

Teloepa Residential - Stage 1A

DEVELOPMENT APPLICATION



DRAWING TO BE READ IN CONJUNCTION WITH DA002
ARCHITECTURAL LEGEND & ABBREVIATIONS

NUMBER	DRAWING TITLE
PRELIMINARIES	
PLA-AR-DA0001	COVER SHEET / DRAWING LIST
PLA-AR-DA0002	LEGEND / NATHERS ASSESSMENT
PLA-AR-DA0010	EXISTING PLAN / DEMOLITION PLAN
PLA-AR-DA0011	SITE PLAN / SITE ANALYSIS
GENERAL ARRANGEMENT PLANS	
PLA-AR-DA0097	BASEMENT 02 PLAN
PLA-AR-DA0098	BASEMENT 01 PLAN
PLA-AR-DA0099	LOWER GROUND FLOOR PLAN
PLA-AR-DA0100	UPPER GROUND FLOOR PLAN
PLA-AR-DA0101	LEVEL 01 FLOOR PLAN
PLA-AR-DA0102	LEVEL 02 FLOOR PLAN
PLA-AR-DA0103	LEVEL 03 FLOOR PLAN
PLA-AR-DA0104	LEVEL 04 FLOOR PLAN
PLA-AR-DA0105	LEVEL 05 FLOOR PLAN
PLA-AR-DA0106	LEVEL 06 FLOOR PLAN
PLA-AR-DA0107	LEVEL 07 FLOOR PLAN
PLA-AR-DA0108	LEVEL 08 FLOOR PLAN
PLA-AR-DA0109	LEVEL 09 FLOOR PLAN
PLA-AR-DA0110	LEVEL 10 - 12 FLOOR PLAN
PLA-AR-DA0113	LEVEL 13 FLOOR PLAN
PLA-AR-DA0114	LEVEL 14 FLOOR PLAN
PLA-AR-DA0115	ROOF PLAN

ELEVATIONS / SECTIONS	
PLA-AR-DA0201	STAGE 1 - BLDG. A ELEVATIONS
PLA-AR-DA0202	STAGE 1 - BLDG. B NORTH ELEVATION
PLA-AR-DA0203	STAGE 1 - BLDG. B SOUTH ELEVATIONS
PLA-AR-DA0204	STAGE 1 - BLDG. B EAST & WEST ELEVATIONS
PLA-AR-DA0205	STAGE 1 - BLDG. B INTERNAL ELEVATIONS
PLA-AR-DA0206	STAGE 1 - BLDG. C ELEVATIONS
PLA-AR-DA0207	STAGE 2 - BLDG. D ELEVATIONS
PLA-AR-DA0208	STAGE 2 - BLDG. E ELEVATIONS
PLA-AR-DA0250	OVERALL SECTIONS
PLA-AR-DA0251	OVERALL SECTIONS
PLA-AR-DA0252	OVERALL SECTIONS
PLA-AR-DA0253	OVERALL SECTIONS
PLA-AR-DA0254	OVERALL SECTIONS
PLA-AR-DA0271	STAGE 1 - OVERALL NORTH ELEVATION
PLA-AR-DA0272	STAGE 1 - OVERALL WEST ELEVATION
PLA-AR-DA0273	STAGE 2 - OVERALL WEST ELEVATION
PLA-AR-DA0274	STAGE 2 - OVERALL EAST ELEVATION
PLA-AR-DA0275	STAGE 2 - OVERALL SOUTH ELEVATION

NATHERS Thermal Comfort Inclusions

Glazing Doors/Windows

Glazed windows and doors:

Group A - awning + bifold + casement windows + hinged glazed doors

U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±5%)

Group B - sliding doors/windows + fixed glazing + louvred windows

U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±5%)

Upgrade as per thermal comfort upgrade table

Group A - awning + bifold + casement windows + hinged glazed doors

U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±5%)

Group B - sliding doors/windows + fixed glazing + louvred windows

U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±5%)

Given values are AFRC total window system values (glass and frame)

Roof and ceiling

Concrete roof, no insulation to top of slab

Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof, balcony or plant is over

Plasterboard ceiling, no insulation where neighbouring units are above

External Colour

Light (SA < 0.75)

Ceiling Penetrations

Sealed LED downlights at a maximum of one every 2.5m². Once lighting plan has been developed NatHERS modelling can be updated to improve specification.

DEVELOPMENT AMENITIES	
PLA-AR-DA0300	SOLAR ACCESS DIAGRAMS - WINTER SOLSITCE
PLA-AR-DA0301	SOLAR ACCESS DIAGRAMS - WINTER SOLSITCE
PLA-AR-DA0310	SUN EYE VIEW DIAGRAMS - WINTER SOLISTICE
PLA-AR-DA0311	SUN EYE VIEW DIAGRAMS - WINTER SOLISTICE
PLA-AR-DA0312	SUN EYE VIEW DIAGRAMS - WINTER SOLISTICE
PLA-AR-DA0320	SOLAR AMENITY DIAGRAMS 8AM TO 4PM - LEVELS B2 - UG
PLA-AR-DA0321	SOLAR AMENITY DIAGRAMS 8AM TO 4PM - LEVELS 01 - 04
PLA-AR-DA0322	SOLAR AMENITY DIAGRAMS 8AM TO 4PM - LEVELS 05 - 08
PLA-AR-DA0323	SOLAR AMENITY DIAGRAMS 8AM TO 4PM - LEVELS 09 - 14
PLA-AR-DA0326	SOLAR AMENITY DIAGRAMS 9AM TO 3PM - LEVELS B2 - UG
PLA-AR-DA0327	SOLAR AMENITY DIAGRAMS 9AM TO 3PM - LEVELS 01 - 04
PLA-AR-DA0328	SOLAR AMENITY DIAGRAMS 9AM TO 3PM - LEVELS 05 - 08
PLA-AR-DA0329	SOLAR AMENITY DIAGRAMS 9AM TO 3PM - LEVELS 09 - 14
PLA-AR-DA0330	CROSS VENTILATION - LEVELS B2 - UG
PLA-AR-DA0331	CROSS VENTILATION - LEVELS 01 - 04
PLA-AR-DA0332	CROSS VENTILATION - LEVELS 05 - 08
PLA-AR-DA0340	GFA DIAGRAMS LEVELS B2 - UG
PLA-AR-DA0341	GFA DIAGRAMS LEVELS 01 - 04
PLA-AR-DA0342	GFA DIAGRAMS LEVELS 05 - 08
PLA-AR-DA0343	GFA DIAGRAMS LEVELS 09 - 14
PLA-AR-DA0350	OPEN SPACE CALCULATION
PLA-AR-DA0351	DEEP SOIL CALCULATION

DDA TYPOLOGIES	
PLA-AR-DA0501	DDA DIAGRAMS - LEVELS B2 - UG
PLA-AR-DA0502	DDA DIAGRAMS - LEVELS 1 - 4
PLA-AR-DA0503	DDA DIAGRAMS - LEVELS 5 - 8
PLA-AR-DA0511	PRE & POST ADAPTABE TYPOLOGIES 01
PLA-AR-DA0512	PRE & POST ADAPTABE TYPOLOGIES 02
PLA-AR-DA0513	PRE & POST ADAPTABE TYPOLOGIES 03

EXTERNAL FINISHES	
PLA-AR-DA0600	EXTERNAL FINISHES

PERSPECTIVES	
PLA-AR-DA0701	PERSPECTIVE 01
PLA-AR-DA0702	PERSPECTIVE 02
PLA-AR-DA0703	PERSPECTIVE 03
PLA-AR-DA0704	PERSPECTIVE 04
PLA-AR-DA0705	PERSPECTIVE 05

External Wall

Brick veneer with R2.0 insulation (insulation only value)

Lightweight cladding on frame with R2.0 insulation (insulation only value)

External Colour

Default medium modelled

Inter-tenancy walls

150mm concrete with plasterboard lining to walls adjacent to neighbours, no insulation required

150mm concrete with plasterboard lining to hallways, no insulation required

15mm concrete with plasterboard and R2.0 insulation to basement and plant

Minimum 150mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings

Plasterboard on studs - no insulation

Floors

Concrete with a minimum R2.0 insulation (insulation only value) required to units with garage below

Concrete with a minimum R2.0 insulation (insulation only value) required where part open subfloor is below

Concrete between levels, no insulation required

Floor coverings

Default floor coverings modelled

External Shading

Shading screens, fins and eave lines modelled as per NatHERS stamped plans

Screens are operable with perforated area of 35%

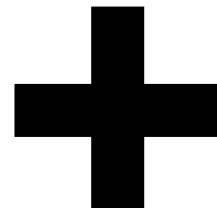
External operable venetian blinds

FOR INFORMATION

DATE	Issue Name	BY	CHK	NO.
09/07/2020	PRE DA			01
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D

CONSULTANTS			
MASTERPLAN	<input type="checkbox"/>	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	<input type="checkbox"/>	HASELL	T: 02 9101 2000
CIVIL ENGINEER	<input type="checkbox"/>	J WINDENHAM PRINCE	T: 02 4720 5360
CPED / HERITAGE / TOWN PLANNING	<input type="checkbox"/>	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	<input type="checkbox"/>	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	<input type="checkbox"/>	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	<input type="checkbox"/>	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	<input type="checkbox"/>	JK GEOTECHNICS	T: 02 9688 5000
MEP SERVICES	<input type="checkbox"/>	DSE	T: 02 9416 1177
BCA-PCA	<input type="checkbox"/>	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	<input type="checkbox"/>	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	<input type="checkbox"/>	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	<input type="checkbox"/>	ROBERT BIRD	T: 02 8146 4200
WASTE MANAGEMENT / WIND CONSULTANT	<input type="checkbox"/>	SLR	T: 02 9420 8166



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PROJECT Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential	DRAWING TITLE COVER SHEET / DRAWING LIST	SCALE Z1, 1:5.52 @A1	DATE 17/02/2020	PLOT DATE 04/11/2022	REVISION D
			DRAWN AA, AH, CY, GH	CHECKED GH	
			JOB NO. 20320	DRAWING NO. PLA-AR-DA0001	

ARCHITECTURAL DOCUMENT
LEGEND & ABBREVIATIONS

NATHERS Thermal Comfort Inclusions

Glazing Doors/Windows
Glazed windows and doors:
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)

Upgrade as per thermal comfort upgrade table
Group A - awning + bifold + casement windows + hinged glazed doors
U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)
Group B - sliding doors/windows + fixed glazing + louvred windows
U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%)

Given values are AFRC total window system values (glass and frame)

Skylight
U-value: 4.20 (equal to or lower than) SHGC: 0.72 (±10%)

Roof and ceiling
Concrete roof, no insulation to top of slab
Plasterboard ceiling with R3.0 insulation (insulation only value) to soffit of concrete where roof, balcony or plant is over
Plasterboard ceiling, no insulation where neighbouring units are above
External Colour
Light (SA < 0.475)

Ceiling Penetrations
Sealed LED downlights at a maximum of one every 2.5m². Once lighting plan has been developed NatHERS modelling can be updated to improve specification.

Ceiling Fans
Unit E.L.G.02
1200mm diameter ceiling fans to bedrooms
Unit E.L.G.03
1200mm diameter ceiling fans to bedroom and living room

External Wall
Brick veneer with R2.0 insulation (insulation only value)
230mm Concrete wall with R2.0 insulation (insulation only value)
230mm Concrete columns with R1.2 insulation (insulation only value) to concrete columns
Lightweight cladding on frame with R2.0 insulation (insulation only value)
External Colour
Default medium modelled

Inter-tenancy walls
230mm concrete with plasterboard lining to walls adjacent to neighbours, no insulation required
230mm concrete with plasterboard lining to hallways, no insulation required
230mm concrete with plasterboard with R2.0 insulation to basement and plant rooms
230mm concrete with furring channel and plasterboard lining to all walls adjacent to lift shafts and fire stairs. No insulation required

Walls within dwellings
Plasterboard on studs - no insulation

Floors
230mm thick concrete slab with a minimum R2.0 insulation (insulation only value) required to units with garage and part subfloor below
Concrete between levels, no insulation required

Floor coverings
Default floor coverings modelled


External Shading
Shading screens, fins and eave lines modelled as per NatHERS stamped plans
Screens are operable with perforated area of 30%
External operable venetian blinds

A	AREA	P	PANTRY
A/H	ACCESS HATCH	PB	PLASTERBOARD
AC	AIR CONDITIONING UNIT	PC#	PRECAST CONCRETE
ACC	ACCESSIBLE	PCF#	POWDERCOAT
AFFL	ABOVE FINISHED FLOOR LEVEL	PS	PRIVACY SCREEN
AHD	AUSTRALIAN HEIGHT DATUM	R	RADIUS
AL	ALUMINIUM	RC	REINFORCED CONCRETE
APT#	APARTMENT NO.	RD#	ROLLER DOOR
ASH	ASPHALT	REQ'D	REQUIRED
AW	AWNING WINDOW	RES	RESIDENTIAL
BAL#	BALUSTRADE TYPE	RETG	RETAINING WALL
BALC	BALCONY	RF#	REFRIGERATOR
B	BATHROOM	ROBE	WARDROBE
B#	BATHROOM TYPE	RWO	RAINWATER OUTLET
BDY	BOUNDARY	SA	SUPPLY AIR
BED#	BEDROOM / BED	SD	SLIDING DOOR
BEL	BELOW	SFL	STRUCTURAL FLOOR FINISH
BG	BOX GUTTER	SQM	SQUARE METERS
BLDG	BUILDING	ST#	STONE
BLK	BLOCKWORK	SWP	SEWER PIT
BOL	BOLARD	TB	TIMBER
BR	BICYCLE RACK	TBC#	TIMBER CLADDING
BRK	BRICKWORK	TBD#	TIMBER DECKING (EXTERNAL)
BS	BICYCLE STORE	TBF#	TIMBER FLOOR (INTERNAL)
C.O.S	CHECK ON SITE	TBV#	TIMBER VENEER
CD	CONSTRUCTION DOCUMENTATION	TGSI	TACTILE GROUND SURFACE INDICATOR
CFC	COMPRESSED FIBRE CEMENT	TOK	TOP OF KERB
CG	CORNER GUARD	TOP	TOP OF PARAPET
CL	CENTRELINE	TOW	TOP OF WALL
CLR	CLEAR	TV#	TELEVISION
COL	COLUMN	TYP	TYPICAL
COMM	COMMUNICATION	U.N.O	UNLESS NOTED OTHERWISE
CONC	CONCRETE	U/S	UNDERSIDE
CPD	CUPBOARD	UT	UTILITY
CPT#	CARPET	VEG	VEGETATION
CLNR	CLEANER'S ROOM	W#	WINDOW
CSF#	CONCRETE SURFACE FINISH	WB	WEATHERBOARD
CTB	COMPOSITE TIMBER	WC	WATER CLOSET
DB	DISTRIBUTION BOARD	WIR	WALK IN ROBE
DGLU	DOUBLE GLAZED UNIT	WM#	WASHING MACHINE
DIM	DIMENSION	WPM	WATER PROOF MEMBRANE
DR	DINING ROOM		
DP	DOWN PIPE		
DW	DISHWASHER		
EGL	EXISTING GROUND LINE		
ELEC	ELECTRICAL		
ENS	ENSUITE		
ENT	ENTRANCE		
EQ	EQUAL		
EXH	EXHAUST		
EXT	EXTERIOR/ EXTERNAL		
EXT	EXTINGUISHER		
F	FIXED		
FCE	FENCE		
FCI	FINISHED CEILING LEVEL		
FCR	FIRE CONTROL ROOM		
FCU	FAN COIL UNIT		
FD	FIRE DOOR		
FFL	FINISHED FLOOR LEVEL		
FG	FIXED GLASS		
FH	FIRE HYDRANT		
FHR	FIRE HOSE REEL		
FIP	FIRE INDICATOR PANEL		
FM	FLOOR MAT		
FR	FIRE RATED		
FRC	FIBRE REINFORCED CEMENT		
FRL	FIRE RESISTANCE LEVEL		
FW	FLOOR WASTE		
G	GRILLE		
GALV	GALVANISED		
GBR	GARBAGE WASTE ROOM		
GAR	GARBAGE ACCUMULATION ROOM		
GD	GRATED DRAIN		
GFL	GROUND FLOOR LEVEL		
GL	GLASS/ GLAZING		
GND	GROUND		
GR	GRAB RAIL		
HYD	HYDRAULIC		
HK	COAT HOOK		
HR	HANDRAIL		
HWU	HOT WATER UNIT		
INT	INTERIOR		
K	KERB		
KIT	KITCHEN		
LDY	LAUNDRY		
LR	LIVING ROOM		
LV#	LOUVRE		
m	METRE		
M	MASONRY		
MAX.	MAXIMUM		
MC	METAL CLADDING		
MCP	METAL COMPOSITE PANEL		
MDB	MAIN DISTRIBUTION BOARD		
MDF	MEDIUM DENSITY FIBRE BOARD		
MECH	MECHANICAL		
MIN.	MINIMUM		
NTS	NOT TO SCALE O/A OVERALL		
OB	OBSCURE		
OF	OVERFLOW		
OFC	OFF FORM CONCRETE		
OH	OVERHEAD		
OP	OPAQUE		
OPP	OPPOSITE		
OSD	OPEN SITE DRAIN		

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19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION			B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
11/11/2022	DEVELOPMENT APPLICATION	AH	GH	E

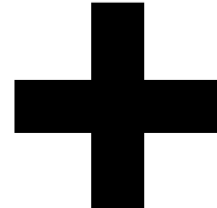
CONSULTANTS			
MASTERPLAN	<input type="checkbox"/>	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	<input type="checkbox"/>	HASELL	T: 02 9101 2000
CIVIL ENGINEER	<input type="checkbox"/>	J WIDENHAM PRINCE	T: 02 4720 5360
CPED / HERITAGE / TOWN PLANNING	<input type="checkbox"/>	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	<input type="checkbox"/>	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	<input type="checkbox"/>	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	<input type="checkbox"/>	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	<input type="checkbox"/>	JK GEOTECHNICS	T: 02 9688 5000
MEP SERVICES	<input type="checkbox"/>	DSE	T: 02 9416 1177
BCA-PCA	<input type="checkbox"/>	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	<input type="checkbox"/>	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	<input type="checkbox"/>	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	<input type="checkbox"/>	ROBERT BIRD	T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	<input type="checkbox"/>	SLR	T: 02 9420 8166



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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEGEND / NATHERS
ASSESSMENT

SCALE
@A1

DATE
17/02/2020

DRAWN
AA, AH, CY, GH

JOB NO.
20320

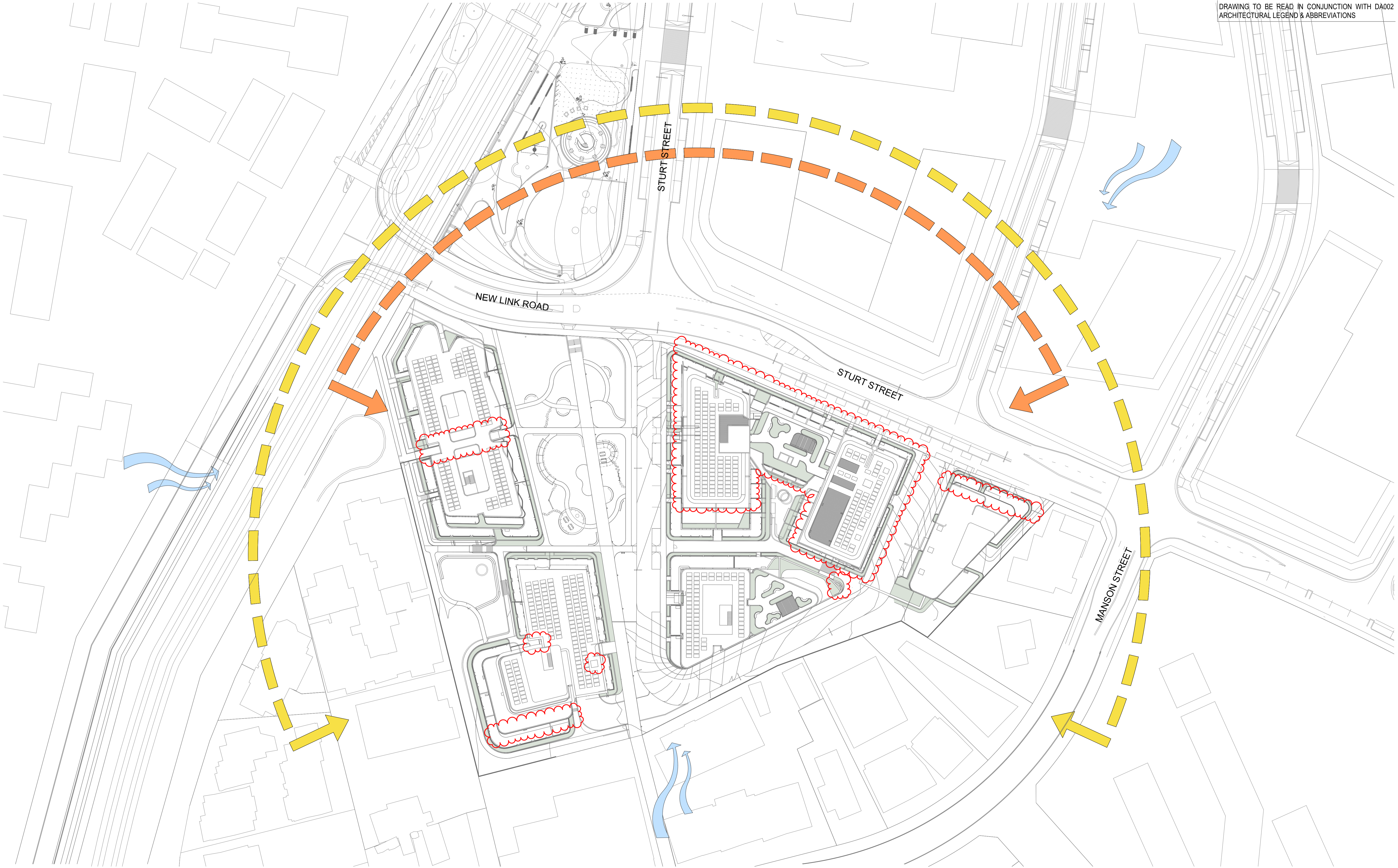
PLOT DATE
11/11/2022

CHECKED
GH

DRAWING NO.
PLA-AR-DA0002

REVISION
E

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DATE	Issue Name	BY	CHK	NO.
09/07/2020	PRE DA			01
19/08/2020	DEVELOPMENT APPLICATION		A	
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D

CONSULTANTS			
MASTERPLAN	<input type="checkbox"/>	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	<input type="checkbox"/>	HASELL	T: 02 9101 2000
CIVIL ENGINEER	<input type="checkbox"/>	J WYNDEHAM PRINCE	T: 02 4720 5360
CPTED / HERITAGE / TOWN PLANNING	<input type="checkbox"/>	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	<input type="checkbox"/>	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	<input type="checkbox"/>	AFFINITY FIRE	T: 02 9194 0590
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GEOTECHNICAL ENGINEER	<input type="checkbox"/>	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	<input type="checkbox"/>	DSE	T: 02 9416 1177
BCA-PCA	<input type="checkbox"/>	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	<input type="checkbox"/>	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	<input type="checkbox"/>	WHITE NOISE CONSULTING	T: 0408 728 383
STRUCTURAL ENGINEER	<input type="checkbox"/>	ROBERT BIRD	T: 02 8164 3500
WASTE MANAGEMENT / WIND CONSULTANT	<input type="checkbox"/>	SLR	T: 02 9420 8166



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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
SITE PLAN / SITE ANALYSIS

SCALE
1:500 @A1
DATE
17/02/2020
DRAWN
AA, AH, CY, GH
JOB NO.
20320

CHECKED
GH
DRAWING NO.
PLA-AR-DA0011

FOR INFORMATION
I
REVISION
D