DEVELOPMENT APPLICATION
WAHROONGA STAGE 3

Residential Development

May 2025



DRAWING LIST

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9680, 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
GENERAL
Title Sheet

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

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DA Ref. **ABBREVIATIONS Description**

A

(A) Acoustic
AC Air Conditioning
ACU Air Conditioning Condenser Unit
ACC Accessible
AD Access Deck
ADP Adaptable
AHD Australian Height Datum
AL Aluminium
A/L Air Lock
AMB Ambulant
ART Artwork
AV Articulated Vehicle
AWN Awning

B

B Bathroom
B1,2... Bedroom 1, Bedroom 2, etc.
BAL Balustrade
BASS Building Access Safety System
BG Box Gutter
BGS Boom Gate System
BH Bulkhead
BKP Bicycle Parking
BKR Bicycle Rack
BKS Bicycle Storage
BL Bollard
BLK Blockwork
BOH Back of House
BWK Brickwork
BY Balcony

C

CAPS Capped Service
CBC Cubicle System
CBF Concrete Broom Finish
CEA Concrete Exposed Aggregate Finish
CFC Compressed Fibre Cement
CFF Concrete Float Finish
CGF Concrete Groove Finish
CHS Circular Hollow Section
CL Centre Line
CLD Cladding
CLK Cloak Room
CLNR Cleaner Store
CMR Cement Render
CNR Corner
COF Concrete Off-Form Finish
COL Column
COM Commercial
COMS Communications Services
CONC Concrete
COS Check on Site
CP Carparking Space
CPC Concrete Precast
CPD Cupboard
CPE Car Park Exhaust
CSF Cementitious Screed Finish
CSMR Convex Safety Mirror
CST Concrete Steel Trowel Finish
CTFF Ceramic Tile Floor Finish
CTLP Control Panel
CTWF Ceramic Tile Wall Finish
CWB Car Wash Bay
CWS Cold Water Supply
CY Courtyard

D

D Dining
DB Distribution Board
DF Decorative Finish
DG Drip Groove
DH Door Hardware
DJ Dummy Joint
DP Down Pipe
DWF Decorative Wall Finish

E

E Entry
EA Equal Angle
EFF Epoxy Floor Finish
EJ Expansion Joint
ELEC Electrical Services
EM Entry Mat
EN Ensuite
(EX) Existing
EXJ Express Joint
EXH Exhaust
(EXP) Exposed

F

F Fire Services
FCC Fire Control Centre
FCL Finish Ceiling Level
FCR Fire Control Room
FCU Fan Coil Unit (AC)
FEP_01,02... Fire Egress Passage No.01, 02, etc.
FEX Fire Extinguisher
FF Floor Finish
FFL Finished Floor Level
FG Fixed Glass
FGL Finished Ground Level
FH Fire Hydrant
FHR Fire Hose Reel
FIP Fire Indicator Panel
FMP Fire Mimic Panel
FOH Front of House
FRL Fire Resistance Level
FS_01,02... Fire Stair No.1, 2, etc.
FW Floor Waste

G

GA_01,02.. Grease Arrestor No.01, 02, etc.
GAL Galvanised
GBC Garbage Chute
GBR Garbage Room
GC Glass Clear
GD Glass, Decorative
GDR Grated Drain
GE Grooved Edge
GHR Garbage Holding Room
GL Ground Line
GLS Glass
GPT Gross Pollutant Trap
GR Grab Rail
GT Glass, Translucent
GVL Gravel

H

H Hydraulic Services
HD Hand Dryer
HP High Point
HR Handrail
HRV Heavy Rigid Vehicle
HWS Hot Water Service
HWU Hot Water Unit

I

IL Invert Level
INS Insulation
(INT) Integrated Assembly
IL Invert Level
INS Insulation
(INT) Integrated Assembly

J,K

K Kitchen
KB Kerb
KE Kitchen Exhaust

L

L_01,02... Lift No.1, 2, etc.
L Living
LG Lower Ground
LP Low Point
LRA Lobby Relief Air
LSA Lobby Supply Air
LV Louvre
LY Laundry

M

M Mechanical Services
MATV Master Antenna Television Service
MBP Motor Bike Parking
MBX Mail Box Assembly
MDR Metal Deck Roofing
MGB Mobile Garbage Bin
MR Mirror
MRR Mirror Reverse
MRV Medium Rigid Vehicle
MSB Main Switch Board Services incl. Main Distribution Board & Frame.
MTR Meter
MV Mechanical Vent
MVJ Movement Joint

N

NGL Natural Ground Level
NOM Nominal

O

(O) Operable
OBJ Object (Decorative)
OHD Over Head Door
OSD On Site Detention Tank
OSR On Site Retention Tank

P

P Pantry
PB Plasterboard
PCF Powder Coat Finish
PD Pivot Door
PDR Powder Room
PEL Pelmet
PF Paint Finish
PLD Panel Lift Door
PV Paving

R

R Robe
(R) Recessed
RA Return Air
RD Roller Door
RES Residential
RF Refrigerator
RHS Rectangular Hollow Section
RL Relative Level to AHD
RTL Retail
RU Receptacle Unit
RWH Rain Water Head
RWO Rainwater Outlet

S

S Storage
SA Supply Air
SB Splash Back
SCN Screen
SCOL Steel Column
SD Sliding Door
SDH Soap Dish Holder
SDO Spoon Drain Outlet
SDSP Soap Dispenser
SEC Security Services
SFF Stone Floor Finish
SGN Signage
SHF Shelf
SHS Square Hollow Section
SHP Speed Hump
SHR Shower
SHRR Shower Rose
SHRS Shower Seat
SIM Similar
SJ Silicon Joint
SKL Skylight
SKT Skirting
SNK Sink
SOP Set Out Point
SP Stair Pressurisation
SPD Spoon Drain
(SR) Semi Recessed
SRV Small Ridged Vehicle
SS Stainless Steel
SSCN Shower Screen
SSD Sub-Surface Drainage System
SSL Structural Slab Level
ST_01,02... Stair No.1, 2, etc.
STL Steel
STN Stair Nosing
STY Study
SWD Stormwater Drain
SWF Stone Wall Finish
SWP Stormwater Pit

T

(T) Thermal
TCE Terrace
TD Timber Deck
TDSP Towel Dispenser Unit
TFF Timber Floor Finish
TFW Trade Floor Waste
TGSI Tactile Ground Surface Indicator
TH Threshold
TOW Top of Wall
TPS Tapset
TRA Tenant Return Air
TSA Tenant Supply Air
TV Television
TYP Typical

U

U/G Underground
U/S Underside
UA Unequal Angle
UG Upper Ground
UNO Unless Noted Otherwise
UT Utility Space
UR Urinal

V

V Void
VIS Visitor
VP Vent Pipe

W

WC WC
WC_A WC - Accessible
WC_F WC - Female
WC_M WC - Male
WC_P WC - Parents
WC_U WC - Unisex
WF Wall Finish
WIR Walk in Robe
WM Washing Machine
WP Weather Proof
WPM Waterproof Membrane System
WS Wheel Stop
End.

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

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A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GENERAL
Legends

Scale **@A1, 50%@A3**
Project No. **21016**
Drawn by **JC**
Status **For Council RFI**
Dwg No. **DA-001-101**
Rev **A**
North

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LEGEND:

NORTH SHORE & WESTERN LINE

NORTH SHORE TO HORNSBY & BEROWRA VIA CITY

STAGE 3

WAHROONGA ESTATE



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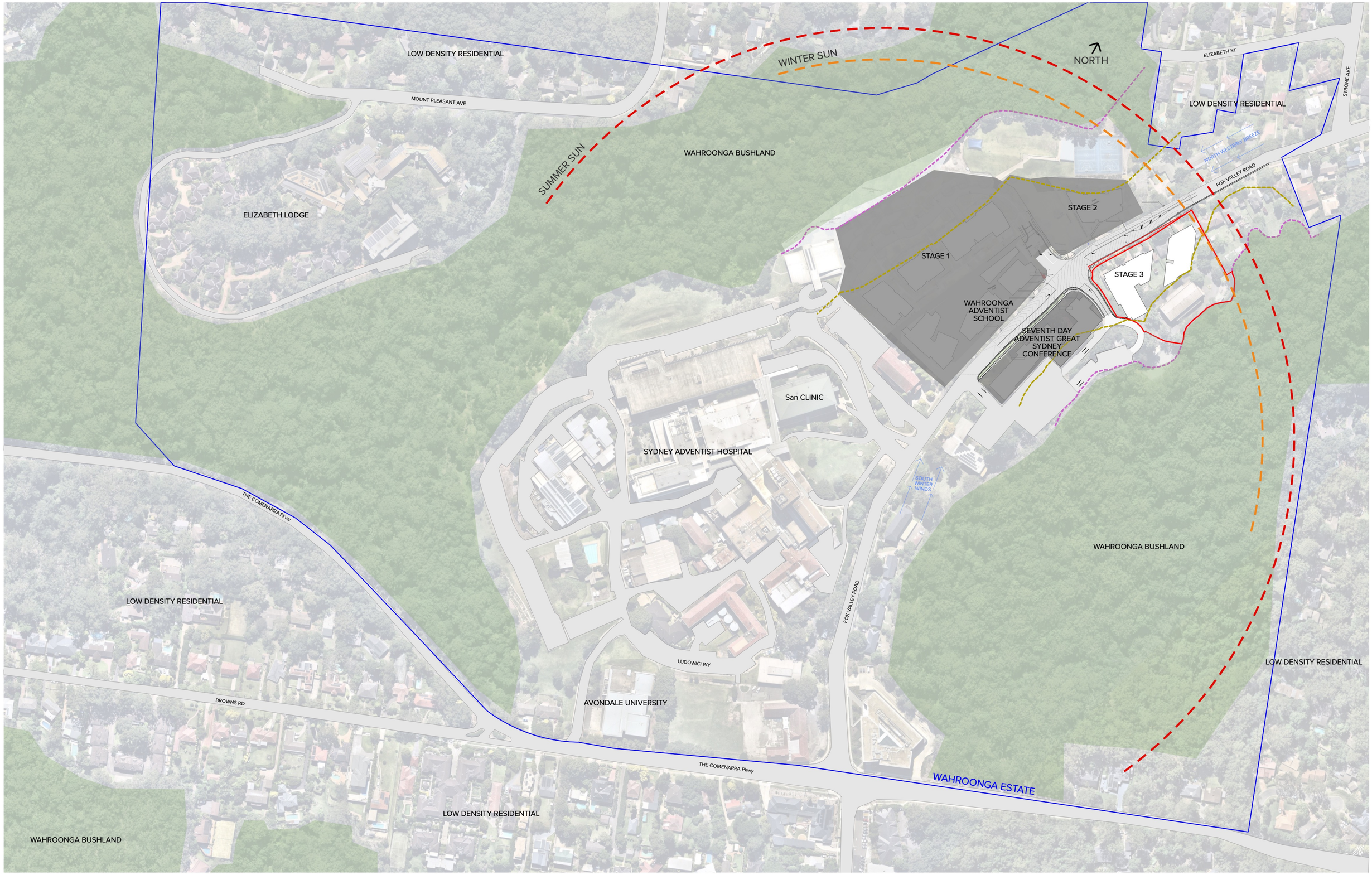
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Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Siteworks
Location Plan

Scale: @A1, 50%@A3
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-100-010**
Drawn by: JC
Rev: **E**
North

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LEGEND

- WAHROONGA ESTATE (KU-RING-GAI LEP KEY SITE)
- SITE BOUNDARY
- APZ ZONE
- E2 BOUNDARY

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

Drawing Title
Siteworks
Site Analysis Plan

Scale: 1:1500 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-100-020
Drawn by: JC
Rev: E
North

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Legend:

Hatched Areas to be Demolished

Note: This plan excludes identifying trees affected by the road widening / intersection works which are considered under a different approval.

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

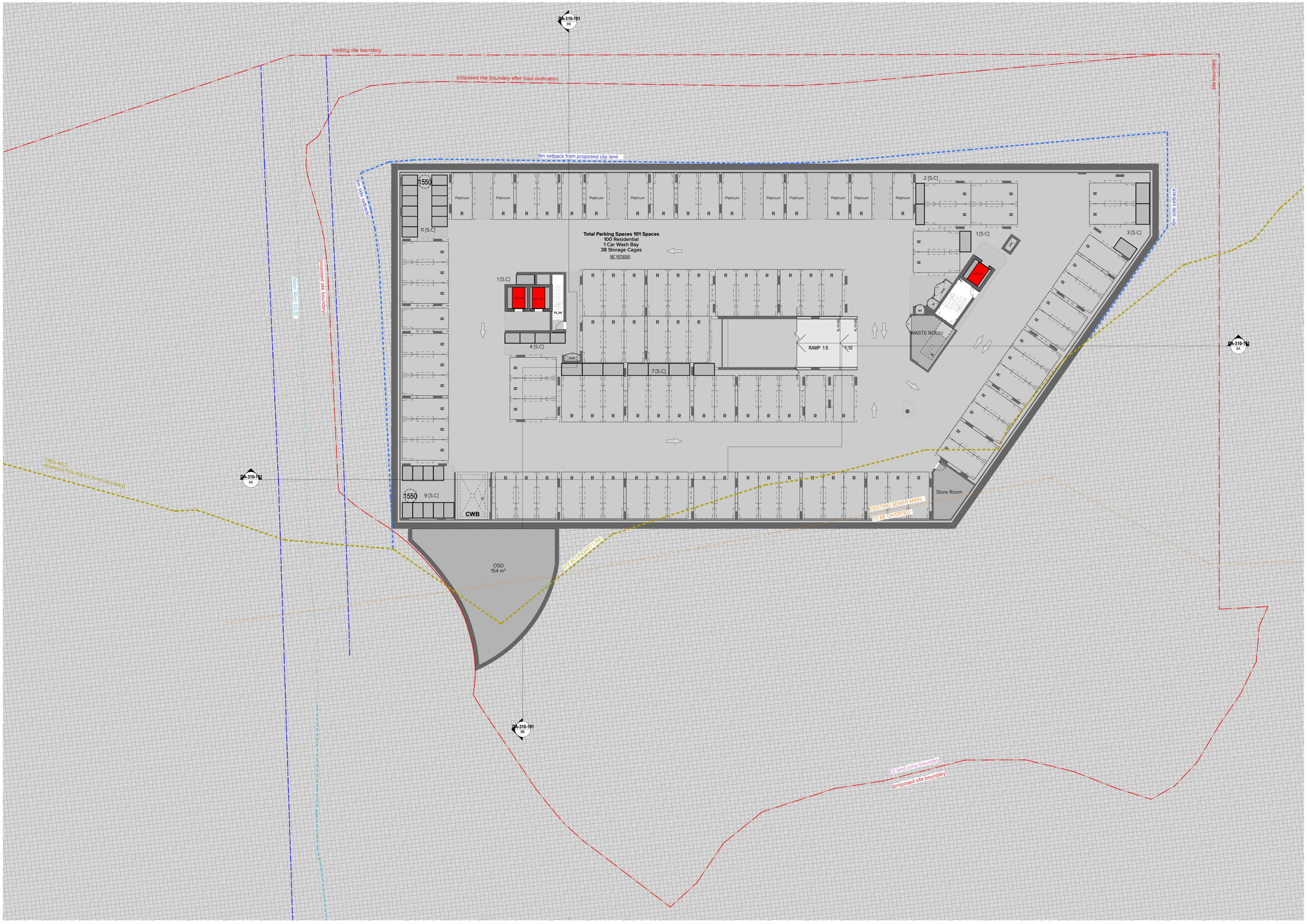
Drawing Title
Siteworks
Demolition Plan

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-100-030
Drawn by: JC
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F	07.06.24	JF	DA Final
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K	22/10/24	JMc	DA
L	17/04/25	JF	Council RFI
M	28/04/25	JMc	Issue For BASIX Information
N	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Basement 01

Scale
1:200 @A1, 50%@A3

Status
For Council RFI

Project No.
21016

Dwg No.
DA-110-006

Drawn by
JL/JC

Rev
N

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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

proposed site boundary

Jemmy Mans Creek

DA-310-101 BB

DA-310-101 AA

DA-310-101 AA

36m AHD (measure from the E2 zone boundary)

1550

11 (S.C)

4 (S.C)

6 (S.C)

Total Parking Spaces 37 Spaces
18 Residential (incl. 1x Accessible)
18 Visitors (incl. 1x Accessible)
1 Car Share

General Truck Bay
21 Storage Cages
21 Bicycle Parking

RL 160.600

Bulky Waste

Waste Room

COMMS

Store Room

Building Overhead

Jun 2022 concept plan BEA

proposed BEA

RAMP 1:5

Building Overhead

Residential

Visitor

FIRE PUMP ROOM

CPE DUCTING

MSB

RWT

DUCT INTAKE

OWP

A/H

Lobby B_LG
RL 160.600

Lobby A_LG
RL 160.600

BLG.01 3 Bed LIV Silver

BLG.02 2 Bed LIV Silver

BLG.03 2 Bed LIV Silver

BLG.04 3 Bed LIV Platinum

ALG.01 3 Bed LIV Platinum

ALG.02 3 Bed LIV Platinum

TRUCK BAY

CARPARK ENTRY

GHR

RAMP 1:5

PODIUM ABOVE SHOWN DOTTED

BASEMENT BELOW SHOWN DOTTED

RL 160.600 LAWN

RL 160.100

EXISTING SEWER MAIN TO BE DIVERTED

FIRE HYDRANT

LAWN

RL 160.600

RL 160.100

RL 159.350

RL 158.950

RL 159.650

DA-310-201 02

DA-310-201 03

DA-310-201 04

DA-301-201 04

Refer to landscape architect Documention for more information.

RL 158.900

RL 158.400

RL 157.600

RL 157.200

RL 157.150

RL 156.600

RL 156.600

RL 157.100

RL 157.000

Access To The Pool Plant Room, Under the Deck

proposed site boundary = E2 land zone boundary

RAMP 1:5

from E2 measure from the E2 zone boundary

RL 162.700

RL 162.500

RL 162.530

RL 162.500

159.190

PROPOSED FIRE TRUCK BAY 4M X 10M

T107

T109

T108

T134

T121

T110

T111

T112

T113

T114

T115

T116

T117

T118

T119

T120

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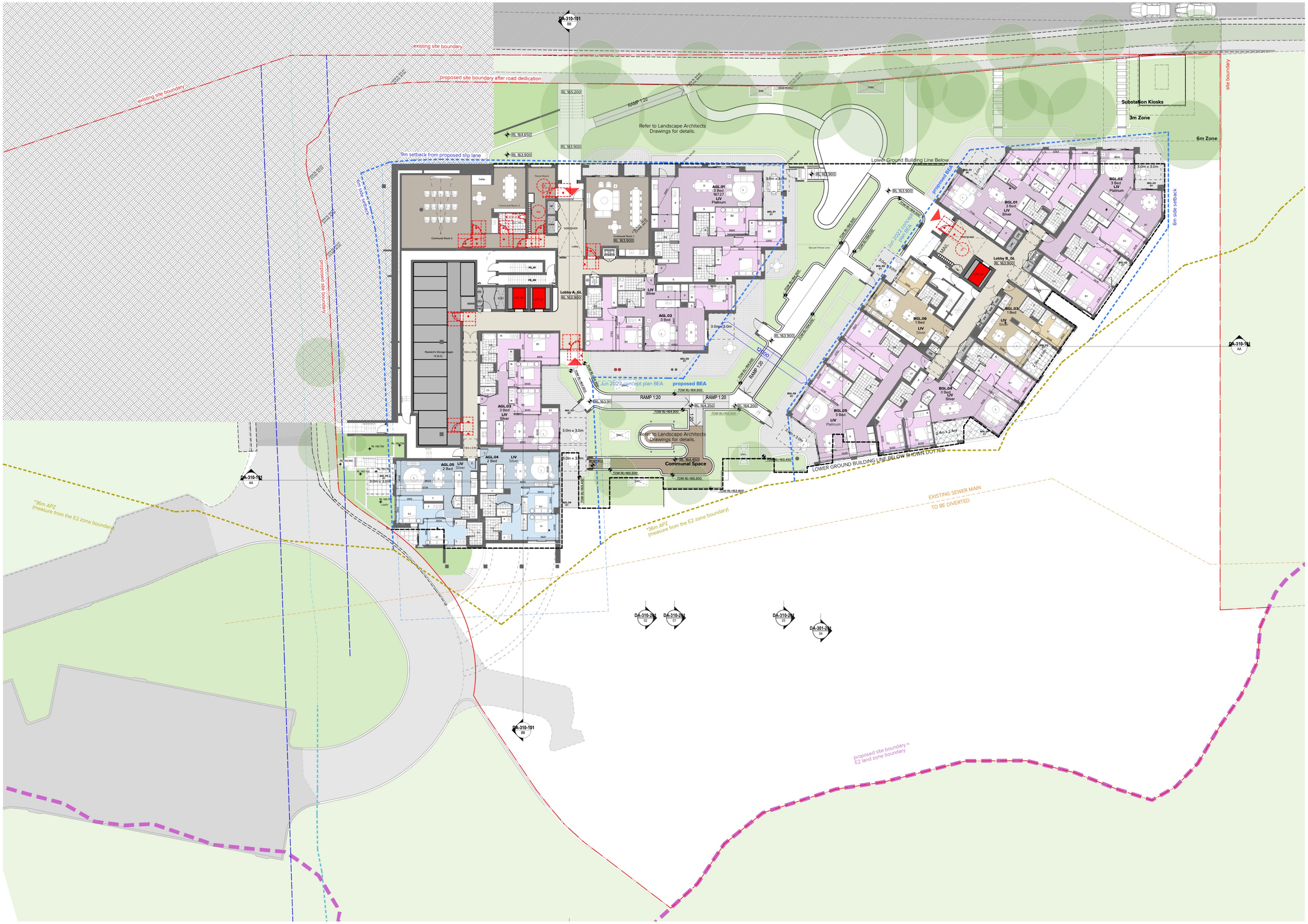
Rev	Date	Approved by	Notes
I	07.06.24	JF	DA Final
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L	03/10/24	JF	Coordination Issue
M	18/10/24	JF	Coordination Issue
N	22/10/24	JMc	DA
O	17/04/25	JF	Council RFI
P	28/04/25	JMc	Issue For BASIX Information
Q	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Lower Ground

Scale: **1:200 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-110-007**
Drawn by: **JL/JC**
Rev: **Q**
North

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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,
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N	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Ground Level

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-110-008
Drawn by: JL/JC
Rev: N
North

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existing site boundary

proposed internal site boundary

Refer to Landscape Architects Drawings for details.

9m setback from proposed slip lane

6m side setback

Link Road

Water Main (DJB)

proposed site boundary

Proposed Easement for

Building A_L1
RL 167500

Building B_L1

Jun 2022 concept plan BEA

proposed BEA

6m side setback

site 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-310-201
02

DA-310-201
01

DA-310-201
03

DA-301-201
04

9000

25000

24000

6000

12000

36000

2000

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

Drawing Title
GA Plans
Level 01

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-110-010
Drawn by: JL/JC
Rev: N
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Nominated Architect: Nicholas Turner 6695, ABN 86 094 084 911

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L	17/04/25	JF	Council RFI
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N	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Level 02

Scale
1:200 @A1, 50%@A3
Status
For Council RFI
Project No.
21016
Dwg No.
DA-110-020
Drawn by
JL/JC
Rev
N
North

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Nominated Architect: Nicholas Turner 6695, ABN 86 094 084 911

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Level 1, 1 Transvall Avenue, Double Bay,
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L	17/04/25	JF	Council RFI
M	28/04/25	JMc	Issue For BASIX Information
N	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Level 03

Scale	Project No.	Drawn by	North
1:200 @A1, 50%@A3	21016	JL/JC	
Status	Dwg No.	Rev	
For Council RFI	DA-110-030	N	

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Nominated Architect: Nicholas Turner 6680, ABN 86 064 084 911

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Level 1, 1 Transvall Avenue, Double Bay,
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M	17/04/25	JF	Council RFI
N	28/04/25	JMc	Issue For BASIX Information
O	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Level 04

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-110-040
Drawn by: JL/JC
Rev: O
North

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existing site boundary

proposed site boundary after road dedication

site boundary

9m setback from proposed slip lane

6m side setback

proposed site boundary

proposed BEA

POTENTIAL PV LOCATION
TBC

FS_01

FS_03

LIFT OVERRUN

LIFT OVERRUN

[TOP OF PLANT]
RL 180.000

AC PARK

Building A Roof
ROOF SLAB
RL 180.000 + NOMINAL FALLS

Plant

proposed plant BEA

proposed BEA

Building B (Roof Below)

[TOP OF PLANT]
RL 180.000

Extent of plant (Below)

*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-310-111
AA

DA-310-111
AA

DA-310-211
02

DA-310-211
01

DA-310-211
03

DA-301-211
04

DA-310-101
BB

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Nominated Architect: Nicholas Turner 6685, ABN 86 064 084 911

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N	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Plans
Roof Level

Scale
1:200 @A1, 50%@A3

Status
For Council RFI

Project No.
21016

Dwg No.
DA-110-100

Drawn by
JL/JC

Rev
N

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1 - North Elevation 1:150



2 - South Elevation 1:150

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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Capital Corporation Wahroonga
Level 1, 1 Transvall Avenue, Double Bay,
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M	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Elevations
North & South Elevation

Scale: 1:150 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-210-101
Drawn by: JL
Rev: M
North

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1
-

East Elevation
1:150



2
-

West Elevation
1:150

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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L	28/04/25	JMc	Issue For BASIX Information
M	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Elevations
East & West Elevation

Scale **1:150 @A1, 50%@A3**
Project No. **21016**
Drawn by **JL**
North
Status **For Council RFI**
Dwg No. **DA-210-201**
Rev **M**

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1 - **Building A Internal East Elevation**
1:150



2 - **Building B Internal West Elevation**
1:150

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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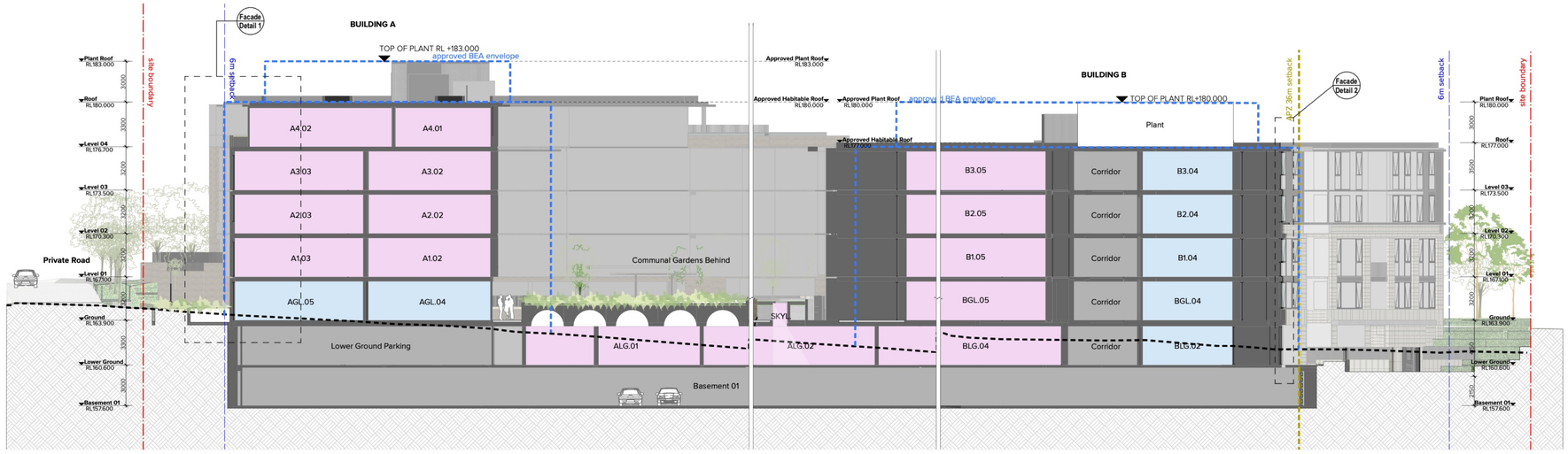
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M	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Elevations
Internal Elevations

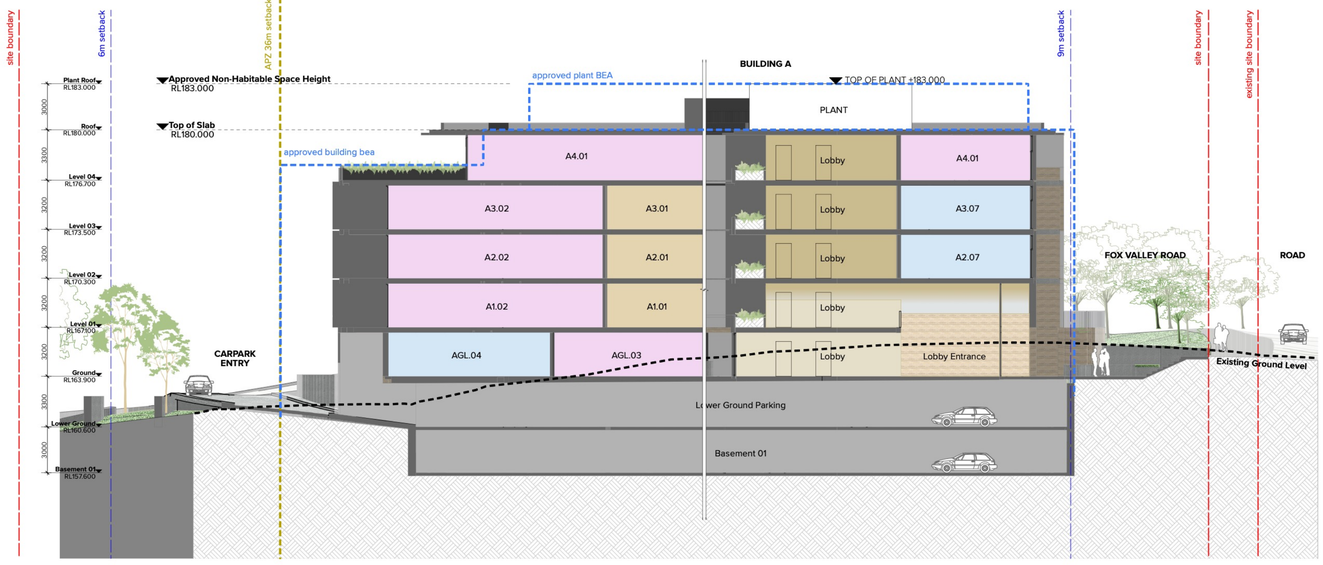
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Status: For Council RFI
Project No.: 21016
Dwg No.: DA-210-301
Drawn by: JL
Rev: M
North

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1
-

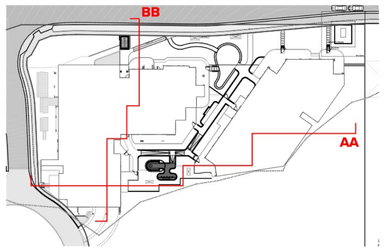
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1:200



2
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Section BB
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Key Plan



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

CLIENT

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Sydney, NSW, 2028

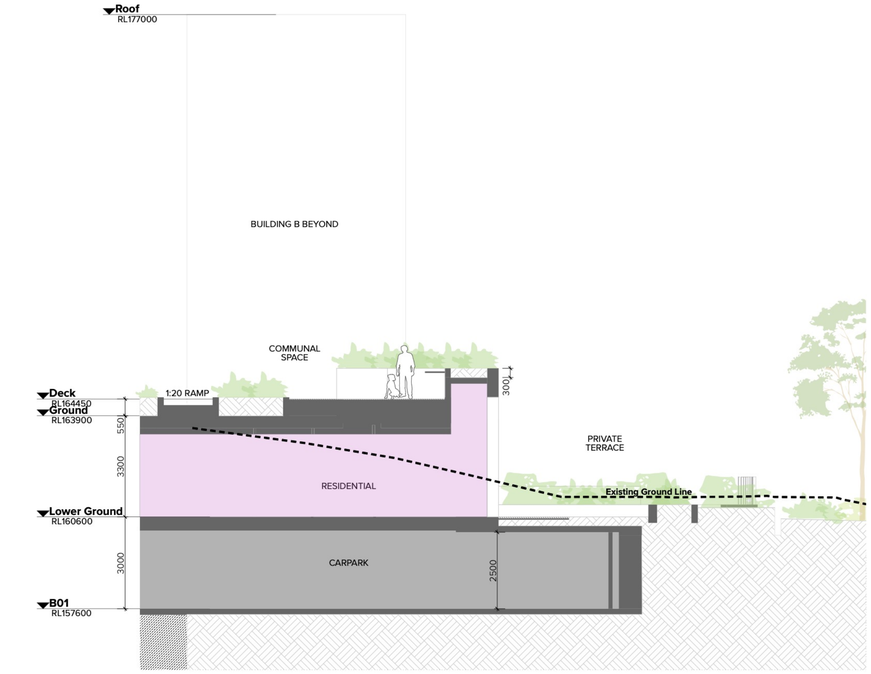
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B	10/04/24	JF	Issue For Information
C	17.04.24	JF	DA Final Draft
D	07.06.24	JF	DA Final
E	03/10/24	JF	Coordination Issue
F	18/10/24	JF	Coordination Issue
G	22/10/24	JMc	DA
H	28/04/25	JMc	Issue For BASIX Information
I	02/05/25	JF	Issue For Council RFI

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

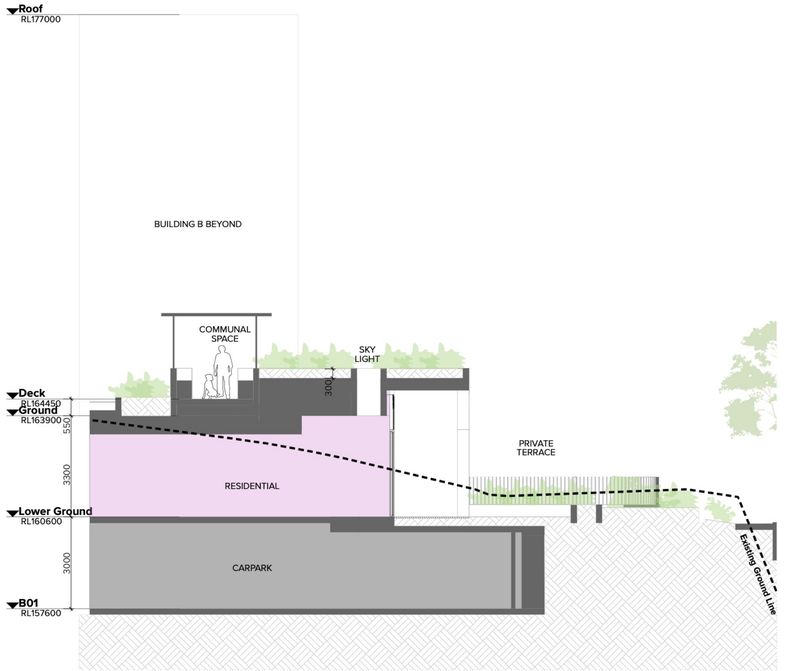
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GA Sections
Sections

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Project No. **21016**
Dwg No. **DA-310-101**
Drawn by **JL**
Rev **I**
North

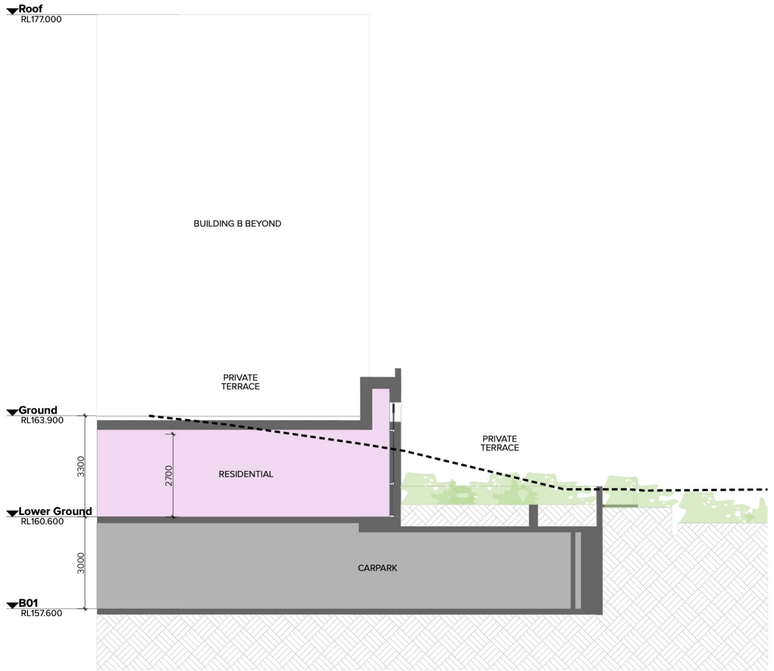
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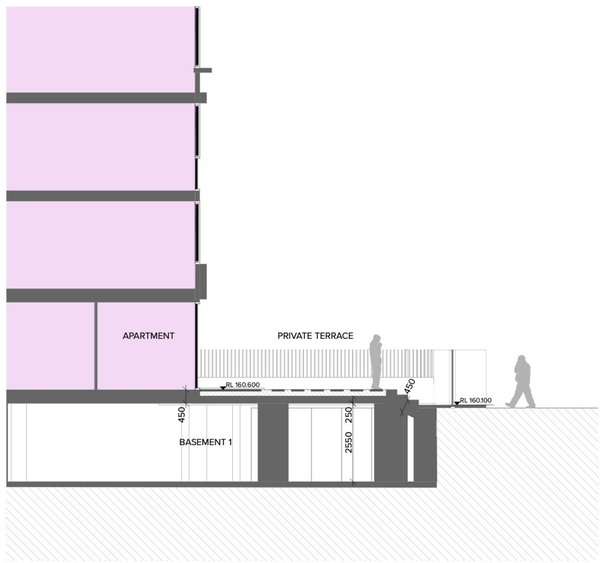
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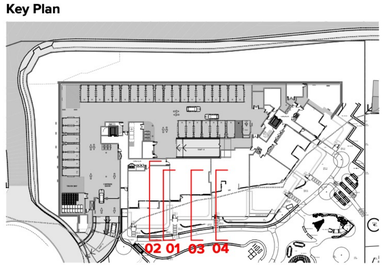


Section 03



Section 04

Key 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,
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Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	10/04/24	JF	Issue For Information
C	17.04.24	JF	DA Final Draft
D	07.06.24	JF	DA Final
E	03/10/24	JF	Coordination Issue
F	08/10/24	JF	Coordination Issue
G	22/10/24	JMc	DA
H	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Sections
Detail Sections

Scale
1:100 @A1, 50%@A3

Project No.
21016

Drawn by
JL

North

Status
For Council RFI

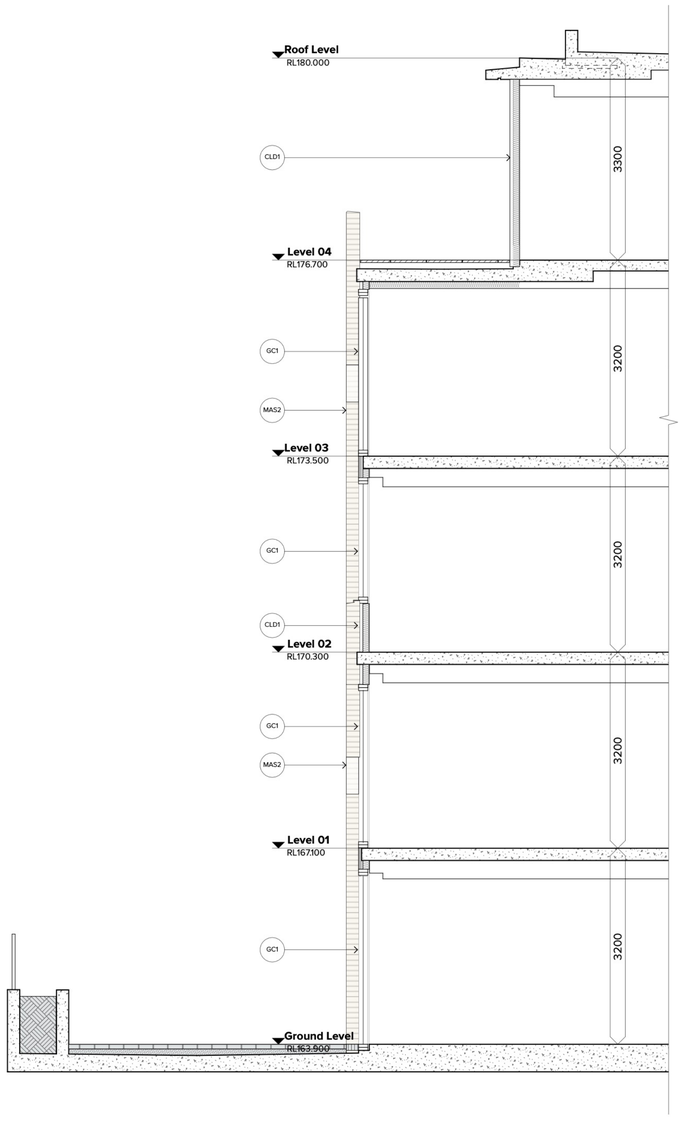
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Rev
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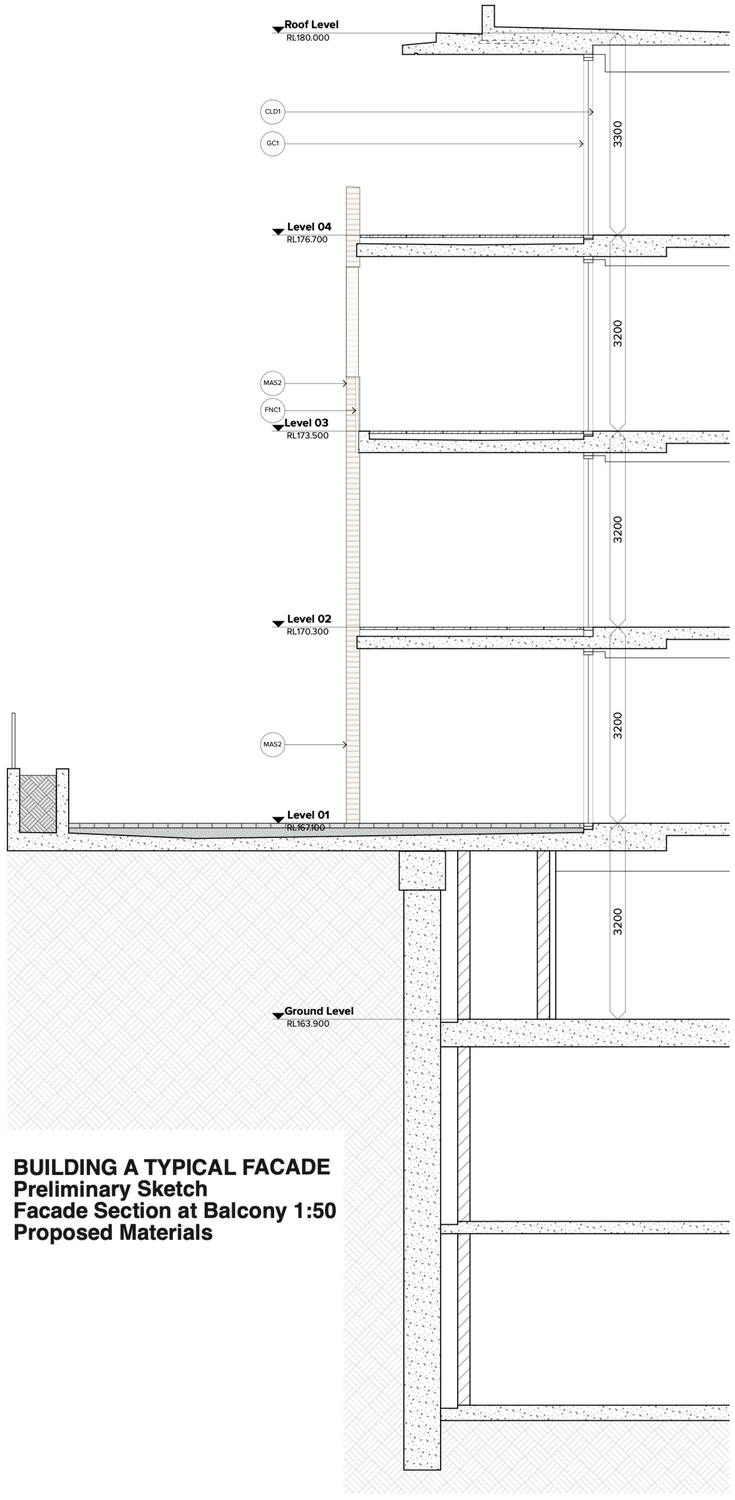
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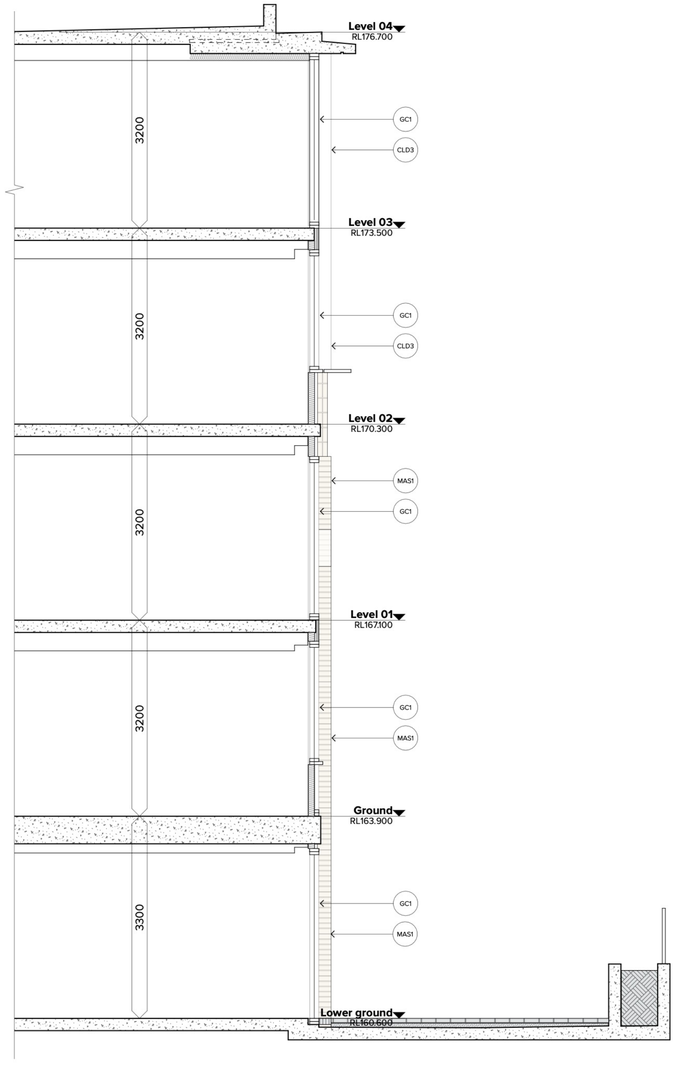
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01 BUILDING A TYPICAL FACADE
Preliminary Sketch Facade Section 1:50
Proposed Materials

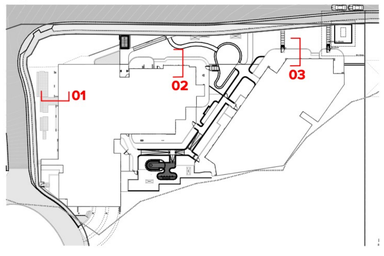


02 BUILDING A TYPICAL FACADE
Preliminary Sketch
Facade Section at Balcony 1:50
Proposed Materials



03 BUILDING B TYPICAL FACADE
Preliminary Sketch Facade Section 1:50
Proposed Materials

Key Plan



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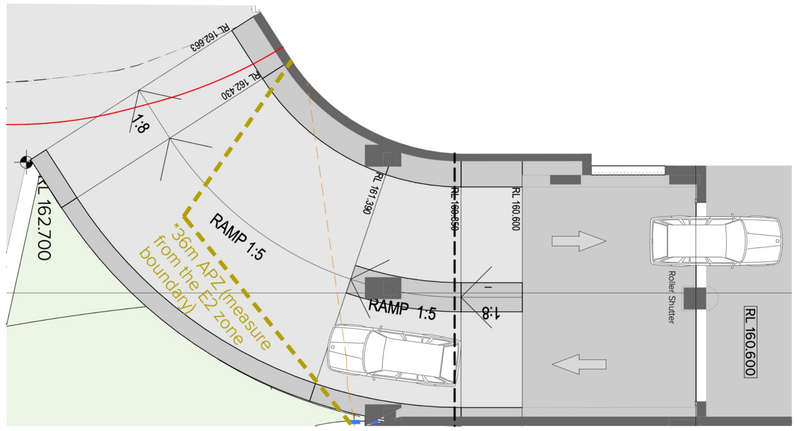
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A	19.09.23	JF	DA Final Draft
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C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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

Drawing Title
GA Sections
Facade Details 01

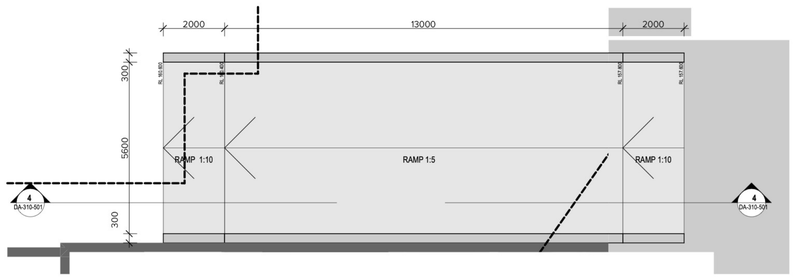
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Status
For Council RFI
Project No.
21016
Dwg No.
DA-310-301
Drawn by
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Rev
E
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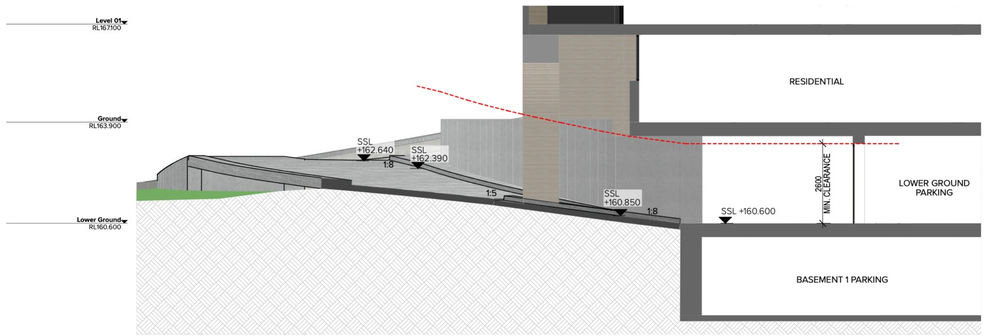
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Lower Ground - carpark entry
1:100



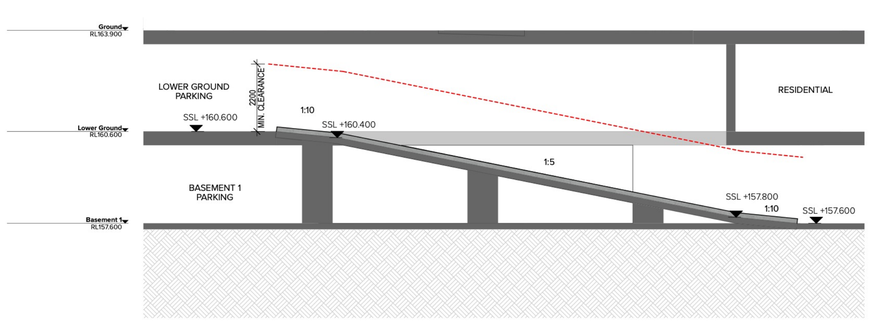
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Lower Ground - basememt ramp
1:100



2
-

Section - carpark entry
1:100



4
-

Section - basement ramp
1:100

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Nominated Architect: Nicholas Turner 9695, 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	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
GA Sections
Ramp Detail Sections

Scale
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Status
For Council RFI

Project No.
21016

Dwg No.
DA-310-501

Drawn by
MK

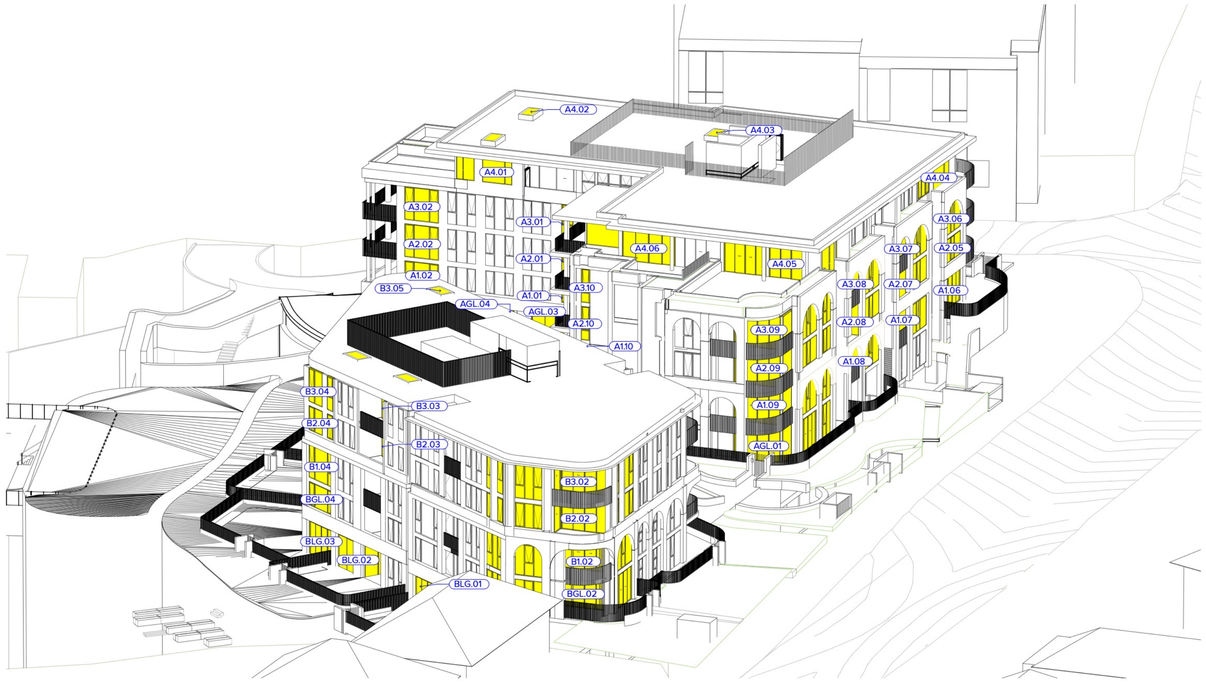
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Rev
E

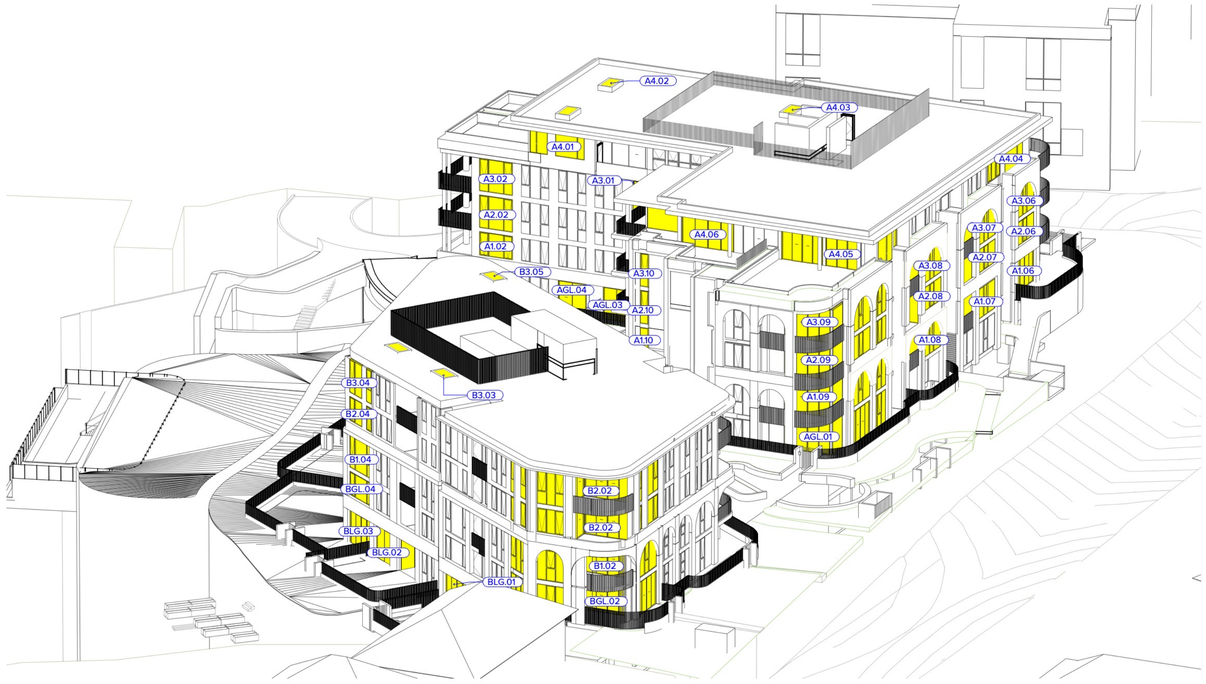
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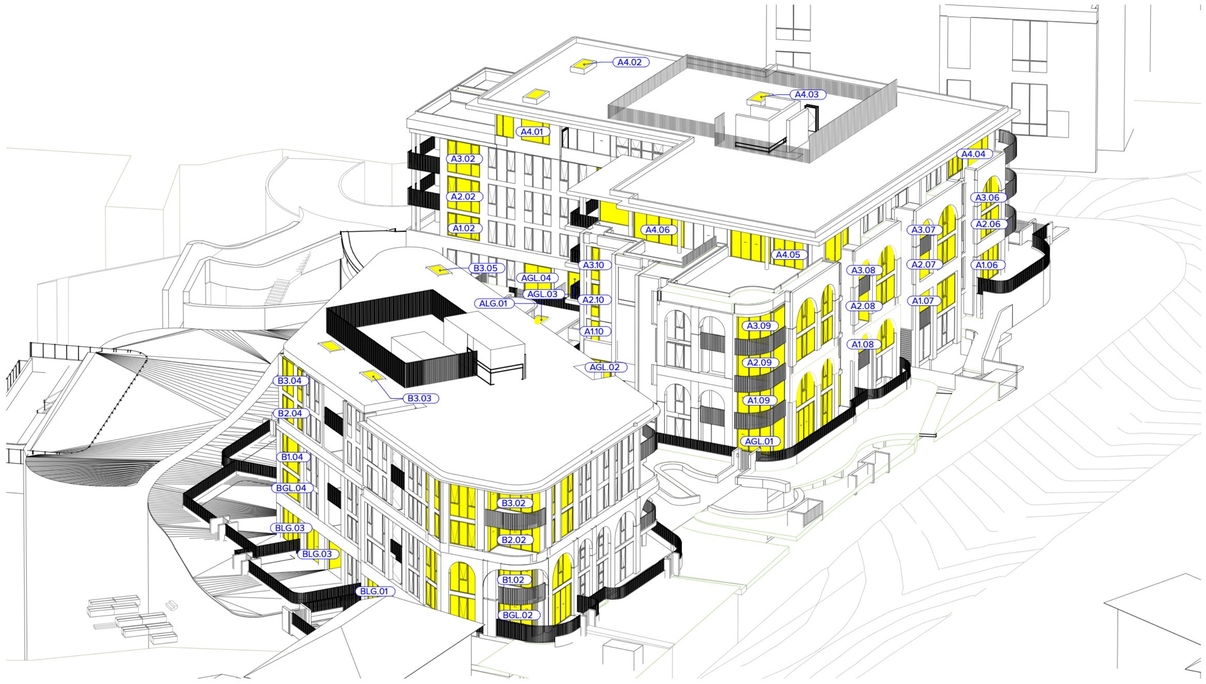
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9:15am



9:30am



9:45am

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Nominated Architect: Nicholas Turner 9680, ABN 86 064 084 911

CLIENT

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

LEGEND

Apartment label — B3.04

Living room glazing providing ADG solar

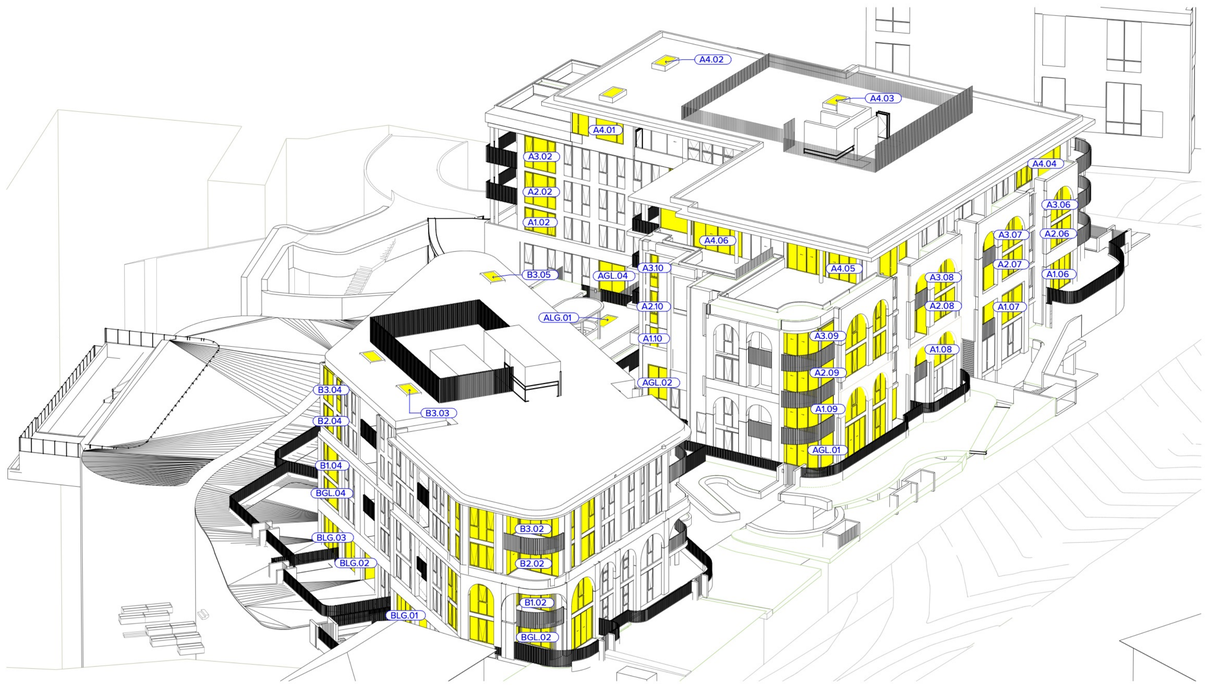
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B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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

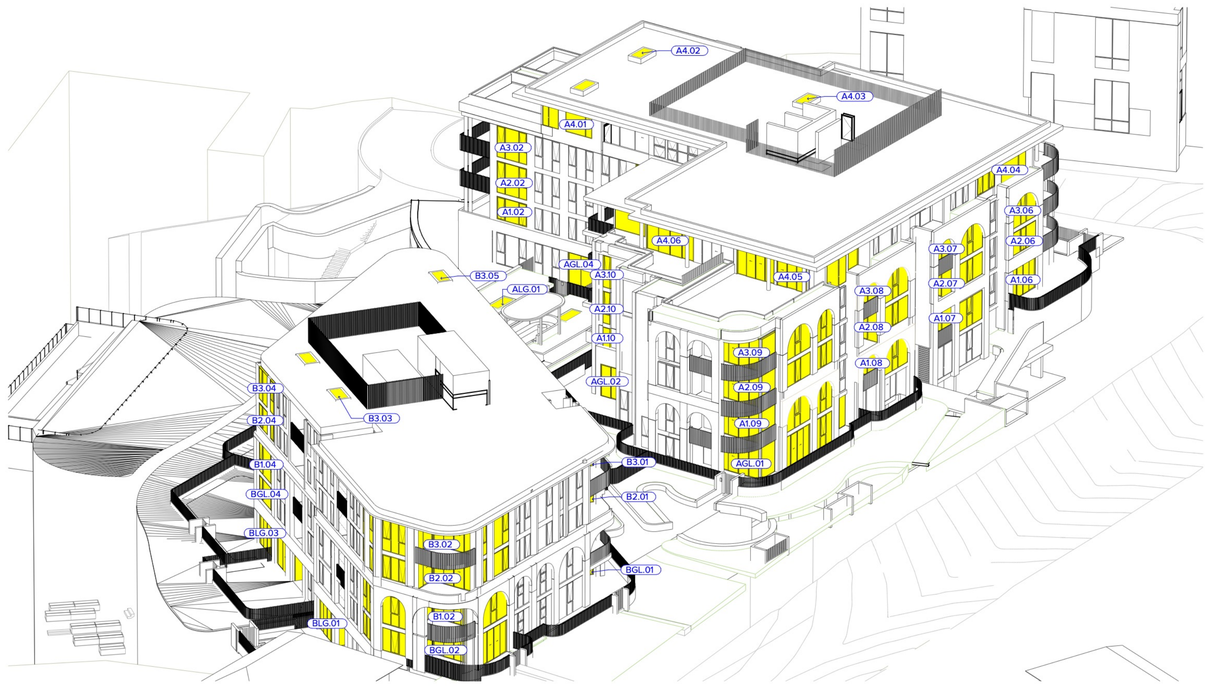
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Sun Eye Diagram 01

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Status	Dwg No.	Rev	
For Council RFI	DA-710-010	E	

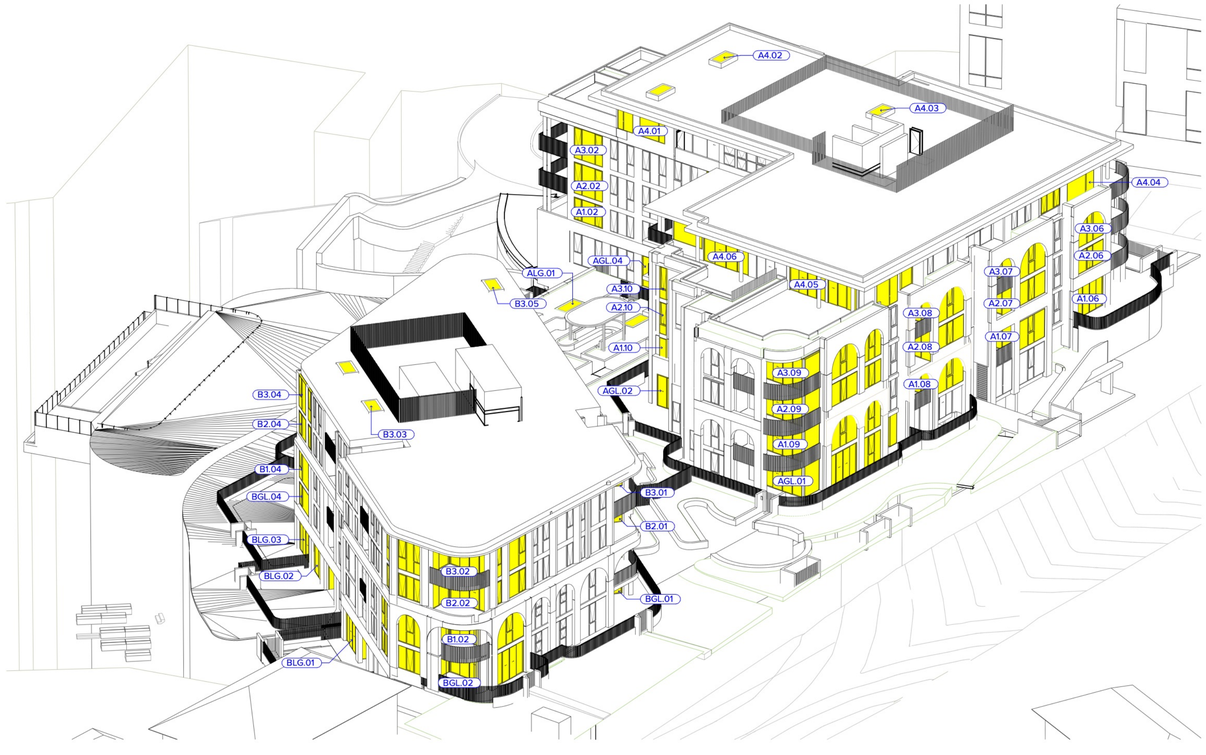
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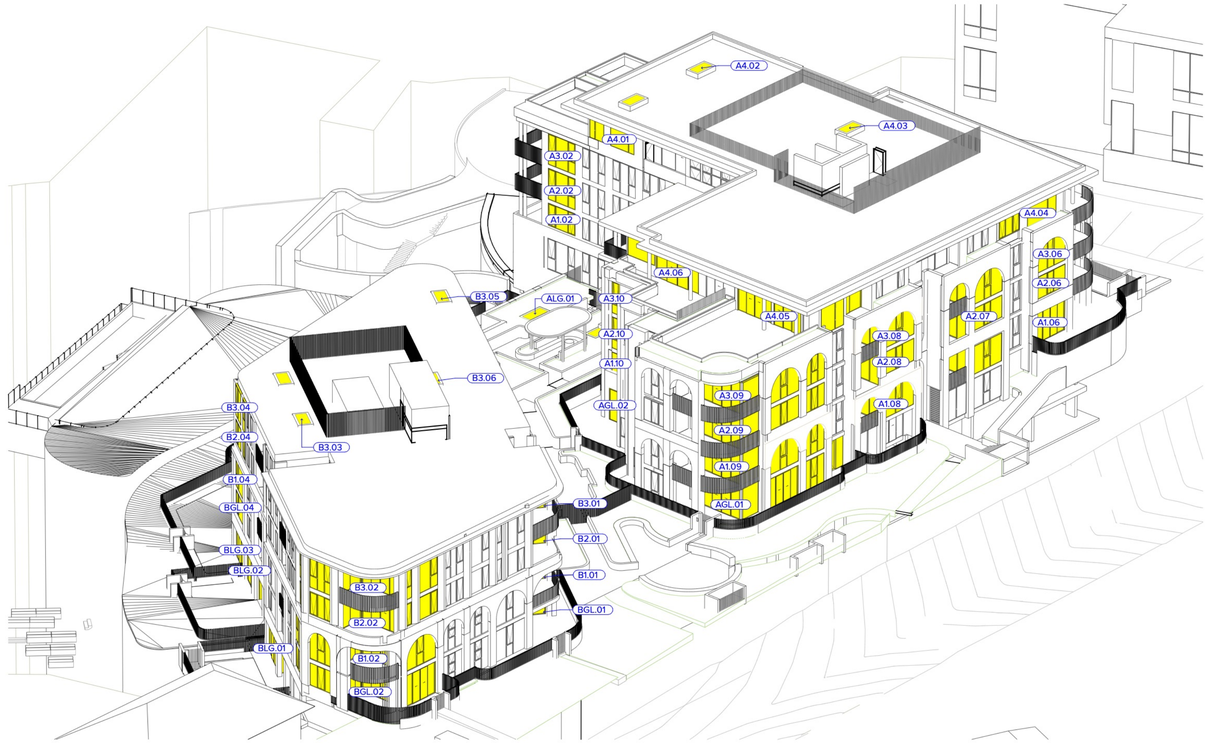
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10:30am



10:45am

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Nominated Architect: Nicholas Turner 6685, ABN 86 084 084 911

CLIENT

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

LEGEND

Apartment label — B3.04

Living room glazing providing ADG solar

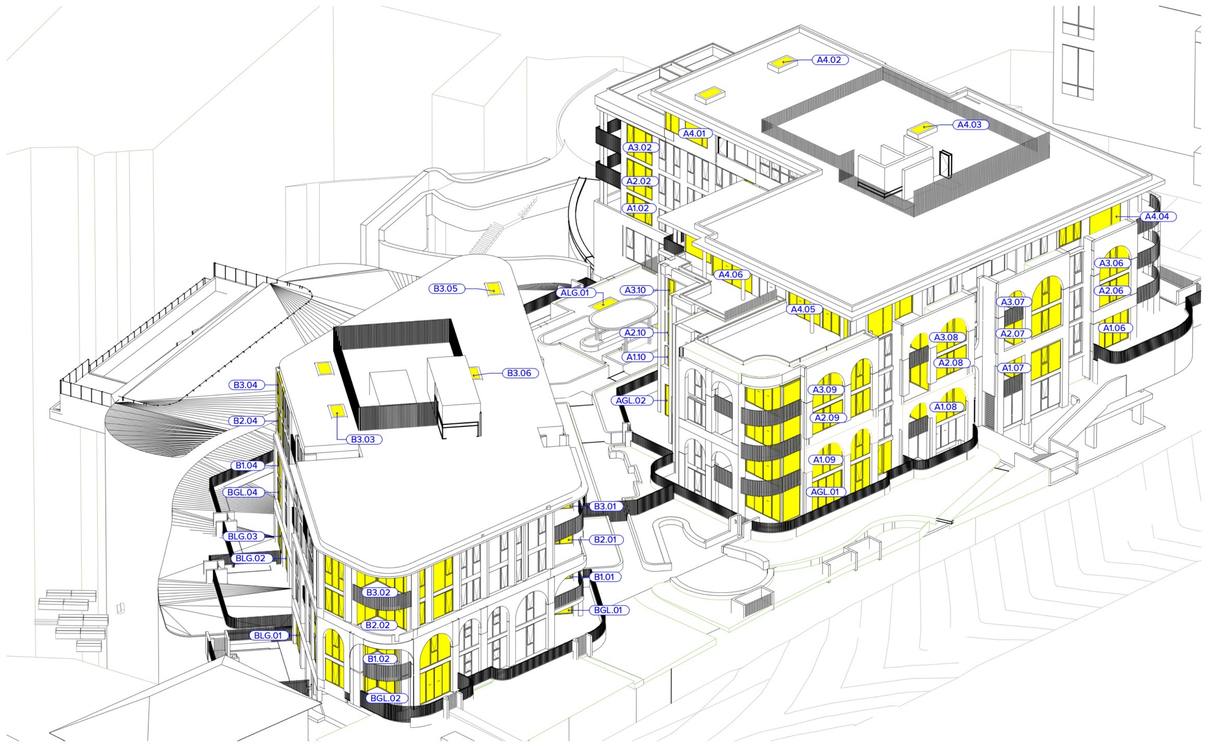
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D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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

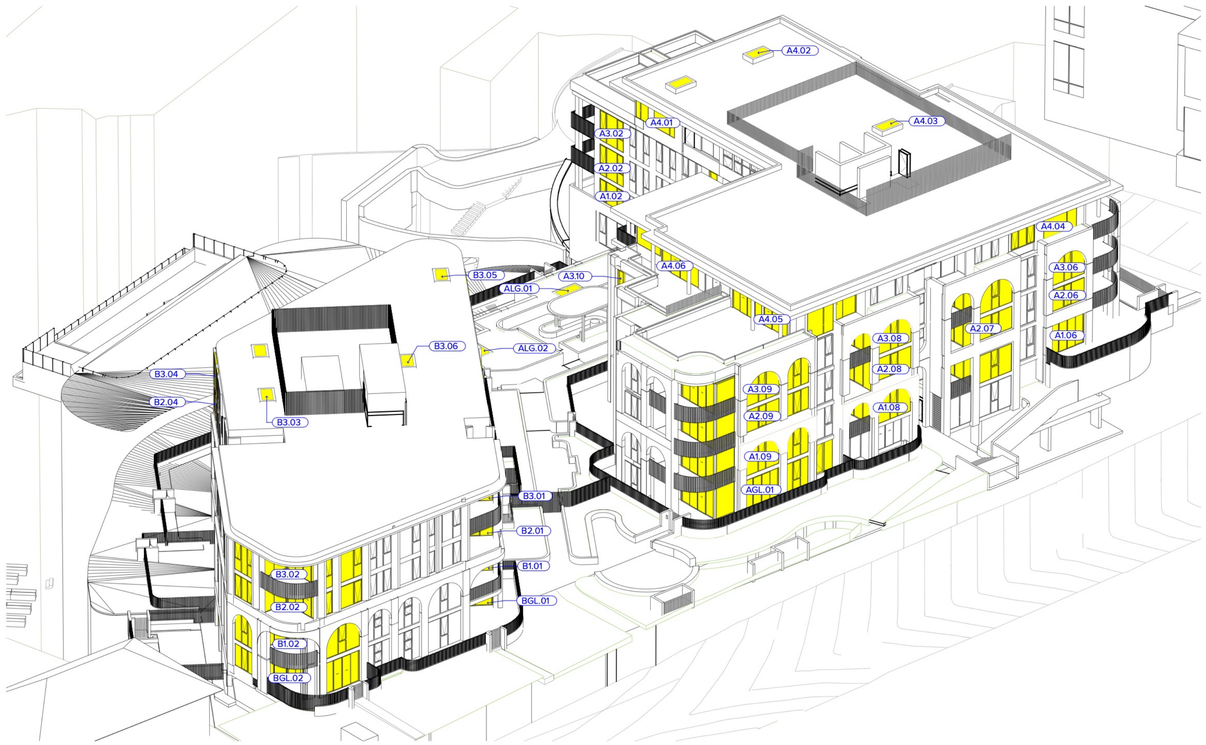
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Sun Eye Diagram 02

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Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-710-011**
Drawn by: **JC**
Rev: **E**
North

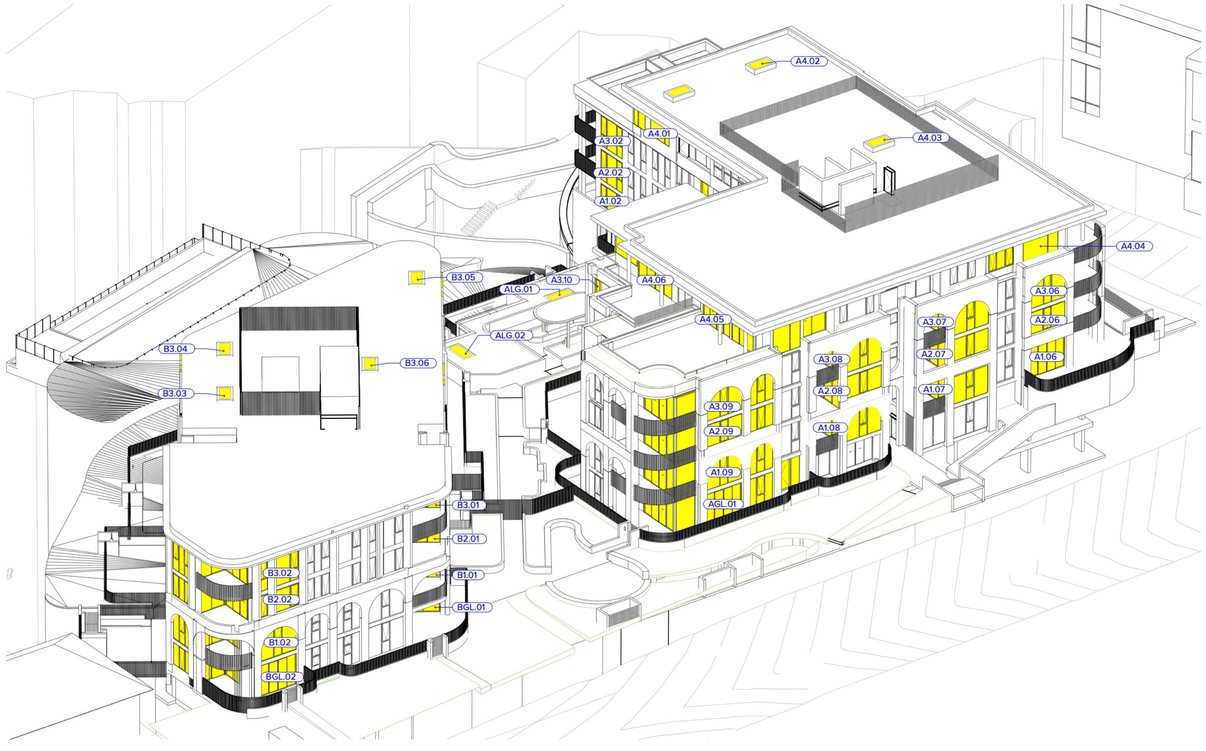
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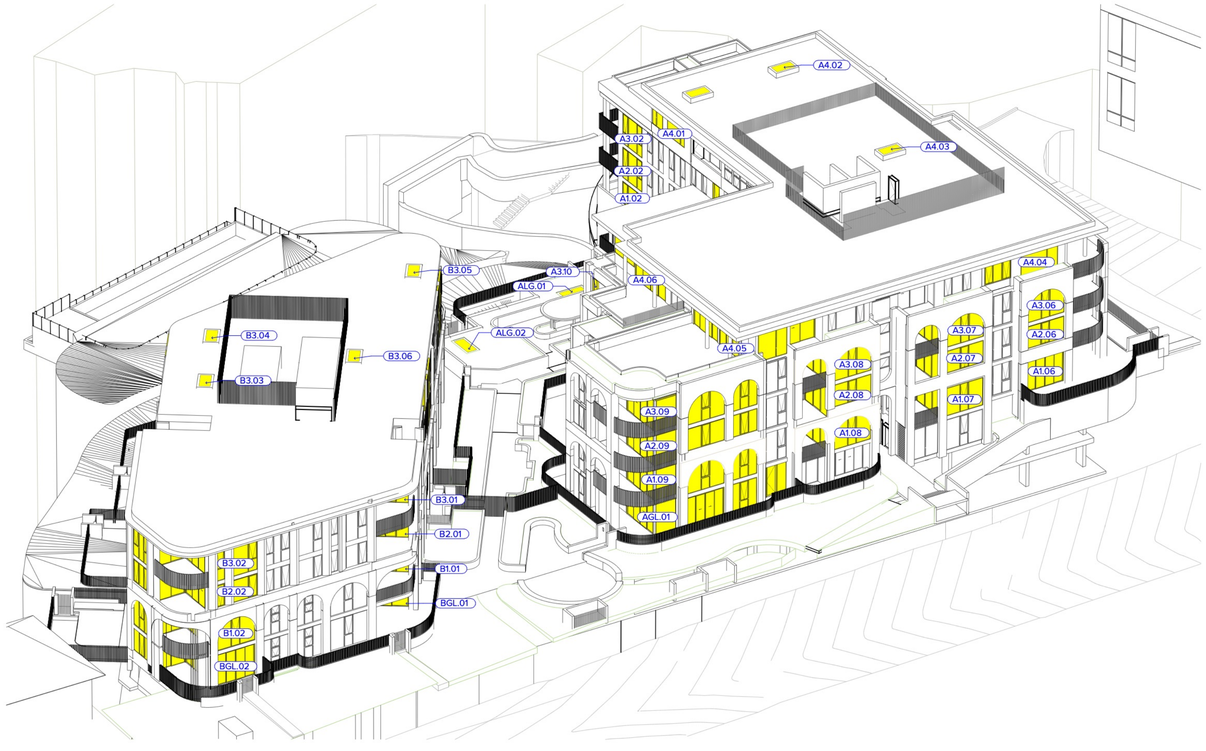
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11:30am



11:45am

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Nominated Architect: Nicholas Turner 6685, ABN 86 084 084 911

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

LEGEND
Apartment label — B3.04
Living room glazing providing ADG solar

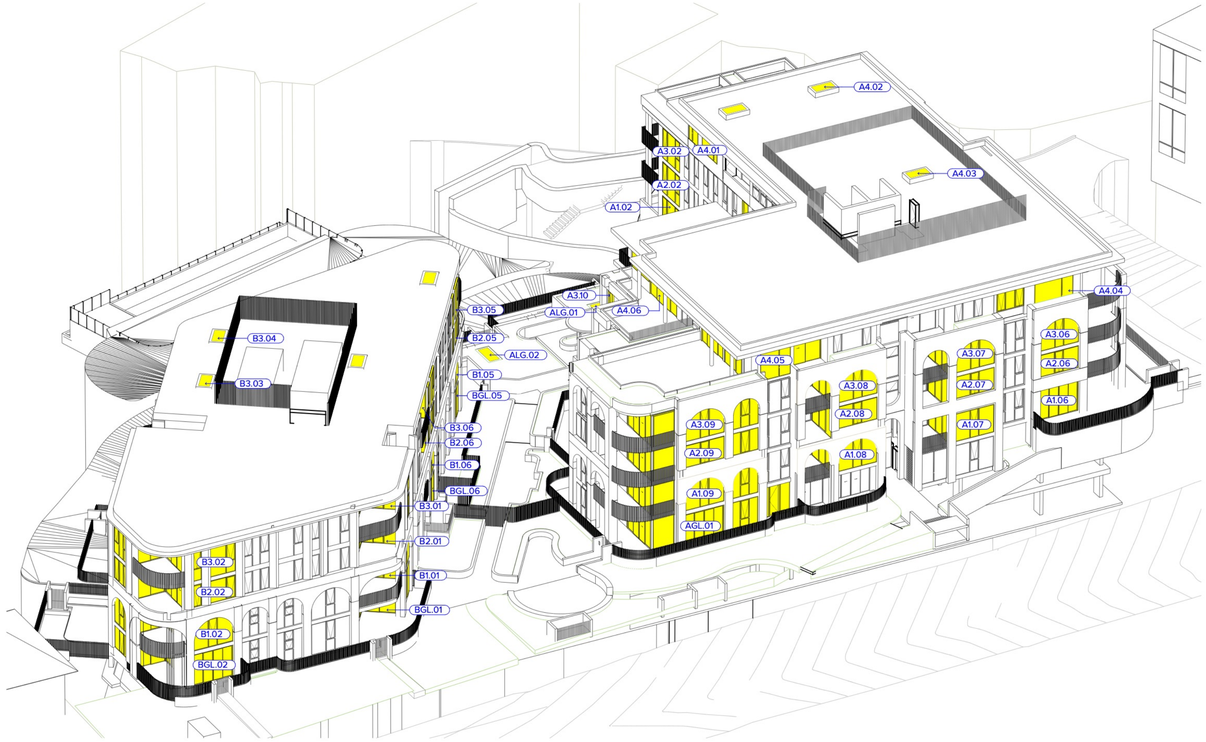
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Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

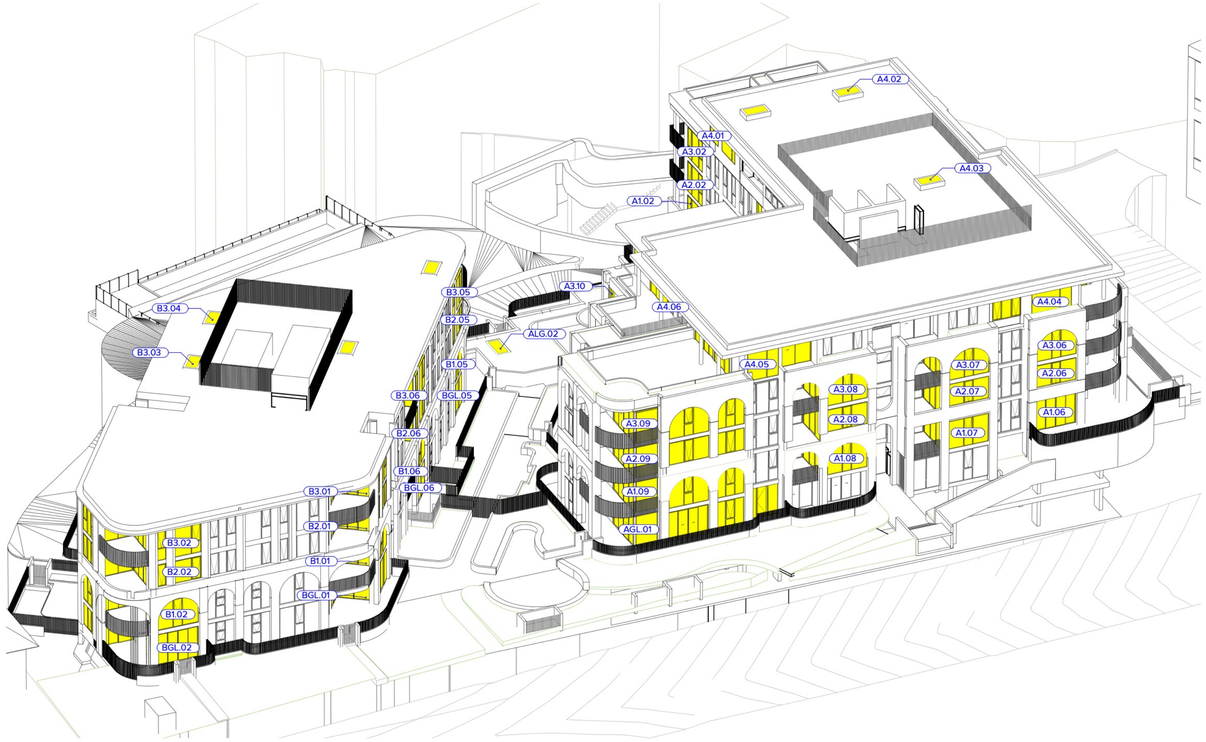
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Sun Eye Diagrams
Sun Eye Diagram 03

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Drawn by: **JC**
Status: **For Council RFI**
Dwg No.: **DA-710-012**
Rev: **E**
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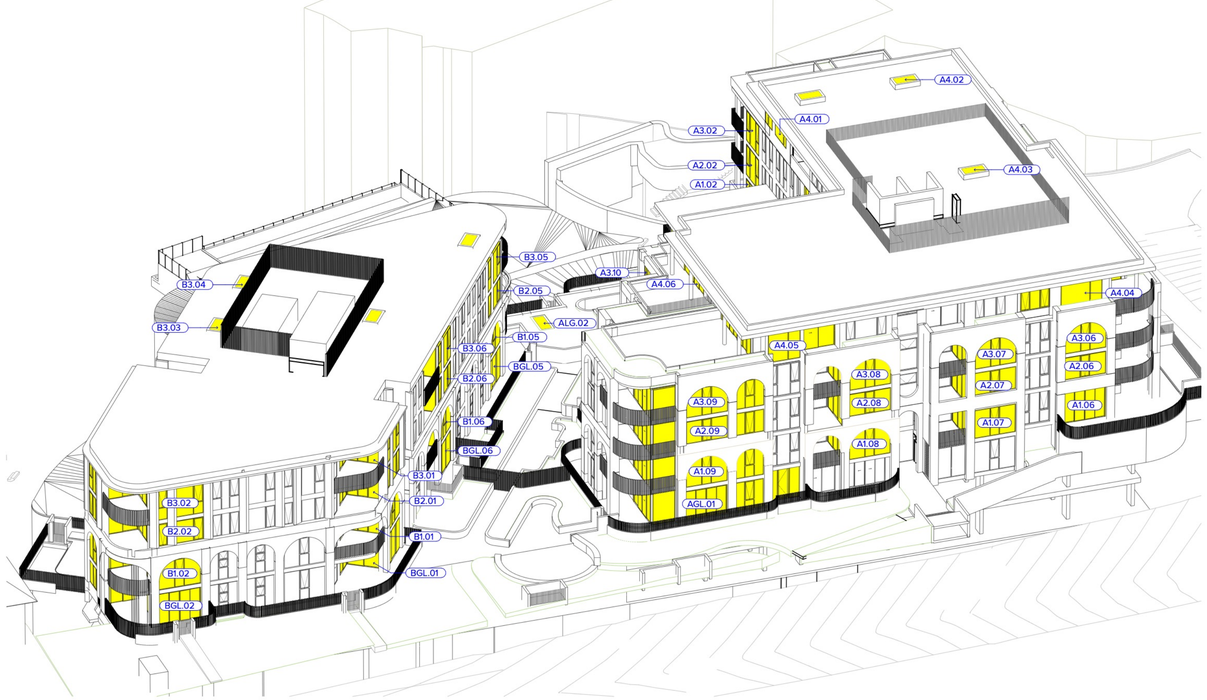
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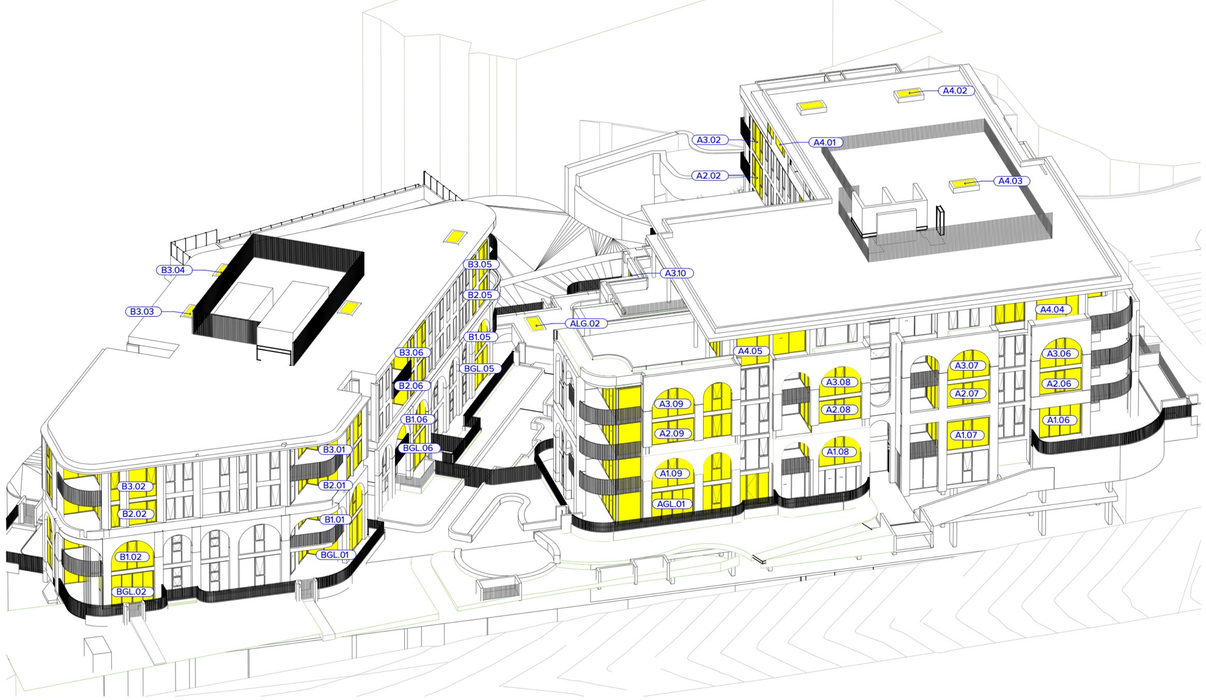
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12:30pm



12:45pm

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

CLIENT

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

LEGEND

Apartment label — B3.04

Living room glazing providing ADG solar

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

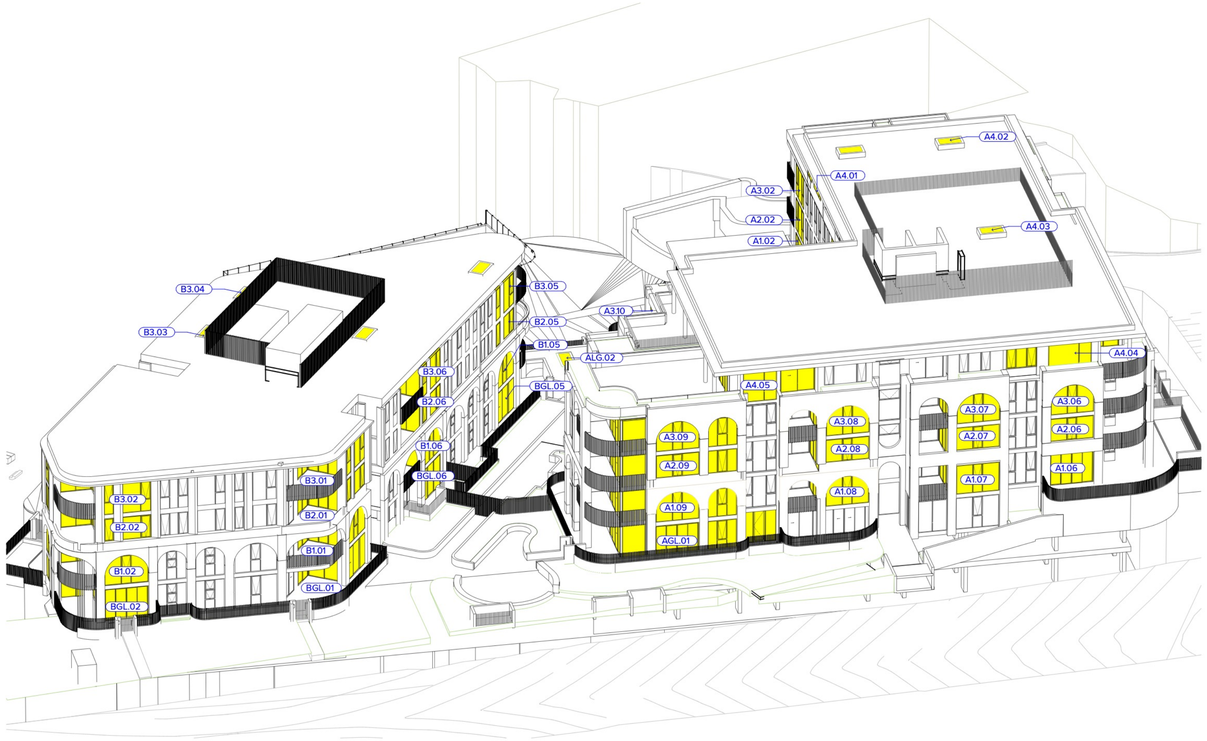
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Sun Eye Diagrams
Sun Eye Diagram 04

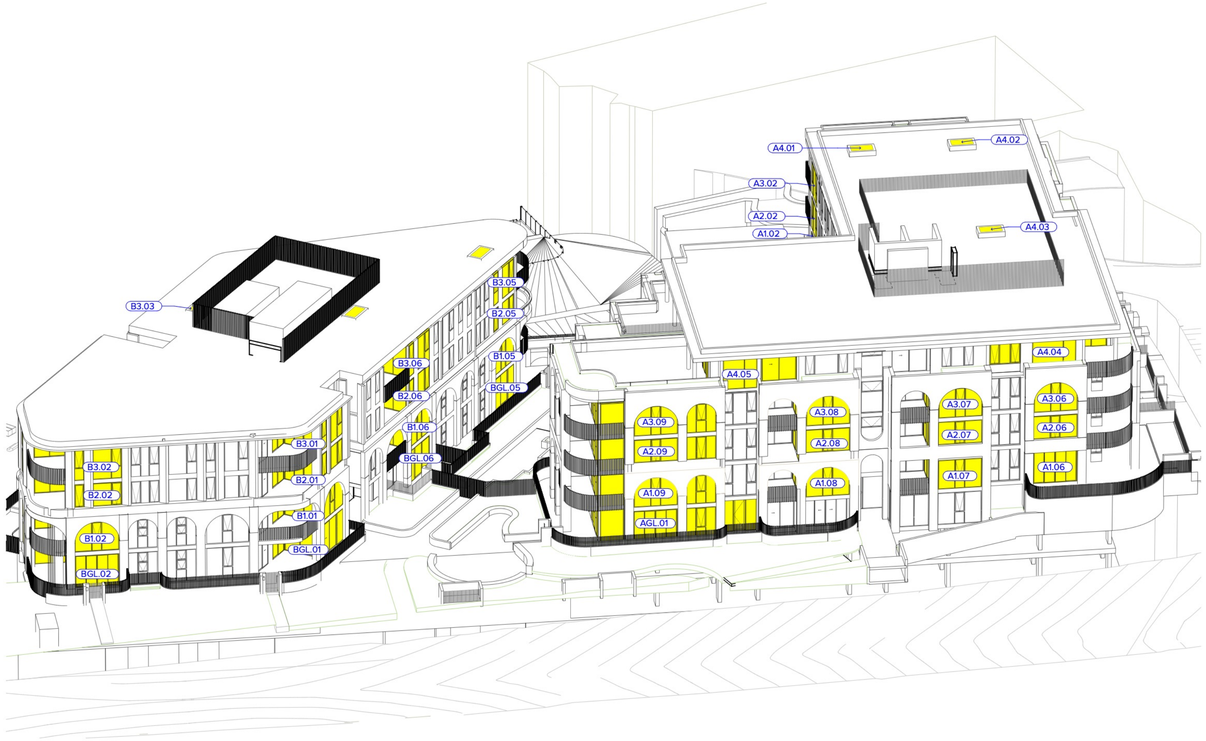
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Status: For Council RFI
Project No.: 21016
Dwg No.: DA-710-013
Drawn by: JC
Rev: E
North

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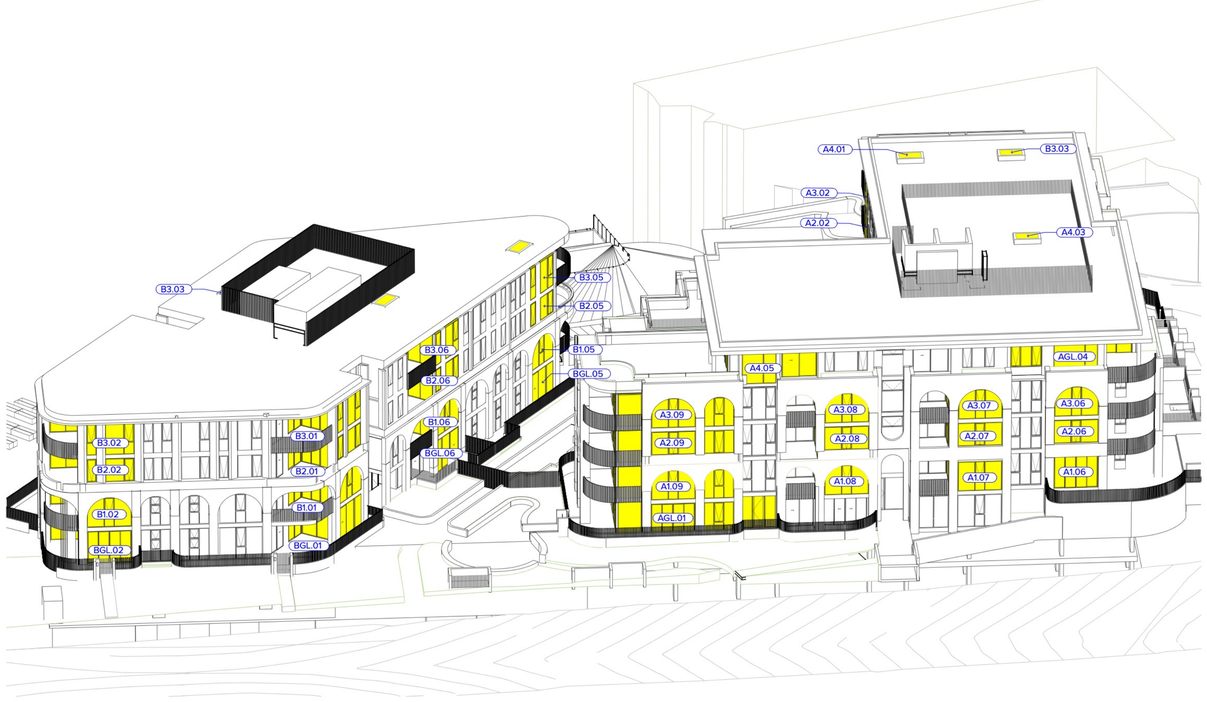
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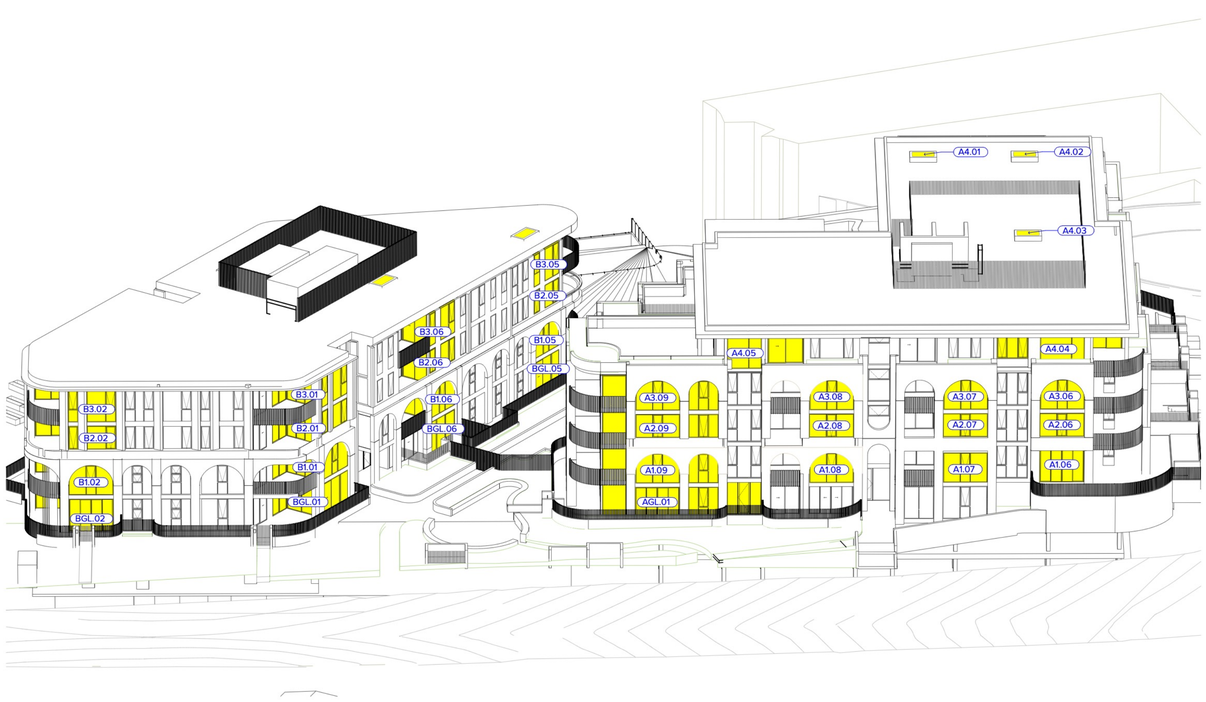
1pm



1:15pm



1:30pm



1:45pm

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6680, ABN 86 064 084 911

CLIENT

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

LEGEND

Apartment label — B3.04

Living room glazing providing ADG solar

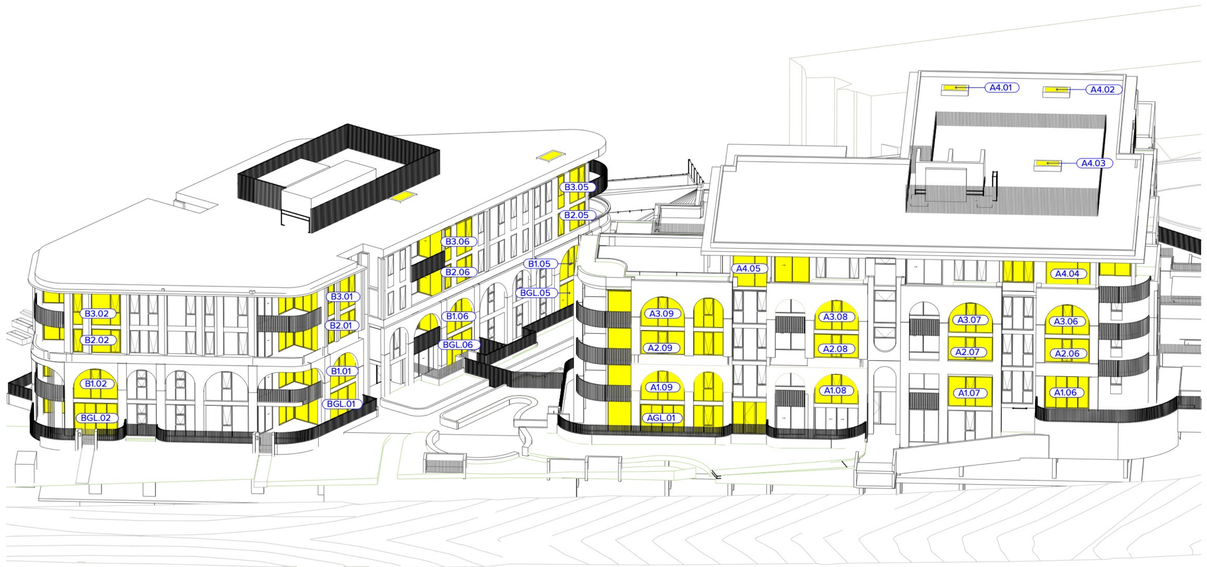
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E	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Sun Eye Diagrams
Sun Eye Diagram 05

Scale: 1:250 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-710-014
Drawn by: JC
Rev: E
North

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2pm



2:15pm



2:30pm



2:45pm

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Nominated Architect: Nicholas Turner 9680, ABN 86 064 084 911

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

LEGEND
Apartment label — B3.04
Living room glazing providing ADG solar

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
Sun Eye Diagrams
Sun Eye Diagram 06

Scale **1:250 @A1, 50%@A3**
Status **For Council RFI**
Project No. **21016**
Dwg No. **DA-710-015**
Drawn by **JC**
Rev **A**
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3pm

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Nominated Architect: Nicholas Turner 9680, ABN 86 064 084 911

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LEGEND

Apartment label

B3.04

Living room glazing providing ADG solar

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
Sun Eye Diagrams
Sun Eye Diagram 07

Scale
1:250 @A1, 50%@A3

Project No.
21016

Drawn by
JC

North

Status
For Council RFI

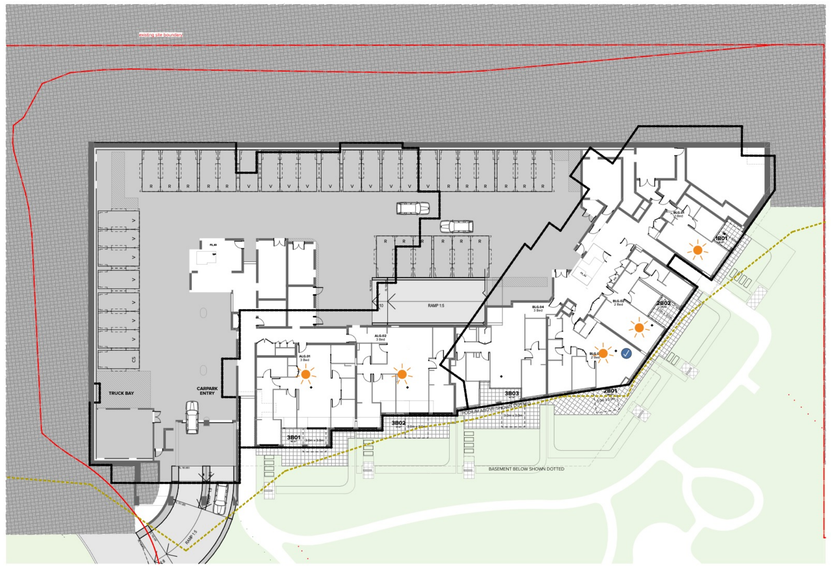
Dwg No.
DA-710-016

Rev
A

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Lower Ground

Solar Access : 5 / 6

Cross Ventilation: 1 / 6

>15mins direct solar access : 0

No Direct Sunlight : 1



Ground Level

Solar Access : 6 / 11

Cross Ventilation: 8 / 11

>15mins direct solar access : 3

No Direct Sunlight : 2



Level 1

Solar Access : 10 / 16

Cross Ventilation: 9 / 16

>15mins direct solar access : 3

No Direct Sunlight : 3



Level 2

Solar Access : 11 / 16

Cross Ventilation: 9 / 16

>15mins direct solar access : 3

No Direct Sunlight : 2



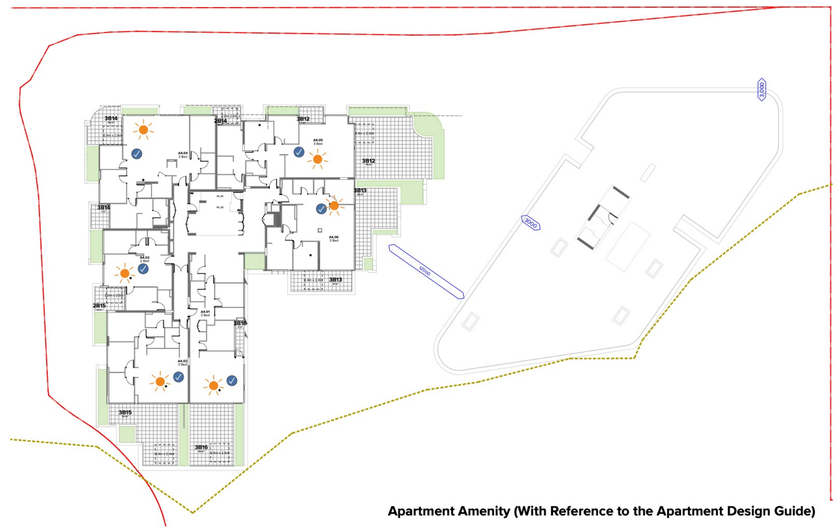
Level 3

Solar Access : 12 / 16

Cross Ventilation: 10 / 16

>15mins direct solar access : 2

No Direct Sunlight : 2



Level 4

Solar Access : 6 / 6

Cross Ventilation: 6 / 6

>15mins direct solar access : 0

No Direct Sunlight : 0

Apartment Amenity (With Reference to the Apartment Design Guide)

Solar Access (Objective 4A-1, Design Criteria 1)
ADG Minimum % of apartments achieving 2 hours solar access : >70%
Actual % of apartments achieving 2 hours solar access : **50 Apartments = 70.4%**

Cross Ventilation (Objective 4B-3, Design Criteria 1)
ADG Minimum % of apartments to be cross vented : >60%
Actual % of apartments that are cross ventilated : **43 Apartments = 60.5%**

No Direct Sunlight (Objective 4A-1, Design Criteria 3)
ADG Maximum % of apartments receiving no direct sunlight : <15%
Actual % of apartments receiving no direct sunlight : **10 Apartments = 14%**

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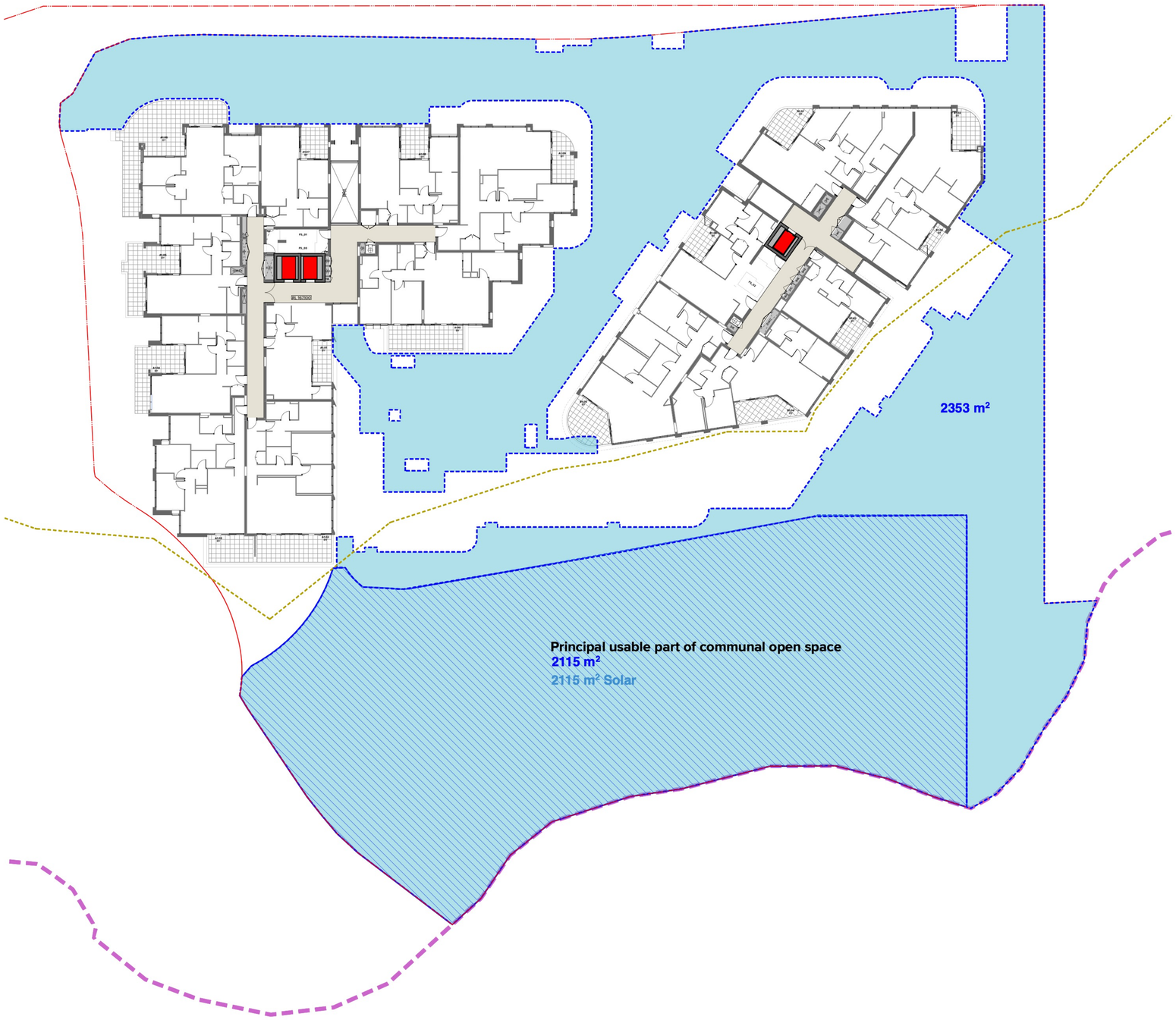
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D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Amenity Diagrams (ADG)
Solar & Cross Ventilation Compliance

Scale	Project No.	Drawn by	North
1:400 @A1, 50%@A3	21016	JC	
Status	Dwg No.	Rev	
For Council RFI	DA-720-010	E	

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Communal Open Space Requirement

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

ADG Requirement
Objective 3D-1 : An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping.

1: Communal open space has a minimum area equal to 25% of site area
= 2,051m²

2: Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am an 3pm on 21st June (Mid winter).

DCP Requirement
At least 10% of the site area is to be provided as communal open space = 821m²

Principal usable part of communal open space provided
2,115m² = 26% of site area (complies) + Solar 2,115m² = 100%

Total communal open space provided
4,468m² (complies)

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

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Sydney, NSW, 2028

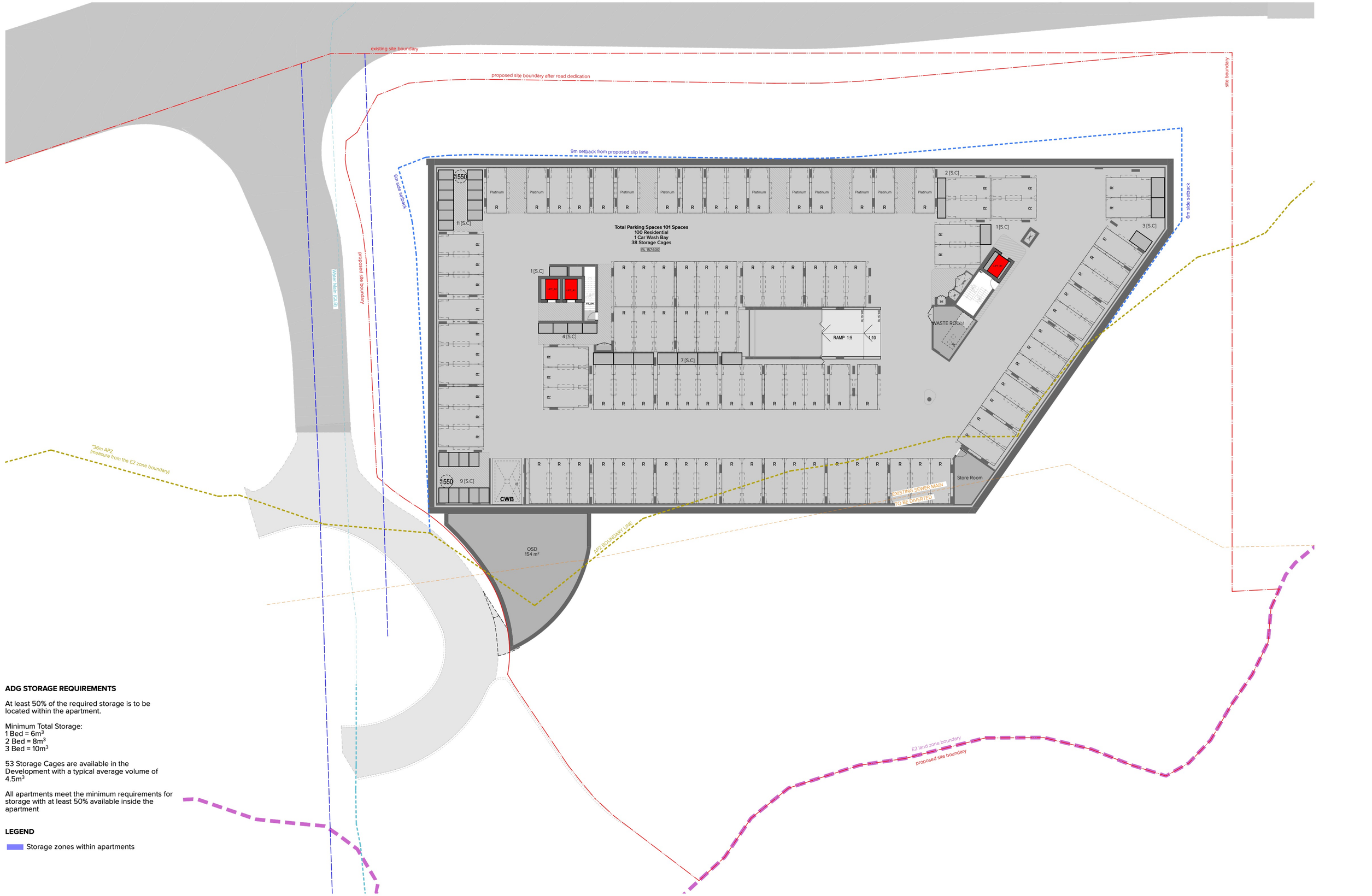
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E	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Communal Space Diagrams (ADG)
Communal Open Space

Scale
1:250 @A1, 50%@A3
Status
For Council RFI
Project No.
21016
Dwg No.
DA-730-010
Drawn by
JC/JL
Rev
E
North

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ADG STORAGE REQUIREMENTS

At least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed = 6m^3
2 Bed = 8m^3
3 Bed = 10m^3

53 Storage Cages are available in the Development with a typical average volume of 4.5m^3

All apartments meet the minimum requirements for storage with at least 50% available inside the apartment

LEGEND

Storage zones within apartments

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Nominated Architect: Nicholas Turner 6695, ABN 88 064 084 911

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

Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Basement 1

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-750-006
Drawn by: JC
Rev: B
North

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existing site boundary

proposed site boundary after road dedication

9m setback from proposed slip lane

6m side setback

proposed site boundary

site boundary

6m side setback

Manor Main Creek

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

Total Parking Spaces 37 Spaces
18 Residential (incl. 1x Accessible)
18 Visitors (incl. 1x Accessible)
1 Car Share

General Truck Bay
21 Storage Cages
21 Bicycle Parking

11 [S.C]

4 [S.C]

6 [S.C]

Bulky Waste

Waste Room

Store Room

COMMS

Building Overhead

Jun 2022 concept plan BEA

proposed BEA

RAMP 1:5

Building Overhead

Residential 2.400

Visitor 2.400

FIRE PUMP ROOM

CPE DUCTING

MSB

RWT

DUCT INTAKE

OWP

A/C

LAWN

TRUCK BAY

CARPARK ENTRY

CS

GHR

RAMP 1:5

RAMP 1:5

PODIUM ABOVE SHOWN DOTTED

BASEMENT BELOW SHOWN DOTTED

EXISTING SEWER MAIN TO BE DIVERTED

FIRE HYDRANT

PROPOSED FIRE TRUCK BAY 4M X 12M

Refer to landscape architect Documention for more information.

Access To The Pool Plant Room. Under the Deck

proposed site boundary = E2 land zone boundary

RL 160.600
RL 160.100
RL 162.700
RL 162.530
RL 162.500
RL 159.190
RL 159.350
RL 159.650
RL 158.950
RL 158.900
RL 157.600
RL 157.200
RL 157.150
RL 156.600
RL 157.100
RL 157.000
LAWN

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All apartments meet the minimum requirements for storage with at least 50% available inside the apartment

LEGEND

Storage zones within apartments

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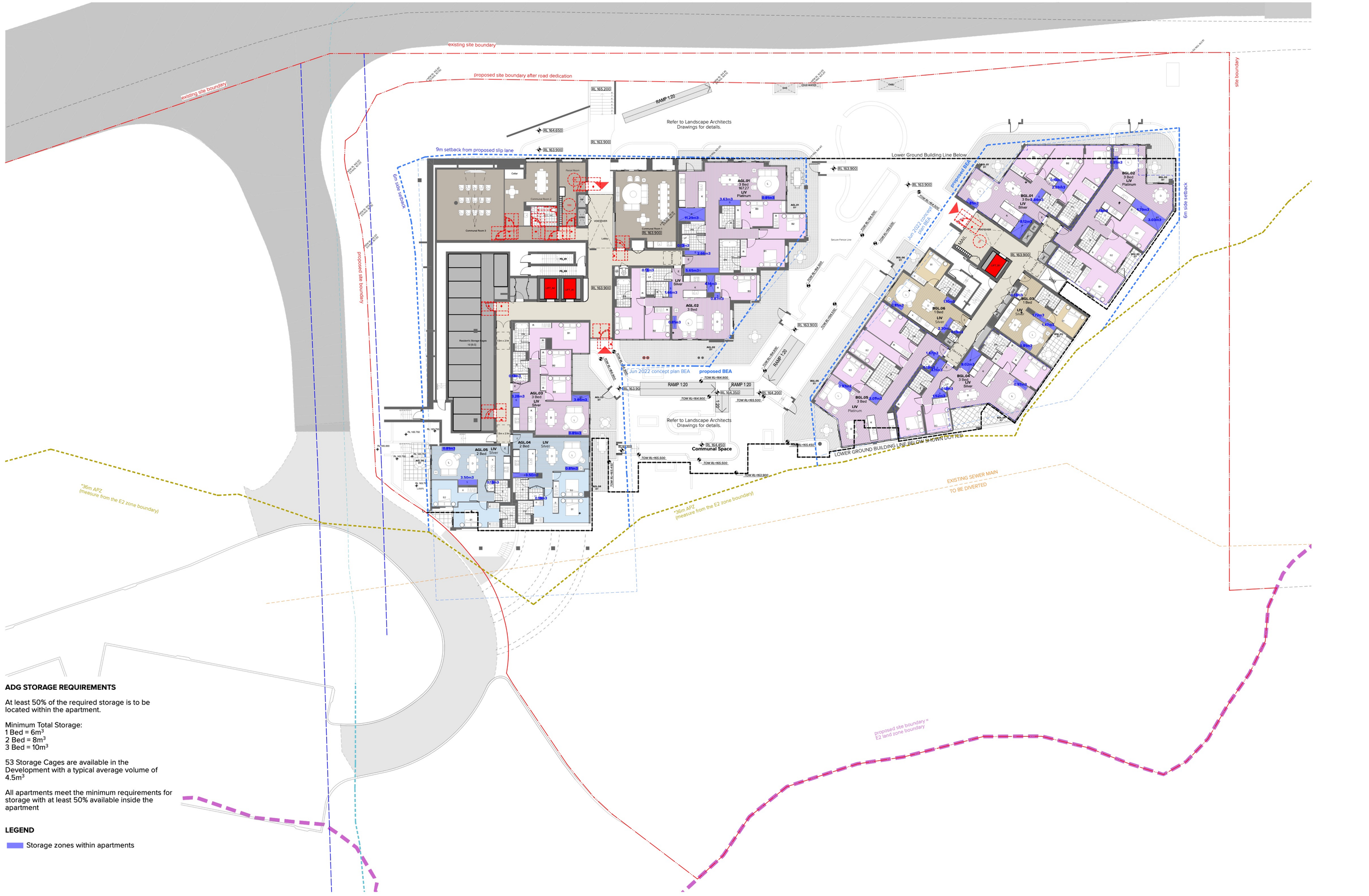
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Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Lower Ground

Scale: 1:200 @A1, 50%@A3
Project No.: 21016
Drawn by: JC
North
Status: For Council RFI
Dwg No.: DA-750-007
Rev: B

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LEGEND

Storage zones within apartments

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

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Ground Level

Scale: **1:200 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-750-008**
Drawn by: **JC**
Rev: **B**
North

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LEGEND

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Nominated Architect: Nicholas Turner 6926, ABN 88 094 084 911

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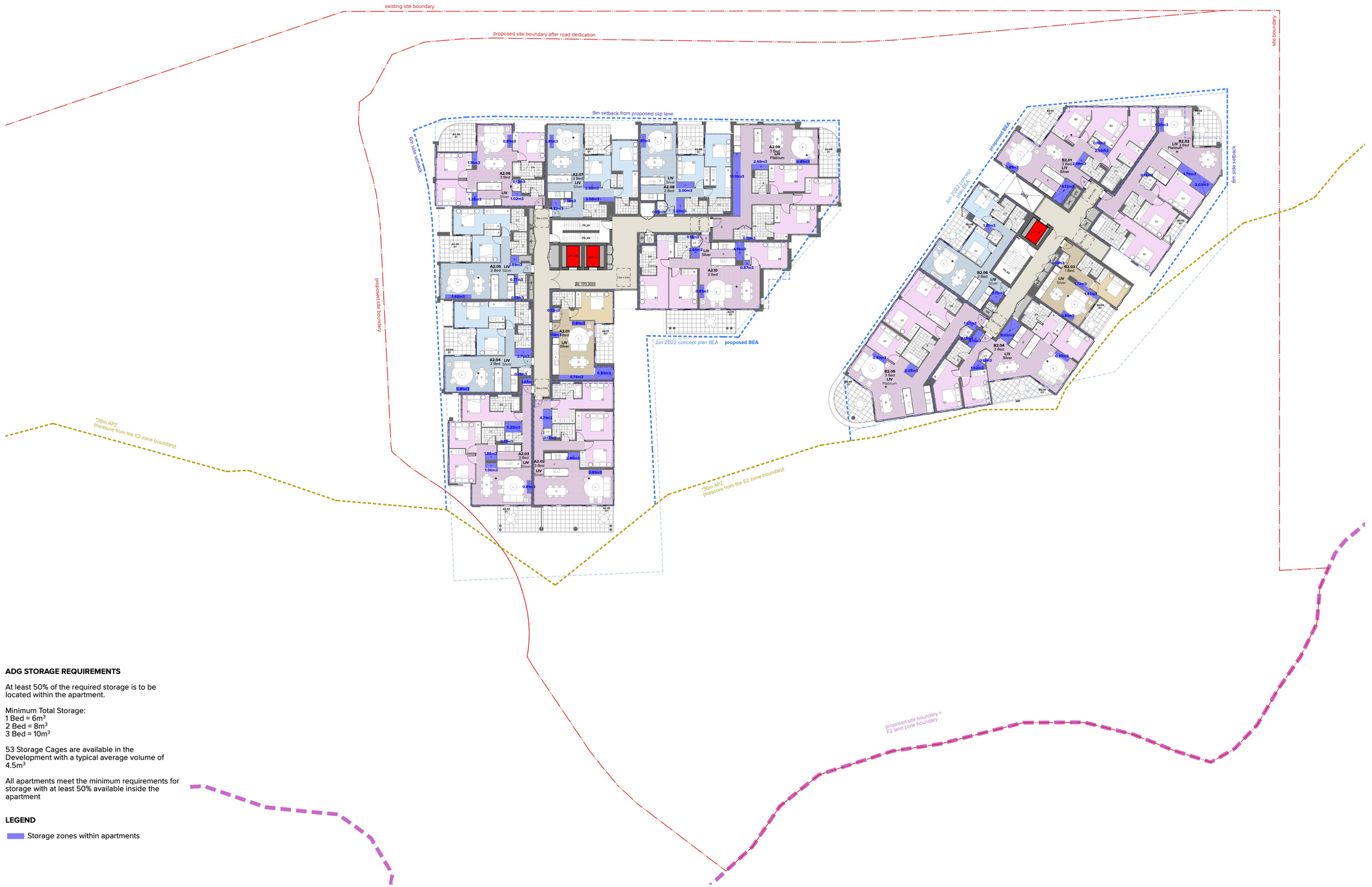
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Project Title
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Drawing Title
Storage Compliance Diagrams
Storage Compliance - Level 1

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-750-010
Drawn by: JC
Rev: B
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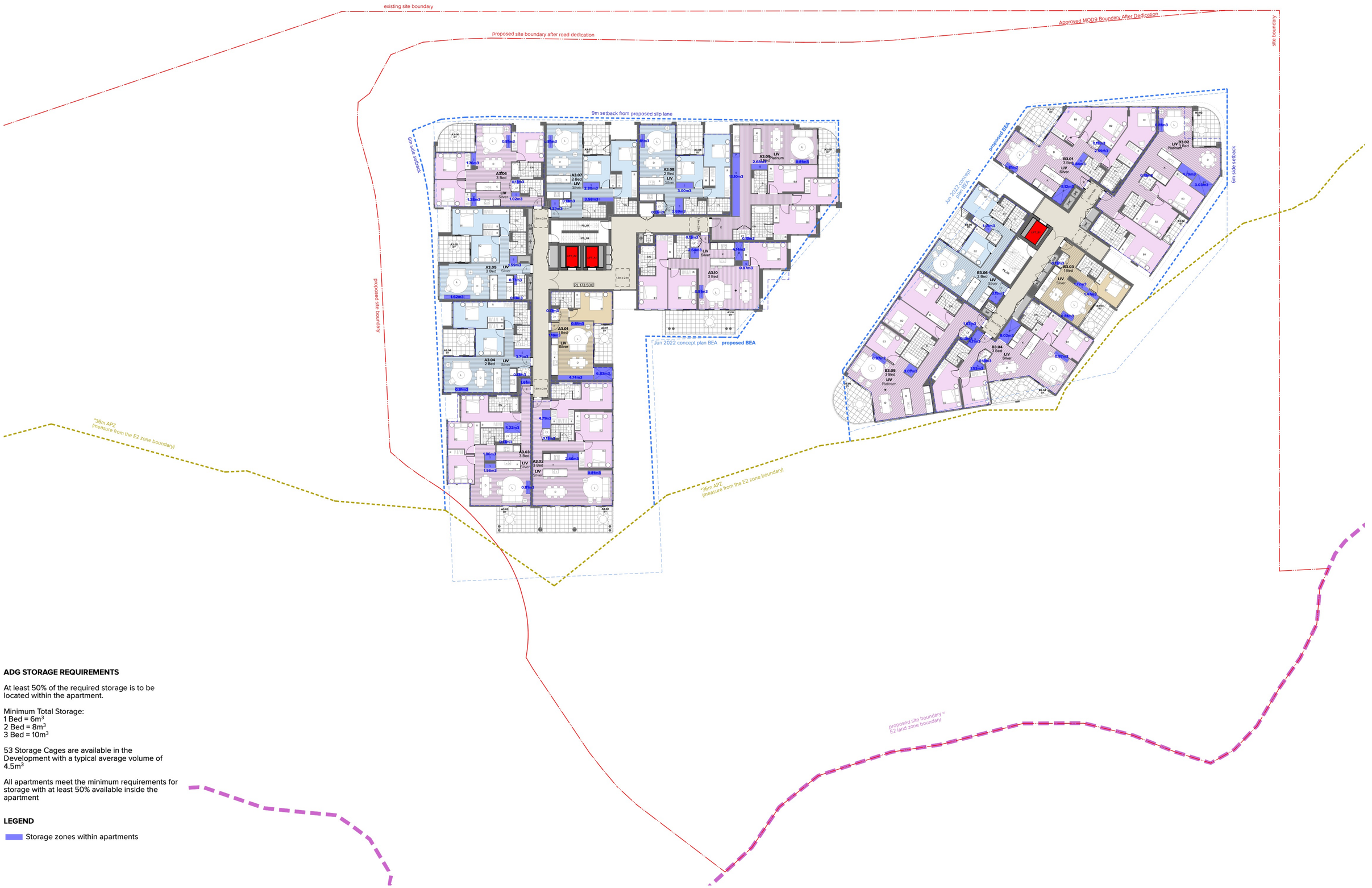
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A	19.09.23	JF	DA Final Draft
B	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Level 2

Scale: **1:200 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-750-020**
Drawn by: **JC**
Rev: **B**
North

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ADG STORAGE REQUIREMENTS

At least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed = 6m^3
2 Bed = 8m^3
3 Bed = 10m^3

53 Storage Cages are available in the Development with a typical average volume of 4.5m^3

All apartments meet the minimum requirements for storage with at least 50% available inside the apartment

LEGEND

Storage zones within apartments

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

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Level 1, 1 Transvall Avenue, Double Bay,
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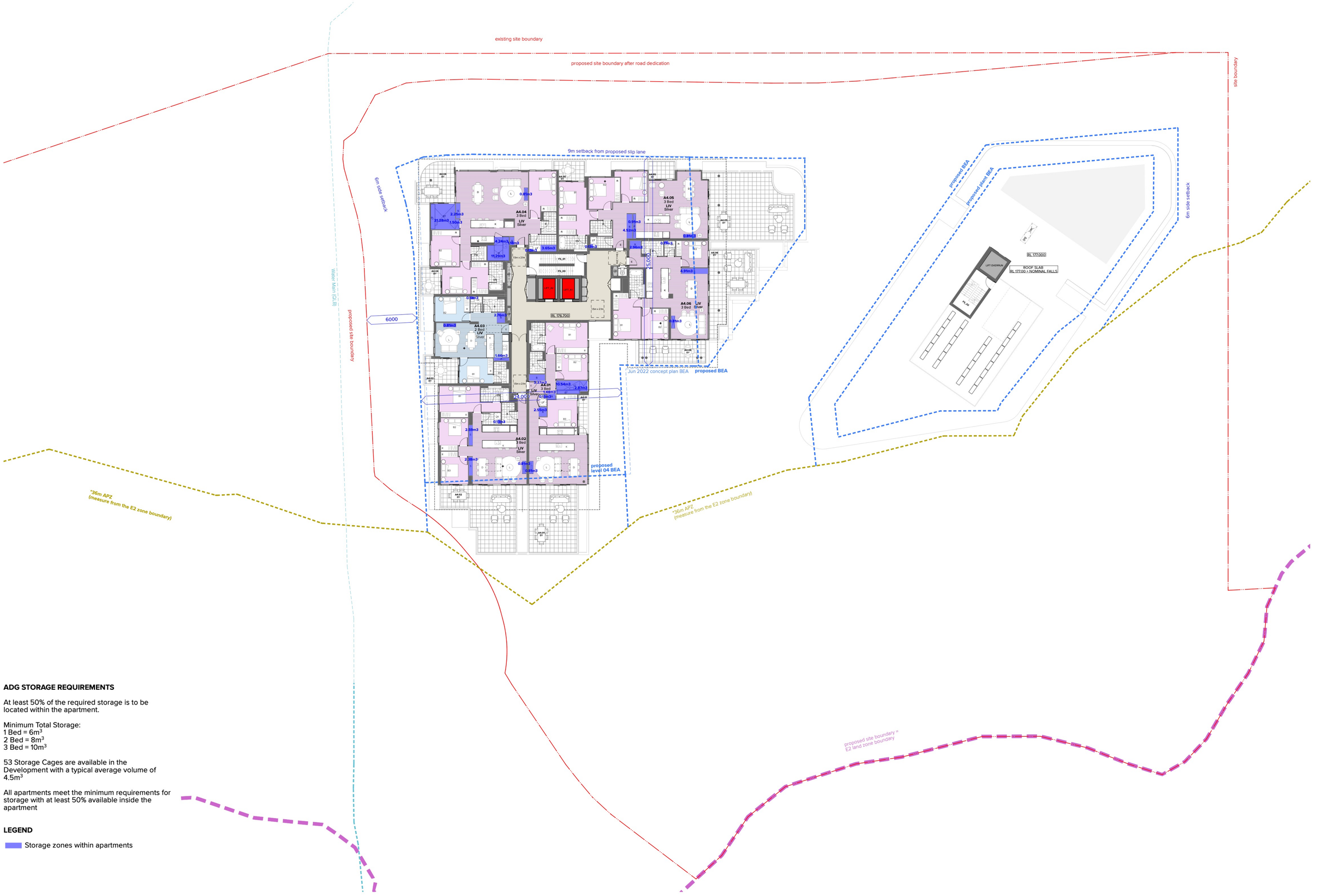
Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Level 3

Scale: **1:200 @A1, 50%@A3**
Status: **For Council RFI**
Project No.: **21016**
Dwg No.: **DA-750-030**
Drawn by: **JC**
Rev: **B**
North

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ADG STORAGE REQUIREMENTS

At least 50% of the required storage is to be located within the apartment.

Minimum Total Storage:
1 Bed = 6m^3
2 Bed = 8m^3
3 Bed = 10m^3

53 Storage Cages are available in the Development with a typical average volume of 4.5m^3

All apartments meet the minimum requirements for storage with at least 50% available inside the apartment

LEGEND

Storage zones within apartments

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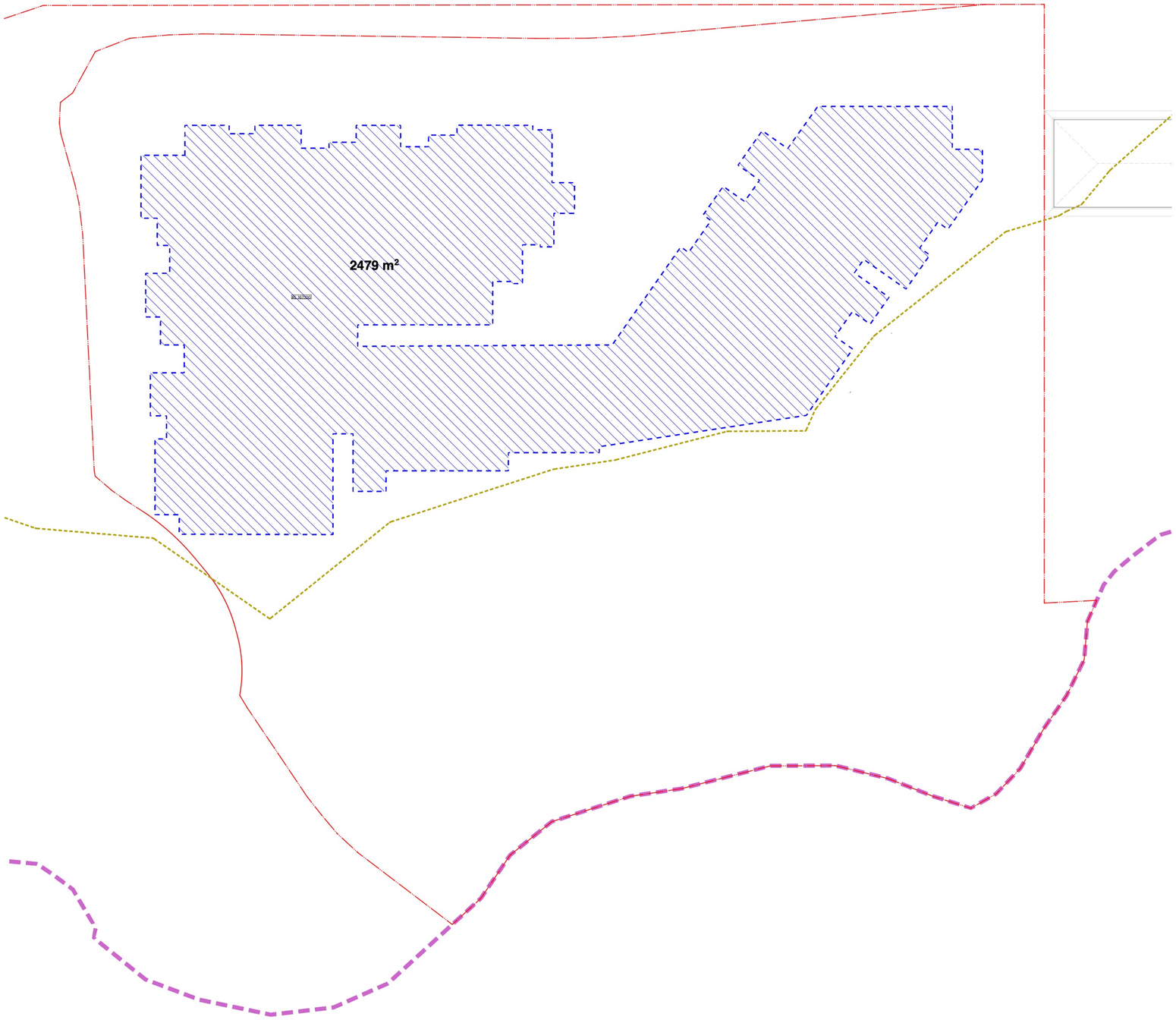
Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Storage Compliance Diagrams
Storage Compliance - Level 4

Scale: 1:200 @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-750-040
Drawn by: JC
North
Rev: B

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

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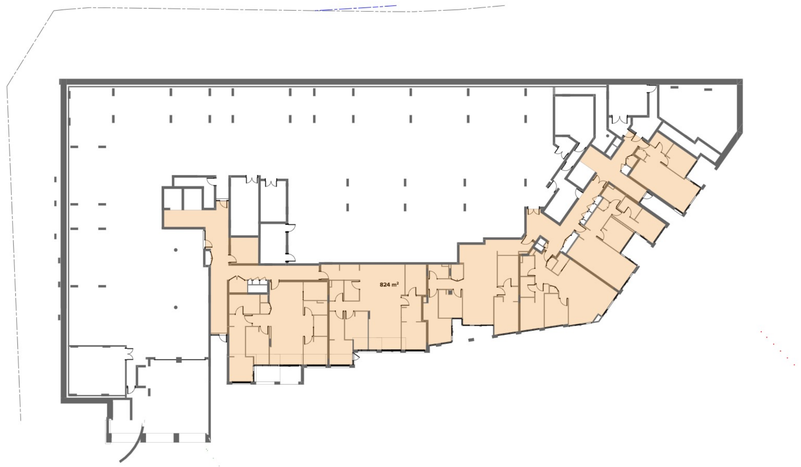
Rev	Date	Approved by	Notes
A	19.09.23	JF	DA Final Draft
B	17.04.24	JF	DA Final Draft
C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Site Coverage Diagram
Site Coverage Diagram

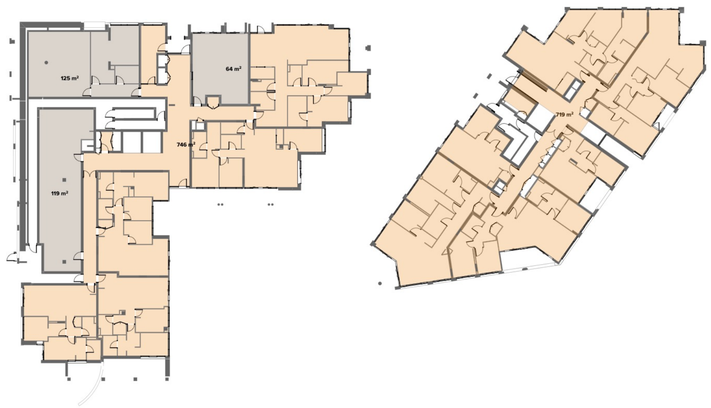
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Status: For Council RFI
Project No.: 21016
Dwg No.: DA-760-001
Drawn by: JC/JL
Rev: E
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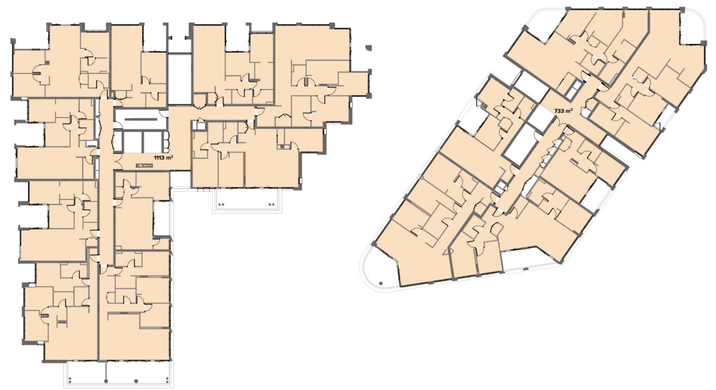
Lower Ground

Residential GFA : 824m²



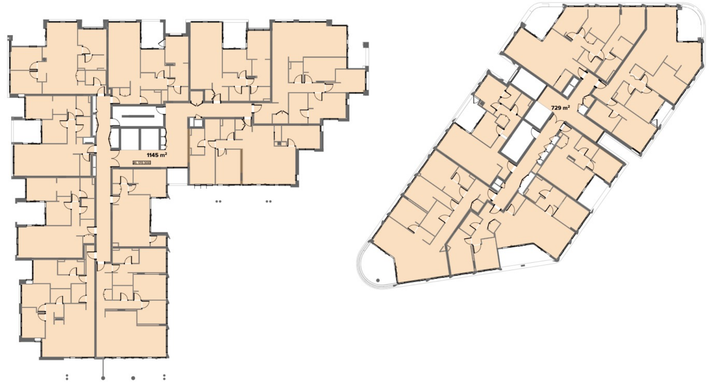
Ground Level

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



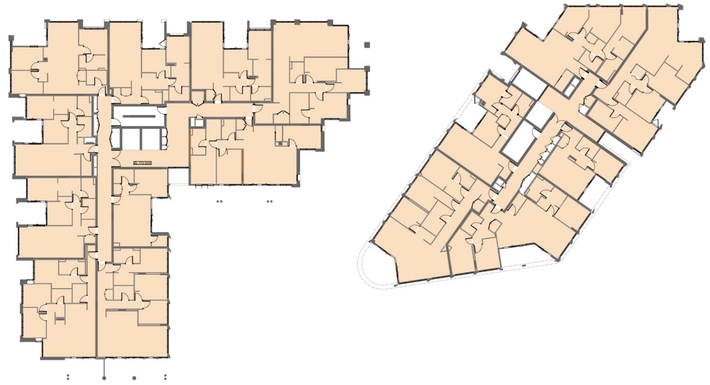
Level 1

Residential GFA : 1,846m²



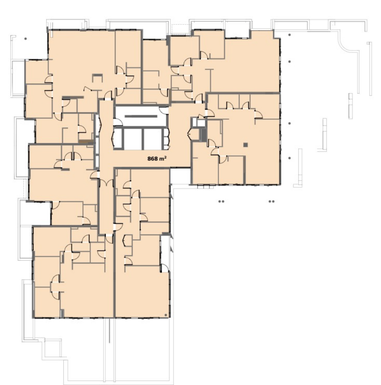
Level 2

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 86 064 084 911

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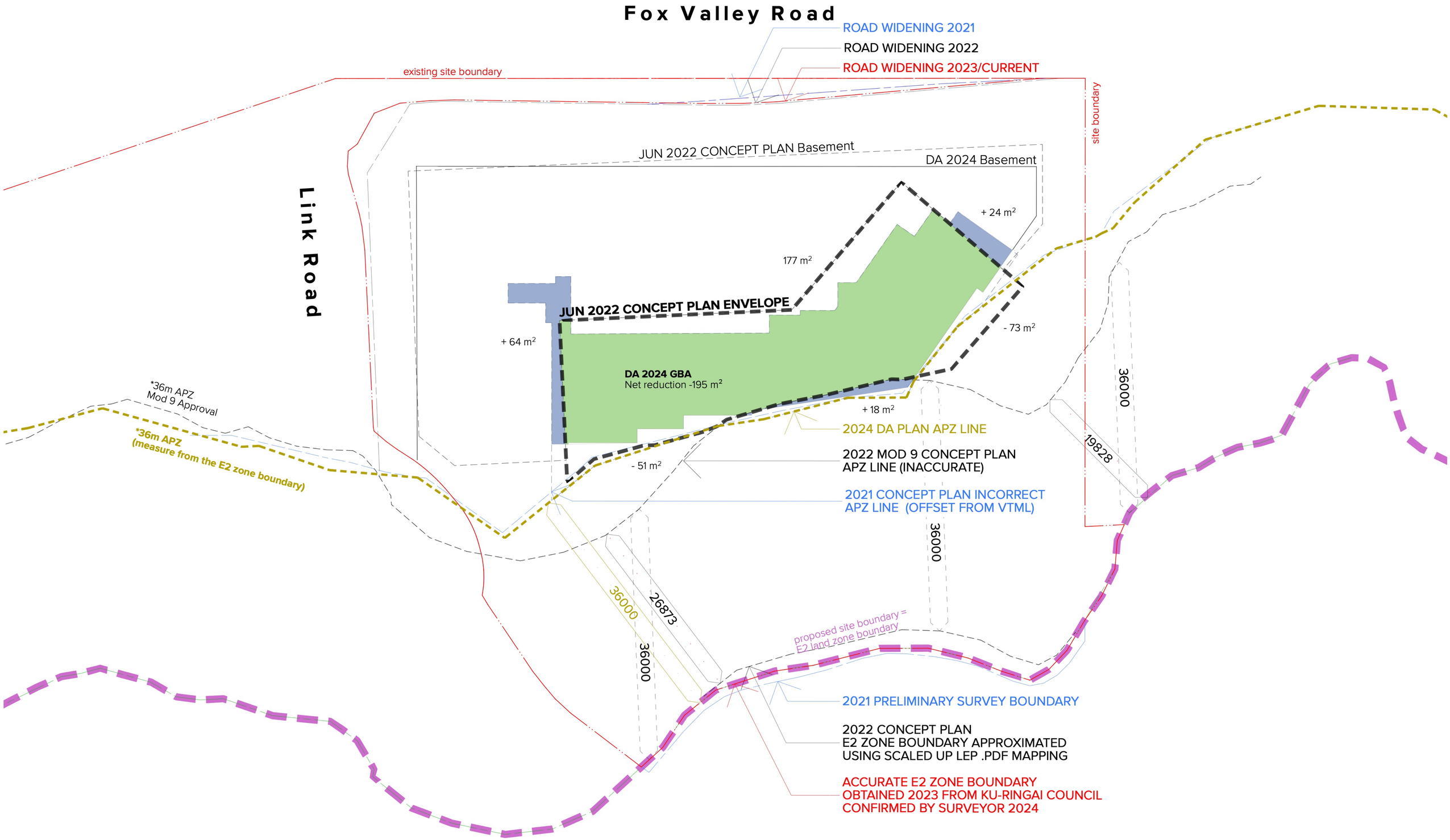
Rev	Date	Approved by	Notes
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C	07.06.24	JF	DA Final
D	22/10/24	JMc	DA
E	02/05/25	JF	Issue For Council RFI

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
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-770-001
Drawn by: JC
Rev: E
North

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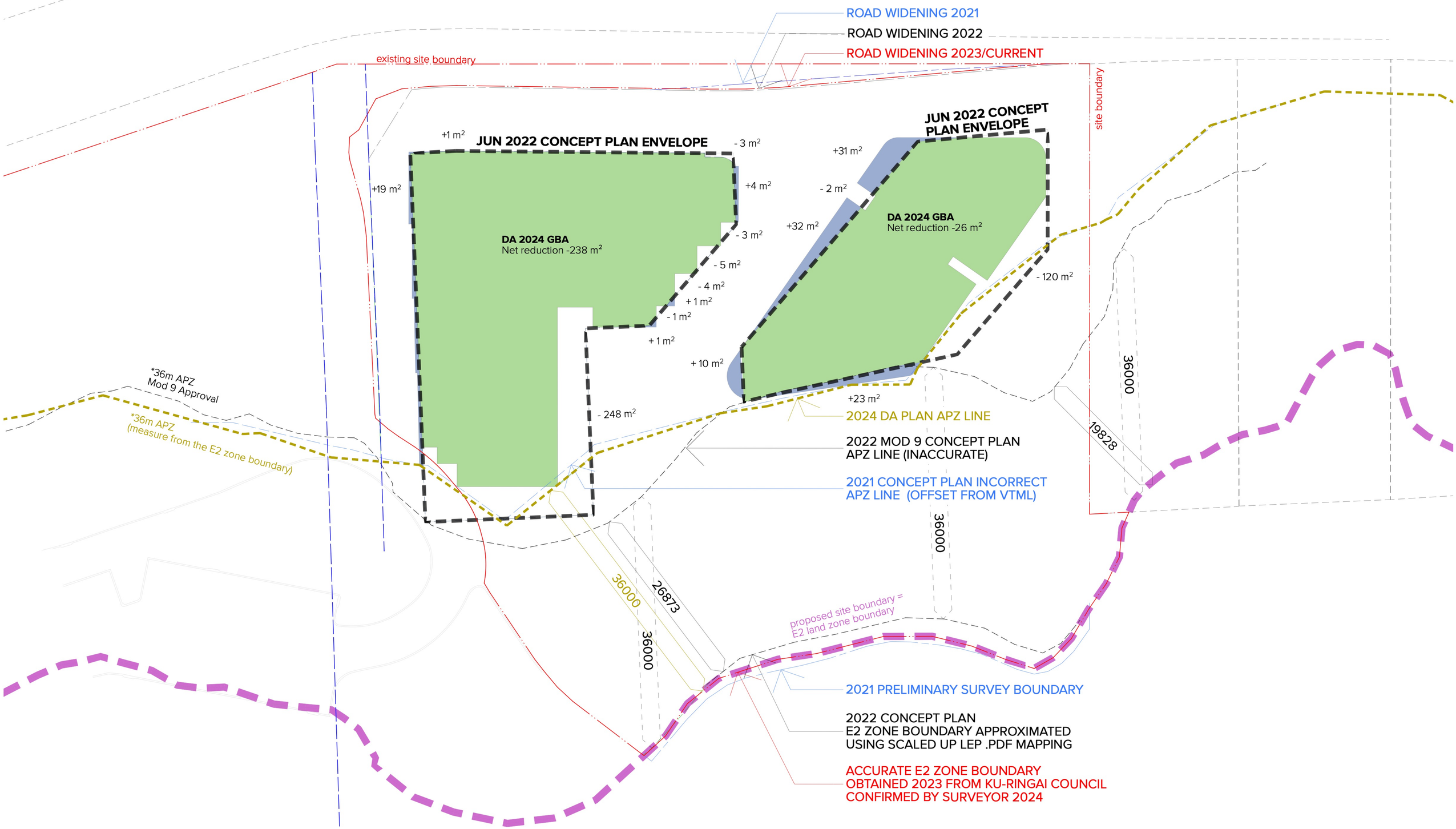
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

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

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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
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
- 3 m²
- 5 m²
- 4 m²
+ 1 m²
- 1 m²
+ 1 m²
+ 10 m²
- 248 m²

DA 2024 GBA
Net reduction -238 m²

JUN 2022 CONCEPT PLAN ENVELOPE

+31 m²
- 2 m²
+32 m²
- 120 m²

DA 2024 GBA
Net reduction -26 m²

+23 m²

*36m APZ
Mod 9 Approval

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

2024 DA PLAN APZ LINE

2022 MOD 9 CONCEPT PLAN
APZ LINE (INACCURATE)

2021 CONCEPT PLAN INCORRECT
APZ LINE (OFFSET FROM VTML)

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

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A	02/05/25	JF	Issue For Council RFI

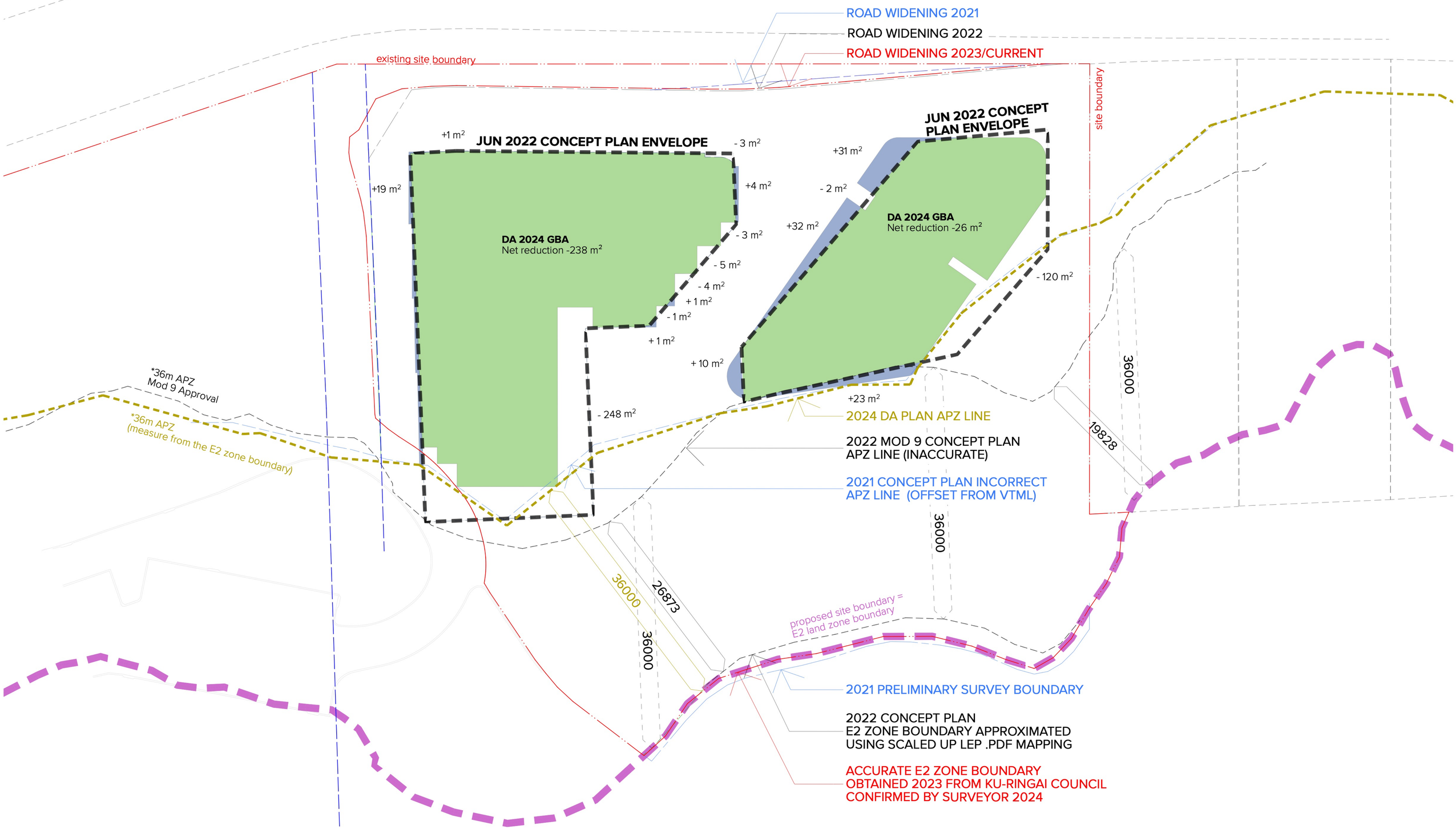
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 01

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

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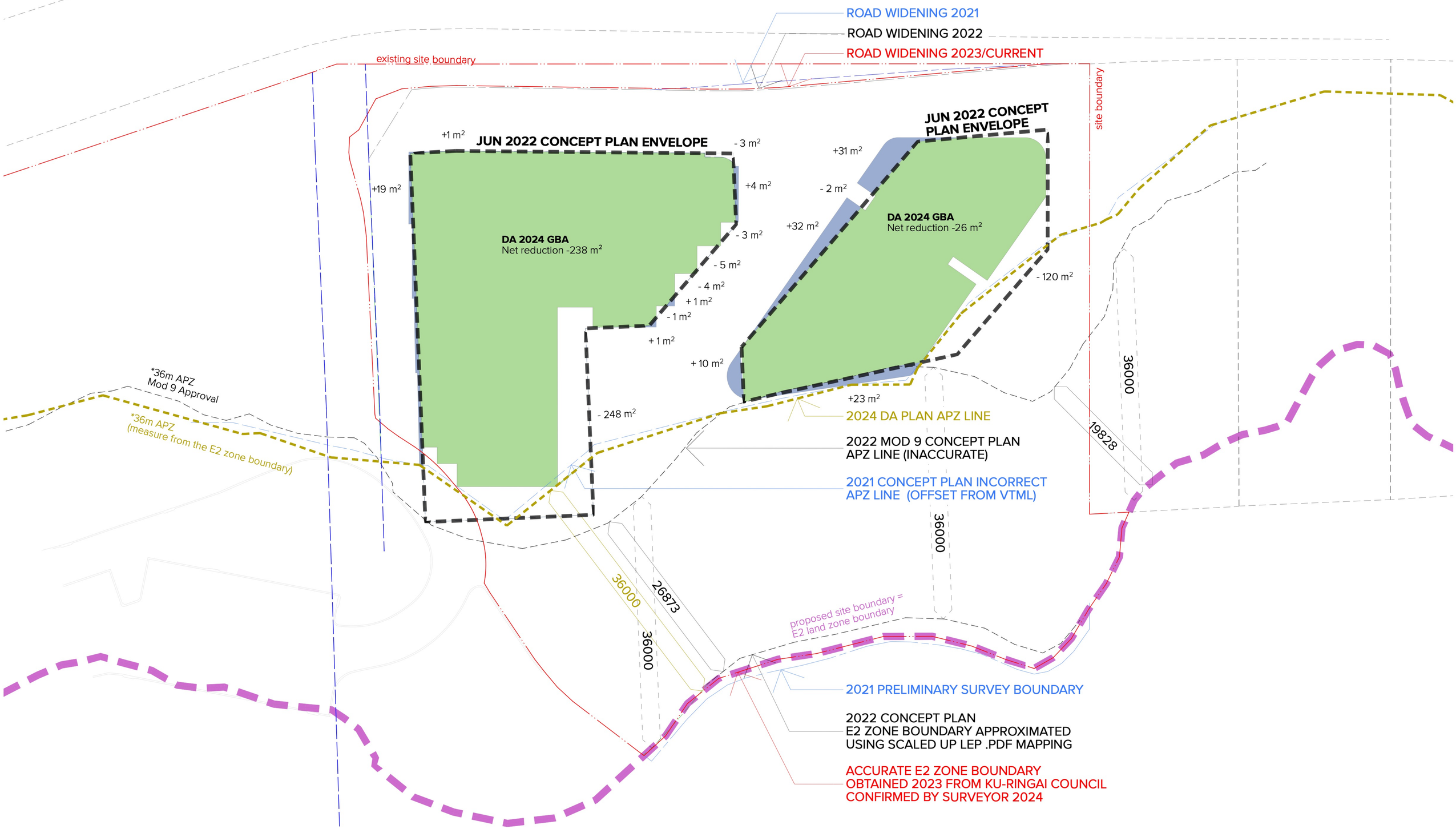
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
BEA and Boundary comparison diagrams
Level 02

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

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

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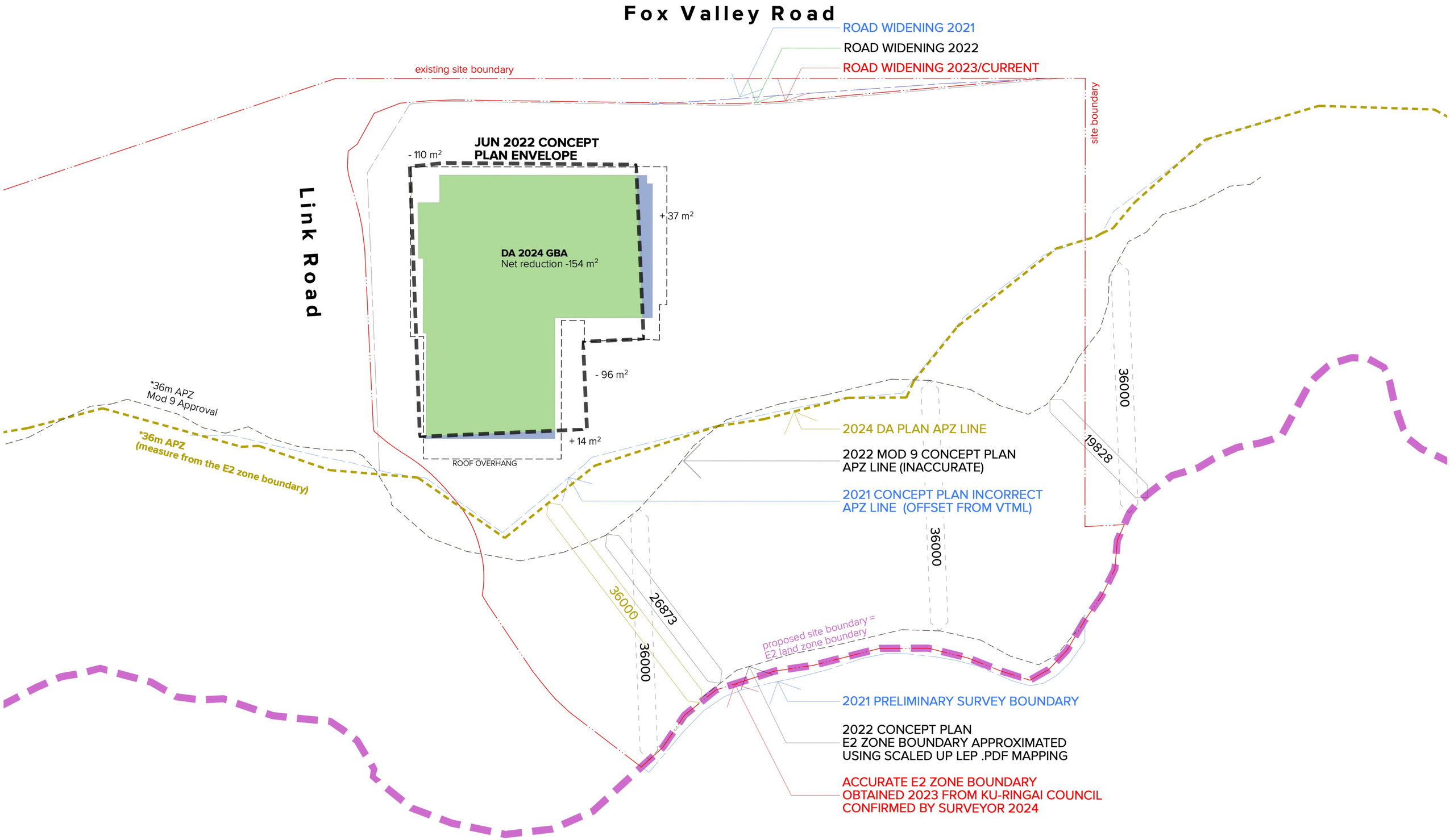
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
BEA and Boundary comparison diagrams
Level 03

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

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

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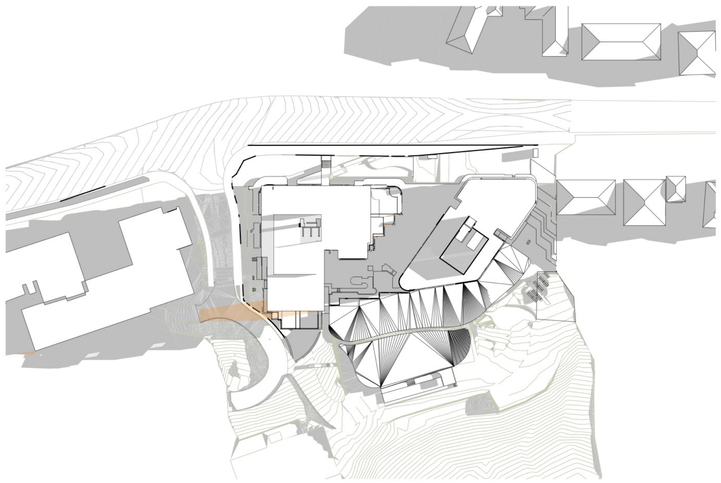
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

Project Title
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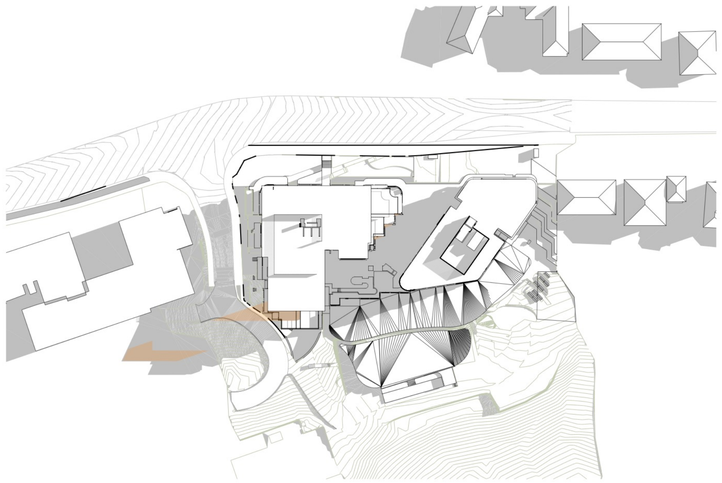
Drawing Title
BEA and Boundary comparison diagrams
Level 04

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

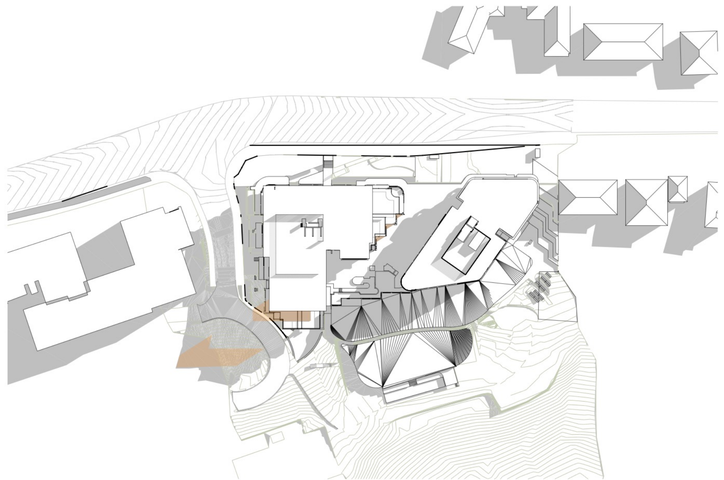
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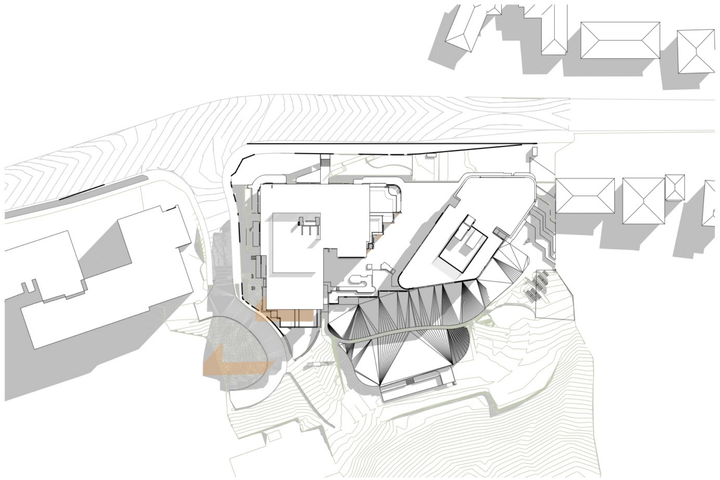
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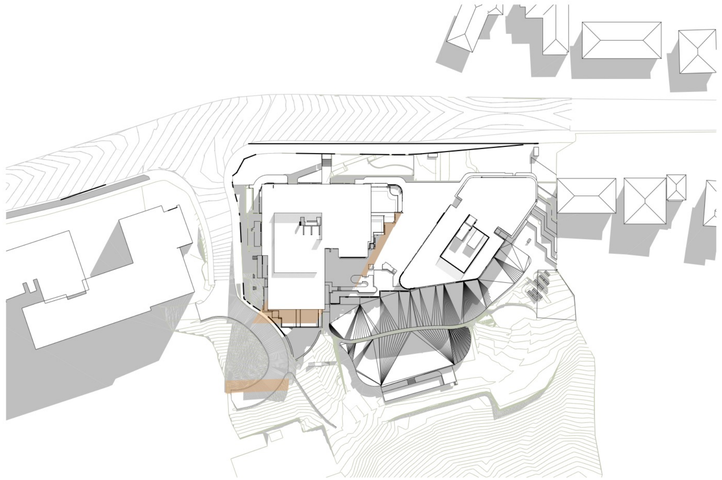
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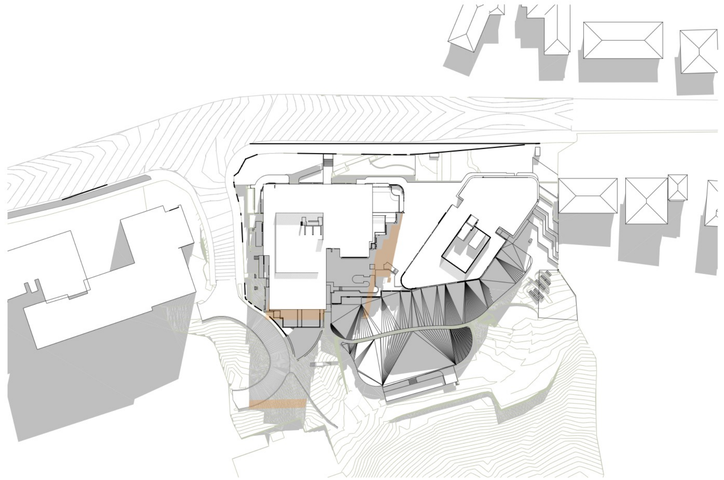
11am



12pm



1pm



2pm

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, 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

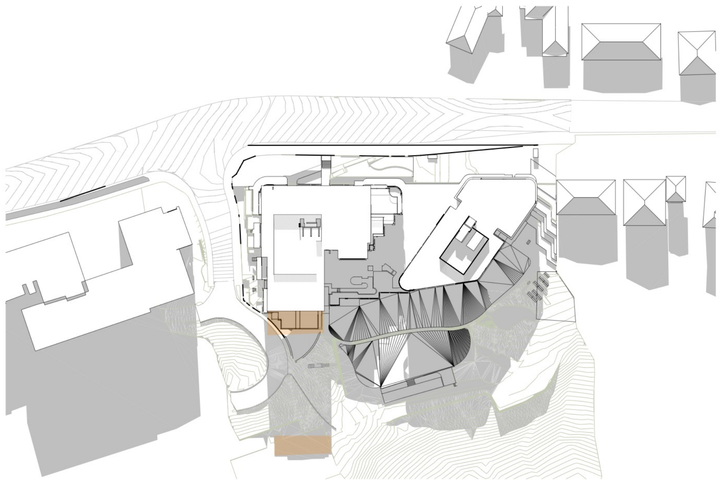
Dwg No.
DA-790-001

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 9695, 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

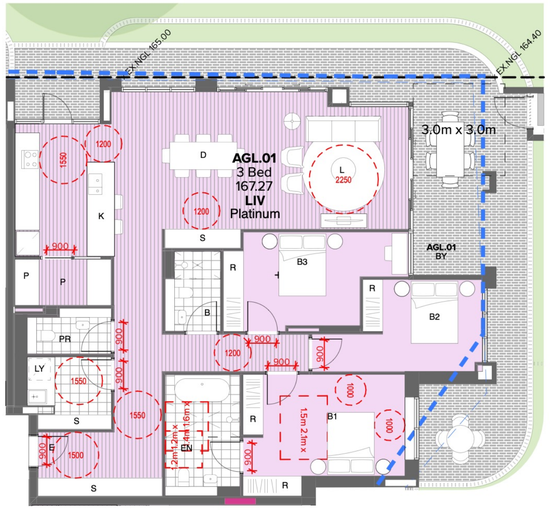
Rev
E

North

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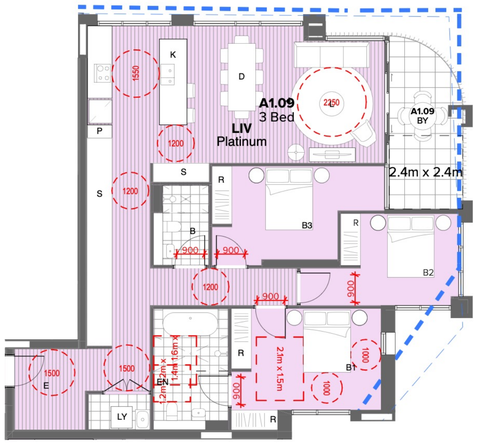


Platinum Liveable

3 Bed - Building A

AGL.01

Total Number of Units : 1

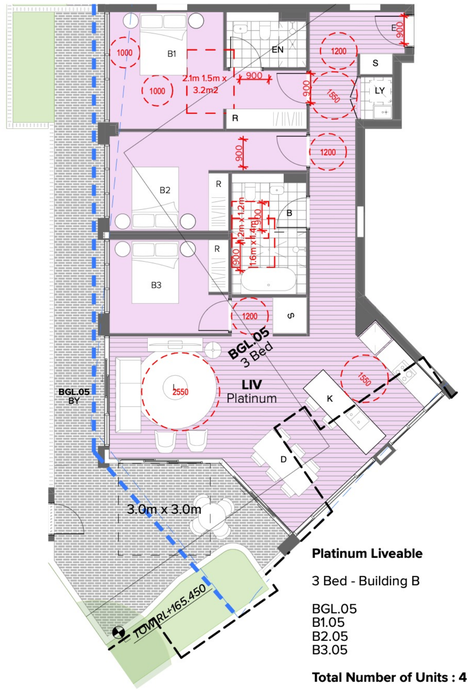


Platinum Liveable

3 Bed - Building A

A1.09
A2.09
A3.09

Total Number of Units : 3

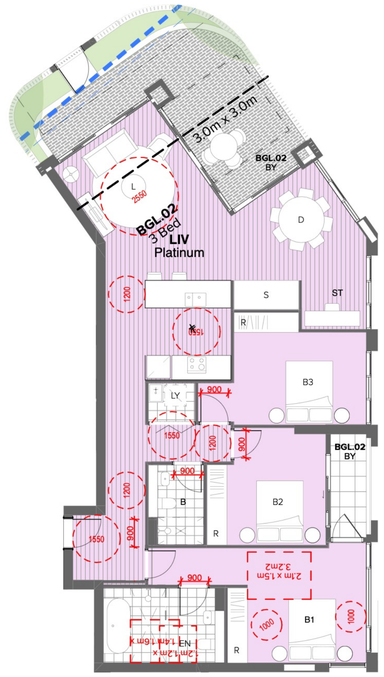


Platinum Liveable

3 Bed - Building B

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

Total Number of Units : 4

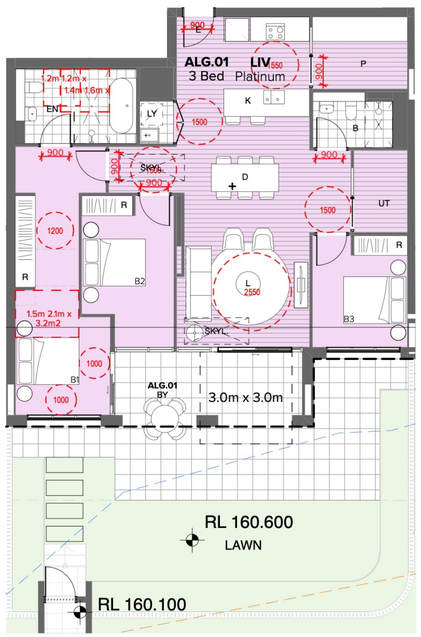


Platinum Liveable

3 Bed - Building B

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

Total Number of Units : 4

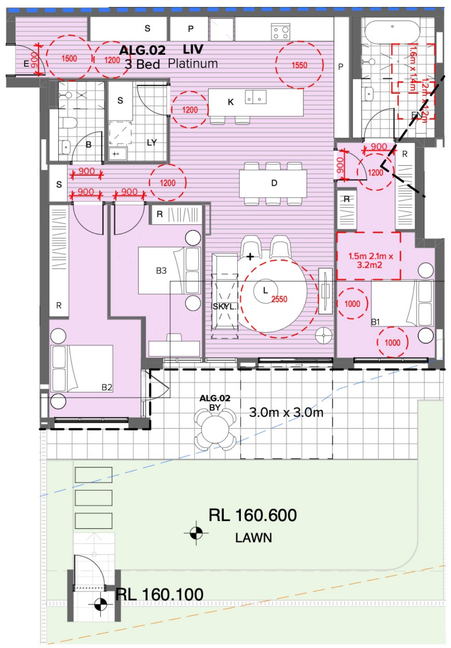


Platinum Liveable

3 Bed - Building A

ALG.01

Total Number of Units : 1

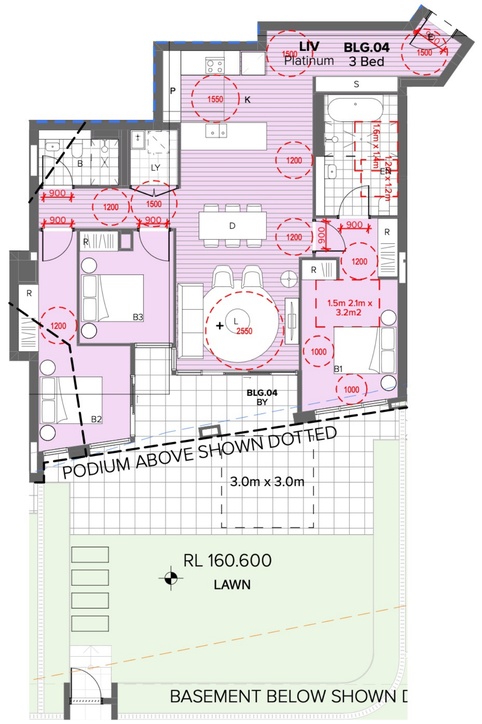


Platinum Liveable

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

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	9/9/2024	JF	Issue For Information
E	22/10/24	JMc	DA
F	02/05/25	JF	Issue For Council RFI

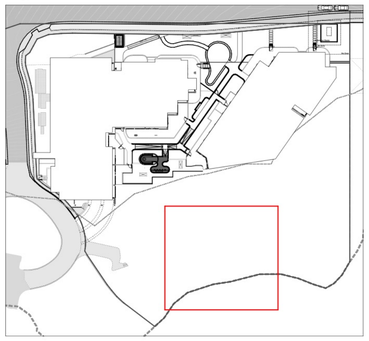
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

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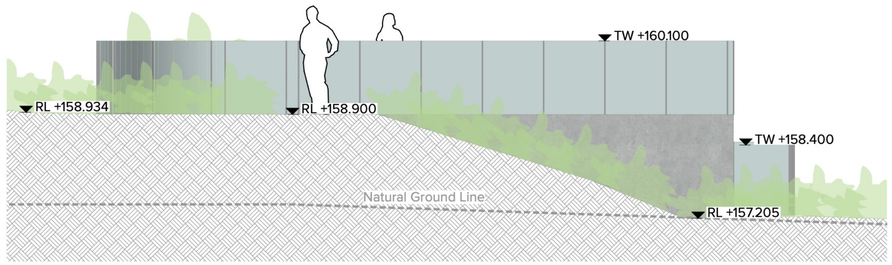
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

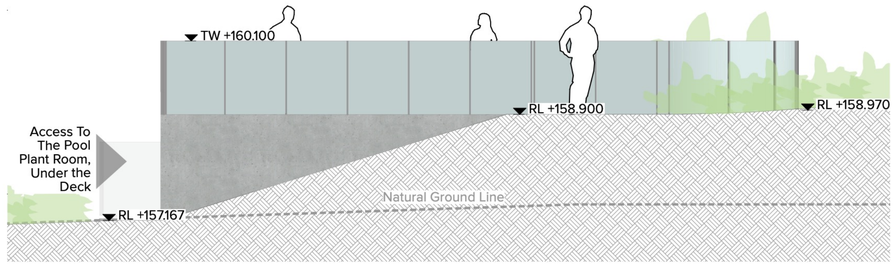
Drawing Title
Swimming Pool
Swimming Pool Plan

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

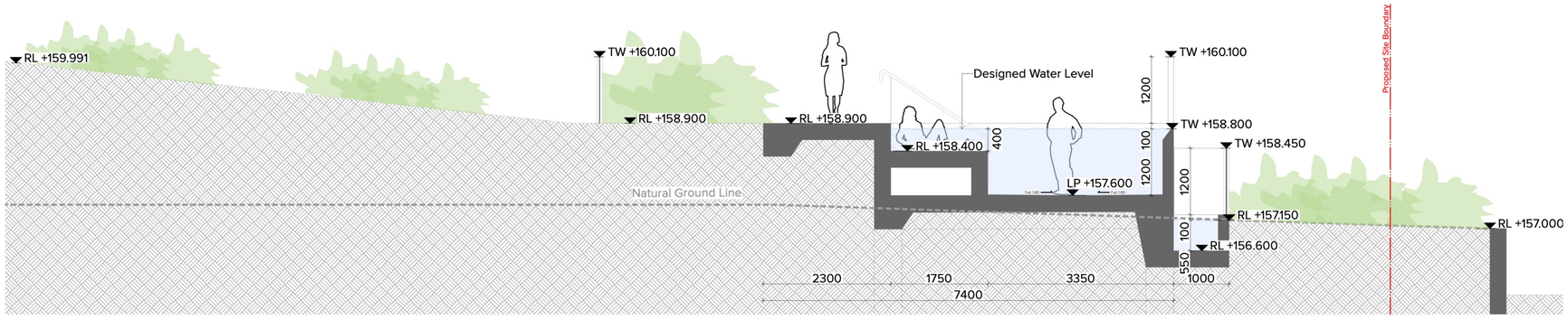
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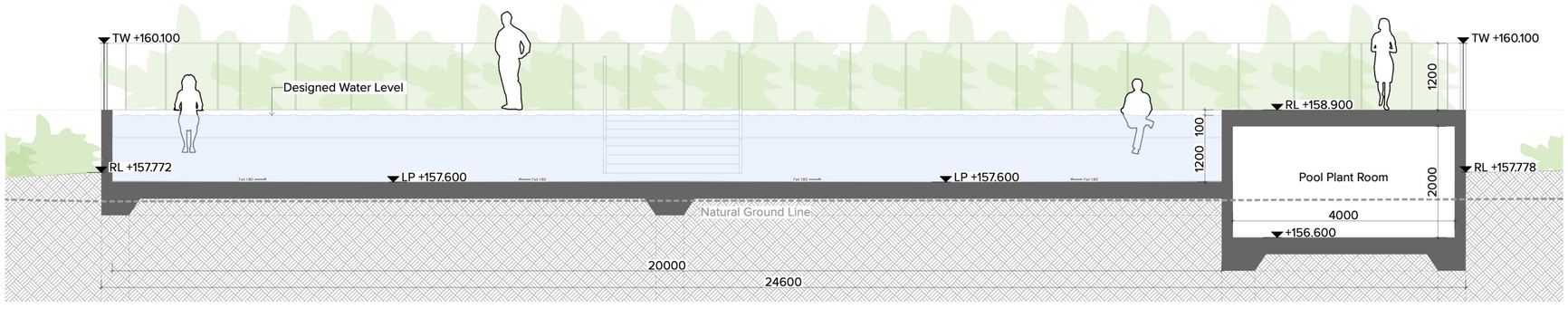
1 **Swimming Pool West Elevation**



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

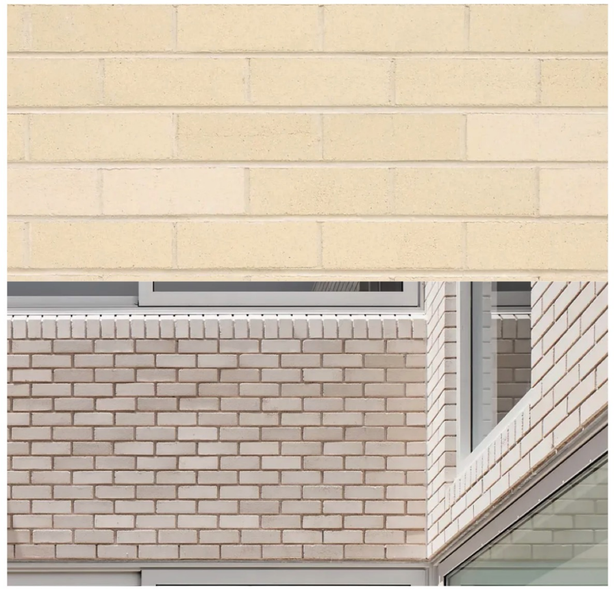
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

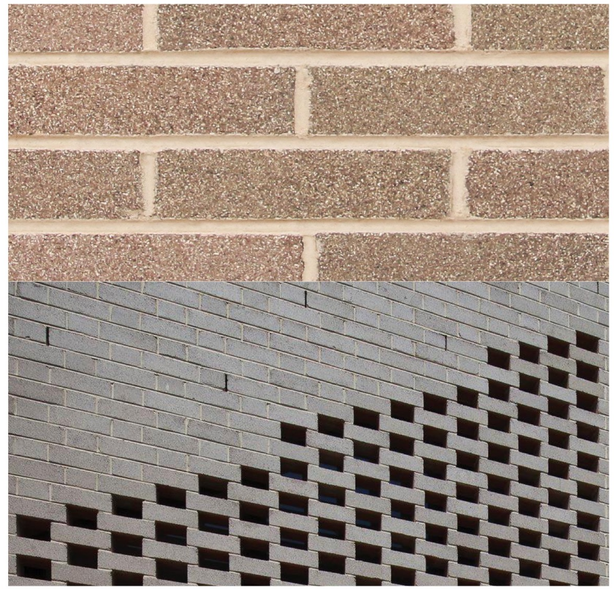
Drawing Title
Swimming Pool
Swimming Pool Elevations and Detail Sections

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

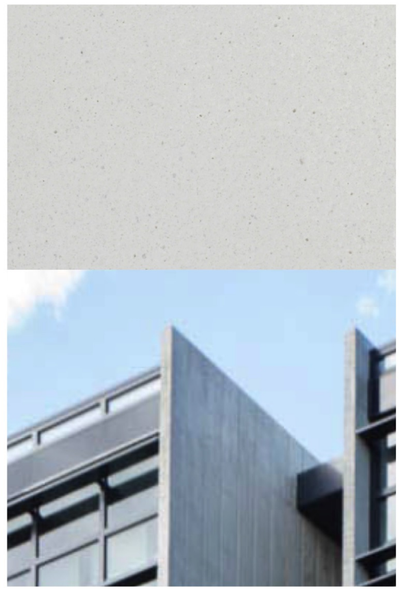
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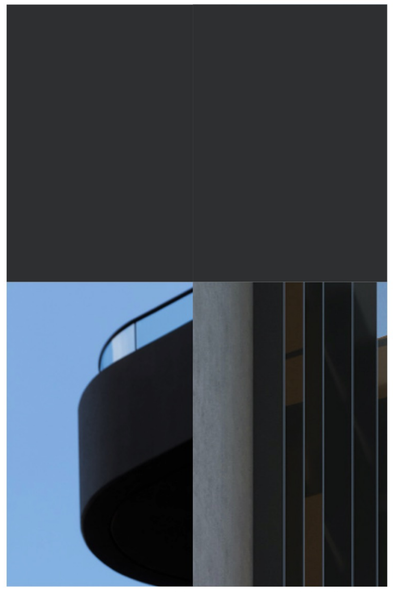
MAS1



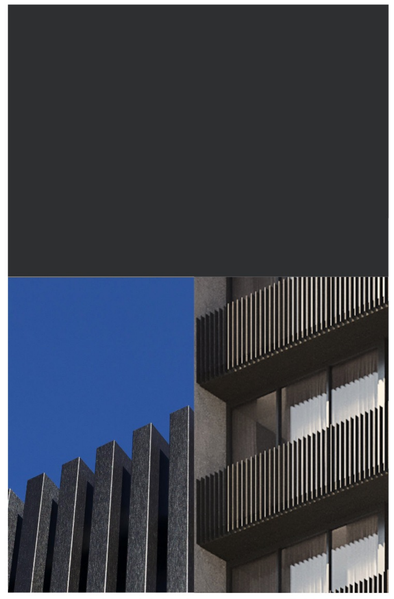
MAS2



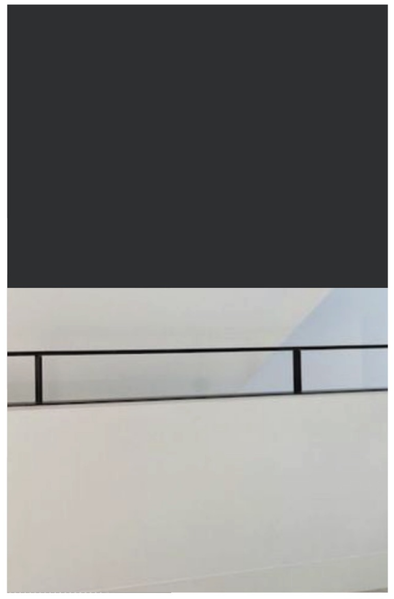
MAS3



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 Transvaal 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**
Status **For Council RFI**
Project No. **21016**
Dwg No. **DA-890-001**
Drawn by **JL**
Rev **E**
North

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DESIGN PROPOSAL (EXCLUDING TREES)



DESIGN PROPOSAL

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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

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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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

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 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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DESIGN PROPOSAL (EXCLUDING TREES)



DESIGN PROPOSAL

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

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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 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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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 094 084 917

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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

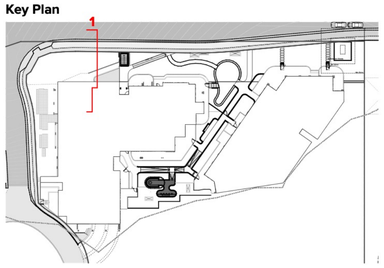
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

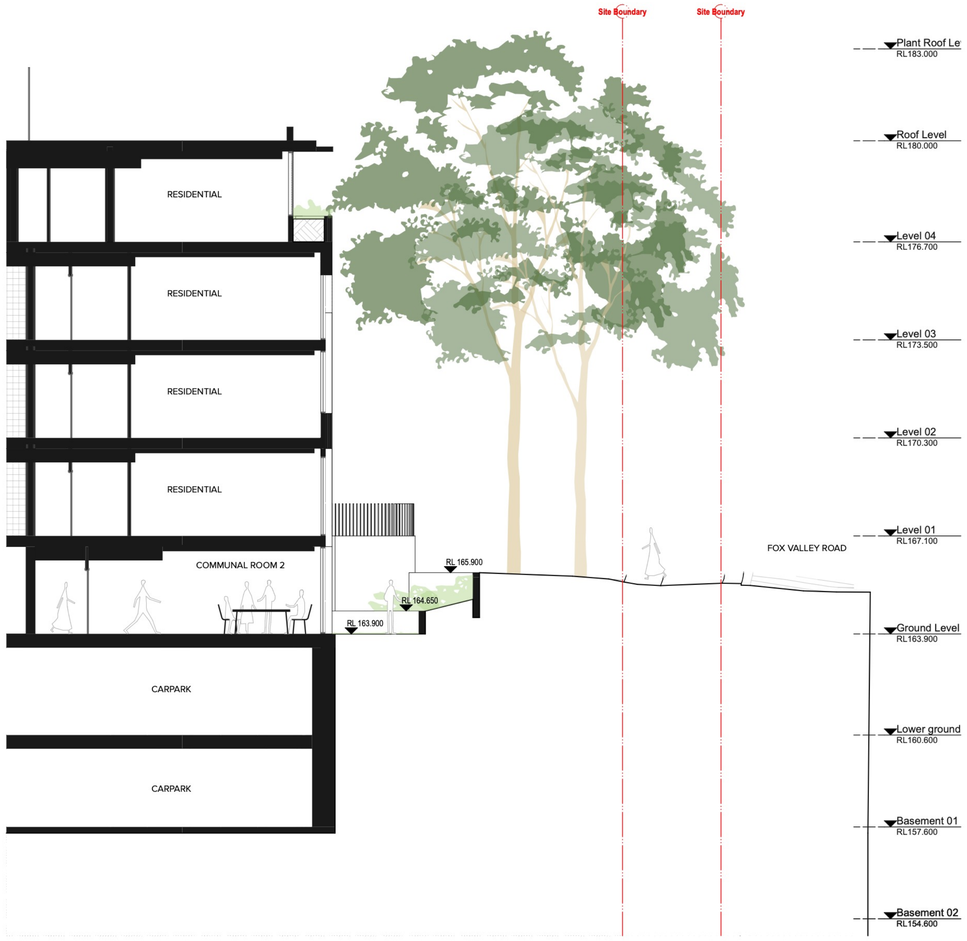
Drawing Title
3D VIEWS
Perspective 04

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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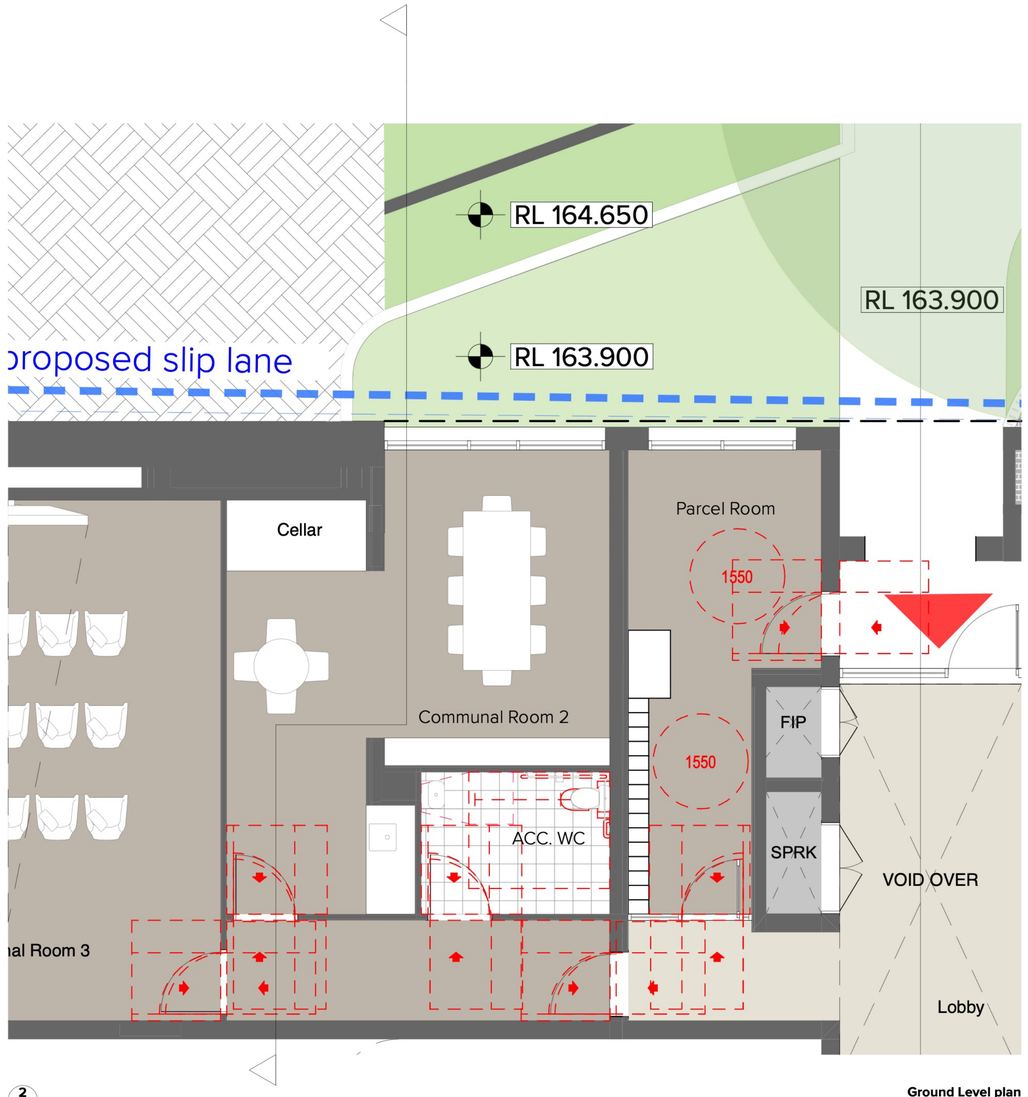
Key Plan





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 86 084 084 911

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
Detail section
Communal Room 2 Section

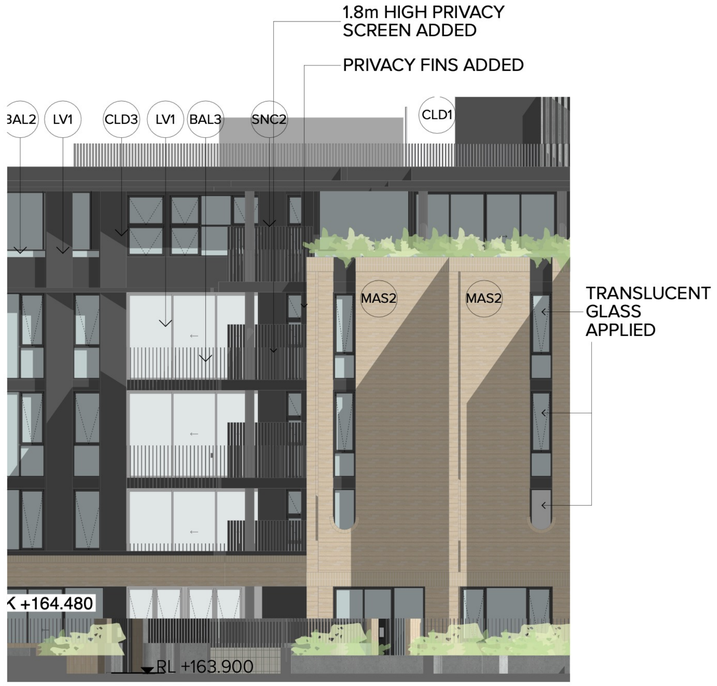
Scale	Project No.	Drawn by	North
1:100, 1:50 @A1, 50%@A3	21016	JL	
Status	Dwg No.	Rev	
For Council RFI	DA-1000-001	A	

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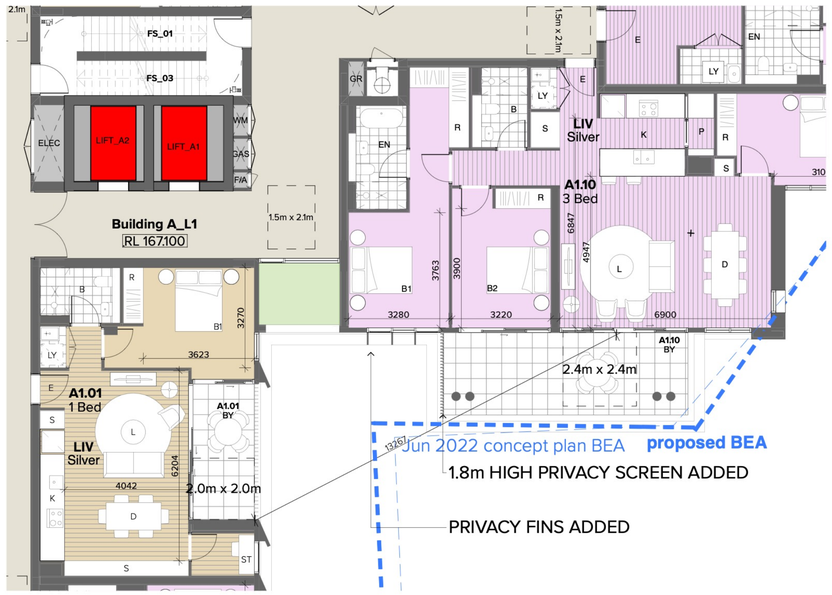
1
-

Level 01
1:200



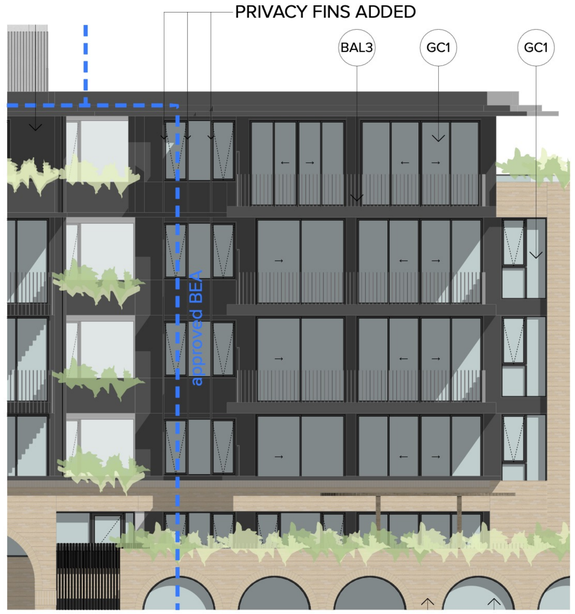
3
-

Building A Internal East Elevation
1:100



2
-

Level 01
1:100



4
-

South Elevation
1:100

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

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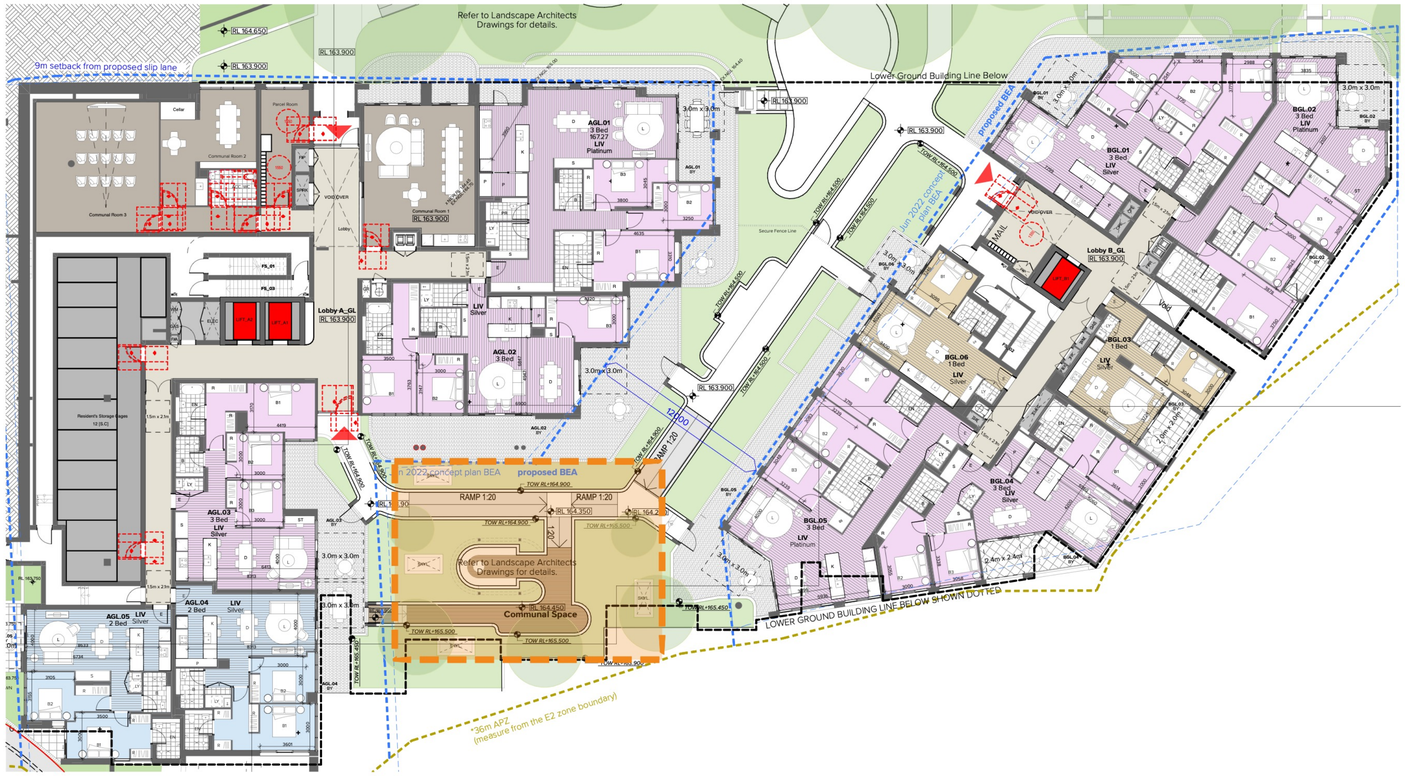
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

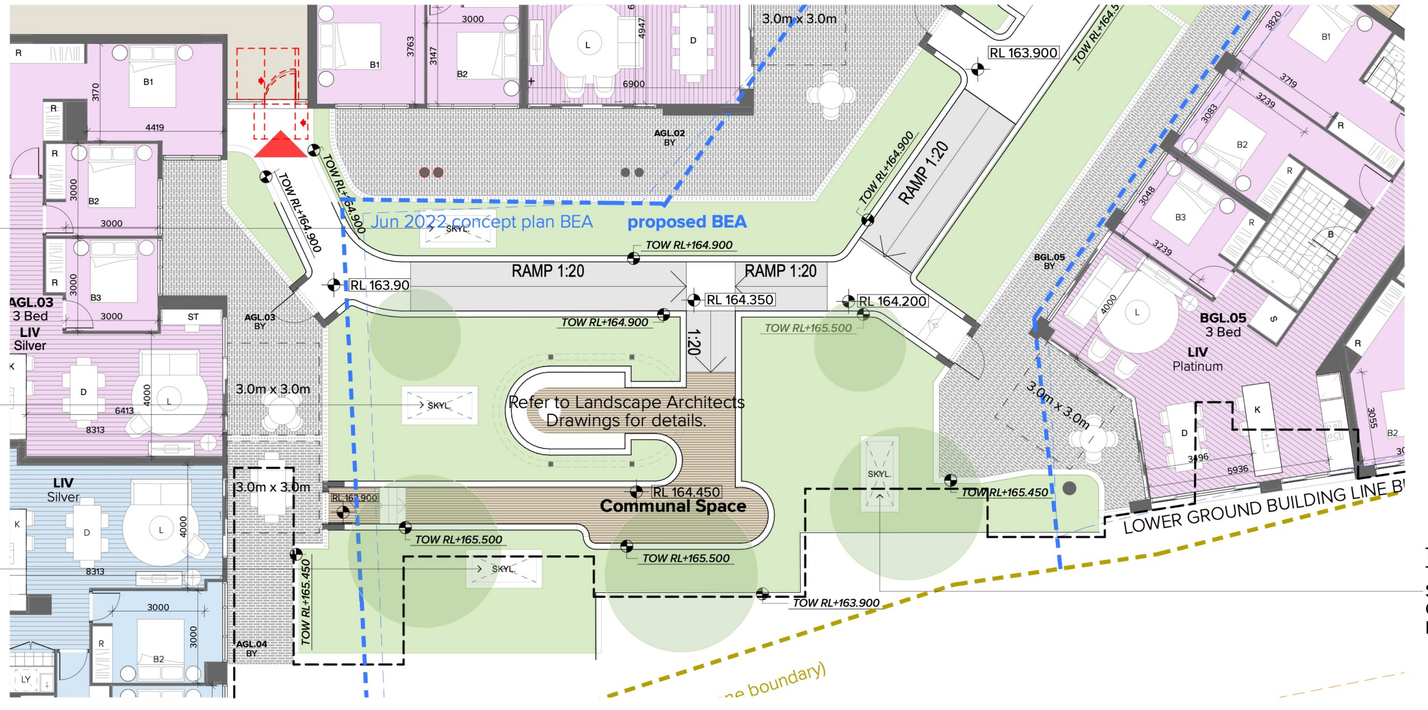
Project Title
Wahroonga Stage 3
136-144 Fox Valley Road Wahroonga NSW 2076

Drawing Title
Visual privacy diagrams
Visual privacy - Building A

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

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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 6695, ABN 86 094 091 611

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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
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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Nominated Architect: Nicholas Turner 6685, 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%**

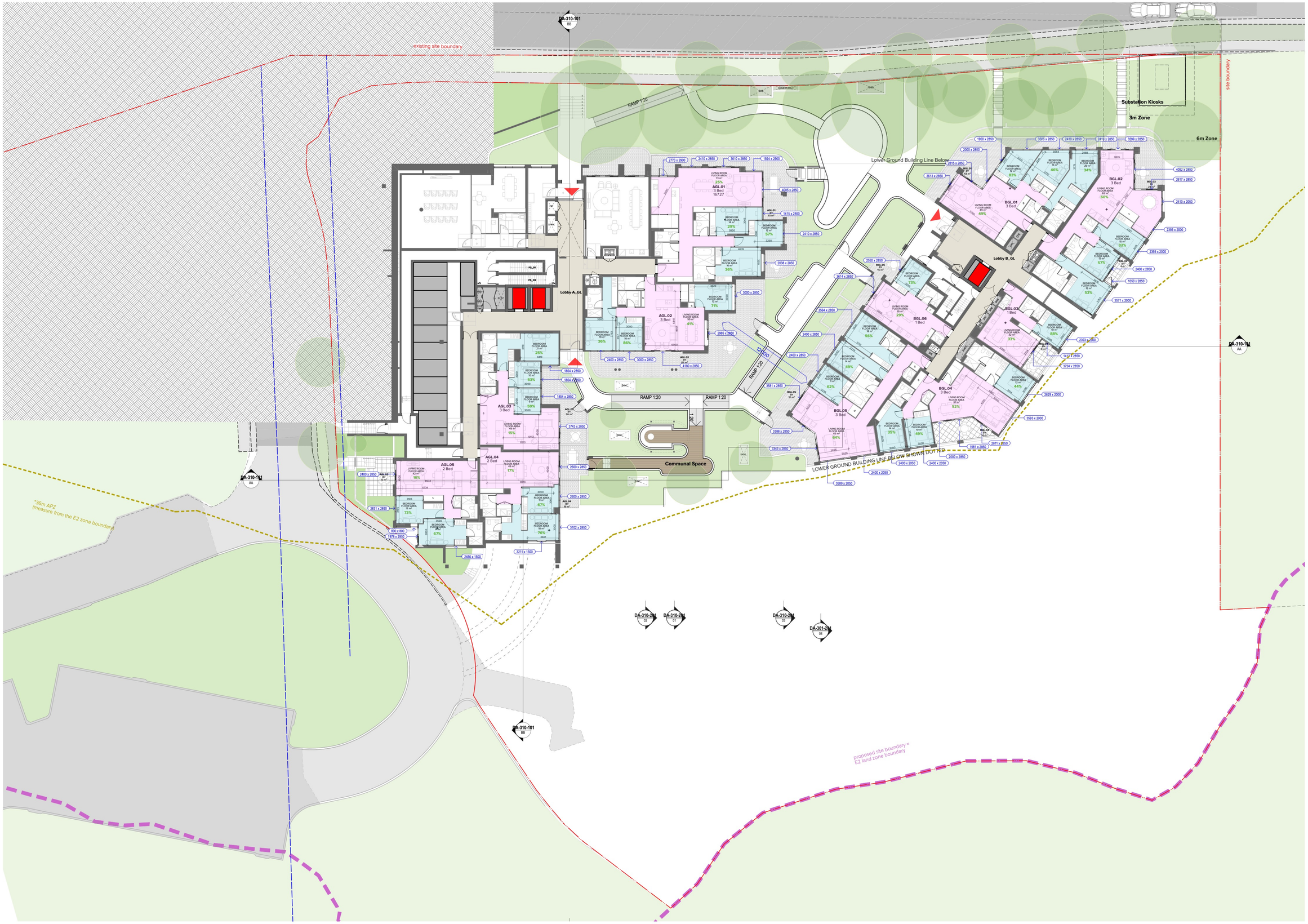
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

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

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

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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
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1002-002
Drawn by: JL/JC
Rev: A
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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
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1002-003
Drawn by: JL/JC
Rev: A
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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 - 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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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 - 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
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Nominated Architect: Nicholas Turner 6935, ABN 86 094 084 911

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	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 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 6606, ABN 86 094 091 911

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
Apartment Size and Layout
Apartment 10% Opening Calculation Schedule 01

Scale: @A1, 50%@A3
Status: For Council RFI
Project No.: 21016
Dwg No.: DA-1002-007
Drawn by: JL/JC
Rev: A
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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 86 094 084 911

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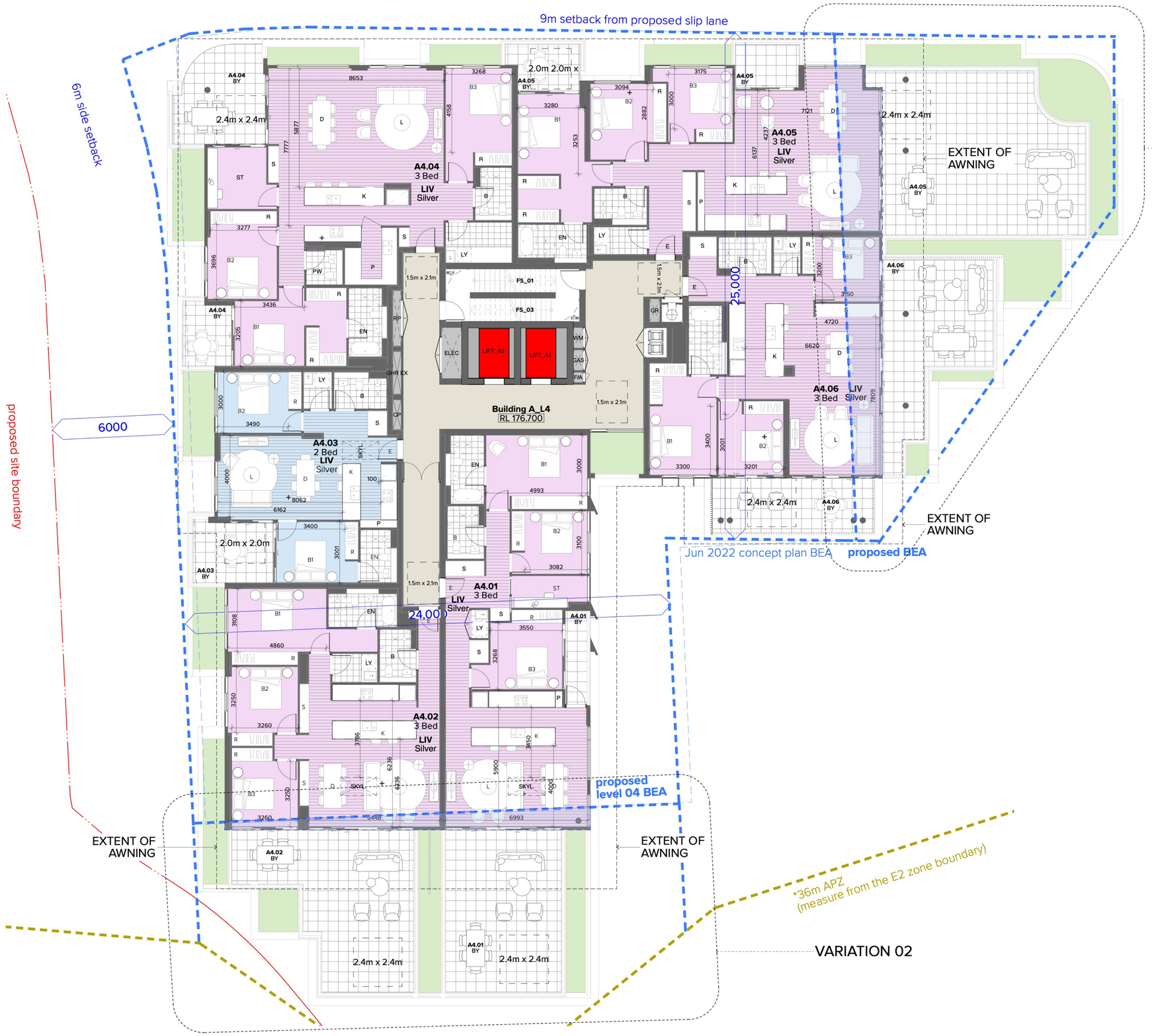
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

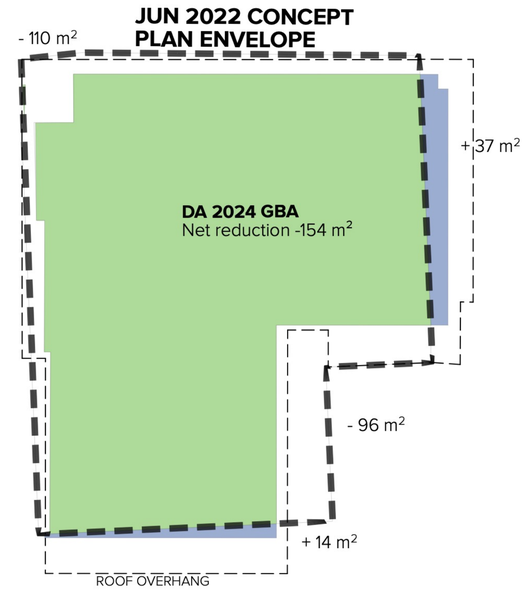
Drawing Title
Apartment Size and Layout
Apartment 10% Opening Calculation Schedule 02

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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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
Variation to Approved BEA - Level 4 Plan

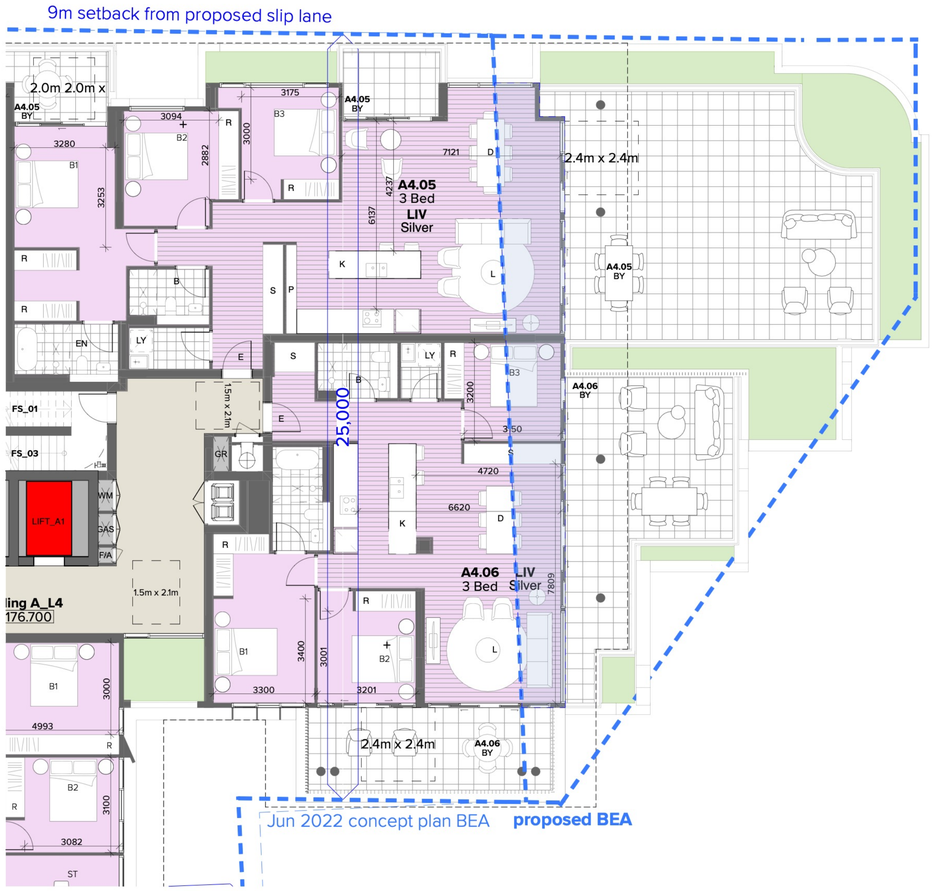
Scale **1:100, 1:250 @A1, 50%@A3** | Project No. **21016** | Drawn by **IA** | North
Status **For Council RFI** | Dwg No. **DA-1004-001** | Rev **A**

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1
-

North Elevation
1:200



2
-

Level 04
1:100

Variation to MOD 9 BEA



3
-

Fox Valley Way 01



4
-

Podium



5
-

Fox Valley Way 02



6
-

Fox Valley Way 03

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

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

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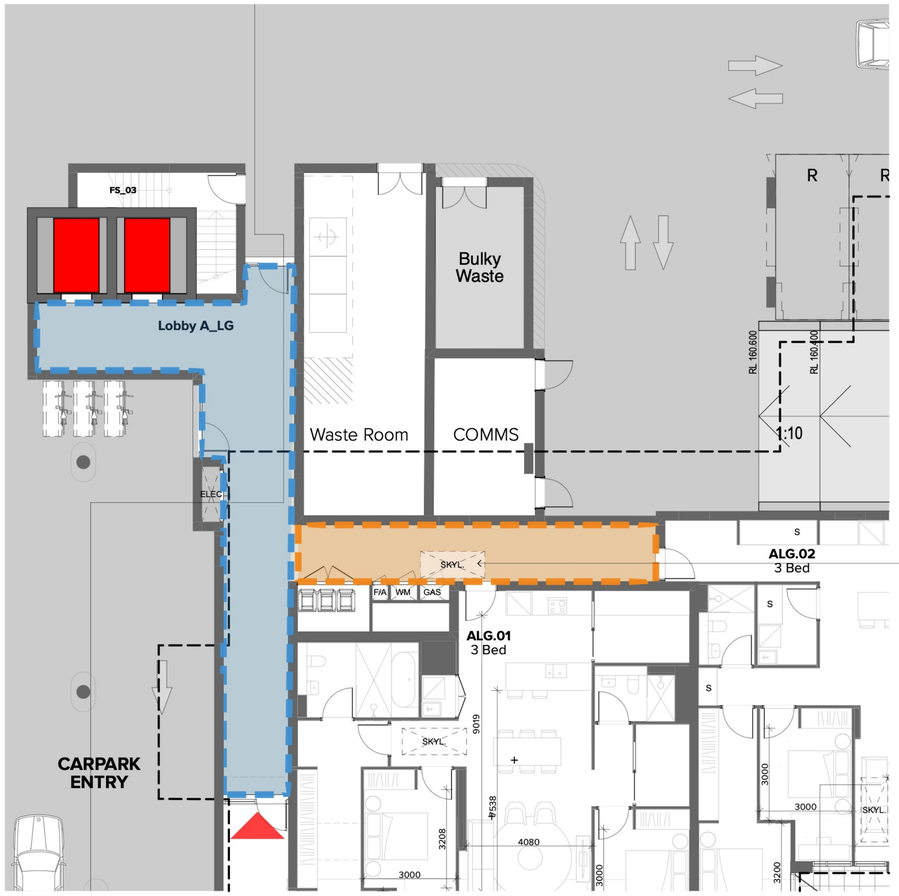
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Variation to Approved BEA
Variation 02 - South

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

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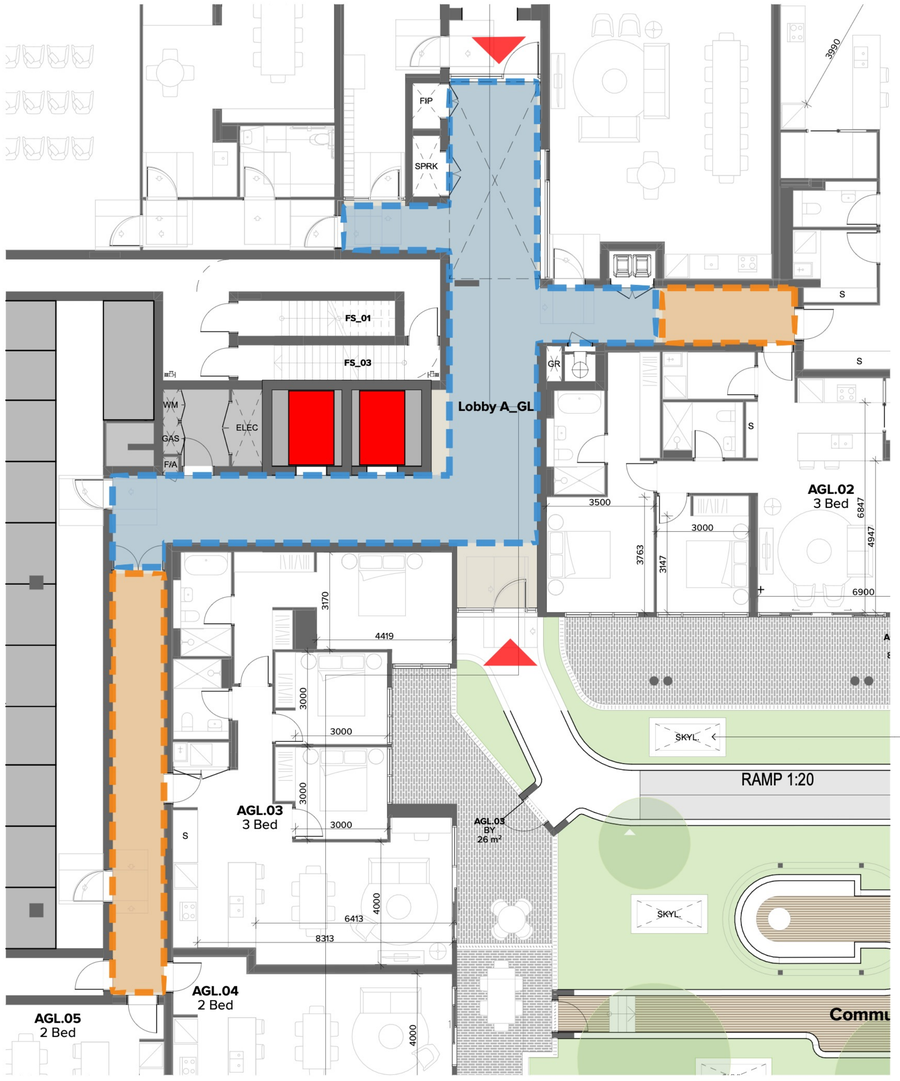
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Lobby diagrams
Lobby diagrams - 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

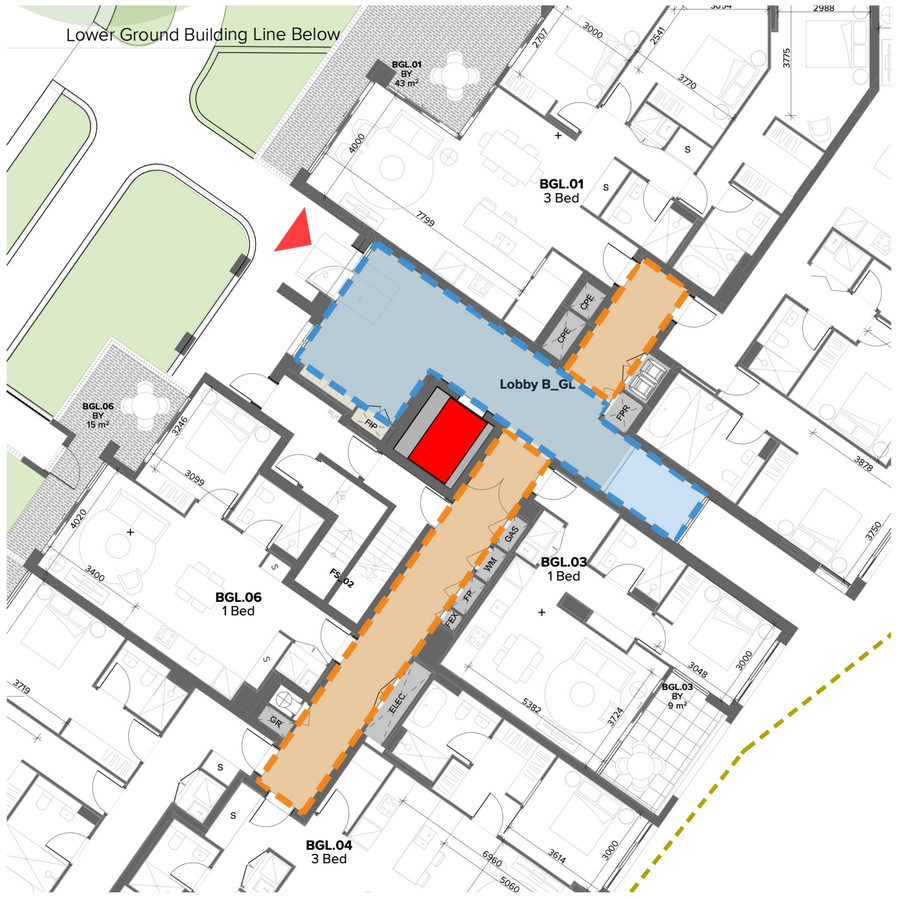
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1
-

Ground Level
1:100

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



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

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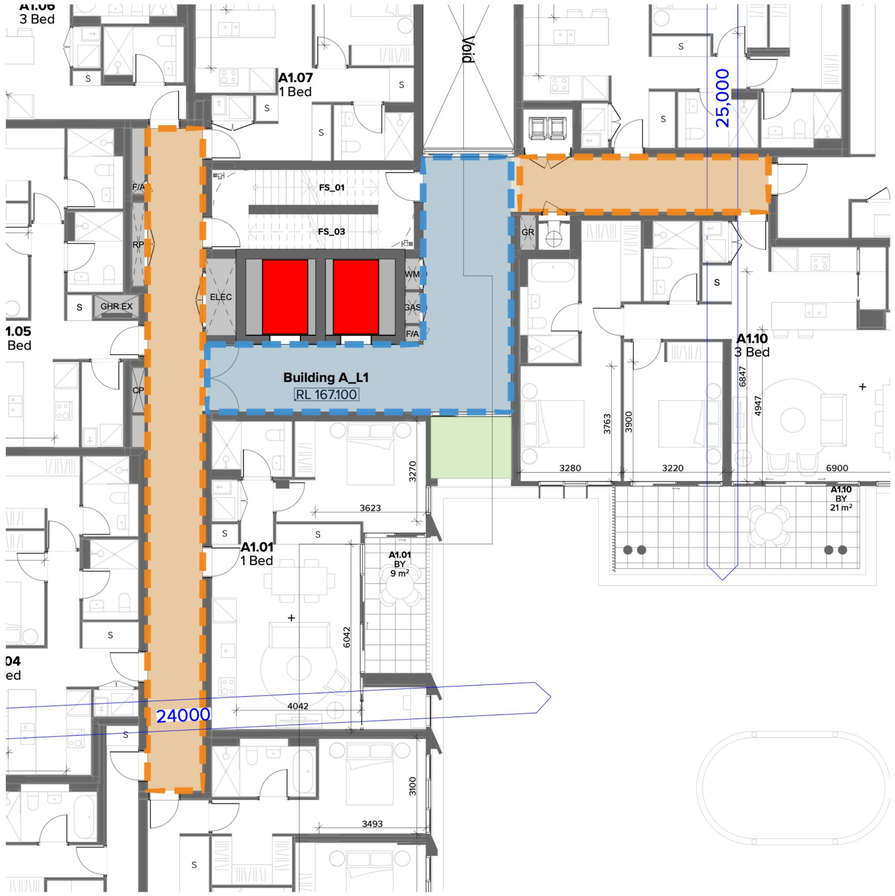
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Lobby diagrams
Lobby diagrams - 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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1
-

Level 01
1:100



2
-

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

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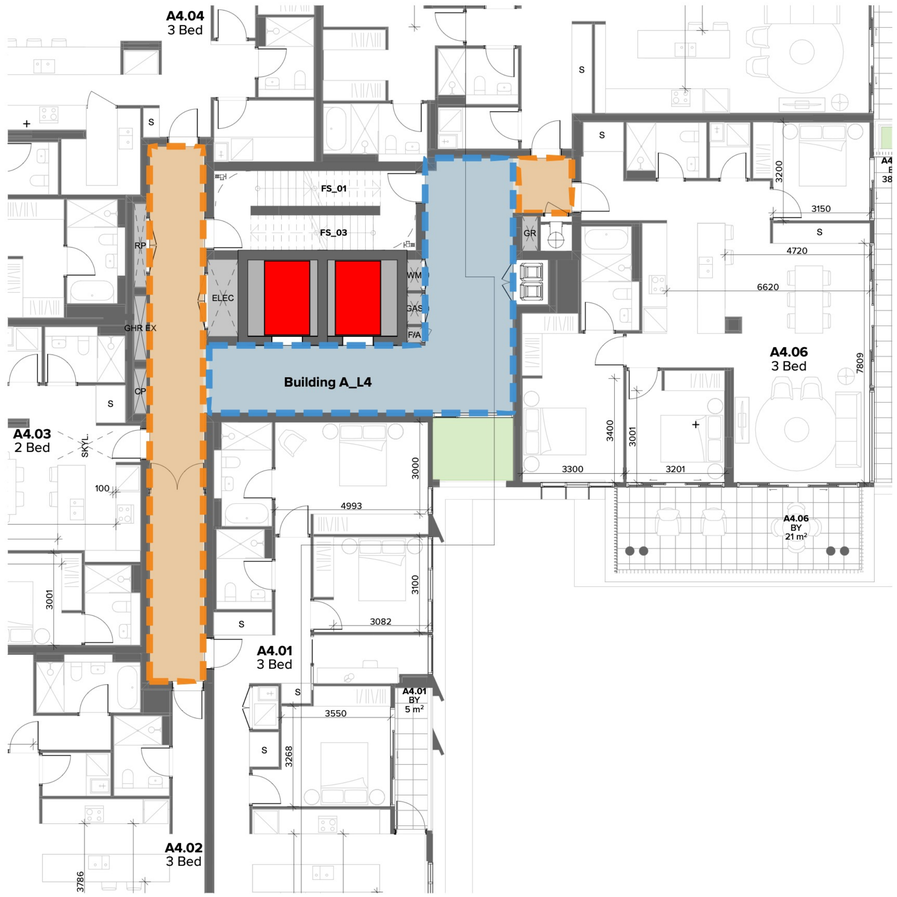
Rev	Date	Approved by	Notes
A	02/05/25	JF	Issue For Council RFI

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

Drawing Title
Lobby diagrams
Lobby diagrams - Level 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
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1
-

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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Rev	Date	Approved by	Notes
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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
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Project No.
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Dwg No.
DA-1005-004
Drawn by
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