TURNER

Schedule of Amendments

Project No: 20059
Project: **273 - 275 Anzac Parade, Kingsford**
Date: 01.03.2022

Drawing Number	**Drawing Name**	**Current Revision dated 19 November 2021** Issued post s34 for Land & Environment Court	**Current Revision dated 1 March 2022** Issued for Land & Environment Court	**Description of Changes**
DA-001-002	Contents	Revision C	Revision D	Revisions updated and list updated to reflect changes to drawing numbers and names
DA-001-003	Contents	Revision A	Revision B	New sheet added for supplementary material
DA-010-040	Site Plan	Revision C	Revision D	Roof plan updated to reflect changes to number of storeys and footpath upgrades to Anzac Parade and Houston Lane
DA-110-006	Basement 01	Revision E	Revision F	Residential parking use clarified for key workers
DA-110-006	Ground Level	Revision E	Revision F	Separated bike lane deleted and footpath upgrades to Anzac Parade and Houston Lane added
DA-110-009	Ground Level Mezzanine	Revision C	Revision D	Separated bike lane deleted and footpath upgrades to Anzac Parade and Houston Lane added
DA-110-010	Level 01	Revision E	Revision F	Courtyard opening adjusted to reflect changes to Level 2
DA-110-020	Level 02	Revision E	Revision F	Rooms facing the courtyard relocated and replaced with communal indoor space and communal open space Laundry relocated away from lobby and replaced with a room Courtyard opening adjusted to reflect changes to communal indoor space Adjustment to 1 Houston Lane room to improve amenity Small setback introduced to room type D2 for better interface to existing development to the north
DA-110-030	Level 03	Revision E	Revision F	Courtyard opening adjusted to reflect changes to Level 2 Adjustment to 1 Houston Lane room to improve amenity Communal indoor room replaced with communal open space Planter added to internal courtyard for improved amenity Small setback introduced to room type D2 for better interface to existing residential development to the north Label for communal open space 'pods' added
DA-110-040	Level 04	Revision E	Revision F	Small setback introduced to room type D2 for better interface to existing residential development to the north Label for communal open space 'pods' added Courtyard opening and landscaping adjusted to reflect changes to Level 2

Nominated Architect
Nicholas Turner 6695

Drawing Number	Drawing Name	Current Revision dated 19 November 2021 Issued post s34 for Land & Environment Court	Current Revision dated 1 March 2022 Issued for Land & Environment Court	Description of Changes
DA-110-050	Level 05	Revision E	Revision F	Communal indoor space replaced with room Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-060	Level 06	Revision E	Revision F	Communal indoor space replaced with room Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-070	Level 07	Revision E	Revision F	Communal indoor space replaced with room Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-080	Level 08	Revision E	Revision F	Communal indoor space replaced with room Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-090	Level 09	Revision E	Revision F	Communal indoor space replaced with room Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-100	Level 10	Revision E	Revision F	Small setback introduced to room type D2 for better interface to existing residential development to the north Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-110	Level 11	Revision E	Revision F	Label for communal open space 'pods' added Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-120	Level 12	Revision E	Revision F	Label for communal open space 'pods' added Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-130	Level 13	Revision E	Revision F	Label for communal open space 'pods' added Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-140	Level 14	Revision E	Revision F	Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-150	Level 15	Revision E	Revision F	Courtyard opening and landscaping adjusted to reflect changes to Level 2
DA-110-160	Plant Level (Previously Level 16)	Revision E	Revision F	Levels changed

Drawing Number	Drawing Name	Current Revision dated 19 November 2021 Issued post s34 for Land & Environment Court	Current Revision dated 1 March 2022 Issued for Land & Environment Court	Description of Changes
DA-110-170	Roof Plan (Previously Level 17)	Revision C	Revision D	Levels changed
~~DA-110-180~~	~~Level 16~~	~~Revision A~~	-	Drawing deleted
~~DA-110-190~~	~~Level 17~~	~~Revision A~~	-	Drawing deleted Communal indoor area relocated to Level 2
DA-210-101	North Elevation	Revision D	Revision E	Reduction in height from 18 storeys to 16 storeys
DA-210-201	East Elevation	Revision E	Revision F	Reduction in height from 18 storeys to 16 storeys
DA-210-301	South Elevation	Revision D	Revision E	Reduction in height from 18 storeys to 16 storeys
DA-210-401	West Elevation	Revision E	Revision F	Reduction in height from 18 storeys to 16 storeys
DA-210-501	Interior East Elevation	Revision C	Revision D	Reduction in height from 18 storeys to 16 storeys
DA-210-601	Interior West Elevation	Revision C	Revision D	Changes to façade due to change from rooms to communal indoor and outdoor space
DA-310-101	Section AA	Revision E	Revision F	Reduction in height from 18 storeys to 16 storeys Changes to façade due to change from rooms to communal indoor and outdoor space
DA-720-031	Communal Space Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-720-032	Communal Space Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-720-033	Communal Space Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-740-001	Landscape Area Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-740-002	Landscape Area Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-740-003	Landscape Area Diagrams	Revision C	Revision D	Adjustment of calculation to reflect relocation of communal space and residential areas
DA-770-008	Ground to Level 10	Revision C	Revision D	Adjustment of GFA to reflect relocation of communal space and residential areas
DA-770-090	Level 11 to Level 15	Revision C	Revision D	Levels 16 and 17 deleted, adjustment of GFA to reflect relocation of communal space and residential areas

Drawing Number	Drawing Name	Current Revision dated 19 November 2021 Issued post s34 for Land & Environment Court	Current Revision dated 1 March 2022 Issued for Land & Environment Court	Description of Changes
DA-910-001	Perspective 01	Revision C	Revision D	Reduction in height from 18 storeys to 16 storeys
DA-910-002	Perspective 02	Revision C	Revision D	Reduction in height from 18 storeys to 16 storeys
DA-910-003	Perspective 03	Revision C	Revision D	Reduction in height from 18 storeys to 16 storeys
DA-910-009	Perspective 09	Revision C	Revision D	Reduction in height from 18 storeys to 16 storeys

Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev	Size
GENERAL					
	DA-001-001	Cover Page		C	A1
	DA-001-002	Contents		D	A1
	DA-001-003	Contents		B	A1
Siteworks					
	DA-010-010	Location Plan		C	A1
	DA-010-020	Site Analysis		C	A1
	DA-010-040	Site Plan		D	A1
GA Plans					
	DA-110-007	Basement 01	1:100	F	A1
	DA-110-008	Ground Level	1:100	F	A1
	DA-110-009	Ground Level Mezzanine	1:100	C	A1
	DA-110-010	Level 01	1:100	F	A1
	DA-110-020	Level 02	1:100	F	A1
	DA-110-030	Level 03	1:100	F	A1
	DA-110-040	Level 04	1:100	F	A1
	DA-110-050	Level 05	1:100	F	A1
	DA-110-060	Level 06	1:100	F	A1
	DA-110-070	Level 07	1:100	F	A1
	DA-110-080	Level 08	1:100	F	A1
	DA-110-090	Level 09	1:100	F	A1
	DA-110-100	Level 10	1:100	F	A1
	DA-110-110	Level 11	1:100	F	A1
	DA-110-120	Level 12	1:100	F	A1
	DA-110-130	Level 13	1:100	F	A1
	DA-110-140	Level 14	1:100	F	A1
	DA-110-150	Level 15	1:100	F	A1
	DA-110-160	Plant Level (Previously Level 16)	1:100	F	A1
	DA-110-170	Roof Plan (Previously Level 17)	1:100	D	A1
	~~DA-110-180~~	~~Plant Level (Drawing deleted)~~	1:100	B	A1
	~~DA-110-190~~	~~Roof Plan (Drawing deleted)~~	1:100	B	A1
GA Elevations					
	DA-210-101	North Elevation	1:200	E	A1
	DA-210-201	East Elevation	1:200	F	A1
	DA-210-301	South Elevation	1:200	E	A1
	DA-210-401	West Elevation	1:200	F	A1
	DA-210-501	Interior East Elevation/Section	1:200	D	A1
	DA-210-601	Interior West Elevation	1:200	D	A1
GA Sections					
	DA-310-101	Section AA	1:200	F	A1
	DA-310-102	Detailed Sections	1:100	C	A1
Amenity Diagrams					
	DA-720-001	Solar Access: Ground to Level 05	1:250	C	A1
	DA-720-002	Solar Access: Level 06 to Level 11	1:250	C	A1
	DA-720-003	Solar Access: Level 12 to Level 16	1:250	C	A1
	DA-720-031	Communal Space Diagrams	1:250	D	A1
	DA-720-032	Communal Space Diagrams	1:250	D	A1
	DA-720-033	Communal Space Diagrams	1:250	D	A1

Series	Drawing No.	Drawing Name	Scale	Rev	Size
Landscape Diagrams					
	DA-740-001	Landscape Area Diagrams	1:250	D	A1
	DA-740-002	Landscape Area Diagrams	1:250	D	A1
	DA-740-003	Landscape Area Diagrams	1:250	D	A1
GFA Diagrams					
	DA-770-008	Basement to Level 10	1:400	D	A1
	DA-770-090	Level 08 to Plant Level	1:400	D	A1
Suplementary s34 Drawings - Shadow Diagrams					
	DA-791-001	21 June: 8am		A	A1
	DA-791-002	21 June: 9am		A	A1
	DA-791-003	21 June: 10am		A	A1
	DA-791-004	21 June: 11am		A	A1
	DA-791-005	21 June: 12pm		A	A1
	DA-791-006	21 June: 1pm		A	A1
	DA-791-007	21 June: 2pm		A	A1
	DA-791-008	21 June: 3pm		A	A1
	DA-791-009	21 June: 4pm		A	A1
Suplementary s34 Drawings - Sun Eye view					
	DA-796-001	21 June: 8am		A	A1
	DA-796-002	21 June: 9am		A	A1
	DA-796-003	21 June: 10am		A	A1
	DA-796-004	21 June: 11am		A	A1
	DA-796-005	21 June: 12pm		A	A1
	DA-796-006	21 June: 1pm		A	A1
	DA-796-007	21 June: 2pm		A	A1
	DA-796-008	21 June: 3pm		A	A1
	DA-796-009	21 June: 4pm		A	A1
	DA-796-010	21 December: 8am		A	A1
	DA-796-011	21 December: 9am		A	A1
	DA-796-012	21 December: 10am		A	A1
	DA-796-013	21 December: 11am		A	A1
	DA-796-014	21 December: 12pm		A	A1
	DA-796-015	21 December: 1pm		A	A1
	DA-796-016	21 December: 2pm		A	A1
	DA-796-017	21 December: 3pm		A	A1
	DA-796-018	21 December: 4pm		A	A1
	DA-796-019	23 September: 8am		A	A1
	DA-796-020	23 September: 9am		A	A1
	DA-796-021	23 September: 10am		A	A1
	DA-796-022	23 September: 11am		A	A1
	DA-796-023	23 September: 12pm		A	A1
	DA-796-024	23 September: 1pm		A	A1
	DA-796-025	23 September: 2pm		A	A1
	DA-796-026	23 September: 3pm		A	A1
	DA-796-027	23 September: 4pm		A	A1

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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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Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GENERAL
Contents

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-001-002
Rev: D

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Drawing List

Series	Drawing No.	Drawing Name	Scale	Rev	Size
Room Typologies					
	DA-810-001	A-Type Rooms	1:50	C	A1
	DA-810-002	B-Type Rooms	1:50	C	A1
	DA-810-004	C- and D- Type and Manager Rooms	1:50	C	A1
Materials & Finishes Board					
	DA-890-001	External Materials & Finishes		C	A1
	DA-890-101	FT1 - FT3 Colouring	1:200	C	A1
	DA-890-102	SCN1 and SCN2 Colouring	1:50	C	A1
3D Views					
	DA-910-001	Perspective 01		D	A1
	DA-910-002	Perspective 02		D	A1
	DA-910-003	Perspective 03		D	A1
	DA-910-004	Perspective 04		C	A1
	DA-910-005	Perspective 05		C	A1
	DA-910-006	Perspective 06		C	A1
	DA-910-007	Perspective 07		C	A1
	DA-910-008	Perspective 08		D	A1
	DA-910-009	Perspective 09		C	A1
	DA-910-010	Perspective 10		B	A1

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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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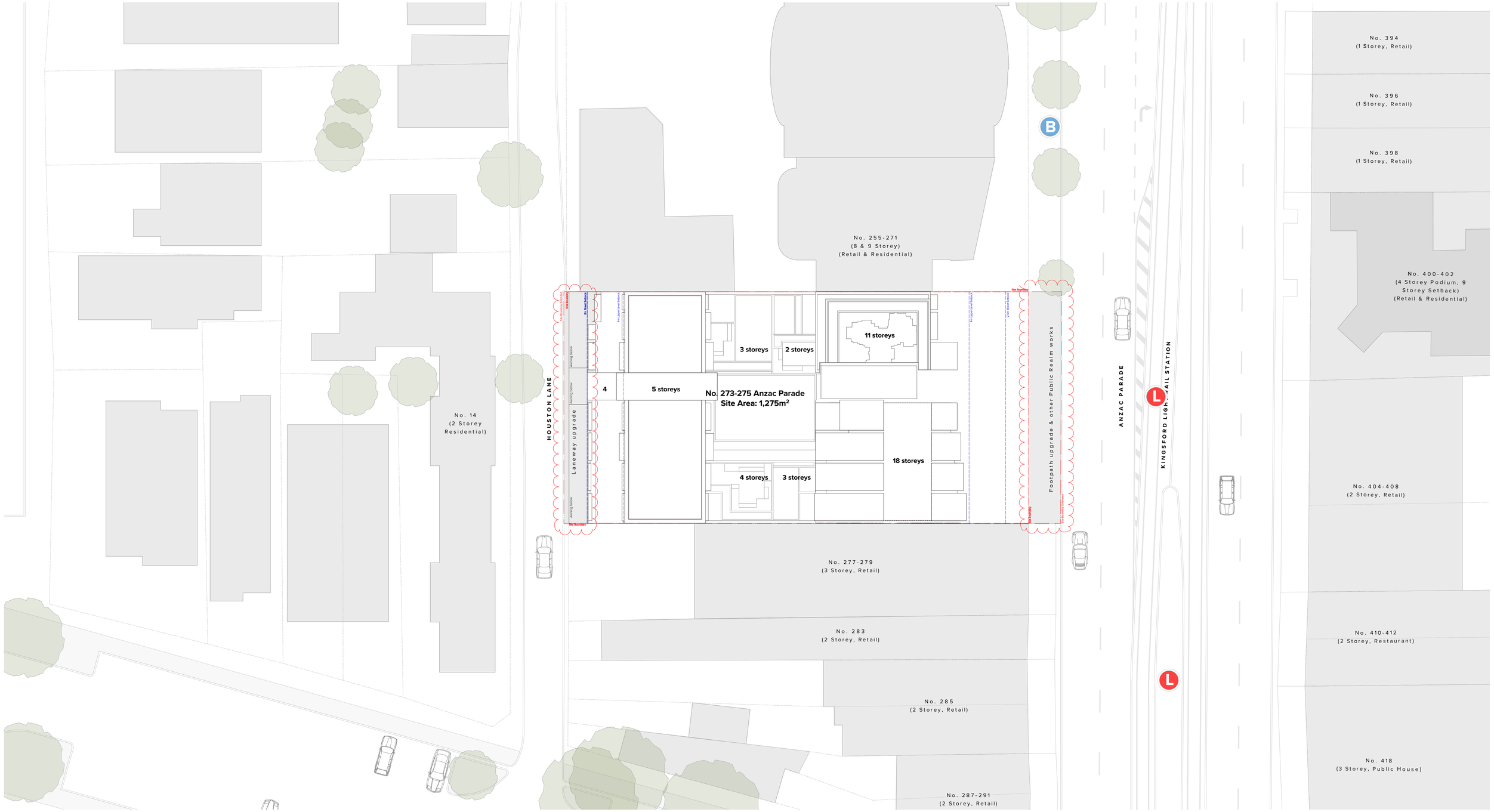
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GENERAL
Contents

Rev	Date	Approved by	Revision Notes
B	01.03.22	CH	For Land and Environment Court

Scale: **@A1, 50%@A3**
Project No.: **20059**
Drawn by: **ML, TL, SW**
North
Status: **For Land and Environment Court**
Dwg No.: **DA-001-003**
Rev: **B**

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LEGEND

Draft DCP (2020) Ground Level Setbacks:
- Proposed Setback 4m
- Proposed Setback 2.0m
- Site Boundary
- Existing Building Footprint
- Proposed Building Footprint
- Adjoining Building Footprint
- Main Entrance
- Pedestrian Entrance
- Vehicle Entrance
- Window Location
- Light Rail Station
- Bus Stop

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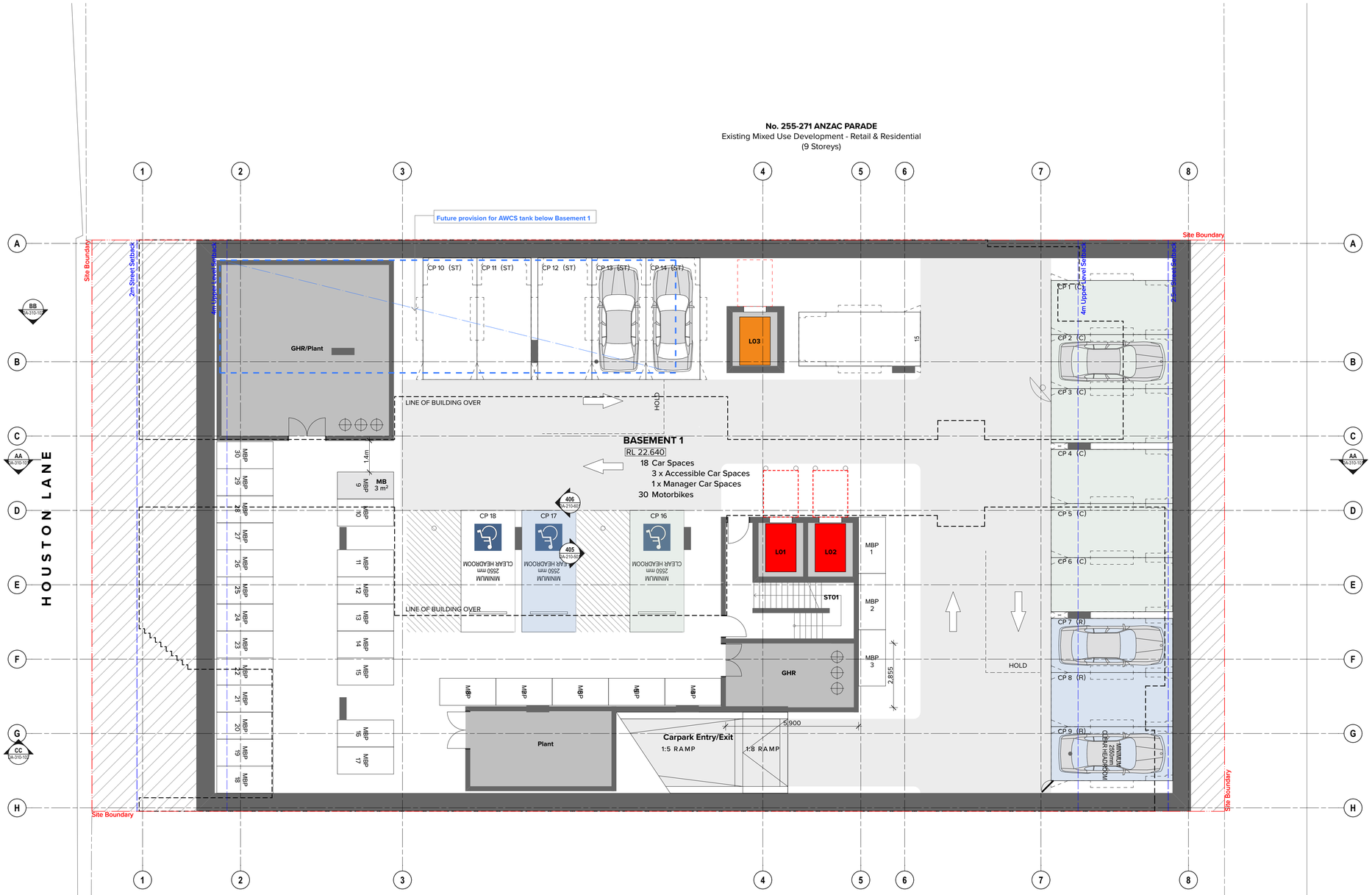
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Siteworks
Site Plan

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:200, 1:4000 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land & Environment Court
Dwg No.: DA-010-040
Rev: D
North

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,...	Fire Stair No.1, 2, etc.
FTTa,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01,02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TGSi	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

Residential Parking (ST) for key workers

Commercial Parking (C)

Retail Parking (R)

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6689, ABN 88 094 694 911

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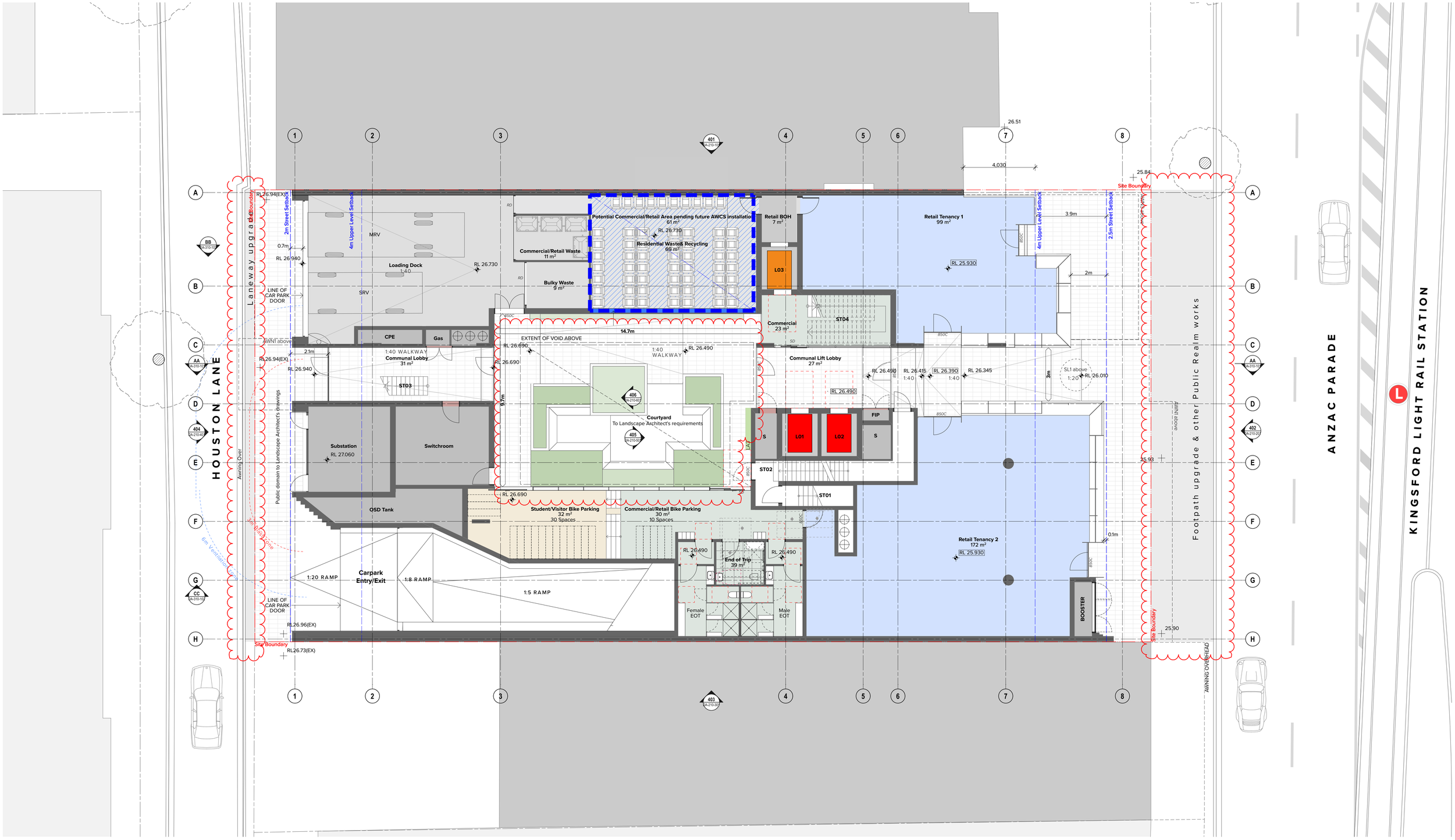
Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Basement 01

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
For Land and Environment Court	DA-110-007	F	

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,...	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01,02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TGSi	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

NOTES
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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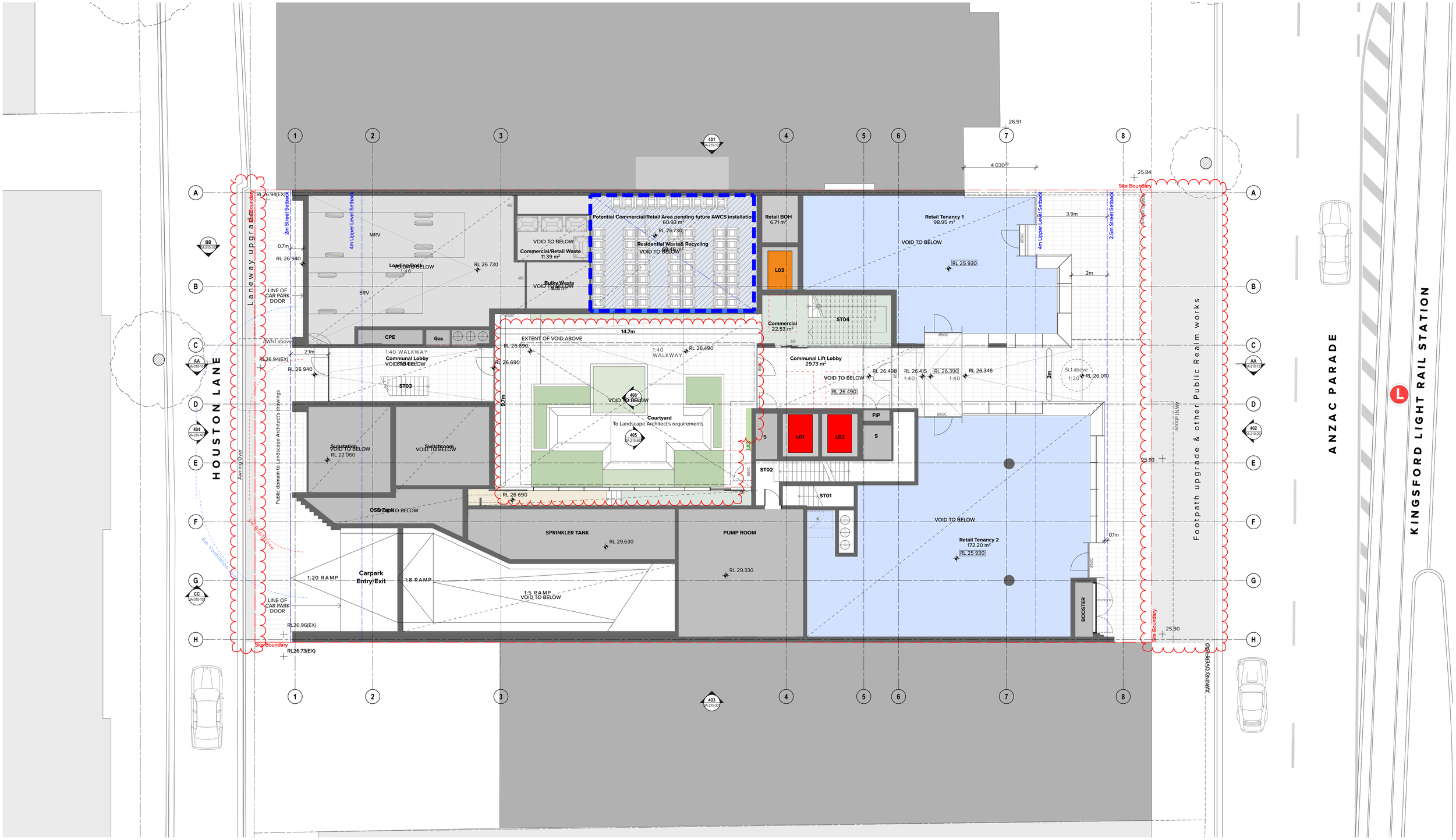
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Ground Level

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-008
Rev: F
North

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F +61 2 8668 0088
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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,..	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
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GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01,02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MCV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
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PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
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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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Fusion Development Pty Ltd

Project Title

273-275 Anzac Parade

273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title

GA Plans

Ground Level Mezzanine

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3

Project No.: 20059

Drawn by: ML, TL, SW

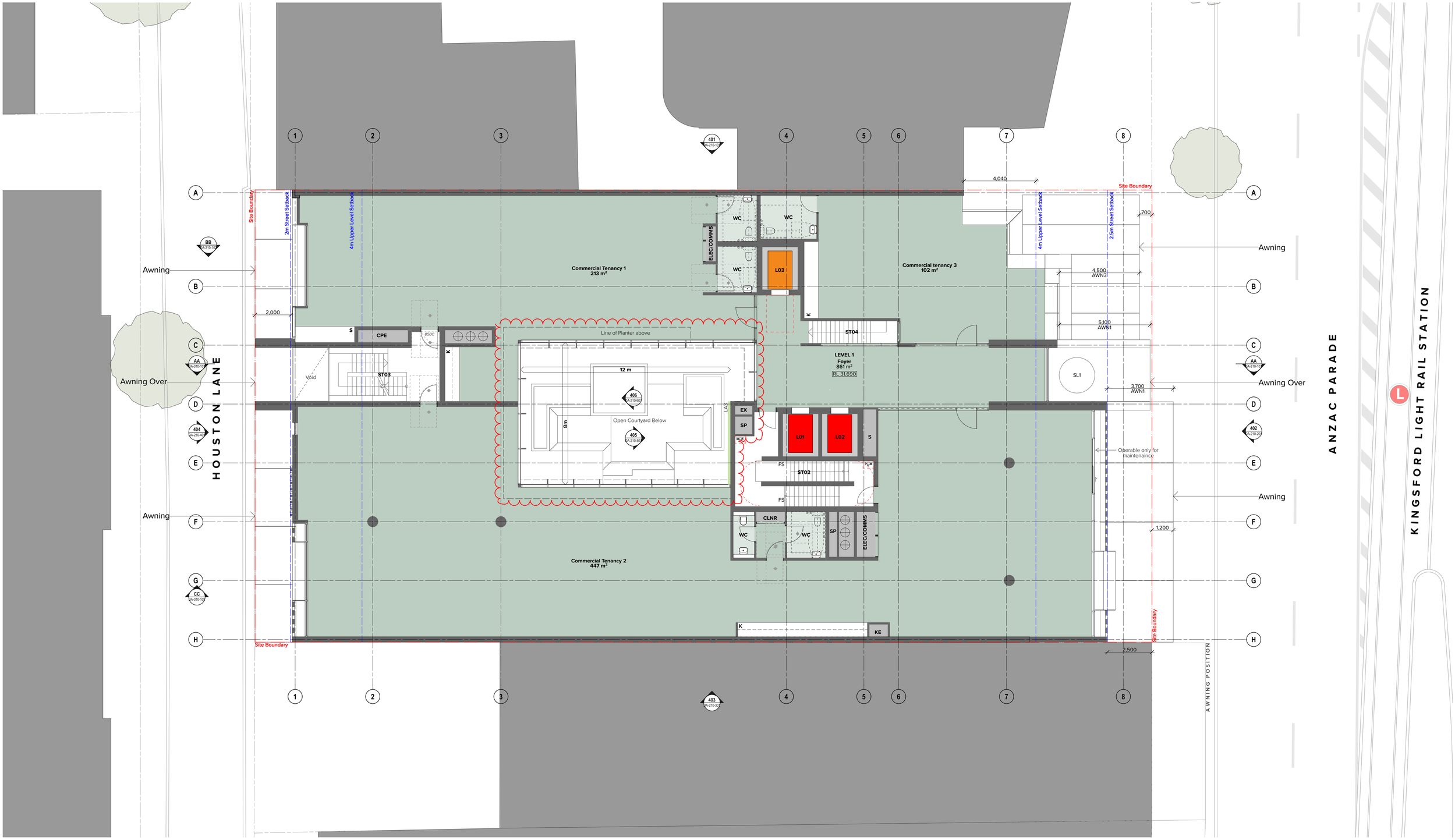
Status: For Land & Environment Court

Dwg No.: DA-110-009

Rev: C

North

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 911

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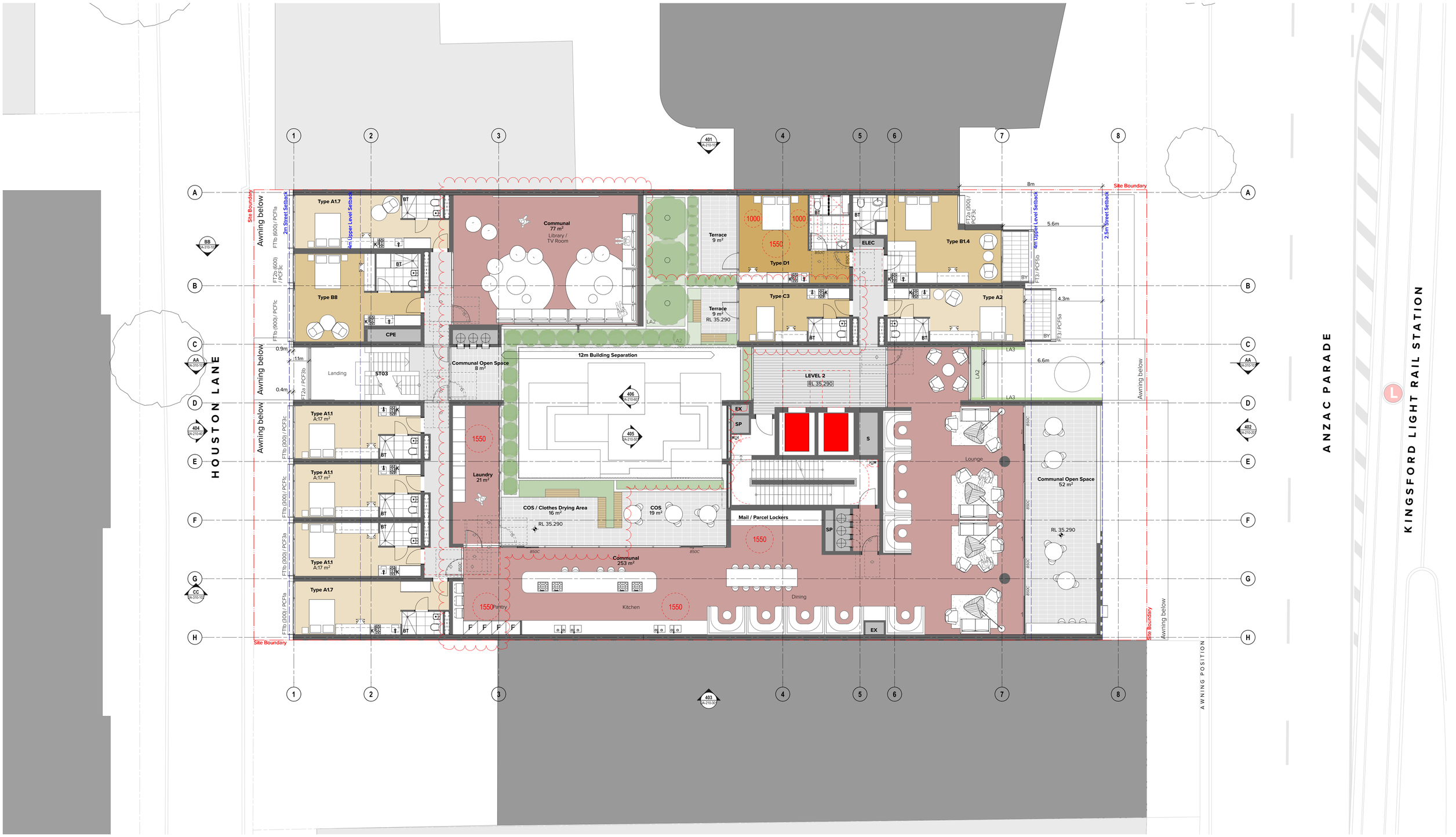
Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 01

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-010
Rev: F
North

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Legend

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(A)	Acoustic
AC	Air Conditioning
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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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FOR INFORMATION 25.02.22

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 02

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-020
Rev: F
North

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

Rev	Date		
F	01.03.22	CH	For Land and Environment Court

Approved by | Revision Notes

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 03

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-030
Rev: F
North

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Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 911

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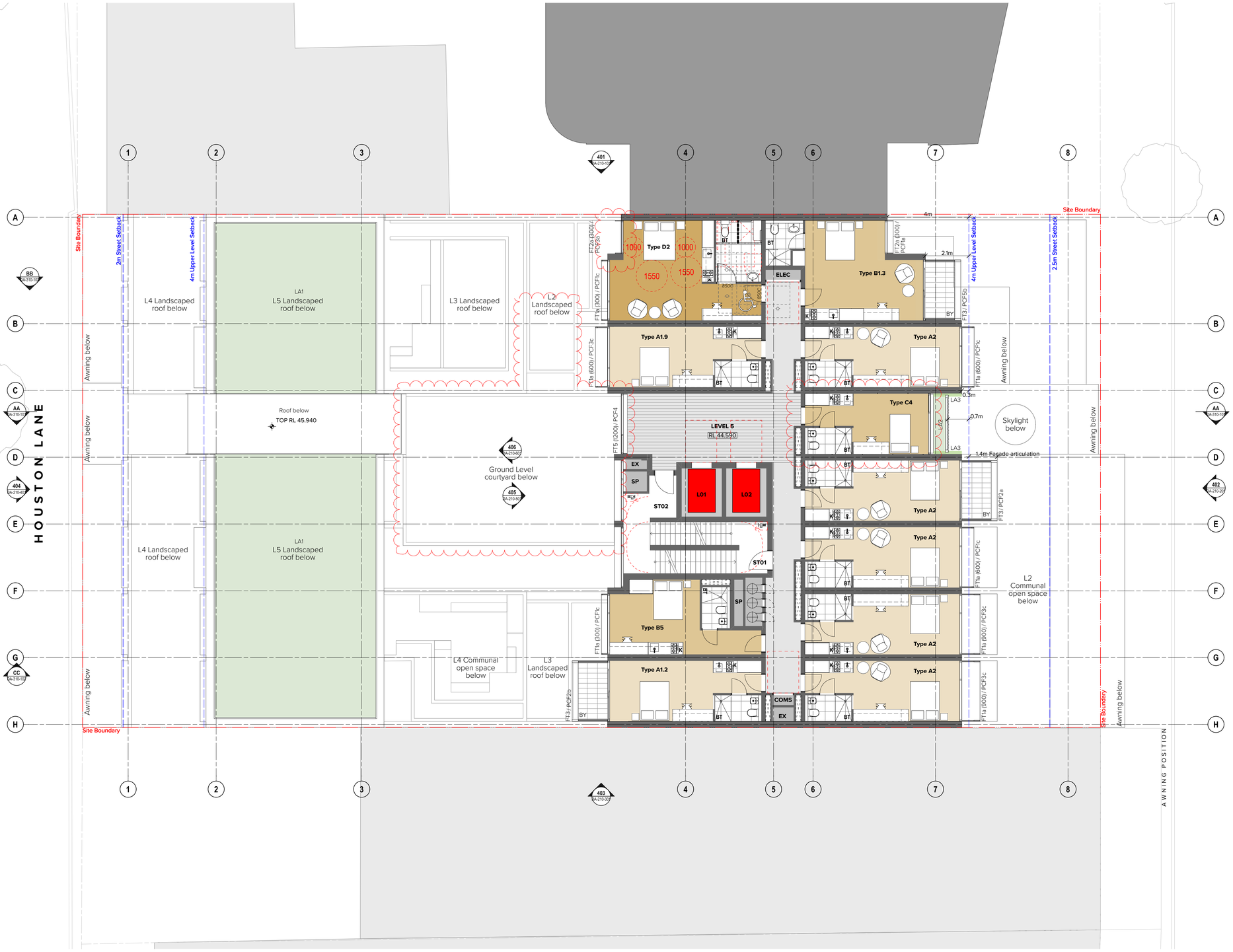
Rev	Date		Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 04

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-040
Rev: F
North

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DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,...	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01.02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TGSi	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

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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

Fusion Development Pty Ltd

Project Title

273-275 Anzac Parade

273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title

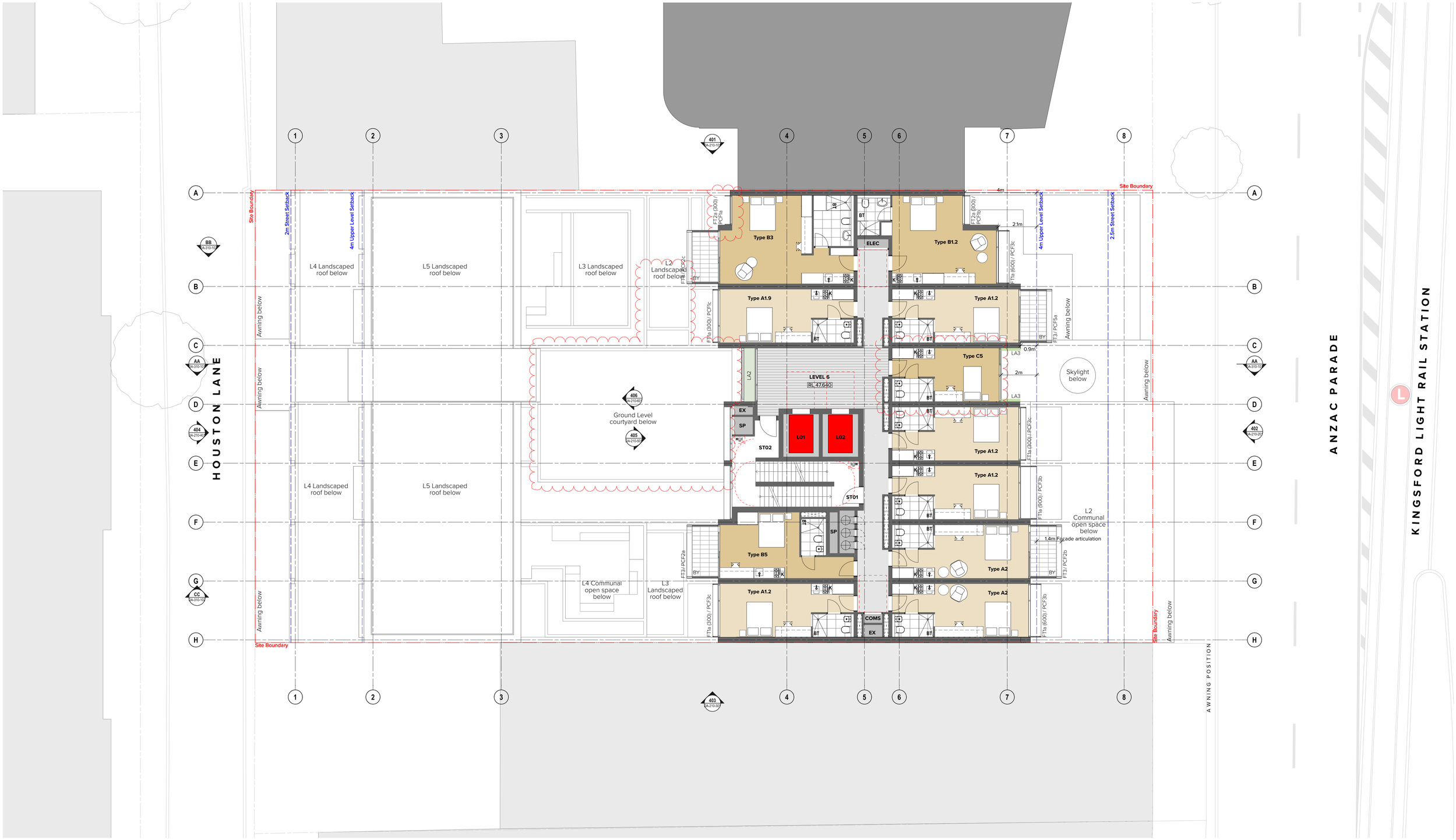
GA Plans
Level 05

FOR INFORMATION 25.02.22

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-050
Rev: F
North

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F +61 2 8668 0088
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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
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P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
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TYP	Typical
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V	Void
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WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
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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

Fusion Development Pty Ltd

Project Title

273-275 Anzac Parade

273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title

GA Plans
Level 06

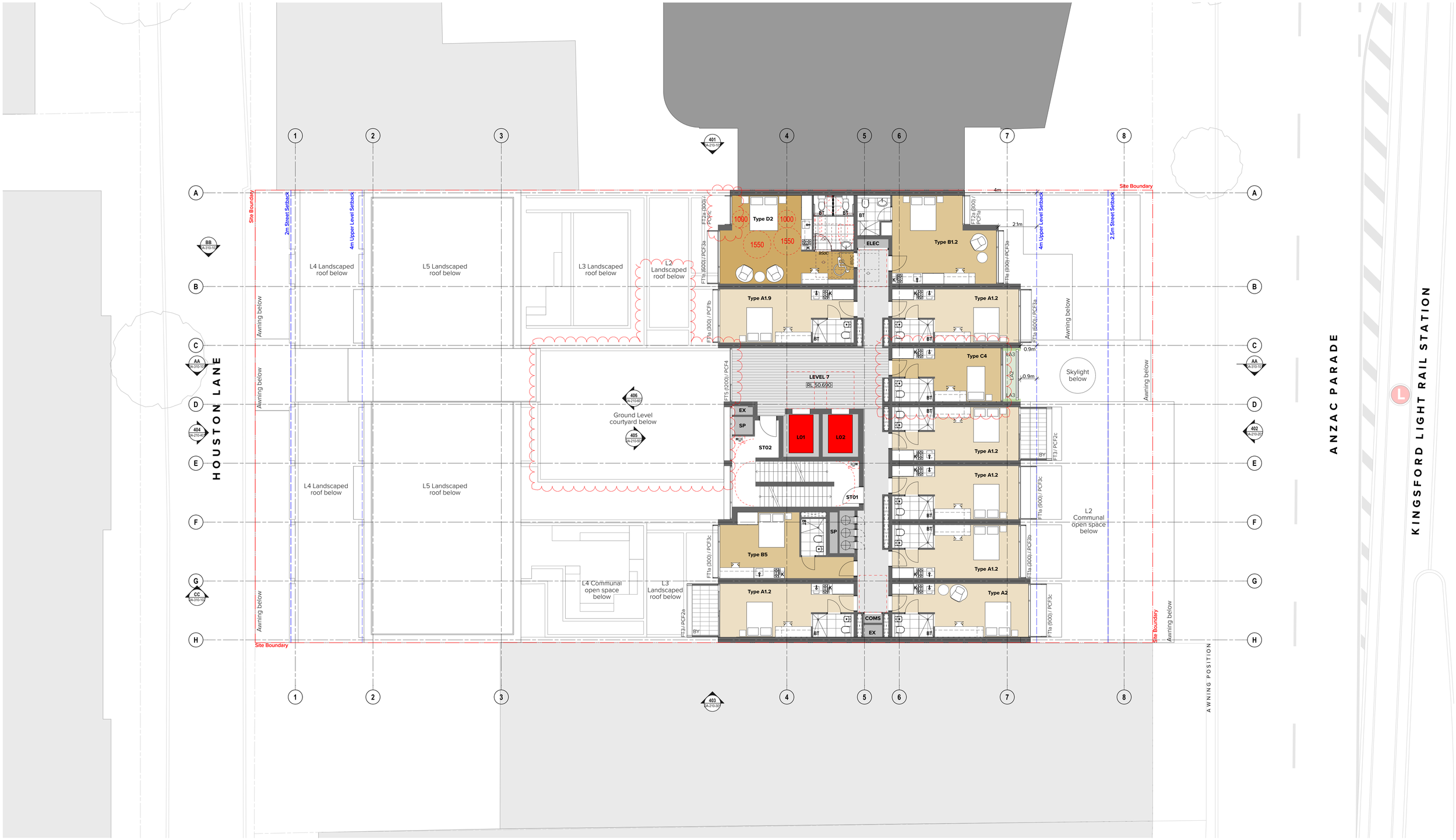
Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-060
Rev: F
North

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Legend

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BL	Bollard
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BWK	Brickwork
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CAP	Capping
CBC	Cubicle System
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CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
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COMS	Communications Services
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CPC	Concrete Precast
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WC_F	WC - Female
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WM	Washing Machine

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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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Fusion Development Pty Ltd

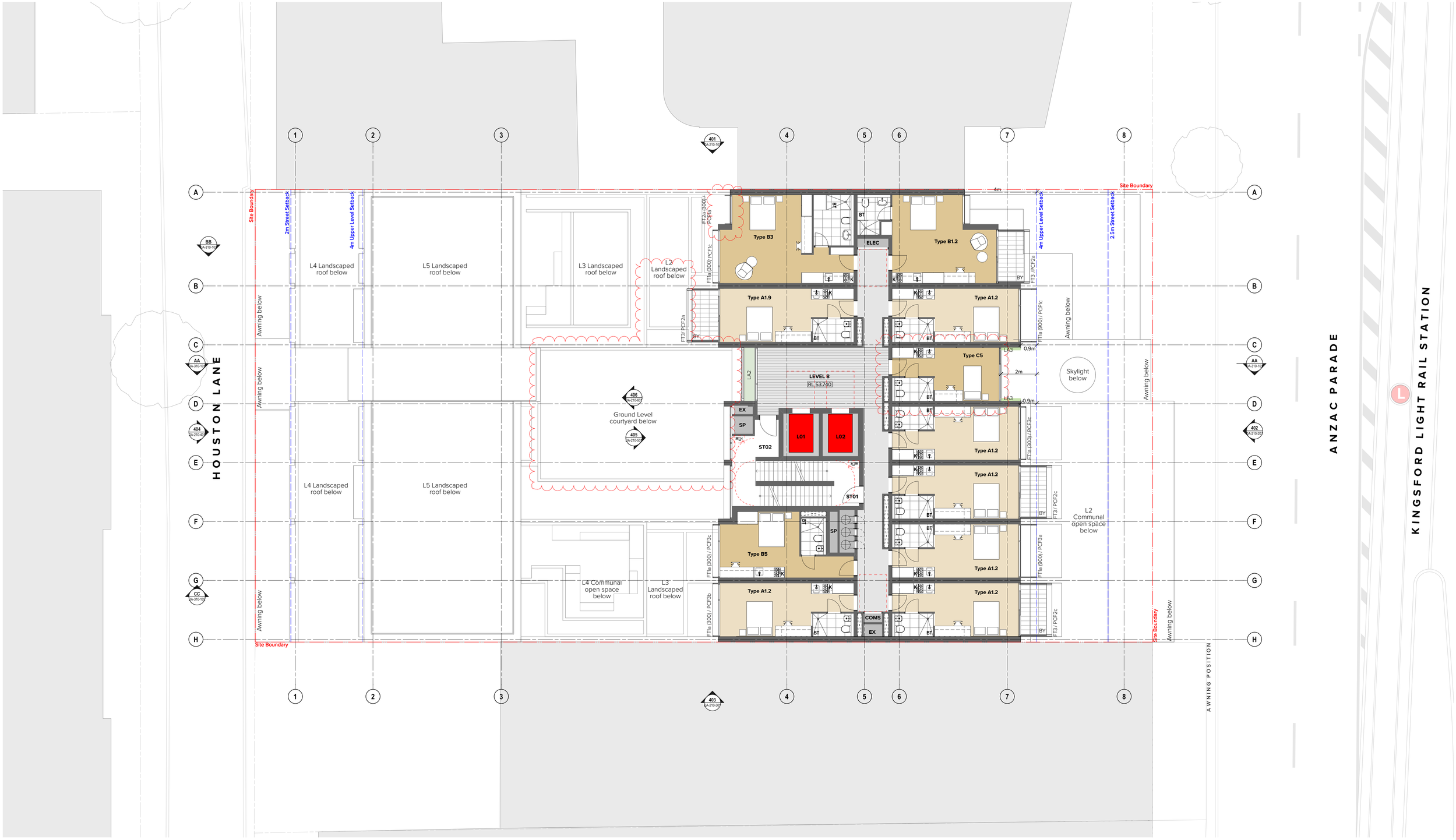
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 07

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-070
Rev: F
North

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
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BT	Bathroom
BWK	Brickwork
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CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
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CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
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DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
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FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
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FS_01,...	Fire Stair No.1, 2, etc.
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KE	Kitchen Exhaust
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MBX	Mail Box Assembly
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MSB	Main Switch Board Service incl. Main Distribution Board & Frame
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OSD	On Site Detention Tank
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P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
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PV	Paving
R	Robe
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RTL	Retail
RWH	Rain Water Head
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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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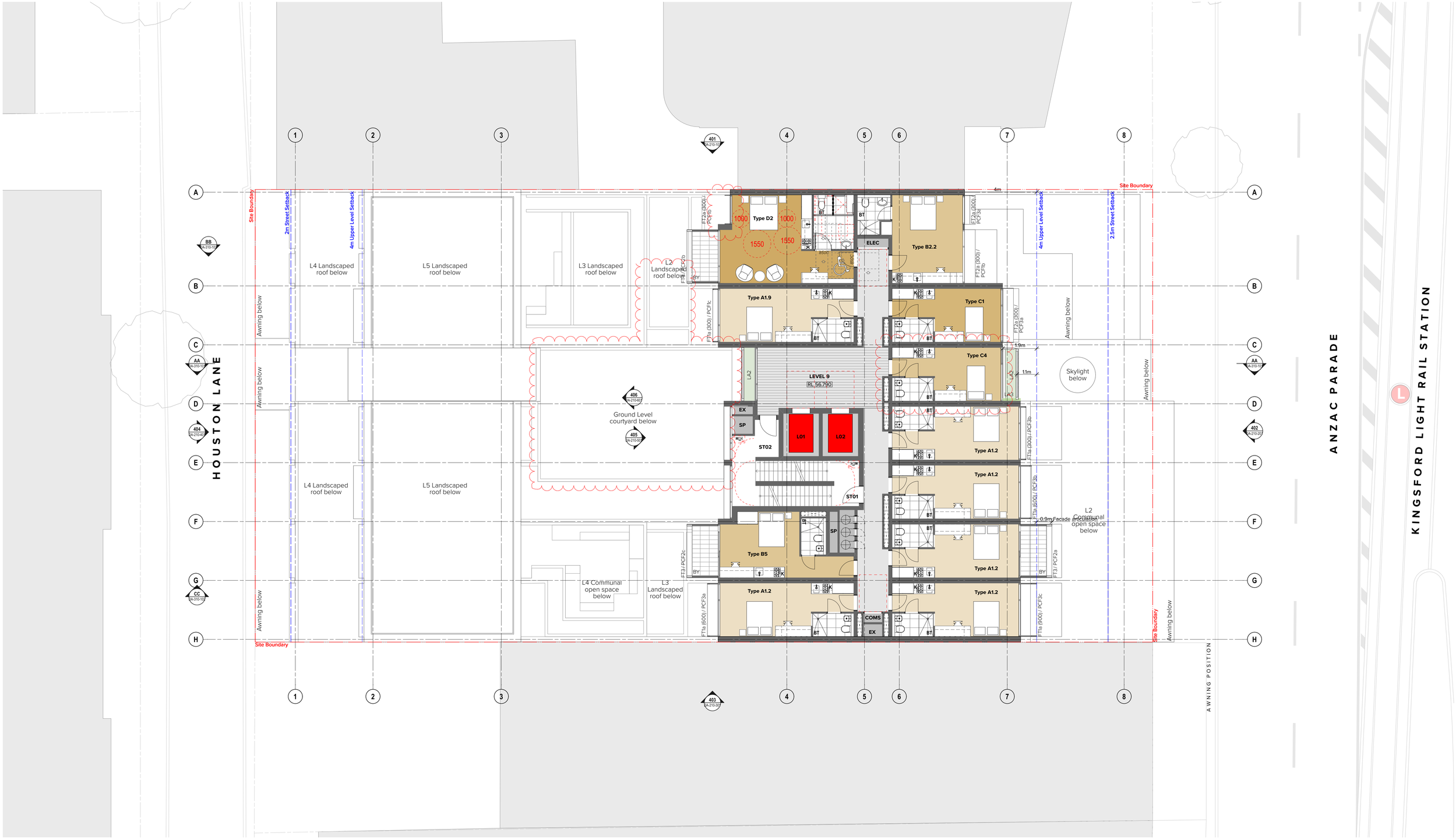
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 08

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-080
Rev: F
North

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Legend

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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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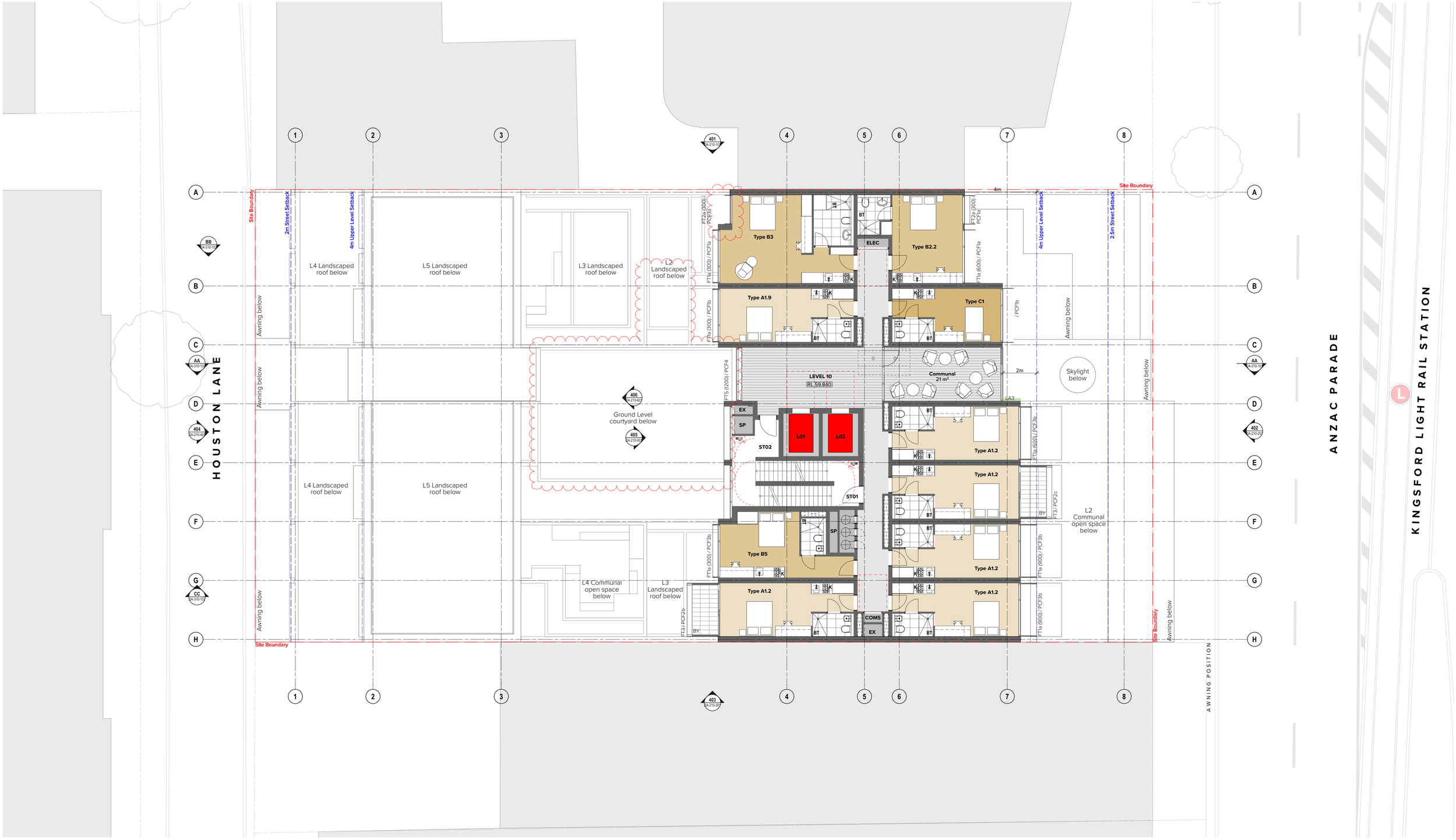
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 09

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: **1:100 @A1, 50%@A3**
Project No.: **20059**
Drawn by: **ML, TL, SW**
Status: **For Land and Environment Court**
Dwg No.: **DA-110-090**
Rev: **F**
North

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F +61 2 8668 0088
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WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

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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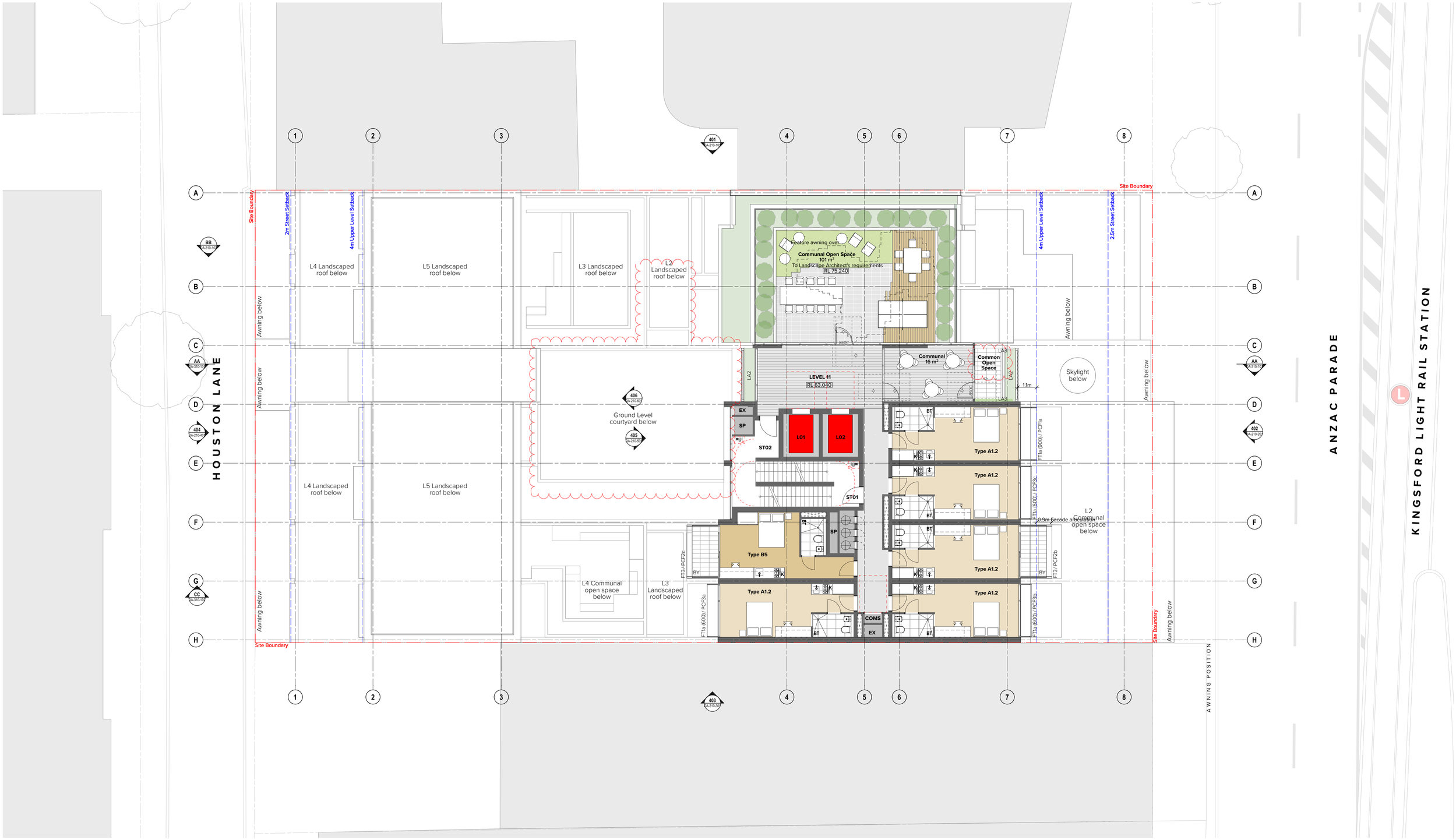
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 10

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-100
Rev: F
North

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F +61 2 8668 0088
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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,..	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01,02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TGSI	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
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WC_A	WC - Accessible
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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

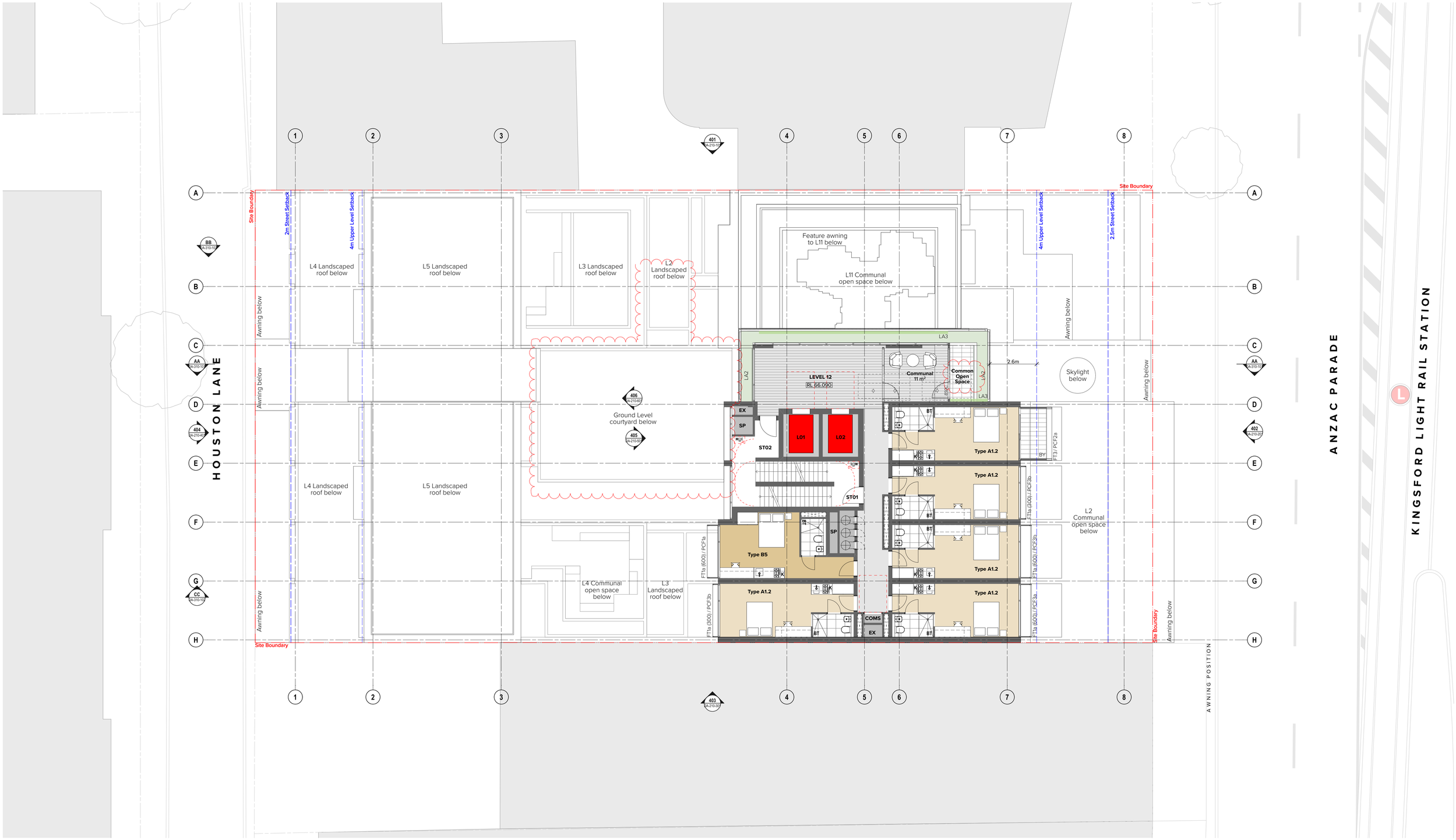
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 11

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-110-110
Rev: F

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Legend

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(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,..	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
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GHR	Garbage Holding Room
GL	Ground Line
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KB	Kerb
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L_01,02	Lift No.1, 2, etc.
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MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
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PF	Paint Finish
PV	Paving
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(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
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SWP	Stormwater Pit
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TGSI	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

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

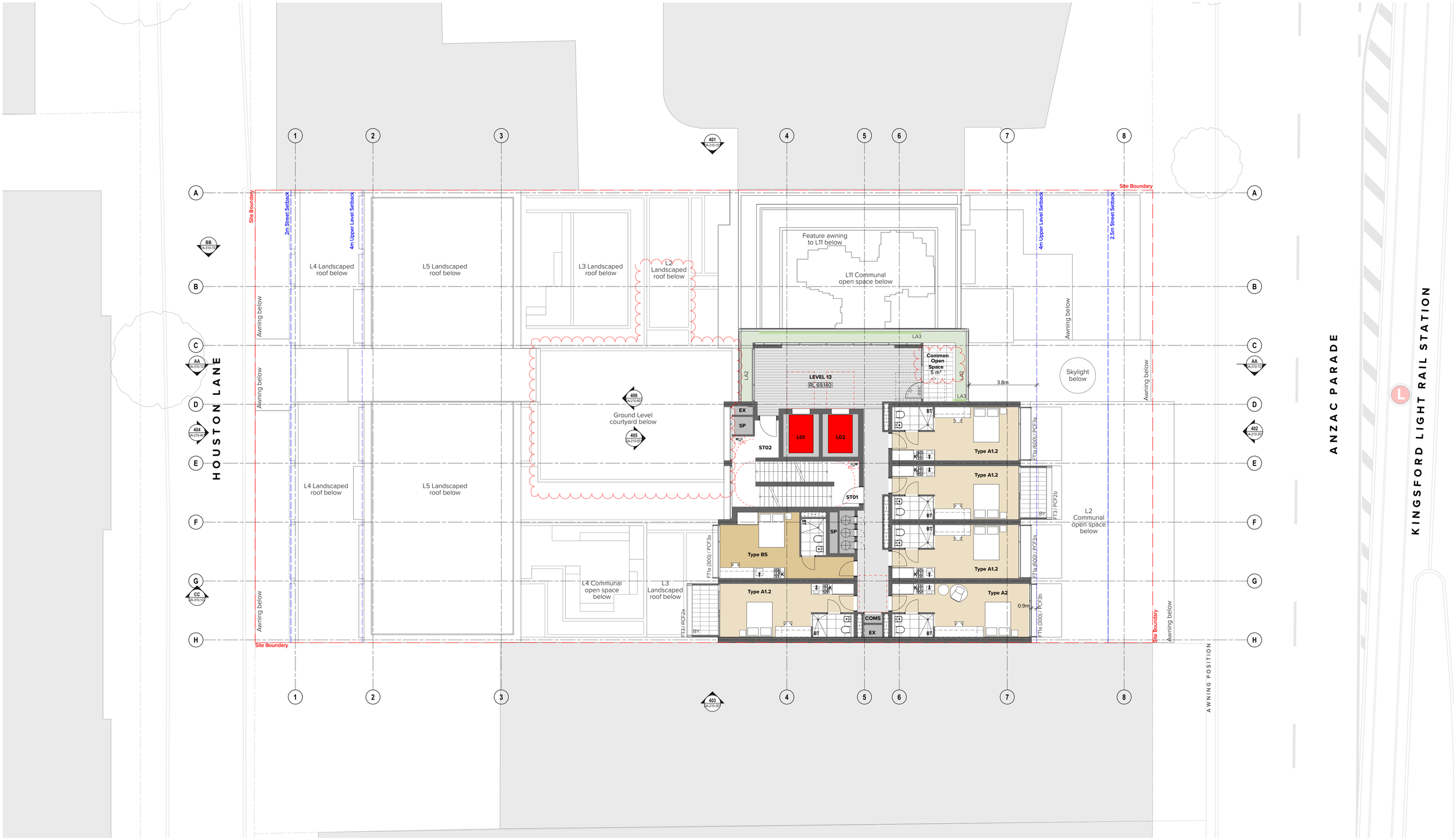
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 12

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-120
Rev: F
North

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Legend

A	Align	BLK	Blockwork	CP	Carparking Space	FEP_01,..	Fire Egress Passage No.1, 2, etc.	KE	Kitchen Exhaust	MTR	Meter	RES	Residential	SWP	Stormwater Pit
(A)	Acoustic	BL	Bollard	CPC	Concrete Precast	FEX	Fire Extinguisher	L_01,02	Lift No.1, 2, etc.	NGL	Natural Ground Level	RL	Relative Level to AHD	TCE	Terrace
AC	Air Conditioning	BT	Bathroom	CPE	Car Park Exhaust	FFL	Finished Floor Level	L	Living	NOM	Nominal	RTL	Retail	TGSI	Tactile Ground Surface Indicator
ACC	Accessible	BWK	Brickwork	CWS	Cold Water Supply	FH	Fire Hydrant	LG	Lower Ground	(O)	Operable	RWH	Rain Water Head	TOW	Top of Wall
AD	Access Deck	BY	Balcony	CY	Courtyard	FHR	Fire Hose Reel	LY	Laundry	OSD	On Site Detention Tank	RWO	Rainwater Outlet	TYP	Typical
AHD	Australian Height Datum	CAP	Capping	D	Dining	FIP	Fire Indicator Panel	LV	Louvre	OSR	On Site Retention Tank	S	Store/Storage	UG	Upper Ground
AMB	Ambulant	CBC	Cubicle System	DRY	Dryer	FS_01,..	Fire Stair No.1, 2, etc.	MECH	Mechanical Services	P	Pantry	SCN	Screen	UNO	Unless Noted Otherwise
ARF	Architectural Roof Feature	CL	Centre Line	DW	Dishwasher	FT1a,..	Facade Type 1a, 1b, etc.	MBP	Motor Bike Parking	PCF1a,..	Powder Coat Finish Type 1a, 1b, etc.	SGN	Signage	V	Void
AWN	Awning	CLNR	Cleaner Store	E	Entry	GBR	Garbage Room	MBX	Mail Box Assembly	PDO	Planter Drainage Outlet	SHP	Speed Hump	VS	Visitor
BAL	Balustrade	COF	Concrete Off-Form Finish	ELEC	Electrical Services	GHR	Garbage Holding Room	MOV	Microwave Oven	PF	Paint Finish	SL	Skylight	WC	WC
BG	Box Gutter	COL	Column	(EX)	Existing	GL	Ground Line	MV	Mechanical Vent	PV	Paving	SP	Stair Pressurisation	WC_A	WC - Accessible
BKP	Bicycle Parking	COM	Commercial	EX	Exhaust	H	Hydraulic Services	MRV	Medium Rigid Vehicle	R	Robe	SSL	Structural Slab Level	WC_F	WC - Female
BKR	Bicycle Rack	COMS	Communications Services	F	Fire Services	K	Kitchen	MSB	Main Switch Board Service incl. Main Distribution Board & Frame	(R)	Recessed	ST_01	Stair No. 1, 2, etc	WC_M	WC - Male
BKS	Bicycle Storage	CONC	Concrete	FCR	Fire Control Room	KB	Kerb			RD	Roller Door	STY	Study	WC_U	WC - Unisex
												SWD	Stormwater Drain	WM	Washing Machine

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

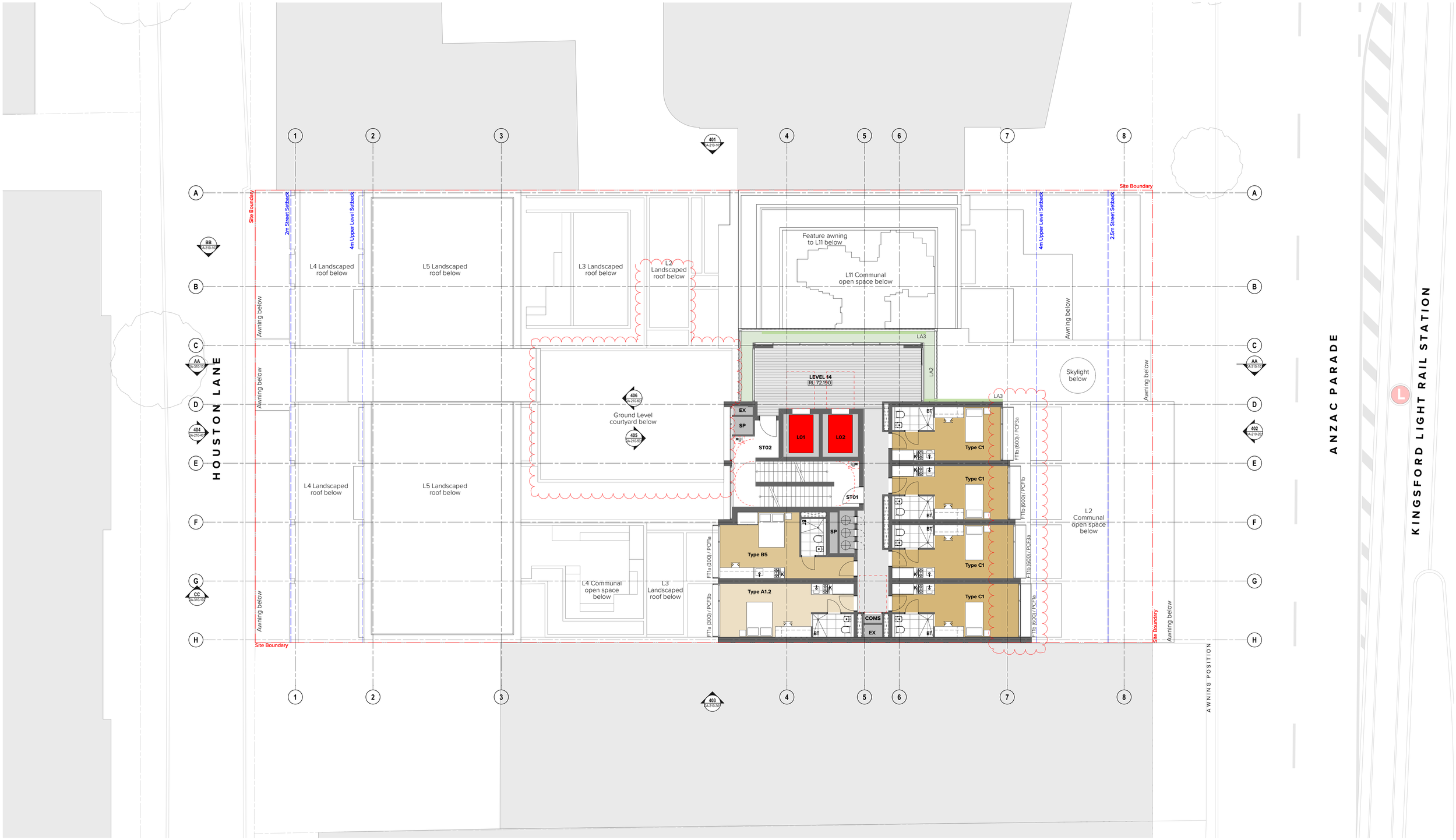
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 13

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-130
Rev: F
North

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,...	Fire Stair No.1, 2, etc.
FT1a,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01,02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
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RWH	Rain Water Head
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S	Store/Storage
SCN	Screen
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ST_01	Stair No. 1, 2, etc
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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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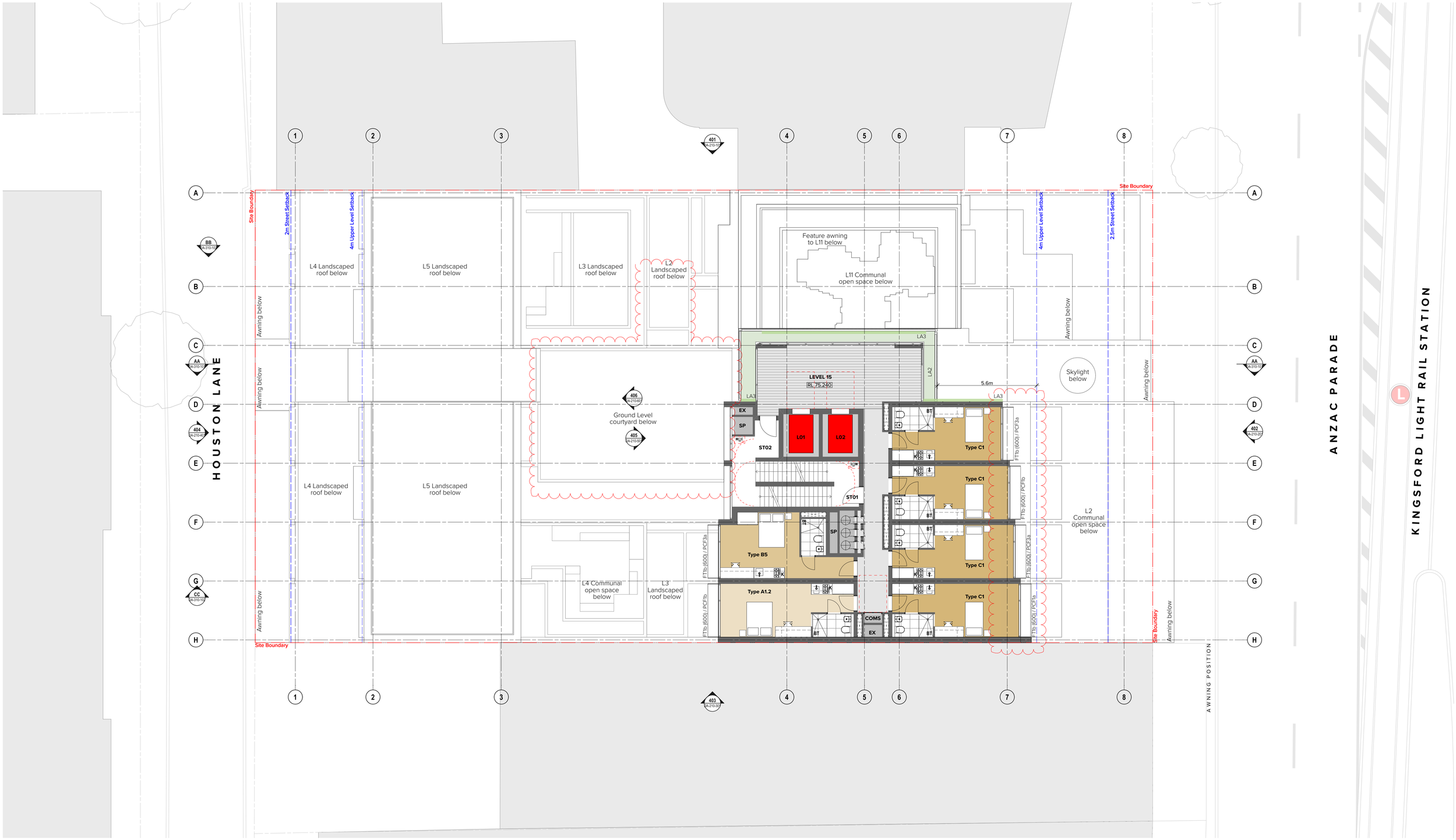
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 14

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-140
Rev: F
North

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Legend

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

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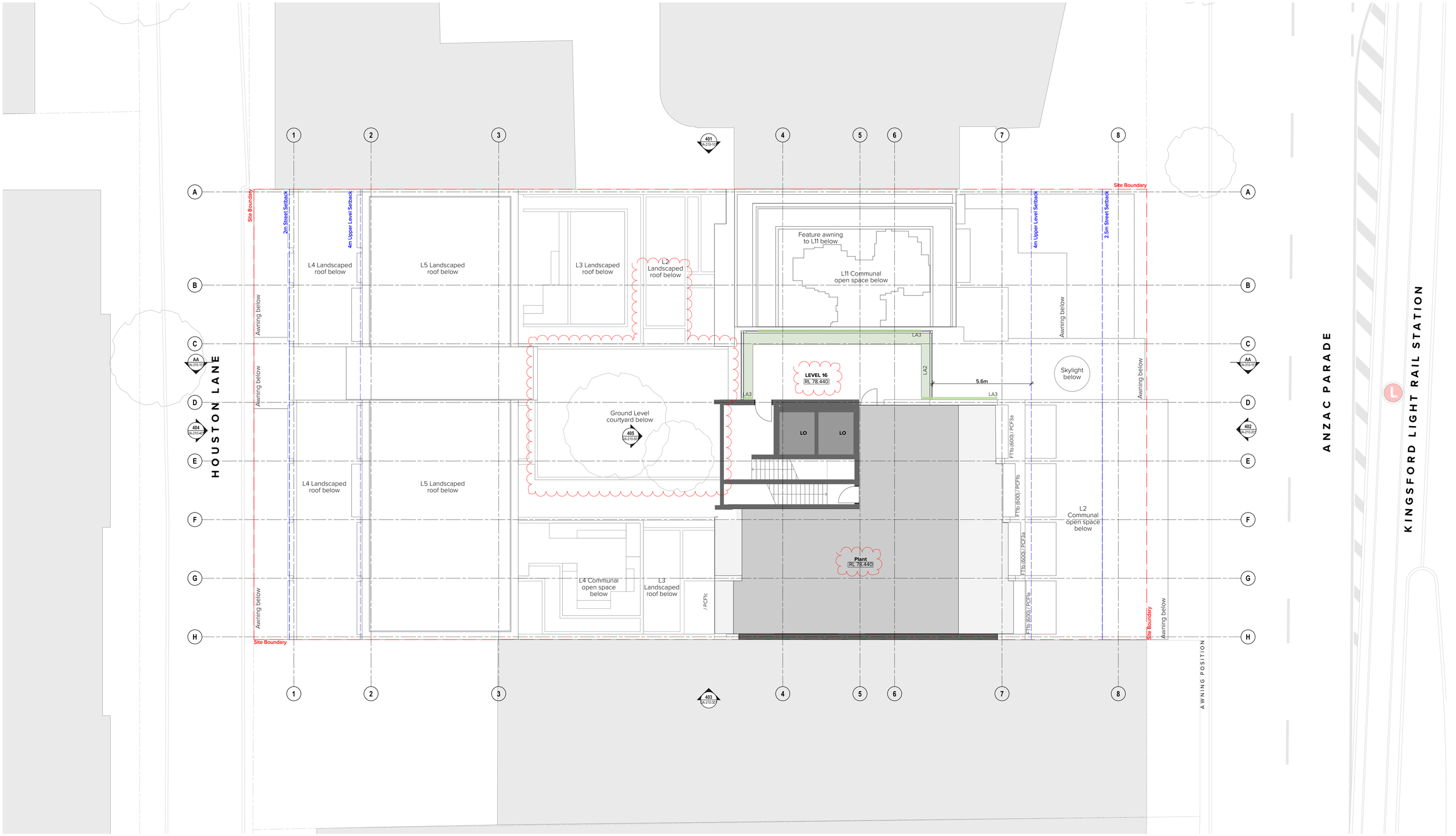
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 15

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-110-150
Rev: F
North

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CAP	Capping
CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
CP	Carparking Space
CPC	Concrete Precast
CPE	Car Park Exhaust
CWS	Cold Water Supply
CY	Courtyard
D	Dining
DRY	Dryer
DW	Dishwasher
E	Entry
ELEC	Electrical Services
(EX)	Existing
EX	Exhaust
F	Fire Services
FCR	Fire Control Room
FEP_01,..	Fire Egress Passage No.1, 2, etc.
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,...	Fire Stair No.1, 2, etc.
FTta,...	Facade Type 1a, 1b, etc.
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
L_01.02	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LY	Laundry
LV	Louvre
MECH	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MOV	Microwave Oven
MV	Mechanical Vent
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Service incl. Main Distribution Board & Frame
MTR	Meter
NGL	Natural Ground Level
NOM	Nominal
(O)	Operable
OSD	On Site Detention Tank
OSR	On Site Retention Tank
P	Pantry
PCF1a,...	Powder Coat Finish Type 1a, 1b, etc.
PDO	Planter Drainage Outlet
PF	Paint Finish
PV	Paving
R	Robe
(R)	Recessed
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
S	Store/Storage
SCN	Screen
SGN	Signage
SHP	Speed Hump
SL	Skylight
SP	Stair Pressurisation
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc
STY	Study
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TGSi	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
UG	Upper Ground
UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

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CLIENT
Fusion Development Pty Ltd

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

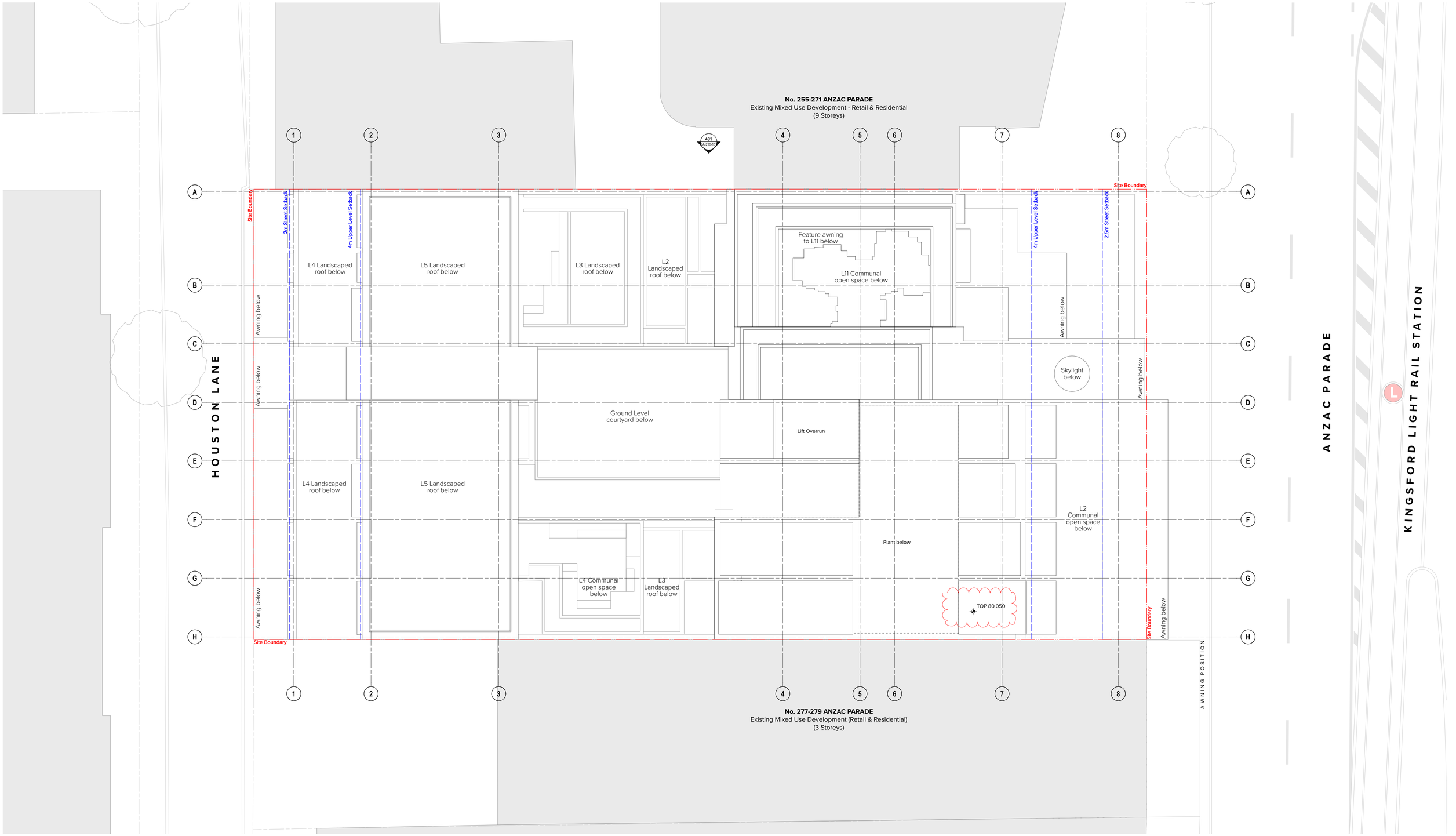
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Plant Level

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Status: Post s34 for L& E Court
Project No.: 20059
Dwg No.: DA-110-160
Rev: F
Drawn by: ML, TL, SW
North

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Legend

A	Align
(A)	Acoustic
AC	Air Conditioning
ACC	Accessible
AD	Access Deck
AHD	Australian Height Datum
AMB	Ambulant
ARF	Architectural Roof Feature
AWN	Awning
BAL	Balustrade
BG	Box Gutter
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BL	Bollard
BT	Bathroom
BWK	Brickwork
BY	Balcony
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CBC	Cubicle System
CL	Centre Line
CLNR	Cleaner Store
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CLIENT
Fusion Development Pty Ltd

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6926, ABN 88 094 084 911

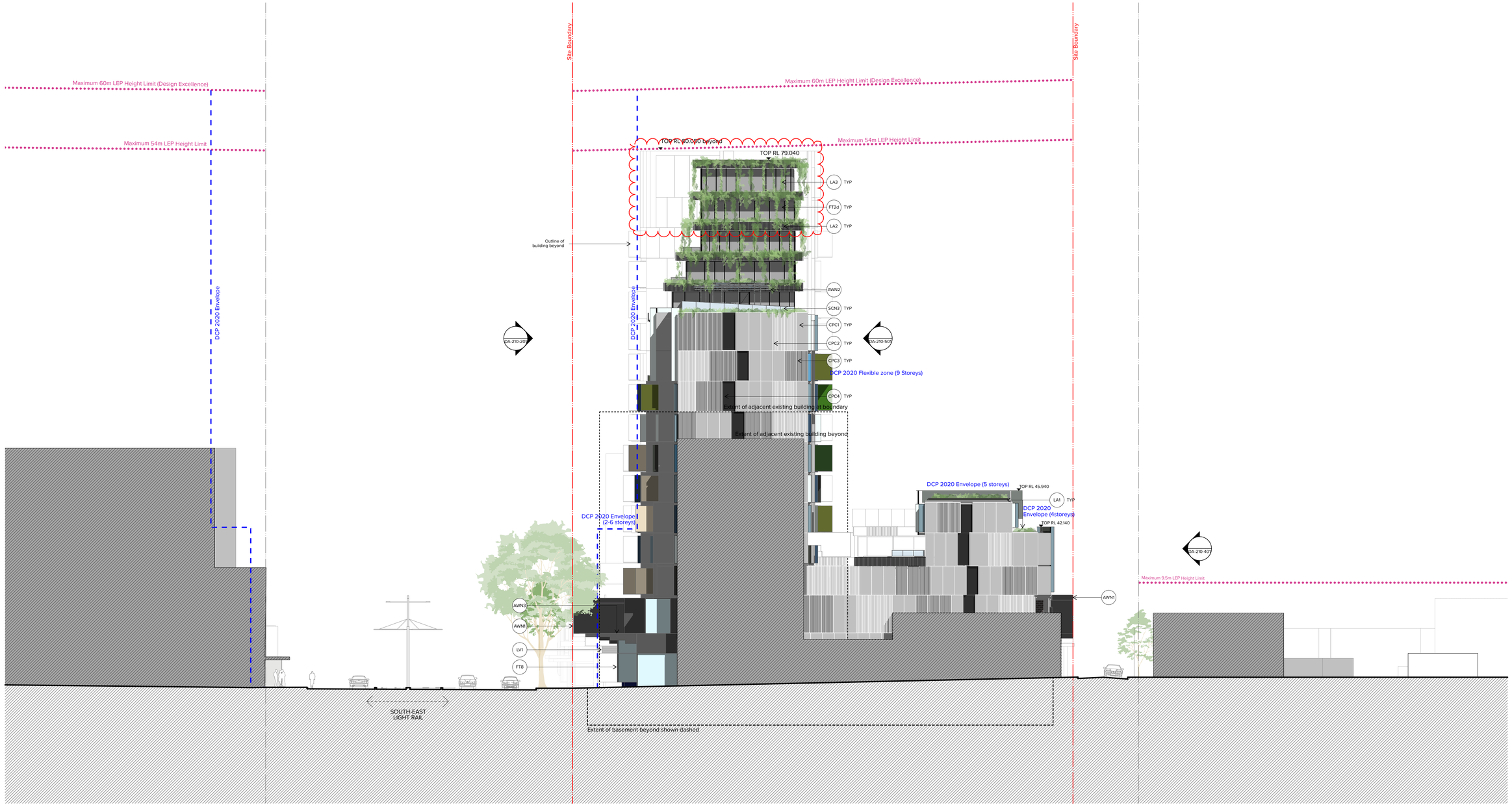
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Roof Plan

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: Post s34 for L& E Court
Dwg No.: DA-110-170
Rev: D

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF1(a), glass equal to GC3, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3. PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Areeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Glided Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 094 691 911

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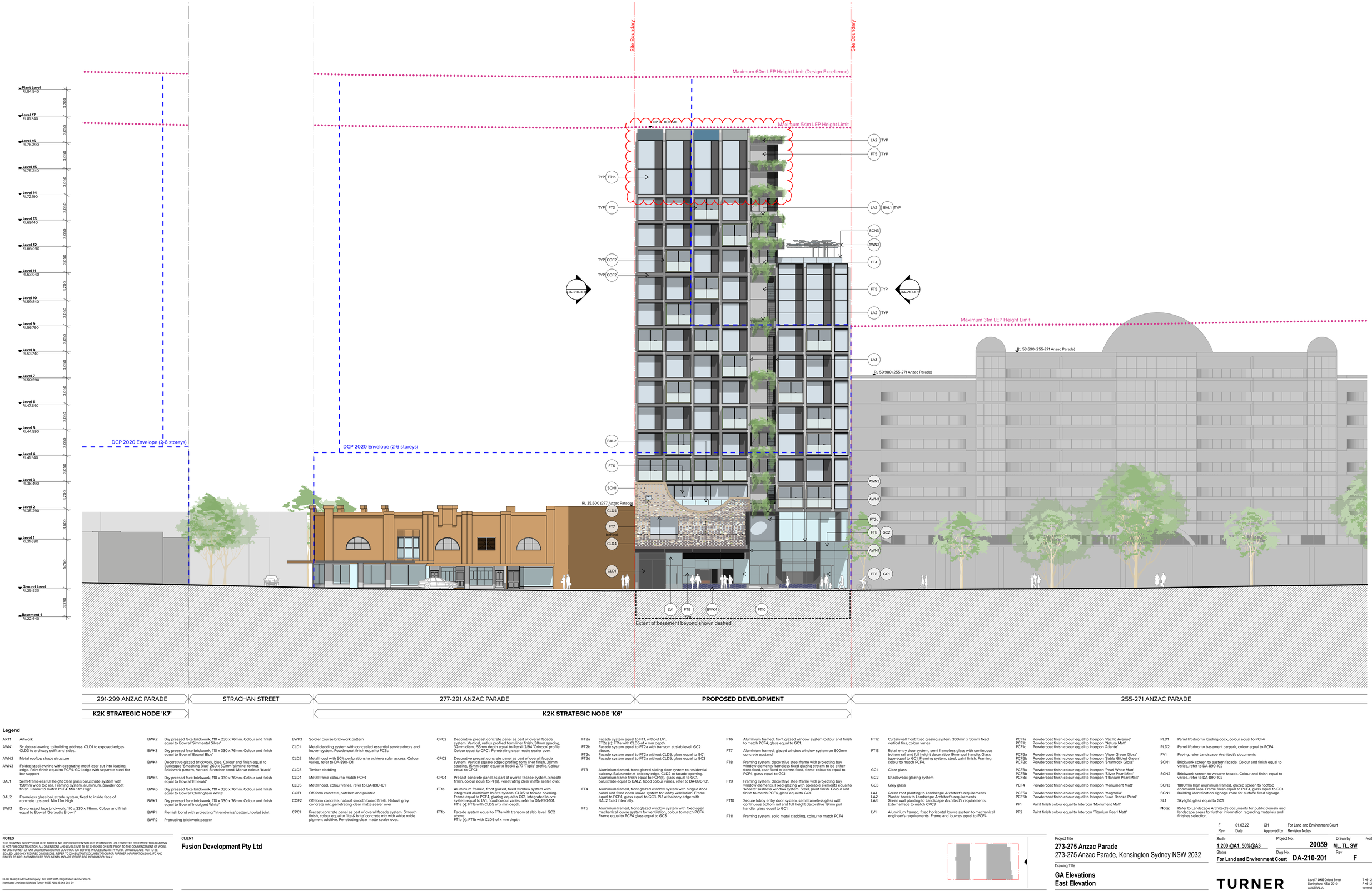
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
North Elevation

Rev	Date	Approved by	Revision Notes
E	01.03.22	CH	For Land and Environment Court

Scale: 1:200 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-210-101
Rev: E

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 11m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

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CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

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FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF1(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand.

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

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PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
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PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
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PF1 Paint finish colour equal to Interpon 'Monument Matt'

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PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

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SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

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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
Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
East Elevation

Scale: 1:200 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-210-201
Rev: F
North

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Legend

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BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 11m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 11m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Ormoc' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6895, ABN 86 064 084 911

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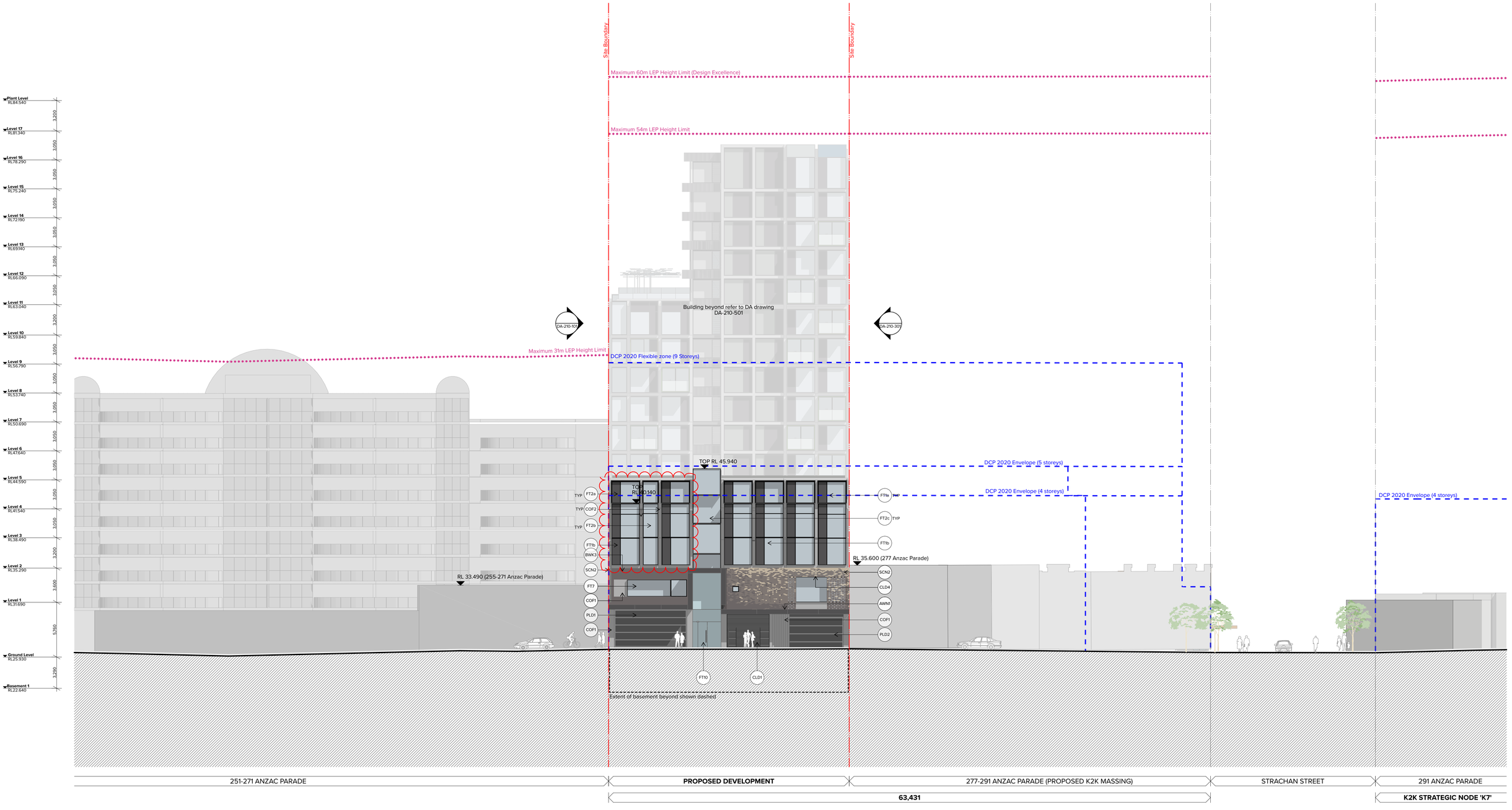
Rev	Date	Approved by	Revision Notes
E	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
South Elevation

Scale: 1:200 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-210-301
Rev: E
North

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'lite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF1(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3. PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand.

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Areeta' sastless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Nature Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 911

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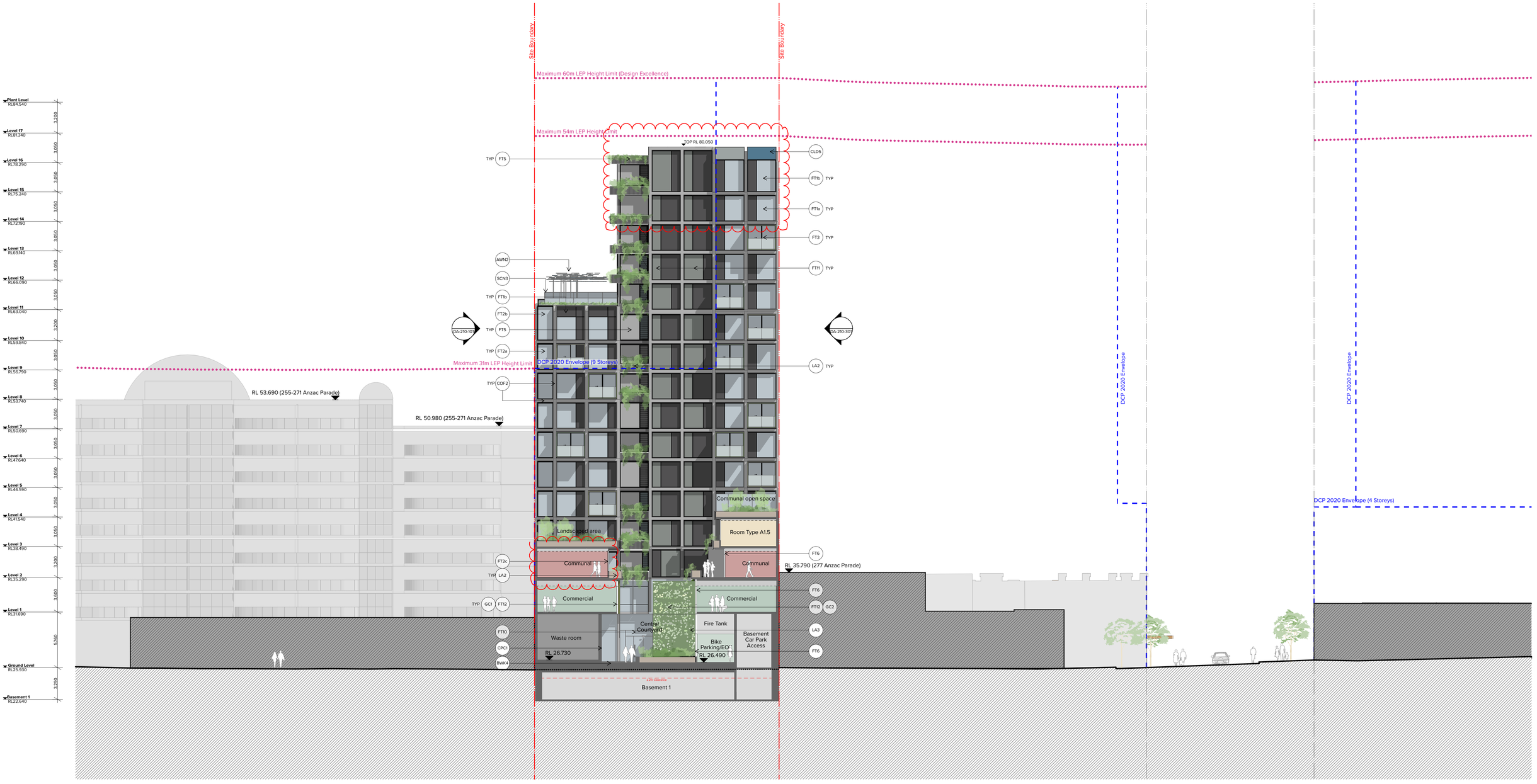
Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
West Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
For Land and Environment Court	DA-210-401	F	

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand.

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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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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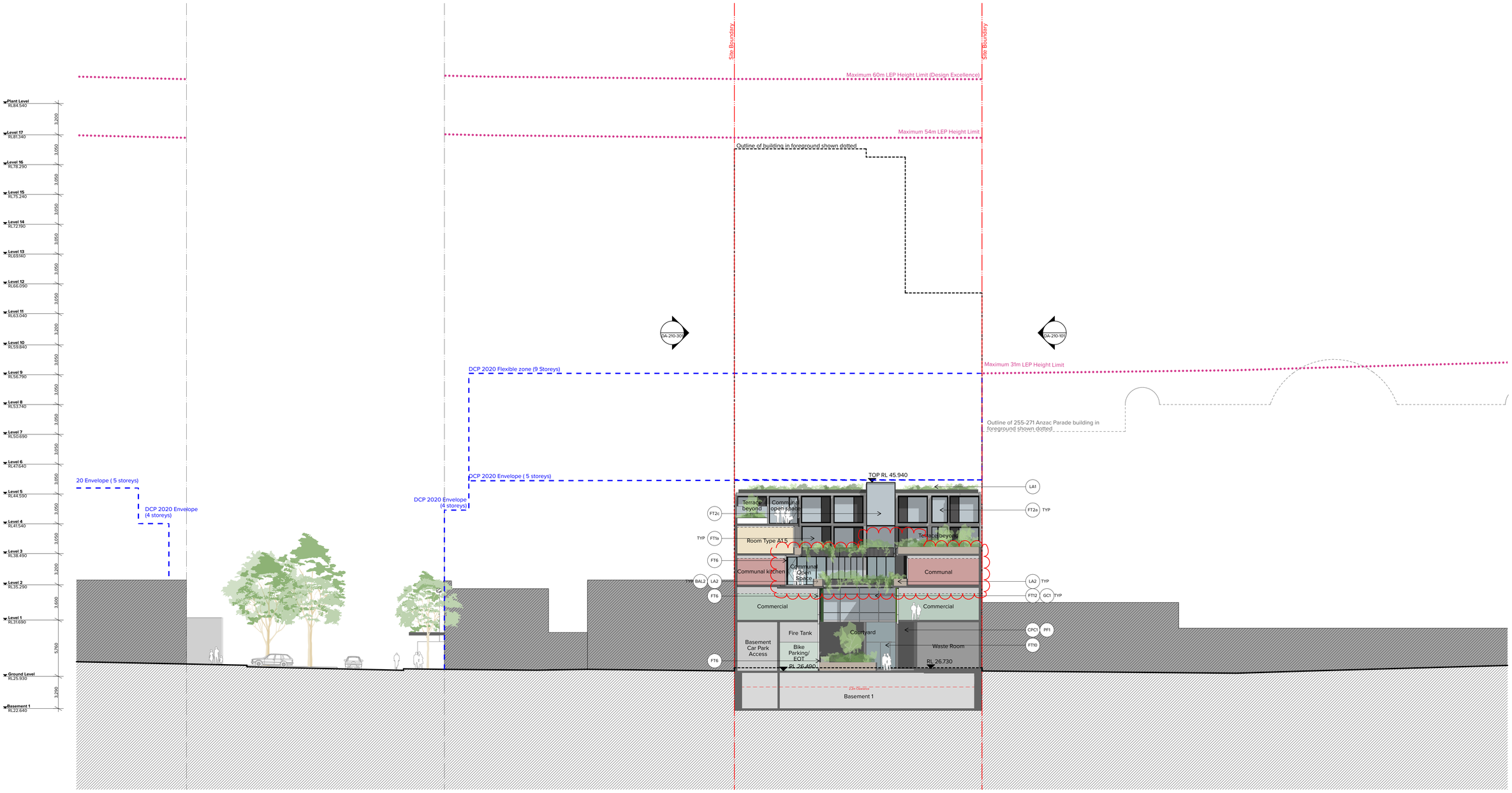
Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
Interior East Elevation/Section

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
For Land and Environment Court	DA-210-501	D	

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'kneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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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

Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
Interior West Elevation

Scale: 1:200 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-210-601
Rev: D

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, 'Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

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BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

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FT1b Facade system equal to FT1a with transom at slab level. GC2 above. FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2e without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

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FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

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GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

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LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

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PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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Nominated Architect: Nicholas Turner 6695, ABN 86 094 911

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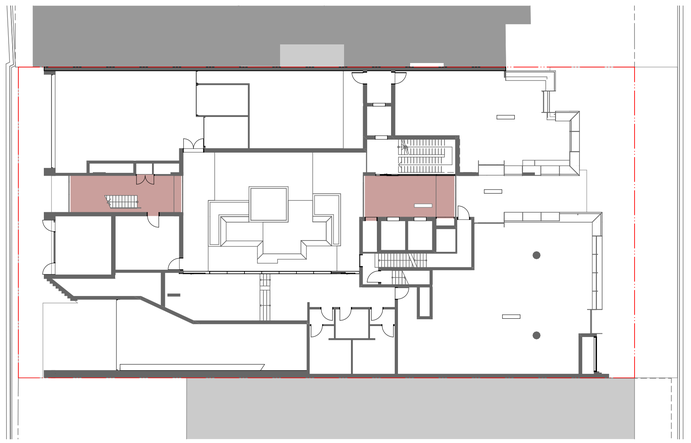
Rev	Date	Approved by	Revision Notes
F	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Sections
Section AA

Scale 1:200 @A1, 50%@A3
Status For Land and Environment Court
Project No. 20059
Dwg No. DA-310-101
Drawn by ML, TL, SW
Rev F
North

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1
-
Ground Level



2
-
Level 02



3
-
Level 03



4
-
Level 04



5
-
Level 05



6
-
Level 06

Legend

- Communal Space, Internal
- Communal Space, Open
- Communal Space (Internal) receiving 2 hours of sunlight
- Communal Open Space receiving 2 hours of sunlight

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

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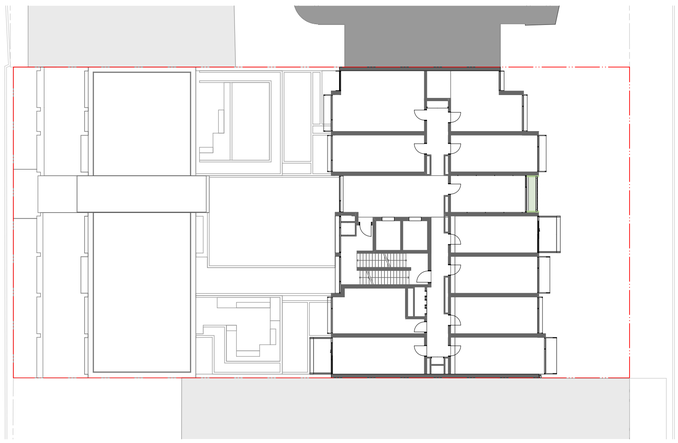
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Amenity Diagrams
Communal Space Diagrams

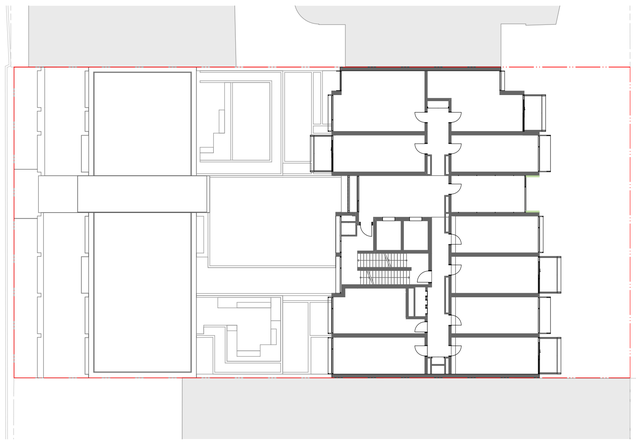
Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:250 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-720-031
Rev: D
North

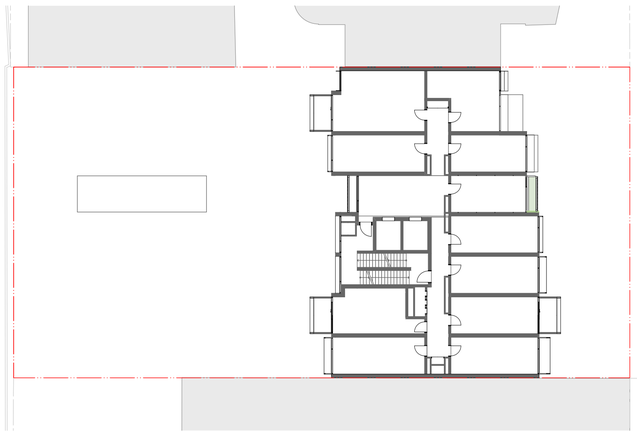
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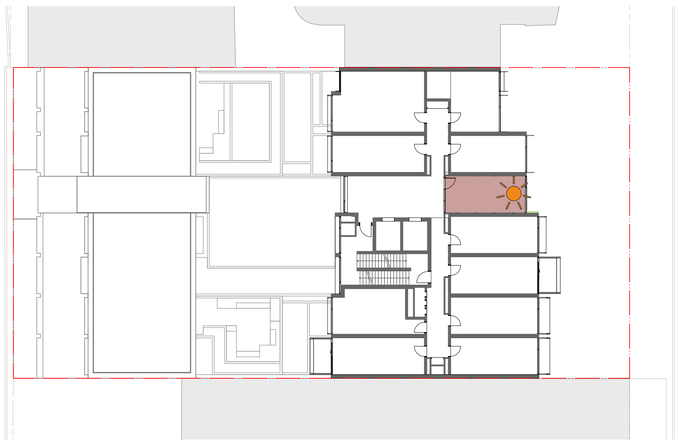
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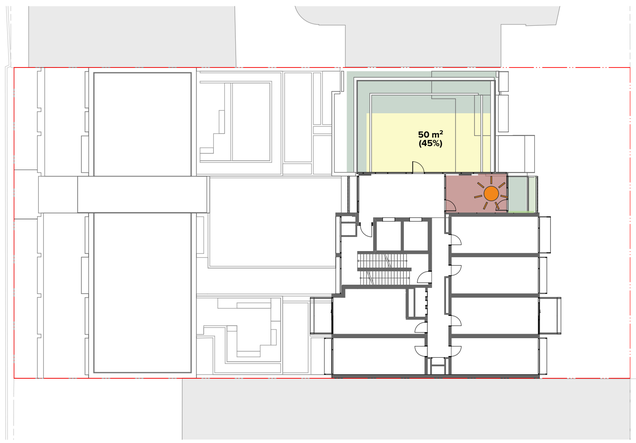
2
-
Level 08



3
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Level 09



4
-
Level 10



5
-
Level 11



6
-
Level 12

Legend

- Communal Space, Internal
- Communal Space (Internal) receiving 2 hours of sunlight
- Communal Space, Open
- Communal Open Space receiving 2 hours of sunlight

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

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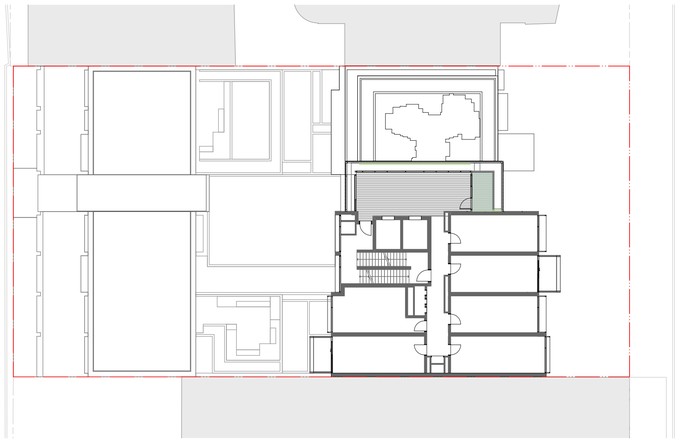
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Amenity Diagrams
Communal Space Diagrams

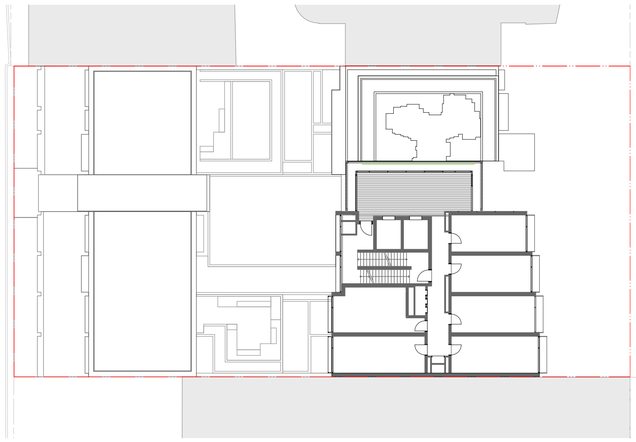
Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:250 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-720-032
Rev: D
North

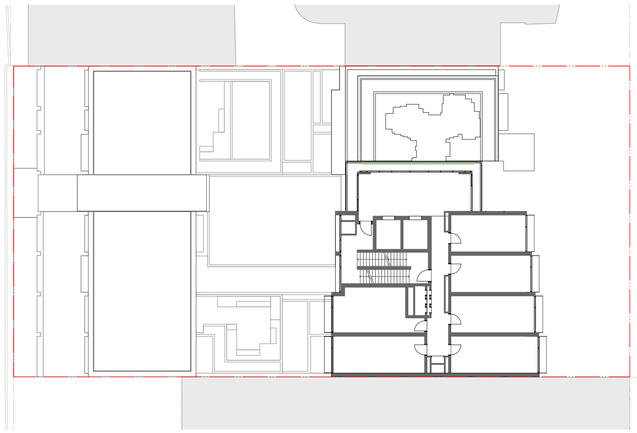
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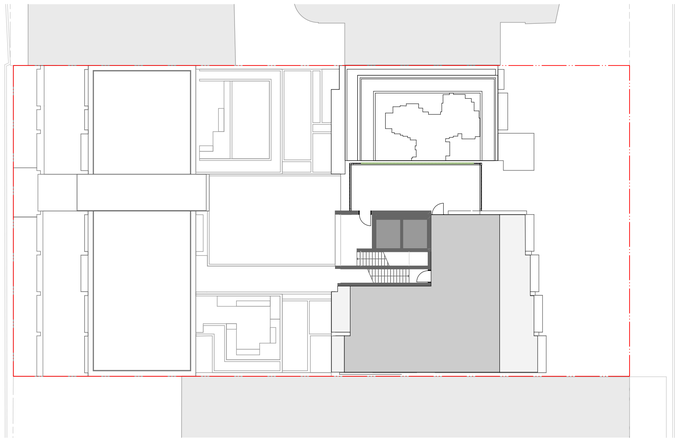
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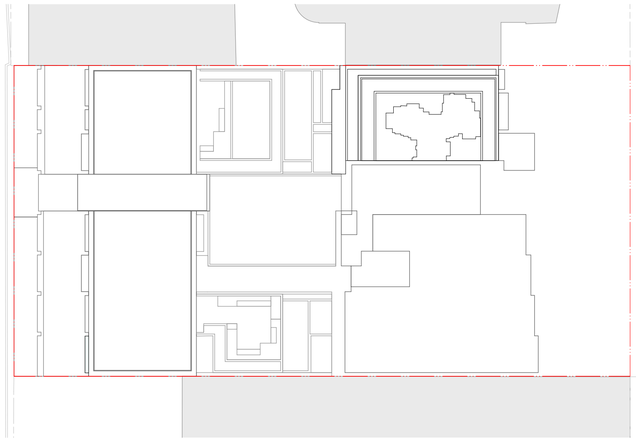
2 - Level 14



3 - Level 15



5 - Plant Level



6 - Roof Level

Summary: Communal Space

Site Area: 1,275 m²	
Communal Space, Internal:	690 m²
Communal Space, Open:	330 m² including shared Ground level (26% of site area)
Total Communal Space:	1,020m²
Total Residents: **Ratio per resident**	265 **3.85 m² : 1 Resident**

**K2K DCP 2020 Clause 26.1 d requires a minimum 1.25m² per resident*

Legend

- Communal Space, Internal
- Communal Space, Open
- Communal Space (Internal) receiving 2 hours of sunlight
- Communal Open Space receiving 2 hours of sunlight

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

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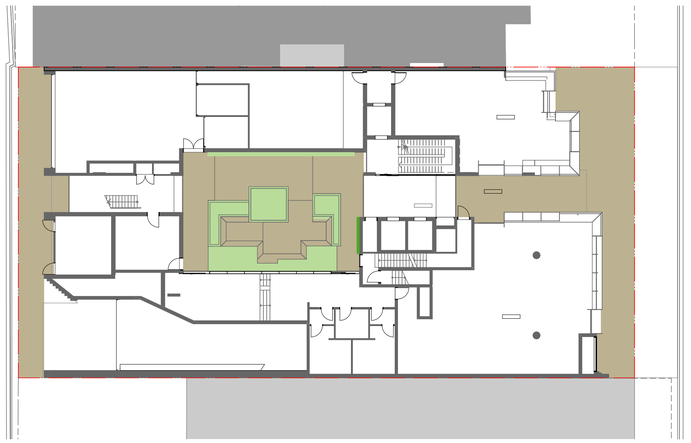
Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

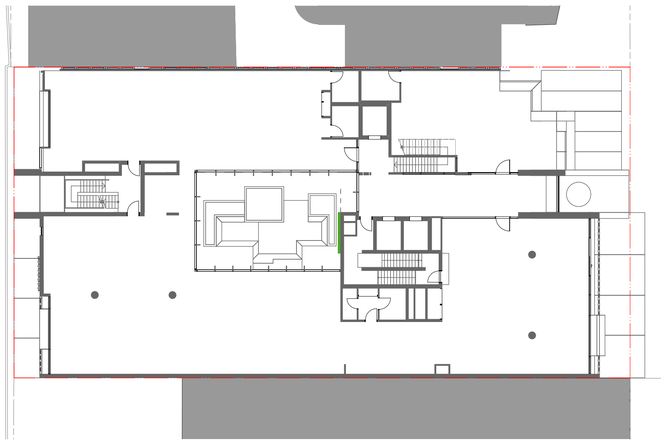
Drawing Title
Amenity Diagrams
Communal Space Diagrams

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
For Land and Environment Court	DA-720-033	D	

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1
-
Ground Level



2
-
Level 01



3
-
Level 02



4
-
Level 03



5
-
Level 04



6
-
Level 06

Legend

- Hardscape
- Softscape (Planting)
- Green walls

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
Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Landscape Diagrams
Landscape Area Diagrams

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:250 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-740-001
Rev: D
North

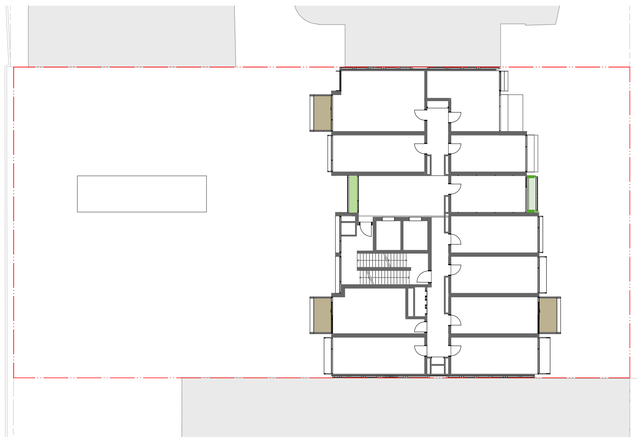
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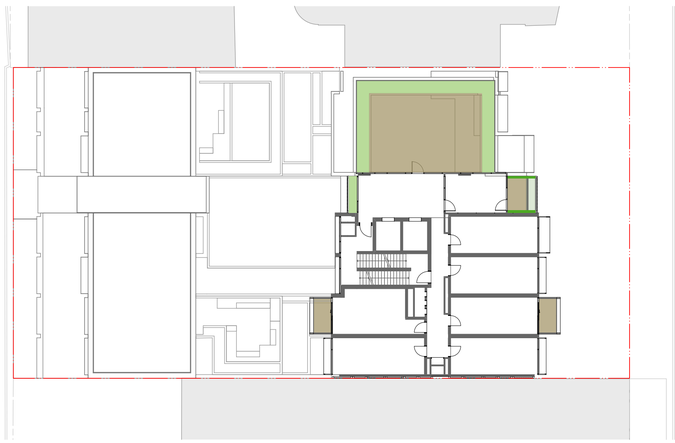
1
-
Level 07



2
-
Level 08



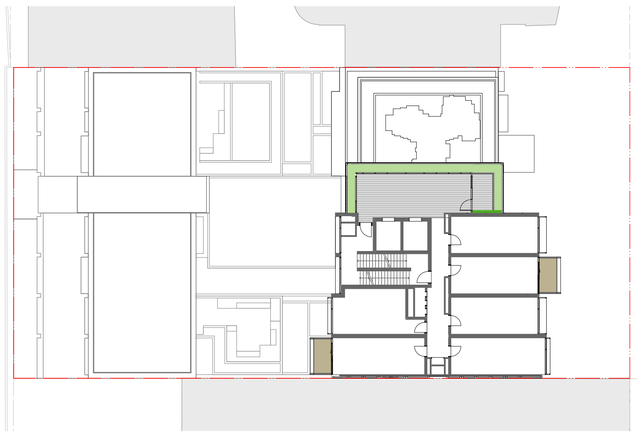
3
-
Level 09



4
-
Level 11



5
-
Level 12



6
-
Level 13

Legend

- Hardscape
- Softscape (Planting)
- Green walls

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

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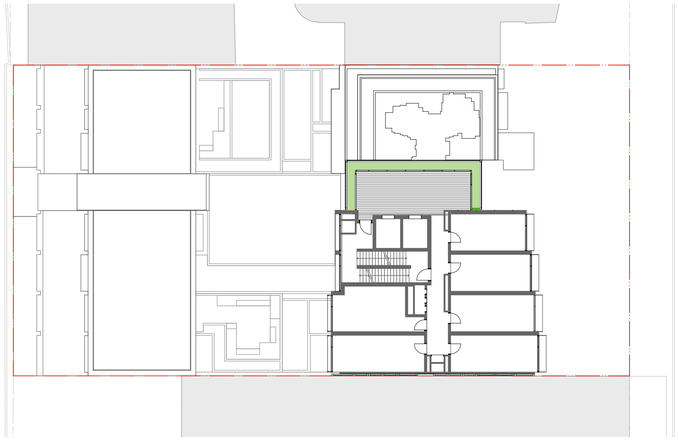
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Landscape Diagrams
Landscape Area Diagrams

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:250 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-740-002
Rev: D
North

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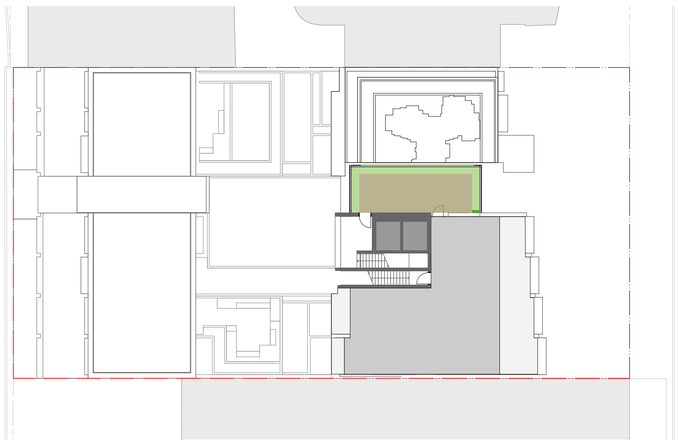
1
-
Level 14



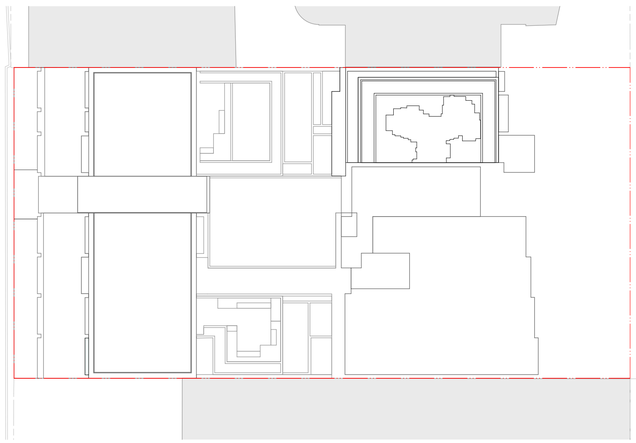
2
-
Level 15

Summary: Landscape Area

	Softscape (Planting) Area:	505 m²
	Hardscape Area:	510 m²
	Green walls:	260 m² (20% site area)
	Site Area:	1,275 m²
	Total Landscape Area:	**1275m² (100% of site area)**



4
-
Plant Level



5
-
Roof Level

Legend

- Hardscape
- Softscape (Planting)
- Green walls

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

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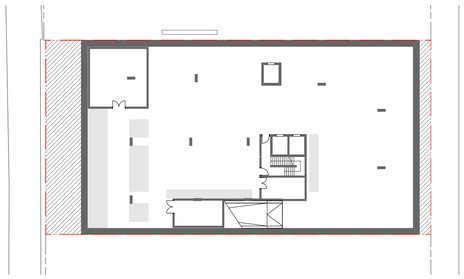
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
Landscape Diagrams
Landscape Area Diagrams

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:250 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-740-003
Rev: D
North

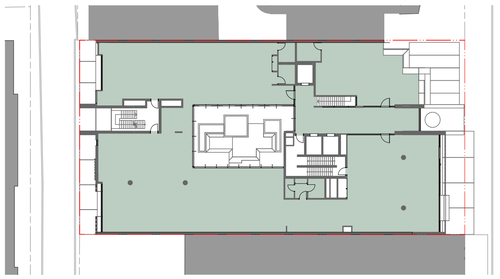
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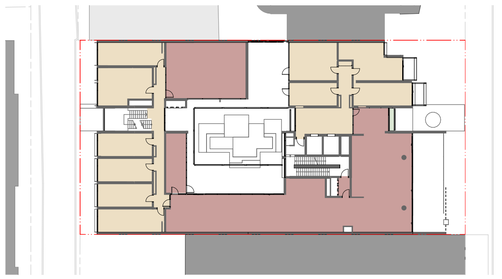
10 - Basement 01



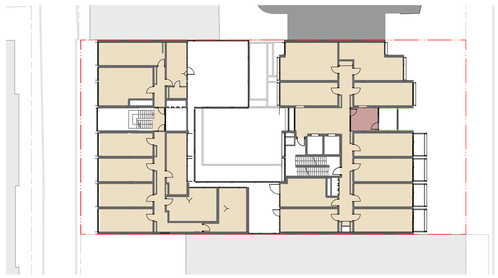
1 - Ground Level



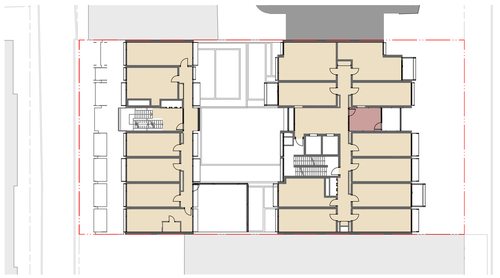
2 - Level 01



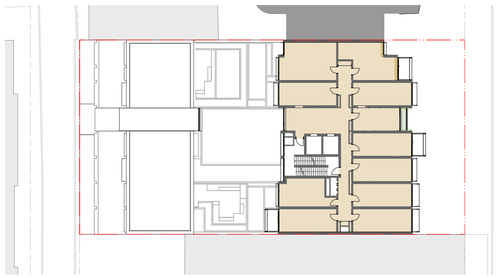
3 - Level 02



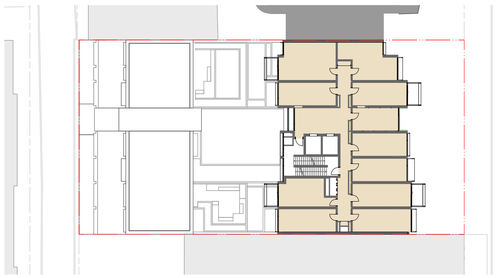
4 - Level 03



5 - Level 04



6 - Level 05



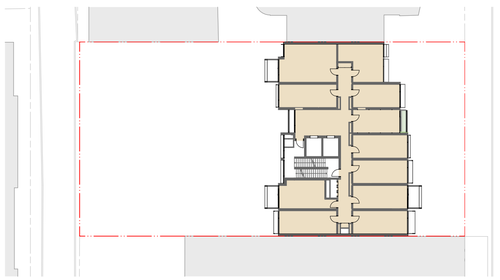
7 - Level 06



8 - Level 07



13 - Level 08



11 - Level 09
1:400



12 - Level 10
1:400

Legend

Commercial | Retail | Future Retail/Commercial | Residential | Communal | Commercial End of Trip/Facilities | Residential End of Trip

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6935, ABN 88 064 084 911

CLIENT
Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GFA Diagrams
Basement to Level 10

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: 1:400 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
Status: For Land and Environment Court
Dwg No.: DA-770-008
Rev: D
North

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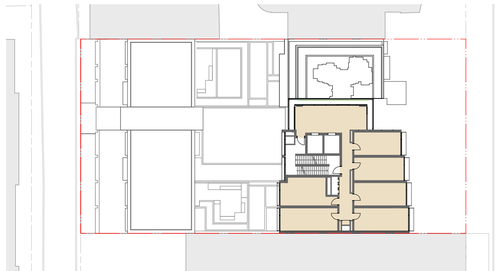
1 - Level 11 1:400



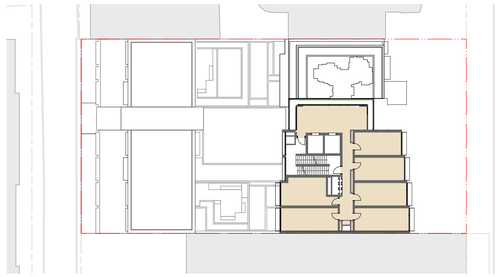
2 - Level 12 1:400



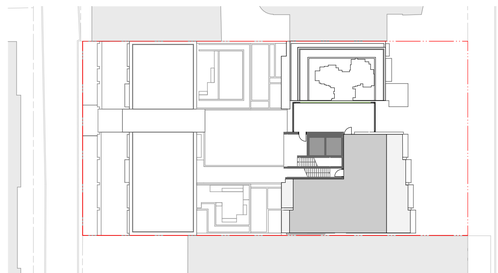
3 - Level 13 1:400



4 - Level 14 1:400



5 - Level 15 1:400



15 - Plant Level 1:400

Summary: GFA

Non-residential GFA

Usage	Level	Area
Commercial		
	Ground Level	23
	Level 01	861
		884 m²
Commercial Motorbike		
	Basement 01	3
		3 m²
Commercial/Retail End of Trip		
	Ground Level	30
	Ground Level	39
		69 m²
Retail		
	Ground Level	61
	Ground Level	99
	Ground Level	172
		332 m²
Retail BOH		
	Ground Level	7
	Ground Level	11
		18 m²
Total Non-residential GFA		**1 306 m²** *(1.02 Site area)*

Residential GFA

Usage	Level	Area
Communal Space		
	Ground Level	58
	Level 02	351
	Level 03	12
	Level 04	14
	Level 10	21
	Level 11	16
	Level 12	11
	Back Building_L2	20
		503 m²
Residential		
	Level 02	348
	Level 03	626
	Level 04	531
	Level 05	360
	Level 06	349
	Level 07	353
	Level 08	346
	Level 09	337
	Level 10	319
	Level 11	196
	Level 12	196
	Level 13	204
	Level 14	197
	Level 15	195
		4 557 m²
Residential Motorbike		
	Basement 01	85
		85 m²
Residential Waste		
	Ground Level	10
		10 m²
Total Residential GFA		**5 155 m²**
Total GFA		**6,461 m²**
Site Area		1,275 m²
FSR		**5.07 : 1**

Legend

Commercial · Retail · Future Retail/Commercial · Residential · Communal · Commercial End of Trip/Facilities · Residential End of Trip · Back Of House (BOH)

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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
Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GFA Diagrams
Level 11 to Plant Level

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: **1:400 @A1, 50%@A3**
Project No.: **20059**
Drawn by: **ML, TL, SW**
Status: **For Land and Environment Court**
Dwg No.: **DA-770-090**
Rev: **D**
North

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Legend

ART1	Artwork
AWN1	Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.
AWN2	Metal rooftop shade structure
AWN3	Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support
BAL1	Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 11m High
BAL2	Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 11m High
BWK1	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'
BWK2	Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'
BWK3	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'
BWK4	Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, 'Vertical Stretcher bond. Mortar colour, 'black'.
BWK5	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'
BWK6	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'
BWK7	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'
BWP1	Flemish bond with projecting 'hit-and-miss' pattern, tooled joint
BWP2	Protruding brickwork pattern
BWP3	Soldier course brickwork pattern
CLD1	Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c
CLD2	Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101
CLD3	Timber cladding
CLD4	Metal frame colour to match PCF4
CLD5	Metal hood, colour varies, refer to DA-890-101
COF1	Off-form concrete, patched and painted
COF2	Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over
CPC1	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ibi & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
CPC2	Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Oriinocor' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
CPC3	Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1
CPC4	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.
FT1a	Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.
FT1b	Facade system equal to FT1a with transom at slab level. GC2 above. FT1b (x): FT1b with CLD5 of x mm depth.
FT2a	Facade system equal to FT1, without LV1. FT2a (x): FT1a with CLD5 of x mm depth.
FT2b	Facade system equal to FT2a with transom at slab level. GC2 above.
FT2c	Facade system equal to FT2a without CLD5, glass equal to GC1
FT2d	Facade system equal to FT2a without CLD5, glass equal to GC3
FT3	Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.
FT4	Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.
FT5	Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3
FT6	Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.
FT7	Aluminium framed, glazed window window system on 600mm concrete upstand
FT8	Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1
FT9	Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.
FT10	Secure lobby entry door system, semi-frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.
FT11	Framing system, solid metal cladding, colour to match PCF4
FT12	Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies
FT13	Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.
GC1	Clear glass
GC2	Shadowbox glazing system
GC3	Grey glass
LA1	Green roof planting to Landscape Architect's requirements
LA2	Planter boxes to Landscape Architect's requirements
LA3	Green wall planting to Landscape Architect's requirements. External face to match CPC3
LV1	Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4
PCF1a	Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b	Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c	Powdercoat finish colour equal to Interpon 'Atlante'
PCF2a	Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b	Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c	Powdercoat finish colour equal to Interpon 'Shamrock Gloss'
PCF3a	Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b	Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c	Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'
PCF4	Powdercoat finish colour equal to Interpon 'Monument Matt'
PCF5a	Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b	Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'
PF1	Paint finish colour equal to Interpon 'Monument Matt'
PF2	Paint finish colour equal to Interpon 'Titanium Pearl Matt'
PLD1	Panel lift door to loading dock, colour equal to PCF4
PLD2	Panel lift door to basement carpark, colour equal to PCF4
PV1	Paving, refer Landscape Architect's documents
SCN1	Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102
SCN2	Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102
SCN3	1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.
SGN1	Building identification signage zone for surface fixed signage
SL1	Skylight, glass equal to GC1
Note:	Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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

CLIENT
Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
3D Views
Perspective 01

Scale: @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-910-001
Rev: D

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AWN2	Metal rooftop shade structure
AWN3	Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support
BAL1	Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High
BAL2	Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High
BWK1	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'
BWK2	Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'
BWK3	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'
BWK4	Decorative glazed brickwork, blue, Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.
BWK5	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'
BWK6	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'
BWK7	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'
BWP1	Flemish bond with projecting 'hit-and-miss' pattern, tooled joint
BWP2	Protruding brickwork pattern
BWP3	Soldier course brickwork pattern
CLD1	Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c
CLD2	Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101
CLD3	Timber cladding
CLD4	Metal frame colour to match PCF4
CLD5	Metal hood, colour varies, refer to DA-890-101
COP1	Off-form concrete, patched and painted
COF2	Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over
CPC1	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
CPC2	Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
CPC3	Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1
CPC4	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF9(a). Penetrating clear matte sealer over.
FT1a	Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.
FT1b	Facade system equal to FT1a with transom at slab level. GC2 above. FT1b (x): FT1b with CLD5 of x mm depth.
FT2a	Facade system equal to FT1, without LV1. FT2a (x): FT1a with CLD5 of x mm depth.
FT2b	Facade system equal to FT2a with transom at slab level. GC2 above.
FT2c	Facade system equal to FT2a without CLD5, glass equal to GC1
FT2d	Facade system equal to FT2a without CLD5, glass equal to GC3
FT3	Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF9(a), glass equal to GC3, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.
FT4	Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3. PL1 at balcony edge with BAL2 fixed internally.
FT5	Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3
FT6	Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.
FT7	Aluminium framed, glazed window window system on 600mm concrete upstand
FT8	Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1
FT9	Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Areeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.
FT10	Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.
FT11	Framing system, solid metal cladding, colour to match PCF4
FT12	Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies
FT13	Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.
GC1	Clear glass
GC2	Shadowbox glazing system
GC3	Grey glass
LA1	Green roof planting to Landscape Architect's requirements
LA2	Planter boxes to Landscape Architect's requirements
LA3	Green wall planting to Landscape Architect's requirements. External face to match CPC3
LV1	Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4
PCF1a	Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b	Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c	Powdercoat finish colour equal to Interpon 'Atlante'
PCF2a	Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b	Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c	Powdercoat finish colour equal to Interpon 'Shamrock Gloss'
PCF3a	Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b	Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c	Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'
PCF4	Powdercoat finish colour equal to Interpon 'Monument Matt'
PCF5a	Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b	Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'
PF1	Paint finish colour equal to Interpon 'Monument Matt'
PF2	Paint finish colour equal to Interpon 'Titanium Pearl Matt'
PLD1	Panel lift door to loading dock, colour equal to PCF4
PLD2	Panel lift door to basement carpark, colour equal to PCF4
PV1	Paving, refer Landscape Architect's documents
SCN1	Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102
SCN2	Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102
SCN3	1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.
SGN1	Building identification signage zone for surface fixed signage
SL1	Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

NOTES

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 094 691 911

CLIENT
Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
3D Views
Perspective 02

Scale: @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-910-002
Rev: D

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Legend

ART1	Artwork
AWN1	Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.
AWN2	Metal rooftop shade structure
AWN3	Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support
BAL1	Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High
BAL2	Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High
BWK1	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'
BWK2	Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'
BWK3	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'
BWK4	Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.
BWK5	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'
BWK6	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'
BWK7	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'
BWP1	Flemish bond with projecting 'hit-and-miss' pattern, tooled joint
BWP2	Protruding brickwork pattern
BWP3	Soldier course brickwork pattern
CLD1	Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c
CLD2	Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101
CLD3	Timber cladding
CLD4	Metal frame colour to match PCF4
CLD5	Metal hood, colour varies, refer to DA-890-101
COF1	Off-form concrete, patched and painted
COF2	Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over
CPC1	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
CPC2	Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
CPC3	Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1
CPC4	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.
FT1a	Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.
FT1b	Facade system equal to FT1a with transom at slab level. GC2 above. FT1b (x): FT1b with CLD5 of x mm depth.
FT2a	Facade system equal to FT1, without LV1. FT2a (x): FT1a with CLD5 of x mm depth.
FT2b	Facade system equal to FT2a with transom at slab level. GC2 above.
FT2c	Facade system equal to FT2a without CLD5, glass equal to GC1
FT2d	Facade system equal to FT2a without CLD5, glass equal to GC3
FT3	Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.
FT4	Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.
FT5	Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3
FT6	Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.
FT7	Aluminium framed, glazed window window system on 600mm concrete upstand
FT8	Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1
FT9	Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.
FT10	Secure lobby entry door system, semi-frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.
FT11	Framing system, solid metal cladding, colour to match PCF4
FT12	Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies
FT13	Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.
GC1	Clear glass
GC2	Shadowbox glazing system
GC3	Grey glass
LA1	Green roof planting to Landscape Architect's requirements
LA2	Planter boxes to Landscape Architect's requirements
LA3	Green wall planting to Landscape Architect's requirements. External face to match CPC3
LV1	Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4
PCF1a	Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b	Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c	Powdercoat finish colour equal to Interpon 'Atlante'
PCF2a	Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b	Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c	Powdercoat finish colour equal to Interpon 'Shamrock Gloss'
PCF3a	Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b	Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c	Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'
PCF4	Powdercoat finish colour equal to Interpon 'Monument Matt'
PCF5a	Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b	Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'
PF1	Paint finish colour equal to Interpon 'Monument Matt'
PF2	Paint finish colour equal to Interpon 'Titanium Pearl Matt'
PLD1	Panel lift door to loading dock, colour equal to PCF4
PLD2	Panel lift door to basement carpark, colour equal to PCF4
PV1	Paving, refer Landscape Architect's documents
SCN1	Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102
SCN2	Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102
SCN3	1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.
SGN1	Building identification signage zone for surface fixed signage
SL1	Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

NOTES

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CLIENT

Fusion Development Pty Ltd

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

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
3D Views
Perspective 03

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-910-003
Rev: D

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

CLIENT
Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
3D Views
Perspective 08

Rev	Date	Approved by	Revision Notes
D	01.03.22	CH	For Land and Environment Court

Scale: @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: For Land and Environment Court
Dwg No.: DA-910-008
Rev: D

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21 January 2022
Ref: 20218

Fusion Development Pty Ltd
Mr. Tom Chou,
c/o- Cecilia Huang
Senior Associate
T U R N E R
By Email: chuang@turnerstudio.com.au

Dear Mr. Tom

Proposed Mixed-Use Development
273-275 Anzac Parade, Kensington
Case No - 2021/00200198

I have assessed the following traffic and parking-related contentions for the above site against the revised architectural plans prepared by Turner.

The revised development comprises 144 rooms (284 beds), 892m^2 commercial GFA and 331m^2 retail GFA. The development now proposes 18 car parking spaces with the following breakdown on Basement 1 (see revised plan on Appendix A):

- 7 spaces for key worker use (including 1 disabled space)
- 7 spaces for commercial use (including 1 disabled space)
- 4 spaces for retail use (including 1 disabled space)

TfNSW's comments and associated TTPA's response are provided below.

Comments	TTPA's Response
Protection of Sydney Light Rail (SLR) Corridor The proposed development is located within 25m of the Sydney Light Rail corridor and includes excavation deeper than 2m, which requires concurrence from TfNSW in accordance with Clause 86 of the State Environmental Planning Policy (Infrastructure) 2007 (ISEPP). Clause 86 of the ISEPP requires TfNSW to take into consideration: a) the potential effects of the development (whether alone or cumulatively with other development or proposed development) on: i. the safety or structural integrity of existing or proposed rail infrastructure facilities in the rail corridor, and ii. the safe and effective operation of existing or proposed rail infrastructure facilities in the rail corridor, and b) what measures are proposed, or could reasonably be taken, to avoid or minimise those potential effects. TfNSW has undertaken an assessment of the information provided in accordance with the provisions outlined in the ISEPP and has decided to grant concurrence to the development proposed in development application DA/489/2020. This concurrence is subject to Council imposing the conditions provided in TAB A. Should Council choose not to impose the conditions provided in TAB A (as written), then concurrence from TfNSW has not been granted to the proposed development. In the event that this development proposal is the subject of a Land and Environment Court appeal, Council's attention is drawn to Section 8.12 of the Environmental Planning and Assessment Act 1979, which requires Council to give notice of that appeal to a concurrence authority. TfNSW therefore requests that Council comply with this requirement should such an event occur.	These requirements can be conditioned, subject to Council's concurrence.

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Comments	TTPA's Response
Non - Concurrence Items Comments It is noted that: • Several construction projects, are likely to occur in the Kingsford precinct at the same time as this development. The cumulative increase in construction vehicle movements from these projects could have the potential to impact on general traffic and public transport operation within the Kingsford precinct, as well as the safety of pedestrians and cyclists particularly during commuter peak periods;	Should there be other developers undertaking major development works prior to the start of and during the construction works on-site, the CTMP will be prepared based on engagement and consultation with these developers to ensure that appropriate measures are in place to prevent the combined impact of construction activities, such as (but not limited to) concrete pours, crane lifts and dump truck routes. These communications will be documented and submitted to Council prior to work commencing on site. The contractor will have ongoing consultation with key stakeholders and adjacent landowners to obtain and maintain agreement on the truck routes and the interaction of the various construction work sites, while maintaining safety for all users at all times.
• A Green Travel Plan (GTP) has been prepared as part of the development application;	Noted.
• The proposed development includes two loading bays. However, a total of 4-5 loading bays are required in accordance with the Randwick City Council DCP. The proposed development should provide adequate capacity for vehicles associated with trades, services and removalist activities, which typically have longer dwell time requirements. Ecommerce deliveries to residential developments should also be considered. The provision of two loading dock spaces would be inadequate in such circumstances.	The revised development comprises 144 rooms (284 beds), 892m^2 commercial GFA and 331m^2 retail GFA. The 4-5 loading bays were most likely calculated based the following rates: **Hotels and Motels** 1 space per 50 bedrooms or bedroom suites up to 200 plus one per 100 thereafter plus one space per 1,000m^2 of public area set aside for bar tavern, lounge and restaurant, (50% of space adequate for trucks) **Commercial premises** 1 space per 4,000m^2 GFA up to 20,000m^2 GFA plus 1 space per 8,000m^2 thereafter (50% of spaces adequate for trucks) **Retail** 1 space per 400m^2 GFA up to 2,000m^2 GFA plus one space per 1,000m^2 thereafter (all spaces adequate for trucks)

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Comments	TTPA's Response
	It should be noted that unlike hotels/motels, the servicing activities associated with a boarding house development will be significantly less as a boarding house development does not have on-site restaurant, bistro, bar, meeting spaces, fitness centre or spa. In addition, the servicing elements of the boarding house use relate solely to Council's waste collection, given that the rooms will come fully furnished. It should also be noted that the site will be privately serviced. As such, a schedule can be developed to suit the servicing needs of the site as required. The provision of 2 loading bays by the proposed development is 1 more than other recently approved developments which only propose 1 loading bay and are have significantly more number of rooms. See below for the list of the approved developments and the number of on-site loading provision. **DA/20/2021** • 177-197 Anzac Parade, Kensington • 597 rooms • 1 space for MRV/Council's Waste Truck • https://www.caselaw.nsw.gov.au/decision/17d78100e468e2f578f9c70e **DA/373/2020** • 111-125 Anzac Parade and 112 Todman Avenue, Kensington • 507 room boarding rooms • 1 space for MRV/Council's Waste Truck • https://www.caselaw.nsw.gov.au/decision/17a0cfef7887dd888b37b476 **DA/311/2020** • 391-397A Anzac Parade and 17 Bunnerong Road, Kingsford • 360 boarding rooms • 1 space for MRV/Council's Waste Truck • https://www.caselaw.nsw.gov.au/decision/179c54992462d1509652dec9

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Comments	TTPA's Response
	DA/288/2020 • 182,186-188 and 190 Anzac Parade and 157 Todman Avenue, Kensington • 308 boarding rooms • 1 space for MRV/Council's Waste Truck • https://www.caselaw.nsw.gov.au/decision/17a4165db274e5a696c92d78 **DA/414/2020** • 172-180 Anzac Parade and 116R Todman Avenue, Kensington • 175 boarding rooms • 1 space for MRV/Council's Waste Truck • https://www.caselaw.nsw.gov.au/decision/17a0d0959131d1e7c25db790
• Houston Lane also provides pedestrian access to the proposed development. The proposed development access to the loading dock requires loading and servicing vehicles to reverse into / reversing out of the loading dock to / from Houston Lane	The pedestrian access on Houston Lane serves as a secondary access to/from the site. With the educational/commercial/retail strip, light rail and public bus corridors along Anzac Parade as well as the UNSW Campus located to the northeast of the site, pedestrian activities on Houston Lane are expected to be low. In addition, the reversing manoeuvre by trucks on Houston Lane are consistent with the the other sites along Houston Lane as follows: - 221-225 Anzac Parade 

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Comments	TTPA's Response
	- 273 Anzac Parade, Kingsford  - 301-303 Anzac Parade, Kingsford 

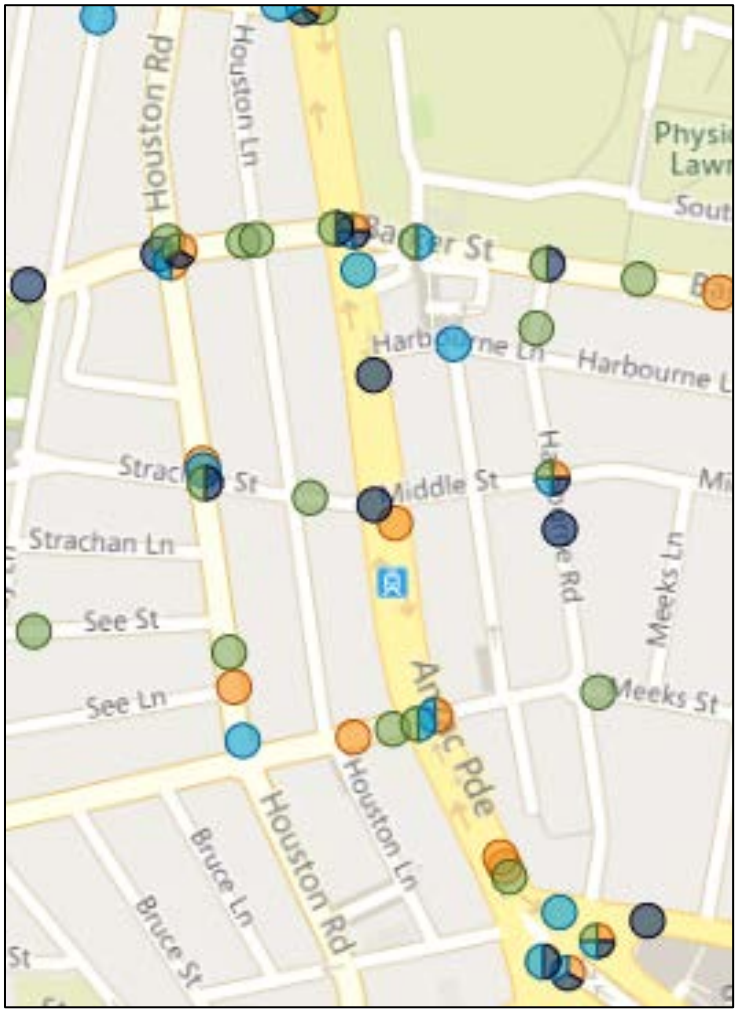
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Comments	TTPA's Response
	- 305C Anzac Parade, Kingsford  - 349 Anzac Parade, Kingsford 

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Comments	TTPA's Response
	- 309 Anzac Parade, Kingsford  - 373 Anzac Parade, Kingsford 

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Comments	TTPA's Response
	Crash data for roads along Houston Lane has been obtained from TfNSW Centre for Road Safety – Crash and Casualty statistics LGA view. The data relates to the five-year period to 2020. See the following figure. 

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<table>
<tr><th>Comments</th><th>TTPA's Response</th></tr>
<tr><td></td><td>During this period, no crashes were recorded along Houston Lane at the above site accesses. The data indicates that there are no significant hazards/risks associated with reversing trucks.

This is due to the fact that the truck arrives and departs outside of the peak and operating hours when traffic and pedestrian activities are minimal.

The low frequency of deliveries, the timing outside of store peak hours, driver training and fitment of reverse cameras, warning beepers and wide-angle rear vision mirrors facilitate a safe operating environment.</td></tr>
<tr><td>• The proposed development access is provided via Houston Lane for a total of 76 car parking spaces as wells as loading bays. The proposed development includes traffic signal system to manage vehicle movements on the ramps due to the narrow width of the ramp. Any queuing of vehicles associated with car park and loading bay operation extending to Strachan Street could impact the operation of the general traffic and public transport operation at the Anzac Parade/Strachan Street intersection.</td><td>The development now provides 18 car spaces. Based on the revised development and parking schedules, the proposed development is expected to generate the following peak hour movements:
<table><tr><th colspan="2">AM</th><th colspan="2">PM</th></tr><tr><th>IN</th><th>OUT</th><th>IN</th><th>OUT</th></tr><tr><td>5</td><td>1</td><td>1</td><td>5</td></tr></table>An average service rate of 30 seconds is applied to the assessment. This is the waiting time required for an outbound vehicle to exit onto Houston Lane and pass an entering car waiting at the driveway.

Single Channel Queue assessment based on the Transportation and Traffic Engineering Handbook (ITE) (See p303) was used to calculate the expected delay. Adopting an outbound traffic volume of 5 vehicles (during the AM peak hour), the resulting queue and expected delay are summarised in the following table:
<table><tr><th>"n" units in the system</th><th>Vehicle in Queue</th><th>Probability of "n" units in the system</th><th>Probability of "n" units in the system or more</th></tr><tr><td>0</td><td>0</td><td>95.8%</td><td>1.000</td></tr><tr><td>1</td><td>0</td><td>4.0%</td><td>0.042</td></tr><tr><td>2</td><td>1</td><td>0.2%</td><td>0.002</td></tr><tr><td>3</td><td>2</td><td>0.0%</td><td>0.000</td></tr></table>The probability of 1 vehicle in the queue due to a two-way conflict is very minor (0.2%).</td></tr>
</table>

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Comments	TTPA's Response
	The loading dock management plan will centre around the use of a booking system. The booking system will also include a contingency to allow for a slight overstay. As each allocated timeslot has a buffer to the extent that the next allocated timeslot so that neither booking is in jeopardy of being affected. That is, a vehicle arriving during its allocated timeslot is not presented with a scenario where the booked loading dock is occupied. With the low traffic generation and implementation of the loading dock management plan, it is very unlikely that queuing of vehicles associated with car park and loading bay operation will extend to Strachan Street.
It is advised that: • The applicant needs to undertake work in compliance with the SLR Operator policies, rules and procedures and the relevant ASA standards for developments near the SLR corridor. Construction vehicle access arrangements to the proposed development need to be coordinated through TfNSW and the SLR operator, in addition to the standard Council construction related processes;	This can be conditioned. The requirements will be achieved as part of the construction management plan at the construction certification stage.
• All new developments should cater for loading and servicing on-site. This is particularly important in precincts with significant residential components to ensure service vehicle movements do not detract from the amenity of the precinct, create safety risks, or impact network efficiency;	The proposed off-street loading bays will be adequate and suitable for the servicing needs and is consistent with other approved similar but larger developments along Anzac Parade.
• Initiatives in a Green Travel Plan (GTP) should include effective measures to reduce demand for private vehicle usage	Noted. This can be conditioned.
• The current proposal would result in reversing movements to / from Houston Lane for servicing and loading vehicles. This may result in queuing onto Strachan Street and provide a suboptimum outcome for safety and efficiency for all modes of transport. Generally, all vehicles should move in a forward-in/forward-out direction; and	Given the nature of the development being a student/key-worker accommodation use, servicing needs will be minor. The implementation of a loading dock management plan will ensure no queuing onto Strachan Street.

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Comments	TTPA's Response
• Bicycle facilities should be located in secure, convenient, accessible areas close to the main entries incorporating adequate lighting and passive surveillance and in accordance with Austroads guidelines.	The bicycle facilities have been designed to be located within a secured room within a convenient, accessible area close to the main entries on the ground level via Anzac Parade and Houston Lane. Adequate lighting and passive surveillance will be provided in accordance with Austroads guidelines. This will be confirmed during the construction/occupation certification stage.
<u>Recommendation</u> It is requested that: • The applicant amends the development proposal to address the matters identified above in particular those issues related to servicing the development in consultation with TfNSW and Randwick City Council	As discussed, with the significant reduction of number of parking spaces and the implementation of a loading dock management plan, the site access via Houston Lane would be functional and safe for its intended use for all users.
• The applicant be conditioned to prepare a Construction Pedestrian and Traffic Management, Car Parking, Loading and Servicing Management and update the Green Travel Plan. Suggested Conditions of Consent for non-concurrence items are included in TAB B.	Noted that this can be conditioned.

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Should you have any questions or require any further information, please do not hesitate to contact me on (02) 9411 5660.

Yours faithfully



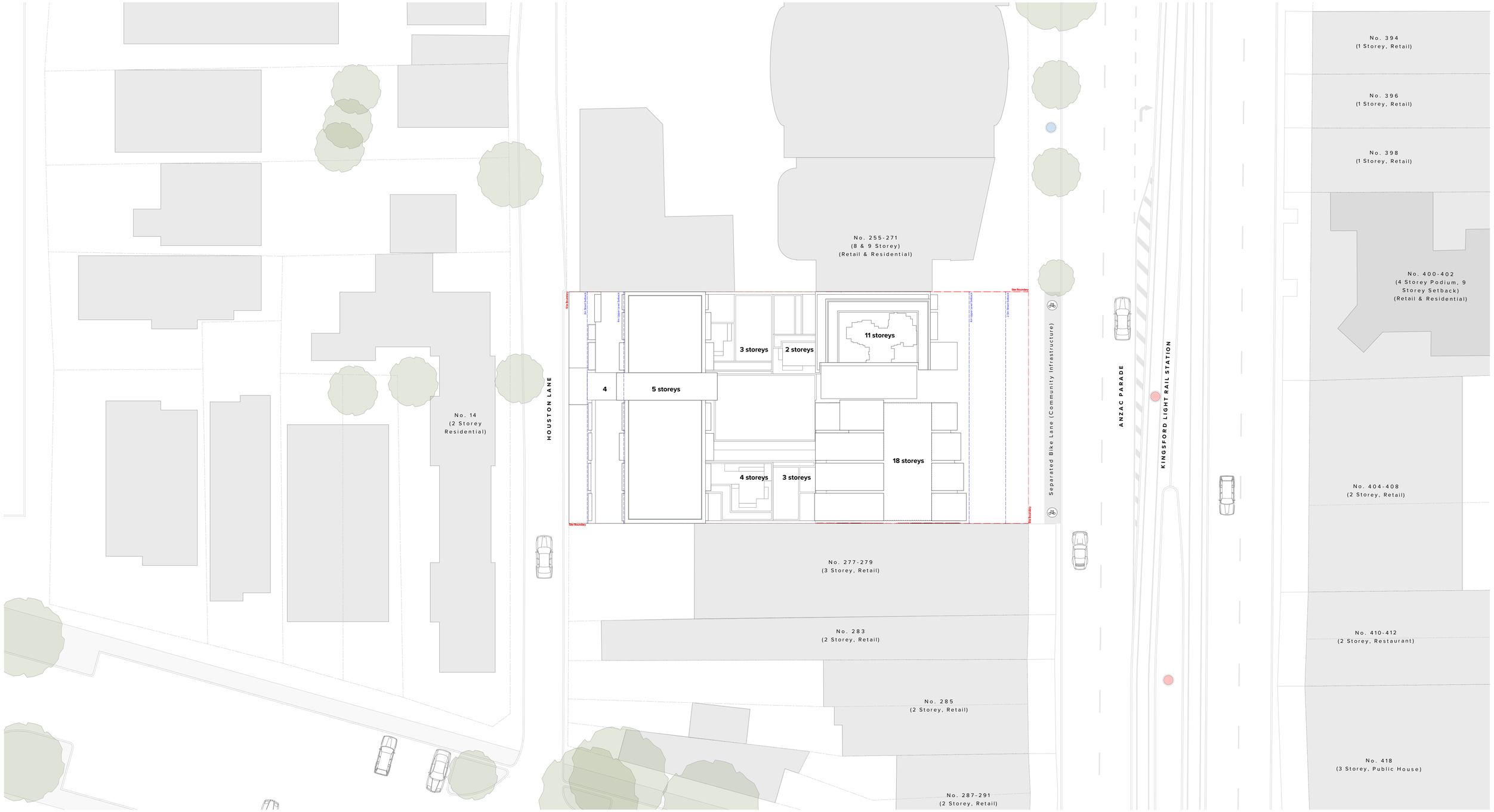
Meg Kong Siew Hwee, BSc, MSc Civil Engineering
Associate
Transport and Traffic Planning Associates
Design Practitioner Registration Number: DEP0000127
Professional Engineer Registration Number: PRE0000121

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Appendix A

Revised Architectural Plans

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LEGEND

Draft DCP (2020) Ground Level Setbacks:
- Proposed Setback 4m
- Proposed Setback 2.0m
- Site Boundary
- Existing Building Footprint
- Proposed Building Footprint
- Adjoining Building Footprint
- Main Entrance
- Pedestrian Entrance
- Vehicle Entrance
- Window Location
- Light Rail Station
- Bus Stop

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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Fusion Development Pty Ltd

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

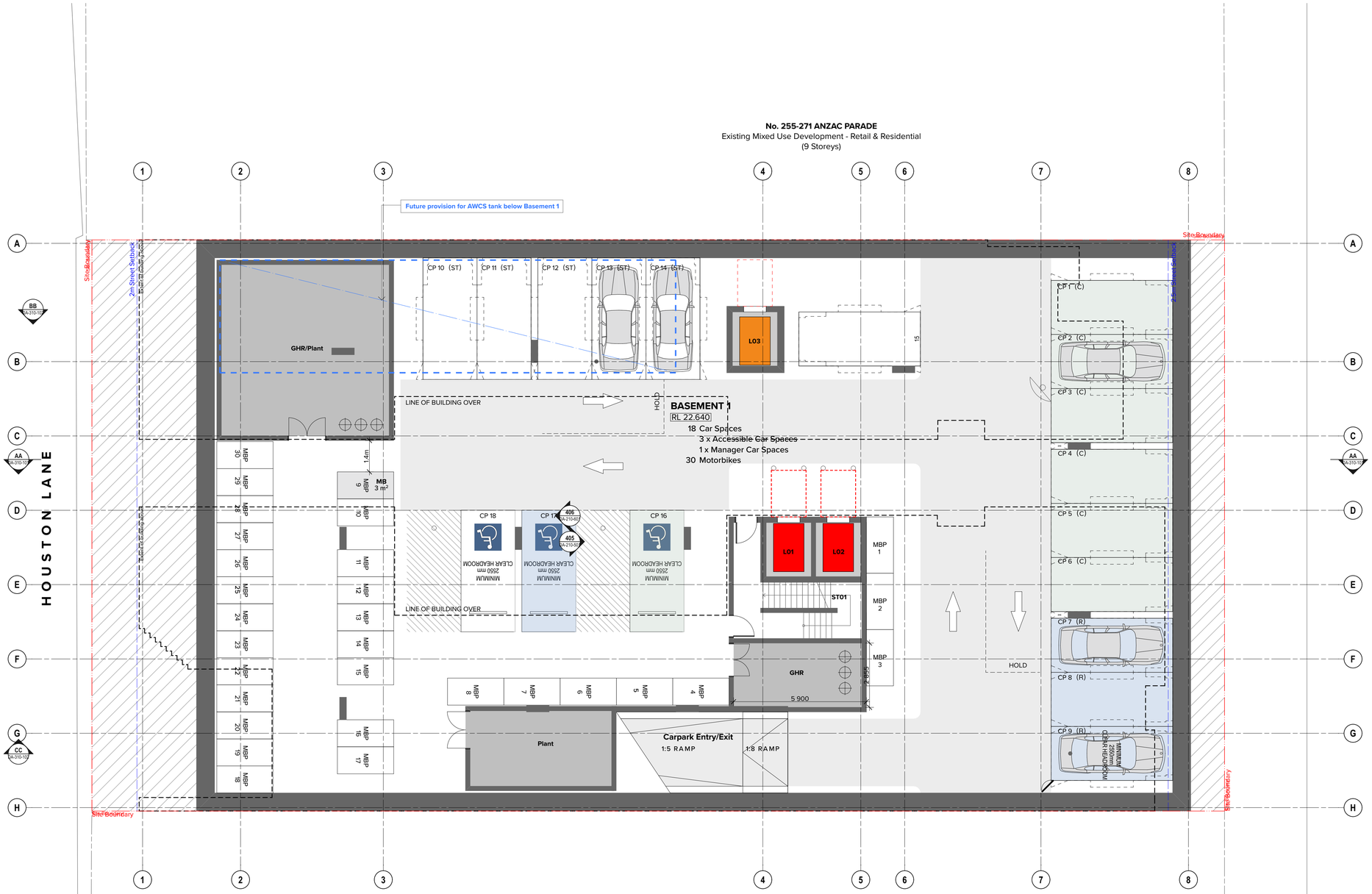
Drawing Title
Siteworks
Site Plan

Rev	Date	Approved by	Revision Notes
C	19.12.21	CH	Issued post s.34 for Land and Environment Court

Scale: **1:200, 1:4000 @A1, 50%@A3**
Project No.: **20059**
Drawn by: **ML, TL, SW**
North
Status: **Post s34 for L& E Court**
Dwg No.: **DA-010-040**
Rev: **C**

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No. 255-271 ANZAC PARADE
Existing Mixed Use Development - Retail & Residential
(9 Storeys)



No. 277-279 ANZAC PARADE
Existing Mixed Use Development (Retail & Residential)
(3 Storeys)

Legend

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AC	Air Conditioning
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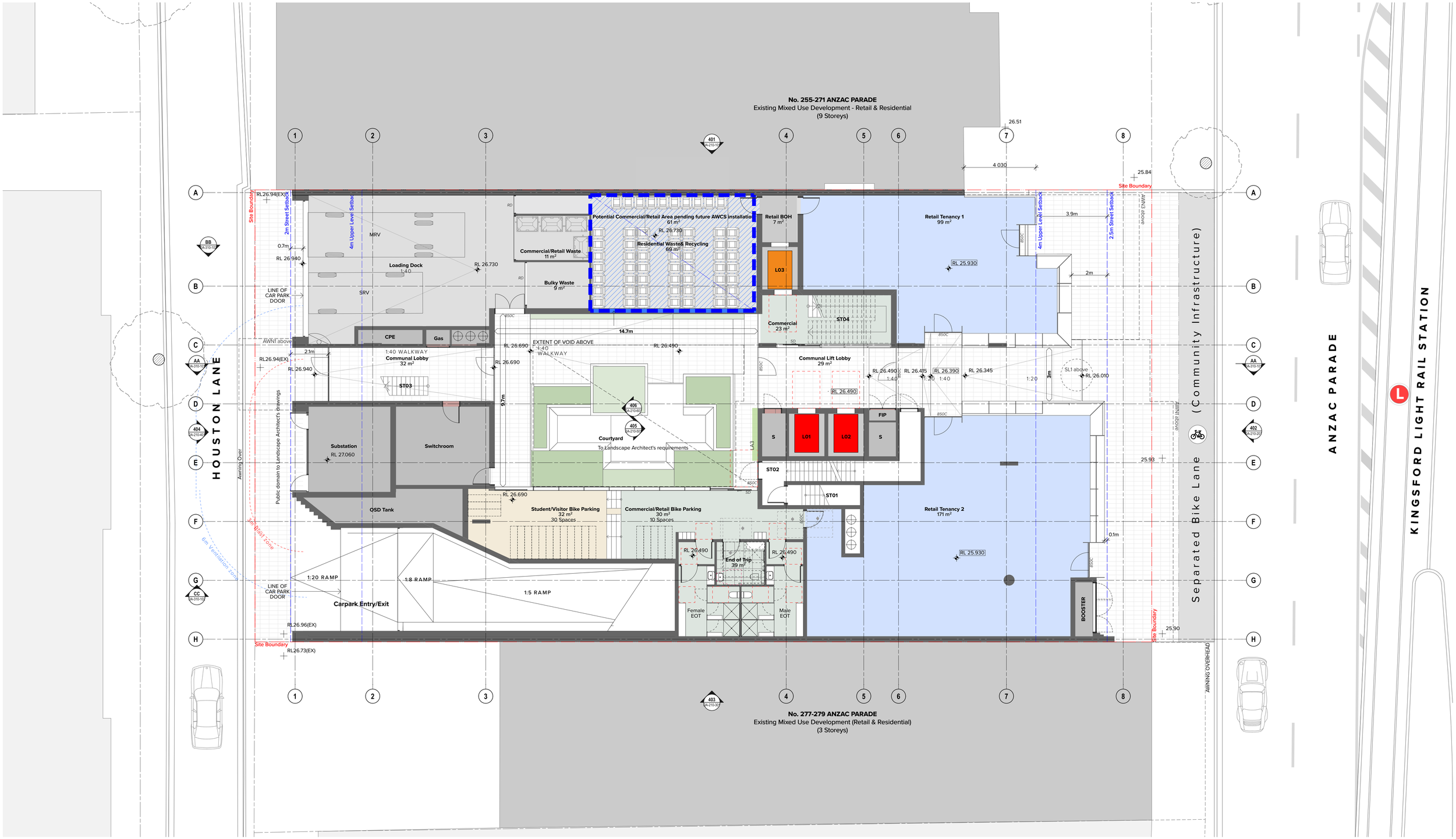
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Basement 01

Rev	Date	Approved by	Revision Notes
E	19.12.21	CH	Issued post s.34 for Land and Environment Court

Scale: 1:100 @A1, 50%@A3
Project No.: 20059
Drawn by: ML, TL, SW
North
Status: Post s34 for L& E Court
Dwg No.: DA-110-007
Rev: E

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Legend

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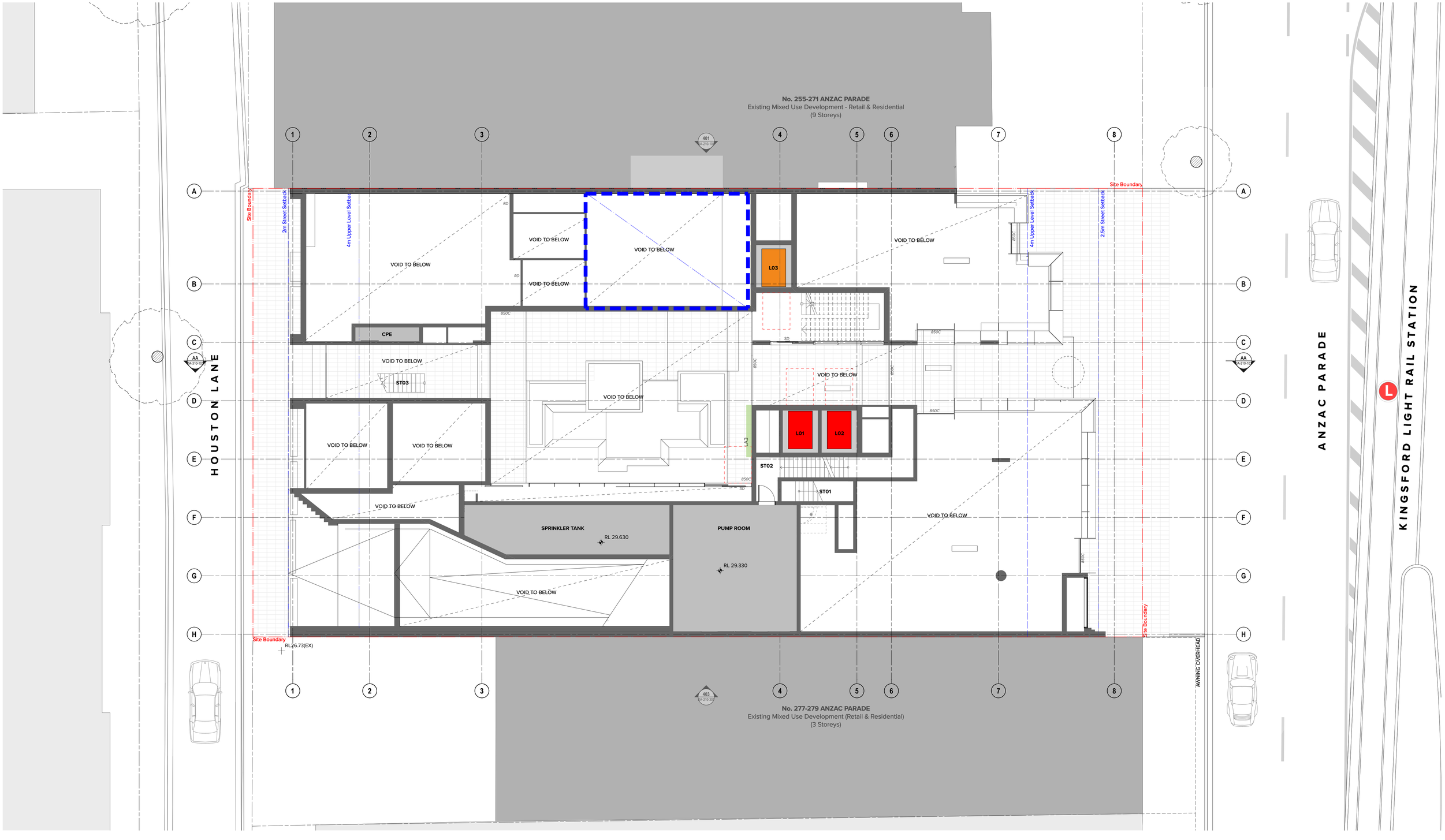
Rev	Date	Approved by	Revision Notes
E	19.12.21	CH	Issued post s.34 for Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
Post s34 for L& E Court	DA-110-008	E	

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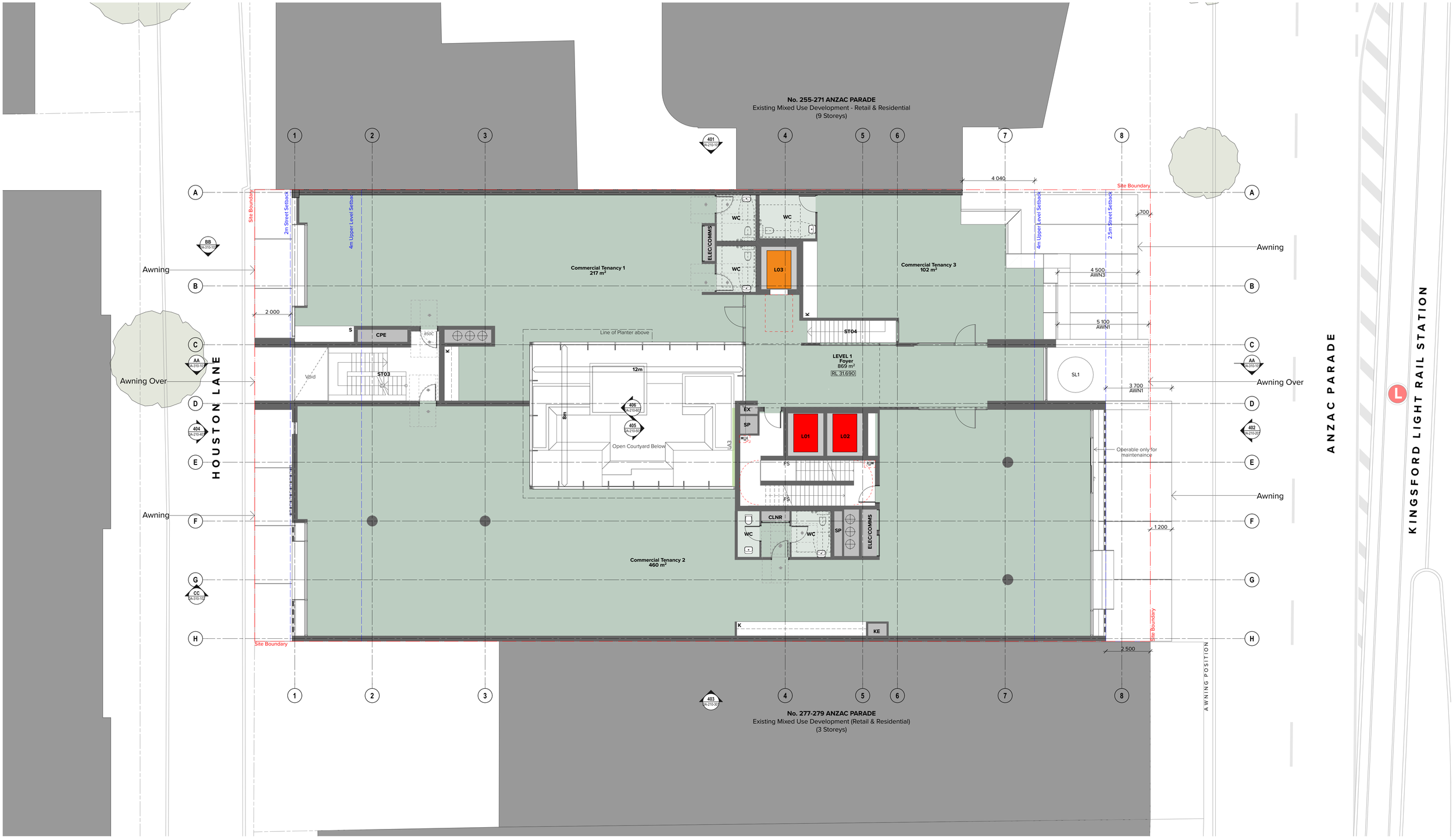
Rev	Date		
C	19.12.21	CH	Issued post s.34 for Land and Environment Court
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Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Ground Level Mezzanine

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
Post s34 for L& E Court	DA-110-009	C	

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UNO	Unless Noted Otherwise
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
WM	Washing Machine

NOTES

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CLIENT

Fusion Development Pty Ltd

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6665, ABN 86 064 084 911

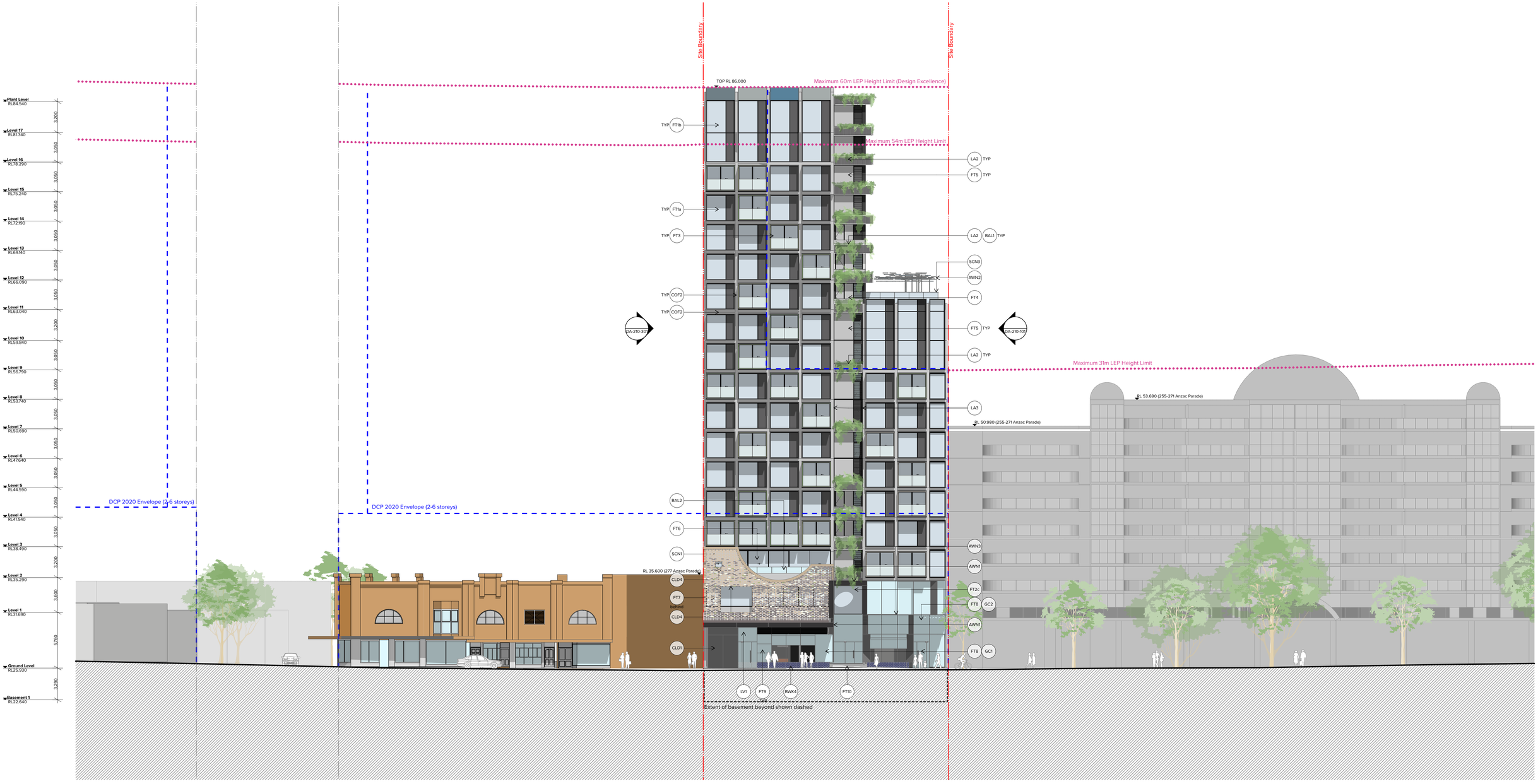
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Plans
Level 01

Rev	Date		
E	19.12.21	CH	Issued post s.34 for Land and Environment Court
		Approved by	Revision Notes

Scale	Project No.	Drawn by	North
1:100 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
Post s34 for L& E Court	DA-110-010	E	

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 11m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ibe & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF1(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand.

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi-frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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CLIENT
Fusion Development Pty Ltd

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

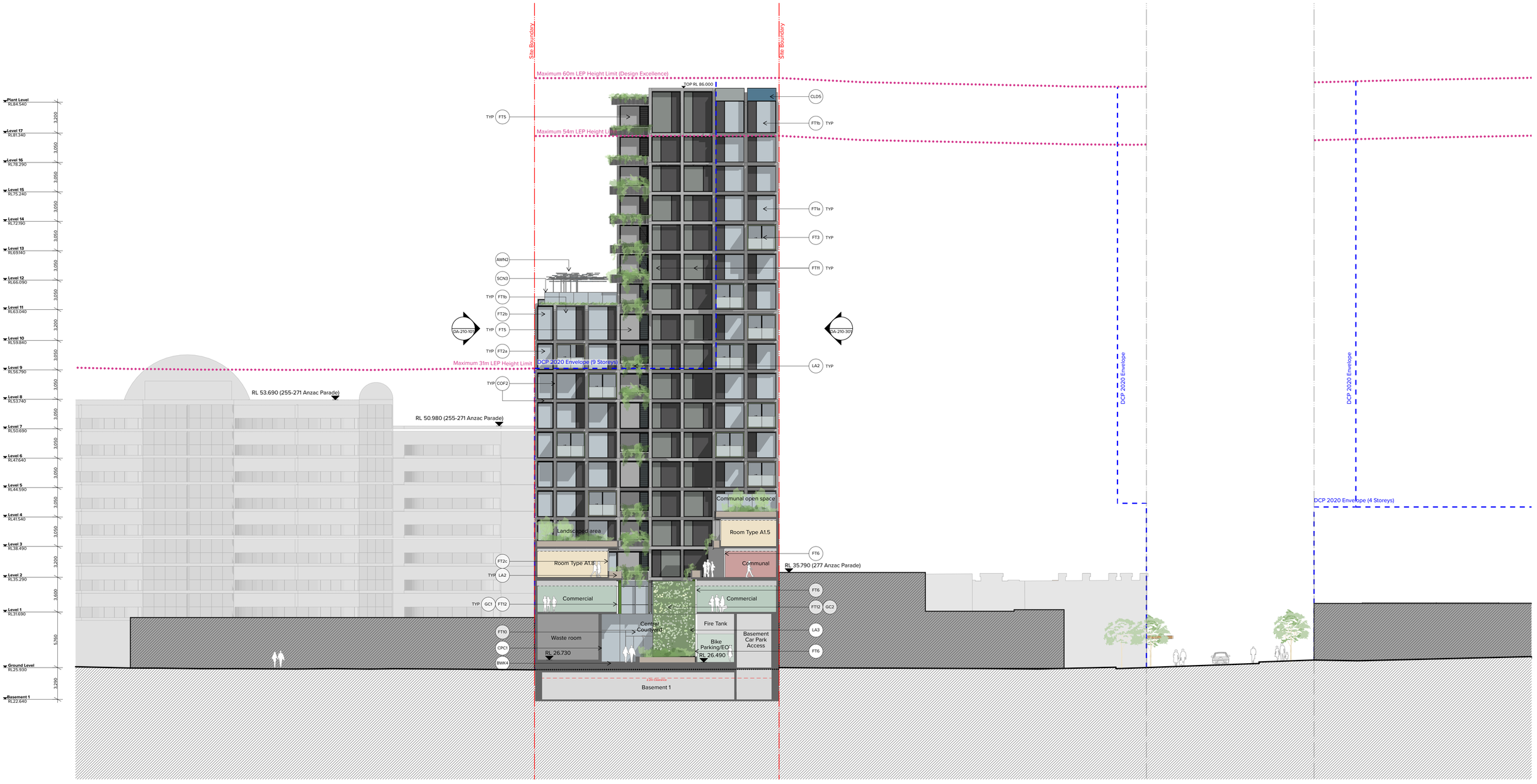
Rev	Date	Approved by	Revision Notes
E	19.12.21	CH	Issued post s.34 for Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
East Elevation

Scale **1:200 @A1, 50%@A3**
Project No. **20059**
Drawn by **ML, TL, SW**
Status **Post s34 for L& E Court**
Dwg No. **DA-210-201**
Rev **E**
North

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ita & brita' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Aneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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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

Fusion Development Pty Ltd

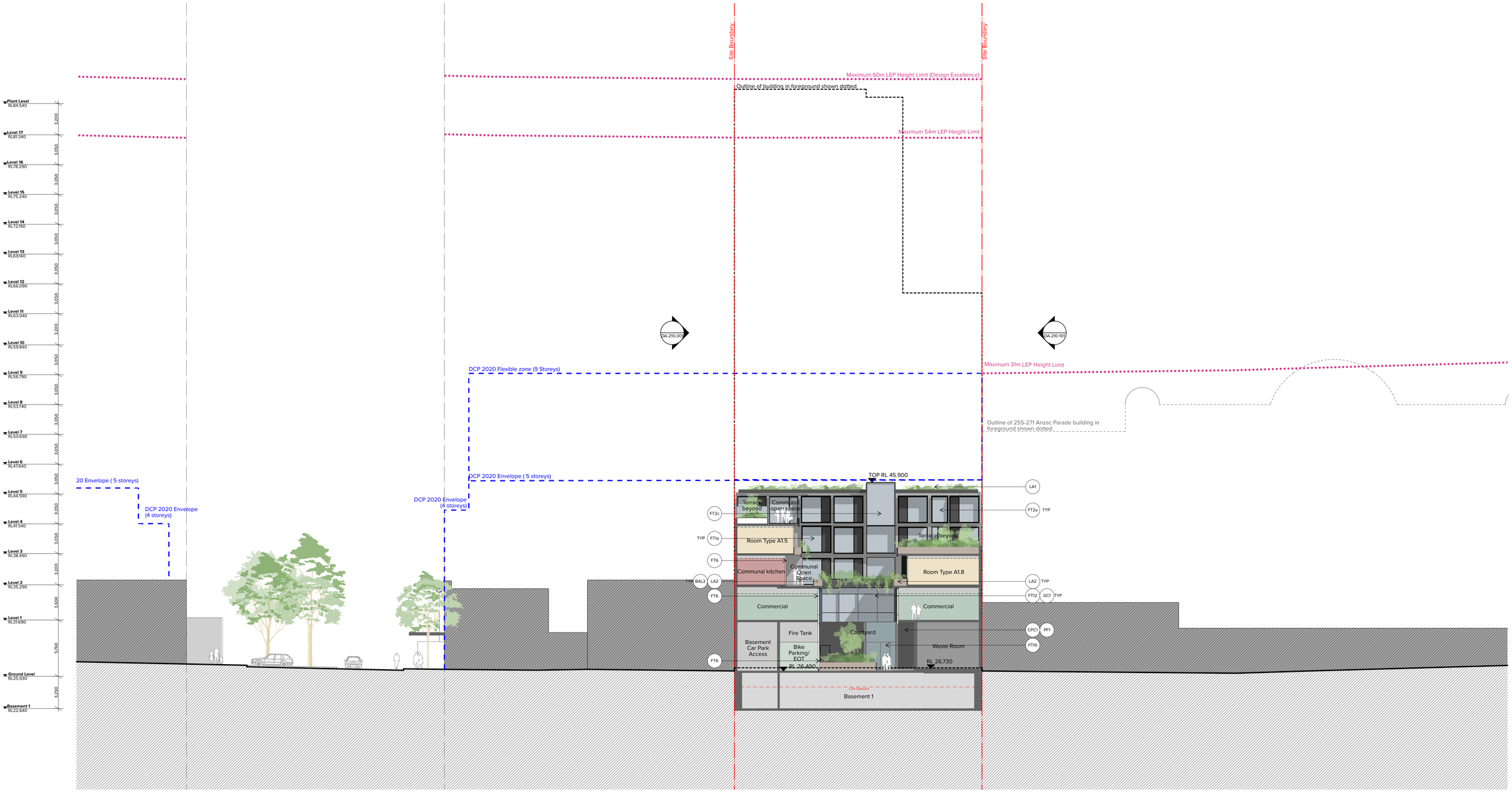
Rev	Date	Approved by	Revision Notes
C	19.12.21	CH	Issued post s.34 for Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
Interior East Elevation/Section

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
Post s34 for L& E Court	DA-210-501	C	

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Legend

ART1 Artwork

AWN1 Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.

AWN2 Metal rooftop shade structure

AWN3 Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support

BAL1 Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High

BAL2 Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High

BWK1 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'

BWK2 Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'

BWK3 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'

BWK4 Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, Vertical Stretcher bond. Mortar colour, 'black'.

BWK5 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'

BWK6 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Chillingham White'

BWK7 Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'

BWP1 Flemish bond with projecting 'hit-and-miss' pattern, tooled joint

BWP2 Protruding brickwork pattern

BWP3 Soldier course brickwork pattern

CLD1 Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c

CLD2 Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101

CLD3 Timber cladding

CLD4 Metal frame colour to match PCF4

CLD5 Metal hood, colour varies, refer to DA-890-101

COF1 Off-form concrete, patched and painted

COF2 Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over

CPC1 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ita & brita' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.

CPC2 Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.

CPC3 Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1

CPC4 Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF(a). Penetrating clear matte sealer over.

FT1a Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.

FT1b Facade system equal to FT1a with transom at slab level. GC2 above.
FT1b (x): FT1b with CLD5 of x mm depth.

FT2a Facade system equal to FT1, without LV1.
FT2a (x): FT1a with CLD5 of x mm depth.

FT2b Facade system equal to FT2a with transom at slab level. GC2 above.

FT2c Facade system equal to FT2a without CLD5, glass equal to GC1

FT2d Facade system equal to FT2a without CLD5, glass equal to GC3

FT3 Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.

FT4 Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glass equal to GC3, PL1 at balcony edge with BAL2 fixed internally.

FT5 Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3

FT6 Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.

FT7 Aluminium framed, glazed window window system on 600mm concrete upstand

FT8 Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1

FT9 Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'kneeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.

FT10 Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.

FT11 Framing system, solid metal cladding, colour to match PCF4

FT12 Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies

FT13 Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.

GC1 Clear glass

GC2 Shadowbox glazing system

GC3 Grey glass

LA1 Green roof planting to Landscape Architect's requirements
LA2 Planter boxes to Landscape Architect's requirements
LA3 Green wall planting to Landscape Architect's requirements. External face to match CPC3

LV1 Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4

PCF1a Powdercoat finish colour equal to Interpon 'Pacific Avenue'
PCF1b Powdercoat finish colour equal to Interpon 'Natura Matt'
PCF1c Powdercoat finish colour equal to Interpon 'Atlante'

PCF2a Powdercoat finish colour equal to Interpon 'Viper Green Gloss'
PCF2b Powdercoat finish colour equal to Interpon 'Sable Gilded Green'
PCF2c Powdercoat finish colour equal to Interpon 'Shamrock Gloss'

PCF3a Powdercoat finish colour equal to Interpon 'Pearl White Matt'
PCF3b Powdercoat finish colour equal to Interpon 'Silver Pearl Matt'
PCF3c Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'

PCF4 Powdercoat finish colour equal to Interpon 'Monument Matt'

PCF5a Powdercoat finish colour equal to Interpon 'Magnolia'
PCF5b Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'

PF1 Paint finish colour equal to Interpon 'Monument Matt'

PF2 Paint finish colour equal to Interpon 'Titanium Pearl Matt'

PLD1 Panel lift door to loading dock, colour equal to PCF4

PLD2 Panel lift door to basement carpark, colour equal to PCF4

PV1 Paving, refer Landscape Architect's documents

SCN1 Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102

SCN2 Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102

SCN3 1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.

SGN1 Building identification signage zone for surface fixed signage

SL1 Skylight, glass equal to GC1

Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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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

Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
C	19.12.21	CH	Issued post s.34 for Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Elevations
Interior West Elevation

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	20059	ML, TL, SW	
Status	Dwg No.	Rev	
Post s34 for L& E Court	DA-210-601	C	

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Legend

ART1	Artwork
AWN1	Sculptural awning to building address. CLD1 to exposed edges CLD3 to archway soffit and sides.
AWN2	Metal rooftop shade structure
AWN3	Folded steel awning with decorative motif laser cut into leading edge. Paint finish equal to PCF4. GC1 edge with separate steel flat bar support
BAL1	Semi-frameless full height clear glass balustrade system with 150mm wide top rail. Framing system, aluminium, powder coat finish. Colour to match PCF4. Min 1.1m High
BAL2	Frameless glass balustrade system, fixed to inside face of concrete upstand. Min 1.1m High
BWK1	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Gertrudis Brown'
BWK2	Dry pressed face brickwork, 110 x 230 x 76mm. Colour and finish equal to Bowral 'Simmental Silver'
BWK3	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Bowral Blue'
BWK4	Decorative glazed brickwork, blue. Colour and finish equal to Burlesque 'Smashing Blue' 260 x 50mm 'slimline' format. Brickwork pattern, 'Vertical Stretcher bond. Mortar colour, 'black'.
BWK5	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Emerald'
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BWK7	Dry pressed face brickwork, 110 x 330 x 76mm. Colour and finish equal to Bowral 'Indulgent White'
BWP1	Flemish bond with projecting 'hit-and-miss' pattern, tooled joint
BWP2	Protruding brickwork pattern
BWP3	Soldier course brickwork pattern
CLD1	Metal cladding system with concealed essential service doors and louver system. Powdercoat finish equal to PC3c
CLD2	Metal hood with 50% perforations to achieve solar access. Colour varies, refer to DA-890-101
CLD3	Timber cladding
CLD4	Metal frame colour to match PCF4
CLD5	Metal hood, colour varies, refer to DA-890-101
COF1	Off-form concrete, patched and painted
COF2	Off-form concrete, natural smooth board finish. Natural grey concrete mix, penetrating clear matte sealer over
CPC1	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to 'Ite & brite' concrete mix with white oxide pigment additive. Penetrating clear matte sealer over.
CPC2	Decorative precast concrete panel as part of overall facade system. Vertical, radius profiled form liner finish, 30mm spacing, 32mm diam., 53mm depth equal to Reckli 2/94 'Orinoco' profile. Colour equal to CPC1. Penetrating clear matte sealer over.
CPC3	Decorative precast concrete panel as part of overall facade system. Vertical square edged profiled form liner finish, 30mm spacing, 15mm depth equal to Reckli 2/77 'Tigris' profile. Colour equal to CPC1
CPC4	Precast concrete panel as part of overall facade system. Smooth finish, colour equal to PF1a). Penetrating clear matte sealer over.
FT1a	Aluminium framed, front glazed, fixed window system with integrated aluminium louvre system. CLD5 to facade opening. Frame equal to PCF4, glazing equal to GC1, integrated louvre system equal to LV1, hood colour varies, refer to DA-890-101. FT1a (x): FT1a with CLD5 of x mm depth.
FT1b	Facade system equal to FT1a with transom at slab level. GC2 above. FT1b (x): FT1b with CLD5 of x mm depth.
FT2a	Facade system equal to FT1, without LV1. FT2a (x): FT1a with CLD5 of x mm depth.
FT2b	Facade system equal to FT2a with transom at slab level. GC2 above.
FT2c FT2d	Facade system equal to FT2a without CLD5, glass equal to GC1 Facade system equal to FT2e without CLD5, glass equal to GC3
FT3	Aluminium framed, front glazed sliding door system to residential balcony. Balustrade at balcony edge. CLD2 to facade opening. Aluminium frame finish equal to PCF3(a), glass equal to GC1, balustrade equal to BAL2, hood colour varies, refer to DA-890-101.
FT4	Aluminium framed, front glazed window system with hinged door panel and fixed open louvre system for lobby ventilation. Frame equal to PCF4, glazing equal to GC3. PL1 at balcony edge with BAL2 fixed internally.
FT5	Aluminium framed, front glazed window system with fixed open mechanical louvre system for ventilation, colour to match PCF4. Frame equal to PCF4 glass equal to GC3
FT6	Aluminium framed, front glazed window system Colour and finish to match PCF4, glass equal to GC1.
FT7	Aluminium framed, glazed window window system on 600mm concrete upstand
FT8	Framing system, decorative steel frame with projecting bay window elements frameless fixed glazing system to be either front-fixed, rear fixed or centre-fixed, frame colour to equal to PCF4, glass equal to GC1
FT9	Framing system, decorative steel frame with projecting bay window elements. Fixed glazing with operable elements equal to 'Areeta' sashless window system. Steel, paint finish. Colour and finish to match PCF4, glass equal to GC1.
FT10	Secure lobby entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle, glass equal to GC1.
FT11	Framing system, solid metal cladding, colour to match PCF4
FT12	Curtainwall front fixed glazing system. 300mm x 50mm fixed vertical fins, colour varies
FT13	Retail entry door system, semi frameless glass with continuous bottom rail and full height decorative 19mm pull handle. Glass type equal to GC1. Framing system, steel, paint finish. Framing colour to match PCF4.
GC1	Clear glass
GC2	Shadowbox glazing system
GC3	Grey glass
LA1 LA2 LA3	Green roof planting to Landscape Architect's requirements Planter boxes to Landscape Architect's requirements Green wall planting to Landscape Architect's requirements. External face to match CPC3
LV1	Aluminium framed, fixed horizontal louvre system to mechanical engineer's requirements. Frame and louvres equal to PCF4
PCF1a PCF1b PCF1c	Powdercoat finish colour equal to Interpon 'Pacific Avenue' Powdercoat finish colour equal to Interpon 'Natura Matt' Powdercoat finish colour equal to Interpon 'Atlante'
PCF2a PCF2b PCF2c	Powdercoat finish colour equal to Interpon 'Viper Green Gloss' Powdercoat finish colour equal to Interpon 'Sable Gilded Green' Powdercoat finish colour equal to Interpon 'Shamrock Gloss'
PCF3a PCF3b PCF3c	Powdercoat finish colour equal to Interpon 'Pearl White Matt' Powdercoat finish colour equal to Interpon 'Silver Pearl Matt' Powdercoat finish colour equal to Interpon 'Titanium Pearl Matt'
PCF4	Powdercoat finish colour equal to Interpon 'Monument Matt'
PCF5a PCF5b	Powdercoat finish colour equal to Interpon 'Magnolia' Powdercoat finish colour equal to Interpon 'Luxe Bronze Pearl'
PF1	Paint finish colour equal to Interpon 'Monument Matt'
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PLD1	Panel lift door to loading dock, colour equal to PCF4
PLD2	Panel lift door to basement carpark, colour equal to PCF4
PV1	Paving, refer Landscape Architect's documents
SCN1	Brickwork screen to eastern facade. Colour and finish equal to varies, refer to DA-890-102
SCN2	Brickwork screen to western facade. Colour and finish equal to varies, refer to DA-890-102
SCN3	1800mm high aluminium framed, glazed screen to rooftop communal area. Frame finish equal to PCF4, glass equal to GC1.
SGN1	Building identification signage zone for surface fixed signage
SL1	Skylight, glass equal to GC1
Note:	Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 911

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Fusion Development Pty Ltd

Rev	Date	Approved by	Revision Notes
E	19.12.21	CH	Issued post s.34 for Land and Environment Court

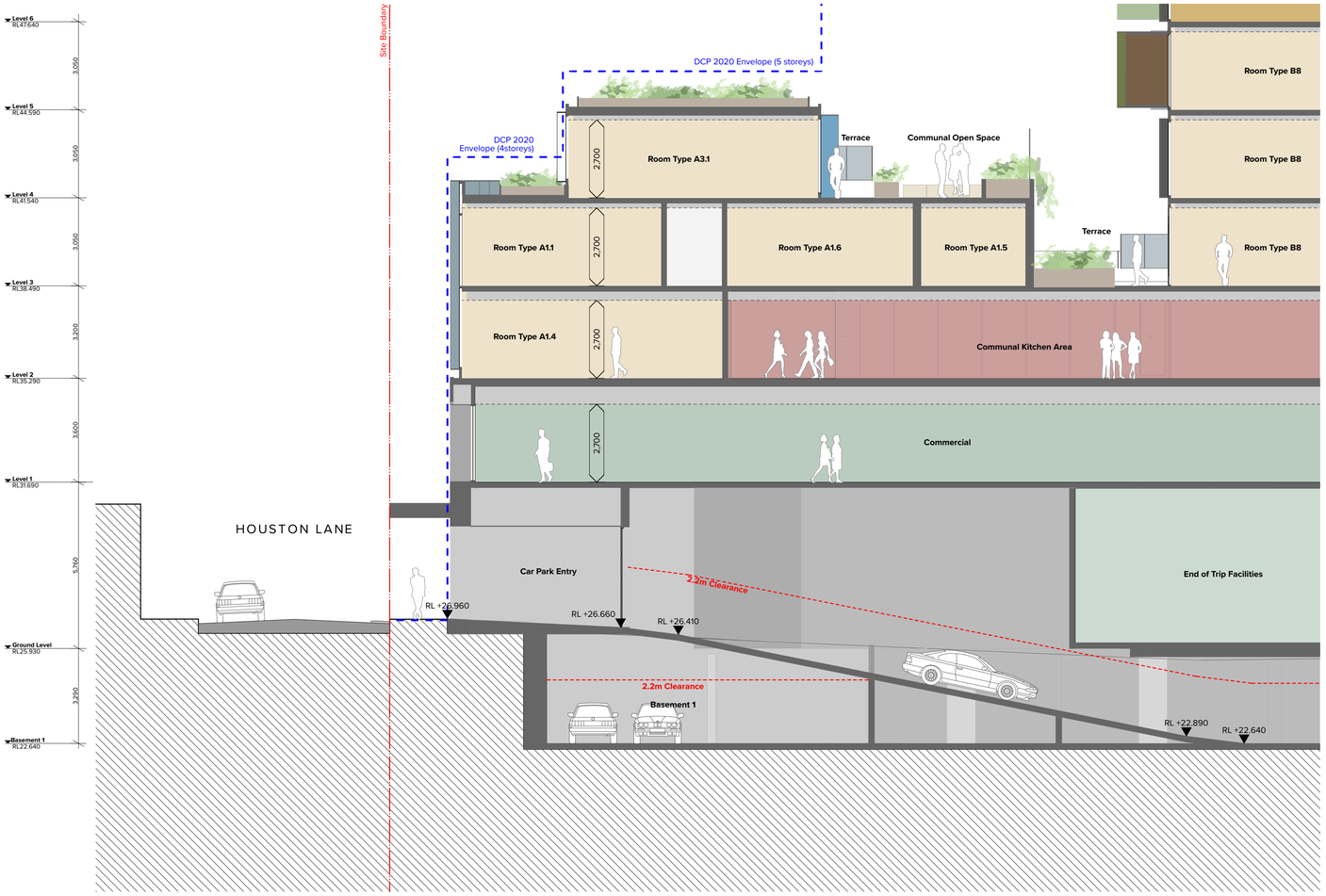
Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Sections
Section AA

Scale	1:200 @A1, 50%@A3	Project No.	20059
Drawn by	ML, TL, SW	Status	Post s34 for L& E Court
Dwg No.	DA-310-101	Rev	E

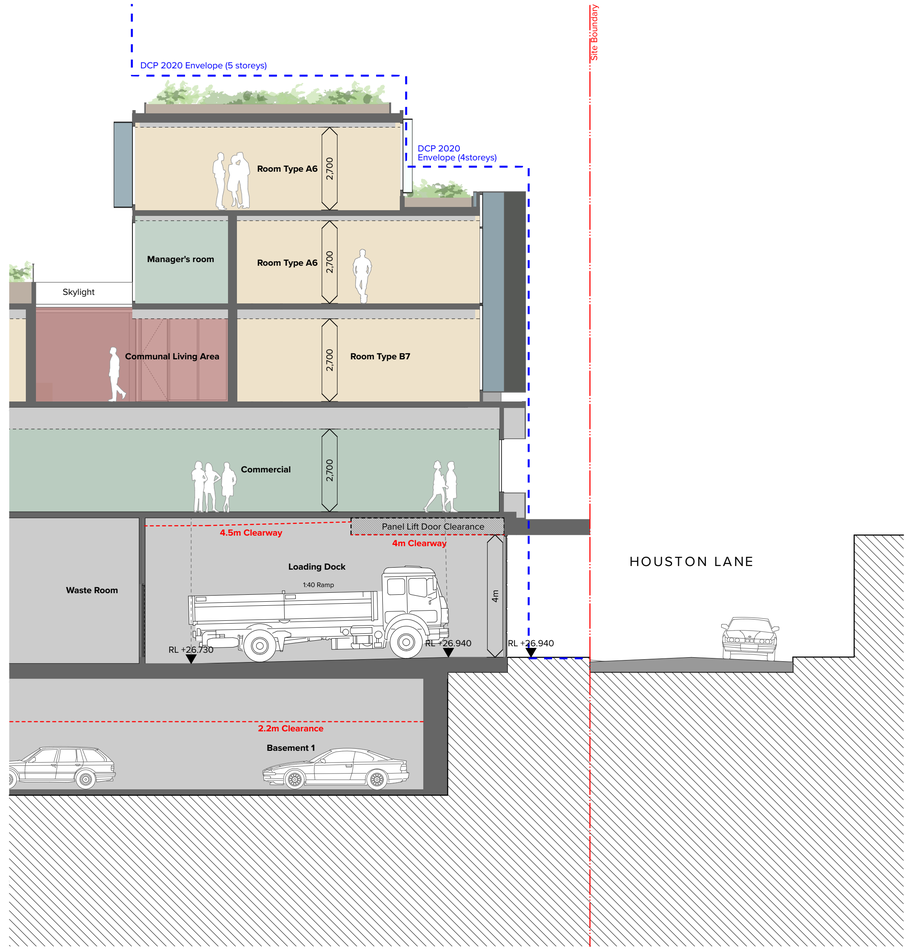
North

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1
-

Car Park Entry & Access
1:100



2
-

Waste & Loading Access
1:100

Legend

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Note: Refer to Landscape Architect's documents for public domain and landscape areas for further information regarding materials and finishes selection.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 691 911

CLIENT
Fusion Development Pty Ltd



Rev	Date	Approved by	Revision Notes
C	19.12.21	CH	Issued post s.34 for Land and Environment Court

Project Title
273-275 Anzac Parade
273-275 Anzac Parade, Kensington Sydney NSW 2032

Drawing Title
GA Sections
Detailed Sections

Scale: **1:100 @A1, 50%@A3**
Project No.: **20059**
Drawn by: **ML, TL, SW**
North
Status: **Post s34 for L& E Court**
Dwg No.: **DA-310-102**
Rev: **C**

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27 January 2022

303, 74 Pitt Street
Sydney, NSW 2000

Attention: Cecilia Huang

273-275 Anzac Parade, Randwick – Response to Statement of Facts and Contentions

This letter details the acoustic response to the *Statement of Facts and Contentions* for the project located at 273-275 Anzac Parade, Randwick as part of the Land and Environment Court of NSW proceedings with Case Number 2021/00200198 and filed on the 22 December, 2021.

Items included in the SOFC regarding acoustics include Section 11, Particulars a) to d) which include the following:

> ***11. Acoustic Privacy***
>
> The development application should be refused because the proposed fails to demonstrate compliance with the relevant controls for residential uses.
>
> Particulars
>
> (a) The submitted acoustic report does not meet the objectives as outlined in the K2K DCP nor satisfy the controls as detailed in Section 14, Part C of the K2K DCP (specifically Controls 'e' through to 'k') with no indication that consideration has been given to layout and design aspects between the proposed development, within the proposed development or with the surrounding residential and commercial areas).
>
> (b) An amended noise and vibration assessment report assesses the oder plans rather than the current scheme.
>
> (c) The submitted noise report has recommended alternative methods of outside air for ventilation so as to meet building code but there are no details as to how this will be done.
>
> (d) The submitted acoustic report does not sufficiently detail the requirements as outlined in Section 26, Part C of K2K DCP. There appears to be no consideration of on how the common rooms/communal areas will from a noise perspective impact the future residents of this development and those of the adjoining developments. Student Accommodation, Control 'f' relating to:
>
> *i) Potential noise sources from the operation of the development including any outdoor communal areas, mechanical plant and equipment and kitchen exhaust systems*
> *ii) Desirable acoustics performance criteria addressing potential external night time noise activities including outdoor dining, cafes, restaurants, small bars, outdoor performances and live music;*
> *iii) Mitigation measures such as appropriate sound proofing construction and management practices to achieve the relevant noise criteria (refer to section 15 Part C of this DCP).*

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Acoustic response to the items detailed in the SOFC is based on the acoustic assessment completed for the project, including the *273-275 Anzac Parade Kingsford, Noise and Vibration Impact Assessment* (NVIA) Revision 1 and dated 3/9/2021. The acoustic response to the items included the SOFC include following:

1. Item 11 (a) – Development Control Plan – Kensington and Kingsford Town Centres, Part C.

   Based on the proposed development acoustic consideration to the impact of environmental noise and vibration impact on the project has been considered. Section 6 and 7 of the NVIA include the assessment of potential for surrounding noise and vibration on the project. Recommended building constructions are included toe ensure relevant criteria will be achieved.

   Section 4 of the NVIA includes the requirements of the Kensington and Kingsford Town Centres, Part C and the acoustic treatments and controls required to comply with the councils DCP.

   The buildings layout and design include those which can ensure the relevant acoustic objectives will be achieved.

2. Item 11 (b) – Current Architectural Plans.

   The acoustic assessment completed for the project, including the *273-275 Anzac Parade Kingsford, Noise and Vibration Impact Assessment* Revision 1 and dated 3/9/2021 includes recommendation which remain suitable for the latest project design including those included in the Turner architectural drawings with project number 20059 and status *Post S34 for L&E Court.*

   Providing the recommended construction and construction included in the *273-275 Anzac Parade Kingsford, Noise and Vibration Impact Assessment* Revision 1 and dated 3/9/2021 are included in the project compliance with the relevant acoustic standard and guidelines will be achieved.

3. Item 11 (c)– Alternative methods of outside air.

   As detailed in Section 6.5 of the *273-275 Anzac Parade Kingsford, Noise and Vibration Impact Assessment* Revision 1 and dated 3/9/2021 internal noise levels with windows open rigger the requirement for an alterative source of outside air. Possible methods which can be used to provide the alternative source of outside are include one of the following:

   a. The use of fans within FCU to provide an outside air source, which would include a component of outside air from the buildings façade.
   b. The use of a dedicated outside air supply fan.
   c. The use of an acoustically treated outside air path such as internally lined ductwork to an external air opening.
   d. The use of ventilated window frames or the like.
   e. Alterative, methods which may be provided in accordance with the requirements of the BCA and AS1668 as required for mechanical services certification.

   The eventual method which can be used to provide alternative outside air to units facing Anzac parade can be resolved during the detailed design of the project and included in suitable Condition of Consents.

4. Item 11 (d)– Common Rooms and communal areas.

   Section 8.2.1 *Communal Area* of the *273-275 Anzac Parade Kingsford, Noise and Vibration Impact Assessment* Revision 1 and dated 3/9/2021 includes an assessment of noise from the proposed communal area and recommends suitable acoustic controls of the space to ensure noise emissions will be acoustically acceptable.

   Section 8.2 *Noise Impact Assessment,* point 1 *Mechanical Service equipment,* details the required assessment of noise from the building services. The assessment includes the relevant project noise emission trigger level (noise emission criteria) which are detailed in Section 8 of the report.

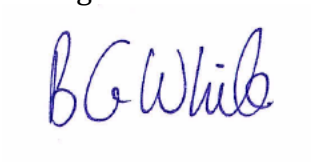
   The projects design currently does not include areas which include cafes, resturants, small bars, outdoor performances or line music. In the event there were to be venues which include the types of use which include cafes, resturants, small bars, outdoor performances, live music or the like a detailed acoustic assessment of the facility would need to be undertaken as part of the normal approvals process. In the event a use, include those afore mentioned, was to be included in the project this would require an additional DA application, which would include a detailed noise impact assessment including the required treatments and controls to ensure noise emissions would comply with relevant criteria.

Sections 5 and 6 of the *Noise Impact Assessment* detail the required project design and construction to ensure the appropriate sound proving of the building is provided.

It is noted that Section 15 of the Kensington and Kingsford Town Centres, Part C *Natural Ventilation* does not include acoustic requirements.

If you have any additional questions, please contact the author below.

Regards



Ben White
Director
White Noise Acoustics

NBRSARCHITECTURE.
LANDSCAPE

27th January 2022

Mills Oakley
C- Turner Architects
Level 7, 1 Oxford Street
Darlinghurst NSW 2010

Attention: Ms. Ceclia Huang

Dear Ceclia,

RE: Response to Amended Statement of Facts and Contentions (SOFAC)
273 – 275 Anzac Parade Kensington

As requested we provide the following advice in relation to our review of the amened SOFAC for the above as they relate to the documents prepared by the landscape studio of NBRSArchitecture.

The contentions are noted in section 13 as below:

13. Landscape Area

The development application should be refused because the proposal has failed to address the requirements of Part C, Section 20 – Landscaped Area of the K2K DCP.

Particulars

(a) The application fails to demonstrate that the proposal has achieved the minimum requirements and distribution of Landscape Area on the site and building, particularly to the ground floor plane.

(b) Construction details of podium planters must be provided to confirm that adequate soil depth will be provided for the different categories of planting, ie, ground-covers & plants, screening shrubs and canopy trees.

(c) Landscape and Planting Plans must also nominate what will be planted where, along with quantities, densities/spacings, pot size at the time of planting and any other details required to accurately describe the works.

In relation to item 13 (a) we cannot comment to achieving minimum landscape area please refer to Turner Architects spatial calculations.

In relation to item 13 (b) please refer to drawing L TD 7001 that illustrates construction details of the four typical planters that will contain shrubs and trees.

In relation to item 13 (c) please refer to drawing L TD 1010 that illustrates a planting schedule identifying species type, size at installation and quantity. Also please refer to drawings L TD 4001 through to L TD 4016 that illustrate the location and number of the proposed plants.

I trust this information is of assistance to you and the approval process.

Please do not contact me should you require any further information.

Yours Faithfully
NBRSARCHITECTURE



ANDREW LEUCHARS
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