

Teloepa Residential - Stage 1A

DEVELOPMENT APPLICATION



ALL RENDERS ARE INDICATIVE ONLY, SUBJECT TO CHANGE.

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	BLDG. A ELEVATIONS
PLA-AR-DA0202	BLDG. B NORTH ELEVATION
PLA-AR-DA0203	BLDG. B SOUTH ELEVATIONS
PLA-AR-DA0204	BLDG. B EAST & WEST ELEVATIONS
PLA-AR-DA0205	BLDG . B INTERNAL ELEVATIONS
PLA-AR-DA0206	BLDG. C ELEVATIONS
PLA-AR-DA0207	BLDG. D ELEVATIONS
PLA-AR-DA0208	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	OVERALL NORTH ELEVATION
PLA-AR-DA0272	OVERALL WEST ELEVATION
PLA-AR-DA0273	OVERALL WEST ELEVATION
PLA-AR-DA0274	OVERALL EAST ELEVATION
PLA-AR-DA0275	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.

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

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

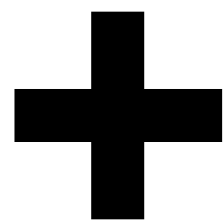
DATE	Issue Name	BY	CHK	NO.
09/07/2020	PRE DA			01
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D

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PROJECT Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE COVER SHEET / DRAWING LIST	SCALE	2:1, 1:5.52, 1:5.53 @A1			
		DATE	10/12/2023		PLOT DATE	10/12/2023
		DRAWN	AH,AS		CHECKED	RP
		JOB NO.	20320		DRAWING NO.	PLA-AR-DA0001
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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
A/H	ACCESS HATCH
AC	AIR CONDITIONING UNIT
ACC	ACCESSIBLE
AFFL	ABOVE FINISHED FLOOR LEVEL
AHD	AUSTRALIAN HEIGHT DATUM
AL	ALUMINIUM
APT#	APARTMENT NO.
ASH	ASPHALT
AW	AWNING WINDOW
BAL#	BALUSTRADE TYPE
BALC	BALCONY
B	BATHROOM
B#	BATHROOM TYPE
BDY	BOUNDARY
BED#	BEDROOM / BED
BEL	BELOW
BG	BOX GUTTER
BLDG	BUILDING
BLK	BLOCKWORK
BOL	BOLARD
BR	BICYCLE RACK
BRK	BRICKWORK
BS	BICYCLE STORE
C.O.S	CHECK ON SITE
CD	CONSTRUCTION DOCUMENTATION
CFC	COMPRESSED FIBRE CEMENT
CG	CORNER GUARD
CL	CENTRELINE
CLR	CLEAR
COL	COLUMN
COMMMS	COMMUNICATION
CONC	CONCRETE
CPD	CUPBOARD
CPT#	CARPET
CLNR	CLEANER'S ROOM
CSF#	CONCRETE SURFACE FINISH
CTB	COMPOSITE TIMBER
DB	DISTRIBUTION BOARD
DGLU	DOUBLE GLAZED UNIT
DIM	DIMENSION
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

P	PANTRY
PB	PLASTERBOARD
PC#	PRECAST CONCRETE
PCF#	POWDERCOAT
PS	PRIVACY SCREEN
R	RADIUS
RC	REINFORCED CONCRETE
RD#	ROLLER DOOR
REQ'D	REQUIRED
RES	RESIDENTIAL
RETG	RETAINING WALL
RF#	REFRIGERATOR
ROBE	WARDROBE
RWO	RAINWATER OUTLET
SA	SUPPLY AIR
SD	SLIDING DOOR
SFL	STRUCTURAL FLOOR FINISH
SQM	SQUARE METERS
ST#	STONE
SWP	SEWER PIT
TB	TIMBER
TBC#	TIMBER CLADDING
TBD#	TIMBER DECKING (EXTERNAL)
TBF#	TIMBER FLOOR (INTERNAL)
TBV#	TIMBER VENEER
TGSI	TACTILE GROUND SURFACE INDICATOR
TOK	TOP OF KERB
TOP	TOP OF PARAPET
TOW	TOP OF WALL
TV#	TELEVISION
TYP	TYPICAL
U.N.O	UNLESS NOTED OTHERWISE
U/S	UNDERSIDE
UT	UTILITY
VEG	VEGETATION
W#	WINDOW
WB	WEATHERBOARD
WC	WATER CLOSET
WIR	WALK IN ROBE
WM#	WASHING MACHINE
WPM	WATER PROOF MEMBRANE

DATE	Issue Name	BY	CHK	NO.
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

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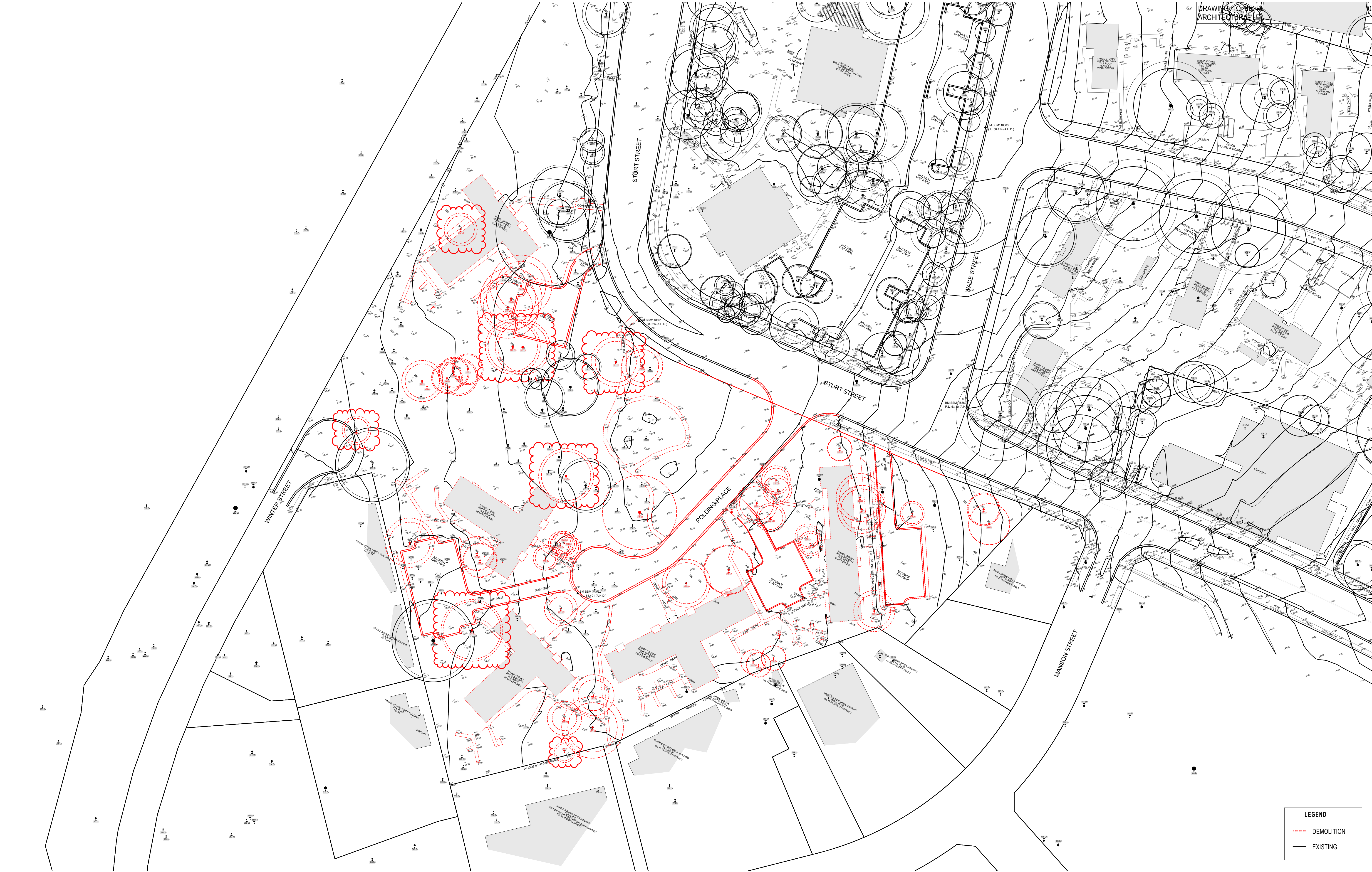


PROJECT
**Teloepa Masterplan
Lot 5-7 Teloepa 2117
Stage 1A Residential**

DRAWING TITLE
**LEGEND / NATHERS
ASSESSMENT**

SCALE
@A1

DATE
17/02/2020



LEGEND

DEMOLITION

EXISTING

DATE	Issue Name	BY	CHK	NO.
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
22/02/2023	DEVELOPMENT APPLICATION	AH		E
19/04/2023	DEVELOPMENT APPLICATION	AH	AH	F
03/08/2023	DEVELOPMENT APPLICATION	AH,AS	RP	G

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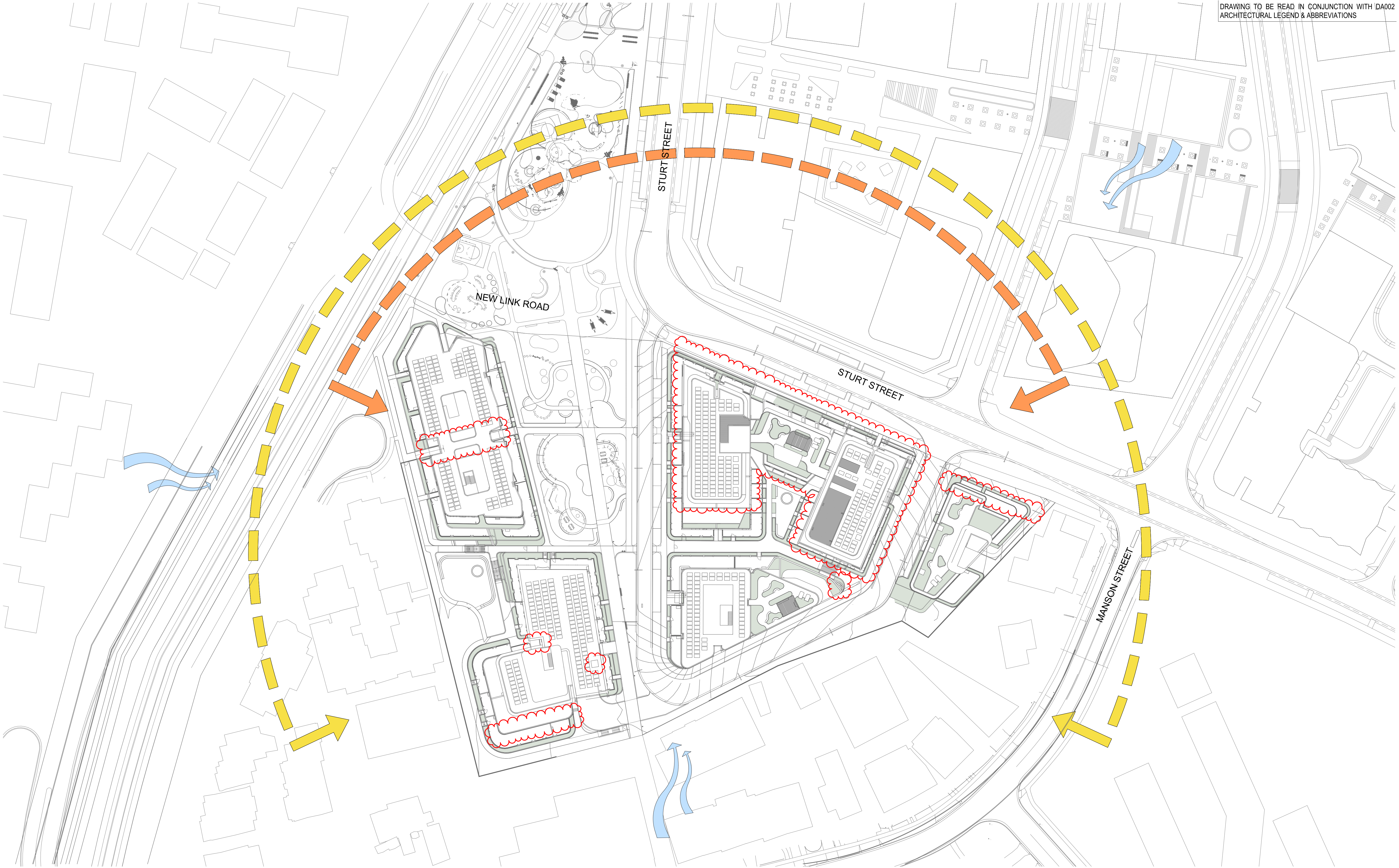
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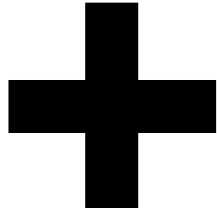
PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE EXISTING PLAN / DEMOLITION PLAN	SCALE 1:500 @A1		FOR INFORMATION
		DATE 17/02/2020	PLOT DATE 10/12/2023	
		DRAWN AH,AS	CHECKED RP	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0010	REVISION G



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

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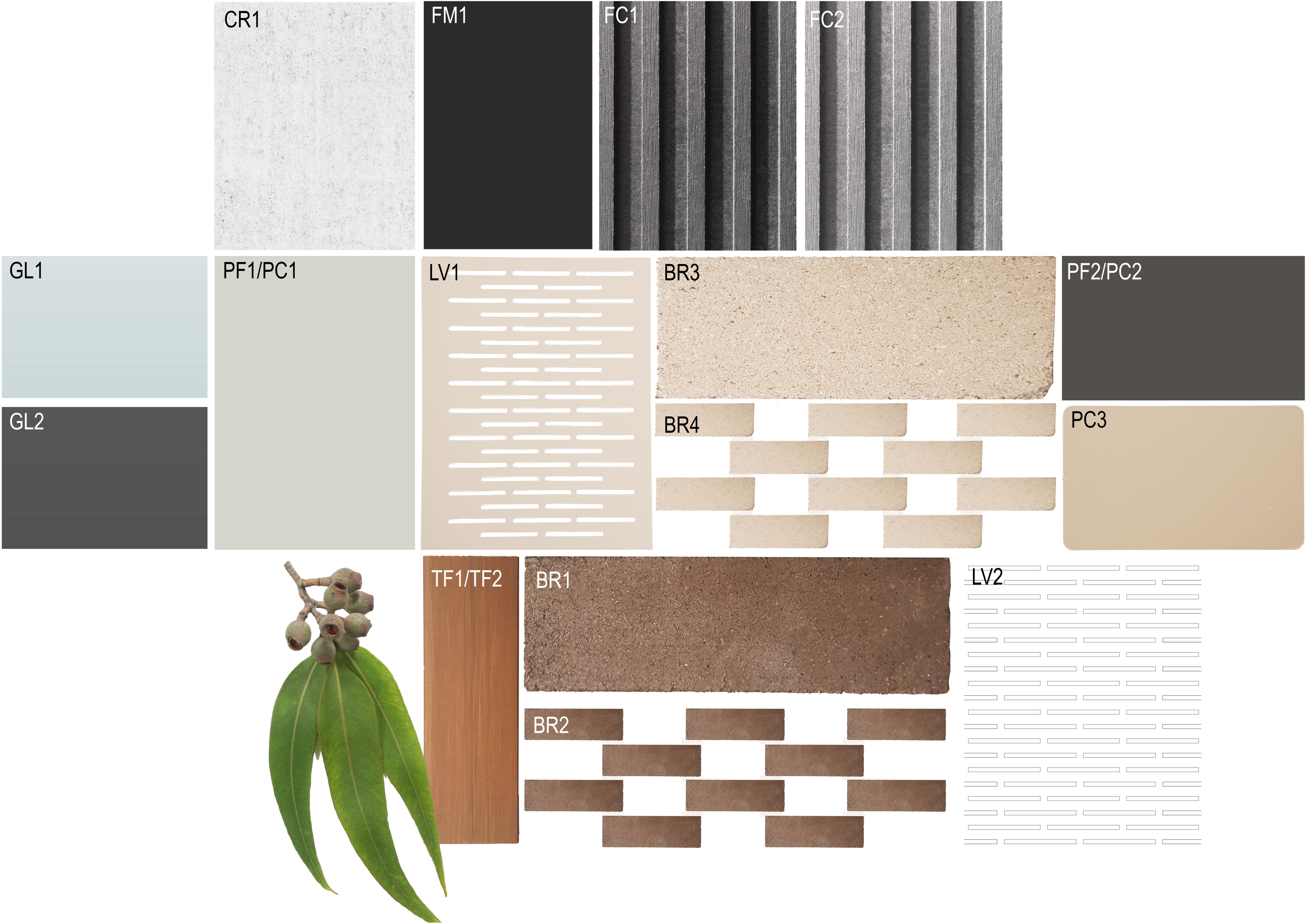
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
SITE PLAN / SITE
ANALYSIS

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

PLOT DATE
10/12/2023
CHECKED
RP
DRAWING NO.
PLA-AR-DA0011

FOR INFORMATION
REVISION
D



DATE	Issue Name	BY	CHK	NO.
23/06/2020	ISSUE FOR INFORMATION			01
09/07/2020	PRE DA			02
12/08/2020	FOR INFORMATION			03
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION			B
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14/10/2022	DEVELOPMENT APPLICATION			D

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ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
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ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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PROJECT		DRAWING TITLE		SCALE		FOR INFORMATION	
Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential		EXTERNAL FINISHES		1:5.99 @A1			
				DATE 17/02/2020		PLOT DATE 10/12/2023	
				DRAWN AH, AS		CHECKED RP	
				JOB NO. 20320		DRAWING NO. PLA-AR-DA0600	
						REVISION D	