

Drawing List

Series	Drawing No.	Drawing Name	Rev	Scale
Notification Plans	A-005-001	Notification Plan	P01	1:400
	A-005-002	Notification Plan	P01	1:400
Siteworks	A-010-010	Site Plan	P02	1:200
Demolition Plan	A-051-001	Demolition Plan	P01	1:200
GA Plans	A-110-006	Basement 02	P03	1:200
	A-110-007	Basement 01	P03	1:200
	A-110-008	Ground Level	P02	1:200
	A-110-010	Level 01	P02	1:200
	A-110-020	Level 02	P02	1:200
	A-110-030	Level 03	P02	1:200
	A-110-040	Level 04	P03	1:200
	A-110-050	Level 05	P02	1:200
	A-110-060	Level 06	P02	1:200
	A-110-070	Level 07	P02	1:200
	A-110-080	Level 08	P02	1:200
	A-110-100	Roof Deck Level	P02	1:200
	A-110-110	Roof Level	P03	1:200
GA Elevations	A-210-001	East & West Elevation	P03	1:200
	A-210-002	North & South Elevation	P03	1:200
GA Sections	A-310-001	Section AA & BB	P02	1:200
	A-310-002	Section CC & DD & EE	P02	1:200
Adaptable Plan Layouts	A-410-610	Adaptable Apartment Plans 01	P02	1:100
	A-410-620	Adaptable Apartment Plans 02	P02	1:100
	A-410-630	Adaptable Apartment Plans 03	P02	1:100
Total Residential Floor Area Diagrams	A-700-011	Total Residential Floor Area Plans	P01	1:2, 1:...
Amenity Diagrams (ADG)	A-720-001	Solar & Cross Ventilation Diagram	P01	1:1, 1:5..
Deep Soil and Communal Space Diagrams (ADG)	A-730-001	Deep Soil	P01	1:200
	A-730-002	Communal Open Space	P02	
Landscape Areas	A-735-001	Gross Landscape Plans	P01	1:1, 1:5..
GFA Diagrams	A-770-008	GFA Plans	P02	1:1, 1:5..
Shadow Diagrams	A-790-001	June 21st (Existing Context)	P01	1:1500
	A-790-002	June 21st (Future Context)	P01	1:1500
Materials & Finishes Board	A-890-001	External	P02	
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	A-910-002	Corner of Todman Avenue and Villiers Street	P02	
	A-910-003	West Facade from Villiers Street	P02	
	A-910-004	North-East Facade from Anzac Parade	P03	
	A-910-005	Entry from Anzac Parade	P02	

137 ANZAC PARADE
Kensington

MIXED-USE DEVELOPMENT

DEVELOPMENT APPLICATION

SUBMISSION TO COUNCIL
APRIL 2022



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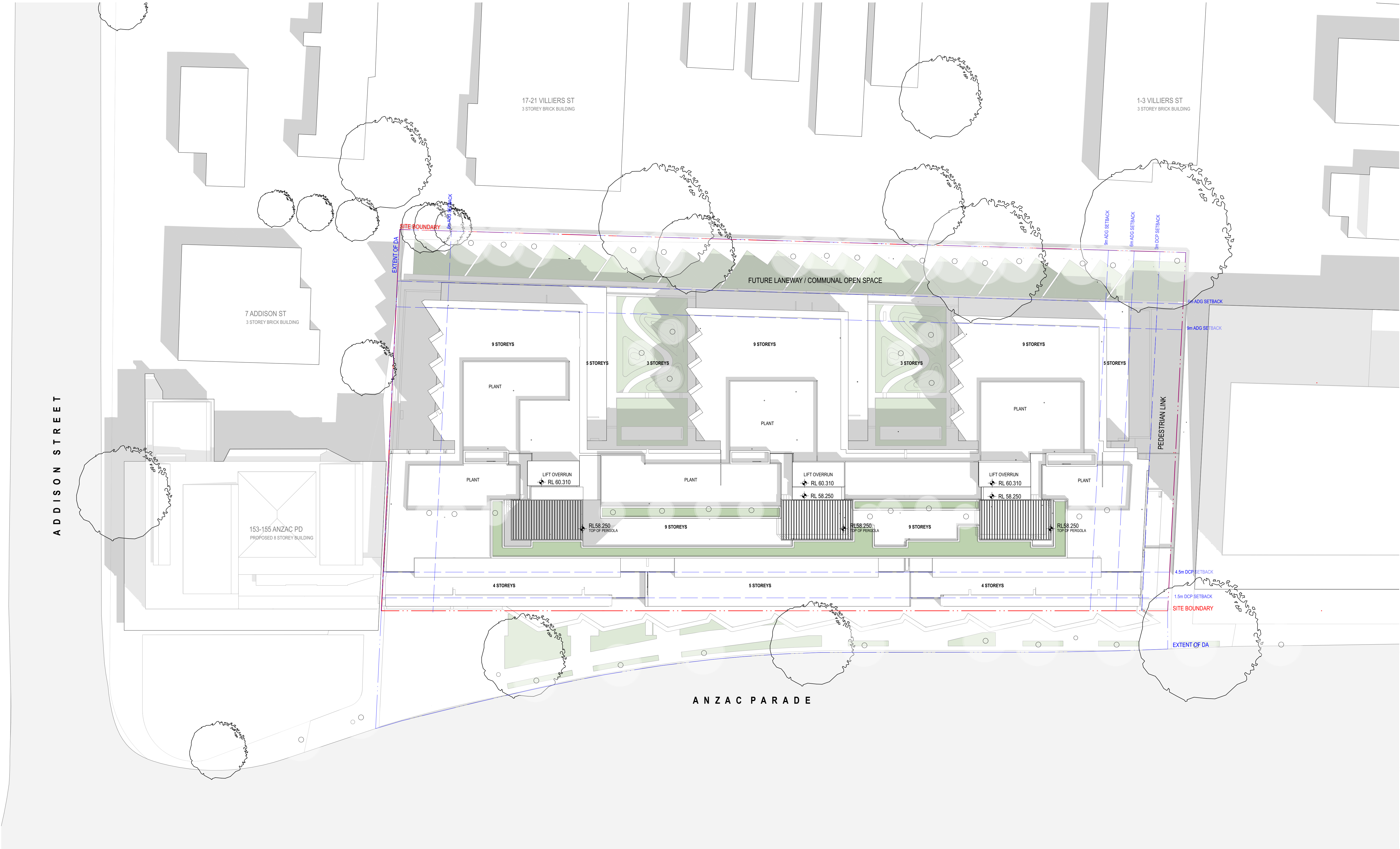
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to whomsoever, the liability of the architect shall not be limited by the above.

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
Cover Sheet

Scale
1:1 @A1, 50%@A3
Status
For DA Submission
Project No.
21076
Dwg No.
A-001-001
Drawn by
TURNER
Rev
P02
North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6085, APR 99 594 094 871

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

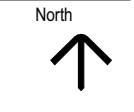
Drawing Title
**Siteworks
Site Plan**

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale
1:200 @A1, 50% @A3

Status
For DA Submission

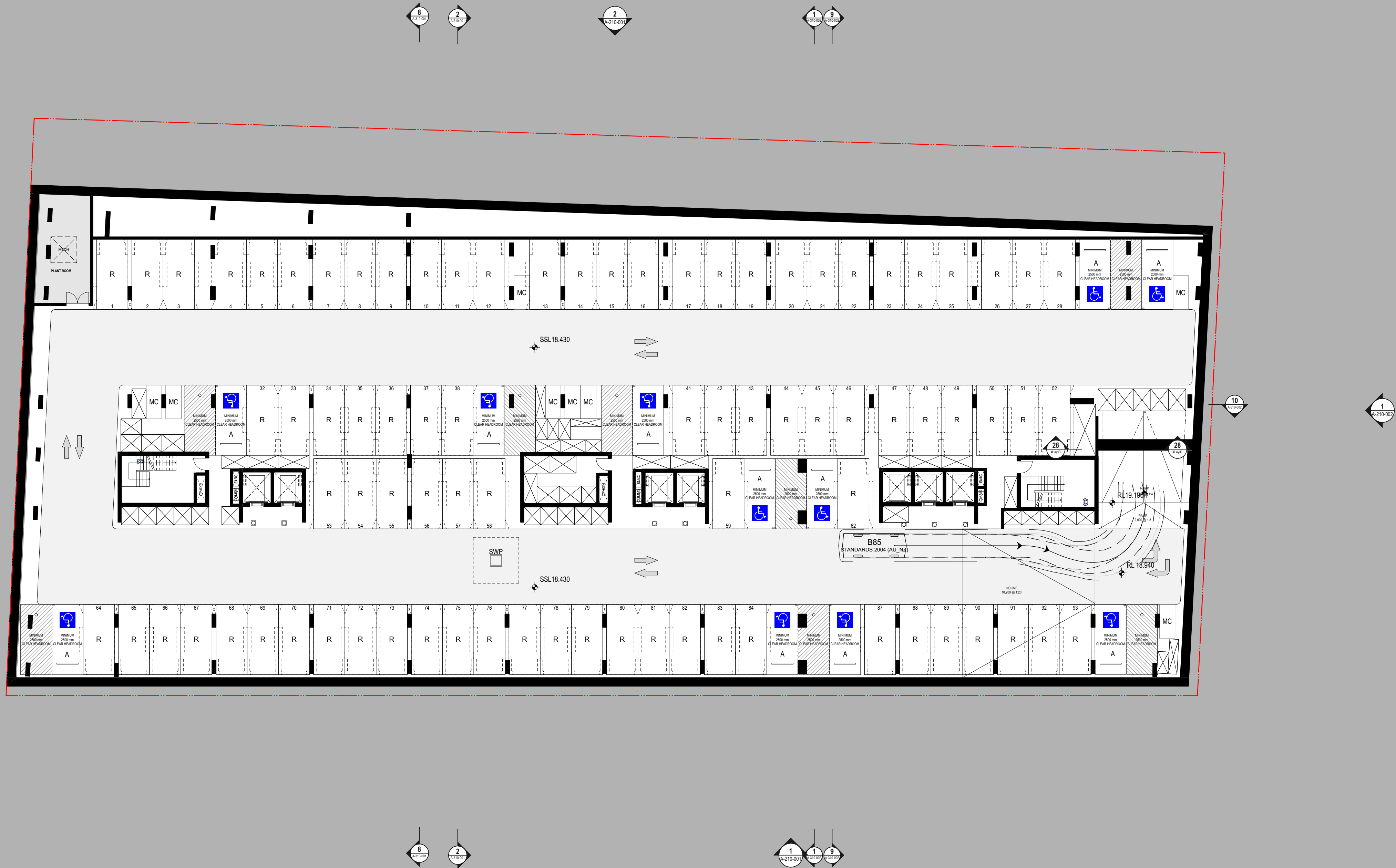
Project No.	21076	Drawn by	TURNER
Dwg No.	A-010-010	Rev	P02



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PARKING LEGEND

- A RESIDENTIAL ADAPTABLE
CS CAR SHARE
MC MOTORCYCLE
R RESIDENTIAL NON-ADAPTABLE
RA RETAIL ACCESSIBLE
RT RETAIL NON-ACCESSIBLE
S SCHOOL
V VISITOR

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Turnerwater And/And Nicholas Turner 6085, ABN 56 564 394 811

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Basement 02

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale
1:200 @A1, 50% @A3

Project No.
21076

Dwg No.
A-110-006

Drawn by
TURNER

Rev
P03

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Notwithstanding to whomsoever, Turner 4885, ABN 96 594 394 911

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Ground Level

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by
1:200 @A1, 50% @A3	21076	TURNER
Status	Dwg No.	Rev
For DA Submission	A-110-008	P02

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding to the Architectural Firm 6885, ABN 99 594 094 871



Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	→
Status	Dwg No.	Rev	
For DA Submission	A-110-010	P02	

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 01

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Notified Architect Nicholas Turner 6085, APR 99 904 094 971



Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
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Scale
1:200 @A1, 50%@A3
Status
For DA Submission

Project No.
21076
Dwg No.
A-110-020

Drawn by
TURNER
Rev
P02



Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 02

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Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 03

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	→
Status	Dwg No.	Rev	
For DA Submission	A-110-030	P02	

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Rev	Date	Approved by	Revision Notes
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P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	P03
For DA Submission	A-110-040		

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 04

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Nominated Architect Nicholas Turner 6055, ABN 59 594 094 971

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	1:200 @A1, 50% @A3	Project No.	21076	Drawn by	TURNER	North →
Status	For DA Submission	Dwg No.	A-110-050	Rev	P02	

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 05

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Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 06

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	1:200 @A1, 50% @A3	Project No.	21076	Drawn by	TURNER
Status	For DA Submission	Dwg No.	A-110-060	Rev	P02

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Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	1:200 @A1, 50% @A3	Project No.	21076	Drawn by	TURNER	North →
Status	For DA Submission	Dwg No.	A-110-070	Rev	P02	

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 07

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Notified Architect Nicholas Turner 6085, ABN 98 594 094 871

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Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Level 08

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	1:200 @A1, 50% @A3	Project No.	21076	Drawn by	TURNER
Status	For DA Submission	Dwg No.	A-110-080	Rev	P02

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Notified Architect Nicholas Turner 6085, APR 99 504 094 871

CLIENT
Toga Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Roof Deck Level

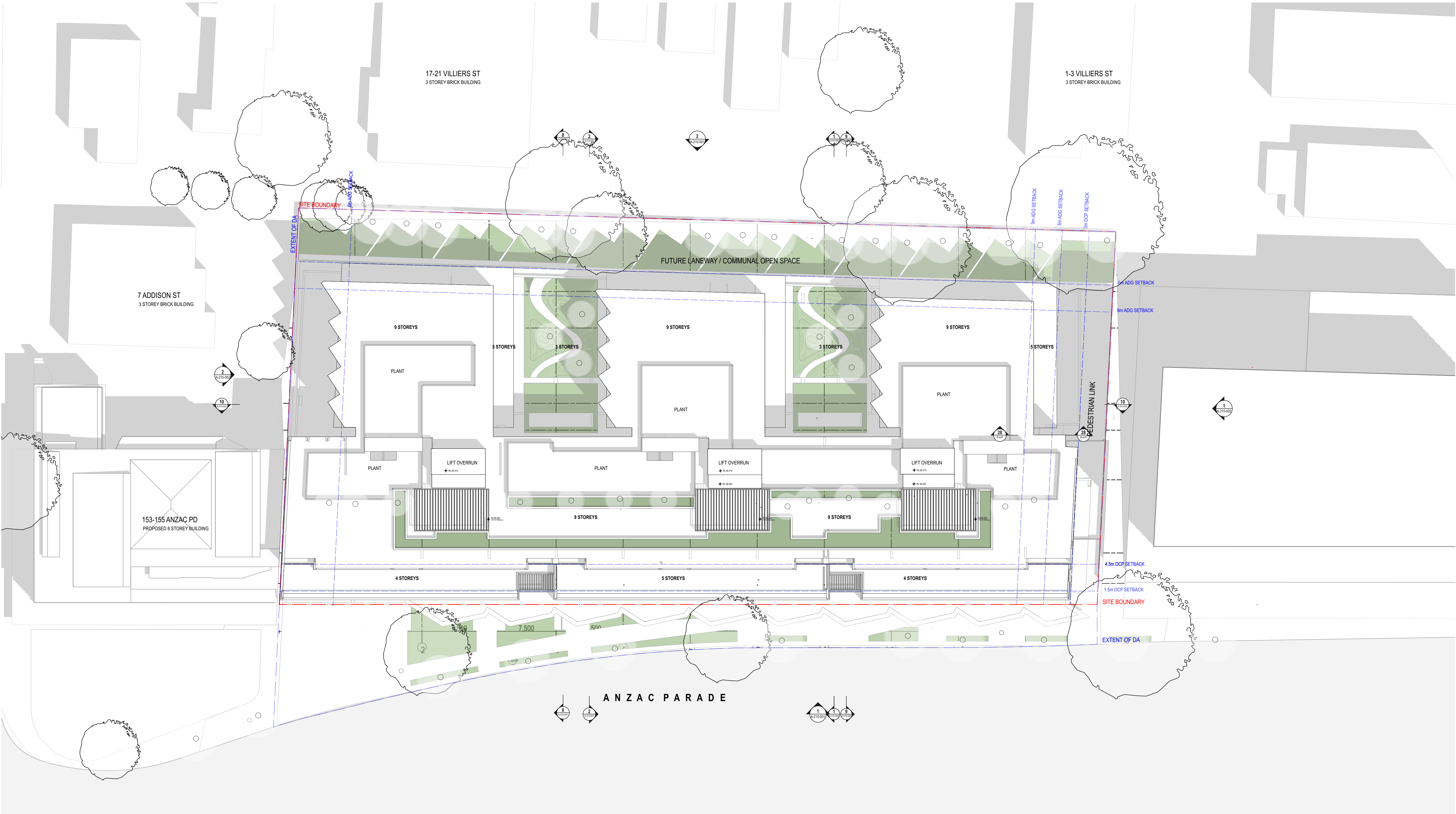
Rev	Date	Approved by	Revision Notes
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P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	→
Status	Dwg No.	Rev	
For DA Submission	A-110-100	P02	

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6885, APR 98 984 984 971

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Plans
Roof Level

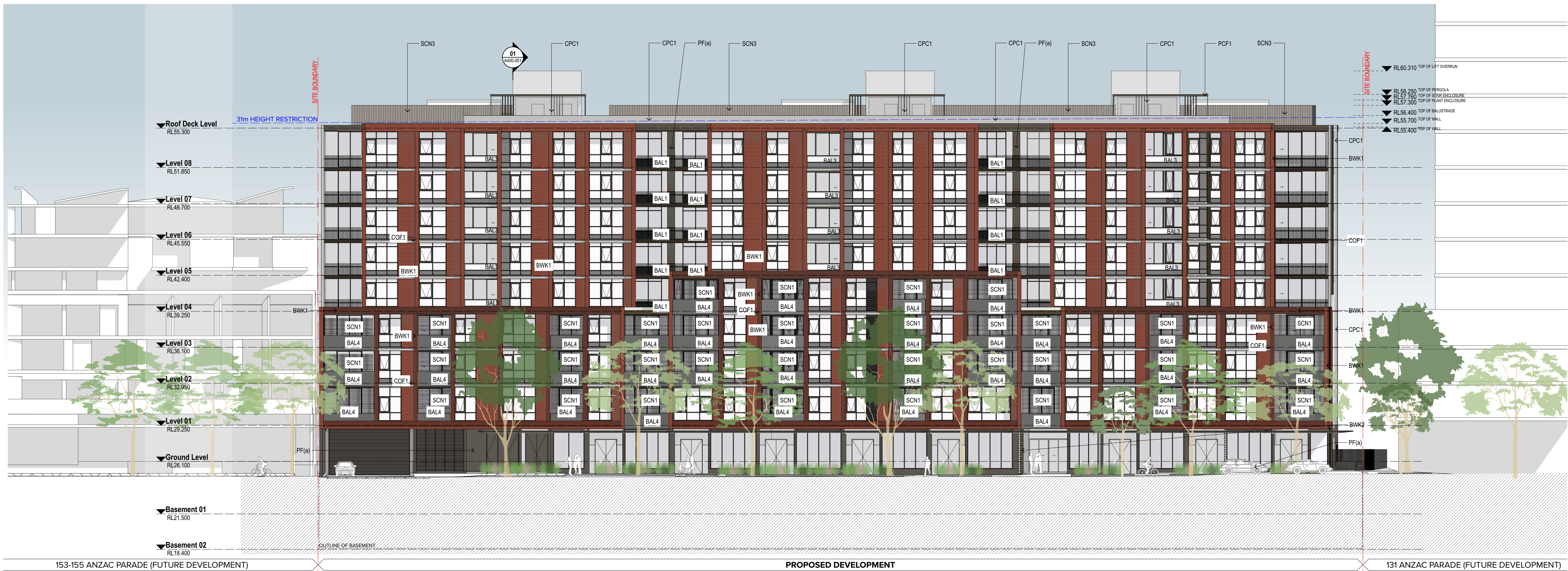
Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale	1:200 @A1, 50% @A3	Project No.	21076	Drawn by	TURNER
Status	For DA Submission	Dwg No.	A-110-110	Rev	P03

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1 East Elevation



2 West Elevation

- LEGEND:**
- (BAL1) BALUSTRADE TYPE 1. Vertical 90mm x 15mm aluminium balustrade, no top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL2) BALUSTRADE TYPE 2. Vertical 70mm x 12mm aluminium balustrade, with top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL3) BALUSTRADE TYPE 3. Glass balustrade with top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL4) BALUSTRADE TYPE 4. Profiled precast balustrade with natural finish
 - (BWK1) BRICKWORK TYPE 1. Face brick similar in colour to Bowral Hereford Bronze
 - (CPC1) PRECAST CONCRETE TYPE 1. Precast concrete with natural finish. Penetrating clear matte sealer over.
 - (GC1) GLASS, CLEAR, TYPE 1. Clear glass. Powder coated aluminium framing system. Finish to match PCF(a)
 - (GD1) DECORATIVE GLASS TYPE 1. Dark grey colourback glass. Powder coated aluminium framing system. Finish to match PCF(a)
 - (PCF(a)) POWDER COAT FINISH TYPE a. Medium Bronze Metal Cladding
 - (PF(a)) PAINT FINISH TYPE a. Finish dark bronze
 - (PF(b)) PAINT FINISH TYPE b. Finish Off-white
 - (SCN1) SCREEN TYPE 1. Vertical wire for climbing plants
 - (SCN2) SCREEN TYPE 2. Vertical aluminium posts. Powder coat and finish equal to PCF(a)
 - (SCN3) SCREEN TYPE 3. Vertical aluminium screens, height varies. Powder coat and finish equal to PCF(a)

NOTES
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CLIENT
Toqa Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Elevations
East & West Elevation

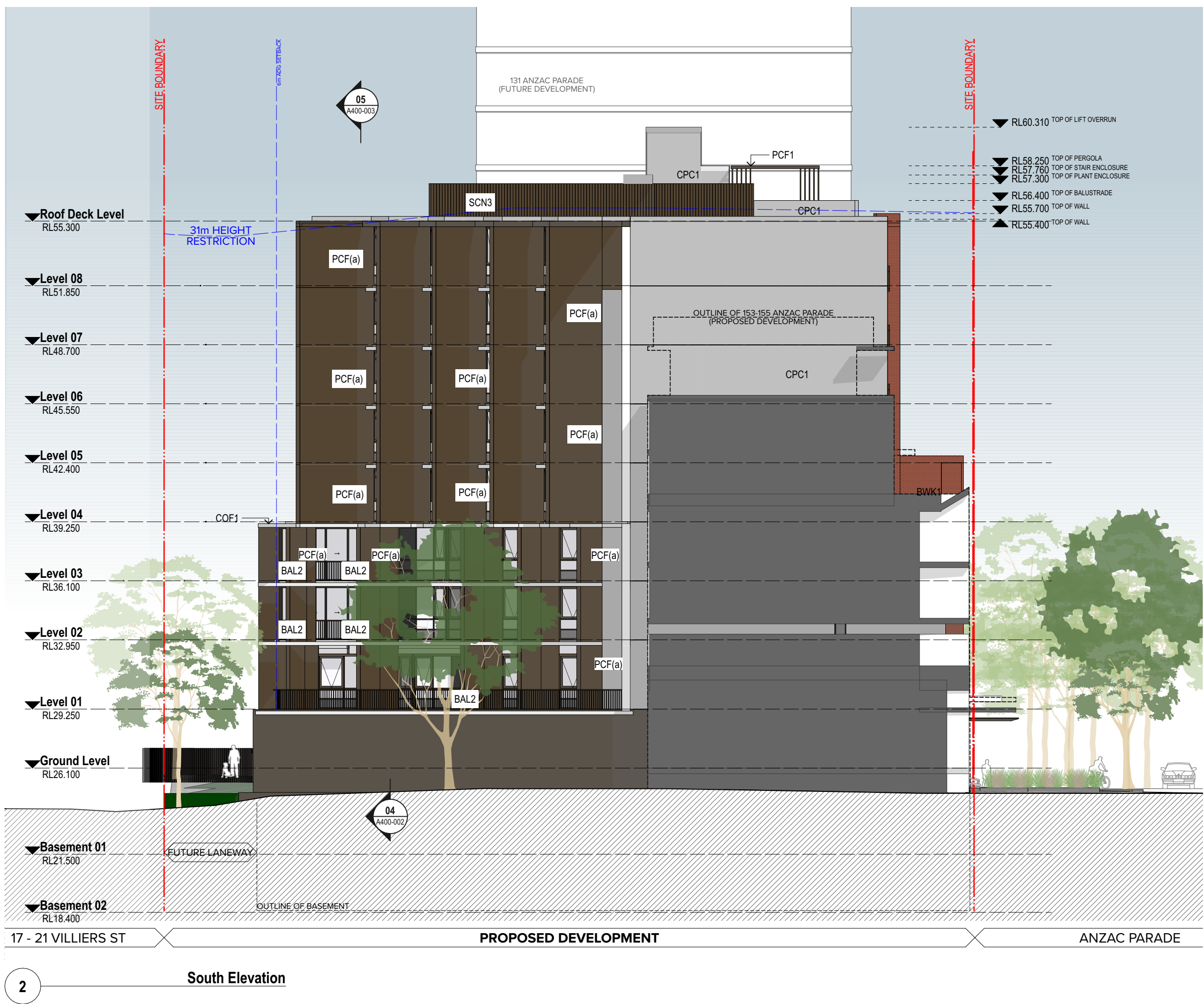
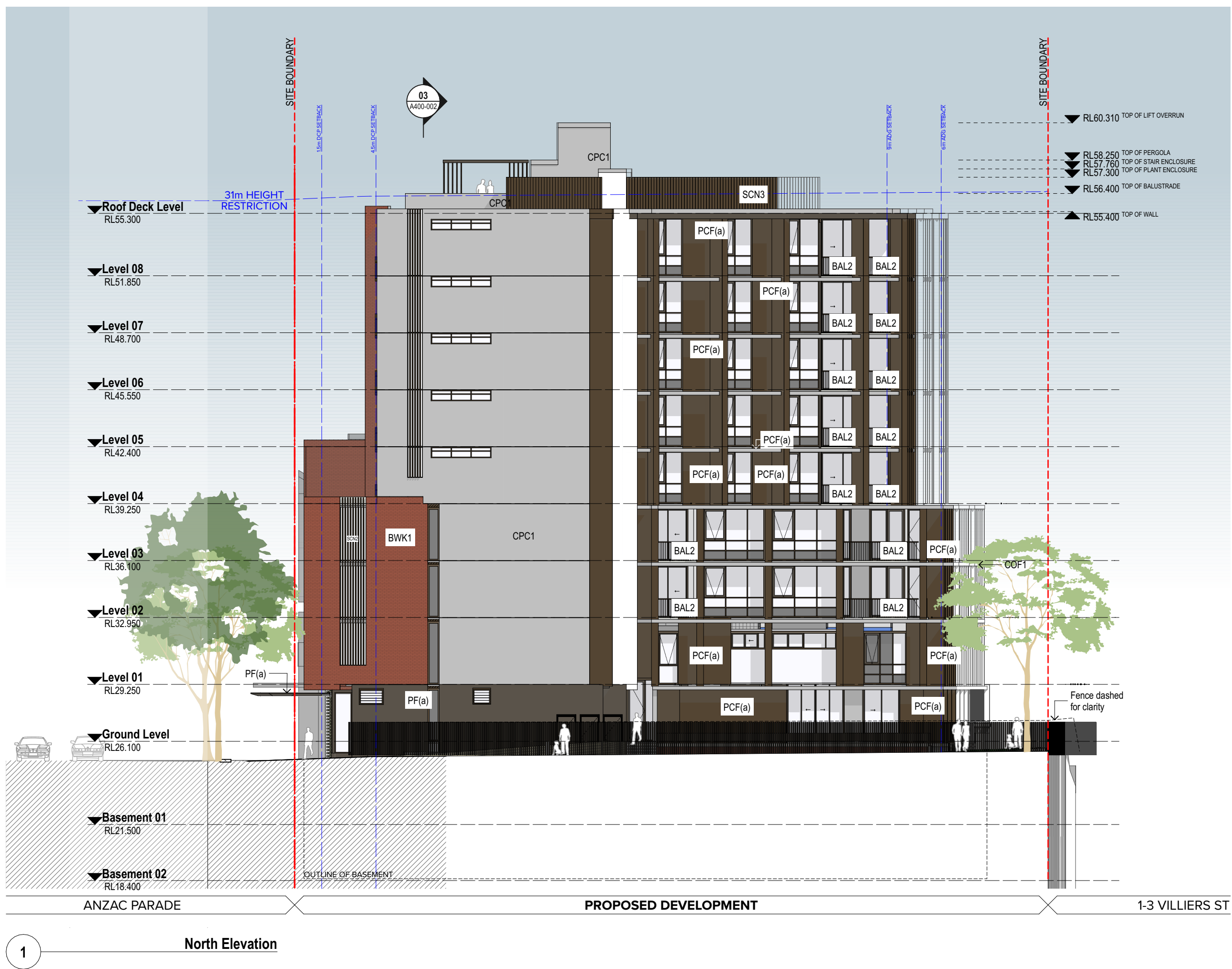
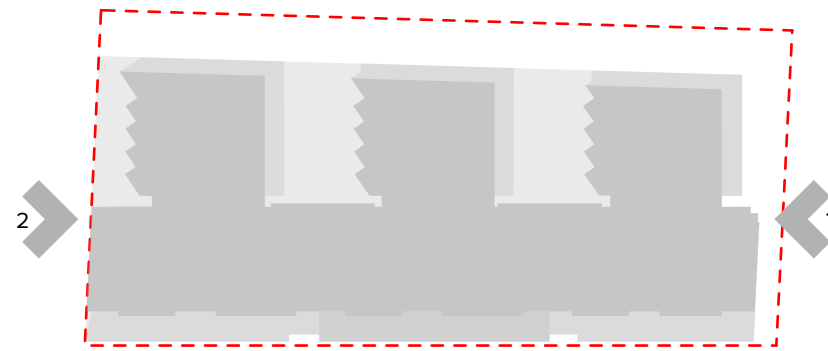
Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-210-001	P03	

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- LEGEND:**
- (BAL1) BALUSTRADE TYPE 1. Vertical 90mm x 15mm aluminium balustrade, no top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL2) BALUSTRADE TYPE 2. Vertical 70mm x 12mm aluminium balustrade with top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL3) BALUSTRADE TYPE 3. Glass balustrade with top rail. Powder-coat finish, colour and finish to match PCF(a)
 - (BAL4) BALUSTRADE TYPE 4. Profiled precast balustrade with natural finish
 - (BWK1) BRICKWORK TYPE 1. Face brick similar in colour to Bowral Hereford Bronze
 - (CPC1) PRECAST CONCRETE TYPE 1. Precast concrete with natural finish. Penetrating clear matte sealer over.
 - (GC1) GLASS, CLEAR, TYPE 1. Clear glass. Powder coated aluminium framing system. Finish to match PCF(a)
 - (GD1) DECORATIVE GLASS TYPE 1. Dark grey colourback glass. Powder coated aluminium framing system. Finish to match PCF(a)
 - (PCF(a)) POWDER COAT FINISH TYPE a. Medium Bronze Metal Cladding
 - (PF(a)) PAINT FINISH TYPE a. Finish dark bronze
 - (PF(b)) PAINT FINISH TYPE b. Finish Off-white
 - (SCN1) SCREEN TYPE 1. Vertical wire for climbing plants
 - (SCN2) SCREEN TYPE 2. Vertical aluminium posts. Powder coat and finish equal to PCF(a)
 - (SCN3) SCREEN TYPE 3. Vertical aluminium screens, height varies. Powder coat and finish equal to PCF(a)

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CLIENT
Toga Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding And/Incl. Nicholas Turner 6055, ABN 59 594 394 871

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

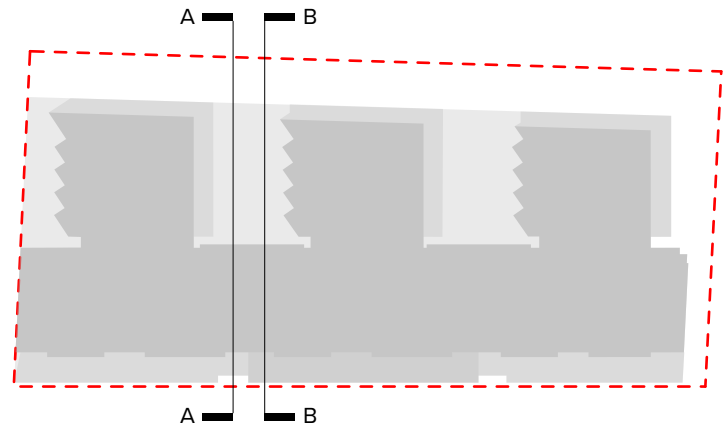
Drawing Title
GA Elevations
North & South Elevation

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

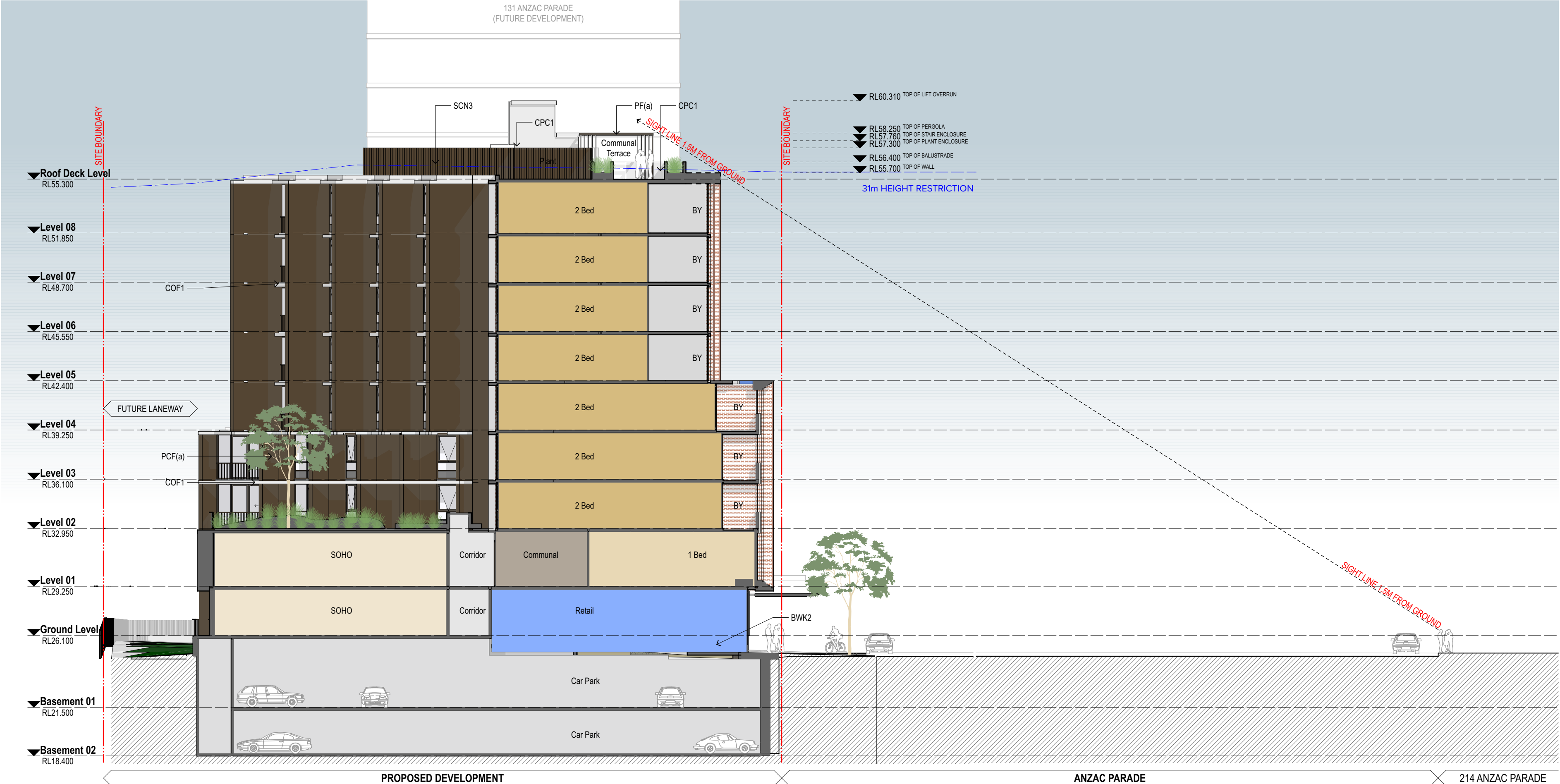
Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-210-002	P03	

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1 Section AA



2 Section BB

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CLIENT
Toga Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 23476
Notified Address: Nicholas Turner 6085, APM 88-90A-094-011

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GA Sections
Section AA & BB

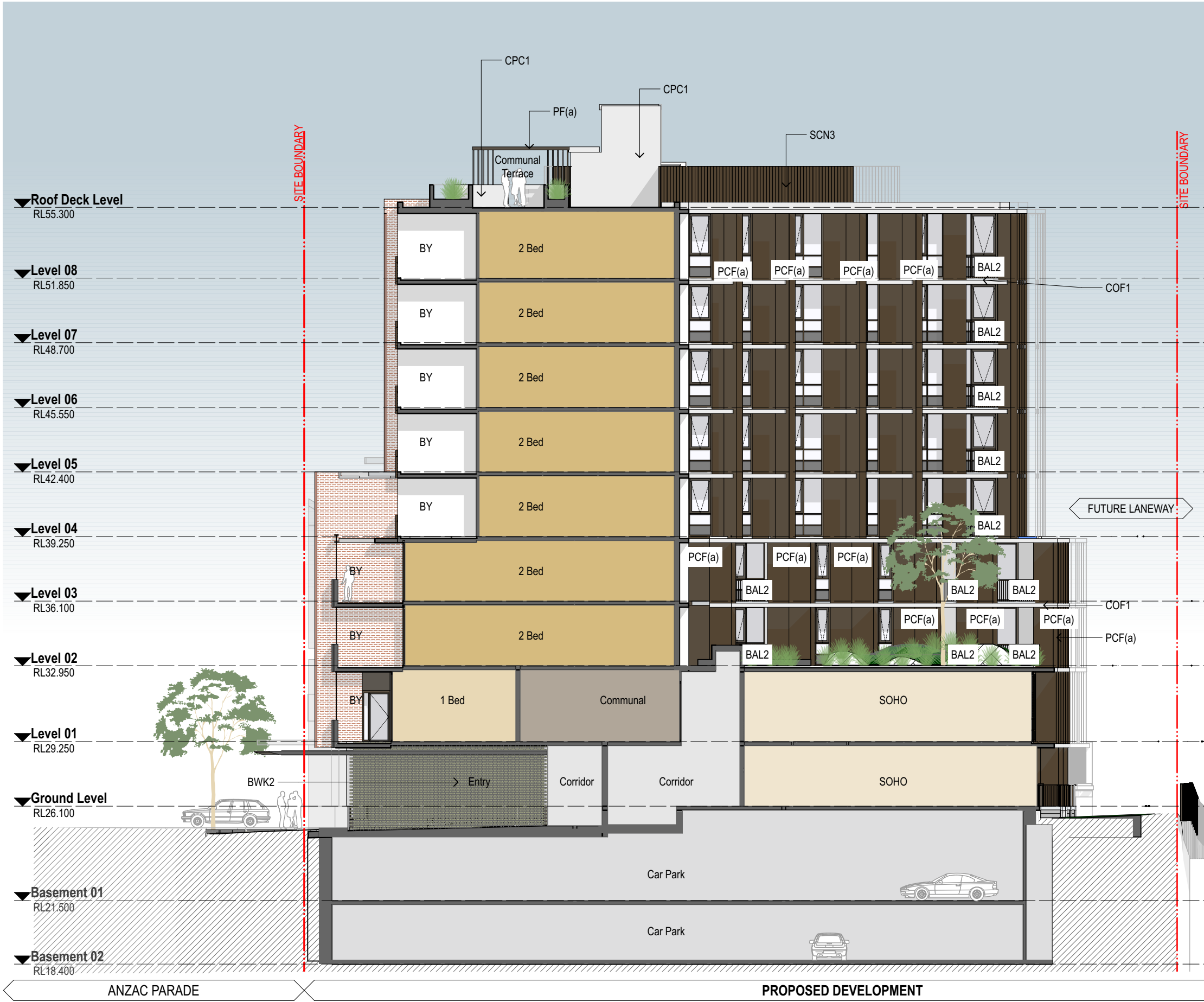
Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
1:200 @A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-310-001	P02	

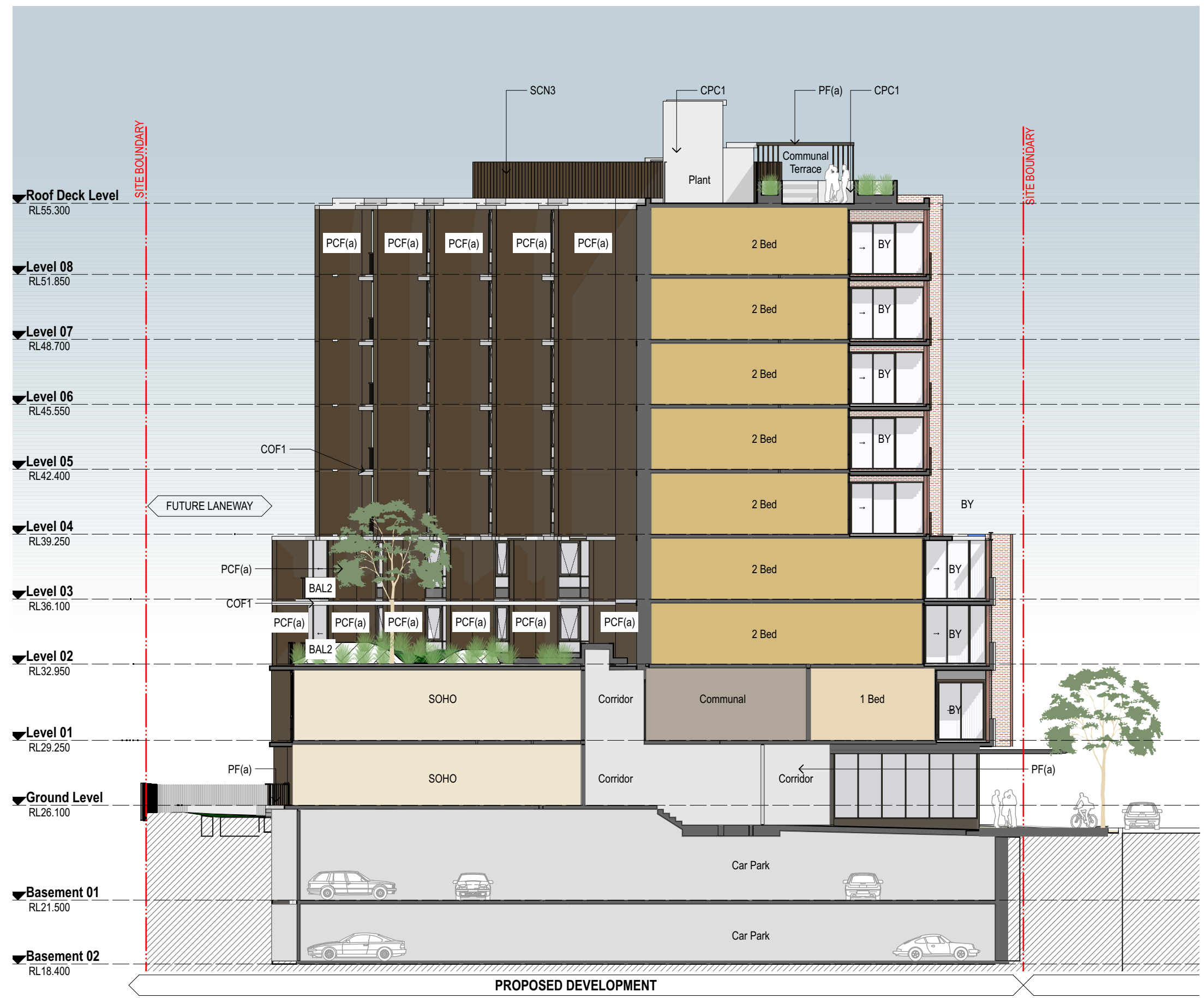
TURNER

Level 7 ONE Oxford Street
Sydney NSW 2010
AUSTRALIA

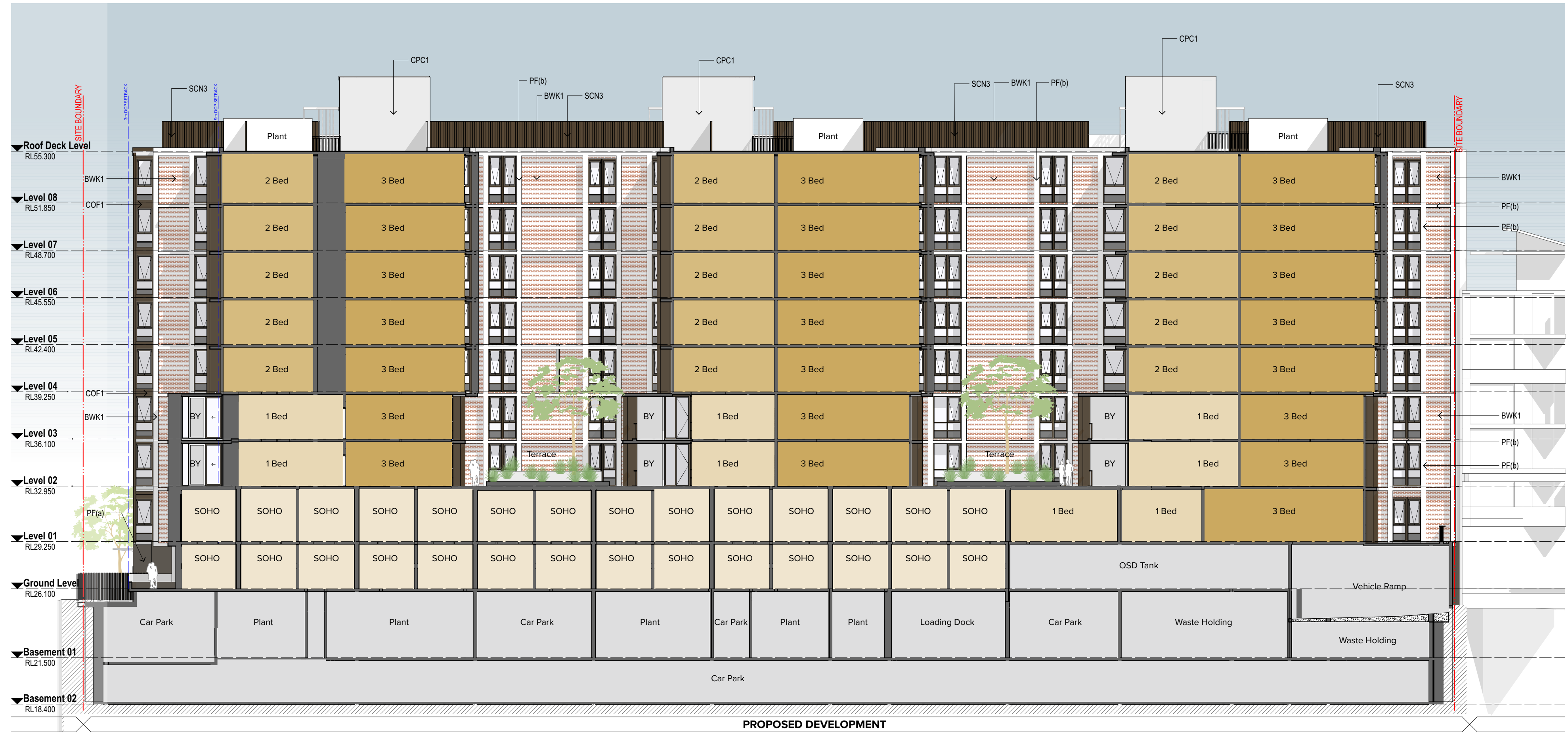
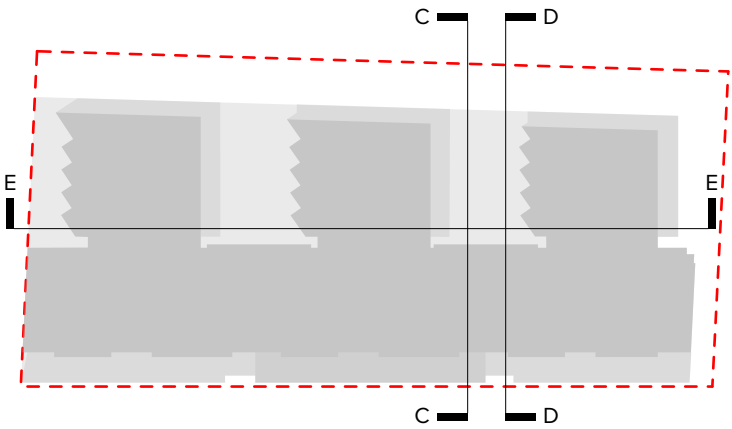
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1
Section CC
1:200



2
Section DD
1:200



Section EE
1:200

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CLIENT
Toga Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6055, APN 99-304-394-811

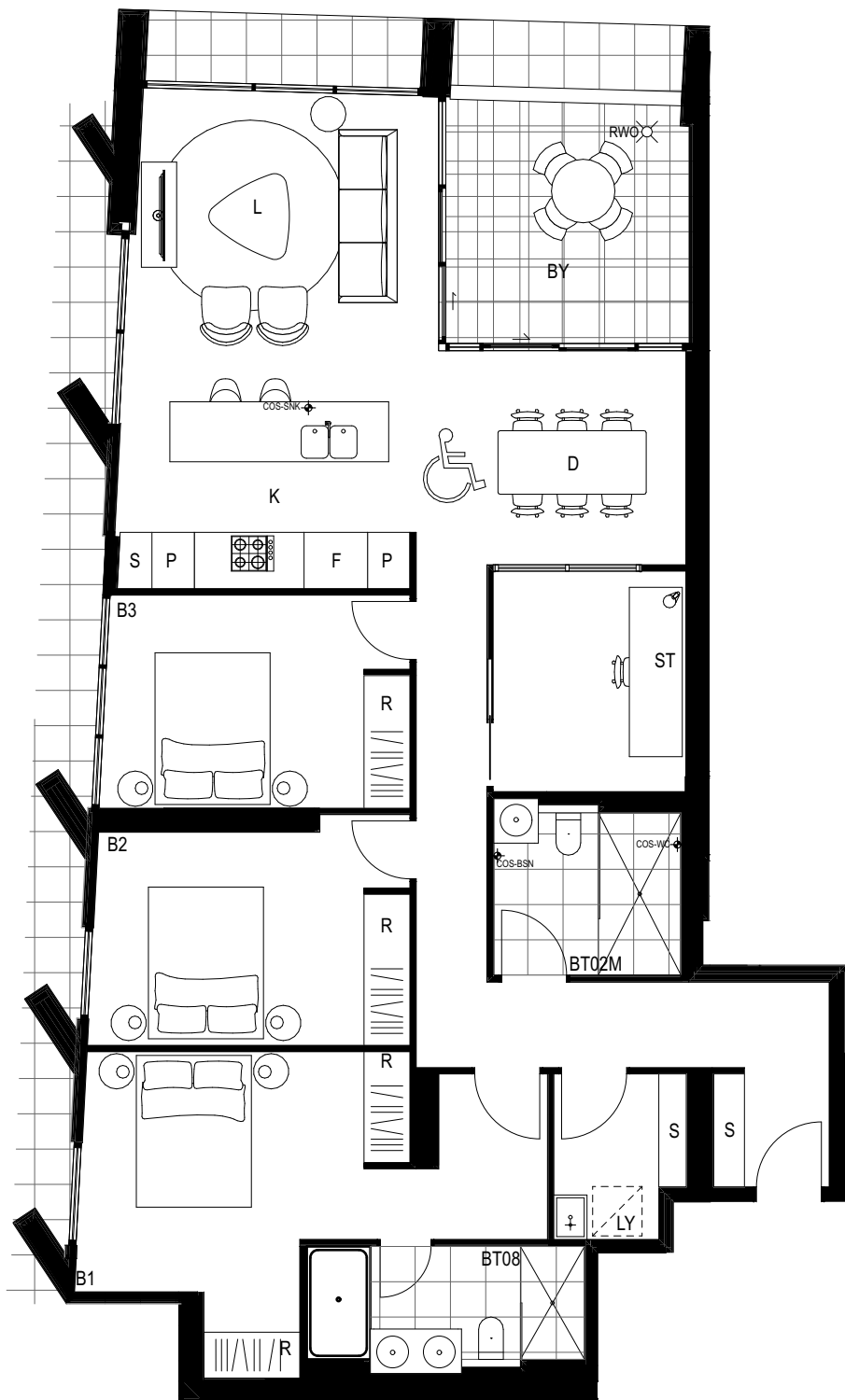
Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
GA Sections
Section CC & DD & EE

Rev P01 P02 Date 16/12/21 28/04/22 Approved by SM SM Revision Notes Issued for DA Submission Update for DA Submission

Scale 1:200 @A1, 50% @A3 Status For DA Submission Project No. 21076 Dwg No. A-310-002 Drawn by TURNER Rev P02 North

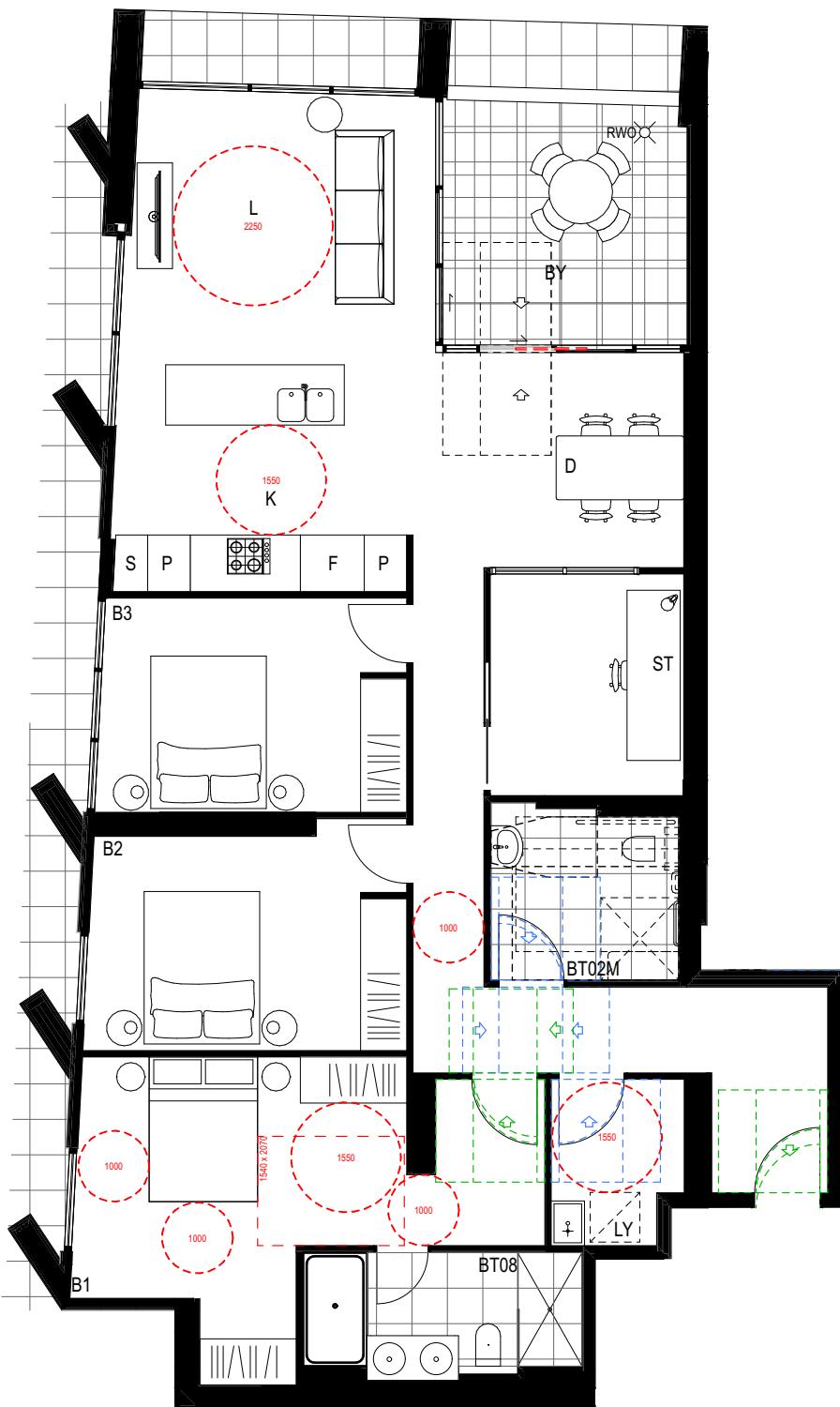
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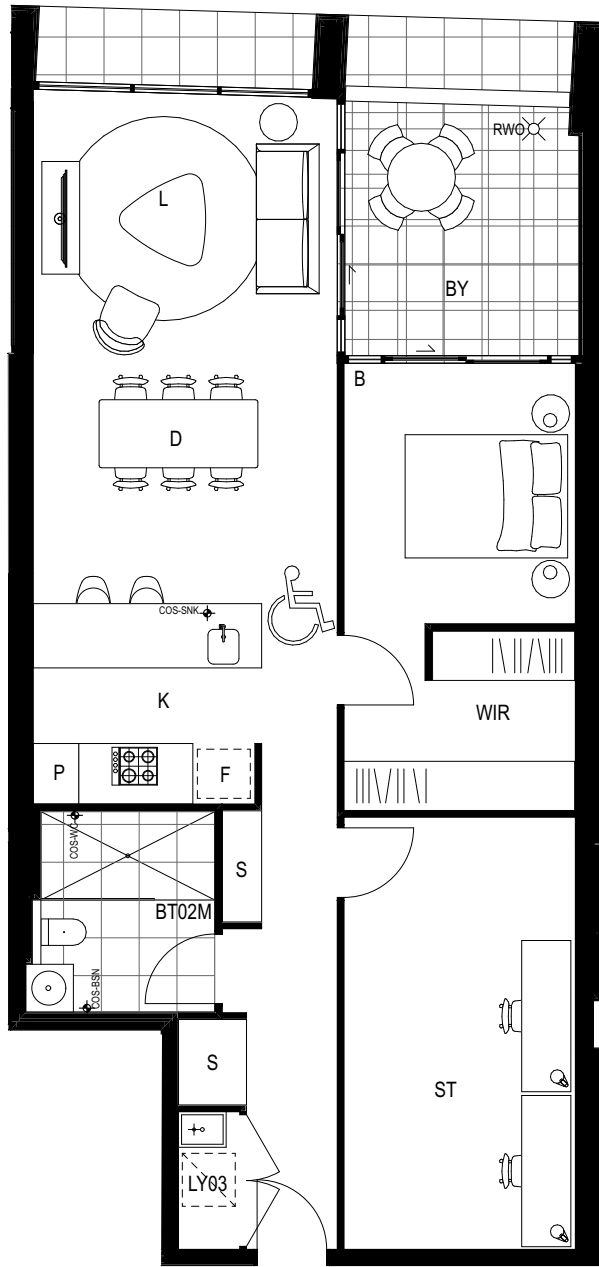


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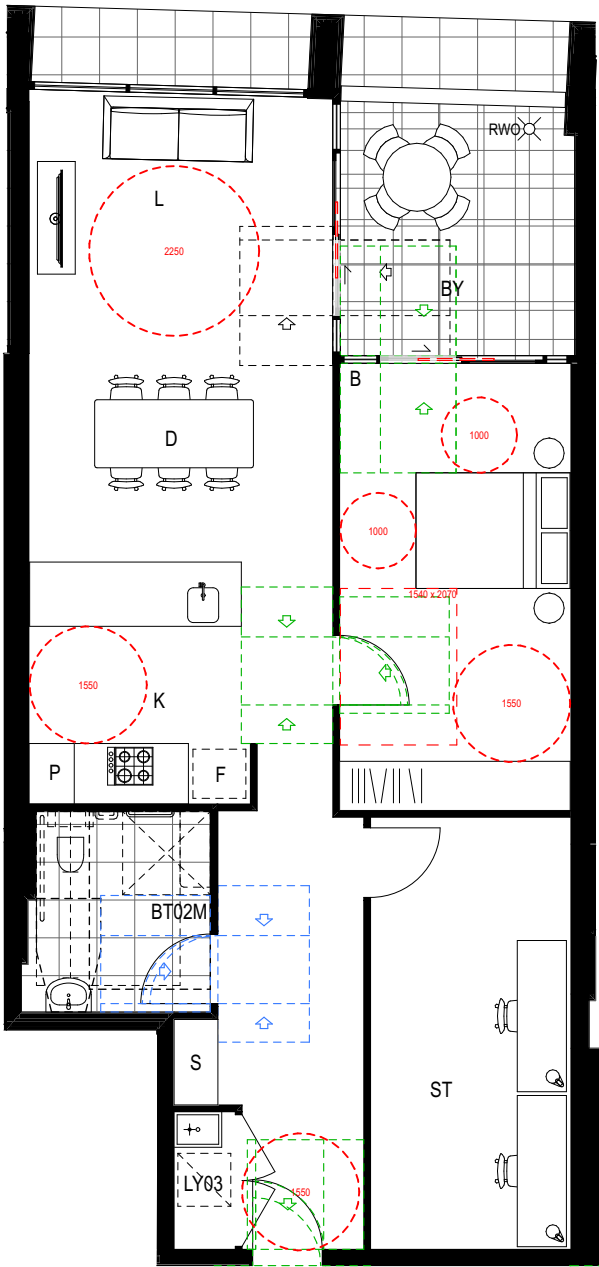


2 Post-Adaptable 1:100



3 Pre-Adaptable 1:100

Level 1
01.02 Qty =1

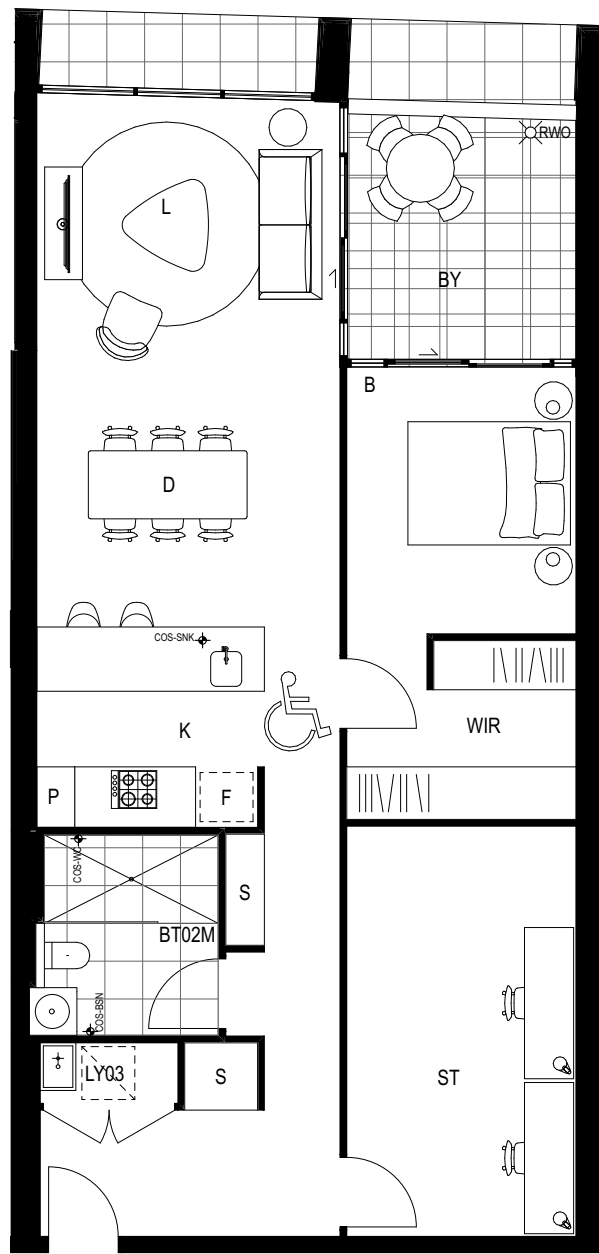


4 Post-Adaptable 1:100

ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

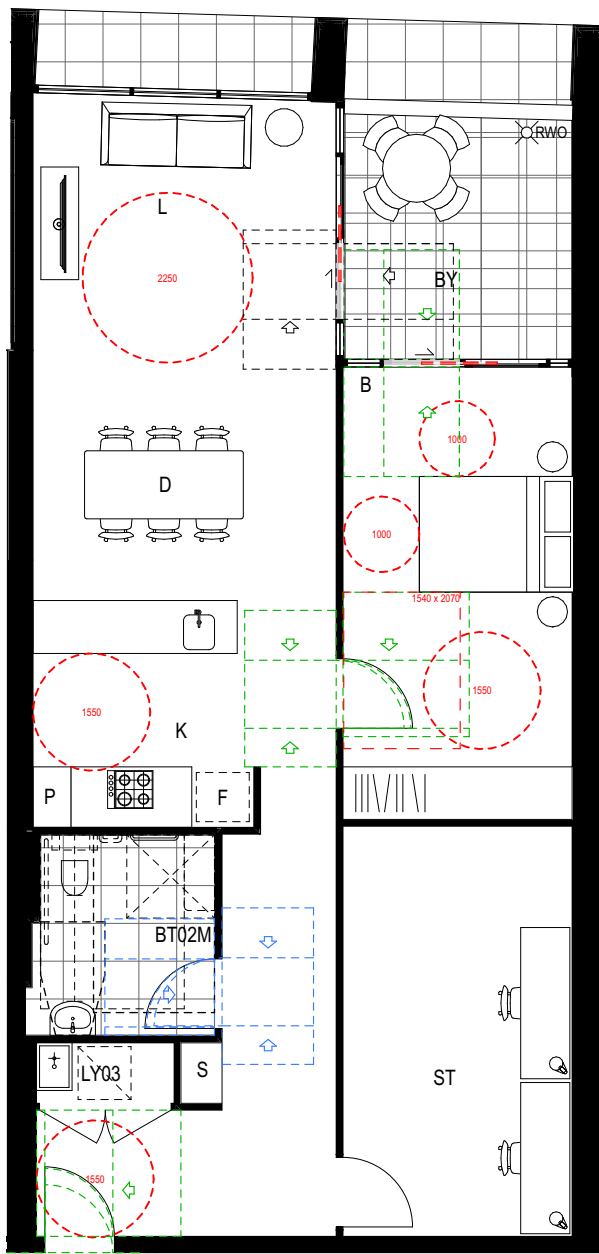
- AS 4299 Appendix A :
Defines the classification levels of apartments required as follows:
Adaptable Dwelling Class C - All essential features in incorporated.
Essential Required Features:
1. A safe continuous accessible path of travel from the street entrance and vehicle parking
entry to comply with AS 1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS1428.1
3. Parking spaces min 6.0x3.8m
4. Accessible entry to be level (max 140 slope) .
5. Threshold to below level
6. Landing to enable wheelchair manoeuvrability .
7. Accessible entrance door to have min 850 mm clearance .
8. Door lever handles and hardware to AS1428.1
9. Internal doors to have 820mm in clearance.
10. Internal corridors: 1000mm min. clear width.
11. Provision for compliance with AS1428.1 for door approaches.
12. Provision for circulation space of 2250mm dia .
13. Living/ Dining space: Telephone point adjacent to GPO.
14. Living/ Dining space: Potential illumination level min 300lux
15. Kitchen: Minimum width 2.7m (f550mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
20. Kitchen sink bowl max. 150mm deep.
21. Kitchen: Tap set capstan or lever handles or lever mixer.
22. Kitchen: Tap set located within 300mm of front of sink.
23. Cooktops to include either front or side controls with raised crossbars.
24. Cooktops to include isolating switch.
25. Kitchen: Work surface min. 800mm length adjacent to cooktop at same height.
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
27. Kitchen: GPOs to comply with AS1428.1 At least one double GPO within 300mm of front of work surface.
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in it's operating position.
29. Kitchen: Slip resistant floor surface.
30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS1428.1
31. Bathroom: Provision for bathroom area to comply with AS 1428.1
32. Bathroom: Slip resistant floor surface .
33. Shower recess, with no hob. Min size 1160 x 1100 to comply with AS1428.1
34. Shower are a waterproofed to AS 3740 with floor fall to waste .
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook.
(Plumbing and wall strengthening provision).
38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
41. Provision for continuous tiling under kitchen bench Adaptable Apartments

Adaptable Apartments Required:
Minimum 20% of total apartments to be adaptable housing units.
(Randwick DCP Requirement)
Total Adaptable Apartments Provided:
29 apartments @ 20.4%

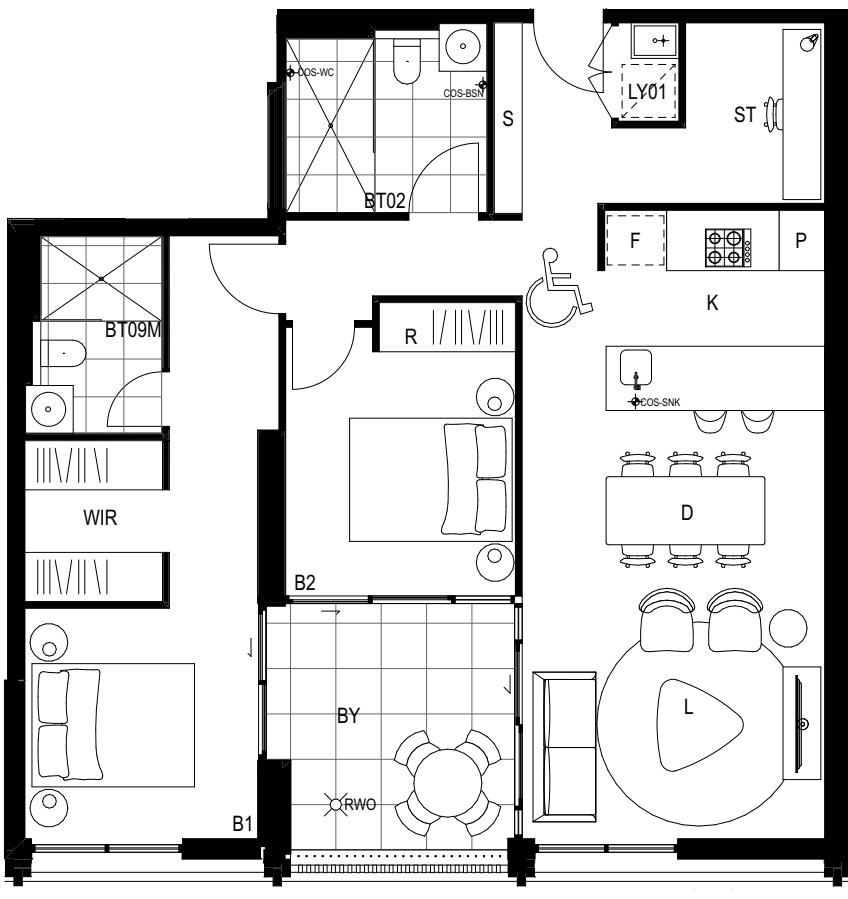


5 Pre-Adaptable 1:100

Level 1
01.03 Qty =1

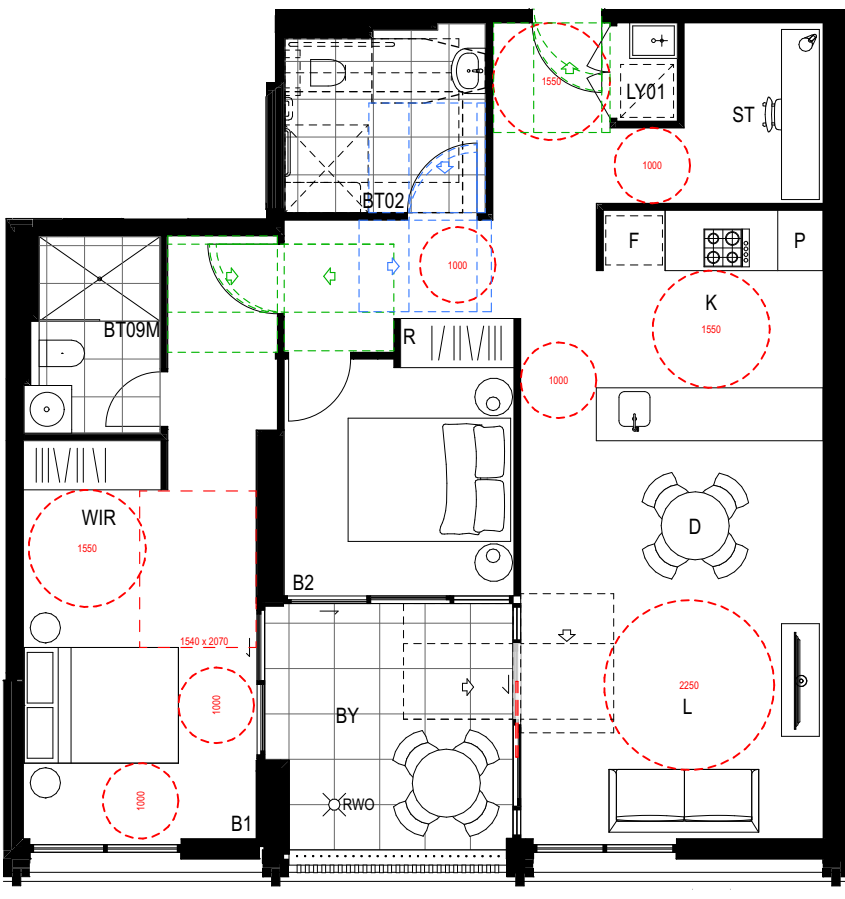


6 Post-Adaptable 1:100



7 Pre-Adaptable 1:100

Levels 1-3
01.19
02.11
03.11 Qty =3



8 Post-Adaptable 1:100

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Toga Addison Pty Ltd
Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Turner and Anzac Parade, Ultimo NSW 2007, Australia

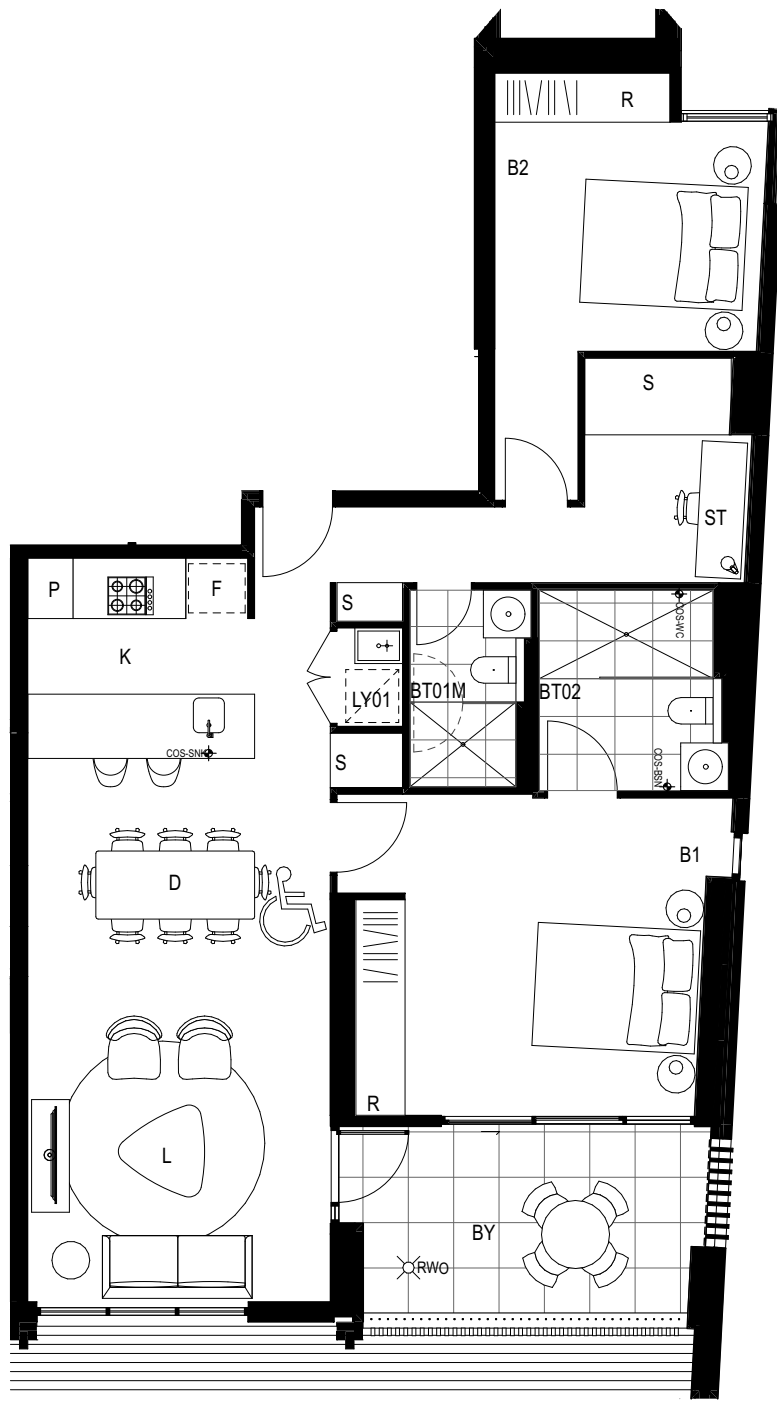
Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
Adaptable Plan Layouts
Adaptable Apartment Plans 01

Rev Date Approved by Revision Notes
P01 16/12/21 SM Issued for DA Submission
P02 28/04/22 SM Update for DA Submission

Scale
1:100 @A1, 50%@A3
Status
For DA Submission
Drawing No.
A-410-610
Project No.
21076
Drawn by
TURNER
Rev
P02

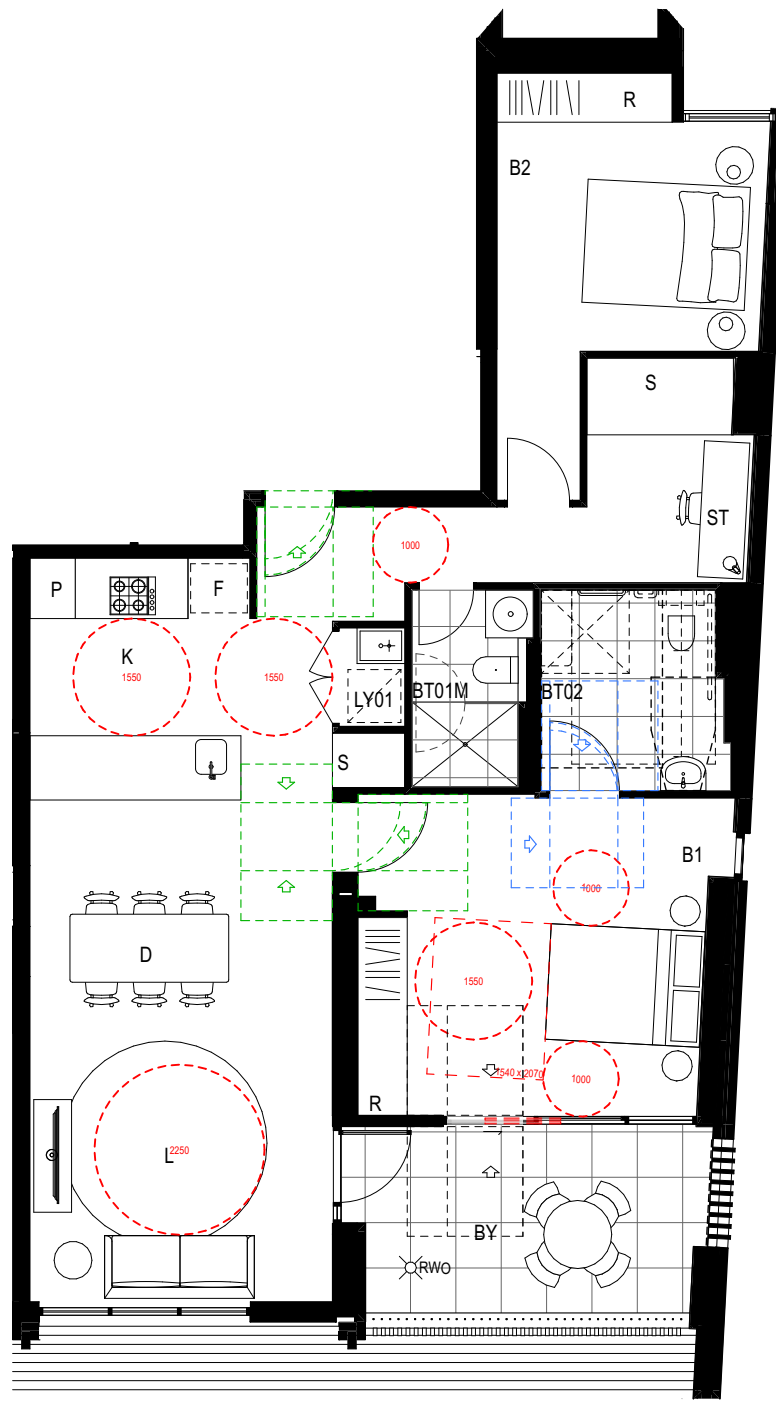
TURNER

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Darlinghurst NSW 2010
AUSTRALIA
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turner@tda.com.au

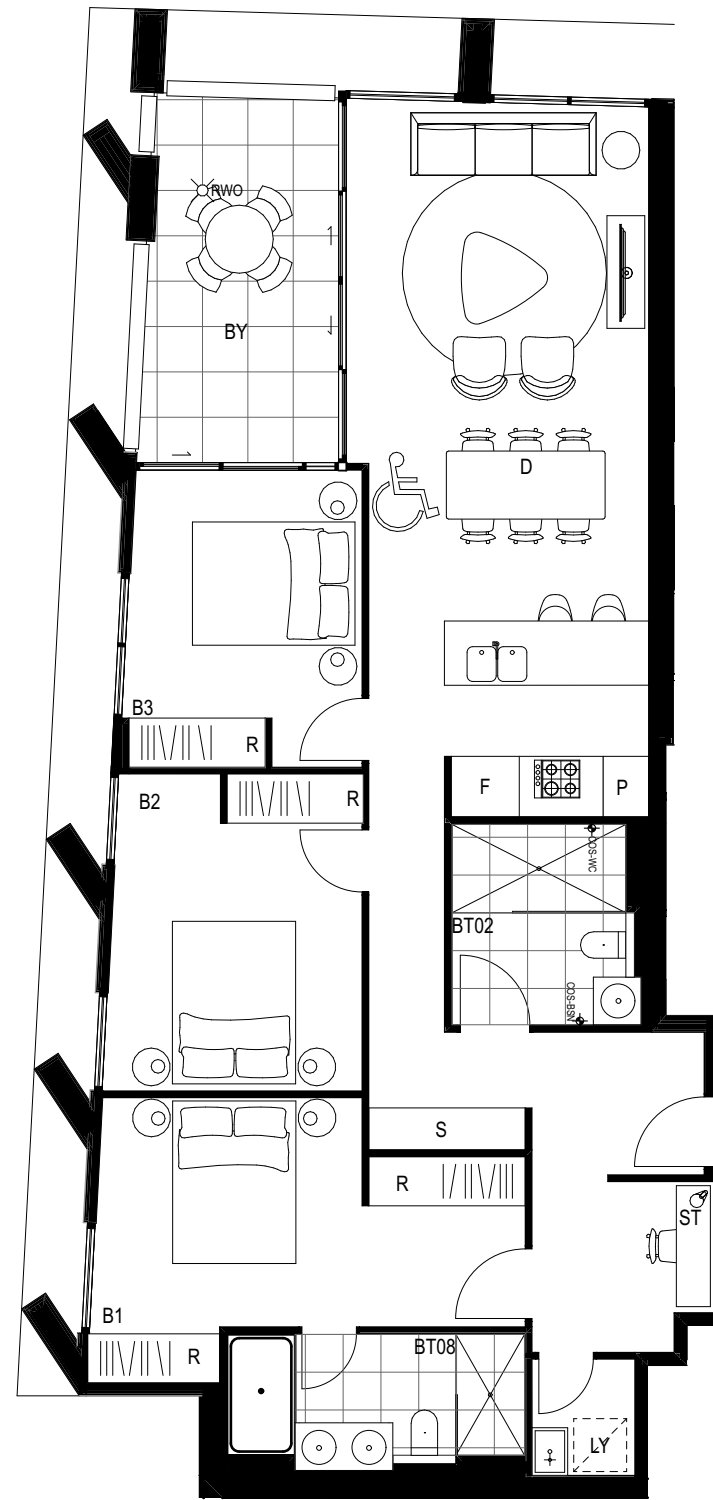


1 Pre-Adaptable 1:100

Levels 1-3
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02.20
03.20
Qty =3

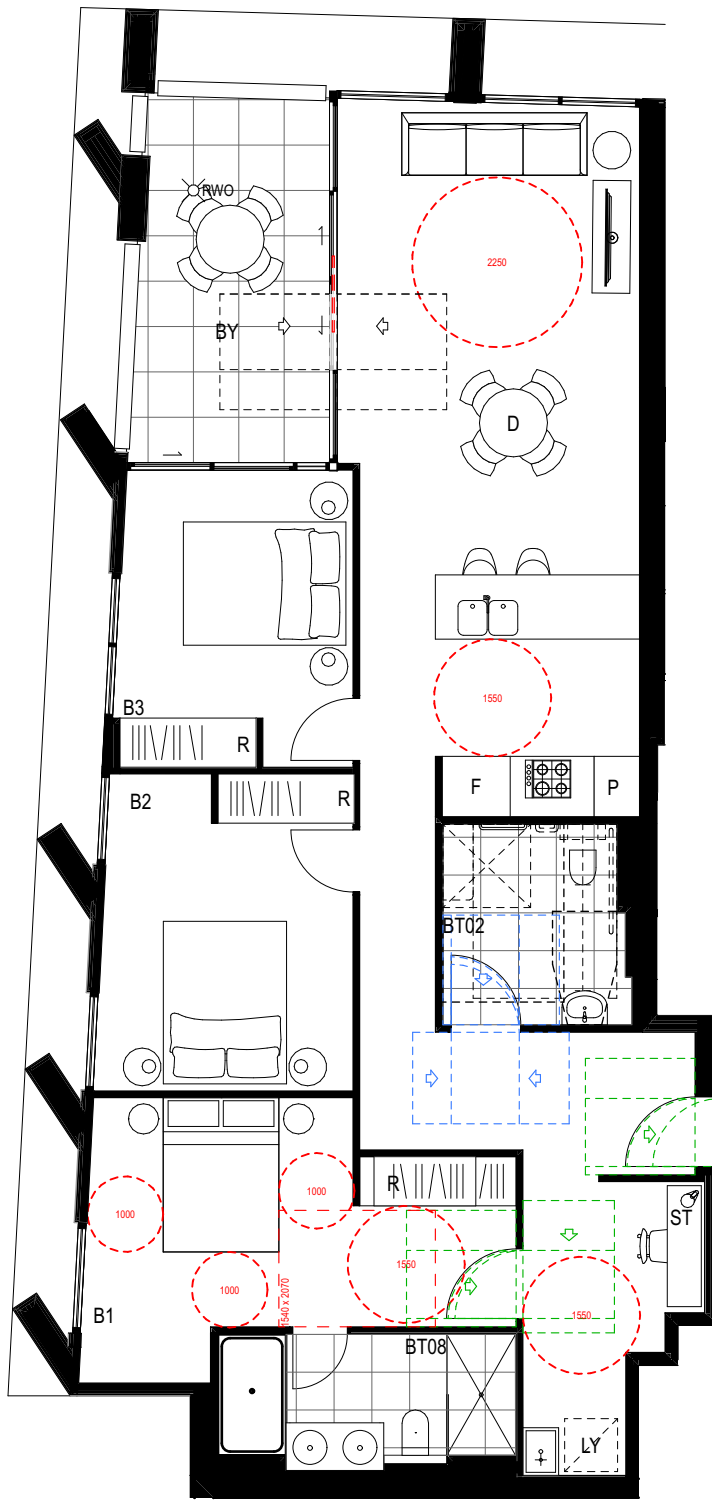


2 Post-Adaptable 1:100



3 Pre-Adaptable 1:100

Levels 2-3
02.01
03.01
Qty =2



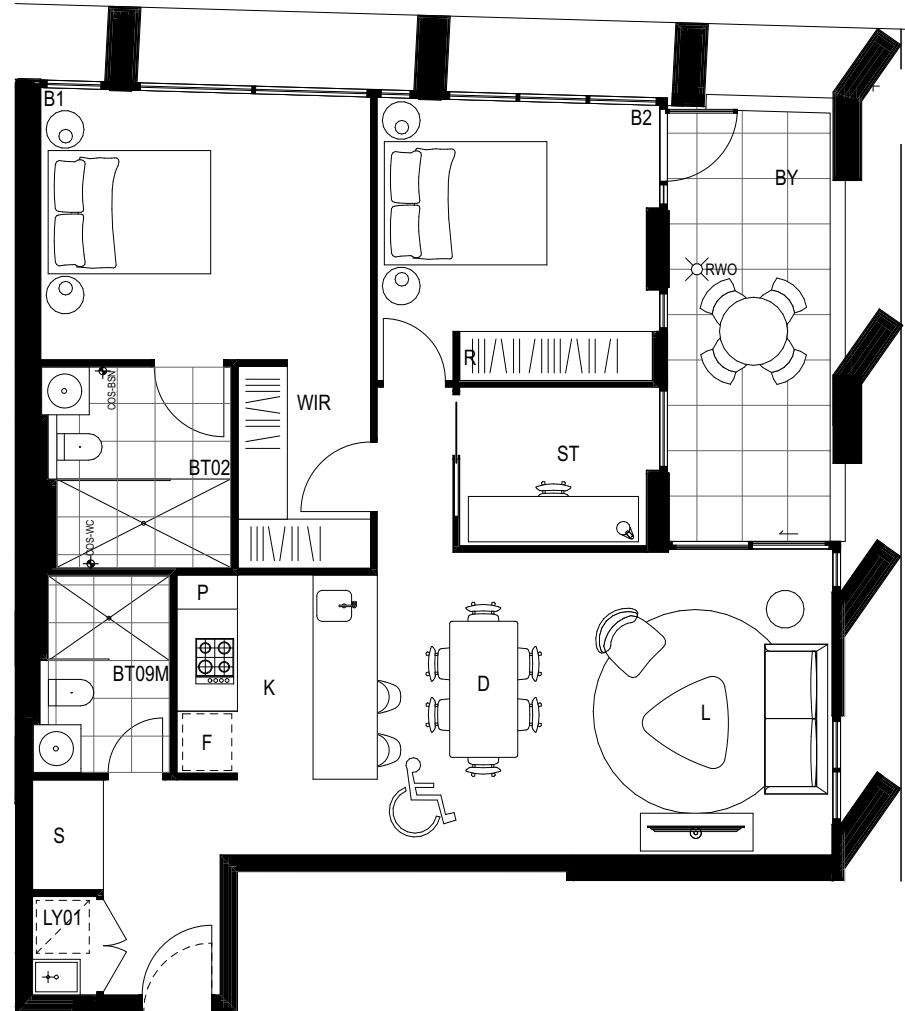
4 Post-Adaptable 1:100

ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

- AS 4299 Appendix A :
Defines the classification levels of apartments required as follows:
Adaptable Dwelling Class C - All essential features in incorporated.
Essential Required Features:
1. A safe continuous accessible path of travel from the street entrance and vehicle parking entry to comply with AS 1428.1
2. Additional Paths and Walkways to be continuous and hard surfaced with gradients complying with AS1428.1
3. Parking spaces min 6.0x3.8m
4. Accessible entry to be level (max 140 slope) .
5. Threshold to below level
6. Landing to enable wheelchair manoeuvrability .
7. Accessible entrance door to have min 850 mm clearance .
8. Door lever handles and hardware to AS1428.1
9. Internal doors to have 820mmm in clearance.
10. Internal corridors: 1000mm min. clear width.
11. Provision for compliance with AS1428.1 for door approaches.
12. Provision for circulation space of 2250mm dia .
13. Living/ Dining space: Telephone point adjacent to GPO.
14. Living/ Dining space: Potential illumination level min 300lux
15. Kitchen: Minimum width 2.7m (1550mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1.
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
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38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
41. Provision for continuous tiling under kitchen bench Adaptable Apartments

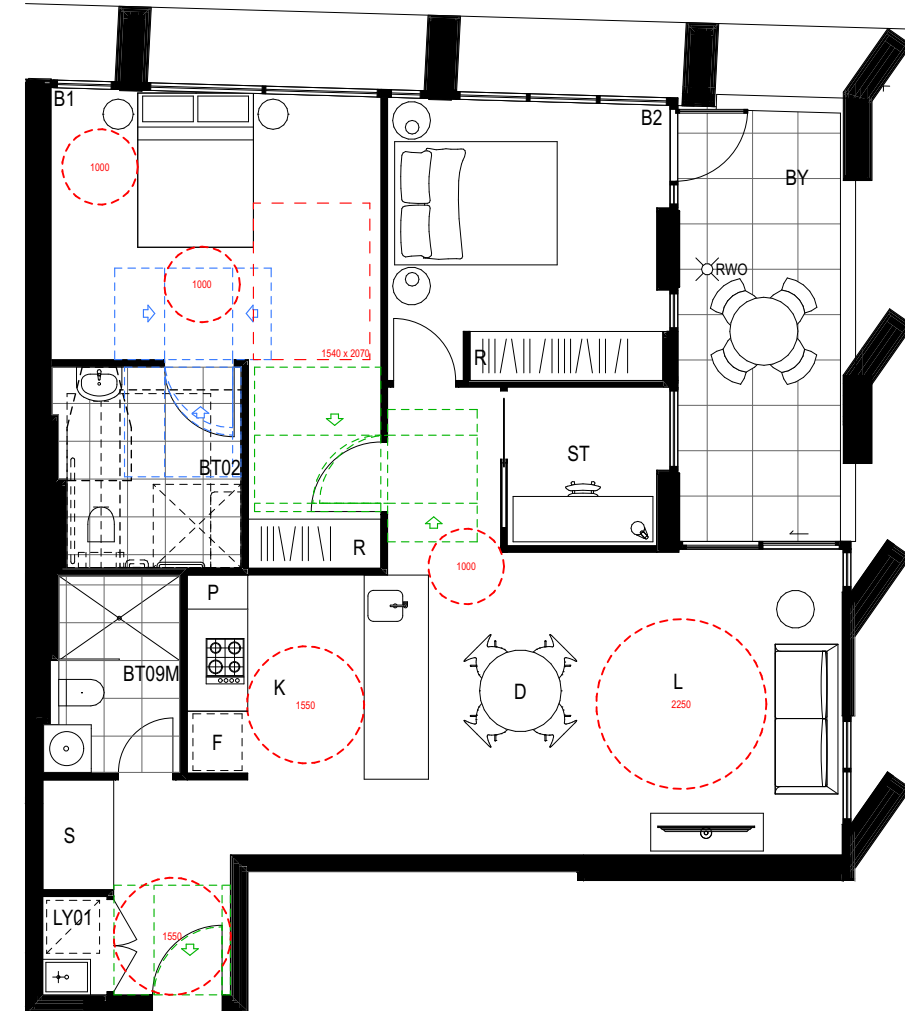
Adaptable Apartments Required:
Minimum 20% of total apartments to be adaptable housing units.
(Randwick DCP Requirement)

Total Adaptable Apartments Provided:
29 apartments @ 20.4%

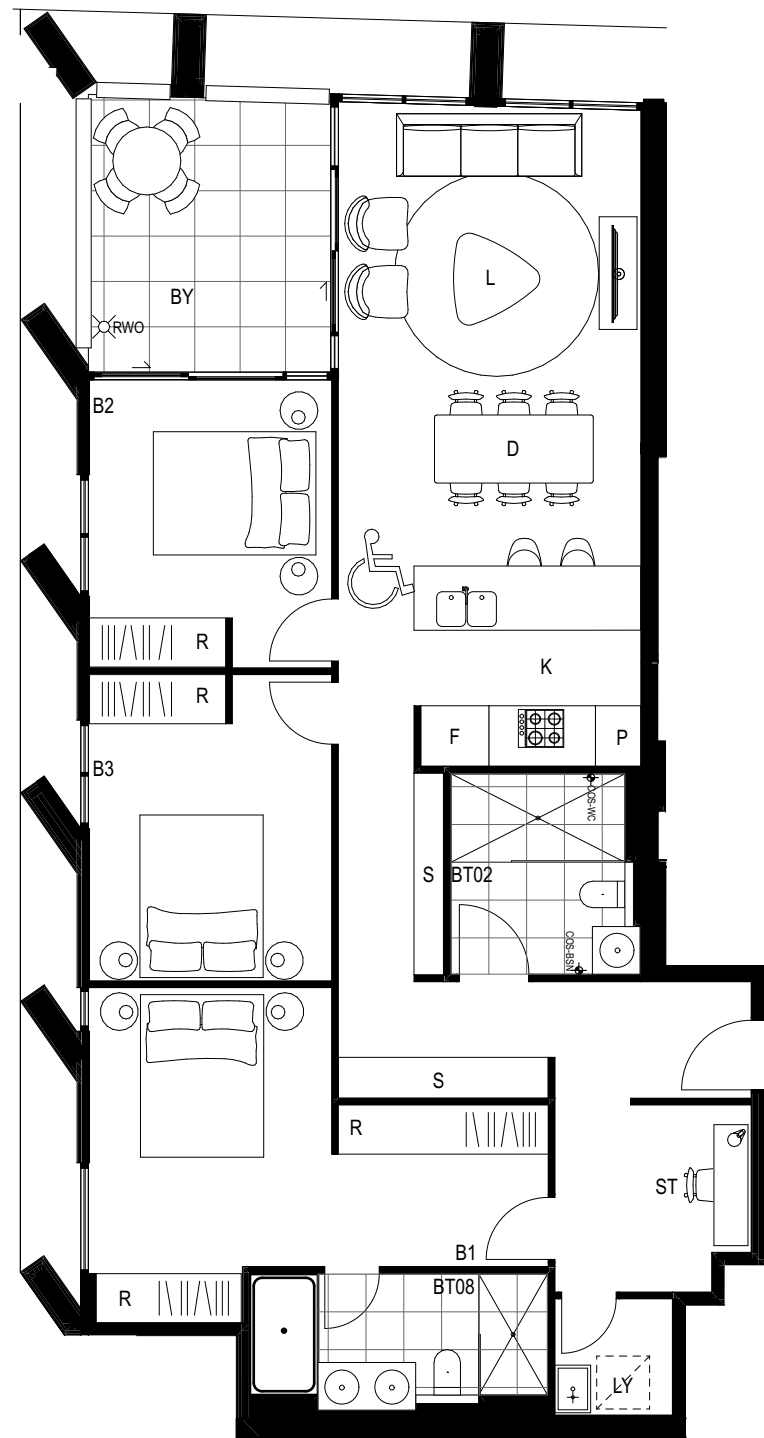


5 Pre-Adaptable 1:100

Levels 2-3
02.02
03.02
Qty =2

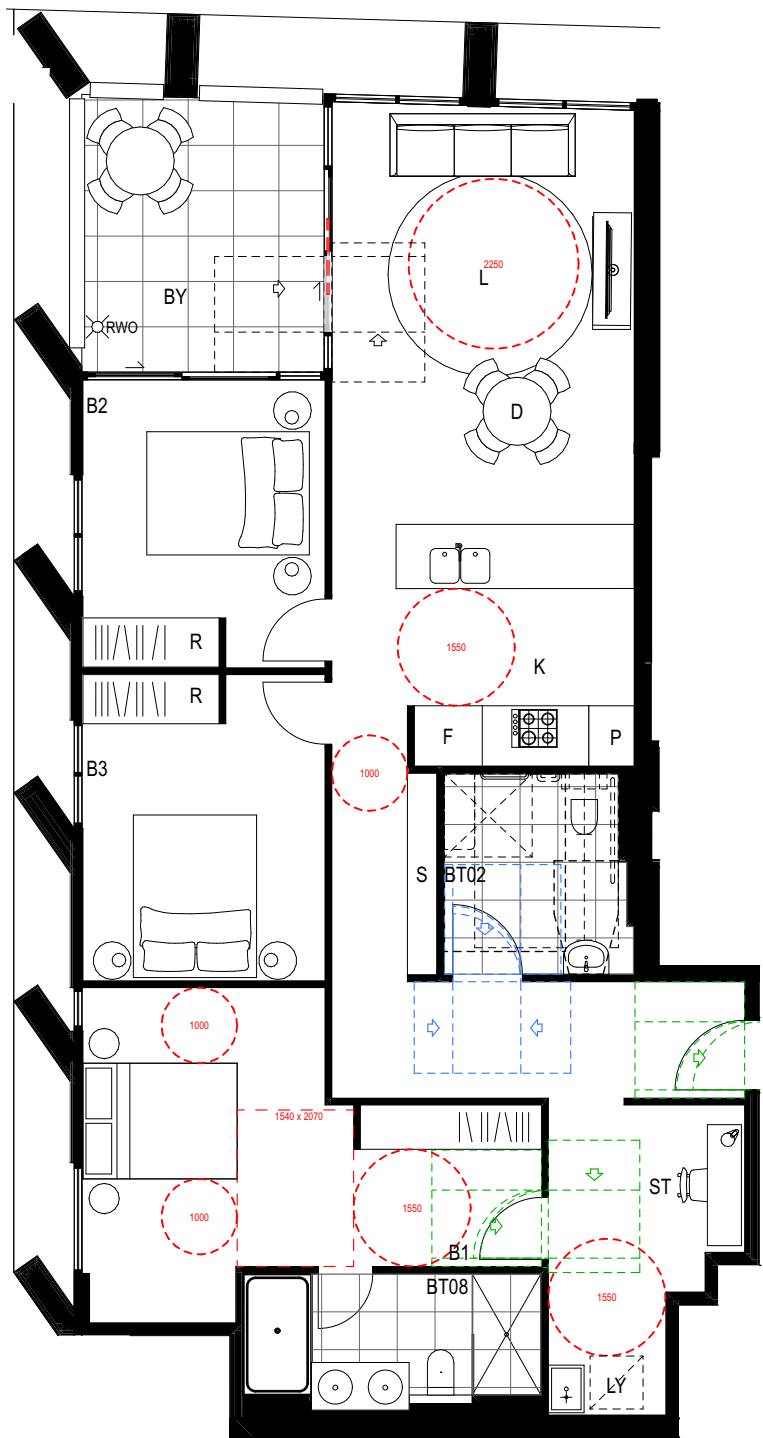


6 Post-Adaptable 1:100



7 Pre-Adaptable 1:100

Levels 2-3
02.04
03.04
Qty =2



8 Post-Adaptable 1:100

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Level 5, 45 Jones Street, Ultimo NSW
2007, Australia

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6885, APR 98 984 084 871

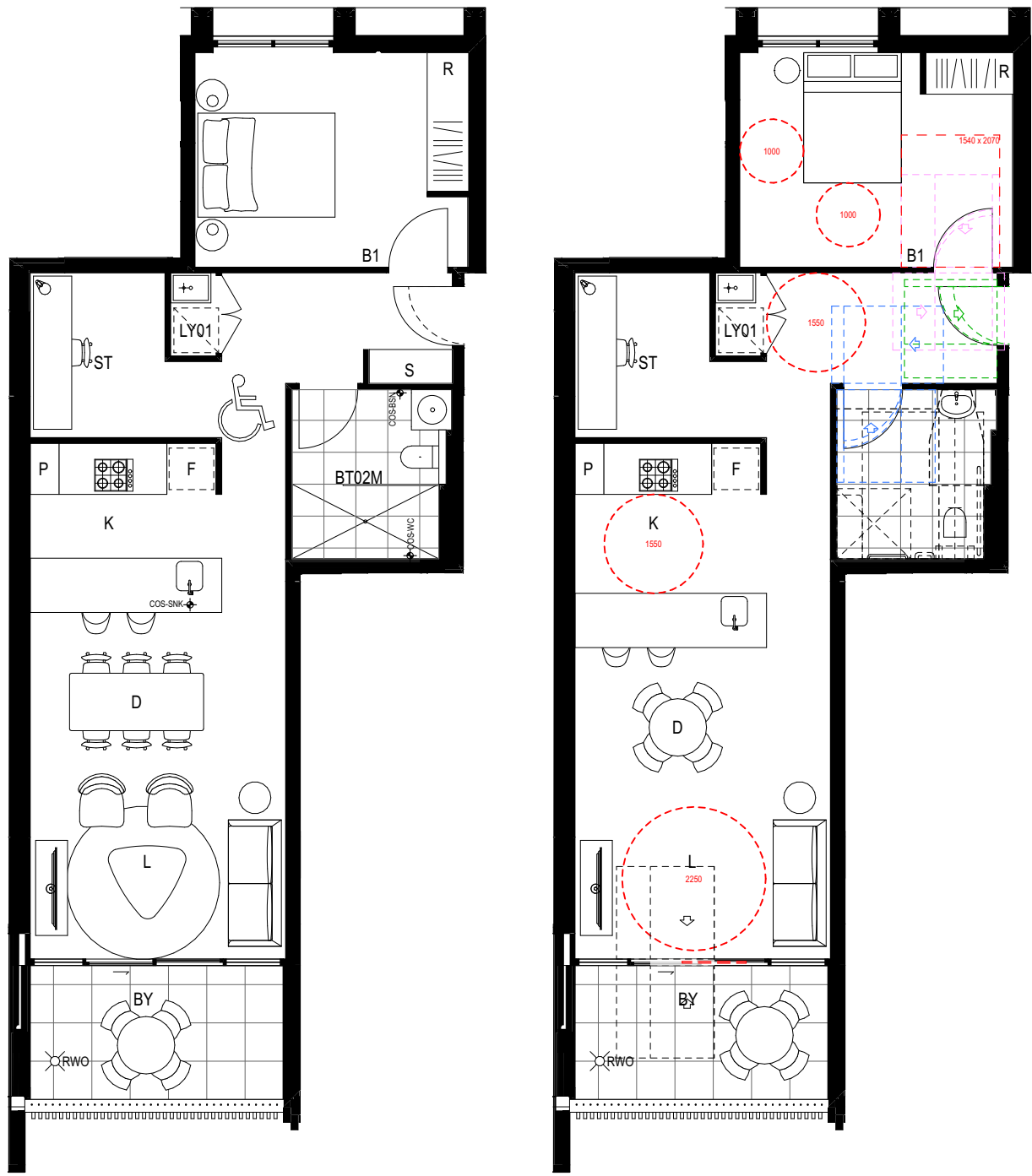
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137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
Adaptable Plan Layouts
Adaptable Apartment Plans 02

Rev Date Approved by Revision Notes
P01 16/12/21 SM Issued for DA Submission
P02 28/04/22 SM Update for DA Submission

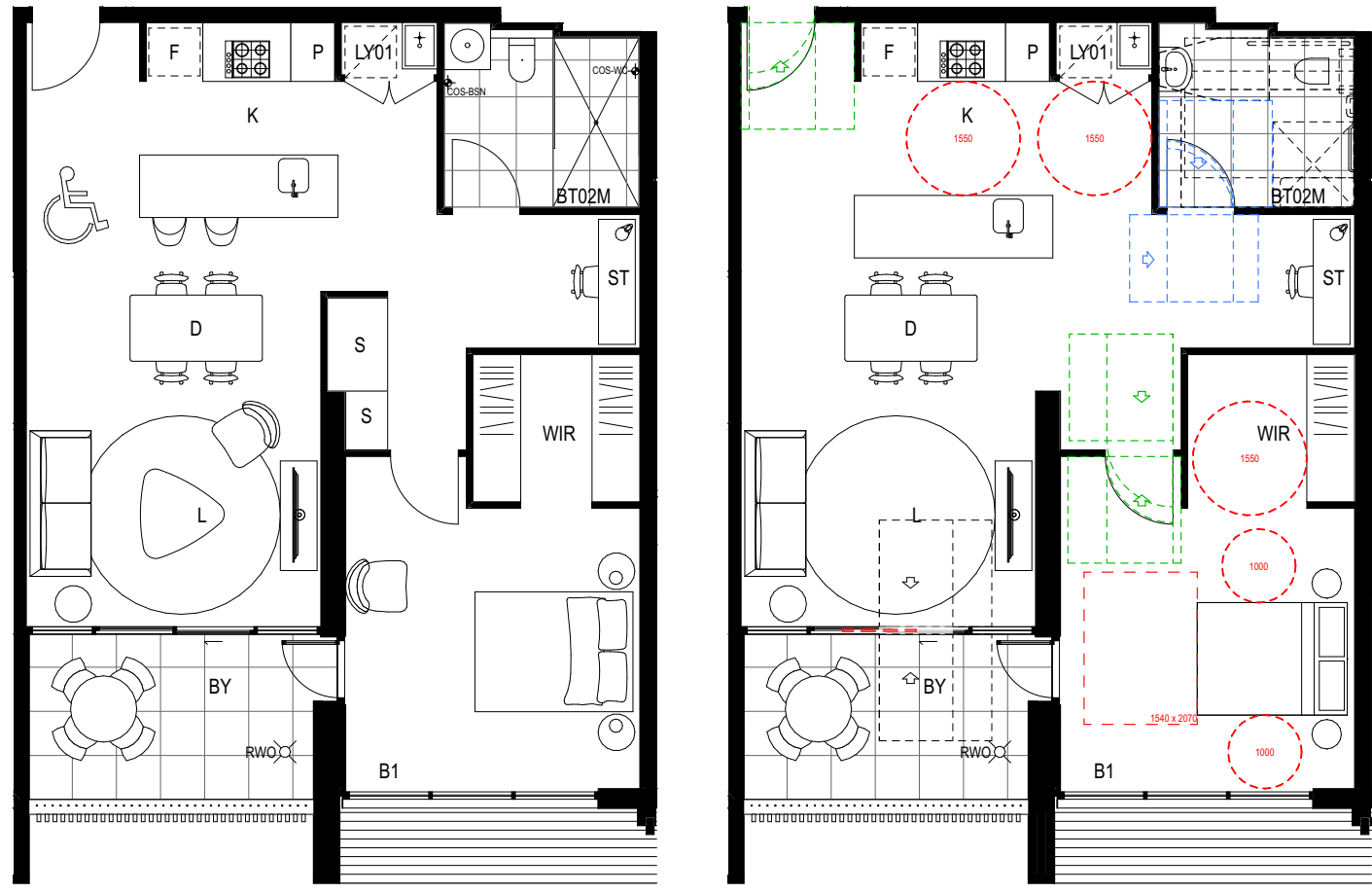
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Status
For DA Submission
Drawing No.
A-410-620
Project No.
21076
Drawn by
TURNER
Rev
P02

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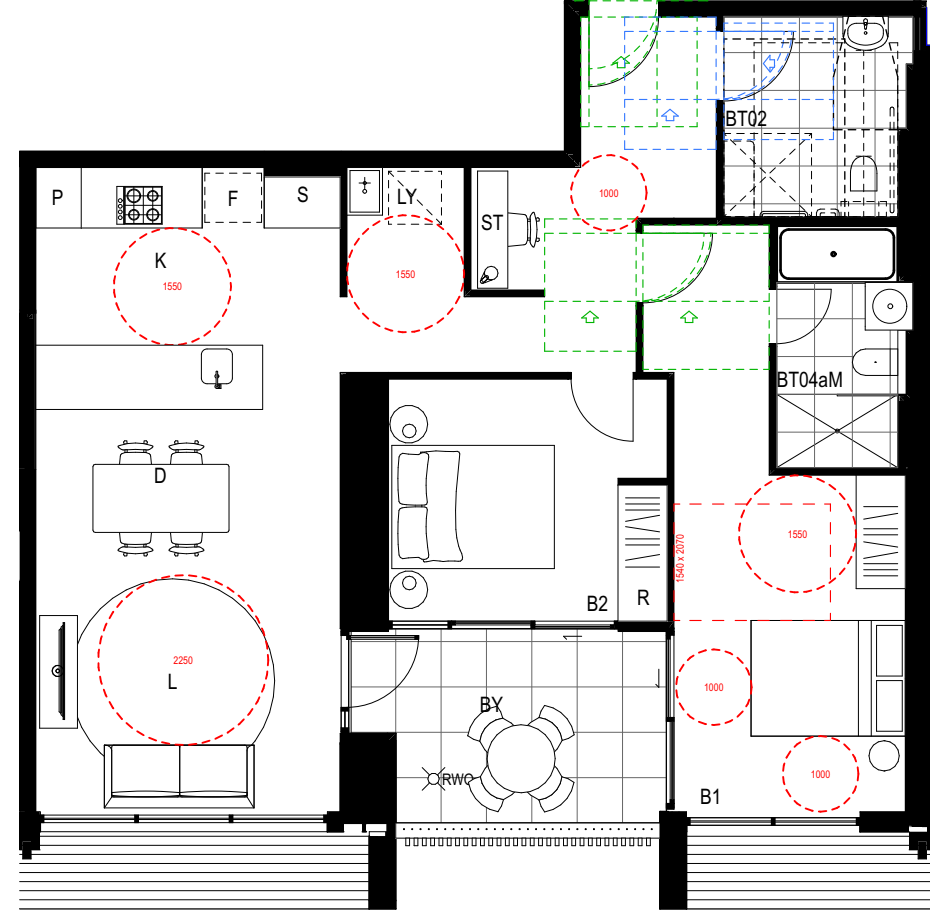
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Levels 2-3 Qty =2
02.14
03.14



3 Pre-Adaptable 1:100 4 Post-Adaptable 1:100
Level 1 Qty =1
01.21



5 Pre-Adaptable 1:100
Level 1 Qty =1
01.24



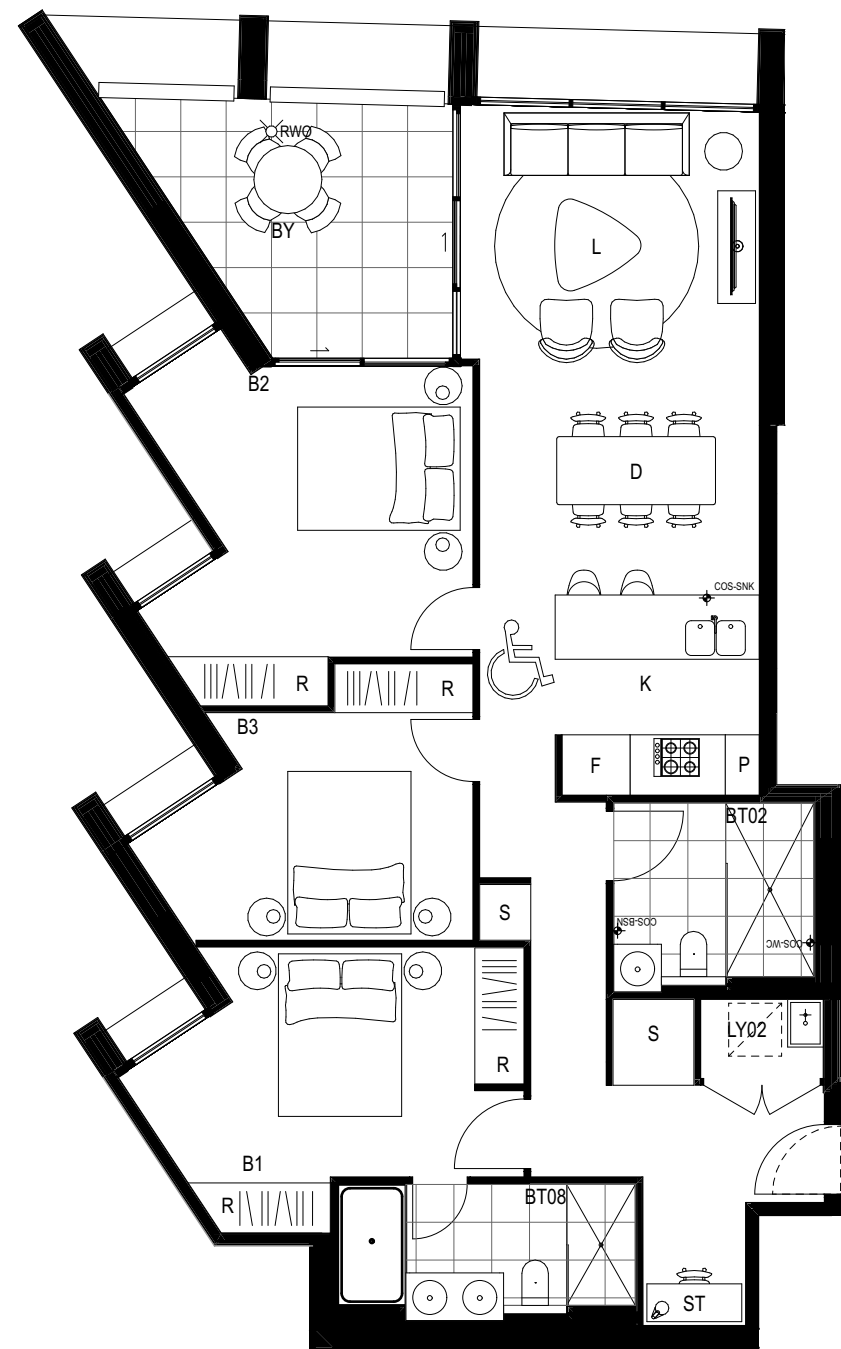
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ADAPTABLE HOUSING DESIGN COMPLYING APARTMENTS

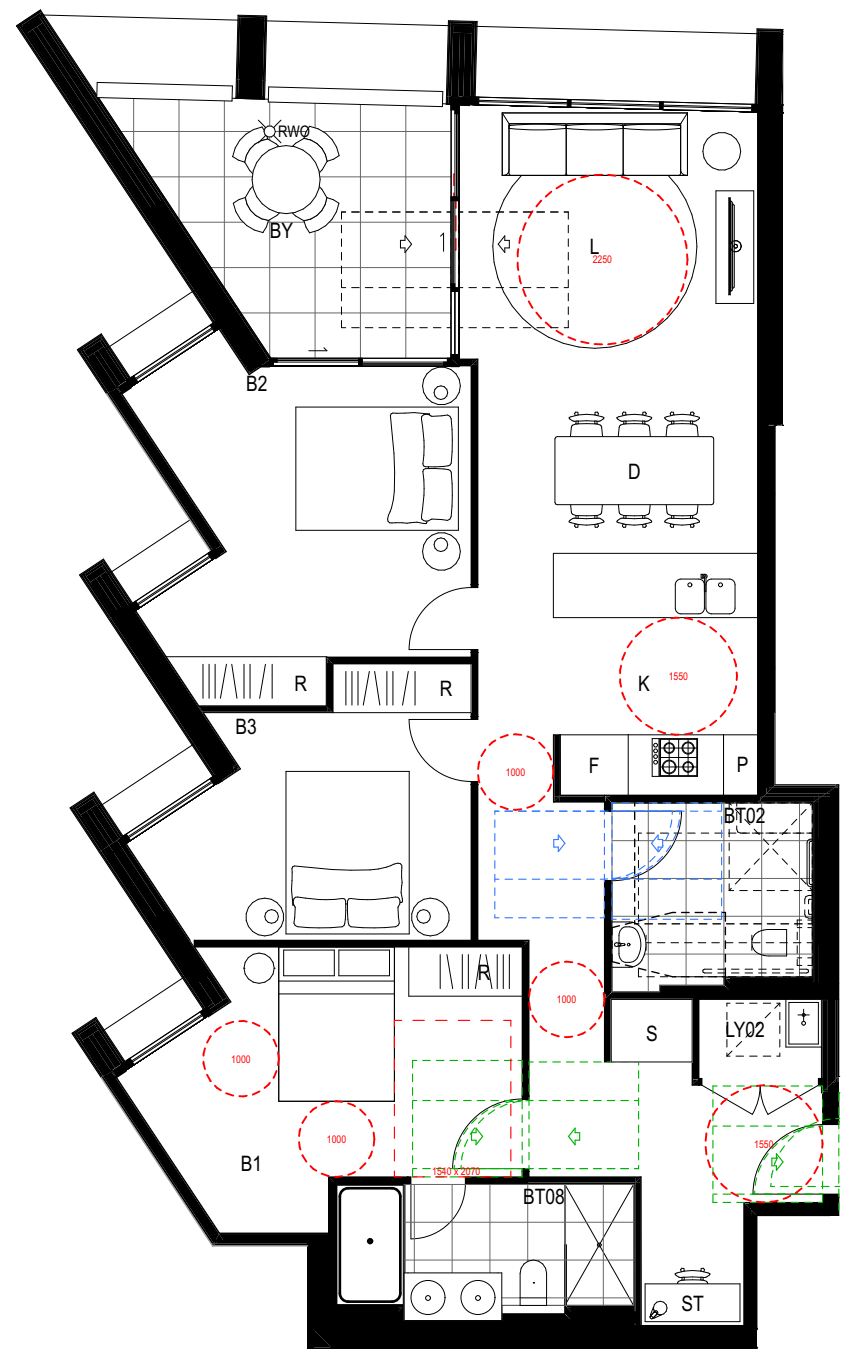
- AS 4299 Appendix A :
Defines the classification levels of apartments required as follows:
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7. Accessible entrance door to have min 850 mm clearance .
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10. Internal corridors: 1000mm min. clear width.
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14. Living/ Dining space: Potential illumination level min 300lux
15. Kitchen: Minimum width 2.7m (1550mm clear between benches).
16. Kitchen: Provision for circulation at doors to comply with AS1428.1.
17. Kitchen: Provision for benches planned to include at least one work surface of 800mm length, adjustable in height from 750mm to 850mm or replaceable.
18. Kitchen: Refrigerator adjacent to work surface.
19. Kitchen: Kitchen sink adjustable to heights from 750mm to 850mm or replaceable.
20. Kitchen sink bowl max. 150mm deep.
21. Kitchen: Tap set capstan or lever handles or lever mixer.
22. Kitchen: Tap set located within 300mm of front of sink.
23. Cooktops to include either front or side controls with raised crossbars.
24. Cooktops to include isolating switch.
25. Kitchen: Work surface min. 800mm length adjacent to cooktop at same height.
26. Kitchen: Oven located adjacent to an adjustable height or replaceable work surface.
27. Kitchen: GPOs to comply with AS1428.1 At least one double GPO within 300mm of front of work surface.
28. Kitchen: GPO for refrigerator to be easily reachable when refrigerator is in it's operating position.
29. Kitchen: Slip resistant floor surface.
30. Main Bedroom: At least one bedroom of area sufficient to accommodate queen size bed and wardrobe with circulation space to meet requirements of AS1428.1
31. Bathroom: Provision for bathroom area to comply with AS1428.1
32. Bathroom: Slip resistant floor surface .
33. Shower recess, with no hob. Min size 1160 x 1100 to comply with AS1428.1
34. Shower are a waterproofed to AS 3740 with floor fall to waste .
35. Recessed soap holder.
36. Shower taps positioned for easy reach to access side of shower sliding track.
37. Provision for adjustable, detachable hand held shower rose mounted on a grab rail of fixed hook.
(Plumbing and wall strengthening provision) .
38. Provision of grab rail in the shower.
39. Tap sets to be capstan or lever handles with single outlet.
40. Provision for capped services and reinforcement of bathroom walls in accordance with the location of the fixtures at post-adaptation.
41. Provision for continuous tiling under kitchen bench Adaptable Apartments

Adaptable Apartments Required:
Minimum 20% of total apartments to be
adaptable housing units.
(Randwick DCP Requirement)

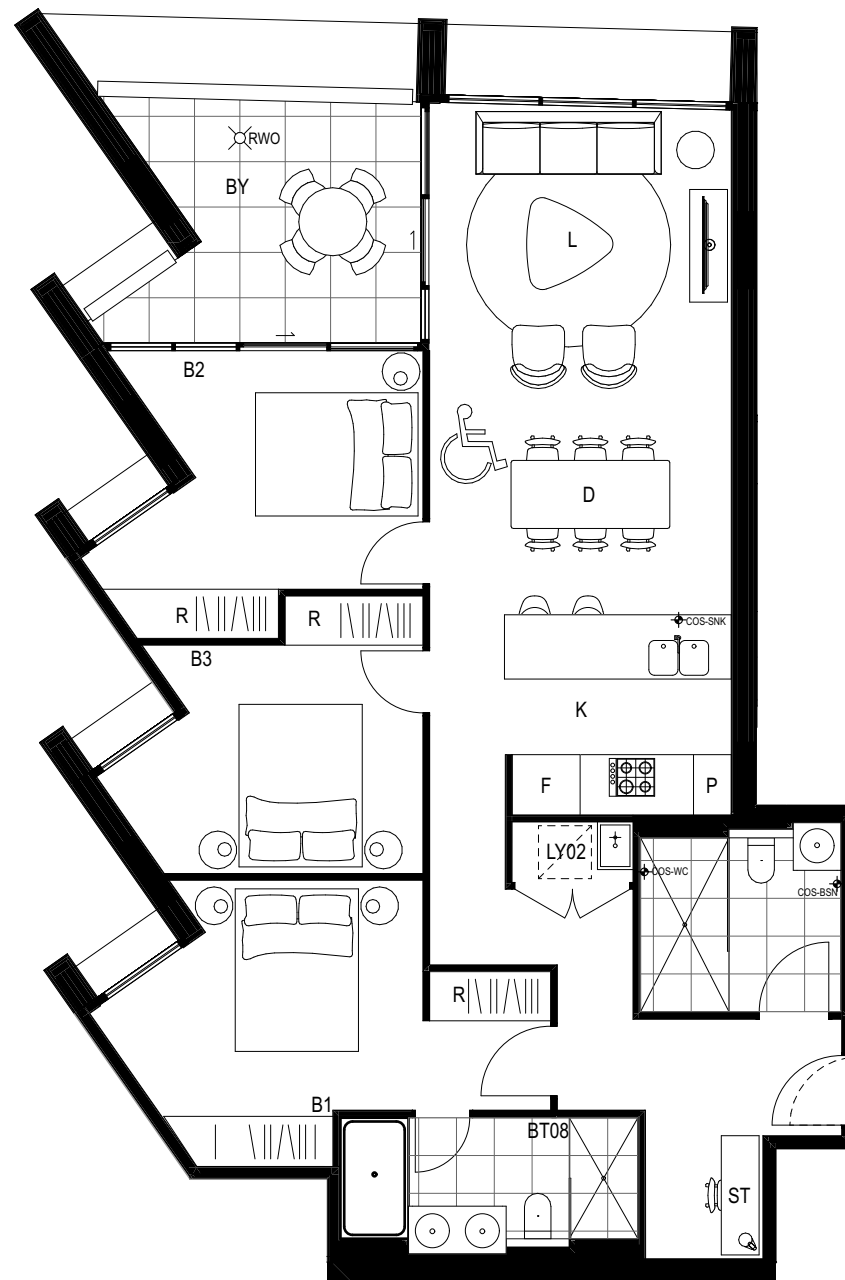
Total Adaptable Apartments Provided:
29 apartments @ 20.4%



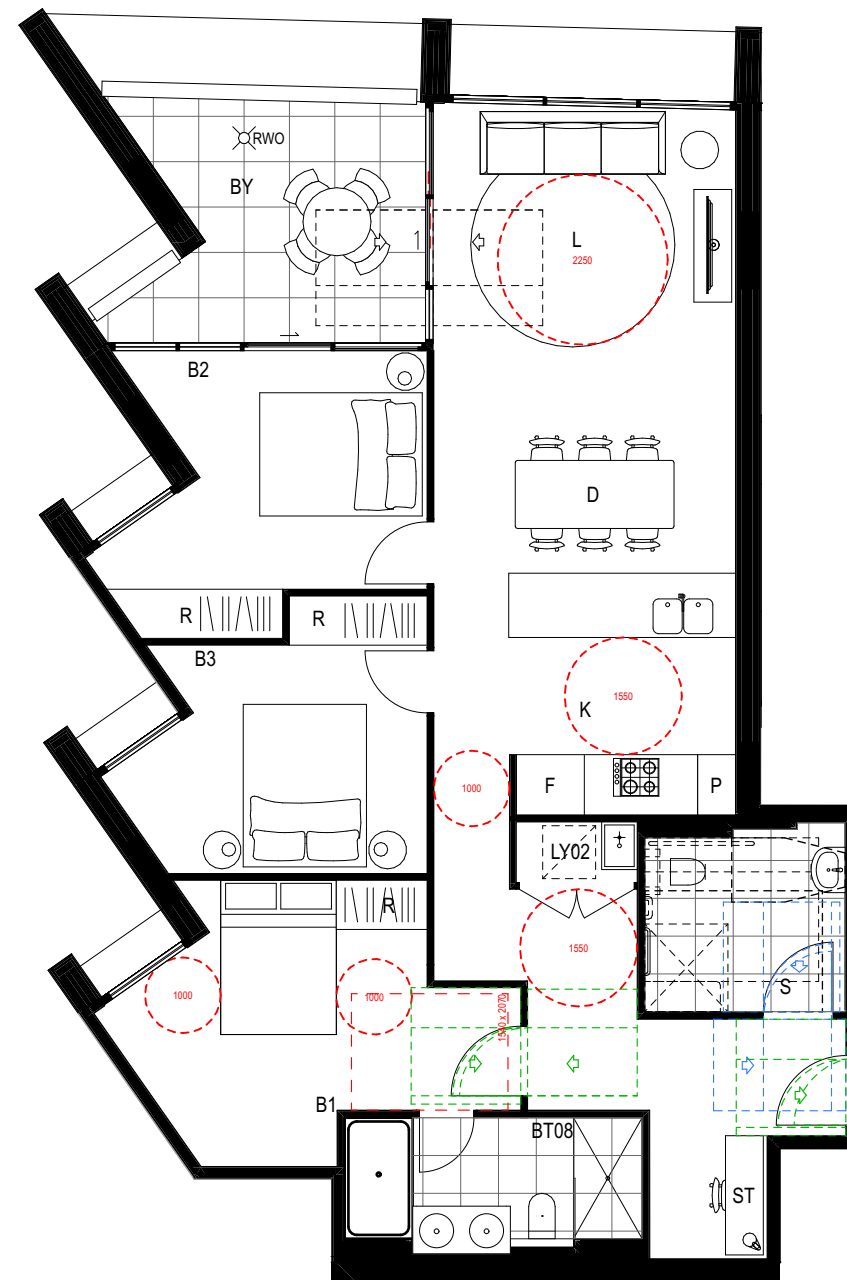
7 Pre-Adaptable 1:100
Levels 4-8 Qty =5
04.01
05.01
06.01
07.01
08.01



8 Post-Adaptable 1:100



9 Pre-Adaptable 1:100
Levels 4-8 Qty =5
04.03
05.03
06.03
07.03
08.03



10 Post-Adaptable 1:100

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notified Architect Nicholas Turner 6885, APR 98 984 984 871

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
Adaptable Plan Layouts
Adaptable Apartment Plans 03

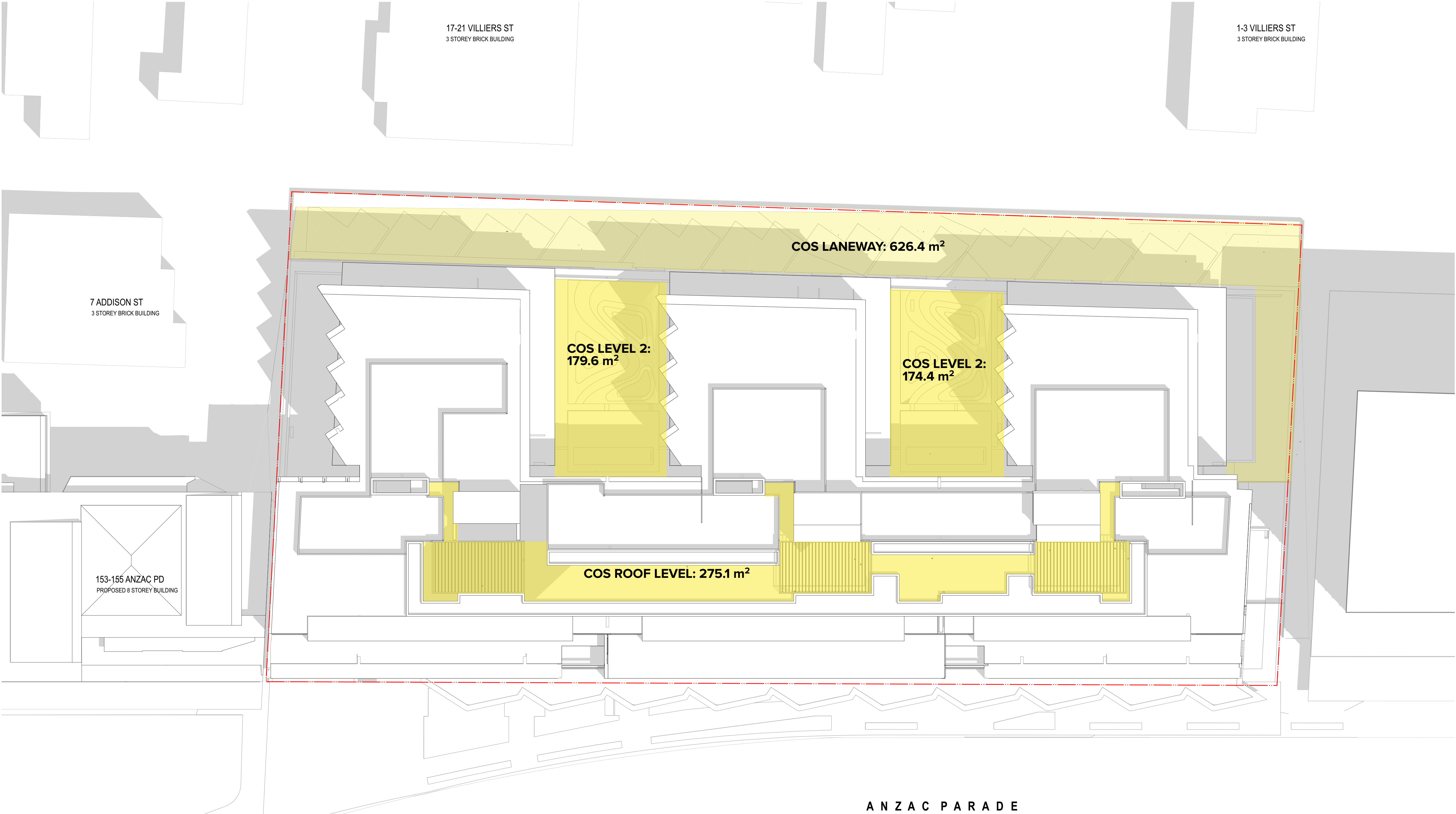
Rev Date Approved by Revision Notes
P01 16/12/21 SM SM
P02 28/04/22 SM SM
Issued for DA Submission
Update for DA Submission

Scale
1:100 @A1, 50% @A3
Status
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Project No.
21076
Dwg No.
A-410-630
Drawn by
TURNER
Rev
P02
North

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Site Area : 3914m²
Communal Open Space : 1255 m² (32%)
ADG Min. Req : 25% of Site Area



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Notified Architect Nicholas Turner 6885, APN 98-504-094-011

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
Deep Soil and Communal Space Diagrams (ADG)
Communal Open Space

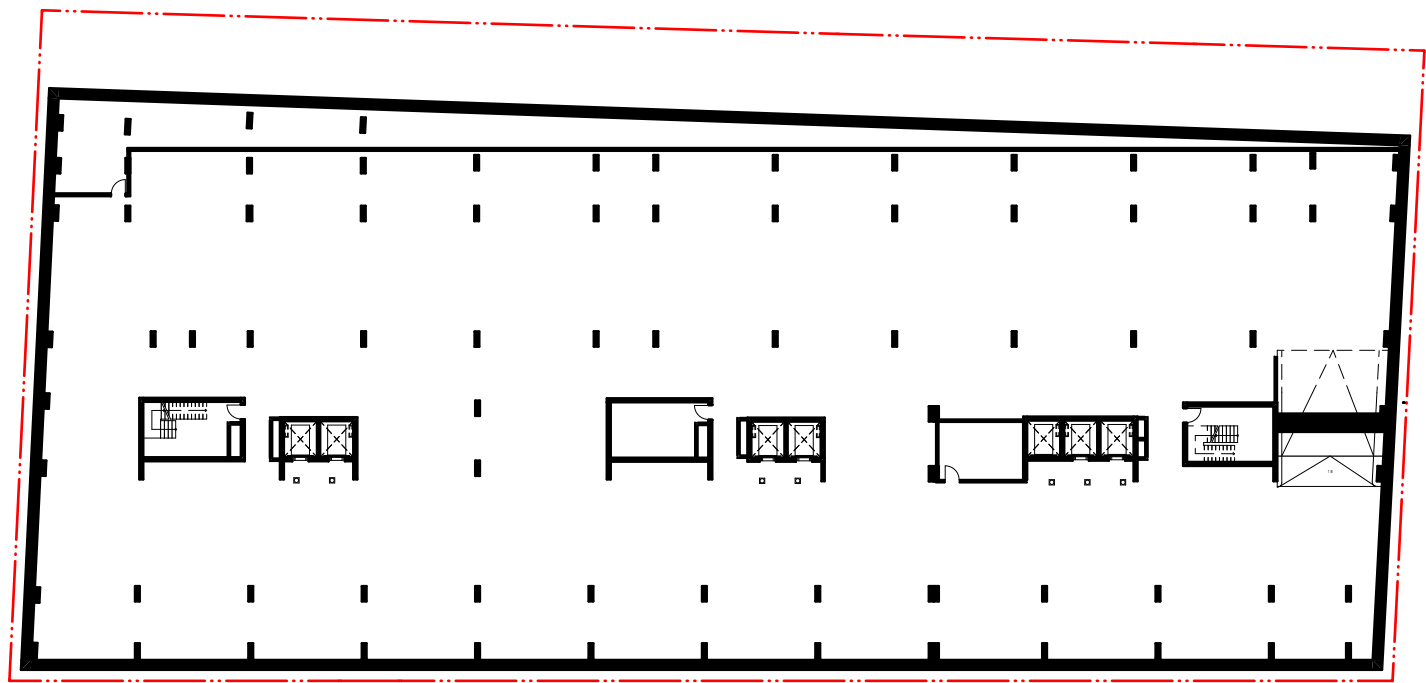
Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	→
Status	Dwg No.	Rev	
For DA Submission	A-730-002	P02	

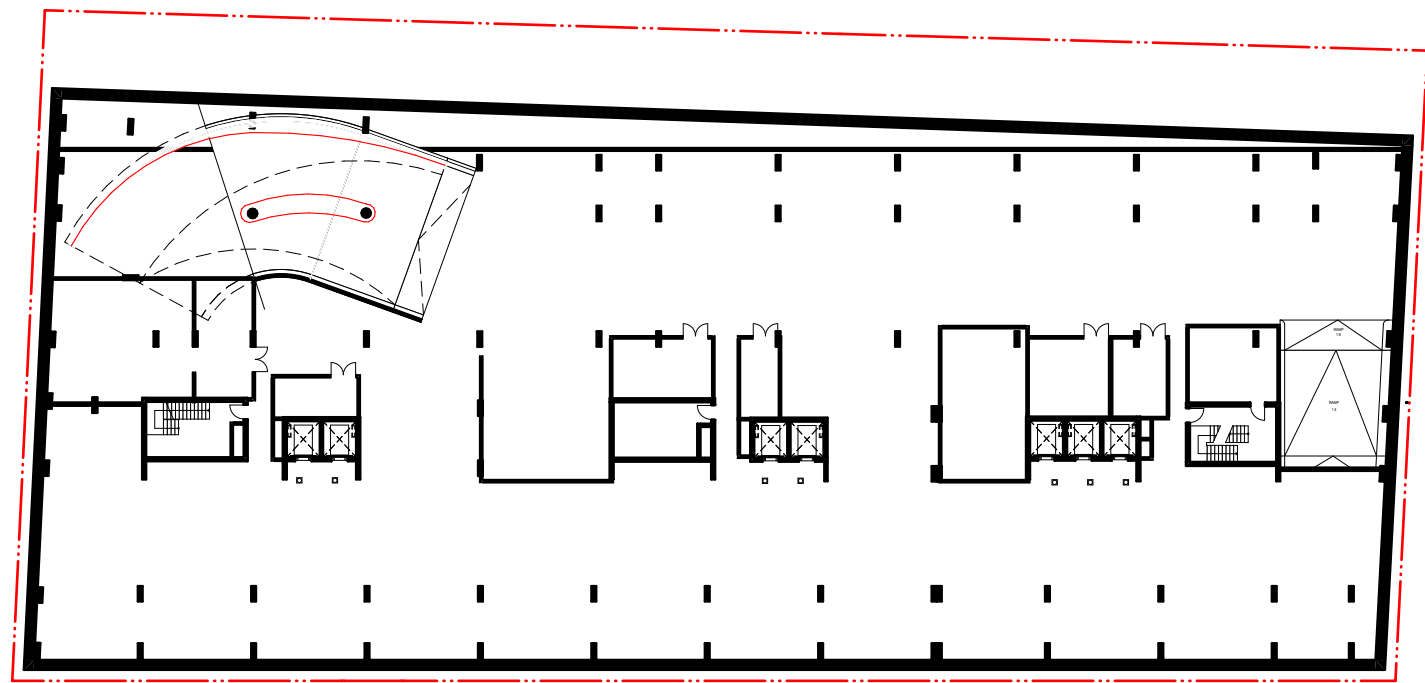
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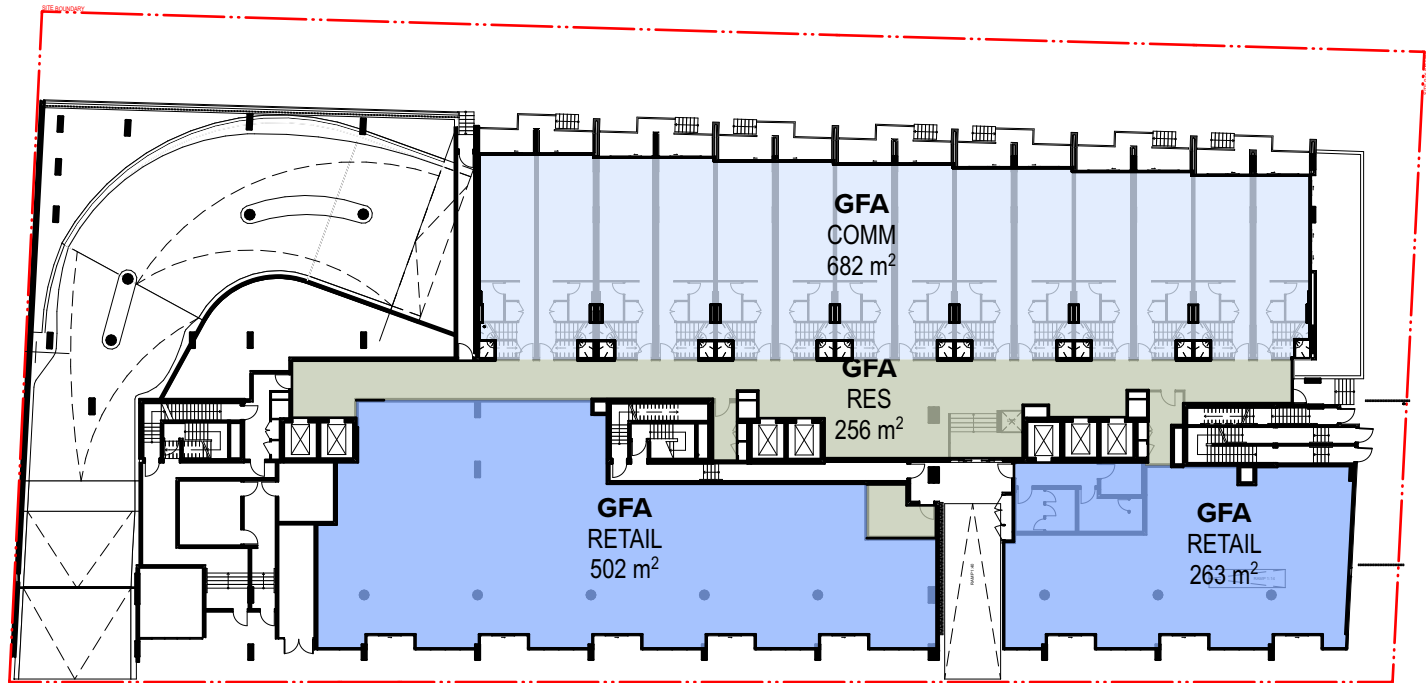
Level	Use	Area
Ground Level	COMM	681.91
Ground Level	RES	269.62
Ground Level	RETAIL	765.34
Level 01	RES	2,396.05
Level 02	RES	1,937.90
Level 03	RES	1,937.90
Level 04	RES	1,590.34
Level 05	RES	1,508.91
Level 06	RES	1,508.91
Level 07	RES	1,508.91
Level 08	RES	1,508.91
Site Area :		3,914 m ²
Total Residential GFA :		14,167.45 m ²
Total Commercial GFA :		681.91 m ²
Total Retail GFA :		765.34 m ²
Total GFA :		15,614.70 m ²
FSR =		3.99:1



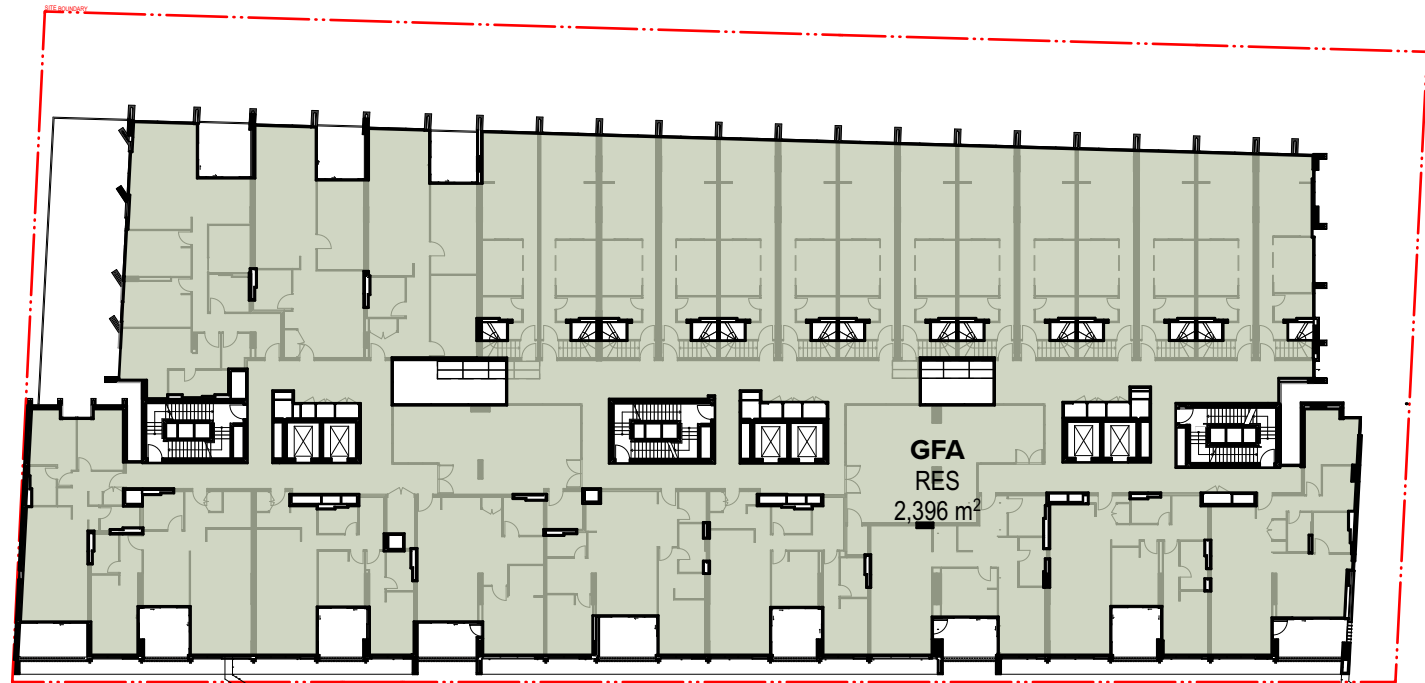
1 Basement 02



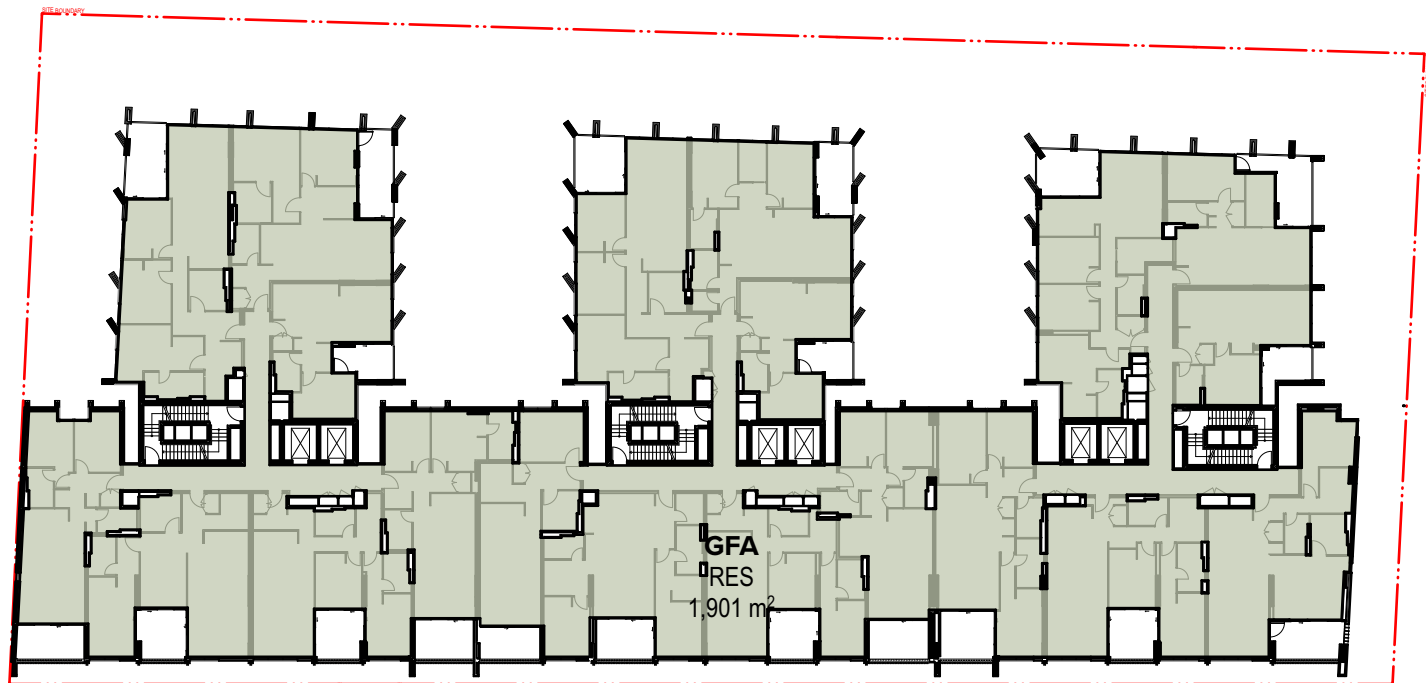
2 Basement 01



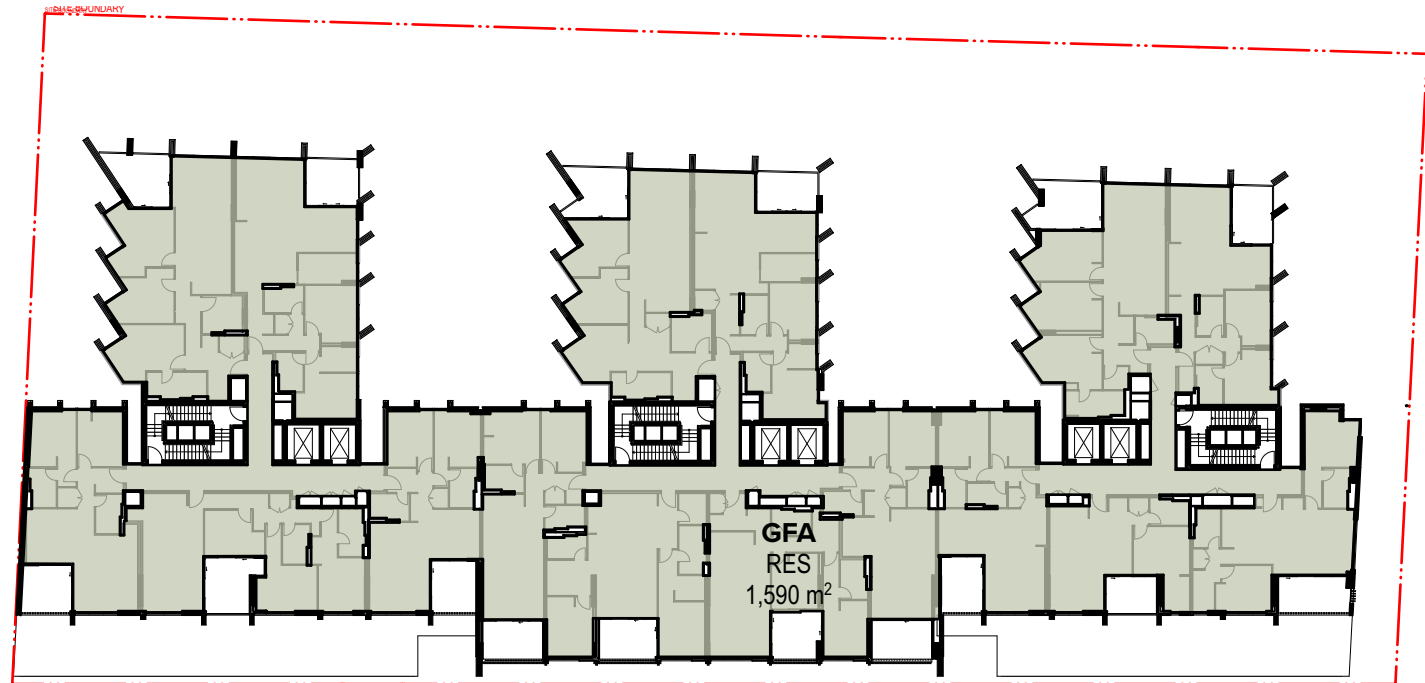
3 Ground Level



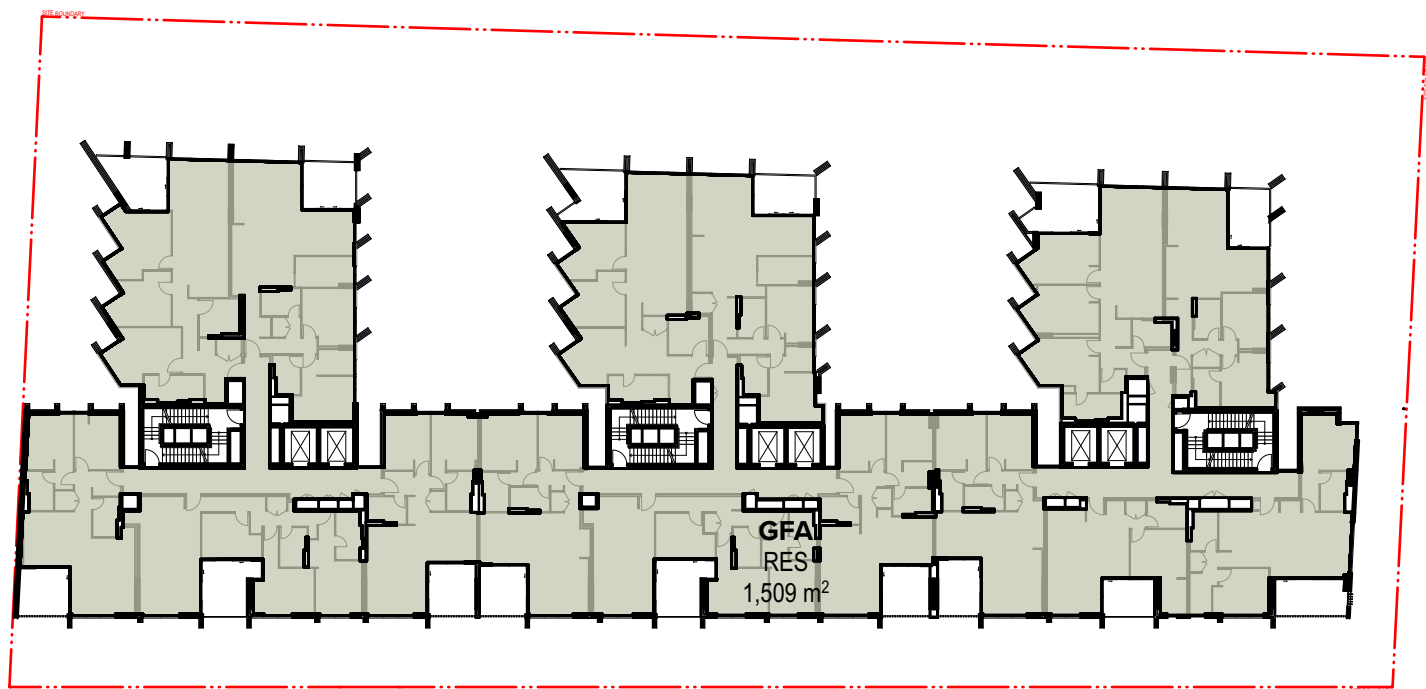
4 Level 01



5 Level 02-03



6 Level 04



7 Level 05-08

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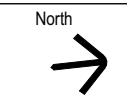
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Notwithstanding And/Incl Turner 6885, ABN 98 594 094 871

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
GFA Diagrams
GFA Plans

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

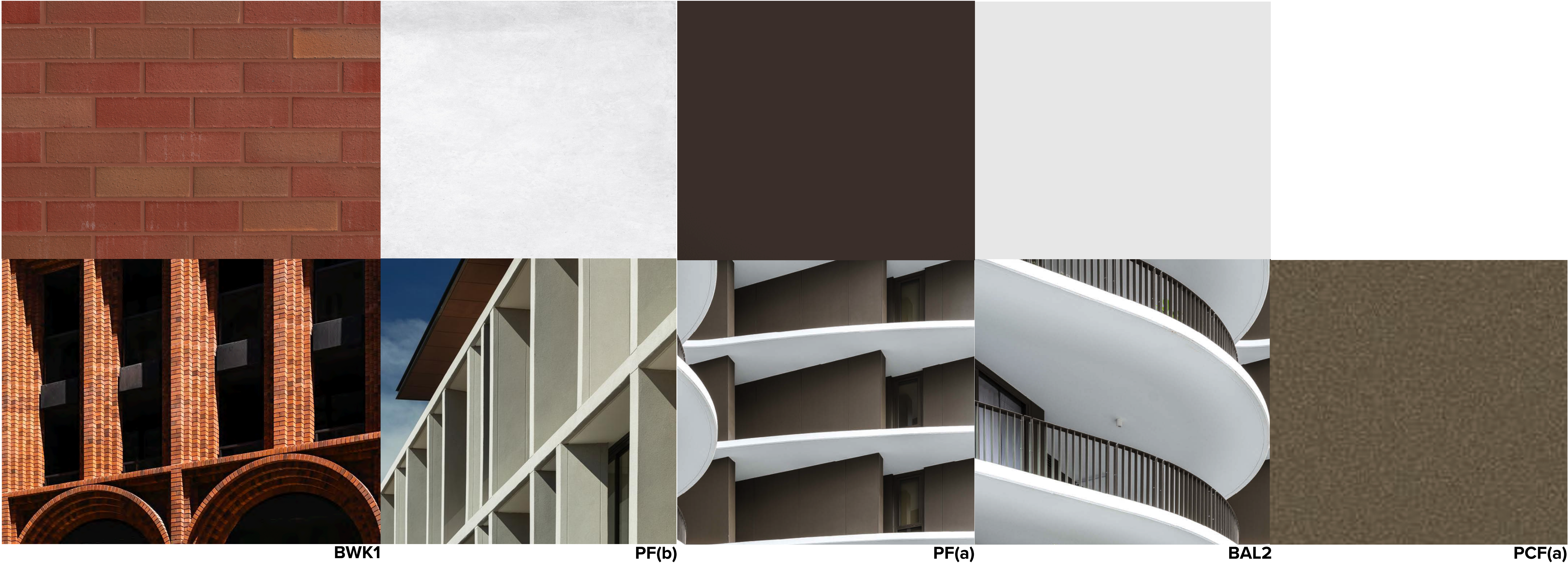
Scale 1:500, 1:1 @A1, 50% @A3	Project No. 21076	Drawn by TURNER
Status For DA Submission	Dwg No. A-770-008	Rev P02



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BWK1

PF(b)

PF(a)

BAL2

PCF(a)

LEGEND:

- BAL1** BALUSTRADE TYPE 1. Vertical 90mm x 15mm aluminium balustrade, no top rail. Powder-coat finish, colour and finish to match PCF(a)

BAL2 BALUSTRADE TYPE 2. Vertical 70mm x 12mm aluminium balustrade, with top rail. Powder-coat finish, colour and finish to match PCF(a)

BAL3 BALUSTRADE TYPE 3. Glass balustrade with top rail. Powder-coat finish, colour and finish to match PCF(a)

BAL4 BALUSTRADE TYPE 4. Profiled precast balustrade with natural finish

BWK1 BRICKWORK TYPE 1. Face brick similar in colour to Bowral Hereford Bronze
- CPC1** PRECAST CONCRETE TYPE 1. Precast concrete with natural finish. Penetrating clear matte sealer over.

GC1 GLASS, CLEAR, TYPE 1. Clear glass. Powder coated aluminium framing system. Finish to match PCF(a)

GD1 DECORATIVE GLASS TYPE 1. Dark grey colourback glass. Powder coated aluminium framing system. Finish to match PCF(a)
- PCF(a)** POWDER COAT FINISH TYPE a. Medium Bronze Metal Cladding

PF(a) PAINT FINISH TYPE a. Finish dark bronze

PF(b) PAINT FINISH TYPE b. Finish Off-white
- SCN1** SCREEN TYPE 1. Vertical wire for climbing plants

SCN2 SCREEN TYPE 2. Vertical aluminium posts. Powder coat and finish equal to PCF(a)

SCN3 SCREEN TYPE 3. Vertical aluminium screens, height varies. Powder coat and finish equal to PCF(a)

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Level 5, 45 Jones Street, Ultimo NSW
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Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
Materials & Finishes Board
External

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-890-001	P02	

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Turner & Townsend Architects Pty Ltd ABN 68 004 394 811

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
3D VIEWS
East Facade from Anzac Parade

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
For DA Submission	A-910-001	P03	

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Notwithstanding to whomsoever, the liability of the architect shall not be limited by any limitation of the liability of the architect.

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-910-002	P02	

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
3D VIEWS
Corner of Todman Avenue and Villiers Street

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Turner & Townsend Architects Pty Ltd ABN 68 004 394 811

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-910-003	P02	

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
3D VIEWS
West Facade from Villiers Street

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Turner Architect Nicholas Turner 6055 489 99 994 994 971

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA

Drawing Title
3D VIEWS
North-East Facade from Anzac Parade

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission
P03	18/05/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
Status	Dwg No.	Rev	
For DA Submission	A-910-004	P03	

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Turner and Anzac Parade, Sydney, NSW 1585, ABN 96 394 394 811

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2007, Australia

Project Title
137 Anzac Parade
137-151 Anzac Parade KENSINGTON NSW 2033 AUSTRALIA
Drawing Title
3D VIEWS
Entry from Anzac Parade

Rev	Date	Approved by	Revision Notes
P01	16/12/21	SM	Issued for DA Submission
P02	28/04/22	SM	Update for DA Submission

Scale	Project No.	Drawn by	North
@A1, 50% @A3	21076	TURNER	
Shaded	Dwg No.	Rev	
For DA Submission	A-910-005	P02	

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