

TURNER



COL JAMES STUDENT ACCOMMODATION

PRECINCT 3, PEMULWUY
EVELEIGH STREET, REDFERN

**Schedule of modification to Building design in response to DoP Letter dated 13/11/2017
Issue A**

This Schedule of modification is to be read in conjunction with the Architectural drawings – issue U prepared as part of the Amended submission to Department of Planning by TURNER.

Item 1:

Additional communal indoor space (Gym) relocated to the street frontage to improve street level activation.

Item 2:

Elliptical louvres added to all the external plant room roof. Refer to Architectural drawing for materials and finishes.

Item 3:

Calculation of the Communal Open Space updated. Refer to Architectural drawings for further information.

Item 4:

Laundry relocated to the rear of the Building.

Item 5:

Number and layout of bicycle parking updated.

Item 6:

Location of the Private Balconies clarified.

Item 7:

Landscape/Courtyard on level 17 deleted and rooms layout reconfigured to match levels below.

Item 8:

Decorative Gravel Roof added to all the inaccessible roofs. Refer to the Architectural drawings and Landscape Drawings for further information.

Item 9:

Drop-off zone deleted.

Item 10:

Common Space of the 5 Bedroom Cluster reconfigured to allow for a min of 3mx3m of communal indoor space.

Item 11:

Study deleted on Level 17 and relocated on Level 10.

Item 12:

Projection over Public space updated from Level 11 to Level 24 to match elevations and 3D Views.

Item 13:

Note added to clarify position of the 1.8m high screen.

Item 14:

GFA calculation updated.

Item 15:

Custom decorative pattern integrated to the window glass added to enhance privacy on the glazing facing the two storey terraced dwellings to the north.

End.

PEMULWUY PRECINCT 3

83-123 Eveleigh Street, Redfern

Col James

STUDENT ACCOMMODATION

DEVELOPMENT APPLICATION
Amended DA Submission

April 2018



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

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, ABN 55 554 034 811

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

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	U	

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Drawing List

Series	Drawing No.	Drawing Name	Scale	Shadow Diagrams				
Context & Analysis	DA-000-000	Cover Sheet	NTS		DA-851-010	Shadow Diagram Plans_9am & 10am	1:500	
	DA-000-001	Drawing List	NTS		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-100-101	Context/Location Plan	1:2000		DA-852-010	Axonometric Shadow Diagrams_9am, 10am, 11am, 12pm	NTS	
	DA-100-102	Site Analysis Plan	1:1000		DA-852-020	Axonometric Shadow Diagrams_1pm, 2pm, 3pm	NTS	
Plans	DA-110-001	Roof	1:200	Photomontage Views	DA-900-010	Eveleigh Street	NTS	
	DA-110-007	Lower Ground	1:200		DA-900-020	Caroline Street	NTS	
	DA-110-008	Upper Ground	1:200		DA-900-030	Eveleigh Street Public Domain	NTS	
	DA-110-010	Level 01	1:200		DA-900-040	Little Eveleigh Street	NTS	
	DA-110-020	Level 02	1:200		DA-900-050	Lawson Street	NTS	
	DA-110-030	Level 03	1:200		DA-900-060	Regent Street	NTS	
	DA-110-040	Levels 04, 05	1:200		DA-900-070	Caroline street/Abercrombie street	NTS	
	DA-110-050	Level 06	1:200	Materials and Finishes				
	DA-110-060	Level 07	1:200					
	DA-110-070	Levels 08, 09	1:200					
	DA-110-080	Level 10	1:200		DA-950-001	Eveleigh Street - North	NTS	
	DA-110-090	Levels 11-14, 16	1:200		DA-950-002	Eveleigh Street - Lobby 2nd Entry	NTS	
	DA-110-100	Level 15	1:200		DA-950-003	Eveleigh Street - South	NTS	
	DA-110-110	Level 17	1:200		DA-950-004	Main Entry & Public Domain Interface	NTS	
	DA-110-120	Levels 18-20	1:200		DA-950-005	Eveleigh Street - High Levels	NTS	
	DA-110-130	Level 21	1:200		DA-950-006	Facade to Railway	NTS	
	DA-110-140	Plant	1:200		DA-960-001	Sample Board	NTS	
	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	NTS					
	DA-710-020	Solar Access Views_Winter Solstice_11am, 12pm	NTS					
	DA-710-030	Solar Access Views_Winter Solstice_1pm, 2pm	NTS					
	DA-710-040	Solar Access Views_Winter Solstice_3pm	NTS					
	DA-720-010	Communal Spaces Diagrams - Lower Ground to Level 02	NTS					
	DA-720-020	Communal Spaces Diagrams - Level 03 to 16	NTS					
	DA-720-020	Communal Spaces Diagrams - Level 17 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				

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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	U	

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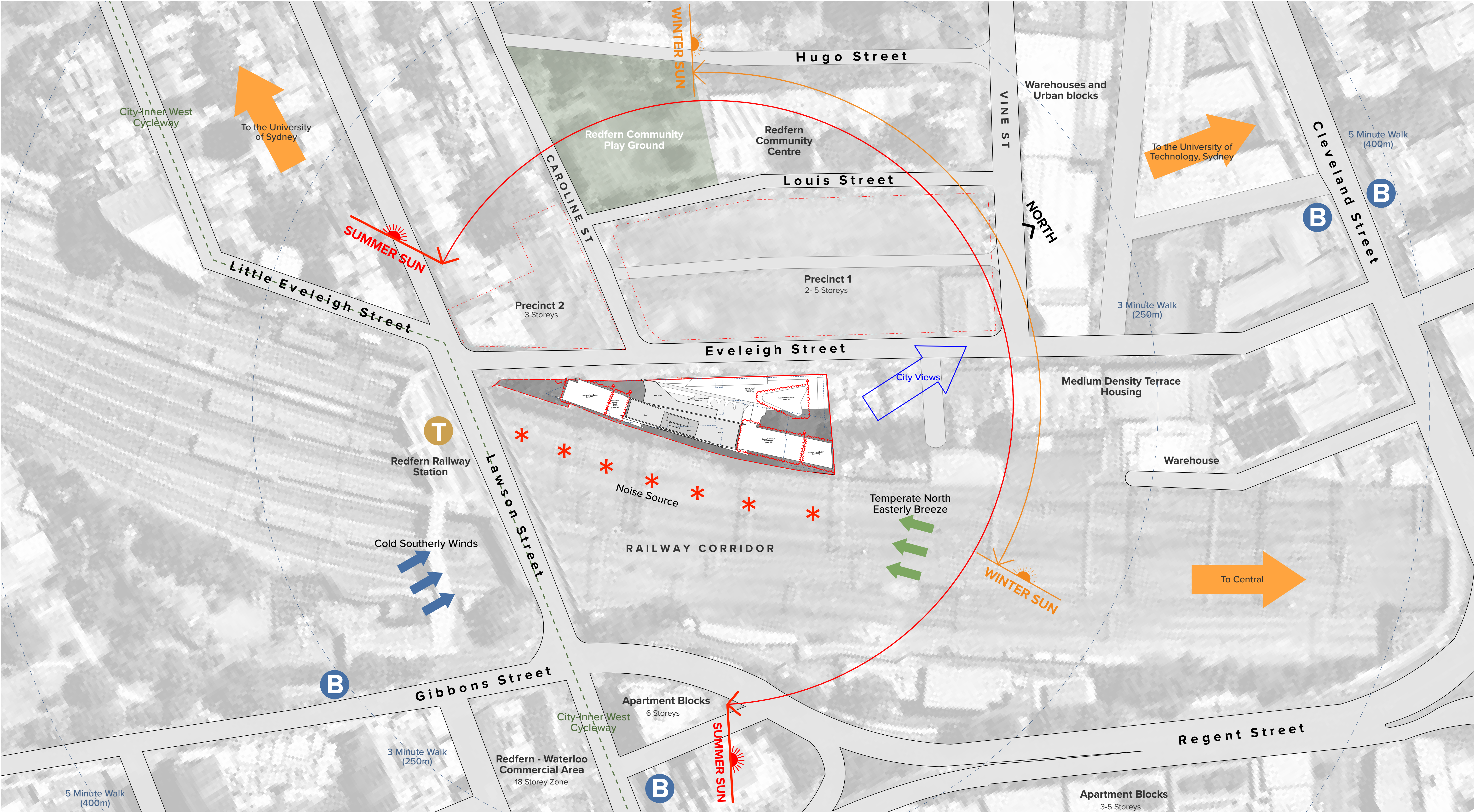
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Turner and Black Michael Turner 6885, APR 98 504 034 811

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Project Title
Col James - Student Accommodation
83-123 Eveleigh Street Redfern NSW 2016 Australia
Drawing Title
Context & Analysis
Context/Location Plan

Scale 1:2000 @A1, 50% @ A3	Project No. 16107	Drawn by CB	North ↑
Status Development Application	Dwg No. DA-100-101	Rev U	

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Legend

T

Train Station

B

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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Project Title

Col James - Student Accommodation

83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title

Context & Analysis
Site Analysis Plan

Scale

1:1000 @A1, 50% @ A3

Status

Development Application

Project No.

16107

Dwg No.

DA-100-102

Drawn by

CB

Rev

U

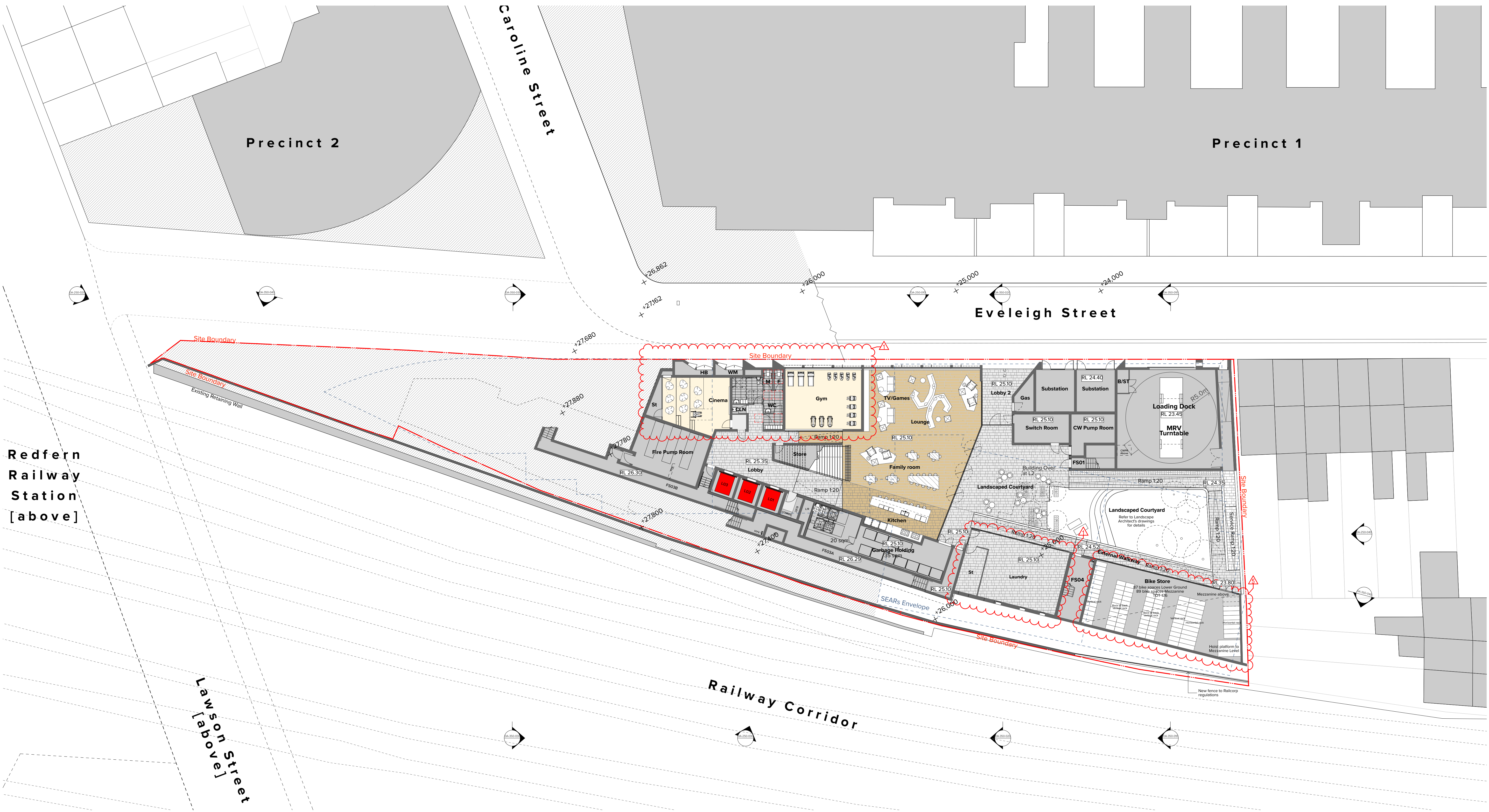
North

➡

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Legend															
AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void	■	Lift (L1, L2 etc.)		
ACC	Accessible	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWO	Rainwater Outlet	WM	Water Meter		Fire Stairs / Services		
AM	Amenities	ELEC	Electrical Services	HB	Fire Hydrant Booster	MDR	Metal Deck Roofing	RWT	Rainwater Tank	WPM	Waterproof Membrane	■	Adaptable		
B	Bathroom	FCR	Fire Control Room	HYV	Hydrant	MRV	Medium Rigid Vehicle	S	Services	0.45 m'	Projection over or into Public Roads	■	Studio		
B/ST	Bulk Storage	FEX	Fire Extinguisher	K	Kitchen	MSB	Main Switch Board Services	SC	Screen			■	Twin		
CLN	Cleaner's Store	FHL	Fire Hydrant	KE	Kitchen Exhaust	MTR	Meter	SIM	Similar			■	5 Bed		
COMMS	Communication Services	FFL	Finished Floor Level	L01,02	Lift No. 1, 2, etc.	NGL	Natural Ground Level	SP	Stair Pressurization			■	Communal Area		
CONC	Concrete	FHR	Fire Hose Reel	L	Living	PCF	Powder Coat Finish	ST	Store			■	Family Room		
CW	Cold Water	FPR	Fire Pump Room Riser	LD	Loading Bay	O/A	Outside Air	TCE	Terrace						
CWPR	Cold Water Pump Riser	FS_01,02...	Fire Stair No. 1, 2 etc.	LDY	Laundry	R	Riser	TOW	Top of Wall						
D	Dining	GBE	Garbage Exhaust	LG	Lower Ground			UNO	Unless Noted Otherwise						
DB	Distribution Board	GL	Ground Line	LR	Lobby Relief										

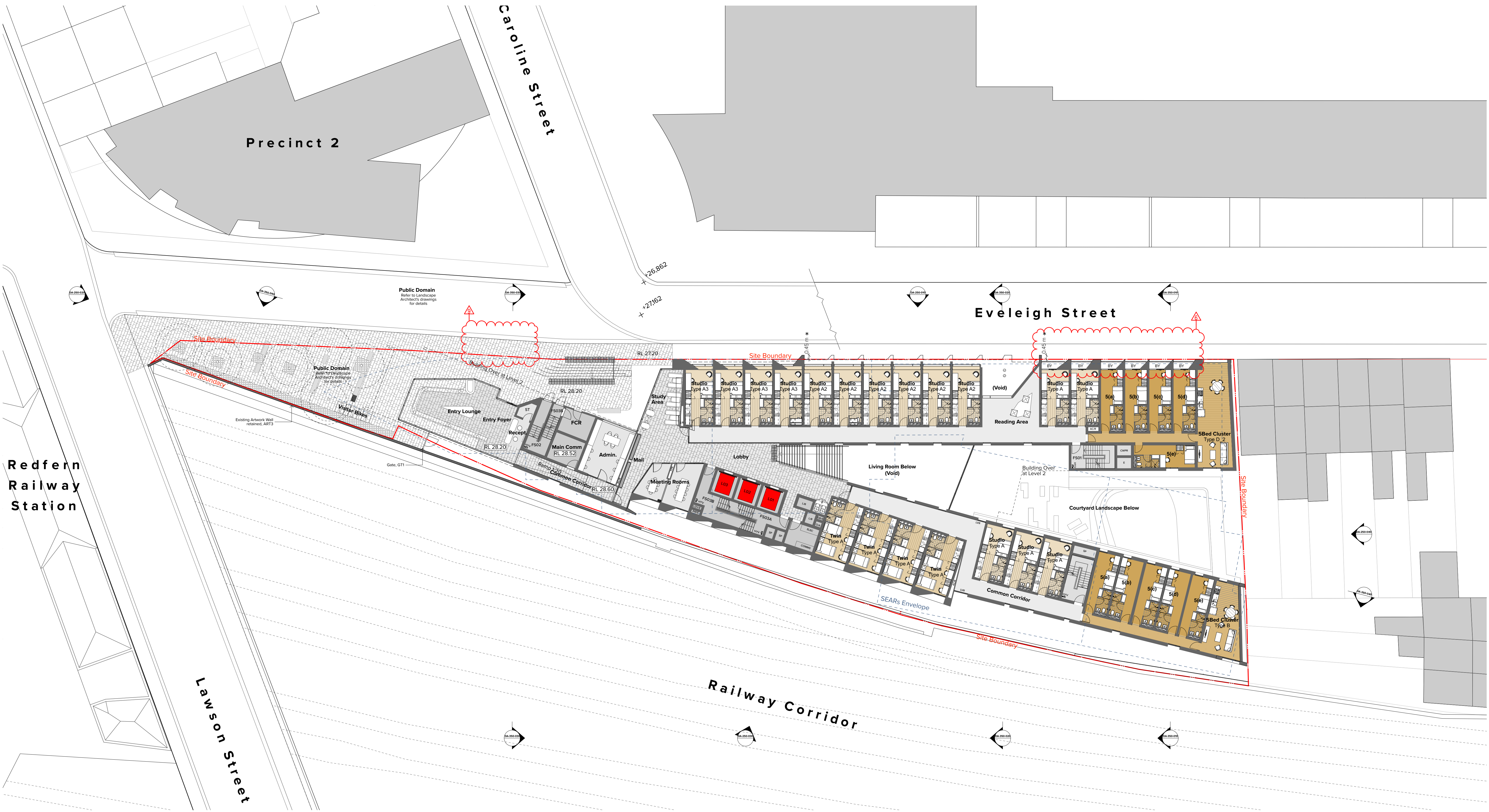
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Project Title
Col James - Student Accommodation
83-123 Eveleigh Street Redfern NSW 2016 Australia
Drawing Title
GA Plans
Lower Ground

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



Legend													
AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void		Lift (L1, L2 etc.)
ACC	Accessible	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWO	Rainwater Outlet	WM	Water Meter		Fire Stairs / Services
AM	Amenities	ELEC	Electrical Services	HB	Fire Hydrant Booster	MDR	Metal Deck Roofing	RWT	Rainwater Tank	WPM	Waterproof Membrane		
B	Bathroom	FCR	Fire Control Room	HYV	Hydrant	MRV	Medium Rigid Vehicle	S	Services				Adaptable
B/ST	Bulk Storage	FEX	Fire Extinguisher	K	Kitchen	MSB	Main Switch Board Services	SC	Screen	0.45 m	Projection over or into Public Roads		Studio
CLN	Cleaner's Store	FH	Fire Hydrant	KE	Kitchen Exhaust	MTR	Meter	SIM	Similar				
COMMS	Communication Services	FFL	Finished Floor Level			NGL	Natural Ground Level	SP	Stair Pressurization				Twin
CONC	Concrete	FHR	Fire Hose Reel	L01,02	Lift No. 1, 2, etc.			ST	Store				
CW	Cold Water	FPR	Fire Pump Room Riser	L	Living	PCF	Powder Coat Finish	TCE	Terrace				5 Bed
CWPR	Cold Water Pump Riser	FS_01,02...	Fire Stair No. 1, 2 etc.	LD	Loading Bay	O/A	Outside Air	TOW	Top of Wall				Communal Area
D	Dining	GBE	Garbage Exhaust	LDY	Laundry			UNO	Unless Noted Otherwise				
DB	Distribution Board	GL	Ground Line	LG	Lower Ground	R	Riser						Family Room
				LR	Lobby Relief								

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

Drawing Title
GA Plans
Upper Ground

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

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Legend											
AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void
ACC	Accessible	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWO	Rainwater Outlet	WM	Water Meter
AM	Amenities	ELEC	Electrical Services	HB	Fire Hydrant Booster	MDR	Metal Deck Roofing	RWT	Rainwater Tank	WPM	Waterproof Membrane
B	Bathroom	FCR	Fire Control Room	HYV	Hydrant	MRV	Medium Rigid Vehicle	S	Services		
B/ST	Bulk Storage	FEX	Fire Extinguisher	K	Kitchen	MSB	Main Switch Board Services	SC	Screen		
CLN	Cleaner's Store	FH	Fire Hydrant	KE	Kitchen Exhaust	MTR	Meter	SIM	Similar		
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CWPR	Cold Water Pump Riser	FS_01,02...	Fire Stair No. 1, 2 etc.	LDY	Laundry	R	Riser	TOW	Top of Wall		
D	Dining	GBE	Garbage Exhaust	LG	Lower Ground			UNO	Unless Noted Otherwise		
DB	Distribution Board	GL	Ground Line	LR	Lobby Relief						

Lift (L1, L2 etc.)	Fire Stairs / Services	Adaptable	Studio	Twin	5 Bed	Communal Area	Family Room
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Project Title
Col James - Student Accommodation
83-123 Eveleigh Street Redfern NSW 2016 Australia

Drawing Title
GA Plans
Level 02

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



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

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



Legend											
AC	Air Conditioning	DP	Downpipe	GT	Gate	LVR	Louvre	RL	Relative Level to AHD	V	Void
ACC	Accessible	E	Exhaust	H	Hydraulic Services	M	Mechanical Services	RWO	Rainwater Outlet	WM	Water Meter
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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						

01510m

012345

Col James - Student Accommodation	Project No.	16107	Drawn by	CB	North
83-123 Eveleigh Street Redfern NSW 2016 Australia	Status		Rev	U	
Development Application	Dwg No.	DA-110-040			

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Col James - Student Accommodation
83-123 Eveleigh Street Redfern NSW 2016 Australia
Drawing Title
GA Plans
Levels 04, 05

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