



195 NORTH TERRACE PBSA

CNR OF NORTH TERRACE AND GAWLER PLACE SA 5000

PLANNING APPLICATION
JUNE 2026

ARCHITECTURAL DRAWING SCHEDULE

DA SHEET LIST			
Sheet Number	Sheet Name	Revision	Revision Date
DA00	COVER SHEET	A	05.06.2026
DA01	CONTEXT AND SITE ANALYSIS	A	05.06.2026
DA02	SITE & PRECEDENTS	A	05.06.2026
DA03	GROUND FLOOR PLAN	B	23.07.2026
DA04	FLOOR PLANS, LEVELS 1-3	A	05.06.2026
DA05	FLOOR PLANS, TYP. ARRANGEMENT SHEET 1	A	05.06.2026
DA06	FLOOR PLANS, STUDENT COMMONS - L3, L39 & ROOF	A	05.06.2026
DA07	ELEVATIONS	B	23.07.2026
DA08	SECTIONS, APARTMENT TYPOLOGIES & SCHEDULES	A	05.06.2026
DA09	STREETSCAPE & LONG VIEWS	A	05.06.2026
DA10	SHADOW DIAGRAMS	B	23.07.2026
DA11	VISUALISATIONS	A	05.06.2026
DA12	VISUALISATIONS	A	05.06.2026
DA13	VISUALISATIONS	A	05.06.2026
DA14	VISUALISATIONS	A	05.06.2026
DA15	VISUALISATIONS	A	05.06.2026
DA16	VISUALISATIONS	A	05.06.2026
DA17	VISUALISATIONS	A	05.06.2026

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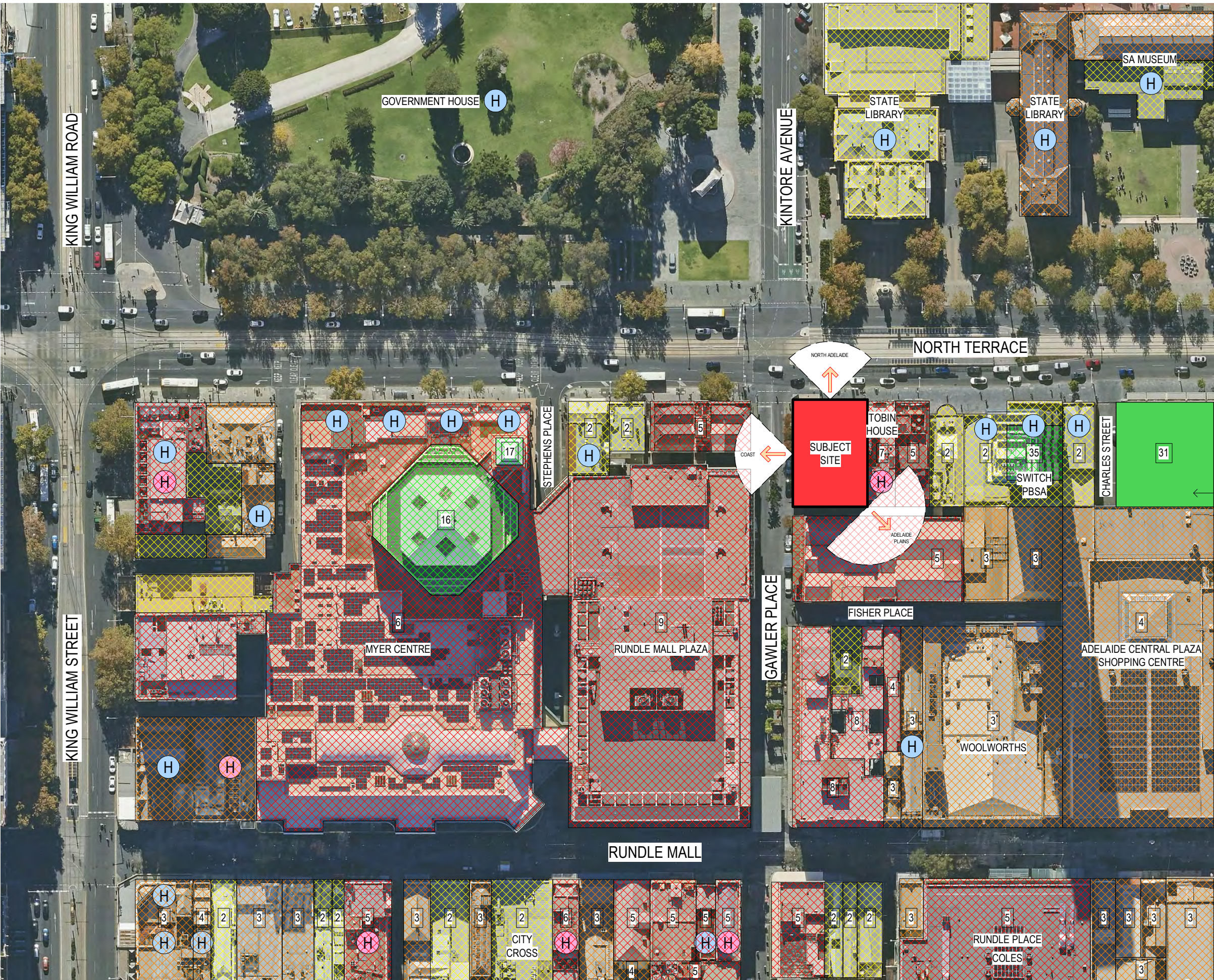
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195 NORTH TERRACE PBSA

COVER SHEET



SITE PLAN



CONTEXT PLAN

DA ISSUE

ISSUED FOR DEVELOPMENT APPROVAL

Rev.	Amendment	Date
A	ISSUE FOR PLANNING APPROVAL	05.06.2026

LEGEND

- PUBLIC TOILET
- INFORMATION
- PARKING
- HOSPITAL
- POLICE
- PARK / RECREATION
- CAFE
- SPORTS / RECREATION
- ADL TRAVELLERS INN
- TRAIN
- TRAM
- SWIM
- PARK / SEATING
- PUBLIC BBQ

LEGEND

- 1-2 LEVELS
- 3-4 LEVELS
- 5-14 LEVELS
- 15+ LEVELS
- SUBJECT SITE
- STATE HERITAGE
- LOCAL HERITAGE
- VIEWS
- APPROVED DEVELOPMENTS
- ACTIVATED FACADE

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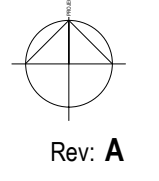
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195 NORTH TERRACE PBSA

CONTEXT AND SITE ANALYSIS

Scale As indicated
Date APRIL 2026
BF Job/Site No. 2025045 / 3744
Dwg No. DA01



Rev. A
AT SHEET

EXISTING CONDITIONS & SITE CONTEXT

NORTH TCE, LOOKING WEST

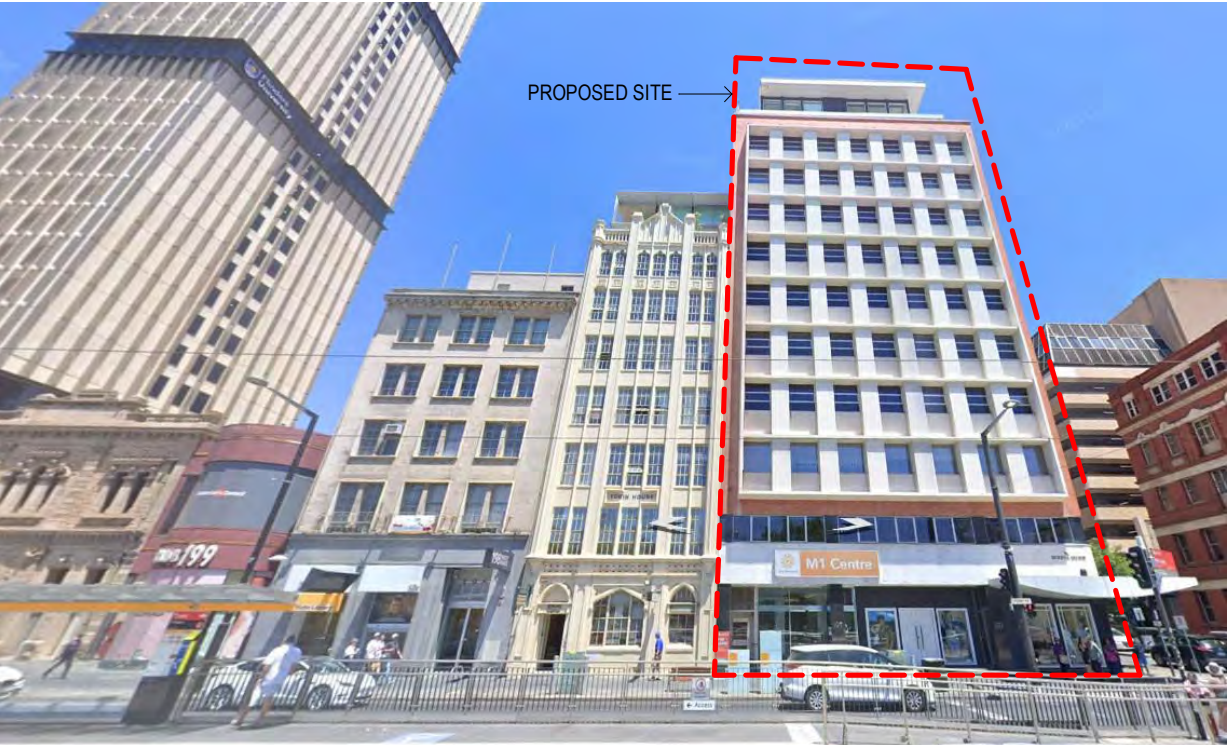


NORTH TCE, LOOKING SOUTH EAST



- CREAM TONES
- RED BRICK
- HORIZONTAL BANDING
- PUSH AND PULL

NORTH TERRACE - EAST OF SITE



GAWLER PL, LOOKING NORTH



- RED BRICK
- PUSH AND PULL
- VERTICAL AND HORIZONTAL FACADE GRIDS

203 NORTH TERRACE - PBSA EAST OF SITE



STATE LIBRARY OF SA - NORTH OF SITE



- SMOOTH CONTEMPORARY MATERIALITY
- CREAM TONES
- HORIZONTAL BANDING
- LIGHT AND SHADOW
- HERITAGE SANDSTONE

NORTH TERRACE - WEST OF SITE



NORTH TERRACE - WEST OF SITE



- TEXTURE
- CREAM TONES
- SANDSTONE

PRECEDENTS



- PUSH AND PULL
- VERTICAL AND HORIZONTAL FACADE GRIDS
- PUSH AND PULL OF FACADE
- PODIUM EXPRESSION
- RED TONES
- GLASS
- SANDSTONE



- VERTICAL AND HORIZONTAL FACADE GRIDS
- HORIZONTAL BANDING QUES FROM ADJACENT HERITAGE
- PUSH AND PULL
- RED TONES



- RED TONES
- GLASS
- VERTICAL AND HORIZONTAL FACADE GRIDS
- LIGHTWEIGHT RED TONE UPPER LEVELS

- PUSH AND PULL
- CREAM TONES
- SOLID SANDSTONE PODIUM
- STRONG STREET PRESENCE

Rev.	Amendment	Date
A	ISSUE FOR PLANNING APPROVAL	05.06.2026

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SITE & PRECEDENTS

Scale 1 : 150
Date APRIL 2026
BF Job/Site No. 2025045 / 3744

Dwg No. DA02



Rev. A

A1 SHEET

Rev.	Amendment	Date
A	ISSUE FOR PLANNING APPROVAL	05.06.2026
B	PLANNING RFI	23.07.2026

ROOM TYPOLOGIES

- STUDIO
- PREMIUM STUDIO TYPE 1
- PREMIUM STUDIO TYPE 2
- ACCESSIBLE STUDIO
- TWIN
- SERVICES
- RETAIL/ARRIVAL
- BOH
- COMMON

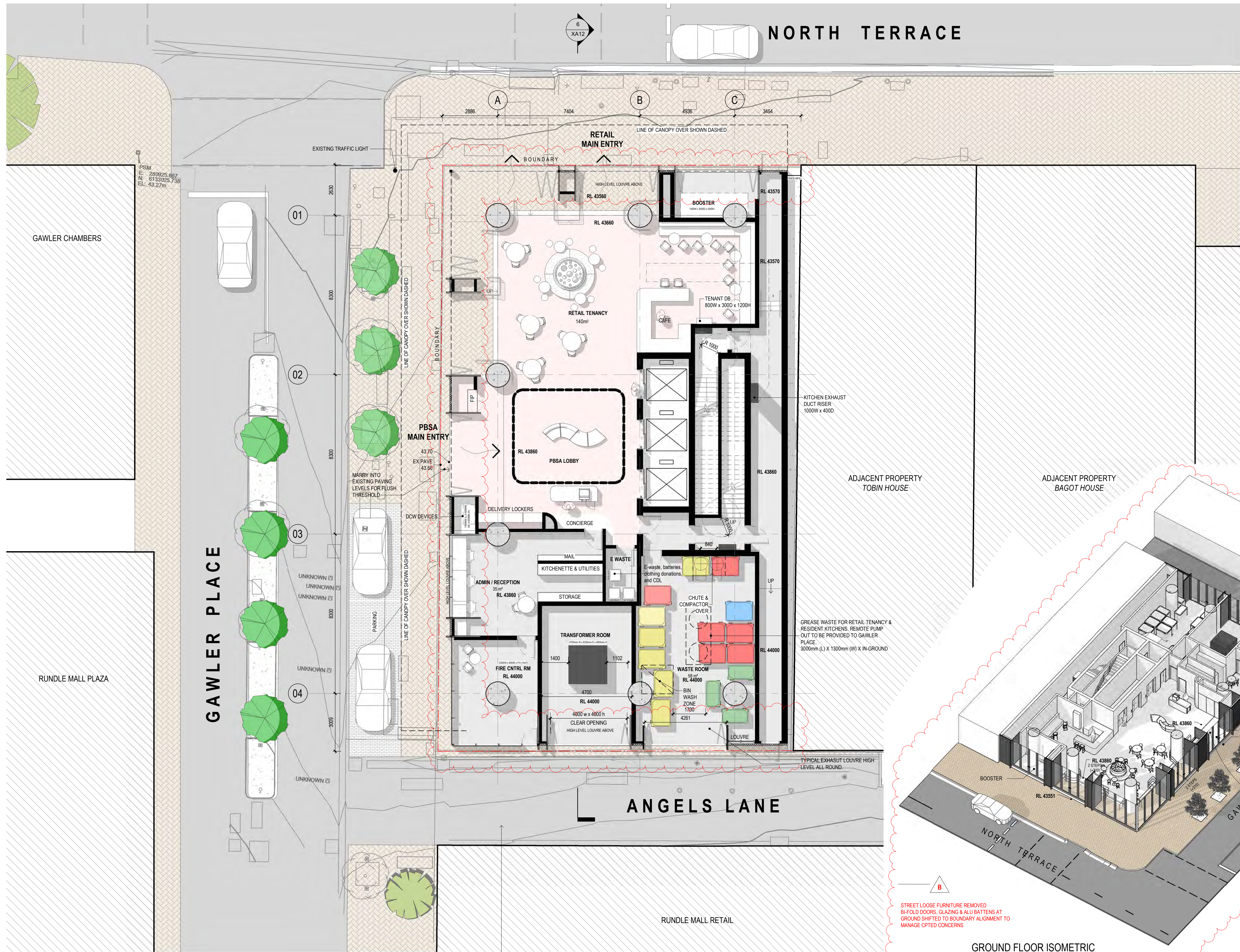
KEY DATA

SITE AREA	567.5m ²
GBA	20,601m ²
OVERALL BUILDING HEIGHT	133.35m (excl. Plant) 177 260 AHD

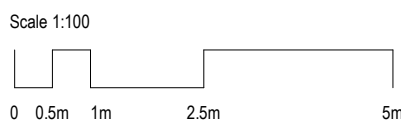
YIELD	
BEDS	635
APARTMENTS	612

INTERNAL COMMON AREA	1,613m ²
EXTERNAL COMMON AREA	148m ²
TOTAL COMMON AREA	1,761m ²

COMMON/BED RATIO	
EXCLUSIVE OF EXTERNAL	2.5
INCLUSIVE OF EXTERNAL	2.7



STREET LOOSE FURNITURE REMOVED
BI-FOLD DOORS, GLAZING & ALU BATTENS AT
GROUND SHIFTED TO BOUNDARY ALIGNMENT TO
MANAGE OPTED CONCERNS

GROUND FLOOR ISOMETRIC
N.T.S.

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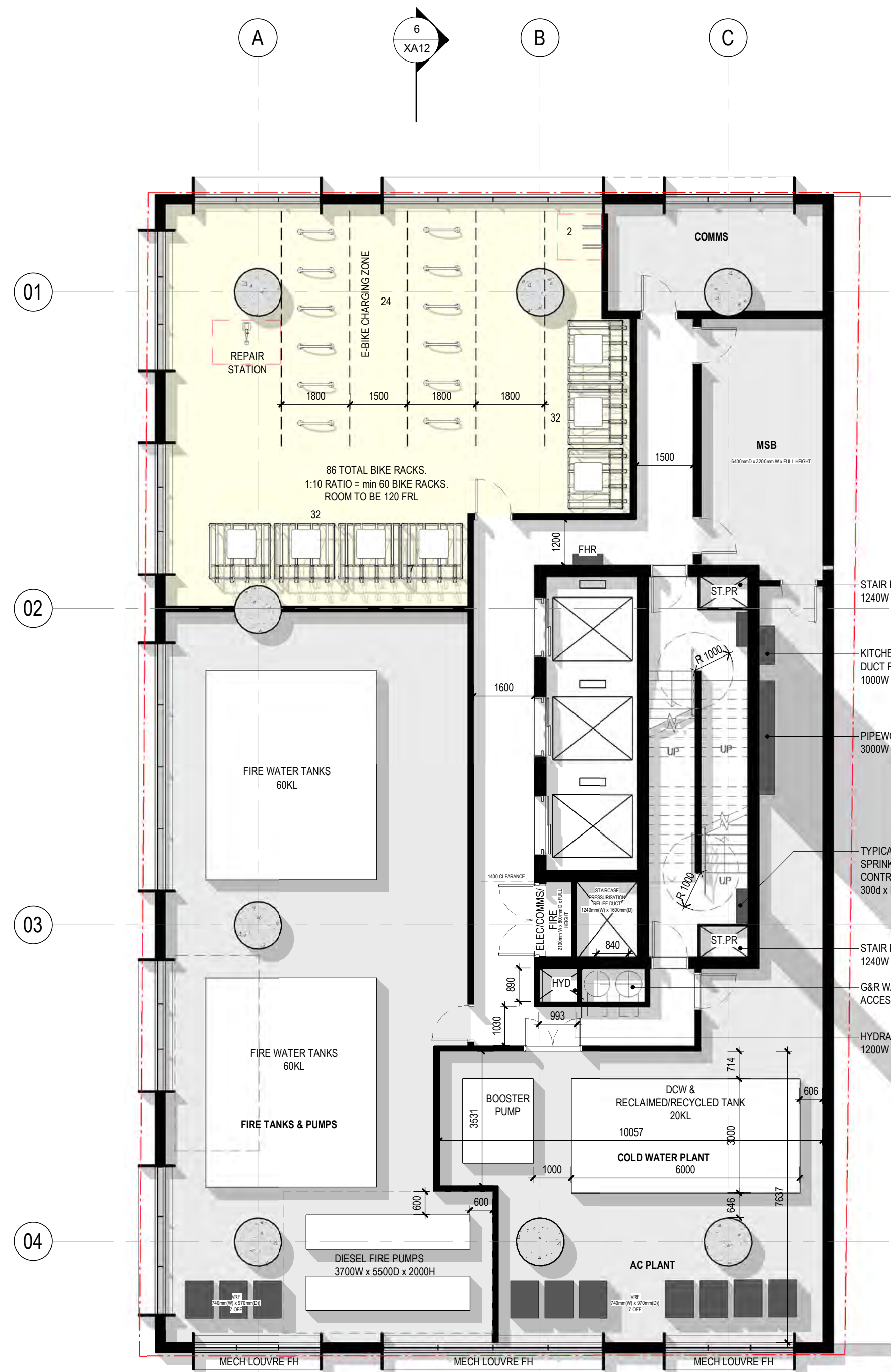
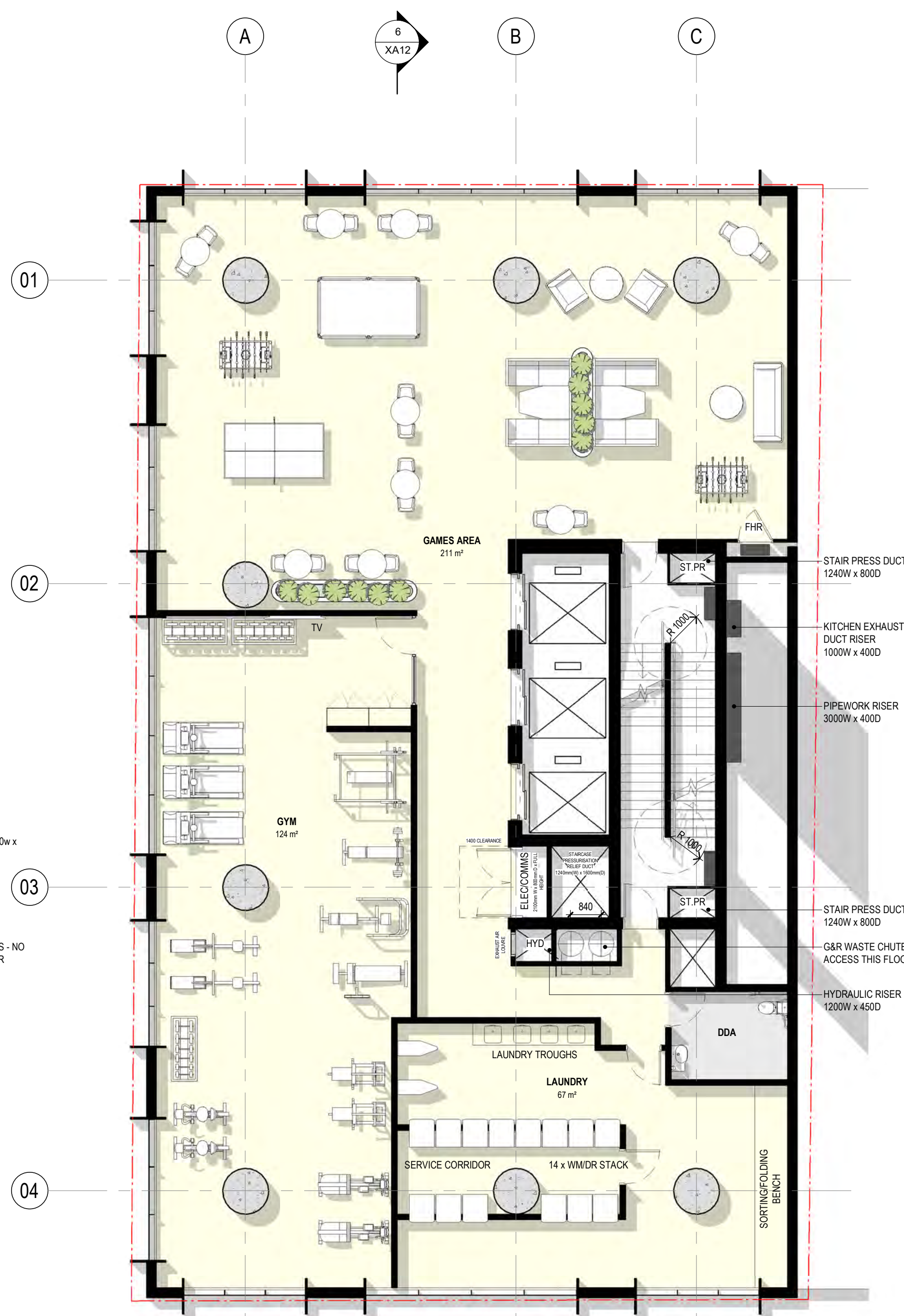
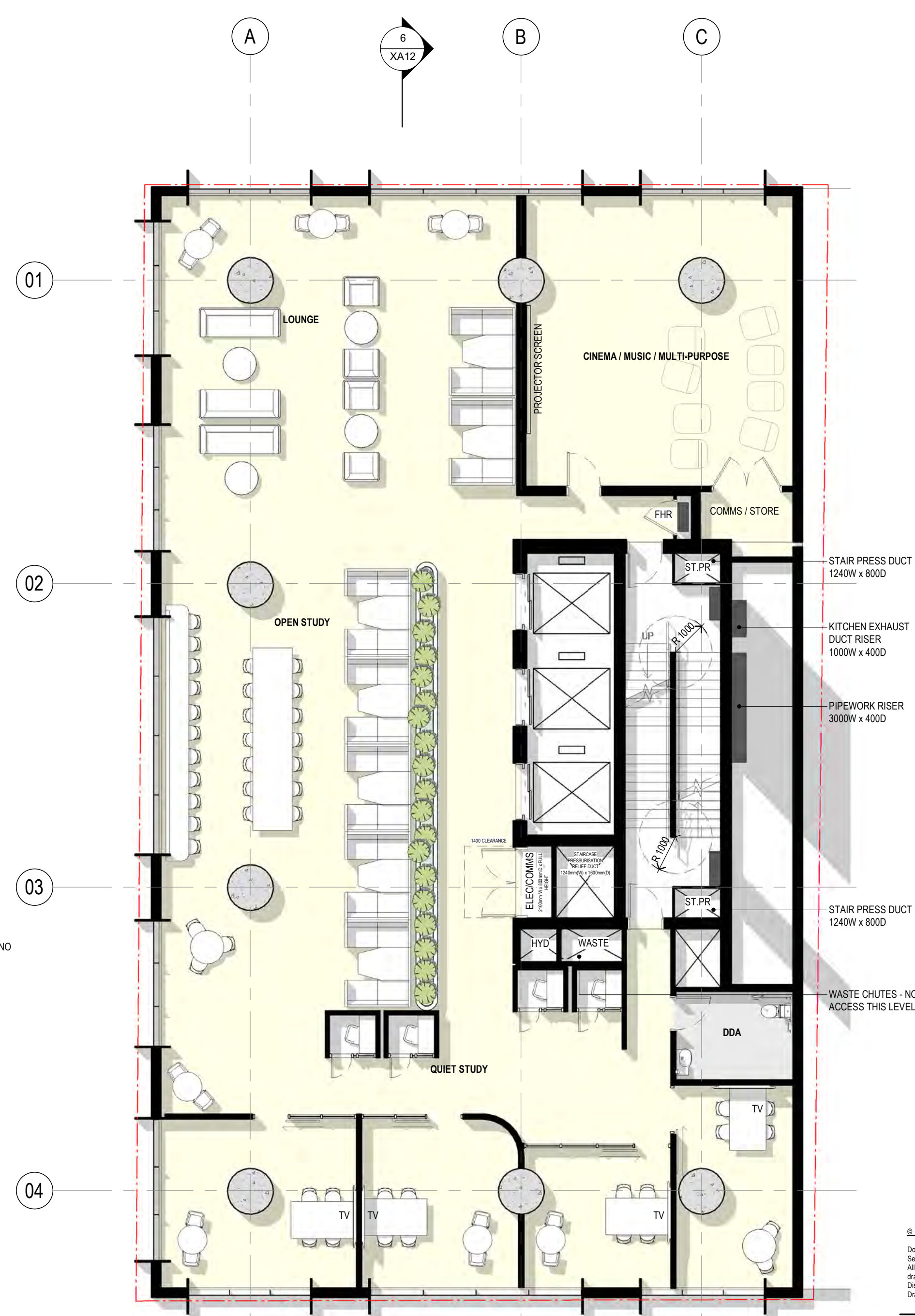
GROUND FLOOR PLAN

Scale 1 : 100
Date APRIL 2026
BF Job/Site No. 2025045 / 3744
Dwg No. DA03

Rev: B
PLOT STAMP DATE: 23/07/2026 10:23:03 AM
A1 SHEET

ROOM TYPOLOGIES

STUDIO	ACCESSIBLE STUDIO	RETAIL/ARRIVAL
PREMIUM STUDIO TYPE 1	TWIN	BOH
PREMIUM STUDIO TYPE 2	SERVICES	COMMON

FLOOR PLAN, LEVEL 1
1:100FLOOR PLAN, LEVEL 2
1:100FLOOR PLAN, LEVEL 3
1:100

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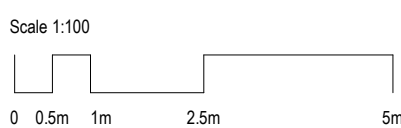
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195 NORTH TERRACE PBSA

FLOOR PLANS, LEVELS 1-3

Scale 1:100
Date APRIL 2026
BF Job/Site No. 2025045 / 3744
Dwg No. DA04

Rev. A
AT SHEET





FLOOR PLAN, TYPICAL ARRANGEMENT- LEVEL 4-8
1 : 100

WITHIN PODIUM



FLOOR PLAN, TYPICAL ARRANGEMENT - ACC.STUDIO + STUDIO
1 : 100

WITHIN TOWER

REFER TO SECTION FOR LOCATION OF ACCESSIBLE AND TWIN FLOORS

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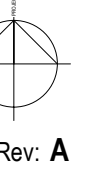
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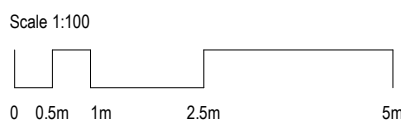
FLOOR PLANS, TYP.
ARRANGEMENT SHEET 1

Scale 1 : 100
Date APRIL 2026
BF Job/Site No. 2025045 / 3744
Dwg No. DA05



Rev: A

A1 SHEET

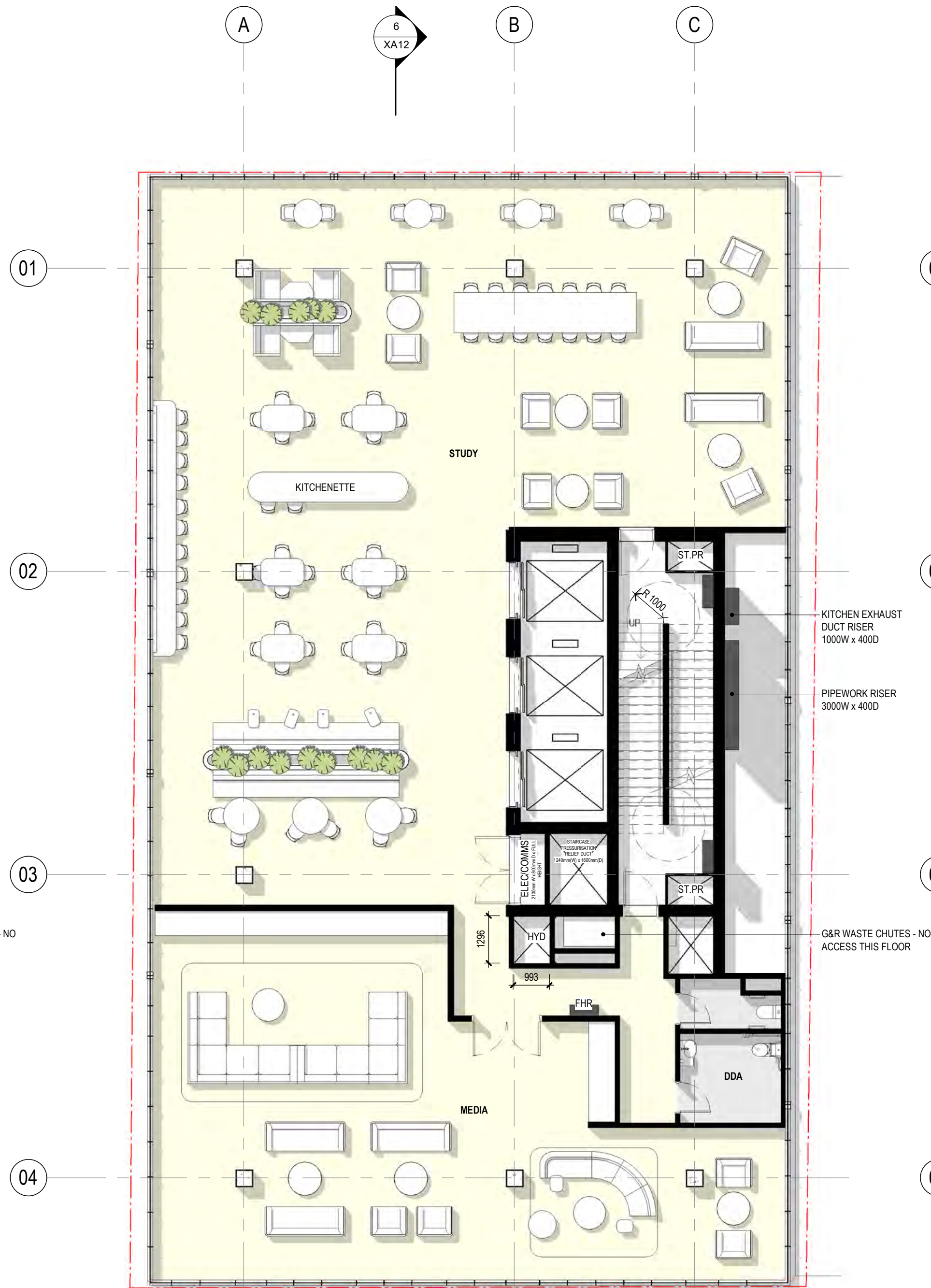


ROOM TYPOLOGIES

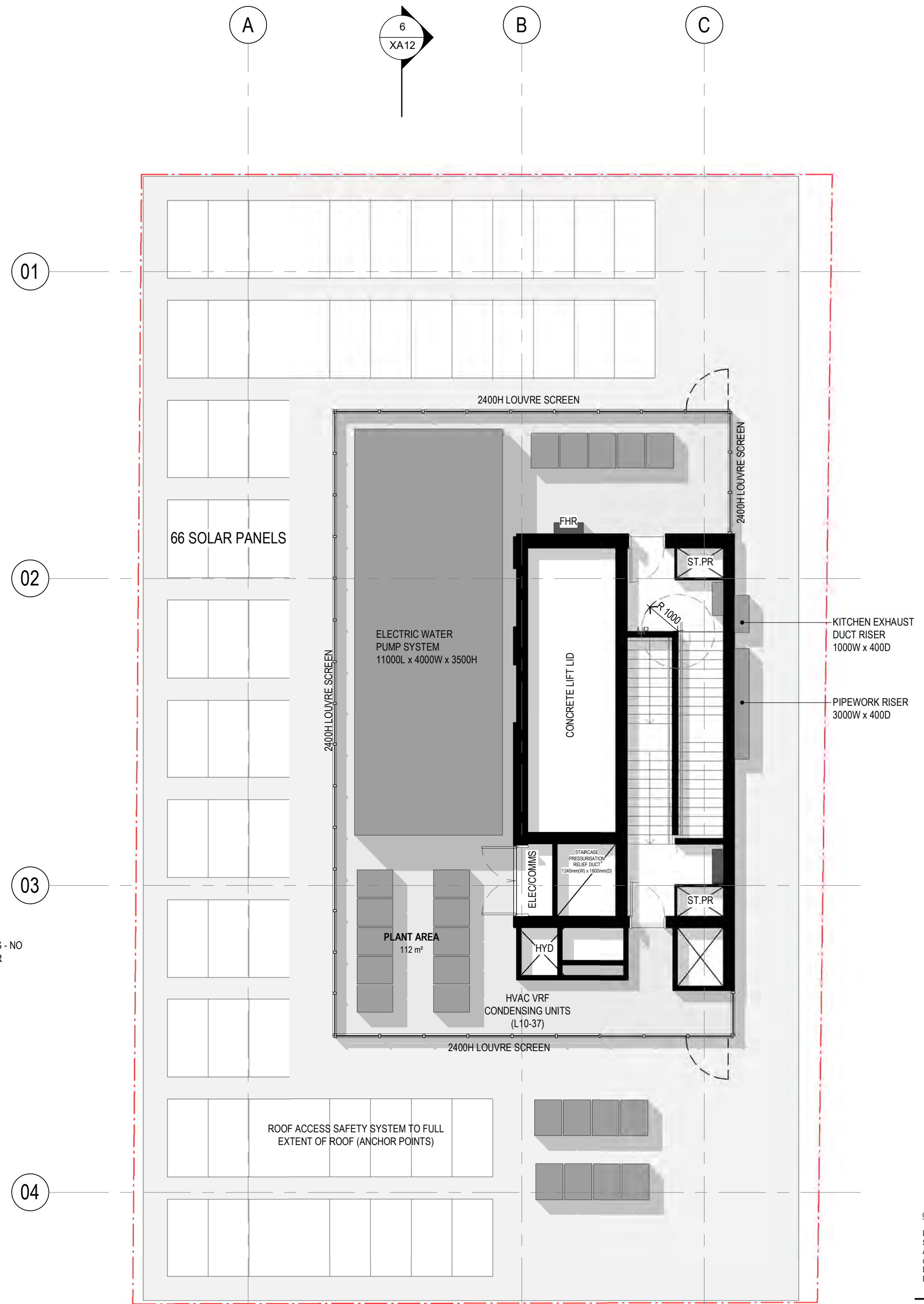
	STUDIO		ACCESSIBLE STUDIO		RETAIL/ARRIVAL
	PREMIUM STUDIO TYPE 1		TWIN		BOH
	PREMIUM STUDIO TYPE 2		SERVICES		COMMON



FLOOR PLAN, COMMON TERRACE - LEVEL 09
1:100



FLOOR PLAN, COMMON ROOFTOP - LEVEL 39
1:100



ROOF PLAN
1:100

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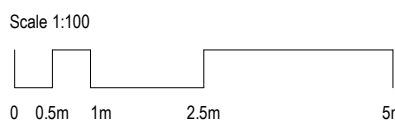
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FLOOR PLANS, STUDENT
COMMONS - L9, L39 & ROOF

Scale 1:100
Date APRIL 2026
BF Job/Site No. 2025045 / 3744
Dwg No. DA06

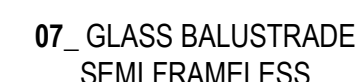
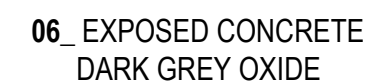
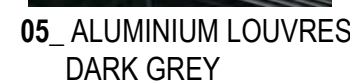
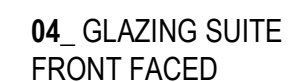
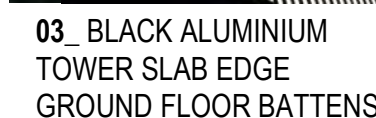
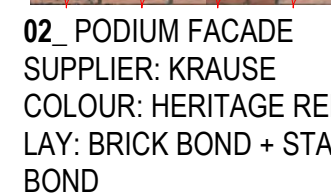
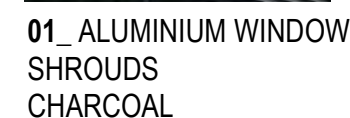
Rev. A



Plot Stamp Date: 23/07/2026 10:27:19 AM
AT SHEET

Dwg No. **DA07** Rev: **B**

A1 SHEET



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195 NORTH TERRACE PBSA

ELEVATIONS

Scale As indicated
Date APRIL 2026
BF Job/Site No. 2025045 / 3744

Dwg No. **DA07**

Rev: B

A1 SHEET

STREETSCAPE EXISTING



NORTH TERRACE ELEVATION



GAWLER PL ELEVATION



ANGELS LANE ELEVATION

STREETSCAPE PROPOSED



NORTH TERRACE ELEVATION



GAWLER PL ELEVATION



ANGELS LANE ELEVATION

FACADE TESTING



PODIUM HEIGHT AND MATERIALITY



TOWER EXPRESSION



PODIUM HEIGHT AND MATERIALITY



LONG VIEWS



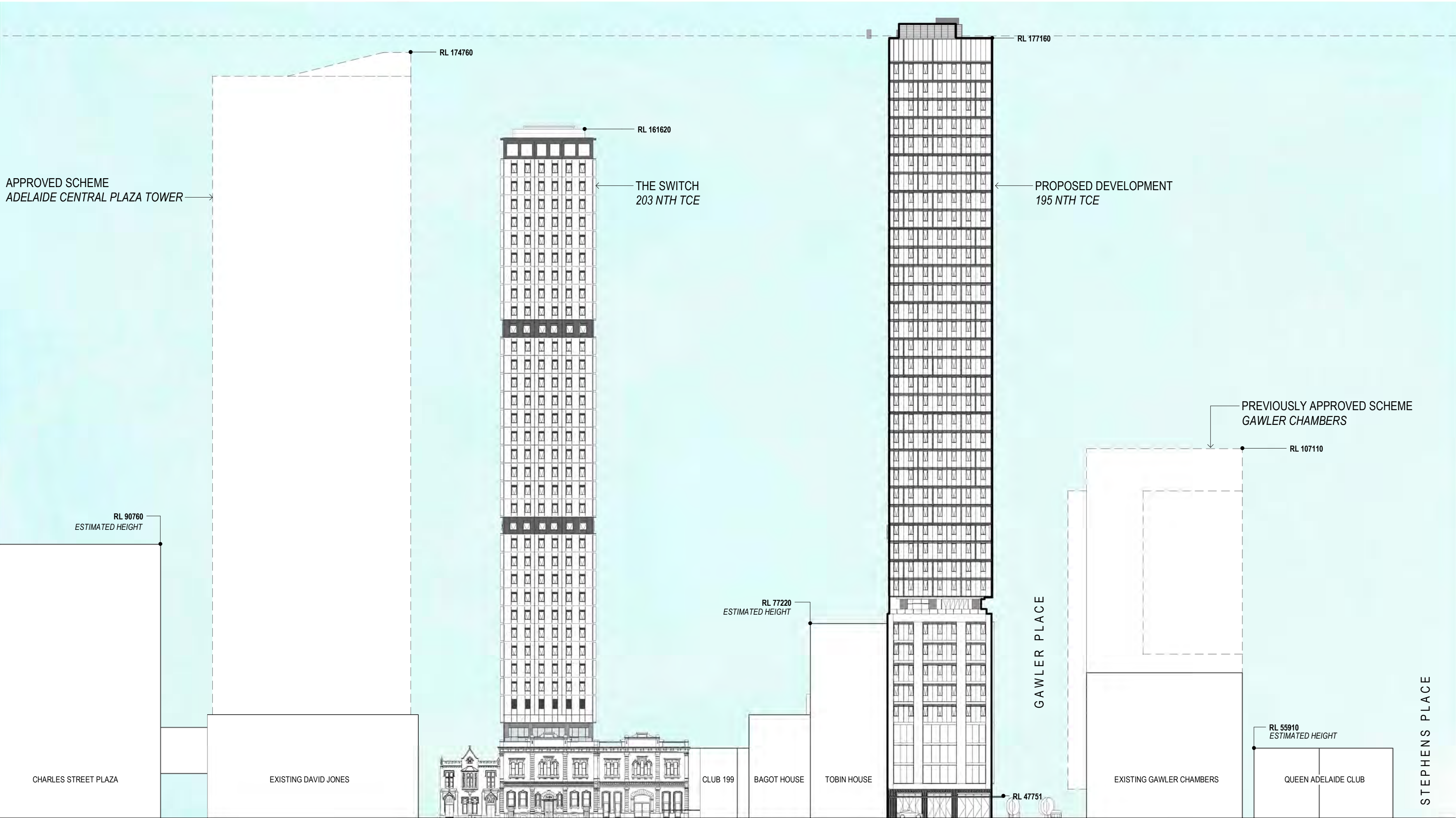
KINTORE AVENUE LOOKING SOUTH



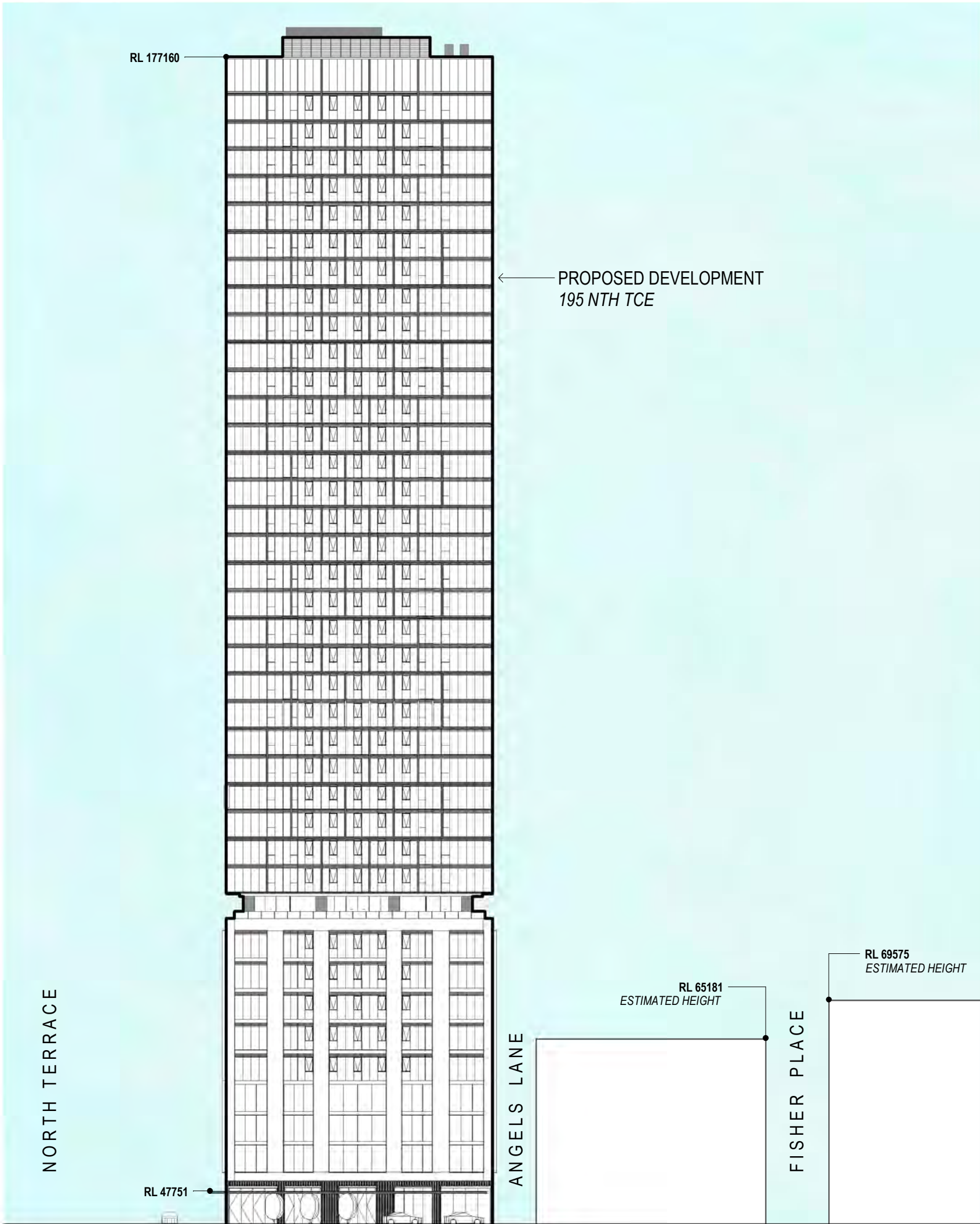
NORTH TERRACE LOOKING WEST



NORTH TERRACE, LOOKING EAST



STREETSCAPE ELEVATION - NORTH TERRACE
1 : 500



STREETSCAPE ELEVATION - GAWLER PLACE
1 : 500

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195 NORTH TERRACE PBSA

STREETSCAPE & LONG VIEWS

Scale 1 : 500
Date APRIL 2026
BF Job/Site No. 2025045 / 3744

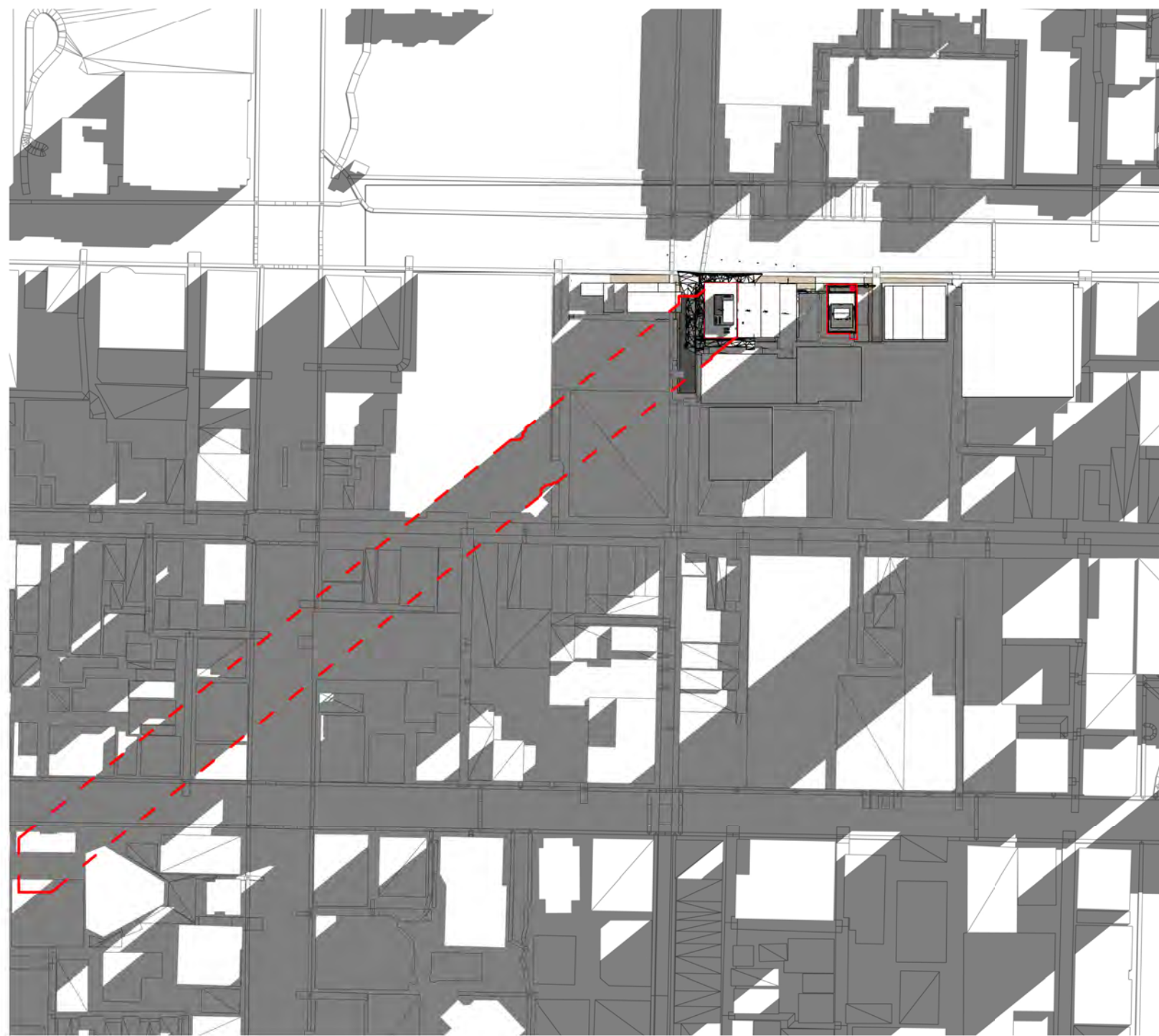
Dwg No. DA09

Rev: A

A1 SHEET

PLOT STAMP DATE: 23/07/2026 10:31:11 AM

Rev.	Amendment	Date
A	ISSUE FOR PLANNING APPROVAL	05.06.2026
B	PLANNING RFI	23.07.2026

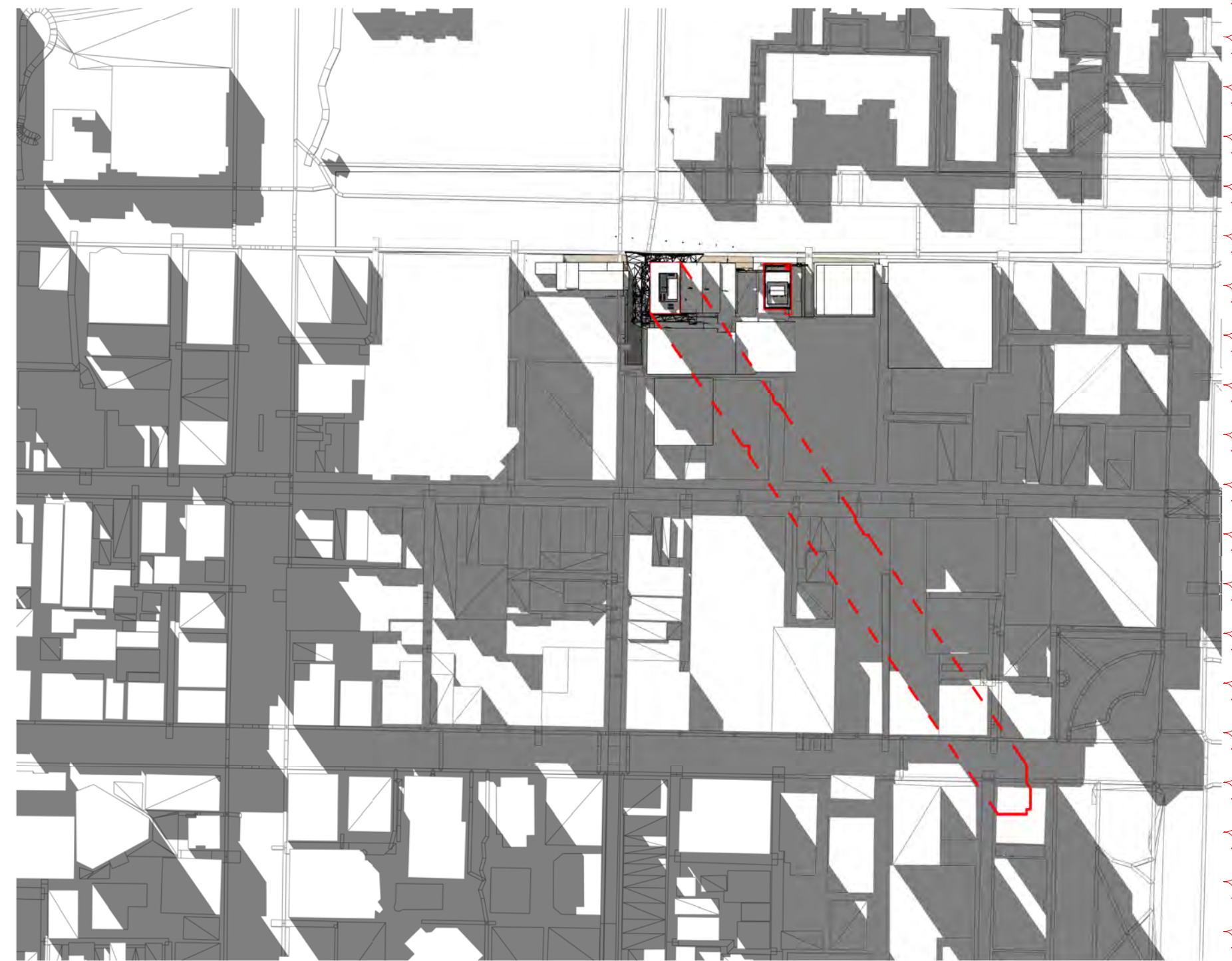


9AM
1 : 3000

WINTER SOLSTICE
21ST JUNE



12PM
1 : 3000



3PM
1 : 3000



9AM
1 : 3000

SUMMER SOLSTICE
22ND DECEMBER



12PM
1 : 3000



3PM
1 : 3000

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SHADOW DIAGRAMS

Scale 1:3000
0 15m 30m 75m 150m

Scale 1 : 3000
Date APRIL 2026
BF Job/Site No. 2025045 / 3744

Dwg No. DA10

Rev: B

A1 SHEET



3D VISUALISATION_NORTH TERRACE ELEVATION - PODIUM

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195 NORTH TERRACE PBSA

VISUALISATIONS



3D VISUALISATION_CORNER NORTH TERRACE & GAWLER LOOKING EAST

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195 NORTH TERRACE PBSA

VISUALISATIONS



3D VISUALISATION _ NORTH TCE CORNER LOOKING SOUTH - EAST

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195 NORTH TERRACE PBSA

VISUALISATIONS



3D VISUALISATION _ GAWLER STREET VIEW

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VISUALISATIONS



3D VISUALISATION _ NORTH FACADE PODIUM TERRACE

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195 NORTH TERRACE PBSA

VISUALISATIONS



3D VISUALISATION _ NORTH TCE LOOKING SOUTH WEST

Rev.	Amendment	Date
A	ISSUE FOR PLANNING APPROVAL	05.06.2026

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195 NORTH TERRACE PBSA

VISUALISATIONS

Scale
Date APRIL 2026
BF Job/Site No. 2025045 / 3744

Dwg No. DA16

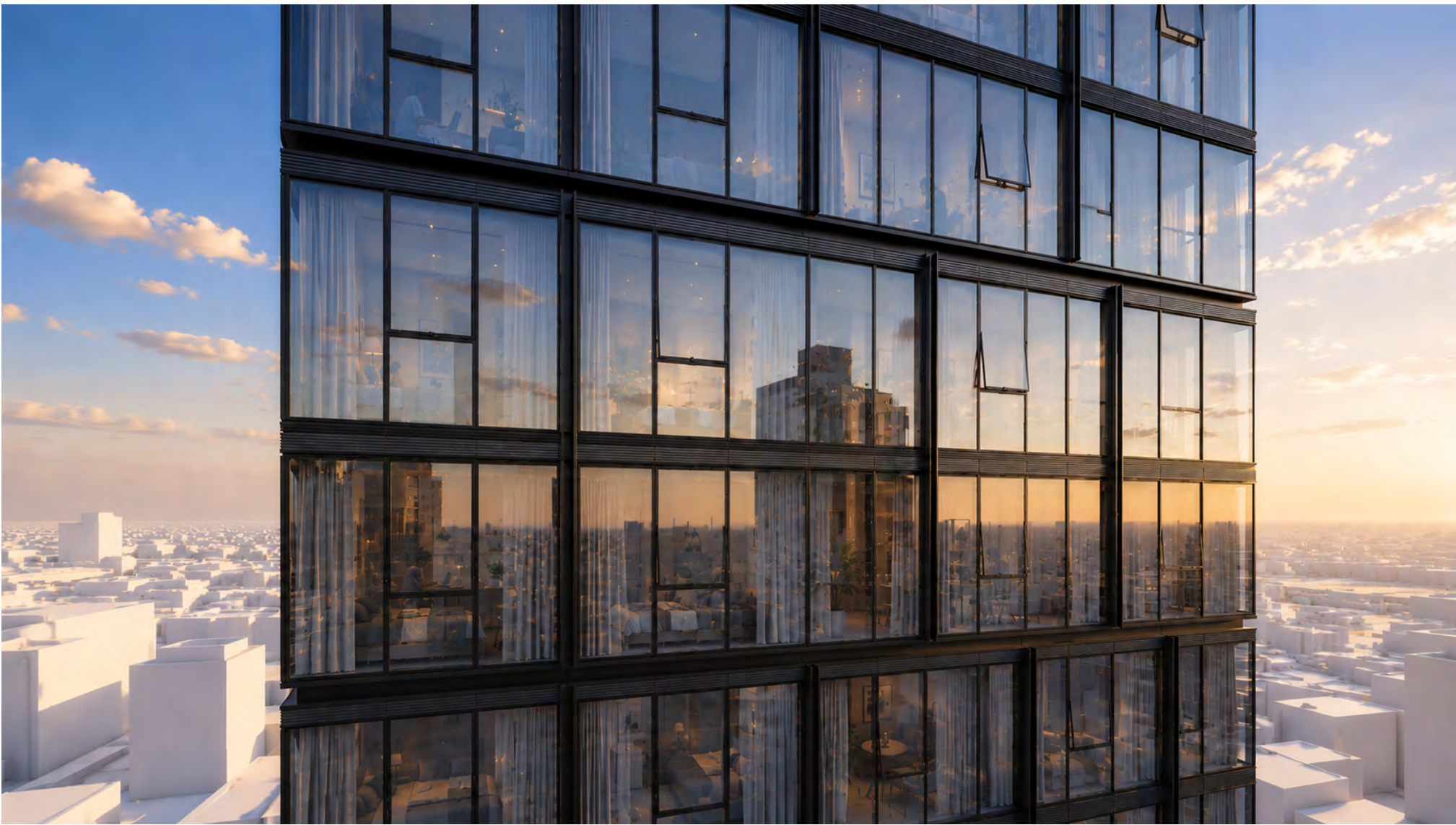
Rev: A

A1 SHEET

PLOT STAMP DATE: 23/07/2025 10:01:09 AM



3D VISUALISATION _ STUDENT ENTRY OFF GAWLER



3D VISUALISATION_TOWER FACADE DETAILING



3D VISUALISATION_VIEW FROM GAWLER LOOKING NORTH



3D VISUALISATION _ COMMON TERRACE LEVEL 09 LOOKING NORTH WEST



3D VISUALISATION_CORNER VIEW LOOKING TOWARD GAWLER

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