

14 Sturt Street Telopea 2117, NSW

BASIX Compliance Report

Project No.	P02571
Revision	02
Issued	21 th Oct 2025
Client	Homes NSW



E-LAB Consulting
Where Engineering and Science Inspire Design.





Issue And Revision Record

Revision	Date	Comments	Engineer	Reviewer
01	07.10.2025	Draft DA Issue	SE	NA/AK
02	21.10.2025	Draft DA Issue	SE	NA/AK
03				
04				

The building's energy and water performance are computed using the online BASIX tool and an energy model developed for thermal comfort and provides only an estimation and potential performance of the building.

This cannot be used alone to determine performance in actual practice as they are based on the idealised version of the building which does not and cannot fully consider all the complexities of the building's maintenance and operation.

Engineering Lab NSW Pty Ltd

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E-LAB Consulting

Alex Kobler | Director

Sustainability

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We recognise the Traditional Custodians of the land on which the proposed development will be constructed. We respect their enduring cultural and spiritual connections to the land and waters, and celebrate their knowledge, kinship, and values. We acknowledge that these connections to the land and waters have existed for millennia and will continue into the future. We respect the Elders who have gone before, together with those of today for their guidance on our shared journey. We recognise that we are, and always will be, on Aboriginal land.



Executive Summary

E-LAB Consulting are engaged by NSW Homes to provide BASIX compliance consultancy for the residential development located at 14 Sturt Street, Telopea 2117, NSW. The intent of this report is to confirm the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that based on the design of the development at 14 Sturt Street, Telopea 2117 and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX. The information and performance required to achieve this is contained within this report.

This report outlines the results of the BASIX assessment; and details of how each section is independently meeting minimum legislated BASIX benchmarks using various sustainability opportunities the development is considering for BASIX certification. The minimum compliance requirements are per the below:

Table 1: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	61%	65%
Water	40%	41%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

1 Introduction

1.1 Purpose

This report has been prepared by E-LAB Consulting (E-LAB) at the request of NSW Homes. Its purpose is to demonstrate compliance with the minimum legislated BASIX benchmarks for certification. It highlights the inputs and development requirements for the BASIX compliance.

This report has found that based on the design of 14 Sturt Street, Telopea 2117, NSW and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

1.2 Site Location

The project is located at 14 Sturt Street, Telopea 2117, NSW. 14 Sturt Street, Telopea NSW 2117, is located in a peaceful and family-friendly neighbourhood within Sydney's north-west. The area offers convenient access to local schools, parks, and shopping centres, with Telopea Station and public transport options nearby for easy commuting. This address is also close to the growing Parramatta CBD, providing both a quiet residential environment and proximity to major amenities.

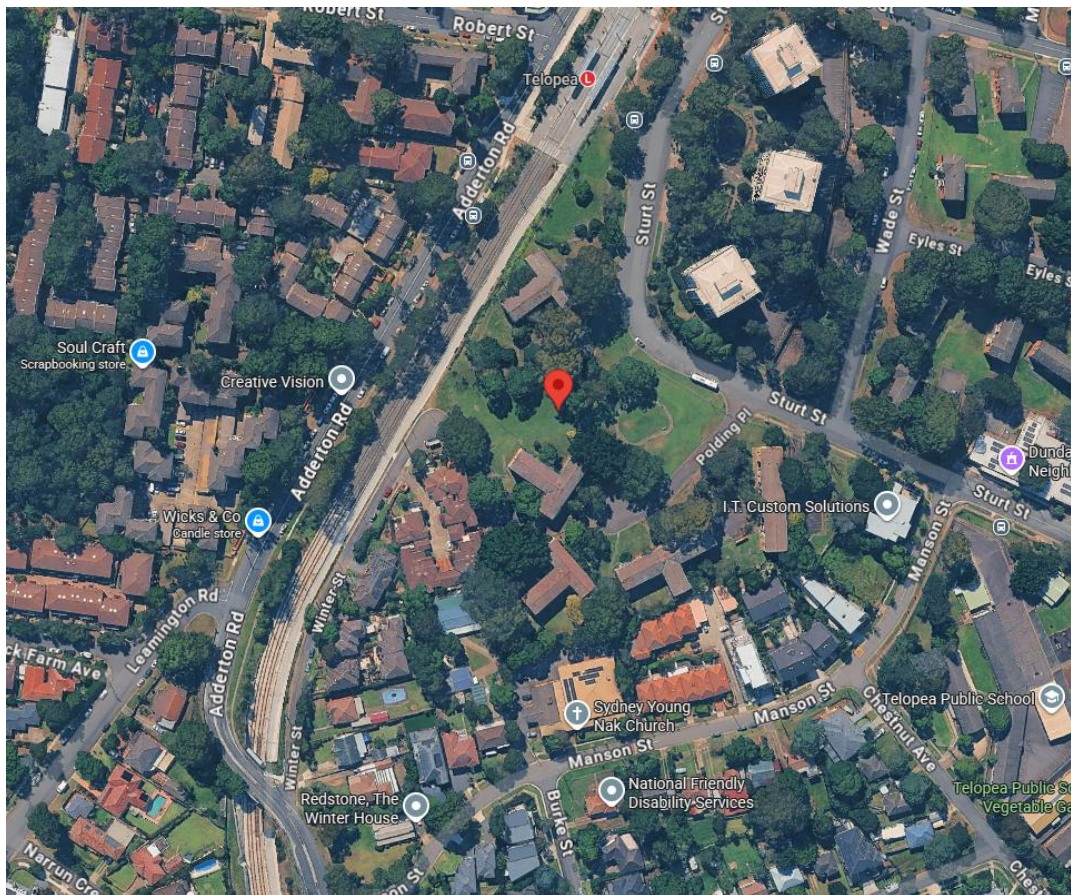


Figure 1: Site Location (source: Google Map)

1.3 Design Documentation

This assessment is based on the Architectural Package provided by PLUS Architects, issued as For Information dated 25/09/25.



1.4 Project Overview

The proposed development consists of 4 residential buildings, known as 14 Sturt Street, Telopea 2117, NSW. The development is to provide the following general Residential Mix:

- Building A - 26 Apartment Units
- Building B1 - 99 Apartment Units
- Building B2 - 74 Apartment Units
- Building C - 46 Apartment Units
- Building D - 89 Apartment Units
- Building E - 89 Apartment Units

2 BASIX Summary

2.1 Overview

BASIX Compliance is the minimum sustainability performance requirement in the state of NSW. It serves as the only pathway for compliance to demonstrate compliance with the National Construction Code, Part J.

E-LAB Consulting have completed modelling of all sections of the BASIX assessment; Water, Thermal Comfort and Energy for the development 14 Sturt Street, Telopea 2117.

The BASIX outcome achieved based on the assumptions listed in the report and information provided to the date are as follows:

Table 2: BASIX Summary

Area	Minimum Compliance Requirement	Project Score
Energy	61%	65%
Water	40%	41%
Thermal Comfort	Pass	Pass
Material Index	No Target	-100

2.2 BASIX Certification Details

Table 3: Project Summary

Category	Entry
Project Name	14 STURT STREET TELOPEA 2117
Local Government Area	City of Parramatta Council
Plan Type	Deposited Plan (DP)
Plan No.	5/DP128229 6/DP128229 7/DP128229
No. of Residential Buildings	5 buildings (A, B, C, D, E)
Total Number of Units & Townhouses	423
Project Type	Residential Flat Buildings
BASIX Certificate Number	

2.3 Energy Modelling Software

Simulation method in BASIX has been used to show the thermal comfort compliance. For energy simulations, FirstRate5 (Version 5.5.4 (3.22)) has been used which is approved under Thermal comfort protocol of BASIX since March 2023. This method does not guarantee or warrantee the performance in practical world as it only considers a simplified and idealistic building.

3 BASIX Energy

3.1 Energy

The following minimum standards will be required to comply with the BASIX targets for the project.

Table 4: BASIX Energy Requirements

Design Element	Compliance Criteria
Domestic hot water systems	Centralised electric heat pump, air-sourced with minimum R0.6 insulation (25 mm) to internal and external pipework and $3.0 < \text{COP} \leq 3.5$
Cooking	Electric cooktop & electric oven
Mechanical heating and cooling	Reverse cycle air-conditioning (1-Phase ducted) for all units' living areas (bedrooms are excluded). Minimum EER ratings – Cooling 3.0-3.5, Heating 3.0-3.5.
Apartment ventilation	Bathroom: individual fan, ducted to façade or roof – Manual on/off Laundry: individual fan, open to façade or roof – Manual on/off Kitchen range hood: Individual fan, open to façade or roof – Manual on/off
Apartment artificial lighting	LED throughout with dedicated fittings
Appliances in Apartments (minimum Energy Star rating)	Dishwashers: Minimum 3.5 Star Energy Rated (To all apartments) Clothes Dryers: Minimum 2.0 Star Energy Rated (To all apartments)
Appliances in Common Areas (minimum Energy Star rating)	Clothes Washers: No common laundry facilities Clothes Dryers: No common clothes dryer facilities
Photovoltaic Array	Calculated 100 kW
Building Management System (BMS)	NA
Vertical transport	All Lifts: gearless traction with VVVF motor (≤ 1001 but ≤ 1500)
Indoor Swimming Pool	NA
Sauna	NA

Common area Ventilation & artificial lighting					
Common area name	Area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure
Car Park	15086.43	Ventilation (Supply + Exhaust)	Carbon Monoxide Monitor + Vsd Fan	LED	Zone Switching With Motion Sensor
Bike & Storage	335.54	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Storage	4.62	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
MSR	42.26	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Substation_D	26.87	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Substation	26.21	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Fan Room	88.91	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Relief Fan_B1	15	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair Press Fan_B1	12.24	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Relief Fan_B2	15	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair Press Fan_B2	22.36	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Relief Fan_C	6.36	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair Press Fan_C	15	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Relief Fan_D	14.98	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair Press Fan_D	12.46	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Relief Fan_E	30	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair Press Fan_E	20	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Bin Room_A	5.08	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Bulky Waste_A	13.57	Ventilation Exhaust Only	N/A	LED	Motion Sensor



Chute Room_A	10.91	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Chute Room_B1	95.25	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Bin Room_B2	57.93	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Bulky Waste	62.4	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Bin Room_C	30.45	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Bulky Waste_D	51.44	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Chute Room_D	45.7	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Waste Holding_D	119.27	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Garbage Holding	101.02	Ventilation Exhaust Only	N/A	LED	Motion Sensor
Loading_D	271.88	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Motion Sensor
Loading	185.78	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Motion Sensor
Booster_A	3.6	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Pump Room_A	15.27	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Sewer Pump Room	15.3	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Pump Room_B1	125.41	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Pump Room_B2	36.22	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hyd Pump	23.15	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Pump Room_D	16.03	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Pump Room_E	86.16	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Services Room_B2	45.65	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Services Room_C	36.82	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off

Services Room_D	52.87	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Plant	92.43	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Tank_B1	58.74	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Tank_B2	68.52	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Tank_C	53.61	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Tank_D	66.95	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Hot Water Tank_E	68.15	Ventilation Supply Only	Thermostatically Controlled	LED	Manual On/Manual Off
Stair_A	76.54	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Stair_B1	259.49	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Stair_B2	406.21	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Stair_C	225.43	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Stair_D	310.16	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Stair_E	302.62	No Mechanical Ventilation	N/A	LED	Zone Switching With Motion Sensor
Communal Room_B1	48.33	Air Conditioning System	Time Clock Or Bms Controlled	LED	Zone Switching With Motion Sensor
Main Comms Room	41.35	Air Conditioning System	None I.E., Continuous	LED	Manual On/Manual Off
Building Management Office	13.34	Air Conditioning System	Time Clock Or Bms Controlled	LED	Zone Switching With Motion Sensor
Storm Water Tank	116.04	Ventilation Supply Only	Time Clock Or Bms Controlled	LED	Manual On/Manual Off
Fire Tank	143.47	Ventilation Supply Only	Time Clock Or Bms Controlled	LED	Manual On/Manual Off
Bike	54.44	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor



Lobby_A	77.1	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Lobby_B1	117.01	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Lobby_B2	168.77	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Lobby_C	109.62	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Lobby_D	83.29	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Lobby_E	92.66	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_A	105.81	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_B1	381.89	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_B2	531.8	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_C	240.5	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_D	519.94	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_E	542.59	Ventilation Supply Only	Time Clock Or BMS Controlled	LED	Zone Switching With Motion Sensor
Corridor_Basement	60.46	Ventilation Supply Only	Time Clock Or Bms Controlled	LED	Zone Switching With Motion Sensor
Lift Banks	Na	Na	Na	LED	Connected To Lift Call Button

4 BASIX Thermal Comfort

4.1 Thermal Comfort

The following minimum standards are required to comply with the BASIX Thermal Comfort requirements for the project.

Table 5: BASIX Thermal Comfort Requirements

Design Element	Compliance Criteria
Glazed Doors / Windows	The following glazed elements are used throughout the development <u>Casement, Fixed and Sliding Windows & Doors</u> Total System U-Value = 4.10 (equal to or less than) Total System SHGC = 0.52 (+/- 5%) <u>Awning Windows</u> Total System U-Value = 4.1 (equal to or less than) Total System SHGC = 0.47 (+/- 5%) Operability – max available while meeting window safety device requirements defined in the BCA. Note – all glazing systems are whole of system, including glazing and frame systems.
External Solid Walls	Added R2.5 bulk insulation for all apartment external walls without thermal break. Medium colour
Walls to Non-Conditioned Zones:	Added R1.5 bulk insulation for all internal walls between apartment unit and non-conditioned enclosed internal zones without thermal break.
Exposed Roofs/Balconies (Over conditioned spaces)	Added R4.0 soffit slab insulation with exposed ceiling to outside. Medium colour.
Suspended Floor Slabs (Enclosed floor levels between conditioned and internal non-conditioned spaces and open to outside)	Added R2.5 soffit slab insulation to the underside of suspended concrete slabs.
Floors Covering	Carpet in Bedrooms, Timber in Living/Dining Rooms and Kitchen. Tile in Bathrooms and laundry.
Insulation Penetrations & Ceiling fans	Exhaust fans have been modelled as “Sealed” and 1 per bathroom, 1 per laundry if available and 1 per kitchen. As a lighting plan/RCP is not yet available, downlights have been modelled as “Sealed” at a scale of 1 downlight/ 5m2.



5 BASIX Water

5.1 Water

The following minimum standards are required to comply with the BASIX Water Targets for the project.

Table 6: BASIX Water Requirements

Design Element	Compliance Criteria
Fixtures	Showers: Minimum 4 Star (> 6.0 but <= 7.5 L/min) WELS Rated Toilets: Minimum 4 Star WELS Rated Bathroom Taps: Minimum 5 Star WELS Rated Kitchen Sink Taps: Minimum 5 Star WELS Rated
Fixtures within common areas	Showers: NA Toilets: Minimum 4 Star WELS Rated All Taps: Minimum 5 Star WELS Rated
Fittings/Appliances within units	Clothes Washer: NA Dishwasher: Minimum 3.5 Star WELS Rated (To all apartments)
Fittings/Appliances within common areas	Clothes Washer: no common laundry facility
Fire Sprinkler Water Test	All Fire sprinkler systems test water contained in a closed system so that fire sprinkler test water is contained within the fire sprinkler system for re-use, rather than disposed.
Indoor Swimming Pool	NA
Alternative Water	Rainwater Tank - Minimum 50,000L Rainwater tank to harvest roof area of not less than 4,500m ² serving landscape with not less than 3,651.
Landscape	Common lawn area: 1,095 m ² Common Garden area: 2,556 m ² Indigenous species area: 0 m ²

6 Results

E-LAB Consulting are engaged by NSW Homes to provide BASIX compliance consultancy for the development located at 14 Sturt Street, Telopea 2117. The report has confirmed the minimum requirements to satisfy the legislated minimum BASIX requirements for certification.

E-LAB have assessed the development and confirm that the based on the design of the development located at 14 Sturt Street, Telopea 2117 and the inputs provided to BASIX, the proposal is positioned to comply with the requirements of BASIX.

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Table 7: BASIX Summary

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Note: Percentages stated for Energy and Water are the percentage improvement upon the NSW average dwelling's consumption.

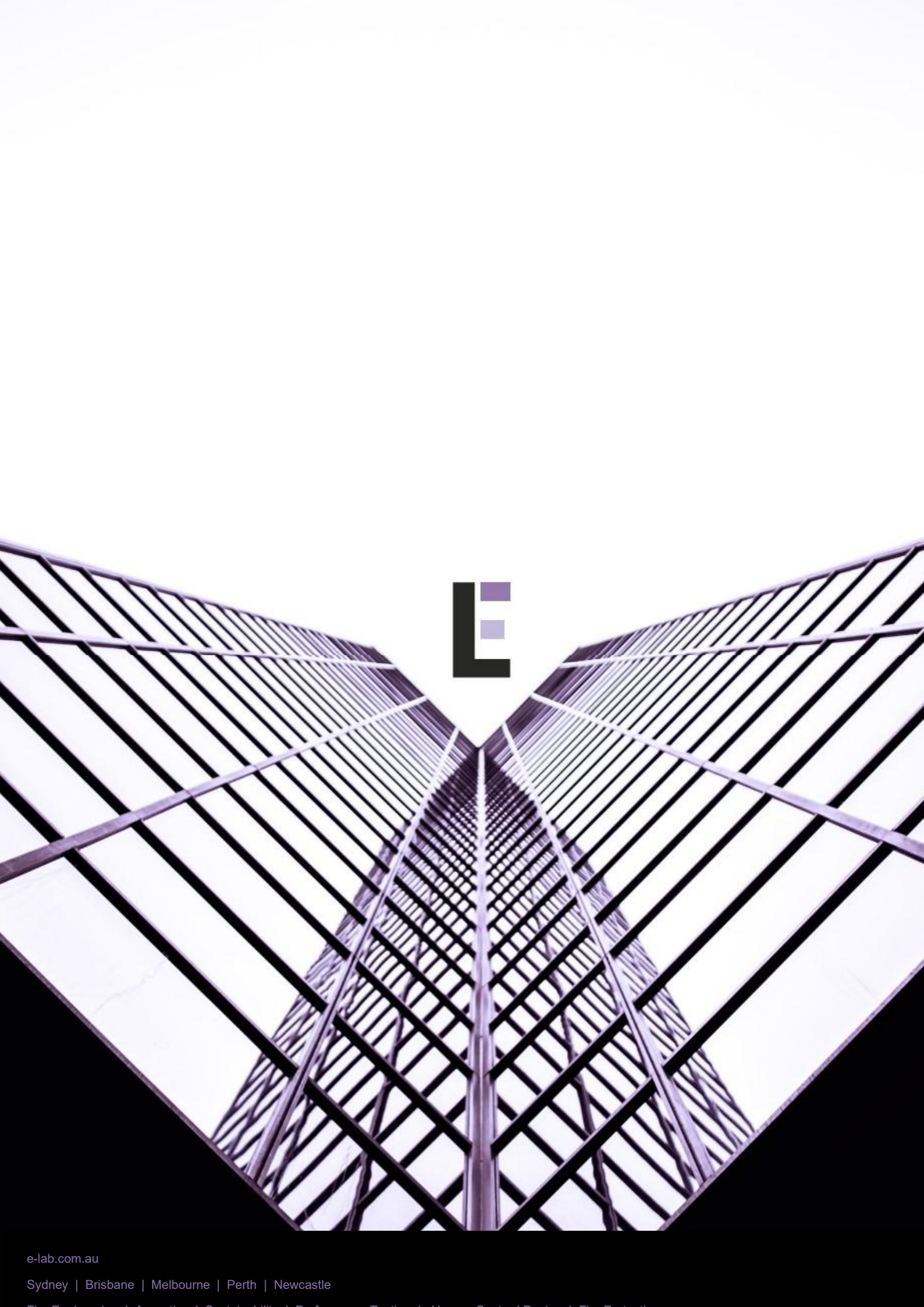


Appendix A BASIX Report Certificate

Refer to next page.

Appendix B NATHERS GROUP CERTIFICATE & GLAZING SPECIFICATION

Refer to next page.

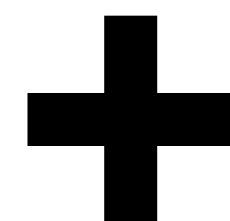


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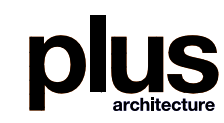


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27/08/2020	DEVELOPMENT APPLICATION			B
04/11/2020	DEVELOPMENT APPLICATION			B
22/02/2021	DEVELOPMENT APPLICATION			C
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	E
10/10/2022	DRAFT DEVELOPMENT APPLICATION			F
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
03/11/2022	DEVELOPMENT APPLICATION	AH	GH	H
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MEP SERVICES	☐	DSE T. 02 9416 1177
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PROJECT
**Teloepa Masterplan
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Stage 1A Residential**

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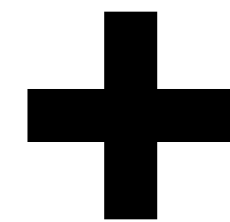
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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

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04/11/2022	DEVELOPMENT APPLICATION	AH	GH	I
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GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8646 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
**LOWER GROUND FLOOR
PLAN**

SCALE
1:300 @A1

DATE
17/02/2020
DRAWN
DC
JOB NO.
20320
PLOT DATE
9/25/2025
CHECKED
RP
DRAWING NO.
PLA-AR-DA0099

REVISION
N



DATE	Issue Name	BY	CHK	NO.
05/10/2022	DEVELOPMENT APPLICATION	SH	DC	D
10/10/2022	DRAFT DEVELOPMENT APPLICATION			E
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	H
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	I
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	J
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	K
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	L
10/12/2023	FOR INFORMATION	DC	RP	M

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 8720 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9886 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
UPPER GROUND FLOOR
PLAN

SCALE
1:300 @A1
DATE
17/02/2020
DRAWN
DC
JOB NO.
20320

PLOT DATE
9/25/2025
CHECKED
RP
DRAWING NO.
PLA-AR-DA0100

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REVISION
M



DATE	Issue Name	BY	CHK	NO.
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19/05/2023	FOR INFORMATION	AH,AS	RP	I
26/05/2023	DEVELOPMENT APPLICATION	AH	RP	J
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	K
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNHAM PRINCE	T: 02 9720 5360
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
LEVEL 01 FLOOR PLAN

SCALE
1:300 @A1

DATE
17/02/2020
DRAWN
DC
JOB NO.
20320
DRAWING NO.
PLA-AR-DA0101

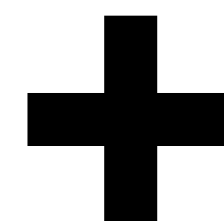
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PLOT DATE
9/25/2025
CHECKED
RP
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04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/08/2023	FOR INFORMATION	AH, AS, JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T. 02 8354 5100
URBAN & LANDSCAPE	☐	HASSELT T. 02 9011 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE T. 02 4720 3368
CPED / HERITAGE / TOWN PLANNING	☐	URBIS T. 02 8231 7621
TRAFFIC ENGINEER	☐	ASON GROUP T. 02 9083 6061
FIRE ENGINEER	☐	AFFINITY FIRE T. 02 9134 0090
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES T. 02 9622 1771
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS T. 02 9858 5000
MSP SERVICES	☐	DSE T. 02 9416 1177
BCA-PCA	☐	CITY PLAN T. 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 571
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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

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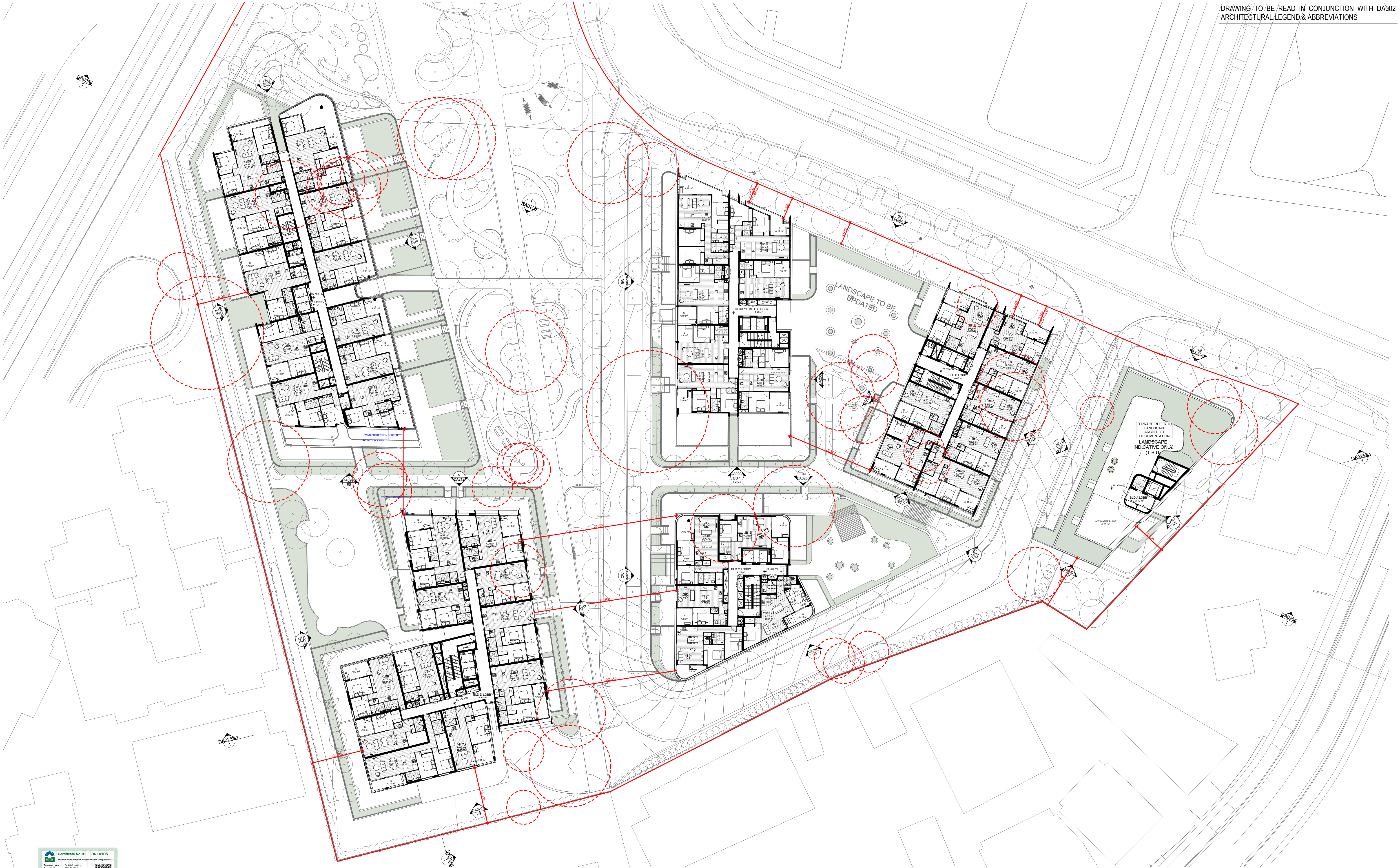
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SCALE	1:300 @A1
DATE	17/02/2020
DRAWN	DC
JOB NO.	2032

PLOT DATE	9/25/2025
CHECKED	RP
DRAWING NO.	PLA-AR-DA0102

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DATE	Issue Name	BY	CHK	NO.
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28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION		D	
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04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9886 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5400
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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEVEL 03 FLOOR PLAN

SCALE
1:300 @A1
DATE
17/02/2020
DRAWN
DC
JOB NO.
20320

PLOT DATE
9/25/2025
CHECKED
RP
DRAWING NO.
PLA-AR-DA0103

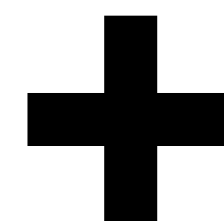
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DATE	Issue Name	BY	CHK	NO
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10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/08/2023	FOR INFORMATION	AH, AS, JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T. 02 8354 5100
URBAN & LANDSCAPE	☐	HASSELT T. 02 9019 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE T. 02 4720 3368
CPED / HERITAGE / TOWN PLANNING	☐	URBIS T. 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP T. 02 9083 6061
FIRE ENGINEER	☐	AFFINITY FIRE T. 02 9394 0090
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES T. 02 9622 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS T. 02 9858 5000
MEP SERVICES	☐	DSE T. 02 9416 1177
BCA-PCA	☐	CITY PLAN T. 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 571
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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

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LEVEL 04 FLOOR PLAN

SCALE
1:300 @A1

DATE	17/02/2020
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not	JOB NO.

2032

PLOT DATE
9/25/2025

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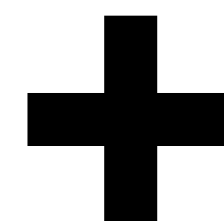
FOR INFORMATION



DATE	Issue Name	BY	CHK	NO
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10/10/2022	DRAFT DEVELOPMENT APPLICATION			E
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
4/11/2022	DEVELOPMENT APPLICATION	AH	GH	H
19/02/2023	FOR INFORMATION	AH,AS,JW	RP	I
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	J
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	K
10/12/2023	FOR INFORMATION	DC	RP	L

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T. 02 8354 5100
URBAN & LANDSCAPE	☐	HASSELT T. 02 9011 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE T. 02 4720 3368
CPED / HERITAGE / TOWN PLANNING	☐	URBIS T. 02 8231 7621
TRAFFIC ENGINEER	☐	ASON GROUP T. 02 9083 6061
FIRE ENGINEER	☐	AFFINITY FIRE T. 02 9134 0090
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES T. 02 9622 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS T. 02 9858 5000
MEP SERVICES	☐	DSE T. 02 9416 1177
BCA-PCA	☐	CITY PLAN T. 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 571
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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

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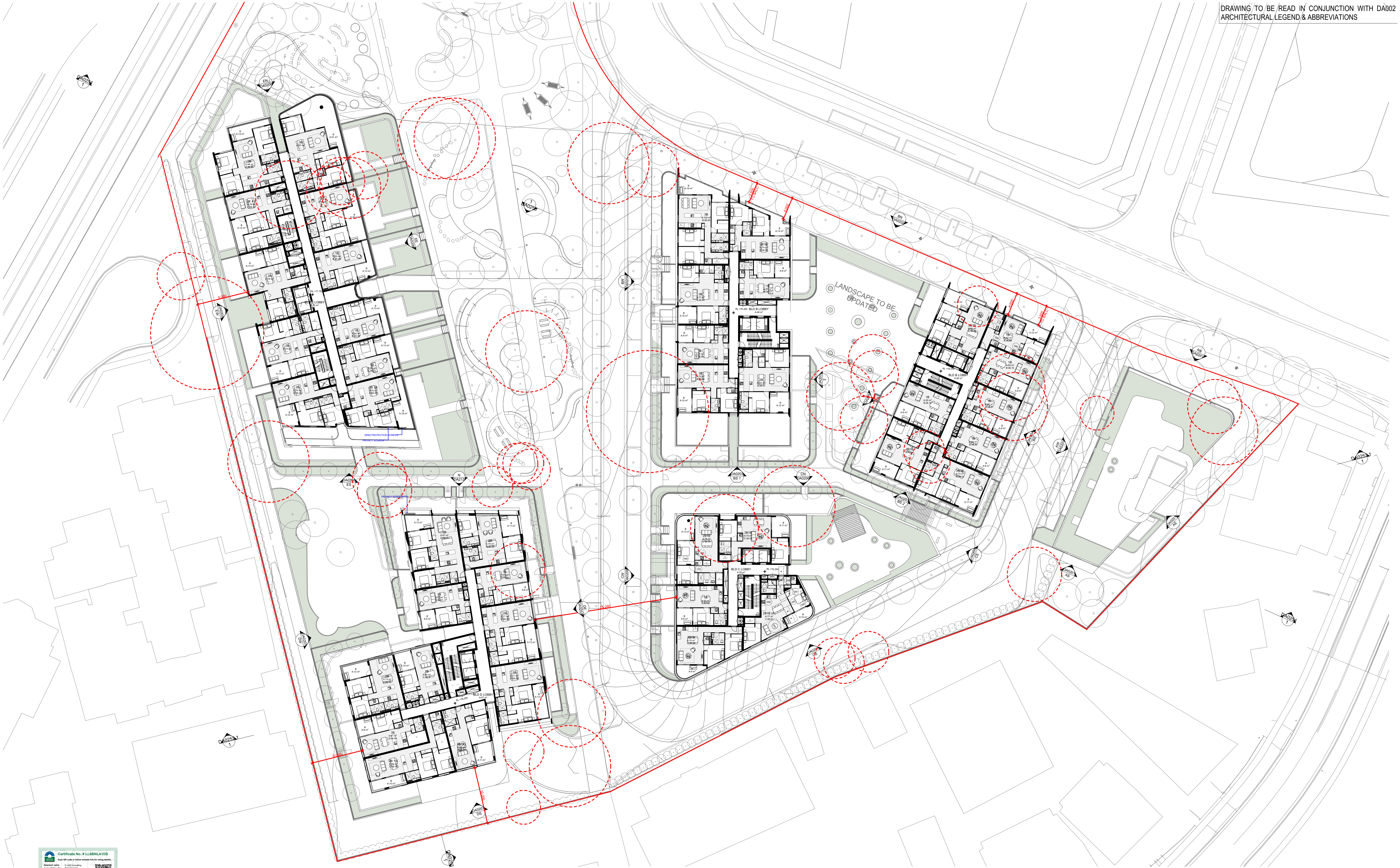
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LEVEL 05 FLOOR PLAN

SCALE	1:300 @A1
DATE	17/02/2020
DRAWN	DC
JOB NO.	2032

DRAWING NO.
PLA-AR-DA0105

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10/10/2022	DRAFT DEVELOPMENT APPLICATION		D	
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
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04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 9720 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



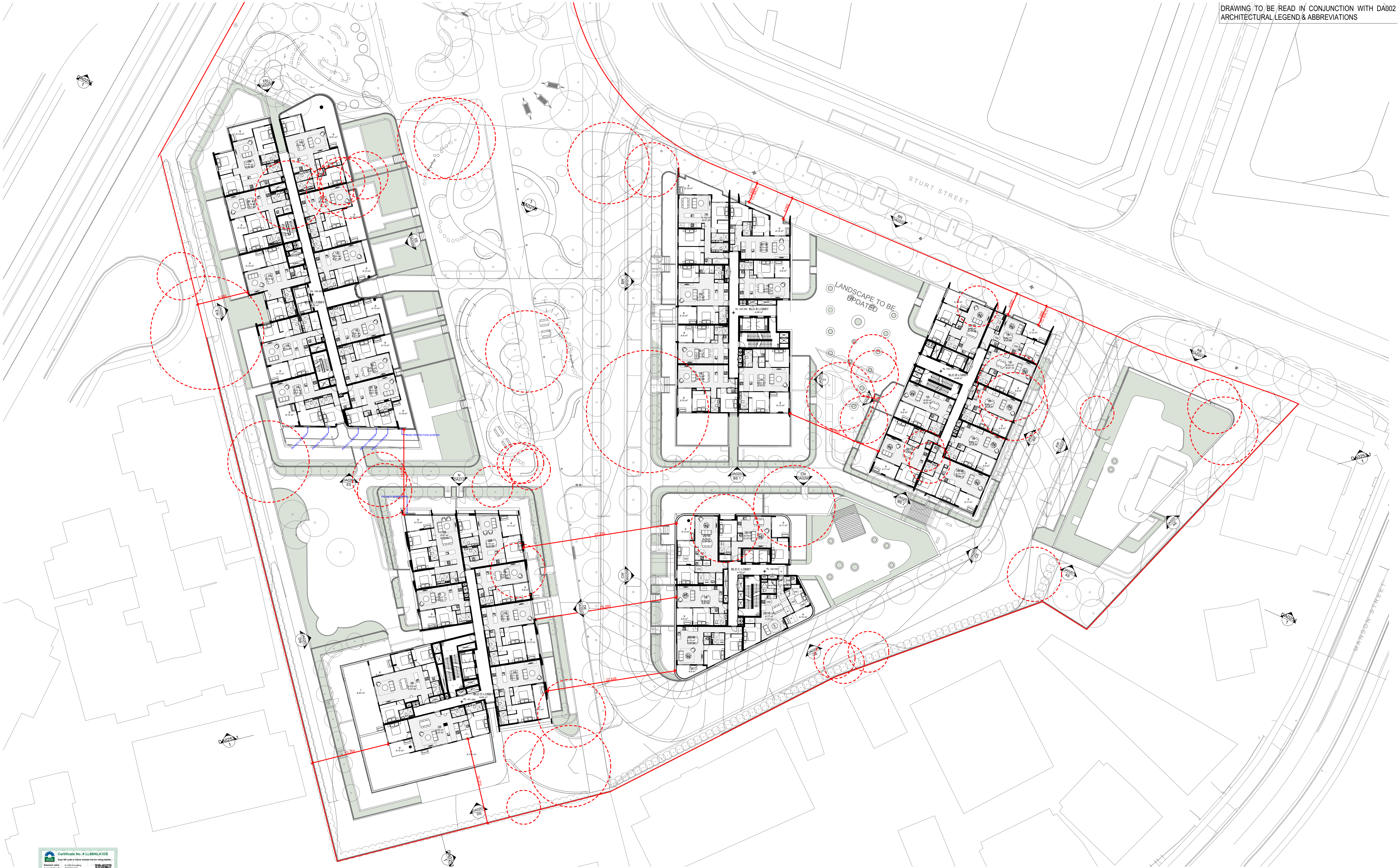
PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential

DRAWING TITLE LEVEL 06 FLOOR PLAN

SCALE 1:300 @A1

DATE 17/02/2020
DRAWN DC
JOB NO. 20320
DRAWING NO. PLA-AR-DA0106

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DATE	Issue Name	BY	CHK	NO.
04/11/2020	DEVELOPMENT APPLICATION		B	
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION		D	
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
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19/05/2023	FOR INFORMATION	AH,AS,JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9750 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 8888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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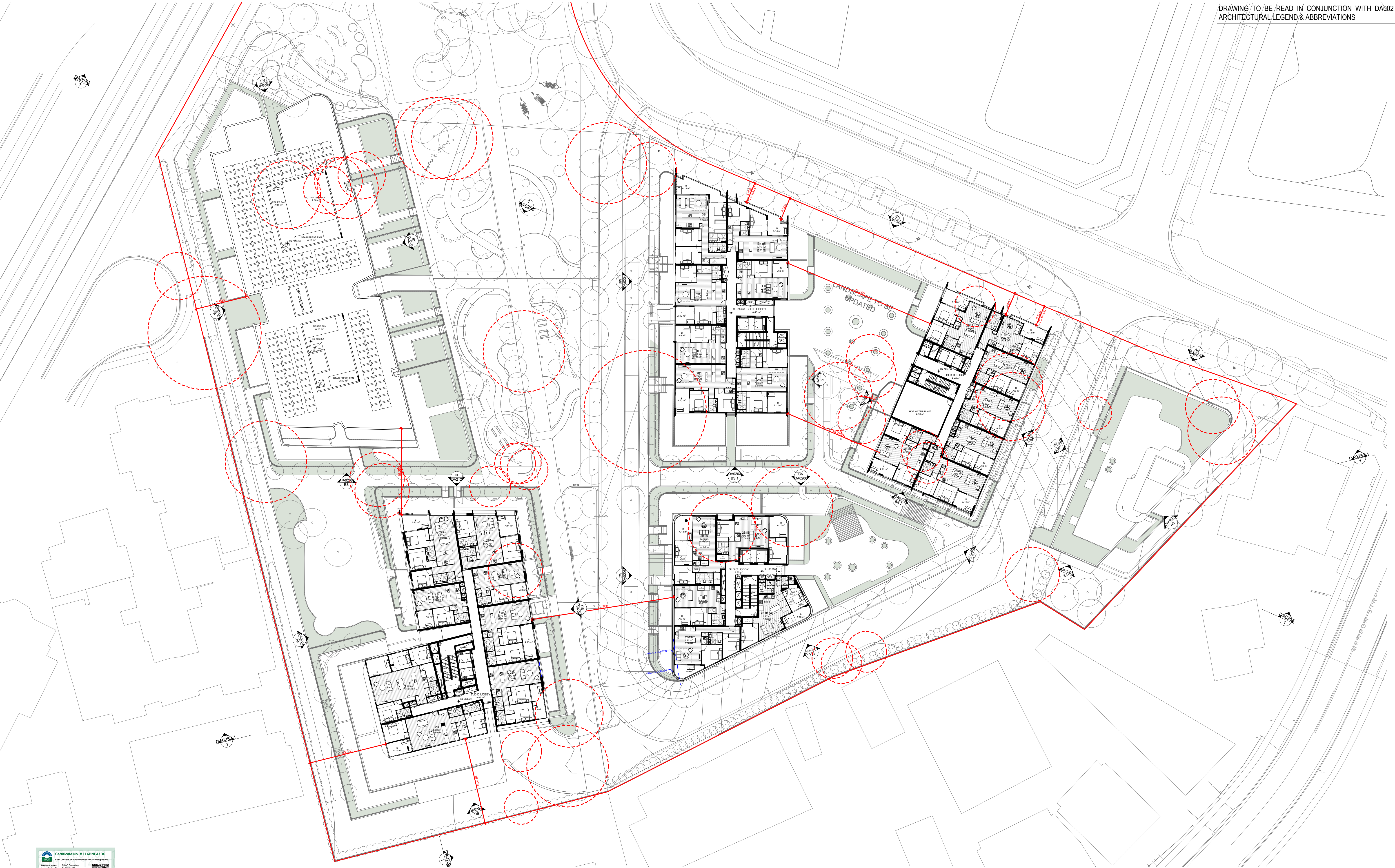
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEVEL 07 FLOOR PLAN

SCALE
1:300 @A1
DATE
17/02/2025
DRAWN
DC
JOB NO.
20320

PLOT DATE
9/25/2025
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RP
DRAWING NO.
PLA-AR-DA0107

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DATE	Issue Name	BY	CHK	NO.
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28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
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26/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	G
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	H
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	I
10/12/2023	FOR INFORMATION	DC	RP	J

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 9750 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 8888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



Level 4, 222 Clarence St
Sydney NSW 2000 Australia
Plus Architecture Pty. Ltd
ACN 600506303



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

DRAWING TITLE
LEVEL 08 FLOOR PLAN

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DATE
17/02/2020

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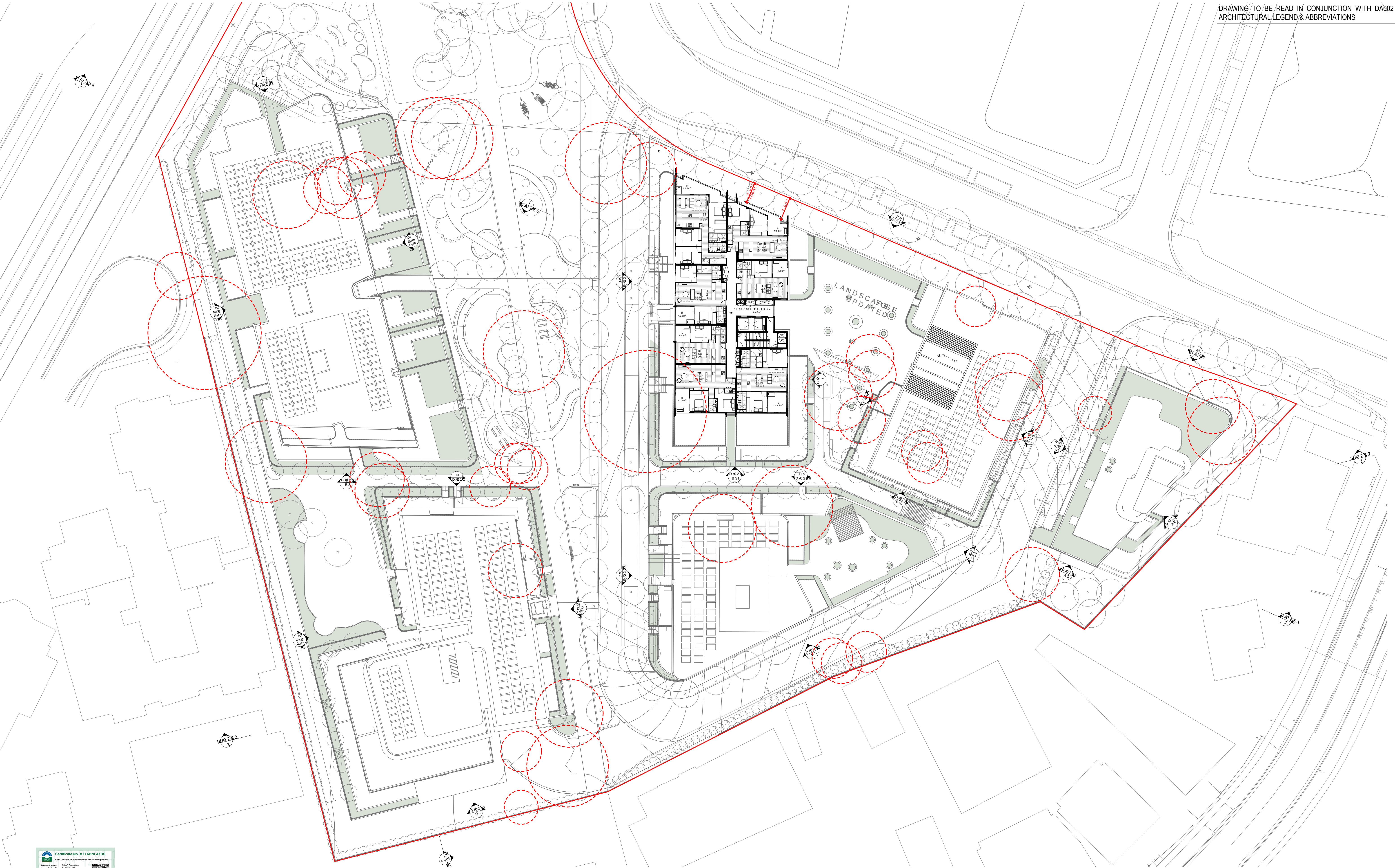
PLOT DATE
9/25/2025

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RP

DRAWING NO.
PLA-AR-DA0108

FOR INFORMATION

REVISION
J



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04 12 2020	DEVELOPMENT APPLICATION			B
28 02 2020	DEVELOPMENT APPLICATION	SH	DC	C
10 02 2020	DEVELOPMENT APPLICATION			D
14 02 2020	DEVELOPMENT APPLICATION	AH	GH	E
26 02 2020	DEVELOPMENT APPLICATION	AH	GH	F
19 02 2020	FORNFORMATION	AH	GH	G
28 02 2020	DEVELOPMENT APPLICATION	AH	RP	H
19 02 2020	DEVELOPMENT APPLICATION	AH	RP	I

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 9250 5360
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASDN GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166

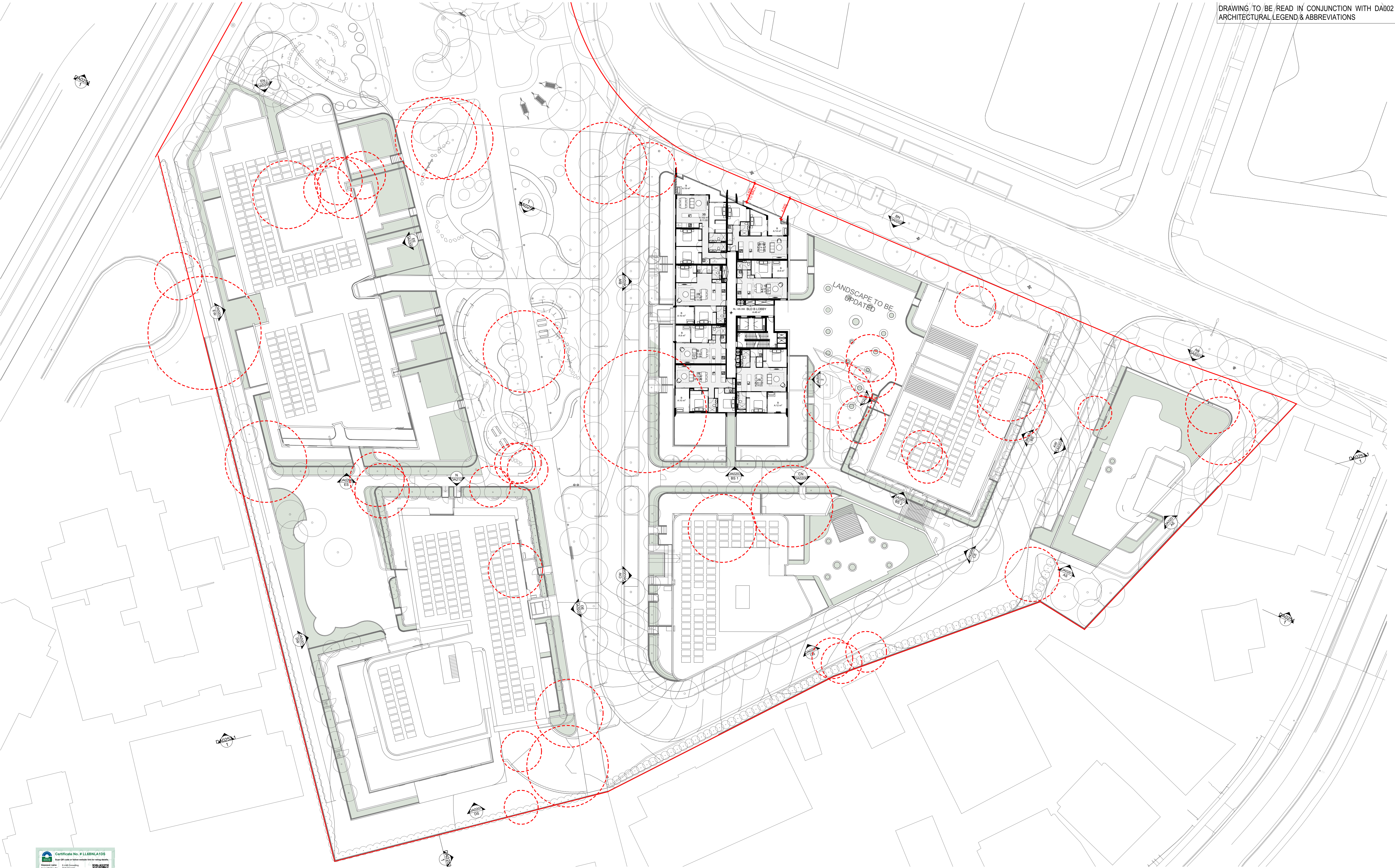


PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential

DRAWING TITLE LEVEL 10 FLOOR PLAN

SCALE 1:300 @A1	DATE 17/02/2020	DRAWN AH	CHECKED RP
JOHN O	20320	DRAWING NO PLA-AR-DA0110	REVISION I

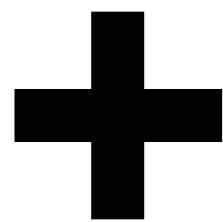
FOR INFORMATION



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04/11/2020	DEVELOPMENT APPLICATION			B
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	G
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	H
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	I

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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

DRAWING TITLE
LEVEL 11 FLOOR PLAN

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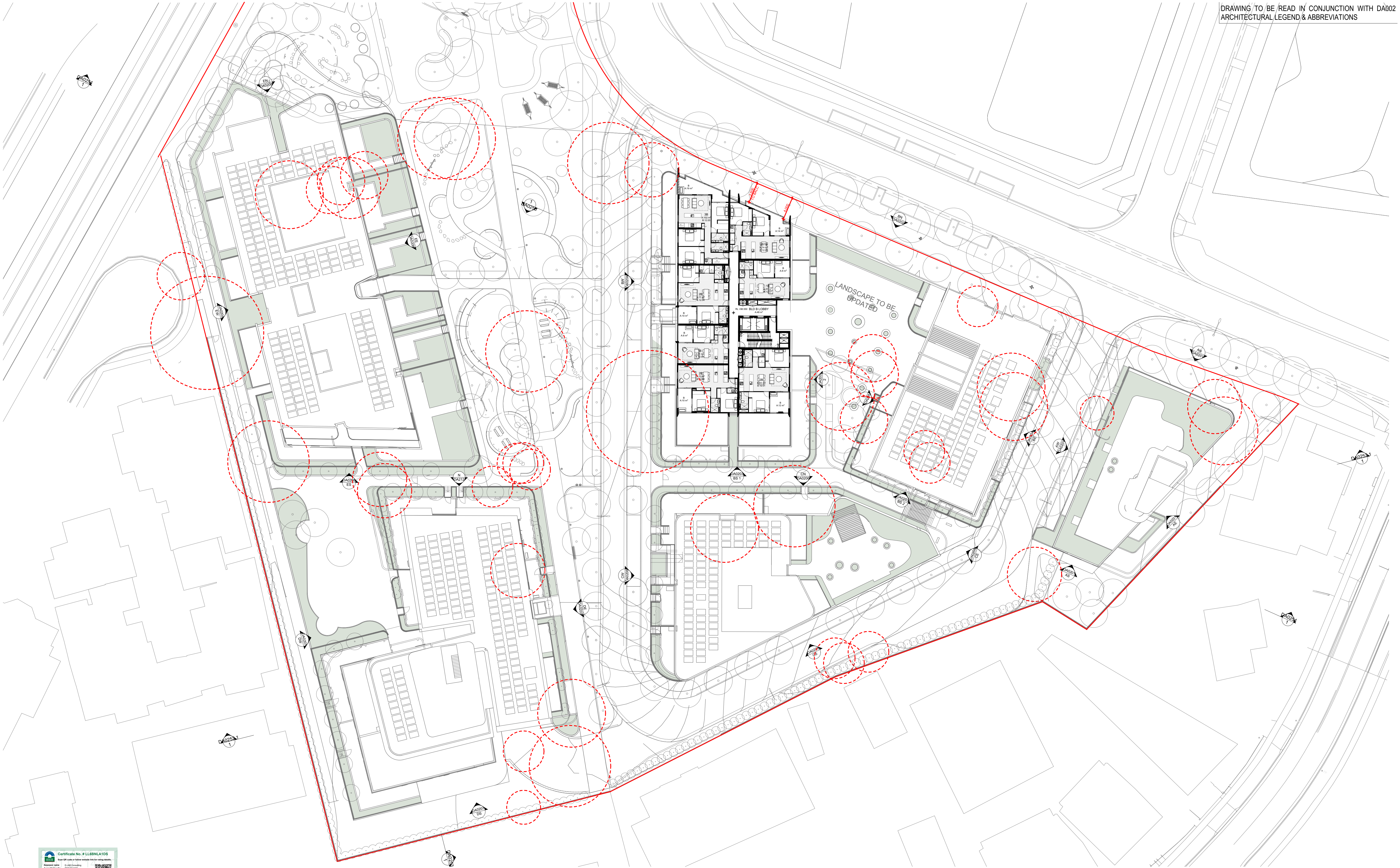
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PLOT DATE
9/25/2025
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DRAWING NO.
PLA-AR-DA0111

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FOR INFORMATION



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11/09/2023	DEVELOPMENT APPLICATION	AH	RP	H

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
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GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9888 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



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ACN 600506303



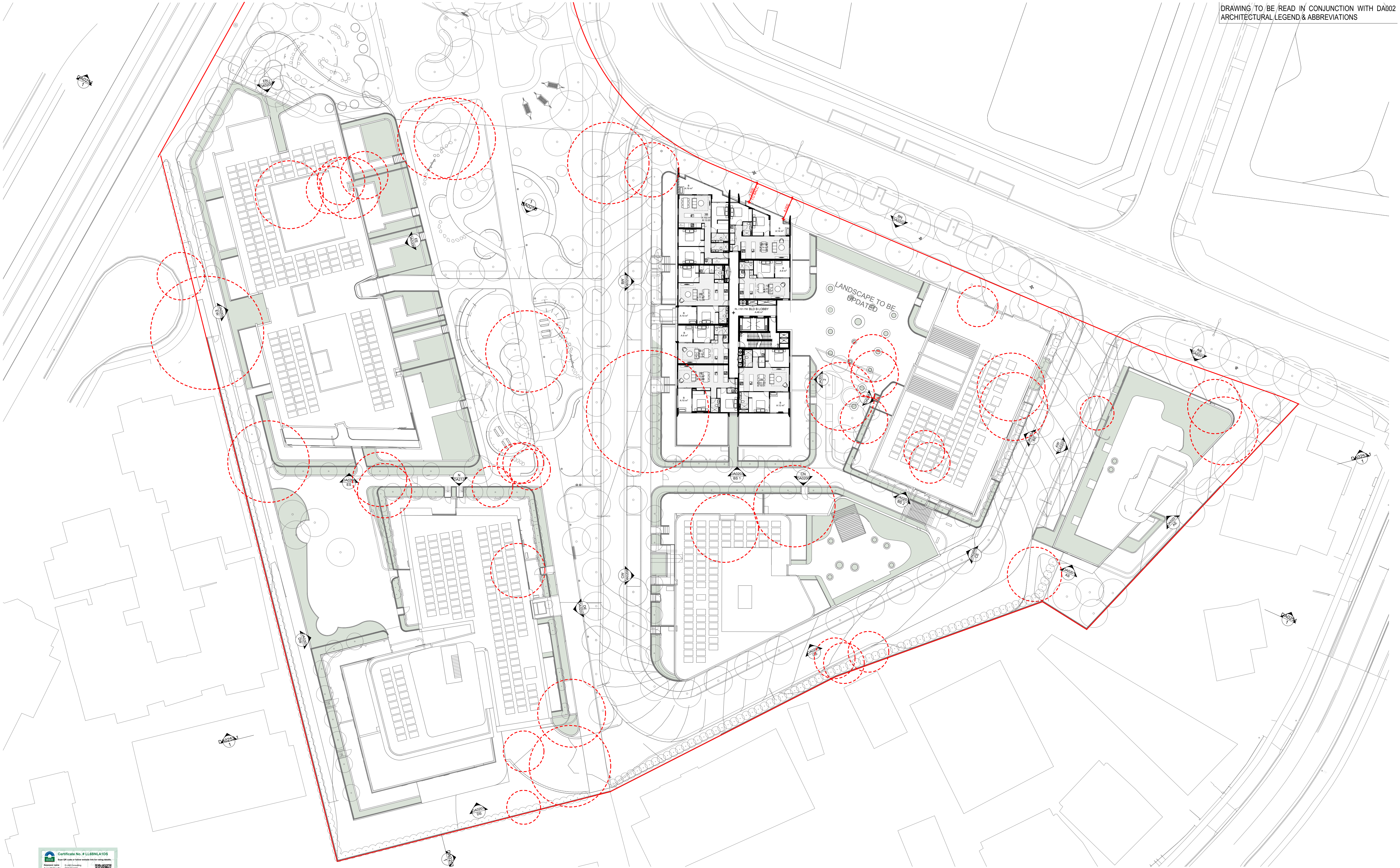
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEVEL 12 FLOOR PLAN

SCALE
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DATE
17/02/2025
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JOB NO.
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DRAWING NO.
PLA-AR-DA0112

FOR INFORMATION
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DATE	Issue Name	BY	CHK	NO.
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14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
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26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	G
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	H

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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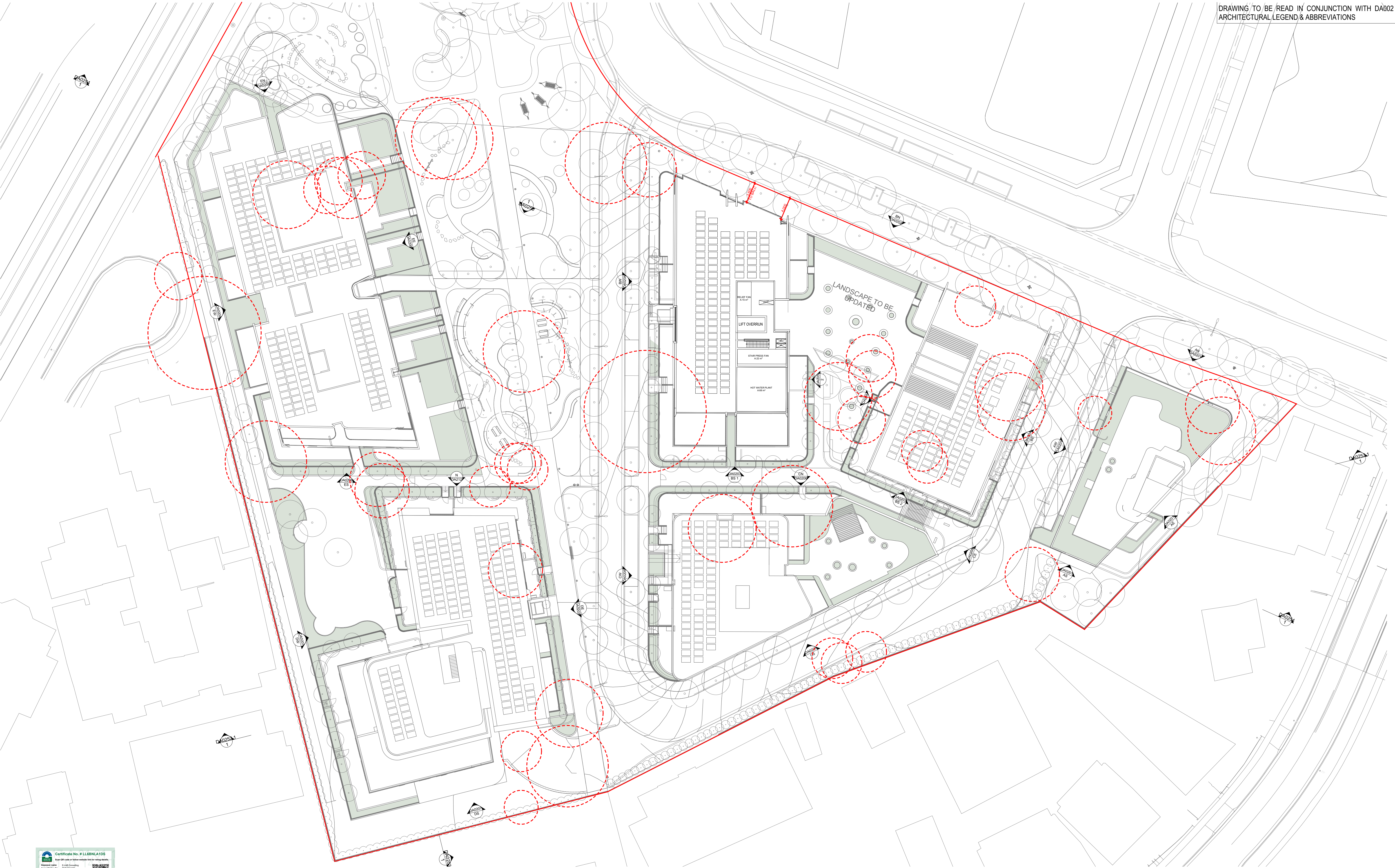
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEVEL 13 FLOOR PLAN

SCALE
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DATE
17/02/2025
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AH
JOB NO.
20320
DRAWING NO.
PLA-AR-DA0113

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DATE	Issue Name	BY	CHK	NO.
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10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
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19/05/2023	FOR INFORMATION	AH,AS,JW	AH	F
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	G
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	H

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

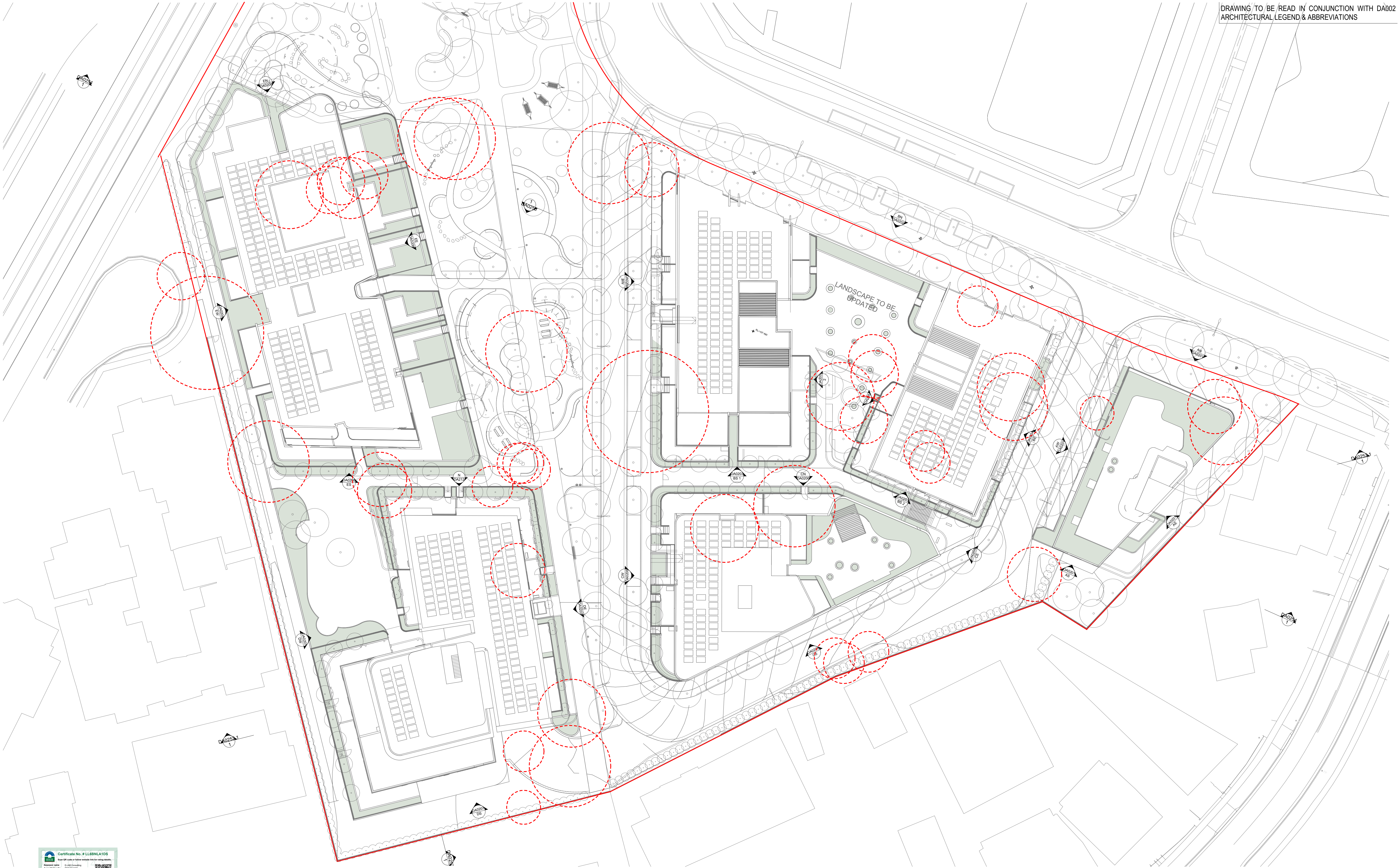
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DATE 17/02/2025
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JOB NO. 20320
DRAWING NO. PLA-AR-DA0114

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DATE	Issue Name	BY	CHK	NO.
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19/05/2023	FOR INFORMATION	AH,AS,JW	AH	D
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10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRICE	T: 02 9720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASDN GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 2406
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

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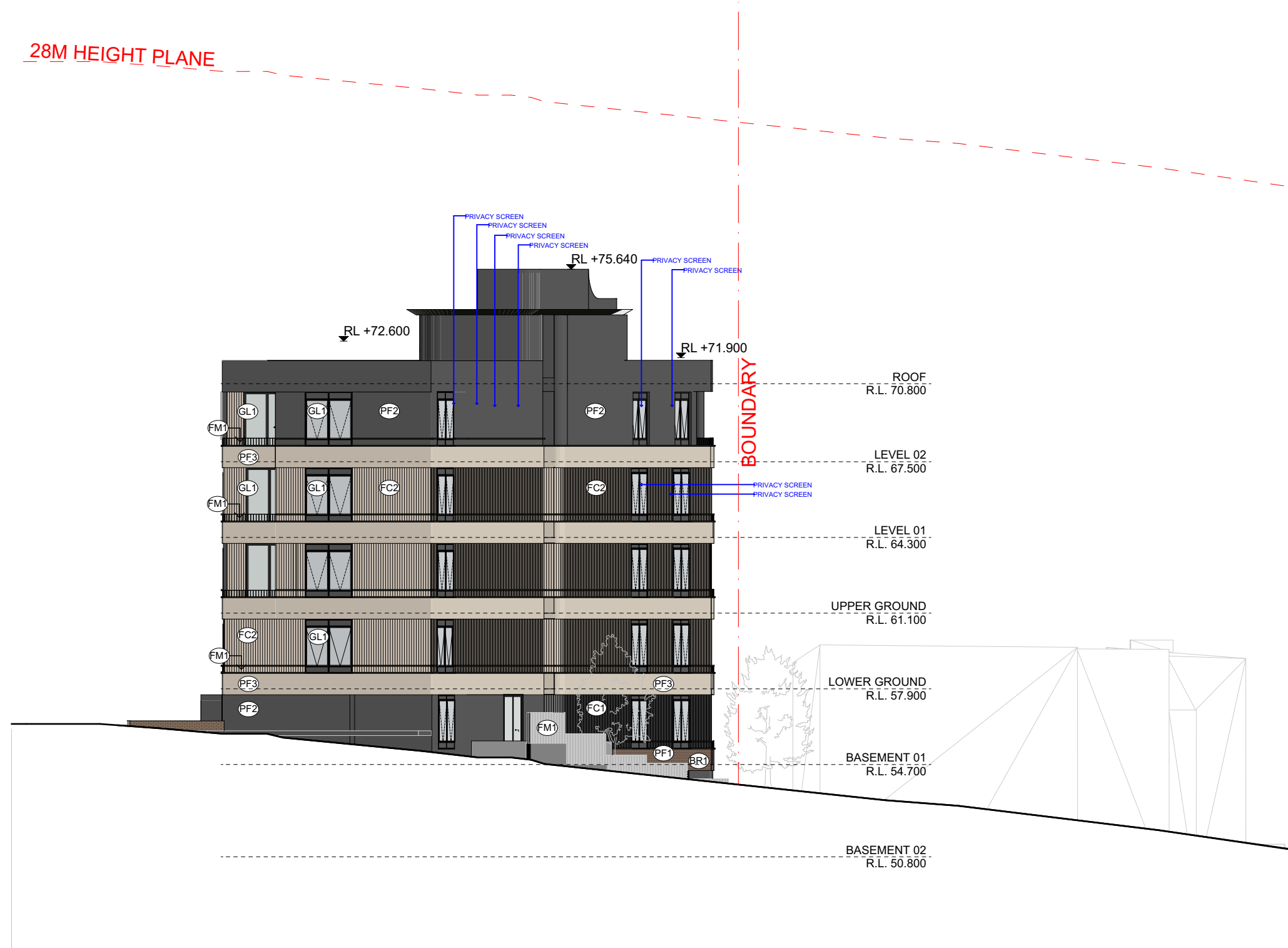
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JOB NO.
20320

PLOT DATE
9/25/2025
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DRAWING NO.
PLA-AR-DA0115

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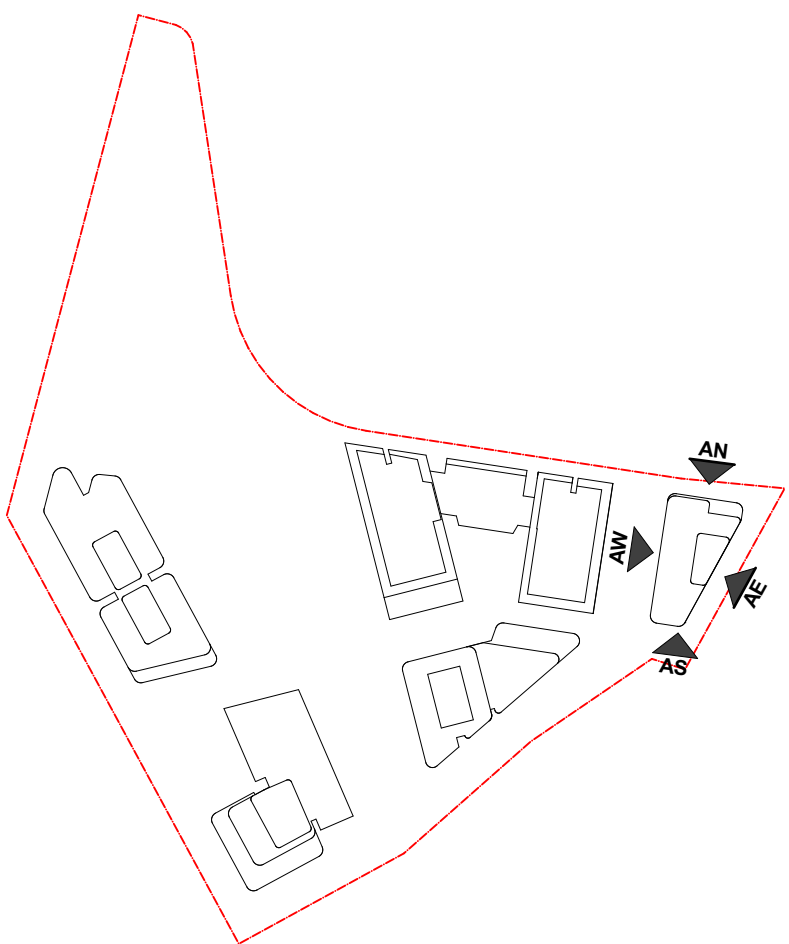
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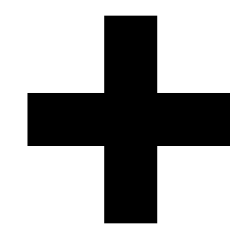
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DATE	Issue Name	BY	CHK	NO.
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19/08/2020	DEVELOPMENT APPLICATION		A	
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION		C	
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	E
10/12/2023	FOR INFORMATION	DC	RP	F

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE	T: 02 4720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9688 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 503
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5000
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

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BLDG. A ELEVATIONS

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DATE
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20320

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STAGE 1 - WEST ELEVATION

PLOT DATE
27/09/2025

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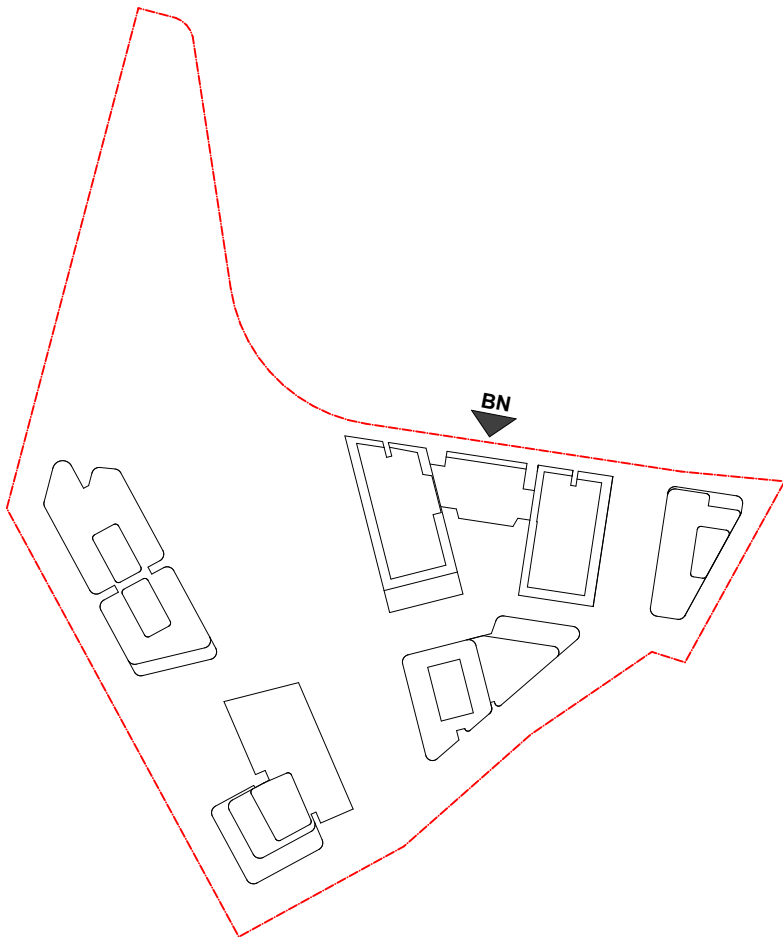
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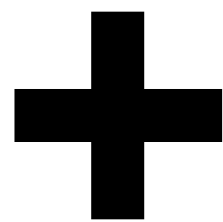
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10/10/2022	DRAFT DEVELOPMENT APPLICATION		C	
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9191 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T: 02 4720 3366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9822 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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

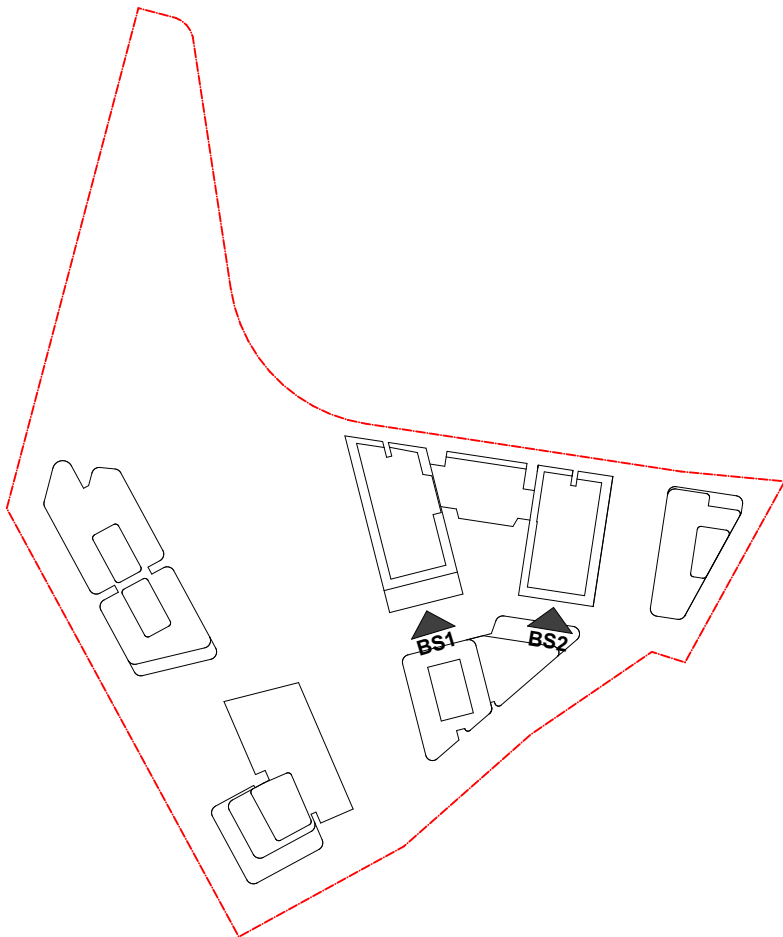
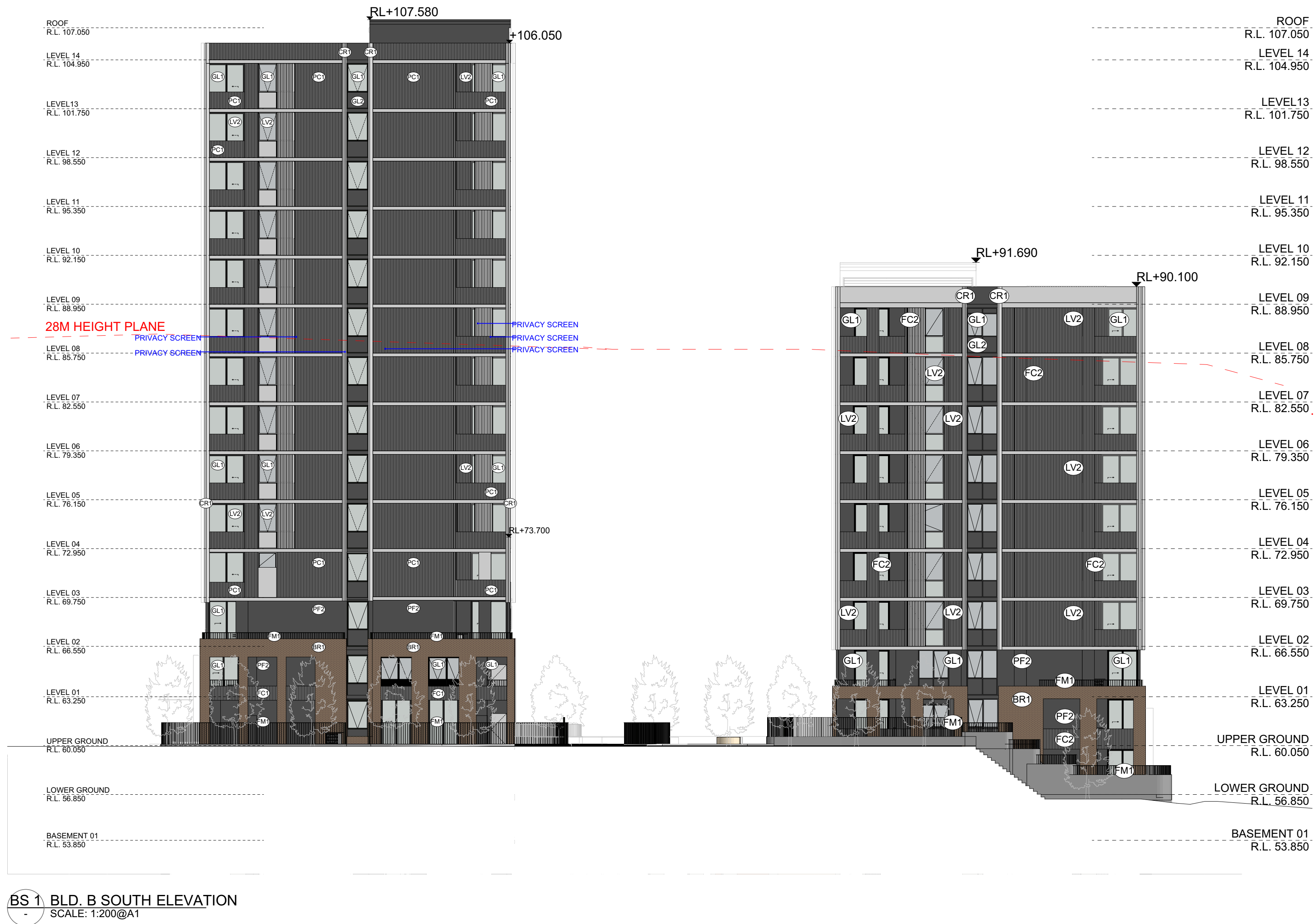
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17/02/2020
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AA, AH, CY, GH
JOB NO.
20320

PLOT DATE
27/09/2025
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GH
DRAWING NO.
PLA-AR-DA0202

REVISION
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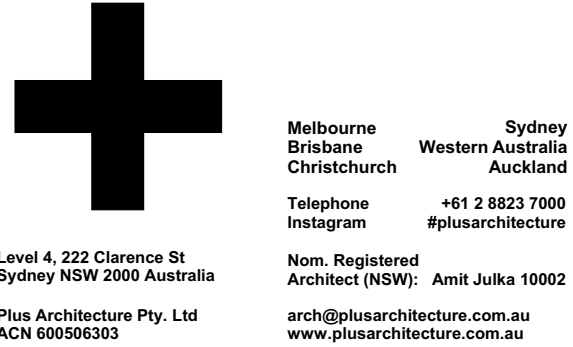
FOR INFORMATION



DATE	Issue Name	BY	CHK	NO.
22/07/2020	FOR INFORMATION			05
29/07/2020	FOR INFORMATION			06
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
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDEMAM PRINCE T: 02 4720 3360
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE T: 02 9194 0590
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		
ACCESSIBILITY	☐	WALL TO WALL CONSULTING T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD T: 02 8246 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR T: 02 9420 8166



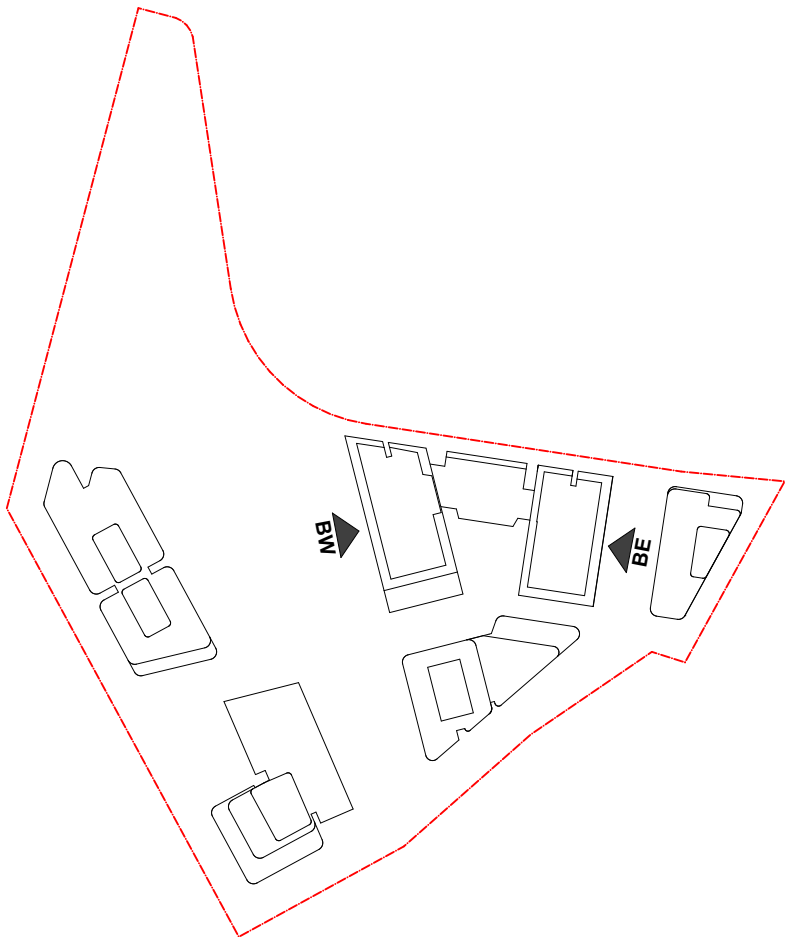
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Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential		BLDG. B SOUTH ELEVATIONS		1:200@A1			
				DATE 17/02/2020		PLOT DATE 27/09/2025	
				DRAWN AA, AH, CY, GH		CHECKED GH	
				JOB NO. 20320		DRAWING NO. PLA-AR-DA0203	
						REVISION G	



BE BLD. B EAST ELEVATION
SCALE: 1:200@A1



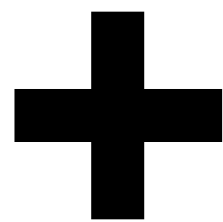
BW BLD. B WEST ELEVATION
SCALE: 1:200@A1



DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDEHAM PRINCE	T: 02 4720 5360
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
BLDG. B EAST & WEST
ELEVATIONS

SCALE
1:200@A1
DATE
17/02/2020
DRAWN
AA, AH, CY, GH
JOB NO.
20320

PLOT DATE
27/09/2025
CHECKED
GH
DRAWING NO.
PLA-AR-DA0204

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BEI BLD. B EAST INTERNAL ELEVATION
- SCALE: 1:200@A1



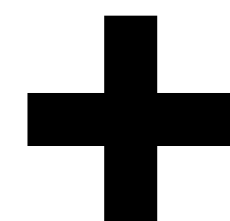
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- SCALE: 1:200@A1



DATE	Issue Name	BY	CHK	NO
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29/07/2020	FOR INFORMATION			05
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION	AH	GH	C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T: 02 8354 5110
URBAN & LANDSCAPE	☐	HASELL T: 02 9101 2001
CIVIL ENGINEER	☐	J WYDENHAM PRINCE T: 02 4720 3300
CPED / HERITAGE / TOWN PLANNING	☐	URBIS T: 02 8231 7623
TRAFFIC ENGINEER	☐	ASON GROUP T: 02 9083 6660
FINANCE ENGINEER	☐	AFFINITY FIRE T: 02 9394 0559
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES T: 02 9262 1777
GEOTECHNICAL ENGINEER	☐	JR GEOTECHNICS T: 02 9888 5000
MEP SERVICES	☐	DSE T: 02 9416 1171
BCA-PCA	☐	CITY PLAN T: 02 8270 3500

CONSULTANTS		
ACCESSIBILITY	☐	WALL TO WALL CONSULTING T: 0402 550 571
ACOUSTIC	☐	WHITE NOISE CONSULTING T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR T: 02 9428 8166



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PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE BLDG. B. INTERNAL ELEVATIONS	SCALE 1:200 @A1		
		DATE 27/09/2020	PLOT DATE 27/09/2025	
		DRAWN AA, AH, CY, GH	CHECKED GH	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0205	REVISION G



CN BLD. C NORTH ELEVATION
SCALE: 1:200@A1



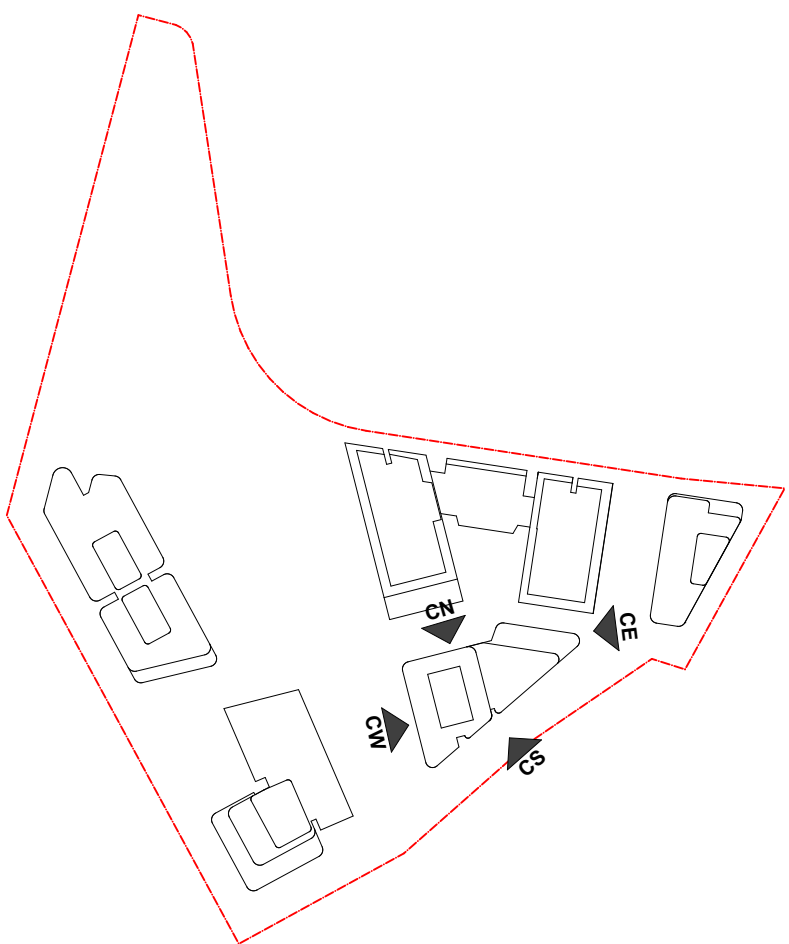
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SCALE: 1:200@A1



CS BLD. C SOUTH ELEVATION
SCALE: 1:200@A1



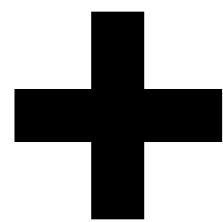
CW BLD. C WEST ELEVATION
SCALE: 1:200@A1



DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9191 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 5365
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8946 3306
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	BLDG. C ELEVATIONS	1:200 @A1		
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		DRAWN AA, AH, CY, GH	CHECKED GH	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0206	REVISION G



DN BLD. D NORTH ELEVATION
SCALE: 1:200@A1



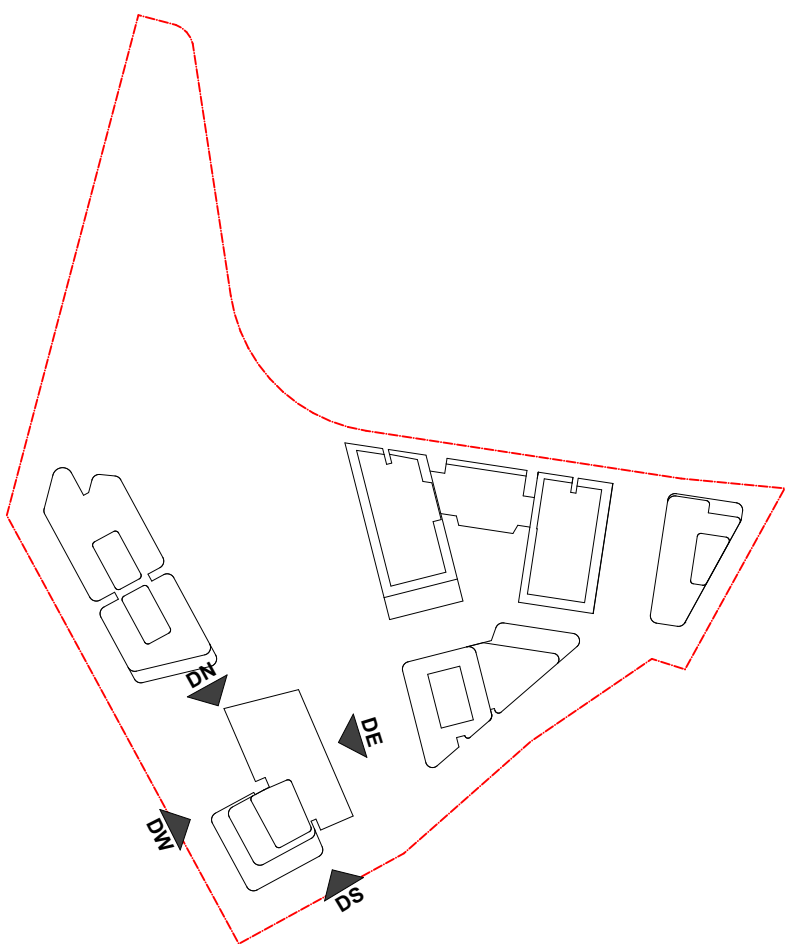
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SCALE: 1:200@A1



DE BLD. D EAST ELEVATION
SCALE: 1:200@A1



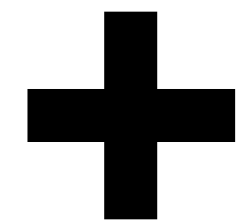
DW BLD. D WEST ELEVATION
SCALE: 1:200@A1



DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE	T: 02 4720 5365
OPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0990
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T: 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T: 02 9688 5000
MEP SERVICES	☐	DSE	T: 02 9416 1177
BCA-PCA	☐	CITY PLAN	T: 02 8270 3500

CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8244 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
BLDG. D ELEVATIONS

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DATE
17/02/2020

DRAWN
AA, AH, CY, GH

JOB NO.
20320

PLOT DATE
27/09/2025

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GH

DRAWING NO.
PLA-AR-DA0207

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EE BLD. E EAST ELEVATION
SCALE: 1:200@A1



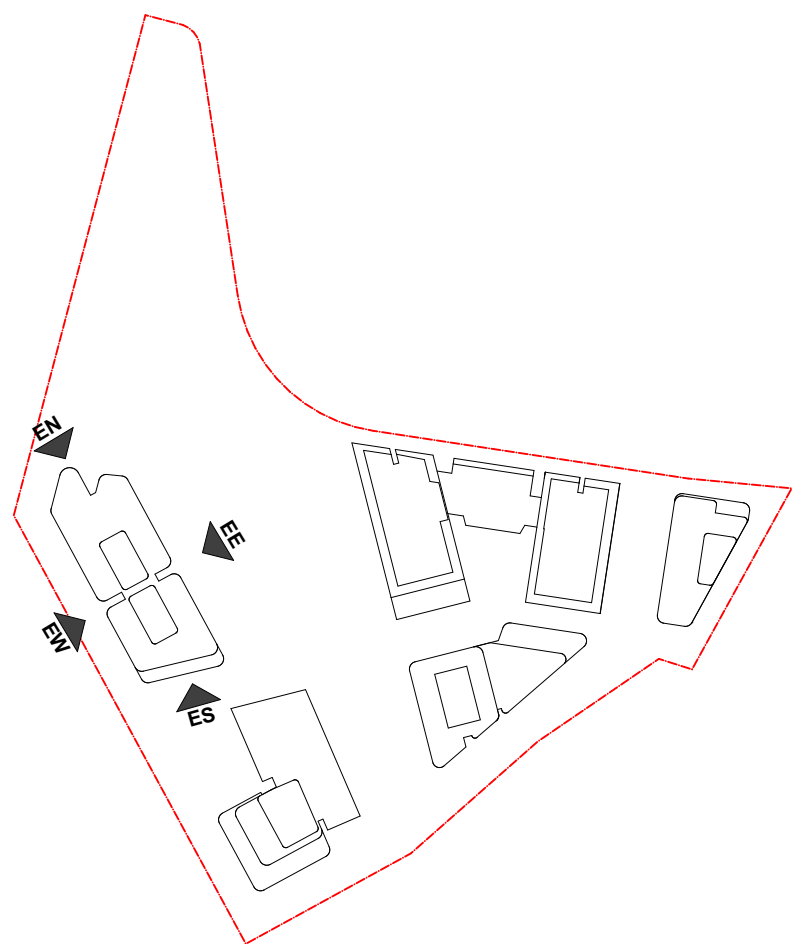
ES BLDG. E SOUTH ELEVATION
SCALE: 1:200@A1



EW BLD. E WEST ELEVATION
SCALE: 1:200@A1



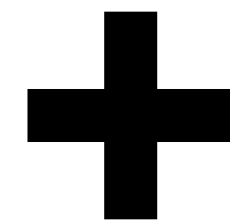
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SCALE: 1:200@A1



DATE	Issue Name	BY	CHK	NO.
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10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9191 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 5365
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8346 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
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SCALE
1:200 @A1

DATE
17/02/2020

DRAWN
AA, AH, CY, GH

JOB NO.
20320

PLOT DATE
27/09/2025

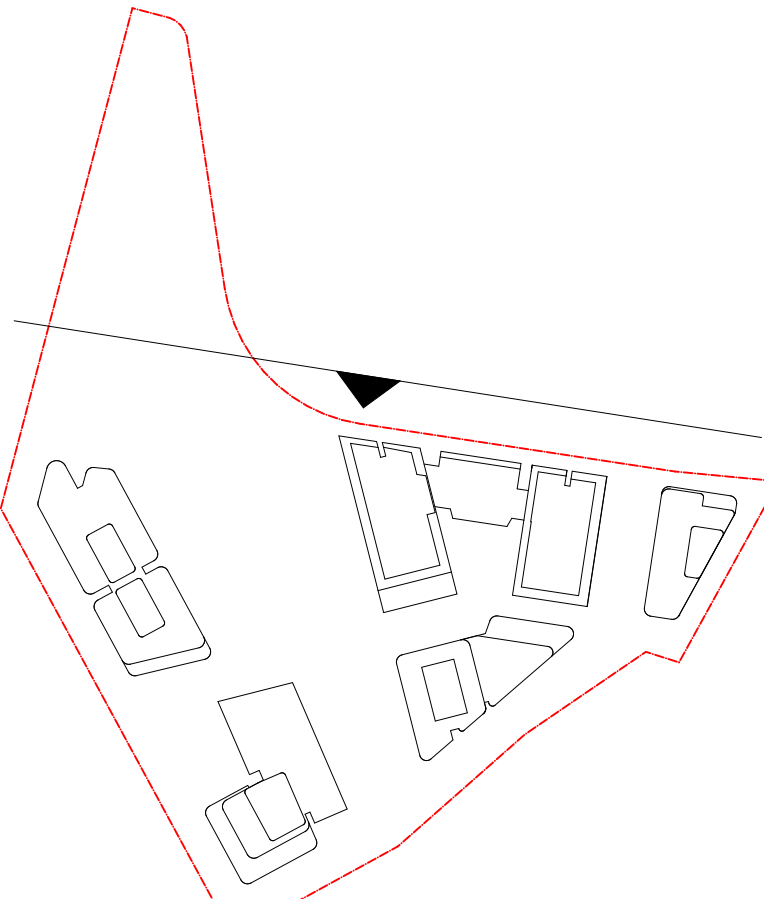
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GH

DRAWING NO.
PLA-AR-DA0208

FOR INFORMATION

REVISION

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DATE	Issue Name	BY	CHK	NO.
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10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS		
MASTERPLAN	☐	BATES SMART T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE T: 02 4720 5366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE T: 02 9194 0590
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		
ACCESSIBILITY	☐	WALL TO WALL CONSULTING T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD T: 02 8246 5200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR T: 02 9420 8166



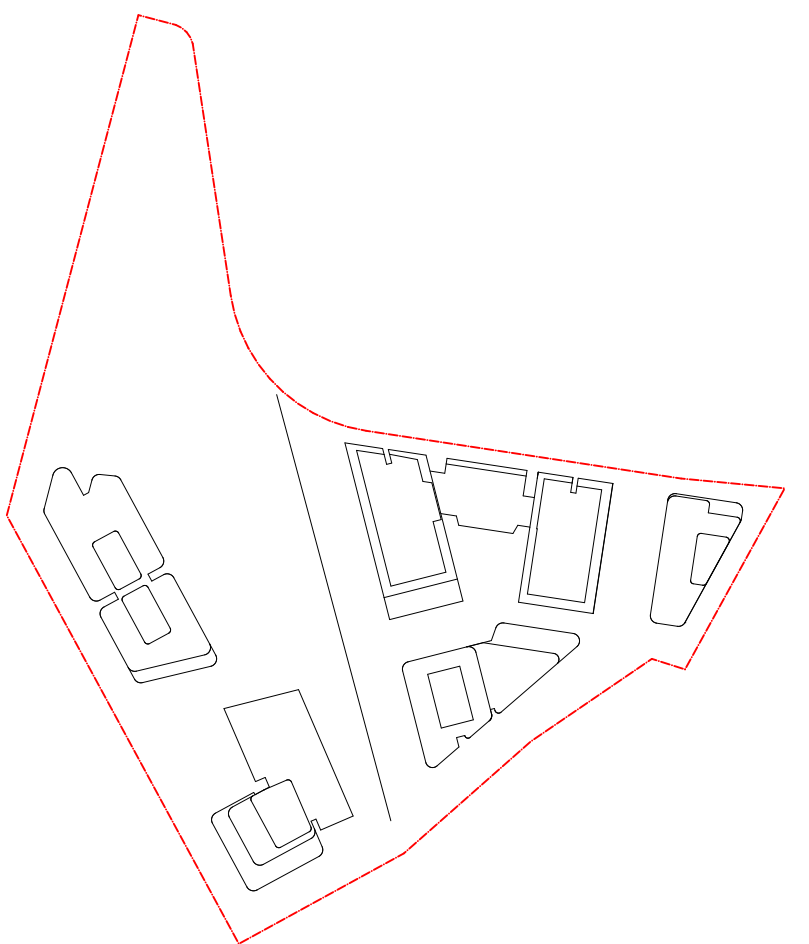
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Sydney NSW 2000 Australia
Plus Architecture Pty. Ltd
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PROJECT	DRAWING TITLE	SCALE	JOB NO.	FOR INFORMATION
Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	OVERALL NORTH ELEVATION	1:250 @A1		
		DATE 17/02/2020	PLOT DATE 27/09/2025	
		DRAWN AA, AH, CY, GH	CHECKED GH	
		DRAWING NO. 20320	DRAWING NO. PLA-AR-DA0271	REVISION G



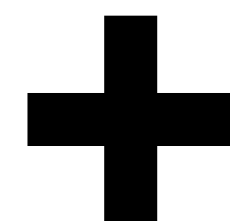
1 OVERALL WEST ELEVATION
- SCALE: 1:250@A1



DATE	Issue Name	BY	CHK	NO.
		SH	DC	B
28/03/2022	DEVELOPMENT APPLICATION	AH		C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T. 02 8354 5100
URBAN & LANDSCAPE	☐	HASSELL	T. 02 9101 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T. 02 4720 3356
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T. 02 8233 762
TRAFFIC ENGINEER	☐	ASON GROUP	T. 02 9083 660
FIRE ENGINEER	☐	AFFINITY FIRE	T. 02 9194 0959
ENVIRONMENTAL SERVICES			
ENVIRONMENTAL ENGINEER	☐	ENVIRONMENTAL EARTH SCIENCES	T. 02 9922 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T. 02 8588 2666
MSD SERVICES	☐	RISE	T. 02 9415 1117
BCA-PCA	☐	CITY PLAN	T. 02 8270 350

CONSULTANTS		
ACCESSIBILITY	☐	WALL TO WALL CONSULTING T: 0462 559 578
ACOUSTIC	☐	WHITE NOISE CONSULTING T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD T: 02 8246 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR T: 02 9428 8160



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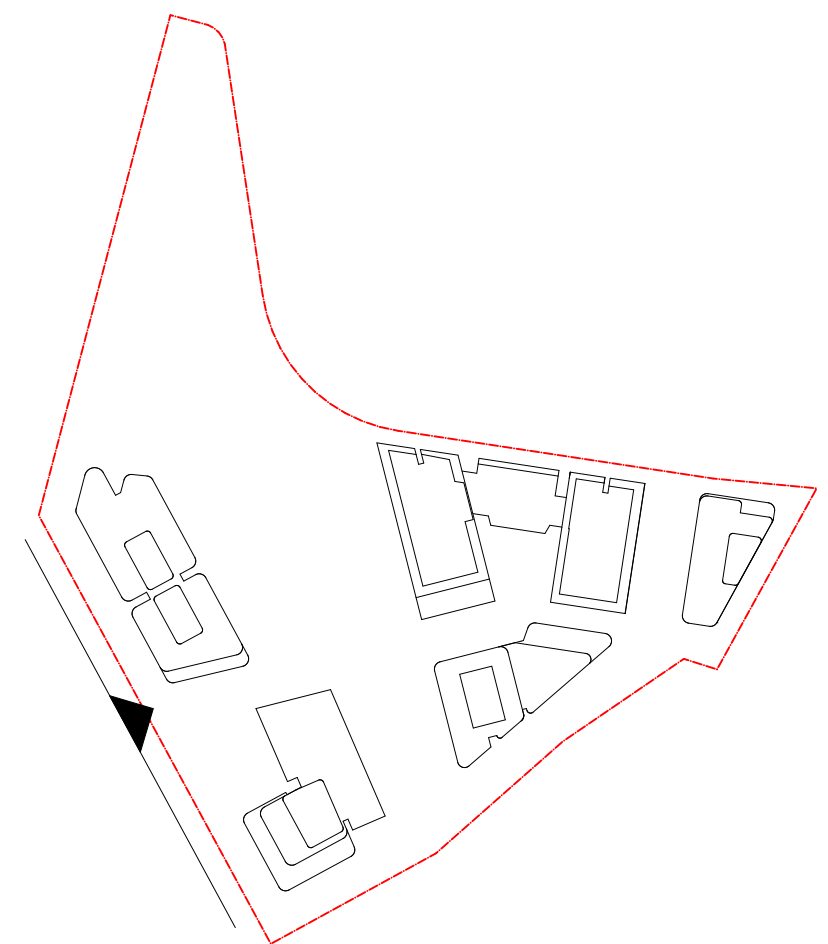
Nom. Registered Architect (NSW): Amit Julka 10002

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PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE OVERALL WEST ELEVATION	SCALE 1:250 @A1		REVISION
		DATE 17/02/2020	PLOT DATE 27/09/2025	
		DRAWN AA, AH, CY, GH	CHECKED GH	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0272	
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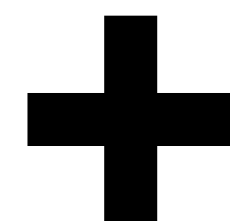
1 OVERALL WEST ELEVATION
- SCALE: 1:250@A1



DATE	Issue Name	BY	CHK	NO.
		SH	DC	B
28/03/2022	DEVELOPMENT APPLICATION	AH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION	AH	GH	D
14/10/2022	DEVELOPMENT APPLICATION	AH, AS	RP	E
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	F
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

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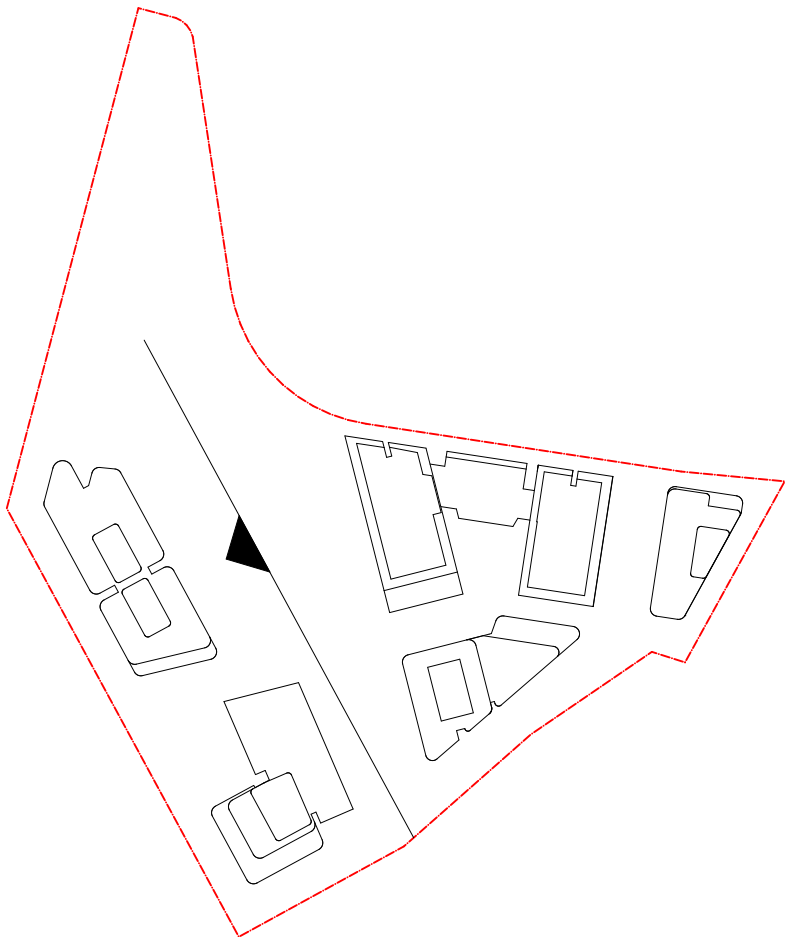
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Brisbane **Western Australia**
Christchurch **Auckland**

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Instagram **#plusarchitecture**

Nom. Registered
Architect (NSW): Amit Julka 10002

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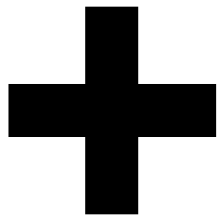
PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE OVERALL WEST ELEVATION	SCALE 1:250 @A1		REVISION
		DATE 27/09/2025	PLOT DATE 27/09/2025	
		DRAWN AA, AH, CY, GH	CHECKED GH	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0273	
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DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH	AS	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

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TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
OVERALL EAST
ELEVATION

SCALE
1:250 @A1
DATE
17/02/2020
DRAWN
AA, AH, CY, GH
JOB NO.
20320

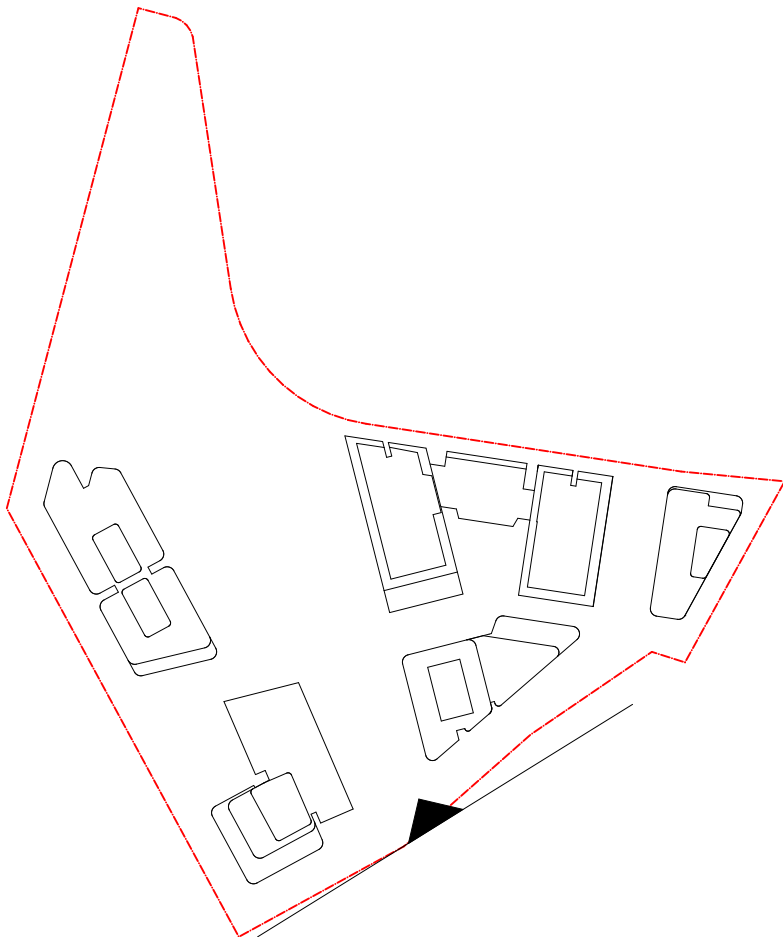
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27/09/2025
CHECKED
GH
DRAWING NO.
PLA-AR-DA0274

REVISION
G

FOR INFORMATION



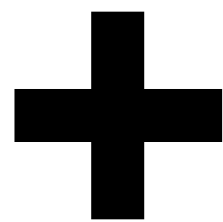
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SCALE: 1:250@A1



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10/10/2022	DRAFT DEVELOPMENT APPLICATION			C
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

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FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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

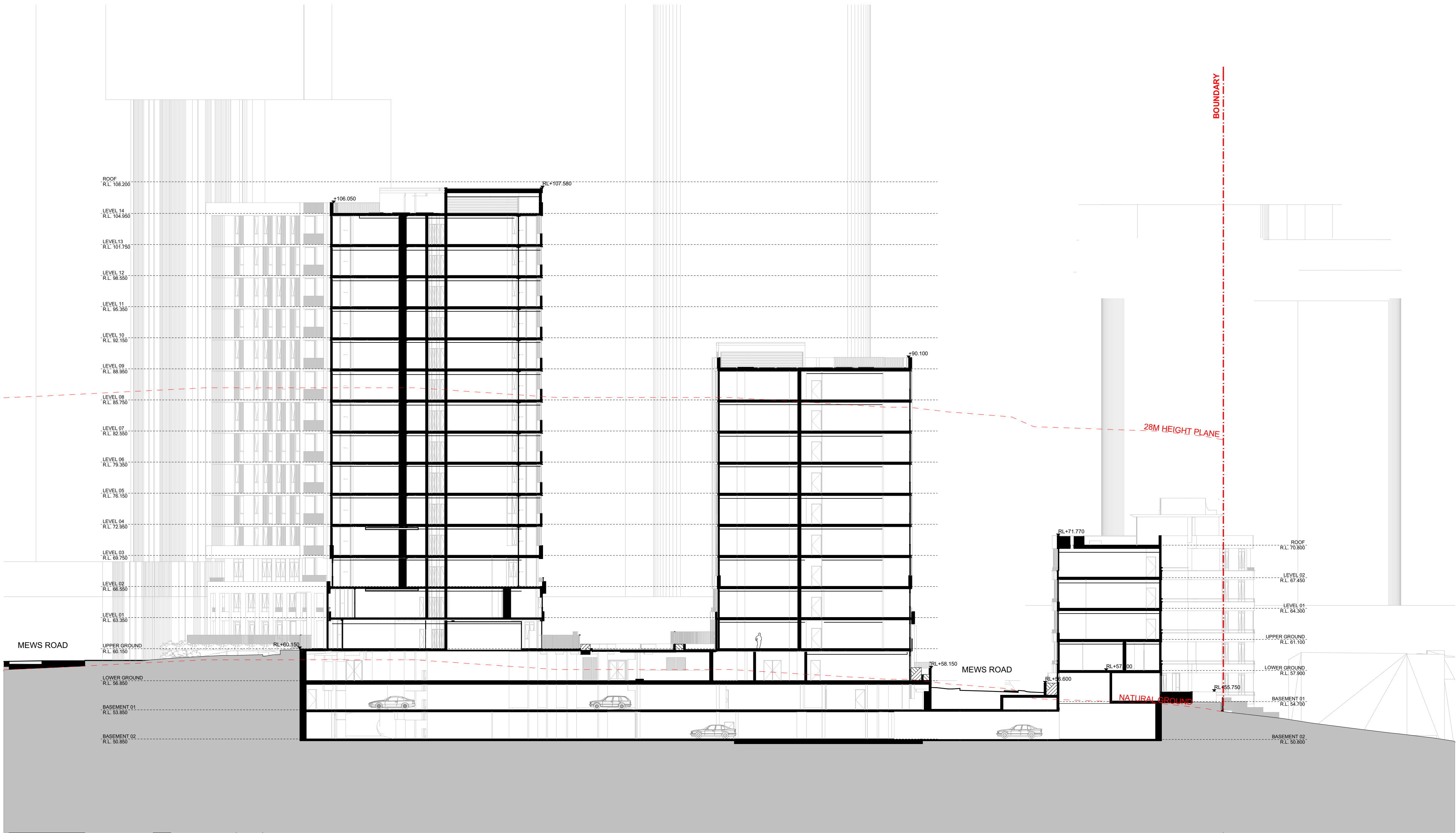
CONSULTANTS			
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STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



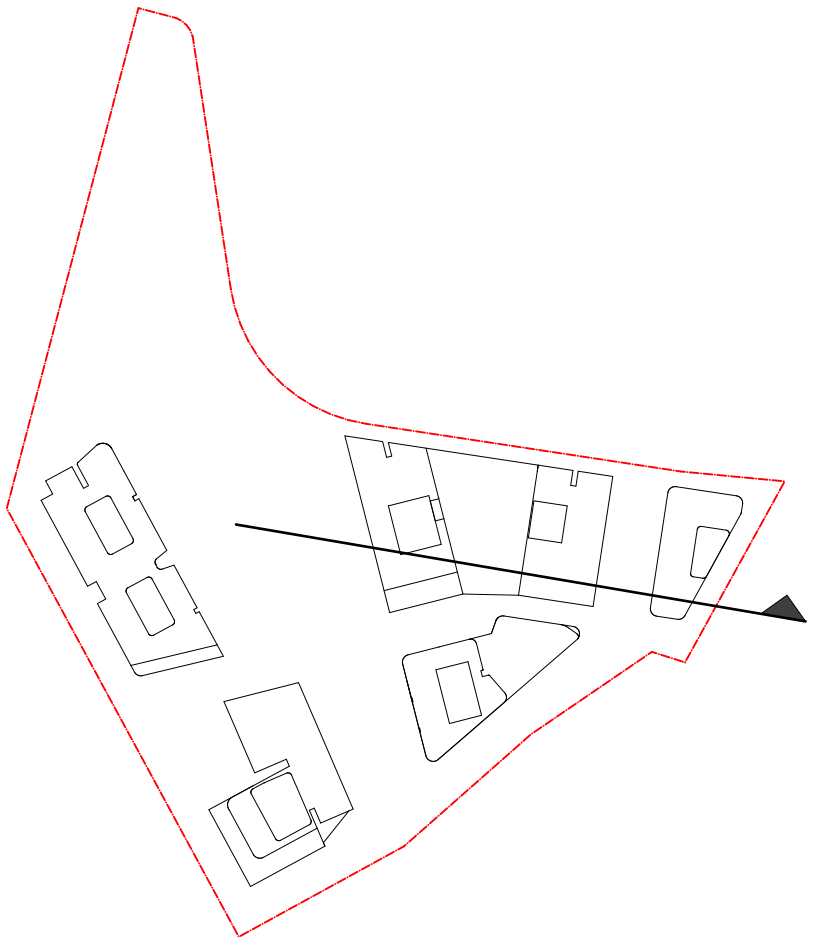
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PROJECT		DRAWING TITLE		SCALE		JOB NO.		DRAWING NO.		REVISION	
Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential		OVERALL SOUTH ELEVATION		1:250 @A1		20320		PLA-AR-DA0275		G	
DATE		DRAWN		PLOT DATE		CHECKED					
17/02/2025		AA, AH, CY, GH		27/09/2025		GH					
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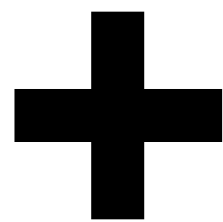
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DATE	Issue Name	BY	CHK	NO.
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09/07/2020	PRE DA			02
22/07/2020	FOR INFORMATION			03
19/08/2020	DEVELOPMENT APPLICATION		A	
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
14/10/2022	DRAFT DEVELOPMENT APPLICATION			C
10/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

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www.plusarchitecture.com.au

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

DRAWING TITLE
OVERALL SECTIONS

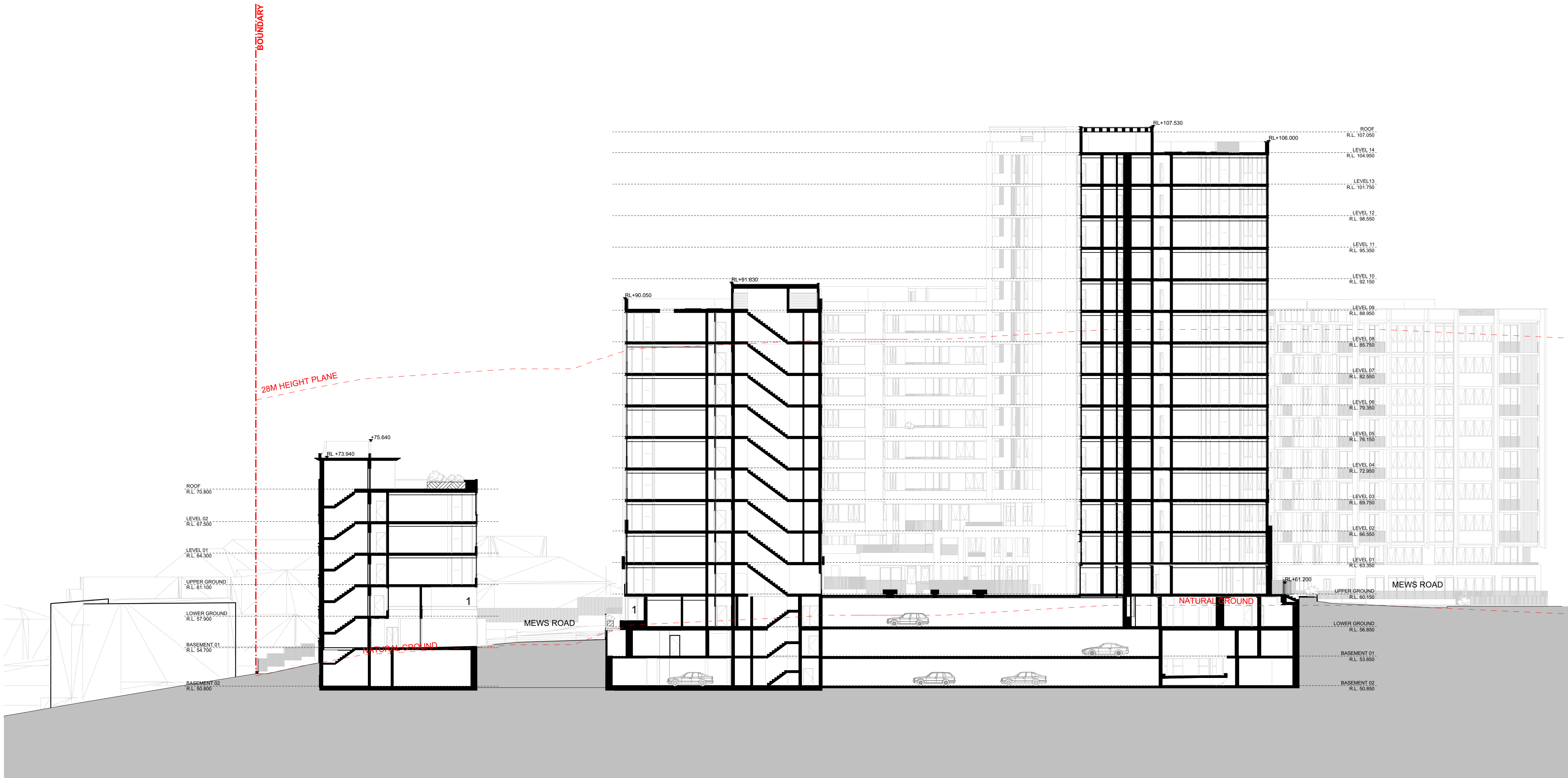
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17/02/2020
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DC
JOB NO.
20320

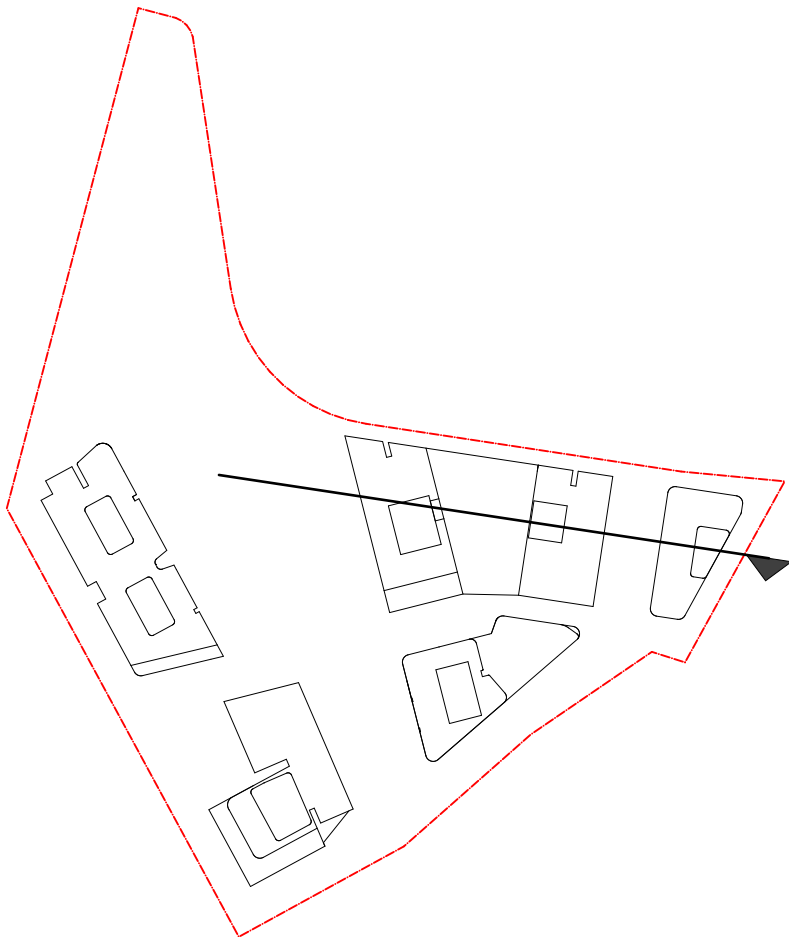
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9/25/2025
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RP
DRAWING NO.
PLA-AR-DA0254

REVISION
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FOR INFORMATION



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SCALE: 1:250@A1



DATE	Issue Name	BY	CHK	NO.
18/06/2020	ISSUE FOR INFORMATION			01
09/07/2020	PRE DA			02
22/07/2020	FOR INFORMATION			03
19/08/2020	DEVELOPMENT APPLICATION			A
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	B
14/10/2022	DRAFT DEVELOPMENT APPLICATION			C
10/10/2022	DEVELOPMENT APPLICATION	AH	GH	D
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS		
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MEP SERVICES	☐	DSE T: 02 9416 1177
BCA-PCA	☐	CITY PLAN T: 02 8270 3500

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

DRAWING TITLE
OVERALL SECTIONS

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SCALE
1:250@A1

DATE
17/02/2020

DRAWN
DC

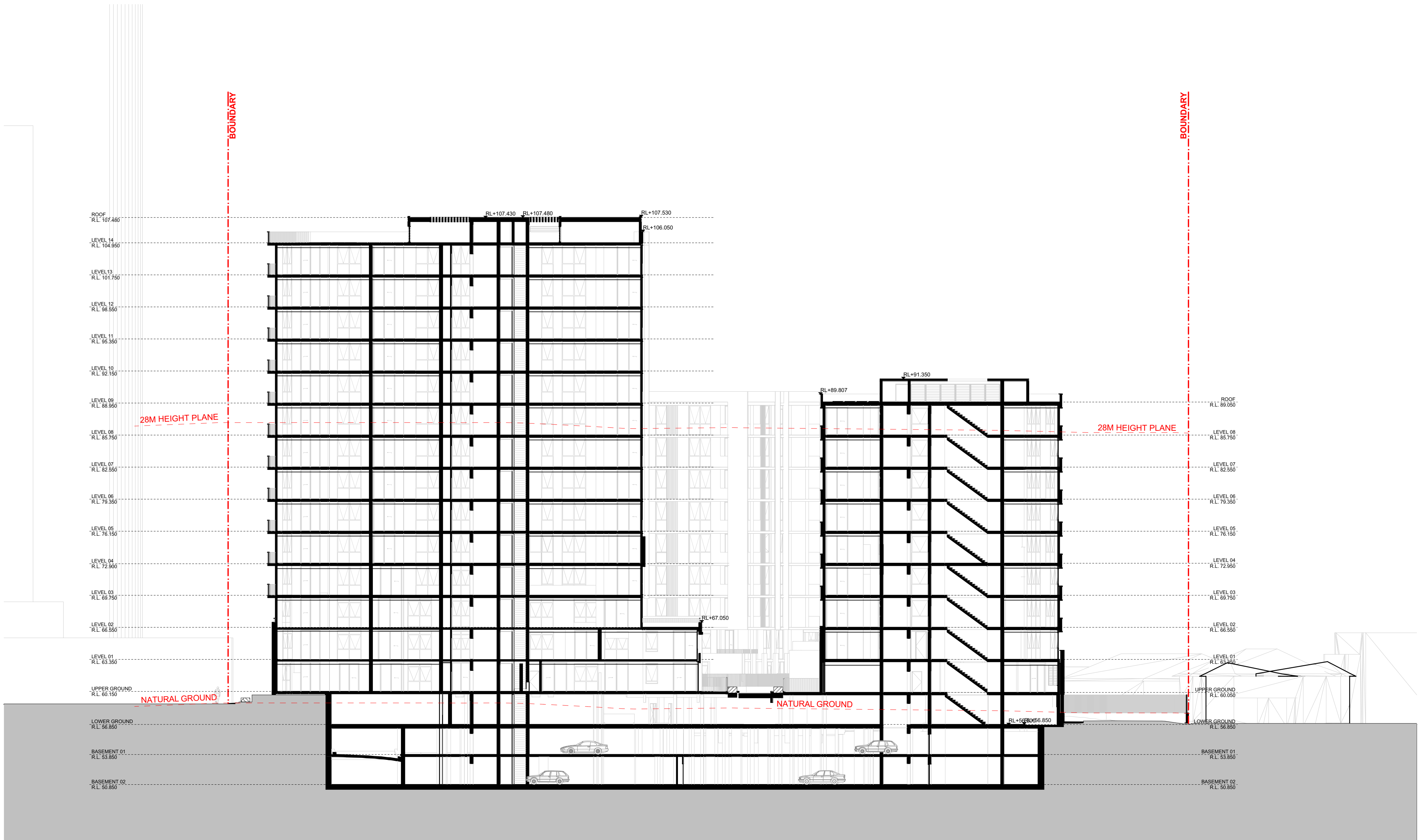
CHECKED
RP

JOB NO.
20320

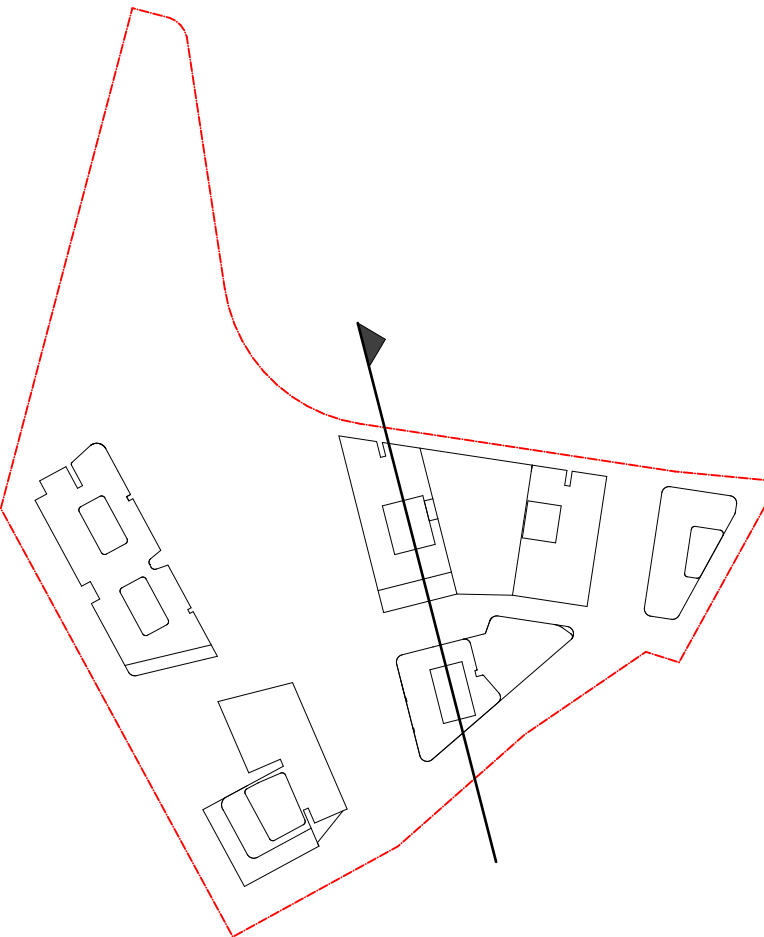
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PLA-AR-DA0250

REVISION
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FOR INFORMATION



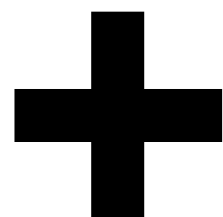
DA0251BC OVERALL SECTION - B
SCALE: 1:250@A1



DATE	Issue Name	BY	CHK	NO.
18/06/2020	ISSUE FOR INFORMATION			01
09/07/2020	PRE DA			02
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URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T: 02 4720 5366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASON GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 303
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
OVERALL SECTIONS

SCALE
1:250@A1

DATE
17/02/2020

DRAWN
DC

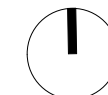
JOB NO.
20320

PLOT DATE
9/25/2025

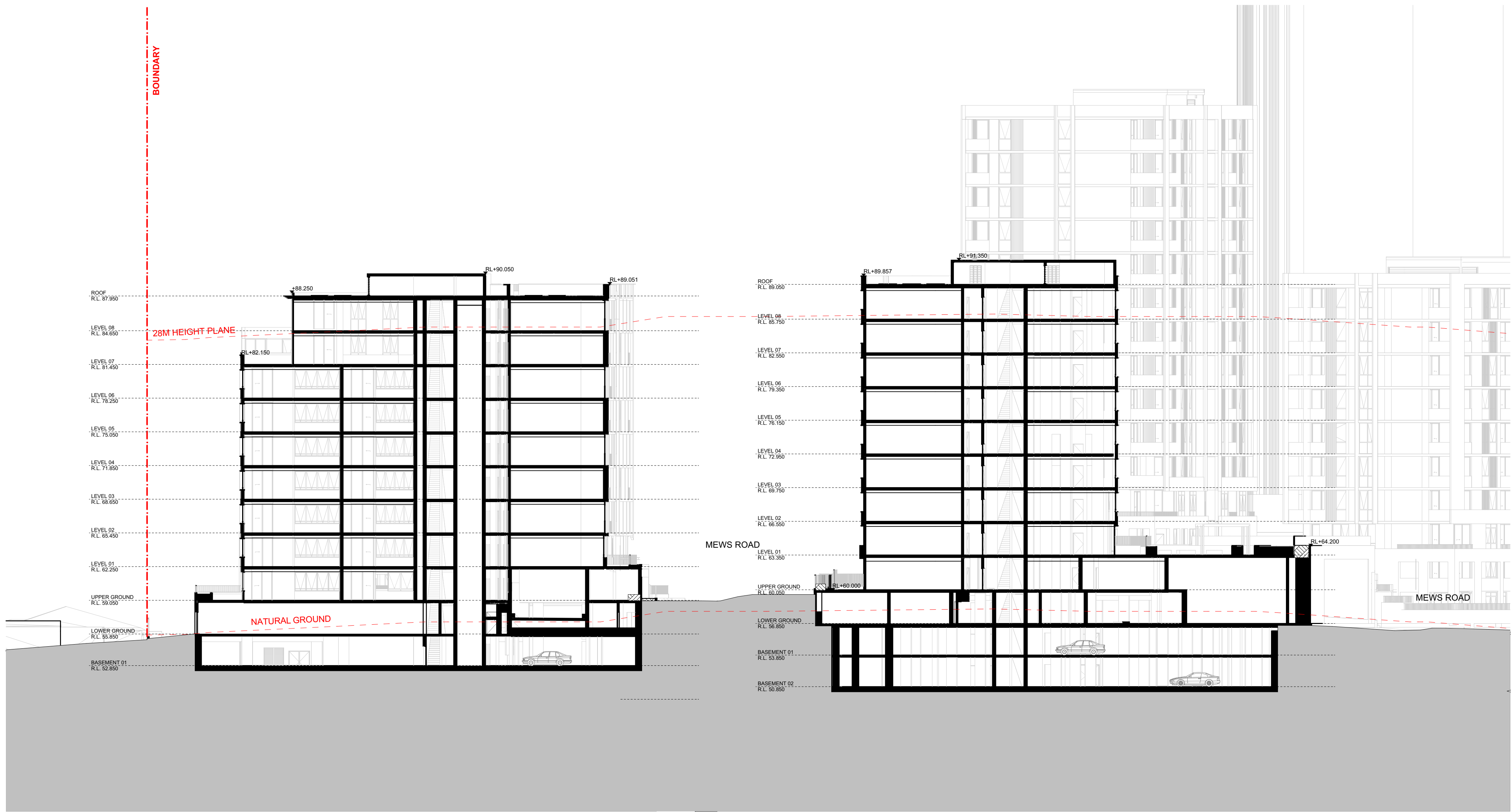
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DRAWING NO.
PLA-AR-DA0251

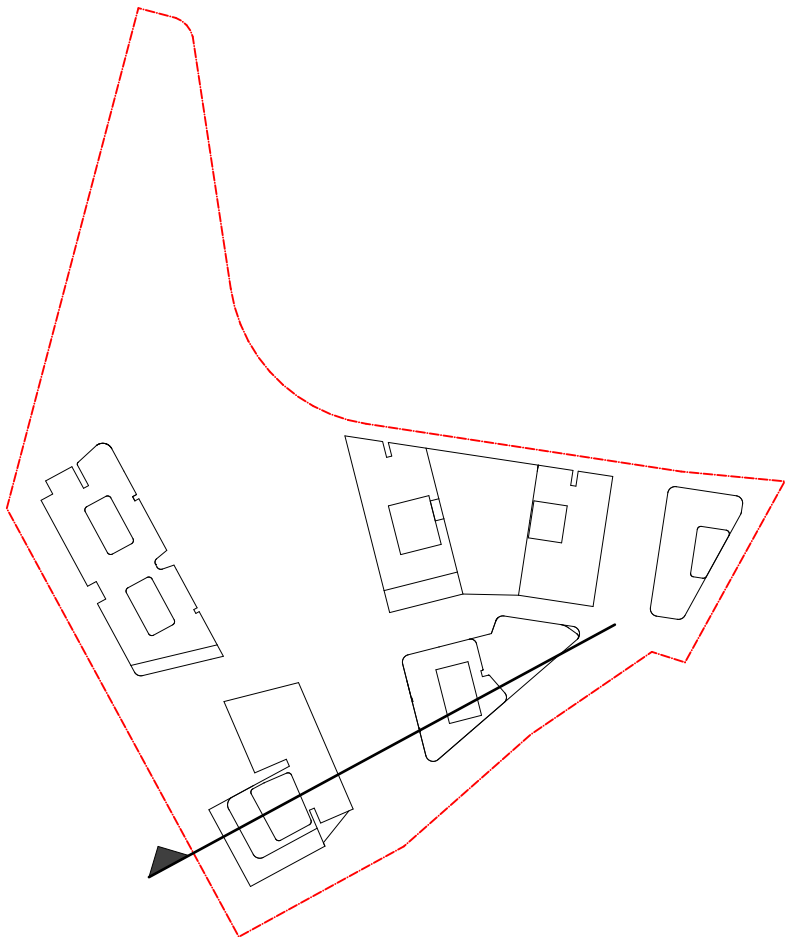
FOR INFORMATION



REVISION
G



DA0252CD OVERALL SECTION - C
SCALE: 1:250@A1



DATE	Issue Name	BY	CHK	NO.
18/06/2020	ISSUE FOR INFORMATION			01
09/07/2020	PRE DA			02
22/07/2020	FOR INFORMATION			03
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
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T: 02 4720 5366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASDN GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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

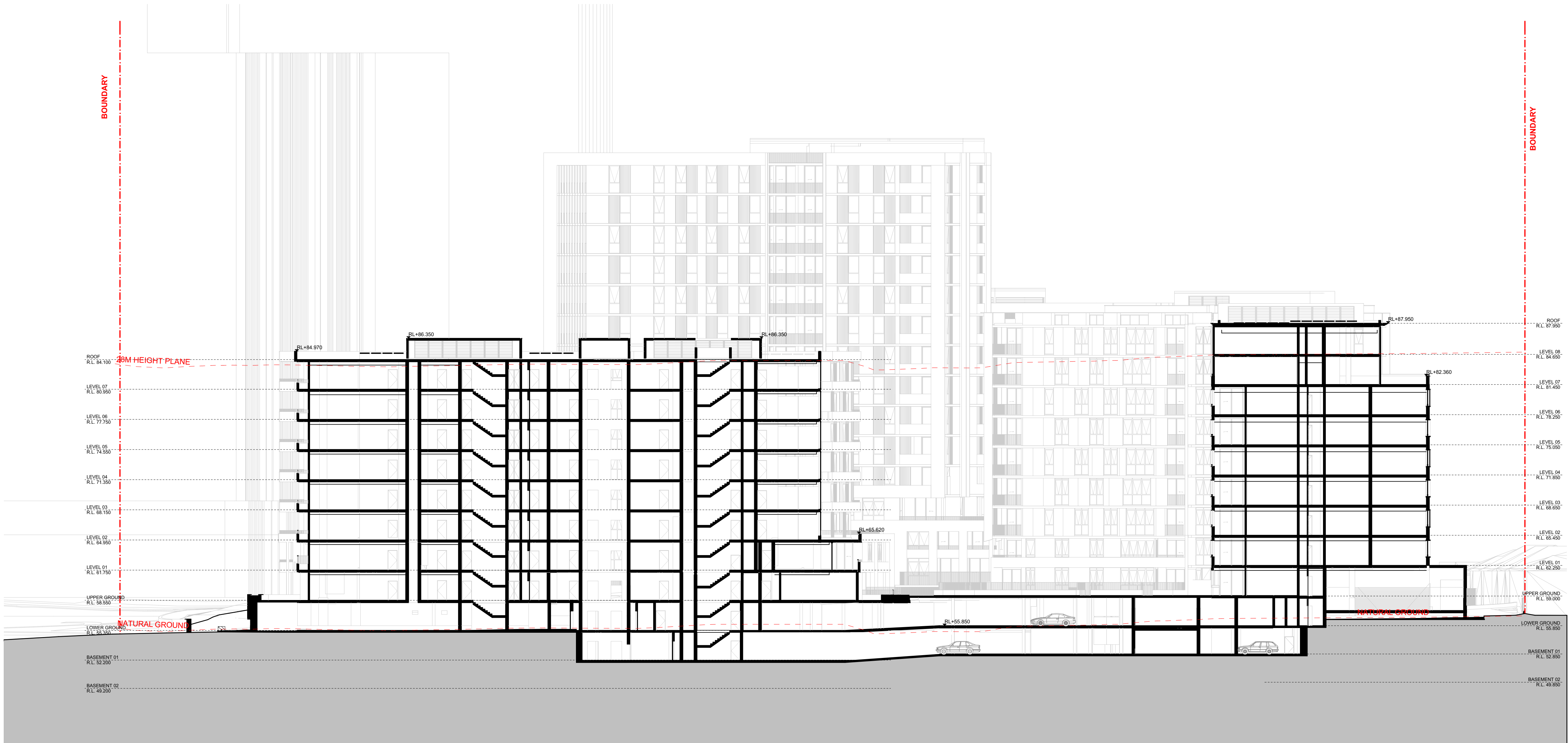
CONSULTANTS			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166



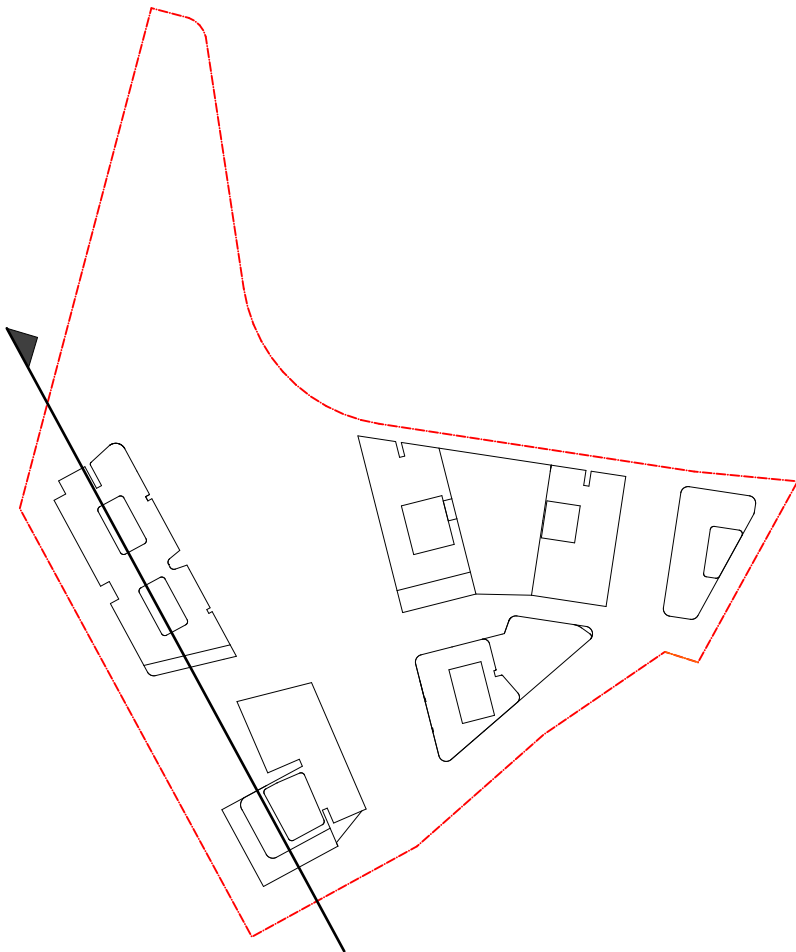
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PROJECT	DRAWING TITLE	SCALE	JOB NO.	DRAWING NO.	REVISION
Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential	OVERALL SECTIONS	1:250@A1	20320	PLA-AR-DA0252	G
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DA0253 DE OVERALL SECTION - D
SCALE: 1:250 @A1



DATE	Issue Name	BY	CHK	NO.
09/07/2020	PRE DA			01
22/07/2020	FOR INFORMATION			02
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
26/05/2023	DEVELOPMENT APPLICATION	AH, AS	RP	E
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	F
10/12/2023	FOR INFORMATION	DC	RP	G

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDEMAM PRINCE	T: 02 4720 5366
CPTED / HERITAGE / TOWN PLANNING	☐	URBIS	T: 02 8233 7621
TRAFFIC ENGINEER	☐	ASDN GROUP	T: 02 9083 6601
FIRE ENGINEER	☐	AFFINITY FIRE	T: 02 9194 0590
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			
ACCESSIBILITY	☐	WALL TO WALL CONSULTING	T: 0402 550 570
ACOUSTIC	☐	WHITE NOISE CONSULTING	T: 0408 728 363
STRUCTURAL ENGINEER	☐	ROBERT BIRD	T: 02 8246 5200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
OVERALL SECTIONS

SCALE
1:250 @A1

DATE
17/02/2020

DRAWN
DC

JOB NO.
20320

DRAWING NO.
PLA-AR-DA0253

FOR INFORMATION

REVISION
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