

- Legend
- Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel.
- Art Feature, Type 3: Existing art wall, preserved.

NOTES

- 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.

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- 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].
- 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].
- CoFI 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 set
- Natural concrete, textured rough sawn timber board finish. Colour natural grey concrete mix. Penetrating clear matte sealer over.

# Aboriginal Housing Company

83-123 Eveleigh Street Redfern NSW 2016 Australia

- 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. Concrete, Precast, Type 3: Decorative finish concrete w
- 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.
- 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%.
- 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%.
- 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%.

# 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 loss three 2000. less than 20%. Fish 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.
- Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.

Rev	Date	Approved by	Revision Notes	Project Title
N	29/05/17	DS	Issue for Consultant Coordination	Col Jam
Р	02/06/17	DS	Issue for DA Submission - Client Approval	83-123 E
R	07/06/17	DS	Issue for DA Submission - DRP	
S	09/06/17	DS	Issue for DA Submission - DoP	Drawing Title

# Existing Residential Buildings Beyond Existing Commercial Redfern Community Centre

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.

- MDRt) Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'. Powdercoat Finish, Type 1:
- Powdercoat Finish, Type 1: Colour and finish to match Dulux Fluoroset 'Xtreme Charcoal' satin [9647297M]
  Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment.
- 30% concentration / opacity. Colour 'White / Weiss' [9872].
- 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'

LOUISE ST.

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

Project No.

- (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.

1:200 @A1, 50% @ A3 Col James - Student Accommodation 83-123 Eveleigh Street Redfern NSW 2016 Australia Status Development Application

CB Rev 16107 Dwg No. DA-350-010

Drawn by

COMMUNITY CENTRE

Drawing Title GA Sections Section A-A

# TURNER

Scale

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

North



RAILWAY CORRIDOR

Legend

NOTES

- Art Feature, Type 1: Painted soffit to main entry lobby.
- ART2 Art Feature, Type 2: Embossed feature symbol into precast panel. Art Feature, Type 3: Existing art wall, preserved.
- Awning, Type 1: Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PF3.
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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].
- Cladding, Type 5: Metal cladding system, express jointed. Prefinished coating system. Colour and finish to match Alpolic 'Milk White' [M7774-G30].
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- Penetrating clear matte sealer over. COF2 Concrete, Off Form Finish, Type 2: Natural concrete, textured rough sev
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# Aboriginal Housing Company

83-123 Eveleigh Street Redfern NSW 2016 Australia

### **COL JAMES - STUDENT ACCOMMODATION**

Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with

CPC1

- 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.
- Concrete, Precast, Type 3: Decorative finish concrete w 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
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- 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 (FT1 less than 20%.

EVELEIGH ST.

- 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%.
- 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%.

# PEMULWUY PRECINCT 2

- 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 loss three 2000. less than 20%. Fish 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.
- Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.

Project Title Date Approved by Revision Notes Rev **Col James - Student Accommodation** 29/05/17 DS Issue for Consultant Coordination Ν 02/06/17 DS Issue for DA Submission - Client Approval 83-123 Eveleigh Street Redfern NSW 2016 Australia Р 07/06/17 DS Issue for DA Submission - DRP R 09/06/17 DS Issue for DA Submission - DoP Drawing Title S



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- MDRt) Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'. Powdercoat Finish, Type 1:
- Powdercoat Finish, Type 1: Colour and finish to match Dulux Fluoroset 'Xtreme Charcoal' satin [9647297M]
  Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment.
- 30% concentration / opacity. Colour 'White / Weiss' [9872].
- 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'
- Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to (PV1 Landscape documentation for further information.
- 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.
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Scale Project No. 1:200 @A1, 50% @ A3 Dwg No. Status

CB Rev 16107 DA-350-020

Drawn by

North

GA Sections Section B-B

# TURNER

Development Application

Level 7 ONE Oxford Street Darlinghurst NSW 2010 F +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

<b>▼Parapet</b> RL96,570	
<b>▼Plant</b> RL93,550	
Level 21 RL90,480	
Level 20 RL87,280	
<b>Level 19</b> RL84,360	
<b>Level 18</b> RL81,440	
<b>Level 17</b> RL78,520	
<b>Level 16</b> RL75,600	
<b>Level 15</b> RL72,680	
<b>Level 14</b> RL69,760	
Level 13 RL66,840	
<b>Level 12</b> RL63,920	
Level 11 RL61,000	
RL58,080	
Level 8 RL52,540	
RL49,320	
<b>Level 6</b> RL46,400	Pemulwuy Precinct 2 Commercial Beyond
Level 5 RL43,480	
RL40,560	
<b>Level 3</b> RL37,640	
Level 2 RL34,720	
<b>Level 1</b> RL31,800	
Upper Ground RL28,600	

Lower Ground RL23,450

Legend

NOTES

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

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

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

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

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LOUISE ST.

- CLDI 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 CLD2 CLD2 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.
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- COFI Concrete, Off Form Finish, Type 1: Natural concrete, smooth board finish. Colour natural grey concrete mix.
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# Aboriginal Housing Company

83-123 Eveleigh Street Redfern NSW 2016 Australia



### EVELEIGH ST.

COL JAMES -STUDENT ACCOMM.

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Rev	Date	Approved by	Revision Notes	Project Title
N	29/05/17	,,	Issue for Consultant Coordination	Col Jame
Р	02/06/17	DS	Issue for DA Submission - Client Approval	83-123 E
R	07/06/17	DS	Issue for DA Submission - DRP	
S	09/06/17	DS	Issue for DA Submission - DoP	Drawing Title
				GA Section

### RAILWAY CORRIDOR

- 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.
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Project No.

Dwg No.

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Col James - Student Accommodation

- 83-123 Eveleigh Street Redfern NSW 2016 Australia
  - Development Application

TURNER

1:200 @A1, 50% @ A3

Scale

Status

DA-350-030

16107

Drawn by

CB Rev

Level 7 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA T+61 2 8668 0000 F+61 2 8668 0088 turnerstudio.com.au

North

GA Sections Section C-C



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

- Art Feature, Type 2: Embossed feature symbol into precast panel.
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# Aboriginal Housing Company

83-123 Eveleigh Street Redfern NSW 2016 Australia

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**COL JAMES - STUDENT ACCOMMODATION** 

less than 20%.

- Concrete, Precast, Type 1: Smooth finish concrete wall elements. Colour 'lite & brite' concrete mix with CPC1 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.
- Concrete, Precast, Type 3: Decorative finish concrete w 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.
- 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%.
- 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. FT Refer to Section J assessment for performance requirements. Reflectivity to be less than 20%.
- Façade Glazing System, Type 3: Window Wall Elements
  Glass, grey body tint. 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
- 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 loss three 2000. less than 20%. Fish 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%. GTI) Gate, Type 1: Decorative timber and steel entry gate. Timber equal to CLD2 material and finish. Steel, paint finish, equal to PF3. Handrail, Type 1: Decorative handrail to street level interface. 32mm diam. steel, bronze finish.
  - Project Title Rev Date Approved by Revision Notes 29/05/17 DS Ν Issue for Consultant Coordination 02/06/17 DS Issue for DA Submission - Client Approval Р 07/06/17 DS Issue for DA Submission - DRP R 09/06/17 DS Issue for DA Submission - DoP S
    - Drawing Title

	Site Boundary	Site Boundary Beyond



### 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.

- MDRt) Metal Deck Roofing, Type 1: Standing seam profiled roofing system to match Lysaght 'Longline 305' profile. Colour to match Colorbond 'Monument'. Powdercoat Finish, Type 1:
- Powdercoat Finish, Type 1: Colour and finish to match Dulux Fluoroset 'Xtreme Charcoal' satin [9647297M]
  Paint Finish, Type 1: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 30% concentration / opacity. Colour 'White / Weiss' [9872].
- Paint Finish, Type 2: Pigment stain paint system, equal to Keim Concretal Lasur System.Pigment. 70% concentration / opacity. Colour 'Black / Schwartz' [9008].
- LAWSON ST.
- PF3 Paint Finish, Type 3: Colour and finish to match Dulux Micaceous Iron Oxide 'Mid Grey'
- Paving, Type 1: Natural stone paving to external steps, landings and foyer areas. Refer to (PV1 Landscape documentation for further information.
- 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.

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

1:200 @A1, 50% @ A3 16107 Dwg No. DA-350-040 Development Application

Project No.

CB Rev

Drawn by

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North

GA Sections Section D-D

# TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA



# Studio Type A - 18m<sup>2</sup>

Bedroom Area:	12m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>





# Studio Type A4 - 20m<sup>2</sup>

Bedroom Area:	14m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>



Bedroo Kitche Bathro

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NOTES







om Area:	13m <sup>2</sup>
en Area:	2m <sup>2</sup>
oom Area:	2m <sup>2</sup>



# Studio Type A3 - 19m<sup>2</sup>

Bedroom Area:	13m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>



# Studio Type C - 21m<sup>2</sup>

Bedroom Area:	15m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
Р	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

### 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.



Legen	d
BSN	Cook Top Type Bathroom Bed 1, Bed 2 Basin Type
BT	Bed Type
D	Dining
DN	Dining Nook
E	Entry
K	Kitchen

Living Room R Wardrobe RF Refrigerator Type Storage ST Shower Type SHR SNK Sink Type STY Study Desk WC Toilet

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

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

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au





Bedroom Area:	15m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>



# Twin Type A - 22m<sup>2</sup>

Bedroom Area:	16m <sup>2</sup>
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>







Bedro Kitche

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

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NOTES



# Studio Type F - 28m<sup>2</sup> Accessible - Levels 01-07

18m <sup>2</sup>
2m <sup>2</sup>
5m <sup>2</sup>



# Twin Type B - 25m<sup>2</sup>

Bedroom Area:	19m²
Kitchen Area:	2m <sup>2</sup>
Bathroom Area:	3m <sup>2</sup>

,	Date	Approved by
	29/05/17	DS
	02/06/17	DS
	07/06/17	DS
	09/06/17	DS

N

Project Title

### 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 B	Cook Top Type Bathroom	
B1, B2	Bed 1, Bed 2	
BSN	Basin Type	
BT	Bed Type	
D	Dining	
DN	Dining Nook	
E	Entry	
K	Kitchen	

Living Room R Wardrobe RF Refrigerator Type ST Storage SHR Shower Type SNK Sink Type STY Study Desk WC Toilet

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

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

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA

North

# 5 Bed Cluster Type A - 131m<sup>2</sup> **Type A2 - 133m**<sup>2</sup>

Bedroom Area:	12m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>
Living/Kitchen Area:	Type A - 22m <sup>2</sup>
	Type A2 - 24m <sup>2</sup>





# 5 Bed Cluster Type B - 133m<sup>2</sup>

Bedroom Area:	12m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>
Living/Kitchen Area:	28m <sup>2</sup>

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NOTES

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

Project Title

### 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 B	Cook Top Type Bathroom	
B1, B2	Bed 1, Bed 2	
BSN	Basin Type	
BT	Bed Type	
D	Dining	
DN	Dining Nook	
Е	Entry	
Κ	Kitchen	

Living Room R Wardrobe RF Refrigerator Type Storage ST SHR Shower Type SNK Sink Type STY Study Desk WC Toilet

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

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

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Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au

# 5 Bed Cluster Type C - 127m<sup>2</sup>

Bedroom Area:	12m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>
Living/Kitchen Area:	21m <sup>2</sup>





# 5 Bed Cluster Type D - 139m<sup>2</sup> **Type D2 - 145m**<sup>2</sup>

Bedroom Area:	12 m <sup>2</sup>
Bathroom Area:	2m <sup>2</sup>
Living/Kitchen Area:	Type D- 35m <sup>2</sup>
	Type 2D- 39m <sup>2</sup>

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NOTES

02/06/17 DS Р R 07/06/17 DS Issue for DA Submission - DRP S 09/06/17 DS Issue for DA Submission - DoP

### 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.

Legen	Legend		
CT B B1, B2 BSN	Cook Top Type Bathroom Bed 1, Bed 2 Basin Type		
BT	Bed Type		
D	Dining		
DN	Dining Nook		
Е	Entry		
Κ	Kitchen		

Living Room R Wardrobe RF Refrigerator Type Storage ST SHR Shower Type SNK Sink Type STY Study Desk WC Toilet

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

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

TURNER

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +61 2 8668 0000 F +61 2 8668 0088 turnerstudio.com.au



# Upper Ground

\*

Solar Access : 16

Orientation other than towards the railway line : 25

# Level 02



 $\checkmark$ 

Solar Access : 25

Orientation other than towards the railway line : 26

Legend



 $\checkmark$ 

CLIENT

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

Orientation other than towards the railway line

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

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NOTES



# Level 01

Solar Access : 21



Orientation other than towards the railway line : 29





# Level 03



Orientation other than towards the railway line : 26

Rev	Date	Approved by	Revision Notes
N	29/05/17	DS	Issue for Consultant Coordination
Р	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

Project No. NTS 16107 Dwg No. Status Development Application DA-700-010

Scale

CB Rev

Drawn by

North

Building Amenity Solar Access & Amenity Diagrams\_Upper Ground - Level 3**TURNER** 

Level 7 **ONE** Oxford Street Darlinghurst NSW 2010 AUSTRALIA T +612 8668 0000 F +612 8668 0088 turnerstudio.com.au



# Levels 04, 05, 06

Solar Access : 26 (Typical Level)

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

# Levels 08-16

 $\checkmark$ 

-Solar Access : 19 (Typical Level)

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

# Legend



 $\mathbf{\nabla}$ 

CLIENT

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

Orientation other than towards the railway line

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

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NOTES



# Level 07

Solar Access : 23



Orientation other than towards the railway line : 24





# Level 17



Orientation other than towards the railway line : 15

Solar Access : 13

Rev	Date	Approved by	Revision Notes
Ν	29/05/17	DS	Issue for Consultant Coordination
Р	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

oject Title	Scale	Project No.		Drawn by	North
ol James - Student Accommodation <sup>77 DS Client</sup>	Revie		16107	CB	
3-123 Eveleigh Street Redfern NSW 2016 Australia	Status	Dwg No.		Rev	
5	Development Application		DA-700-020	S	
awing Title					

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# Level 18, 19, 20

 $\checkmark$ 

Solar Access : 12 (Typical Level)

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

# Legend



 $\mathbf{\nabla}$ 

CLIENT

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

Orientation other than towards the railway line

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

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NOTES

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# Levels 21

Solar Access : 3



Orientation other than towards the railway line : 5

Rev	Date	Approved by	Revision Notes
Ν	29/05/17	DS	Issue for Consultant Coordination
Р	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

Twin Type B

# TOTALS

Total rooms receiving solar access :

Scale

NTS

Status

41

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

Dwg No.

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

Building Amenity Solar Access & Amenity Diagrams\_Levels 18-21 Development Application DA-700-030

Project No.

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16107

Drawn by

CB Rev

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