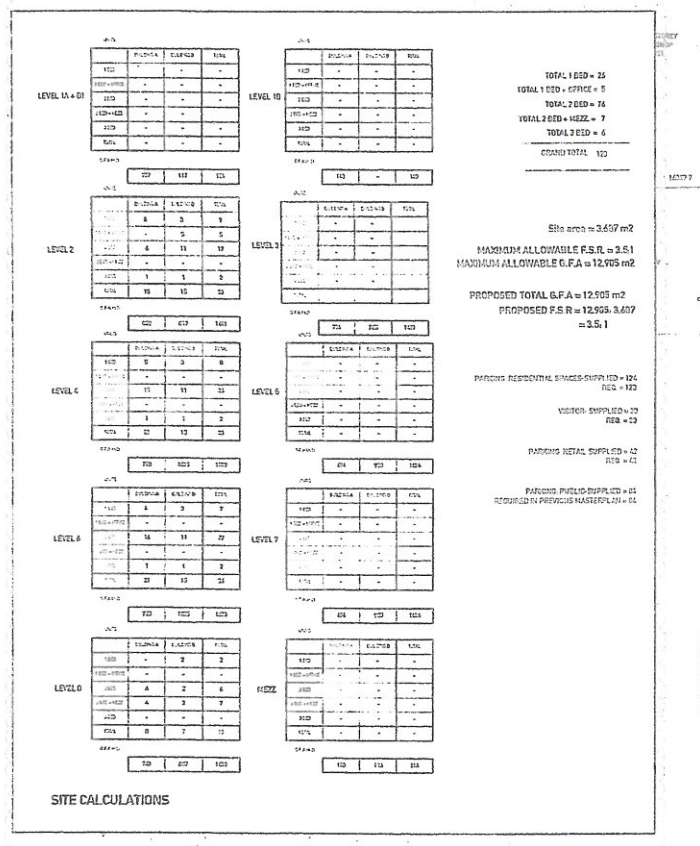
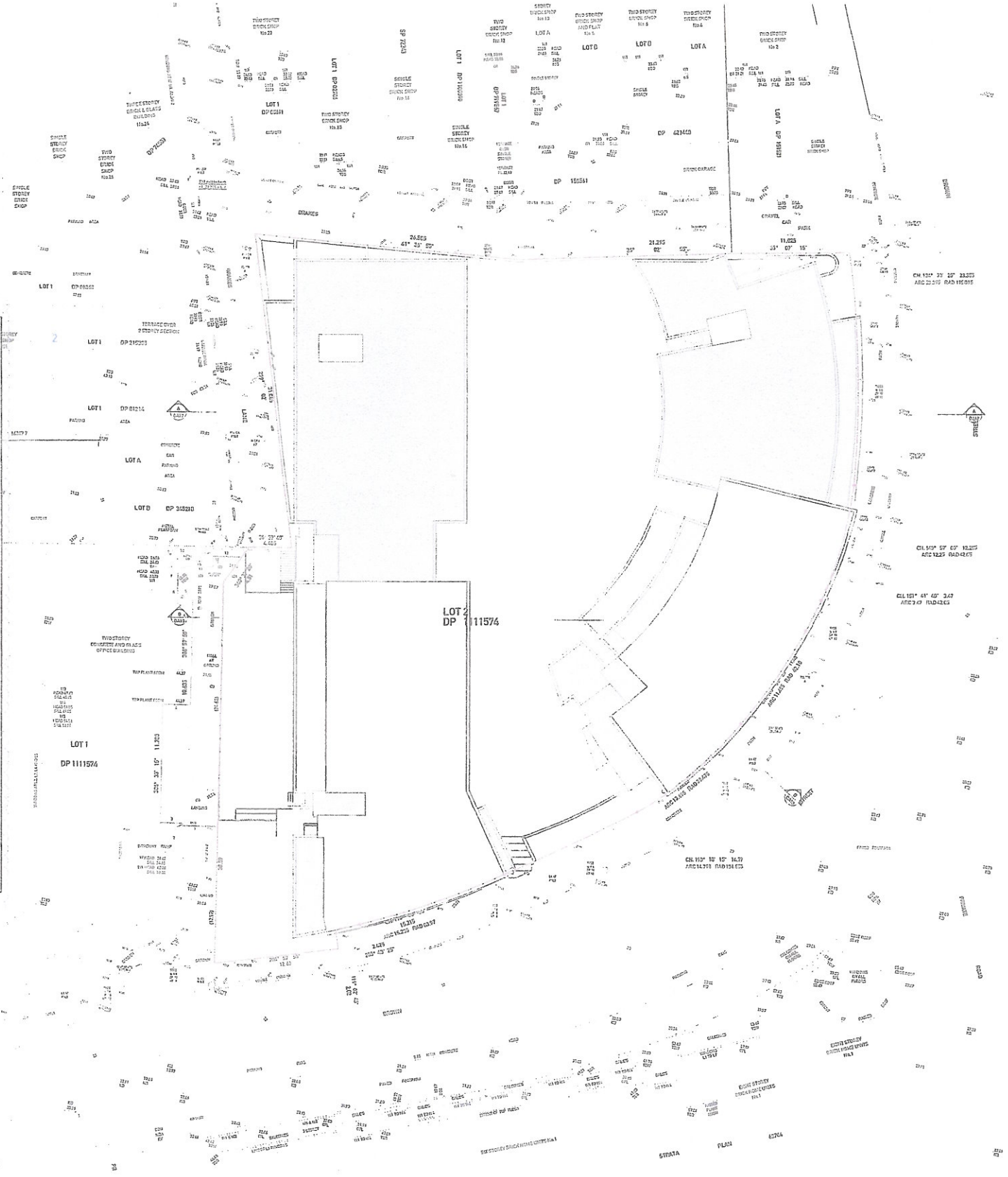




Ashfield Council
05 DEC 2011
Application No.
Stamp date

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/03/10
B	REVISED DA SUBMISSION	07/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7079

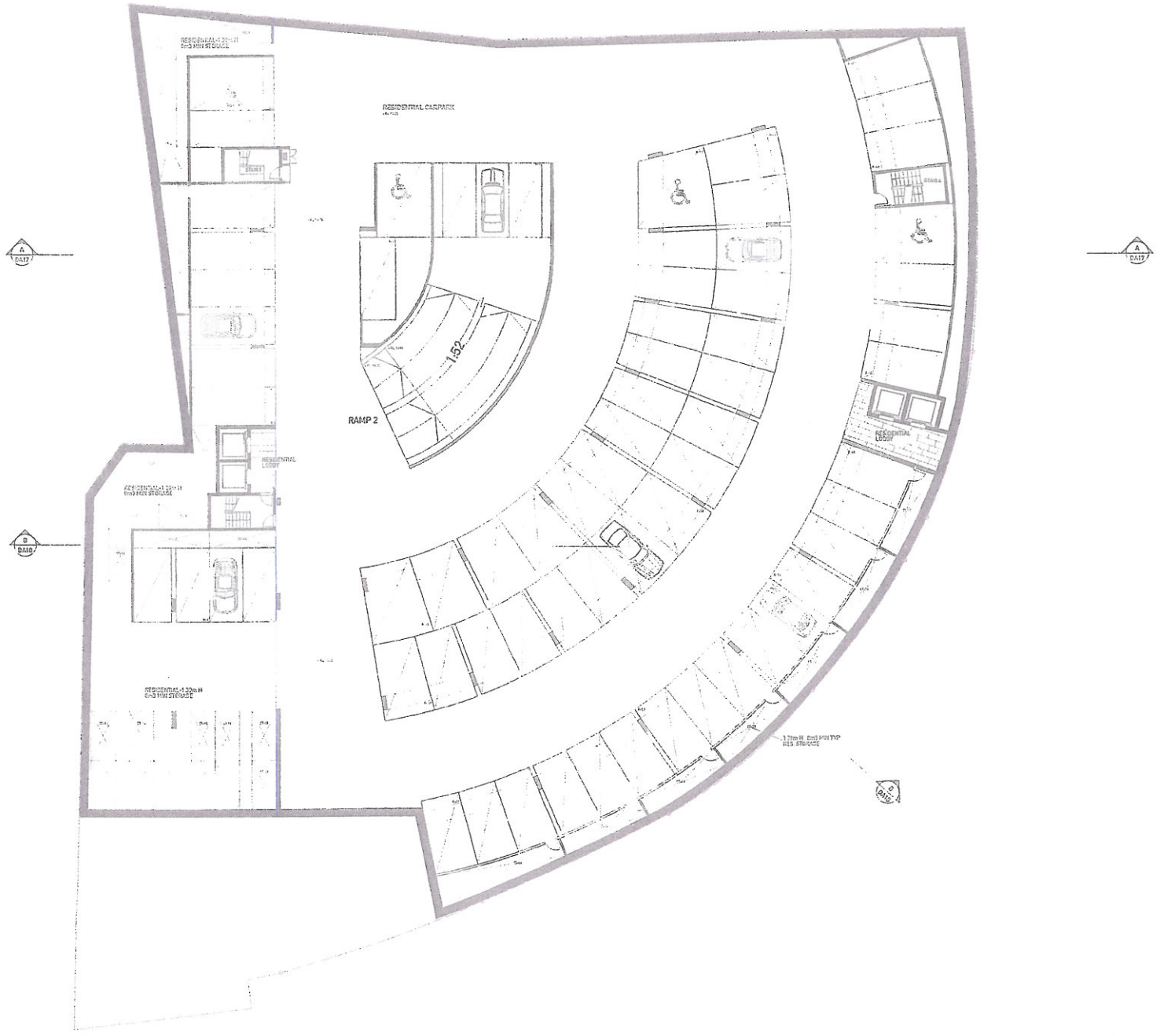
Level 5
69-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	SITE / ANALYSIS PLAN 1:250@A1	0912	DA 01	B



Ashfield Council
16 DEC 2010
application no
2010/...

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/10
B	REVISED DA SUBMISSION	09/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7077

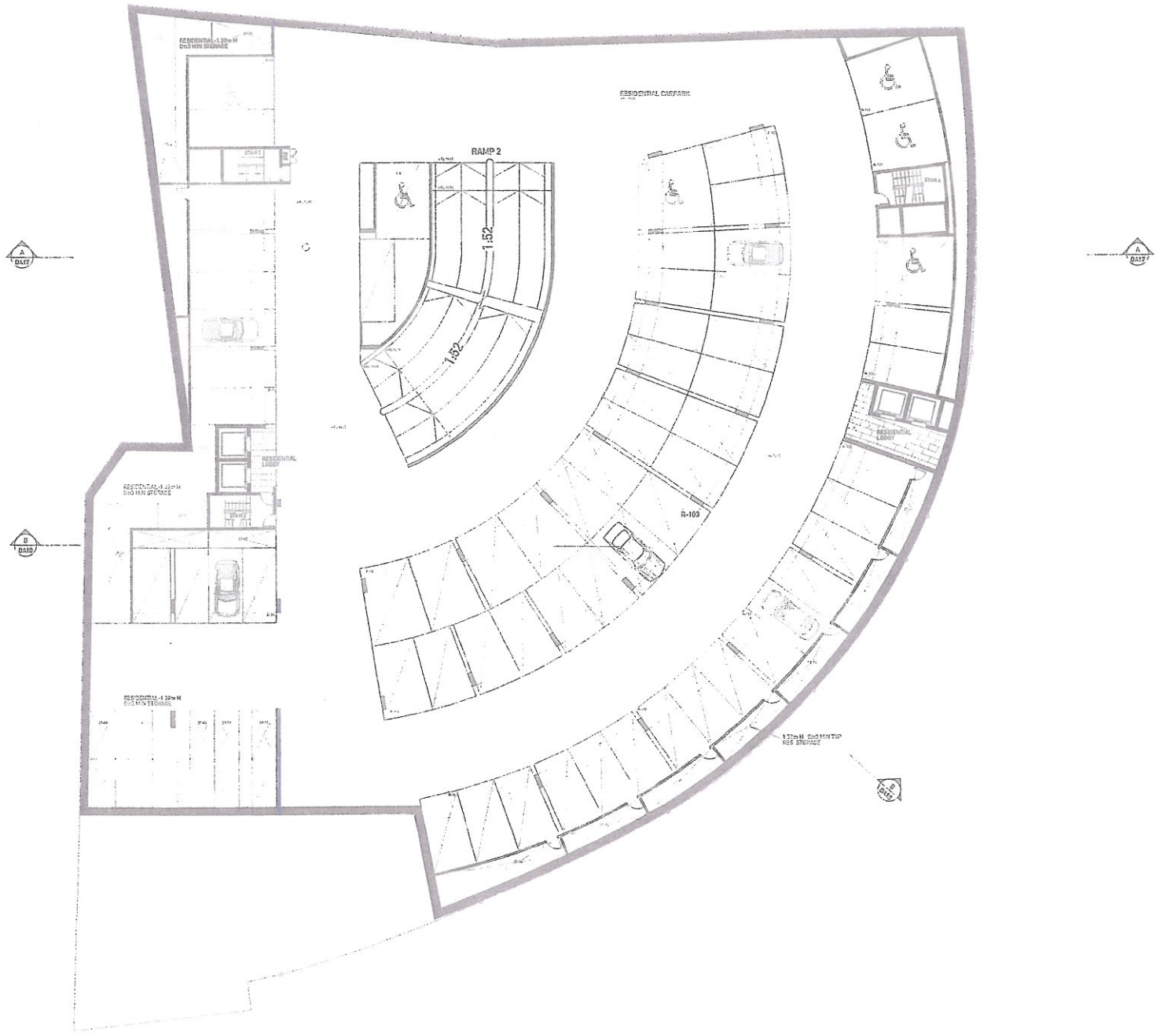
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DW/G NO	ISSUE
MAY 2010	B5 PARKING PLAN 1:200@A1	0912	DA 02	B



Ashfield Council
06 DEC 2010
Application No.
2010/301

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/08/10
B	REVISED DA SUBMISSION	02/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7079

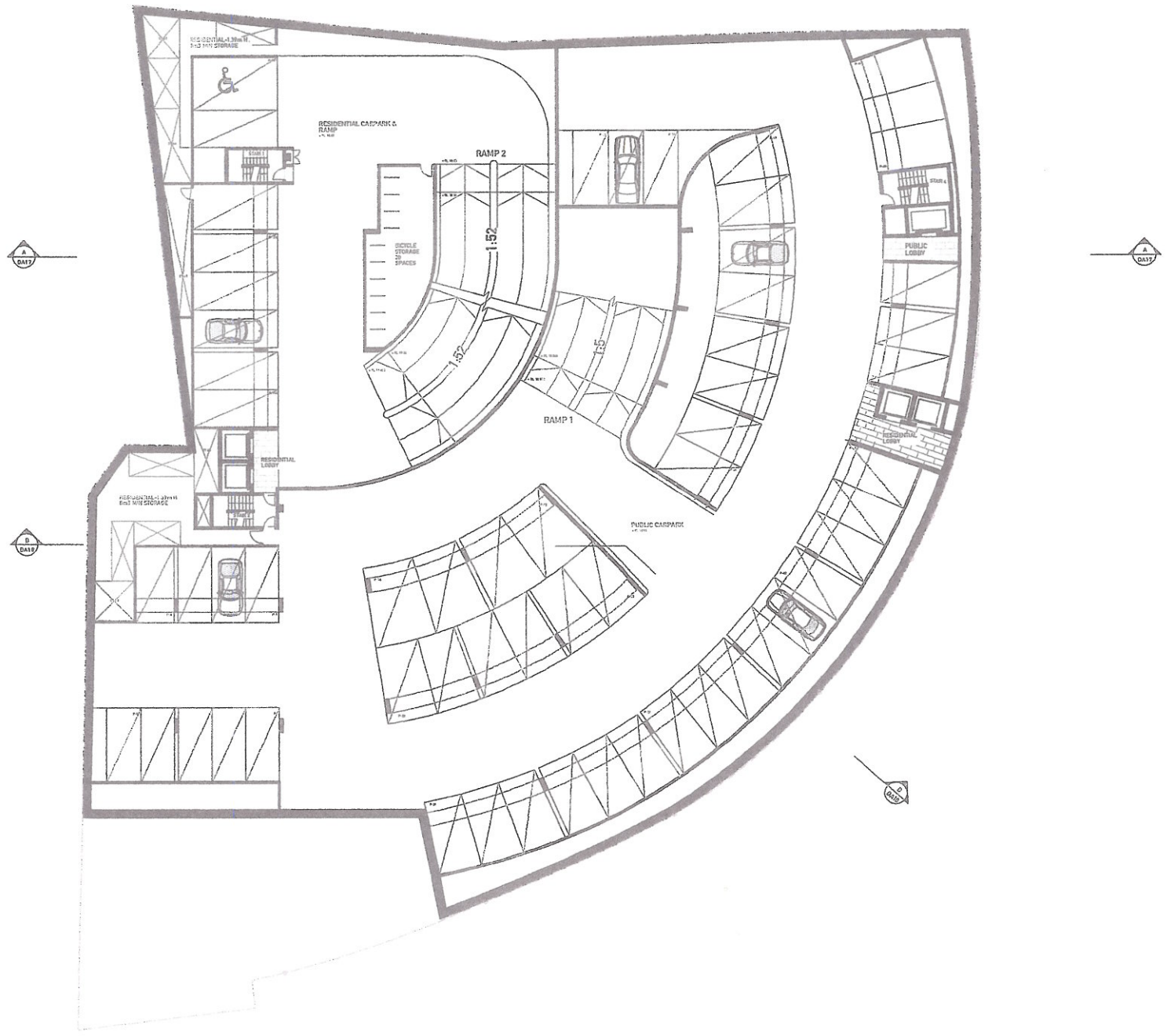
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	B4 PARKING PLAN 1:200@A1	0912	DA 03	B



ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	30/05/09
B	REVISED DA SUBMISSION	02/12/09
C	REVISED DA SUBMISSION	11/05/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects.au Russell Olsson Registered Architect 7979

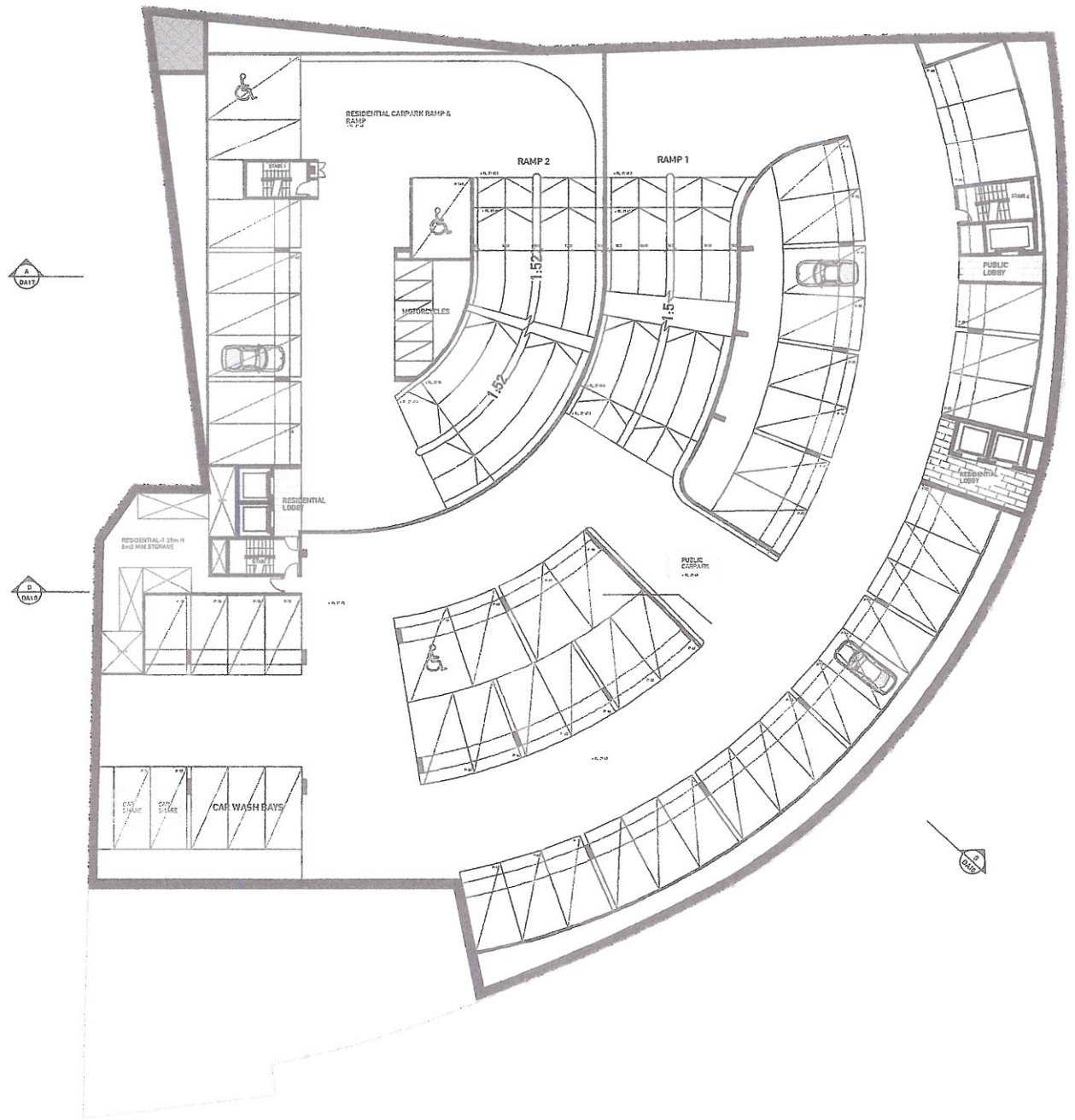
Level 5
68-72 Wentworth Avenue
Surry Hills

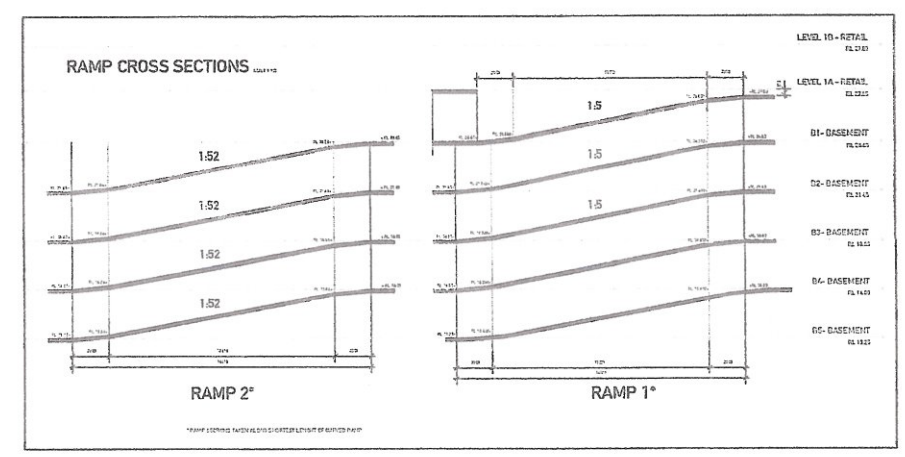
T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	B3 PARKING PLAN 1:200@A1	0912	DA 04	C





ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/5/10
B	REVISED DA SUBMISSION	03/12/10
C	REVISED DA SUBMISSION	11/2/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects Russell Olsson Registered Architect 7077

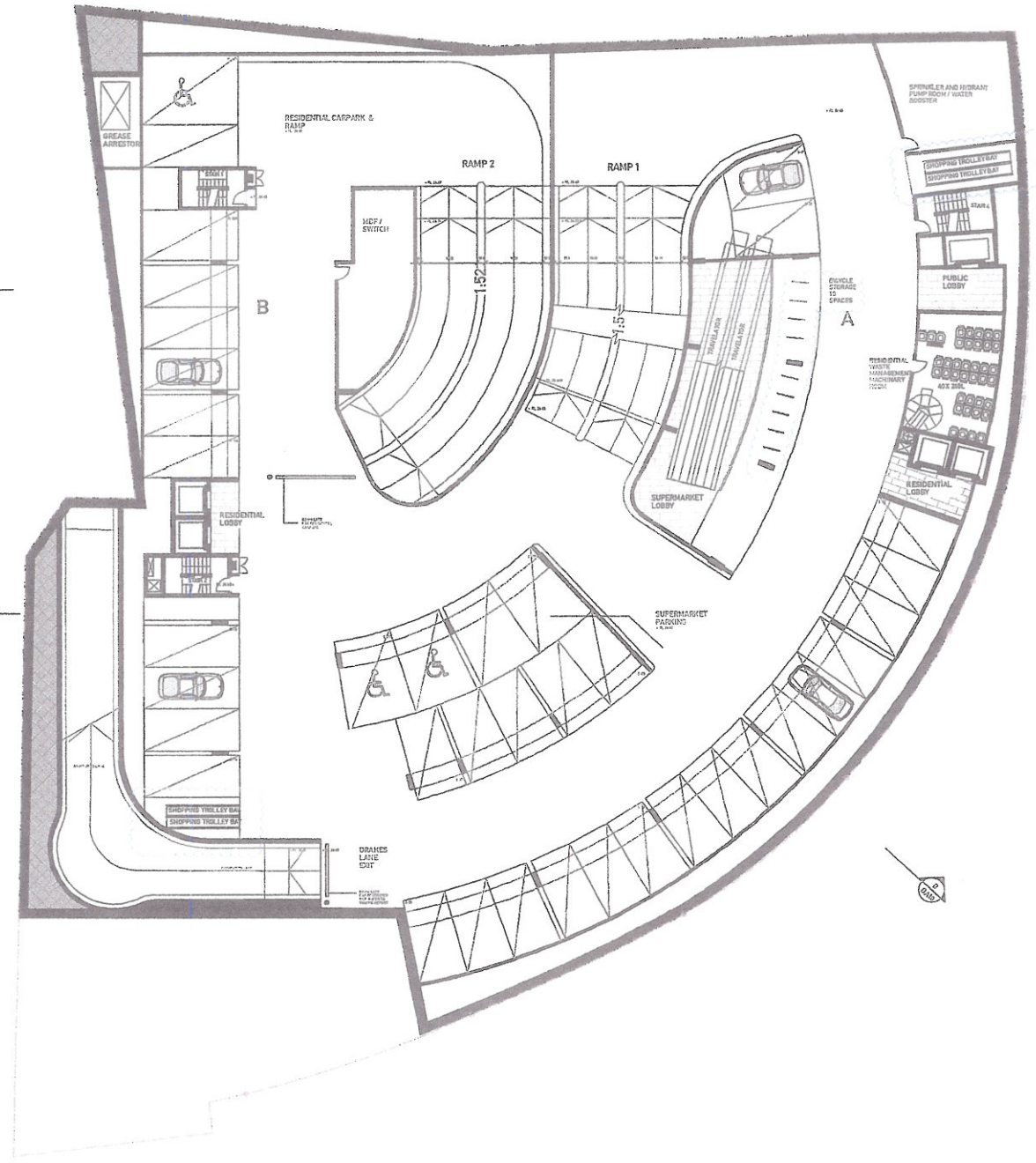
Level 5
49-72 Wentworth Avenue
Surry Hills

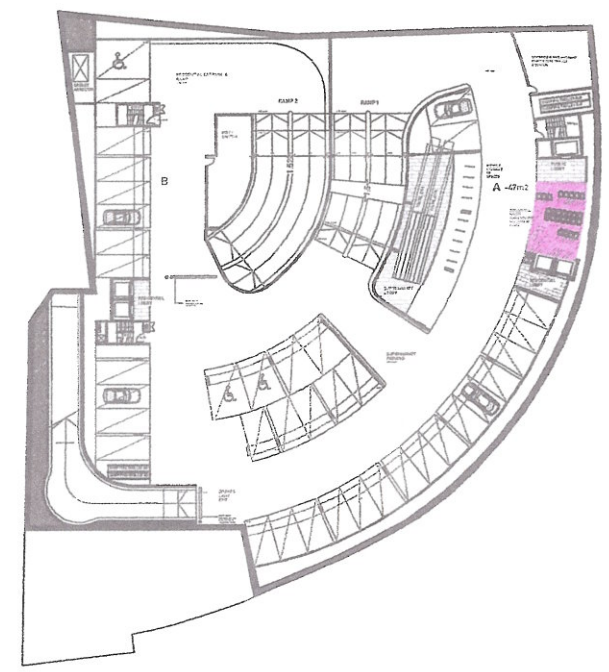
T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	B2 PARKING PLAN 1:200@A1	0912	DA 05	C





LEVEL B1

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	
1 BED + OFFICE	-	-	
2 BED	-	-	
2 BED + MEZZ.	-	-	
3 BED	-	-	
TOTAL			

G.F.A (m2)

47	-	47

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	30/05/10
B	REVISED DA SUBMISSION	05/10/10
C	REVISED DA SUBMISSION	19/05/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7099

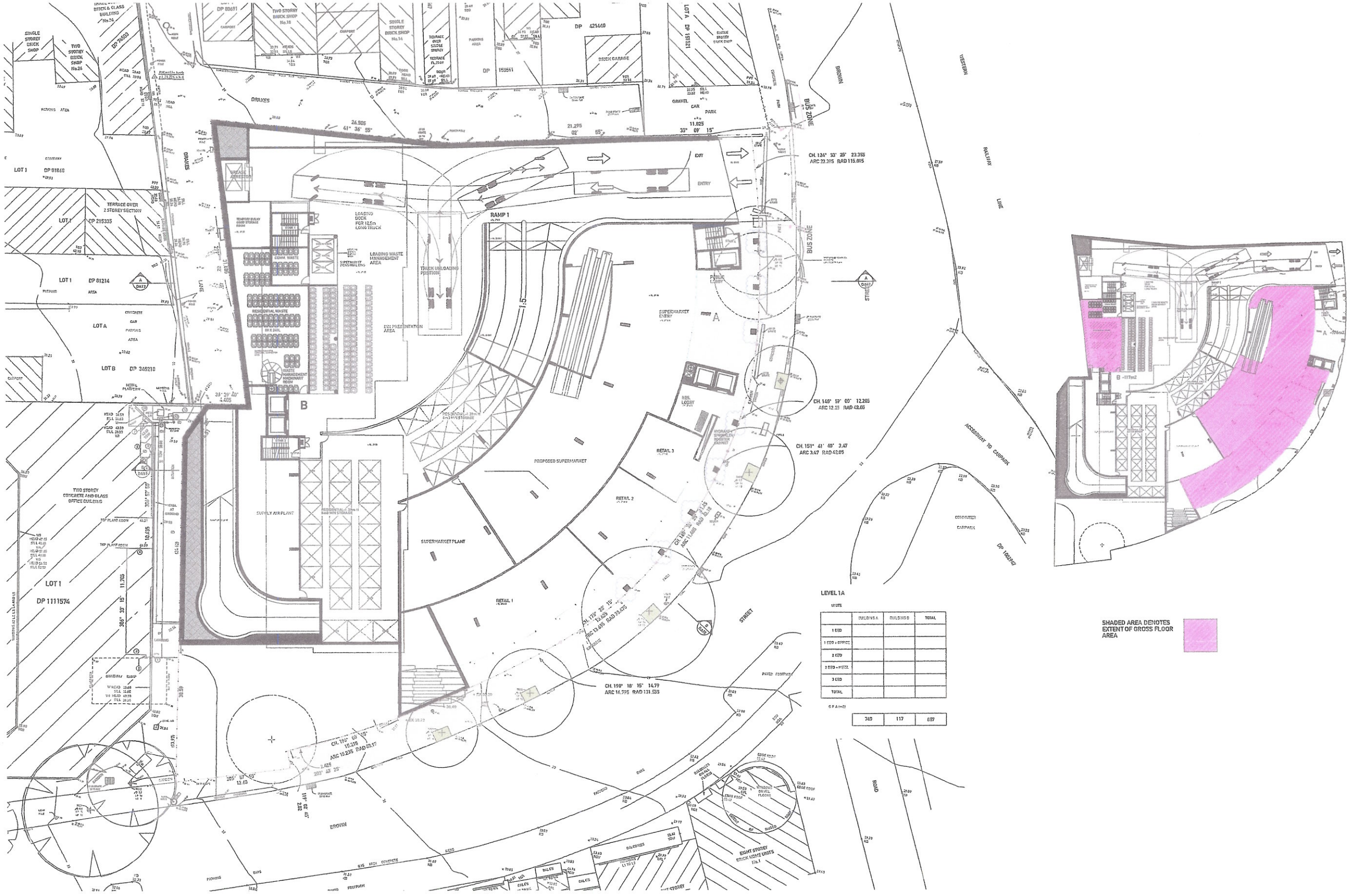
Level 5
49-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	B1 PARKING PLAN 1:200@A1	0912	DA 06	C



LEVEL 1A

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED			
1 BED + OFFICE			
2 BED			
2 BED + HOTEL			
3 BED			
TOTAL			

G F A (m2)

740	117	857

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	09/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects pty ltd Russell Olsson Registered Architect 7079

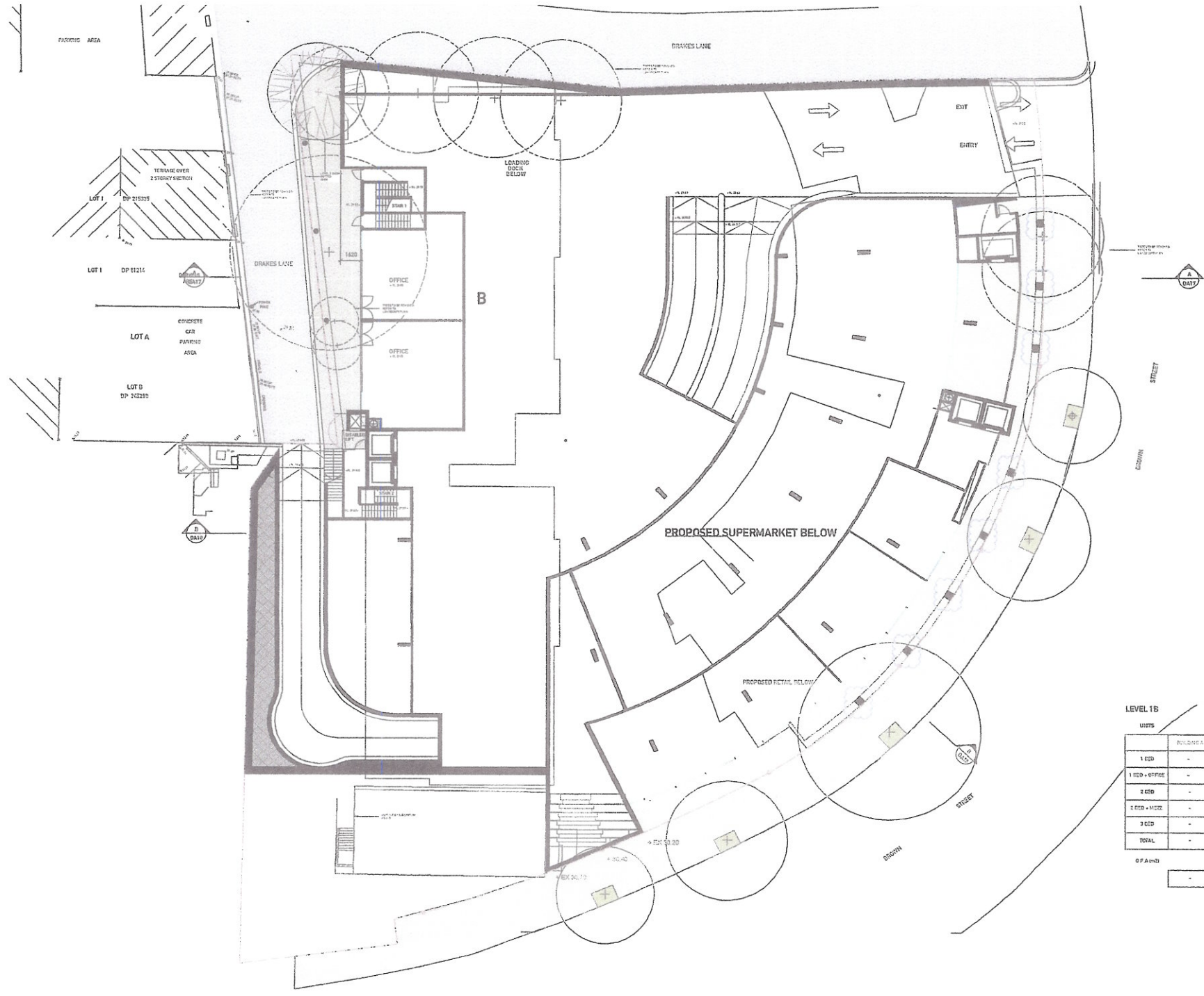
Level 5
68-72 Wentworth Avenue
Surry Hills

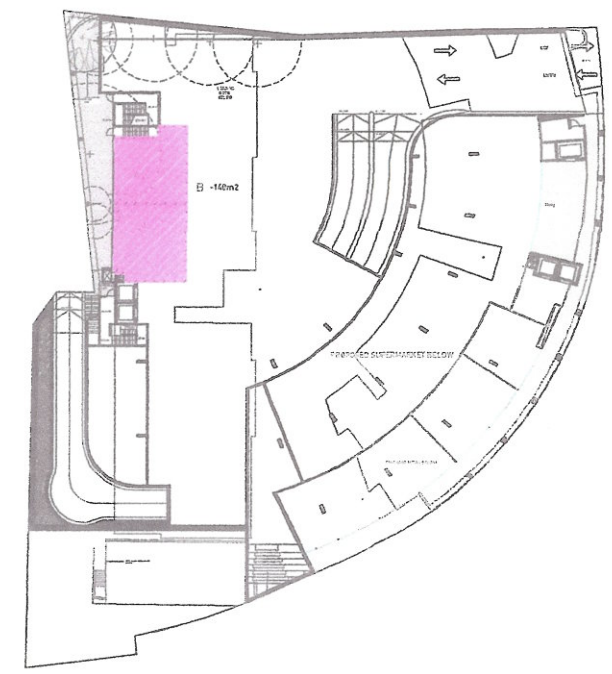
T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 1A PLAN 1:200@A1	0912	DA 07	C





LEVEL 1B

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	-
1 BED + OFFICE	-	-	-
2 BED	-	-	-
2 BED + MEZZ	-	-	-
3 BED	-	-	-
TOTAL	-	-	-

0 F A (m2)

-	1.0D	1.0D

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/03/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/02/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects

Russell Olsson Registered Architect 7079

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 1B PLAN 1:200@A1	0912	DA 08	C

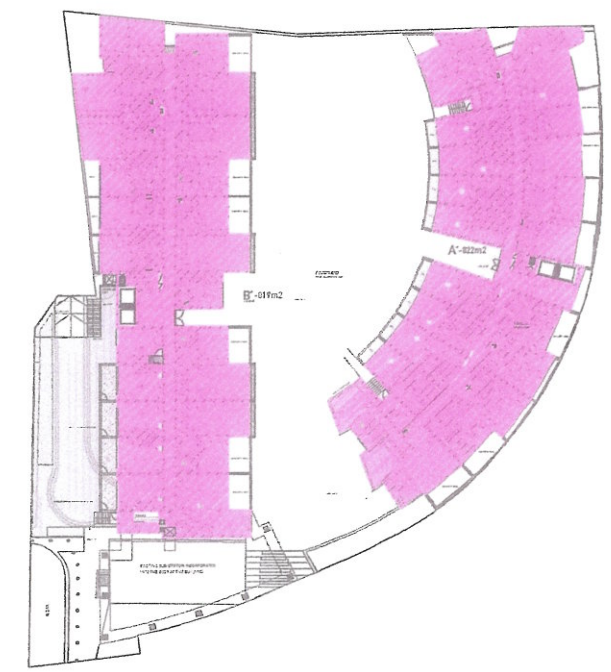
LEVEL 2

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	6	3	9
1 BED + OFFICE	5	-	5
2 BED	6	11	17
2 BED + MEZZ.	-	-	-
3 BED	1	1	2
TOTAL	18	15	33

G F A (m2)

622	819	1441



SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects.nz Russell Olsson Registered Architect 7079

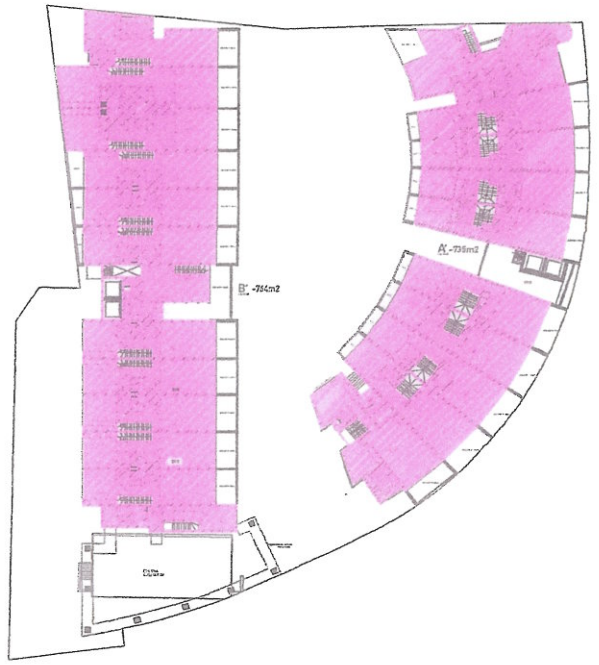
Level 5
60-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 2 PLAN 1:200@A1	0912	DA 09	C



LEVEL 3

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	
1 BED + OFFICE	-	-	
2 BED	-	-	
2 BED + OFFICE	-	-	
3 BED	-	-	
TOTAL			

G.F.A (m2)

734	765	1,499

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	20/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects.au Russell Olsson Registered Architect 7077

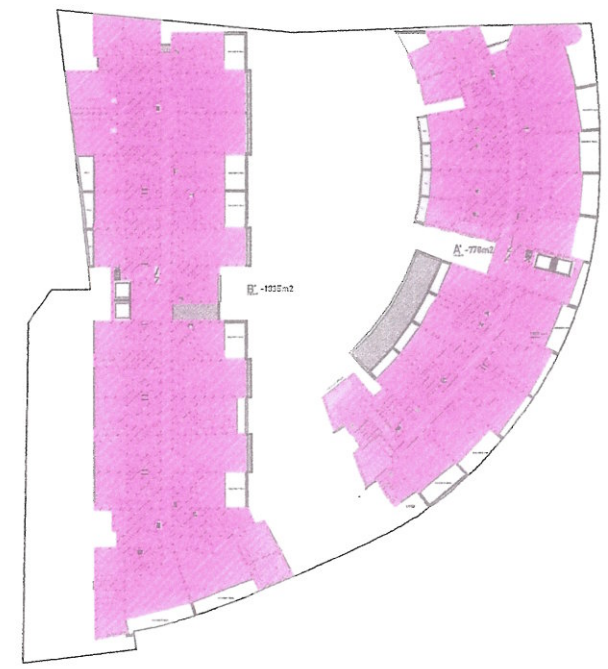
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 3 PLAN 1:200@A1	0912	DA 10	C



LEVEL 4

UNITS

	TYPE CODE A	TYPE CODE B	TOTAL
1 BED	5	3	8
1 BED + OFFICE	-	-	-
2 BED	15	11	26
2 BED + MEZZ	-	-	-
3 BED	1	1	2
TOTAL	21	15	36

GFA (m2)

778	1035	1813

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/09
B	REVISED DA SUBMISSION	02/12/09
C	REVISED DA SUBMISSION	11/03/01

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects pty ltd Russell Olsson Registered Architect 7099

Level 5
60-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 4 PLAN 1:200@A1	0912	DA 11	C

LEVEL 5

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	-
1 BED + OFFICE	-	-	-
2 BED	-	-	-
2 BED + MEZZ.	-	-	-
3 BED	-	-	-
TOTAL	-	-	-

G.F.A (m2)

694	930	1624

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

Ashfield Council
06 DEC 2010
Application No.
Scan No.

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	26/05/10
B	REVISED DA SUBMISSION	03/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7079

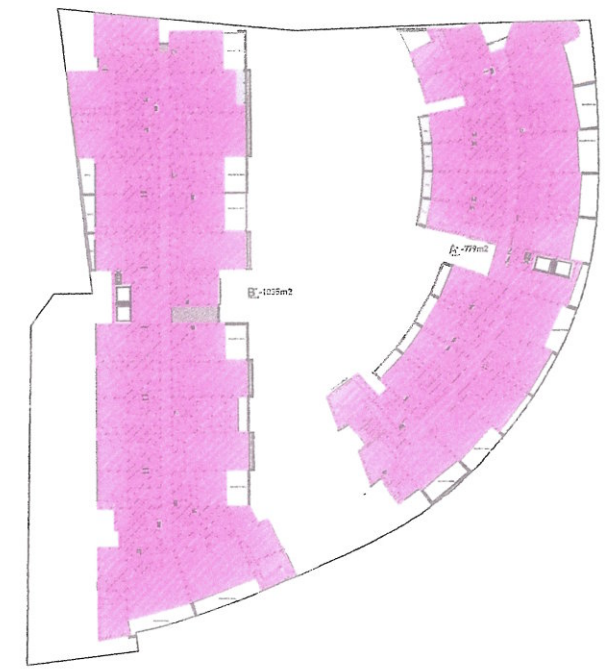
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 5 PLAN 1:200@A1	0912	DA 12	B



LEVEL 6

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	4	3	7
1 BED + OFFICE	-	-	-
2 BED	16	11	27
2 BED + STUDY	-	-	-
3 BED	1	1	2
TOTAL	21	15	36

G F A (m2)

779	1035	1814

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/10
B	REVISED DA SUBMISSION	03/12/10
C	REVISED DA SUBMISSION	19/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects Russell Olsson Registered Architect 7079

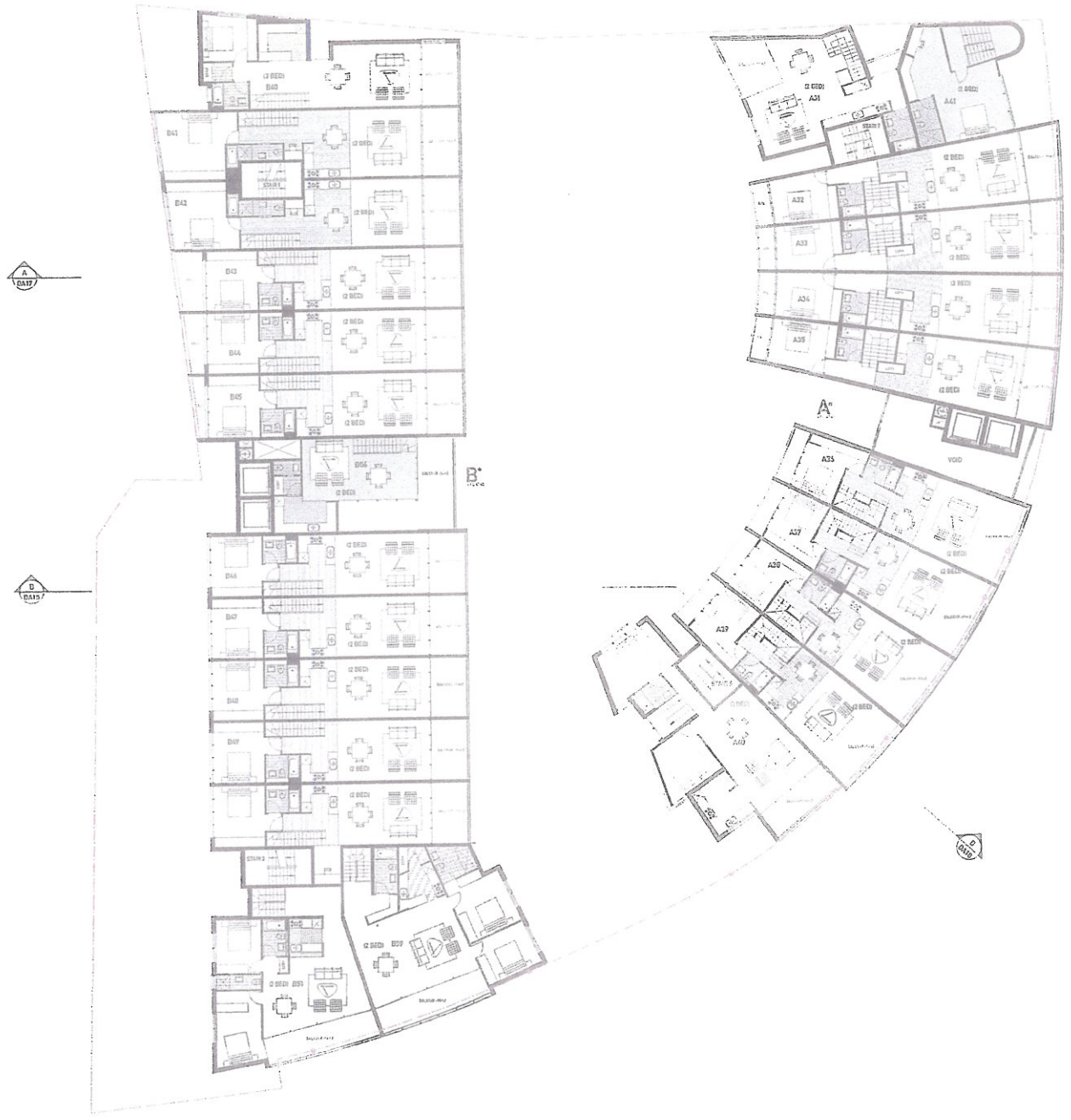
Level 5
69-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 6 PLAN 1:200@A1	0912	DA 13	C



LEVEL 7

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	-
1 BED + OFFICE	-	-	-
2 BED	-	-	-
2 BED + STUDY	-	-	-
3 BED	-	-	-
TOTAL	-	-	-

GFA (m2)

696	928	1,624

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

Ashfield Council
06 DEC 2010
Application No
2010/550

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	31/05/10
B	REVISED DA SUBMISSION	02/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7079

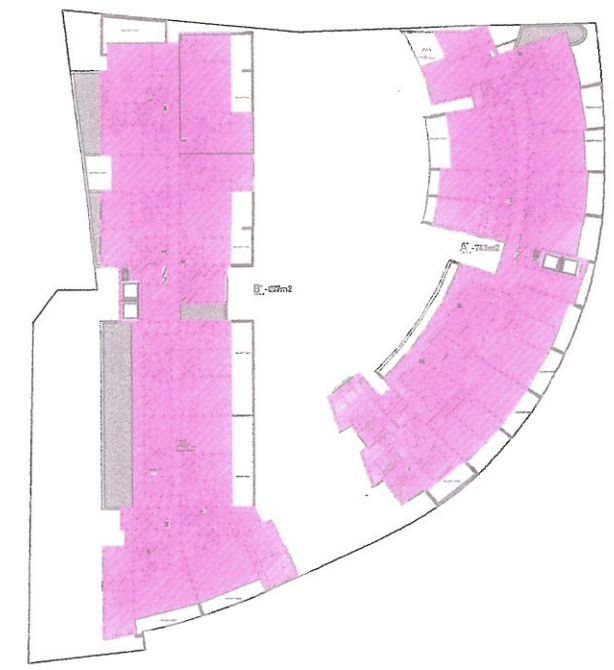
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 7 PLAN 1:200@A1	0912	DA 14	B



LEVEL 8

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	2	2
1 BED + OFFICE	-	-	-
2 BED	4	2	6
2 BED + MEZZ.	4	3	7
3 BED	-	-	-
TOTAL	8	7	15

GFA (m2)

743	687	1430

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	2/03/09
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects pty ltd Russell Olsson Registered Architect 7077

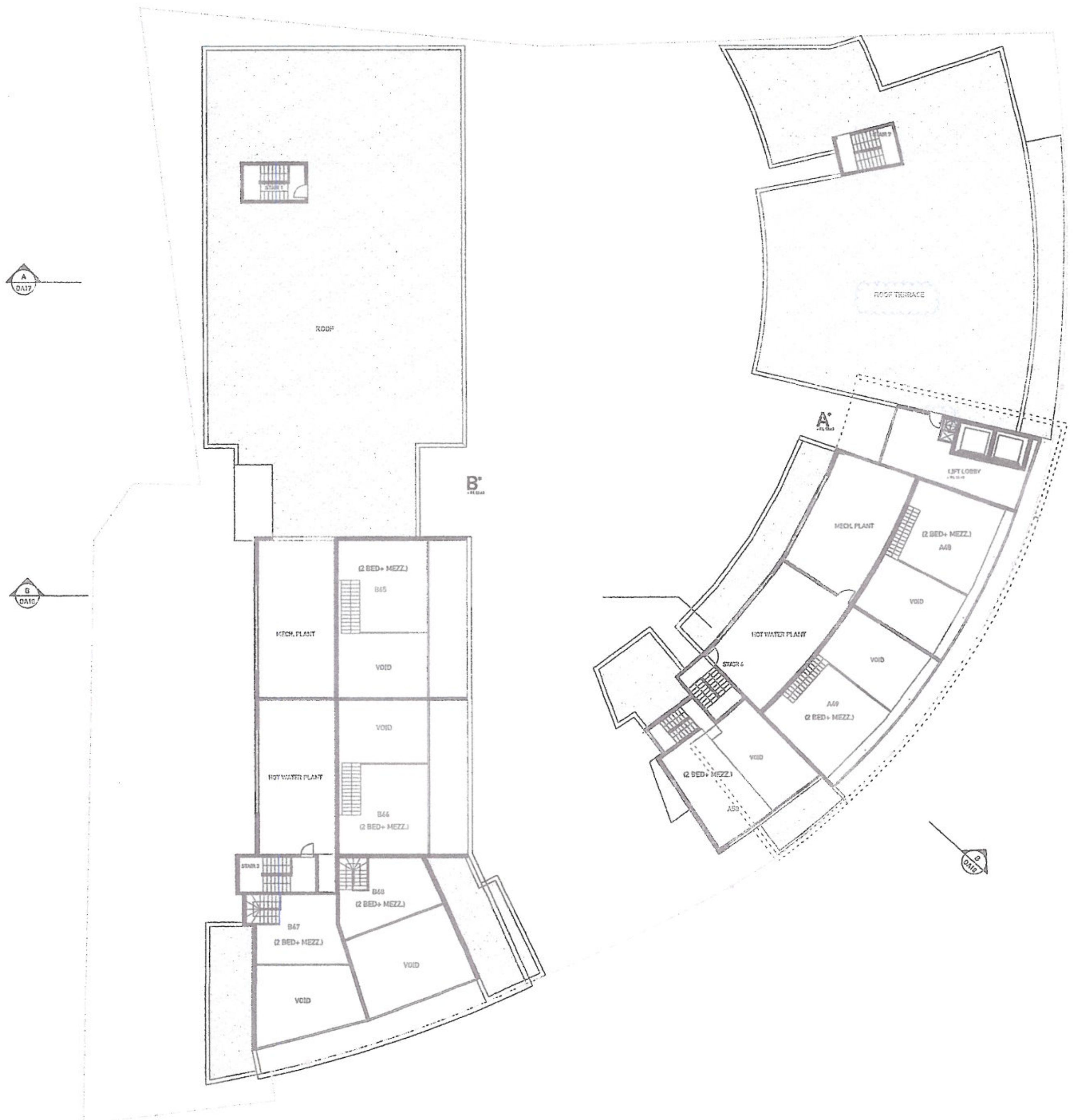
Level 5
48-72 Wentworth Avenue
Surry Hills

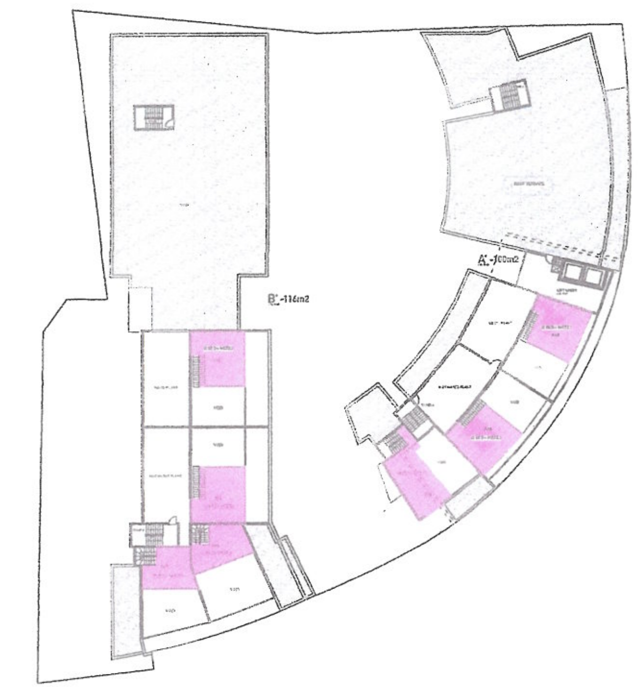
T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	LEVEL 8 PLAN 1:200@A1	0912	DA 15	C





LEVEL MEZZANINE

UNITS

	BUILDING A	BUILDING B	TOTAL
1 BED	-	-	-
1 BED + OFFICE	-	-	-
2 BED	-	-	-
2 BED + MEZZ.	-	-	-
3 BED	-	-	-
TOTAL	-	-	-
G.F.A (m2)	100	116	216

SHADED AREA DENOTES EXTENT OF GROSS FLOOR AREA

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/07/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects pty ltd Russell Olsson Registered Architect 7079

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

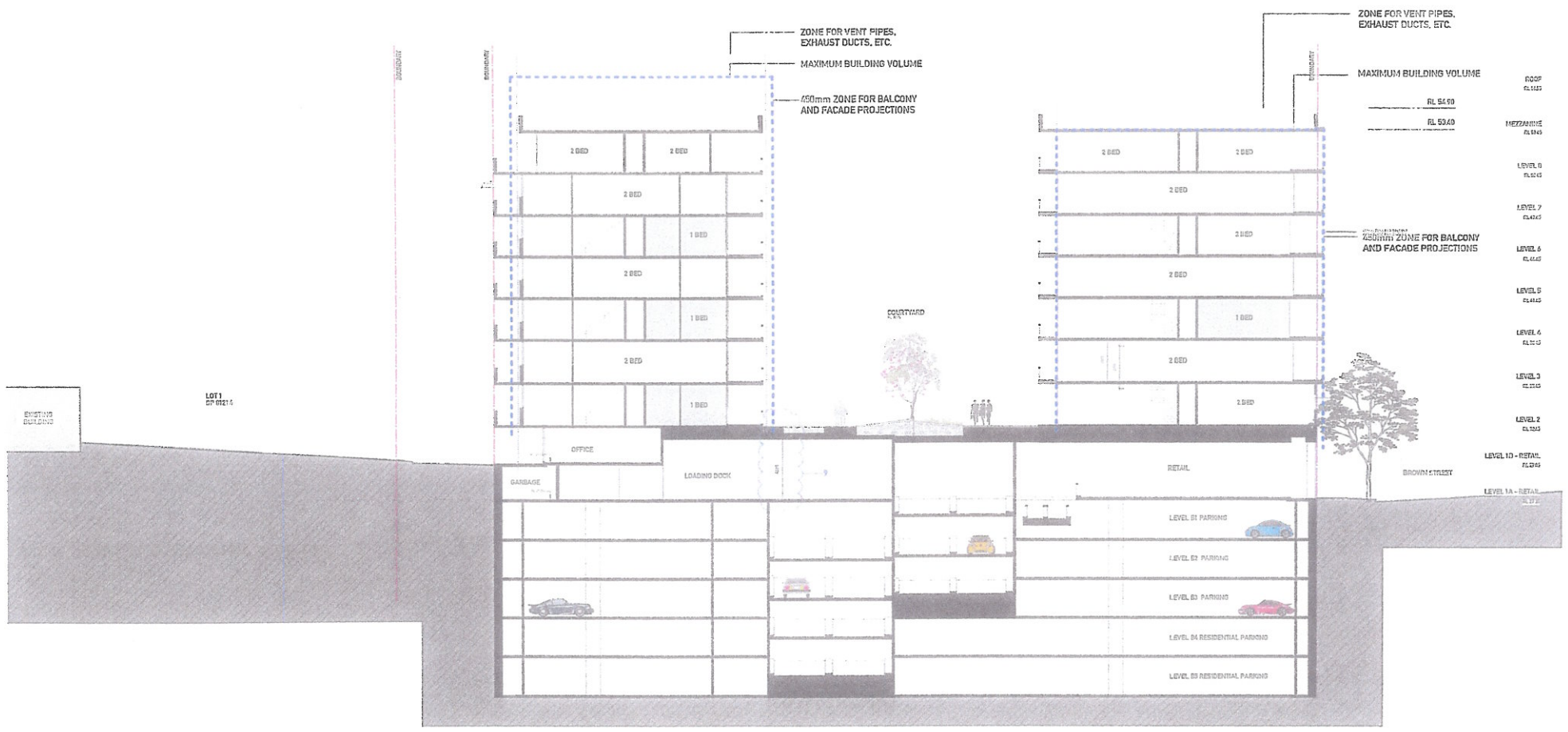
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE: MAY 2010

TITLE: MEZZANINE PLAN
1:200@A1

JOB NO	DWG NO	ISSUE
0912	DA 16	C



SECTION AA

Ashfield Council
16 DEC 2010
Application No.
2010/391

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	07/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7079

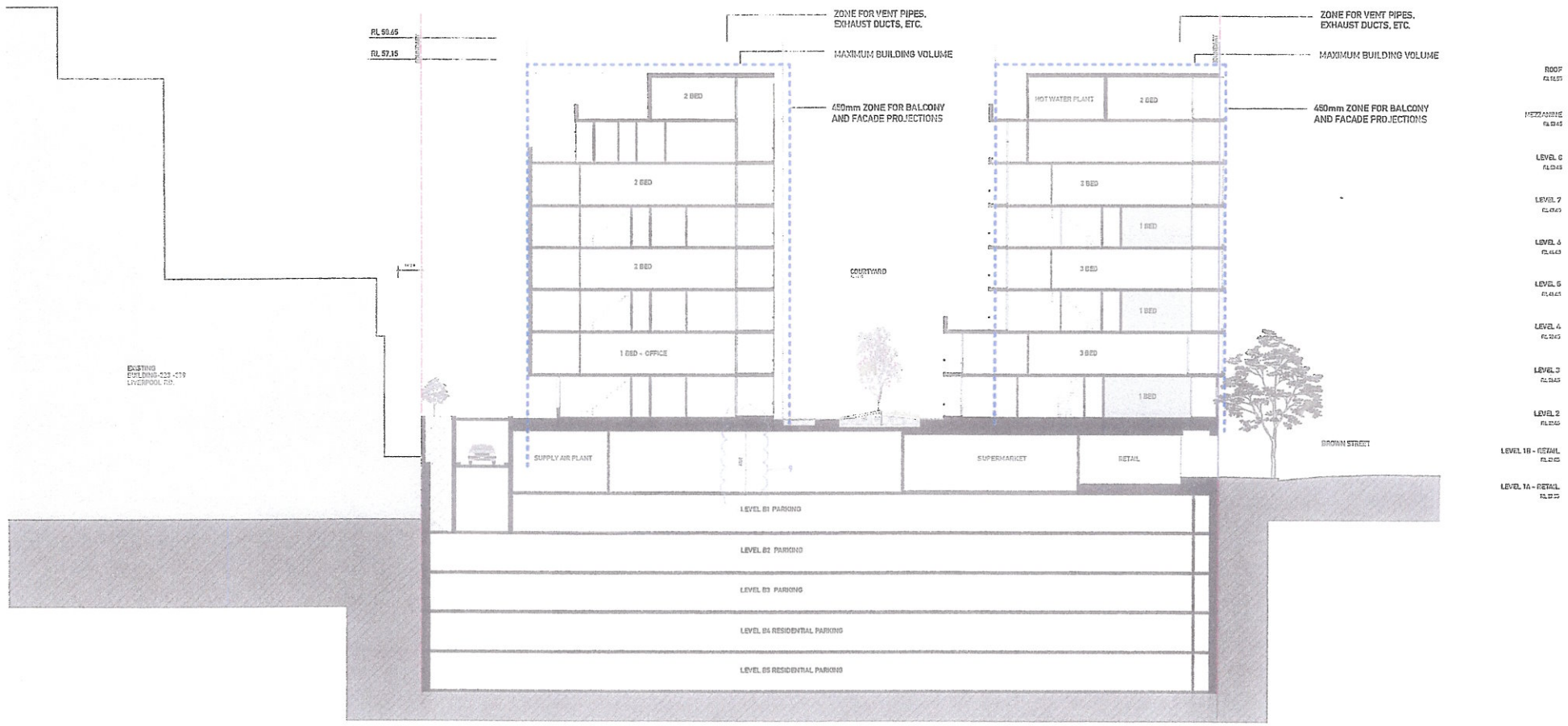
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	SECTION AA 1:200@A1	0912	DA 17	B



SECTION BB

Ashfield Council
15 DEC 2010
application no.
2010/560

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	26/05/10
B	REVISED DA SUBMISSION	02/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7309

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	SECTION BB 1:200@A1	0912	DA 18	B

ELEVATION - SOUTH (BROWN STREET)

LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
A	PAINT & SKIM COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	I	DIVIDER TO PANELLED PREFAB WALL	PAINT FINISH-COLOUR 2*
B	FACE BRICK	GERTRUDIS BROWN	J	COMPOSITE METALLIC PANEL	'ALUCABOND' SILVER METALLIC
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-9*
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-9*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
G	STANDARD HIGH PERFORMANCE GLASS	CLEAR**	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 2*
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS	P	SELECTED BRICK TILE OR CONCRETE	DANDI NORTESON 'BLUE SKIN SPOT'

* REFER TO DASH FOR COLOUR REFERENCE
** REFER TO DASH SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects pty ltd Russell Olsson Registered Architect 7079

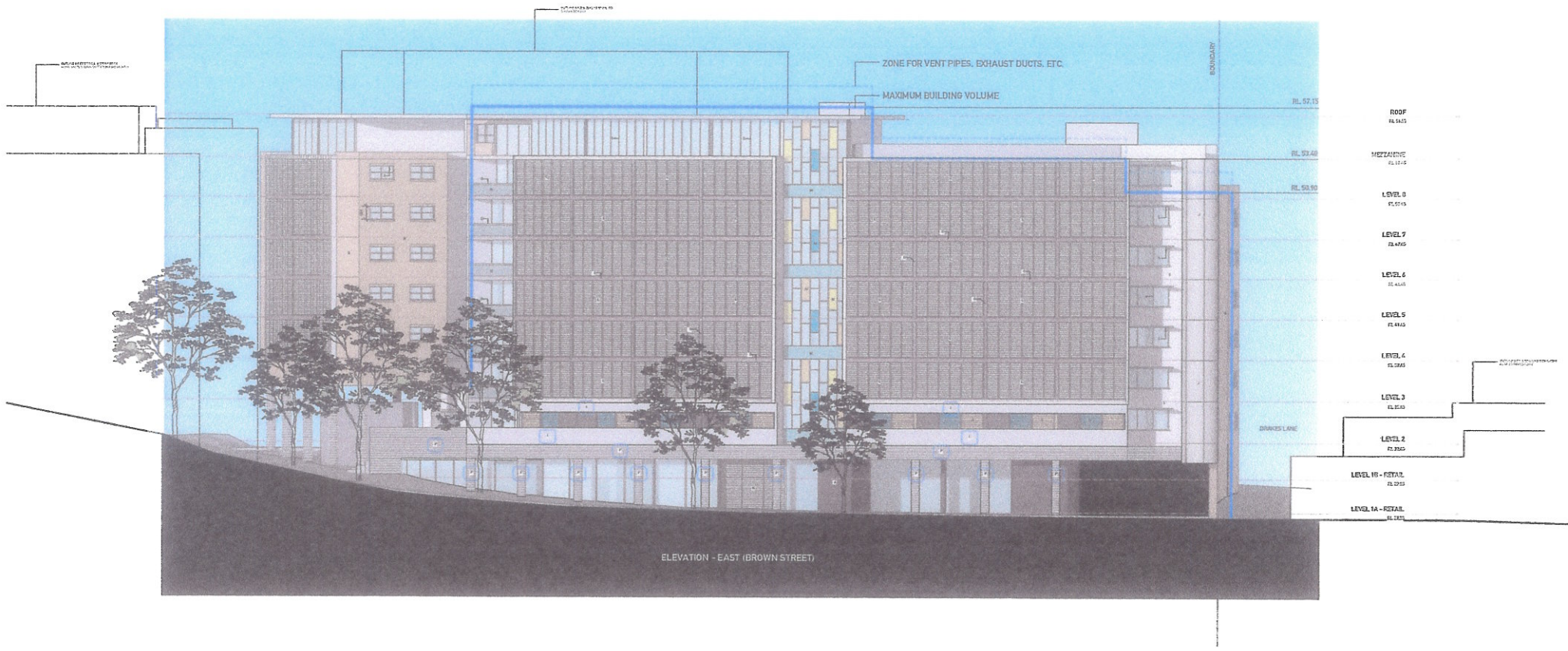
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION - SOUTH 1:200@A1	0912	DA 19	C



LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
A	PAINT & SKIM COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	I	RENDER TO PANELLED PREFAB. WALL	PAINT FINISH-COLOUR 2*
B	FACE BRICK	GERTRUDIS BROWN	J	COMPOSITE METALLIC PANEL	'ALUCABOND' SILVER METALLIC
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-8*
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-8*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
G	STANDARD 6MM PERFORMANCE GLASS	CLEAR**	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 2*
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS	P	SELECTED BRICK TILE ON CONCRETE	DANELL BORRISKEN 'BLUE IRON SPOT'

* REFER TO DADS FOR COLOUR REFERENCE
** REFER TO DASIX SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	03/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects Russell Olsson Registered Architect 7029

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION - EAST 1:200@A1	0912	DA 20	C

LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
A	PAINT & SKIM COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	I	BRIDGE TO PANELLISED PREFAB. WALL	PAINT FINISH-COLOUR 1*
B	FACE BRICK	GERTRUDIS BROWN	J	COMPOSITE METALLIC PANEL	'ALUCABOND' SILVER METALLIC
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-8*
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-8*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
G	STANDARD HIGH PERFORMANCE GLASS	CLEAR**	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 1*
H	GLASS BALUSTRADE	CLEAR TOUCHED GLASS	P	SELECTED BRICK TILE ON CONCRETE	DARKEL FIRECRESTED BLUE (NON GLC)

* REFER TO DA08 FOR COLOUR REFERENCE
** REFER TO DA08 SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	30/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects
Russell Olsson Registered Architect 3079

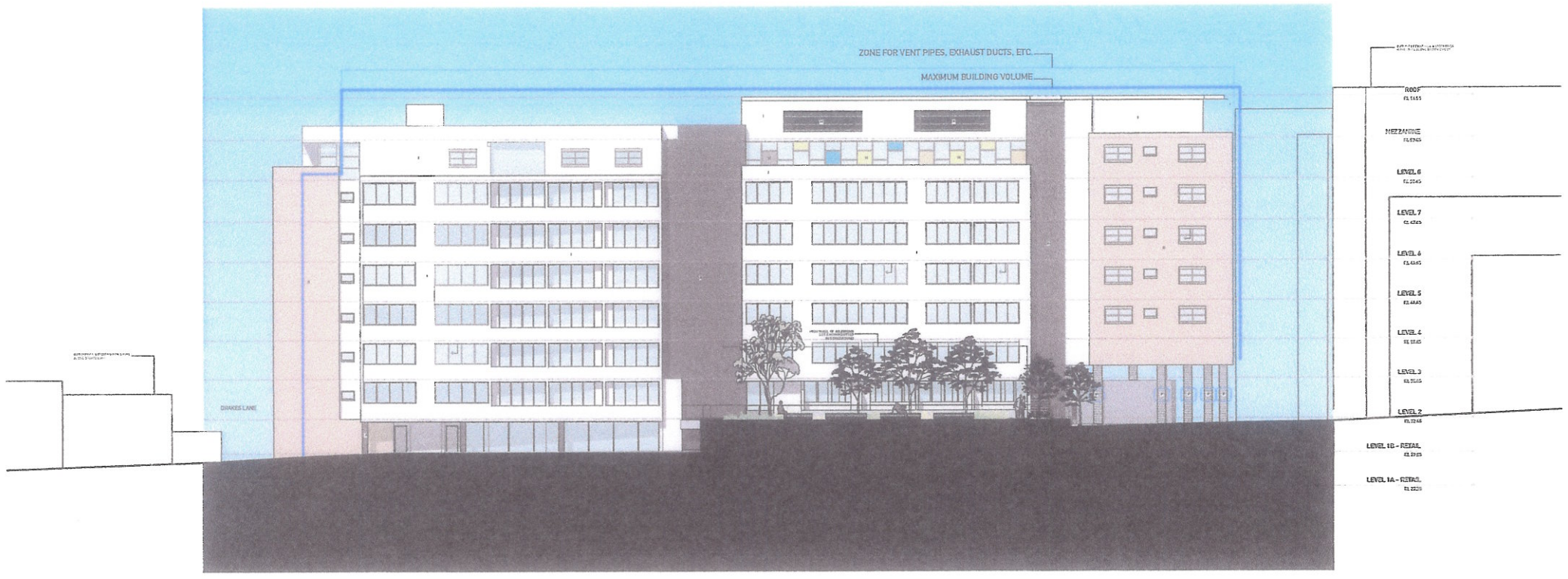
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION - NORTH 1:200@A1	0912	DA 21	C



LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
			I	RENDER TO PANELISED PREFAB. WALL	PAINT FINISH-COLOUR 2*
A	PAINT & SKIM COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	J	COMPOSITE METALLIC PANEL	'ALUCADDOR' SILVER METALLIC
B	FACE BRICK	GERTRUDIS BROWN	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-6*
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-6*	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 2*
G	STANDARD/HIGH PERFORMANCE GLASS	CLEAR**	P	SELECTED BRICK TILE ON CONCRETE	DANIEL PEDERSON 'BLUE HIGH SPOT'
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS			

* REFER TO DASH FOR COLOUR REFERENCE
** REFER TO DASH SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7099

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION - WEST 1:200@A1	0912	DA 22	C

LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
			I	RENDER TO PANELISED PREFAB. WALL	PAINT FINISH-COLOUR 2*
A	PAINT & SEAL COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	J	COMPOSITE METALLIC PANEL	'ALUCABOND' SILVER METALLIC
B	FACE BRICK	GERTRUDIS BROWN	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	L	NOISE EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-9*
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-9*	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 1*
G	STANDARD NON PERFORMANCE GLASS	CLEAR**	P	SELECTED BRICK TILE ON CONCRETE	DANIEL ROBERTSON 'BLUE HIGH EFFECT'
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS			

* REFER TO DA05 FOR COLOUR REFERENCE
** REFER TO DA06 SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	30/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects Russell Olsson Registered Architect 7079

Level 5
60-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION -EAST (COURTYARD) 1:200@A1	0912	DA 23	C

Ashfield Council

03 DEC 2010

Application no.

20 10 / 301

LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
A	PAINT & SIGN COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	I	RENDER TO PANELISED PREFAB. WALL	PAINT FINISH-COLOUR 3*
B	FACE BRICK	GENTRICHS BROWN	J	COMPOSITE METALLIC PANEL	"ALUCABOND" SILVER METALLIC
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 2*	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-7*
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-6*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
G	STANDARD/HIGH PERFORMANCE GLASS	CLEAR**	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 4*
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS			

* REFER TO BASIX FOR COLOUR REFERENCE
** REFER TO BASIX SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	03/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7077

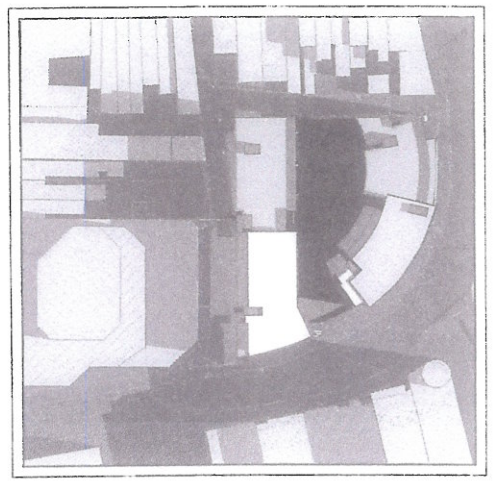
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

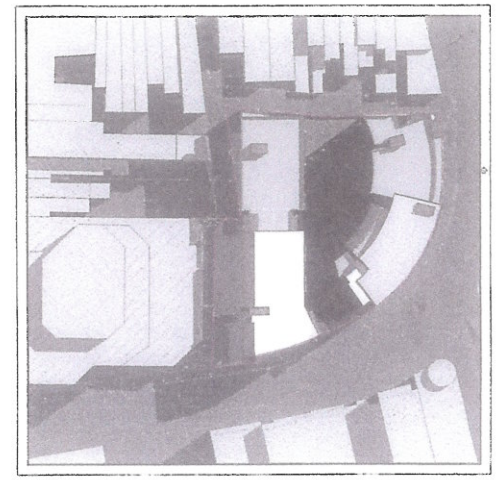
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

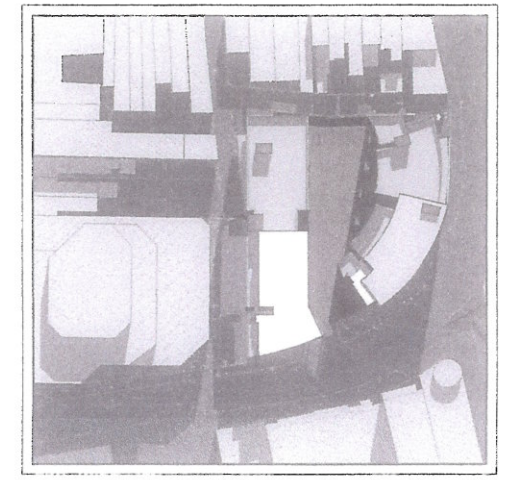
DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ELEVATION - WEST (COURTYARD) 1:200@A1	0912	DA 24	B



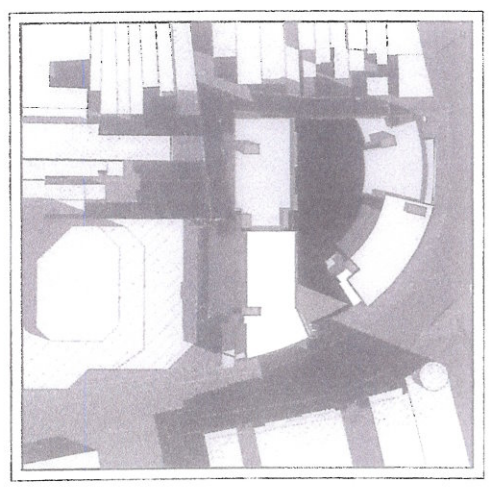
9 am - midwinter



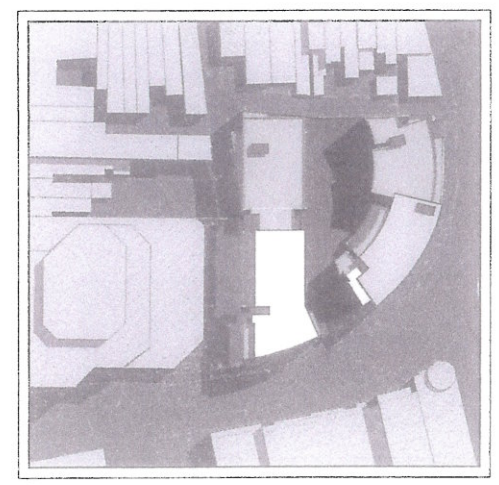
12 pm - midwinter



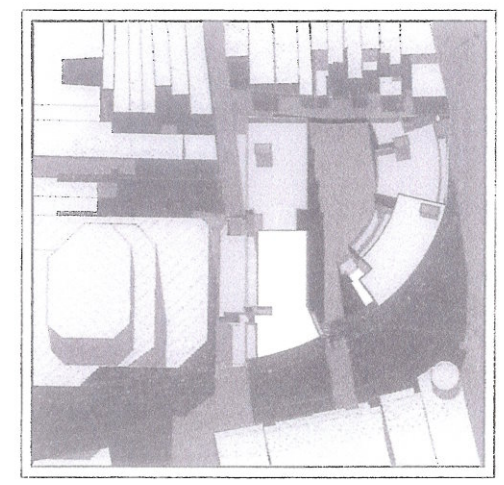
3 pm - midwinter



9 am - equinox



12 pm - equinox



3 pm - equinox

Ashfield Council
DEC 2010
application no
2010

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/03/10
B	REVISED DA SUBMISSION	05/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7072

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	SHADOW DIAGRAMS 1:1000@A1	0912	DA 25	B

A

M+F

M+F

I

M+F

E

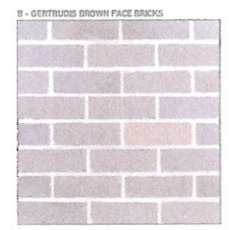
M+F

D

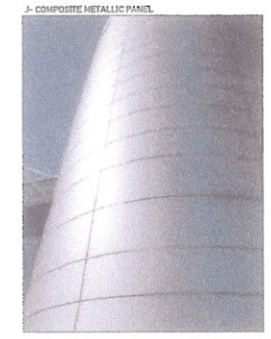
M+F

P

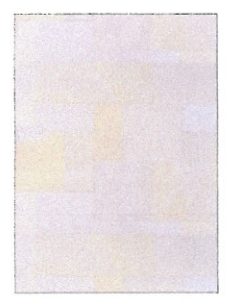
B - GERTRUDIS BROWN FACE BRICKS



J- COMPOSITE METALLIC PANEL

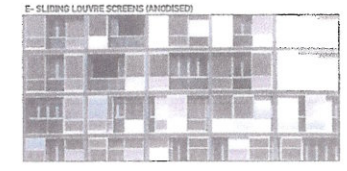


C, D, K, L & N- ANODISED ALUMINIUM (CLEAR)



L - HORIZ. EXTRUDED ALUM. SUN SHADE

E- SLIDING LOUVRE SCREENS (ANODISED)



F- SLIDING LOUVRE SCREENS (POWDER COATED)

LEGEND TO MATERIALS AND FINISHES

CODE	DESCRIPTION	FINISH / COLOUR			
A	PAINT & SIGN COAT TO OFF FORM CONCRETE	PAINT FINISH-COLOUR 1*	I	RENDER TO PANELISED PREFAB. WALL	PAINT FINISH-COLOUR 2*
B	FACE BRICK	GERTRUDIS BROWN	J	COMPOSITE METALLIC PANEL	'ALUCABOND' SILVER METALLIC
C	WINDOW & DOOR FRAMES	ANODISED ALUMINIUM (CLEAR)	K	LOUVRE GRILLE	ANODISED ALUMINIUM (CLEAR)
D	BALUSTRADE FRAMES	ANODISED ALUMINIUM (CLEAR)	L	HORIZ. EXTRUDED ALUM. SUN SHADE	ANODISED ALUMINIUM (CLEAR)
E	SLIDING LOUVRE SCREENS	ANODISED ALUMINIUM-COLOUR 3*	M	SERAPHIC COLOURED GLASS	SERAPHIC GLASS-COLOURS 5-9*
F	SLIDING LOUVRE SCREENS	POWDER COATED-COLOURS 5-9*	N	GARAGE DOOR / SECURITY GRILLE	ANODISED ALUMINIUM (CLEAR)
G	STANDARD HIGH PERFORMANCE GLASS	CLEAR**	O	PAINT AND RENDER TO SLAB EDGE / WALL	PAINT FINISH-COLOUR 4*
H	GLASS BALUSTRADE	CLEAR TOUGHENED GLASS	P	SANDSTONE CLADDING ON CONCRETE	-

* REFER TO DA25 FOR COLOUR REFERENCE
** REFER TO BASIX SPECIFICATION

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/10
B	REVISED DA SUBMISSION	02/12/10
C	REVISED DA SUBMISSION	11/03/11
D	REVISED DA SUBMISSION	15/07/11

CLIENT

Tourmo Group

ARCHITECT

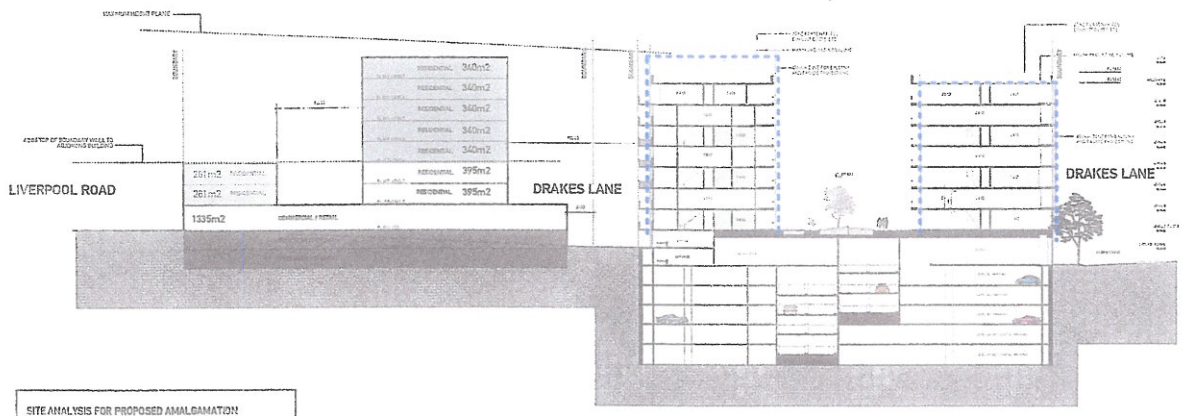
olsson& associatesarchitects pty ltd Russell Olsson Registered Architect 7079

Level 5
48-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

2A BROWN STR
ASHFI

DATE TITLE JOB NO DWG NO



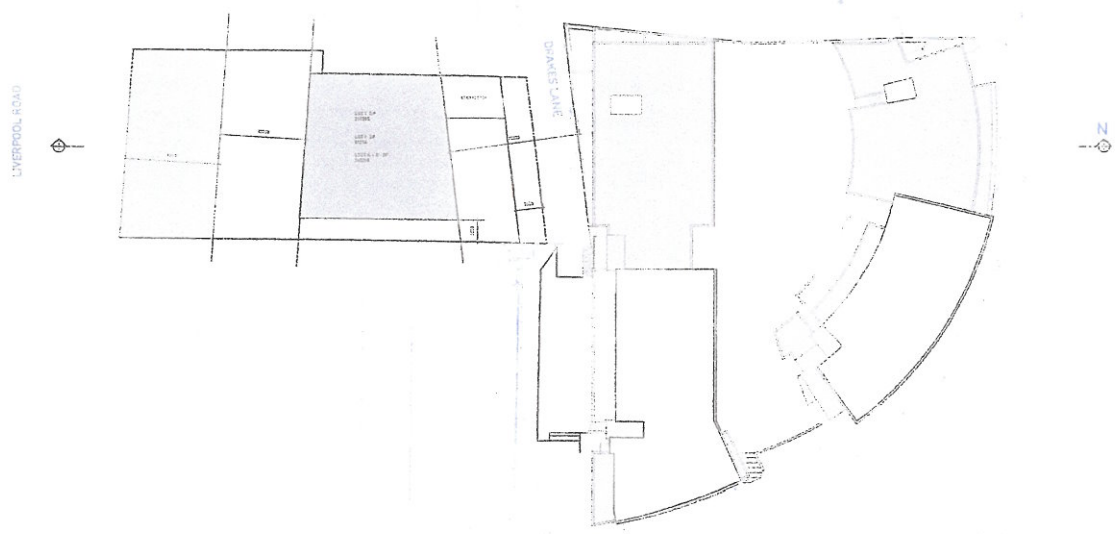
SECTION CC

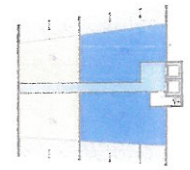
SITE ANALYSIS FOR PROPOSED AMALGAMATION
OF LOT 10P215335, LOT 1 DP 81214, AND
LOTS A + B DP 345210

SITE AREA = 1461m2

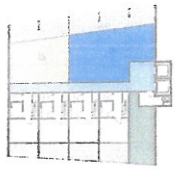
MAX G.F.A. FOR 3.1 F.S.R. = 4333 m2

PROPOSED G.F.A. = 4397 m2

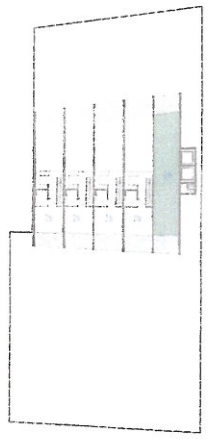




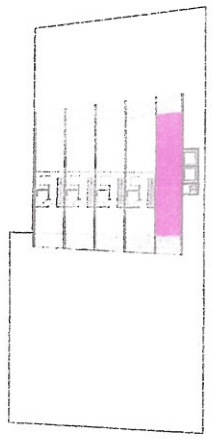
RL 53.9 - LEVEL 7



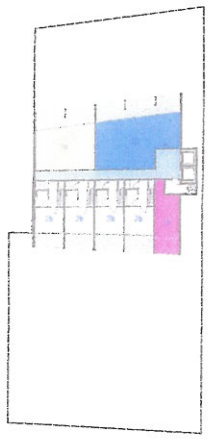
RL 50.9 - LEVEL 6



RL 47.9 - LEVEL 5 (335m2)

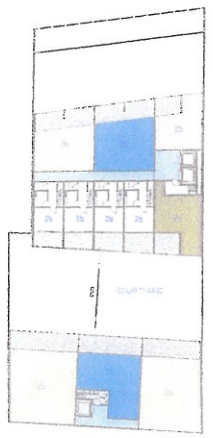


RL 44.9 - LEVEL 4 (335m2)

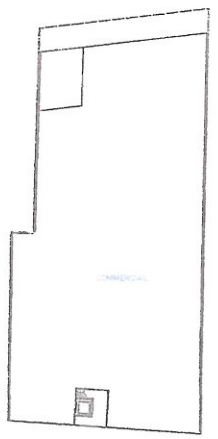


RL 41.9 - LEVEL 3 (335m2)

RL 38.9 - LEVEL 2 (656m2)



RL 35.9 - LEVEL 1 (656m2)



RL 32.3 - GRD (1328m2)

Ashfield Council
15 DEC 2010
Approved for DA
20/10/2011

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/10
B	REVISED DA SUBMISSION	09/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7079

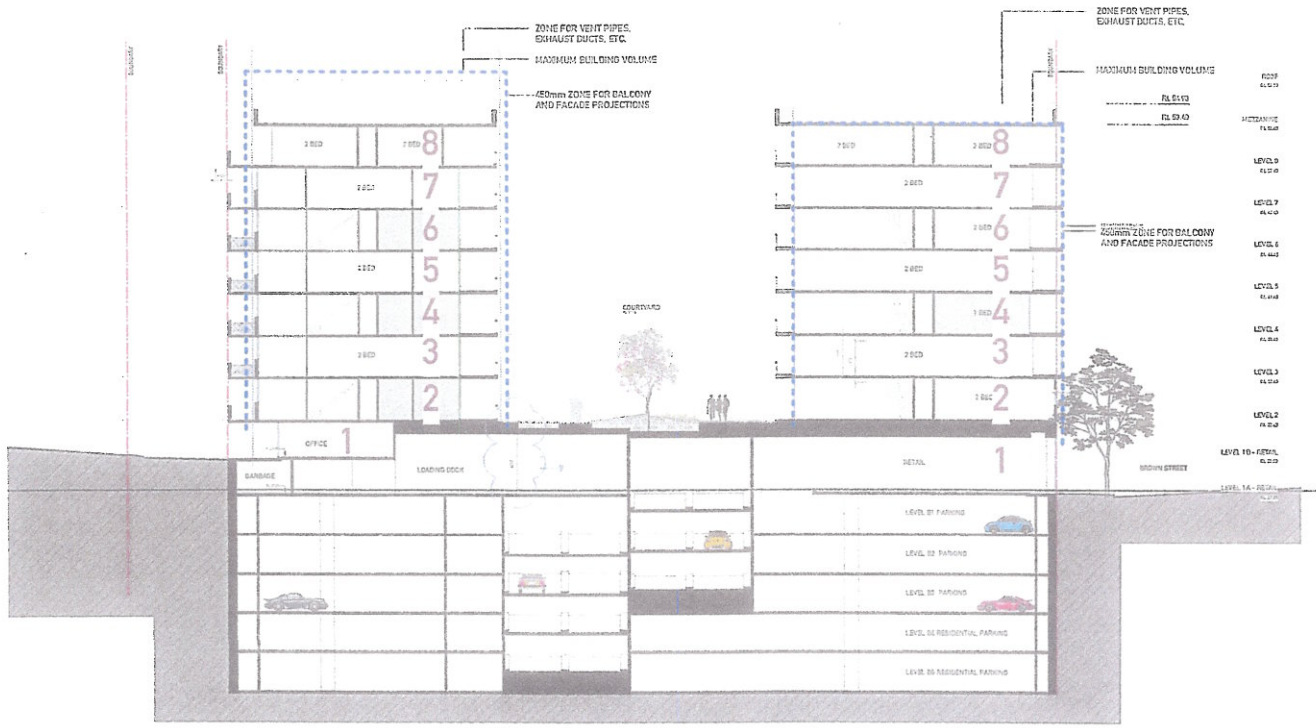
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

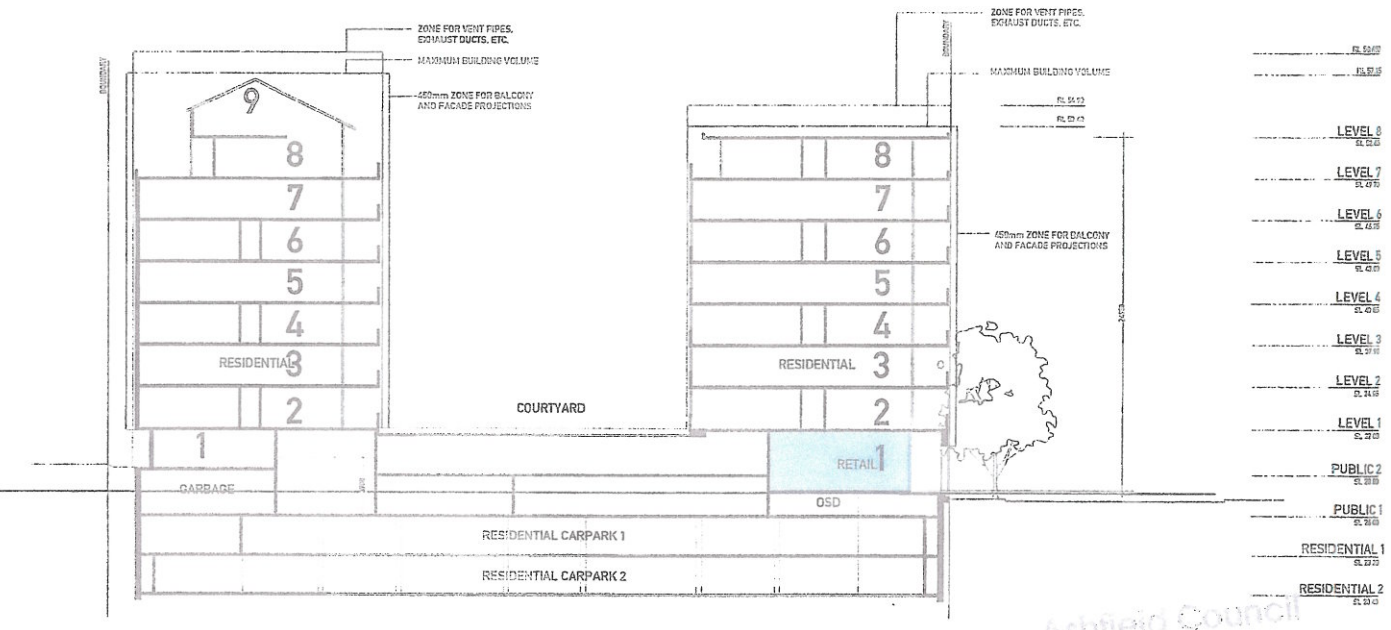
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ENVELOPE STUDY 1:500@A1	0912	DA 27	B

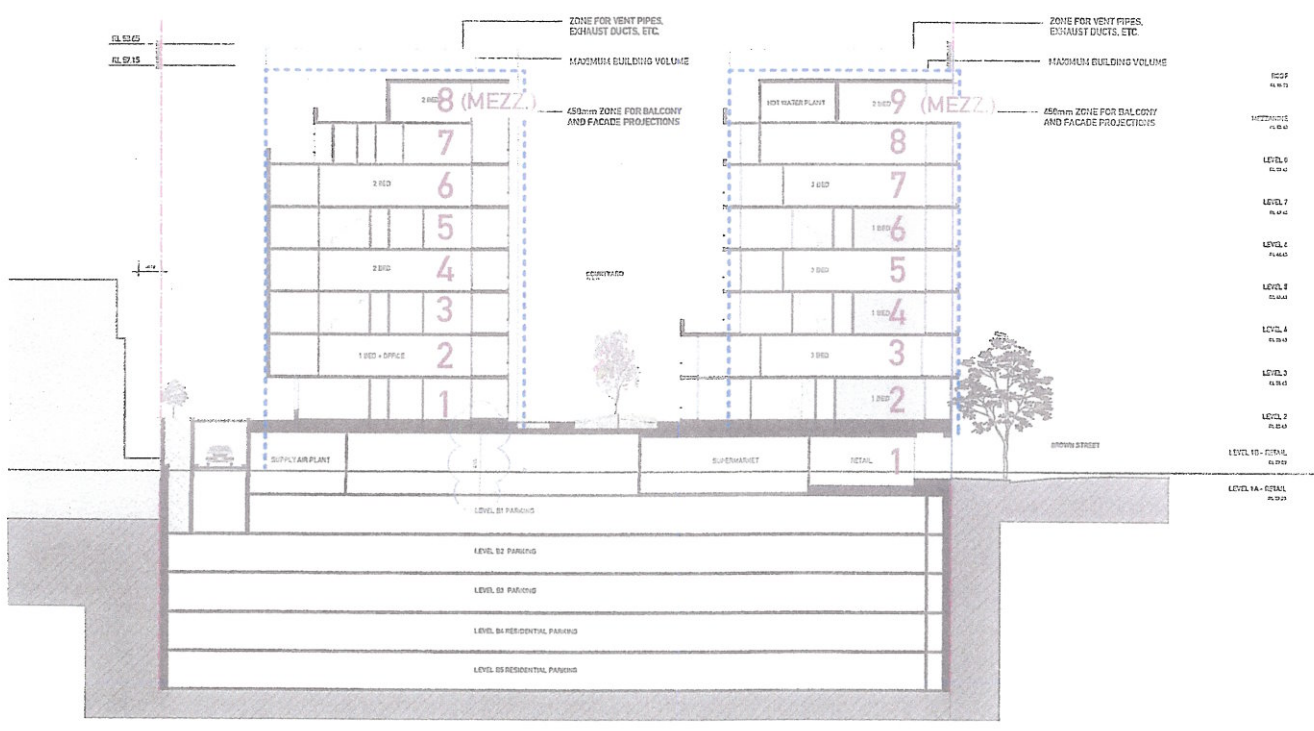


SECTION AA - DA PROPOSAL

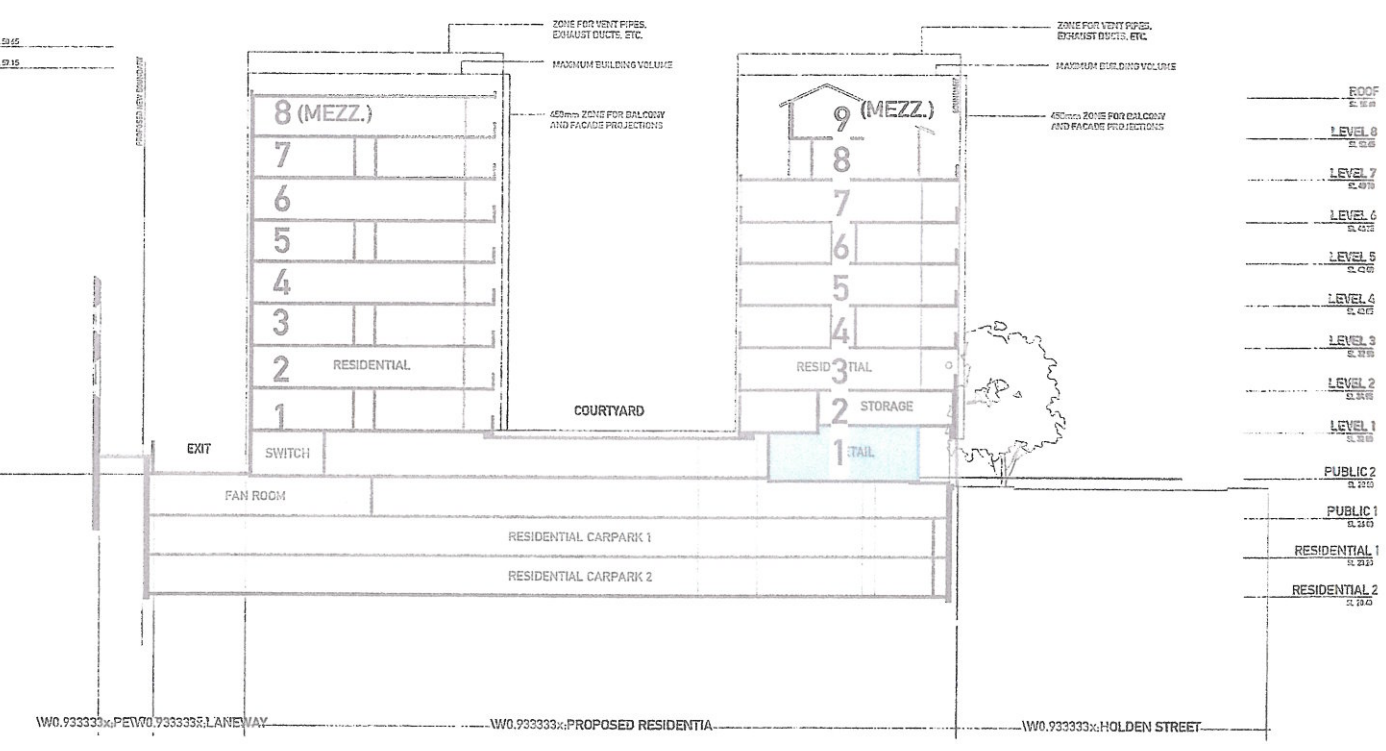


SECTION AA - APPROVED MASTERPLAN

Ashfield Council
06 DEC 2010
Application No
2010/...



SECTION BB - DA PROPOSAL



SECTION BB - APPROVED MASTERPLAN

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	24/05/10
B	REVISED DA SUBMISSION	03/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7809

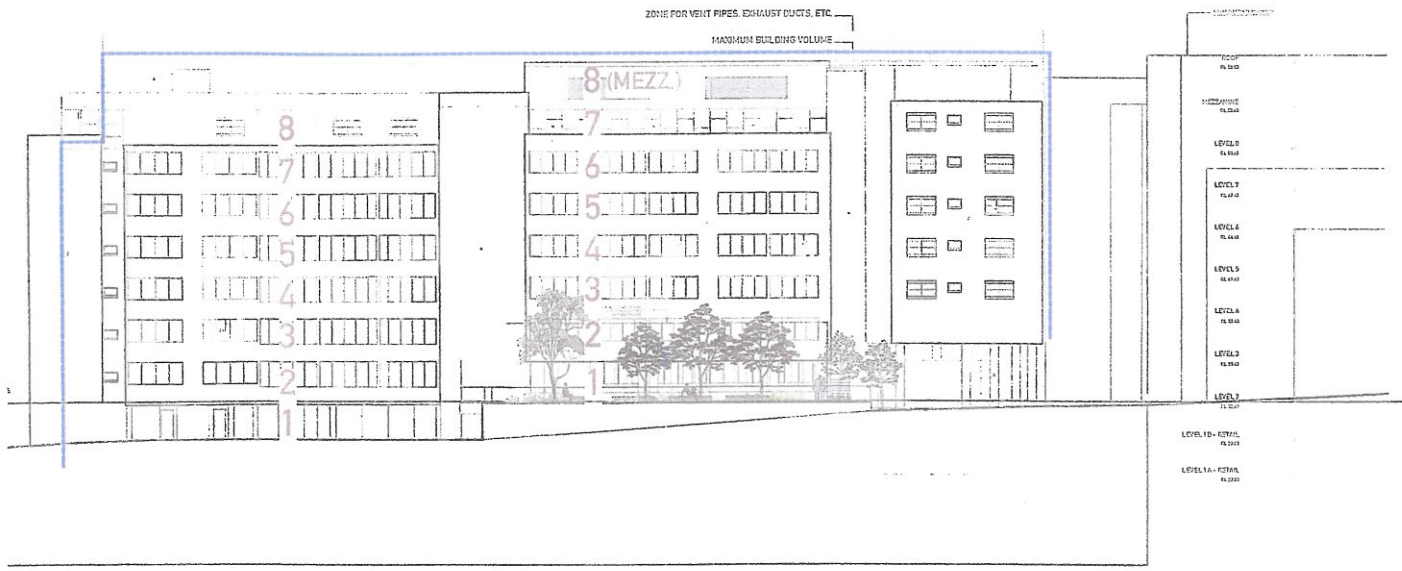
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

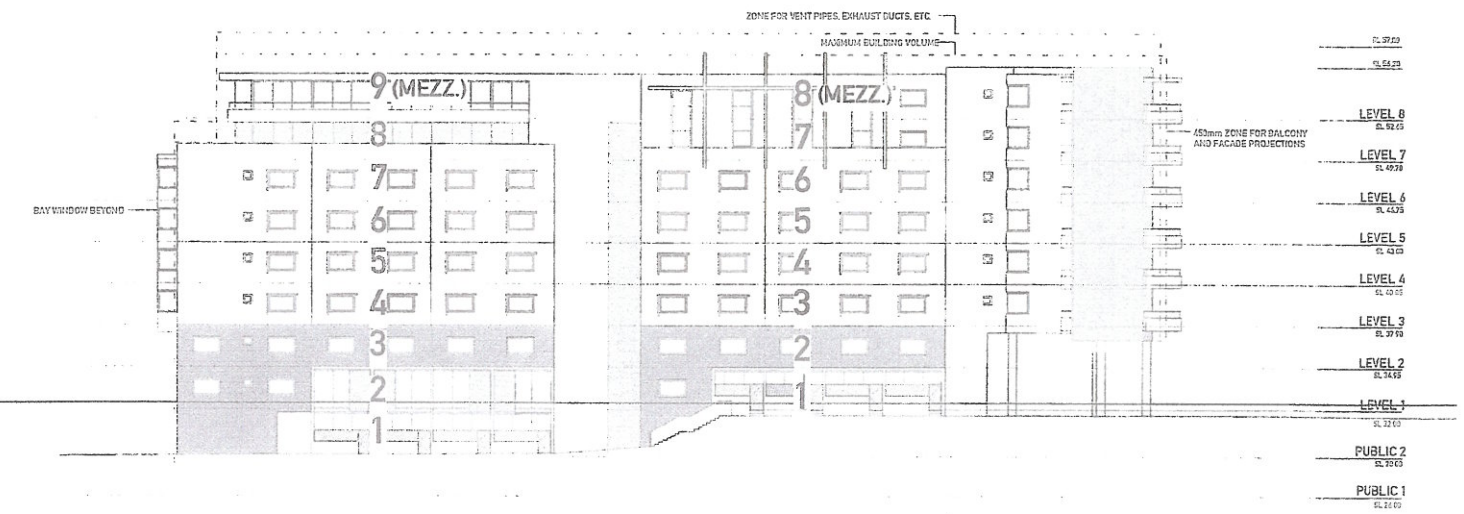
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

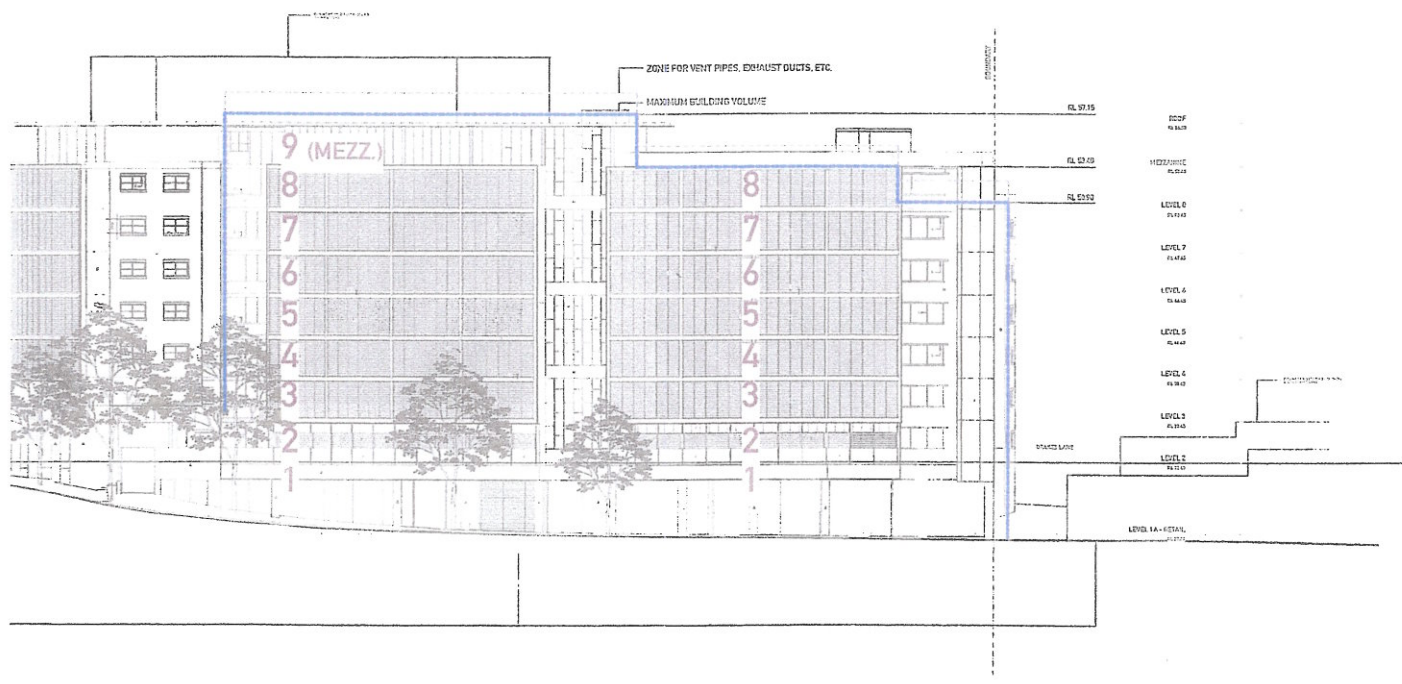
DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	MASTERPLAN HEIGHT ANALYSIS 1:250@A1	0912	DA 28	B



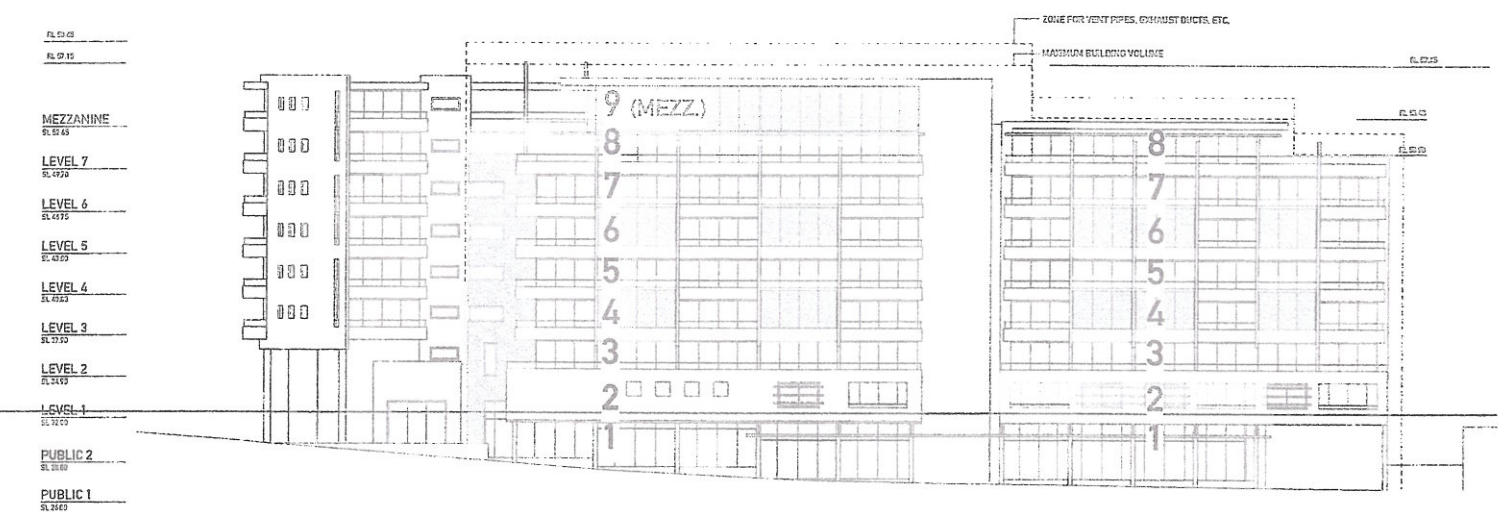
DRAKES LANE ELEVATION - DA PROPOSAL



DRAKES LANE ELEVATION - APPROVED MASTERPLAN



ELEVATION - EAST (BROWN STREET) - DA PROPOSAL



ELEVATION - EAST (BROWN STREET) -APPROVED MASTERPLAN

Ashfield Council
16 DEC 2010
Application No:
2010/339

ISSUE	DESCRIPTION	DATE
A	DA SUBMISSION	20/05/10
B	REVISED DA SUBMISSION	05/12/10

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects PTY LTD Russell Olsson Registered Architect 7679

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

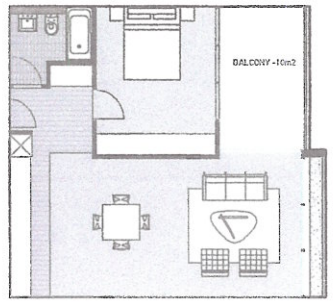
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

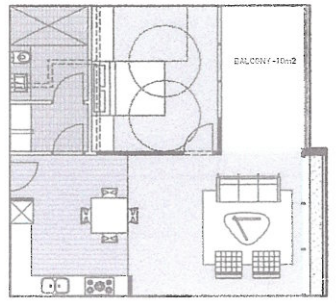
2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	MASTERPLAN HEIGHT ANALYSIS 1:250@A1	0912	DA 29	B

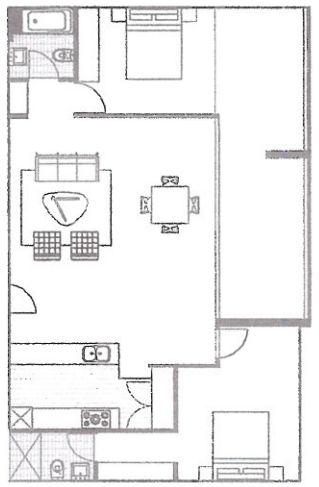
ADAPTABLE | ACCESSIBLE

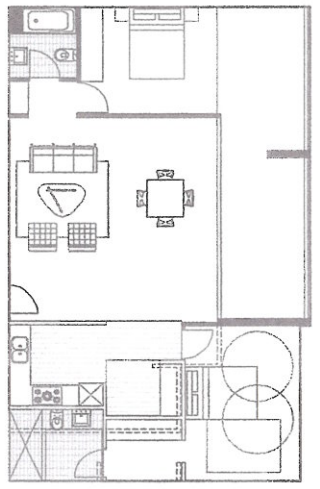
UNITS B14, B16, B17, B34, B36, B55 + B57



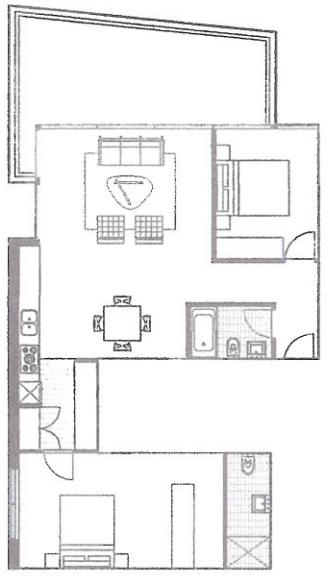


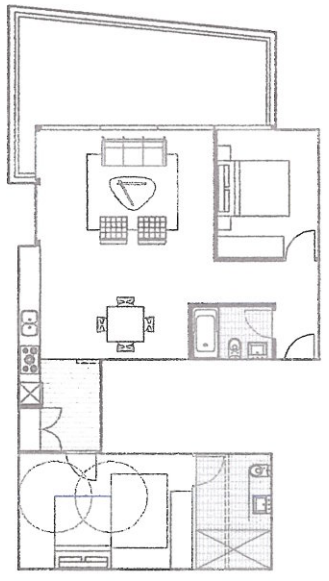
UNIT B63





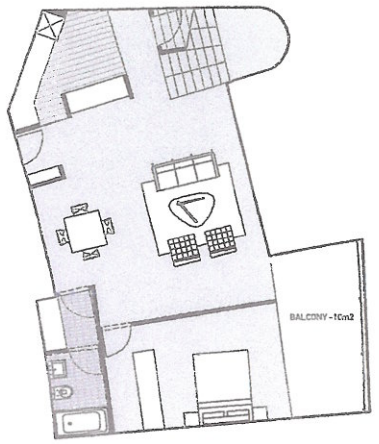
UNIT B61

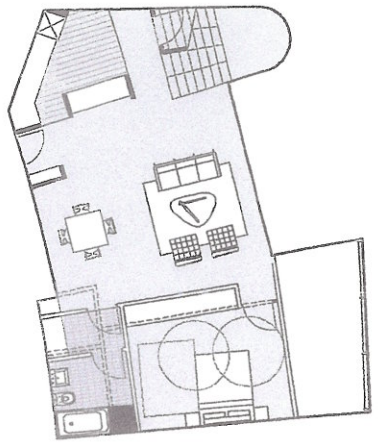




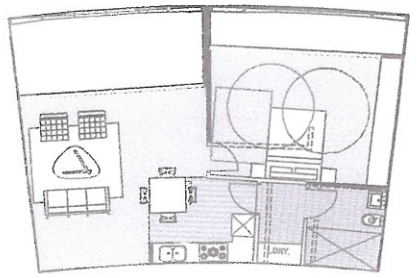
ADAPTABLE | ACCESSIBLE

UNITS A11, A26 + A41





UNITS A28, A29, A43 + A44



ADAPTABLE APARTMENTS CONVERSION TO ACCESSIBLE APARTMENTS

LEGEND TO WALL TYPES

WALLS TO BE DEMOLISHED FOR CONVERSION TO AN ACCESSIBLE APARTMENT

WALLS TO BE BUILT FOR CONVERSION TO AN ACCESSIBLE APARTMENT

UNALTERED INTERNAL WALLS OF ADAPTABLE / ACCESSIBLE APARTMENT

ISSUE	DESCRIPTION	DATE
A	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson& associatesarchitects Russell Olsson Registered Architect 7099

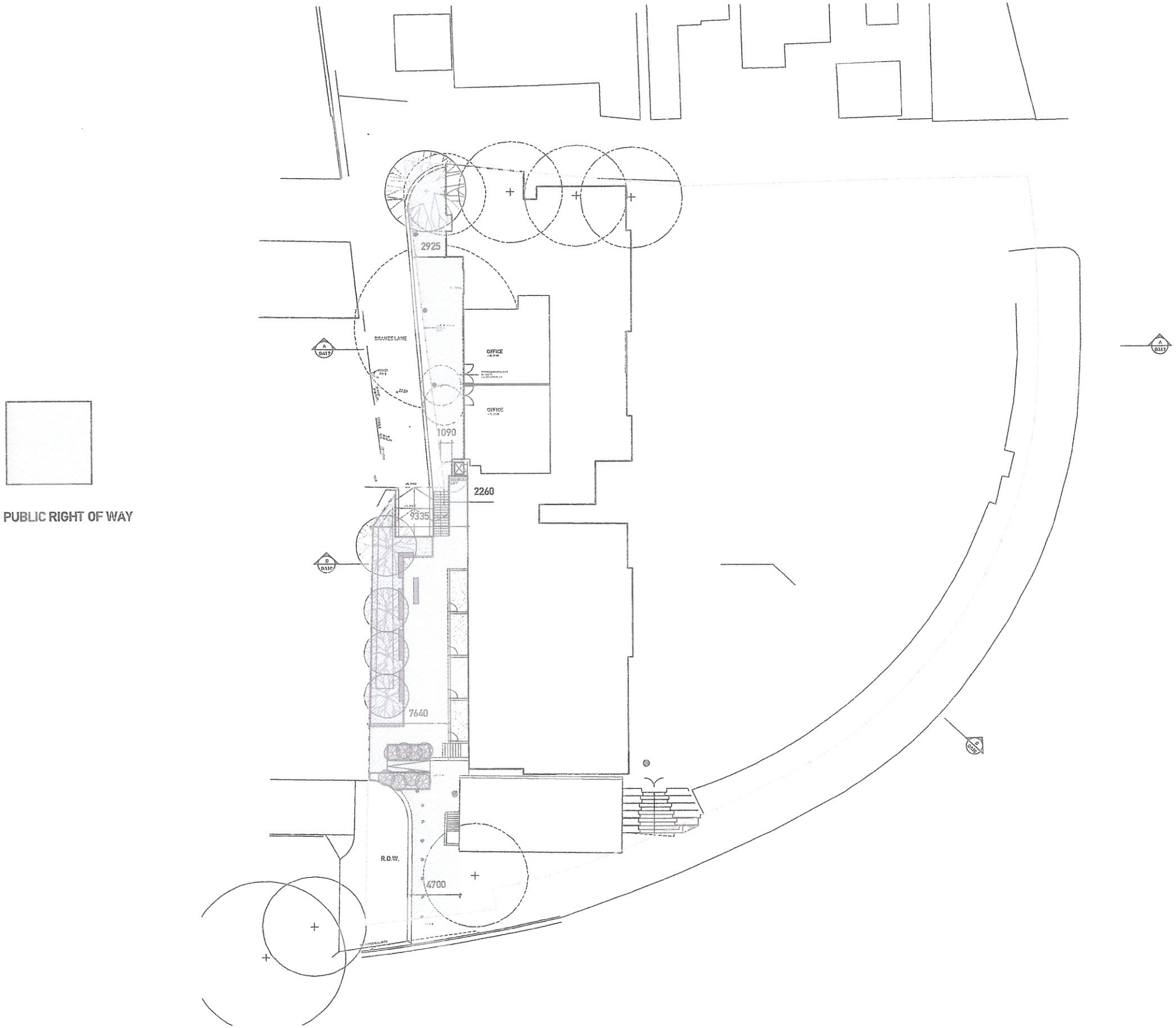
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	ADAPTABLE APARTMENTS 1:100@A1	0912	DA 30	A



ISSUE	DESCRIPTION	DATE
A	REVISED DA SUBMISSION	11/05/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7879

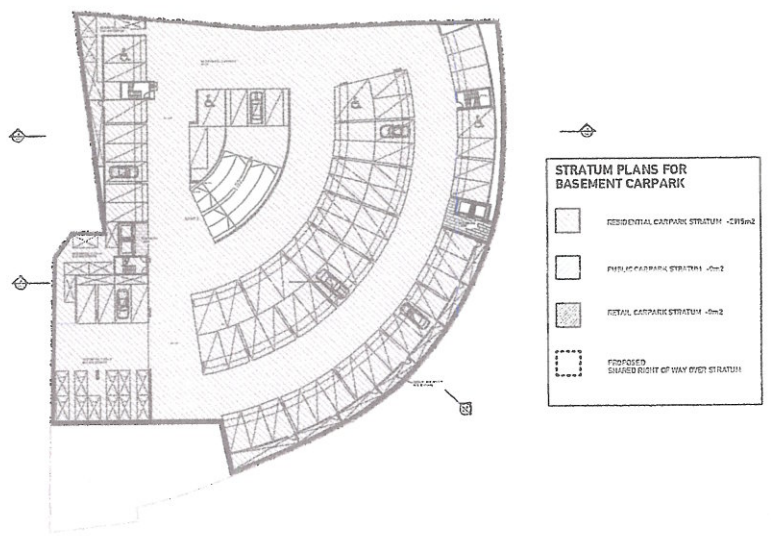
Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

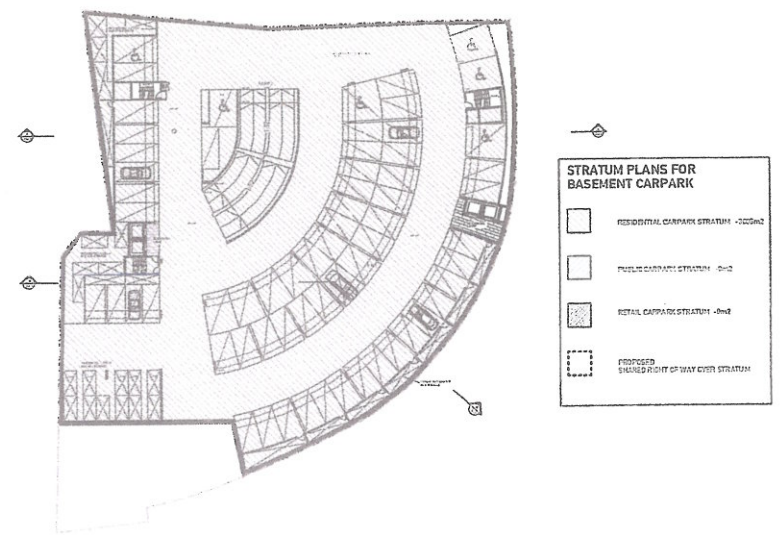
© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

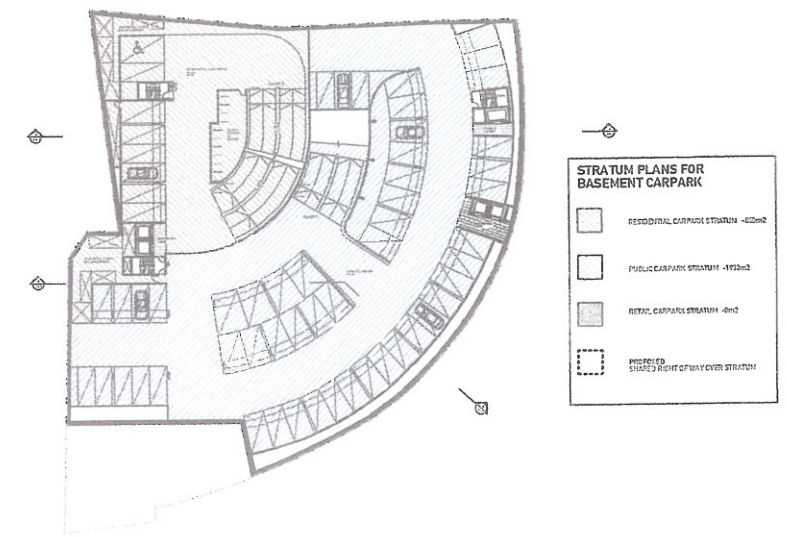
DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	PUBLIC RIGHT OF WAY PLAN	0912	DA 31	A



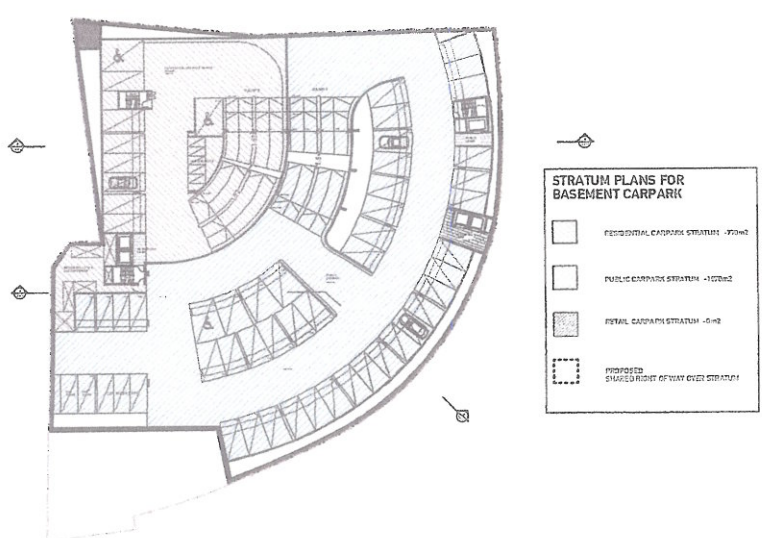
LEVEL B5



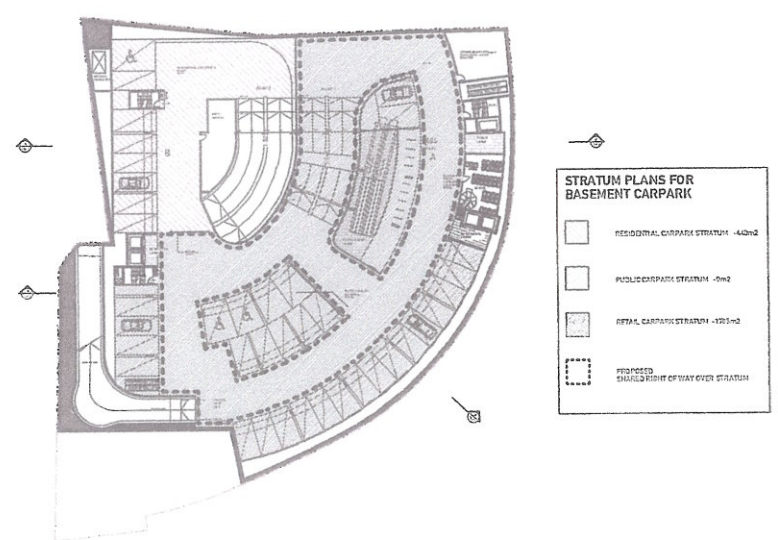
LEVEL B4



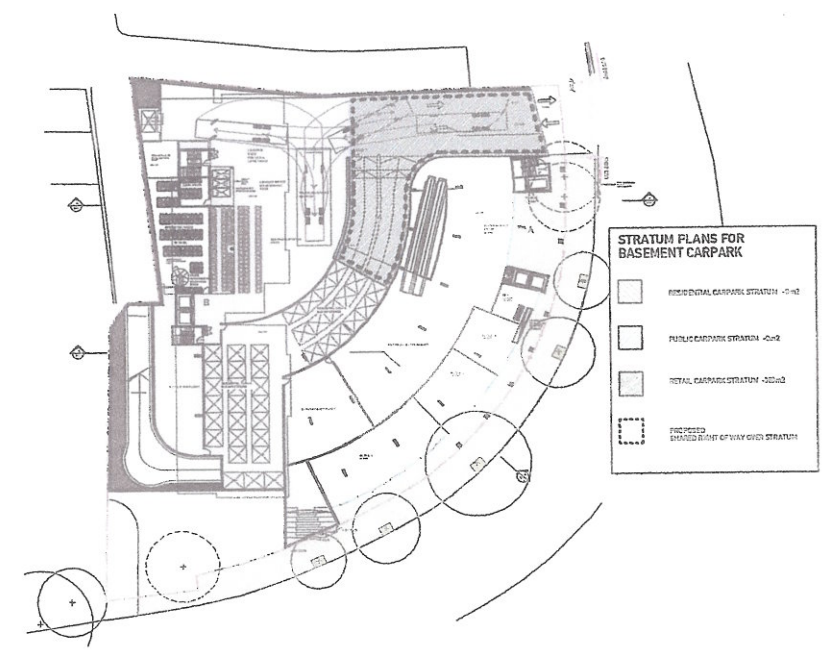
LEVEL B3



LEVEL B2



LEVEL B1



LEVEL 1A

ISSUE	DESCRIPTION	DATE
A	REVISED DA SUBMISSION	11/03/11

CLIENT

THE YOUMA GROUP

ARCHITECT

olsson & associates architects PTY LTD Russell Olsson Registered Architect 7099

Level 5
68-72 Wentworth Avenue
Surry Hills

T 02 9281 0181
F 02 9281 3171
E info@olssonassociates.com.au

© Copyright in all documents and drawings prepared by Olsson & Associates Architects and in any works executed from those documents and drawings shall remain the property of Olsson & Associates Architects or on creation vest in Olsson & Associates Architects.

2A BROWN STREET
ASHFIELD

DATE	TITLE	JOB NO	DWG NO	ISSUE
MAY 2010	STRATUM PLANS	0912	DA 32	A