

Teloepa Residential - Stage 1A

DEVELOPMENT APPLICATION



NUMBER	DRAWING TITLE
PRELIMINARIES	
PLA-AR-DA0001	COVER SHEET / DRAWING LIST
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 -13 FLOOR PLAN
PLA-AR-DA0114	ROOF PLAN
ELEVATIONS / SECTIONS	
PLA-AR-DA0201	STAGE 1 - BLDG. A ELEVATIONS
PLA-AR-DA0202	STAGE 1 - BLDG. B NORTH ELEVATION
PLA-AR-DA0203	STAGE 1 - BLDG. B SOUTH ELEVATIONS
PLA-AR-DA0204	STAGE 1 - BLDG. B EAST & WEST ELEVATIONS
PLA-AR-DA0205	STAGE 1 - BLDG. B INTERNAL ELEVATIONS
PLA-AR-DA0206	STAGE 1 - BLDG. C ELEVATIONS
PLA-AR-DA0207	STAGE 2 - BLDG. D ELEVATIONS
PLA-AR-DA0208	STAGE 2 - BLDG. E ELEVATIONS
PLA-AR-DA0250	OVERALL SECTIONS
PLA-AR-DA0251	OVERALL SECTIONS
PLA-AR-DA0252	OVERALL SECTIONS
PLA-AR-DA0253	OVERALL SECTIONS
PLA-AR-DA0254	OVERALL SECTIONS
PLA-AR-DA0271	STAGE 1 - OVERALL NORTH ELEVATION
PLA-AR-DA0272	STAGE 1 - OVERALL WEST ELEVATION
PLA-AR-DA0273	STAGE 2 - OVERALL WEST ELEVATION
PLA-AR-DA0274	STAGE 2 - OVERALL EAST ELEVATION
PLA-AR-DA0275	STAGE 2 - OVERALL SOUTH ELEVATION

NATHERS Thermal Comfort Inclusions

Glazing Doors/Windows

Glazed windows and doors:

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

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

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

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

Upgrade as per thermal comfort upgrade table

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

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

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

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

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

Roof and ceiling

Concrete roof, no insulation to top of slab

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

Plasterboard ceiling, no insulation where neighbouring units are above

External Colour

Light (SA < 0.75)

Ceiling Penetrations

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

DEVELOPMENT AMENITIES	
PLA-AR-DA0300	SOLAR ACCESS DIAGRAMMS - WINTER SOLSITCE
PLA-AR-DA0301	SOLAR ACCESS DIAGRAMMS - WINTER SOLSITCE
PLA-AR-DA0310	SUN EYE VIEW DIAGRAMMS - WINTER SOLISTICE
PLA-AR-DA0311	SUN EYE VIEW DIAGRAMMS - WINTER SOLISTICE
PLA-AR-DA0312	SUN EYE VIEW DIAGRAMMS - WINTER SOLISTICE
PLA-AR-DA0320	SOLAR AMENITY DIAGRAMMS - LEVELS B2 - UG
PLA-AR-DA0321	SOLAR AMENITY DIAGRAMMS - LEVELS 01 - 04
PLA-AR-DA0322	SOLAR AMENITY DIAGRAMMS - LEVELS 05 - 08
PLA-AR-DA0322	SOLAR AMENITY DIAGRAMMS - 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 DIAGRAMMS LEVELS B2 - UG
PLA-AR-DA0341	GFA DIAGRAMMS LEVELS 01 - 04
PLA-AR-DA0342	GFA DIAGRAMMS LEVELS 05 - 08
PLA-AR-DA0342	GFA DIAGRAMMS LEVELS 09 - 14
PLA-AR-DA0350	OPEN SPACE CALCULATION
PLA-AR-DA0351	DEEP SOIL CALCULATION
DDA TYPOLOGIES	
PLA-AR-DA0501	DDA DIAGRAMMS - LEVELS B2 - UG
PLA-AR-DA0502	DDA DIAGRAMMS - LEVELS 1 - 4
PLA-AR-DA0503	DDA DIAGRAMMS - LEVELS 5 - 8
PLA-AR-DA0503	DDA DIAGRAMMS - LEVELS 9 - 14
PLA-AR-DA0511	PRE & POST ADAPTABE TYPOLOGIES 01
PLA-AR-DA0512	PRE & POST ADAPTABE TYPOLOGIES 02
PLA-AR-DA0513	PRE & POST ADAPTABE TYPOLOGIES 03
EXTERNAL FINISHES	
PLA-AR-DA0600	EXTERNAL FINISHES
PERSPECTIVES	
PLA-AR-DA0701	PERSPECTIVE 01
PLA-AR-DA0702	PERSPECTIVE 02
PLA-AR-DA0703	PERSPECTIVE 03
PLA-AR-DA0704	PERSPECTIVE 04
PLA-AR-DA0705	PERSPECTIVE 05

External Wall

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

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

External Colour

Default medium modelled

Inter-tenancy walls

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

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

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

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

Walls within dwellings

Plasterboard on studs - no insulation

Floors

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

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

Concrete between levels, no insulation required

Floor coverings

Default floor coverings modelled

External Shading

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

Screens are operable with perforated area of 35%

External operable venetian blinds

DATE	Issue Name	BY	CHK	NO.
9/07/2020	PRE DA			01
19/08/2020	DEVELOPMENT APPLICATION			A
13/07/2021	FOR INFORMATION			8

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PROJECT		DRAWING TITLE		SCALE		DATE		PLOT DATE		DRAWING NO.		REVISION	
Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential		COVER SHEET / DRAWING LIST		Z:1, 1:5.52 @A1		17/02/2020		16/07/2021		PLA-AR-DA0001		8	
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1 EXISTING PLAN / DEMOLITION PLAN
SCALE: 1:500@A1

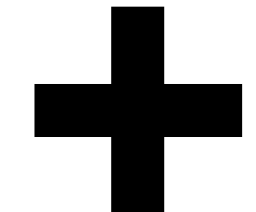
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PROJECT	DRAWING TITLE	SCALE	DA SUBMISSION	
Teloepa Masterplan Lot 5-7 Teloepa 2117 Stage 1A Residential	EXISTING PLAN / DEMOLITION PLAN	1:500 @A1		
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			20320	8
			PLA-AR-DA0010	

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