ISSUE FOR DA QPRC RFI (F)

FOR INFORMATION

RUTLEDGE STREET APARTMENTS

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

SHOP TOP HOUSING DEVELOPMENT

Issue	Title	Rev	Description	Date
A	PREIUM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PREIUM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PREIUM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI			11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

DRAWING SCHEDULE - DA ISSUE

No	DRAWING TITLE	ISSUE	REVSIONS
00	COVER SHEET - DRAWING SCHEDULE	F	
01	EXISTING CONDITIONS PLAN	D	
02	SITE ANALYSIS - LOCAL & WIDER CONTEXT	D	
03	SITE ANALYSIS - PRECINCT CONTEXT	D	
04	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	D	
05	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	D	
06	PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION	D	
07	PLANNING CONTROLS - BUILDING ENVELOPE SECTIONS	D	
08	PLANNING CONTROLS - BUILDING ENVELOPE PERSPECTIVES	D	
09	SITE PLAN - GROUND	F	F.1, F.2
10	SITE PLAN - LEVEL 1	F	F.1
11	SITE PLAN - LEVEL 2	D	
12	SITE PLAN - LEVEL 3	D	
13	SITE PLAN - LEVEL 4	D	
14	SITE PLAN - LEVEL 5	D	
15	SITE PLAN - LEVEL 6	D	
16	SITE PLAN - LEVEL 7	D	
17	SITE PLAN - LEVEL 8	D	
18	SITE PLAN - LEVEL 9	D	
19	SITE PLAN - ROOF	D	
20	STREET ELEVATIONS	F	F.1
21	SITE SECTIONS	D	
22	PROJECT STATISTICS	D	
23	FLOOR PLAN - BASEMENT LEVEL -2	D	
24	FLOOR PLAN - BASEMENT LEVEL -1	D	
25	FLOOR PLAN - BUILDING W - GROUND	D	
26	FLOOR PLAN - BUILDING W - LEVEL 1	D	
27	FLOOR PLAN - BUILDING W - LEVEL 2	D	
28	FLOOR PLAN - BUILDING W - LEVEL 3	D	
29	FLOOR PLAN - BUILDING W - LEVEL 4	D	
30	FLOOR PLAN - BUILDING W - LEVEL 5	D	
31	FLOOR PLAN - BUILDING W - LEVEL 6	D	
32	FLOOR PLAN - BUILDING W - LEVEL 7	D	
33	FLOOR PLAN - BUILDING W - LEVEL 8	D	
34	FLOOR PLAN - BUILDING W - LEVEL 9	D	
35	FLOOR PLAN - BUILDING W - ROOF	D	
36	FLOOR PLAN - BUILDING E - GROUND	D	
37	FLOOR PLAN - BUILDING E - LEVEL 1	D	
38	FLOOR PLAN - BUILDING E - LEVEL 2	D	
39	FLOOR PLAN - BUILDING E - LEVEL 3	D	
40	FLOOR PLAN - BUILDING E - LEVEL 4	D	
41	FLOOR PLAN - BUILDING E - LEVEL 5	D	
42	FLOOR PLAN - BUILDING E - LEVEL 6	D	
43	FLOOR PLAN - BUILDING E - LEVEL 7	D	
44	FLOOR PLAN - BUILDING E - LEVEL 8	D	
45	FLOOR PLAN - BUILDING E - LEVEL 9	D	
46	FLOOR PLAN - BUILDING E - ROOF	D	
47	FLOOR PLANS - ADAPTABLE UNITS	D	
48	FLOOR PLANS - ADAPTABLE UNITS	D	
49	ELEVATION - A. NORTH-EAST	F	F.1
50	ELEVATION - B. SOUTH-EAST	F	F.1
51	ELEVATION - C. SOUTH-WEST	F	
52	ELEVATION - D. NORTH-WEST	F	F.1
53	SECTION 1-1	F	
54	SECTION 2-2	F	
55	SECTION 3-3	F	
56	SECTION 4-4	F	
57	SECTION 5-5	F	
58	SECTION 6-6	F	
59	SCHEDULE - EXTERNAL FINISHES	D	
60	SCHEDULE - WINDOW	D	
61	SCHEDULE - DOOR	D	
62	SHADOW DIAGRAMS - JUNE	D	
63	SHADOW DIAGRAMS - SEPTEMBER	D	
64	COMMUNAL OPEN SPACE CALCULATION PLANS	F	F.1
65	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	D	
66	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	D	
67	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	D	
68	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	D	
69	AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATUR...	D	
70	PERSPECTIVE VIEWS	F	F.1
71	PERSPECTIVE VIEWS	F	F.1
72	TYPICAL UNIT FLOOR PLANS	D	
73	TYPICAL UNIT FLOOR PLANS	D	
74	TYPICAL UNIT FLOOR PLANS	D	
75	TYPICAL UNIT FLOOR PLANS	D	
76	TYPICAL UNIT FLOOR PLANS	D	
79	WATER WELL - PROPOSED DETAIL	F	F.2

BIMcloud: /aarqme-Marmon.bcx/ - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge5c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N006/200-303-FKA-Rutledge5c_Queanbeyan-NSW - 3L, CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

COVER SHEET - DRAWING SCHEDULE

Status:

FOR INFORMATION
ISSUE FOR DA QPRC RFI

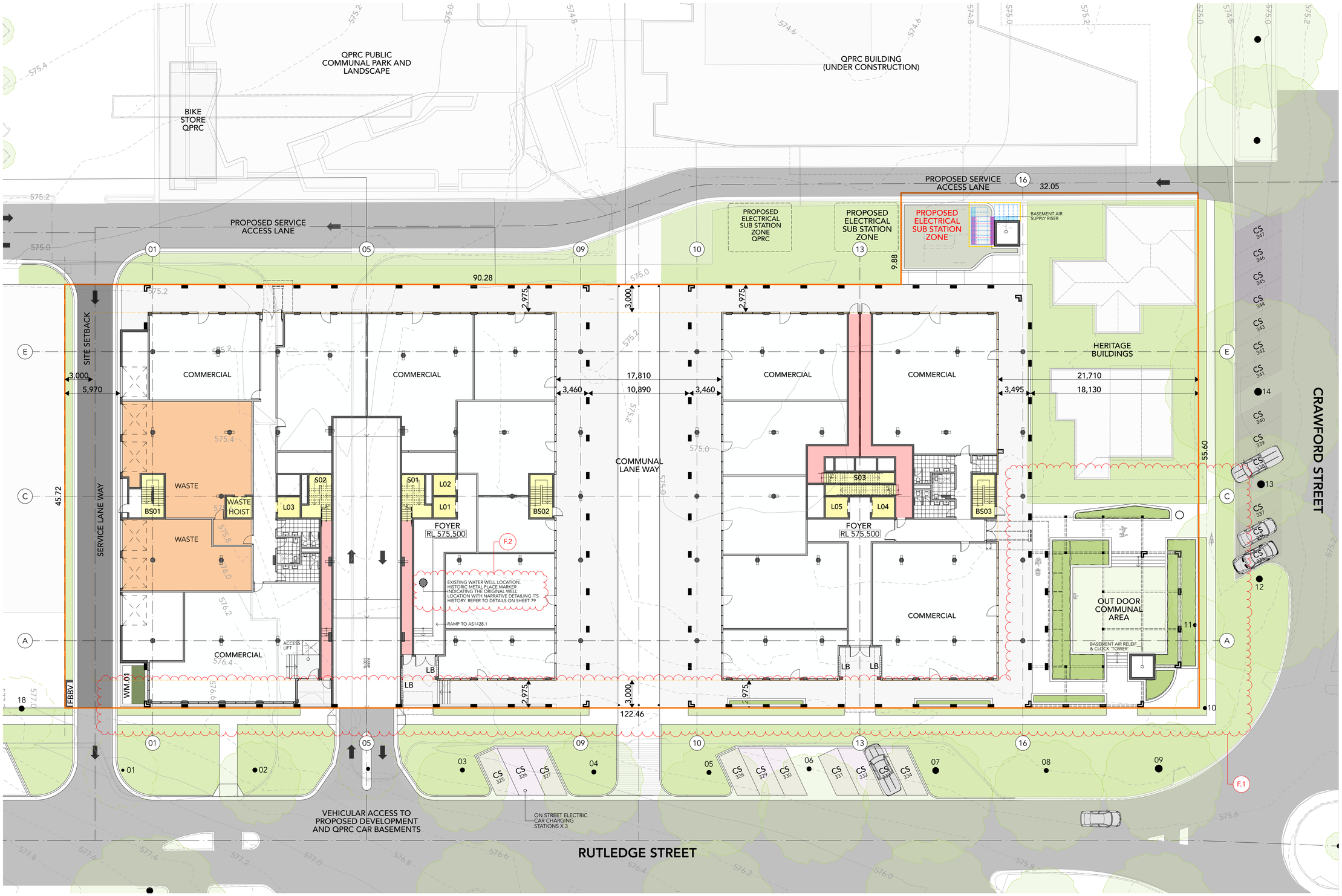
Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:105.26

Plot Date 11/7/2024

00

Revision F

kasparek ARCHITECTS



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS
EXISTING BUILDINGS: 261m²
BASEMENT FOOTPRINT: 5 247m²
BUILDING FOOTPRINT: 3 032m²
LANEWAYS: 764m²
DEEP SOIL ZONE: 335m²

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

GROSS FLOOR AREAS
RESIDENTAIL: 15 361m²
FOYER: 1 946m²
TOTAL: **17 307m²**

FSR
FSR (+BONUS 10%): 19 513m² (3.3 : 1)
PROVIDED FSR: 19 445m² (3.29 : 1)

COMMUNAL OPEN SPACE
REQUIRED: 1 479m² (25%)
PROVIDED: 2 024m² (34%)

DEEP SOIL ZONES
REQUIRED: 414m² (7%)
PROVIDED: 260m² (4%)

UNIT AMENITY

SOLAR AND DAYLIGHT ACCESS (9am ~ 3pm):

>3 HOURS (REQUIRED MIN): 125 (70%)
>3 HOURS (PROVIDED): 125 (70%)

0-3 HOURS (PROVIDED): 23 (13%)

0 HOURS (REQUIRED MAX): 27(15%)
0 HOURS (PROVIDED): 30 (17%)

NATURAL VENTILATION (Cross Flow):

REQUIRED: 107 (60%)
PROVIDED: 114 (64%)

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

0.6 SPACES PER 1 BEDROOM UNIT
0.9 SPACES PER 2 BEDROOM UNIT
1.4 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

CAR PARKING (PROVIDED):

CARPARKING STATISTICS
1.5 SPACES PER 2 BEDROOM UNIT
2.0 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

PARKING CATEGORY	QUANTITY
CP -S	
ON STREET VISITOR CARSPACE	23
	23
CP -R	
RESIDENTIAL ADAPTABLE CARSPACE	18
RESIDENTIAL CARSPACE	259
RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	1
RESIDENTIAL VISITOR CARSPACE	1
	279
CP -C	
COMMERCIAL ACCESSIBLE CARSPACE	1
COMMERCIAL CARSPACE	34
	35
CP -A	
CIRCULATION	10
	10
CP - B	
MOTORCYCLE PARKING	18
	18
	365

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F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
		F.2	Preferred Position of Well in Foyer	

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaron-Mac-mini.local - BIMcloud Basic for Archicad 27.0.0: 933-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-000-303-FKA-Rutledge35_Queanbeyan-NSW - TA_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kasparek ARCHITECTS

Drawing Title:

SITE PLAN - GROUND

Plot Date
11/7/2024

09
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:200

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
BASEMENT FOOTPRINT:	5 247m²
BUILDING FOOTPRINT:	3 032m²
LANEWAYS:	764m²
DEEP SOIL ZONE:	335m²

GROSS FLOOR AREAS

COMMERCIAL GROUND FLOOR NLA:	1 877m²

GROSS FLOOR AREAS

RESIDENTAIL:	15 361m²
FOYER:	1 946m²
TOTAL:	**17 307m²**

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FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
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REQUIRED:	1 479m²	(25%)
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REQUIRED:	414m²	(7%)
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SOLAR AND DAYLIGHT ACCESS (9am ~ 3pm):

>3 HOURS (REQUIRED MIN):	125 (70%)
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0 HOURS (PROVIDED):	30 (17%)

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REQUIRED:	107 (60%)
PROVIDED:	114 (64%)

STORAGE:

BASEMENT:	166
BALCONIES:	16

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CAR PARKING (REQUIRED):

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0.9 SPACES PER 2 BEDROOM UNIT
1.4 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

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1.5 SPACES PER 2 BEDROOM UNIT
2.0 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

Issue	Title	Rev	Description	Date
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F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaryna-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge0c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0W-000-303-FKA-Rutledge0c_Queanbeyan-NSW - 3d_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

SITE PLAN - LEVEL 1

Plot Date
11/7/2024

10
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:200

kasparek ARCHITECTS

ELEVATION - RUTLEDGE ST
1:250

ELEVATION - CRAWFORD ST
1:250

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Cloud: Aaronn.Mac-mini (ka)/ - BIM Cloud: Basic for Archicad 27/22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-RutledgeSt_Queanbeyan.NSW - SL_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

STREET ELEVATIONS

Plot Date
11/7/2024

20
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:250

kasparek ARCHITECTS

ELEVATION - A. NORTH-EAST
1:200

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: /aarqme-Macmini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge9c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/200-303-FKA-Rutledge9c_Queanbeyan-NSW - TA_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kasparek ARCHITECTS

Drawing Title:

ELEVATION - A. NORTH-EAST

Plot Date
11/7/2024

49
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

ELEVATION - B. SOUTH-EAST
1:200

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaryma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge26_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/200-303-FKA-Rutledge26_Queanbeyan-NSW - 3b_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

ELEVATION - B. SOUTH-EAST

Plot Date
11/7/2024

50
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

ELEVATION - D. NORTH-WEST
1:200

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaryma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge0b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-000-303-FKA-Rutledge0b_Queanbeyan-NSW - 3b_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kasparek ARCHITECTS

Drawing Title:

ELEVATION - D. NORTH-WEST

Plot Date
11/7/2024

52

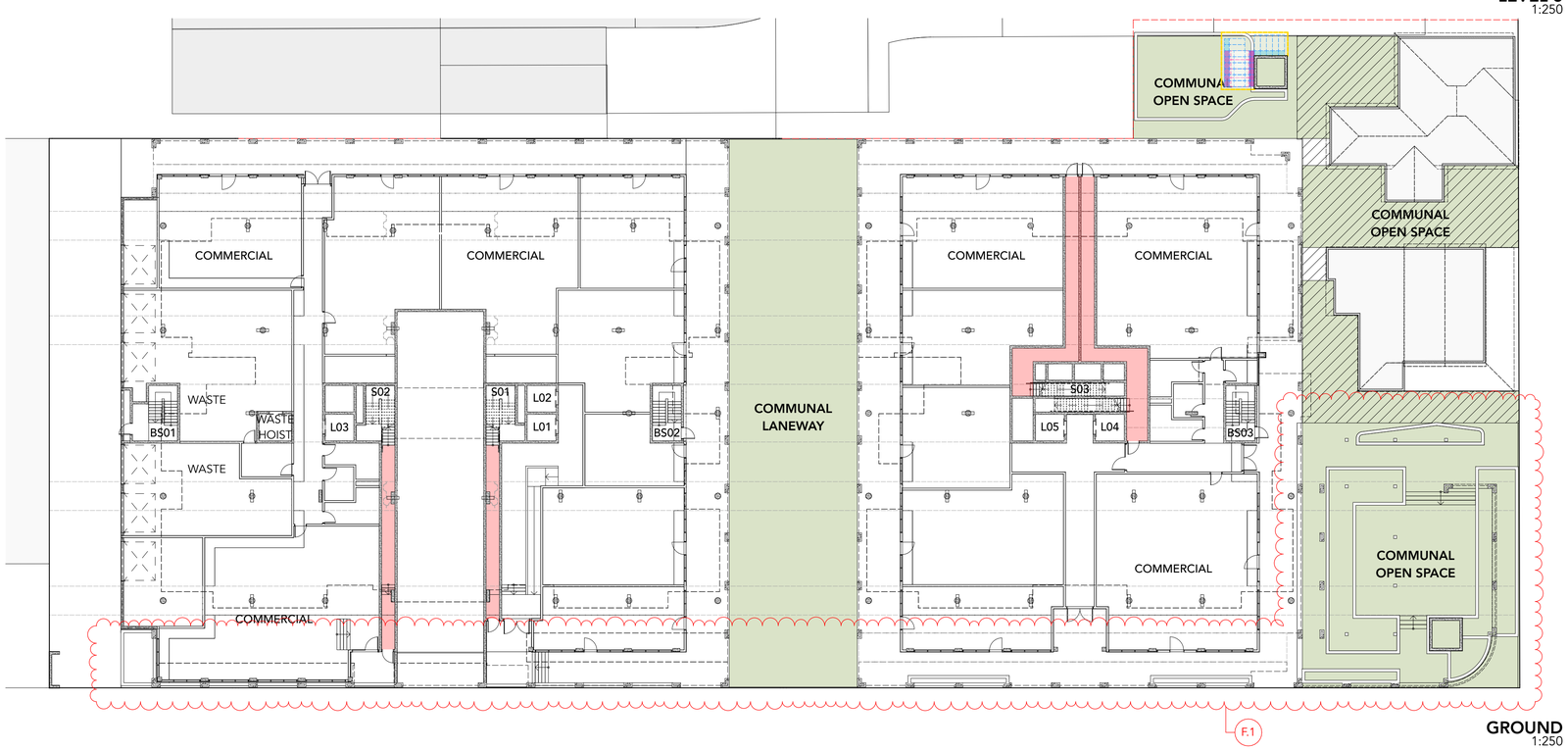
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:200

LEVEL 8
1:250



GROUND
1:250

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA:		**5913m²**
SITE AREAS		
EXISTING BUILDINGS:		261m²
BASEMENT FOOTPRINT:		5 247m²
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LANEWAYS:		764m²
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GROSS FLOOR AREAS		
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GROSS FLOOR AREAS		
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FOYER:		1 946m²
TOTAL:		**17 307m²**
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FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
PROVIDED FSR:	19 445m²	(3.29 : 1)
COMMUNAL OPEN SPACE		
REQUIRED:	1 479m²	(25%)
PROVIDED:	2 024m²	(34%)
DEEP SOIL ZONES		
REQUIRED:	414m²	(7%)
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BASEMENT:	166
BALCONIES:	16

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1.0 SPACES PER 1 BEDROOM UNIT
1.5 SPACES PER 2 BEDROOM UNIT
2.0 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

COMMUNAL OPEN SPACE AREA SUMMARY

CATEGORY	AREA (m2)
POS	
COMMUNAL OPEN SPACE	2,024
DEEP SOIL ZONE	260

Issue	Title	Rev	Description	Date
C	PREUM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: /aarqma-Macmini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge9c_Queanbeyan-Lot2_DP117998-Lot31_DP771673/NSW/200-303-FKA-Rutledge9c_Queanbeyan-NSW - TA_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

COMMUNAL OPEN SPACE CALCULATION PLANS

Plot Date
11/7/2024

64
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:250

kasparek ARCHITECTS

F.1

PERPECTIVE VIEW FROM EAST

F.1

PERPECTIVE VIEW FROM SOUTH

F.1

PERPECTIVE VIEW FROM EAST

F.1

PERPECTIVE VIEW FROM NORTH

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: /aespine-Macmini.local/ - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673/00SKE/200-303-FKA-Rutledge5b_Queanbeyan-NSW - TA, CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date
11/7/2024

70
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:115.49, 1:125.35, 1:100

F.1

PERSPECTIVE VIEW FROM EAST

PERSPECTIVE VIEW FROM RUTLEDGE STREET

F.1

PERSPECTIVE VIEW FROM SOUTH

PERSPECTIVE VIEW FROM WEST

F.1

PERSPECTIVE VIEW FROM NORTH

F.1

PERSPECTIVE VIEW FROM EAST

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303 FKA Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673/NSW/200-303 FKA Rutledge St, Queanbeyan NSW - 3d_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

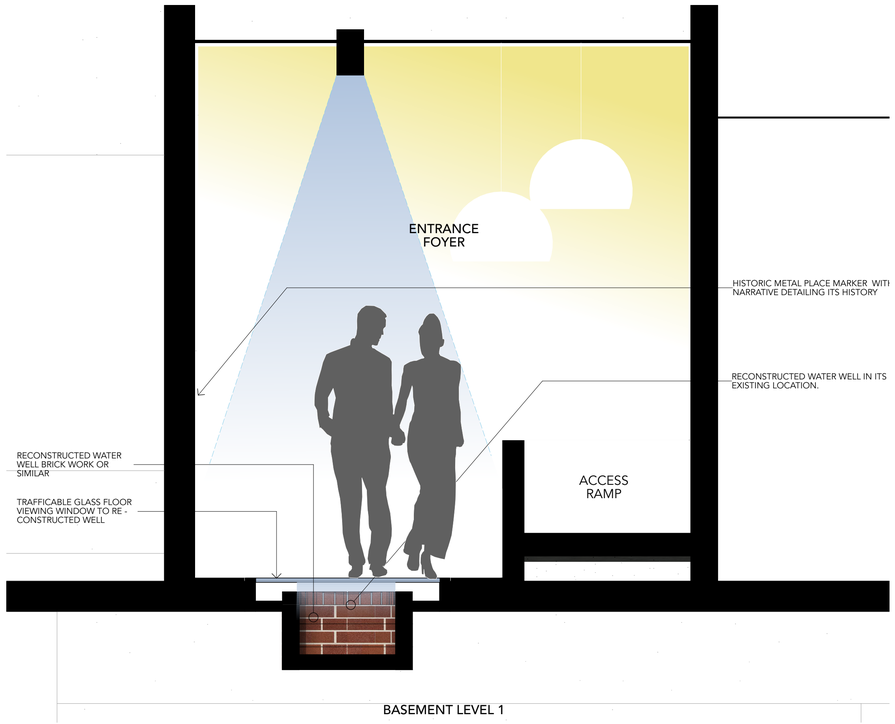
Plot Date
11/7/2024

71
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:100, 1:144.64, 1:155.81, 1:158.07,



F.2

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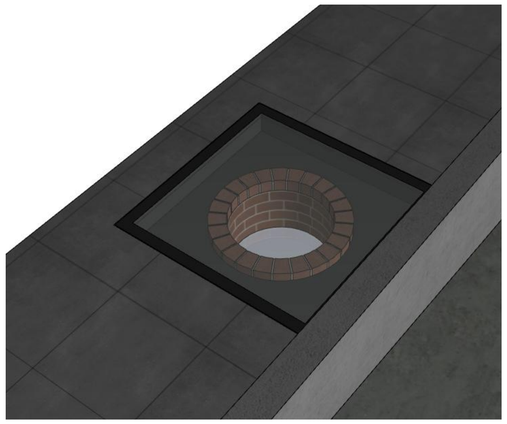

WATER WELL - FOYER INTERNAL LOCATION, UNDER FLOOR

RUTLEDGE STREET, WEST BUILDING ENTRANCE / FOYER GROUND FLOOR

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.2	Preferred Position of Well in Foyer	11/7/2024

Issue	Title	Rev	Description	Date

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BIMcloud: /aarqma-Mac-mini.local/ - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673/NSW/200-303-FKA-Rutledge35_Queanbeyan/NSW - TA_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

WATER WELL - PROPOSED DETAIL

Plot Date
11/7/2024

79
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:20, 1:158.82

kasparen ARCHITECTS