



Deicorp Pty Ltd

## Crime Prevention through Environmental Design Assessment

Colonel James Student Accommodation:  
Precinct 3, Pemulwuy Project  
83- 123 Eveleigh Street, Redfern

June 2017

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## Appendix A – Relevant Architectural Plans

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# 1 Introduction

## 1.1 Overview

The purpose of this report is to consider the potential crime risk caused by the proposed student housing development and to identify proactive and preventative building design measures to minimise opportunities for crime.

The report has been prepared in accordance with the Crime Prevention Through Environmental Design (CPTED) guidelines prepared by the NSW Police in conjunction with the Department of Planning.

Crime Prevention through Environmental Design (CPTED) provides a clear approach to crime prevention and focus on the '*planning, design and structure of cities and neighbourhoods*'. The main aims of the policy are to:

- increase the perception of risk to criminals by increasing the possibility of detection, challenge and capture;
- increase the effort required to commit crime by increasing the time, energy or resources which need to be expended;
- reduce the potential rewards of crime by minimising, removing or concealing 'crime benefits'; and
- remove conditions that create confusion about required norms of behaviour.

The NSW Police guidelines provide four key principles in limiting crime through design. These are:

1. Surveillance;
2. Access control;
3. Territorial re-enforcement; and
4. Space/activity management.

We have inspected the site and undertaken a preliminary assessment of the architectural plans against the above guidelines. This report recommends design principles for the student housing development to reduce the potential for crime.

## 1.2 Locality

The subject site is located within Redfern directly opposite the northern end of the Redfern Train Station.

The proposed Col James student accommodation development is located within Precinct 3 of the Pemulwuy development site, bounded by Eveleigh Street to the west, the railway corridor to the east, and Lawson Street to the south. The immediate vicinity consists predominantly of terrace homes and commercial buildings.

Figure 1.2.1 shows an aerial photo of the site.

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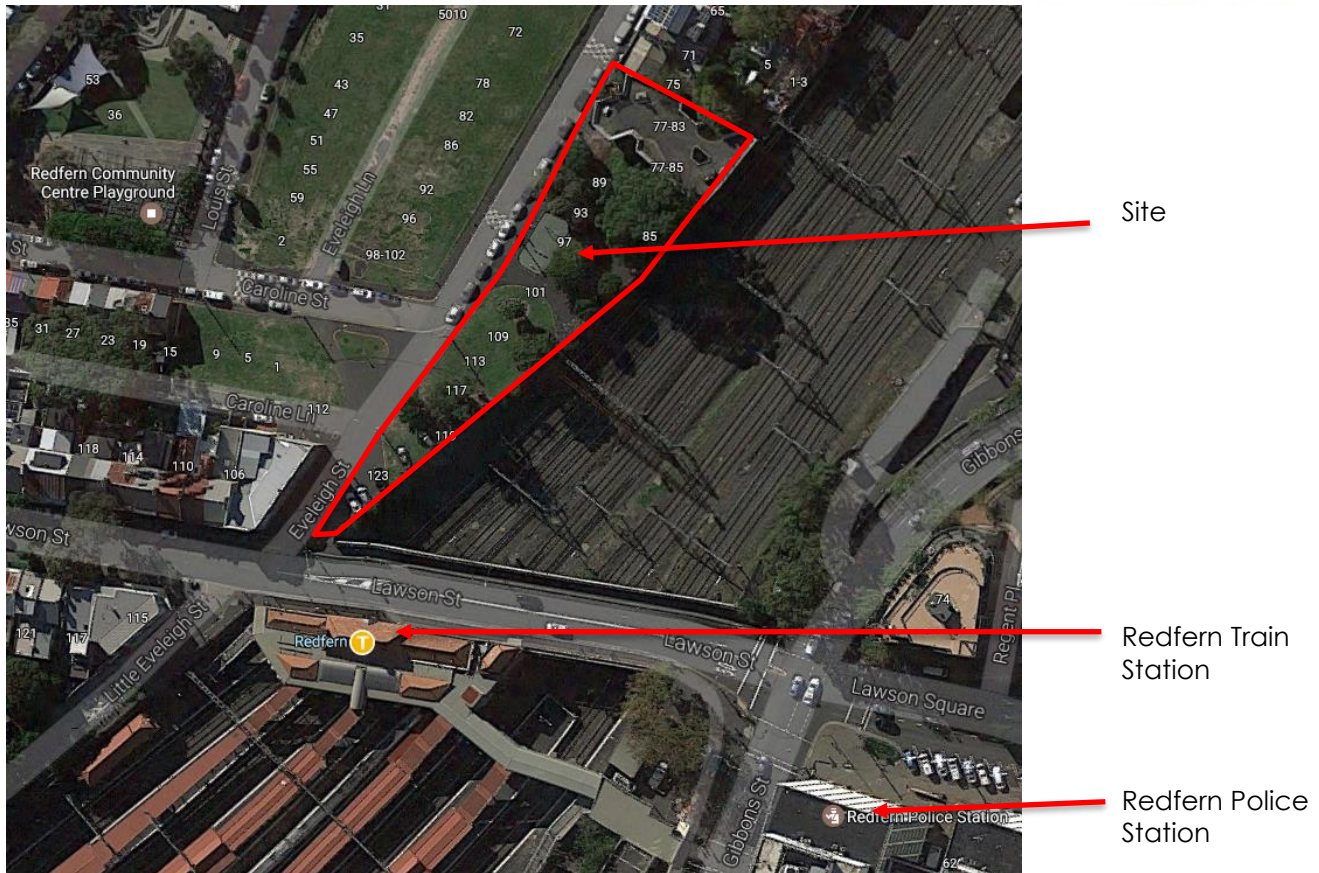


Figure 1.2.1: Locality of Redfern (Source: Google Maps) Figure 1.2.2 identifies that the site is within a mixed-use business zone. Given the uses in this area and the proximity to public transport, the area has high levels of passive surveillance, pedestrian and vehicular activity, both during the day and in the evenings.

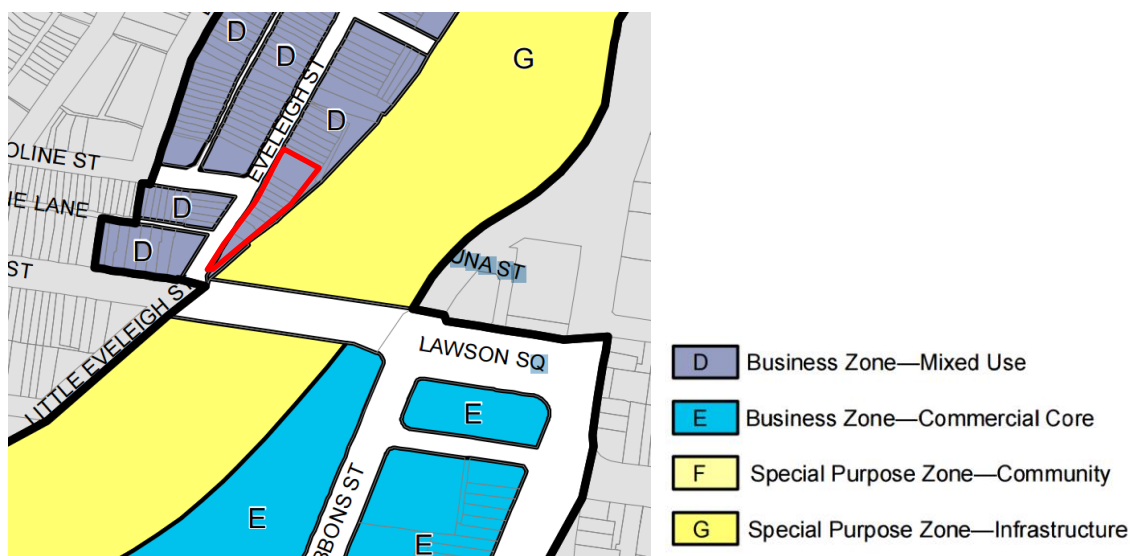


Figure 1.2.2: Extract from LEP Land Zoning Map

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### 1.3 Crime Statistics

The NSW Bureau of Crime Statistics and Research provides an overview of the crime profile during the previous calendar year. The data can assist in identifying specific crimes prevalent in an area and guide design to limit the recurrence of anti-social behaviour. The following statistics are sourced from the crime maps located on the BOSCAR website <http://crimetool.bocsar.nsw.gov.au/bocsar/>.

The following table identifies the threat levels in the Redfern area.

High Level Crime	Medium Level Crime	Low Level Crime
Malicious Damage to Property	Break and Enter (Dwelling)	Murder
Steal from a dwelling		
Assault (non-domestic)		

The majority of High Level Crimes include stealing from a dwelling, assault, and malicious damage to property. These crimes seem to be stationary or decreasing over time.

The below figures show "hotspot" crime mapping for the above relevant crimes in the Redfern area. They compare the crime rate occurrence between 2012 and 2016.

This form of crime mapping is useful as it shows where the high crime areas are and can be used to help understand the factors that affect the distribution and frequency of crime. The "hotspot" indicates where crime occurrences are clustered from highest to lowest, indicated in red, orange and yellow.

#### Malicious damage to property

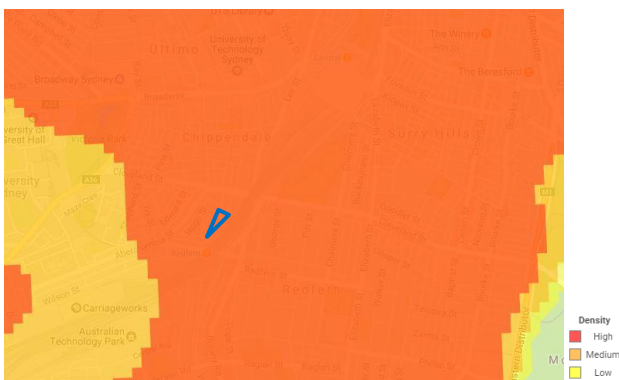


Figure 1.3.1: Malicious damage to property hotspots (2012)

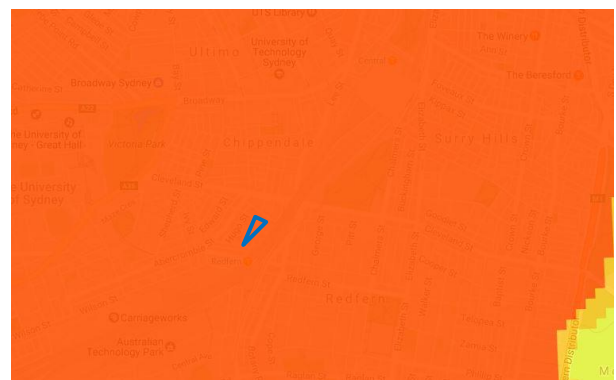


Figure 1.3.2: Malicious damage to property hotspots (2016)

Figures 1.3.1 and 1.3.2 show that the hotspot for *malicious damage to property* in Redfern and surrounds is expanding. The subject site currently has a high rating within the hotspot area. The maps indicate that this type of crime is not only confined to the immediate vicinity of the site (indicated in blue), but is a widespread issue.

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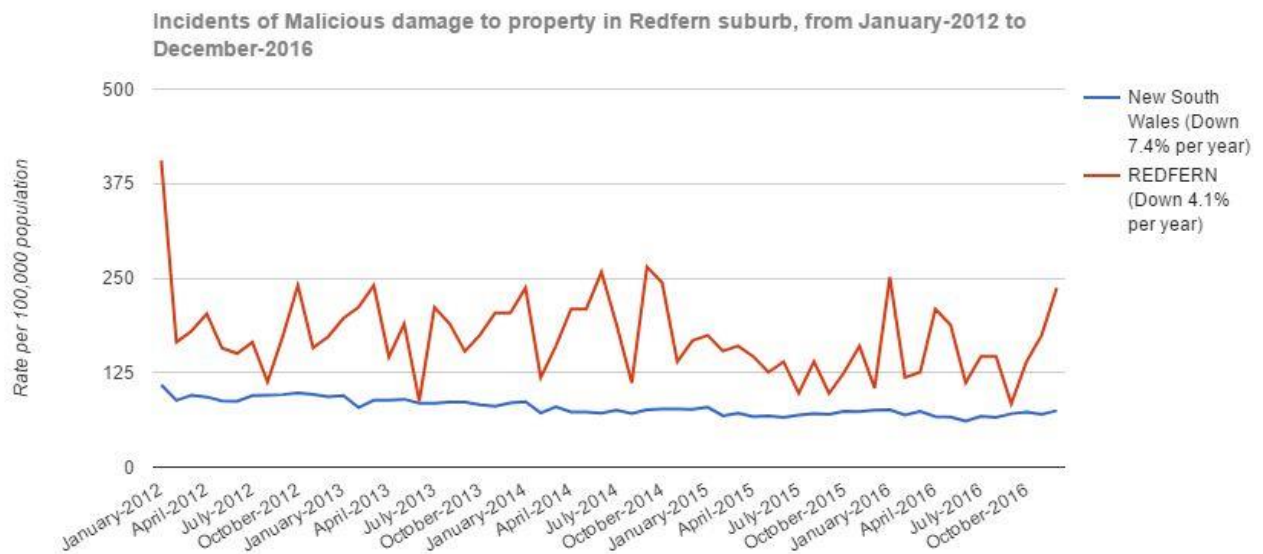
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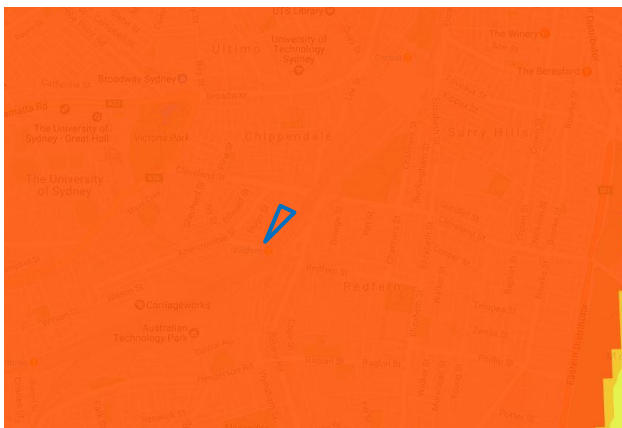


Source: NSW Bureau of Crime Statistics and Research

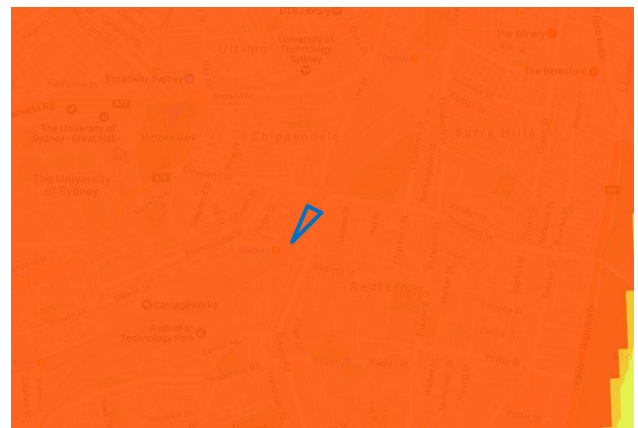
**Figure 1.3.3:** Malicious damage to property 2012 – 2017 trend

Figure 1.3.3 is a graph of the rates of changes to the rates of *malicious damage to property* in Redfern. The figures indicate that the rate of crime within the immediate vicinity has decreased between 2012 and 2016 at a rate of 4.1% per year, while the NSW statistic has decreased 7.4%.

### Stealing from a dwelling



**Figure 1.3.4:** Steal from a dwelling hotspots (2012)



**Figure 1.3.5:** Steal from a dwelling hotspots (2016)

Figures 1.3.4 and 1.3.5 show that the hotspot for *stealing from a dwelling* in Redfern and surrounds is far-reaching. The subject site currently has a high rating within the hotspot area.

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The maps indicate that this type of crime is not only confined to the immediate vicinity of the site (indicated in blue), but is a widespread issue.

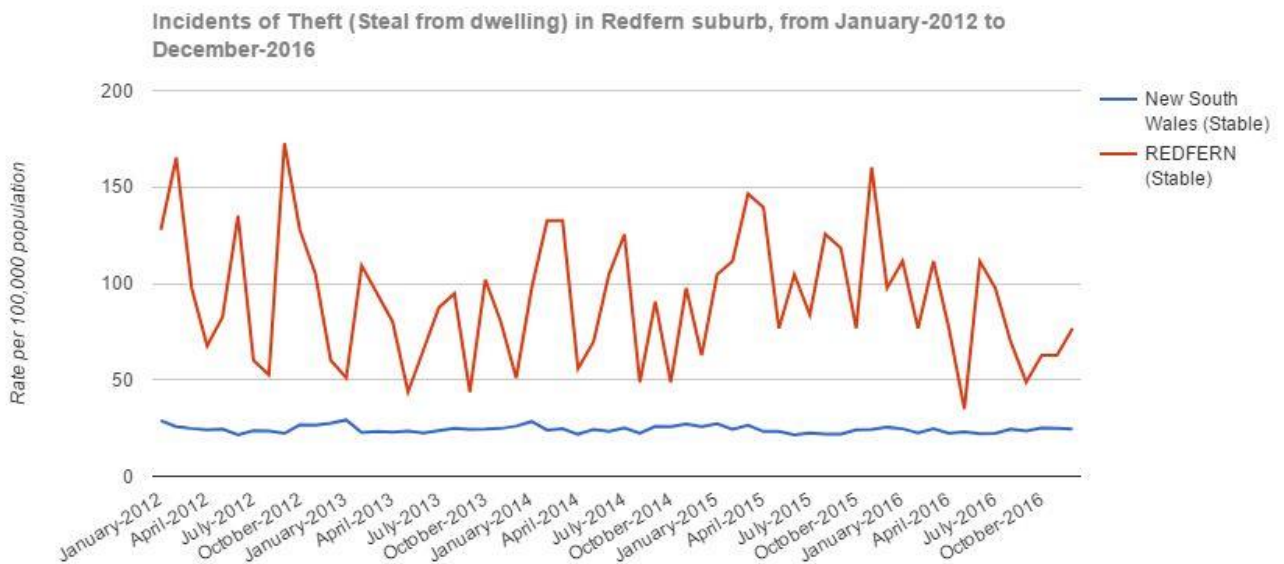


Figure 1.3.6: Incidents of stealing from a dwelling

Figure 1.3.3 is a graph of the rates of changes to the rates of *stealing from a dwelling* in Redfern. The figures indicate that the rate of this crime within the immediate vicinity has remained stable between 2012 and 2016, as has the rate for all of NSW.

### Non-Domestic Assault

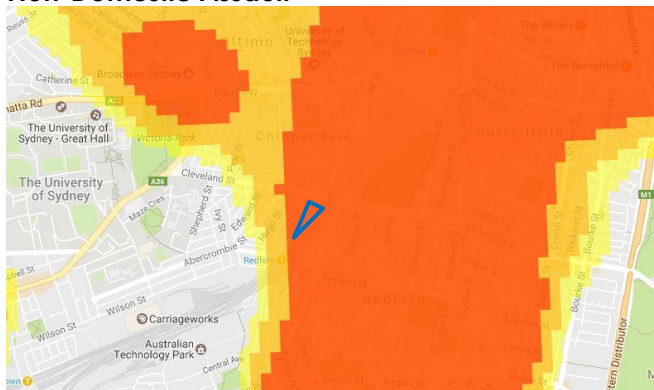


Figure 1.3.7: Non-Domestic Assault hotspots (2012)

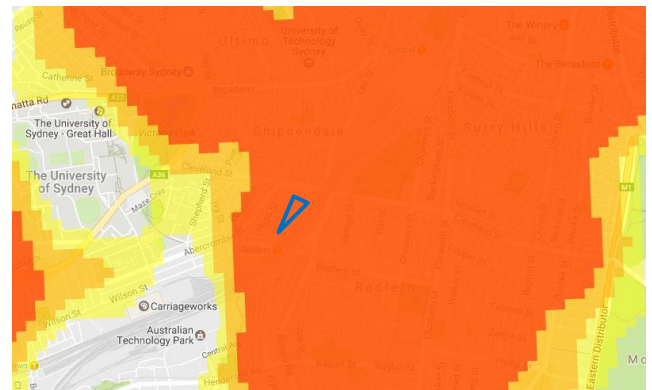


Figure 1.3.8: Non-Domestic Assault hotspots (2016)

Figures 1.3.7 and 1.3.8 show that the hotspot for *non-domestic assault* in Redfern and surrounds is expanding. The subject site currently has a high rating within the hotspot area. The maps indicate that this type of crime is not only confined to the immediate vicinity of the site (indicated in blue), but is a widespread issue.

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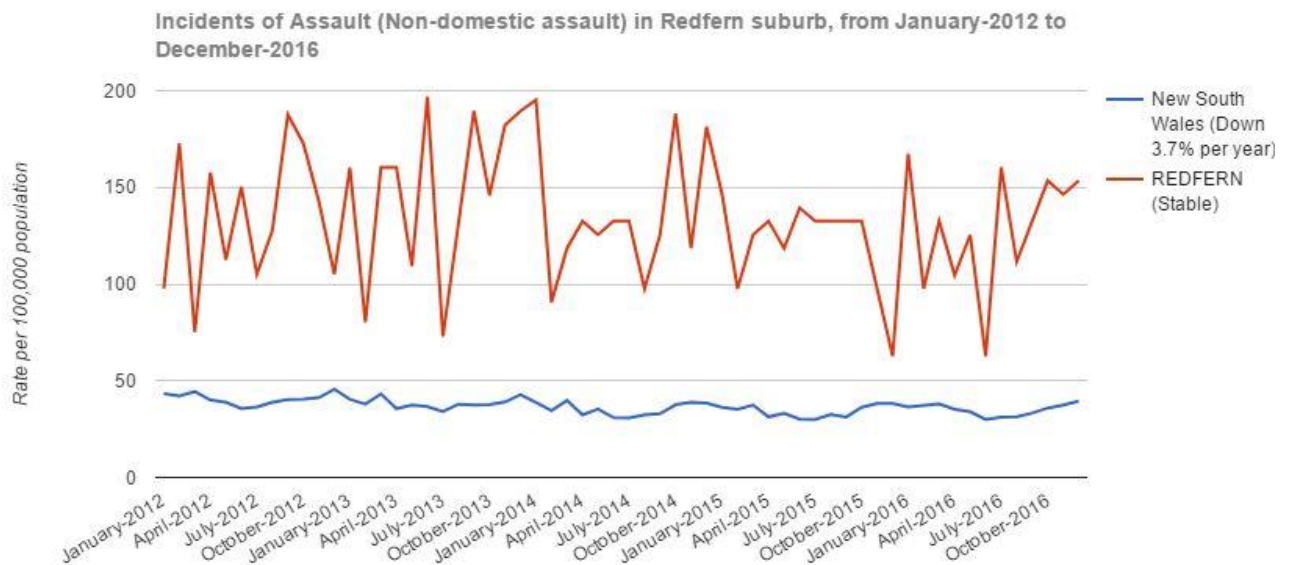
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Source: NSW Bureau of Crime Statistics and Research

**Figure 1.3.9:** Incidents of non-domestic assault graph

Figure 1.3.9 is a graph of the rates of changes to the rates of *non-domestic assault* in Redfern. The figures indicate that the rate of this crime within the immediate vicinity has remained stable between 2012 and 2016, while the overall NSW statistic has decreased by 3.7% per year.

## 1.4 Proposed Development

The proposed Col James Student Accommodation will provide 522 rooms over 23 storeys plus plant.

The upper ground floor is the primary entrance to the building, with an entry foyer and reception at the south side of the building off Lawson Street. The main lobby opens to overlook the landscaped courtyard on the lower ground floor beneath.

The lower ground floor includes the secondary building entrance (Lobby 2) off Eveleigh Street. This level comprises of the internal landscaped courtyard with trees, turf and seating areas. Also, provided on the lower ground for resident's use is a gym, two levels of bicycle storage, communal kitchen and lounge facilities, a TV and games area, a cinema, and other amenities.

Below are excerpts from the lower and upper ground floor architectural plans.

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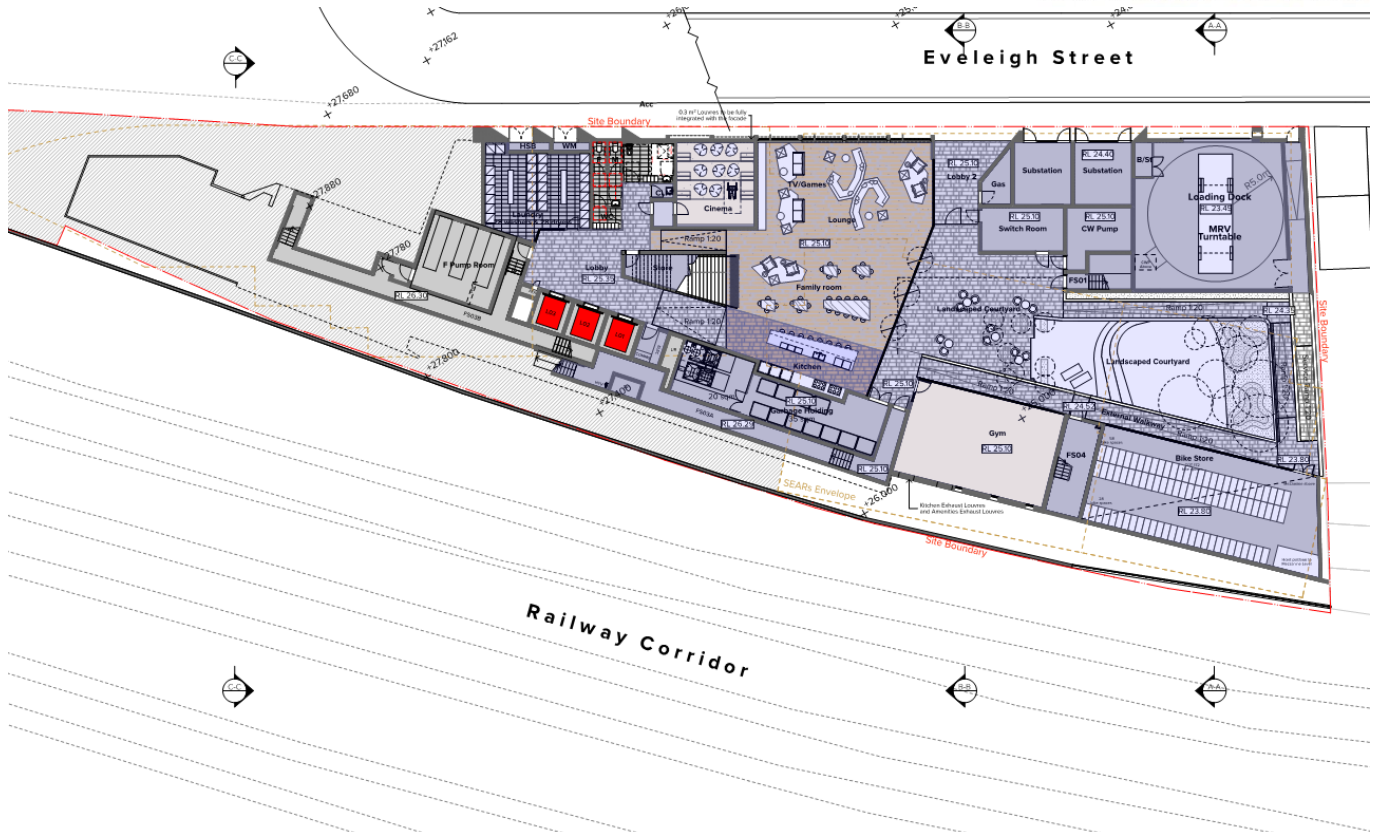


Figure 1.4.1: Lower Ground Floor

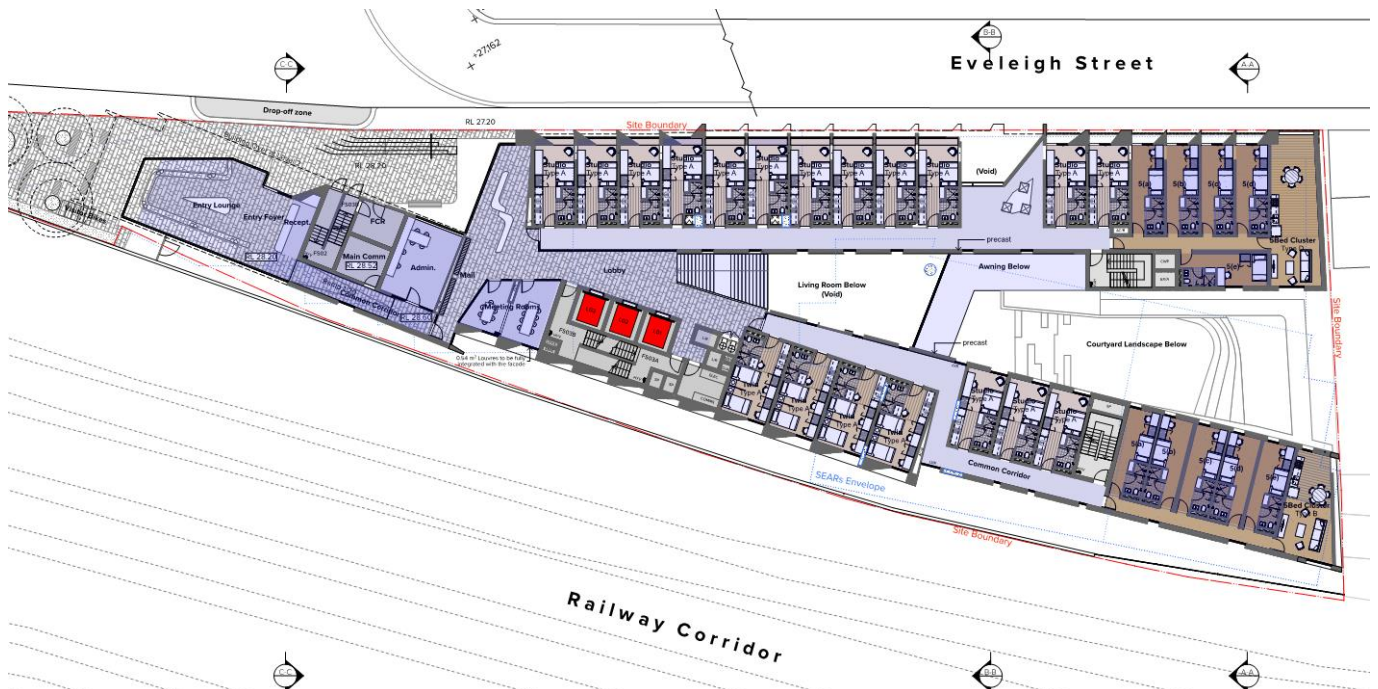


Figure 1.4.2: Upper Ground Floor

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## 2 CPTED Principles

### 2.1 Surveillance

The *Crime Prevention and the Assessment of Development Applications* states that 'the attractiveness of crime targets can be reduced by providing opportunities for effective surveillance, both natural and technical'.

From a design perspective, 'deterrence' can be achieved by:

- clear sightlines between public and private places;
- effective lighting of public places; and
- landscaping that makes places attractive, but does not provide offenders with a place to hide or entrap victims.

Positive surveillance features of the development include:

- CCTV coverage will be provided throughout the facility;
- Glazed walls to entry lounge adjoining the public domain space off Lawson Street increases passive surveillance of this area. Reception will be monitored 7 days per week;
- The family room / kitchen area on the lower ground floor is enclosed by glazing on two sides, increasing passive surveillance; and
- Windows overlook the communal interior courtyard

Table 1 lists potential 'surveillance' issues and recommended strategies to minimise crime risk.

**Table 1: Surveillance issues and recommendations**

Surveillance Issues	Recommendation
<b>Perimeter</b>	<ul style="list-style-type: none"> <li>• Perimeters should be well lit at night.</li> <li>• No vegetation is proposed around the perimeter</li> <li>• CCTV will monitor the perimeters.</li> <li>• Security will monitor the perimeters after hours.</li> <li>• No natural surveillance exists in the space between the building and railway corridor. This area should be well-lit at night, and CCTV and Security should check this area as part of their routine inspections.</li> </ul>
<b>Entrances</b>	<ul style="list-style-type: none"> <li>• All entrances should be well lit at night especially in alcoves and corners.</li> <li>• Reception will be monitored 7 days per week.</li> <li>• After hours, security will monitor the reception area.</li> <li>• Entrances should be well defined and clearly sign posted.</li> <li>• CCTV will monitor the entrances.</li> </ul>

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<b>Bicycle Store Room</b>	<ul style="list-style-type: none"> <li>• The room should be well lit at night.</li> <li>• The room contains windows which look out on the courtyard, assisting with passive surveillance for both areas.</li> <li>• CCTV will monitor the area.</li> </ul>
<b>Loading Dock</b>	<ul style="list-style-type: none"> <li>• Area should be kept clear of rubbish and other obstructions to allow for clear sightlines.</li> <li>• Area should be well lit at night.</li> <li>• CCTV will monitor the area.</li> </ul>
<b>Interior Courtyard</b>	<ul style="list-style-type: none"> <li>• Area should be well lit at night.</li> <li>• Vegetation should be maintained to allow for clear sightlines.</li> <li>• Surrounding glazed walls of the gym, family room area and bike storage area provides additional opportunities for passive surveillance.</li> </ul>
<b>Rooftop terrace</b>	<ul style="list-style-type: none"> <li>• Area should be well lit at night.</li> <li>• Vegetation should be maintained to allow for clear sightlines.</li> <li>• Glazed corridor provides additional opportunity for passive surveillance.</li> </ul>
<b>Positioning of CCTV cameras</b>	<ul style="list-style-type: none"> <li>• Position CCTV at places where the offender/s is most likely to have to pass or want to access, such as building entry/exit points, storerooms, site perimeter, and areas where high value items are kept.</li> <li>• CCTV should be clearly visible to deter potential offenders.</li> <li>• Placed at a height that captures a full view of the offender's face whilst not being obscured by other interferences.</li> <li>• In areas where image capture will not be compromised by insufficient lighting</li> </ul>
<b>General Recommendations</b>	<ul style="list-style-type: none"> <li>• Lighting should be vandal resistant.</li> <li>• Lighting should satisfy the relevant Australian Standard.</li> <li>• Signs should be erected in areas which are restricted prohibited or under surveillance to discourage criminal or anti-social activity.</li> <li>• Prune all trees and shrubs around buildings to enable clear visibility.</li> <li>• Minimise posters on windows to ensure visibility to communal areas.</li> </ul>

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## 2.2 Access Control

Access Control can be defined as physical and symbolic barriers that are used to 'attract, channel or restrict the movement of people'.

Effective access control can be achieved by creating:

- landscapes and physical locations that channel and group pedestrians into target areas;
- public spaces which attract, rather than discourage people from gathering; and
- restricted access to internal areas or high-risk areas (like car parks or other visited areas). This is often achieved through the use of physical barriers.

Positive access control aspects of the design include:

- Residents will have electronic swipe card access.
- All entry doors to the facility will be equipped with swipe card access.
- All external doors will have locks.
- Keys for security entrance doors to essential services such as fire brigade will be available in case of emergency.
- Boundary wall between interior courtyard and adjacent dwelling on the north will prevent access into the site.
- Building is not accessible from the east/ railway corridor.
- The narrow strip of land between the building and the railway corridor is accessible only by a secure gate that can be opened by management.
- Loading Dock will be kept secured by roller door when not in use.

Table 2 lists potential 'access control' issues and recommended strategies to minimise crime risk.

**Table 2: Access control issues and recommendations**

Access Control Issues	Recommendations
<b>Perimeter</b>	<ul style="list-style-type: none"> <li>• Secure fencing/ wall should be constructed along north side of site, particularly along the courtyard to prevent access from neighbouring properties.</li> <li>• Access from the railway corridor boundary to the east is obstructed by a locked gate. Only Building Management will be able to access this area with a key when required.</li> <li>• Perimeter areas should be regularly inspected by the security contractor.</li> <li>• Install sensor lighting.</li> </ul>
<b>Communal areas</b>	<ul style="list-style-type: none"> <li>• Access to the communal areas, interior courtyard and amenities should be limited to residents and their guests.</li> <li>• 24 hour swipe card access recommended for all communal areas.</li> </ul>

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<b>Landscaping</b>	<ul style="list-style-type: none"> <li>• Avoid planting large trees adjacent to buildings to prevent use of "natural ladders" for access to roofs and windows.</li> <li>• Vegetation should be maintained to allow for clear sightlines.</li> </ul>
<b>Entrances</b>	<ul style="list-style-type: none"> <li>• 24 hour swipe card access recommended for all entrances. Reception will monitor resident and guest access to the front entrance during operating hours. Security and Night Duty Manager will work from Reception and assist in monitoring access in the evening.</li> <li>• Eveleigh Street entrance should be secured at all times as there is no reception in the area. Upper level units can be accessed via the stairs from the unsupervised lobby.</li> <li>• Secure roller door of loading dock to be kept shut when not in use.</li> <li>• Ensure access to all back of house areas is restricted. Doors to these areas should be locked when possible and proper indicative signage should be displayed.</li> </ul>
<b>General Matters for Consideration</b>	<ul style="list-style-type: none"> <li>• Fully secure all external doors and windows with good quality locking devices. Make sure they are regularly maintained. All doors should be of solid construction and well fitted.</li> <li>• Make use of signage and stickers promoting security measures such as: security alarms, video surveillance and security contractors.</li> </ul>

## 2.3 Territorial Reinforcement

Territorial reinforcement can be achieved by enhancing 'community ownership of public space' as it sends positive signals and reduces opportunities for crime.

Effective territorial reinforcement and community ownership can be achieved by creating:

- design that encourages people to gather in public space and to feel some responsibility for its use and condition;
- design with clear transitions and boundaries between public and private space; and
- clear design cues on who is to use space and what it is to be used for.

Care is needed to ensure that territorial reinforcement is not achieved by making public spaces private spaces, through gates and enclosures.

Positive territorial reinforcement aspects of the proposal include:

- Open plan communal space including a kitchen area, family room area, lounge area and TV/ games area promotes interaction of residents;
- Site amenities such as cinema and gym encourages resident intermingling;
- Proposed wall in interior courtyard is intended to provide a 'blank canvas' for student interaction and sociable art projects managed by the operator;

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- Open interior courtyard on lower ground level encourages residents to gather; and
- Rooftop terrace serves as a meeting place.

**Table 3: Territorial reinforcement issues and recommendations**

<b>Territorial Reinforcement Issues</b>	<b>Recommendations</b>
<b>Creating a sense of place/ownership</b>	<ul style="list-style-type: none"> <li>• Ensure communal areas are well maintained properly to inspire residents to keep them that way.</li> <li>•</li> </ul>
<b>Neighbouring properties</b>	<ul style="list-style-type: none"> <li>• Maintain quality fencing to restrict access from neighbouring properties.</li> </ul>
<b>Way Finding</b>	<ul style="list-style-type: none"> <li>• Provide clear signage for pedestrians and motorists.</li> <li>• Introduce a public address system to assist with security and management of emergencies.</li> </ul>
<b>General Matters for Consideration</b>	<ul style="list-style-type: none"> <li>• Install a monitored security alarm system.</li> <li>• Prominently display any signs indicating the presence of a security system, the continual surveillance of the premises and any other security measures present.</li> </ul>

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## 2.4 Space Management

Space management 'ensures that space is appropriately utilised and well cared for'. Strategies include activity coordination, site cleanliness, rapid repair of vandalism and graffiti and the replacement of decayed physical elements.

Table 4 lists potential 'space management' issues and recommended strategies to minimise crime risk. The objective should be to minimise the perception of urban decay by maintaining clean and undamaged areas to minimise the fear of crime and avoidance behaviour.

**Table 4: Space management issues and recommendations**

Space Management Issues	Recommendations
<b>Waste storage</b>	<ul style="list-style-type: none"> <li>Garbage bins and waste storage receptacles should be regularly emptied to prevent overflowing rubbish.</li> <li></li> </ul>
<b>Graffiti</b>	<ul style="list-style-type: none"> <li>Remove graffiti as quickly as possible to minimise potential for cumulative graffiti and vandalism actions.</li> <li>Finishes are recommended to be graffiti resistant-materials which minimise the damage or increase the effort.</li> <li>Install vandal resistant lighting where applicable.</li> </ul>
<b>Toilets</b>	<ul style="list-style-type: none"> <li>Toilets should be regularly maintained and kept clean at all times.</li> <li>Lighting should be consistent and even to maximise visibility.</li> <li>Consider installing vandal proof mirrors.</li> </ul>
<b>Common areas</b>	<ul style="list-style-type: none"> <li>All common areas should be kept clean and tidy at all times</li> <li>Personal items should not be stored in common areas.</li> <li>Should any of the amenities on the common areas be damaged, broken or stolen, residents will be held accountable.</li> </ul>
<b>Bicycle Store Room</b>	<ul style="list-style-type: none"> <li>Bicycles should be stored in an orderly manner</li> <li>All Bicycles should be secured with a good quality bike lock.</li> </ul>
<b>Lighting Repair</b>	<ul style="list-style-type: none"> <li>The management regime should ensure that lighting is repaired as soon as possible after any lighting failure or damage.</li> </ul>
<b>Cleanliness and Maintenance</b>	<ul style="list-style-type: none"> <li>The management regime shall ensure that the site is kept clean and tidy at all times.</li> <li>Clear all building perimeters including fences of rubbish and potential climbing aids.</li> <li>Maintain well-built and adequately secured boundary gates and fences.</li> </ul>

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### 3 Conclusion

Our assessment of the proposal in accordance with the CPTED principles confirms that the development can be managed to minimise the potential risk of crime and a re-design of the proposal is not required.

The recommended strategies are summarised as follows:

#### Surveillance recommendations

- *Lighting*: All perimeters, entrances and communal areas should be well lit in accordance with Australian Standards. All lighting should be vandal resistant;
- *Landscaping*: Vegetation in the communal areas should be maintained to ensure clear sightlines and limit opportunities for secluded areas;
- *CCTV*: CCTV should be installed throughout the facility in key locations; and
- *Security*: Engage an on-site security team to monitor CCTV and undertake regular inspections.

#### Access Control recommendations

- *Fencing*: Provide wall between the building and the railway corridor to obstruct access. The access gate to this area should be locked and not open to the public.
- *Lighting*: Install lighting, including sensors where required;
- *Landscaping*: Plantings should be pruned to ensure they are not used as natural ladders;
- *Entrances*: The entrance off Eveleigh Street should be secured with key or electronic cards 24 hours/ 7 days a week. The entrance off Lawson Street should be secured with key or electronic cards outside of reception operating hours.
- *Signage*: Provide signage identifying restricted and security monitored areas.
- *Security*: Ensure all doors and windows have good quality locking devices and be maintained on a regular basis.

#### Territorial Reinforcement recommendations

- *Signage*: Clearly identify restricted access and security measures to deter unauthorized access to restricted areas;
- *Way Finding*: Provide clear signage and design cues to entrances and other amenities;
- *Security*: Install a monitored security alarm system to assist with security;
- *Social*: Ensure areas of passive recreation for residents are well maintained; and

#### Space Management

- *Maintenance*: Implement an on-going maintenance plan.

### 4 Excerpts from Plans

Refer to the following floor plan excerpts below which highlight how the major CPTED principles relate to the site.



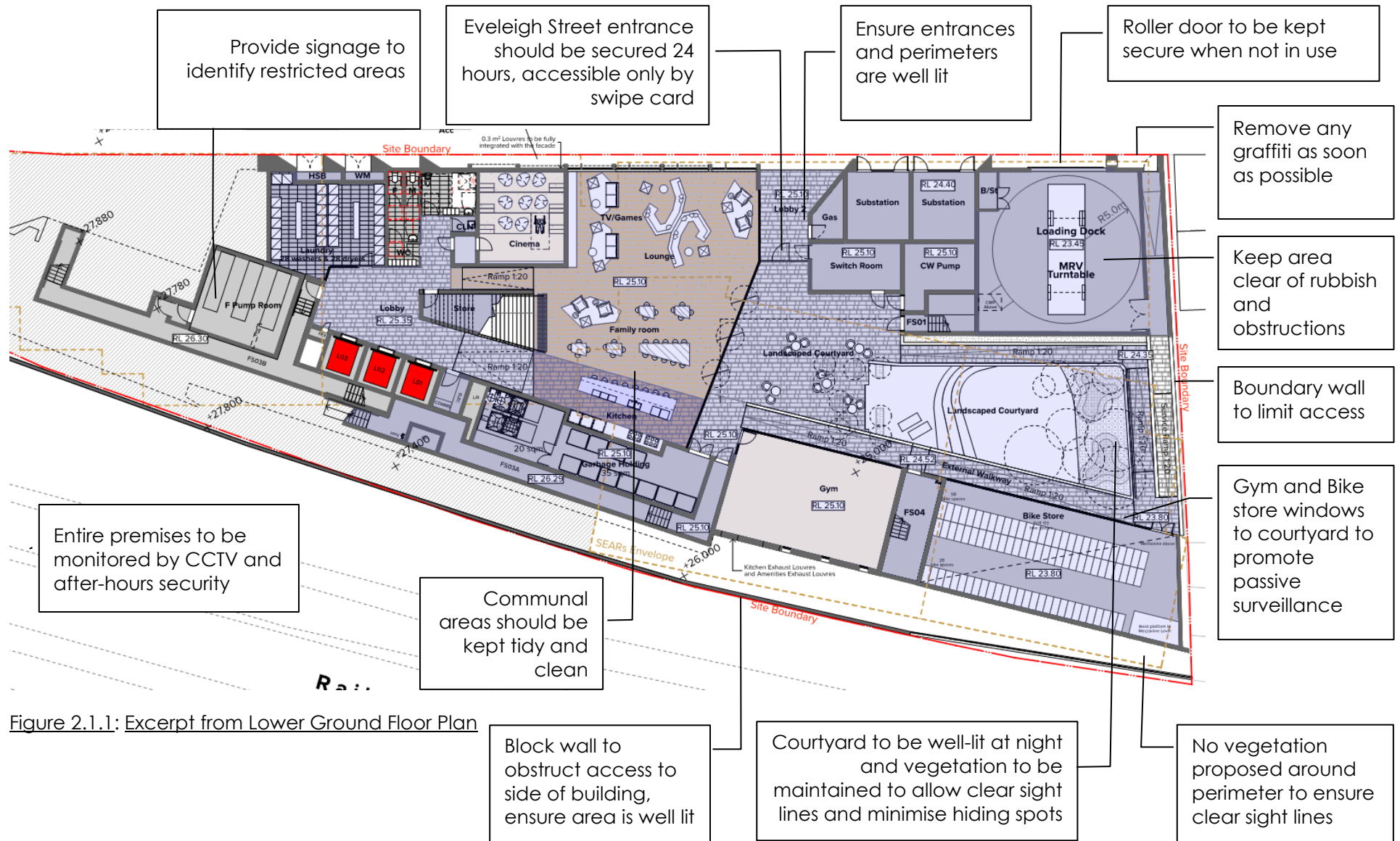


Figure 2.1.1: Excerpt from Lower Ground Floor Plan

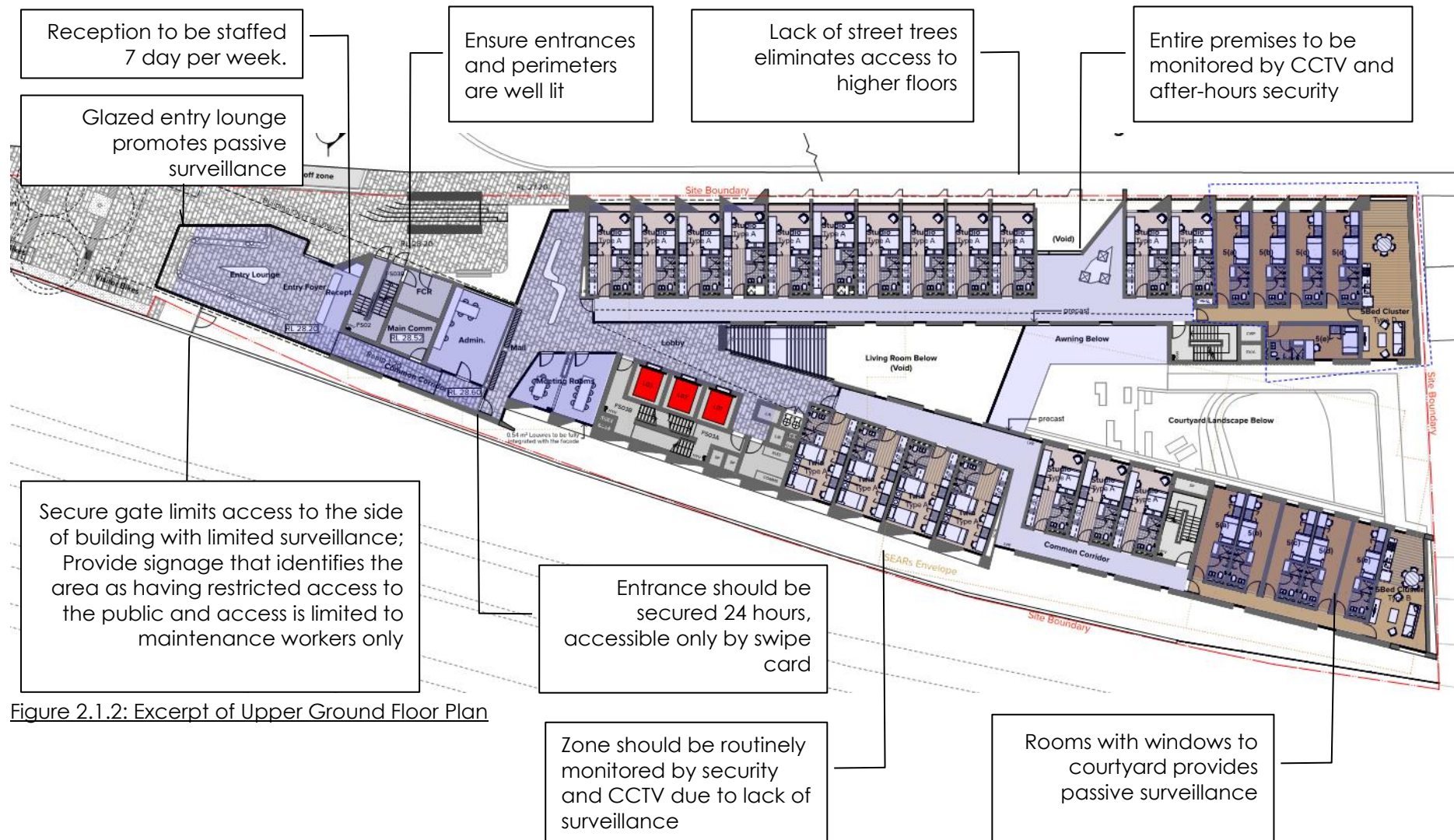


Figure 2.1.2: Excerpt of Upper Ground Floor Plan



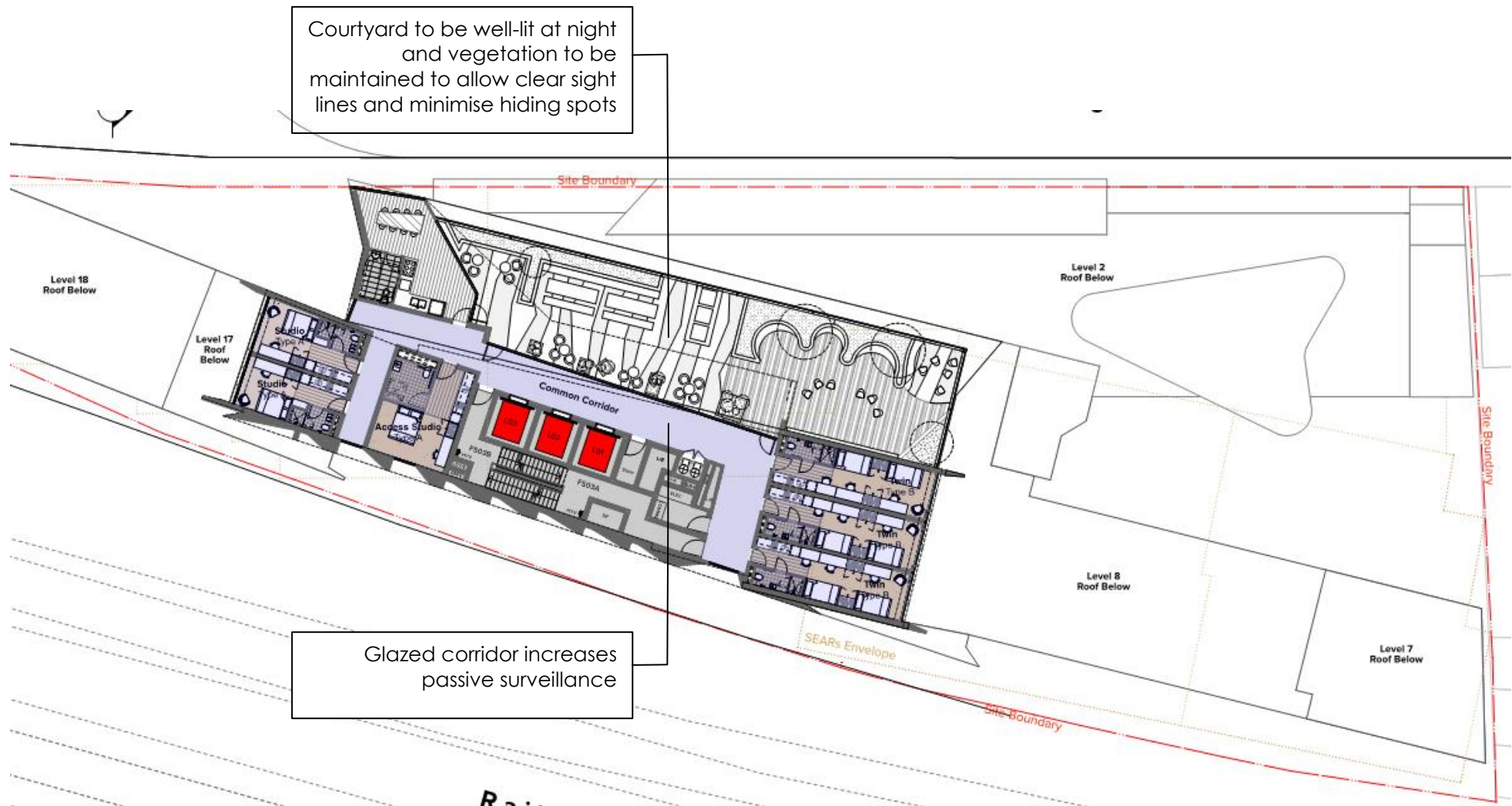


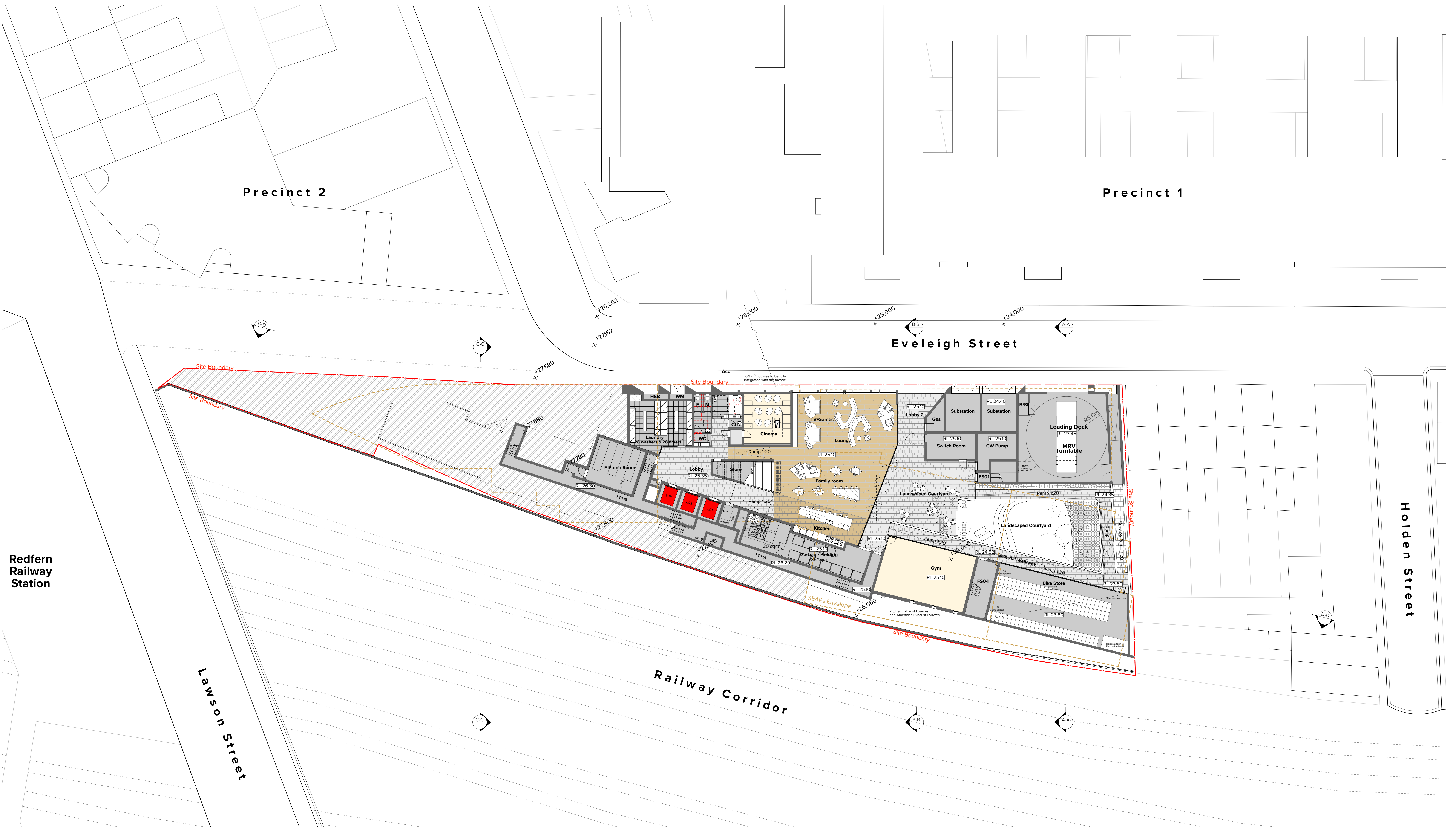
Figure 2.1.3: Excerpt from Level 21 Rooftop Terrace Plan



## **APPENDIX A**

### **Architectural Plans**

Lower Ground Floor  
Upper Ground Floor  
Level 21/ Roof Terrace



Legend

AC	Air Conditioning
ACC	Accessible
ACS	Access Control System
ADP	Adaptable
B	Bathroom
BL2..	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BY	Balcony
CLNR	Cleaner Store
COMS	Communications Services

CONC	Concrete
CWS	Cold Water Supply
CW	Cold Water
D	Dining
DB	Distribution Board
DP	Downpipe
DW	Dishwasher
E	Entry
ELEC	Electrical Services
EN	Ensuite
EXH	Exhaust

FEX	Fire Extinguisher
FH	Fire Hydrant
FCC	Fire Control Centre
FPL	Finished Floor Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FEP_01,02	Fire Egress Passage N. 1, 2, etc.
FS_01,02..	Fire Stair No. 1, 2 etc.
FYR_A.B..	Foyer A.B. etc.
GL	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line

GBE	Garbage Exhaust
H	Hydraulic Services
HWU	Hot Water Unit
K	Kitchen
KE	Kitchen Exhaust
L_01,02	Lift No. 1, 2, etc.
L	Living
LB	Loading Bay
LY	Laundry
LG	Lower Ground
LV	Lowere

M	Mechanical Services
MBX	Mail Box Assembly
MDR	Metal Deck Roofing
MR	Mirror
MSB	Main Switch Board Services
MTR	Meter
NGL	Natural Ground Level
P	Pantry
PCF	Powder Coat Finish
R	Robe
RES	Residential

RF	Refrigerator
RL	Relative Level to AHD
RWO	Rainwater Outlet
RWT	Rainwater Tank
S	Store
SC	Storage Cage
SCN	Screen
SIM	Similar
SKL1	Skylight 1
ST_01	Stair No. 1, 2, etc.
TCE	Terrace
TOW	Top of Wall

UNO	Unless Noted Otherwise
UIG	Underground
U/S	Underside
UT	Utility Space
V	Void

Entry Point	2 Bed Unit
Egress Point	5 Bed Unit
Residential Area	Communal Are
Lift (L1, L2 etc.)	Services
Relative Level AHD	
Fire Stairs	
Adaptable Unit	
Studio	
Twin	

2 Bed Unit	
5 Bed Unit	
Communal Are	
Services	



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Level 1, 29 Botany Road, WATERLOO NSW 2017

Rev	Date	Approved by	Revision Notes
M	23/05/17	DS	Client Review
N	28/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval

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

Scale	Project No.	Drawn by	North
1:200 #B1	16107	CB	→
Status	Dwg No.	Rev	P
	DA-110-007		

Drawing Title  
**GA Plans**  
Lower Ground

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#### Legend

AC Air Conditioning  
ACC Accessible  
ACS Access Control System  
ADP Adaptable  
B Bathroom  
B1.2 Bedroom 1, Bedroom 2, etc.  
BAL Balustrade  
BKP Bicycle Parking  
BY Balcony  
CLNR Cleaner Store  
COMS Communications Services

CONC Concrete  
CWS Cold Water Supply  
CW Cold Water  
D Dining  
DB Distribution Board  
DP Downpipe  
DW Dishwasher  
E Entry  
ELEC Electrical Services  
EN Ensuite  
EXH Exhaust

FEX Fire Extinguisher  
FH Fire Hydrant  
FCC Fire Control Centre  
FPL Finished Floor Level  
FHR Fire Hose Reel  
FIP Fire Indicator Panel  
FMP Fire Mimic Panel  
FEP\_01.02 Fire Egress Passage N. 1, 2, etc.  
FS\_01.02 Fire Stair No. 1, 2 etc.  
FYR\_A.B. Foyer A.B. etc.  
GL Garbage Room  
GHR Garbage Holding Room  
GL Ground Line

GBE Garbage Exhaust  
H Hydraulic Services  
HWU Hot Water Unit  
K Kitchen  
KE Kitchen Exhaust  
L Lift No. 1, 2, etc.  
L\_01.02 Lift No. 1, 2, etc.  
L Loading Bay  
LY Laundry  
LG Lower Ground  
LV Louvre

M Mechanical Services  
MBX Mail Box Assembly  
MDR Metal Deck Roofing  
MR Mirror  
MSB Main Switch Board Services  
MTR Meter  
NGL Natural Ground Level  
P Pantry  
PCF Powder Coat Finish  
R Robe  
RES Residential

RF Refrigerator  
RL Relative Level to AHD  
RWO Rainwater Outlet  
RWT Rainwater Tank  
S Store  
SC Storage Cage  
SCN Screen  
SIM Skylight  
SKL1 Skylight 1  
ST\_01 Stair No. 1, 2, etc.  
TCE Terrace  
TOW Top of Wall

UNO Unless Noted Otherwise  
UIG Underground  
U/S Underside  
UT Utility Space  
V Void

Entry Point  
Egress Point  
Residential Area  
Lift (L1, L2 etc.)  
Relative Level AHD  
Fire Stairs  
Adaptable Unit  
Studio  
Twin

2 Bed Unit  
5 Bed Unit  
Communal Area  
Services



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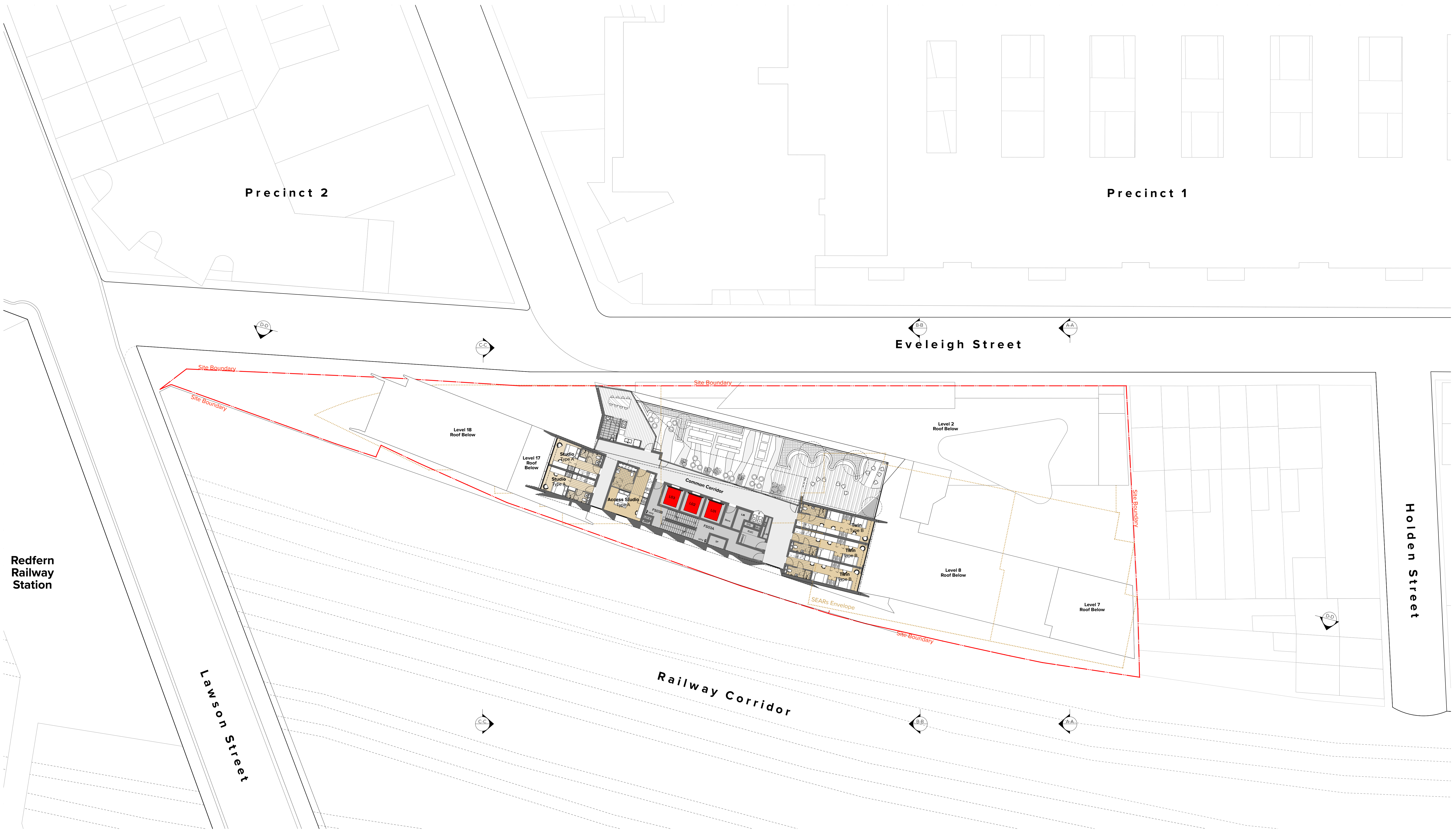
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Status	Dwg No.	Rev	
	DA-110-008	P	

Drawing Title  
GA Plans  
Upper Ground

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Legend

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ACS	Access Control System	CW	Cold Water
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		ELEC	Electrical Services
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COMS	Communications Services	EXH	Exhaust

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MTR	Meter	SC	Storage Cage
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P	Pantry	SKL1	Skylight 1
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