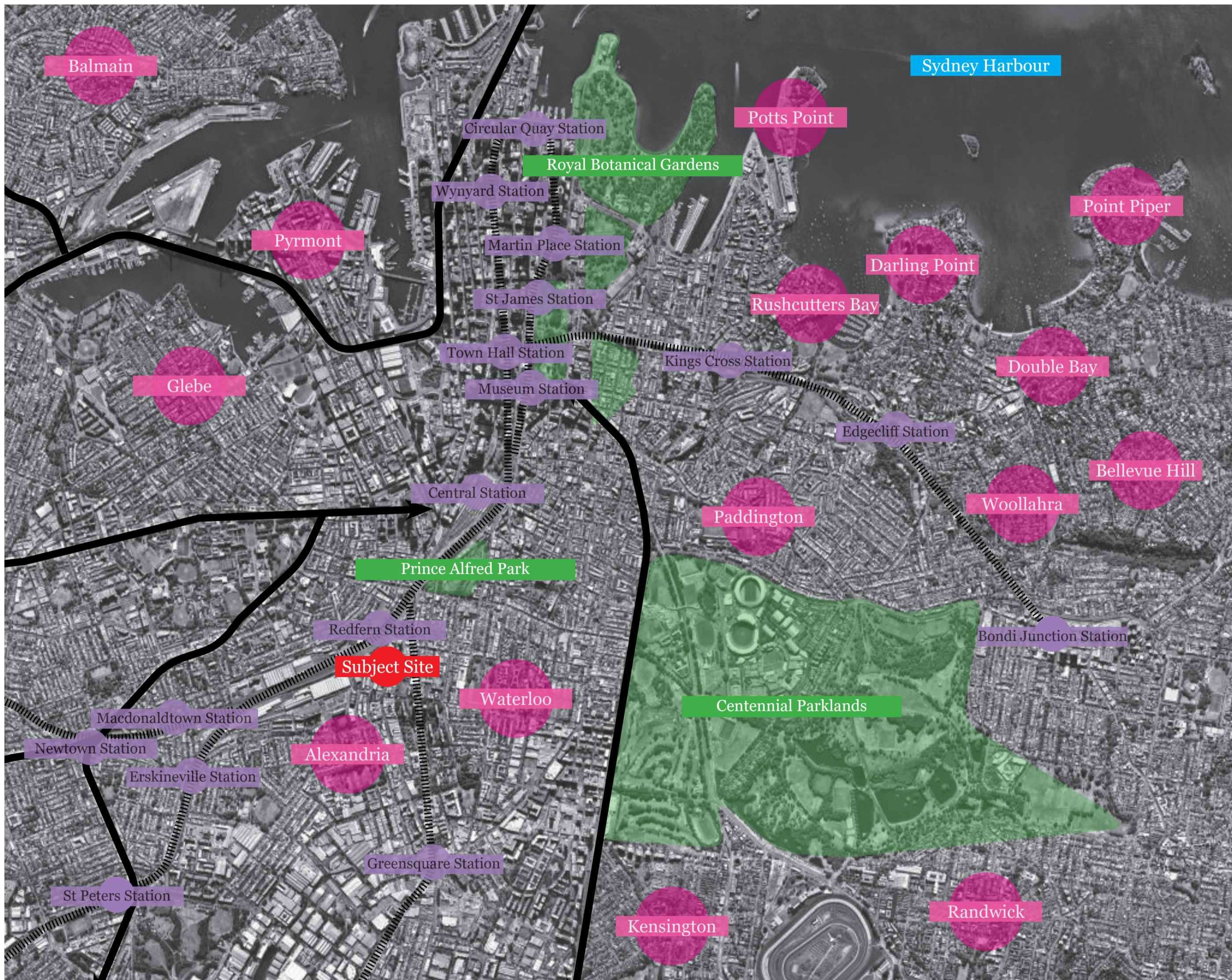
DKO Architecture (NSW) Pty Ltd  
119 Redfern Street  
Redfern, NSW 2016  
T +61 2 8346 4500  
info@DKO.com.au  
www.DKO.com.au  
ABN: 81956706590  
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Kees de Ruijter 2701 David Randerson 8542



Project Name	11 Gibbons Street, Redfern, NSW 2016	Project Number	11929
Project Address		Drawing Name	Site Plan
Client	SGCH	Scale	1:200@A1
Drawing Number	DA1000	Date	February 2019
Revision	D		



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 Dwelling Address: Gibbons Street Redfern, NSW 2016  
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**Legend**

<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Subject site	<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen; border:1px solid black;"></span> Parks and Open Spaces
<span style="display:inline-block; width:15px; border-bottom:2px dashed black;"></span> Railway line	<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span> Education Institutions
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Major Road	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink; border:1px solid black;"></span> Significant Buildings
<span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Local Access Road	<span style="display:inline-block; width:15px; height:15px; border:1px solid black; border-radius:50%; text-align:center; line-height:15px;">P</span> Police Station

**Consultants**

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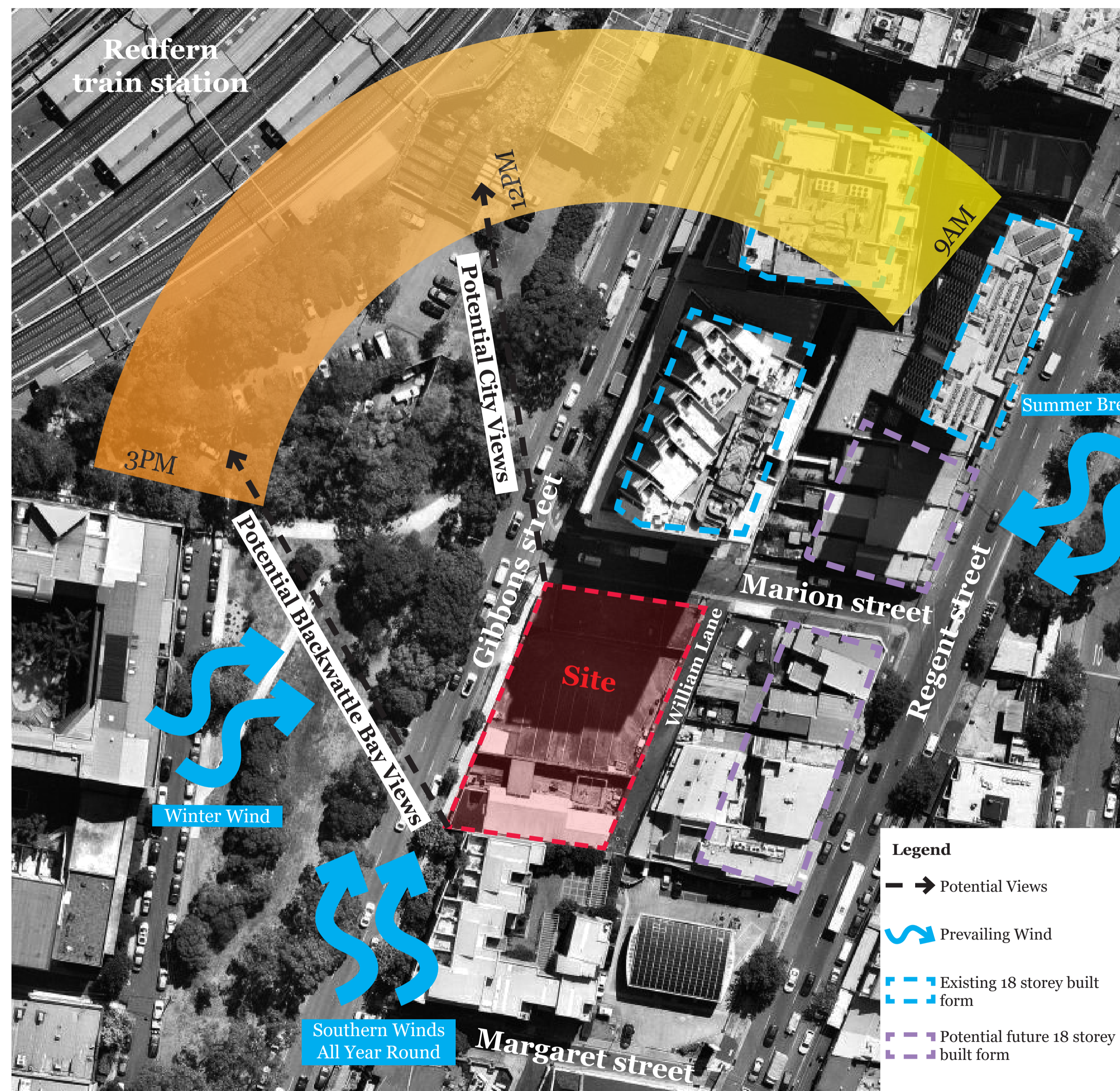
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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



<b>Project Name</b>	11 Gibbons street	<b>Project Number</b>	11929
<b>Project Address</b>	11 Gibbons Street, Redfern, NSW 2016	<b>Drawing Name</b>	Locality Plans
<b>Client</b>	SGCH	<b>Scale</b>	
<b>Revision</b>		<b>Date</b>	February 2019
<b>Drawing Number</b>	<b>DA1001</b>		
	<b>D</b>		

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 Knox de laigier 0707 | David Randerson 8542



**Consultants**

<b>Access - Morris Goding</b> David Goding david@gmg.com.au 0407 246 115	<b>Building Services - Arrow</b> Brian Calvert bcalvert@arrow.com.au 0416 084 260	<b>Communication - Straight Talk</b> Jessica Stapleton jstaple@straight-talk.com.au 0433 922 069	<b>Fire - Core Engineering</b> Neil Campbell neil@coreengineering.com.au 0410 610 928	<b>Geotechnical - CES</b> Tristan Goodbody 8559 2200	<b>Heritage - Artefact</b> Sandra Wallace sawall@artefact.net.au 0403 956 086	<b>Surveyor - Norton Survey</b> Andrew Whitfield awh@nortonpartners.com.au 0418 235 072	<b>QS - WT Partnership</b> Paul Elphick pelfick@wtpartnership.com.au 0407 243 711	<b>Traffic - TTM</b> Callum Hutcheson Callum@ttmgroup.com.au 0402 095 256	<b>Wind - Windtech</b> Simon Ronald simon@windtechglobal.com 9993 0198
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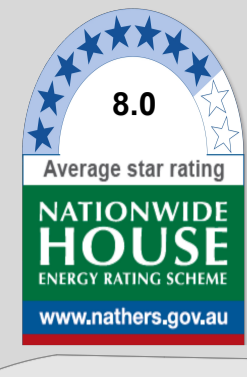
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Project Name	11 Gibbons street	Project Number	11929
Project Address	11 Gibbons Street, Redfern, NSW 2016	Drawing Name	Site Analysis Plans
Scale		Date	February 2019

Client	SGCH	Drawing Number	DA1002
		Revision	D

# Gibbons Street



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0m Setback-Up to 3 Storeys

4m Setback-Fourth storey and above

6m ADG setback H/H - Up to four storeys

9m ADG setback H/H - Five to eight storeys

12m ADG setback H/H - Nine storey and above

6,000  
9,000  
12,000

Centre Line of Marian Street  
Marian Street

7-9 Gibbons Street  
Existing 19 Storey Residential Tower

William Lane  
Centre Line of William Lane

6,000  
9,000  
12,000

--- Site Boundary

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 David Goding  
 david@gmg.com.au  
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 Brian Calvert  
 bcalvert@arrow.com.au  
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 Tristan Goodbody  
 tristan@ces.com.au  
 8559 2200

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 Sandra Wallace  
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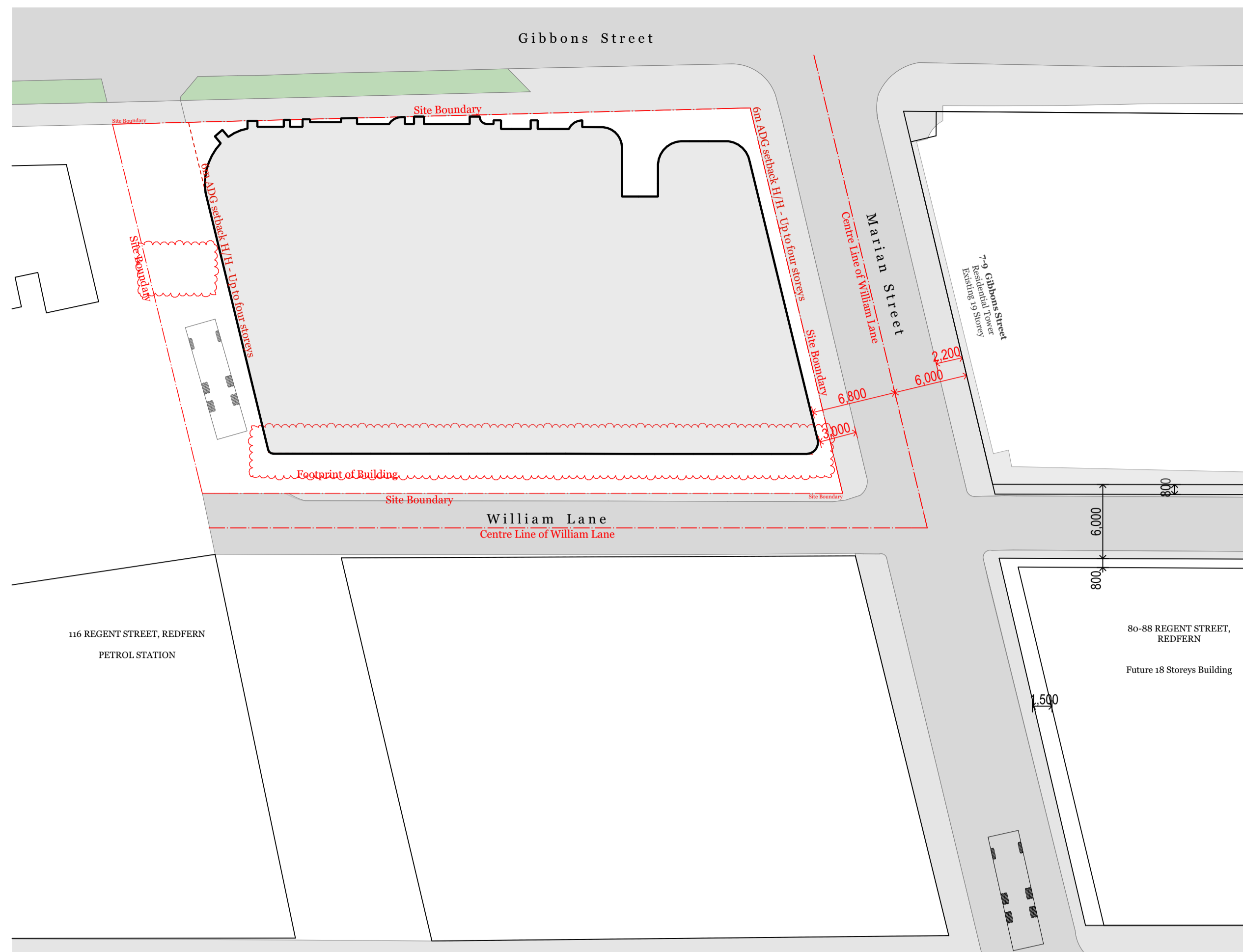


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 Client: SGCH

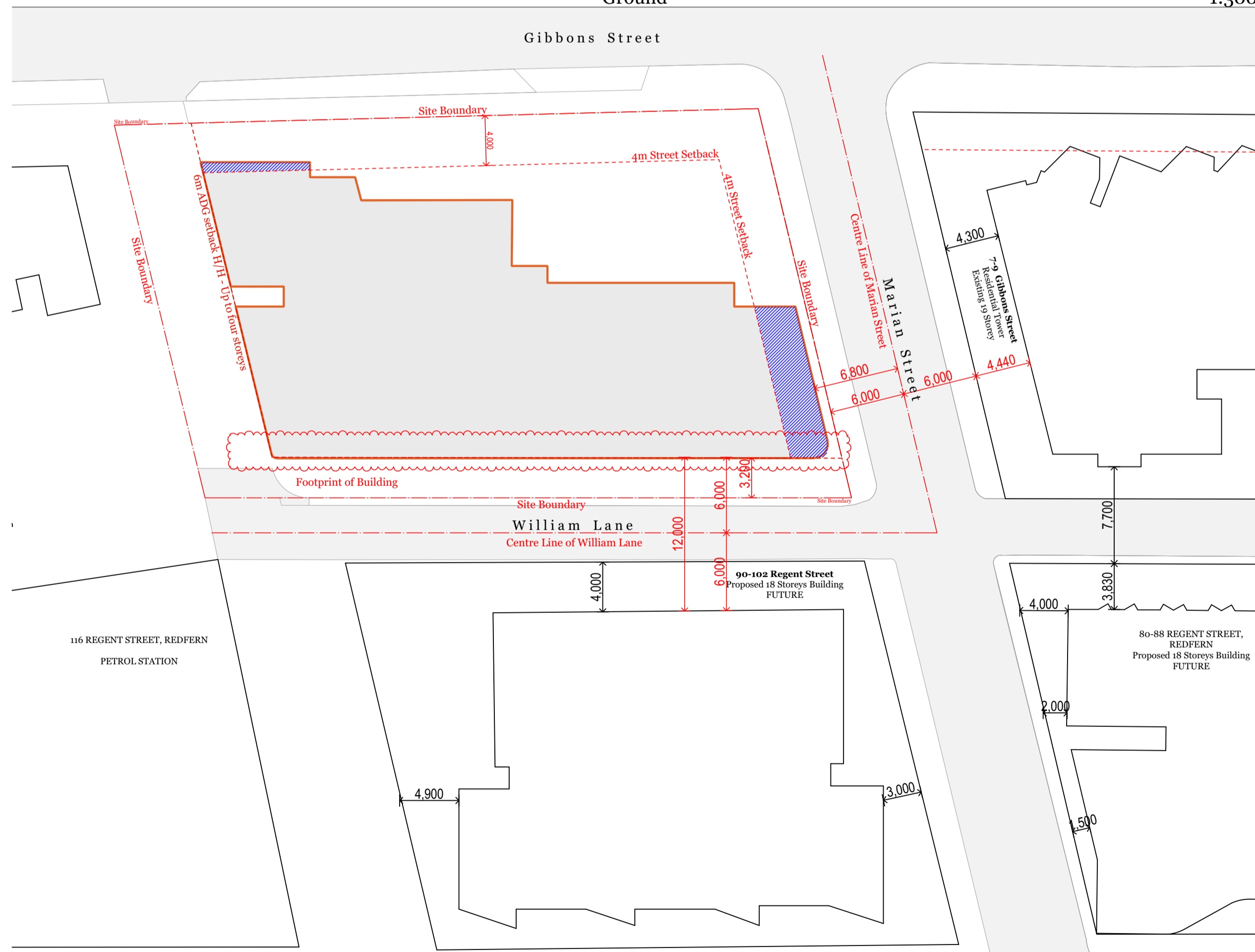
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 Drawing Name: Setback Drawing  
 Scale: 1:100@A1  
 Date: February 2019

Drawing Number: DA1003  
 Revision: D

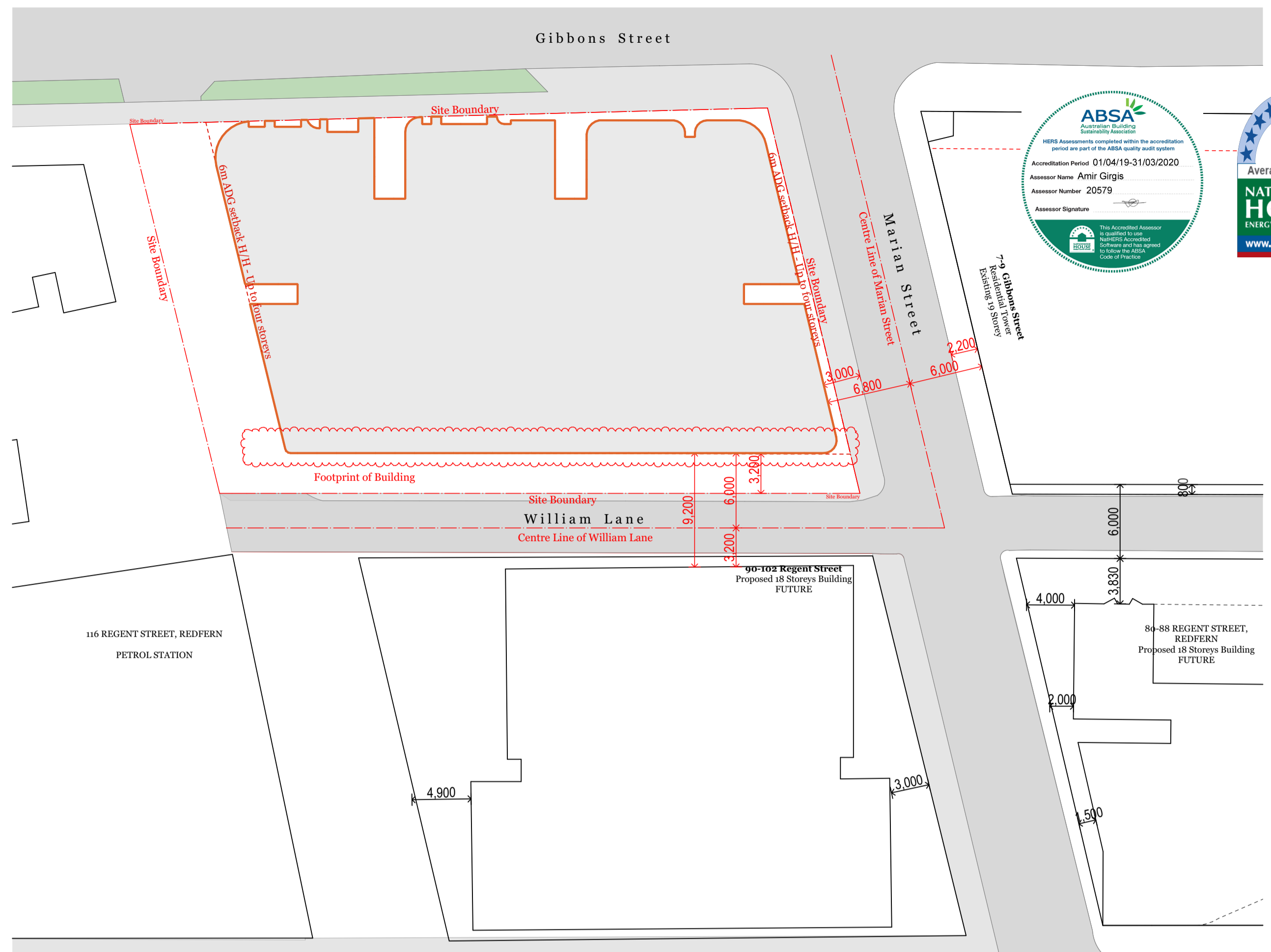
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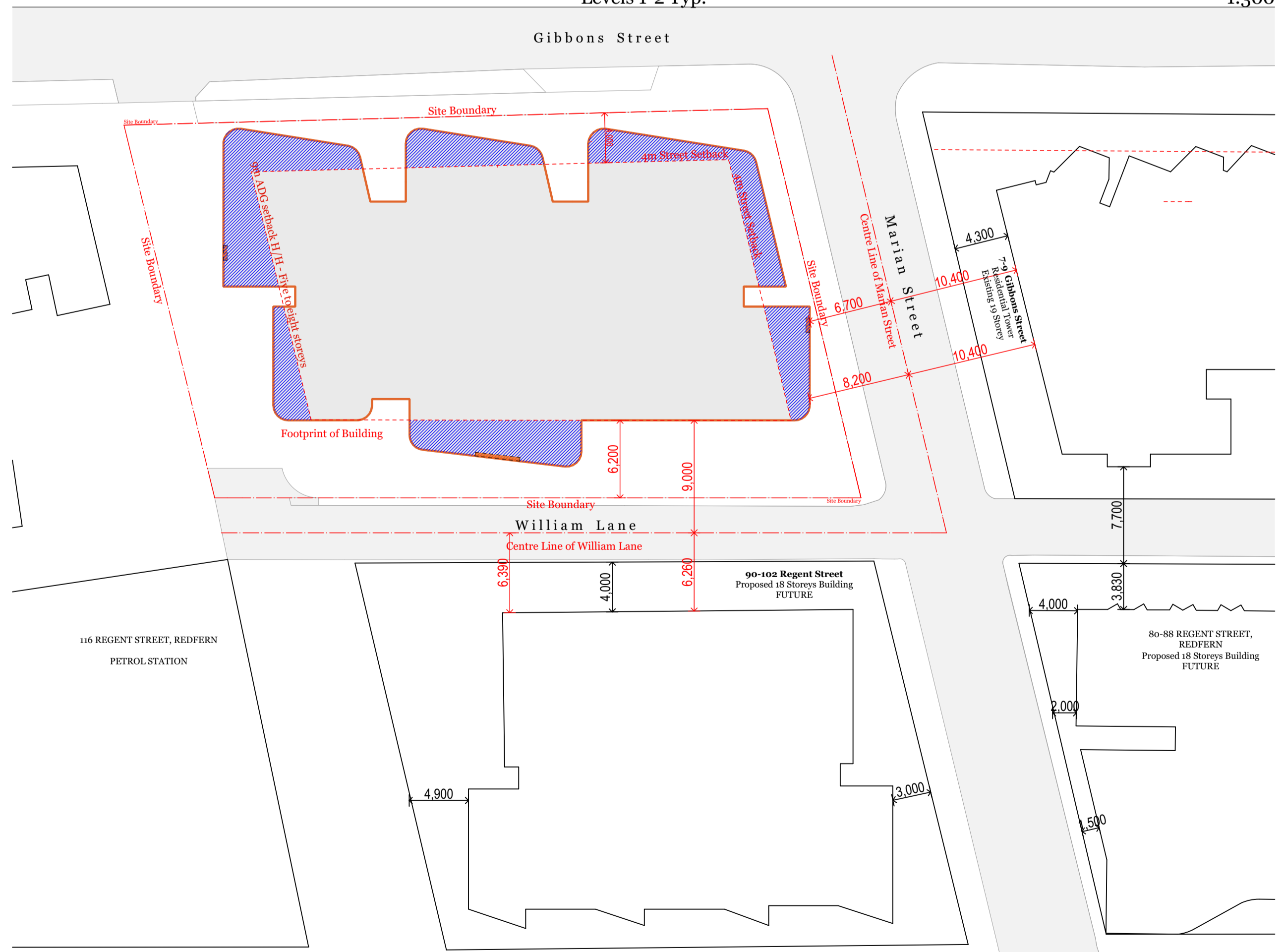
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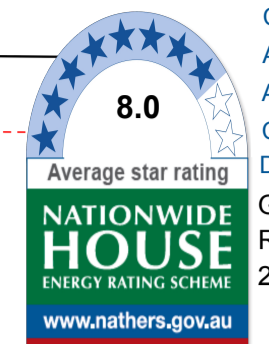
Level 3 1:300



Levels 1-2 Typ. 1:300



Level 4 1:300



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- Legend**
- Setback
  - Outline of proposed building
  - Outline of proposed/existing adjoining building
  - Non-habitable parts of building
  - Non-compliant parts of building
  - Highlight window
  - Site Boundary

**Consultants**

**Access - Morris Goding**  
 David Goding  
 david@gmg.com.au  
 0407 246 115

**Building Services - Arrow**  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 084 260

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 9993 0308

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 Amir Girgis  
 AGirgis@northrop.com.au  
 0427 343 139

**Flood - WMA Water**  
 Catherine Gosman  
 gosman@wma.com.au  
 9299 2855

**HAZMAT - Greencap**  
 James Stewart  
 james.stewart@greencap.com.au  
 0427 701 502

**Landscape - In View**  
 Isabel Leter  
 isabel@inviewdesign.com.au  
 0416 110 098

**Planner - Keylan**  
 Michael Woodland  
 michael@keylan.com.au  
 0448 726 214

**Site Contamination - JRS&G**  
 Daniel Denaro  
 DDenaro@jrs.com.au  
 0468 455 921

**Waste - TTM**  
 Arthur Stanniton  
 arthur@ttmgroup.com.au  
 (07) 3327 9500



Rev.	Date	By	Ckd	Description
P1	07/09/18	RY	KL	Plans for Review
P2	18/09/18	RY	SO	Arch Set for Review
A	27/09/18	RY	SO	Arch Set for DA Submission
B	11/01/19	KL	SO	Arch Set for DA Submission
C	12/02/19	KL	SO	Arch Set for RTS

DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590

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 NSW Nominated Architects  
 Ross de Ruijter 27071 David Randsen 8542

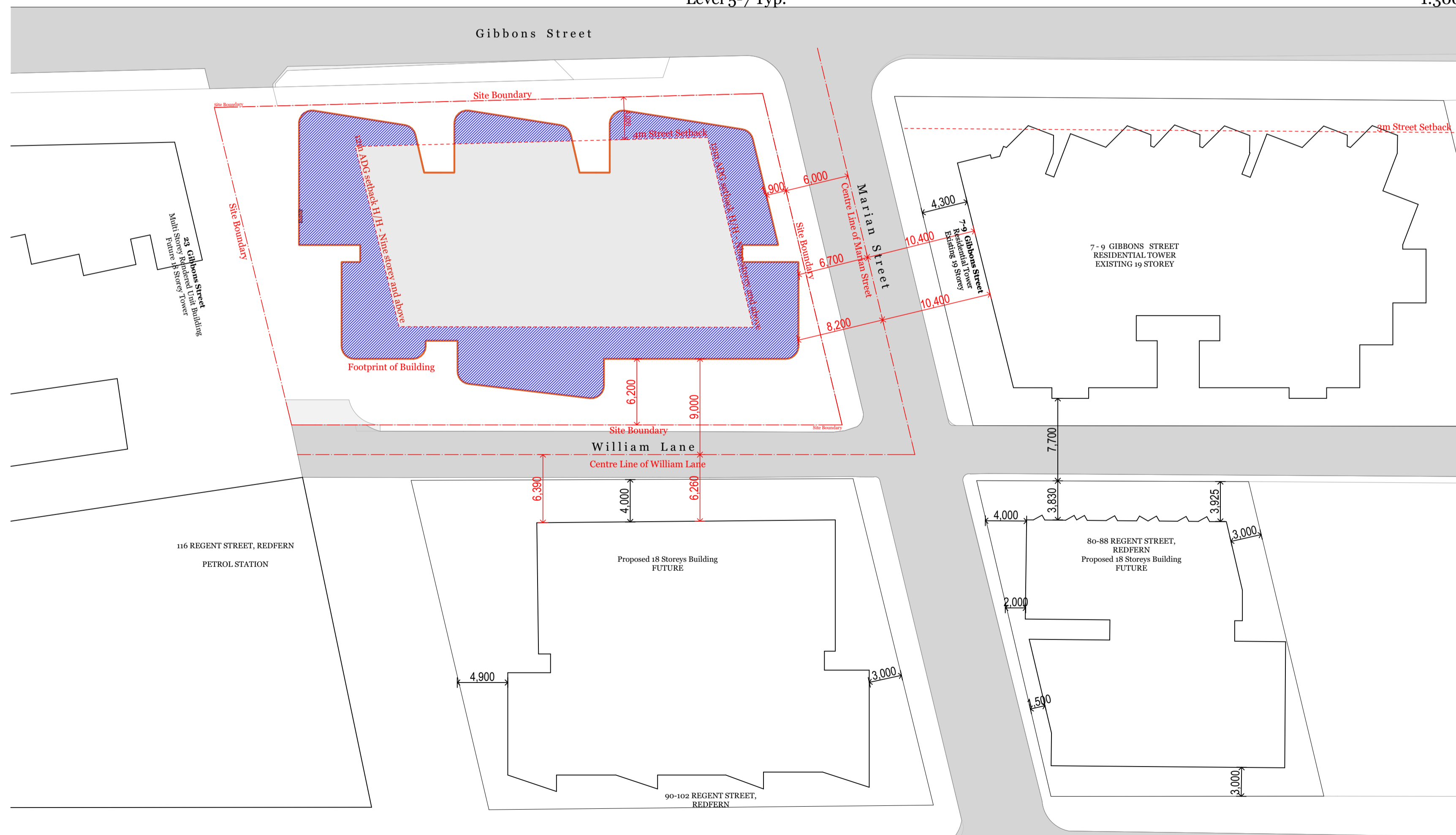
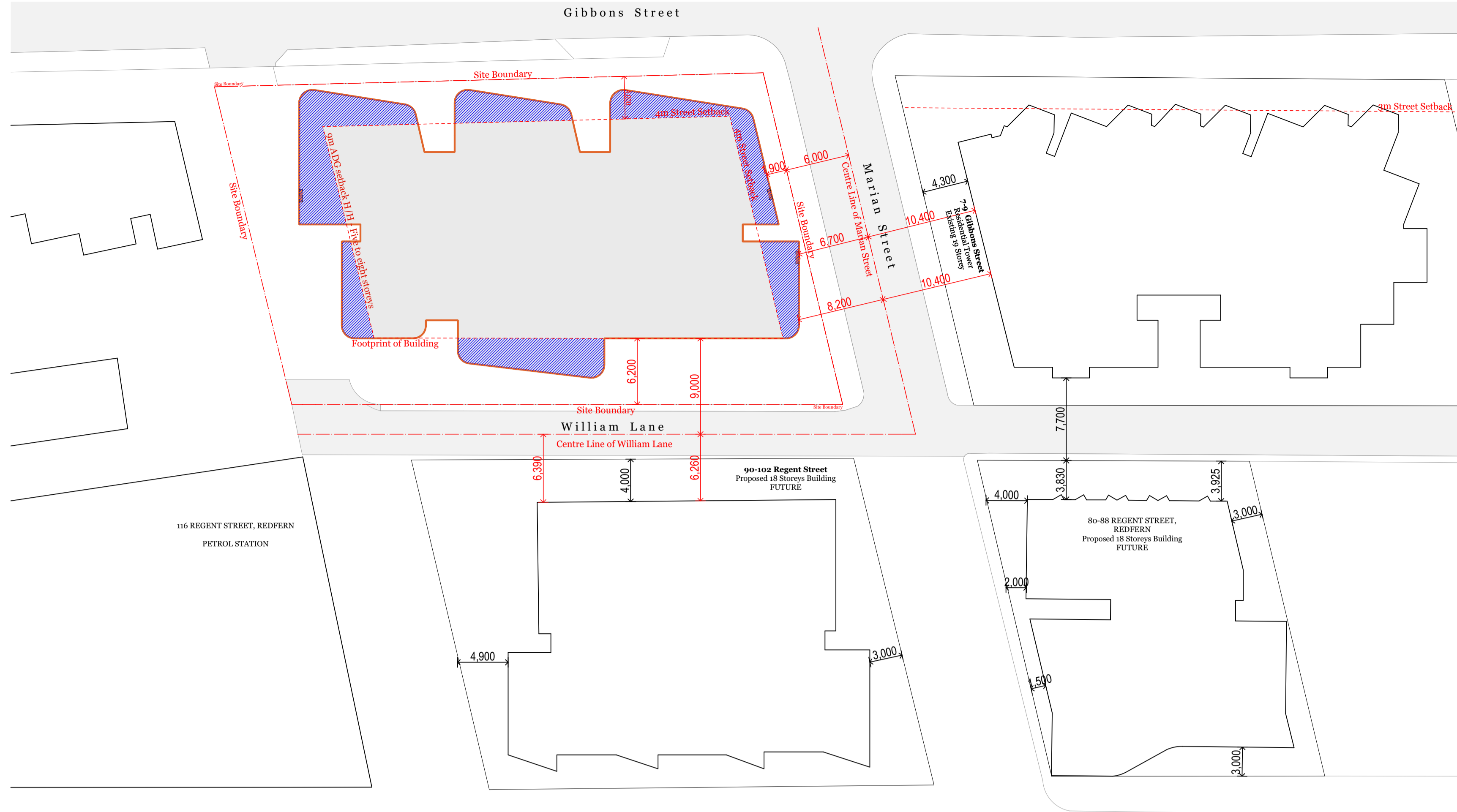
Project Name: 11 Gibbons Street  
 Project Address: 11 Gibbons Street, Redfern, NSW 2016

Project Number: 11929  
 Drawing Name: Setback Plan  
 Scale: 1:300@A1  
 Date: February 2019

Client: SGCH

Drawing Number: DA1004  
 Revision: D

DA1004  
 D



- Setback
- Outline of proposed building
- Outline of proposed/existing adjoining building
- Non-habitable parts of building
- Non-compliant parts of building
- Highlight window
- Site Boundary

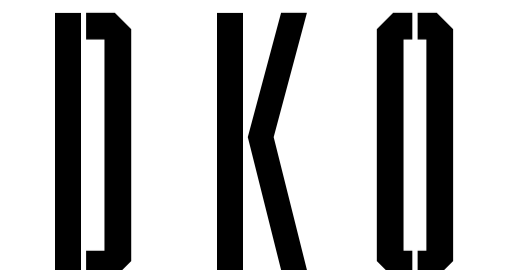
Consultants	
<b>Access - Morris Goding</b> David Goding david@gmg.com.au 0407 246 115	<b>Building Services - Arrow</b> Brian Calvert bcalvert@arrow.com.au 0416 084 260
<b>Acoustic - Renzo Tomin</b> Tony Wong tony.wong@renzotomin.com.au 8218 0515	<b>Civil - ABC Consultants</b> Ryan Campbell ryan@abc-consultants.com.au 0492 343 139
<b>Communication - Straight Talk</b> Jessica Stapleton jstaple@straight-talk.com.au 0433 522 069	<b>ESD - Northrop</b> Amir Girgis AGirgis@northrop.com.au 0427 343 139
<b>Fire - Core Engineering</b> Neil Campbell neil@coreengineering.com.au 0419 610 928	<b>Flood - WMA Water</b> Catherine Goonan goonan@wma-water.com.au 9299 2855
<b>Geotechnical - CES</b> Tristan Goodbody 8959 2200	<b>HAZMAT - Greencap</b> James Stewart james.stewart@greencap.com.au 0427 701 502
<b>Heritage - Artefact</b> Sandra Wallace sandra@artefact.net.au 0403 965 086	<b>Landscape - In View</b> Isabel Leter isabel@inviewdesign.com.au 0416 110 098
<b>Surveyor - Norton Survey</b> Paul Elphick paul@nortonpartners.com.au 0407 243 711	<b>Planner - Keylan</b> Michael Woodland michael@keylan.com.au 0448 726 214
<b>QS - WT Partnership</b> Paul Elphick paul@wtpartnership.com.au 0407 243 711	<b>Site Contamination - JBS&amp;G</b> Daniel Denaro DDenaro@jbsg.com.au 0468 455 921
<b>Traffic - TTM</b> Callum Hutcheson Callum@ttmgroup.com.au 0402 095 256	<b>Waste - TTM</b> Arthur Staminon astaminon@ttmgroup.com.au (07) 3327 9500
<b>Wind - Windtech</b> Simon Renald simon@windtechglobal.com 9993 0938	



Rev.	Date	By	Ckd	Description
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DKO Architecture (NSW) Pty Ltd  
119 Redfern Street  
Redfern, NSW 2016  
T +61 2 8346 4500  
info@dko.com.au  
www.dko.com.au  
ABN: 81956706590

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NSW - Nominated Architects  
Knox de Kijger 0701 David Randerson 8542




Project Name	11 Gibbons street 11 Gibbons Street, Redfern, NSW 2016	Project Number	11929
Project Address		Drawing Name	Setback Plan
		Scale	1:300@A1
		Date	February 2019
Client	SGCH	Drawing Number	DA1005
		Revision	D



Certificate no.: 0003802880  
Assessor Name: Amir Girgis  
Accreditation no.: 20579  
Certificate date: 25 April 2019  
Dwelling Address: Gibbons Street  
Redfern, NSW  
2016  
www.nathers.gov.au

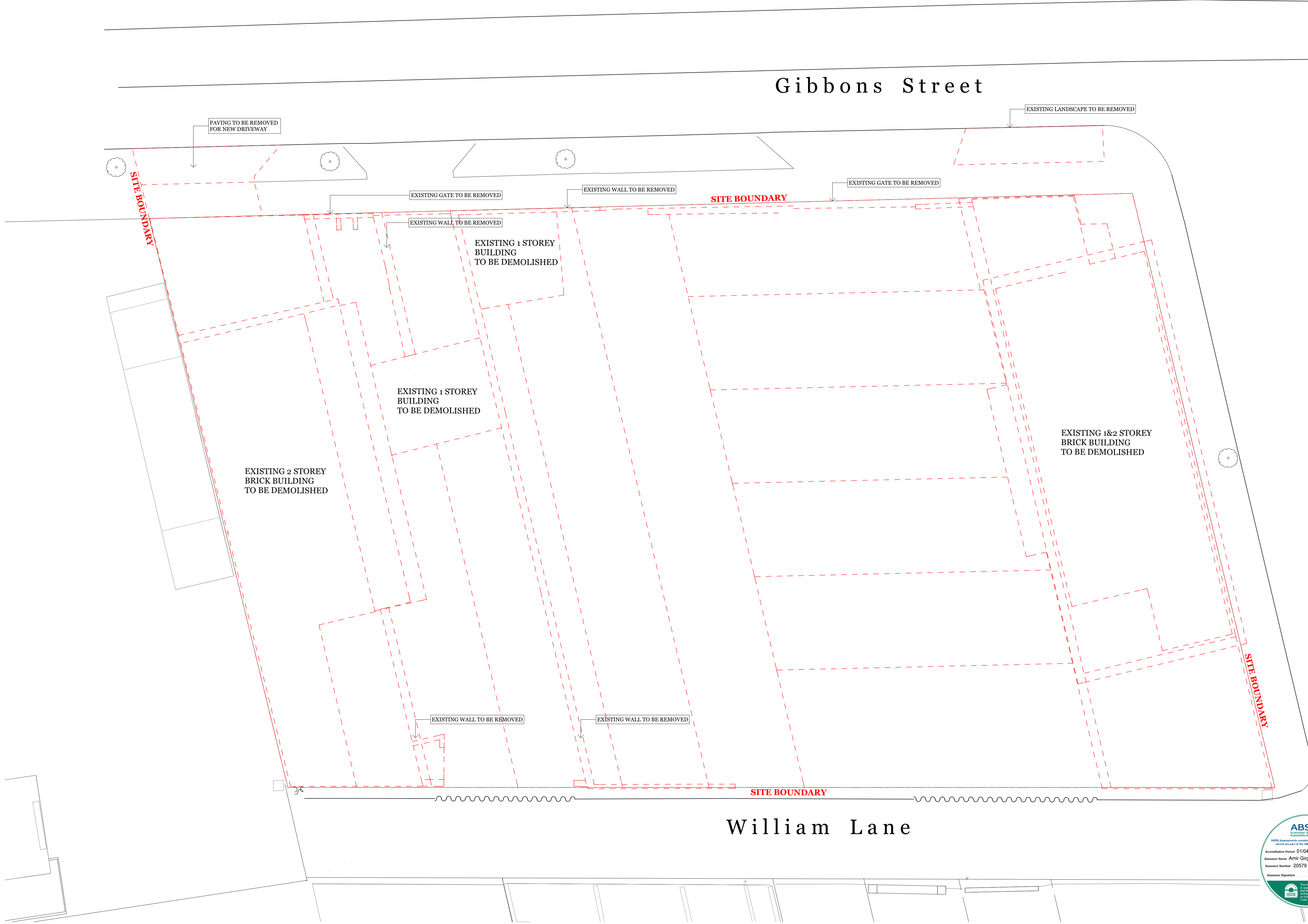




**Legend**  
 Proposed areas of excavation and site clearing

**Demolish and Remove from site:**  
 All wall, floor, roof structures, footings, redundant pipework below natural ground level and vegetation

**Demolition Notes:**  
 1. Reference is to be made to service authority plans prior to commencement of demolition works. The position of underground services are to be verified on site and abutting sites and verified with relevant service authorities.  
 2. It remains the contractors responsibility to inspect and determine the full extent of demolition and removal of existing masonry, rubble and soil for the execution



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 Dwelling Address: Gibbons Street Redfern, NSW 2016  
 www.nathers.gov.au



**Consultants**

**Access - Morris Goding**  
 David Goding  
 david@gmg.com.au  
 0407 246 115

**Acoustic - Renzo Tomini**  
 Tony Wong  
 tony\_wong@renzotomini.com.au  
 8218 0515

**Building Services - Arrow**  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 084 260

**Civil - ABC Consultants**  
 Ryan Campbell  
 ryan@abc-consultants.com.au  
 0492 343 139

**Communication - Straight Talk**  
 Jessica Stapleton  
 jstaple@straight-talk.com.au  
 0433 922 069

**ESD - Northrop**  
 Amir Girgis  
 AGirgis@northrop.com.au  
 0492 343 139

**Fire - Core Engineering**  
 Neil Campbell  
 neil@coreengineering.com.au  
 0419 610 928

**Flood - WMA Water**  
 Catherine Gosman  
 gosman@wma-water.com.au  
 9299 2855

**Geotechnical - CES**  
 Tristan Goodbody  
 tgoodbody@ces.com.au  
 8559 2200

**Heritage - Artefact**  
 Sandra Wallace  
 sandra@artefact.net.au  
 0433 365 086

**Landscape - In View**  
 Isabel Leter  
 isabel@inviewdesign.com.au  
 0416 110 058

**Surveyor - Norton Survey**  
 Andrew Whitfield  
 andrew@nortonsurvey.com.au  
 0418 235 072

**Planner - Keylan**  
 Michael Woodland  
 michael@keylan.com.au  
 0448 425 214

**QS - WT Partnership**  
 Paul Elphick  
 paul@wt-partnership.com.au  
 0407 243 711

**Site Contamination - JRS&G**  
 Daniel Denaro  
 ddenaro@jrs&g.com.au  
 0468 425 921

**Traffic - TTM**  
 Callum Hutcheson  
 callum@ttmgroup.com.au  
 0492 095 256

**Waste - TTM**  
 Arthur Stamatios  
 arthur@ttmgroup.com.au  
 (07) 3327 9500

**Wind - Windtech**  
 Simon Renald  
 simon@windtechglobal.com  
 9993 0908



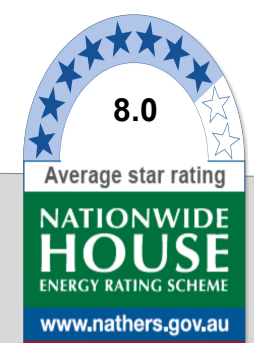
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P1	07/09/18	RY	KL	Plans for Review
P2	18/09/18	RY	SO	Arch Set for Review
A	27/09/18	RY	SO	Arch Set for DA Submission
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C	12/02/19	KL	SO	Arch Set for RTS

DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



Project Name: 11 Gibbons street Redfern, NSW 2016  
 Project Address: Gibbons Street Redfern, NSW 2016  
 Project Number: 11929  
 Drawing Name: Demolition Plan  
 Scale: 1:100@A1  
 Date: February 2019  
 Client: SGCH  
 Drawing Number: DA1007  
 Revision: D

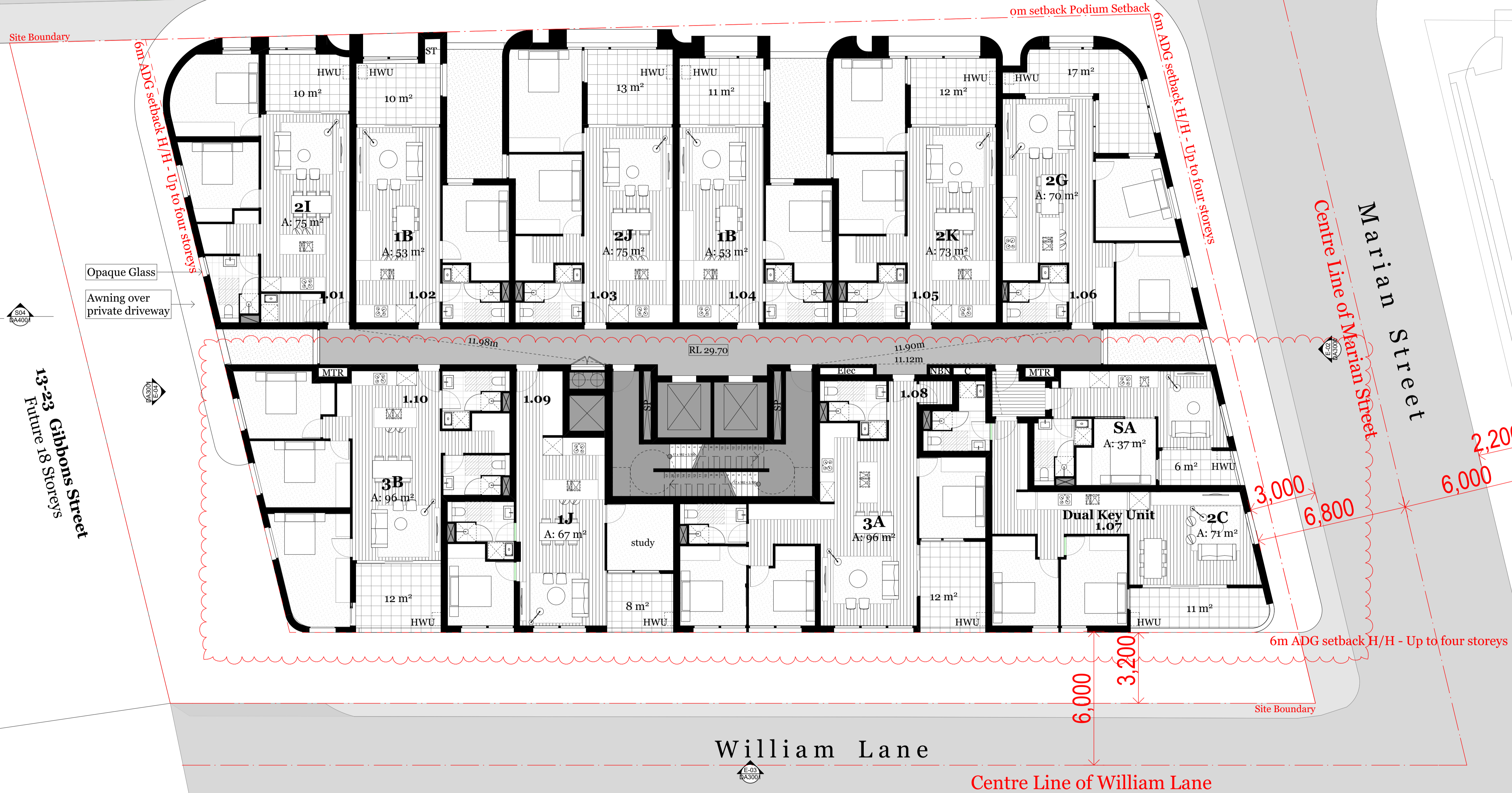




Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street Redfern, NSW 2016  
 www.nathers.gov.au



Gibbons Street



13-23 Gibbons Street  
 Future 18 Storeys

7-9 Gibbons Street  
 Existing 19 Storey Residential Tower

Single Storey Rendered Building

98-102 Regent St  
 Exist. 3 Storey Rendered Unit Building

Fence

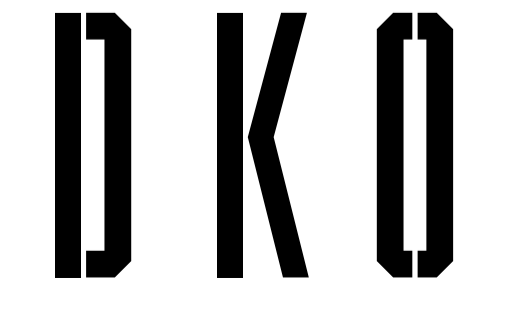
90-102 Regent Street  
 Proposed 18 Storeys Building  
 FUTURE

- Consultants
- Access - Morris Goding  
David Goding  
d.goding@mcg.com.au  
0407 246 115
  - Acoustic - Renzo Tomlin  
Tony Wong  
tony.wong@renzotomlin.com.au  
8218 0515
  - Building Services - Arrow  
Brian Calvert  
bcalvert@arrow.com.au  
0416 084 260
  - Civil - ABC Consultants  
Ryan Campbell  
ryan@abc-consultants.com.au  
0492 343 139
  - Communication - Straight Talk  
Jessica Stapleton  
jstaple@straight-talk.com.au  
0433 922 069
  - ESD - Northrop  
Amir Girgis  
AGirgis@northrop.com.au  
0492 343 139
  - Fire - Core Engineering  
Neil Campbell  
neil@coreengineering.com.au  
0410 610 928
  - Flood - WMA Water  
Catherine Gosman  
gosman@wma-water.com.au  
9299 2855
  - HAZMAT - Greencap  
James Stewart  
james.stewart@greencap.com.au  
0427 701 902
  - Geotechnical - CES  
Tristan Goodbody  
8959 2200
  - Heritage - Artefact  
Sandra Wallace  
sandra.wallace@artefact.net.au  
0403 965 086
  - Landscape - In View  
Isabel Lester  
isabel@inviewdesign.com.au  
0416 110 098
  - Surveyor - Norton Survey  
Andrew Whitfield  
awhitfield@nortonpartners.com.au  
0418 235 072
  - Planner - Keylan  
Michael Woodland  
michael@keylan.com.au  
0448 726 214
  - QS - WT Partnership  
Paul Elphick  
p.elphick@wtpartnership.com.au  
0407 243 711
  - Site Contamination - JRS&G  
Daniel Denaro  
DDenaro@jrs.com.au  
0468 455 921
  - Traffic - TTM  
Callum Hutcheson  
Callum@ttmgroup.com.au  
0402 095 256
  - Waste - TTM  
Arthur Staminon  
astaminon@ttmgroup.com.au  
(07) 3327 9500
  - Wind - Windtech  
Simon Renald  
simon@windtechglobal.com  
9993 0308

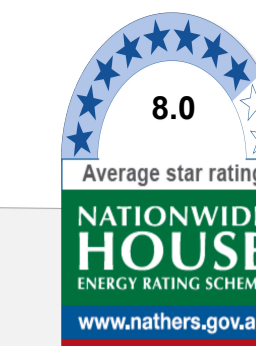


Rev.	Date	By	Ckd	Description
P1	07/09/18	RY	KL	Plans for Review
P2	18/09/18	RY	SO	Arch Set for Review
A	27/09/18	RY	SO	Arch Set for DA Submission
B	11/01/19	KL	SO	Arch Set for DA Submission
C	12/02/19	KL	SO	Arch Set for RTS

DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590  
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 Ross de Ruijter 2707 David Randerson 8542



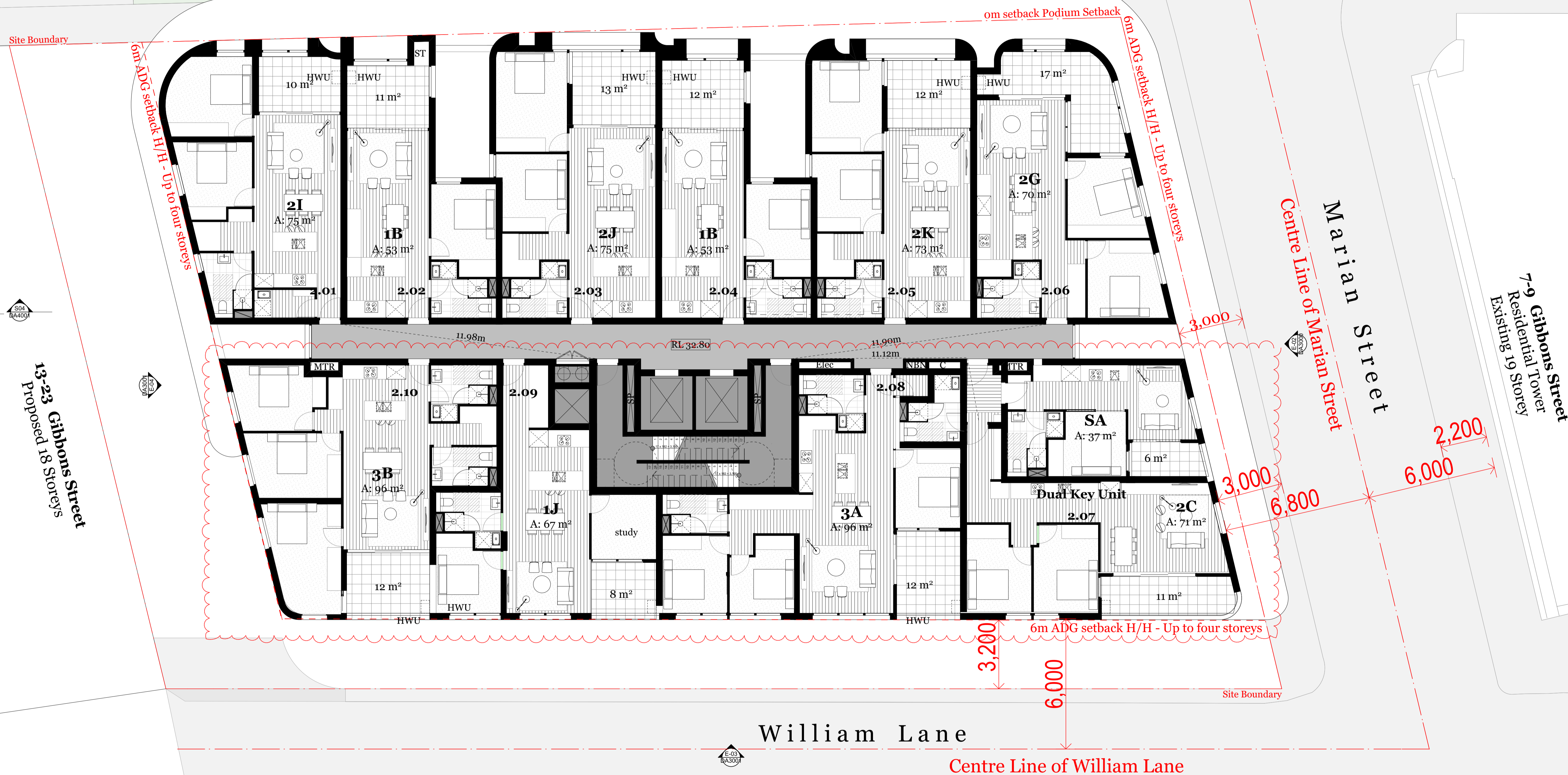
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 Project Address: 11 Gibbons Street, Redfern, NSW 2016  
 Project Number: 11929  
 Drawing Name: Level 1  
 Scale: 1:100@A1  
 Date: February 2019  
 Client: SGCH  
 Drawing Number: DA2001  
 Revision: D



Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street, Redfern, NSW 2016  
 www.nathers.gov.au



# Gibbons Street



### Consultants

**Access - Morris Goding**  
 David Goding  
 david@goding.com.au  
 0407 246 115

**Building Services - Arrow**  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 684 260

**Communication - Straight Talk**  
 Jessica Stapleton  
 jstaple@straight-talk.com.au  
 0433 522 069

**Fire - Core Engineering**  
 Neil Campbell  
 neil@coreengineering.com.au  
 0410 610 928

**Geotechnical - CES**  
 Tristan Goodbody  
 8559 2200

**Heritage - Artefact**  
 Sandra Wallace  
 sandra.wallace@artefact.net.au  
 0403 365 086

**Surveyor - Norton Survey**  
 Andrew Whitfield  
 andrew@nortonsurvey.com.au  
 0418 235 072

**QS - WT Partnership**  
 Paul Elphick  
 paul@wtpartnership.com.au  
 0407 243 711

**Traffic - TTM**  
 Callum Hutcheson  
 callum@ttmgroup.com.au  
 0402 095 256

**Wind - Windtech**  
 Simon Renald  
 simon@windtechglobal.com  
 9993 0308

**Wind - Windtech**  
 Simon Renald  
 simon@windtechglobal.com  
 9993 0308

**Site Contamination - JRS&G**  
 Daniel Denaro  
 ddenaro@jrsag.com.au  
 0468 425 921

**Waste - TTM**  
 Arthur Stamatou  
 arthur@ttmgroup.com.au  
 (07) 3327 9500

**Planner - Keylan**  
 James Stewart  
 james.stewart@greencap.com.au  
 0427 701 502

**Landscaping - In View**  
 Isabel Leter  
 isabel@inviewdesign.com.au  
 0416 110 058

**Planner - Keylan**  
 Michael Woodland  
 michael@keylan.com.au  
 0448 726 214



Rev.	Date	By	Ckd	Description
P1	07/09/18	RY	KL	Plans for Review
P2	18/09/18	RY	SO	Arch Set for Review
A	27/09/18	RY	SO	Arch Set for DA Submission
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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



Project Name  
 Project Address  
 Client  
 SGCH

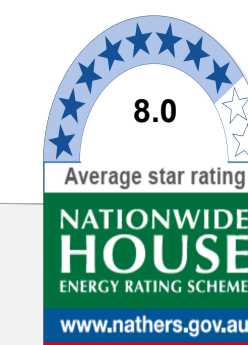
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 Scale  
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 Level 2  
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 February 2019

Drawing Number  
 Revision

DA2002  
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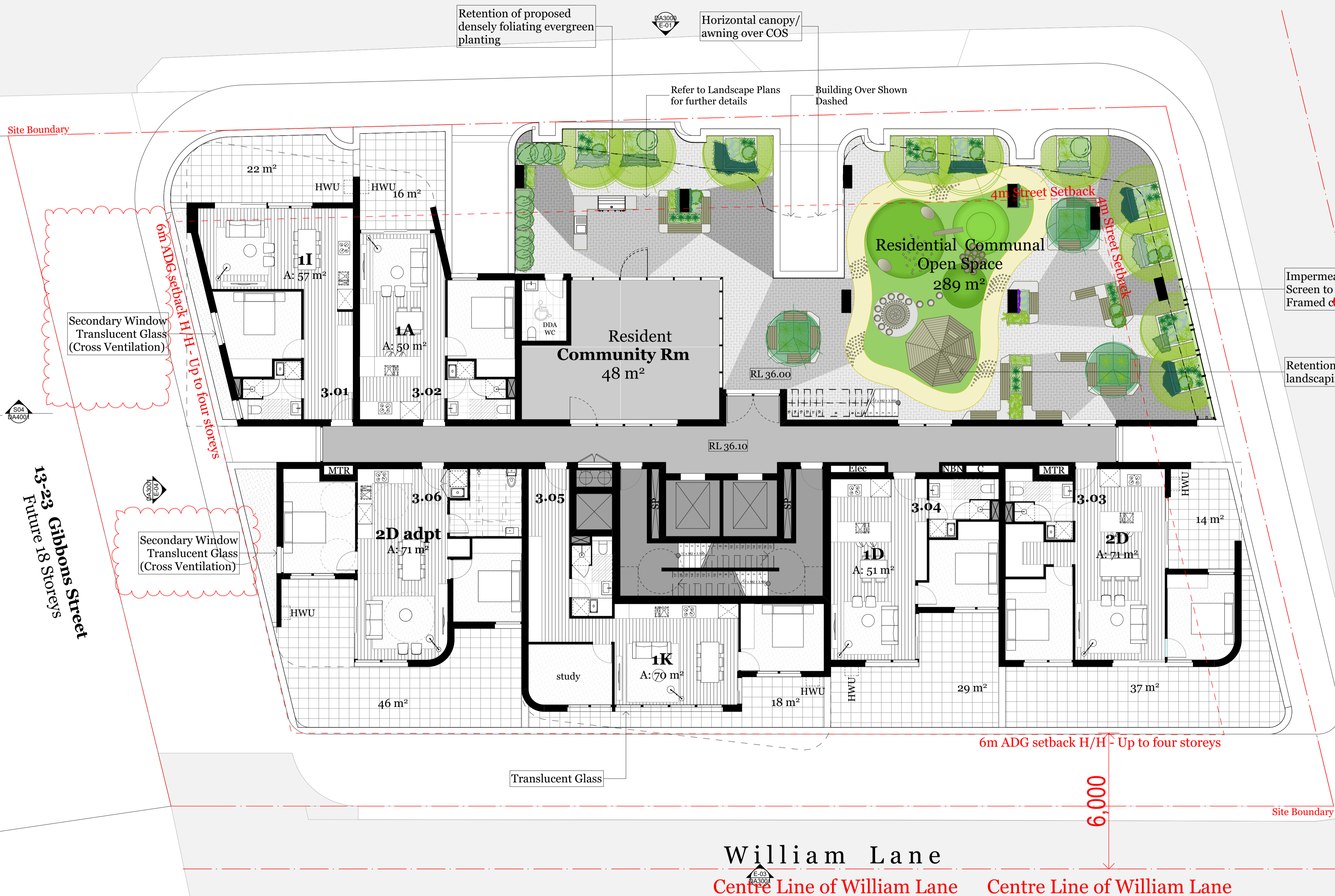
Client  
 SGCH



Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street Redfern, NSW 2016  
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# Gibbons Street



Impermeable High Wind Screen to NE corner of COS. Framed clear glass 3m height

Retention of evergreen landscaping and timber teepee

7-9 Gibbons Street  
 Residential Tower  
 Existing 19 Storey

Marian Street  
 Centre Line of Marian Street

William Lane  
 Centre Line of William Lane Centre Line of William Lane

Single Storey Rendered Building

98-102 Regent St  
 Exist. 3 Storey Rendered Unit Building

Fence

90-102 Regent Street  
 Proposed 18 Storeys Building  
 FUTURE

Consultants

Access - Morris Goding  
 David Goding  
 david@gmg.com.au  
 0407 246 115

Building Services - Arrow  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 084 260

Communication - Straight Talk  
 Jessica Stapleton  
 jstaple@straight-talk.com.au  
 0433 522 069

Fire - Core Engineering  
 Neil Campbell  
 neil@coreengineering.com.au  
 0410 610 928

Geotechnical - CES  
 Tristan Goodbody  
 8559 2200

Heritage - Artefact  
 Sandra Wallace  
 sandra.wallace@artefact.net.au  
 0403 956 086

Surveyor - Norton Survey  
 Paul Elphick  
 paul@nortonsurvey.com.au  
 0407 243 711

QS - WT Partnership  
 Paul Elphick  
 paul@wtpartnership.com.au  
 0407 243 711

Traffic - TTM  
 Callum Hutchesson  
 callum@ttmgroup.com.au  
 0402 095 256

Wind - Windtech  
 Simon Renald  
 simon@windtechglobal.com  
 9593 0308



Rev.	Date	By	Ckd	Description
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C	12/02/19	KL	SO	Arch Set for RTS

DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
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 ABN: 8195706590

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 NSW: Nominated Architects  
 Kees de Ruijter 2707 | David Randerson 8542



Project Name  
 Project Address  
 Client

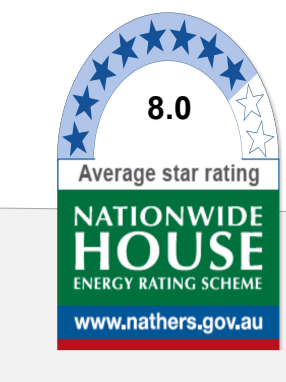
11 Gibbons Street  
 11 Gibbons Street,  
 Redfern, NSW 2016

Project Number  
 Drawing Name  
 Scale  
 Date

11929  
 Level 3  
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 February 2019

Drawing Number  
 Revision

DA2003  
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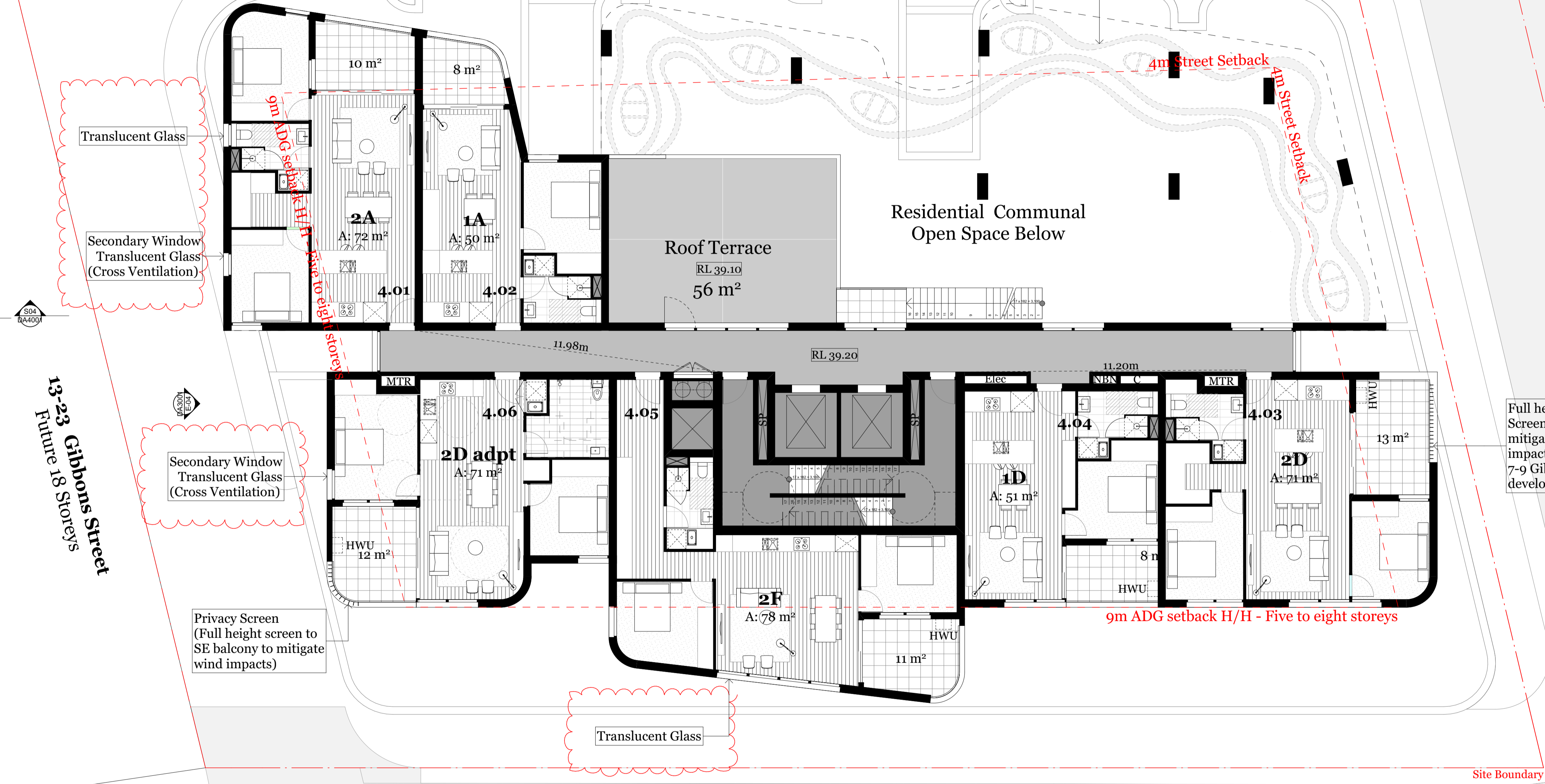


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 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street, Redfern, NSW 2016  
 www.nathers.gov.au



# Gibbons Street

Site Boundary



13-23 Gibbons Street  
 Future 18 Storeys

Marian Street

7-9 Gibbons Street  
 Residential Tower  
 Existing 19 Storey

# William Lane

Single Storey Rendered Building

98-102 Regent St  
 3 Storey Rendered Unit Building  
 Balcony

90-102 Regent Street  
 Proposed 18 Storeys Building  
 FUTURE

Consultants	
<b>Access - Morris Goding</b> David Goding d.goding@mcg.com.au 0407 246 115	<b>Building Services - Arrow</b> Brian Calvert bcalvert@arrow.com.au 0416 084 260
<b>Communication - Straight Talk</b> Jessica Stapleton jstaple@straight-talk.com.au 0433 522 069	<b>Fire - Core Engineering</b> Neil Campbell neil@coreengineering.com.au 0410 610 928
<b>Geotechnical - CES</b> Tristan Goodbody 8559 2200	<b>Heritage - Artefact</b> Sandra Wallace s.wallace@artefact.net.au 0403 956 086
<b>Surveyor - Norton Survey</b> Andrew Whitfield awhitfield@nortonpartners.com.au 0407 243 711	<b>QS - WT Partnership</b> Paul Elphick p.elphick@wtpartnership.com.au 0402 095 256
<b>Traffic - TTM</b> Callum Hutcheson CHutcheson@ttmgroup.com.au 0402 095 256	<b>Wind - Windtech</b> Simon Renald simon@windtechglobal.com 9993 0938
<b>Waste - TTM</b> Arthur Stanniton astanniton@ttmgroup.com.au (07) 3327 9500	<b>Planner - Keylan</b> Michael Woodland michael@keylan.com.au 0448 726 214
<b>Site Contamination - JBS&amp;G</b> Daniel Denaro DDenaro@jbsg.com.au 0468 455 921	<b>Landscape - In View</b> Isabel Leter isabel@inviewdesign.com.au 0416 110 098
<b>HAZMAT - Greencap</b> James Stewart james.stewart@greencap.com.au 0427 701 502	<b>Flood - WMA Water</b> Catherine Gosman gosman@wma-water.com.au 9299 2855



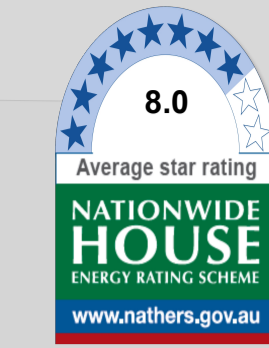
Rev.	Date	By	Ckd	Description
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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@DKO.com.au  
 www.DKO.com.au  
 ABN: 81956706590



Project Name	11 Gibbons Street, Redfern, NSW 2016	Project Number	11929
Project Address		Drawing Name	Level 4
		Scale	1:100@A1
		Date	February 2019
Client	SGCH	Drawing Number	DA2004
		Revision	D





Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certification date: 25 April 2019  
 Dwelling Address: Gibbons Street Redfern, NSW 2016  
 www.nathers.gov.au



# Gibbons Street



Single Storey Rendored Building      98-102 Regent St 3 Storey Rendered Unit Building      96-98 Regent St      94 Regent St      92 Regent St      90 Regent St

- Consultants**
- Access - Morris Goding**  
David Goding  
david@gmg.com.au  
0407 246 115
  - Building Services - Arrow**  
Brian Calvert  
bcalvert@arrow.com.au  
0416 084 260
  - Civil - ABC Consultants**  
Ryan Campbell  
r.campbell@abc-consultants.com.au  
0492 343 139
  - Acoustic - Renzo Tomin**  
Tony Wong  
tony.wong@renzotomin.com.au  
8218 0515
  - Communication - Straight Talk**  
Jessica Stapleton  
jstaple@straight-talk.com.au  
0433 522 069
  - ESD - Northrop**  
Amir Girgis  
AGirgis@northrop.com.au  
0492 343 139
  - Fire - Core Engineering**  
Neil Campbell  
neil@coreengineering.com.au  
0410 610 928
  - Flood - WMA Water**  
Catherine Gosman  
gosman@wma-water.com.au  
9299 2855
  - HAZMAT - Greencap**  
James Stewart  
james.stewart@greencap.com.au  
0427 701 502
  - Geotechnical - CES**  
Tristan Goodbody  
8559 2200
  - Heritage - Artefact**  
Sandra Wallace  
sandra.wallace@artefact.net.au  
0403 956 086
  - Landscape - In View**  
Isabel Leter  
isabel@inviewdesign.com.au  
0416 110 098
  - Surveyor - Norton Survey**  
Neil Elphick  
neil@nortonsurvey.com.au  
0418 225 072
  - Planner - Keylan**  
Michael Woodland  
michael@keylan.com.au  
0448 726 214
  - QS - WT Partnership**  
Paul Elphick  
paul@wtpartnership.com.au  
0407 243 711
  - Site Contamination - JBS&G**  
Daniel Denaro  
DDenaro@jbs&g.com.au  
0468 455 921
  - Traffic - TTM**  
Callum Hutchesson  
Callum@ttmgroup.com.au  
0402 095 256
  - Waste - TTM**  
Arthur Stanniton  
arthur@ttmgroup.com.au  
071 3327 9500
  - Wind - Windtech**  
Simon Renald  
simon@windtechglobal.com  
9993 0938



Rev.	Date	By	Ckd	Description
P1	07/09/18	RY	KL	Plans for Review
P2	18/09/18	RY	SO	Arch Set for Review
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B	11/01/19	KL	SO	Arch Set for DA Submission
C	12/02/19	KL	SO	Arch Set for RTS

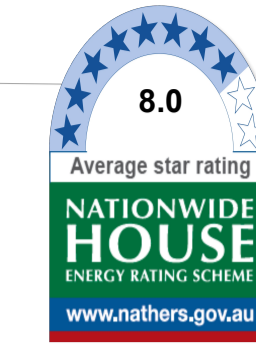
DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



Project Name: 11 Gibbons Street, Redfern, NSW 2016  
 Project Address: 11 Gibbons Street, Redfern, NSW 2016  
 Project Number: 11929  
 Drawing Name: Level 17  
 Scale: 1:100@A1  
 Date: February 2019

Client: SGCH

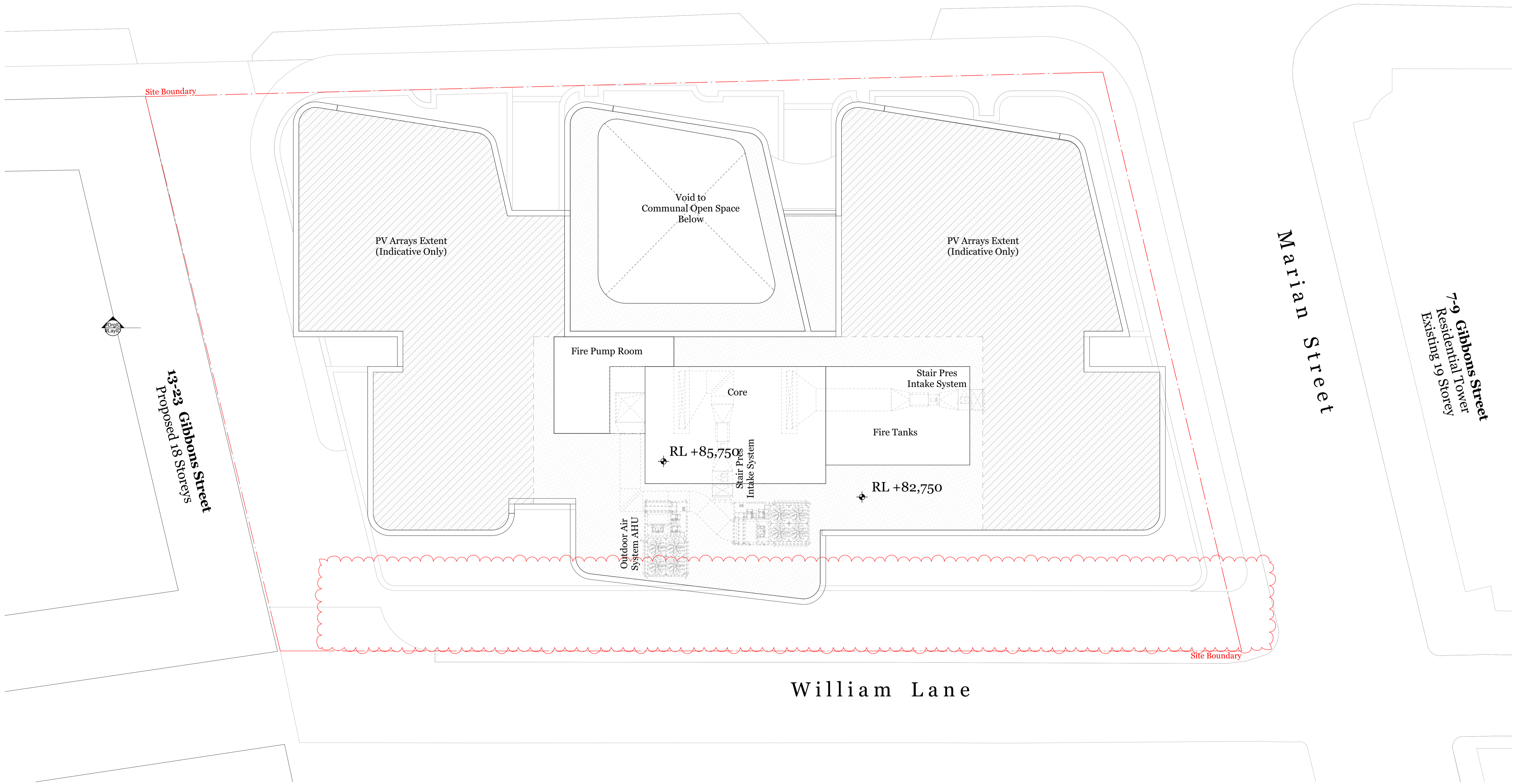
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 Revision: D



Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street  
 Redfern, NSW  
 2016



Gibbons Street



**Consultants**  
 Access - Morris Goding  
 David Goding  
 david@imgc.com.au  
 0407 246 115

**Building Services - Arrow**  
 Brian Calvert  
 bcalvert@arrow.com.au  
 0416 084 260

**Communication - Straight Talk**  
 Jessica Stapleton  
 jstaple@straight-talk.com.au  
 0433 522 069

**Fire - Core Engineering**  
 Neil Campbell  
 neil@coreengineering.com.au  
 0410 610 928

**Geotechnical - CES**  
 Tristan Goodbody  
 8559 2200

**Heritage - Artefact**  
 Sandra Wallace  
 sandra.wallace@artefact.net.au  
 0403 365 086

**Surveyor - Norton Survey**  
 Andrew Whitfield  
 andrew@nortonsurvey.com.au  
 0418 235 072

**QS - WT Partnership**  
 Paul Elphick  
 paul@wt-partnership.com.au  
 0407 243 711

**Traffic - TTM**  
 Callum Hutcheson  
 callum@ttmgroup.com.au  
 0402 095 256

**Wind - Windtech**  
 Simon Renald  
 simon@windtechglobal.com  
 9993 0308

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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@DKO.com.au  
 www.DKO.com.au  
 ABN: 81956706590



Project Name  
 Project Address  
 Client

Project Number  
 Drawing Name  
 Scale  
 Date

11929  
 Roof Level  
 1:100@A1  
 February 2019

Drawing Number  
 Revision

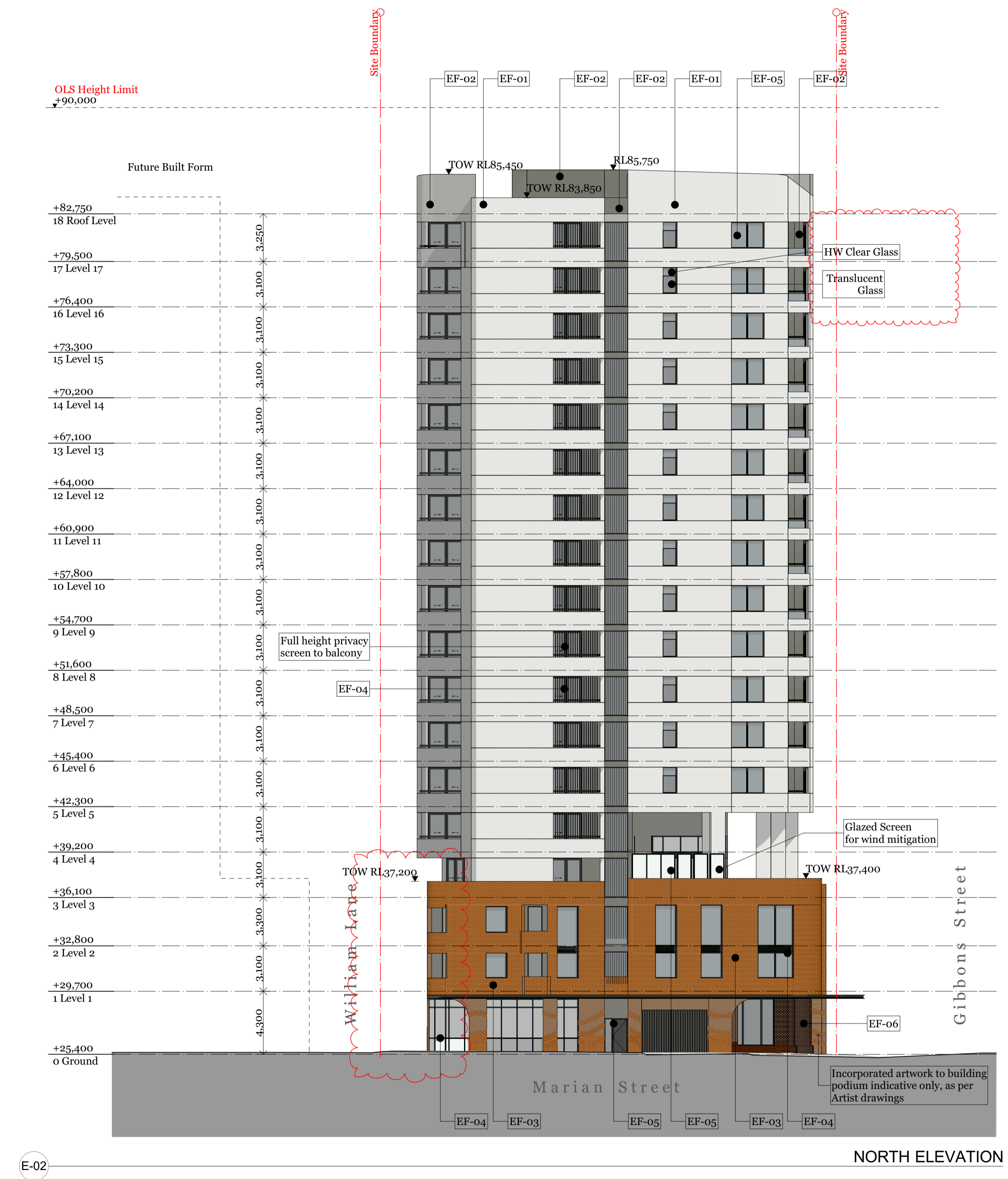
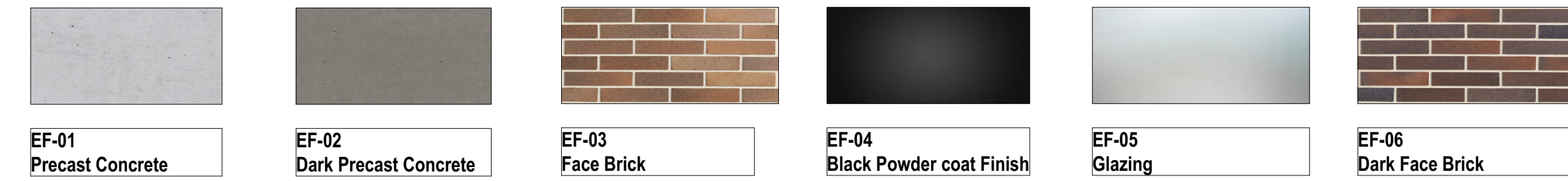
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Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street Redfern, NSW 2016  
 www.nathers.gov.au



### EXTERNAL FINISHES

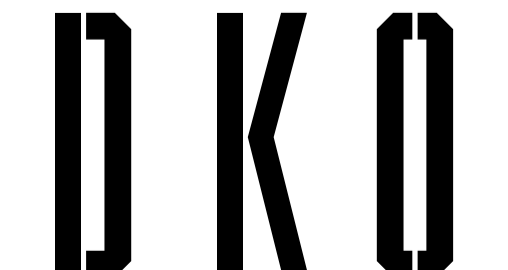


Consultants	
<b>Access - Morris Goding</b> David Goding david@goding.com.au 0407 246 115	<b>Building Services - Arrow</b> Brian Calvert bcalvert@arrow.com.au 0416 084 260
<b>Acoustic - Renzo Tomin</b> Tony Wong tony.wong@renzotomin.com.au 8218 0515	<b>Civil - ABC Consultants</b> Ryan Campbell ryan@abc-consultants.com.au 0492 343 139
<b>Communication - Straight Talk</b> Jessica Stapleton jstaple@straight-talk.com.au 0433 922 069	<b>Fire - Core Engineering</b> Neil Campbell neil@coreengineering.com.au 0410 610 928
<b>Geotechnical - CES</b> Tristan Goodbody 8559 2200	<b>Flood - WMA Water</b> Catherine Gosman gosman@wma-water.com.au 9299 2855
<b>Heritage - Artefact</b> Sandra Wallace sandra.wallace@artefact.net.au 0403 365 086	<b>HAZMAT - Greencap</b> James Stewart james.stewart@greencap.com.au 0427 701 502
<b>Surveyor - Norton Survey</b> Andrew Whitfield andrew@nortonsurvey.com.au 0418 235 072	<b>Landscape - In View</b> Isabel Lester isabel@inviewdesign.com.au 0416 110 058
<b>QS - WT Partnership</b> Paul Elphick paul@wt-partnership.com.au 0407 243 711	<b>Planner - Keylan</b> Michael Woodland michael@keylan.com.au 0448 726 214
<b>Traffic - TTM</b> Callum Hutcheson Callum@ttmgroup.com.au 0492 095 256	<b>Site Contamination - JRS&amp;G</b> Daniel Denaro DDenaro@jrs&g.com.au 0468 425 921
<b>Wind - Windtech</b> Simon Ronald simon@windtechglobal.com 9993 0308	<b>Waste - TTM</b> Arthur Stanniton arthur@ttmgroup.com.au (07) 3327 9500

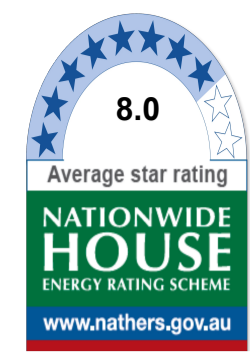


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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



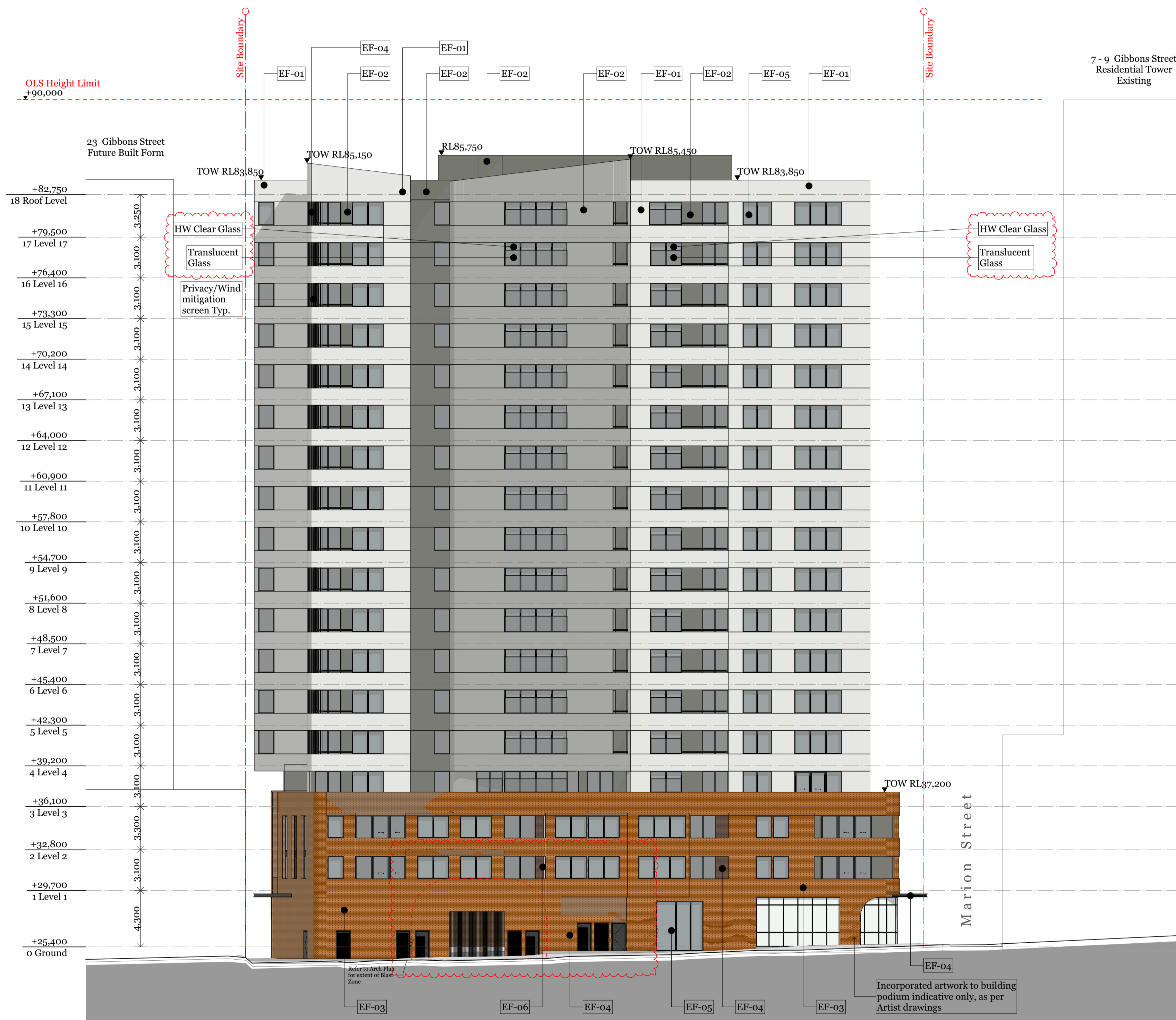
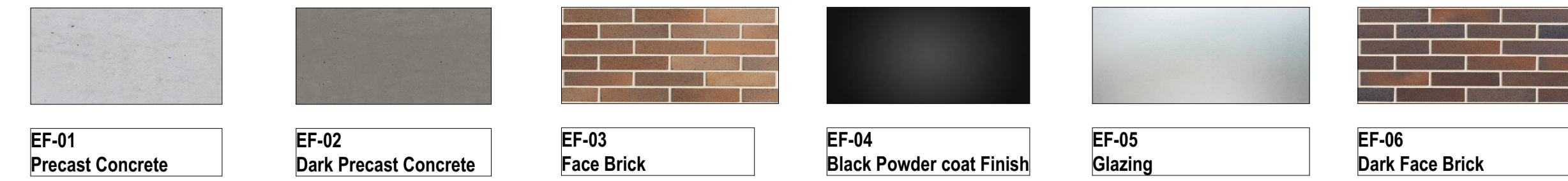
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Project Address		Drawing Name	West & North Elevations
		Scale	1:200, 1:16/A1
		Date	February 2019
Client	SGCH	Drawing Number	DA3000
		Revision	D



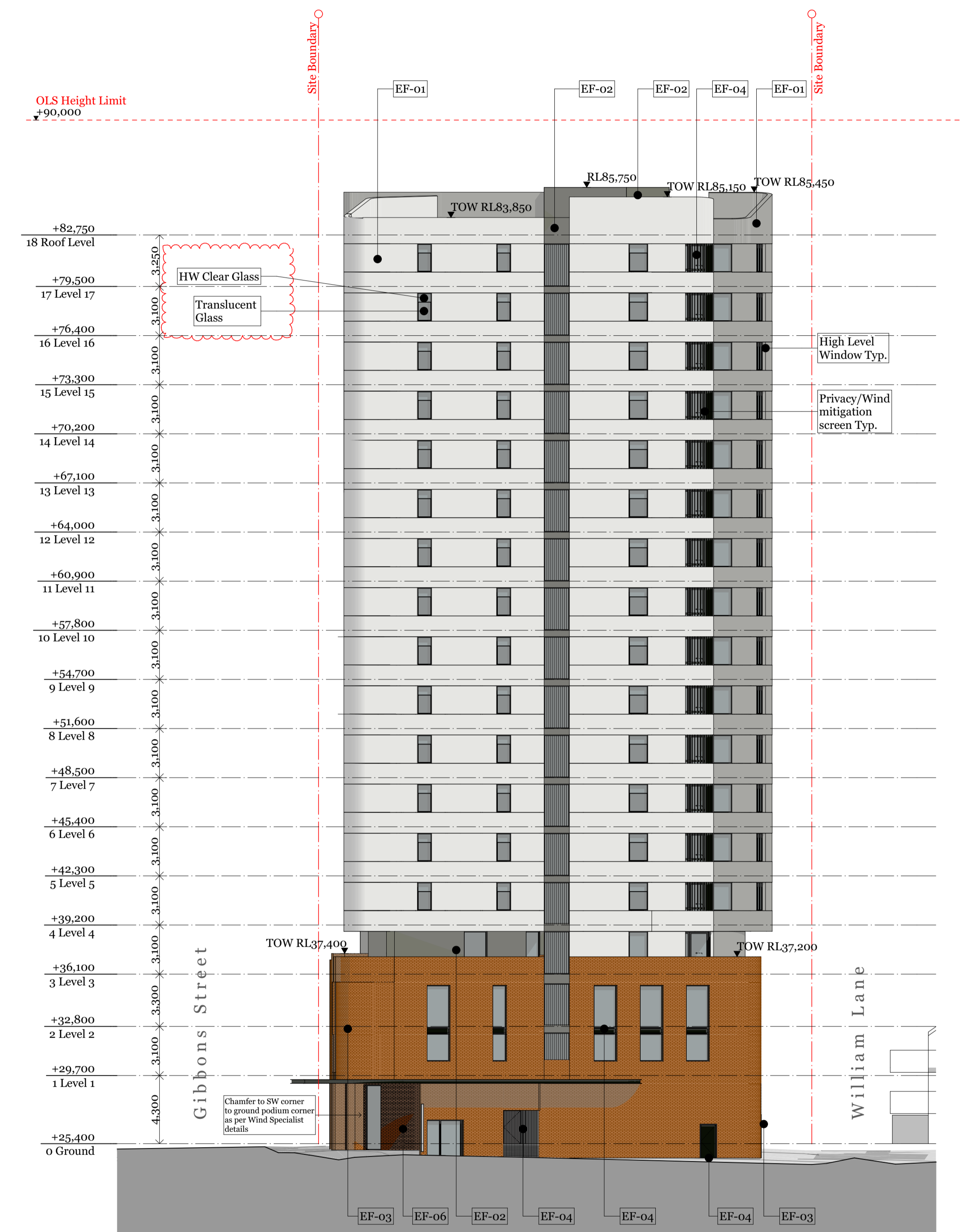
Certificate no.: 0003802880  
 Assessor Name: Amir Girgis  
 Accreditation no.: 20579  
 Certificate date: 25 April 2019  
 Dwelling Address: Gibbons Street Redfern, NSW 2016  
 www.nathers.gov.au



### EXTERNAL FINISHES



EAST ELEVATION



SOUTH ELEVATION

E-03

E-04

**Consultants**

- Access - Morris Goding**  
David Goding  
david@goding.com.au  
0407 246 115
- Building Services - Arrow**  
Brian Calvert  
bcalvert@arrow.com.au  
0416 084 260
- Communication - Straight Talk**  
Jessica Stapleton  
jstaple@straight-talk.com.au  
0433 922 069
- Fire - Core Engineering**  
Neil Campbell  
ncamp@coreengineering.com.au  
0410 610 928
- Geotechnical - CES**  
Tristan Goodbody  
859 2200
- Heritage - Artefact**  
Sandra Wallace  
sarah@artefact.net.au  
0403 965 086
- Surveyor - Norton Survey**  
Andrew Whitfield  
awhitfield@nortonsurvey.com.au  
0418 235 072
- QS - WT Partnership**  
Paul Elphick  
pelpick@wtpartnership.com.au  
0407 243 711
- Traffic - TTM**  
Callum Hutcheson  
Callum@ttmgroup.com.au  
0402 095 256
- Wind - Windtech**  
Simon Renald  
simon@windtechglobal.com  
9993 0198
- Building Services - Arrow**  
Brian Calvert  
bcalvert@arrow.com.au  
0416 084 260
- Communication - Straight Talk**  
Jessica Stapleton  
jstaple@straight-talk.com.au  
0433 922 069
- Fire - Core Engineering**  
Neil Campbell  
ncamp@coreengineering.com.au  
0410 610 928
- Geotechnical - CES**  
Tristan Goodbody  
859 2200
- Heritage - Artefact**  
Sandra Wallace  
sarah@artefact.net.au  
0403 965 086
- Surveyor - Norton Survey**  
Andrew Whitfield  
awhitfield@nortonsurvey.com.au  
0418 235 072
- QS - WT Partnership**  
Paul Elphick  
pelpick@wtpartnership.com.au  
0407 243 711
- Traffic - TTM**  
Callum Hutcheson  
Callum@ttmgroup.com.au  
0402 095 256
- Wind - Windtech**  
Simon Renald  
simon@windtechglobal.com  
9993 0198
- Acoustic - Renzo Tomlin**  
Tony Wong  
tony.wong@renzotomlin.com.au  
8218 0515
- Civil - ABC Consultants**  
Ryan Campbell  
rcamp@abc-consultants.com.au  
0492 343 139
- ESD - Northrop**  
Amir Girgis  
AGirgis@northrop.com.au
- Flood - WMA Water**  
Catherine Goonan  
goonan@wma-water.com.au  
9299 2855
- HAZMAT - Greencap**  
James Stewart  
james.stewart@greencap.com.au  
0427 701 922
- Landscape - In View**  
Isabel Lester  
isabel@inviewdesign.com.au  
0416 110 058
- Planner - Keylan**  
Michael Woodland  
michael@keylan.com.au  
0448 726 214
- Site Contamination - JRS&G**  
Daniel Denaro  
DDenaro@jrsag.com.au  
0468 425 921
- Waste - TTM**  
Arthur Stannion  
astannion@ttmgroup.com.au  
(07) 3327 9500



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DKO Architecture (NSW) Pty Ltd  
 119 Redfern Street  
 Redfern, NSW 2016  
 T +61 2 8346 4500  
 info@dko.com.au  
 www.dko.com.au  
 ABN: 81956706590



Project Name: 11 Gibbons street Redfern, NSW 2016  
 Project Address: 11 Gibbons Street, Redfern, NSW 2016  
 Project Number: 11929  
 Drawing Name: East & South Elevations  
 Scale: 1:200, 1:6/A1  
 Date: February 2019  
 Client: SGCH  
 Drawing Number: DA3001  
 Revision: D

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 NSW: Nominated Architects  
 Kees de Ruijter 27071 David Randerson 8542