

43 OXFORD STREET

Epping

MIXED-USE DEVELOPMENT

S455 APPLICATION

Amendment to Development Consent D/646/2019
approved 7th September 2020

NatHERS Thermal Comfort Inclusions

Glazing Doors/Windows
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 4.80 (equal to or lower than) SHGC: 0.51 (±10%)
Group B – sliding doors/windows + fixed glazing + louvred windows
U-value: 4.80 (equal to or lower than) SHGC: 0.59 (±10%)

Unit 14.02
Group A – awning + bifold + casement windows + hinged glazed doors
U-value: 4.30 (equal to or lower than) SHGC: 0.47 (±10%)
Group B – sliding doors/windows + fixed glazing + louvred windows
U-value: 4.30 (equal to or lower than) SHGC: 0.53 (±10%)
Given values are AFRC total window system values (glass and frame)
Note: BASIX Thermal Comfort Protocol Table 3 SHGC value of the unit should be within +/-10% of the value specified for the default window selection on the certificate.

Roof and ceiling
Concrete roof with plasterboard ceiling and R2.5 insulation (insulation only value) where balconies and roof are above
Concrete between levels with plasterboard ceiling, no insulation required between neighboring units

External Colour
Medium (SA 0.50)

Ceiling Penetrations
Sealed LED downlights at a maximum of one every 5m2 (HERO default) with additional applied to laundry cupboards
Once the lighting plan has been developed NatHERS certificate can be updated to improve specification.

External Wall
Lightweight with feature cladding on frame with R2.0 insulation (insulation only value)
Note: Structural concrete columns have not been included in DA modelling.
External Colour
Default colour modelled

Inter-tenancy walls
75mm Hebel Power Panel to walls adjacent to neighbours, with a minimum R1.0 insulation (insulation only value)
75mm Hebel Power Panel to walls adjacent to hallways, with a minimum R1.0 insulation (insulation only value)
Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings
Plasterboard on studs – no insulation

Floors
Concrete with a minimum R1.5 insulation (insulation only value) required where part open subfloor is below
Concrete between levels, no insulation required

Floor coverings
Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere

External Shading
Fixed vertical louver screens as per NatHERS stamped plans
Fixed vertical aluminum battens as per NatHERS stamped plans

Ventilation
Unit 8.05 awning windows modelled at 60% ventilation open to terrace area.



7.1

Average star rating

NAT HERO HOUSE

www.nathero.com.au

#HR-EM2JT8-01 19/05/2022

Assessor Haylea Edwards

Accreditation No. DMN/17/1817

Address Oxford Street, Epping, NSW, 2121

http://www.hero-software.com.au/pdf/HR-EM2JT8-01

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number: 20476
Notified Architect: Nicholas Turner 6695, ABN 86 054 084 991

CLIENT
Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
General Cover Sheet

5	29.4.22	BF	S455 Submission
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.3.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Rev	Date	Approved by	Revision Notes
Scale			Project No. 17001
Status			Dwg No. DA-000-000
			Drawn by AKC/BJW North
			Rev 5

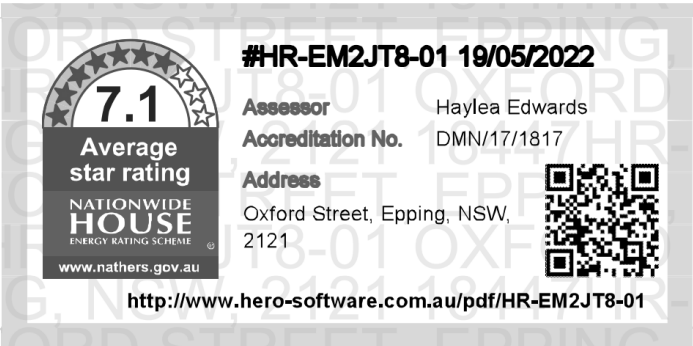
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Drawing List

Series	Drawing No.	Drawing Name	Scale @A1
General	DA-000-000	Cover Sheet	S455 Revision
	DA-000-001	Drawing List	S455 Revision
GA Plans	DA-110-004	Basement 04	1:200
	DA-110-005	Basement 03	1:200
	DA-110-006	Basement 02	1:200
	DA-110-007	Basement 01	1:200
	DA-110-008	Ground Level	1:200 S455 Revision
	DA-110-010	Level 01	1:200 S455 Revision
	DA-110-020	Level 02	1:200 S455 Revision
	DA-110-030	Level 03	1:200 S455 Revision
	DA-110-040	Level 04	1:200 S455 Revision
	DA-110-050	Level 05	1:200 S455 Revision
	DA-110-060	Level 06 - ILU Typical L6-7	1:200 S455 Revision
	DA-110-080	Level 08	1:200 S455 Revision
	DA-110-090	Level 09 -12	1:200 S455 Revision
	DA-110-130	Level 13 - 14	1:200 S455 Revision
	DA-110-150	Level 15 - Roof Terrace	1:200 S455 Revision
	DA-110-160	Level 16 - Plant Roof	1:200 S455 Revision
GA Elevations	DA-250-001	East Elevation	1:200 S455 Revision
	DA-250-002	North Elevation	1:200 S455 Revision
	DA-250-003	South Elevation	1:200 S455 Revision
	DA-250-004	West Elevation	1:200 S455 Revision
GA Sections	DA-350-001	Section 01	1:200 S455 Revision
	DA-350-002	Section 02	1:200 S455 Revision
	DA-350-003	Section 03 & 04	1:100 S455 Revision
Shadow Diagrams	DA-710-010	Shadow Diagrams - June 21st 9am	1:750 S455 Revision
	DA-710-020	Shadow Diagrams - June 21st 12pm	1:750 S455 Revision
	DA-710-030	Shadow Diagrams - June 21st 3pm	1:750 S455 Revision
Apartment Amenity	DA-730-010	Solar Access and Ventilation	1:250 S455 Revision
	DA-730-020	Solar Access and Ventilation	1:250 S455 Revision
Deep Soil & Communal Open Space	DA-740-010	Deep Soil and Communal Open Space_GF - L3	1:250 S455 Revision
	DA-740-020	Communal Open Space_L6- L13	1:250 S455 Revision
	DA-740-030	Communal Open Space_Roof Terrace	1:250 S455 Revision

Series	Drawing No.	Drawing Name	Scale @A1
Apartment Layouts	DA-830-010	Pre and Post Adaptable Layouts	1:100
	DA-830-020	Pre and Post Adaptable Layouts	1:100
	DA-830-030	Pre and Post Adaptable Layouts	1:100
	DA-830-040	Pre and Post Adaptable Layouts	1:100
	DA-830-050	Pre and Post Adaptable Layouts	1:100
	DA-830-060	Pre and Post Adaptable Layouts	1:100
	DA-830-070	Pre and Post Adaptable Layouts	1:100
Materials & Finishes	DA-840-010	Materials & Finishes	
	DA-850-010	Facade Section Details	
	DA-850-020	Facade Section Details	1:20
	DA-850-030	Facade Section Details	1:20
	DA-850-040	Facade Section Details	1:20
	DA-850-050	Facade Section Details	1:20
Facade Section Details	DA-850-060	Facade Section Details	1:20
	DA-900-010	North-East_ Corner Street View	S455 Revision
	DA-900-020	South-East_ Main Entry View	
	DA-900-030	South-West_ Communal Open Space View	
3D VIEWS	DA-900-040	Roof Terrace View	
	DA-960-001	Site Plan	1:500
	DA-960-002	East Elevation	1:500
	DA-960-003	North Elevation	1:500
Notification Plans	DA-960-004	South Elevation	1:500
	DA-960-005	West Elevation	1:500



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Australia

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
General
Drawing List

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Rev	Date	Approved by	Revision Notes
Scale	@A1, 50% @A3		Project No. 17001
Status			Dwg No. DA-000-001
		Drawn by AK/BJW	North
		Rev	5

7.1

Average star rating

NATIONWIDE HOUSE

www.nature.gov.au

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Assessor Haylea Edwards

Accreditation No. DMN/17/1817

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number: 20476
Notified Architect: Nicholas Turner 6695, ABN 86 054 084 991

Legend

AWN

Awning

BAL1

Clear glass with vertical linear frit pattern balustrade part of FT1

BAL2

Clear semi frameless with vertical linear frit pattern glass balustrade fixed to Masonry upturn

BAL3

Vertical Angled steel balustrade Powder coat finish, colour and finish to match PCF1

CLD1

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Toscana"

CLD2

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Brick Red"

CLD3

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR2"

CLD4

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR3"

CLD5

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1

CLD6

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3

CLD7

Pre-finished Fibre Cement cladding, paint finish PF1

CMR

Cement render to match PF2

FT1

Facade Glazing System 1: Glass: GC1 & GC2 with backdrop + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC2 & GC2 + shadowbox with no backdrop insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT2

Facade Glazing System 2: Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT3

Facade Glazing System 3: Glass: GC1. Framing system: aluminium front faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT4

Facade Glazing System 4: Glass: GC1. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT5

Facade Glazing System 5: Glass: GC3. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

GC1

Glass, Clear

GC2

Glass, Clear with vertical frit pattern

GC3

Grey Glass, with vertical linear frit pattern.

HR1

Decorative handrail to street level interface steel

PCF1

Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin

PF1

Paint Finish, Type 1: Paint finish, colour to match Dulux "Zeus Charcoal"

PF2

Paint Finish, Type 2: Paint finish, colour similar to Warm Grey

PF3

Paint Finish, Type 3: Paint finish, colour to match Dulux "Silkwort"

SC1

Screen Vertical Aluminium Louvre System

SC2

Screen Vertical Aluminium Louvre System with PCF3 finish.

SC3

Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.

VS

Vertical Aluminium Batten Screen

CLIENT
Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
GA Elevations
East Elevation

S455 UPDATE

GAS meter relocated;
Terrace added to Level 8;
AC condensers relocated to roof;
Floor to floor amended;
General update on window opening to suit revised internal floor plans
Signage zone updated

Rev	Date	Approved by	Revision Notes
8	27.5.22	BF	S455 Submission
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2	30.6.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	17001	AK/BYI/JN/JC/SW	
Status	Dwg No.	Rev	
	DA-250-001	8	

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7.1

Average star rating

NATIONAL HOUSE


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#HR-EM2JT8-01 18/05/2022

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Notified Architect, Nicholas Turner 6695, ABN 86 064 084 991

Legend

- AWN

Awning

BAL1

Clear glass with vertical linear fit pattern balustrade part of FT1

BAL2

Clear semi frameless with vertical linear fit pattern glass balustrade fixed to Masonry upturn.

BAL3

Vertical Angled steel balustrade Powder coat finish, colour and finish to match PCF1
- CLD1

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Toscana"
- CLD2

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Brick Red"
- CLD3

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR2"
- CLD4

Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR3"

CLD5

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1

CLD6

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3

CLD7

Pre-finished Fibre Cement cladding, paint finish PF1

CMB

Cement render to match PF2

FT1

Facade Glazing System 1: Glass: GC1 & GC2 with backdrop + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC2 & GC2 + shadowbox with no backdrop insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT2

Facade Glazing System 2: Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT3

Facade Glazing System 3: Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT4

Facade Glazing System 4: Glass: GC1. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT5

Facade Glazing System 5: Glass: GC3. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

GC1

Glass, Clear.

GC2

Glass, Clear with vertical fit pattern

GC3

Grey Glass, with vertical linear fit pattern.

HR1

Decorative handrail to street level interface steel

PCF1

Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin

PF1

Paint Finish, Type 1: Paint finish, colour to match Dulux "Zeus Charcoal"

PF2

Paint Finish, Type 2: Paint finish, colour similar to Warm Grey

PF3

Paint Finish, Type 3: Paint finish, colour to match Dulux "Silkwork"

SC1

Screen Vertical Aluminium Louvre System

SC2

Screen Vertical Aluminium Louvre System with PCF3 finish.

SC3

Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.

VB

Vertical Aluminium Batten Screen

CLIENT
Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
GA Elevations
North Elevation

S455 UPDATE

GAS meter relocated;
Terrace added to Level 8;
AC condensers relocated to roof;
Floor to floor amended;
General update on window opening to suit revised internal floor plans
Signage zone updated

Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
7	27.5.22	BF	S455 Submission	17001	AK/BY	
6	18.3.22	BF	S455 Pre-judgment		JN/JC/SW	
5	11.1.22	BF	Draft S455			
4	16.7.20	BF	DA Submission Including Council Comments on FT1			
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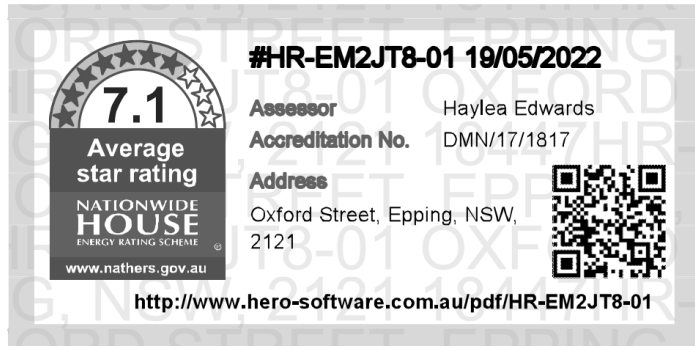
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37-41
Oxford Street

S455 UPDATE

Terrace added to Levels 3 & 8;
AC condensers relocated to roof;
Floor to floor amended;
General update on window opening to suit revised
internal floor plans



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Legend

(AWN) Awning

(BAL) Clear glass with vertical linear fit pattern balustrade part of FT1

(BAL2) Clear semi frameless with vertical linear fit pattern glass balustrade fixed to Masonry upturn

(BAL3) Vertical Angled steel balustrade Powder coat finish, colour and finish to match PCF1

(CLD1) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Toscana"

(CLD2) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Brick Red"

(CLD3) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR2"

(CLD4) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR3"

(CLD5) Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1

(CLD6) Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3

(CLD7) Pre-finished Fibre Cement cladding, paint finish PF1

(CMT) Cement render to match PF2

(FT1) Facade Glazing System 1: Glass: GC1 & GC2 with backdrop + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC2 & GC2 + shadowbox with no backdrop insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT2) Facade Glazing System 2: Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

(FT3) Facade Glazing System 3: Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT4) Facade Glazing System 4: Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT5) Facade Glazing System 5: Glass: GC3. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(GC1) Glass, Clear

(GC2) Glass, Clear with vertical fit pattern

(GC3) Grey Glass, with vertical linear fit pattern

(H1) Decorative handrail to street level interface steel

(PCF1) Powdercoat Finish, Type 1 Colour to match Dulux Durastac "Zeus Charcoal" satin

(PF1) Paint finish, Type 1: Paint finish, colour to match Dulux "Zeus Charcoal"

(PF2) Paint finish, Type 2: Paint finish, colour similar to Warm Grey

(PF3) Paint finish, Type 3: Paint finish, colour to match Dulux "Silkwork"

(SC1) Screen Vertical Aluminium Louvre System

(SC2) Screen Vertical Aluminium Louvre System with PCF3 finish

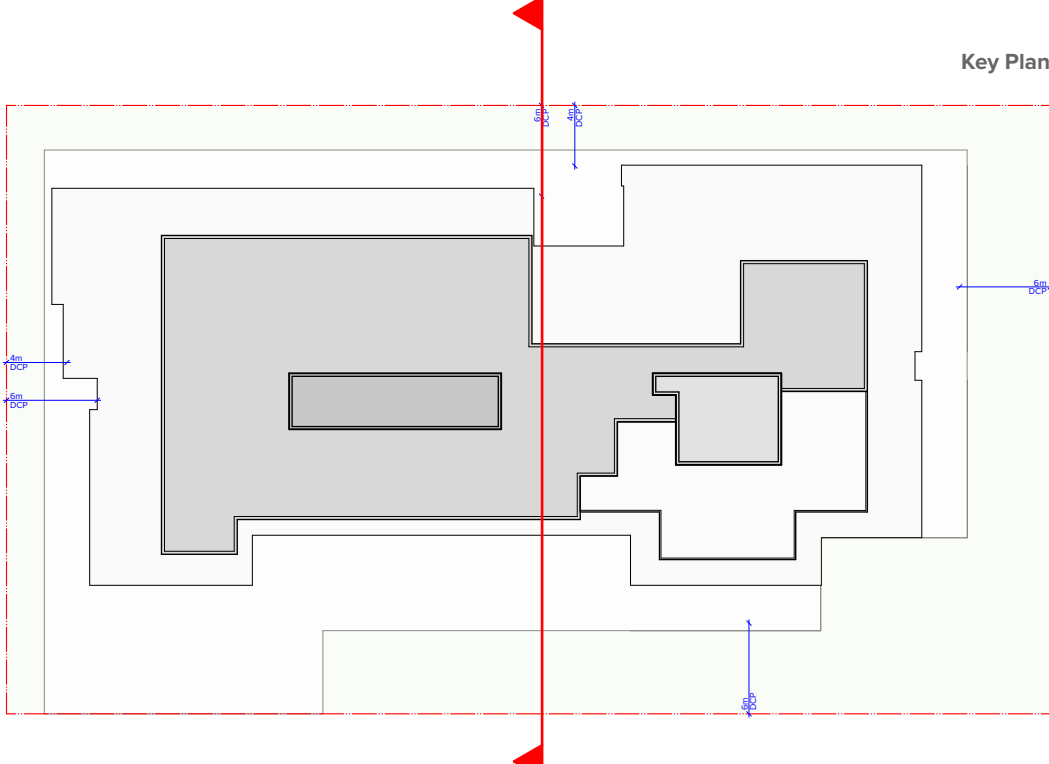
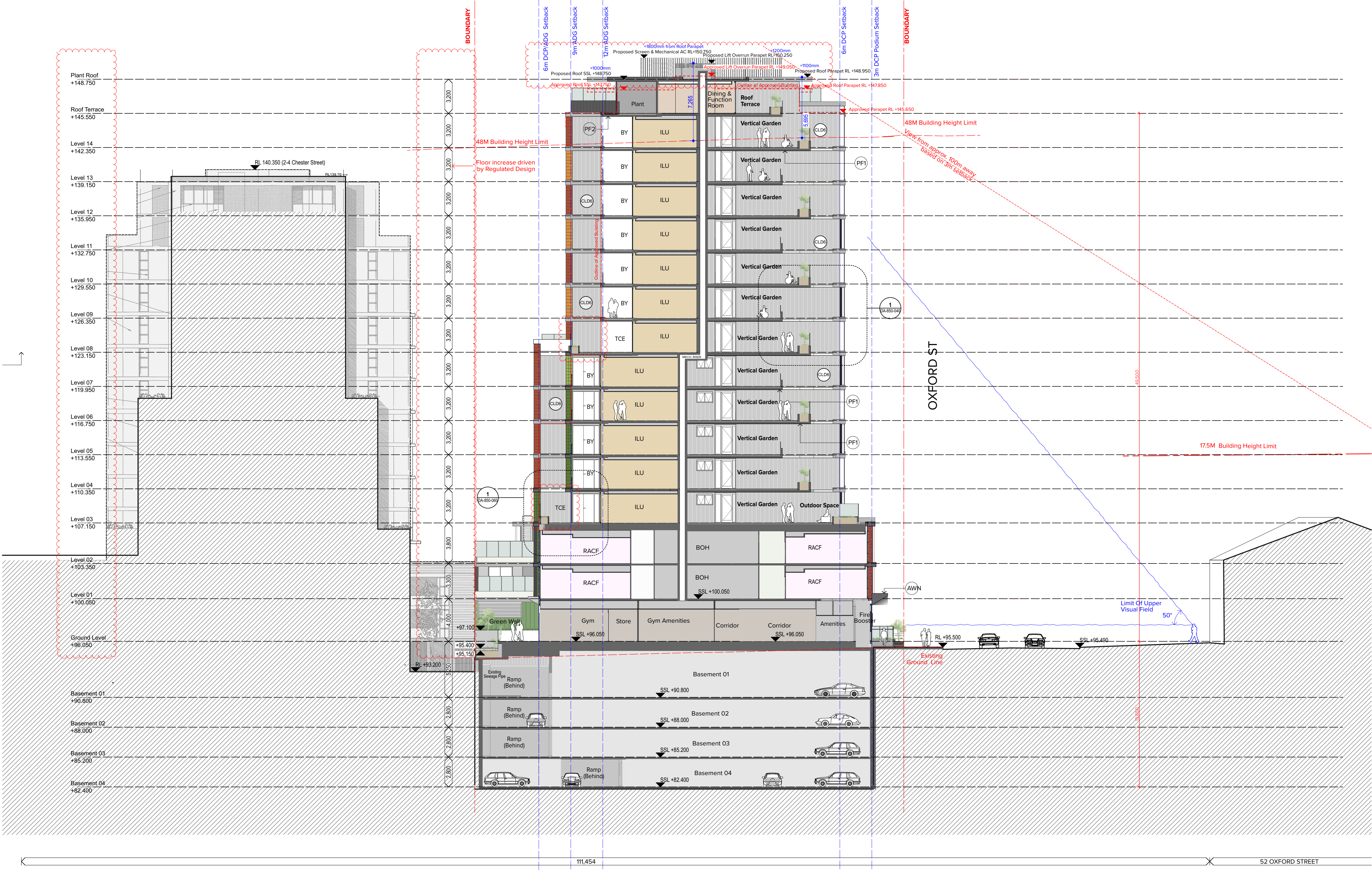
(SC3) Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1

(VB) Vertical Aluminium Batten Screen

CLIENT
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Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
GA Elevations
West Elevation

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- Legend

AWN

Awning

BAL1

Clear glass with vertical linear fit pattern balustrade part of FT1

BAL2

Clear semi frameless with vertical linear fit pattern glass balustrade fixed to Masonry upturn.

BAL3

Vertical Angled steel balustrade Powder coat finish, colour and finish to match PCF1

CLD1

Terracotta cladding system, expressed horizontal joints. Material Colour to match "Terracotta Natur Toscana"

CLD2

Terracotta cladding system, expressed horizontal joints. Material Colour to match "Terracotta Natur Brick Red"

CLD3

Terracotta cladding system, expressed horizontal joints. Material Colour to match "Glazed Nobless GR2"

CLD4

Terracotta cladding system, expressed horizontal joints. Material Colour to match "Glazed Nobless GR3"

CLD5

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1

CLD6

Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3

CLD7

Pre-finished Fibre Cement cladding, paint finish PF1

CMB

Cement render to match PF2

FT1

Facade Glazing System 1: Glass: GC1 & GC2 with backdrop + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC2 & GC2 + shadowbox with no backdrop insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT2

Facade Glazing System 2: Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

FT3

Facade Glazing System 3: Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT4

Facade Glazing System 4: Glass: GC1. Framing system: aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

FT5

Facade Glazing System 5: Glass: GC3. Framing system: aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

GC1

Glass, Clear.

GC2

Glass, Clear with vertical fit pattern

GC3

Grey Glass, with vertical linear fit pattern.

HRI

Decorative handrail to street level interface steel

PCF1

Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin

PF1

Paint Finish, Type 1: Paint finish, colour to match Dulux "Zeus Charcoal"

PF2

Paint Finish, Type 2: Paint finish, colour similar to Warm Grey

PF3

Paint Finish, Type 3: Paint finish, colour to match Dulux "Silkwork"

SC1

Screen Vertical Aluminium Louvre System

SC2

Screen Vertical Aluminium Louvre System with PCF3 finish.

SC3

Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.

VB

Vertical Aluminium Batten Screen

Project Title

Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

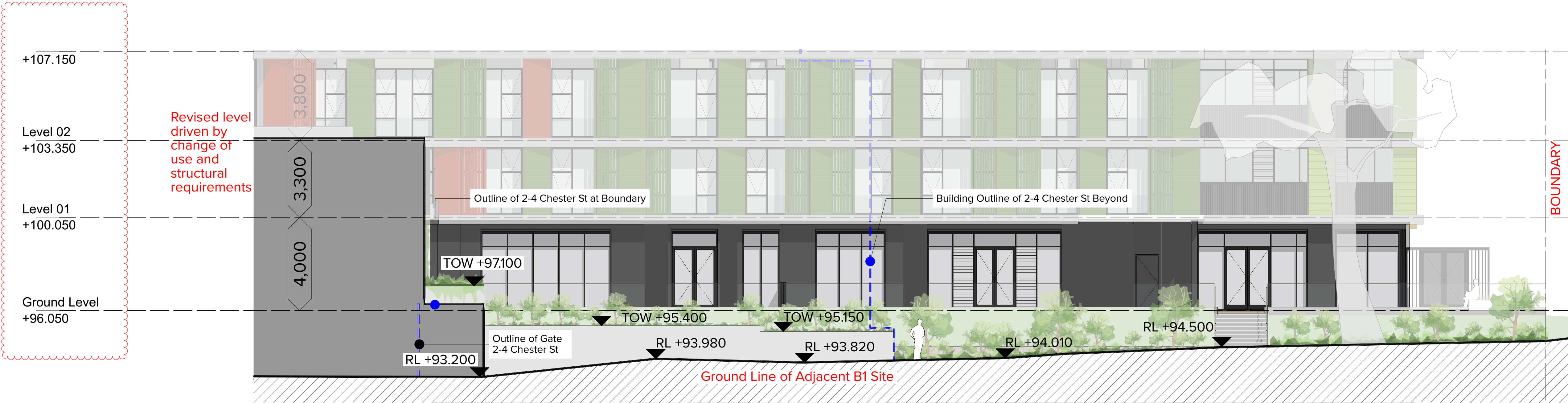
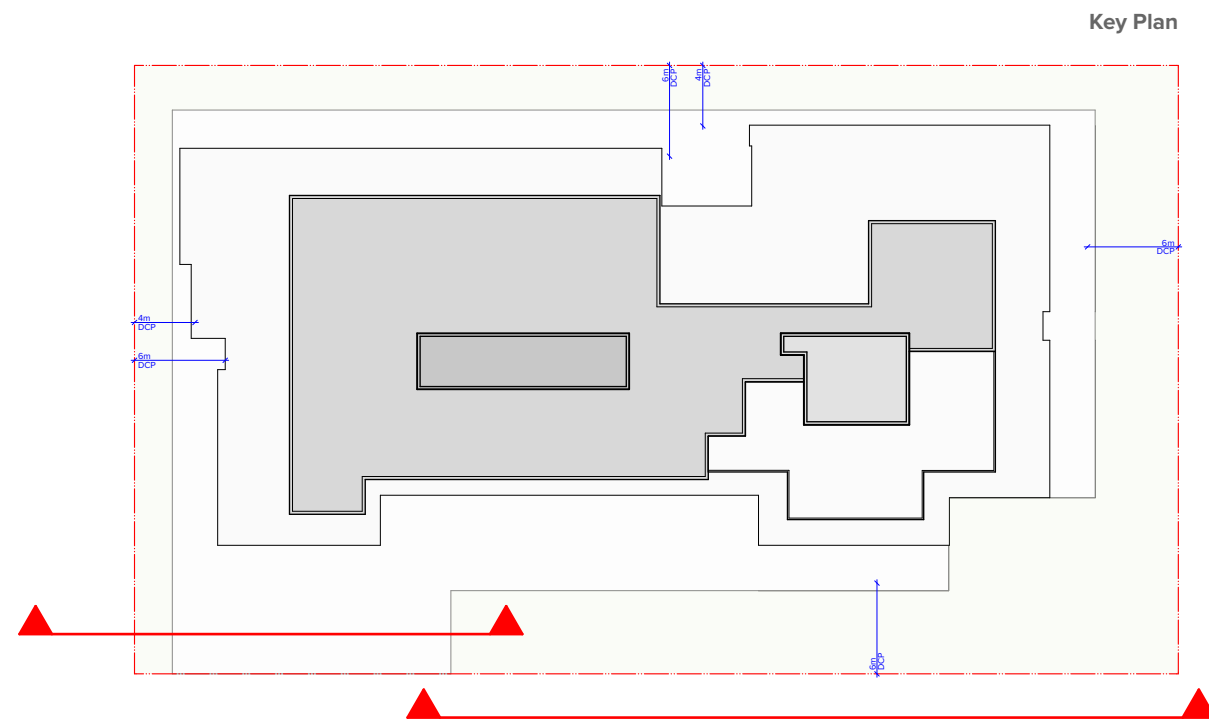
GA Sections

Section 01

S455 UPDATE

Terrace added to Levels 3 & 8;
AC condensers relocated to roof;
Floor to floor amended;

Rev	Date	Approved by	Revision Notes	Project No.	Drawn by	North
7	29.4.22	BF	S455 Submission	17001	AKB/BW	
6	18.3.22	BF	S455 Prelodgement		JN/JC/BW	
5	16.7.20	BF	DA Submission Including Council Comments on FT1			
4	28.5.20	BF	DA Submission Including Council and DEAP Comments			
3	13.3.20	BF	DA Submission Including Council and DEAP Comments			
2	30.8.19	DS	DA Submission			
1	24.7.19	DS	Draft DA Submission			



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number: 20476
Notified Architect: Nicholas Turner 6695, ABN 86 054 084 991

Legend

(AWN) Awning

(BAL1) Clear glass with vertical linear fit pattern balustrade part of FT1

(BAL2) Clear semi frameless with vertical linear fit pattern glass balustrade fixed to Masonry upturn

(BAL3) Vertical Angled steel balustrade Powder coat finish, colour and finish to match PCF1

(CLD1) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Toscana"

(CLD2) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Terracotta Natur Brick-Red"

(CLD3) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR2"

(CLD4) Terracotta cladding system, expressed horizontal joints, Material Colour to match "Glazed Nobless GR3"

(CLD5) Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1

(CLD6) Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3

(CLD7) Pre-finished Fibre Cement cladding, paint finish PF1

(CMB) Cement render to match PF2

(FT1) Facade Glazing System 1. Glass: GC1 & GC2 with backdrop + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC2 & GC2 + shadowbox with no backdrop insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT2) Facade Glazing System 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX assessment for performance requirements.

(FT3) Facade Glazing System 3. Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT4) Facade Glazing System 4. Glass: GC1. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(FT5) Facade Glazing System 5. Glass: GC3. Framing system: aluminium rear faced glazing system, colour to match PCF1. Structural steel supports fully concealed Refer to BASIX and Section J assessment for performance requirements.

(GC1) Glass, Clear

(GC2) Glass, Clear with vertical fit pattern

(GC3) Grey Glass, with vertical linear fit pattern

(HRI) Decorative handrail to street level interface steel

(PCF1) Powdercoat Finish, Type 1 Colour to match Dulux Duratec "Zeus Charcoal" satin

(PF1) Paint Finish, Type 1 Paint finish, colour to match Dulux "Zeus Charcoal"

(PF2) Paint Finish, Type 2 Paint finish, colour similar to Warm Grey

(PF3) Paint Finish, Type 3 Paint finish, colour to match Dulux "Silkworm"

(SC1) Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1

(SC2) Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1

(VB) Vertical Aluminium Batten Screen

CLIENT

Uniting

Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 28.05.20

Project Title

Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Sections

Section 03 & 04

S455 UPDATE

AC condensers relocated to roof; Floor to floor amended;

Rev Date

Scale

1:100 @A1, 50% @A3

Status

Approved by

Project No.

17001

Dwg No.

DA-350-003

Revision Notes

7 29.4.22 BF

6 18.3.22 BF

5 16.7.20 BF

4 28.5.20 BF

3 13.3.20 BF

2 30.1.19 DS

1 24.7.19 DS

S455 Submission

S455 Prelodgement

DA Submission Including Council Comments on FT1

DA Submission Including Council and DEAP Comments

DA Submission Including Council and DEAP Comments

DA Submission

Draft DA Submission

Drawn by

AKB/BW

Rev

7

North

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TURNER



7.1

Average star rating

NATIONWIDE HOUSE

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#HR-EM2JT8-01 19/05/2022

Assessor Haylea Edwards

Accreditation No. DMN/17/1817

Address Oxford Street, Epping, NSW, 2121

<http://www.hero-software.com.au/pdf/HR-EM2JT8-01>

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CLIENT
Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
3D VIEWS
North-East_Corner Street View

5	29.4.22	BF	S455 Submission
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.5.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Rev	Date	Approved by	Revision Notes
Scale	@A1, 50% @A3		Project No. 17001
Status			Dwg No. DA-900-010
		Drawn by AKC/BJW	North
		Rev 5	

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