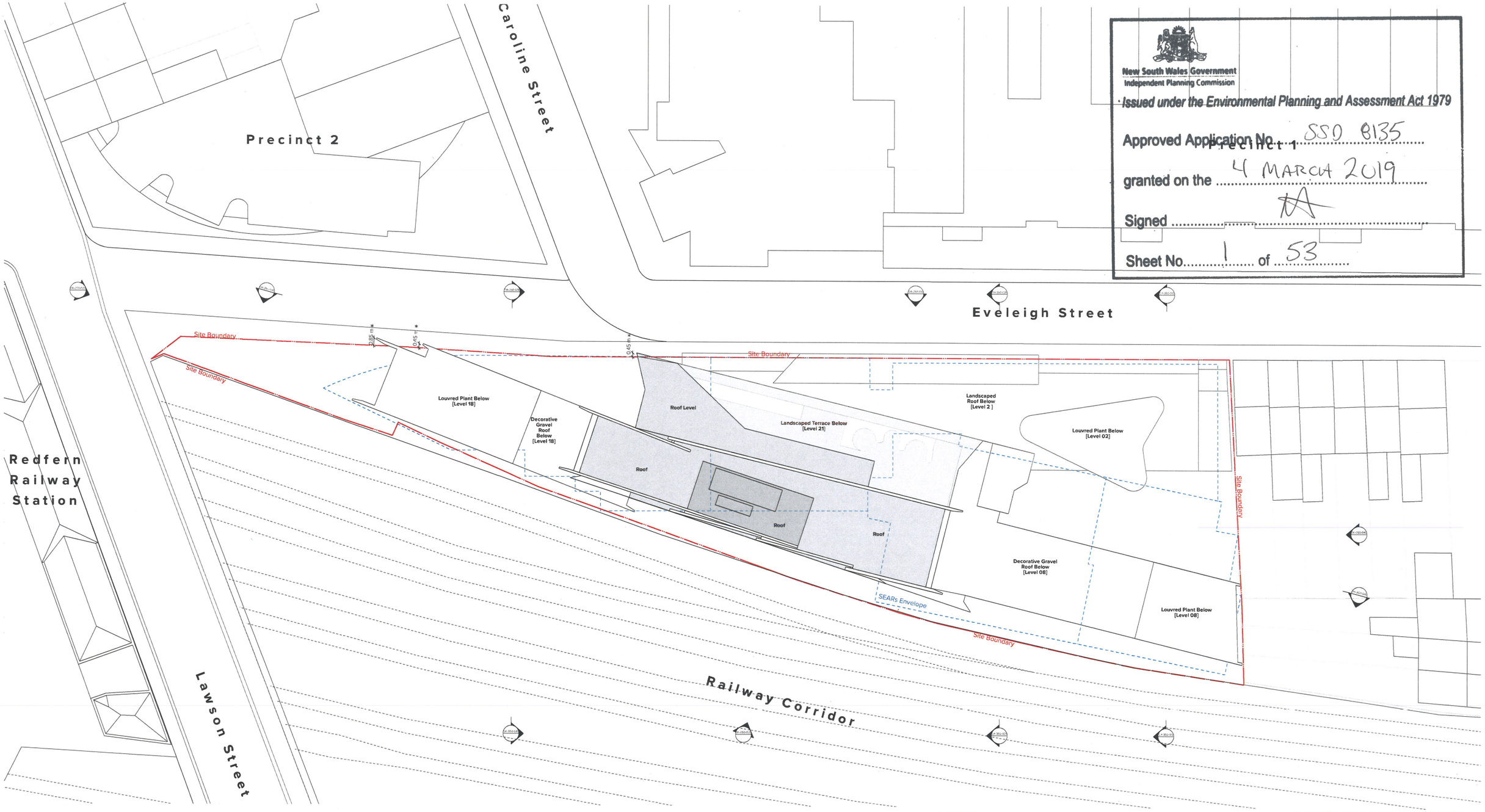


New South Wales Government
Independent Planning Commission
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135
granted on the 4 MARCH 2019
Signed
Sheet No. 1 of 53

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
| AM | Amenities | E | Exhaust | H | Hydraulic Services | M | Mechanical Services | RWT | Rainwater Tank | WM | Water Meter |
| | | ELEC | Electrical Services | HB | Fire Hydrant Booster | MDR | Metal Deck Roofing | | | WPM | Waterproof Membrane |
| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m* | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
| CWPR | Cold Water Pump Riser | FS_01,02... | Fire Stair No. 1, 2 etc. | LD | Loading Bay | | | TOW | Top of Wall | | |
| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

**NOTES**

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DLCG Quality Endorsed Company. ISO 9001:2008, Registration Number 20470
Nominated Architect: Nicholas Turner. 6360, ABN 86 654 754 911

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 07/06/17 | DS | Issue for DA Submission - DRP |
| S | 09/06/17 | DS | Issue for DA Submission - DoP |
| T | 12/12/17 | DS | Issue for Information |
| U | 18/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Roof

| | | | |
|---|---|---|---|
| Scale | Project No. | Drawn by | North |
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-001 | V | |

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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed A

Sheet No. 2 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station [above]

Lawson Street [above]

Railway Corridor

Site Boundary

Existing Retaining Wall

SEARs Envelope

New fence to Railcorp regulations

+26.862 +27.162 +26.000 +25.000 +24.000 +27.680 +27.880 +27.780 +27.800 +26.000

HB WM M F Cinema CCN WC Gym TV/Games Lounge St Fire Pump Room Store Lobby Family room Ramp 1:20 Kitchen 20 sqm Garbage Holding 35 sqm Laundry Lobby 2 Gas Substation Substation B/ST Loading Dock RL 23.45 MRV Turntable Switch Room CW Pump Room FSD1 Building Over Landscaped Courtyard Refer to Landscape Architect's drawings for details Ramp 1:20 Service Ramp 1:20 External walkway Bike Store 87 bike spaces Lower Ground 89 bike spaces Mezzanine TOT 176 Mezzanine above Hoist platform to Mezzanine Level FSO1 FSO3B FSO3A FSO4 L01 L02 L03

RL 25.10 RL 24.40 RL 25.35 RL 26.30 RL 26.29 RL 24.35 RL 24.52 RL 23.80

R5.000

## Legend

| | | | | | | | | | | | |
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| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20479
Nominated Architect: Nicholas Turner 6360, ABN 88 064 064 911

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Lower Ground

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
Status: Development Application
Dwg No.: DA-110-007
Rev: V
North

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New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 3 of 53

Precinct 2

Caroline Street

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Public Domain
Refer to Landscape Architect's drawings for details

Site Boundary

SEARs Envelope

Building Over at Level 2

Courtyard Landscape Below

Living Room Below (Void)

Reading Area

Study Area

Lobby

Mail

Meeting Rooms

Entry Lounge

Entry Foyer

Reception

Main Comm

Admin.

FCR

Water Bikes

Existing Artwork Wall retained, ART3

Gate, GT1

Ramp 1:20

Common Corridor

Studio Type A3

Studio Type A2

Studio Type A

Twin Type A

5(a) 5(b) 5(c) 5(d) 5(e)

5Bed Cluster Type D.2

5Bed Cluster Type B

RL 27.20

RL 28.20

RL 28.52

RL 28.60

+26.862

+27.162

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

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DLCS Quality Endorsed Company. ISO 9001:2008. Registration Number 26470
Nominated Architect: Nicholas Turner. 5350. ABN 85 064 554 911

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
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| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Upper Ground

Scale: 1:200 @A1, 50% @ A3
Status: Development Application
Project No. 16107
Dwg No. DA-110-008
Drawn by CB
Rev V

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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 4 of 53

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
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0 1 2 5 10m

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DLCG Quality Endorsed Company. ISO 9001:2008, Registration Number 20471
Nominated Architect: Nicholas Turner 6693, AON 86 004 594 911

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 01

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-010 | V | |

**TURNER**

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New South Wales Government
Independent Planning Commission

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Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 5 of 53

Legend

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|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
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- Lift (L1, L2 etc.)
- Fire Stairs / Services
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0 1 2 5 10m


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DLCs Quality Evidence Company. ISO 9001:2218, Registration Number 20479.
Nominated Architect: Nicholas Turner 5881, ABN 86 064 084 911


CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 02

Scale: 1:200 @A1, 50% @ A3
Project No. 16107
Drawn by CB
Status: Development Application
Dwg No. DA-110-020
Rev V
North


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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 6 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Site Boundary

SEARs Envelope

0.45 m*

Level 2 Green Roof Below

Level 2 Roof Below

Plant Roof Louvred
Aluminium Elliptical Blades - Colour and finish to match PCF1

Landscaped Courtyard Below

Common Corridor

Study

Studio Type A

Studio Type C

Access Studio Type F

5Bed Cluster Type C

5Bed Cluster Type A

5Bed Cluster Type B

Twin Type A

5(a) 5(b) 5(c) 5(d) 5(e)

FS01 FS02 FS03 FS04

LIFT LIFT LIFT

## Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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0 1 2 5 10m

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- Twin
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DLCS Quality Endorsed Company. ISO 9001:2008, Registration Number 26478
Nominated Architect: Nicholas Turner 5183, ABN 86 054 139 111

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 03

Scale: 1:200 @A1, 50% @ A3
Status: Development Application
Project No. 16107
Dwg No. DA-110-030
Drawn by CB
Rev V
North

TURNER
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Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 7 of 53

Legend

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| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
| CWPR | Cold Water Pump Riser | FS_01,02... | Fire Stair No. 1, 2 etc. | LD | Loading Bay | | | TOW | Top of Wall | | |
| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

0 1 2 5 10m


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DLCS Quality Evidence Company ISO 9001:2208, Registration Number 20678
Nominated Architect: Nicholas Turner 5650, ACN 85 654 054 111


CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 07/06/17 | DS | Issue for DA Submission - DRP |
| S | 09/06/17 | DS | Issue for DA Submission - DoP |
| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title:
GA Plans
Levels 04, 05

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-040 | V | |


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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed AA

Sheet No. 8 of 53

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
| AM | Amenities | E | Exhaust | H | Hydraulic Services | M | Mechanical Services | RWT | Rainwater Tank | WM | Water Meter |
| | | ELEC | Electrical Services | HB | Fire Hydrant Booster | MDR | Metal Deck Roofing | | | WPM | Waterproof Membrane |
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| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
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| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room


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DLCS Quality Endorsed Company ISO 9001:2008. Registration number 20470
Nominated Architect: Nicholas Turner 5850, ABN 86 064 081 911


**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
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| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 06

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
North
Status: Development Application
Dwg No.: DA-110-050
Rev: V


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Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 9 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Site Boundary

SEARs Envelope

0.45 m*

Level 2 Roof Below

Plant Roof Louvred Below

Courtyard Below

Common Corridor

Plant

Studio Type A

Studio Type B

Studio Type E

Access Studio Type F

6Bed Cluster Type C

6Bed Cluster Type A

Twin Type A

5(a) 5(b) 5(c) 5(d) 5(e)

FSO3A FSO3B FSO4 FSO5

LG1 LG2 LG3

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
| AM | Amenities | E | Exhaust | H | Hydraulic Services | M | Mechanical Services | RWT | Rainwater Tank | WM | Water Meter |
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| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m* | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
| CWPR | Cold Water Pump Riser | FS_01,02... | Fire Stair No. 1, 2 etc. | LD | Loading Bay | | | TOW | Top of Wall | | |
| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

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DLC's Quality Endorsed Company. ISO 9001:2008, Registration Number 20471
Nominated Architect: Nicholas Turner 5890, ABN 86 084 594 011

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 07/06/17 | DS | Issue for DA Submission - DRP |
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| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - RFC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 07

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
North
Status: Development Application
Dwg No.: DA-110-060
Rev: V

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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed AA

Sheet No. 10 of 53

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
| AM | Amenities | E | Exhaust | H | Hydraulic Services | M | Mechanical Services | RWT | Rainwater Tank | WM | Water Meter |
| | | ELEC | Electrical Services | HB | Fire Hydrant Booster | MDR | Metal Deck Roofing | | | WPM | Waterproof Membrane |
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| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20477
Nominated Architect: Nicholas Turner 5061, ABN 86 054 054 511


**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
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| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Levels 08

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
North
Status: Development Application
Dwg No.: DA-110-070
Rev: V


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Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed AM

Sheet No. 11 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Site Boundary

0.45 m*

5 Bed Cluster Type C

5(a) 5(b) 5(c) 5(d) 5(e)

Studio Type A

Studio Type F

FS02

Studio Type B

Common Corridor

FS03A

FS03B

L01 L02 L03

Twin Type B

Level 2 Roof Below

Plant Roof Louvred Below

5 Bed Cluster Type A

Courtyard Below

Level 8 Decorative Gravel Roof Below

Level 8 Louvered Roof Below

SEARs Envelope

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
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| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m* | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
| CWPR | Cold Water Pump Riser | FS_01,02... | Fire Stair No. 1, 2 etc. | LD | Loading Bay | | | TOW | Top of Wall | | |
| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

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DLCG Quality Endorsed Company ISO 9001:2008, Registration number 20470
Nominated Architect: Nicholas Turner 5881, AON BE BSA ESM RIBA

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
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| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Levels 09

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-075 | V | |

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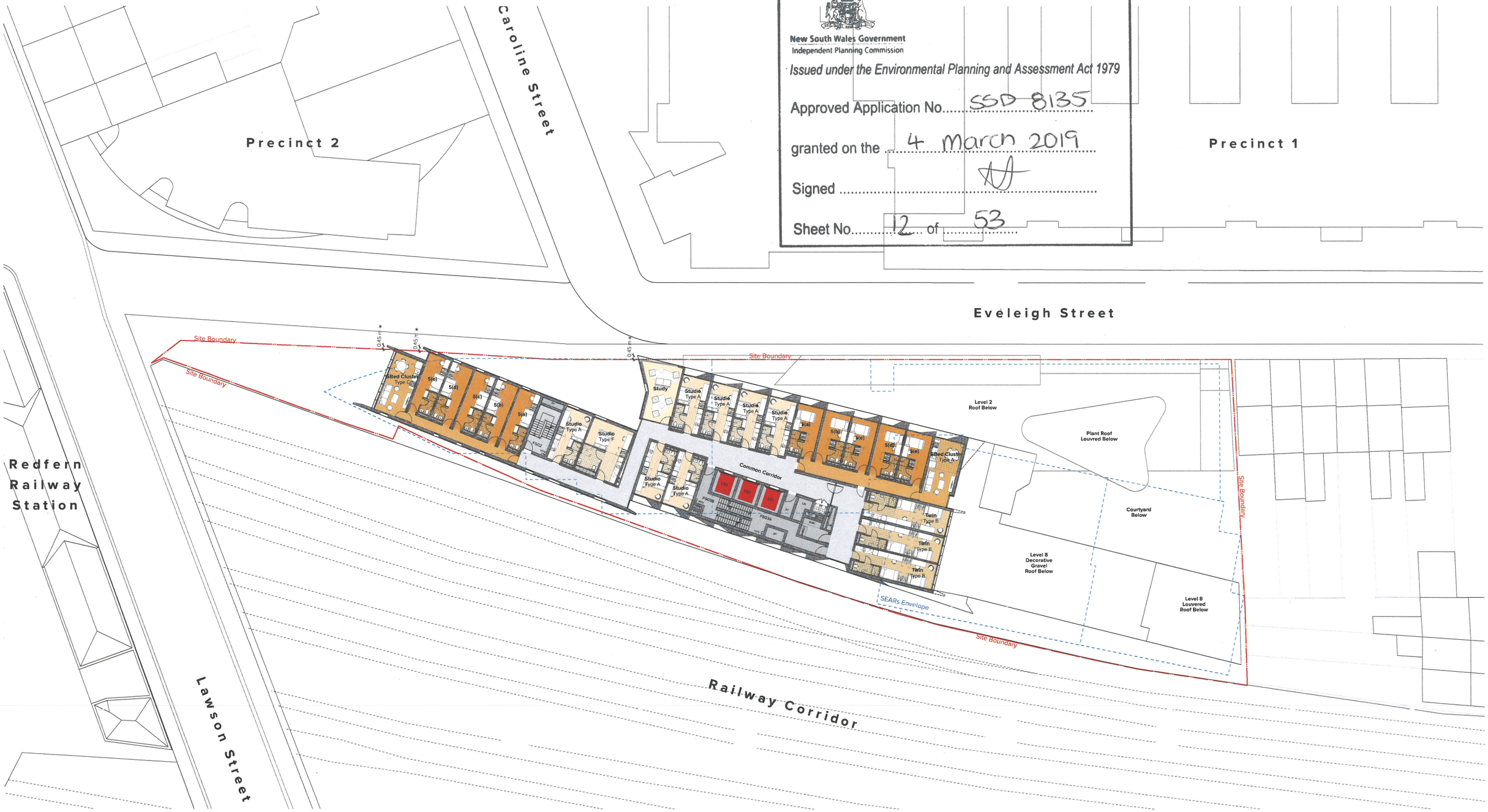
Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 12 of 53




Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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0 1 2 5 10m

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- Adaptable
- Studio
- Twin
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20470
Nominated Architect Nicholas Turner 6355, ABN 80 684 041 111


**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 10

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
North
Status: Development Application
Dwg No.: DA-110-080
Rev: V


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Sheet No. 13 of 53

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
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0 1 2 5 10m

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20470
Nominated Architect: Nicholas Turner 6360, ABN 86 064 084 911


CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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| S | 09/06/17 | DS | Issue for DA Submission - DoP |
| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Levels 11,13,14,16

Scale: 1:200 @A1, 50% @ A3
Project No. 16107
Drawn by CB
Status: Development Application
Dwg No. DA-110-090
Rev V
North


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New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 14 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Site Boundary

Site Boundary

Site Boundary

Site Boundary

SEARs Envelope

0.88 m*

0.45 m*

0.45 m*

0.45 m*

5Bed Cluster Type C

5(e)

5(d)

5(c)

5(b)

5(a)

Studio Type A

Studio Type F

FSC2

Study

Studio Type A

Studio Type A

Studio Type A

Studio Type A

5(a)

5(b)

5(c)

5(d)

5(e)

5Bed Cluster Type A

Common Corridor

Studio Type A

Studio Type A

FSC3B

FSC3A

LG1

LG2

LG3

Twin Type B

Twin Type B

Twin Type B

Level 2 Roof Below

Plant Roof Louvred Below

Level 8 Decorative Gravel Roof Below

Level 8 Louvered Roof Below

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| AC | Air Conditioning | DP | Downpipe | GT | Gate | LVR | Louvre | RL | Relative Level to AHD | V | Void |
| ACC | Accessible | | | | | | | RWO | Rainwater Outlet | | |
| AM | Amenities | E | Exhaust | H | Hydraulic Services | M | Mechanical Services | RWT | Rainwater Tank | WM | Water Meter |
| | | ELEC | Electrical Services | HB | Fire Hydrant Booster | MDR | Metal Deck Roofing | | | WPM | Waterproof Membrane |
| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m* | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
| CWPR | Cold Water Pump Riser | FS_01,02... | Fire Stair No. 1, 2 etc. | LD | Loading Bay | | | TOW | Top of Wall | | |
| | | | | LDY | Laundry | O/A | Outside Air | | | | |
| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

NOTES
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20470
Nominated Architect: Nicholas Turner 6353, ABN 86 064 084 911

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 07/06/17 | DS | Issue for DA Submission - DRP |
| S | 09/06/17 | DS | Issue for DA Submission - DoP |
| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 12

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
Status: Development Application
Dwg No.: DA-110-095
Rev: V
North

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New South Wales Government
Independent Planning Commission

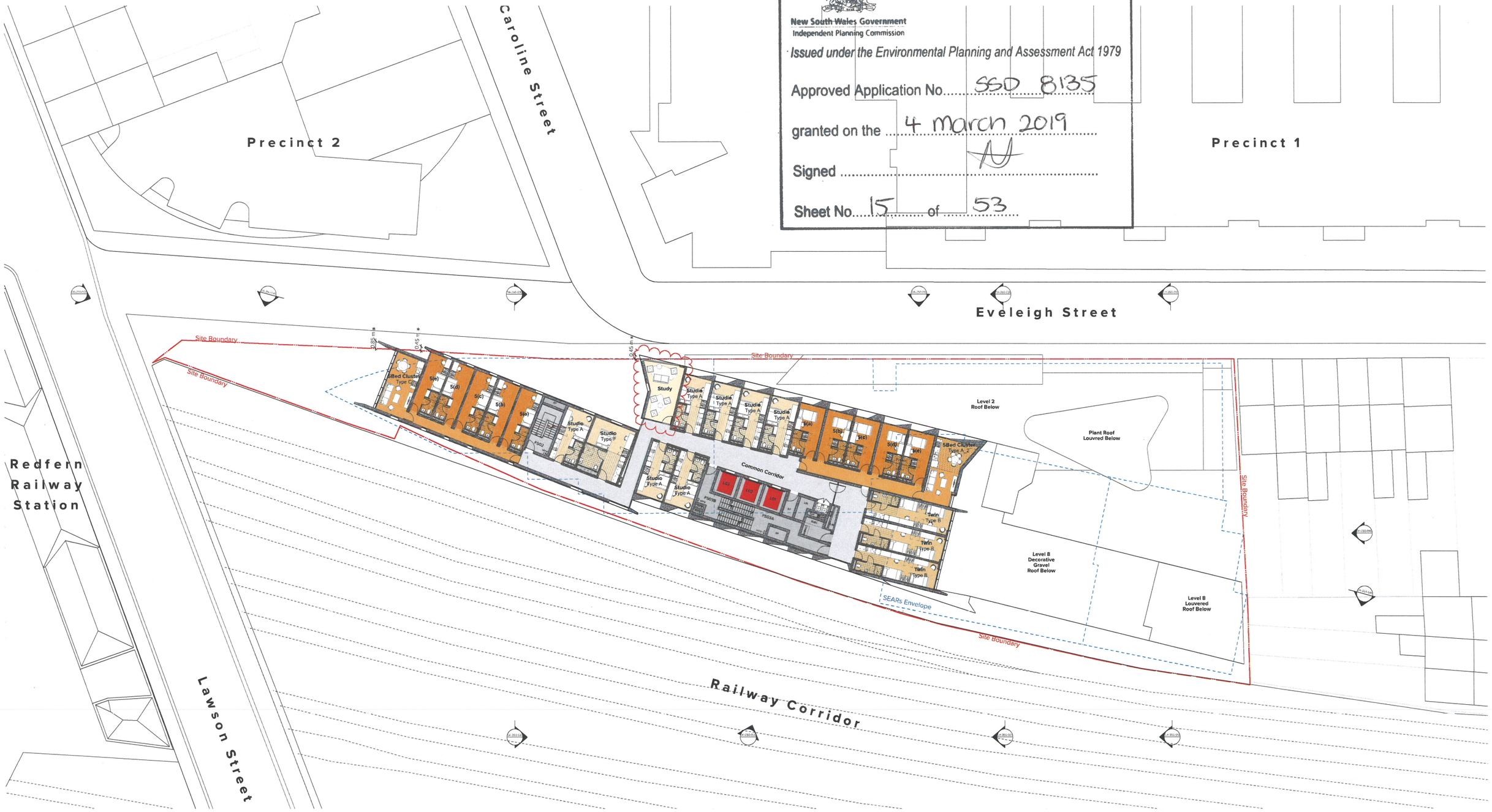
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 15 of 53




Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
| CW | Cold Water | FPR | Fire Pump Room Riser | L | Living | PCF | Powder Coat Finish | TCE | Terrace | | |
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| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room


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DLCS Quality Endorsed Company ISO 9001:2015, Registration number 20479
Nominated Architect: Nicholas Turner 5890, ABN 86 654 091 111


**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| R | 07/06/17 | DS | Issue for DA Submission - DRP |
| S | 09/06/17 | DS | Issue for DA Submission - DoP |
| T | 12/12/17 | DS | Issue for Information |
| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 15

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-100 | V | |


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New South Wales Government
Independent Planning Commission

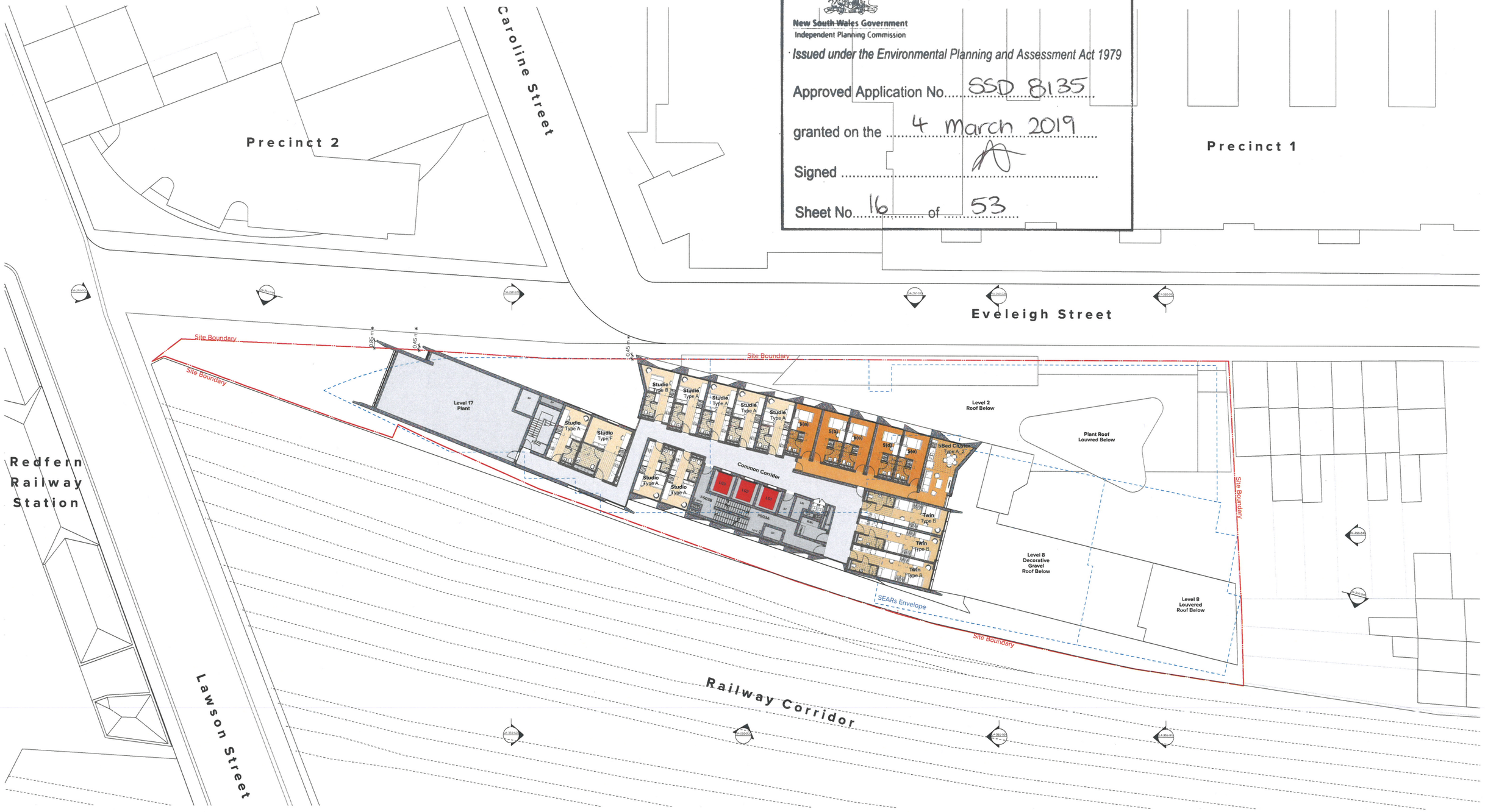
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 16 of 53




Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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| | | ELEC | Electrical Services | HB | Fire Hydrant Booster | MDR | Metal Deck Roofing | | | WPM | Waterproof Membrane |
| B | Bathroom | | | HYV | Hydrant | MRV | Medium Rigid Vehicle | S | Services | | |
| B/ST | Bulk Storage | FCR | Fire Control Room | | | MSB | Main Switch Board Services | SC | Screen | 0.45 m | Projection over or into Public Roads |
| | | FEX | Fire Extinguisher | K | Kitchen | MTR | Meter | SIM | Similar | | |
| CLN | Cleaner's Store | FH | Fire Hydrant | KE | Kitchen Exhaust | | | SP | Stair Pressurization | | |
| COMMS | Communication Services | FFL | Finished Floor Level | | | NGL | Natural Ground Level | ST | Store | | |
| CONC | Concrete | FHR | Fire Hose Reel | L01,02 | Lift No. 1, 2, etc. | | | | | | |
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| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room


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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20471
Nominated Architect: Nicholas Turner 6360, ABN 86 684 084 911


**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
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| U | 19/04/18 | DS | Amended DA Submission - DoP |
| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 17

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-110 | V | |


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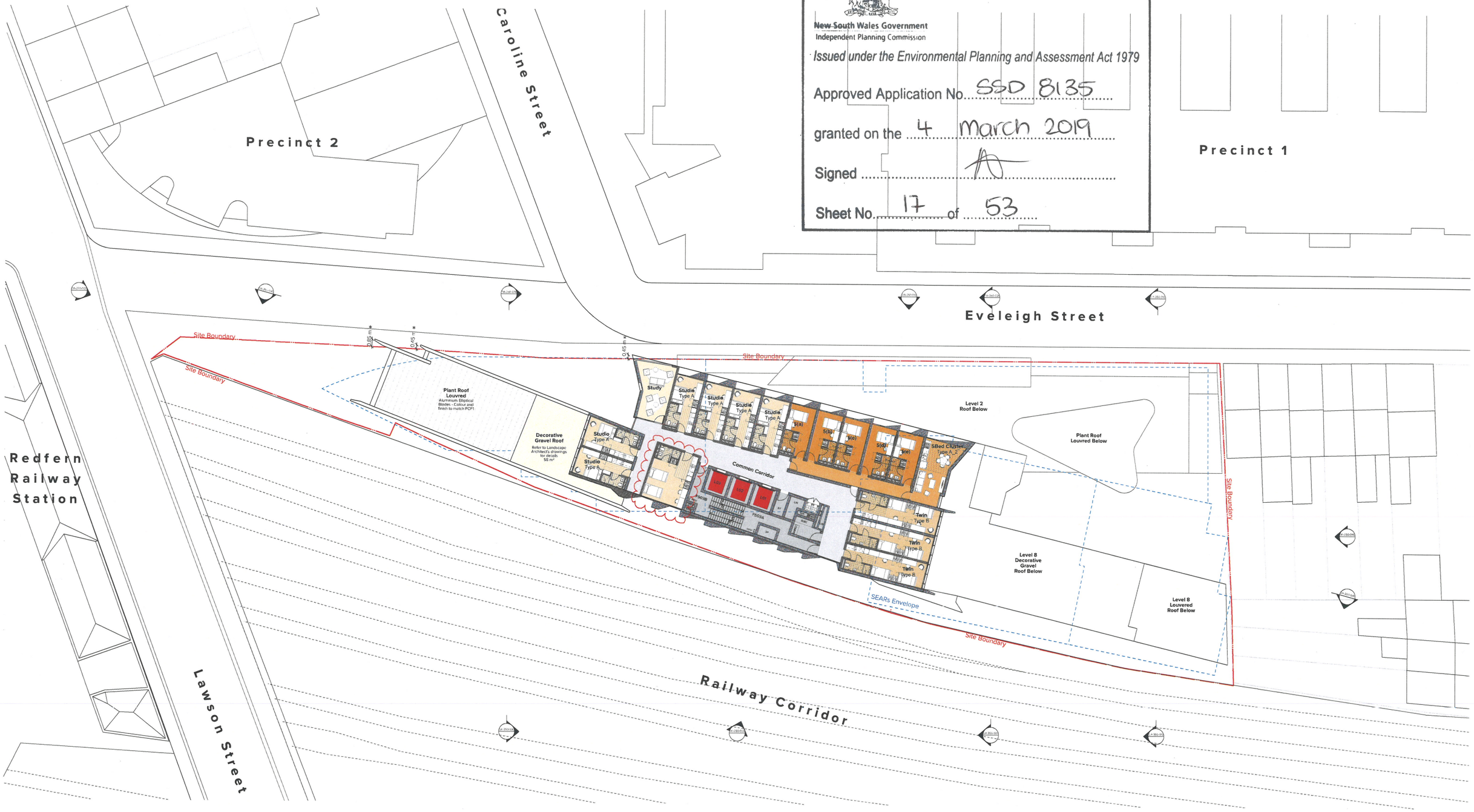
New South Wales Government
Independent Planning Commission
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8135
granted on the 4 March 2019
Signed
Sheet No. 17 of 53




Legend

| | | | | | | | | | | | |
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| D | Dining | GBE | Garbage Exhaust | LG | Lower Ground | | | UNO | Unless Noted Otherwise | | |
| DB | Distribution Board | GL | Ground Line | LR | Lobby Relief | R | Riser | | | | |

- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

0 1 2 5 10m

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DLCs Quality Endorsed Company ISO 9001:2008, Registration Number 20478
Nominated Architect: Nicholas Turner 6681, ABN 86 064 084 911

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Levels 18-20

Scale: 1:200 @A1, 50% @ A3
Project No.: 16107
Drawn by: CB
North
Status: Development Application
Dwg No.: DA-110-120
Rev: V

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New South Wales Government
Independent Planning Commission

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Approved Application No. SSD 8135

granted on the 4 March 2019

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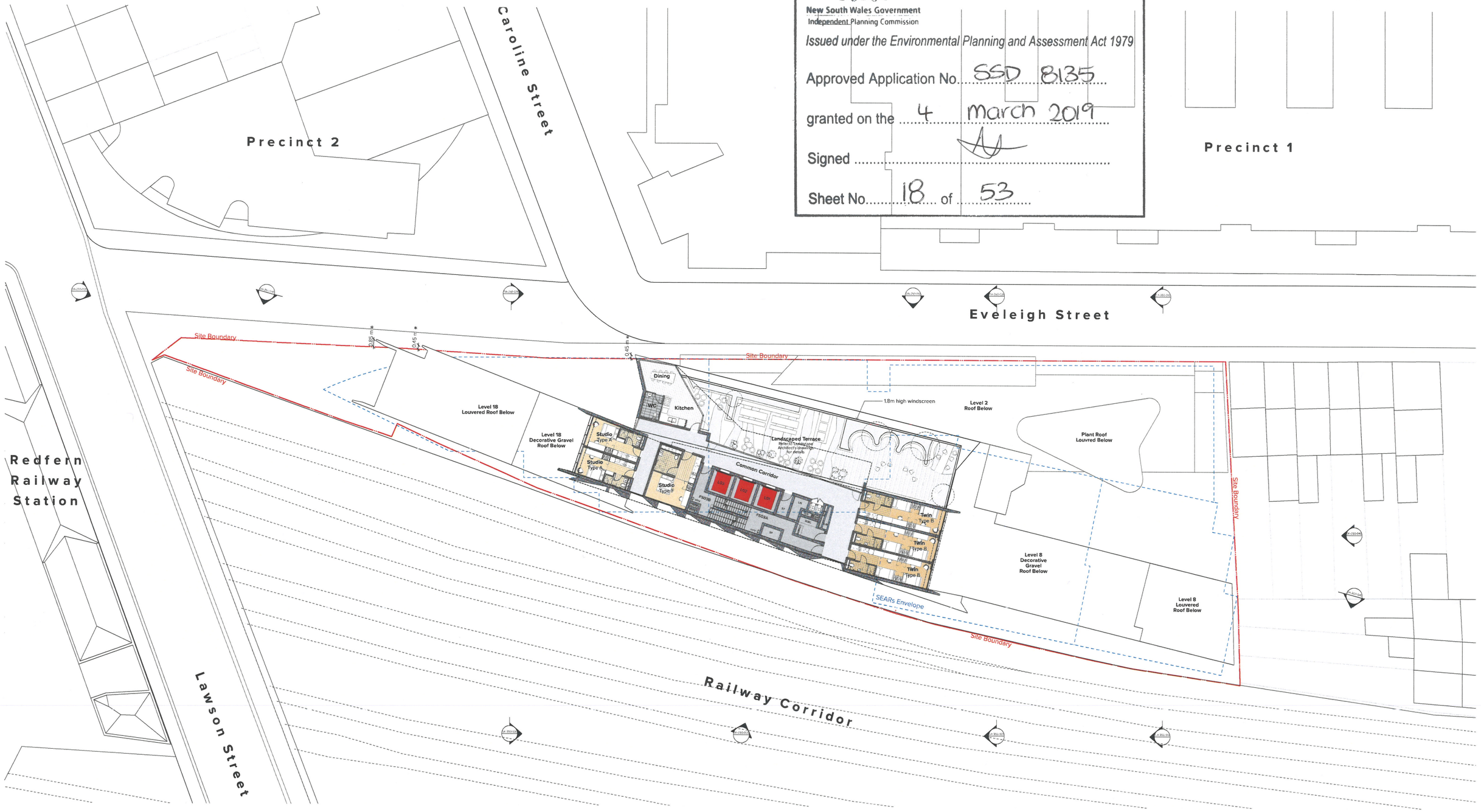
Sheet No. 18 of 53




Legend

| | | | | | | | | | | | |
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- Lift (L1, L2 etc.)
- Fire Stairs / Services
- Adaptable
- Studio
- Twin
- 5 Bed
- Communal Area
- Family Room

0 1 2 5 10m

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DLCS Quality Endorsed Company. ISO 9001:2008, Registration Number 20470
Nominated Architect: Nicholas Turner 6360, ABN 85 054 139 911

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

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| V | 28/02/19 | CB | Request for Information - IPC |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 21

| | | | |
|---|---|---|---|
| Scale | Project No. | Drawn by | North |
| 1:200 @A1, 50% @ A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-110-130 | V | |

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New South Wales Government
Independent Planning Commission

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Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 19 of 53

Precinct 2

Caroline Street

Precinct 1

Eveleigh Street

Redfern Railway Station

Lawson Street

Railway Corridor

Site Boundary

SEARs Envelope

2.95 m*

0.45 m*

Level 18 Louvered Roof Below

Level 18 Decorative Gravel Roof Below

Roof WPM + Ballast

Level 21 Landscaped Terrace Below

Level 2 Roof Below

Plant Roof Louvred Below

Plant

Roof

Lift O/R

Lift O/R

Lift O/R

FS01A

Plant

Level 8 Decorative Gravel Roof Below

Level 8 Louvered Roof Below

Legend

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
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0 1 2 5 10m

- Lift (L1, L2 etc.)
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- Adaptable
- Studio
- Twin
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DLCS Quality Endorsed Company. ISO 9001:2008. Registration Number 20479
Nominated Architect: Nicholas Turner. 5061. ABN 86 064 054 911

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83-123 Eveleigh Street Redfern NSW 2016 Australia

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Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Plant

Scale: 1:200 @A1, 50% @ A3
Status: Development Application
Project No. 16107
Dwg No. DA-110-140
Drawn by CB
Rev V

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New South Wales Government
Independent Planning Commission

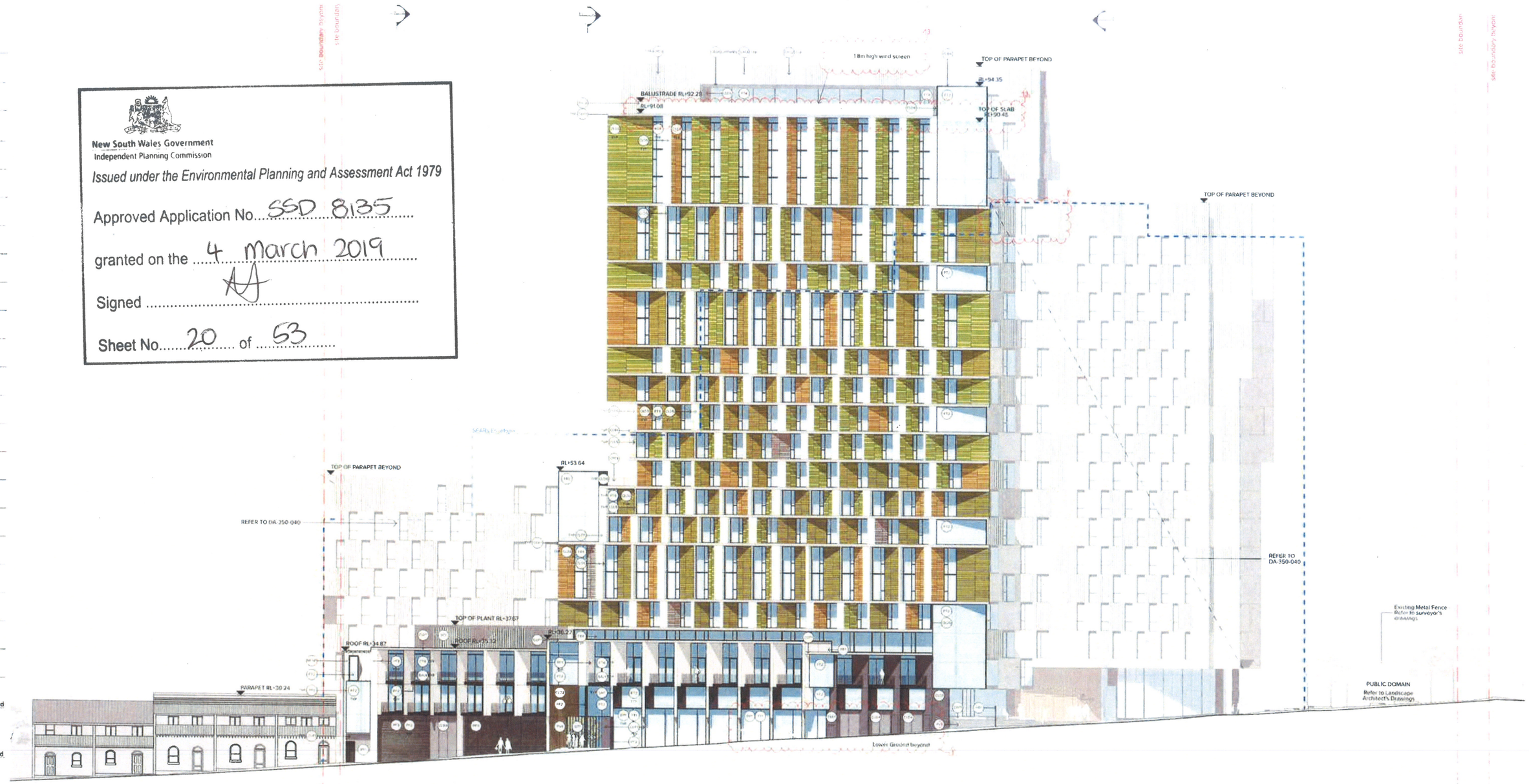
*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed AA

Sheet No. 20 of 53




## EXISTING TERRACES

## COL JAMES - STUDENT ACCOMMODATION

Legend

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| P | 19.04.17 | DS | For Review DA Submission |
| Q | 19.04.18 | DS | For Review DA Submission |
| R | 19.04.19 | DS | For Review DA Submission |
| S | 19.04.19 | DS | For Review DA Submission |

Project title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Elevations
Eveleigh Sheet_North Elevation

Scale 1:200 at A1, 50% at A3 | Project No. 16107 | Drawn by CB
Status Development Application | Dwg No. DA 250 010 | Rev S

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Sheet No. 21 of 53

LOUIS ST. | PEMULWUY PRECINCT 1 | COL JAMES - STUDENT ACCOMMODATION | RAILWAY CORRIDOR

**Legend**

- (AF1) Art Feature, Type 1 — Painted refer to inner entry lobby
- (AF2) Art Feature, Type 2 — Embossed Tobwabe symbol into precast panel
- (AF3) Art Feature, Type 3 — Existing art wall, preserved
- (AW1) Awning, Type 1 — Folded sheet awning with decorative metal laser cut edge to leading edge. Paint finish equal to PF1
- (BS1) Balustrade, Type 1 — Vertical 100 x 10 slat privacy screen, no top rail. Balusters ring rod at 90. Powder coat finish, colour and finish to match PCF1
- (BS2) Balustrade, Type 2 — Frameless clear glass balustrade system with separate steel flat bar handrail - stainless support both rail. Colour and finish to match PCF1
- (CL01) Cladding, Type 1 — Stretcher cladding system, random length Stretcher bond. Finish split face and / or individual brick. Coursing height vaies between 75 and 150mm. Random stone selection to match Hawkesbury Sandstone, Port Fairy Bluestone and off white / grey speckled granite
- (CL02) Cladding, Type 2 — Timber cladding system, vertical 'V' jointed 90mm wide. Service doors integrated to match. Timber equal to Scodied Gums appearance. Natural colour with pigmented oil finish
- (CL03) Cladding, Type 3 — Terracotta facade tile system, 115mm x 115mm x 10 profile, colour range varies to suit house concept and vertical fin colours, between grazed and natural. Facade system equal to Nitlo, Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range
- (CL04) Cladding, Type 4 — Metal cladding system, express jointed, with concealed external service doors and louvres. Powder coated coating system. Colour and finish to match Alcoa 'Silver Sky' (AWP54-G36)
- (CL05) Cladding, Type 5 — Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alcoa 'Alex White' (M7774 G30)
- (CL06) Cladding, Type 6 — Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alcoa 'Charcoal' (M7991 G30)
- (CO01) Concrete, Off Form Finish, Type 1 — Natural concrete, smooth formed finish. Colour natural grey concrete with Penwalling clear matte sealer over
- (CO02) Concrete, Off Form Finish, Type 2 — Natural concrete, Scaffold length 3 mm timber board finish. Colour natural grey concrete mix. Penwalling clear matte sealer over
- (CO03) Concrete, Precast Type 1 — Smooth finish precast wall elements. Colour Tile & brick concrete mix with white pigment additive. Penetrating clear matte sealer over
- (PC2) Concrete, Precast Type 2 — Decorative fin precast concrete wall elements, vertical square edged profiled form liner finish, 80mm spacing, 15mm depth equal to Rib 18-270 Tapet profile Colour equal to CPC1 Penmaling clear matte sealer over
- (CP3) Concrete, Precast Type 3 — Decorative finish concrete wall elements, vertical rebate profiled form liner finish, 80mm spacing, 42mm wide, 53mm depth equal to Rebate 2.94 Dincco profile. Colour equal to CPC1 Penguard clear matte sealer over
- (DP1) Decorative Patten Type 1 — Custom decorative pattern designed to resolved glass surface to enhance privacy
- (FF1) Facade Glazing System, Type 1, Street Level Entry Foyer & Accessible Spaces — Glass, clear. Framing system, front flush glazing system with decorative 300mm projecting vertical fins and aluminium spandrel panel behind. Spandrel steel supports fully concealed. Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FF2) Facade Glazing System, Type 2, Decorative Bay Window Elements — Glass, clear. Front flush glazing system with 'shadow box' glazing detail to conceal upturned and side edge of elements. Aluminium powder coat finish Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FF3) Facade Glazing System, Type 3, Window Wall Elements — Glass, clear. Front flush glazing system with 'shadow box' glazing detail to conceal upturned and side edge of elements. Aluminium powder coat finish Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FF4) Facade Glazing System, Type 4, infill Windows — Glass, grey body tint. Framing system, thin frame, with decorative 150mm projecting vertical fins and aluminium spandrel panel. Powder coat finish, colour to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FF5) Facade Glazing System, Type 5, infill Windows — Glass, grey body tint. Framing system, thin frame, with decorative 150mm projecting vertical fins and aluminium spandrel panel. Powder coat finish, colour to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (GT1) Gate, Type 1 — Decorative metal and steel entry gate. Timber equal to CLEO matte JF and finish. Steel, paint finish, equal to PF3
- (HR1) Handrail, Type 1 — Decorative handrail to fire stair/ramp. Timber equal to CLEO matte JF and finish. Steel, paint finish, equal to PF3
- (LV1) Louvre Blade, Type 1 — Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1
- (MD1) Metal Deck Roofing, Type 1 — Standing seam profiled roofing system to match Lysaght Longline 305 profile Colour to match Colorbond 'Monument'
- (PC1) Pavement Finish, Type 1 — Colour and finish to match Dulux - Fluorescent Yellow Charcoal - satin (90C47Y30)
- (PF1) Paint Finish, Type 1 — Pigmented water based system - equal to Kem Concrete Level System Pigment 30% concentration capacity. Colour White (Dulux 9872)
- (PF2) Paint Finish, Type 2 — Pigmented stain paint system, equal to Kem Concrete Level System Pigment 70% concentration capacity. Colour Black 'Schwartz' (9008)
- (PF3) Paint Finish, Type 3 — Colour and finish to match Dulux - Monsoon Iron Oxide - Mid Grey
- (PV1) Paving, Type 1 — Feature paving to external steps, landings and layer areas. Refer to Landscape documentation for further information
- (SC1) Screen, Type 1 — Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1
- (SG1) Signage, Type 1 — Integral building identification signage, surface fixed onto building facade. Extent, size and material to be detailed in drawings
- (VG1) Vent Grate Finish, Type 1 — Aluminium ventilation hatch integrated with glazing. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for public domain and landscape areas for further information regarding timber, tile and finishes selection

**NOTES**

**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| B | 17.12.18 | CB | Issue for Development Application |
| C | 19.12.18 | CB | Issue for Submission |
| D | 21.12.18 | CB | Issue for Submission |
| E | 12.02.19 | CB | Issue for Submission |
| F | 19.02.19 | CB | Amended Development Application |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
**GA Elevations**
**Lawson Street_West Elevation**

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:200 at A1 50% at A3 | 16107 | CB | |
| Status | Dwg No. | Rev | |
| Development Application | DA-250-020 | U | |

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Independent Planning Commission

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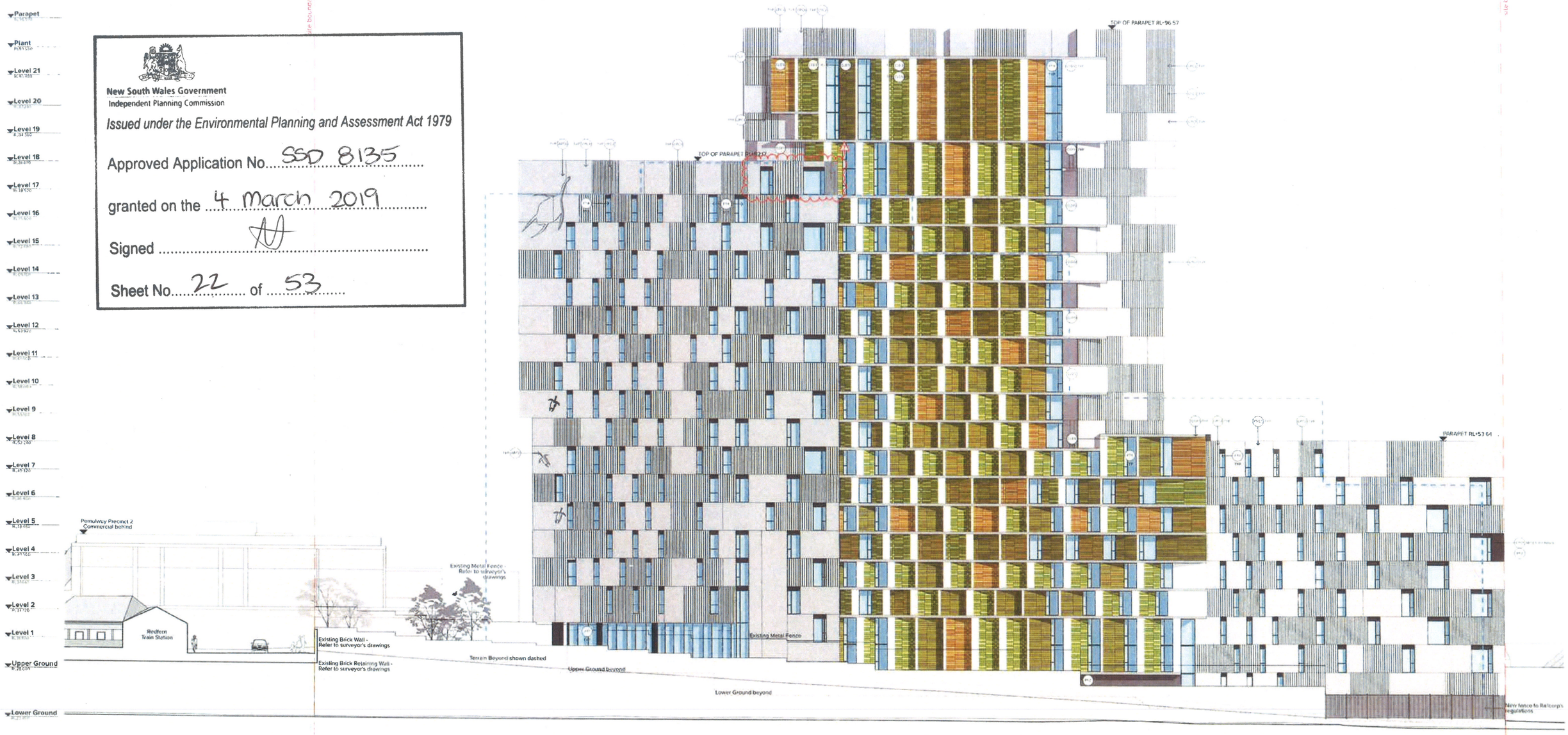
Approved Application No. SSD 8135

granted on the 4 March 2019

Signed

Sheet No. 22 of 53




REDFERN TRAIN STATION — LAWSON ST

COL JAMES - STUDENT ACCOMMODATION

Legend

AF1 Art Feature, Type 1
Painted wall to main entry lobby

AF2 Art Feature, Type 2
Embossed Koskav symbol to roof overhang panel

AF3 Art Feature, Type 3
Existing art wall, pre-existing

AW1 Awning, Type 1
Folded metal awning with decorative metal base, cut to following slope. Paint finish in match to PF1

BS1 Balustrade, Type 1
Vertical 100 x 10 steel balusters, as typical. Balusters using offset 99. Powder coat finish to be used internally to match PCF1

BS2 Balustrade, Type 2
Frame assembly - Fabricated system and set to enable steel to be set back at external to paint both sides. Colour and finish to match PCF1

CL01 Cladding, Type 1
Stone cladding system, random length direction bond. Finish split face and/or external finish. Coursing height varies between 75 to 150mm. Random bond selection to match Hawkesbury sandstone. Portions may be honed and smaller grey speckled granite

CL02 Cladding, Type 2
Timber cladding system, vertical V jointed 90mm wide. Sawn edges are grooved to match. Timber equal to Stressed Gum to appearance. Natural colour with pre-bonded oil finish

CL03 Cladding, Type 3
Brickwork to be in the style of 'Flemish' in natural profile, colour range as well as bricklayer consult and surface finish varies between recessed and flushed. Powder coat finish to be used internally to match PCF1

CL04 Cladding, Type 4
Metal cladding system, express jointed, with concealed external service down and to eaves. Prepainted cladding system. Colour and finish to match Abstract Slate Grey (M1054 G30)

CL05 Cladding, Type 5
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Abstract Charcoal - M1951 G30

CP1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth finish. Colour natural grey concrete mix. Permit slight variation in colour

CP2 Concrete, Off Form Finish, Type 2
Natural concrete, to blend rough sawn timber board finish. Colour natural grey concrete mix. Permit slight variation in colour

CP3 Concrete, Precast Type 1
Smooth finish panels to wall elements. Colour light grey concrete mix with white oxide pigment added. Permit slight variation in colour

CP4 Concrete, Precast, Type 2
Brickwork finish concrete wall elements, vertical square edged profile, two face finish. 80mm spacing. Rises depth equal to Rebli's 277 Tuscan profile. Colour equal to CPC1. Permit slight variation in colour

CP5 Concrete, Precast Type 3
Decorative finish concrete wall elements, vertical radius profiled form liner. 90mm spacing, 12mm depth. 53mm depth equal to Rebli 2.94 Classic profile. Colour equal to CPC1. Permit slight variation in colour

DP1 Decorative Pattern Type 1
Cubic, referenced as pattern integrated to finishes, glass, surfaces, to change density

FG1 Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces
Glass clear, Framing system: Aluminium sliding system with decorative 300mm projecting vertical mullions. Alternating position with blade. Structural steel supports full, concealed. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FG2 Façade Glazing System, Type 2 Decorative Bay Window Elements
Glass clear, Framed fixed glazing system with shadow box glazing detail to perimeter of bay and side edge elements. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FG3 Façade Glazing Style 3, Type 3 Window Wall Elements
Glass grey body tint. Fixed fixed glazing system with shadow box glazing detail to perimeter of spandrel and vision edge elements. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FG4 Façade Glazing System, Type 4 Infill Windows
Glass clear, Framing system: aluminium powder coated system. Mullions integral to frame system. Matching aluminium cover plates to meet at slab edges and adjacent wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FG5 Façade Glazing System Type 5 Infill Windows
Glass grey body tint. Framing system: aluminium with decorative 150h x projecting vertical fins and 'U' shaped sides as shown. Powder coat finish colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20

GR1 Grille, Type 1
Decorative infill panel and steel louvre grills. Timber equal to CEDAR matt oil and finish. Steel, paint finish, equal to PF3

HR1 Handrail, Type 1
Pre-fabricated handrail in steel section, as detailed. Aluminium steel finish to be of

LV1 Louvre Blade, Type 1
Fixed horizontal external aluminium louvre system. 250mm profile. Angle set to shed water - plant from upper levels. Powder coat finish colour and finish to match PCF1

MD1 Metal Deck Roofing, Type 1
Standing seam profiled roofing system in match to gutter. Longline 305 profile. Colour to match Colorbond 'Monument'

PC1 Powdercoat Finish, Type 1
Colour and finish to match Dulux - Pearlised Merino Chancellor satin 90-B12M1M

PC2 Powdercoat Finish, Type 2
Pigment impregnated polymer sealed to Rebli Commercial Layer System Pigment 'Jet' to match Colorbond 'Ironstone' - Dulux 'Ebony'

PC3 Powdercoat Finish, Type 3
Pigment impregnated polymer sealed to Rebli Commercial Layer System Pigment 'Jet' to match Colorbond 'Ironstone' - Dulux 'Ebony'

PF1 Paint Finish, Type 1
Acrylic on wood fibre to match nearest with shading. Alternate to powder coat finish. Colour and finish to match PCF1

PF2 Paint Finish, Type 2
Pigment impregnated polymer, equal to Kem Commercial Level System Pigment 'Jet' to match Colorbond 'Ironstone' - Dulux 'Ebony'

PF3 Paint Finish, Type 3
Colour and finish to match Dulux - Metascreen Iron Oxide Mid Grey

PV1 Paving, Type 1
Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information

SC1 Screens, Type 1
Fixed vertical fabricated aluminium louvre system. 250mm module. Powder coat finish colour and finish to match PCF1

SG1 Signage, Type 1
Integrated building identification signage, surface fixed and/or bonding facade. Bronze finish. Size and material as per elevation drawings

WT1 Weatherboards, Type 1
Alucobond weatherboards to match nearest with shading. Alternate to powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for further information regarding materials and finishes.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 14/08/18 | DA | Issued for DA Submission |
| B | 31/08/18 | DA | Issued for DA Submission |
| C | 19/09/18 | DA | Issued for DA Submission |
| D | 19/09/18 | DA | Amendments per RFI |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Elevations
Railway Line_South Elevation

Scale: 1:200 @A1 50% @ A3
Status: Development Application
Project No: 16107
Dwg No: DA-250-030
Drawn: CB
Rev: D

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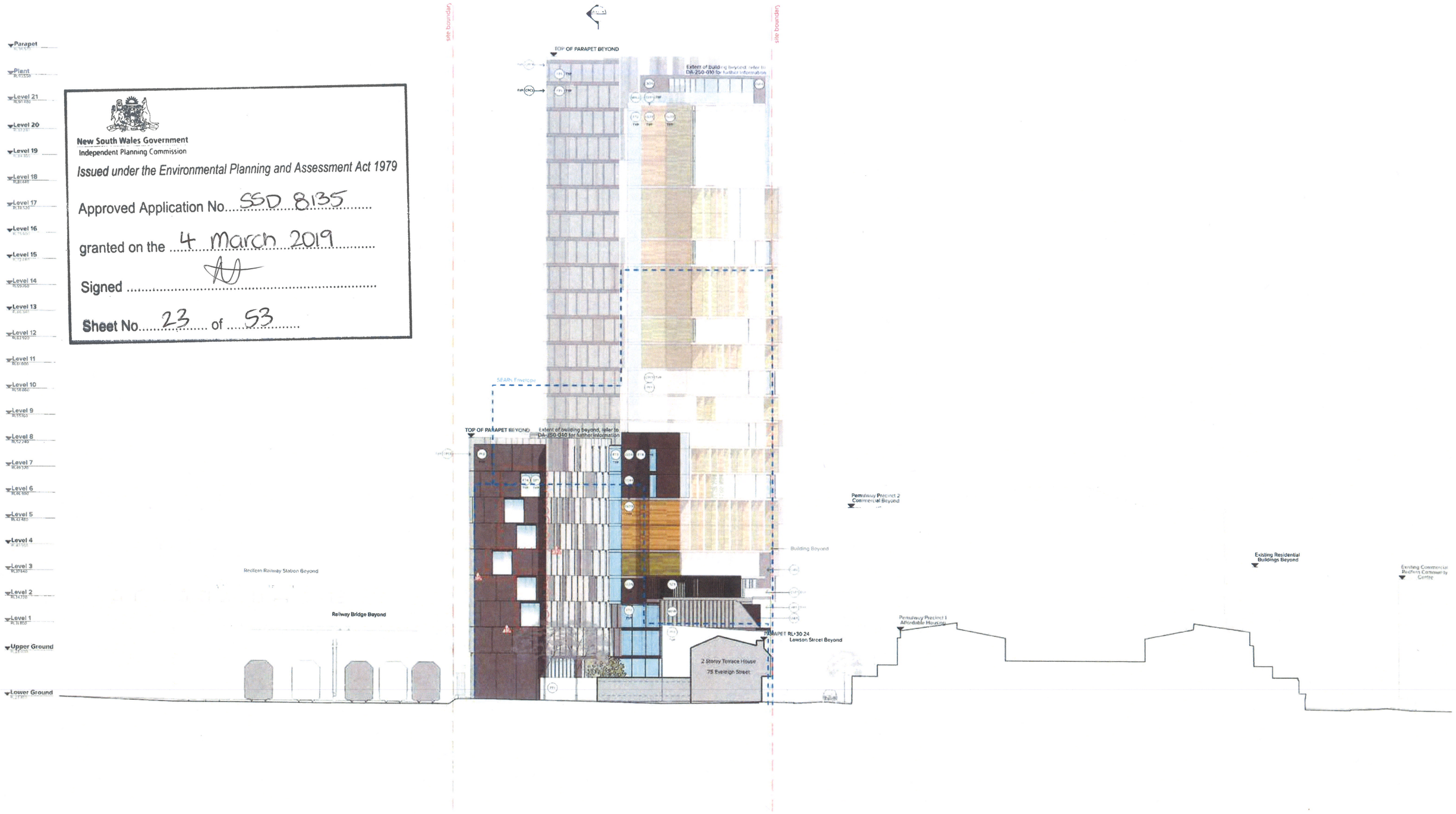
Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 23 of 53




Legend

- AP1 Art Feature, Type 1 Painted soffit to main entry lobby
- AP12 Art Feature, Type 2 Embossed Precast panel into precast panel
- AP3 Art Feature, Type 3 Existing art wall preserved
- BAL1 Balcony, Type 1 Painted steel awning with decorative motif laser cut into leading edge. Paint finish colour to PF1
- BAL2 Balustrade, Type 1 Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish colour and finish to match PCF1
- BAL3 Balustrade, Type 2 Frameless clear glass balustrade system with separate steel flat bar handrail, stanchion support behind. Colour and finish to match PCF1
- CLD1 Cladding, Type 1 Smooth finish cement render with control joints. Render split face with in-situ render finish. Colour and finish to match Dulux - Bright White (Low Sheen) or similar approved
- CLD2 Cladding, Type 2 Timber cladding system, shiplap profile, vertical V jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish
- CLD3 Cladding, Type 3 Terracotta facade tile system. 65mm nominal width, various edge varies to suit façade condition and setting. Finish colour between light cool and natural. Precise colour equal to Bellini, Bel Mediterra 5, Smooth, Chromatic and Finishes equal to TERRART Natural and Angalore colour range.
- CLD4 Cladding, Type 4 Metal cladding system, express jointed, with concealed external fixings, doors and louvres. Powder coated, colour to match Dulux - Monument (Low Sheen) or similar approved
- CLD5 Cladding, Type 5 Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Mist White' (M7774 G30)
- CLD6 Cladding, Type 6 Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' (M7991 G30)
- CON1 Concrete, Type 1 Smooth finish cement render elements. Colour Site & Brine' concrete mix with same mortar pigment without. Penetrating clear matte sealer over
- CON2 Concrete, Precast Type 2 Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 80mm spacing, 15mm depth equal to Reckli 277 'Rigni' profile Colour equal to CPC1 Penetrating clear matte sealer over
- CON3 Concrete, Precast Type 3: Decorative finish Concrete wall elements, vertical radius profiled foam liner finish, 90mm spacing, 32mm deep, 53mm depth equal to Reckli 294 'Orineco profile Colour equal to CPC1 Penetrating clear matte sealer over
- DP1 Decorative Pattern, Type 1 Custom decorative pattern integrated to frosted glass surface to enhance privacy
- FP1 Concrete, Cast in Place Finish, Type 1 Natural concrete finish to in-situ concrete walls. Colour natural grey. Formed using clear matte sealer over
- FP2 Concrete, Off Form Finish, Type 2 Natural concrete finish to in-situ concrete walls. Colour natural grey. Formed using clear matte sealer over
- FP3 Concrete, Off Form Finish, Type 3 Natural concrete finish to in-situ concrete walls. Colour natural grey. Formed using clear matte sealer over
- FP4 Concrete, Off Form Finish, Type

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Sheet No. 24 of 53

RAILWAY CORRIDOR · COL JAMES - STUDENT ACCOMMODATION · EVELEIGH ST · PEMULWUY - PRECINCT 1 · LOUISE ST · COMMUNITY CENTRE

**Legend**

(AF1) Art Feature, Type 1
Painted render to main entry lobby

(AF2) Art Feature, Type 2
Embossed feature symbol into precast panel

(AF3) Art Feature, Type 3
Existing on wall, preserved

(BAR2) Balcony Type 2
Folded sheet awning with decorative motif laser cut into leading edge. Paint finish equal to PF3

(BN1) Balustrade, Type 1
Nylon or 304 / 316 mill finished balusters; no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1

(BAL2) Balustrade Type 2
Frameless glass balustrade system with separate steel flat bar handrail. Handrail & panel finish: Colour and finish to match PCF1

(CLD1) Cladding, Type 1
Stone cladding system, random length stretcher bond. Finish split face and / or rubbed finish. Coursing height varies between 75 and 150mm. Random stone selection to match Havelsbury sandstone: Port Fairy Bluestone and off white / grey speckled granite

(CLD2) Cladding, Type 2
Timber cladding system, vertical 'v' jointed 90mm wide. Service doors also jointed to match. Timber species to Spotted Gum in appearance. Natural colour with pigmented oil finish

(CLD3) Cladding Type 3
Terracotta 'Nature Fire system' 175mm dimensional profile, colour range set out to Aboriginal concept and bespoke finish panels before pre glazed and mixed. Facade system using 60 x 16mm Grey Terracotta. Colours and finishes equal to TERRAIT natural and angobe colour range.

(CLD4) Cladding, Type 4
Metal cladding system, express jointed, with concealed essential service doors with louvres. Pre-finished coating system: Colour and finish to match Alpolic 'Mist Grey' (M31/54-F30)

(CLD5) Cladding, Type 5
Metal cladding system, express jointed. Prefinished coating system: Colour and finish to match Alpolic 'Mik White' (M7774-G30)

(CLD6) Cladding, Type 6
Metal cladding system, express jointed. Prefinished coating system: Colour and finish to match Alpolic 'Charcoal' (M3991-G30)

(CON1) Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over

(CON2) Concrete, Off Form Finish, Type 2
Natural concrete, textured matt, open timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over

(CPC1) Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour 'Mix & Bride' concrete mix with white powder pigment addition. Penetrating clear matte sealer over

(CPC2) Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 40mm spacing, 15mm depth equal to Reckli 277 'Tight' profile. Colour equal to CPC1 Penetrating clear matte sealer over.

(CPC3) Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radius profiled form liner finish, 40mm spacing, 40mm depth, 30mm depth equal to Reckli 2794 'Chinoco' profile. Colour equal to CPC1 Penetrating clear matte sealer over.

(DP) Decorative Pattern, Type 1
Custom deco-stive pattern integrated to finished glass surface to enhance privacy

(FC1) Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces
Glass, clear. Framing system: Boral boxed glazing system with decorative 300mm projecting vertical mullions. Aluminium powder coat finish. Spandrel panel system at steel supports fully concealed. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC2) Façade Glazing System, Type 2 Decorative Bay Window Elements
Glass, clear. Fixed façade glazing system with shadow box glazing detail to conceal spandrel and slab edge. Frame: to Aluminium powder coat finish Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC3) Façade Glazing System, Type 3 Window Wall Elements
Glass, grey body tint. Frame: fixed glazing system with shadow box glazing detail to conceal spandrel and slab edge. Frame: to Aluminium powder coat finish Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC4) Façade Glazing System, Type 4 Infill Windows
Glass, clear. Framing system: aluminium powder coat finish. Mechanical louvres integral to frame system. Mullion cap aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC5) Façade Glazing System, Type 5 Infill Windows
Glass, grey body tint. Framing system: aluminium with decorative 150mm projecting vertical fins and aluminium sills / extrusions. Powder coat finish, colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(GT1) Gate, Type 1
Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3

(HR1) Handrail, Type 1
Decorative handrail to street level interface. 32mm diam. steel, bronze finish

(HV1) Louvre Blade Type 1
Aluminium extruded elliptical aerofoil blade louvre system, 250mm profile. Angle set to wind driven rain as per report recommendations. Powder coat finish, colour and finish to match PCF1

(MD/B1) Metal Deck Roofing, Type 1
Standing seam metal roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

(PCF1) Powdercoat Finish, Type 1
Colour and finish to match Dulux – Precision Xtreme Clear coat satin 86-279-8

(PF1) Paint Finish, Type 1
Pigmented opaque paint system equal to Kevin Cornish Lasur System Pigment 'Black' (9000)

(PF2) Paint Finish, Type 2
Epoxy intumescent paint system, equal to Kevin Cornish Lasur System Pigment, specifically 'Colour: Black - Schwartz' (9008)

(PF3) Paint Finish, Type 3
Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'

(PV1) Render, Type 1
Natural stone coating to external steps, landings and foyer areas. Refer to landscape documentation for further information

(SC1) Screen, Type 1
Fixed vertical blade aluminium louvre system. 250mm profile. Powder coat finish, colour and finish to match PCF1

(SG1) Signage, Type 1
Integrated building identification signage, surface fixed onto building facade. Refer to Sheet DA-350-010 for size and extent as per elevation drawings.

(VH1) Ventilation Hatch, Type 1
Aluminium ventilation hatch integrated with glazing. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection

**NOTES**

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**CLIENT**
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 09.08.18 | CB | Issued for DA Submission |
| B | 20.09.18 | CB | Issued for DA Submission |
| C | 12.10.18 | CB | Issued for DA Submission |
| D | 19.10.18 | CB | Updated per Council comments |

**Project Title**
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

**Drawing Title**
GA Sections
Section A-A

Scale: 1:200 @A1 50% @ A3
Status: Development Application
Project No.: 16107
Drawn by: CB
Dwg No: DA-350-010
Rev: D

TURNER
1 Oxford Street Darlinghurst NSW 2010 Australia

New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

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Sheet No. 25 of 53

RAILWAY CORRIDOR

Legend

- (AF1) Art Feature, Type 1 Painted soffit to inner entry lobby
- (AF2) Art Feature, Type 2 Embossed feature symbol into precast panel
- (AF3) Art Feature, Type 3 Existing art wall - preserved
- (AW1) Awning, Type 1 Folded sheet awning with decorative motif laser cut into leading edge. Paint finish equal to PF3
- (BAL1) Balustrade, Type 1 Vertical 100 x 10 steel balusters at 90° to stair. Powder coat finish, colour and finish to match PCF1
- (BAL2) Balustrade, Type 2 Frameless clear glass balustrade system with separate steel flat bar handrail section support behind. Colour and finish to match PCF1
- (CW1) Cladding, Type 1 Stone cladding system, random length stretcher bond. Finish split face and rough sandblast finish. Coursing height values between 75 and 150mm. Random stone selection to match Hawkesbury sandstone. Part Fairy Blue stone and off white / grey specktled granite
- (CW2) Cladding, Type 2 Timber cladding system, vertical V jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish
- (CW3) Cladding, Type 3 Terracotta facade rain screen 175mm horizontal profile, colour range varies to achieve concept and surface finish varies between glazed and natural. Facade system equal to NBK Architectural Terracotta. Patterns and finishes equal to TERRART natural and ungalze colour range.
- (CW4) Cladding, Type 4 Metal cladding system, 1 rigid ass jointed, with concealed perpendicular service doors and louvres. Paint applied coating system. Colour and finish to match Abalone Stone Grey, Matt (N4 0.85).
- (CW5) Cladding, Type 5 Metal cladding system, expressjointed. Prefinished coating system. Colour and finish to match Apple Matt White (XM774 G30).
- (CW6) Cladding, Type 6 Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Apple Charcoal (XM791 G30).
- (CW7) Curved Wall Finish, Type 4 Rubbed concrete, smooth board finish. Colour natural grey concrete mix. Penetrating oil or sealer to match paler.
- (CW8) Concrete Off Form Finish, Type 2 Natural concrete to match finish, colour from board finish. Colour natural grey concrete mix. Penetrating oil or sealer to match paler.
- (CW9) Concrete Precast, Type 1 Smooth finish concrete to wall elements. Colour 'like & like' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- (CW10) Concrete Precast, Type 2 Decorative finish concrete wall elements, vertical square edged profiled foam strip finish. 30mm spacing, 15mm depth equal to Reckli 2-77 'Tigris' profile. Colour equal to CPC1 Penetrating clear matte sealer over.
- (CW11) Concrete, Precast, Type 3 Decorative finish concrete wall elements, with ribbed profiled foam liner finish. 90mm spacing, 42mm depth. 53mm depth equal to Reckli 2-104 'Dunes' profile. Colour equal to CPC1 Penetrating clear matte sealer over.
- (DW1) Decorative Railing, Type 1 Custom fabricated metal balustrade to match Type 1 balustrade. Colour and finish to match PCF1
- (FA1) Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces Glass, clear. Framing systems, hard faced glazing system with decorative aluminium projecting vertical mullions. Aluminium powder coat finish to match steel supports fully concealed. Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FA2) Façade Glazing System, Type 2 Decorative Bay Window Elements Glass, clear. Fixed panel glazing system with exaltation glazing bead to conceal spandrel panel to edge of slab. Aluminium powder coat finish Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FA3) Façade Glazing System, Type 3 Window Wall Elements Glass, grey body tint. Performance glazing system with shadow box glazing detail to conceal spandrel panel and edge of slab. Aluminium powder coat finish Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (FA4) Façade Glazing System, Type 4 Infill Windows Glass, grey body tint. Framing systems aluminium wall casement 150mm projecting vertical fins and aluminium fins within on Powder coat finish, colour to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- (GR1) Gate, Type 1 Decorative timber and steel entry gate. Timber equal to CED2 cedar 'sliced' finish. Steel paint finish, equal to PF3
- (HR1) Handrail, Type 1 Decorative handrail to street level interface. 32mm diam steel round section
- (LV1) Louvre Blade Type 1 Fixed horizontal elliptical aluminium louvre system. 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1
- (MD1) Metal Deck Roofing, Type 1 Standing seam profiled roofing system to match Lysaght Longline 305 profile. Colour to match Colorbond 'Monument'.
- (PM1) Powdercoat Paint, Type 1 Colour and finish to match Dulux - Fascinate 'Blue Charcoal' sabe 1B4827N
- (PF1) Paint Finish, Type 1 Pigmented two pack system, equal to Kem Commercial Level System Pigment 30 - colour selection - refer to Colour Work - Dulux 1B27
- (PF2) Paint Finish, Type 2 Paint to Main paint system, equal to Kem Commercial Level System Pigment 30 - colour selection - refer to Colour Work - Dulux 1B27
- (PF3) Paint Finish, Type 3 Colour and finish to match Dulux - Metaccus Iron Oxide Mid Grey
- (PV1) Paving, Type 1 Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information
- (SC1) Screen, Type 1 Fixed vertical elliptical aluminium louvre system. 250mm profile. Powder coat finish, colour and finish to match PCF1
- (SG1) Signage, Type 1 Integrated building identification signage, surface fixed satin brushing for side lit metal finish. Size and extent as per elevation drawings
- (VN1) Ventilation Panel, Type 1 Aluminium perforated panel with integrated with glazing. Alum num powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection

COL JAMES - STUDENT ACCOMMODATION

EVELEIGH ST

PEMULWUY PRECINCT 2

LOUISE ST.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| P | 07.06.17 | DS | Issue for DA Lodgement |
| Q | 09.06.17 | DS | Issue for Lodgement |
| R | 12.10.17 | DS | Issue for Lodgement |
| W | 19.04.18 | DS | Amendments per Lodgement |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Sections
Section B-B

| Scale | Project No | Drawn By | Issue |
|---|---|---|---|
| 1:200 @A1, 50% @ A3 | 16907 | CB | |
| Status | Dwg No | Rev | |
| Development Application | DA 350-070 | U | |


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New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 26 of 53

Legend

- (AF1) Art Feature, Type 1 — Painted soffit to main entry lobby
- (AF2) Art Feature, Type 2 — Embossed feature symbol into precast panel
- (AF3) Art Feature, Type 3 — Existing art wall, preserved
- (AWN) Awning, Type 1 — Painted steel awning with decorative metal laser cut retro leading edge. Paint finish to match PF3
- (BAL) Balustrade, Type 1 — Vertical 316 x 16 mm flat bar, no top rail. Balusters angled at 90°. Powder coat finish to match PCF1
- (BAL) Balustrade, Type 2 — Vertical 316 x 16 mm flat bar, with Shadow Gap to match Dulux Natural Linen Half. Colour: white to match PCF1
- (CLD1) Cladding, Type 1 — Board cladding system, medium length, discreet board. Finish with fine grain or matt alike finish. Courting height varies between 75 and 150mm. Random stone variation to matte / Monastery windscreen. Part / any Blue Stone project white / grey semi-toned grande.
- (CLD2) Cladding, Type 2 — Timber cladding system as 'Lap V' jointed 90mm wide. Service doors are painted to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented additive.
- (CLD3) Cladding, Type 3 — Perforated facade tile system. 175mm x 175mm square profile - colour range varies to suit facade concept and grid surface finish varies between grooved and natural. Fixing to white concrete - Nelta Grey Vertical Battens. Colours / rail finishes equal to TERRART natural and ardgibe colour range.
- (CLD4) Cladding, Type 4 — Metal cladding system, express jointed, with concealed external service doors and louvres. Paint finish cladding system. Colour and finish to match Dulux Storm Grey - (M1754 G30).
- (CLD5) Cladding, Type 5 — Metal cladding system, express jointed. Pre-finished coating system. Colour and finish to match Dulux 'Milk White - M7774 G30'.
- (CLD6) Cladding, Type 6 — Metal cladding system, express jointed. Pre-finished coating system. Colour and finish to match Dulux 'Charcoal - M7911 G30'.
- (CP1) Concrete, Type 1 — Natural concrete, smooth board finish. Colour natural grey concrete mix. Pigment integral with matte sealer over.
- (CP2) Concrete, Type 2 — Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Pigmented integral with matte sealer over.
- (CPC) Concrete, Precast, Type 1 — Smooth finish concrete wall elements. Colour 'tile & brick' concrete mix with white marble pigment 'white'. Penetrating clear matte sealer over.
- (CPC) Concrete, Precast, Type 2 — Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 50mm pockets, 15mm depth equal to Becks 2/77 Tight profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- (CPC) Concrete, Precast, Type 3 — Decorative finish precast wall elements, vertical radius profiled form liner finish, 80mm spacing, 32mm depth, 50mm depth equal to Becks 2/94 'Orinoco profile'. Colour equal to CPC1. Penetrating clear matte sealer over.
- (DP1) Decorative Pattern, Type 1 — Custom decorative pattern integrated to finished glass surface to enhance privacy.
- (FC1) Façade Glazing System, Type 1: *Street Level Entry Foyer & Associated Spaces* — Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FC2) Façade Glazing System, Type 2 — Decorative Sky Window Elements. Glass, clear. Fixed faced sloping system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FC3) Façade Glazing System, Type 3 — Window Wall Elements. Glass grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FC4) Façade Glazing System, Type 4 — Infill Windows. Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integrated frame system. Matching aluminium cover plate to concrete slab edges, and edge and wall panels. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FC5) Façade Glazing System, Type 5, Infill Windows. Glass, clear. Fixed faced sloping system with decorative 150mm projecting vertical fins and aluminium slab covers on. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (GT1) Gate, Type 1 — Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- (HR1) Handrail, Type 1 — Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- (LV1) Louvre Roof, Type 1 — Fixed horizontal aerofoil aluminium louvre system, 250mm profile. Angle set to shield view of plant from open south. Powder coat finish, colour and finish to match PCF1.
- (MDR) Metal Deck Roofing, Type 1 — Standing seam profiled roofing system to match Lysaght Longline 305 profile. Colour to match Colorbond Monument.
- (PC1) Precast Panel, Type 1 — Colour and finish to match Dulux 'Pavement Yilla' or Chinese 'salt' RAL#7042F.
- (PC2) Precast Panel, Type 2 — Pigment integral paint system, equal to Resene Concrete Colour System Pigment 30% concentration - colour by Resene White - White 5872.
- (PC3) Precast Panel, Type 3 — Pigment integral paint system, equal to Resene Concrete Colour System Pigment 30% concentration - colour by Colour Black - Schwartz (1900B).
- (PF1) Paint Finish, Type 1: — Colour and finish to match Dulux – Middlecove Iron Oxide Mid Grey
- (PF2) Paint Finish, Type 2 — Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information
- (SC1) Screen, Type 1 — Fixed vertical profile aluminium louvre system. 250mm profile. Powder coat finish, colour and finish to match PCF1.
- (SG1) Signage, Type 1 — Tenant building identification signage, surface fixed onto building façade. Tenant to confirm. Size and extent as per elevation drawings.
- (VG1) Ventilation Grille, Type 1 — Aluminium vent louvre hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

Note: Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| No. | Date | Application Ref | Revision Notes |
|---|---|---|---|
| B | 07.06.18 | DA | Issued for Development Application |
| C | 12.07.18 | DA | Issued for Development Application |
| D | 16.08.18 | DA | Issued for Development Application |
| E | 19.10.18 | DA | Issued for Development Application |
| F | 26.10.18 | DA | Issued for Development Application |
| G | 30.10.18 | DA | Issued for Development Application |
| H | 14.12.18 | DA | Issued for Development Application |
| I | 19.12.18 | DA | Issued for Development Application |
| J | 21.12.18 | DA | Issued for Development Application |
| K | 21.12.18 | DA | Issued for Development Application |
| L | 21.12.18 | DA | Issued for Development Application |
| M | 21.12.18 | DA | Issued for Development Application |
| N | 21.12.18 | DA | Issued for Development Application |
| O | 21.12.18 | DA | Issued for Development Application |
| P | 21.12.18 | DA | Issued for Development Application |
| Q | 21.12.18 | DA | Issued for Development Application |
| R | 21.12.18 | DA | Issued for Development Application |
| S | 21.12.18 | DA | Issued for Development Application |
| T | 21.12.18 | DA | Issued for Development Application |
| U | 21.12.18 | DA | Issued for Development Application |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Sections
Section C-C

Scale: 1:200 @A1, 50% @ A3
Project No: 16107
Drawn By: CB
Status: Development Application
Dwg No: DA-250-030
Rev: U


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New South Wales Government
Independent Planning Commission

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granted on the 4 March 2019

Signed

Sheet No. 27 of 53

Site Boundary Beyond

Site Boundary

Site Boundary

Site Boundary Beyond

Extent of building beyond, refer to DA 250-010 for further information

TOP OF ROOF RL194.35

ROOFTOP TERRACE

KITCHEN

Parapet
Plant
Level 21
Level 20
Level 19
Level 18
Level 17
Level 16
Level 15
Level 14
Level 13
Level 12
Level 11
Level 10
Level 9
Level 8
Level 7
Level 6
Level 5
Level 4
Level 3
Level 2
Level 1
Upper Ground
Lower Ground

5 BED STUDIO STUDY UR VOID FAMILY ROOM LOBBY CINEMA INTERNAL SOFFIT

## COL JAMES - STUDENT ACCOMMODATION

LAWSON ST.

Legend

- AF1 Art Feature, Type 1 — Pressed soffit to entry lobby
- AF2 Art Feature, Type 2 — Embossed feature symbol into precast panel
- AF3 Art Feature, Type 3 — Existing art wall, preserved
- AWN1 Awning, Type 1 — Folding roof awning with decorative metal laser cut into leading edge. Paint finish matt to PF3
- BAL1 Balcony, Type 1 — Frame: 90 x 10 RHS clad Handrail: 50 top rail. Balusters angled at 90. Powder coat finish - matt colour and finish to match PCF1
- BAL2 Balcony, Type 2 — Frame: 90 x 10 RHS clad Handrail: Glass balustrade system with separate steel flat bar handrail. Frame and handrail finish to match PCF1. Colour and finish to match PCF1
- CLD1 Cladding, Type 1 — Stone cladding system, random length stretcher bond. Finish split face and / or matte dry finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawksbury Sandstone. Port Finey Bluestone and off white / grey speckled granite
- CLD2 Cladding, Type 2 — Timber cladding system, vertical v jointed 90mm wide. Service doors also painted to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish
- CLD3 Cladding, Type 3 — Terracotta facade tile system. 175mm horizontal profile, colour range varies to suit facade concept and surface finish varies between glazed and natural. Facade system equal to NBK Architectural Terracotta. Colours and Finishes equal to TERRART natural and graphite colour range
- CLD4 Cladding, Type 4 — Metal cladding system, expressed joint, with concealed essential service doors and louvres. Performance coating system. Colour and finish to match Alpolic Silver Grey MA254 (139)
- CLD5 Cladding, Type 5 — Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic Milk White M7774 (036)
- CLD6 Cladding, Type 6 — Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' M7999 (030)
- CC1 Concrete, Off Form finish, Type 1 — Natural concrete, smooth board finish. Colour natural grey concrete mix Penetrating clear matte sealer over
- CC2 Concrete, Off Form finish, Type 2 — Natural concrete, textured, rough sawn timber board finish. Colour natural grey Penetrating clear matte sealer over
- CPC1 Concrete, Precast, Type 1 — Smooth horizontal concrete wall elements. Colour 'Mix & Brite' concrete mix with white cube pigment additive. Penetrating clear matte sealer over
- CPC2 Concrete, Precast, Type 2 — Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 18mm spacing, 15mm depth equal to Reckli 2177 'Tigris' profile Colour equal to CPC1 Penetrating clear matte sealer over
- CPC3 Concrete, Precast, Type 3 — Decorative finish concrete wall elements, vertical rebbas profiled form liner finish, 90mm spacing, 32mm depth, 53mm depth equal to Reckli 2184 'Orinoco profile' Colour equal to CPC1 Penetrating clear matte sealer over
- DP1 Decorative Panels, Type 1 — Custom decorative pattern integrated to frosted glass surface to entrance screen
- FG1 Façade Glazing System, Type 1 'Street Level Entry Foyer & double-sided Spaces' — Glass, clear. Framing system, stainless steel glazing system to walls decorative 300mm projecting vertical mullions. Aluminium powder coat finish. Structural silicone supported fully concealed. Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- FG2 Façade Glazing System, Type 2 - Decorative Bay Window Elements — Glass, clear. Framing system, stainless steel glazing system with window box glazing detail to conceal suspended and box edge elements. Aluminium powder coat finish. Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- FG3 Façade Glazing System, Type 3 - Window Wall Elements — Glass, grey body tint. Framing system with shadow box glazing detail to conceal sprinkler and fixing zone elements. Aluminium powder coat finish. Colour and finish to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- FG4 Façade Glazing System, Type 4 - Infill Windows — Glass, grey body tint. Framing system, aluminium spandrel coat finish. Mechanical louvre integral to frame system. Matching aluminium cover plates to conceal IGU edges and adjacent wall elements. Framing colour to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- FG5 Façade Glazing System, Type 5 - Infill Windows — Glass, grey body tint. Framing system, white opaque spandrel coat finish. Mechanical louvre projecting vertical fins and aluminium sun extension. Powder coat finish, colour to match PCF1 Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- GT1 Gate, Type 1 — Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3
- HR1 Handrail, Type 1 — Decorative handrail to street level interface. 32mm diam. steel, powder finish
- LV1 Louvre Blade, Type 1 — Paint finished vertical aluminium louvre system, 250mm profile. Angle set to limit direct view of sky from upper levels. Powder coat finish, colour and finish to match PCF1
- MDR1 Metal Deck Roofing, Type 1 — Standing seam, profiled roofing system to match Lysaght 'Longline 305' profile Colour to match Colorbond 'Monument'.
- PCF1 Predecessor Finish, Type 1 — Colour and finish to be matched Dulux - Pearlcoat 2Pac Pro Clear coat satin 99-477 PPM
- PF1 Paint Finish, Type 1 — Pigment impregnated render system, equal to Kevin Concrete Lexus System Pigment 30% cement content / capacity. Colour White Weiss '(9872)'
- PF2 Paint Finish, Type 2 — Pigment stain paint system, equal to Kevin Concrete Lexus System Pigment 30% cement content / capacity. Colour 'Black' Schwartz '(9018)'
- PF3 Paint Finish, Type 3 — Colour and finish to match Dulux - Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1 — Feature stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information
- SC1 Screen, Type 1 — Fixed vertical aluminium louvre systems, 250mm profile. Powder coat finish, colour and finish to match PCF1
- SG1 Signage, Type 1 — Integral building identification signage, surface fixed onto building façade (Bronze finish). Size and extent as per elevation drawings
- VH1 Ventilation Hood, Type 1 — Aluminium ventilation hatch integrated with glazing. Aluminium powder coat finish Colour and finish to match PCF1

Note: Refer to Landscape documentation for public domain and landscape areas for further information regarding materials and finishes selection

**NOTES**

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 19.06.18 | DVP | Issued for DA Submission |
| B | 03.08.18 | DVP | Issued for DA Submission |
| C | 31.08.18 | DVP | Issued for Review |
| D | 19.09.18 | DVP | Issued for DA Submission |
| E | 19.09.18 | DVP | Amended DA Submission |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
**GA Sections**
Section D-D

Scale: 1:200 mA1, 50% @ A3 | Project No: 16107 | Drawn by: CB | North
Status: Development Application | Dwg No: DA 350-040 | Rev: D

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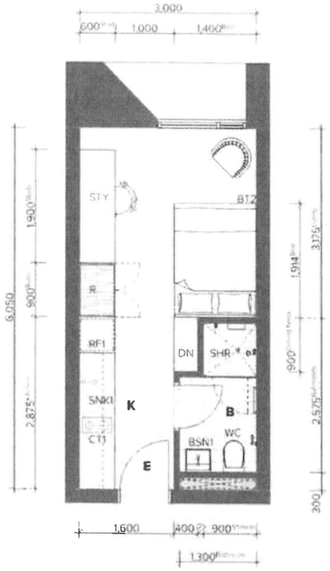
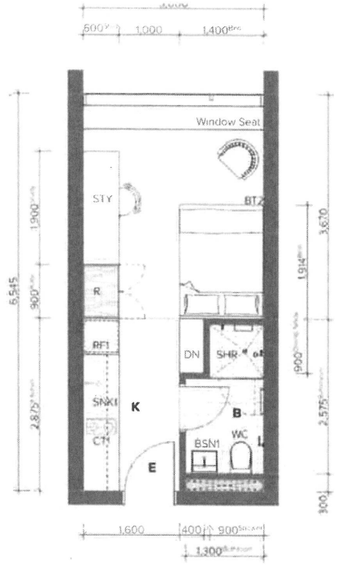


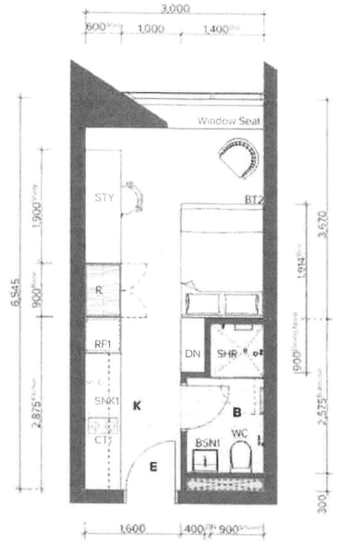

## Studio Type A - 18m²

Bedroom Area: 12m²
Kitchen Area: 2m²
Bathroom Area: 2m²



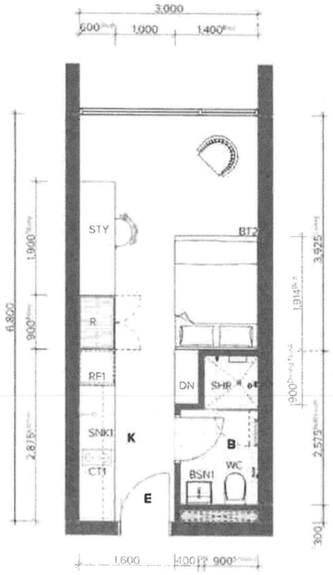

## Studio Type A2 - 20m²

Bedroom Area: 13m²
Kitchen Area: 2m²
Bathroom Area: 2m²



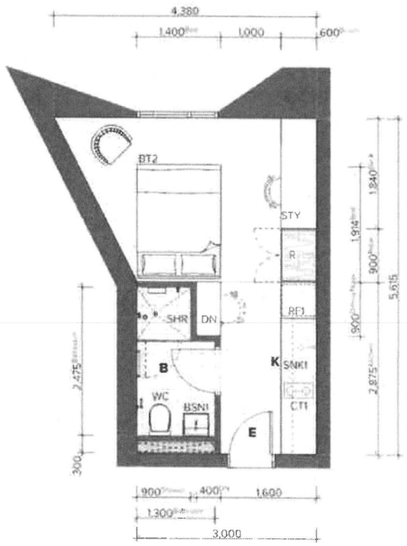

## Studio Type A3 - 19m²

Bedroom Area: 13m²
Kitchen Area: 2m²
Bathroom Area: 2m²



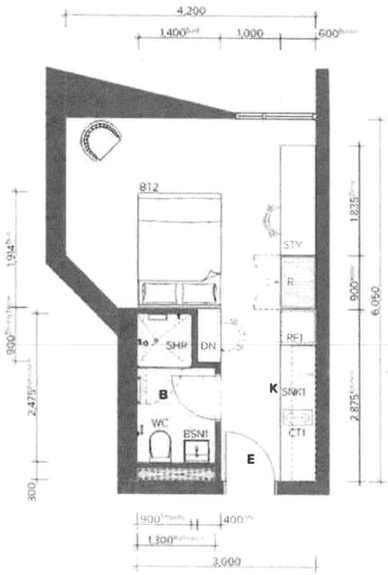

## Studio Type A4 - 20m²

Bedroom Area: 14m²
Kitchen Area: 2m²
Bathroom Area: 2m²




## Studio Type B - 18m²

Bedroom Area: 13m²
Kitchen Area: 2m²
Bathroom Area: 2m²




## Studio Type C - 21m²

Bedroom Area: 15m²
Kitchen Area: 2m²
Bathroom Area: 2m²

**City of Sydney Development Control Plan 2012**

**Section 4**

**4.4.1.2 Bedrooms**

(1) The gross floor area of a bedroom is at least:
- (a) 12sqm (including 1.5sqm of wardrobe space); plus
- (b) 4sqm when a second adult occupant is intended, which is clearly shown on plans; plus
- (c) 2.1sqm for any en suite, comprising of a hand basin and toilet; plus
- (d) 0.8sqm for any shower in the en suite; plus
- (f) 2sqm for any kitchenette, which includes a small fridge, cupboards and shelves and a microwave.

(2) Each bedroom has access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room.

**4.4.1.3 Communal kitchen areas**

(1) Any communal kitchen area is provided with a minimum area that is greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.

(2) The communal kitchen contains:
- (a) one sink for every 6 people, or part thereof, with running hot and cold water; and
- (b) one stove top cooker for every 6 people, or part thereof, with appropriate exhaust ventilation.

(3) The communal kitchen contains, for each resident occupying a bedroom without a kitchenette:
- (a) 0.13 cubic metres of refrigerator storage space;
- (b) 0.05 cubic metres of freezer storage space; and
- (c) 0.30 cubic metres of lockable drawer or cupboard storage space.

**4.4.1.4 Communal living areas**

(1) Indoor communal living areas are provided with a minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres and can include the dining area.

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Approved Application No. SSD 8135
granted on the 4 March 2019
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Sheet No. 28 of 53

Legend

| | | | |
|---|---|---|---|
| CT | Cook Top Type | L | Living Room |
| B | Bathroom | R | Wardrobe |
| B1, B2 | Bed 1, Bed 2... | RF | Refrigerator Type |
| BSN | Basin Type | ST | Storage |
| BT | Bed Type | SHR | Shower Type |
| D | Dining | SNK | Sink Type |
| DN | Dining Nook | STY | Study Desk |
| E | Entry | WC | Toilet |
| K | Kitchen | | |

NOTES

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**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 30.04.19 | DS | Issued for DA Submission |
| 1 | 29.08.17 | DS | Issued for DA Submission |
| 0 | 11.12.16 | DS | Issued for Information |
| 00 | 19.08.16 | DS | Amended DA Submission |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Room Amenities
Room Layouts - Studios

Scale: @A1 50% & A3 | Project No: 16107 | Drawn by: CB | Checked by:
Status: Development Application | Dwg No: DA-400-010 | Rev: 0

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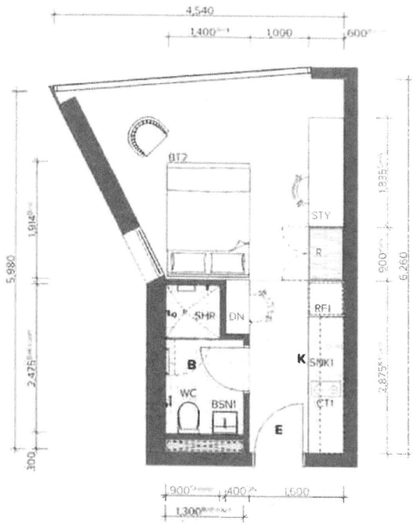
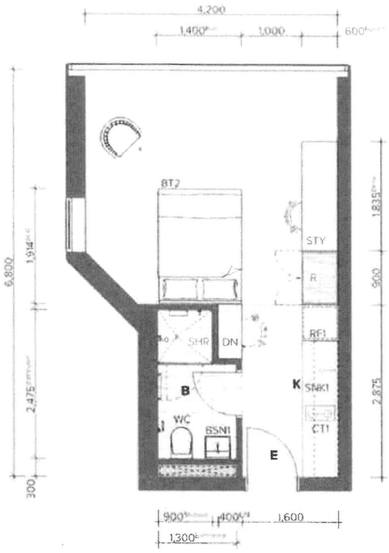


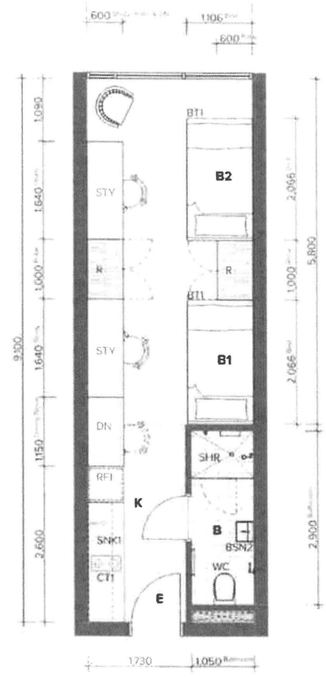

## Studio Type D - 21m²

Bedroom Area: 15m²
Kitchen Area: 2m²
Bathroom Area: 2m²



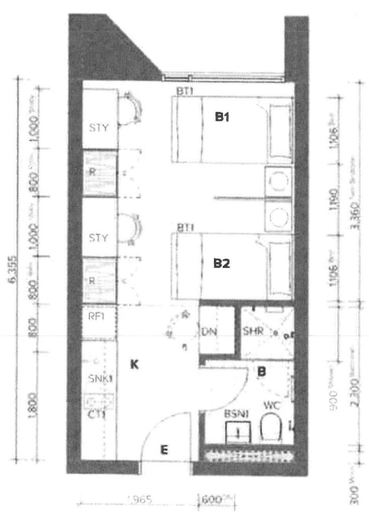

## Studio Type E - 24m²

Bedroom Area: 19m²
Kitchen Area: 2m²
Bathroom Area: 2m²



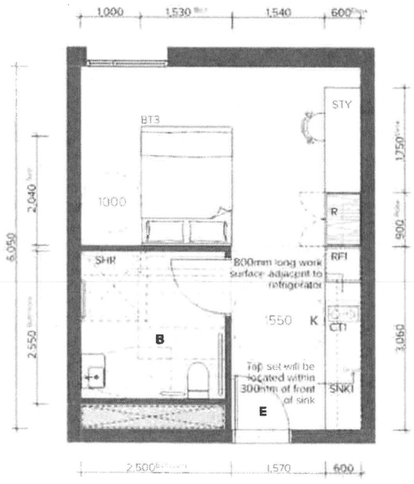

## Twin Type B - 25m²

Bedroom Area: 19m²
Kitchen Area: 2m²
Bathroom Area: 3m²




## Twin Type A - 22m²

Bedroom Area: 16m²
Kitchen Area: 2m²
Bathroom Area: 2m²




## Studio Type F - 28m²
## Accessible - Levels 01-07

Bedroom Area: 18m²
Kitchen Area: 2m²
Bathroom Area: 5m²

**City of Sydney Development Control Plan 2012**

**Section 4**

**4.4.1.2 Bedrooms**

(1) The gross floor area of a bedroom is at least:
- (a) 12sqm (including 1.5sqm of wardrobe space); plus
- (b) 4sqm when a second adult occupant is intended, which is clearly shown on plans; plus
- (c) 2.1sqm for any en suite, comprising of a hand basin and toilet; plus
- (d) 0.8sqm for any shower in the en suite; plus
- (f) 2sqm for any kitchenette, which includes a small fridge, cupboards and shelves and a microwave.

(2) Each bedroom has access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room.

**4.4.1.3 Communal kitchen areas**

(1) Any communal kitchen area is provided with a minimum area that is greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.

(2) The communal kitchen contains:
- (a) one sink for every 6 people, or part thereof, with running hot and cold water; and
- (b) one stove top cooker for every 6 people, or part thereof, with appropriate exhaust ventilation.

(3) The communal kitchen contains, for each resident occupying a bedroom without a kitchenette:
- (a) 0.13 cubic metres of refrigerator storage space;
- (b) 0.05 cubic metres of freezer storage space; and
- (c) 0.30 cubic metres of lockable drawer or cupboard storage space.

**4.4.1.4 Communal living areas**

(1) Indoor communal living areas are provided with a minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres and can include the dining area.

New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 29 of 53

Legend

| | | | |
|---|---|---|---|
| CT | Cook Top Type | L | Living Room |
| B | Bathroom | R | Wardrobe |
| B1, B2 | Bed 1, Bed 2... | RF | Refrigerator Type |
| BSN | Basin Type | ST | Storage |
| BT | Bed Type | SHR | Shower Type |
| D | Dining | SNK | Sink Type |
| DN | Dining Nook | STY | Study Desk |
| E | Entry | WC | Toilet |
| K | Kitchen | | |

NOTES

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**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| K | 30/04/18 | EA | Issue for DA Submission - RAP |
| L | 09/05/18 | EA | Issue for DA Submission - RAP |
| M | 10/08/18 | EA | Issue for Information |
| N | 09/08/18 | EA | Amended DA Submission - RAP |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Room Amenities
Room Layouts - Studios & Twins

| Scale | Project No. | Drawing No. | Issue |
|---|---|---|---|
| 1:50 @ A1, 50% @ A3 | 16107 | SB | |
| Status | Dwg No. | Rev. | |
| Development Application | DA-400-020 | U | |

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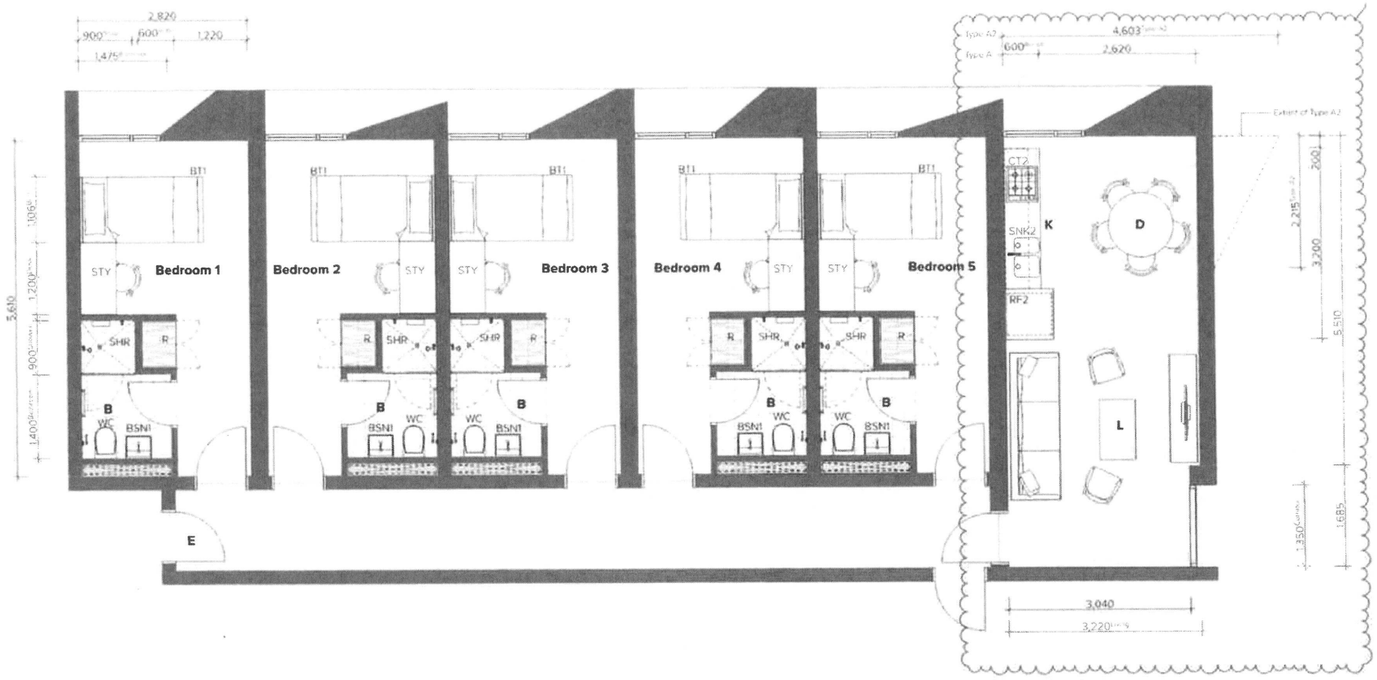
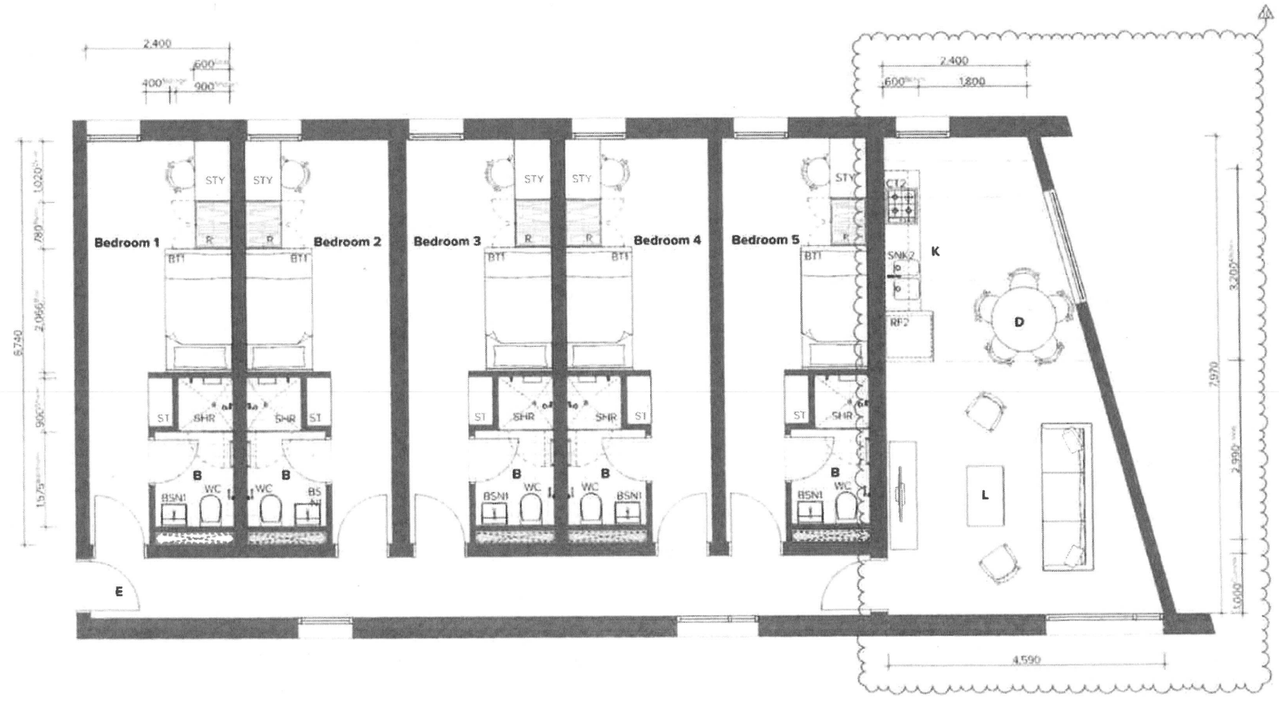
## 5 Bed Cluster Type A - 131m²
## Type A2 - 133m²

Bedroom Area: 12m²
Bathroom Area: 2m²
Living/Kitchen Area: Type A - 22m²
Type A2 - 24m²




## 5 Bed Cluster Type B - 133m²

Bedroom Area: 12m²
Bathroom Area: 2m²
Living/Kitchen Area: 28m²




**City of Sydney Development Control Plan 2012**

**Section 4**

**4.4.1.2 Bedrooms**

(1) The gross floor area of a bedroom is at least:
- (a) 12sqm (including 1.5sqm of wardrobe space); plus
- (b) 4sqm when a second adult occupant is intended, which is clearly shown on plans; plus
- (c) 2.1sqm for any en suite, comprising of a hand basin and toilet; plus
- (d) 0.8sqm for any shower in the en suite; plus
- (f) 2sqm for any kitchenette, which includes a small fridge, cupboards and shelves and a microwave.

(2) Each bedroom has access to natural light, from a window or door with a minimum aggregate area of 10% of the floor area of the room.

**4.4.1.3 Communal kitchen areas**

(1) Any communal kitchen area is provided with a minimum area that is greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.

(2) The communal kitchen contains:
- (a) one sink for every 6 people, or part thereof, with running hot and cold water; and
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- (b) 0.05 cubic metres of freezer storage space; and
- (c) 0.30 cubic metres of lockable drawer or cupboard storage space.

**4.4.1.4 Communal living areas**

(1) Indoor communal living areas are provided with a minimum area of 12.5sqm or 1.25sqm per resident and a width of 3 metres and can include the dining area.

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Approved Application No. SSD 8135

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Sheet No. 30 of 53

Legend

| | | | |
|---|---|---|---|
| CT | Cook Top Type | L | Living Room |
| B | Bathroom | R | Wardrobe |
| B1, B2 | Bed 1, Bed 2... | RF | Refrigerator Type |
| BSN | Basin Type | ST | Storage |
| BT | Bed Type | SHR | Shower Type |
| D | Dining | SNK | Sink Type |
| DN | Dining Nook | STY | Study Desk |
| E | Entry | WC | Toilet |
| K | Kitchen | | |

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| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 10.04.07 | DR | Issue for DA Submission - RFI |
| B | 10.04.18 | DR | Issue for DA Submission - RFI |
| C | 10.04.27 | DR | Issue for Application |
| D | 10.04.28 | DR | Amended DA Submission - RFI |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Room Amenities
Room Layouts - 5 Bed Clusters - Type A & B

| Scale | Project No. | Drawn By | Revision |
|---|---|---|---|
| 1:50 @ A1, 50% @ A3 | 1607 | CB | |
| Status | Dwg No. | Rev. | |
| Development Application | DA 400 030 | D | |

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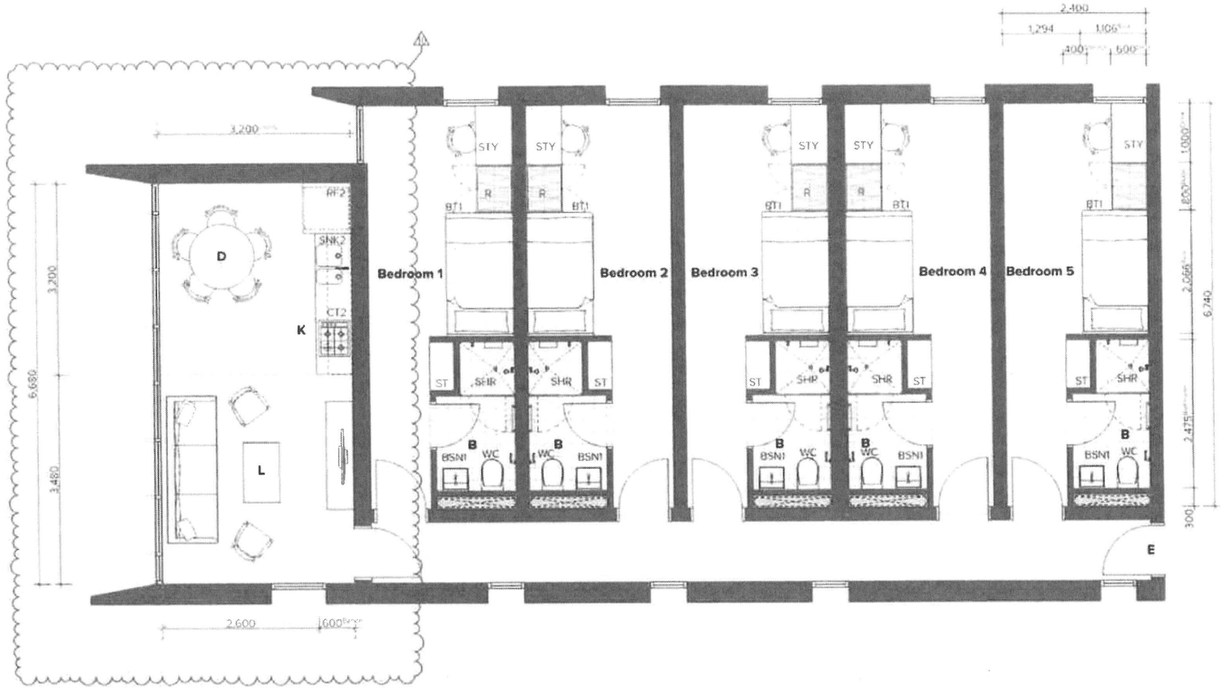
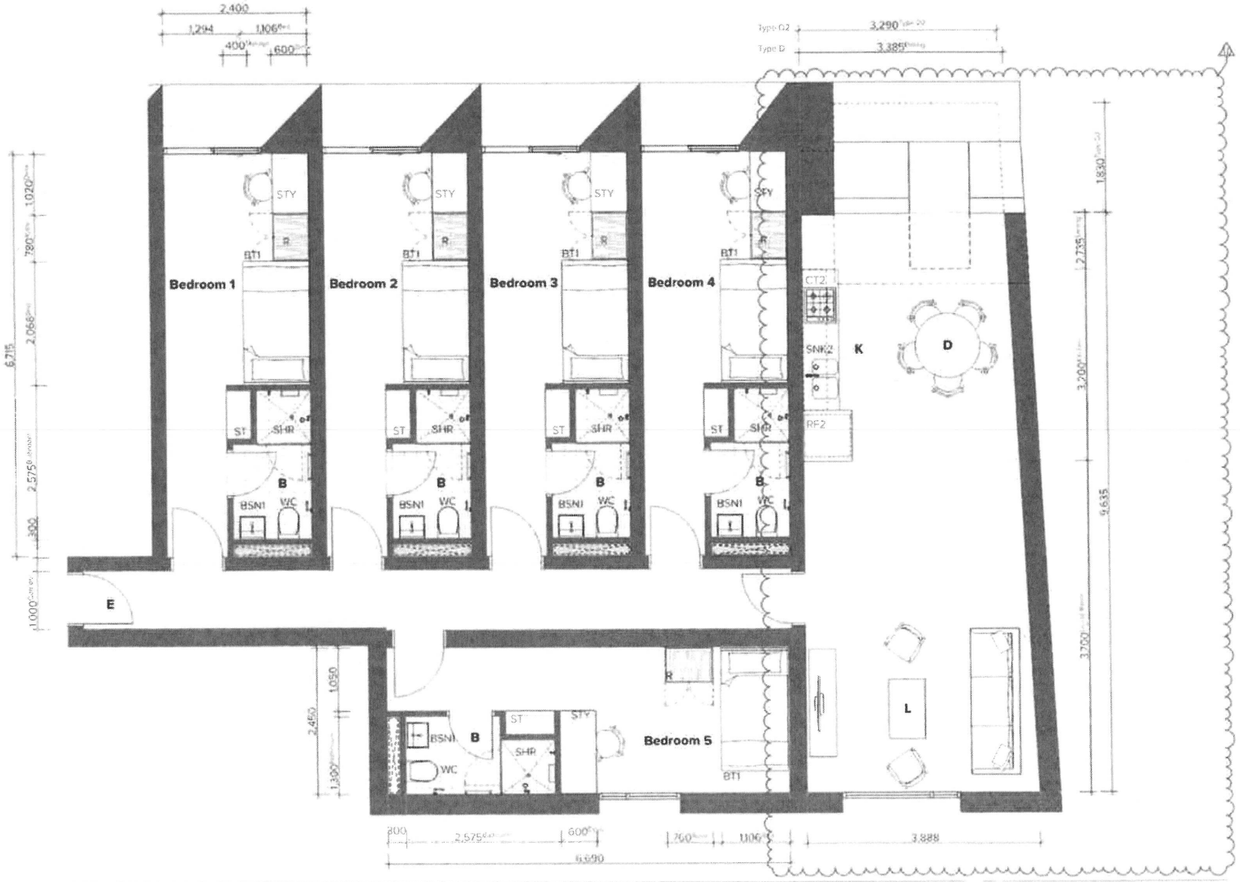
## 5 Bed Cluster Type C - 127m²

Bedroom Area: 12m²
Bathroom Area: 2m²
Living/Kitchen Area: 21m²




## 5 Bed Cluster Type D - 139m²
## Type D2 - 145m²

Bedroom Area: 12 m²
Bathroom Area: 2m²
Living/Kitchen Area: Type D- 35m²
Type 2D- 39m²




**City of Sydney Development Control Plan 2012**

**Section 4**

**4.4.1.2 Bedrooms**

(1) The gross floor area of a bedroom is at least:
- (a) 12sqm (including 1.5sqm of wardrobe space); plus
- (b) 4sqm when a second adult occupant is intended, which is clearly shown on plans; plus
- (c) 2.1sqm for any en suite, comprising of a hand basin and toilet; plus
- (d) 0.8sqm for any shower in the en suite; plus
- (f) 2sqm for any kitchenette, which includes a small fridge, cupboards and shelves and a microwave.

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**New South Wales Government**
**Independent Planning Commission**

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 march 2019

Signed .....

Sheet No. 31 of 53

Legend

| | | | |
|---|---|---|---|
| CT | Cook Top Type | L | Living Room |
| B | Bathroom | R | Wardrobe |
| B1, B2 | Bed 1, Bed 2... | RF | Refrigerator Type |
| BSN | Basin Type | ST | Storage |
| BT | Bed Type | SHR | Shower Type |
| D | Dining | SNK | Sink Type |
| DN | Dining Nook | STY | Study Desk |
| E | Entry | WC | Toilet |
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**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| | | | Issue for DA Submission |
| | | | Issue for DA Submission |
| | | | Issue for Information |
| | | | Amended DA Submission |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Room Amenities
Room Layouts - 5 Bed Clusters - Type C & D

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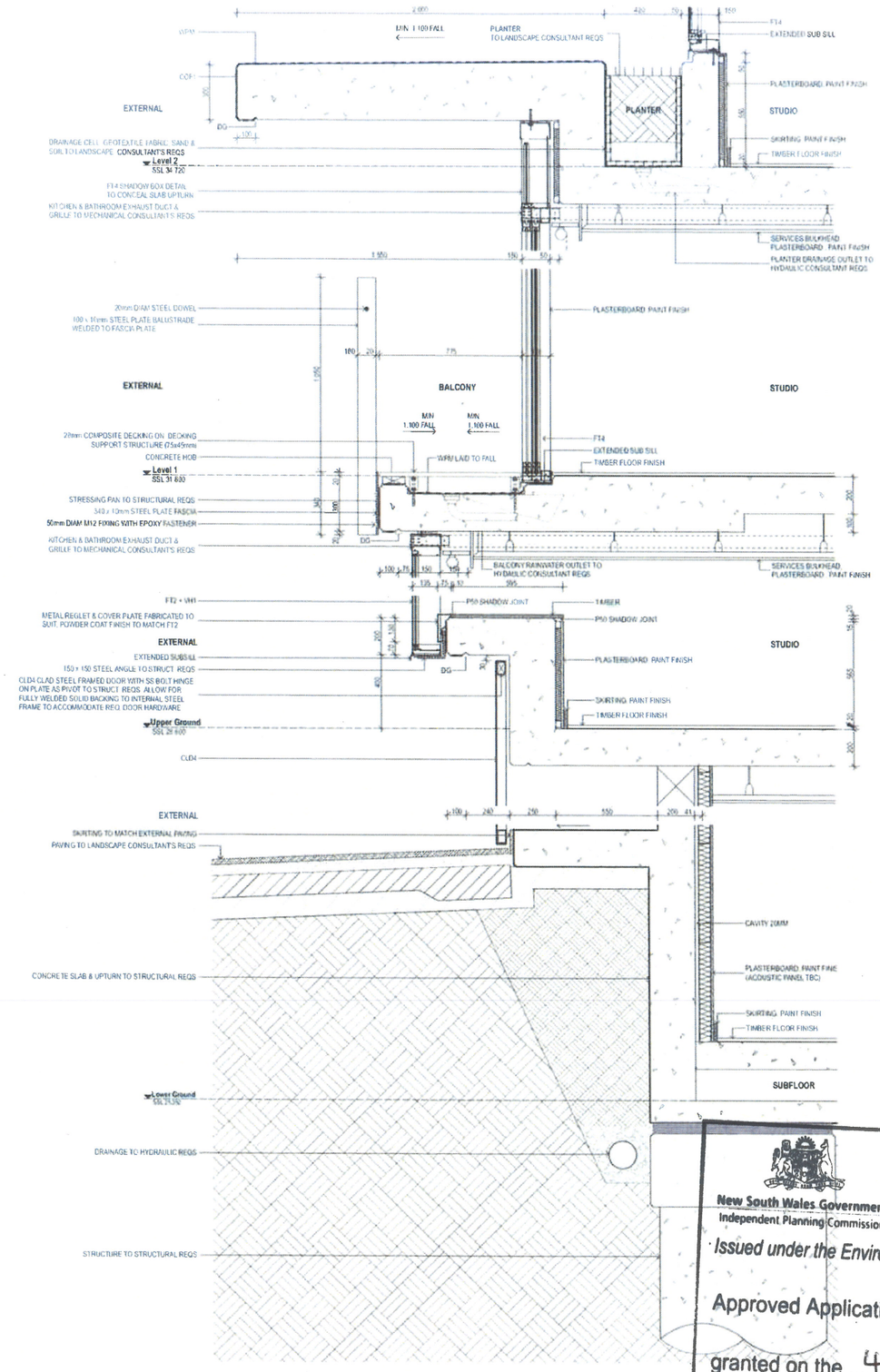
Scale: 1:50 @ A1, 1:50 @ A3 | Project No: 16107 | Drawn by: CB | Check:
Status: Development Application | Dwg No: DA 400-040 | Rev: U




CLD3 Cladding, Type 3:
Terracotta façade tile system. 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.

CLD5 Cladding, Type 5:
Metal cladding system: express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].

COP1 Concrete, Off Form Finish, Type 1:
Natural concrete: smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

FT4 Façade Glazing System, Type 4: *Infill Windows*
Glass: clear. Framing system: aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

COP1 Concrete, Off Form Finish, Type 1:
Natural concrete: smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

FT4 Façade Glazing System, Type 4: *Infill Windows*
Glass: clear. Framing system: aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

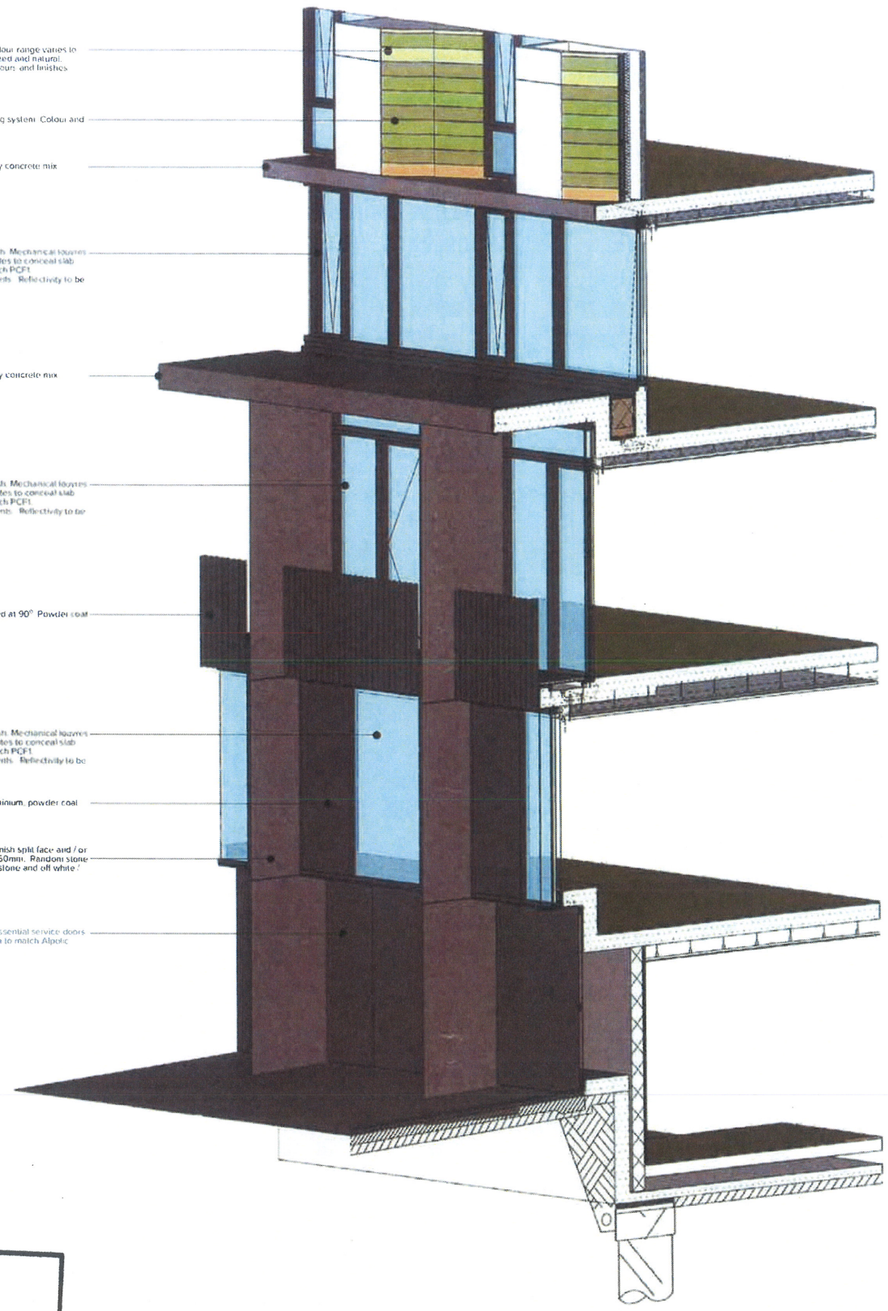
BAL1 Balustrade, Type 1:
Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.

FT2 Façade Glazing System, Type 4: *Infill Windows*
Glass: clear. Framing system: aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

VH1 Ventilation Hatch, Type 1:
Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

CLD1 Cladding, Type 1:
Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawksbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.

CLD4 Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Pre-finished coating system. Colour and finish to match Alpolic 'Slate Gray' [M.I254-G30].



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Independent Planning Commission
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8135
granted on the 4 March 2019
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Sheet No. 32 of 53

NOTES

CLIENT
Aboriginal Housing Company
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 190418 | DS | Issue for Information |

Project Title
Col James - Student Accomodation
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 1

| Scale | Project No | Drawn by | North |
|---|---|---|---|
| 1:10, 1:100 at A1, 50% at A3 | 16107 | CH/CB | |
| Status | Dwg No | Rev | |
| PRELIMINARY DESIGN | DA 550 001 | A | |

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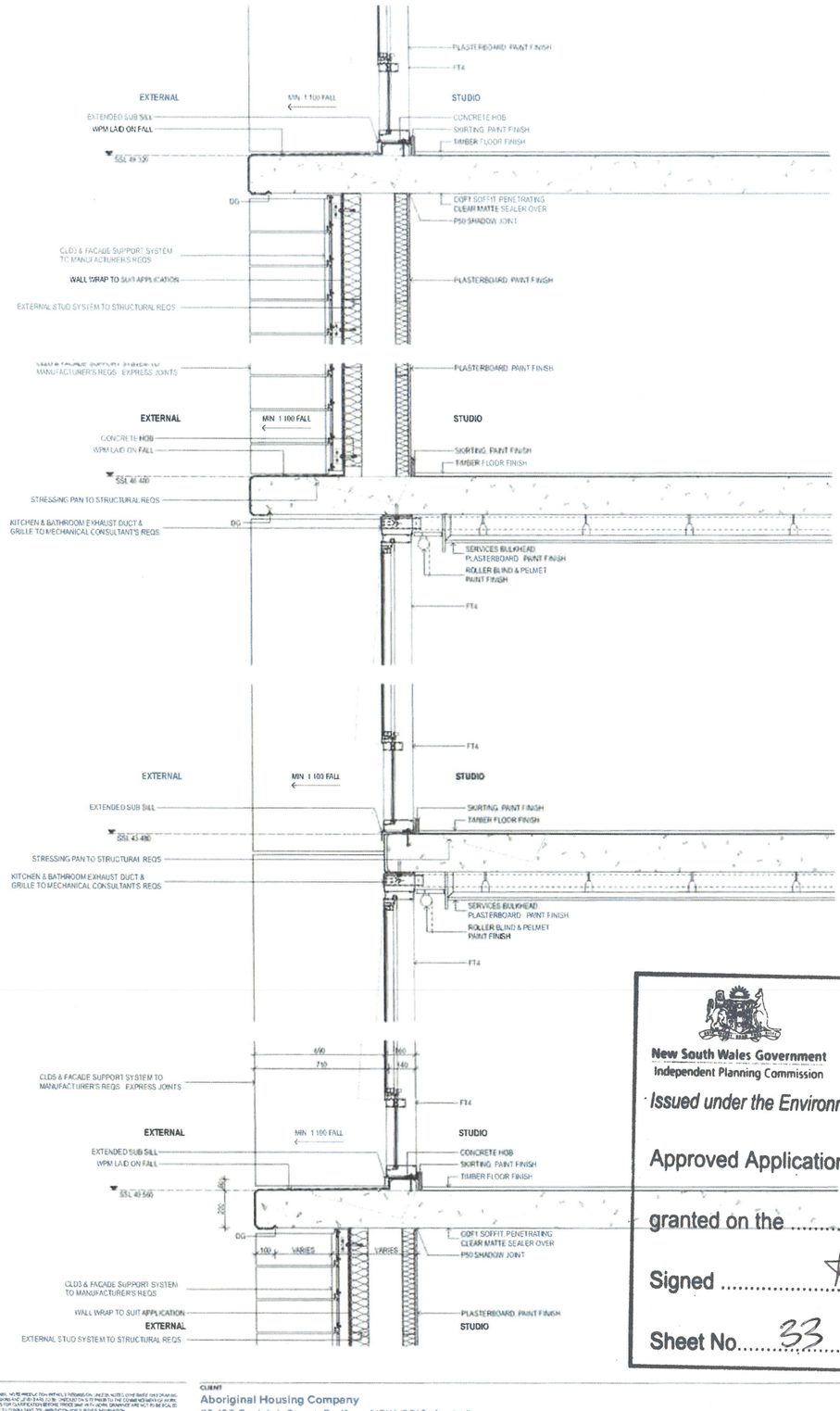


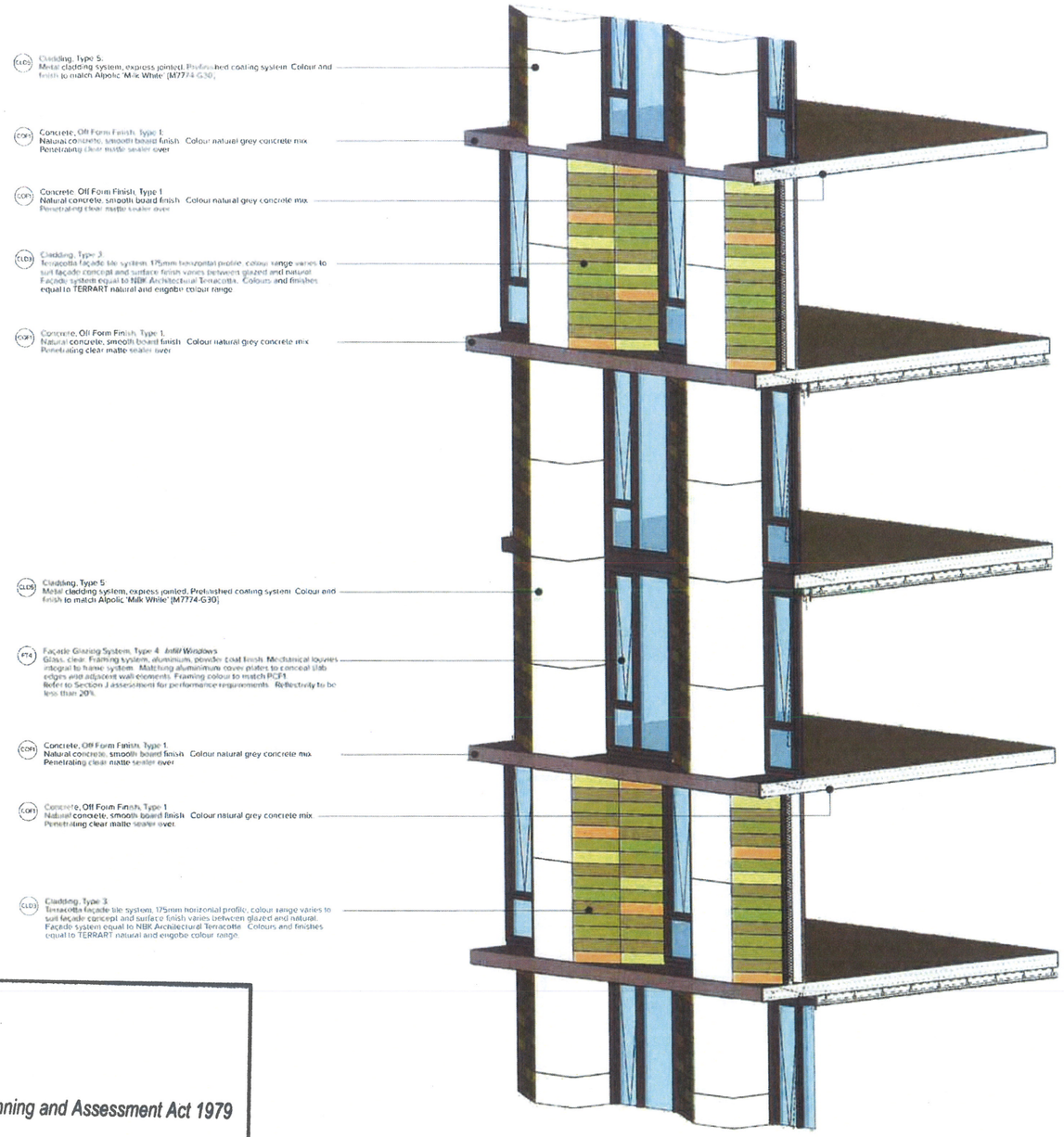

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Approved Application No. SSD 8135

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Sheet No. 33 of 53

NOTES

CLIENT
Aboriginal Housing Company
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 19/04/18 | DS | Issue for Information |

Project Title
Col James - Student Accomodation
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 1

| Scale | Project No | Drawn by | North |
|---|---|---|---|
| 1:10, 1:10 @ A1, 1:20 @ A3 | 16107 | CH CB | |
| Status | Dwg No | Rev | |
| PRELIMINARY DESIGN | DA-550 002 | A | |

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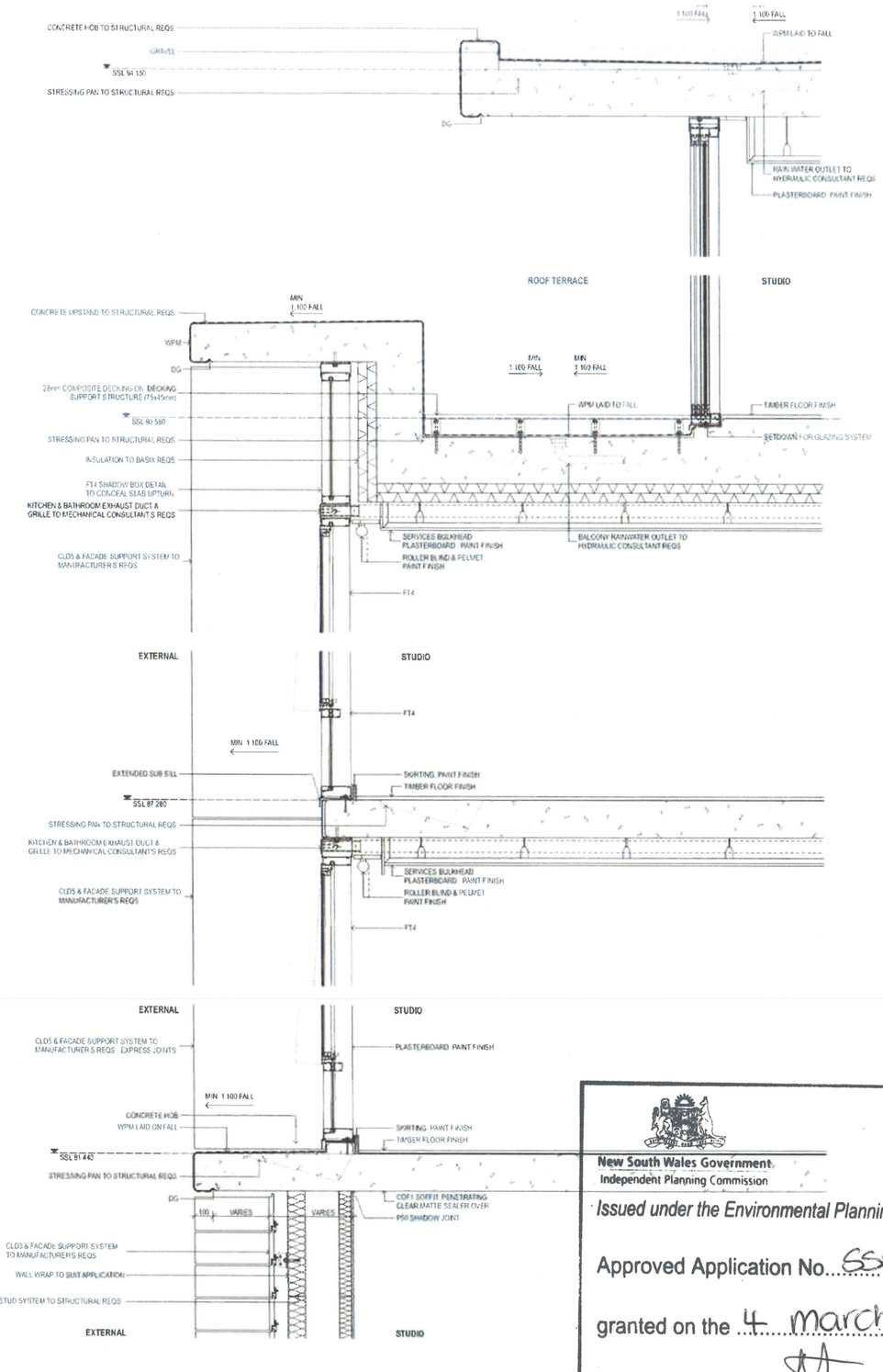


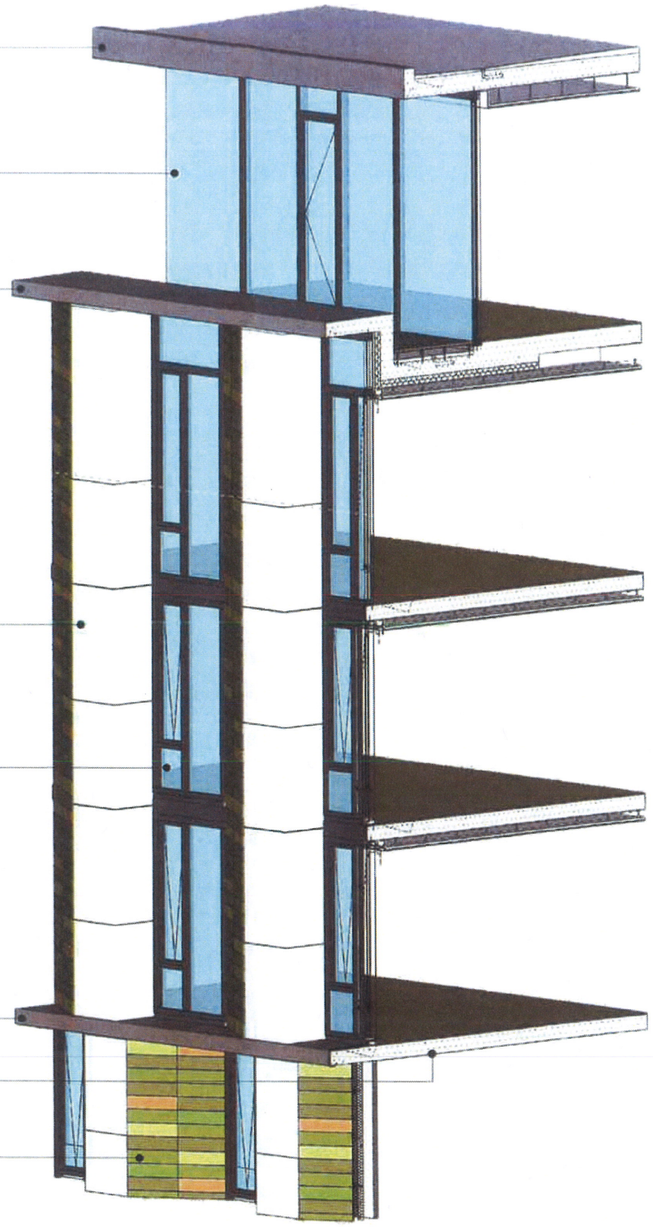

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Independent Planning Commission
*Issued under the Environmental Planning and Assessment Act 1979*
Approved Application No. SSD 8135
granted on the 4 March 2019
Signed .....
Sheet No. 34 of 53

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 19.04.18 | DB | Issue for Information |

Project Title
**Col James - Student Accomodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 1

Scale: 1:50, 1:100 @ A1, 50% @ A3 | Project No: 1610 | Drawn By: CH | Check: PC
Status: PRELIMINARY DESIGN | Drawing No: DA 550 003 | Issue: A

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Level 1 (DX6) 60 Albion Street Surry Hills NSW 2010 Australia
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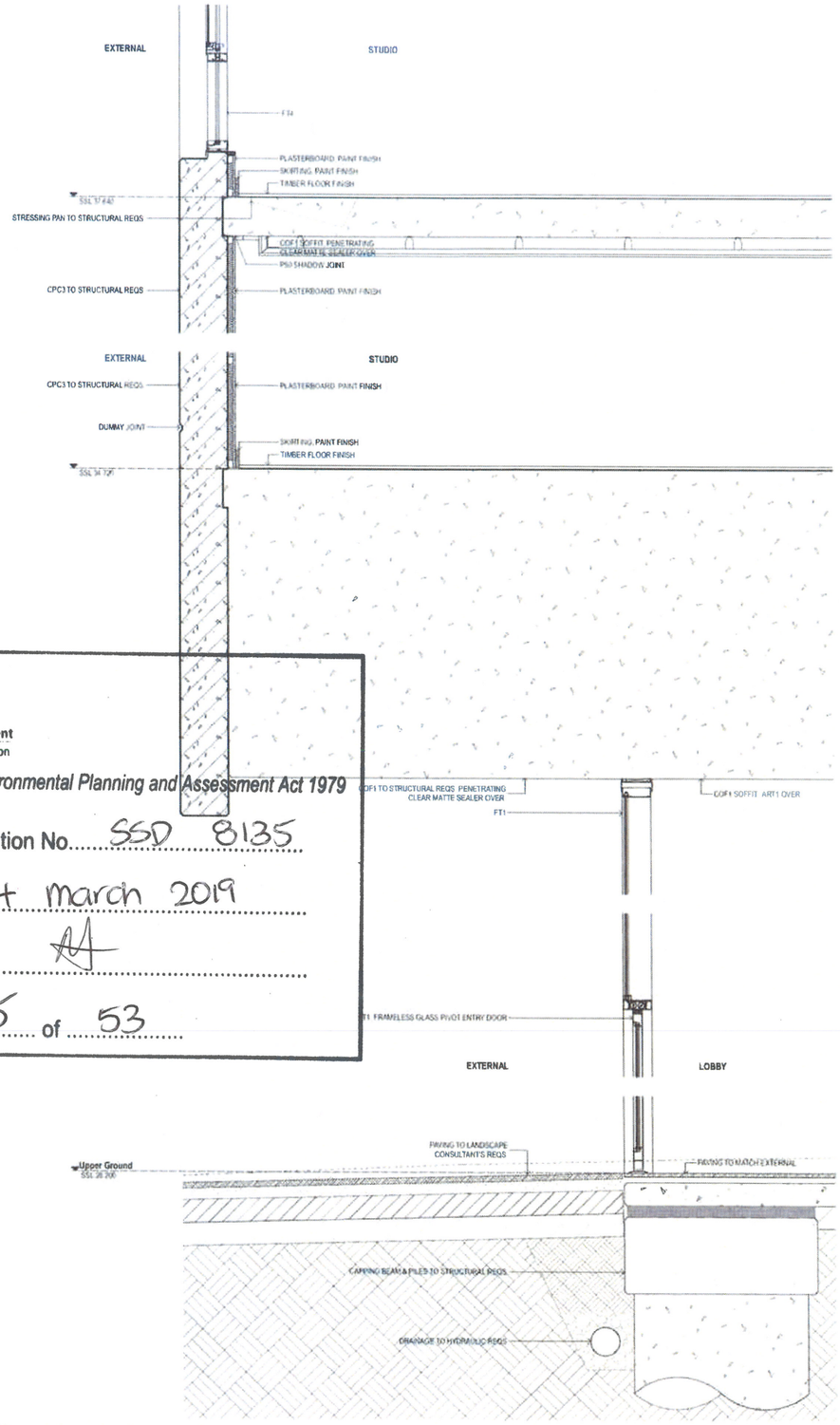


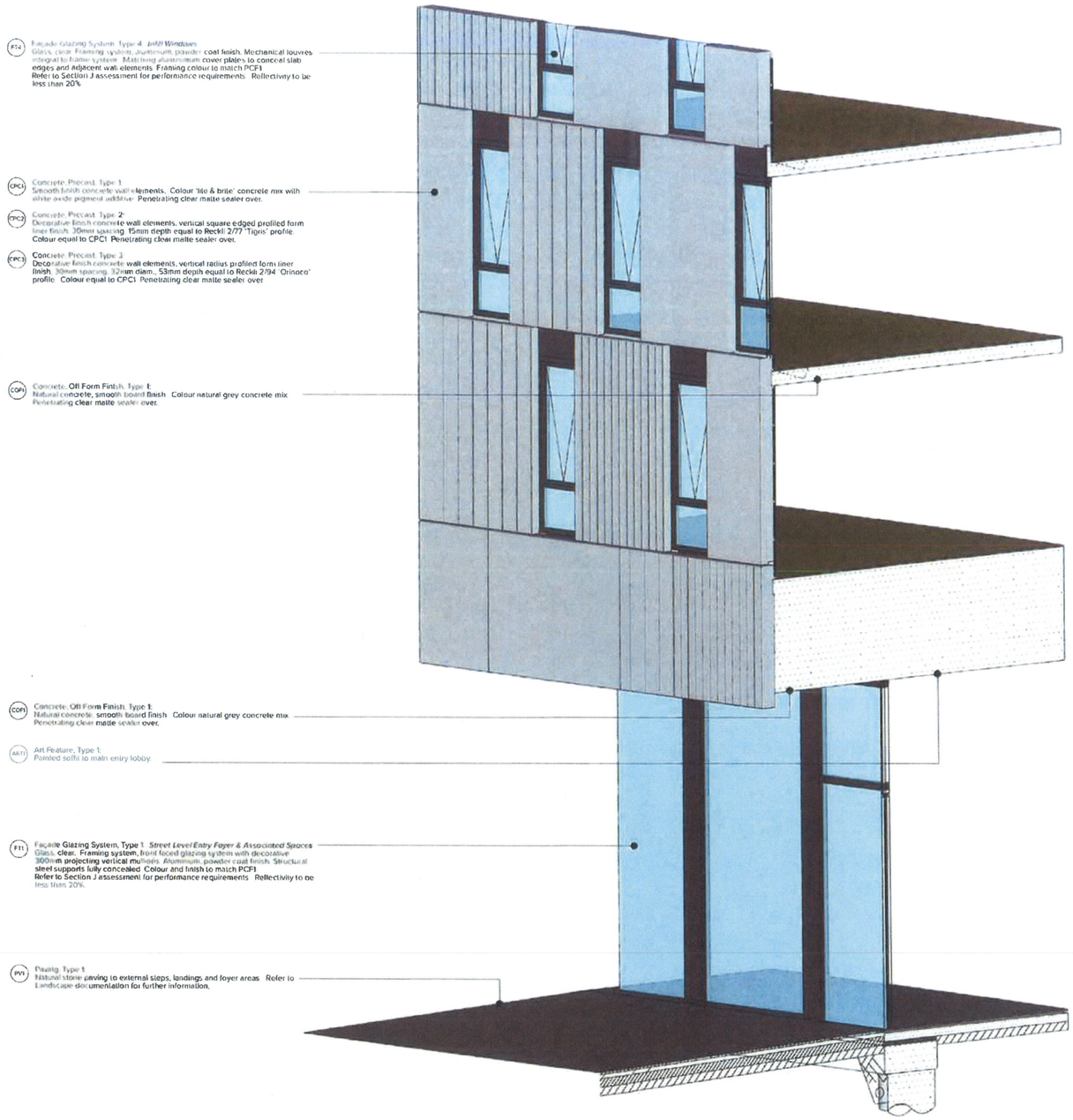

New South Wales Government
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Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8135
granted on the 4 March 2019
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Sheet No. 35 of 53

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 03/04/19 | GS | Issue for Information |

Project Title
**Col James - Student Accomodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 2

| Scale | Project No. | Drawn by | North |
|---|---|---|---|
| 1:20, 1:10 @ A1, 1:40 @ A3 | 18107 | CH/CB | |
| Status | Dwg No. | Rev. | |
| PRELIMINARY DESIGN | DA-550-004 | A | |

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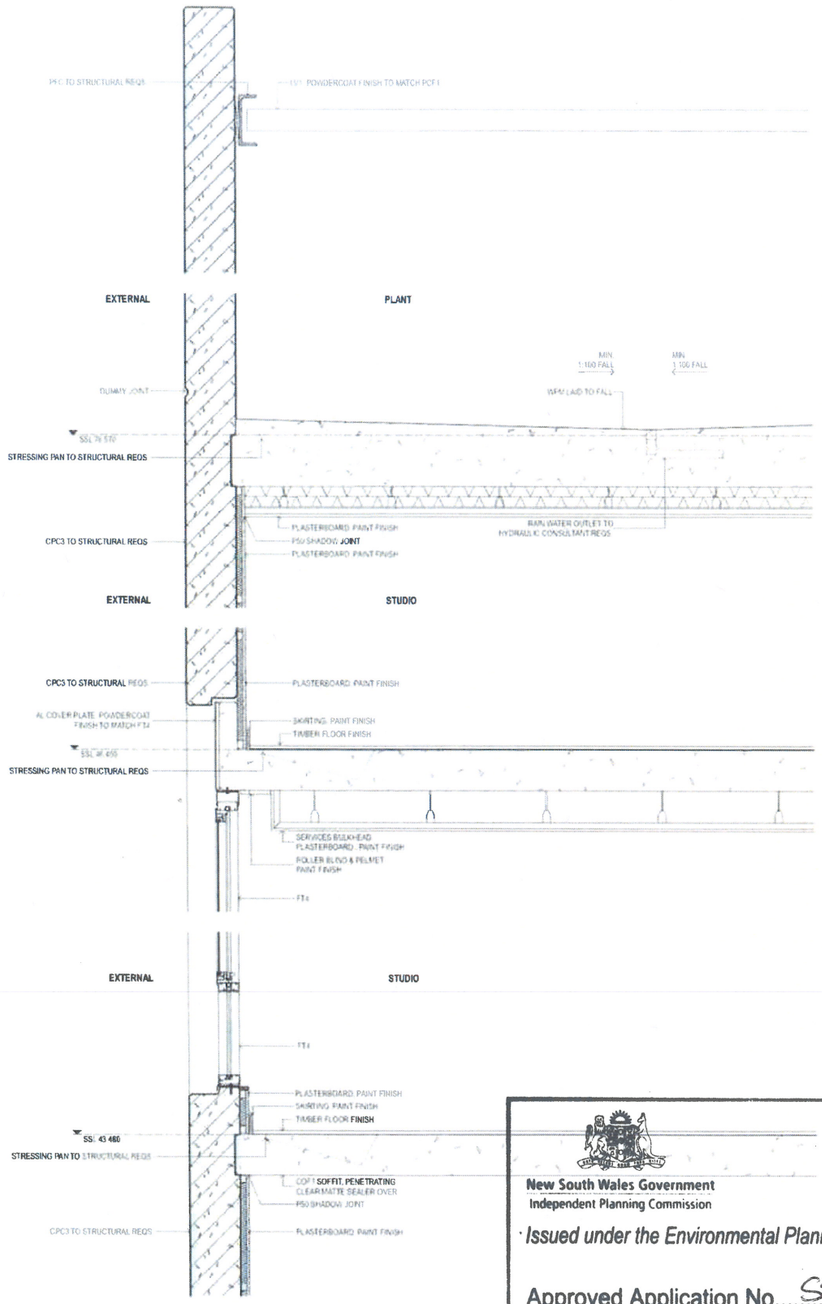
Level 7, 1918 Oxford Street, Darlinghurst NSW 2010 AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088




(LV1) Louvre Roof Type 1
Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1

(CPC1) Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

(CPC2) Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 "Tigris" profile. Colour equal to CPC1. Penetrating clear matte sealer over.

(CPC3) Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 "Orinoco profile. Colour equal to CPC1. Penetrating clear matte sealer over

(FT4) Façade Glazing System, Type 4, *Infill Windows*
Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

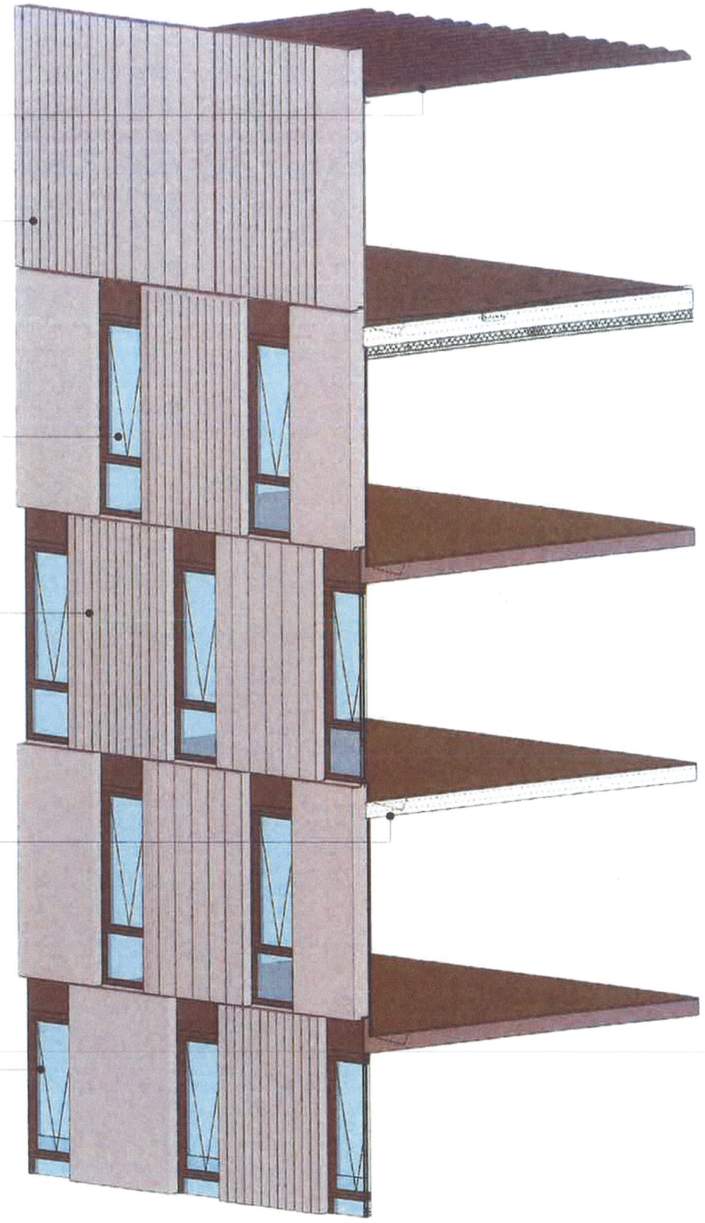
(CPC1) Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over

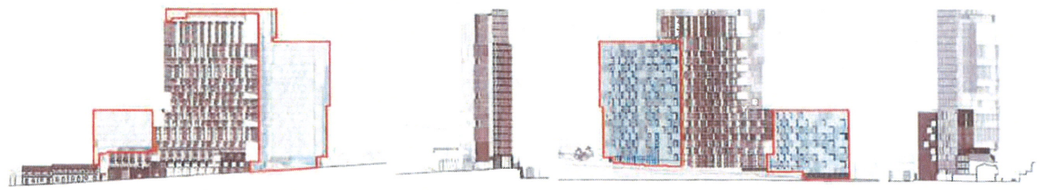
(CPC2) Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 "Tigris" profile. Colour equal to CPC1. Penetrating clear matte sealer over

(CPC3) Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 "Orinoco" profile. Colour equal to CPC1. Penetrating clear matte sealer over

(COF1) Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over

(FT4) Façade Glazing System, Type 4, *Infill Windows*
Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%





New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

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Sheet No. 36 of 53

NOTES

CLIENT
Aboriginal Housing Company
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

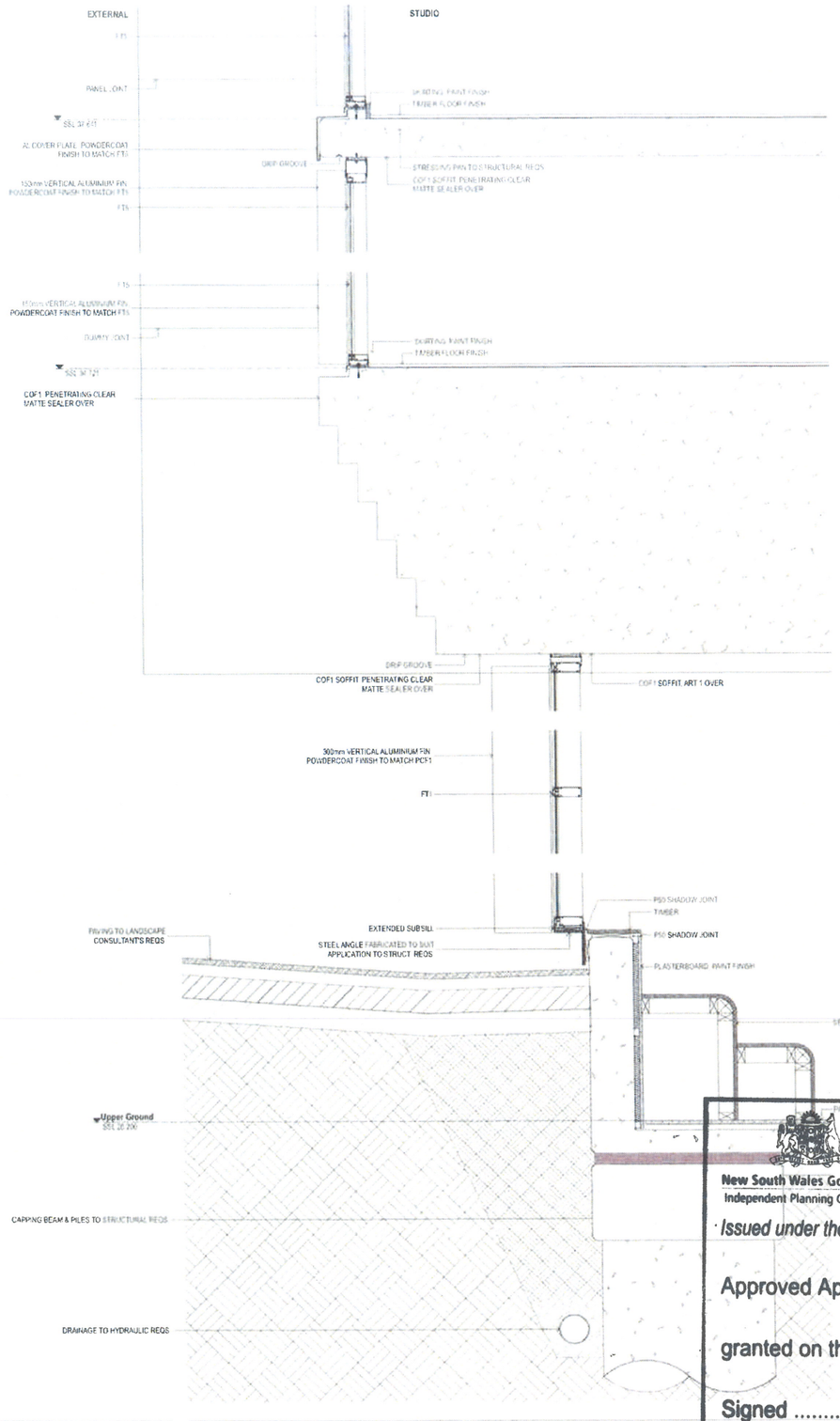
| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 12.04.18 | DK | Issue for Information |

Project Title
Col James - Student Accomodation
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 2

| Scale | Project No | Drawn by | North |
|---|---|---|---|
| 1:50 @ A1, 1:100 @ A3 | 16107 | CH/CB | |
| Status | Dwg No | Rev. | |
| PRELIMINARY DESIGN | DA 550 005 | A | |

TURNER




FTA Façade Glazing System, Type 4 *Infill Windows*
Glass: clear. Framing system: aluminium powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plate to concrete slab edges and adjacent wall elements. Framing colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

CPC1 Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour: 'lite & white' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled forms liner finish: 20mm spacing, 15mm depth equal to Reckli 2/77 'Triple' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radius profiled formliner finish: 30mm spacing, 22mm diam., 5.3mm depth equal to Reckli 2/54 'Concrete' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

COF1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour: natural grey concrete mix. Penetrating clear matte sealer over.

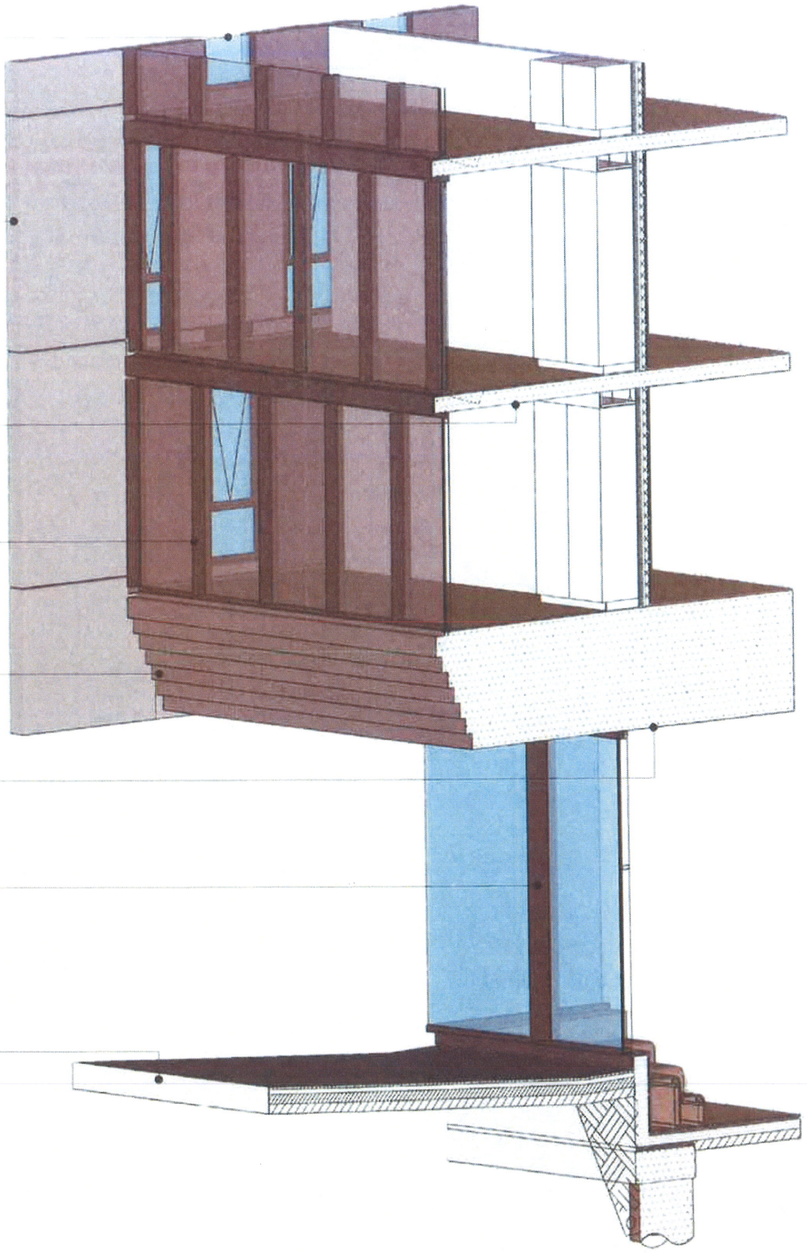
FTA Façade Glazing System, Type 5 *Infill Windows*
Glass: grey body tint. Framing system: aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish: colour to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

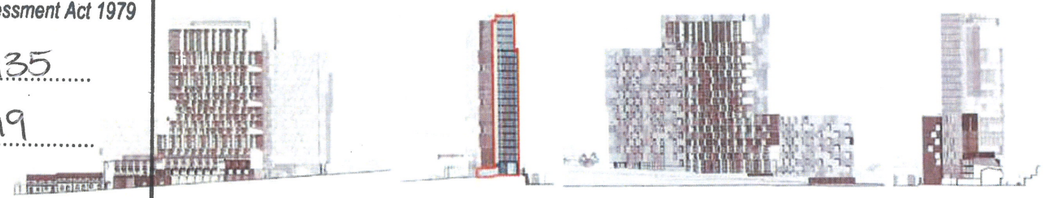
COF1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour: natural grey concrete mix. Penetrating clear matte sealer over.

ART1 Art Feature, Type 1
Painted soffit to main entry lobby

FT1 Façade Glazing System, Type 1, *Street Level Entry Foyer & Associated Spaces*
Glass: clear. Framing system: front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

PV1 Paving, Type 1
Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.





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Approved Application No. SSD 8135
granted on the 4 March 2019
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NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

Rev | Date | Approved by | Revision Notes
A | 19.12.18 | DK |

Project Title
**Col James - Student Accomodation**
83 123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Façade Details Type 3

Scale: 1:10, 1:100 at A1, 50% at A3 | Project No: 16107 | Drawn by: CH+CB | Floors:
Status: PRELIMINARY DESIGN | Dwg No: DA 550 006 | Rev: A

TURNER
Level 1 ONE Oxford Street, Darlinghurst NSW 2010 AUSTRALIA
T +61 2 9356 0700
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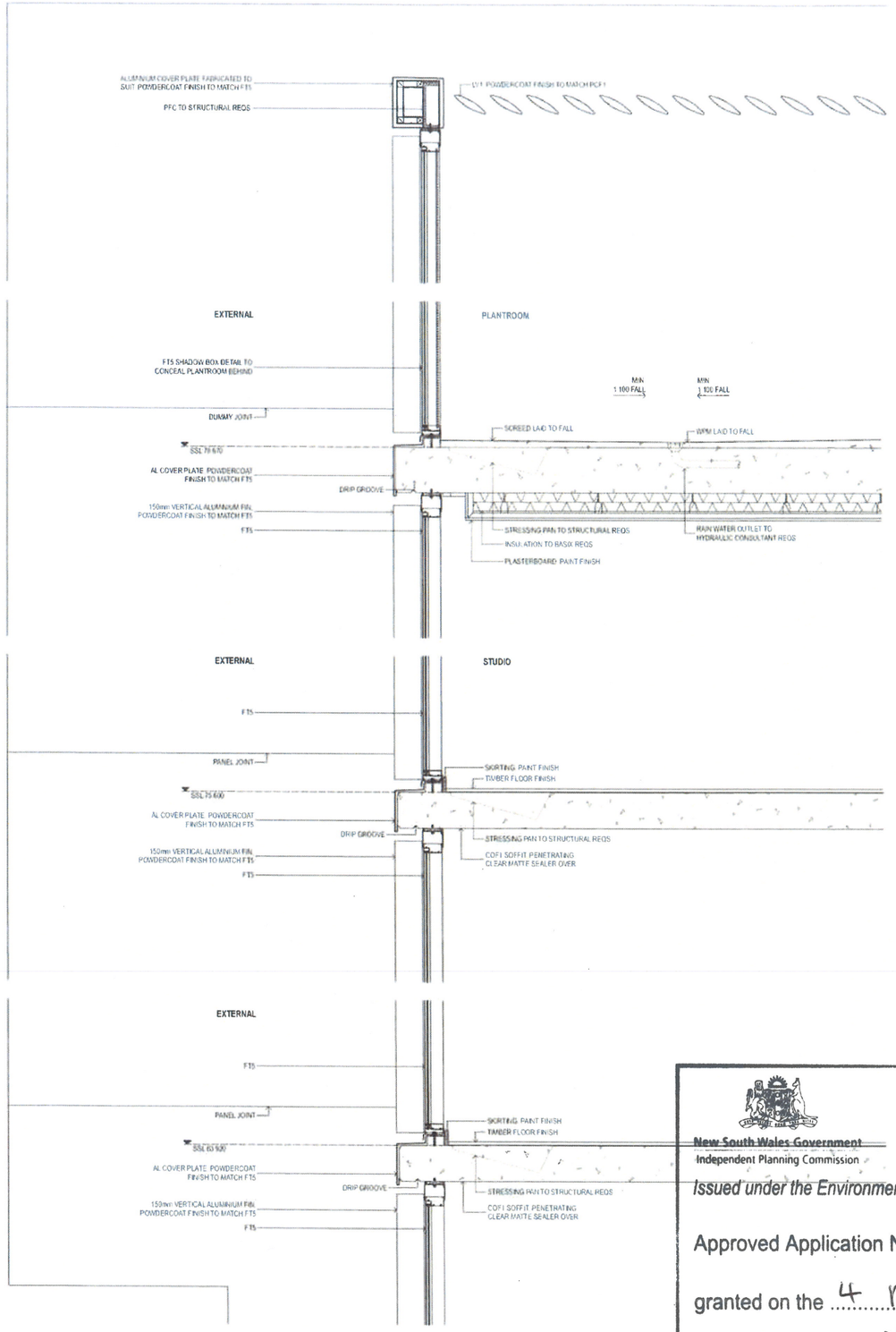



LV1 Louvre Roof, Type 1.
Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1

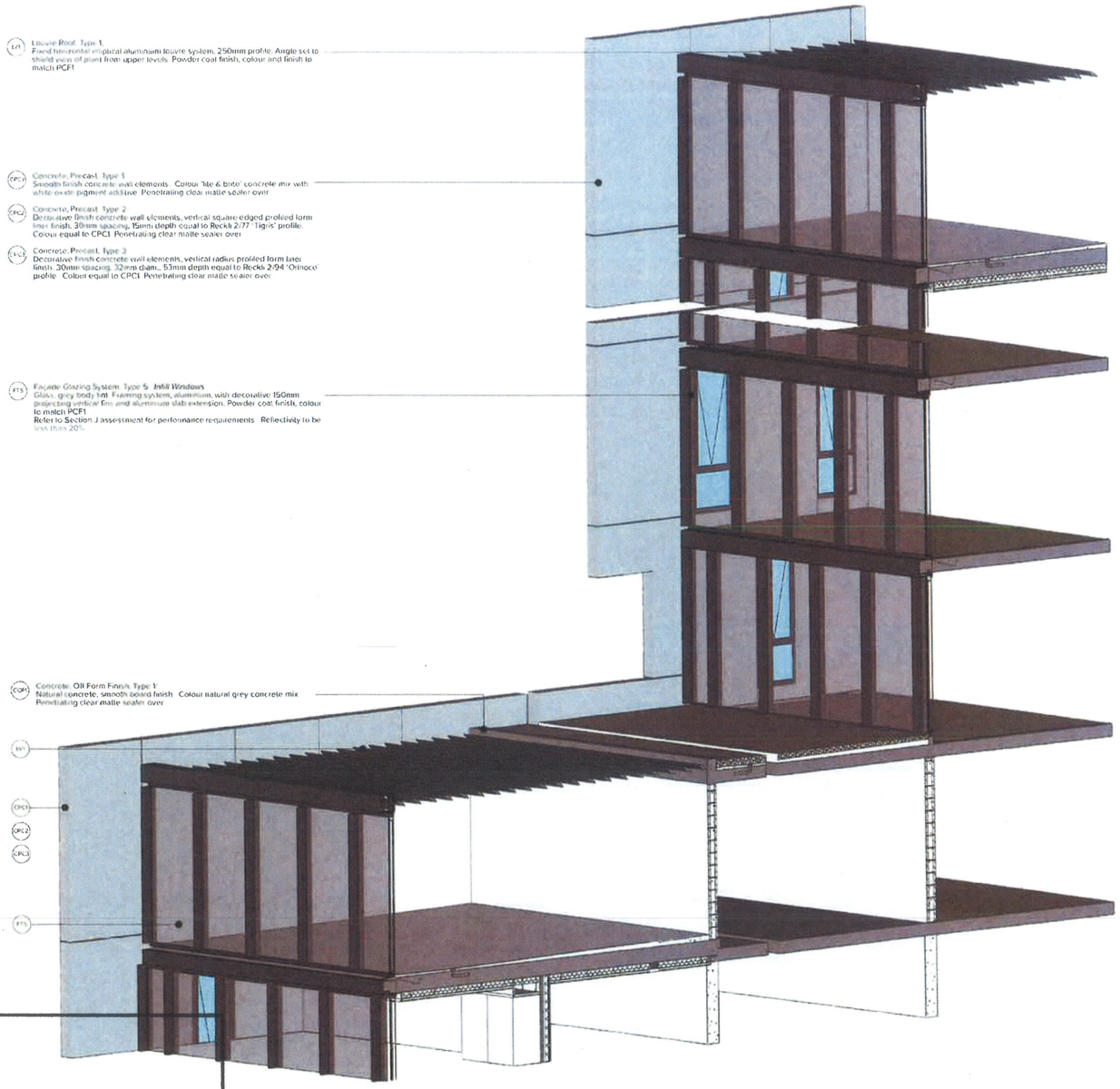
CPC1 Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour 'tile & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over

CPC2 Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over

CPC3 Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over

FT5 Façade Glazing System, Type 5: *Infill Windows*
Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

COF1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over



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Independent Planning Commission

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Approved Application No. SSD 8135

granted on the 4 March 2019

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Sheet No. 38 of 53

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street, Redfern, NSW, 2016, Australia

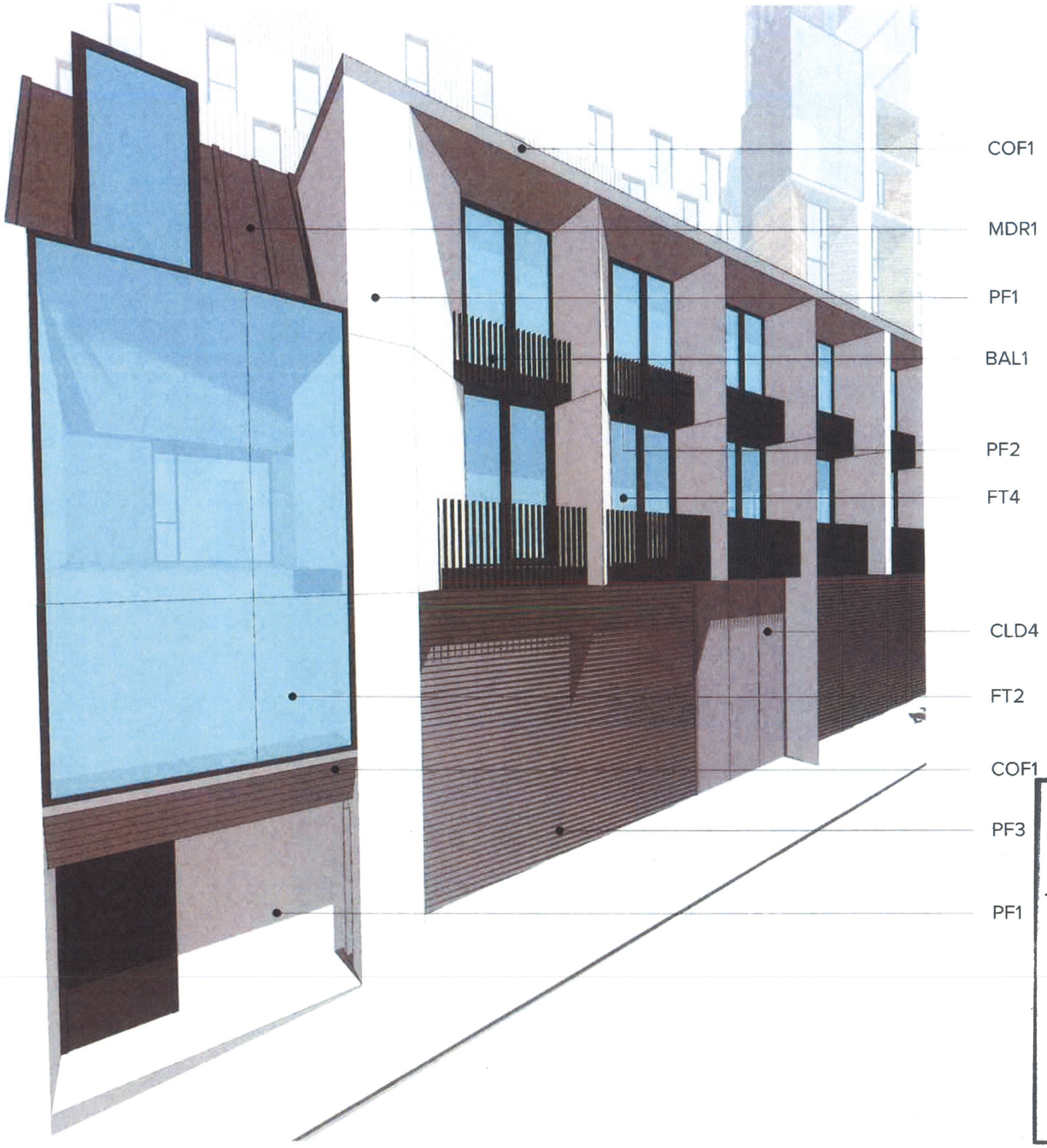
| Rev | Date | Approved By | Revision Notes |
|---|---|---|---|
| A | 12.04.18 | RB | Issued for Information |

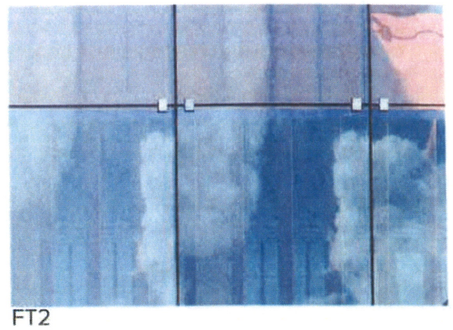
Project Title
**Col James - Student Accomodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Subset
Facade Details Type 3

Scale: 1:10, 1:100 at 50% @ A3 | Project No: 8607 | Drawn By: CHECB | Rev: A
Status: PRELIMINARY DESIGN | Dwg No: DA-550-007

TURNER
Level 7, 60-66 Clarence Street, Sydney, NSW 2000, AUSTRALIA
T +61 2 9646 0000
F +61 2 9964 8080
turnerglobal.com.au

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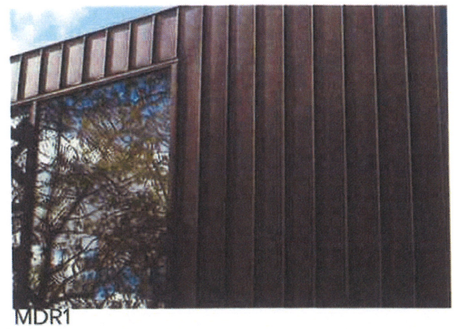
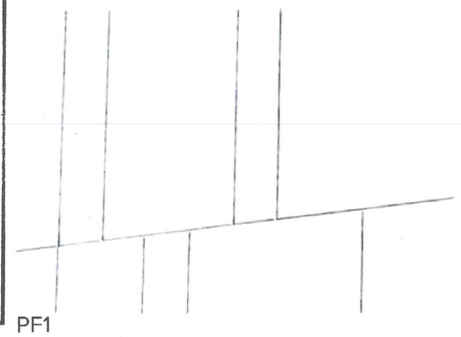

MDR1

BAL1


PF1

New South Wales Government
Independent Planning Commission

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Approved Application No. SSD 8135

granted on the 4 March 2019

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Legend

AF1 Art Feature, Type 1
Painted artist mural on concrete render finish.

AF2 Art Feature, Type 2
Earthscreen® Weave style fabric to precast panel

AF3 Art Feature, Type 3
Painted artwork to wall, as indicated

ANG1 Awning, Type 1
Folded metal awning over communal entry and balcony to balcony edge. Paint finish as used to PF1

BAL1 Balustrade, Type 1
Vertical 1200 x 10 mm toughened safety glass balustrade with 50 mm handrail. Powder coat finish to colour and texture to match PCF1

BAL2 Balustrade, Type 2
Perforated metal panel balustrade system over retaining wall to top of ramp. Powder coat finish to colour and texture to match PCF1

CLD1 Cladding, Type 1
Metal cladding system, random length precision panel. Finish split face, sand- or pearl attached. Cladding height varies between 75 and 150mm. Random sized to colour to match Hawkesbury Sandstone. Pen Fahey Blue Stone and mortar to be of specified grade.

CLD2 Cladding, Type 2
Timber cladding system over vertical battens 90mm wide. Spaced open, integrated to match. Timber equal to Stained Gum in appearance. Natural colour with pigmented oil finish.

CLD3 Cladding, Type 3
Aluminium composite system. 175mm flat panel profile, colour range as used to FT4 facade concept and darker finish to be confirmed prior to installation. Facade system is rated to BBA certificate of Robust Details. Colour and all finishes equal to TREMBRANT metallic range colour range.

CLD4 Cladding, Type 4
Metal cladding system, expressly perforated, with core pattern to match precast panels and window. Profile should conform to Dulux Powder Coat Finish Aged Copper Green 6 Gray (31-254 Gold)

CLD5 Cladding, Type 5
Metal cladding system, expressly perforated, Perforated coating system. Colour and finish to match Abode Chocolate - M2018 G10

CLD6 Cladding, Type 6
Metal cladding system, expressly perforated, Perforated coating system. Colour and finish to match Abode Chocolate - M2018 G10

COF1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour: Natural grey / white mix.
Provide hydrophobic matte sealer over.

COF2 Concrete, Off Form Finish, Type 2
Natural concrete, textured rough sawn timber board finish. Colour: Natural grey / white mix. Refer to Dulux colour chart.

CP1 Concrete, Precast, Type 1
Smooth finish concrete wall elements. Colour: Take a large concrete mix with white cement and dust. Provide light grey shade similar to PF1

CP2 Concrete, Precast, Type 2
Decorative finish concrete wall elements, vertical square edged profiled finish to be confirmed. Colour equal to Rivkit 2777 Travel, matte. Colour equal to CPC1 Pre-coating clear matte finish over.

CP3 Concrete, Precast, Type 3
Decorative finish concrete wall elements, vertical radiant pattern 75mm wide finish. 10mm spacing, 10mm deep, 50mm beam equal to Rivkit 2.96 Grapes profile. Colour equal to CPC1 Pre-coating clear matte finish over.

DP1 Operable Pattern, Type 1
Custom-designed screen elements applied to window glass to create decorative pattern

FT1 Façade Glazing System, Type 1 - Street Level Entry Foyer & Associated Spaces
Glass, clear, framing system. Point fixed glazing system with discontinuous 150mm projecting vertical mullions. Aluminium powder coat finish. Structural steel supports, fully concealed. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FT2 Façade Glazed Systems, Type 2 - Decorative Bay Window Elements
Grey, clear, Point fixed glazing system with shadow box glazing detail to recessed spandrel and sill zones. Aluminium powder coat finish
Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FT3 Façade Glazing System, Type 3 - Window Wall Elements
Grey, grey body tint. Point fixed glazing system with shadow box glazing detail to recessed spandrel and sill zones. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FT4 Façade Glazing System, Type 4 - Infill Windows
Grey, clear Point fixed glazing system. Aluminium powder coat finish. Mechanical louvers integrated to frame system. Matching aluminium cover plates to conceal slab edges and internal wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

FT5 Façade Glazing System, Type 5 - Infill Windows
Grey, Grey Body tint. Point fixed glazing system. Aluminium, with decorative 150mm projecting vertical fins and aluminium clad sills to all openings. Powder coat finish colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

GU1 Gate, Type 1
Decorative fences and sliding gate. Timber equal to Cedar or similar as finish. Steel panel finish equal to PF1

HR1 Handrail, Type 1
Decorative handrail to street level staircase. 42mm dia. mild steel handrail

LR1 Louvre Blade, Type 1
Fixed horizontal blade sun shading louvre system. 250mm profile. Angle set to shield view of plant room upper levels. Powder coat finish colour and finish to match PCF1

MR1 Metal Deck Roofing, Type 1
Standing seam pre-coated roofing system to match Lysaght Longline 305 profile. Colour equal to Zincalume Colorbond Monument

PC1 Powdercoat Finish, Type 1
Colour equal to Dulux Matt Dulux - Evanescent Sea, ref Chameleon satin 9847297M

PF1 Paint Finish, Type 1
Pigment stain polysiloxane render to Kwik Coloured Base System Pigment 30% concentration capacity. Colour: 9757 - Wave 9872

PF2 Paint Finish, Type 2
Pigmented stain paint system, equal to Kwik Coloured Base System Pigment 30% concentration capacity. Colour: Black - Stockade (9008)

PF3 Paint Finish, Type 3
Colour and finish to match Dulux - Medium Red Oxide - Medium Red Oxide - Mid Grey

PV1 Paving, Type 1
Textured stone paving to external steps, ramp ways and footpaths. Refer to Landscape documentation for further information

SC1 Screen, Type 1
Fixed metal blade aluminium louvre system 250mm profile. Powder coat finish colour and texture to match PCF1

SG1 Signage, Type 1
Integrated building identification signage, surface fixed onto building façade. Brushed finish. Size and extents as per Signage Strategy

VG1 Ventilation Grille, Type 1
Aluminium grille to match recessed window glazing. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to landscape drawings, station for further information and details on façade finishes and materials adjacent to the Metro station entrance.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 14/09/18 | PH | Issued for DA submission - DRP |
| B | 19/09/18 | PH | Issued for DA submission - DRP |
| C | 19/09/18 | PH | Issued for DA submission |
| D | 19/09/18 | PH | Issued for DA submission - Corrected |
| E | 19/09/18 | PH | Issued for DA submission |

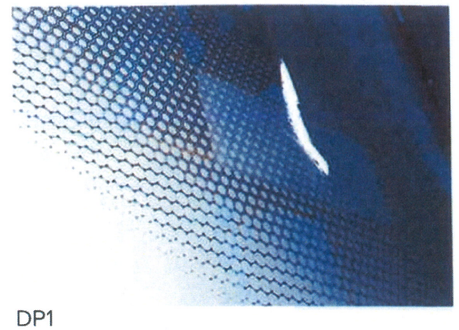
Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Materials and Finishes
Eveleigh Street - North

| Scale | Project No. | Drawn by |
|---|---|---|
| NTS | 16107 | CB |
| Status | Dwg No. | Rev. |
| Development Application | DA-950-001 | U |

TURNER
Level ONE Building Name
Sydney NSW 2000
Australia
+61 2 8668 0000
+61 2 8668 0710

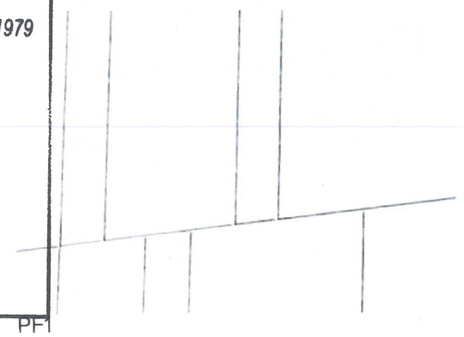
COF1
FT2
FT4
BAL1
PF2
VH1
PF1
PF2
FT1 + DP1
CLD2
PF3



DP1

CLD2

BAL1



PF1

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Approved Application No. SSD 8135

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**Legend**

- (AF1) Art Feature, Type 1 — Painted artist's name and mobile
- (AF2) Art Feature, Type 2 — Embedded feature symbols in precast panel
- (AF3) Art Feature, Type 3 — Existing art wall, preserved
- (AW1) Awning, Type 1 — Rolled steel awning with decorative end steel feature rail, metal awning edge. Paint finish, colour matt to PF3
- (BAL1) Balustrade Type 1 — Vertical 100 x 10 mm rectangular hollow section steel flat bar balustrade, fixed to concrete upstand. Powder coat finish colour and finish to match PCF1
- (BAL2) Balustrade Type 2 — Frameless glazing balustrade system to meet accessible (continuous) handrail requirements. Colour and finish to match PCF1
- (CL1) Cladding, Type 1 — Stone cladding system, random irregular thickness (broad) finish split face, range of natural sandstone. Coursing height varies between 75 and 150mm. Random sized ashlar stone in smooth sawn bluestone. Refer Terry Bluestone and off white fair faced concrete grades
- (CL2) Cladding, Type 2 — Timber cladding system, vertical fully jointed 50mm wide. Sawn or resawn finish, fixed to metal framing system. Timber treated to Stained Gum in wide weave. Natural colour, with preparation to fit. Refer
- (CL3) Cladding, Type 3 — Terracotta facade tile system, 115mm horizontal profile, colour range yet to be finalised from natural and subtle finishes ranging from pale to deep mid-toned reds. Facade system equal to NBK Keramikfassaden Terracotta Rain Screen Cladding System or to TERRART Terracotta Rainscreen Cladding System
- (CL4) Cladding, Type 4 — Metal cladding system, expressed, vertical, metal sheet cladding with concealed fixings. Profile shall be Lysaght Spandek Standard Profile, Colour and finish to match Lysaght Shale Grey (ZM254 G5/6)
- (CL5) Cladding, Type 5 — Metal cladding system, expressed, vertical, Perforated metal sheet cladding system. Colour and finish to match Lysaght Mini Orb (or similar) ZM254 G5/6
- (CL6) Cladding, Type 6 — Metal cladding system, expressed, vertical, Perforated metal sheet cladding system. Colour and finish to match Lysaght Mini Orb (or similar) ZM254 G5/6
- (CP1) Concrete with Off Form Finish, Type 1 — Natural concrete, smooth board finish. Colour: Natural grey concrete colour. Permeability to be water sealer over
- (CP2) Concrete, Off Form Finish, Type 2 — Natural concrete, textured rough board finish with strong timber grain. Colour: Natural grey concrete. Permeability to be water sealer over
- (CP3) Concrete, Precast Type 1 — Smooth finish concrete wall elements, with all square edged profiled foam liner finish. Colour: Natural grey concrete. Permeability to be water sealer over
- (CP4) Concrete, Precast Type 2 — Off concrete finish concrete wall elements, with all square edged profiled foam liner finish. Silver coloring. 75mm depth equal to Reveal 2.72 Taupe, matt or Colour equal to CPC1. Permeability clear matte sealer over
- (CP5) Concrete, Precast Type 3 — Decorative finish concrete wall elements, with random profiled foam liner finish 30mm spacing, 10mm diam., 3.5mm depth equal to Reveal 2.94 Cheezy profile. Colour equal to CPC1. Permeability clear matte sealer over
- (DP1) Decorative Pattern, Type 1 — Custom made corten pattern integrated to finished glass curtain to frame panels
- (FT1) Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Frames — Glass clear. Framing system, frameless glazing system with decorative 300mm projecting vertical fins and aluminium slats awnings. Powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section 3 assessment for performance requirements. Reflectivity to be less than 20%
- (FT2) Façade Glazing System, Type 2 Decorative Bar Window Elements — Glass clear. Framing system with window bar glazing allowing recessed spandrel wall slab edge behind. Aluminium powder coat finish. Colour and finish to match PCF1. Refer to Section 3 assessment for performance requirements. Refer to Section 4 for sun shading requirements. Reflectivity to be less than 20%
- (FT3) Façade Glazing System, Type 3 Window Wall Elements — Glass grey double clear. Framing system, frameless glazing system with medium fins glazing details to conceal spandrel and slab edge elements. Aluminium powder coat finish. Colour and finish to match PCF1. Refer to Section 3 assessment for performance requirements. Reflectivity to be less than 20%
- (FT4) Façade Glazing System, Type 4 Infill Windows — Glass grey bodytint. Framing system, aluminium powder coat fins integral to frame system. Matching aluminium powder coated sills concealed on edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section 3 assessment for performance requirements. Reflectivity to be less than 20%
- (FT5) Façade Glazing System, Type 5 Infill Windows — Glass grey bodytint. Framing system, aluminium with decorative 150mm projecting vertical fins and aluminium slats awnings. Powder coat finish colour to match PCF1. Refer to Section 3 assessment for performance requirements. Reflectivity to be less than 20%
- (GR1) Gate Type 1 — Decorative metal and mesh entry gate. Timber Gate to CL02 in elevation finish. Steel post finish to match PF3
- (HR1) Handrail Type 1 — Circular handrail to stairs and ramps. Timber handrail to CL02 in elevation finish. Steel post finish to match PF3
- (LV1) Louvre Wall, Type 1 — Fixed horizontal blade aluminium louvre system, 250mm profile. Angle set to shed rain ingress from upper level. Powder coat finish, colour and finish to match PCF1
- (MD1) Metal Deck Roofing, Type 1 — Standing seam profiled roofing system to match Lysaght Trimdek 305 profile. Colour to match Colorbond Monument
- (PC1) Powdercoat Finish, Type 1 — Colour and finish to match Dulux "Forrest Xanadu Chestnut Satin" 1854278M
- (PC2) Paint Finish, Type 1 — Pigmented stain paint system, equal to Kim Concrete Lasur System Pigment 30% concentration, opacity "Cocoa Wash" Work 9872
- (PC3) Paint Finish, Type 2 — Pigmented stain paint system, equal to Kim Concrete Lasur System Pigment 70% concentration, opacity "Cocoa Wash" Work 9872
- (PC4) Paint Finish, Type 3 — Colour and finish to match Dulux "Mezcal" or Woolworths "Mid Grey"
- (PV1) Paving, Type 1 — Nature Play paving to emergency stairs. Loadings and layout notes. Refer to landscape documentation for further information
- (SC1) Screen, Type 1 — Fixed vertical timber louvre system, 250mm profile. Powder coat finish colour and finish to match PCF1
- (SG1) Signage, Type 1 — Integrated building identification signage, surface mounted to building façade. Bronze finish. Size and material as per application drawings
- (VH1) Ventilation Hood, Type 1 — Aluminium ventilation hood, louvred. Anti-glare powder coat finish. Colour and finish to match PCF1

Note: Refer to Door Schedule and Window Schedule for further information regarding materials and finishes generally

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| No. | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 17.08.18 | | Issued for Development Application |
| B | 31.08.18 | | Issued for Development Application |
| C | 12.09.18 | | Issued for Development Application |
| D | 19.09.18 | | Issued for Development Application |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

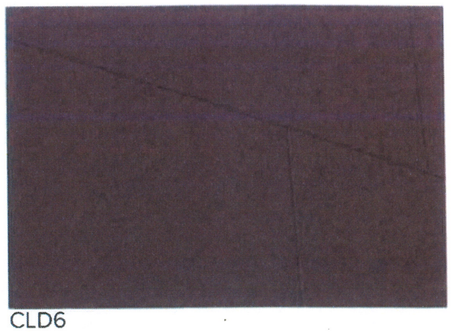
Drawing Title
**Materials and Finishes**
Eveleigh Street - Courtyard Entry

| | | | |
|---|---|---|---|
| Scale | | Project No. | 16107 |
| NTS | | | |
| Status | Dwg No. | Drawn by | CB |
| Development Application | DA 950.002 | Rev. | C |

TURNER

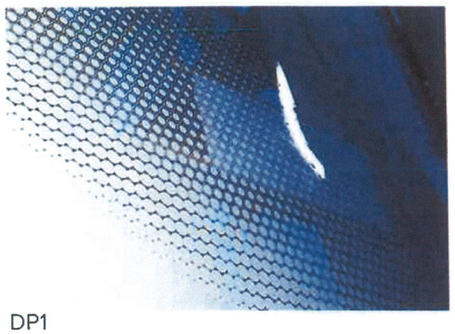
CLD3
COF1
FT4
CLD6
FT2
BAL1
PF2
VH1
PF1
CLD1
COF2
COF1
FT1 + DP1
FT1 + DP1

New South Wales Government
Independent Planning Commission
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8135
granted on the 4 March 2019
Signed
Sheet No. 41 of 53



CLD6

COF2



DP1

CLD1

Legend

Art Finish, Type 1
Painted render finish over brick

Art Finish, Type 2
Embossed timber pattern into painted render

Art Finish, Type 3
Exposed aggregate concrete

Awning, Type 1
Painted steel awning with recessed roof lights set into leading edge. Paint finish to match PF1

Balustrade, Type 1
Vertical 100 x 10 mm balustrade, no higher than 1m and no lower than 900 mm. Powder coat finish to match PCF1

Balustrade, Type 2
Frameless glass balustrade system with recessed steel handrail, concealed fixings and structural support backing. Colour and finish to match PCF1

Cladding, Type 1
Stone cladding system in random lengths between 600 - 1200 mm and 150 - 450 mm high. Colour range to be between 75 and 95 mm. Random stone thickness to match Hawkesbury Sandstone. Approved Architectural Samples to be provided

Cladding, Type 2
Timber cladding system vertical or jointed 90mm wide. Screwed joints staggered to match. Timber equal to Smoked Merbau appearance. Natural colour with pigmented oil finish

Cladding, Type 3
Metal cladding system, colour to colour. Performance coating system. Colour and finish to match Abyss Classic - SM98 G10

Cladding, Type 4
To include fascia box system 175 mm horizontal panels, colour range varies to facade concept and vertical downpipe to be painted to the facade. Facade work images (c) MSK Architects of Newcastle. Colours and finishes equal to DULUX / equivalent as per schedule

Cladding, Type 5
Metal cladding system expressed joint and Perforated cladding system. Colour and finish to match Abyss - Mist White - M12 F4 G20

Cladding, Type 6
Metal cladding system, colour to colour. Performance coating system. Colour and finish to match Abyss Classic - SM98 G10

Concrete, Off Form Finish, Type 1
Natural formwork, smooth board finish. Colour: natural grey, complete with 2 coats of clear matt sealer over

Concrete, Off Form Finish, Type 2
Natural formwork, rough board finish. Colour: natural grey, complete with 2 coats of clear matt sealer over

Concrete, Precast, Type 1
Smooth finish concrete with chamfers. Colour: Mix A to be consistent with white wedge pigment addition. Refer drawing 2016 for detail locations

Concrete, Precast, Type 2
Deciduous finish concrete with chamfers. Colour: Mix A to be consistent with white wedge pigment addition. Refer drawing 2016 for detail locations

Concrete, Precast, Type 3
Deciduous finish concrete wall to rooftop, vertical ribs, pitched at 15 per cent from 16mm clipping, 32mm pitch, 18mm depth equal to Bondor 2.94. Colour to be confirmed. Colour: equal to DPC1 Powdercoating Dune white leather over

Decorative Pattern, Type 1
Custom decorative pattern, colour and finish to be given, surface to enhance details

Facade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces
Glass, clear. Framing system: Aluminium glazing system in white powdercoat finish. 100mm projecting vertical fins, 90cm. All joints, powder coat to match. Stormtite steel supports fully concealed. Colour: mid tan stain to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

Facade Glazing System, Type 2 Decorative Bay Window Elements
Glass, clear. Fixed faced glazing system with Shadelite fin glazing detail to curved (spandrel and translucent glass to fin). Aluminium powder coat finish. Colour: as per finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

Facade Glazing System, Type 3 Window Wall Elements
Glass, clear. Framing system: Aluminium glazing system in white powdercoat finish. Fixed faced glazing system with Shadelite fin glazing detail to curved (spandrel and translucent glass to fin). Aluminium powder coat finish. Colour: mid tan stain to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

Facade Glazing System, Type 4 Infill Windows
Glass, clear. Framing system: aluminium powder coat finish. Mechanically fastened to concrete frame system. Mullioning, discontinuous over planes to conceal stairs, edges and exposed wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

Facade Glazing System, Type 5 Infill Windows
Glass, grey body tint. Framing system: aluminium with decorative 150mm projecting vertical fins and louvre to match others. Powder coat finish to be to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

Door, Type 1
Decorative hollow core solid core entry door. Timber veneer to CL02 or equivalent finish. Stain clear finish, colour to be PF3

Handrail, Type 1
Decorative handrail to match balustrade type 1. Powder coat finish to match PCF1

Louvre Blade, Type 1
Fixed horizontal (1 degree) aluminium louvre system. 250mm profile. Angle set to allow views of grass from apartments. Powder coat finish: colour and finish to match PCF1

Metal Deck Roofing, Type 1
Standing seam profiled roofing system to match Lysaght Longline 395 profile. Colour to match Colorbond Monument

Powdercoat Finish, Type 1
Colour and finish to match Dulux - Fivemost 30YR 10/300 semi-gloss

Powdercoat Finish, Type 2
Powder coat finish to match Concept Line System Pigment: 9011 Graphite Black - Satin

Signage, Type 1
Integral building name and street signage. Surface finish and colour finishing to be determined. Refer to architectural plans and elevations for location

Steel Handrail, Type 1
Aluminium handrail to match rooftop and street with chamfers. Attachment: powdercoat finish. Colour and finish to match PCF1

Timber Screen, Type 1
Timber screening to balcony edge. Refer to plans and elevations for location and extent. Colour and finish to match PCF1

Paint Finish, Type 1
Colour and finish to match Dulux - Monument Iron Oxide - Matt Grey

Paving, Type 1
Refer to plans showing to external steps, landings and ramps. Refer to landscape documentation for further information

Screen, Type 1
Metal screening to match Colorbond Steel system. Colour: Powdercoat finish, colour and finish to match PCF1

Signage, Type 1
Integral building name and street signage. Surface finish and colour finishing to be determined. Refer to architectural plans and elevations for location

Steel Handrail, Type 1
Aluminium handrail to match rooftop and street with chamfers. Attachment: powdercoat finish. Colour and finish to match PCF1

Note: Refer to set of plans for further information and for location and extent of finishes and materials

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| A | 07.02.19 | CB | Issued for DA |
| B | 08.02.19 | CB | Issued for DA |
| C | 11.02.19 | CB | Issued for DA |
| D | 18.02.19 | CB | Issued for DA |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Materials and Finishes
Eveleigh Street - South

| Scale | Project No | Drawn by | Rev |
|---|---|---|---|
| NTS | 16107 | CB | |
| Status | Dwg No | Rev | |
| Development Application | DA 950 003 | D | |

TURNER

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Independent Planning Commission
Issued under the Environmental Planning and Assessment Act 1979
Approved Application No. SSD 8135
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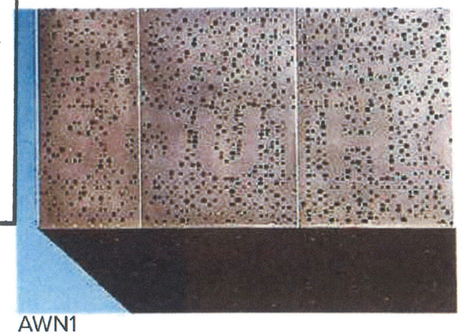
CPC2


AWN1

CLD2

PV1

Legend

AM1 Art Feature, Type 1
Pivoted MDF laser cut screen, video

AM2 Art Feature, Type 2
Reflected Timber light form to ceiling panel

AM3 Art Feature, Type 3
Existing art work, repurposed

AW1 Awning, Type 1
Fabric shade awning with motorised pivot frame and retracting cage. Paint finish equal to PF3

BS1 Balustrade, Type 1
Vertical 330 x 33 Hollow section, mounted Beneath, orientated at 90° Powder coat finish, Colour and finish to match PF4

BS2 Balustrade, Type 2
Frame and clear glass balustrade system with separate inset handrail and frameless support behind. Colour and finish to match PF4

CL1 Cladding, Type 1
Shiplap cladding system, combination width, precision cut. Finish: solid fair, semi-reflective finish. Coursing height varies between 75 and 150mm. Widths more or less as shown. Match Hawkesbury sandstone. Portrait by Illustrious and of similar grey specified gravity

CL2 Cladding, Type 2
Timber cladding system, vertical + jointed 50mm wide. Service cavity integrated to rebate. Timber equal to Spotted Gum in appearance. Natural colour with pigmented stain finish.

CL3 Cladding, Type 3
Terracotta façade system, 175mm horizontal profile, various ranges across to include mirrored and partial finish, varies between glazed + solid wall. Façade system equal to NBK Architectural Terracotta. Colours could include, equal to NBK0007 'mauve' and range in the colour range.

CL4 Cladding, Type 4
Metal cladding system, expressed corner, with core curved over the soffit down and outwards. Preformed and coving system. Colour and finish to match Aspect Powder by: MR3543 (GR8)

CL5 Cladding, Type 5
Metal cladding system, expressed profile. Preformed roofing system. Colour and finish to match Atlantic Charcoal - MR9910 (C30)

CL6 Cladding, Type 6
Metal cladding system, expressed profile. Preformed roofing system. Colour and finish to match Atlantic Charcoal - MR9910 (C30)

CO1 Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour: Natural grey / concrete tint. Permeability to water: water tight

CO2 Concrete, Off Form Finish, Type 2
Natural concrete, textured chalk / sawn timber board finish. Colour: natural grey / concrete tint. Permeability to water: water tight

CP1 Concrete, Precast, Type 1
Smooth finish precast wall elements. Colour: Mix & tone concrete mix with white oxide pigment additive. Permeability to water: water tight

CP2 Concrete, Precast, Type 2
Decorative finish concrete wall elements, with a regular ridged profile to the main finish. 50mm spacing. Ridge depth equal to 40mm. 2.7° taper, profile: Colour equal to CPC1. Permeability to water: water tight

CP3 Concrete, Precast, Type 3
Decorative finish concrete wall elements, with a chamfered finish to the faces. 50mm spacing. 12mm deep. 5.5mm depth equal to BRICK 2.14. Colour: to be confirm. Colour equal to CPC1. Permeability to water: water tight

CP4 Concrete, Precast, Type 4
Decorative Pattern Type 1
Custom decorative pattern arrangement to feature/glass surface treatment and elevation

EG1 Façade Glazing System, Type 1 Street Level Entry Foyer & Adjacent Spaces
Glass, clear. Performance system, frameless/ glazing system with a discreet or 30mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

EG2 Façade Glazing System, Type 2 Decorative Ally Window Elements
Glass, clear. Fixed Curved glazing system with window box glazing. Refer to curved spandrel and vary edge element. Aluminium, powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

EG3 Façade Glazing System, Type 3 Window Wall Elements
Glass, clear. Butt joint. Point fixed glazing system with mullion box glazing details to street spandrel, and a recessed mullion detail over. powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

EG4 Façade Glazing System, Type 4 - Infill Windows
Glass, clear. Point fixing system, aluminium, powder coat finish. Structural support to fixing system. Matching aluminium cover plates to concealed main edges, and adjacent wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

EG5 Façade Glazing System, Type 5 - Infill Windows
Glass, clear. Point fixing system, aluminium, powder coat finish. Structural support to fixing system. Matching aluminium cover plates to concealed main edges, and adjacent wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

GA1 Gate, Type 1
Decorative Fixture and double entry gate. Timber equal to CL02 in colour and finish. Steel panel fabric equal to PF3

HR1 Handrail, Type 1
Decorative Handrail to street level interface. Dimensions shown on elevations

LO1 Louvre Roof, Type 1
Pre-Dimensional cladding aluminium louvre system, 250mm profile. Angle set to 45° from horizontal. Powder coat finish, colour and finish to match PCF1

MD1 Metal Deck Roofing, Type 1
Standing seam roof cladding system to match Lysaght Longline 305 profile. Colour to match Colorbond Monument

PF1 Powdercoat Finish, Type 1
Colour and finish to match Dulux - Pavement Matrix Chevron satin 96427PM

PF2 Paint Finish, Type 1
Polyurethane paint system, equal to Resin Concrete Level System Pigment 30% concentration - capacity. Colour: White - White 9972

PF3 Paint Finish, Type 2
Painted steel paint system, equal to Resin Concrete Level System Pigment 25% concentration - capacity. Colour: Black - Schwartz (96418)

PF4 Paint Finish, Type 3
Colour and finish to match Dulux - Monument Iron Oxide 16gl Easy

PV1 Paving, Type 1
Natural stone paving to entrance steps, landings and floor - tiles. Refer to Landscape documentation for further information

SC1 Screen, Type 1
Fixed vertical battens at 40mm centres, 250mm profile. Powder coat finish, colour and finish to match PCF1

SG1 Signage, Type 1
Integrated building identification signage, surface fixed cast bronze letters and Bronze finish. Type and format as per elevation drawings

VG1 Ventilation Grille, Type 1
Aluminium louvre, co-ordinate arrangement with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape Architect for plan, elevation and typical sections for further information regarding materials and finishes selection

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved By | Revision Notes |
|---|---|---|---|
| A | 26 March 19 | | Issued for Development Application |
| B | 08 April 19 | | Issued for Development Application |
| C | 10 April 19 | | Issued for Development Application |
| D | 16 April 19 | | Issued for Development Application |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Materials and Finishes
Main Entry & Public Domain Interface

| Scale | Project No. | Drawing No. | Rev. |
|---|---|---|---|
| NTS | 16807 | 438 | |
| Status | Date | | Rev. |
| Development Application | 04.1990.004 | | D |

TURNER

New South Wales Government
Independent Planning Commission

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Approved Application No. SSD 8135

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Signed .....

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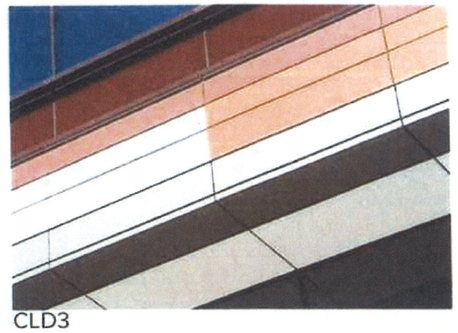
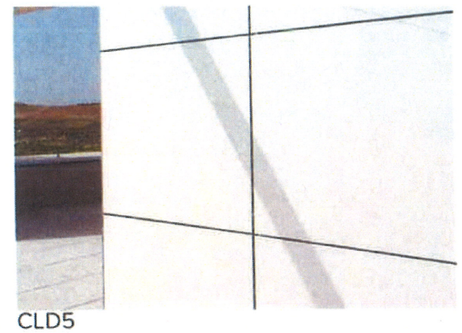
FT2


CLD3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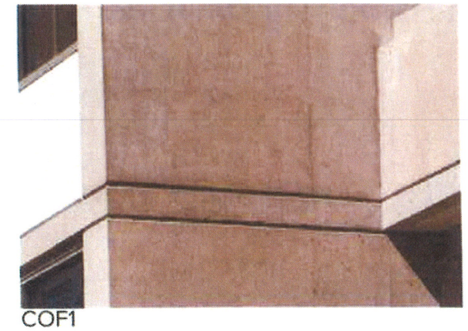
COF1

Legend

FT1 Art Features: Type 1
Perforated metal feature entry screen

FT2 Art Features: Type 2
Embossed feature curtain wall panel

FT3 Art Features: Type 3
Etched art work panel

PT1 Painting: Type 1
Painted finish to concrete soffit. Colour: refer to colour schedule. Paint finish: matt (NPCI)

BW1 Balustrade: Type 1
Vertical 100 x 50 mm hollow section, equispaced. Balustrade height 1m. Powder coated finish: colour and finish to match PCF01

WW1 Window Type 2
Powder coated aluminium framed windows with operable vents for natural ventilation behind. Colour and finish to match PCF1

CLD1 Cladding: Type 1
Timber cladding system, random length planks to be sized. Timber slats face and soffit to be 19 thk. Spacing height varies between 75 and 150mm. Random planks are to be matched to existing sandstone. Paint / oil to Blue Gum and off white grey speckled granite.

CLD2 Cladding: Type 2
Timber cladding system vertical x perforated 90mm wide. Spacing varies throughout to match. Timber: equal to Scotchgard Quick in autumn shade. Natural colour with protective oil finish

CLD3 Cladding: Type 3
Terracotta tile, slate tile system: 175mm long panel profile, unique range as well as bespoke corner unit and overhead finish pieces to be hand glazed and textured. Possible system: eg. ARK Architectural Terracotta. Colours: tbd / match to 7184B Earth Fumace or alongside colour range

CLD4 Cladding: Type 4
Metal cladding system, aligned as perforated. Add colour, pattern, material, service doors and louvres. Perforated cladding system. Colour: tbd / match to match Alucobond Stone Grey (MP218 ACM)

CLD5 Cladding: Type 5
Metal cladding system, aligned as perforated. Perforated cladding system. Colour and finish to match Alucobond Mid White (MP274 ACM)

CLD6 Cladding: Type 6
Metal cladding system, aligned as perforated. Perforated cladding system. Colour and finish to match Alucobond Charcoal (MP09 ACM)

CON1 Concrete: Off Form Finish: Type 1
Natural concrete, smooth board finish. Colour: natural grey / concrete mix. Refer to CPC1 for detailing / raw matte sealer over

CON2 Concrete: Off Form Finish: Type 2
Natural concrete, textured rough board finish. Colour: natural grey / concrete mix. Refer to CPC1 for detailing / raw matte sealer over

CP1 Concrete: Precast: Type 1
Smooth finish concrete wall elements. Colour: tbd & form consistent throughout with white powder pigmented additive. Refer to CPC1 for detailing / clear sealer over

CP2 Concrete: Precast: Type 2
Decorative finish concrete wall elements, vertical square edge grooving (fine liner finish, 30mm spacing, 15mm depth equal to Rev15.277 Expo, profile). Colour: equal to CPC1 (formed as clear matte sealer over

CP3 Concrete: Precast: Type 3
Smooth finish concrete wall elements, vertical radius grooved liner finish. Liners: 30mm spacing, 30mm deep, 15mm depth equal to Rev15.2.94 Classics profile. Colour: equal to CPC1 (formed as clear matte sealer over

DP1 Decorative Pattern: Type 1
Custom decorative pattern integrated to the bridges over surface treatment and joinery

FG1 Facade Glazing System: Type 1 - Street Level Entry Foyer & Associated Spaces
Glass clear framing system: Reinforced glazing system in thermo-profile 300mm projecting vertical mullions. Aluminium powder coated brown aluminium supports fully concealed. Colour and finish to match PCF1
Refer to Section 2 and commentary for performance requirements. Refer to facade type 2 for

FG2 Facade Glazing System: Type 2 - Decorative Bay Window Elements
Glass: clear. Frame: faceted glazing system with shadow box glazing detail to concrete upstand and GRG edge element. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section 2 and commentary for performance requirements. Refer to facade type 1 for

FG3 Facade Glazing System: Type 3 - Window Wall Elements
Glass: grey body tint. Paint: faceted glazing system with shadow box glazing detail to concrete upstand and GRG edge element. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section 2 and commentary for performance requirements. Refer to facade type 1 for

FG4 Facade Glazing System: Type 4 - Joint Windows
Glass: clear. Paint: glazing system, aluminium, with decorative 300mm projecting vertical mullions and operable vents as shown. Powder coat finish colour to match PCF1
Refer to Section 2 and commentary for performance requirements. Refer to facade type 1 for

GR1 Gate: Type 1
Decorative finish metal mesh entry gate. Transparency to CLD2 material and finish. Steel: paint finish equal to PF1

HR1 Handrail: Type 1
Decorative handrail to ramp and stairs. 32mm diameter steel handrail

IR1 Inverter Roof: Type 1
Panel system with vertical overlapping joint system. 250mm profile. Angle to be 5 degrees. Colour: Dark Grey

MR1 Metal Deck Roofing: Type 1
Standing seam profile roofing system to be 5 straight. Length: 305 profile. Colour to match Colorbond Monument

PC1 Powdercoat Finish: Type 1
Colour and finish to match Dulux - Fluorocoat - Natural Charcoal - satin 9683ZN/W
Roof Finish: Type 1
Pigment stained concrete screed equal to Kent Concrete Level System Pigment 300 - Charcoal Grey - by Colour Work - Work 1972

PF1 Paint Finish: Type 1
Painted finish to concrete equal to Kent Concrete Level System Pigment 300 - Charcoal Grey - by Colour Work - Work 1972

PF2 Paint Finish: Type 2
Painted finish to metal equal to Kent Concrete Level System Pigment 300 - Charcoal Grey - by Colour Work - Work 1972

PF3 Panel Finish: Type 1
Colour and finish to match Dulux - Moonscape Iron Oxide Mid Gloss

PT1 Painting: Type 1
Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for full further information.

SC1 Screens: Type 1
Fixed vertical aluminium louvre system, 250mm profile. Powder coat finish: colour and finish to match PCF1

SG1 Signage: Type 1
Integral building identification signage, surface fixed with backing / scale. Refer to Arch. Spec. Indicative as per the above drawings

VG1 Ventilation Grill: Type 1
Aluminium vertical louvre to match integrated with glazing. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for further information on hard and soft landscape finishes. Refer to Civil and Hydraulic documentation for further information on signage, lighting and services.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| No. | Date | Approved By | Revision Notes |
|---|---|---|---|
| A | 30.08.18 | | Issued for DA |
| B | 31.08.18 | | Issued for DA |
| C | 14.09.18 | | Issued for DA |
| D | 19.09.18 | | Issued for DA |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
Materials and Finishes
Eveleigh Street - High Levels

| Scale | Project No. | Drawn by | Num |
|---|---|---|---|
| NTS | 16107 | CB | |
| Status | Drawing No. | Rev. | |
| Development Application | DA 950 005 | D | |

TURNER

ONE Level 3, 1 Chifley Square Sydney NSW 2000 Australia

New South Wales Government
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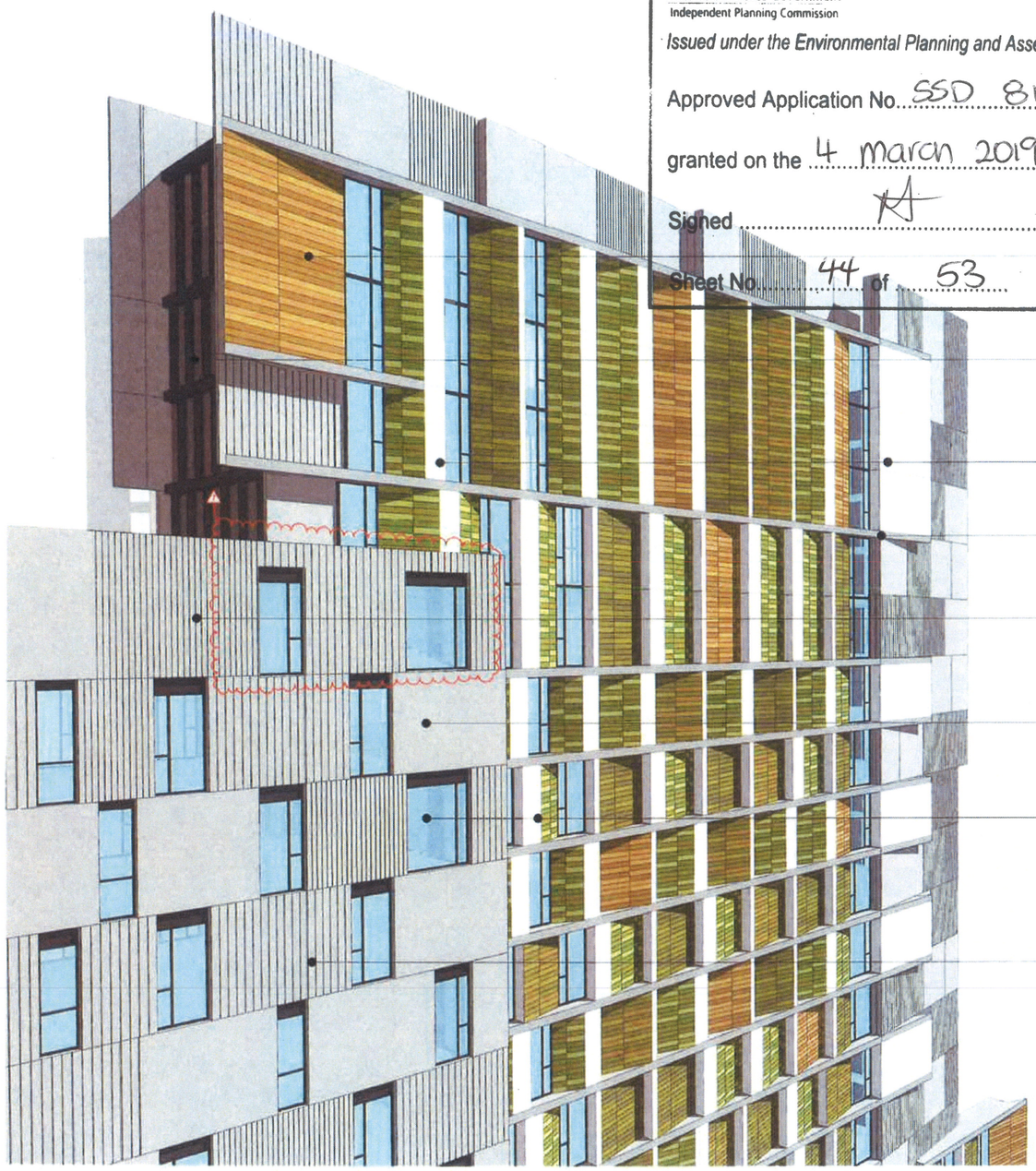
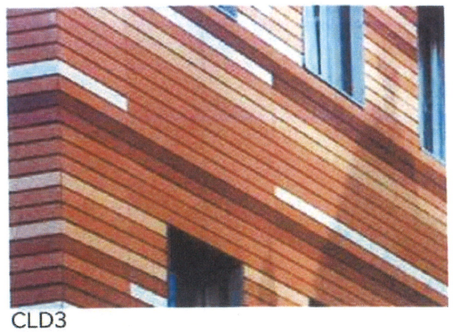
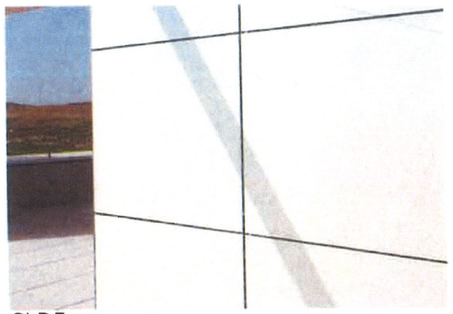
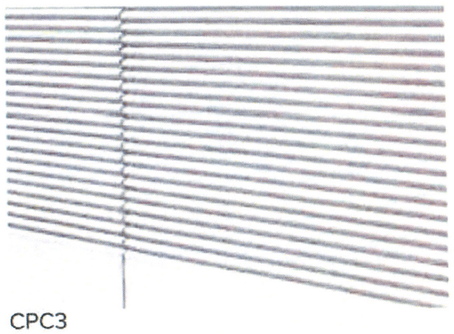
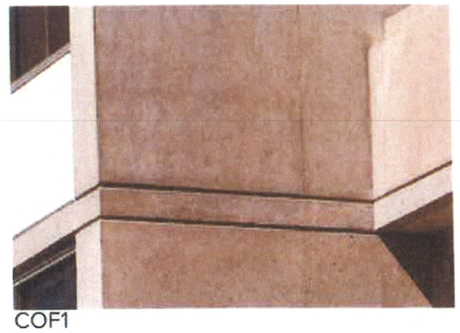
Sheet No. 44 of 53





CLD3


CLD5


CPC3


COF1

Legend

- Art Feature, Type 1 — Painted wall to harbour sky blue
- Art Feature, Type 2 — Embossed to street, spot illuminated panel
- Art Feature, Type 3 — Feature glass, illuminated
- Awning, Type 1 — Folded steel awning with decorative motif laser cut. Powder coat finish equal to PF3
- Balustrade, Type 1 — Vertical 900 - 1100 mm high powder coated steel blades at 50 - 100 mm clear, mesh, folded and finished equal to PCF1
- Balustrade, Type 2 — Frameless balustrading to Waterside Apartments roof terrace. Steel fin pair fixed to roof structure, support behind. Colour and finish to match PCF1
- Cladding, Type 1 — Stone cladding system, random length and nominal height. Finish split face and sand blast finish. Coursing height varies between 215 and 450mm. Random joints to be similar to existing buildings on Redfern Park Way. Colour, tone and texture to be approved by Architect
- Cladding, Type 2 — Timber cladding system, over cavity, grooved 90mm to suit. Screw or clips concealed to match. Timber equal to Sorrento Grey in appearance. Natural colour, to be painted to PF1
- Cladding, Type 3 — Timber cladding system, over cavity, grooved 90mm to suit. Screw or clips concealed to match. Timber equal to Sorrento Grey in appearance. Natural colour, to be painted to PF1
- Cladding, Type 4 — Metal cladding system, aligned boards, with recessed joints, vertical joints and louvres. Perforated cladding system. Colour and finish to match Alucobond Sand Grey (AS2754.0-09)
- Cladding, Type 5 — Metal cladding system, angular panel system. Powder coat coating system. Colour and finish to match Alucobond Mid White (AS2754.0-09)
- Cladding, Type 6 — Metal cladding system, aligned boards. Powder coat coating system. Colour and finish to match Alucobond Chimera (AS2754.0-09)
- Concrete, Off Form Finish, Type 1 — Natural concrete, smooth board finish. Colour: natural grey concrete or Pewter Grey Dulux colour over
- Concrete, Off Form Finish, Type 2 — Natural concrete, board finish, vertical joints. Board finish. Colour: natural grey concrete or Pewter Grey Dulux colour over
- Concrete, Precast, Type 1 — Smooth finish, colour to match other elements. Colour: Dulux Architectural Range, white wide, pigment additive. Paint finish clear matte sealer over
- Concrete, Precast, Type 2 — Decorative finish concrete wall elements, vertical square edge profile at four hour finish. 90mm spacing, 90mm depth equal to Profile 2 77. Dulux Lexicon Colour equal to CPC1 Permanent Clear matte sealer over
- Concrete, Precast, Type 3 — Decorative finish concrete wall elements, vertical ribbed profile four hour finish, 90mm spacing, 72mm wide, 53mm depth equal to Profile 2 98. Dulux Lexicon Colour equal to CPC1 Permanent Clear matte sealer over
- Decorative Patch, Type 1 — Custom mosaic or pattern, colour to be finished glass units in mosaic over concrete
- Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces — Glass, clear. Framing system, frameless glazing system with decorative 400mm projecting vertical fins, equal to Aluminium powder coat finish. Structural sheet supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- Façade Glazing System, Type 2 Decorative Bay Window Elements — Glass, clear. Panel fixed glazing system with shadow box glazing detail to internal spandrel and side edge of panels. Aluminium powder coat finish. Colour & finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- Façade Glazing System, Type 3 Window Wall Elements — Glass, grey body tint. Powder coated glazing system with shadow box glazing detail to internal spandrel and side edge of panels. Aluminium powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- Façade Glazing System, Type 4 Infill Windows — Glass, clear. Framing system, aluminium with decorative 150mm projecting vertical fins and curved corners system. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- Façade Glazing System, Type 5 Infill Windows — Glass, grey body tint. Framing system, aluminium with decorative 150mm projecting vertical fins and curved corners system. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%
- Gate, Type 1 — Decorative steel and mesh security gate. Timber equal to CL02 in stain and finish. Steel panel form equal to PF3
- Handrail, Type 1 — Galvanised steel balustrade system to external stairs. 32mm round timber handrail on
- Louvre Blade, Type 1 — Fixed horizontal louvre aluminium louvre system. 250mm spacing. Angle set to shade access at ground floor to upper levels. Powder coat finish, colour and finish to match PCF1
- Metal Deck Roofing, Type 1 — Standing seam profiled roofing system to match Lysaght Longline 305 profile. Colour to match Colorbond Monument
- Powdercoat Finish, Type 1 — Colour and finish to match Dulux Powdercoat Satin 1612P3780
- Powdercoat Finish, Type 1 — Pigmented graffiti system, equal to Keim Concretal Lasur System Pigment 30% concentration, opacity. Colour: White Weiss 9872
- Paint Finish, Type 2 — Pigmented stain paint system, equal to Keim Concretal Lasur System Pigment 30% concentration, opacity. Colour: Black Schwarz (9008)
- Paint Finish, Type 3 — Colour and finish to match Dulux Monument Mid Grey
- Paving, Type 1 — Natural stone, similar to external steps, landings and tread risers. Refer to Landscape documentation for further information
- Screen, Type 1 — Fixed vertical aluminium louvre system, 250mm spacing. Powder coat finish, colour and finish to match PCF1
- Signage, Type 1 — Integrated signage to entrance signage, surface fixed onto building façade. Dimensions, type, and material to be confirmed with Aboriginal Housing Company
- Vertical Blade Fence, Type 1 — Aluminium vertical blades to match recessed metal cladding. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to Landscape documentation for further information on planting, materials, finishes and furniture

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

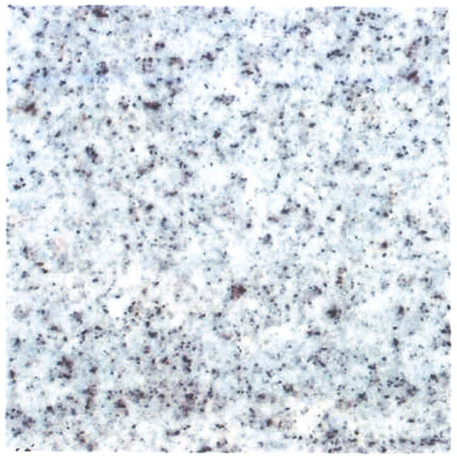
Drawing Title
Materials and Finishes
Facade to Railway

| Scale | Paper Size | Drawn by | Notes |
|---|---|---|---|
| NTS | 16307 | CB | |
| Status | Job No. | Rev. | |
| Development Application | DA 950-006 | U | |

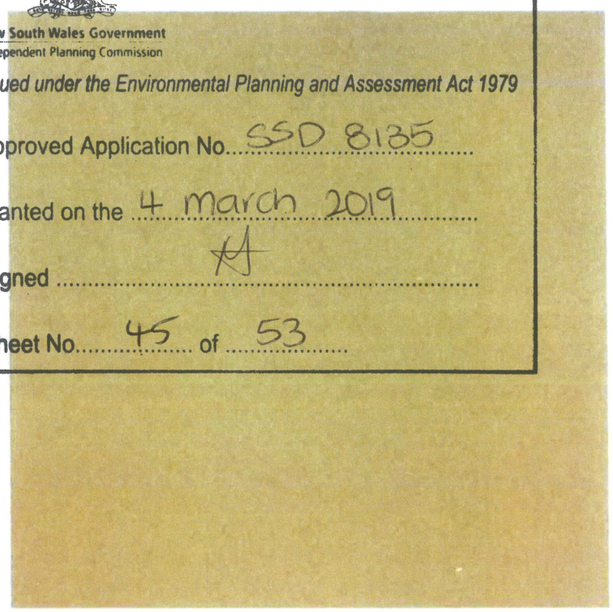
TURNER

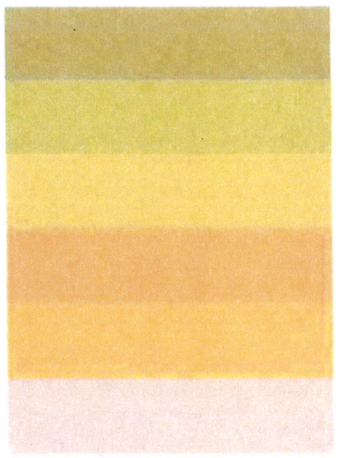
Level ONE (Unit 2 Level 1), 2 Queen Street, Melbourne VIC 3000 Australia
T +61 3 8662 9700
F +61 3 8662 9799

New South Wales Government
Independent Planning Commission
*Issued under the Environmental Planning and Assessment Act 1979*
Approved Application No. SSD 8135
granted on the 4 March 2019
Signed
Sheet No. 45 of 53


CLD1

CLD1


CLD3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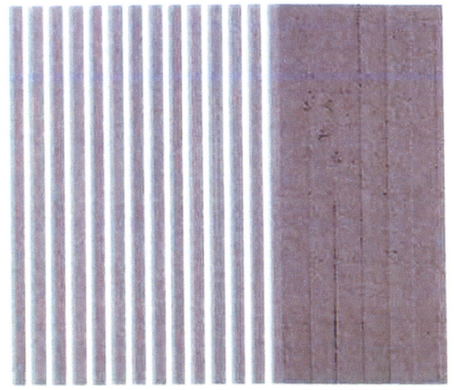
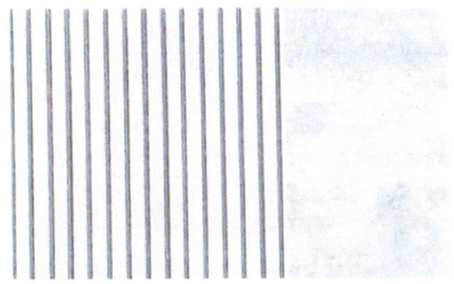
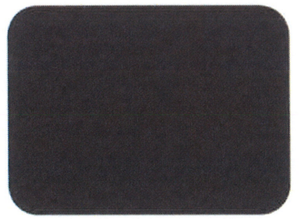

CPC3 COF2


CPC2 COF1/CPC1

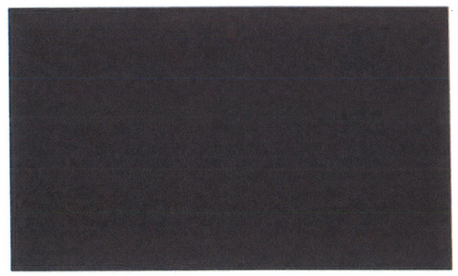
CLD1


PF3


MDR1


MDR1

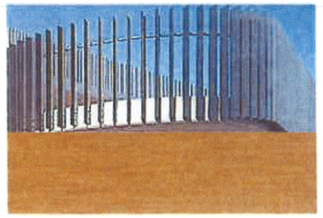

CLD2

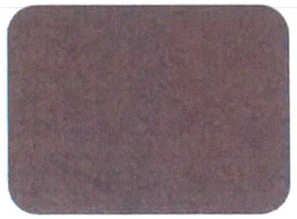

PF2

CLD4

CLD6

CLD5


BAL1/HR1


PCF1

AWN1

PF1

Legend

(CPC1) Art Feature, Type 1
Painting system on internal ceiling

(AF2) Art Feature, Type 2
Embossed feature symbol to precast panel

(AF3) Art Feature, Type 3
Existing art wall, protected

(AW1) Awning, Type 1
Folded sheet awning with decorative metal insert cut into leading edge. Paint finish matt (PF1)

(BAL1) Balustrade, Type 1
Vertical 100 x 19 steel baseplate, to precast. Balusters at grade at 90. Powder coat finish colour and finish to match PCF1

(BAL2) Balustrade, Type 2
Frameless clear glass balustrade system with separate round top handrail. Refer to shop drawings for detail. Colour and finish to match PCF1

(CLD1) Cladding, Type 1
Stone cladding system, random height stretcher bond. Brush split face stone, or natural split. Coursing height varies between 75 and 150mm. Random stone selection to match Hawkesbury Sandstone. Port Fairy Bluestone and off white / grey speckled granite

(CLD2) Cladding, Type 2
Timber Cladding system, vertical 2 jointed 90mm wide. Service doors integrated to match. Timber equal to Sacred Gum in appearance. Natural colour with protected UV finish

(CLD3) Cladding, Type 3
Terracotta façade tile system. 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectu. all Terracotta. Details & detail finishes equal to TERRART natural and / or glazed colour. As per

(CLD4) Cladding, Type 4
Metal Cladding system. Express jointed, with rolled capping to vertical joints and louvers. Powder coated cladding system. Colour and finish to match Woodland Grey (M12B4 G10)

(CLD5) Cladding, Type 5
Metal cladding system, express joint. Perforated coating system. Colour and finish to match Basalt Mist White (M27F6 G30)

(CLD6) Cladding, Type 6
Metal cladding system, express joints. Perforated coating system. Colour and finish to match Algaite Charcoal (M39F1 G40)

(CON1) Concrete, Off Form Finish, Type 1
Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over

(CON2) Concrete, Off Form Finish, Type 2
Natural concrete, chequer board finish with timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over

(CPC1) Concrete, Precast Type 1
Smooth finish, cast in wall elements. Colour tint & paint concrete mix with white oxide pigment additive. Penetrating clear matte sealer over

(CPC2) Concrete, Precast Type 2
Decorative finish concrete wall elements, vertical square edged profiled fluted finish. 30mm spacing, 15mm depth equal to Reliak 237 Triple profile. Colour equal to CPC1 Penetrating clear matte sealer over

(CPC3) Concrete, Precast Type 3
Decorative finish concrete wall elements, vertical radius profiled fluted finish. 50mm spacing, 32mm depth, 53mm depth equal to Reliak 2.44 Diamond profile. Colour equal to CPC1 Penetrating clear matte sealer over

(CP1) Decorative Pattern Type 1
Custom decorative plate integrated to metal or glass surface to art work drawing

(FC1) Façade Glazing System, Type 1 Street Level Entry Foyer & Associated Spaces
Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical fins. Mullions to powder coat finish. Spandrel panels to be complete fully concealed. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC2) Façade Glazing System, Type 2 Decorative Bay Window Elements
Glass, clear. Front faced glazing system with shadow box glazing detail to current standard and style / edge elements. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirement. Reflectivity to be less than 20%

(FC3) Façade Glazing System, Type 3 Window Wall Elements
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to vertical spandrel and sash edge elements. Aluminium powder coat finish. Colour and finish to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC4) Façade Glazing System, Type 4 Infill Windows
Glass, clear. Framing system, aluminium powder coat finish. Mechanical louvres integrated to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(FC5) Façade Glazing System, Type 5 Infill Windows
Glass, grey body tint. Framing system, mullions with decorative 150mm projecting vertical fins to the aluminium mullions. Powder coat finish, colour to match PCF1
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%

(GR1) Gate, Type 1
Decorative timber and steel entry gate. Timber recycled CLD2 aluminium and brass. Steel, panel finish equal to PF3

(HR1) Handrail, Type 1
Decorative handrail to external wall interface. 32mm diam steel pipe finish

(LV1) Louvre Blade Type 1
Fixed horizontal elevational louvre system, 250mm profile. Angle set to shield view of ground floor upper levels. Powder coat finish colour and finish to match PCF1

(MD1) Metal Deck Roofing, Type 1
Standing seam profiled roofing system to match skylight / ceiling. 305 profile. Colour to match Colorbond Monument

(PF1) Powdercoat Finish, Type 1
Colour and finish to match Dulux - Fauxwood - Rustic Character Satin (RAL8279N)

(PF2) Paint Finish, Type 1
Pigmented clear paint system, equal to Kem Commercial Large System Pigment 10 - Concentrate - opacity. Colour White. Wash (RAL9010)

(PF3) Paint Finish, Type 2
Pigmented clear paint system, equal to Kem Commercial Layout System Pigment 7.5 - Concentrate - opacity. Colour Black. Schwarz (190081)

(PF4) Paint Finish, Type 3
Colour and finish to match Dulux - Mackerosa Iron Oxide Mid Grey

(PV1) Paving, Type 1
Refer to drawings relating to external steps, landings and foyer areas. Refer to landscape documentation for further information

(SC1) Screen, Type 1
Fixed vertical screen in aluminium louvre system, 250mm profile. Powder coat finish colour and finish to match PCF1

(SG1) Signage, Type 1
Integral building signage to façade, in gentle, surface mounted letters to façade. Design finish. Refer to contents list for location drawings

(VH1) Ventilation Hatch, Type 1
Aluminium vented cowl hatch, integrated with glazing. Aluminium powder coat finish. Colour and finish to match PCF1

Note: Refer to project documentation for all tile, stone and fabric selections. Refer to shop drawings for further information regarding material and finishes selection.

NOTES

CLIENT
**Aboriginal Housing Company**
83-123 Eveleigh Street Redfern NSW 2016 Australia

| Rev | Date | Approved by | Revision Notes |
|---|---|---|---|
| B | 10.04.19 | DS | Architectural Submission - DRP |
| A | 09.04.19 | DS | Architectural Submission - DRP |
| 1 | 04.04.19 | DS | Architectural Submission - DRP |

Project Title
**Col James - Student Accommodation**
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
**Materials and Finishes**
Sample Board

| Scale | Project No | Drawn by | Rev |
|---|---|---|---|
| NTS | 16107 | CB | |
| SNOs | Drg No | Rev | |
| Development Application | DA 960 001 | | U |

TURNER
Level 1 ONE Eleven Street
Sydney NSW 2000
AUSTRALIA

New South Wales Government
Independent Planning Commission

*Issued under the Environmental Planning and Assessment Act 1979*

Approved Application No. SSD 8135

granted on the 4 March 2019

Signed .....

Sheet No. 46 of 53

[Status] DEVELOPMENT APPLICATION
[Nom. Architect] Andrew Turnbull RLA | RUD #673
[File] 20170005-LD-DA100.DWG
[Print Date] 02 February 2018

History

| [Rev#] | [Description] | [Date] |
|---|---|---|
| A | FOR DA | 05.06.2017 |
| B | FOR DA | 02.02.2018 |

LOUIS STREET

CHILDCARE PLAYGROUND

PRECINCT 2
[SUBJECT TO SEPARATE DEVELOPMENT APPLICATION]

PRECINCT 1
[SUBJECT TO SEPARATE DEVELOPMENT APPLICATION]

CAROLINE STREET

EVELEIGH STREET

DAWSON STREET

REFER TO LD-DA101

PRECINCT 3

REDFERN RAILWAY STATION

RAILWAY CORRIDOR

REFER TO LD-DA102

HOLDEN STREET

scott carver

Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

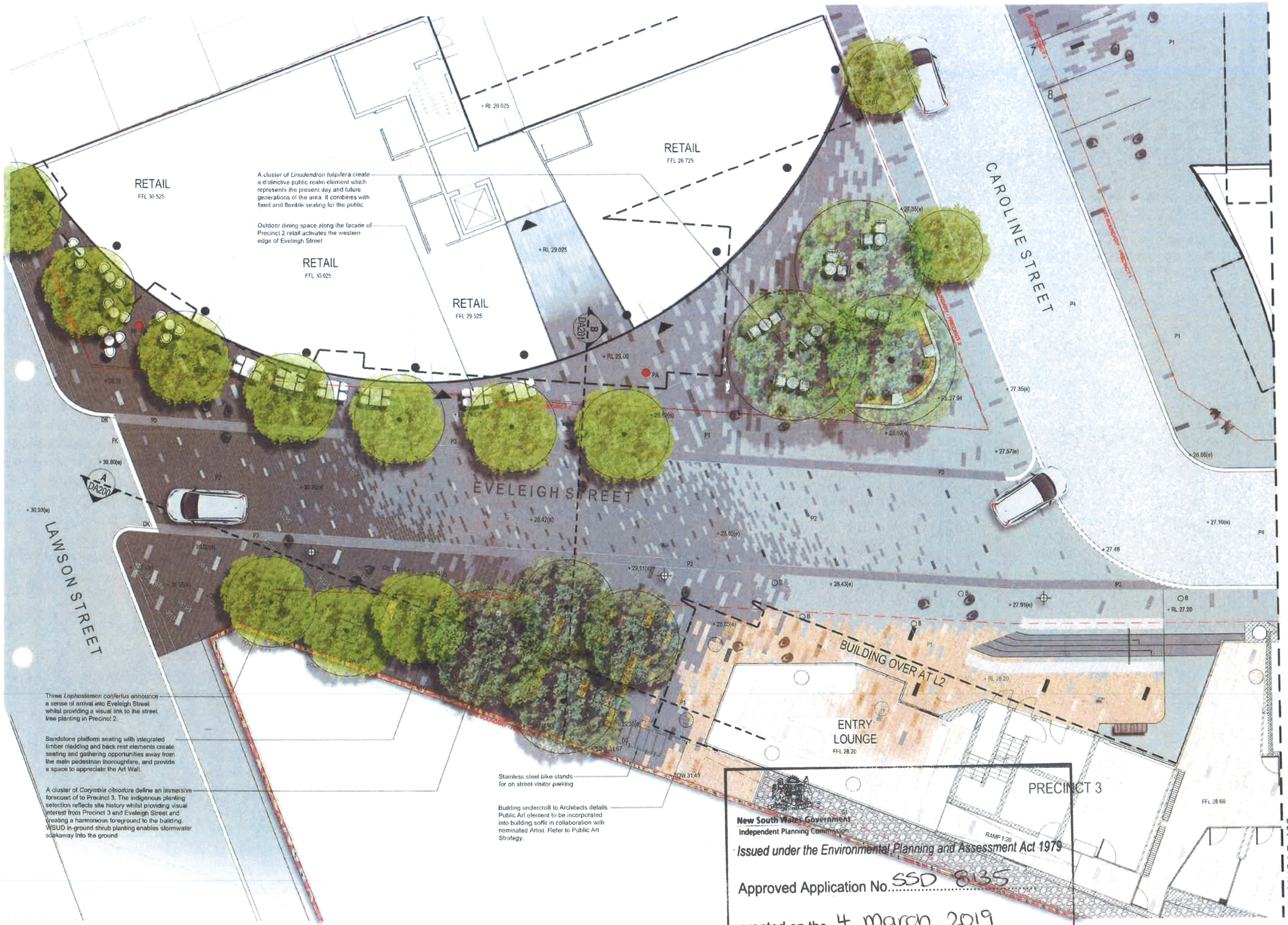
[Project] PEMULWUY PRECINCT 3 PUBLIC REALM

[Client] DEICORP

[Scale] 1 : 250 @ A1

ILLUSTRATIVE LANDSCAPE MASTERPLAN

[Ref] 20170005 [Dwg No] LD DA100 [Rev] B




[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull RLA | RUD #673

[File] 20170005-LD-DA100.DWG

[Print Date] 02 February 2018

History

| [Rev#] | [Description] | [Date] |
|---|---|---|
| A | FOR DA | 05.06.2017 |
| B | FOR DA | 02.02.2018 |

LEGEND

- Site Boundary
- Existing tree to be retained and protected
- Proposed trees
- Proposed earth mounding
- RPA — Proposed planting and raised planter area 450mm min.
- TU — Turf
- +81.50(e) — Existing Levels : based on survey
- +99.50 — Proposed level
- Proposed nominal design levels, refer to engineers drawings
- P1 — Paving type 1: Granite paving to footpath, building forecourt and Courtyard. To be a mix of the following: - Colour: Dark-grey. Finish: Exfoliated - Colour: Mid-grey. Finish: Exfoliated - Colour: Light-grey. Finish: Exfoliated - Colour: Buff mix. Finish: Exfoliated. All sizes to be 600 x 300 x 30mm
- P2 — Paving type 2: Granite paving to roadways. To be a mix of the following: - Colour: Dark-grey. Finish: Exfoliated - Colour: Mid-grey. Finish: Exfoliated - Colour: Light-grey. Finish: Exfoliated - Colour: Buff. Finish: Exfoliated. All sizes to be 300 x 150 x 40mm. To Engineers specification
- P3 — Paving type 3: Granite rumble strip to roadway. Colour: Mid-grey. Finish: Split face. Size: 100 x 100 x 40mm. 300mm wide laid flush with adjacent surfaces.
- P4 — Asphalt surface with white chip aggregate. To Engineers specification.
- G1 — Gravel Type 1: Recycled gravel to land between building and wall
- G2 — Gravel Type 2: To base of Courtyard trees. Resin bound gravel, buff colour
- W1 — Wall Type 1: 400mm wide x variable height, white concrete off formed class 2 with LED strip lighting + timber clad seating elements + integrated signage element
- W2 — Wall Type 2: 200mm wide x variable height, white/grey concrete off formed class 2 to match Architecture panels
- S1 — Seat type 1: Sandstone platforms to forecourt. 250mm, max. height; 450mm, variable width. Finish: Tumbled to vertical face, honed to horizonal face
- BS — Bicycle racks. Refer to specification
- FP — Flagpole locations. Refer to Public Art Strategy
- PA — Public art location. Refer to Public Art Strategy
- Granite steps, mid-grey colour with tactile indicators. To be in accordance with AS 1428.1
- B — Bollards. Refer to specification
- Light pole. Indicative location. Refer to specification

ADJOINS LD-102

**General Notes:**

- For Site levels and Architectural information refer to Civil and Architects drawings respectively
- For drainage refer to Hydraulic engineers drawings
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details. Contractor to protect all landscape works during construction including but not exclusive to existing verge
- Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required

New South Wales Government
Independent Planning Commission
*Issued under the Environmental Planning and Assessment Act 1979*
Approved Application No. SSD 8135
granted on the 4 March 2019
Signed .....
Sheet No. 47 of 53

scott carver
Level One, One Chifley Square Sydney NSW 2000 Australia
www.scottcarver.com.au +61 2 9957 3988

[Project] PEMULWUY PRECINCT 3 PUBLIC REALM

[Client] DEICORP

# GROUND FLOOR PUBLIC DOMAIN

[Ref] 20170005 [Dwg No] LD DA101 [Rev] B

[Scale] 1 : 100 @ A1

EVELEIGH STREET

SITE BOUNDARY - PRECINCT 3

FK

+ 27.10(e)

P4

+ 25.30(e)

A linear raised planter provides a bed of dense planting to screen the adjacent wall. Refer to Plant Schedule.

FAMILY ROOM
FFL 25.10

P1
+ RL 25.10

GAS

SUBSTATION

SUBSTATION
FFL 24.40

LOADING DOCK
FFL 23.45

LIVING SPACE

KITCHEN/ DINING

C
DA202

GYM
FFL 25.10

FFL 28.60

CONTINUATION LINE - UPPER GROUND

CONTINUATION LINE - LOWER GROUND

BUILDING OVERHANG

TU

W2

RAMP 1:20

+ RL 24.30

TOW 24.70

TOW 24.90

TOW 26.70

W1

RAMP 1:20

SERVICE RAMP 1:20

+ RL 24.52

GLAZED EXTERNAL WALKWAY

+ RL 23.80

BIKE STORE
FFL 23.80

G1

G2

ADJOINS LOT 1 DP 1223179

New South Wales Government
Independent Planning Commission
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granted on the 4 March 2019

Signed ..... A

Sheet No. 48 of 53

The internal and external ground surface treatment extends between the indoor and outdoor space merging the two visually and creating a seamless transition between the building and the courtyard.

An extension to the internal living space is located under the shelter of the building canopy creating a space for outdoor dining, socialising, studying, exercise and events.

A gravel path provides a back of house maintenance strip between the building and the railway wall. Access is provided to the south.

A cluster of *Callistemon* + *Eucalypt* species provide visual interest to the courtyard from both the kitchen area and the entrance from Eveleigh Street.

Gentle land modeling of turf creates seating opportunities viewing the private courtyard lawn and art wall.

Informal groups of *Corymbia citriodora*, *Tristaniopsis laurina* and *Elaeocarpus reticulatus* provide dappled shade over the lawn and frame views of the Student Art Wall beyond.

A 1.2 - 2.2m high wall provides a separation between the service ramp and the Courtyard. This wall could provide a 'blank canvas' for student interaction and sociable art projects managed by the operator.

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull RLA | RUD #673

[File] 20170005-LD-DA100.DWG

[Print Date] 6 June 2017

History

| [Rev#] | [Description] | [Date] |
|---|---|---|
| A | FOR DA | 05.06.2017 |

LEGEND:

- Site Boundary
- Existing tree to be retained and protected
- Proposed trees
- Proposed earth mounding
- RPA — Proposed planting and raised planter area 450mm min.
- TU — Turf
- + 81.50 (e) — Existing Levels - based on survey
- + 99.50 — Proposed level
- Proposed nominal design levels: refer to engineers drawings
- P1 — Paving type 1: Granite paving to footpath, building forecourt and Courtyard
  To be a mix of the following:
  - Colour: Dark-grey. Finish: Exfoliated
  - Colour: Mid-grey. Finish: Exfoliated
  - Colour: Light-grey. Finish: Exfoliated
  - Colour: Buff mix. Finish: Exfoliated
  All sizes to be 600 x 300 x 30mm
- P2 — Paving type 2: Granite paving to roadways
  To be a mix of the following:
  - Colour: Dark-grey. Finish: Exfoliated
  - Colour: Mid-grey. Finish: Exfoliated
  - Colour: Light-grey. Finish: Exfoliated
  - Colour: Buff. Finish: Exfoliated
  All sizes to be 300 x 150 x 40mm. To Engineers specification
- P3 — Paving type 3: Granite rumble strip to roadway
  Colour: Mid-grey. Finish: Split face
  Size: 100 x 100 x 40mm
  300mm wide laid flush with adjacent surfaces.
- P4 — Asphalt surface with white chip aggregate. To Engineers specification
- G1 — Gravel Type 1: Recycled gravel to land between building and wall
- G2 — Gravel Type 2: To base of Courtyard trees. Resin bound gravel, buff colour
- W1 — Wall Type 1: 400mm wide x variable height, white concrete off formed class 2 with LED strip lighting + timber clad seating elements + integrated signage element
- W2 — Wall Type 2: 200mm wide x variable height, white/grey concrete off formed class 2 to match Architecture panels
- S1 — Seat type 1. Sandstone platforms to forecourt 250mm; max. height: 450mm, variable width Finish: Tumbled to vertical face, honed to horizonal face
- BS — Bicycle racks. Refer to specification
- FP — Flagpole locations. Refer to Public Art Strategy
- PA — Public art location. Refer to Public Art Strategy
- Granite steps, mid-grey colour with tactile indicators. To be in accordance with AS 1428.1
- o B — Bollards. Refer to specification
- Light pole. Indicative location. Refer to specification

**General Notes:**

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings.
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details
- Contractor to protect all landscape works during construction including but not exclusive to existing verge
- Levels general: Contractor to ensure positive drainage to all pavements, turf and planter areas, install subsoil drainage to planter areas as required.

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[Project] PEMULWUY PRECINCT 3 PUBLIC REALM

[Client] DEICORP

[Scale] 1 100 @ A1

# GROUND FLOOR PUBLIC DOMAIN

[Ref] 20170005 [Dwg No] LD DA102 [Rev] A

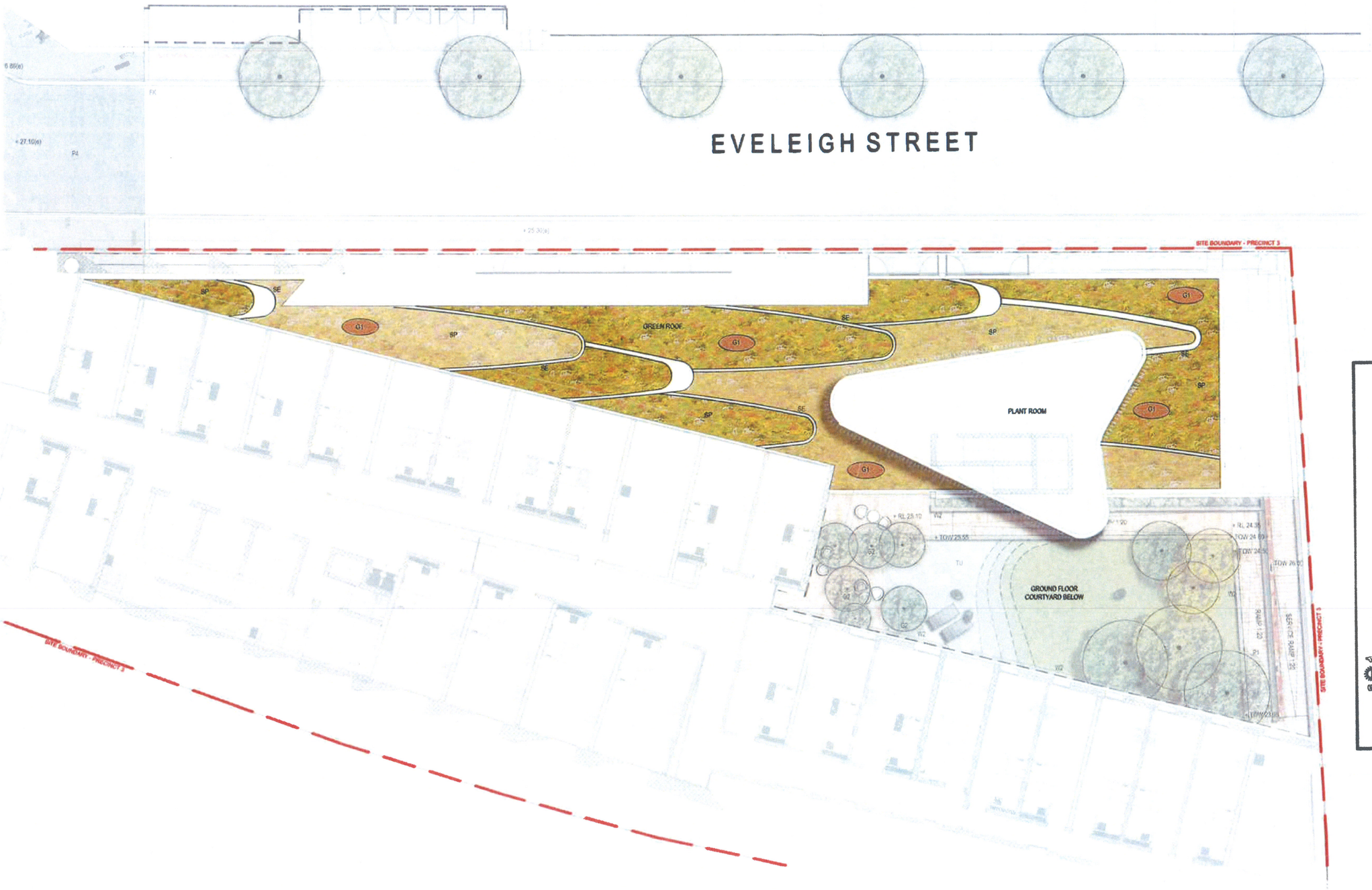
Status: DEVELOPMENT APPLICATION

Nom. Architect: ANDREW TURNBULL
RLA | RUD #673

File: 20170005-LD-DA130.DWG

Print Date: 5 June 2017

| Rev | Description | Date |
|---|---|---|
| A | FOR DA | 05.06.2017 |




LEGEND:

- Site boundary
- G1 Recycled brick/terracotta tiles. Opportunity to re-use materials from site demolition
- SP Sedum planting in 300mm deep drainage cell
- SE Steel Edge 5mm thick steel edge with white gravel inset

**General Notes:**

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings.
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards.
- External Lighting and electrical: refer to Engineers details
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granted on the 4 March 2019

Signed .....

Sheet No. 49 of 53

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[Project] PEMULWUY PRECINCT 3 PUBLIC REALM
[Client] DEICORP

[Scale] 1 100 @ A1

LEVEL 2 ECO ROOF

[Ref] 20170005 [Dwg No] LD DA130 [Rev] A

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Approved Application No. SSD 8135

granted on the 4 March 2019

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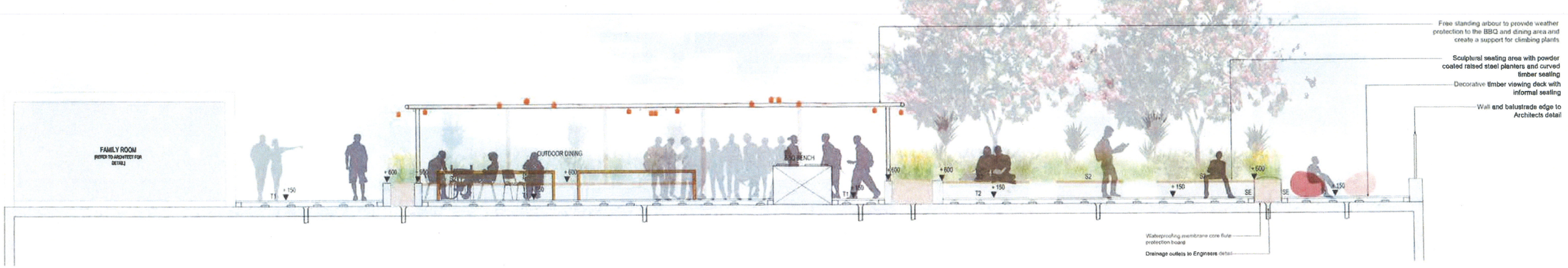
Sheet No. 50 of 53

Status: DEVELOPMENT APPLICATION
Nom Architect: ANDREW TURNBULL RLA | RUD #673
File: 20170005-LD-DA140 DWG
Print Date: 5 June 2017

| Rev | Description | Date |
|---|---|---|
| A | FOR DA | 05.06.2017 |

# EVELEIGH STREET




1 SECTION A
1:50

**LEGEND:**

- Site boundary
- +800 Proposed nominal design levels
- Proposed trees with mounding
- RPA Raised planter area
- Edge treatment to Architects details
- RPA Raised planter area 600mm min with max 1:3 graded mounding to achieve depth
- W1 Wall type 1: Insitu off white formed concrete walls 200mm wide grade 2 finish
- SE Steel edge: 600mm high, 12mm thick raised steel edge, powdercoated to Client specification.
- T1 Composite timber decking placed on pedestals. Dark grey and white colour
- T2 Composite timber decking placed on pedestals. Natural colour
- S1 Seat type 1: Outdoor dining bench seating. To be moveable
- S2 Seat type 2: Minimum 450mm high, 450mm wide hardwood timber seat integrated into adjacent wall/planter
- BBQ Outdoor barbeque area
- CW Cinema Wall
- Moveable GRP planters
- Moveable informal seating

**General Notes:**

- For Site levels and Architectural information refer to Civil and Architects drawings respectively.
- For drainage refer to Hydraulic engineers drawings
- All trees to be retained and are subject to tree protection & management in accordance with relevant Australian standards
- External Lighting and electrical: refer to Engineers details.
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[Client] DEICORP

[Scale] 1 : 100 @ A1

LEVEL 21 - ROOF TERRACE
[Ref] 20170005 [Dwg No] LD DA140 [Rev] A

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Approved Application No. SSD 8135

granted on the 4 March 2019

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Sheet No. 51 of 53

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull
RLA | RUD #673

[File] 20170005-LD-DA200.DWG

[Print Date] 5 June 2017

History

| [Rev#] | [Description] | [Date] |
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1 SECTION AA

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[Project] PEMULWUY PRECINCT 3 PUBLIC REALM

[Client] DEICORP

[Scale] 1 : 50 @ A1

SECTION AA - PRECINCT 3 FORECOURT

[Ref] 20170005 [Dwg No] LD DA200 [Rev] A

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Sheet No. 52 of 53

[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull RLA | RUD #673

[File] 20170005-LD-DA200.DWG

[Print Date] 5 June 2017

History

| [Rev#] | [Description] | [Date] |
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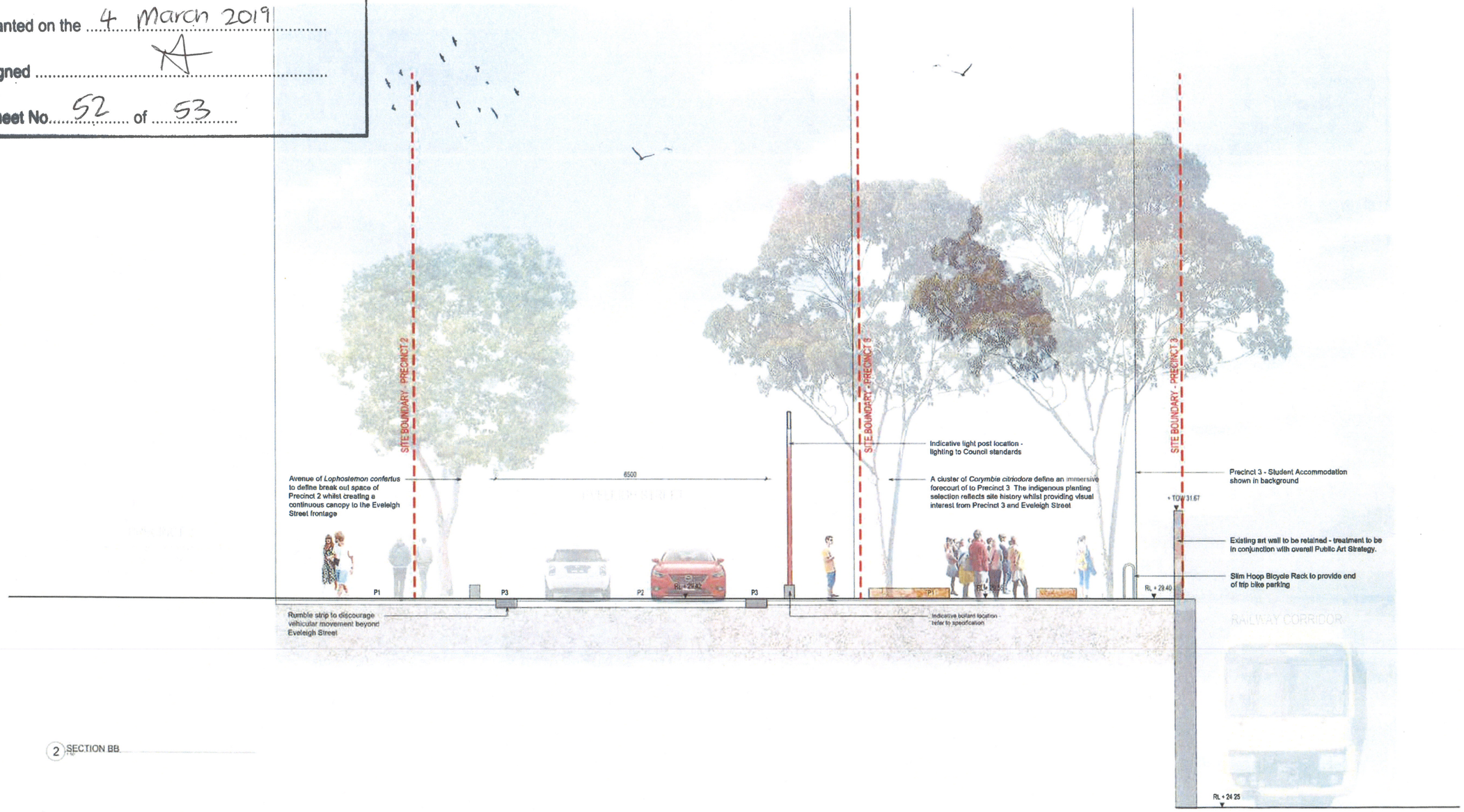


2 SECTION BB
1:50

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[Client] DEICORP

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SECTION BB - EVELEIGH SHARED ZONE

[Ref] 20170005 [Dwg No] LD DA201 [Rev] A

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[Status] DEVELOPMENT APPLICATION

[Nom. Architect] Andrew Turnbull RLA | RUD #673

[File] 20170005-LD-DA200.DWG

[Print Date] 5 June 2017

History

| [Rev#] | [Description] | [Date] |
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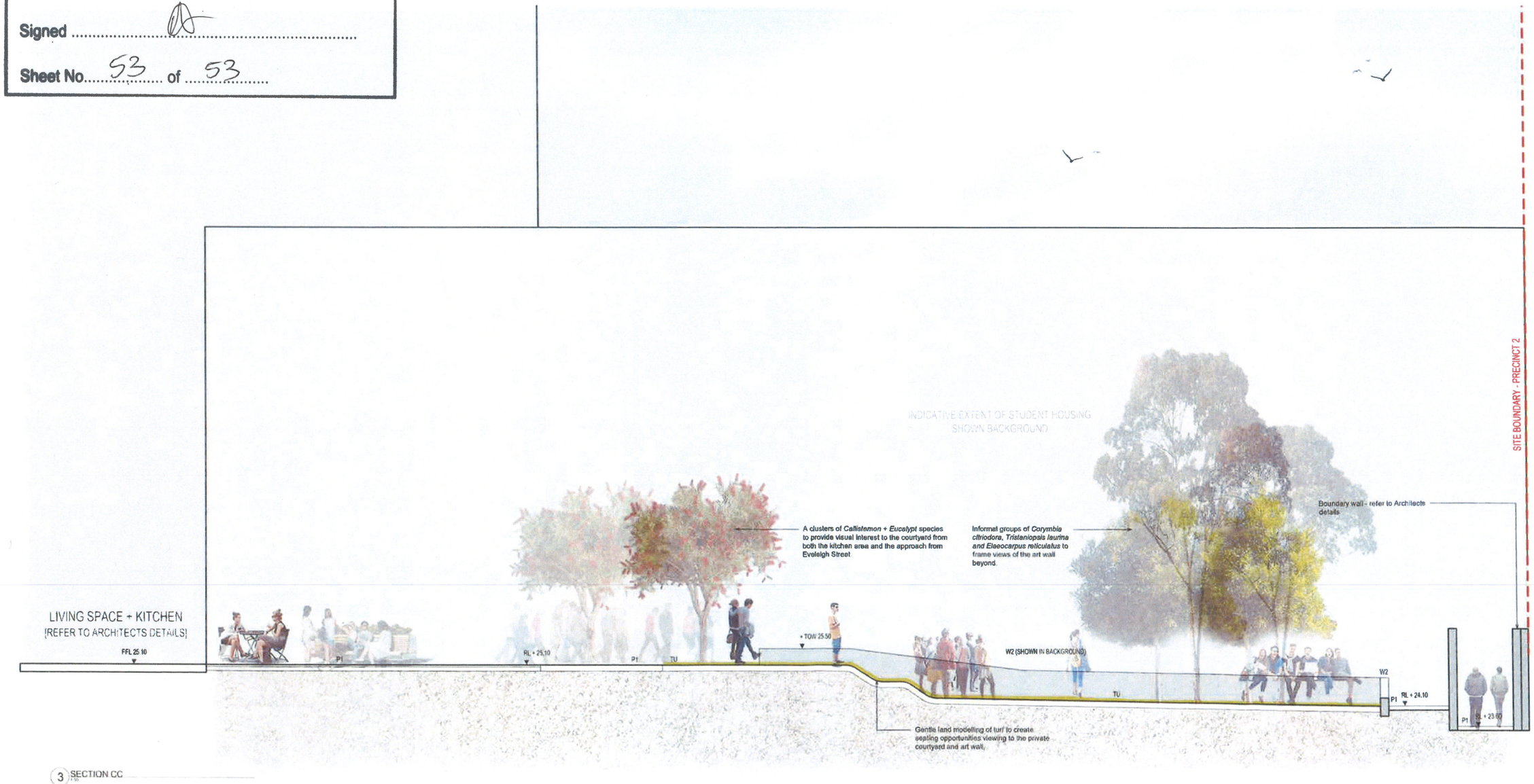


3 SECTION CC
1:50

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[Project] PEMULWUY PRECINCT 3 PUBLIC REALM

[Client] DEICORP

SECTION CC - GROUND FLOOR COURTYARD

[Scale] 1 : 50 @ A1

[Ref] 20170005 [Dwg No] LD DA202 [Rev] A