Attachment B

Selected Drawings

Drawing List

Drawing No.	Drawing Name	Scale	Revision
General			
DA-001-001	Title Sheet		C
DA-001-101	Drawing List		C
Siteworks			
DA-100-101	Location Plan	1:2000	B
DA-100-102	Site Plan	1:1000	B
DA-110-007	Basement	1:200	D
DA-110-008	Ground Level	1:200	E
DA-110-010	Level 01	1:200	E
DA-110-020	Level 02	1:200	E
DA-110-030	Level 03	1:200	E
DA-110-040	Level 04	1:200	E
DA-110-050	Level 05	1:200	E
DA-110-060	Level 06	1:200	E
DA-110-070	Level 07	1:200	E
DA-110-080	Roof Level	1:200	D
GA Elevations			
DA-250-001	East Elevation	1:200	C
DA-250-002	South Elevation	1:200	C
DA-250-003	West Elevation	1:200	C
DA-250-004	North Elevation	1:200	C
GA Sections			
DA-350-001	Podium Short Section_South	1:200	C
DA-350-002	Podium_Short Section_North	1:200	C
Shadow Diagrams			
DA-710-001	June 21st McPherson Park	1:1000	B
DA-710-002	June 21st	1:1000	B
GFA Diagrams			
DA-720-001	DA-GFA diagrams 1	1:500	C
DA-720-002	DA-GFA diagrams 2	1:500	C
Solar Access			
DA-730-010	Solar Diagrams Level Ground-3	1:500	C
DA-730-011	Solar Diagrams Levels 4-7	1:500	C
Views from the Sun			
DA-730-020	Solar View 1		C
DA-730-021	Solar View 2		C
DA-730-022	Solar View 3		C
DA-730-023	Solar View 4		C
DA-730-024	View from the Sun		B
DA-730-025	View from the Sun		B
DA-730-026	View from the Sun	1:500	B

Drawing No.	Drawing Name	Scale	Revision
Cross Ventilation			
DA-735-001	Cross Ventilation Diagrams	1:500	C
DA-735-101	Cross Ventilation Ground Floor	1:200	B
DA-735-110	Cross Ventilation First Floor	1:200	C
DA-735-120	Cross Ventilation Second Floor	1:200	D
DA-735-130	Cross Ventilation Third Floor	1:200	D
DA-735-140	Cross Ventilation Fourth Floor	1:200	B
DA-735-150	Cross Ventilation Fifth Floor	1:200	B
DA-735-160	Cross Ventilation Sixth Floor	1:200	B
DA-735-170	Cross Ventilation Seventh Floor	1:200	B
DA-735-180	Cross Ventilation Roof Level	1:200	B
DA-735-190	Window Schedule		A
Building Diagrams			
DA-760-010	Setback and Proposed Deep Soil	1:300	B
DA-760-020	Communal Open Space	1:300	C
Envelope Diagrams			
DA-820-002	LEP 3D Analysis		C
Adaptable and Livable Layouts			
DA-850-001	Adaptable Apartments	1:50	B
DA-850-002	Adaptable Apartments	1:50	B
DA-850-003	Adaptable Apartments	1:50	A
DA-850-010	Livable Apartments	1:50	B
DA-850-011	Livable Apartments	1:50	B
Development Application			
DA-870-001	Response to Council - Item 1	1:50	A
DA-870-002	Notification Plan	1:1000	B
DA-870-002	Response to Council - Item 15	1:50	A
DA-870-003	Response to Council - Item 21	1:250	B
DA-900-001	Perspective 01		B
DA-900-002	Perspective 02		B
Materials & Finishes Board			
DA-950-001	Materials & Finishes Sample Board		C

ALE Sydney Pty Ltd Company ACN 091 011 313, Nominated Architect: Matthew Taylor 5958, ABN 88 091 011 313

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA issue
B	28.11.19	SC	DA Submission
C	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
General
Drawing List

Scale: @A1, 50%@A3
Status: For DA
Project No.: 17055
Dwg No.: DA-001-101
Drawn by: TURNER
Rev: C
North

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QLD: Quality Endorsed Company. ISO 9001:2015. Registration Number 2475
Nominated Architect: Nicholas Turner 4998, NSW 6538 (NT 511

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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Siteworks
Location Plan

Scale: 1:2000 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-100-101
Rev: B
North

TURNER
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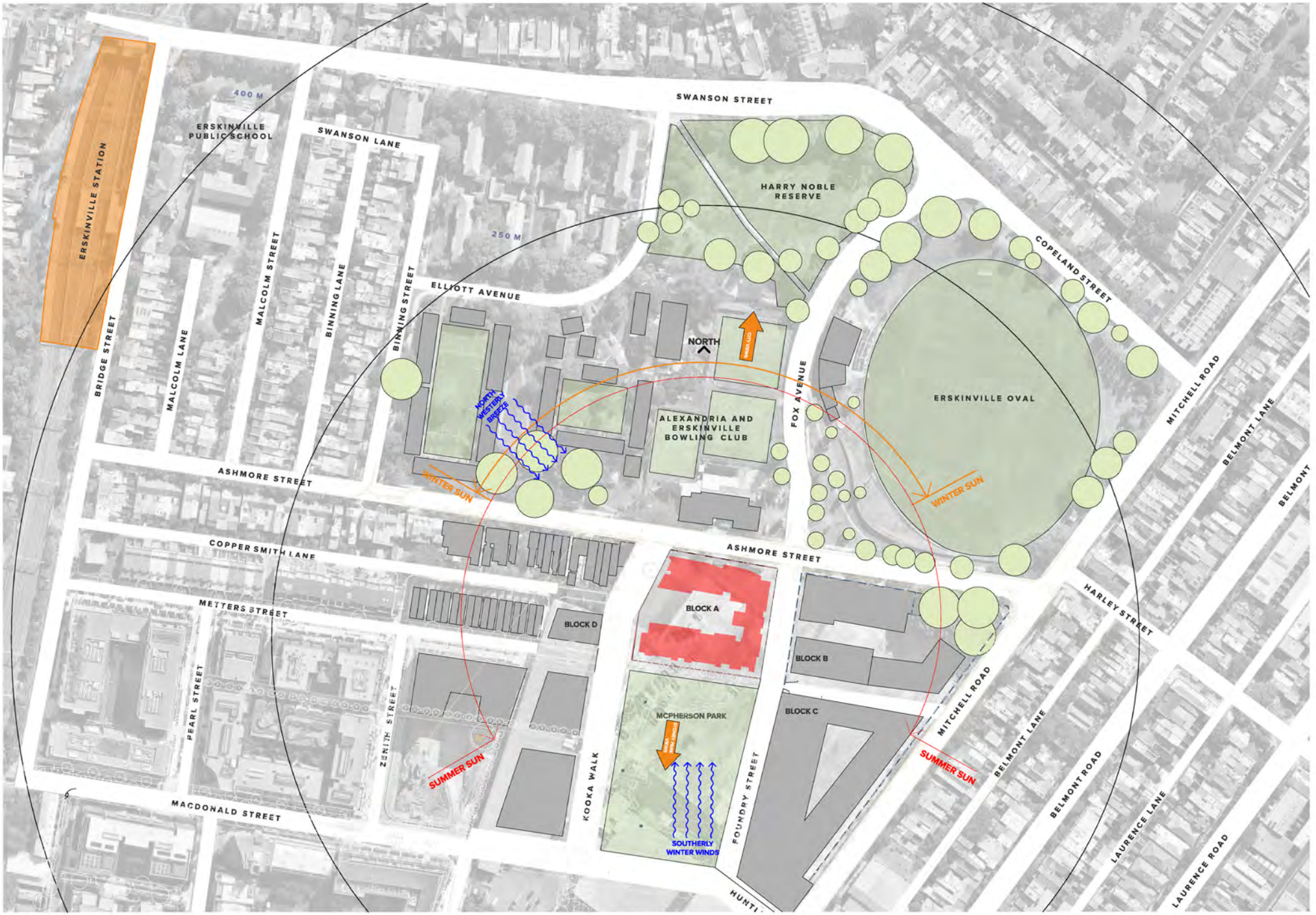

NOTES

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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Siteworks
Site Plan

Scale 1:1000 @A1, 50%@A3
Project No. 17055
Drawn by TURNER
Status For DA
Dwg No. DA-100-102
Rev B
North

TURNER
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LEGEND

AC	Air Conditioning
ACC	Accessible
ACS	Access Control System
ADP	Adaptable
B	Bathroom
B1,2..	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BOS	Boom Gate System
BL	Bollard
BWK	Brickwork
BY	Balcony
CL	Centre Line
CLR	Cleaner Store
CONC	Concrete
COL	Column
CONS	Communications Services
CPE	Car Park Exhaust
CP	Carparking Space
CPC	Concrete Precast
CWS	Car Wash Bay
DB	Distribution Board
E	Entry
EA	Equal Angle
ELEC	Electrical Services
(EX)	Existing
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FFL	Finished Floor Level
FH	Fire Hydrant
FGL	Finished Ground Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
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GBR	Garbage Room
GHR	Garbage Holding Room
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HR	Handrail
INS	Insulation
(INT)	Integrated Assembly
IO	Inspection Opening
J_01,02...	Joinery Type 01, 02, etc.
K	Kitchen
KB	Kerb
L_01,02	Lift No.1, 2, etc.
LG	Lower ground
LV	Louvre
M	Mechanical Services
MBP	Motor Bike Parking
MDR	Motor Dock Roofing
MV	Mechanical Vent
MSB	Main Switch Board Service Inst.
NGL	Natural Ground Level
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OSR	On Site Retention Tank
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PF	Paint Finish
PV	Paving
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
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S	Storage
SCOL	Steel Column
SD	Sliding Door
SKL	Skylight
SOP	Set Out Point
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc.
SWD	Stormwater Drain
SWP	Stormwater Pit
TCE	Terrace
TD	Timber Deck
TW	Textile Waste
TOW	Top of Wall
TYP	Typical
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex

Residential Main Entry
Car Park Entry
Service Loading Entry

Path of travel for caretaker to garbage collection area
Path of travel for residents to bulky store room

PARKING	No. Provided	Max. Allowed
Residential Parking inc. 16no. adaptable	113	113
Residential Visitor Parking (Visitors to Bldgs A, B & C to park in retail beneath Bldgs B & C)		14
Car Share (Vehicles located on Foundry St)	3	3
Car Wash (Located within Block B)	2	2
Residential Service Bays	2	2
Total Residential Parking (inc. those in adjacent Blocks)	121	135
Residential Bicycle Parking (Total) 162 Basement bicycle store 16 Basement storage cages	178	178
Residential Motorcycle Parking	10	10
Residential Visitors Bicycle Parking	18	18

DEEP SOIL	TOTAL 609m²
NON-COMPLIANT (3m wide) (Areas for residential access included)	479m²
50% @ 3m wide	130m²

EFFICIENCY (112 RESI SPACES)	
PER SPACE	32.7m²

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2013	TH	CoGs RFI Issue
C	29.11.13	SC	DA Submission
D	14.01.14	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Basement

Scale 1:200 @A1, 50%@A3 | Project No. 17055 | Drawn by TURNER | North
Status For DA | Dwg No. DA-110-007 | Rev 06

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Level 1 ONE Oxford Street Darlinghurst NSW 2010 AUSTRALIA
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LEGEND

AC	Air Conditioning
ACC	Accessible
ACS	Access Control System
ADP	Adaptable
B	Bathroom
B1,2..	Bedroom 1, Bedroom 2, etc.
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(INT)	Integrated Assembly
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J_01,02..	Joinery Type 01, 02, etc.
K	Kitchen
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MBP	Motor Bike Parking
MDR	Metal Deck Roofing
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MSB	Main Switch Board Service Inst.
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	Residential Main Entry
	Car Park Entry
	Service Loading Entry

Residential Visitors Bicycle Parking	16
NE Entrance SE Entrance	6 10

NOTES

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2013	TH	CoCp RFI Issue
C	18.09.11	SC	Issue For Information
D	25.11.13	SC	DA Submission
E	14.01.14	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Ground Level

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
For DA	DA-110-008	E	

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2019	TH	CoGc RFI Issue
C	18.09.19	SC	Issue For Information
D	25.11.19	SC	DA Submission
E	14.01.20	TH	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Level 01

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Status: For DA
Dwg No.: DA-110-010
Drawn by: TURNER
Rev: E
North

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137

LEGEND

AC	Air Conditioning
ACC	Accessible
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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2019	TH	CoGc RFI Issue
C	19.09.11	SC	Issue For Information
D	25.11.19	SC	DA Submission
E	14.01.20	TH	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Level 02

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Status: For DA
Dwg No.: DA-110-020
Drawn by: TURNER
Rev: D
North

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LEGEND

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	Residential Main Entry
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138

NOTES

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2016	TH	CoGc RFI Issue
C	19.09.11	SC	Issue For Information
D	25.11.19	SC	DA Submission
E	14.01.14	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Level 03

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
North
Status: For DA
Dwg No.: DA-110-030
Rev: H

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LEGEND

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FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,02..	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HR	Handrail
INS	Insulation
(INT)	Integrated Assembly
IO	Inspection Opening
J_01,02...	Joinery Type 01, 02, etc.
K	Kitchen
KB	Kerb
L_01,02	Lift No.1, 2, etc.
LG	Lower ground
LV	Louvre
M	Mechanical Services
MBP	Motor Bike Parking
MDR	Motor Dock Roofing
MV	Mechanical Vent
MSB	Main Switch Board Service Inst.
NGL	Natural Ground Level
OSD	On Site Detention Tank
OSR	On Site Retention Tank
PD	Pivot Door
PF	Paint Finish
PV	Paving
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
S	Storm
S	Storage
SCOL	Steel Column
SD	Sliding Door
SKL	Skylight
SOP	Set Out Point
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc.
SWD	Stormwater Drain
SWP	Stormwater Pit
TCS	Terrace
TD	Timber Deck
TGSI	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
	Residential Main Entry
	Car Park Entry
	Service Loading Entry

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2013	TH	CoGc RFI Issue
C	19.09.11	SC	Issue For Information
D	25.11.13	SC	DA Submission
E	14.01.14	TH	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney
Drawing Title
GA Plans
Level 04

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Status: For DA
Dwg No.: DA-110-040
Drawn by: TURNER
Rev: F
North

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LEGEND

AC	Air Conditioning
ACC	Accessible
ACS	Access Control System
ADP	Adaptable
B	Bathroom
B1,2..	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BOS	Boom Gate System
BL	Bollard
BWK	Brickwork
BY	Balcony
CL	Centre Line
CLNR	Cleaner Store
CONC	Concrete
COL	Column
CONS	Communications Services
CPE	Car Park Exhaust
CP	Carparking Space
CPC	Concrete Precast
CWB	Car Wash Bay
DB	Distribution Board
E	Entry
EA	Equal Angle
ELEC	Electrical Services
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FGL	Finished Ground Level
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FS_01,02...	Fire Stair No.1, 2, etc.
GBC	Garbage Chute
GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HR	Handrail
INS	Insulation
(INT)	Integrated Assembly
IO	Inspection Opening
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KB	Kerb
L_01,02	Lift No.1, 2, etc.
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MBP	Motor Bike Parking
MDR	Motor Dock Roofing
MV	Mechanical Vent
MSB	Main Switch Board Service Inst.
NGL	Natural Ground Level
OSD	On Site Detention Tank
OSR	On Site Retention Tank
PD	Pivot Door
PF	Paint Finish
PV	Paving
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
S	Storm
S	Storage
SCOL	Steel Column
SD	Sliding Door
SKL	Skylight
SOP	Set Out Point
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc.
SWD	Stormwater Drain
SWP	Stormwater Pit
TCS	Terrace
TD	Timber Deck
TGSI	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
	Residential Main Entry
	Car Park Entry
	Service Loading Entry

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2019	TH	CoGc RFI Issue
C	19.09.11	SC	Issue For Information
D	25.11.19	SC	DA Submission
E	14.01.20	TH	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Level 05

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Status: For DA
Dwg No.: DA-110-050
Drawn by: TURNER
Rev: D
North

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LEGEND

AC	Air Conditioning
ACC	Accessible
ACS	Access Control System
ADP	Adaptable
B	Bathroom
B1,2..	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BLK	Blockwork
BOS	Boom Gate System
BL	Bollard
BWK	Brickwork
BY	Balcony
CL	Centre Line
CLNR	Cleaner Store
CONC	Concrete
COL	Column
COMS	Communications Services
CPE	Car Park Exhaust
CP	Carparking Space
CPC	Concrete Precast
CWS	Car Wash Bay
DB	Distribution Board
E	Entry
EA	Equal Angle
ELEC	Electrical Services
(EX)	Existing
EXH	Exhaust
F	Fire Services
FCR	Fire Control Room
FEX	Fire Extinguisher
FFL	Finished Floor Level
FH	Fire Hydrant
FGL	Finished Ground Level
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FIP	Fire Indicator Panel
FS_01,02...	Fire Stair No.1, 2, etc.
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GBR	Garbage Room
GHR	Garbage Holding Room
GL	Ground Line
H	Hydraulic Services
HR	Handrail
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(INT)	Integrated Assembly
IO	Inspection Opening
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KB	Kerb
L_01,02	Lift No.1, 2, etc.
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MBP	Motor Bike Parking
MDR	Motor Dock Roofing
MV	Mechanical Vent
MSB	Main Switch Board Service Inst.
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OSR	On Site Retention Tank
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PF	Paint Finish
PV	Paving
RD	Roller Door
RES	Residential
RL	Relative Level to AHD
S	Storm
S	Storage
SCOL	Steel Column
SD	Sliding Door
SKL	Skylight
SOP	Set Out Point
SSL	Structural Slab Level
ST_01	Stair No. 1, 2, etc.
SWD	Stormwater Drain
SWP	Stormwater Pit
TCS	Terrace
TD	Timber Deck
TGSI	Tactile Ground Surface Indicator
TOW	Top of Wall
TYP	Typical
V	Void
VS	Visitor
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_U	WC - Unisex
	Residential Main Entry
	Car Park Entry
	Service Loading Entry

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	12.07.2019	TH	CoCp RFI Issue
C	19.09.11	SC	Issue For Information
D	25.11.19	SC	DA Submission
E	14.01.20	TH	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Level 06

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
North
Status: For DA
Dwg No.: DA-110-060
Rev: D

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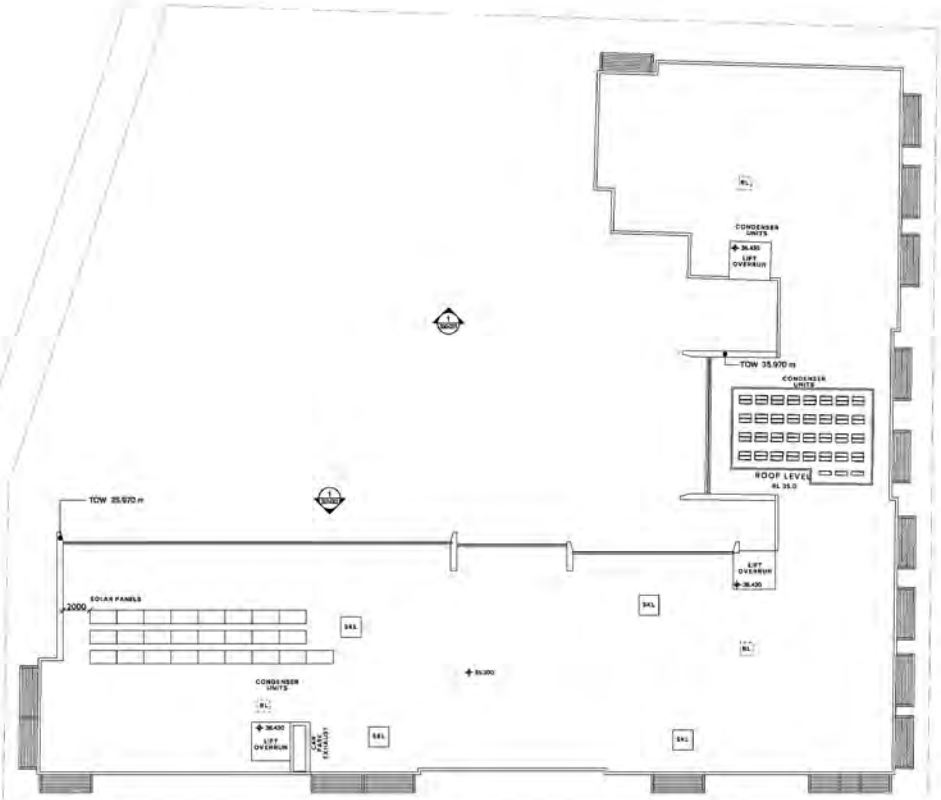
CURRENT PROPOSAL - OCT 2019
BLOCK A SITE BOUNDARY
3M LANDSCAPE SETBACK
3M LEVEL 7 SETBACK
2.5M LEVEL 7 SETBACK
0.5M SETBACK
LEP ENVELOPE
20890
Greenland (Australia) Investment Pty Limited
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney
GA Plans
Level 07
17055
DA-110-070
TURNER



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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	19.08.11	SC	Issue For Information
C	28.11.19	SC	DA Submission
D	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Plans
Roof Level

Scale: 1:200 @A1, 50%@A3
Status: For DA
Project No.: 17055
Dwg No.: DA-110-080
Drawn by: TURNER
Rev: D
North

TURNER

LEGEND:

- BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH
- BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH. GLASS HEIGHTS VARIES
- BAL5 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH
- BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOUR AND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.
- CLD1 CLADDING TYPE 1, BRONZE/ METAL PANEL/ POWDER COAT COLOUR TO MATCH DULUX "ELECTRO BURNISHED COPPER"
- CLD2 WINDOW FRAMES NEXT TO BOWRAL BLUE BRICKS TO BE POWDER COATED TO MATCH DULUX "BLACK MATT"
- CLD3 LIGHT BRONZE WINDOW FRAMES AND TRIMS.
- CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"
- CPC1 PROFILED CONCRETE TYPE 1- VERTICAL JOINTS
- GC1 GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM
- LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2
- PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"
- PF2 WARM GREY PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"
- PF3 DARK GREY PAINT FINISH,COLOUR TO MATCH DULUX "TEAHOUSE"
- SC1 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.
- SC2 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.
- SC3 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1.
- SCN1 SCREEN - SUNSHADING TYPE 1
- SCN2 SCREEN - SUNSHADING TYPE 2
- SCN2A SCREEN - SUNSHADING TYPE 2A - ADJUSTABLE
- SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING

NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.01.20	TC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Elevations
East Elevation

Scale: 1:200 @A1, 50%@A3
Status: For DA
Project No.: 17055
Dwg No.: DA-250-001
Drawn by: TURNER
North
Rev: C

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LEGEND:

BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH

BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH. GLASS HEIGHTS VARIES

BAL5 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH

BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOUR AND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.

CLD1 CLADDING TYPE 1, BRONZE METAL PANEL/ POWDER COAT COLOUR TO MATCH DULUX "ELECTRO BURNISHED COPPER"

CLD2 WINDOW FRAMES NEXT TO BOWRAL BLUE BRICKS TO BE POWDER COATED TO MATCH DULUX "BLACK MATT"

CLD5 LIGHT BRONZE WINDOW FRAMES AND TRIMS.

CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"

CPC1 PROFILED CONCRETE TYPE 1- VERTICAL JOINTS

GC1 GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM

LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2

PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"

PF2 WARM GREY PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"

PF3 DARK GREY PAINT FINISH,COLOUR TO MATCH DULUX "TEAHOUSE"

SC1 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1.

SC2 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.

SC3 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.

SCN1 SCREEN - SUNSHADING TYPE 1

SCN2 SCREEN - SUNSHADING TYPE 2

SCN2A SCREEN - SUNSHADING TYPE 2A - ADJUSTABLE

SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING

NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.03.08	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Elevations
South Elevation

Scale 1:200 @A1, 50%@A3
Project No. 17055
Drawn by TURNER
Status For DA
Dwg No. DA-250-002
North
Rev C

TURNER
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LEGEND:

- BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH
- BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH GLASS HEIGHTS VARIES
- BAL5 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH
- BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOUR AND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.
- CLD1 CLADDING TYPE 1, BRONZE METAL PANEL/ POWDER COAT COLOUR TO MATCH DULUX "ELECTRO BURNISHED COPPER"
- CLD2 WINDOW FRAMES NEXT TO BOYAL BLUE BRICKS TO BE POWDER COATED TO MATCH DULUX "BLACK MATT"
- CLD3 LIGHT BRONZE WINDOW FRAMES AND TRIMS.
- CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"
- CPC1 PROFILED CONCRETE TYPE 1- VERTICAL JOINTS
- GC1 GLASS, CLEAR, TYPE 1 ALUMINUM FRAMING SYSTEM
- LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2
- PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"
- PF2 WARM GREY PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"
- PF3 DARK GREY PAINT FINISH,COLOUR TO MATCH DULUX "TEAHOUSE"
- SD1 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1
- SC1 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.
- SC2 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.
- SCN1 SCREEN - SUNSHADING TYPE 1
- SCN2 SCREEN - SUNSHADING TYPE 2
- SCN3A SCREEN - SUNSHADING TYPE 3A - ADJUSTABLE
- SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING

NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Elevations
West Elevation

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-250-003
Rev: C
North

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CURRENT PROPOSAL - NORTH ELEVATION

*LEP INFO DERIVED FROM SYDNEY LOCAL ENVIRONMENTAL PLAN 2012
- HEIGHT OF BUILDINGS MAP - SHEET HOB_010

LEGEND:

- BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH
- BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH GLASS HEIGHTS VARIES
- BAL3 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH
- BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOUR AND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.
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- CLD3 LIGHT BRONZE WINDOW FRAMES AND TRIMS.
- CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"
- CPC1 PROFILED CONCRETE TYPE 1: VERTICAL JOINTS
- GC1 GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM
- LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2
- PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"
- PF2 WARM GREY PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"
- PF3 DARK GREY PAINT FINISH,COLOUR TO MATCH DULUX "TEAHOUSE"
- SD1 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1.
- SC1 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.
- SC2 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.
- SCN1 SCREEN - SUNSHADING TYPE 1
- SCN2 SCREEN - SUNSHADING TYPE 2
- SCN2A SCREEN - SUNSHADING TYPE 2A - ADJUSTABLE
- SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING

NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.04.08	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Elevations
North Elevation

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-250-004
Rev: C
North

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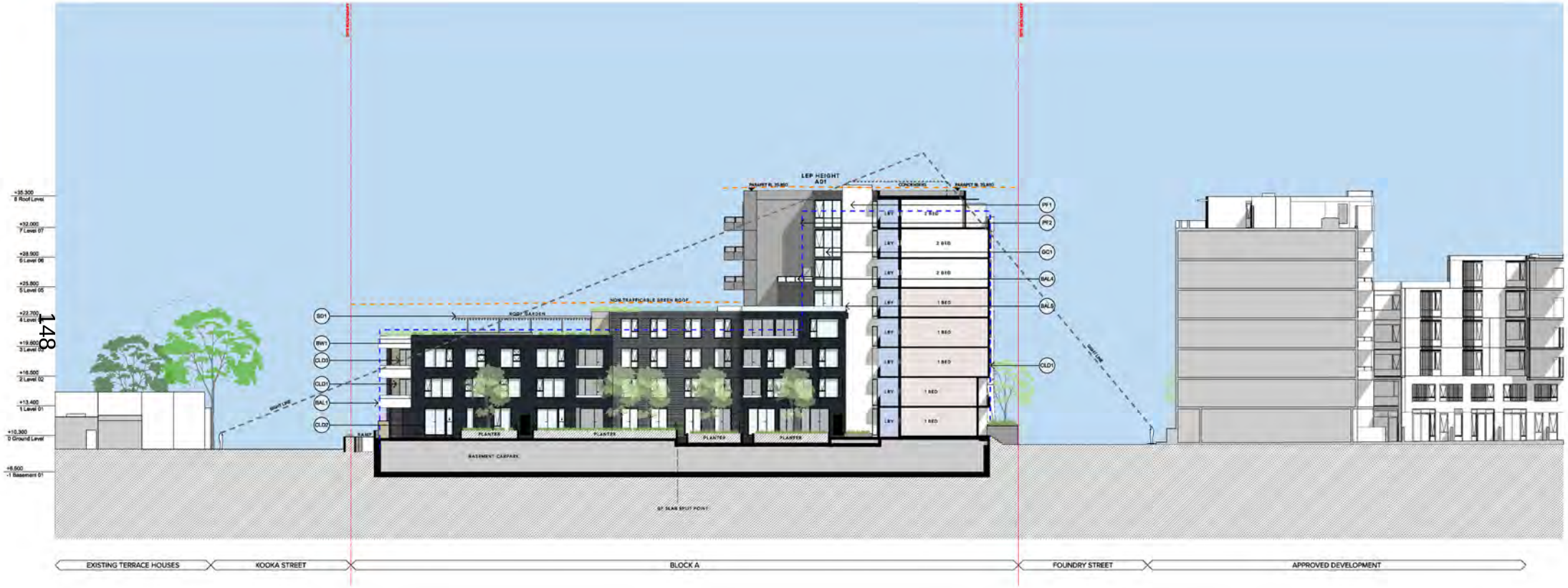


148

LEGEND:

BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH

BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH. GLASS HEIGHTS VARIES

BAL3 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH

BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOUR AND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.

CLD1 CLADDING TYPE 1, BRONZE METAL PANEL/ POWDER COAT COLOUR TO MATCH DULUX "ELECTRO BURNISHED COPPER"

CLD2 WINDOW FRAMES NEXT TO BOWRAL BLUE BRICKS TO BE POWDER COATED TO MATCH DULUX "BLACK MATT"

CLD3 LIGHT BRONZE WINDOW FRAMES AND TRIMS.

CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"

CPC1 PROFILED CONCRETE TYPE 1- VERTICAL JOINTS

GC1 GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM

LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2

PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"

PF2 WARM GREY PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"

PF3 DARK GREY PAINT FINISH,COLOUR TO MATCH DULUX "TEAHOUSE"

SC1 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1.

SC3 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.

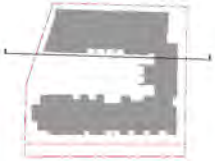
SC2 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE, HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.

SCN1 SCREEN - SUNSHADING TYPE 1

SCN2 SCREEN - SUNSHADING TYPE 2

SCN2A SCREEN - SUNSHADING TYPE 2A - ADJUSTABLE

SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING



NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.04.08	TC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Sections
Podium Short Section_South

Scale 1:200 @A1, 50%@A3
Project No. 17055
Drawn by TURNER
Status For DA
Dwg No. DA-350-001
Rev C
North

TURNER
Level 1 Oaks, Oxford Street
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LEGEND:

BAL1 BALUSTRADE TYPE 1, SOLID SPANDREL PANEL/PARAPET WALL. PF1 FINISH

BAL4 BALUSTRADE TYPE 4, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/PF1 FINISH. GLASS HEIGHTS VARIES

BAL5 BALUSTRADE TYPE 5, FRAMED GLASS BALUSTRADE FIXED TO SOLID SPANDREL PANEL. PF2/ PF1/BW FINISH

BW1 DRY PRESSED BRICKWORK, DARK COLOUR RANGE, COLOURLAND FINISH EQUAL TO BOWRAL "BOWRAL BLUE" 230X75MM "STANDARD" FORMAT. BRICKWORK PATTERNS VARIES. MORTAR COLOUR BLACK.

CLD1 CLADDING TYPE 1, BRONZE METAL PANEL/ POWDER COAT COLOUR TO MATCH DULUX "ELECTRO BURNISHED COPPER"

CLD2 WINDOW FRAMES NEXT TO BOWRAL BLUE BRICKS TO BE POWDER COATED TO MATCH DULUX "BLACK MATT"

CLD3 LIGHT BRONZE WINDOW FRAMES AND TRIMS.

CLD4 LONGLINE CLADDING IN CHARCOAL COLOUR TO MATCH DULUX "CHARCOAL ESSENCE"

CPC1 PROFILED CONCRETE TYPE 1- VERTICAL JOINTS

GC1 GLASS, CLEAR, TYPE 1 ALUMINIUM FRAMING SYSTEM

LV1 LOUVRE TYPE 1 FIXED HORIZONTAL LOUVRE SYSTEM, POWDER COAT FINISH SIMILAR TO PF2

PF1 PAINT FINISH,COLOUR TO MATCH DULUX "NATURAL WHITE"

PF2 PAINT FINISH,COLOUR TO MATCH DULUX "MOLE GREY"

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SC1 SHADING TYPE 1, PERGOLA MADE OF TIMBER BATTEN SIMILAR TO SC1

SC2 SCREEN TYPE 1, DECORATIVE SCREEN WITH INTEGRAL GATE. HEIGHT VARIES. FIXED VERTICAL TIMBER BATTEN SPACED EQUALLY. NO TOP RAIL.

SC3 SCREEN TYPE 2 (& WINDOW HOODS), DECORATIVE METAL SCREEN WITH INTEGRAL GATE. HEIGHT VARIES. FIXED VERTICAL MEMBERS SPACED EQUALLY IN DARK BRONZE COLOUR TO MATCH PF3.

SCN1 SCREEN - SUNSHADING TYPE 1

SCN2 SCREEN - SUNSHADING TYPE 2

SCN2A SCREEN - SUNSHADING TYPE 2A - ADJUSTABLE

SCN3 SCREEN - SUNSHADING TYPE 3 - SLIDING

NOTES:

- LANDSCAPING, PLANT SPECIES, HARDSCAPING AND GROUND FLOOR LEVEL CHANGES AS PER LANDSCAPE ARCHITECTS SPECIFICATION.

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	26.11.19	SC	DA Submission
C	14.03.08	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GA Sections
Podium_Short Section_North

Scale 1:200 @A1, 50%@A3
Project No. 17055
Status For DA
Dwg No. DA-350-002
Drawn by TURNER
North
Rev C

TURNER
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Ground Level

Residential GFA 1,979 m²

Level 01

Residential GFA 1,985 m²

Level 02

Residential GFA 2,133 m²

Level 03

Residential GFA 1,803 m²

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
i) storage, and
ii) vehicular access, loading areas, garbage and services, and
f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
g) car parking to meet any requirements of the consent authority (including access to that car parking), and
h) any space used for the loading or unloading of goods (including access to it), and
i) terraces and balconies with outer walls less than 1.4 metres high, and
j) voids above a floor at the level of a storey or storey above.

Legend

Gross Floor Area

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Rev	Date	Approved by	Revision Notes
B	26.11.19	SC	DA Submission
C	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GFA Diagrams
DA-GFA diagrams 1

Scale: 1:500 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: DA Issue
Dwg No.: DA-720-001
Rev: C
North

TURNER

Level 04

Residential GFA 1,564m²

Level 05

Residential GFA 1,551m²

Level 06

Residential GFA 1,552m²

Level 07

Residential GFA 1,409m²

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:
a) the area of a mezzanine, and
b) habitable rooms in a basement or an attic, and
c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes:
d) any area for common vertical circulation, such as lifts and stairs, and
e) any basement:
f) storage, and
g) vehicular access, loading areas, garbage and services, and
h) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
i) car parking to meet any requirements of the consent authority (including access to that car parking), and
j) any space used for the loading or unloading of goods (including access to it), and
k) terraces and balconies with outer walls less than 1.4 metres high, and
l) voids above a floor at the level of a storey or storey above.

Legend

Gross Floor Area

Building Area

Total GFA = 13,976 m² (253.4m² under MGA)

[Max. GFA Allowable: 14239.4m²]

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Rev	Date	Approved by	Revision Notes
B	26.11.19	SC	DA Submission
C	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
GFA Diagrams
DA-GFA diagrams 2

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
DA Issue	DA-720-002	C	

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East Elevation

West Elevation

South Elevation

North Elevation

Apartment Amenity - 4B Natural Ventilation

(with reference to Apartment Design Guide)

Objective 4B-1, Design Guidance

The area of unobstructed window openings shouldbe equal to at least 5% of the floor area served.

100% Fill = Non-restricted Opening

50% Fill = Restricted Opening

Objective 4B-3, Design Guidance

In cross-through apartments external window and door opening sizes/areas on on side of an apartment (inlet side) are approximately equal to the external window and door opening sizes/area on the other side of the apartment (outlet side)

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Rev	Date	Approved by	Revision Notes
A	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Window Schedule

Scale	1:250, 1:50 @A1, 50%@A3	Project No.	17055
Status	Issue For Information	Dwg No.	DA-735-190
Drawn by	JL	Rev	A

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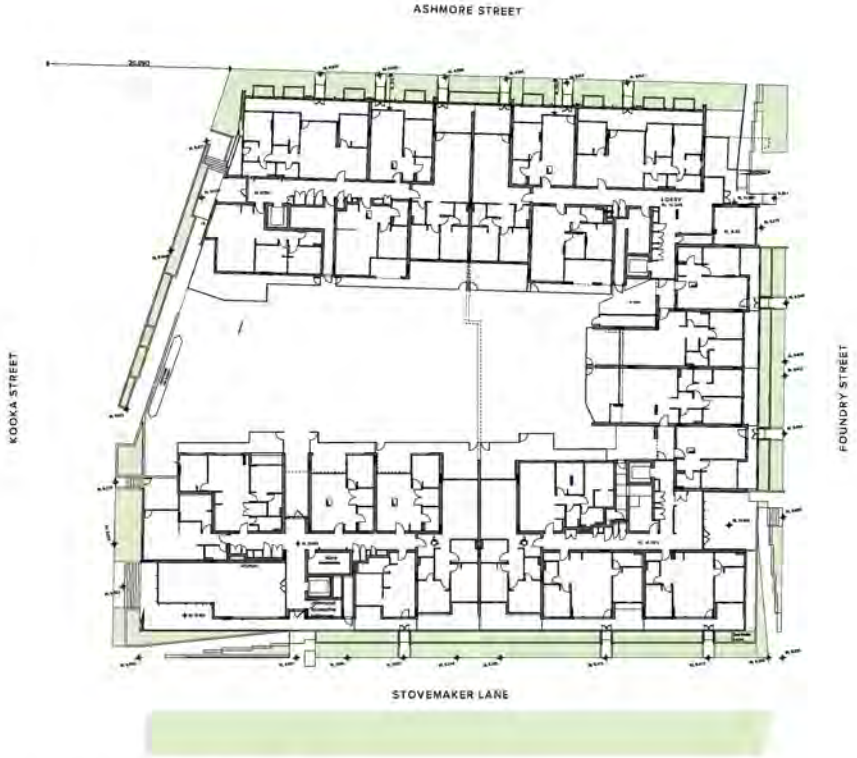
SETBACK DIAGRAM



PROPOSED DEEP SOIL DIAGRAM

TOTAL SITE AREA = 4673M²

TOTAL PROPOSED DEEP SOIL = 573M² - 12.2% OF THE SITE

CLIENT
Greenland (Australia) Investment Pty Limited

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Building Diagrams
Setback and Proposed Deep Soil

Scale: 1:500 @A1, 50%@A3
Project No.: 17055
Dwg No.: DA-760-010
Rev: B
For DA

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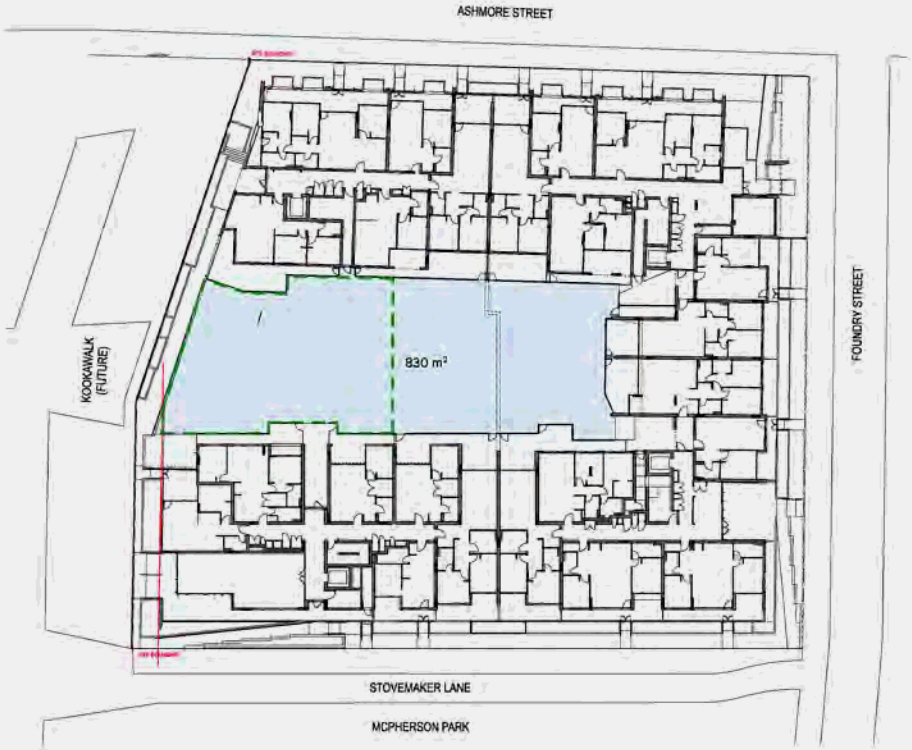

COMMUNAL OPEN SPACE - GROUND LEVEL

COMMUNAL OPEN SPACE - LEVEL 3

TOTAL SITE AREA = 4673M²

TOTAL COMMUNAL OPEN SPACE = 1169M² - 25% OF THE SITE

PRINCIPLE USABLE PART OF THE COMMUNAL OPEN SPACE = 700M²

TOTAL SOLAR TO PRINCIPLE USABLE PART OF THE COMMUNAL OPEN SPACE = 90%
REFER TO DA-730 SERIES

Greenland (Australia) Investment Pty Limited

COMMUNAL OPEN SPACE
PRINCIPLE OPEN SPACE

ADG Compliance

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

Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Building Diagrams
Communal Open Space

1:200 @A1, 50%@A3 | 17055 | C
For DA | DA-760-020

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Pre Adapted Layout

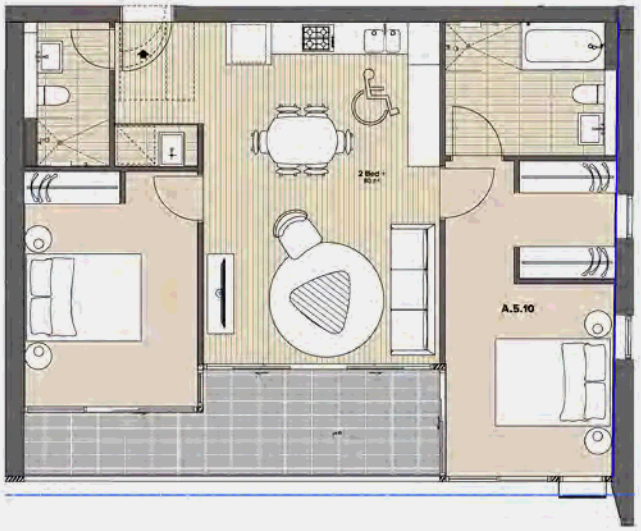
2 Bed Type 03A

7 Units
7 Units (Mirror)

Total Apartments: 14

Post Adapted Layout

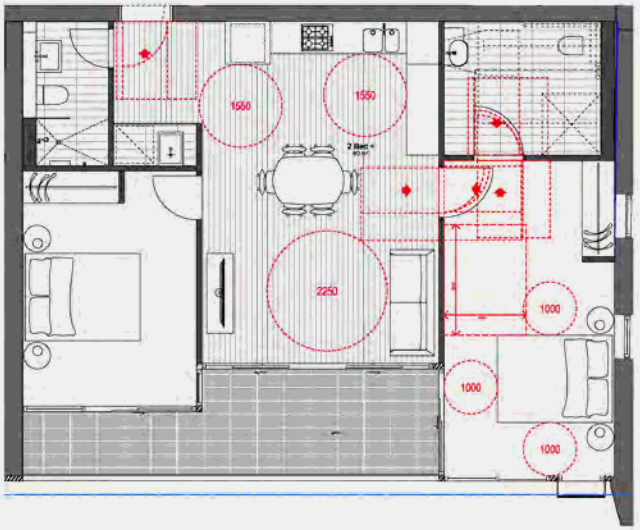
2 Bed Type 03A



Pre Adapted Layout

2 Bed Type 14A

5 Units



Post Adapted Layout

2 Bed Type 14A

Adaptable Apartments (with reference to City of Sydney Access DCP 2004)

Minimum 15% of total apartments to be adaptable housing units.
Total adaptable apartments provided : 26 apartments @ 15%

NOTES

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Adaptable and Livable Layouts
Adaptable Apartments

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	17055		
Status	Dwg No.	Rev	
For DA	DA-850-001	B	

TURNER

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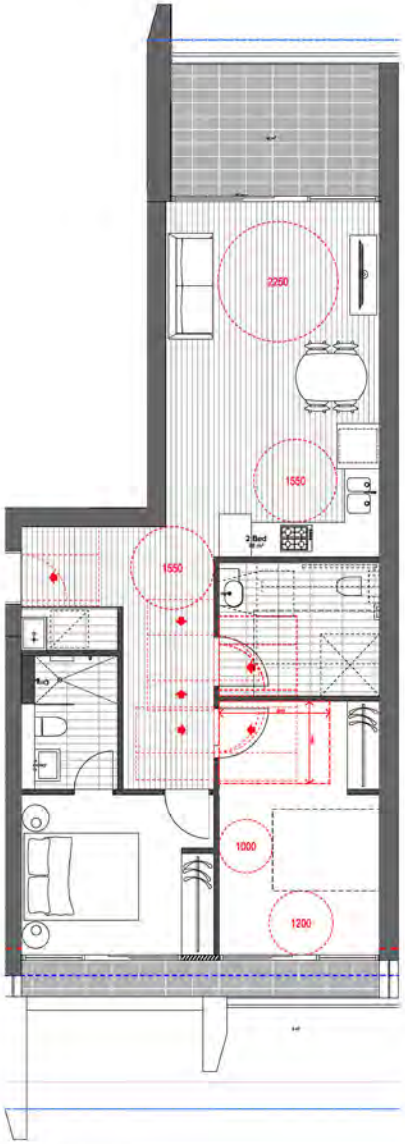
Pre Adapted Layout

2 Bed Type 03A

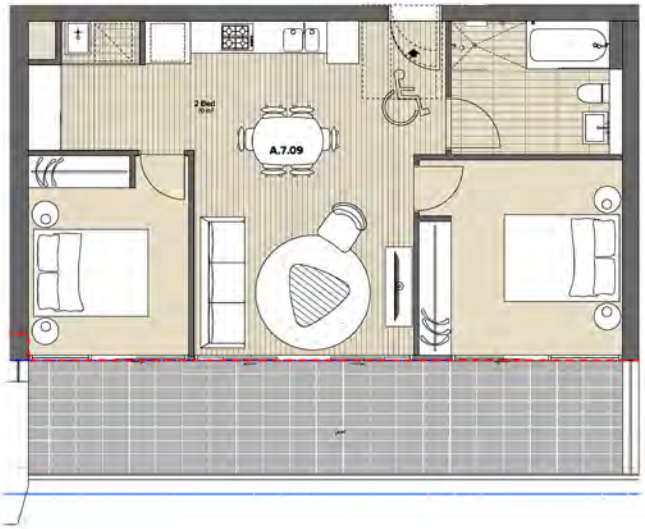
1 Units
1 Units (Mirror)

Total Apartments: 2



Post Adapted Layout

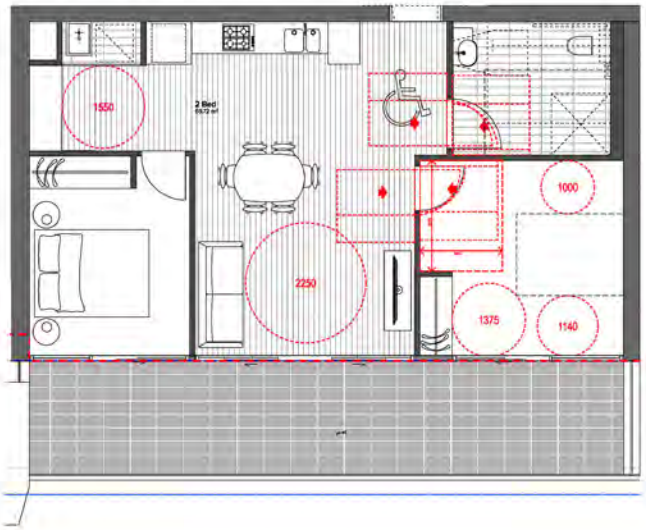
2 Bed Type 03A



Pre Adapted Layout

2 Bed Type 14B

1 Units



Post Adapted Layout

2 Bed Type 14B

Adaptable Apartments (with reference to City of Sydney Access DCP 2004)

Minimum 15% of total apartments to be adaptable housing units.
Total adaptable apartments provided : 26 apartments @ 15%

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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Adaptable and Livable Layouts
Adaptable Apartments

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	17055		
Status	Dwg No.	Rev	
For DA	DA-850-002	B	

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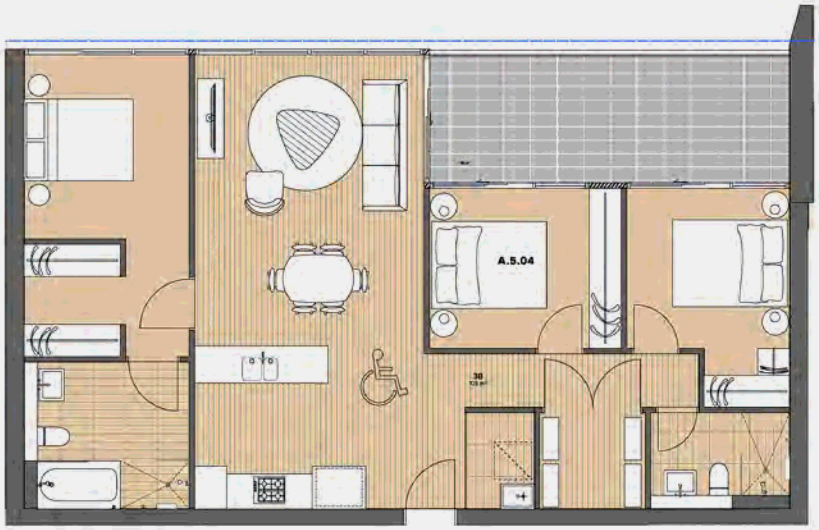
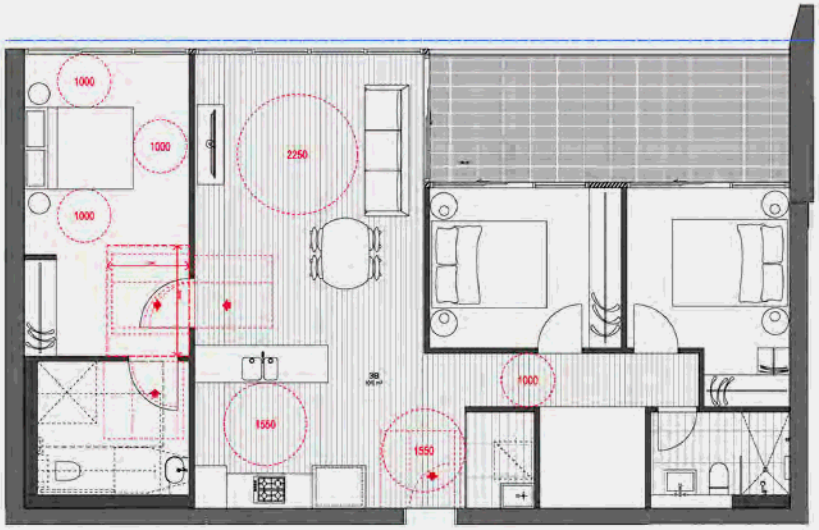


Pre Adapted Layout

3 Bed Type 04A

3 Units



Post Adapted Layout

3 Bed Type 04A

Adaptable Apartments (with reference to City of Sydney Access DCP 2004)

Minimum 15% of total apartments to be adaptable housing units.

Total adaptable apartments provided : 26 apartments @ 15%

1 Bed Type 02A

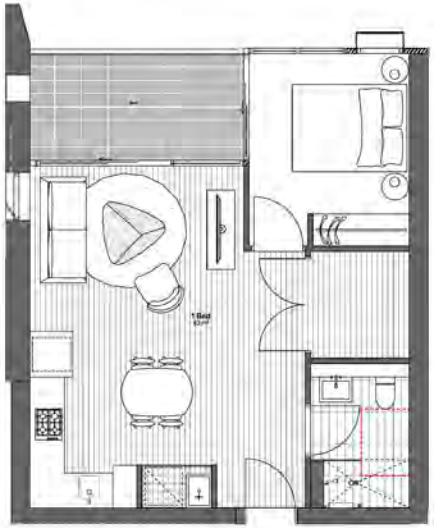
3 Units

1 Bed Type 02B

3 Units

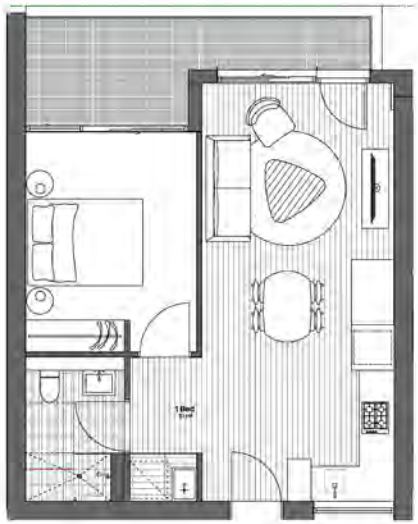
1 Bed Type 02C

14 Units



1 Bed Type 02E

3 Units



1 Bed Type 02G

2 Units

Livable Apartments (with reference to Apartment Design Guide_Objective 4Q-1)

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Minimum 20% of total apartments to incorporate the Livable Housing guideline's silver level universal design features.

Total livable apartments provided: 36 @ 20%

NOTES

CLIENT
Greenland (Australia) Investment Pty Limited

Rev | Date | Approved by | Description
A | 15.02.14 | GC | DA Issue
B | 28.11.19 | GC | DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Adaptable and Livable Layouts
Livable Apartments

Scale: 1:50 @A1, 50%@A3 | Project No.: 17055 | Drawn by | North
Status: For DA | Dwg No.: DA-650-010 | Rev: B

TURNER

1 Bed Type 03B

2 Units

1 Bed Type 04A

2 Units
2 Units (Mirror)

1 Bed Type 09A

5 Units

Livable Apartments (with reference to Apartment Design Guide_Objective 4Q-1)

The eight core design feature elements in the silver level are:

1. A safe continuous and step free path of travel from the street entrance and / or parking area to a dwelling entrance that is level.
2. At least one, level (step-free) entrance into the dwelling.
3. Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4. A toilet on the ground (or entry) level that provides easy access.
5. A bathroom that contains a hobless (step-free) shower recess.
6. Reinforced walls around the toilet, shower and bath to support the safe installation of grab rails at a later date.
7. A continuous handrail on one side of any stairway where there is a rise of more than one metre.
8. Stairways are designed to reduce the likelihood of injury and also enable future adaptation.

Minimum 20% of total apartments to incorporate the Livable Housing guideline's silver level universal design features.

Total livable apartments provided: 35 @ 20%

CLIENT
Greenland (Australia) Investment Pty Limited

Rev	Date	Approved by	Revision Notes
A	15.02.14	GC	DA Issue
B	28.11.19	GC	DA Submission

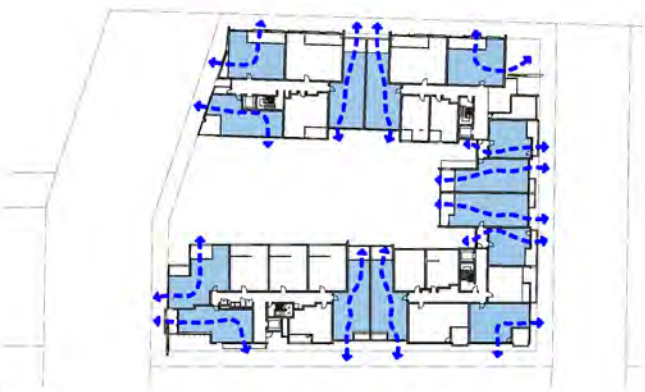
Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Adaptable and Livable Layouts
Livable Apartments

Scale	Project No.	Drawn by	North
1:50 @A1 3/5@A3	17055		
Status	Dwg No.	Rev	
For DA	DA-850-011	B	

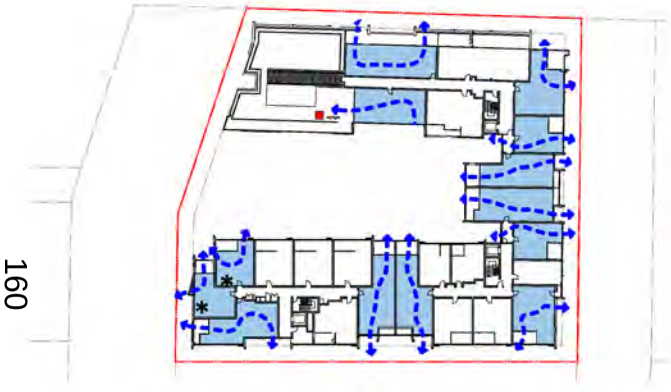
TURNER

Ground Level
Natural Ventilated Apartments - 14 Units

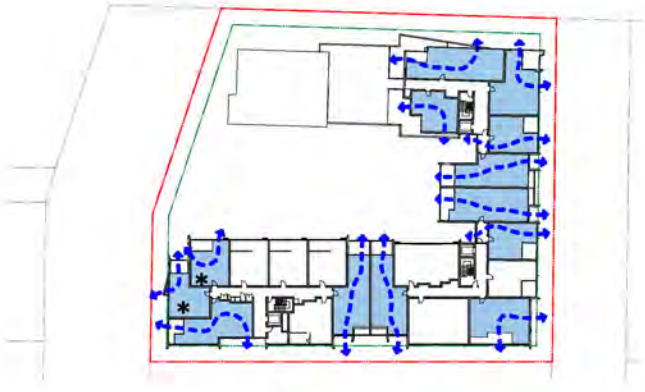


Level 1
Natural Ventilated Apartments - 14 Units

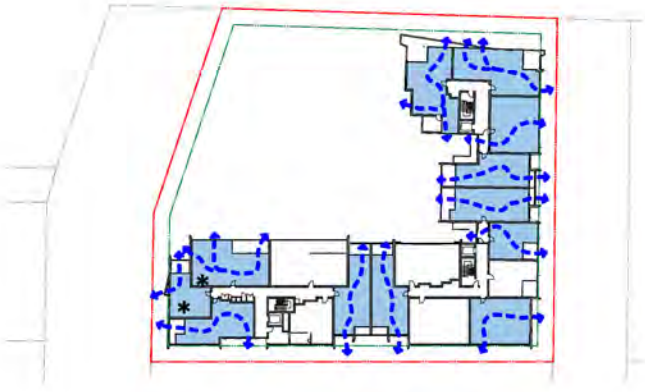
Level 2
Natural Ventilated Apartments - 16 Units + 1 with Skylight



Level 3
Natural Ventilated Apartments - ~~16~~ 13 Units



Level 4
Natural Ventilated Apartments - 13 Units



Level 5
Natural Ventilated Apartments - 12 Units

Legend

* Requires Justification

Natural Ventilation achieved by dual-aspect windows

Natural Ventilation achieved by stack effect skylight

Apartment Amenity - 4B Natural Ventilation
(with reference to Apartment Design Guide)

Objective 4B-3, Design Criteria 1

At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Ashmore Estate Development

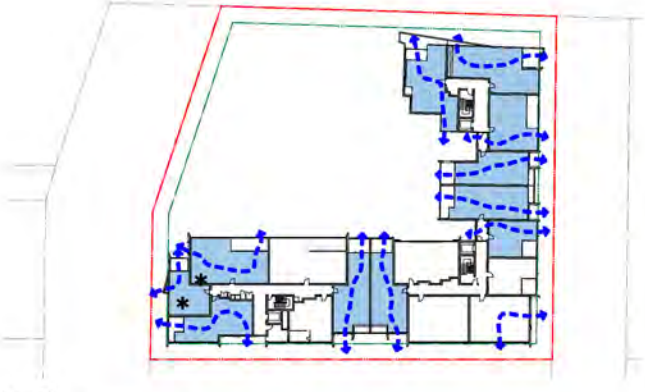
Total No. of apartments in Building A: ~~179~~ 172

Analysis Summary

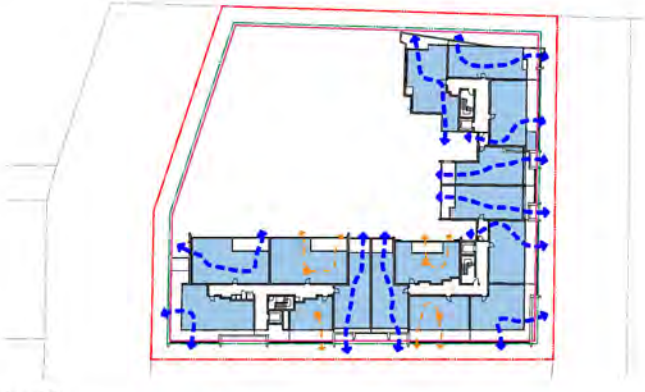
No. of apartments comply with Natural Ventilation Objective 4B-3, Design Criteria 1:

~~113~~ 110 apartments = ~~63.8%~~ 63.9% (including skylight)

~~107~~ 105 apartments = ~~60.1%~~ 61.0% (excluding skylight)



Level 6
Natural Ventilated Apartments - 12 Units



Level 7
Natural Ventilated Apartments - 15 Units (4 x Skylights)

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8262 1400 ACN 160 340 409
F: (02) 82621401 www.aji.com.cn

Rev	Date	Approved by	Revision Notes
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Diagrams

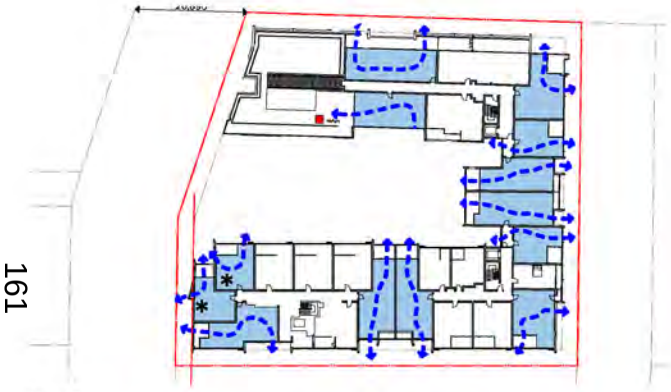
Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	17055	JL	
Status	Dwg No.	Rev	
Issue For Information	DA-735-001	C	

TURNER

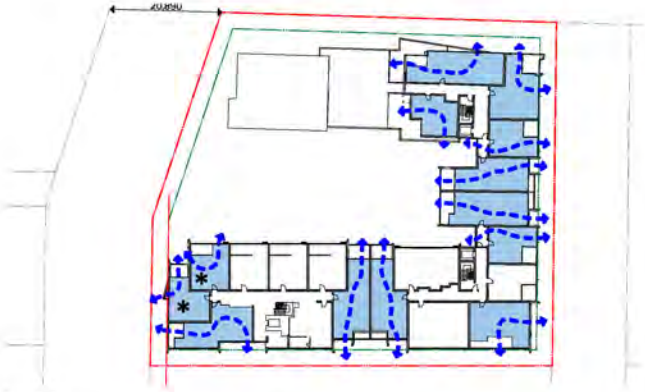
Ground Level
Natural Ventilated Apartments - 14 Units

Level 1
Natural Ventilated Apartments - 14 Units

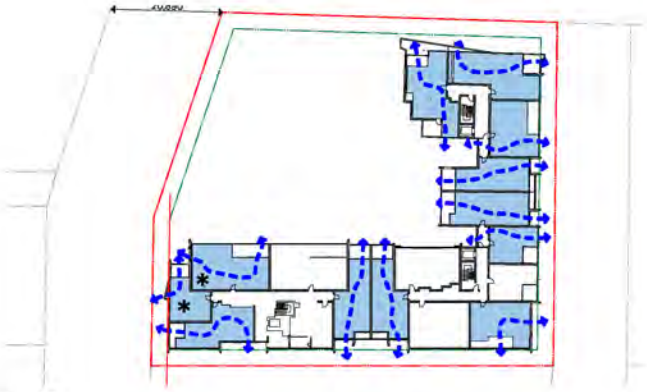
Level 2
Natural Ventilated Apartments - 17 Units (1 Skylight)



Level 3
Natural Ventilated Apartments - ~~15~~ 13 Units



Level 4
Natural Ventilated Apartments - 13 Units



Level 5
Natural Ventilated Apartments - 12 Units

Legend

* Requires Justification

Natural Ventilation achieved by dual-aspect windows

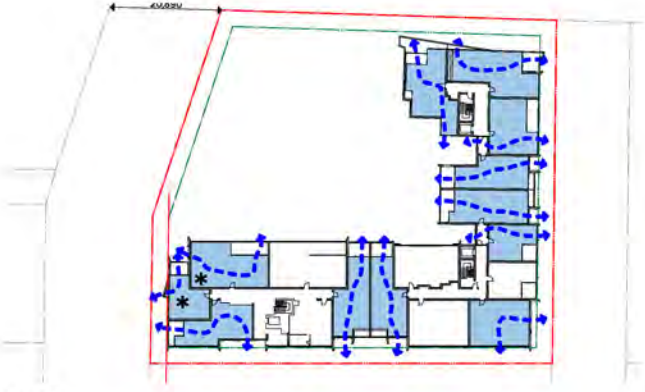
Natural Ventilation achieved by stack effect skylight

Apartment Amenity - 4B Natural Ventilation
(with reference to Apartment Design Guide)

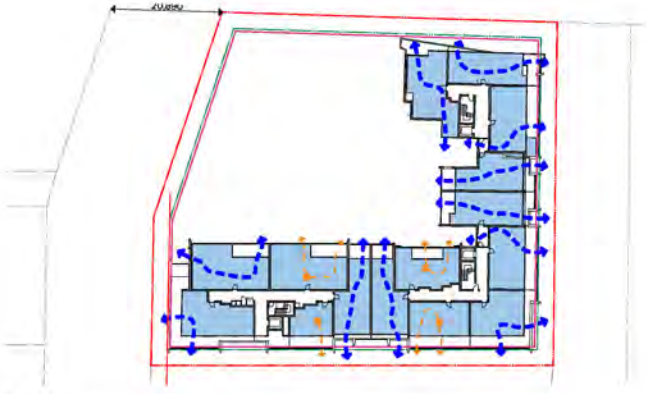
Objective 4B-3, Design Criteria 1
At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building.

Ashmore Estate Development
Total No. of apartments in Building A: **173**

Analysis Summary
No. of apartments comply with Natural Ventilation Objective 4B-3, Design Criteria 1:
110 apartments = 63.5% (including skylight)
105 apartments = 60.6% (excluding skylight)



Level 6
Natural Ventilated Apartments - 12 Units



Level 7
Natural Ventilated Apartments - 15 Units (4 x Skylights)

CLIENT
Greenland (Australia) Investment Pty Limited
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Rev	Date	Approved by	Revision Notes
B	26.11.19	SC	DA Submission
C	14.01.19	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Diagrams

Scale	Project No.	Drawn by	North
1:500 @A1, 50%@A3	17055	JL	
Status	Dwg No.	Rev	
Issue For Information	DA-735-001	C	

TURNER

1 Ground Level 1:200

NATURAL CROSS VENTILATION - 14 UNITS

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
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F: (02) 82021401

Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	29.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Ground Floor

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
For DA	DA-735-101	B	

TURNER

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1 Level 01 1:200

NATURAL CROSS VENTILATION - 14 UNITS

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8202 1420 ACN 160 240 426
F: (02) 82021401 www.au@.com.cn

Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	19.07.16	TPH	Comp RFI Issue
C	28.11.16	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation First Floor

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-735-110
Rev: C

TURNER

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1 Level 02 1:200

NATURAL CROSS VENTILATION - 17 UNITS (1 SKYLIGHT)

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8262 1400 ACN 160 240 426
F: (02) 82621401 www.aji.com.cn

Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	19.07.16	TPH	Costa RFI Issue
C	28.11.19	SC	DA Submission
D	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Second Floor

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
For DA	DA-735-120	D	

TURNER

Level 1 (Side Entry) 234 Sussex Street Sydney NSW 2000 AUSTRALIA
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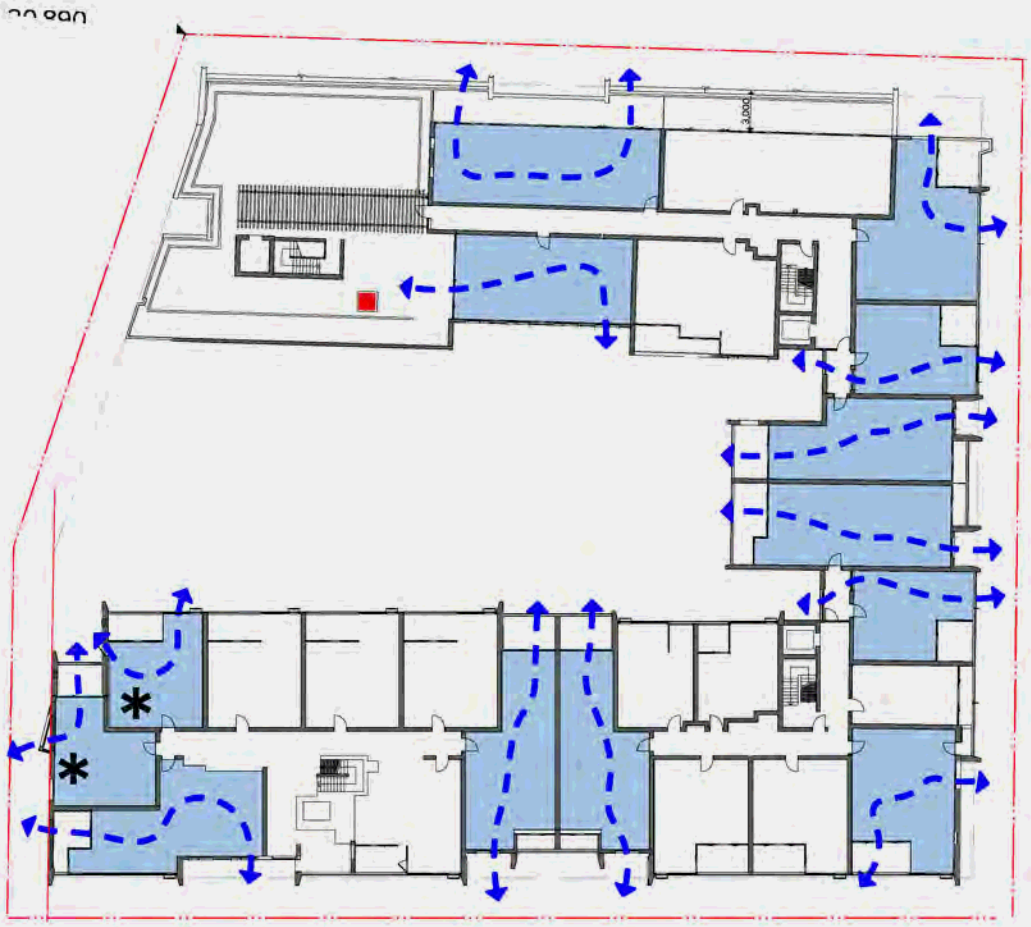

1 Level 03 1:200

NATURAL CROSS VENTILATION - 13 UNITS (SKYLIGHT INDICATED)

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
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Rev	Date	Approved by	Revision Notes
A	19.03.14	SC	DA Issue
B	19.07.16	TPH	Costa RFI Issue
C	28.11.16	SC	DA Submission
D	14.01.19	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Third Floor

Scale 1:200 @A1, 50%@A3
Project No. 17055
Drawn by TURNER
Status For DA
Dwg No. DA-735-130
Rev D
North

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1 Level 04 1:200

NATURAL CROSS VENTILATION - 13 UNITS

CLIENT
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Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	26.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Fourth Floor

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-735-140
Rev: B
North

TURNER

Level 1 (Side) Oxford Street
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AUSTRALIA
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F +61 2 9360 5588
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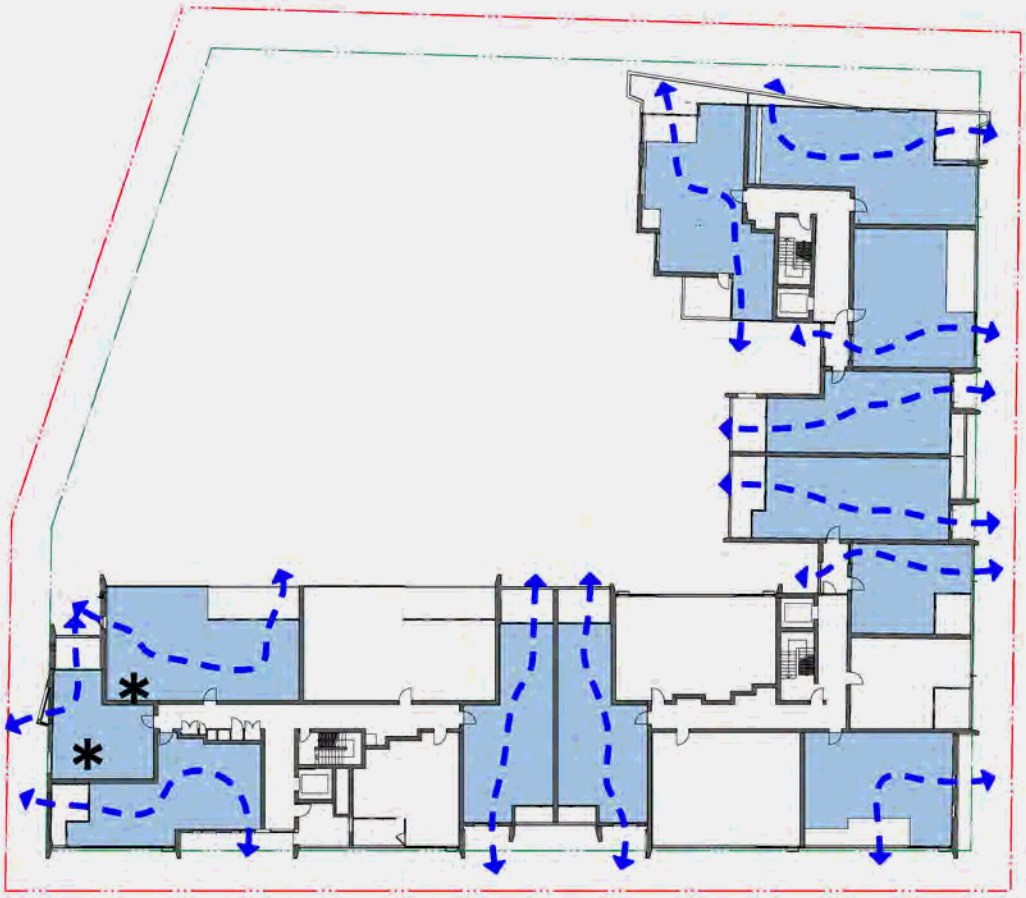

1 Level 05 1:200

NATURAL CROSS VENTILATION - 12 UNITS

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8202 1420 ACN 160 240 426
F: (02) 82021401 www.au@.com.cn

Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	29.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Fifth Floor

Scale: 1:200 @A1, 50%@A3
Project No.: 17055
Drawn by: TURNER
Status: For DA
Dwg No.: DA-735-150
Rev: B
North

TURNER

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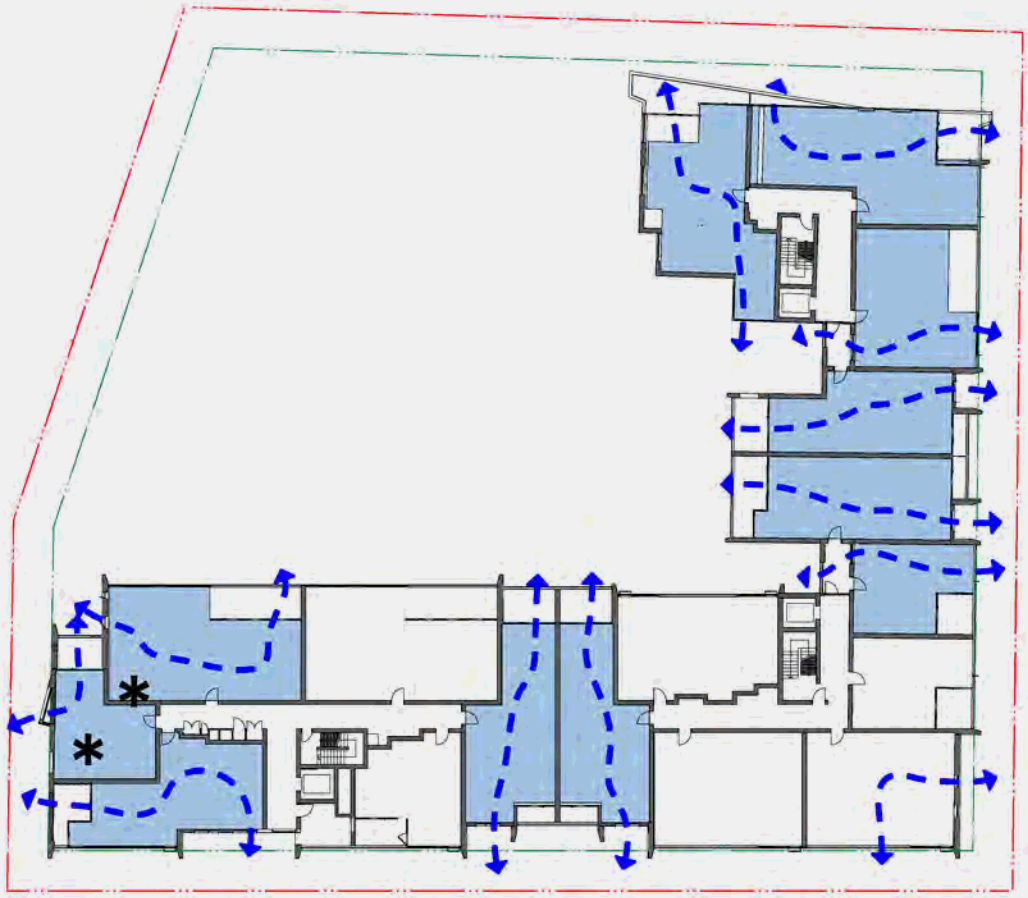

1 Level 06 1:200

NATURAL CROSS VENTILATION - 12 UNITS

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8262 1400 ACN 160 240 426
F: (02) 82621401 www.au@.com.cn

Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	29.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Sixth Floor

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
For DA	DA-735-160	B	

TURNER
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1 Level 07 1:200

NATURAL CROSS VENTILATION - 11 UNITS + 4 WITH SKYLIGHTS

CLIENT
Greenland (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8202 1400 ACN 160 240 426
F: (02) 82021401 www.au@.com.cn

Rev	Date	Approved by	Revision Notes
A	19.09.14	SC	DA Issue
B	29.11.19	SC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Seventh Floor

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	17055	TURNER	
Status	Dwg No.	Rev	
For DA	DA-735-170	B	

TURNER
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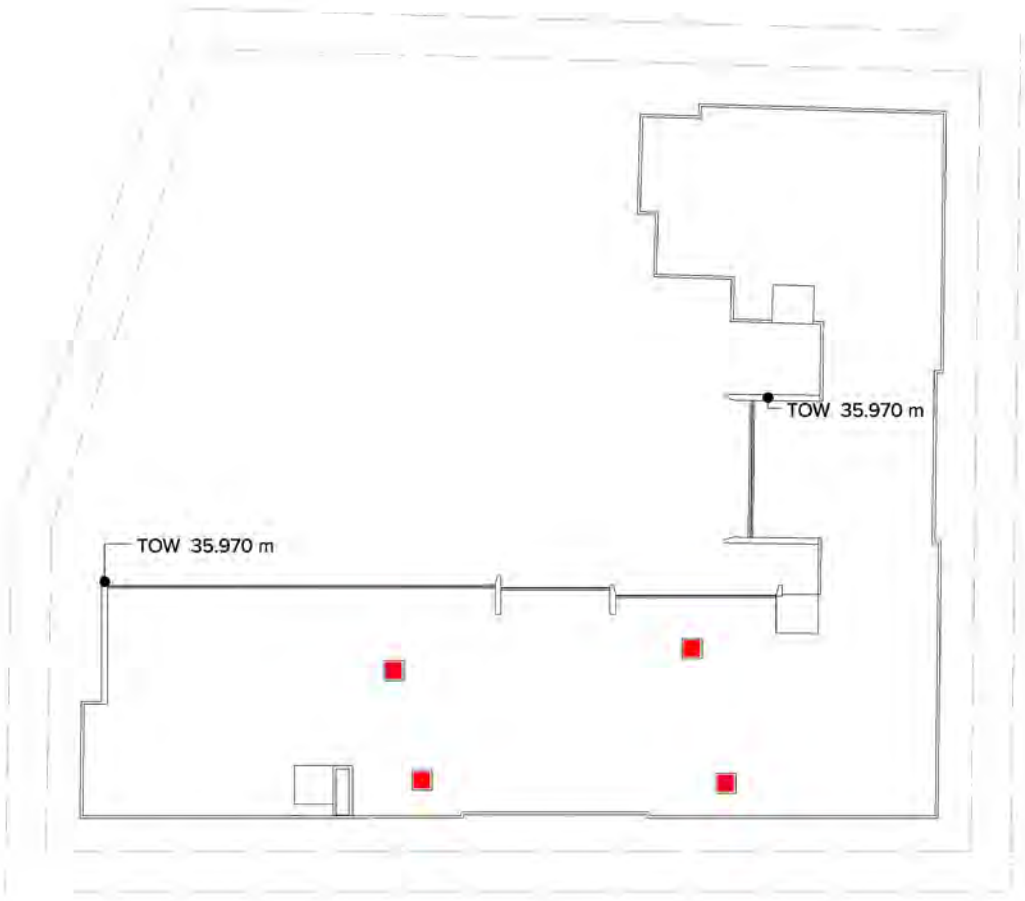

1 Roof Level 1:200

NATURAL CROSS VENTILATION - SKYLIGHTS INDICATED

CLIENT
Greenlaed (Australia) Investment Pty Limited
Suite 201, 233 Castlereagh Street, Sydney, N.S.W 2000
P: (02) 8202 1439 ACN 60 040 469
F: (02) 82021431 www.aji.com.au

No	Date	Approved by	Revision Notes
A	19.02.14	GC	DA Issue
B	26.11.19	GC	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Cross Ventilation
Cross Ventilation Roof Level

Scale: 1:200 @A1, 50%@A3
Status: For DA
Project No.: 17055
Dwg No.: DA-735-180
Drawn by: TURNER
Rev: B
North

TURNER

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Item 21:
Insufficient consideration for privacy and security for ground floor apartments facing communal spaces.

Substantial landscape buffering and 1.8m fencing has been provided to apartments facing communal spaces on the Ground Floor and Level 03.

1.8m Fence

Communal Open Space (Public)

Private Open Space

Communal Open Space (Secured)

Ground Floor Communal Open Space

Level Three Communal Roof Top

Ground Floor Communal Open Space

CLIENT
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F: (02) 82521401 www.ag.com.cn

Rev	Date	Approved by	Revision Notes
A	26.11.19	SC	DA Submission
B	14.01.20	TK	DA Submission

Project Title
Ashmore Estate Building A
57 Ashmore Street, Erskineville, Sydney

Drawing Title
Development Application
Response to Council - Item 21

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	17055		
Status	Dwg No.	Rev	
For DA	DA-870-003	B	

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