

01/08/19

Our Ref: P-19107

Brendon Roberts

Team Leader, Key Sites Assessments
NSW Department of Planning & Environment
GPO BOX 39
SYDNEY NSW 2001
brendon.roberts@planning.nsw.gov.au

Dear Mr. Roberts,

RE: WRITTEN STATEMENT TO SUPPORT AN S4.55(1A) MODIFICATION APPLICATION TO VARY PROJECT APPROVAL MP11_0093 FOR DEVELOPMENT OF THE PEMULWUY PROJECT, REDFERN

This written statement has been prepared on behalf of Deicorp Pty Ltd by City Plan Strategy and Development Pty Ltd (CPSD) in support of a modification application made pursuant to Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The application seeks to modify development consent MP11_0093 MOD 1 for the Pemulwuy Project, Redfern granted by The Independent Planning Commission on 4 March 2019. The site is located within the City of Sydney local government area (LGA).

1. THE APPROVED DEVELOPMENT

On 30 June 2009, the Minister for Planning approved a Part 3A concept plan (MP06_0101) for the redevelopment of the Pemulwuy site at Redfern into three precincts comprising retail/commercial, residential (including student accommodation), cultural and community uses and open space.

Project Approval (MP11_0093) was issued on 21 December 2012 for the construction of the buildings in Precincts 1, 2 and 3 in the Pemulwuy Project in accordance with the modified Concept Plan Approval MP 06_0101 MOD1 issued on the same date.

Approval of a State Significant Development (SSD 8135) on 4 March 2019, for a modified student housing complex in Precinct 3, resulted in the need for various conditions in MP11_0093 to be amended or deleted. A modification application (MP11_0093 MOD 1) to amend the project approval was therefore concurrently approved by The Independent Planning Commission on 4 March 2019. The modifications to the project approval included complete removal of the approved Precinct 3 buildings/works and all associated conditions and SoCs from the approval. A copy of the approved floor plans for MP11_0093 MOD 1 are included at **Appendix 1**.

The modified development, approved by MP11_0093 MOD 1, is contained to Precinct 1 and 2 only. The project approval includes 36 townhouses and 26 apartments (being 62 dwelling units) within Precinct 1.

2. CURRENT APPLICATION

2.1. Overview of Proposed Modifications

This application seeks to modify condition B21 and Statement of Commitments item no. 16 within development consent MP11_0093 MOD1. Further detail in relation to the extent of the modifications is provided in **Section 2.2**.

The request to modify condition B21 was first raised with the Department of Planning & Environment (DPE) during the assessment of MP11_0093 MOD 1. The timing of the request, however, would have required the renotification of the modification request and therefore prevented this matter from being considered as part of MP11_0093 MOD 1.

Following the issue of the modified consent (MP11_0093 MOD 1), informal discussions were held between Deicorp Pty Ltd and DPE regarding the proposed further change. This application is in response to those discussions.

2.2. Conditions to be Modified

The application seeks minor modifications to conditions A1, A2, B21 and Statement of Commitments items no. 11 and 16 within development consent MP11_0093 MOD1. It is proposed to modify MP11_0093 MOD1 under the terms of Section 4.55(1A) of the Environmental Planning and Assessment Act 1979 (EP&A Act) to affect these changes.

Condition A1 is an administrative condition and describes the development to which the consent relates and currently reads:

A1 Development Description

Development consent is granted for the carrying out of development of Pemulwuy Precincts 1 and 2 described below:

- 10,405m² of gross floor area comprising:
 - 1,215m² of retail/commercial gross floor area
 - 7,340m² of residential gross floor area comprising:
36 townhouses (5x2 bedroom, 18x3 bedroom and 13x4 bedroom)
26 apartments (21x2 bedroom and 5 x 3 bedroom)
- 1,850m² of cultural/community gross floor area, including a gymnasium/fitness centre, gallery, 60 place child care centre and offices for AHC
- Basement car park for 115 vehicles including 10 accessible spaces
- 8 at grade 90° angle spaces along the northern side of Caroline Street
- Landscaping and public domain improvement works.

Condition A2 is an administrative condition and list the approved plans to which the consent relates and currently reads in part:

A2 Terms of Approval

This approval relates solely to Precincts 1 and 2. Any reference to any development within Precinct 3 in the following drawings and associated reports is to be disregarded.

The development will be undertaken in accordance with MP 11_0093 and the Environmental Assessment dated December 2011, prepared by Ludvik and Associates Pty Ltd, and the Schedule 3 Statement of Commitments, except where amended by:

- (a) the Preferred Project report dated August 2012, prepared by Ludvik and Associates Pty Ltd,
- (b) the following modification application(s):
 - (i) *MP 11_0093 MOD 1 prepared by Ludvik & Associates Pty Ltd dated 10 July 2018*
- (c) the following drawings: ...

Condition B21 is listed as a condition that must be satisfied prior to the issue of a Construction Certificate and currently reads:

B21 Adaptable Housing

Prior to a Construction being issued, the following information is required to be submitted to the PCA:

- a) Confirmation that 57 of the residential units are able to be adapted for people with a disability in accordance with the Building Code of Australia and City of Sydney Access DCP 2004;*
- b) Compliance with Australian Standard AS4299 is to be submitted to the Certifying Authority.*

This advice is to be prepared by an appropriately qualified access consultant.

Statement of Commitments (SoC) item no. 11 requires that car parking, loading and access be provided as part of the construction works and currently reads:

Commitment 11

One hundred and fifteen (115) off-street car parking are to be provided in accordance with AS2890.1-2004: Parking Facilities - Part 1: Off-Street Car Parking.

Loading facilities are to be established in accordance with the approved plan and AS2890.2-2002: Parking Facilities - Part 2: Off-Street Commercial Vehicle Facilities.

SoC item no. 16 requires that access and facilities for people with a disability be provided as part of the construction works and currently reads:

Commitment 16

Access facilities are to be provided in accordance with AS1428-2001 - Access for Design and Mobility - New Building Work.

57 of the dwellings in Precinct 1 are to be constructed in accordance with AS4299-1995 - Adaptable Housing.

The details of and the reason for the proposed modifications are detailed in **Table 1**.

Table 1: Details of and reasons for the modifications

Condition number	Description of modification	Reason
Schedule 2 Part A - A1	It is requested that the reference to 10 accessible car spaces be increased to 16 accessible spaces.	To ensure one accessible car parking space is provided for each of the proposed adaptable units.
Schedule 2 Part A - A2	<p>It is requested that the approved Precinct 1 plans be replaced with the updated architectural plans, prepared by Nordon Jago Architects, included at Appendix 2.</p> <p>The updated plans include:</p> <ul style="list-style-type: none"> ▪ 1DA091 Revision G Basement Level B1 ▪ 1DA100 Revision G Plan Level 01 - Townhouses ▪ 1DA101 Revision H Plan Level 02 - Townhouses ▪ 1DA102 Revision G Plan Level 01.1 (Mezzanine) ▪ 1DA103 Revision G Plan Level 02 - Residential ▪ 1DA104 Revision G Plan Level 03-05 Typical ▪ 1DA120 Revision G Roof Plan ▪ 1DA150 Revision C Adaptable (NAU) Apartments & Townhouses 	To ensure that the approved plans reflect the changes proposed by the modification application request.
Schedule 2 Part B- B21	It is requested that the requirement that 57 of the residential units (92%) in Precinct 1 be capable of being adapted for use by people with a disability, be reduced to a total 16 of the residential units (25%).	<p>It is likely that this condition was imposed in error. The applicant's Environmental Assessment Report, originally prepared for the project in December 2011, incorrectly identified that 57 of the dwellings had been designed to be adaptable. See also discussion in Section 2.3 of this report.</p> <p>This number of adaptable units was nominated in the Director General's Environmental</p>

Condition number	Description of modification	Reason
		<p>Assessment Report and as a result, the condition was imposed to reflect the details in the applicant's submission.</p> <p>During the preparation of the detailed construction plans it has been determined that the design does not allow for 92% of the residential units (being 57 out of 62) to be adaptable and that the condition is overly onerous and unachievable. Compliance with this condition therefore cannot be achieved.</p>
Schedule 3 SoC no. 11	It is requested that this condition be updated so that the 115 off-street car parking spaces include 16 accessible spaces.	To ensure consistency with the proposed amended requirements of condition A1.
Schedule 3 SoC no. 16	It is requested that this condition be amended to require that a total 16 of the residential units (25%) in Precinct 1 be constructed in accordance with AS4299-1995 - Adaptable Housing	To ensure consistency with the proposed amended requirements of condition B21.

2.3. Justification for the requested modifications

Condition B21 has been imposed in error

The original Environmental Assessment Report, prepared by Ludvik & Associates dated December 2011 and submitted as part of the Part 3A Project Application (MP 11_0093), nominated that a total of fifty-seven (57) of the dwellings would be adaptable for use by people with a disability in accordance with Australian Standard AS 4299-1995 - Adaptable Housing. This represented 92% of the total number of dwellings proposed.

In considering Project Application (MP 11_0093), the Director General's Environmental Assessment Report dated December 2012 does not include or consider adaptable housing as part of the assessment. From this we surmise that the quantum of adaptable housing was not determinative to the application. Although there was no consideration of adaptable housing within the Director General's Environmental Assessment Report, the subsequent approval (MP 11_0093) granted on 21 December 2012 includes a requirement for 57 adaptable dwellings (92%) at Condition B21. The inclusion of this condition is seemingly a direct reflection of the content provided in the applicant's Environmental Assessment Report.

During the preparation of the detailed construction plans it has been determined that the design does not allow for 92% of the residential units (being 57 out of 62) to be adaptable, nor did it ever. It appears that the figure quoted in the applicant's original Environmental Assessment Report was genuinely an error as at no time could the figure be reconciled with the submitted plans.

Approval of a State Significant Development (SSD 8135) on 4 March 2019, for a modified student housing complex in Precinct 3, resulted in the need for various conditions in MP11_0093 to be amended or deleted. A modification application (MP11_0093 MOD 1) was subsequently submitted. During the assessment of the modification application, a request was made to reduce the amount of adaptable housing required by Condition B21. The timing of the request, however, would have required the renotification of the modification request and therefore prevented this matter from being considered as part of MP11_0093 MOD 1.

While the modification request (MP11_0093 MOD 1) could have been determined by the Director, Key Sites Assessments under delegation, the Department considered that the interrelationship between this and two (2) other applications being considered for the same site (MP 06_0101 MOD 2 and SSD 8135) warranted one decision maker to determine all three applications. Subsequently, all three applications were referred to the Independent Planning Commission (Commission) for determination. The Department's Assessment Report dated October 2018, provided a concurrent assessment of all three (3) applications. There is no consideration of adaptable housing within this report either.

The amended proposal exceeds Council's DCP requirements

The Part 3A Pemulwuy project approval has been declared to be State Significant Development (SSD). While Development Control Plans (DCP's) do not apply to SSD, it is considered that the City of Sydney Access Development Control Plan (DCP) 2004 standards provide a useful guide for the assessment of the proposal. This is also reflected in condition B21 which requires that the residential units are able to be adapted for people with a disability in accordance City of Sydney Access DCP 2004.

Under section 5.3 of Council's DCP, the proposed development is to provide adaptable housing at the rate of 15% of the total dwellings. The approved development comprises 62 dwellings (36 townhouses and 26 apartments) in Precinct 1 and as such, application of this rate equates to a requirement for 10 adaptable units (when rounded up to the next whole figure).

Council's DCP further requires that one accessible car parking space be provided for every adaptable unit. The development description, provided at condition A1 of the project approval (MP11_0093 MOD1), describes the development to which consent has been granted. This condition indicates that consent has been granted for a basement car park for 115 vehicles "*including 10 accessible spaces*". The approved plans nominated at condition A2, further nominate that only 10 accessible car spaces will be provided for the development.

The provision of 10 accessible car spaces aligns with Council's DCP requirement that adaptable housing be provided at the rate of 15% of the total dwellings. It is considered that the requirement to provide adaptable units at the much higher rate of 92% was likely imposed in error and that it was always the intention to provide 10 adaptable units. The requirement for 57 adaptable units is considered unnecessary. There is no basis to provide such a high proportion of adaptable units, noting that the provision of 57 adaptable units is well above that required by Council's DCP.

Despite the DCP requirement to provide a minimum of 10 adaptable units, the modification application is seeking to modify condition B21 to require that a total 16 of the residential units be capable of being adapted for use by people with a disability. This represents 25% of the total dwellings, compared to 15% required by

Council's DCP. The increase of adaptable units from the 10 units required under the DCP, to 16 units, represents a 60% increase above the minimum number of units required by Council's control.

Updated architectural plans, prepared by Nordon Jago Architects, are included at **Appendix 2** and demonstrate that 16 accessible car spaces can also be accommodated within the basement car park without displacing the other required car spaces. The plans have been reviewed by a Traffic Consultant and have been certified as being compliant with the Australian Standards AS/NZS 2890.1 and AS/NZS 2890.6. A Statement of Compliance is included at **Appendix 3**.

The purpose of amending condition B21 and associated SoC no. 16 is to allow the preparation of the detailed construction design plans and to ensure compliance with the consent conditions can be achieved. The modifications do not involve any physical changes to the building approved in Precincts 1, and do not impact on any other elements of the existing approval. Furthermore, the proposed modification will exceed the City of Sydney guidelines, will fully comply with the adaptable housing requirements of the BCA and will not have any detrimental environmental effects.

A Statement of Compliance - Accessibility has been prepared by Accessible Building Solutions and is included at **Appendix 4**. The report further demonstrates that the provision of 16 adaptable units and associated parking will fully comply with all relevant provisions of the Building Code of Australia (BCA) 2019.

3. STATUTORY PROVISIONS

3.1. Section 4.55 Modification of consents - generally

Section 4.55(1A) of the EP&A Act outlines the matters that a consent authority must take into consideration when determining an application that seeks to modify an existing consent involving minimal environmental impact.

The matters for consideration under section 4.55(1A) of the EP&A Act that apply to the modification of the project approval (MP11_0093 MOD 1) have been considered in **Table 2**.

Table 2 - Section 4.55(1A) Matters for Consideration

Section Evaluation	4.55(1A)	Consideration
that the proposed modification is of minimal environmental impact, and		<p>Section 2.3 of this report provides a detailed description of the proposed modifications and demonstrates that the requirement to provide 57 adaptable units was likely imposed in error. Various conditions of the existing consent suggest that it was always the intent of the application to provide 10 adaptable units as would be required by the City of Sydney Access DCP 2004.</p> <p>Despite Council's DCP requiring that 15% of the dwellings be adaptable, the modification application is seeking to provide 16 adaptable units which represents 25% of the total dwellings. The increase of adaptable units from the 10 units required under the DCP to 16 units, represents a 60% increase above the minimum number of units required by Council's control. Given the proposal</p>

	exceeds Council's minimum DCP requirement, it is considered that the proposed modification will have no environmental impact.
that the development to which the consent as modified relates is substantially the same development as the development for which the consent was originally granted and before that consent as originally granted was modified (if at all), and	The proposed modifications do not seek to change the nature and substance of the approved development in any way. The proposed modifications to MP11_0093 MOD1 do not propose any physical change to the building approved in Precinct 1, other than the provision of six additional accessible car spaces within the basement. All other components of the development will remain unchanged. As such, the modified proposal will result in development that is substantially the same as the originally approved development.
the application has been notified in accordance with the regulations, and	The modification application will be notified in accordance with the Environmental Planning and Assessment Regulation 2000 (EP&A Regulation).
any submission made concerning the proposed modification has been considered	The Department will consider any submissions received as a result of the notification process.

Subsections (1), (2) and (5) under Section 4.55 do not apply to modifications involving minimal environmental impact as is proposed by this application. Subsection (4) is an advisory matter and does not require further matters to be considered.

Subsection 4.55(3) of the EP&A Act, however, requires that:

“(3) In determining an application for modification of a consent under this section, the consent authority must take into consideration such of the matters referred to in section 4.15(1) as are of relevance to the development the subject of the application.”

The environmental assessment matters relevant to the proposed modified development under Section 4.15(1) (a), (b), (c), (d) and (e) of the Act are addressed in Section 3.2 below.

3.2. Section 4.15(1) - Matters for consideration

The proposed development satisfies the matters for consideration under Section 4.15(1) of the EP&A Act as identified in **Table 3**. This includes the relevant provisions of environmental planning instruments, DCPs, the regulations and policies, as well as the likely impacts, suitability of the site and public interest.

Table 3 - Section 4.15(1) Matters for Consideration

Section 4.55(1A) Evaluation	Consideration
(a)(i) any environmental planning instrument	<p>The principal planning controls applying to the development are contained in State Environmental Planning Policy (State Significant Precincts) 20005 (SSP SEPP). The Department considered the provisions of this SEPP and other applicable EPIs in the determination of the original application.</p> <p>Since no substantive changes are proposed to the development, the modified proposal remains consistent with the relevant provisions of the applicable EPIs as detailed in the original application.</p>
(a)(ii) any proposed instrument	Not applicable.
(a)(iii) any development control plan	<p>In accordance with clause 11 of State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP), the provisions of any development control plan (DCP) would not apply to the subject development as discussed in Section 2.3.</p> <p>In the absence of any planning controls to guide the provision of adaptable housing on the site, however, consideration has been given to the City of Sydney Access Development Control Plan (DCP) 2004 standards. As discussed in Section 2.3, the modification application is seeking to provide a total 16 adaptable residential units. This represents 25% of the total dwellings which exceeds Council's minimum requirement of 15%. The increase of adaptable units from the 10 units required under the DCP, to 16 units, represents a 60% increase above the minimum number of units required by Council's control.</p>
(a)(iia) any planning agreement	Not applicable.
(a)(iv) the regulations	The proposed modification application can meet the relevant requirements of the EP&A Regulation, including the payment of fees and public notification.
(a)(v) any coastal zone management plan	This matter has been repealed and is therefore not applicable.
the likely impacts of that development including environmental impacts on both the natural and built	<p>The proposed modification application seeks to reduce the required number of adaptable units to align more closely with Council's DCP requirement.</p> <p>The amendment to condition B21 (and associated SoC no. 16) does not involve any change to the building footprint, elevations or unit layouts approved in Precincts 1 and 2. The modification will not impact on any other elements of the</p>

Section 4.55(1A) Evaluation	Consideration
environments, and social and economic impacts in the locality	<p>existing approval, with the only physical change being limited to the provision of 6 additional accessible basement car spaces.</p> <p>Given the minor nature of the modification it is considered that the proposed change will not have any detrimental environmental effects.</p> <p>The increase of adaptable units from 10 units to 16 units represents a 60% increase above the minimum number of units required by Council's DCP control. Given the proposed modification will exceed the City of Sydney guidelines and will fully comply with the adaptable housing requirements of the BCA, it is considered that the proposal will not have any detrimental social impacts.</p>
the suitability of the site for the development	In granting consent to the project approval (MP11_0093) it was considered that the site is suitable for the for the mixed- use redevelopment of the precinct.
any submissions	As part of the Department's assessment process, consideration will be given to any submission received.
the public interest	<p>No public interest issues arise as a consequence of the proposed modifications, noting that in granting consent to the project approval (MP11_0093) it was considered that the development is in the public interest.</p> <p>The intention of the consent conditions is to preserve the public interest. The proposed modifications will continue to give effect to those general intentions in a more achievable way.</p>

4. CONCLUSION

The conditions proposed to be modified relate to required number of adaptable residential dwellings and do not have any implications for the overall physical form of the approved development, with the exception of 6 additional accessible basement car spaces being provided. It is therefore considered that the proposed modified development is substantially the same as that approved by project approval MP11_0093 MOD 1.

The impacts of the modifications are negligible given that the proposed number of adaptable units will exceed Council's minimum DCP requirement by 60% and that the development will remain consistent with the project approval. The amendments maintain the integrity of the approved development and the intent of the conditions and will have no identifiable environmental impacts. Accordingly, the modifications are within the ambit of Section 4.55(1A) of the Act.

The Statement of Compliance - Accessibility, included at **Appendix 4**, further demonstrates that the modifications will achieve compliance with the access provisions of the BCA 2019, the Access to Premises

Standard, all relevant Australian Standards and Council's DCP controls relating to Access for People with a Disability.

The assessment of the modified proposal pursuant to the relevant Section 4.15(1) evaluation criteria does not alter the Department's assessment of the original project application. In summary the development, as modified:

- represents the same development as approved by MP11_0093 in Precincts 1 and 2;
- will not have any environmental effects; and
- is suitable for approval under Section 4.55 of the EP&A Act.

As such, it is considered that there is no reason why the modifications should not be approved.

Should you require any further clarification or information in respect to this application, please contact Rebecca Gordon on (02) 8270 3500.

Yours sincerely,

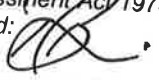


Stephen Kerr

Executive Director





APPENDIX 1

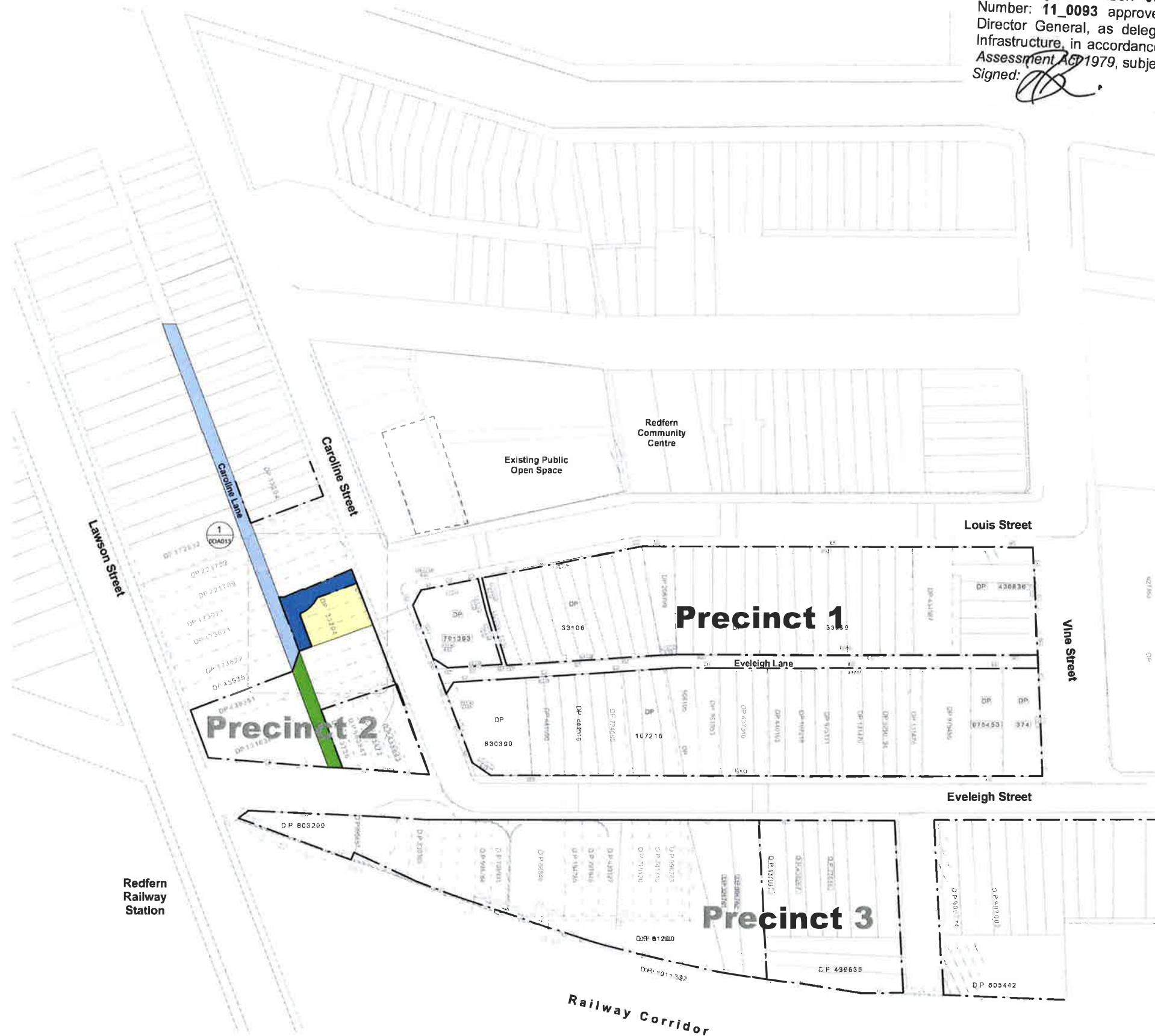
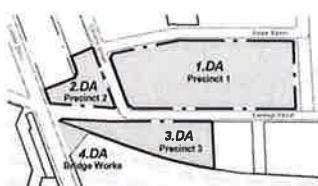
Approved Stamped Plans (MP11_0093 MOD1)

Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed: 



1 Detail - B99
1:200

Legend - Laneways	
	Denotes Existing Caroline Lane.
	Denotes Proposed Closure To Caroline Lane.
	Denotes Proposed Alternative Route To Caroline Lane.
	Denotes Land Owned By AHC



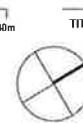
General Notes:	
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.	
All Levels Indicated Taken To Australian Height Datum (AHD)	
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.	
Site Underlay Based On Survey Carried Out By Denny Linker For Precinct Application And Subsequent Survey Work Carried Out By Dow & Watson Consulting Surveyors - Refer To Drawing 302808	

Development Application		
Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Caroline Lane Sealed Path Turning Circle	09.11.11
C	Development Application Issue	14.12.11

NORDON · JAGO
ARCHITECTS

CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2039 - T:02 9517 2822 F:02 9517 2630
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4925

0m 4m 8m 12m 16m 20m 40m
Scale Bar 1:400



Pemulwuy Project, Mixed Use Development, REDFERN

2/05/2010 Pemulwuy Project A NSW DocumentationS-CAD001-DAN1 Mod101-Cumulative000214_3DA 33a Master 111212141

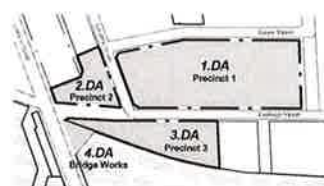
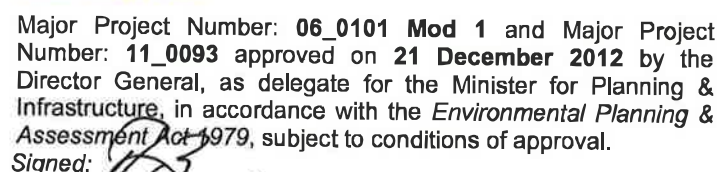
Laneways

JOB No	DEP0210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No	0DA013 C



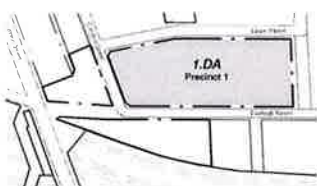
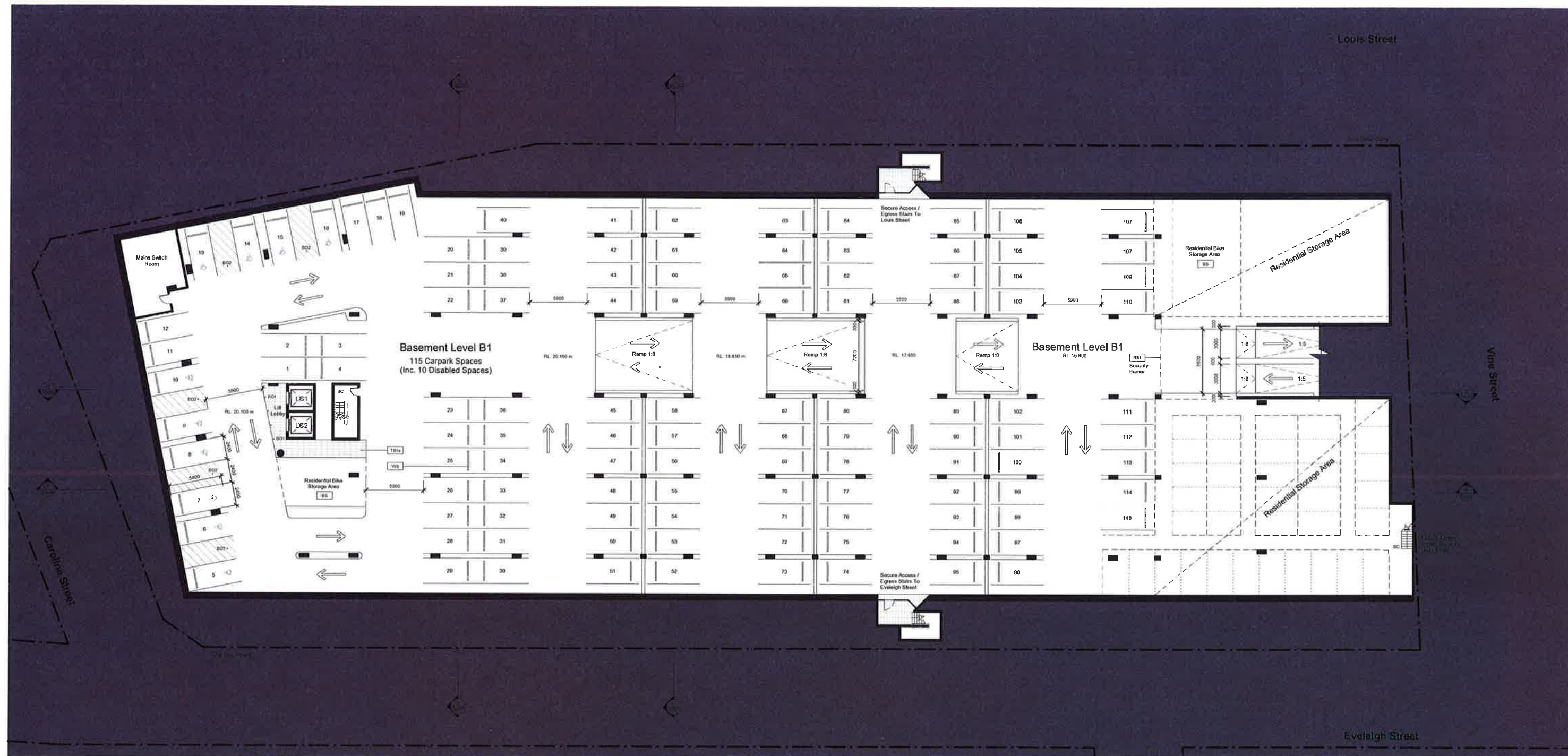
CY1	Canopy Types
CY2	Prerfinished Suspended Steel Framed Canopy With Curved Metal Panel Soft To Permanent Place And Gym Entry
CY3	Prerfinished Steel Framed Fixed Louvre Canopy Over Terrace Entry To Retail Units Facing Lous Street
CY1b	Prerfinished Aluminium Glazd Slant Sliding Canopy To North Facing Residential Apartment Windows
CY1d	Prerfinished Steel Framed Side Section Slant Louvre Canopies To Townhouses Facades and Terraces
CY1e	Prerfinished Aluminium Glazd Slant Sliding Canopy To Commercial Units
CY2a	Prerfinished Canopy With Prerfinished Steel Frame Variators To Townhouses Terrace
CY3b	Prerfinished Alu Safety Glass Panel Canopy With Flat Pattern On Prerfinished Steel Outriggers Over Commercial Entries To Elevish St
CY3c	Framed Canopy With Prerfinished Profit Metal Canopy To Elevish Street Student Housing Entry
FT	Frame / Screen Types
FT0a	Open Mesh Fencing On Galvalume MS Frames To Basement, Store Enclosures and Exposed Ramp Edges
FT0b	New Temprament Frame / Denier To Lamson Street Bridge Expansion - Details To Be Confirmed With Heat Corp
FT1	Galvalume Vertical Slatted Frame System To Elevish Variators To Townhouses Terrace
FT1a	Prerfinished Vertical Baluster Frame Windows With Colour Variations On Low Conc Retaining Wall With Proprietary Double Glaze To Childrens Open Space
FT2b	1800mm High Grade W Steel Glass Panel Frame With Grated Fix Pattern Fixed With Patch Prerfinished To Prerfinished Steel Baluster Posts
FT3a	1800mm High Privacy Screens Between Commercial / Student Housing Common Open Areas
GF0a	Frameless Opening Systems (All Opening Systems) To Commercial Units
GF0b	Frameless Curved Wall System With Proprietary Door and Window Opening Systems With Black Powdercoat Finish (Realt - Phoenix P1 / P2)
GF1a	Frameless Curved Wall System With Black Powdercoat Finish To Gym Areas
GF1b	Frameless Glass Curtain Wall System With Laminated High Resoluion Temprament Image Of Aboriginal Australia Ray Applied To Inside Face
GF1c	Frameless Curved Wall System With Black Powdercoat Finish To Residential Foyer
GF1d	Prerfinished Metal Framed Sliding Door Sets To Residential Apartments And Townhouses With Black Powdercoat Finish
GF1e	Prerfinished Metal Framed Window Systems To Residential Apartments And Townhouses With Black Powdercoat Finish
GF2a	Prerfinished Metal Framed Curved Wall System With Black Powdercoat Finish To Childrens Area
GF2b	Prerfinished Metal Framed Window Systems To Childrens Areas With Black Powdercoat Finish
GF3a	Frameless Glazing Curtain Wall System To Main Gallery Facade
GF3b	Frameless Glazing Curtain Wall System To Secondary Gallery Facade Of Commercial Entries Along Elevish Street
GF3d	Prerfinished Metal Framed Windows Student Housing With Black Powdercoat Finish
GF3f	Prerfinished Metal Framed Window Student Housing Facing Rail Corridor With Black Powdercoat Finish
GF3g	Prerfinished Metal Framed Sliding Door Sets To Student Housing With Black Powdercoat Finish
GT	GT Types (To Comply With AS/NZS 4200)
HT	Handrail/Seatraverse Types (All Finishing Components To A51283)
HT0a	Galvalume MS Pipe Rail Balusters and Cross Rails To Fire Isolated Escape Routes
HT0b	Galvalume MS Pipe Rail Balustrade To Basement Carpark Areas
HT0c	Prerfinished Steel Framed Balustrade With 50mm Aluminium Handrail And Glazed Baluster Panels With Grated Fix Pattern To Residential Balconies
HT2a	Prerfinished Steel Framed Balustrades With Extruded Aluminium Handrail And Glazed Baluster Panels With Fix Pattern To Commercial Balconies
HT3a	Prerfinished Steel Framed Balustrades With 53mm Laminated Common Student Housing Staircases
HT3c	Frameless Glass Balustrade With SS Handrail To Maximize Level Of Student Common Area
HT3d	Prerfinished Steel Framed Balustrade With 50mm Aluminium Handrail And Glazed Baluster Panels With Fix Pattern To Student Housing Balconies
LB	Loose Types
LV	Loose Types (Including To Comply With Australian Pool Regulations)
LV1a	Prerfinished Aluminium Fixed Vertical Louvers To Residential Balconies Finished As Clear Anodized
LV1b	Prerfinished Aluminium Fixed Horizontal Louvre Panels above Retail Units Facing Lous Street (See also CPT1b)
LV2a	Prerfinished Aluminium Fixed Horizontal 50mm Lume Louvers To Retail and North Facing Commercial Units
LV3a	Prerfinished Fixed Perforated Louvre Panels Full Height To Ground Floor Gallery Elevation - Powdercoat Finish Colour To Match Pile
LV3b	Prerfinished Fixed Perforated Louvre Panels Full Height To Level 1 Gallery Elevation Finished As Clear Anodized
LV3c	Prerfinished Adjustable Horizontal Eporated Louvers To West Facing Student Housing Units Along Elevish Street - Powdercoat Finish Colour To Match Duxiz "Gray Steel"
LV3d	Prerfinished Adjustable Horizontal Eporated Louvers To East Facing Student Housing Units Along Elevish Street - Powdercoat Finish Colour To Match Duxiz "Gray Steel"
LV3e	Prerfinished Adjustable Horizontal Eporated Louvers To East Facing Student Housing Units Along Elevish Street - Powdercoat Finish Colour To Match Duxiz "Gray Steel"
MC	External Glazing And Roof Lining Types
MC1a	Prerfinished Lysaght Kliplok 700 Roofing Sheets (CEA) - Finished in Colourbond "Sunmetal" With Bolt Gutter Finish To Match To Terraces
MC1b	Proprietary External Metal Panel Cladding System With Express Joints To Eastern Elevation Of Apartments - Colour Variations To Match Pile P1b and P1c
MC1c	Proprietary External Metal Panel Cladding System With Concealed Joints To Window Box Elements - Colour Variations To Match Pile P1b and P1c
MC1d	Corten Steel Cladding Panel With Laser Cut Pattern Fixed Over Spk Beam Frame System To Common Terrace Area
MC1e	Prerfinished Lysaght Kliplok 700 Roofing Sheets (CEA) - Finished in Colourbond "Sunmetal" To Apartment Block
MC3a	Prerfinished Lysaght Kliplok 700 Roofing Sheets (CEA) - Finished in Colourbond "Sunmetal" With Bolt Gutter Finish To Match To Terraces
MC3b	Corten Steel Cladding Fixed On Proprietary Steel Frame System To All Gallery Facades
P	Applied Coatings (Refer Also To Drawing D24000)
P0a	Base Building Colour To Match - Duxiz / L18593
P0b	Secondary Feature Face Colour To Match - Duxiz / L18593
P0c	Side Edge And Block Colour To Match - Duxiz / Winkup White / PCW187481
P0d	All Glazing Frames To Match - Duxiz Duratec - Lume Eporated 47734 Seal
P1a	Feature #1 Colour To Match - Duxiz / Play School / P06 H9
P1b	Feature #2 Colour To Match - Duxiz / Warm Grey / P06 H9
P1c	Feature #3 Colour To Match - Duxiz / Hot Ginger / P10 H9
P2a	Feature #1 Colour To Match - Duxiz / Rain Steel - P05 G5
P2b	Feature #2 Colour To Match - Duxiz / Rain Steel - P05 G5
P2c	Feature #3 Colour To Match - Duxiz / Rain Steel - P05 G5
P3a	Feature #1 Colour To Match - Duxiz / Cold Steel - P14 H9
P3b	Feature #2 Colour To Match - Duxiz / Warm Woolen / P18 H9
T6	The Aest Power Types (Refer Resoluion Details Of Tiles To Be Discussed To Relevant To Use And Exposure)
T7	Refer To Landscape Architects Details To Be Discussed To Relevant To Use And Exposure
T51a	300x500mm Floor Tiles To General Areas - Retail / Gym / Basement
T51b	300x500mm Tiles Lead To Falls In WCs And Changing Rooms To Retail / Gym Areas
T51c	300x500mm Direct Floor Tiles To Residential Entry - Lobby Areas
T51d	300x500mm External Paver Tiles To General Entry - Lobby Areas
T51e	300x500mm Direct Floor Tiles To Kitchen Areas Of Apartments And Townhouses
T51f	300x500mm Tiles Lead To Falls In Bath Rooms And Ldys To Apartments And Townhouses
T52a	300x500mm Floor Tiles To General Areas - Retail / Commercial - External Areas (Entry / Entryway)
T52b	300x500mm Direct Floor Tiles To General Areas - Retail / Commercial - External Areas (Entry / Entryway)
T52c	300x500mm Direct Floor Tiles To Kitchens Or Retail / Commercial Areas
T52d	300x500mm Tiles Lead To Falls In Retail / Commercial WCs
T52e	300x500mm External Paver Tiles To Kitchens In Childrens Area
T52f	300x500mm Direct Floor Tiles To Kitchens In Childrens Area
T52g	300x500mm Tiles Lead To Falls In Bathrooms / Ldys To Childrens Area
T52h	300x500mm Direct Floor Tiles To General Areas - Retail / Commercial - External Areas (Entry / Entryway)
T52i	300x500mm Tiles Lead To Falls In WCs To General Areas - Retail / Commercial - External Areas (Entry / Entryway)
T52j	300x500mm External Paver Tiles To Student Housing Entry Area
T52k	300x500mm Tiles Lead To Falls In Bathrooms And WCs Of Student Housing Common Areas
T52l	300x500mm Direct Floor Tiles To General Areas - Retail / Commercial - External Areas (Entry / Entryway)
T52m	300x500mm Tiles Lead To Falls In Bath Rooms To Student Housing Units

PO

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TITLE	Materials and Finishes Board	JOB No	DE000210	
		DATE	June 2010	
		SCALE	A1 @	As indicated
		DWG No ODA900 A		



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ARCHITECTS

Rev	Description	Date
A	Current Development Summary Issue	13.05.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DAP Amendments	24.08.12

CNR PARAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2822 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4620



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To ODA800 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Wallon Consulting Surveyors - Refer To Drawing 952808

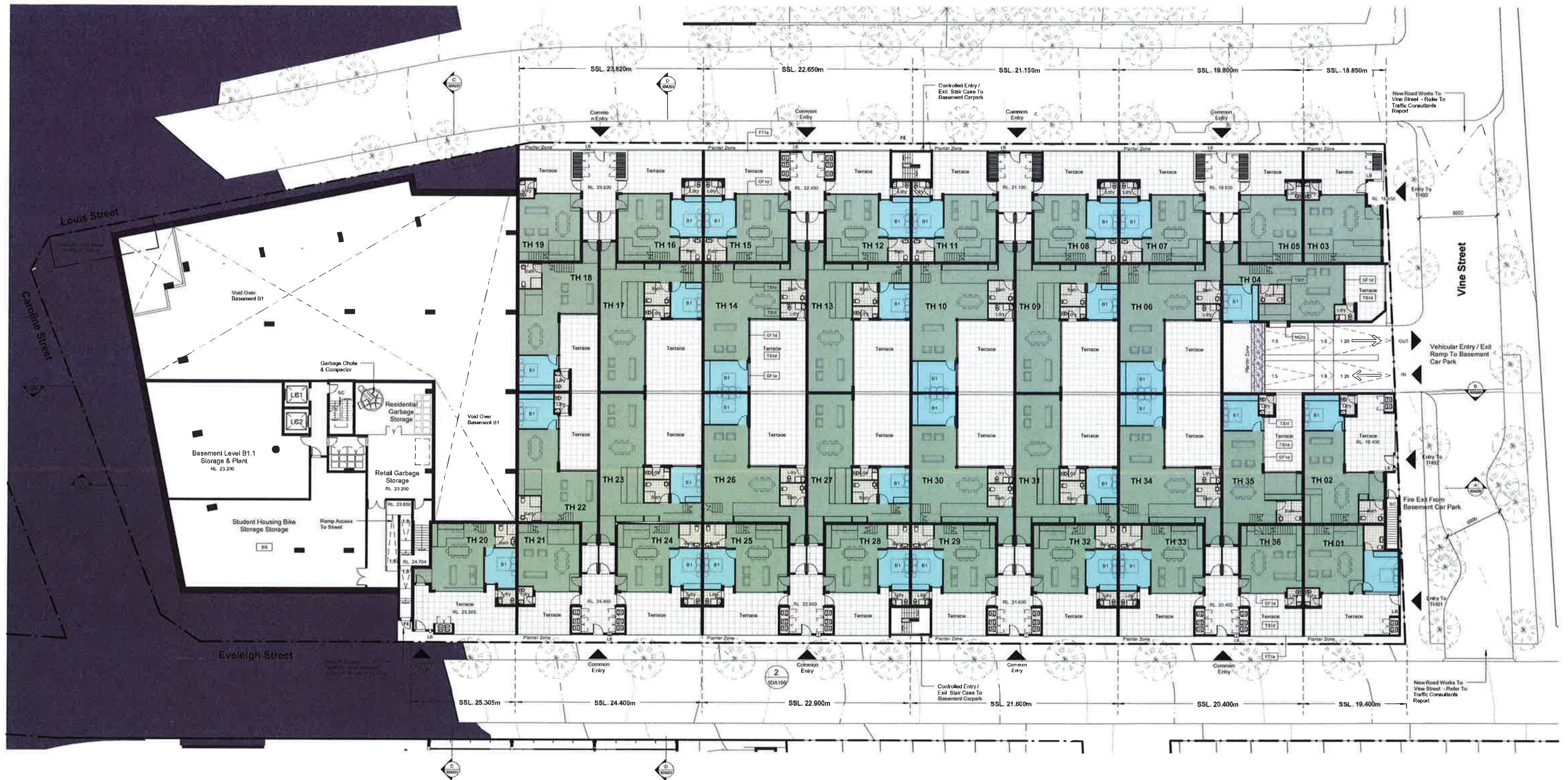
Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

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Basement Level B1

JOB No.	DEK0210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No.	1DA091 E



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:	
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications	
All Levels Indicated Taken To Australian Height Datum (AHD)	
Refer To DDA800 For Abbreviation Schedule And Proposed Outline Colour Schedules And Finish Selections	
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808	

Development Application		
Rev	Description	Date
A	Current Development Summary Issue	15.05.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DA Amendment	24.08.12

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Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN	
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JOB No	DE100210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No	1DA100 E



CHW PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDAL - NSW 2038 - T 02 9517 2822 F 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NS17-4704 GRAHAM P. JAGO REGISTRATION No. NSW-4928



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CHURCHILL ROAD & JOHNSTON ST - PO BOX 254 - ANNANDALE - NSW 2038 - T: 02 9517 2822 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4926

Rev	Description	Date
A	Current Development Summary Issue	15/01/11
B	Preliminary DA Issue For Review	11/01/11
C	Preliminary DA Issue For Review	20/01/11
D	Development Application Issue	14/12/11
E	DA1 Amendments	24/08/12
F	Guiding Address And Related Subject Circled	30/01/18

New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 4.55 (1A) Modification Application

No. 1 granted on the 4 MARCH 2019

in respect to MP 11 0093

Signed [Signature]

Sheet No. 4 of 4

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultant's Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

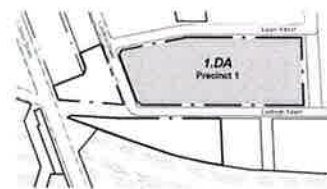
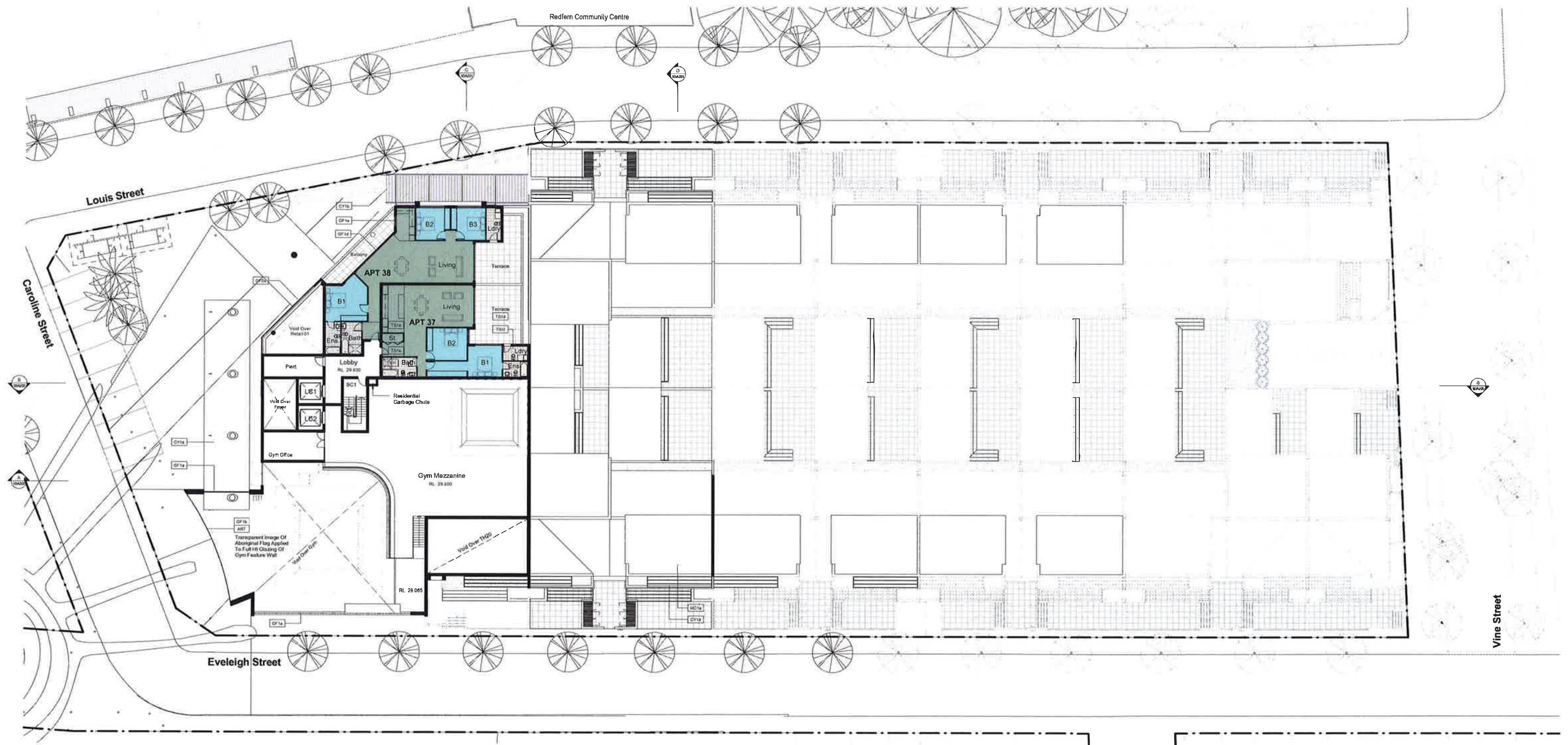
Refer To BDA900 For Abbreviation Schedule And Proposed Outline Colour Schedules And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 307808.

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Plan Level 02- Townhouses
Plan Level 01(GF) - Mixed Use Building

JOB No. DE00716
DATE Oct 2018
SCALE A1 @ As Indicated
DWG No. 1DA101 F



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed:

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants' Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To ODA500 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Wallon Consulting Surveyors - Refer To Drawing 502608.

Development Application

Rev	Description	Date
A	Current Development Summary Issue	13.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DGP Amendments	24.08.12



601 PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2036 - T: 02 9517 2822 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW-4704 GRAHAM P. JAGO REGISTRATION No. NSW-4020

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

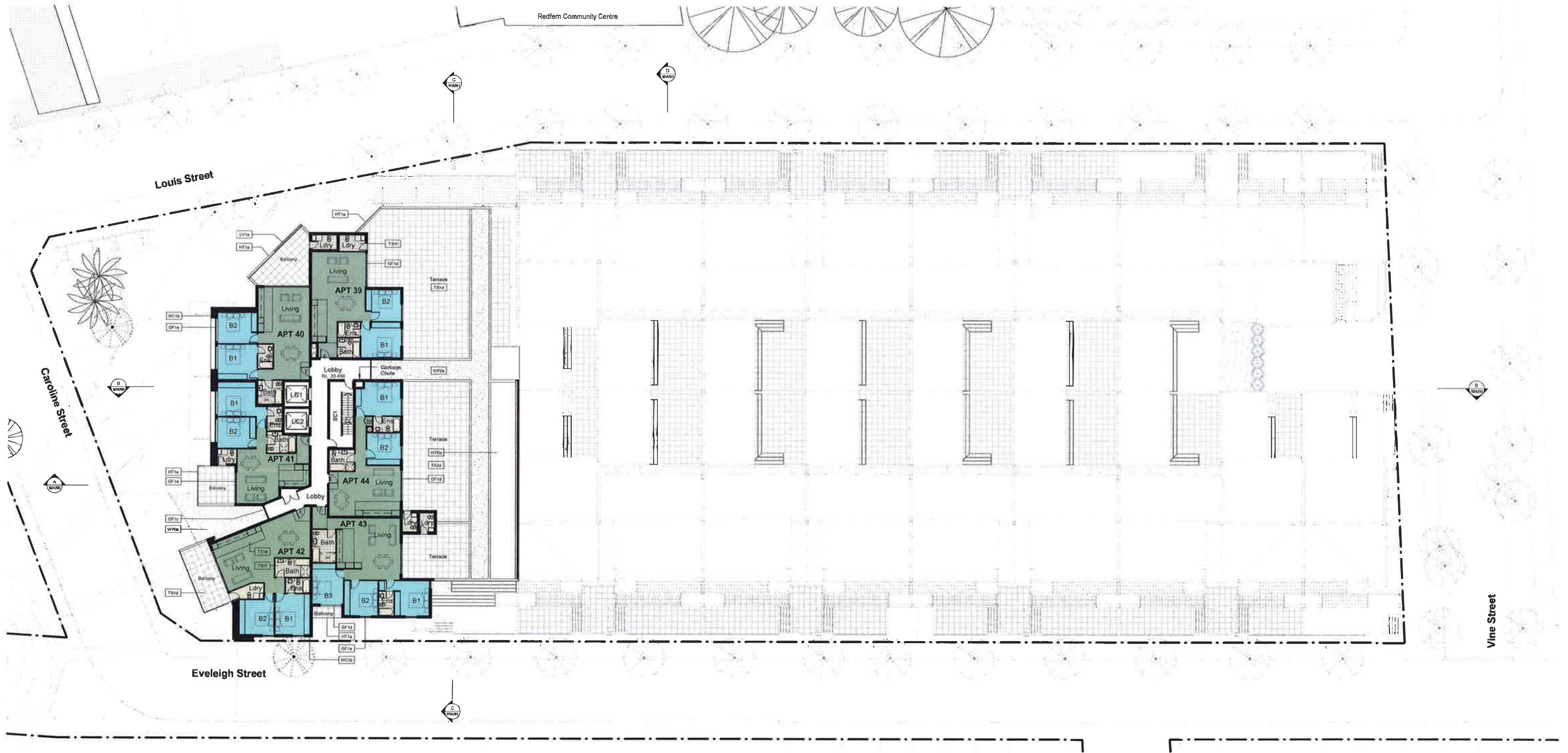
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TITLE

Plan Level 01.1 (Mezzanine)

JOB No. DEK0210
DATE Oct 2010
SCALE A1 @ As Indicated
DWG No. 1DA102 E



Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed: 

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To DDA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.
Site Underlay Based On Survey Carried Out By Donny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 902808.

Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.10.11
E	DAP Amendments	24.08.12

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

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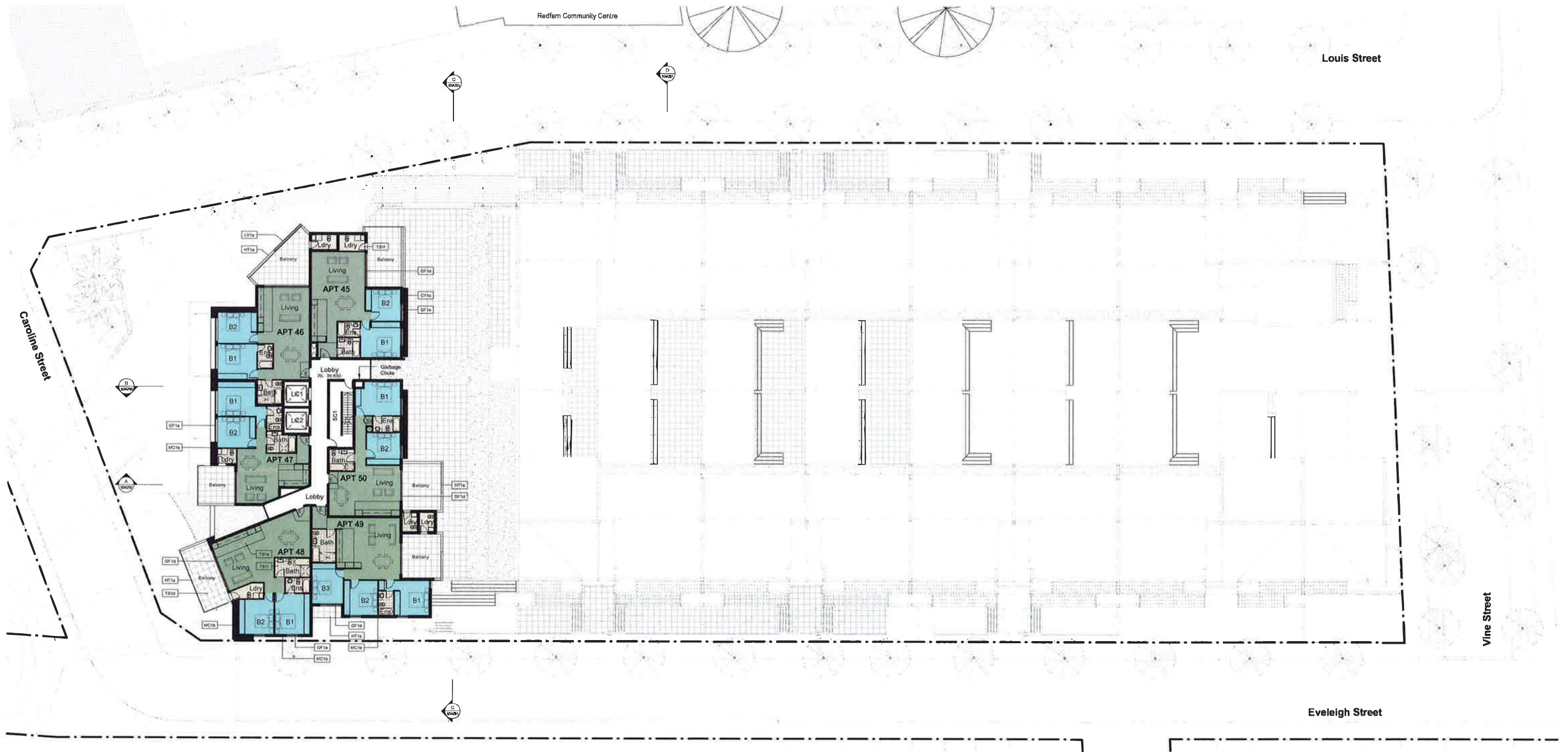
TITLE

Plan Level 02 - Residential


JOB No.	DEI00210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No.	1DA103 E



60R PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2922 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4920



Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed: 

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants' Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To DDA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finish Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 902805.

Development Application		
Rev	Description	Date
A	Current Development Summary Issue	13.05.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DA Amendments	24.06.12

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

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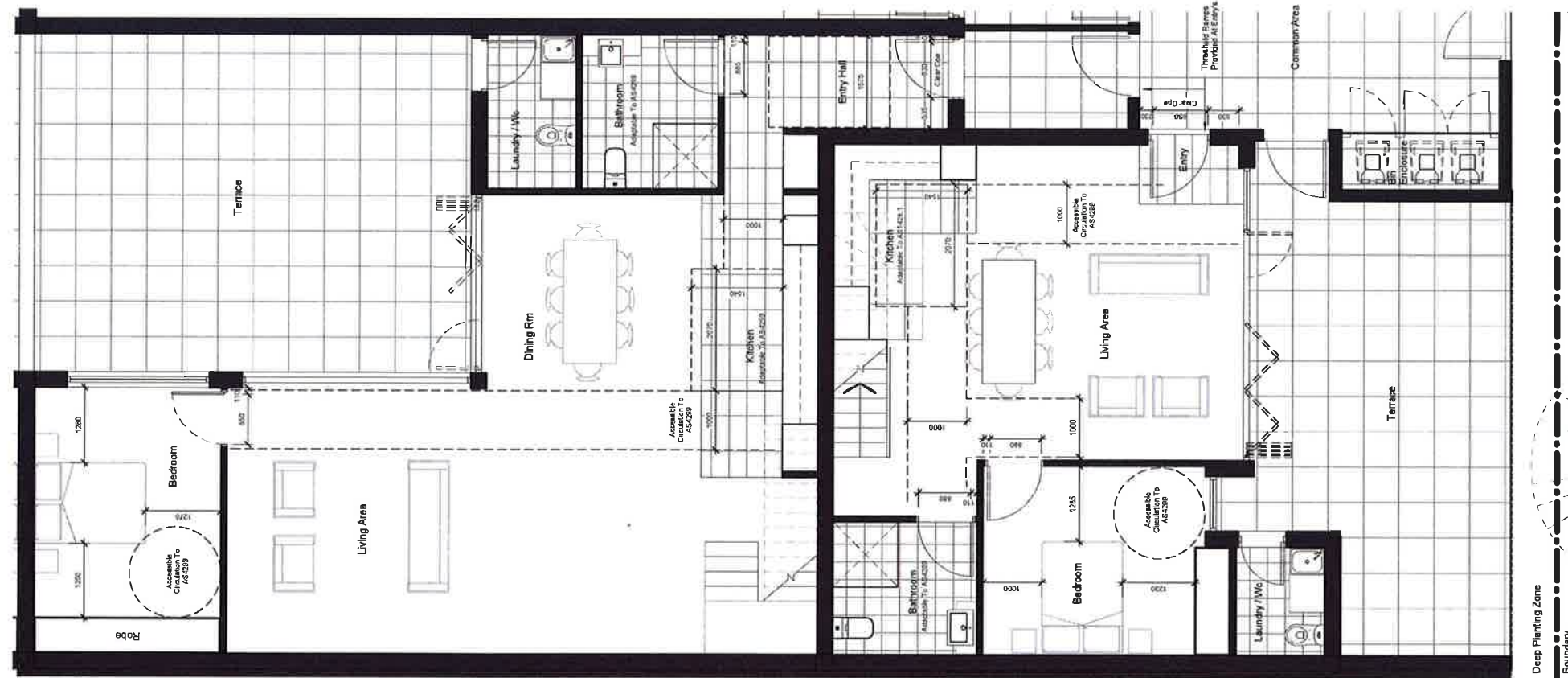
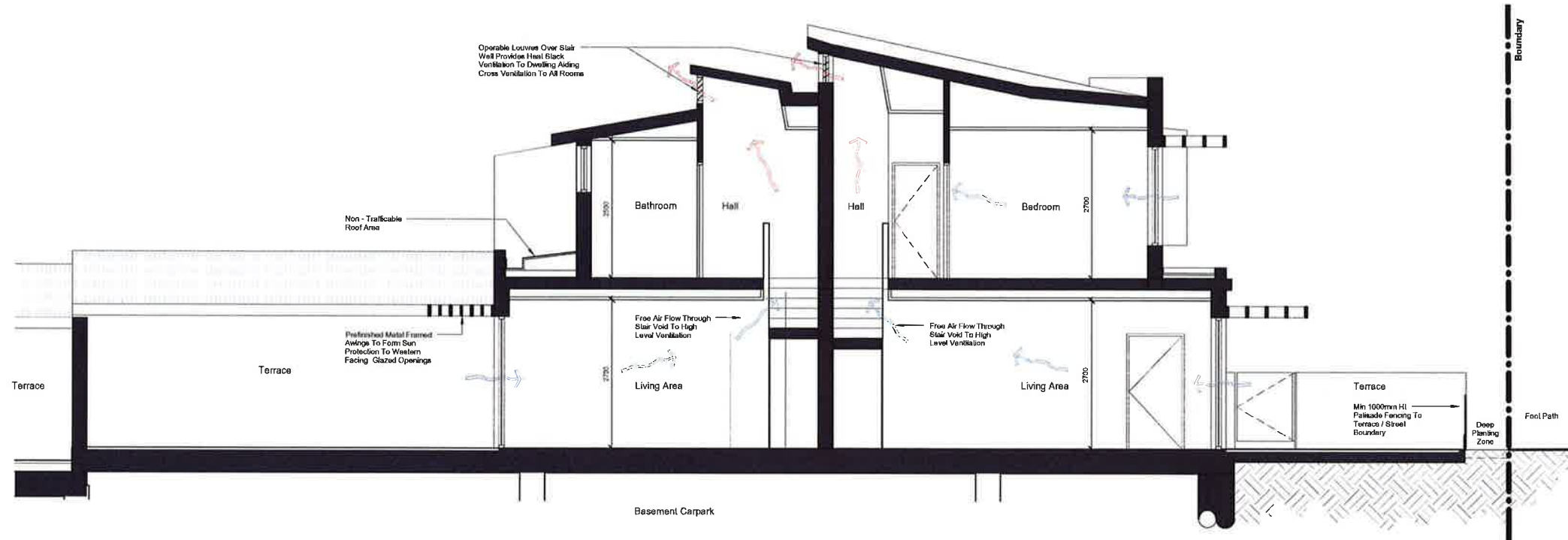
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Plan Level 03-05 Typical

JOB No	DEK00210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No	1DA104 E

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601 PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T: 02 9517 2822 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4920



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed:

Development Application		
Rev	Description	Date
1	Initial Approval	24.06.12
2	Amendment	
3		
4		
5		
6		
7		
8		
9		
10		



101 PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T: 02 9517 2522 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4928

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

2m 2.5m 5m

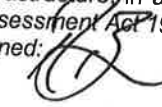
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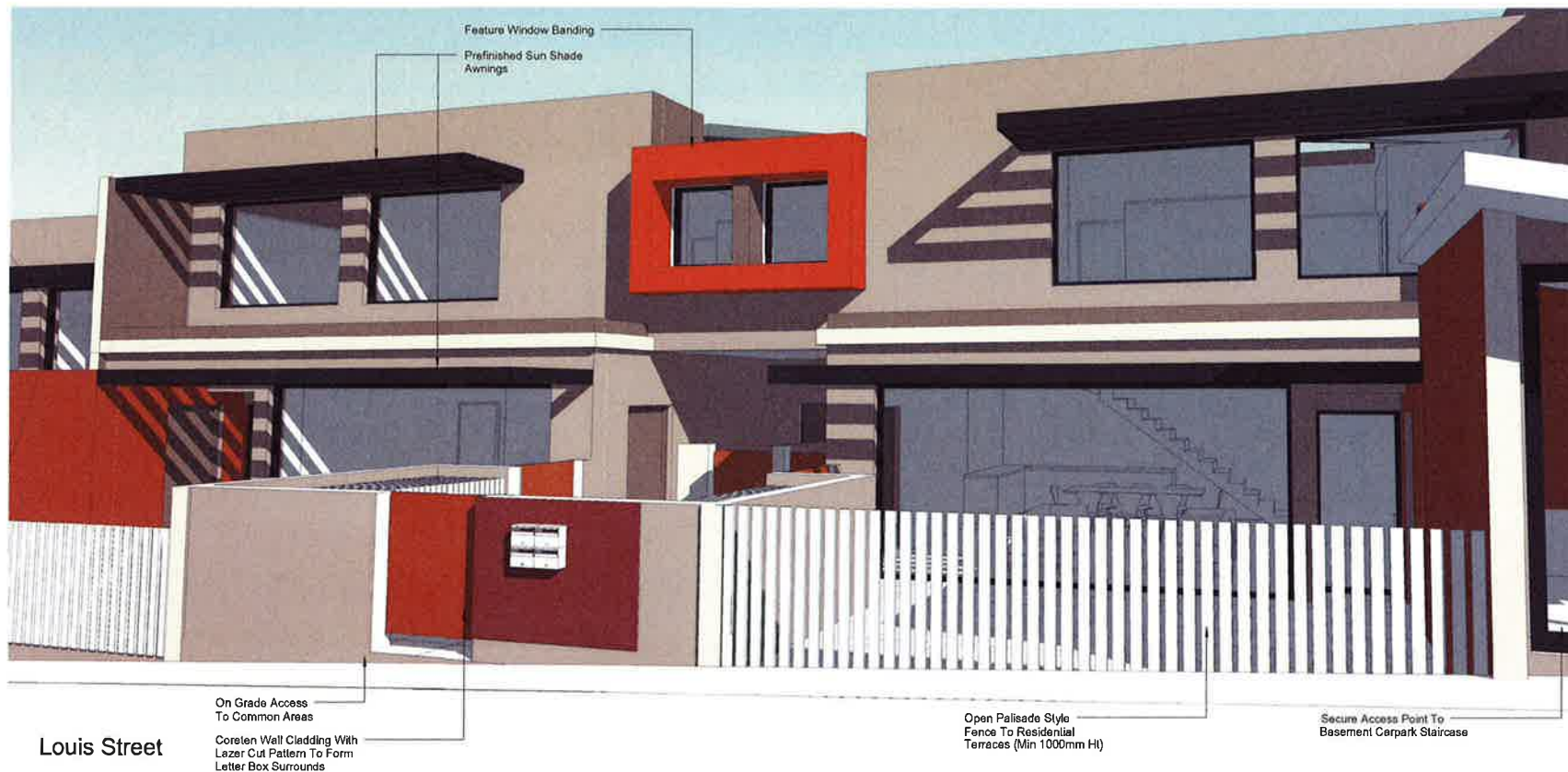
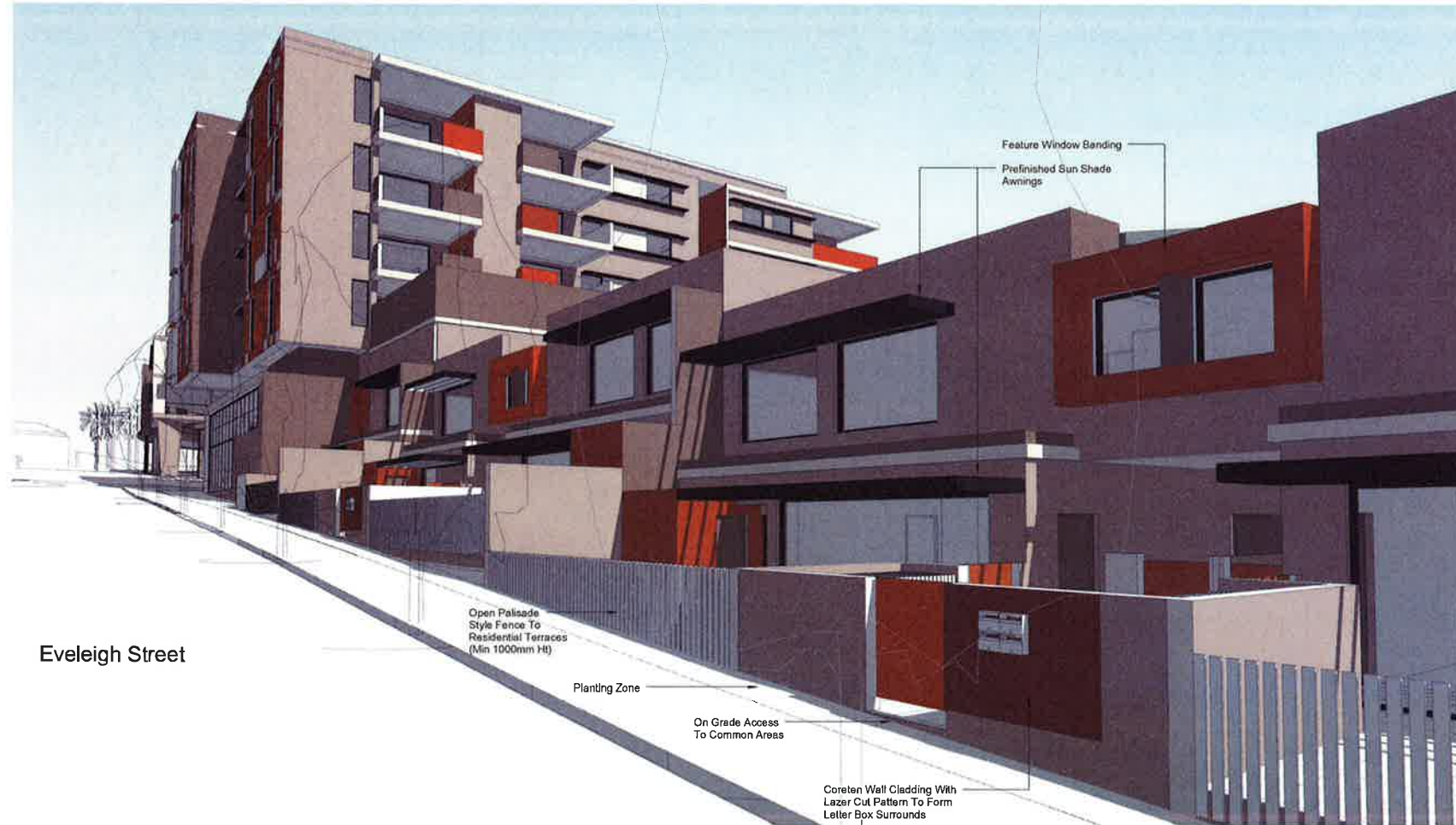


Townhouse Typical Detail Plan / Section

JOB No.	DER00210
DATE	Oct 2010
SCALE	A1 @ 1:50
DWG No.	1DA150 A

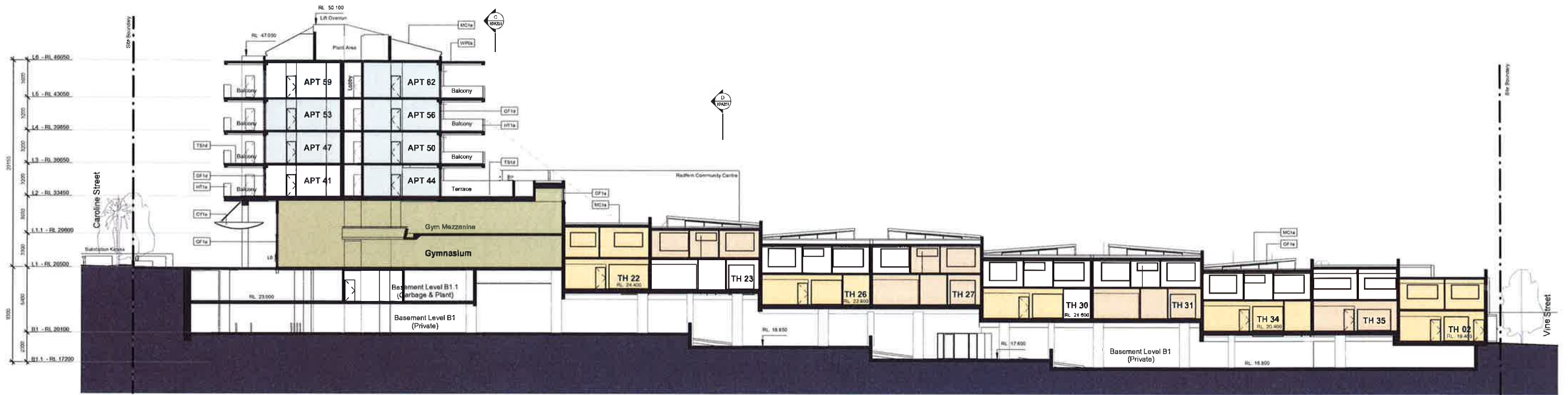
Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed: 

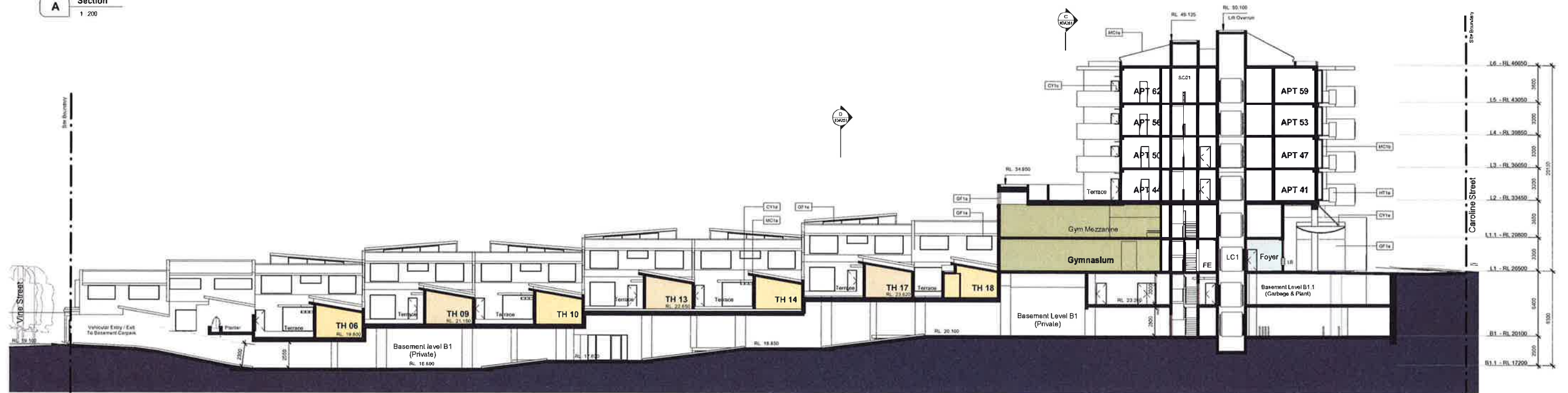


Development Application		
Rev	Description	Date
A	DGP Amendments	24.06.12

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN	
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JOB No	DE00210
DATE	Oct 2010
SCALE	A1 @
DWG No	1DA151 A



A Section
1:200



B Section
1:200



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To DDA900 For Abbreviation Schedule And Proposed Outline Colour Schedules And Finishes Selections
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 902808

Development Application

Rev	Description	Date
A	Preliminary DA Issue For Review	11/02/11
B	Preliminary DA Issue For Review	20/07/11
C	Development Application Issues	14/12/11
D	DAF Amendments	24/06/12



609 PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2822 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4026

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

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TITLE

Section A & B

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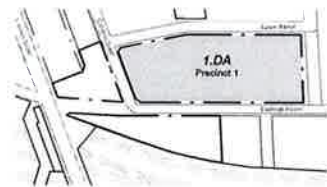
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DATE	Oct 2010
SCALE	A1 @ As indicated
DWG No	1DA200 D



C Section
1:200



D Section
1:200



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Firework Selections.
Site Underlay Based On Survey Carried Out By Donny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Preliminary DA Issue For Review	20.07.11
C	Development Application Issue	14.12.11
D	DA Amendment	24.08.12

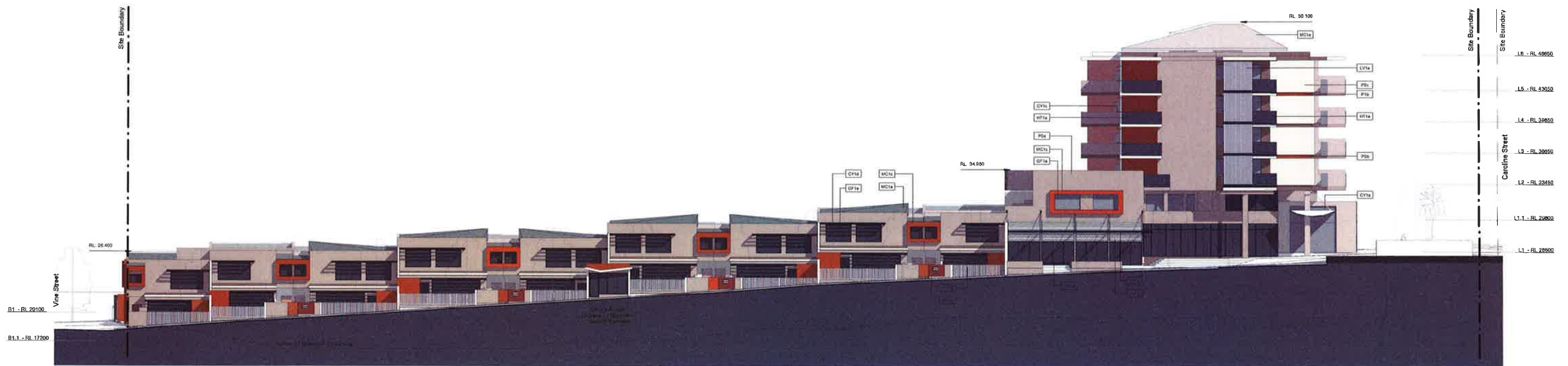
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Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

TITLE	Section C & D
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DATE	Oct 2010
SCALE	A1 1:200 As indicated
DWG No	1DA201 D

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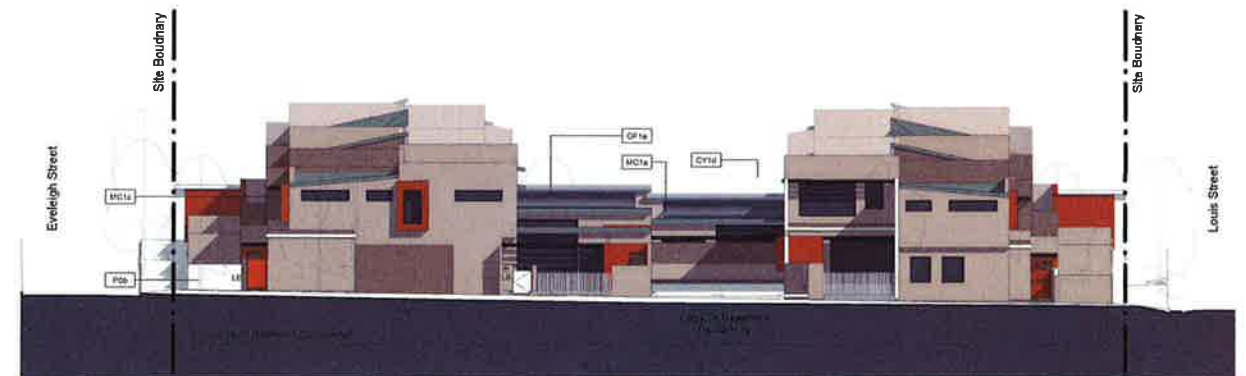
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2638 - T: 02 9517 2822 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4920



1 Louis Street (West Elevation)
1:200

Abbreviations / Finishes Schedule

ART	Community Art Work Elements	LV1b	Prefinished Aluminium Fixed Horizontal Louvre Panels above Retail Units Facing Louis Street (See also CPY1b)
BO	Boilers Types	MC	External Cladding And Roof Using Types
BO1	Standard Fixed Boiler	MC1a	Prefinished Lysaght Kliplok 700 Roofing Sheets (DEA) - Finished In Colourbond 'Bushland' With Box Gutter Finish To Match To Terrace Housing
BO2	Removable Boiler	MC1b	Proprietary External Wall Panel Cladding System With Exposed Joints To Window Box Elements - Colour Variations To Match P1a, P1b and P1c
BS	Bike Store / Rack	MC1c	Proprietary External Wall Panel Cladding System With Concealed Joints To Window Box Elements - Colour Variations To Match P1a, P1b and P1c
CY	Canopy Types	MC1d	Corten Steel Cladding Panel With Laser Cut Pattern Faced Over Spig Bolted Frame System To Common Terrace Entry
CY1a	Prefinished Suspended Steel Framed Canopy With Curved Metal Panel Soffit To Removable Place And Gym Entry	MC1e	Prefinished Lysaght Kliplok 700 Roofing Sheets (DEA) - Finished In Colourbond 'Bushland' To Apartment Block
CY1b	Prefinished Steel Framed Fixed Louvre Canopy Over Terrace Entry To Retail Units Facing Louis Street	P	Applied Coatings (Refer Also To Drawing 00A600)
CY1c	Prefinished Aluminium Grille Sun Shading Canopy To North Facing Residential Apartment Windows	P0a	Base Building Colour To Match - Dulux / Unisced / P15 B3
CY1d	Prefinished Steel Framed Box Section Sun Louvre Canopies To Townhouses Facades And Terrace	P0b	Secondary Feature 'Face' Colour To Match - Dulux / Swampy / P15 B6
FE	Fire Exit - Point Of Discharge To Open Space	P0c	Slab Edge and Blade Cut Colour To Match - Dulux / Whisper White / PCWFB74181
FHBV	Free Hydrant Booster Valves	P1a	Feature #1 Colour To Match - Dulux / Play School / P06 H9
FT	Fence / Screen Types	P1b	Feature #2 Colour To Match - Dulux / Warmth / P06 G9
FT1a	Prefinished Vertical Slatted Fencing With Colour Variations To Townhouses Terraces	P1c	Feature #3 Colour To Match - Dulux / Hot Ginger / P15 F2
GF	Glazing Framing Systems (All Frames To Comply With AS2047)	RL	Relative Level
GF0a	Framed Curtain Wall System With Proprietary Door and Window Opening Systems With Black Powdercoat Finish (Retail - Precincts P1 / P2)	RS	Roller Shutter Types
GF1a	Framed Curtain Wall System With Black Powdercoat Finish To Gym Areas	RS1	Prefinished Secure Entry & Exit Shutter To Residential Basement Parking at Vine Street
GF1b	Frameless Glass Curtain Wall System With Laminated High Resolution Transparent Image Of Aboriginal Australia Flag Applied To Inside Face	TS	Tie And Paver Types (Slip Resistance Grade Of Tiles To Be Selected To Reluctant To Use And Exposure)
GF1c	Framed Curtain Wall System With Black Powdercoat Finish To Residential Foyer	TS1a	300x600mm Floor Tiles To General Areas - Retail / Gym / Basement
GF1d	Prefinished Metal Framed Sliding Door Sels To Residential Apartments And Townhouses With Black Powdercoat Finish	TS1b	300x600mm Direct Slab Floor Tiles To Residential Foyer / Lobbies Areas
GF1e	Prefinished Metal Framed Window Systems To Residential Apartments And Townhouses With Black Powdercoat Finish	TS1c	600x900mm External Paver To Residential Terrace & Balcony Areas
OL	Glazing Types (To Comply With AS1288)	TS1d	300x600mm Direct Slab Floor Tiles To Kitchen Areas Of Apartments and Townhouses
HT	Handrails/Balustrade Types (All Glazing Components To AS1288)	TS1f	300x300mm Tiles Laid To Falls In Bath Rooms And Lobby's To Apartments and Townhouses
HT1a	Prefinished Steel Framed Balustrade with Extruded Aluminium Handrail And Glass Balustrade Panels With Graded Fix Pattern To Residential Balconies	WP	Waterproofing Systems
LB	Letter Boxes (Installed To Comply With Australian Post Regulations)	WP0a	Sheet Membrane To Flat Roof Areas (Generally Screed/Mineralwool/Inception/Selmat)
LV	Louvre Types	WS	Wheel Slope (To Comply To AS 2880.1)
LV1a	Prefinished Aluminium Fixed Vertical Louvre To Residential Balconies		
LV1b	Prefinished Aluminium Fixed Vertical Louvre To Residential Balconies		



2 Vine Street (North Elevation)
1:200



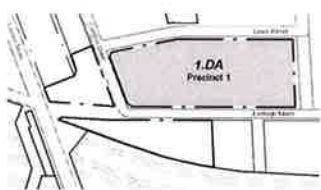
Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To 60A900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Dew & Walton Consulting Surveyors - Refer To Drawing 302605.

Development Application

Rev	Description	Date
A	Preliminary DA Issue For Review	11/07/11
B	Preliminary DA Issue For Review	20/07/11
C	Development Application Issue	14/12/11
D	Draft Amendment	24/08/12



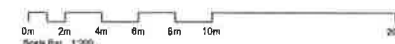
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2822 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4920

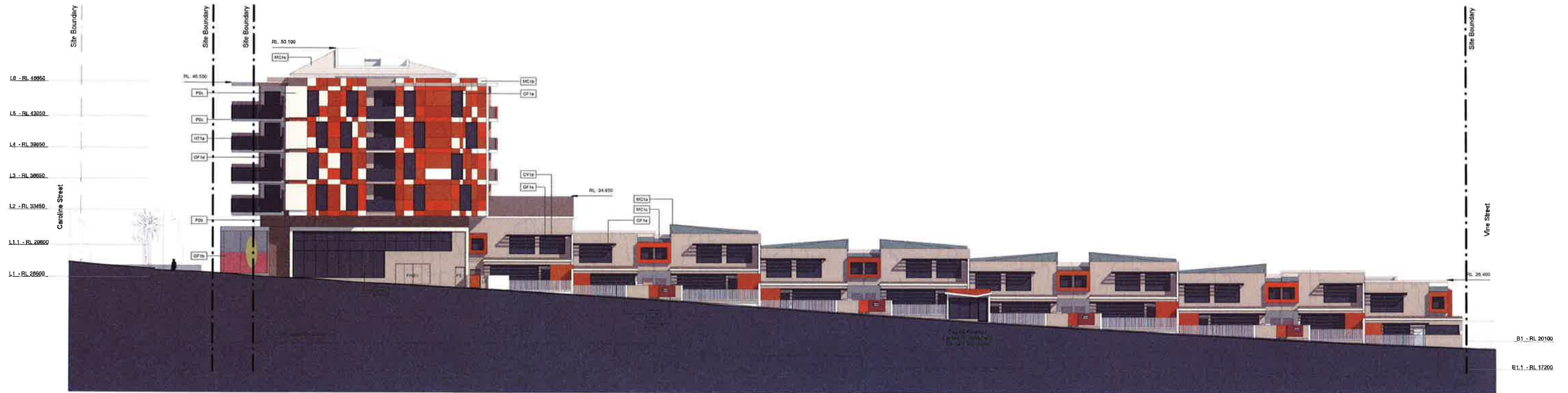
Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

J:\DE00210 Pemulwuy Project\BIA Documents\BIA CAD\03 DA\01 Mod\01 Current\DE00210_1DA Precinct 1 120416.rvt

TITLE	JOB No	DE00210
	DATE	Oct 2010
	SCALE	A1 @ As indicated
	DWG No	1DA300 D

North & West Elevations





3 Eveleigh Street (East Elevation)
1:200

Abbreviations / Finishes Schedule

ART	Community Art Work Elements	LV1b	Pratified Aluminium Fixed Horizontal Louvre Panels above Retail Units Facing Louise Street (See also CPY1b)
BO	Bedroom Types	MC	External Cladding And Roof Living Types
BO1	Standard Fixed Bedroom	MC1a	Pratified Lysaght Kliplok 700 Roofing Sheets (CEA) Finished In Colourbond 'Bundling' With Box Gutter Finish To Match To Terrace Hoping
BO2	Removable Bedroom	MC1b	Proprietary External Wall Panel Cladding System With Expressions Joists To External Elevation Of Apartments - Colour Variations To Match P1a P1b and P1c
BS	Black Stone / Rock	MC1c	Proprietary External Wall Panel Cladding System With Concealed Joists To Window Box Elements - Colour Variations To Match P1a P1b and P1c
CY	Canopy Types	MC1d	Corten Steel Cladding Panel With Laser Cut Pattern Fixed Over Sple Bottom Frame System To Connect Terrace Entry's
CY1a	Pratified Suspended Steel Framed Canopy With Curved Metal Panel Soffit To Forming Place And Gym Entry	MC1e	Pratified Lysaght Kliplok 700 Roofing Sheets (CEA) Finished In Colourbond 'Sunset' To Apartment Block
CY1b	Pratified Steel Framed Flood Louvre Canopy Over Terrace Entry To Retail Units Facing Louise Street	P	Applied Cladding (Refer Also To Drawing D04B00)
CY1c	Pratified Aluminium Grid Sun Shading Canopy To North Facing Residential Apartment Windows	P0a	Base Cladding Colour To Match - Dulux / Linseed / P15 B3
CY1d	Pratified Steel Framed Box Section Sun Louvre Canopies To Townhouses Facades and Terraces	P0b	Secondary Feature Face Colour To Match - Dulux / Swampy / P15 B6
FE	Fire Hydrant Booster Valves	P0c	Slab Edge and Blade Cut Colour To Match - Dulux / Whisper White / PCW167/161
FHBV	Fence / Screen Types	P1a	Feature #1 Colour To Match - Dulux / Play School / P08 H9
FT	Pratified Vertical Batten Fencing With Colour Variations To Townhouses Terraces	P1b	Feature #2 Colour To Match - Dulux / Warmth / P08 G9
FT1a	Pratified Vertical Batten Fencing With Colour Variations To Townhouses Terraces	P1c	Feature #3 Colour To Match - Dulux / Hot Glaze / P10 P2
GF	Glass Framing Systems (All Frames To Comply With AS2047)	RL	Relative Level
GF0a	Framed Curtain Wall System With Proprietary Door and Window Opening Systems With Black Powdercoat Finish (Retail - Precincts P1 / P2)	RS	Roller Shutter Types
GF1a	Framed Curtain Wall System With Black Powdercoat Finish To Gym Areas	RS1	Pratified Secure Entry and Exit Shutters To Residential Basement Parking at Vine Street
GF1b	Frameless Glass Curtain Wall System With Laminated High Resolution Transparent Image Of Aboriginal Australia Flag Applied To Inside Face	TS	Tie And Paver Types (Slip Resistance Grade Of Tiles To Be Selected To Relate To Use And Exposure)
GF1c	Framed Curtain Wall System With Black Powdercoat Finish To Residential Foyer	TS1a	300x500mm Floor Tiles To General Areas - Retail / Gym / Basement
GF1d	Pratified Metal Framed Sliding Door Sets To Residential Apartments And Townhouses With Black Powdercoat Finish	TS1b	300x500mm Direct Slab Floor Tiles To Residential Foyer / Lobbies Areas
GF1e	Pratified Metal Framed Window Systems To Residential Apartments And Townhouses With Black Powdercoat Finish	TS1c	600x600mm External Paver To Residential Terrace and Balcony Areas
OL	Glassing Types (To Comply With AS1288)	TS1d	300x500mm Direct Slab Floor Tiles To Kitchen Areas Of Apartments and Townhouses
HT	Handrail/Balustrade Types (As Cladding Components To AS1288)	TS1f	300x300mm Tiles Laid To Falls In Bath Rooms And Lobby's To Apartments and Townhouses
HT1a	Pratified Steel Framed Balustrades with Extruded Aluminium Handrail And Glassed Balustrade Panels With Graded Fix Pattern To Residential Balconies	WP	Waterproofing Systems
LB	Letter Boxes (Installed To Comply With Australian Post Regulations)	WP0a	Sheet Membrane To Flat Roof Areas (Generally Scored Membrane Impregnation/Ballast)
LV	Louvre Types	WS	Wheel Slopes (To Comply To AS 2890.1)
LV1a	Pratified Aluminium Fixed Vertical Louvres To Residential Balconies		
LV1b	Pratified Aluminium Fixed Vertical Louvres To Residential Balconies		



4 Caroline Street (South Elevation)
1:200

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To D04B00 For Abbreviation Schedule And Proposed Outline Colour Selections And Finish Selections.
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing S02008.



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:



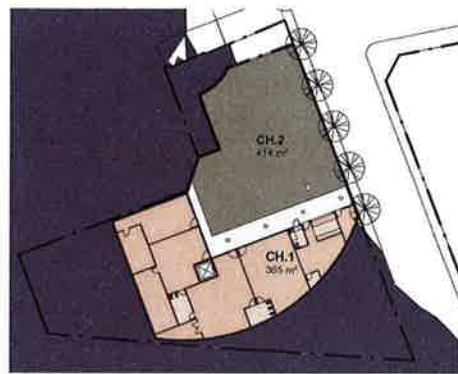
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T: 02 9517 2522 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4020

Rev	Description	Date
A	Primary DA Issue For Review	11.07.11
B	Primary DA Issue For Review	20.07.11
C	Development Application Issue	14.12.11
D	DA Amendment	24.08.12

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

J:\060210 Pemulwuy Project\04 NIA Documents\05 CAD\02 DASH Model\01 Content\060210_1DA Precinct 1 120418.rvt

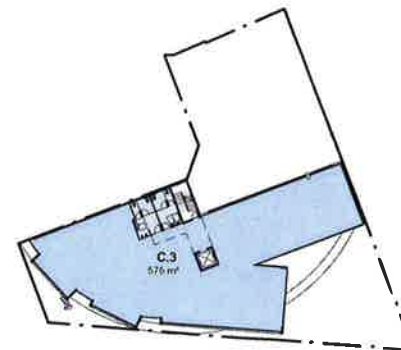
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JOB No	DE00210
DATE	Oct 2010
SCALE	A1 @ As Indicated
DWG No	1DA301 D



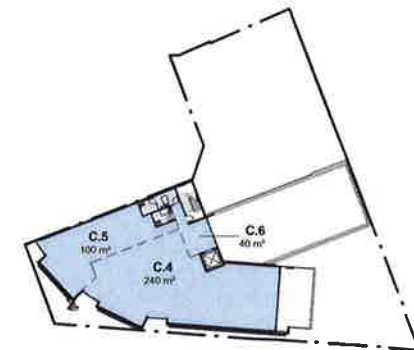
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1 : 500



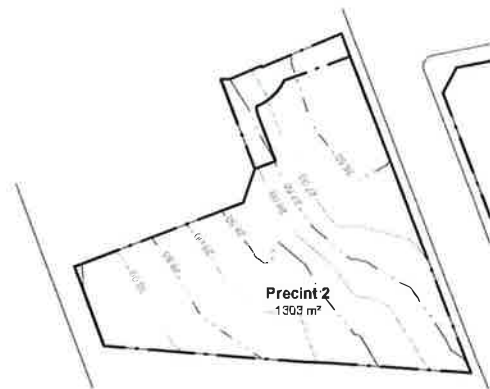
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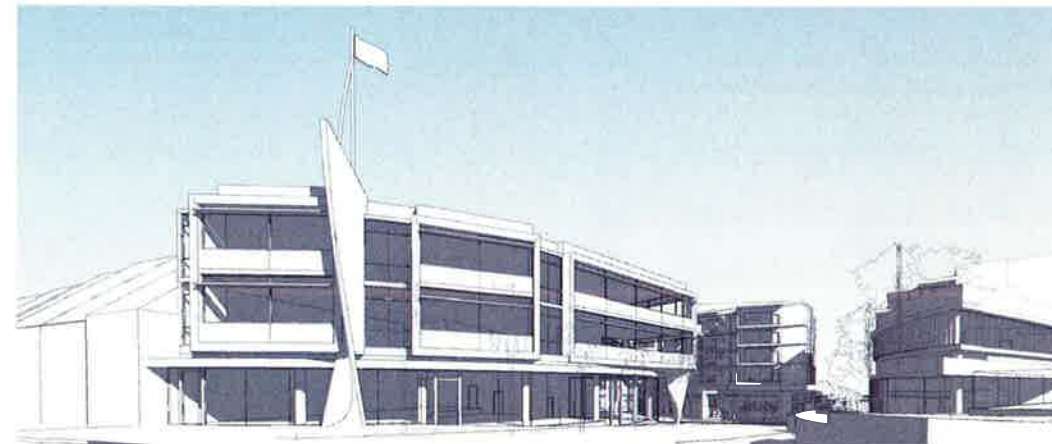
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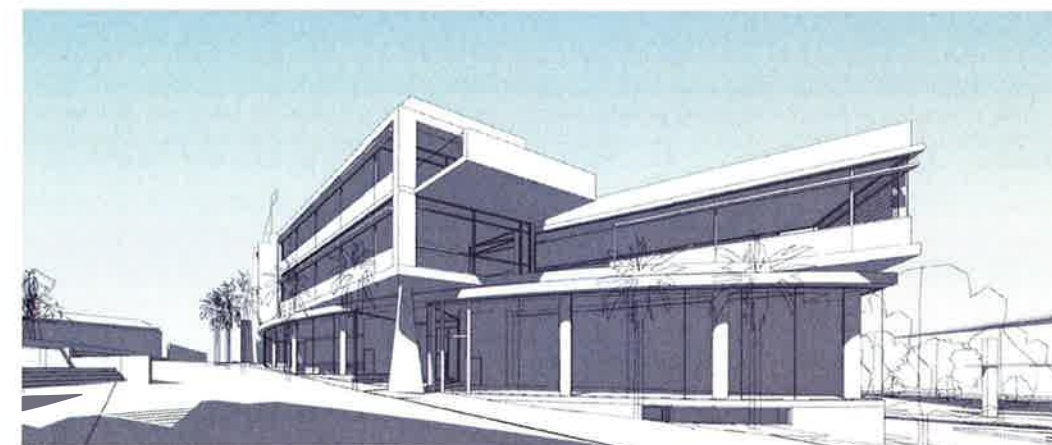
1.4 GFA Level 3
1 : 500



2 Site Area
1 : 500



A Perspective View
View Looking North Towards Evelyn Street From Lawson Street



B Perspective View
View Looking South Towards Lawson Street

SITE ANALYSIS

Site Area	1303m²
FSR	
Maximum FSR	1.5:1
Maximum Residential FSR	0.75:1

Level	GFA
Level 1 Lower	365
Level 1 Upper	500
Level 2	575
Level 3	380
	1820m² Total

Retail / Commercial	1215m²
Child Care	365m²
AHC Office	240m²

Total Site GFA	1820m²
Proposed Residential FSR	N/A
Proposed Maximum FSR	1.4:1

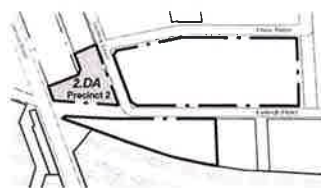
Standard Instrument—Principal Local Environmental Plan
Current version for 30 April 2010 to date

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic.

but excludes:

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



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STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4026

Development Application

Rev	Description	Date
A	Current Development Summary Issue	10.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Preliminary Environmental Assessment Issue (PEA)	28.07.11
E	Development Application Issue	14.12.11
F	Stop Amendments	24.08.12



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed:

Precinct 2 - Pemulwuy Mixed Use Development, REDFERN

J:\DE00210 Pemulwuy Project\NJA Documentation\5 CAD013 DAE1 Model\01 Current\DE00210_2DA Precinct 2_130417.rvt

10m 15m 20m 25m 30m



Precinct 2 Perspectives & Site Analysis

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To 50A900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 502505.

JOB No. DE00210

DATE June 2010

SCALE A1 @ As Indicated

DWG No. 2DA005 F



General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD).

Refer To DDA800 For Abbreviation Schedule And Proposed Outline Colour Schedules And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302865.

Development Application		
Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Preliminary DA Issue For Review	20.07.11
C	Development Application Issue	14.12.11
D	Design Amendments	24.06.12

Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.

Signed:

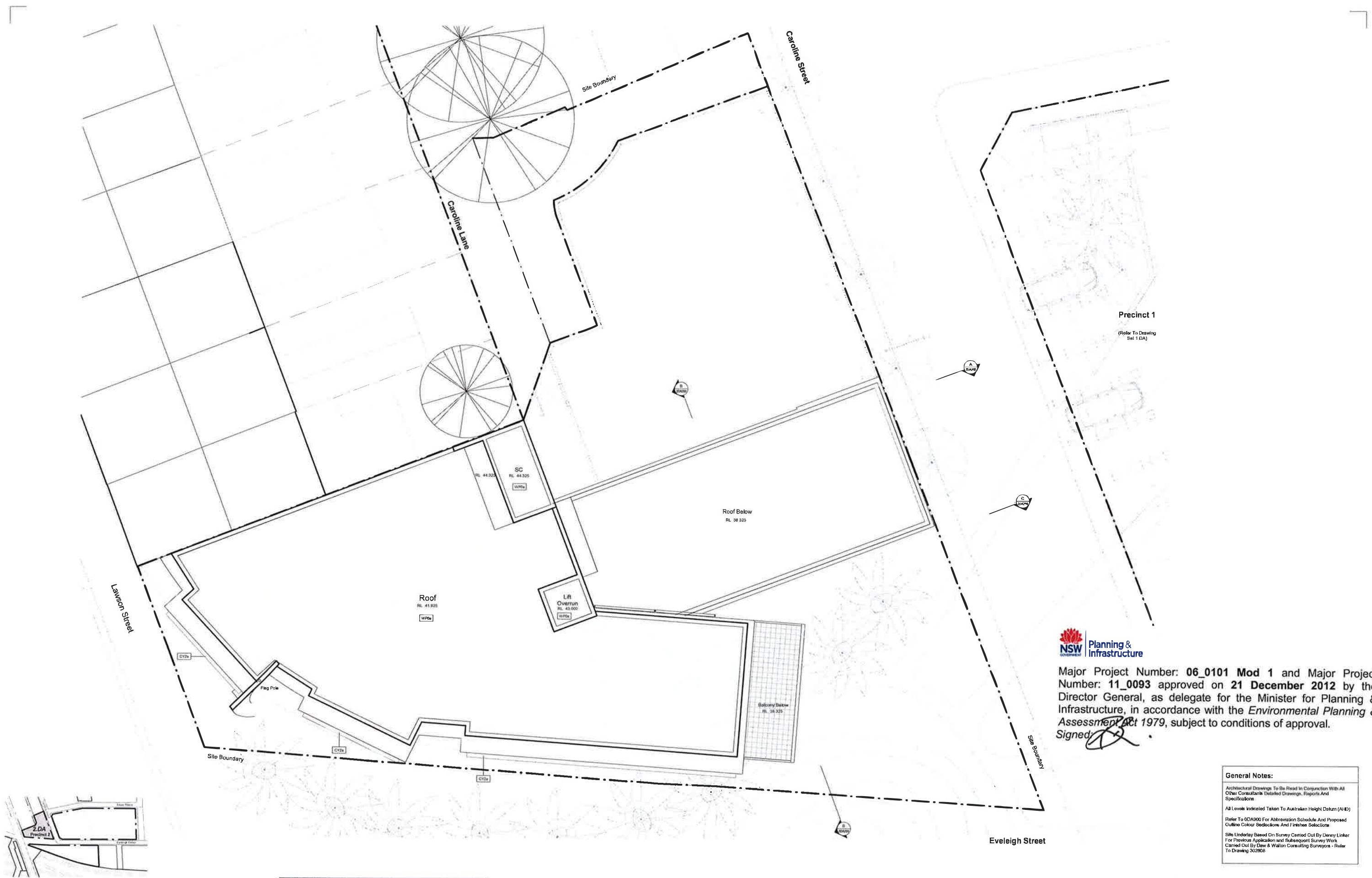
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TITLE

Precinct 2 - Pemulwuy Mixed Use Development, REDFERN

Level 3 Plan

JOB No	DE00210
DATE	June 2010
SCALE	A1 @ 1:100
DWG No	2DA102 D



Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed: [Signature]

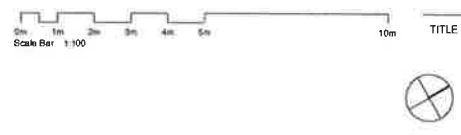
General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Schedules And Finish Selections
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Wallon Consulting Surveyors - Refer To Drawing 302908

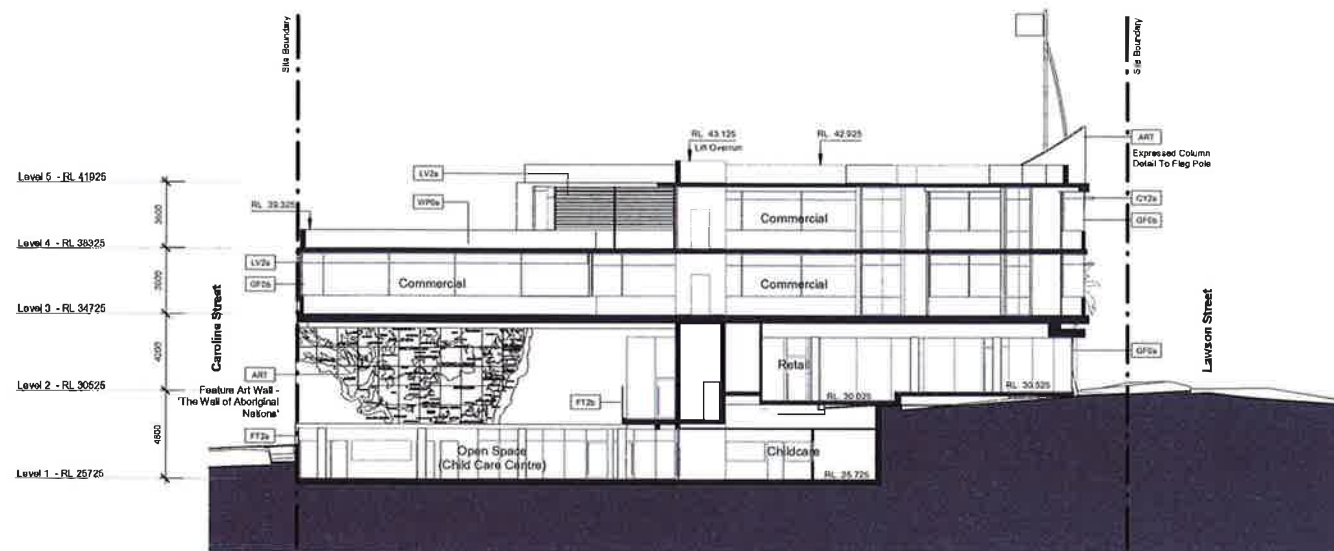
Development Application		
Rev	Description	Date
A	Current Development Summary Issue	10.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	26.07.11
D	Development Application Issue	14.12.11
E	DA Amendments	24.08.12



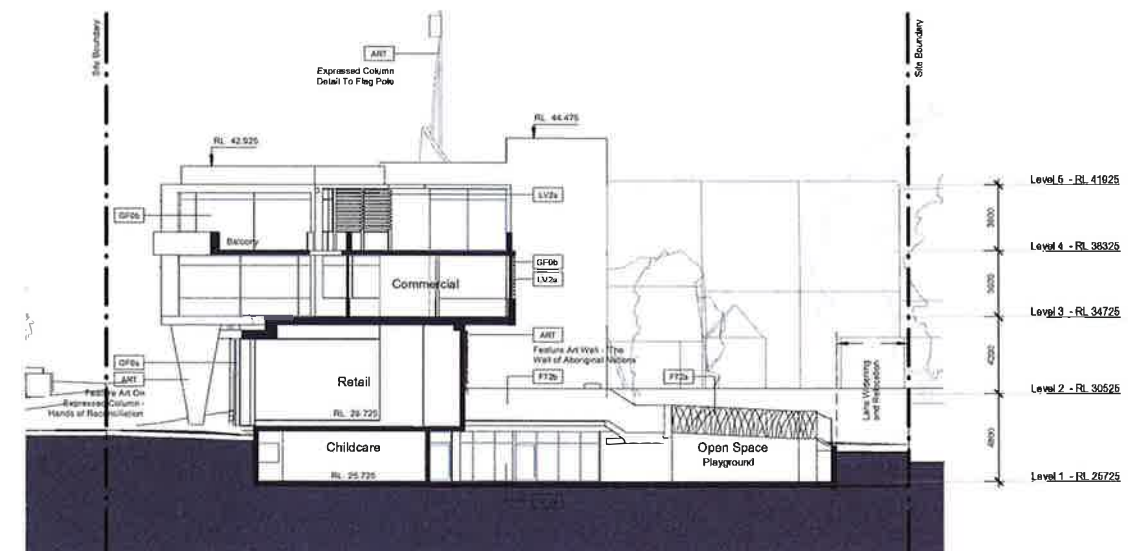
601 PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2822 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4020

Precinct 2 - Pemulwuy Mixed Use Development, REDFERN	
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JOB No	DEI00210
DATE	June 2010
SCALE	A1 @ 1:100
DWG No	2DA120 E

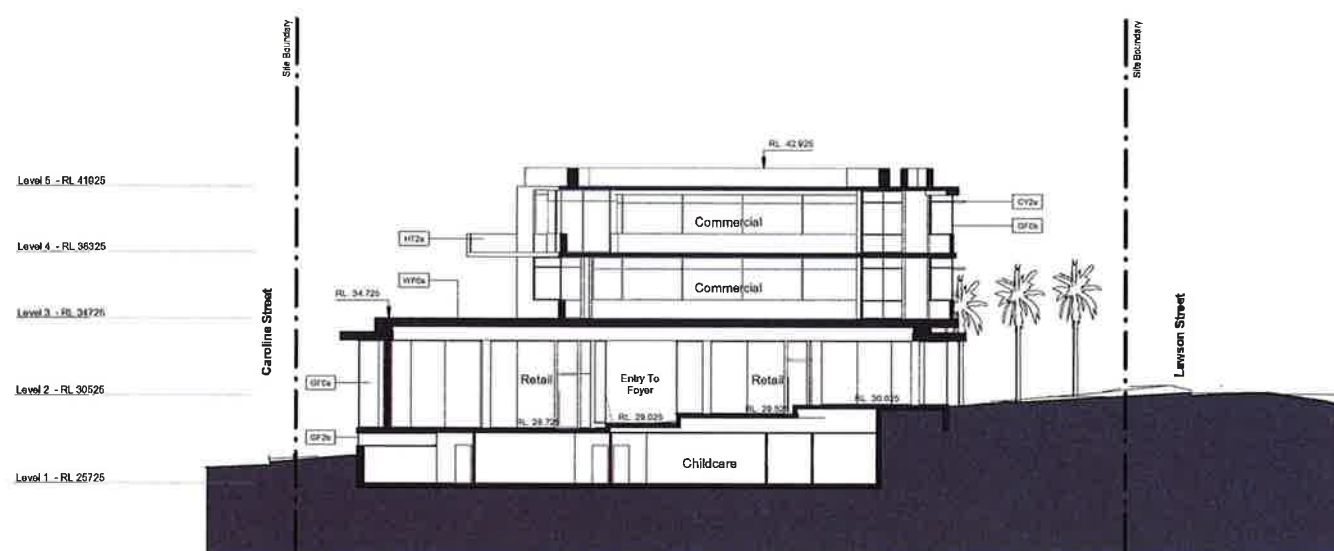




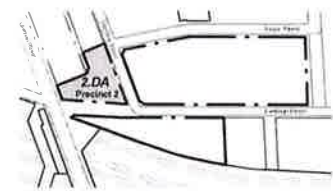
A Section
1:200



B Section
1:200



C Section
1:200



Development Application		
Rev	Description	Date
A	Current Development Summary Issue	13.05.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DAp Amendment	24.09.12

NORDON · JAGO
ARCHITECTS

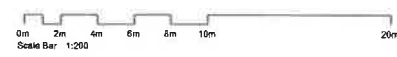
CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2058 - T: 02 9517 2822 F: 02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4028



Major Project Number: **06_0101 Mod 1** and Major Project Number: **11_0093** approved on **21 December 2012** by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:
Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications
All Levels Indicated Taken To Australian Height Datum (AHD)
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Dew & Walton Consulting Surveyors - Refer To Drawing 302803

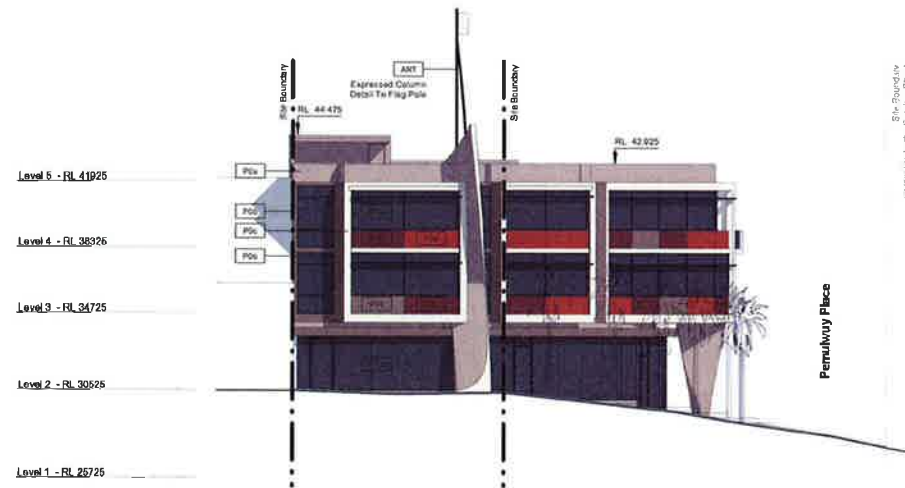
Precinct 2 - Pemulwuy Mixed Use Development, REDFERN



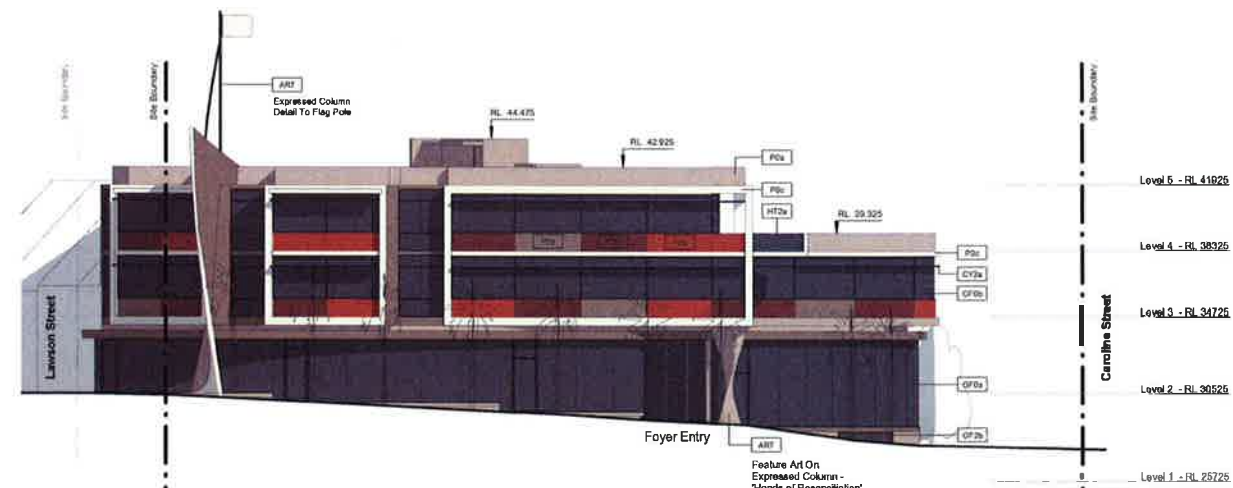
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Sections

JOB No	DE100210
DATE	June 2010
SCALE	A1 @ As indicated
DWG No	2DA200 E



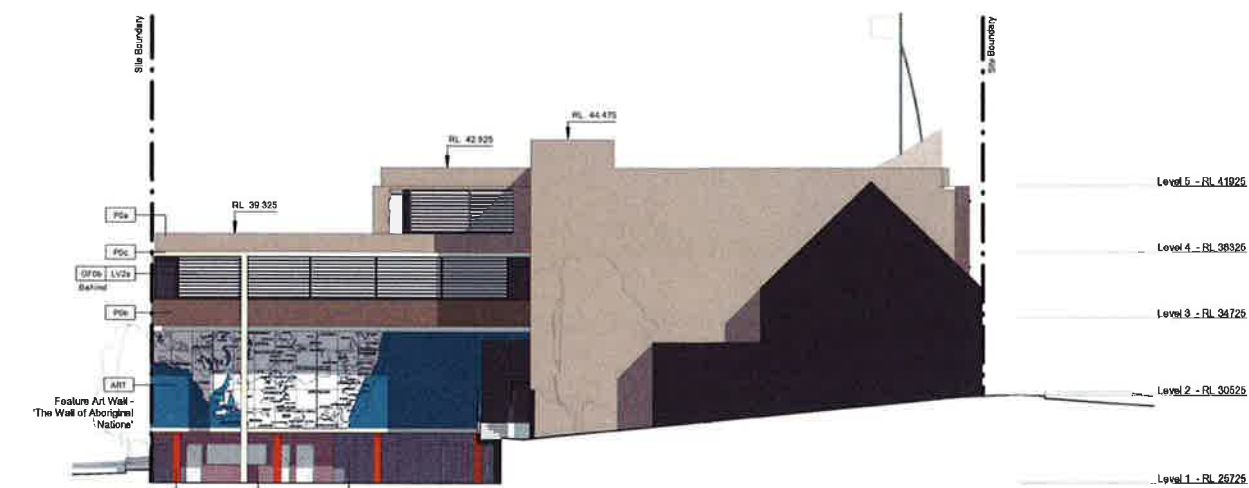
1 Lawson Street
1:200



2 Pemulwuy Place
1:200



3 Caroline Street
1:200



4 Caroline Lane
1:200

Abbreviation / Finishes Schedule

ART	Community Art Work Elements
CY2a	Prefinished Aluminium Grille Sun Shading Canopy To Commercial Units
FT2a	Prefinished Vertical Slatted Fence Enclosure With Color Variations On Low Core Retaining Wall With Proprietary Double Gate To Childrens Open Space
FT2b	1500mm High Grille A Safety Glass Panel Fence With Graded Fill Panel Faced With Prefinished To Prefinished Steel Balustrade Posts
GF0a	Framed Curtain Wall System With Proprietary Door and window Opening Systems With Black Powdercoat Finish (Retail - Precincts P1 / P2)
GF0b	Framed Curtain Wall System With Proprietary Door and window Opening Systems With Black Powdercoat Finish (Commercial - Precincts P2 / P3)
GF2a	Prefinished Metal Framed Curtain Wall System With Black Powdercoat Finish To Childrens Area
GF2b	Prefinished Metal Framed Window Systems To Childrens Areas With Black Powdercoat Finish
HT2a	Prefinished Steel Framed Balustrades with Extruded Aluminium Handrail And Glazed Balustrade Panels With Fill Pattern To Commercial Balconies
LV2a	Prefinished Aluminium Foed Horizontal Skin Line Elliptical Louvers To West and North Facing Commercial Levels
P0a	Base Building Colour To Match - Dulux / Unsway / P15 B3
P0b	Secondary Feature 'Face' Colour To Match - Dulux / Swampy / P15 B8
P0c	Slab Edge and Base 'Cut' Colour To Match - Dulux / Whisper White / PCW057161
P1a	Feature #1 Colour To Match - Dulux / Play School / P09 H9
P2a	Feature #1 Colour To Match - Dulux / Red Stop / P05 G9
P2b	Feature #2 Colour To Match - Dulux / Rustic Crimson / P05 E9

Development Application

Rev	Description	Date
A	Preliminary DA Issue For Review	11.07.11
B	Preliminary DA Issue For Review	20.07.11
C	Development Application Issue	14.12.11
D	DA Amendments	24.09.12



Major Project Number: 06_0101 Mod 1 and Major Project Number: 11_0093 approved on 21 December 2012 by the Director General, as delegate for the Minister for Planning & Infrastructure, in accordance with the *Environmental Planning & Assessment Act 1979*, subject to conditions of approval.
Signed:

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
All Levels Indicated Taken To Australian Height Datum (AHD).
Refer To QDA900 For Abbreviation Schedule And Proposed Outline Colour Schedule And Finishes Selections.
Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302806.

Precinct 2 - Pemulwuy Mixed Use Development, REDFERN

Scale Bar: 1:200
0m 2m 4m 6m 8m 10m 20m

TITLE

Elevations

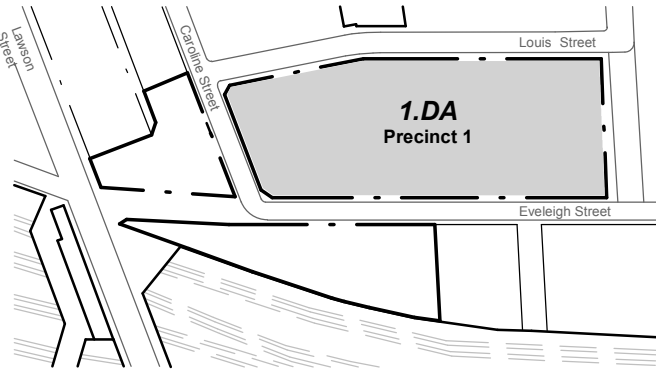
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DATE	June 2010
SCALE	A1 @ As Indicated
DWG No	2DA300 D



CNR PARRAMATTA RD & JOHNSTON ST - PO BOX 254 - ANNANDALI - NSW 2038 - T:02 9517 2822 F:02 9517 2833
STEPHEN J. NORDON REGISTRATION No. NSW - 4704 GRAHAM P. JAGO REGISTRATION No. NSW - 4929

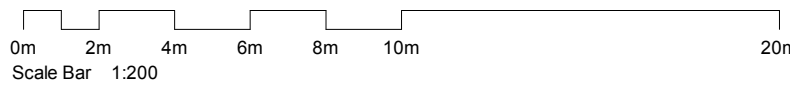
APPENDIX 2

Amended Architectural Plans



Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DcP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

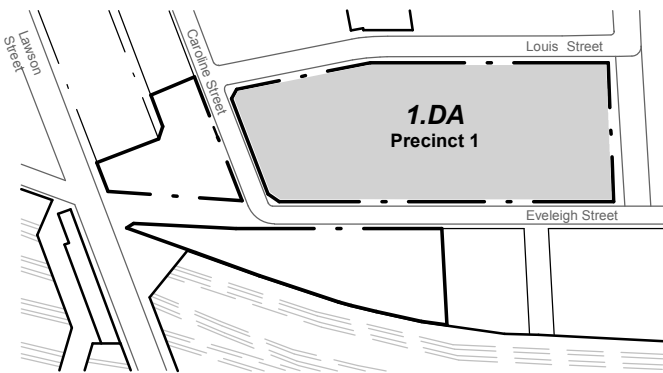
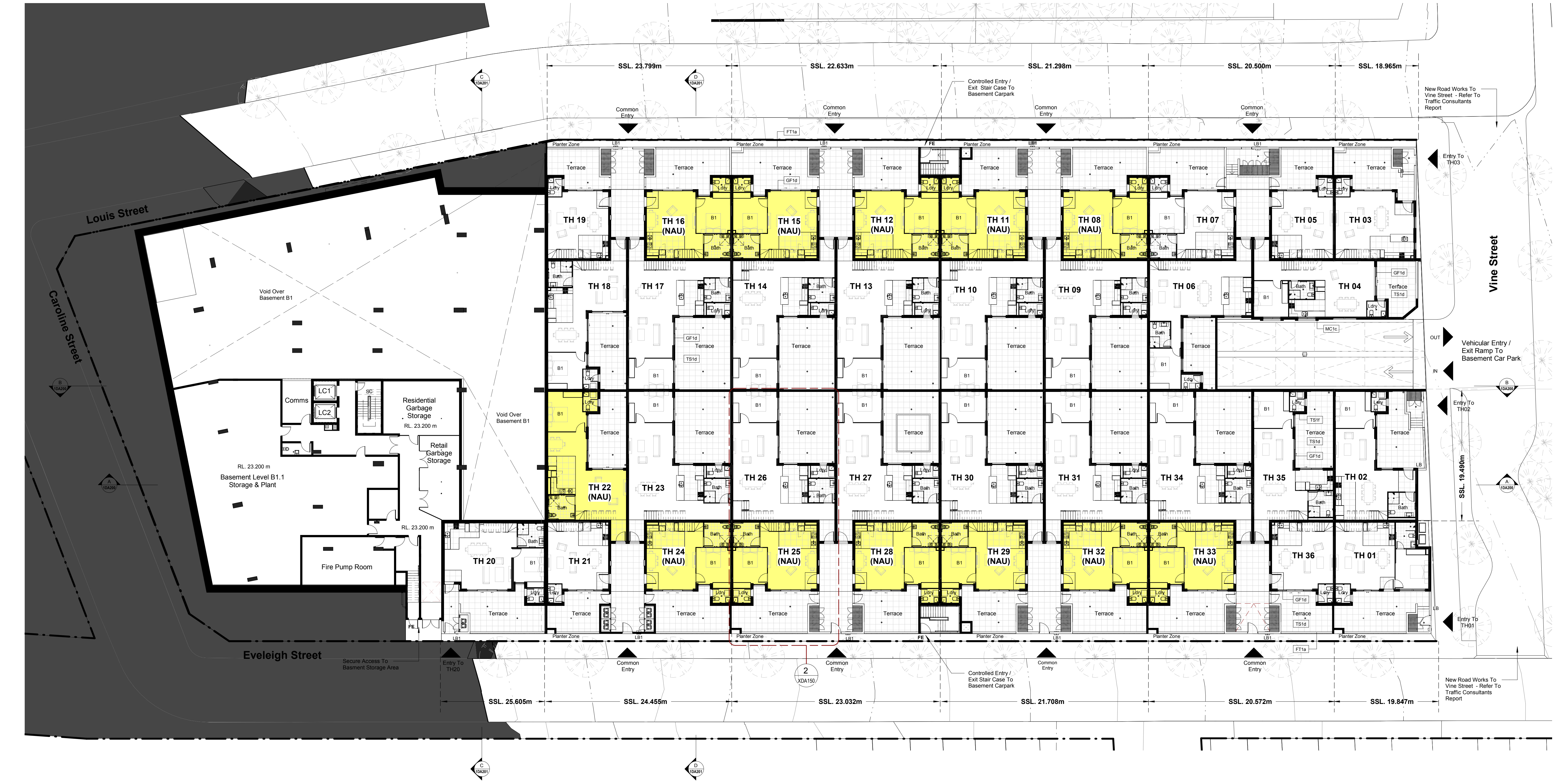
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

Basement Level B1

JOB No.	DEI00210
DATE	Mar 2019
SCALE	A1 @ As indicated
DWG No.	1DA091 G



Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DOP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19

0m 2m 4m 6m 8m 10m 20m
Scale Bar 1:200

Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

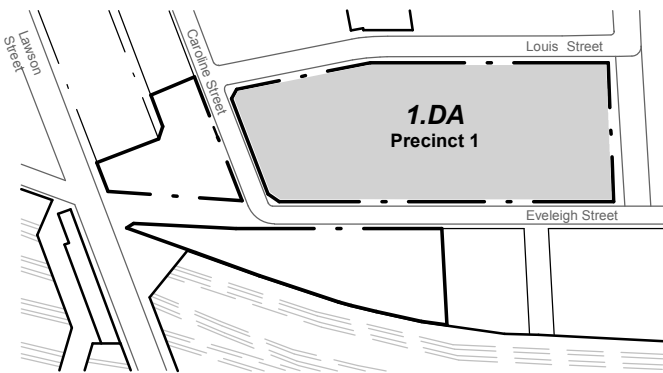
All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application And Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

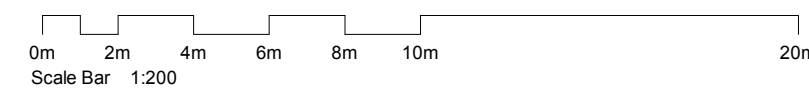
Plan Level 01 - Townhouses

JOB No.	DEI00210
DATE	Mar 2019
SCALE	A1 @ As indicated
DWG No.	1DA100 G



Development Application

Rev	Description	Date
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DxP Amendments	24.08.12
F	Gallery Added and Retail Space Omitted	31.07.16
G	NAU's Identified for Amended DA Submission	24.05.19
H	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

E:\00_Local Files\DEI00210 Pemulwuy\DEI00210_1CD Precinct 1_RG Local_190711 (2018).rvt		JOB No.	DEI00210
TITLE	<div>Plan Level 02 - Townhouses</div> <div>Plan Level 01(GF) - Mixed Use Building</div>	DATE	Mar 2019
		SCALE	A1 @ As indicated
		DWG No.	1DA101 H

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16,
TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3),
Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

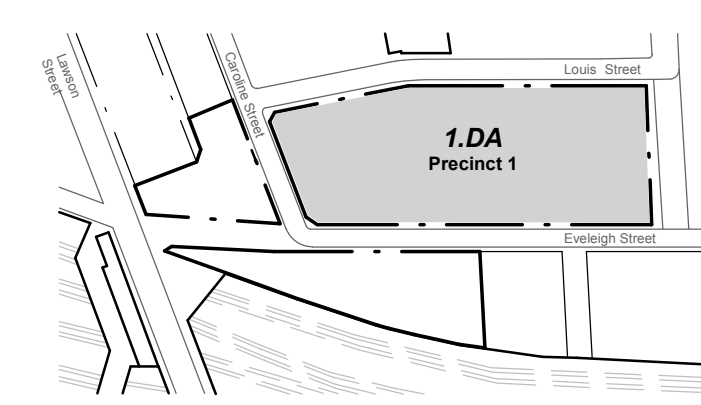
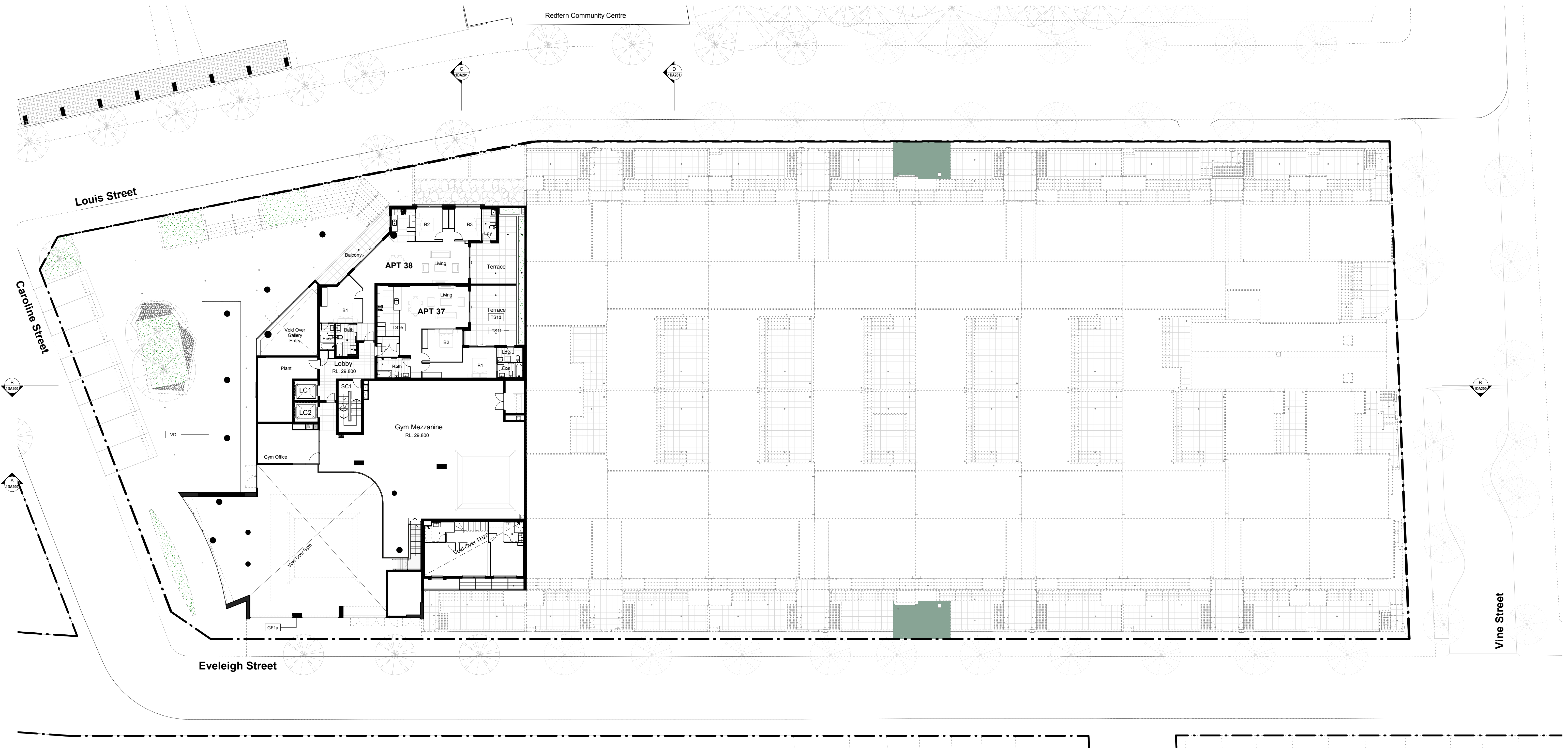
General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

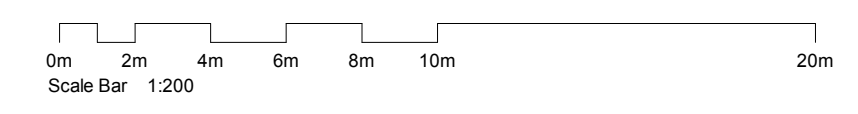
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.



Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DOP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

E:\00_Local Files\DEI00210 Pemulwuy\DEI00210_1_CD Precinct 1_RG Local_190711 (2018).rvt

TITLE

Plan Level 01.1 (Mezzanine)

JOB No. DEI00210

DATE Mar 2019

SCALE A1 @ As indicated

DWG No. 1DA102 G

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

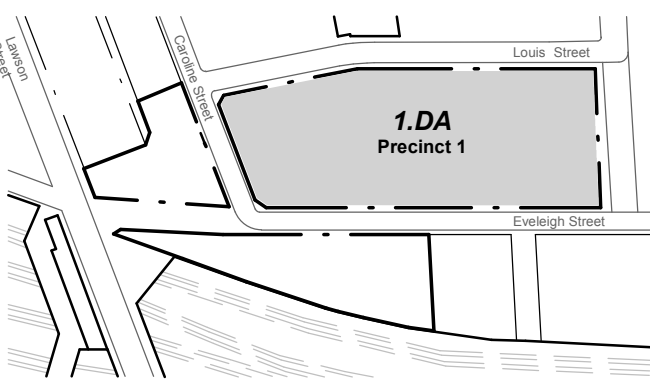
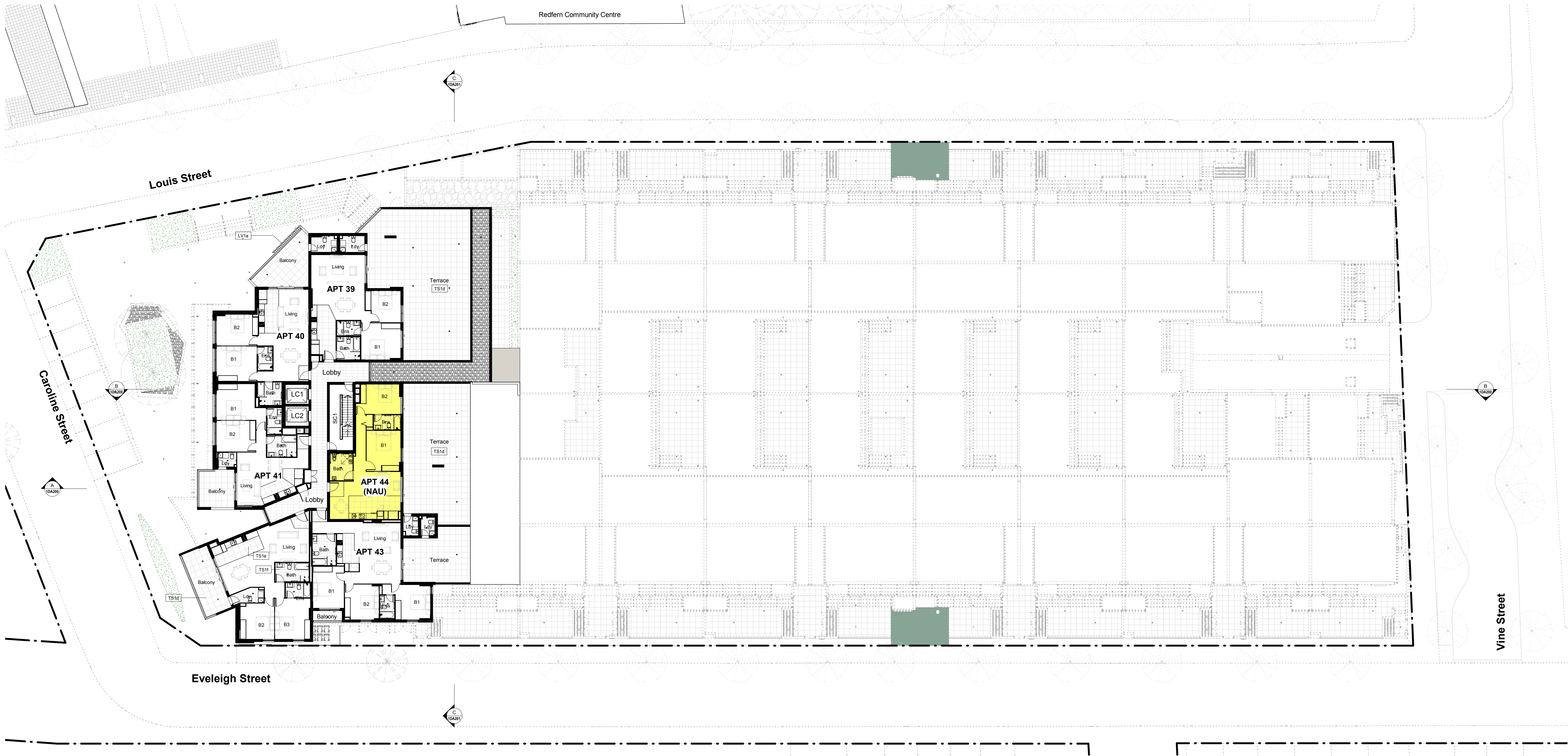
General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

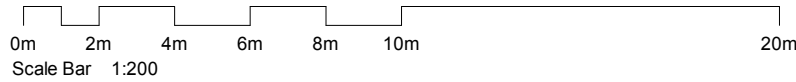
Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.



Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
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C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DOP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

TITLE

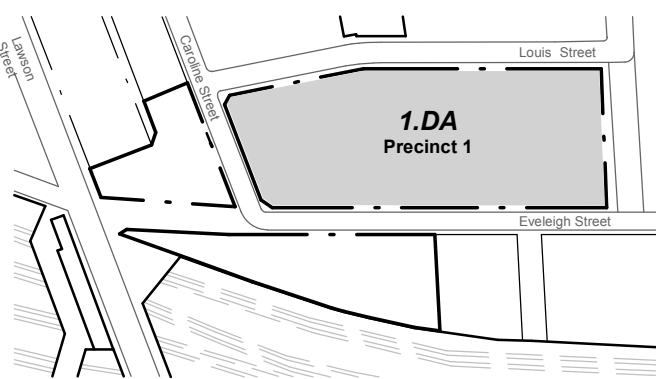
Plan Level 02 - Residential

JOB No. DE100210

DATE Mar 2019

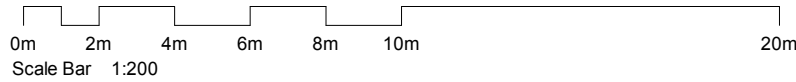
SCALE A1 @ As indicated

DWG No. 1DA103 G



Development Application

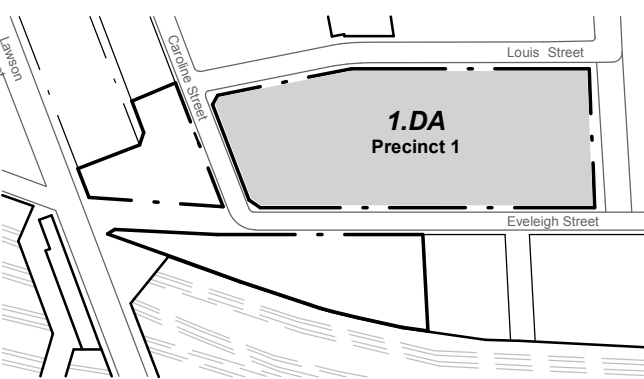
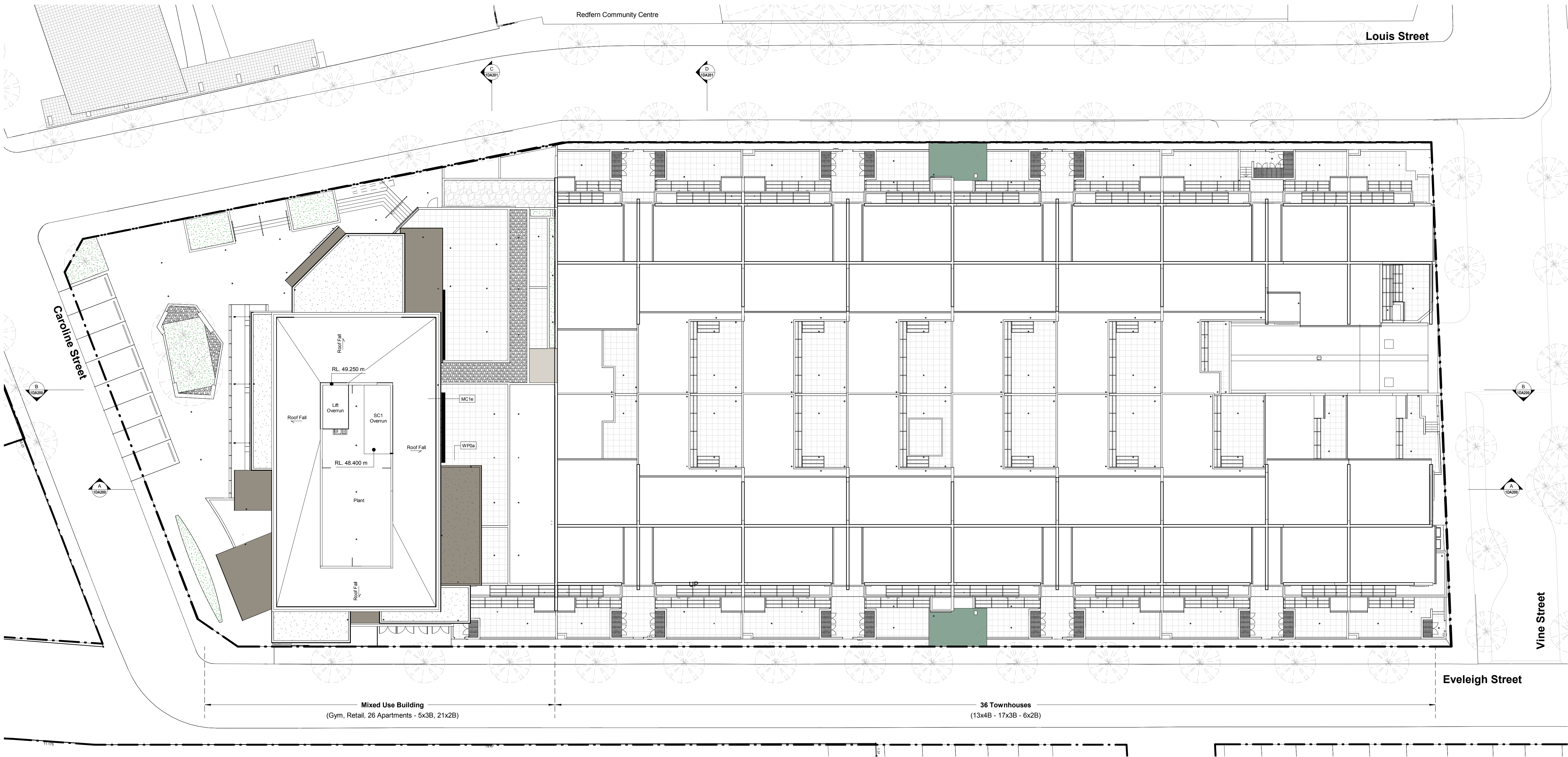
Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DOP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

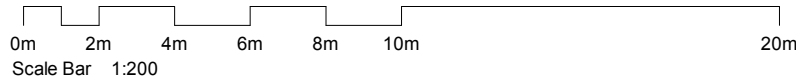
Nominated Adaptable Units (NAU):	General Notes:
Adaptable Townhouses (12): TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33	Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.
Adaptable Apartments (4): Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)	All Levels Indicated Taken To Australian Height Datum (AHD)
NAU Parking Spaces (16): 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25	Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.
	Site Underlay Based On Survey Carried Out By Denny Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

TITLE	JOB No.	DEI00210
	DATE	Mar 2019
	SCALE	A1 @ As indicated
	DWG No.	1DA104 G



Development Application

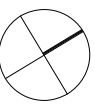
Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DOP Amendments	24.08.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

E:\00_Locall Files\DEI00210 Pemulwuy\DEI00210_1_CD Precinct 1_RG Locall_190711 (2018).rvt

TITLE



Roof Plan

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

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Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

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JOB No. DEI00210

DATE Mar 2019

SCALE A1 @ As indicated

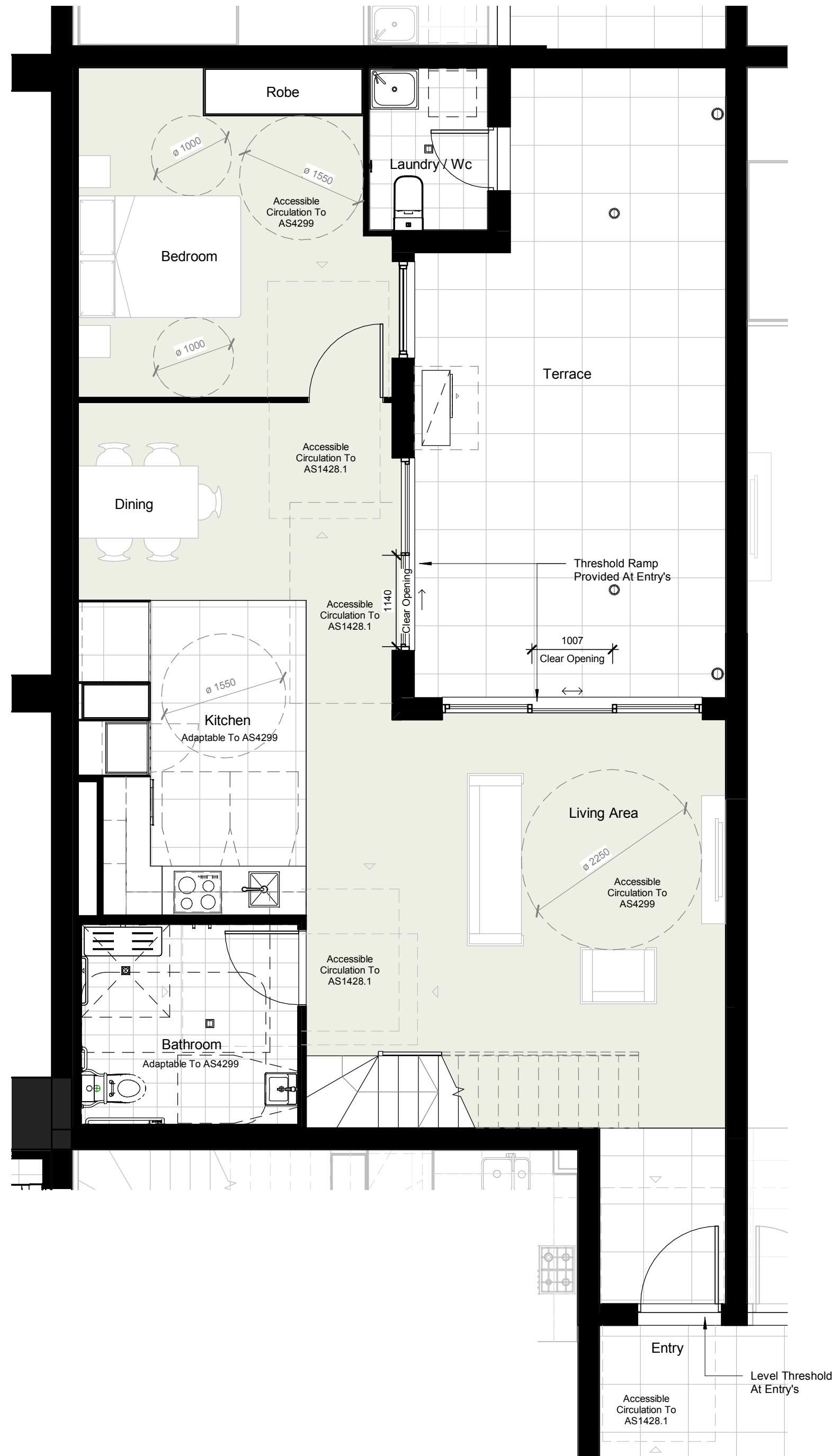
DWG No.

1DA120 G



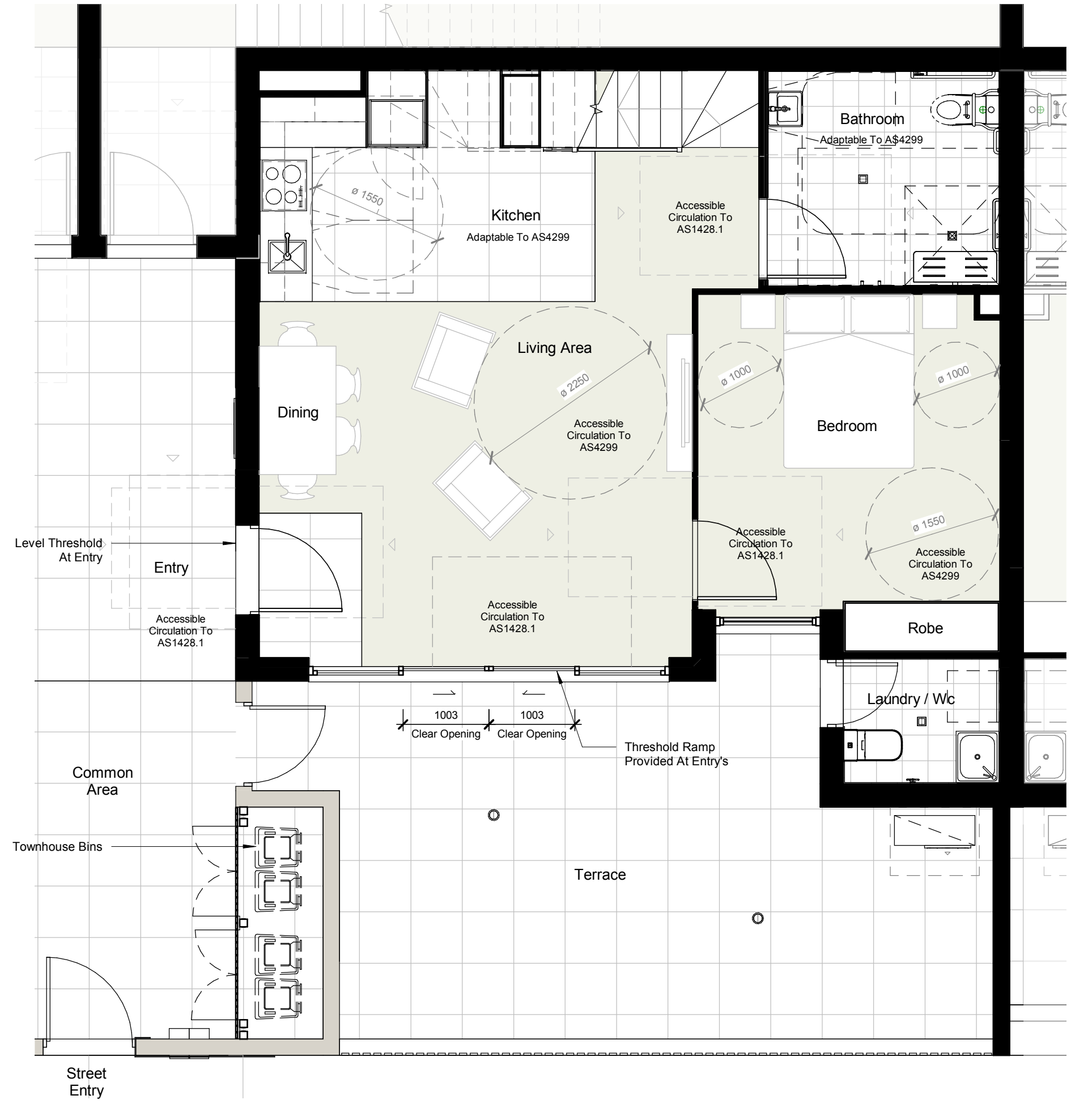
Typical NAU Apartment Plan

1 : 50 NAU Apartments 44 , 50, 56 & 62



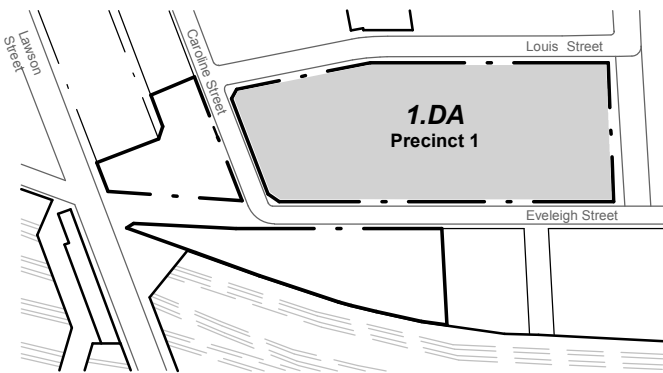
Townhouse NAU Plan

1 : 50 Townhouse No. 22



Townhouse NAU Plan

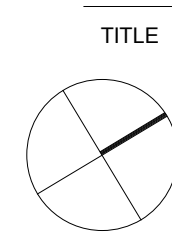
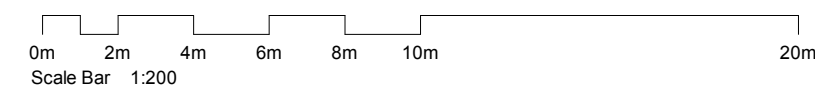
1 : 50 Townhouse No's 08, 11, 12, 15, 16, 22, 24, 25, 28, 29, 32 & 33



LEVEL 4, 111-117 DEVONSHIRE STREET, SURRY HILLS, NSW 2010 T:02 9318 8400 F:02 9318 8480
STEPHEN J. NORDON Registration No. NSW - 4704 GRAHAM P. JAGO Registration No. NSW - 4926

Development Application

Rev	Description	Date
A	DxP Amendments	24.06.12
B	NAU's Plans Added for DA Submission	24.05.19
C	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Adaptable (NAU) Apartments & Townhouses

JOB No.	DEI00210
DATE	Mar 2019
SCALE	A1 @ As indicated
DWG No.	1DA150 C

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

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General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

Refer To ODA900 For Abbreviation Schedule And Proposed Outline Colour Selections And Finishes Selections.

Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

APPENDIX 3

Statement of Compliance - Parking Design

Our Ref:SY170002

Friday, 26 July 2019

Ms Poonam Chauhan
Deicorp
Level 4, 161 Redfern Street
REDFERN NSW 2016

Dear Poonam,

Traffic and Parking Design Compliance – 42 to 102 Eveleigh Street, 1A to 11 Vine Street, 5 to 59 Louis Street and 2 Caroline Street, Redfern (Pemulwuy Precinct 1).

I refer to your submitted plans by Nordon Jago Architects (Job No. DEI00210 Drawing No. 1DA091 G dated March 2019) detailing the proposed Basement Level B1 car park layout at the above location.

Barker Ryan Stewart certifies that the above plans have been reviewed and are considered to be compliant with the Australian Standards (AS/NZS 2890.1 and AS/NZS 2890.6) Further, it is anticipated that the car park will function in a satisfactory manner and in accordance with the original design intent.

Should you require any further information regarding this design compliance, please do not hesitate to contact me.

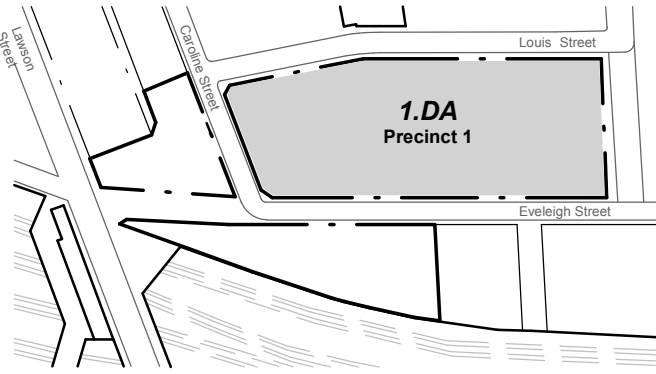
Yours faithfully



Robert Day | Traffic and Transport Manager
Barker Ryan Stewart Pty Ltd

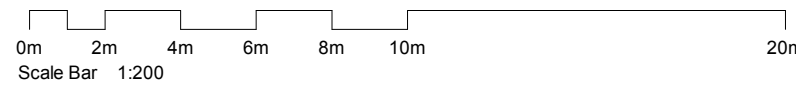
Attachment A: Basement Level B1

Attachment A Basement Level B1



Development Application

Rev	Description	Date
A	Current Development Summary Issue	15.06.11
B	Preliminary DA Issue For Review	11.07.11
C	Preliminary DA Issue For Review	20.07.11
D	Development Application Issue	14.12.11
E	DcP Amendments	24.06.12
F	NAU's Identified for Amended DA Submission	24.05.19
G	DA Revision - Remove Incorrect Reference to TH19 in NAU Table & Yellow Area Over TH07 from 1DA101	25.07.19



Precinct 1 - Pemulwuy Project, Mixed Use Development, REDFERN

Nominated Adaptable Units (NAU):

Adaptable Townhouses (12):
TH08, TH11, TH12, TH15, TH16, TH22, TH24, TH25, TH28, TH29, TH32, TH33

Adaptable Apartments (4):
Apartment 44 (Level 2), Apartment 50 (Level 3), Apartment 56 (Level 4), Apartment 62 (Level 5)

NAU Parking Spaces (16):
8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24 & 25

General Notes:

Architectural Drawings To Be Read In Conjunction With All Other Consultants Detailed Drawings, Reports And Specifications.

All Levels Indicated Taken To Australian Height Datum (AHD)

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Site Underlay Based On Survey Carried Out By Denry Linker For Previous Application and Subsequent Survey Work Carried Out By Daw & Walton Consulting Surveyors - Refer To Drawing 302808.

Basement Level B1

JOB No.	DEI00210
DATE	Mar 2019
SCALE	A1 @ As indicated
DWG No.	1DA091 G

APPENDIX 4

Statement of Compliance - Accessibility

Principal Author:	Issue.	Revision	Date
Michael Moutrie	-	Original for S 4.55 application	03-06-2019
Reviewed:			
Howard Moutrie			



report

Statement of Compliance Access for People with a Disability

Proposed Mixed Use Development Everleigh St Redfern

Accessible Building Solutions
124 Upper Washington Drive
Bonnet Bay NSW 2226

P 0415 255 163

E howard@absaccess.com.au

Accredited Access Consultant
Howard Moutrie ACAA No 177

Report

Report Type: Statement of Compliance - Accessibility
Development: Everleigh St Redfern

Introduction:

This report has been prepared to accompany a Development Application and has been based on the following drawings prepared by Nordon Jago Architects:

1CD100-1	Precinct 1 Basement 2 PlanS
1CD102-3	Precinct 1 Basement 1 & Level 1 Townhouses Plans
1CD104-5	Precinct 1 Ground & Level 2 Townhouses Plans
1CD106	Precinct 1 Mezzanine Plan
1CD107-8	Precinct 1 Level 1 Plan
1CD109	Precinct 1 Level 2 Plan
1CD110	Precinct 1 Level 3 Plan
1CD111	Precinct 1 Level 4 Plan
1CD112	Precinct 1 Level 5 Plan
1CD113	Precinct 1 Level 6 Plan
2CD101O	Precinct 2 Level 1 Plan
2CD102N	Precinct 2 Level 2 Plan
2CD103L	Precinct 2 Level 3 Plan
2CD104L	Precinct 2 Level 4 Plan
2CD750 C	Adaptable Apartment Plan

Limitations and Copyright information:

This report is not to be used for any other purpose than its original intention. The assessment is based on the provided drawings and compliance relies upon the implementation of all the recommendations listed in this report and the works constructed in accordance with AS1428.1-2009 and other latest, relevant standards and regulations applicable at the time of construction.

Assessment is based on the classification/use of the building. If the Class of the building changes to any other building Class, this access report will have to be updated accordingly.

All dimensions mentioned in the report are CLEAR dimensions and are not to be reduced by projecting skirting, kerbs, handrails, lights, fire safety equipment, door handles less than 900mm above FFL (finished floor level) or any other fixtures/fit out elements. Only some numerical requirements from relevant AS (Australian Standards) have been noted in the report, however for further details and for construction purposes refer to the relevant AS, a copy of which can be purchased from SAI Global.

This report and the drawings in this report are a copyright of Accessible Building Solutions and can only be used for the purposes of this particular project and can only be modified by Accessible Building Solutions. This document may also contain Standards Australia Ltd copyrighted material which may not be reproduced.

This report does not assess compliance matters related to WHS, Structural design, Services design, Parts of DDA other than those related to APS or Parts of BCA or Parts of Australian Standards other than those directly referenced in this report.

ABS gives no warranty or guarantee that this report is correct or complete and will not be liable for any loss arising from the use of this report. We are not to be held responsible if LHA comes to a different conclusion about compliance with the Livable Housing Guidelines. At this point of time only LHA is able to confirm whether a project has met all the requirements needed to be awarded a particular Quality Mark.

We have no ability to check for slip resistance of surfaces. All wet areas, parking areas, pavement markings shall have the appropriate slip resistance for the location. We also have no ability to check for wall reinforcements once the walls have already been constructed. The builder is to take full responsibility that these requirements are met as a part of construction being as per requirements of AS1428.1/ AS4299 / AS2890.6/ AS3661/ AS4586

A report issued for DA (development application) is not suitable for use for CC (construction certificate application).

Assessment:

Assessment Criteria DA

This assessment has been undertaken to the extent necessary to issue development consent under the Environmental Planning and Assessment Act. Generally, assessment has been in regard to the capability of the proposal to achieve compliance where there is insufficient information to fully assess if compliance has been achieved. The project documentation should incorporate the requirements as listed in this report to ensure compliance.

Compliance is required with the following:

- The Access Provisions of the BCA 2019
- The Access To Premises Standard
- AS1428 suite of Standards
- AS2890.6 for car parking
- AS1735.12 for lifts
- AS4299 Adaptable Housing
- SEPP 65 – Part 4Q
- Council's DCP relating to Access for People with a Disability

Assessment

The building comprises of basement carparking with ground floor gym, gallery and townhouses with residential units above, and a childcare centre with retail and commercial units above.

Under the BCA the building is classified as follows,

- Class 2 (building containing more than 2 SOUs i.e. sole-occupancy units)
- Class 5 (commercial)
- Class 6 (retail)
- Class 7a (car park)
- Class 9b (assembly building, childcare)

The City of Sydney Access Development Control Plan (DCP) 2004 requires that adaptable housing be provided at the rate of 15% of the total dwellings (10 units). Despite the DCP requirement to provide a minimum of 10 adaptable units, a modification is proposed to condition B21 of the existing project approval to require that a total 16 of the residential units be capable of being adapted for use by people with a disability. This represents 25% of the total dwellings, which exceeds Council's minimum requirement by 10%.

This report has been prepared to support the proposed modification application to change condition B21 as above.

The following tables assess compliance with the relevant parts of the BCA and Standards
BCA Assessment

BCA Part D3 Access for People with a Disability
BCA D3.1 Requirements for Access for people with a disability
 SOU refers to Sole Occupancy Unit

<i>Requirement</i>	Class 2 <ul style="list-style-type: none"> From a required accessible pedestrian entrance to at least 1 floor with SOUs and till the entry of doors of each SOU on that level. To and within 1 of each type of room or space in common use. Where floor is accessed by an AS1428.1 ramp or lift, all SOUs on that level till the entry door and to and within all common use areas on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry to the entry doors of all SOUs on all levels by means of a lift. Access has been provided to communal open space on Level 1.
<i>Requirement</i>	Class 5, 6, 7b, 8, 9a, 9b- Schools and early childhood centres To and within all areas that are normally used by the occupants.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Class 7a To and within any level containing accessible carparking spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	Access has been provided to the basement level containing the accessible car parking spaces by means of a lift.
<i>Requirement</i>	Class 9b- Assembly building not being a schools and early childhood centres To wheelchair seating spaces (numbers assessed further on in the report) To all areas except tiers that do not contain wheelchair seating spaces.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	In areas required to be accessible, the following is to be provided: <ul style="list-style-type: none"> Width of accessways shall be min 1M clear, and to be increased for door circulation, turning areas and passing areas as required by AS 1428.1 Doors shall provide a clear opening of 850mm with a step free threshold and the required circulation spaces, hardware and luminance contrast as required by AS 1428.1 The separation of doors in airlocks shall comply with AS 1428.1 Door mats, floor grates and the abutment of different finishes shall comply with BCA and AS 1428.1 In accessible sole occupancy units, the light switches shall be 30x30mm min size at a height to match the door handles. GPOs shall be located between 600 and 1100mm above the floor and 500mm from an internal corner.
<i>Compliance</i>	Complies.
<i>Comments</i>	All of the above listed requirements are achievable and to be added to the project specifications to ensure compliance.

<i>Requirement</i>	BCA Part D3.2 Access to buildings
	Accessway is required from; <ul style="list-style-type: none"> • Main pedestrian entry at the site boundary for new buildings • Main pedestrian entry door for existing buildings • Any other accessible building connected by a pedestrian link • Accessible car parking spaces
	<i>Compliance</i> Complies.
<i>Comments</i>	Access has been provided from the main pedestrian entry at the site boundary by means of a pathway / ramp. Access has been provided from accessible car parking spaces by means of a lift.
<i>Requirement</i>	Accessway is required through: <ul style="list-style-type: none"> • Main entry and • Not less than 50% of all pedestrian entrances and in building with floor area over 500m², non-accessible entry and accessible entry to be not more than 50M apart.
<i>Compliance</i>	Complies.
<i>Comments</i>	All entries have been designed to be accessible.
<i>Requirement</i>	Where Accessible pedestrian entry has multiple doorways <ul style="list-style-type: none"> • At least 1 to be accessible if 3 provided • At least 50% to be accessible, if more than 3 provided Where doorway has multiple leaves, at least 1 leaf is to have clear opening of 850mm (excluding automatic doors).
<i>Compliance</i>	Complies.
<i>Comments</i>	Where multiple leaf doorways have been used, at least 1 operable leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Where single hinged doors have been used, the door leaf is required to provide a clear opening of 850mm with the door circulations spaces as per AS1428.1. Details for doorways have been included in the Appendix and the same should be added to the project specifications to ensure compliance.
<i>Requirement</i>	BCA Part D3.3 Parts of buildings required to be accessible
<i>Compliance</i>	Every Ramp (excluding fire-isolated ramp) to be compliant with AS1428.1 and slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Comments</i>	Complies. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Every Walkway to be compliant with AS1428.1
<i>Compliance</i>	Complies.
<i>Comments</i>	Detailed features of the walkways will be must comply with the requirements of AS1428.1. Note: all walkways shall have a barrier or continue for a further 600mm in a different material on each side of the walkway.

<i>Requirement</i>	Step / Kerb ramp if provided is to be compliant with AS1428.1 and Slip resistance of ramp and landings compliant with BCA Table D2.14
<i>Compliance</i>	Complies.
<i>Comments</i>	Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Every Stairway (excluding fire-isolated stairway) is to be compliant with AS1428.1 and slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Complies.
<i>Comments</i>	Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Every Fire-isolated Stairway is to be compliant with the relevant sections of AS1428.1 & slip resistance of treads, landings and nosing strips compliant with BCA Table D2.14
<i>Compliance</i>	Complies.
<i>Comments</i>	Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Passing spaces requirement It is a requirement to provide passing spaces in accessways complying with AS1428.1 at maximum 20 M intervals, where a direct line of sight is not available. Space required is width of 1800mmx2800mm (in the direction of travel). Chamfer of 400x400mm is permitted at corners.
<i>Compliance</i>	N/A
<i>Comments</i>	There are no accessways over 20 M lengths in the development where a direct line of sight is not available.
<i>Requirement</i>	Turning spaces requirement It is a requirement to provide turning spaces in accessways complying with AS1428.1 within 2M of the end of accessways where it is not possible to continue travelling and at every 20M intervals. Space required is width of 1540mm x 2070mm (in the direction of travel).
<i>Compliance</i>	Complies.
<i>Comments</i>	Adequate turning spaces have been provided. Ensure clear dimensions are maintained
<i>Requirement</i>	Small building concession In a Class 5, 6, 7b or 8 building containing not more than 3 storeys, a lift / ramp is not required to provide access to levels other than the entrance level if the floor area of the levels other than the entrance level is not more than 200m ² .
<i>Compliance</i>	N/A
<i>Comments</i>	
<i>Requirement</i>	Carpet specifications Carpet if used in areas required to be accessible are to be provided with pile height or thickness not more than 11mm and carpet backing not more than 4mm bringing the total height to a maximum of 15mm.
<i>Compliance</i>	Complies.
<i>Comments</i>	Only applies to carpets provided in the common use areas and commercial use areas. Add the above requirements to the project specifications to ensure compliance.

<i>Requirement</i>	BCA Part D3.4 Exemption
	Access is not required to be provided in the following areas : <ul style="list-style-type: none"> • where access would be inappropriate because of the use of the area • where area would pose a health and safety risk • any path which exclusively provides access to an exempted area
	<i>Compliance</i> For information only.
<i>Comments</i>	Areas such as lift machine rooms, fire services room, and mechanical rooms in the development are exempted from providing access under this clause due to WHS concerns.
<i>Requirement</i>	BCA Part D3.5 Accessible Carparking
	Parking Service Accessible carparking space need not be provided when a parking service is provided and direct access to any of the carparking spaces is not available to the public.
	<i>Compliance</i> N/A
<i>Comments</i>	
<i>Requirement</i>	Accessible car parking spaces shall have pavement marking in accordance with AS 2890.6.
	<i>Compliance</i> Complies.
	<i>Comments</i> Note: the pavement marking shall have the appropriate slip resistance for the location.
<i>Requirement</i>	In situations where not more than 5 carparking spaces have been provided The car parking space need not be designated, so as to restrict the use of the carparking space only for people with a disability.
	<i>Compliance</i> N/A
	<i>Comments</i>
<i>Requirement</i>	Class 2 There are no carparking requirements for a Class 2 under the BCA. If adaptable housing has been mandated by the Council, carparking spaces will be required under the requirements of AS4299- Adaptable housing
	<i>Compliance</i> N/A
	<i>Comments</i> The parking for the adaptable units is assessed later in this report.
<i>Requirement</i>	Class 5, 7, 8 or 9c - 1 space per 100 carparking spaces
	Class 6 - 1 space per 50 carparking spaces (up to 1000 spaces) and additional 1 space per additional 100 spaces provided
	<i>Compliance</i> Capable of compliance
<i>Comments</i>	Parking numbers are to be re-designated once the number of adaptable units is corrected
<i>Requirement</i>	Class 9b Other assembly building - 1 space per 50 spaces provided and then additional 1 space per additional 100 spaces provided
	<i>Compliance</i> Capable of compliance
	<i>Comments</i> Parking numbers are to be re-designated once the number of adaptable units is corrected

BCA Part D3.6 Signage	
<i>Requirement</i>	Braille and Tactile signage is required to identify Accessible Sanitary facilities
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilets have been provided in the development. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Braille and Tactile signage is required to identify Ambulant Sanitary facilities
<i>Compliance</i>	Complies.
<i>Comments</i>	Ambulant use toilets have been provided in the development. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Braille and Tactile signage is required to identify Hearing Augmentation
<i>Compliance</i>	N/A
<i>Comments</i>	No hearing augmentation has been proposed in the development.
<i>Requirement</i>	Braille and Tactile signage is required to identify a Fire exit by stating the 'Exit' and 'Level', followed by either: - the floor level number, - floor level descriptor or - a combination of both
<i>Compliance</i>	Complies.
<i>Comments</i>	All doors required for fire exit are to be provided with signage. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Signage is required to a non-accessible pedestrian entrance to direct to the nearest accessible pedestrian entry.
<i>Compliance</i>	N/A
<i>Comments</i>	All pedestrian entries have been designed to be accessible.
<i>Requirement</i>	Signage is required to advise location of accessible toilet to direct a person to the location of the nearest accessible unisex sanitary facility.
<i>Compliance</i>	N/A
<i>Comments</i>	All blocks of toilets incorporate an accessible toilet
<i>Requirement</i>	All signage is required to be as per Specification D3.6 Braille and Tactile Signs This includes location of signage, specifications in regards to braille and tactile characters, luminance contrast and lighting.
<i>Compliance</i>	Complies.
<i>Comments</i>	Details of selected signage to be verified. Add the above listed requirements to project specifications to ensure compliance.

BCA Part D3.7 Hearing Augmentation	
Requirement	Hearing Augmentation is only required where an inbuilt amplification system (other than emergency) is installed in a Class 9b building, or in an auditorium, conference / meeting room or an reception area where a screen is used.
Compliance	Capable of compliance.
Comments	If inbuilt amplification system is proposed in the development, then hearing augmentation is to be provided.
Requirement	Where Hearing Augmentation is provided in form of an induction loop, it must be provided to not less than 80% of the floor area.
Compliance	
Comments	
BCA Part D3.8 Tactile indicators (TGSIs)	
Requirement	<p>TGSIs are required when approaching;</p> <ul style="list-style-type: none"> - Stairways other than fire-isolated stairways and stairways within a SOU of a Class 2 building or a non-accessible SOU of a Class 3 building - Escalators / passenger conveyor / moving walk - Ramp (other than fire-isolated ramps / kerb or step or swimming pool ramps) - Under an overhead obstruction of <2M if no barrier is provided - When accessway meets a vehicular way adjacent to a pedestrian entry (if no kerb / kerb ramp provided at the location) <p>Compliance is required with AS1428.4.1 including Luminance contrast and slip resistance requirements for all TGSIs.</p>
Compliance	Complies.
Comments	<p>In the proposal, TGSIs are required in the following locations:</p> <ul style="list-style-type: none"> • At <u>top and bottom landings</u> of stairways and 1:14 ramps, <u>600-800mm</u> depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard • At <u>mid landings</u> of stairway and 1:14 ramp, <u>300-400mm</u> depth or min 6 discrete cones are required <u>only where handrails are not continuous</u> or landing is more than 3M • Where accessway meets a vehicular way, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard. • Under the stairway to warn of overhead obstruction, 600-800mm depth or min 12 discrete cones are required at 300+/-10mm from edge of hazard <p>Add the above requirements to the project specifications to ensure compliance.</p>
BCA Part D3.11 Limitations on Ramps	
Requirement	<ul style="list-style-type: none"> • A series of connecting ramps cannot have a vertical height of 3.6M • A landing for a step ramp cannot overlap a landing for another ramp
Compliance	Complies
Comments	The series of connecting ramps do not exceed a vertical height of 3.6M

BCA Part D3.12 Glazing on Accessways	
<i>Requirement</i>	Glazing requirements- Where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening are required to have a glazing strip as per requirements of AS1428.1
<i>Compliance</i>	Complies.
<i>Comments</i>	Applies to full length glazing used in common use areas such as lift lobbies and common passageways and in all commercial use areas. Selection of glazing strips as specified above will lead to compliance. Note the strip must achieve 30% luminance contrast with the floor surface on each side and must be a solid, not translucent, strip with no other graphical representation or cutout.
BCA Part F Accessible Sanitary Facilities	
BCA F2.4 Accessible sanitary facilities	
<i>Requirement</i>	Accessible unisex toilet is to be provided in accessible part of building such that; <ul style="list-style-type: none"> • It can be entered without crossing an area reserved for 1 sex only • Where male and female sanitary facilities are provided at different locations, Accessible unisex toilet is only required at one of the locations • Even distribution of LH and RH facilities If no lift is required to be provided to a level, then accessible facility is not required on that level.
<i>Compliance</i>	Complies.
<i>Comments</i>	Common use unisex accessible toilet facilities have been provided in the development.
<i>Requirement</i>	Accessible unisex toilet are to be designed in accordance with AS1428.1
<i>Compliance</i>	Complies.
<i>Comments</i>	The width and length requirements depend on selected fixtures. Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.
<i>Requirement</i>	Ambulant use male / female toilets are to be provided if an additional toilet to the Accessible unisex toilet is provided.
<i>Compliance</i>	Capable of compliance
<i>Comments</i>	Ambulant cubicles can be added at CC stage
<i>Requirement</i>	Ambulant use toilets are to be designed in accordance with AS1428.1.
<i>Compliance</i>	Complies with the width and length requirements
<i>Comments</i>	Minimum size of an accessible toilet is required to be 900mm to 920mm width x 1.62M (dependent on WC pan and location of door to the cubicle) Refer to detailed requirements provided in the Appendix of this report and add the same to the project specifications to ensure compliance.

BCA F2.4(a) Accessible unisex sanitary compartments	
<i>Requirement</i>	Class 2 At least 1 when sanitary compartments are provided in common areas.
<i>Compliance</i>	Complies.
<i>Comments</i>	
<i>Requirement</i>	Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) 1 on every storey containing sanitary compartments. Where more than 1 bank of sanitary compartments on a level, at 50% of banks
<i>Compliance</i>	Complies.
<i>Comments</i>	
BCA F2.4(b) Requirements for Accessible unisex showers as per AS1428.1-2009	
<i>Requirement</i>	Class 2 At least 1 when showers are provided in common areas.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.
<i>Requirement</i>	Class 5, 6, 7, 8 or 9 (excluding ward area of 9a health-care) When BCA requires provision of 1 or more showers, then 1 for every 10 showers.
<i>Compliance</i>	N/A
<i>Comments</i>	No common use shower facilities have been proposed in the development.

BCA Part E Lift Installations	
<i>Requirement</i>	In an accessible building, every passenger lift must comply with Tables E3.6(a) and E3.6(b).
<i>Compliance</i>	Complies.
<i>Comments</i>	Lift floor dimensions (excluding stairway platform lift) are listed below. <ul style="list-style-type: none"> • Lifts traveling 12M or under, floor size, 1100mm wide x 1400mm deep • Lifts travelling more than 12M, floor size 1400mm wide x 1600mm deep Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.
<i>Requirement</i>	If the effective height of the building is over 12M, at least one of the lifts is required to be a stretcher lift, which is to accommodate a raised stretcher with clear space of not less than 600 x 2000mm long x 1400mm high above FFL.
<i>Compliance</i>	Complies.
<i>Comments</i>	Subject to lift supplier certification. Add the above requirements to the project specifications to ensure compliance.

DCP Requirements

Adaptable Housing

16 Adaptable units are provided. The units designated as adaptable are Townhouses 8, 11, 12, 15, 16, 22, 24, 25, 28, 29, 32 & 33 and apartments 44, 50, 56 & 62 in Precinct 1

By incorporating the essential requirements listed below in the Specifications, the nominated Adaptable units can achieve full compliance with Adaptable House Class C

AS 4299 Adaptable Housing Class C requirements

Units Townhouses 8, 11, 12, 15, 16, 22, 24, 25, 28, 29, 32 & 33 and apartments 44, 50, 56 & 62 in Precinct 1

Essential criteria **AS4299.1995**

R ☒ = Required;

C ☒ = Capable of compliance at by adding the requirement to the project specifications or in some cases capable of compliance at post adaptation stage (where noted in comments).

	Clause no	Requirements as per AS4299	R	C	Comments
		Drawings			
1	2.3	Provision of drawings showing the housing unit in its pre-adaptation and post-adaptation stages	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
		Siting			
3	3.3.2	A continuous accessible path of travel from street frontage and vehicle parking to entry complying with AS 1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Access is provided from street by means of an AS1428.1 compliant ramp / walkway and from accessible parking space by means of a lift. Note the wheelchair pavement marking is NOT required.
		Letter boxes			
11	3.8	Letterboxes to be on a hard standing area connected to accessible pathway	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Complies. Letterboxes for all Adaptable units to be between 900mm to 1100mm above FFL and minimum 500mm from any internal corner.
		Parking			
14	3.7.2	Car parking space or garage min. area 6.0Mx 3.8M or a hard surfaced level outside of 5.4Mx3.8M is provided as a sheltered car park or can be provided in the future	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Provided as per AS2890.6 which is permissible.
		Accessible Entry			
20	4.3.1	Accessible entry	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
22	4.3.2	Accessible entry to be level (i.e. maximum of 1:40 slope)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
23	4.3.2	Threshold to be low-level	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
24	4.3.2	Landing to enable wheelchair manoeuvrability 1550mm diameter	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

25	4.3.1	Accessible entry door to have 850mm min. clearance	✓	✓	Generally a 920mm door will be able to provide a clear opening of 850mm. Add to Specifications.
27	4.3.4	Door lever handles and hardware to AS1428.1	✓	✓	Add to Specifications.
		Interior: General			
32	4.3.3	Internal doors to have 820mm minimum clearance	✓	✓	It is recommended to provide an 850mm clear opening door to the adaptable bathroom and 1 main bedroom. Rest can have 820mm clear opening space.
33	4.3.7	Internal corridors min. width of 1000mm	✓	✓	
34	4.3.7	Provision for compliance with AS1428.1 for door approaches	✓	✓	Can be compliant post adaptation.
		Living room and dining room			
36	4.7.1	Provision for circulation space of min. 2250mm diameter.	✓	✓	
38	4.7.4	Telephone adjacent to GPO	✓	✓	Add to Specifications.
41	4.10	Potential illumination level minimum 300 lux	✓	✓	Add to Specifications.
		Kitchen			
42	4.5.2	Minimum width 2.7M, (1550mm clear between benches)	✓	✓	Can be provided at post-adaptation
43	4.5.1	Provision for circulation at doors to comply with AS1428.1	✓	✓	N/A, No door provided to kitchen.
44	4.5.5	Provision for benches to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.	✓	✓	Can be provided post adaptation.
45	4.5.5	Refrigerator adjacent to work surface	✓	✓	Add to Specifications.
46	4.5.6	Kitchen sink adjustable to heights from 750mm to 850 mm or replaceable	✓	✓	Can be provided post adaptation.
47	4.5.6	Kitchen sink bowl maximum 150mm deep	✓	✓	Replaceable at post adaptation.
48	4.5.6 e	Tap set capstan or lever handles or lever mixer	✓	✓	Can be provided post adaptation.
49	4.5.6 e	Tap set located within 300mm of front of sink	✓	✓	Can be provided post adaptation.
51	4.5.7	Cooktops to include either front or side controls with raised cross bars.	✓	✓	Can be compliant post adaptation.
52	4.5.7	Cooktops to include isolating switch	✓	✓	Add to Specifications.
53	4.5.7	Work surface minimum 800 mm length, adjacent to cook top at same height	✓	✓	Can be compliant post adaptation.
54	4.5.8	Oven located adjacent to an adjustable height or replaceable work surface	✓	✓	Can be provided post adaptation.
59	4.5.11	GPOs to comply with AS1428.1. At least one double GPO within 300mm of front of work surface.	✓	✓	Add to Specifications.
60	4.5.11	GPO for refrigerator to be easily reachable when the refrigerator is in its operating position.	✓	✓	Add to Specifications.
61	4.5.4	Slip-resistant floor surface	✓	✓	Add to Specifications.

		Main bedroom			
62	4.6.1	At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS1428.2	✓	✓	A space of 1.54Mx2.07M at the base or one side of the bed is considered to be compliant. Minimum bedroom size to be 3.6Mx3.6M or 3.1Mx4.1M
		Bathroom			
75	4.4.1	Provision for bathroom area to comply with AS1428.1	✓	✓	A bathroom with minimum space of 2M x2.95M or 2.3M x 2.7M is required
76	4.4.2	Slip-resistant floor surface	✓	✓	Add to Specifications.
77	4.4.4 f	Shower recess - no hob. Minimum size 1160x1100mm to comply with AS1428.1	✓	✓	Add to Specifications.
78	4.4.4 f	Shower area waterproofed to AS3740 with floor to fall to waste	✓	✓	Add to Specifications.
79	4.4.4 f	Recessed soap holder	✓	✓	If recessed is not provided a heavy duty load bearing soap holder will be required.
80	4.4.4 f	Shower taps positioned for easy reach to access side of shower sliding track.	✓	✓	Add to Specifications.
82	4.4.4 h	Provision for adjustable, detachable hand held shower rose mounted on a slider grabrail or fixed hook plumbing and wall-strengthening provision	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299 unless brick walls have been provided.
83	4.4.4 h	Provision for grabrail in shower to comply with AS1428.1	✓	✓	Add to Specifications.
86	4.4.4 c	Tap sets to be capstan or lever handles with single outlet	✓	✓	Can be compliant post adaptation.
88	4.4.4 g	Provision for washbasin with clearances to comply with AS1428.1	✓	✓	425mm is required from the side wall to the centre line of the basin. Basin is required to be at least 300mm away from door swing.
90	4.4.4 d	Double GPO bedside mirror	✓	✓	Add to Specifications.
		Toilet			
92	4.4.3	Provision of either 'visitable toilet' or accessible toilet	✓	✓	Visitable is provided. Accessible can be provided post-adaptation.
93	4.4.1	Provision to comply with AS 1428.1	✓	✓	
94	4.4.3	Location of WC pan at correct distance from fixed walls	✓	✓	450mm – 460mm is required from the side wall to the centre line of the WC pan. Add to Specifications.
95	4.4.4 h	Provision for grabrail zone.	✓	✓	Reinforcement to wall to take the grabrails has to be provided as per requirements of AS4299 unless brick walls have been provided. Add to Specifications.
96	4.4.2	Slip-resistant floor surface (vitreous tiles or similar)	✓	✓	Add to Specifications.

		Laundry			
98	4.8	Circulation at doors to comply with AS1428.1	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	N/A cupboard style laundry is proposed.
99	4.8	Provision for adequate circulation space in front of or besides appliances (minimum 1550mm depth)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
100	4.8 e	Provision for automatic washing machine	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
102	4.8 a	Where clothes line is provided, an accessible path of travel to this	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
105	4.8 g	Double GPO	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Add to Specifications.
108	4.9.1	Slip-resistant floor surface	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Add to Specifications.
		Door locks			
110	4.3.4	Door hardware operable with one hand, located 900-1100mm above floor	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Add to Specifications.
<hr/>					
General		<p>- It is recommended that where balconies / outdoor areas have been provided to Adaptable units, provide the sliding doors such that the tracks are recessed, so level access can be provided to the balcony / outdoor areas from inside the unit. If the balcony is to be brought up to the same level as the unit at post-adaptation by means of decking etc. then ensure that the handrail height requirements are complied with, considering the raised height of the balcony level. Also sliding doors in the living areas leading to outdoor areas are to be such that opening of the door is able to provide a clear opening space of 850mm with a latch side space of 530mm.</p> <p>- Where the location of fixtures such as WC pans, wash basins, sinks, laundry fixtures and any other fixtures are to be relocated post-adaptation to comply with AS1428.1, then the service pipes (waste and water supply pipes) have to be laid in the correct AS1428.1 specified position at pre-adaptation itself and the services to be capped off for future use.</p> <p>- Consideration to be given to setdown the slab in the wet areas so that there is no level difference once the floor finishes are applied (i.e. flush transition from carpeted area to tiles area).</p>			

Statement of Compliance

On the basis of the above assessment, I am satisfied that the proposal will achieve compliance with the access provisions of the BCA and the Access to Premises Standard and the DCP relating to AS 4299 Adaptable Housing.



Howard Moutrie

ACAA Accredited Access Consultant No 177

Statement of experience

Howard Moutrie



Qualifications:

B. Arch (Hons) Registered Architect ARB Reg. No 4550 ACAA Accredited Access Consultant Reg. No. 177 OHS Induction Training, OHS – Monitoring a Safe Workplace
Registered Assessor of Livable Housing Australia (License no 10054)
Registered Changing Places assessor (No 007)



Howard has been or is a member of the following:
Standards Australia ME/64 Committee (Access Standards)
Sutherland Council Design Review Panel
Sutherland Council Access Committee
City of Sydney Access Panel 2010
Building Professionals Board Access Advisory Panel
ACAA NSW Network of Access Consultants Management Committee



Howard Moutrie is an architect with over 30 years of experience. Howard is an experienced practicing access consultant and has previously spent 10 years on the Standards Australia Disabled Access Committee ME/64, providing input into the AS 1428 suite of Standards and the Adaptable Housing Standard. Howard has provided comment to numerous Councils on their Access Policy and acted as an expert witness in the Land & Environment Court.

Howard maintains a high level of continuing education programs and has presented at numerous seminars and training sessions including ACAA National Conference, ACAA State Network Seminars, RAIA Network Seminars, Building Designers Association Seminars.



Michael Moutrie is an access consultant. Combined with his training as a travel agent he has reviewed the accessibility of popular tourist areas around the world. Michael has:

- a Certificate IV in Access Consulting,
- completed the Livable Housing Assessor course
- completed the OHS Construction Induction Training Certificate.
- is an associate member of ACAA (No 581).