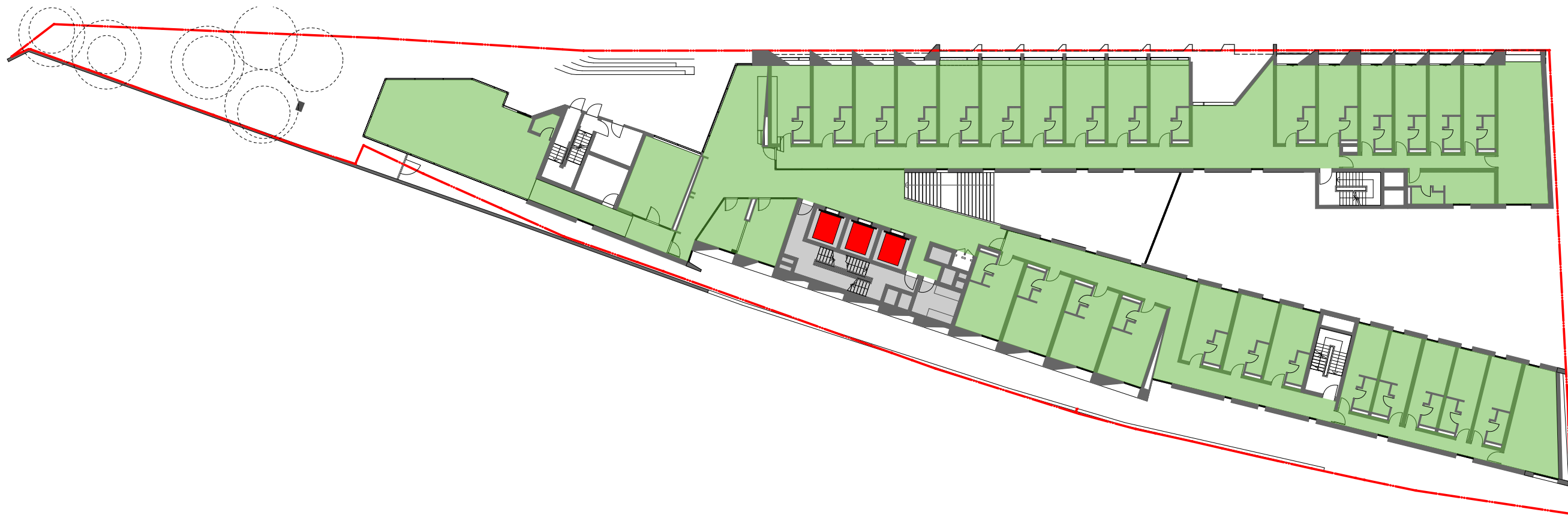


14

**Lower Ground**

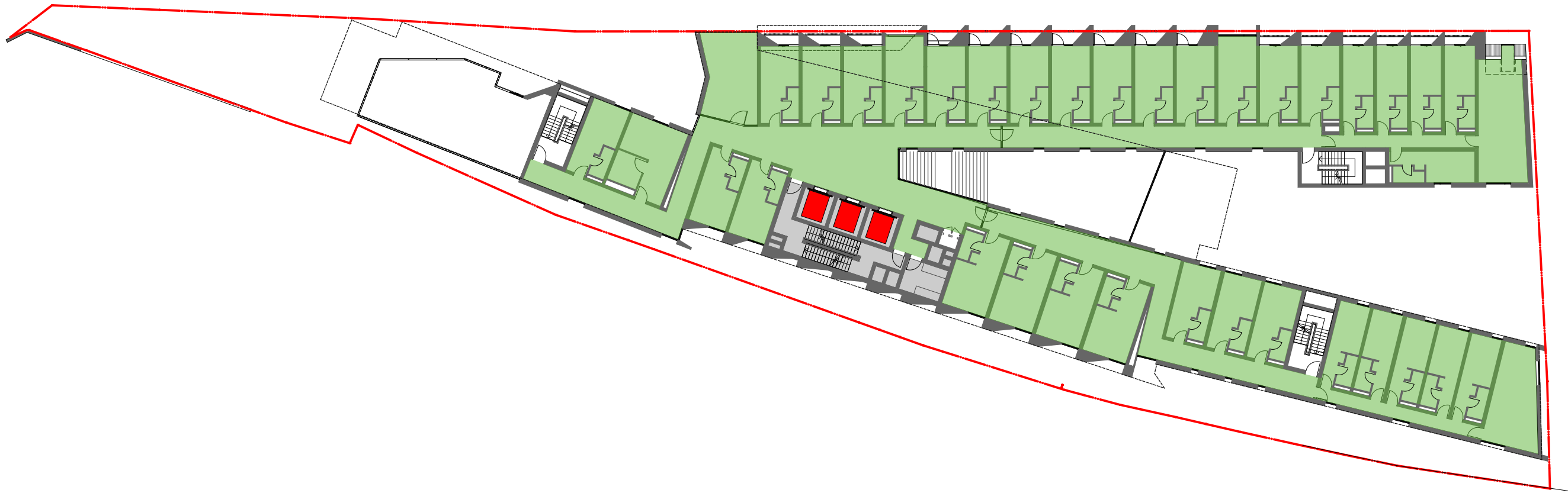
GFA 743 m<sup>2</sup>



14

**Upper Ground**

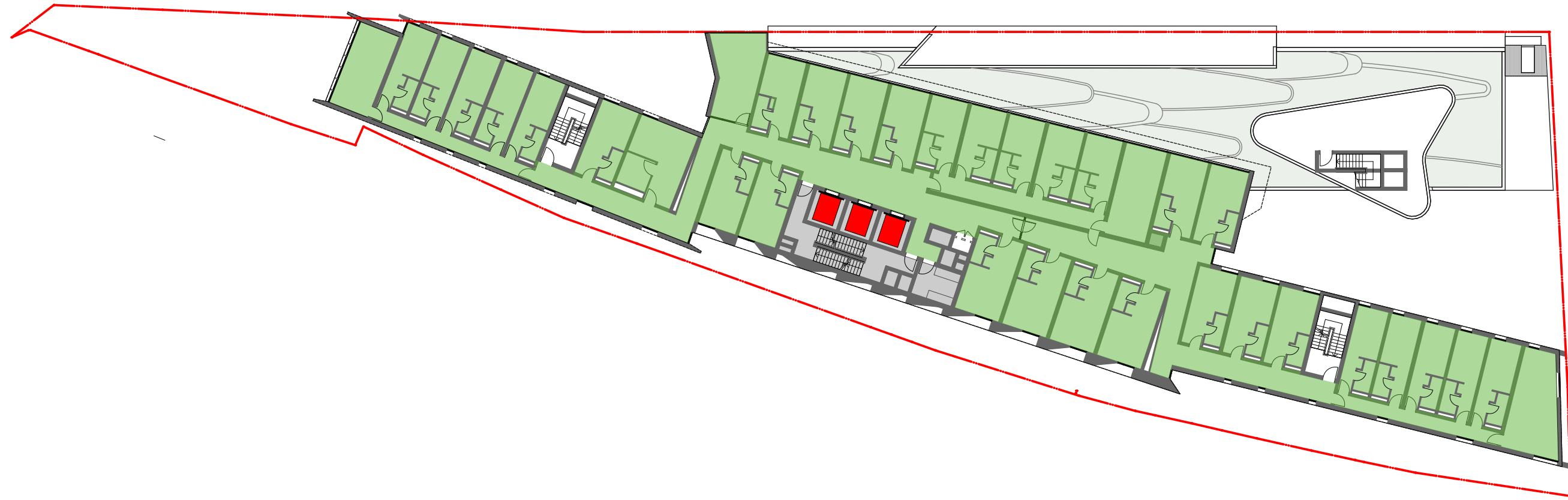
GFA 1,113 m<sup>2</sup>



14

**Level 01**

GFA 1,068 m<sup>2</sup>



14

**Level 02,03**

GFA 948 m<sup>2</sup>

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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**CLIENT**

**Aboriginal Housing Company**

83-123 Eveleigh Street Redfern NSW 2016 Australia

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**

GFA Diagrams

GFA Diagrams\_ Lower Ground - Level 2

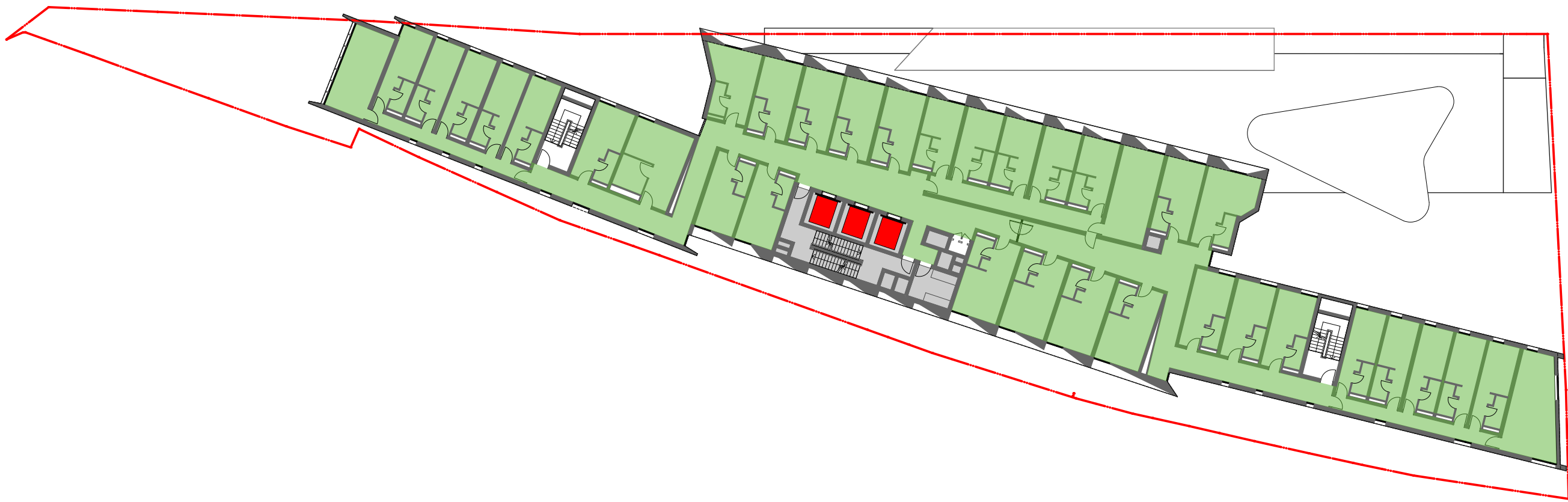
Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-740-010	U	

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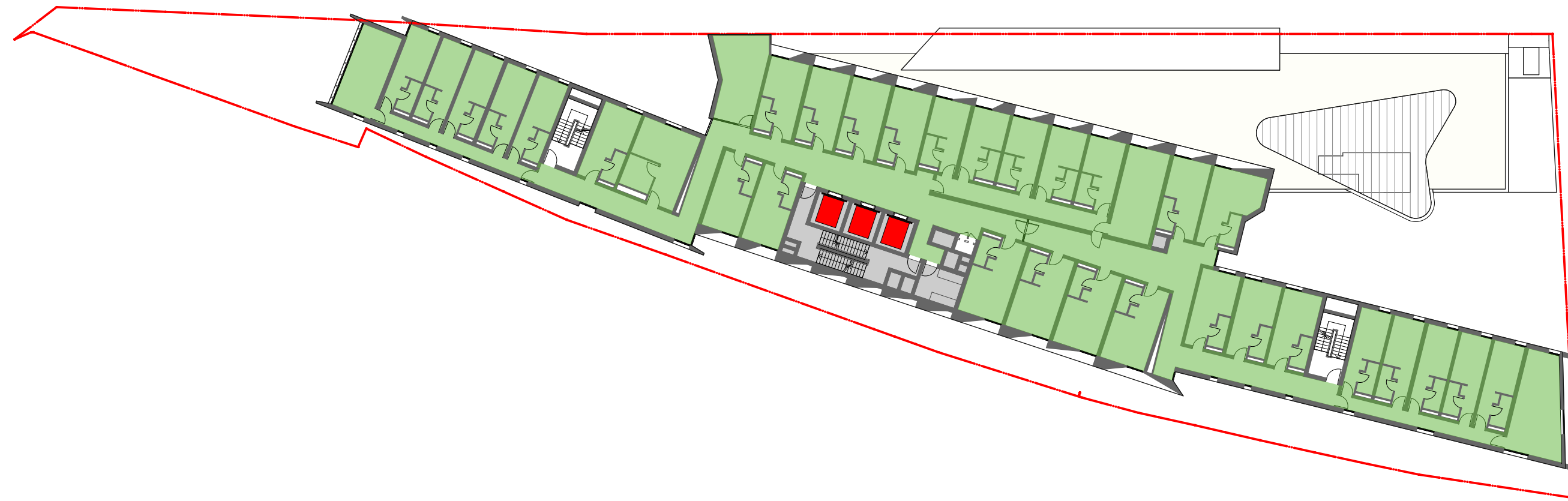
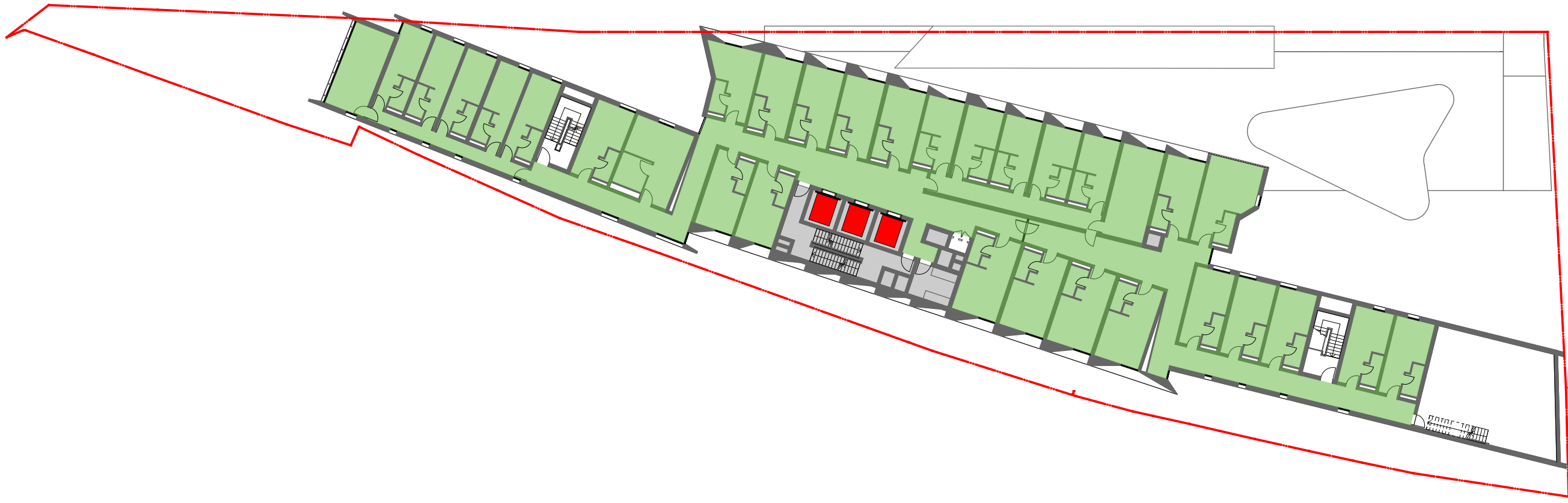
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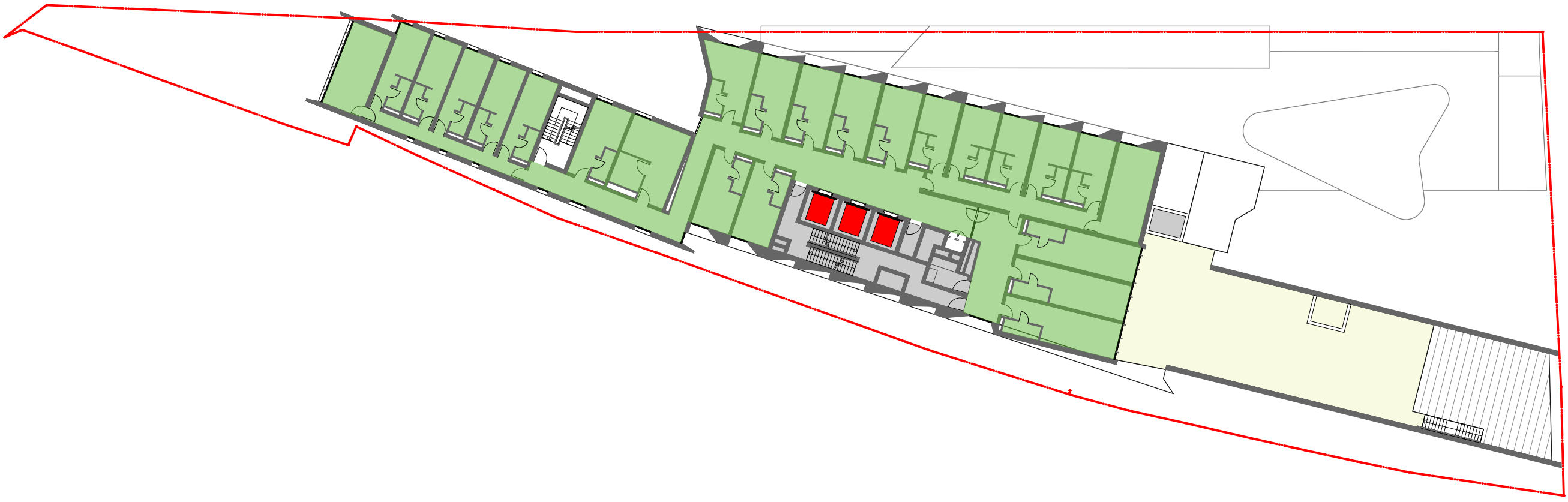
#### Level 04, 05

GFA 944 m<sup>2</sup>



#### Level 06

GFA 949 m<sup>2</sup>



#### Level 07

GFA 864 m<sup>2</sup>

#### Level 08, 09

GFA 641 m<sup>2</sup>

Area included in GFA :

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- (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:*
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- (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*
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**Aboriginal Housing Company**  
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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  
GFA Diagrams  
GFA Diagrams\_ Levels 03-16

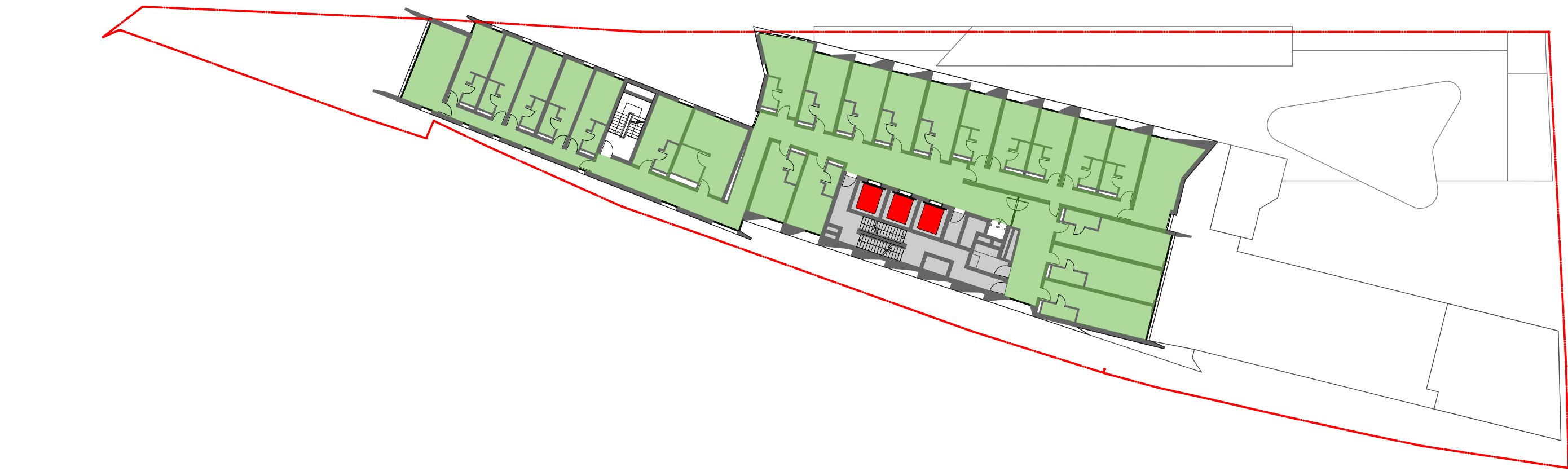
Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	U
Development Application	DA-740-020		

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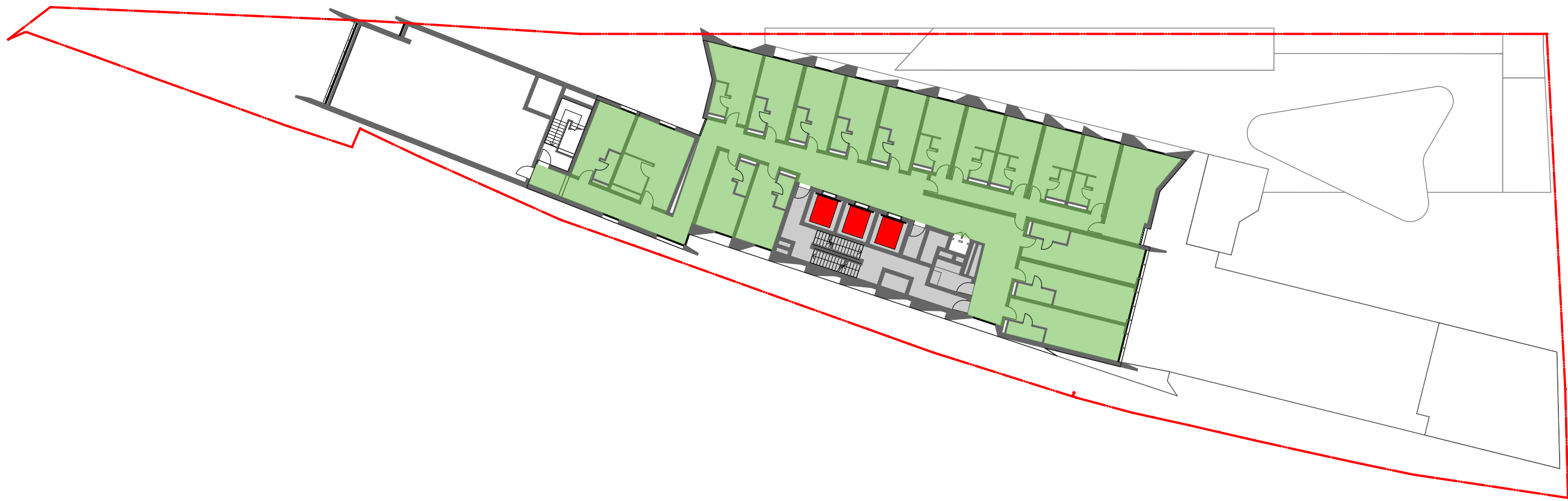
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6885, APRN 98-394-034-871



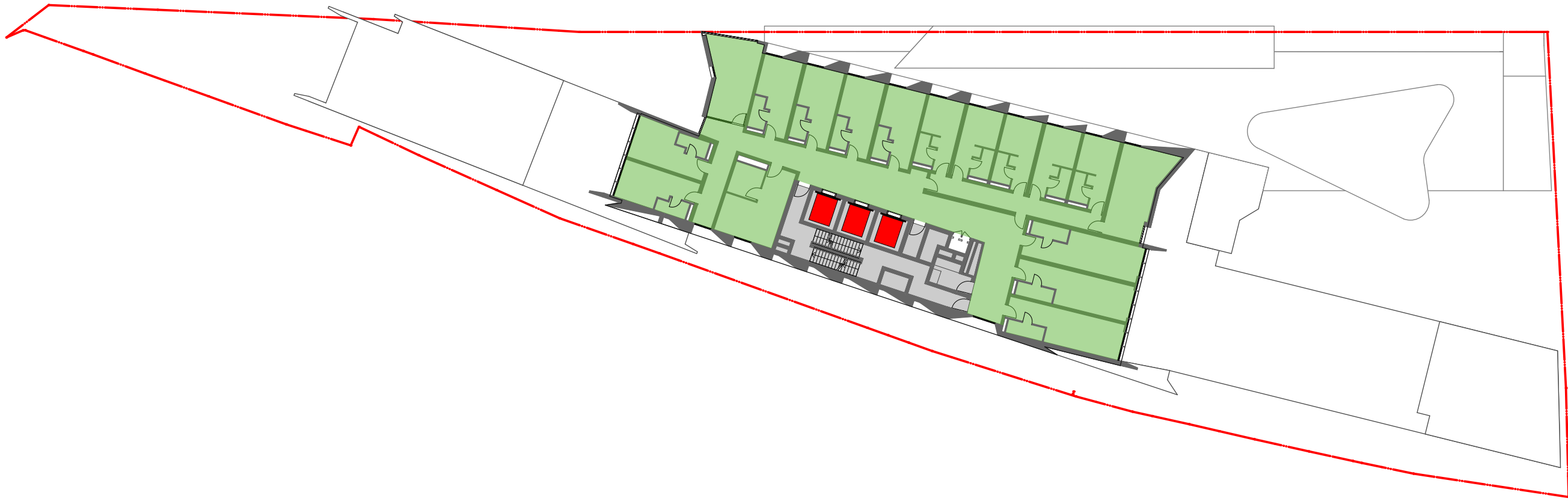


**Level 10, 15**  
GFA 644 m<sup>2</sup>

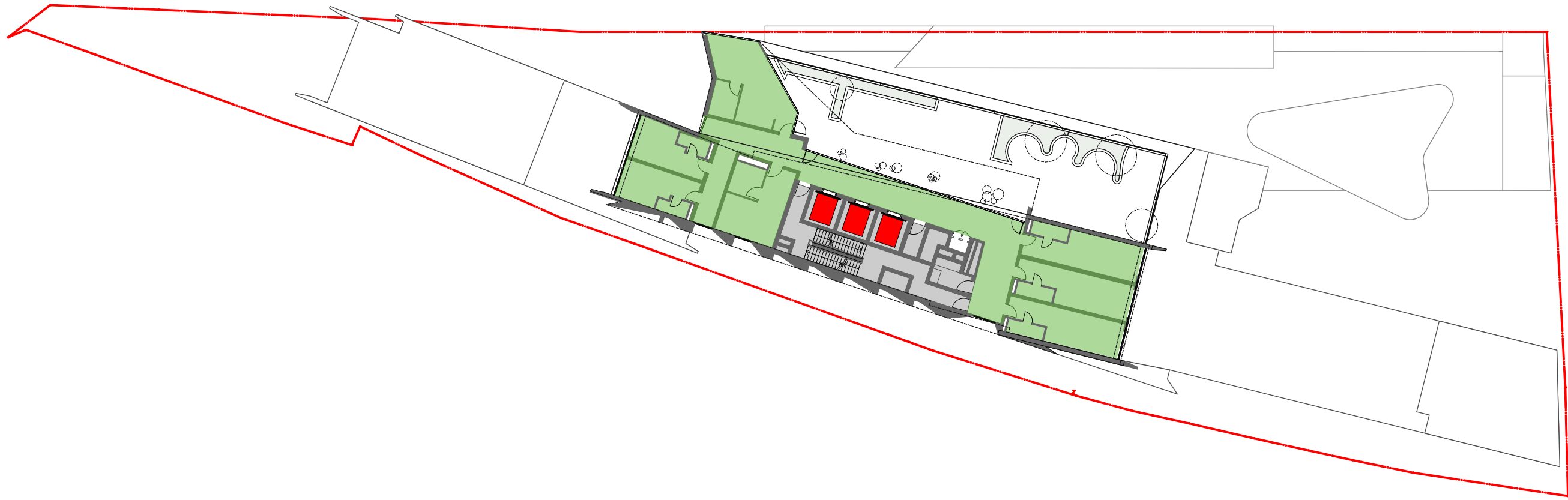
**Levels 11, 12, 13, 14, 16**  
GFA 642 m<sup>2</sup>



**Level 17**  
GFA 519 m<sup>2</sup>



**Level 18, 19, 20**  
GFA 480 m<sup>2</sup>



**Level 21**  
GFA 270 m<sup>2</sup>

Area included in GFA :

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- (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.

GFA Calculation			
Level	GFA (m <sup>2</sup> )		
Lower Ground	743		
Upper Ground	1,113		
Level 01	1,068	Level 11	642
Level 02	948	Level 12	642
Level 03	948	Level 13	642
Level 04	944	Level 14	642
Level 05	944	Level 15	644
Level 06	949	Level 16	642
Level 07	864	Level 17	519
Level 08	641	Level 18	480
Level 09	641	Level 19	480
Level 10	644	Level 20	480
		Level 21	270
TOTAL			16,530 m <sup>2</sup>

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

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	18/04/18	DS	Amended DA Submission - DoP

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

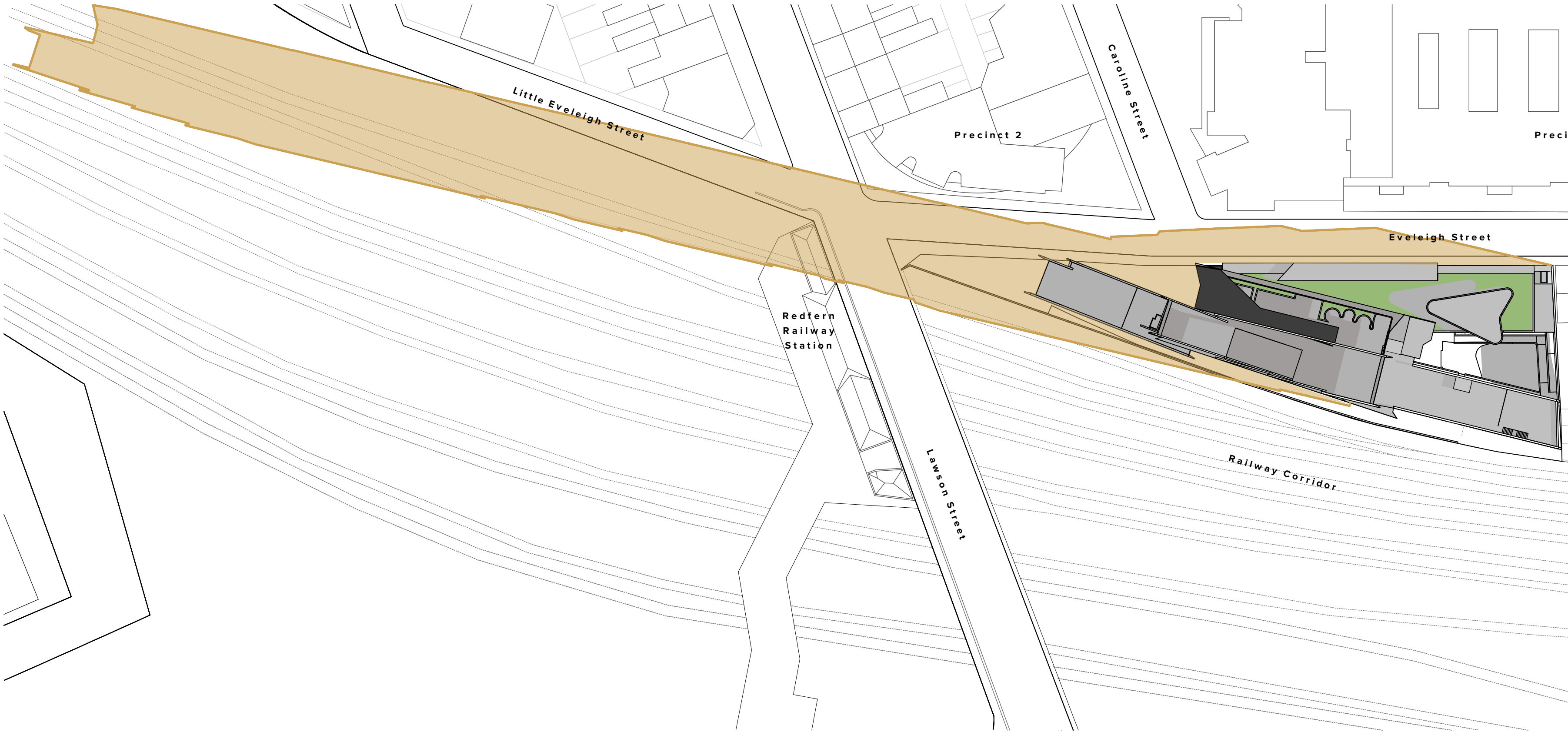
Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-740-030	U	

Drawing Title  
GFA Diagrams  
GFA Diagrams\_ Levels 15-21

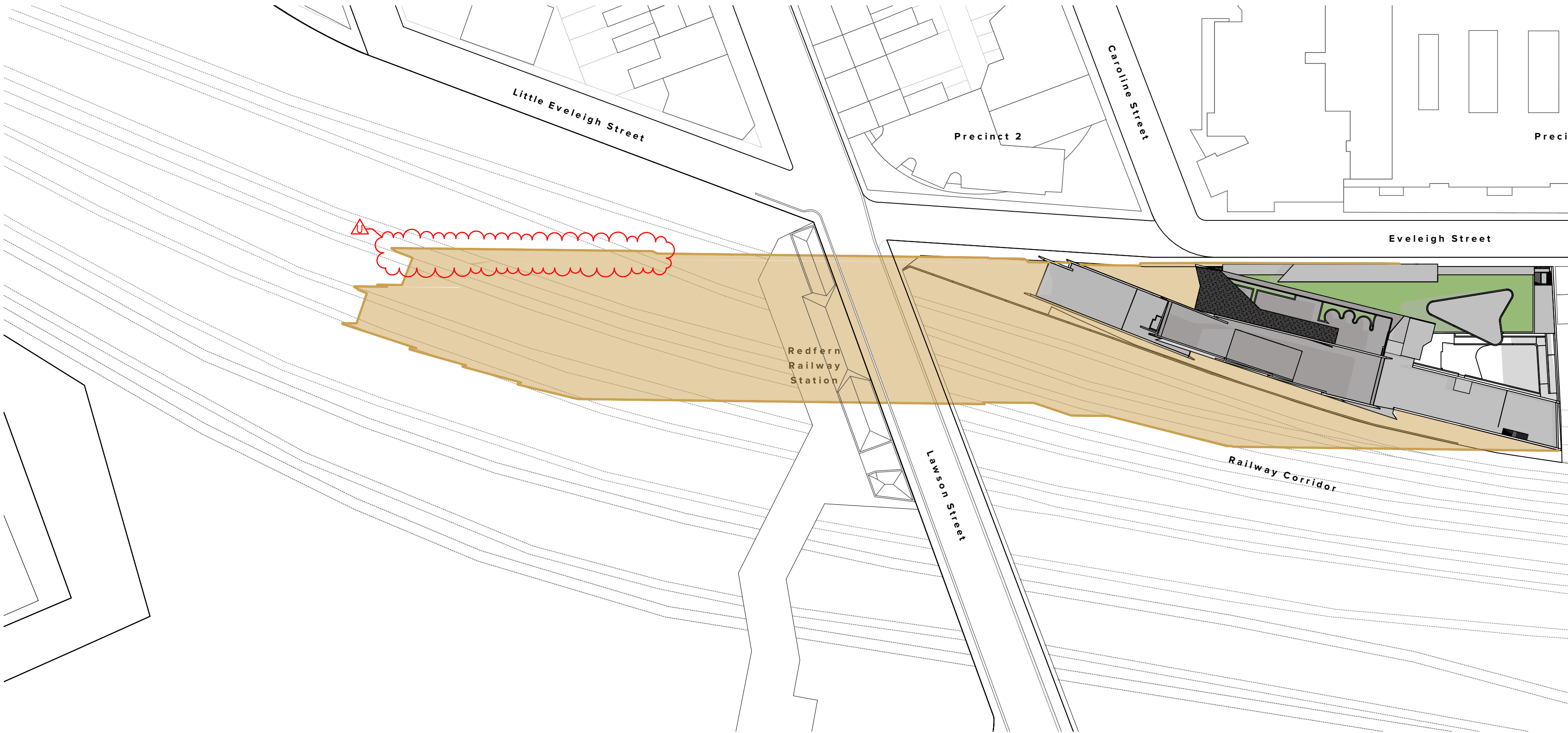
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Winter Solstice\_9am



Winter Solstice\_10am

- Legend
- Proposed building envelope shadow
  - Extend of shadow

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83-123 Eveleigh Street Redfern NSW 2016 Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, APRN 99 594 094 811

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
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U	19/04/18	DS	Amended DA Submission - DoP

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

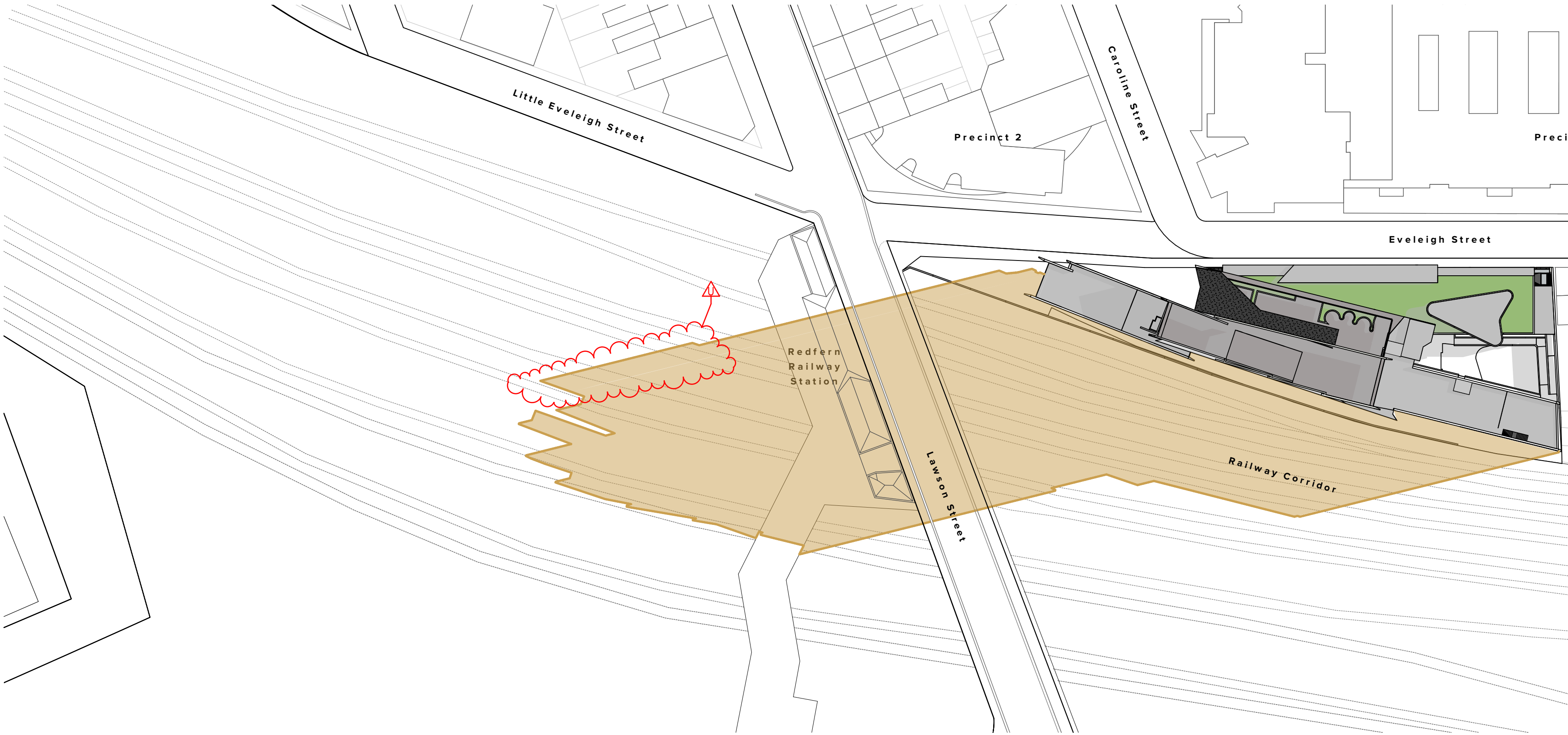
Drawing Title  
Shadow Diagrams  
Shadow Diagram Plans\_9am & 10am

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

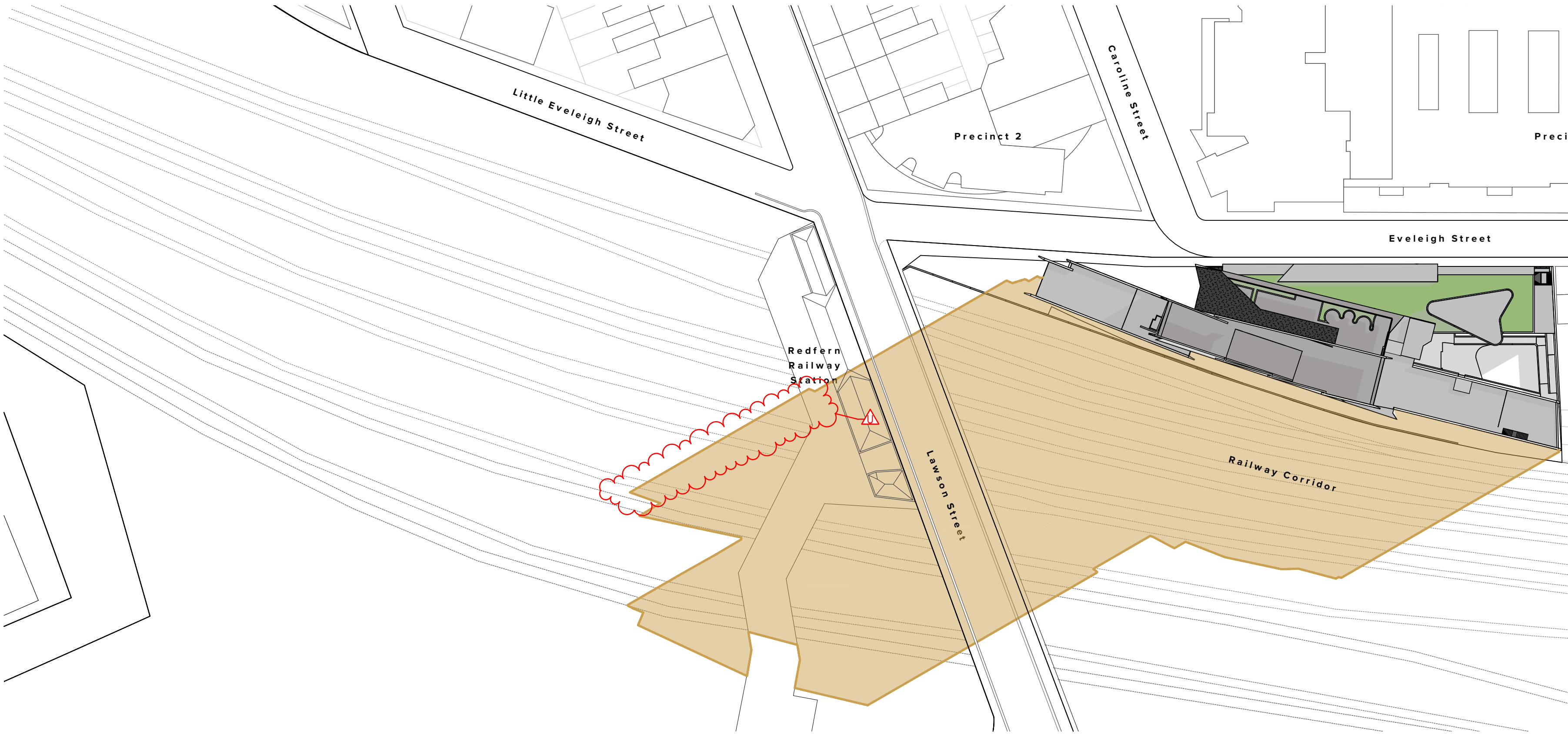
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Winter Solstice\_11am



Winter Solstice\_12pm

- Legend
- Proposed building envelope shadow
  - Extend of shadow

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Architect Nicholas Turner 6055, ABN 96 594 094 811

Rev	Date	Approved by	Revision Notes
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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  
Shadow Diagrams  
Shadow Diagram Plans\_11am & 12pm

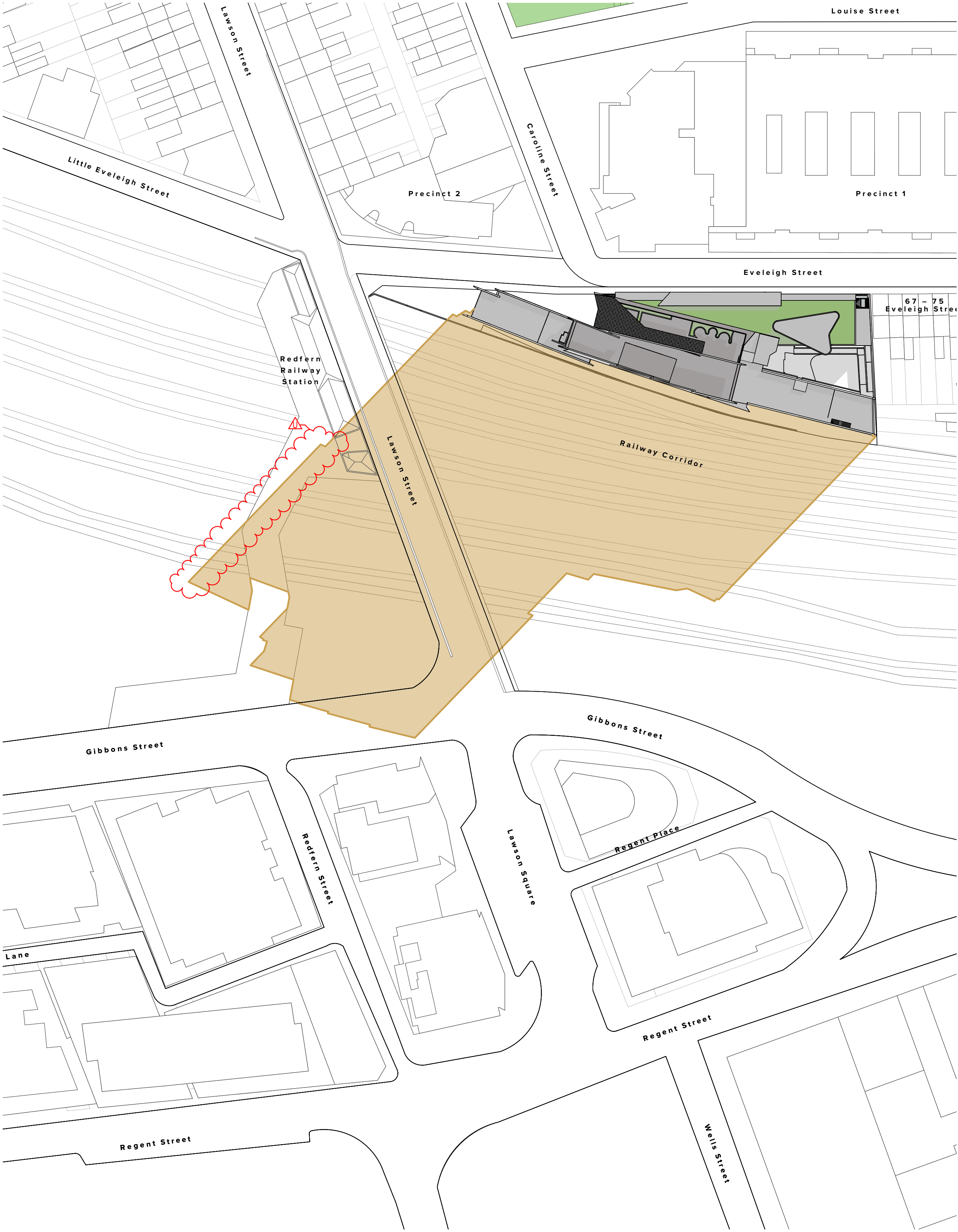
Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-020	U	

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Winter Solstice\_1pm

- Legend
- Proposed building envelope shadow
  - Extend of shadow



Winter Solstice\_2pm

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

Rev	Date	Approved by	Revision Notes
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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  
Shadow Diagrams  
Shadow Diagram Plans\_1pm & 2pm

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

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Winter Solstice\_3pm

- Legend
- Proposed building envelope shadow
  - Extend of shadow

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

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
Notified Address: Nicholas Turner 6055, APRN 99 594 094 811

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  
Shadow Diagrams  
Shadow Diagram Plans\_3pm

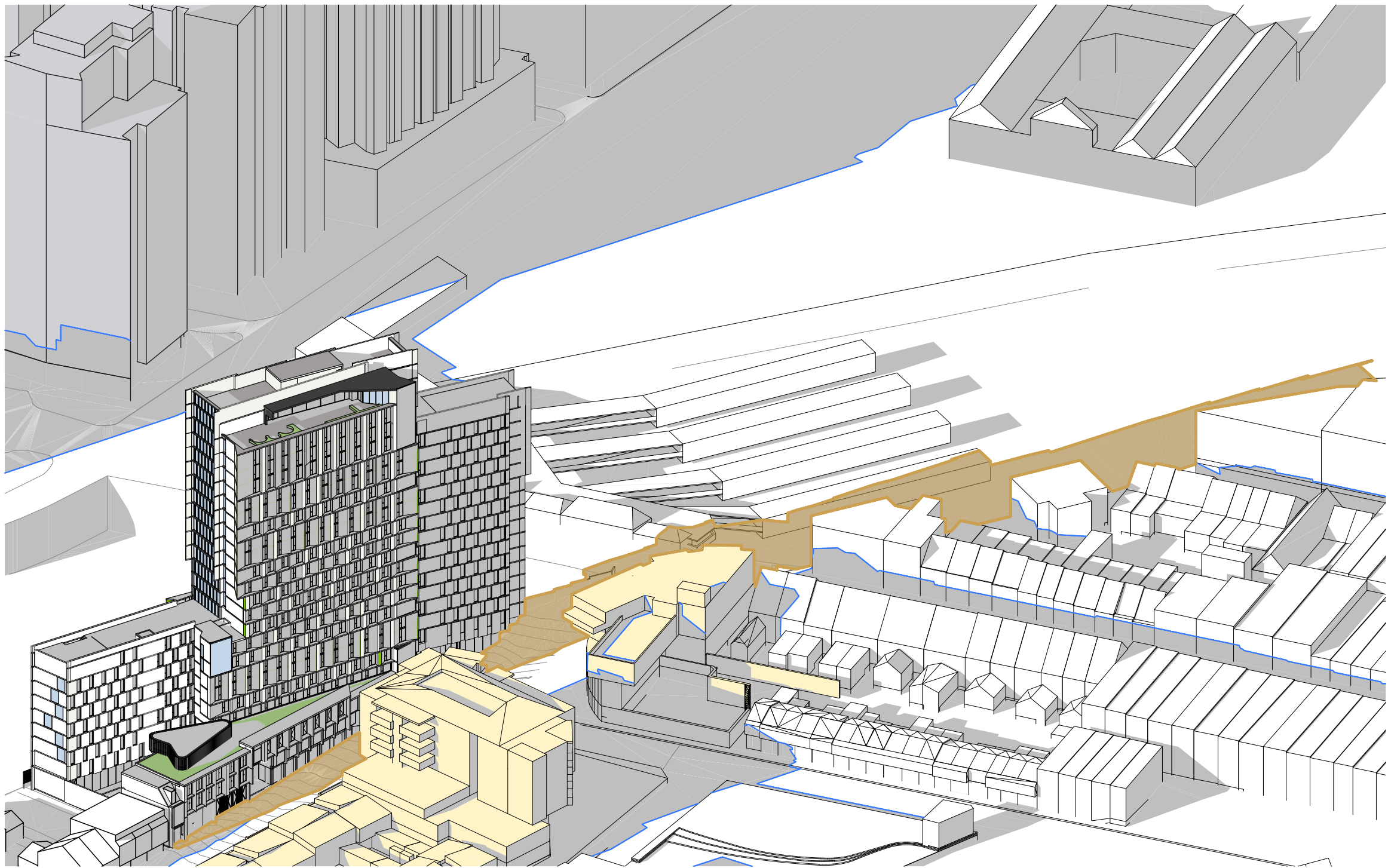
Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-851-040	U	

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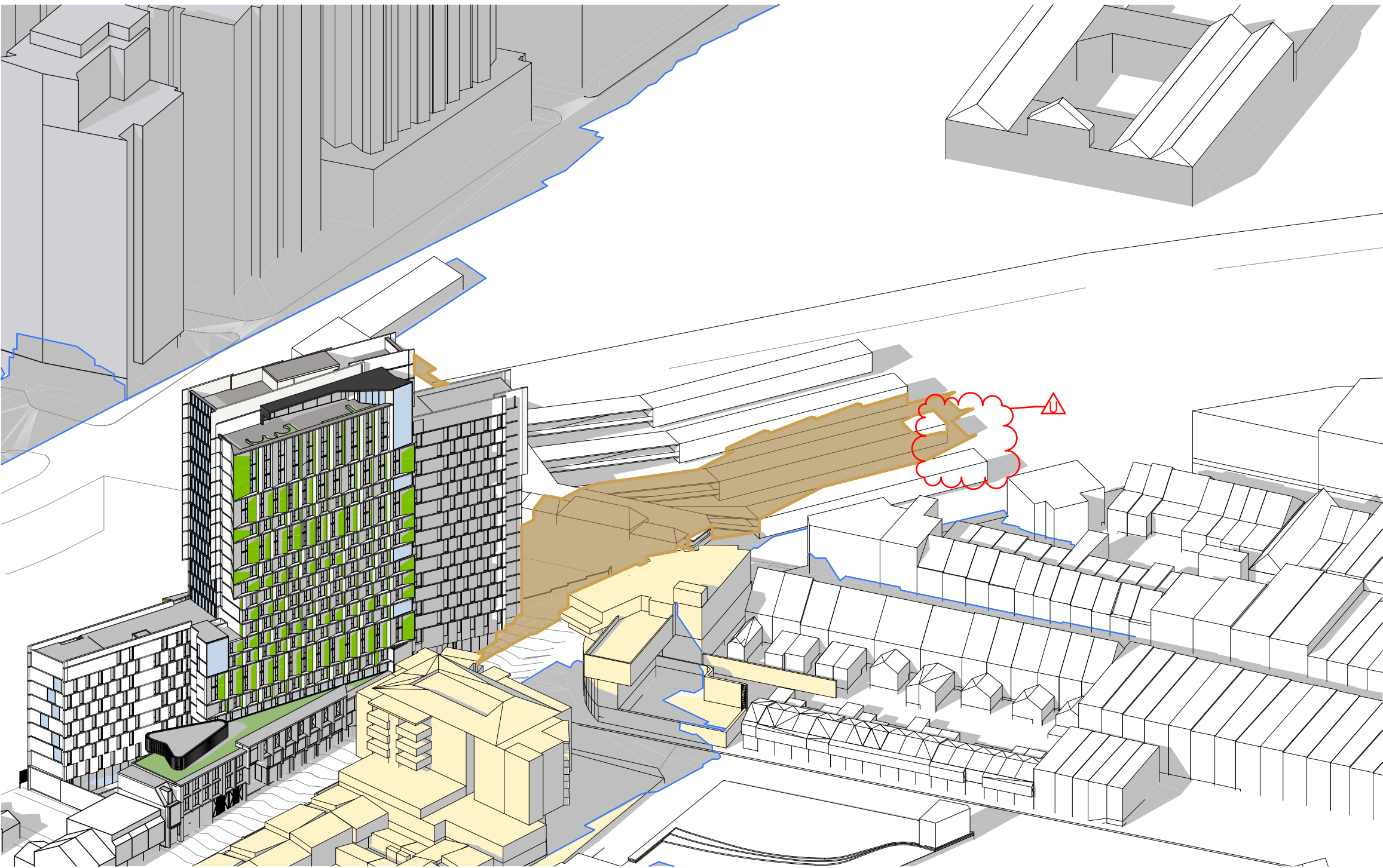
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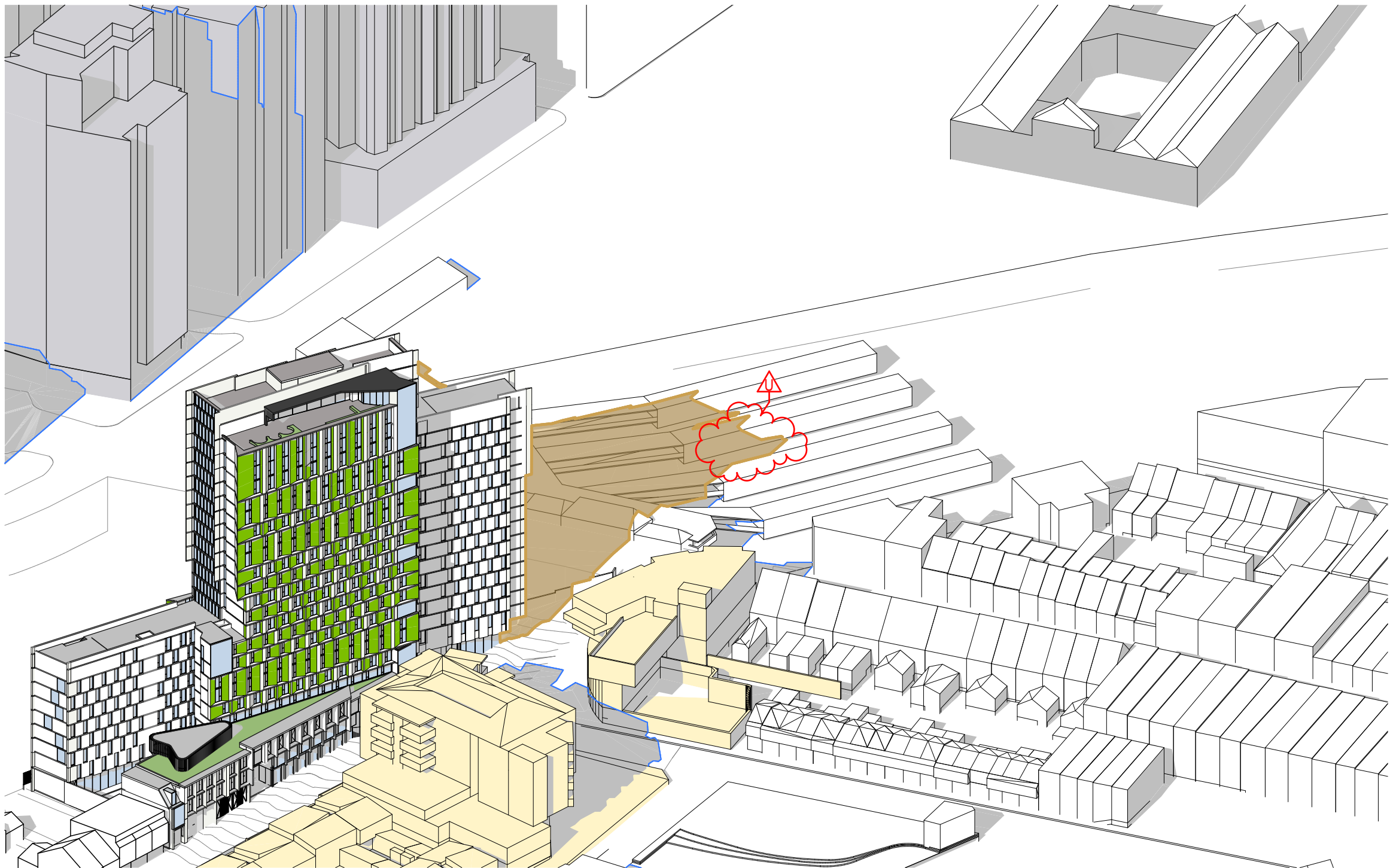




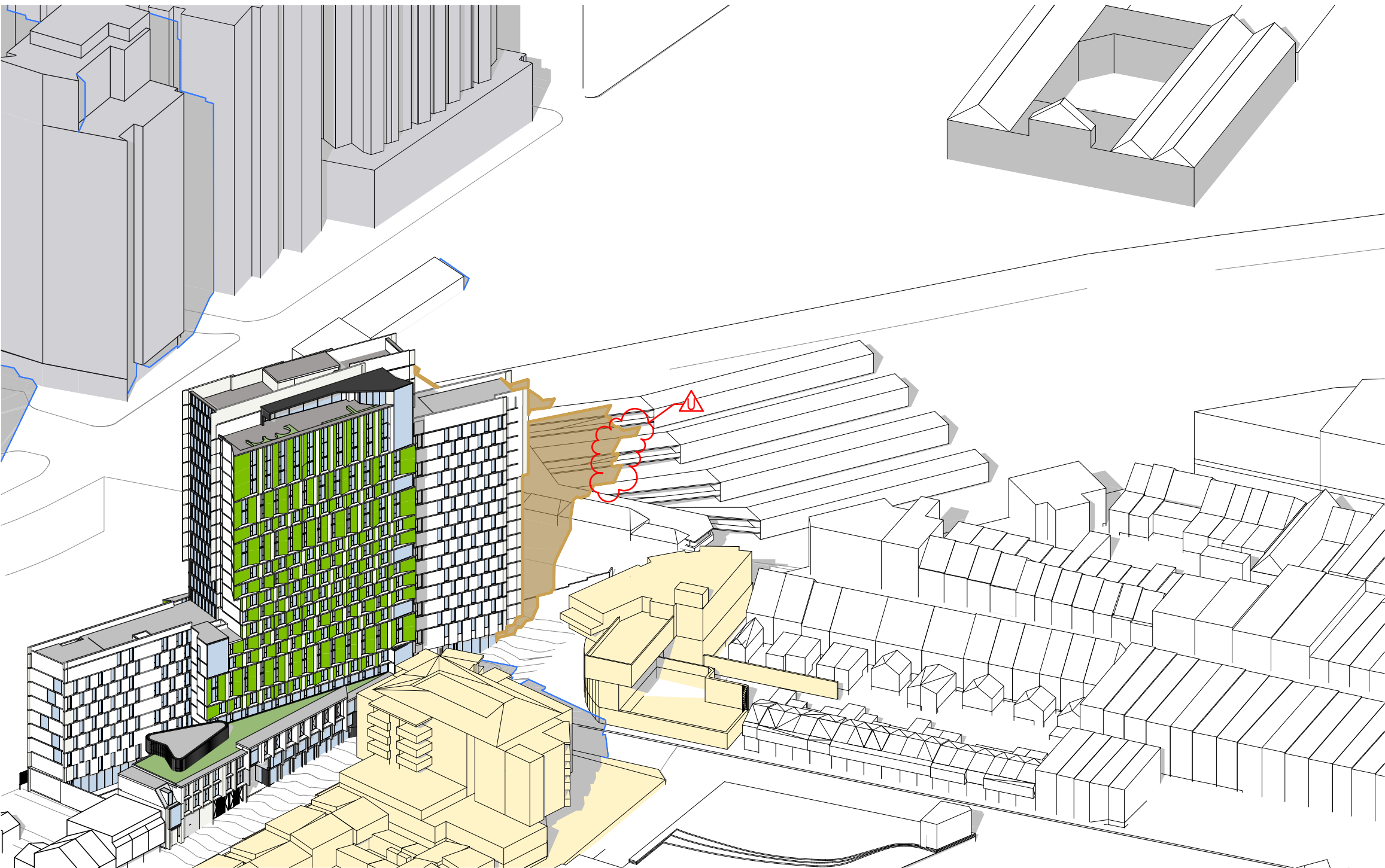
Axonometric Shadow Diagram\_Winter Solstice\_9am



Axonometric Shadow Diagram\_Winter Solstice\_10am



Axonometric Shadow Diagram\_Winter Solstice\_11am



Axonometric Shadow Diagram\_Winter Solstice\_12pm

- Legend
- Proposed building envelope shadow
  - Neighbours envelope shadow
  - Extend of shadow
  - Extend of shadow by Others

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

Scale	Project No.	Drawn by	North
NTS	16107	CB	
Status	Dwg No.	Rev	
Development Application	DA-852-010	U	

Drawing Title  
Shadow Diagrams  
Axonometric Shadow Diagrams\_9am, 10am, 11am, 12pm

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