PEMULWUY PRECINCT 3

83-123 Eveleigh Street, Redfern

Col James

STUDENT ACCOMMODATION

DEVELOPMENT APPLICATION
DA Submission

June 2017

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GENERAL
Cover Sheet

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-000-000	S	

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Drawing List

Series	Drawing No.	Drawing Name	Scale
	DA-000-000	Cover Sheet	NTS
	DA-000-001	Drawing List	NTS
Context & Analysis			
	DA-100-101	Context/Location Plan	1:2000
	DA-100-102	Site Analysis Plan	1:1000
Siteworks			
	DA-100-110	Demolition Plan	1:200
Plans			
	DA-110-001	Roof	1:200
	DA-110-007	Lower Ground	1:200
	DA-110-008	Upper Ground	1:200
	DA-110-010	Level 01	1:200
	DA-110-020	Level 02	1:200
	DA-110-030	Level 03	1:200
	DA-110-040	Levels 04, 05	1:200
	DA-110-050	Level 06	1:200
	DA-110-060	Level 07	1:200
	DA-110-070	Levels 08, 09	1:200
	DA-110-080	Level 10	1:200
	DA-110-090	Levels 11-14, 16	1:200
	DA-110-100	Level 15	1:200
	DA-110-110	Level 17	1:200
	DA-110-120	Levels 18-20	1:200
	DA-110-130	Level 21	1:200
	DA-110-140	Plant	1:200
Elevations			
	DA-250-010	Eveleigh Street_ North Elevation	1:200
	DA-250-020	Lawson Street_ West Elevation	1:200
	DA-250-030	Railway Line_ South Elevation	1:200
	DA-250-040	Terraces_ East Elevation	1:200
Sections			
	DA-350-010	Section A-A	1:200
	DA-350-020	Section B-B	1:200
	DA-350-030	Section C-C	1:200
	DA-350-040	Section D-D	1:200
Room Amenity			
	DA-400-010	Rooms Layouts - Studios	1:50
	DA-400-020	Rooms Layouts - Studios & Twins	1:50
	DA-400-030	Rooms Layouts - 5 Bed Clusters - Type A & B	1:50
	DA-400-040	Rooms Layouts - 5 Bed Clusters - Type C & D	1:50
Building Amenity			
	DA-700-010	Solar Access & Amenity Diagrams_Upper Ground to Level 3	NTS
	DA-700-020	Solar Access & Amenity Diagrams_Levels 4 to 17	NTS
	DA-700-030	Solar Access & Amenity Diagrams_Level 18 to 21	NTS
	DA-710-010	Solar Access Views_Winter Solstice_9am, 10am, 11am, 12pm	NTS
	DA-710-020	Solar Access Views_Winter Solstice_1pm, 2pm, 3pm	NTS
	DA-720-010	Communal Spaces Diagrams - Lower Ground to Level 02	NTS
	DA-720-020	Communal Spaces Diagrams - Level 03 to 21	NTS
GFA Diagrams	DA-740-010	GFA Diagrams_ Lower Ground - Level 02	NTS
	DA-740-020	GFA Diagrams_ Levels 03 - 16	NTS
	DA-740-030	GFA Diagrams_ Levels 15 - 21	NTS
Shadow Diagrams	DA-851-010	Shadow Diagram Plans_9am & 10am	1:500
	DA-851-020	Shadow Diagram Plans_11am & 12pm	1:500
	DA-851-030	Shadow Diagram Plans_1pm & 2pm	1:500
	DA-851-040	Shadow Diagram Plans_3pm	1:500
	DA-852-010	Axonometric Shadow Diagrams_9am, 10am, 11am, 12pm	NTS
	DA-852-020	Axonometric Shadow Diagrams_1pm, 2pm, 3pm	NTS
Photomontage Views	DA-900-010	Eveleigh Street	NTS
	DA-900-020	Caroline Street	NTS
	DA-900-030	Eveleigh Street Public Domain	NTS
	DA-900-040	Little Eveleigh Street	NTS
	DA-900-050	Lawson Street	NTS
	DA-900-060	Regent Street	NTS
Materials and Finishes			
	DA-950-001	Eveleigh Street - North	NTS
	DA-950-002	Eveleigh Street - Lobby 2nd Entry	NTS
	DA-950-003	Eveleigh Street - South	NTS
	DA-950-004	Main Entry & Public Domain Interface	NTS
	DA-950-005	Eveleigh Street - High Levels	NTS
	DA-950-006	Facade to Railway	NTS
	DA-960-001	Sample Board	NTS

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

Drawing Title
GENERAL
Drawing List

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-000-001	S	

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Col James - Student Accommodation
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Drawing Title

Context & Analysis
Context/Location Plan

Scale	Project No.	Drawn by	North
1:2000 @A1, 50% @ A3	16107	CB	↑
Status	Dwg No.	Rev	
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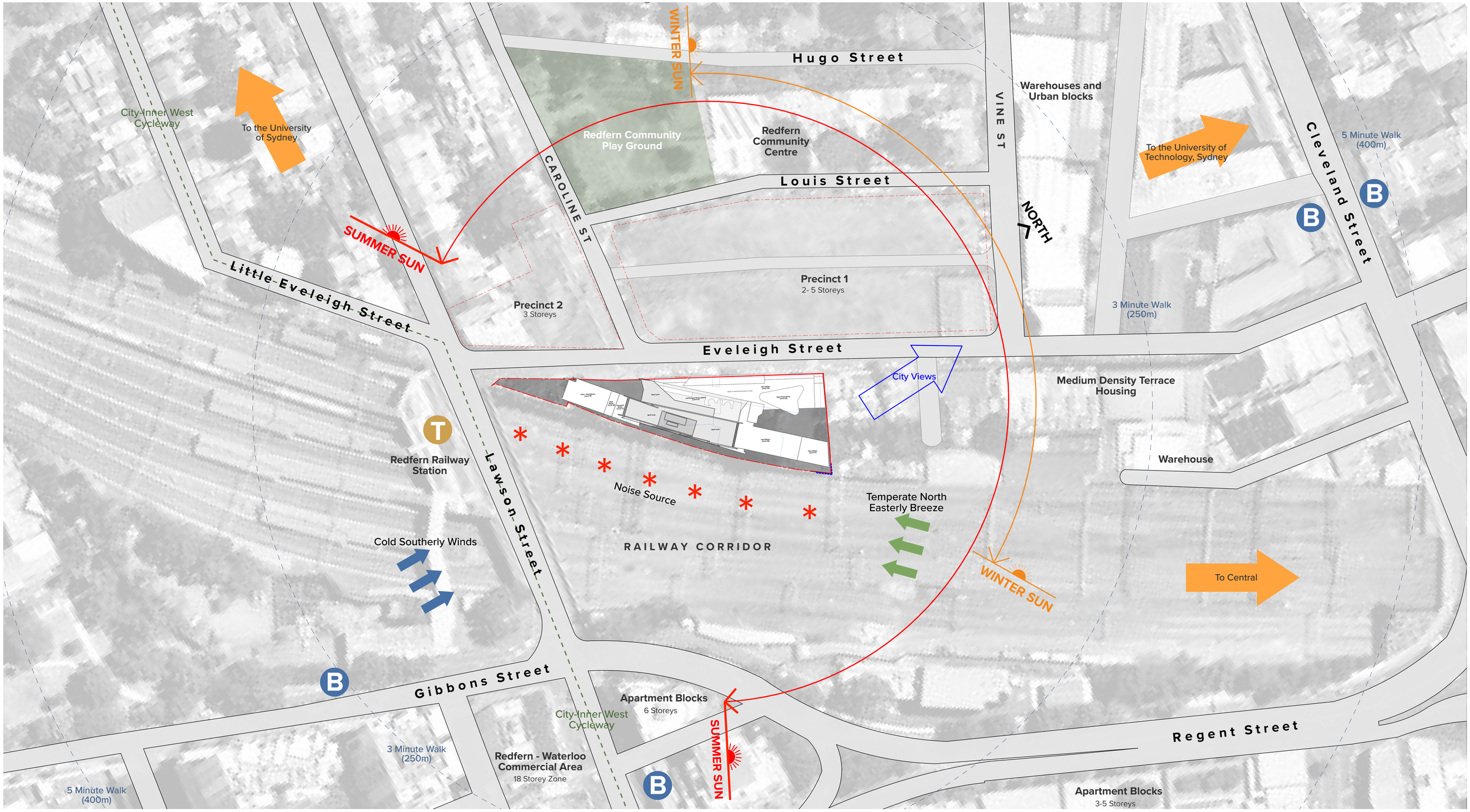

Legend

- Train Station
- Bus Stop
- Location of Noise Source
- Direction of Prevailing Winds
- Direction of Views
- Cycleway/Shared Way
- Direction of Travel
- Winter Sun Path
- Summer Sun Path

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

Drawing Title
Context & Analysis
Site Analysis Plan

Scale	Project No.	Drawn by	North
1:1000 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
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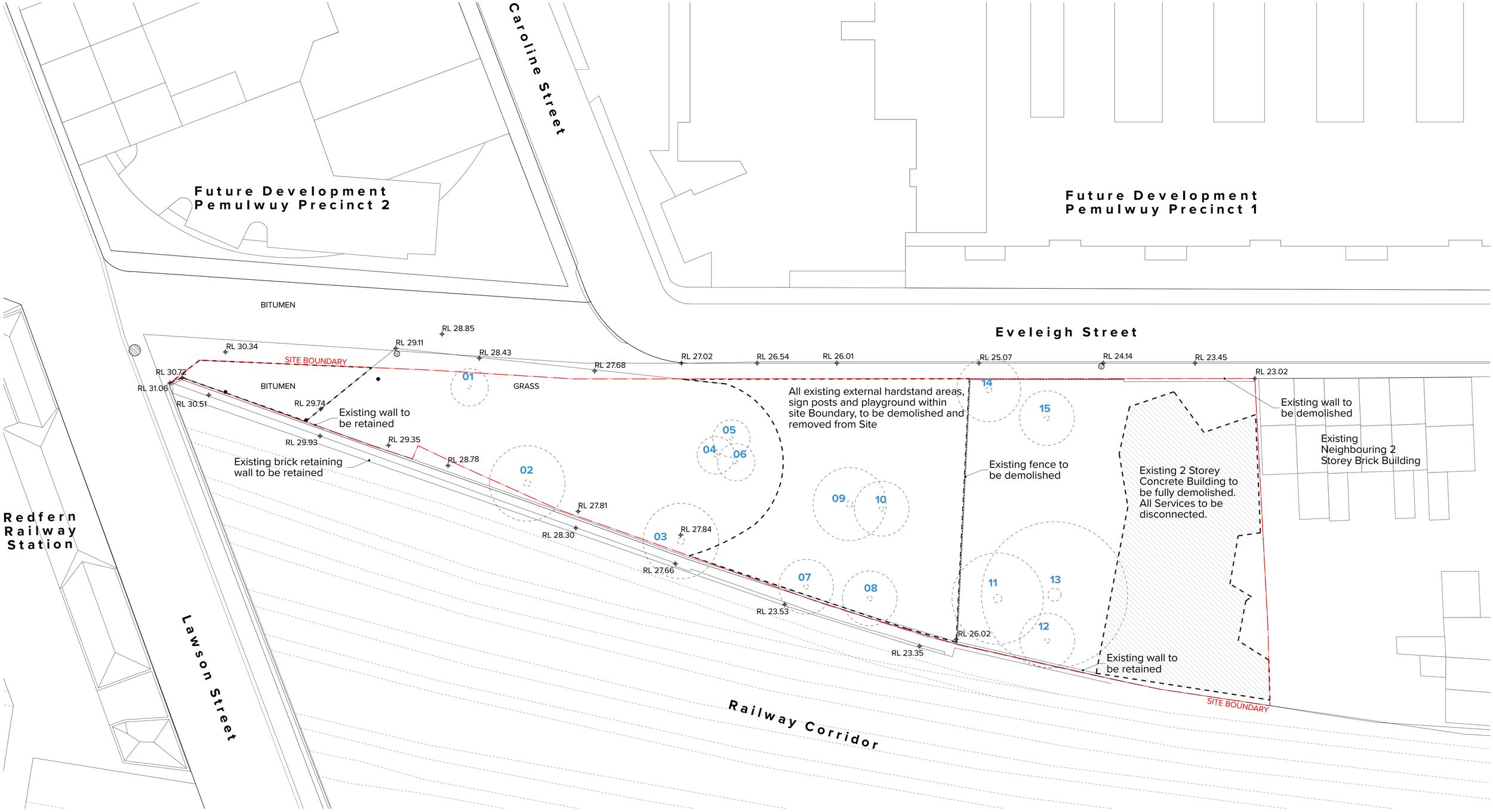

Legend

- Existing building to be demolished
- Existing hardstand areas to be demolished
- Existing areas to be retained
- Existing power pole
- Existing Signpost
- 01,02... Tree's numbered in **Blue** are required to be removed

0 1 2 5 10m

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Drawing Title

Siteworks
Demolition Plan

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

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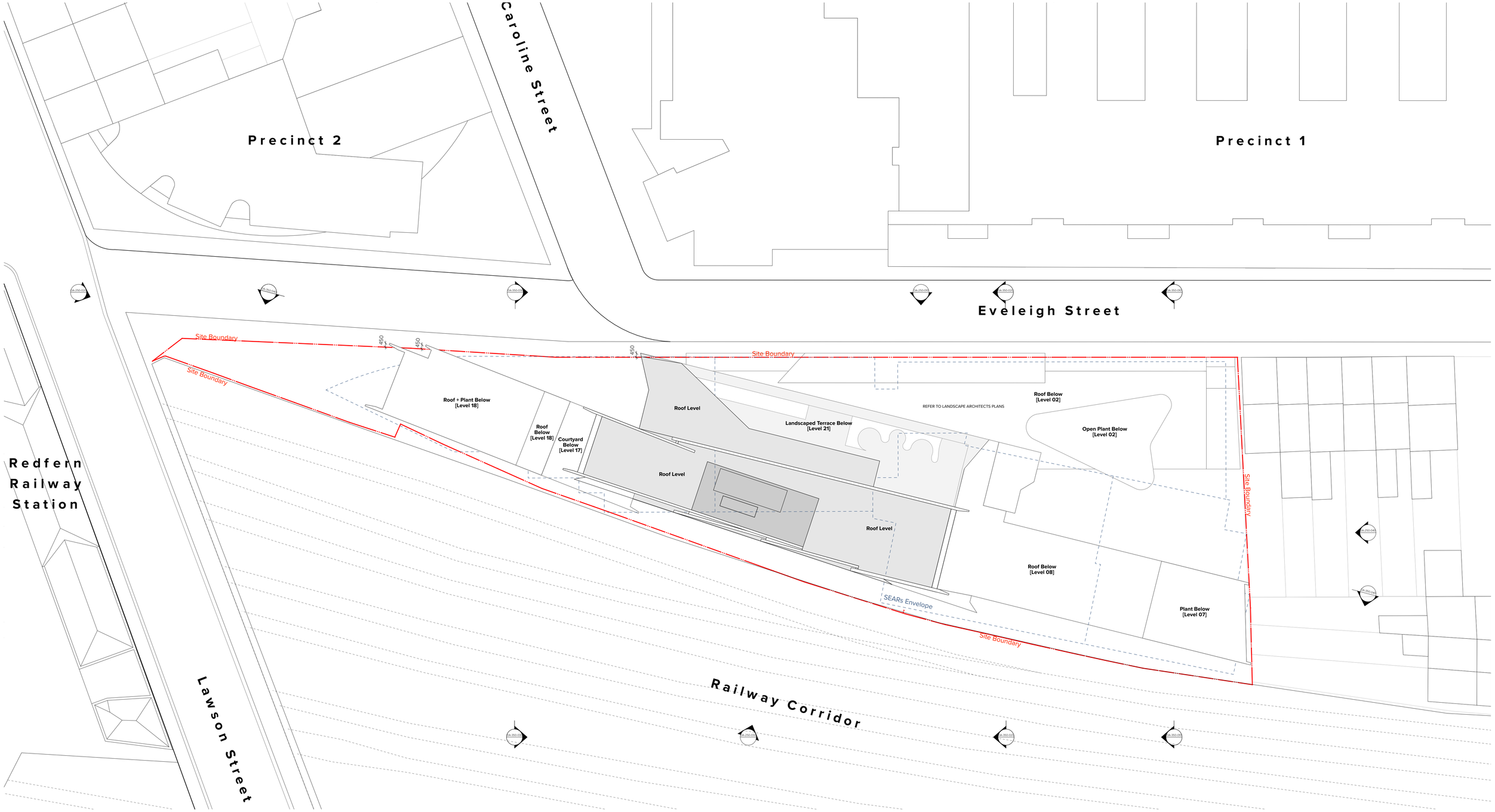

Legend

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

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

0 1 2 5 10m

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

Drawing Title
GA Plans
Roof

Scale	Project No.	Drawn by	North
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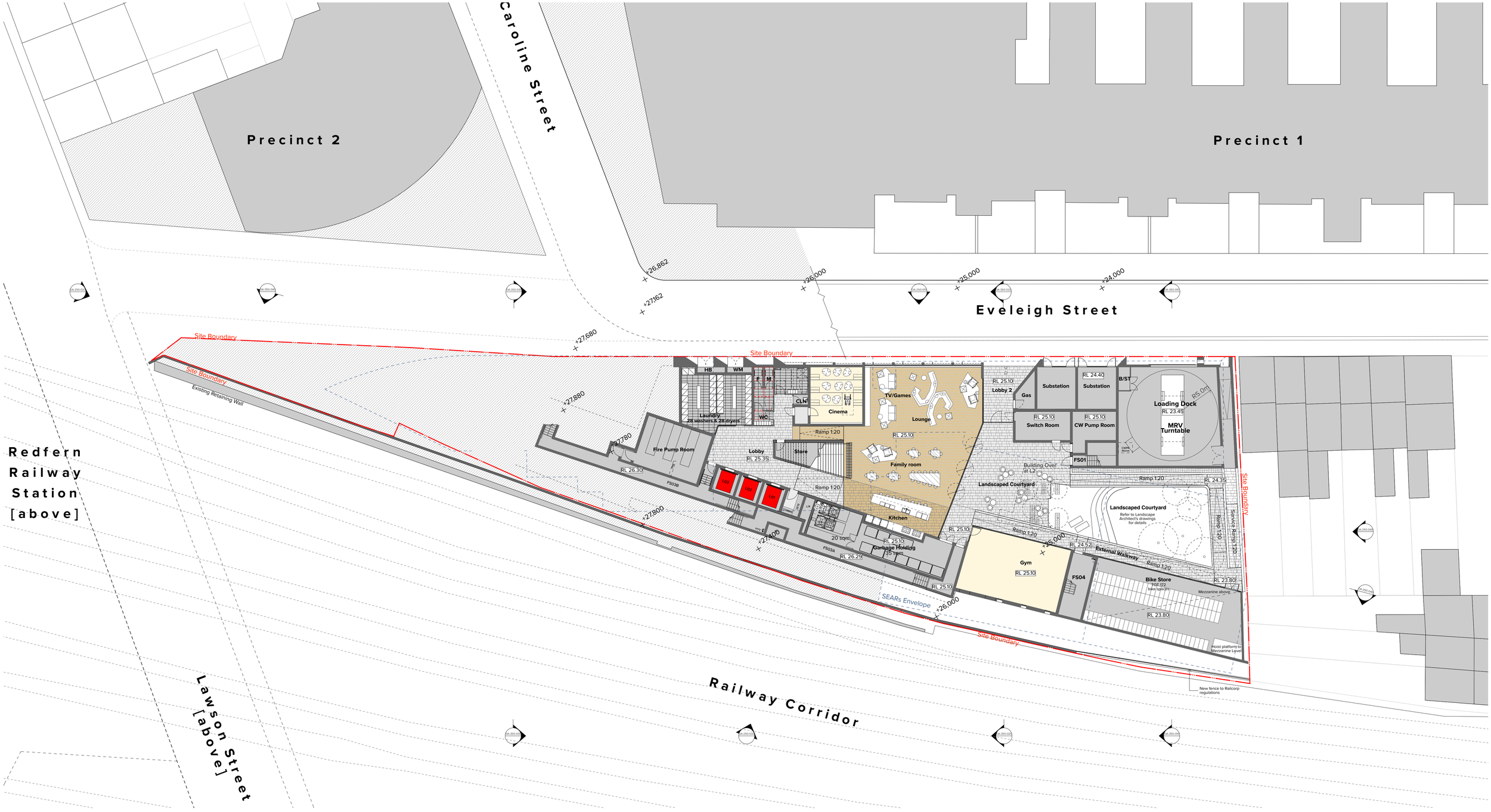

Legend

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

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

0 1 2 5 10m

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

Drawing Title
GA Plans
Lower Ground

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
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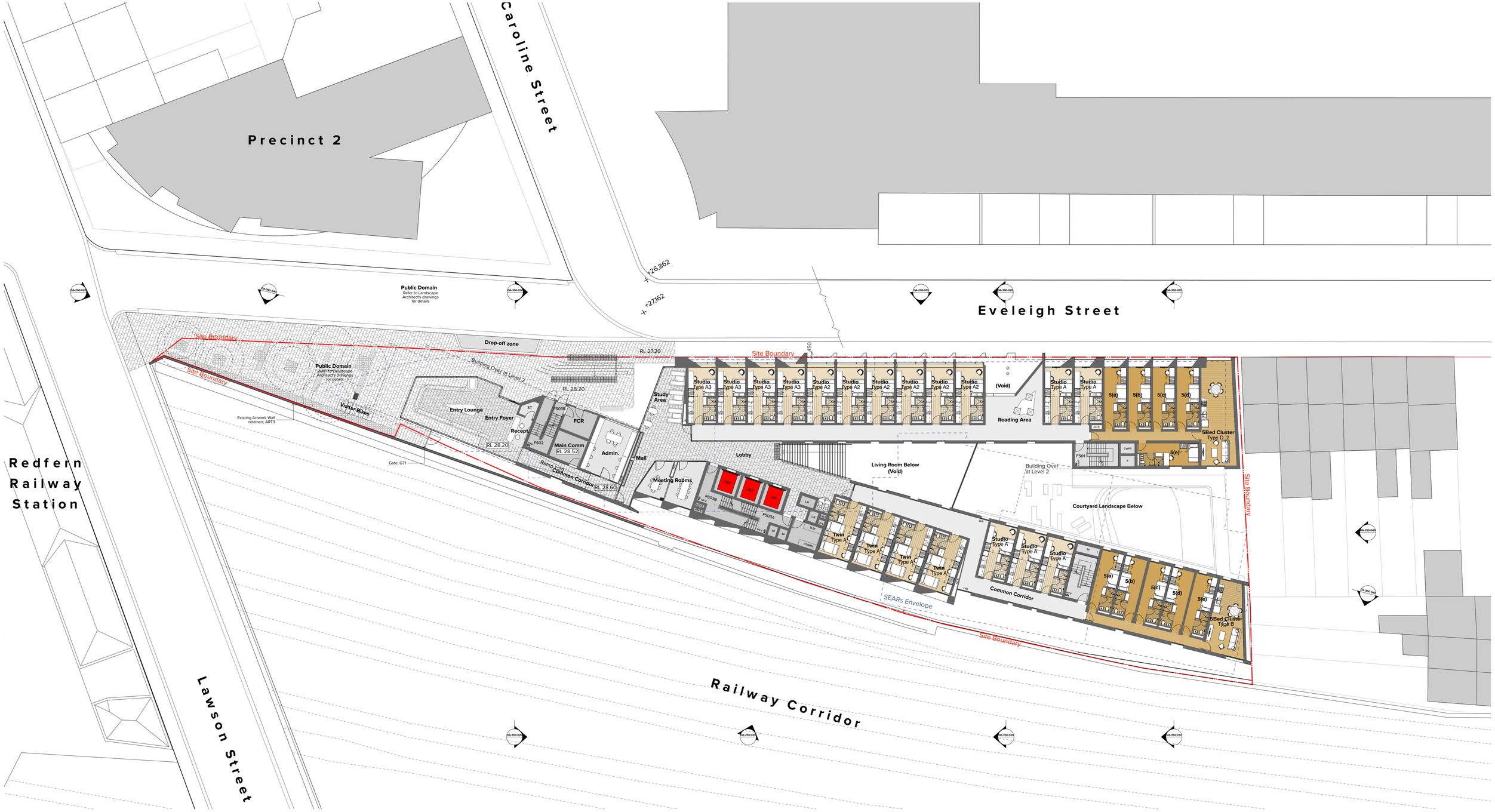

Legend

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

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0 1 2 5 10m

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Project Title
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Drawing Title
GA Plans
Upper Ground

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
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Legend

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

0 1 2 5 10m

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

Drawing Title
GA Plans
Level 01

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

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Legend

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

0 1 2 5 10m

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

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 02

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

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Legend

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

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

CLIENT

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Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 03

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

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Legend

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

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Levels 04, 05

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

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Legend

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

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 06

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

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Legend

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

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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83-123 Eveleigh Street Redfern NSW 2016 Australia

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 07

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

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Legend

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

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

0 1 2 5 10m

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Aboriginal Housing Company
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Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Levels 08, 09

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

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Legend

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

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

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R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 10

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

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Legend

AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void
ACC	Accessible							RWO	Rainwater Outlet		
AM	Amenities	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWT	Rainwater Tank	WM	Water Meter
		ELEC	Electrical Services	HB	Fire Hydrant Booster	MDR	Metal Deck Roofing			WPM	Waterproof Membrane
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COMMS	Communication Services	FFL	Finished Floor Level			NGL	Natural Ground Level	ST	Store		
CONC	Concrete	FHR	Fire Hose Reel	L01,02	Lift No. 1, 2, etc.						
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D	Dining	GBE	Garbage Exhaust	LG	Lower Ground			UNO	Unless Noted Otherwise		
DB	Distribution Board	GL	Ground Line	LR	Lobby Relief	R	Riser				

0 1 2 5 10m

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 88 064 084 911

CLIENT

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

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R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Levels 11-14,16

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

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Legend

AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void
ACC	Accessible							RWO	Rainwater Outlet		
AM	Amenities	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWT	Rainwater Tank	WM	Water Meter
		ELEC	Electrical Services	HB	Fire Hydrant Booster	MDR	Metal Deck Roofing			WPM	Waterproof Membrane
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CONC	Concrete	FHR	Fire Hose Reel	L01,02	Lift No. 1, 2, etc.						
CW	Cold Water	FPR	Fire Pump Room Riser	L	Living	PCF	Powder Coat Finish	TCE	Terrace		
CWPR	Cold Water Pump Riser	FS_01,02...	Fire Stair No. 1, 2 etc.	LD	Loading Bay			TOW	Top of Wall		
				LDY	Laundry	O/A	Outside Air				
D	Dining	GBE	Garbage Exhaust	LG	Lower Ground			UNO	Unless Noted Otherwise		
DB	Distribution Board	GL	Ground Line	LR	Lobby Relief	R	Riser				

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

0 1 2 5 10m

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 15

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

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Legend

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

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

0 1 2 5 10m

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 88 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 17

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

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Legend

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

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

0 1 2 5 10m

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Levels 18-20

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

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Legend

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

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
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- Family Room

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Level 21

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

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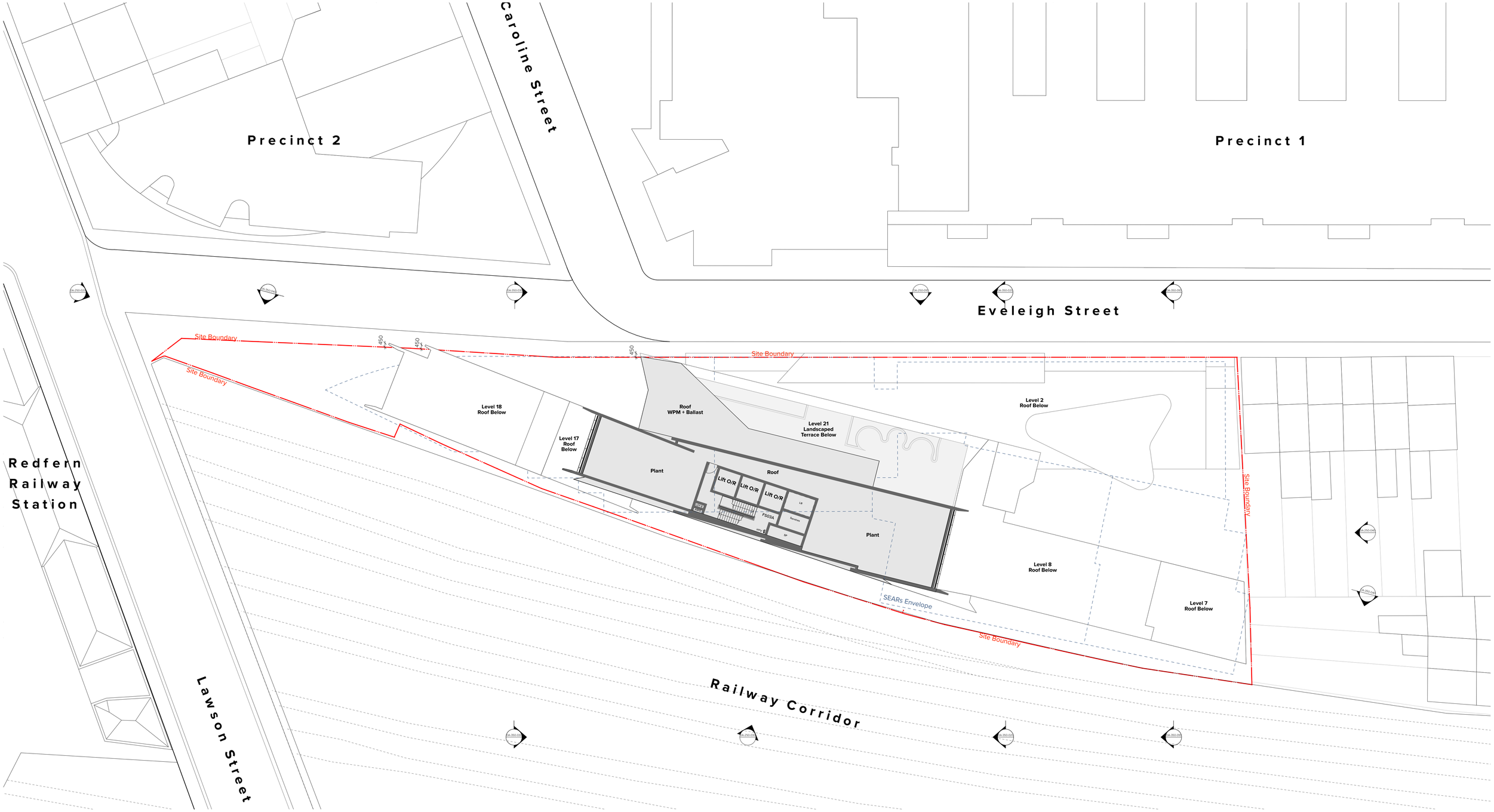

Legend

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

0 1 2 5 10m

- Lift (L1, L2 etc.)
- Fire Stairs / Services
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Plans
Plant

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

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Legend

- (ART1) Art Feature, Type 1: Painted soffit to main entry lobby.
- (ART2) Art Feature, Type 2: Embossed feature symbol into precast panel.
- (ART3) Art Feature, Type 3: Existing art wall, preserved.
- (AWN) Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- (BAL1) Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- (BAL2) Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- (CLD1) Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawkesbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- (CLD2) Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- (CLD3) Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- (CLD4) Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- (CLD5) Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- (CLD6) Cladding, Type 6: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- (COF1) Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- (COF2) Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- (CPC1) Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- (CPC2) Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 "Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- (CPC3) Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- (DP1) Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- (FT1) Façade Glazing System, Type 1: ***Street Level Entry Foyer & Associated Spaces*** Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT2) Façade Glazing System, Type 2: ***Decorative Bay Window Elements*** Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT3) Façade Glazing System, Type 3: ***Window Wall Elements*** Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT4) Façade Glazing System, Type 4: ***Infill Windows*** Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT5) Façade Glazing System, Type 5: ***Infill Windows*** Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (GT1) Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- (HR1) Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- (LV1) Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- (MDR1) Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- (PCF1) Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]
- (PF1) Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- (PF2) Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- (PF3) Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- (PV1) Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- (SC1) Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- (SG1) Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- (VH1) Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCG Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6669, ABN 88 094 691 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

GA Elevations
Eveleigh Street_North Elevation

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

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Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN1 Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- BAL2 Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- CLD1 Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawksbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- CLD2 Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- CLD3 Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- CLD5 Cladding, Type 5: Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- CLD6 Cladding, Type 6: Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- COP1 Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- COP2 Concrete, Off Form Finish, Type 2:. Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- CPC1 Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: ***Street Level Entry Foyer & Associated Spaces*** Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements*** Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: ***Window Wall Elements*** Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: ***Infill Windows*** Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: ***Infill Windows*** Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- HR1 Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MDR1 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- PCF1 Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]
- PF1 Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- PF2 Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

NOTES
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Elevations
Lawson Street_West Elevation

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

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Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN1 Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- BAL2 Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- CLD1 Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawkesbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- CLD2 Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- CLD3 Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' (MJ254-G30).
- CLD5 Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' (M7774-G30).
- CLD6 Cladding, Type 6: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' (M7991-G30).
- COF1 Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- COF2 Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- CPC1 Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: ***Street Level Entry Foyer & Associated Spaces*** Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements*** Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: ***Window Wall Elements*** Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: ***Infill Windows*** Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: ***Infill Windows*** Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- HR1 Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MDR1 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- PCF1 Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]
- PF1 Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- PF2 Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Elevations
Railway Line_South Elevation

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

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Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN1 Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- BAL2 Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- CLD1 Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawksbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- CLD2 Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- CLD3 Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- CLD5 Cladding, Type 5: Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- CLD6 Cladding, Type 6: Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- COF1 Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- COF2 Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- CPC1 Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: ***Street Level Entry Foyer & Associated Spaces*** Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements*** Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: ***Window Wall Elements*** Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: ***Infill Windows*** Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminium cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: ***Infill Windows*** Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- HR1 Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MDR1 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- PCF1 Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]
- PF1 Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- PF2 Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6935, ABN 36 064 094 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Elevations
Terraces_East Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-250-040	S	

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Legend

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

ART2 Art Feature, Type 2:
Embossed feature symbol into precast panel.

ART3 Art Feature, Type 3:
Existing art wall, preserved.

AWN1 Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

BAL2 Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

CLD4 Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' (MJ254-G30).

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

CLD6 Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' (M7991-G30).

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

COP2 Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

DP1 Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

FT3 Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

MDR2 Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

PCF1 Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]

PF1 Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

PF2 Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

SG1 Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Sections
Section A-A

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

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Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- BAL2 Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- CLD1 Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawksbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- CLD2 Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- CLD3 Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- CLD5 Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- CLD6 Cladding, Type 6: Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- COP1 Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- COP2 Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- CPC1 Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: *Street Level Entry Foyer & Associated Spaces* Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: *Decorative Bay Window Elements* Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: *Window Wall Elements* Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: *Infill Windows* Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: *Infill Windows* Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- HR1 Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MD80 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- PCF1 Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]
- PF1 Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- PF2 Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 691 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
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Project Title
Col James - Student Accommodation
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Sections
Section B-B

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-350-020	S	

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Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN1 Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
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- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' (MJ254-G30).
- CLD5 Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' (M7774-G30).
- CLD6 Cladding, Type 6: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' (M7991-G30).
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- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: *Street Level Entry Foyer & Associated Spaces* Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: *Decorative Bay Window Elements* Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: *Window Wall Elements* Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: *Infill Windows* Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: *Infill Windows* Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
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- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MDR1 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
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- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Aboriginal Housing Company

83-123 Eveleigh Street Redfern NSW 2016 Australia

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P	02/06/17	DS	Issue for DA Submission - Client Approval
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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

Col James - Student Accommodation

83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title

GA Sections

Section C-C

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-350-030	S	

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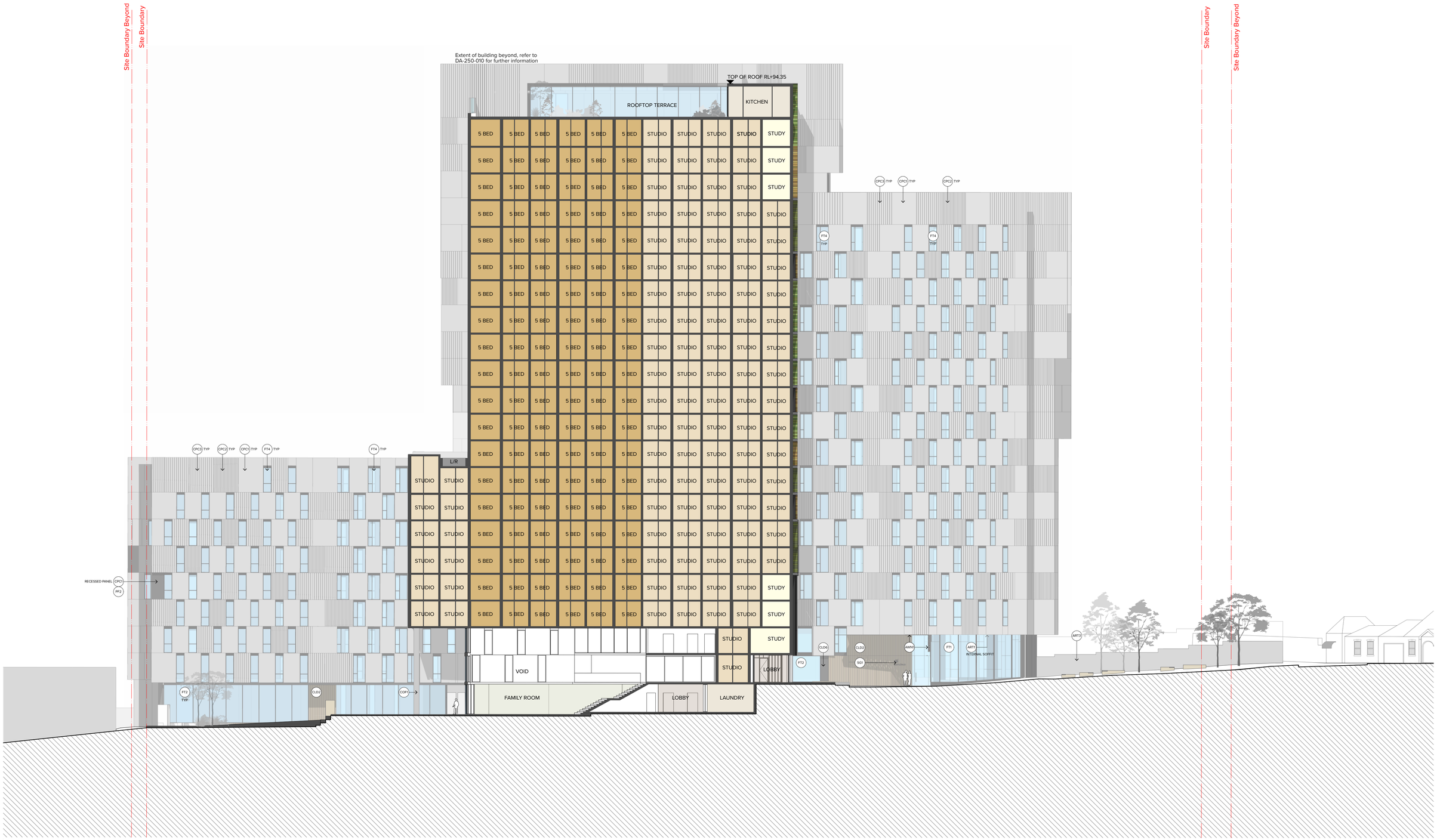

COL JAMES - STUDENT ACCOMMODATION

LAWSON ST.

Legend

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

ART2 Art Feature, Type 2:
Embossed feature symbol into precast panel.

ART3 Art Feature, Type 3:
Existing art wall, preserved.

AWN1 Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

BAL2 Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

CLD4 Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' (MJ254-G30).

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

CLD6 Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' (M7991-G30).

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

COF2 Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

DP1 Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

FT3 Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

MDR1 Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

PCF1 Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin (964729M)

PF1 Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' (9872).

PF2 Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' (9008).

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

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

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

SG1 Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GA Sections
Section D-D

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-350-040	S	

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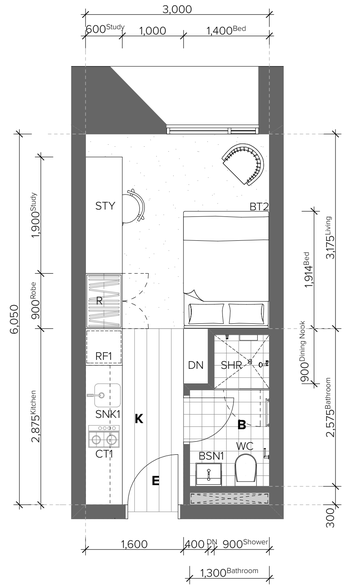
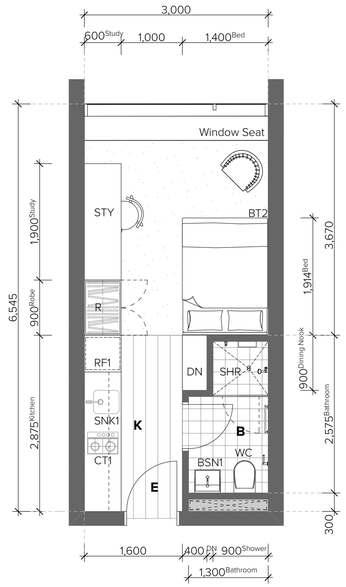


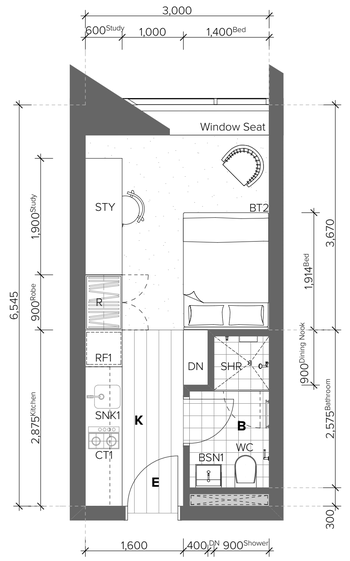
Studio Type A - 18m²

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



Studio Type A2 - 20m²

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



Studio Type A3 - 19m²

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

City of Sydney Development Control Plan 2012

Section 4

4.4.1.2 Bedrooms

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

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

4.4.1.3 Communal kitchen areas

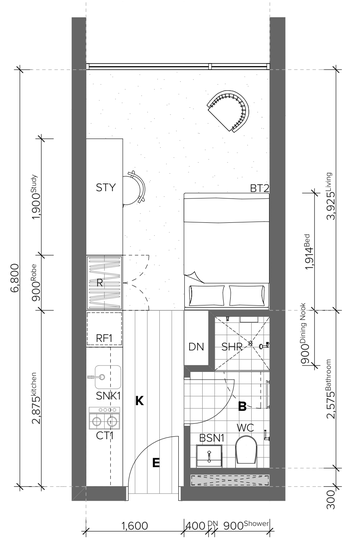
(1) Any communal kitchen area is provided with a minimum area that is greater of 6.5sqm in total or 1.2sqm for each resident occupying a bedroom without a kitchenette.

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

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

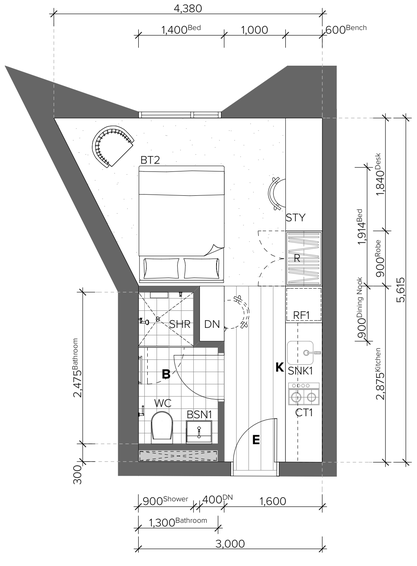
4.4.1.4 Communal living areas

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



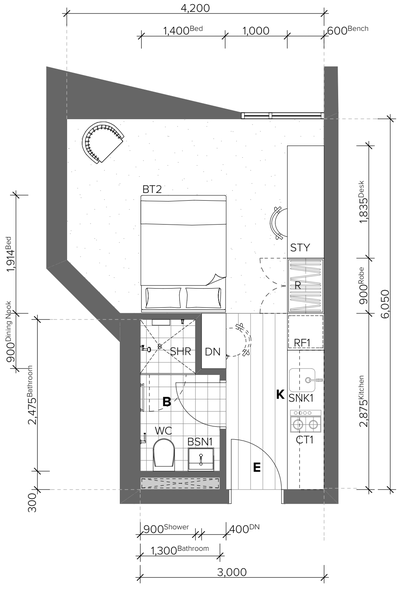
Studio Type A4 - 20m²

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



Studio Type B - 18m²

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



Studio Type C - 21m²

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

Legend

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6935, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Room Amenities
Room Layouts - Studios

Scale	Project No.	Drawn by	North
@A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-400-010	S	

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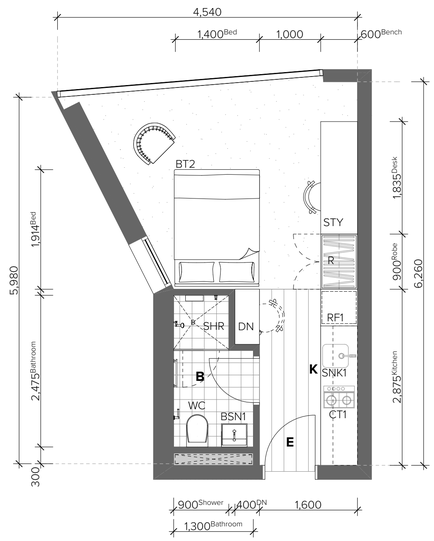
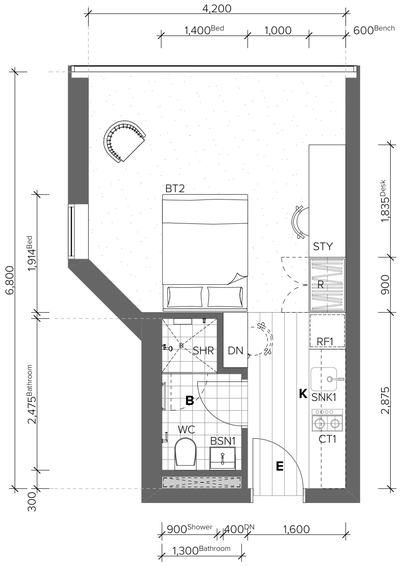


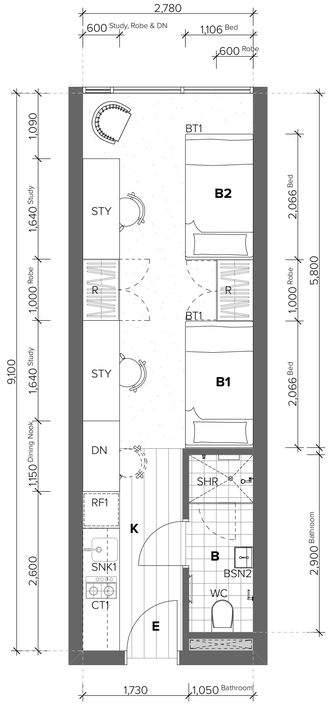
Studio Type D - 21m²

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



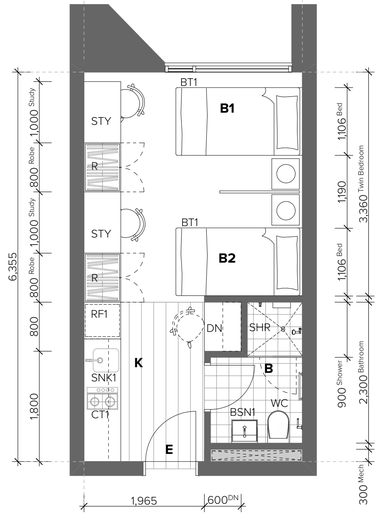
Studio Type E - 24m²

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



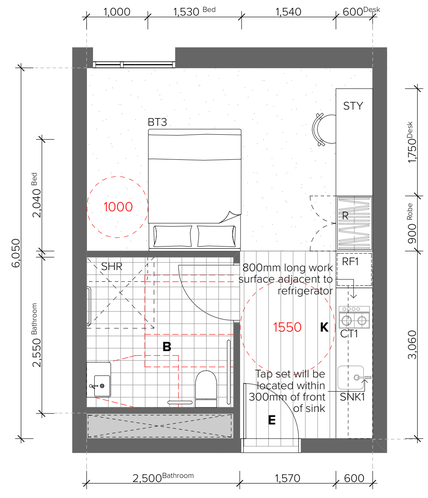
Twin Type B - 25m²

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



Twin Type A - 22m²

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



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

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

City of Sydney Development Control Plan 2012

Section 4

4.4.1.2 Bedrooms

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

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

4.4.1.3 Communal kitchen areas

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

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

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

4.4.1.4 Communal living areas

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

Legend

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

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Nominated Architect: Nicholas Turner 6935, ABN 86 064 084 911

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Room Amenities
Room Layouts - Studios & Twins

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-400-020	S	

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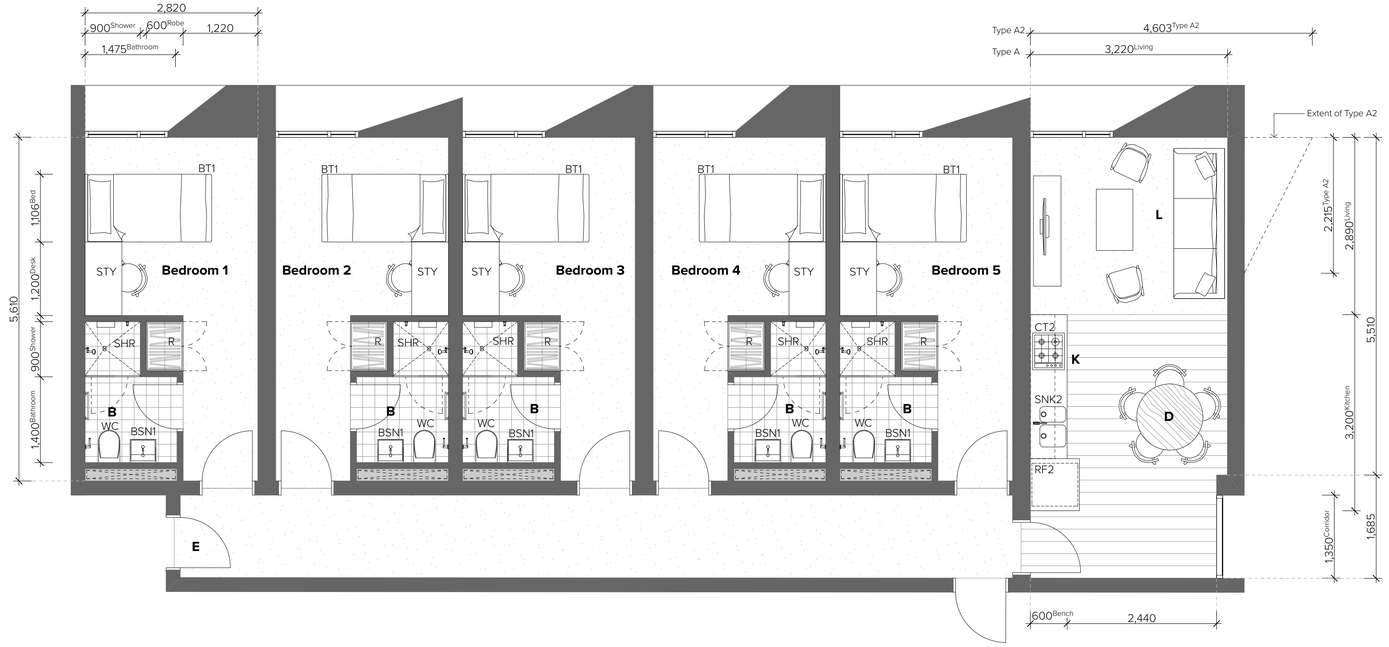
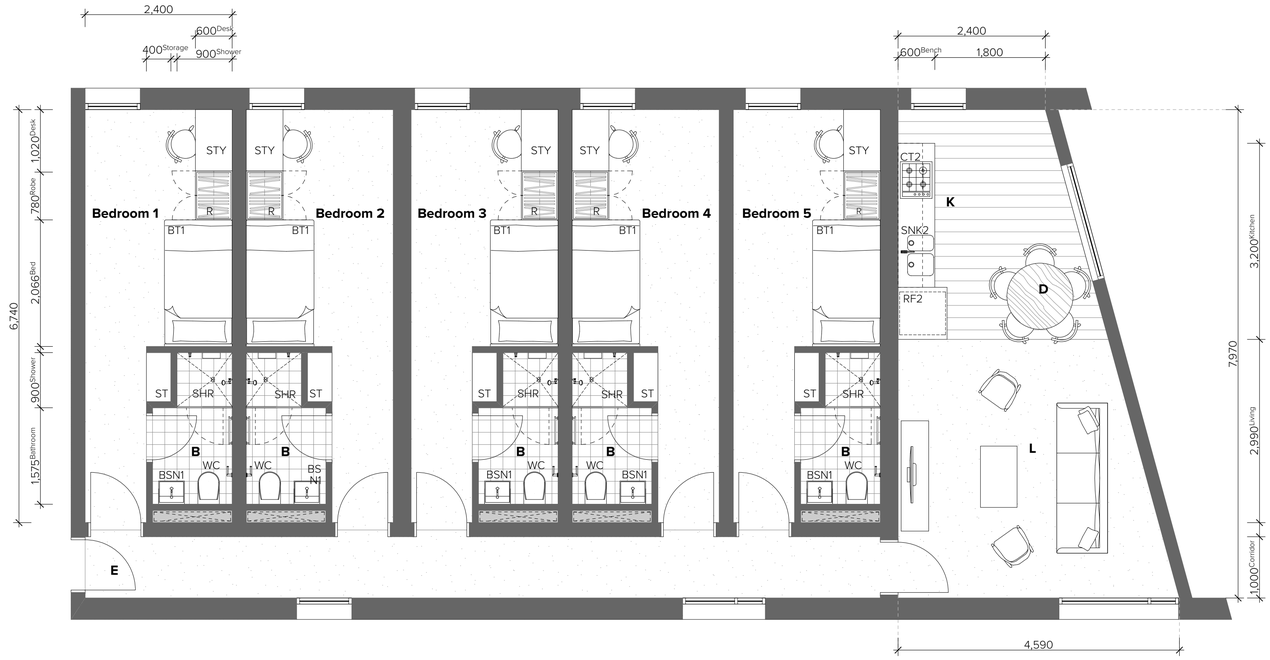
5 Bed Cluster Type A - 131m²
Type A2 - 133m²

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



5 Bed Cluster Type B - 133m²

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



City of Sydney Development Control Plan 2012

Section 4

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- (f) 2sqm for any kitchenette, which includes a small fridge, cupboards and shelves and a microwave.

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4.4.1.4 Communal living areas

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

Legend

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

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

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-400-030	S	

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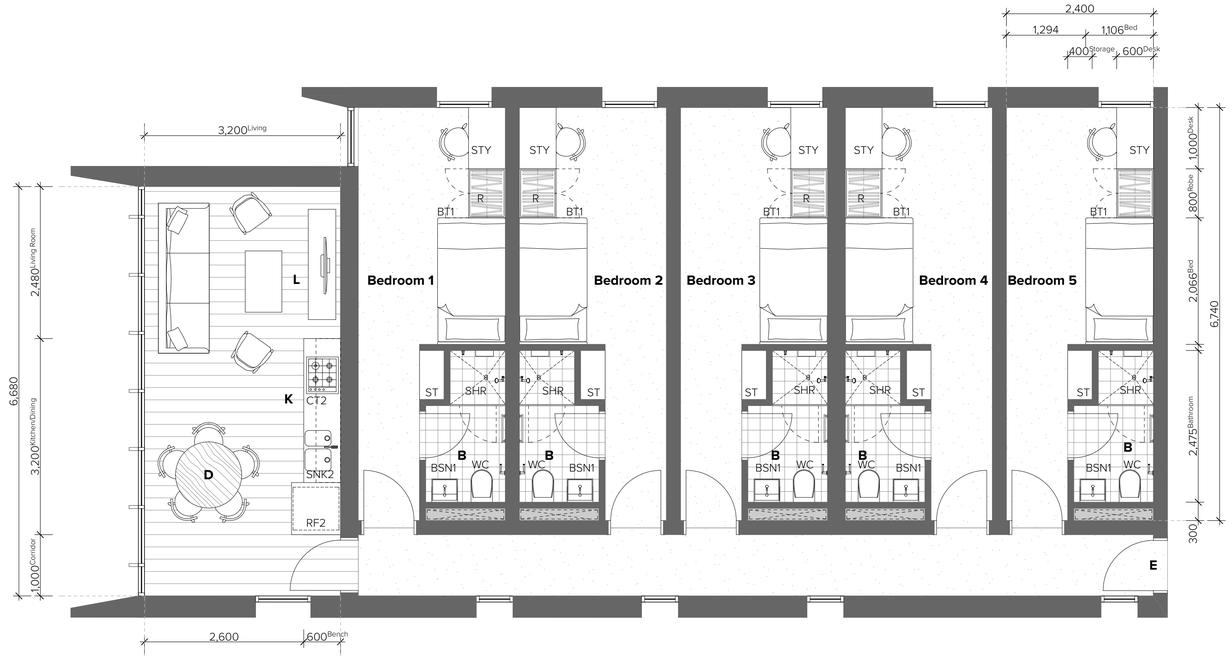
5 Bed Cluster Type C - 127m²

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



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

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

City of Sydney Development Control Plan 2012

Section 4

4.4.1.2 Bedrooms

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- (b) 0.05 cubic metres of freezer storage space; and
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Legend

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6935, ABN 86 064 094 911

CLIENT
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Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

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

Scale	Project No.	Drawn by	North
1:50 @A1, 50% @ A3	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-400-040	S	

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Upper Ground

Solar Access : 16

Orientation other than towards the railway line : 25

Level 02

Solar Access : 25

Orientation other than towards the railway line : 26

Level 01

Solar Access : 21

Orientation other than towards the railway line : 29

Level 03

Solar Access : 25

Orientation other than towards the railway line : 26

Legend

Receives min 2hrs solar access during 9am to 3pm on 21 June

Orientation other than towards the railway line

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Building Amenity
Solar Access & Amenity Diagrams_Upper Ground - Level 3

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-700-010	S	

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Levels 04, 05, 06

Solar Access : 26 (Typical Level)

✓ Orientation other than towards the railway line : 27 (Typical Level)

Levels 08-16

Solar Access : 19 (Typical Level)

✓ Orientation other than towards the railway line : 20 (Typical Level)

Level 07

Solar Access : 23

✓ Orientation other than towards the railway line : 24

Level 17

Solar Access : 13

✓ Orientation other than towards the railway line : 15

Legend

Receives min 2hrs solar access during 9am to 3pm on 21 June

✓ Orientation other than towards the railway line

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Building Amenity
Solar Access & Amenity Diagrams_Levels 4-17

Client Review 09/06/17 DS

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-700-020	S	

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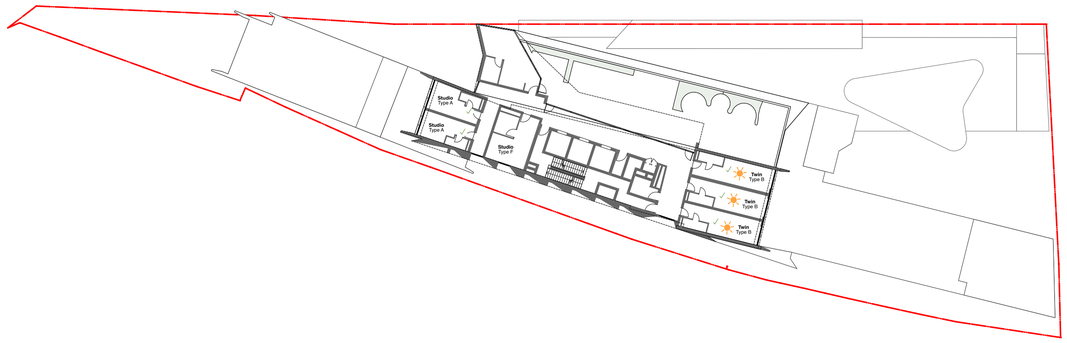
Level 18, 19, 20

Solar Access : 12 (Typical Level)

Orientation other than towards the railway line : 14 (Typical Level)



Levels 21

Solar Access : 3

Orientation other than towards the railway line : 5

Legend

Receives min 2hrs solar access during 9am to 3pm on 21 June

Orientation other than towards the railway line

TOTALS

Total rooms receiving solar access : 41

Total rooms with orientation other than towards the railway line : 45

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Project Title

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

Drawing Title

Building Amenity
Solar Access & Amenity Diagrams_Levels 18-21

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-700-030	S	

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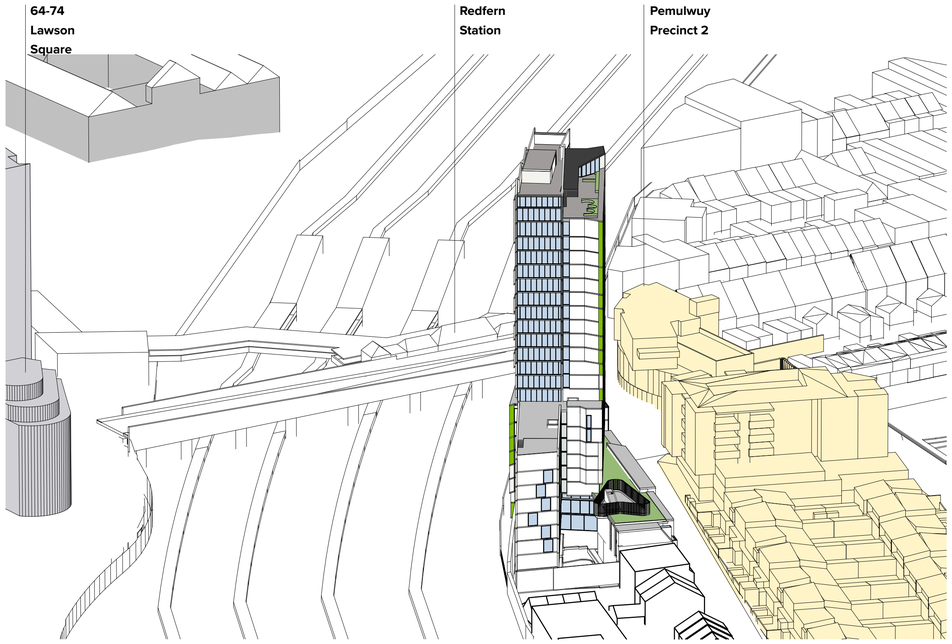
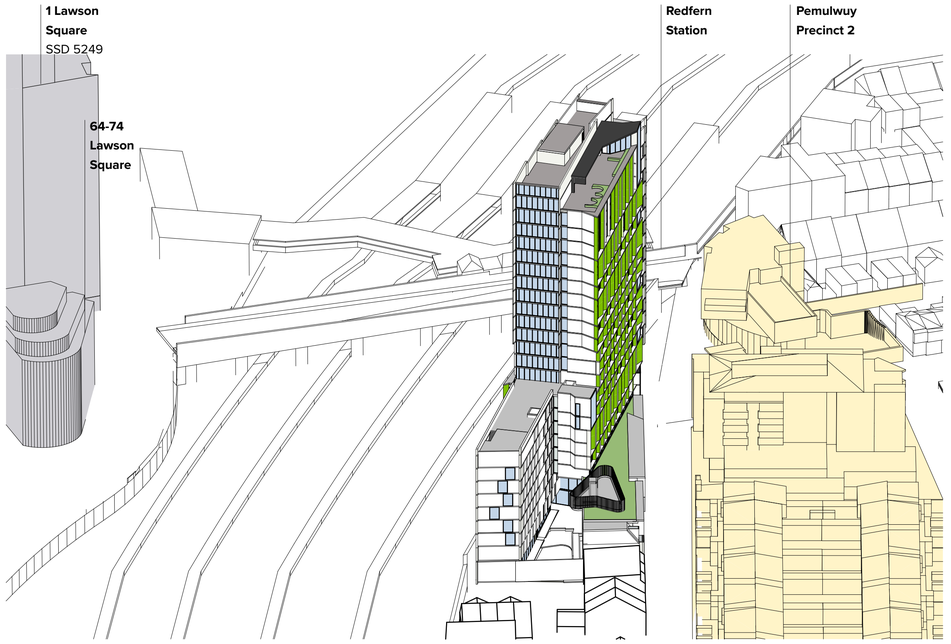
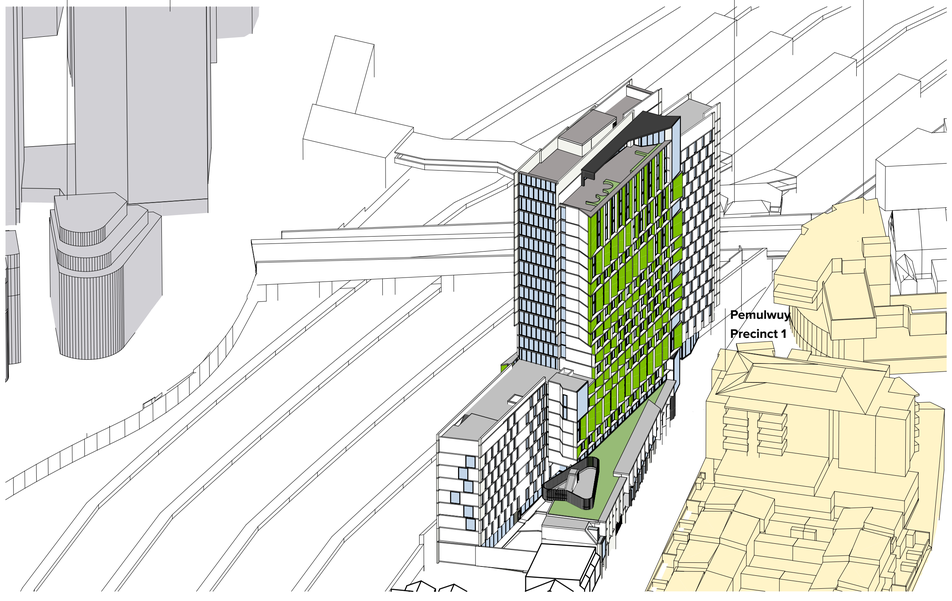


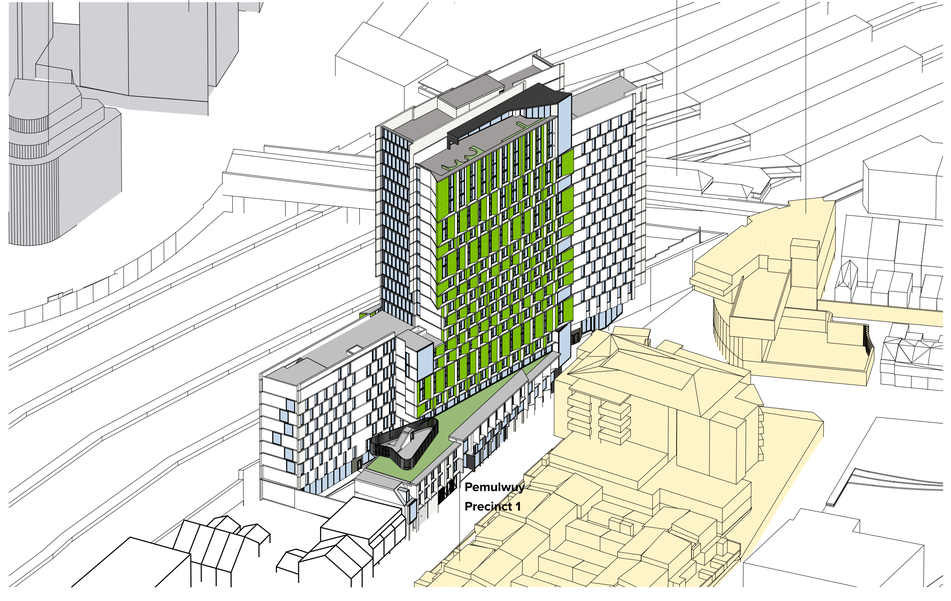
Solar Access View_9am



Solar Access View_10am



Solar Access View_11am



Solar Access View_12pm

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Nominated Architect: Nicholas Turner 6685, ABN 88 064 084 911

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

Drawing Title
Building Amenity
Solar Access Views_Winter Solstice_9am, 10am, 11am, 12pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-710-010	S	

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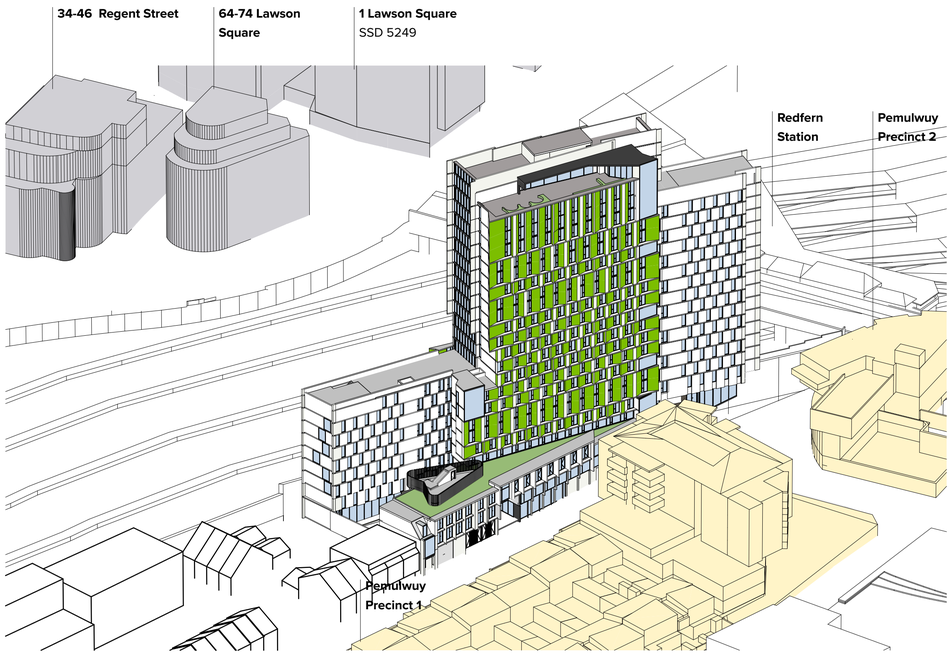
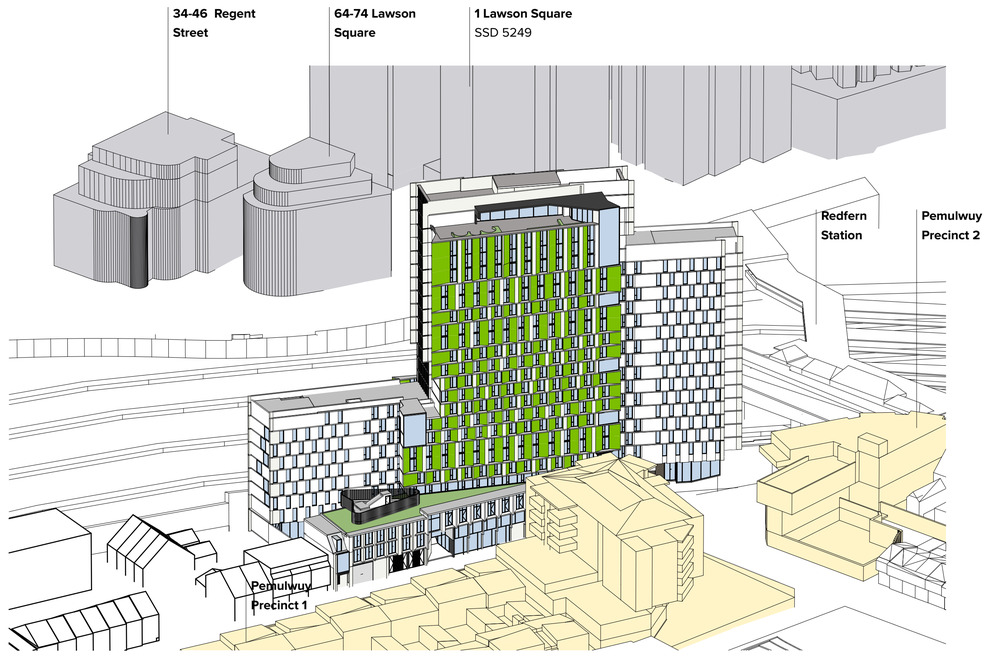
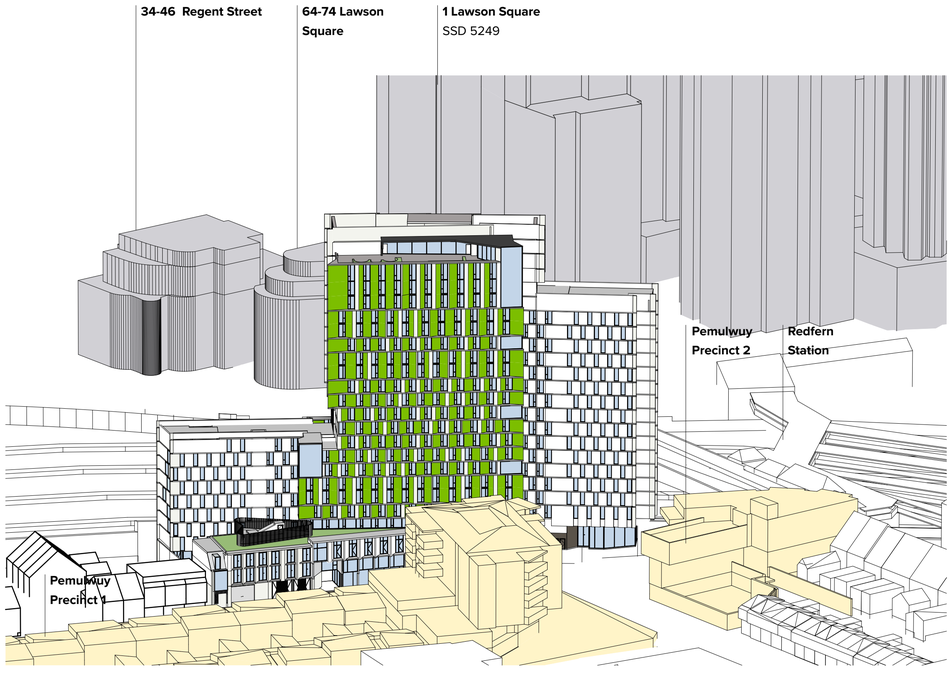


Solar Access View_1pm



Solar Access View_2pm



Solar Access View_3pm

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DLCS Quality Endorsed Company: ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Building Amenity
Solar Access Views_Winter Solstice_1pm, 2pm, 3pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-710-020	S	

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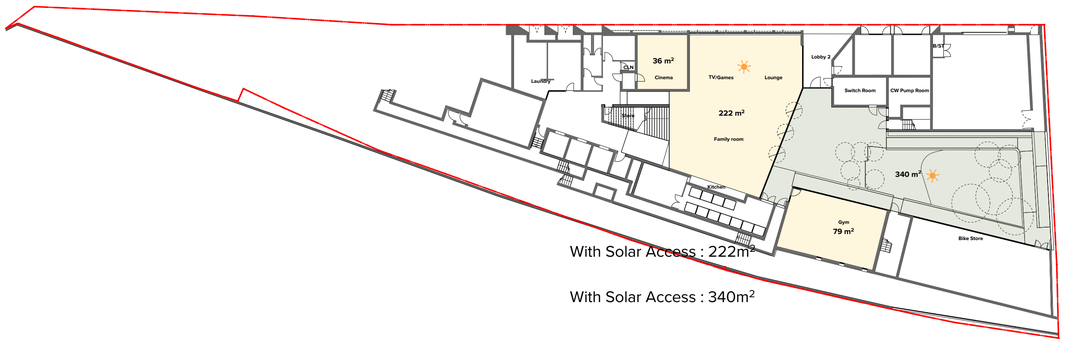


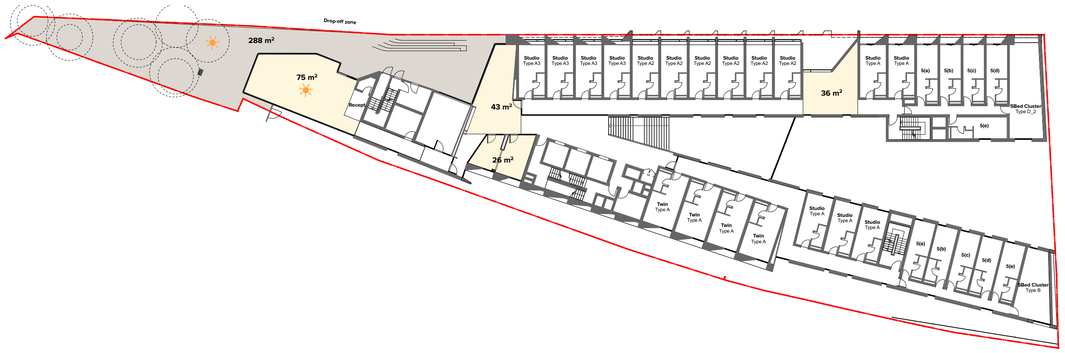
With Solar Access : 222m²

With Solar Access : 340m²

Lower Ground

Total Indoor Communal Living Areas : 336m²

Total Communal Outdoor Open Space : 340m²



Upper Ground

Total Indoor Communal Living Areas : 180m²

Total Communal Outdoor Open Space : 288m²

With Solar Access : 75m²

With Solar Access : 288m²

Level 01

Total Indoor Communal Living Areas : 29m²

Level 02

Total Indoor Communal Living Areas : 23m²

With Solar Access : 23m²

Legend

- Indoor Communal Living Area
- Receives min 2hrs solar access to at least 50% of the windows during 9am to 3pm on 21 June
- Communal Outdoor Open Space
- Receives min 2hrs solar access to at least 50% of the area during 9am to 3pm on 21 June
- Public Outdoor Open Space
- Receives min 2hrs solar access to at least 50% of the area during 9am to 3pm on 21 June

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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Building Amenity
Communal Space Diagrams_Lower Ground - Level 2

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-720-010	S	

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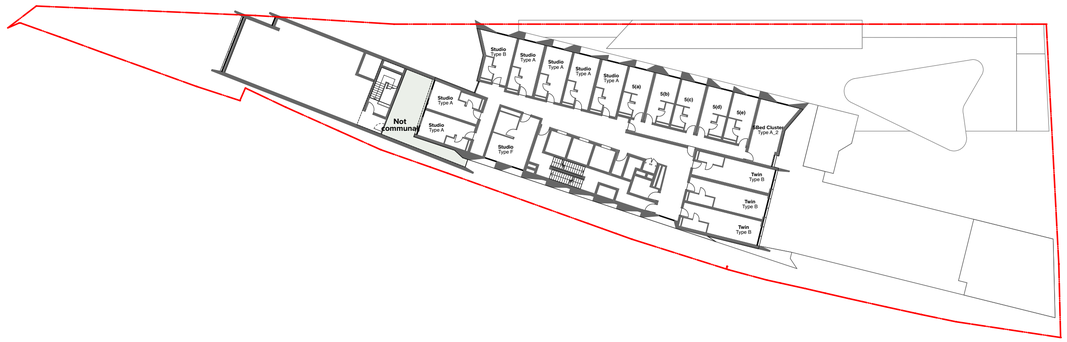
Level 03

Total Indoor Communal Living Areas : 23m²

With Solar Access : 23m²

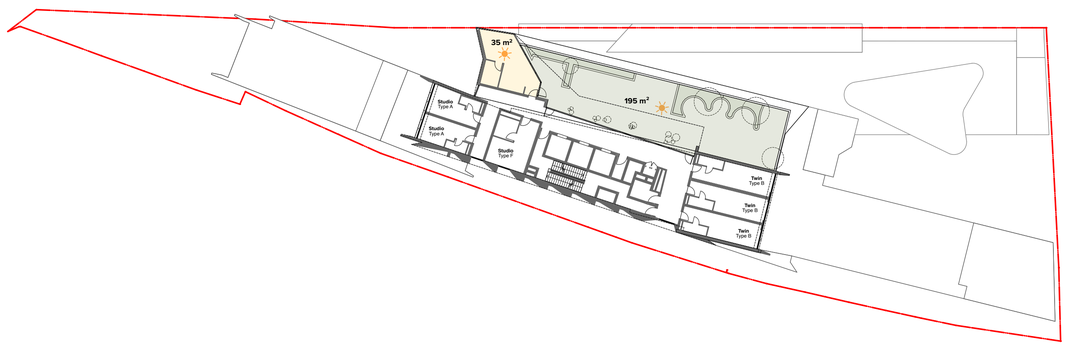


Level 17

Level 18, 19, 20

Total Indoor Communal Living Areas : 22m² (Typical Level)

With Solar Access : 22m² (Typical Level)



Level 21

Total Indoor Communal Living Areas : 25m²

With Solar Access : 25m²

Total Communal Outdoor Open Space : 195m²

With Solar Access : 195m²

Legend

- Indoor Communal Living Area
- Receives min 2hrs solar access to at least 50% of the windows during 9am to 3pm on 21 June
- Communal Outdoor Open Space
- Receives min 2hrs solar access to at least 50% of the area during 9am to 3pm on 21 June
- Public Outdoor Open Space
- Receives min 2hrs solar access to at least 50% of the area during 9am to 3pm on 21 June

TOTALS

Total Indoor Communal Living Areas :	682m²	
with solar access :	434m²	
Total Communal Outdoor Open Space :	535m²	
with solar access :	535m²	
Total Communal Space (Indoor & Outdoor) :	1217m²	(2m² / resident)
Total Public Outdoor Open Space :	288m²	
with solar access :	288m²	

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Building Amenity
Communal Space Diagrams_Level 3-21

Scale	Project No.	Drawn by	North
NTS	16107	CB	
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Development Application	DA-720-020	S	

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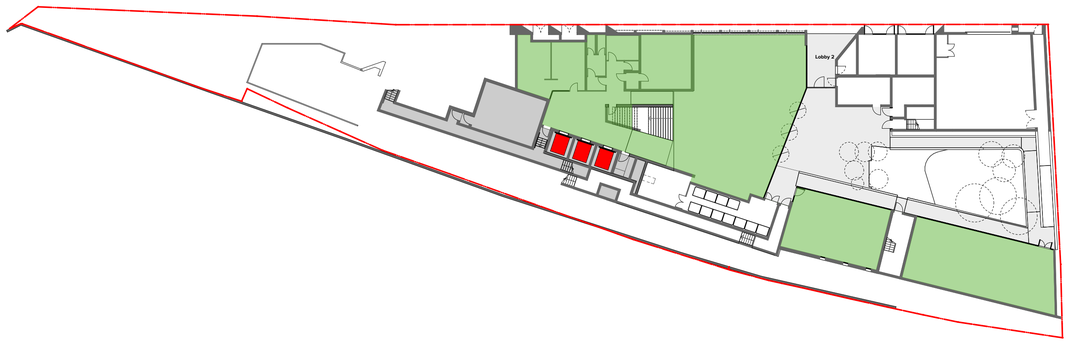
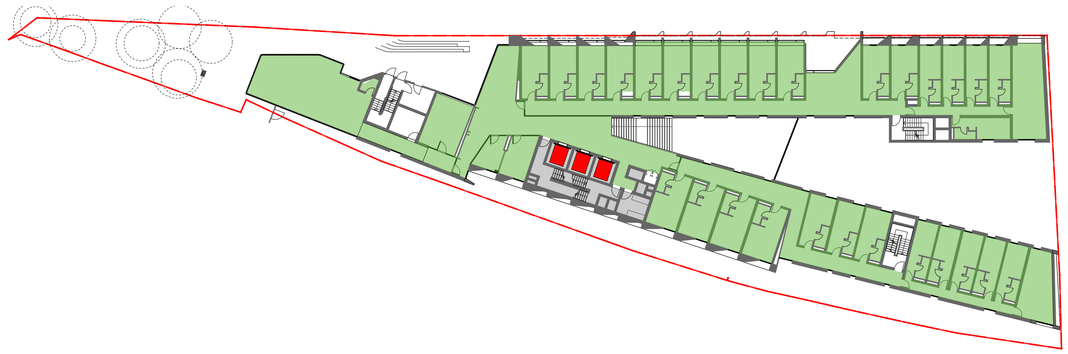


Lower Ground

GFA 745 m²

Level 01

GFA 1,070 m²



Upper Ground

GFA 1,115 m²

Level 02

GFA 950 m²

Area included in GFA :

Definition: "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:
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
GFA Diagrams
GFA Diagrams_ Lower Ground - Level 2

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-740-010	S	

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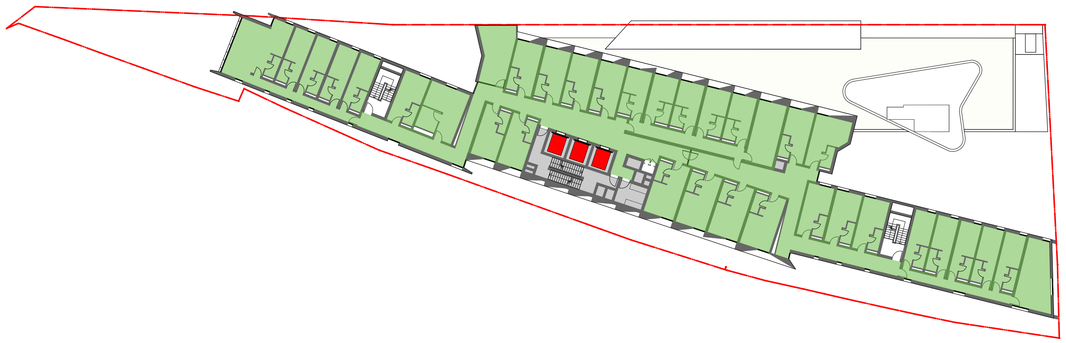
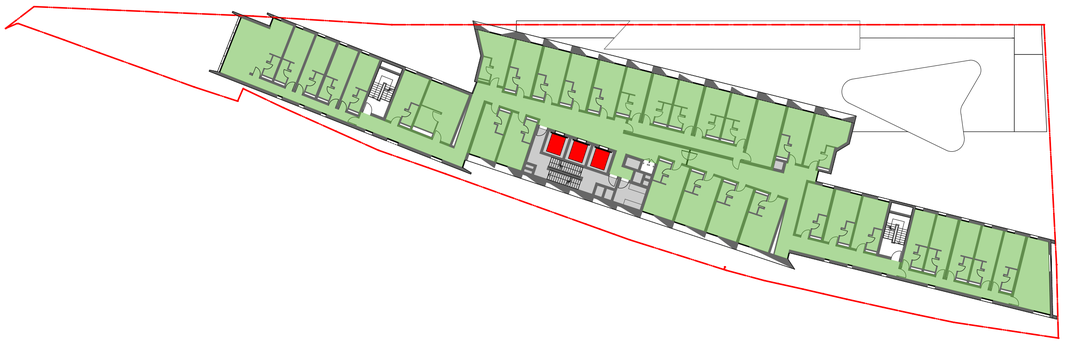


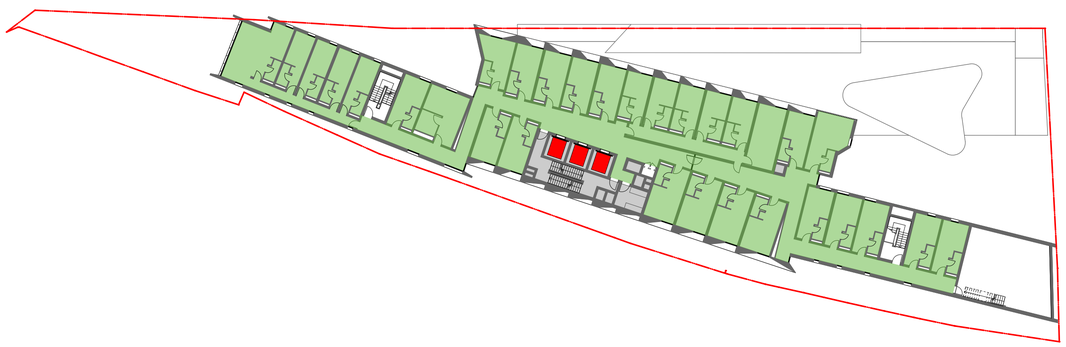
Level 03, 06

GFA 950 m^2



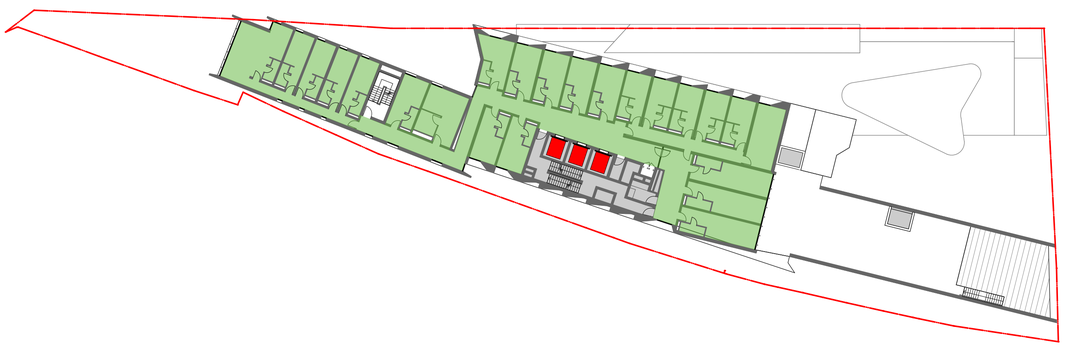
Level 04, 05

GFA 945 m^2



Level 07

GFA 865 m^2



Level 08, 09

GFA 640 m^2

Area included in GFA :

Definition: "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:
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but excludes:
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(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

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

Drawing Title
GFA Diagrams
GFA Diagrams_ Levels 03-16

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-740-020	S	

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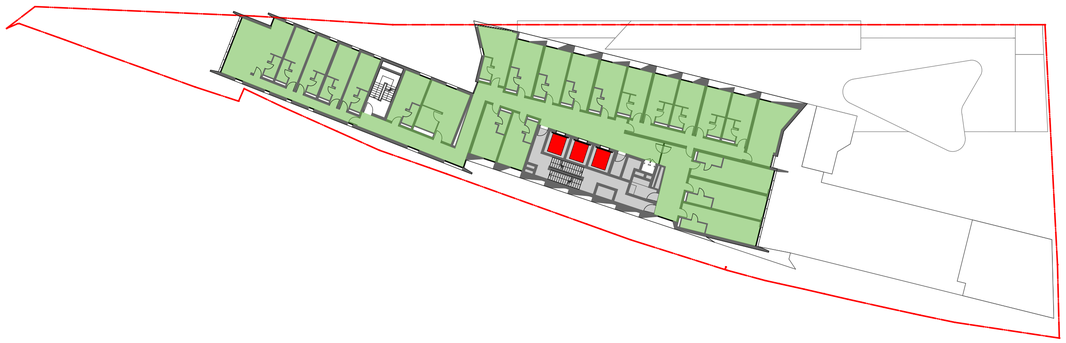
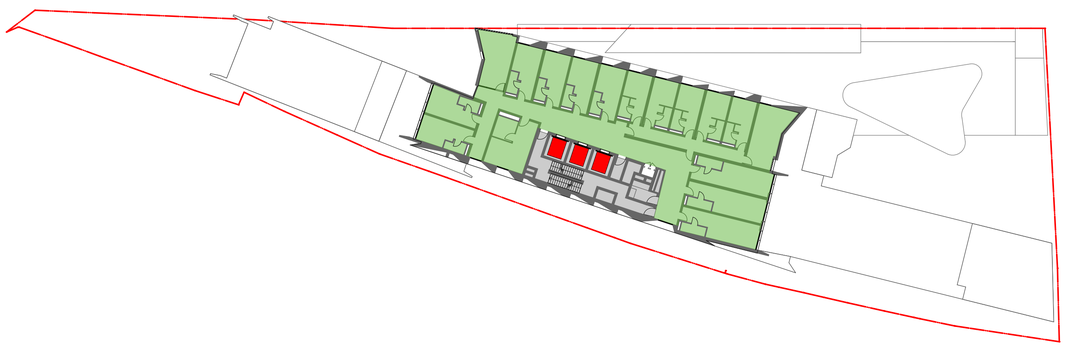


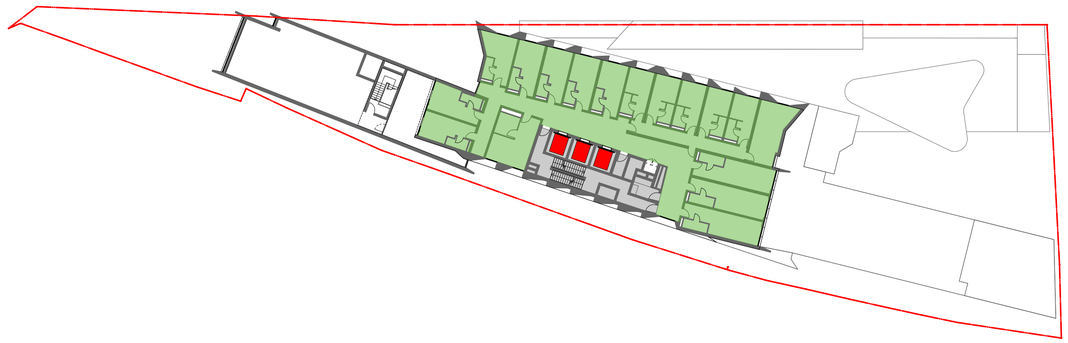
Level 10 - 16

GFA 645 m²



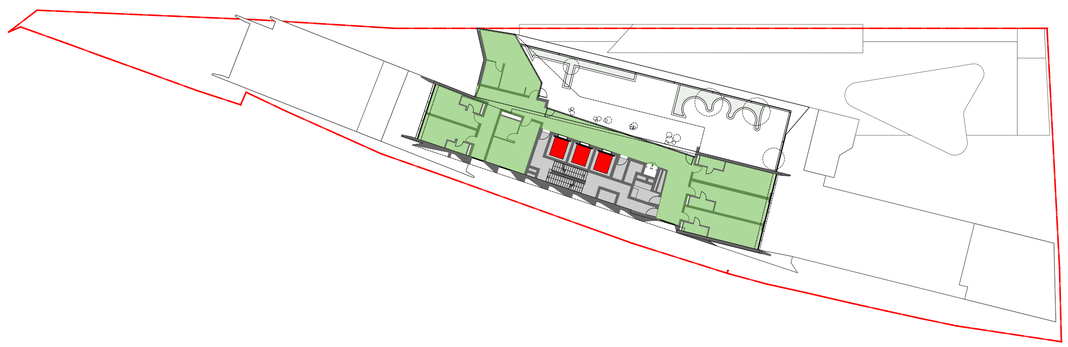
Level 18, 19, 20

GFA 480 m²



Level 17

GFA 480 m²



Level 21

GFA 270 m²

Area included in GFA :

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(j) voids above a floor at the level of a storey or storey above.

GFA Calculation

Level	GFA (m²)
Lower Ground	745
Upper Ground	1,115
Level 01	1,070
Level 02	950
Level 03	950
Level 04	945
Level 05	945
Level 06	950
Level 07	845
Level 08	645
Level 09	645
Level 10	645
Level 11	645
Level 12	645
Level 13	645
Level 14	645
Level 15	645
Level 16	645
Level 17	480
Level 18	480
Level 19	480
Level 20	480
Level 21	270
TOTAL	**16,530 m²**

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

Drawing Title
GFA Diagrams
GFA Diagrams_ Levels 15-21

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-740-030	S	

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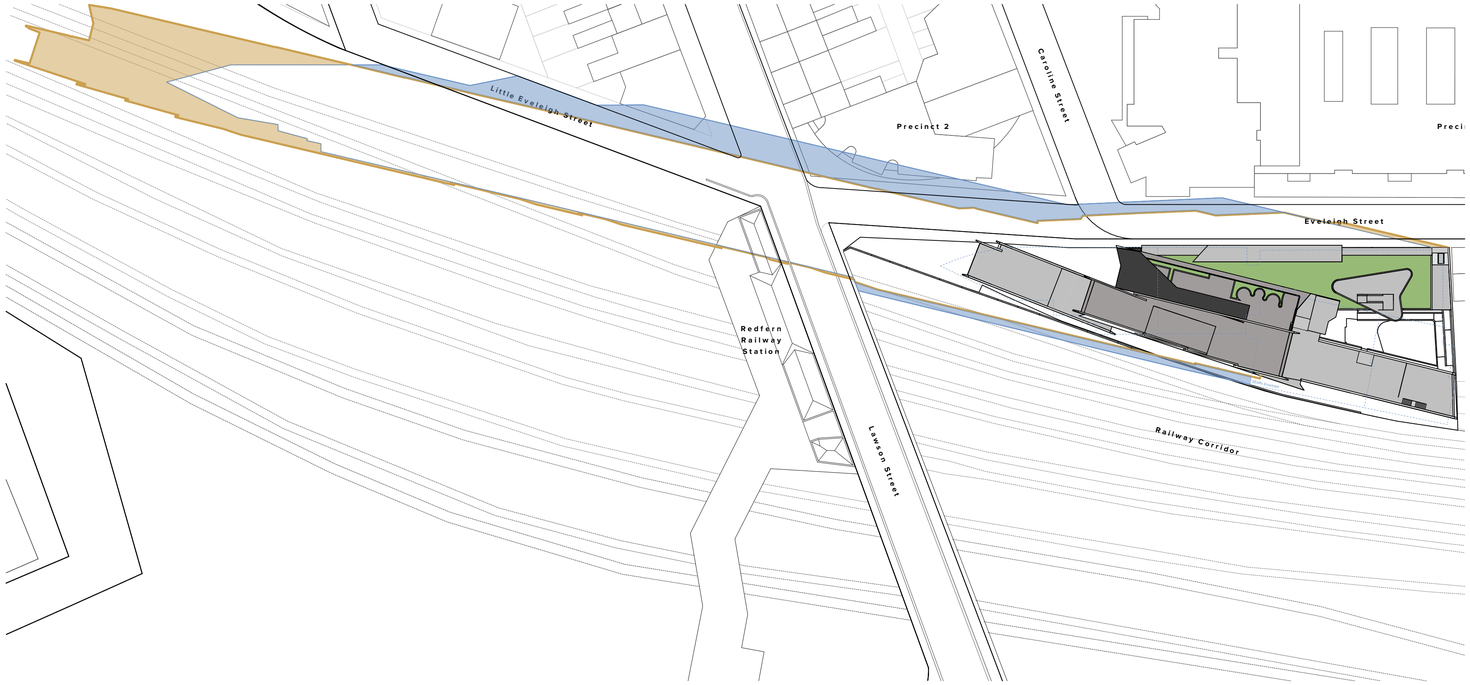
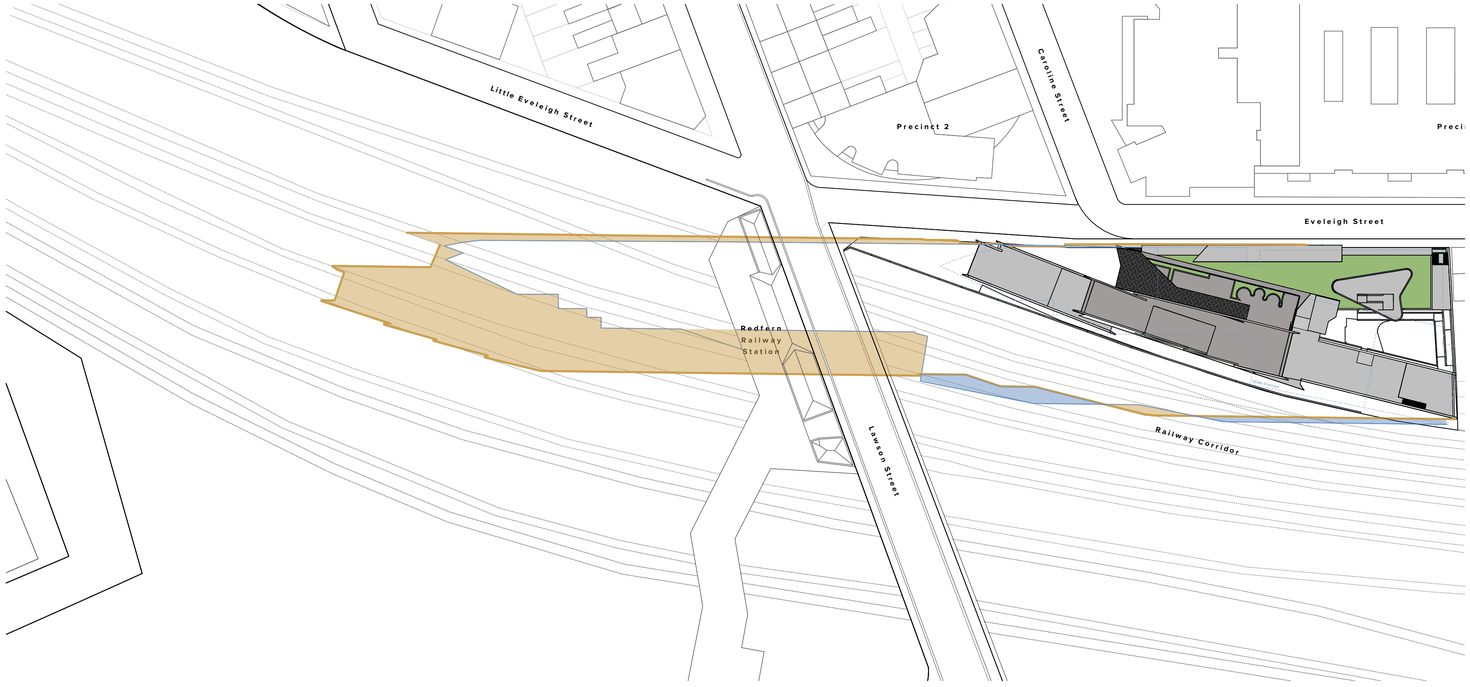


Winter Solstice_9am



Winter Solstice_10am

Legend

- SEARs building envelope shadow
- Proposed building envelope shadow
- Extent of shadow reduction from existing SEARs
- Extend of shadow increase from proposed SEARs

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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Shadow Diagrams
Shadow Diagram Plans_9am & 10am

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-010	S	

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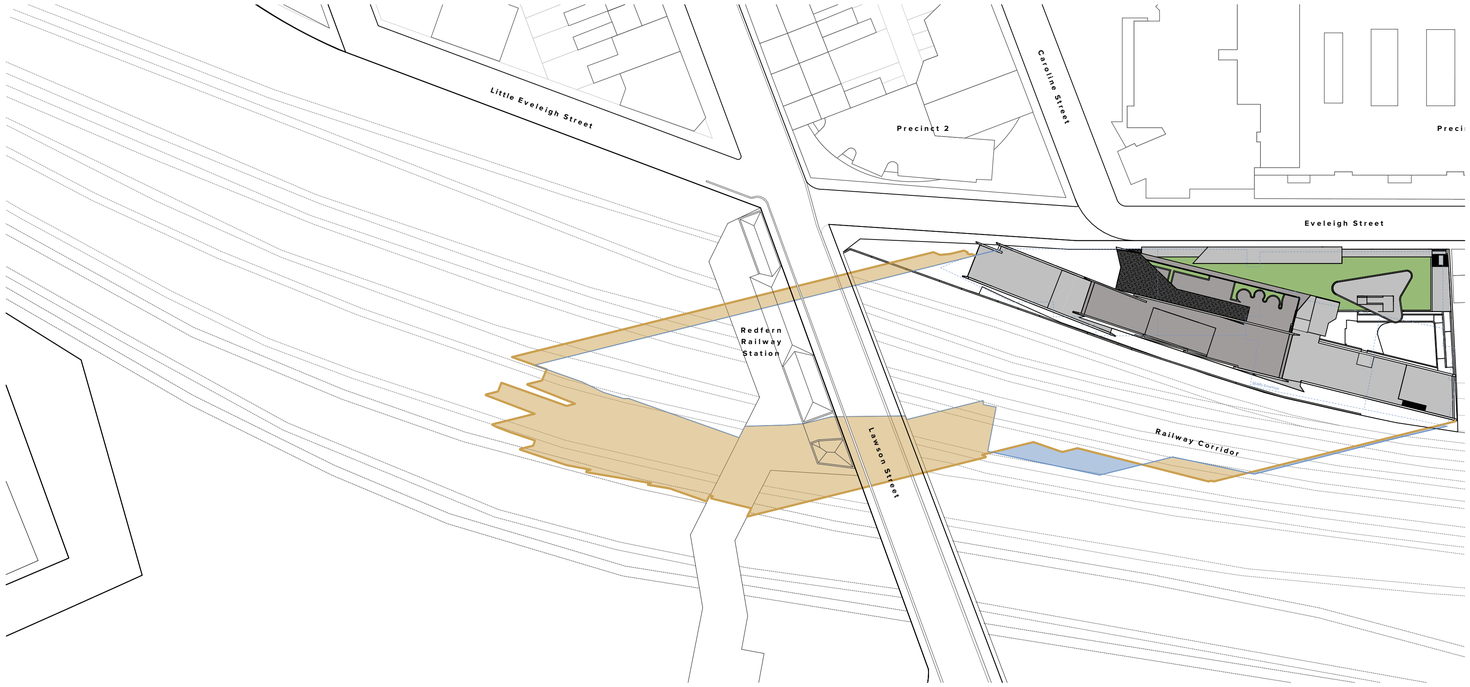
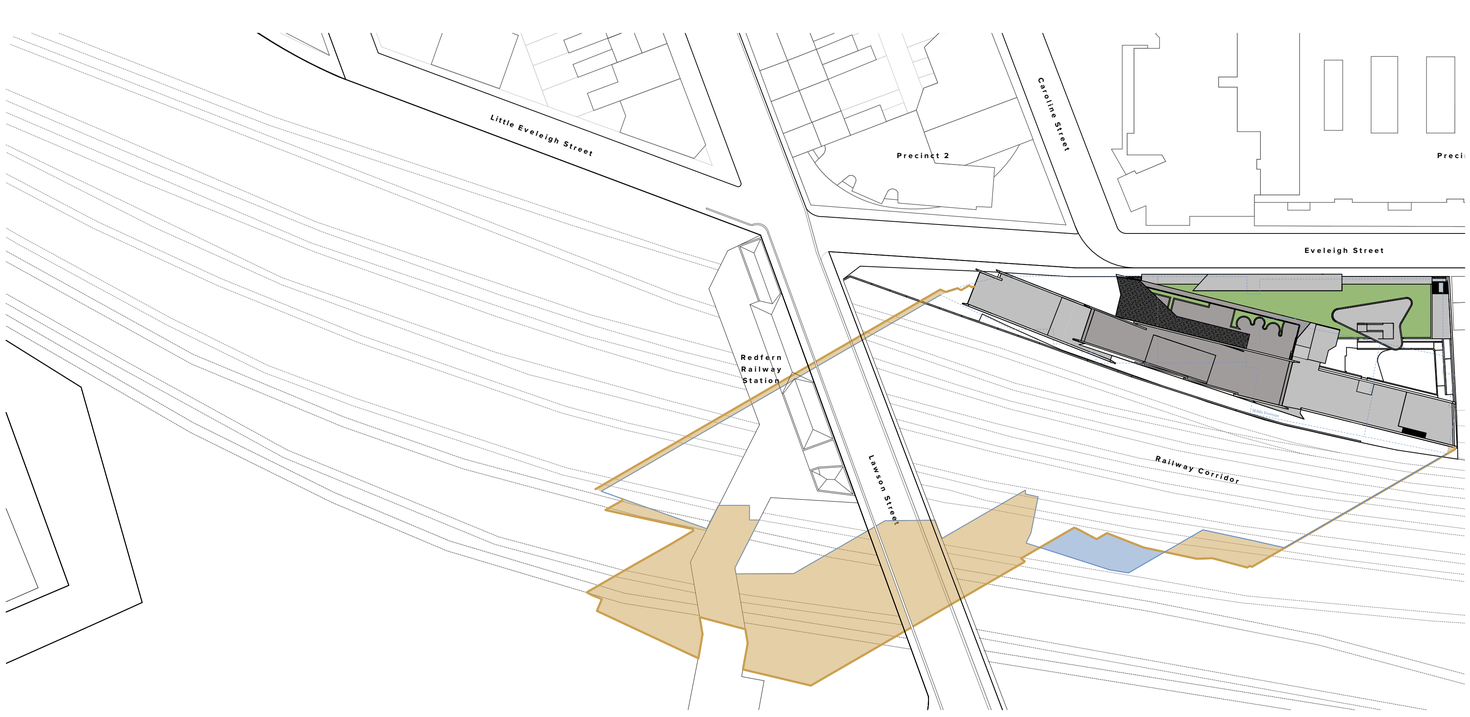


Winter Solstice_11am



Winter Solstice_12pm

Legend

- SEARs building envelope shadow
- Proposed building envelope shadow
- Extent of shadow reduction from existing SEARs
- Extend of shadow increase from proposed SEARs

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
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P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Shadow Diagrams
Shadow Diagram Plans_11am & 12pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-020	S	

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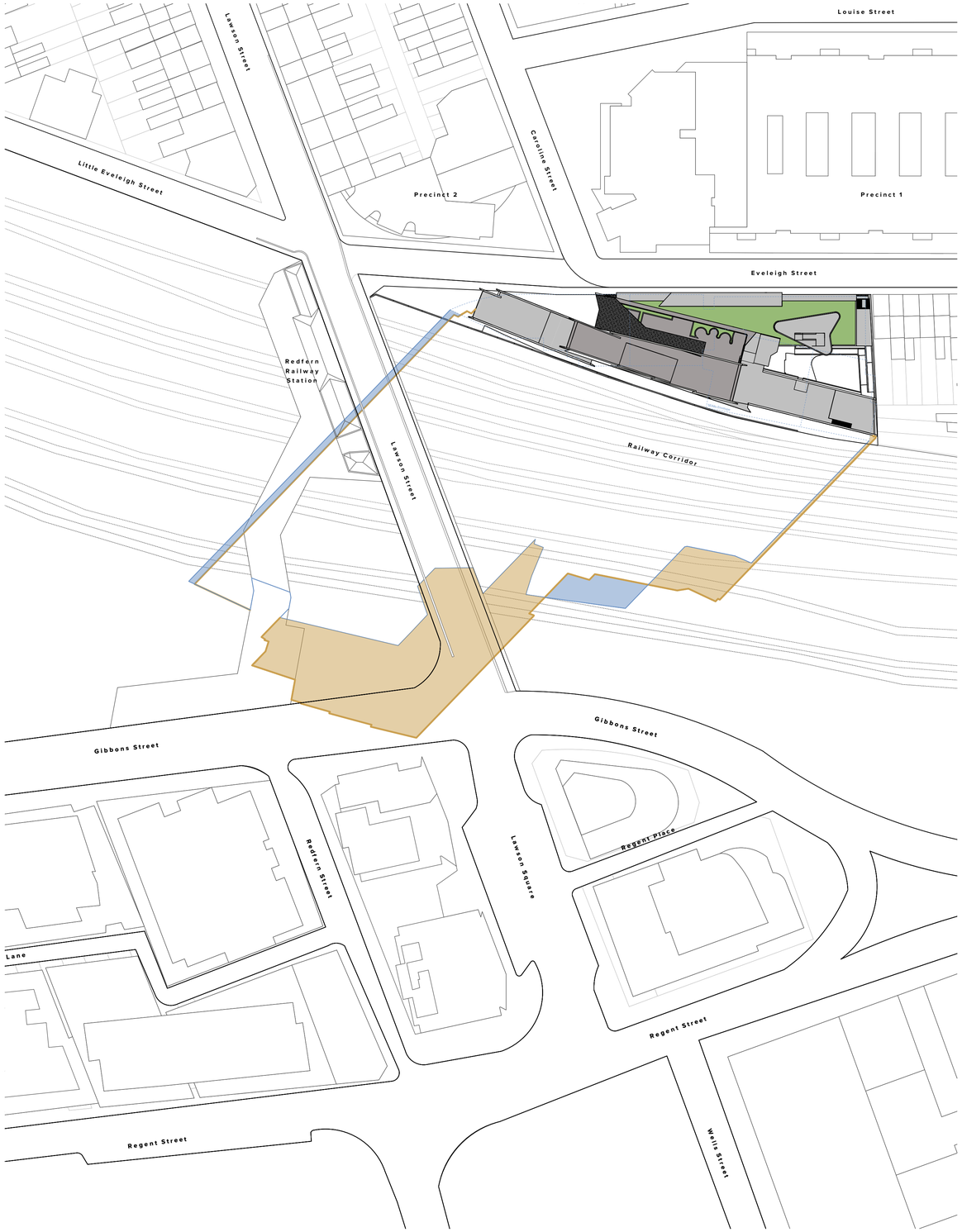
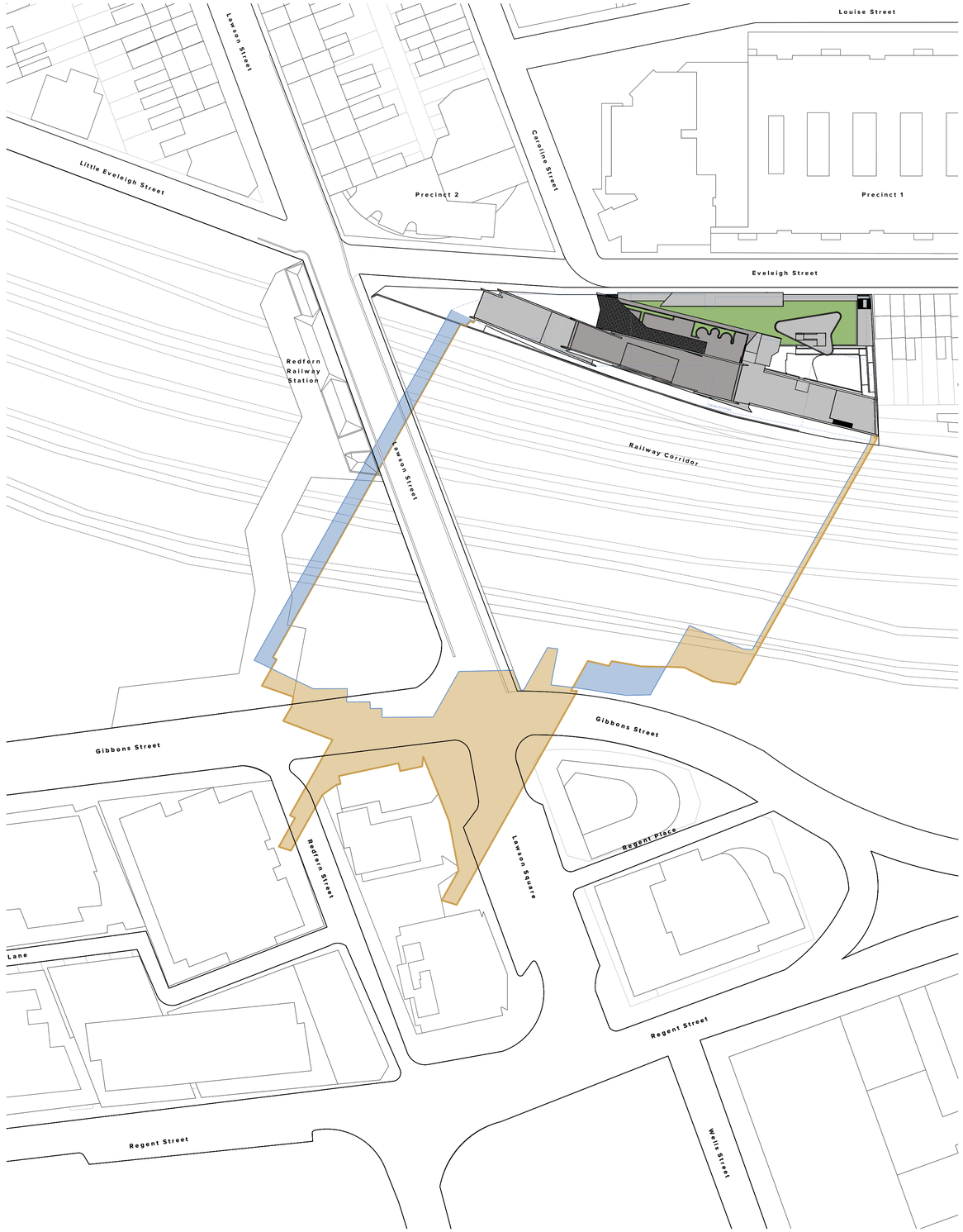


Winter Solstice_1pm



Winter Solstice_2pm

Legend

- SEARs building envelope shadow
- Proposed building envelope shadow
- Extent of shadow reduction from existing SEARs
- Extend of shadow increase from proposed SEARs

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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Shadow Diagrams
Shadow Diagram Plans_1pm & 2pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-030	S	

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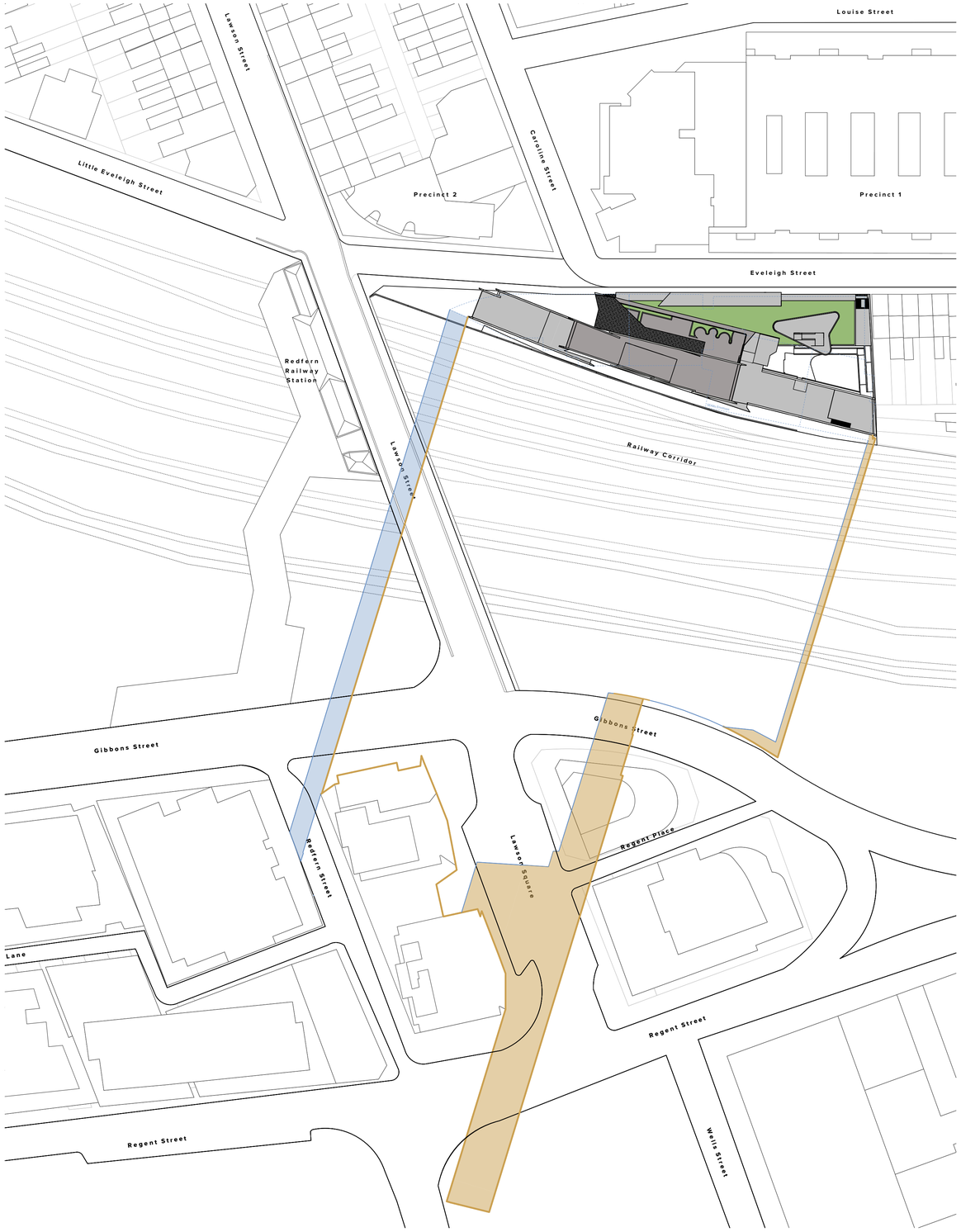

Winter Solstice_3pm

Legend

- SEARs building envelope shadow
- Proposed building envelope shadow
- Extent of shadow reduction from existing SEARs
- Extend of shadow increase from proposed SEARs

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Project Title

Col James - Student Accommodation
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Drawing Title

Shadow Diagrams
Shadow Diagram Plans_3pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-040	S	

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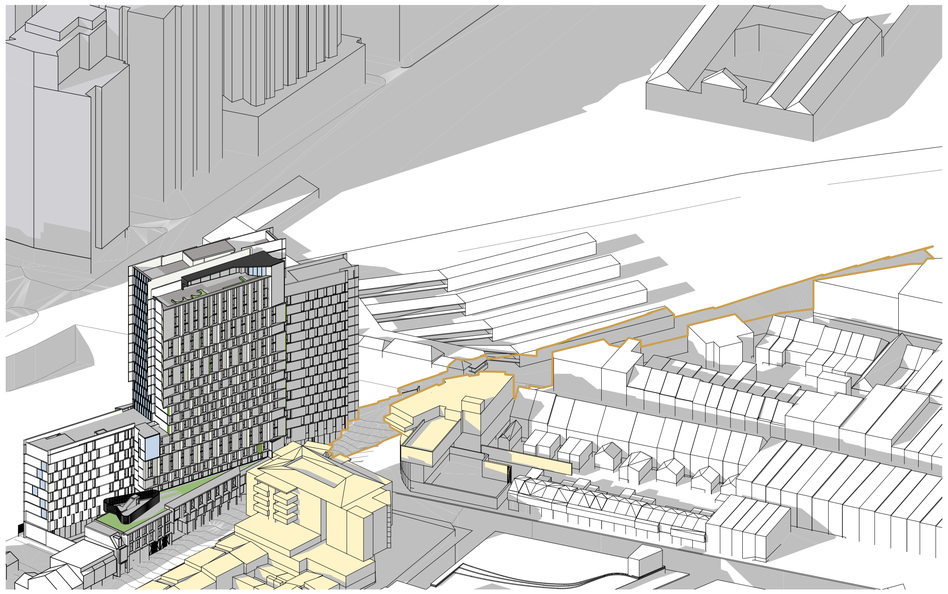
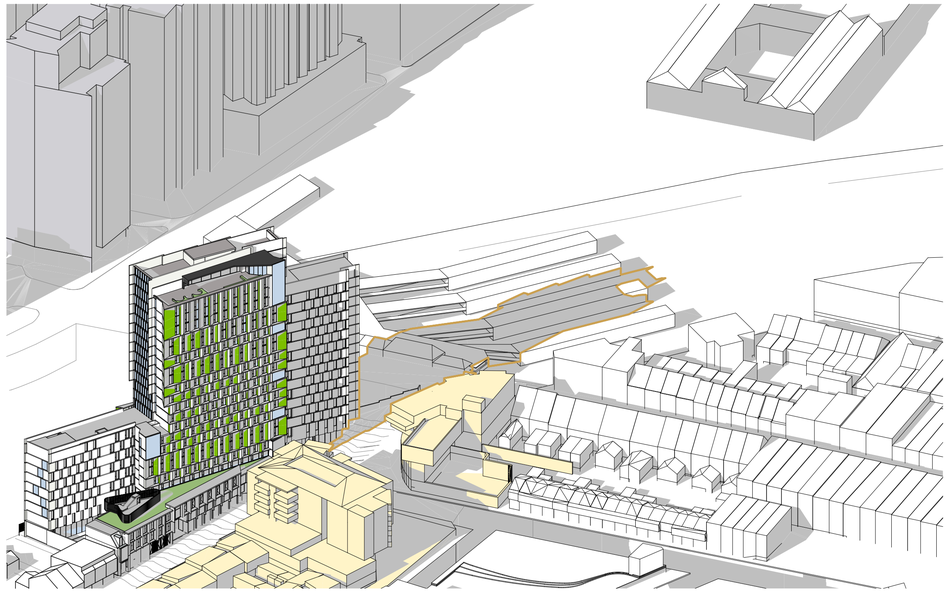
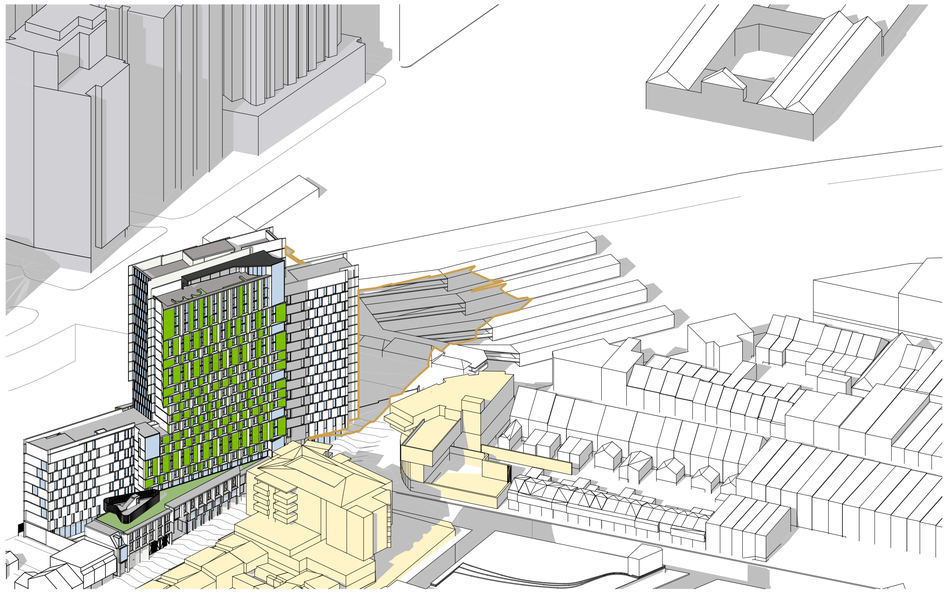


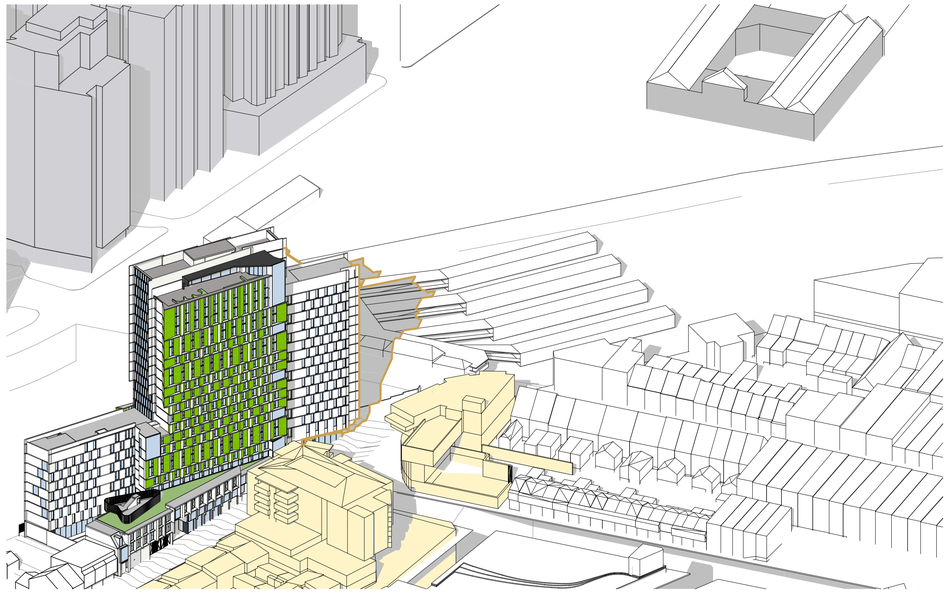
Axonometric Shadow Diagram_Winter Solstice_9am



Axonometric Shadow Diagram_Winter Solstice_10am



Axonometric Shadow Diagram_Winter Solstice_11am



Axonometric Shadow Diagram_Winter Solstice_12pm

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Nominated Architect: Nicholas Turner 6905, ABN 88 094 691 911

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Aboriginal Housing Company
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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Shadow Diagrams
Axonometric Shadow Diagrams_9am, 10am, 11am, 12pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
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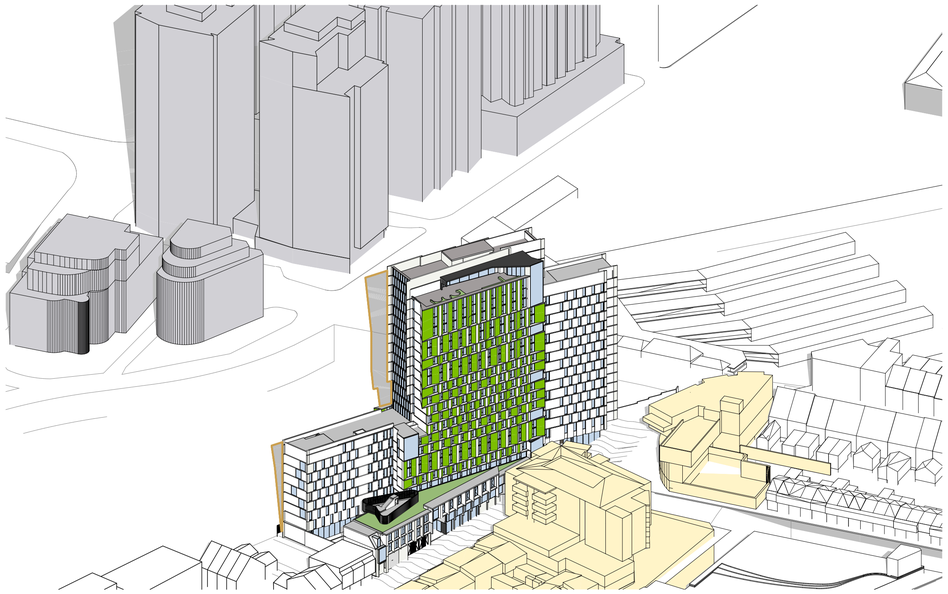
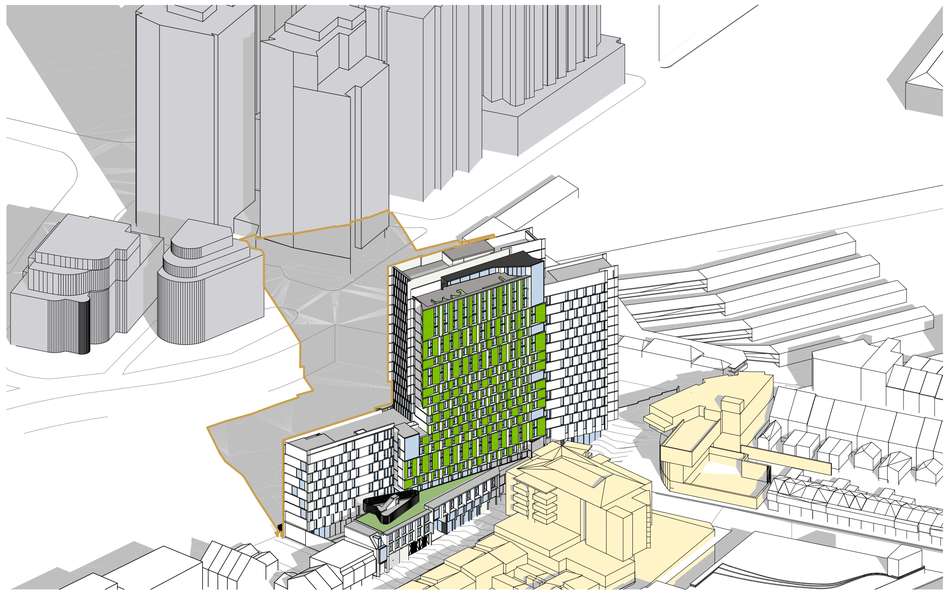
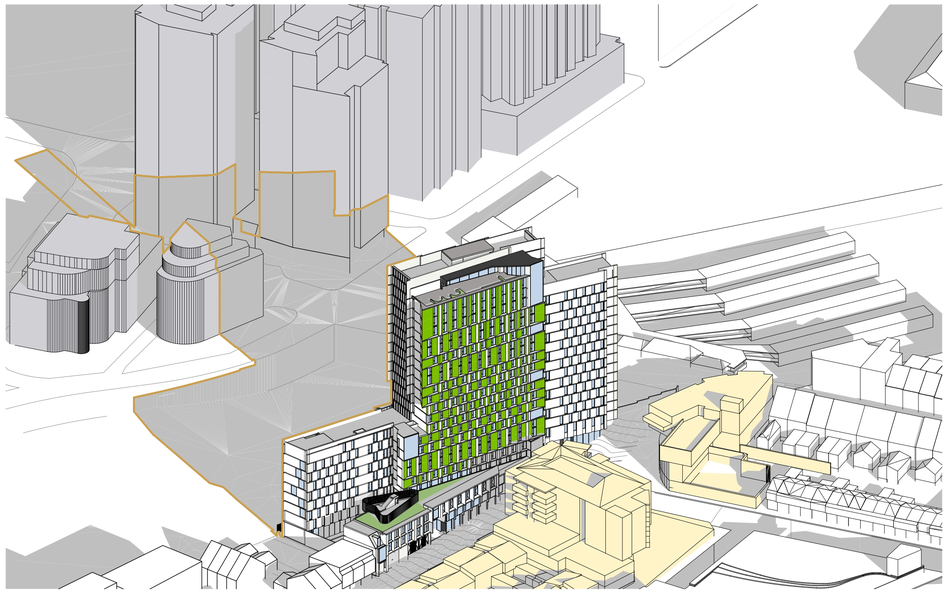


Axonometric Shadow Diagram_Winter Solstice_1 pm



Axonometric Shadow Diagram_Winter Solstice_2 pm



Axonometric Shadow Diagram_Winter Solstice_3 pm

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Project Title

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

Drawing Title

Shadow Diagrams
Axonometric Shadow Diagrams_1pm, 2pm, 3pm

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-852-020	S	

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Project Title

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

Drawing Title

Photomontage Image
Eveleigh Street

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-900-010	S	

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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Photomontage Image
Caroline Street

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-900-020	S	

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Project Title

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

Drawing Title

Photomontage Image
Eveleigh Street Public Domain

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-900-030	S	

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Project Title

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83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title

Photomontage Image
Little Eveleigh Street

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-900-040	S	

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Project Title

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

Drawing Title

Photomontage Image
Lawson Street

Scale	Project No.	Drawn by	North
NTS	16107	CB	
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Project Title

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

Drawing Title

Photomontage Image
Regent Street

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-900-060	S	

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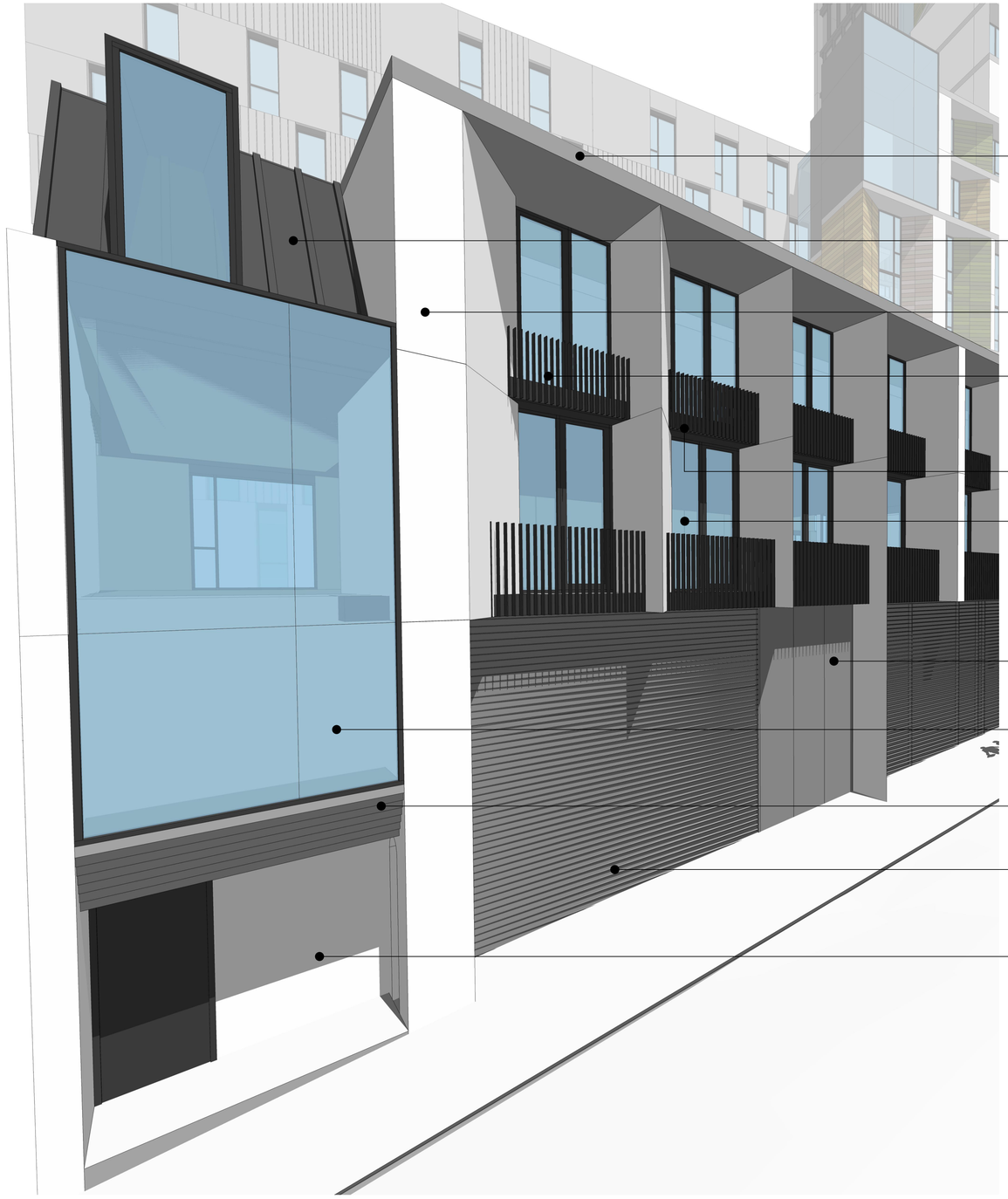

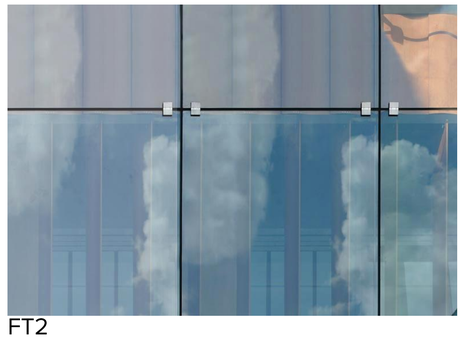
FT2

MDR1

BAL1

PF1

Legend

(ART1) Art Feature, Type 1:
Painted soffit to main entry lobby.

(ART2) Art Feature, Type 2:
Embossed feature symbol into precast panel.

(ART3) Art Feature, Type 3:
Existing art wall, preserved.

(AWN1) Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

(BAL2) Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

(CLD4) Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].

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

(CLD6) Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].

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

(COF2) Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

(DP1) Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

(FT2) Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

(FT3) Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

(MDR1) Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

(PCF1) Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]

(PF1) Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

(PF2) Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

(SG1) Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

NOTES
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DLCS Quality Endorsed Company: ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Materials and Finishes
Eveleigh Street - North

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

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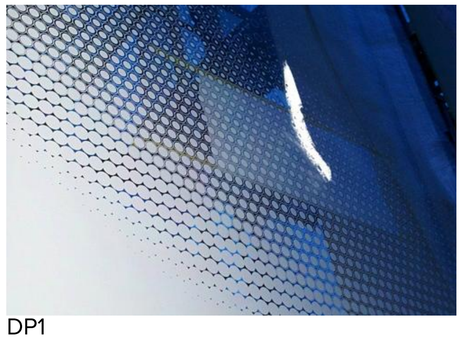
DP1

CLD2

BAL1

PF1

Legend

(ART1) Art Feature, Type 1:
Painted soffit to main entry lobby.

(ART2) Art Feature, Type 2:
Embossed feature symbol into precast panel.

(ART3) Art Feature, Type 3:
Existing art wall, preserved.

(AWN1) Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

(BAL2) Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

(CLD4) Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].

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

(CLD6) Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].

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

(COF2) Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

(DP1) Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

(FT2) Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

(FT3) Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

(MDR) Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

(PCF1) Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [964729M].

(PF1) Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

(PF2) Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

(SG1) Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Materials and Finishes
Eveleigh Street - Courtyard Entry

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-950-002	S	

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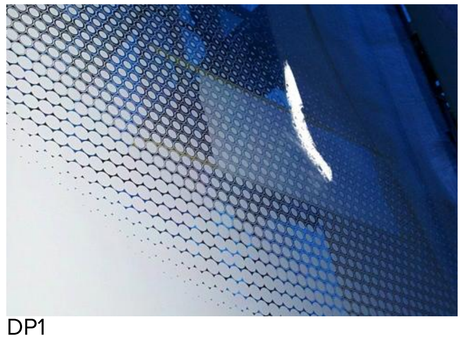
CLD6

COF2



DP1

CLD1

Legend

(ART1) Art Feature, Type 1:
Painted soffit to main entry lobby.

(ART2) Art Feature, Type 2:
Embossed feature symbol into precast panel.

(ART3) Art Feature, Type 3:
Existing art wall, preserved.

(AWN) Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

(BAL2) Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

(CLD4) Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].

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

(CLD6) Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].

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

(COF2) Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

(DP1) Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

(FT2) Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

(FT3) Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

(MDR1) Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

(PCF1) Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]

(PF1) Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

(PF2) Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

(SG1) Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

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DLCG Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 094 694 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Materials and Finishes
Eveleigh Street - South

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-950-003	S	

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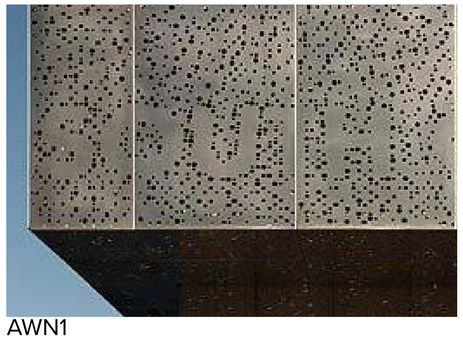
CPC2


AWN1

CLD2

PV1

Legend

(ART1) Art Feature, Type 1:
Painted soffit to main entry lobby.

(ART2) Art Feature, Type 2:
Embossed feature symbol into precast panel.

(ART3) Art Feature, Type 3:
Existing art wall, preserved.

(AWN) Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

(BAL2) Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

(CLD4) Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].

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

(CLD6) Cladding, Type 6:
Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].

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

(COF2) Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

(DP1) Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

(FT2) Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

(FT3) Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

(MD01) Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

(PCF1) Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M].

(PF1) Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

(PF2) Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

(SG1) Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

NOTES
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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Materials and Finishes
Main Entry & Public Domain Interface

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-950-004	S	

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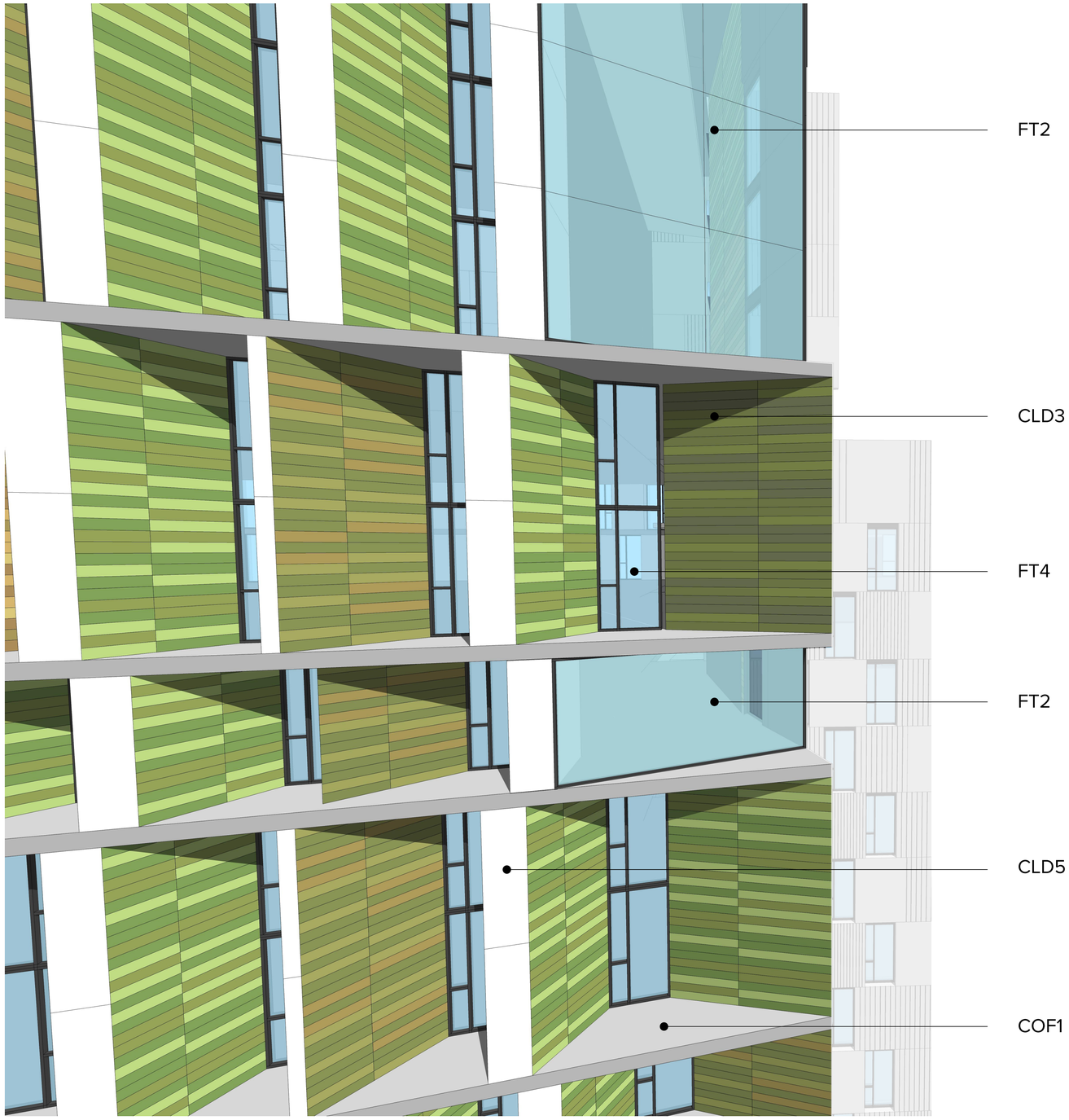
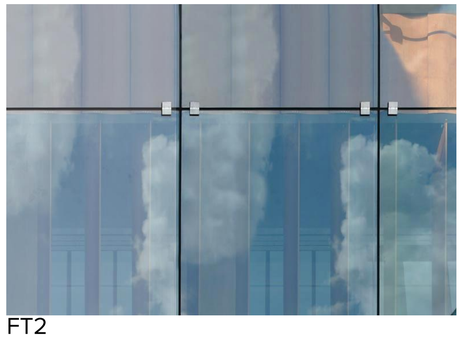
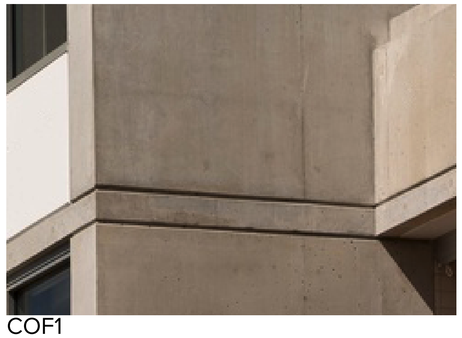




FT2

CLD3

CLD5



COF1

Legend

- ART1 Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- ART3 Art Feature, Type 3: Existing art wall, preserved.
- AWN1 Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- BAL1 Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- BAL2 Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- CLD1 Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawkesbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- CLD2 Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- CLD3 Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- CLD4 Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- CLD5 Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- CLD6 Cladding, Type 6: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- COF1 Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- COF2 Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- CPC1 Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- CPC2 Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- CPC3 Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- DP1 Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- FT1 Façade Glazing System, Type 1: ***Street Level Entry Foyer & Associated Spaces*** Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements*** Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT3 Façade Glazing System, Type 3: ***Window Wall Elements*** Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT4 Façade Glazing System, Type 4: ***Infill Windows*** Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- FT5 Façade Glazing System, Type 5: ***Infill Windows*** Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- GT1 Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- HR1 Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- LV1 Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- MDR1 Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- PCF1 Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [964729M].
- PF1 Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- PF2 Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- PV1 Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- SC1 Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- SG1 Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- VH1 Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
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S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Materials and Finishes
Eveleigh Street - High Levels

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-950-005	S	

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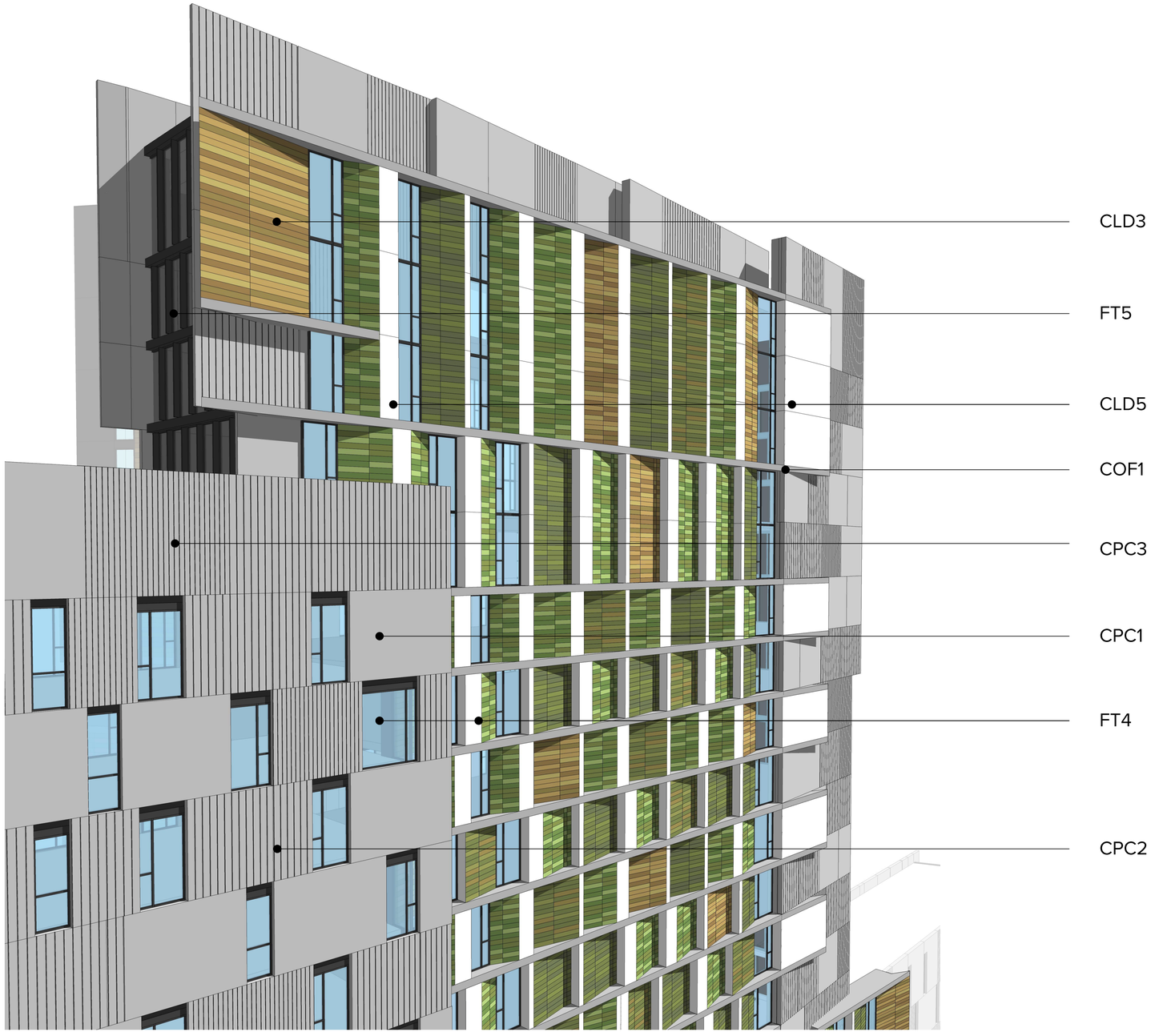
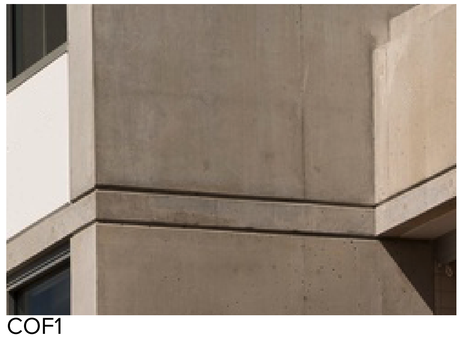


CLD3

CLD5

CPC3



COF1

Legend

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

ART2 Art Feature, Type 2:
Embossed feature symbol into precast panel.

ART3 Art Feature, Type 3:
Existing art wall, preserved.

AWN1 Awning, Type 1:
Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.

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

BAL2 Balustrade, Type 2:
Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.

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

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

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

CLD4 Cladding, Type 4:
Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].

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

CLD6 Cladding, Type 6:
Metal cladding system, express jointed, Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].

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

COF2 Concrete, Off Form Finish, Type 2:
Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

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

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

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

DP1 Decorative Pattern, Type 1:
Custom decorative pattern integrated to finished glass surface to enhance privacy.

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

FT2 Façade Glazing System, Type 2: ***Decorative Bay Window Elements***
Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

FT3 Façade Glazing System, Type 3: ***Window Wall Elements***
Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1.
Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.

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

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

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

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

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

MDR1 Metal Deck Roofing, Type 1:
Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.

PCF1 Powdercoat Finish, Type 1:
Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [9647297M]

PF1 Paint Finish, Type 1:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].

PF2 Paint Finish, Type 2:
Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].

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

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

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

SG1 Signage, Type 1:
Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.

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

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

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Nominated Architect: Nicholas Turner 6695, ABN 86 084 691 911

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83-123 Eveleigh Street Redfern NSW 2016 Australia

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S	09/06/17	DS	Issue for DA Submission - DoP

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

Drawing Title
Materials and Finishes
Facade to Railway

Scale	Project No.		Drawn by	North
NTS		16107	CB	
Status	Dwg No.		Rev	
Development Application		DA-950-006	S	

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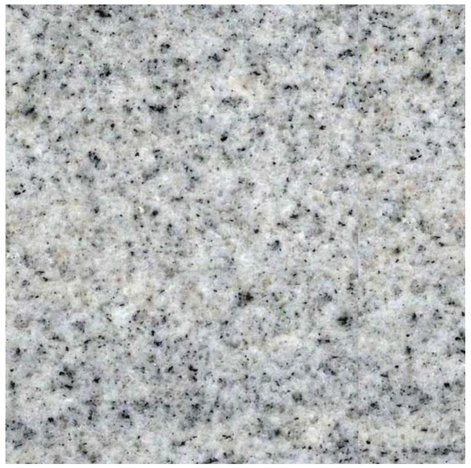
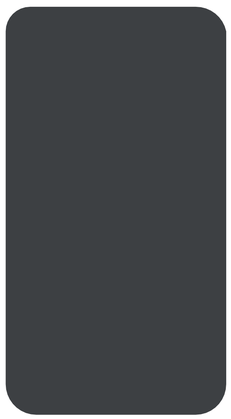


CLD1

CLD1

CLD1



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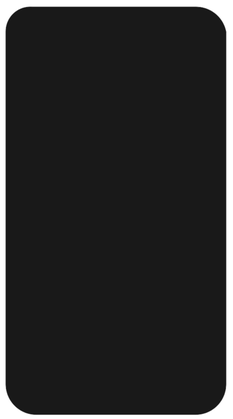
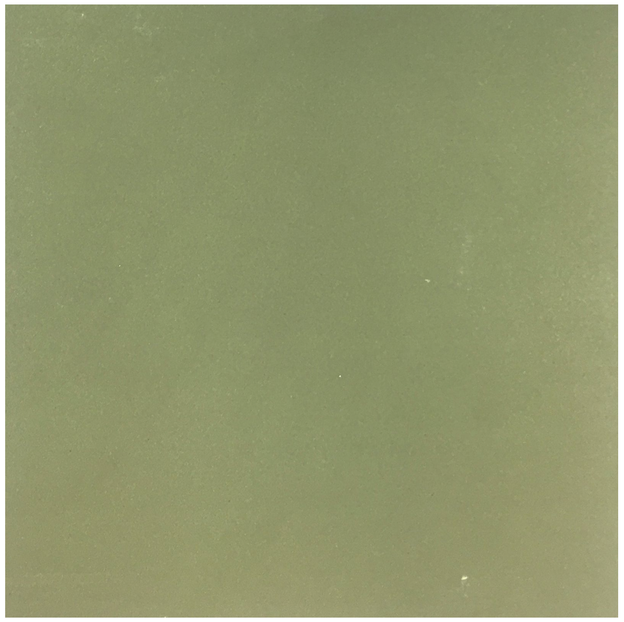


CLD6

CLD5



CLD3

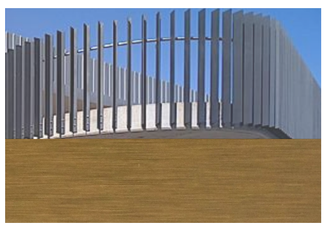
CLD3

PF3

MDR1

MDR1

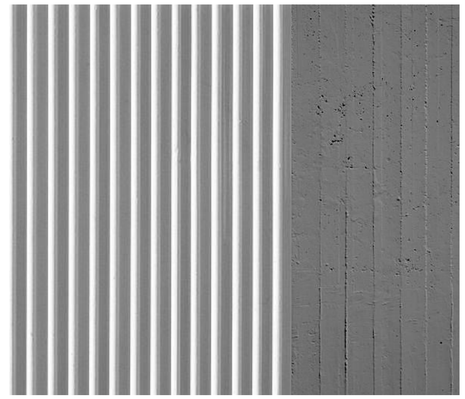
CLD2



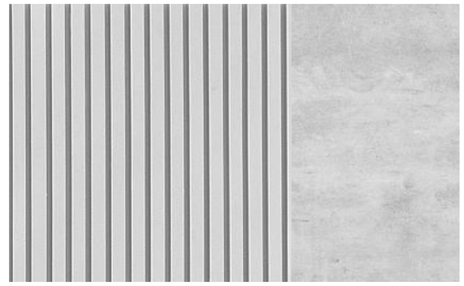
BAL1/HR1

PCF1

AWN1

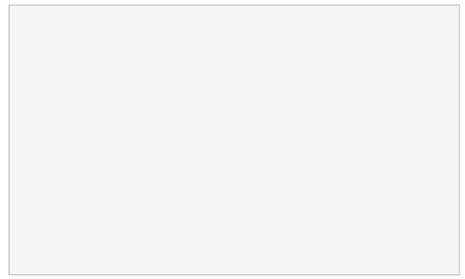


CPC3 COF2



CPC2 COF1/CPC1

PF2



PF1

Legend

- (ART1) Art Feature, Type 1: Painted soffit to main entry lobby.
- (ART2) Art Feature, Type 2: Embossed feature symbol into precast panel.
- (ART3) Art Feature, Type 3: Existing art wall, preserved.
- (AWN1) Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
- (BAL1) Balustrade, Type 1: Vertical 100 x 10 steel baluster, no top rail. Balusters angled at 90°. Powder coat finish, colour and finish to match PCF1.
- (BAL2) Balustrade, Type 2: Frameless clear glass balustrade system with separate steel flat bar handrail / stanchion support behind. Colour and finish to match PCF1.
- (CLD1) Cladding, Type 1: Stone cladding system, random length stretcher bond. Finish split face and / or exfoliate finish. Coursing height varies between 75 and 150mm. Random stone selection to match Hawkesbury sandstone, Port Fairy Bluestone and off white / grey speckled granite.
- (CLD2) Cladding, Type 2: Timber cladding system, vertical 'v' jointed 90mm wide. Service doors integrated to match. Timber equal to Spotted Gum in appearance. Natural colour with pigmented oil finish.
- (CLD3) Cladding, Type 3: Terracotta façade tile system, 175mm horizontal profile, colour range varies to suit façade concept and surface finish varies between glazed and natural. Façade system equal to NBK Architectural Terracotta. Colours and finishes equal to TERRART natural and engobe colour range.
- (CLD4) Cladding, Type 4: Metal cladding system, express jointed, with concealed essential service doors and louvres. Prefinished coating system. Colour and finish to match Alpolic 'Slate Gray' [MJ254-G30].
- (CLD5) Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
- (CLD6) Cladding, Type 6: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Charcoal' [M7991-G30].
- (COF1) Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- (COF2) Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.
- (CPC1) Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
- (CPC2) Concrete, Precast, Type 2: Decorative finish concrete wall elements, vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- (CPC3) Concrete, Precast, Type 3: Decorative finish concrete wall elements, vertical radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
- (DP1) Decorative Pattern, Type 1: Custom decorative pattern integrated to finished glass surface to enhance privacy.
- (FT1) Façade Glazing System, Type 1: *Street Level Entry Foyer & Associated Spaces* Glass, clear. Framing system, front faced glazing system with decorative 300mm projecting vertical mullions. Aluminium, powder coat finish. Structural steel supports fully concealed. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT2) Façade Glazing System, Type 2: *Decorative Bay Window Elements* Glass, clear. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT3) Façade Glazing System, Type 3: *Window Wall Elements* Glass, grey body tint. Front faced glazing system with shadow box glazing detail to conceal spandrel and slab edge elements. Aluminium, powder coat finish. Colour and finish to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT4) Façade Glazing System, Type 4: *Infill Windows* Glass, clear. Framing system, aluminium, powder coat finish. Mechanical louvres integral to frame system. Matching aluminimum cover plates to conceal slab edges and adjacent wall elements. Framing colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (FT5) Façade Glazing System, Type 5: *Infill Windows* Glass, grey body tint. Framing system, aluminium, with decorative 150mm projecting vertical fins and aluminium slab extension. Powder coat finish, colour to match PCF1. Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- (GT1) Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3.
- (HR1) Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
- (LV1) Louvre Roof, Type 1: Fixed horizontal elliptical aluminium louvre system, 250mm profile. Angle set to shield view of plant from upper levels. Powder coat finish, colour and finish to match PCF1.
- (MDR1) Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'.
- (PCF1) Powdercoat Finish, Type 1: Colour and finish to match Dulux – Fluoroset 'Xtreme Charcoal' satin [964729M].
- (PF1) Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- (PF2) Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- (PF3) Paint Finish, Type 3: Colour and finish to match Dulux – Micaceous Iron Oxide 'Mid Grey'
- (PV1) Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to Landscape documentation for further information.
- (SC1) Screen, Type 1: Fixed vertical elliptical aluminium louvre system, 250mm profile. Powder coat finish, colour and finish to match PCF1.
- (SG1) Signage, Type 1: Integral building identification signage, surface fixed onto building facade. Bronze finish. Size and extent as per elevation drawings.
- (VH1) Ventilation Hatch, Type 1: Aluminium ventilation hatch integrated with glazing. Aluminium, powder coat finish. Colour and finish to match PCF1.

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

NOTES

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DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

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

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
P	02/06/17	DS	Issue for DA Submission - Client Approval
R	07/06/17	DS	Issue for DA Submission - DRP
S	09/06/17	DS	Issue for DA Submission - DoP

Project Title

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

Drawing Title

Materials and Finishes
Sample Board

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-960-001	S	

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