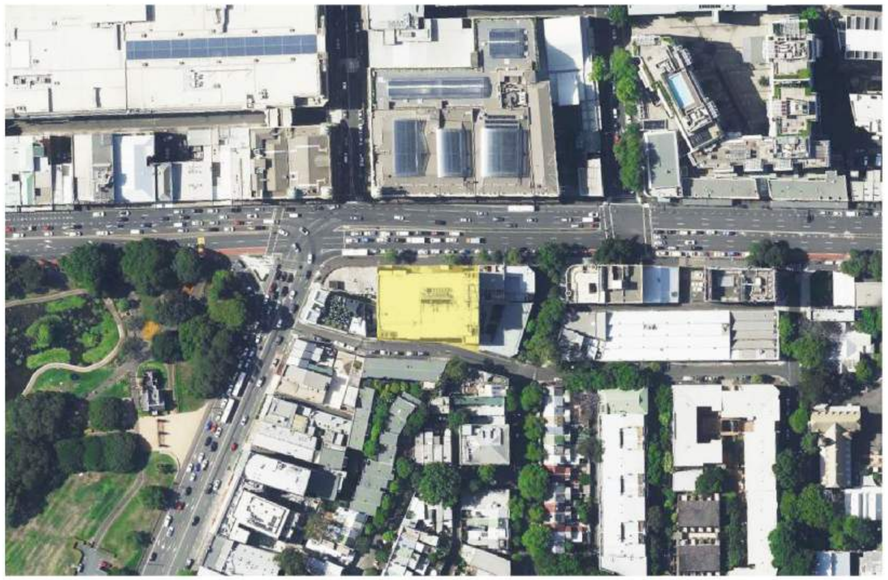
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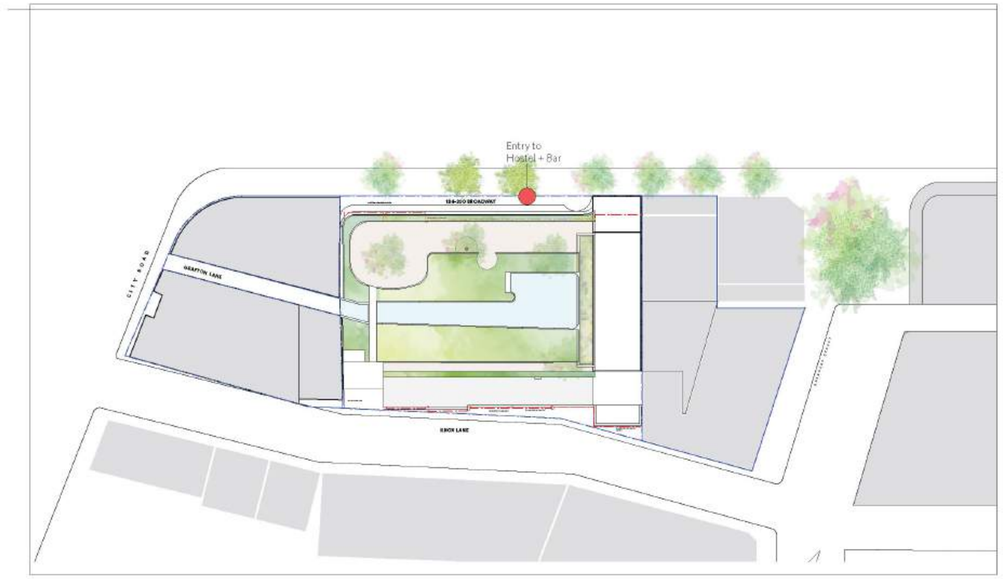
Selected Drawings

BROADWAY HOSTEL

DA00	Cover Sheet Site Plan
DA01	LowerGround
DA01R	LowerGround Room Areas
DA01D	LowerGround Demo
DA02	Ground
DA02R	Ground Room Areas
DA02D	Ground Demo
DA03	Level 1
DA03R	Level 1 Room Areas
DA03D	Level 1 Demo
DA04	Level 2
DA04R	Level 2 Room Areas
DA04D	Level 2 Demo
DA05	Level 3
DA05R	Level 3 Room Areas
DA05D	Level 3 Demo
DA06	Level 4
DA06R	Level 4 Room Areas
DA06D	Level 4 Demo
DA07	Level 5
DA07D	Level 5 Demo
DA08	Level 6
DA08D	Level 6 Demo
DA10	Sections
DA11	Sections + Materials
DA20	North Elevation
DA21	South Elevation
DA22	West Elevation
DA23	East Elevation
DA30	GFA
DA31	EX GFA
DA35	Render
DA40	Shadow Diagrams 1
DA41	Shadow Diagrams 2
DA42	Shadow Diagrams 3
DA43	Shadow Diagrams 4
DA44	Shadow Diagrams 5
DA50	Heritage Detail
DA51	Storage Diagram
DA52	Storage

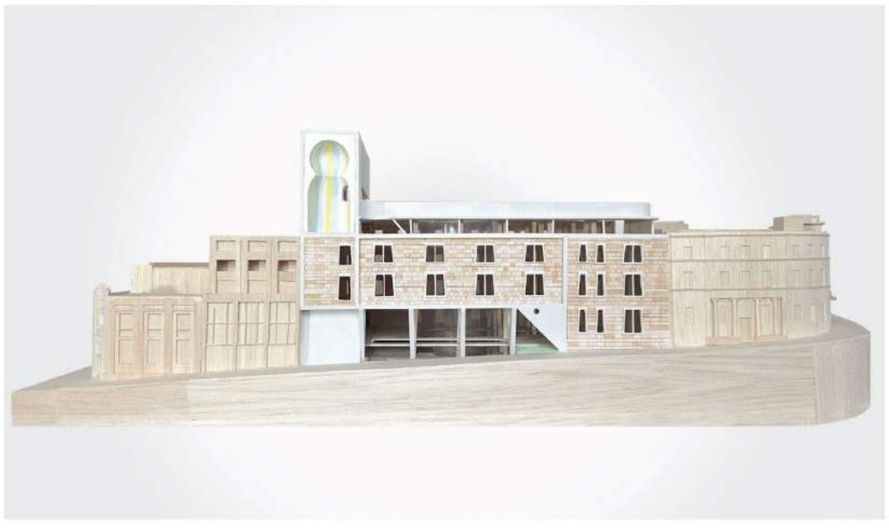


LOCATION PLAN



SITE PLAN 1:500

	Clarification	
1	Glazing and Balustrade NE stair	Detail added to section CC/DA11
2	Keyhole void	Confirmation that void is open to sky. Shape adjusted to suit revised areas.
3	Elevations Keyhole Void	Fully glazed Fixed Curtain wall to void (shown in sections AA + BB)
4	Operable windows	Mechanical Report
5	Treatment side elevations	Finish added to elevations- painted precast
6	Use of Level 5	Confirmed as Part of hostel. Area counted as part of communal area.
	Amenity Part 4.4 & 4 DCP	
7	Nett Area of rooms	Planning recalculated around new void to EXCLUDE bathrooms in room areas. New plan (DA##R) set to illustrate areas added to set
8	Lockable storage	Design is able to meet the storage areas required. Solid yellow indicates wall height storage. Additional underbed storage to bunk bed resolved in detail design
9	Light and Ventilation	Proportional window areas meet NVI 10% room area. Windows to Rooms on Level 1 South increased to min 10% room area
10	Rooms to GF south not supported	Rooms removed.
11	Ceiling height for bunk beds min 2.7	Level 1 slab to be demolished. New slab to provide 3.1m floor to floor height
12	Privacy to rooms on Broadway and Knox (Visual and Acoustic)	Note added to elevations
	Amendments	
13	Rooftop use	Amended
14	Roof top set back additional soft landscaping and PV panels	Plans have been adjusted to reflect this requirement
15	Additional envelope for bathrooms not supported	Envelope has been cut back to align with existing building set back. The addition do not add to shadows in its previous iteration. (demostrated in shadow diagrams)
16	Façade connection to the bank (detailed elevations and sections. Façade must not extend beyond the façade of the bank, and could include a appropriately sized shade line)	Additional drawing provided (DA50)
	Waste	
17	Waste. Confirm clearance height of loading dock and access for MRV sized waste collection	Updated WMP
18	Waste storage	Updated WMP
19	Waste management plan	Updated WMP
20	Collection times to be noted in WMP	Updated WMP
21	Glass crusher to be accommodated for bar	Added to plan
	Landscaping	
22	Clarification on removal of existing slab to accommodate planting	Updated LP
23	Achieve 10% deep soil and 15% tree canopy	Updated LP
24	Orbit Permeable paving	Updated LP
25	Stairs to be again metal	Stair design amended so does not cover landscaping
26	Trees list	Updated LP
27	Soil volume TBC	Updated LP
28	Planter depths	Updated LP
29	Loose furniture storage	Added to LS
30	Balustrades added to Stairs	Plans
31	**POM**	Updated POM
32	**Survey**	Provided
	Public Domain	
33	Public Domain Stormwater	Updated Civil Report
34	Public domain Levels and Gradients including Grafton lane	Additional survey information on Grafton Lane. Entry to building adjusted to meet existing levels. Updated Civil
35	Public Domain work's diagram including street trees	Updated C, M and LA
	Doors opening to public domain	
36	Doors to Knox Lane not permitted	Plans have bead amended to egress within the site boundary
37	**Flooding consultant**	
38	**Sustainable Buildings SEPP**	
39	**Model**	Updated model issued



MODEL WITH SURROUNDS









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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire Indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
Fit	Finish		

ISSUE STATUS:

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO: 1745

CHECKED: CB

DATE DRAWN: 15.08.24

DRAWN: CB/AG

SCALE: 1:500 @ A1

CLIENT: TRICON

JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

TITLE: SITE PLAN
LOCATION PLAN
MODEL IMAGES

REV: C

DRAWING NO: DA-00

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

DOUBLE BUNK STORAGE UNDER

STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 21.03.25

DRAWN CB/OM

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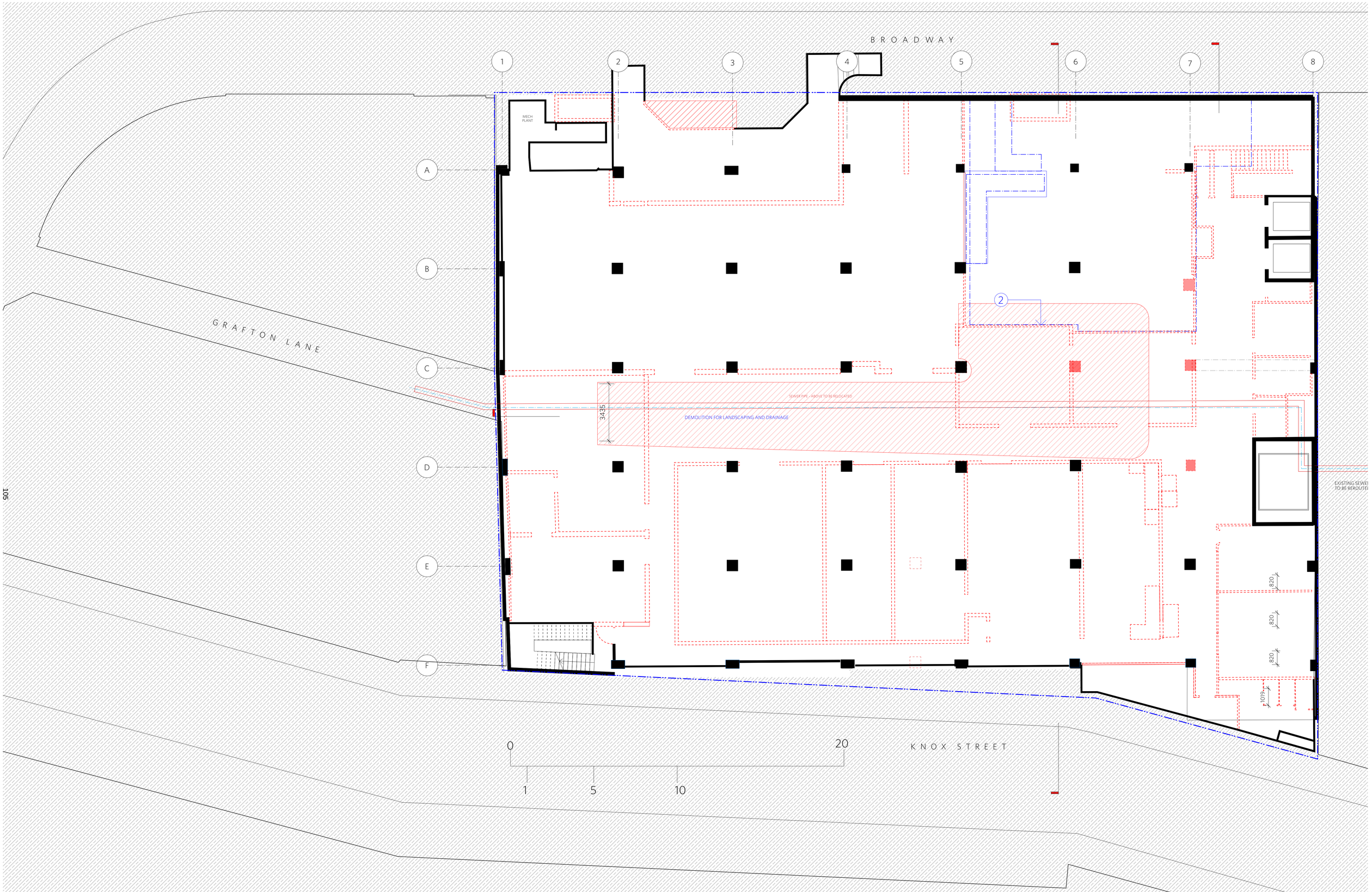
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

TITLE LOWER GROUND PLAN PROPOSED

REV. C

DRAWING NO. DA-01

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
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B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

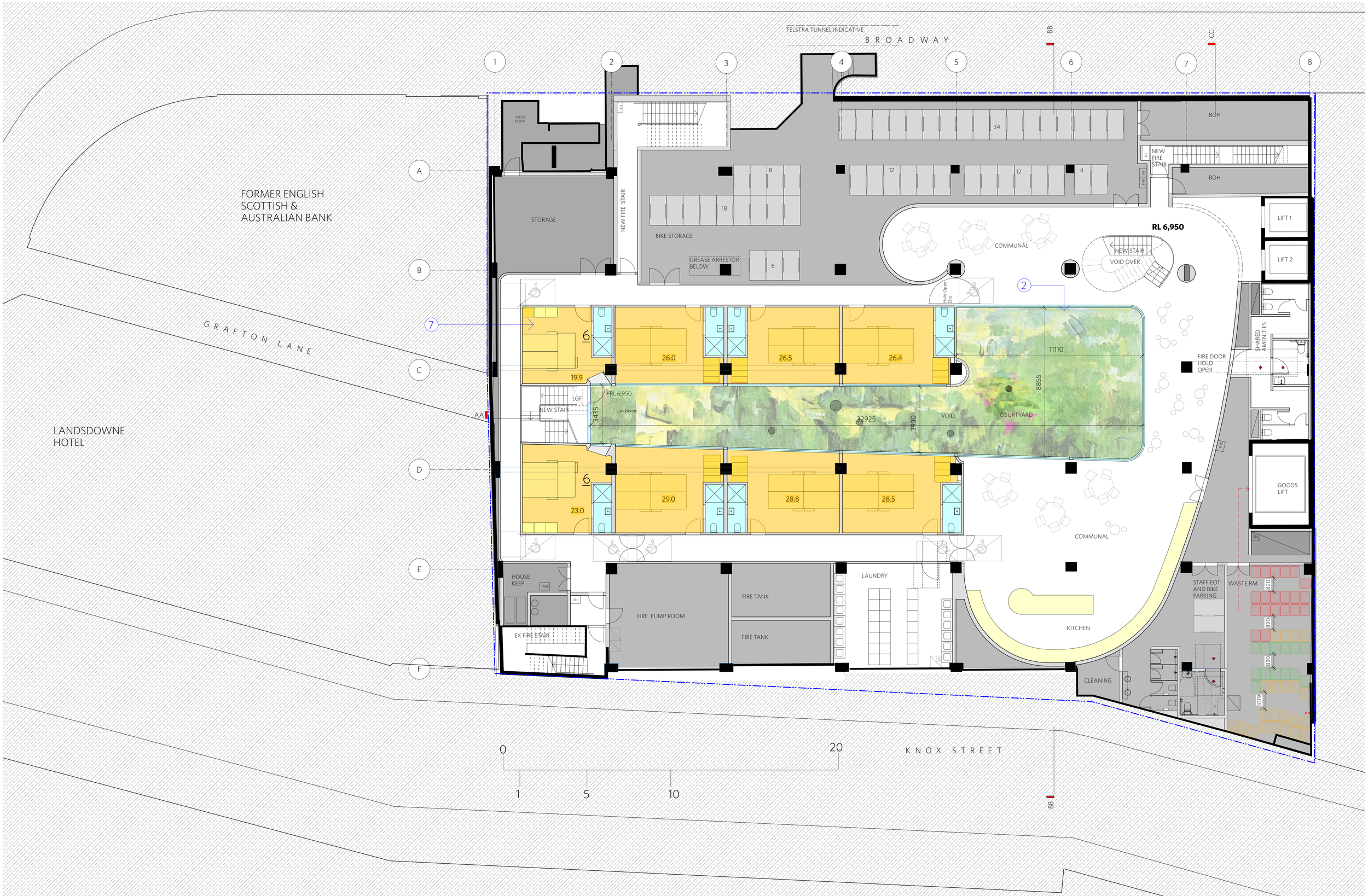
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DATE DRAWN 21.03.25	DRAWN CB/OM	
SCALE 1:100 @ A1	CLIENT TRICON	

TITLE: LOWER GROUND PLAN DEMOLITION

REV. C

DRAWING NO. DA-01D

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

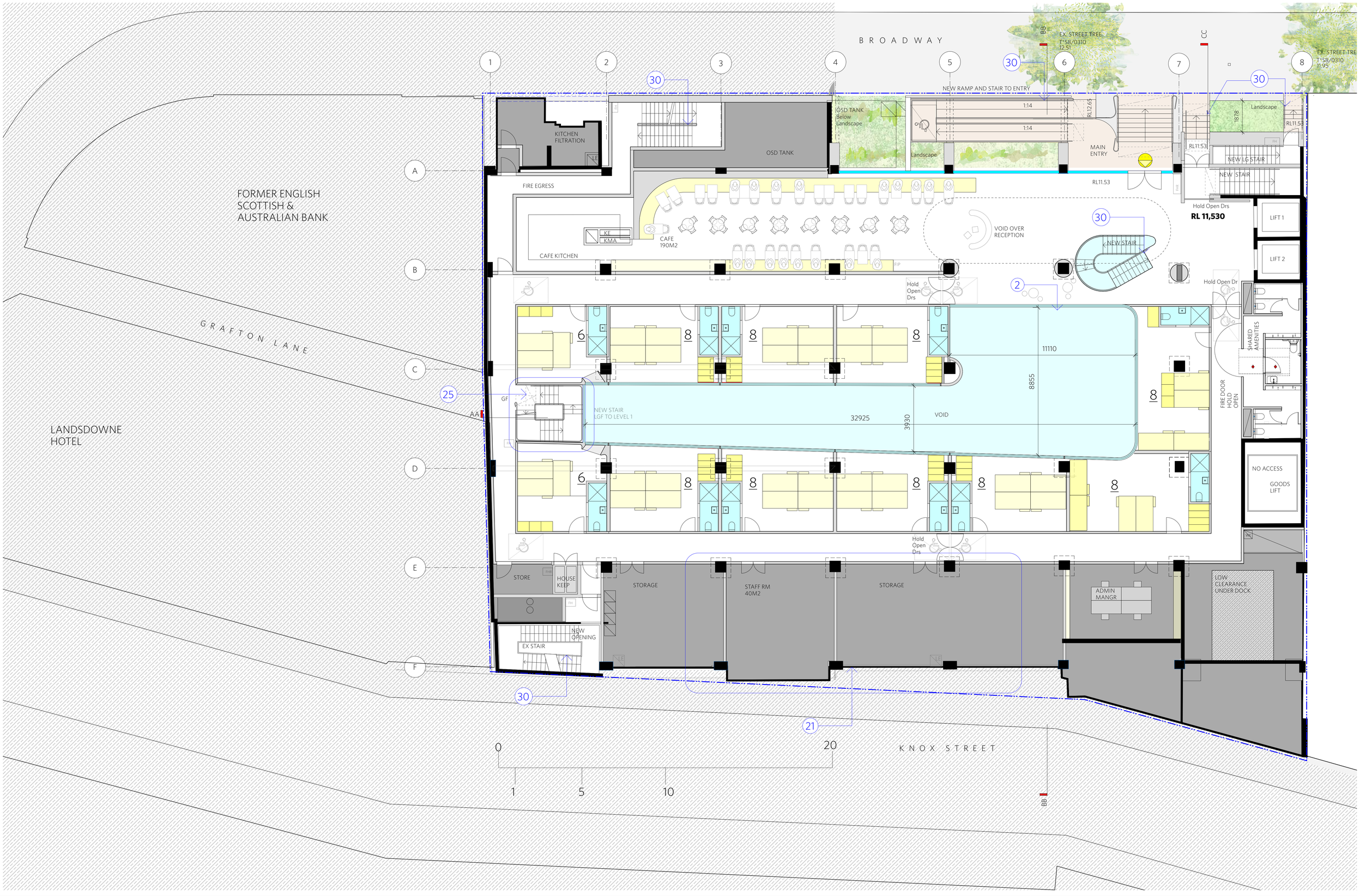
LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS		
REV	DESCRIPTION	DATE
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C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
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CLIENT	TRICON
JOB	BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008
TITLE	LOWER GROUND PLAN ROOM AREAS
REV.	**C**
DRAWING NO.	**DA-01R**

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

DOUBLE BUNK STORAGE UNDER

STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

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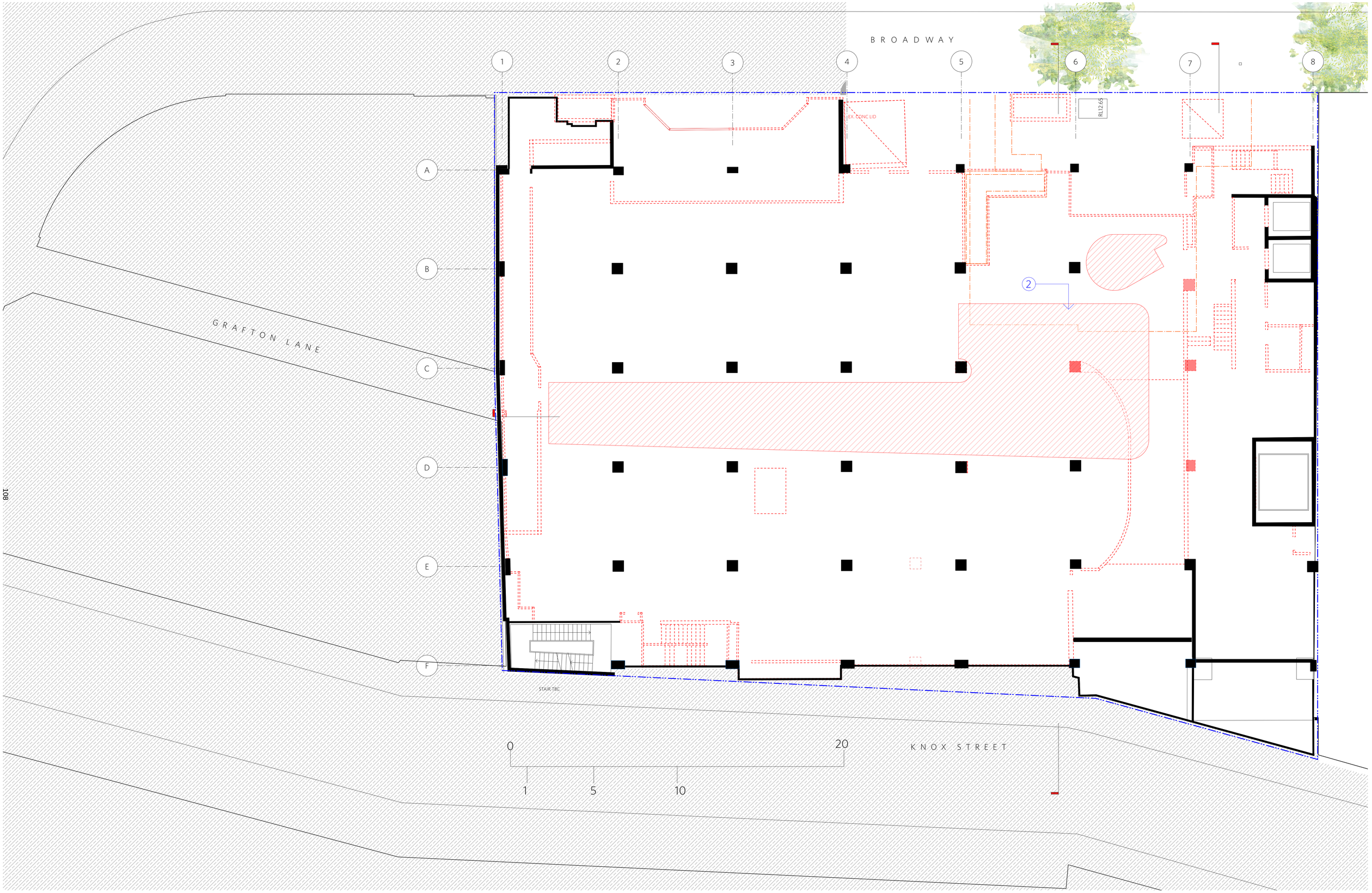
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CLIENT: TRICON

TITLE: GROUND PLAN PROPOSED

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

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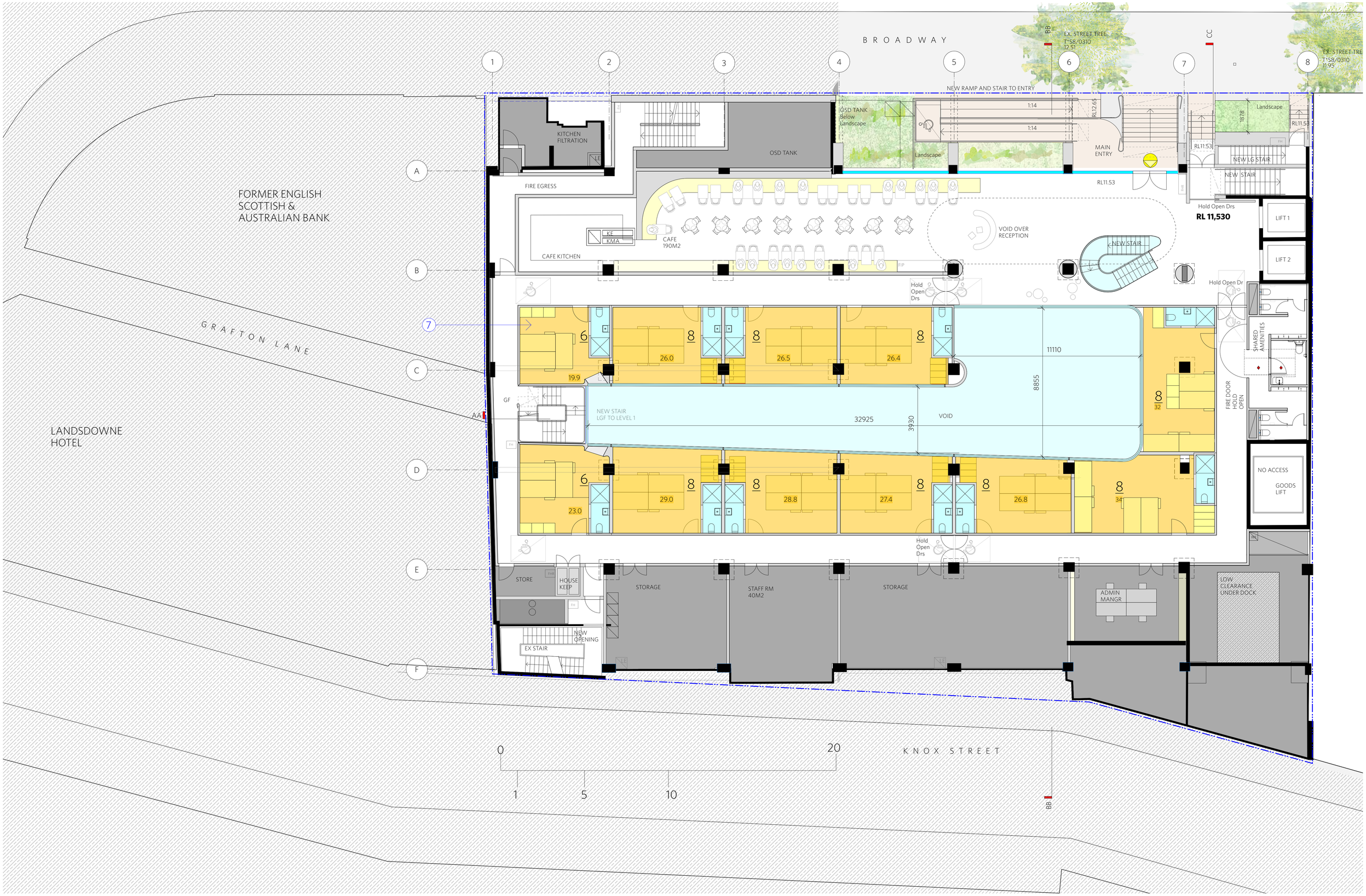
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TITLE: GROUND PLAN DEMOLITION

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
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CLIENT	TRICON

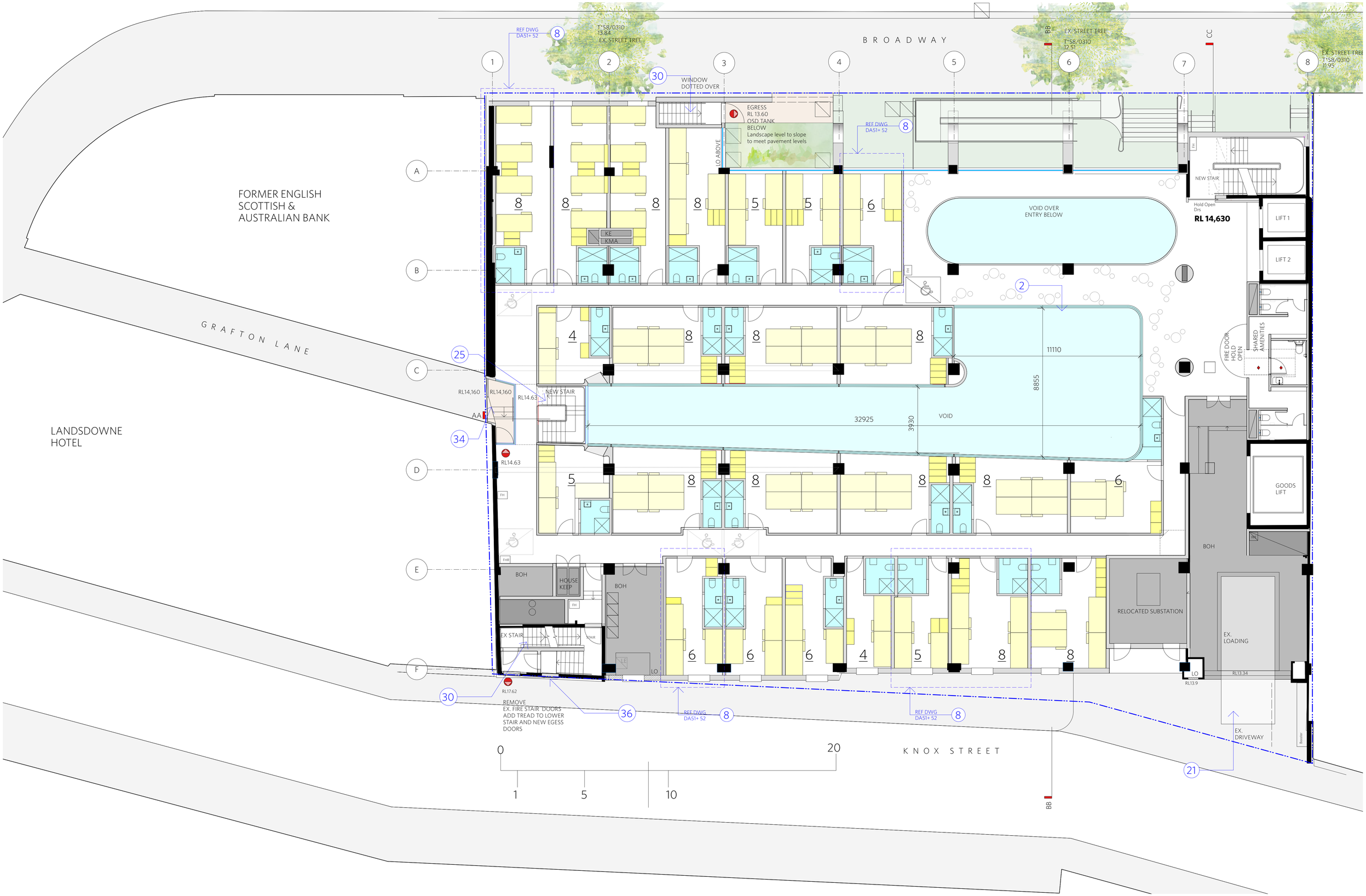
JOB: BROADWAY HOSTEL
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CHIPPENDALE NSW 2008

TITLE: GROUND PLAN
ROOM AREAS

REV. C

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

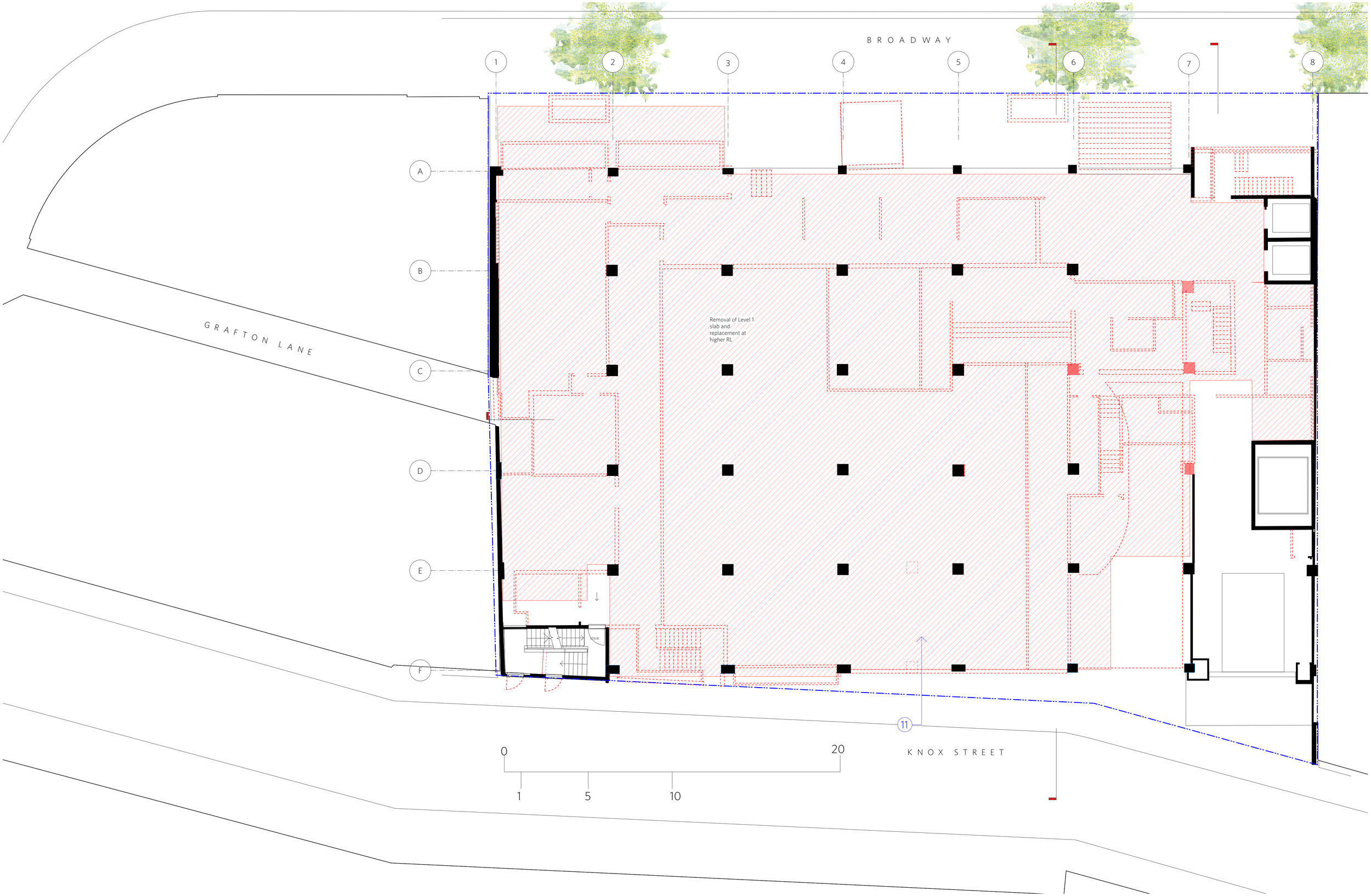
AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
SCALE	1:100 @ A1
JOB	BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008
CLIENT	TRICON
TITLE	LEVEL 1 PLAN PROPOSED
REV.	**C**
DRAWING NO.	**DA-03**

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

TITLE
LEVEL 1 PLAN
DEMOLITION

REV. **C** | DRAWING NO. **DA-03 D**

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
SCALE	1:100 @ A1
CLIENT	TRICON

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

TITLE
LEVEL 1 PLAN
ROOM AREAS

REV.	DRAWING NO.
C	DA-03R

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
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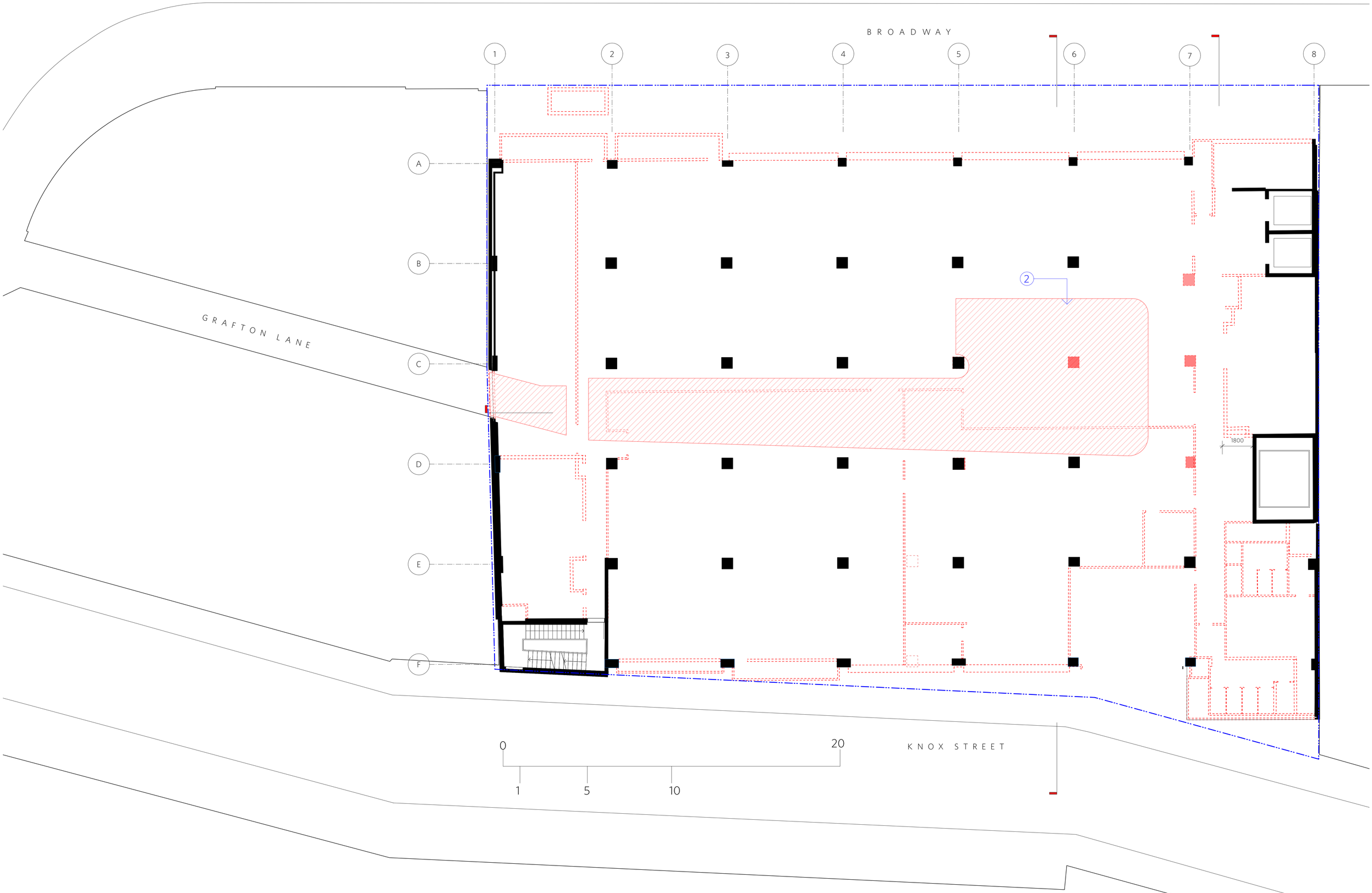
JOB: BROADWAY HOSTEL, 184-200 BROADWAY CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: LEVEL 2 PLAN PROPOSED

REV. C | DRAWING NO. DA-04

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 21.03.25

DRAWN CB/OM

SCALE 1:100 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

TITLE
LEVEL 2 PLAN
DEMOLITION

REV. C

DRAWING NO. DA-04 D

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LEGEND
- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745
CHECKED CB
DATE DRAWN 21.03.25
DRAWN CB/OM
SCALE 1:100 @ A1
CLIENT TRICON
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
TITLE LEVEL 2 PLAN
ROOM AREAS
REV. C
DRAWING NO. DA-04R

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

DOUBLE BUNK STORAGE UNDER

STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 21.03.25

DRAWN CB/OM

SCALE 1:100 @ A1

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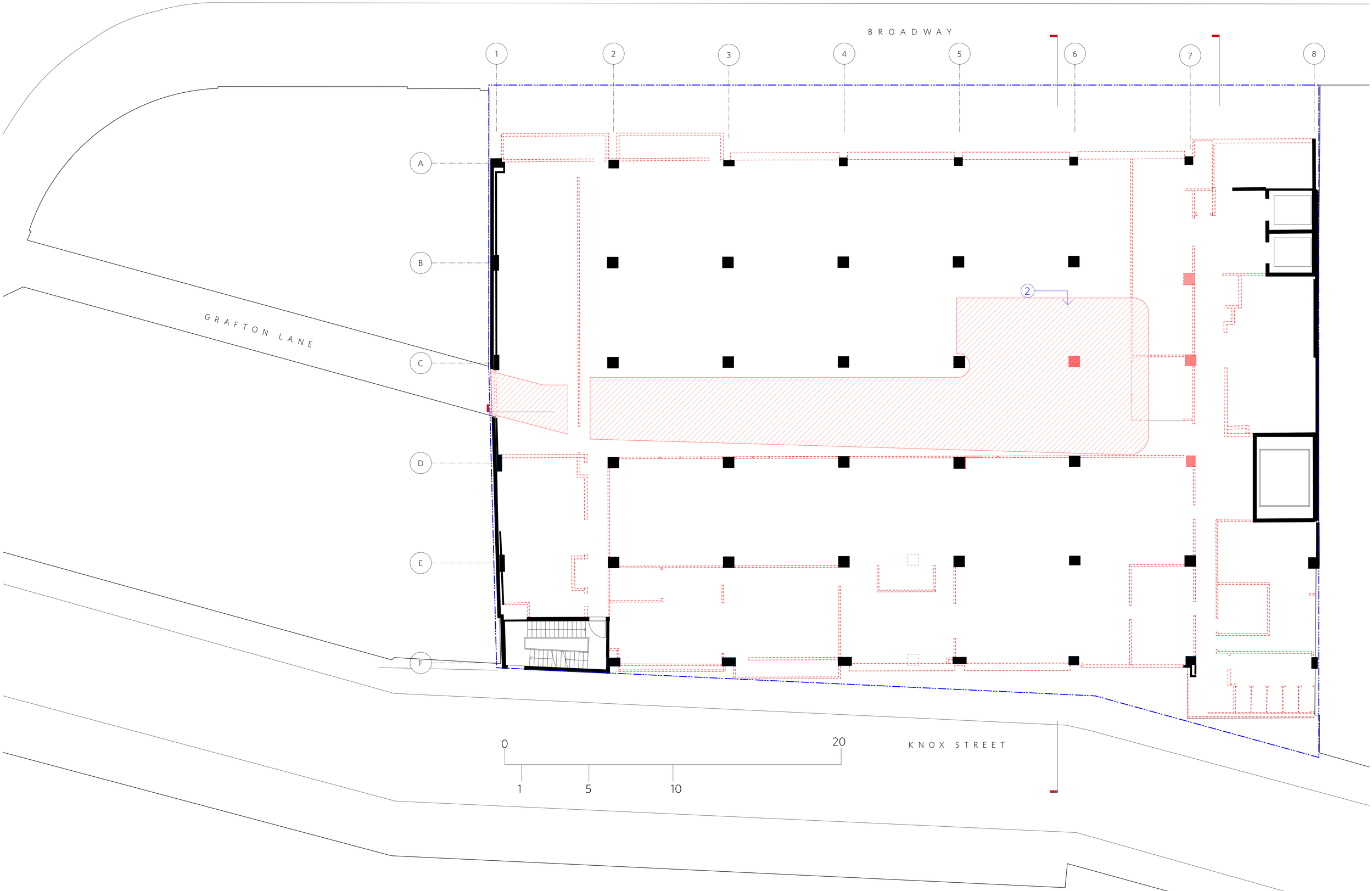
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

TITLE LEVEL 3 PLAN PROPOSED

REV. C

DRAWING NO. DA-05

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Nominated Architect:
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David Jaggers 5959 (Reg. No.NSW)



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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

JOB: BROADWAY HOSTEL, 184-200 BROADWAY CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: LEVEL 3 PLAN DEMOLITION

REV. C | DRAWING NO. DA-05 D

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LEGEND
- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

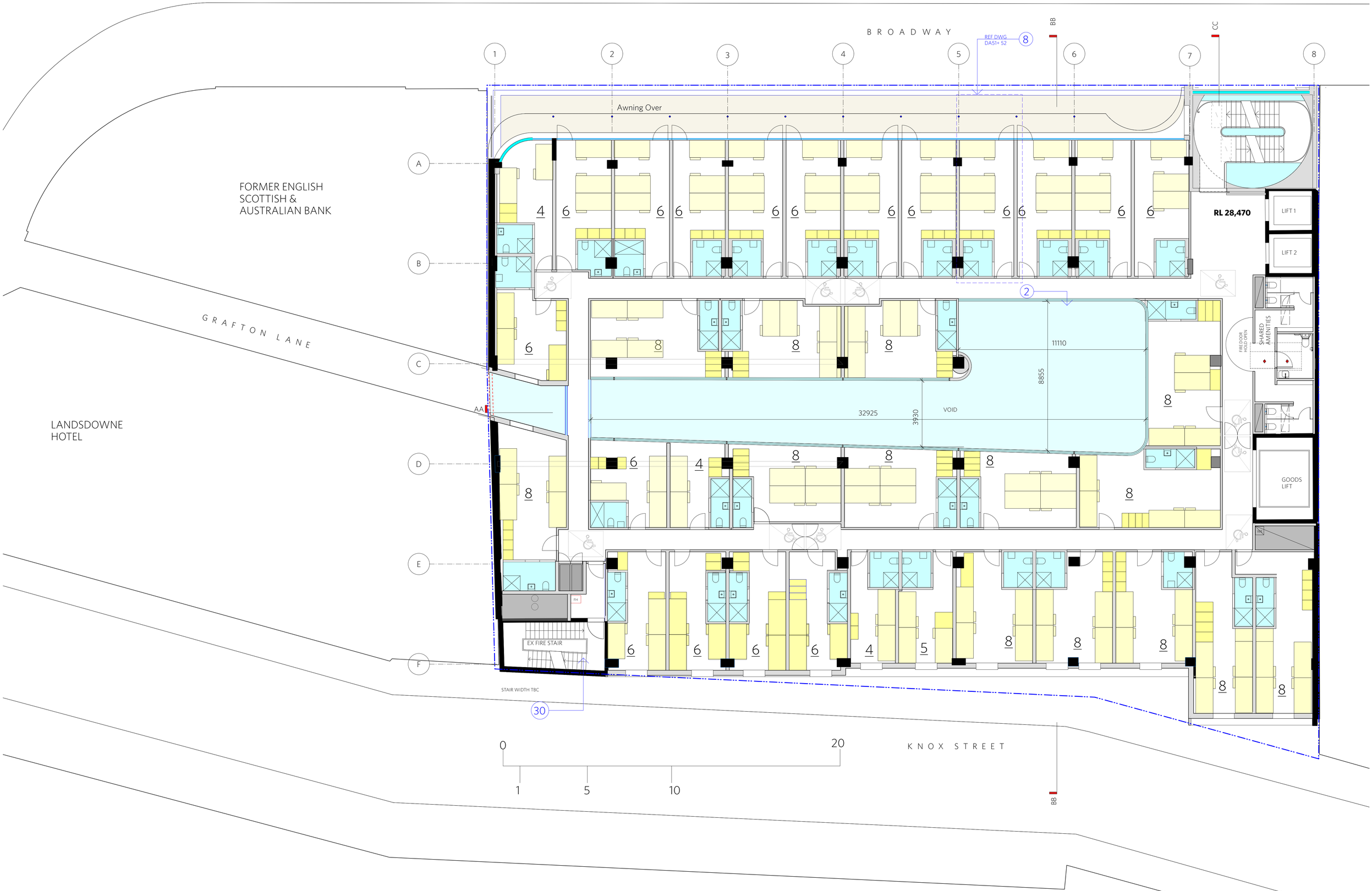
AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
SCALE	1:100 @ A1
JOB	BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008
CLIENT	TRICON
TITLE	LEVEL 3 PLAN ROOM AREAS
REV.	C
DRAWING NO.	DA-05R

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sydney@dbj.com.au
Nominated Architect:
Paul Durbach BArch (Hons) NSWARB
Client Number 19576 | Date: Nov 19 2020



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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
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JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

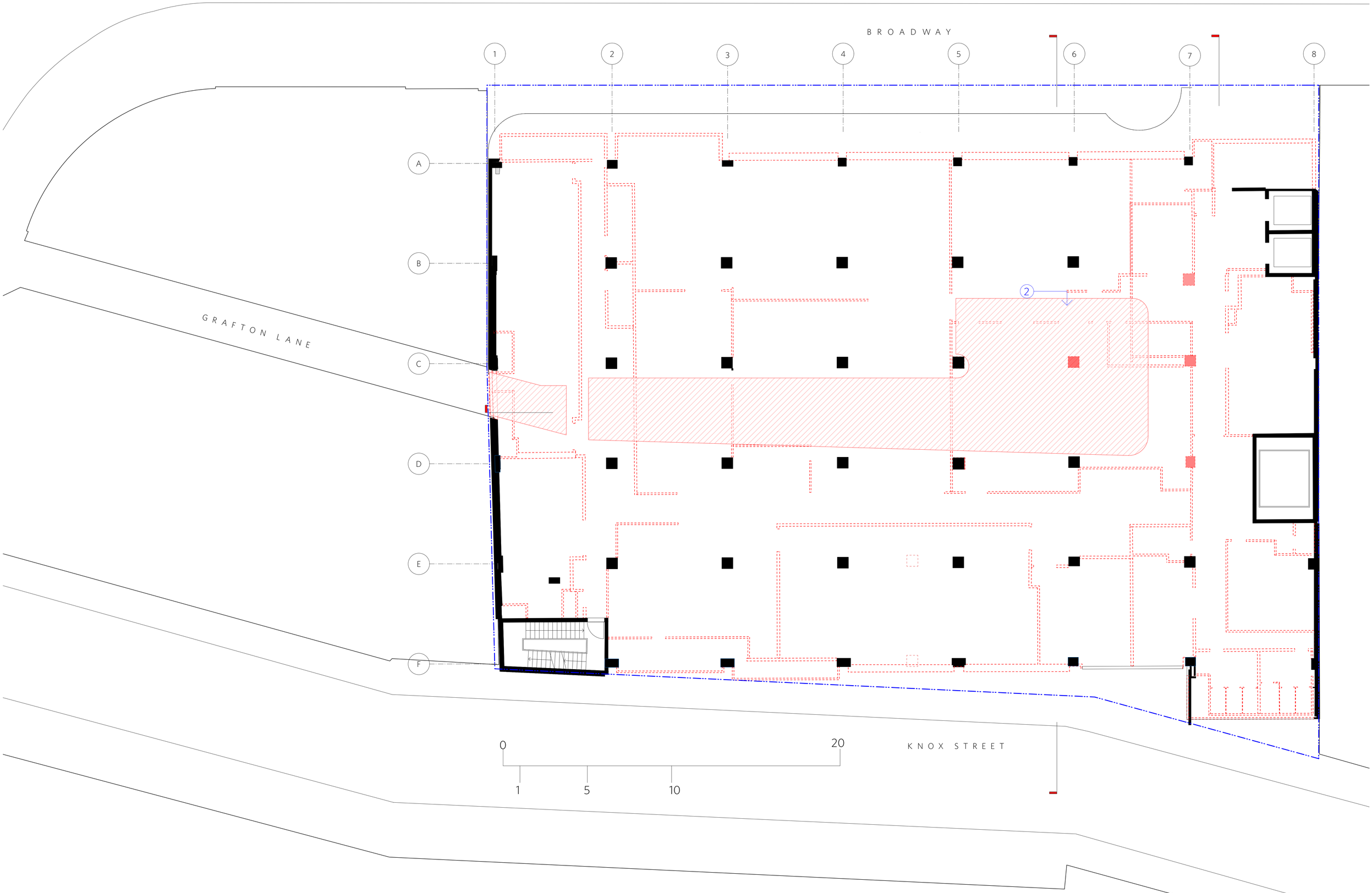
JOB: BROADWAY HOSTEL, 184-200 BROADWAY CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: LEVEL 4 PLAN PROPOSED

REV. C | DRAWING NO. DA-06

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Nominated Architects
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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: LEVEL 4 PLAN
DEMOLITION

REV. C | DRAWING NO. DA-06D

durbach block jaggers
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David Jaggers NSW Reg. No. 5840



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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

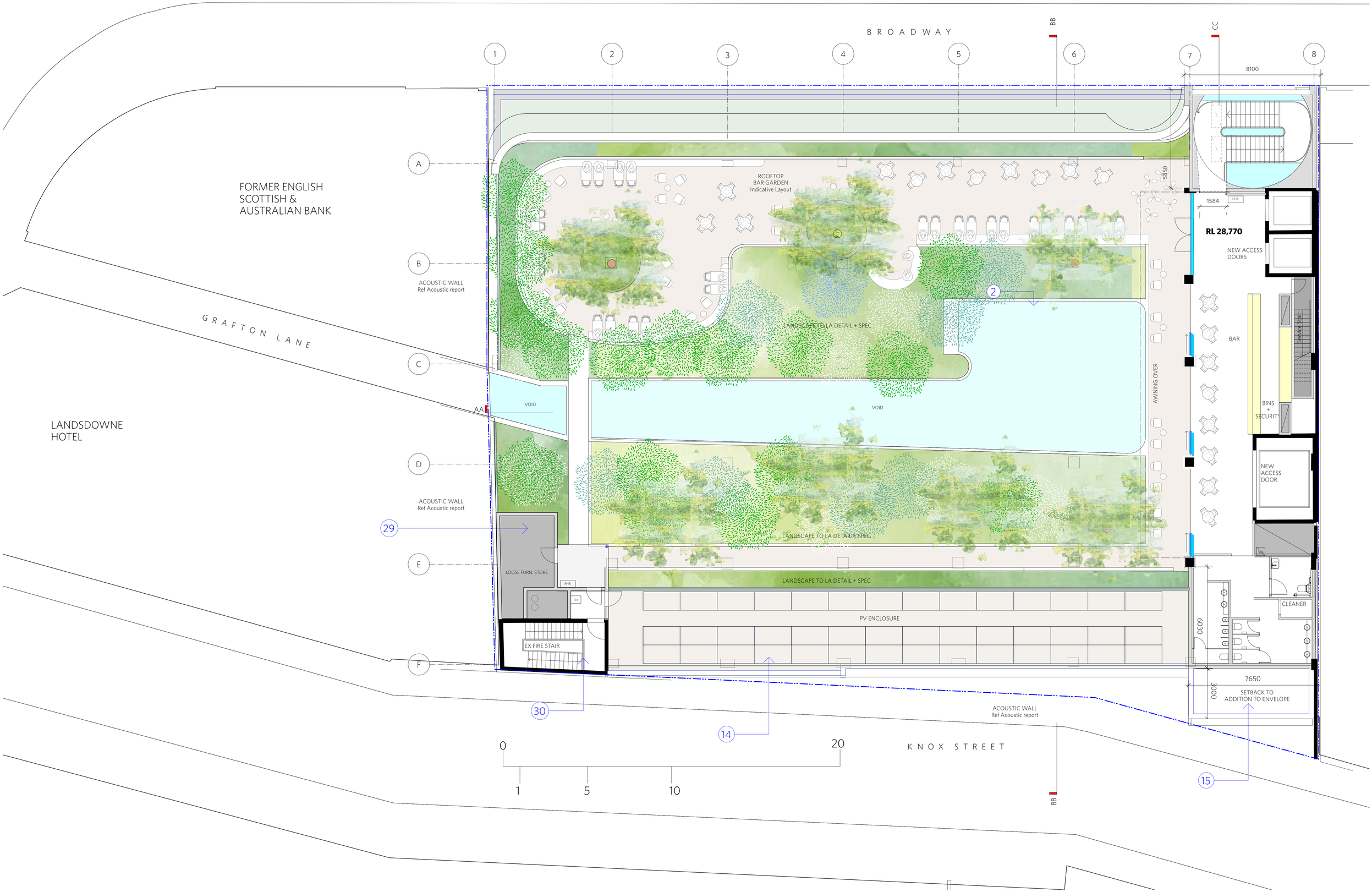
LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS		
REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745
CHECKED	CB
DATE DRAWN	21.03.25
DRAWN	CB/OM
SCALE	1:100 @ A1
CLIENT	TRICON
JOB	BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008
TITLE	LEVEL 4 PLAN ROOM AREAS
REV.	C
DRAWING NO.	DA-06R

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

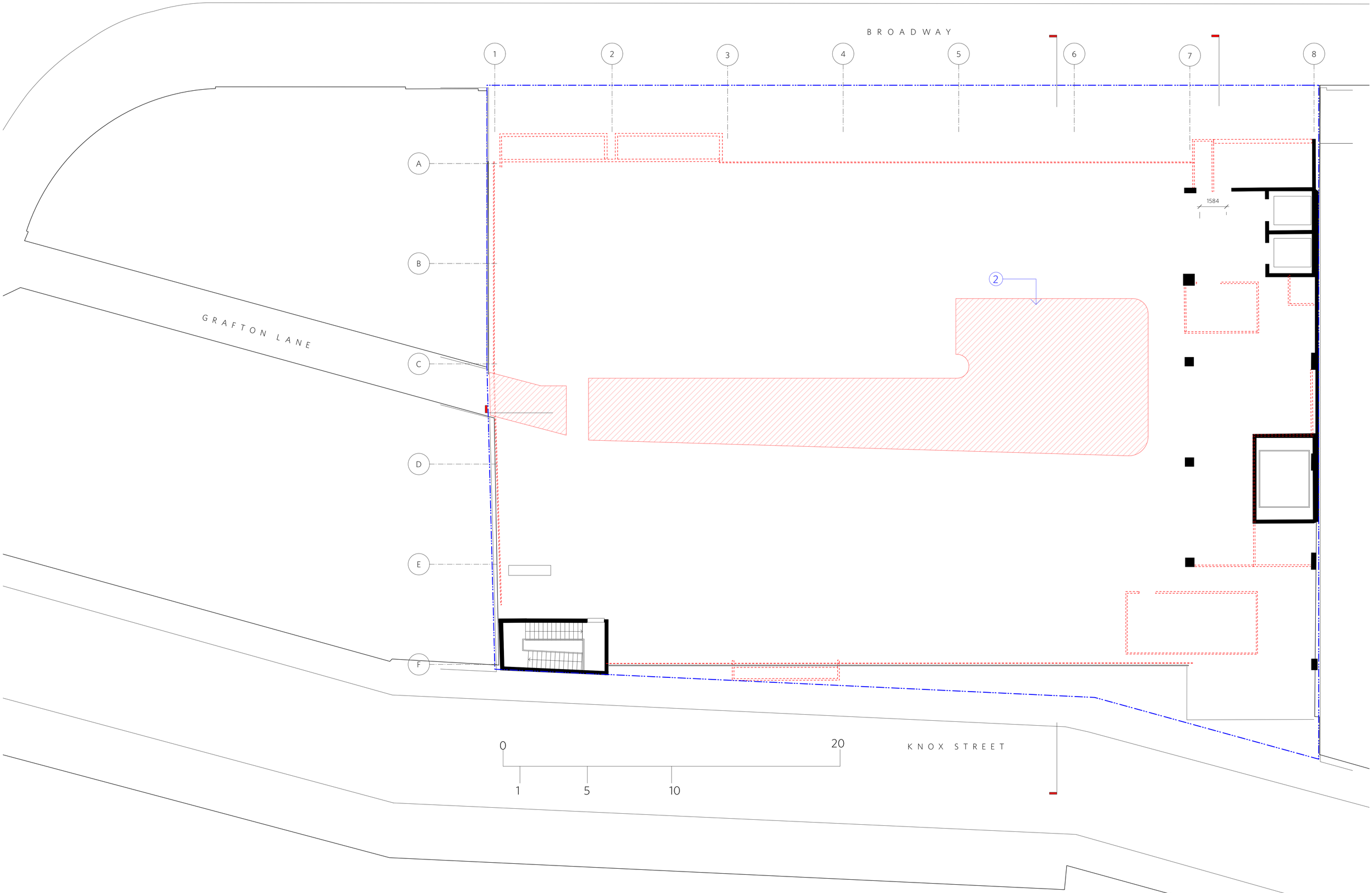
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E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745	CHECKED CB	JOB BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008
DATE DRAWN 21.03.25	DRAWN CB/OM	
SCALE 1:100 @ A1	CLIENT TRICON	TITLE LEVEL 5 PLAN PROPOSED
		REV. C / DRAWING NO. DA-07

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

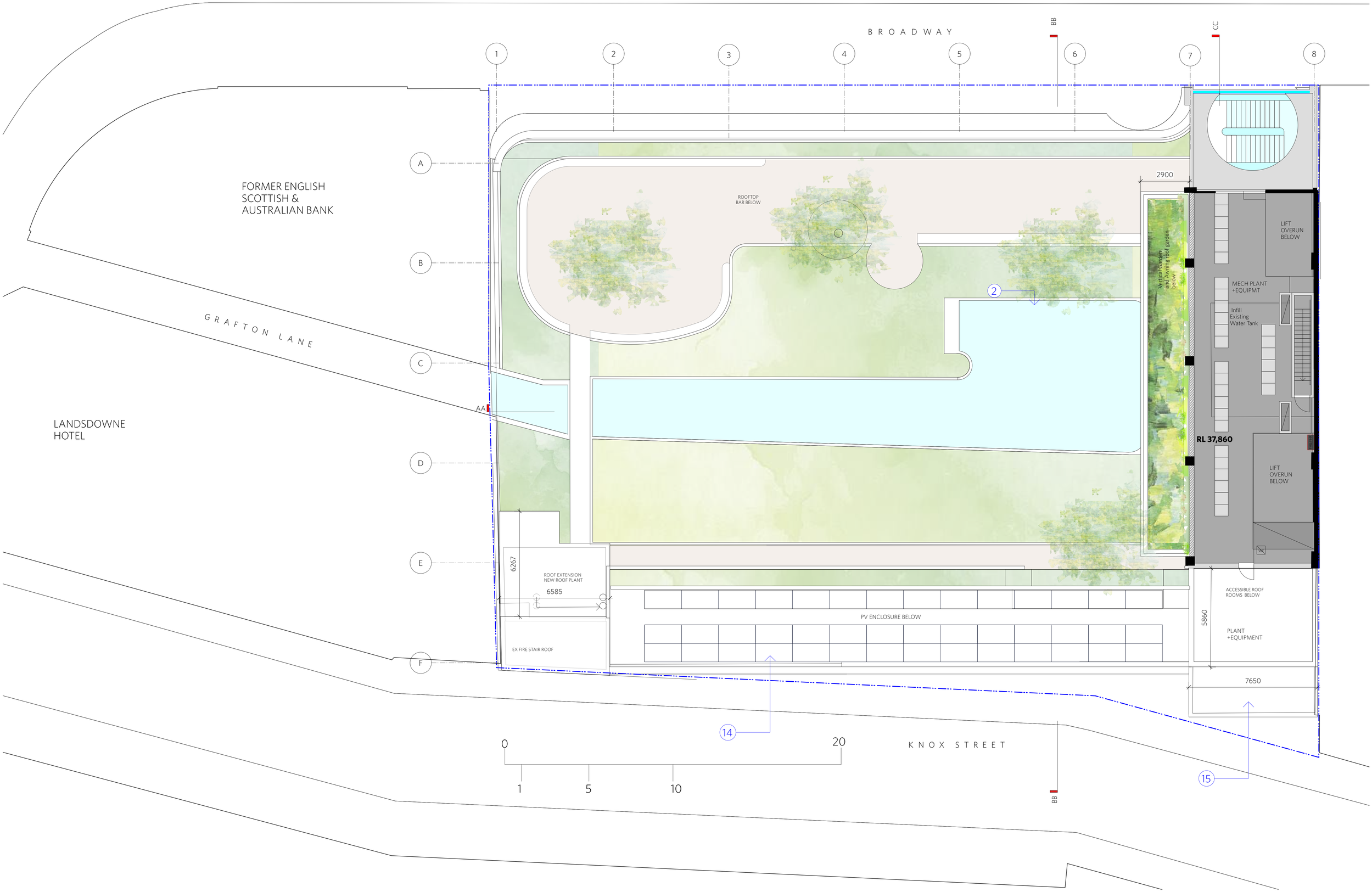
JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: LEVEL 5 PLAN
DEMOLITION

REV. C | DRAWING NO. DA-07 D

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Level 2, 1 Foster Street
Surry Hills NSW 2010
(02) 8270 3500
sydney@dbj.com.au
Nominated Architects:
Rod Durbach 4648 (reg. no. 5090)
David Block 6709 (reg. no. 5910)



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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

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A	DA SUBMISSION	29.11.24
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JOB NO. 1745 | CHECKED CB

DATE DRAWN 21.03.25 | DRAWN CB/OM

SCALE 1:100 @ A1

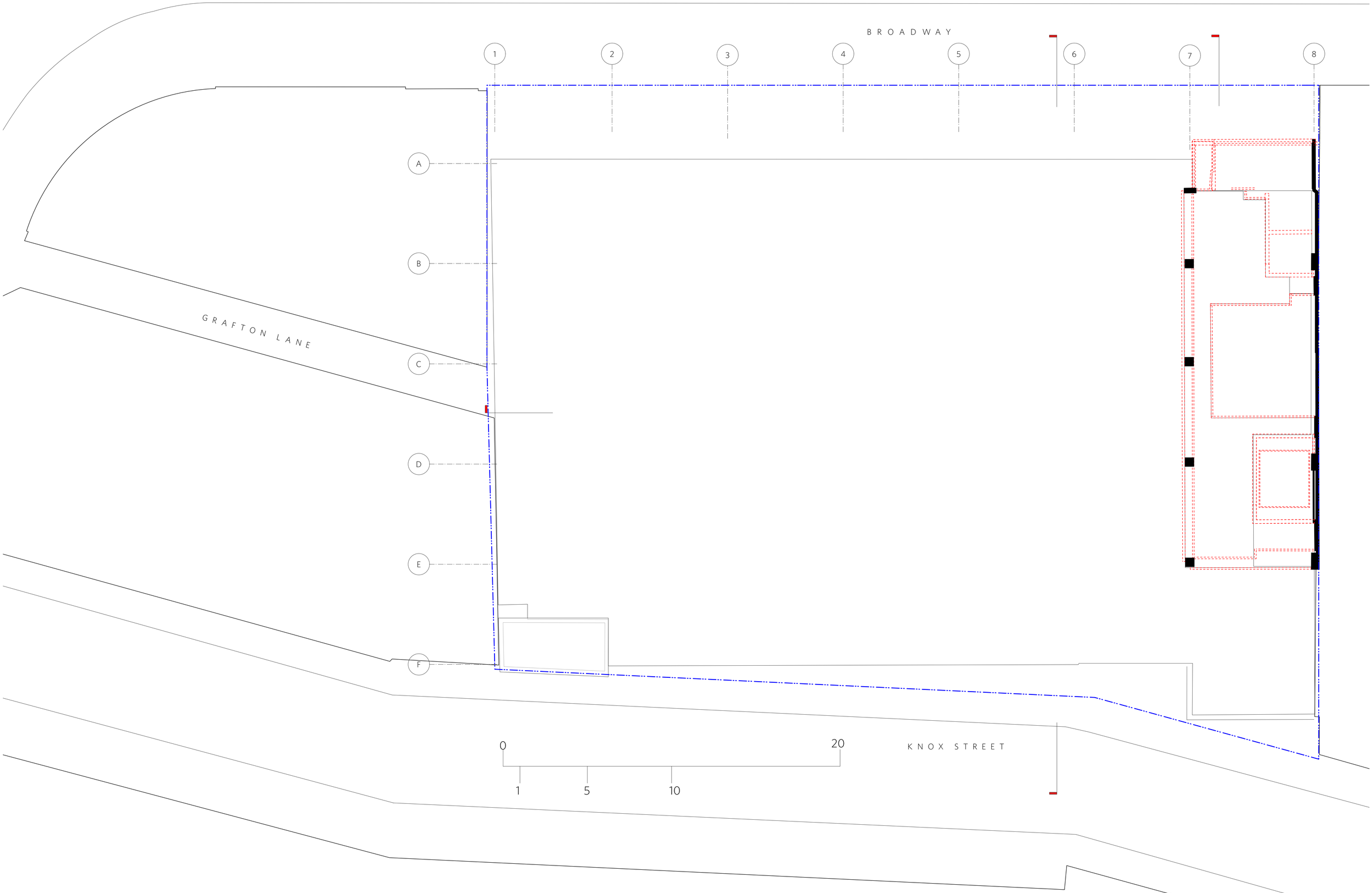
JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

TITLE
LEVEL 6 PLAN
PROPOSED

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LEGEND

- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:100 @ A1

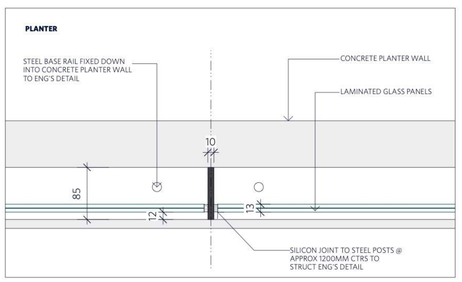
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BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

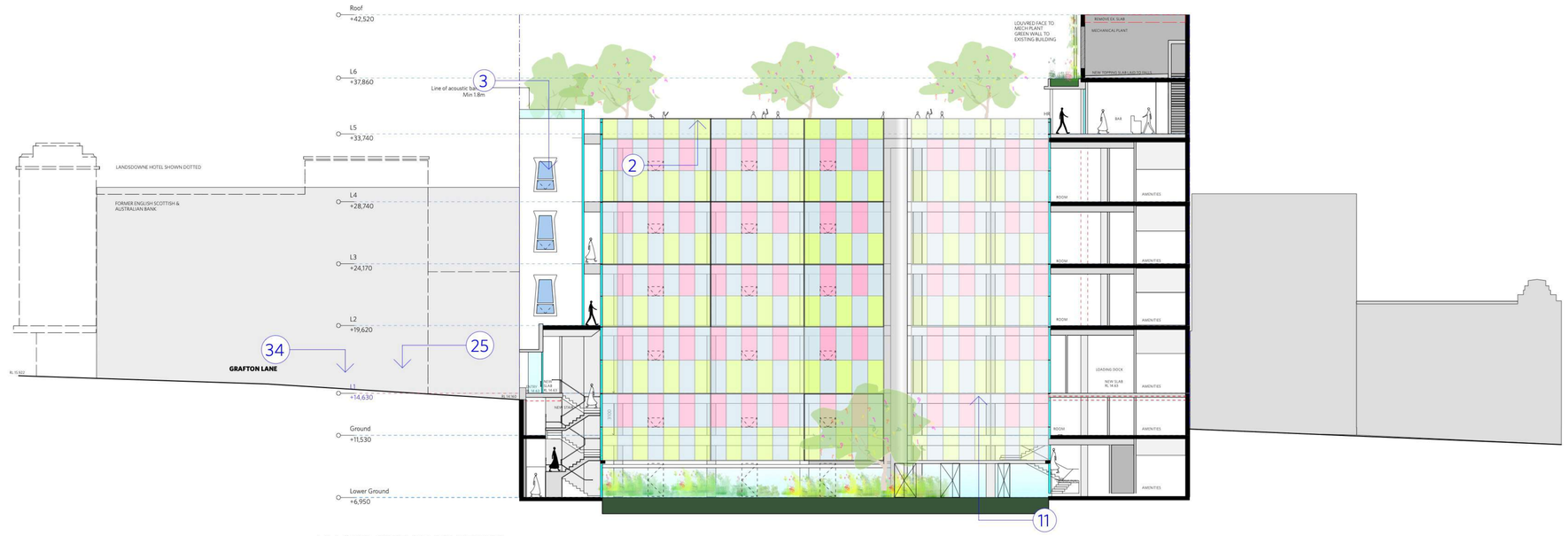
TITLE
LEVEL 6 PLAN
DEMOLITION

REV. C | DRAWING NO. DA-08 D

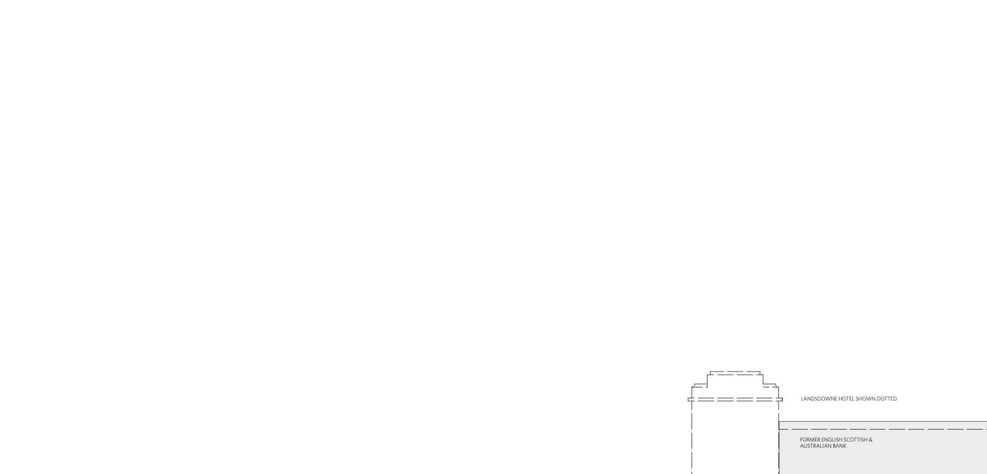
durbach block jaggers
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Surry Hills NSW 2010
(02) 8270 3500
sydney@dbj.com.au
Nominated Architects:
Alan Durbach 4648 (Reg. No. 5090)
David Block 6709 (Reg. No. 5910)



C ACOUSTIC WALL - DETAIL PLAN
Scale: 1:5

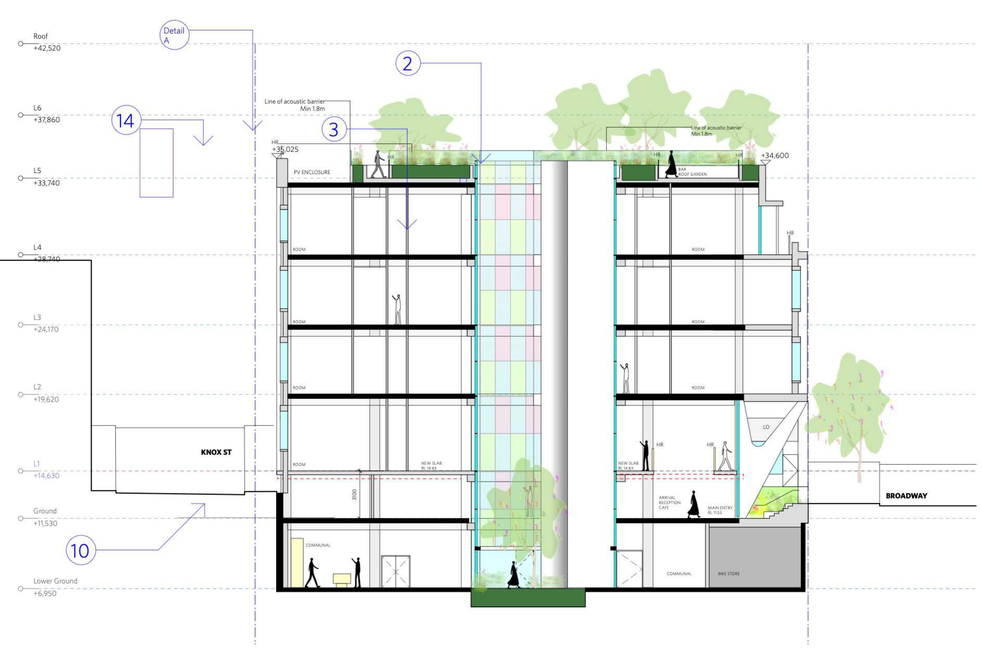


AA LONG SECTION COURTYARD



A ACOUSTIC WALL - EXTERNAL ELEVATION
Scale: 1:20

B ACOUSTIC WALL SECTION
Scale: 1:20



BB SHORT SECTION

0 1 5 10 20

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LEGEND
- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

4 Openable windows provided for resilience only
Operable by management only

ISSUE STATUS		
REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745 | CHECKED CB | DATE DRAWN 21.03.25 | DRAWN CB/OM | SCALE 1:200 @ A1

JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT: TRICON

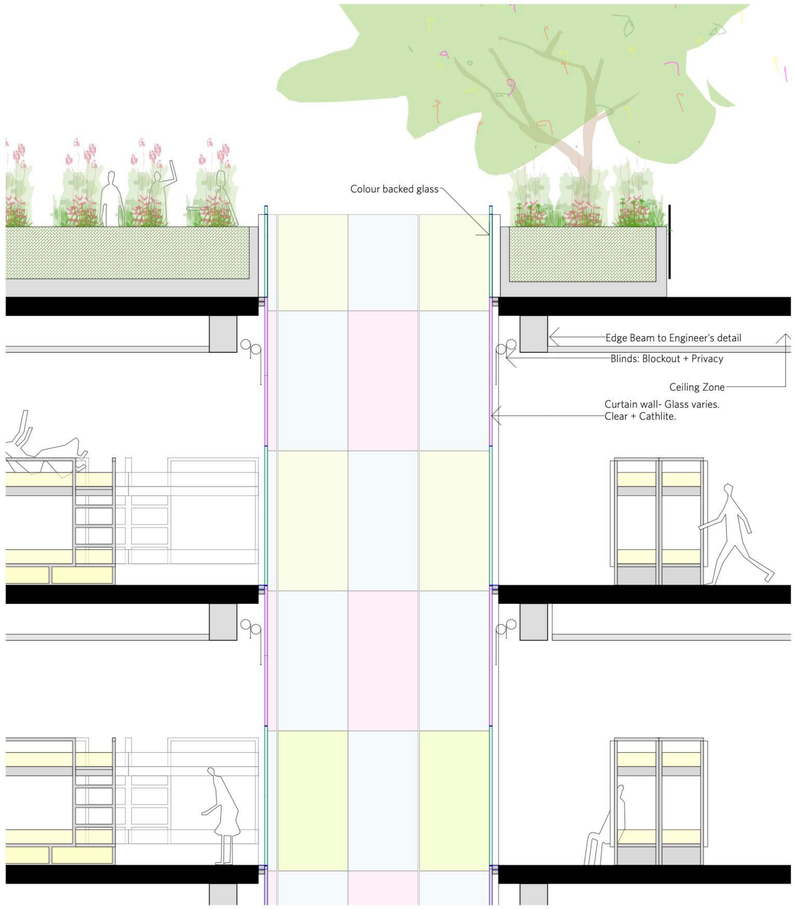
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REV. C | DRAWING NO. DA-10

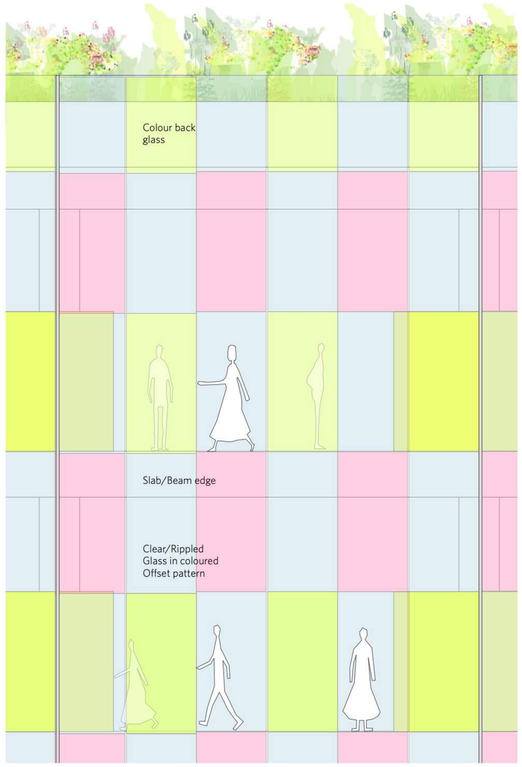
durbach block jaggers
Level 2, 77 King St Sydney NSW 2000
Phone (02) 8296 3900
sydney@dbj.com.au
Nominated Architects:
Neil Durbach (NSW Reg. No 5810)
David Jaggers (NSW Reg. No 9999)



CC SHORT SECTION



DETAIL SECTION- VOID



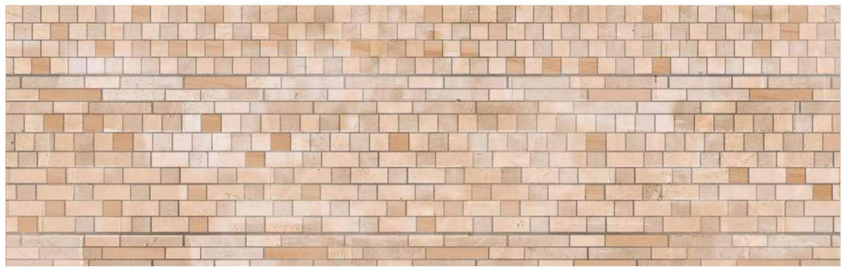
DETAIL ELEVATION- VOID

F1 PAINTED FASCIA

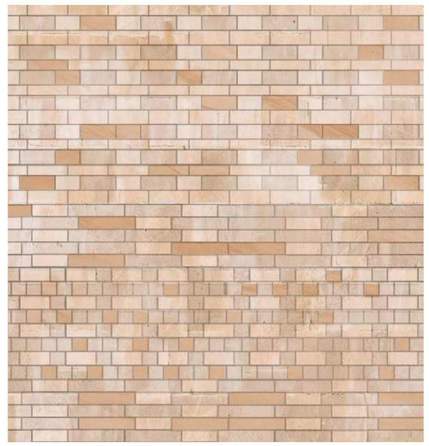


F5 RENDER



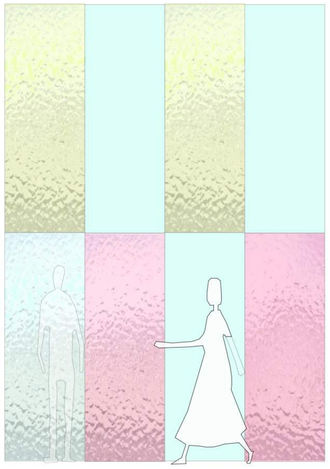


F2 SANDSTONE IN BESPOKE PATTERN



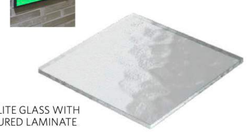


F6 FACE BRICK



CLEAR AND RIPPLED COLOURED GLASS
PATTERN TO DETAIL DESIGN
CLEAR VISION PANELS OFFSET FOR PRIVACY
COLOUR BACKED GLASS TO L5 PLANTER EDGES





CATHLITE GLASS WITH COLOURED LAMINATE

OFF FORM CONCRETE



F3 F4 GLAZING

0 20
1 5 10

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND

AC	Air Conditioning
E	Electrical Switchboard
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire indicator panel
DP	Downpipe
DRP	Drainage Point
F#	Finish
FG	Fixed glazing
GA	Gate
HR	Handrail
LO	Louvres
R	Mechanical/Electrical Riser
RD	Roller Door

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE 1:200 @ A1
CLIENT TRICON
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
TITLE SECTION CC +MATERIALS
REV. C
DRAWING NO. DA-11

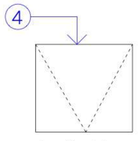
durbach block jaggers
Level 2, 6 Mosley Street
Potts Point NSW, 2011
02 8296 7200
sydney@dbj.com.au
Nominated Architects
Neil Durbach NSW Reg. No 5650
David Jaggers NSW Reg. No 6989



NORTH ELEVATION - EXISTING



NORTH ELEVATION - PROPOSED



Openable windows
provided for resilience.
Operable by management.

0 1 5 10 20

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 15.08.24

DRAWN CB/AG

SCALE 1:200 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

TITLE
ELEVATIONS NORTH
EXISTING + PROPOSED

REV. C

DRAWING NO. DA-20

durbach block jaggers
Level 2, 9 Roslyn Street
Potts Point NSW 2011
02 8297 3500
durbachblockjaggers.com

Nominated Architects:
Neil Durbach NSW Reg. No 5850
David Jaggers NSW Reg. No 9999

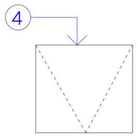


LANDSDOWNE

SOUTH ELEVATION - EXISTING



SOUTH ELEVATION - PROPOSED



Openable windows
provided for resilience.
Operable by management.

0 1 5 10 20

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 21.03.25

DRAWN CB/OM

SCALE 1:200 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

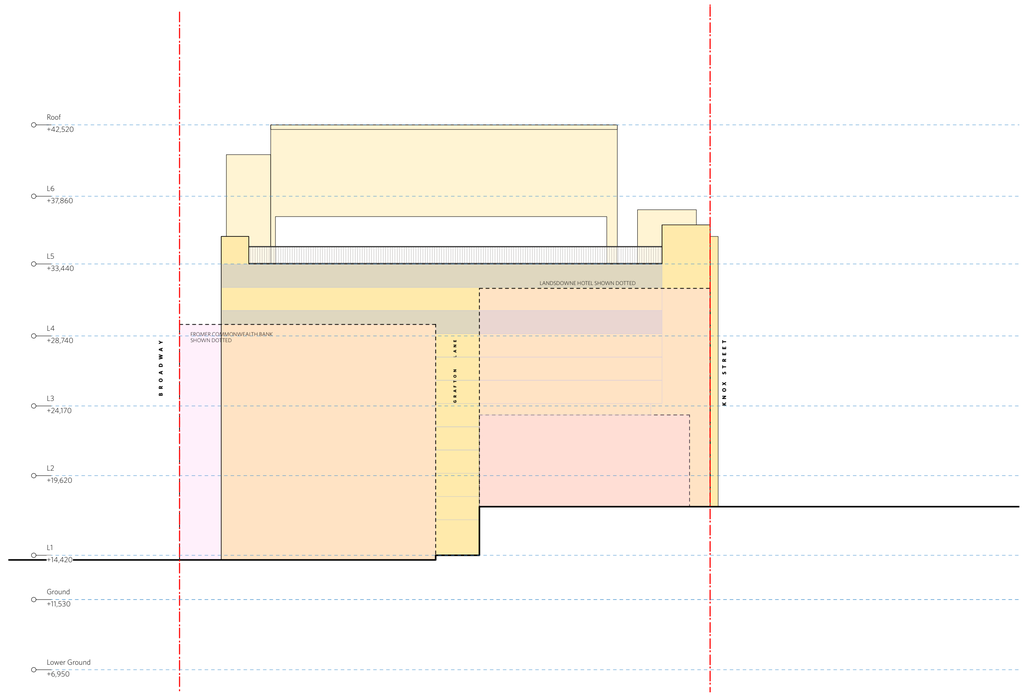
CLIENT
TRICON

TITLE
ELEVATIONS SOUTH
EXISTING + PROPOSED

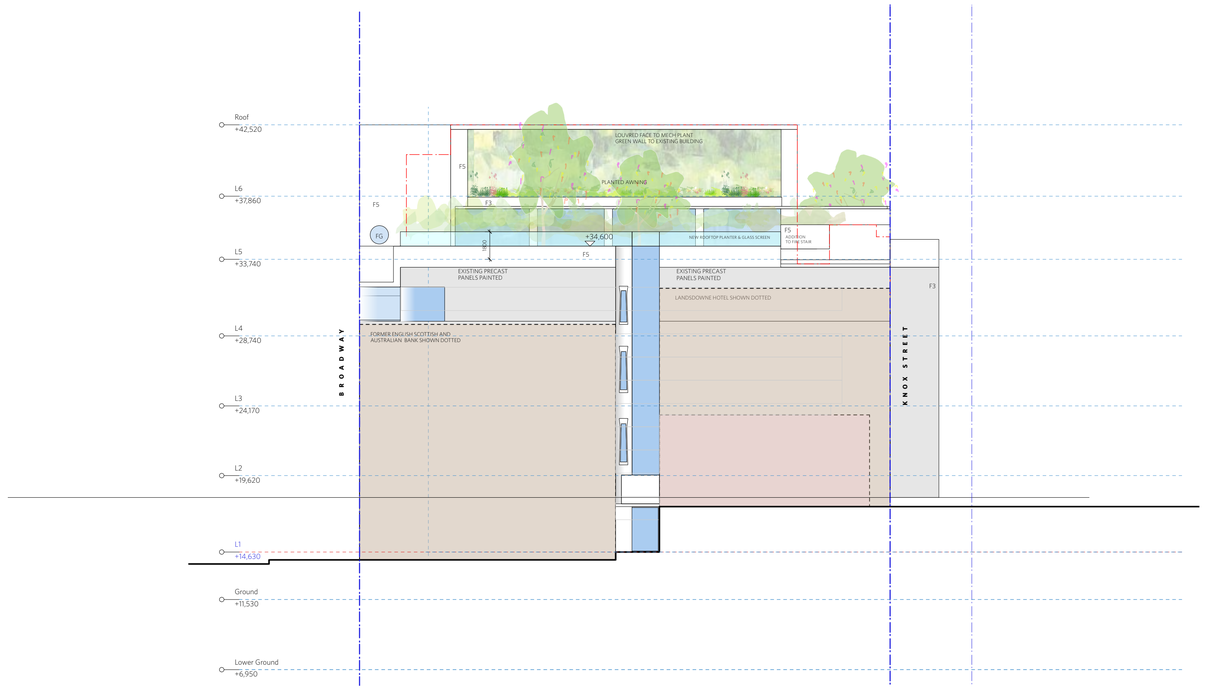
REV. C

DRAWING NO. DA-21

durbach block jaggers
Level 2, 74 Buckingham Street
Surry Hills, NSW, 2010
02 8239 0900
durbachblockjaggers.com
Nominated Architects
Paul Durbach | NSW Reg. No 5856
Daniel Jaggers | NSW Reg. No 10995



WEST ELEVATION - EXISTING



WEST ELEVATION - PROPOSED

0 1 5 10 20

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 21.03.25

DRAWN CB/OM

SCALE 1:200 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

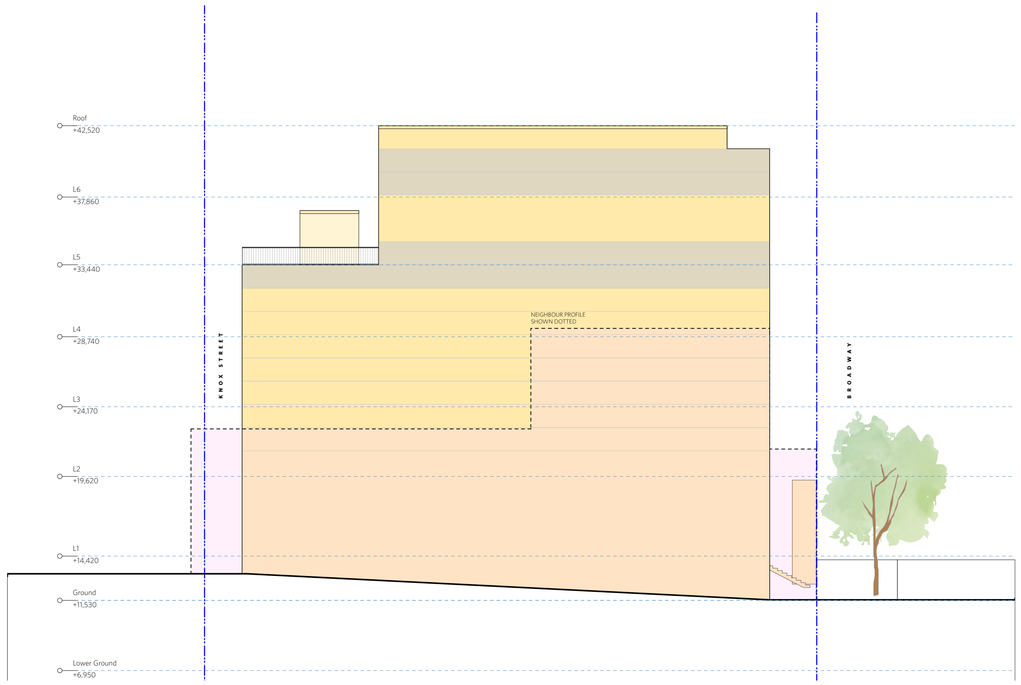
CLIENT
TRICON

TITLE
ELEVATIONS WEST
EXISTING + PROPOSED

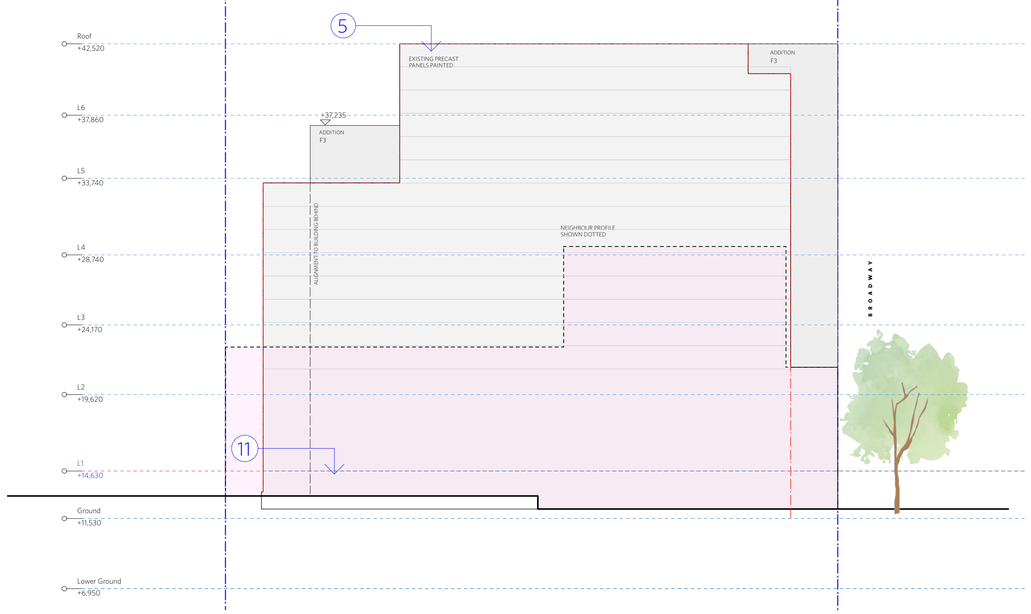
REV. C

DRAWING NO. DA-22

durbach block jaggers
Level 2, 99 Harris Street
Pyrmont NSW 2009
(02) 8239 8000
durbachblockjaggers.com
Nominated Architects
Simon Durbach 4148
Tania Block 5890



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

0 1 5 10 20

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 15.08.24

DRAWN CB/AG

SCALE 1:200 @ A1

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT
TRICON

TITLE
ELEVATIONS EAST
EXISTING + PROPOSED

REV. C

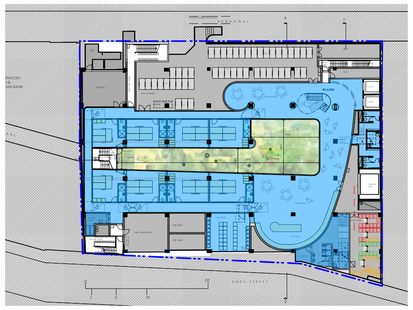
DRAWING NO. DA-23

durbach block jaggers
Level 2, 77 Fisher Street
East Perth WA 6004
T: (08) 9221 1922
E: admin@dbjarchitects.com
Nominated Architects:
Paul Durbach #5249 (Reg. No. NSW)
David Jaggers #5745 (Reg. No. NSW)

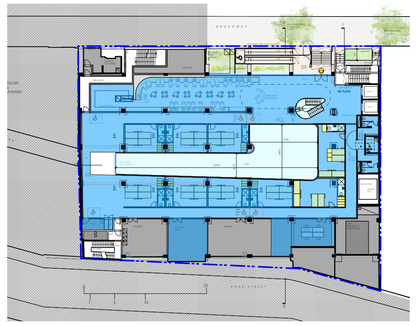
	4 ROOM	5 ROOM	6 ROOM	8 ROOM		NUMBER BEDROOMS		4 ROOM	5 ROOM	6 ROOM	8 ROOM	Beds/level	COMMON	COMMON EXT	GFA	
LOWER GROUND	0	0	2	6		8		0	0	12	48	60	290	189	LOWER GROUND	812
GROUND (14?)	0	0	2	9		11		0	0	12	72	84	167		GROUND	938
LEVEL 1	2	4	5	13		24		8	20	30	104	162	113		LEVEL 1	987
LEVEL 2	2	1	7	25		35		8	5	42	200	255			LEVEL 2	1320
LEVEL 3	2	1	7	25		35		8	5	42	200	255			LEVEL 3	1320
LEVEL 4	3	1	17	14		35		12	5	102	112	231			LEVEL 4	1228
LEVEL 5				0		0					0	0	59	320	LEVEL 5	141
LEVEL 6	0		0	0		0		0	0	0	0	0				
Number of rooms	9	7	40	92												
	36	35	240	736	1047	148		36	35	228	688	1047	629	509	TOTAL	6746

Site Area	1782
Proposed FSR	3.785634
Existing GFA	5810.6
Existing FSR	3.260718

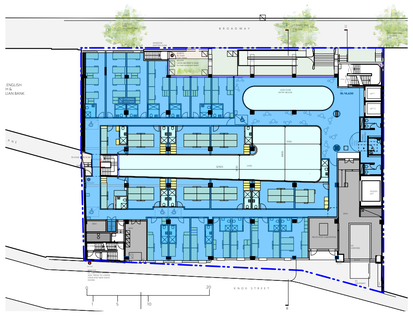
Common Area requirement/ person	0.75
Area required	785.25
MAX 20% OUTDOOR	157.05
Indoor	628.20



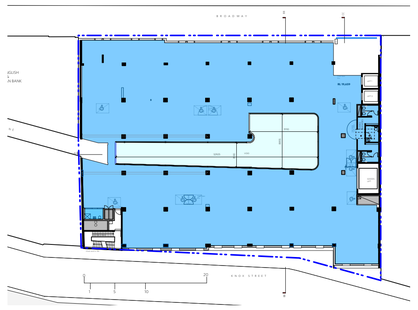
LOWER GROUND



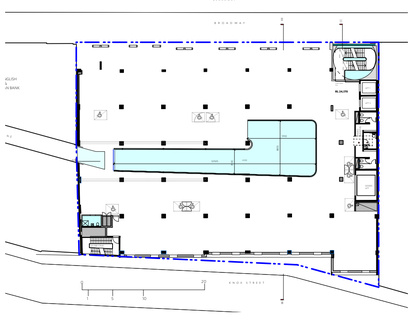
GROUND



LEVEL 1



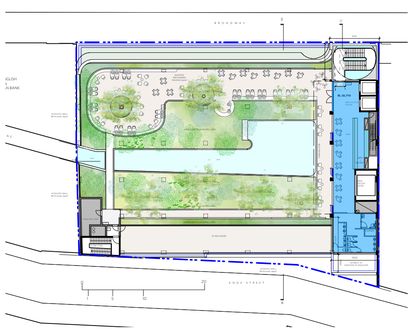
LEVEL 2



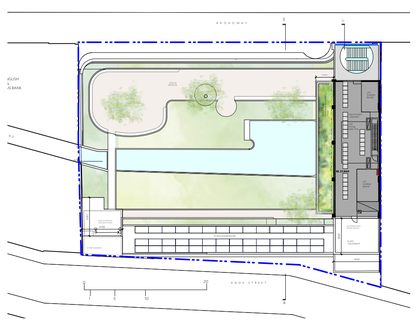
LEVEL 3



LEVEL 4



LEVEL 5



LEVEL 6

PROPOSED GFA

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

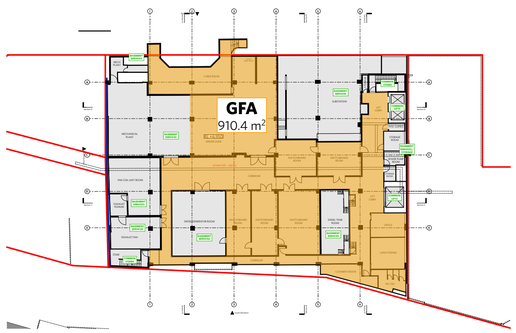
LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

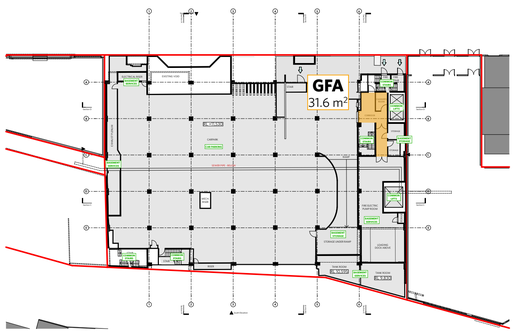
ISSUE STATUS		
REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	CHECKED	JOB	TITLE
1745	CB	BROADWAY HOSTEL 184-200 BROADWAY CHIPPENDALE NSW 2008	GFA + SCHEDULE
DATE DRAWN	DRAWN		
21.03.25	CB/OM		
SCALE	CLIENT		REV. / DRAWING NO.
1:500 @ A1	TRICON		C / DA-30

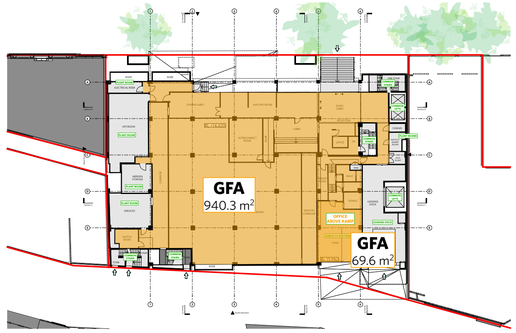
	GFA
Lower Ground	910.4
Ground	31.6
L1	1,009.9
L2	1,297.9
L3	1,303.2
L4	1,245.0
L5	12.6
TOTAL	**5,810.6 m²**



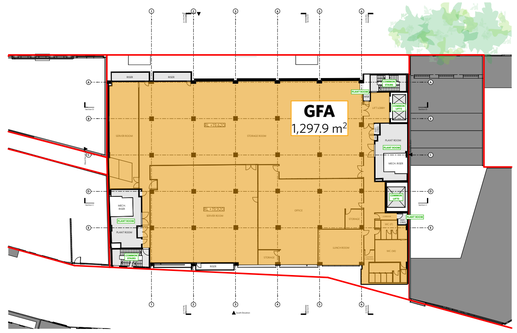
1 Lower Ground 1:500



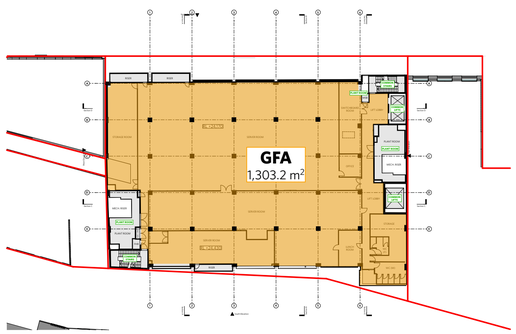
2 Ground 1:500



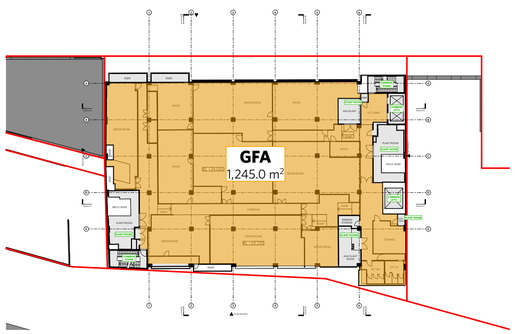
3 L1 1:500



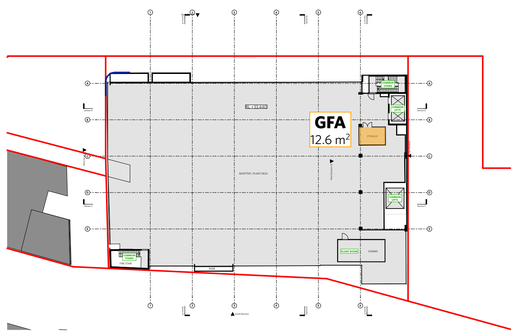
4 L2 1:500



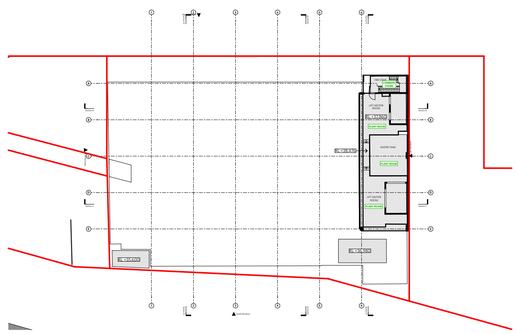
5 L3 1:500



6 L4 1:500



7 L5 1:500



8 L6 1:500

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 15.08.24

DRAWN CB/AG

SCALE 1:500 @ A1

CLIENT TRICON

JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

TITLE Existing GFA Diagrams

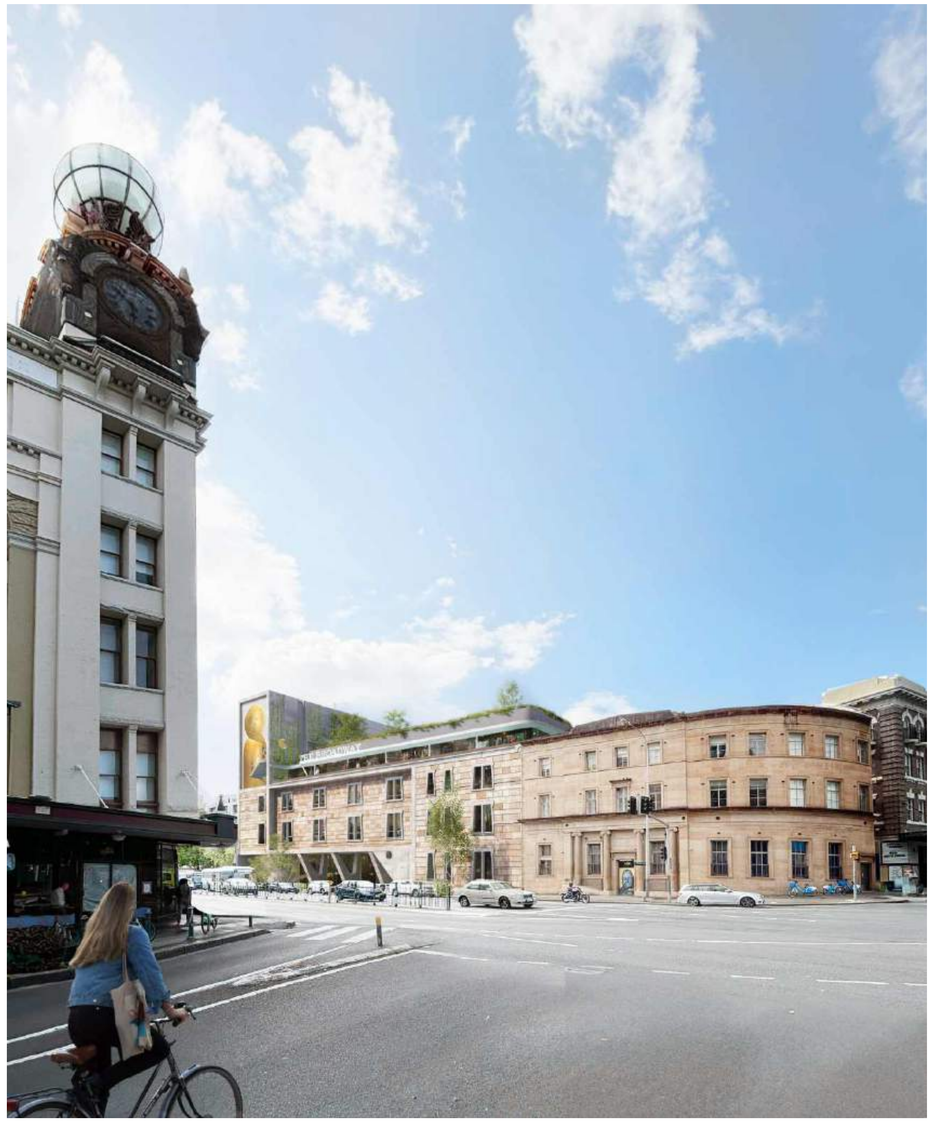
REV. C

DRAWING NO. DA-31

durbach block jaggers



VIEW 1 LOOKING WEST ON BROADWAY



VIEW 1 FROM BAY STREET LOOKING SOUTH

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LEGEND

EXISTING

PROPOSED DEMOLITION

PROPOSED WORKS

LEGEND

AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745

CHECKED CB

DATE DRAWN 15.08.24

DRAWN CB/AG

SCALE NTS

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

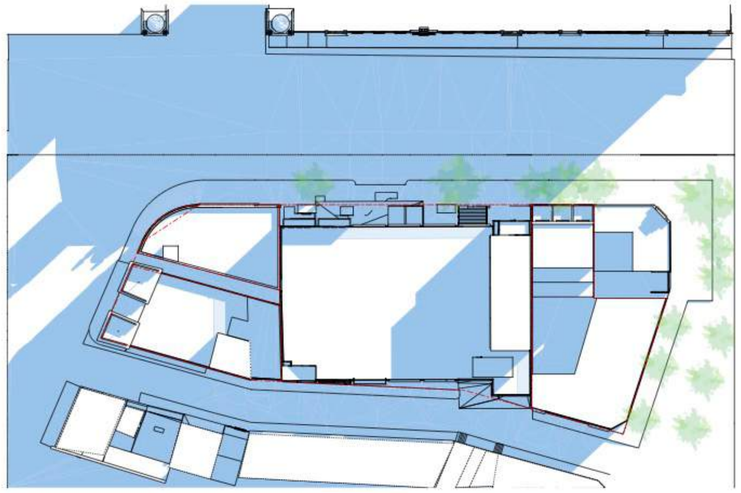
CLIENT
TRICON

TITLE
Renders 1 + 2

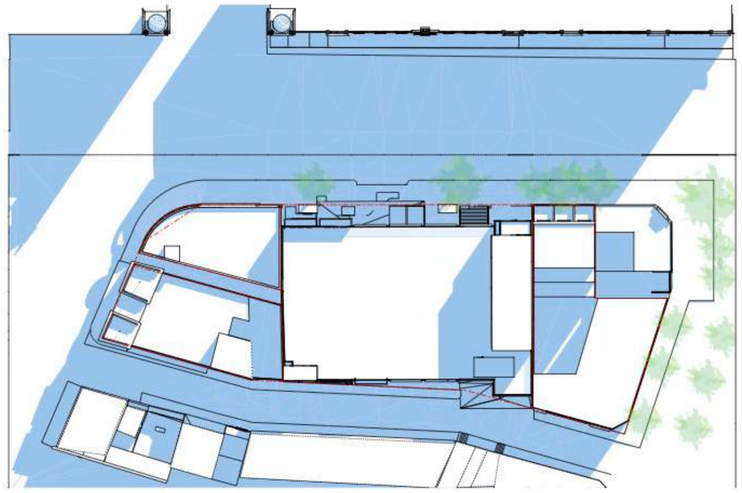
REV. C

DRAWING NO. DA-35

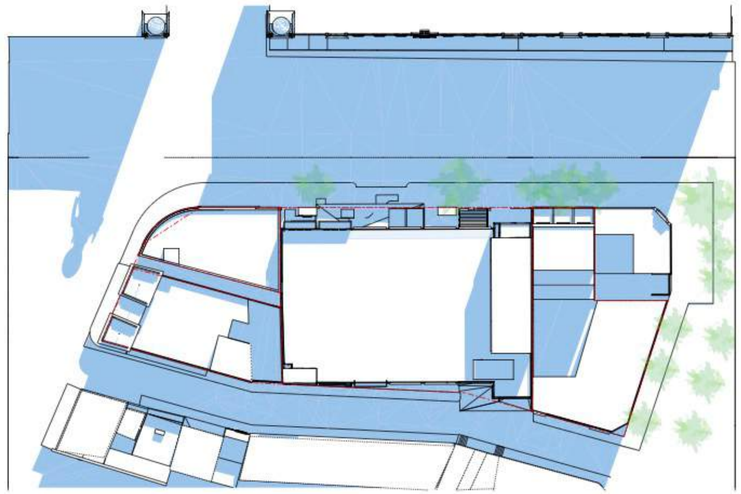
durbach block jaggers



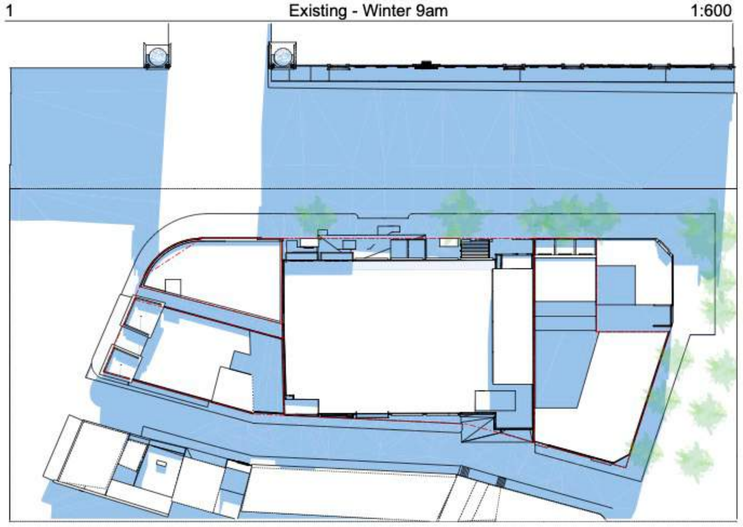
1 Existing - Winter 9am 1:600



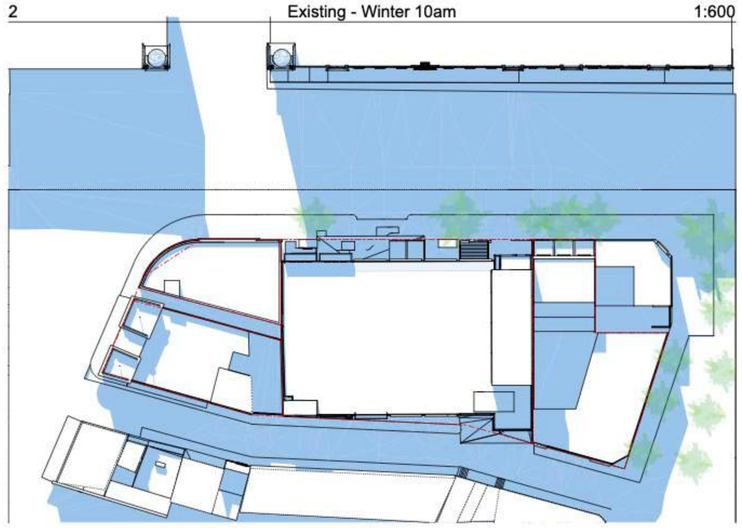
2 Existing - Winter 10am 1:600



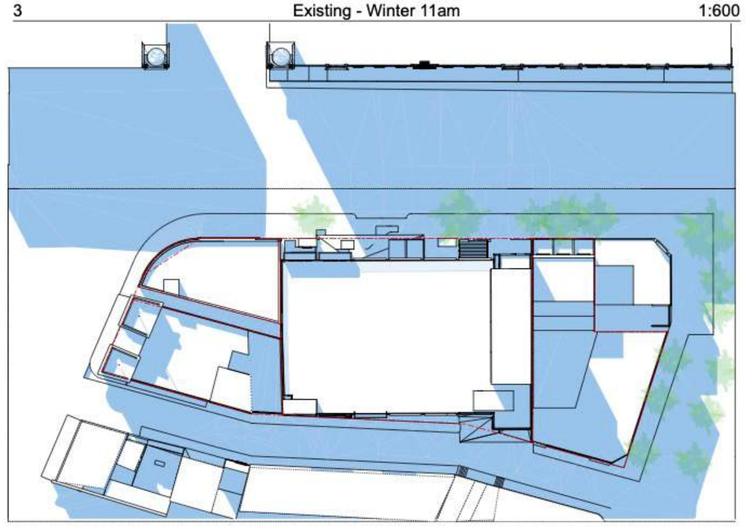
3 Existing - Winter 11am 1:600



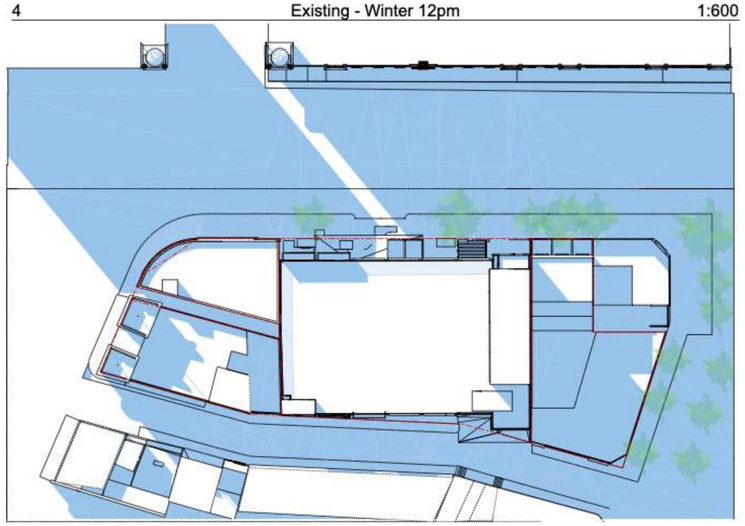
4 Existing - Winter 12pm 1:600



5 Existing - Winter 1pm 1:600



6 Existing - Winter 2pm 1:600



7 Existing - Winter 3pm 1:600

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND

AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

ISSUE STATUS

REV.	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

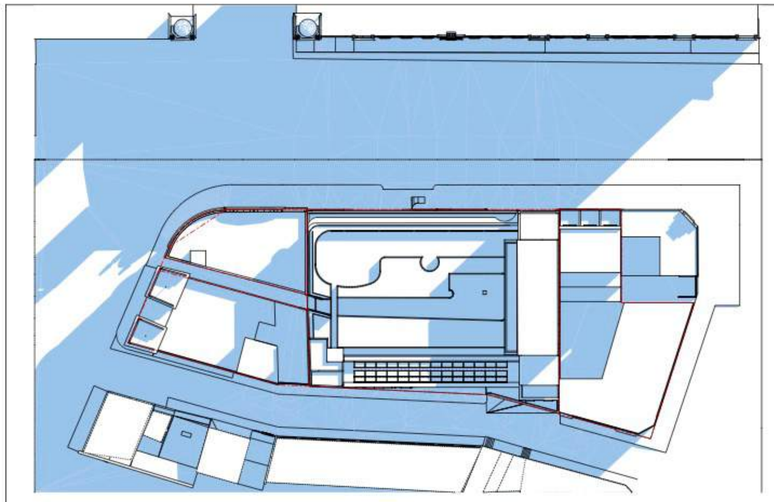
JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE: 1:250 @ A1
CLIENT: TRICON

JOB
BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

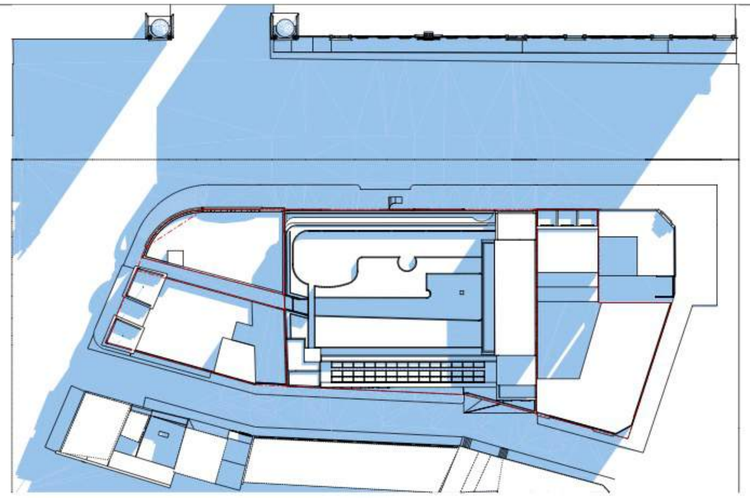
TITLE
SHADOWS
Existing

REV. C
DRAWING NO. DA-40

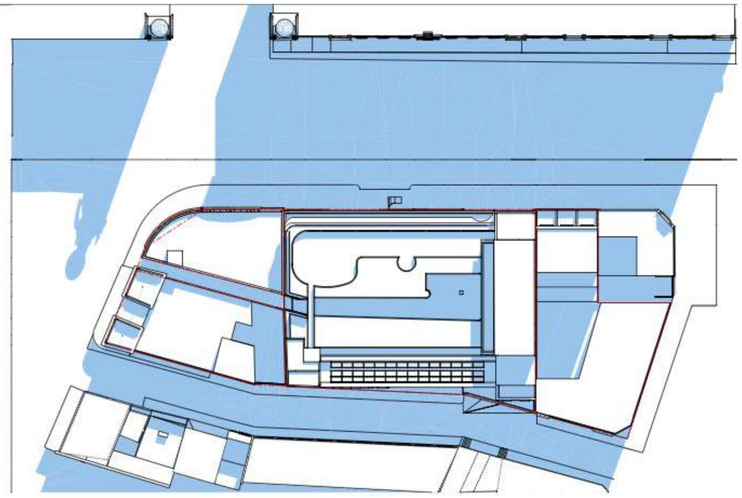
durbach block jaggers



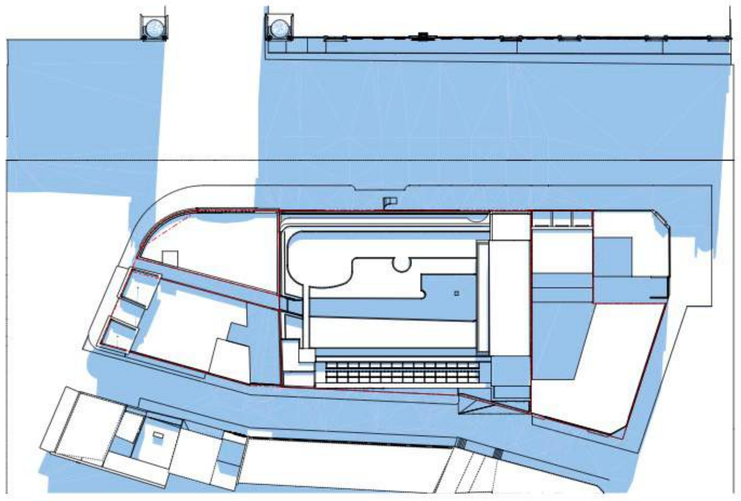
1 Proposed - Winter 9am 1:600



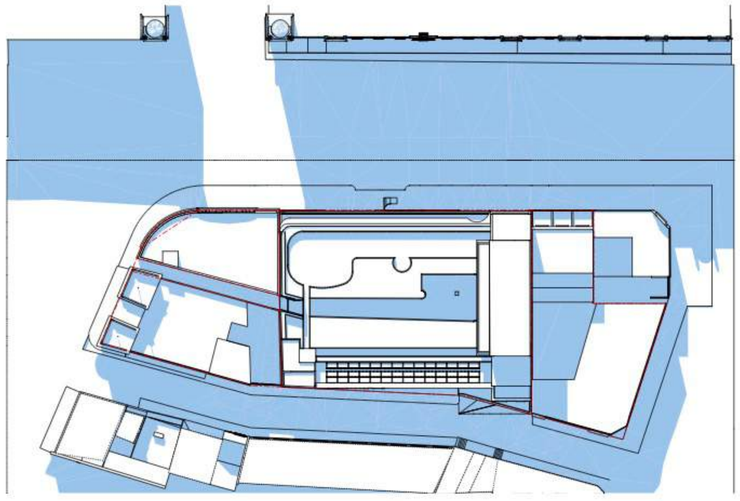
2 Proposed - Winter 10am 1:600



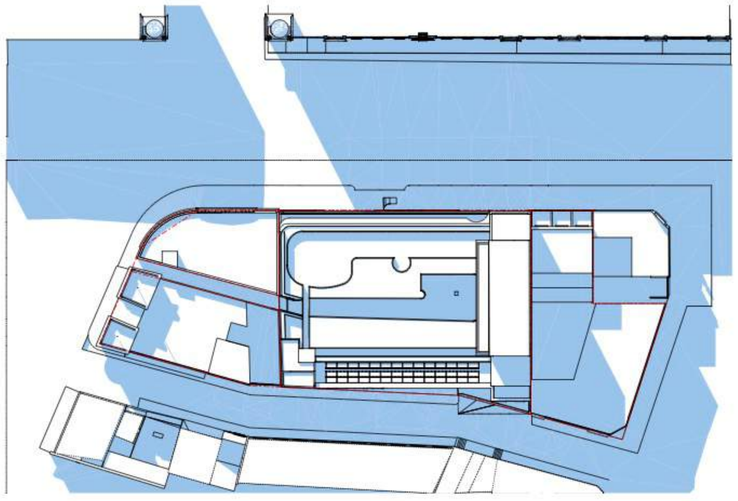
3 Proposed - Winter 11am 1:600



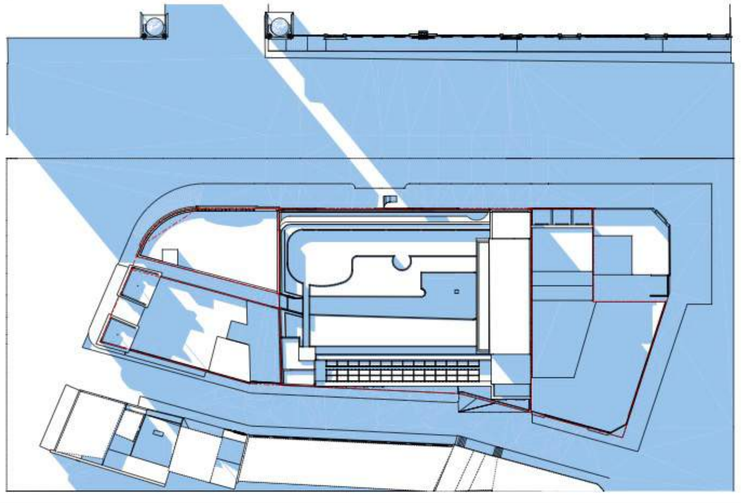
4 Proposed - Winter 12pm 1:600



5 Proposed - Winter 1pm 1:600



6 Proposed - Winter 2pm 1:600



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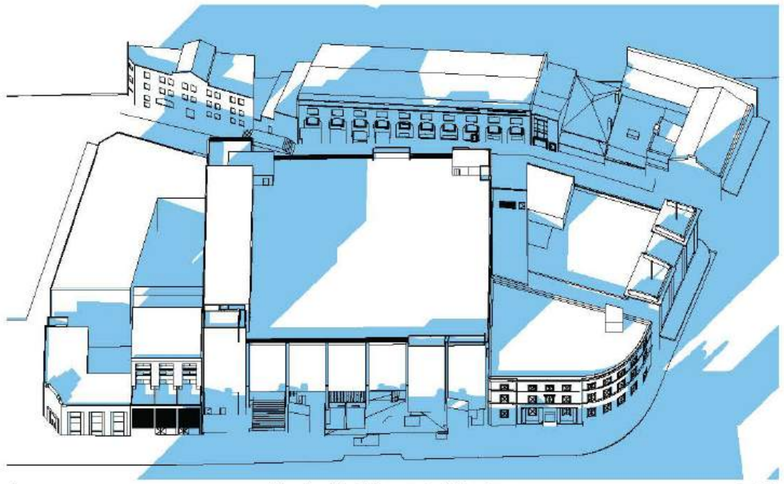
LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND
AC Air Conditioning
E Electrical Switchboard
FH Fire Hydrant
FHR Fire Hose Reel
FIP Fire indicator panel
DP Downpipe
OF Overflow
RD Roller Door
DRP Drainage Point
FG Fixed glazing
LO Louvres (operable)
GA Gate
SW Sliding window
OW Openable window
RF Rendered finish
MF Mosaic tiled finish
MR Mechanical/Electrical Riser
HR Hydraulic Riser
G Gas Point
H Hosetap

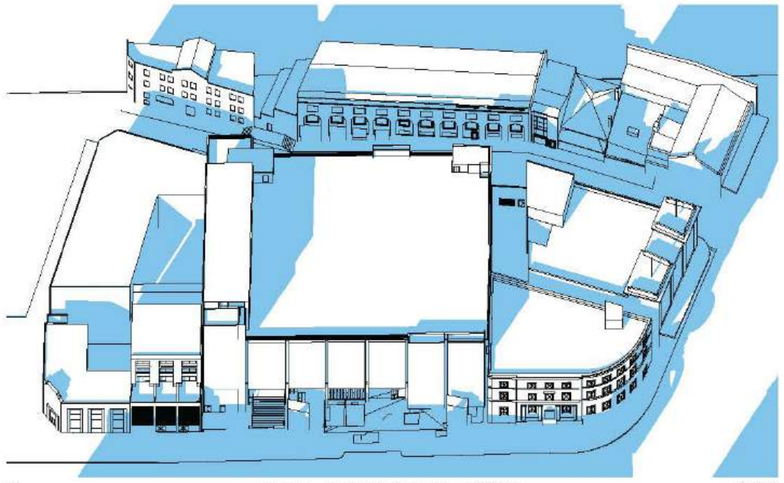
ISSUE STATUS		
REV:	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE 1:250 @ A1
CLIENT TRICON
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
TITLE SHADOWS
Proposed
REV. C
DRAWING NO. DA-41

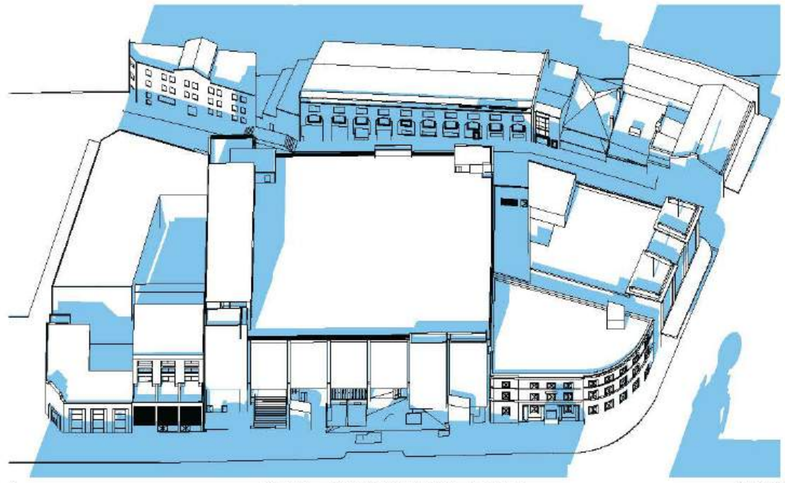
durbach block jaggers



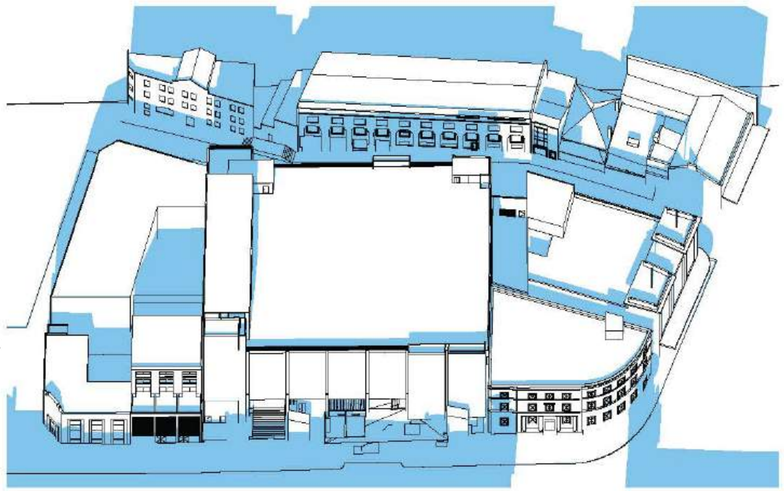
1 Shadow Neighbours Existing 9am 1:500



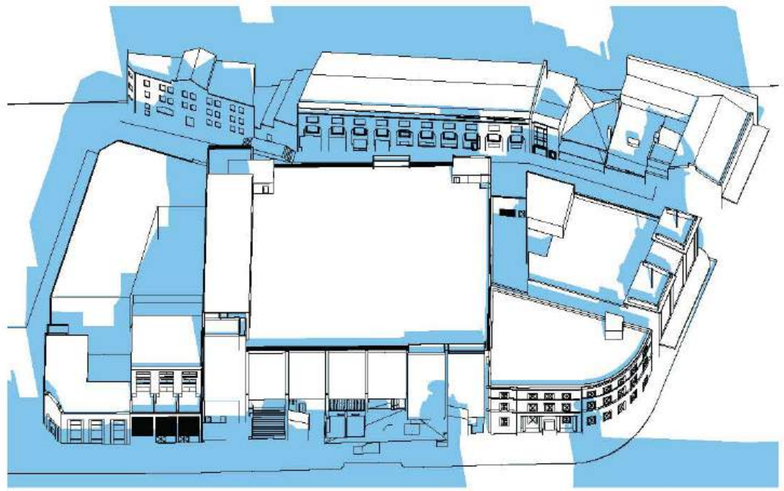
2 Shadow Existing Neighbours 10am 1:500



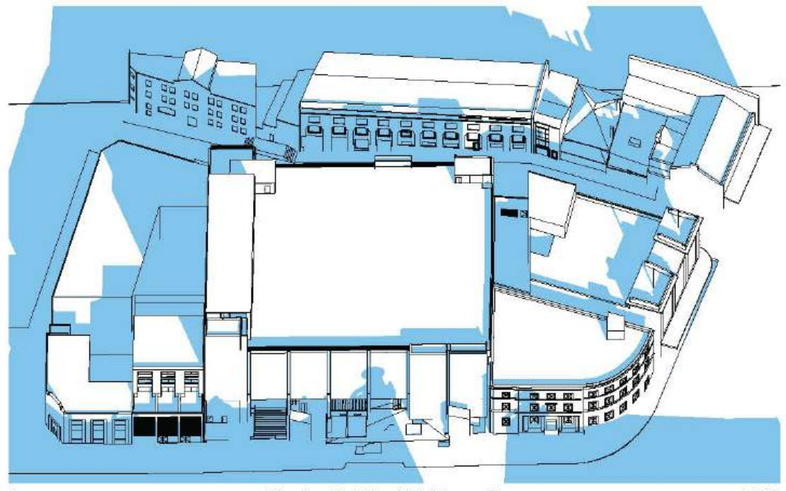
3 Shadow Existing Neighbours 11am 1:500



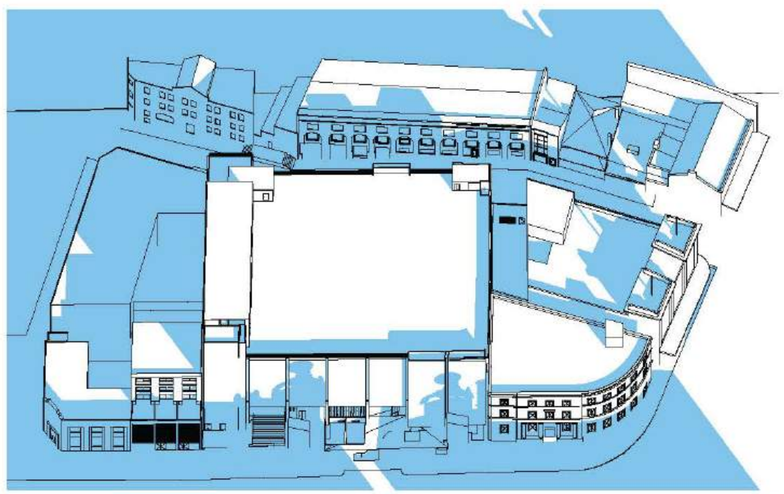
4 Shadow Existing Neighbours 12pm 1:500



5 Shadow Existing Neighbours 1pm 1:500



6 Shadow Existing Neighbours 2pm 1:500



7 Shadow Existing Neighbours 3pm 1:500

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LEGEND
- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS

LEGEND

AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire Indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

ISSUE STATUS

REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION - RFI	02.04.25
C	DA SUBMISSION - RFI-2	14.05.25

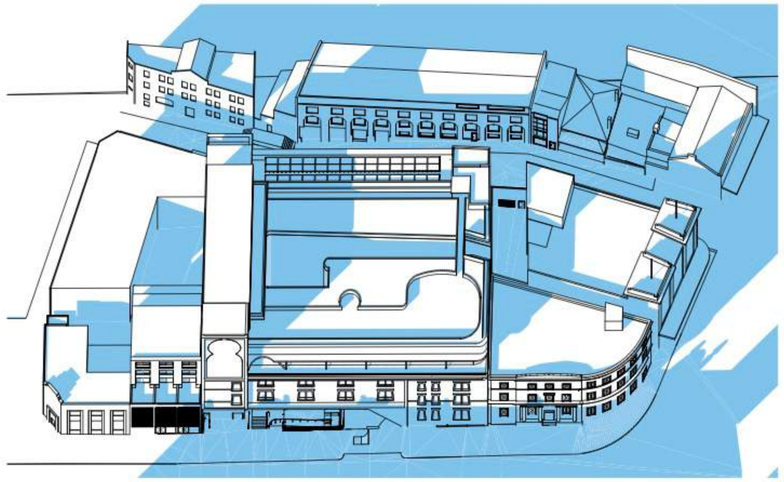
JOB NO: 1745
CHECKED: CB
DATE DRAWN: 15.08.24
DRAWN: CB/AG
SCALE: 1:250 @ A1
CLIENT: TRICON

JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

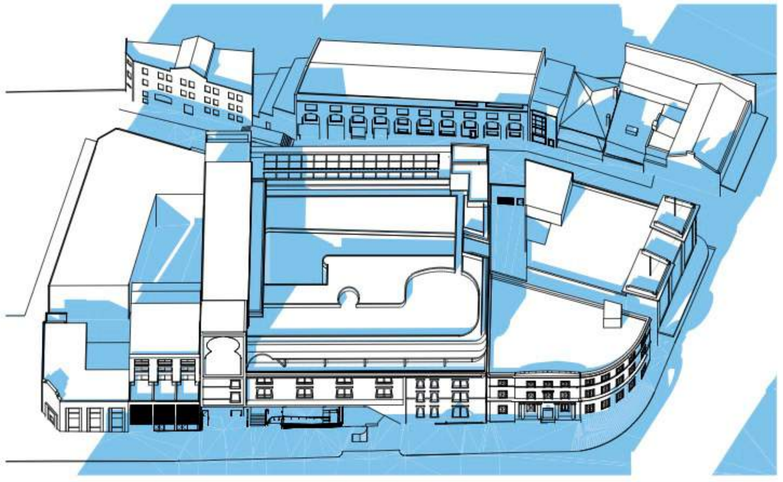
TITLE: SHADOWS
Elevations Existing

REV: C
DRAWING NO: DA-42

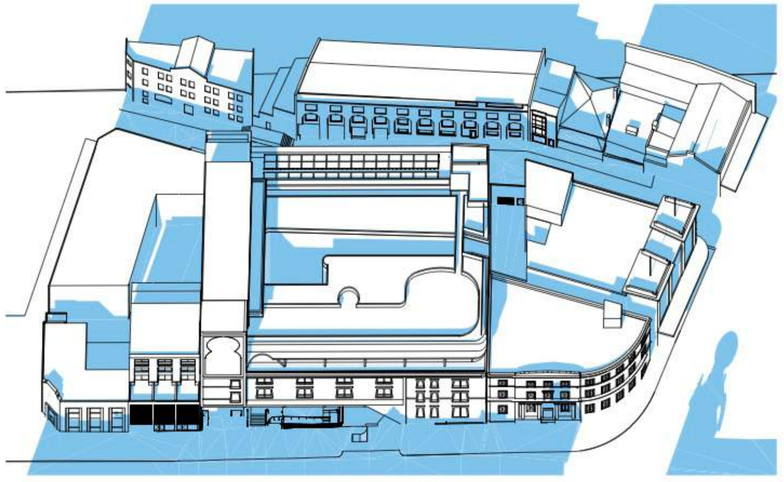
durbach block jaggers



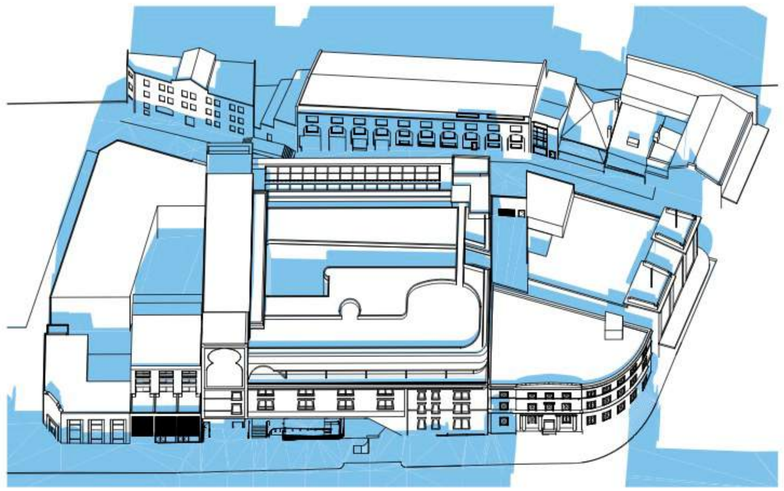
1 Shadow Proposed Neighbours 9am 1:500



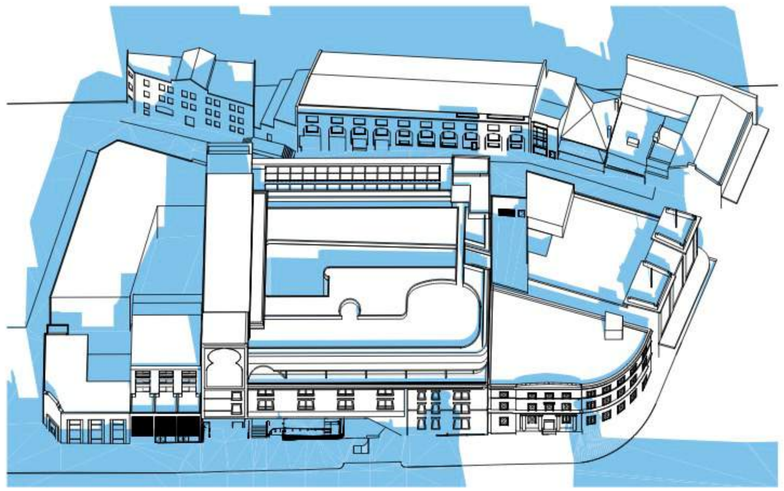
2 Shadow Proposed Neighbours 10am 1:500



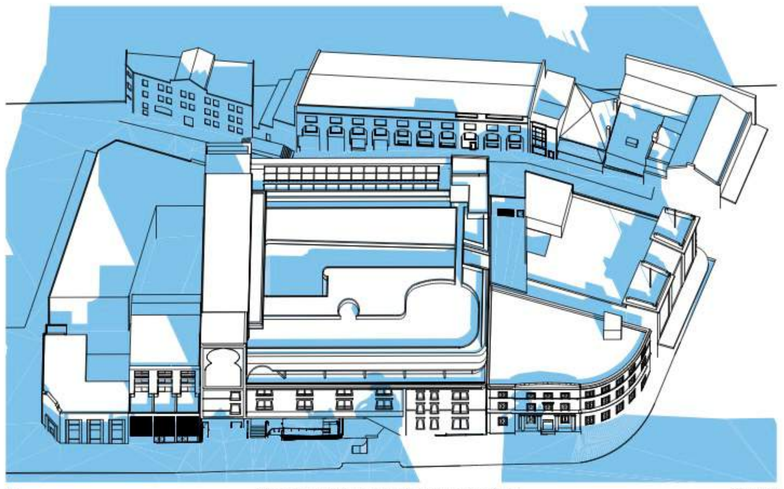
3 Shadow Proposed Neighbours 11am 1:500



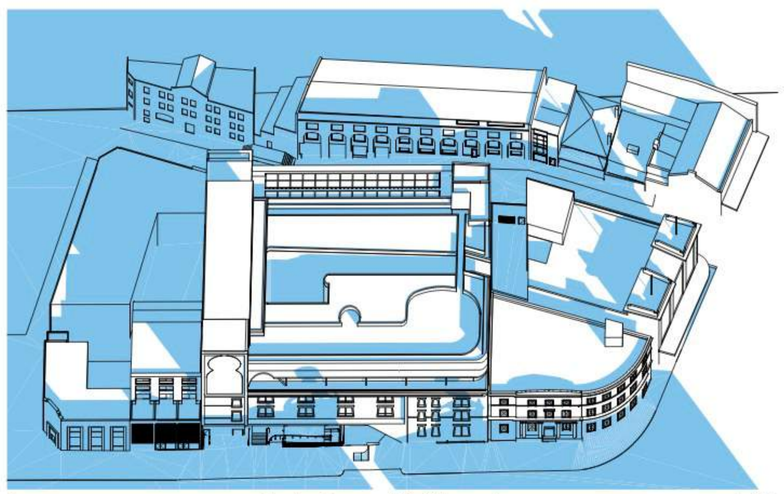
4 Shadow Proposed Neighbours 12pm 1:500



5 Shadow Proposed Neighbours 1pm 1:500



6 Shadow Proposed Neighbours 2pm 1:500



7 Shadow Proposed Neighbours 3pm 1:500

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND

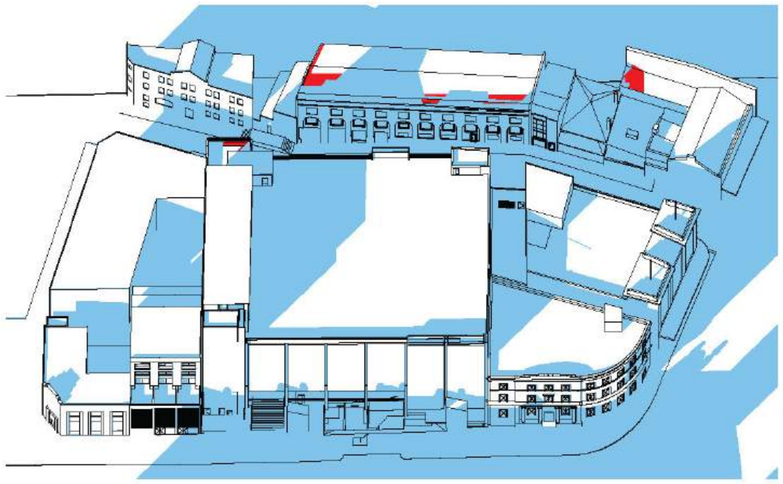
AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

ISSUE STATUS

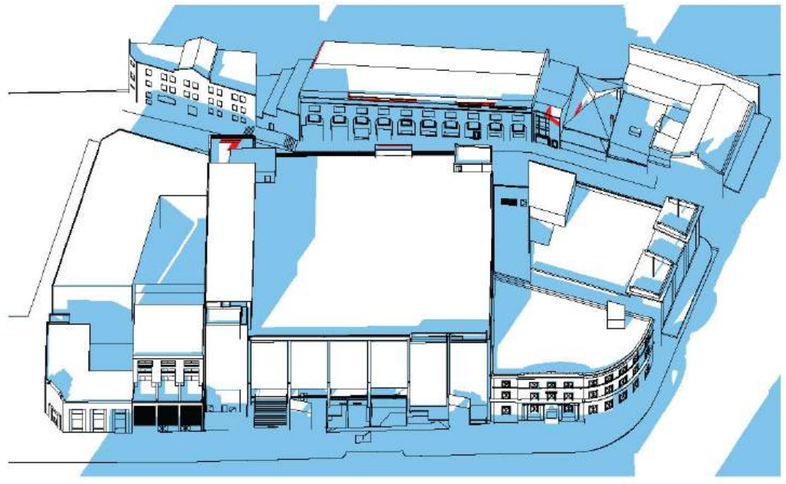
REV.	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE 1:250 @ A1
CLIENT TRICON
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
TITLE SHADOWS
Elevations Proposed
REV. C
DRAWING NO. DA-43

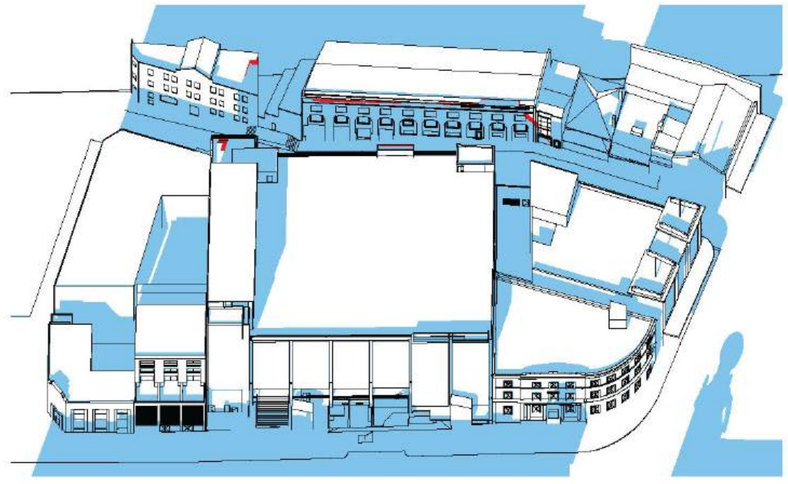
durbach block jaggers



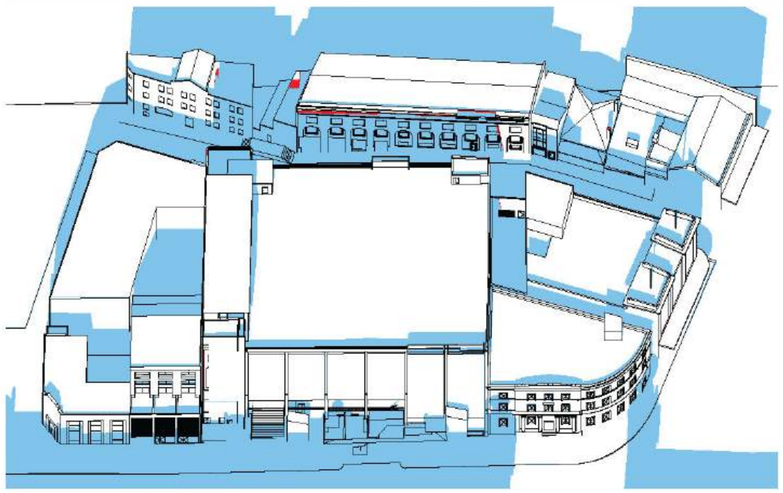
1 Shadow Neighbours - Overlay 9AM 1:500



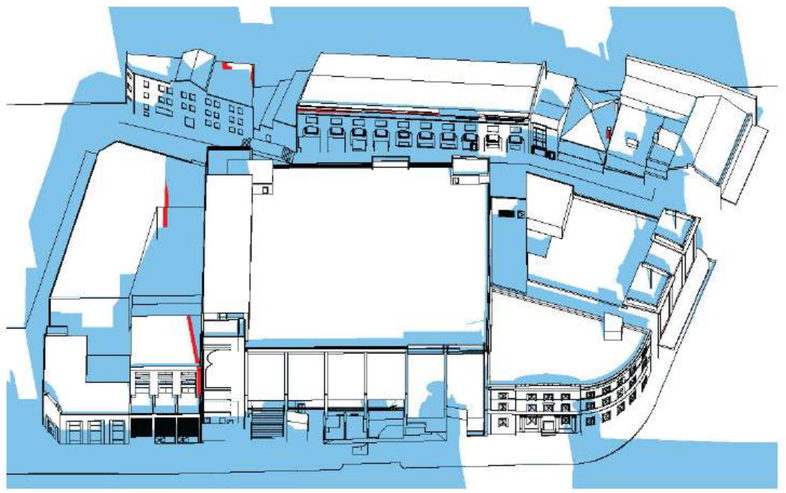
2 Shadow Neighbours - Overlay 10AM 1:500



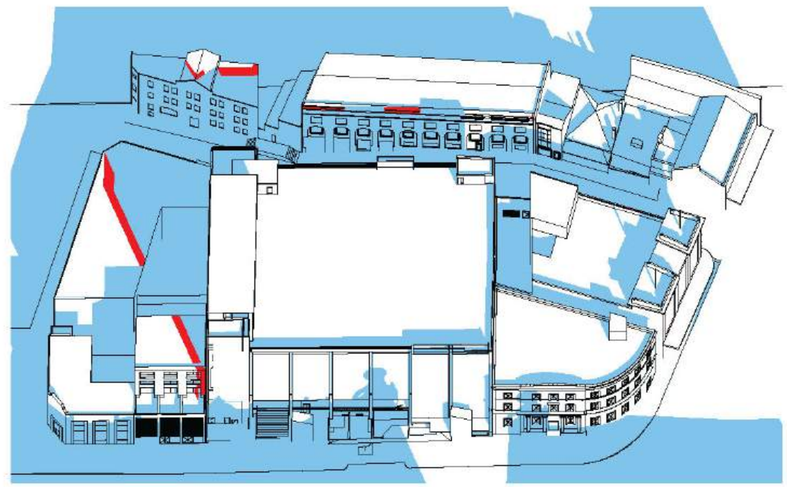
3 Shadow Neighbours - Overlay 11AM 1:500



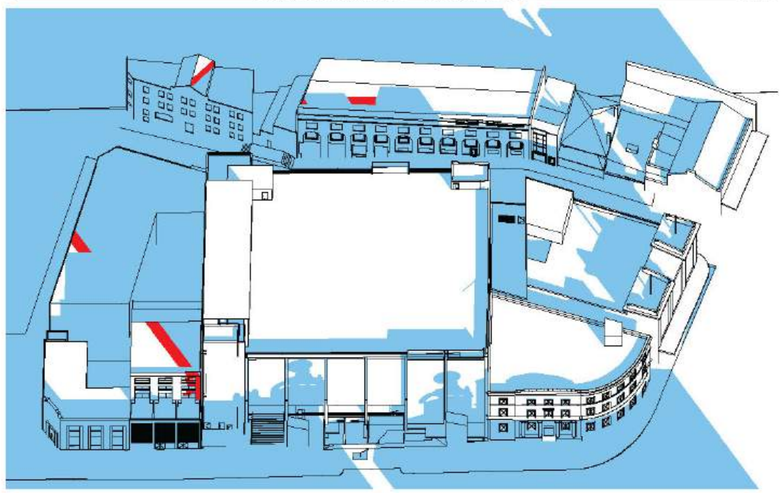
4 Shadow Neighbours - Overlay 12PM 1:500



5 Shadow Neighbours - Overlay 1PM 1:500



6 Shadow Neighbours - Overlay 2PM 1:500



7 Shadow Neighbours - Overlay 3PM 1:500

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND
AC Air Conditioning
E Electrical Switchboard
FH Fire Hydrant
FHR Fire Hose Reel
FIP Fire indicator panel
DP Downpipe
OF Overflow
RD Roller Door
DRP Drainage Point
FG Fixed glazing
LO Louvres (operable)
GA Gate
SW Sliding window
OW Openable window
RF Rendered finish
MF Mosaic tiled finish
MR Mechanical/Electrical Riser
HR Hydraulic Riser
G Gas Point
H Hosetap

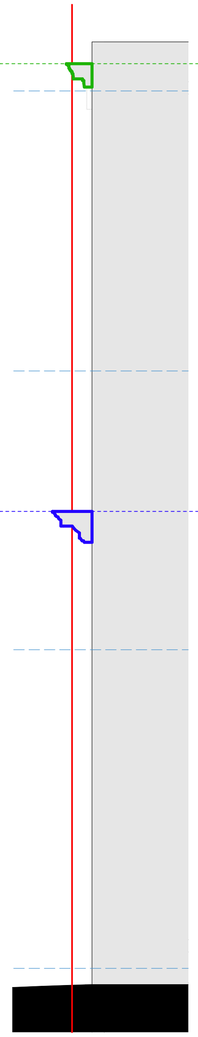
ISSUE STATUS		
REV	DESCRIPTION	DATE
A	DA SUBMISSION	29.11.24
B	DA SUBMISSION - RFI	02.04.25
C	DA SUBMISSION - RFI-2	14.05.25

JOB NO: 1745
CHECKED: CB
DATE DRAWN: 15.08.24
DRAWN: CB/AG
SCALE: 1:250 @ A1
CLIENT: TRICON
JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
TITLE: SHADOWS
Comparison Existing + Proposed
REV: C
DRAWING NO: DA-44

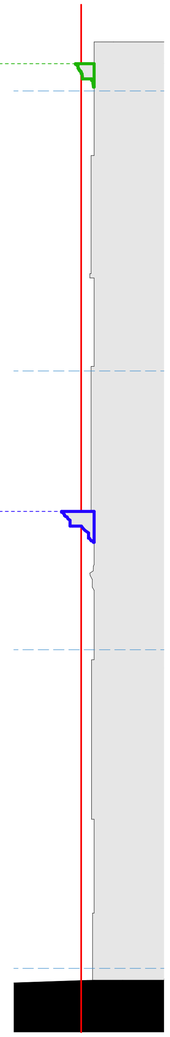
durbach block jaggers



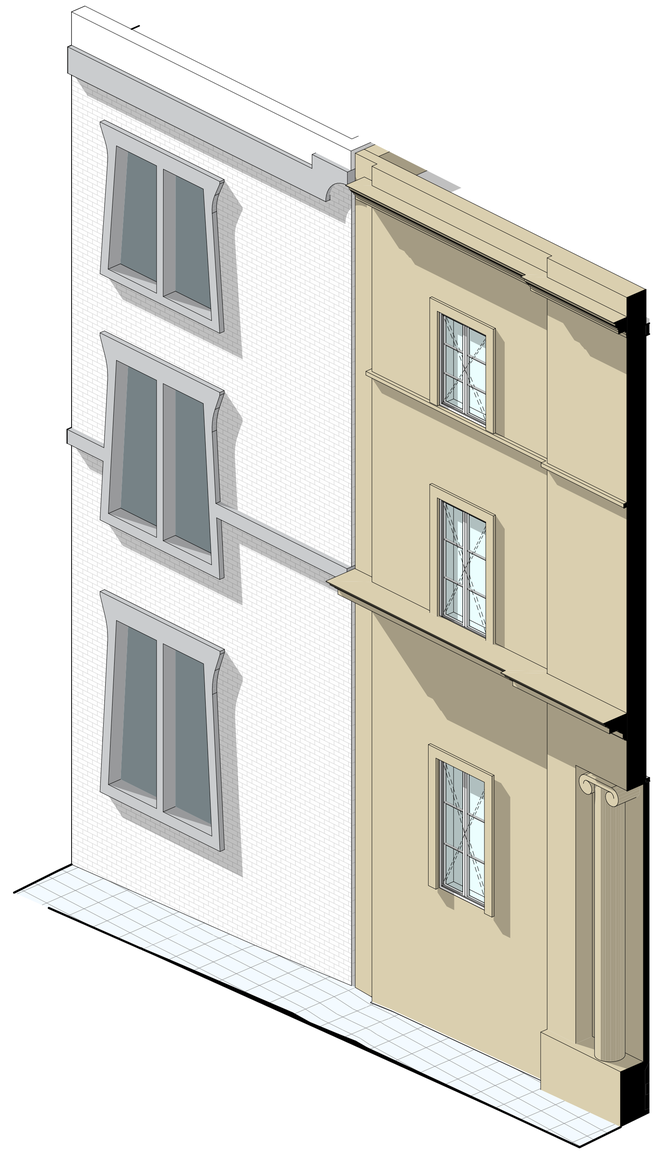
1 Heritage Elevation 1:50



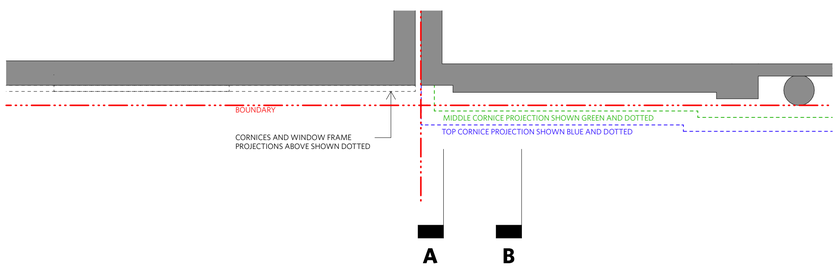
2 Section A 1:50



3 Section B 1:50



4 Axonometry 1:50



5 Heritage Facade Plan 1:50

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND

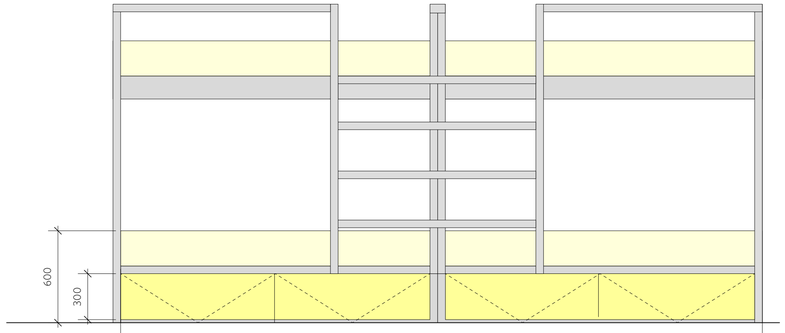
AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

ISSUE STATUS

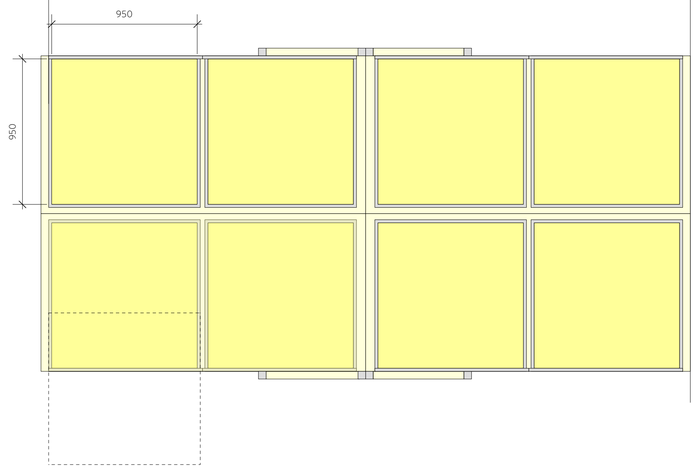
REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE 1:250 @ A1
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
CLIENT TRICON
TITLE HERITAGE DETAIL
REV. C
DRAWING NO. DA-50

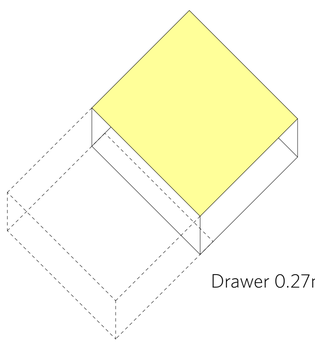
durbach block jaggers



Elevation Bunk beds
Drawers on concealed casters
1/bunk Sufficent for luggage storage

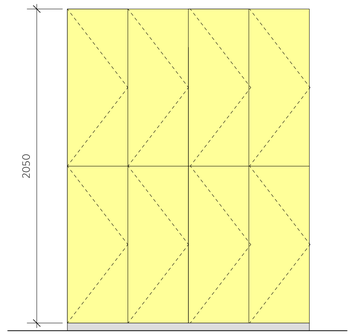


Bunk bed Plan
Drawer 0.27m3
Clear width 950 x 950 x 300

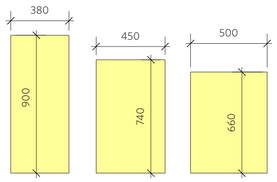


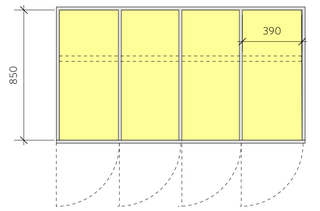
Drawer 0.27m3

+



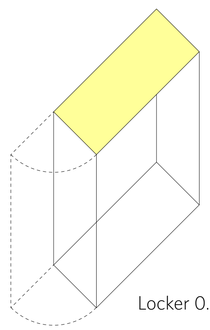
Elevation Lockers
1/bed. for smaller items
including toiletries+ clothes
Min width 350mm
Max depth 950





Locker Plans 0.33m3

Width and depth varies
To suit layout and ex. structure



Locker 0.33m3



Tricon Bunkbed prototype showing lockable drawers



Lockers in similar project

=

0.6m3/person

INDICATIVE STRATEGY DEMONSTRATING THAT STORAGE REQUIREMENTS CAN BE MET.

IN MANY INSTANCES, ROOMS CAN EXCEED THIS MIN ALLOWANCE.

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LEGEND
EXISTING
PROPOSED DEMOLITION
PROPOSED WORKS

LEGEND

AC	Air Conditioning	LO	Louvres (operable)
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	SW	Sliding window
FHR	Fire Hose Reel	OW	Openable window
FIP	Fire indicator panel	RF	Rendered finish
DP	Downpipe	MF	Mosaic tiled finish
OF	Overflow	MR	Mechanical/Electrical Riser
RD	Roller Door	HR	Hydraulic Riser
DRP	Drainage Point	G	Gas Point
FG	Fixed glazing	H	Hosetap

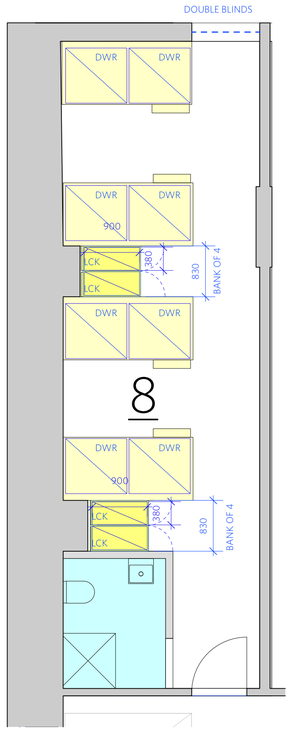
ISSUE STATUS

REV	DESCRIPTION	DATE
B	DA SUBMISSION- RFI	02.04.25
C	DA SUBMISSION- RFI-2	14.05.25

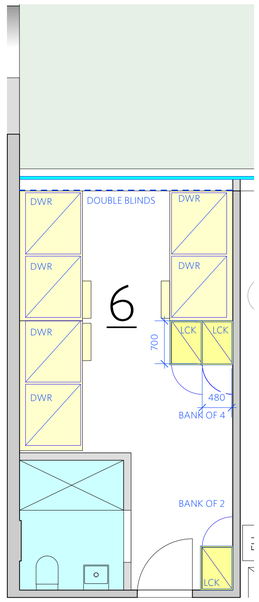
JOB NO. 1745
CHECKED CB
DATE DRAWN 15.08.24
DRAWN CB/AG
SCALE 1:20 @ A1
JOB BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008
CLIENT TRICON
TITLE STORAGE STRATEGY
REV. C
DRAWING NO. DA-51

durbach block jaggers
Level 2, 1 Foster Street
Surry Hills NSW 2010
02 8270 3500
sydney@dbj.com.au
Nominated Architects:
Paul Durbach 4549 (reg. no. 5090)
David Jaggers 6295 (reg. no. 5910)

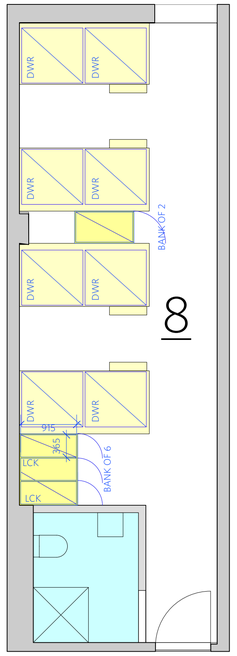
BROADWAY



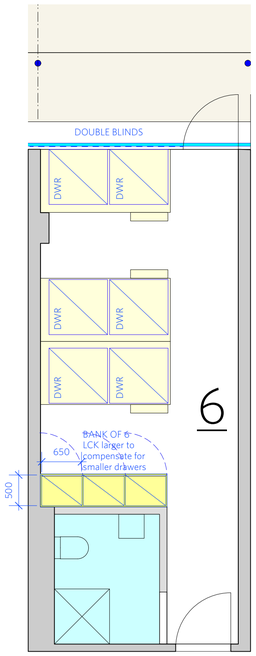
L1



L1



L2 + L3



L4

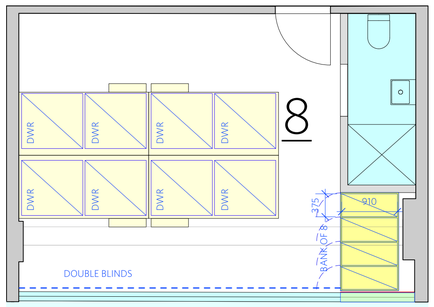
INDICATIVE STRATEGY DEMONSTRATING THAT STORAGE REQUIREMENTS CAN BE MET.

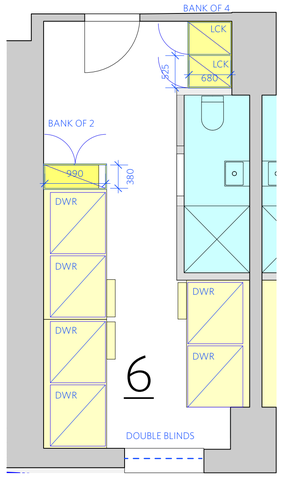
IN MANY INSTANCES, ROOMS CAN EXCEED THIS MIN ALLOWANCE.

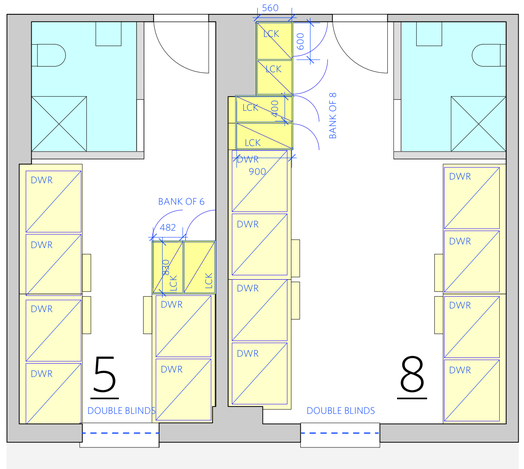
INDICATIVE STORAGE LAYOUTS
SHOWING VARYING LOCKER FOOTPRINTS + DRAWERS

DWR — Under bunk Storage
Drawers on concealed casters
1/bunk Sufficent for luggage storage
0.27m3 Min

LCK — Lockers
1/bed. for smaller items incl toiletries+ clothes
Dimensions vary
0.33m3 Min

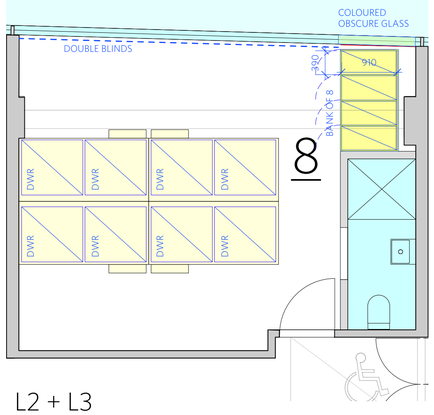


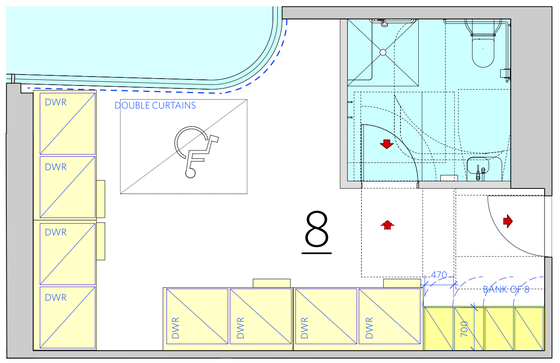




L1 KNOX LANE

VOID





L2 + L3

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LEGEND
- EXISTING
- PROPOSED DEMOLITION
- PROPOSED WORKS
- DOUBLE BUNK STORAGE UNDER
- STORAGE

LEGEND

AC	Air Conditioning	FG	Fixed glazing
E	Electrical Switchboard	GA	Gate
FH	Fire Hydrant	HR	Handrail
FHR	Fire Hose Reel	LO	Louvres
FIP	Fire indicator panel	R	Mechanical/Electrical Riser
DP	Downpipe	RD	Roller Door
DRP	Drainage Point		
F#	Finish		

ISSUE STATUS		
REV	DESCRIPTION	DATE
C	DA SUBMISSION- RFI-2	14.05.25

JOB NO.	1745	CHECKED	CB
DATE DRAWN	21.03.25	DRAWN	CB/OM
SCALE	1:50 @ A1		

JOB: BROADWAY HOSTEL
184-200 BROADWAY
CHIPPENDALE NSW 2008

CLIENT: TRICON

TITLE: STORAGE LAYOUTS INDICATIVE

REV.: C

DRAWING NO.: DA-52

durbach block jaggers