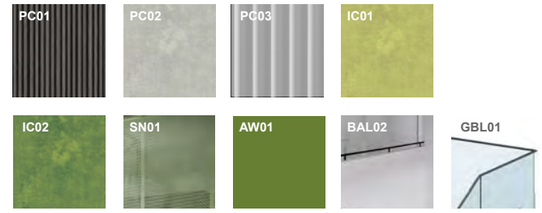
Attachment B2

Selected Drawings

PC01 - Ecotone Finished Precast concrete panel, Type 1: Dark grey, vertical textured serration
PC02 - Ecotone Finished Precast concrete panel, Type 2: Light grey, smooth face
PC03 - Ecotone Finished Precast concrete panel, Type 3: Light grey, vertical textured serration
IC01 - Insitu concrete, Type 1: Ecotone, Banksia yellow
IC02 - Insitu concrete, Type 2: Ecotone, Banksia green
GL01 - Aluminium framed door & window system
SN01 - Powdercoat perforated aluminium screen, Banksia deep green
AW01 - Prefabricated glass reinforced concrete awning, Finish: Ecotone, pigmented Banksia green
BAL02 - Balustrade, Type 2: Railing, dark charcoal
GBL01 - Balustrade, Type 2: Railing, dark charcoal



REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

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Andrew O'Donnell - NSW ARB 12196

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aodonnell@ahmm.com

NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
ELEVATION NORTH

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		**24-017**
DWG NUMBER:		REVISION:
DA.SUT.S1.31.00		**B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA

PC01 - Ecotone Finished Precast concrete panel, Type 1: Dark grey, vertical textured serration
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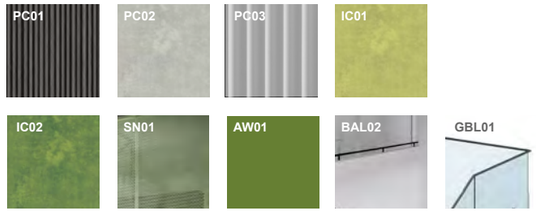

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01	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25

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BOUNDARY
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0 1 2 5m

DRAWING TITLE:
ELEVATION EAST

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		**24-017**
DWG NUMBER:		REVISION:
DA.SUT.S1.31.01		**B**

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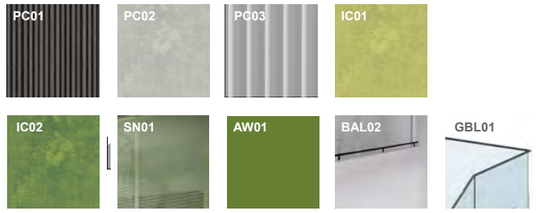

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REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25

ARCHITECT:
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RL REDUCED LEVEL
BOUNDARY
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REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
ELEVATION SOUTH

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE: 1:250@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 15/11/24
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S1.31.02**
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA

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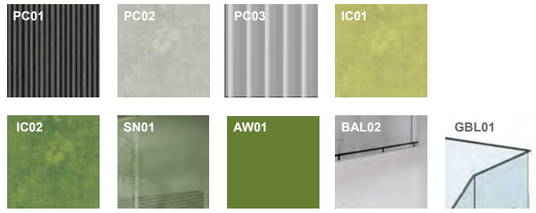

ABSA Australian Building Sustainability Awards
Assessors employed within the accreditation period are part of the ABSA quality audit service
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has signed 'Ground Rules for ACP's - Code of Practice'

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25

ARCHITECT:
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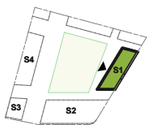


NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED

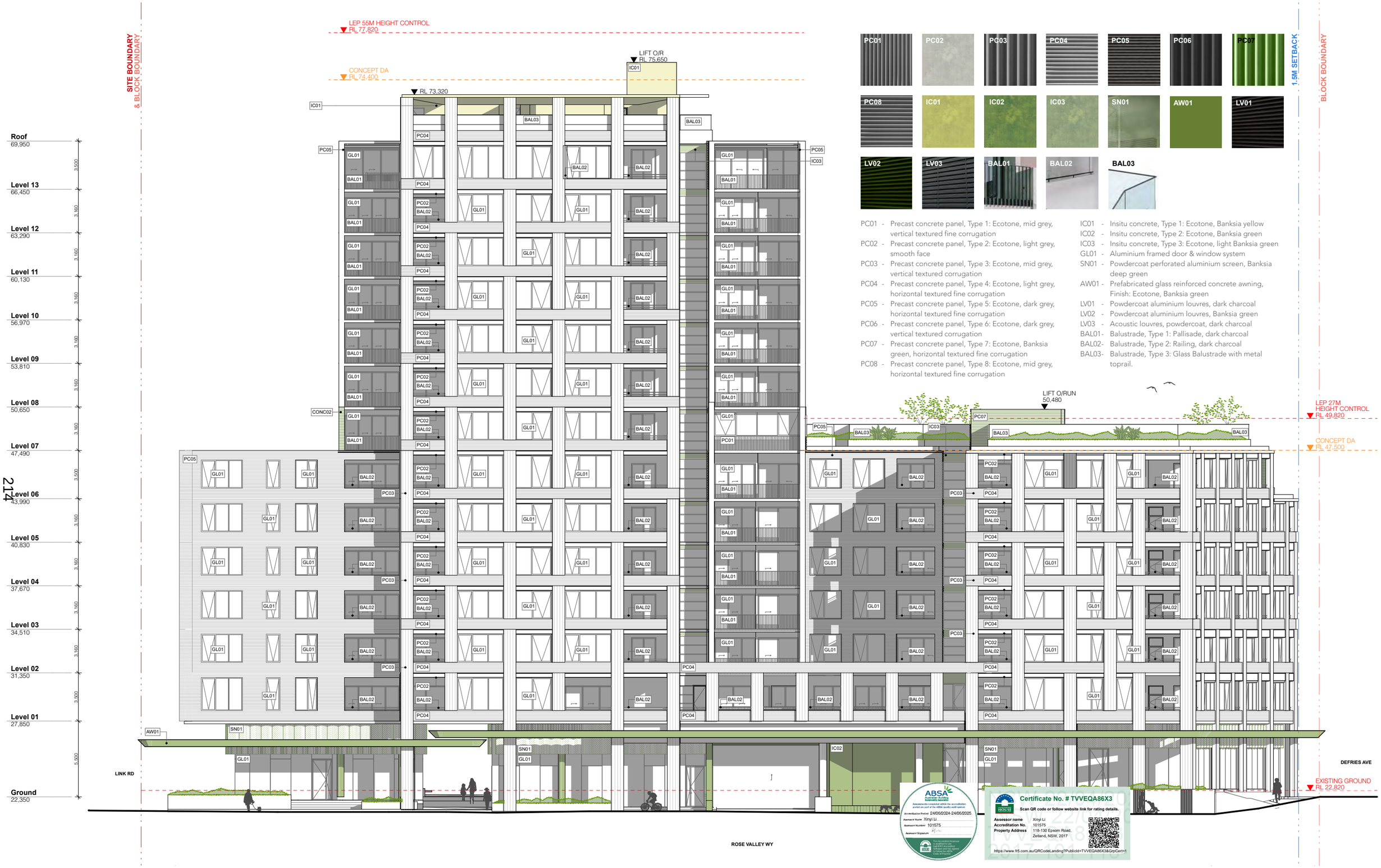
0 1 2 5m

DRAWING TITLE:
ELEVATION WEST

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		**24-017**
DWG NUMBER:		REVISION:
DA.SUT.S1.31.03		**B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA



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PC03 - Precast concrete panel, Type 3: Ecotone, mid grey, vertical textured corrugation
PC04 - Precast concrete panel, Type 4: Ecotone, light grey, horizontal textured fine corrugation
PC05 - Precast concrete panel, Type 5: Ecotone, dark grey, horizontal textured fine corrugation
PC06 - Precast concrete panel, Type 6: Ecotone, dark grey, vertical textured corrugation
PC07 - Precast concrete panel, Type 7: Ecotone, Banksia green, horizontal textured fine corrugation
PC08 - Precast concrete panel, Type 8: Ecotone, mid grey, horizontal textured fine corrugation

IC01 - Insitu concrete, Type 1: Ecotone, Banksia yellow
IC02 - Insitu concrete, Type 2: Ecotone, Banksia green
IC03 - Insitu concrete, Type 3: Ecotone, light Banksia green
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BAL01- Balustrade, Type 1: Pallisade, dark charcoal
BAL02- Balustrade, Type 2: Railing, dark charcoal
BAL03- Balustrade, Type 3: Glass Balustrade with metal toprail.

ABSA Sustainable Awards
Assessment by a registered within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use HERS HQ software to produce Rating Reports in accordance with the ABSA Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
CD1	NORTH ELEVATION FACADE CHANGES	09/01/2025
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
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MHN Design Union Pty Ltd
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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LB	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
STR	STAIR PRESS.
WP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 1 2 5m

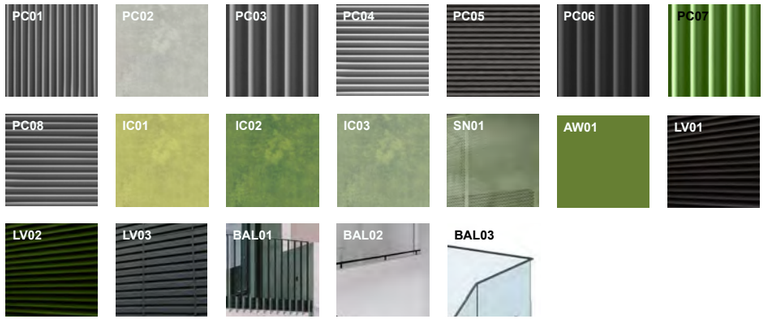
DRAWING TITLE:
ELEVATION NORTH

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:250@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 21/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.32.00**
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

STAGE 2 SITE BOUNDARY



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ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/05/2024-24/05/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature

Certificate No. # TVVEQA86X3
HOUSE
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
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REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST-R	STAIR PRESS
WP	WARDEN INTERCOM PHONE

NOTES:
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RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

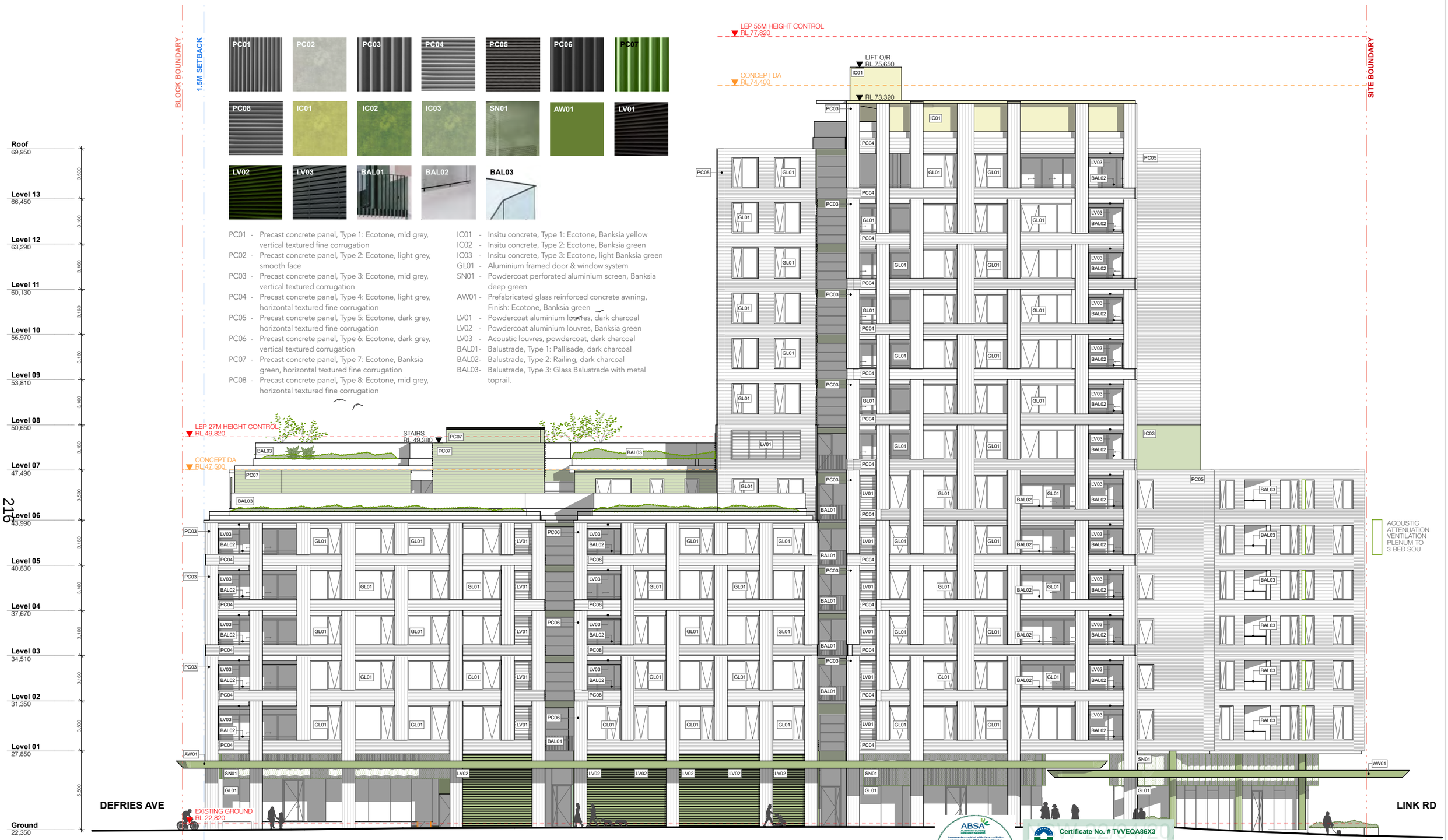
0 1 2 5m

DRAWING TITLE:
ELEVATION EAST

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:250@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 21/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.32.01**
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA



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Built Environment Research Group (BERG) is a NATHERS accredited Software and tool system provider. Refer to Code of Practice

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UNIT MIX
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	EXISTING TREE
	REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
ELEVATION SOUTH

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:250@A3
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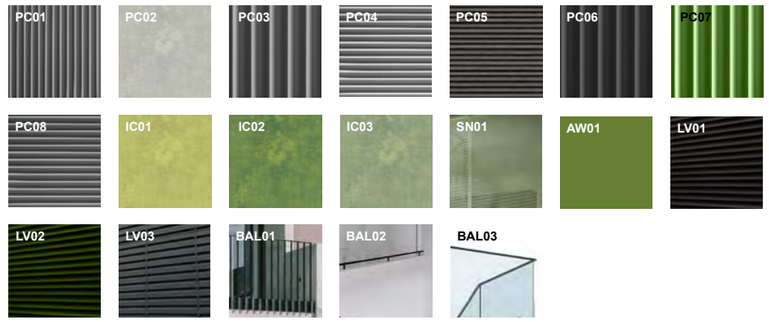

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PC06 - Precast concrete panel, Type 6: Ecotone, dark grey, vertical textured corrugation
PC07 - Precast concrete panel, Type 7: Ecotone, Banksia green, horizontal textured fine corrugation
PC08 - Precast concrete panel, Type 8: Ecotone, mid grey, horizontal textured fine corrugation

IC01 - Insitu concrete, Type 1: Ecotone, Banksia yellow
IC02 - Insitu concrete, Type 2: Ecotone, Banksia green
IC03 - Insitu concrete, Type 3: Ecotone, light Banksia green
GL01 - Aluminium framed door & window system
SN01 - Powdercoat perforated aluminium screen, Banksia deep green
AW01 - Prefabricated glass reinforced concrete awning, Finish: Ecotone, Banksia green
LV01 - Powdercoat aluminium louvres, dark charcoal
LV02 - Powdercoat aluminium louvres, Banksia green
LV03 - Acoustic louvres, powdercoat, dark charcoal
BAL01 - Balustrade, Type 1: Pallisade, dark charcoal
BAL02 - Balustrade, Type 2: Railing, dark charcoal
BAL03 - Balustrade, Type 3: Glass Balustrade with metal toprail.

ABSA Australian Building Sustainability Assessors
Assessors who carry out within the accreditation period on part of the ABSA quality audit cycle
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is eligible to use and issue Certificates of Sustainability and has agreed to comply with the Code of Practice

NATHERS HOUSE
Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
GEX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
REX	RETAIL EXHAUST
STAR	STAIR PRESS
WP	WARDEN INTERCOM PHONE

NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
SITE BOUNDARY
BLOCK BOUNDARY
DCP SETBACK
PILING ZONE
EXISTING TREE
REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
ELEVATION WEST

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:250@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 21/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.32.03**
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

LEGEND

S3 CLADDING

PC01	ECOTONE FINISHED PRECAST CONCRETE PANEL : OFF-WHITE TONE TEXTURED
PC02	ECOTONE FINISHED PRECAST CONCRETE PANEL : MID-TONE WITH VERTICAL RIBBED PROFILE
PC03	ECOTONE FINISHED PRECAST CONCRETE PANEL : OFF-WHITE TONE WITH INSET PATTERN

DOORS & GLAZING

GS01	ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02	ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS
GS03	ALUMININIUM FRAMED CURTAIN WALLING WITH EXPRESS COVER CAPS : CHARCOAL GREY FRAME WITH CLEAR GLASS
DS01	FRAMELESS GLAZED AUTOMATIC SLIDING DOOR : CLEAR GLASS
DS02	METAL FACED SOLID DOOR : CHARCOAL GREY
AL01	ACOUSTICALLY ATTENUATED VENTILATION LOUVRE : CHARCOAL GREY

BALUSTRADING

BS01	CANTILEVERED GLASS BALUSTRADE WITH ALUMINIUM CAPPING : CHARCOAL GREY FRAME WITH CLEAR GLASS
BS02	METAL HANDRAIL : CHARCOAL GREY
BS03	METAL PALISADE BALUSTRADING 10mm DIA : CHARCOAL GREY

01 NORTH ELEVATION

02 EAST ELEVATION

PRECAST CONCRETE & RENDER

OFF-WHITE
PC01 / PC03

BALUSTRADING

MID TONE
PC03 / RD01

METAL PALISADE BALUSTRADING
BS03

METALWORK

CHARCOAL GREY
GS01 / GS02 / GS03 / GS04 / DS02 / BS01 / BS02 / BS03

GLASS

GREY GLASS
GS01 / GS02

GREY TRANSLUCENT GLASS
GS02 / GS04

CLEAR GLASS
GS03 / DS01 / BS01

REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

ARCHITECT:
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KEY

- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	PILING (BASEMENT)
	AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:

NORTH AND EAST ELEVATION

PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE:		PROJECT NO:
31/03/25		**24701**
DWG NUMBER:		REVISION:
DA.SUT.S3.33.00		**B**

LEGEND

S3 CLADDING

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PC02	ECOTONE FINISHED PRECAST CONCRETE PANEL : MID-TONE WITH VERTICAL RIBBED PROFILE
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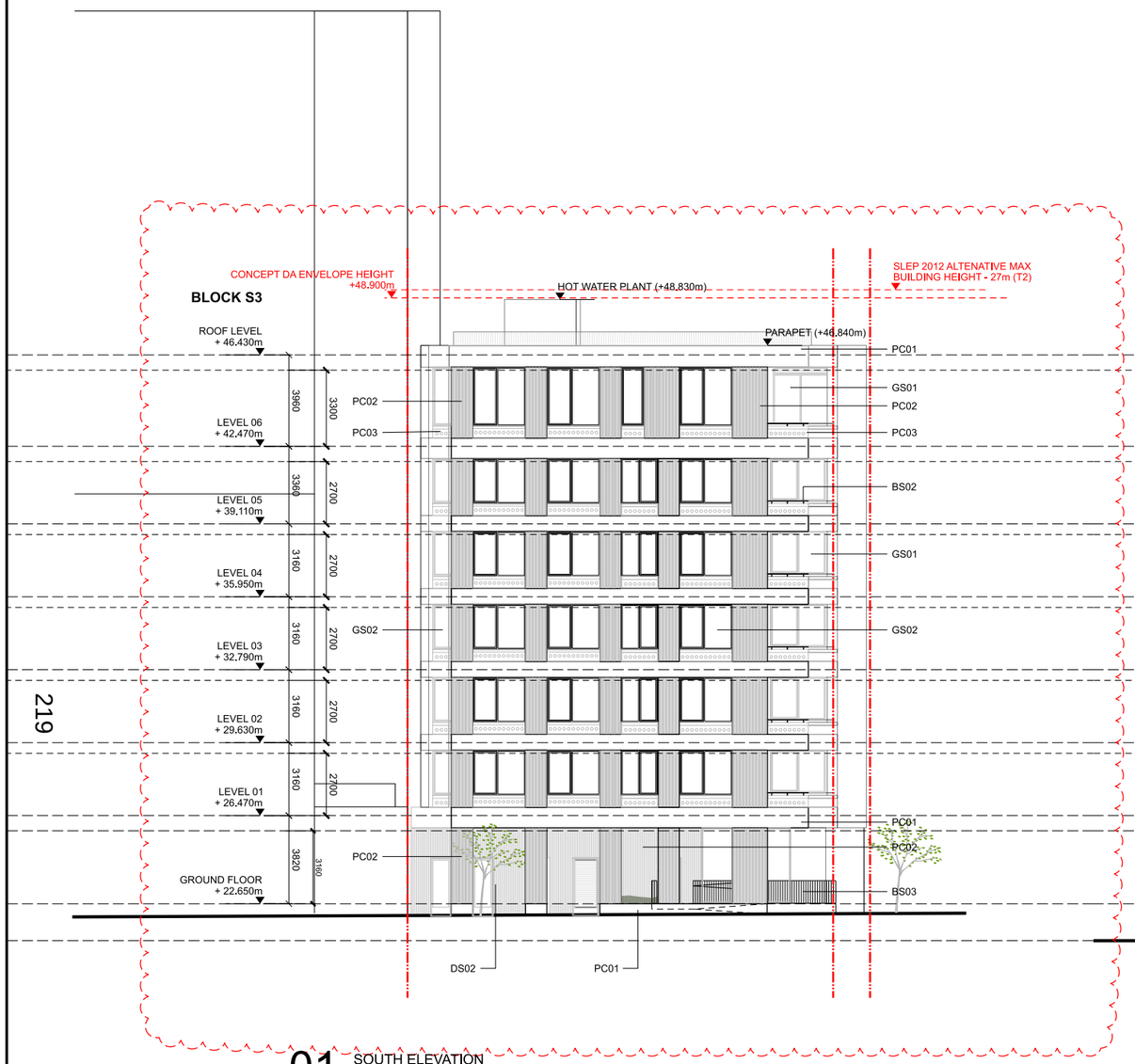

01 SOUTH ELEVATION

02 WEST ELEVATION

PRECAST CONCRETE & RENDER

OFF-WHITE
PC01 / PC03

MID TONE
PC03 / RD01

BALUSTRADING

METAL PALISADE BALUSTRADING
BS03

METALWORK

CHARCOAL GREY
GS01 / GS02 / GS03 / GS04 / DS02 / BS01 / BS02 / BS03

GLASS

GREY GLASS
GS01 / GS02

GREY TRANSLUCENT GLASS
GS02 / GS04

CLEAR GLASS
GS03 / DS01 / BS01

REVISION B - BUILDING S3

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	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	PILING (BASEMENT)
	AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
SOUTH AND WEST ELEVATION

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S3.33.01**		REVISION: **B**

LEGEND

S4 CLADDING

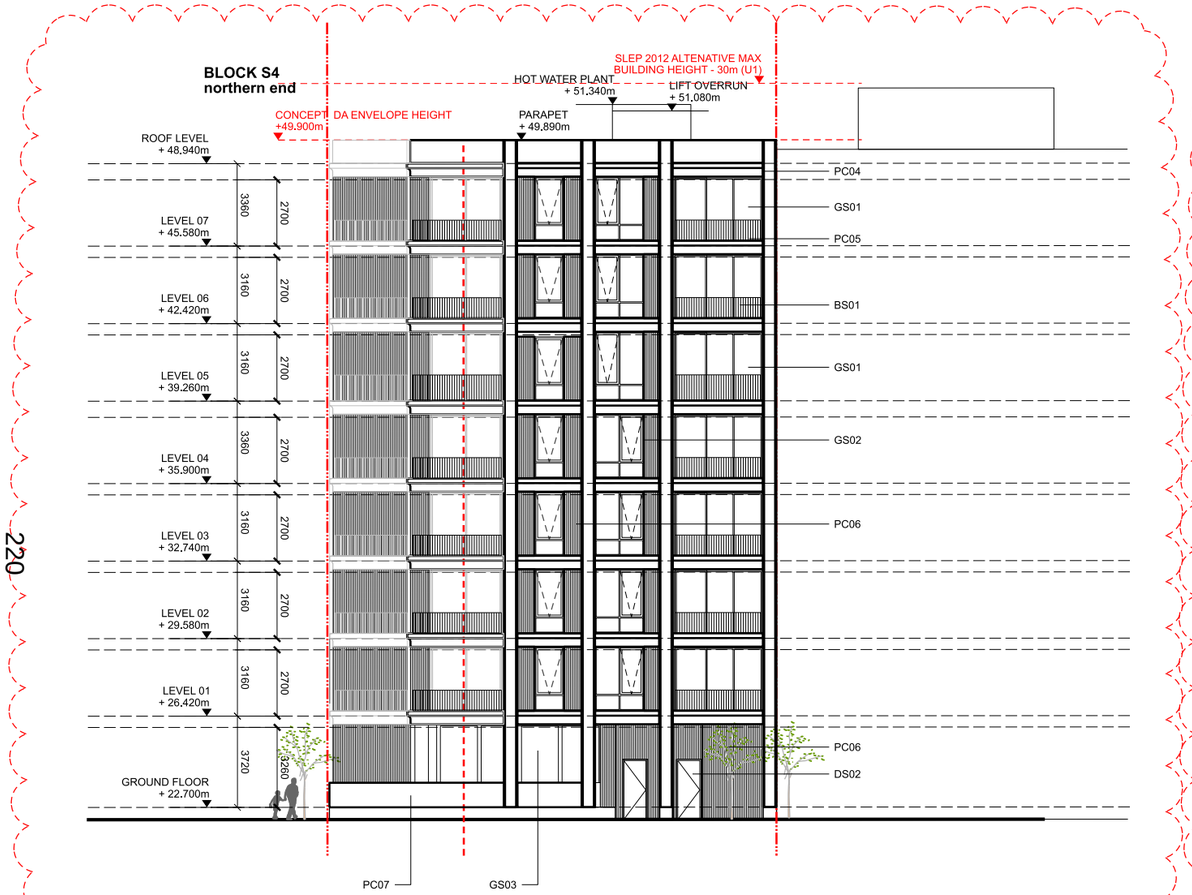
PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
PC06	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH VERTICAL RIBBED FACING PROFILE
PC07	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH SMOOTH FINISH

DOORS & GLAZING

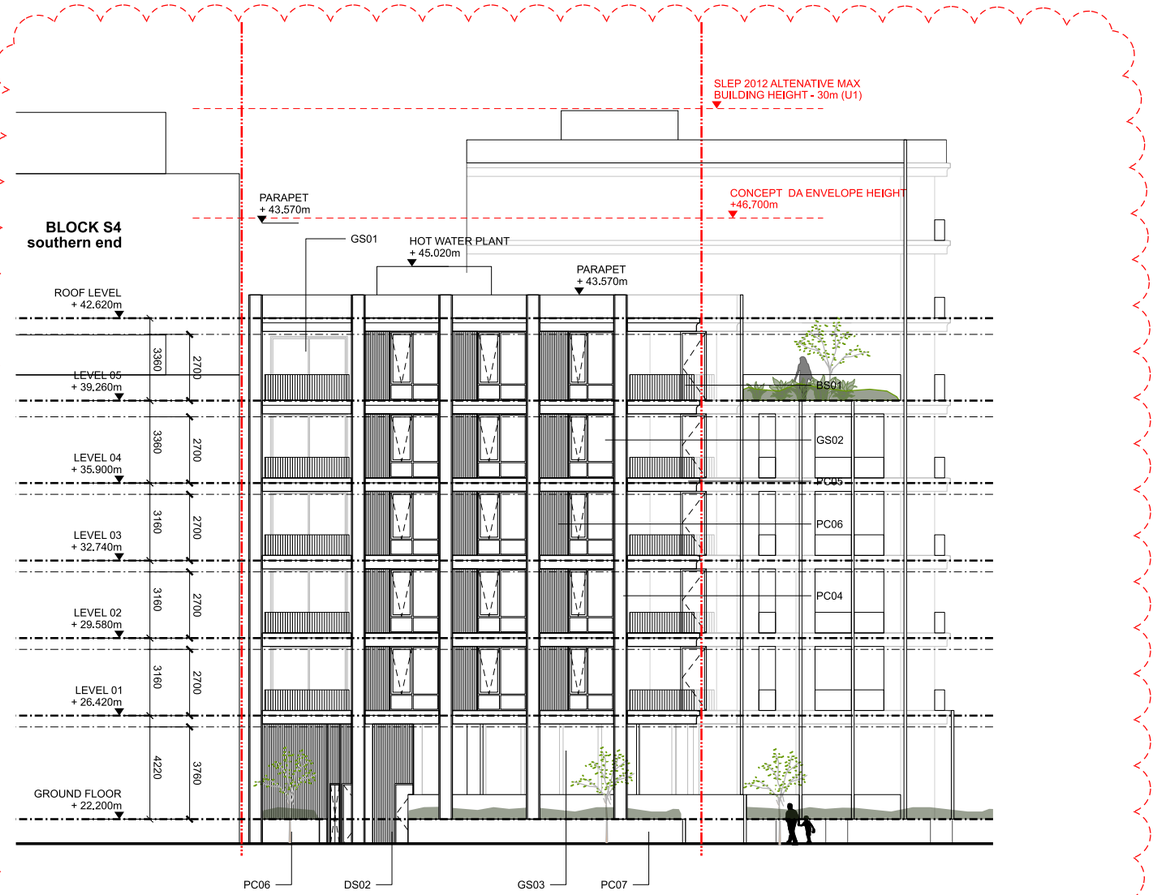
GS01	ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02	ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS / GREY TRANSLUCENT TO SPANDRAL
GS03	ALUMININIUM FRAMED CURTAIN WALLING WITH EXPRESS COVER CAPS : CHARCOAL GREY FRAME WITH CLEAR GLASS
GS04	ALUMININIUM FRAMED SWING DOOR : CHARCOAL GREY FRAME WITH GREY TRANSLUCENT GLASS
DS01	FRAMELESS GLAZED AUTOMATIC SLIDING DOOR : CLEAR GLASS
DS02	METAL FACED SOLID DOOR : CHARCOAL GREY

BALUSTRADING & PERGOLA

BS01	METAL PALISADE BALUSTRADING 10mm DIA : CHARCOAL GREY
BS02	METAL HANDRAIL : CHARCOAL GREY
PG01	METAL FRAMED PERGOLA : CHARCOAL GREY



01 NORTH ELEVATION



02 SOUTH ELEVATION

PRECAST CONCRETE & RENDER

OFF-WHITE
PC04 / PC05

WARM MID TONE
PC06 / PC07 / RD01

METALWORK

CHARCOAL GREY
GS01 / GS02 / GS03 / GS04 / DS02 / BS01 / BS02 / BS03

GLASS

GREY GLASS
GS01 / GS02

GREY TRANSLUCENT GLASS
GS02 / GS04

CLEAR GLASS
GS03 / DS01 / BS01

BALUSTRADING

METAL PALISADE BALUSTRADING
BS01

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

ARCHITECT:
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KEY

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- 1 BED+
- 2 BED
- 2 BED+
- 3 BED

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	PILING (BASEMENT)
	AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
NORTH AND SOUTH ELEVATION

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE: 1:250@A3	DRAWN BY: WM	CHECKED: AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S4.34.00**		REVISION: **B**

LEGEND

S4 CLADDING

PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
PC06	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH VERTICAL RIBBED FACING PROFILE
PC07	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH SMOOTH FINISH

DOORS & GLAZING

GS01	ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02	ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS / GREY TRANSLUCENT TO SPANDRAL
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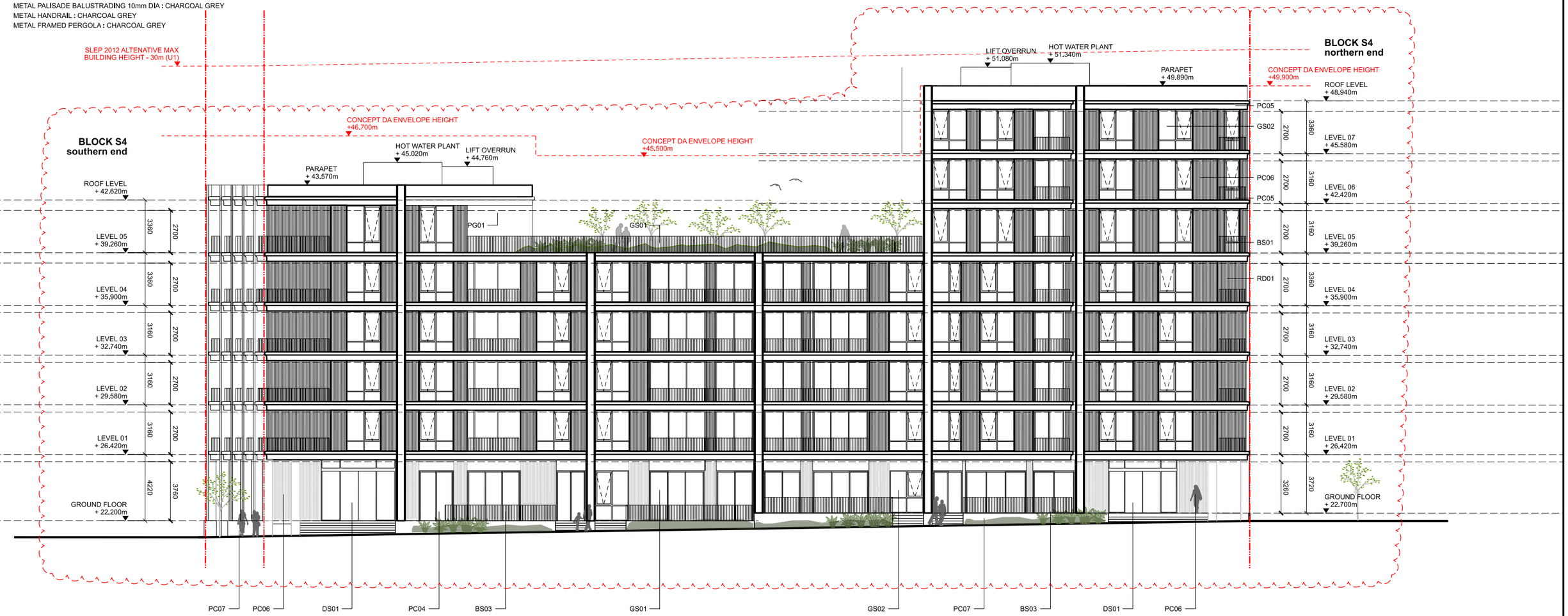
BALUSTRADING & PERGOLA

BS01	METAL PALISADE BALUSTRADING 10mm DIA : CHARCOAL GREY
BS02	METAL HANDRAIL : CHARCOAL GREY
PG01	METAL FRAMED PERGOLA : CHARCOAL GREY



221

01 EAST ELEVATION

PRECAST CONCRETE & RENDER

OFF-WHITE
PC04 / PC05

WARM MID TONE
PC06 / PC07 / RD01

METALWORK

CHARCOAL GREY
GS01 / GS02 / GS03 / GS04 / DS02 / BS01 / BS02 / BS03

GLASS

GREY GLASS
GS01 / GS02

GREY TRANSLUCENT GLASS
GS02 / GS04

CLEAR GLASS
GS03 / DS01 / BS01

BALUSTRADING

METAL PALISADE BALUSTRADING
BS01

ABSA Australian Building Sustainability Assessor
Assessors are required to adhere to accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accreditation Assessor has completed training in NABERS Accredited Software and has agreed to adhere to the Code of Practice

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Accreditation No. 101575
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https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GroCert=1

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

ARCHITECT:
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KEY
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- 3 BED

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	PILING (BASEMENT)
	AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
EAST ELEVATION

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S4.34.01**		REVISION: **B**

LEGEND

S4 CLADDING

PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
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PRECAST CONCRETE & RENDER

OFF-WHITE
PC04 / PC05

WARM MID TONE
PC06 / PC07

METALWORK

CHARCOAL GREY
GS01 / GS02 / GS03 / GS04 / DS02 / BS01 / BS02 / BS03

GLASS

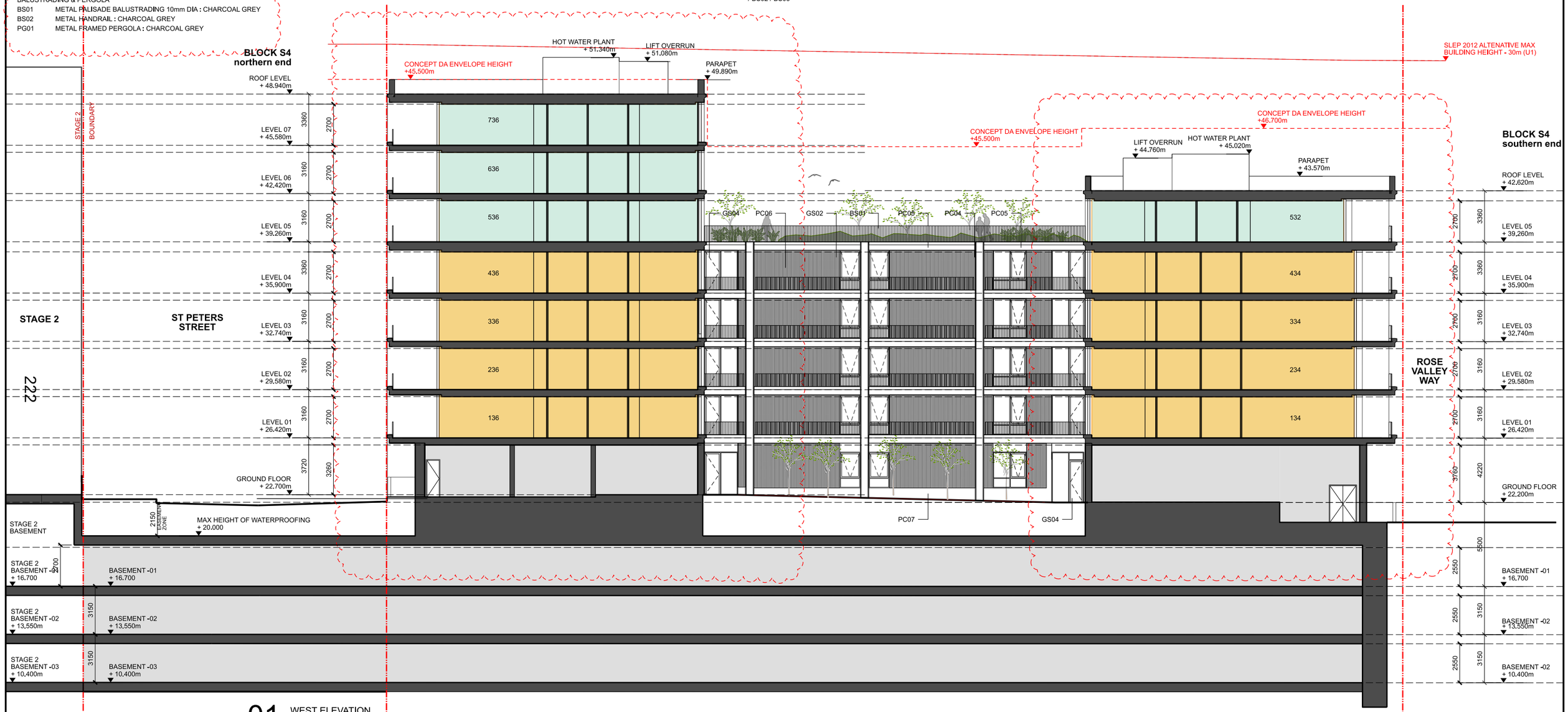
GREY GLASS
GS01 / GS02

GREY TRANSLUCENT GLASS
GS02 / GS04

CLEAR GLASS
GS03 / DS01 / BS01

BALUSTRADING

METAL PALISADE BALUSTRADING
BS01



01 WEST ELEVATION

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
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ABSA Australian Building Sustainability Assessor
Assessment completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/05/2024-24/05/2025
Assessor Name Ximyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is authorised under ABSA's Accreditation Software and has signed ABSA's Software Code of Practice

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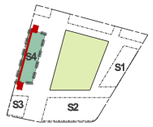

NOTES:
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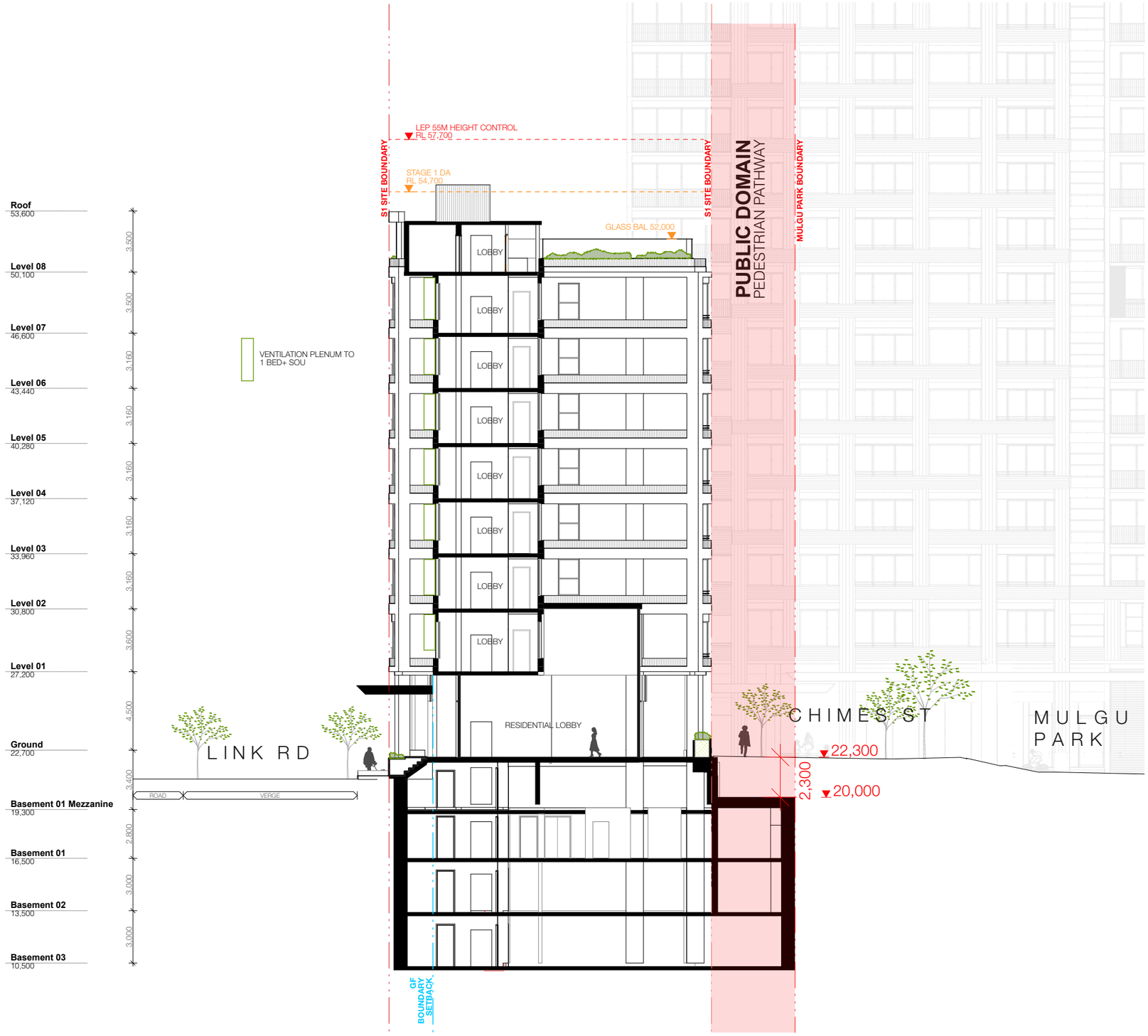
- BOUNDARY
- COUNCIL CONTROLS
- REVISION UPDATES CLOUDED
- PILING (BASEMENT)
- AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
WEST ELEVATION

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S4.34.02**		REVISION: **B**



223

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
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Sydney Australia

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NOTES:

FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED

0 1 2 5m

DRAWING TITLE:
SECTION AA

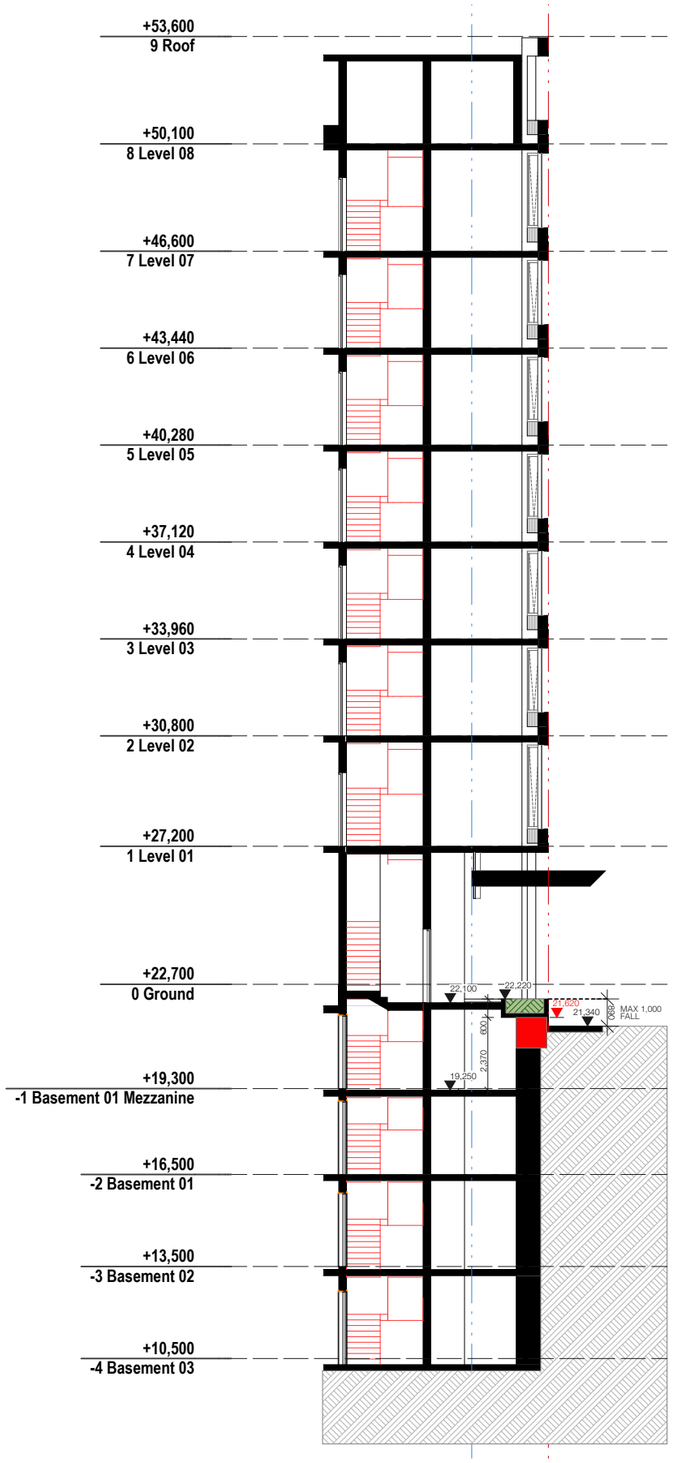
PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		**24-017**
DWG NUMBER:		REVISION:
DA.SUT.S1.41.00		**C**

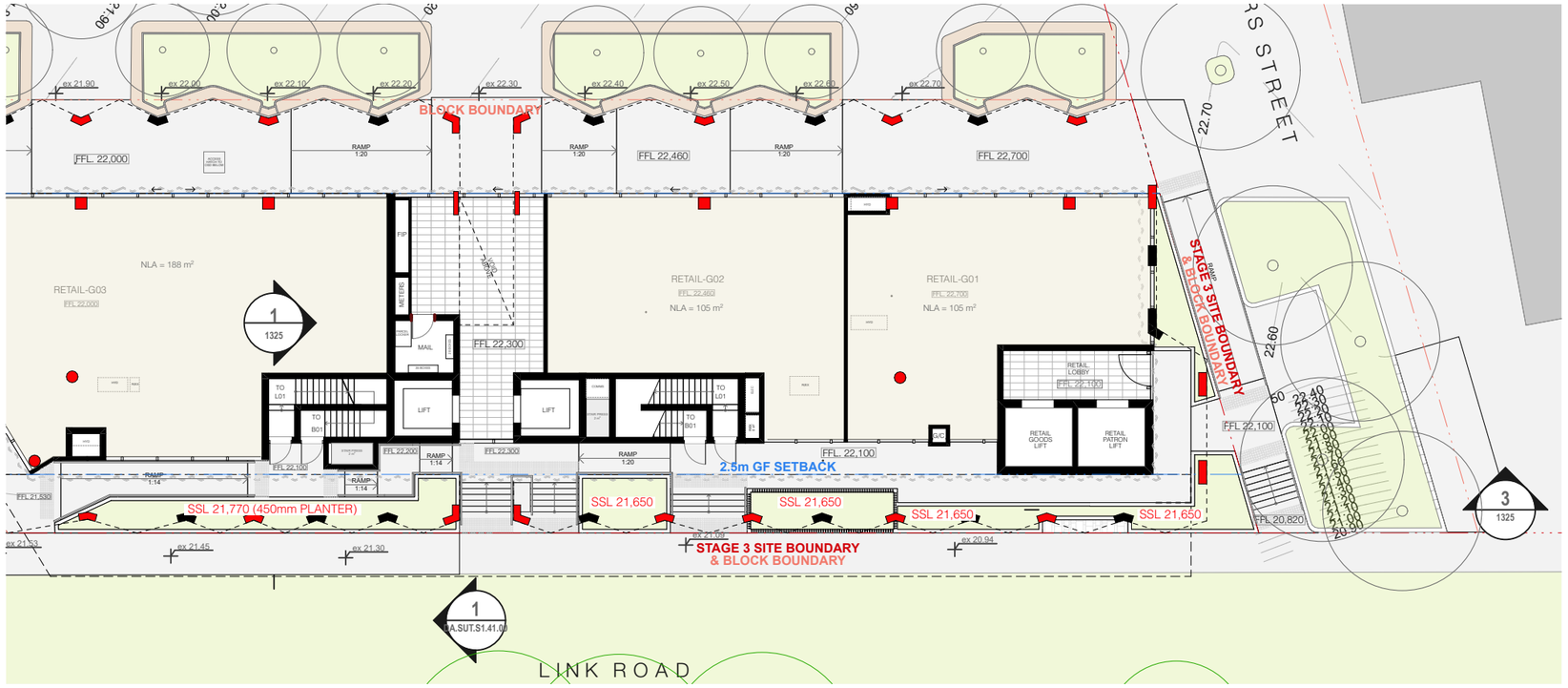
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA

ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This document is issued in confidence to the client and Australian Building Sustainability Association for the purpose of assessing the ABSA Rating.
Date 27/04/24

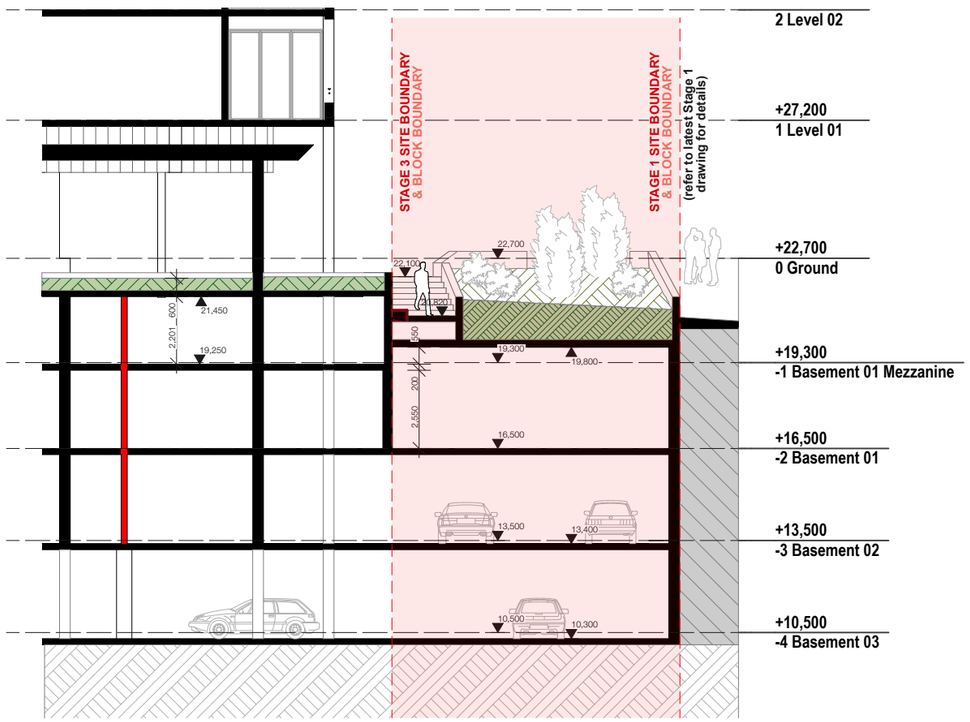
Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1



1 SECTION - FIRE STAIR TO LINK RD 1:200

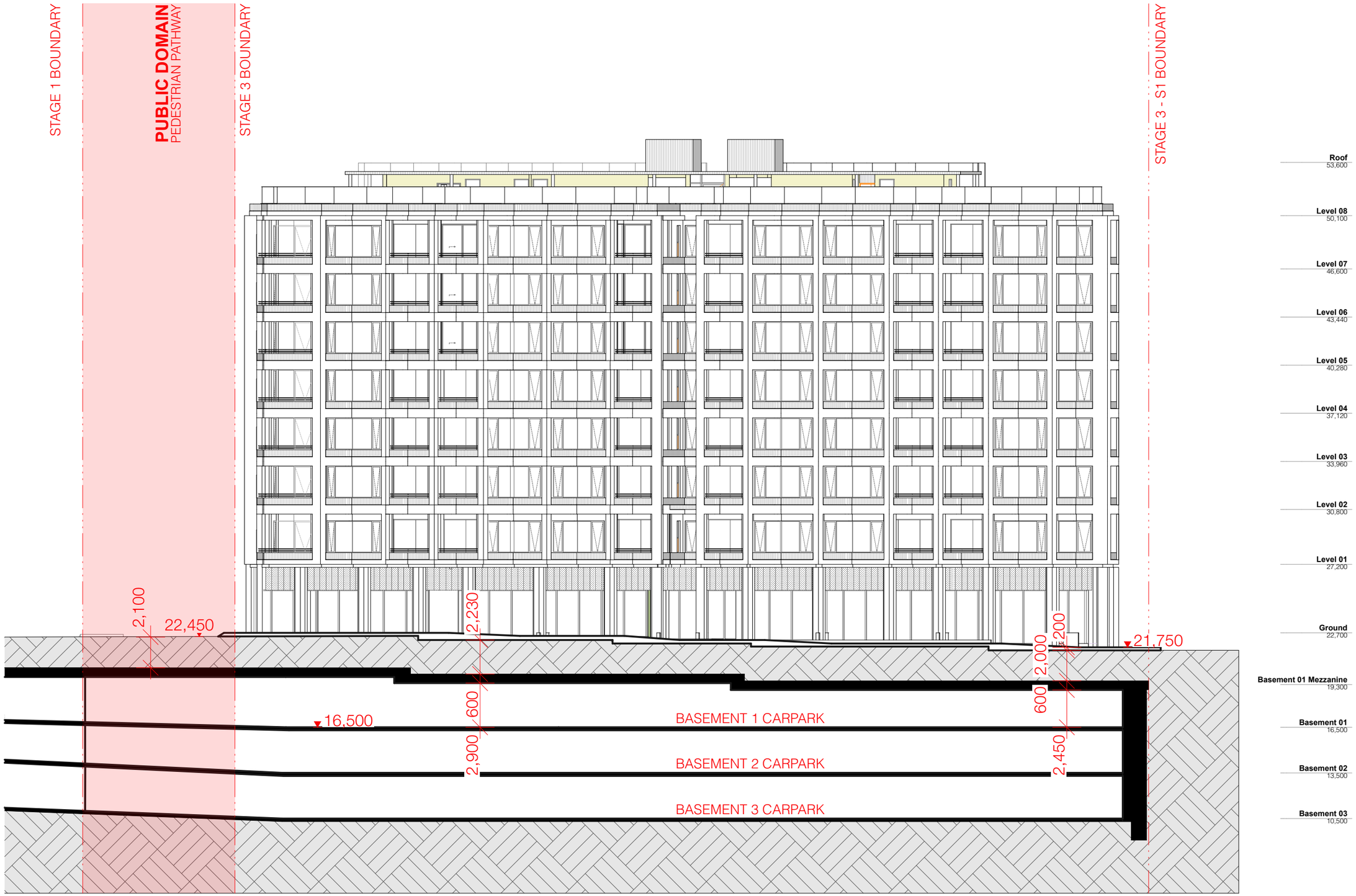


2 LINK ROAD PLANTER SSLs 1:250



3 SECTION - NE BOUNDARY PUBLIC DOMAIN 1:200

Building	BLOCK S1	Client	MERITON	Architects	MHNDUNION / ALLFORD HALL MONAGHAN MORRIS	Drawing No. 1325
Drawing name	SECTION - FIRE STAIRS TO LINK ROAD					Scale 1:200, 1:250 in A3
Project	118-130 Epsom Road and 905 South Dowling Street, Zetland					Date Issued 11/3/2025



1 SECTION BB - STAGES 1 AND 3 1:250

REV	DESCRIPTION	DATE
A	COUNCIL RFI RESPONSES	20/12/24

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
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Sydney | Gadigal Country

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aodonnell@ahmm.com

NOTES:

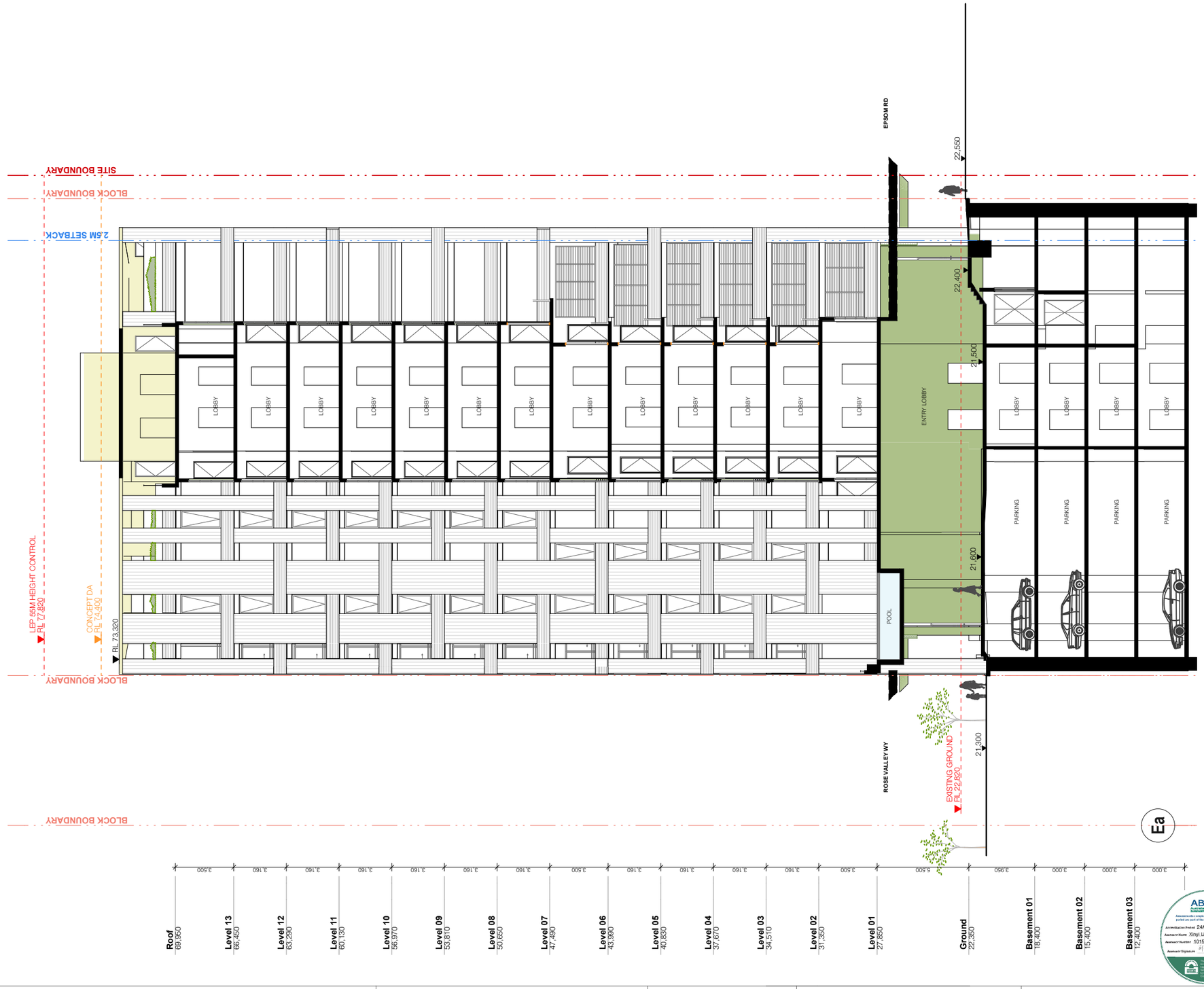
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED

DRAWING TITLE:
SECTION BB - STAGES 1 AND 3

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE: 1:250@A3
DRAWN BY:
CHECKED:
ISSUE DATE: 15/11/24
PROJECT NO: **24-017**
DWG NUMBER: **1413**
REVISION:

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA



ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This is a certified Assessor in accordance with a quality assurance program and has passed competency tests for Certified Assessors

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frs.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:
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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LB	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST/R	STAIR PRESS.
WP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

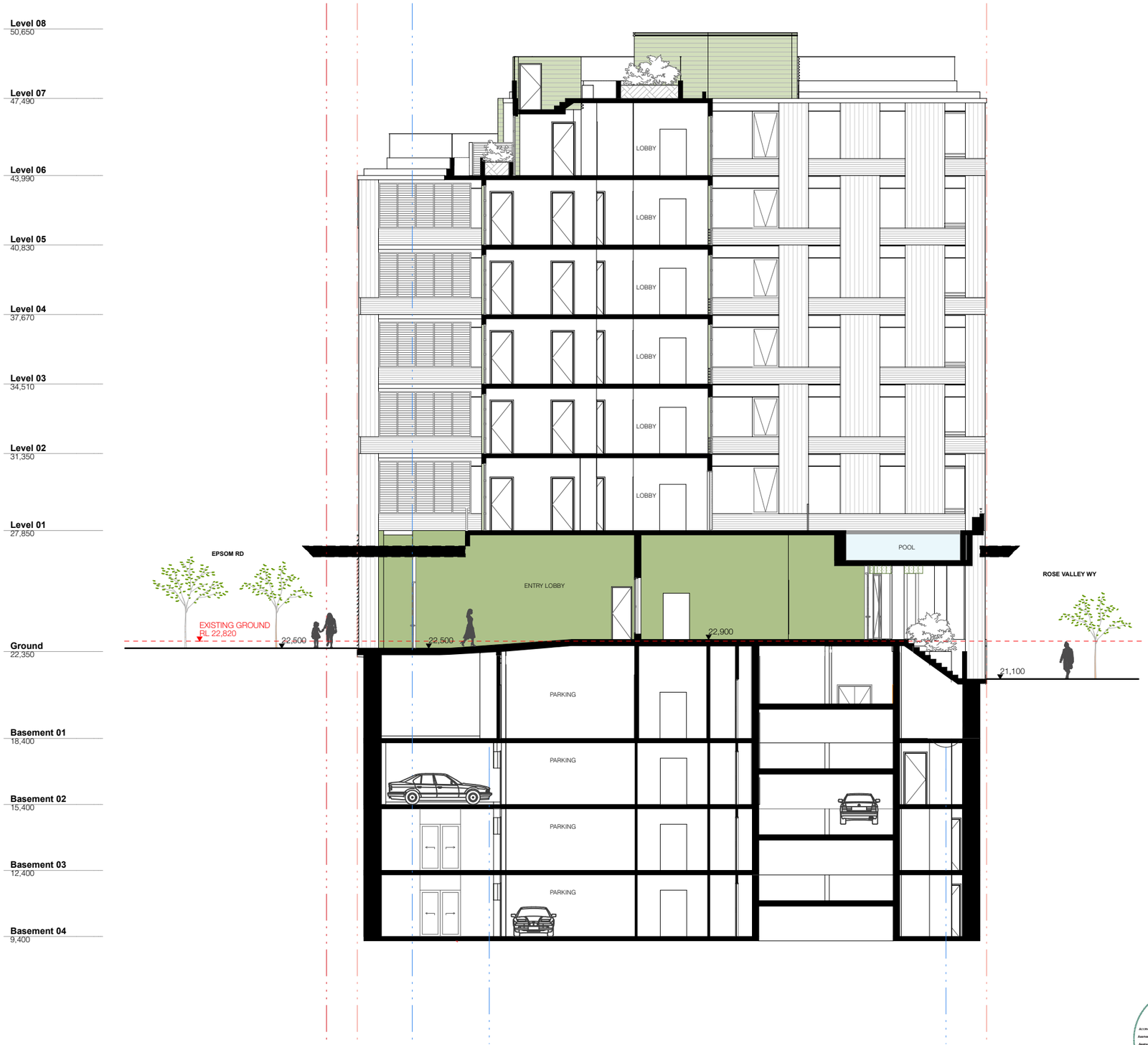
0 1 2 5m

DRAWING TITLE:
SECTION AA

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	MHNDU	MHNDU
ISSUE DATE: 21/03/2025		PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.42.00**		REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA



227

REV	DESCRIPTION	DATE
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025

ARCHITECT:

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UNIT MIX

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- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
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FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST/R	STAIR PRESS.
WP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

DRAWING TITLE:

SECTION BB

PROJECT ADDRESS:

118-130 Epsom Road Zetland NSW 2017

SCALE: 1:200@A3

DRAWN BY:

CHECKED:

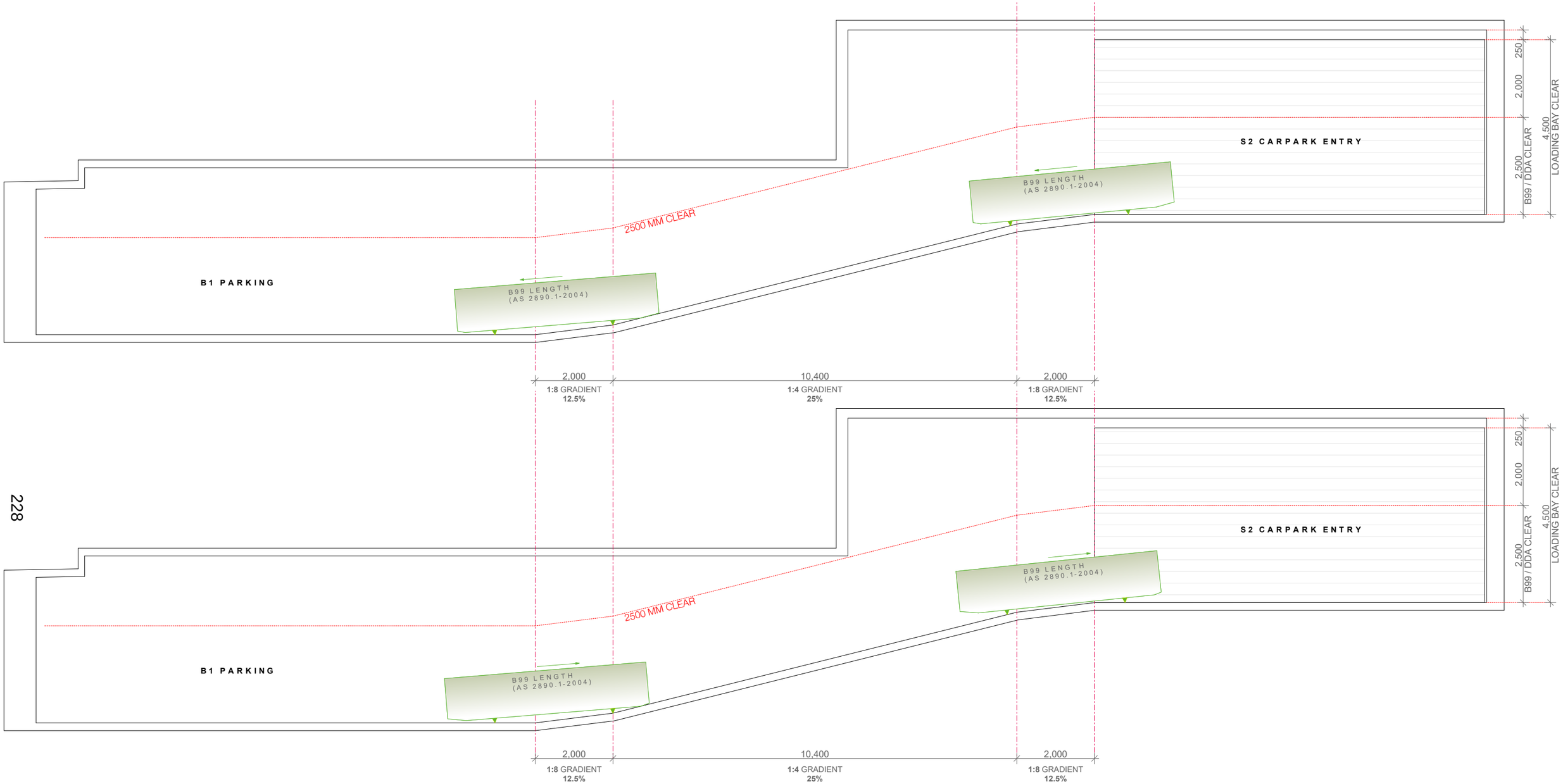
ISSUE DATE: 21/03/2025

PROJECT NO: **24-017**

DWG NUMBER: **DA.SUT.S2.42.01**

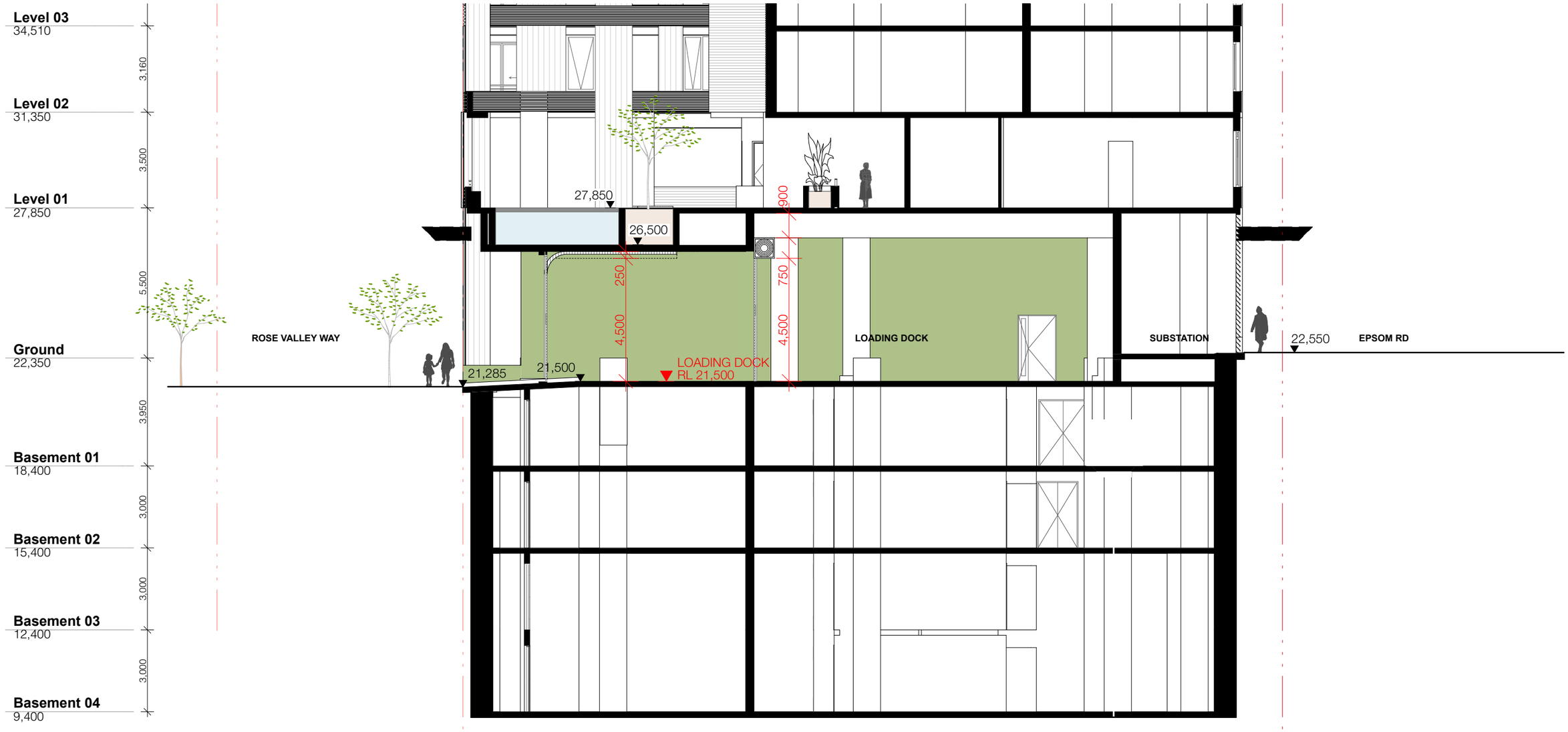
REVISION: **B**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA



1
-
S2 RAMP GRADIENTS
1:100

Building	**BLOCK S2**	Client	Architects	Drawing No. **2225**
Drawing name	**S2 GF to B1 RAMP PROFILES**	MERITON	MHNDUNION / ALLFORD HALL MONAGHAN MORRIS	Scale 1:100 in A3
Project	118-130 Epsom Road and 905 South Dowling Street, Zetland			Date Issued 21/3/2025



1 LOADING DOCK SECTION 1:150

Building	**BLOCK S2**	Client	Architects	Drawing No. **2224**
Drawing name	**LOADING DOCK SECTION**	MERITON	MHNDUNION / ALLFORD HALL MONAGHAN MORRIS	Scale 1:150 in A3
Project	118-130 Epsom Road and 905 South Dowling Street, Zetland			Date Issued 21/3/2025

01 SECTION AA

230

REVISION B - BUILDING S3

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS
- LAYBY ADDED TO ROSE VALLEY WAY.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ABSA Assessor Certificate
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025.
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accreditation Assessor is competent and NATHERS Accredited under the ABSA Rules of Conduct to Assess the NSW Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

ARCHITECT:
MHNDUNION
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aodonnell@ahmm.com

KEY
- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED

NOTES:
- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- BOUNDARY
- COUNCIL CONTROLS
- REVISION UPDATES CLOUDED
- PILING (BASEMENT)
- AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
SECTION AA

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S3.43.00**		REVISION: **B**

LEGEND

S4 CLADDING

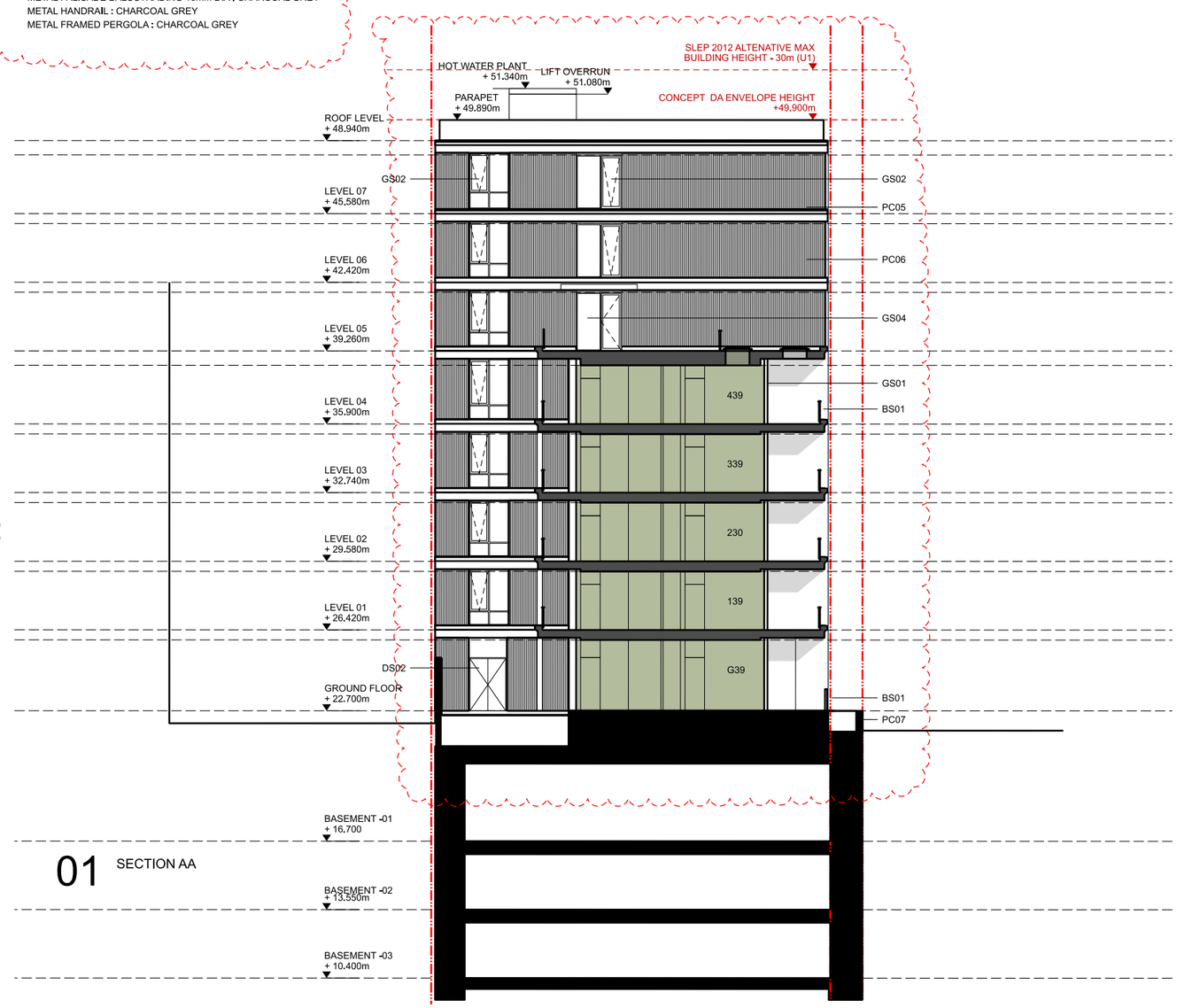
PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
PC06	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH VERTICAL RIBBED FACING PROFILE
PC07	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH SMOOTH FINISH

DOORS & GLAZING

GS01	ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02	ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS / GREY TRANSLUCENT TO SPANDRAL
GS03	ALUMININIUM FRAMED CURTAIN WALLING WITH EXPRESS COVER CAPS : CHARCOAL GREY FRAME WITH CLEAR GLASS
GS04	ALUMININIUM FRAMED SWING DOOR : CHARCOAL GREY FRAME WITH GREY TRANSLUCENT GLASS
DS01	FRAMELESS GLAZED AUTOMATIC SLIDING DOOR : CLEAR GLASS
DS02	METAL FACED SOLID DOOR : CHARCOAL GREY

BALUSTRADING & PERGOLA

BS01	METAL PALISADE BALUSTRADING 10mm DIA : CHARCOAL GREY
BS02	METAL HANDRAIL : CHARCOAL GREY
PG01	METAL FRAMED PERGOLA : CHARCOAL GREY



01 SECTION AA

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

ABSA Australian Building Sustainability Assessor
Accreditation Period 24/06/2024-24/06/2025.
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
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A	DEVELOPMENT APPLICATION	14/11/25
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ARCHITECT:
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NOTES:
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- AREA UNDER PUBLIC DOMAIN

1:250 0 1 2 5m

DRAWING TITLE:
SECTION AA

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S4.44.00**		REVISION: **B**

LEGEND

S4 CLADDING

PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
PC06	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH VERTICAL RIBBED FACING PROFILE
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BS01	METAL PALISADE BALUSTRADING 10mm DIA : CHARCOAL GREY
BS02	METAL HANDRAIL : CHARCOAL GREY
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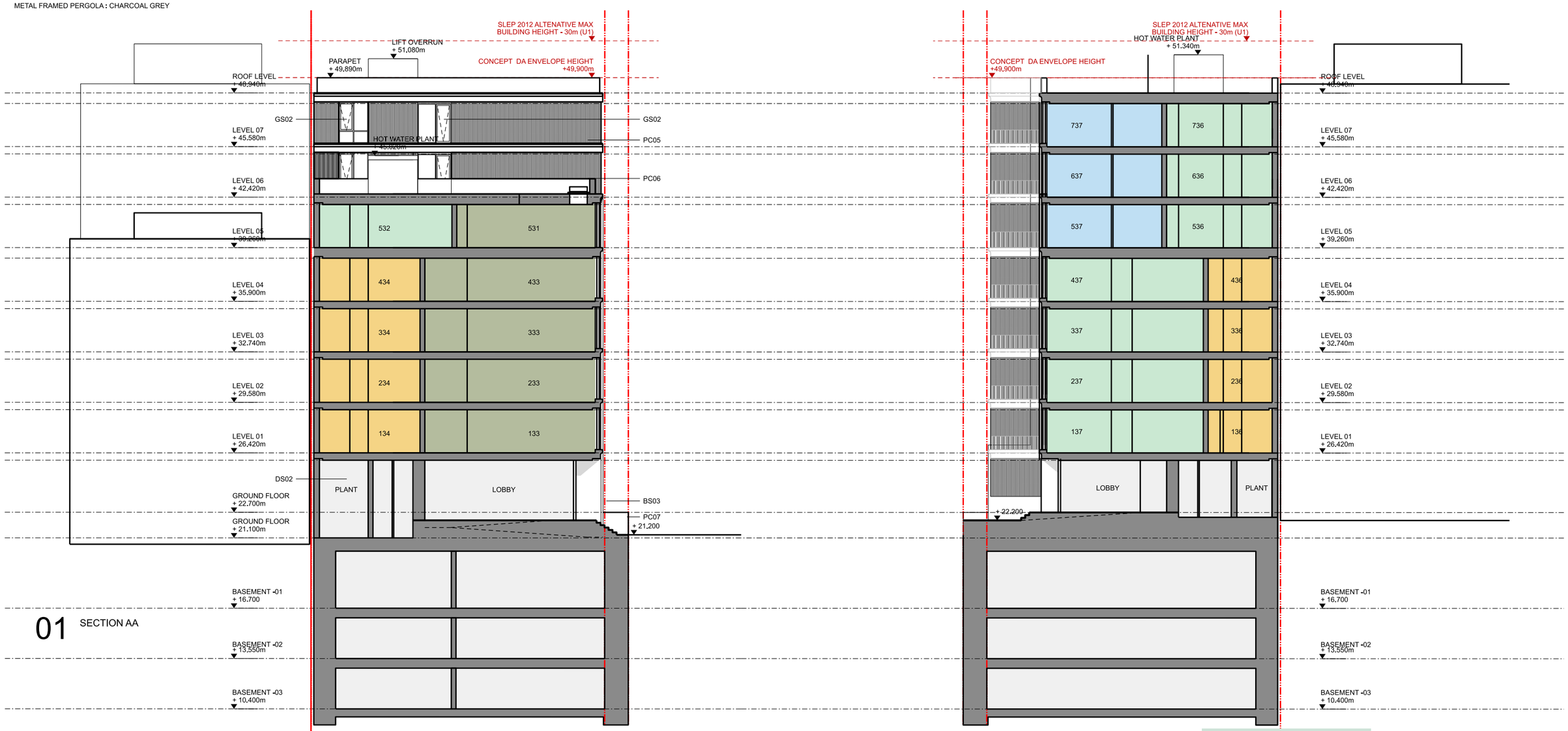

01 SECTION AA

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
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Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use NABERS Accredited Software to rate a building in Green Star, NRVA, Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
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A	DEVELOPMENT APPLICATION	14/11/25
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1:250 0 1 2 5m

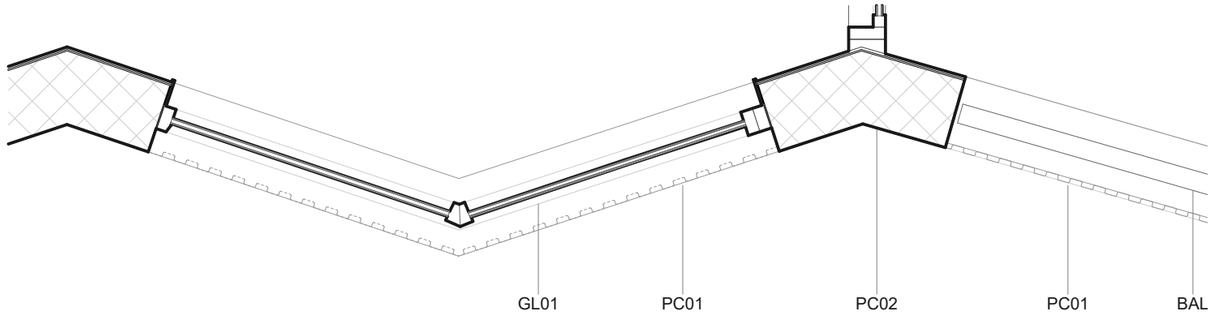
DRAWING TITLE:
SECTION BB and CC

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

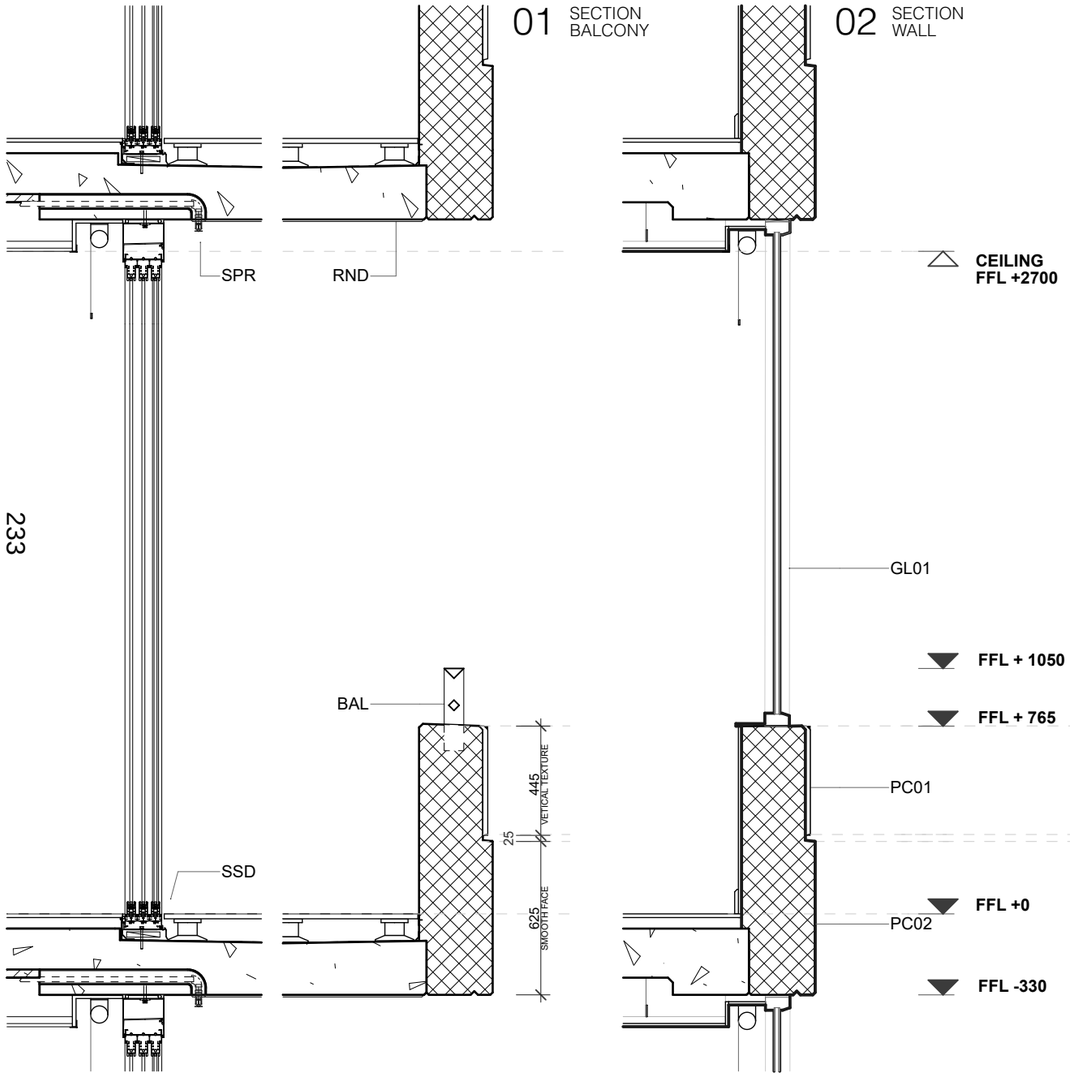
SCALE:	DRAWN BY:	CHECKED:
1:250@A3	WM	AOD
ISSUE DATE: 31/03/25		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S4.44.01**		REVISION: **B**

LEGEND

PC01 - Precast concrete panel, Type 1: Dark grey, vertical textured serration
PC02 - Precast concrete panel, Type 2: Light grey, smooth face
IC01 - Insitu concrete, Type 1: Pigmented, Banksia yellow
IC02 - Insitu concrete, Type 2: Pigmented, Banksia green
GL01 - Aluminium framed door & window system
SN01 - Powdercoat perforated aluminium screen, Banksia deep green
AW01 - Prefabricated glass reinforced concrete awning, pigmented Banksia green
LV01 - Powdercoat aluminium louvres, dark charcoal
BAL - Powdercoat aluminium balustrade
RND - Acrylic render texture coat to underside of concrete balcony
SPR - Balcony sprinkler system PVC pipe cast into slab
SSD - Structural setdown to balcony WPM to drainage paving on polypads sliding door subsil on waterproofing angle

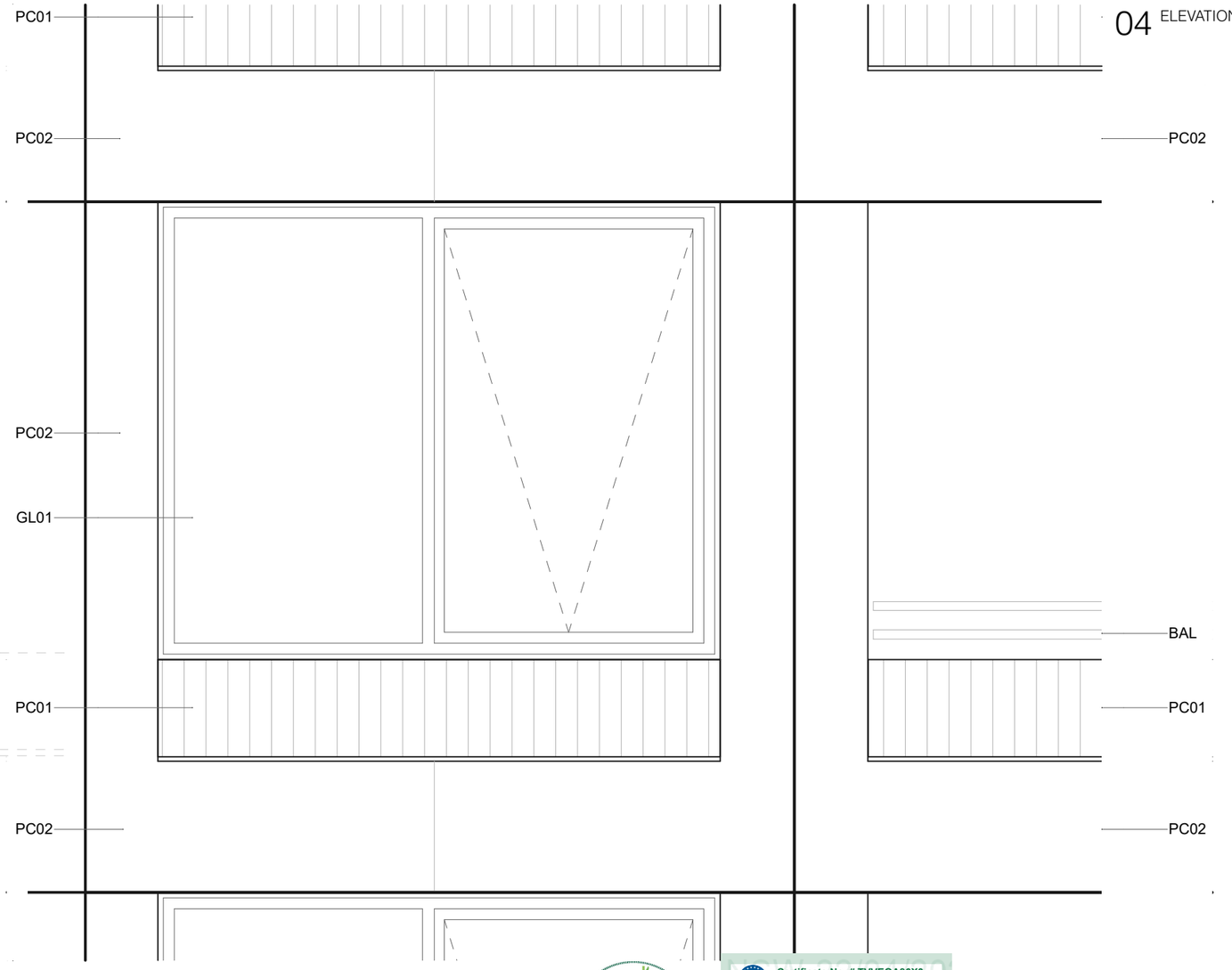


03 PLAN



01 SECTION BALCONY

02 SECTION WALL



04 ELEVATION

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/25
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUNION
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Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

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mhndu@mhndu.com
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NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED

0 0.125 0.25 0.5m

DRAWING TITLE:
S1 FACADE DETAILS

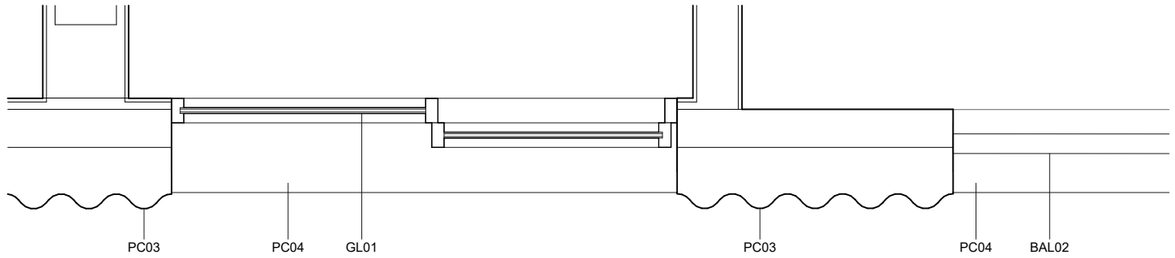
PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW **2017**

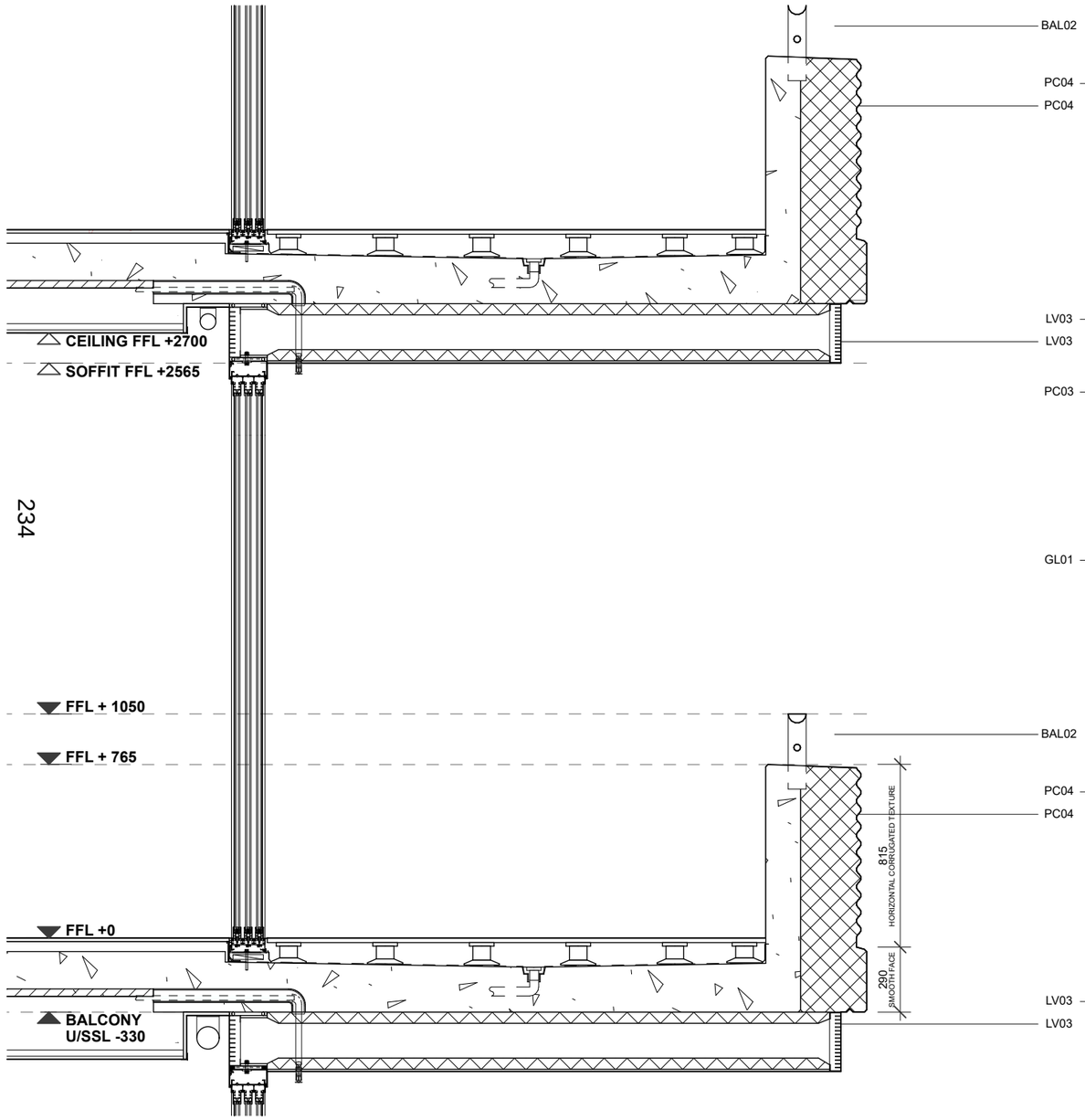
SCALE:	DRAWN BY:	CHECKED:
1:25@A3	MHNDU	MHNDU
ISSUE DATE:		PROJECT NO:
15/11/24		**24-017**
DWG NUMBER:		REVISION:
DA.SUT.S1.51.00		**C**

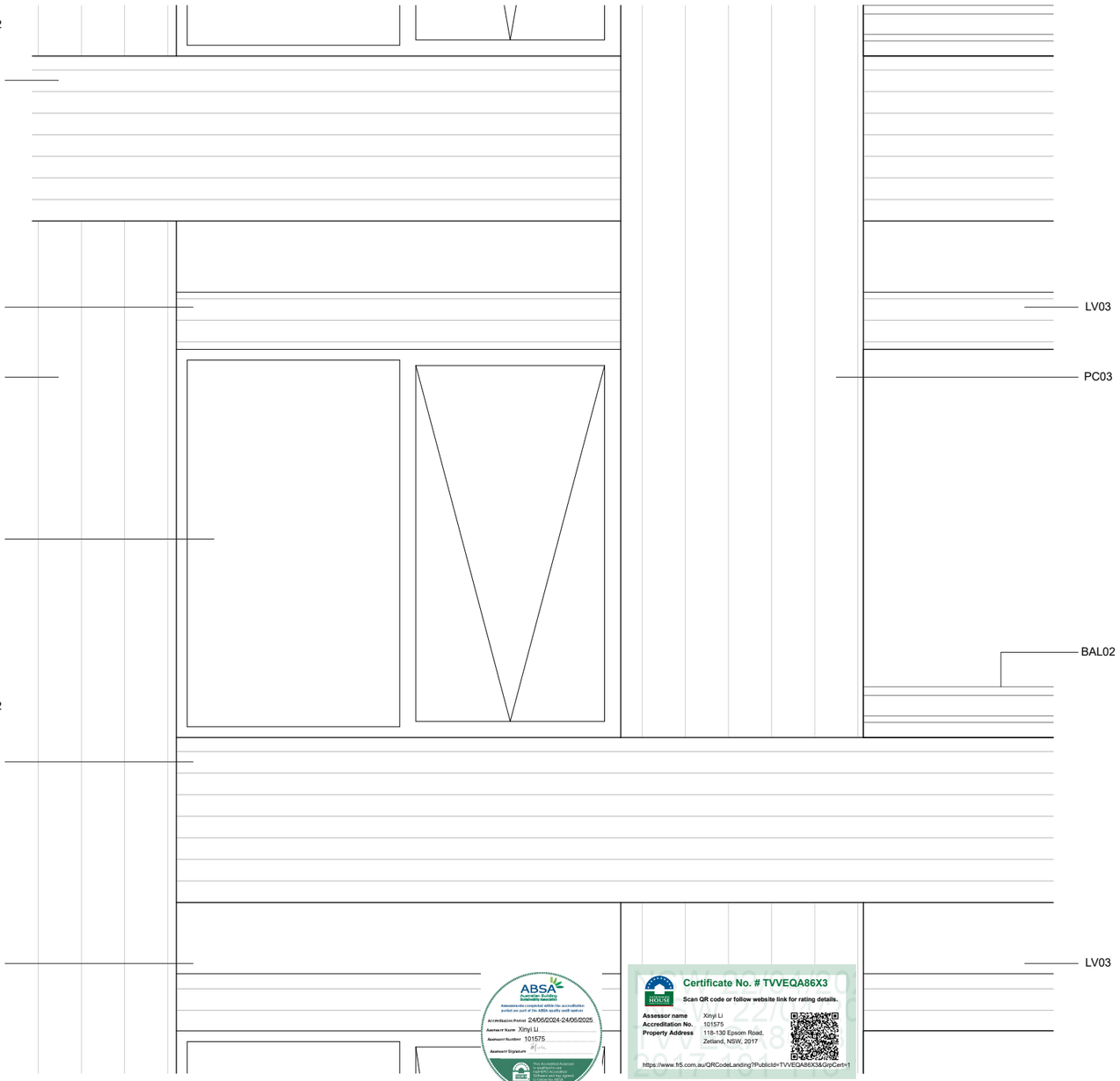
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA

LEGEND

PC03	PRECAST PANEL, TYPE 3: MID GREY, VERTICAL TEXTURED CORRUGATION
PC04	PRECAST PANEL, TYPE 4: LIGHT GREY HORIZONTAL TEXTURED FINE CORRUGATION
GL01	ALUMINIUM FRAMED DOOR & WINDOW SYSTEM
LV03	ACOUSTIC LOUVRES, POWDERCOAT, DARK CHARCOAL
BAL02	BALUSTRADE, TYPE 2: RAILING, DARK CHARCOAL







ABSA
Australian Building Sustainability Assessor
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use the ABSA software and has signed a license for ABSA Code of Practice

NABERS
Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GripCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
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aodonnell@ahmm.com

UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST-R	STAIR PRESS
WIP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 0.125 0.25 0.5m

DRAWING TITLE:
S2 FACADE DETAILS

PROJECT ADDRESS:
118-130 Epsom Road
Zetland NSW 2017

SCALE: 1:25@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.52.00**
REVISION: **C**

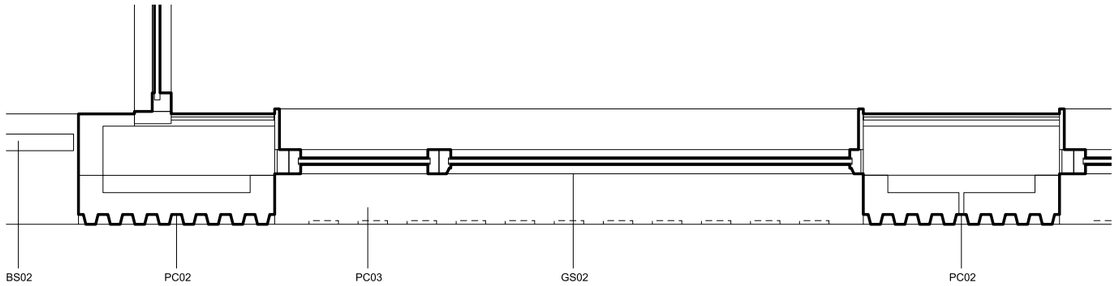
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

LEGEND

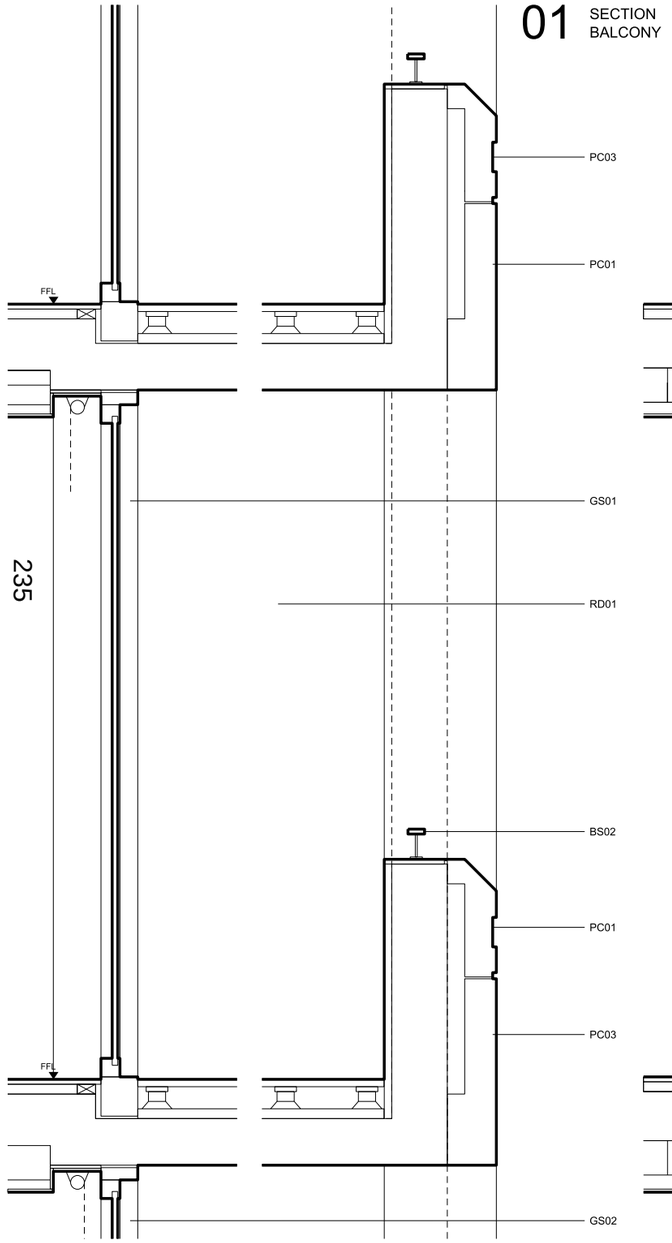
S3 CLADDING
PC01 PRECAST CONCRETE PANEL : OFF-WHITE TONE TEXTURED
PC02 PRECAST CONCRETE PANEL : MID-TONE WITH VERTICAL RIBBED PROFILE
PC03 PRECAST CONCRETE PANEL : OFF-WHITE TONE WITH INSET PATTERN
RD01 FINE TEXTURED RENDER TO MATCH PRECAST

DOORS & GLAZING
GS01 ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02 ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS
GS03 ALUMININIUM FRAMED CURTAIN WALLING WITH EXPRESS COVER CAPS : CHARCOAL GREY FRAME WITH CLEAR GLASS
DS01 FRAMELESS GLAZED AUTOMATIC SLIDING DOOR : CLEAR GLASS
DS02 METAL FACED SOLID DOOR : CHARCOAL GREY
AL01 ACOUSTICALLY ATTENUATED VENTILATION LOUVRE : CHARCOAL GREY

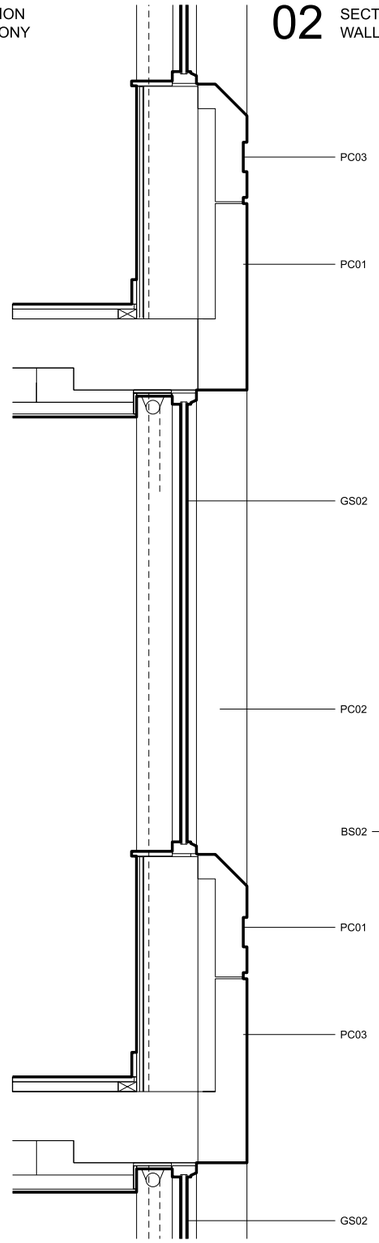
BALUSTRADING
BS01 CANTILEVERED GLASS BALUSTRADE WITH ALUMINIM CAPPING : CHARCOAL GREY FRAME WITH CLEAR GLASS
BS02 METAL HANDRAIL : CHARCOAL GREY
BS03 METAL PALISTRADE BLAUSTRADING 10mm DIA : CHARCOAL GREY



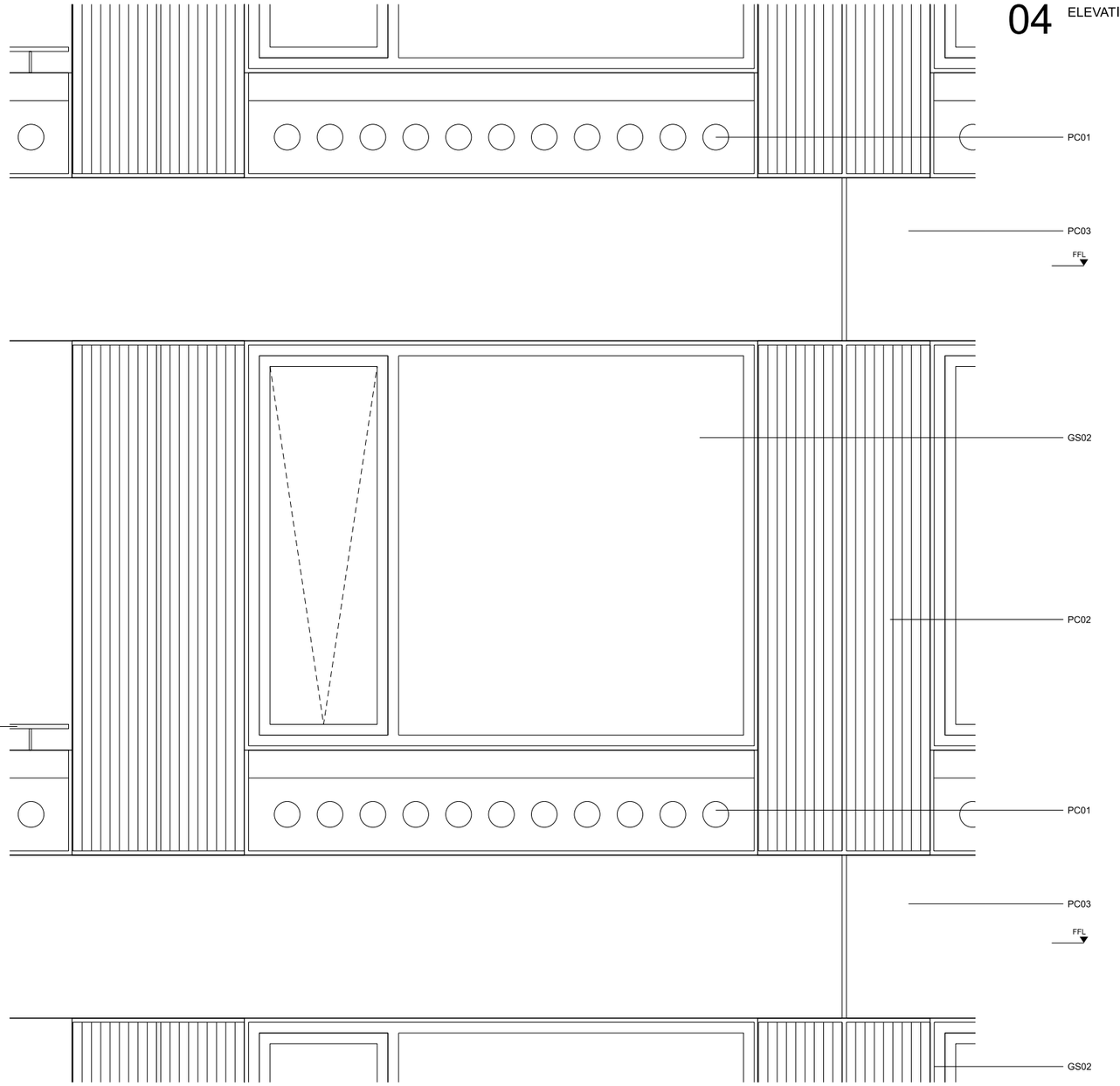
03 PLAN



01 SECTION BALCONY



02 SECTION WALL



04 ELEVATION

235

A	DEVELOPMENT APPLICATION	15/11/24

ARCHITECT:
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NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED
PILING (BASEMENT)
AREA UNDER PUBLIC DOMAIN

1:25 0 0,1 0,2 0,5m

DRAWING TITLE:
FACADE DETAILS

PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:25@A3	WM	AOD
ISSUE DATE: 15/11/24		PROJECT NO: **24701**
DWG NUMBER: **DA.SUT.S3.53.00**		REVISION: **A**

LEGEND

S4 CLADDING

PC04	ECOTONE FINISHED PRECAST CONCRETE VERTICAL PANEL: OFF-WHITE TONE WITH CONCAVE PROFILE
PC05	ECOTONE FINISHED PRECAST CONCRETE HORIZONTAL PANEL : OFF-WHITE TONE WITH EXPRESS PROFILE
PC06	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH VERTICAL RIBBED FACING PROFILE
PC07	ECOTONE FINISHED PRECAST CONCRETE PANEL : LIGHT GREY TONE WITH SMOOTH FINISH
RD01	FINE TEXTURED RENDER TO MATCH PRECAST

DOORS & GLAZING

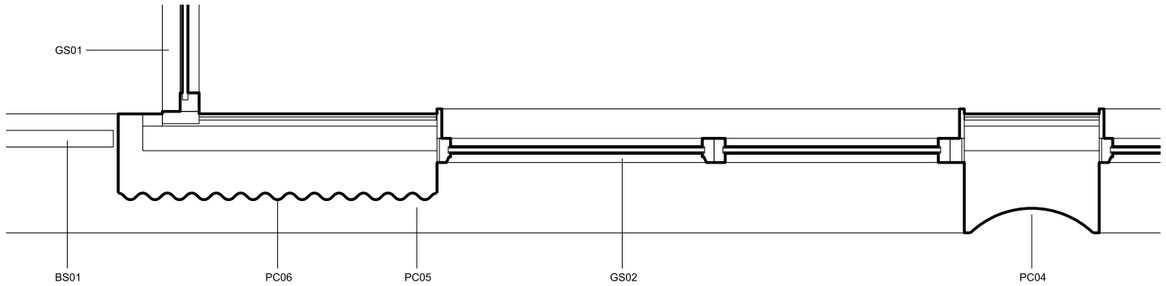
GS01	ALUMININIUM FRAMED SLIDING DOOR : CHARCOAL GREY FRAME WITH GREY GLASS
GS02	ALUMININIUM FRAMED WINDOW WITH TOP HUNG OPENING LIGHT : CHARCOAL GREY FRAME WITH GREY GLASS / GREY TRANSLUCENT TO SPANDRAL
GS03	ALUMININIUM FRAMED CURTAIN WALLING WITH EXPRESS COVER CAPS : CHARCOAL GREY FRAME WITH CLEAR GLASS
GS04	ALUMININIUM FRAMED SWING DOOR : CHARCOAL GREY FRAME WITH TRANSLUCENT GLASS
DS01	FRAMELESS GLAZED AUTOMATIC SLIDING DOOR : CLEAR GLASS
DS02	METAL FACED SOLID DOOR : CHARCOAL GREY

BALUSTRADING & PERGOLA

BS01	CANTILEVERED GLASS BALUSTRADE WITH ALUMININM CAPPING : CHARCOAL GREY FRAME WITH CLEAR GLASS
BS02	METAL HANDRAIL : CHARCOAL GREY
BS03	METAL PALISTRADE BLAUSTRADING 10mm DIA : CHARCOAL GREY
PG01	METAL FRAMED PERGOLA : CHARCOAL GREY

REVISION B - BUILDING S4

- UNIT CONFIGURATION & LAYOUT AMENDMENTS.
- GLAZING AND ENVELOPE AMENDMENTS.
- FINISHES REVISION.
- PLANT AND SERVICES CONFIGURATION AMENDMENTS.
- ROOF TERRACE & LANDSCAPE REVISIONS.
- WASTE STRATEGY, BIN STORE LOCATION REVISIONS.
- SUBSEQUENT ADJUSTMENTS TO AREA METRICS.

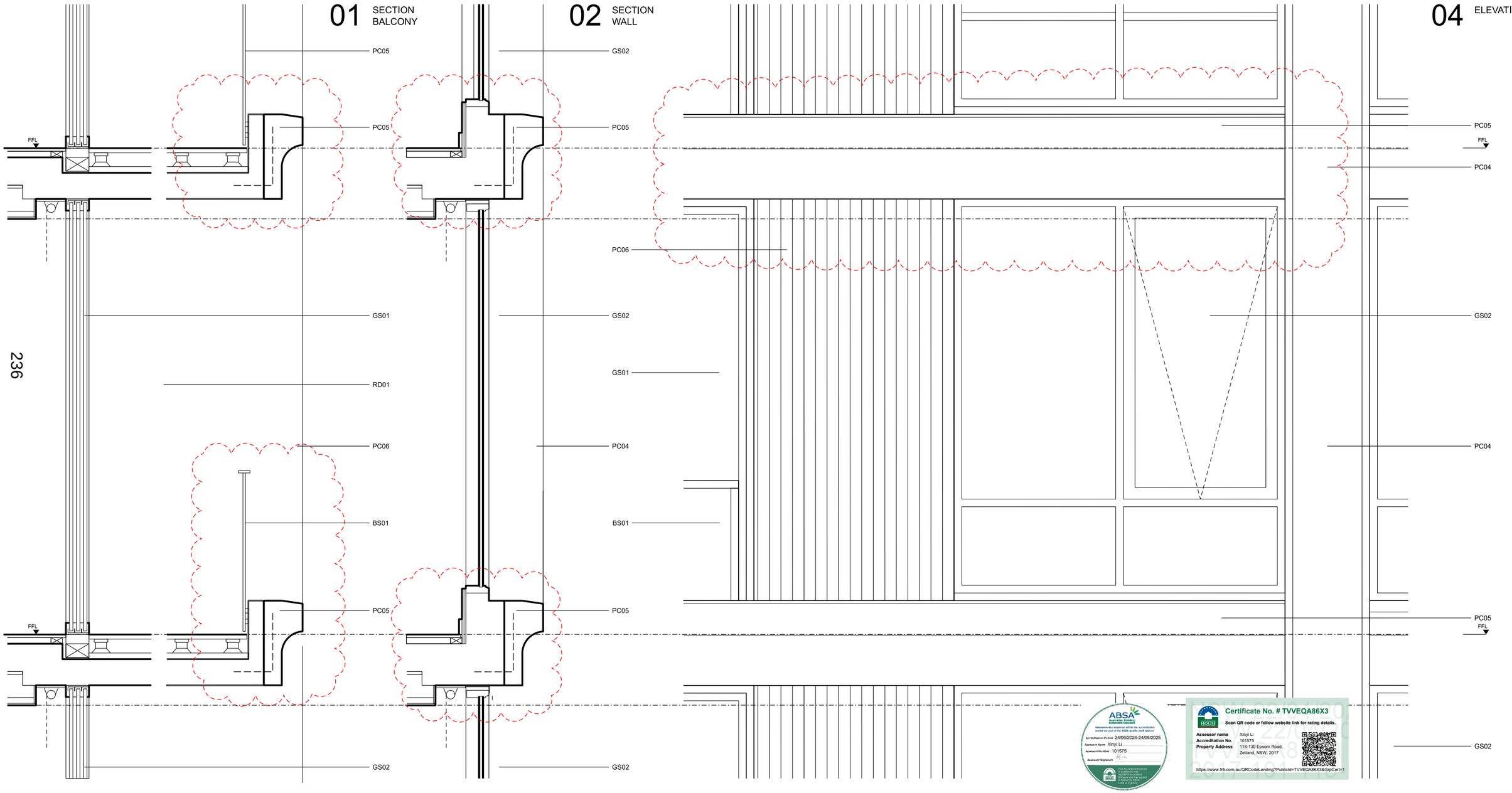


03 PLAN

01 SECTION BALCONY

02 SECTION WALL

04 ELEVATION



236

ABSA Australian Building Sustainability Assessor
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor Certificate is issued by ABSA Accredited Software and has signed the Terms of Use and Code of Practice

NABERS HOUSE
Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GripCert=1

A	DEVELOPMENT APPLICATION	14/11/25
B	UPDATED DA TO ADDRESS COUNCIL RFI	21/03/25

ARCHITECT:
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Sydney Australia

Brian Meyerson - NSW ARB 4907

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mhndu@mhndu.com
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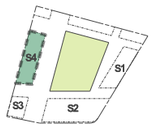


NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED
	PILING (BASEMENT)
	AREA UNDER PUBLIC DOMAIN

1:250 0 0,1 0,2 0,5m

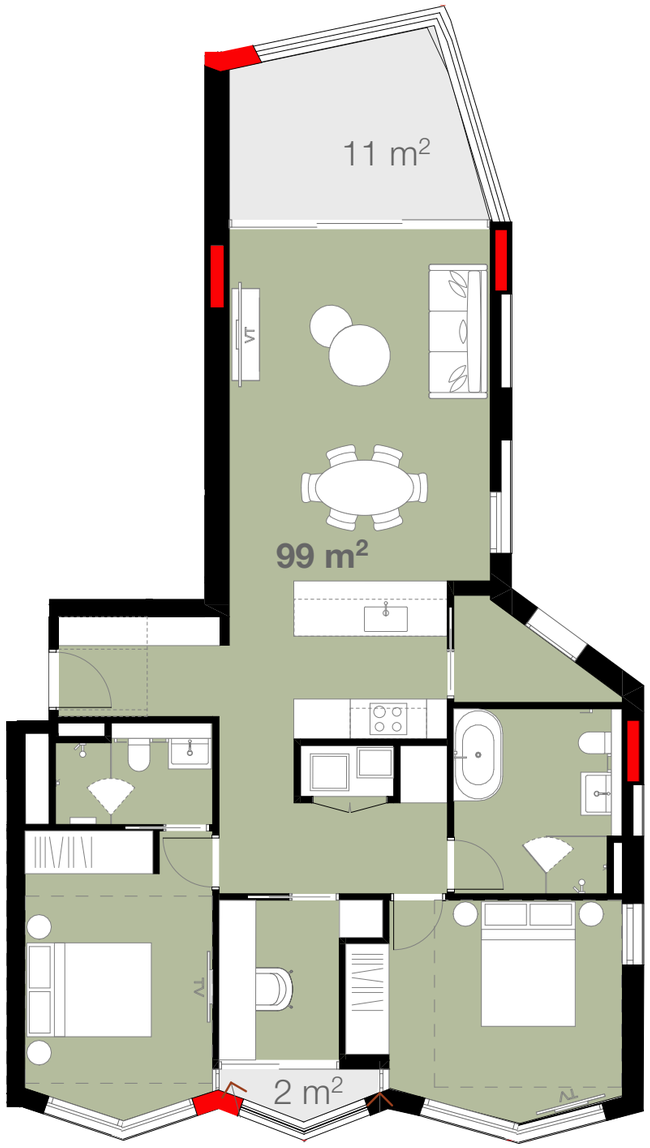
DRAWING TITLE:

FACADE DETAILS

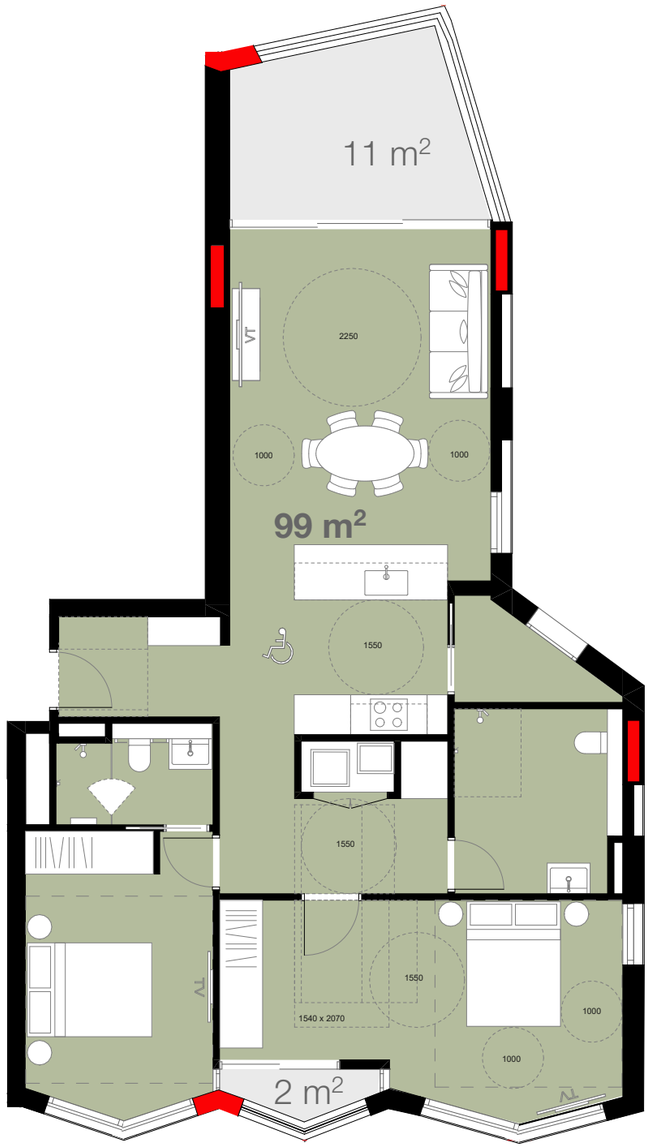
PROJECT ADDRESS:

118-130 Epsom Road
Zetland NSW **2017**

SCALE:	DRAWN BY:	CHECKED:
1:25@A3	WM	AOD
ISSUE DATE:		PROJECT NO:
31/03/25		**24701**
DWG NUMBER:		REVISION:
DA.SUT.S4.54.00		**B**



1 UNITS 108-408, 507-707 (PRE ADAPT) 1:100



1 UNITS 108-408, 507-707 (POST ADAPT) 1:100

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use the ABSA Assessment Software and has signed a License for ABSA Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
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mhndu@mhndu.com
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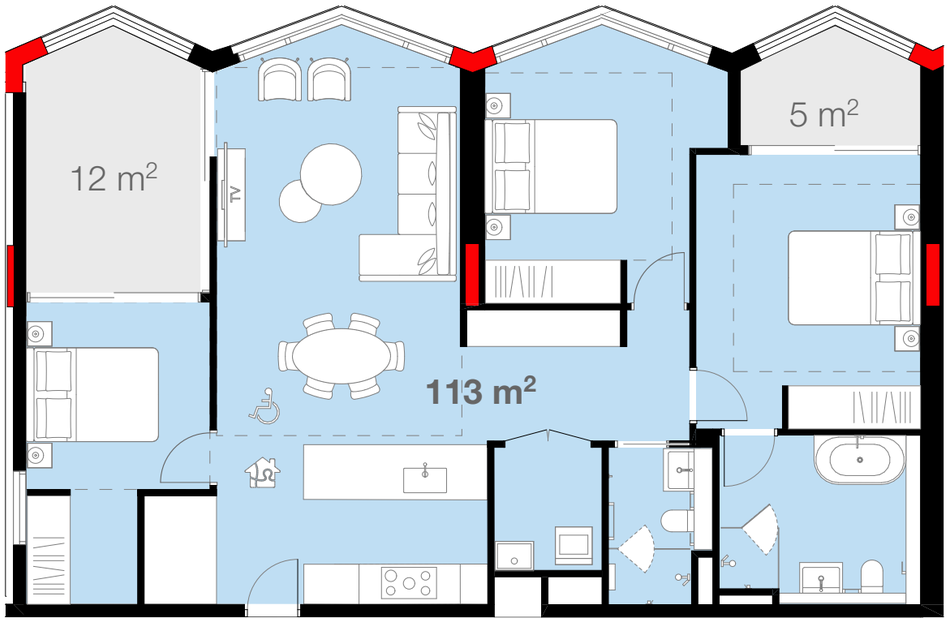
NOTES:
FFL RL OF FINISHED FLOOR LEVEL
RL REDUCED LEVEL
BOUNDARY
COUNCIL CONTROLS
REVISION UPDATES CLOUDED

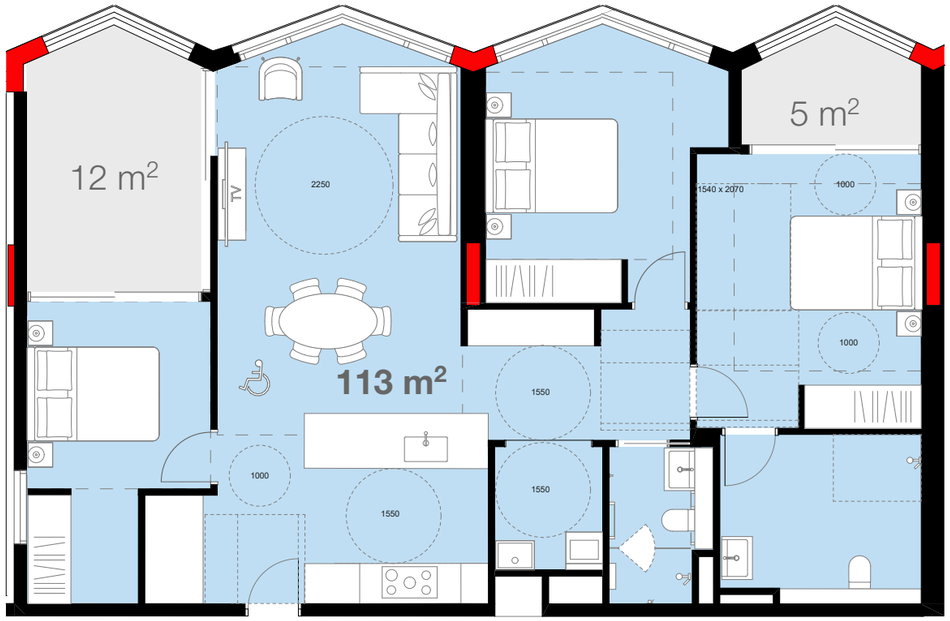
DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 108-408, 507-707
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 15/11/24
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S1.91.00**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA



1 UNIT 505 (PRE ADAPT) 1:100



2 UNITS 505 (POST ADAPT) 1:100

ABSA Australian Building Sustainability Assessors
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/05/2024-24/05/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accreditation Assessor is accredited under ABSA's ACO accredited software and has agreed to abide by the ABSA Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/24
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/25

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

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mhndu@mhndu.com
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Suite Six Studios
Level 3 11-17 Buckingham Street
Surry Hills NSW 2010
Sydney | Gadigal Country

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aodonnell@ahmm.com

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	BOUNDARY
	COUNCIL CONTROLS
	REVISION UPDATES CLOUDED

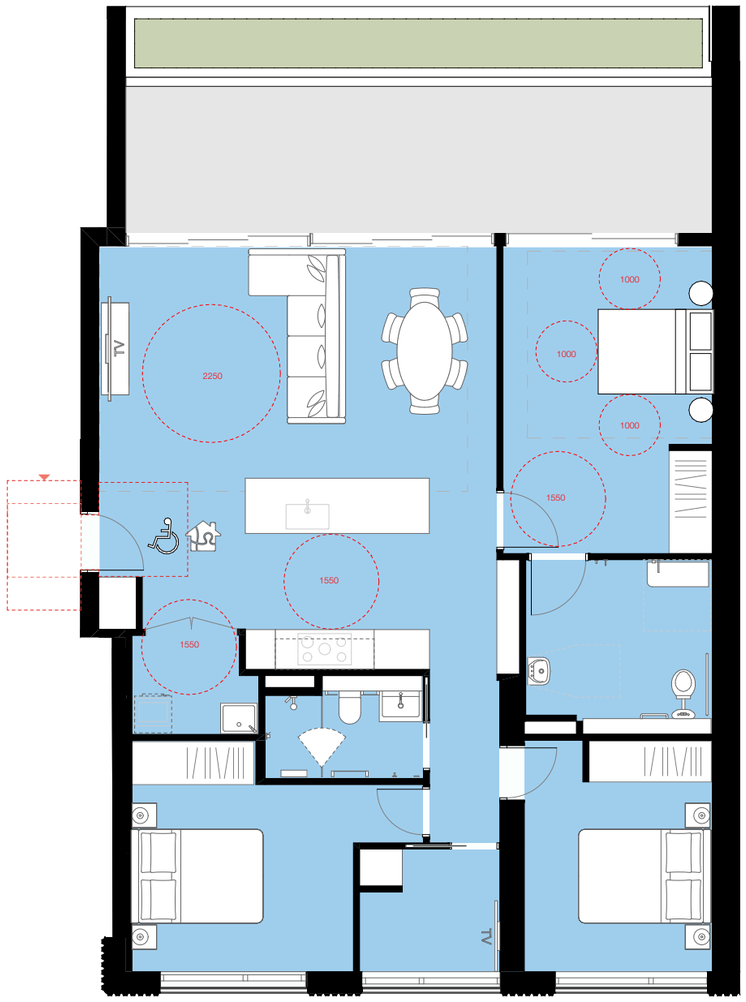
DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 505
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW **2017**

SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 15/11/24
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S1.91.01**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Comp_Suttons South Rosebery_S1_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 117



2 POST ADAPTION LAYOUT 1:100

UNITS: 117

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is authorised use the Nationwide House Energy software and has signed Conditions for ABSA Use of Software

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.frl5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
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Surry Hills NSW 2010
Sydney Australia

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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST/R	STAIR PRESS
WP	WARDEN INTERCOM PHONE

NOTES:

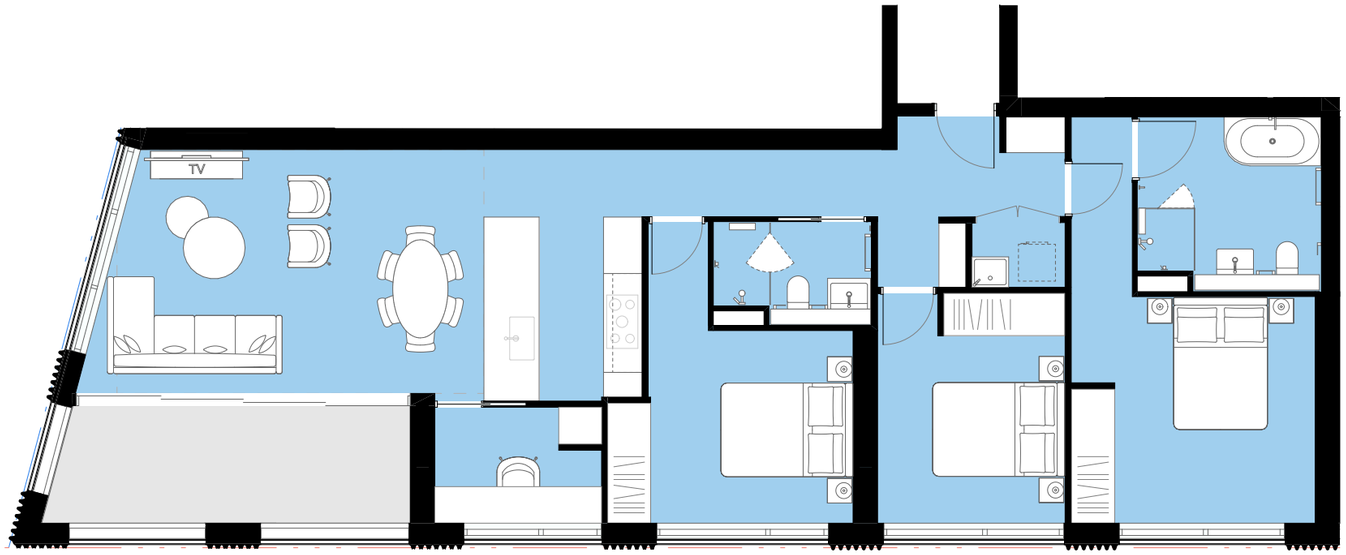
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 0.25 0.5 1 2M

DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 117
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

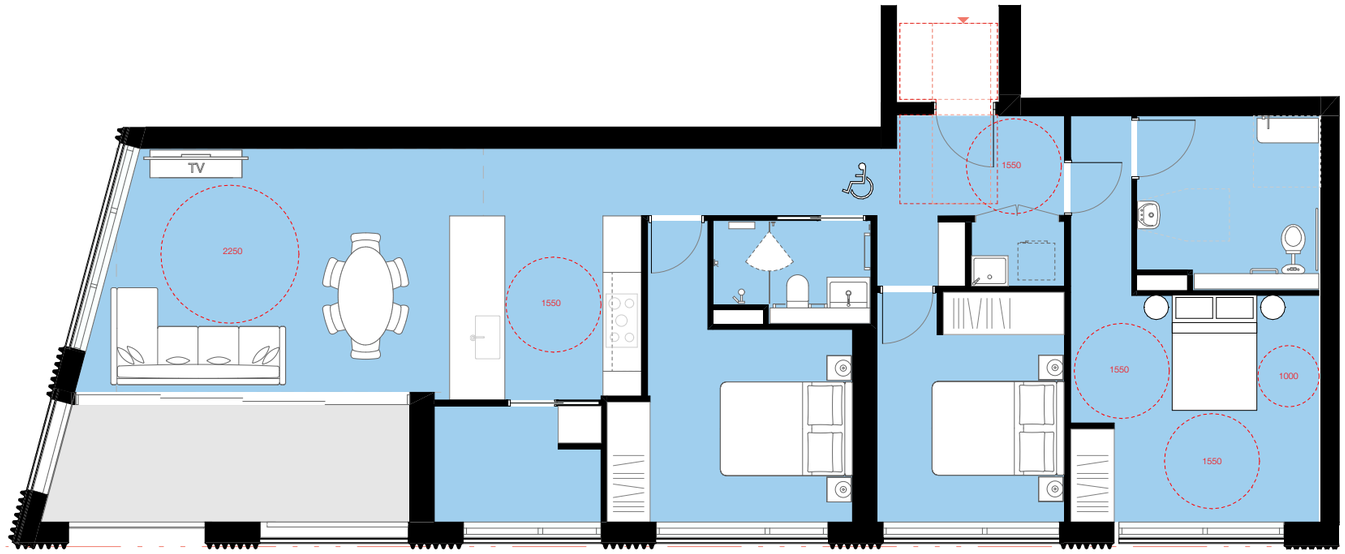
SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.00**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA



1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 118, 219, 319, 419, 519



2 POST ADAPTION LAYOUT 1:100

UNITS: 118, 219, 319, 419, 519

ABSA Australian Building Sustainability Assessor

Assessors listed within the accreditation period are part of the ABSA quality audit system

Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature

This Accreditation Assessor is authorised to use the ABSA Accreditation Mark and has agreed to abide by the ABSA Code of Practice

Certificate No. # TVVEQA86X3

Scan QR code or follow website link for rating details.

Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017

https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&QrCert=1

REV	DESCRIPTION	DATE
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
35 Richards Lane
Surry Hills NSW 2010
Sydney Australia

Brian Meyerson - NSW ARB 4907

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UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
GEX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
REX	RETAIL EXHAUST
STAR	STAIR PRESS
WIP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 118, 219--519
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY:
CHECKED:
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.01**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 119, 220, 320, 420, 520

ABSA Australian Building Sustainability Assessors
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 24/05/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accreditation Assessor complies with the ABSA(PRC) Accreditation Scheme and has signed the Scheme's Assessor Code of Practice

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
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aodonnell@ahmm.com

UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
H/CI	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST/R	STAIR PRESS
WP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

DRAWING TITLE:
SILVER LIVABLE - APARTMENT 119, 220-520
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY:
CHECKED:
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.02**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 212, 312, 412, 512, 612

2 POST ADAPTION LAYOUT 1:100

UNITS: 212, 312, 412, 512, 612

ABSA Australian Building Sustainability Assessors
Assessments completed within the accreditation period are part of the ABSA quality audit nature
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accreditation is accepted under the NABERS Accredited Assessors Scheme and has signed the Assessors Code of Conduct

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&GrpCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
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UNIT MIX
- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
GEX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
REX	RETAIL EXHAUST
STR	STAIR PRESS
WP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 0.25 0.5 1 2M

DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 212-612
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.03**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 217, 317, 417, 517

ABSA Australian Building Sustainability Association
Assessment completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature
This Accredited Assessor is qualified to use the ABSA Star Rating Software and has agreed to uphold the ABSA Code of Conduct

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&QrCert=1

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
MHNDUNION
MHN Design Union Pty Ltd
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UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
GEX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
RVEX	RETAIL EXHAUST
STR	STAIR PRESS
WIP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 0.25 0.5 1 2M

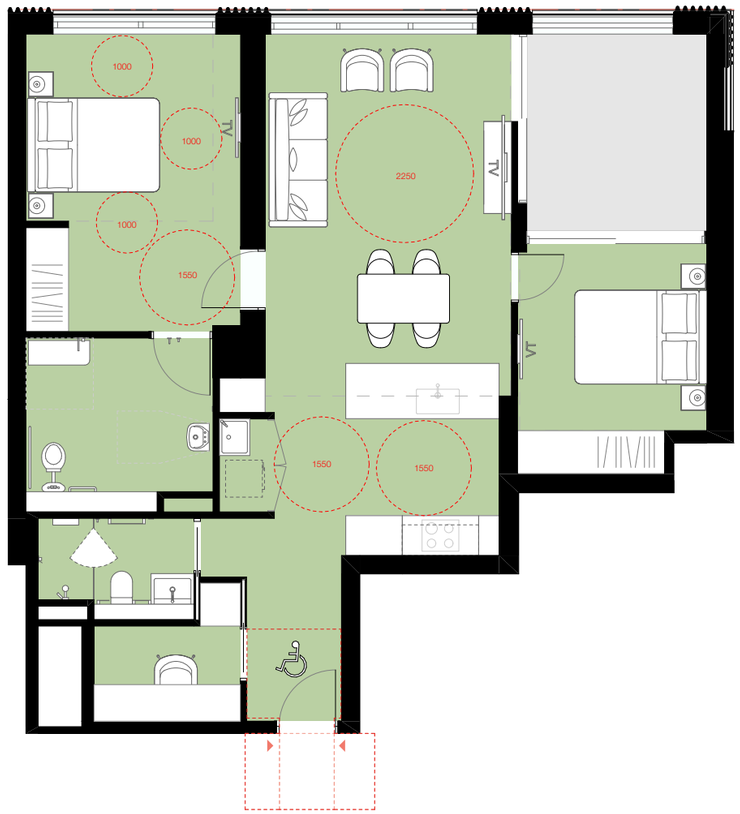
DRAWING TITLE:
SILVER LIVABLE - APARTMENT 217-517
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.04**
REVISION: **C**

REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 714, 814, 914, 1014, 1114, 1214



2 POST ADAPTION LAYOUT 1:100

UNITS: 714, 814, 914, 1014, 1114, 1214

ABSA Australian Building Sustainability Association
Accreditation Period 24/06/2024-24/06/2025
Assessor Name Xinyi Li
Assessor Number 101575
Assessor Signature

Certificate No. # TVVEQA86X3
Scan QR code or follow website link for rating details.
Assessor name Xinyi Li
Accreditation No. 101575
Property Address 118-130 Epsom Road, Zetland, NSW, 2017
https://www.fr5.com.au/QRCodeLanding?PublicId=TVVEQA86X3&QrCert=1

REV	DESCRIPTION	DATE
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
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Sydney Australia

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UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
GEX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
RVEX	RETAIL EXHAUST
STR	STAIR PRESS
WIP	WARDEN INTERCOM PHONE

NOTES:

FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

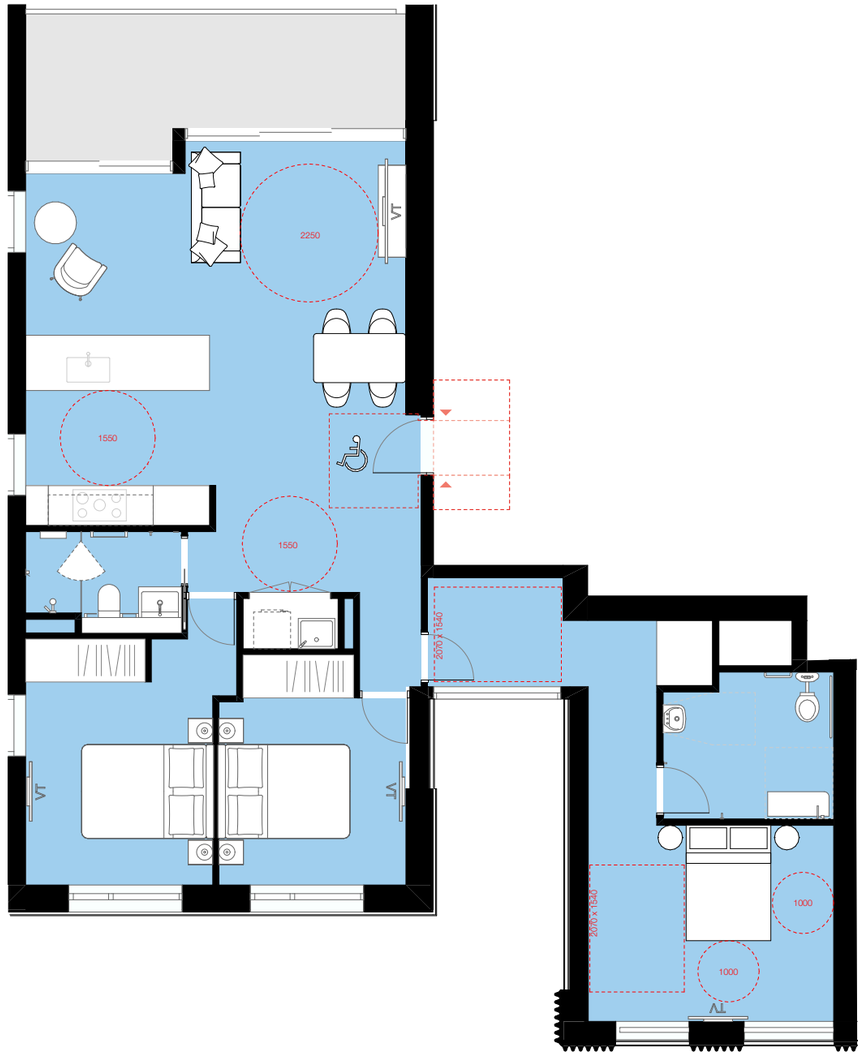
DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 714 -1214
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY:
CHECKED:
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.05**
REVISION: **C**

REF: BIMcloud- bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA

1 PRE ADAPTION SILVER LEVEL LIVABLE 1:100

UNITS: 1311



2 POST ADAPTION 1:100

UNITS: 1311

REV	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	15/11/2024
B	UPDATED DA TO ADRS COUNCIL RFI	21/03/2025
C	UPDATED DA TO ADRS COUNCIL RFI	28/03/2025

ARCHITECT:
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UNIT MIX

- 1 BED + MPR
- 2 BED
- 2 BED + MPR
- 3 BED
- 4 BED
- RETAIL

ABBREVIATIONS

BG	BREAK GLASS ALARM
COMMS	COMMS CUPBOARD
DRY	DRY FIRE RISER
ELEC	ELECTRICAL CUPBOARD
FEX	FIRE EXTINGUISHER
GC	GARBAGE CHUTE
G/EX	GARBAGE EXHAUST
HYD	HYDRAULIC CUPBOARD
LS	LOBBY SUPPLY AIR
R/EX	RETAIL EXHAUST
ST/R	STAIR PRESS
WIP	WARDEN INTERCOM PHONE

NOTES:

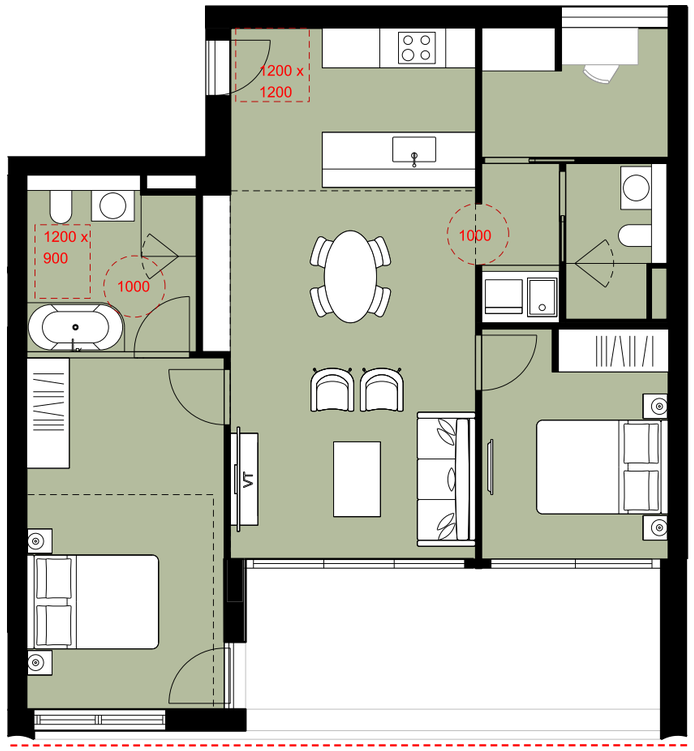
FFL	RL OF FINISHED FLOOR LEVEL
RL	REDUCED LEVEL
	SITE BOUNDARY
	BLOCK BOUNDARY
	DCP SETBACK
	PILING ZONE
	EXISTING TREE
	REVISION UPDATES CLOUDED

0 0.25 0.5 1 2M

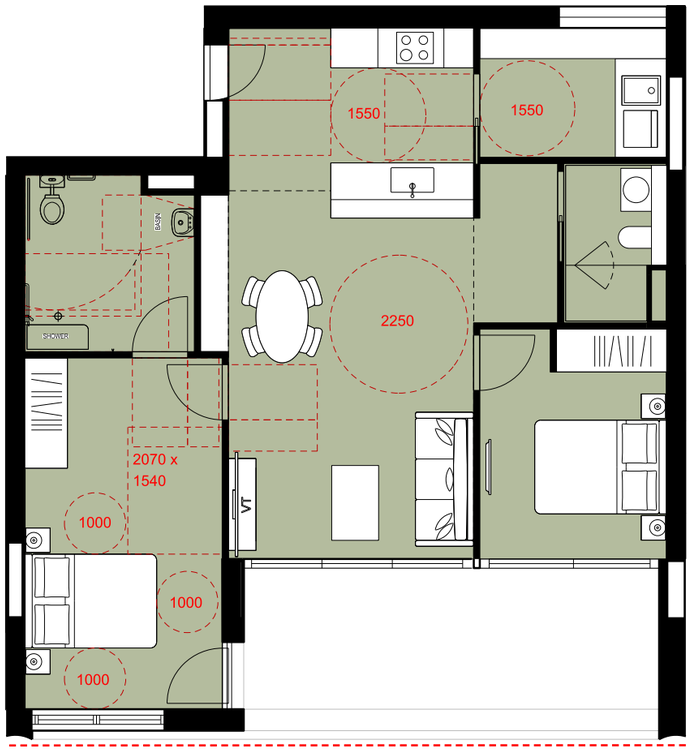
DRAWING TITLE:
ADAPTABLE UNIT - APARTMENT 1311
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE: 1:100@A3
DRAWN BY: MHNDU
CHECKED: MHNDU
ISSUE DATE: 28/03/2025
PROJECT NO: **24-017**
DWG NUMBER: **DA.SUT.S2.92.06**
REVISION: **C**

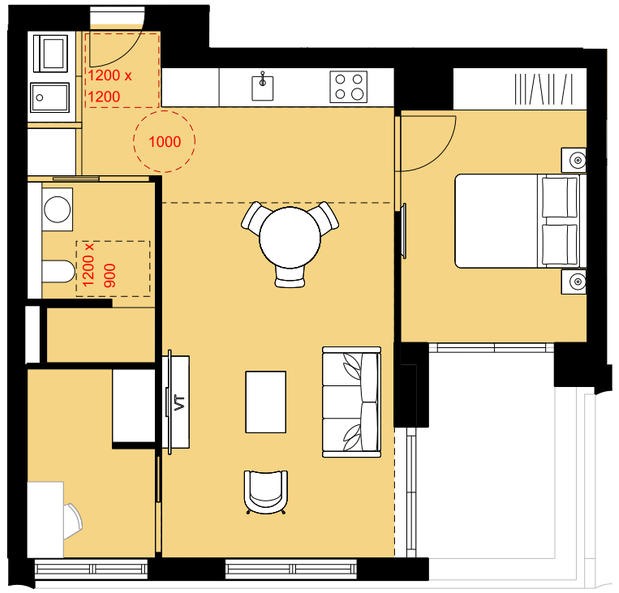
REF: BIMcloud: bcb-26 - BIMcloud Basic for Archicad 26/24-017_Suttons South Rosebery_S2_DA



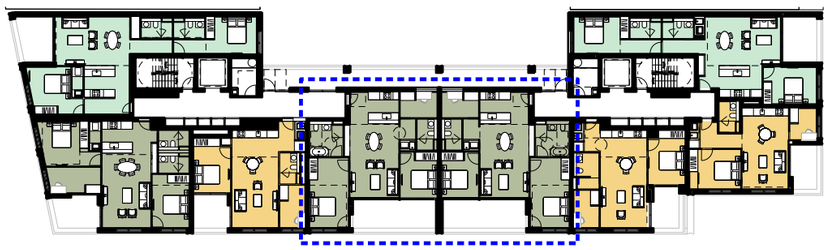
246 01 S4 - 2 BED+ SILVER LEVEL LIVEABLE
10 x UNITS: L00-04



02 S4 - 2 BED+ (POST ADAPTION)
10 x UNITS: L00-04



03 S4 - 1 BED+ SILVER LEVEL LIVEABLE
4 x UNITS: L01-04



UNIT NUMBERS:

G31	G37
131	139
231	239
331	339
431	439

UNIT NUMBERS:
138
238
338
438

A	DEVELOPMENT APPLICATION	15/11/24

ARCHITECT:
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Surry Hills NSW 2010
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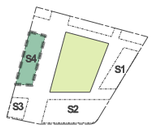
KEY
- 1 BED
- 1 BED+
- 2 BED
- 2 BED+
- 3 BED



NOTES:
- FFL RL OF FINISHED FLOOR LEVEL
- RL REDUCED LEVEL
- BOUNDARY
- COUNCIL CONTROLS
- REVISION UPDATES
- CLOUDED
- PILING (BASEMENT)
- AREA UNDER PUBLIC DOMAIN

1:250@A3 0 0.2 0.4 5m

DRAWING TITLE:
ADAPTABLE & SILVER LIVEABLE UNITS
PROJECT ADDRESS:
118-130 Epsom Road Zetland NSW 2017

SCALE:	DRAWN BY:	CHECKED:
1:50@A3	WM	AOD
ISSUE DATE: 15/11/24		PROJECT NO: **24701**
DWG NUMBER: **SA.SUT.S4.94.00**		REVISION: **A**