# **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

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.



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

CLIENT



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JS		Dwg No.	Rev			
<b>A1, 50%@</b>	A3	17001	AKK/BF/IY /JN/JC/SW			
e		Project No.	Drawn by	North		
Date	Approved by	oved by Revision Notes				
29.4.22 28.5.20 13.3.20 30.8.19 24.7.19	BF BF DS DS					
	28.5.20 13.3.20 30.8.19 24.7.19 Date e <b>X1, 50%@</b>	28.5.20         BF           13.3.20         BF           30.8.19         DS           24.7.19         DS           Date         Approved by           e         x1, 50%@A3	28.5.20     BF     DA Submission Including Council a       13.3.20     BF     DA Submission Including Council a       30.8.19     DS     DA Submission       24.7.19     DS     Draft DA Submission       Date     Approved by     Revision Notes       e     Project No.       11, 50%@A3     17001       Is     Dwg No.	28.5.20     BF     DA Submission Including Council and DEAP Commer       13.3.20     BF     DA Submission Including Council and DEAP Commer       30.8.19     DS     DA Submission       24.7.19     DS     Draft DA Submission       Date     Approved by     Revision Notes       e     Project No.     Drawn by       AK/BF/IY     JN/JC/SW     Rev		

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

General Cover Sheet

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# **Drawing List**

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

DA-740-030



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Scale @A1	Series	Drawing No.	Drawing Name	Scale @A1
	Apartment Layouts			
S455 Revision		DA-830-010	Pre and Post Adaptable Layouts	1:100
S455 Revision		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
1:200		DA-830-050	Pre and Post Adaptable Layouts	1:100
1:200		DA-830-060	Pre and Post Adaptable Layouts	1:100
1:200		DA-830-070	Pre and Post Adaptable Layouts	1:100
1:200				
1:200 S455 Revision	Materials & Finishes			
1:200 S455 Revision		DA-840-010	Materials & Finishes	
1:200 S455 Revision				
1:200 S455 Revision	Facade Section Details			
1:200 S455 Revision		DA-850-010	Facade Section Details	
1:200 S455 Revision		DA-850-020	Facade Section Details	1:20
1:200 S455 Revision		DA-850-030	Facade Section Details	1:20
1:200 S455 Revision		DA-850-040	Facade Section Details	1:20
1:200 S455 Revision		DA-850-050	Facade Section Details	1:20
1:200 S455 Revision		DA-850-060	Facade Section Details	1:20
1:200 S455 Revision				
1:200 S455 Revision	3D VIEWS			
		DA-900-010	North-East_ Corner Street View	S455 Revisio
		DA-900-020	South-East_ Main Entry View	
1:200 S455 Revision		DA-900-030	South-West_ Communal Open Space View	
1:200 S455 Revision		DA-900-040	Roof Terrace View	
1:200 S455 Revision	Notification Plans			
1:200 S455 Revision				
		DA-960-001	Site Plan	1:500
		DA-960-002	East Elevation	1:500
1:200 S455 Revision		DA-960-003	North Elevation	1:500
1:200 S455 Revision		DA-960-004	South Elevation	1:500
1:100 S455 Revision		DA-960-005	West Elevation	1:500
1:750 S455 Revision				
1:750 S455 Revision				
1:750 S455 Revision				
1:250 S455 Revision				
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Communal Open Space\_Roof Terrace

1:250 S455 Revision

1:250 S455 Revision

## e @A1

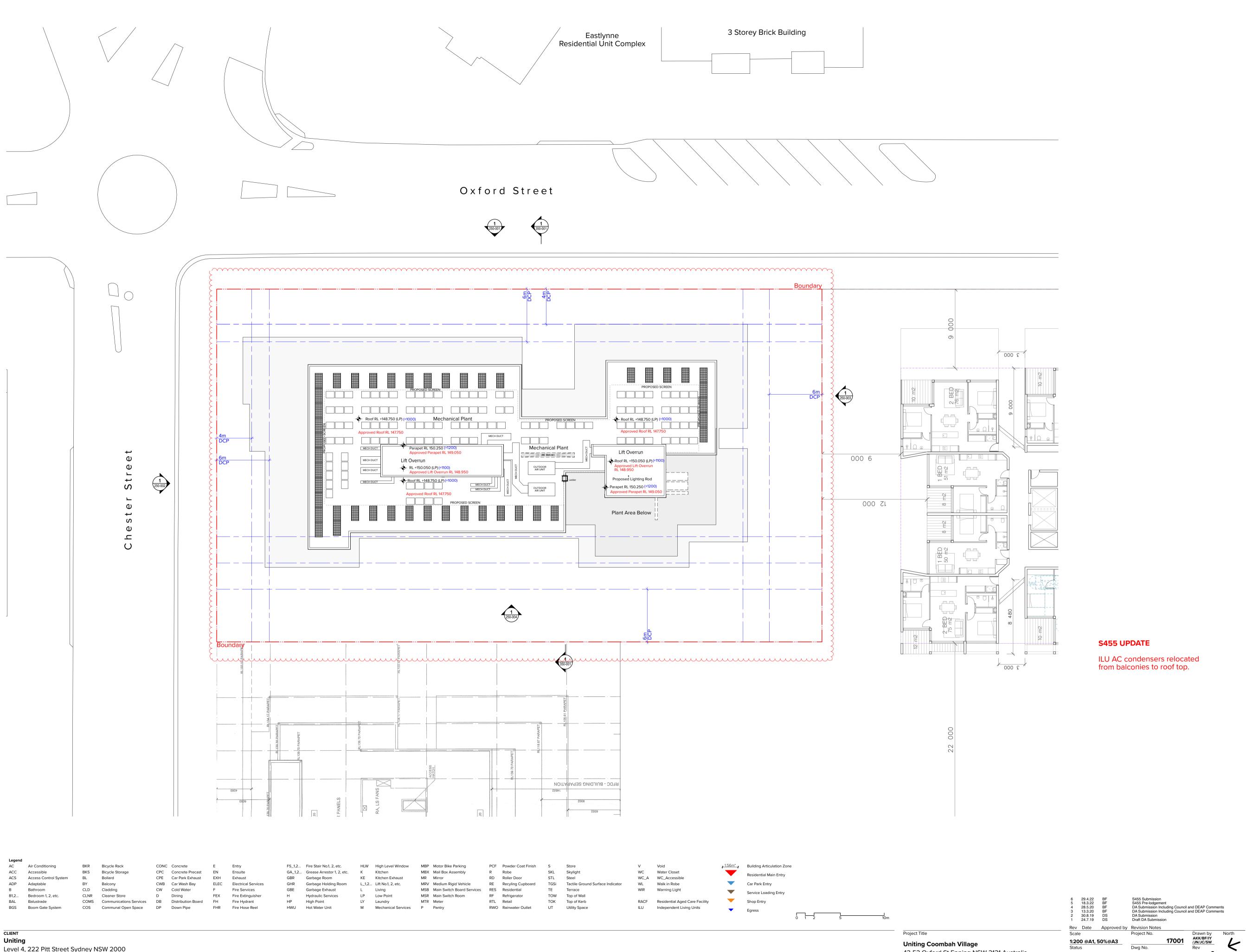
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@A1, 50%@A3			17001	AKK/BF/IY /JN/JC/SW		
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5	29.4.22	BF	S455 Submission			

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

General Drawing List



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<b>7.1</b> 资 Average		ea Edwards
star rating	Address	
NATIONWIDE HOUSE ENERGY RATING SCHEME	Oxford Street, Epping, NS 2121	sw Participant
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### Uniting

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43-53 Oxford St Epping NSW 2121 Australia

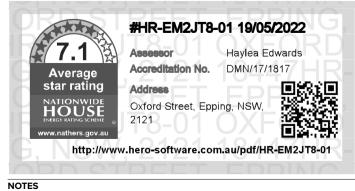
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DA-110-160

6

		Site Boundary		6m DCP/ADG Setback	
£	3			Proposed Ro	oof Parape
Plant Roof +148.750	}		SIGNAGE ZONE	oved Roof Par	apet RL +1
Roof Terrace +145.550	<u>}</u>	48M Building	(7.4mW x 1.8mH)	 	
Level 14 +142.350	<u>}</u>			† — — - 	
+142.350			Floor increase driven by Regulated Design	(	CLD1
Level <u>13</u> +139.150	<u>}</u>			 	
Level 12 +135.950	}			 	
Ę	37-41 Oxford Street				(FT2
Level 11 +132.750	<u>}</u>				
Level 10 +129.550	<u>}</u>		 		CLD2
Level 09					
+126.350	}		Ę	GC	
Level 08 +123.150	<u>}</u>		<u>}_</u>		
Level 07 +119.950	<u>}</u>				
Ę					CLD2
Level 06 +116.750	<u>}</u>				
Level 05 +113.550	}				
Level 04					
+110.350	<u> </u>				(CLD1)
Level 03 +107.150	<u>}</u>				
Level 02					CLD2
+103.350	<u>}</u>				
Level 01 +100.050	<u>}</u>	BACKLIT SIGNAGE			
Ę		(PROPOSED SIZE 2.0m W x 3.0m H) Existing Ground Line			FT
Ground Level 496,050				RL +96.00	
Basement 01 +90.800					
Basement 02 488,000					
Basement 03					
*85.200					
Basement 04 +82,400					X//



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Legend

AWN Awning

Vertical Angled steel baluster.

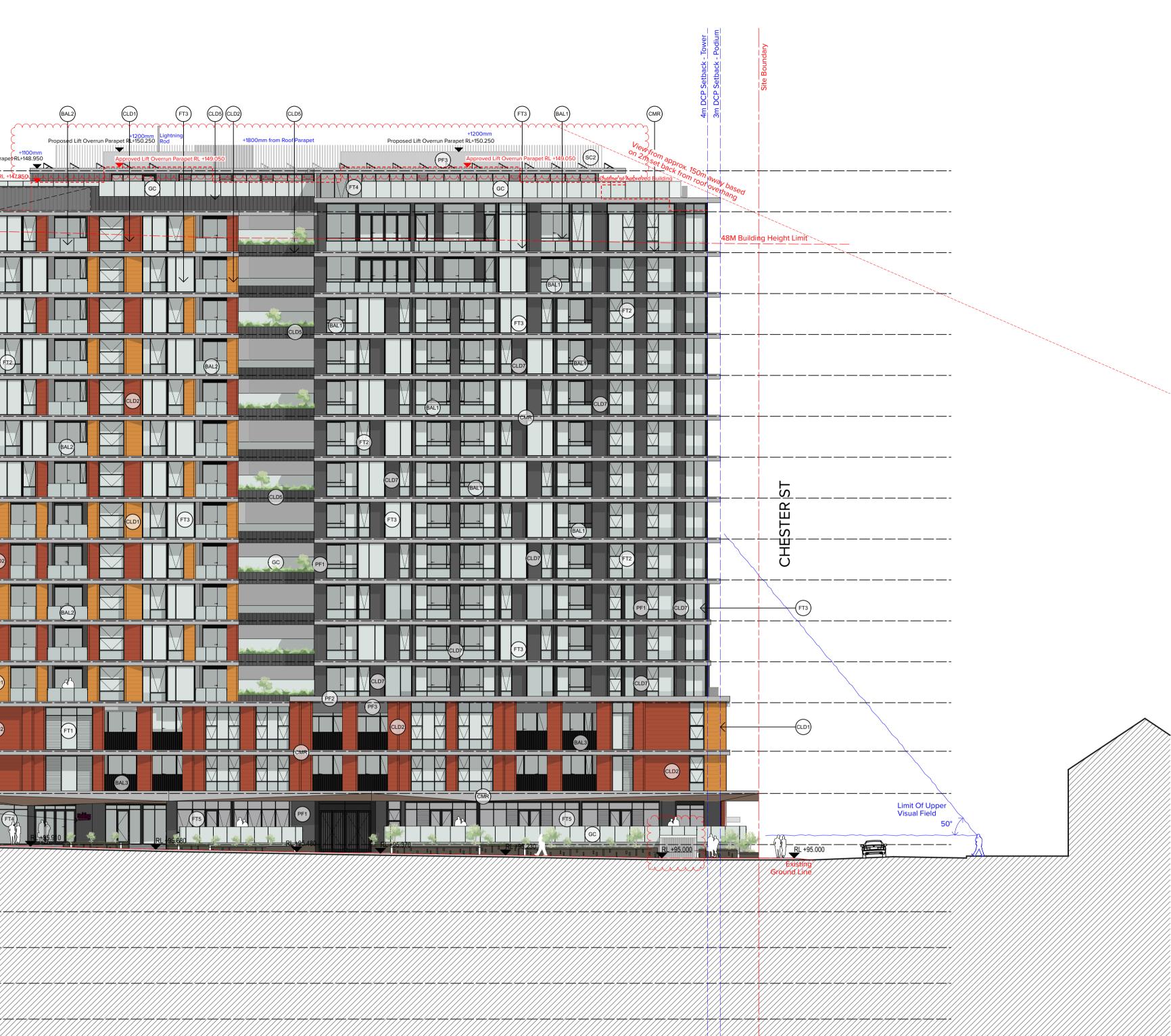
(BAL1) Clear glass with vertical linear frit pattern balustrade part of FT1.

BALS	Powder coat finish.	, colour an	۱d finish to ۱	match
$\bigcirc$	PCF1.			

- CLD1 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Toscana" Clear semi frameless with vertical linear frit pattern glass balustrade fixed to Masonry upturn. CLD3 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2" Pre-finished Fibre Cement cladding , FT2 F CLD4 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"

#### CLIENT Uniting

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insulated wall behind. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to structural steel supports fully concealed.Refer to BASIX anssessment for performance requirements. Frade Glazing System 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing system 4. Glass: GC1. Framing system: Aluminium mer faced glazing, colour to match PCF1. Structural steel supports fully concealed.Refer to BASIX anssessment for performance requirements. Frame for performance requirements. Frame for performance requirements. Frame faced glazing system 4. Glass: GC1. Framing system: Aluminium mer faced glazing, colour to match PCF1. Structural steel supports fully concealed.Refer to BASIX anssessment for performance requirements. Frame for performance requirements. Frame for performance requirements. Frame faced glazing system 4. Glass: GC1. Framing system: Aluminium mer faced glazing, colour to match PCF1. Structural steel supports fully concealed. Refer to BASIX and Section J assessment for performance requirements. Frame faced glazing system 4. Glass: GC1. Framing system: Aluminium mer faced glazing, colour to match PCF1. Structural steel supports fully concealed. Refer to BASIX and Section J assessment for performance requirements. Frame faced glazing system 4. Glass: GC1. Framing system: Aluminium mer faced glazing system 4. Glass: GC1. Framing system: Aluminium rear faced glazing system 4. Glass: GC1. Framing system: Aluminium rear faced glazing system 4. Glass: GC1. Framing system: Aluminium rear faced glazing system 4. Glass: GC1. Framing system: Aluminium r
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### 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

1:200 @A1, 50%@A3			17001	AKK/BF/IY /JN/JC/SW		
Scale		Project No.		Drawn by	North	
Rev	Date	Approved by	<b>Revision Notes</b>			
1	24.7.19	DS	Draft DA Submission	n		
2	30.8.19	DS	DA Submission			
3	13.3.20	BF	DA Submission Inclu	uding Council	and DEAP Comm	ents
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5	16.7.20	BF	DA Submission Inclu	uding Council	Comments on FT	1
6	11.1.22	BF	Draft S455			
7	18.3.22	BF	S455 Pre-lodgemen	nt		
8	27.5.22	BF	S455 Submission			

Dwg No.

DA-250-001

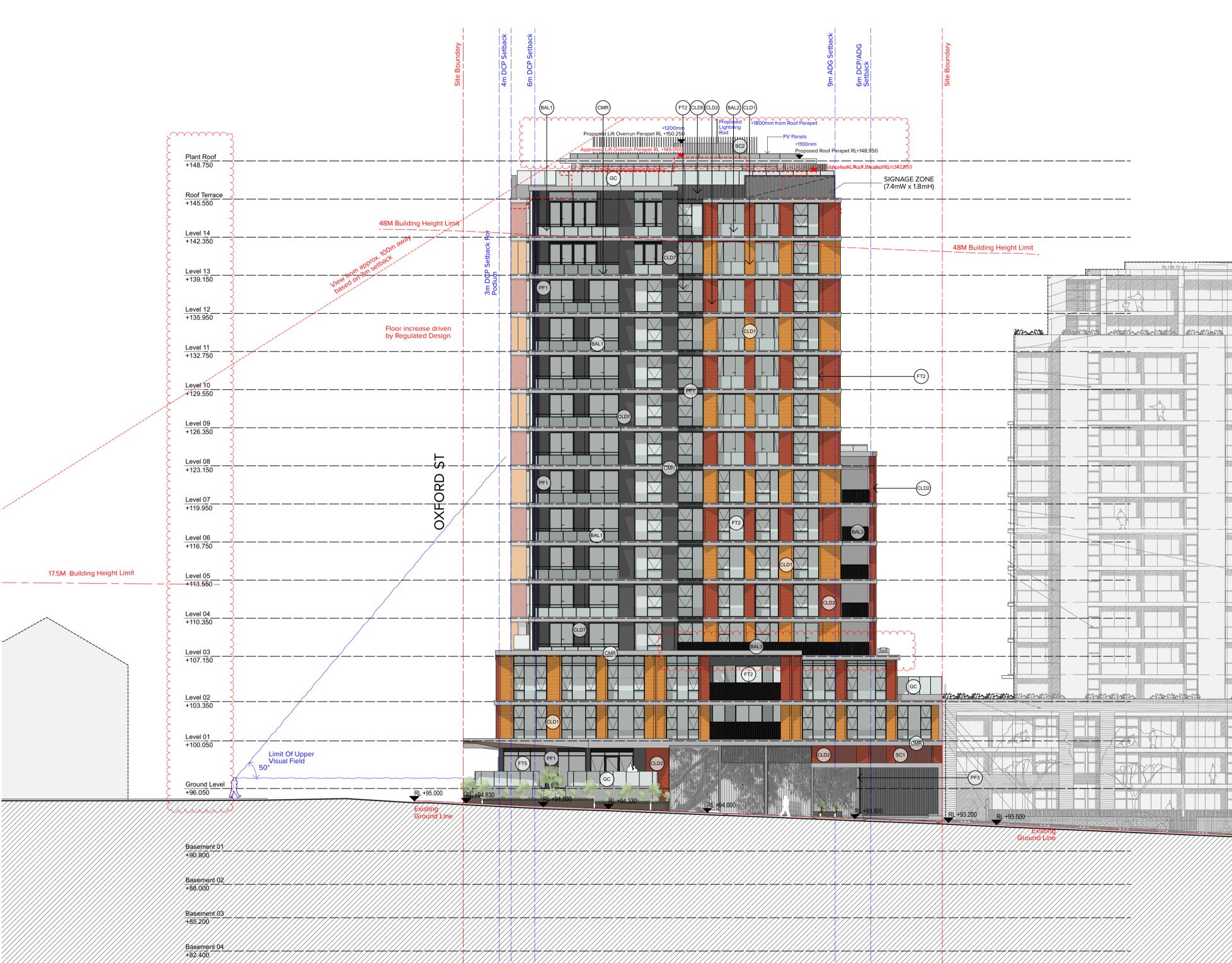
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**GA** Elevations East Elevation

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Status

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Legend

Awning

(BAL2) Clear semi frameless with vertical linear frit pattern glass balustrade fixed to Masonry upturn. Vertical Angled steel baluster.

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

	vertical Angleu steel balustel.
BAL3)	Powder coat finish, colour and finish to match
$\bigcirc$	Powder coat finish, colour and finish to match PCF1.

	CLD1	Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Toscana"	$(\ensuremath{\texttt{CLD5}})$ Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1	FT1 F s to
ern	CLD2	Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Brick Red"	(CLD6) Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3	g tr S
	CLD3	Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	$$\operatorname{(CLD7}$$ Pre-finished Fibre Cement cladding , paint finish PF1	(FT2) F a h
	CLD4	Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2	n B

#### CLIENT Uniting

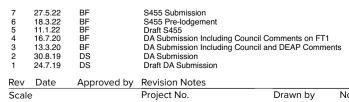
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FT1 Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 & 2. On Levels 3 to 14 the glass is GC1 & GC2 + shadowbox with no backpan/ insulated wall behind. Framing system: aluminium front faced glazing 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.	FT3 Façade 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.	<ul> <li>FT5</li> <li>Façade Glazing System 5. Glass: GC3. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed.</li> <li>Refer to BASIX and Section J assessment for performance requirements.</li> <li>GC1</li> <li>Glass, Clear.</li> </ul>	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"	
FT2 Façade 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.	FT4 Façade 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.	GC2 Glass, Clear with vertical frit pattern GC3 Grey Glass, with vertical linear frit pattern.	PF2 Paint Finish, Type 2: Paint finish, colour similar to Warm Grey PF3 Paint Finish, Type 3: PF3 Paint finish, colour to match Dulux " Silkwort "	Sc3       Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.         VB       Vertical Aluminium Batten Screen



### 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



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

> **GA** Elevations North Elevation

<u>1:200 @A1, 50%@A3</u> Status

Drawn by AKK/BF/IY /JN/JC/SW 17001 Dwg No. Rev

DA-250-002

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7

North

 $\sim$ Plant Roof +148.750 48M Building Height Limit Level 14 +142.350 Level 13 +139.150 Level 12 +135.950 Level 11 +132.750 Level 10 +129.550 Level 09 +126.350 Level 08 +123.150 \_\_\_\_ Level 07 +119.950 atterund the Level 06 +116.750 Level 05 +113.550 4 <u> </u> <u> <u></u><u></u><u></u><u></u><u></u><u></u></u> Level 04 +110.350 Level 03 +107.150 Level 02 +103.350 Level 01 +100.050 Ground Level fild function RL +94.740 Existing Ground Line Basement 01 +90,800 Basement 02 +88.000 Basement 03 +85,200

Basement 04 +82.400



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#### Legend Awning

# (BAL1) Clear glass with vertical linear frit pattern balustrade part of FT1.

- (BAL2) Clear semi frameless with vertical linear frit pat glass balustrade fixed to Masonry upturn.
- BAL3 Vertical Angled steel baluster. Powder coat finish, colour and finish to match PCF1.

$\bigcirc$	PCF1.			

	CLD1 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Toscana"	CLD5 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1	(FT1
pattern	CLD2 joints , Material Colour to match "Terracotta Natur Brick Red"	CLD6 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3	
ch	CLD3 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	(CLD7) Pre-finished Fibre Cement cladding , paint finish PF1	FT2
	$\overbrace{\text{CLD4}}^{\text{CLD4}} \overbrace{\text{joints , Material Colour to match "Glazed Nobless}}_{\text{GR3"}}$	CMR Cement render to match PF2	

#### CLIENT Uniting

Level 4, 222 Pitt Street Sydney NSW 2000 Australia



Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 & 2 . On Levels 3 to 14 the glass is GC1 & GC2 + shadowbox with no backpan/ 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.	FT3 Façade 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.	<ul> <li>FT5 Façade Glazing System 5. Glass: GC3. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed.</li> <li>Refer to BASIX and Section J assessment for performance requirements.</li> <li>GC1 Glass, Clear.</li> </ul>	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"	
Façade 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.	FT4 Façade 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.	GC2 Glass, Clear with vertical frit pattern GC3 Grey Glass, with vertical linear frit pattern.	PF3 Paint Finish, Type 2: Paint finish, colour similar to Warm Grey PF3 Paint Finish, Type 3: Paint finish, colour to match Dulux " Silkwort "	SC3       Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.         VB       Vertical Aluminium Batten Screen

### S455 UPDATE

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8	29.4.22	BF	S455 Submission			

DA-250-003

Dwg No.

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

17.5M Building Height Limit

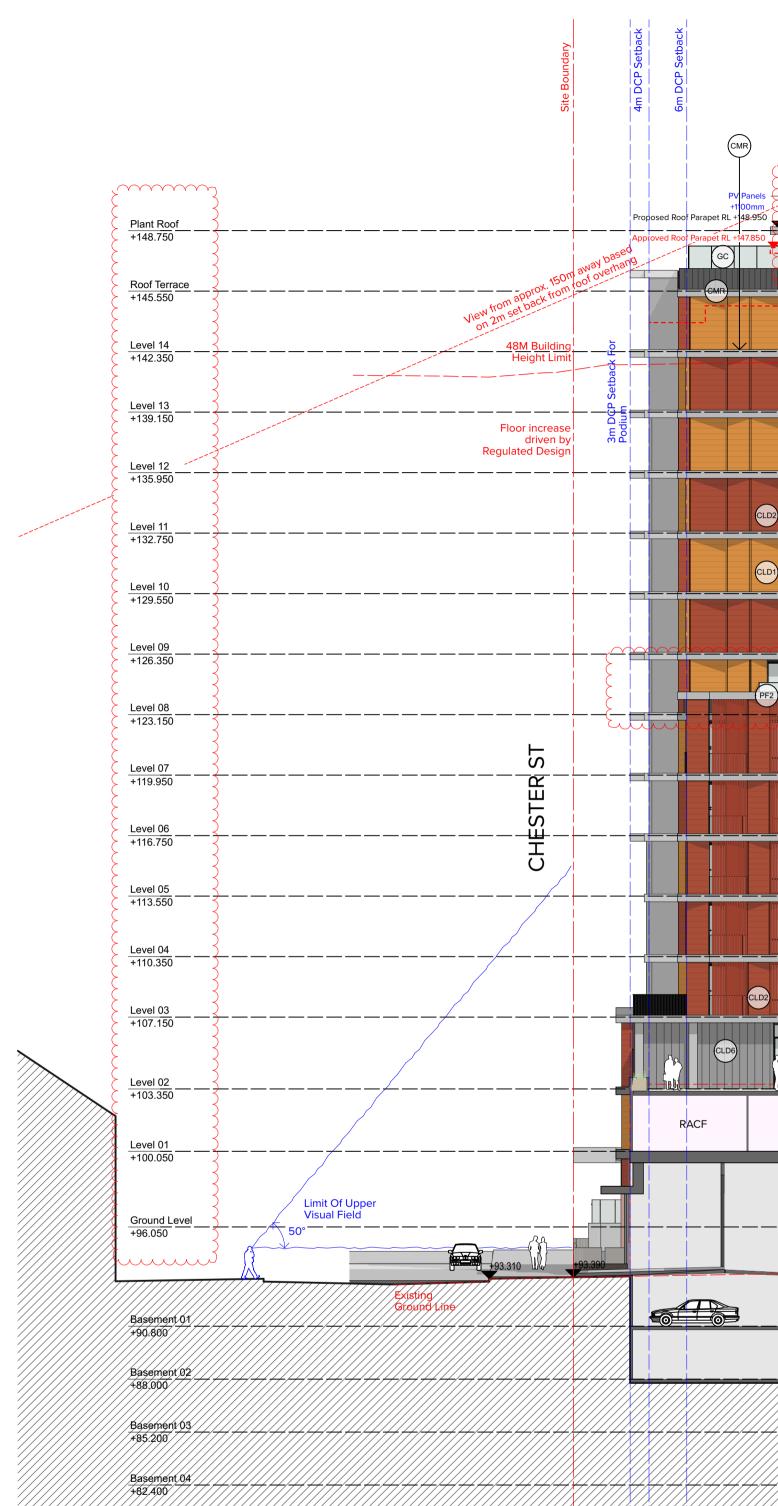
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**GA** Elevations South Elevation

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Legend

Awn Awning

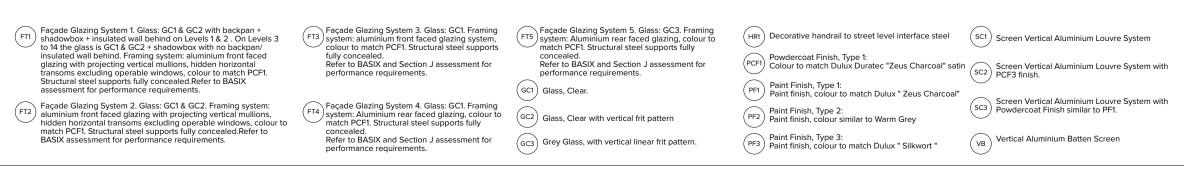
CLIENT Uniting

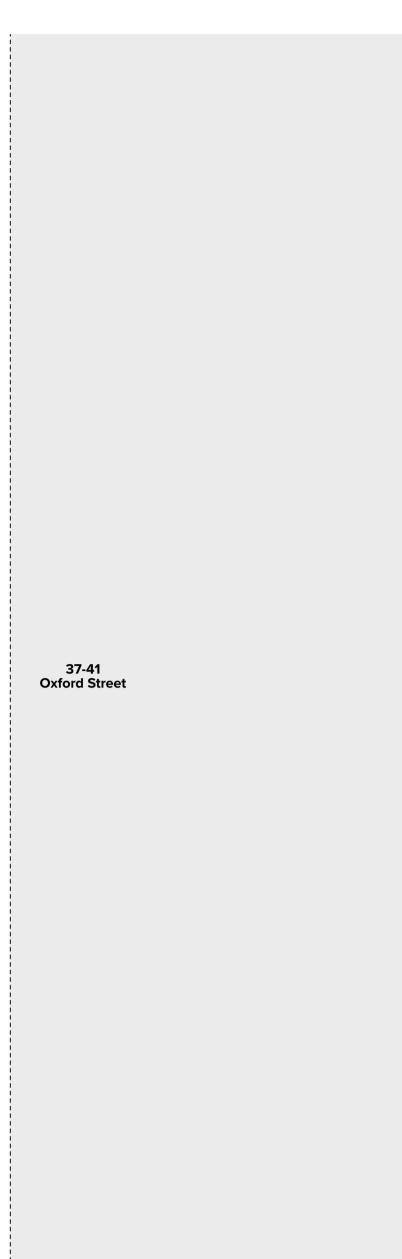
Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 28.05.20

$(\ensuremath{BAL1})$ Clear glass with vertical linear frit pattern balustrade part of FT1.	CLD1 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Toscana"	CLD5 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1	(FT1	Faç sha to 1
$(\hbox{\scriptsize BAL2})$ Clear semi frameless with vertical linear frit pattern glass balustrade fixed to Masonry upturn.	CLD2) Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Brick Red"	Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3		insu glaz tran Stru ass
(BAL3) Vertical Angled steel baluster. Powder coat finish, colour and finish to match PCF1.	$(\hbox{CLD3})$ Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	$(\ensuremath{\text{CLD7}})$ Pre-finished Fibre Cement cladding , paint finish PF1	FT2	Faç alur hido
	$(\ensuremath{\hbox{CLD4}})$ Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2		mat BAS

																		12m ADG Setback		9m ADG Setback	/ADG			ndary			
																		12m ADC		9m ADG	6m DCP/ADG Setback		į	Site Boundary			
5	CLD2 CLD1	m	+12	00mm	$\sim\sim\sim$	$\sim$	CLD6	~~~~	BAL2	$\sim$	$\sim$	CLD4	CLD3	Prop Light Rod		CLD5 200mm	FT2			$\mathcal{T}$							
		1			<u></u>	<u> </u>		<u></u>			SC2		Outlin	ne of oved <u>Build</u> i		200mm oposed App Approved Lift	Overrun Pa	arapet RL +	149.050		+						
								<u>AAAA</u>							<u></u>												
	<b>↓</b>																		-		48M B	uilding Height	Limit				
	SC1																										
		- PF						FT2					4				CLD3						GC1 GT1				
.02																											
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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

	0 @A1,	50%@A3	Dura Ma	17001	AKK/BF/IY /JN/JC/SW	
Scale	5		Project No.		Drawn by	North
Rev	Date	Approved by	<b>Revision Notes</b>			
1	24.7.19	DS	Draft DA Submission	n		
2	30.8.19	DS	DA Submission			
3	13.3.20	BF	DA Submission Inclu	uding Council	and DEAP Comm	ents
4	28.5.20	BF	DA Submission Inclu	uding Council	and DEAP Comm	ents
5	16.7.20	BF	DA Submission Inclu	uding Council	Comments on FT	1
6	11.1.22	BF	Draft S455			
7	18.3.22	BF	S455 Pre-lodgemen	t		
8	29.4.22	BF	S455 Submission			

DA-250-004

Dwg No.

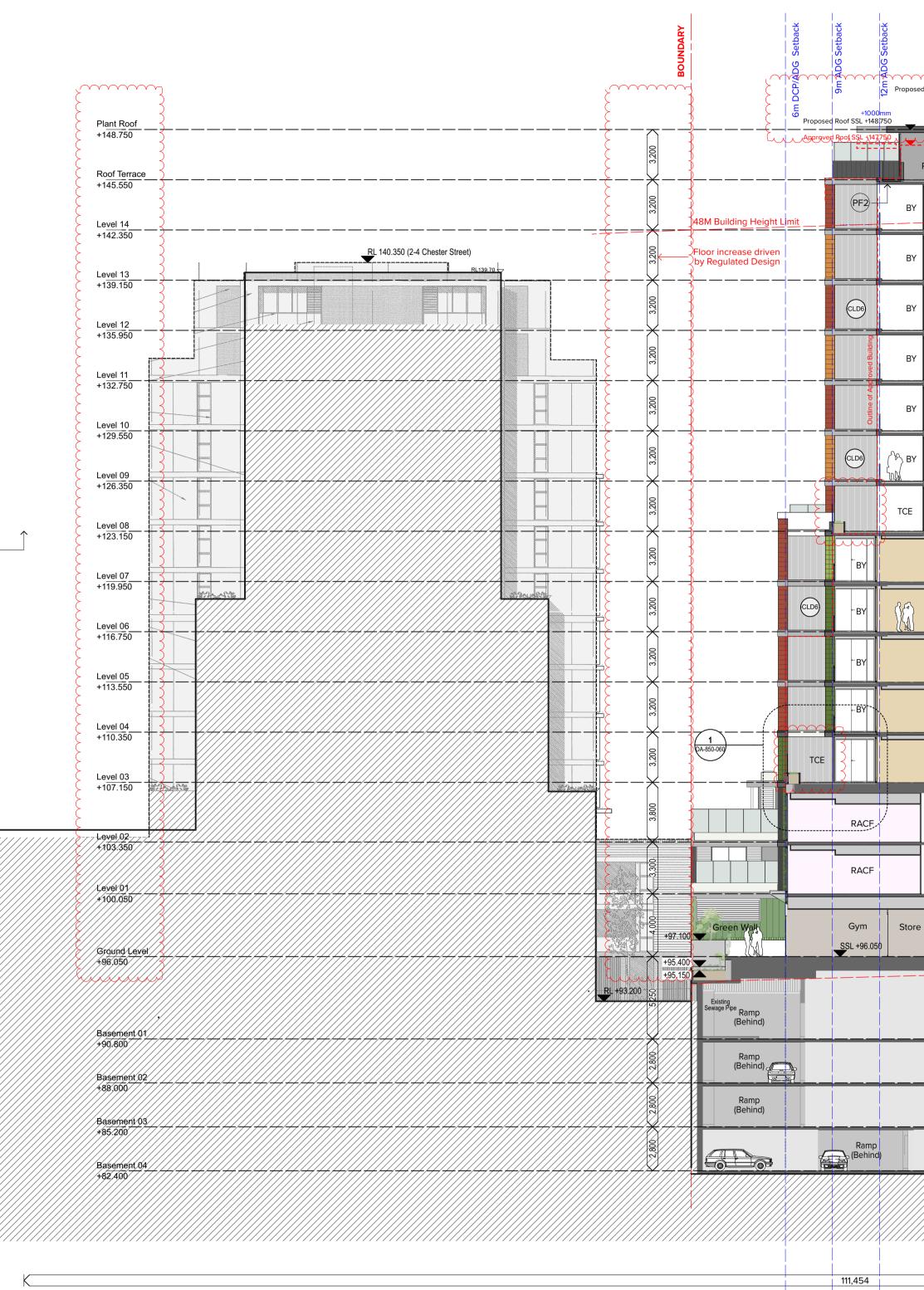
Project Title Uniting Coombah Village 43-53 Oxford St Epping NSW 2121 Australia Drawing Title

**GA** Elevations West Elevation

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### Legend Awning

# (BAL1) Clear glass with vertical linear frit pattern balustrade part of FT1.

- (BAL2) Clear semi frameless with vertical linear frit patter glass balustrade fixed to Masonry upturn.
- (BAL3) Vertical Angled steel baluster. Powder coat finish, colour and finish to match PCF1.

tern	CLD2) Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Brick Red"	CLD6 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3
	$\overbrace{\text{CLD3}}^{\text{CLD3}}$ Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	$\overbrace{\text{CLD7}}^{\text{Pre-finished Fibre Cement cladding}},$
	CLD4) Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2

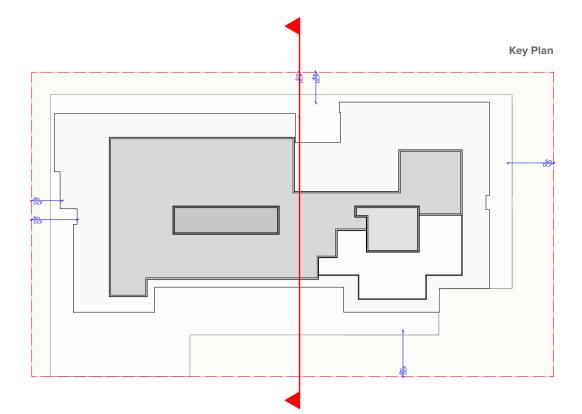
#### CLIENT Uniting

Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 28.05.20

		I.,				
		DCP Setback	DCP Podium Setback			
+1800mm from Ro osed Screen & Mechanical	AC RL+150.750 AC RL+150.750 Proposed Lift Overrun Parapet RL+14 Approved Lift Overrun Parapet RL+14		DCP Podit			
	March Outline of Approved &	Proposed Roof Parapet RL +148.950	47.850			
Plant	Dining & Function Room     Roof Terrace       Vertical Garden		Parapet RL +145.650	g Height Limit	+	
Y ILU			- View -			
Y	Vertical Garden	PF1	100	Tox 100m away seifack		
Y ILU	Vertical Garden					
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Y ILU	Vertical Garden					
	Vertical Garden					
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ILU	Vertical Garden					
ILU	Vertical Garden	CLD6			0000	
ILU	Vertical Garden	PF1	UXU			
ILU	Vertical Garden				17	5M Building Height Limit
ILU	Vertical Garden					
ILU	Vertical Garden	Outdoor Space				
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1	BOH SSL +100.050	RACF	AWN			
re Gym Ameni		idor Amenities Boost	er		Of Upper Field 50°	
		SL +96.050		RL +95.500		
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SSL +82.	Basement 04					
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	Basement 04					

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"	CLD5 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1	F11 Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 & 2 . On Levels 3 to 14 the glass is GC1 & GC2 + shadowbox with no backpan/ 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.	FT3 Façade 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.	<ul> <li>FT5</li> <li>Façade Glazing System 5. Glass: GC3. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed.</li> <li>Refer to BASIX and Section J assessment for performance requirements.</li> <li>GC1</li> <li>Glass, Clear.</li> </ul>	HRI Decorative handrail to street level interface steel PCF1 Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satir PF1 Paint Finish, Type 1: Paint finish, colour to match Dulux " Zeus Charcoal"	SC1 Screen Vertical Aluminium Louvre System Screen Vertical Aluminium Louvre System with PCF3 finish.
CLD3 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	$\overbrace{\text{CLD7}}^{\text{Pre-finished Fibre Cement cladding}}$ , paint finish PF1	(FT2) Façade Glazing System 2. Glass: GC1 & GC2. Framing system: aluminium front faced glazing with projecting vertical mullions, hidden horizontal transoms excluding operable windows, colour to	FT4 Façade Glazing System 4. Glass: GC1. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully	(GC2) Glass, Clear with vertical frit pattern	(PF2) Paint Finish, Type 2: Paint finish, colour similar to Warm Grey	SC3 Screen Vertical Aluminium Louvre System with Powdercoat Finish similar to PF1.
CLD4) Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2	match PCF1. Structural steel supports fully concealed.Refer to BASIX assessment for performance requirements.	concealed. Refer to BASIX and Section J assessment for performance requirements.	GC3 Grey Glass, with vertical linear frit pattern.	Paint Finish, Type 3: PF3 Paint finish, colour to match Dulux " Silkwort "	VB Vertical Aluminium Batten Screen



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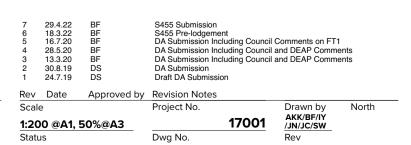
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### S455 UPDATE

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



DA-350-001

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

**GA** Sections Section 01

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		Site Boundary Source Source So	9m ADG Setback						Tower Encroachment Zone 3m DCP Podium Setback is	Site Boundary
$\sim$	Ę		Pr MILINIIII	+1200mm	errun Parapet RL+150.250 +1800mm from Roof		+1200mm Proposed Lift Overrun Parapet RL+150.250	View from approx on Sm Set back from au +100mm from au	4m DCP	
of			+1000mm ed Roof SSL +148.750 ed Roof SSL +147.750		Overrun Parapet RL +149.050	uluuu	Approved Lift Overrun Parapet RL +149.050	Authine of Approved Building	mm +1050mm	ad Edge of Parapet RL +146.728
			Trafficable Area				Function Room		proved Parapet F	RL +145.650
	320	48M Building Height Limit		L_4 	E Vertical Garden	E	FS L 2 L 1	ILU BY		48M Building Height Limit
Floor increase driven by Regulated Design	3,200		ILU	L 4 L 3 FS	<b>E</b> Vertical Garden	E		ILU BY		
	3,200		ILU	L_4 L_3 FS	E Vertical Garden	E	<b>FS L_2 L_1</b>	ILU		
37-41	3,200		ILU		E Vertical Garden	E	FS L_2 L_1	ILU		
	3,200			L4 L3 FS	E Vertical Garden	E	FS L2 L1	ILU		
				L4 L3 FS	E Vertical Garden	E	FS L2 L1	ILU		
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	· · · · · · · · · · · · · · · · · · ·			L_4 L_3 FS	E Vertical Garden					
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,	3,200		ILU	L-4 L-3 FS	E Vertical Garden	E	FS L_2 L_1	ILU		
	3,200		ILU	L-4 L-3 FS	E Vertical Garden	E	FS L_2 L_1	ILU		
	3,200		ILU	L_4 L_3 FS	E Vertical Garden	E	FS L_2 L_1	ILU		17.5 M Building
	3,200		ILU	L_4 L_3 FS	Vertical Garden	E		ILU		
	800		RACF		вон		FS L2 L1	RACF		
0				L_4 Household Entry		+	Household Entry			
<u></u>	3'300		RACF	L_4 L_3 FS Household Entry	ВОН		FS L_2 L_1 Household Entry	RACF		
	4,000	V	illage Square	L4 L3 FS	Gym & pool Entry	FS		Staff Room		Limit Of Upper Visual Field 50°
		Existing Ground ine						Substati 	on )	
	175		Basement 01		Basement 01	FS		Basement 01		Existing Ground Line
nt 02	CONTRACTOR OF CONT		Basement 02		Basement 02	FS		Basement 02		
<u>103</u>	5800		Pacement 02		Basement 03	FS		Basement 03		
n <u>04</u>			Basement 04		Basement 04	FS		Basen		



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### Legend AWN Awning

# (BAL1) Clear glass with vertical linear frit pattern balustrade part of FT1.

(BAL2)	Clear semi frameless with vertical linear frit   glass balustrade fixed to Masonry upturn.
U	glass balustrade lixed to Masonry upturn.

- BAL3 Vertical Angled steel baluster. Powder coat finish, colour and finish to matc PCF1.

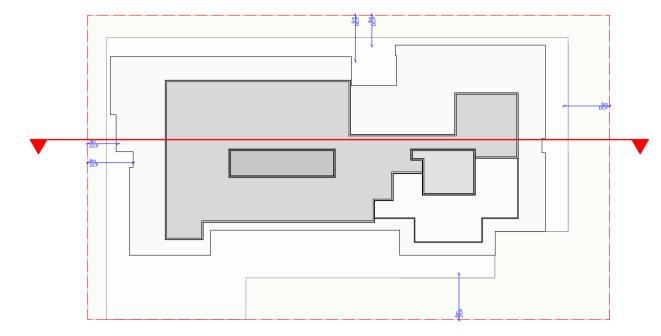
ı	(CLD1) Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Toscana"	CLD5 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1	(
frit pattern 1.	CLD2 Terracotta cladding system, expressed horizontal joints , Material Colour to match "Terracotta Natur Brick Red"	CLD6 Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3	
natch	$(\hbox{CLD3}$ Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"	$(\ensuremath{\text{CLD7}})$ Pre-finished Fibre Cement cladding , paint finish PF1	(
	$(\ensuremath{\text{CLD4}})$ Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2	

#### CLIENT Uniting

Level 4, 222 Pitt Street Sydney NSW 2000 Australia

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Height Limit

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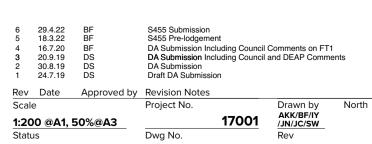
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### S455 UPDATE

Terrace added to Level 8; AC condensers relocated to roof; Floor to floor amended;



DA-350-002

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

> **GA Sections** Section 02

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BAL3 Vertical Angled steel baluster. Powder coat finish, colour and finish to match PCF1.

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NOTES

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Oxford Street, Epping, NSW,

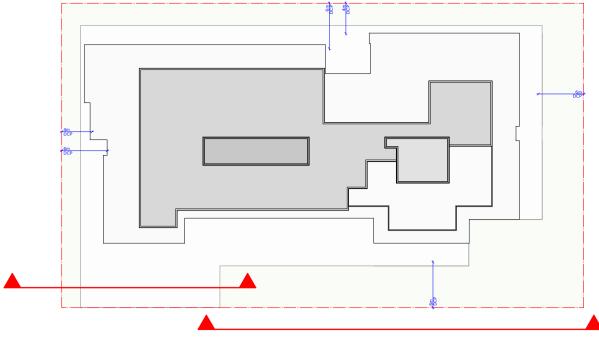
http://www.hero-software.com.au/pdf/HR-EM2JT8-01

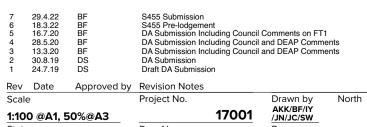
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Courtyard	
Pool HVAC Plant SSL+96.850	
	Basement 01
Ramp Gradient 1:6.5	
o Gradient 1:8	Ramp Gradient 1:12 SSL +90.800
Ramp Gradient 1:5	Basement 02 (Behind)
Radient 1:8	mp Gradient 1:8 SSL +88.000
Ramp Gradient 1:5	Basement 03
Ra	mp Gradient 1:8 SSL +85.200
	Basement 04
	SSL +82.400

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 GR2"	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 , CLD7 Pre-finished Fibre Cement cladding , CLD7 Cement render to match PF2	<ul> <li>FTI Façade Glazing System 1. Glass: GC1 &amp; GC2 with backpan + shadowbox + insulated wall behind on Levels 1 &amp; 2. On Levels 3 to 14 the glass is GC1 &amp; GC2 + shadowbox with no backpan/ 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.</li> <li>FT2 Façade Glazing System 2. Glass: GC1 &amp; 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.</li> </ul>	<ul> <li>FT3 Façade Glazing System 3. Glass: GC1. Framing system: aluminium front faced glazing system, colour to match PCF1. Structural steel supports fully concealed.</li> <li>Refer to BASIX and Section J assessment for performance requirements.</li> <li>FT4 Façade Glazing System 4. Glass: GC1. Framing system: Aluminium rear faced glazing, colour to match PCF1. Structural steel supports fully concealed.</li> <li>Refer to BASIX and Section J assessment for performance requirements.</li> </ul>	<ul> <li>FT5</li> <li>Façade 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.</li> <li>GC1</li> <li>Glass, Clear.</li> <li>GC2</li> <li>Glass, Clear with vertical frit pattern</li> <li>GC3</li> <li>Grey Glass, with vertical linear frit pattern.</li> </ul>	HRI       Decorative handrail to street level interface steel         PCF1       Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satir         PF1       Paint Finish, Type 1: Paint finish, colour to match Dulux " Zeus Charcoal"         PF2       Paint Finish, Type 2: Paint finish, colour is millar 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         SC3       Screen Vertical Aluminium Louvre System with         SC3       Screen Vertical Aluminium Louvre System with         VB       Vertical Aluminium Batten Screen
CLD4 joints , Material Colour to match "Glazed Nobless GR3"	CMR Cement render to match PF2		performance requirements.	GC3) Grey Glass, with vertical linear frit pattern.	(PF3) Paint finish, colour to match Dulux " Silkwort "	(VB) Verlaci Administri Baker Screen







DA-350-003

Dwg No.

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

**GA Sections** Section 03 & 04

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

CLIENT

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

**3D VIEWS** North-East\_ Corner Street View

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Dwg No.

Drawn by AKK/BF/IY /JN/JC/SW Rev 17001

S455 Submission DA Submission Including Council and DEAP Comments DA Submission Including Council and DEAP Comments

Rev Date Scale @A1, 50%@A3 Status

**Revision Notes** Project No.

DA Submission Draft DA Submission

5 29.4.22 Ł 4 28.5.20 B, 3 13.3.20 BF 2 30.8.19 DS 1 24.7.19 DS Approved by

DA-900-010