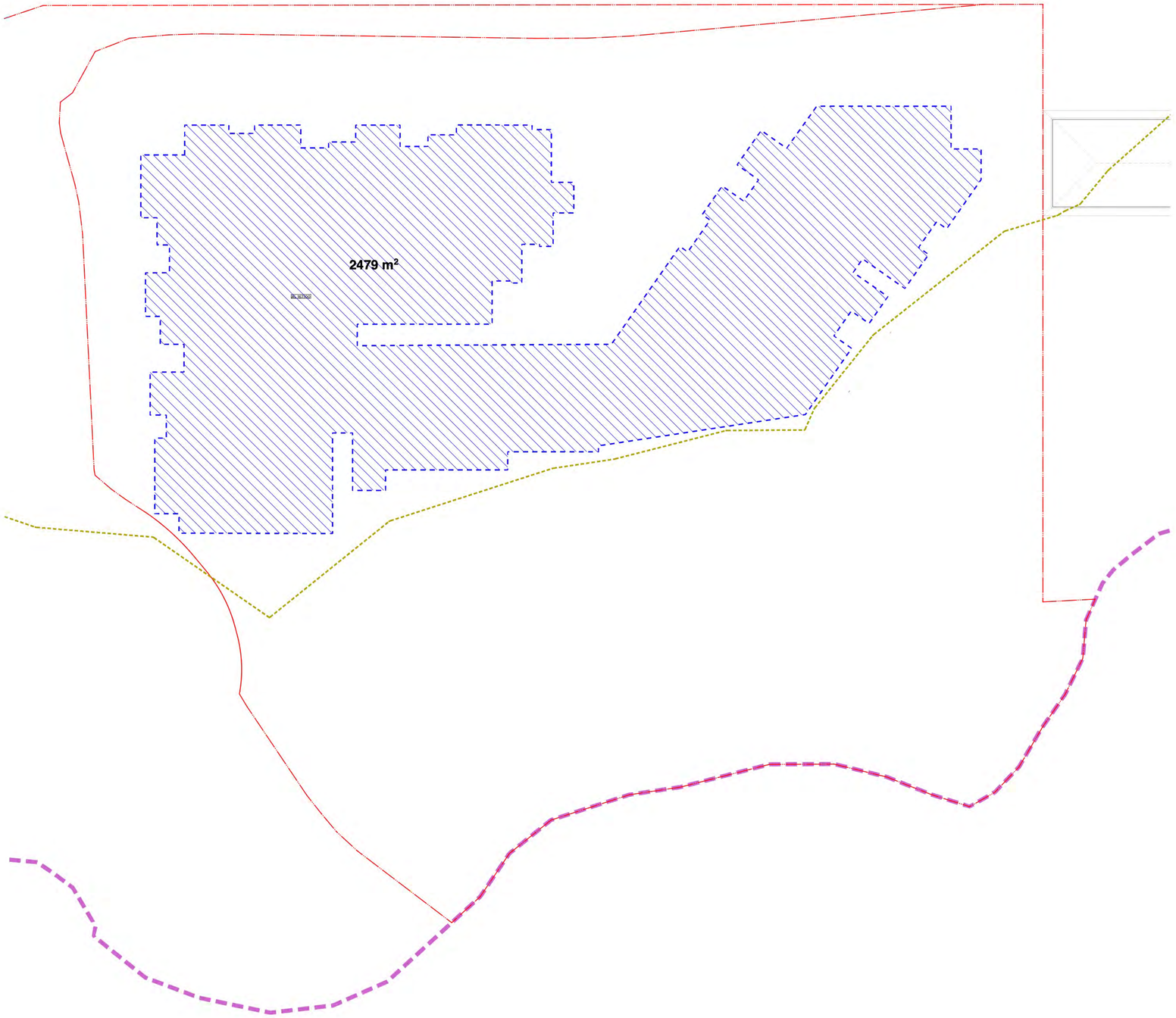

Site Coverage

Site Area
8,205m² *(excluding slip lane dedication, with adjustment to E2 & western boundary)*

DCP Requirement:
Maximum 30% of site area = 2,461.5m²

Current Site Coverage:
2,479m² = 30.2%

DCP Extract *7A.5 Site Coverage* (1)

The site coverage may be up to a maximum of 30% of the site area, provided that the deep soil landscaping requirements in Section A Part 7A.6 Deep Soil Landscaping can be met.

Refer to Landscape Architect's drawings for information on deep soil calculations.

Site Coverage as defined by the DCP

site coverage	has the same meaning as set down in the KLEP 2015.

Note: The term is defined as follows:

site coverage means the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:

any basement,

any part of an awning that is outside the outer walls of a building and that adjoins the street frontage or other site boundary,

any eaves,

unenclosed balconies, decks, pergolas and the like.

Note: The definition of 'site coverage' uses a calculation of the 'site area'. Site area in the KLEP 2015 states in part '...does not include the area of any land on which development is not permitted to be carried out under this Plan.'

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Site Coverage Diagram
Site Coverage Diagram

Scale: 1:250 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-760-001
Drawn by: JC/JL
Rev: E
North

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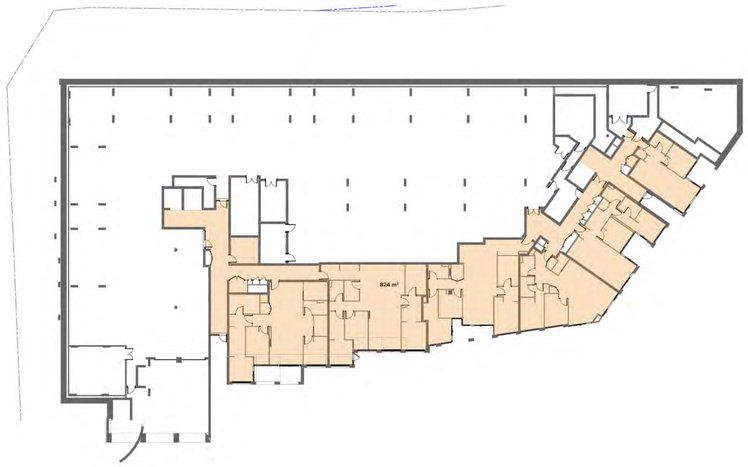
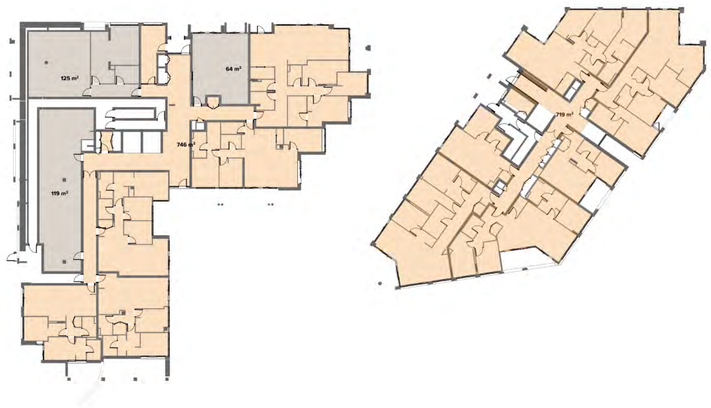


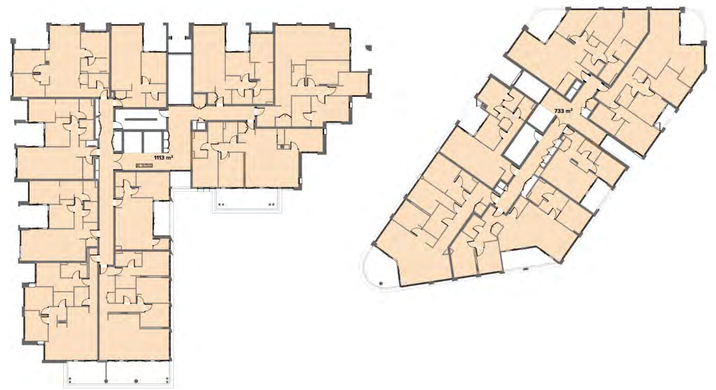
Lower Ground

Residential GFA : 824m²



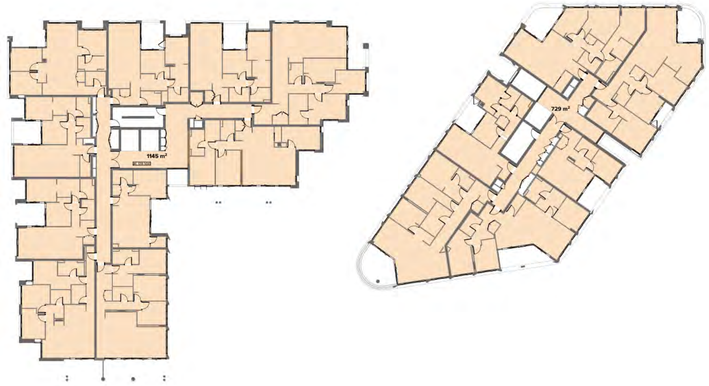
Ground Level

Residential GFA : 1,465m²
Communal GFA : 308m²



Level 1

Residential GFA : 1,846m²



Level 2

Residential GFA : 1,874m²

Level 3

Residential GFA : 1,874m²

Level 4

Residential GFA : 868m²

Total

Residential GFA : 8,751m²
Communal GFA : 308m²

Gross Floor Area

Definition: gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

(a) the area of a mezzanine, and
(b) habitable rooms in a basement or an attic, and
(c) any shop, auditorium, cinema, and the like, in a basement or attic,
but excludes—
(d) any area for common vertical circulation, such as lifts and stairs, and
(e) any basement—
(i) storage, and
(ii) vehicular access, loading areas, garbage and services, and
(f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
(g) car parking to meet any requirements of the consent authority (including access to that car parking), and
(h) any space used for the loading or unloading of goods (including access to it), and
(i) terraces and balconies with outer walls less than 1.4 metres high, and
(j) voids above a floor at the level of a storey or storey above.

Legend

Residential Gross Floor Area

Communal Gross Floor Area

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
GFA Diagrams
GFA Diagrams

Scale
1:400 @A1, 50%@A3

Project No.
21016

Drawn by
JC

Status
For Council RFI

Dwg No.
DA-770-001

Rev
E

North

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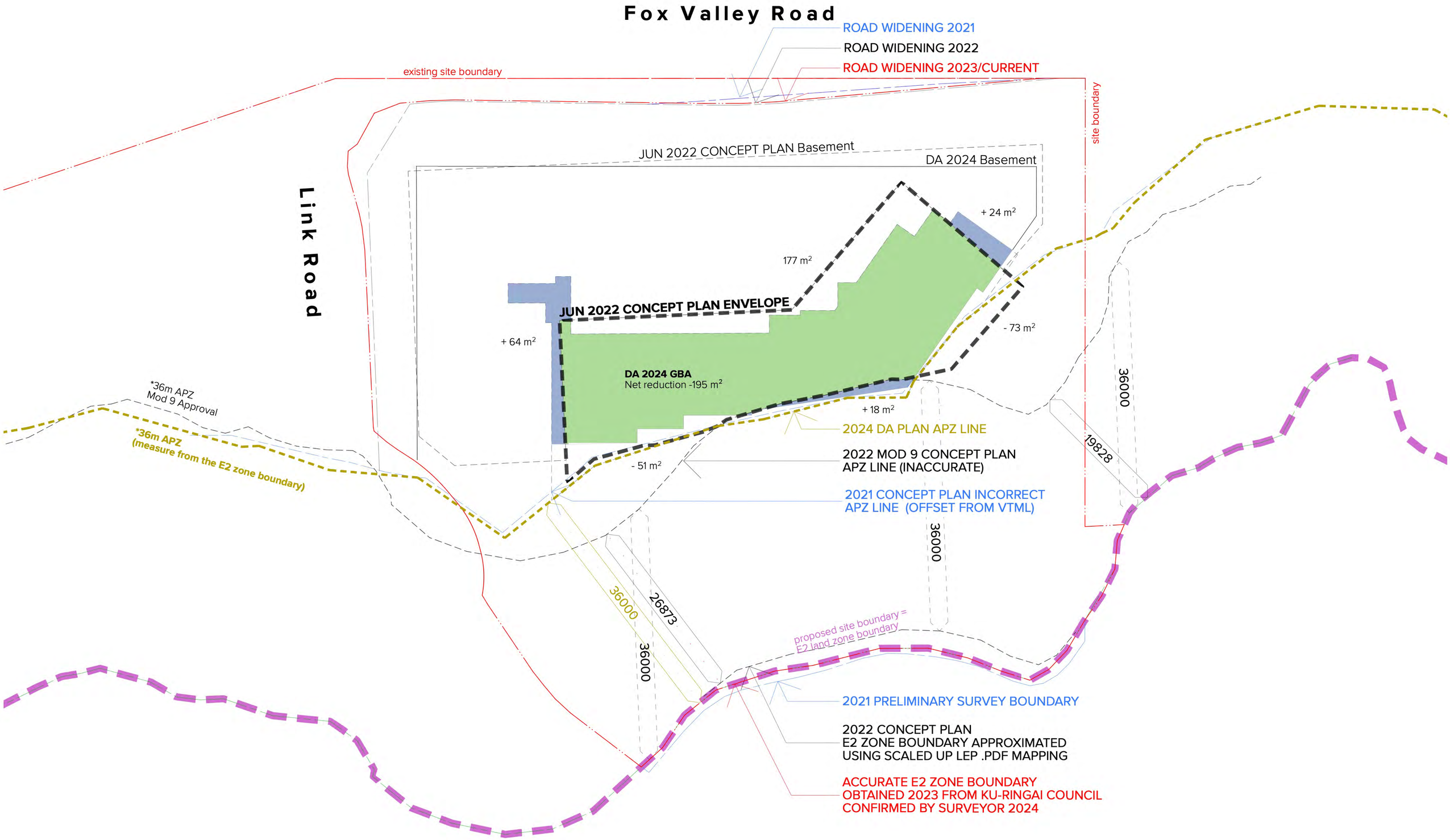

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Lower Ground

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21016	JC	
Status	Dwg No.	Rev	
For Council RFI	DA-780-001	A	

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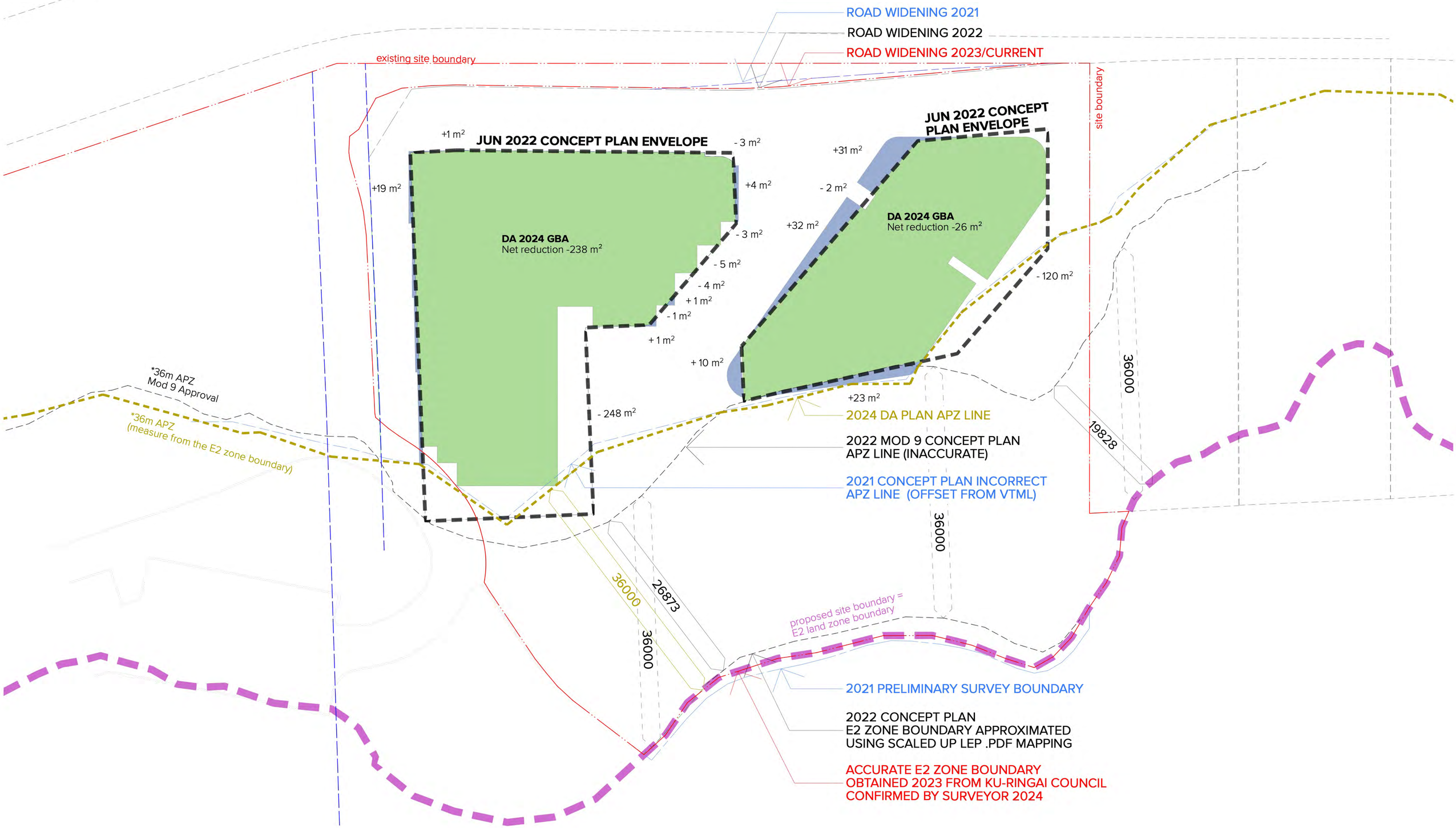
Fox Valley Road



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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Ground Level

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21016	JC	
Status	Dwg No.	Rev	
For Council RFI	DA-780-002	A	

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Fox Valley Road

ROAD WIDENING 2021

ROAD WIDENING 2022

ROAD WIDENING 2023/CURRENT

existing site boundary

site boundary

JUN 2022 CONCEPT PLAN ENVELOPE

+1 m²

- 3 m²

+19 m²

+4 m²

DA 2024 GBA
Net reduction -238 m²

- 3 m²

- 5 m²

- 4 m²

+ 1 m²

- 1 m²

+ 1 m²

+ 10 m²

- 248 m²

JUN 2022 CONCEPT PLAN ENVELOPE

+31 m²

- 2 m²

+32 m²

DA 2024 GBA
Net reduction -26 m²

- 120 m²

+23 m²

2024 DA PLAN APZ LINE

2022 MOD 9 CONCEPT PLAN APZ LINE (INACCURATE)

2021 CONCEPT PLAN INCORRECT APZ LINE (OFFSET FROM VTML)

*36m APZ
Mod 9 Approval

*36m APZ
(measure from the E2 zone boundary)

36000

19828

36000

36000

26873

proposed site boundary =
E2 land zone boundary

2021 PRELIMINARY SURVEY BOUNDARY

2022 CONCEPT PLAN
E2 ZONE BOUNDARY APPROXIMATED
USING SCALED UP LEP .PDF MAPPING

ACCURATE E2 ZONE BOUNDARY
OBTAINED 2023 FROM KU-RINGAI COUNCIL
CONFIRMED BY SURVEYOR 2024

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 01

Scale: 1:250 @A1, 50%@A3
Project No.: 21016
Drawn by: JC
North
Status: For Council RFI
Dwg No.: DA-780-003
Rev: A

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Fox Valley Road

ROAD WIDENING 2021

ROAD WIDENING 2022

ROAD WIDENING 2023/CURRENT

existing site boundary

site boundary

JUN 2022 CONCEPT PLAN ENVELOPE

+1 m²

- 3 m²

+19 m²

+4 m²

DA 2024 GBA
Net reduction -238 m²

- 3 m²

- 5 m²

- 4 m²

+ 1 m²

- 1 m²

+ 1 m²

+ 10 m²

- 248 m²

JUN 2022 CONCEPT PLAN ENVELOPE

+31 m²

- 2 m²

+32 m²

DA 2024 GBA
Net reduction -26 m²

- 120 m²

+23 m²

2024 DA PLAN APZ LINE

2022 MOD 9 CONCEPT PLAN APZ LINE (INACCURATE)

2021 CONCEPT PLAN INCORRECT APZ LINE (OFFSET FROM VTML)

*36m APZ
Mod 9 Approval

*36m APZ
(measure from the E2 zone boundary)

36000

19828

36000

36000

26873

proposed site boundary =
E2 land zone boundary

2021 PRELIMINARY SURVEY BOUNDARY

2022 CONCEPT PLAN
E2 ZONE BOUNDARY APPROXIMATED
USING SCALED UP LEP .PDF MAPPING

ACCURATE E2 ZONE BOUNDARY
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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 02

Scale: 1:250 @A1, 50%@A3
Project No.: 21016
Drawn by: JC
North
Status: For Council RFI
Dwg No.: DA-780-004
Rev: A

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Fox Valley Road

ROAD WIDENING 2021

ROAD WIDENING 2022

ROAD WIDENING 2023/CURRENT

existing site boundary

site boundary

JUN 2022 CONCEPT PLAN ENVELOPE

+1 m²

- 3 m²

+19 m²

+4 m²

DA 2024 GBA
Net reduction -238 m²

- 3 m²

- 5 m²

- 4 m²

+ 1 m²

- 1 m²

+ 1 m²

+ 10 m²

- 248 m²

JUN 2022 CONCEPT PLAN ENVELOPE

+31 m²

- 2 m²

+32 m²

DA 2024 GBA
Net reduction -26 m²

- 120 m²

+23 m²

2024 DA PLAN APZ LINE

2022 MOD 9 CONCEPT PLAN APZ LINE (INACCURATE)

2021 CONCEPT PLAN INCORRECT APZ LINE (OFFSET FROM VTML)

*36m APZ
Mod 9 Approval

*36m APZ
(measure from the E2 zone boundary)

36000

19828

36000

36000

26873

proposed site boundary =
E2 land zone boundary

2021 PRELIMINARY SURVEY BOUNDARY

2022 CONCEPT PLAN
E2 ZONE BOUNDARY APPROXIMATED
USING SCALED UP LEP .PDF MAPPING

ACCURATE E2 ZONE BOUNDARY
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Level 1, 1 Transvall Avenue, Double Bay,
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Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 03

Scale: 1:250 @A1, 50%@A3
Project No.: 21016
Drawn by: JC
North
Status: For Council RFI
Dwg No.: DA-780-005
Rev: A

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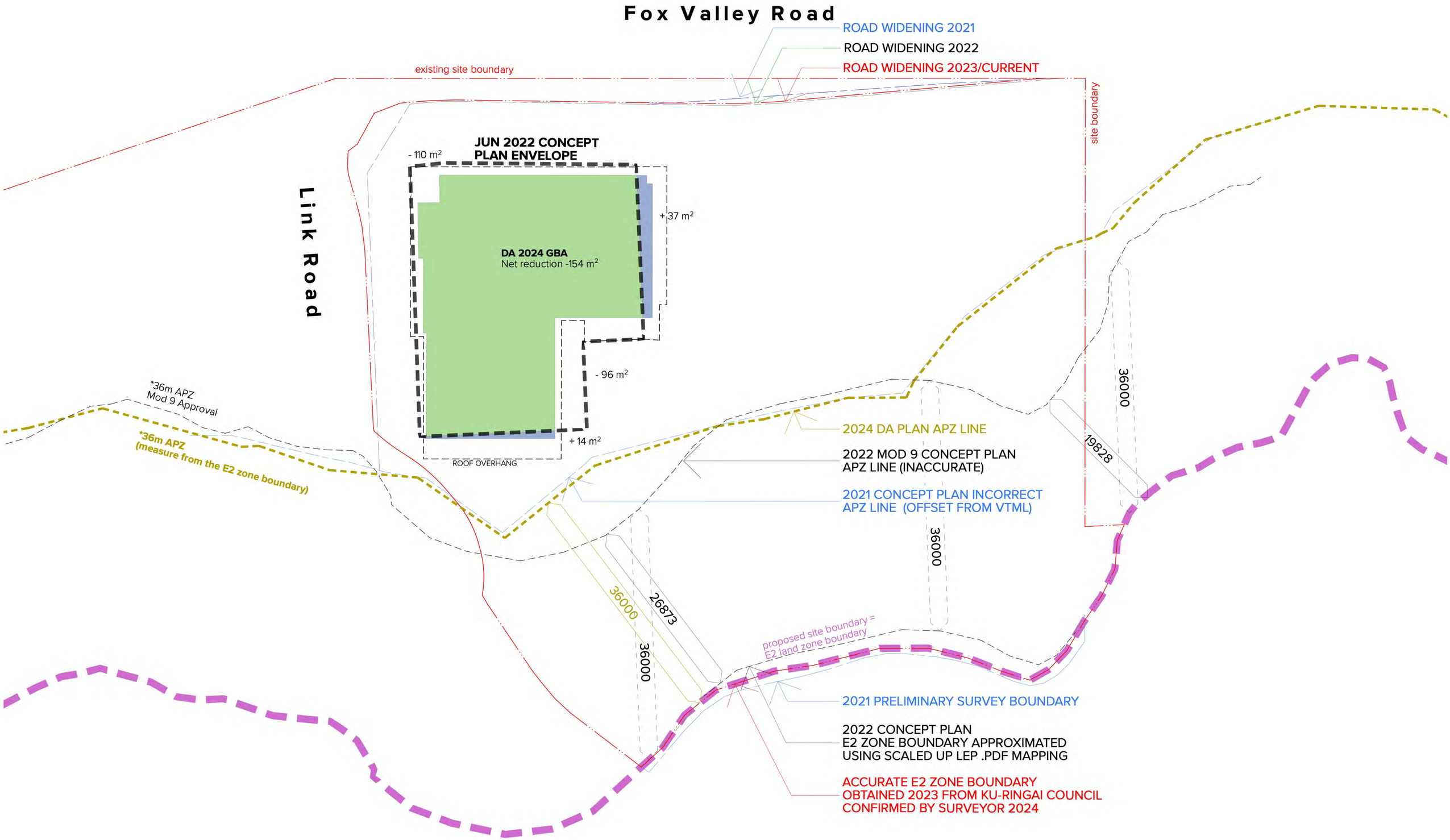

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 04

Scale	Project No.	Drawn by	North
1:250 @A1, 50%@A3	21016	JC	
Status	Dwg No.	Rev	
For Council RFI	DA-780-006	A	

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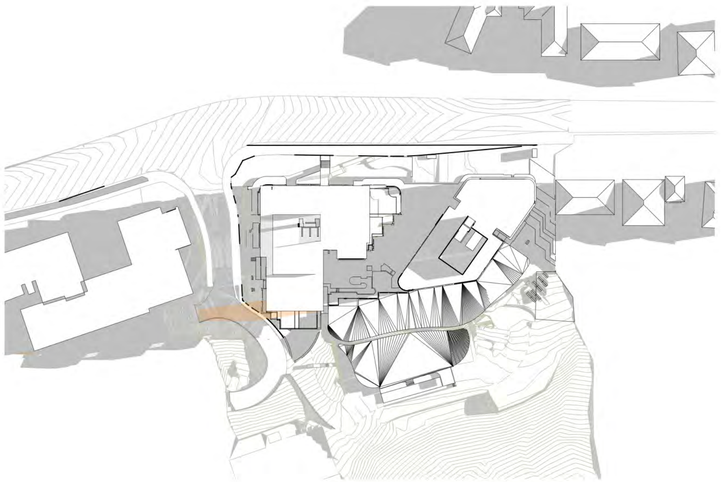

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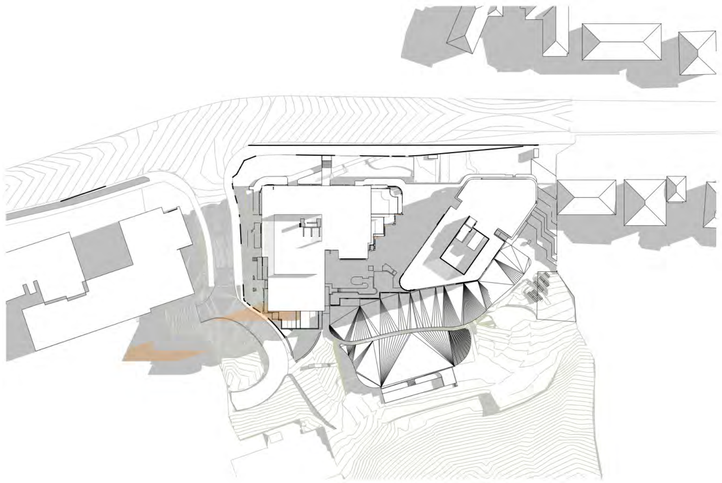

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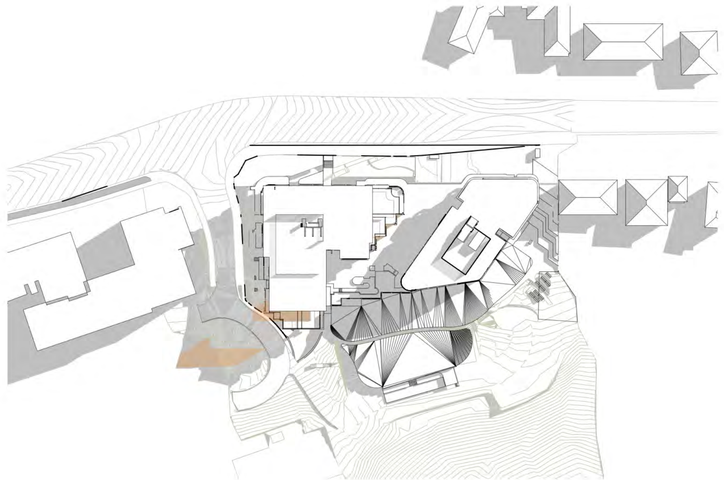

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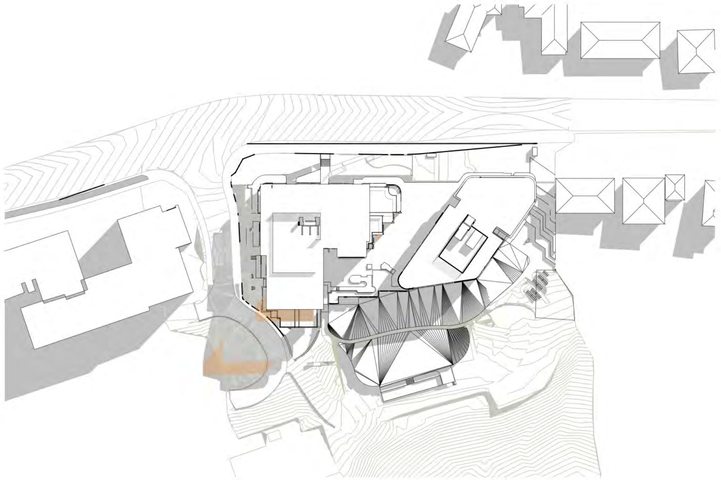

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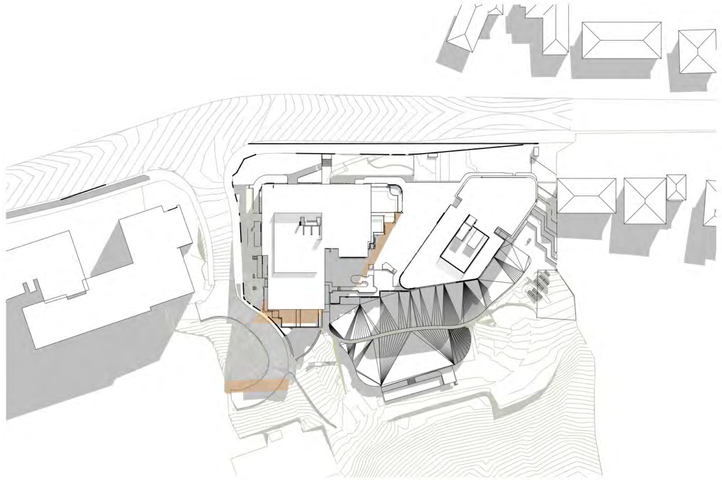

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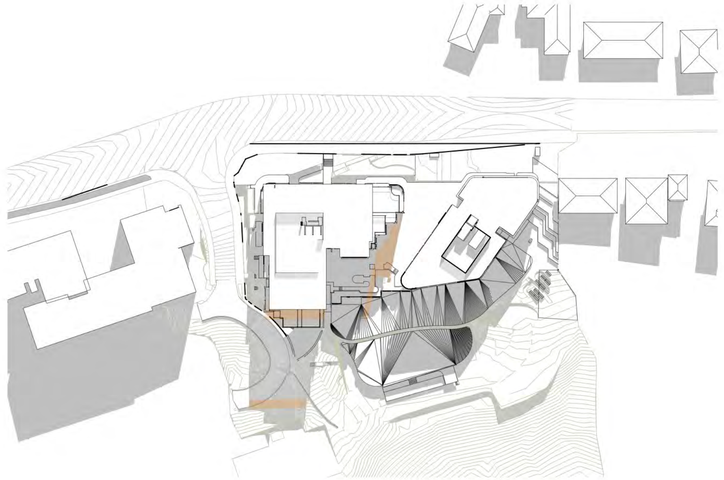

2pm

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Nominated Architect: Nicholas Turner 6693, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay, Sydney, NSW, 2028

Legend

Overshadowing from proposed development

Overshadowing exceeding the BEA Envelop

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Shadow Diagrams
June 21st 9am - 2pm

Scale: 1:1000 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-790-001
Drawn by: JC
Rev: E
North

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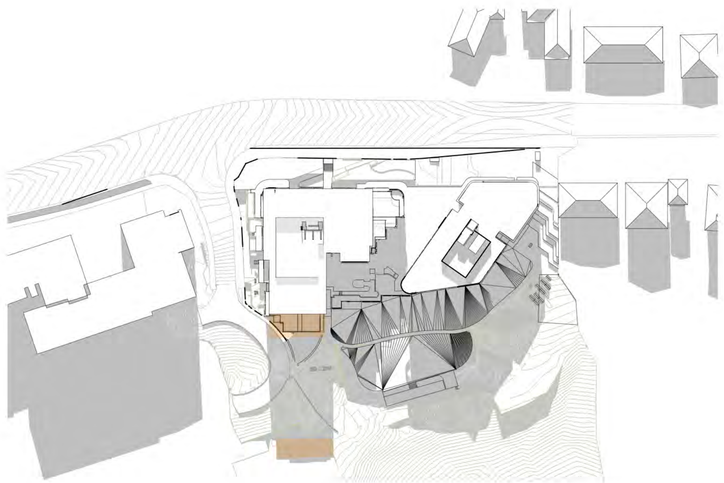

3pm

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6693, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Legend

Overshadowing from proposed development

Overshadowing exceeding the BEA Envelop

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Shadow Diagrams
June 21st 3pm

Scale
1:1000 @A1, 50%@A3

Status
For Council RFI

Project No.
21016

Dwg No.
DA-790-002

Drawn by
JC

Rev
E

North

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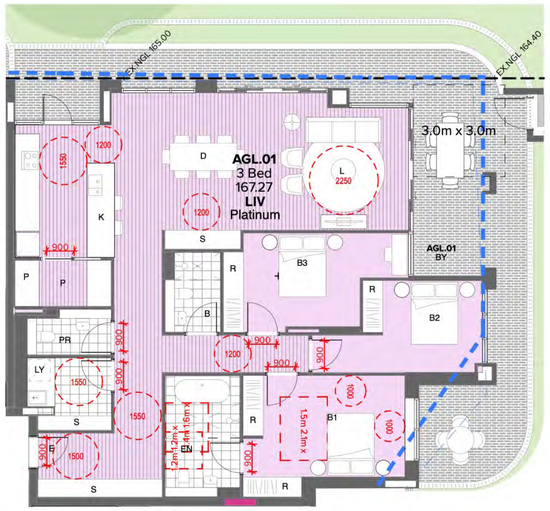
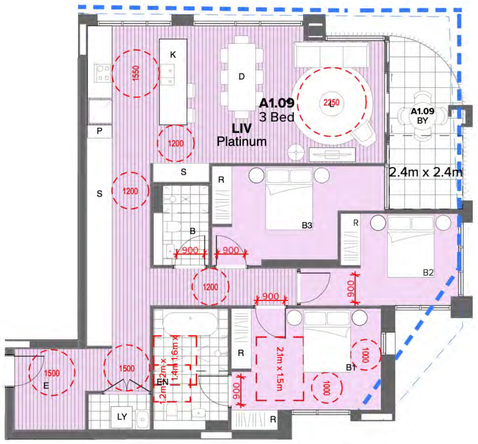


Platinum Liveable

3 Bed - Building A

AGL.01

Total Number of Units : 1

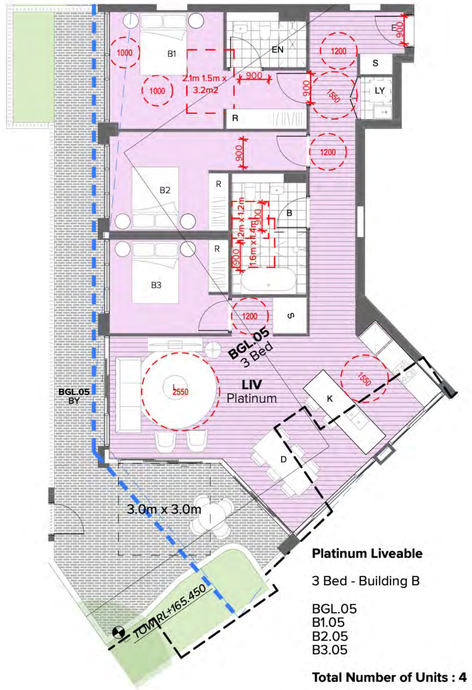


Platinum Liveable

3 Bed - Building A

A1.09
A2.09
A3.09

Total Number of Units : 3

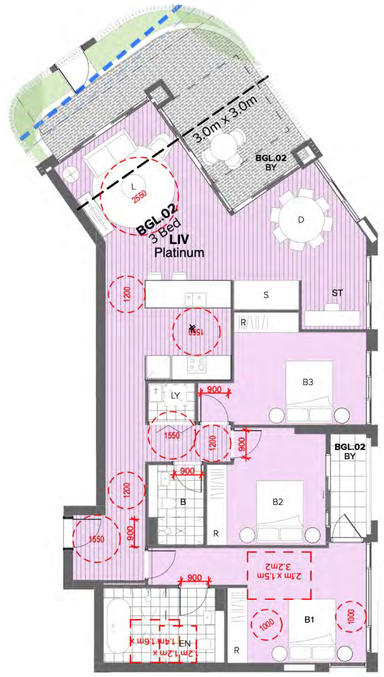


Platinum Liveable

3 Bed - Building B

BGL.05
B1.05
B2.05
B3.05

Total Number of Units : 4

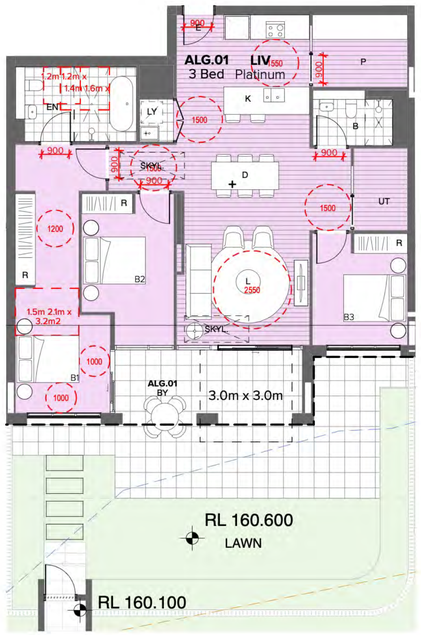


Platinum Liveable

3 Bed - Building B

BGL.02
B1.02
B2.02
B3.02

Total Number of Units : 4

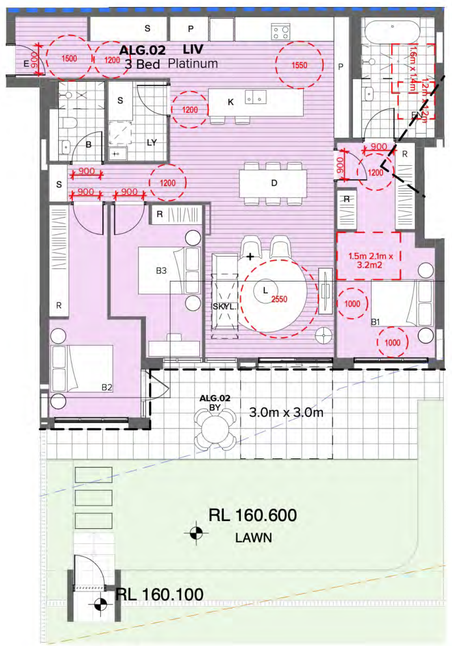


Platinum Liveable

3 Bed - Building A

ALG.01

Total Number of Units : 1

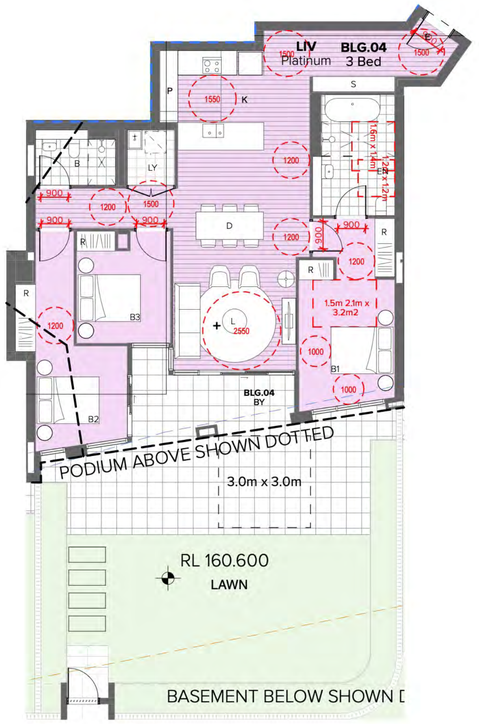


Platinum Liveable

3 Bed - Building A

ALG.02

Total Number of Units : 1



Platinum Liveable

3 Bed - Building B

BLG.04

Total Number of Units : 1

PLATINUM APARTMENTS (WITH REFERENCE TO APARTMENT DESIGN GUIDE)

The eight core design feature elements in the platinum apartments are:

1: A safe continuous and step free path of travel from the street entrance and/or parking area to dwelling entrance that is level
2: At least one, level (step-free) entrance into the dwelling.
3: Internal doors and corridors that facilitate comfortable and unimpeded movement between spaces.
4: A toilet on the ground (or entry) level that provides easy access.
5: A bathroom that contains a hob-less)step-free) shower access
6: Reinforced wall around the toilet shower and bath to support the safe installation of grab rails at a later date.
7: A continuous handrail on one side of any stairway where there is a rise of more than one metre
8: Stairways are designed to reduce the likelihood of injury and also enable future adaption
9: All doors require a minimum clear opening width of 900mm

Platinum Apartments

Minimum 15% of total apartments to be platinum housing units. (Kuringai Council DCP requirement)

Total Platinum Apartments Provided:

71 Apartments - 56 Silver Apartments

15 Platinum Apartments TOTAL @21%

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	9/9/2024	JF	Issue For Information
E	22/10/24	JMc	DA
F	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Platinum Liveable Layouts
Liveable Plan Layouts

Scale **1:100 @A1, 50%@A3**
Status **For Council RFI**
Project No. **21016**
Dwg No. **DA-810-001**
Drawn by **JC**
Rev **F**
North

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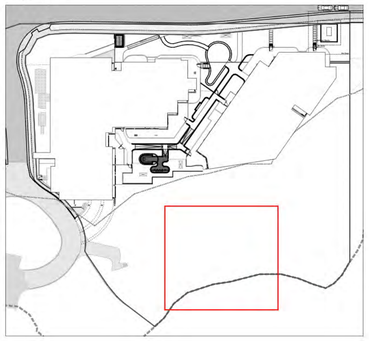
Key Plan



Notes: All loose furnitures shown indicatively only.

1 **Swimming Pool Lower Ground Plan**

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Swimming Pool
Swimming Pool Plan

Scale **1:75 @A1, 50%@A3**
Status **For Council RFI**
Project No. **21016**
Dwg No. **DA-830-101**
Drawn by **PS**
Rev **A**
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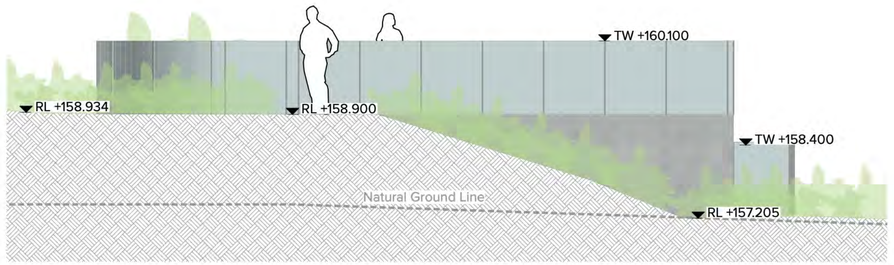
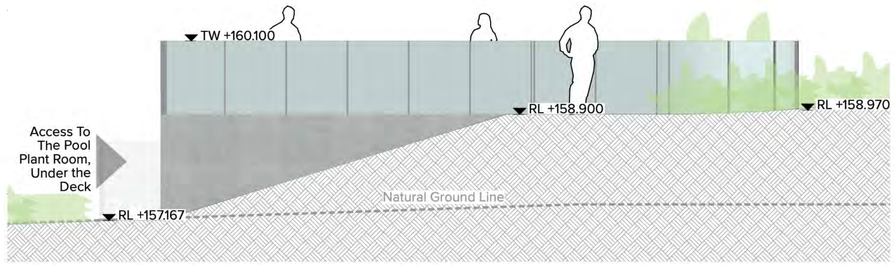
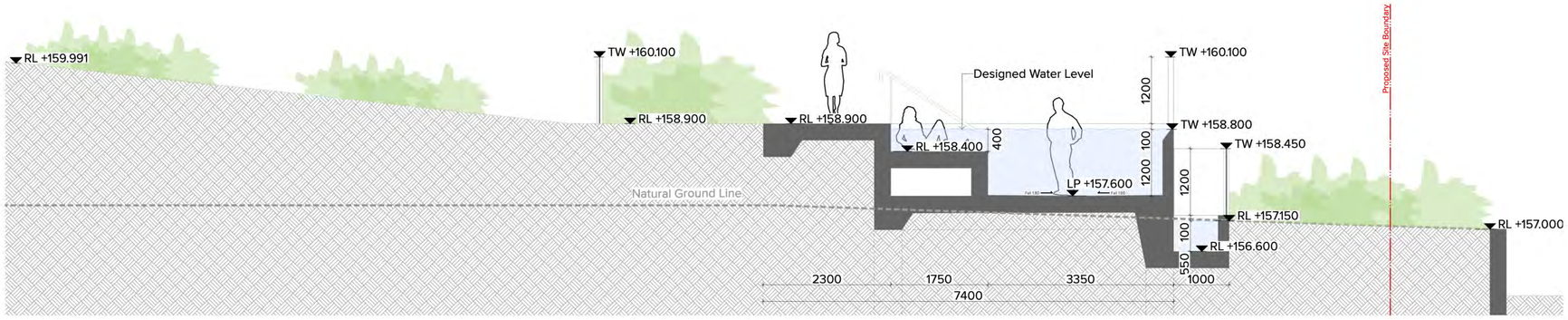


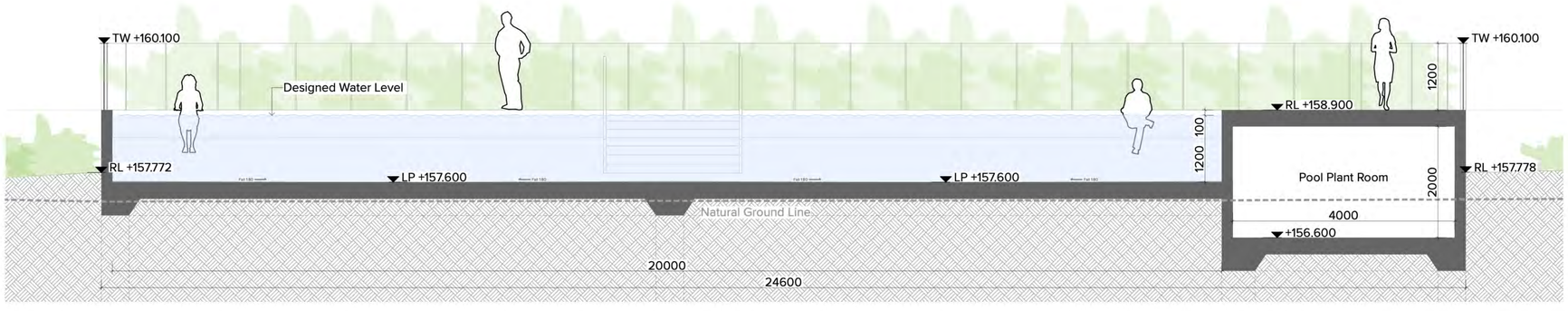
1 **Swimming Pool West Elevation**



2 **Swimming Pool East Elevation**



3 **Swimming Pool Short Section**



4 **Swimming Pool Long Section**

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Swimming Pool
Swimming Pool Elevations and Detail Sections

Scale	Project No.	Drawn by	North
1:50 @A1, 50%@A3	21016	PS	
Status	Dwg No.	Rev	
For Council RFI	DA-830-201	A	

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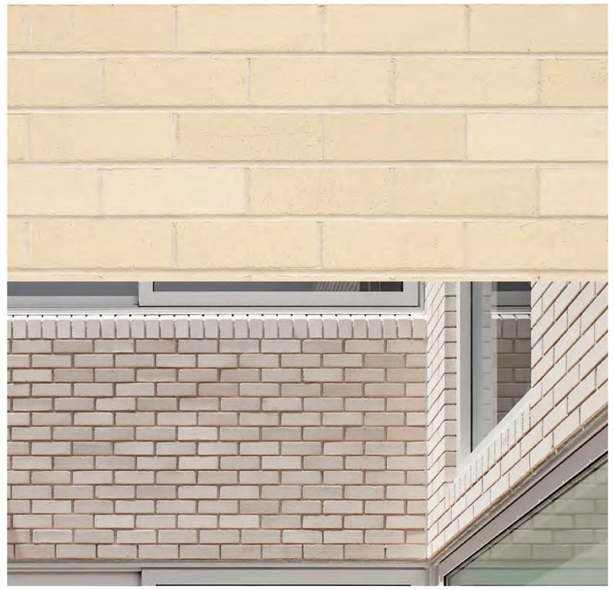
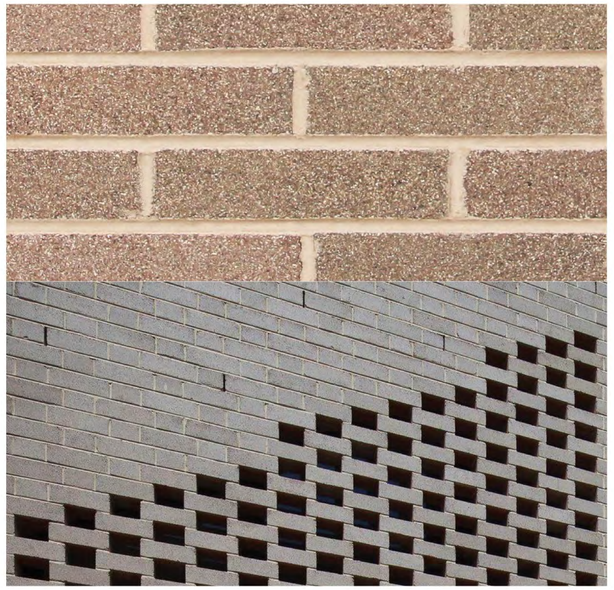
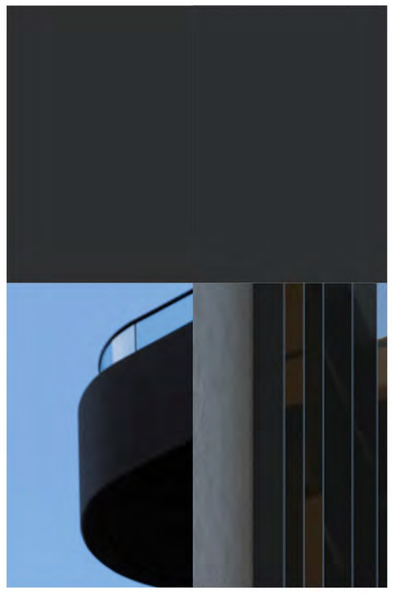


MAS1

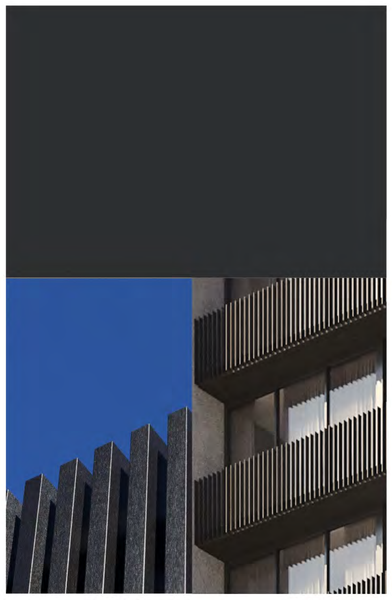


MAS2

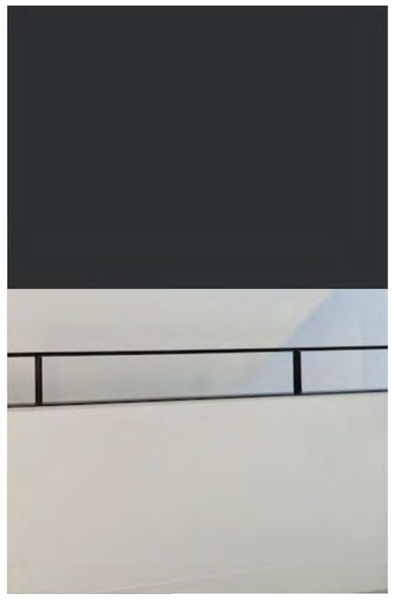
MAS3



CLD1 CLD3 / LV1



SCN1 / SCN2 BAL1 / FNC1



BAL2

ELEVATIONS LEGEND:

BAL1 BALUSTRADE TYPE 1
PRE FINISHED VERTICAL METAL ANGLE BALUSTERS
FINISH TO PCF1 OR SIMILAR

BAL2 BALUSTRADE TYPE 2
PRE FINISHED HORIZONTAL METAL FLAT BALUSTERS
FINISH TO PCF1 OR SIMILAR

BAL3 BALUSTRADE TYPE 2
PRE FINISHED VERTICAL METAL FLAT BALUSTERS
FINISH TO PCF1 OR SIMILAR

CLD1 CLADDING TYPE 1
PRE FINISHED FC CLADDING
FINISH TO PF1 OR SIMILAR

CLD2 CLADDING TYPE 2
PRE FINISHED FC CLADDING,
FINISH TO PF2 OR SIMILAR

CLD3 CLADDING TYPE 3
METAL CLADDING SYSTEM,
FINISH TO PF1 OR SIMILAR

GC1 GLASS, CLEAR, TYPE 1
ALUMINIUM FRAMING SYSTEM
FINISH TO PF1 OR SIMILAR

GC2 GLASS, COLOURBACK, TYPE 2
ALUMINIUM FRAMING SYSTEM
FINISH TO PF1 OR SIMILAR

LV1 LOUVRE, TYPE 1
ALUMINIUM OR SIMILAR
FINISH TO PF1 OR SIMILAR

MAS1 MASONRY TYPE 1
TO MATCH BRICKWORKS
CHILLINGHAM WHITE OR SIMILAR

MAS2 MASONRY TYPE 2
TO MATCH BRICKWORKS
SIMMENTAL SILVER OR SIMILAR

MAS3 MASONRY TYPE 1
CONCRETE OFF FORM
NATURAL FINISH

FNC1 FENCE TYPE 1
FIXED VERTICAL METAL FENCE ON TOP OF WALL
FINISH TO PCF1 OR SIMILAR

SCN1 SCREEN TYPE 1
VERTICAL METAL FINS
FINISH TO PCF1 OR SIMILAR

SCN2 SCREEN TYPE 2
'L' SHAPED PROFILE METAL FINS
FINISH TO PCF1 OR SIMILAR

PCF1 POWDERCOAT FINISH, TYPE 1
MONUMENT OR SIMILAR

PF1 PAINT FINISH, TYPE 1
DARK GREY - MONUMENT OR SIMILAR

PF2 PAINT FINISH, TYPE 2
MID GREY - FLOODED GUM OR SIMILAR

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Materials & Finishes Board
External Finishes

Scale **1:100 @A1, 50%@A3**
Project No. **21016**
Drawn by **JL**
North
Status **For Council RFI**
Dwg No. **DA-890-001**
Rev **E**

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DESIGN PROPOSAL (EXCLUDING TREES)

DESIGN PROPOSAL

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6926, ABN 86 094 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

NOTE:
Perspectives are an artistic impression for illustrative purposes only.
Refer to general arrangement plans, elevations, and sections for accurate design intent.

Rev	Date	Approved by	Notes
01	17.04.24	JF	DA Final Draft
02	07.06.24	JF	DA Final
03	22/10/24	JMc	DA
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
3D VIEWS
Perspective 01

Scale: **@A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-910-001**
Drawn by: **TURNER**
Rev: **A**
North

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

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Rev	Date	Approved by	Notes
01	17.04.24	JF	DA Final Draft
02	07.06.24	JF	DA Final
03	22/10/24	JMc	DA
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
3D VIEWS
Perspective 02

Scale: **@A1, 50%@A3**
Project No.: **21016**
Drawn by: **TURNER**
North
Status: **For Council RFI**
Dwg No.: **DA-910-002**
Rev: **A**

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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03	22/10/24	JMc	DA
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
3D VIEWS
Perspective 03

Scale: **@A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-910-003**
Drawn by: **TURNER**
Rev: **A**
North

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
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Sydney, NSW, 2028

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03	22/10/24	JMc	DA
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
3D VIEWS
Perspective 04

Scale: @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-910-004
Drawn by: TURNER
North
Rev: A

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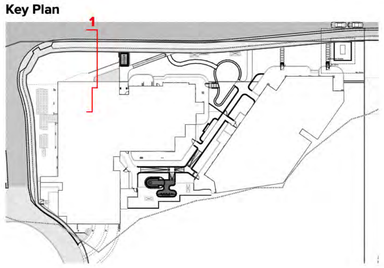
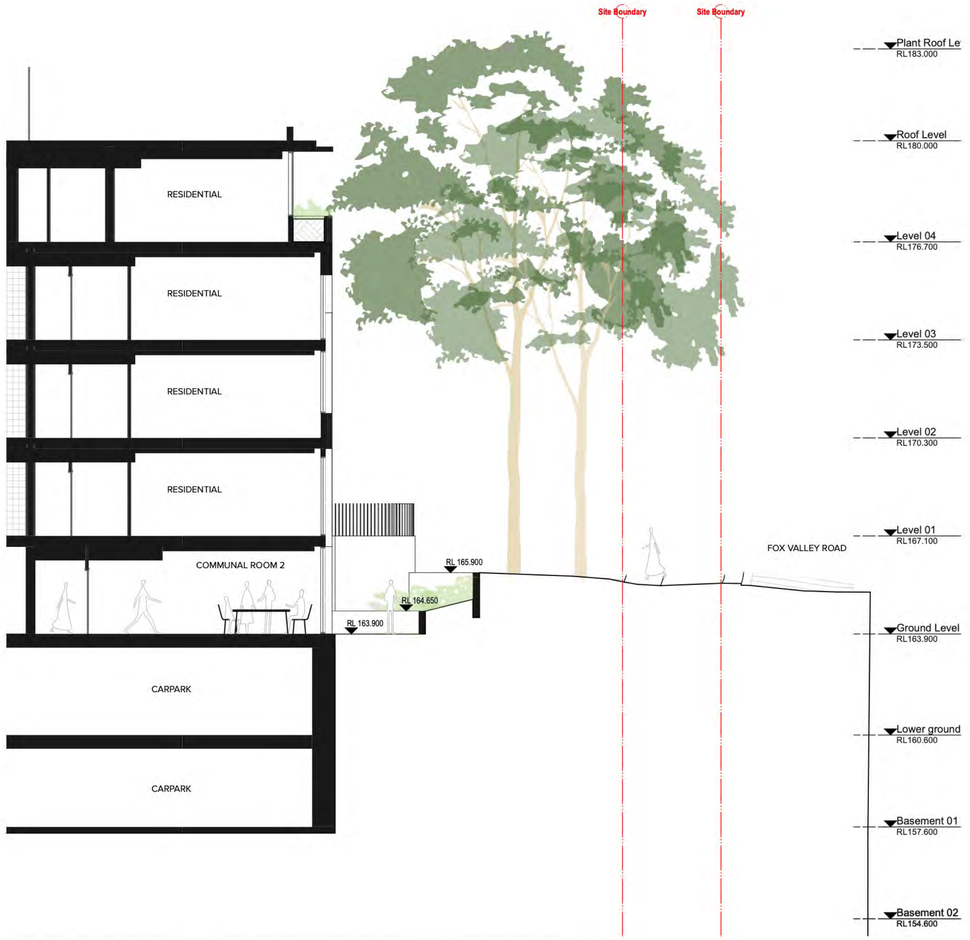
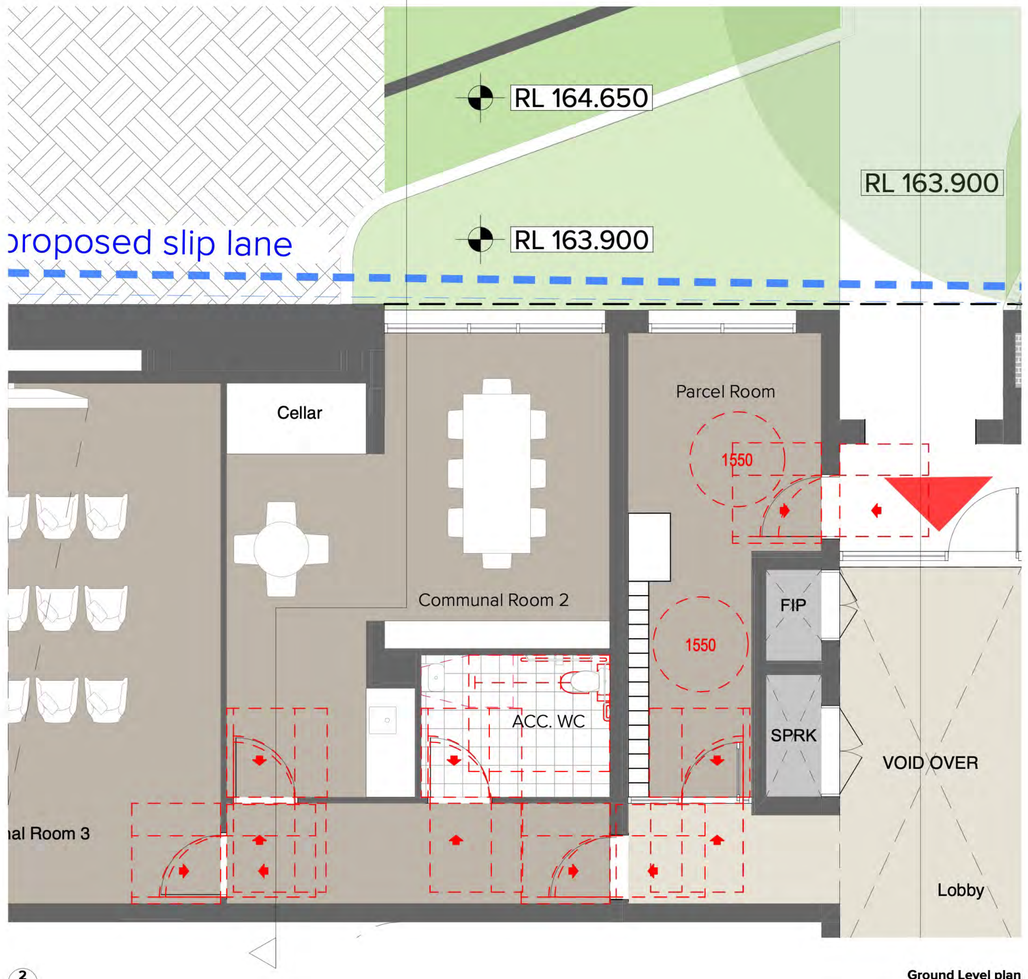
Key Plan





1
-

Communal Room 2 section
1:100



2
-

Ground Level plan
1:50

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Detail section
Communal Room 2 Section

Scale
1:100, 1:50 @A1, 50%@A3
Status
For Council RFI
Project No.
21016
Dwg No.
DA-1000-001
Drawn by
JL
North
Rev
A

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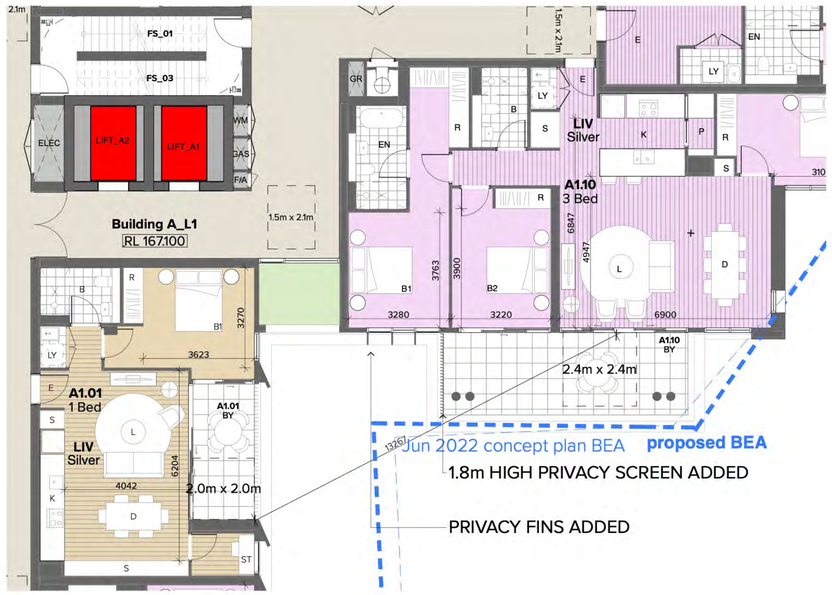
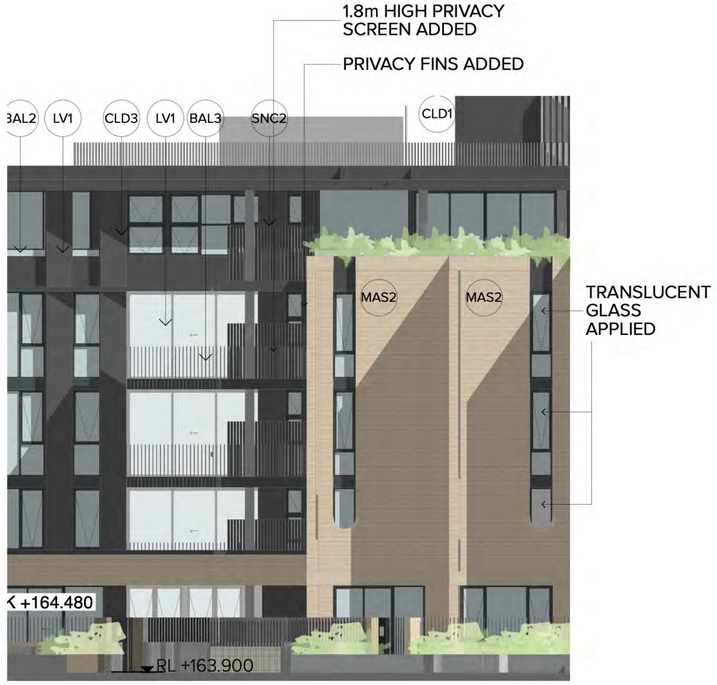
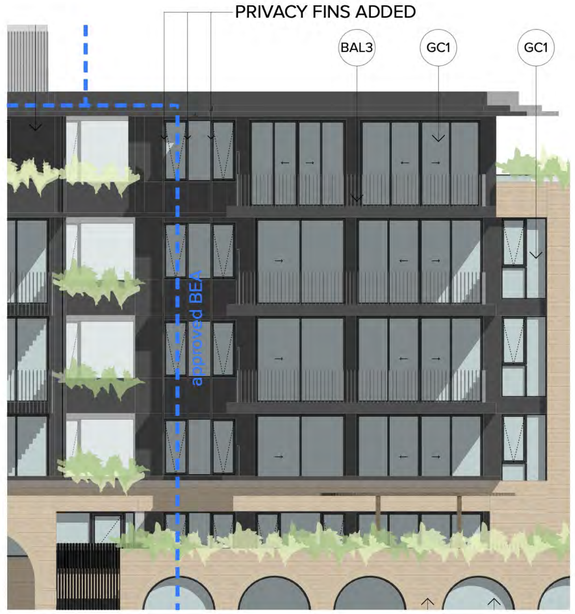
1 - Level 01 1:200



2 - Level 01 1:100



3 - Building A Internal East Elevation 1:100



4 - South Elevation 1:100

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Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

CLIENT
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Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Visual privacy diagrams
Visual privacy - Building A

Scale	Project No.	Drawn by	North
1:200, 1:100 @A1, 50%@A3	21016	IA	
Status	Dwg No.	Rev	
For Council RFI	DA-1001-001	A	

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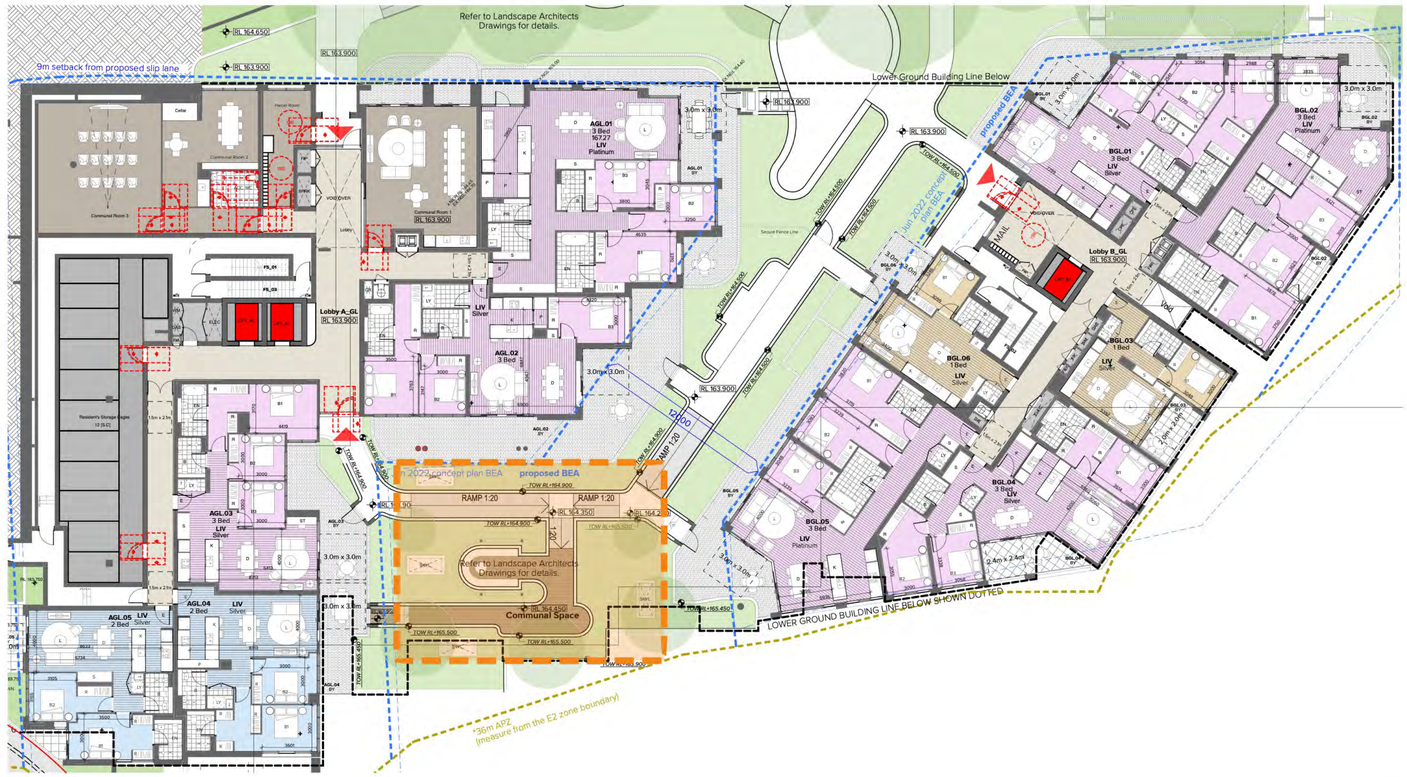
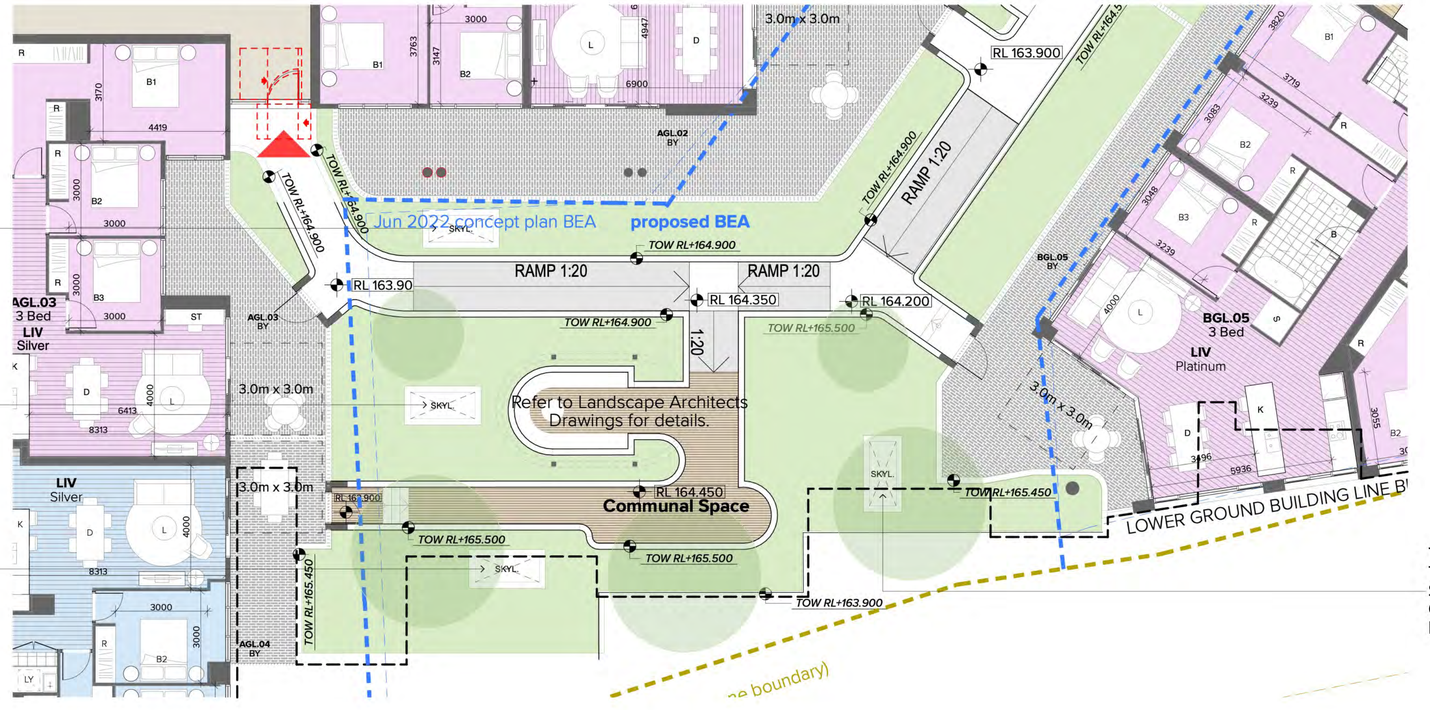


1
-

Ground Level
1:200

TRANSLUCENT GLASS APPLIED TO PODIUM SKYLIGHTS. SKYLIGHTS ARE NON-OPERABLE & NOT RELIED UPON FOR CROSS VENT



2
-

Ground Level
1:100

TRANSLUCENT GLASS APPLIED TO PODIUM SKYLIGHTS. SKYLIGHTS ARE NON-OPERABLE & NOT RELIED UPON FOR CROSS VENT

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 88 094 084 611

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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Visual privacy diagrams
Visual privacy - Podium skylights

Scale: **1:200, 1:100 @A1, 50%@A3**
Project No.: **21016**
Drawn by: **IA**
Status: **For Council RFI**
Dwg No.: **DA-1001-002**
Rev: **A**
North

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existing site boundary

site boundary

proposed site boundary = E2 land zone boundary

36m AHD (measure from the E2 zone boundary)

DA-310-101 BB

DA-310-101 AA

DA-310-101 BB

DA-310-201 02

DA-310-201 03

DA-310-201 07

DA-301-201 04

Lobby A_LG

Lobby B_LG

Waste Room

Store Room

Bulky Waste

COMMS

FIRE PUMP ROOM

MSB

RWT

CWP

A/E

RAMP 1:5

RAMP 1:10

RAMP 1:8

RAMP 1:5

CARPARK ENTRY

TRUCK BAY

GHR

CS

Residential

Visitor

BLG.01 2 Bed

BLG.02 2 Bed

BLG.03 2 Bed

BLG.04 3 Bed

ALG.01 3 Bed

ALG.02 3 Bed

PODIUM ABOVE SHOWN DOTTED

BASEMENT BELOW SHOWN DOTTED

T107

T109

T108

T134

T121

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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 98 064 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

LEGEND

Window opening size (1000 x 2850)

Extent of living space

Extent of bedroom space

Window area as a percentage of floor area: 53%

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Lower Ground

Scale: 1:200 @A1, 50%@A3
Project No.: 21016
Drawn by: JL/JC
North
Status: For Council RFI
Dwg No.: DA-1002-001
Rev: A

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existing site boundary

site boundary

RAMP 1:20

Substation Kiosks

3m Zone

6m Zone

Lower Ground Building Line Below

Lobby A_GL

Lobby B_GL

Communal Space

LOWER GROUND BUILDING LINE BELOW SHOWN DOTTED

AGL.01 3 Bed 167.27

AGL.02 3 Bed

AGL.03 3 Bed

AGL.04 2 Bed

AGL.05 2 Bed

BGL.01 3 Bed

BGL.02 3 Bed

BGL.03 1 Bed

BGL.04 3 Bed

BGL.05 3 Bed

BGL.06 1 Bed

DA-310-101 AA

DA-310-101 BB

DA-310-201 02

DA-310-201 01

DA-310-201 03

DA-301-201 04

736m APZ (measure from the E2 zone boundary)

proposed site boundary = E2 land zone boundary

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay, Sydney, NSW, 2028

LEGEND

Window opening size (1000 x 2850)

Extent of living space

Extent of bedroom space

Window area as a percentage of floor area: **53%**

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Ground Level

Scale: **1:200 @A1, 50%@A3**
Project No.: **21016**
Drawn by: **JL/JC**
Status: **For Council RFI**
Dwg No.: **DA-1002-002**
Rev: **A**
North

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

LEGEND

Window opening size: 1000 x 2850
Extent of living space
Extent of bedroom space
Window area as a percentage of floor area: 53%

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Level 01

Scale: 1:200 @A1, 50%@A3
Project No.: 21016
Drawn by: JL/JC
North
Status: For Council RFI
Dwg No.: DA-1002-003
Rev: A

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existing site boundary

proposed site boundary after road dedication

site boundary

9m setback from proposed slip lane

6m side setback

6m side setback

Building A_L2
RL 170.300

Building B_L2

A2.01 1 Bed
A2.02 3 Bed
A2.03 3 Bed
A2.04 2 Bed
A2.05 2 Bed
A2.06 3 Bed
A2.07 2 Bed
A2.08 2 Bed
A2.09 3 Bed
A2.10 3 Bed

B2.01 3 Bed
B2.02 3 Bed
B2.03 1 Bed
B2.04 3 Bed
B2.05 3 Bed
B2.06 2 Bed

12000

*36m APZ
(measure from the E2 zone boundary)

*36m APZ
(measure from the E2 zone boundary)

proposed site boundary =
E2 land zone boundary

DA-310-101 BB

DA-310-101 AA

DA-310-101 AA

DA-310-201 02

DA-310-201 01

DA-310-201 03

DA-301-201 04

DA-310-101 BB

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

LEGEND

Window opening size — 1000 x 2850

Extent of living space

Extent of bedroom space

Window area as a percentage of floor area — 53%

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Level 02

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1002-004
Drawn by: JL/JC
Rev: A
North

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Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

LEGEND

Window opening size — 1000 x 2850
Extent of living space
Extent of bedroom space
Window area as a percentage of floor area — 53%

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Level 03

Scale: 1:200 @A1, 50%@A3
Project No.: 21016
Drawn by: JL/JC
Status: For Council RFI
Dwg No.: DA-1002-005
Rev: A
North

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Nominated Architect: Nicholas Turner 6695, ABN 88 094 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

LEGEND

Window opening size (1000 x 2850)

Extent of living space

Extent of bedroom space

Window area as a percentage of floor area: **53%**

Rev	Date	Aprroved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment Size and Layout - Level 04

Scale: **1:200 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-1002-006**
Drawn by: **JL/JC**
Rev: **A**
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APARTMENT WINDOW SURFACE SIZE / INTERNAL AREA CALCULATION

BUILDING A

Level 4

		A4.01	A4.02	A4.03	A4.04	A4.05	A4.06
LIVING	AREA	59.00	53.00	40.00	74.00	71.00	59.00
	WINDOW 1 SIZE	16.25	14.68	5.23	9.67	8.53	11.35
	WINDOW 2 SIZE	3.45	1.83	5.99	10.53	8.17	6.15
	WINDOW 3 SIZE	5.69		1.83	5.34	8.78	13.89
		1.83				10.97	
		46%	31%	33%	35%	51%	53%
BEDROOM 1	AREA	16.00	18.00	11.00	17.00	20.00	15.00
	WINDOW SIZE	1.80	6.33	8.41	8.97	8.76	4.92
		11%	35%	76%	53%	44%	33%
BEDROOM 2	AREA	10.00	11.00	11.00	13.00	11.00	10.00
	WINDOW 1 SIZE	6.36	5.34	6.33	5.34	5.31	9.12
		64%	49%	58%	41%	48%	91%
BEDROOM 3	AREA	13.00	11.00		15.00	11.00	10.00
	WINDOW SIZE	6.92	9.27		5.68	7.51	6.01
		53%	84%		38%	68%	60%

LEVEL 3

		A3.01	A3.02	A3.03	A3.04	A3.05	A3.06	A3.07	A3.08	A3.09	A3.10
LIVING	AREA	31.00	59.00	50.00	40.00	41.00	45.00	44.00	41.00	64.00	50.00
	WINDOW 1 SIZE	12.61	6.23	9.10	10.29	10.29	9.26	9.39	9.26	6.27	2.08
	WINDOW 2 SIZE		12.31	5.64	6.41	6.41	6.41	9.59	9.58	9.26	4.10
	WINDOW 3 SIZE		10.32							5.48	11.91
	WINDOW 4 SIZE									11.64	
		41%	49%	29%	42%	41%	35%	43%	46%	51%	36%
BEDROOM 1	AREA	14.00	16.00	13.00	16.00	15.00	10.00	15.00	16.00	15.00	18.00
	WINDOW 1 SIZE	5.70	7.41	7.07	7.07	7.07	7.21	5.13	7.89	5.17	4.56
	WINDOW 2 SIZE	2.62			6.86	5.72		2.99	6.60	2.08	
		59%	46%	54%	87%	85%	72%	54%	91%	48%	25%
BEDROOM 2	AREA		13.00	10.00	10.00	10.00	10.00	10.00	10.00	12.00	13.00
	WINDOW 1 SIZE		7.41	6.27	8.46	8.52	6.26	8.52	8.55	6.27	8.55
	WINDOW 2 SIZE			0.64						4.91	
			57%	69%	85%	85%	63%	85%	86%	93%	66%
BEDROOM 3	AREA		9.00	10.00			10.00			14.00	12.00
	WINDOW 1 SIZE		7.41	7.36			9.38			4.03	5.40
	WINDOW 2 SIZE			0.64			2.85				2.08
			82%	80%			122%			29%	62%

LEVEL 2

		A2.01	A2.02	A2.03	A2.04	A2.05	A2.06	A2.07	A2.08	A2.09	A2.10
LIVING	AREA	31.00	59.00	50.00	40.00	41.00	45.00	44.00	41.00	64.00	50.00
	WINDOW 1 SIZE	12.61	8.67	9.10	7.40	7.38	7.40	7.40	7.40	4.94	2.08
	WINDOW 2 SIZE		12.31	5.64	6.41	6.41	6.41	9.59	9.58	7.30	4.10
	WINDOW 3 SIZE		10.32							5.48	11.91
	WINDOW 4 SIZE									11.64	
		41%	53%	29%	35%	34%	31%	39%	41%	46%	36%
BEDROOM 1	AREA	14.00	16.00	13.00	16.00	15.00	10.00	15.00	16.00	15.00	18.00
	WINDOW 1 SIZE	2.62	7.41	7.07	7.07	7.07	7.21	5.13	7.89	5.17	4.56
	WINDOW 2 SIZE	5.70			6.86	5.72		2.99	6.60	2.08	
		59%	46%	54%	87%	85%	72%	54%	91%	48%	25%
BEDROOM 2	AREA		13.00	10.00	10.00	10.00	10.00	10.00	10.00	12.00	13.00
	WINDOW 1 SIZE		7.41	4.82	8.46	8.52	4.94	8.52	8.55	4.94	8.55
	WINDOW 2 SIZE			0.64						4.91	
			57%	55%	85%	85%	49%	85%	86%	82%	66%
BEDROOM 3	AREA		9.00	10.00			10.00			14.00	12.00
	WINDOW 1 SIZE		7.41	5.80			7.40			4.03	5.40
	WINDOW 2 SIZE			0.64			2.85				2.08
			82%	64%			102%			29%	62%

LEVEL 1

		A1.01	A1.02	A1.03	A1.04	A1.05	A1.06	A1.07	A1.08	A1.09	A1.10
LIVING	AREA	32.00	59.00	50.00	40.00	41.00	45.00	41.00	41.00	64.00	50.00
	WINDOW 1 SIZE	12.61	6.23	9.10	10.29	10.29	10.29	9.26	9.26	6.27	2.08
	WINDOW 2 SIZE		12.31	5.64	6.85	6.85	6.41	9.59	9.58	9.26	4.10
	WINDOW 3 SIZE		10.32							5.48	11.91
	WINDOW 4 SIZE									11.64	
		39%	49%	29%	43%	42%	37%	46%	46%	51%	36%
BEDROOM 1	AREA	14.00	16.00	13.00	16.00	15.00	10.00	12.00	16.00	15.00	18.00
	WINDOW 1 SIZE	5.70	5.33	7.07	7.07	7.07	7.21	8.42	7.89	5.17	4.56
	WINDOW 2 SIZE	2.62			6.86	5.72			6.60	2.08	
		59%	33%	54%	87%	85%	72%	70%	91%	48%	25%
BEDROOM 2	AREA		13.00	10.00	10.00	10.00	10.00		10.00	12.00	13.00
	WINDOW 1 SIZE		5.33	6.27	8.46	8.52	6.86		8.55	6.27	8.55
	WINDOW 2 SIZE			0.64						4.91	
			41%	69%	85%	85%	69%		86%	93%	66%
BEDROOM 3	AREA		9.00	10.00			10.00			14.00	12.00
	WINDOW 1 SIZE		5.33	7.36			10.29			4.03	5.40
	WINDOW 2 SIZE			0.64			2.85				2.08
			59%	80%			131%			29%	62%

GROUND LEVEL

		AGL.01	AGL.02	AGL.03	AGL.04	AGL.05
LIVING	AREA	167.00	50.00	48.00	43.00	42.00
	WINDOW 1 SIZE	8.03	8.51	7.41	7.41	6.84
	WINDOW 2 SIZE	6.87	11.91			
	WINDOW 3 SIZE	10.29				
	WINDOW 4 SIZE	5.58				
	WINDOW 5 SIZE	11.64				
		25%	41%	15%	17%	16%
BEDROOM 1	AREA	16.00	19.00	21.00	18.00	14.00
	WINDOW 1 SIZE	5.81	6.84	5.28	8.84	5.64
	WINDOW 2 SIZE				4.82	3.68
		36%	36%	25%	76%	67%
BEDROOM 2	AREA	12.00	10.00	10.00	11.00	12.00
	WINDOW 1 SIZE	6.87	8.55	5.28	7.41	8.07
	WINDOW 2 SIZE					0.64
		57%	86%	53%	67%	73%
BEDROOM 3	AREA	14.00	12.00	9.00		
	WINDOW SIZE	4.03	8.55	5.28		
		29%	71%	59%		

LOWER GROUND LEVEL

		ALG.01	ALG.02
LIVING	AREA	53.00	68.00
	WINDOW 1 SIZE	10.99	2.94
	WINDOW 2 SIZE	1.83	6.88
	WINDOW 3 SIZE	1.83	1.83
		28%	17%
BEDROOM 1	AREA	20.00	17.00
	WINDOW 1 SIZE	6.84	6.87
	WINDOW 2 SIZE	7.57	
		34%	40%
BEDROOM 2	AREA	13.00	14.00
	WINDOW 1 SIZE	5.49	6.84
	WINDOW 2 SIZE		4.49
		42%	81%
BEDROOM 3	AREA	10.00	12.00
	WINDOW SIZE	6.87	3.65
		69%	30%

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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 98 094 084 011

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment 10% Opening Calculation Schedule 01

Scale: @A1, 50%@A3
Project No.: 21016
Drawn by: JL/JC
Status: For Council RFI
Dwg No.: DA-1002-007
Rev: A
North

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APARTMENT WINDOW SURFACE SIZE / INTERNAL AREA CALCULATION

BUILDING B

Level 4

Level 3

		B3.01	B3.02	B3.03	B3.04	B3.05	B3.06
LIVING	AREA	49.00	65.00	32.00	51.00	65.00	44.00
	WINDOW 1 SIZE	8.12	8.96	10.61	8.17	6.84	5.79
	WINDOW 2 SIZE	8.02	11.55	1.62	8.01	10.23	7.07
	WINDOW 3 SIZE	5.70	7.46		5.65	9.35	2.42
	WINDOW 4 SIZE		6.87		5.70	9.48	1.62
	WINDOW 5 SIZE		4.85		1.62	7.45	
	WINDOW 6 SIZE					1.62	
		45%	61%	38%	57%	69%	38%
BEDROOM 1	AREA	20.00	19.00	10.00	12.00	18.00	10.00
	WINDOW 1 SIZE	6.87	11.62	4.85	6.84	8.17	4.85
	WINDOW 2 SIZE		2.99	4.02			2.99
		34%	77%	89%	57%	45%	78%
BEDROOM 2	AREA	13.00	12.00		14.00	14.00	9.00
	WINDOW 1 SIZE	6.87	6.84		6.84	4.85	8.41
		53%	57%		49%	35%	93%
BEDROOM 3	AREA	12.00	15.00		10.00	11.00	
	WINDOW 1 SIZE	5.64	6.84		6.84	6.80	
	WINDOW 2 SIZE	5.45					
		92%	46%		68%	62%	

Level 2

		B2.01	B2.02	B2.03	B2.04	B2.05	B2.06
LIVING	AREA	49.00	65.00	32.00	51.00	65.00	44.00
	WINDOW 1 SIZE	4.10	4.80	10.61	1.74	5.86	1.74
	WINDOW 2 SIZE	1.74	1.64		8.01	7.38	7.07
	WINDOW 3 SIZE	8.00	11.40		4.16	9.35	4.10
	WINDOW 4 SIZE	5.70	7.41		5.70	9.48	
	WINDOW 5 SIZE		4.92		5.60	4.62	
		40%	46%	33%	49%	56%	29%
BEDROOM 1	AREA	20.00	19.00	10.00	12.00	18.00	10.00
	WINDOW 1 SIZE	4.82	4.10	3.99	5.39	5.84	3.48
	WINDOW 2 SIZE		7.20	3.49			2.99
		24%	59%	75%	45%	32%	65%
BEDROOM 2	AREA	15.00	12.00		14.00	14.00	9.00
	WINDOW 1 SIZE	1.64	6.84		4.92	3.48	8.41
		4.82					
		43%	57%		35%	25%	93%
BEDROOM 3	AREA	11.00	15.00		10.00	11.00	
	WINDOW 1 SIZE	4.10	4.92		4.92	4.89	
	WINDOW 2 SIZE	5.42					
		87%	33%		49%	44%	

Level 1

		B1.01	B1.02	B1.03	B1.04	B1.05	B1.06
LIVING	AREA	49.00	65.00	32.00	51.00	65.00	44.00
	WINDOW 1 SIZE	9.36	9.36	10.61	10.24	6.84	9.33
	WINDOW 2 SIZE	8.02	11.55		8.01	10.23	7.07
	WINDOW 3 SIZE	5.70	7.46		5.65	9.35	
	WINDOW 4 SIZE		6.27		5.70	9.48	
	WINDOW 5 SIZE		6.84			9.27	
		47%	64%	33%	58%	69%	37%
BEDROOM 1	AREA	20.00	19.00	10.00	12.00	18.00	10.00
	WINDOW 1 SIZE	6.27	10.18	6.84	7.49	9.27	6.25
	WINDOW 2 SIZE		2.99	4.02			2.99
		31%	69%	109%	62%	51%	92%
BEDROOM 2	AREA	15.00	12.00		14.00	14.00	9.00
	WINDOW 1 SIZE	6.27	6.84		6.84	6.24	8.41
		42%	57%		49%	45%	93%
BEDROOM 3	AREA	12.00	15.00		10.00	11.00	
	WINDOW 1 SIZE	9.07	6.84		6.84	6.24	
	WINDOW 2 SIZE	5.45					
		121%	46%		68%	57%	

GROUND LEVEL

		BGL.01	BGL.02	BGL.03	BGL.04	BGL.05	BGL.06
LIVING	AREA	49.00	65.00	32.00	51.00	65.00	36.00
	WINDOW 1 SIZE	10.30	10.26	10.61	7.19	4.92	10.30
	WINDOW 2 SIZE	8.02	11.55		8.01	7.36	
	WINDOW 3 SIZE	5.70	7.46		5.65	9.35	
	WINDOW 4 SIZE		4.94		5.70	9.48	
	WINDOW 5 SIZE		4.79			10.21	
		49%	60%	33%	52%	64%	29%
BEDROOM 1	AREA	20.00	19.00	10.00	12.00	18.00	10.00
	WINDOW 1 SIZE	6.87	7.14	4.79	5.26	10.16	7.27
	WINDOW 2 SIZE		2.99	4.02			
		34%	53%	88%	44%	56%	73%
BEDROOM 2	AREA	15.00	12.00		14.00	14.00	
	WINDOW SIZE	6.87	6.84		4.92	6.84	
		46%	57%		35%	49%	
BEDROOM 3	AREA	12.00	15.00		10.00	11.00	
	WINDOW SIZE	10.00	4.79		4.92	6.84	
		83%	32%		49%	62%	

LOWER GROUND LEVEL

		BLG.01	BLG.02	BLG.03	BLG.04
LIVING	AREA	35.00	39.00	48.00	58.00
	WINDOW 1 SIZE	6.75	7.49	10.25	11.26
	WINDOW 2 SIZE	10.29	7.63	8.55	2.13
	WINDOW 3 SIZE	3.45			
		59%	39%	39%	23%
BEDROOM 1	AREA	10.00	13.00	13.00	16.00
	WINDOW 1 SIZE	6.84	6.84	6.84	6.84
	WINDOW 2 SIZE		5.13		
		68%	53%	53%	43%
BEDROOM 2	AREA		10.00	11.00	14.00
	WINDOW 1 SIZE		8.91	6.87	2.31
	WINDOW 2 SIZE				3.85
	WINDOW 3 SIZE				6.00
			89%	62%	87%
BEDROOM 3	AREA				10.00
	WINDOW SIZE				3.42
					34%

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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6685, ABN 98 094 084 011

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Apartment Size and Layout
Apartment 10% Opening Calculation Schedule 02

Scale: @A1, 50%@A3
Project No.: 21016
Drawn by: JL/JC
Status: For Council RFI
Dwg No.: DA-1002-008
Rev: A
North

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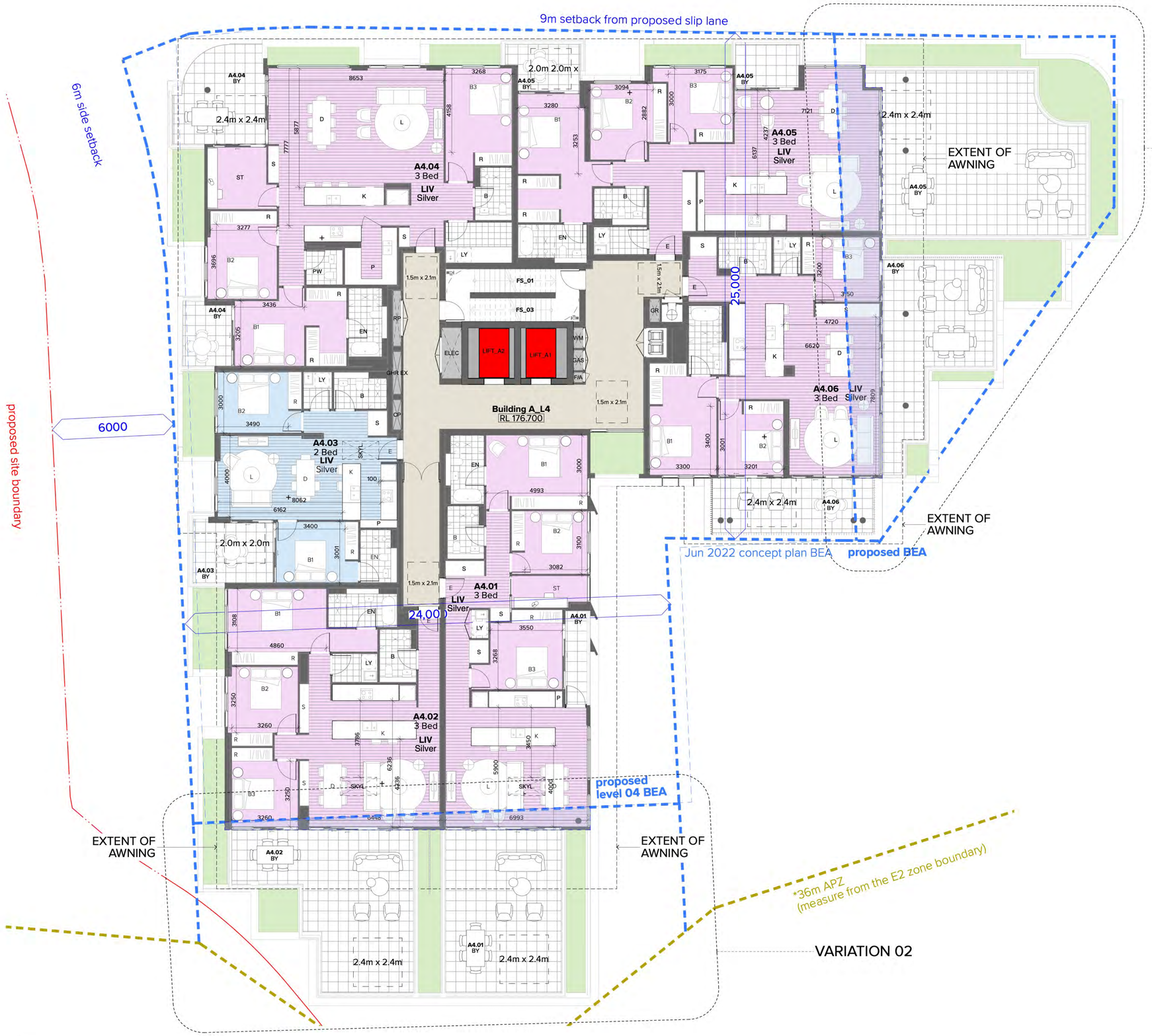
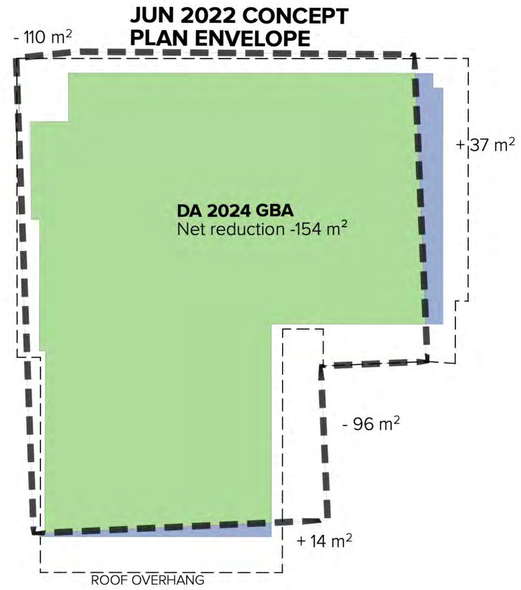


1 / - Level 04 1:100



2 / - L4 BEA comparison 1:250

Variation to Approved BEA

The MOD 9 concept envelopes controls were established based on early road design alignments and APZ line which has since evolved. The building has now been orientated orthogonally to Fox Valley Road street-frontage in direct response to **Objective 3B-1**: ***Building types and layouts respond to the streetscape and site while optimising solar access within the development.***

To achieve a regular built form there is a small encroachment of habitable area proposed at L4 compared to the original envelopes. This is a result of "straightening out' the internal space to provide logical and easily planned internal apartment spaces as per **4D Apartment Size and Layout design** guidance in the ADG.

Built form

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DLCS Quality Endorsed Company ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Variation to Approved BEA
Variation to Approved BEA - Level 4 Plan

Scale **1:100, 1:250 @A1, 50%@A3** Project No. **21016** Drawn by **IA** North
Status **For Council RFI** Dwg No. **DA-1004-001** Rev **A**

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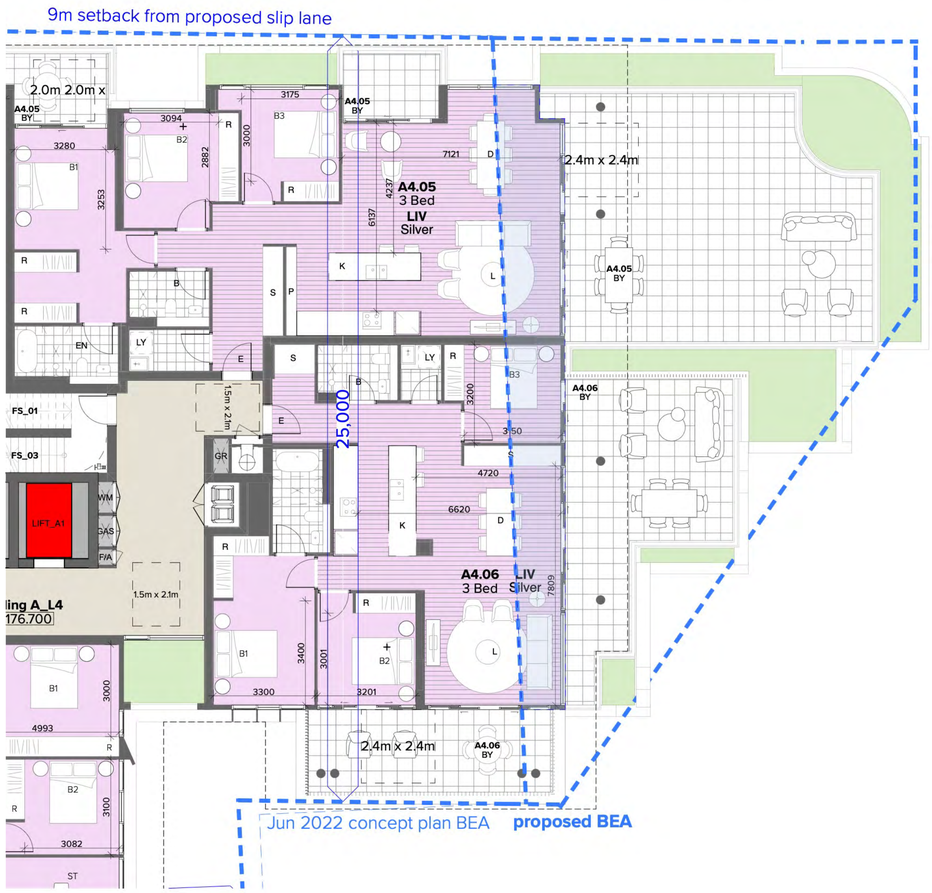
1 - North Elevation 1:200

Variation to MOD 9 BEA



2 - Level 04 1:100

3 - Fox Valley Way 01

4 - Podium

5 - Fox Valley Way 02

6 - Fox Valley Way 03

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Variation to Approved BEA
Varaition 01 - North-East

Scale: 1:100 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1004-002
Drawn by: IA
North
Rev: A

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1
-

West Elevation
1:200

2
-

Building A Internal East Elevation
1:200

3
-

Level 04
1:100

Variation to MOD 9 BEA

4
-

Fox Valley Way 01

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QLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6606, ABN 86 094 084 911

CLIENT

Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Variation to Approved BEA
Variation 02 - South

Scale: **1:100 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-1004-003**
Drawn by: **IA**
Rev: **A**
North

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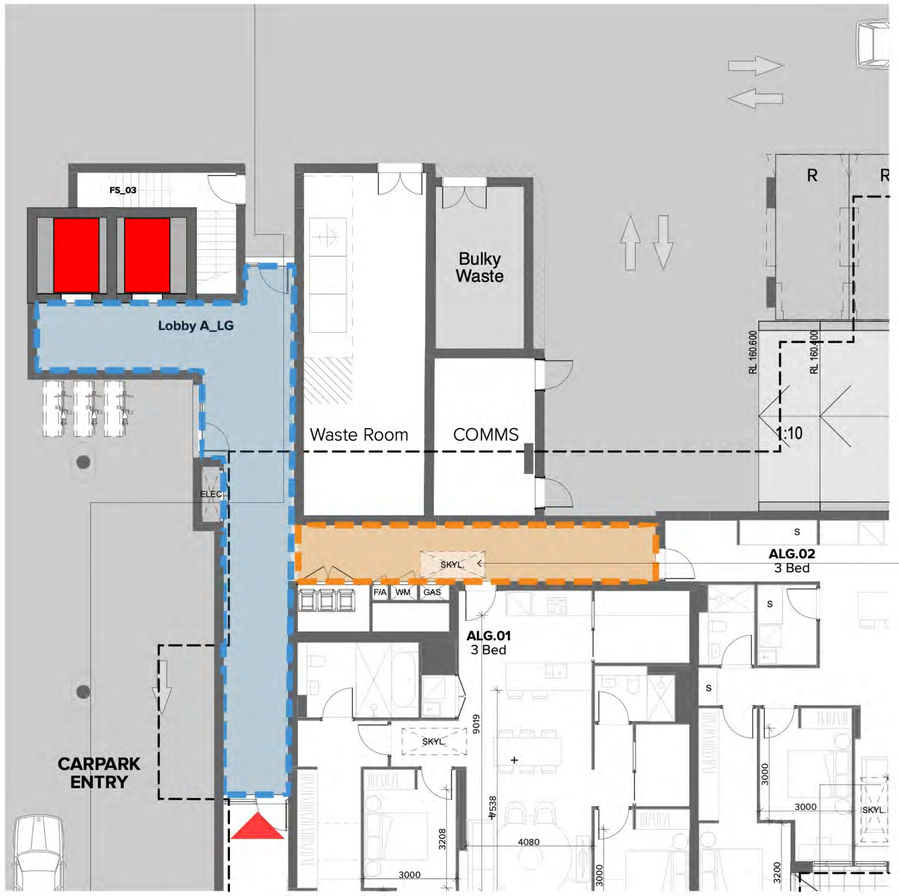

SKYLIGHT WITH TRANSLUCENT GLASS APPLIED TO PODIUM TO PROVIDE NATURAL DAYLIGHTING TO DEEPER CORRIDOR

1
-

Lower ground
1:100

2
-

Lower ground
1:100

Communal Lobby Space

A more public and spacious zone providing residents with a sense of arrival from the outside

Private Threshold Spine

A subtle shift in materiality and scale to signal a transition into the private zones.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Lobby diagrams
Lobby diagrams - Lower Ground

Scale: 1:100 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1005-001
Drawn by: JL/JC
Rev: A
North

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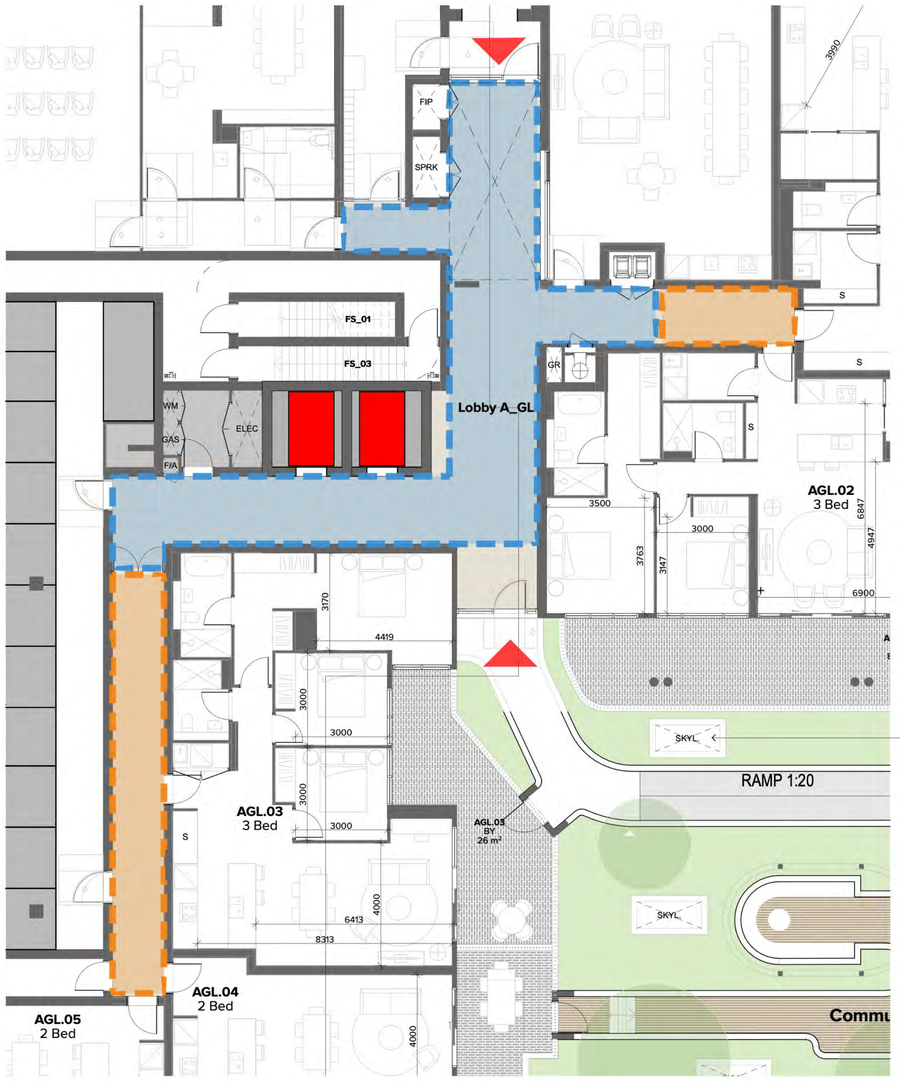
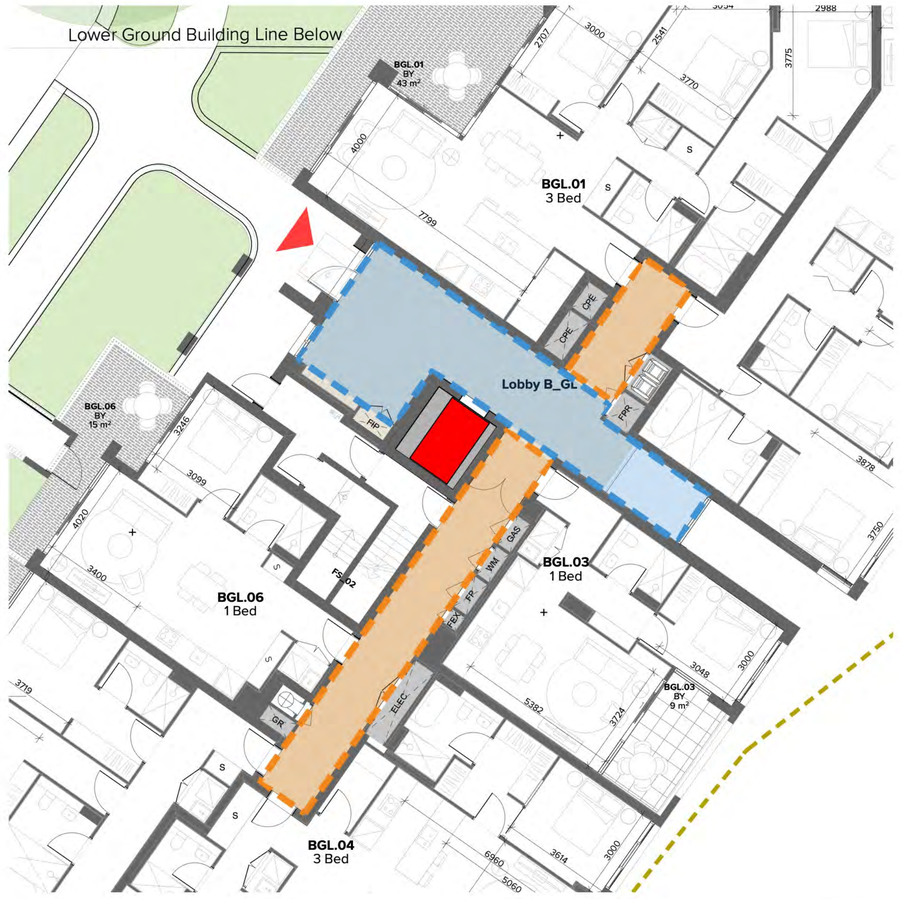


SKYLIGHT WITH TRANSLUCENT GLASS APPLIED TO PODIUM TO PROVIDE NATURAL DAYLIGHTING TO DEEPER CORRIDOR

1 - Ground Level 1:100



2 - Ground Level 1:100

Communal Lobby Space

A more public and spacious zone providing residents with a sense of arrival from the outside

Private Threshold Spine

A subtle shift in materiality and scale to signal a transition into the private zones.

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Lobby diagrams
Lobby diagrams - Ground Level

Scale **1:100 @A1, 50%@A3**
Status **For Council RFI**
Project No. **21016**
Dwg No. **DA-1005-002**
Drawn by **JL/JC**
Rev **A**
North

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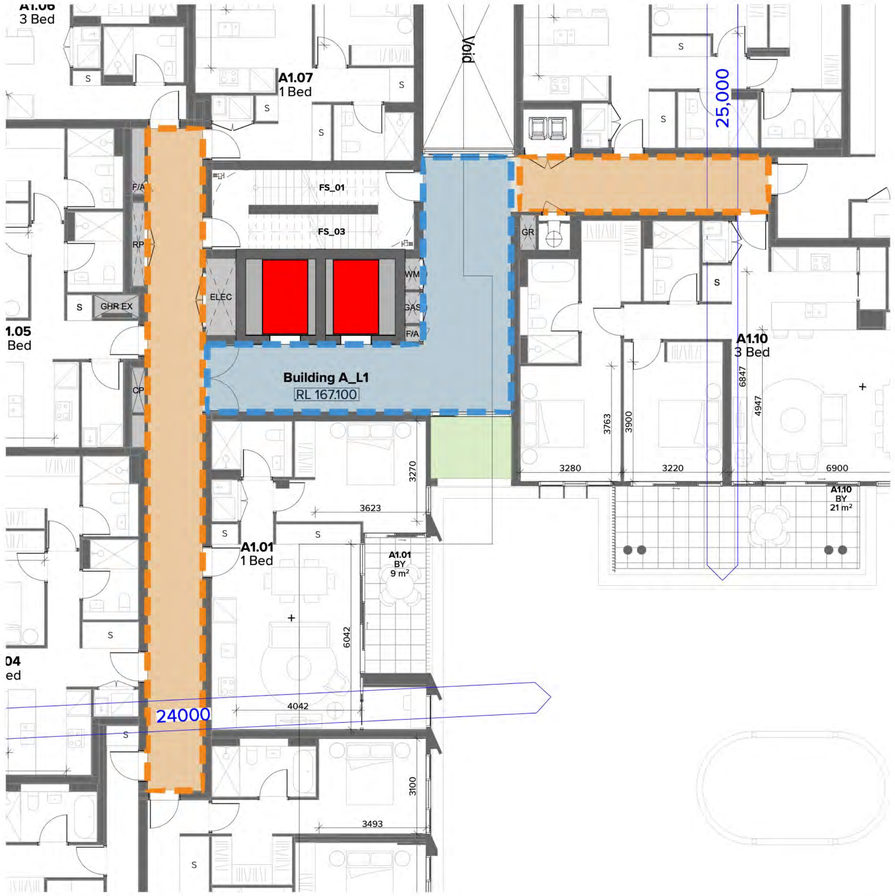

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Level 01
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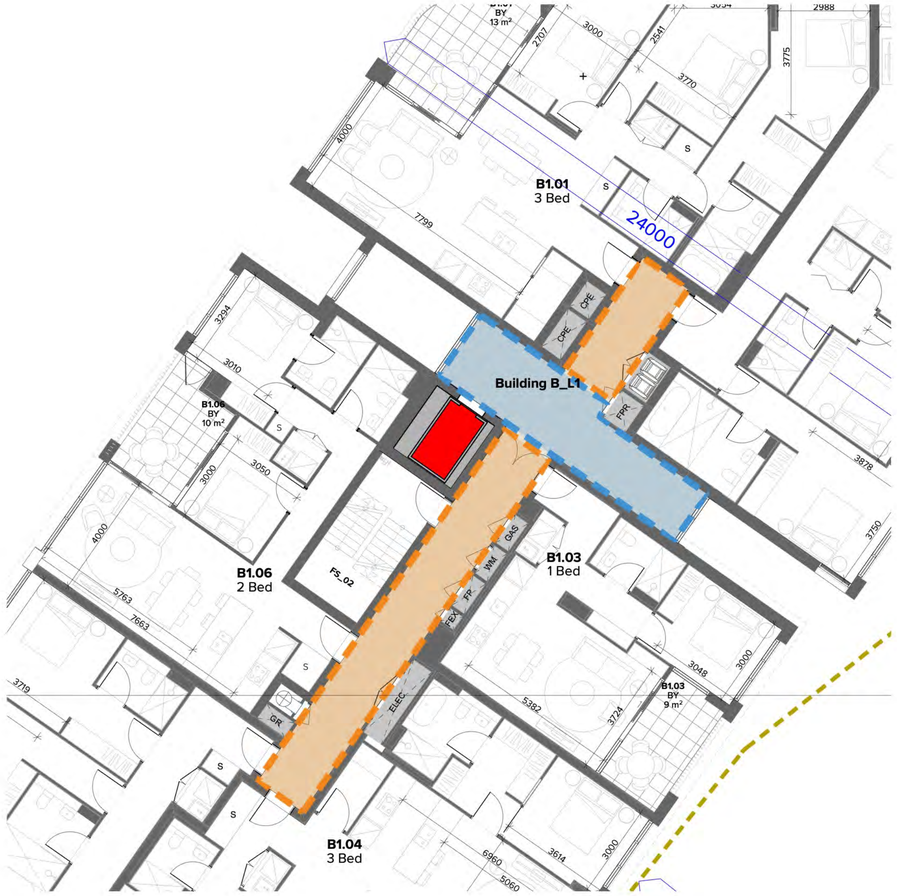

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Level 01
1:100

Communal Lobby Space

A more public and spacious zone providing residents with a sense of arrival from the outside

Private Threshold Spine

A subtle shift in materiality and scale to signal a transition into the private zones.

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number: 20476
Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

CLIENT
Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
Sydney, NSW, 2028

Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Lobby diagrams
Lobby diagrams - Level 01-03

Scale: 1:100 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1005-003
Drawn by: JL/JC
Rev: A
North

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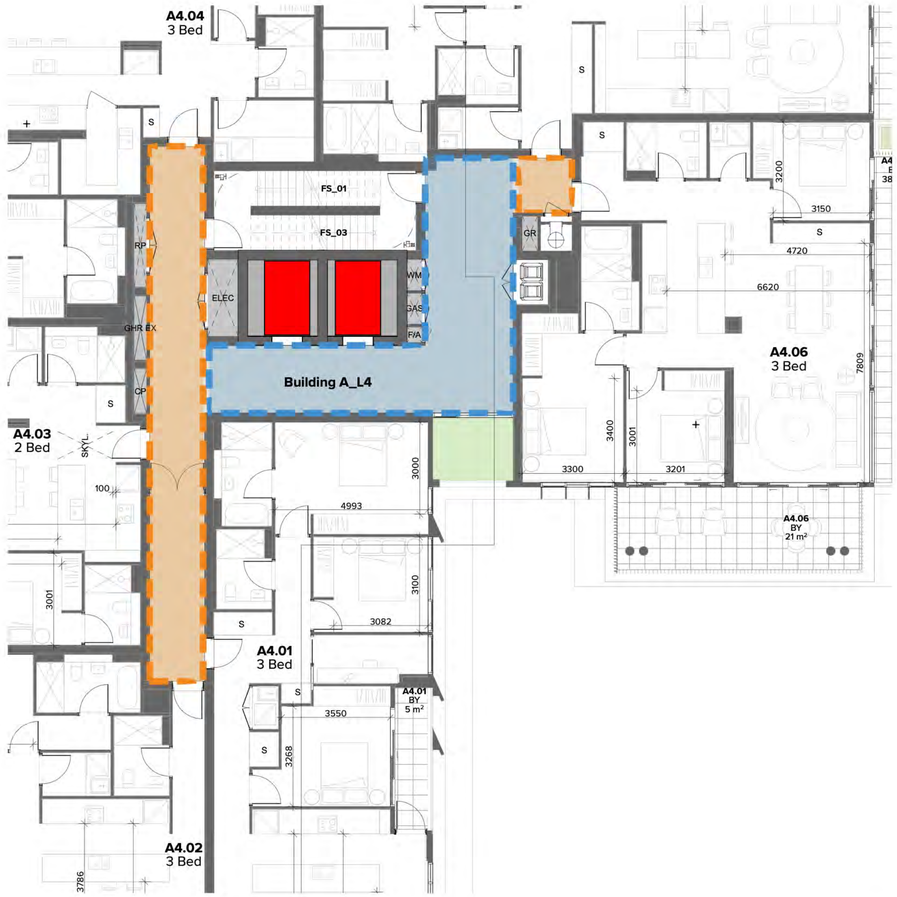

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Level 04
1:100

Communal Lobby Space

A more public and spacious zone providing residents with a sense of arrival from the outside

Private Threshold Spine

A subtle shift in materiality and scale to signal a transition into the private zones.

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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
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Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Lobby diagrams
Lobby diagrams - Level 04

Scale
1:100 @A1, 50%@A3
Status
For Council RFI
Project No.
21016
Dwg No.
DA-1005-004
Drawn by
JL/JC
Rev
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