

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 FLOOR PLAN
PLA-AR-DA0111	LEVEL 11 FLOOR PLAN
PLA-AR-DA0112	LEVEL 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

NATHERS Thermal Comfort Inclusions

Glazing Doors/Windows
Group A - awning + bifold + casement windows + hinged glazed doors
ALM-001-03A: U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%)

Group B - sliding doors/windows + fixed glazing + louvred windows
ALM-002-03A: 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
ALM-005-03A: U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)

Group B - sliding doors/windows + fixed glazing + louvred windows
ALM-006-03A: U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%)
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 < 0.475)

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
Units A.L.G.02, ALG.04, B.05.07, B.06.07, B.07.07, B.08.07: 1200mm diameter ceiling fan to living room only
Unit E.L.G.02: 1200mm diameter ceiling fans to bedrooms
Units A.L.G.01 and E.L.G.03: 1200mm diameter ceiling fans to bedrooms and living room

DRAWING TO BE READ IN CONJUNCTION WITH DA002 ARCHITECTURAL LEGEND & ABBREVIATIONS	
PLA-AR-DA0273	OVERALL WEST ELEVATION
PLA-AR-DA0274	OVERALL EAST ELEVATION
PLA-AR-DA0275	OVERALL SOUTH ELEVATION
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 UG - 03
PLA-AR-DA0502	DDA DIAGRAMS - LEVELS 04 - 07
PLA-AR-DA0511	PRE & POST ADAPTABE TYPOLOGIES 01

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
PLA-AR-DA0706	PERSPECTIVE 06
PLA-AR-DA0707	PERSPECTIVE 07
PLA-AR-DA0708	PERSPECTIVE 08

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
Tiles to wet areas, Carpet to bedrooms, timber elsewhere

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

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
20/10/2025	DEVELOPMENT APPLICATION	AH,AS	RP	E

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9191 2000
CIVIL ENGINEER	☐	J WYNNEHAM PRINCE	T: 02 4720 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 9686 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 8946 2000
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

plus architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

PROJECT Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential	DRAWING TITLE COVER SHEET / DRAWING LIST	SCALE 2:1, 1:5.52, 1:5.53 @A1		REVISION	
		DATE 10/15/2025			PLOT DATE 11/4/2025
		DRAWN AH,AS			CHECKED RP
		JOB NO. 20320			DRAWING NO. PLA-AR-DA0001
		In accepting and utilising this document the recipient agrees that ##00 ACN ##00, remain all content law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against ##00 resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of ##00. Under no circumstances shall transfer of this document be deemed a sale. ##00 makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.			

ARCHITECTURAL DOCUMENT
LEGEND & ABBREVIATIONS

NATHERS Thermal Comfort Inclusions

Group A - awning + bifold + casement windows + hinged glazed doors
ALM-001-03A: U-value: 5.40 (equal to or lower than) SHGC: 0.49 (±10%)

Group B - sliding doors/windows + fixed glazing + louvred windows
ALM-002-03A: 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
ALM-005-03A: U-value: 4.10 (equal to or lower than) SHGC: 0.47 (±10%)

Group B - sliding doors/windows + fixed glazing + louvred windows
ALM-006-03A: U-value: 4.10 (equal to or lower than) SHGC: 0.52 (±10%)
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 < 0.475)

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
Units A.L.G.02, A.L.G.04, B.05.07, B.06.07, B.07.07, B.08.07: 1200mm diameter ceiling fan to living room only
Unit E.L.G.02: 1200mm diameter ceiling fans to bedrooms
Units A.L.G.01 and E.L.G.03: 1200mm diameter ceiling fans to bedrooms 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
Tiles to wet areas, Carpet to bedrooms, timber elsewhere

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

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
DCU	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		
FCL	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		

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

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WIDENHAM PRINCE	T: 02 4720 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 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 3200
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



PROJECT Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential	DRAWING TITLE LEGEND / NATHERS ASSESSMENT	SCALE @A1		
		DATE 10/15/2025	PLOT DATE 11/4/2025	
		DRAWN AH,AS	CHECKED RP	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0002	REVISION E



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

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WINDENHAM PRINCE	T: 02 4720 5360
CP/ED / 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 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 9346 3000
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



Melbourne
Brisbane
Christchurch

Sydney
Western Australia
Auckland

Telephone
Instagram

+61 2 8823 7000
#plusarchitecture

Nom. Registered Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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

DRAWING TITLE
**EXISTING PLAN /
DEMOLITION PLAN**

SCALE
1:500 @A1

DATE
10/15/2025

DRAWN
AH,AS

JOB NO.
20320

DRAWING NO.
PLA-AR-DA0010

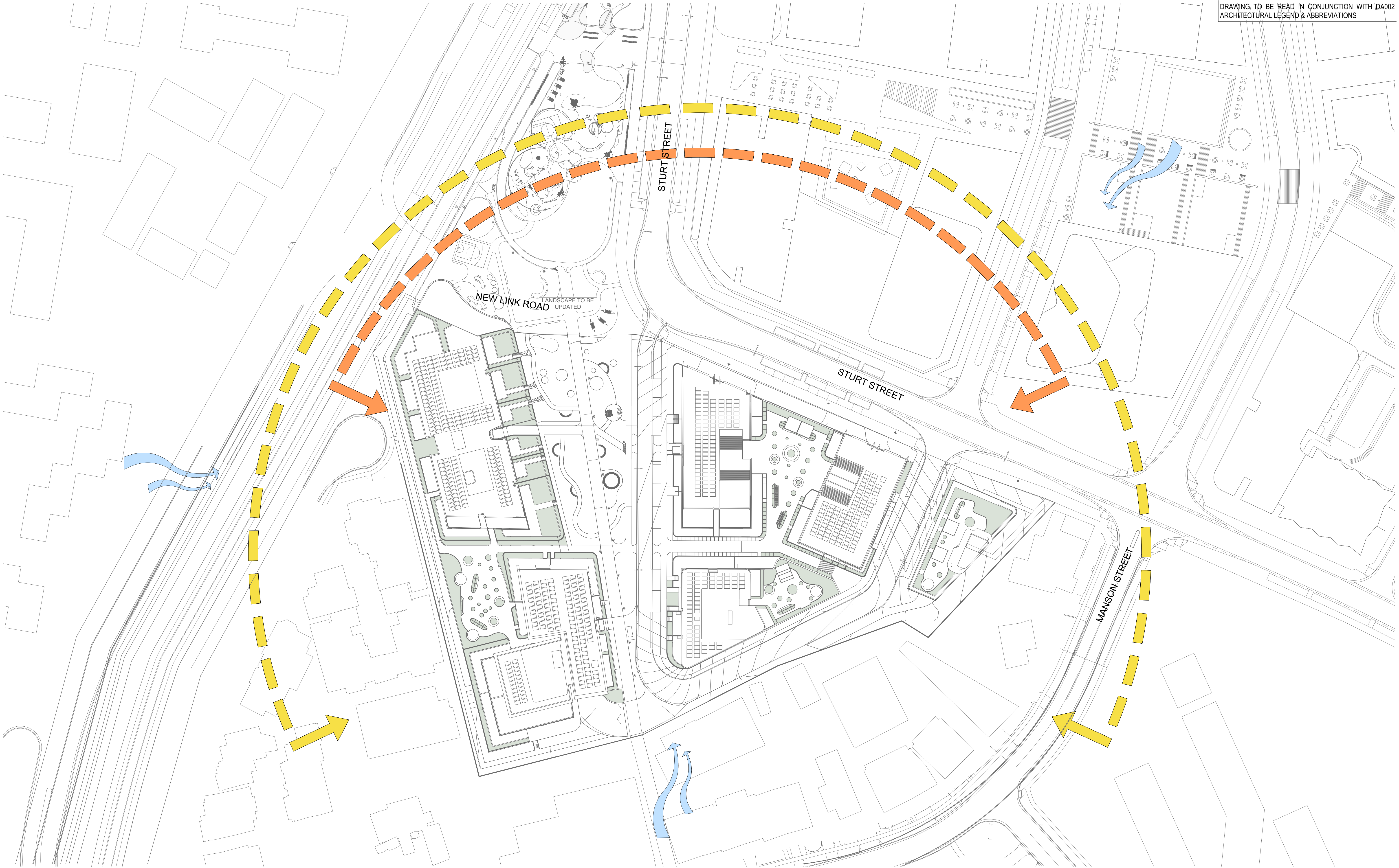
REVISION
G

DEVELOPMENT APPLICATION

PLOT DATE
CHECKED
RP

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
20/10/2025	DEVELOPMENT APPLICATION	AH,AS	RP	E

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T: 02 8720 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 8604 3500
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

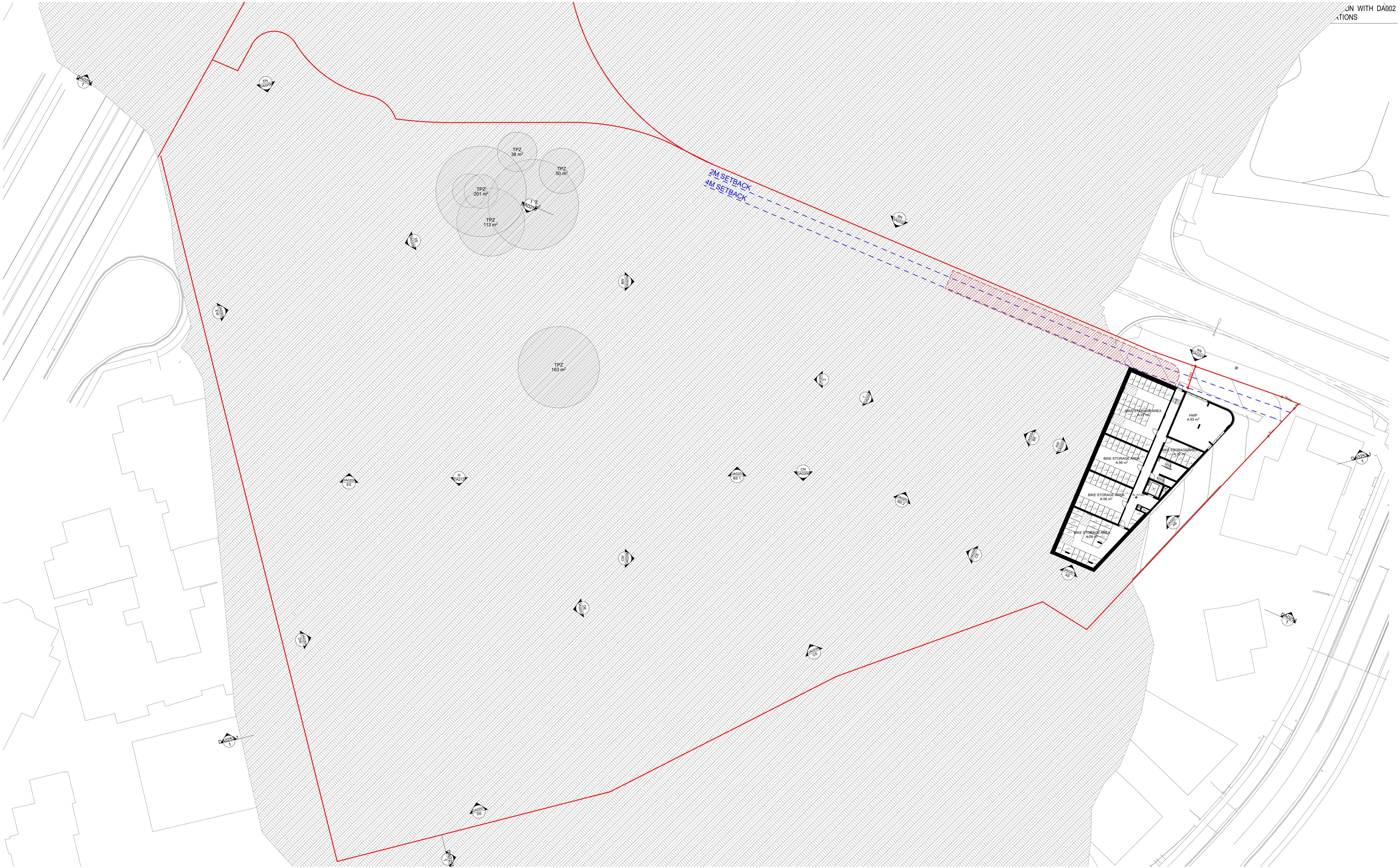
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
SITE PLAN / SITE ANALYSIS

SCALE
1:500 @A1
DATE
10/15/2025
DRAWN
AH,AS
JOB NO.
20320

DRAWING NO.
PLA-AR-DA0011

REVISION
E



DATE	Issue Name	BY	CHK	NO.
04/11/2020	DEVELOPMENT APPLICATION			C
22/02/2021	DEVELOPMENT APPLICATION			D
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	E
10/10/2022	DRAFT DEVELOPMENT APPLICATION			F
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	H
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	L

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T: 02 8720 5360
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 8646 3300
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

DRAWING TITLE
BASEMENT 02 PLAN

SCALE
1:300 @A1

DATE
10/15/2025

DRAWN
DC

JOB NO.
20320

PLOT DATE
11/5/2025

CHECKED
RP

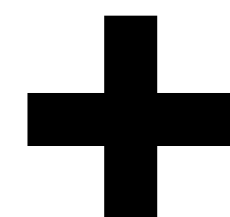
DRAWING NO.
PLA-AR-DA0097

REVISION
L



DATE	Issue Name	BY	CHK	NO.
27/08/2020	DEVELOPMENT APPLICATION			B
04/11/2020	DEVELOPMENT APPLICATION			C
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	D
10/10/2022	DRAFT DEVELOPMENT APPLICATION			E
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
26/08/2023	DEVELOPMENT APPLICATION	RP	HP	H
11/09/2023	DEVELOPMENT APPLICATION	AH		
10/12/2023	FOR INFORMATION	DC	RP	J
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	K

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T. 02 9354 5100
URBAN & LANDSCAPE	☐	HASSELL	T. 02 9101 2901
CIVIL ENGINEER	☐	J WYNDENHAM PRINCE	T. 02 4720 3366
CPED / HERITAGE / TOWN PLANNING	☐	URBIS	T. 02 8233 7622
TRAFFIC ENGINEER	☐	ASON GROUP	T. 02 9083 6660
FIRE ENGINEER	☐	AFFINITY FIRE	T. 02 9194 0909
ENVIRONMENTAL SERVICES	☐	ENVIRONMENTAL EARTH SCIENCES	T. 02 9282 1777
GEOTECHNICAL ENGINEER	☐	JK GEOTECHNICS	T. 02 9688 5000
MEP SERVICES	☐	DSE	T. 02 9416 117
RCA-PCA	☐	CITY PLAN	T. 02 8270 3500

[illegible]

Level 4, 222 Clarence St
Sydney NSW 2000 Australia

Plus Architecture Pty. Ltd
ACN 600506303



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

In accepting and utilizing this document the recipient agrees that #### ACN ##### retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against #### resulting from unauthorized changes; or to reuse the document on other projects without the prior written consent of ####. Under no circumstances shall transfer of this document be deemed a sale. #### makes no warranties of fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

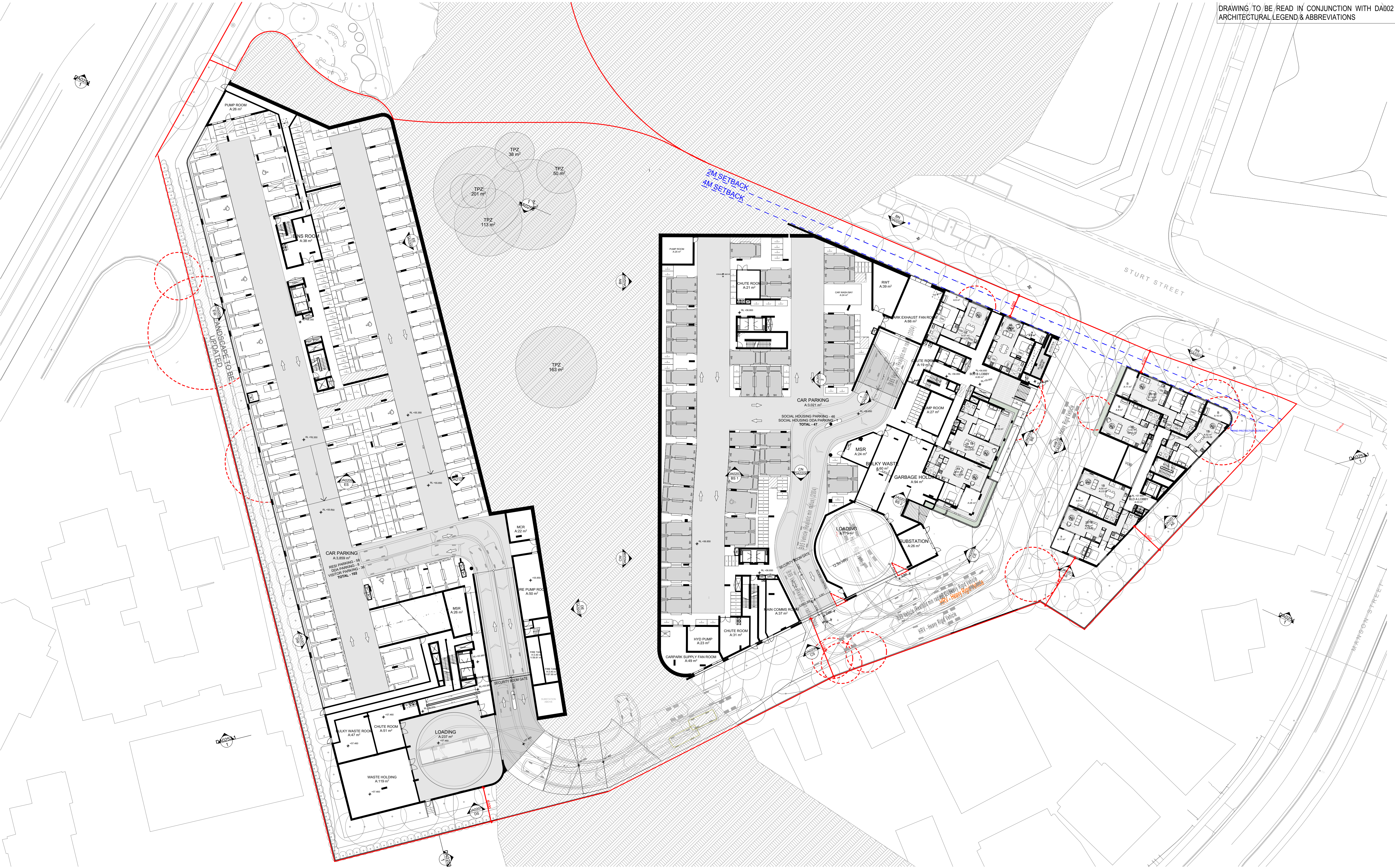
DRAWING TITLE
BASEMENT 01 PLAN

SCALE	1:300 @A1
DATE	10/15/2025
DRAWN	DC
JOB NO.	20320

DEVELOPMENT APPLICATION

PLOT DATE	11/4/2025
CHECKED	RP
DRAWING NO.	PLA-AR-DA0098

REVISION
K



DATE	Issue Name	BY	CHK	NO.
10/10/2022	DRAFT DEVELOPMENT APPLICATION			F
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	H
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	I
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	J
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	K
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	L
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	M
10/12/2023	FOR INFORMATION	DC	RP	N
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	O

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 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 5083 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 8646 3305
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



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

plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

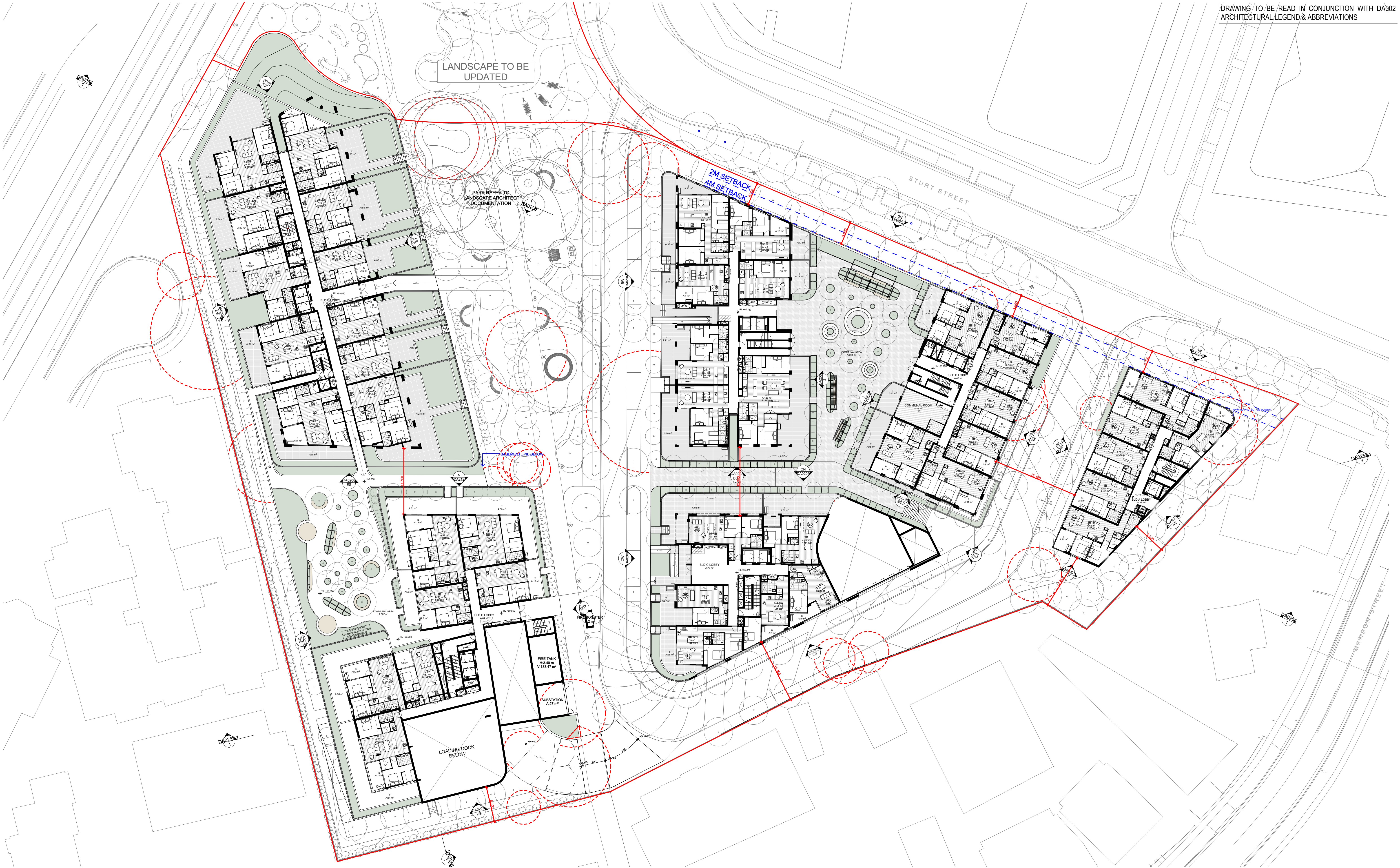
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
**LOWER GROUND FLOOR
PLAN**

SCALE
1:300 @A1

DATE
10/15/2025
DRAWN
DC
JOB NO.
20320
DRAWING NO.
PLA-AR-DA0099

REVISION
0

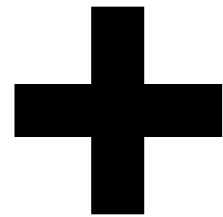


DATE	Issue Name	BY	CHK	NO.
10/10/2022	DRAFT DEVELOPMENT APPLICATION			E
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	G
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	H
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	I
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	J
03/08/2023	DEVELOPMENT APPLICATION	AH	RP	K
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	L
10/12/2023	FOR INFORMATION	DC	RP	M
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	N

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 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 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9428 8166





Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303



Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland

Telephone
Instagram
+61 2 8823 7000
plusarchitecture

Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

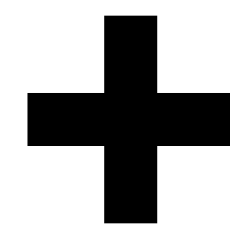
PROJECT Telopea Masterplan Lot 5-7 Telopea 2117 Stage 1A Residential	DRAWING TITLE UPPER GROUND FLOOR PLAN	SCALE 1:300 @A1	DEVELOPMENT APPLICATION	
		DATE 10/15/2025	PLOT DATE 11/4/2025	REVISION 1 N
		DRAWN DC	CHECKED RP	
		JOB NO. 20320	DRAWING NO. PLA-AR-DA0100	



DATE	Issue Name	BY	CHK	NO.
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
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
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	L

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WHITENHAM PRINCE	T: 02 9720 5360
CPTD / 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 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303

plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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

DRAWING TITLE
LEVEL 01 FLOOR PLAN

In accepting and utilising this document the recipient agrees that #plus ACN 600506303, remain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against #plus resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of #plus. Under no circumstances shall transfer of this document be deemed a sale. #plus makes no warranties or fitness for any purpose. The Builder/Contractor shall verify job dimensions prior to any work commencing. Figured dimensions shall take precedence over scaled work.

SCALE
1:300 @A1

DATE
10/15/2025

DRAWN
DC

JOB NO.
20320

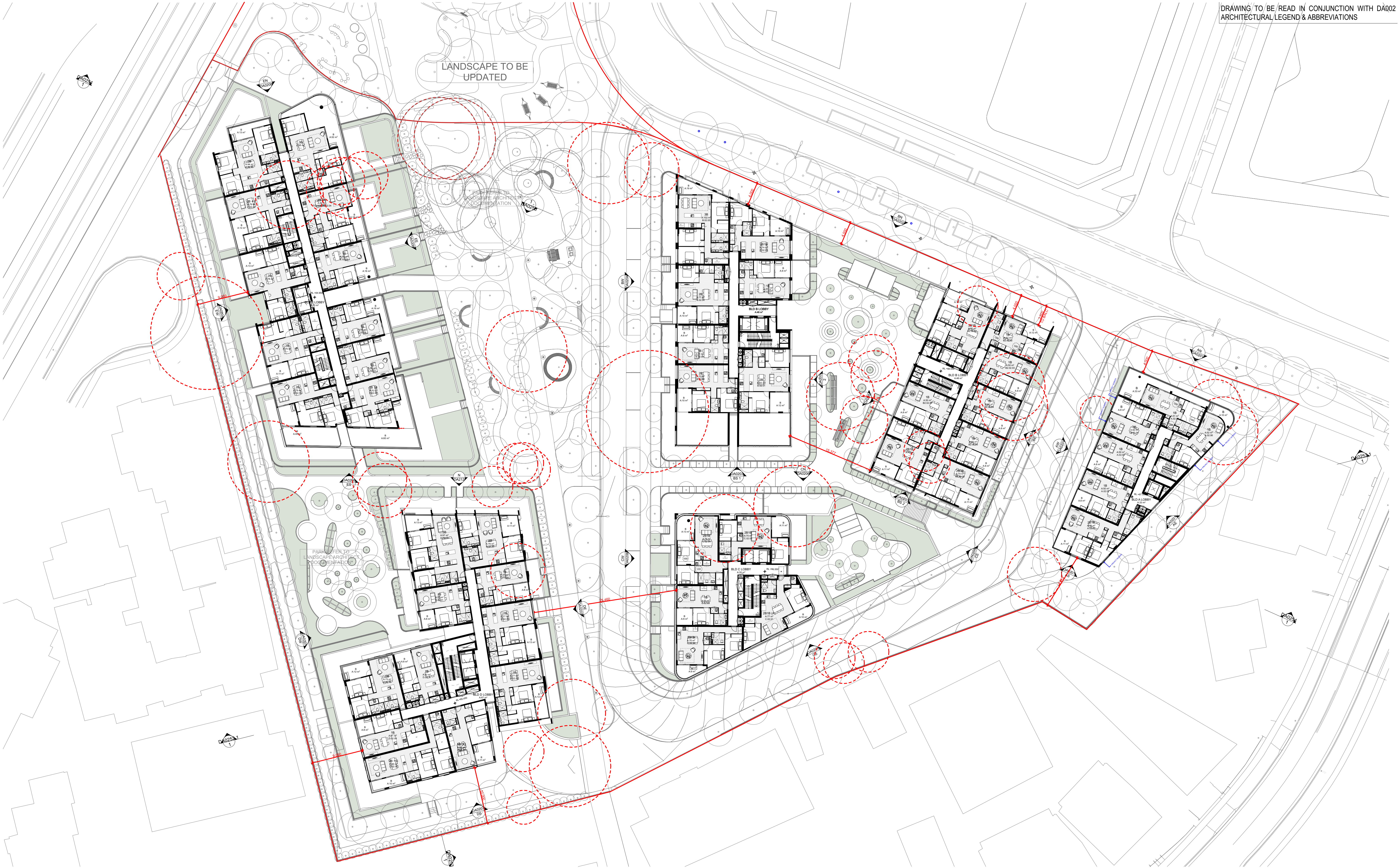
DEVELOPMENT APPLICATION

PLOT DATE
11/4/2025

CHECKED
RP

DRAWING NO.
PLA-AR-DA0101

REVISION
L

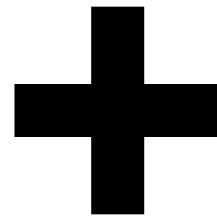


DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION			D
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	L

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNHAM PRINCE	T: 02 9720 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 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





Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303

plus
architecture

Melbourne
Brisbane
Christchurch

Sydney
Western Australia
Auckland

Telephone
Instagram

+61 2 8823 7000
#plusarchitecture

Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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

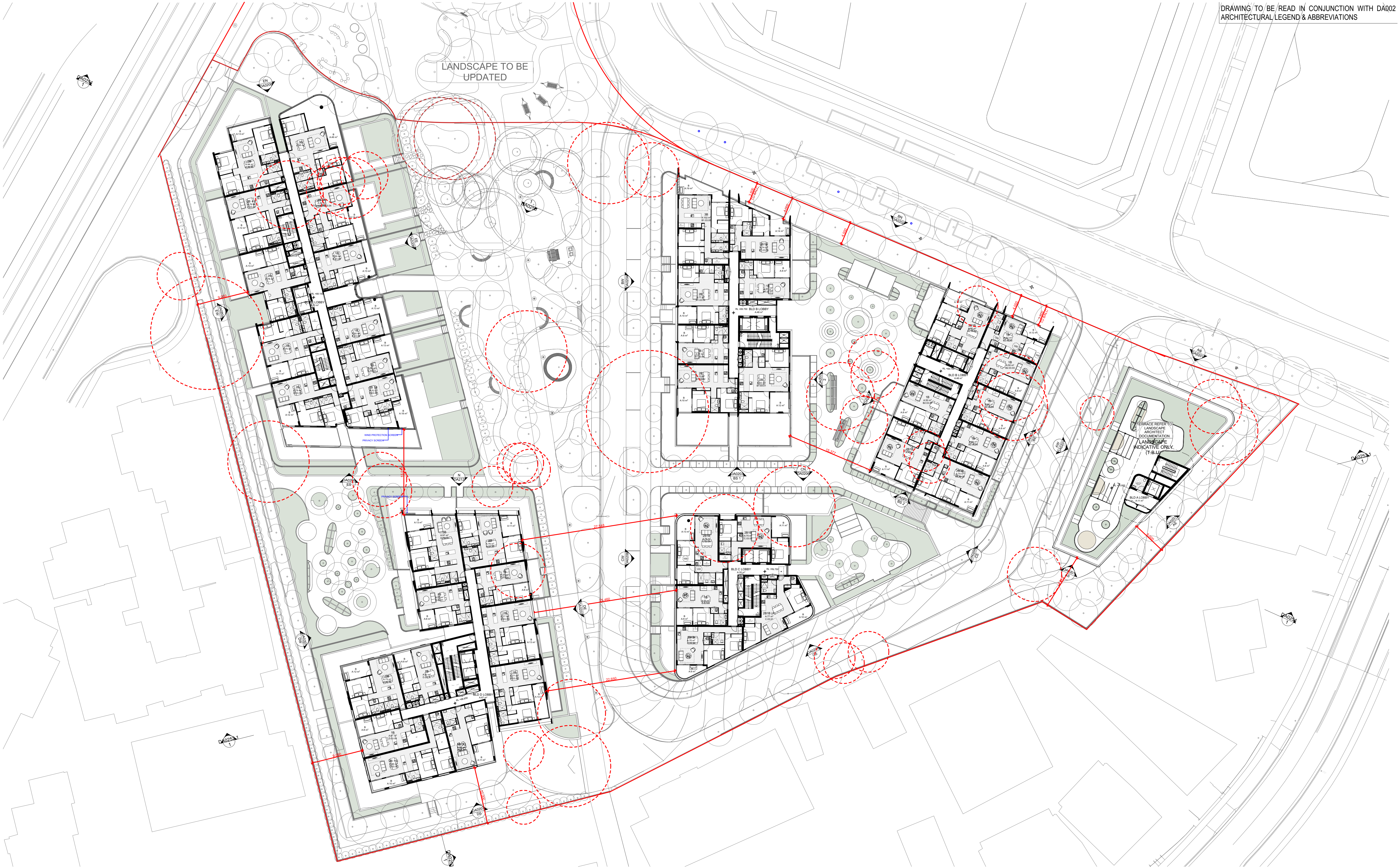
DRAWING TITLE
LEVEL 02 FLOOR PLAN

SCALE
1:300 @A1
DATE
10/15/2025
DRAWN
DC
JOB NO.
20320

PLOT DATE
11/4/2025
CHECKED
RP
DRAWING NO.
PLA-AR-DA0102

REVISION
L

DEVELOPMENT APPLICATION



DATE	Issue Name	BY	CHK	NO.
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
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
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	L

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNHAM PRINCE	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 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



Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303



Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

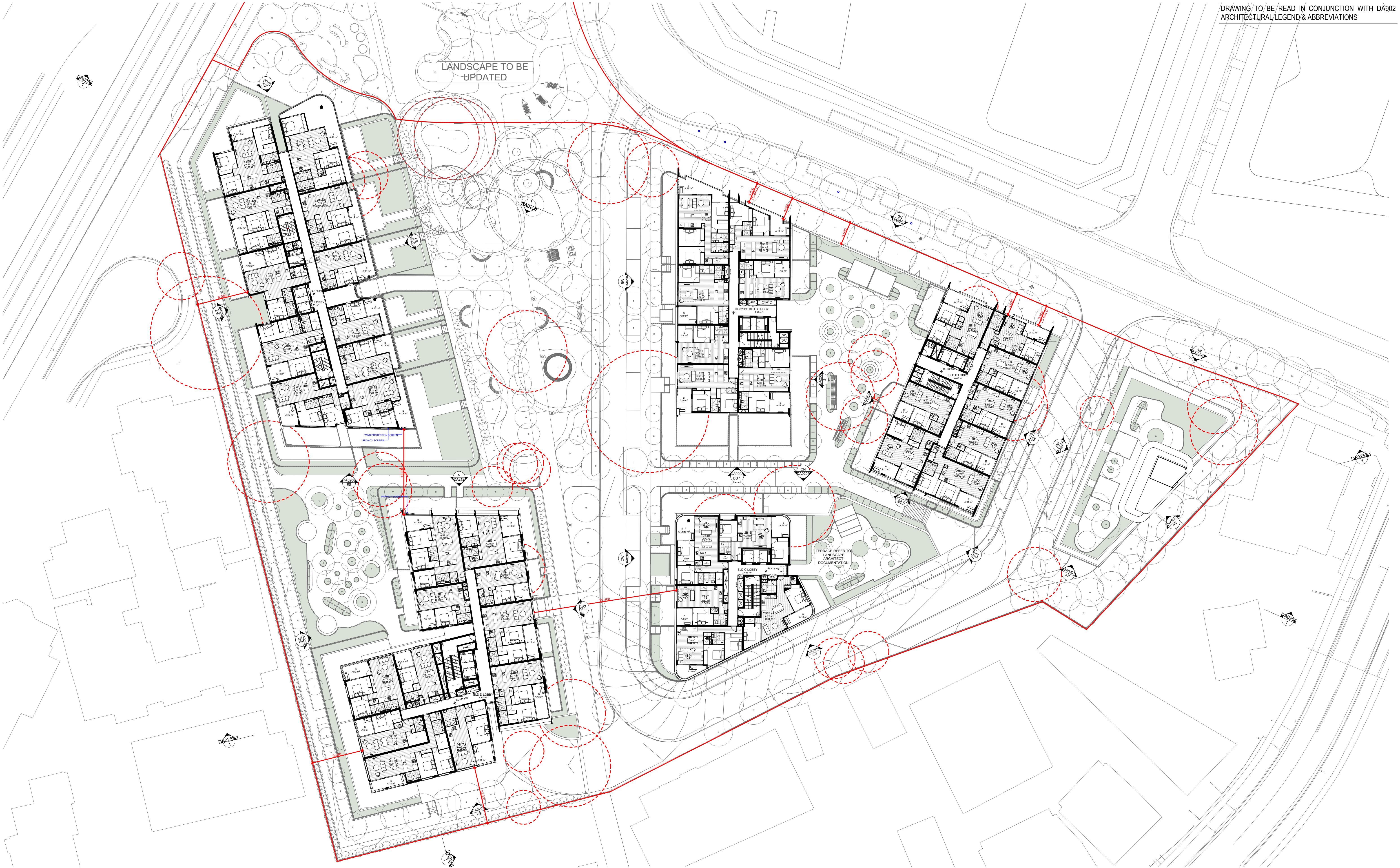
PROJECT
Telopea Masterplan
Lot 5-7 Telopea 2117
Stage 1A Residential

DRAWING TITLE
LEVEL 03 FLOOR PLAN

SCALE
1:300 @A1
DATE
10/15/2025
DRAWN
DC
JOB NO.
20320

DRAWING NO.
PLA-AR-DA0103

REVISION
L

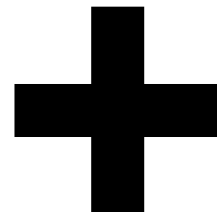


DATE	Issue Name	BY	CHK	NO.
28/03/2022	DEVELOPMENT APPLICATION	SH	DC	C
10/10/2022	DRAFT DEVELOPMENT APPLICATION		D	
14/10/2022	DEVELOPMENT APPLICATION	AH	GH	E
26/10/2022	DEVELOPMENT APPLICATION	AH	GH	F
04/11/2022	DEVELOPMENT APPLICATION	AH	GH	G
19/05/2023	FOR INFORMATION	AH,AS,JW	AH	H
26/05/2023	DEVELOPMENT APPLICATION	AH,AS	RP	I
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	J
10/12/2023	FOR INFORMATION	DC	RP	K
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	L

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASSELL	T: 02 9161 2000
CIVIL ENGINEER	☐	J WYNNHAM PRINCE	T: 02 9720 5366
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 8246 5400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166





Level 4, 223 Clarence St
Sydney NSW 2000 Australia
ACN 600506303

plus
architecture

Melbourne
Brisbane
Christchurch

Sydney
Western Australia
Auckland

Telephone
Instagram

+61 2 8823 7000
#plusarchitecture

Nom. Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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

DRAWING TITLE
LEVEL 04 FLOOR PLAN

SCALE
1:300 @A1

DATE
10/15/2025

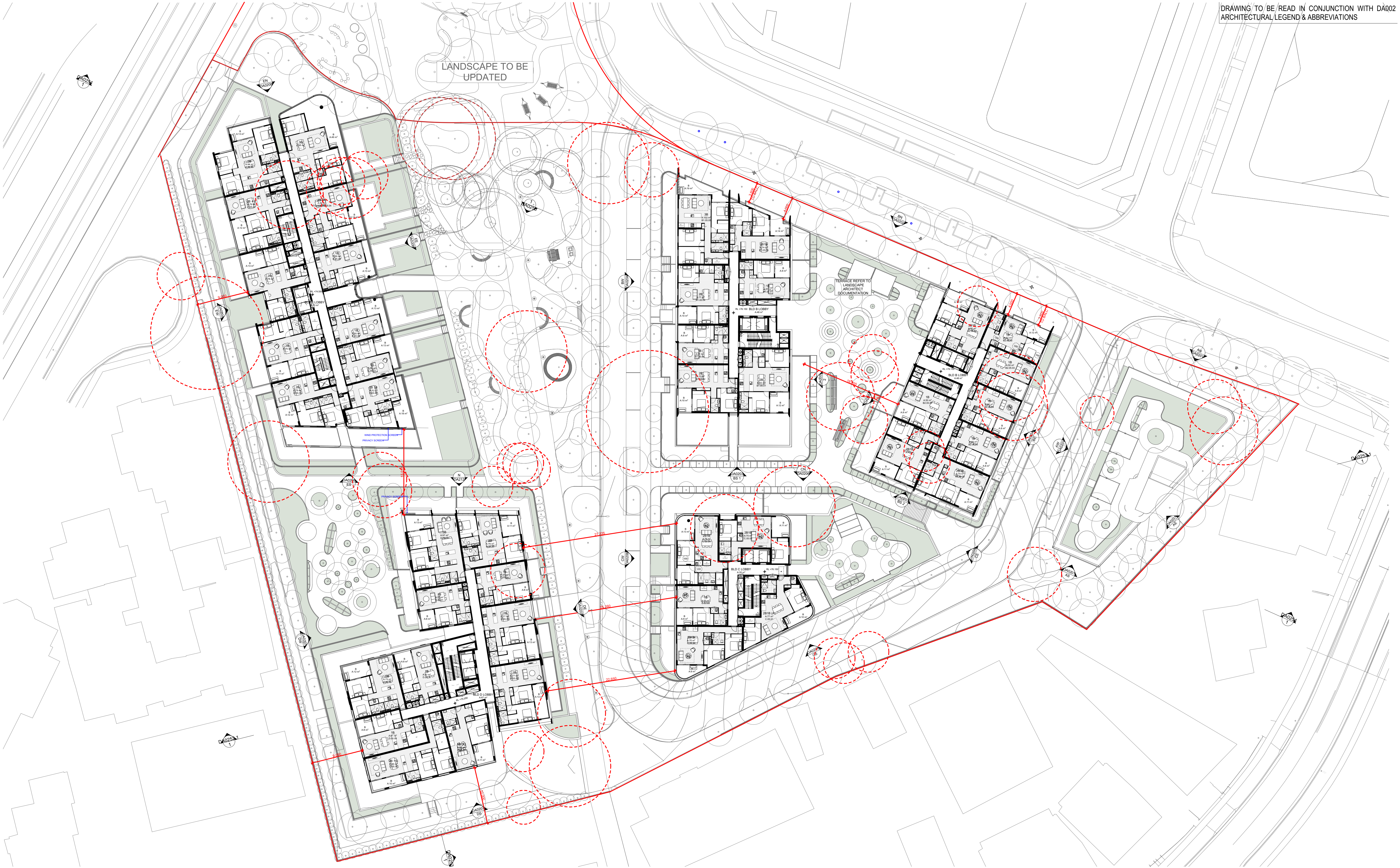
DRAWN
DC

JOB NO.
20320

DRAWING NO.
PLA-AR-DA0104

REVISION
L

DEVELOPMENT APPLICATION



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
11/09/2023	DEVELOPMENT APPLICATION	AH	RP	K
10/12/2023	FOR INFORMATION	DC	RP	L
20/10/2025	DEVELOPMENT APPLICATION	DC	RP	M

CONSULTANTS			
MASTERPLAN	☐	BATES SMART	T: 02 8354 5100
URBAN & LANDSCAPE	☐	HASELL	T: 02 9101 2000
CIVIL ENGINEER	☐	J WYNNHAM 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 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 2400
WASTE MANAGEMENT / WIND CONSULTANT	☐	SLR	T: 02 9420 8166



+
Level 4, 223 Clarence St
Sydney NSW 2000 Australia
Plus Architecture Pty. Ltd
ACN 600506303

plus
architecture
Melbourne
Brisbane
Christchurch
Sydney
Western Australia
Auckland
Telephone
Instagram
+61 2 8823 7000
#plusarchitecture
Non-Registered
Architect (NSW): Amit Julka 10002
arch@plusarchitecture.com.au
www.plusarchitecture.com.au

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

DRAWING TITLE
LEVEL 05 FLOOR PLAN

SCALE
1:300 @A1
DATE
10/15/2025
DRAWN
DC
JOB NO.
20320

DRAWING NO.
PLA-AR-DA0105

REVISION
M

DEVELOPMENT APPLICATION