

IGLU KINGSFORD

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D	23/05/23	DEVELOPMENT APPLICATION		
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A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

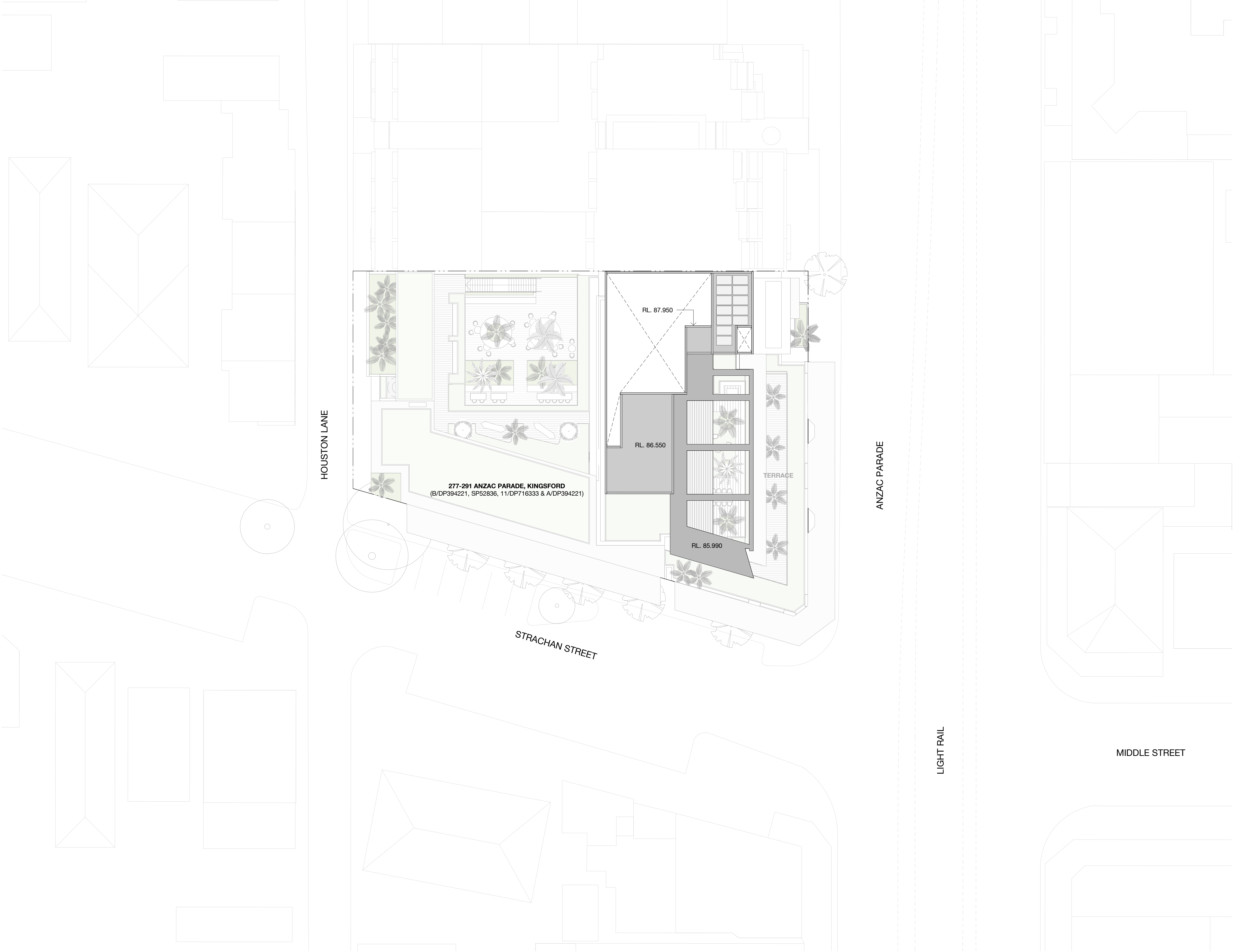
A00 Drawing List

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Project No.	S12588		
Plot Date	24/08/2023 11:45:45 AM		
BIM			
Drawing no.	Revision		
A00.000	E		

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Iglu Kingsford
277-291 Anzac Parade

A01 Site & Existing
Site Plan



Status	Development Application		
Scale	1 : 200	@	A1
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	30/05/2023 1:02:50 PM		
BIM			

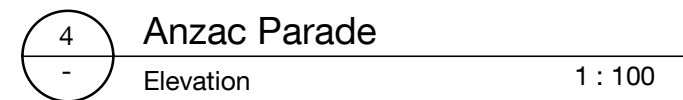
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A01.001	D

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Legend - Demolition Plan

- | | |
|---|---|
|  | Demolish Existing Building |
|  | Demolish and Create New Opening |
|  | Retain & Restore Existing Walls and Windows |
|  | Demolish & Restore to match or re-interpret existing building |

Notes - Demolition Plan

1. Allow to remove all existing ceiling grid & lines and light fittings. *(DESIGNER TO CONFIRM)*
2. Remove all existing workstations, loose furniture, fitout partitioning, floor, wall and ceiling finishes except where noted otherwise. *(DESIGNER TO CONFIRM)*
3. Retain existing motorised blinds & blind controls. *(DESIGNER TO CONFIRM)*
4. Refer to Mechanical and Electrical drawings for re-location/demolition of existing services.

GENERAL NOTES

- Refer to relevant drawings for extent of new works, coordinate demolition works with new works.
- Ensure adequate provisions are in place to dispose of all demolished/dismantled materials carefully from demolition zone.
- Ensure adequate protection is in place to all existing surfaces and furnishings which are to be retained and along any access routes throughout the building site.
- Ensure that noise and dust levels are kept to a minimum at all times.
- Demolition contractor always confirm all discrepancies that may arise on drawings or on site with the consultant team and the client prior to commencing the works.
- Refer relevant services and fire engineer's documentation for any services that need to be temporarily retained or relocated, contract confirm sufficient temporary emergency lighting, fire services and signage are provided as required. Refer relevant engineers' documents.
- Refer to services engineer's drawings for existing services demolition and diversions.
- Extents/scope of all structural concrete or steel elements to be reviewed and approved in advance by the structural engineers and agreed in accordance with the approved engineer's methodology, detail.
- Contractor to scan all concrete slab structures for PT tendon position in advance, to validate set-out of all proposed penetrations in advance of demolition works commencing.

Rev	Date	Description	Initial	Checked
A	02/08/22	DEVELOPMENT APPLICATION		

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277-291 Anzac Parade

A01 Site & Existing Demolition Plan & Elevations



Status	Development Application		
Scale	1 : 100	@ A1	
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:18:01 AM		
BIM			

Drawing no.	Revision
A01.100	A

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E	29/05/23	DEVELOPMENT APPLICATION		
D	13/05/23	FOR INFORMATION		
C	05/05/23	DEVELOPMENT APPLICATION		
B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Basement 01 - Automated Waste
System



Status	Development Application		
Scale	1 : 100	@	A1
Drawn	MD/CO	Checked	MD
Project No.	S12588		
Plot Date	24/08/2023 11:45:58 AM		
BIM			

Drawing no.	Revision
A03.001a	F

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C	23/03/23	FOR INFORMATION		
B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

A03 General Arrangement Plan
Level 00 - Automated Waste
System

Status	Development Application		
Scale	1 : 100	@	A1
Drawn	MD/CO	Checked	MD
Project No.	S12588		
Plot Date	24/08/2023 11:46:12 AM		
BIM			

Drawing no.	Revision
A03.100a	G

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Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Level 01

Status	Development Application		
Scale	1 : 100	@ A1	
Drawn	MD/CO	Checked	MD
Project No.	S12588		
Plot Date	30/05/2023 2:50:13 PM		
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Iglu Kingsford 277-291 Anzac Parade

A03 General Arrangement Plan
Level 02

Status	Development Application		
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Plot Date	30/05/2023 1:03:33 PM		
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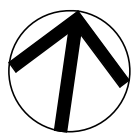
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Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Level 03



Status	Development Application		
Scale	1 : 100	@	A1
Drawn	MD/CO	Checked	MD
Project No.	S12588		
Plot Date	30/05/2023 1:03:42 PM		
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Drawing no.	Revision
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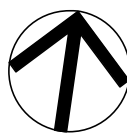
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Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Level 04 -17



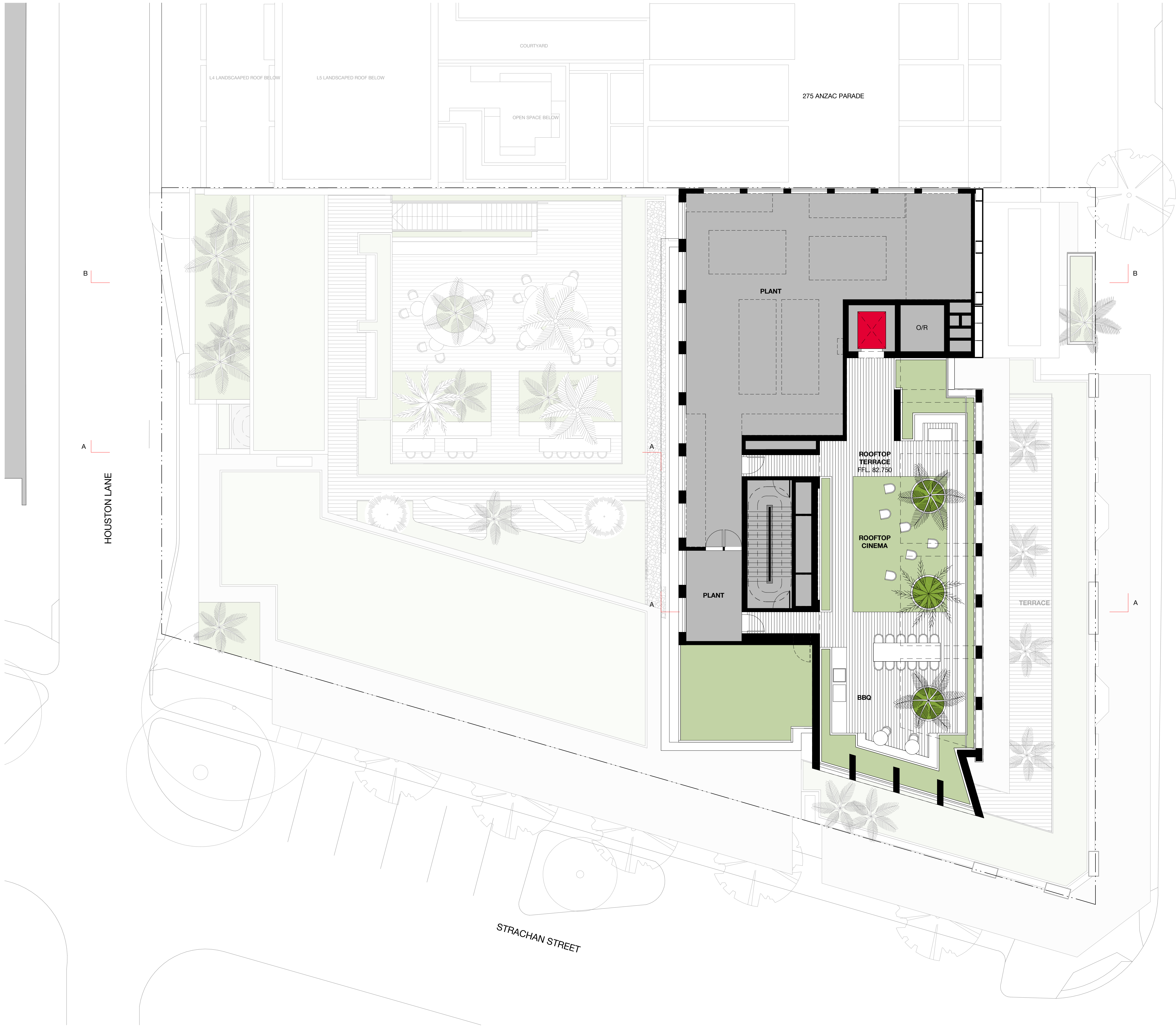
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Drawing no.	Revision
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Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Roof Terrace



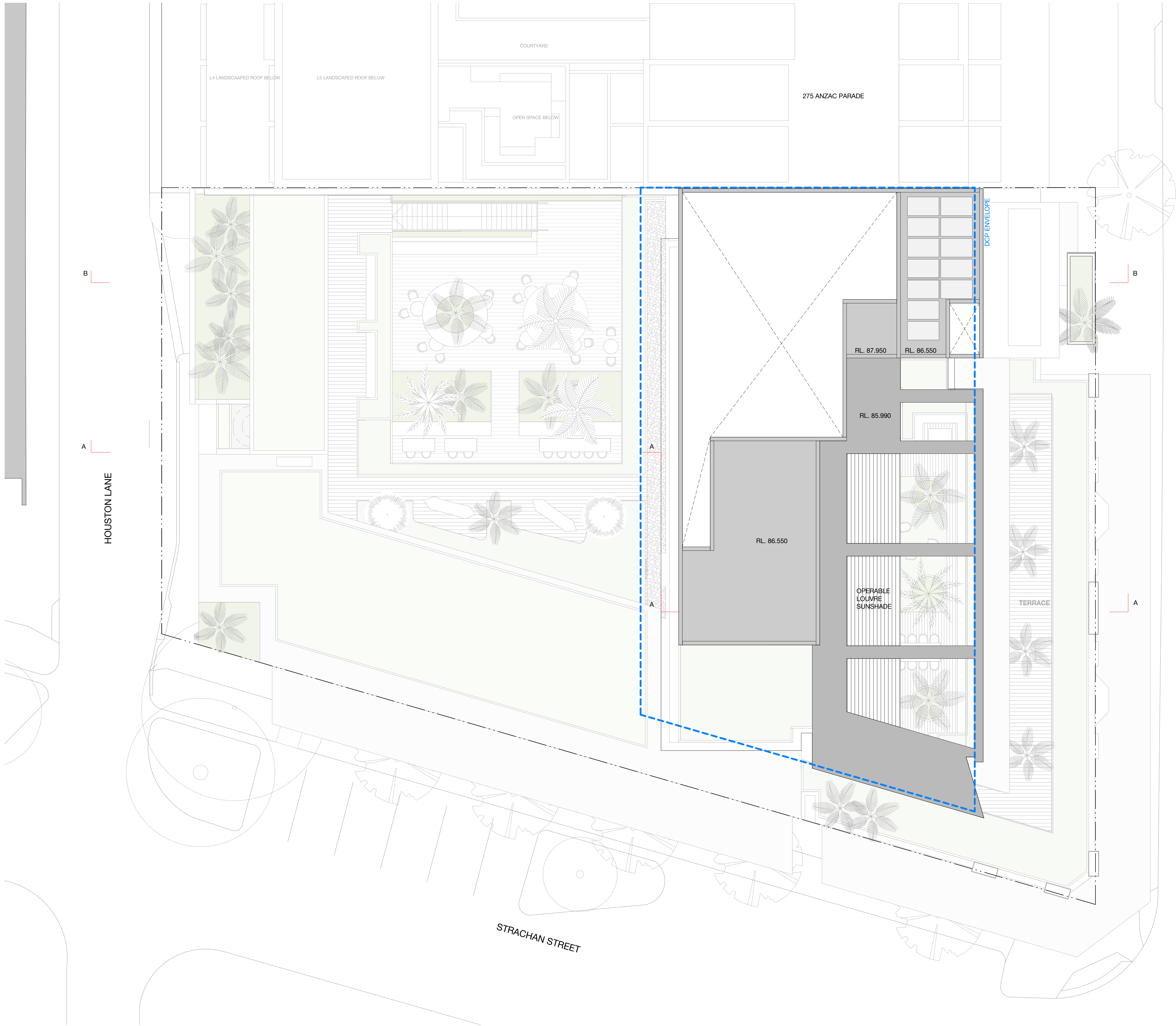
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Drawing no.	Revision
A03.118	D

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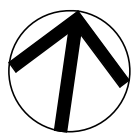
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Iglu Kingsford
277-291 Anzac Parade

A03 General Arrangement Plan
Roof Plan



Status	Development Application		
Scale	1 : 100	@	A1
Drawn	MD/CO	Checked	MD
Project No.	S12588		
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Drawing no.	Revision
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Iglu Kingsford 277-291 Anzac Parade

A09 Elevations East Elevation (Anzac Parade)

Status	Development Application
Scale	1 : 200 @ A1
Drawn	MD Checked MD
Project No.	S12588
Plot Date	17/03/2023 4:42:24 PM
BIM	
Drawing no.	Revision

A09.001

C

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BATESSMART

- Powdercoated charcoal aluminium cladding, sunshades, window frame, louvers and glazing suite frame
- High performance DGU
- Low embodied carbon precast concrete
- Green glazed dado tiles
- Reclaimed and re-used brickwork, where possible
- Glazed terracotta
- New brickwork - Austral Bowral 76 or similar
- Matte finish terracotta panels. In Taubmans Royal Hunter Green, Boston Ivy, Pine Forest, Billiard Green, and Deep Viridian (or sim.)
- Recessed powdercoated charcoal metal ribbed cladding. Colour to match louvers
- Clear glass balustrade
- Metal balustrade
- Powdercoated aluminium operable louvred roof
- Stainless steel tensile mesh for green wall application
- Green wall to courtyard and rooftop terrace (landscape architect)
- Native palms to courtyard and rooftop terrace (landscape architect)
- Painted low embodied carbon precast concrete

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Iglu Kingsford 277-291 Anzac Parade

A09 Elevations South Elevation (Strachan Street)

Status	Development Application			
Scale	1 : 200	@	A1	
Drawn	MD	Checked	MD	
Project No.	S12588			
Plot Date	17/03/2023 4:42:35 PM			

BIM	
Drawing no.	Revision
A09.002	C

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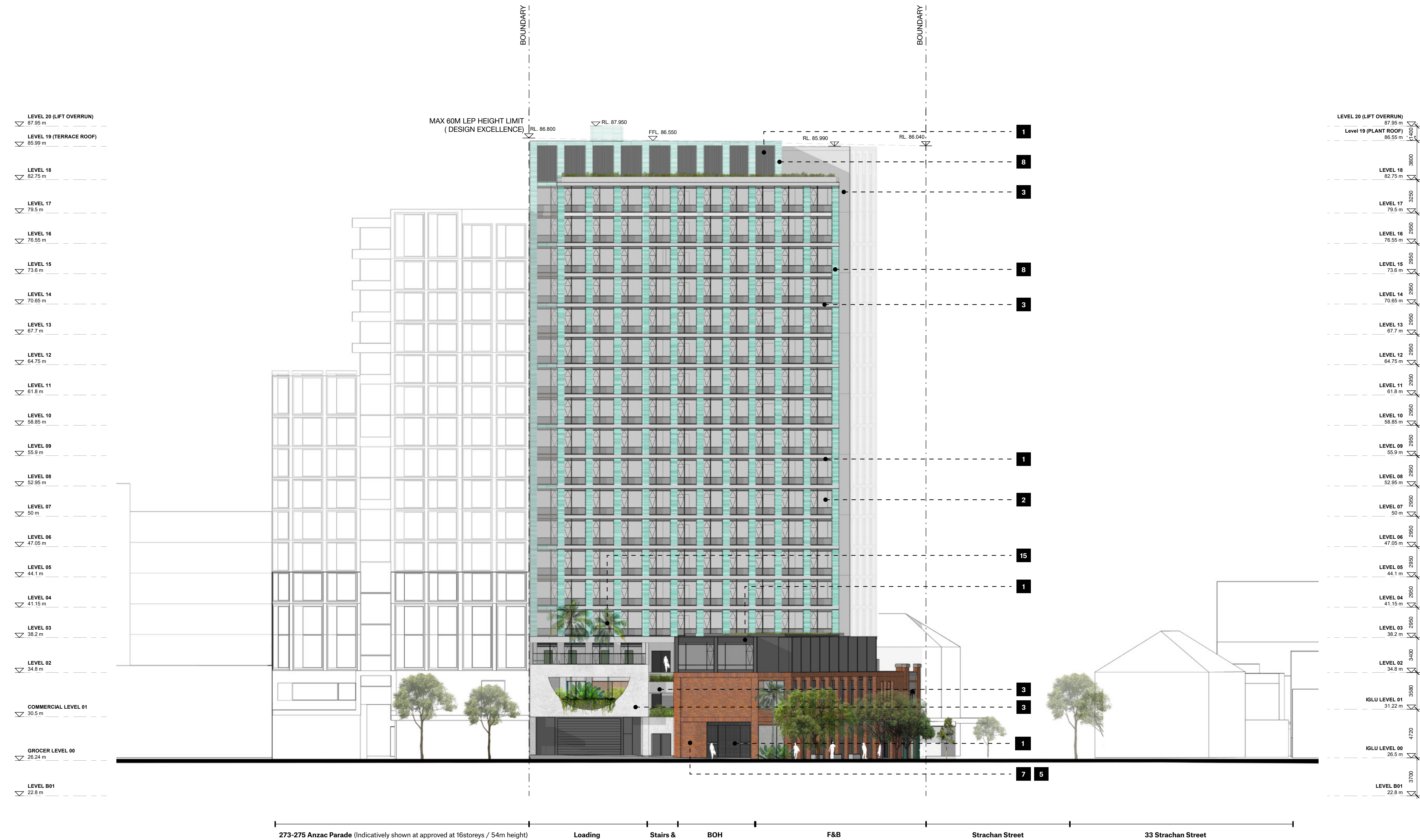
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Iglu Kingsford 277-291 Anzac Parade

A09 Elevations West Elevation (Houston Lane)

Status	Development Application
Scale	@ A1
Drawn	MD
Checked	MD
Project No.	S12588
Plot Date	17/03/2023 4:42:40 PM

BIM	
Drawing no.	Revision

A09.003

C

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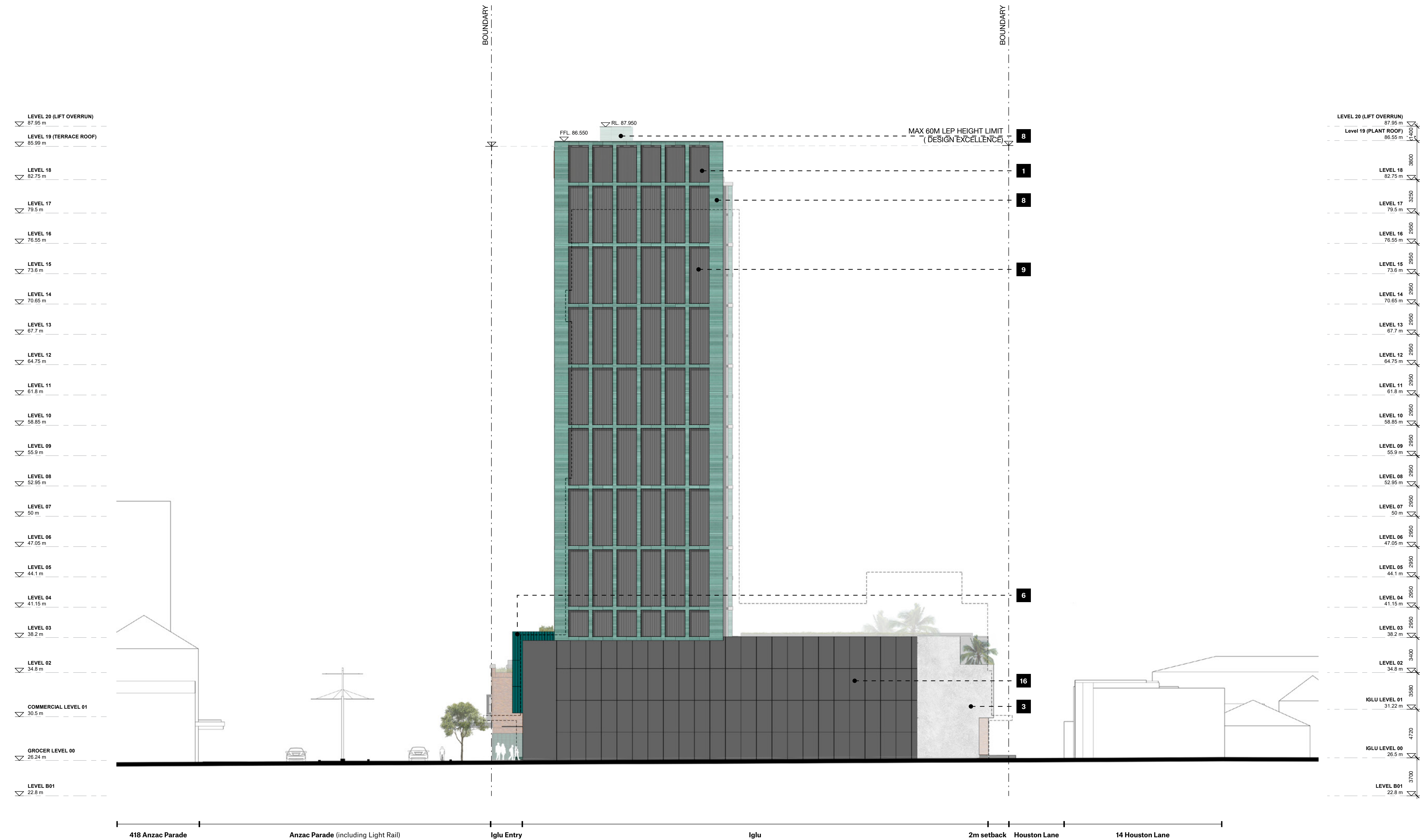
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- Powdercoated charcoal aluminium cladding, sunshades, window frame, louvers and glazing suite frame
- High performance DGU
- Low embodied carbon precast concrete
- Green glazed dado tiles
- Reclaimed and re-used brickwork, where possible
- Glazed terracotta
- New brickwork - Austral Bowral 76 or similar
- Matte finish terracotta panels. In Taubmans Royal Hunter Green, Boston Ivy, Pine Forest, Billiard Green, and Deep Viridian (or sim.)
- Recessed powdercoated charcoal metal ribbed cladding. Colour to match louvers
- Clear glass balustrade
- Metal balustrade
- Powdercoated aluminium operable loured roof
- Stainless steel tensile mesh for green wall application
- Green wall to courtyard and rooftop terrace (landscape architect)
- Native palms to courtyard and rooftop terrace (landscape architect)
- Painted low embodied carbon precast concrete

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C	30/05/23	DEVELOPMENT APPLICATION		
B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

A09 Elevations North Elevation

Status	Development Application		
Scale	@ A1		
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	17/03/2023 4:42:44 PM		
BIM			
Drawing no.	Revision		

A09.004

C

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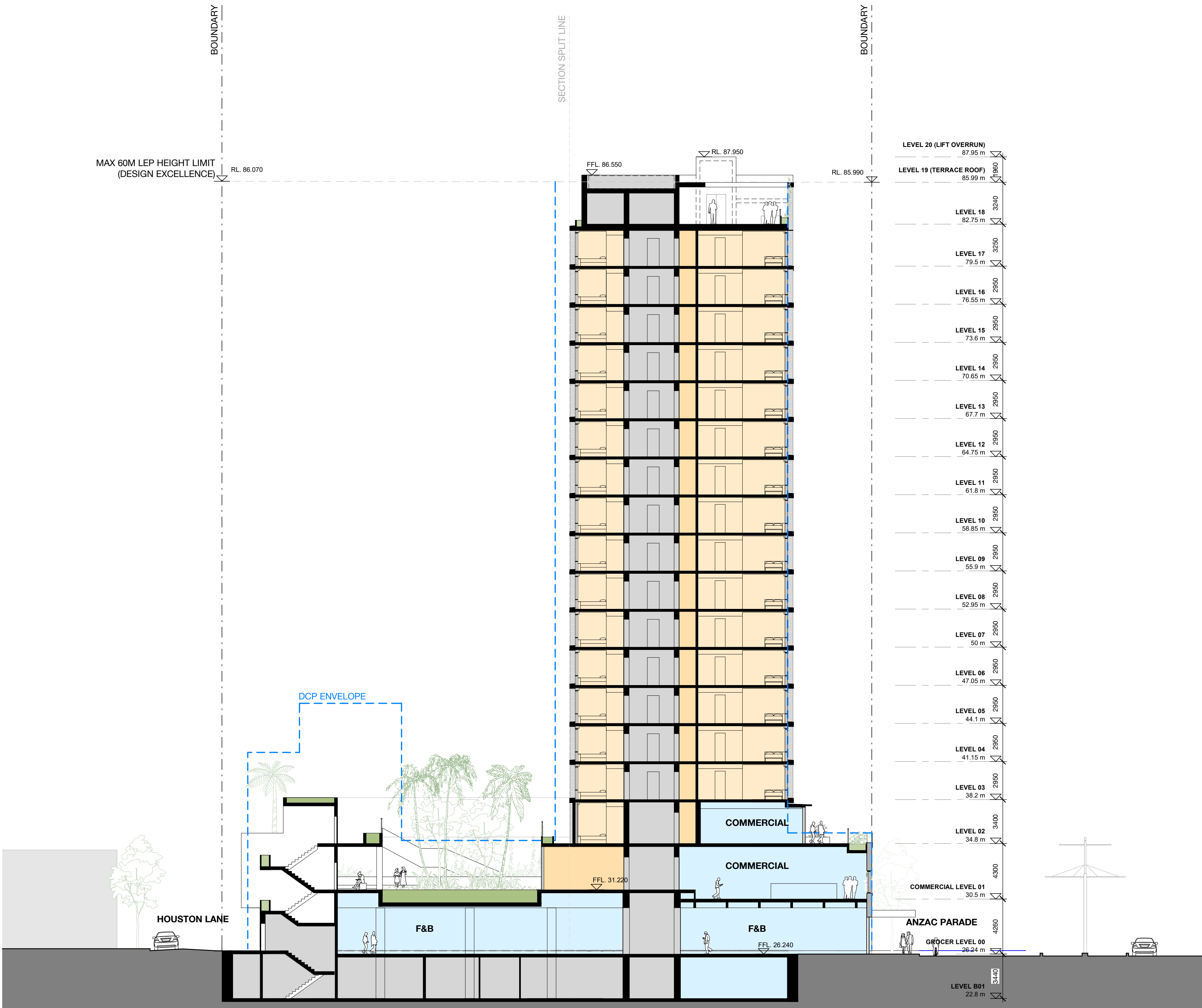
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C	05/05/23	DEVELOPMENT APPLICATION		
B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

A10 Sections Section A

Status	Development Application
Scale	1 : 200 @ A1
Drawn	MD/CO Checked MD
Project No.	S12588
Plot Date	5/05/2023 4:27:28 PM
BIM	

Drawing no.	Revision
A10.110	C

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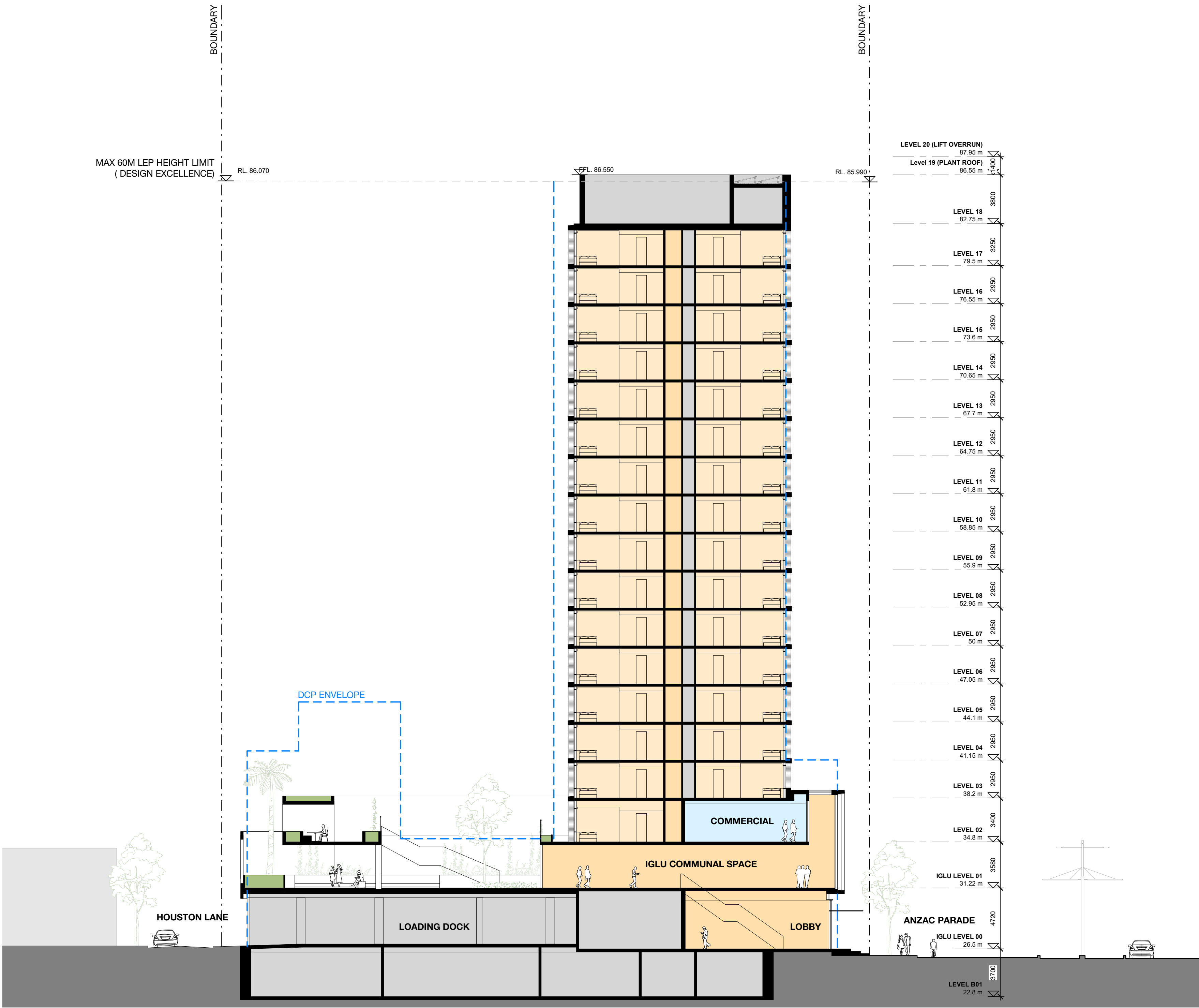
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B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

A10 Sections Section B

Status	Development Application			
Scale	1 : 200	@ A1		
Drawn	MD/CO	Checked	MD	
Project No.	S12588			
Plot Date	17/03/2023 4:43:04 PM			
BIM				

Drawing no.	Revision
A10.111	B

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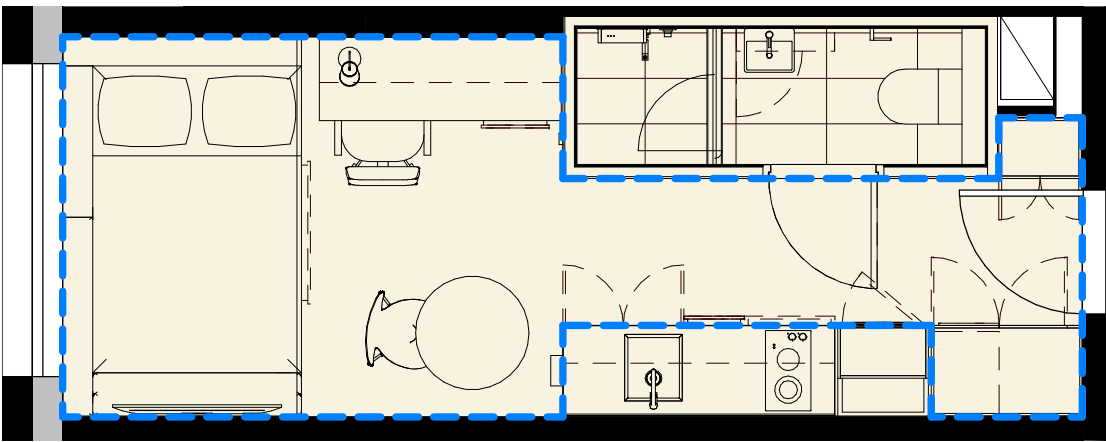
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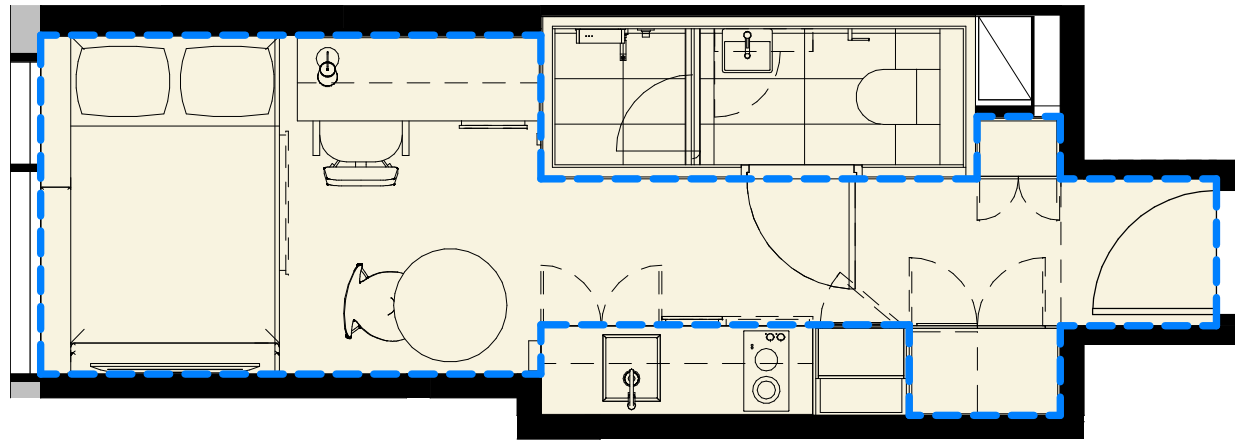
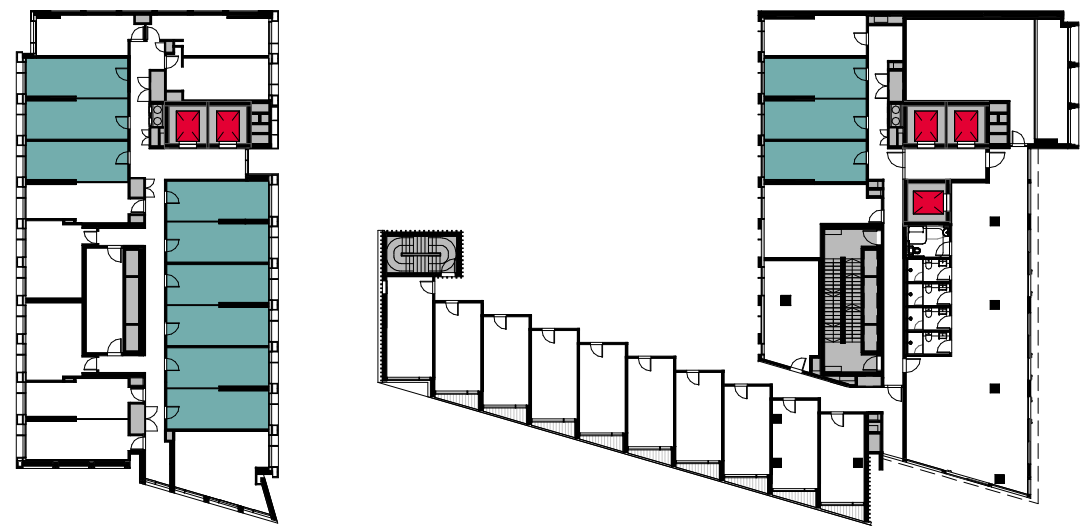
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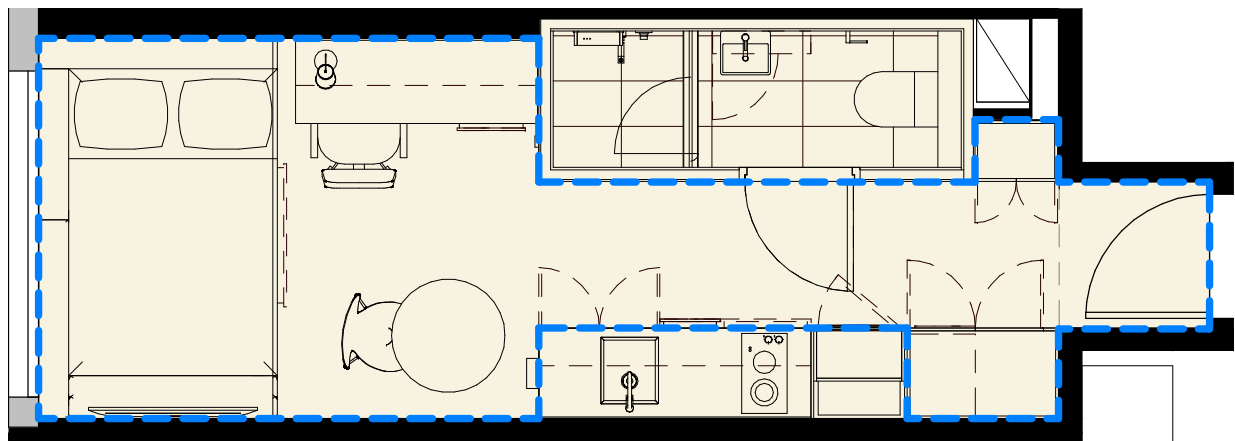
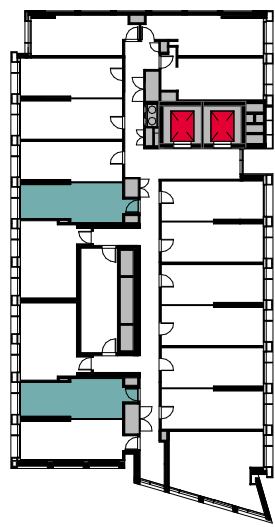
For Compliance SEPP Part 3, 69(1)(a)
Min floor area exc kitchen & bath: 12m² for single occupancy, or 16m²
Max floor area exc kitchen & bath: 25m²



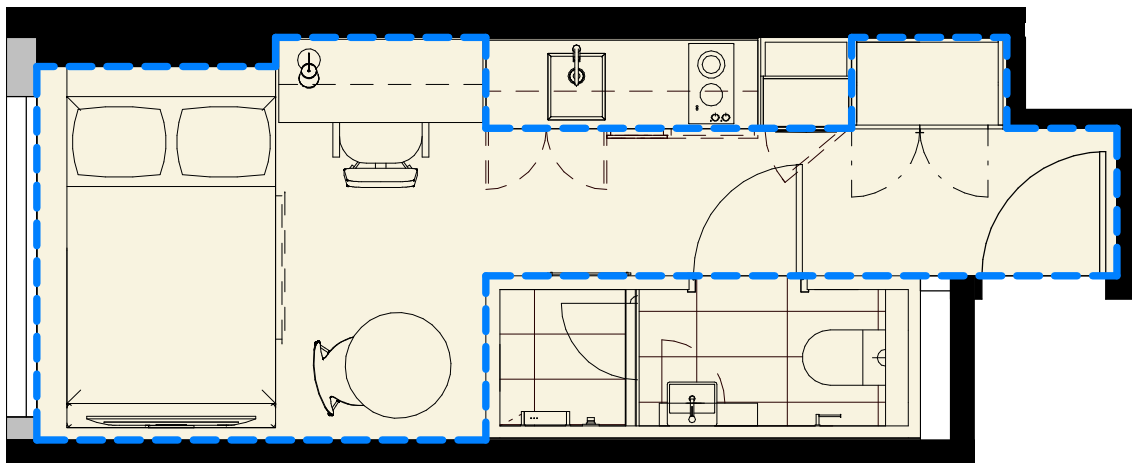
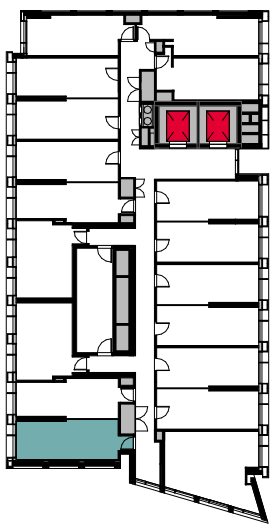
STUDIO ROOM
Floor area: 17m²
Floor area exc kitchen & bath: 12.5m²
(Compliant: SEPP Part 3, 69(1)(a))



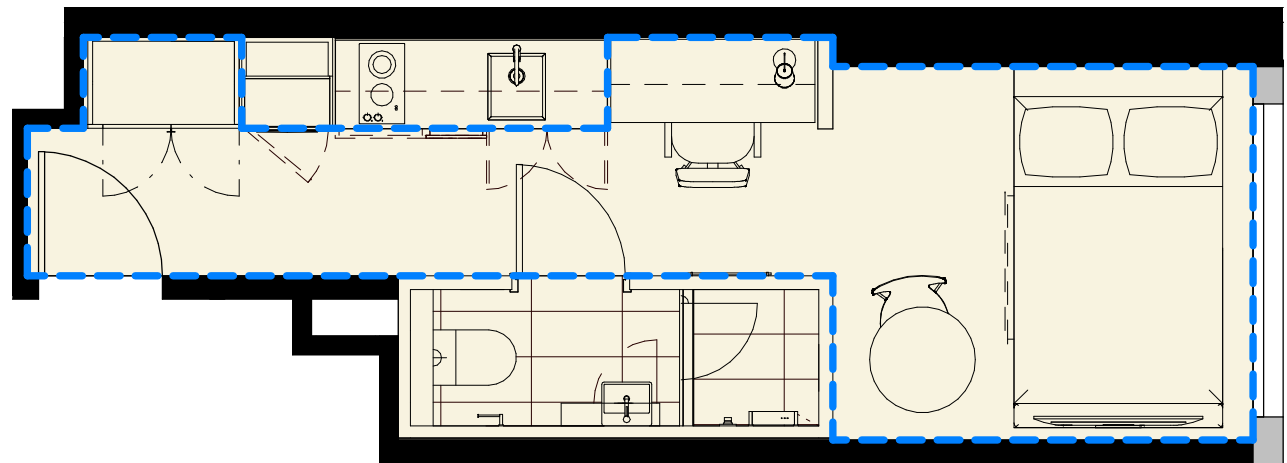
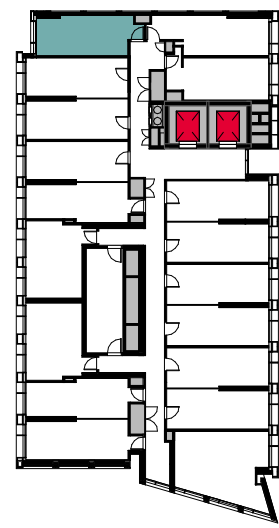
STUDIO (LONG) ROOM
Floor area: 17m²
Floor area exc kitchen & bath: 12.5m²
(Compliant: SEPP Part 3, 69(1)(a))



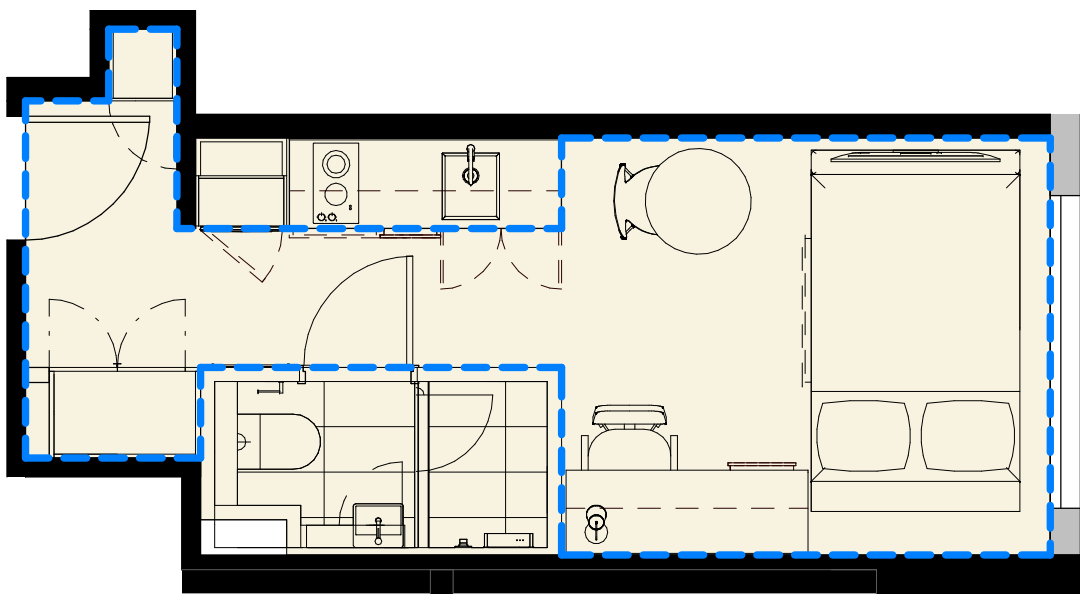
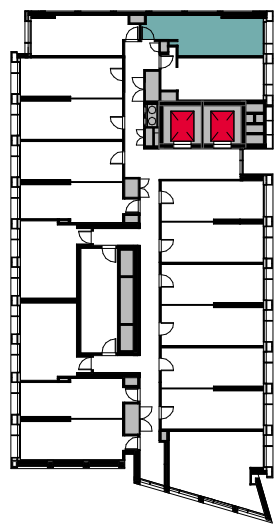
STUDIO (SOUTH) ROOM
Floor area: 18m²
Floor area exc kitchen & bath: 13m²
(Compliant: SEPP Part 3, 69(1)(a))



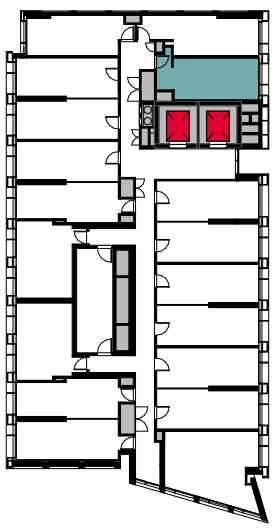
STUDIO NORTH 2 ROOM
Floor area: 17m²
Floor area exc kitchen & bath: 12m²
(Compliant: SEPP Part 3, 69(1)(a))



STUDIO NORTH 2 ROOM
Floor area: 18m²
Floor area exc kitchen & bath: 13.5m²
(Compliant: SEPP Part 3, 69(1)(a))



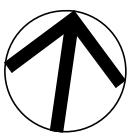
STUDIO NORTH-EAST ROOM
Floor area: 18m²
Floor area exc kitchen & bath: 14m²
(Compliant: SEPP Part 3, 69(1)(a))



Rev	Date	Description	Initial	Checked
A	02/08/22	DEVELOPMENT APPLICATION		

Iglu Kingsford 277-291 Anzac Parade

A15 Fitout Room Types 1



Status	Development Application		
Scale	As indicated	@ A1	
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:19:04 AM		
BIM			

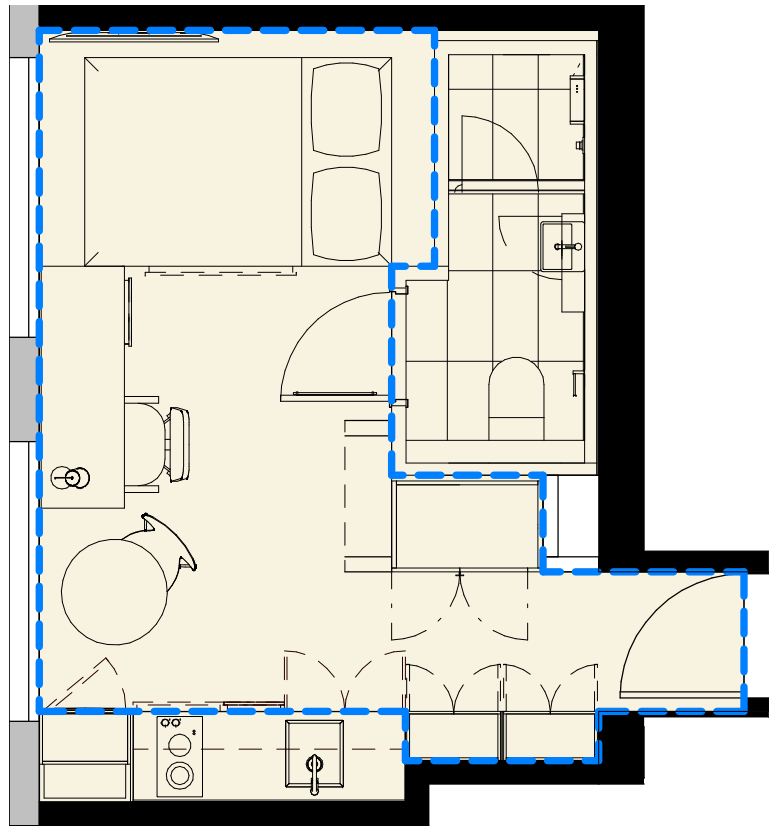
Drawing no.	Revision
A15.100	A

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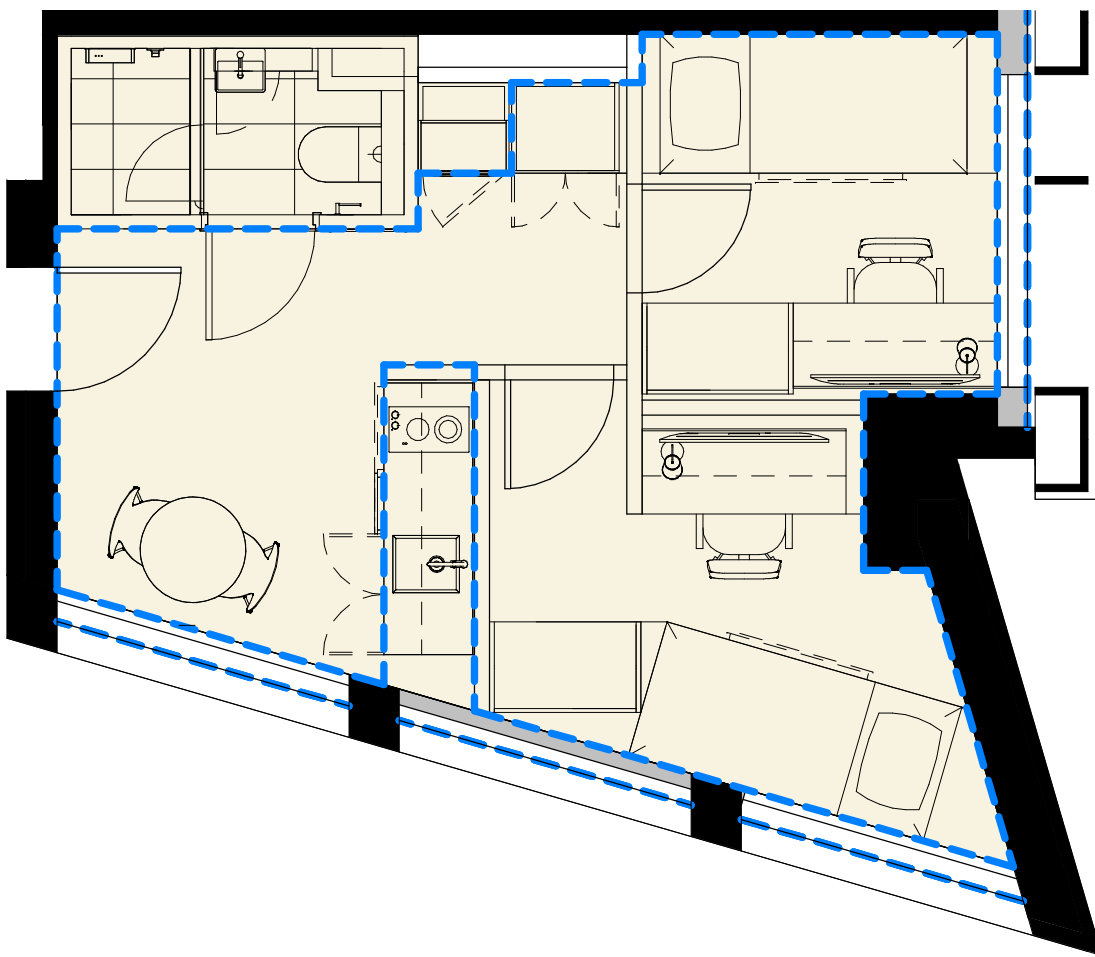
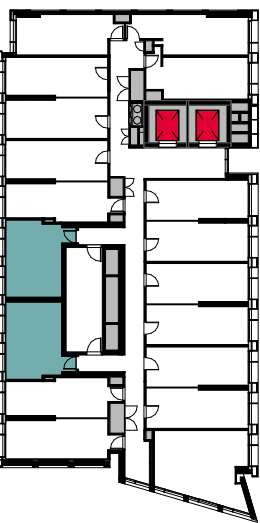
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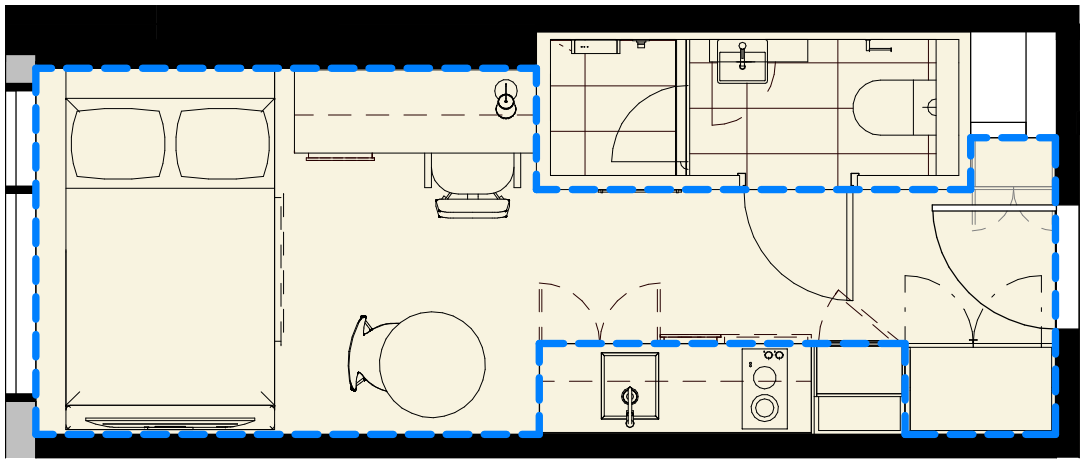
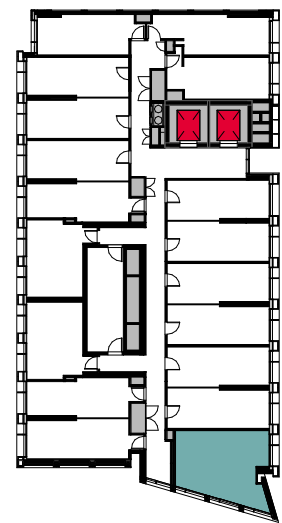
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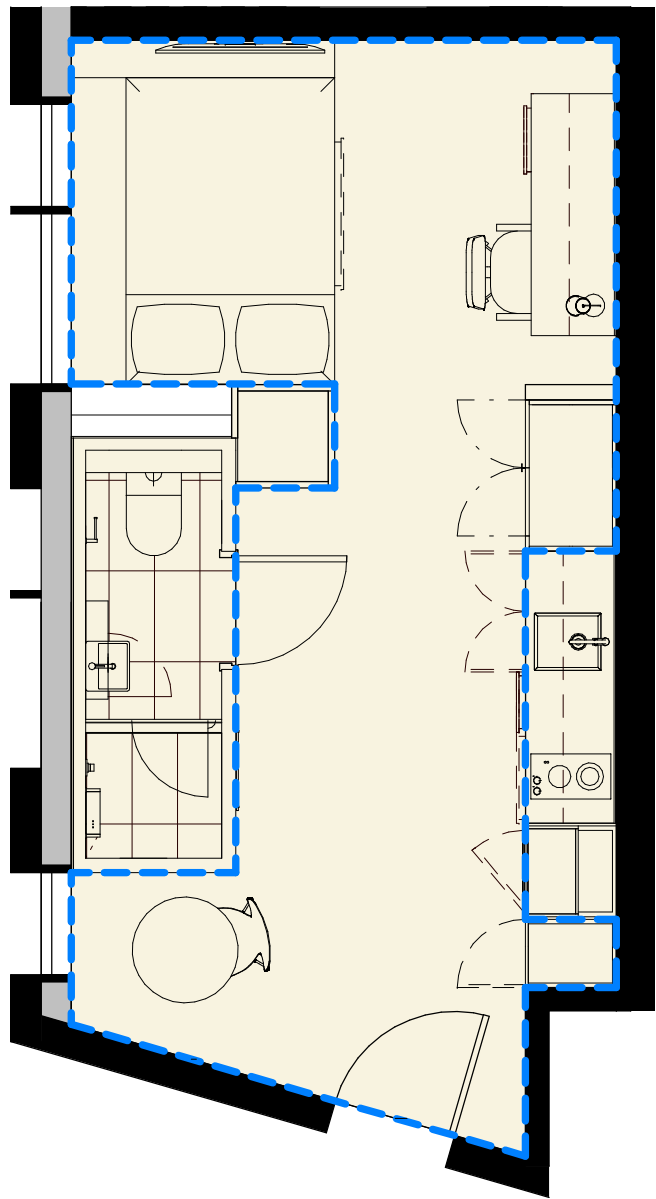
STUDIO WEST ROOM
Floor area: 19m²
Floor area exc kitchen & bath: 14m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



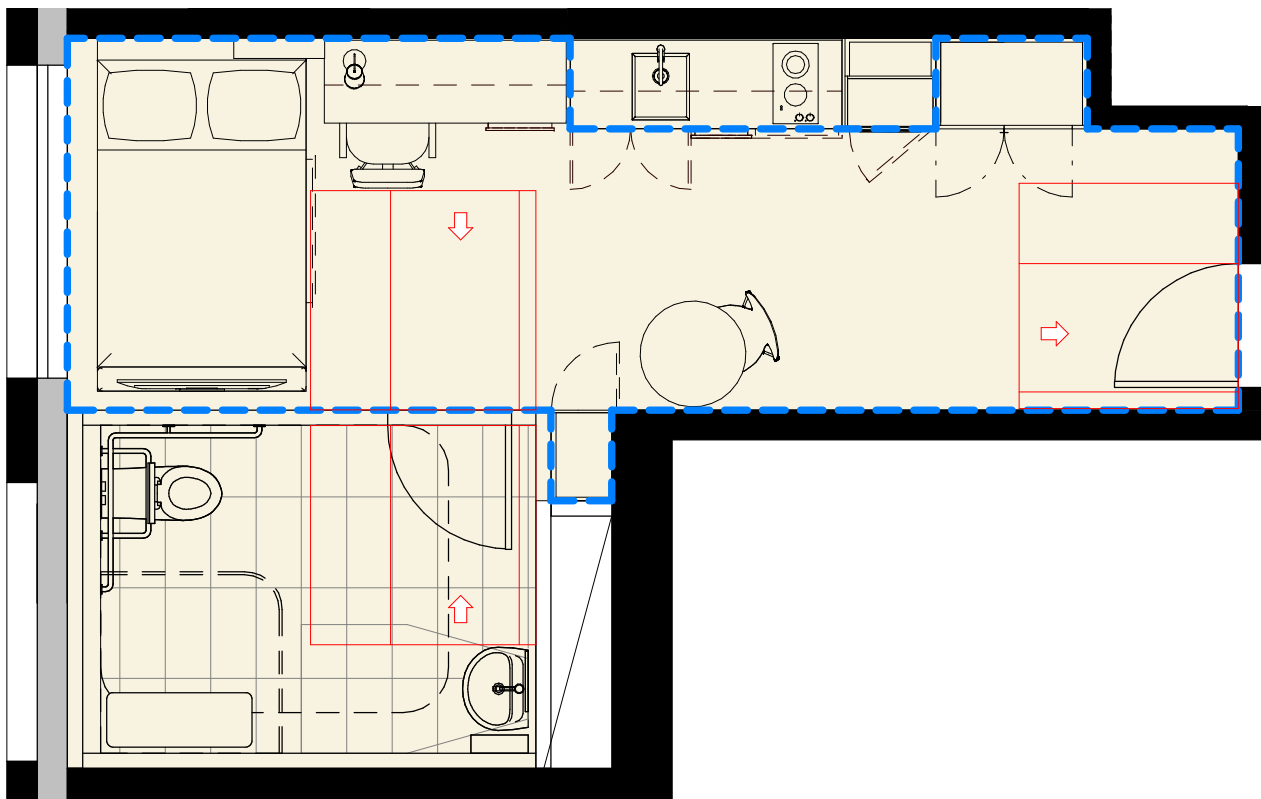
TWIN ROOM
Floor area: 26.5m²
Floor area exc kitchen & bath: 22m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



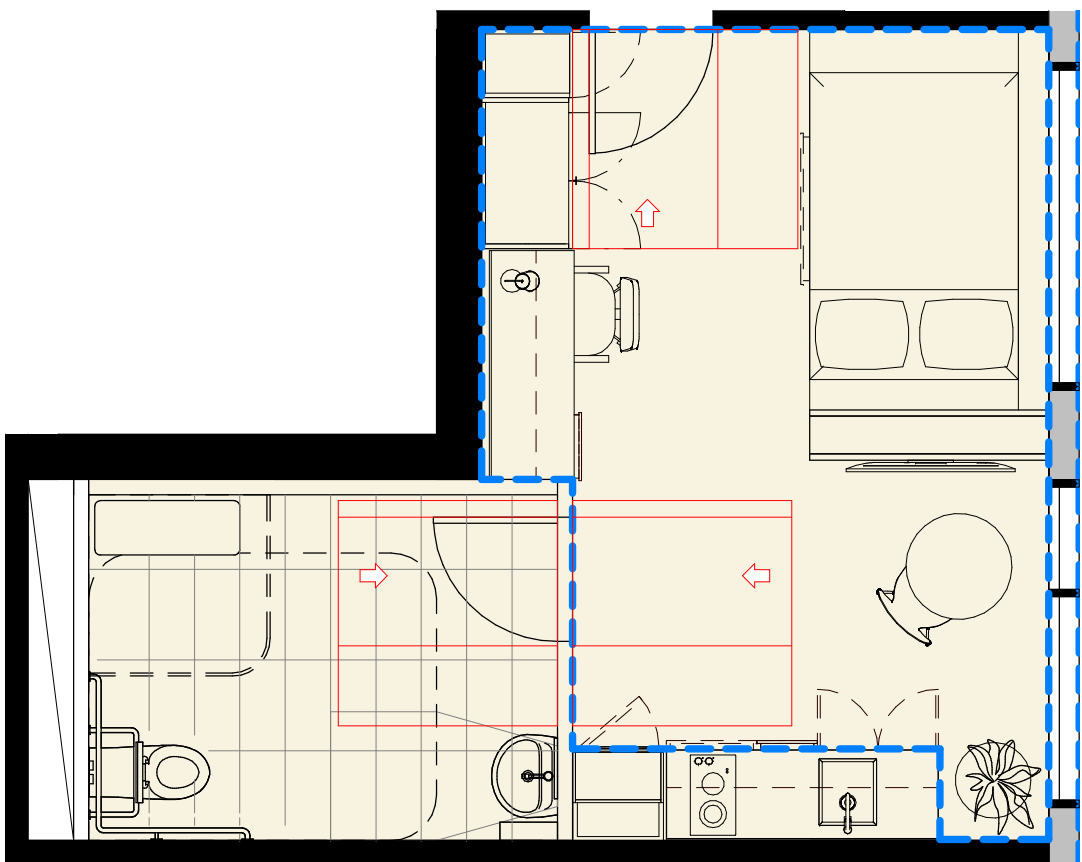
LEVEL 02 STUDIO NORTH
Floor area: 17m²
Floor area exc kitchen & bath: 12m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



LEVEL 02 STUDIO SOUTH
Floor area: 24m²
Floor area exc kitchen & bath: 19m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



LEVEL 02 ACCESSIBLE ROOM
Floor area: 26m²
Floor area exc kitchen & bath: 17m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



LEVEL 03 ACCESSIBLE ROOM
Floor area: 26m²
Floor area exc kitchen & bath: 17m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



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For Compliance *SEPP Part 3, 69(1)(a)*
Min floor area exc kitchen & bath: 12m² for single occupancy, or 16m²
Max floor area exc kitchen & bath: 25m²

A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A15 Fitout
Room Types 2



Status	Development Application			
Scale	As indicated	@ A1		
Drawn	MD	Checked	MD	
Project No.	S12588			
Plot Date	22/08/2022 11:19:10 AM			
BIM				
Drawing no.			Revision	

A15.101

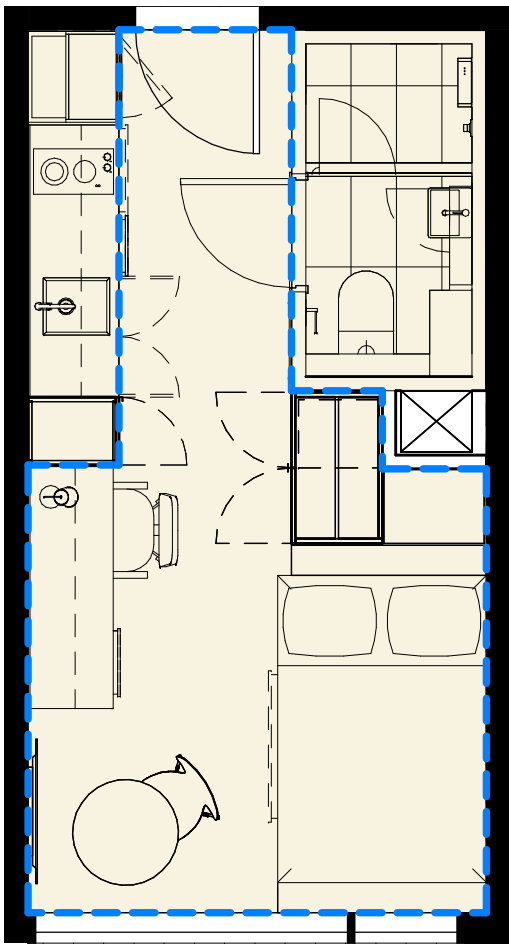
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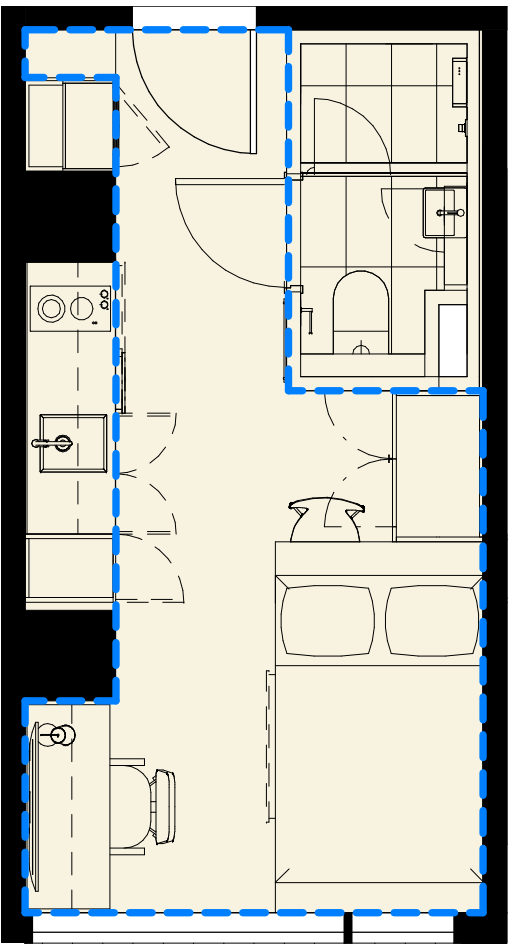
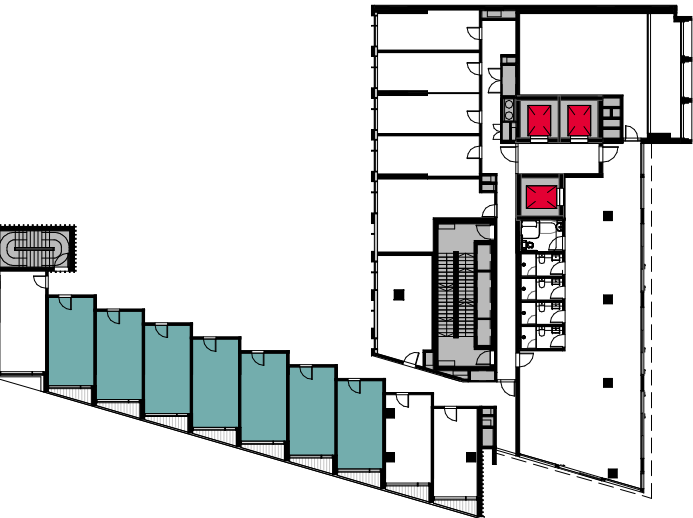
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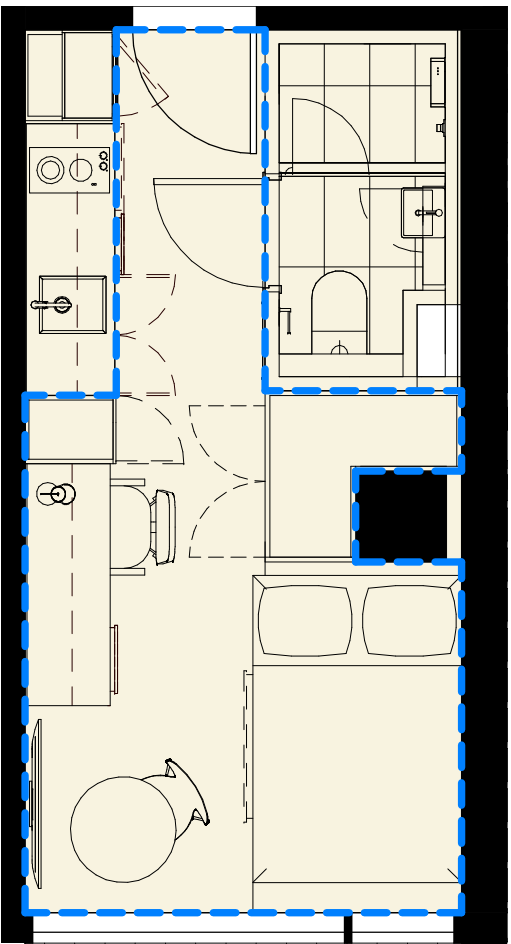
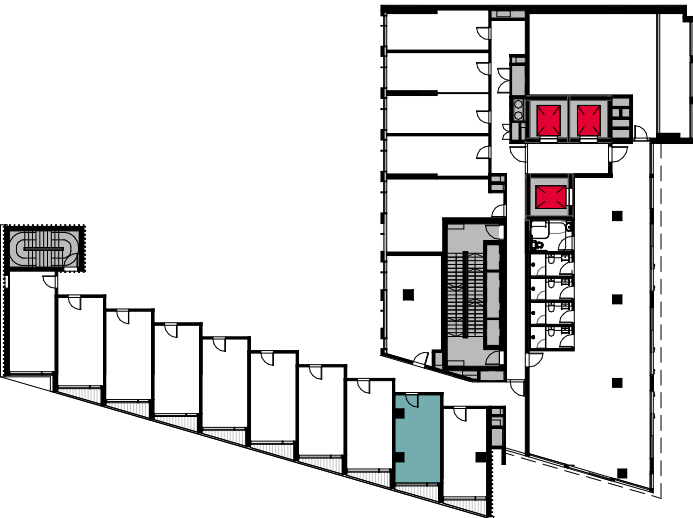
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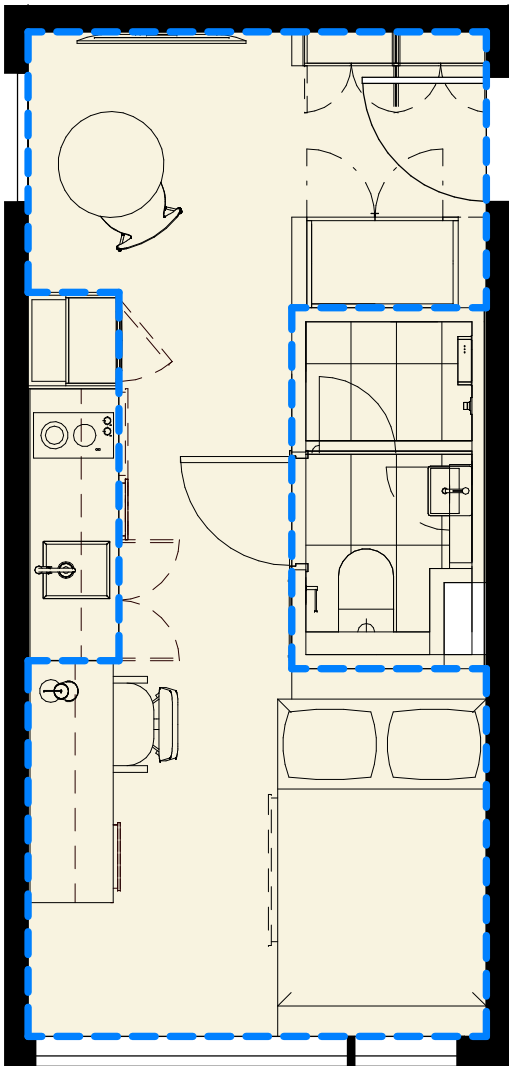
STUDIO TERRACE TYPICAL
Floor area: 17m²
Floor area exc kitchen & bath: 12.5m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



STUDIO TERRACE 1
Floor area: 17.5m²
Floor area exc kitchen & bath: 12m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



STUDIO (SOUTH) ROOM
Floor area: 17m²
Floor area exc kitchen & bath: 12m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



LEVEL 02 STUDIO ROOM
Floor area: 20m²
Floor area exc kitchen & bath: 15.5m²
(Compliant: *SEPP Part 3, 69(1)(a)*)



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A 02/08/22 DEVELOPMENT APPLICATION				
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A15 Fitout
Room Types 3



Status	Development Application		
Scale	As indicated	@ A1	
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:19:16 AM		
BIM			

A15.102

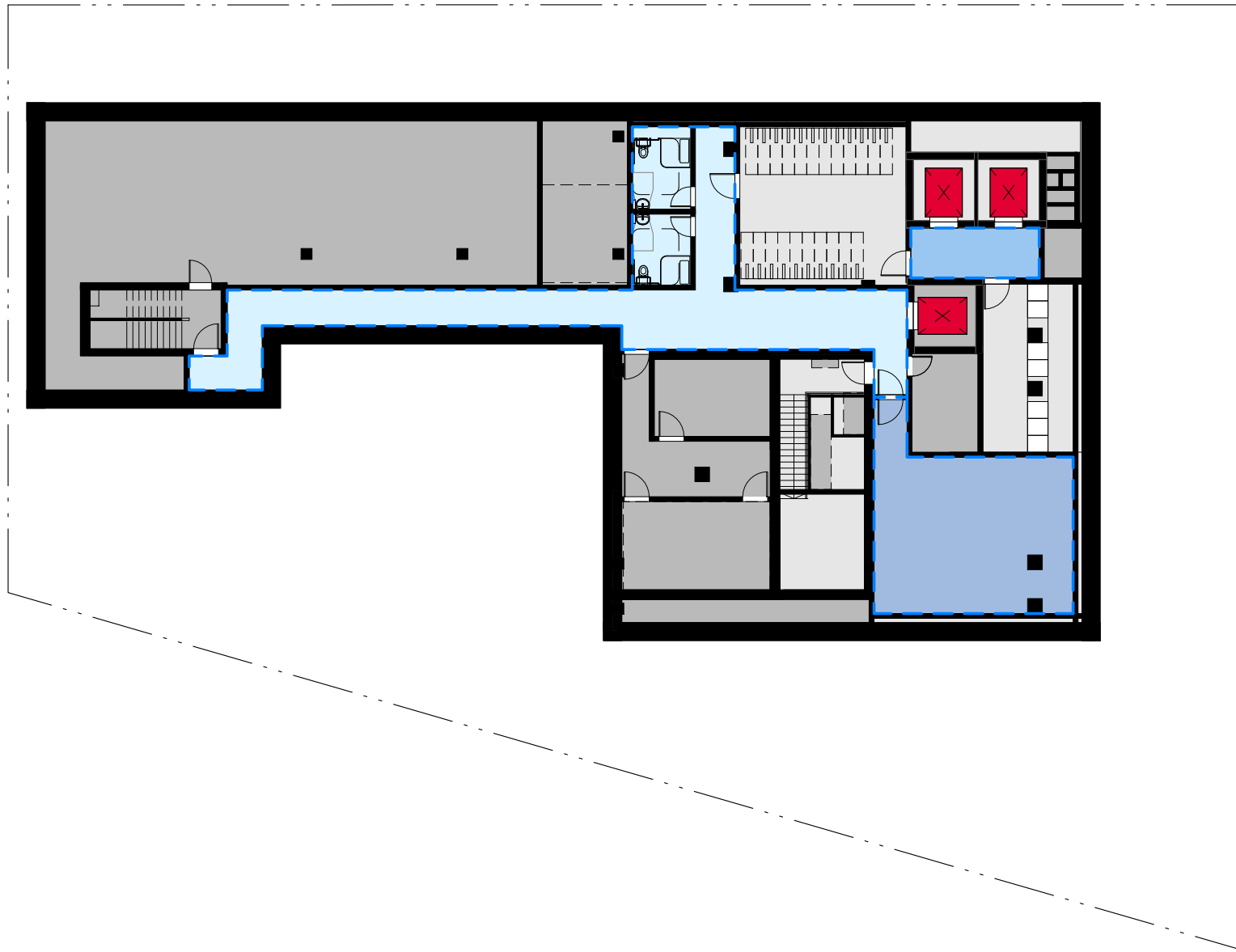
A

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Guy Lake Reg. 7119 / Simon Swaney Reg. 7305 / Matt Allen Reg. 8498

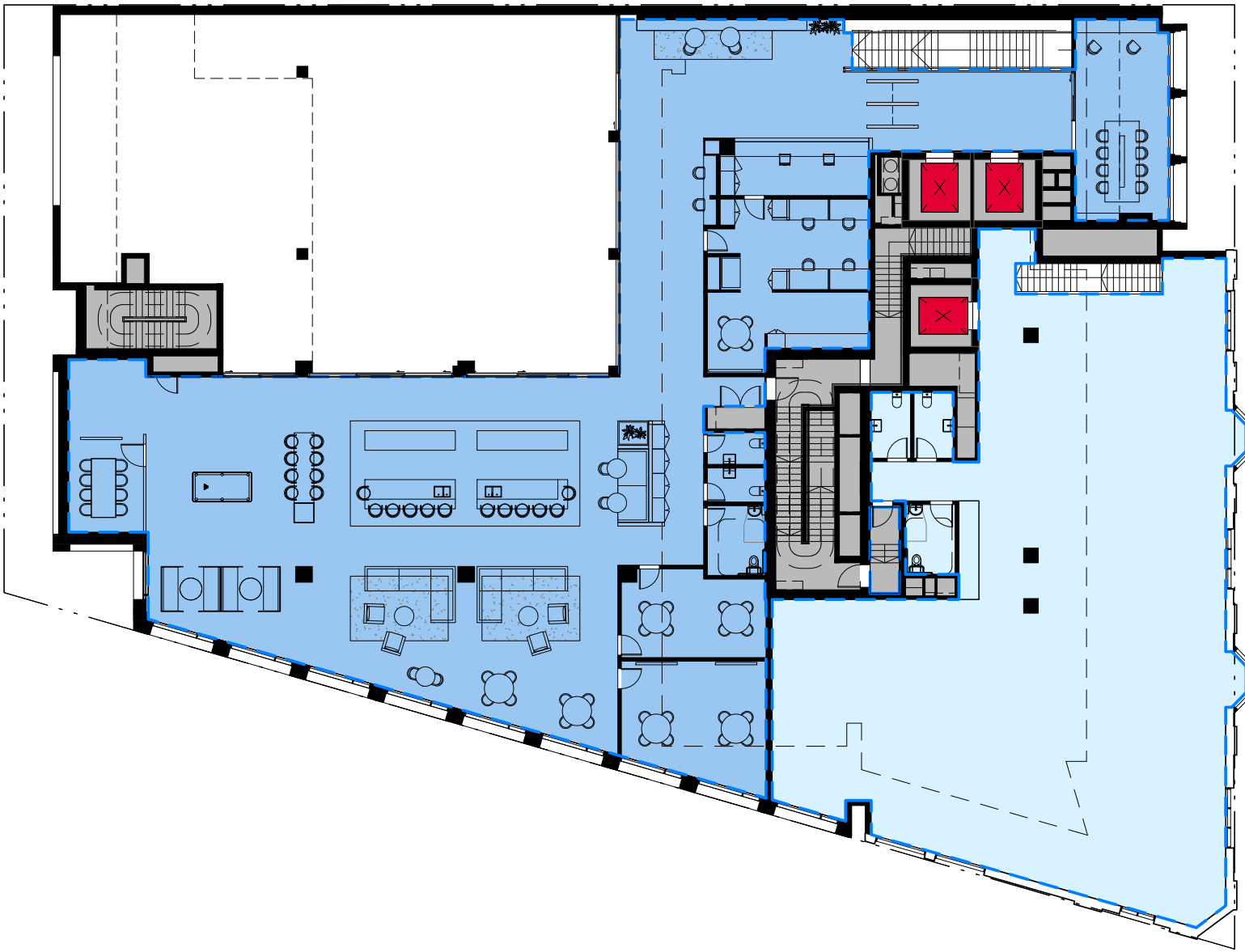
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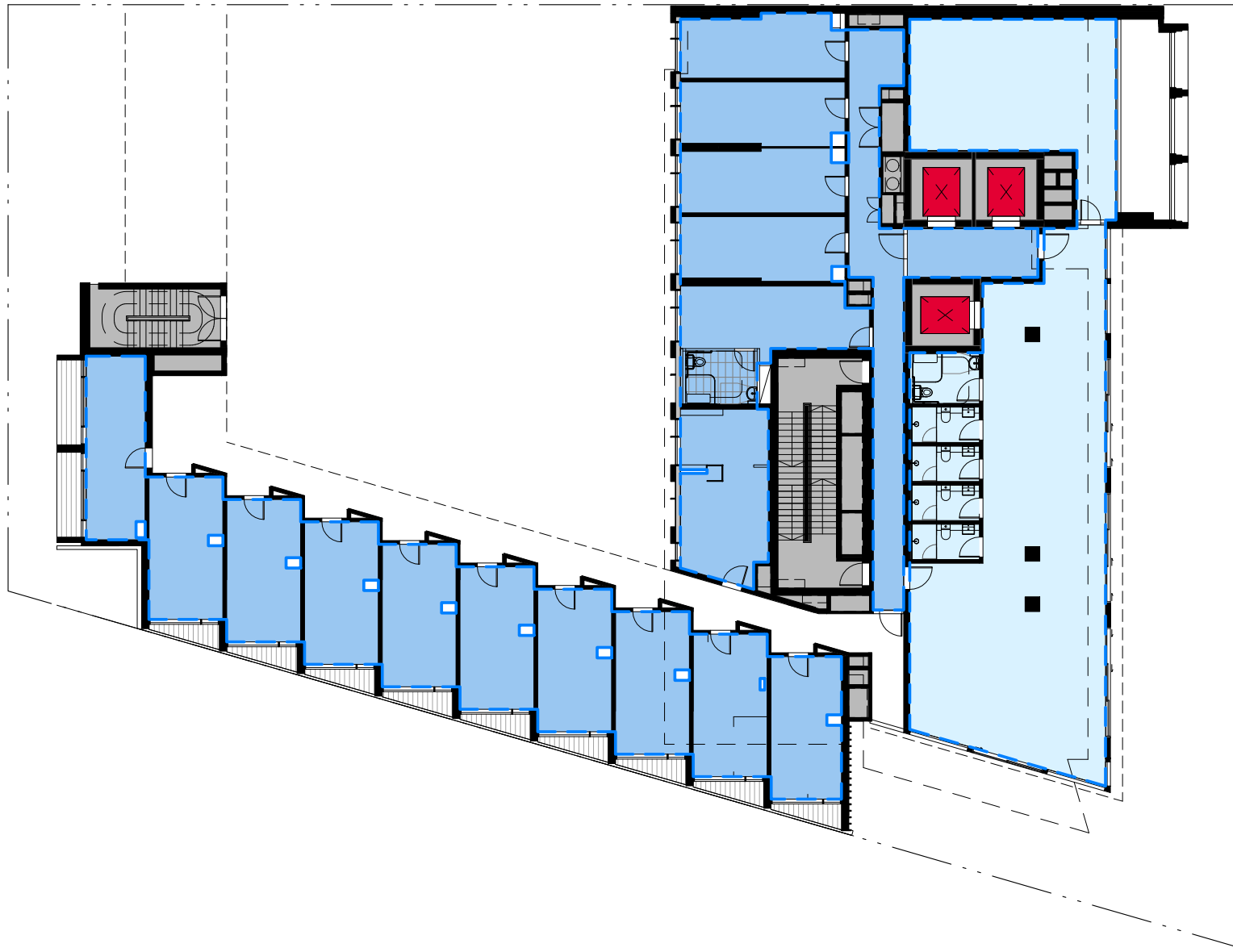
BASEMENT - GFA PLAN



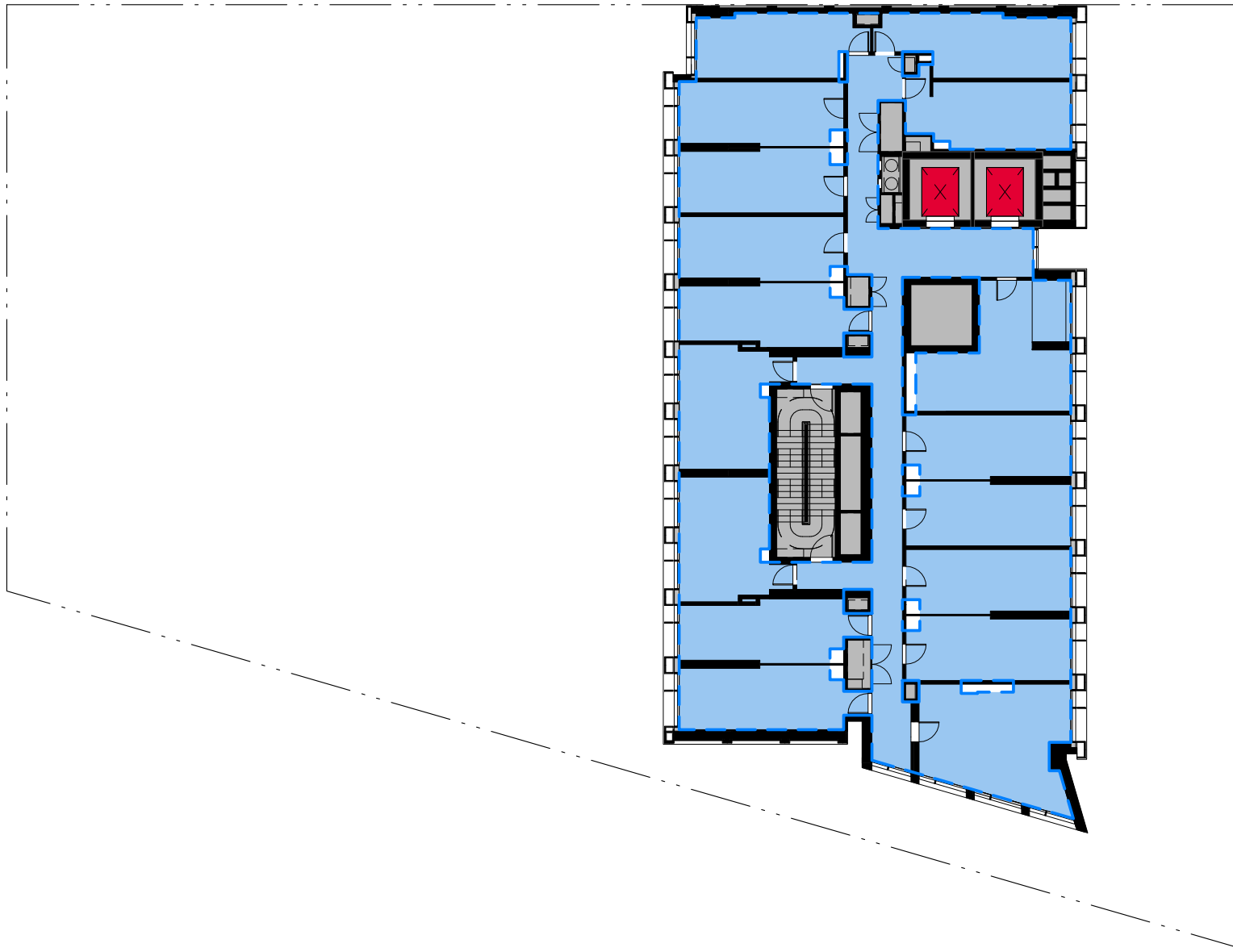
GROUND FLOOR - GFA PLAN



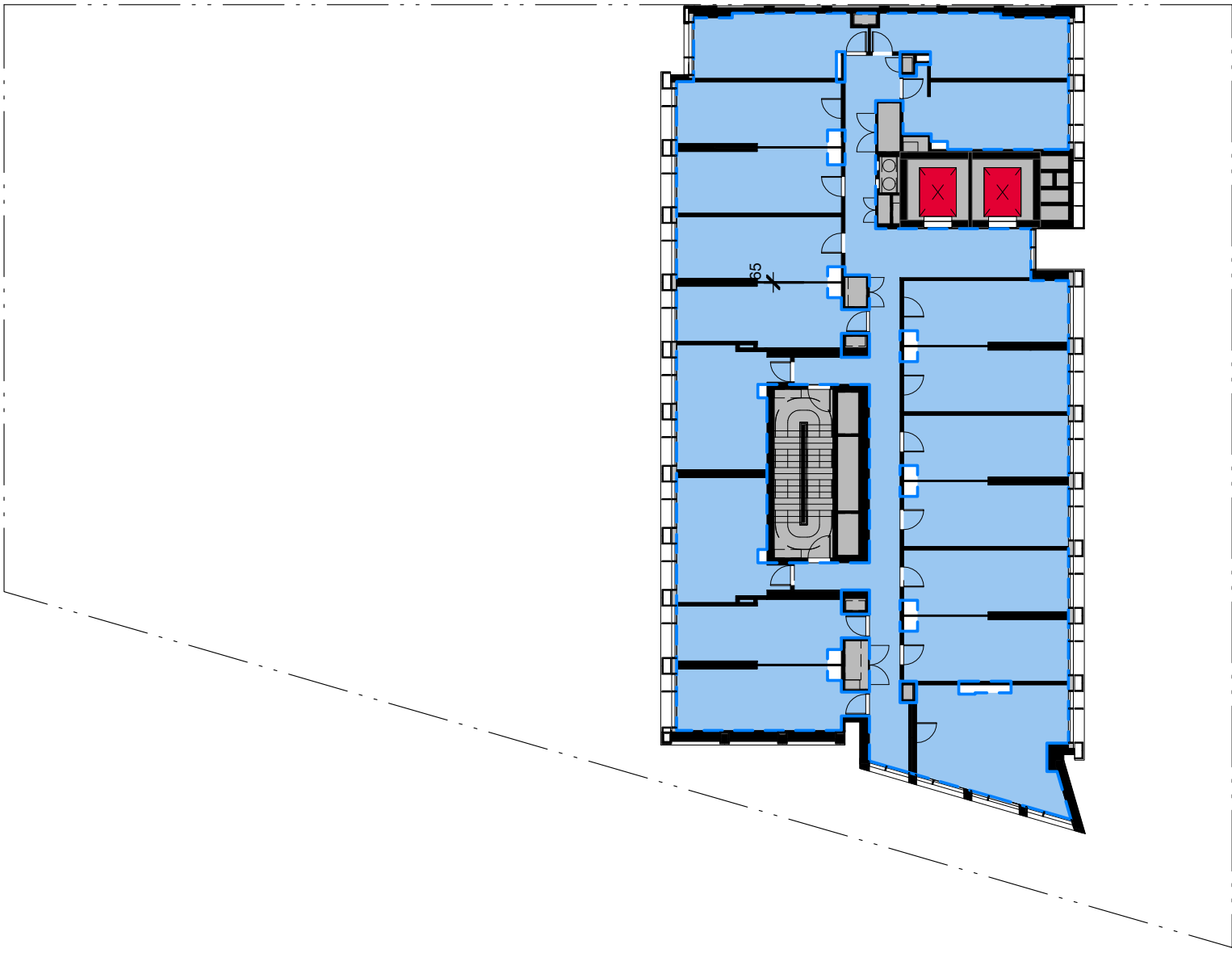
LEVEL 01 - GFA PLAN



LEVEL 02 - GFA PLAN



LEVEL 03 - GFA PLAN



LEVEL 04-17 TYPICAL FLOOR - GFA PLAN

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- GFA Co-Living
- GFA F&B
- GFA Commercial / Other

E	24/08/23	DEVELOPMENT APPLICATION		
D	23/05/23	DEVELOPMENT APPLICATION		
C	05/05/23	DEVELOPMENT APPLICATION		
B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford 277-291 Anzac Parade

A22 Area Calculation Plans
Area Plan - GFA - Automated
Waste System



Status	Development Application		
Scale	As indicated	@	A1
Drawn	MD/CO	Checked	MD
Project No.	S12588		
Plot Date	24/08/2023 11:46:25 AM		
BIM			

Drawing no.	Revision
A22.101a	E

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A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A24 Visualisations
Corner of Anzac Parade and
Strachan Street

Status	Development Application		
Scale	@ A1		
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:19:21 AM		
BIM			
Drawing no.	Revision		
A24.001	A		
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A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A24 Visualisations
Northeast corner of Anzac Parade

Status	Development Application		
Scale	@ A1		
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:19:27 AM		
BIM			

Drawing no.	Revision
A24.002	A

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A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A24 Visualisations
Anzac Parade

Status	Development Application		
Scale	@ A1		
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	22/08/2022 11:19:31 AM		
BIM			

Drawing no.	Revision
A24.003	A

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B	20/03/23	DEVELOPMENT APPLICATION		
A	02/08/22	DEVELOPMENT APPLICATION		
Rev	Date	Description	Initial	Checked

Iglu Kingsford
277-291 Anzac Parade

A24 Visualisations
Iglu Courtyard

Status	Development Application		
Scale	@ A1		
Drawn	MD	Checked	MD
Project No.	S12588		
Plot Date	20/03/2023 12:11:25 PM		

Drawing no.	Revision
A24.004	B

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