43 OXFORD STREET

Epping

MIXED-USE DEVELOPMENT

DEVELOPMENT APPLICATION

Submission to Council
May 2020



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Rev	Date	Approved by	Revision Notes
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

Scale: @A1, 50%@A3
Project No.: 17001
Drawn by: BF
North
Status
Dwg No.: DA-000-000
Rev: 4

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Drawing List

Series	Drawing No.	Drawing Name	Scale @A1
General			
	DA-000-000	Cover Sheet	
	DA-000-001	Drawing List	
Context & Analysis			
	DA-100-001	Location Plan	1:1000
	DA-100-002	Site Analysis	1:1000
	DA-100-003	Detailed Site Analysis	1:200
Excavation Works			
	DA-101-001	Demolition Plan	
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
	DA-110-010	Level 01	1:200
	DA-110-020	Level 02	1:200
	DA-110-030	Level 03	1:200
	DA-110-040	Level 04	1:200
	DA-110-050	Level 05	1:200
	DA-110-060	Level 06 - ILU Typical L6-7	1:200
	DA-110-080	Level 08 - ILU Typical L8-14	1:200
	DA-110-150	Level 15 - Roof Terrace	1:200
	DA-110-160	Level 16 - Plant Roof	1:200
Alignment Plans			
	DA-190-010	Ground Level	1:200
	DA-190-020	Sections	1:100
GA Elevations			
	DA-250-001	East Elevation	1:200
	DA-250-002	North Elevation	1:200
	DA-250-003	South Elevation	1:200
	DA-250-004	West Elevation	1:200
GA Sections			
	DA-350-001	Section 01	1:200
	DA-350-002	Section 02	1:200
	DA-350-003	Section 03 & 04	1:100
Window Type Elevations			
	DA-620-001	Window Type Elevations	1:400

Series	Drawing No.	Drawing Name	Scale @A1
Shadow Diagrams			
	DA-710-010	Shadow Diagrams - June 21st 9am	1:750
	DA-710-020	Shadow Diagrams - June 21st 12pm	1:750
	DA-710-030	Shadow Diagrams - June 21st 3pm	1:750
Apartment Amenity			
	DA-730-010	Solar Access and Ventilation	1:250
	DA-730-020	Solar Access and Ventilation	1:250
Deep Soil & Communal Open Space			
	DA-740-010	Deep Soil and Communal Open Space_GF - L7	1:250
	DA-740-020	Communal Open Space_L7- Roof Terrace	1:250
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	
Facade Section Details			
	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
	DA-850-060	Facade Section Details	1:20
3D VIEWS			
	DA-900-010	North-East_ Corner Street View	
	DA-900-020	South-East_ Main Entry View	
	DA-900-030	South-West_ Communal Open Space View	
	DA-900-040	Roof Terrace View	
Notification Plans			
	DA-960-001	Site Plan	1:500
	DA-960-002	East Elevation	1:500
	DA-960-003	North Elevation	1:500
	DA-960-004	South Elevation	1:500
	DA-960-005	West Elevation	1:500

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 28.05.20

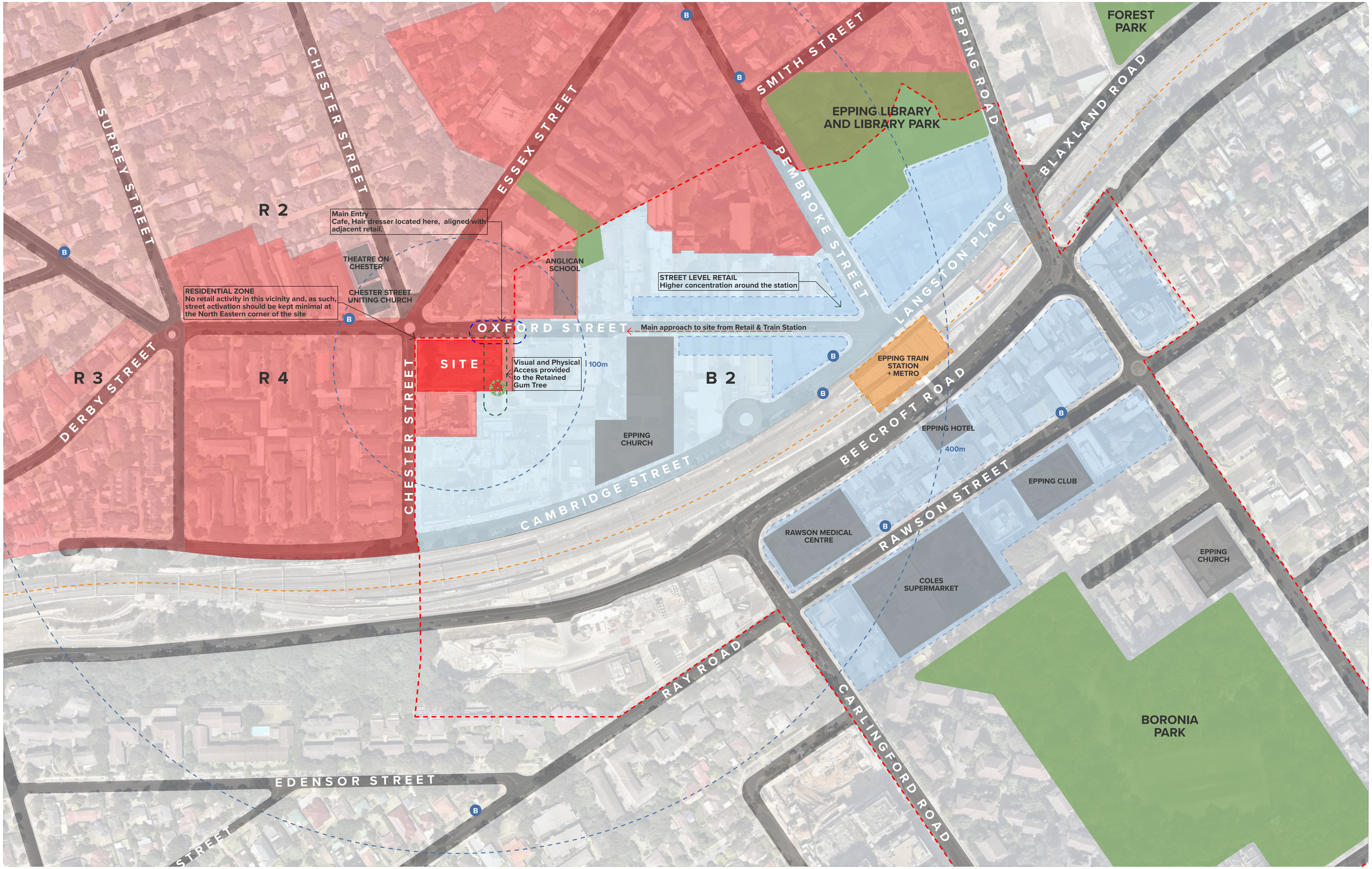
Rev	Date	Approved by	Revision Notes
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

Drawing Title
General
Drawing List

Scale: **@A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
Status
Dwg No.: **DA-000-001**
Rev: **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 03.03.20

- R4 - "High Density Residential" As Per LEP 2013
- R3 - "Medium Density Residential" As Per LEP 2013
- R2 - "Low Density Residential" As Per LEP 2013
- B2 - "Local Centre" As Per LEP 2013
- Street Level Retail
- "Epping Town Centre Core" As Per Epping Town Centre Public Domain Guidelines 2015
- Five Minute Walk Radius

Project Title

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

Drawing Title

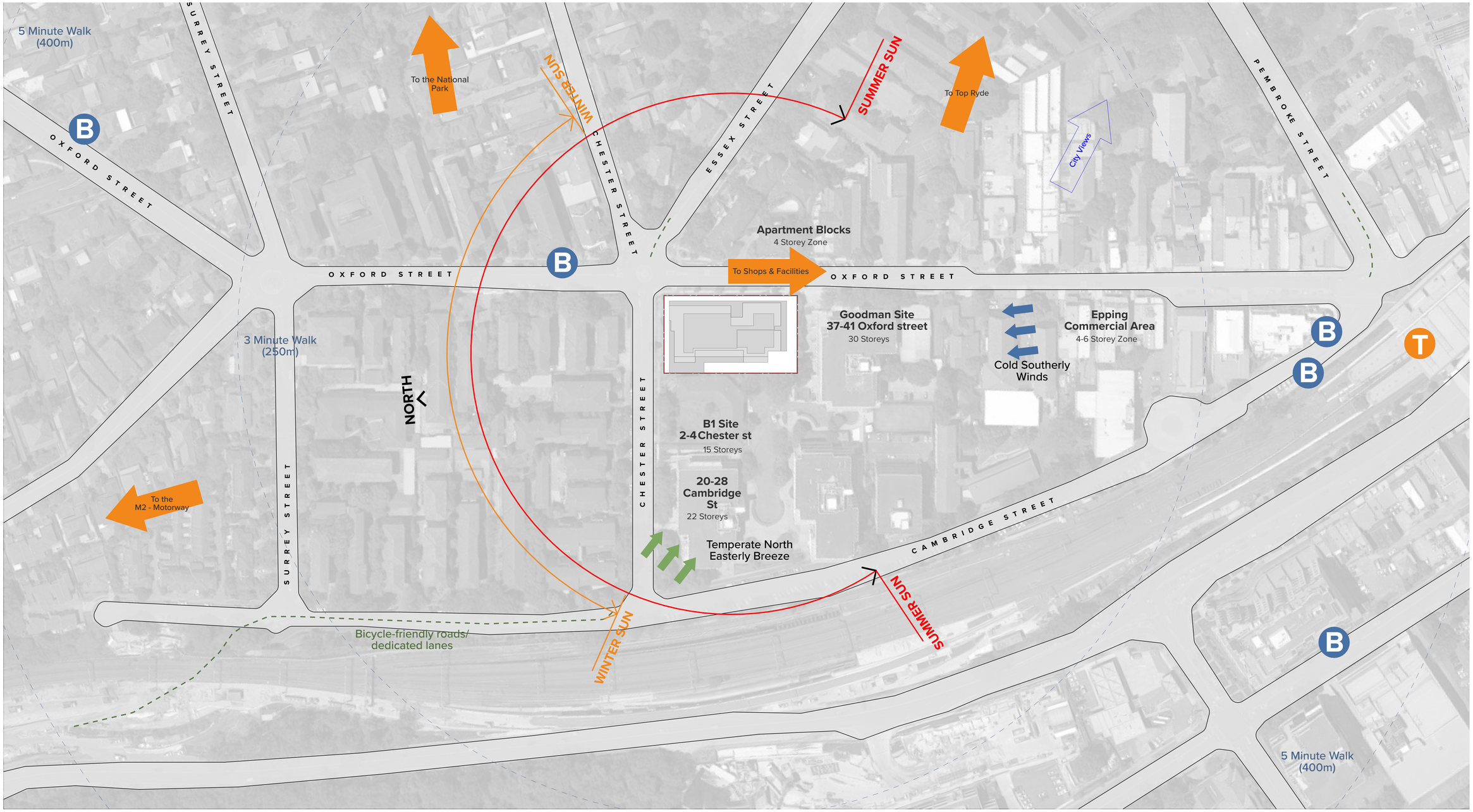
Context & Analysis
Location Plan

Rev	Date	Approved by	Revision Notes
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

Scale: **1:1000 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-100-001**
Drawn by: **NH/MM/AL/IL**
Rev: **3**
North

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

- Train Station
- Bus Stop
- Location of Noise Source
- Direction of Views
- Cycleway/Shared Way
- Direction of Travel
- Winter Sun Path

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORMATION IN THE EVENT OF DISCREPANCIES FOR DIMENSIONS REFER TO CONSULTANT DOCUMENTATION. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Project Title

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

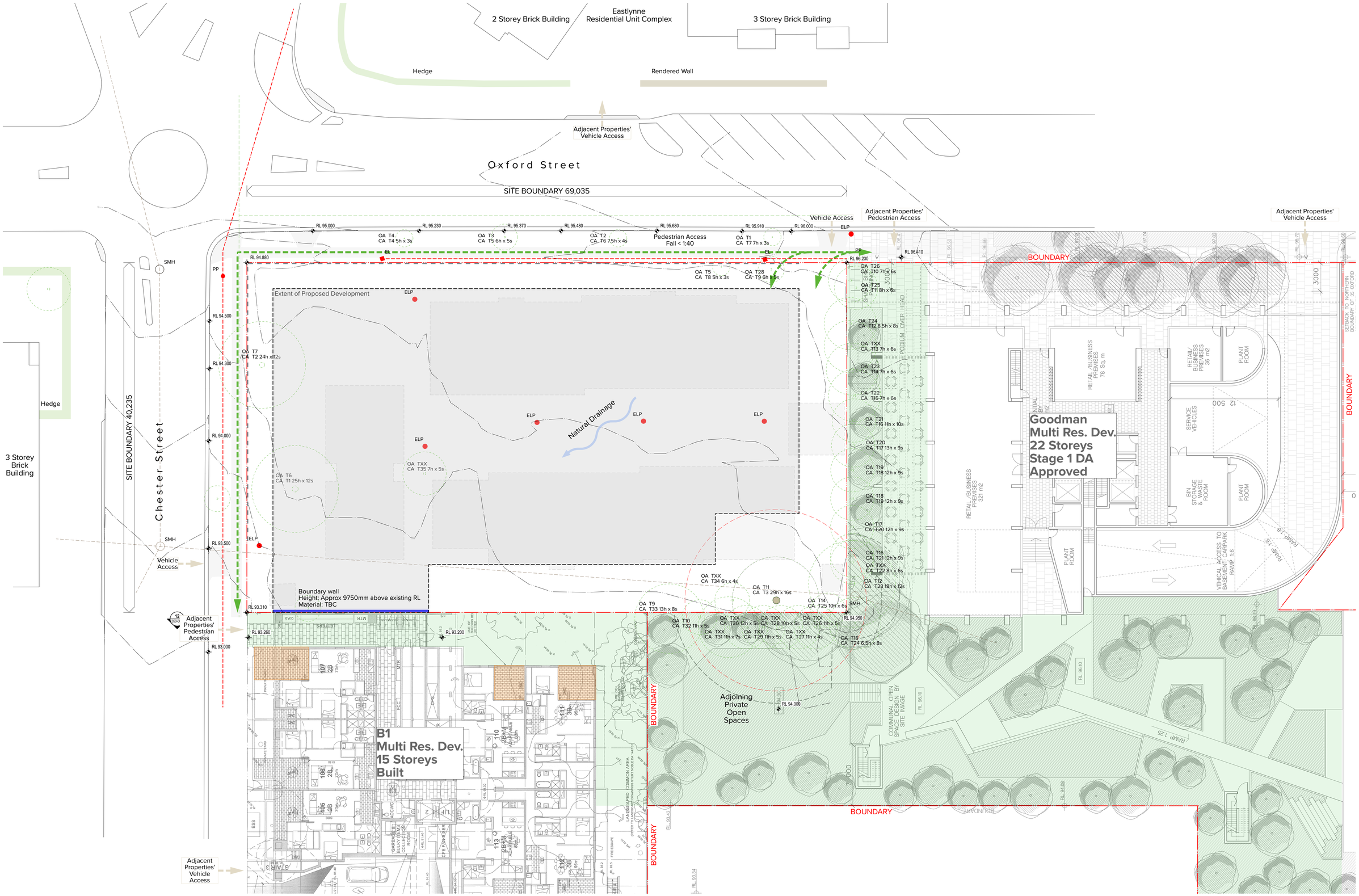
Drawing Title

Context & Analysis
Site Analysis

Rev	Date	Approved by	Revision Notes
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

Scale: **1:1000 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-100-002**
Drawn by: **NH/MM/AL/IL**
North
Rev: **3**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Legend

- Site Boundary
- OA Original Arborist
- CA Current Arborist (Refer to Arborist report for additional information)
- Pedestrian Access
- Boundary Wall
- Existing Structures
- Adjacent Properties' Balcony (Refer to GA Plans for additional privacy information)
- Electricity (Underground)
- PP Power Pole
- EL Electrical Box
- ELP Electric Light Pole
- Gas (DYBD)
- Sewer (DBYD)
- Existing Metal Fence
- Adjoining Private Open Spaces

Project Title

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

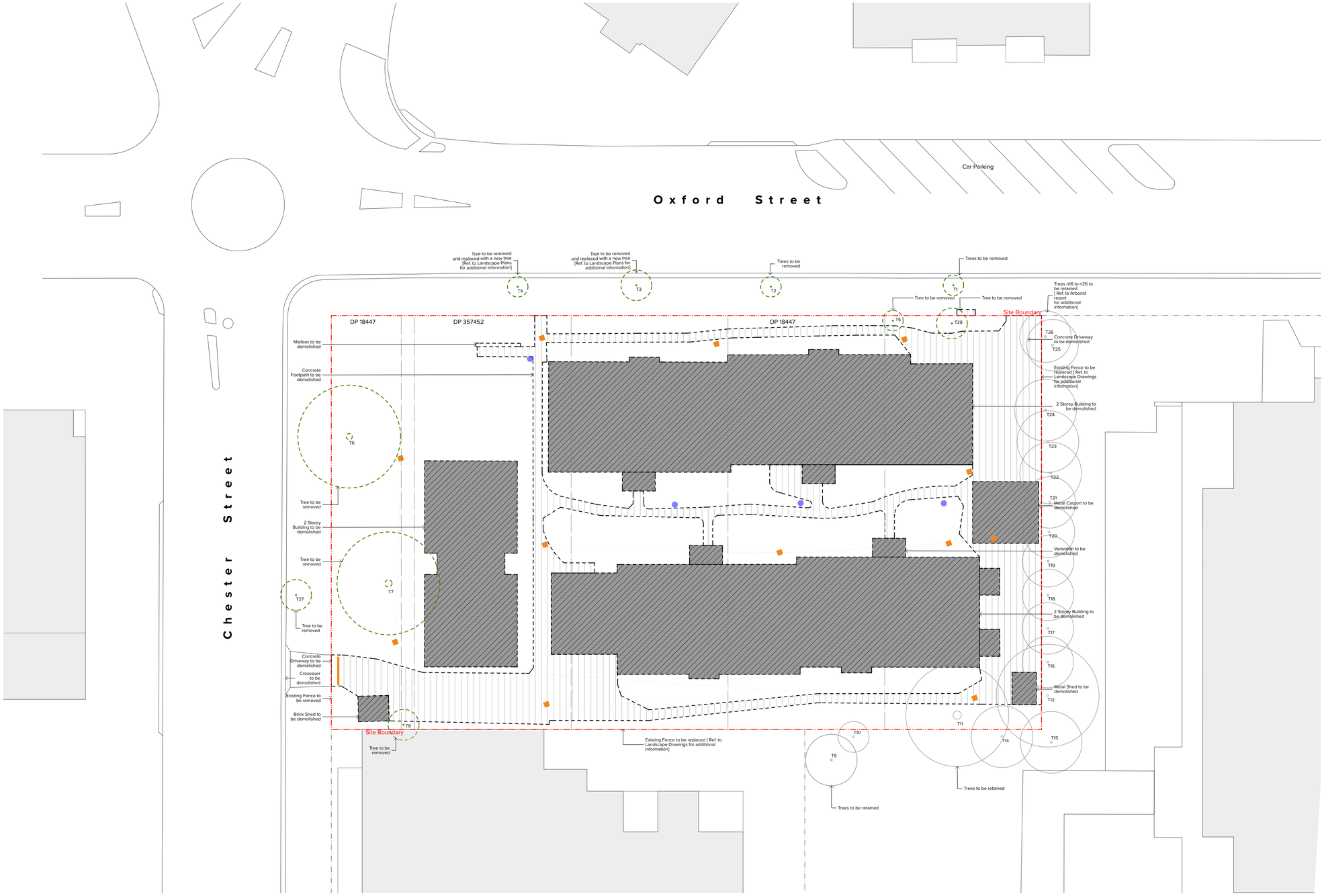
Drawing Title

Context & Analysis
Detailed Site Analysis

Rev	Date	Approved by	Revision Notes
1	13.03.20	BF	DA Submission Including Council and DEAP Comments For Review

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: BF
North
Status
Dwg No.: **DA-100-003**
Rev: **1**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

- Site Boundary. [Refer to Survey for additional information]
- Existing Lot Boundaries. [Refer to Survey for additional information]
- Existing Driveways, Vehicle Access and Footpath - To be demolished
- Existing Building including all associated hardstand areas - To be demolished
- Existing Trees - To be removed. [Refer to Arborist Report for additional information]
- Existing Trees - To be retained. [Refer to Arborist Report for additional information]
- Existing Electric Poles - To be removed
- Existing PIT/Drain - To be removed. [Refer to Stormwater Report for additional information]

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Project Title

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

Drawing Title

Excavation Works
Demolition Plan

Rev	Date	Approved by	Revision Notes
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

Scale: **1:200 @ A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-101-001**
Drawn by: **NH/MM/AL/IL**
Rev: **3**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_1,2...	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_1,2...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RES	Residential	TE	Terrace	WIR	Warning Light
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_1,2...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RF	Refrigerator	TOW	Top of Wall		
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RTL	Retail	TOK	Top of Kerb		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	S	Store	V	Void	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	SKL	Skylight	WC	WC	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	STL	Steel	WC_A	WC_Accessible	ILU	Independent Living Units

156m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
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

Project Title

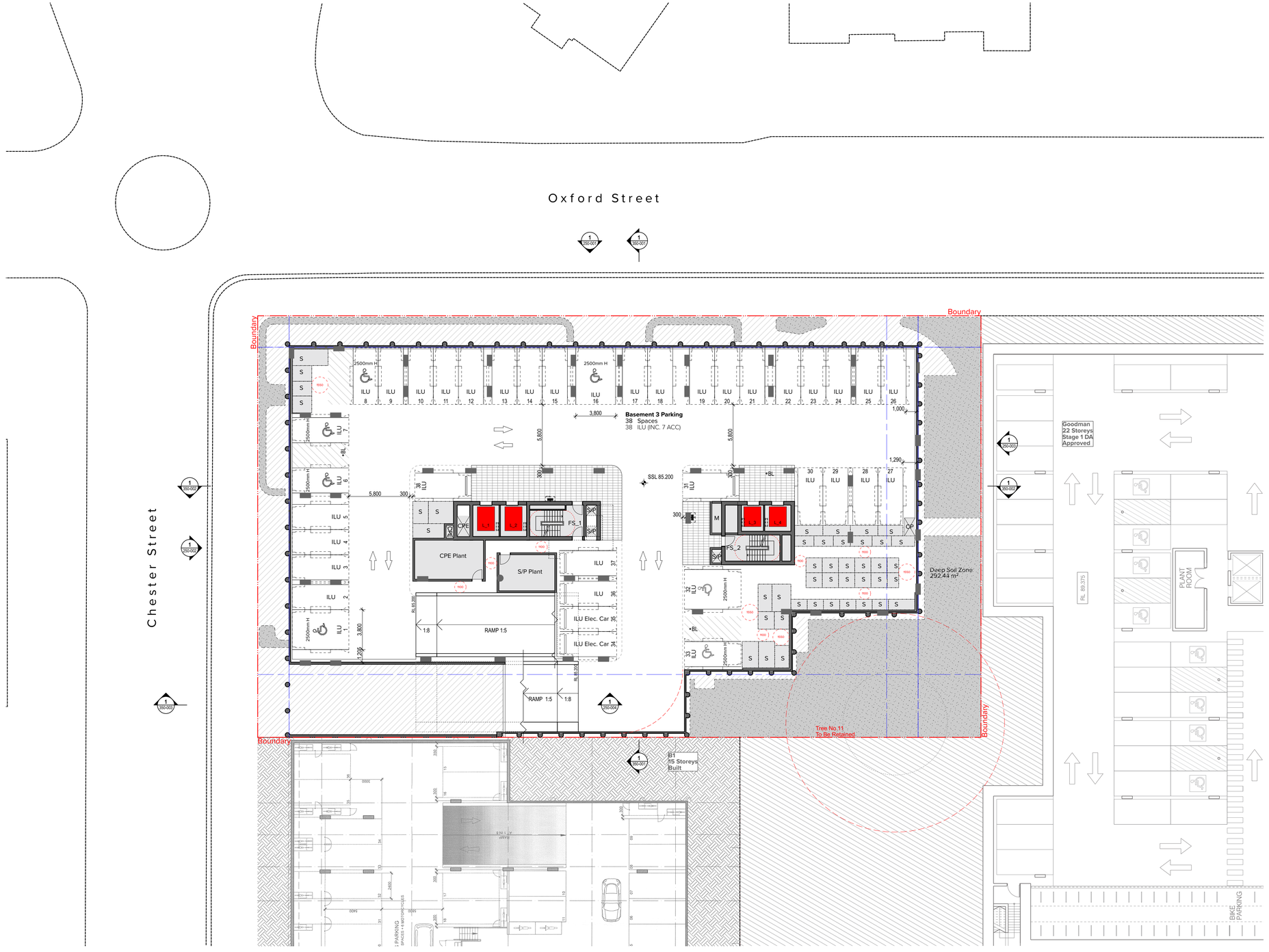
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Plans
Basement 04

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-004**
Drawn by **NH/MM/AL/IL**
North
Rev **3**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_1,2...	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_1,2...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RES	Residential	TE	Terrace	WR	Warning Light
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_1,2...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RF	Refrigerator	TOW	Top of Wall		
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RTL	Retail	TOK	Top of Kerb		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	S	Store	V	Void	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	SKL	Skylight	WC	WC	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	STL	Steel	WC_A	WC_Accessible	ILU	Independent Living Units

156m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
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

Project Title

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

Drawing Title

GA Plans
Basement 03

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17001	NH/MM/AL/IL	
Status	Dwg No.	Rev	
	DA-110-005	3	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Oxford Street

Chester Street

Boundary

Boundary

Boundary

Boundary

Tree No.11
To Be Retained

B1
15 Storeys
Built

Goodman
22 Storeys
Stage 1 DA
Approved

RL 89.375

PLANT ROOM

BIKE PARKING

Basement 2 Parking
44 Spaces
8 ALA/CA (INC. 2 ACC)
20 RACF (INC. 1 ACC)
16 ILU (INC. 4 ACC)

Central Store
A:50.32 m²

S/P Plant

S/A Plant

Grease Arrestor

RAMP 1:5

RAMP 1:5

1:8

1:8

BGS

SSL 88.000

RL 88.000

S PARKING
RESIDENT BICYCLE SPACES + 5 MOTORCYCLE SPACES
VISITOR BICYCLE SPACES + 1 MOTORCYCLE SPACES

Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_1,2...	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_1,2...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RES	Residential	TE	Terrace	WIR	Warning Light
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_1,2...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RF	Refrigerator	TOW	Top of Wall		
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RTL	Retail	TOK	Top of Kerb		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space	ALA	Assisted Living Apartments
Bt,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	S	Store	V	Void	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	SKL	Skylight	WC	WC	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	STL	Steel	WC_A	WC_Accessible	ILU	Independent Living Units

156m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BEFORE THE COMMENCEMENT OF ANY WORK OR SHOP DRAWINGS. DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
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

Scale: **1:200 @A1, 50%@A3**
Status:
Project No.: **17001**
Dwg No.: **DA-110-006**
Drawn by: **NH/MM/AL/IL**
Rev: **3**
North

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

Drawing Title
GA Plans
Basement 02

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_1,2...	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_1,2...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RES	Residential	TE	Terrace	WIR	Warning Light
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L,1,2...	Lift No1, 2, etc.	MSB	Main Switch Board Services	RF	Refrigerator	TOW	Top of Wall		
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RTL	Retail	TOK	Top of Kerb		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	S	Store	V	Void	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	SKL	Skylight	WC	WC	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	STL	Steel	WC_A	WC_Accessible	ILU	Independent Living Units

Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
3	**20.9.20**	**BE**	**DA Submission** Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Project Title

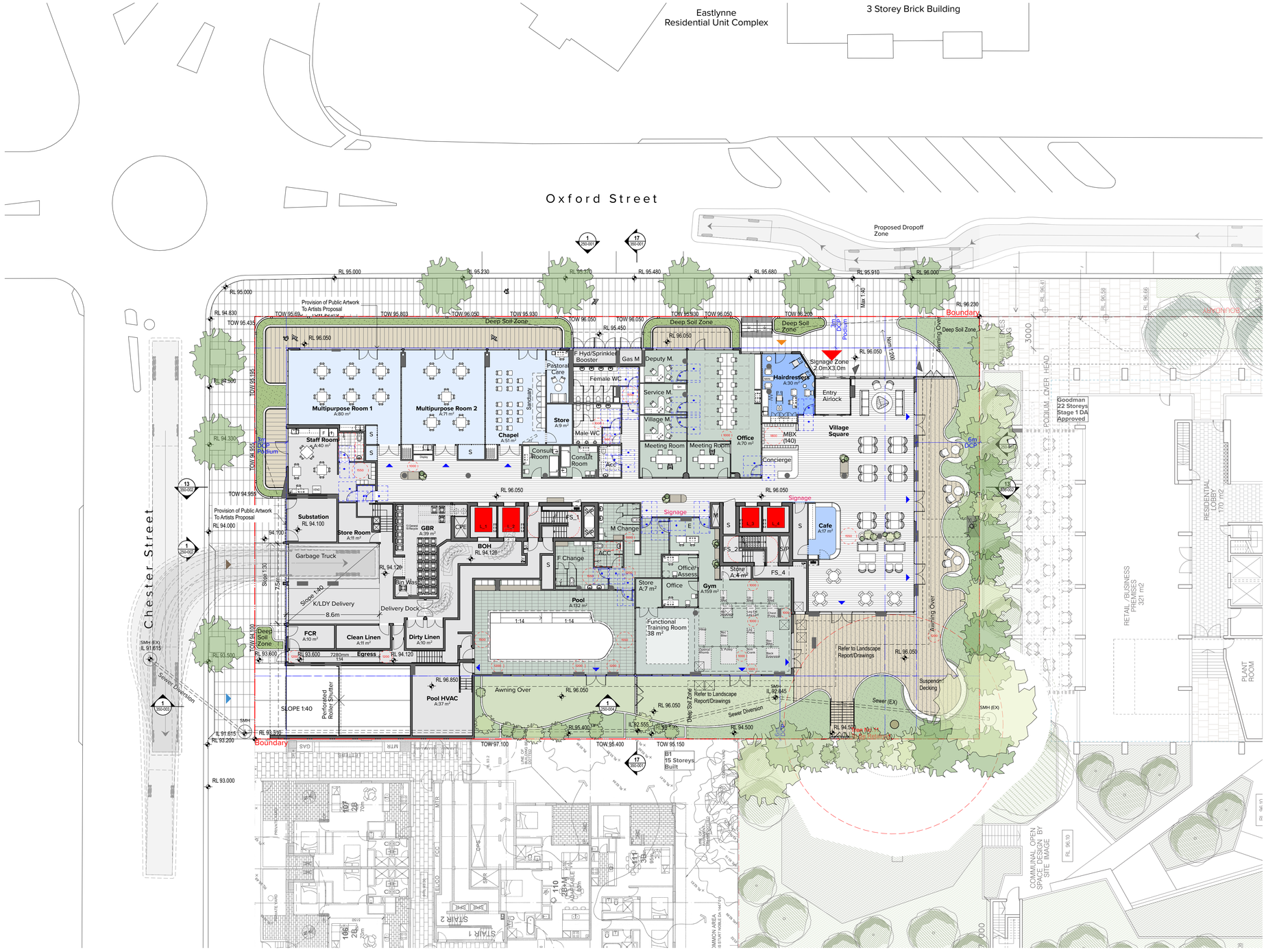
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

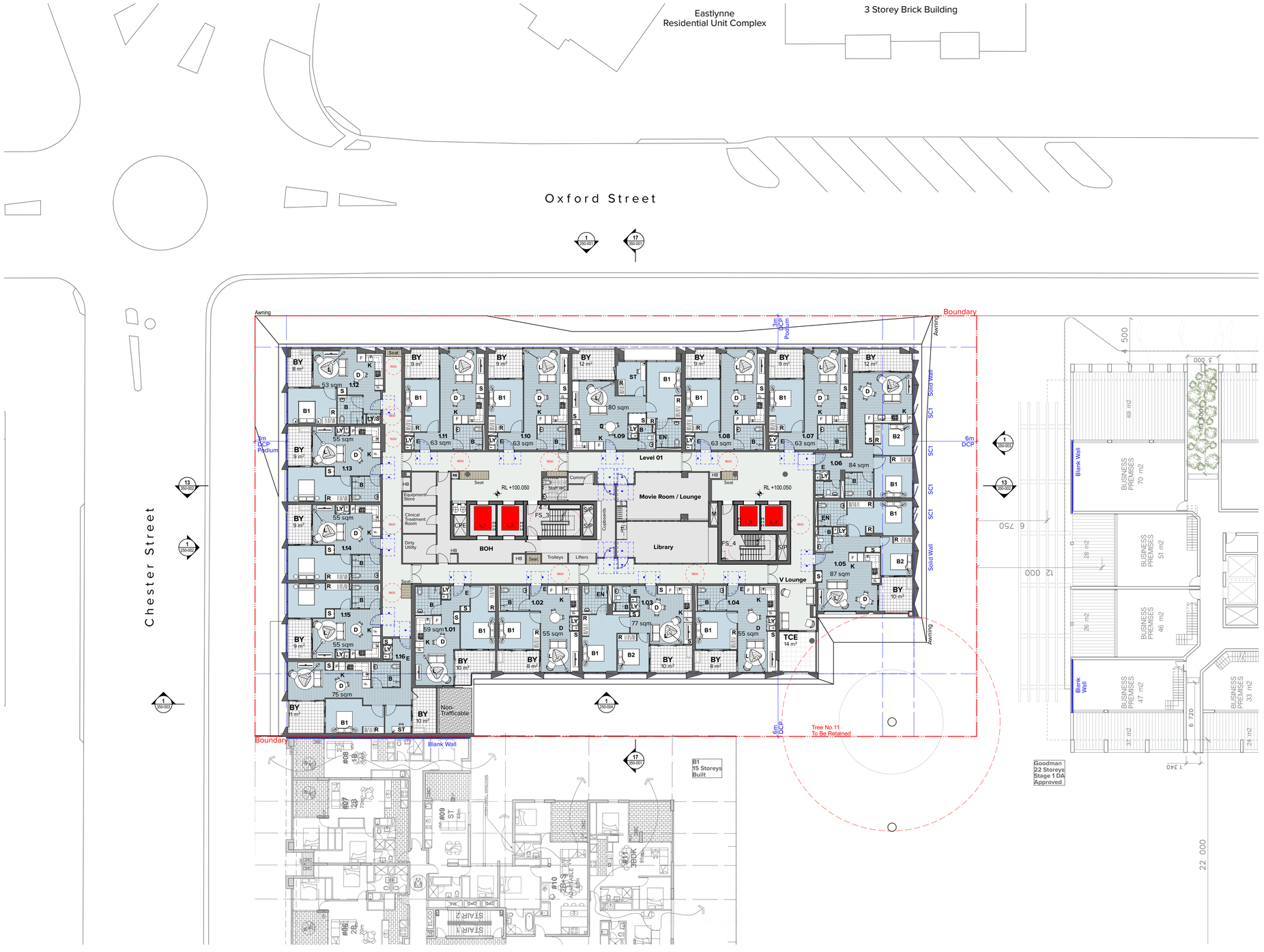
Drawing Title

GA Plans
Basement 01

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-007**
Drawn by **NH/MM/AL/IL**
Rev **3**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au


Eastlynne
Residential Unit Complex
3 Storey Brick Building
Oxford Street
Proposed Dropoff
Zone
Chesterfield Street
Provision of Public Artwork
To Artists Proposal
Deep Soil Zone
Multipurpose Room 1
A:80 m²
Multipurpose Room 2
A:71 m²
Chapel
A:51 m²
Pastoral Care
Sanctuary
Store
A:9 m²
Staff Room
A:40 m²
Consult Room
Consult Room
Acc
Female WC
Male WC
F Hyd/Sprinkler Booster
Gas M
Deputy M.
Service M.
Village M.
Meeting Room
Meeting Room
Office
A:70 m²
Hairdresser
A:30 m²
Signage Zone
2.0mX3.0m
Entry Airlock
MBX
(140)
Concierge
Village
Square
Cafe
A:17 m²
Signage
Substation
RL 94.100
Store Room
A:11 m²
Garbage Truck
Slope 1:20
K/LDY Delivery
8.6m
Bin Wash
Delivery Dock
GBR
A:39 m²
BOH
RL 94.120
F Change
ACC
M Change
Store
A:7 m²
Office
Office Assess
Gym
A:159 m²
Pool
A:132 m²
Functional
Training Room
38 m²
Store
A:4 m²
FS_1
FS_2
FS_4
FCR
A:10 m²
Clean Linen
A:11 m²
Dirty Linen
A:10 m²
Egress
Pool HVAC
A:37 m²
Perforated Roller Shutter
SLOPE 1:40
Deep Soil Zone
Awning Over
Refer to Landscape Report/Drawings
Suspended Decking
Sewer Diversion
Sewer (EX)
SMH (EX)
SMH
Boundary
Goodman
22 Storeys
Stage 1 DA
Approved
PODIUM LEVER HEAD
RESIDENTIAL LOBBY
170 m²
RETAIL / BUSINESS PREMISES
321 m2
PLANT ROOM
COMMUNAL OPEN SPACE DESIGN BY SITE IMAGE
B1
15 Storeys
Built
Tree No.1
Tree No.2
Tree No.3
Tree No.4
Tree No.5
Tree No.6
Tree No.7
Tree No.8
Tree No.9
Tree No.10
Tree No.11
Tree No.12
Tree No.13
Tree No.14
Tree No.15
Tree No.16
Tree No.17
Tree No.18
Tree No.19
Tree No.20
Tree



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12..	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12..	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recycling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12..	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WIR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

1:56m² — Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

Rev	Date	Approved by	Revision Notes
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

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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 Plans
Level 01

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17001	BF	
Status	Dwg No.	Rev	
	DA-110-010	4	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12..	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12..	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recycling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12..	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WIR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

1:56m²
- Building Articulation Zone
- Residential Main Entry
- Car Park Entry
- Service Loading Entry
- Shop Entry
- Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

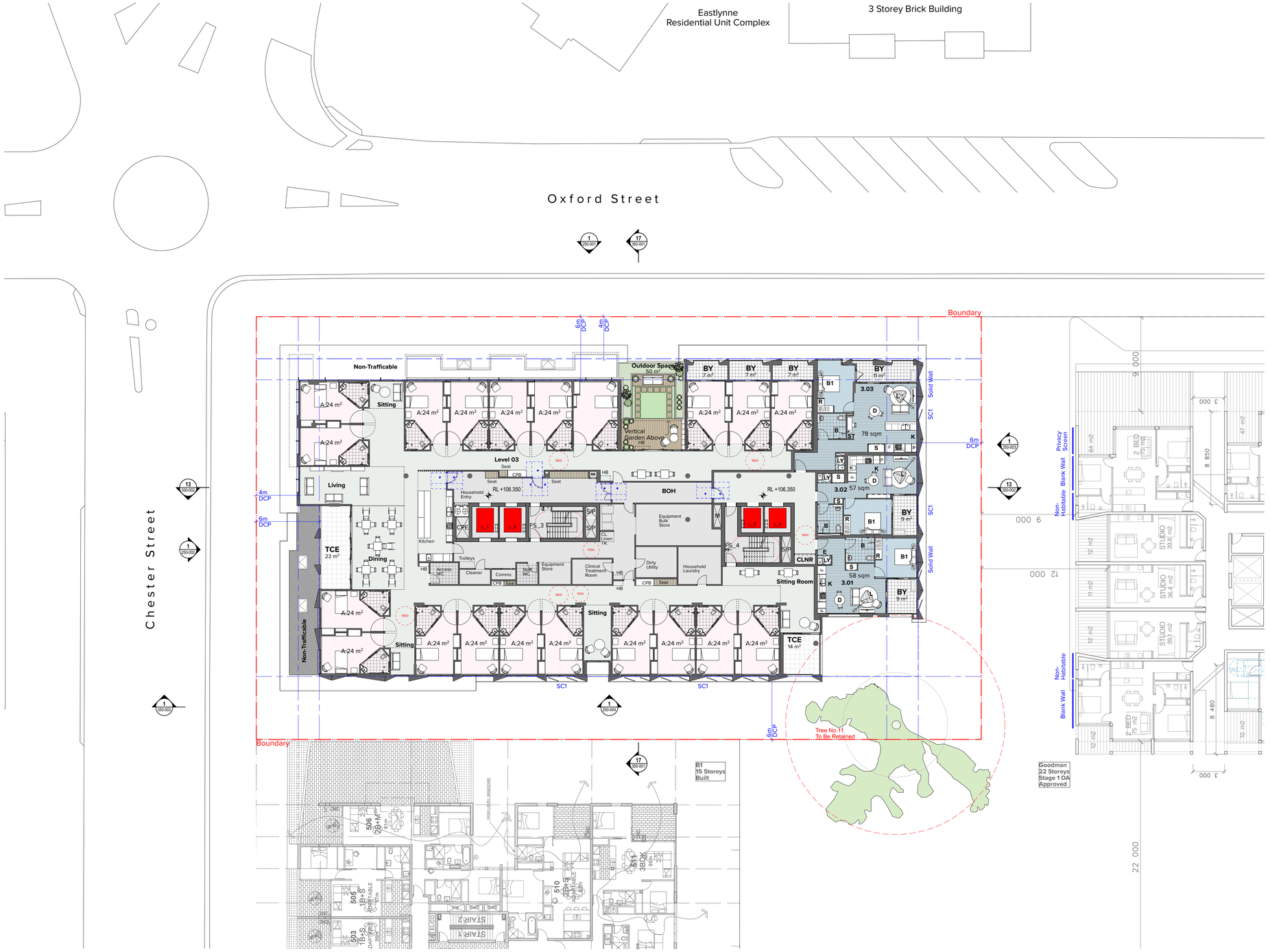
Rev	Date	Approved by	Revision Notes
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

Drawing Title
GA Plans
Level 02

Scale: **1:200 @A1, 50%@A3**
Status:
Project No.: **17001**
Dwg No.: **DA-110-020**
Drawn by: **BF**
Rev: **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12...	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recyling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12...	Lift No1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

- 156m² — Building Articulation Zone
- Residential Main Entry
- Car Park Entry
- Service Loading Entry
- Shop Entry
- Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

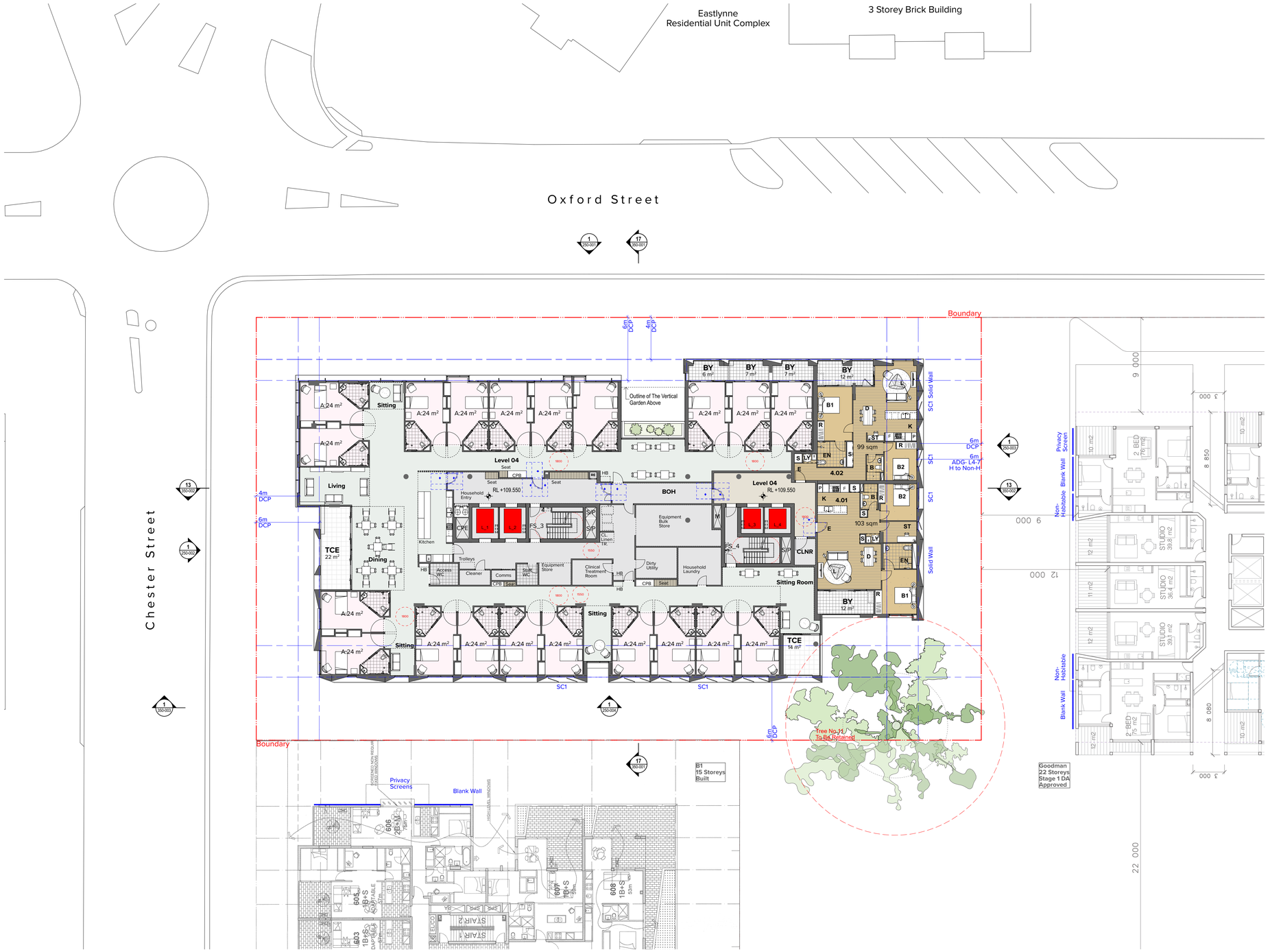
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Plans
Level 03

Scale: **1:200 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-110-030**
Drawn by: **BF**
Rev: **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12...	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel
ACC	Accesible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recyling Cupboard	TGSI	Tactile Ground Surface Indicator
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb
B1_2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet

WC_A	WC_Accessible	156m²	Building Articulation Zone
WL	Walk in Robe		Residential Main Entry
WIR	Warning Light		Car Park Entry
			Service Loading Entry
ALA	Assisted Living Apartments		Shop Entry
CA	Care Apartments		Egress
RACF	Residential Aged Care Facility		
ILU	Independent Living Units		

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CONSTRUCTION. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

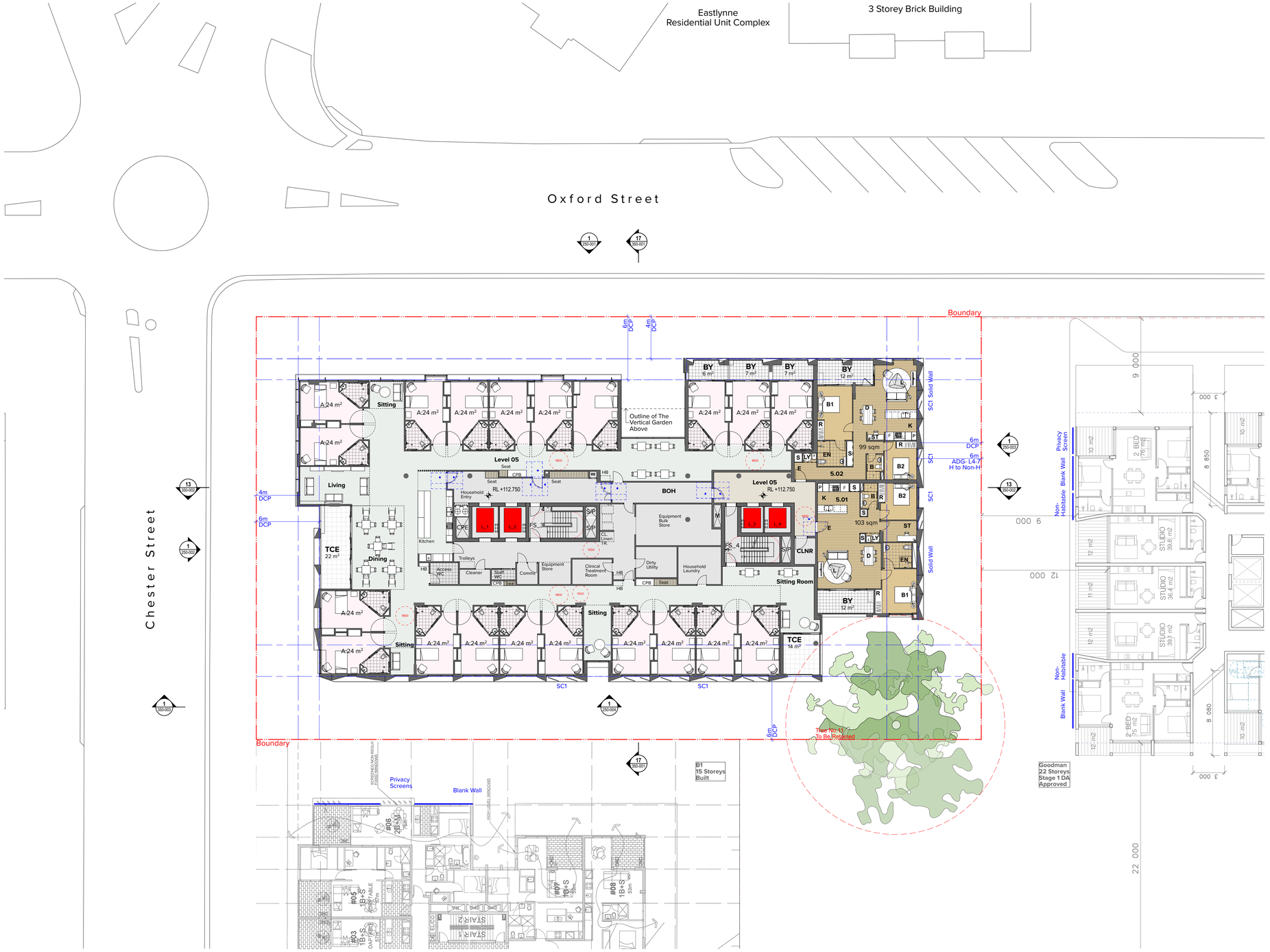
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Plans
Level 04

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-040**
Drawn by **BF**
Rev **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12...	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel
ACC	Accesible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recycling Cupboard	TGSI	Tactile Ground Surface Indicator
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb
B1_2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet

WC_A	WC_Accessible	156m²	Building Articulation Zone
WL	Walk in Robe		Residential Main Entry
WR	Warning Light		Car Park Entry
			Service Loading Entry
ALA	Assisted Living Apartments		Shop Entry
CA	Care Apartments		Egress
RACF	Residential Aged Care Facility		
ILU	Independent Living Units		

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. REFER TO CONSULTANT DOCUMENTATION FOR DETAILS NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

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

Drawing Title

GA Plans
Level 05

Scale: **1:200 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-110-050**
Drawn by: **BF**
Rev: **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12..	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12..	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recycling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12..	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WIR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

156m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

LEVEL 6 SHOWN

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

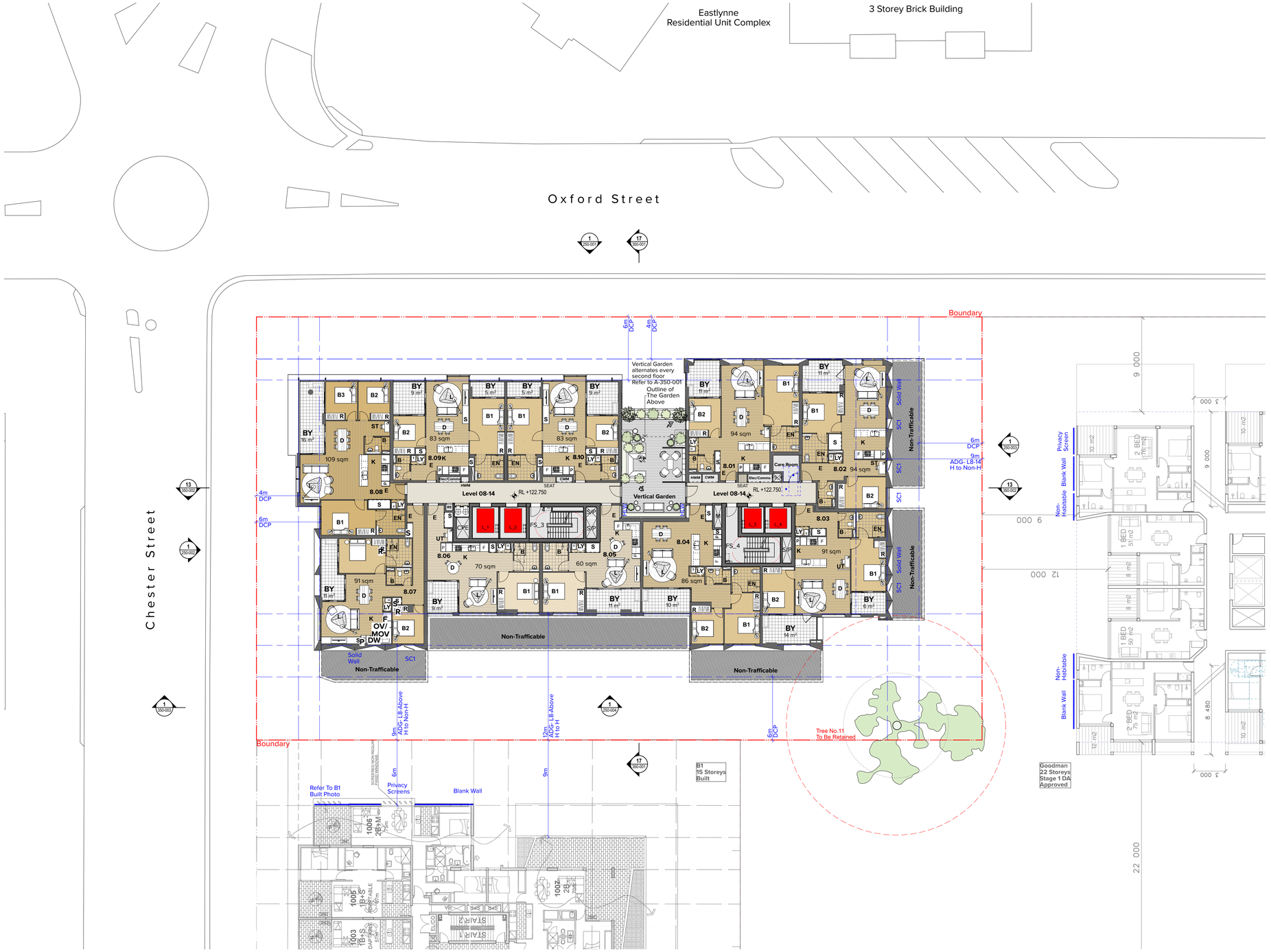
Rev	Date	Approved by	Revision Notes
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

Drawing Title
GA Plans
Level 06 - ILU Typical L6-7

Scale **1:200 @A1, 50%@A3**
Project No. **17001**
Drawn by **BF**
North
Status
Dwg No. **DA-110-060**
Rev **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12...	Fire Stair No.1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recycling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WIR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	V	Void	RACF	Residential Aged Care Facility		
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	S	Store	SKL	Skylight	WC	Water Closet

- 156m² Building Articulation Zone
- Residential Main Entry
- Car Park Entry
- Service Loading Entry
- Shop Entry
- Egress

0 1 2 5 10m

LEVEL 8 SHOWN

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CONSTRUCTION. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

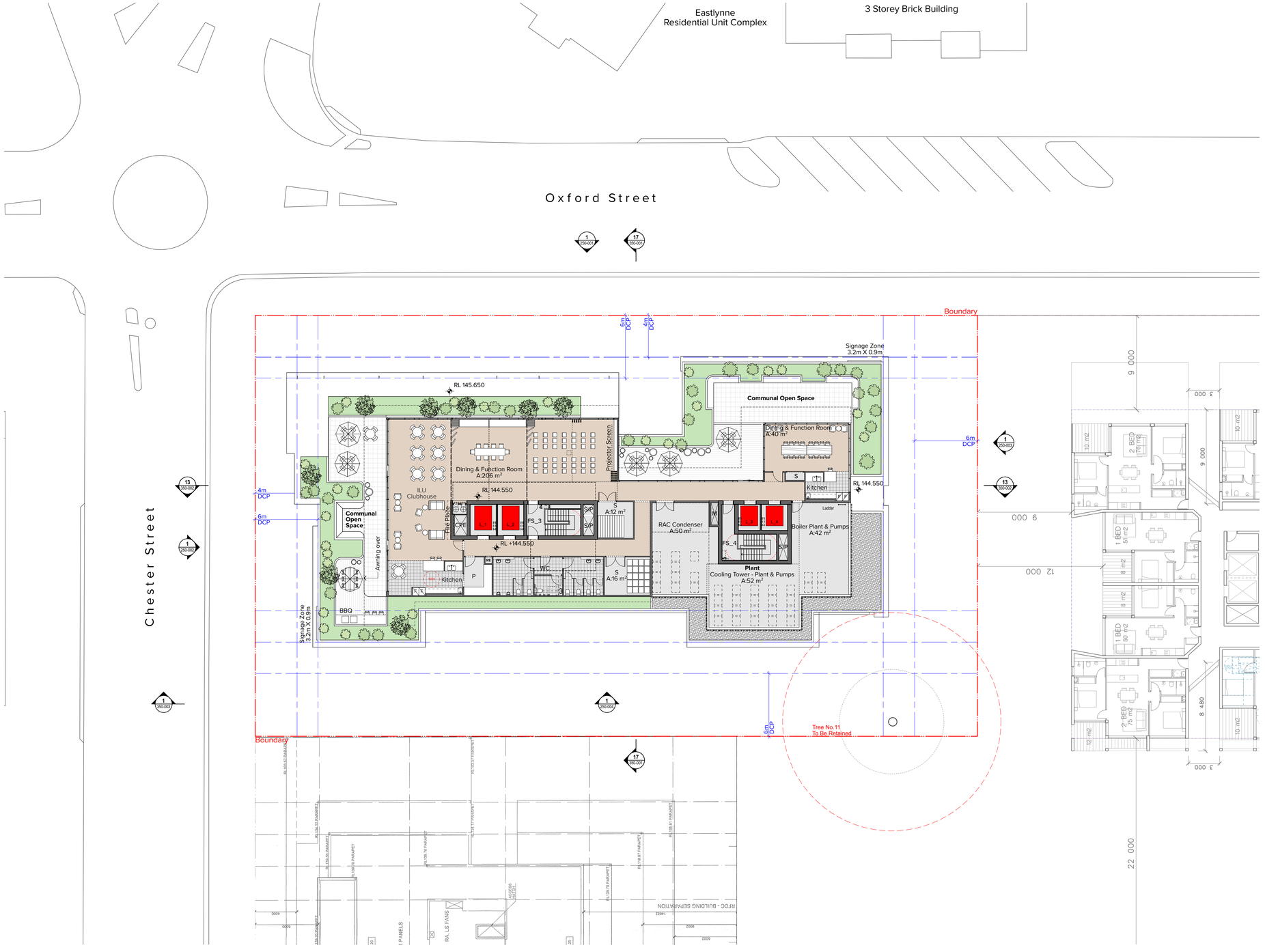
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Plans
Level 08 - ILU Typical L8-14

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-080**
Drawn by **BF**
Rev **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_1,2...	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_1,2...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recyling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_1,2...	Lift No1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

156m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

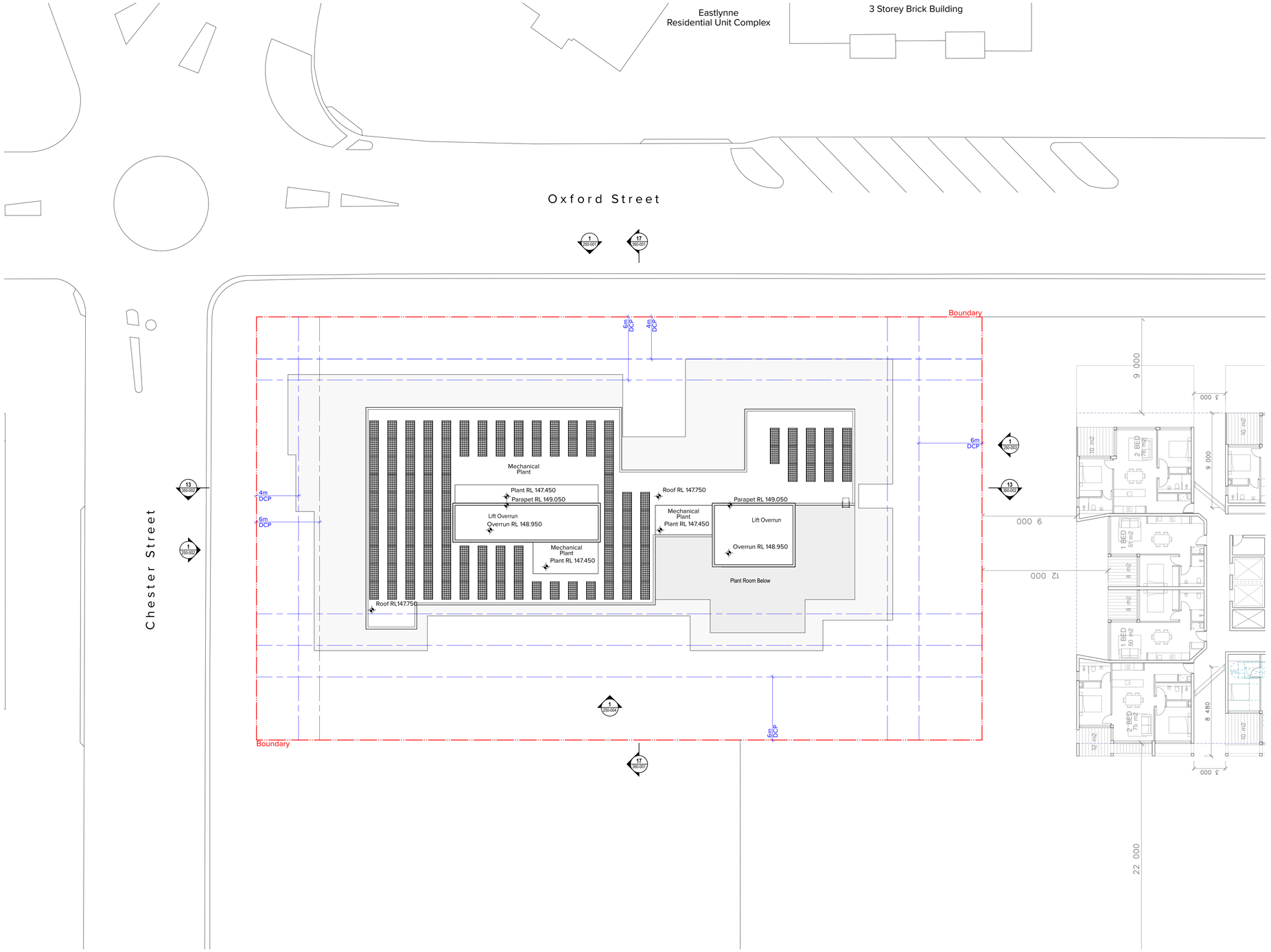
Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
GA Plans
Level 15 - Roof Terrace

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-150**
Drawn by **BF**
Rev **4**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8568 0000
F +61 2 8568 0088
turnerstudio.com.au



Legend

AC	Air Conditioning	BKR	Bicycle Rack	CONC	Concrete	E	Entry	FS_12...	Fire Stair No1, 2, etc.	K	Kitchen	MR	Mirror	RD	Roller Door	STL	Steel	WC_A	WC_Accessible
ACC	Accessible	BKS	Bicycle Storage	CPC	Concrete Precast	EN	Ensuite	GA_12...	Grease Arrestor 1, 2, etc.	KE	Kitchen Exhaust	MRV	Medium Rigid Vehicle	RE	Recyling Cupboard	TGSI	Tactile Ground Surface Indicator	WL	Walk in Robe
ACS	Access Control System	BL	Bollard	CPE	Car Park Exhaust	EXH	Exhaust	GBR	Garbage Room	L_12...	Lift No.1, 2, etc.	MSB	Main Switch Board Services	RES	Residential	TE	Terrace	WIR	Warning Light
ADP	Adaptable	BY	Balcony	CWB	Car Wash Bay	ELEC	Electrical Services	GHR	Garbage Holding Room	L	Living	MSR	Main Switch Room	RF	Refrigerator	TOW	Top of Wall		
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RTL	Retail	TOK	Top of Kerb	ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	H	Hydraulic Services	M	Mechanical Services	P	Pantry	RWO	Rainwater Outlet	UT	Utility Space	CA	Care Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	S	Store	V	Void	RACF	Residential Aged Care Facility
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	SKL	Skylight	WC	Water Closet	ILU	Independent Living Units

156m²
Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

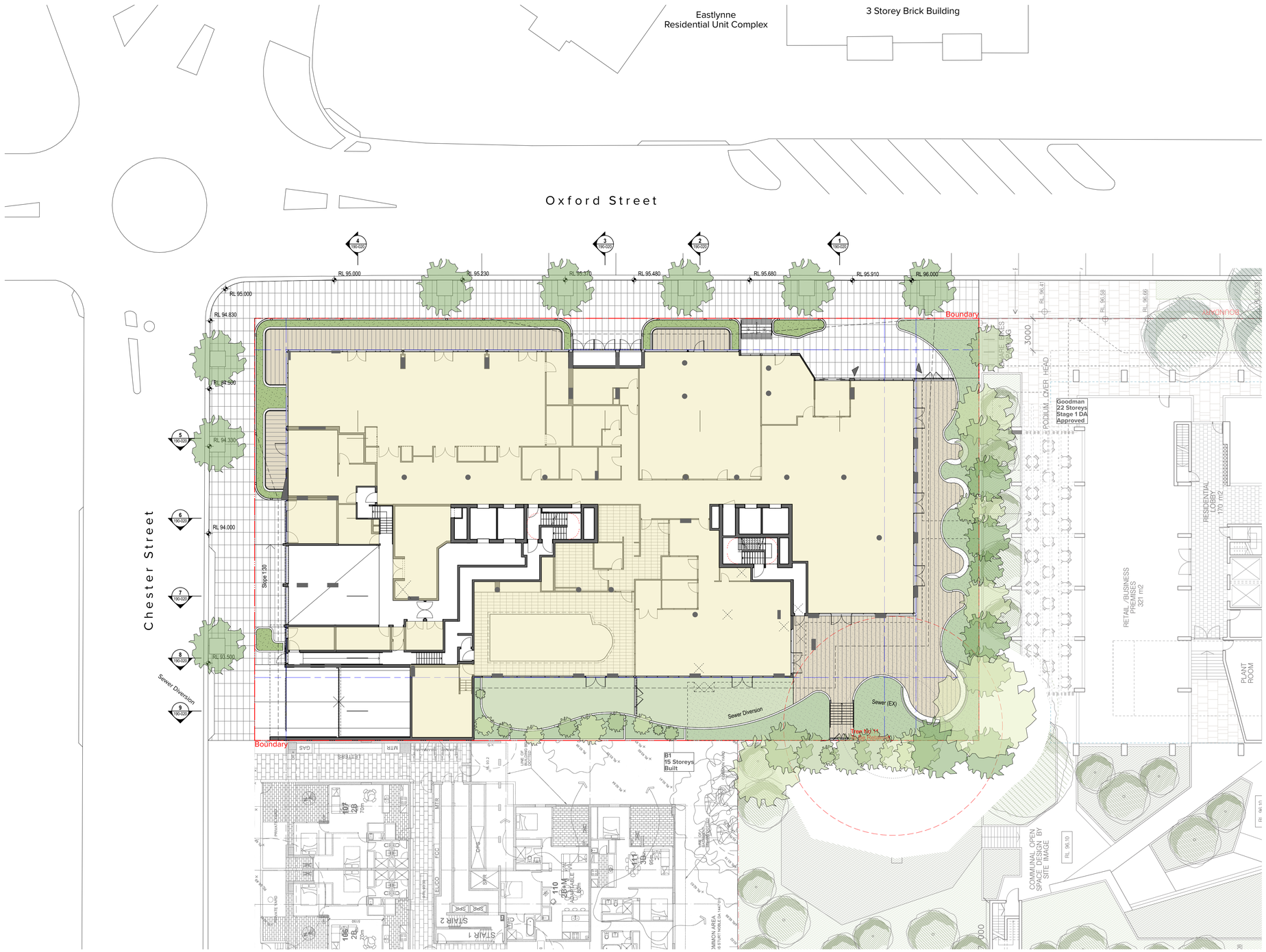
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Plans
Level 16 - Plant Roof

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-110-160**
Rev: **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 03.03.20

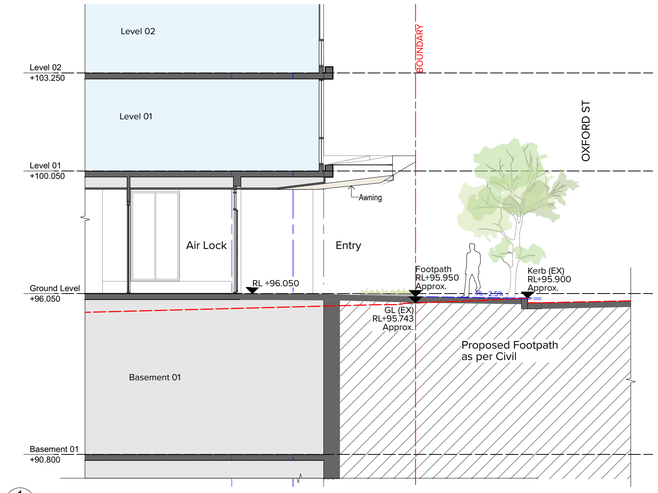
Rev	Date	Approved by	Revision Notes
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

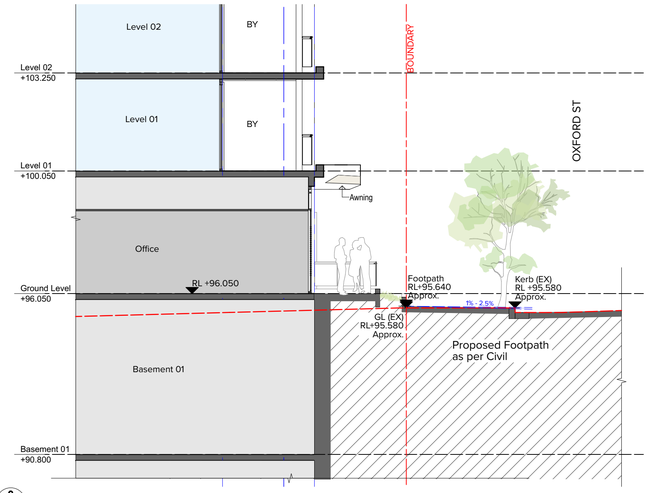
Drawing Title
Alignment Plans
Ground Level

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **NH/MM/AL/IL**
North
Status:
Dwg No.: **DA-190-010**
Rev: **3**

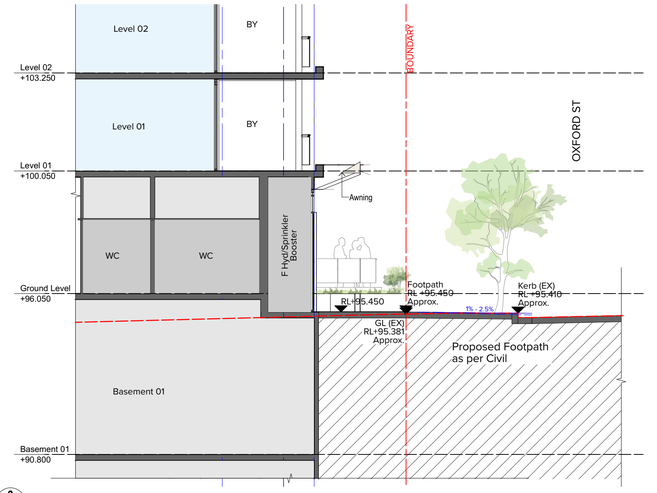
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



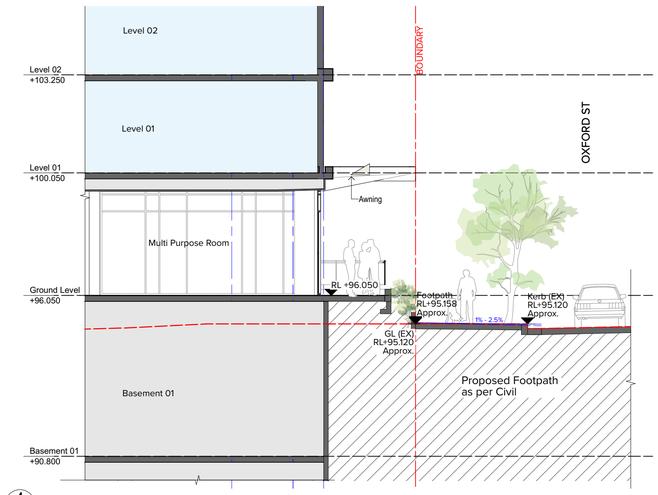
1
-



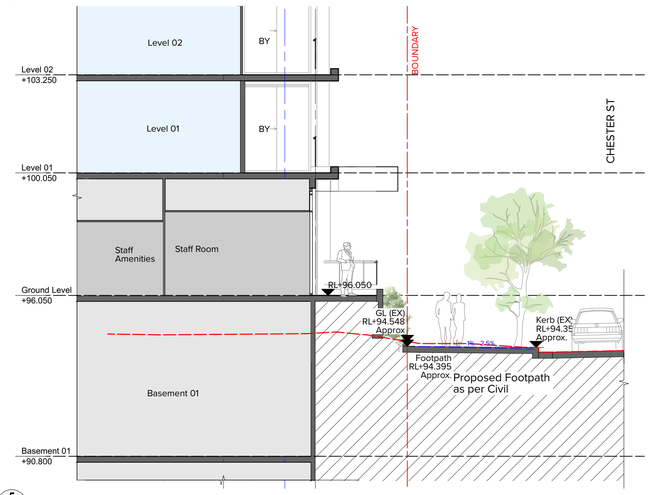
2
-



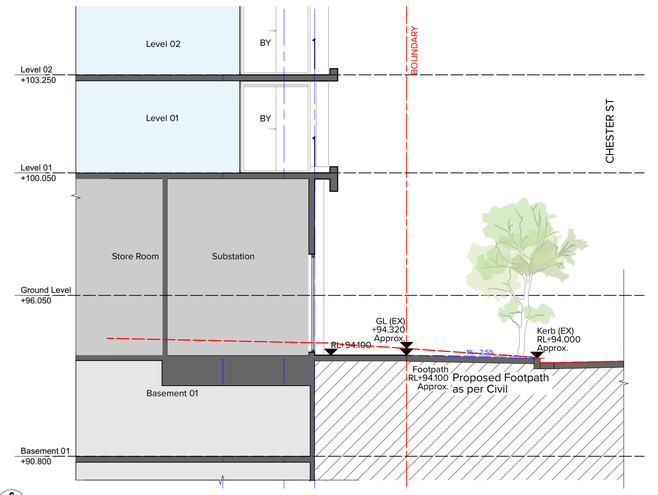
3
-



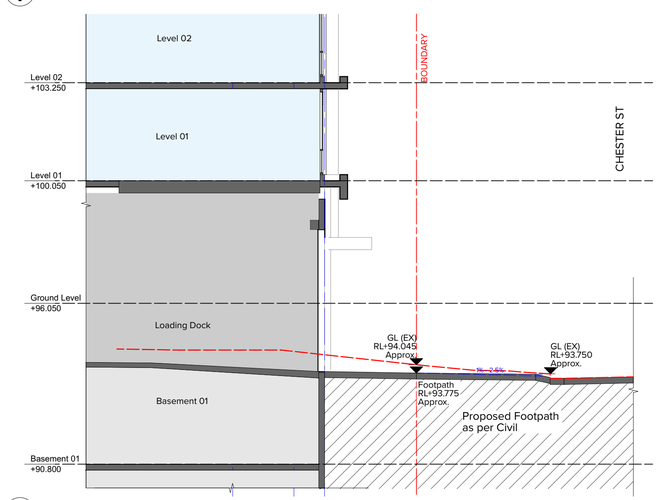
4
-



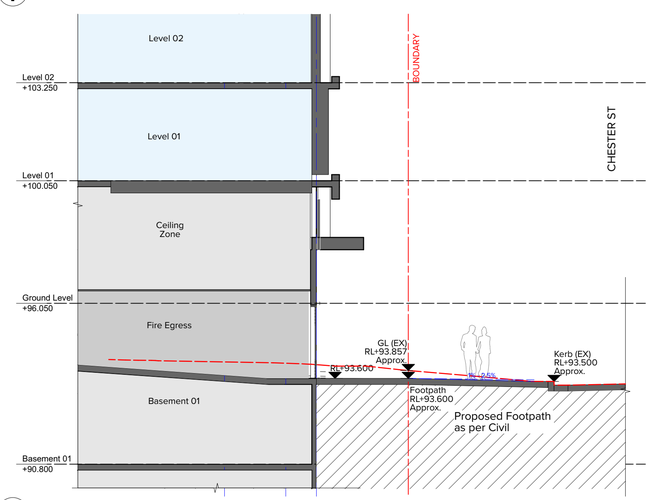
5
-



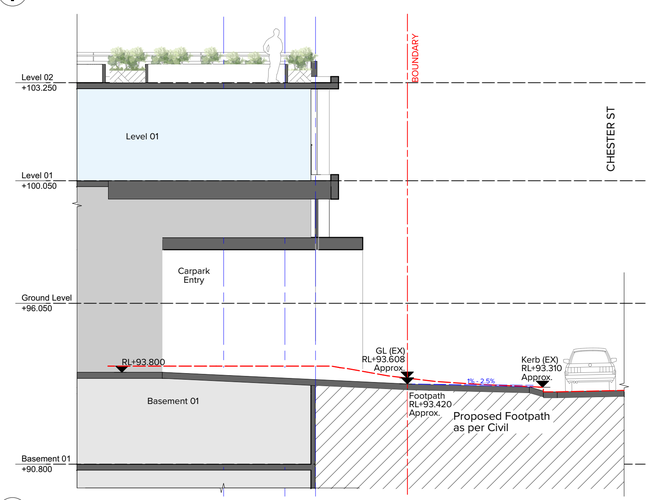
6
-



7
-



8
-



9
-

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR COMMENT/INSTRUCTION BEFORE PROCEEDING. DO NOT SCALE DRAWINGS. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Project Title

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

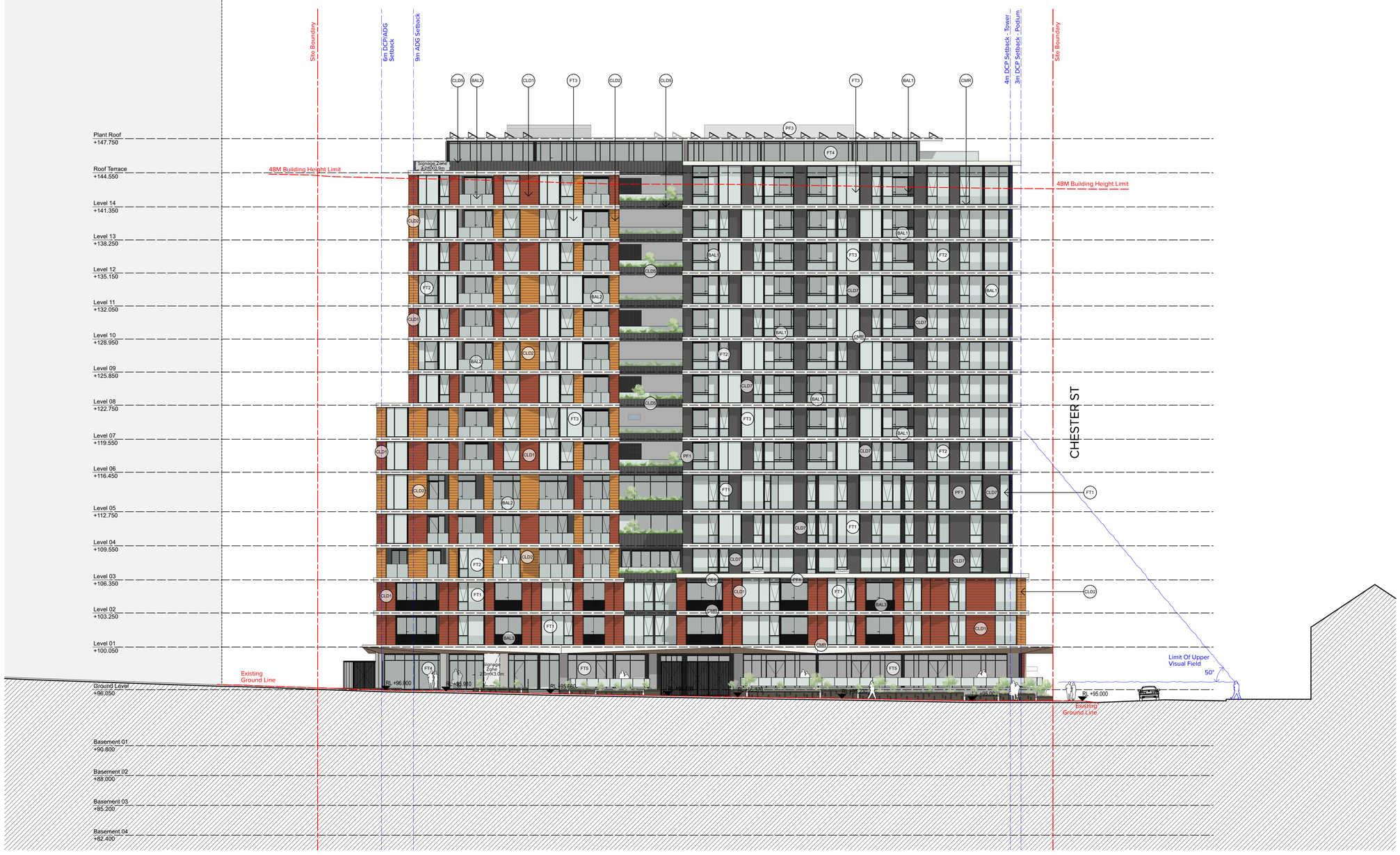
Drawing Title

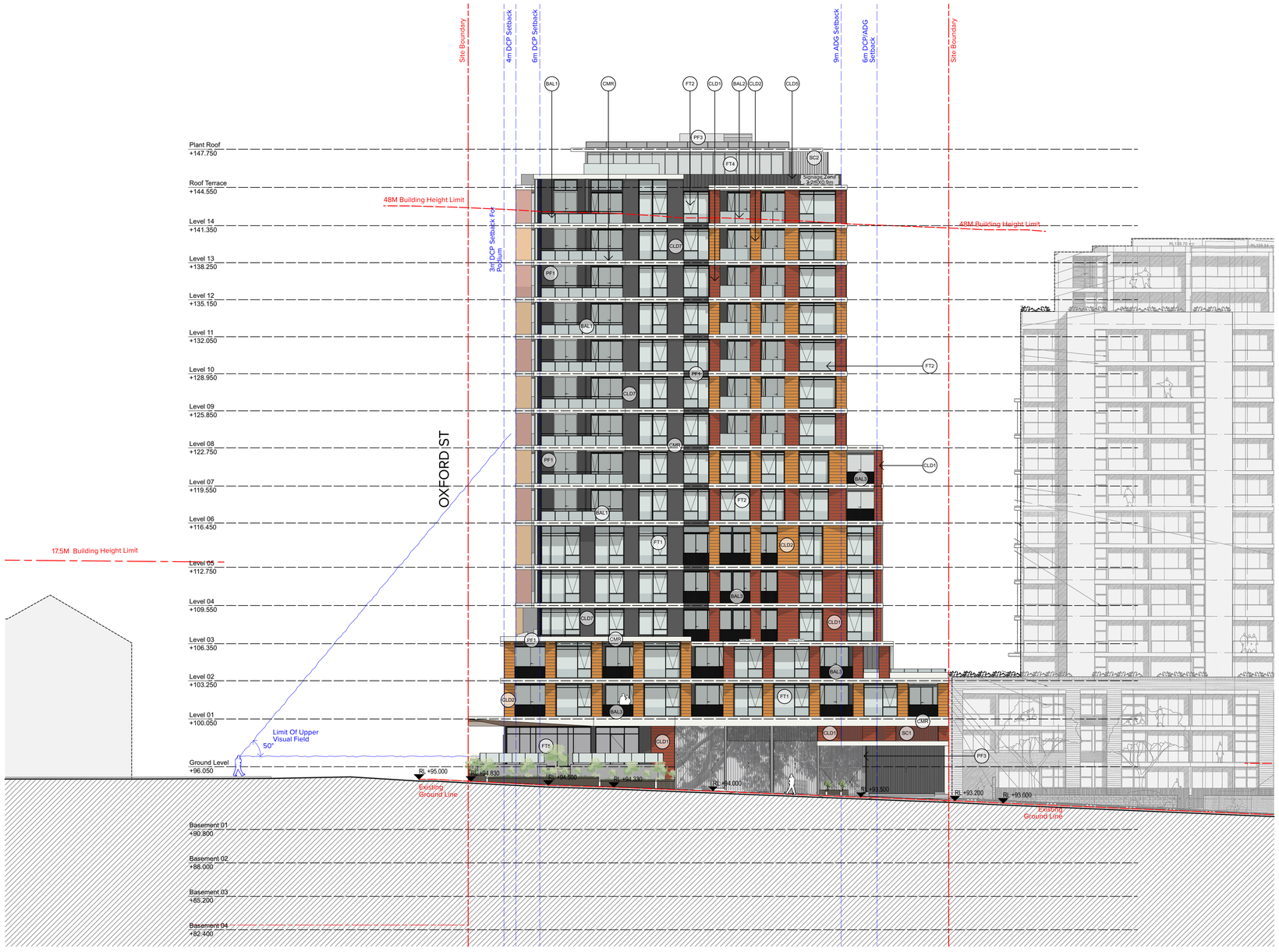
Alignment Plans
Sections

Rev	Date	Approved by	Revision Notes
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

Scale: **1:100 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-190-020**
Drawn by: **NH/MM/AL/IL**
North
Rev: **3**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au


Site Boundary
5m DCP/ADG Setback
9m ADG Setback
4m DCP Setback - Tower
3m DCP Setback - Podium
Site Boundary
Plant Roof +147.750
Roof Terrace +144.550
Level 14 +141.350
Level 13 +138.250
Level 12 +135.150
Level 11 +132.050
Level 10 +128.950
Level 09 +125.850
Level 08 +122.750
Level 07 +119.550
Level 06 +116.450
Level 05 +112.750
Level 04 +109.550
Level 03 +106.350
Level 02 +103.250
Level 01 +100.050
Ground Level +98.050
Basement 01 +90.800
Basement 02 +88.000
Basement 03 +85.200
Basement 04 +82.400
48M Building Height Limit
48M Building Height Limit
Signage Zone 8.25X0.9m
Signage Zone 2.0mX3.0m
Existing Ground Line
Existing Ground Line
CHESTER ST
Limit Of Upper Visual Field
50°
RL 98.600
RL 95.900
RL 95.682
RL 95.000
RL 95.000
RL 95.000



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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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"
- CLD5 — Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR2"
- CLD6 — Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3"
- CLD3 — Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF1
- CLD4 — 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- GC1 — Glass, Clear.
- GC2 — Glass, Clear with vertical frit pattern
- GC3 — Grey Glass, with vertical linear frit pattern.
- HR — Decorative handrail to street level interface 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

Rev	Date	Approved by	Revision Notes
4	16.7.20	BF	DA Submission Including Council Comments on FT1
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

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Project Title

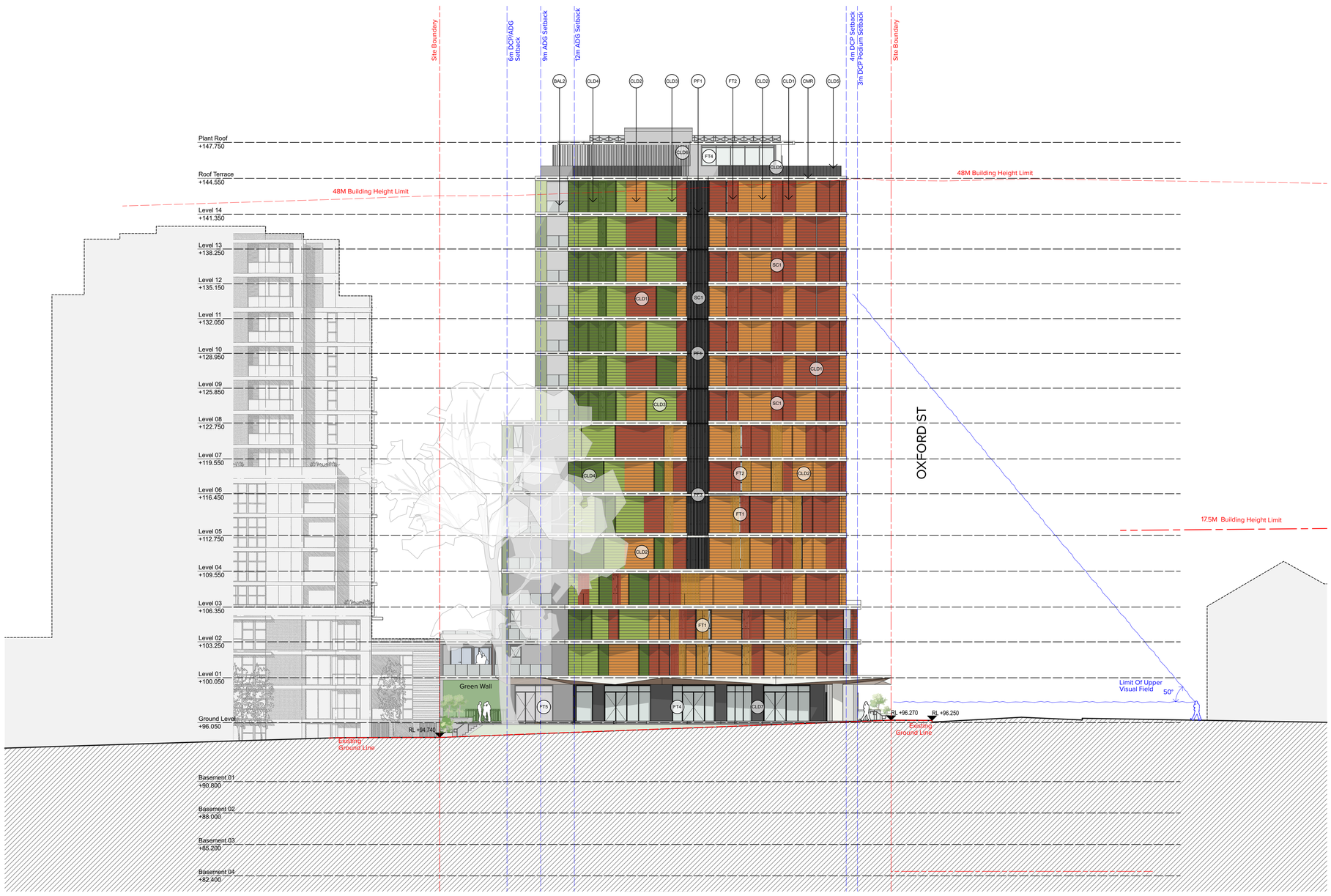
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Elevations
North Elevation

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-250-002**
Rev: **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



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 concrete upturn.

BAL3 Vertical 80 x 10 steel baluster, angled at 45°. 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 Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.

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.

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.

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.

FT5 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.

GC1 Glass, Clear.

GC2 Glass, Clear with vertical frit pattern

GC3 Grey Glass, with vertical linear frit pattern.

HR Decorative handrail to street level interface 32mm dia. steel

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

PF1 Paint Finish, Type 1:
Paint finish, colour to mach 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 PCF1 finish.

SC3 Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.

VB Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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 Elevations

South Elevation

Rev	Date	Approved by	Revision Notes
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

Scale **1:200 @A1, 50%@A3**

Project No. **17001**

Drawn by **BF**

North

Status

Dwg No. **DA-250-003**

Rev **5**

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



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 concrete upturn.

BAL3 Vertical 80 x 10 steel baluster, angled at 45°. 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 Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.

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.

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.

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.

FT5 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.

GC1 Glass, Clear.

GC2 Glass, Clear with vertical frit pattern

GC3 Grey Glass, with vertical linear frit pattern.

HBR Decorative handrail to street level interface 32mm dia. steel

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

PF1 Paint Finish, Type 1:
Paint finish, colour to mach 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 PCF1 finish.

SC3 Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.

VB Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695. ABN 86 064 084 911

CLIENT

Uniting

Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

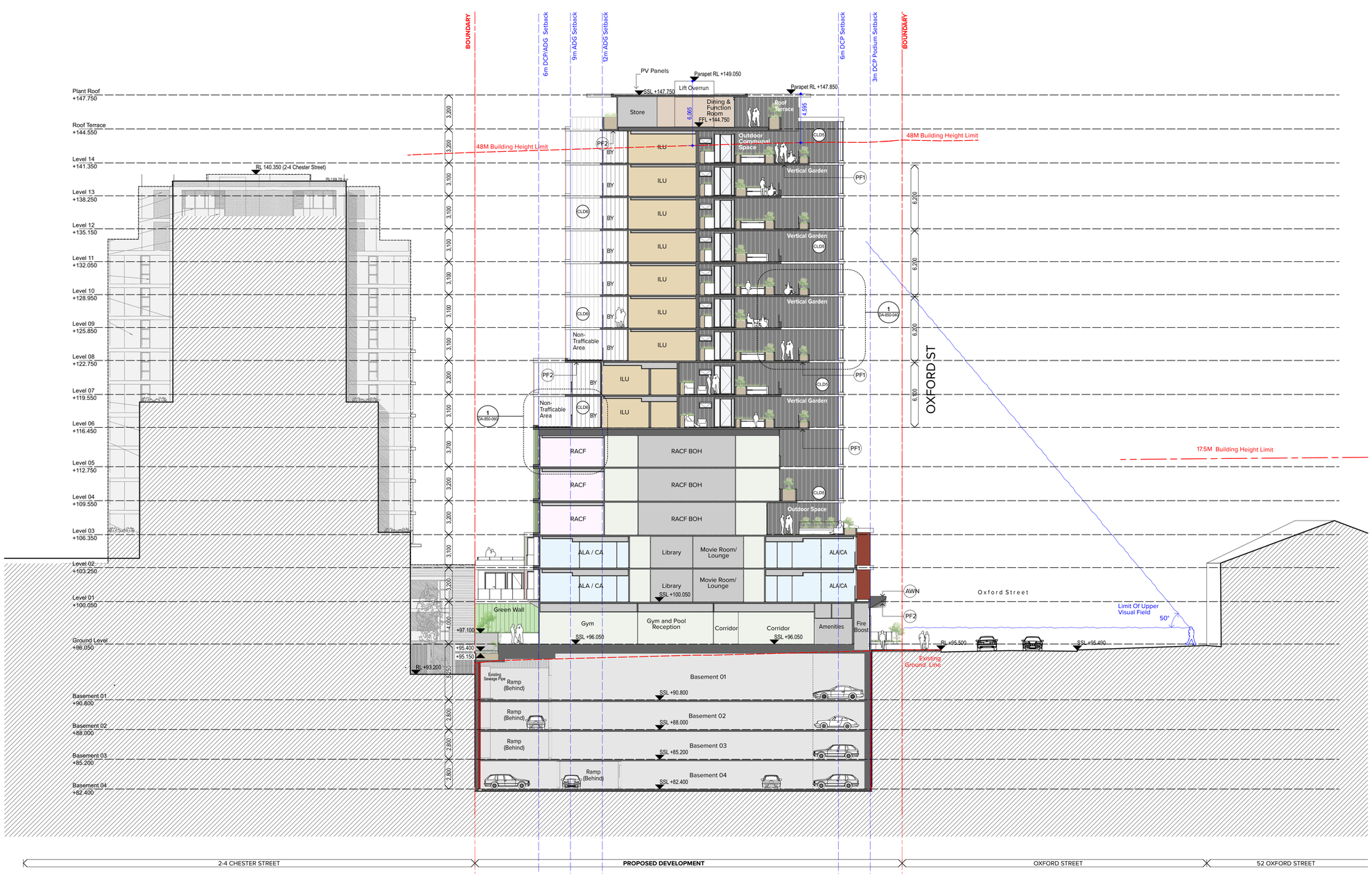
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

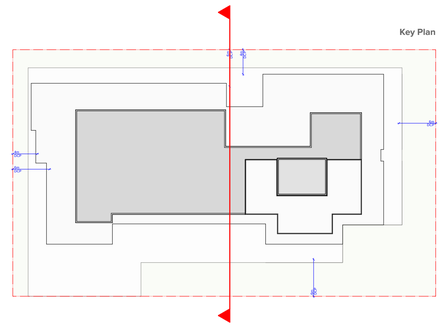
Drawing Title

GA Elevations
West Elevation

Scale **1:200 @A1, 50%@A3**
Project No. **17001**
Drawn by **BF**
North
Status
Dwg No. **DA-250-004**
Rev **5**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au





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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting

Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

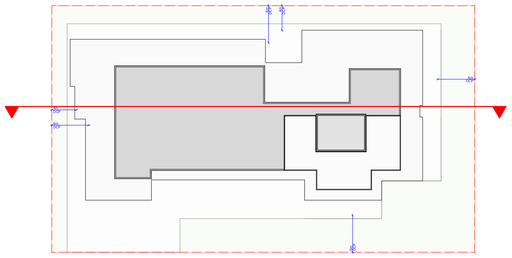
GA Sections

Section 01

Scale: 1:200 @A1, 50%@A3
Status:
Project No.: 17001
Dwg No.: DA-350-001
Drawn by: BF
North
Rev: 5

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

Key Plan



Site Boundary
BOUNDARY
6m DCP/ADG Setback
9m ADG Setback
4m DCP Setback
3m DCP Setback For Podium
Site Boundary
BOUNDARY
Lift Overrun Parapet +149.050
48M Building Height Limit
48M Building Height Limit
CHESTER ST
Non-Trafficable Area
Kitchen
Non-Trafficable Area (Behind)
Vertical Garden
ILU
Cinema
Dining & Function Room
ILU Clubhouse
BOH
RACF Kitchen
RACF Living Room
ALA / CA
BY
Movie Room / Lounge
Staff WC
Equipment Store
Gym & Pool Entry
Staff Room
Substation (Behind)
Private Landscaped Area
Village Square
Cafe
OSD Tank
Basement 01
End Of Trip Facility
Basement 02
Existing Ground Line
Limit Of Upper Visual Field
50°
+95.050
+94.150
Level 17 +150.850
Plant Roof +147.750
Roof Terrace +144.550
Level 14 +141.350
Level 13 +138.250
Level 12 +135.150
Level 11 +132.050
Level 10 +128.950
Level 09 +125.850
Level 08 +122.750
Level 07 +119.550
Level 06 +116.450
Level 05 +112.750
Level 04 +109.550
Level 03 +106.350
Level 02 +103.250
Level 01 +100.050
Ground Level +96.050
Basement 01 +90.600
Basement 02 +88.000
Basement 03 +85.200
Basement 04 +82.400
4.422
4.006
6.001
6.300
6.272
3.225
2,450
2,400
2,600
2,600
2,600

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel balustec, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting

Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
4	16.7.20	BF	DA Submission Including Council Comments on FT1
3	20.9.19	DS	**DA Submission** Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Project Title

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

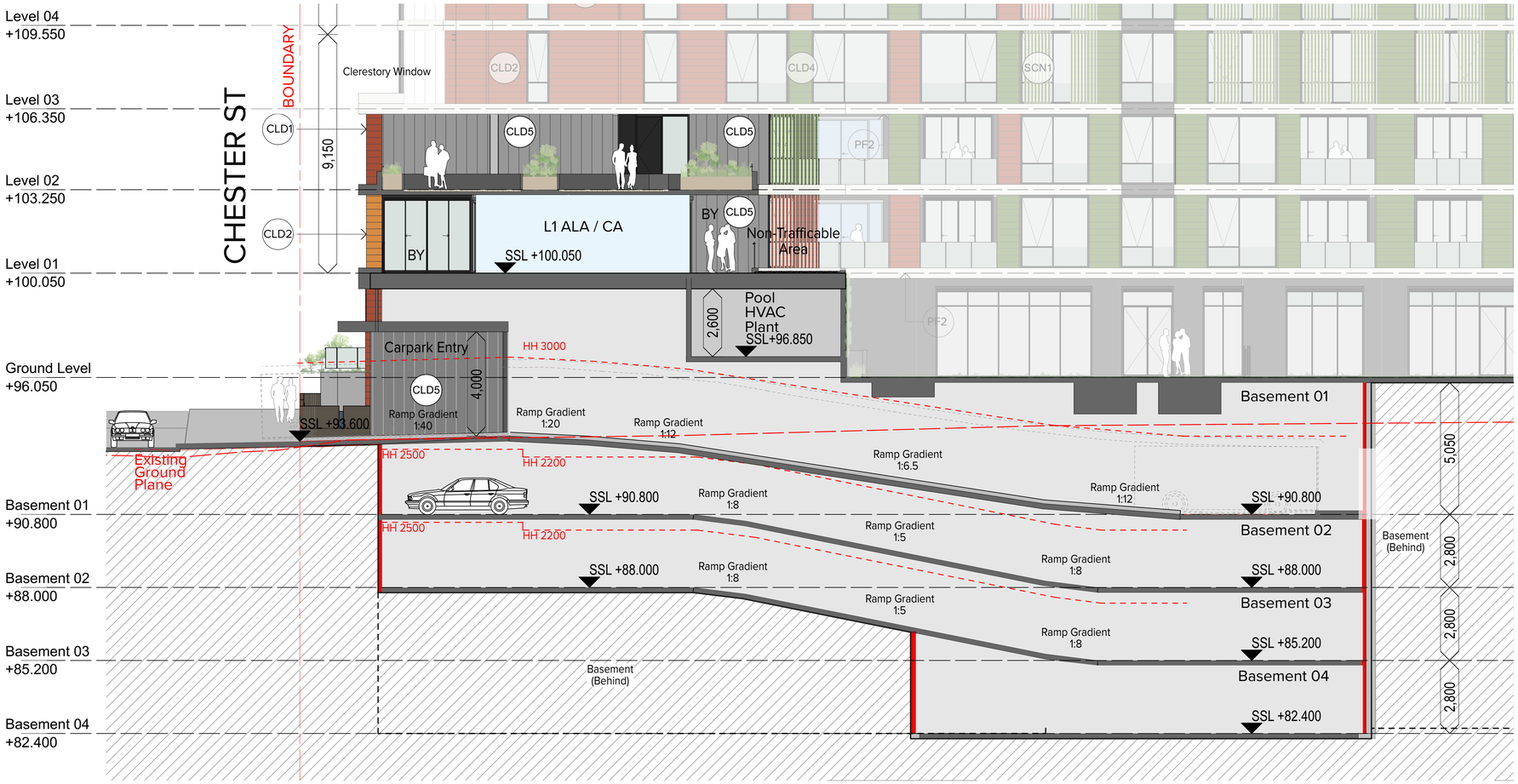
Drawing Title

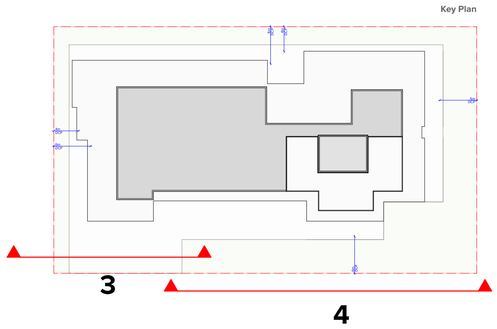
GA Sections
Section 02

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-350-002**
Rev: **4**

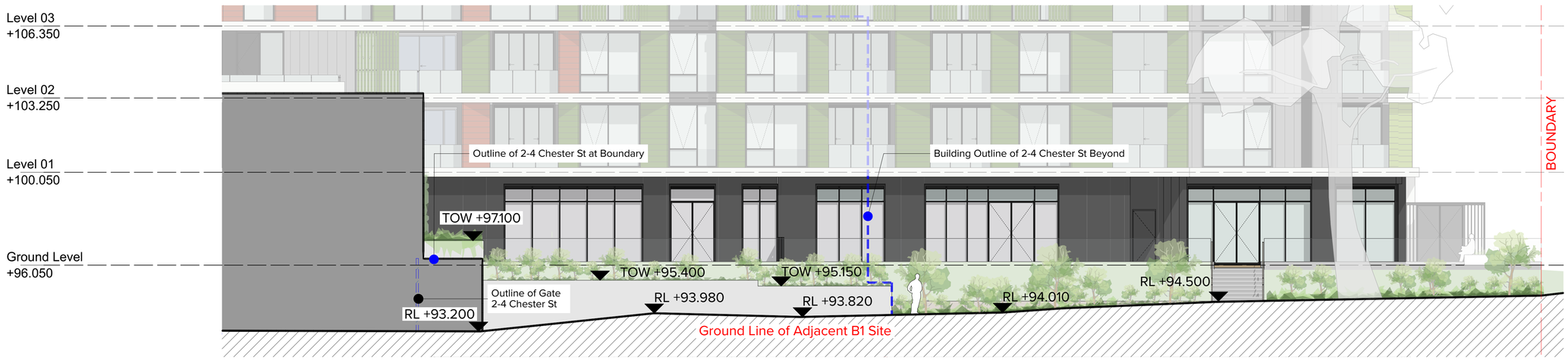
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

SECTION 3





SECTION 4



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 concrete upturn.

BAL3 Vertical 80 x 10 steel baluster, angled at 45°. 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 Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.

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.

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.

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.

FT5 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.

GC1 Glass, Clear.

GC2 Glass, Clear with vertical frit pattern

GC3 Grey Glass, with vertical linear frit pattern.

HR Decorative handrail to street level interface 32mm dia. steel

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

PF1 Paint Finish, Type 1:
Paint finish, colour to mach 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 PCF1 finish.

SC3 Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.

VB Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

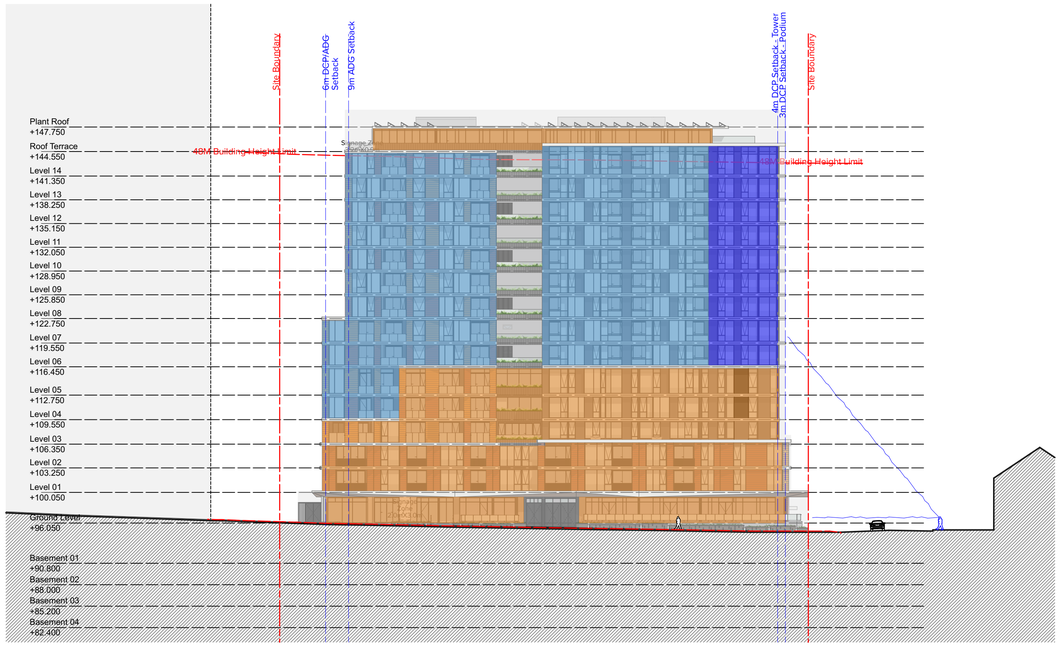
Rev	Date	Approved by	Revision Notes
5	16.7.20	BF	DA Submission Including Council Comments on FT1
4	28.5.20	BF	DA Submission Including Council and DEAP Comments
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

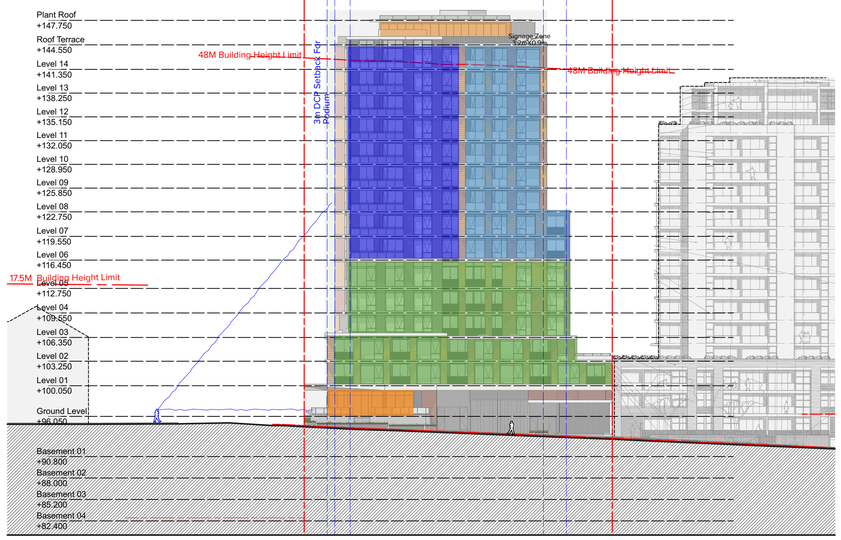
Drawing Title
GA Sections
Section 03 & 04

Scale **1:100 @A1, 50%@A3**
Project No. **17001**
Drawn by **BF**
North
Status **DA-350-003**
Dwg No.
Rev **5**

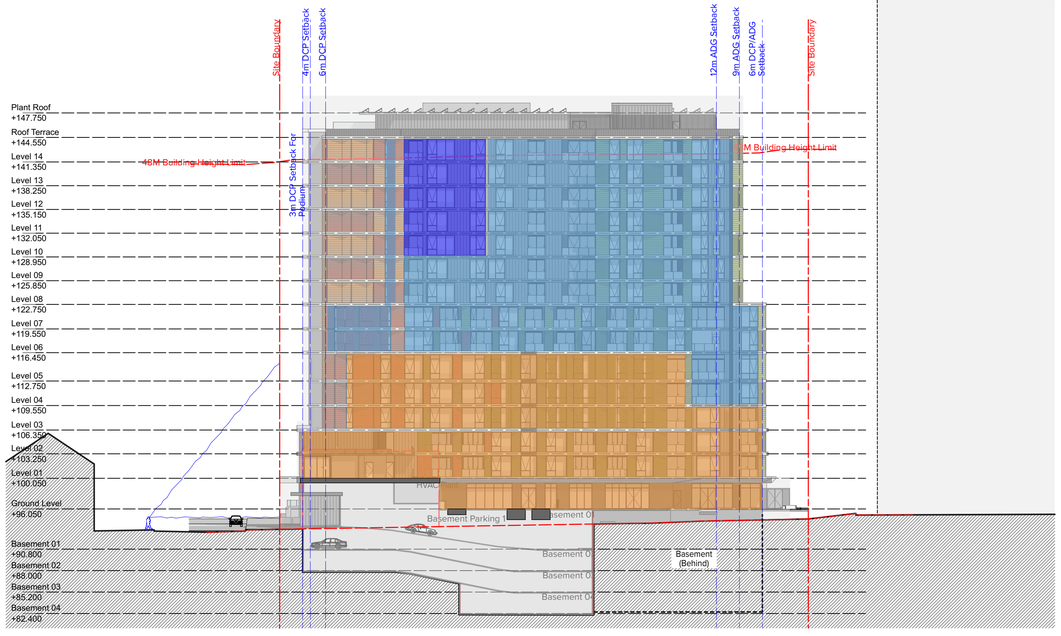
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



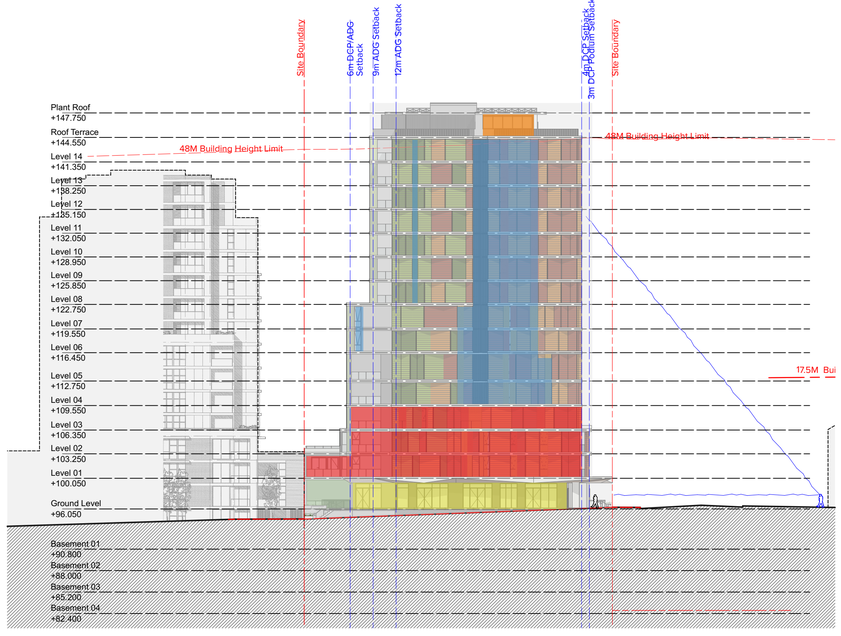
East Elevation



North Elevation



West Elevation



South Elevation

Legend

BASIX
GLS_01
Group A: U-value = 4.3, SHGC = 0.47
Group B: U-value = 4.3, SHGC = 0.53
GLS_02
Group A: U-value = 3.1, SHGC = 0.27
Group B: U-value = 3.1, SHGC = 0.27

Section J
GLS_03
U-Value = 1.8, SHGC = 0.21 (Max Reflectivity 20%)
GLS_04 (thermal break framing)
U-Value = 2.6, SHGC=0.17 (Max Reflectivity 11%)
GLS_05 (north and south aspect)
U-Value = 4.0, SHGC= 0.67 (Max Reflectivity 20%)
GLS_06
U-Value = 6.4, SHGC=0.35 (Max Reflectivity 11%)

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, DIMENSIONS ARE IN MILLIMETRES. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 28.05.20

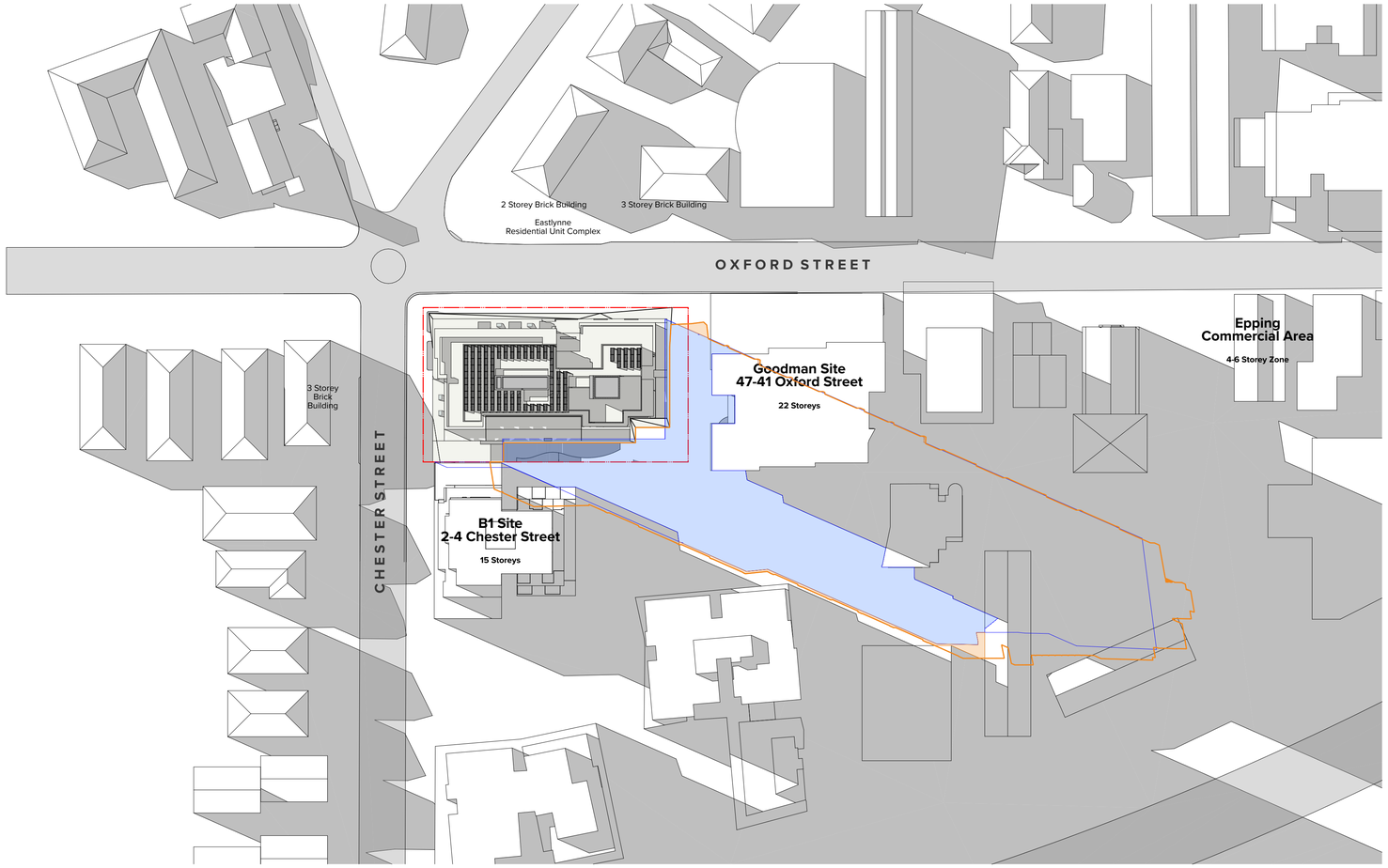
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Window Type Elevations
Window Type Elevations

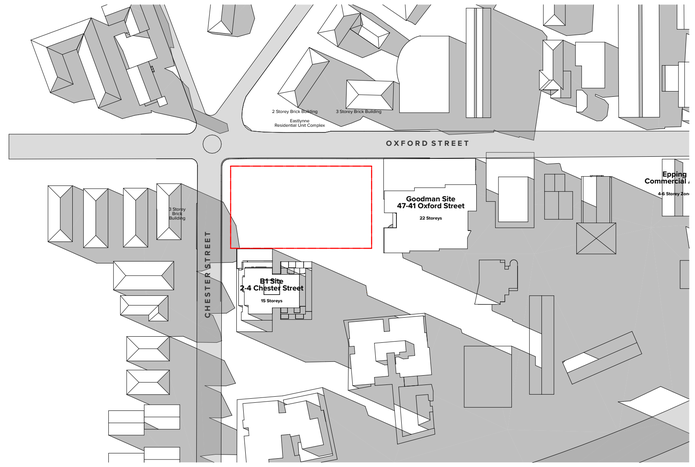
Rev	Date	Approved by	Revision Notes
1	28.05.20	BF	DA Submission Including Council and DEAP Comments

Scale: **1:400 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-620-001**
Drawn by: **BF**
Rev: **1**
North

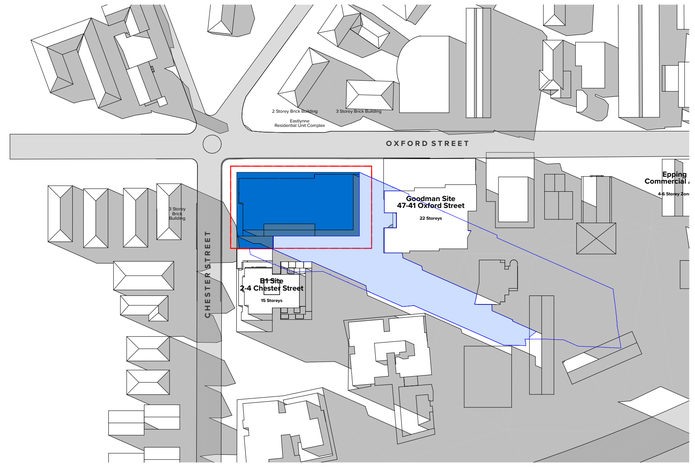
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



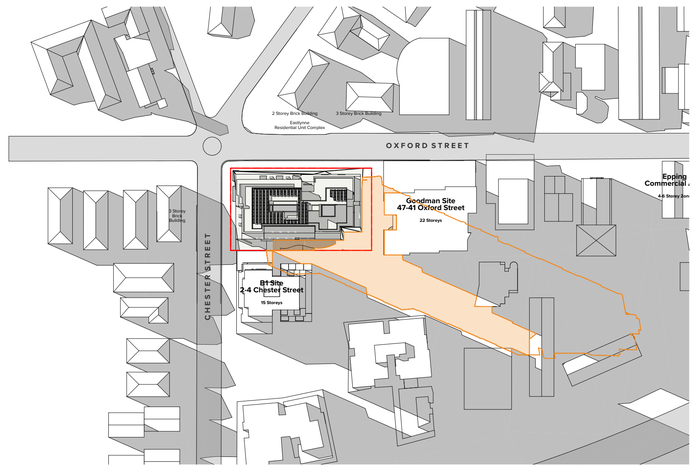
Winter Solstice_9am



9am Existing Shadows



9am ADG/DCP Envelope



9am Proposed Envelope

Legend

- Site Boundary
- ADG/DCP Envelope Shadow
- ADG/DCP Envelope Shadow (Additional to Existing)
- Proposed Building Shadow
- Proposed Building Shadow (Additional to Existing)
- Existing Shadow (Neighbouring Buildings)

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
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

Project Title

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

Drawing Title

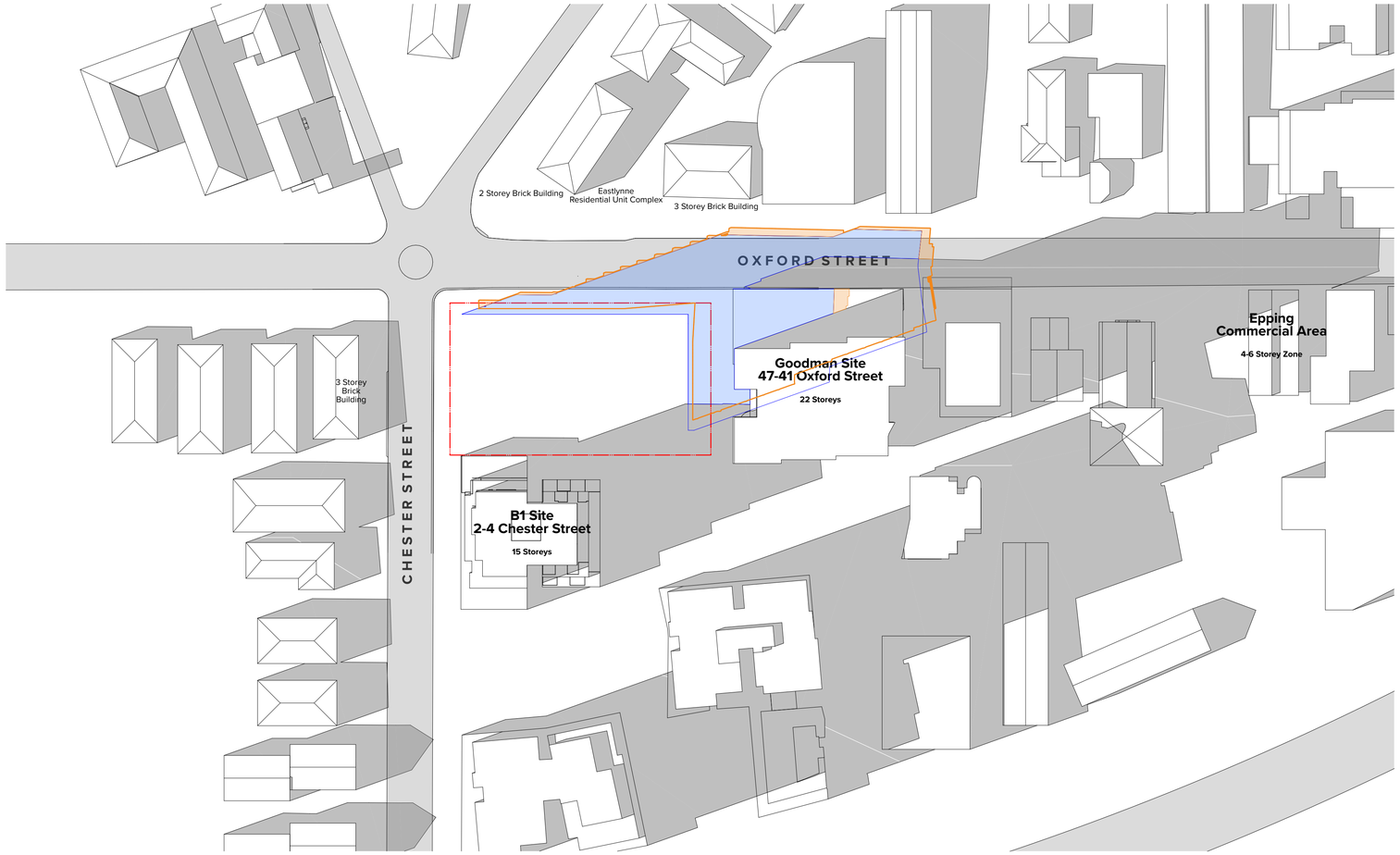
Shadow Diagrams
Shadow Diagrams - June 21st 9am

Scale **1:750 @A1, 50%@A3**
Project No. **17001**
Drawn by **NH/MM/AL/IL**
North
Status
Dwg No. **DA-710-010**
Rev **3**

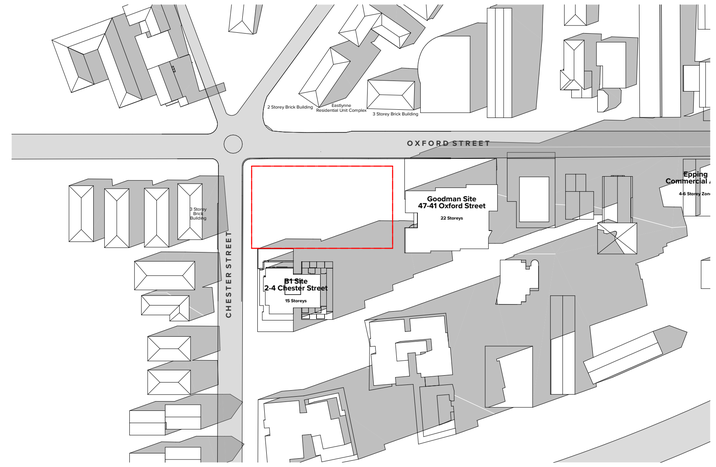
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

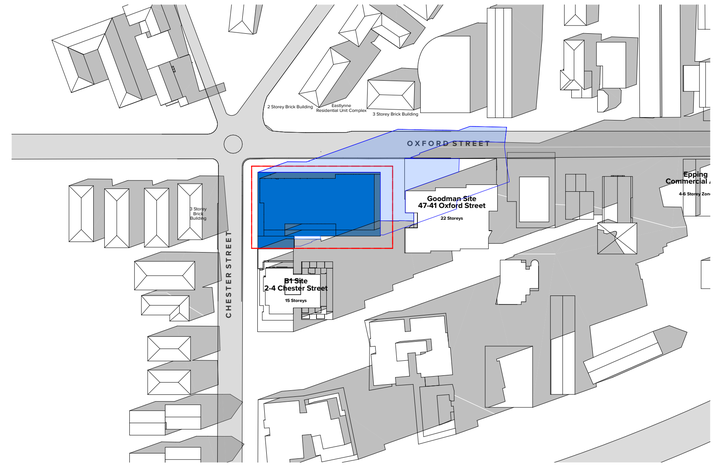
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



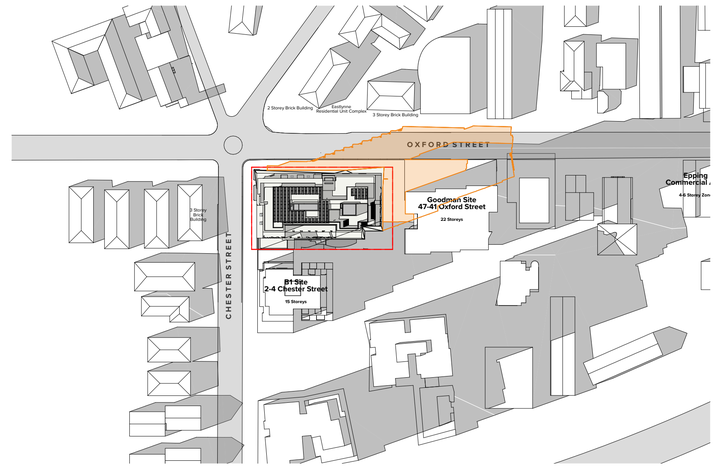
Winter Solstice_12pm



12pm Existing Shadows



12pm ADG/DCP Envelope



12pm Proposed Envelope

Legend

- Site Boundary
- ADG/DCP Envelope Shadow
- ADG/DCP Envelope Shadow (Additional to Existing)
- Proposed Building Shadow
- Proposed Building Shadow (Additional to Existing)
- Existing Shadow (Neighbouring Buildings)

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

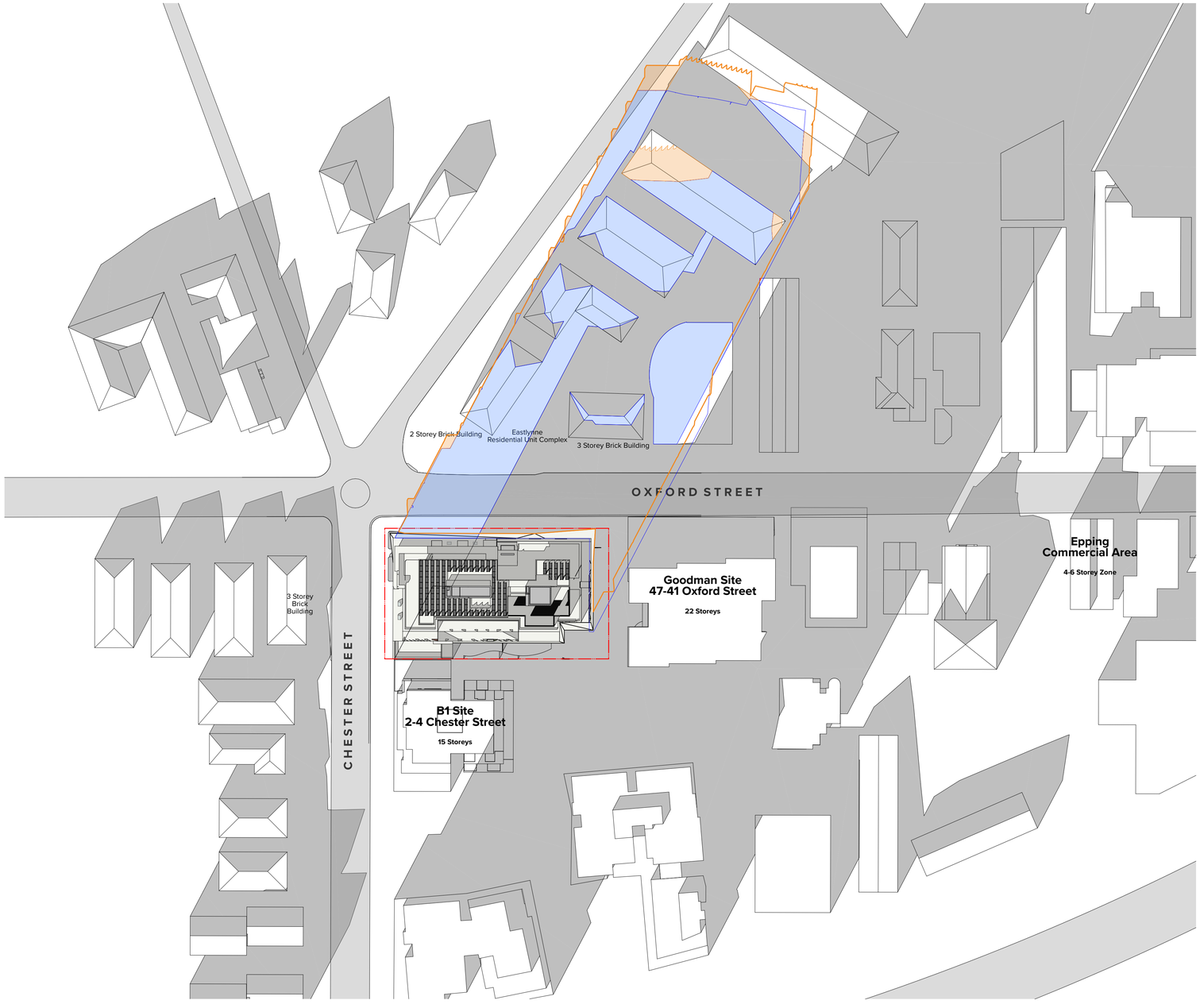
Rev	Date	Approved by	Revision Notes
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

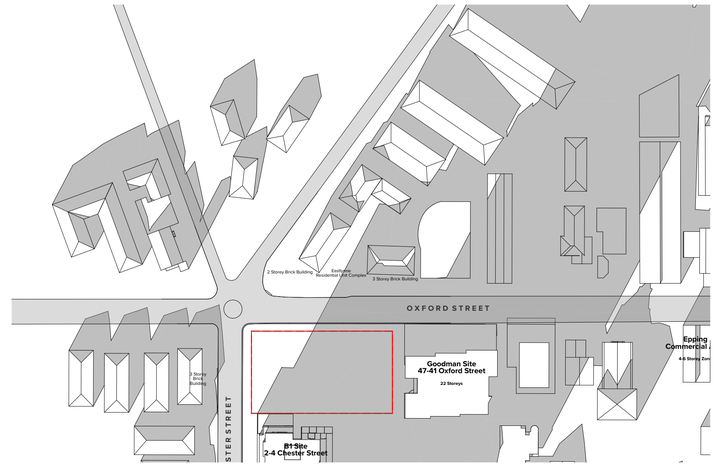
Drawing Title
Shadow Diagrams
Shadow Diagrams - June 21st 12pm

Scale: 1:750 @A1, 50%@A3
Project No.: 17001
Drawn by: NH/MM/AL/IL
North
Status
Dwg No.: DA-710-020
Rev: 3

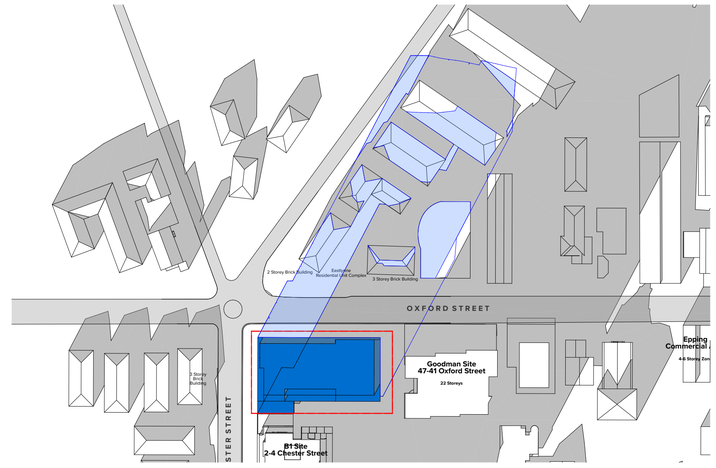
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



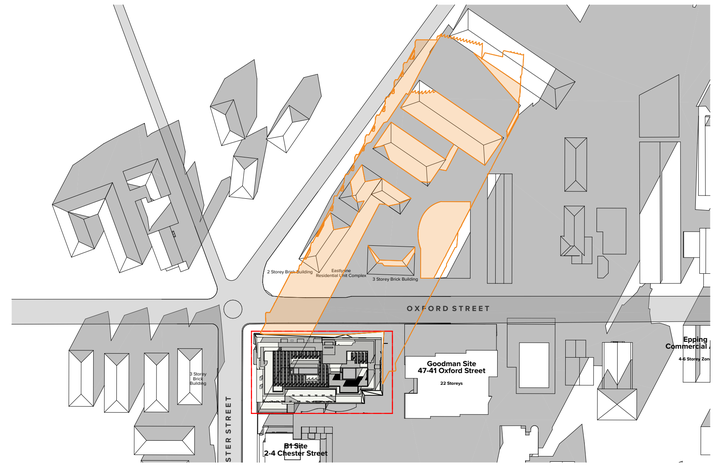
Winter Solstice_3pm



3pm Existing Shadows



3pm ADG/DCP Envelope



3pm Proposed Envelope

Legend

- Site Boundary
- ADG/DCP Envelope Shadow
- ADG/DCP Envelope Shadow (Additional to Existing)
- Proposed Building Shadow
- Proposed Building Shadow (Additional to Existing)
- Existing Shadow (Neighbouring Buildings)

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Rev	Date	Approved by	Revision Notes
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

Project Title

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

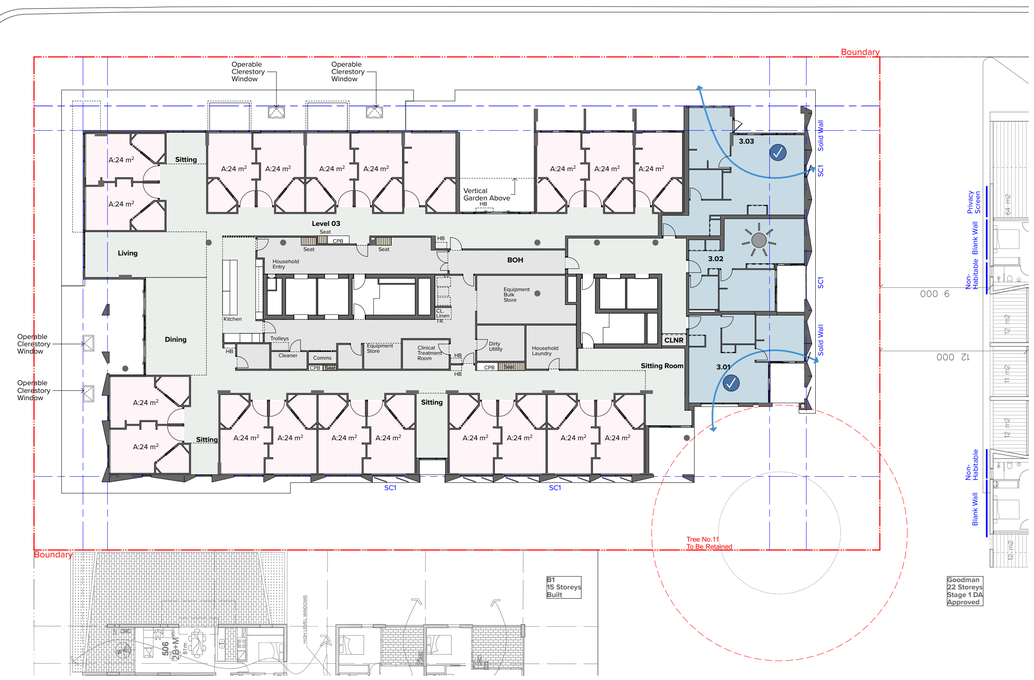
Drawing Title

Shadow Diagrams
Shadow Diagrams - June 21st 3pm

Scale: **1:750 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **NH/MM/AL/IL**
North
Status
Dwg No.: **DA-710-030**
Rev: **3**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



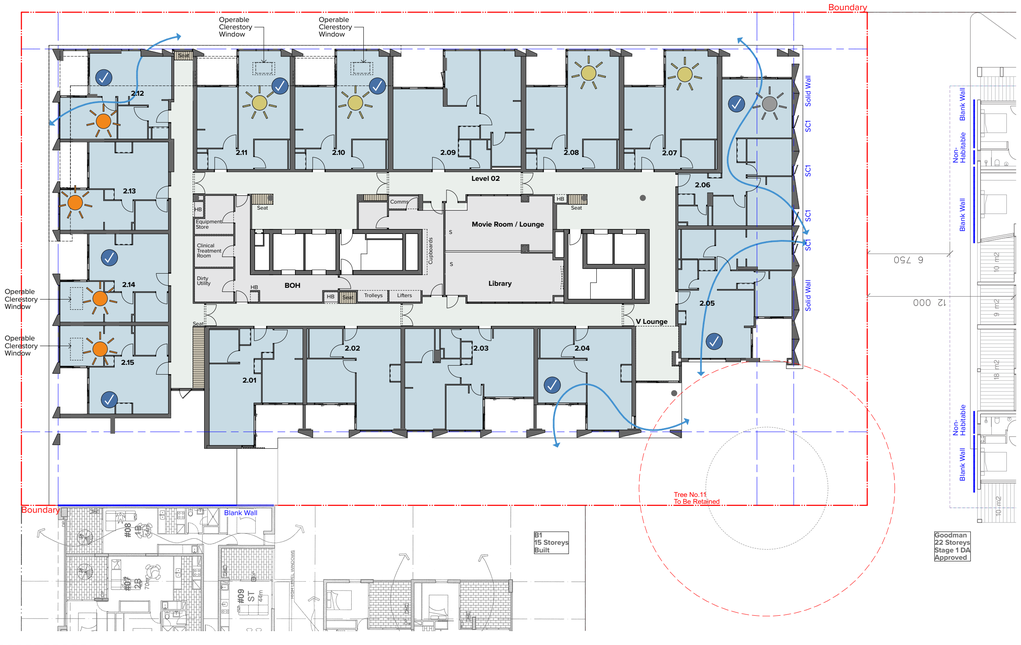


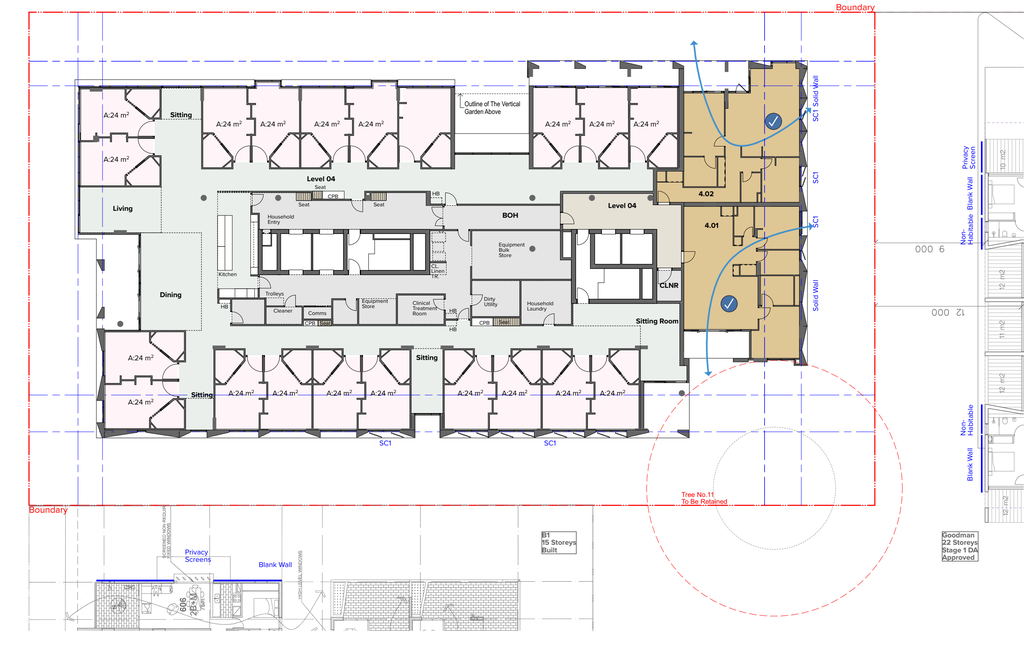
Level 1

5 3
4 5

Level 3

- 1
- 2





Level 2

4 1
4 8

Level 4

- 0
- 2

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2h Solar Access ≥ 70%

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated ≥ 60%
"At least 60% of apartments are naturally cross ventilated in the **first nine storeys** of the building. Apartments at ten storey or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed".

No Direct Sunlight (Objective 4A-1, Design Criteria 3)
Minimum % of apartments receiving no direct sunlight ≤ 15%

NOTES
THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 03.03.20

Legend
ILU
CA / ALA
RACF
BOH / Services
2h Solar Access 9am to 3pm
2h Solar Access 8:30am to 10:30am
2h Solar Access Balcony
No Direct Sunlight
Cross Ventilation

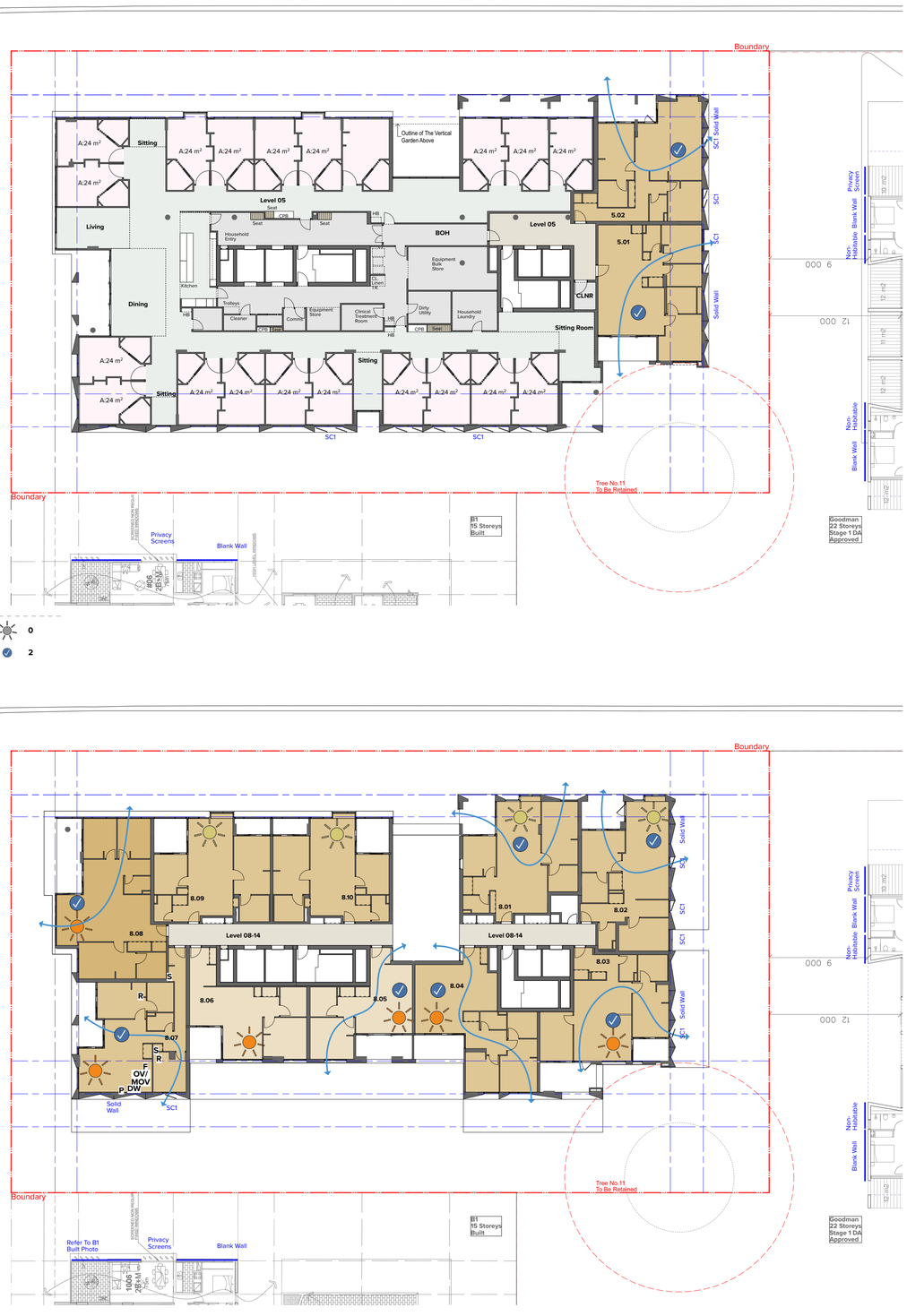
0 1 2 5 10m

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
Apartment Amenity
Solar Access and Ventilation

Rev	Date	Approved by	Revision Notes
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

Scale **1:250 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-730-010**
Drawn by **NH/MM/AL/IL**
Rev **3**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Level 5

- 0
- 2



Level 6-7

- 10
- 0
- 8
- 16

Level 8

- 6
- 0
- 4
- 7

Level 9-14

- 36
- 0
- 24
- 0

Apartment Amenity (with reference to Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
Minimum % of apartments achieving 2h Solar Access ≥ 70%

Natural Ventilation (Objective 4B-3, Design Criteria 1)
Minimum % of apartments to be naturally ventilated ≥ 60%
"At least 60% of apartments are naturally cross ventilated in the **first nine storeys** of the building. Apartments at ten storey or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed".

No Direct Sunlight (Objective 4A-1, Design Criteria 3)
Minimum % of apartments receiving no direct sunlight ≤ 15%

NOTES
THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 03.03.20

Legend
- ILU
- CA / ALA
- RACF
- BOH / Services
- 2h Solar Access 9am to 3pm
- 2h Solar Access 8:30am to 10:30am
- 2h Solar Access Balcony
- No Direct Sunlight
- Cross Ventilation

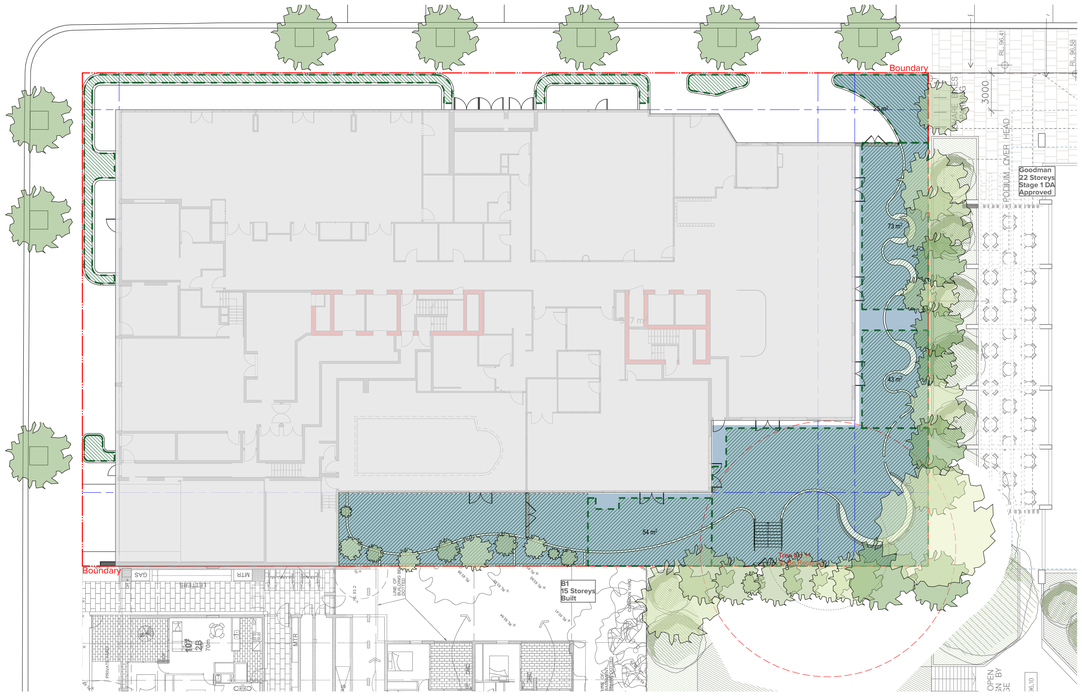
Rev	Date	Approved by	Revision Notes
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

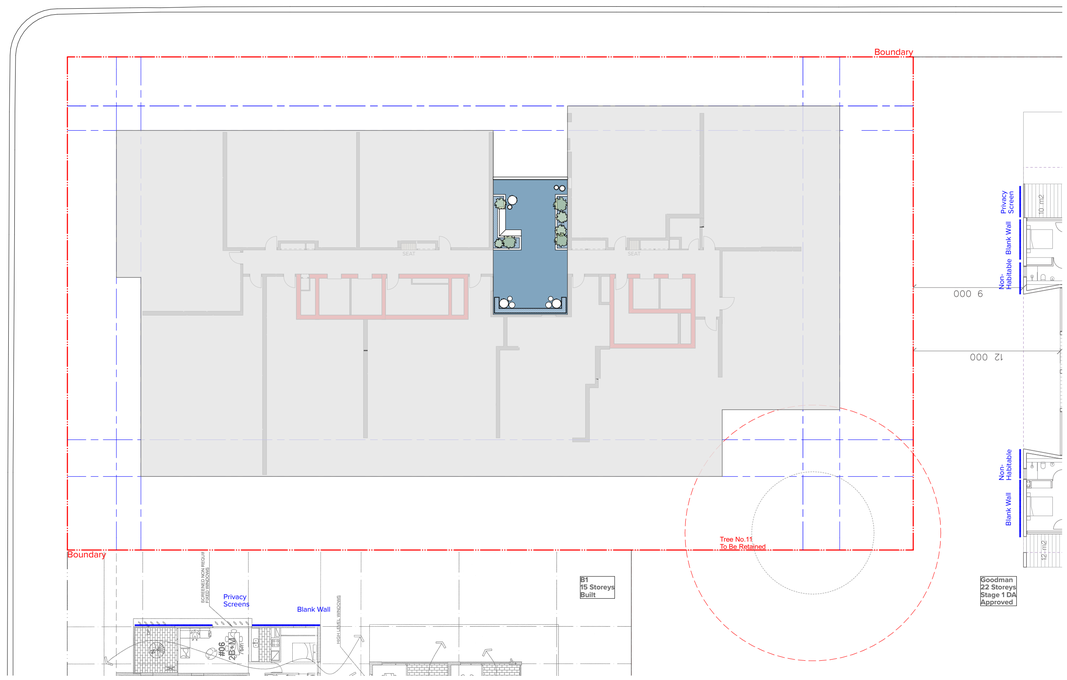
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
Apartment Amenity
Solar Access and Ventilation

Scale **1:250 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-730-020**
Drawn by **NH/MM/AL/IL**
North
Rev **3**

0 1 2 5 10m

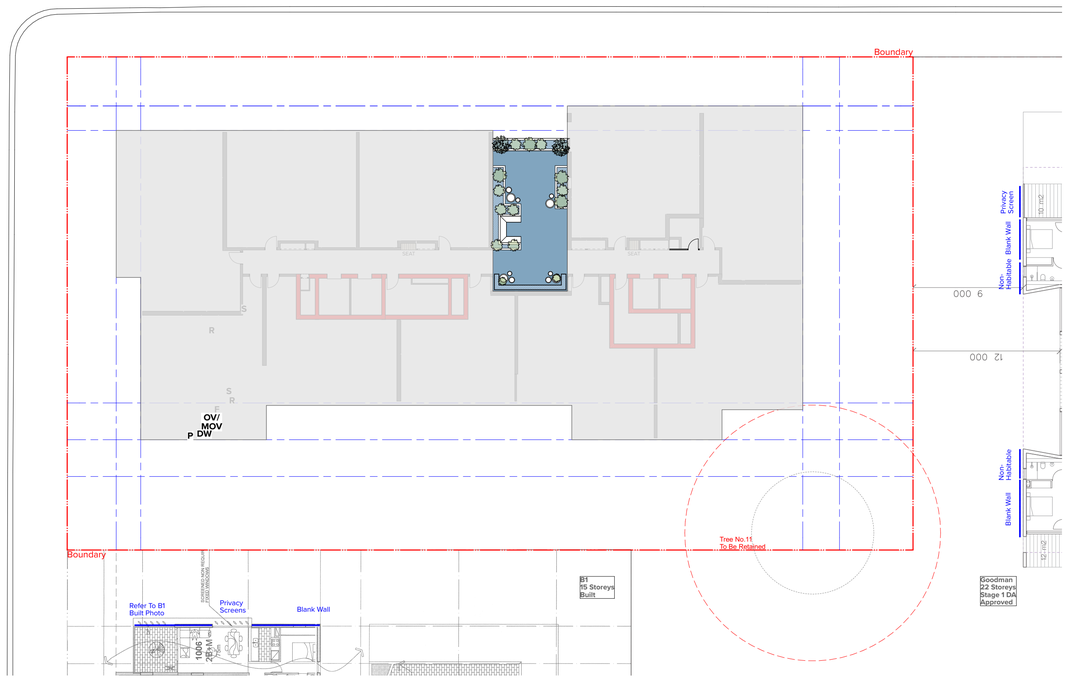
TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au


Boundary
Goodman
22 Storeys
Stage 1 DA
Approved
FOSBURY LANE
FOSBURY LANE HEAD
3000
73 m²
93 m²
54 m²
Tree No.11
To Be Retained
Boundary
B1
15 Storeys
Built
SYD
MTR
BREEZEWAY
LIFT
LIFT
LIFT



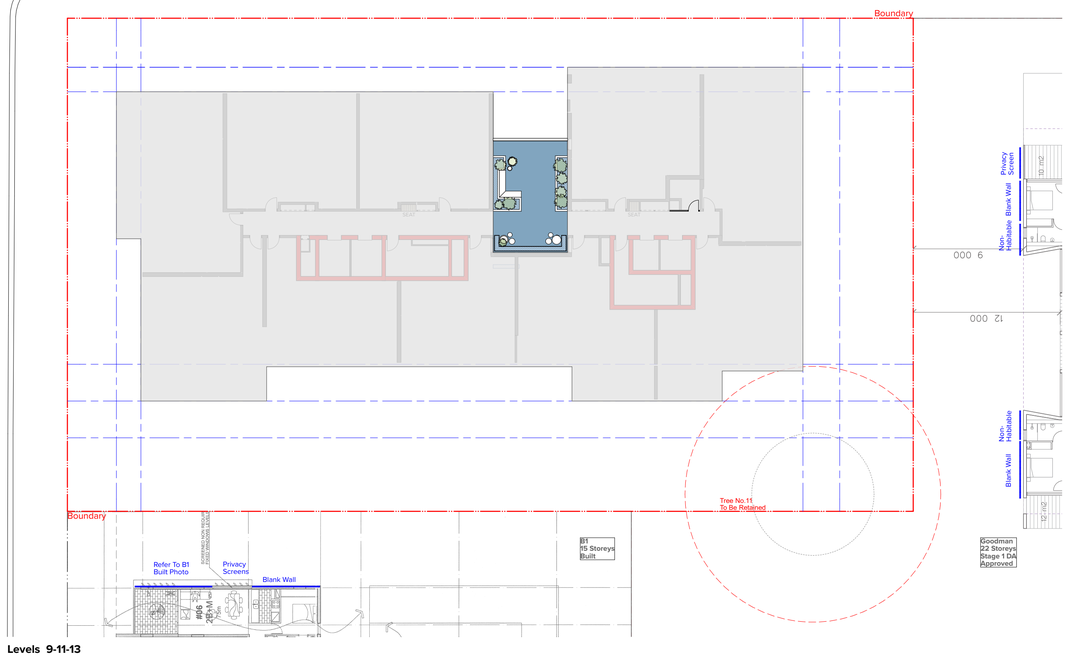
Level 7

Communal Open Space = 68m²
Landscaped Communal Open Space = 10 m²



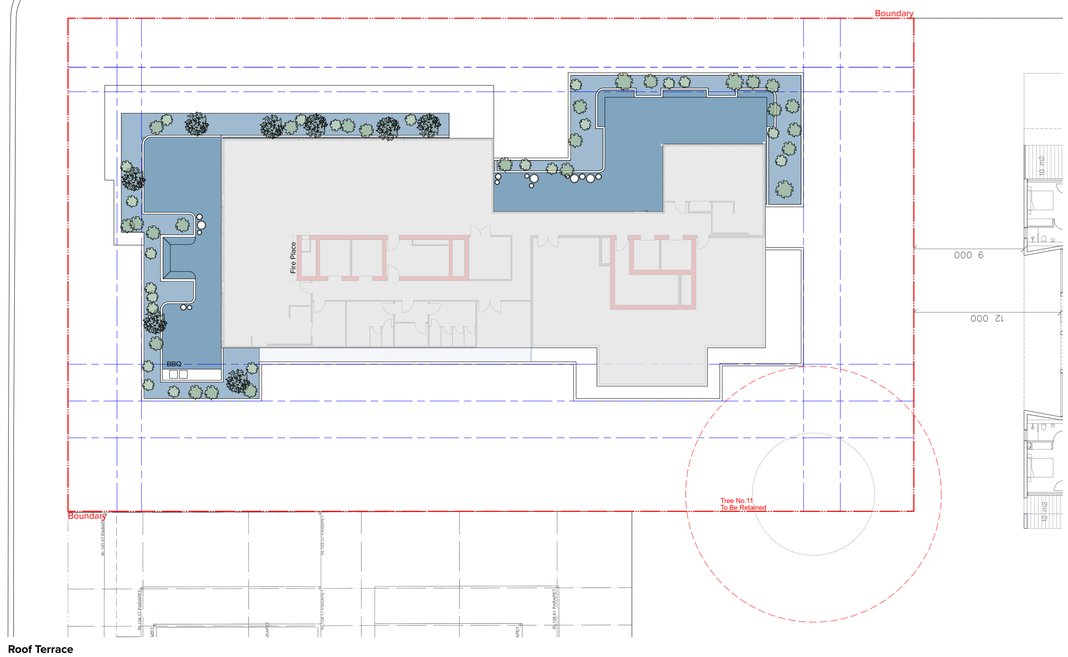
Levels 8-10-12-14

Communal Open Space (Each Level) = 75m²
Communal Open Space (4 Levels) = 300m²
Landscaped Communal Open Space (Each Level) = 15 m²
Landscaped Communal Open Space (4 Levels) = 60 m²



Levels 9-11-13

Communal Open Space (Each Level) = 56m²
Communal Open Space (3 Levels) = 168m²
Landscaped Communal Open Space (Each Level) = 10 m²
Landscaped Communal Open Space (3 Levels) = 30 m²



Roof Terrace

Communal Open Space = 403 m²
Landscaped Communal Open Space = 181 m²

Deep Soil Calculations (with reference to State Environmental Planning Policy) (Housing for Seniors or people with a Disability) 2004

Division 4 Self-contained dwellings

50 Standards that cannot be used to refuse development consent for self-contained dwellings

(d) **Deep Soil Zones:** if, in relation to that part of the site that is not built on, paved or otherwise sealed, there is soil of a sufficient depth to support the growth of trees and shrubs on an area of not less than 15% of the area of the site (the deep soil zone). Two-thirds of the deep soil zone should preferably be located at the rear of the site and each area forming part of the zone should have a minimum dimension of 3 metres.

Communal Open Space (COS) Calculations (with reference to Apartment Design Guide)

Communal Open Space (Objective 3D-1 Design)

Communal Open Space ≥ 25% of total site area

Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000 Australia

Print Date: 03.03.20

Legend

- Building
- Deep Soil Zone (6m or more)
- Deep Soil Zone (Less than 6m)
- Planting On Structure
- Communal Open Space
- Landscaped Communal Open Space

0 1 2 5 10m

Project Title

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

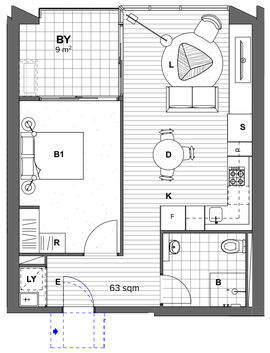
Drawing Title

Deep Soil & Communal Open Space
Communal Open Space_L7- Roof Terrace

Rev	Date	Approved by	Revision Notes
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

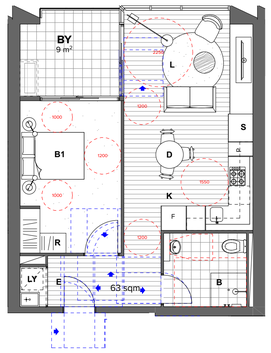
Scale: **1:250 @A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-740-020**
Drawn by: **NH/MM/AL/IL**
Rev: **3**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

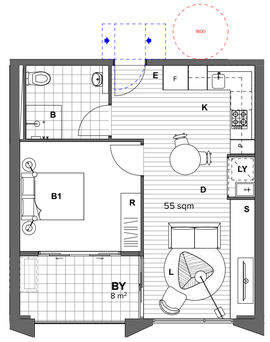


Pre Adapted Apartment
1 Bed Type 1B_04
63m²

1.07
1.08
1.10
1.11
2.07
2.08
2.10
2.11
Total Apartments: 8

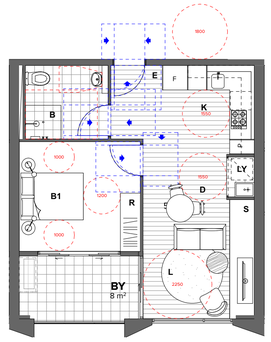


Post Adapted Apartment
1 Bed Type 1B_04

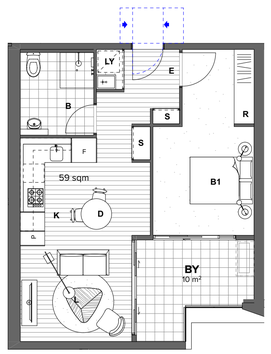


Pre Adapted Apartment
1 Bed Type 1B_07
55m²

1.02
1.04
2.02
2.04
Total Apartments: 4

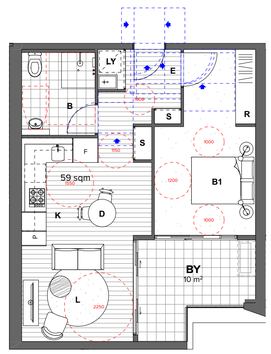


Post Adapted Apartment
1 Bed Type 1B_07

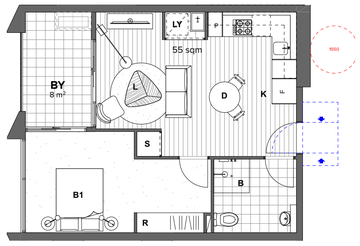


Pre Adapted Apartment
1 Bed Type 1B_07a
59m²

1.01
2.01
Total Apartments: 2

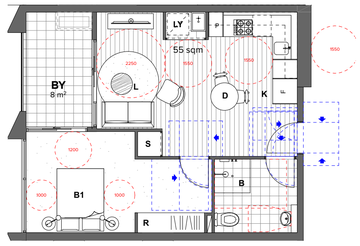


Post Adapted Apartment
1 Bed Type 1B_07a

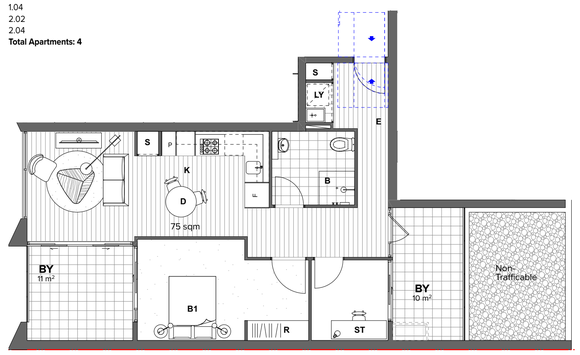


Pre Adapted Apartment
1 Bed Type 1B_01
55m²

1.13
1.14
1.15 (Mirrored)
2.13
2.14
2.15 (Mirrored)
Total Apartments: 6

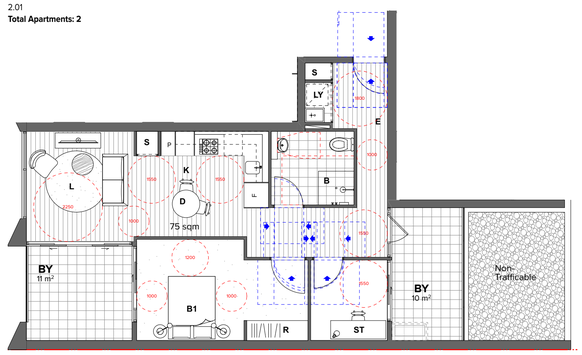


Post Adapted Apartment
1 Bed Type 1B_01

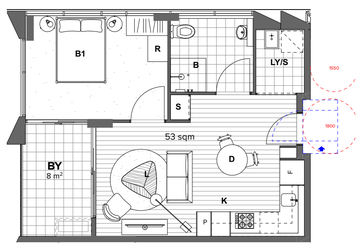


Pre Adapted Apartment
1 Bed Type 1B_02
75m²

1.16
Total Apartments: 1

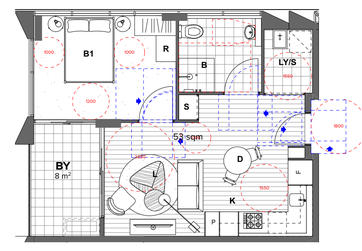


Post Adapted Apartment
1 Bed Type 1B_02

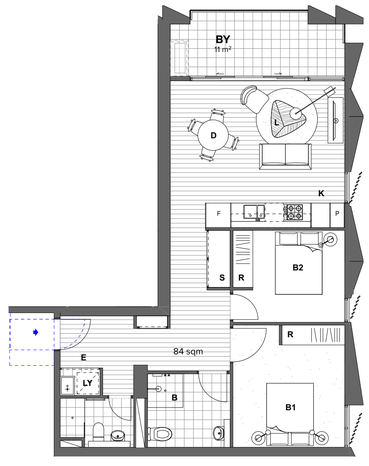


Pre Adapted Apartment
1 Bed Type 1B_08
53m²

1.12
2.12
Total Apartments: 2

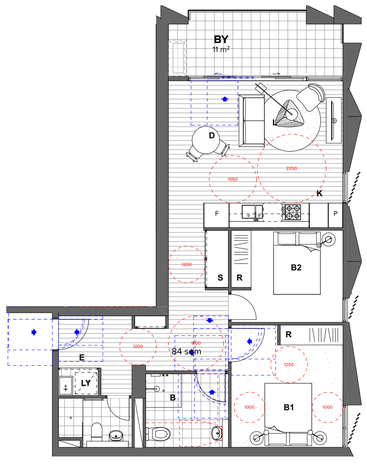


Post Adapted Apartment
1 Bed Type 1B_08



Pre Adapted Apartment
2 Bed Type 2B_05
84m²

1.06
2.06
Total Apartments: 2



Post Adapted Apartment
2 Bed Type 2B_05
84m²

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 1428.1.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

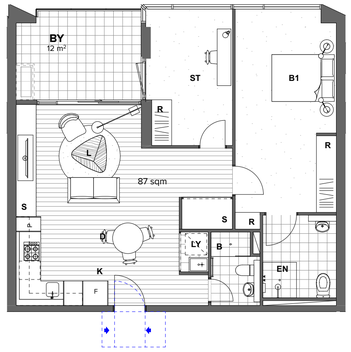
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

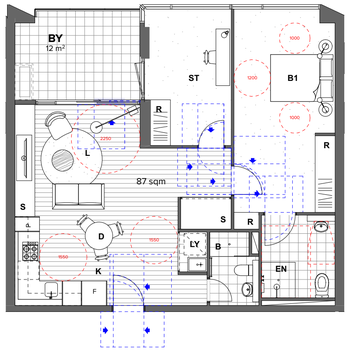
Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **MM/AL/IL**
North
Status
Dwg No.: **DA-830-010**
Rev: **2**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

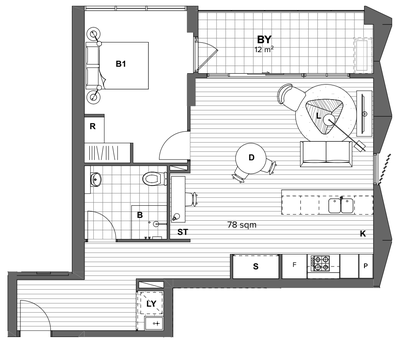


Pre Adapted Apartment
1 Bed + Study Type 1B_06
87m²

1.09
2.09
Total Apartments: 2

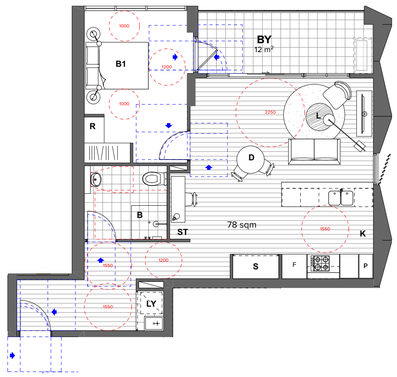


Post Adapted Apartment
1 Bed + Study Type 1B_06

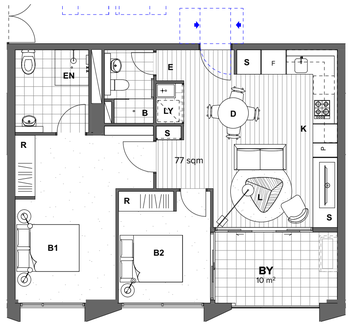


Pre Adapted Apartment
1 Bed Type 1B_11
78m²

3.03
Total Apartments: 1

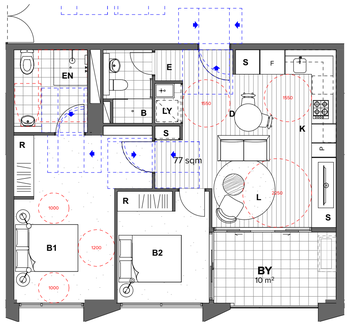


Post Adapted Apartment
1 Bed Type 1B_11

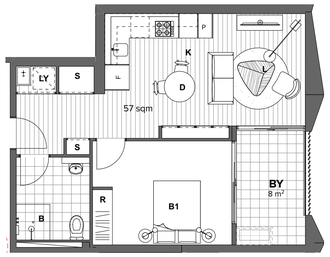


Pre Adapted Apartment
2 Bed Type 2B_03
77m²

1.03
2.03
Total Apartments: 2

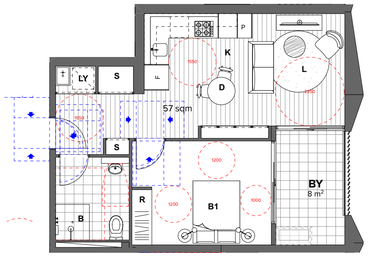


Post Adapted Apartment
2 Bed Type 2B_03

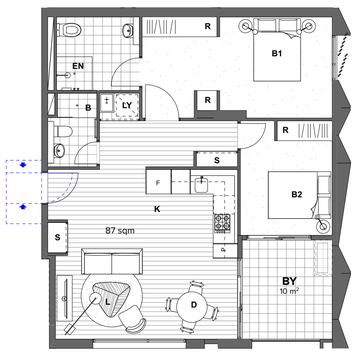


Pre Adapted Apartment
1 Bed Type 1B_10
57m²

3.02
Total Apartments: 1

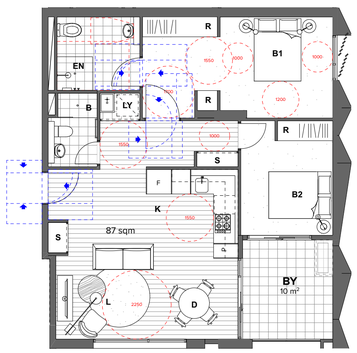


Post Adapted Apartment
1 Bed Type 1B_10

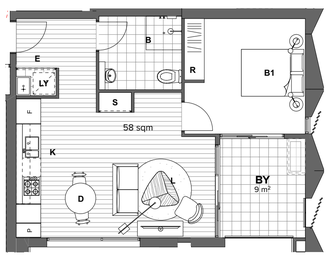


Pre Adapted Apartment
2 Bed Type 2B_04
87m²

1.05
2.05
Total Apartments: 2

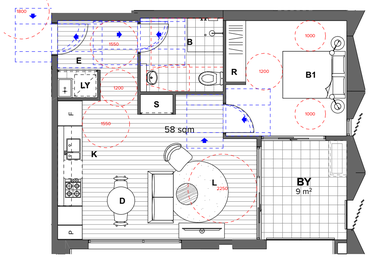


Post Adapted Apartment
2 Bed Type 2B_04



Pre Adapted Apartment
1 Bed Type 1B_03
58m²

3.01
Total Apartments: 1



Post Adapted Apartment
1 Bed Type 1B_03

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 14281.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES OR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

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
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **MM/AL/IL**
North
Status: **DA-830-020**
Dwg No.
Rev: **2**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

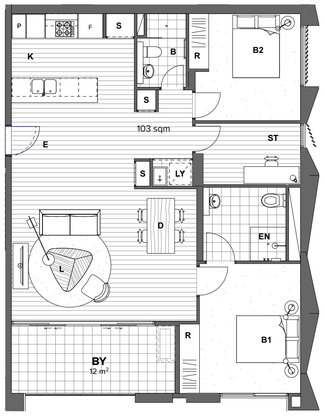


Pre Adapted Apartment
2 Bed Type 2B_06
99m²

4.02
5.02
Total Apartments: 2

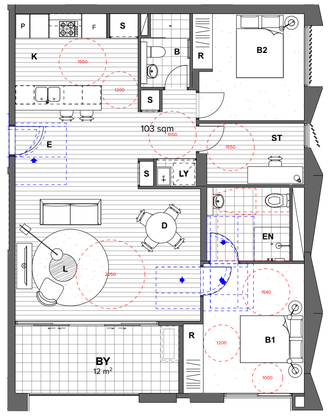


Post Adapted Apartment
2 Bed Type 2B_06

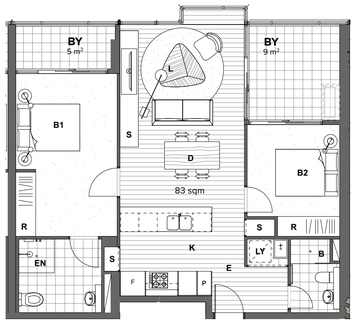


Pre Adapted Apartment
2 Bed + Study Type 2B_07
103m²

4.01
5.01
6.03
7.03
Total Apartments: 4

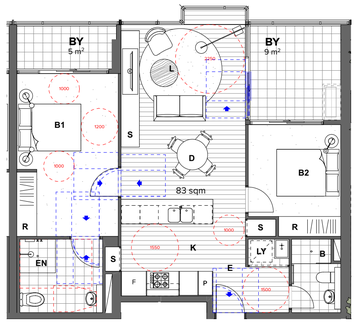


Post Adapted Apartment
2 Bed + Study Type 2B_07



Pre Adapted Apartment
2 Bed Type 2B_01
83m²

6.11
7.11
8.10
9.10
10.10
11.10
12.10
13.10
14.10
Total Apartments: 9



Post Adapted Apartment
2 Bed Type 2B_01
Mirror
6.10
7.10
8.09
9.09
10.09
11.09
12.09
13.09
14.09
Total Apartments: 9

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 1428.1.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

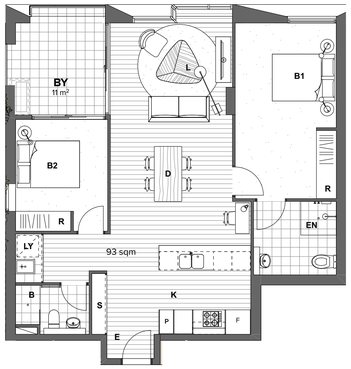
Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

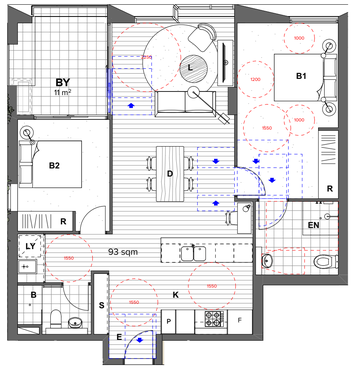
Scale: **1:100 @A1, 50%@A3**
Status:
Project No.: **17001**
Dwg No.: **DA-830-030**
Drawn by: **MM/AL/IL**
Rev: **2**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Pre Adapted Apartment
2 Bed Type 2B_09
93m²

6.01
7.01
8.01
9.01
10.01
11.01
12.01
13.01
14.01
Total Apartments: 9

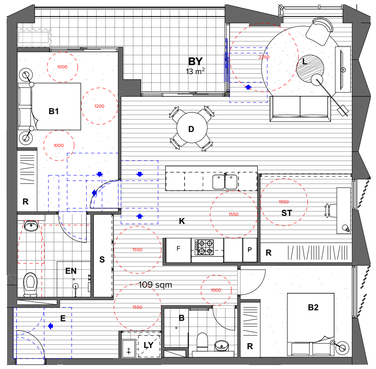


Post Adapted Apartment
2 Bed Type 2B_09
93m²

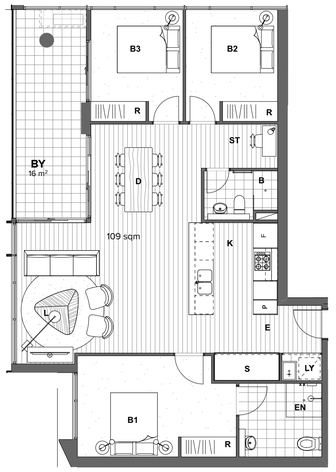


Pre Adapted Apartment
2 Bed + Study Type 2B_10
109m²

6.02
7.02
Total Apartments: 2

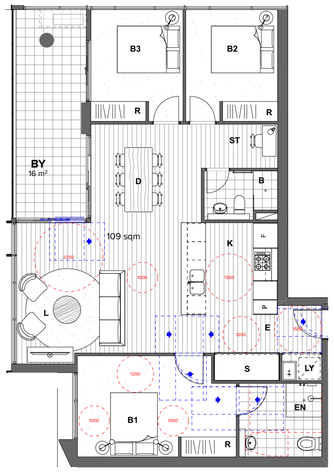


Post Adapted Apartment
2 Bed + Study Type 2B_10



Pre Adapted Apartment
3 Bed Type 3B_01
109m²

6.09
7.09
8.08
9.08
10.08
11.08
12.08
13.08
14.08
Total Apartments: 9



Post Adapted Apartment
3 Bed Type 3B_01

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
   - 3.6m for studio and 1 bedroom apartments
   - 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 1428.1.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

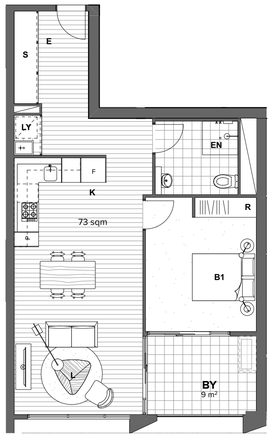
CLIENT
Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

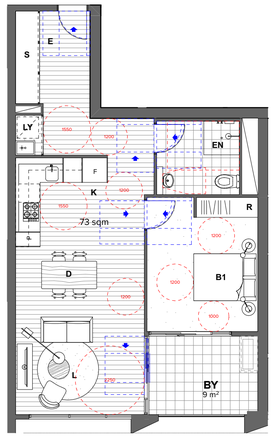
Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **MM/AL/IL**
North
Status
Dwg No.: **DA-830-040**
Rev: **2**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

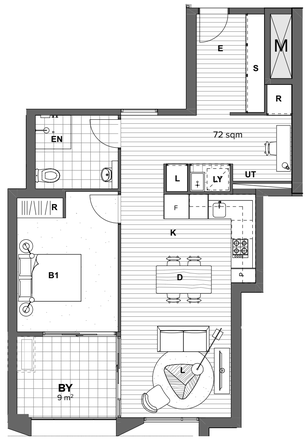


Pre Adapted Apartment
1 Bed Type 1B_15
73m²

6.07
7.07
Total Apartments: 2

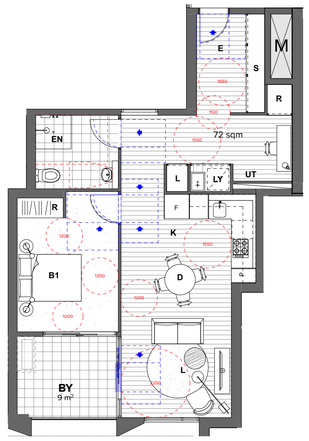


Post Adapted Apartment
1 Bed Type 1B_15

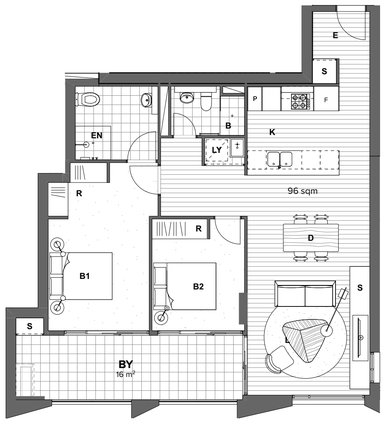


Pre Adapted Apartment
1 Bed Type 1B_12
72m²

6.05
7.05
Total Apartments: 2

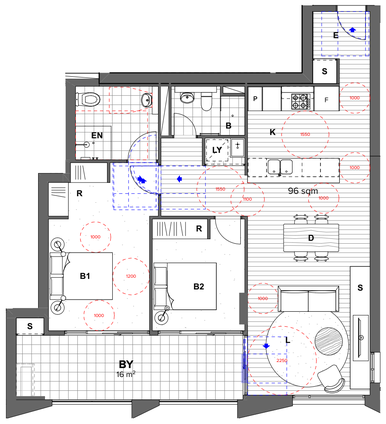


Post Adapted Apartment
1 Bed Type 1B_12

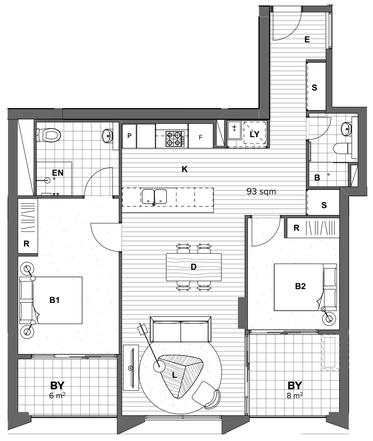


Pre Adapted Apartment
2 Bed Type 2B_11
96m²

6.04
7.04
Total Apartments: 2

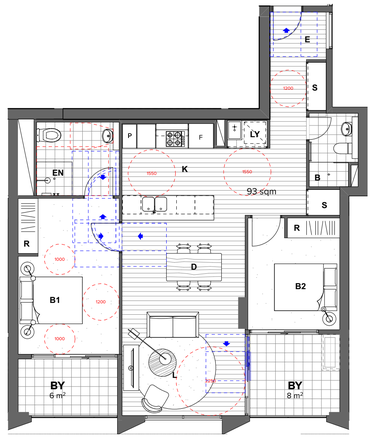


Post Adapted Apartment
2 Bed Type 2B_11



Pre Adapted Apartment
2 Bed Type 2B_12
93m²

6.06
7.06
Total Apartments: 2



Post Adapted Apartment
2 Bed Type 2B_12

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
   - 3.6m for studio and 1 bedroom apartments
   - 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 14281.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORMATION CONTAINED IN THIS DRAWING IS FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

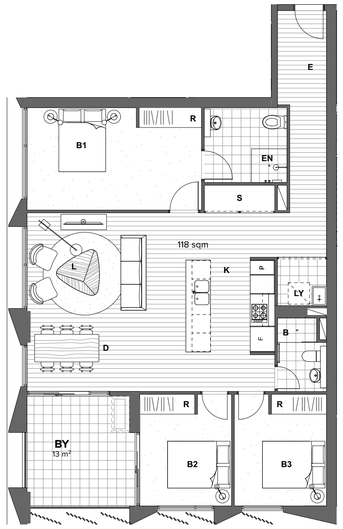
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

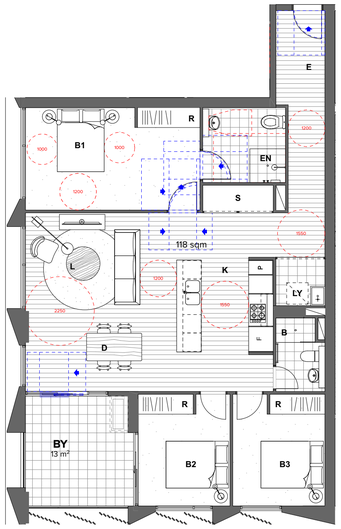
Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **MM/AL/IL**
North
Status
Dwg No.: **DA-830-050**
Rev: **2**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

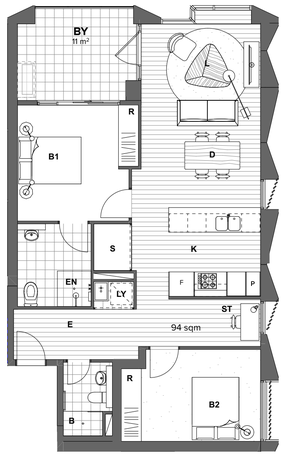


Pre Adapted Apartment
3 Bed Type 3B_02
118m²

6.08
7.08
Total Apartments: 2

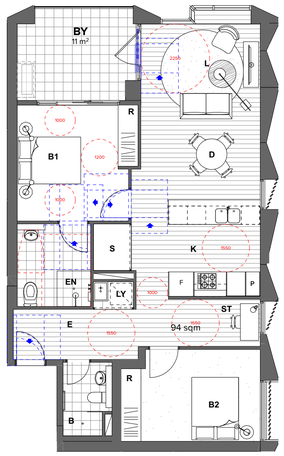


Post Adapted Apartment
3 Bed Type 3B_02

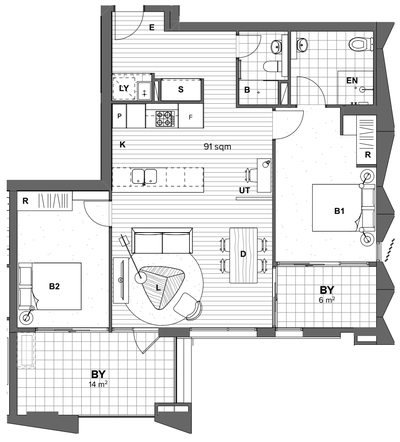


Pre Adapted Apartment
2 Bed + Study Type 2B_16
94m²

8.02
9.02
10.02
11.02
12.02
13.02
14.02
Total Apartments: 7

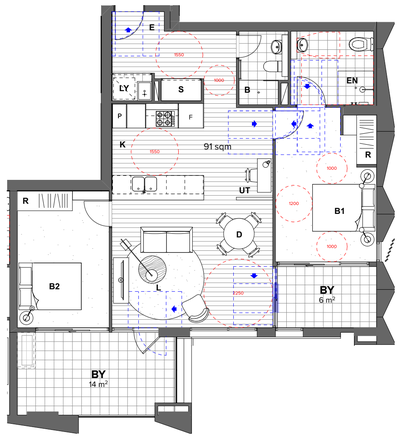


Post Adapted Apartment
2 Bed + Study Type 2B_16



Pre Adapted Apartment
2 Bed Type 2B_17
91m²

8.03
9.03
10.03
11.03
12.03
13.03
14.03
Total Apartments: 7



Post Adapted Apartment
2 Bed Type 2B_17

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 1428.1.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

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

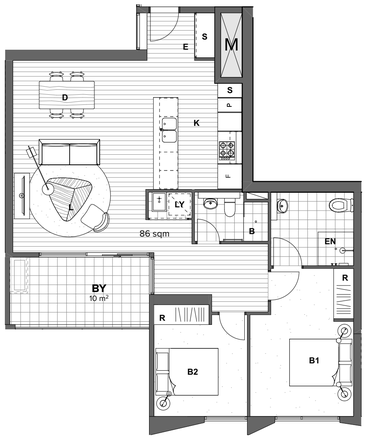
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

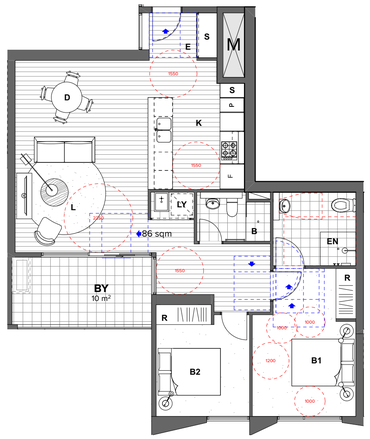
Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **MM/AL/IL**
Status
Dwg No.: **DA-830-060**
Rev: **2**
North

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



Pre Adapted Apartment
2 Bed Type 2B_18
86m²

8.04
9.04
10.04
11.04
12.04
13.04
14.04
Total Apartments: 7



Post Adapted Apartment
2 Bed Type 2B_18



Pre Adapted Apartment
1 Bed Type 1B_14
70m²

8.06
9.06
10.06
11.06
12.06
13.06
14.06
Total Apartments: 7



Post Adapted Apartment
1 Bed Type 1B_14

Pre Adapted Apartment
1 Bed Type 1B_13
60m²

8.05
9.05
10.05
11.05
12.05
13.05
14.05
Total Apartments: 7

Post Adapted Apartment
1 Bed Type 1B_13

Pre Adapted Apartment
2 Bed Type 2B_19
91m²

8.07
9.07
10.07
11.07
12.07
13.07
14.07
Total Apartments: 7

Post Adapted Apartment
2 Bed Type 2B_19
91m²

Legend

AC	Air Conditioning	K	Kitchen
ACC	Accessible	L	Living
ADP	Adaptable	LY	Laundry
B	Bathroom	R	Robe
B1,2...	Bedroom 1, 2, etc.	S	Storage
BY	Balcony	ST	Study
D	Dining	TCE	Terrace
E	Entry	UT	Utility
EN	Ensuite		

Notes:
- Refer to Yield Schedule for areas
- Refer to Architectural Design report for compliance tables

APARTMENT LAYOUT

The submitted plans meet the requirements of controls 4D-1, 4D-2, 4D-3 and 4E-1 of the ADG

Objective 4D-1
The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity.

Design criteria
1. Apartments are required to have the following minimum internal areas:
Apartment Type Minimum Internal Areas
1 bedroom 50m2 - 55m2 (includes 1 bathroom)
2 bedroom 75m2 (includes 2 bathrooms)
3 bedroom 95m2 (includes 2 bathrooms)
2. Every habitable room has a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air are not borrowed from other rooms.

Objective 4D-2
Environmental performance of the apartment is maximised

Design criteria
1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height
2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window Objective 4D-3 Apartment layouts are designed to accommodate a variety of household activities and needs

Design criteria
1. Master bedrooms have a minimum area of 10m² and other bedrooms 9m² (excluding wardrobe space)
2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space)
3. Living rooms or combined living/dining rooms have a minimum width of:
- 3.6m for studio and 1 bedroom apartments
- 4m for 2 and 3 bedroom apartments
4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts.

Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
1. All apartments are required to have primary balconies as follows:
- 1 bedroom apartments 8m² 2m
- 2 bedroom apartments 10m² 2m
- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
2. For apartments at ground level or on a podium or similar structure, a private open
space is provided instead of a balcony. It must have a minimum area of 15m² and a minimum depth of 3m.

The Submitted plans meet the requirements of controls of points 7, 8, 9, 10, 11, 12, 13 of the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

7 Interior: general
(1) Internal doorways must have a minimum clear opening that complies with AS 1428.1.
(2) Internal corridors must have a minimum unobstructed width of 1,000 millimetres.
(3) Circulation space at approaches to internal doorways must comply with AS 1428.1.

8 Bedroom
At least one bedroom within each dwelling must have:
(a) an area sufficient to accommodate a wardrobe and a bed sized as follows:
(i) in the case of a dwelling in a hostel—a single-size bed,
(ii) in the case of a self-contained dwelling—a queen-size bed, and
(b) a clear area for the bed of at least:
(i) 1,200 millimetres wide at the foot of the bed, and
(ii) 1,000 millimetres wide beside the bed between it and the wall, wardrobe or any other obstruction, and
(c) 2 double general power outlets on the wall where the head of the bed is likely to be, and
(d) at least one general power outlet on the wall opposite the wall where the head of the bed is likely to be, and
(e) a telephone outlet next to the bed on the side closest to the door and a general power outlet beside the telephone outlet, and
(f) wiring to allow a potential illumination level of at least 300 lux.

9 Bathroom
(1) At least one bathroom within a dwelling must be on the ground (or main) floor and have the following facilities arranged within an area that provides for circulation space for sanitary facilities in accordance with AS 1428.1:
(a) a slip-resistant floor surface,
(b) a washbasin with plumbing that would allow, either immediately or in the future, clearances that comply with AS 1428.1,
(c) a shower that complies with AS 1428.1, except that the following must be accommodated either immediately or in the future:
(i) a grab rail,
(ii) portable shower head,
(iii) folding seat,
(d) a wall cabinet that is sufficiently illuminated to be able to read the labels of items stored in it,
(e) a double general power outlet beside the mirror.
(2) Subclause (1) (c) does not prevent the installation of a shower screen that can easily be removed to facilitate future accessibility.

10 Toilet
A dwelling must have at least one toilet on the ground (or main) floor and be a visitable toilet that complies with the requirements for sanitary facilities of AS 4299.

11 Surface finishes
Balconies and external paved areas must have slip-resistant surfaces.
Note. Advise regarding finishes may be obtained from AS 1428.1.

12 Door hardware
Door handles and hardware for all doors (including entry doors and other external doors) must be provided in accordance with AS 4299.

13 Ancillary items
Switches and power points must be provided in accordance with AS 4299.

NOTES
THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2008, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

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

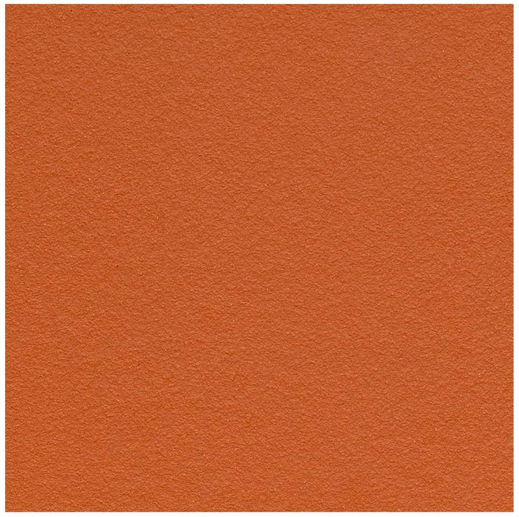
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Rev	Date	Approved by	Revision Notes
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

Scale: **1:100 @A1, 50%@A3**
Project No.: **17001** **MM/AL/IL**
Drawn by: North
Status
Dwg No.: **DA-830-070**
Rev: **2**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



CLD 1



CLD 2



CLD 3

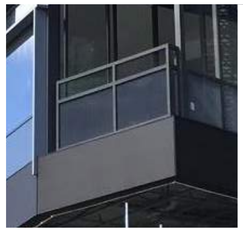


CLD 4

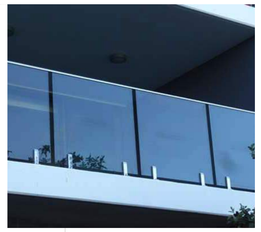


CLD 5

CLD 6



BAL 1



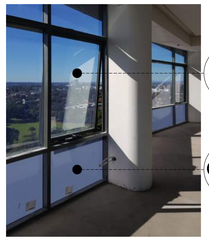
BAL 2

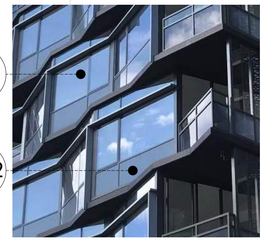


BAL 3



SC1

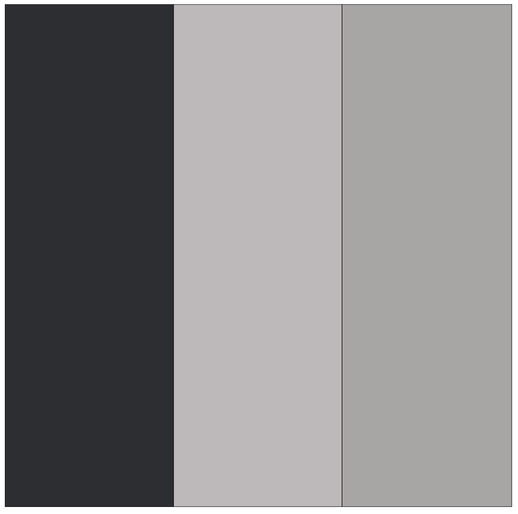




FT 1



VB



PF 1 PF 2 PF 3

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1:
  Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1:
  Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION, ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REFER TO CONSULTANT DOCUMENTATION FOR DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 28.05.20

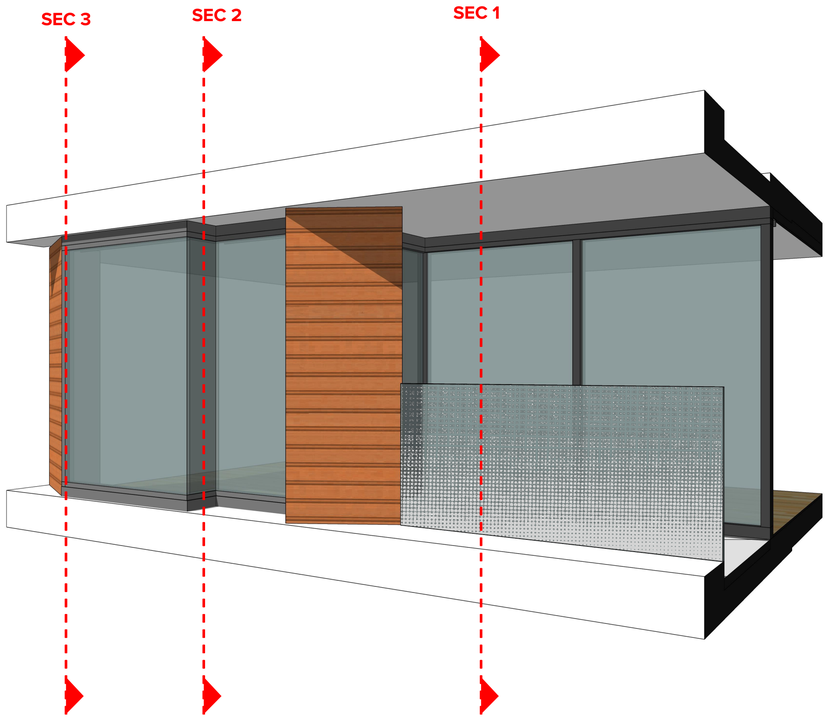
Rev	Date	Approved by	Revision Notes
4	16.7.20	BF	DA Submission Including Council Comments on FT1
3	13.3.20	BF	DA Submission Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

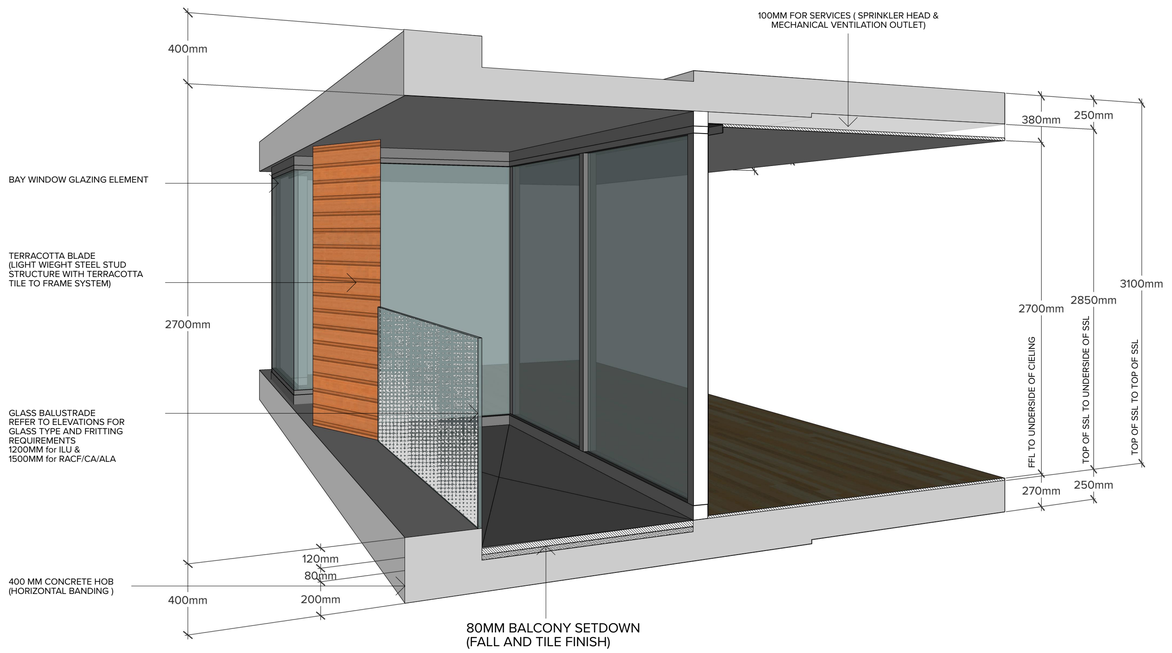
Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title
Materials & Finishes
Materials & Finishes

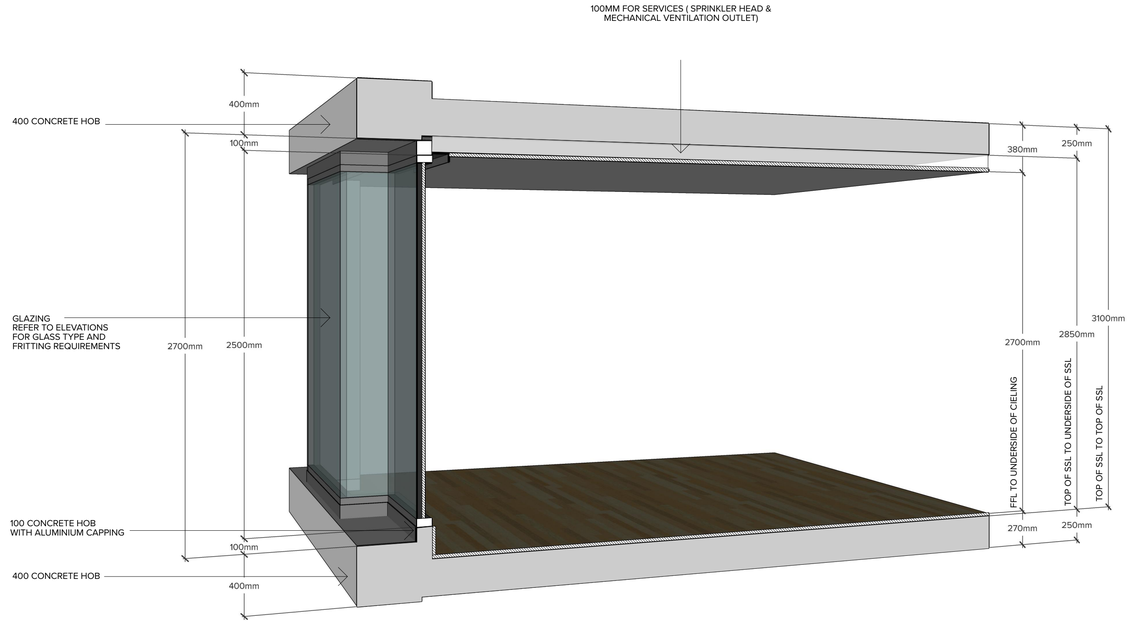
Scale
Project No. **17001**
Drawn by **BF**
North
Status
Dwg No. **DA-840-010**
Rev **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au

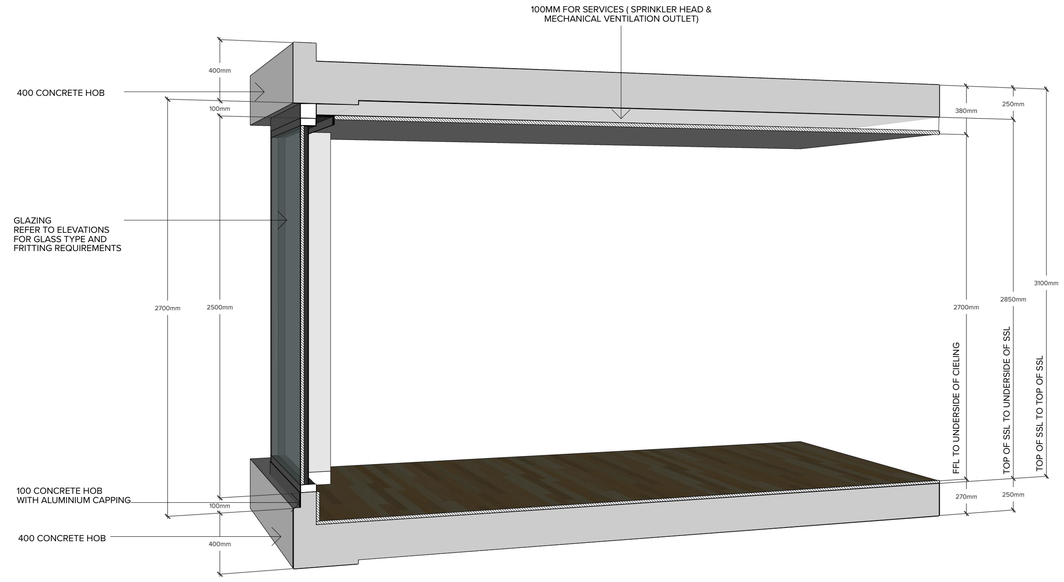




SECTION 1



SECTION 2



SECTION 3

NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

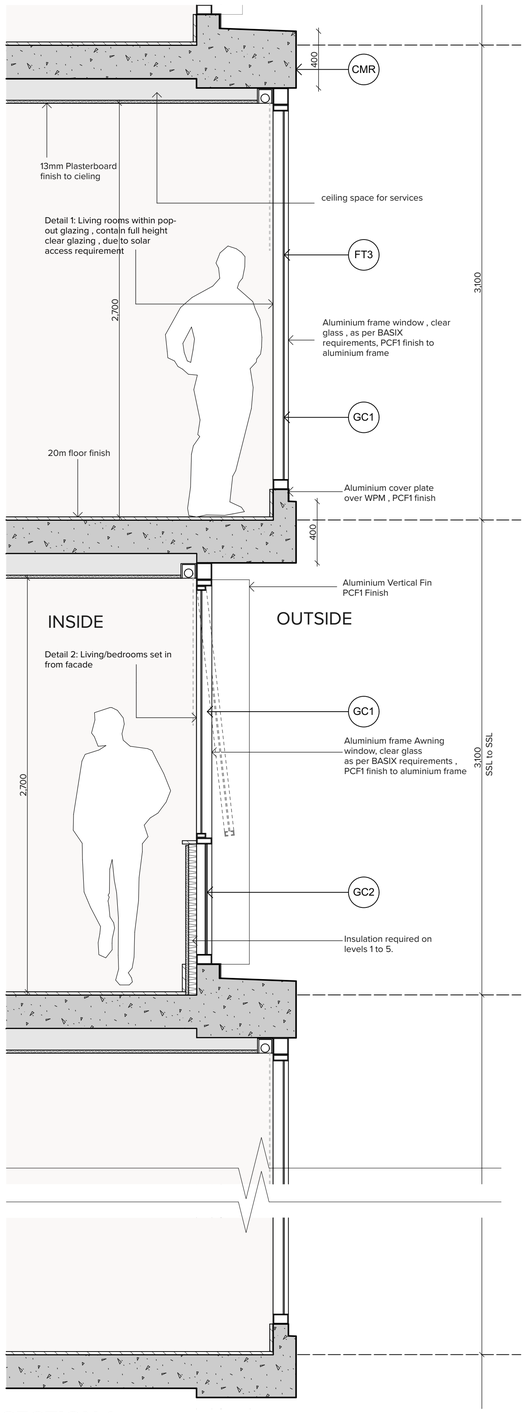
Drawing Title
Facade Section Details
Facade Section Details

Rev	Date	Approved by	Revision Notes
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

Scale: NTS
Status:
Project No.: 17001
Dwg No.: DA-850-010
Drawn by: BF
North
Rev: 5

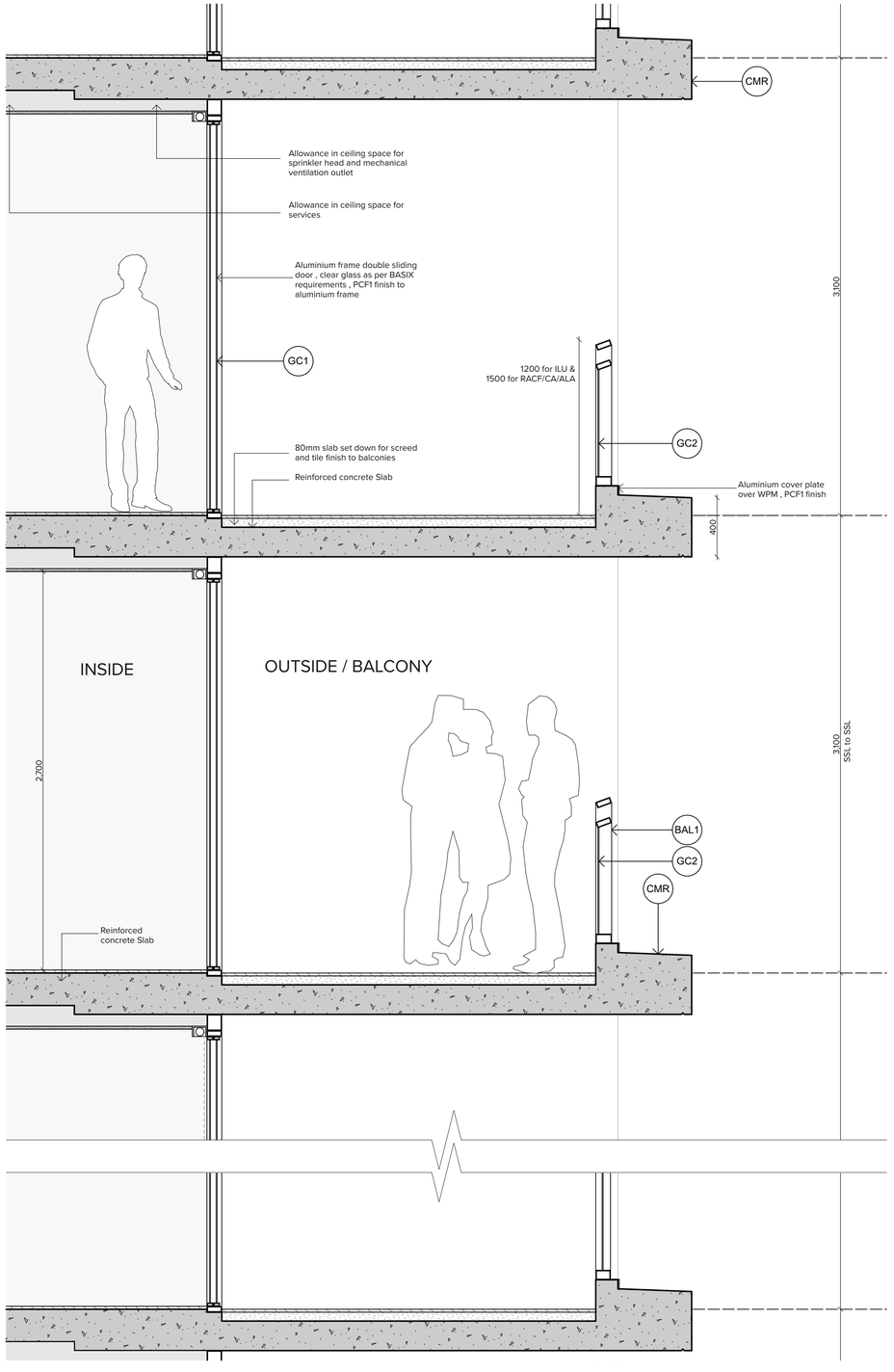
TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



SECTION 1

EAST GLASS FACADE "BAY WINDOW" LIVING AREA



SECTION 2

EAST GLASS FACADE BALCONY



PERSPECTIVE

EAST GLASS FACADE PERSPECTIVE

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

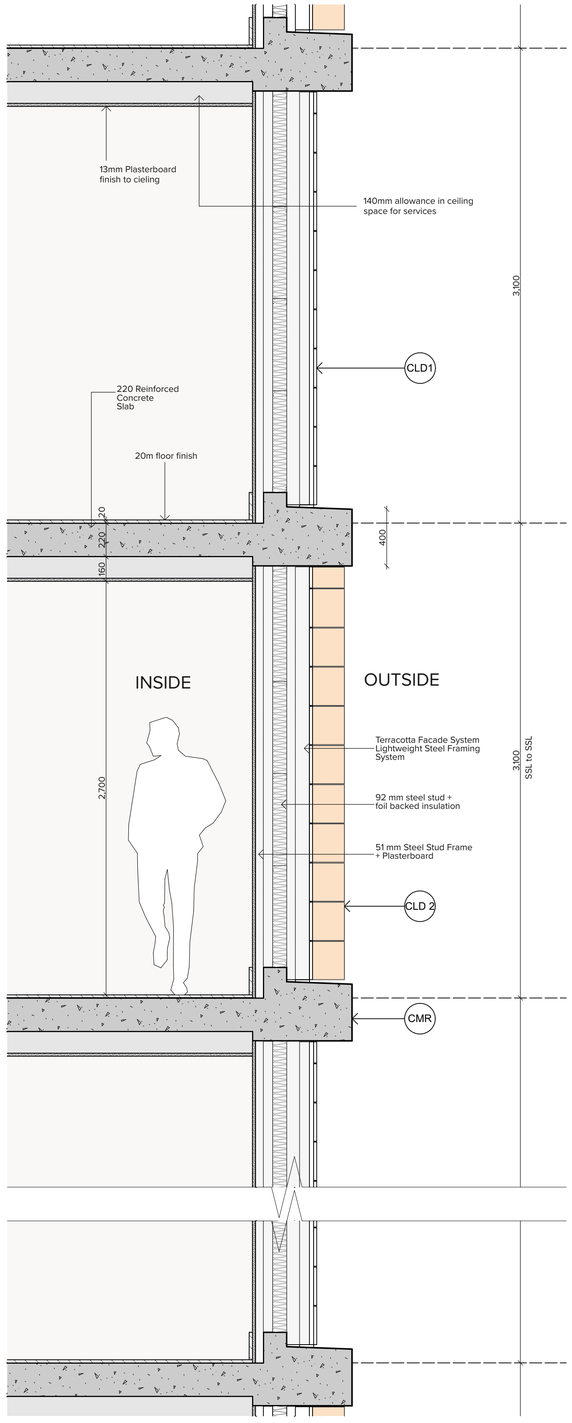
Drawing Title

Facade Section Details
Facade Section Details

Rev	Date	Approved by	Revision Notes
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

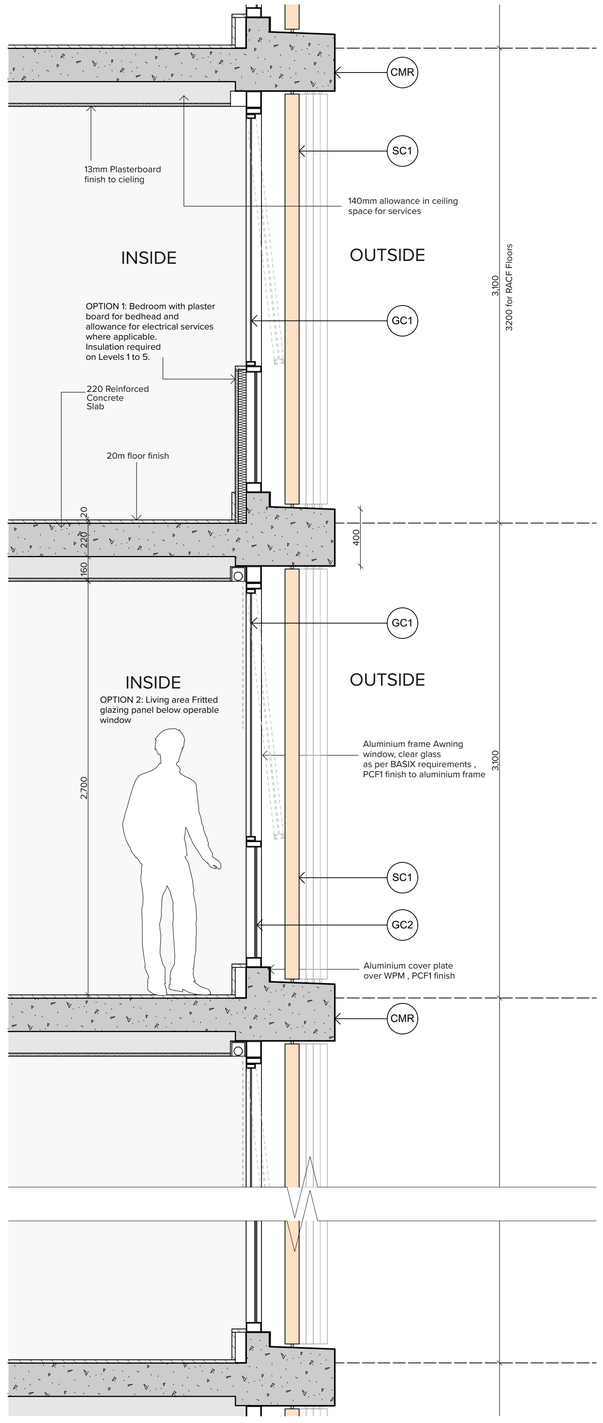
Scale	Project No.	Drawn by	North
1:20 @A1, 50%@A3	17001	BF	
Status	Dwg No.	Rev	
	DA-850-020	5	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



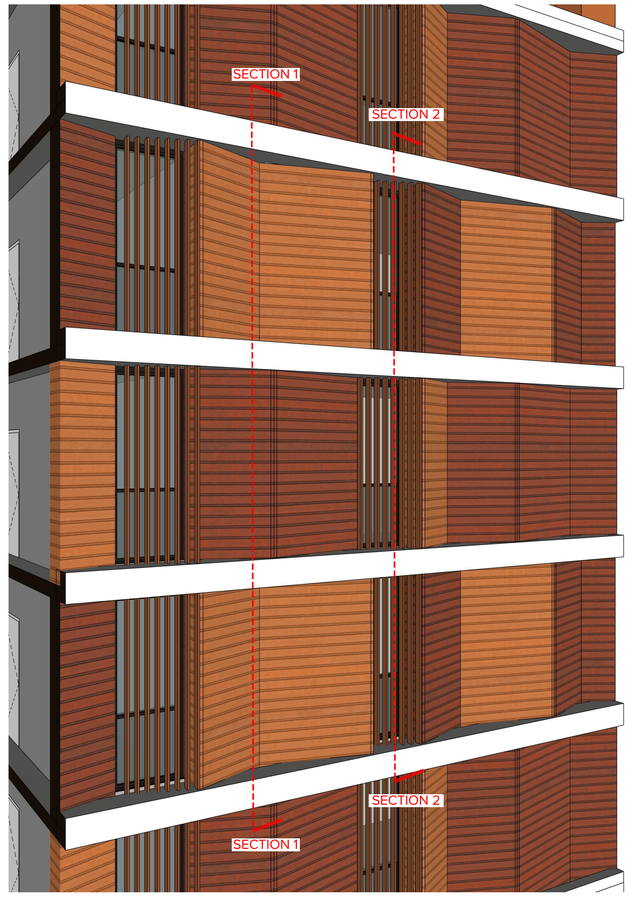
SECTION 1

SOUTH TERRACOTTA FACADE TYPICAL EXTERNAL
WALL SECTION



SECTION 2

SOUTH TERRACOTTA FACADE , WINDOW AND
SCREEN TREATMENT



PERSPECTIVE

SOUTH TERRACOTTA FACADE PERSPECTIVE

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- GC1 — Glass, Clear.
- GC2 — Glass, Clear with vertical frit pattern
- GC3 — Grey Glass, with vertical linear frit pattern.
- HR — Decorative handrail to street level interface 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

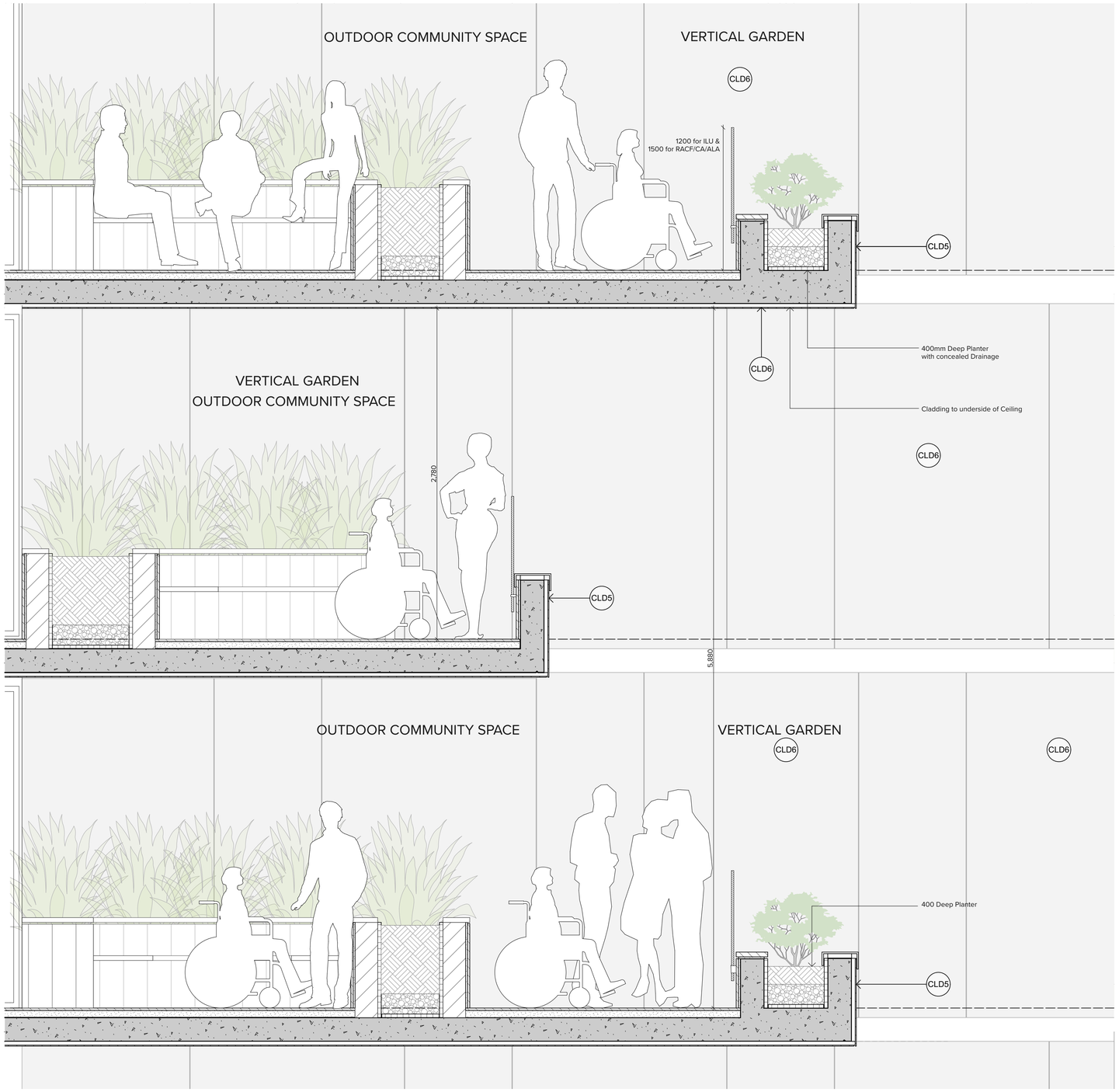
Drawing Title

Facade Section Details
Facade Section Details

Rev	Date	Approved by	Revision Notes
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

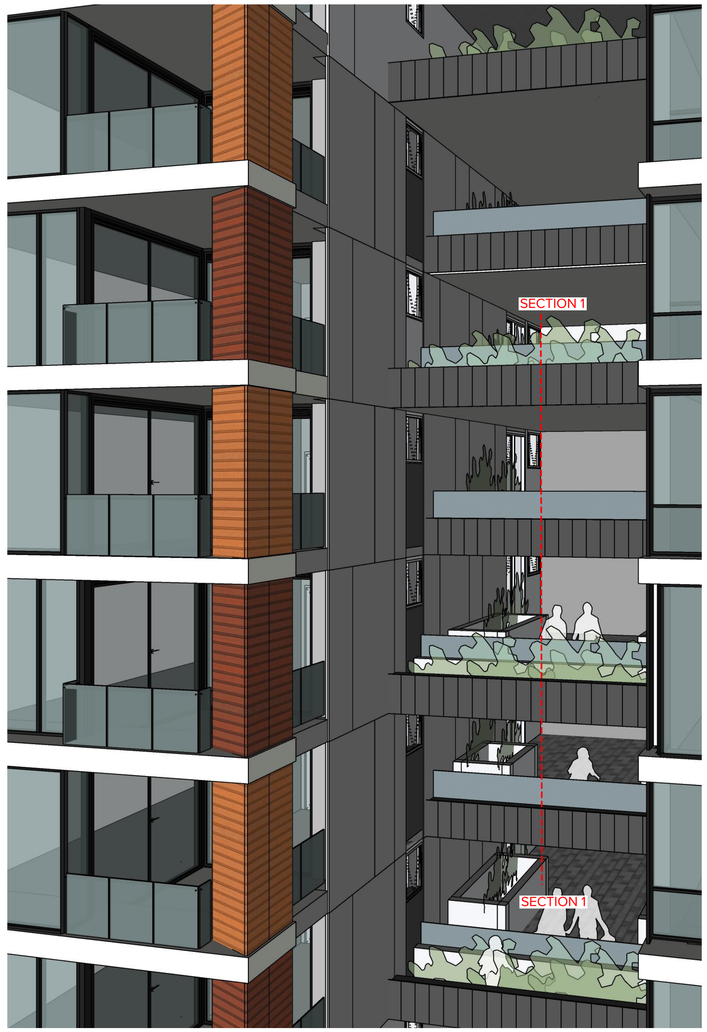
Scale	Project No.	Drawn by	North
1:20 @A1, 50%@A3	17001	BF	
Status	Dwg No.	Rev	
	DA-850-030	5	

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



SECTION 1

SECTION THROUGH VERTICAL GARDEN



PERSPECTIVE

PERSPECTIVE VIEW OF VERTICAL GARDEN

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach Dulux " Zeus Charcoal"
- PF2 — Paint Finish, Type 2: Paint finish, colour similar to Warm Grey
- PF3 — Paint Finish, Type 2: Paint finish, colour to match Dulux " Silkwort "
- SC1 — Screen Vertical Aluminium Louvre System
- SC2 — Screen Vertical Aluminium Louvre System with PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF SYSTEMIC INFORMA TURING OF ANY DISCREPANCIES AND CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

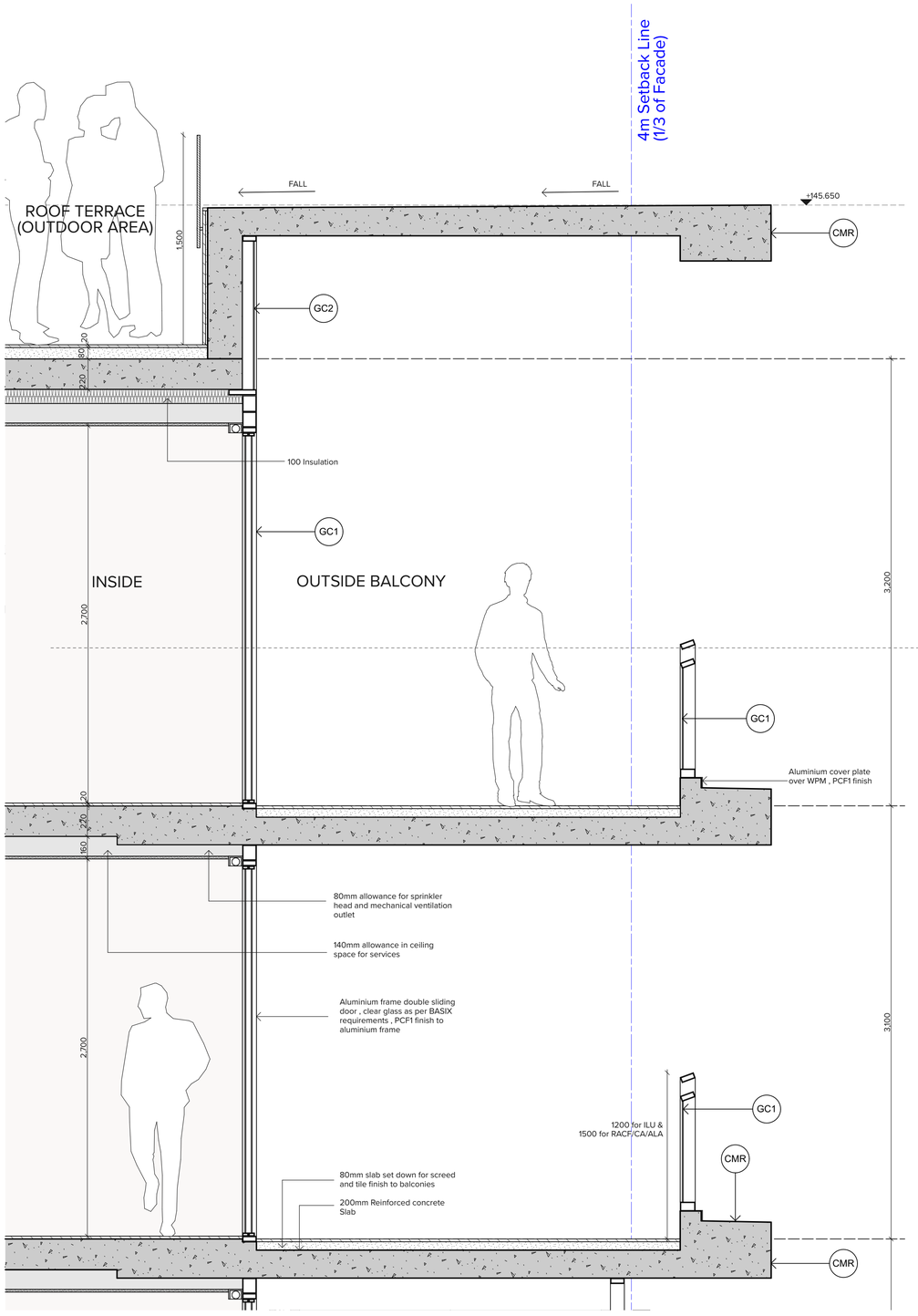
Drawing Title

Facade Section Details
Facade Section Details

Rev	Date	Approved by	Revision Notes
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

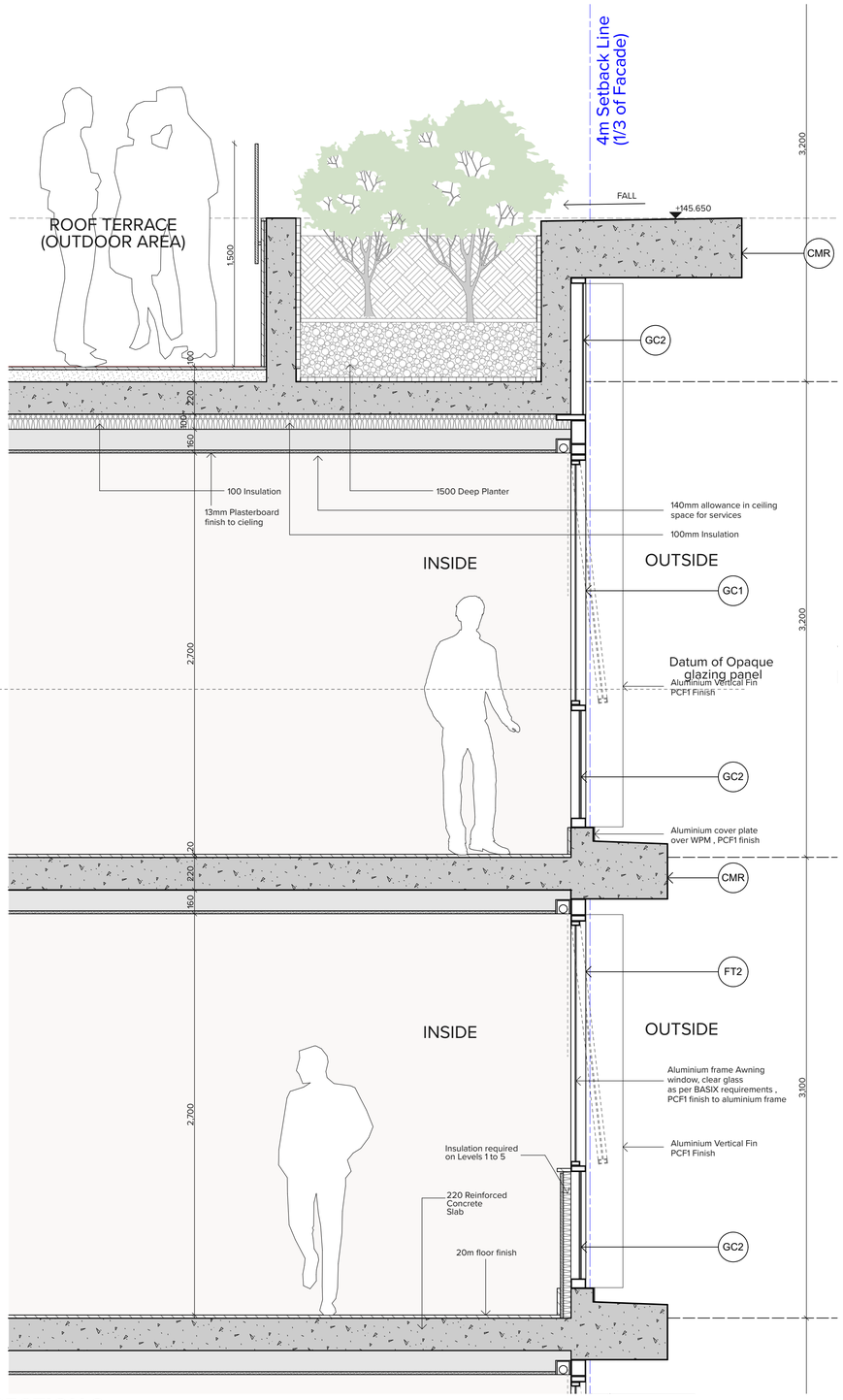
Scale: **1:20 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
Status
Dwg No.: **DA-850-040**
Rev: **5**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



SECTION 1

NORTH GLASS FACADE SECTION
THROUGH BALCONY
RAISED PARAPET DETAIL



SECTION 2

NORTH GLASS FACADE SECTION
THROUGH LIVING AREA
RAISED PARAPET DETAIL



PERSPECTIVE

TOP OF NORTH GLASS FACADE PERSPECTIVE

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel balustar, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + insulated wall behind on Levels 1 to 5. On Levels 6 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.
- 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT ©. OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695. ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

Project Title

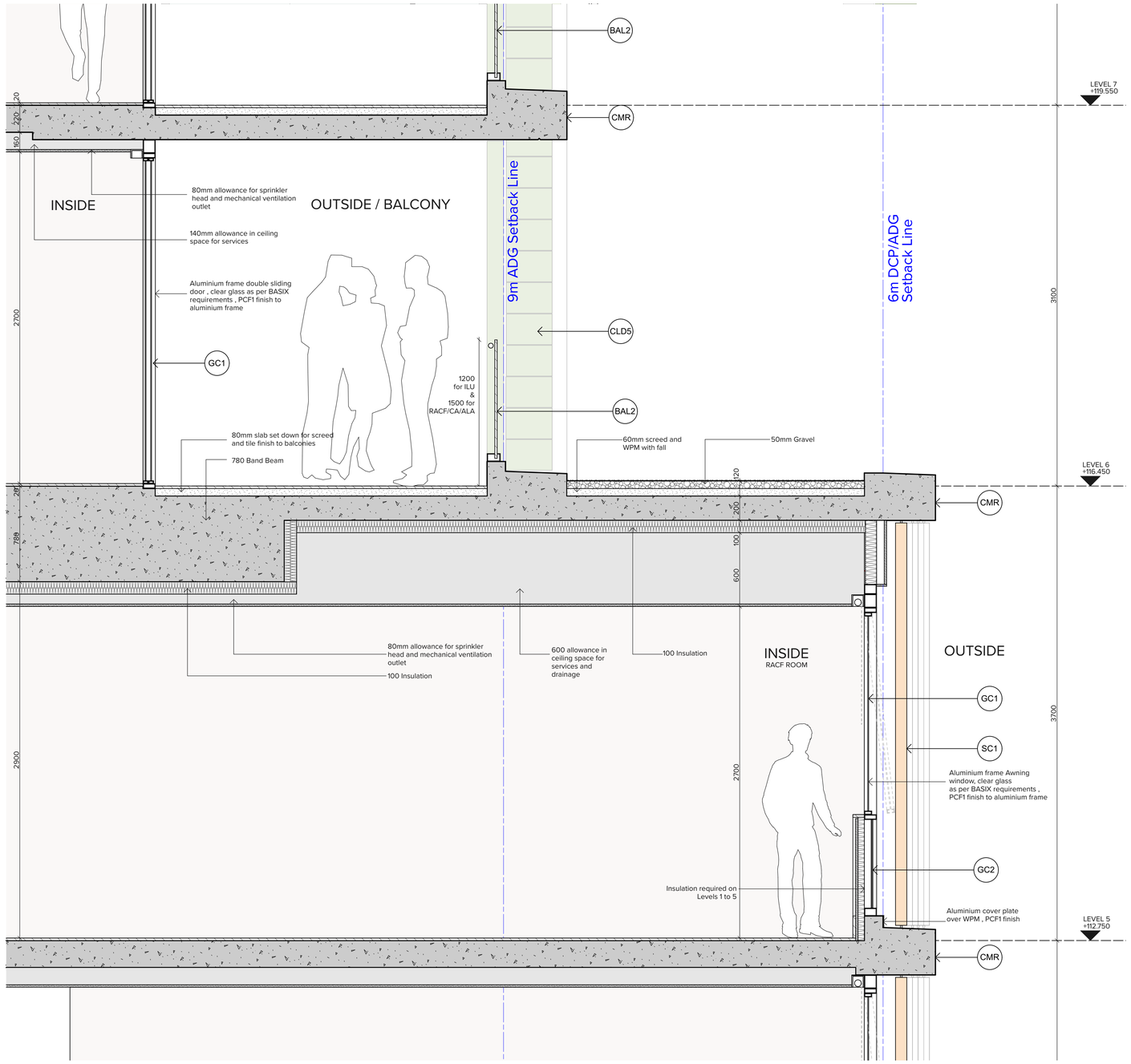
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

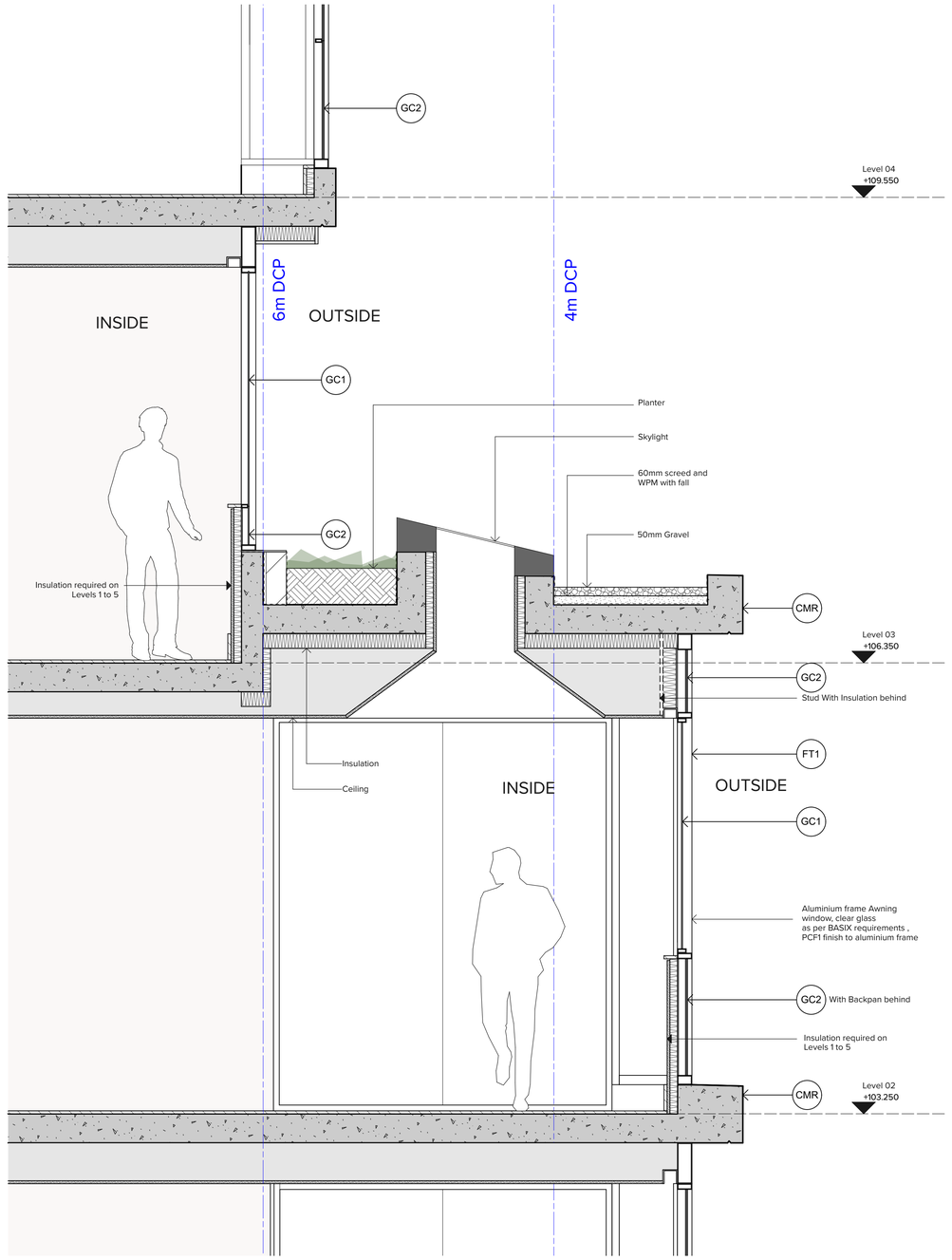
Facade Section Details
Facade Section Details

Scale	Project No.	Drawn by	North
1:20 @A1, 50%@A3	**17001**	**BF**	
Status	Dwg No.	Rev	
	DA-850-050	**5**	

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



SECTION
SECTION THROUGH GENERALNON TRAFFICABLE ROOF



SECTION
SECTION THROUGH SKYLIGHT

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 concrete upturn.
- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. 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 — Façade Glazing System 1. Glass: GC1 & GC2 with backpan + shadowbox + 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 — 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.
- 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.
- 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.
- FT5 — 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.
- 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 32mm dia. steel
- PCF1 — Powdercoat Finish, Type 1: Colour to match Dulux Duratec "Zeus Charcoal" satin
- PF1 — Paint Finish, Type 1: Paint finish, colour to mach 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 PCF1 finish.
- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. REPORT ANY DISCREPANCIES OR OMISSIONS OR DIFFERENCES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

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

Drawing Title
Facade Section Details
Facade Section Details

Scale: 1:20 @A1, 50%@A3
Project No.: 17001
Drawn by: BF
North
Status
Dwg No.: DA-850-060
Rev: 4

TURNER
Level 7 ONE Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK. INFORMATION TURNER OF ANY DISCREPANCIES OR FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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
3D VIEWS
North-East_ Corner Street View

Rev	Date	Approved by	Revision Notes
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

Scale: **@A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-900-010**
Rev: **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES
THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Print Date: 28.05.20

Rev	Date	Approved by	Revision Notes
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

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

Drawing Title
3D VIEWS
South-East_ Main Entry View

Scale: **@A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-900-020**
Rev: **4**

TURNER
Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA
T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION, UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Project Title

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

Drawing Title

3D VIEWS
South-West_ Communal Open Space View

Rev	Date	Approved by	Revision Notes
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

Scale: **@A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-900-030**
Drawn by: **NH/MM/AL/IL**
North
Rev: **3**

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au



NOTES

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION.

DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

Print Date: 03.03.20

Project Title

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

Drawing Title

3D VIEWS
Roof Terrace View

Rev	Date	Approved by	Revision Notes
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

Scale: **@A1, 50%@A3**
Status
Project No.: **17001**
Dwg No.: **DA-900-040**
Drawn by: **NH/MM/AL/IL**
North
Rev: **3**

TURNER

Level 7 **ONE** Oxford Street
Darlinghurst NSW 2010
AUSTRALIA

T +61 2 8668 0000
F +61 2 8668 0088
turnerstudio.com.au