43 OXFORD STREET

Epping

MIXED-USE DEVELOPMENT

DEVELOPMENT APPLICATION

Submission to Council
May 2020

Unit Number	Glass Type	Wall Insulation in the dwelling envelope wall (to air, lobby, stair/ liftcore, non-conditioned spaces (plant, shafts etc.). (R-value)	Ceiling Insulation to areas with outdoor air/ non-conditioned spaces (plant, shafts etc.) above. (R-value)	Floor Insulation to areas above outdoor air/ carpark/ non-conditioned spaces (plant, shafts etc.). (R-value)
101	2	2	-	1.5
102	1	1.5	-	1.5
103	1	1.5	-	1
104	1	1.5	-	-
105	1	1	-	-
106	1	1	-	-
107	2	1.5	-	1
108	2	1	-	-
109	2	1	-	-
110	2	1	-	-
111	2	1.5	-	-
112	2	1.5	-	-
113	1	1	-	-
114	1	1	-	-
115	1	1	-	-
116	1	1.5	2.5	1.5
201	2	1.5	2.5	-
202	1	1	-	-
203	1	1	2.5	-
204	1	1	-	-
205	1	1	-	-
206	1	1	2.5	-
207	2	1	2.5	-
208	2	1	2.5	-
209	2	1	2.5	-
210	2	1	2.5	-
211	2	1.5	2.5	-
212	2	1	2.5	-
213	1	1	2.5	-
214	2	1	2.5	-
215	2 (North living room glazed system to be 70% operable)	1	2.5	-
301	2	1	2.5	-
302	1	1	-	-
303	2	1	-	-
401	1	1	-	0.5
402	2	1	-	0.5

Unit Number	Glass Type	Wall Insulation in the dwelling envelope wall (to air, lobby, stair/ liftcore, non-conditioned spaces (plant, shafts etc.). (R-value)	Ceiling Insulation to areas with outdoor air/ non-conditioned spaces (plant, shafts etc.) above. (R-value)	Floor Insulation to areas above outdoor air/ carpark/ non-conditioned spaces (plant, shafts etc.). (R-value)
905	2	1.5	-	-
906	1	2	-	-
907	1	1.5	-	-
908	2	1	-	-
909	1	1	-	-
910	1	2	-	-
1001	2	1	-	-
1002	1	1.5	-	-
1003	1	1	-	-
1004	2	1.5	-	-
1005	2	1.5	-	-
1006	2	2	-	-
1007	1	1.5	-	-
1008	2	1	-	-
1009	1	1	-	-
1010	1	2	-	-
1101	2	1	-	-
1102	1	1.5	-	-
1103	1	1	-	-
1104	2	1.5	-	-
1105	2	1.5	-	-
1106	2	2	-	-
1107	1	1.5	-	-
1108	2	1	-	-
1109	1	1	-	-
1110	1	2	-	-
1201	2	1	-	-
1202	1	1.5	-	-
1203	1	1	-	-
1204	2	1.5	-	-
1205	2	1.5	-	-
1206	2	2	-	-
1207	1	1.5	-	-
1208	2	1	-	-
1209	1	1	-	-
1210	1	2	-	-
1301	2	1	-	-
1302	1	1.5	-	-

Unit Number	Glass Type	Wall Insulation in the dwelling envelope wall (to air, lobby, stair/ liftcore, non-conditioned spaces (plant, shafts etc.). (R-value)	Ceiling Insulation to areas with outdoor air/ non-conditioned spaces (plant, shafts etc.) above. (R-value)	Floor Insulation to areas above outdoor air/ carpark/ non-conditioned spaces (plant, shafts etc.). (R-value)
501	1	1	-	-
502	2	1	-	-
601	2	1.5	-	-
602	1	1	-	0.5
603	2	1	-	-
604	2	1	-	-
605	1	1.5	-	-
606	1	1.5	-	-
607	1	1.5	-	-
608	1	1	-	-
609	2	1	-	-
610	1	1	-	-
611	1	2	-	-
701	2	1	-	-
702	1	1	2.5	-
703	2	1	2.5	-
704	1	1	2.5	-
705	1	1.5	2.5	-
706	1	1.5	2.5	-
707	1	1.5	2.5	-
708	1	1	2.5	-
709	2	1	-	-
710	1	1	-	-
711	1	2	-	-
801	2	1	-	-
802	1	1.5	-	0.5
803	1	1	-	-
804	2	1.5	-	-
805	2	1.5	-	0.5
806	1	2	-	-
807	1	1.5	-	-
808	2	1	-	-
809	1	1	-	-
810	1	2	-	-
901	2	1	-	-
902	1	1.5	-	-
903	1	1	-	-
904	2	1.5	-	-

BASIX Thermal Comfort Specification		
Dwelling Element	**Material Construction**	**Insulation Requirement**
Envelope Wall (To outdoor air, lobbies, stair/ liftcore, unconditioned spaces etc.)	Concrete Block Lined, AAC Plasterboard on Stud, Concrete Wall Plasterboard on Stud	R1.0, R1.5 or R2.0* in the dwelling envelope wall to air/lobby/stair/ liftcore/non-conditioned spaces, for the corresponding dwelling as per the Recommended Treatment Table.
Internal Wall (within the residential dwelling)	AAC, Plasterboard on Stud	None
Roof	Waterproof Membrane	None
Ceiling	Concrete above Plasterboard	None or R2.5* in the ceiling areas to outdoor air/ non-conditioned spaces, for the corresponding dwelling as per the Recommended Treatment Table.
Floor	Concrete	None, R0.5, R1.0 or R1.5* in the floor areas to outdoor air/ carpark/ non-conditioned spaces, for the corresponding dwelling as per the Recommended Treatment Table.
Floor Coverings	Carpet to the bedrooms	
	Tiles to the wet areas	
	Vinyl to the living/kitchen/remaining areas	
External Glazed Systems (Windows, Glazed Doors etc.)	Thermal Specification Values	
Glazed System Type 1*	Group A: U-value = 4.30, SHGC = 0.47 Group B: U-value = 4.30, SHGC = 0.53	
Glazed System Type 2*	Group A: U-value = 3.10, SHGC = 0.27 Group B: U-value = 3.10, SHGC = 0.27	
FT1 (Levels 1 to 5)	The upper non-shadow box component is modelled as glazing with the thermal specification applicable "Glazed System Types 1 or 2* (please see above) for the corresponding dwelling as per the Recommended Treatment Table. The lower shadow box component is modelled as an insulated metal backpan cavity panel wall system with facade glazing to match the upper component.	R1.0, R1.5 or R2.0* within the lower shadow box component for the corresponding dwelling as per the Recommended Treatment Table.
FT1 (Levels 6 to 14)	The lower shadow box component of the system is glazed with the thermal specification applicable are either Group B of "Glazed System Types 1 or 2* (please see above) for the corresponding dwelling as per the Recommended Treatment Table.	
Roof lights	Velux VEL-010-01W (U-value = 0.4, SHGC = 0.28)	
An equivalent or lower U-value, and a +/- 10% variation in the SHGC value of glazed system type is allowable.		
Draught seals to all external windows and doors, no ceiling penetrations due to recessed luminaries, vents, exhaust fans etc.		
Note: *Please refer to the Recommended Treatment table on this document and within the BASIX Report for the individual glazing/insulation requirements of each residential dwelling		

NOTES

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
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ABSA ASSESSOR

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**

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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

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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
Drawing List

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-000-001**
Rev: **4**

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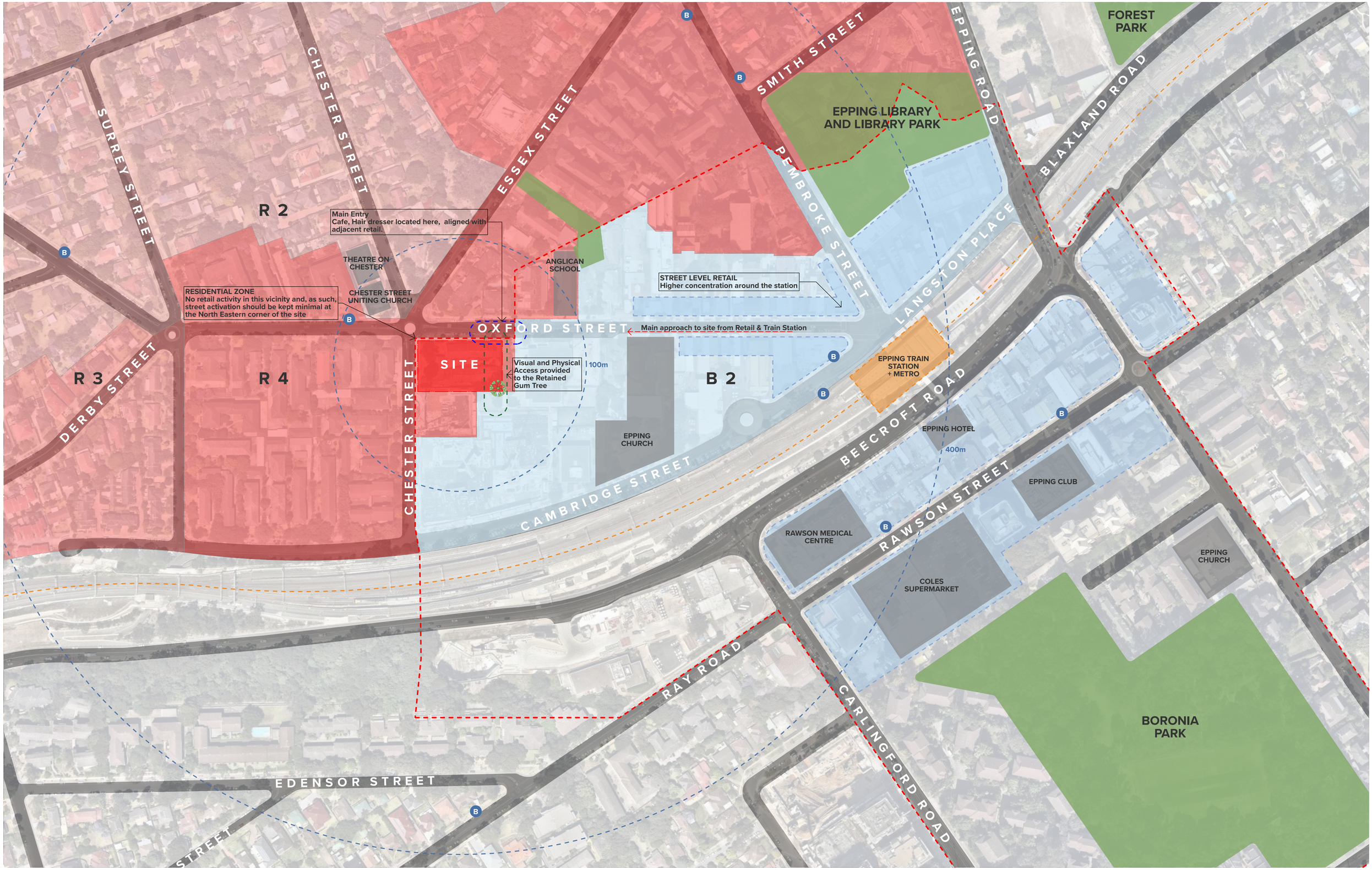

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Print Date: 03.03.20

- 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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
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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**
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North
Rev **3**

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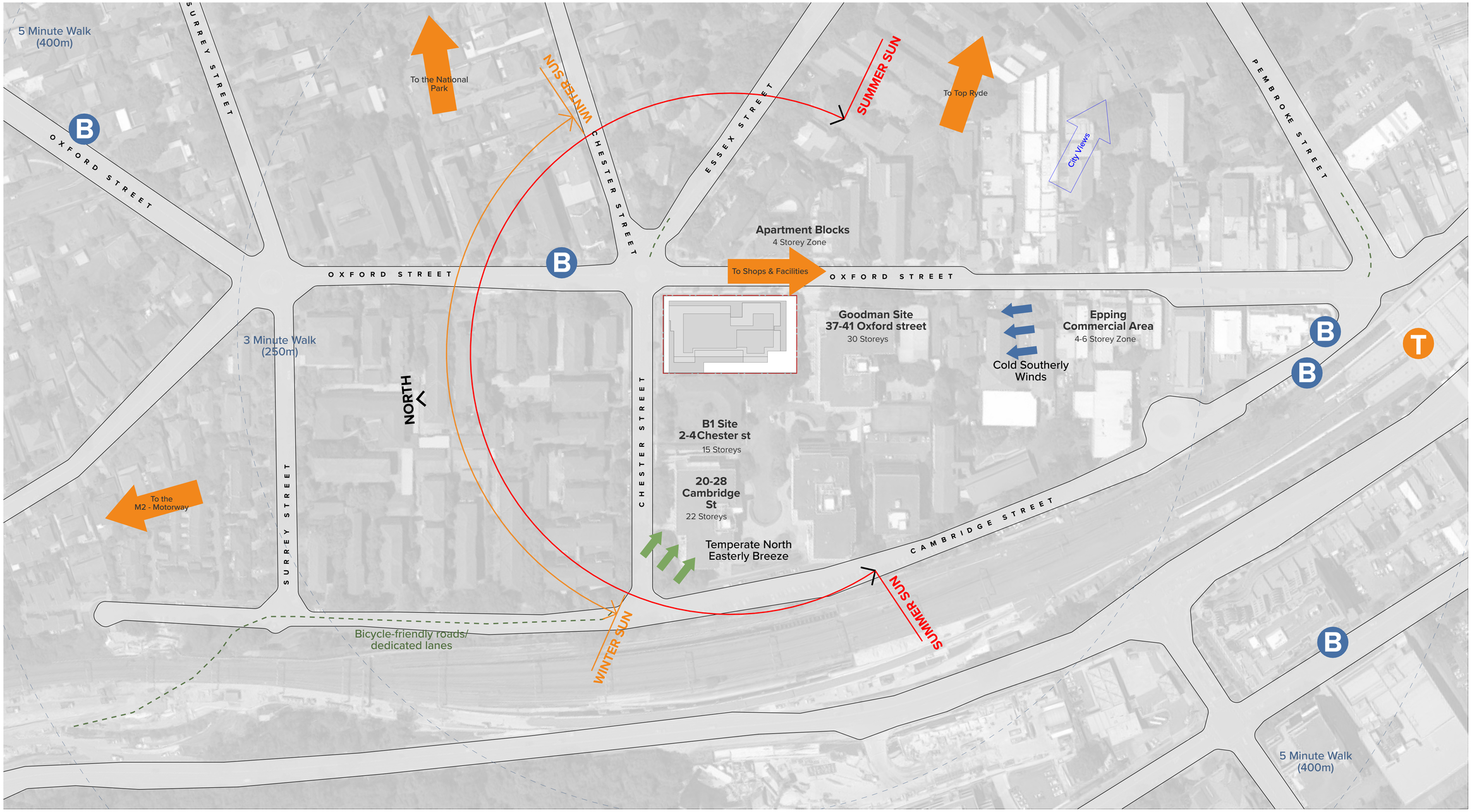

Legend

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

NOTES

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

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Print Date: 03.03.20

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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
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Scale **1:1000 @A1, 50%@A3**
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North
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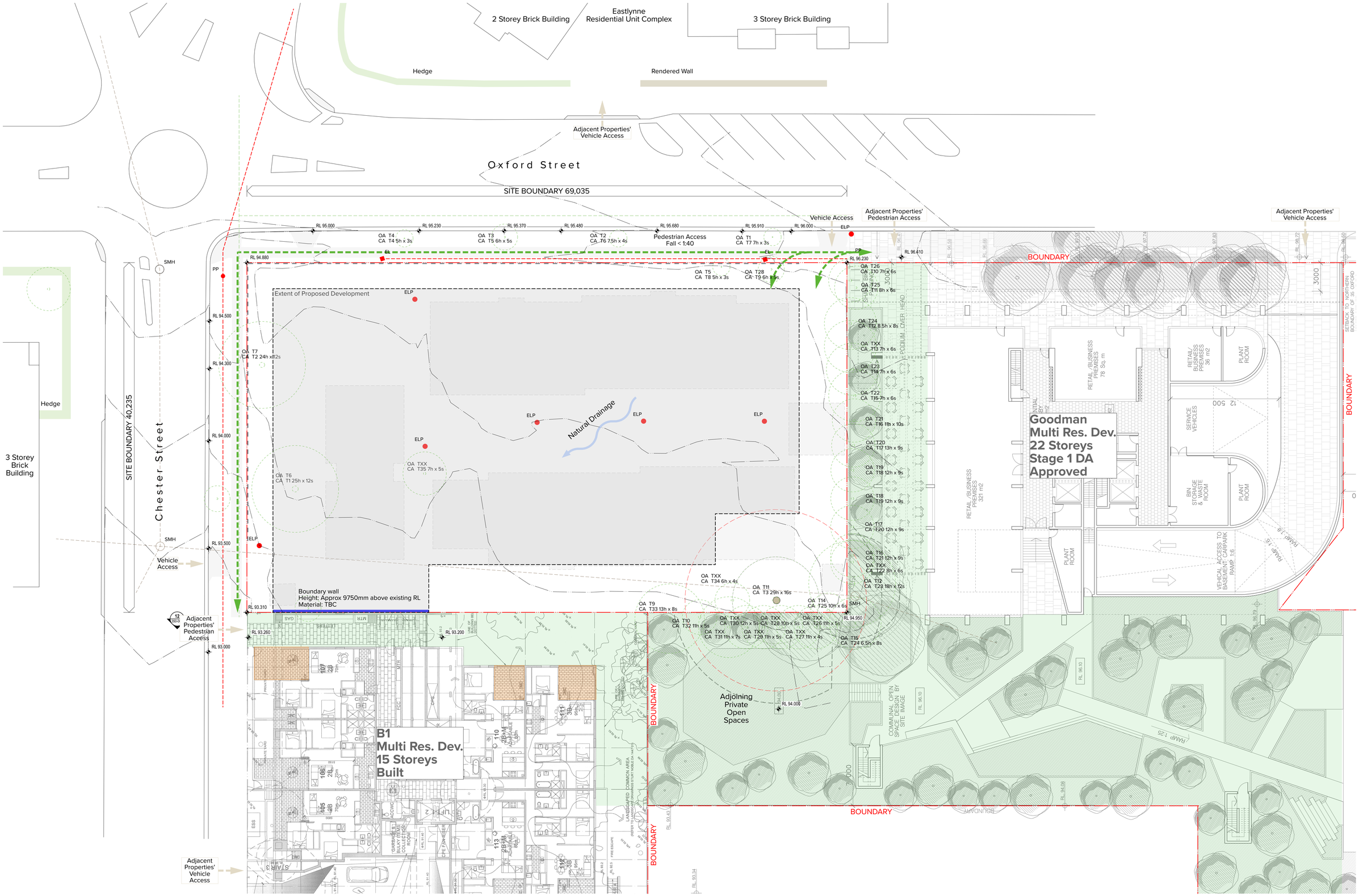

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Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
Australia

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

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Rev	Date	Approved by	Revision Notes
1	13.3.20	BF	DA Submission Including Council and DEAP Comments
	10.03.20	BF	For Review

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Status
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Dwg No.: DA-100-003
Drawn by: BF
Rev: 1
North

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
Context & Analysis
Detailed Site Analysis

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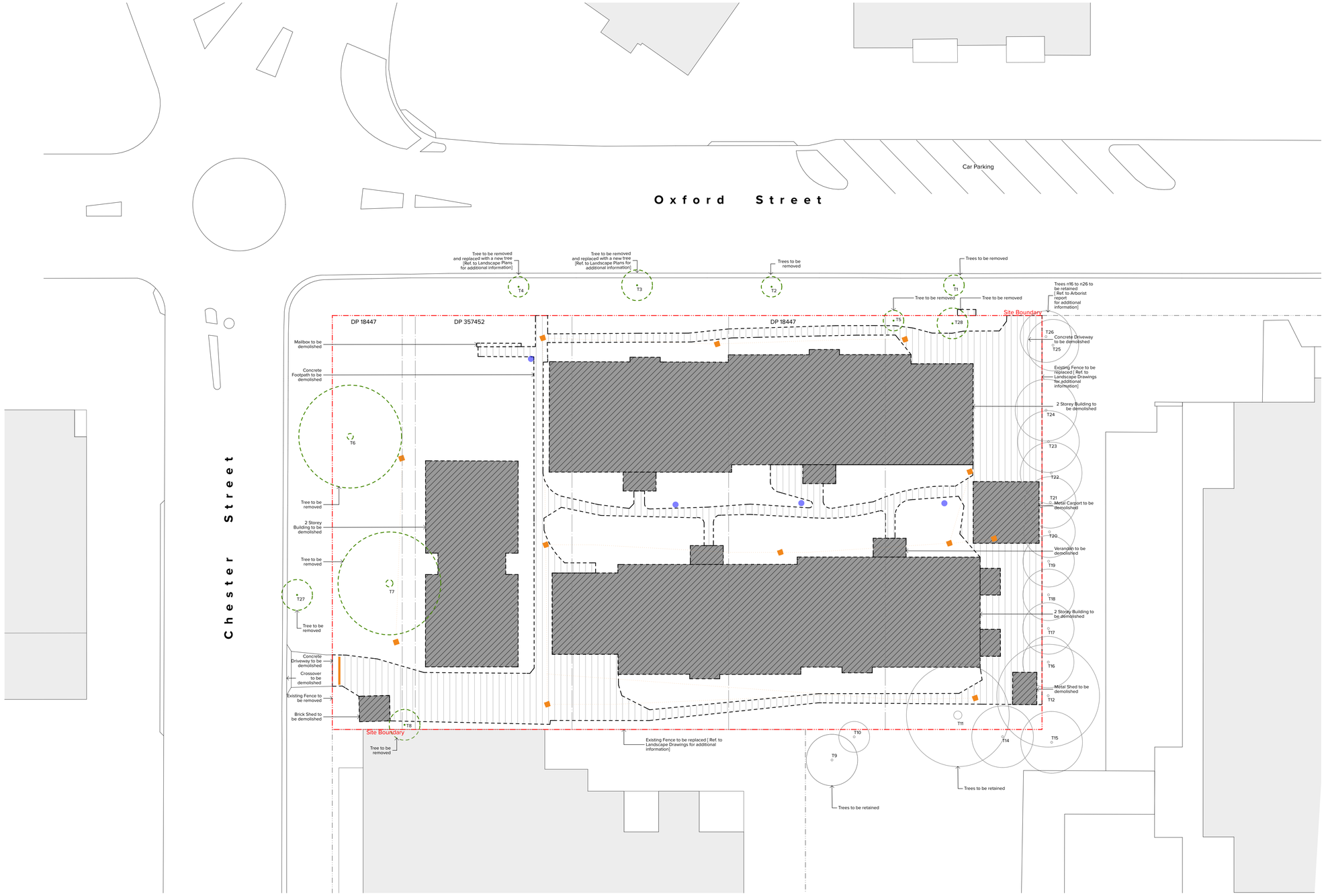

Legend

- 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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
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Assessor Trong Thien Huynh
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Address OXFORD STREET , EPPING , NSW , 2121
5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
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ABSA ACCREDITED ASSESSOR

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**
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Project No. **17001**
Dwg No. **DA-101-001**
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North
Rev **3**

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Oxford Street

Chesterfield Street

Boundary

Boundary

Boundary

Boundary

Goodman
22 Storeys
Stage 1 DA
Approved

Deep Soil Zone
292.44 m²

Tree No.11
To Be Retained

TPZ R 10.440

RAMP 1:5

1:8

SSL 82.400

RL 81.400

Basement 4 Parking
38 Spaces
38 ILU (INC. 8 ACC)

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

1:50m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATINGS www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Assessor Number 20887

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**
Project No. **17001**
Drawn by **NH/MM/AL/IL**
North
Status
Dwg No. **DA-110-004**
Rev **3**

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Oxford Street

Chester Street

Boundary

Boundary

Boundary

Boundary

Basement 3 Parking
38 Spaces
38 ILU (INC. 7 ACC)

CPE Plant

S/P Plant

RAMP 1:5

RAMP 1:5

ILU Elec. Car 35

ILU Elec. Car 34

SSL 85.200

Deep Soil Zone
292.44 m²

Tree No.11
To Be Retained

B1
15 Storeys
Built

Goodman
22 Storeys
Stage 1 DA
Approved

PLANT ROOM

BIKE PARKING

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	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	GBR	Garbage Room	MSR	Main Switch Room	RTL	Retail	TOK	Top of Kerb				
B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GHR	Garbage Holding Room	L	Living	RWO	Rainwater Outlet	UT	Utility Space			ALA	Assisted Living Apartments
B1,2...	Bedroom 1, 2, etc.	CLNR	Cleaner Store	D	Dining	FEX	Fire Extinguisher	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space	ALA	Assisted Living Apartments
BAL	Balustrade	COMS	Communications Services	DB	Distribution Board	FH	Fire Hydrant	H	Hydraulic Services	M	Mechanical Services	P	Pantry	S	Store	V	Void	CA	Care Apartments
BGS	Boom Gate System	COS	Communal Open Space	DP	Down Pipe	FHR	Fire Hose Reel	HWU	Hot Water Unit	MBP	Motor Bike Parking	PCF	Powder Coat Finish	SKL	Skylight	WC	WC	RACF	Residential Aged Care Facility
								HLW	High Level Window	MBX	Mail Box Assembly	R	Robe	STL	Steel	WC_A	WC_Accessible	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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Australia

Print Date: 03.03.20

0005091120 11 Aug 2020
Assessor Trong Thien Huynh
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hstar.com.au

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

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Oxford Street

Chester Street

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
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
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
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B	Bathroom	CLD	Cladding	CW	Cold Water	F	Fire Services	GBE	Garbage Exhaust	LY	Laundry	MTR	Meter	RWO	Rainwater Outlet	UT	Utility Space
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
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
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

WL	Walk in Robe	1.56m²	Building Articulation Zone
WIR	Warning Light		Residential Main Entry
			Car Park Entry
ALA	Assisted Living Apartments		Service Loading Entry
CA	Care Apartments		Shop Entry
RACF	Residential Aged Care Facility		Egress
ILU	Independent Living Units		

0 1 2 5 10m

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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ABSA

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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 02

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

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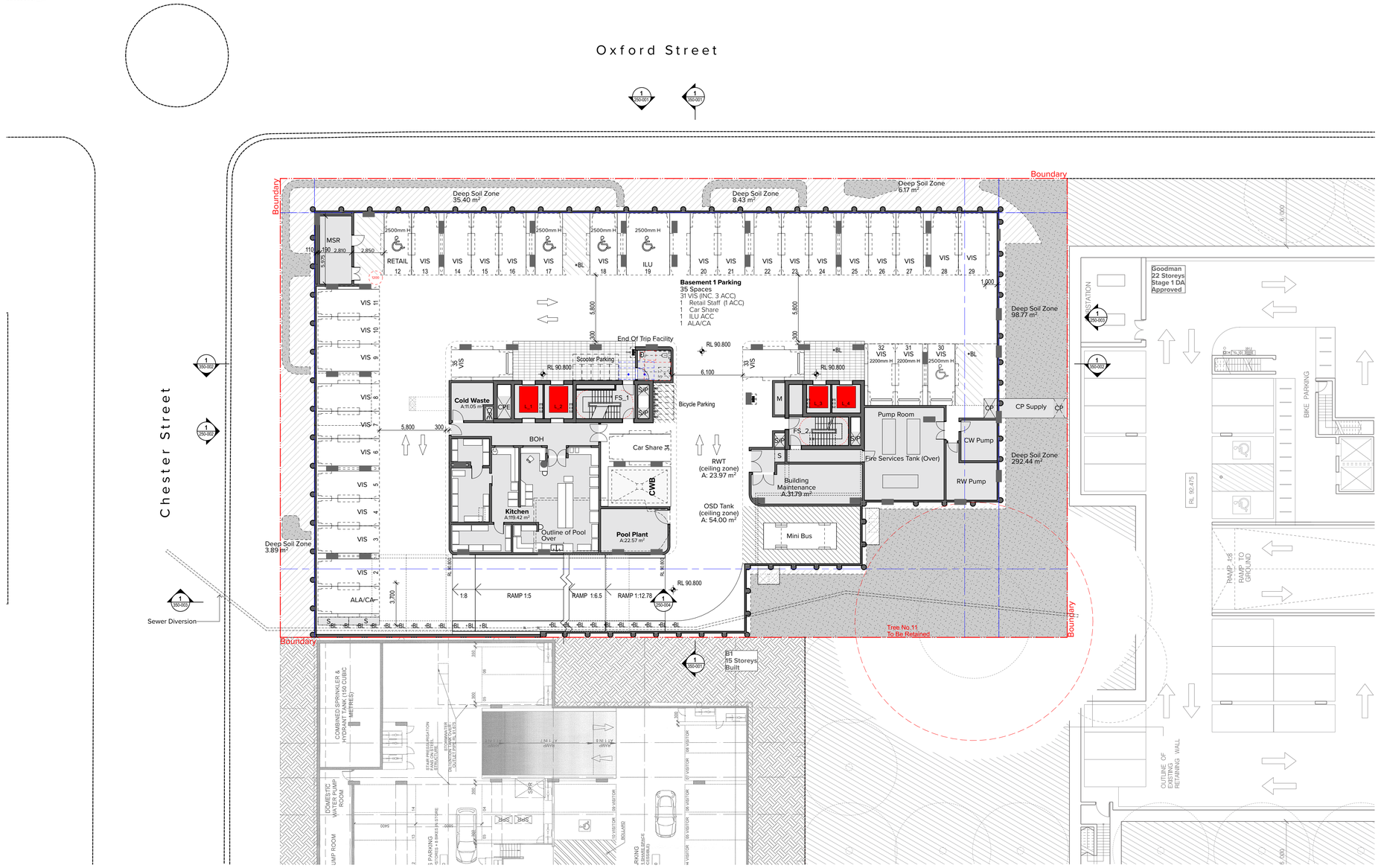

Legend

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
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- 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
3	20.3.20	BE	**DA Submission** Including Council and DEAP Comments
2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

NOTES

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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
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Print Date: 03.03.20

0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
hstar.com.au
ABSA Assessor Trong Thien Huynh

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**

North

Rev **3**

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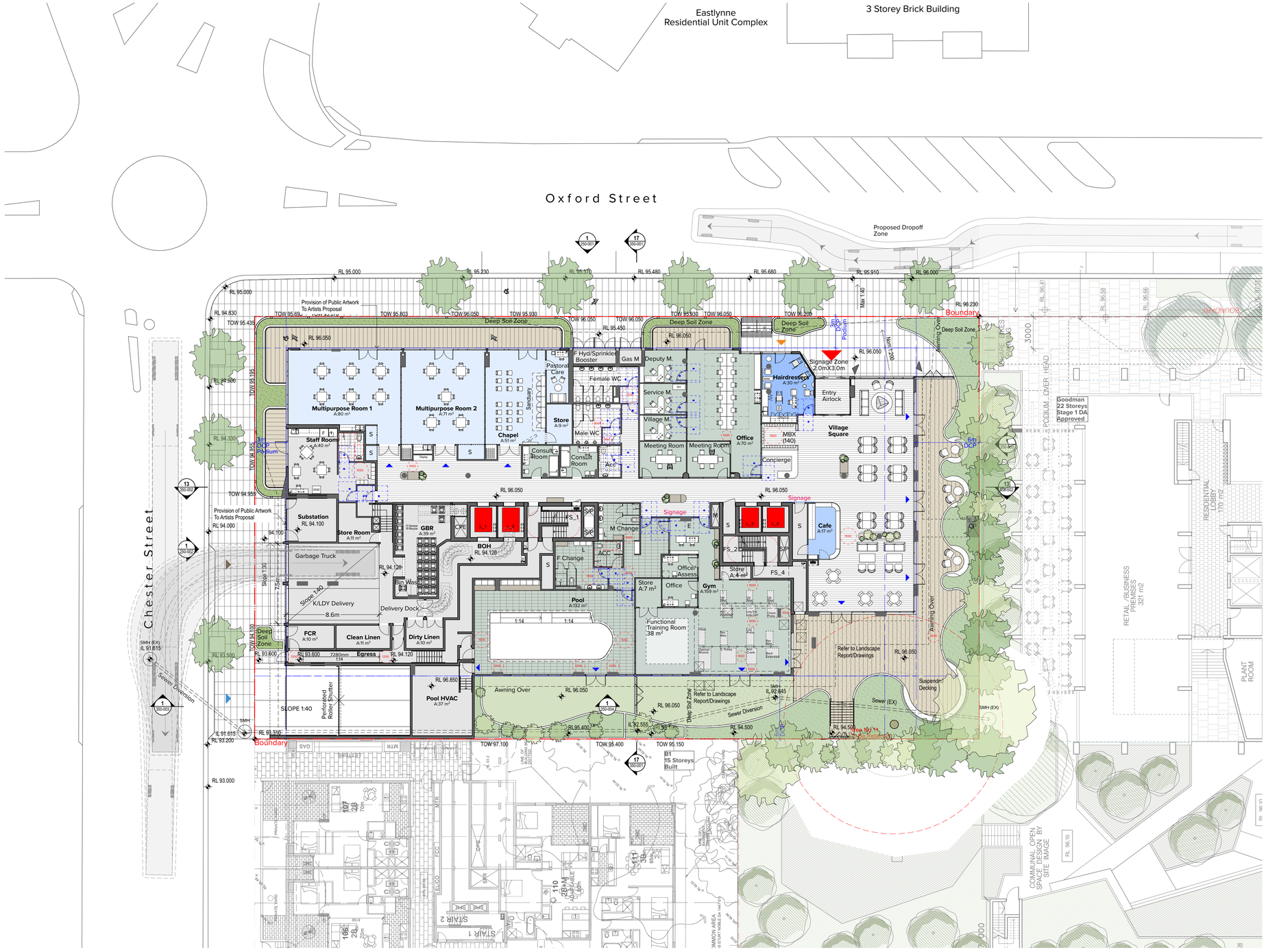
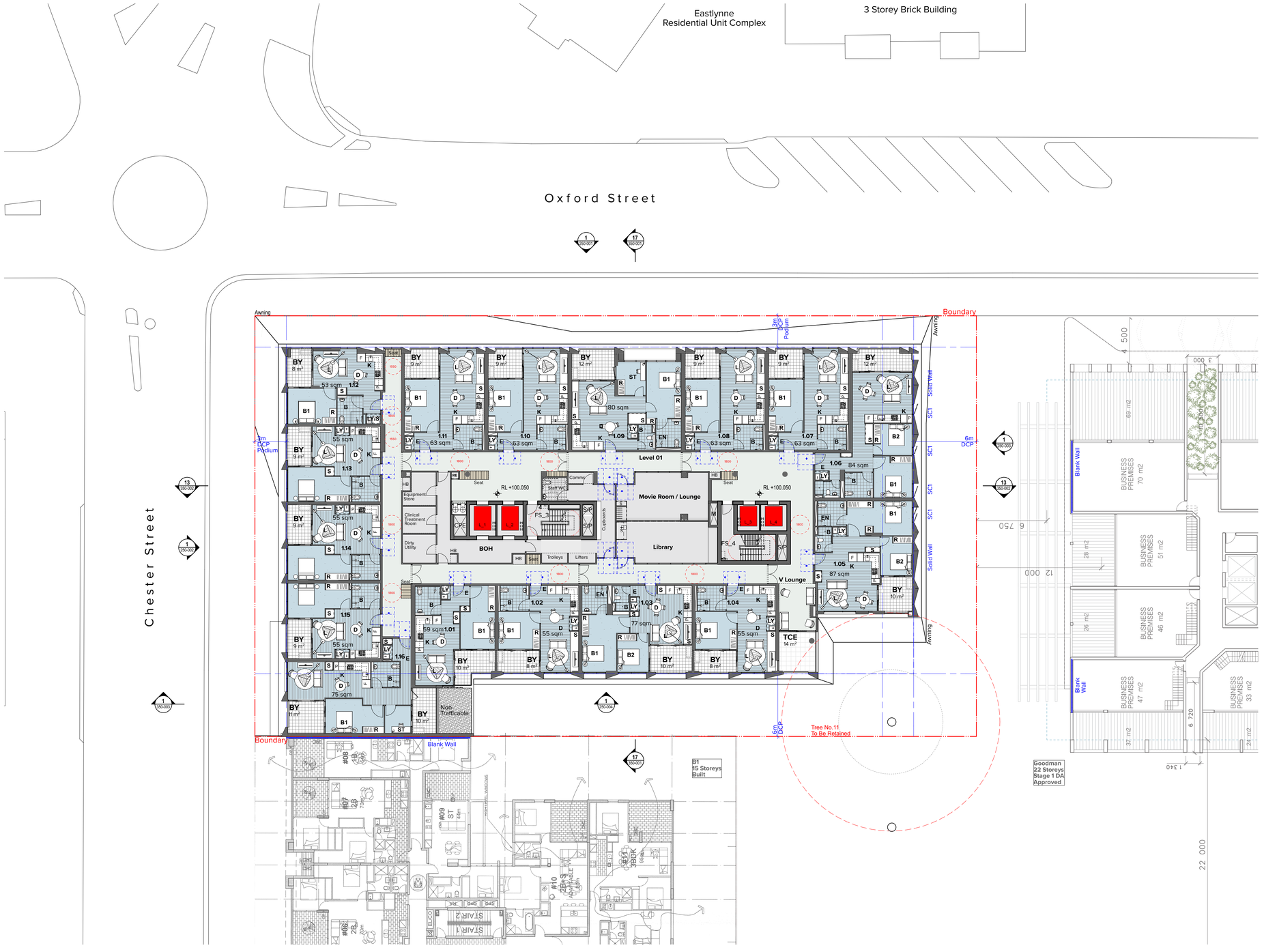

Eastlynne
Residential Unit Complex
3 Storey Brick Building
Oxford Street
Proposed Dropoff Zone
Provision of Public Artwork To Artists Proposal
Deep Soil Zone
Multipurpose Room 1
A:80 m²
Multipurpose Room 2
A:71 m²
Chapel
A:51 m²
Pastoral Care
Sanctuary
Store
A:9 m²
Staff Room
A:40 m²
Hyd/Sprinkler Booster
Gas M
Female WC
Male WC
Deputy M.
Service M.
Village M.
Meeting Room
Meeting Room
Office
A:70 m²
Consult Room
Consult Room
Acc
Hairdresser
A:30 m²
Signage Zone 2.0mX3.0m
Entry Airlock
MBX (140)
Concierge
Village Square
Cafe
A:17 m²
Substation
RL 94.100
Store Room
A:11 m²
Garbage Truck
GBR
A:39 m²
CPE
BOH
RL 94.120
L_1
L_2
L_3
L_4
FS_1
FS_2
FS_4
S/C
M Change
F Change
ACC
Office/ Assess
Store
A:7 m²
Office
Gym
A:159 m²
Store
A:4 m²
Pool
A:132 m²
Functional Training Room
38 m²
Bin Wash
Delivery Dock
K/LDY Delivery
8.6m
Slope 1:40
Slope 1:20
FCR
A:10 m²
Clean Linen
A:11 m²
Dirty Linen
A:10 m²
Egress
7280mm
1:14
SLOPE 1:40
Perforated Roller Shutter
Pool HVAC
A:37 m²
Deep Soil Zone
Awning Over
Refer to Landscape Report/Drawings
Suspended Decking
Sewer Diversion
Sewer (EX)
SMH (EX)
SMH
Boundary
Zoning Over
Max 1:40
6m DCP Podium
3m DCP Podium
5m DCP
Goodman 22 Storeys Stage 1 DA Approved
PODIUM COVER HEAD
3000
RESIDENTIAL LOBBY 170 m²
RETAIL / BUSINESS PREMISES 321 m2
PLANT ROOM
COMMUNAL OPEN SPACE DESIGN BY SITE IMAGE
B1
15 Storeys Built
Chesterfield Street
Provision of Public Artwork To Artists Proposal
RL 95.000
RL 95.230
RL 95.370
RL 95.480
RL 95.680
RL 95.910
RL 96.000
RL 96.230
RL 94.830
RL 94.330
RL 93.500
RL 93.200
RL 93.000
RL 96.050
RL 95.450
RL 96.850
RL 95.400
RL 94.500
RL 94.555
RL 96.10
TOW 95.435
TOW 95.655
TOW 95.195
TOW 95.803
TOW 96.050
TOW 95.930
TOW 95.530
TOW 96.200
TOW 94.955
TOW 94.100
TOW 93.600
TOW 93.316
TOW 97.100
TOW 95.400
TOW 95.150
IL 91.615
IL 92.845
IL 92.555
SMH (EX) IL 91.615
Slope 1:20
7.5m
Slope 1:40
1:14
1:14
1:14



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
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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
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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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Australia

Print Date: 28.05.20

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0005091120 11 Aug 2020
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Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Assessor Number 20887 Assessor Signature

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 01

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

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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
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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	1.56m²	Building Articulation Zone
WL	Walk in Robe		Residential Main Entry
WR	Warning Light		Car Park Entry
ALA	Assisted Living Apartments		Service Loading Entry
CA	Care Apartments		Shop Entry
RACF	Residential Aged Care Facility		Egress
ILU	Independent Living Units		

0 1 2 5 10m

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

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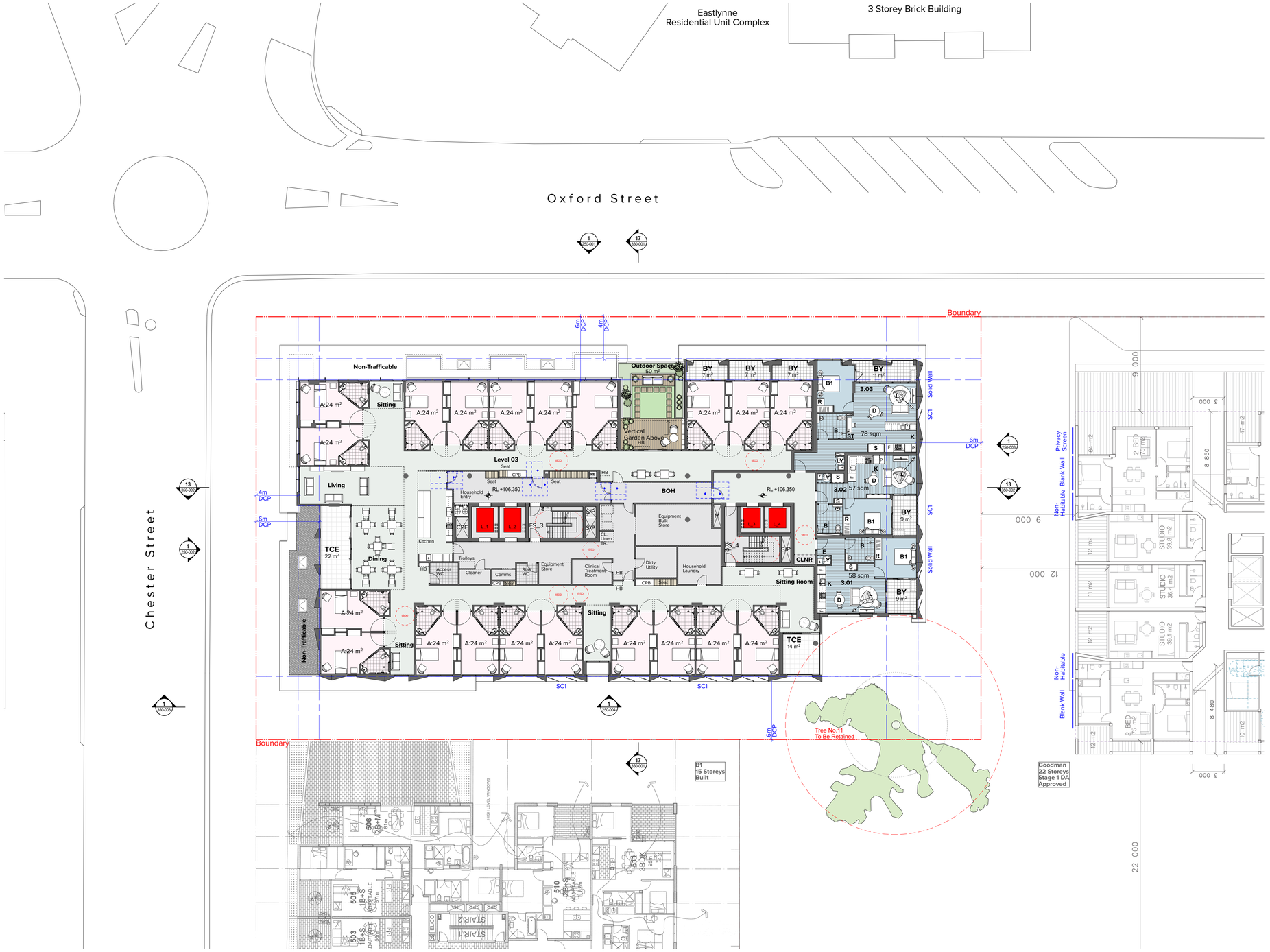

Legend

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
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
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	1:560	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

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATINGS www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20987
Address OXFORD STREET , EPPING , NSW , 2121
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ABSA Assessor Trong Thien Huynh Accreditation Number: 20987

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

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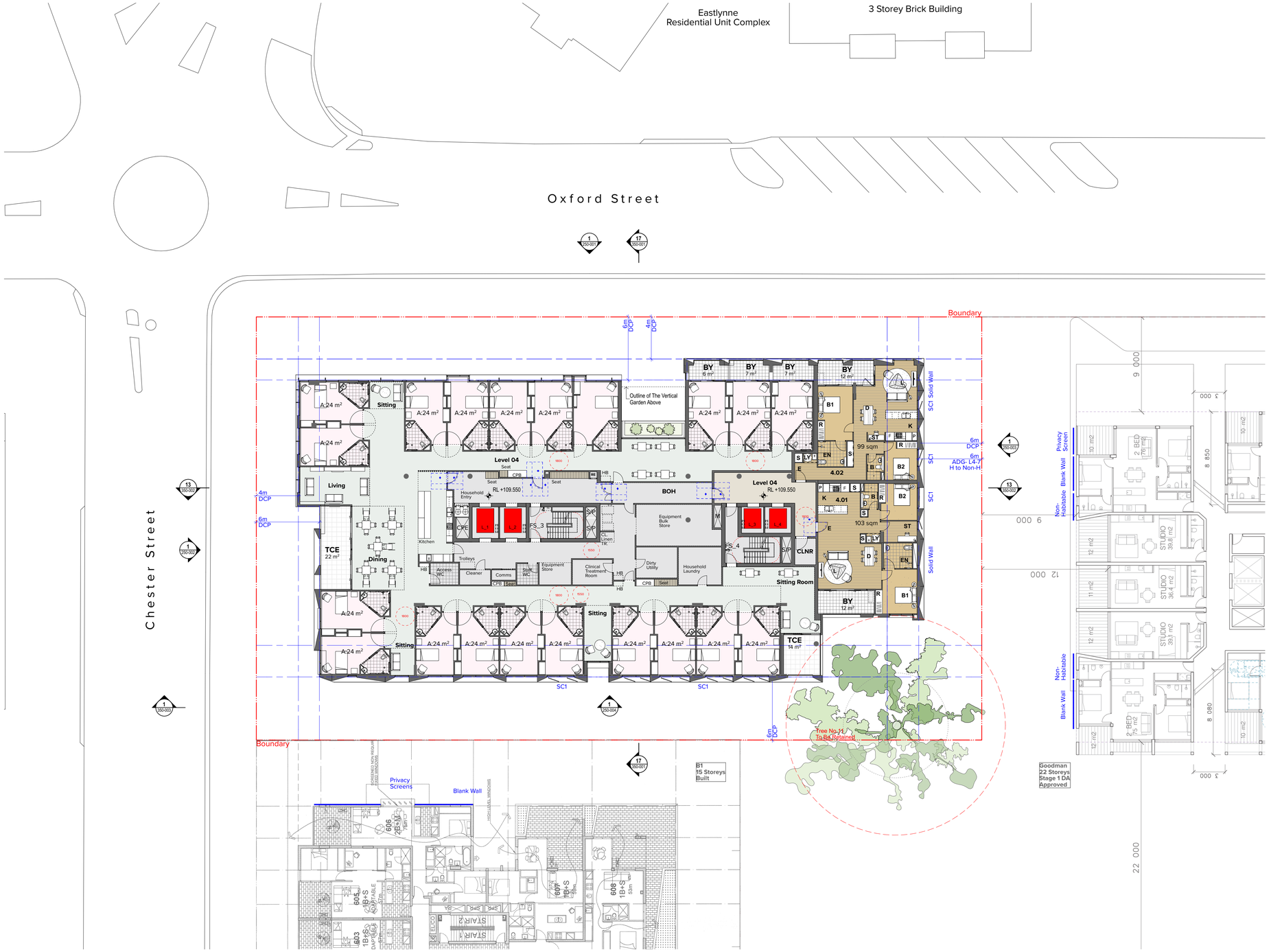

Legend

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	1.55m²	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

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

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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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Assessor Trong Thien Huynh
Accreditation No. 20887
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hstar.com.au
ABSA Accredited Assessor Accreditation Period 01/04/2020-31/03/2021 Member Name Trong Thien Huynh Member Number 20887 Member Signature

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

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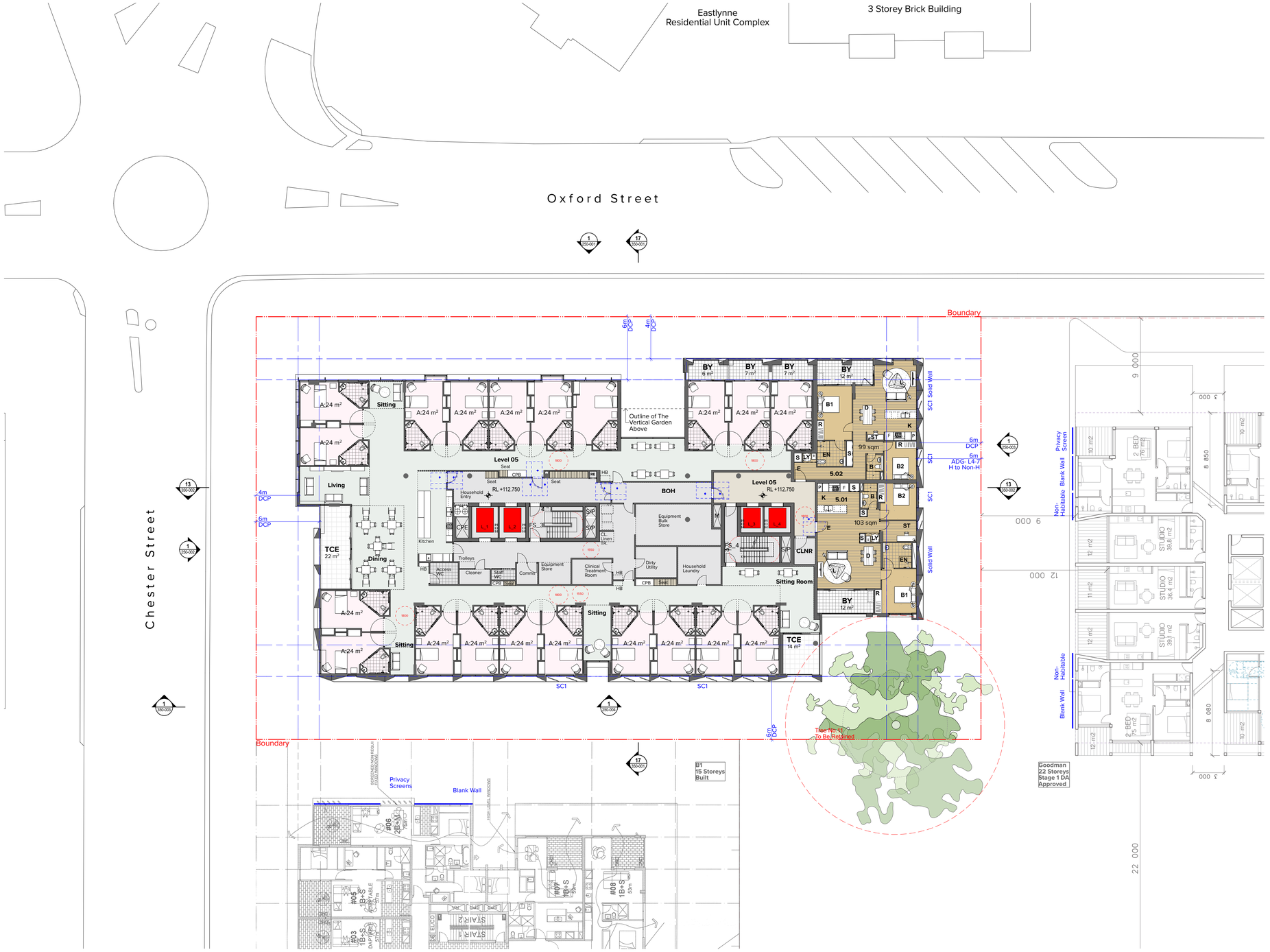

Legend

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

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

0 1 2 5 10m

NOTES

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

CLIENT

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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
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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 **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-110-050**
Drawn by **BF**
Rev **4**
North

Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
GA Plans
Level 05

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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 No1, 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

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

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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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hstar.com.au

ABSA ASSESSOR

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**
Status
Project No. **17001**
Dwg No. **DA-110-060**
Drawn by **BF**
Rev **4**
North

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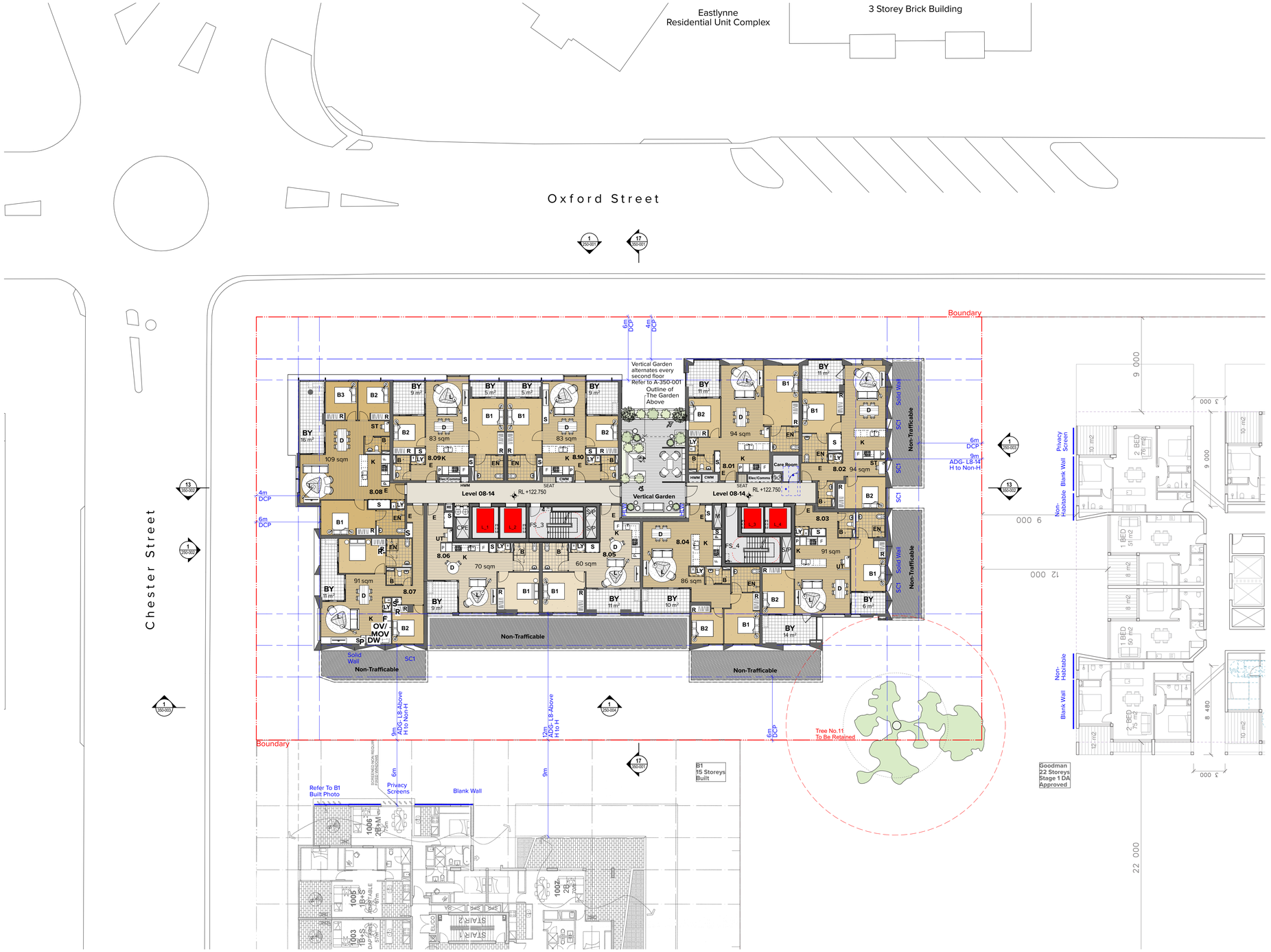

LEVEL 8 SHOWN

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	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	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

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

CLIENT

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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

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Assessor Trong Thien Huynh
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hstar.com.au

ABSA Assessor Member

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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

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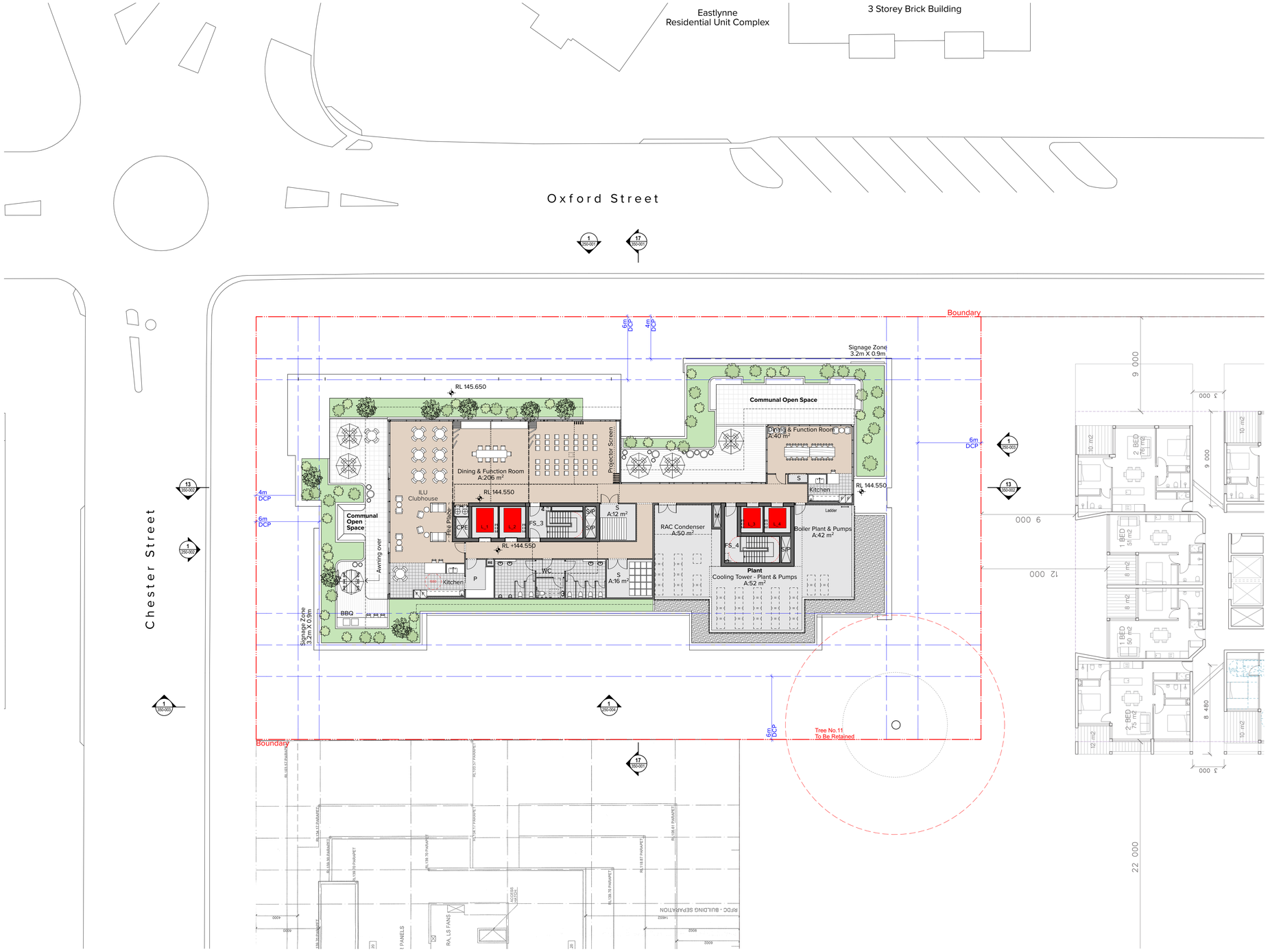

Legend

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	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
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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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Uniting
Level 4, 222 Pitt Street Sydney NSW 2000
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Print Date: 28.05.20

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hstar.com.au
ABSA Assessor Trong Thien Huynh 20987

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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**
Project No. **17001**
Drawn by **BF**
North
Status
Dwg No. **DA-110-150**
Rev **4**

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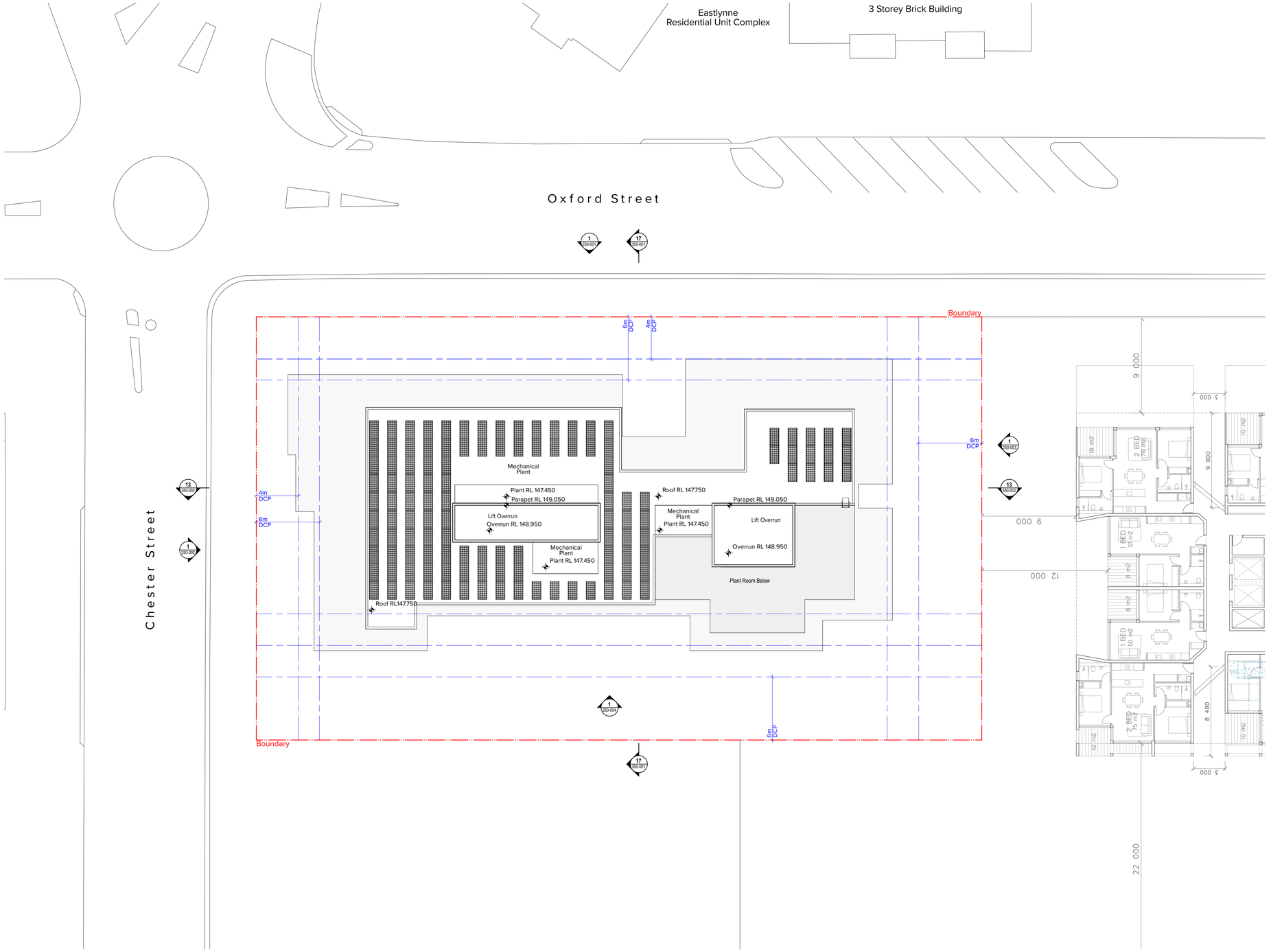

Legend

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

1.56m² Building Articulation Zone
Residential Main Entry
Car Park Entry
Service Loading Entry
Shop Entry
Egress

0 1 2 5 10m

NOTES

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATINGS www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Validation Number: 0104/2020-31/03/2021 Validation Name: Trong Thien Huynh Validation Number: 20887 Validation Signature:

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**

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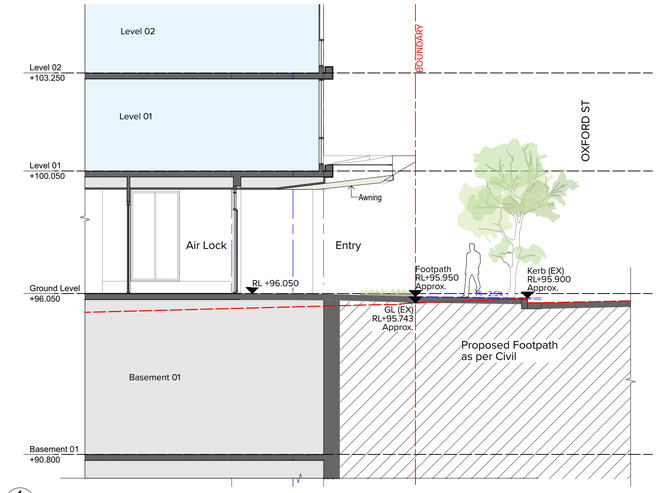

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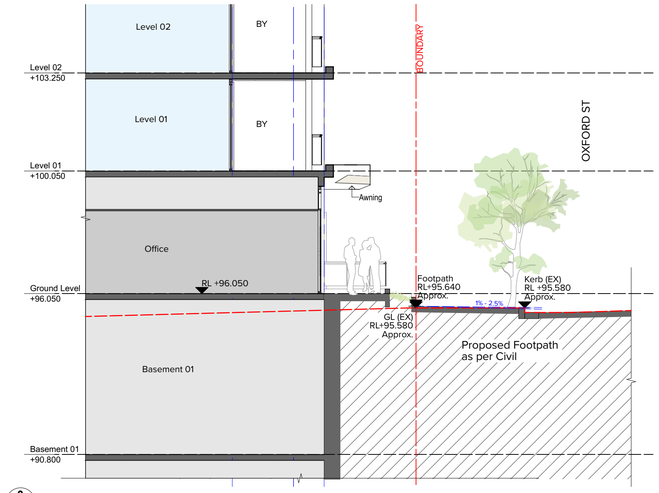

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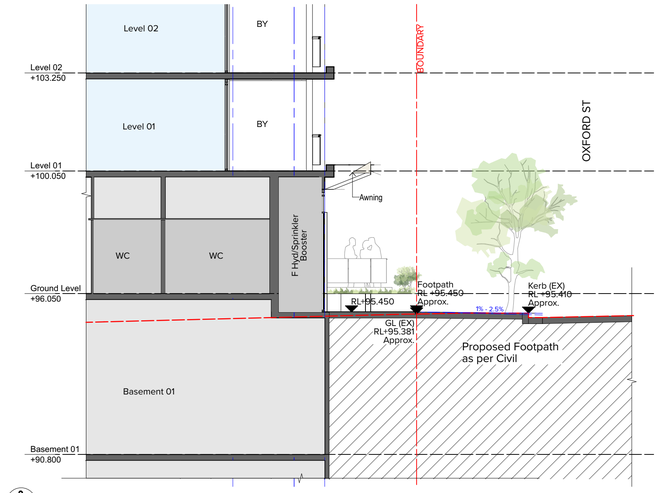

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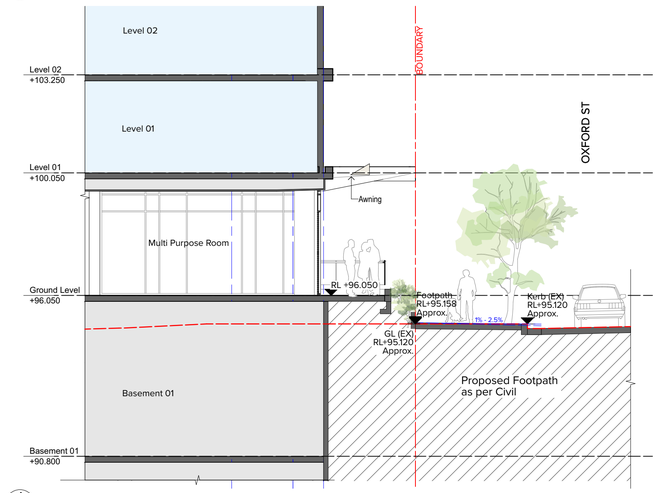

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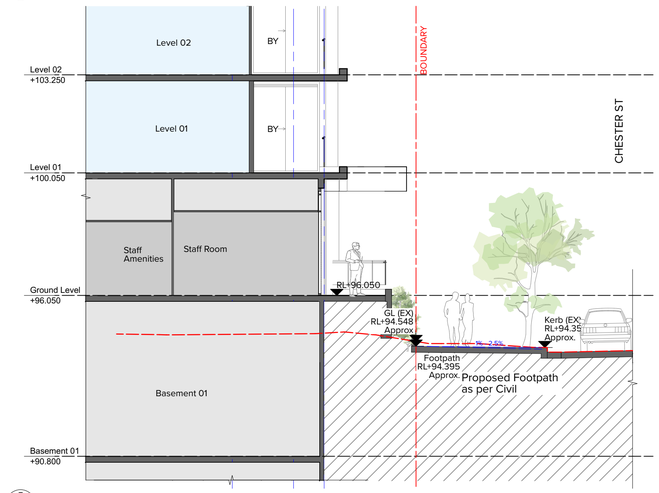

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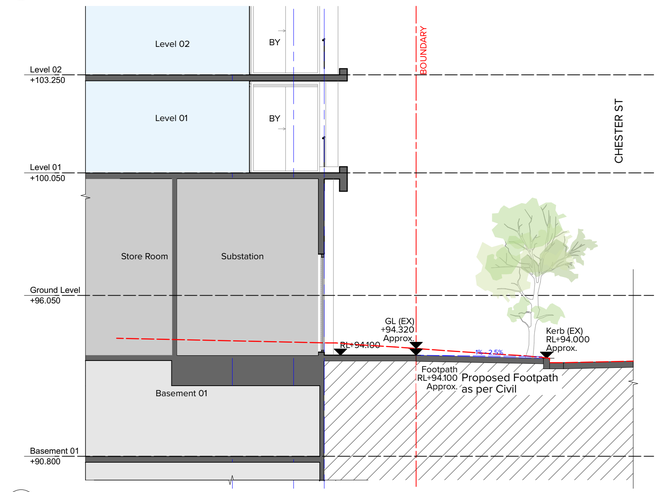

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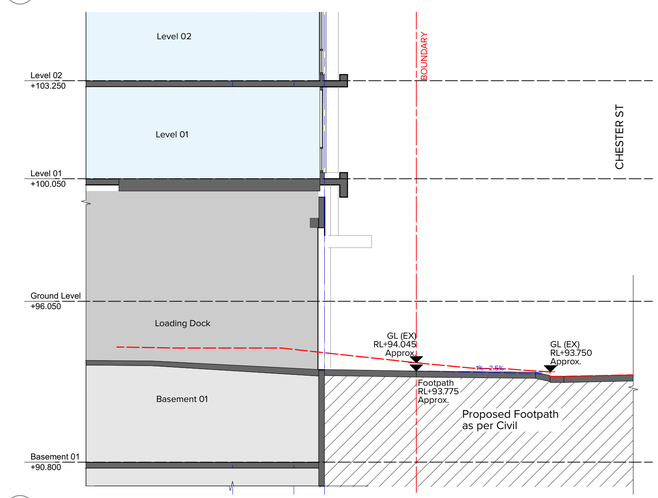

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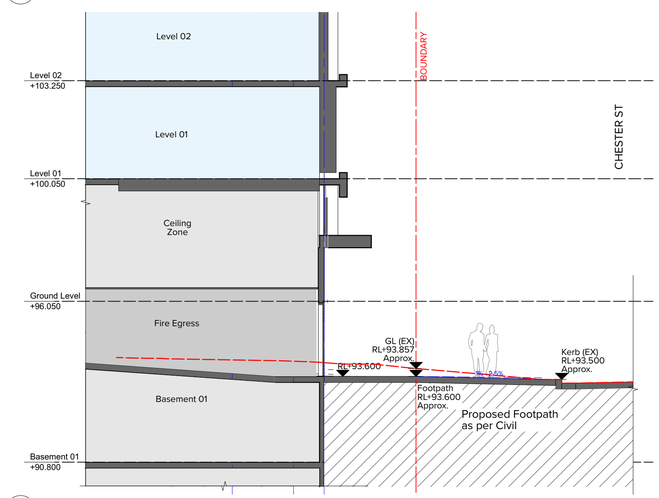

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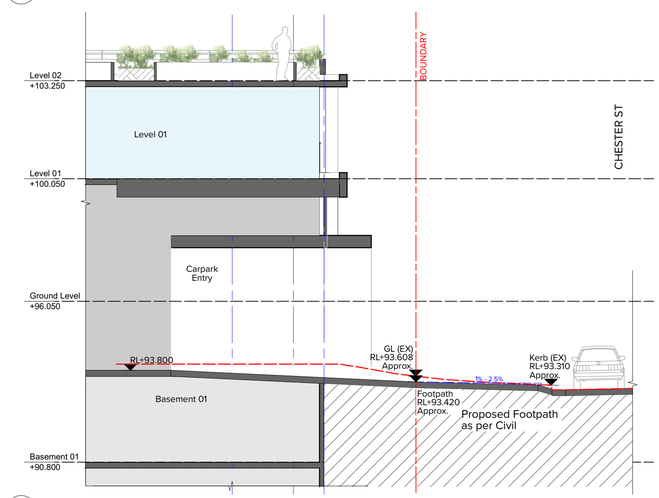

9
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Print Date: 03.03.20

0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
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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**

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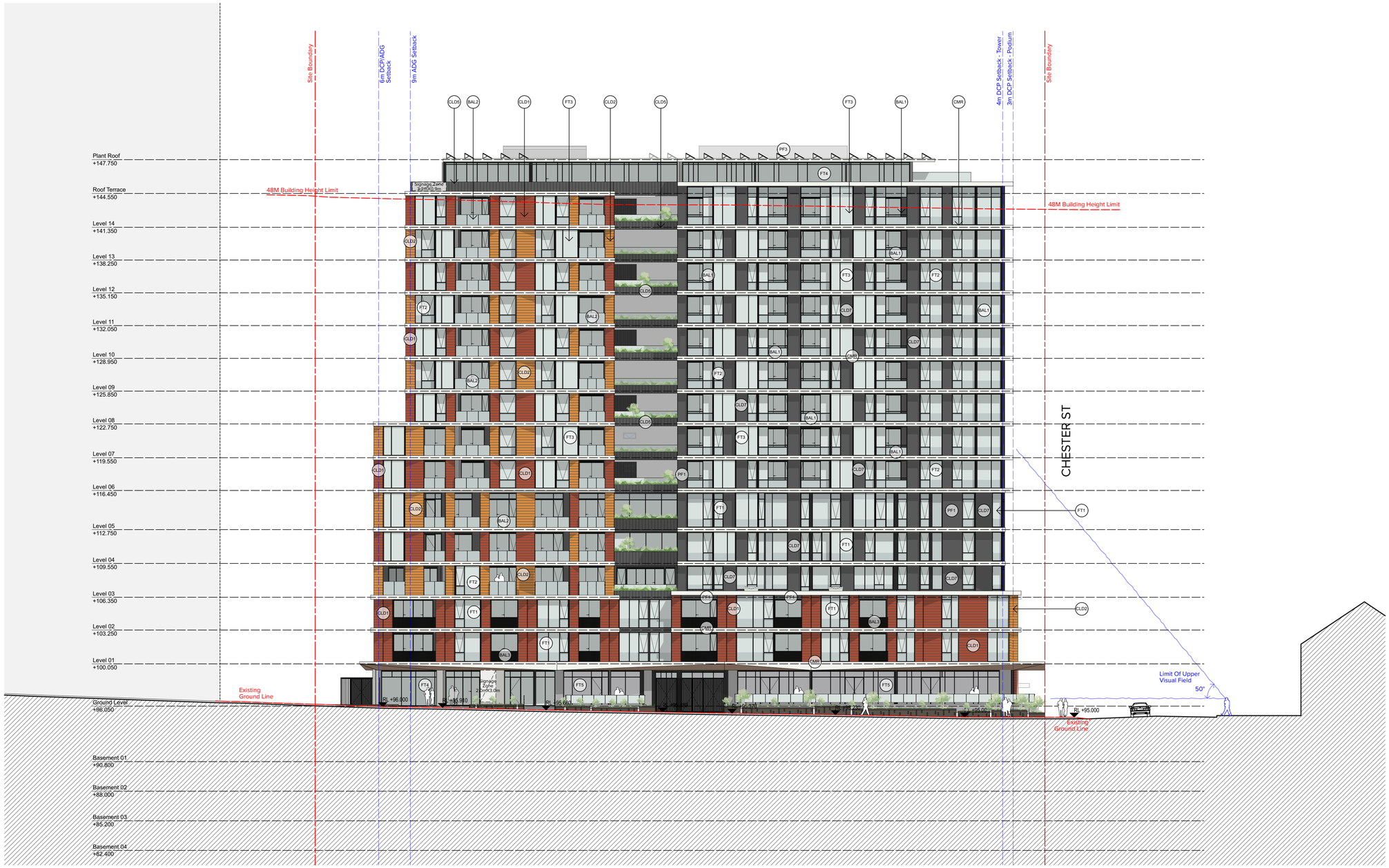

Legend

AWN Awning

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

BAL2 Clear semi frameless with vertical linear frit 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

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

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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
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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Assessor Number 20887 Assessment Report 0104/2020-31/05/2021

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

Drawing Title
GA Elevations
East Elevation

Scale **1:200 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-250-001**
Drawn by **BF**
North
Rev **5**

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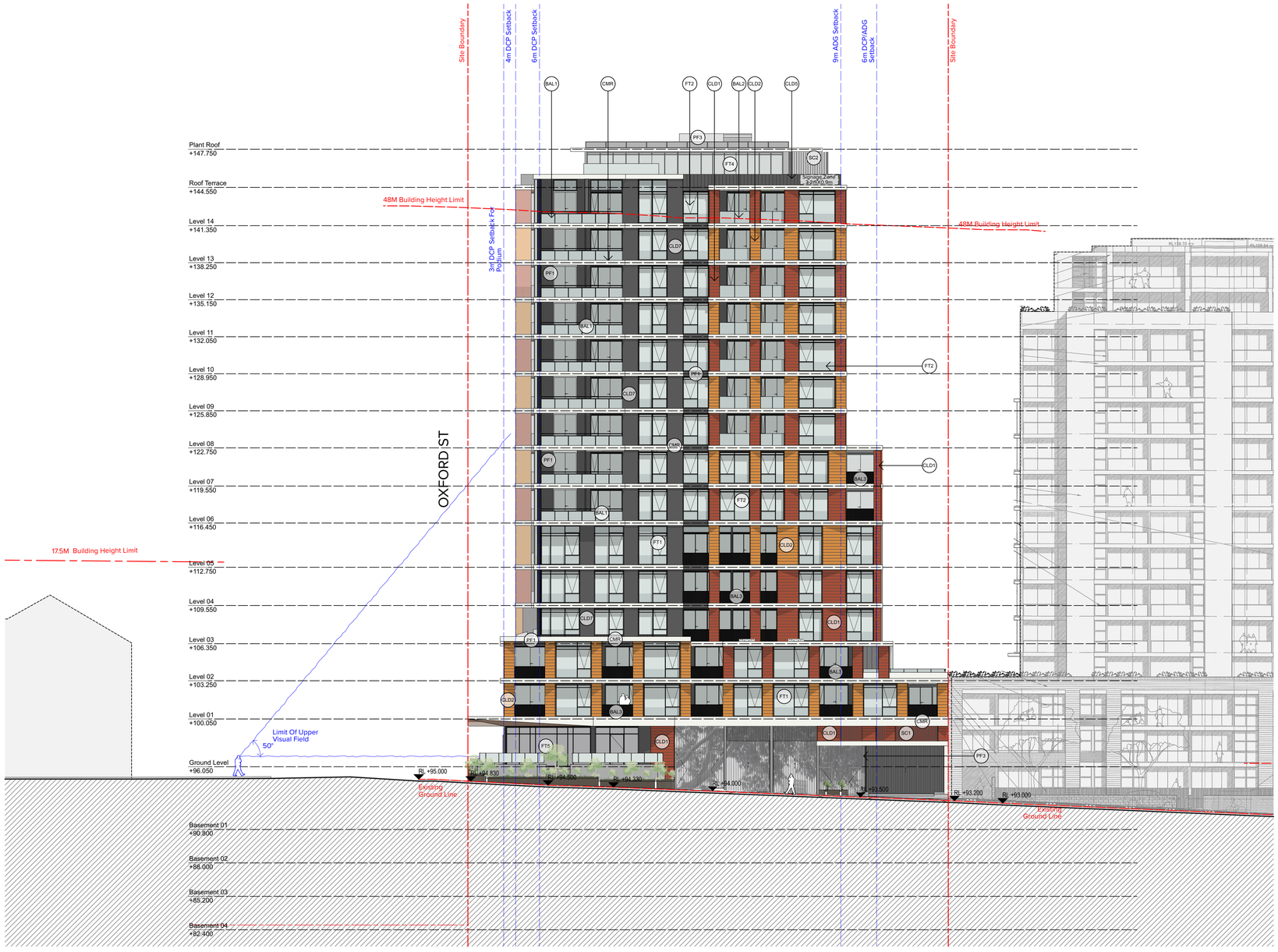

Legend

- AWN Awning
- BAL1 Clear glass with vertical linear frit pattern balustrade part of FT1.
- BAL2 Clear semi frameless with vertical linear frit 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 " Silkworm "
- 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.
- V8 Vertical Aluminium Batten Screen

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
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ABSA Accredited Assessor
Accreditation Period 01/04/2020-31/03/2021
Assessor Name Trong Thien Huynh
Assessor Number 20987
Assessor Signature

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

North Elevation

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

Project No. **17001**

Drawn by **BF**

North

Status

Dwg No. **DA-250-002**

Rev **4**

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Legend

- AWN — Awning
- BAL1 — Clear glass with vertical linear frit pattern balustrade part of FT1.
- BAL1 — Clear semi frameless with vertical linear frit pattern glass balustrade fixed to concrete upturn.
- BAL2 — 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.
- V8 — Vertical Aluminium Batten Screen

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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

5.9 Average star rating — NATIONWIDE HOUSE ENERGY RATING SCHEME — www.nathers.gov.au
0005091120 11 Aug 2020
Assessor: Trong Thien Huynh
Accreditation No.: 20987
Address: OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Accredited Assessor — Accreditation Period: 01/04/2020-31/03/2021 — Assessor Name: Trong Thien Huynh — Assessor Number: 20987 — Assessor Signature:

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
South Elevation

Scale: **1:200 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **BF**
North
Status
Dwg No.: **DA-250-003**
Rev: **5**

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Legend

- AWN — Awning
- BAL1 — Clear glass with vertical linear frit pattern balustrade part of FT1.
- BAL2 — Clear semi frameless with vertical linear frit 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.
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- GC2 — Glass, Clear with vertical frit pattern
- GC3 — Grey Glass, with vertical linear frit pattern.
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- 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 " Silkworst "
- 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

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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

0005091120 11 Aug 2020
Assessor — Trong Thien Huynh
Accreditation No. — 20887
Address — OXFORD STREET , EPPING , NSW, 2121
hstar.com.au

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

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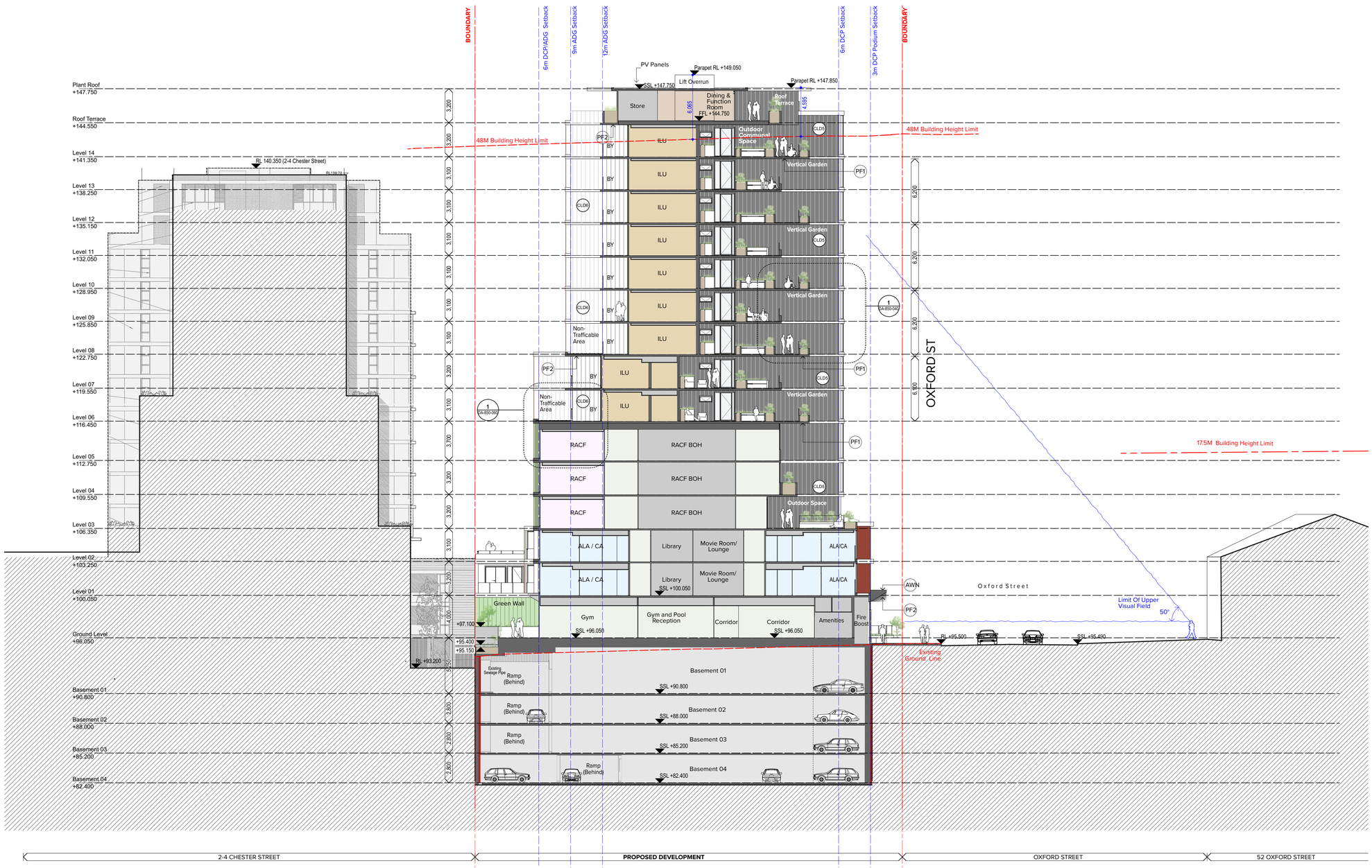

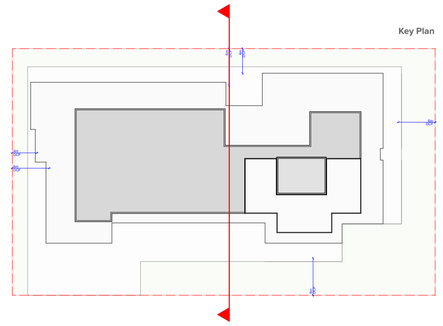

Legend

- AWN — Awning
- BAL1 — Clear glass with vertical linear frit pattern balustrade part of FT1.
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- 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
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- 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.
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- PF3 — Paint Finish, Type 3: Paint finish, colour to match Dulux " Silkwort "
- SC1 — Screen Vertical Aluminium Louvre System
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- SC3 — Screen Vertical Aluminium Louvre System with Powdercoat Finish to match PF3.
- VB — Vertical Aluminium Batten Screen

NOTES

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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

0005091120 11 Aug 2020
5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Membership Number: 21-04/2020-3-11/03/2021 Assessor Name: Trong Thien Huynh Assessor Number: 20887 Assessor Signature

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**
Rev **5**
North

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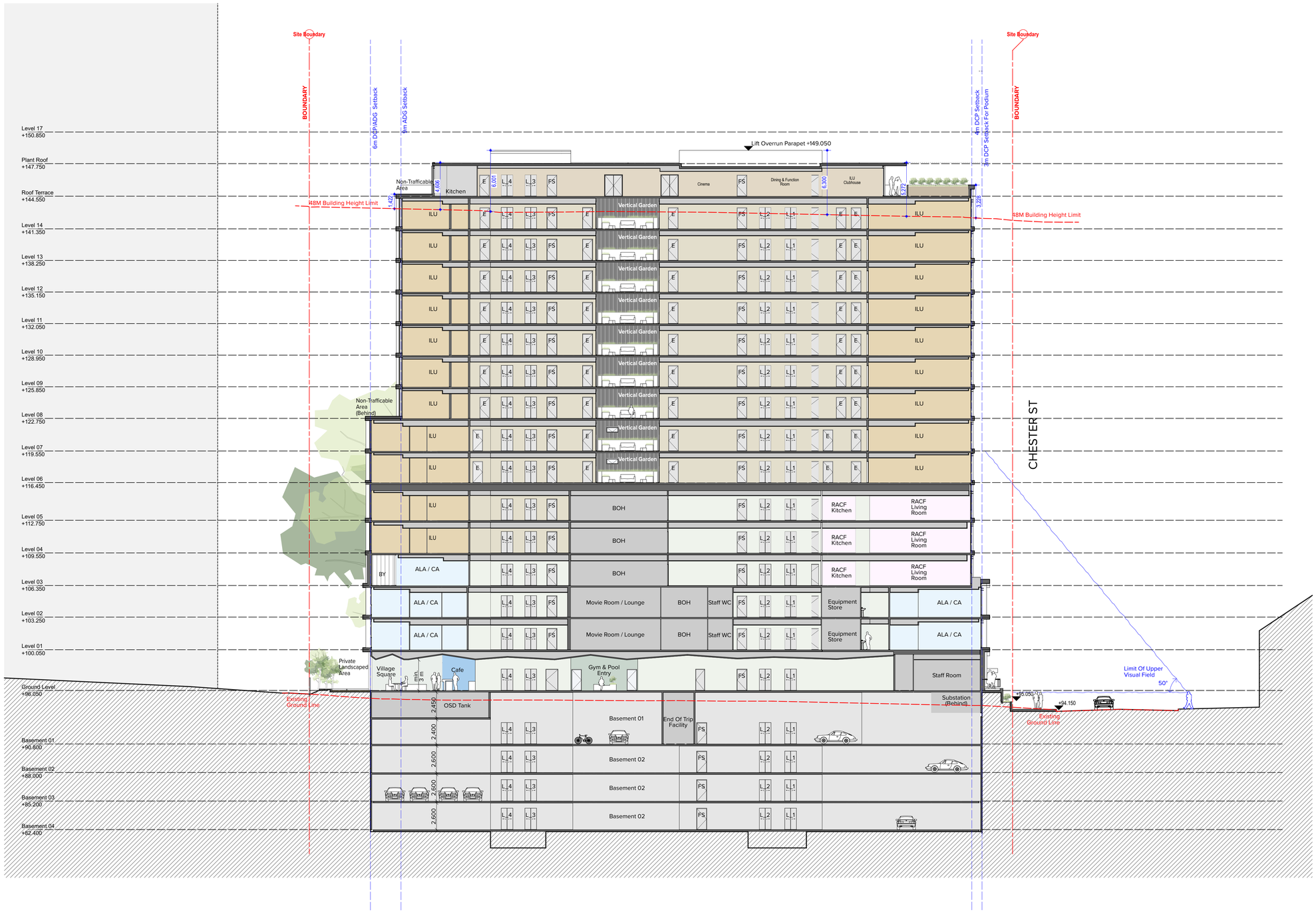

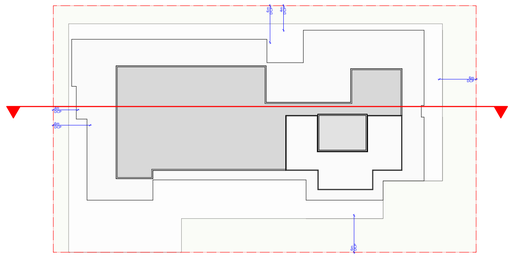

Legend

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- 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.
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- VB — Vertical Aluminium Batten Screen

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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
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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Membership Number: 20887 Expiry Date: 31/03/2021

Project Title

Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

GA Sections

Section 02

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

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

Project No. **17001**

Drawn by **BF**

North

Status

Dwg No. **DA-350-002**

Rev **4**

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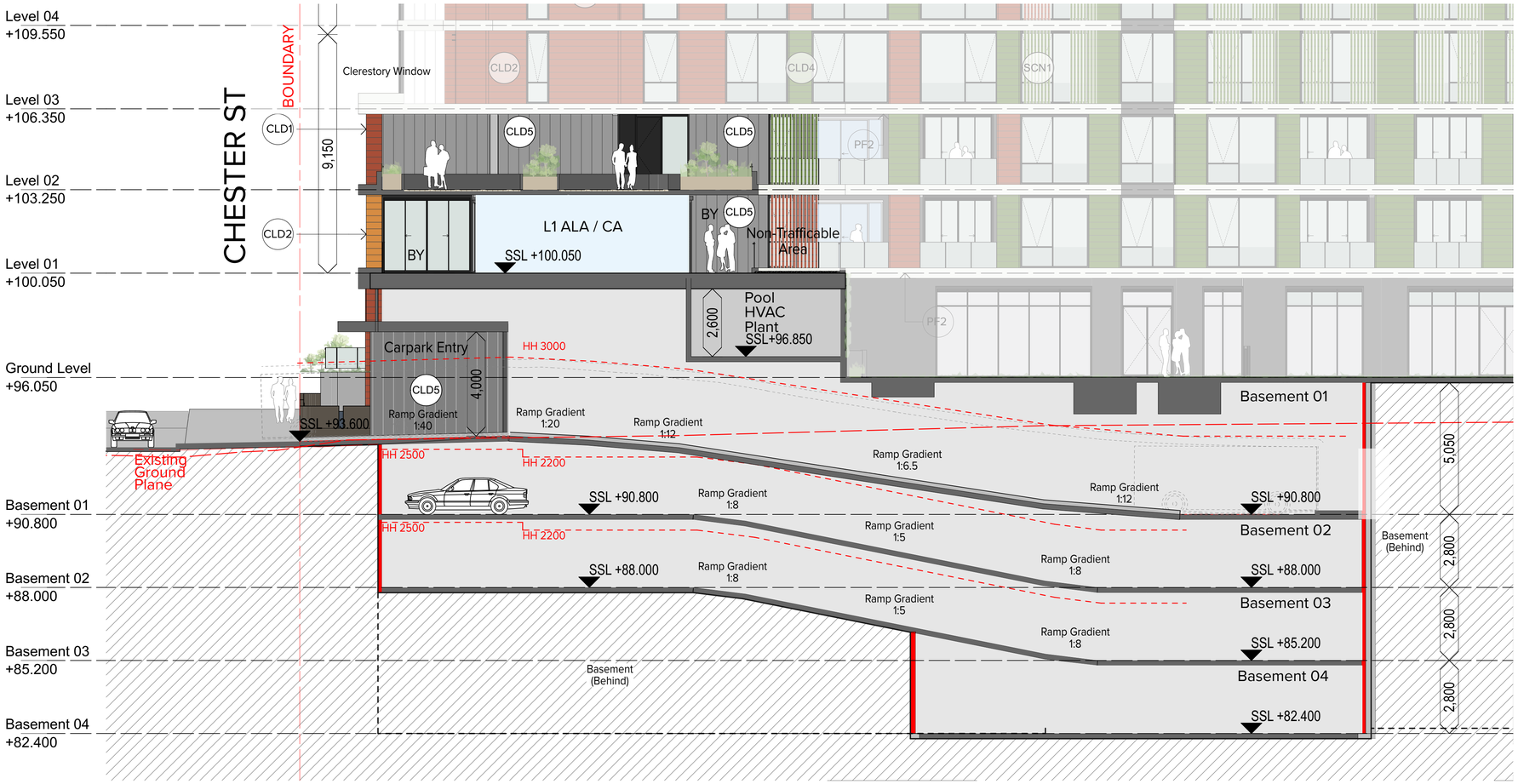
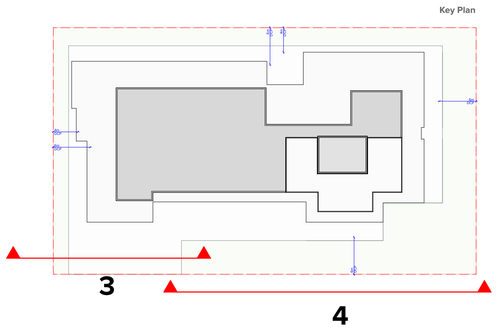
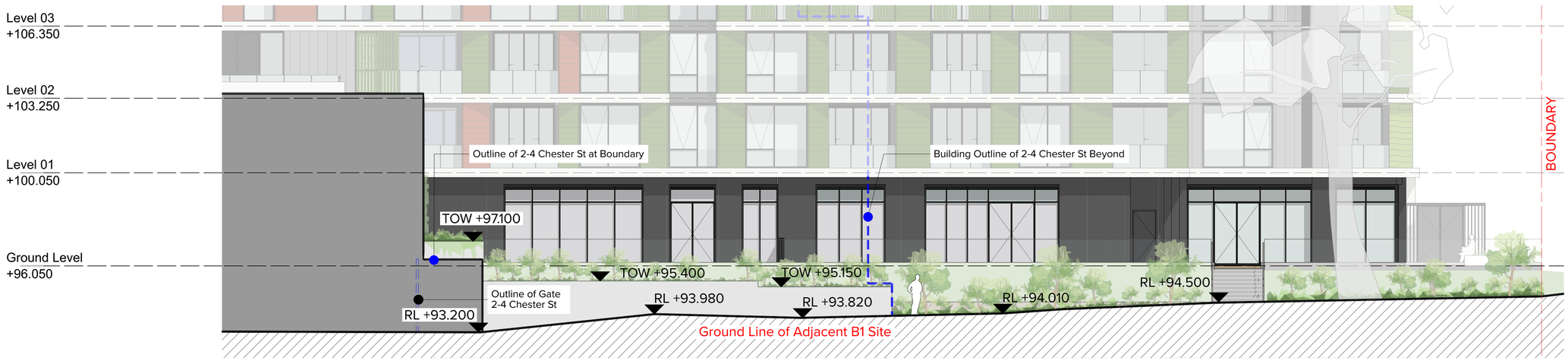




SECTION 3



SECTION 4

Legend

- AWN — Awning
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- BAL2 — Clear semi frameless with vertical linear frit pattern glass balustrade fixed to concrete upturn.
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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Number: 01-043039 31-05/2021 Assessor Name: Trong Thien Huynh Validation Number: 20887 Assessor Signature:

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
Dwg No. **DA-350-003**
Rev **5**

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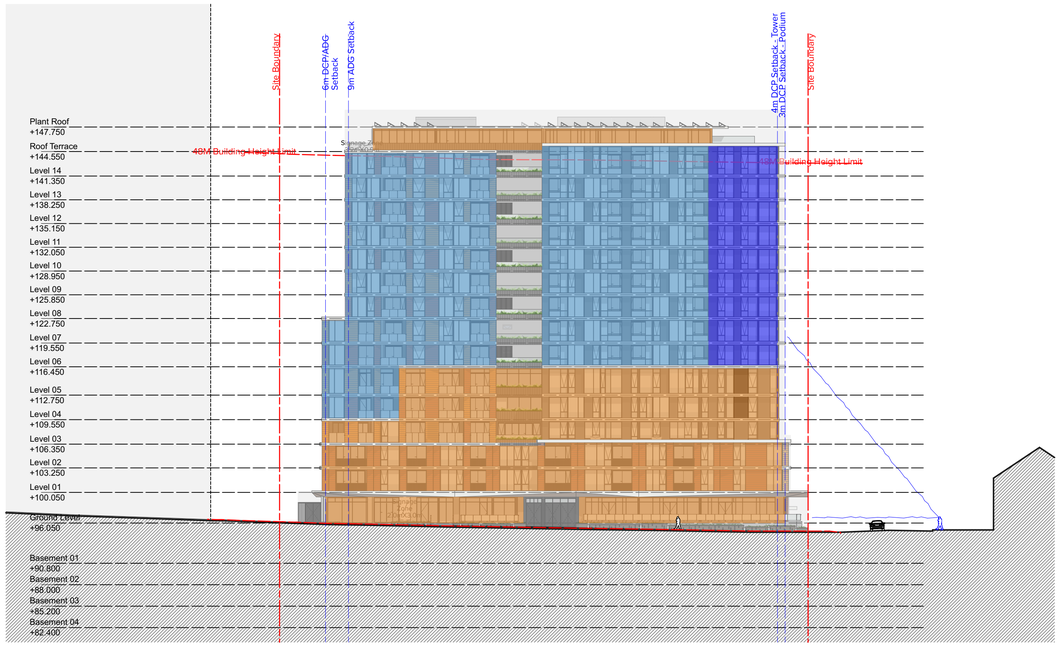
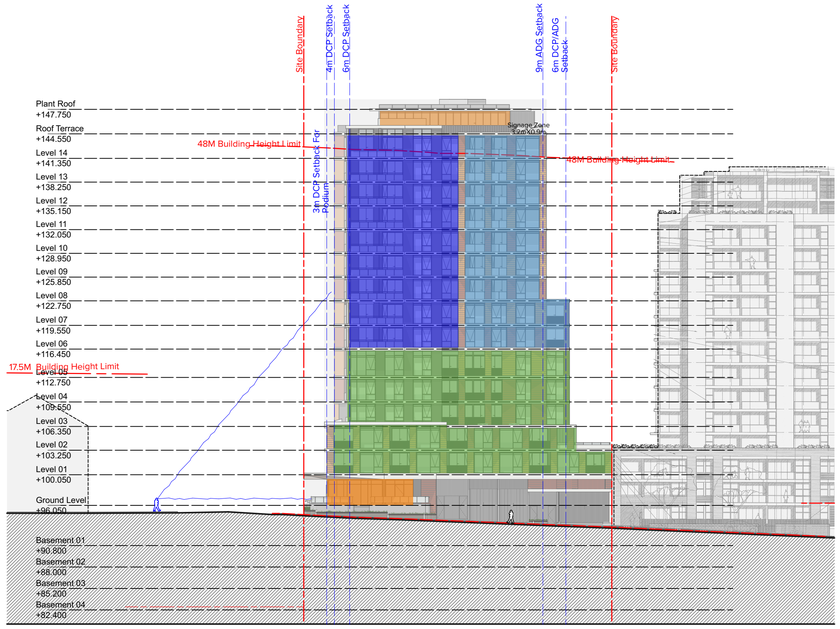
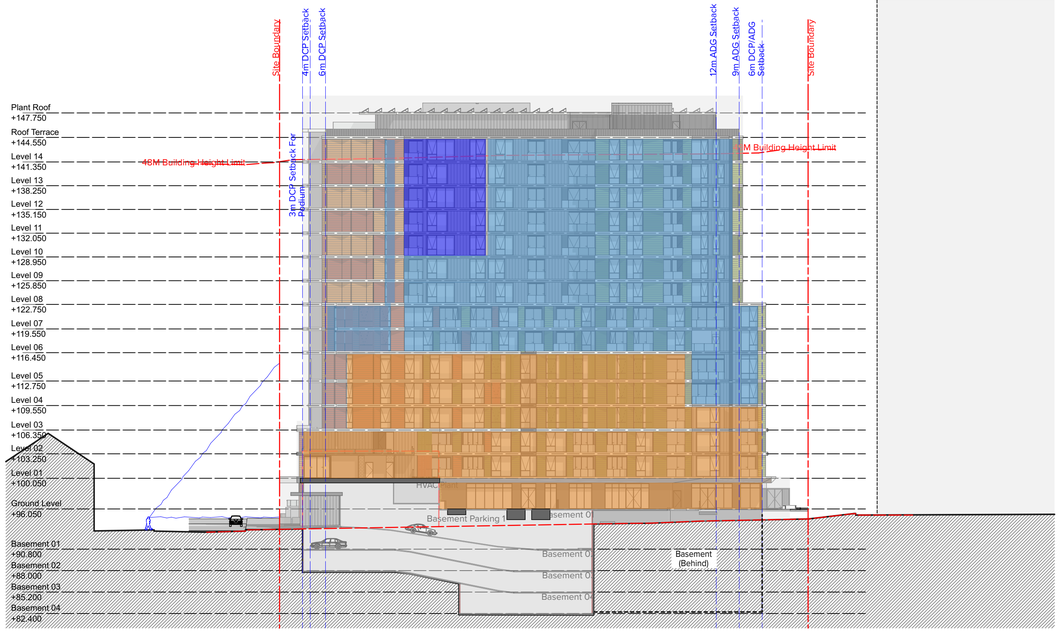


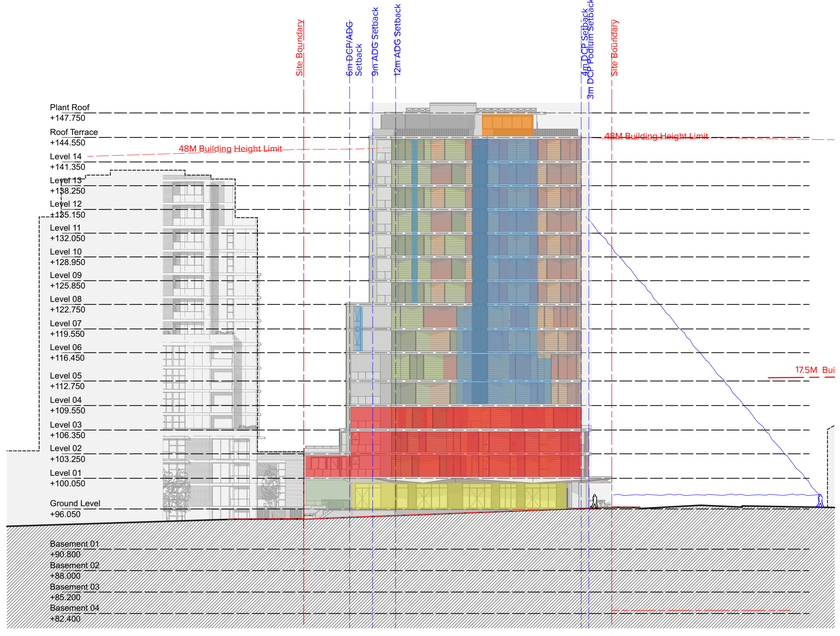
East Elevation



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

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ABSA

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**
North
Rev **1**

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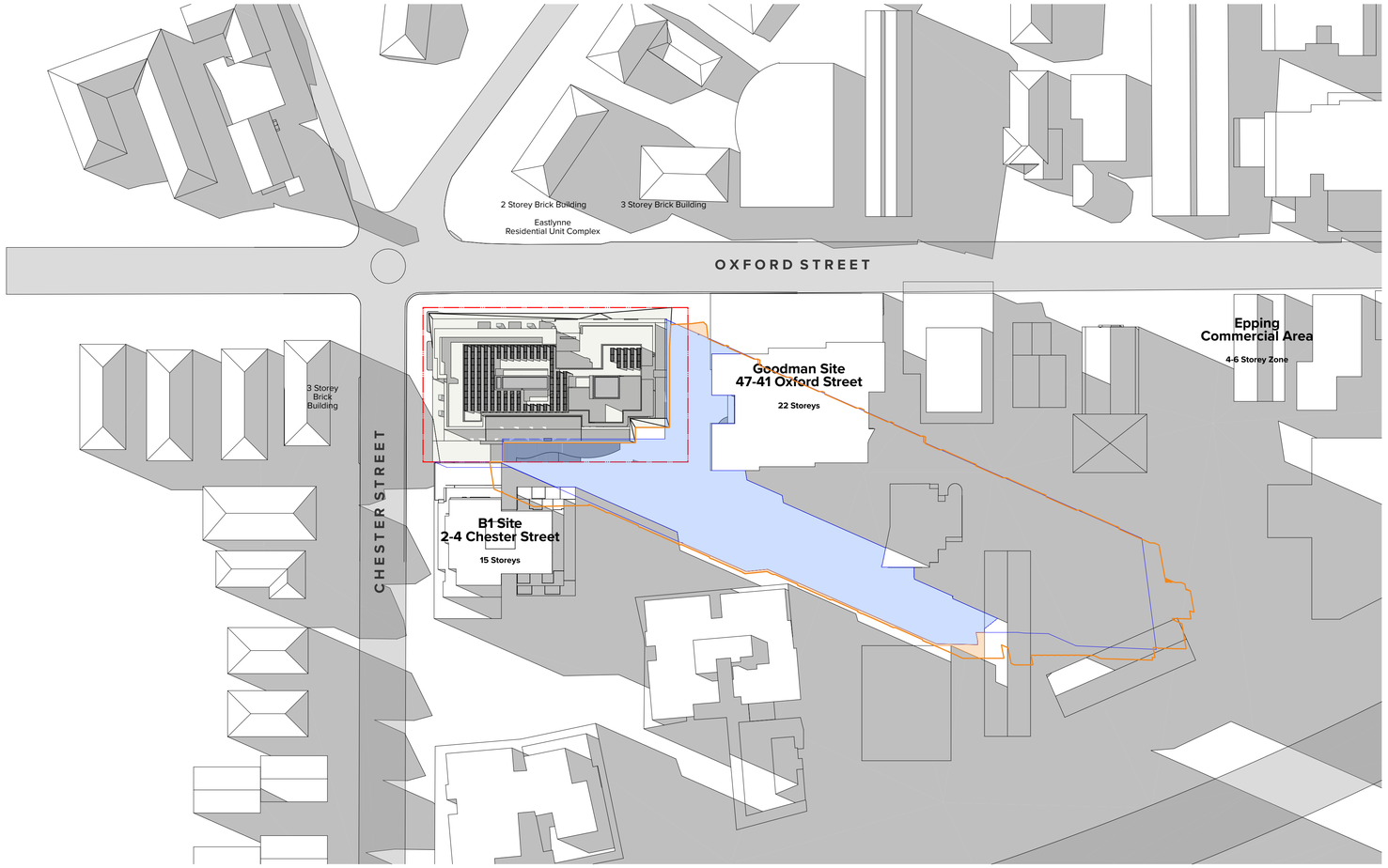
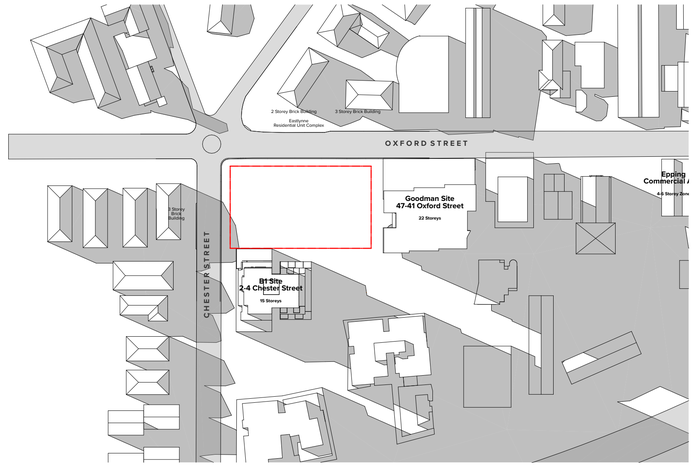
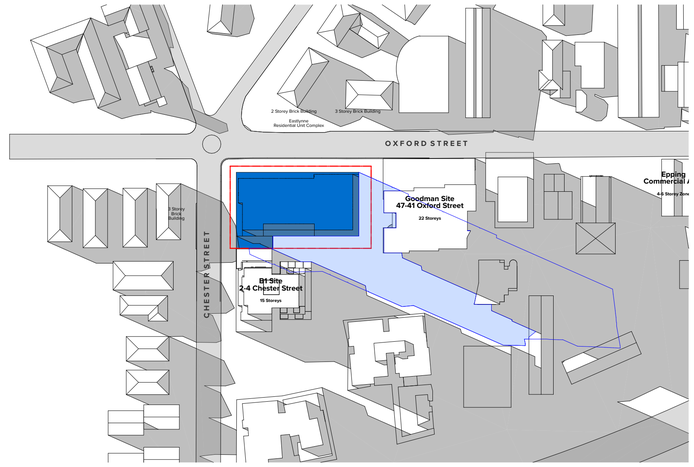


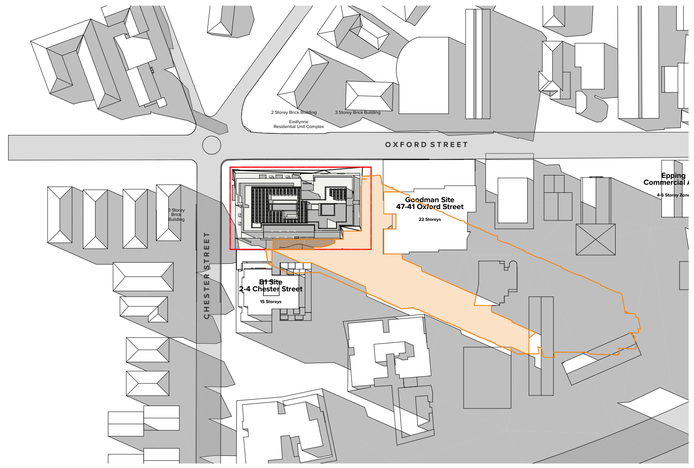
Winter Solstice_9am



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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Level 4, 222 Pitt Street Sydney NSW 2000
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Print Date: 03.03.20

5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA

Project Title

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

Drawing Title

Shadow Diagrams
Shadow Diagrams - June 21st 9am

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

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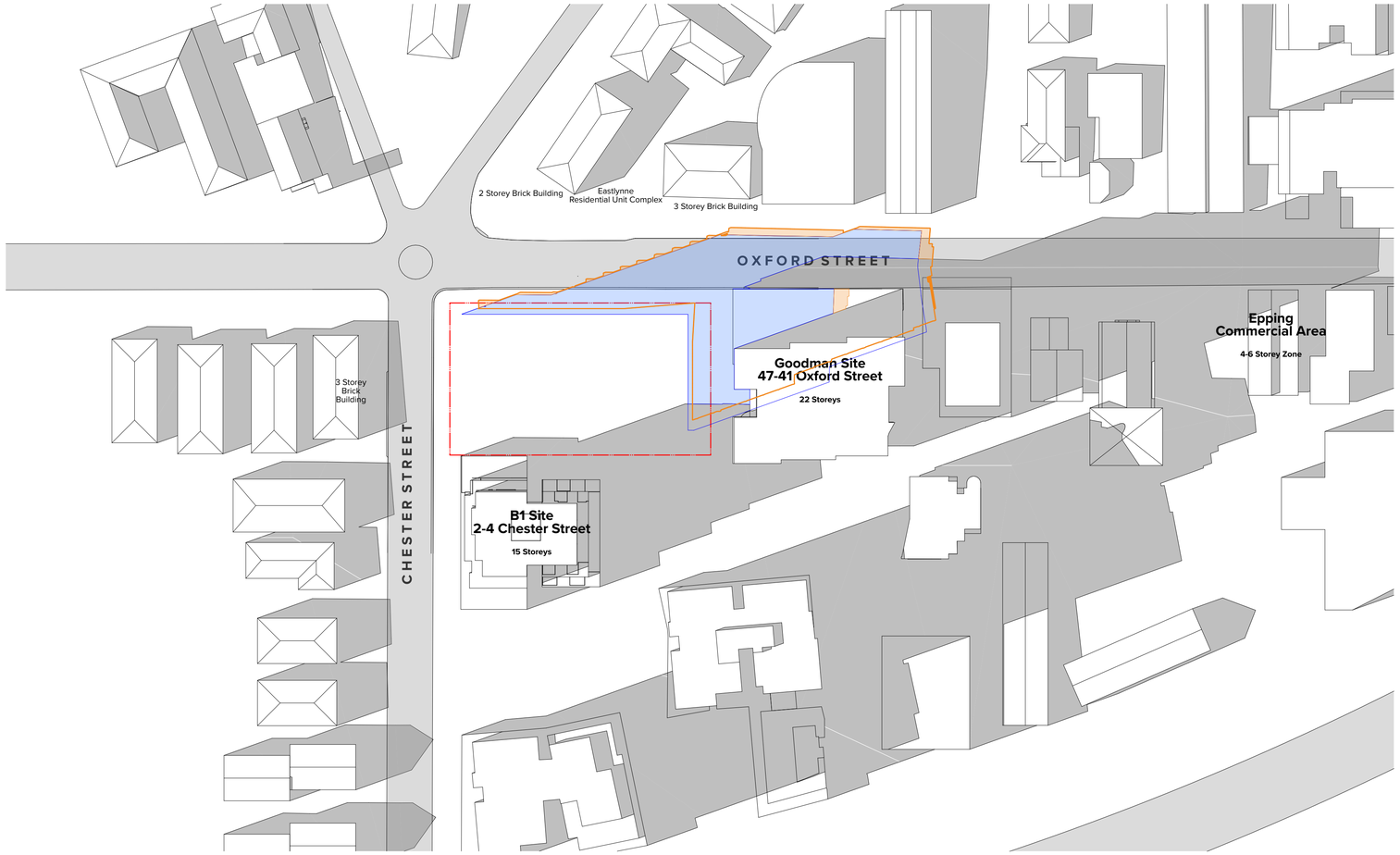
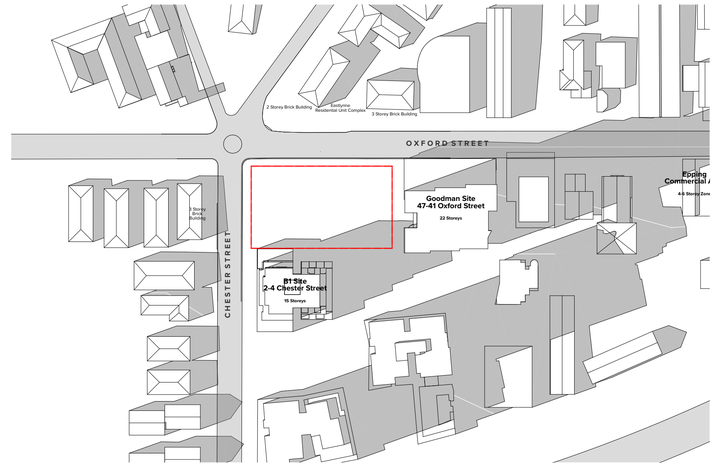
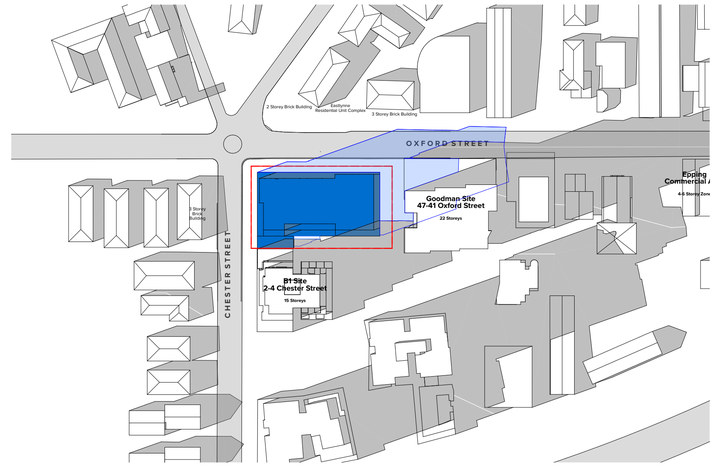


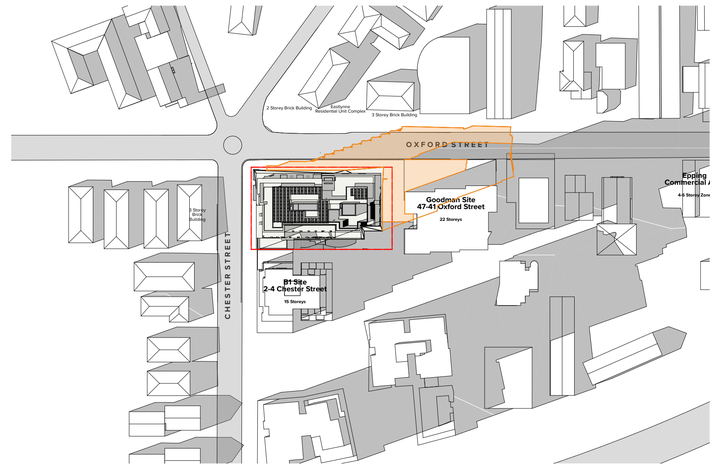
Winter Solstice_12pm



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)

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Print Date: 03.03.20

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Assessor Trong Thien Huynh
Accreditation No. 20687
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA

Project Title

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

Drawing Title

Shadow Diagrams
Shadow Diagrams - June 21st 12pm

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

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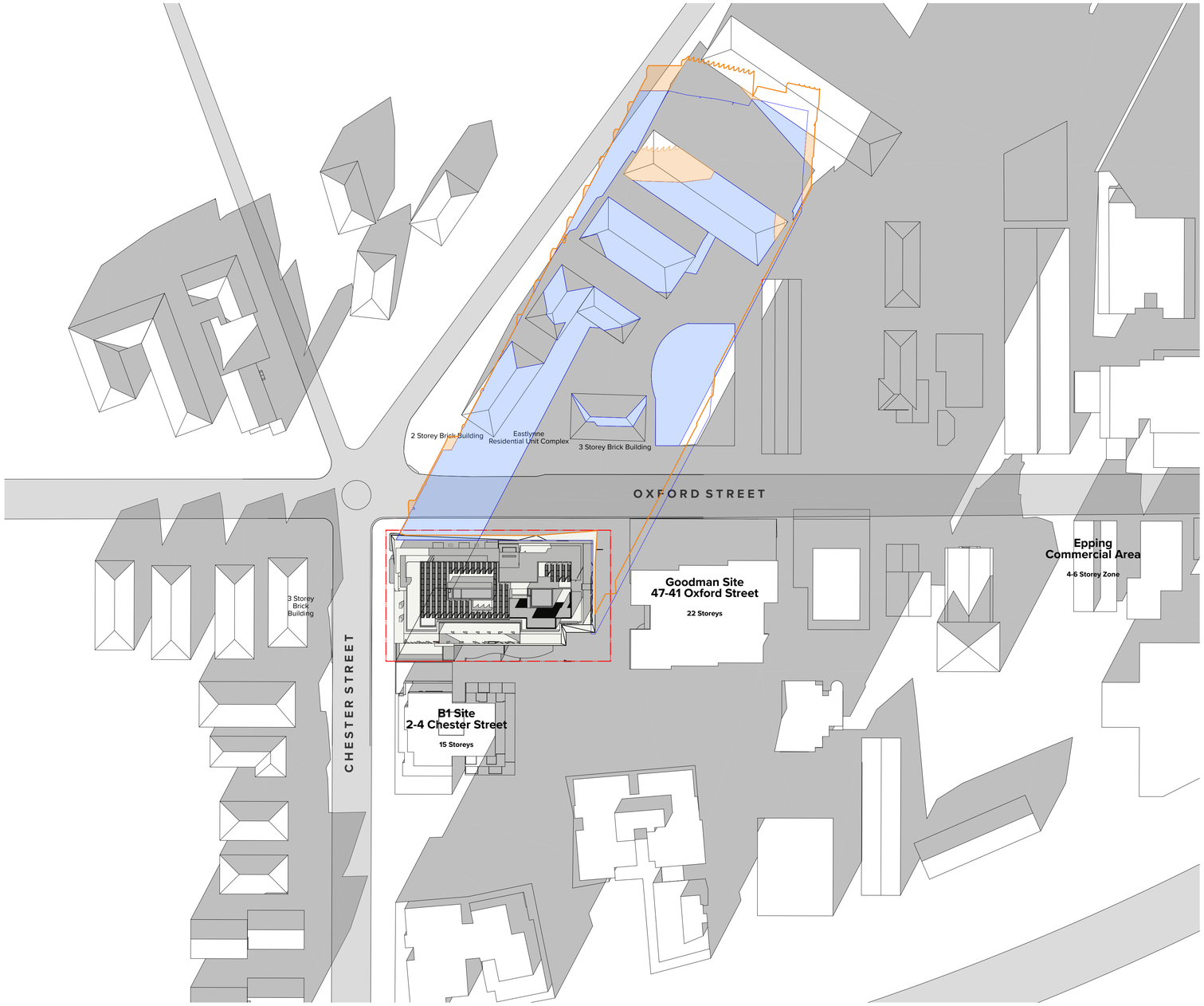
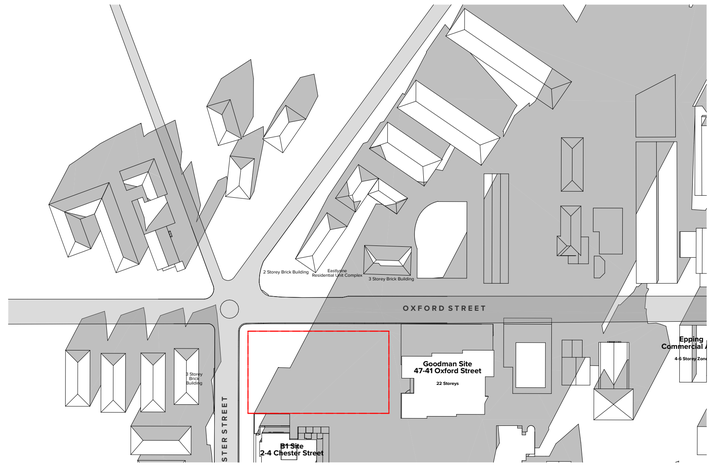
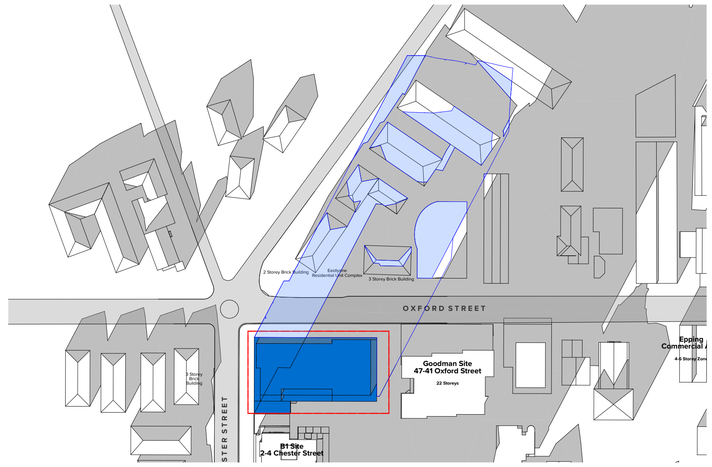


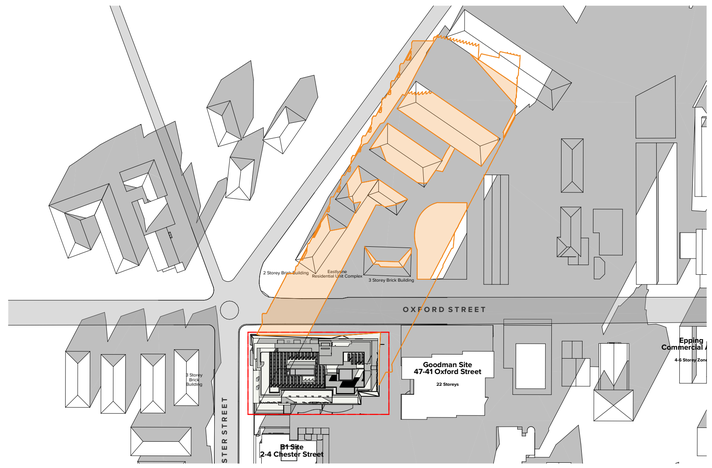
Winter Solstice_3pm



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)

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Print Date: 03.03.20

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0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Accredited Assessor

Project Title

Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

Shadow Diagrams

Shadow Diagrams - June 21st 3pm

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 **1:750 @A1, 50%@A3**

Project No. **17001**

Drawn by **NH/MM/AL/IL**

North

Status

Dwg No. **DA-710-030**

Rev **3**

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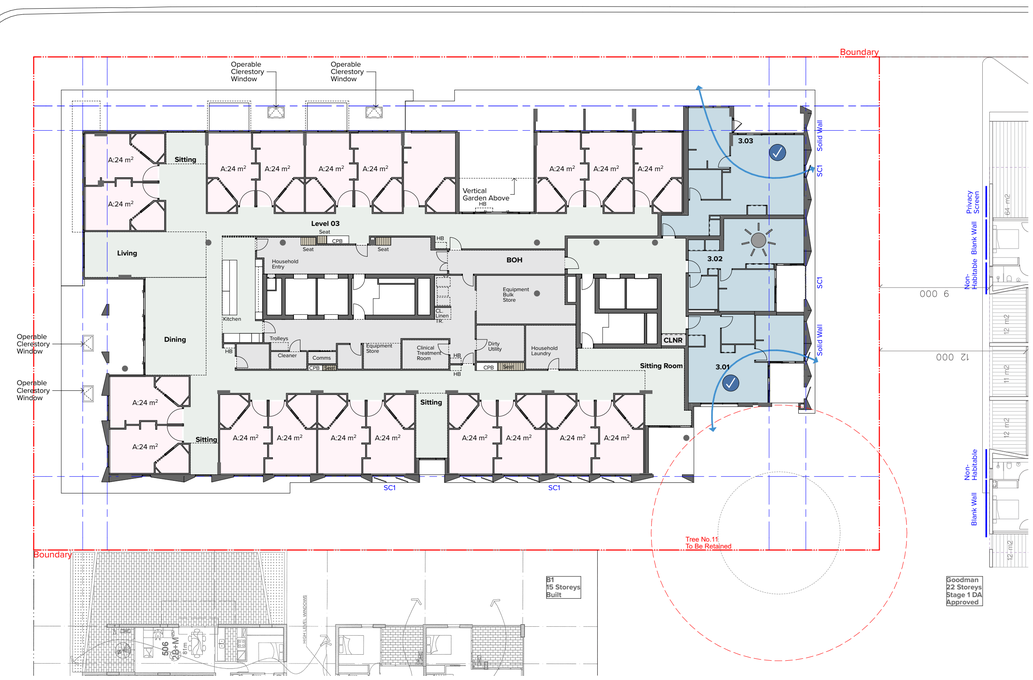
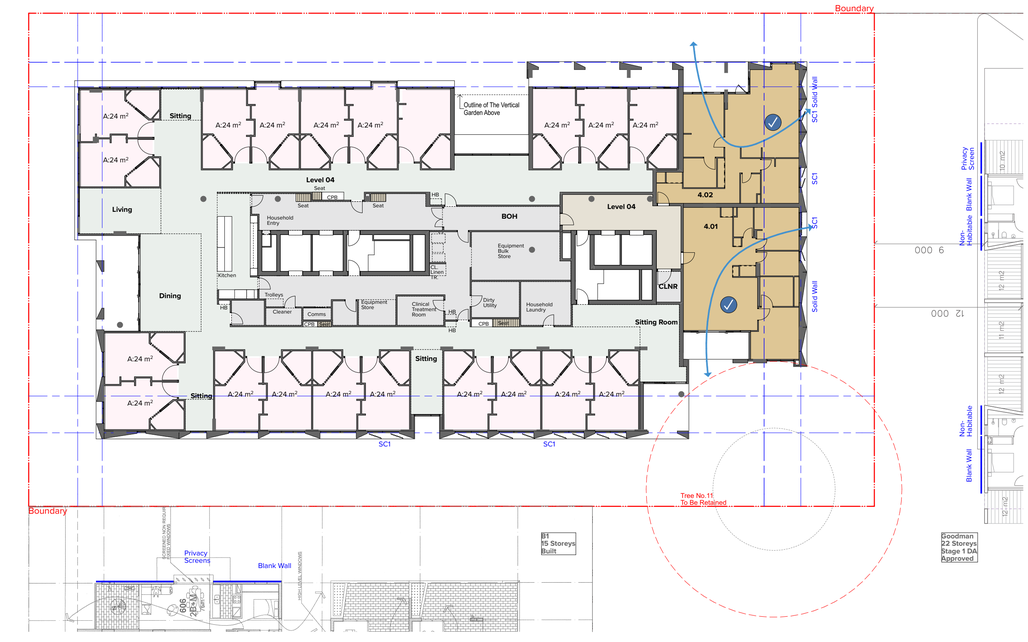


Level 1

5 | 3
4 | 5



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 storeys 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%

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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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

0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20987
Address OXFORD STREET , EPPING , NSW , 2121
5.9 Average star rating NATIONWIDE HOUSE ENERGY RATINGS SCHEME www.nathers.gov.au
hstar.com.au
ABSA ACCREDITED ASSESSOR

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**
Project No. **17001**
Drawn by **NH/MM/AL/IL**
North
Status
Dwg No. **DA-730-010**
Rev **3**

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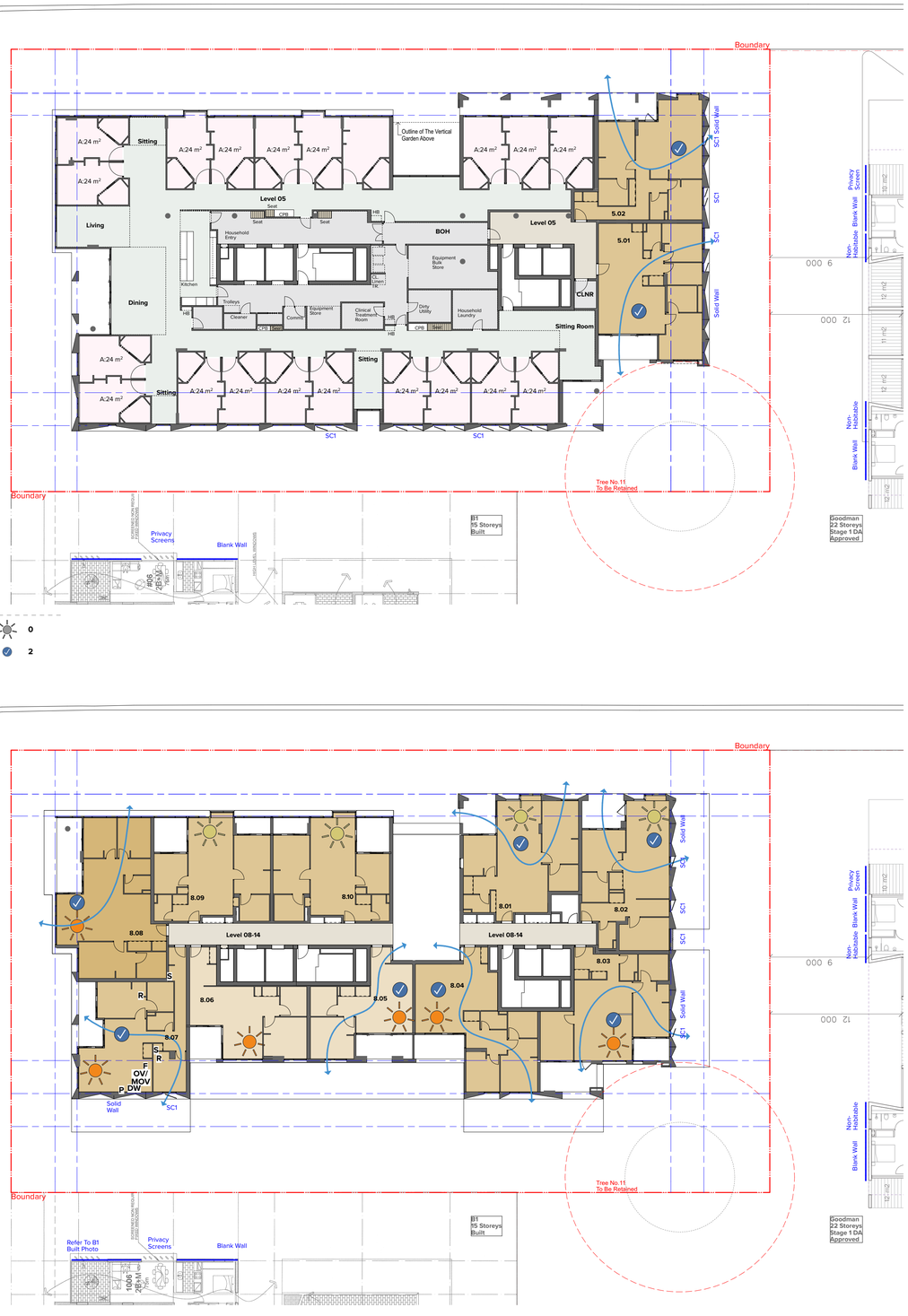

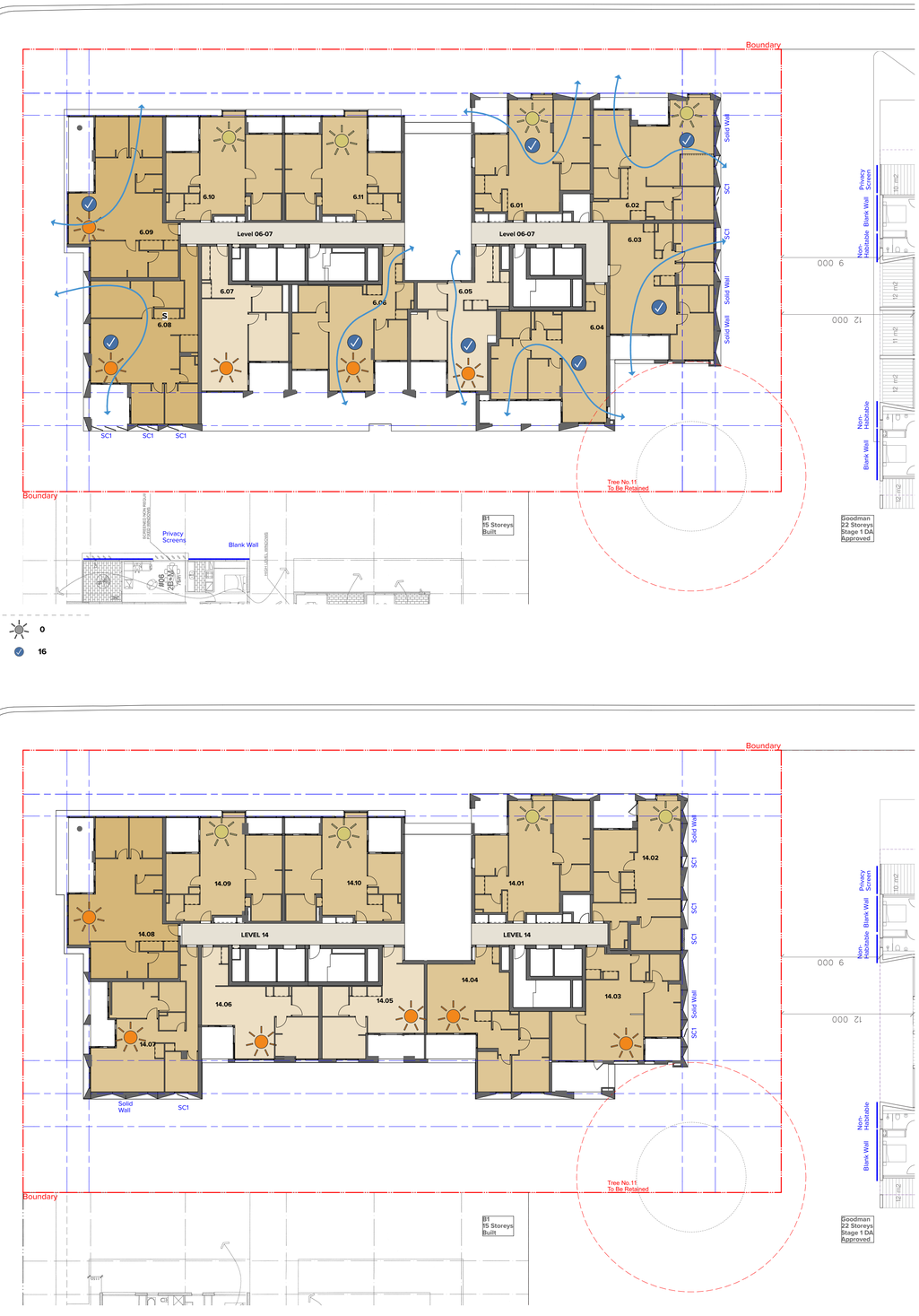

Level 5

10 0
8 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 storeys 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%

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

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA ACCREDITED ASSESSOR

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-730-020**
Drawn by **NH/MM/AL/IL**
Rev **3**
North

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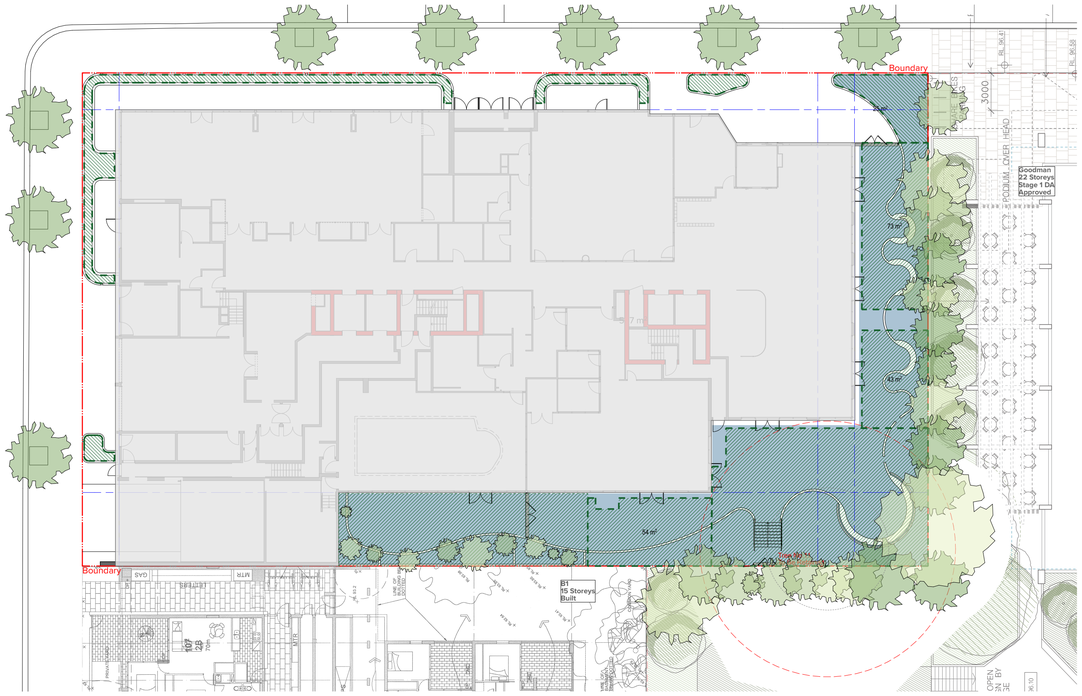
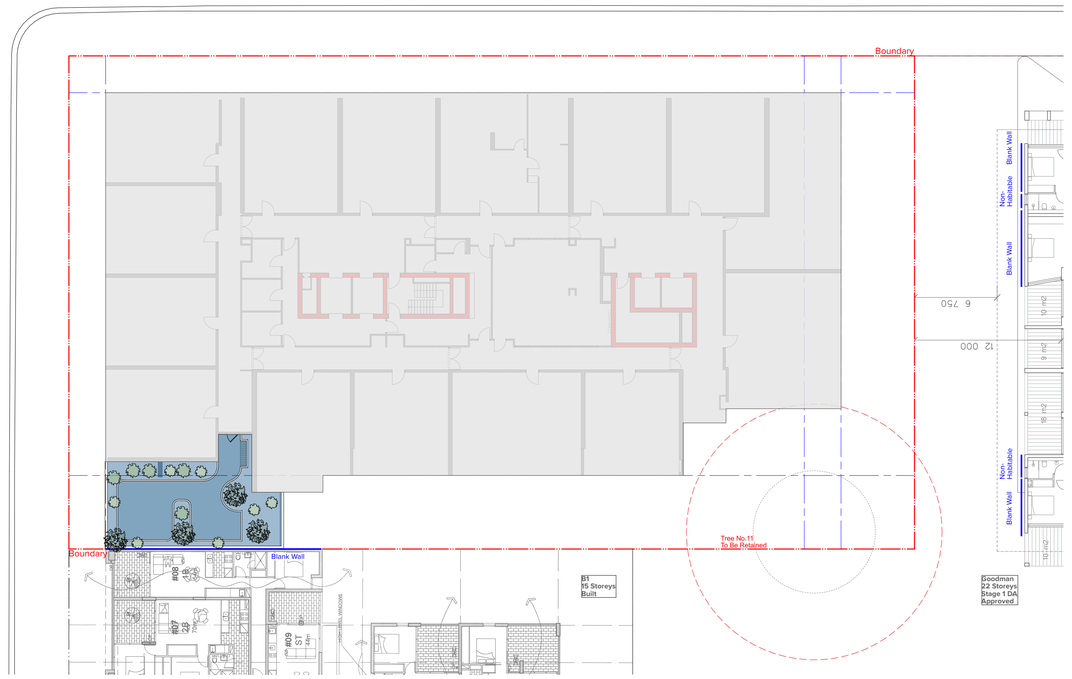


Ground Floor

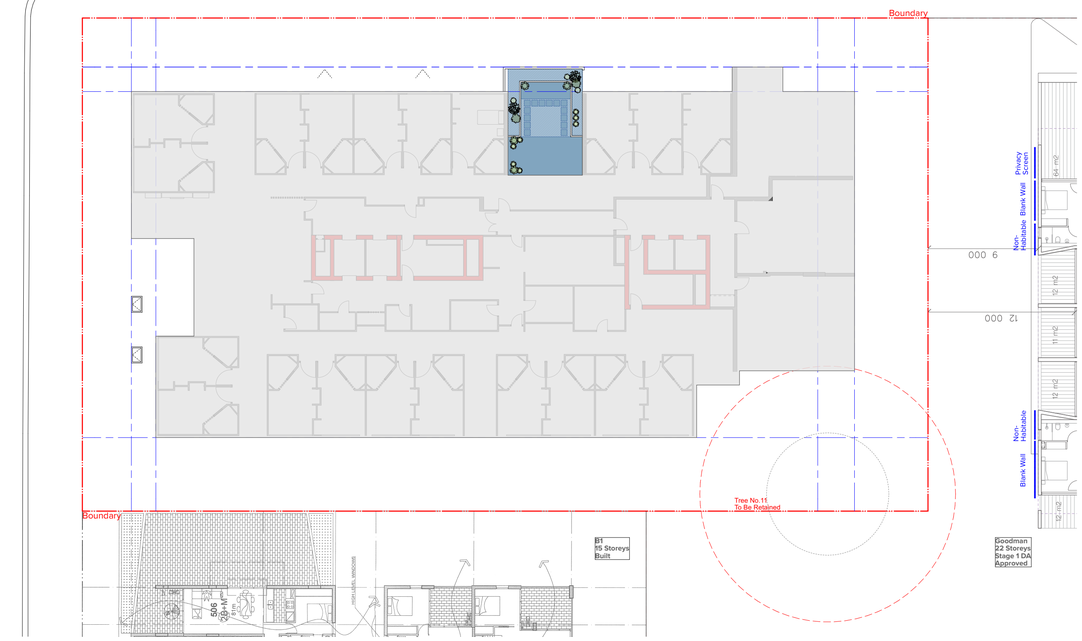
Deep Soil (6m or more) = 195m²
Deep Soil (5.4 - 6m) = 171m²
Deep Soil < 6m = 79m²
Total Deep Soil = 445m²
Total Site Area = 2,777m²
Deep Soil : 16% of Total Site area

Planting on the Structure = 120m²
Communal Open Space = 537 m²



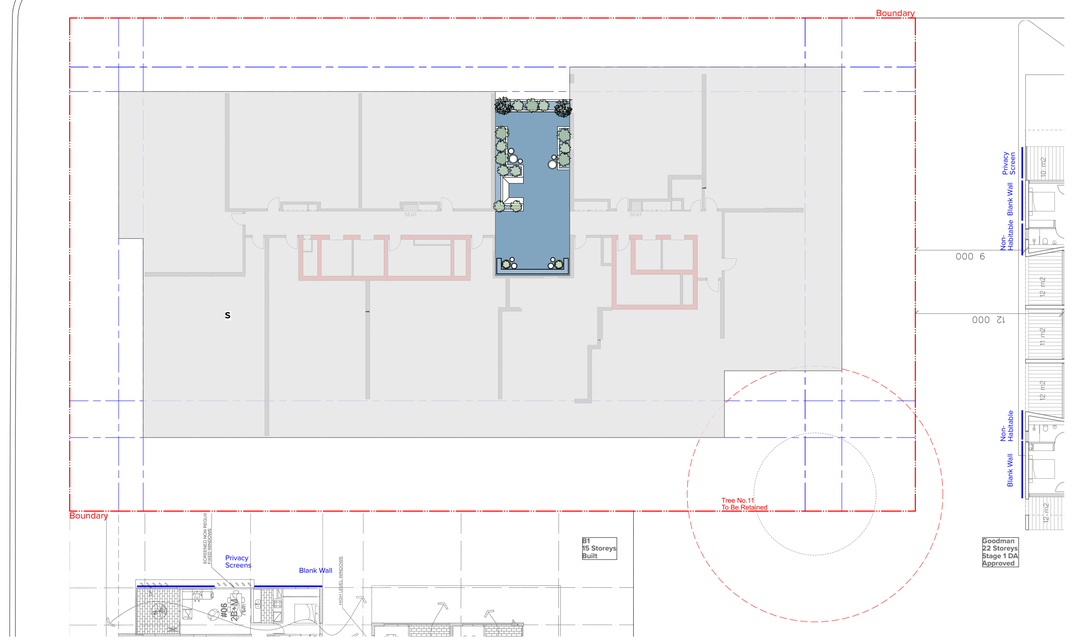
Level 2

Communal Open Space = 99m²
Landscaped Communal Open Space = 47 m²



Level 3

Communal Open Space = 53m²
Landscaped Communal Open Space = 14 m²



Level 6

Communal Open Space = 86m²
Landscaped Communal Open Space = 15 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

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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

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
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Accreditation No. 20987
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA Assessor Trong Thien Huynh Accreditation Number 20987
10m

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
Deep Soil & Communal Open Space
Deep Soil and Communal Open Space_GF - L7

Scale **1:250 @A1, 50%@A3**
Status
Project No. **17001**
Dwg No. **DA-740-010**
Drawn by **NH/MM/AL/IL**
Rev **3**
North

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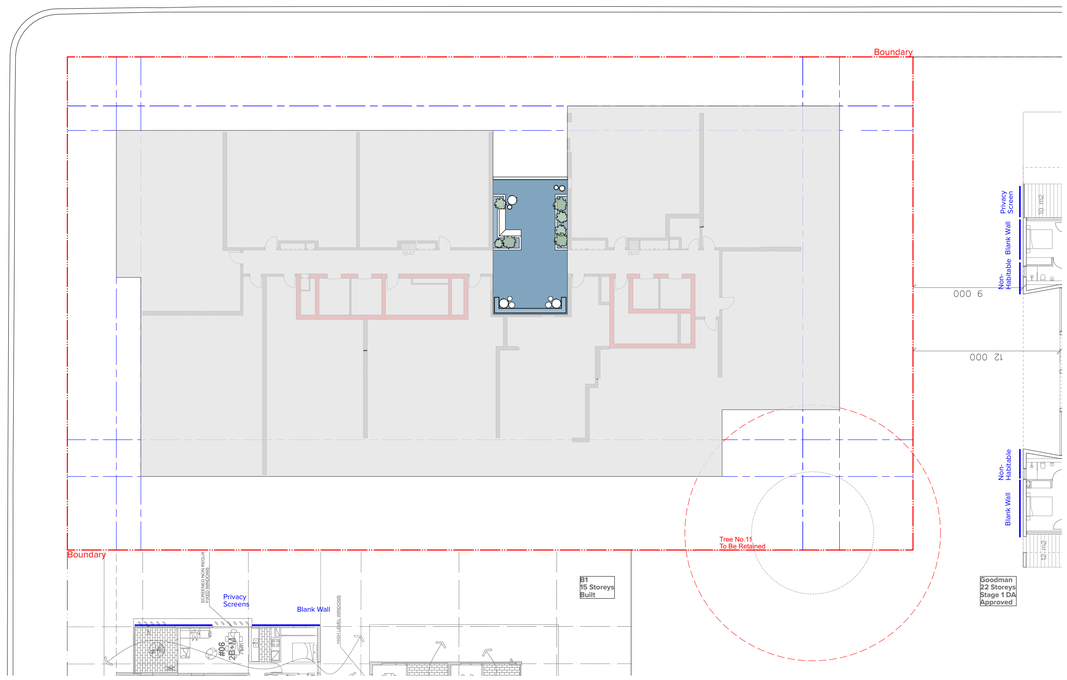
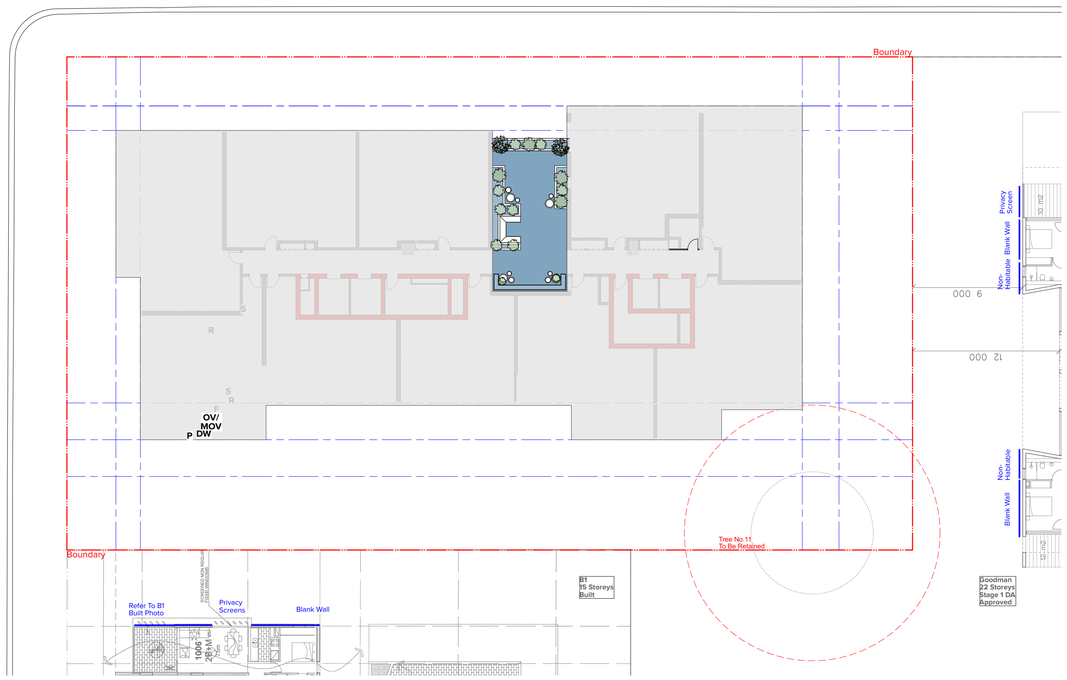


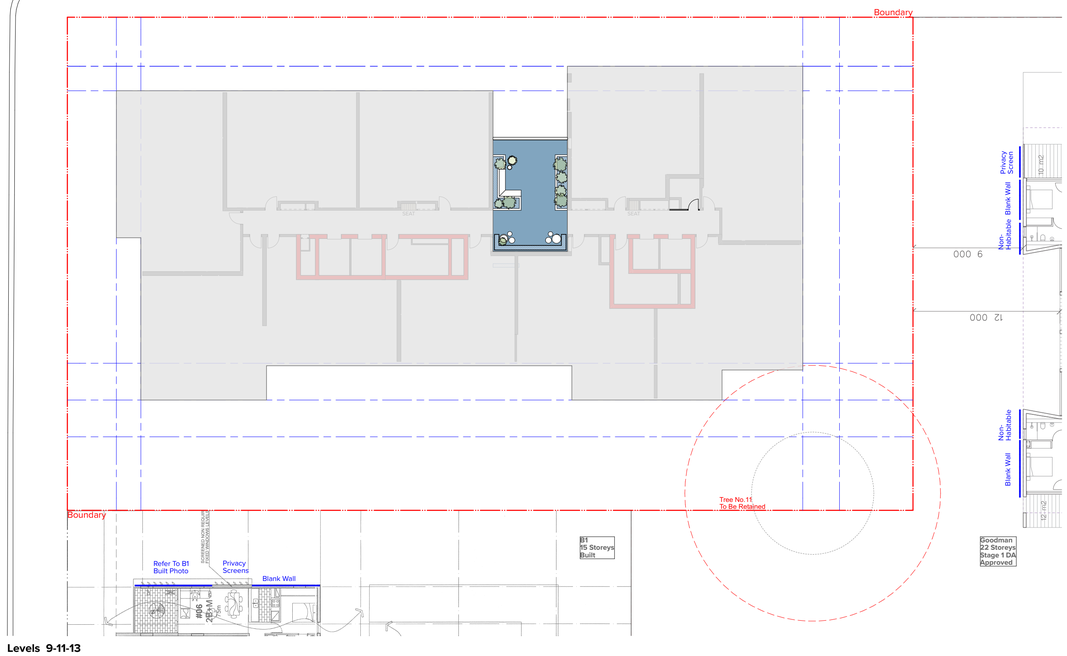
Level 7

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



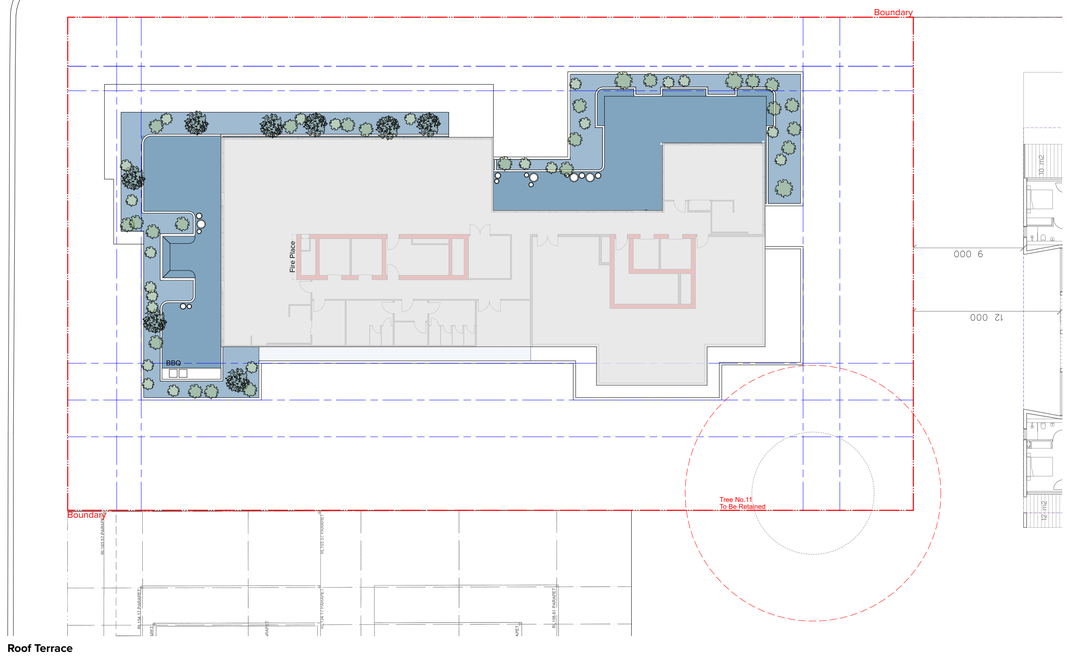
Levels 8-10-12-14

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

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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

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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

0005091120 11 Aug 2020
5.9 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Assessor Trong Thien Huynh
Accreditation No. 20987
Address OXFORD STREET , EPPING , NSW , 2121
hstar.com.au
ABSA

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

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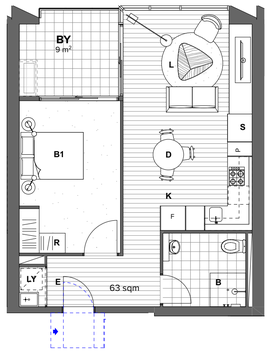
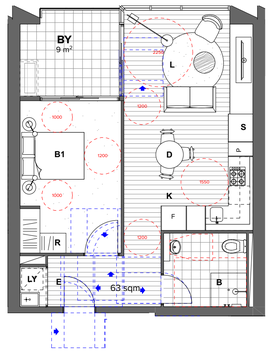
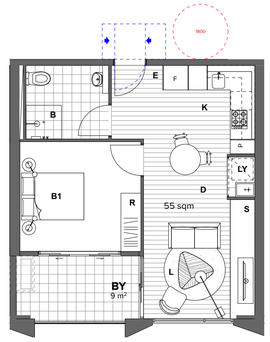


Pre Adapted Apartment
1 Bed Type 1B_04
63m²

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

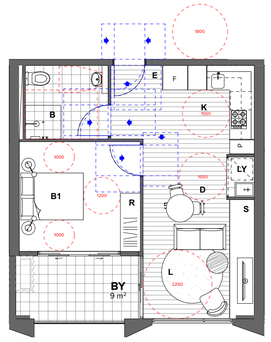


Post Adapted Apartment
1 Bed Type 1B_04

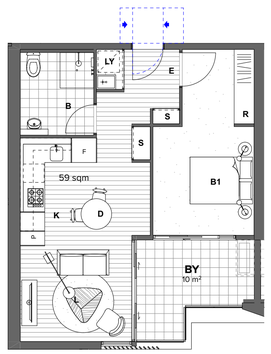


Pre Adapted Apartment
1 Bed Type 1B_07
55m²

1.02
1.04
2.02
2.04
Total Apartments: 4

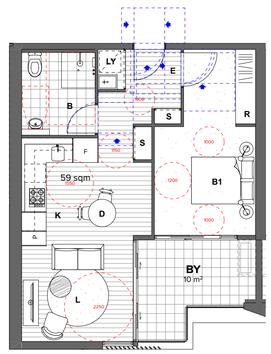


Post Adapted Apartment
1 Bed Type 1B_07

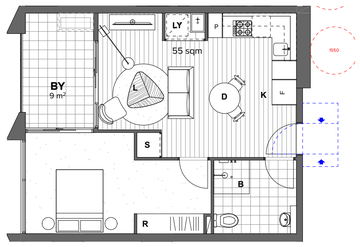


Pre Adapted Apartment
1 Bed Type 1B_07a
59m²

1.01
2.01
Total Apartments: 2

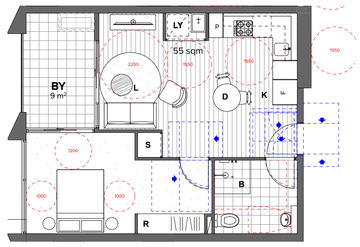


Post Adapted Apartment
1 Bed Type 1B_07a

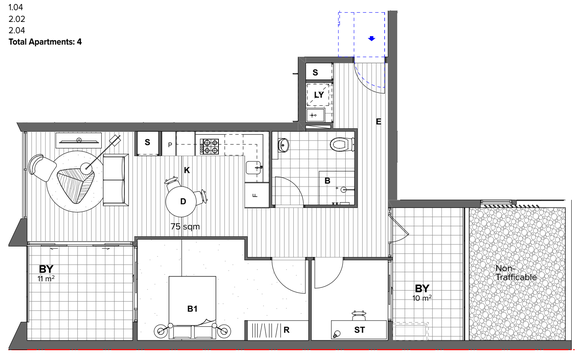


Pre Adapted Apartment
1 Bed Type 1B_01
55m²

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

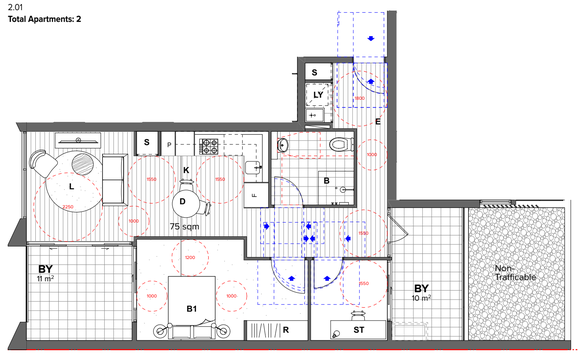


Post Adapted Apartment
1 Bed Type 1B_01

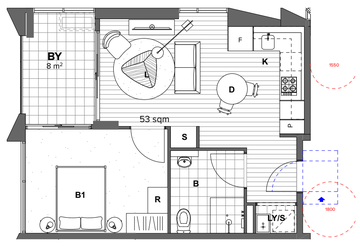


Pre Adapted Apartment
1 Bed Type 1B_02
75m²

1.16
Total Apartments: 1

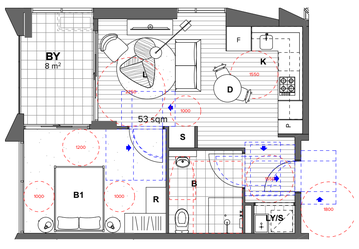


Post Adapted Apartment
1 Bed Type 1B_02

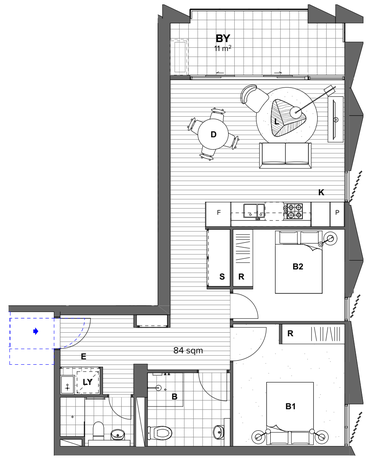


Pre Adapted Apartment
1 Bed Type 1B_08
53m²

1.12
2.12
Total Apartments: 2

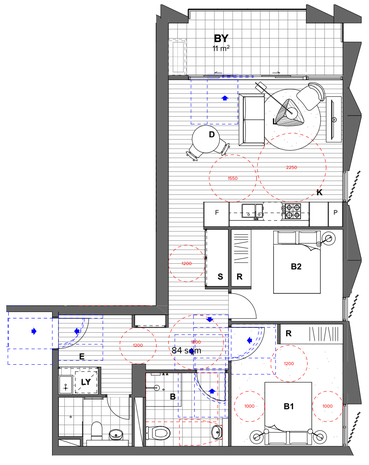


Post Adapted Apartment
1 Bed Type 1B_08



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
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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
Apartment Layouts
Pre and Post Adaptable Layouts

Scale: **1:100 @A1, 50%@A3**
Status:
Project No.: **17001**
Dwg No.: **DA-830-010**
Drawn by: **NH/MM/AL/IL**
North
Rev: **3**

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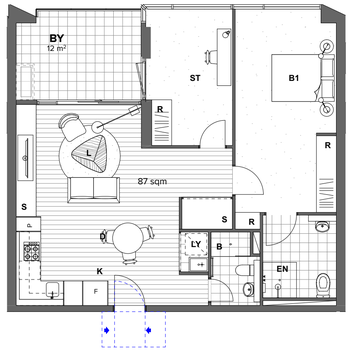
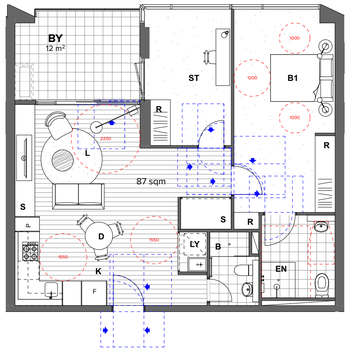
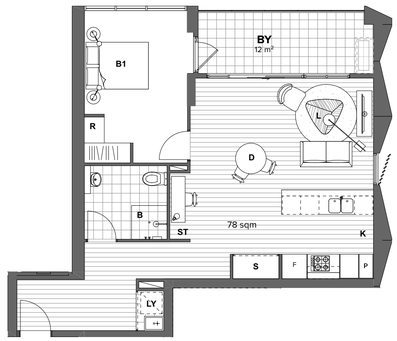


Pre Adapted Apartment
1 Bed + Study Type 1B_06
87m²

1.09
2.09
Total Apartments: 2

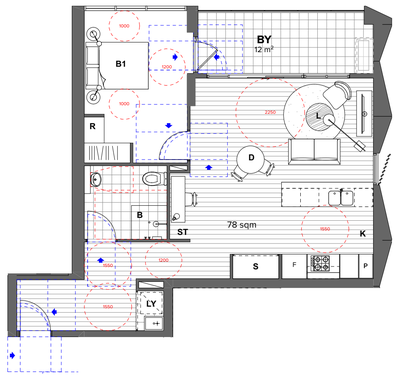


Post Adapted Apartment
1 Bed + Study Type 1B_06

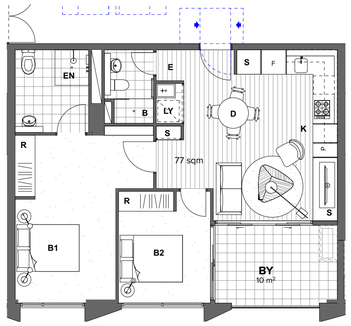


Pre Adapted Apartment
1 Bed Type 1B_11
78m²

3.03
Total Apartments: 1

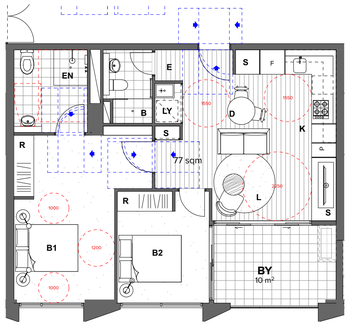


Post Adapted Apartment
1 Bed Type 1B_11

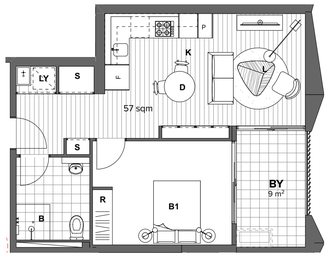


Pre Adapted Apartment
2 Bed Type 2B_03
77m²

1.03
2.03
Total Apartments: 2

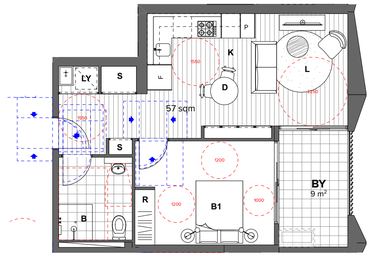


Post Adapted Apartment
2 Bed Type 2B_03

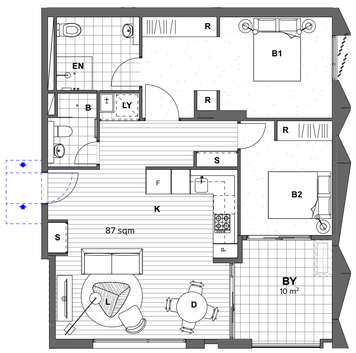


Pre Adapted Apartment
1 Bed Type 1B_10
57m²

3.02
Total Apartments: 1

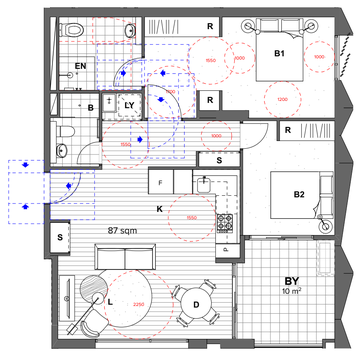


Post Adapted Apartment
1 Bed Type 1B_10

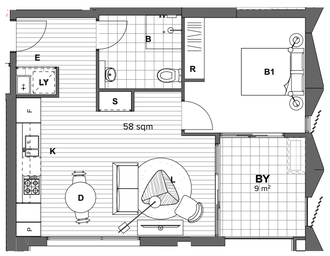


Pre Adapted Apartment
2 Bed Type 2B_04
87m²

1.05
2.05
Total Apartments: 2

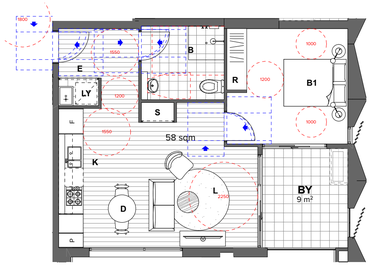


Post Adapted Apartment
2 Bed Type 2B_04



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.

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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

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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 Layouts
Pre and Post Adaptable Layouts

Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **NH/MM/AL/IL**
Status: **DA-830-020**
Dwg No.
Rev: **3**

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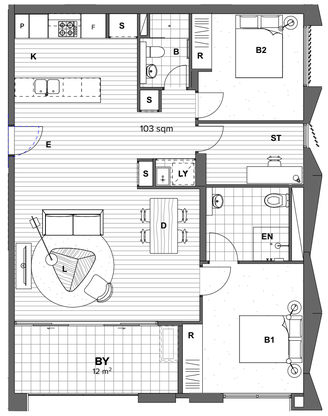
Pre Adapted Apartment
2 Bed Type 2B_06
99m²

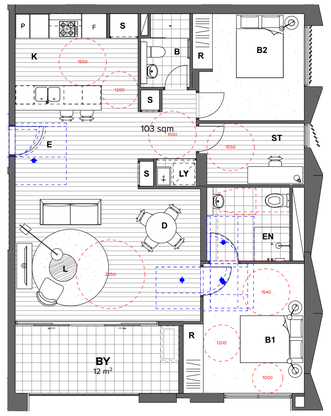
4.02
5.02
Total Apartments: 2

Post Adapted Apartment
2 Bed Type 2B_06

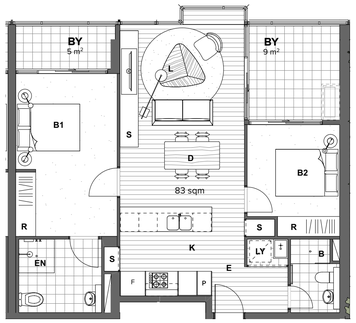


Pre Adapted Apartment
2 Bed + Study Type 2B_07
103m²

4.01
5.01
6.03
7.03
Total Apartments: 4

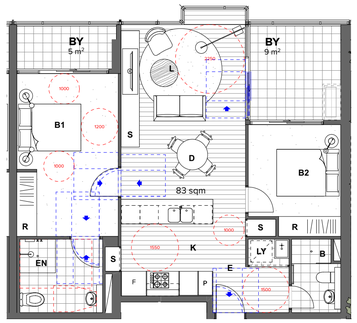


Post Adapted Apartment
2 Bed + Study Type 2B_07



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
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Print Date: 03.03.20

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

Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

Scale		Project No.	Drawn by North
1:100 @A1, 50%@A3		**17001**	**NH/MM/AL/IL**
Status		Dwg No.	Rev
		DA-830-030	**3**

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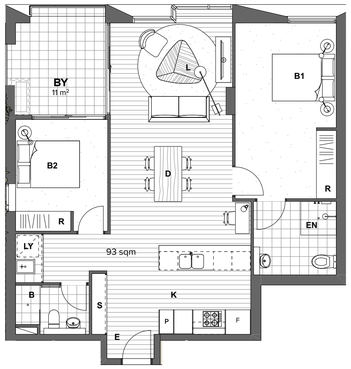
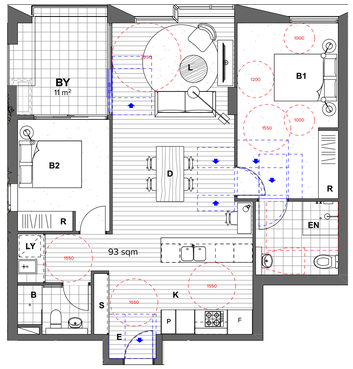


Pre Adapted Apartment
2 Bed Type 2B_09
93m²

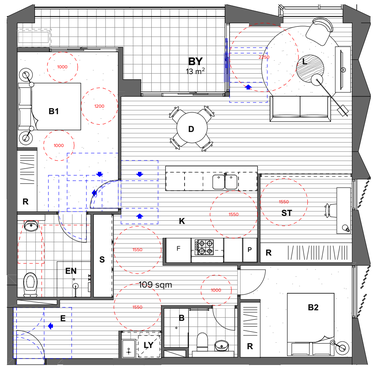
6.01
7.01
8.01
9.01
10.01
11.01
12.01
13.01
14.01
Total Apartments: 9



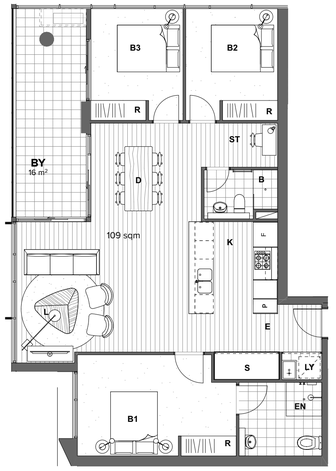
Post Adapted Apartment
2 Bed Type 2B_09
93m²

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

6.02
7.02
Total Apartments: 2

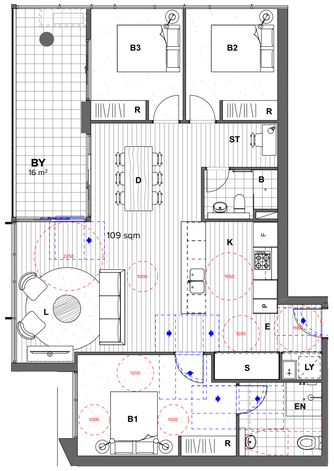


Post Adapted Apartment
2 Bed + Study Type 2B_10



Pre Adapted Apartment
3 Bed Type 3B_01
109m²

6.09
7.09
8.09
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
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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
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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
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Objective 4E-1
Apartments provide appropriately sized private open space and balconies to enhance residential amenity.

Design criteria
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The minimum balcony depth to be counted as contributing to the balcony area is 1m.
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(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
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Drawing Title
Apartment Layouts
Pre and Post Adaptable Layouts

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Project No.: **17001**
Drawn by: **NH/MM/AL/IL**
Status: **DA-830-040**
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Rev: **3**

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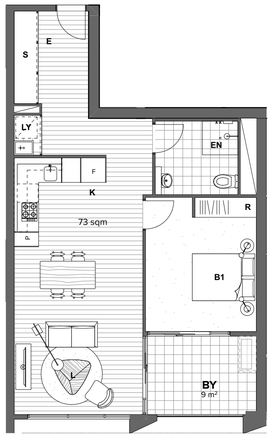
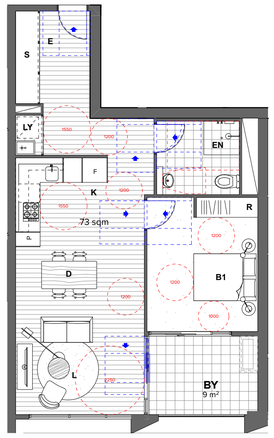
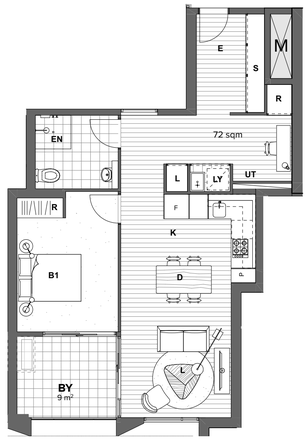


Pre Adapted Apartment
1 Bed Type 1B_15
73m²

6.07
7.07
Total Apartments: 2

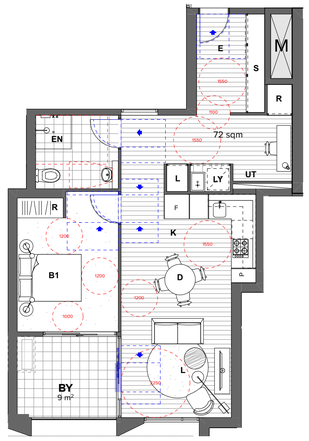


Post Adapted Apartment
1 Bed Type 1B_15

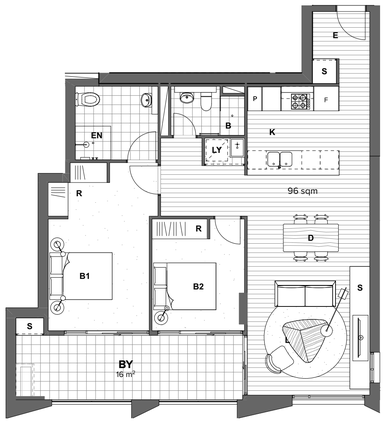


Pre Adapted Apartment
1 Bed Type 1B_12
72m²

6.05
7.05
Total Apartments: 2

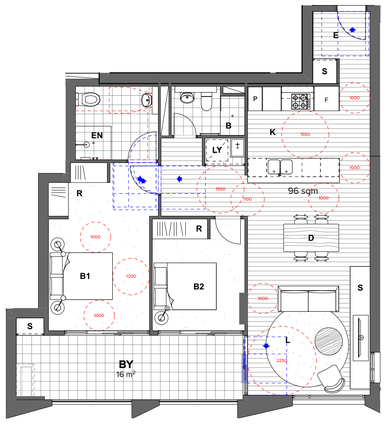


Post Adapted Apartment
1 Bed Type 1B_12

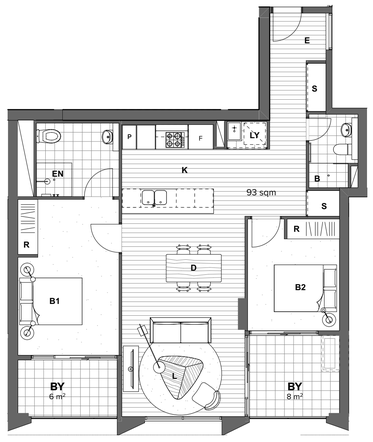


Pre Adapted Apartment
2 Bed Type 2B_11
96m²

6.04
7.04
Total Apartments: 2

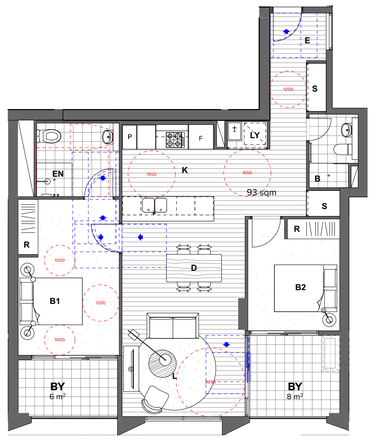


Post Adapted Apartment
2 Bed Type 2B_11



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
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Notes:
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APARTMENT LAYOUT

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Design criteria
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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
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   - 4m for 2 and 3 bedroom apartments
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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:
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- 3+ bedroom apartments 12m² 2.4m
The minimum balcony depth to be counted as contributing to the balcony area is 1m.
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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

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(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.

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(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.

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

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Print Date: 03.03.20

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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 Layouts
Pre and Post Adaptable Layouts

Scale: **1:100 @A1, 50%@A3**
Project No.: **17001**
Drawn by: **NH/MM/AL/IL**
Status:
Dwg No.: **DA-830-050**
Rev: **3**
North

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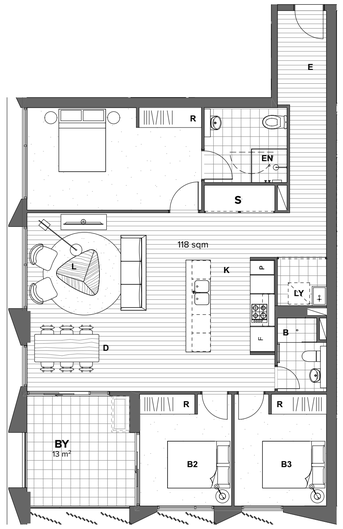
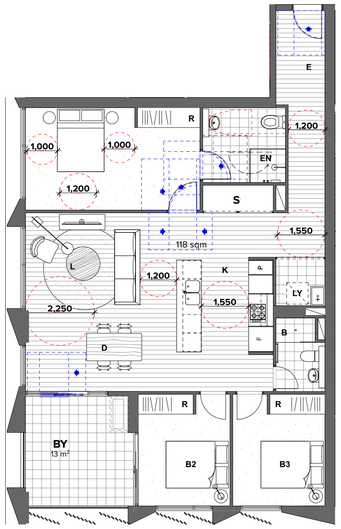
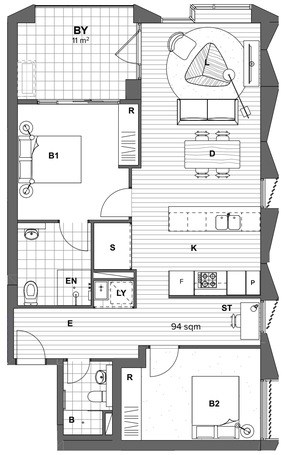


Pre Adapted Apartment
3 Bed Type 3B_02
118m²

6.08
7.08
Total Apartments: 2

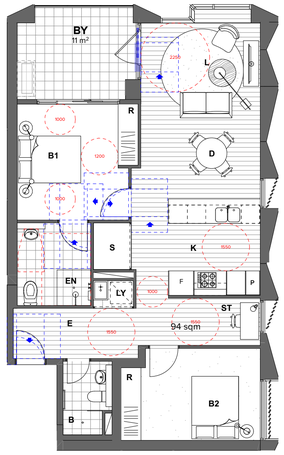


Post Adapted Apartment
3 Bed Type 3B_02

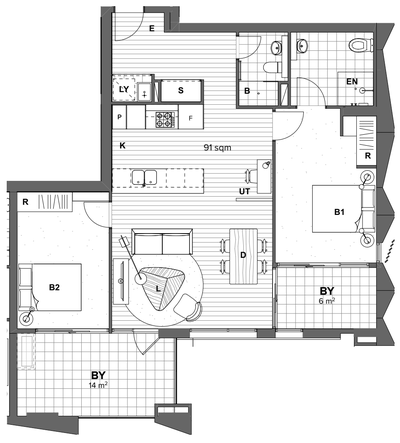


Pre Adapted Apartment
2 Bed + Study Type 2B_16
94m²

8.02
9.02
10.02
11.02
12.02
13.02
14.02
Total Apartments: 7

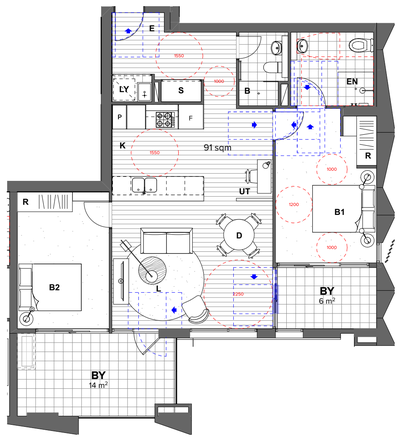


Post Adapted Apartment
2 Bed + Study Type 2B_16



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,
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(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
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(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,
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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.

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

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Dwg No.: **DA-830-060**
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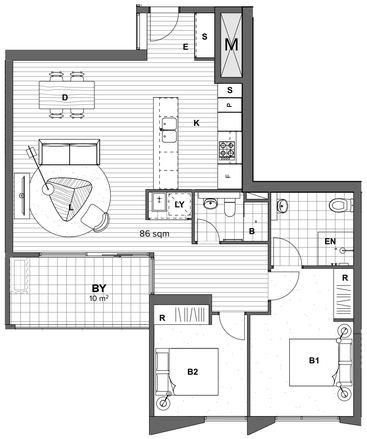
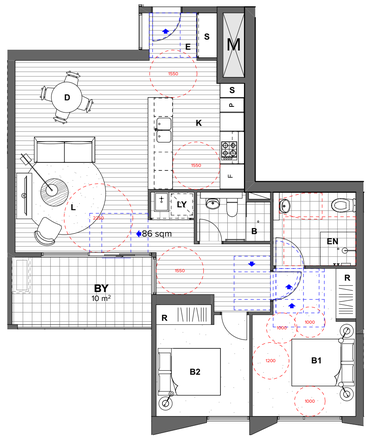


Pre Adapted Apartment
2 Bed Type 2B_18
86m²

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
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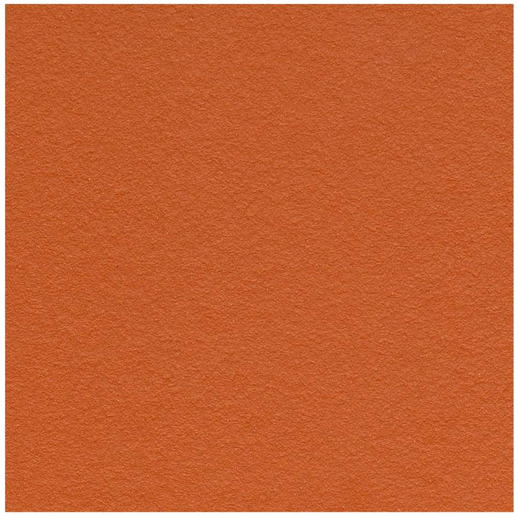


CLD 1

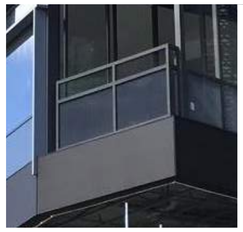
CLD 2

CLD 3

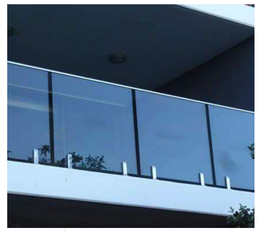
CLD 4

CLD 5

CLD 6



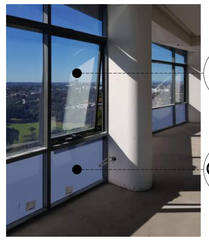
BAL 1

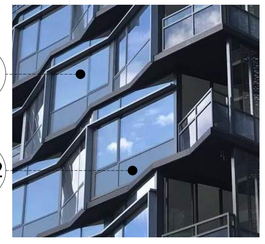


BAL 2

BAL 3

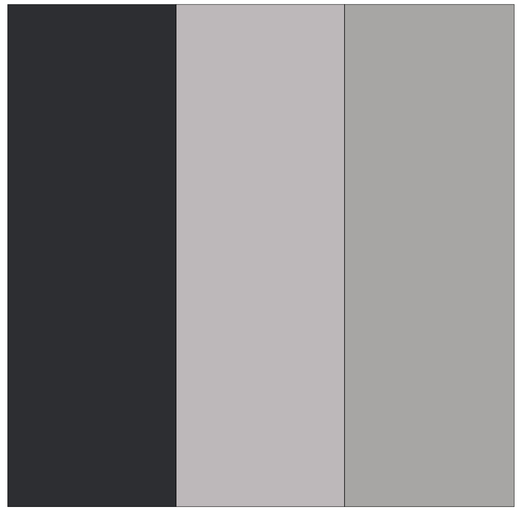
SC1





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

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

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Print Date: 28.05.20

5.9 Average star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
Address OXFORD STREET , EPPING , NSW , 2121
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ABSA

Project Title

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

Drawing Title

Materials & Finishes
Materials & Finishes

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

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

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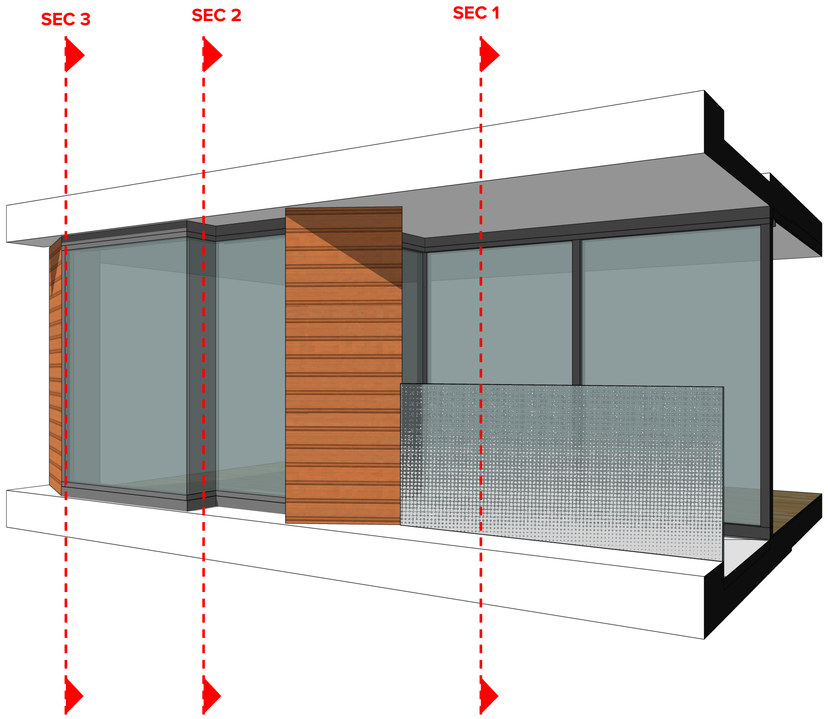
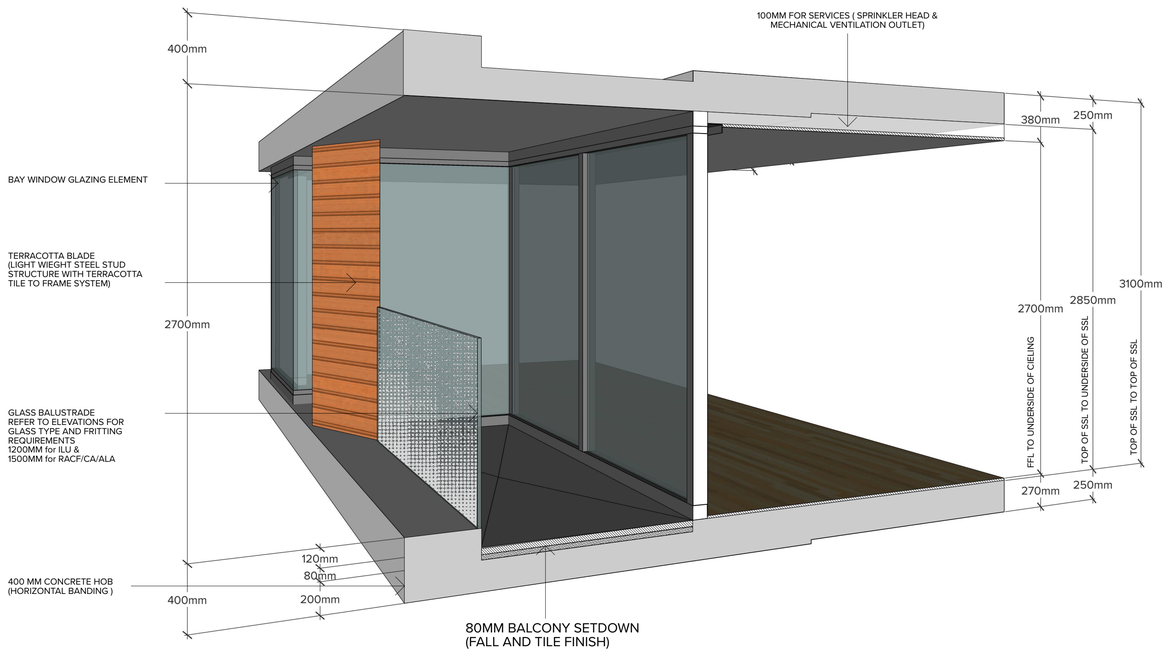
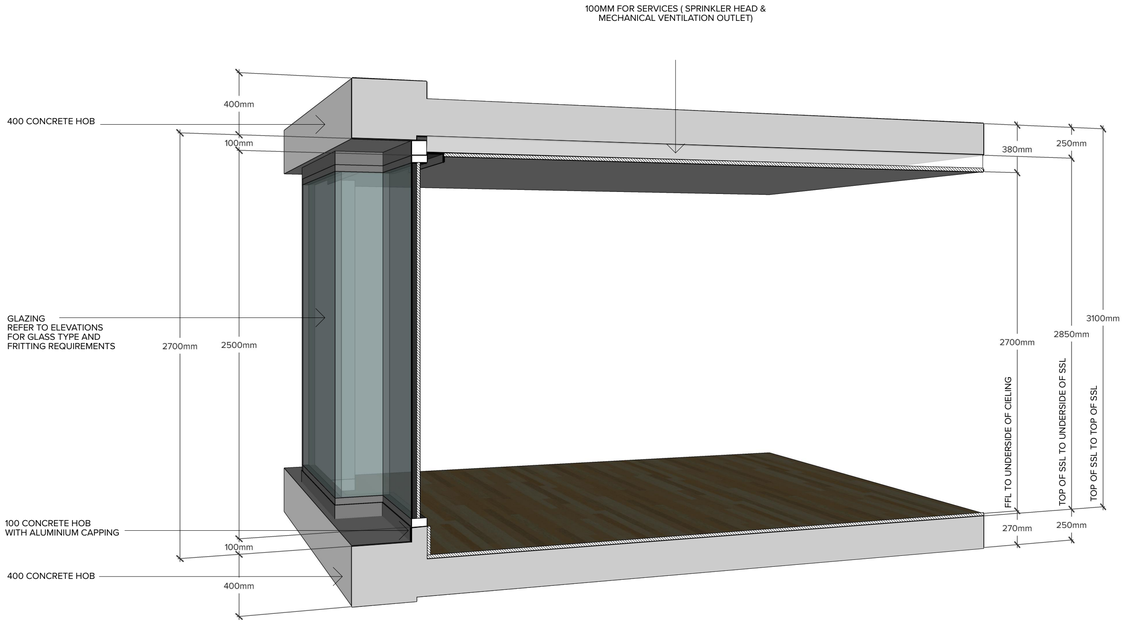




SECTION 1



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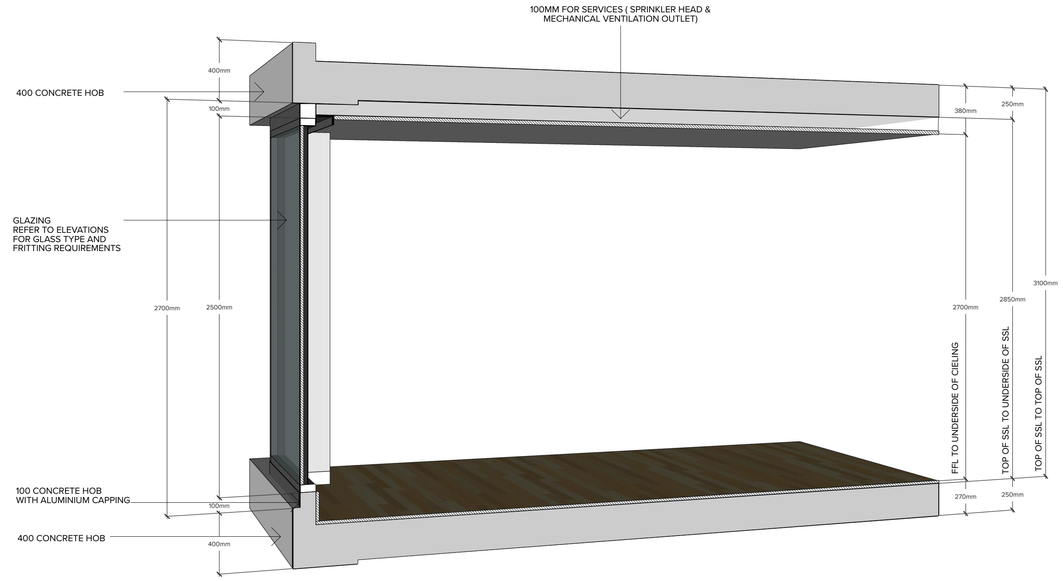

SECTION 3

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Australia

Print Date: 28.05.20

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43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

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Facade Section Details

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1	24.7.19	DS	Draft DA Submission

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

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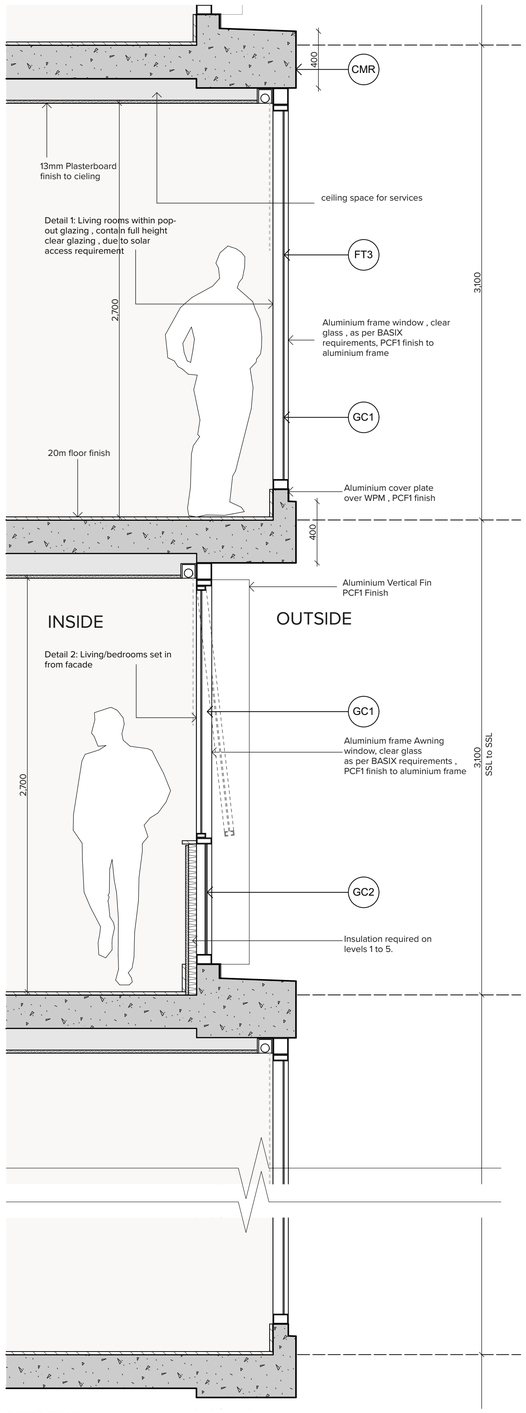
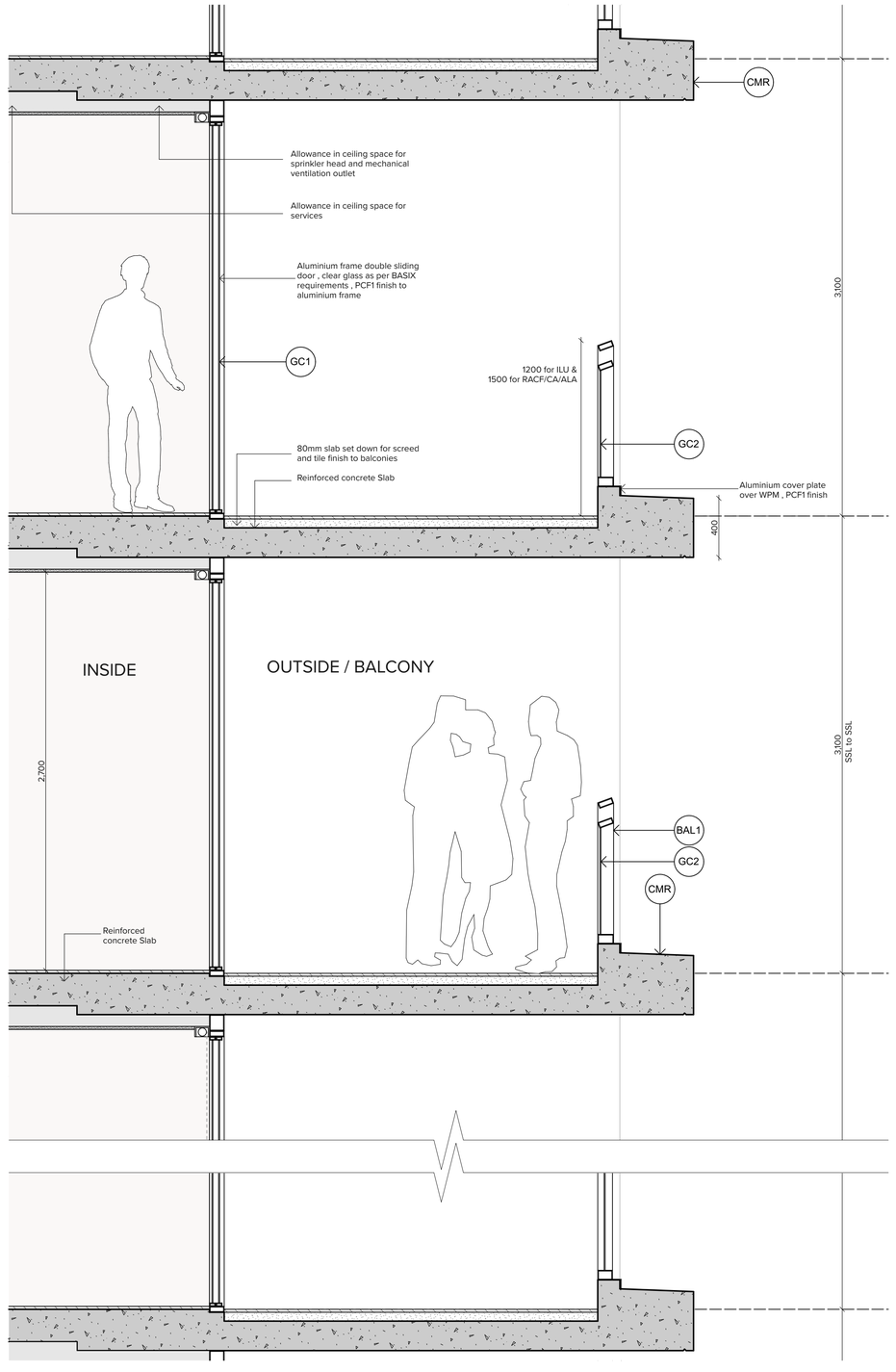


SECTION 1

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

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Uniting Coombah Village

43-53 Oxford St Epping NSW 2121 Australia

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2	30.8.19	DS	DA Submission
1	24.7.19	DS	Draft DA Submission

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

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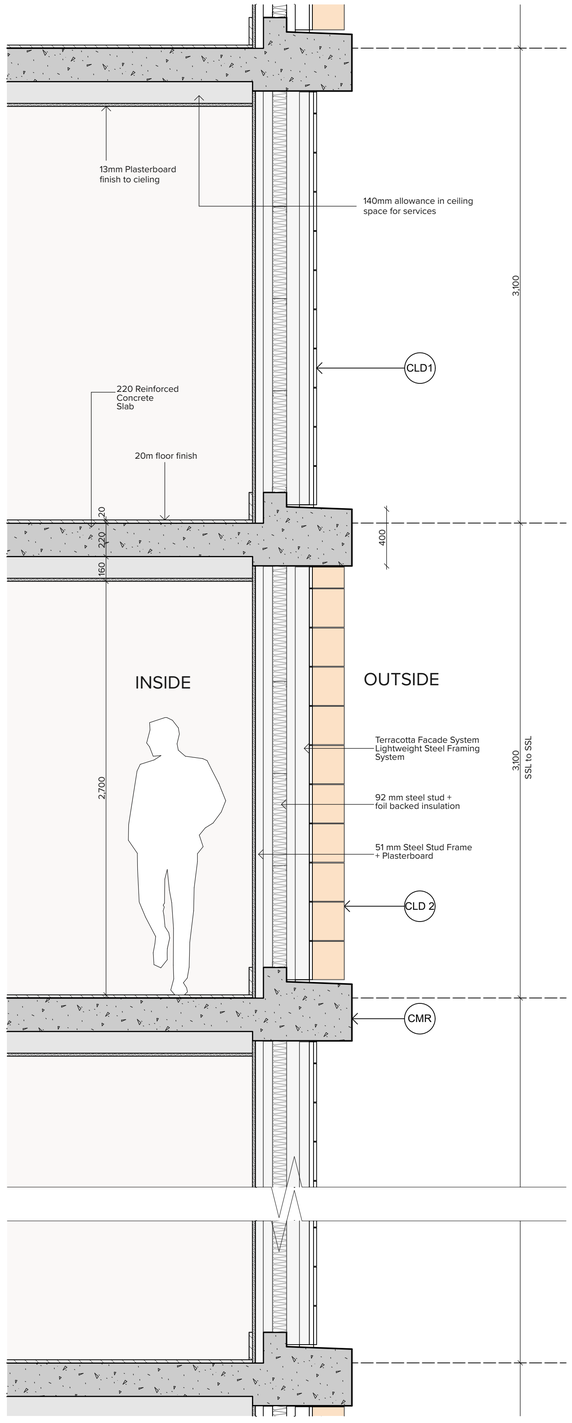
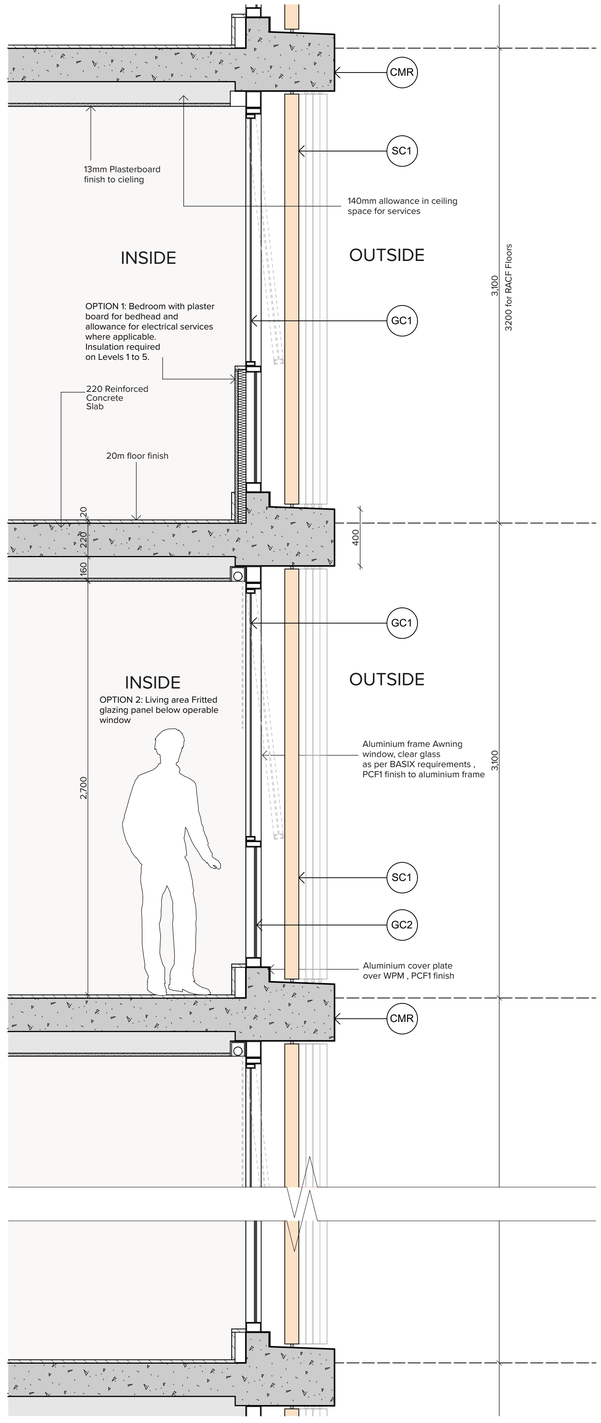


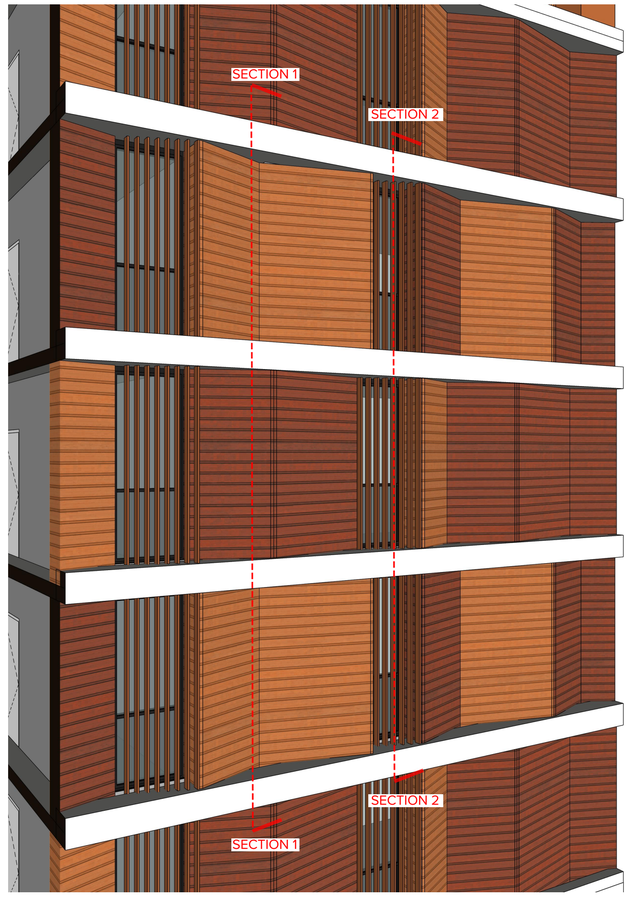
SECTION 1

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 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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Level 4, 222 Pitt Street Sydney NSW 2000
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Print Date: 28.05.20

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0005091120 11 Aug 2020
Assessor Trong Thien Huynh
Accreditation No. 20887
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hstar.com.au
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Project Title

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43-53 Oxford St Epping NSW 2121 Australia

Drawing Title

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

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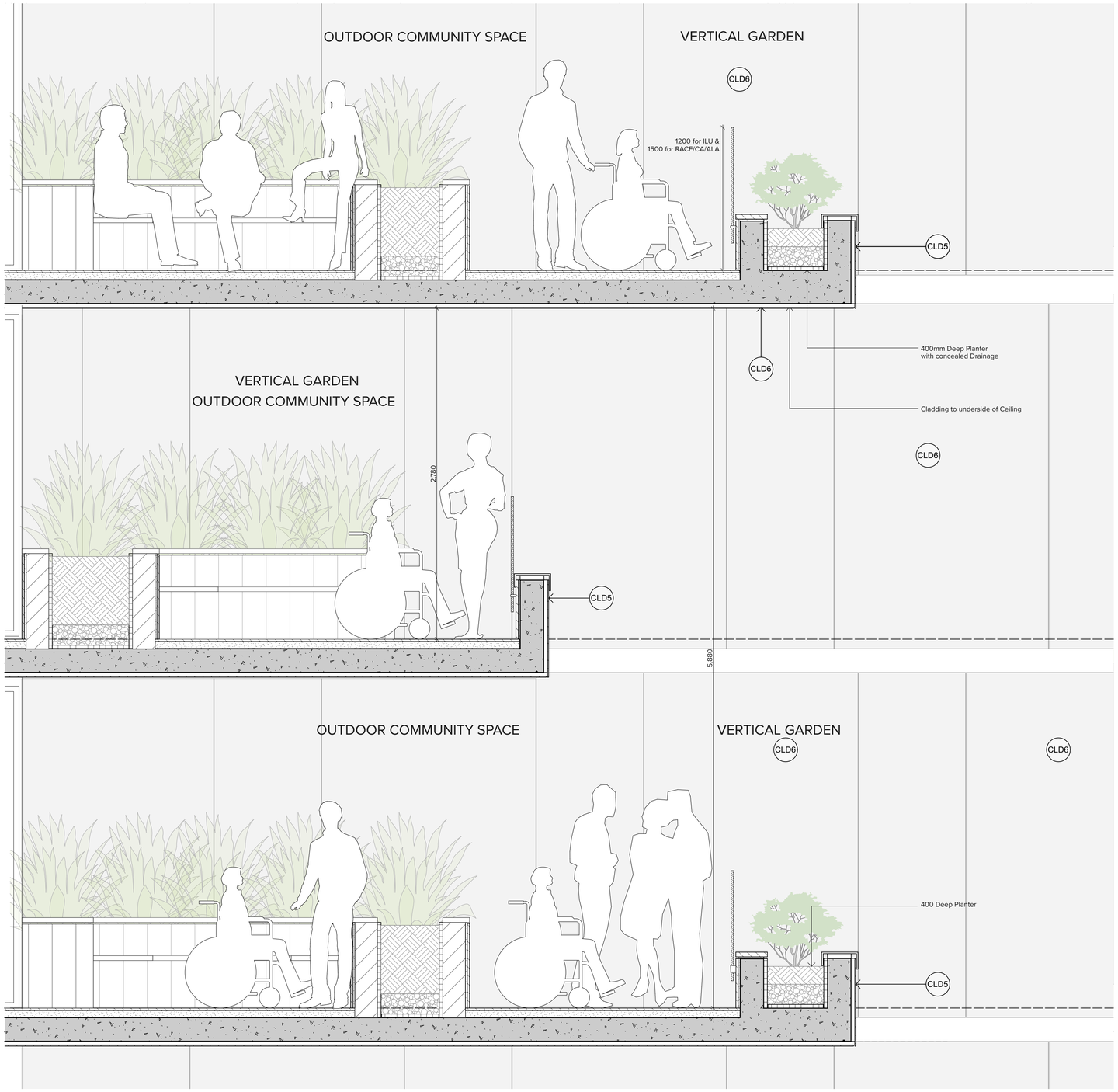
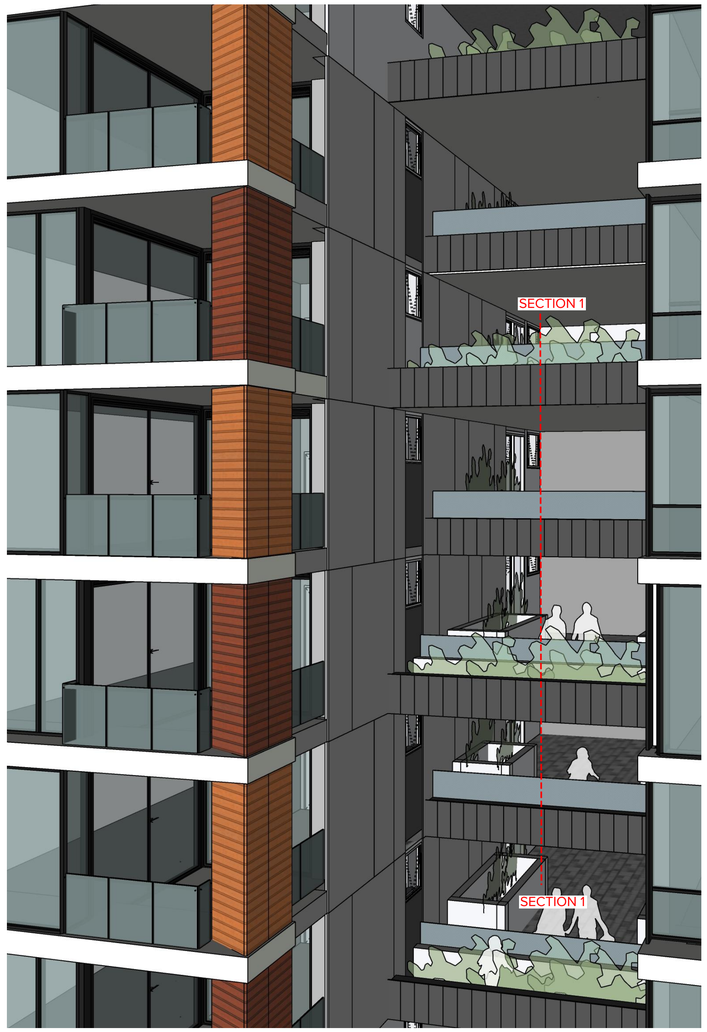


SECTION 1

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.
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- BAL3 — Vertical 80 x 10 steel baluster, angled at 45°. Powder coat finish, colour and finish to match PCF1.
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- CLD4 — Terracotta cladding system, expressed horizontal joints , Material Colour to match "Glazed Nobless GR3".
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- CLD6 — Pre-finished Fibre Cement cladding with vertical grove pattern, paint finish PF3
- CLD7 — Pre-finished Fibre Cement cladding , paint finish PF1
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- 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.
- FT3 — 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.
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- VB — Vertical Aluminium Batten Screen

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

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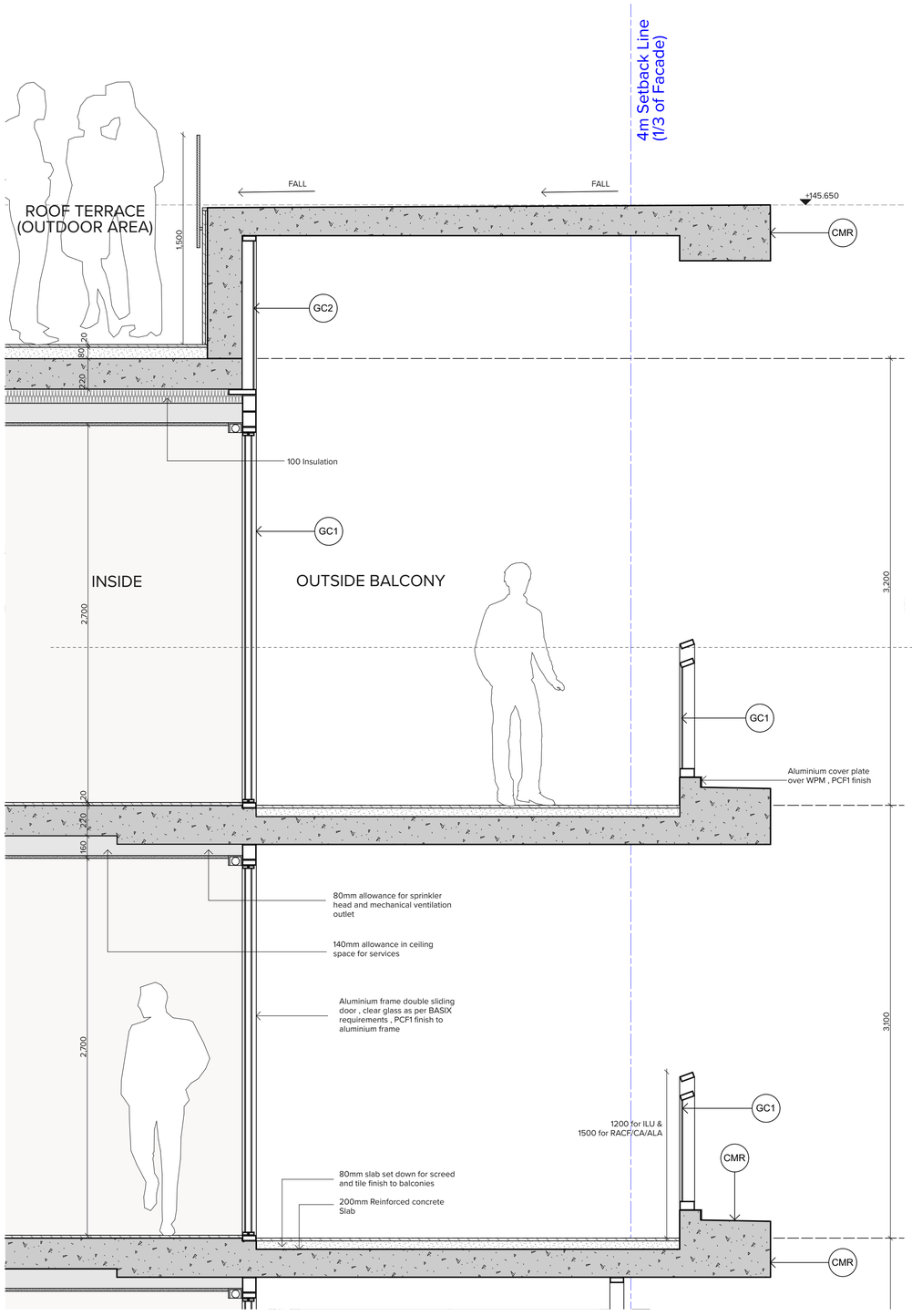
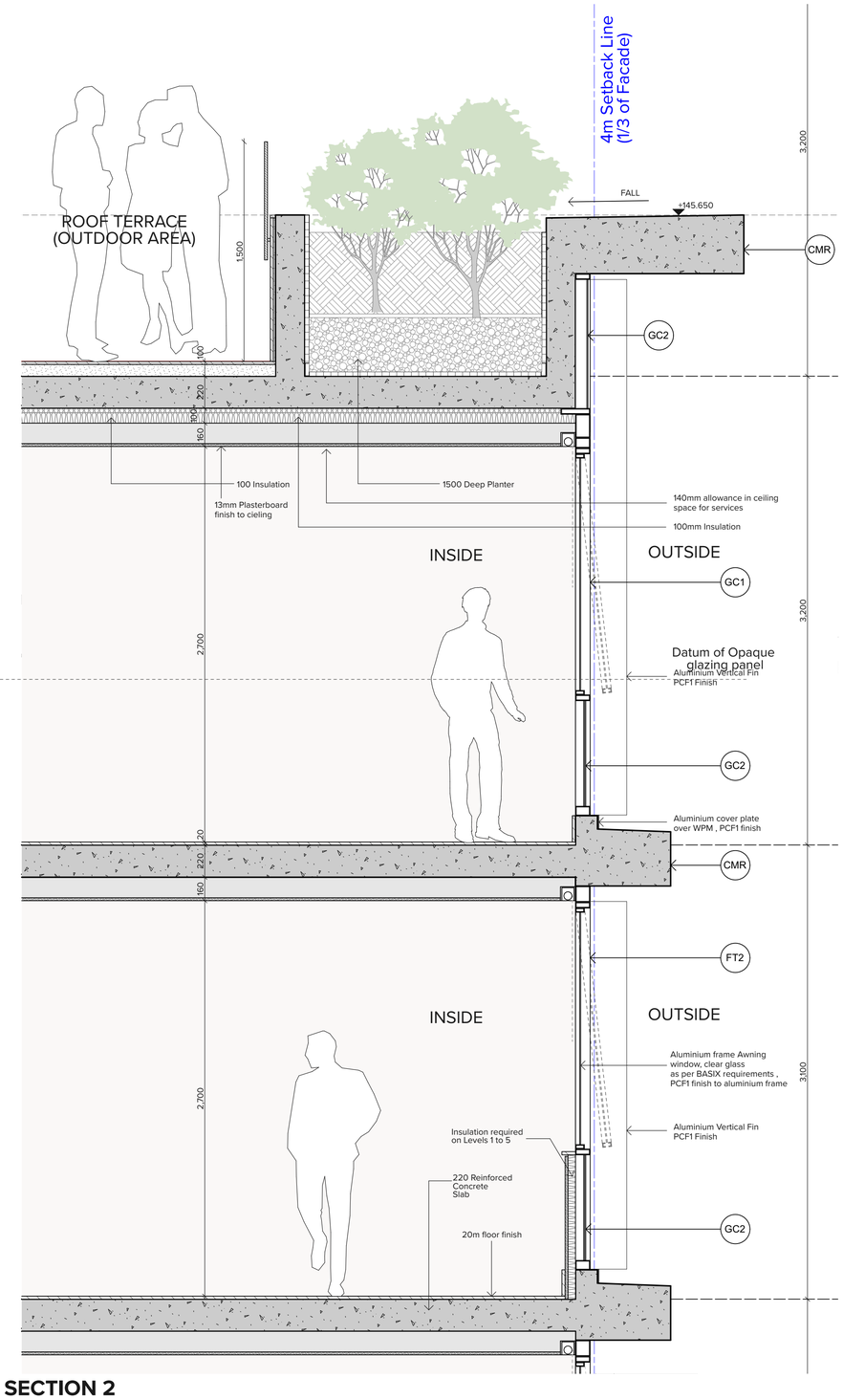


SECTION 1

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 baluster, angled at 45°. Powder coat finish, colour and finish to match PCF1.
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- 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
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- 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 " Silkwood "
- 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

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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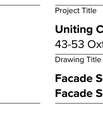
Print Date: 28.05.20



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**
North
Status
Dwg No.: **DA-850-050**
Rev: **5**

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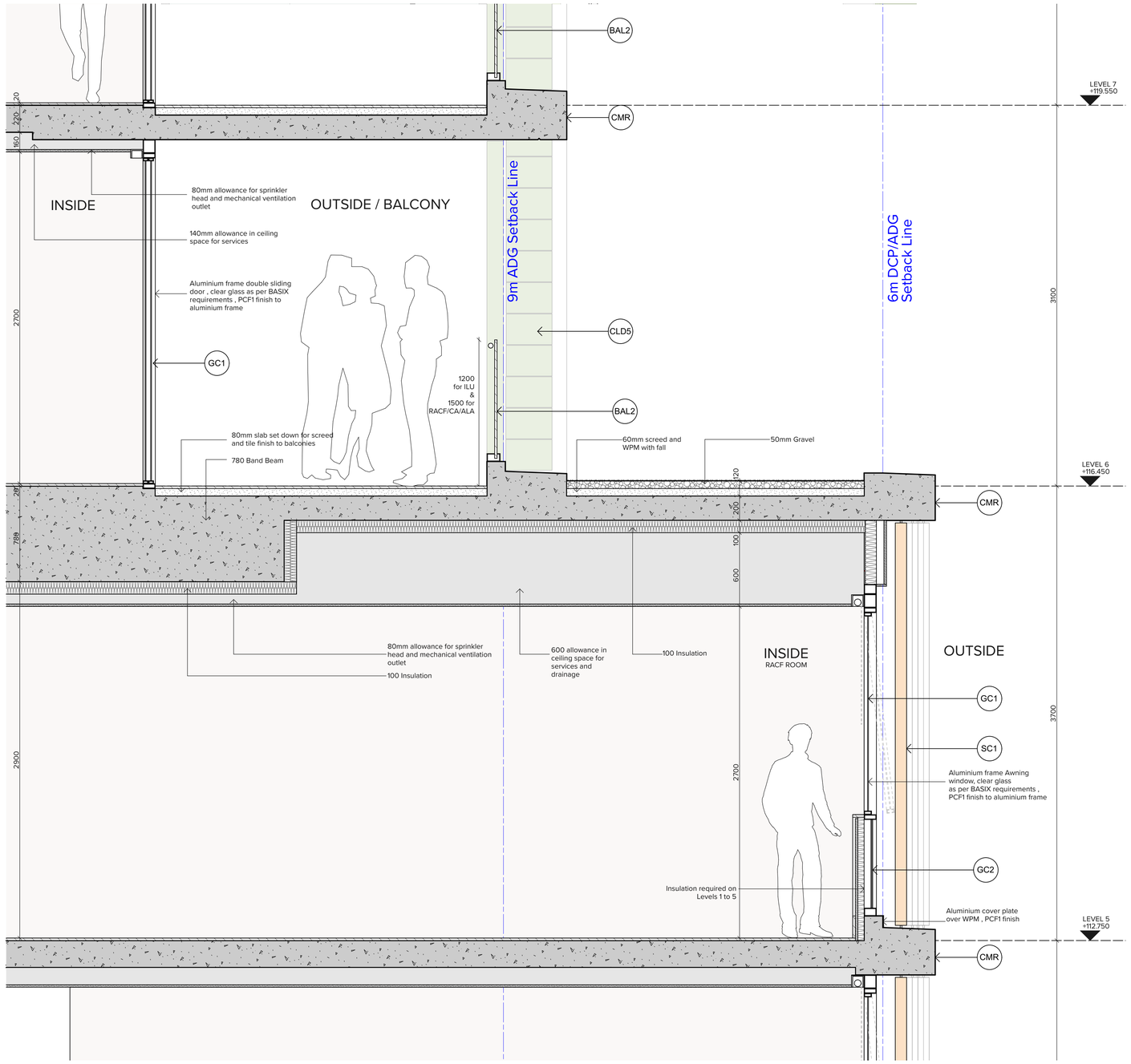

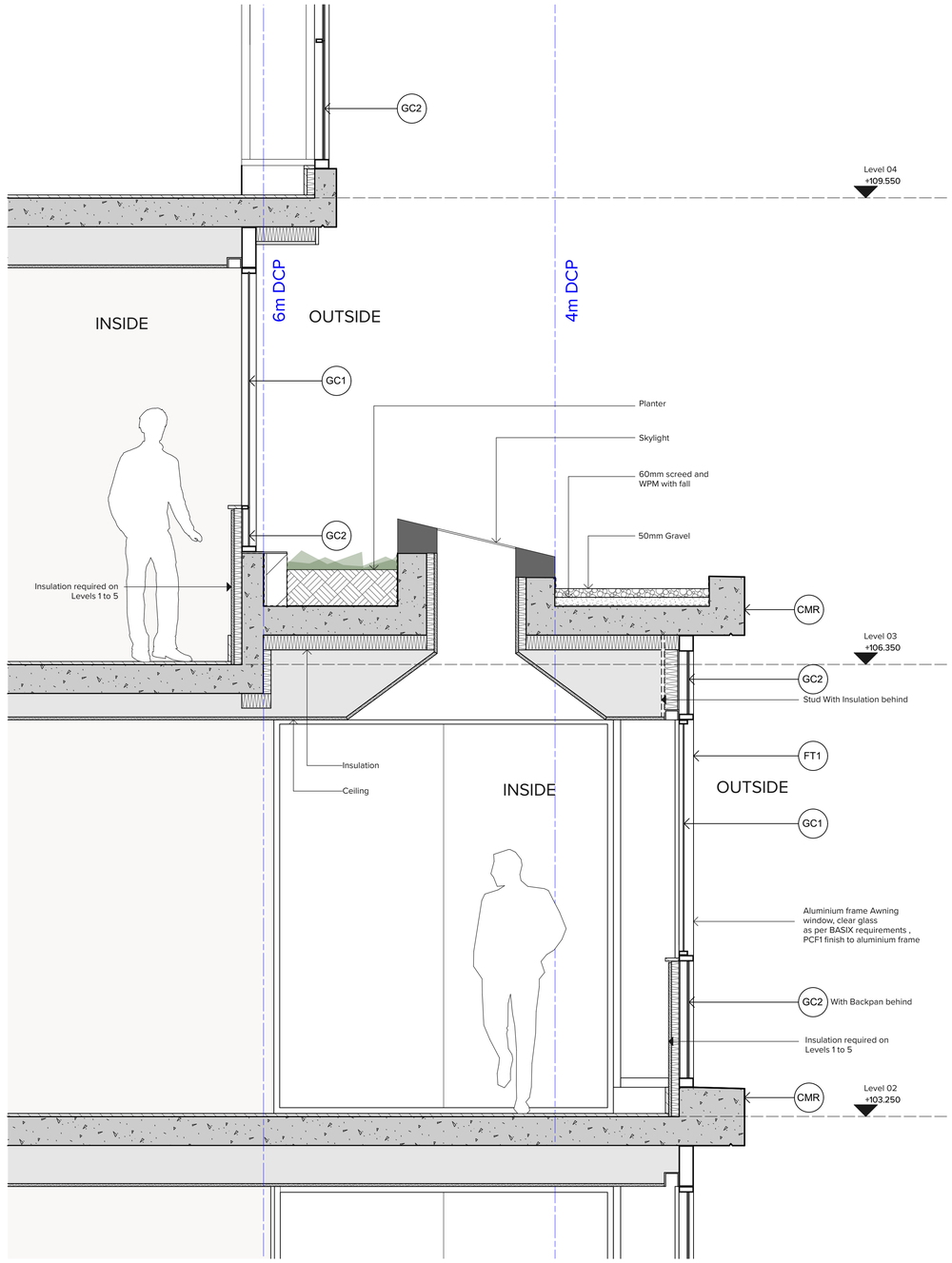

SECTION
SECTION THROUGH GENERALNON TRAFFICABLE ROOF

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.
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- GC3 — Grey Glass, with vertical linear frit pattern.
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0005091120 11 Aug 2020
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Assessor Name: Trong Thien Huynh
Assessor Number: 20887

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
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-850-060
Rev: 4
North

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Assessor Name Trong Thien Huynh
Assessor Number 20887

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**
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Status
Dwg No. **DA-900-010**
Rev **4**

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Project Title
Uniting Coombah Village
43-53 Oxford St Epping NSW 2121 Australia
Drawing Title
3D VIEWS
South-East_ Main Entry 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
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Scale @A1, 50%@A3
Project No. 17001
Drawn by BF
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Dwg No. DA-900-020
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Assessor Name: Trong Thien Huynh
Assessor Number: 20687
Assessor Signature

Project Title

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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

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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**
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Rev **3**

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