ISSUE FOR DA QPRC RFI (F)

FOR INFORMATION

RUTLEDGE STREET APARTMENTS

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

SHOP TOP HOUSING DEVELOPMENT

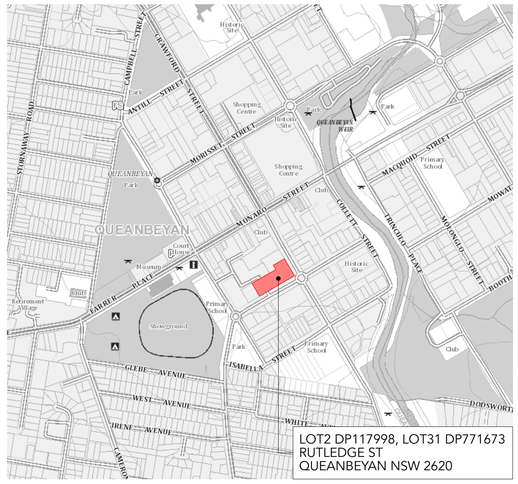
Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI			11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

DRAWING SCHEDULE - DA ISSUE

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



LOT2 DP117998, LOT31 DP771673
RUTLEDGE ST
QUEANBEYAN NSW 2620

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Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

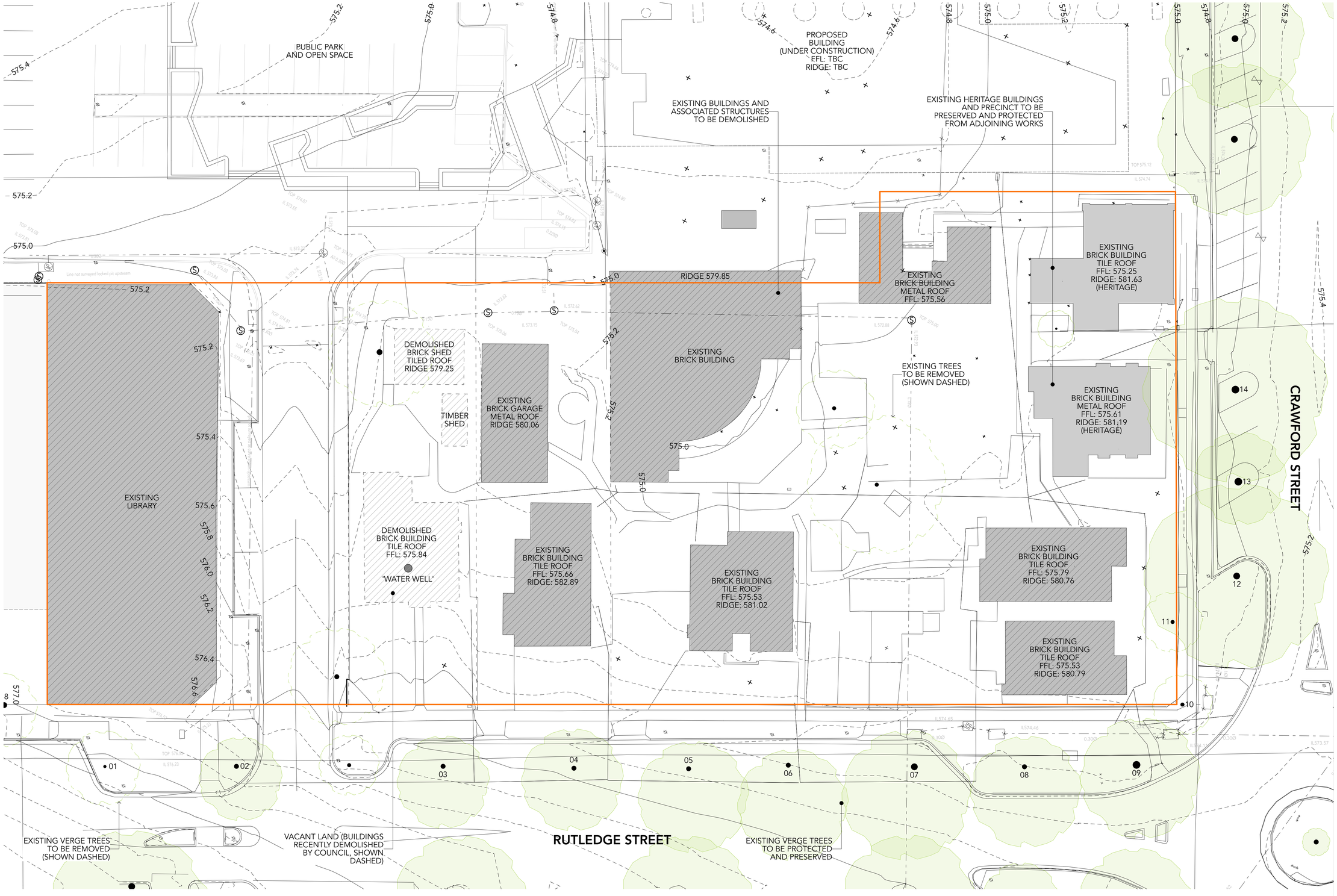
Drawing Title:
COVER SHEET - DRAWING SCHEDULE

Plot Date
11/7/2024

00
Revision
F

Status:
FOR INFORMATION
ISSUE FOR DA QPRC RFI

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



DEMOLITION STRATEGY

A. PROPOSED METHOD - DISMANTLE ROOF TILES, TIMBER ROOF TRUSSES AND TIMBER BEAMS FOR SALVAGE AND SALE. BRICKS FROM BRICK VENEER WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RE-CYCLING. INTERNAL WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO THE APPROPRIATE AREA OF THE 'COUNCIL APPROVED WASTE DEPOT FOR RECYCLING'. THE REMAINING CONCRETE SLABS, STAIRS AND CONCRETE KERBS ARE TO BE DELIVERED TO 'CONCRETE RECYCLERS'

B. POLLUTION - AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.

C. ASBESTOS - SHOULD THERE BE ANY TRACES OF ASBESTOS IN EXISTING HOMES, IT IS TO BE DISPOSED OF BY GAGGING, WHILST WEARING PROTECTIVE CLOTHING AS PER AUSTRALIAN STANDARDS AND DELIVERED TO THE APPROPRIATE AREA OF THE 'COUNCIL APPROVED WASTE DEPOT'.

D. EXISTING SERVICES - ELECTRICITY TO BE DISCONNECTED AS PER ENERGY AUSTRALIA REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE IS TO BE DISCONNECTED AND LINE REMOVED BY TELSTRA.

E. VEGETATION - TREES TO BE REMOVED WITHOUT DISTURBANCE TO THOSES TREES WHICH ARE TO BE RETAINED. REMOVED TREES ARE TO BE TAKEN TO THE APPROPRIATE AREAS OF THE 'COUNCIL APPROVED WASTE DEPOT'. CARE MUST BE TAKEN IN RELATION TO OVERHEAD POWERLINES.

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Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasperen ARCHITECTS

Drawing Title:

EXISTING CONDITIONS PLAN

Plot Date: 25/11/2022

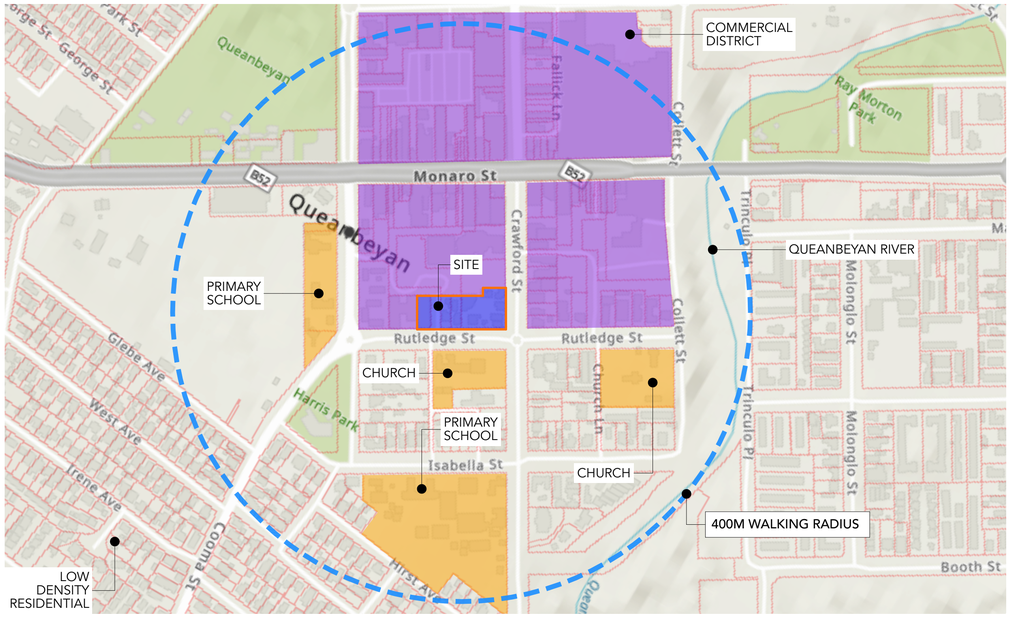
01

Revision: D

Status:

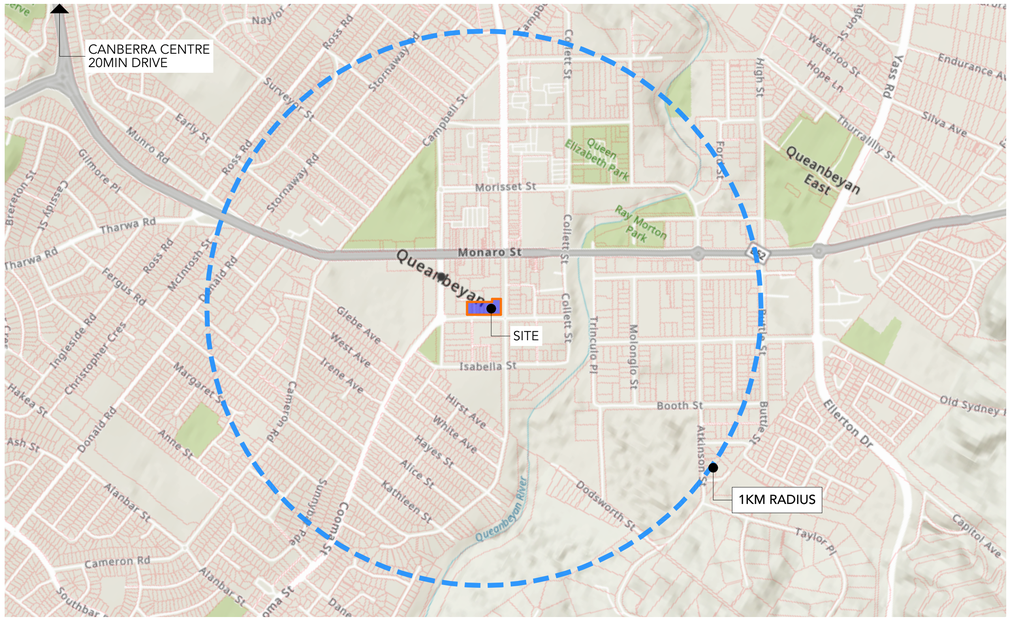
FOR INFORMATION ONLY
ISSUE FOR DA

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



LOCAL CONTEXT PLAN

SITE AERIAL IMAGE



WIDER CONTEXT PLAN

CONTEXT AND NEIGHBOURHOOD CHARACTER

POSITIONED AT THE SOUTHERN END OF THE QUEANBEYAN CBD WITHIN THE PROPOSED CIVIC AND CULTURAL PRECINCT, THE SITE IS IN AN AREA UNDERGOING REVITALISATION. IMMEDIATELY TO THE NORTH OF THE SITE, THE NEW COUNCIL CIVIC BUILDING IS CURRENTLY UNDER CONSTRUCTION, AS IS THE NEW CIVIC SQUARE – AN IMPORTANT COMMUNITY SPACE THAT WILL LINK THE CIVIC FUNCTION OF THE NEW COUNCIL BUILDING WITH THE QUEANBEYAN PERFORMING ARTS CENTRE (THE Q) AND PROVIDE A COMMUNITY GATHERING SPACE.

THE SITE IS BORDERED BY RUTLEDGE STREET, WITH ESTABLISHED STREET TREES AND A HERITAGE CONSERVATION AREA TO THE SOUTH AND CRAWFORD STREET ON THE EAST. THE SITE IS ONLY 150 METERS FROM THE MAJOR EAST-WEST CONNECTOR THROUGH QUEANBEYAN, MONARO STREET.

THE PROPOSED DEVELOPMENT REPLACES SEVEN 1-2 STOREY BUILDINGS, ASSOCIATED OUTBUILDINGS, QUEANBEYAN LIBRARY, REALIGNS A NORTH-SOUTH ACCESS ROAD AND RESTORES 2 HERITAGE BUILDINGS ON SITE. THE DESIGN PROPOSES TWO 10 STOREY SHOP-TOP HOUSING BUILDINGS, SEPARATED BY A NORTH-SOUTH PEDESTRIANISED LANEWAY PROVIDING A LINK FROM RUTLEDGE STREET TO THE PROPOSED CIVIC SQUARE. THE COMMERCIAL GROUND LEVEL COMPLEMENTS THE NEW CIVIC SQUARE AND FURTHER ACTIVATES THE STREETSCAPE THROUGH COMMERCIAL FRONTAGES ADDRESSING RUTLEDGE STREET, CIVIC SQUARE, THE PROPOSED LANEWAY AND OPEN SPACE.

THE BUILT FORM HAS BEEN DESIGNED TO RESPOND TO THE CHANGING NATURE OF THE CBD AND RESPONDING TO HERITAGE VALUES OF THE AREA THROUGH MATERIAL SELECTION AND BUILT FORM.

THE PROPOSED DESIGN IS ALIGNED TO THE VISION FOR THE QUEANBEYAN CBD BY PROVIDING COMMERCIAL FLOORSPACE, A MIX OF HOUSING OPTIONS, WELL DESIGNED DENSITY AND ACTIVE USES. IT WILL BE AN IMPORTANT PART OF THE NEW CIVIC AND CULTURAL PRECINCT AND HELP SET A NEW STANDARD FOR DEVELOPMENT THROUGHOUT THE CBD.

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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

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Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

SITE ANALYSIS - LOCAL & WIDER CONTEXT

Plot Date: 25/11/2022

02
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

kasparek ARCHITECTS

PHOTO LOCATION 1

PHOTO LOCATION 2

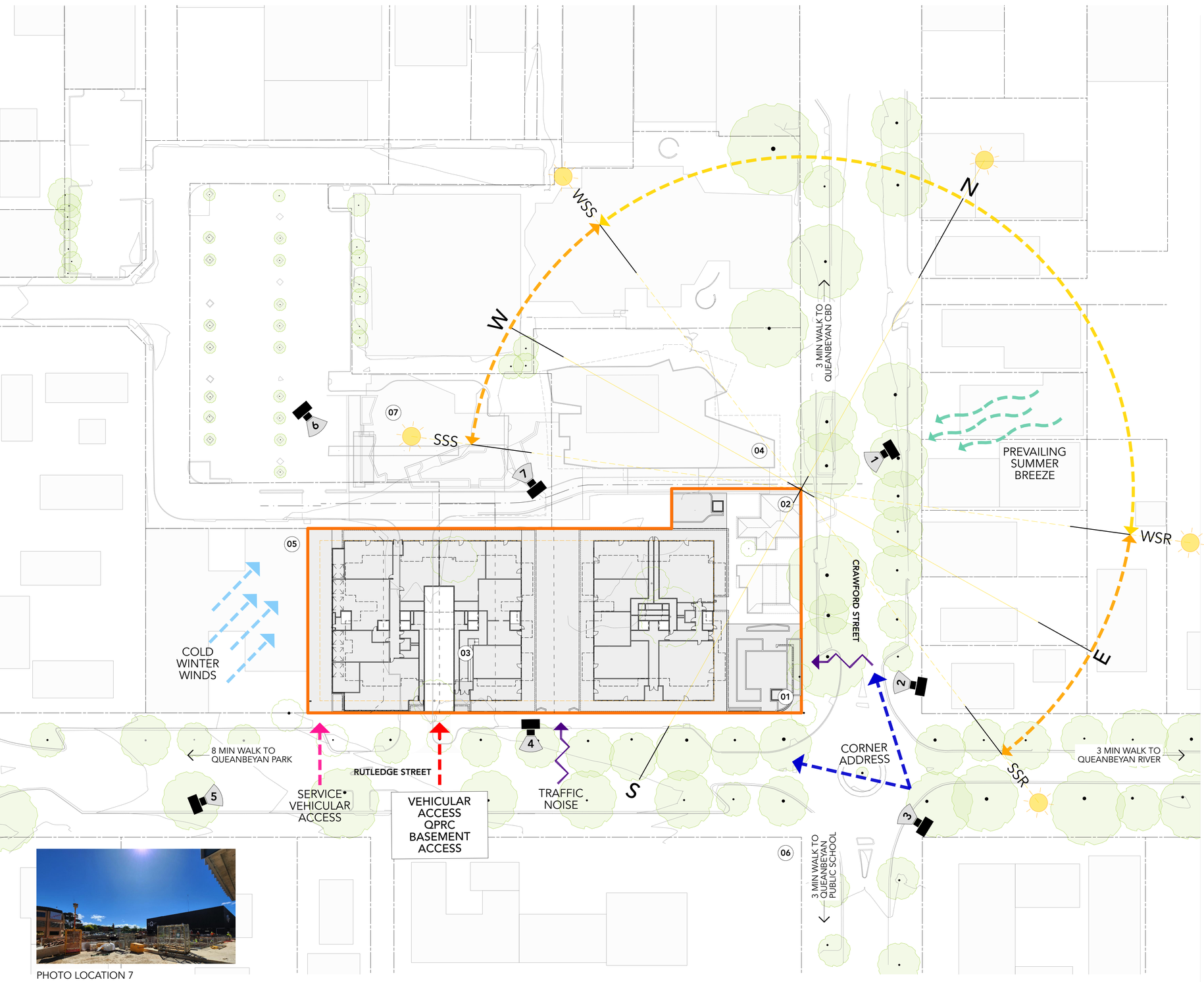
PHOTO LOCATION 3

PHOTO LOCATION 4

PHOTO LOCATION 5

PHOTO LOCATION 6

PHOTO LOCATION 7



KEY

- 01 PROPOSED DEVELOPMENT SITE
- 02 HERITAGE BUILDINGS LOCATED ON SITE
- 03 EXISTING WELL LOCATED ON SITE
- 04 PROPOSED COUNCIL BUILDING
- 05 EXISTING SINGLE STORY COMMERCIAL BUILDING
- 06 EXISTING UNITING CHURCH BUILDINGS AND CARPARK
- 07 CIVIC SQUARE

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Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SITE ANALYSIS - PRECINCT CONTEXT

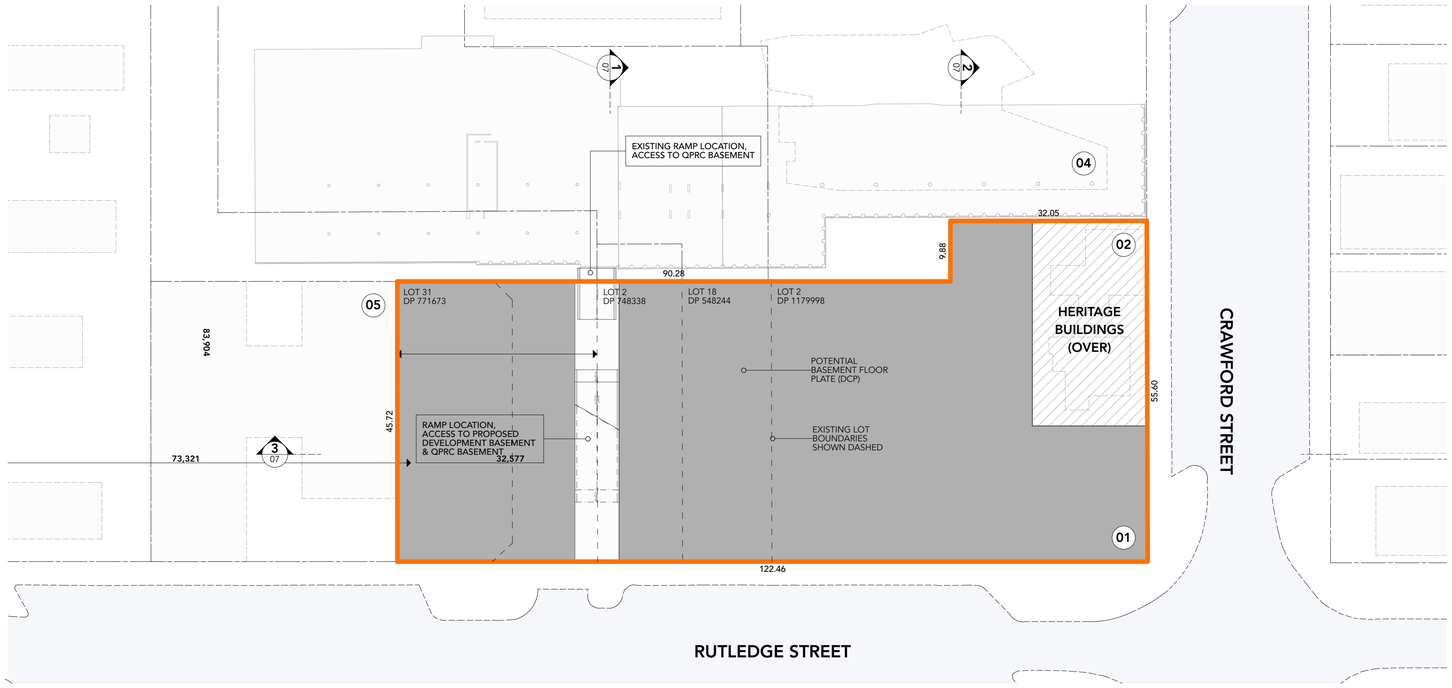
Plot Date: 25/11/2022

Revision: 03 D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Commenced:	Scale:
AARQM	22-303	MAY 2022	1:500, 1:13.3



BASEMENT LEVEL -1
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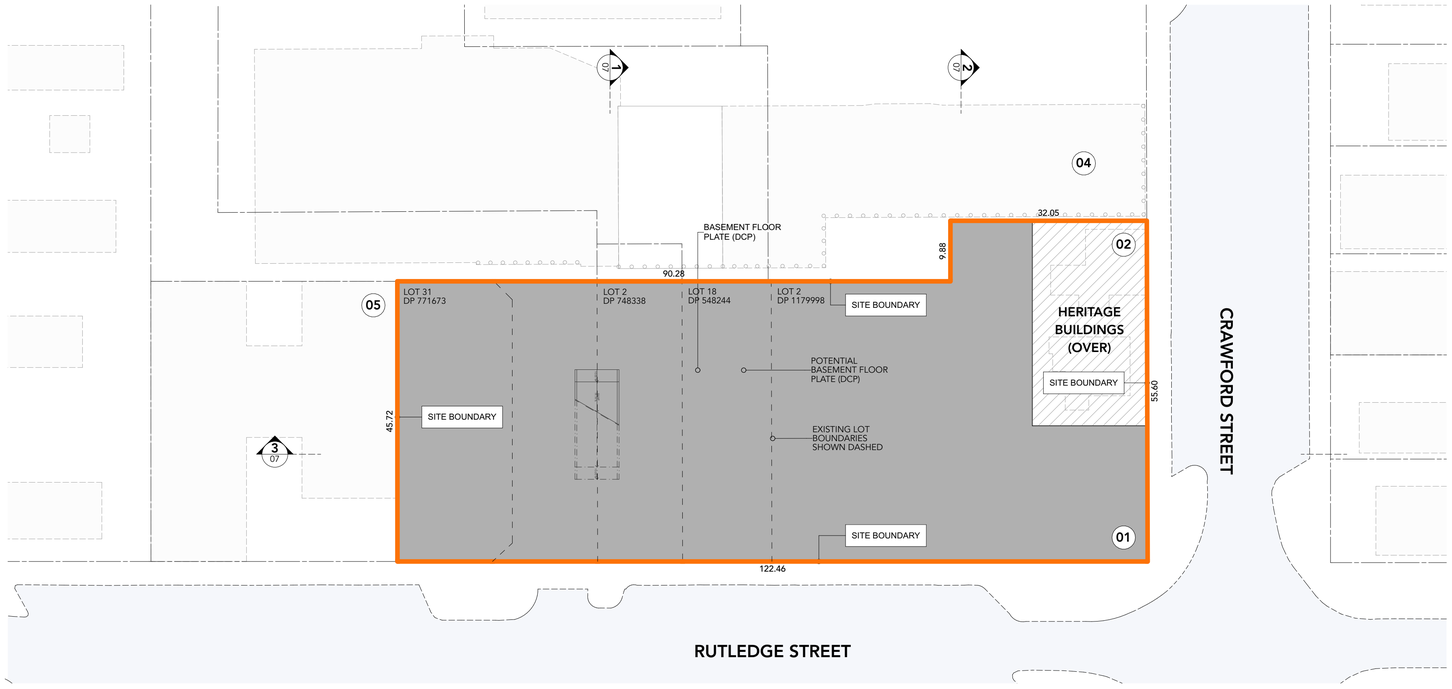

BASEMENT LEVEL -2
1:500

PRIMARY CONTROLS

SITE AREA:	5913m²
MAXIMUM BUILDING HEIGHT (DCP):	30m
MAXIMUM FSR 3.1 (DCP):	17,739m²
COMMUNAL OPEN SPACE: 25% (ADG)	1,480m²

ADG & DCP ENVELOPE, POTENTIAL GFA

SEE AREA SCHEDULES BELOW:

Floor Plate Type	Story Name	Area(m2)
BASEMENT		
	BASEMENT LEVEL -2	5,287
	BASEMENT LEVEL -1	4,958
		10,245 m²

Floor Plate Type	Story Name	Area
COMMERCIAL		
	GROUND	3,253
		3,253 m²
INTERNAL INTERFACE		
	GROUND	66
		66 m²
RESIDENTIAL		
	LEVEL 1	2,786
	LEVEL 2	2,786
	LEVEL 3	2,786
	LEVEL 4	2,786
	LEVEL 5	2,786
	LEVEL 6	2,786
	LEVEL 7	2,208
	LEVEL 8	2,208
	LEVEL 9	2,208
		23,340 m²
		26,659 m²

Floor Plate Type	Story Name	Area(m2)
COMMUNAL OPEN SPACE		
	GROUND	692
	LEVEL 1	765
		1,457 m²

KEY

01 PROPOSED DEVELOPMENT SITE

02 HERITAGE BUILDINGS LOCATED ON SITE

03 EXISTING WELL LOCATED ON SITE

04 PROPOSED COUNCIL BUILDING

05 EXISTING SINGLE STORY COMMERCIAL BUILDING

06 EXISTING UNITING CHURCH BUILDINGS AND CARPARK

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Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect: ka

Drawing Title:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Status:

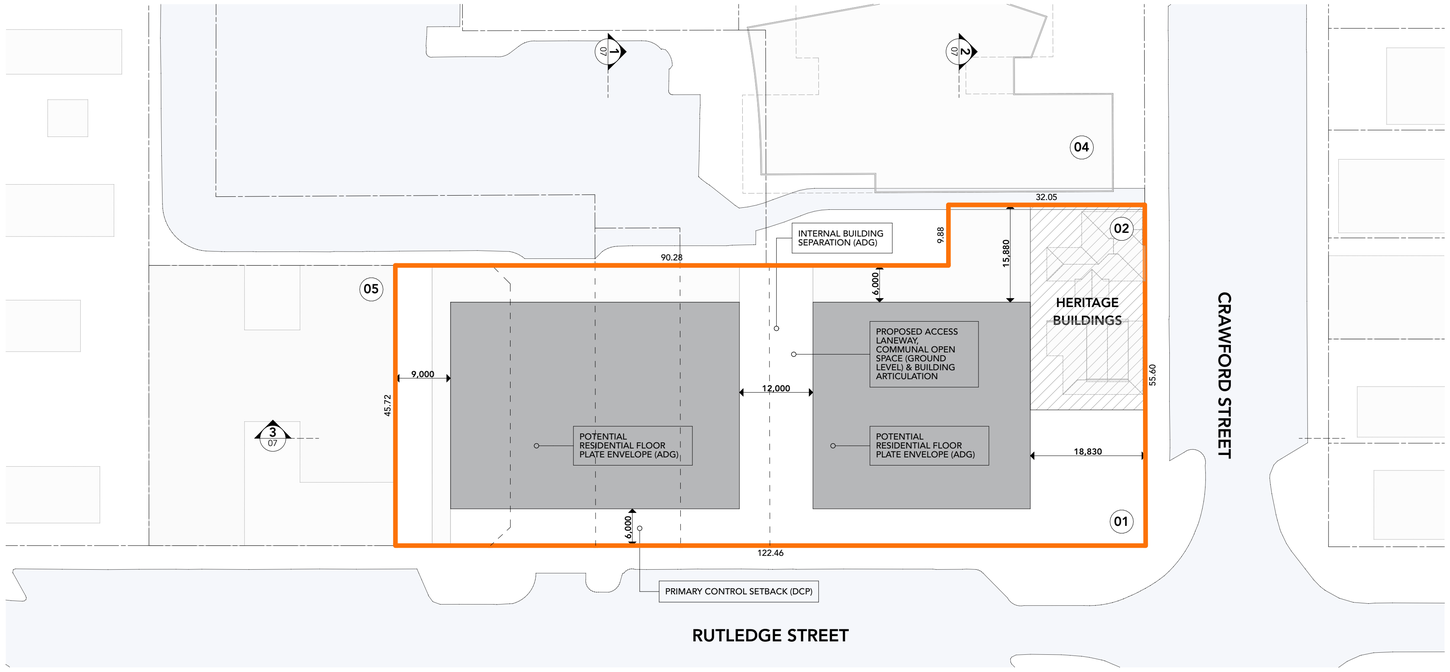
FOR INFORMATION ONLY ISSUE FOR DA

Plot Date: 25/11/2022

Revision: 04 D

Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:500

kasparek ARCHITECTS



LEVEL 1
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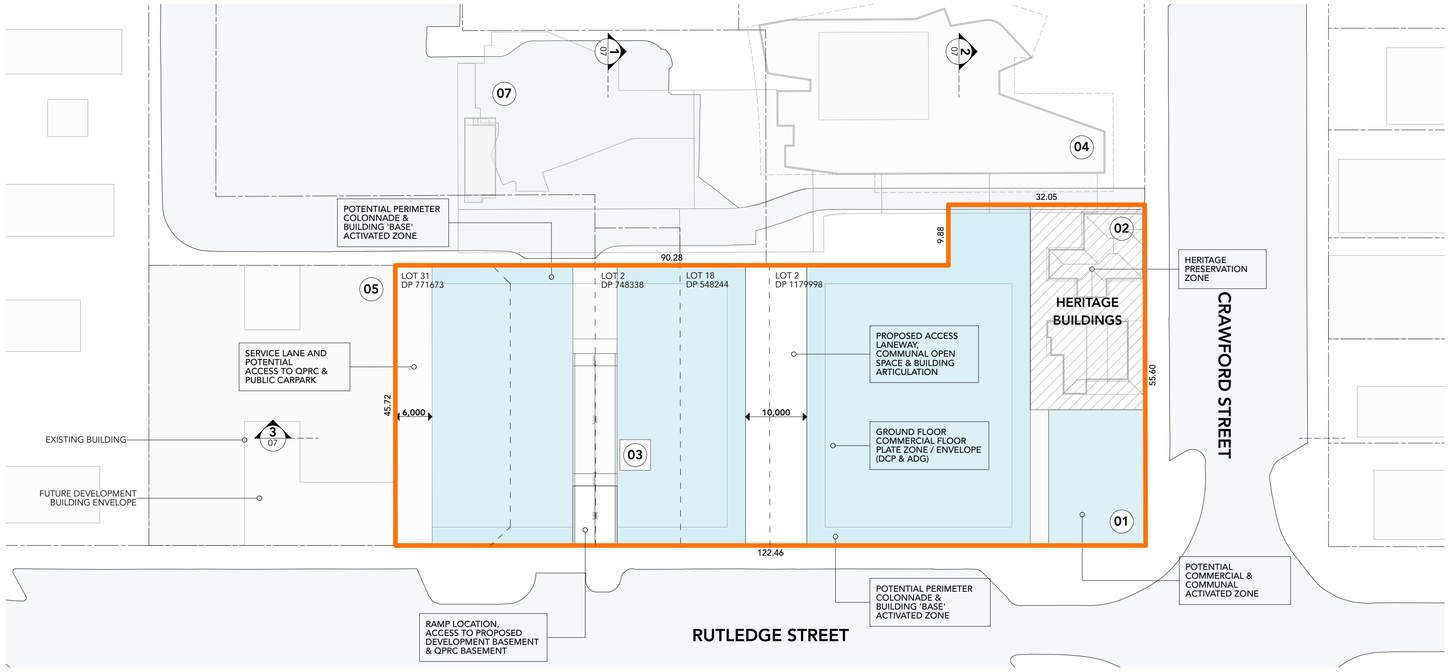

GROUND
1:500

PRIMARY CONTROLS

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BIM cloud: Adrianne.Mac-Pio.local - BIM cloud Base: for Archicad 25-22.303.FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303.FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Status:

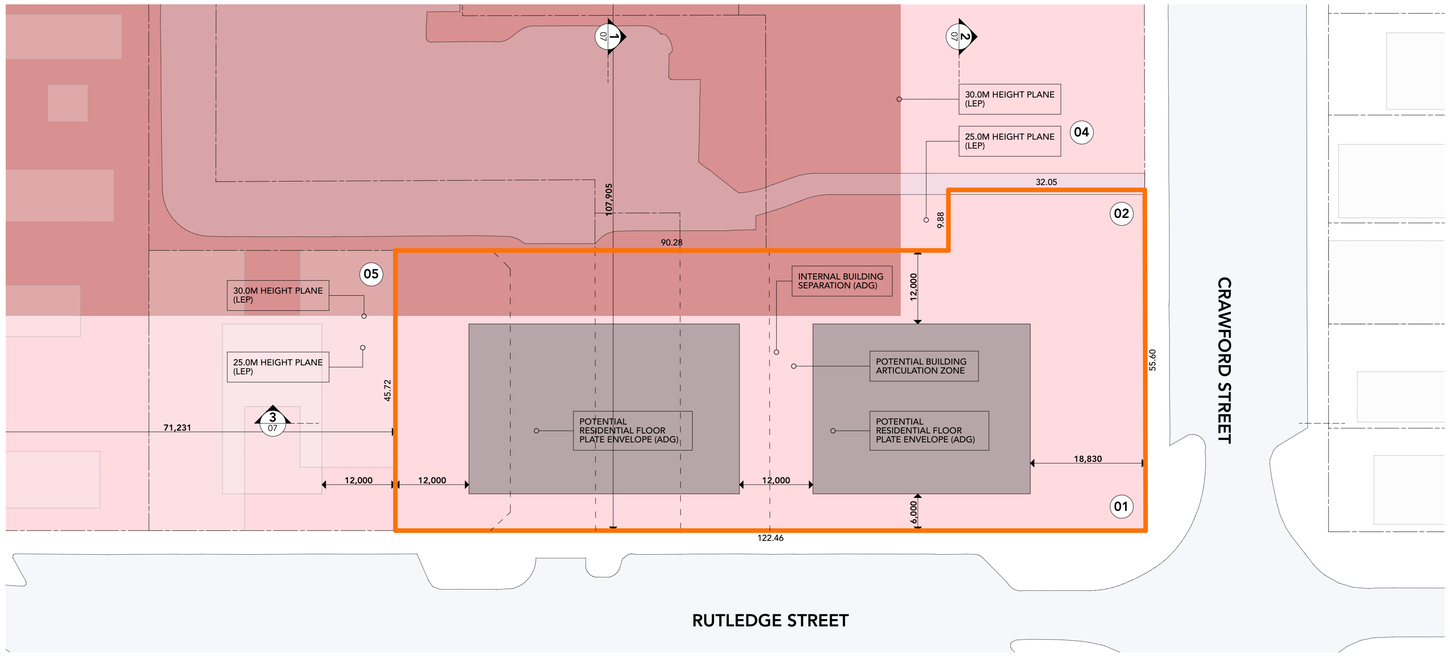
FOR INFORMATION ONLY ISSUE FOR DA

Plot Date: 25/11/2022

05 Revision D

Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:500

kasparek ARCHITECTS



LEVEL 7-9
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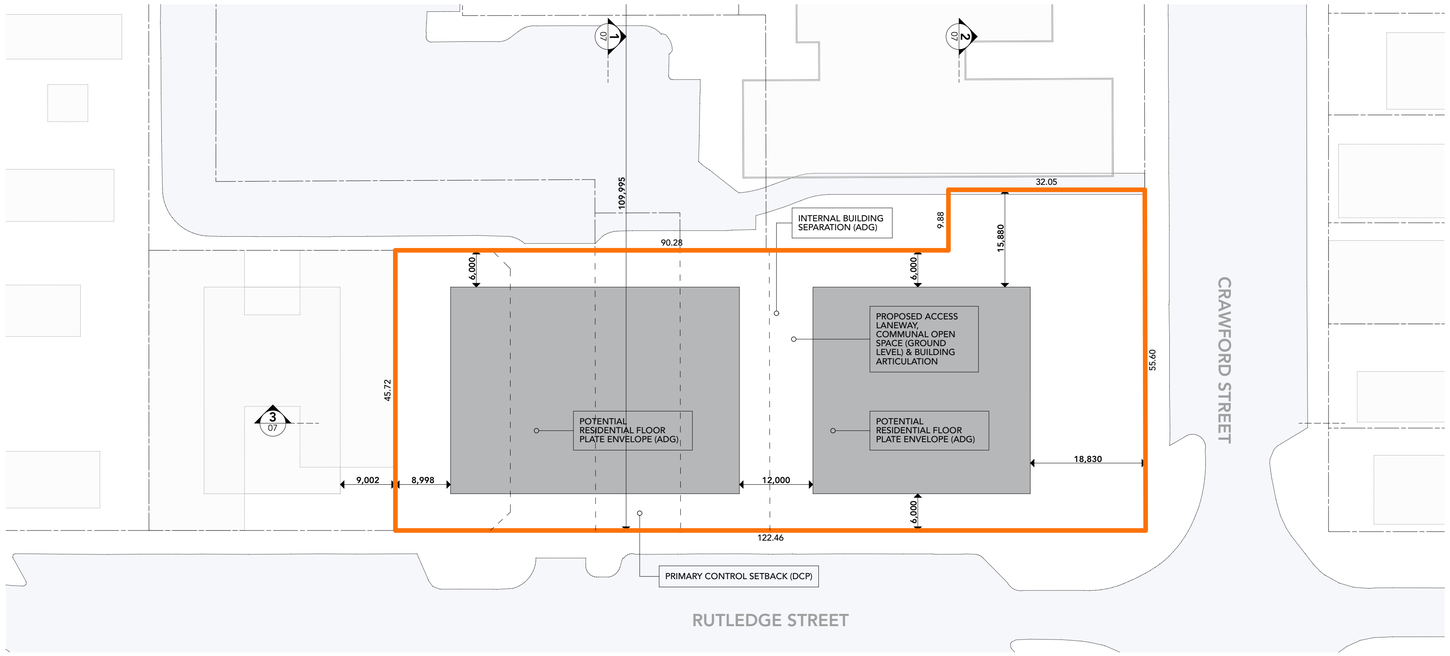

LEVEL 2-6
1:500

PRIMARY CONTROLS

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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkitrix-Mac-Pro local - BIMcloud Basic for Archicad 25-2/2-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSM

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

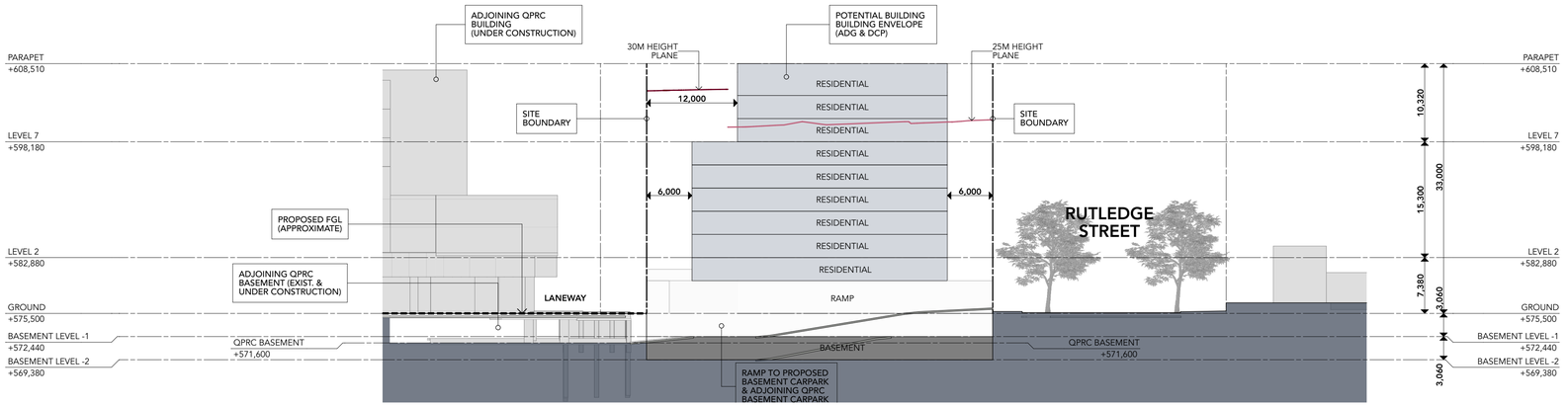
Drawing Title:
PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date: 25/11/2022

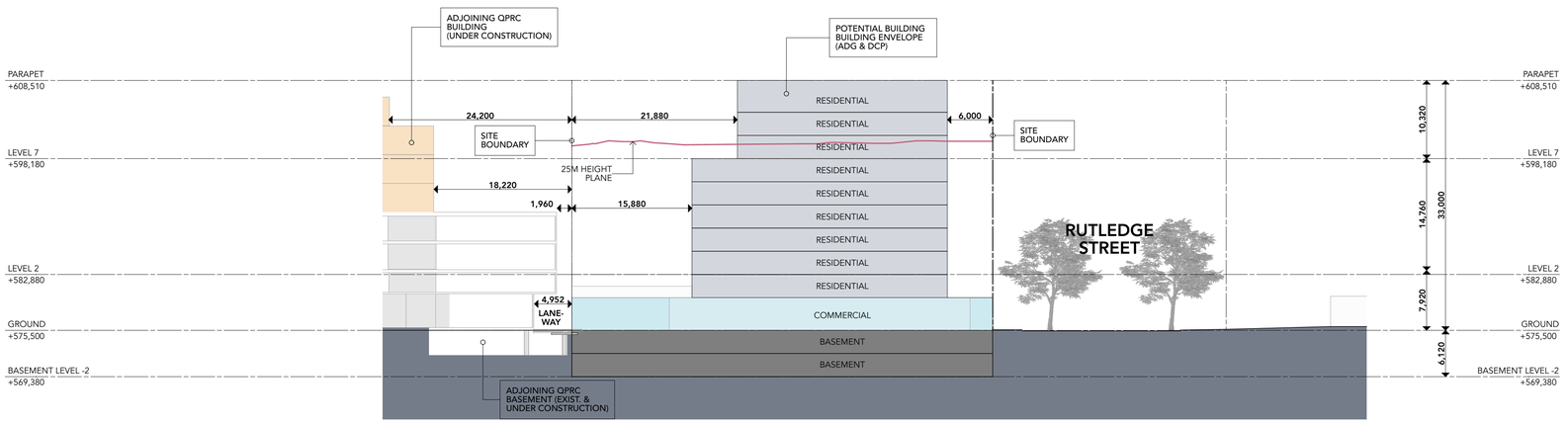
06
Revision D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

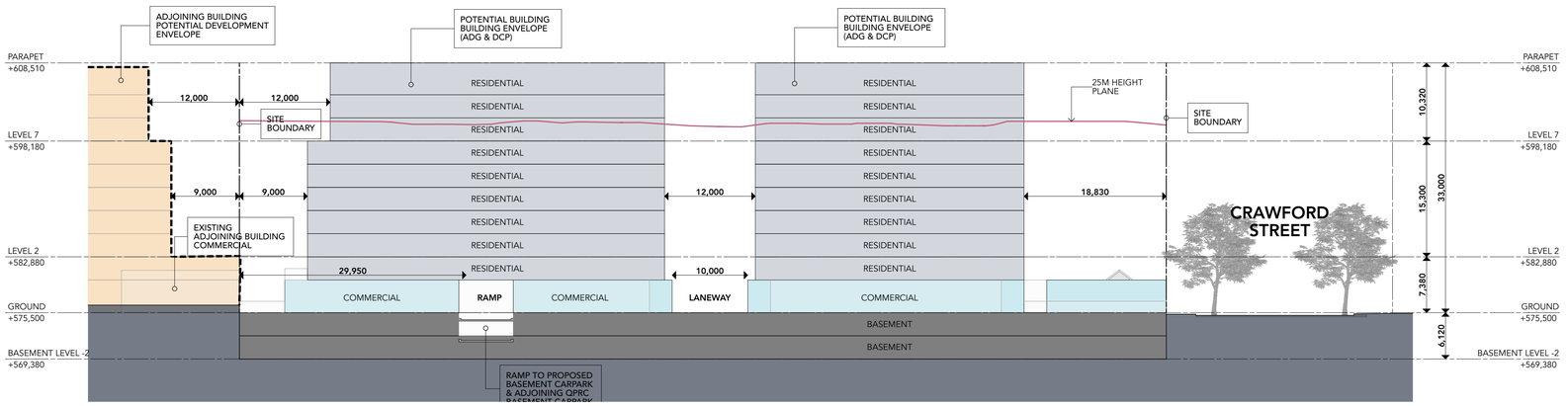
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:500



BUILDING ENVELOPE - SECTION 1-1
1:400



BUILDING ENVELOPE - SECTION 2-2
1:400



BUILDING ENVELOPE - SECTION 3-3
1:400

PRIMARY CONTROLS

SITE AREA:	5913m²
MAXIMUM BUILDING HEIGHT (DCP):	30m
MAXIMUM FSR 3.1 (DCP):	17,739m²
COMMUNAL OPEN SPACE: 25% (ADG)	1,480m²

ADG & DCP ENVELOPE, POTENTIAL GFA

SEE AREA SCHEDULES BELOW:

Floor Plate Type	Story Name	Area(m2)
BASEMENT		
	BASEMENT LEVEL -2	5,287
	BASEMENT LEVEL -1	4,958
		10,245 m²

Floor Plate Type	Story Name	Area
COMMERCIAL		
	GROUND	3,253
		3,253 m²
INTERNAL INTERFACE		
	GROUND	66
		66 m²
RESIDENTIAL		
	LEVEL 1	2,786
	LEVEL 2	2,786
	LEVEL 3	2,786
	LEVEL 4	2,786
	LEVEL 5	2,786
	LEVEL 6	2,786
	LEVEL 7	2,208
	LEVEL 8	2,208
	LEVEL 9	2,208
		23,340 m²
		26,659 m²

Floor Plate Type	Story Name	Area(m2)
COMMUNAL OPEN SPACE		
	GROUND	692
	LEVEL 1	765
		1,457 m²

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrianne.Mac.Pro.local - BIM cloud Base: for Archicad 25-22-303 FAA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303 FAA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

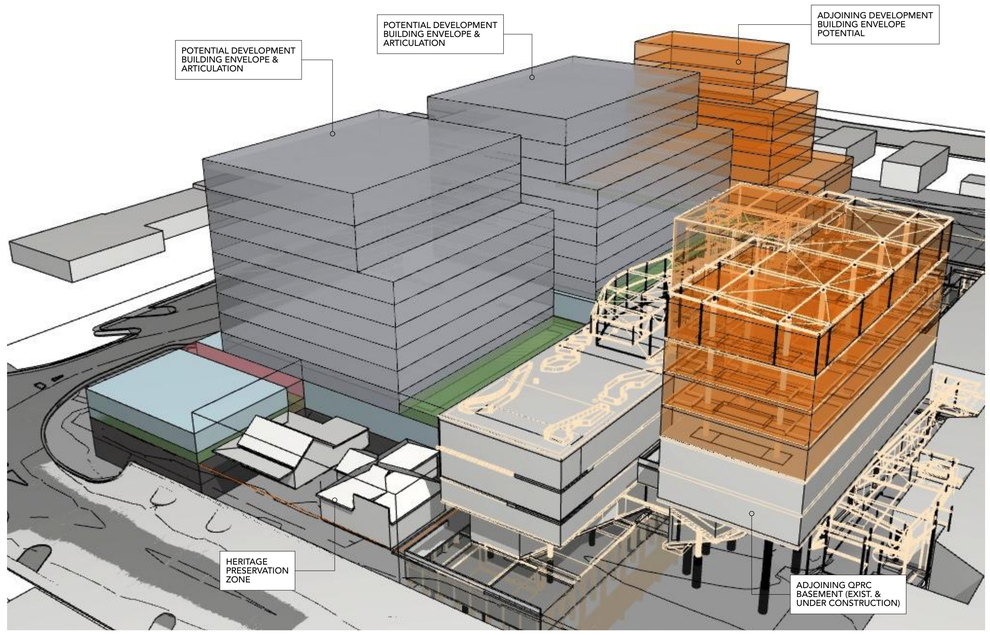
Drawing Title:
PLANNING CONTROLS - BUILDING ENVELOPE SECTIONS

Status:
FOR INFORMATION ONLY ISSUE FOR DA

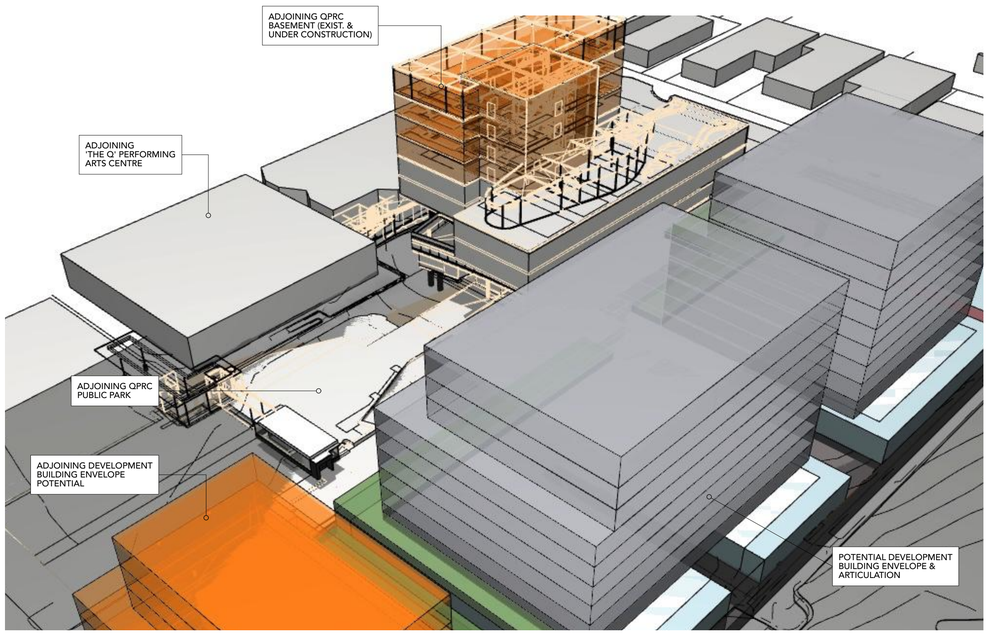
Plot Date: 25/11/2022

07
Revision D

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:400



BUILDING ENVELOPE - NORTH VIEW



BUILDING ENVELOPE - SOUTH VIEW

QLEP HEIGHT PLANE - NORTHWEST VIEW

QLEP HEIGHT PLANE - SOUTHEAST VIEW

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akhgme-Mac-Pro.local - BIMcloud Basic for Archicad 25-[2]2-303-FAA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-[1]4200-[1]00-303-FAA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-[1]4200

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

PLANNING CONTROLS - BUILDING ENVELOPE PERSPECTIVES

Plot Date: 25/11/2022

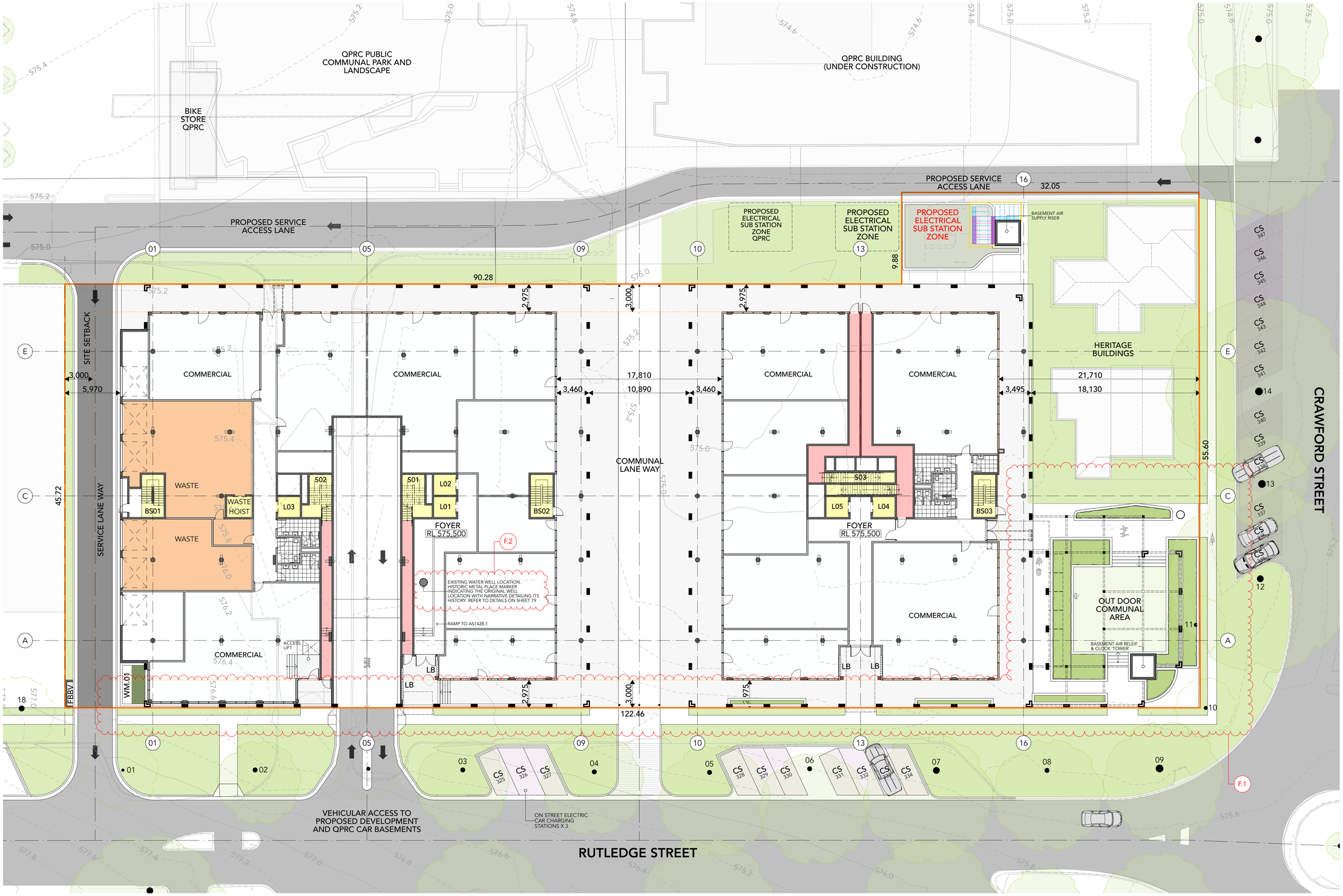
08

Revision D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
		F.2	Preferred Position of Well in Foyer	

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaaron.Mac.revit.local/ - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge(B)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-Rutledge(B)_Queanbeyan-ARDR - TA_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka

Drawing Title:
SITE PLAN - GROUND

Plot Date
11/7/2024

09
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

kasparek ARCHITECTS

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

REQUIRED:	1 479m²	(25%)
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DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0000-000-303-FKA-RutledgeSt_QueanbeyanNSW - 3A_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 1

Plot Date
11/7/2024

10
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

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>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			26/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303/KKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP-100-303-KKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 2

Plot Date
25/11/2022

11
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			26/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SX0M-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SX0M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 3

Plot Date
25/11/2022

12
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
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COMMUNAL OPEN SPACE

REQUIRED:	1 479m²	(25%)
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DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
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UNIT AMENITY

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

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0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CRAWFORD STREET

RUTLEDGE STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Base: for Archicad 25-22-303.PAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.PAA0M100-303.PAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.PAA0M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 4

Plot Date
25/11/2022

13
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
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REQUIRED:	414m²	(7%)
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UNIT AMENITY

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>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

1.0 SPACES PER 1 BEDROOM UNIT
1.5 SPACES PER 2 BEDROOM UNIT
2.0 SPACES PER 3 BEDROOM UNIT
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Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			26/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrianne-Mac-Pro.local - BIM cloud Base for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2?_DP117673-SX0W-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2?_DP771673-SX0W

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 5

Plot Date
25/11/2022

14
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

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

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

UNIT AMENITY

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

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

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrayne.Mac.Pro.local - BIM cloud Base: for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 6

Plot Date
25/11/2022

15
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CRAWFORD STREET

RUTLEDGE STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Base: for Archicad 25-22-303.PKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SHOP-100-303.PKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SHOP

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 7

Plot Date
25/11/2022

16
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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PROVIDED:	2 024m²	(34%)

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REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigma-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-5430B150-303-FAA-RutledgeSt_QueanbeyanLot2_DP117998-Lot31_DP771673-5430B

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

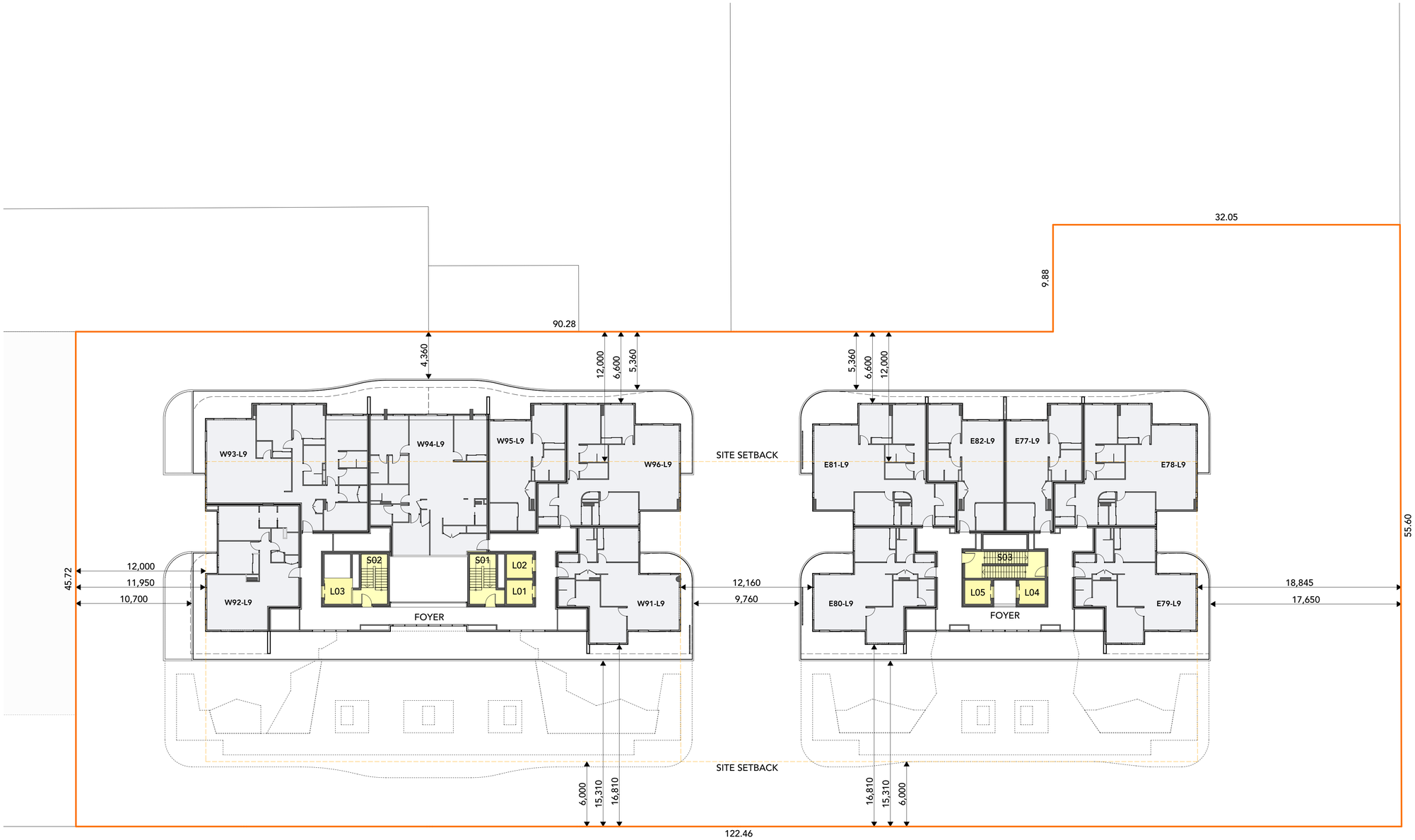
Drawing Title:
SITE PLAN - LEVEL 8

Plot Date
25/11/2022

17
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

GROSS FLOOR AREAS
RESIDENTAIL: 15 361m²
FOYER: 1 946m²
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FSR (+BONUS 10%): 19 513m² (3.3 : 1)
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REQUIRED: 1 479m² (25%)
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REQUIRED: 414m² (7%)
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0 HOURS (REQUIRED MAX): 27(15%)
0 HOURS (PROVIDED): 30 (17%)

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PROVIDED: 114 (64%)

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

0.6 SPACES PER 1 BEDROOM UNIT
0.9 SPACES PER 2 BEDROOM UNIT
1.4 SPACES PER 3 BEDROOM UNIT
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2.0 SPACES PER 3 BEDROOM UNIT
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Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-2D:303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-24088-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-24088

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

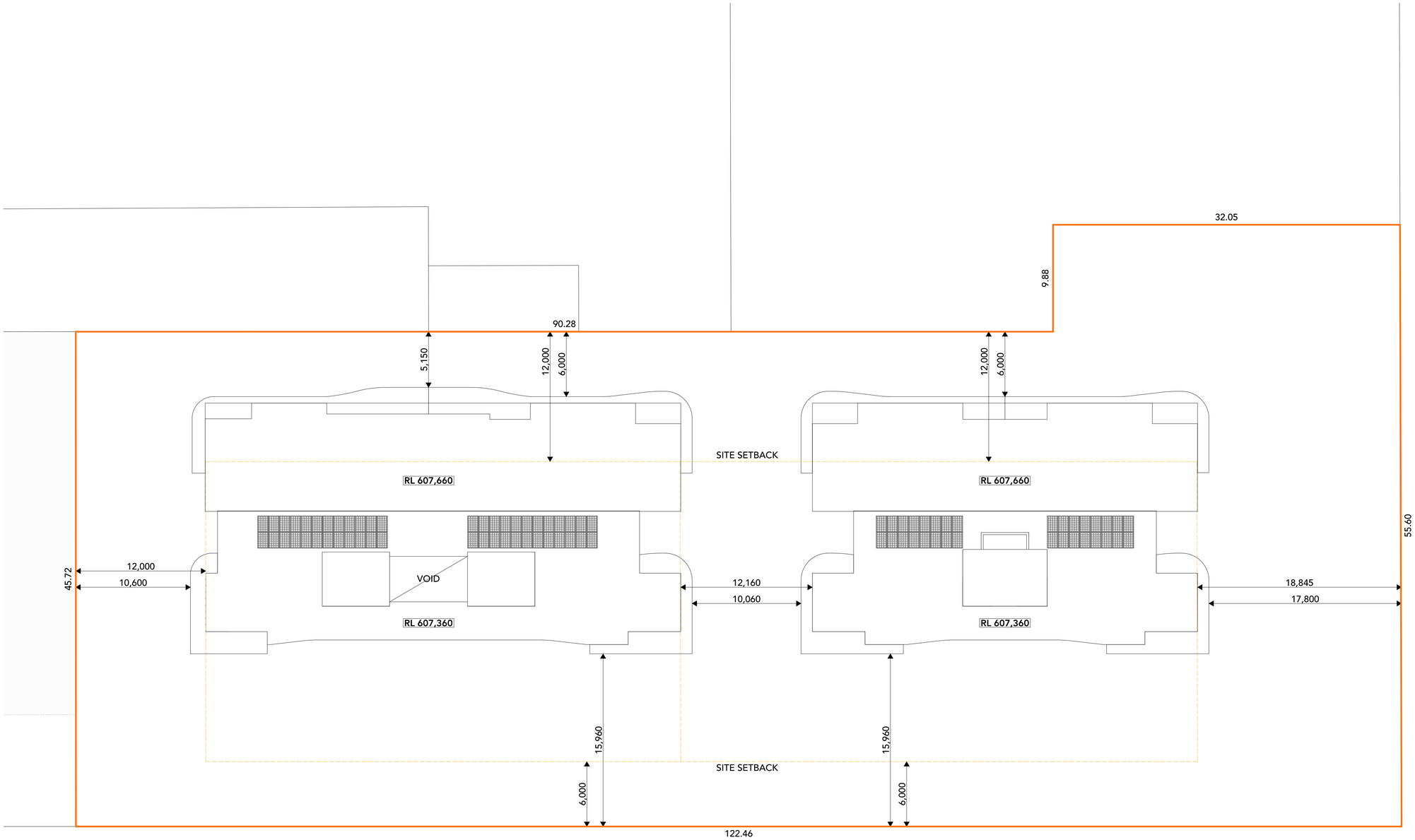
Drawing Title:
SITE PLAN - LEVEL 9

Plot Date
25/11/2022

18
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



RUTLEDGE STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
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COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CRAWFORD STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-2D:303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - ROOF

Plot Date
25/11/2022

19
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

ELEVATION - RUTLEDGE ST
1:250

ELEVATION - CRAWFORD ST
1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud: Aarqrm-Mac-mini.local - BIM/cloud Basic for Archicad 27/22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-RutledgeSt_QueanbeyanNSW2 - SL/CC - Original DA

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
STREET ELEVATIONS

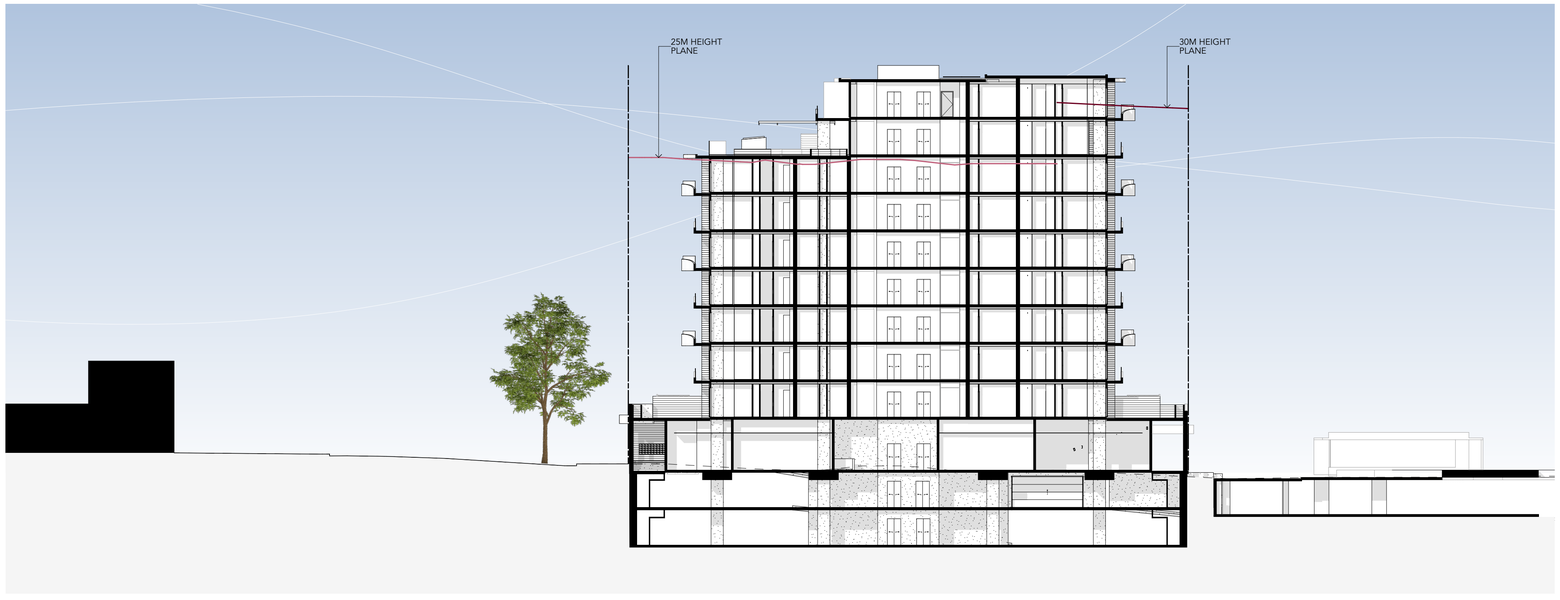
Plot Date
11/7/2024

20
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

SITE SECTION 1-1
1:250



SITE SECTION 2-2
1:250

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-A008

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE SECTIONS

Plot Date
25/11/2022

21
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E01-L1	66	61	24	24	6.0
E02-L1	113	110	74	73	7.1
E03-L1	58	55	68	68	10.0
E04-L1	97	93	36	36	7.6
E05-L1	84	79	36	36	5.5
E06-L1	84	79	68	68	5.5
E07-L1	93	89	104	104	7.6
E08-L1	56	54	45	45	10.0
E09-L1	113	110	120	120	7.1
E10-L1	66	61	51	51	6.0
W01-L1	56	53	39	39	10.0
W02-L1	93	89	39	39	7.6
W03-L1	84	79	51	51	5.5
W04-L1	57	53	87	87	12.2
W05-L1	57	53	87	87	12.2
W06-L1	84	79	51	51	5.5
W07-L1	97	93	51	51	7.6
W08-L1	57	55	79	78	10.0
W09-L1	113	110	18	18	7.1
W10-L1	66	61	69	69	6.0
W11-L1	57	53	71	71	12.2
W12-L1	57	53	71	71	12.2
W13-L1	66	61	74	74	6.0
W14-L1	113	110	31	31	7.1
24	**1,887 m²**	**1,793 m²**	**1,444 m²**	**1,442 m²**	

UNIT AMENITY - LEVEL 1

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E01-L1	TYPE B	-	>3	1.0	1
E02-L1	TYPE F	Achieved	>3	2.0	3
E03-L1	TYPE A	Achieved	>3	1.0	1
E04-L1	TYPE E	Achieved	>3	1.5	2
E05-L1	TYPE C	-	0	1.5	2
E06-L1	TYPE C	-	0	1.5	2
E07-L1	TYPE E.1	Achieved	0-3	1.5	2
E08-L1	TYPE A.1	Achieved	0-3	1.0	1
E09-L1	TYPE F	Achieved	>3	2.0	3
E10-L1	TYPE B	-	>3	1.0	1
W01-L1	TYPE A.1	Achieved	>3	1.0	1
W02-L1	TYPE E.1	Achieved	>3	1.5	2
W03-L1	TYPE C	-	0	1.5	2
W04-L1	TYPE D	Achieved	0	1.5	2
W05-L1	TYPE D	Achieved	0	1.5	2
W06-L1	TYPE C	-	0	1.5	2
W07-L1	TYPE E	Achieved	0-3	1.5	2
W08-L1	TYPE A	Achieved	>3	1.0	1
W09-L1	TYPE F	Achieved	>3	2.0	3
W10-L1	TYPE B	-	>3	1.0	1
W11-L1	TYPE D	Achieved	>3	1.5	2
W12-L1	TYPE D	Achieved	>3	1.5	2
W13-L1	TYPE B	-	>3	1.0	1
W14-L1	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E11-L2	66	61	37	37	8.9
E12-L2	113	110	18	18	10.0
E13-L2	58	55	31	31	10.0
E14-L2	97	93	18	18	10.5
E15-L2	84	79	30	30	8.4
E16-L2	84	79	14	14	8.4
E17-L2	93	89	26	26	10.5
E18-L2	56	54	14	14	10.0
E19-L2	113	110	37	37	10.0
E20-L2	66	61	26	26	8.9
W04-L2	48	45	14	14	12.2
W05-L2	48	45	32	32	12.2
W11-L2	48	45	26	26	12.2
W12-L2	48	45	14	14	12.2
W15-L2	56	53	18	18	10.0
W16-L2	93	89	18	18	10.5
W17-L2	84	79	0	0	8.4
W18-L2	84	79	0	0	8.4
W19-L2	97	93	0	0	10.5
W20-L2	57	55	0	0	10.0
W21-L2	113	110	22	21	10.0
W22-L2	66	61	21	21	8.9
W23-L2	66	61	16	15	8.9
W24-L2	113	110	15	15	10.0
24	**1,851 m²**	**1,761 m²**	**447 m²**	**445 m²**	

UNIT AMENITY - LEVEL 2

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E11-L2	TYPE B	-	>3	1.0	1
E12-L2	TYPE F	Achieved	>3	2.0	3
E13-L2	TYPE A	Achieved	>3	1.0	1
E14-L2	TYPE E	Achieved	>3	1.5	2
E15-L2	TYPE C	-	0	1.5	2
E16-L2	TYPE C	-	0	1.5	2
E17-L2	TYPE E.1	Achieved	0-3	1.5	2
E18-L2	TYPE A.1	Achieved	0-3	1.0	1
E19-L2	TYPE F	Achieved	>3	2.0	3
E20-L2	TYPE B	-	>3	1.0	1
W04-L2	TYPE D	Achieved	0	1.5	2
W05-L2	TYPE D	Achieved	0	1.5	2
W11-L2	TYPE D	Achieved	>3	1.5	2
W12-L2	TYPE D	Achieved	>3	1.5	2
W15-L2	TYPE A.1	Achieved	>3	1.0	1
W16-L2	TYPE E.1	Achieved	>3	1.5	2
W17-L2	TYPE C	-	0	1.5	2
W18-L2	TYPE C	-	0	1.5	2
W19-L2	TYPE E	Achieved	0-3	1.5	2
W20-L2	TYPE A	Achieved	>3	1.0	1
W21-L2	TYPE F	Achieved	>3	2.0	3
W22-L2	TYPE B	-	>3	1.0	1
W23-L2	TYPE B	-	>3	1.0	1
W24-L2	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E21-L3	66	61	16	16	8.9
E22-L3	113	110	16	16	10.0
E23-L3	58	55	16	16	10.0
E24-L3	97	93	16	16	10.5
E25-L3	84	79	21	21	8.4
E26-L3	84	79	22	21	8.4
E27-L3	93	89	16	15	10.5
E28-L3	56	54	15	15	10.0
E29-L3	113	110	18	18	10.0
E30-L3	66	61	30	30	8.9
W25-L3	56	53	16	16	10.0
W26-L3	93	89	20	20	10.5
W27-L3	84	79	20	20	8.4
W28-L3	57	53	31	31	12.2
W29-L3	57	53	37	37	12.2
W30-L3	84	79	16	16	8.4
W31-L3	97	93	18	18	10.5
W32-L3	57	55	14	14	10.0
W33-L3	113	110	26	26	10.0
W34-L3	66	61	32	32	8.9
W35-L3	57	53	14	14	12.2
W36-L3	57	53	26	26	12.2
W37-L3	66	61	37	37	8.9
W38-L3	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.0	1
E22-L3	TYPE F	Achieved	>3	2.0	3
E23-L3	TYPE A	Achieved	>3	1.0	1
E24-L3	TYPE E	Achieved	>3	1.5	2
E25-L3	TYPE C	-	0	1.5	2
E26-L3	TYPE C	-	0	1.5	2
E27-L3	TYPE E.1	Achieved	0-3	1.5	2
E28-L3	TYPE A.1	Achieved	0-3	1.0	1
E29-L3	TYPE F	Achieved	>3	2.0	3
E30-L3	TYPE B	-	>3	1.0	1
W25-L3	TYPE A.1	Achieved	>3	1.0	1
W26-L3	TYPE E.1	Achieved	>3	1.5	2
W27-L3	TYPE C	-	0	1.5	2
W28-L3	TYPE D	Achieved	0	1.5	2
W29-L3	TYPE D	Achieved	0	1.5	2
W30-L3	TYPE C	-	0	1.5	2
W31-L3	TYPE E	Achieved	0-3	1.5	2
W32-L3	TYPE A	Achieved	>3	1.0	1
W33-L3	TYPE F	Achieved	>3	2.0	3
W34-L3	TYPE B	-	>3	1.0	1
W35-L3	TYPE D	Achieved	>3	1.5	2
W36-L3	TYPE D	Achieved	>3	1.5	2
W37-L3	TYPE B	-	>3	1.0	1
W38-L3	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E31-L4	66	61	14	14	8.9
E32-L4	113	110	26	26	10.0
E33-L4	58	55	14	14	10.0
E34-L4	97	93	26	26	10.5
E35-L4	84	79	31	31	8.4
E36-L4	84	79	18	18	8.4
E37-L4	93	89	37	37	10.5
E38-L4	56	54	18	18	10.0
E39-L4	113	110	26	26	10.0
E40-L4	66	61	32	32	8.9
W28-L4	48	45	14	14	12.2
W29-L4	48	45	18	18	12.2
W35-L4	48	45	26	26	12.2
W36-L4	48	45	18	18	12.2
W39-L4	56	53	14	14	10.0
W40-L4	93	89	37	37	10.5
W41-L4	84	79	0	0	8.4
W42-L4	84	79	0	0	8.4
W43-L4	97	93	0	0	10.5
W44-L4	57	55	0	0	10.0
W45-L4	113	110	22	21	10.0
W46-L4	66	61	21	21	8.9
W47-L4	66	61	16	15	8.9
W48-L4	113	110	15	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 4

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E31-L4	TYPE B	-	>3	1.0	1
E32-L4	TYPE F	Achieved	>3	2.0	3
E33-L4	TYPE A	Achieved	>3	1.0	1
E34-L4	TYPE E	Achieved	>3	1.5	2
E35-L4	TYPE C	-	0	1.5	2
E36-L4	TYPE C	-	0	1.5	2
E37-L4	TYPE E.1	Achieved	0-3	1.5	2
E38-L4	TYPE A.1	Achieved	0-3	1.0	1
E39-L4	TYPE F	Achieved	>3	2.0	3
E40-L4	TYPE B	-	>3	1.0	1
W28-L4	TYPE D	Achieved	0	1.5	2
W29-L4	TYPE D	Achieved	0	1.5	2
W35-L4	TYPE D	Achieved	>3	1.5	2
W36-L4	TYPE D	Achieved	>3	1.5	2
W39-L4	TYPE A.1	Achieved	>3	1.0	1
W40-L4	TYPE E.1	Achieved	>3	1.5	2
W41-L4	TYPE C	-	0	1.5	2
W42-L4	TYPE C	-	0	1.5	2
W43-L4	TYPE E	Achieved	0-3	1.5	2
W44-L4	TYPE A	Achieved	>3	1.0	1
W45-L4	TYPE F	Achieved	>3	2.0	3
W46-L4	TYPE B	-	>3	1.0	1
W47-L4	TYPE B	-	>3	1.0	1
W48-L4	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E41-L5	66	61	21	21	8.9
E42-L5	113	110	22	21	10.0
E43-L5	58	55	16	15	10.0
E44-L5	97	93	15	15	10.5
E45-L5	84	79	16	16	8.4
E46-L5	84	79	16	16	8.4
E47-L5	93	89	20	20	10.5
E48-L5	56	54	20	20	10.0
E49-L5	113	110	18	18	10.0
E50-L5	66	61	26	26	8.9
W49-L5	56	53	16	16	10.0
W50-L5	93	89	16	16	10.5
W51-L5	84	79	16	16	8.4
W52-L5	57	53	31	31	12.2
W53-L5	57	53	37	37	12.2
W54-L5	84	79	16	16	8.4
W55-L5	97	93	18	18	10.5
W56-L5	57	55	14	14	10.0
W57-L5	113	110	26	26	10.0
W58-L5	66	61	32	32	8.9
W59-L5	57	53	14	14	12.2
W60-L5	57	53	26	26	12.2
W61-L5	66	61	37	37	8.9
W62-L5	113	110	26	26	10.0
24	**1,887 m²**	**1,794 m²**	**515 m²**	**513 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.0	1
E42-L5	TYPE F	Achieved	>3	2.0	3
E43-L5	TYPE A	Achieved	>3	1.0	1
E44-L5	TYPE E	Achieved	>3	1.5	2
E45-L5	TYPE C	-	0	1.5	2
E46-L5	TYPE C	-	0	1.5	2
E47-L5	TYPE E.1	Achieved	0-3	1.5	2
E48-L5	TYPE A.1	Achieved	0-3	1.0	1
E49-L5	TYPE F	Achieved	>3	2.0	3
E50-L5	TYPE B	-	>3	1.0	1
W49-L5	TYPE A.1	Achieved	>3	1.0	1
W50-L5	TYPE E.1	Achieved	>3	1.5	2
W51-L5	TYPE C	-	0	1.5	2
W52-L5	TYPE D	Achieved	0	1.5	2
W53-L5	TYPE D	Achieved	0	1.5	2
W54-L5	TYPE C	-	0	1.5	2
W55-L5	TYPE E	Achieved	0-3	1.5	2
W56-L5	TYPE A	Achieved	>3	1.0	1
W57-L5	TYPE F	Achieved	>3	2.0	3
W58-L5	TYPE B	-	>3	1.0	1
W59-L5	TYPE D	Achieved	>3	1.5	2
W60-L5	TYPE D	Achieved	>3	1.5	2
W61-L5	TYPE B	-	>3	1.0	1
W62-L5	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E51-L6	66	61	14	14	8.9
E52-L6	113	110	26	26	10.0
E53-L6	58	55	14	14	10.0
E54-L6	97	93	26	26	10.5
E55-L6	84	79	31	31	8.4
E56-L6	84	79	18	18	8.4
E57-L6	93	89	37	37	10.5
E58-L6	56	54	18	18	10.0
E59-L6	113	110	26	26	10.0
E60-L6	66	61	32	32	8.9
W52-L6	48	45	14	14	12.2
W53-L6	48	45	18	18	12.2
W59-L6	48	45	26	26	12.2
W60-L6	48	45	18	18	12.2
W63-L6	56	53	14	14	10.0
W64-L6	93	89	37	37	10.5
W65-L6	84	79	0	0	8.4
W66-L6	84	79	0	0	8.4
W67-L6	97	93	0	0	10.5
W68-L6	57	55	0	0	10.0
W69-L6	113	110	22	21	10.0
W70-L6	66	61	21	21	8.9
W71-L6	66	61	15	15	8.9
W72-L6	113	110	16	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 6

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E51-L6	TYPE B	-	>3	1.0	1
E52-L6	TYPE F	Achieved	>3	2.0	3
E53-L6	TYPE A	Achieved	>3	1.0	1
E54-L6	TYPE E	Achieved	>3	1.5	2
E55-L6	TYPE C	-	0	1.5	2
E56-L6	TYPE C	-	0	1.5	2
E57-L6	TYPE E.1	Achieved	0-3	1.5	2
E58-L6	TYPE A.1	Achieved	0-3	1.0	1
E59-L6	TYPE F	Achieved	>3	2.0	3
E60-L6	TYPE B	-	>3	1.0	1
W52-L6	TYPE D	Achieved	0	1.5	2
W53-L6	TYPE D	Achieved	0	1.5	2
W59-L6	TYPE D	Achieved	>3	1.5	2
W60-L6	TYPE D	Achieved	>3	1.5	2
W63-L6	TYPE A.1	Achieved	>3	1.0	1
W64-L6	TYPE E.1	Achieved	>3	1.5	2
W65-L6	TYPE C	-	0	1.5	2
W66-L6	TYPE C	-	0	1.5	2
W67-L6	TYPE E	Achieved	0-3	1.5	2
W68-L6	TYPE A	Achieved	>3	1.0	1
W69-L6	TYPE F	Achieved	>3	2.0	3
W70-L6	TYPE B	-	>3	1.0	1
W71-L6	TYPE B	-	>3	1.0	1
W72-L6	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E61-L7	66	61	22	21	8.9
E62-L7	113	110	21	21	10.0
E63-L7	58	55	15	15	10.0
E64-L7	97	93	16	15	10.5
E65-L7	84	79	16	16	8.4
E66-L7	84	79	20	20	8.4
E67-L7	93	89	20	20	10.5
E68-L7	56	54	18	18	10.0
E69-L7	113	110	26	26	10.0
E70-L7	66	61	16	16	8.9
W73-L7	56	53	34	34	10.0
W74-L7	93	89	31	31	10.5
W75-L7	84	79	37	37	8.4
W76-L7	112	107	16	16	8.7
W77-L7	84	79	16	16	8.4
W78-L7	97	93	18	18	10.5
W79-L7	57	55	14	14	10.0
W80-L7	113	110	26	26	10.0
W81-L7	66	61	32	32	8.9
W82-L7	57	53	14	14	12.2
W83-L7	57	53	26	26	12.2
W84-L7	66	61	37	37	8.9
W85-L7	113	110	26	26	10.0
23	**1,885 m²**	**1,794 m²**	**517 m²**	**515 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.0	1
E62-L7	TYPE F	Achieved	>3	2.0	3
E63-L7	TYPE A	Achieved	>3	1.0	1
E64-L7	TYPE E	Achieved	>3	1.5	2
E65-L7	TYPE C	-	>3	1.5	2
E66-L7	TYPE C	-	>3	1.5	2
E67-L7	TYPE E.1	Achieved	0-3	1.5	2
E68-L7	TYPE A.1	Achieved	0-3	1.0	1
E69-L7	TYPE F	Achieved	>3	2.0	3
E70-L7	TYPE B	-	>3	1.0	1
W73-L7	TYPE A.1	Achieved	>3	1.0	1
W74-L7	TYPE E.1	Achieved	>3	1.5	2
W75-L7	TYPE C	-	>3	1.5	2
W76-L7	TYPE G	-	>3	1.5	2
W77-L7	TYPE C	-	>3	1.5	2
W78-L7	TYPE E	Achieved	0-3	1.5	2
W79-L7	TYPE A	Achieved	>3	1.0	1
W80-L7	TYPE F	Achieved	>3	2.0	3
W81-L7	TYPE B	-	>3	1.0	1
W82-L7	TYPE D	Achieved	>3	1.5	2
W83-L7	TYPE D	Achieved	>3	1.5	2
W84-L7	TYPE B	-	>3	1.0	1
W85-L7	TYPE F	Achieved	>3	2.0	3
23				**32.5**	

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E71-L8	66	61	26	26	8.9
E72-L8	113	110	14	14	10.0
E73-L8	84	81	46	46	9.0
E74-L8	84	81	26	26	9.0
E75-L8	113	110	14	14	10.0
E76-L8	66	61	46	46	8.9
W82-L8	48	45	26	26	12.2
W83-L8	48	45	14	14	12.2
W86-L8	84	81	0	0	9.0
W87-L8	86	83	0	0	6.8
W88-L8	143	139	65	65	8.7
W89-L8	66	61	66	66	8.9
W90-L8	113	110	46	46	10.0
13	**1,114 m²**	**1,068 m²**	**389 m²**	**389 m²**	

UNIT AMENITY - LEVEL 8

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E71-L8	TYPE B	-	>3	1.0	1
E72-L8	TYPE F	Achieved	>3	2.0	3
E73-L8	TYPE I	Achieved	>3	1.5	2
E74-L8	TYPE I	Achieved	>3	1.5	2
E75-L8	TYPE F	Achieved	>3	2.0	3
E76-L8	TYPE B	-	>3	1.0	1
W82-L8	TYPE D	Achieved	>3	1.5	2
W83-L8	TYPE D	Achieved	>3	1.5	2
W86-L8	TYPE I	Achieved	>3	1.5	2
W87-L8	TYPE H	Achieved	0-3	1.5	2
W88-L8	TYPE J	Achieved	>3	2.0	3
W89-L8	TYPE B	-	>3	1.0	1
W90-L8	TYPE F	Achieved	>3	2.0	3
13				**20.0**	

UNIT AREAS - LEVEL 9

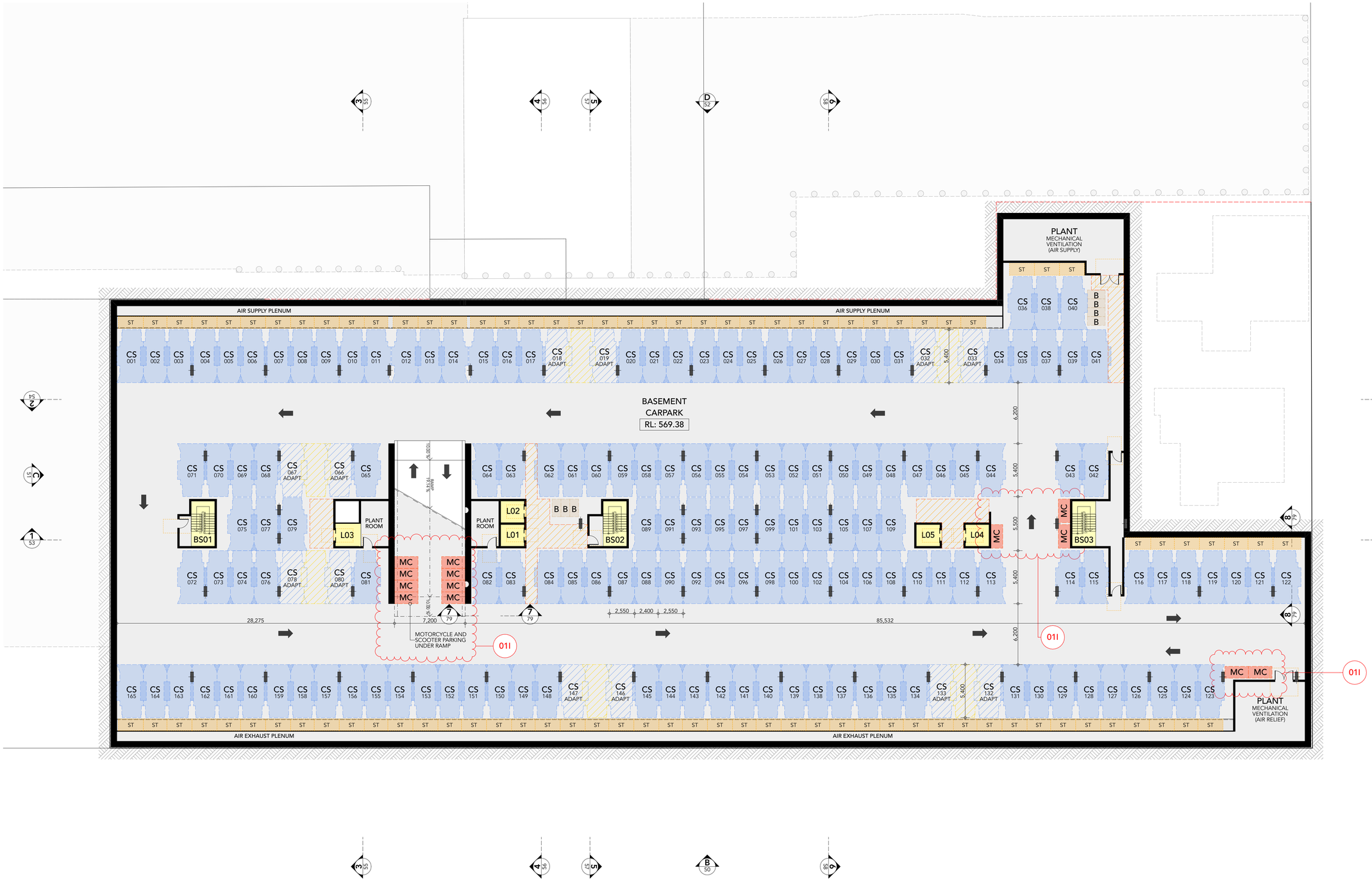
UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E77-L9	66	61		14	8.9
E78-L9	113	110		14	10.0
E79-L9	84	81		26	9.0
E80-L9	84	81		33	9.0
E81-L9	113	110		26	10.0
E82-L9	66	61		33	8.9
W91-L9	84	81		26	9.0
W92-L9	86	83		16	6.8
W93-L9	143	139		28	8.7
W94-L9	134	130		37	11.3
W95-L9	66	61		33	8.9
W96-L9	113	110		34	10.0
12	**1,152 m²**	**1,108 m²**		**320 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E77-L9	TYPE B	-	>3	1.0	1
E78-L9	TYPE F	Achieved	>3	2.0	3
E79-L9	TYPE I	Achieved	>3	1.5	2
E80-L9	TYPE I	Achieved	>3	1.5	2
E81-L9	TYPE F	Achieved	>3	2.0	3
E82-L9	TYPE B	-	>3	1.0	1
W91-L9	TYPE I	Achieved	>3	1.5	2
W92-L9	TYPE H	Achieved	0-3	1.5	2
W93-L9	TYPE J	Achieved	>3	2.0	3
W94-L9	TYPE G.1	-	>3	1.5	2
W95-L9	TYPE B	-	>3	1.0	1
W96-L9	TYPE F	Achieved	>3	2.0	3
12				**18.5**	

GFA SUMMARY

CATEGORY	TYPE	LEP GFA (m2)
GROUND		
COM	COMMERCIAL	1,811
		1,811 m²
LEVEL 1		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	228
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,887 m²
UT	FOYER	246
		246 m²
LEVEL 2		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	192
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,851 m²
UT	FOYER	196
		196 m²
LEVEL 3		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	228
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,887 m²
UT	FOYER	246
		246 m²
LEVEL 4		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	192
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,851 m²
UT	FOYER	197
		197 m²
LEVEL 5		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	228
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,887 m²
UT	FOYER	246
		246 m²
LEVEL 6		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	192
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
		1,851 m²
UT	FOYER	197
		197 m²
LEVEL 7		
S.O.U	TYPE A	115
S.O.U	TYPE A.1	112
S.O.U	TYPE B	264
S.O.U	TYPE C	336
S.O.U	TYPE D	114
S.O.U	TYPE E	194
S.O.U	TYPE E.1	186
S.O.U	TYPE F	452
S.O.U	TYPE G	112
		1,885 m²
UT	FOYER	246
		246 m²



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

PARKING CATEGORY		QUANTITY
CP -S		
	ON STREET VISITOR CARSPACE	23
		23
CP -R		
	RESIDENTIAL ADAPTABLE CARSPACE	18
	RESIDENTIAL CARSPACE	269
	RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	1
	RESIDENTIAL VISITOR CARSPACE	1
		289
CP -C		
	COMMERCIAL ACCESSIBLE CARSPACE	1
	COMMERCIAL CARSPACE	34
		35
CP -A		
	CIRCULATION	10
		10
		357

BASEMENT AREA SUMMARY

CATEGORY	TYPE	AREA (m2)
BASEMENT LEVEL -2		
BAS	BASEMENT CARPARK	5,247
		5,247 m²
BASEMENT LEVEL -1		
BAS	BASEMENT CARPARK	5,051
		5,051 m²
		10,298 m²

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
E	DA ISSUE QPRC RFI 01	011	MOTOR CYCLE 7 SCOOTER PARKING ADDDED (MC)	25/8/2023
		0110	MOTOR CYCLE 7 SCOOTER PARKING ADDDED (MC)	

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianna.Mac-Pio.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RutledgeSt_Queanbeyan-NSW - DA

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL -2

Plot Date: 25/8/2023

Revision: 23 E

Status:
FOR INFORMATION ONLY
DA ISSUE QPRC RFI 01

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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STORAGE:

BASEMENT:	166
BALCONIES:	16

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VISITOR 0.2 SPACE PER DWELLING

CARPARKING STATISTICS

PARKING CATEGORY		QUANTITY
CP -S		
	ON STREET VISITOR CARSPACE	23
		23
CP -R		
	RESIDENTIAL ADAPTABLE CARSPACE	18
	RESIDENTIAL CARSPACE	269
	RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	1
	RESIDENTIAL VISITOR CARSPACE	1
		289
CP -C		
	COMMERCIAL ACCESSIBLE CARSPACE	1
	COMMERCIAL CARSPACE	34
		35
CP -A		
	CIRCULATION	10
		10
		357

BASEMENT AREA SUMMARY

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BASEMENT LEVEL -2		
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Issue	Title	Rev	Description	Date
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B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
E	DA ISSUE QPRC RFI 01	01G	ACCESS CONTROL POINTS HIGHLIGHTED	25/8/2023
		01H	CAR WASH BAY ADDED	
		01I	MOTOR CYCLE 7 SCOOTER PARKING ADDDED (MC)	

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local/ - BIMcloud Basic for Archicad 25/22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/N0W100-303-FKA-RutledgeSt_QueanbeyanNSW - DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL -1

Plot Date
25/8/2023

24
Revision
E

Status:
FOR INFORMATION ONLY
DA ISSUE QPRC RFI 01

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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EXISTING BUILDINGS: 261m²
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GROSS FLOOR AREAS
RESIDENTAIL: 15 361m²
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STORAGE:

BASEMENT:	166
BALCONIES:	16

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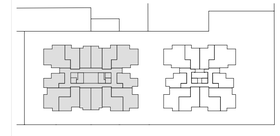
2.0 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

CARPARKING STATISTICS

PARKING CATEGORY	QUANTITY
CP -S	
ON STREET VISITOR CARSPACE	23
	23
CP -R	
RESIDENTIAL ADAPTABLE CARSPACE	18
RESIDENTIAL CARSPACE	269
RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	1
RESIDENTIAL VISITOR CARSPACE	1
	289
CP -C	
COMMERCIAL ACCESSIBLE CARSPACE	1
COMMERCIAL CARSPACE	34
	35
CP -A	
CIRCULATION	10
	10
	357



KEY MAP

Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSK

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - GROUND

Plot Date
25/11/2022

25
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

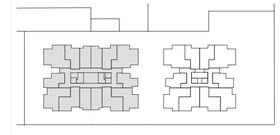
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100, 1:1

UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E01-L1	66	61	24	24	6.0
E02-L1	113	110	74	73	7.1
E03-L1	58	55	68	68	10.0
E04-L1	97	93	36	36	7.6
E05-L1	84	79	36	36	5.5
E06-L1	84	79	68	68	5.5
E07-L1	93	89	104	104	7.6
E08-L1	56	54	45	45	10.0
E09-L1	113	110	120	120	7.1
E10-L1	66	61	51	51	6.0
W01-L1	56	53	39	39	10.0
W02-L1	93	89	39	39	7.6
W03-L1	84	79	51	51	5.5
W04-L1	57	53	87	87	12.2
W05-L1	57	53	87	87	12.2
W06-L1	84	79	51	51	5.5
W07-L1	97	93	51	51	7.6
W08-L1	57	55	79	78	10.0
W09-L1	113	110	18	18	7.1
W10-L1	66	61	69	69	6.0
W11-L1	57	53	71	71	12.2
W12-L1	57	53	71	71	12.2
W13-L1	66	61	74	74	6.0
W14-L1	113	110	31	31	7.1
24	1,887 m²	1,793 m²	1,444 m²	1,442 m²	

UNIT AMENITY - LEVEL 1

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E01-L1	TYPE B	-	>3	1.0	1
E02-L1	TYPE F	Achieved	>3	2.0	3
E03-L1	TYPE A	Achieved	>3	1.0	1
E04-L1	TYPE E	Achieved	>3	1.5	2
E05-L1	TYPE C	-	0	1.5	2
E06-L1	TYPE C	-	0	1.5	2
E07-L1	TYPE E.1	Achieved	0-3	1.5	2
E08-L1	TYPE A.1	Achieved	0-3	1.0	1
E09-L1	TYPE F	Achieved	>3	2.0	3
E10-L1	TYPE B	-	>3	1.0	1
W01-L1	TYPE A.1	Achieved	>3	1.0	1
W02-L1	TYPE E.1	Achieved	>3	1.5	2
W03-L1	TYPE C	-	0	1.5	2
W04-L1	TYPE D	Achieved	0	1.5	2
W05-L1	TYPE D	Achieved	0	1.5	2
W06-L1	TYPE C	-	0	1.5	2
W07-L1	TYPE E	Achieved	0-3	1.5	2
W08-L1	TYPE A	Achieved	>3	1.0	1
W09-L1	TYPE F	Achieved	>3	2.0	3
W10-L1	TYPE B	-	>3	1.0	1
W11-L1	TYPE D	Achieved	>3	1.5	2
W12-L1	TYPE D	Achieved	>3	1.5	2
W13-L1	TYPE B	-	>3	1.0	1
W14-L1	TYPE F	Achieved	>3	2.0	3
24				34.0	



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 1

Plot Date: 25/11/2022

Revision: 26 D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

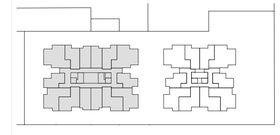
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E11-L2	66	61	37	37	8.9
E12-L2	113	110	18	18	10.0
E13-L2	58	55	31	31	10.0
E14-L2	97	93	18	18	10.5
E15-L2	84	79	30	30	8.4
E16-L2	84	79	14	14	8.4
E17-L2	93	89	26	26	10.5
E18-L2	56	54	14	14	10.0
E19-L2	113	110	37	37	10.0
E20-L2	66	61	26	26	8.9
W04-L2	48	45	14	14	12.2
W05-L2	48	45	32	32	12.2
W11-L2	48	45	26	26	12.2
W12-L2	48	45	14	14	12.2
W15-L2	56	53	18	18	10.0
W16-L2	93	89	18	18	10.5
W17-L2	84	79	0	0	8.4
W18-L2	84	79	0	0	8.4
W19-L2	97	93	0	0	10.5
W20-L2	57	55	0	0	10.0
W21-L2	113	110	22	21	10.0
W22-L2	66	61	21	21	8.9
W23-L2	66	61	16	15	8.9
W24-L2	113	110	15	15	10.0
24	1,851 m²	1,761 m²	447 m²	445 m²	

UNIT AMENITY - LEVEL 2

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E11-L2	TYPE B	-	>3	1.0	1
E12-L2	TYPE F	Achieved	>3	2.0	3
E13-L2	TYPE A	Achieved	>3	1.0	1
E14-L2	TYPE E	Achieved	>3	1.5	2
E15-L2	TYPE C	-	0	1.5	2
E16-L2	TYPE C	-	0	1.5	2
E17-L2	TYPE E.1	Achieved	0-3	1.5	2
E18-L2	TYPE A.1	Achieved	0-3	1.0	1
E19-L2	TYPE F	Achieved	>3	2.0	3
E20-L2	TYPE B	-	>3	1.0	1
W04-L2	TYPE D	Achieved	0	1.5	2
W05-L2	TYPE D	Achieved	0	1.5	2
W11-L2	TYPE D	Achieved	>3	1.5	2
W12-L2	TYPE D	Achieved	>3	1.5	2
W15-L2	TYPE A.1	Achieved	>3	1.0	1
W16-L2	TYPE E.1	Achieved	>3	1.5	2
W17-L2	TYPE C	-	0	1.5	2
W18-L2	TYPE C	-	0	1.5	2
W19-L2	TYPE E	Achieved	0-3	1.5	2
W20-L2	TYPE A	Achieved	>3	1.0	1
W21-L2	TYPE F	Achieved	>3	2.0	3
W22-L2	TYPE B	-	>3	1.0	1
W23-L2	TYPE B	-	>3	1.0	1
W24-L2	TYPE F	Achieved	>3	2.0	3
24				34.0	



KEY MAP

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B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 2

Plot Date
25/11/2022

27
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E21-L3	66	61	16	16	8.9
E22-L3	113	110	16	16	10.0
E23-L3	58	55	16	16	10.0
E24-L3	97	93	16	16	10.5
E25-L3	84	79	21	21	8.4
E26-L3	84	79	22	21	8.4
E27-L3	93	89	16	15	10.5
E28-L3	56	54	15	15	10.0
E29-L3	113	110	18	18	10.0
E30-L3	66	61	30	30	8.9
W25-L3	56	53	16	16	10.0
W26-L3	93	89	20	20	10.5
W27-L3	84	79	20	20	8.4
W28-L3	57	53	31	31	12.2
W29-L3	57	53	37	37	12.2
W30-L3	84	79	16	16	8.4
W31-L3	97	93	18	18	10.5
W32-L3	57	55	14	14	10.0
W33-L3	113	110	26	26	10.0
W34-L3	66	61	32	32	8.9
W35-L3	57	53	14	14	12.2
W36-L3	57	53	26	26	12.2
W37-L3	66	61	37	37	8.9
W38-L3	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.0	1
E22-L3	TYPE F	Achieved	>3	2.0	3
E23-L3	TYPE A	Achieved	>3	1.0	1
E24-L3	TYPE E	Achieved	>3	1.5	2
E25-L3	TYPE C	-	0	1.5	2
E26-L3	TYPE C	-	0	1.5	2
E27-L3	TYPE E.1	Achieved	0-3	1.5	2
E28-L3	TYPE A.1	Achieved	0-3	1.0	1
E29-L3	TYPE F	Achieved	>3	2.0	3
E30-L3	TYPE B	-	>3	1.0	1
W25-L3	TYPE A.1	Achieved	>3	1.0	1
W26-L3	TYPE E.1	Achieved	>3	1.5	2
W27-L3	TYPE C	-	0	1.5	2
W28-L3	TYPE D	Achieved	0	1.5	2
W29-L3	TYPE D	Achieved	0	1.5	2
W30-L3	TYPE C	-	0	1.5	2
W31-L3	TYPE E	Achieved	0-3	1.5	2
W32-L3	TYPE A	Achieved	>3	1.0	1
W33-L3	TYPE F	Achieved	>3	2.0	3
W34-L3	TYPE B	-	>3	1.0	1
W35-L3	TYPE D	Achieved	>3	1.5	2
W36-L3	TYPE D	Achieved	>3	1.5	2
W37-L3	TYPE B	-	>3	1.0	1
W38-L3	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrms-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 3

Plot Date: 25/11/2022

28
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

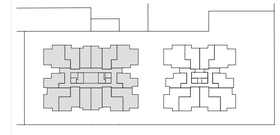
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E31-L4	66	61	14	14	8.9
E32-L4	113	110	26	26	10.0
E33-L4	58	55	14	14	10.0
E34-L4	97	93	26	26	10.5
E35-L4	84	79	31	31	8.4
E36-L4	84	79	18	18	8.4
E37-L4	93	89	37	37	10.5
E38-L4	56	54	18	18	10.0
E39-L4	113	110	26	26	10.0
E40-L4	66	61	32	32	8.9
W28-L4	48	45	14	14	12.2
W29-L4	48	45	18	18	12.2
W35-L4	48	45	26	26	12.2
W36-L4	48	45	18	18	12.2
W39-L4	56	53	14	14	10.0
W40-L4	93	89	37	37	10.5
W41-L4	84	79	0	0	8.4
W42-L4	84	79	0	0	8.4
W43-L4	97	93	0	0	10.5
W44-L4	57	55	0	0	10.0
W45-L4	113	110	22	21	10.0
W46-L4	66	61	21	21	8.9
W47-L4	66	61	16	15	8.9
W48-L4	113	110	15	15	10.0
24	1,851 m²	1,761 m²	443 m²	441 m²	

UNIT AMENITY - LEVEL 4

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E31-L4	TYPE B	-	>3	1.0	1
E32-L4	TYPE F	Achieved	>3	2.0	3
E33-L4	TYPE A	Achieved	>3	1.0	1
E34-L4	TYPE E	Achieved	>3	1.5	2
E35-L4	TYPE C	-	0	1.5	2
E36-L4	TYPE C	-	0	1.5	2
E37-L4	TYPE E.1	Achieved	0-3	1.5	2
E38-L4	TYPE A.1	Achieved	0-3	1.0	1
E39-L4	TYPE F	Achieved	>3	2.0	3
E40-L4	TYPE B	-	>3	1.0	1
W28-L4	TYPE D	Achieved	0	1.5	2
W29-L4	TYPE D	Achieved	0	1.5	2
W35-L4	TYPE D	Achieved	>3	1.5	2
W36-L4	TYPE D	Achieved	>3	1.5	2
W39-L4	TYPE A.1	Achieved	>3	1.0	1
W40-L4	TYPE E.1	Achieved	>3	1.5	2
W41-L4	TYPE C	-	0	1.5	2
W42-L4	TYPE C	-	0	1.5	2
W43-L4	TYPE E	Achieved	0-3	1.5	2
W44-L4	TYPE A	Achieved	>3	1.0	1
W45-L4	TYPE F	Achieved	>3	2.0	3
W46-L4	TYPE B	-	>3	1.0	1
W47-L4	TYPE B	-	>3	1.0	1
W48-L4	TYPE F	Achieved	>3	2.0	3
24				34.0	



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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 4

Plot Date: 25/11/2022

29
Revision D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

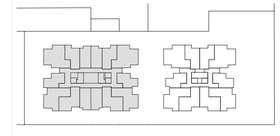
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E41-L5	66	61	21	21	8.9
E42-L5	113	110	22	21	10.0
E43-L5	58	55	16	15	10.0
E44-L5	97	93	15	15	10.5
E45-L5	84	79	16	16	8.4
E46-L5	84	79	16	16	8.4
E47-L5	93	89	20	20	10.5
E48-L5	56	54	20	20	10.0
E49-L5	113	110	18	18	10.0
E50-L5	66	61	26	26	8.9
W49-L5	56	53	16	16	10.0
W50-L5	93	89	16	16	10.5
W51-L5	84	79	16	16	8.4
W52-L5	57	53	31	31	12.2
W53-L5	57	53	37	37	12.2
W54-L5	84	79	16	16	8.4
W55-L5	97	93	18	18	10.5
W56-L5	57	55	14	14	10.0
W57-L5	113	110	26	26	10.0
W58-L5	66	61	32	32	8.9
W59-L5	57	53	14	14	12.2
W60-L5	57	53	26	26	12.2
W61-L5	66	61	37	37	8.9
W62-L5	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**515 m²**	**513 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.0	1
E42-L5	TYPE F	Achieved	>3	2.0	3
E43-L5	TYPE A	Achieved	>3	1.0	1
E44-L5	TYPE E	Achieved	>3	1.5	2
E45-L5	TYPE C	-	0	1.5	2
E46-L5	TYPE C	-	0	1.5	2
E47-L5	TYPE E.1	Achieved	0-3	1.5	2
E48-L5	TYPE A.1	Achieved	0-3	1.0	1
E49-L5	TYPE F	Achieved	>3	2.0	3
E50-L5	TYPE B	-	>3	1.0	1
W49-L5	TYPE A.1	Achieved	>3	1.0	1
W50-L5	TYPE E.1	Achieved	>3	1.5	2
W51-L5	TYPE C	-	0	1.5	2
W52-L5	TYPE D	Achieved	0	1.5	2
W53-L5	TYPE D	Achieved	0	1.5	2
W54-L5	TYPE C	-	0	1.5	2
W55-L5	TYPE E	Achieved	0-3	1.5	2
W56-L5	TYPE A	Achieved	>3	1.0	1
W57-L5	TYPE F	Achieved	>3	2.0	3
W58-L5	TYPE B	-	>3	1.0	1
W59-L5	TYPE D	Achieved	>3	1.5	2
W60-L5	TYPE D	Achieved	>3	1.5	2
W61-L5	TYPE B	-	>3	1.0	1
W62-L5	TYPE F	Achieved	>3	2.0	3
24				**34.0**	



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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkajma-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RulledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RulledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 5

Plot Date
25/11/2022

30
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

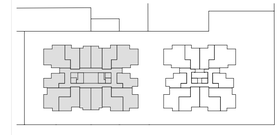
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E51-L6	66	61	14	14	8.9
E52-L6	113	110	26	26	10.0
E53-L6	58	55	14	14	10.0
E54-L6	97	93	26	26	10.5
E55-L6	84	79	31	31	8.4
E56-L6	84	79	18	18	8.4
E57-L6	93	89	37	37	10.5
E58-L6	56	54	18	18	10.0
E59-L6	113	110	26	26	10.0
E60-L6	66	61	32	32	8.9
W52-L6	48	45	14	14	12.2
W53-L6	48	45	18	18	12.2
W59-L6	48	45	26	26	12.2
W60-L6	48	45	18	18	12.2
W63-L6	56	53	14	14	10.0
W64-L6	93	89	37	37	10.5
W65-L6	84	79	0	0	8.4
W66-L6	84	79	0	0	8.4
W67-L6	97	93	0	0	10.5
W68-L6	57	55	0	0	10.0
W69-L6	113	110	22	21	10.0
W70-L6	66	61	21	21	8.9
W71-L6	66	61	15	15	8.9
W72-L6	113	110	16	15	10.0
24	1,851 m²	1,761 m²	443 m²	441 m²	

UNIT AMENITY - LEVEL 6

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E51-L6	TYPE B	-	>3	1.0	1
E52-L6	TYPE F	Achieved	>3	2.0	3
E53-L6	TYPE A	Achieved	>3	1.0	1
E54-L6	TYPE E	Achieved	>3	1.5	2
E55-L6	TYPE C	-	0	1.5	2
E56-L6	TYPE C	-	0	1.5	2
E57-L6	TYPE E.1	Achieved	0-3	1.5	2
E58-L6	TYPE A.1	Achieved	0-3	1.0	1
E59-L6	TYPE F	Achieved	>3	2.0	3
E60-L6	TYPE B	-	>3	1.0	1
W52-L6	TYPE D	Achieved	0	1.5	2
W53-L6	TYPE D	Achieved	0	1.5	2
W59-L6	TYPE D	Achieved	>3	1.5	2
W60-L6	TYPE D	Achieved	>3	1.5	2
W63-L6	TYPE A.1	Achieved	>3	1.0	1
W64-L6	TYPE E.1	Achieved	>3	1.5	2
W65-L6	TYPE C	-	0	1.5	2
W66-L6	TYPE C	-	0	1.5	2
W67-L6	TYPE E	Achieved	0-3	1.5	2
W68-L6	TYPE A	Achieved	>3	1.0	1
W69-L6	TYPE F	Achieved	>3	2.0	3
W70-L6	TYPE B	-	>3	1.0	1
W71-L6	TYPE B	-	>3	1.0	1
W72-L6	TYPE F	Achieved	>3	2.0	3
24				34.0	



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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkajma-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 6

Plot Date
25/11/2022

31
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

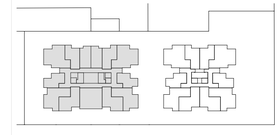
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E61-L7	66	61	22	21	8.9
E62-L7	113	110	21	21	10.0
E63-L7	58	55	15	15	10.0
E64-L7	97	93	16	15	10.5
E65-L7	84	79	16	16	8.4
E66-L7	84	79	20	20	8.4
E67-L7	93	89	20	20	10.5
E68-L7	56	54	18	18	10.0
E69-L7	113	110	26	26	10.0
E70-L7	66	61	16	16	8.9
W73-L7	56	53	34	34	10.0
W74-L7	93	89	31	31	10.5
W75-L7	84	79	37	37	8.4
W76-L7	112	107	16	16	8.7
W77-L7	84	79	16	16	8.4
W78-L7	97	93	18	18	10.5
W79-L7	57	55	14	14	10.0
W80-L7	113	110	26	26	10.0
W81-L7	66	61	32	32	8.9
W82-L7	57	53	14	14	12.2
W83-L7	57	53	26	26	12.2
W84-L7	66	61	37	37	8.9
W85-L7	113	110	26	26	10.0
23	**1,885 m²**	**1,794 m²**	**517 m²**	**515 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.0	1
E62-L7	TYPE F	Achieved	>3	2.0	3
E63-L7	TYPE A	Achieved	>3	1.0	1
E64-L7	TYPE E	Achieved	>3	1.5	2
E65-L7	TYPE C	-	>3	1.5	2
E66-L7	TYPE C	-	>3	1.5	2
E67-L7	TYPE E.1	Achieved	0-3	1.5	2
E68-L7	TYPE A.1	Achieved	0-3	1.0	1
E69-L7	TYPE F	Achieved	>3	2.0	3
E70-L7	TYPE B	-	>3	1.0	1
W73-L7	TYPE A.1	Achieved	>3	1.0	1
W74-L7	TYPE E.1	Achieved	>3	1.5	2
W75-L7	TYPE C	-	>3	1.5	2
W76-L7	TYPE G	-	>3	1.5	2
W77-L7	TYPE C	-	>3	1.5	2
W78-L7	TYPE E	Achieved	0-3	1.5	2
W79-L7	TYPE A	Achieved	>3	1.0	1
W80-L7	TYPE F	Achieved	>3	2.0	3
W81-L7	TYPE B	-	>3	1.0	1
W82-L7	TYPE D	Achieved	>3	1.5	2
W83-L7	TYPE D	Achieved	>3	1.5	2
W84-L7	TYPE B	-	>3	1.0	1
W85-L7	TYPE F	Achieved	>3	2.0	3
23				**32.5**	



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Issue	Title	Rev	Description	Date

BIMcloud: Arkigrms-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RulledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RulledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 7

Plot Date: 25/11/2022

32
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

kasparek ARCHITECTS

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E71-L8	66	61	26	26	8.9
E72-L8	113	110	14	14	10.0
E73-L8	84	81	46	46	9.0
E74-L8	84	81	26	26	9.0
E75-L8	113	110	14	14	10.0
E76-L8	66	61	46	46	8.9
W82-L8	48	45	26	26	12.2
W83-L8	48	45	14	14	12.2
W86-L8	84	81	0	0	9.0
W87-L8	86	83	0	0	6.8
W88-L8	143	139	65	65	8.7
W89-L8	66	61	66	66	8.9
W90-L8	113	110	46	46	10.0
13	**1,114 m²**	**1,068 m²**	**389 m²**	**389 m²**	

UNIT AMENITY - LEVEL 8

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E71-L8	TYPE B	-	>3	1.0	1
E72-L8	TYPE F	Achieved	>3	2.0	3
E73-L8	TYPE I	Achieved	>3	1.5	2
E74-L8	TYPE I	Achieved	>3	1.5	2
E75-L8	TYPE F	Achieved	>3	2.0	3
E76-L8	TYPE B	-	>3	1.0	1
W82-L8	TYPE D	Achieved	>3	1.5	2
W83-L8	TYPE D	Achieved	>3	1.5	2
W86-L8	TYPE I	Achieved	>3	1.5	2
W87-L8	TYPE H	Achieved	0-3	1.5	2
W88-L8	TYPE J	Achieved	>3	2.0	3
W89-L8	TYPE B	-	>3	1.0	1
W90-L8	TYPE F	Achieved	>3	2.0	3
13				**20.0**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aakarns-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSW

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 8

Plot Date: 25/11/2022

33

Revision: D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E77-L9	66	61	14	14	8.9
E78-L9	113	110	14	14	10.0
E79-L9	84	81	26	26	9.0
E80-L9	84	81	33	33	9.0
E81-L9	113	110	26	26	10.0
E82-L9	66	61	33	33	8.9
W91-L9	84	81	26	26	9.0
W92-L9	86	83	16	16	6.8
W93-L9	143	139	28	28	8.7
W94-L9	134	130	37	37	11.3
W95-L9	66	61	33	33	8.9
W96-L9	113	110	34	34	10.0
12	**1,152 m²**	**1,108 m²**	**320 m²**	**320 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E77-L9	TYPE B	-	>3	1.0	1
E78-L9	TYPE F	Achieved	>3	2.0	3
E79-L9	TYPE I	Achieved	>3	1.5	2
E80-L9	TYPE I	Achieved	>3	1.5	2
E81-L9	TYPE F	Achieved	>3	2.0	3
E82-L9	TYPE B	-	>3	1.0	1
W91-L9	TYPE I	Achieved	>3	1.5	2
W92-L9	TYPE H	Achieved	0-3	1.5	2
W93-L9	TYPE J	Achieved	>3	2.0	3
W94-L9	TYPE G.1	-	>3	1.5	2
W95-L9	TYPE B	-	>3	1.0	1
W96-L9	TYPE F	Achieved	>3	2.0	3
12				**18.5**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25/22-303-PAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-PAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.pln

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

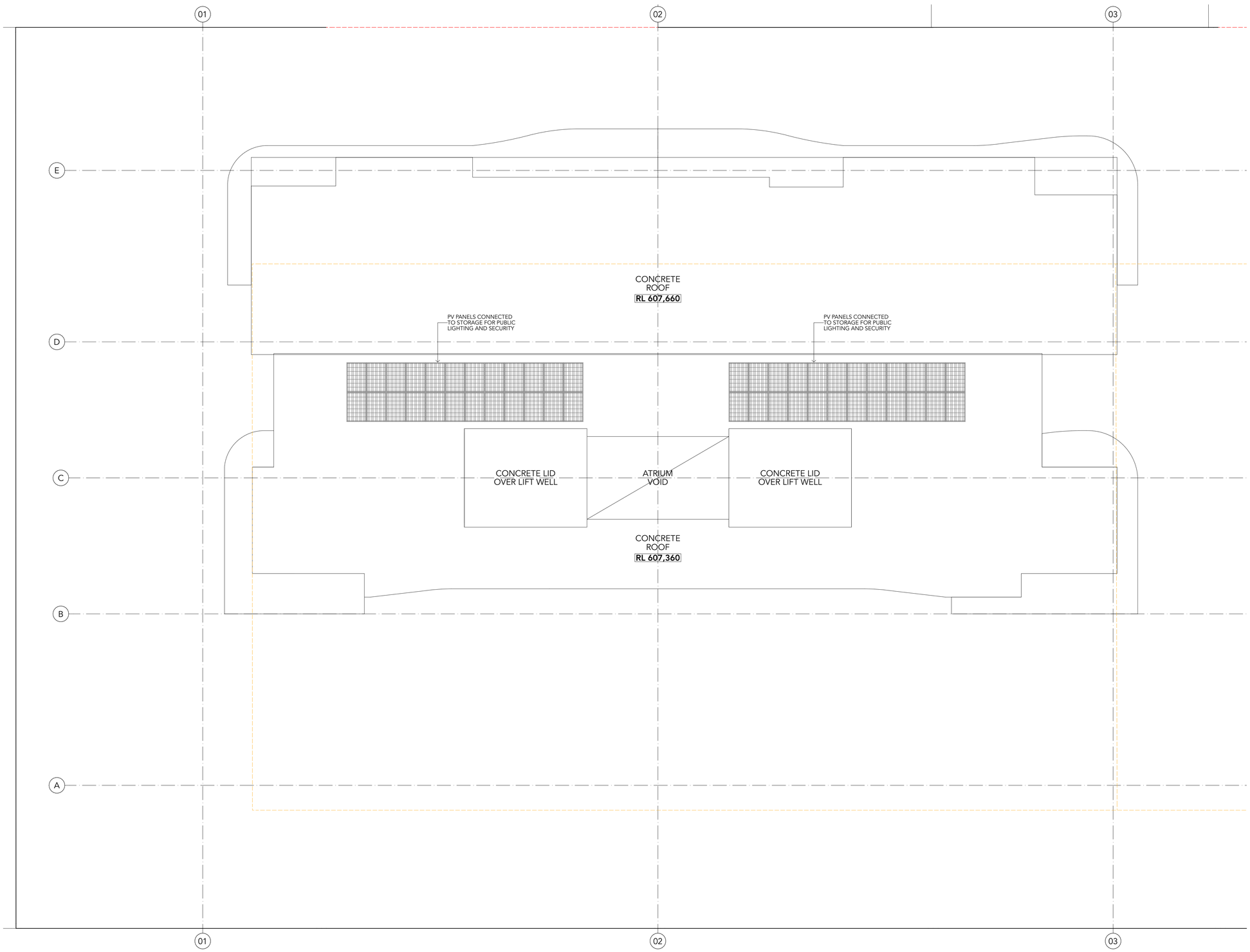
Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 9

Plot Date
25/11/2022

34
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkgrms-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - ROOF

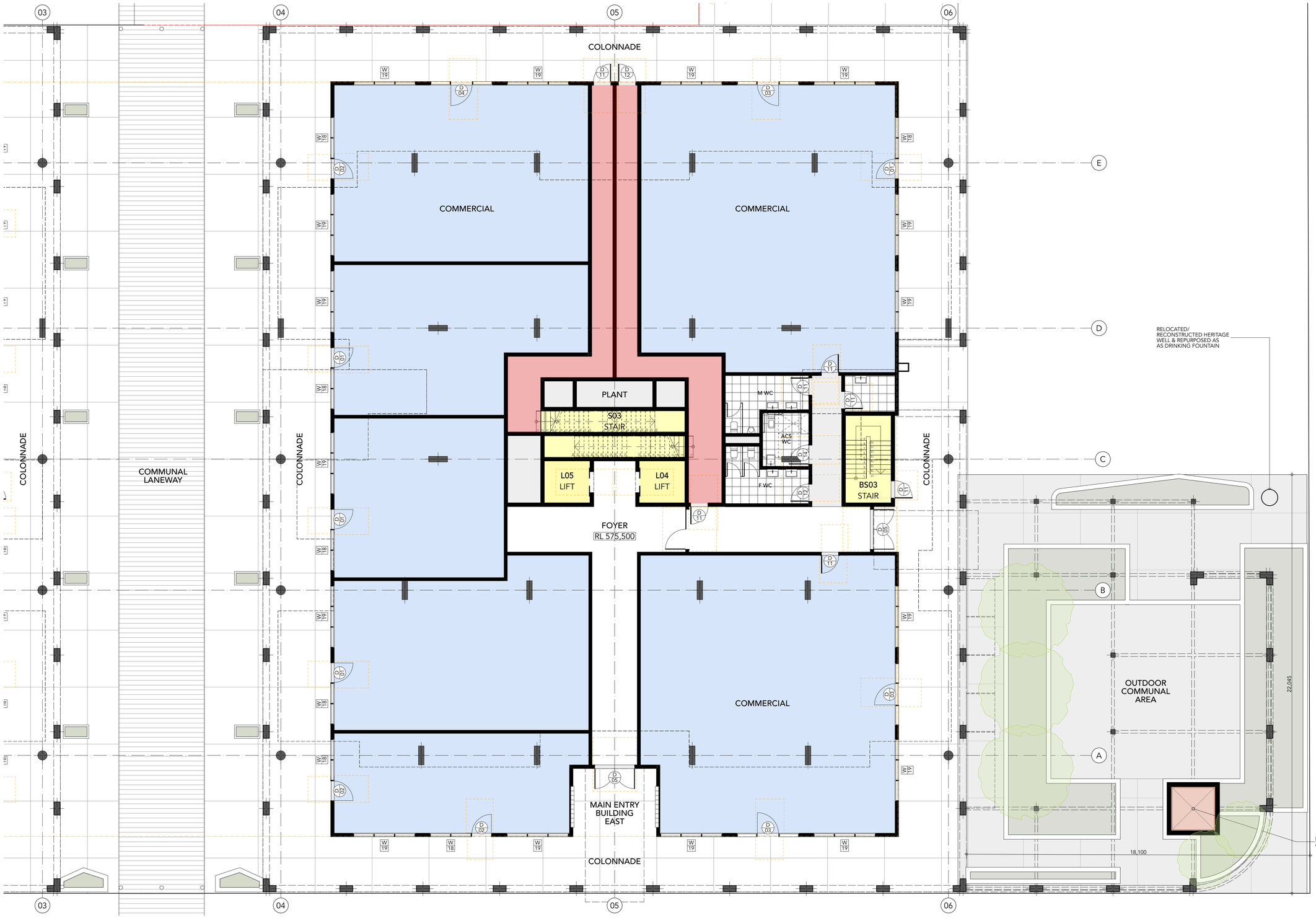
Plot Date
25/11/2022

35
Revision
D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

PARKING CATEGORY	QUANTITY
CP -S	
ON STREET VISITOR CARSPACE	23
	23
CP -R	
RESIDENTIAL ADAPTABLE CARSPACE	18
RESIDENTIAL CARSPACE	269
RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	1
RESIDENTIAL VISITOR CARSPACE	1
	289
CP -C	
COMMERCIAL ACCESSIBLE CARSPACE	1
COMMERCIAL CARSPACE	34
	35
CP -A	
CIRCULATION	10
	10
	357

KEY MAP

Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrianne.Mac.Pro.local - BIM cloud Base for Archicad 25 (22-303 KKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOW HID-303 KKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING E - GROUND

Plot Date: 25/11/2022

36
Revision D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

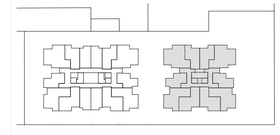
Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:100, 1:1

UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E01-L1	66	61	24	24	6.0
E02-L1	113	110	74	73	7.1
E03-L1	58	55	68	68	10.0
E04-L1	97	93	36	36	7.6
E05-L1	84	79	36	36	5.5
E06-L1	84	79	68	68	5.5
E07-L1	93	89	104	104	7.6
E08-L1	56	54	45	45	10.0
E09-L1	113	110	120	120	7.1
E10-L1	66	61	51	51	6.0
W01-L1	56	53	39	39	10.0
W02-L1	93	89	39	39	7.6
W03-L1	84	79	51	51	5.5
W04-L1	57	53	87	87	12.2
W05-L1	57	53	87	87	12.2
W06-L1	84	79	51	51	5.5
W07-L1	97	93	51	51	7.6
W08-L1	57	55	79	78	10.0
W09-L1	113	110	18	18	7.1
W10-L1	66	61	69	69	6.0
W11-L1	57	53	71	71	12.2
W12-L1	57	53	71	71	12.2
W13-L1	66	61	74	74	6.0
W14-L1	113	110	31	31	7.1
24	1,887 m²	1,793 m²	1,444 m²	1,442 m²	

UNIT AMENITY - LEVEL 1

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E01-L1	TYPE B	-	>3	1.0	1
E02-L1	TYPE F	Achieved	>3	2.0	3
E03-L1	TYPE A	Achieved	>3	1.0	1
E04-L1	TYPE E	Achieved	>3	1.5	2
E05-L1	TYPE C	-	0	1.5	2
E06-L1	TYPE C	-	0	1.5	2
E07-L1	TYPE E.1	Achieved	0-3	1.5	2
E08-L1	TYPE A.1	Achieved	0-3	1.0	1
E09-L1	TYPE F	Achieved	>3	2.0	3
E10-L1	TYPE B	-	>3	1.0	1
W01-L1	TYPE A.1	Achieved	>3	1.0	1
W02-L1	TYPE E.1	Achieved	>3	1.5	2
W03-L1	TYPE C	-	0	1.5	2
W04-L1	TYPE D	Achieved	0	1.5	2
W05-L1	TYPE D	Achieved	0	1.5	2
W06-L1	TYPE C	-	0	1.5	2
W07-L1	TYPE E	Achieved	0-3	1.5	2
W08-L1	TYPE A	Achieved	>3	1.0	1
W09-L1	TYPE F	Achieved	>3	2.0	3
W10-L1	TYPE B	-	>3	1.0	1
W11-L1	TYPE D	Achieved	>3	1.5	2
W12-L1	TYPE D	Achieved	>3	1.5	2
W13-L1	TYPE B	-	>3	1.0	1
W14-L1	TYPE F	Achieved	>3	2.0	3
24				34.0	



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.bSW

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

FLOOR PLAN - BUILDING E - LEVEL 1

Plot Date: 25/11/2022

37

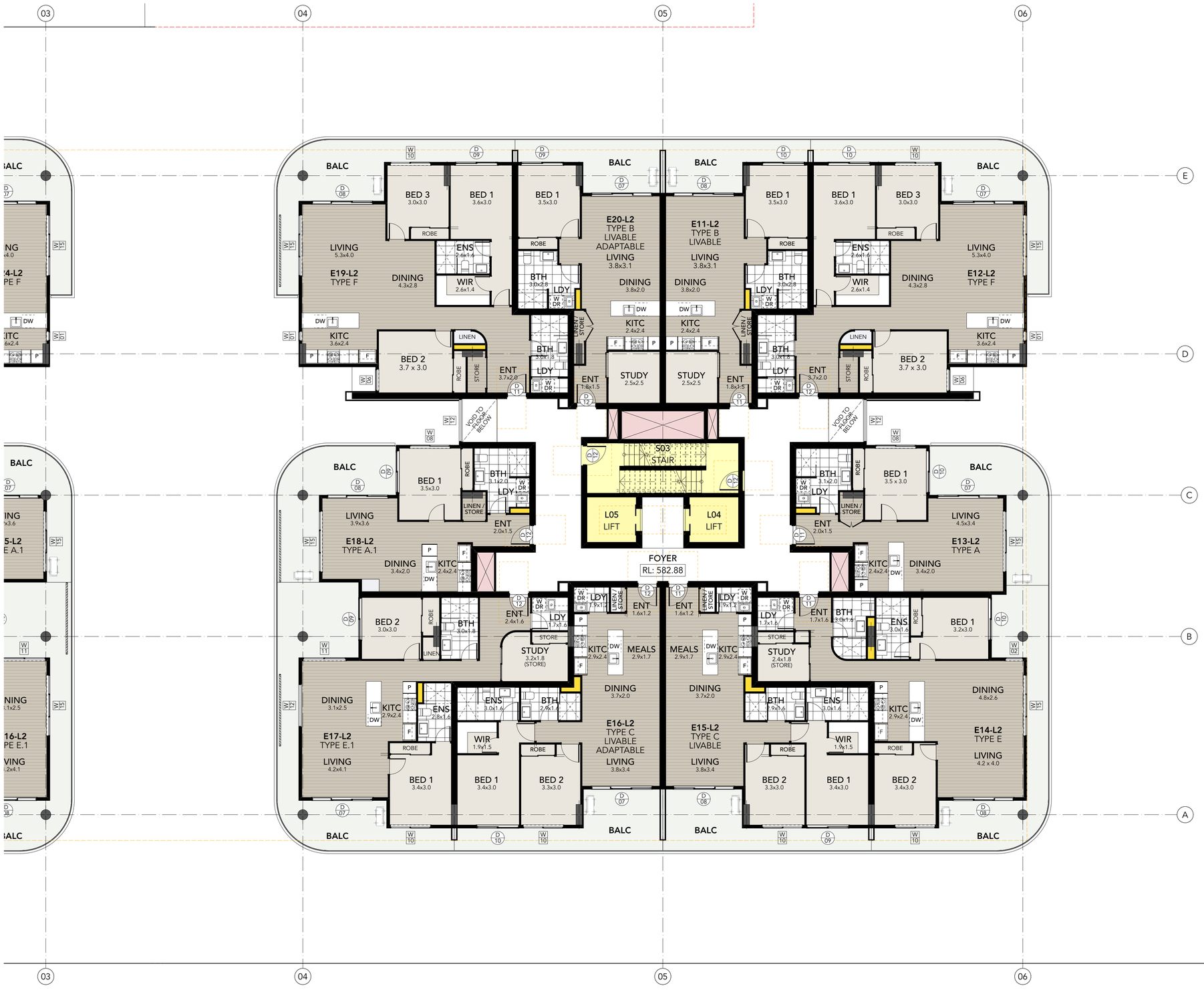
Revision D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

kasperek ARCHITECTS



UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E11-L2	66	61	37	37	8.9
E12-L2	113	110	18	18	10.0
E13-L2	58	55	31	31	10.0
E14-L2	97	93	18	18	10.5
E15-L2	84	79	30	30	8.4
E16-L2	84	79	14	14	8.4
E17-L2	93	89	26	26	10.5
E18-L2	56	54	14	14	10.0
E19-L2	113	110	37	37	10.0
E20-L2	66	61	26	26	8.9
W04-L2	48	45	14	14	12.2
W05-L2	48	45	32	32	12.2
W11-L2	48	45	26	26	12.2
W12-L2	48	45	14	14	12.2
W15-L2	56	53	18	18	10.0
W16-L2	93	89	18	18	10.5
W17-L2	84	79	0	0	8.4
W18-L2	84	79	0	0	8.4
W19-L2	97	93	0	0	10.5
W20-L2	57	55	0	0	10.0
W21-L2	113	110	22	21	10.0
W22-L2	66	61	21	21	8.9
W23-L2	66	61	16	15	8.9
W24-L2	113	110	15	15	10.0
24	1,851 m²	1,761 m²	447 m²	445 m²	

UNIT AMENITY - LEVEL 2

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E11-L2	TYPE B	-	>3	1.0	1
E12-L2	TYPE F	Achieved	>3	2.0	3
E13-L2	TYPE A	Achieved	>3	1.0	1
E14-L2	TYPE E	Achieved	>3	1.5	2
E15-L2	TYPE C	-	0	1.5	2
E16-L2	TYPE C	-	0	1.5	2
E17-L2	TYPE E.1	Achieved	0-3	1.5	2
E18-L2	TYPE A.1	Achieved	0-3	1.0	1
E19-L2	TYPE F	Achieved	>3	2.0	3
E20-L2	TYPE B	-	>3	1.0	1
W04-L2	TYPE D	Achieved	0	1.5	2
W05-L2	TYPE D	Achieved	0	1.5	2
W11-L2	TYPE D	Achieved	>3	1.5	2
W12-L2	TYPE D	Achieved	>3	1.5	2
W15-L2	TYPE A.1	Achieved	>3	1.0	1
W16-L2	TYPE E.1	Achieved	>3	1.5	2
W17-L2	TYPE C	-	0	1.5	2
W18-L2	TYPE C	-	0	1.5	2
W19-L2	TYPE E	Achieved	0-3	1.5	2
W20-L2	TYPE A	Achieved	>3	1.0	1
W21-L2	TYPE F	Achieved	>3	2.0	3
W22-L2	TYPE B	-	>3	1.0	1
W23-L2	TYPE B	-	>3	1.0	1
W24-L2	TYPE F	Achieved	>3	2.0	3
24				34.0	

KEY MAP

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B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkitime-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-ASW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

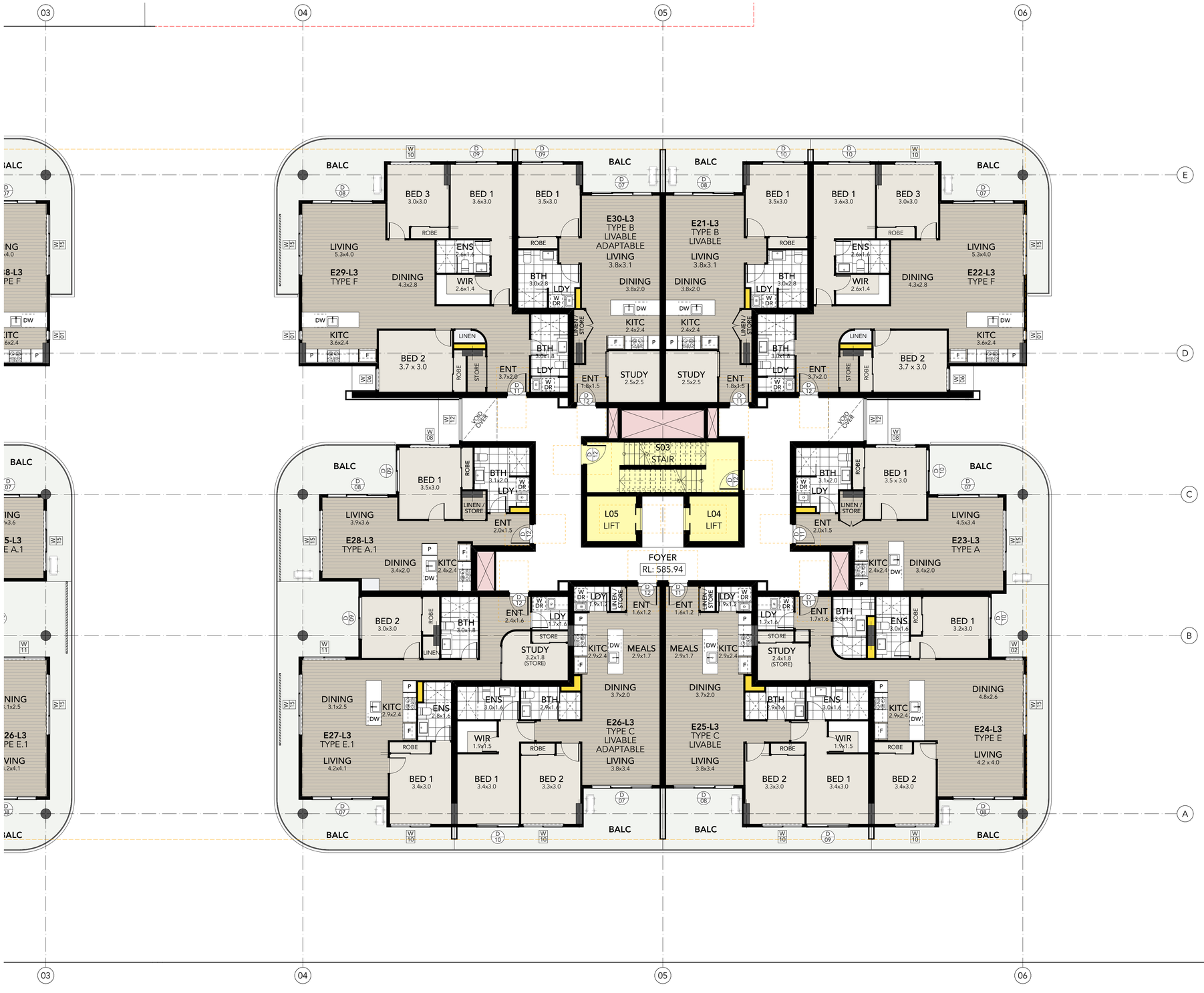
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 2

Plot Date
25/11/2022

38
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E21-L3	66	61	16	16	8.9
E22-L3	113	110	16	16	10.0
E23-L3	58	55	16	16	10.0
E24-L3	97	93	16	16	10.5
E25-L3	84	79	21	21	8.4
E26-L3	84	79	22	21	8.4
E27-L3	93	89	16	15	10.5
E28-L3	56	54	15	15	10.0
E29-L3	113	110	18	18	10.0
E30-L3	66	61	30	30	8.9
W25-L3	56	53	16	16	10.0
W26-L3	93	89	20	20	10.5
W27-L3	84	79	20	20	8.4
W28-L3	57	53	31	31	12.2
W29-L3	57	53	37	37	12.2
W30-L3	84	79	16	16	8.4
W31-L3	97	93	18	18	10.5
W32-L3	57	55	14	14	10.0
W33-L3	113	110	26	26	10.0
W34-L3	66	61	32	32	8.9
W35-L3	57	53	14	14	12.2
W36-L3	57	53	26	26	12.2
W37-L3	66	61	37	37	8.9
W38-L3	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.0	1
E22-L3	TYPE F	Achieved	>3	2.0	3
E23-L3	TYPE A	Achieved	>3	1.0	1
E24-L3	TYPE E	Achieved	>3	1.5	2
E25-L3	TYPE C	-	0	1.5	2
E26-L3	TYPE C	-	0	1.5	2
E27-L3	TYPE E.1	Achieved	0-3	1.5	2
E28-L3	TYPE A.1	Achieved	0-3	1.0	1
E29-L3	TYPE F	Achieved	>3	2.0	3
E30-L3	TYPE B	-	>3	1.0	1
W25-L3	TYPE A.1	Achieved	>3	1.0	1
W26-L3	TYPE E.1	Achieved	>3	1.5	2
W27-L3	TYPE C	-	0	1.5	2
W28-L3	TYPE D	Achieved	0	1.5	2
W29-L3	TYPE D	Achieved	0	1.5	2
W30-L3	TYPE C	-	0	1.5	2
W31-L3	TYPE E	Achieved	0-3	1.5	2
W32-L3	TYPE A	Achieved	>3	1.0	1
W33-L3	TYPE F	Achieved	>3	2.0	3
W34-L3	TYPE B	-	>3	1.0	1
W35-L3	TYPE D	Achieved	>3	1.5	2
W36-L3	TYPE D	Achieved	>3	1.5	2
W37-L3	TYPE B	-	>3	1.0	1
W38-L3	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkgms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-ADSK

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

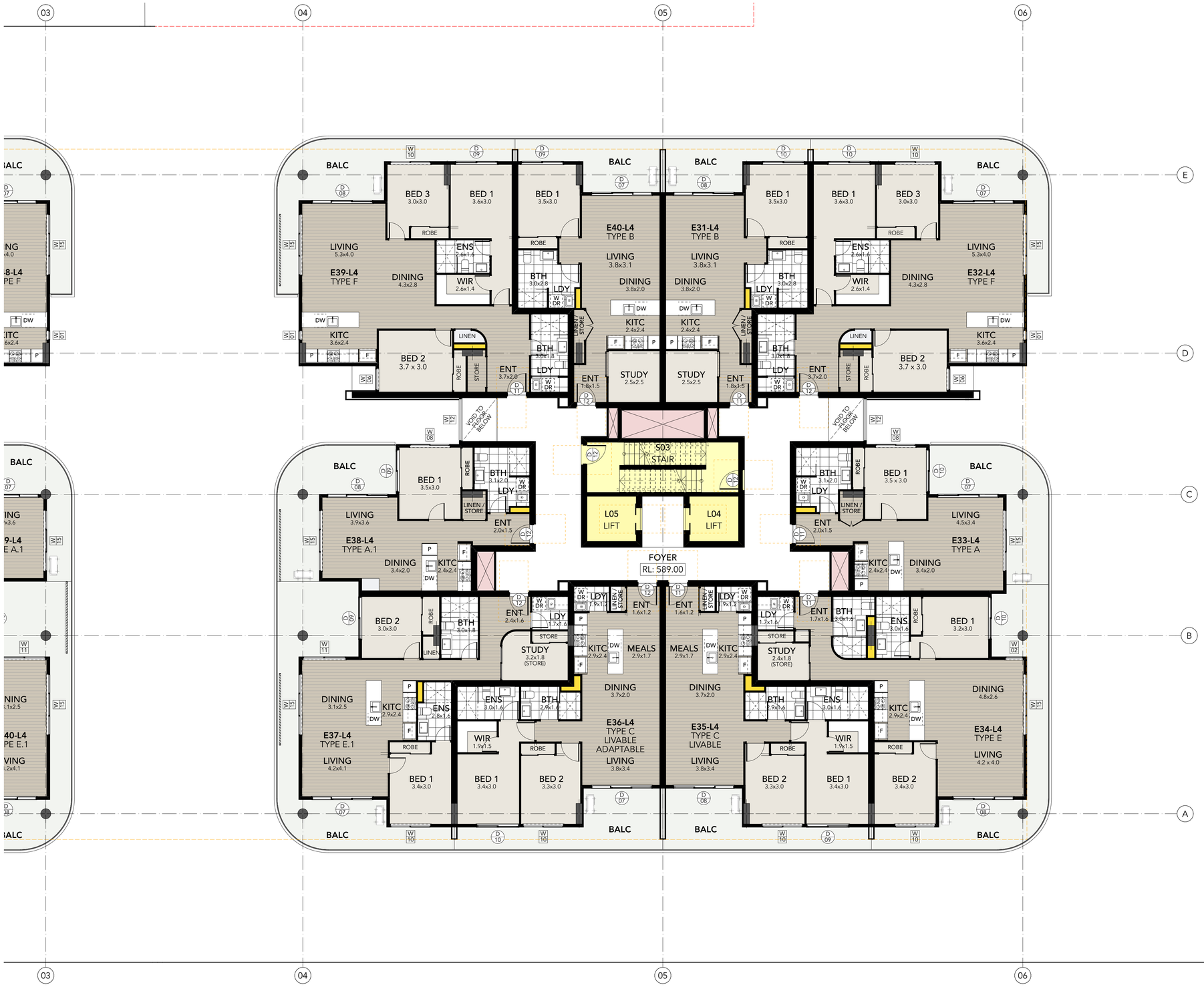
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 3

Plot Date
25/11/2022

39
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

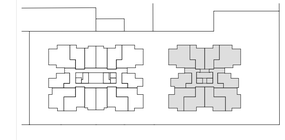


UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E31-L4	66	61	14	14	8.9
E32-L4	113	110	26	26	10.0
E33-L4	58	55	14	14	10.0
E34-L4	97	93	26	26	10.5
E35-L4	84	79	31	31	8.4
E36-L4	84	79	18	18	8.4
E37-L4	93	89	37	37	10.5
E38-L4	56	54	18	18	10.0
E39-L4	113	110	26	26	10.0
E40-L4	66	61	32	32	8.9
W28-L4	48	45	14	14	12.2
W29-L4	48	45	18	18	12.2
W35-L4	48	45	26	26	12.2
W36-L4	48	45	18	18	12.2
W39-L4	56	53	14	14	10.0
W40-L4	93	89	37	37	10.5
W41-L4	84	79	0	0	8.4
W42-L4	84	79	0	0	8.4
W43-L4	97	93	0	0	10.5
W44-L4	57	55	0	0	10.0
W45-L4	113	110	22	21	10.0
W46-L4	66	61	21	21	8.9
W47-L4	66	61	16	15	8.9
W48-L4	113	110	15	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 4

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E31-L4	TYPE B	-	>3	1.0	1
E32-L4	TYPE F	Achieved	>3	2.0	3
E33-L4	TYPE A	Achieved	>3	1.0	1
E34-L4	TYPE E	Achieved	>3	1.5	2
E35-L4	TYPE C	-	0	1.5	2
E36-L4	TYPE C	-	0	1.5	2
E37-L4	TYPE E.1	Achieved	0-3	1.5	2
E38-L4	TYPE A.1	Achieved	0-3	1.0	1
E39-L4	TYPE F	Achieved	>3	2.0	3
E40-L4	TYPE B	-	>3	1.0	1
W28-L4	TYPE D	Achieved	0	1.5	2
W29-L4	TYPE D	Achieved	0	1.5	2
W35-L4	TYPE D	Achieved	>3	1.5	2
W36-L4	TYPE D	Achieved	>3	1.5	2
W39-L4	TYPE A.1	Achieved	>3	1.0	1
W40-L4	TYPE E.1	Achieved	>3	1.5	2
W41-L4	TYPE C	-	0	1.5	2
W42-L4	TYPE C	-	0	1.5	2
W43-L4	TYPE E	Achieved	0-3	1.5	2
W44-L4	TYPE A	Achieved	>3	1.0	1
W45-L4	TYPE F	Achieved	>3	2.0	3
W46-L4	TYPE B	-	>3	1.0	1
W47-L4	TYPE B	-	>3	1.0	1
W48-L4	TYPE F	Achieved	>3	2.0	3
24				**34.0**	



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queenbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queenbeyan-Lot2_DP117998-Lot31_DP771673-ASW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 4

Plot Date
25/11/2022

40
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

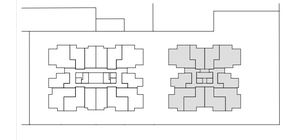
Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:100

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E41-L5	66	61	21	21	8.9
E42-L5	113	110	22	21	10.0
E43-L5	58	55	16	15	10.0
E44-L5	97	93	15	15	10.5
E45-L5	84	79	16	16	8.4
E46-L5	84	79	16	16	8.4
E47-L5	93	89	20	20	10.5
E48-L5	56	54	20	20	10.0
E49-L5	113	110	18	18	10.0
E50-L5	66	61	26	26	8.9
W49-L5	56	53	16	16	10.0
W50-L5	93	89	16	16	10.5
W51-L5	84	79	16	16	8.4
W52-L5	57	53	31	31	12.2
W53-L5	57	53	37	37	12.2
W54-L5	84	79	16	16	8.4
W55-L5	97	93	18	18	10.5
W56-L5	57	55	14	14	10.0
W57-L5	113	110	26	26	10.0
W58-L5	66	61	32	32	8.9
W59-L5	57	53	14	14	12.2
W60-L5	57	53	26	26	12.2
W61-L5	66	61	37	37	8.9
W62-L5	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**515 m²**	**513 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.0	1
E42-L5	TYPE F	Achieved	>3	2.0	3
E43-L5	TYPE A	Achieved	>3	1.0	1
E44-L5	TYPE E	Achieved	>3	1.5	2
E45-L5	TYPE C	-	0	1.5	2
E46-L5	TYPE C	-	0	1.5	2
E47-L5	TYPE E.1	Achieved	0-3	1.5	2
E48-L5	TYPE A.1	Achieved	0-3	1.0	1
E49-L5	TYPE F	Achieved	>3	2.0	3
E50-L5	TYPE B	-	>3	1.0	1
W49-L5	TYPE A.1	Achieved	>3	1.0	1
W50-L5	TYPE E.1	Achieved	>3	1.5	2
W51-L5	TYPE C	-	0	1.5	2
W52-L5	TYPE D	Achieved	0	1.5	2
W53-L5	TYPE D	Achieved	0	1.5	2
W54-L5	TYPE C	-	0	1.5	2
W55-L5	TYPE E	Achieved	0-3	1.5	2
W56-L5	TYPE A	Achieved	>3	1.0	1
W57-L5	TYPE F	Achieved	>3	2.0	3
W58-L5	TYPE B	-	>3	1.0	1
W59-L5	TYPE D	Achieved	>3	1.5	2
W60-L5	TYPE D	Achieved	>3	1.5	2
W61-L5	TYPE B	-	>3	1.0	1
W62-L5	TYPE F	Achieved	>3	2.0	3
24				**34.0**	



KEY MAP

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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-ASW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

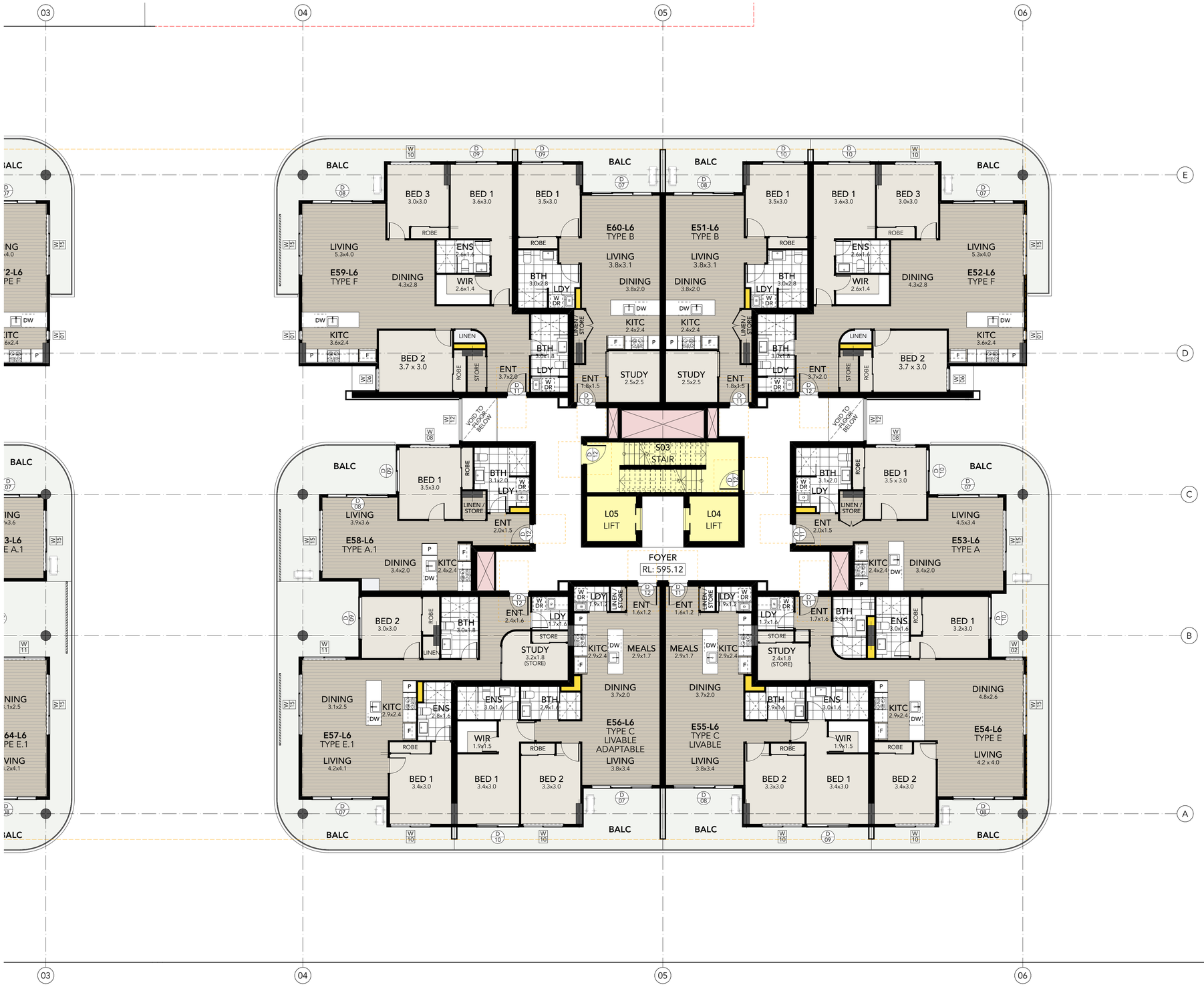
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 5

Plot Date
25/11/2022

41
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

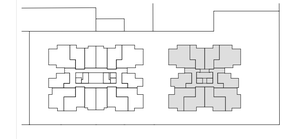


UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E51-L6	66	61	14	14	8.9
E52-L6	113	110	26	26	10.0
E53-L6	58	55	14	14	10.0
E54-L6	97	93	26	26	10.5
E55-L6	84	79	31	31	8.4
E56-L6	84	79	18	18	8.4
E57-L6	93	89	37	37	10.5
E58-L6	56	54	18	18	10.0
E59-L6	113	110	26	26	10.0
E60-L6	66	61	32	32	8.9
W52-L6	48	45	14	14	12.2
W53-L6	48	45	18	18	12.2
W59-L6	48	45	26	26	12.2
W60-L6	48	45	18	18	12.2
W63-L6	56	53	14	14	10.0
W64-L6	93	89	37	37	10.5
W65-L6	84	79	0	0	8.4
W66-L6	84	79	0	0	8.4
W67-L6	97	93	0	0	10.5
W68-L6	57	55	0	0	10.0
W69-L6	113	110	22	21	10.0
W70-L6	66	61	21	21	8.9
W71-L6	66	61	15	15	8.9
W72-L6	113	110	16	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 6

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E51-L6	TYPE B	-	>3	1.0	1
E52-L6	TYPE F	Achieved	>3	2.0	3
E53-L6	TYPE A	Achieved	>3	1.0	1
E54-L6	TYPE E	Achieved	>3	1.5	2
E55-L6	TYPE C	-	0	1.5	2
E56-L6	TYPE C	-	0	1.5	2
E57-L6	TYPE E.1	Achieved	0-3	1.5	2
E58-L6	TYPE A.1	Achieved	0-3	1.0	1
E59-L6	TYPE F	Achieved	>3	2.0	3
E60-L6	TYPE B	-	>3	1.0	1
W52-L6	TYPE D	Achieved	0	1.5	2
W53-L6	TYPE D	Achieved	0	1.5	2
W59-L6	TYPE D	Achieved	>3	1.5	2
W60-L6	TYPE D	Achieved	>3	1.5	2
W63-L6	TYPE A.1	Achieved	>3	1.0	1
W64-L6	TYPE E.1	Achieved	>3	1.5	2
W65-L6	TYPE C	-	0	1.5	2
W66-L6	TYPE C	-	0	1.5	2
W67-L6	TYPE E	Achieved	0-3	1.5	2
W68-L6	TYPE A	Achieved	>3	1.0	1
W69-L6	TYPE F	Achieved	>3	2.0	3
W70-L6	TYPE B	-	>3	1.0	1
W71-L6	TYPE B	-	>3	1.0	1
W72-L6	TYPE F	Achieved	>3	2.0	3
24				**34.0**	



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-ASW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 6

Plot Date
25/11/2022

42
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E61-L7	66	61	22	21	8.9
E62-L7	113	110	21	21	10.0
E63-L7	58	55	15	15	10.0
E64-L7	97	93	16	15	10.5
E65-L7	84	79	16	16	8.4
E66-L7	84	79	20	20	8.4
E67-L7	93	89	20	20	10.5
E68-L7	56	54	18	18	10.0
E69-L7	113	110	26	26	10.0
E70-L7	66	61	16	16	8.9
W73-L7	56	53	34	34	10.0
W74-L7	93	89	31	31	10.5
W75-L7	84	79	37	37	8.4
W76-L7	112	107	16	16	8.7
W77-L7	84	79	16	16	8.4
W78-L7	97	93	18	18	10.5
W79-L7	57	55	14	14	10.0
W80-L7	113	110	26	26	10.0
W81-L7	66	61	32	32	8.9
W82-L7	57	53	14	14	12.2
W83-L7	57	53	26	26	12.2
W84-L7	66	61	37	37	8.9
W85-L7	113	110	26	26	10.0
23	**1,885 m²**	**1,794 m²**	**517 m²**	**515 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.0	1
E62-L7	TYPE F	Achieved	>3	2.0	3
E63-L7	TYPE A	Achieved	>3	1.0	1
E64-L7	TYPE E	Achieved	>3	1.5	2
E65-L7	TYPE C	-	>3	1.5	2
E66-L7	TYPE C	-	>3	1.5	2
E67-L7	TYPE E.1	Achieved	0-3	1.5	2
E68-L7	TYPE A.1	Achieved	0-3	1.0	1
E69-L7	TYPE F	Achieved	>3	2.0	3
E70-L7	TYPE B	-	>3	1.0	1
W73-L7	TYPE A.1	Achieved	>3	1.0	1
W74-L7	TYPE E.1	Achieved	>3	1.5	2
W75-L7	TYPE C	-	>3	1.5	2
W76-L7	TYPE G	-	>3	1.5	2
W77-L7	TYPE C	-	>3	1.5	2
W78-L7	TYPE E	Achieved	0-3	1.5	2
W79-L7	TYPE A	Achieved	>3	1.0	1
W80-L7	TYPE F	Achieved	>3	2.0	3
W81-L7	TYPE B	-	>3	1.0	1
W82-L7	TYPE D	Achieved	>3	1.5	2
W83-L7	TYPE D	Achieved	>3	1.5	2
W84-L7	TYPE B	-	>3	1.0	1
W85-L7	TYPE F	Achieved	>3	2.0	3
23				**32.5**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queenbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queenbeyan-Lot2_DP117998-Lot31_DP771673-ASW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
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QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

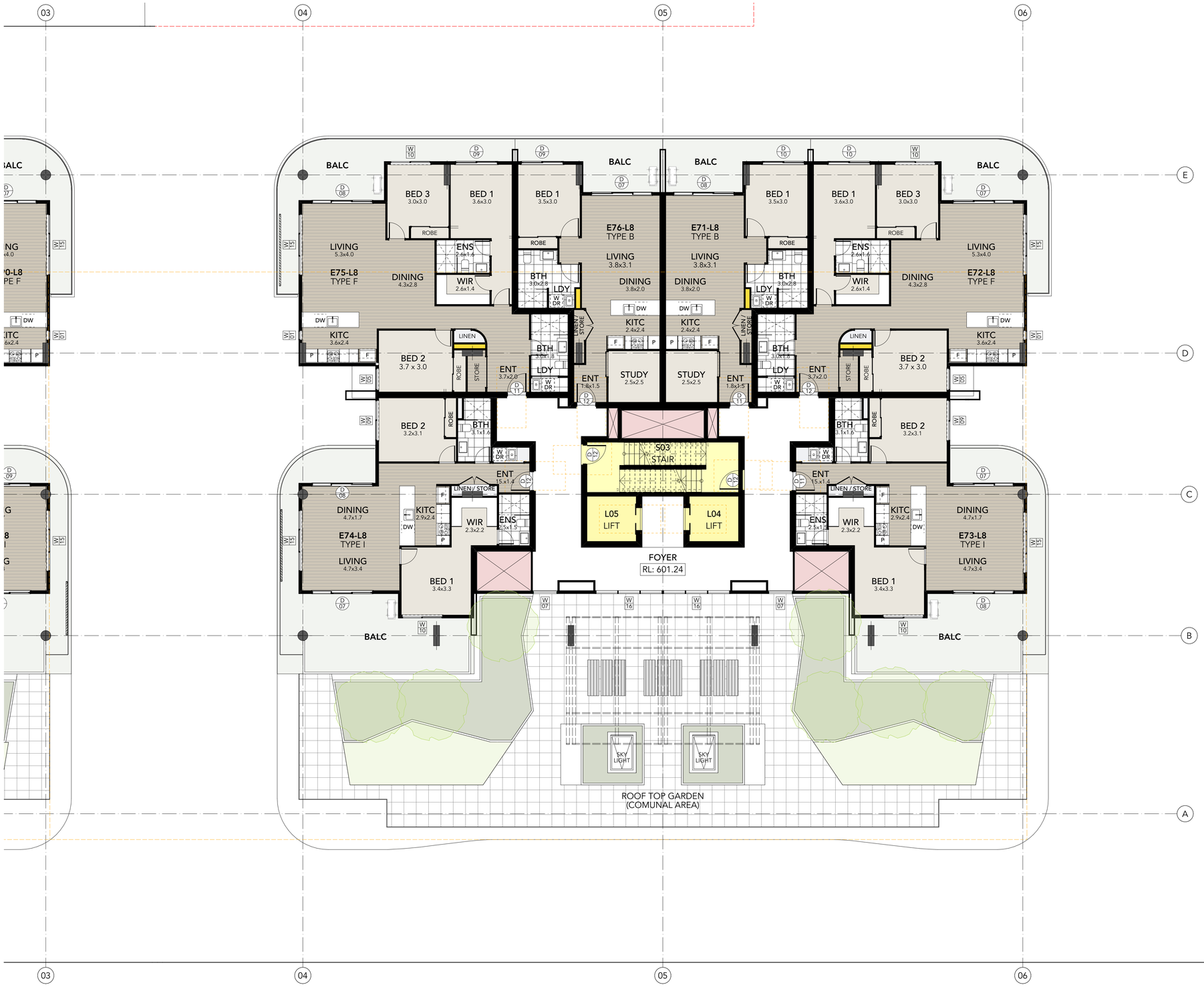
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 7

Plot Date
25/11/2022

43
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E71-L8	66	61	26	26	8.9
E72-L8	113	110	14	14	10.0
E73-L8	84	81	46	46	9.0
E74-L8	84	81	26	26	9.0
E75-L8	113	110	14	14	10.0
E76-L8	66	61	46	46	8.9
W82-L8	48	45	26	26	12.2
W83-L8	48	45	14	14	12.2
W86-L8	84	81	0	0	9.0
W87-L8	86	83	0	0	6.8
W88-L8	143	139	65	65	8.7
W89-L8	66	61	66	66	8.9
W90-L8	113	110	46	46	10.0
13	**1,114 m²**	**1,068 m²**	**389 m²**	**389 m²**	

UNIT AMENITY - LEVEL 8

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E71-L8	TYPE B	-	>3	1.0	1
E72-L8	TYPE F	Achieved	>3	2.0	3
E73-L8	TYPE I	Achieved	>3	1.5	2
E74-L8	TYPE I	Achieved	>3	1.5	2
E75-L8	TYPE F	Achieved	>3	2.0	3
E76-L8	TYPE B	-	>3	1.0	1
W82-L8	TYPE D	Achieved	>3	1.5	2
W83-L8	TYPE D	Achieved	>3	1.5	2
W86-L8	TYPE I	Achieved	>3	1.5	2
W87-L8	TYPE H	Achieved	0-3	1.5	2
W88-L8	TYPE J	Achieved	>3	2.0	3
W89-L8	TYPE B	-	>3	1.0	1
W90-L8	TYPE F	Achieved	>3	2.0	3
13				**20.0**	

KEY MAP

Issue	Title	Rev	Description	Date
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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aakqms-Mac-Pro.local - BIMcloud Basic for Archicad 25-[D:303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW]-100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSW

Client Company:
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Architect:
ka
kasperek ARCHITECTS

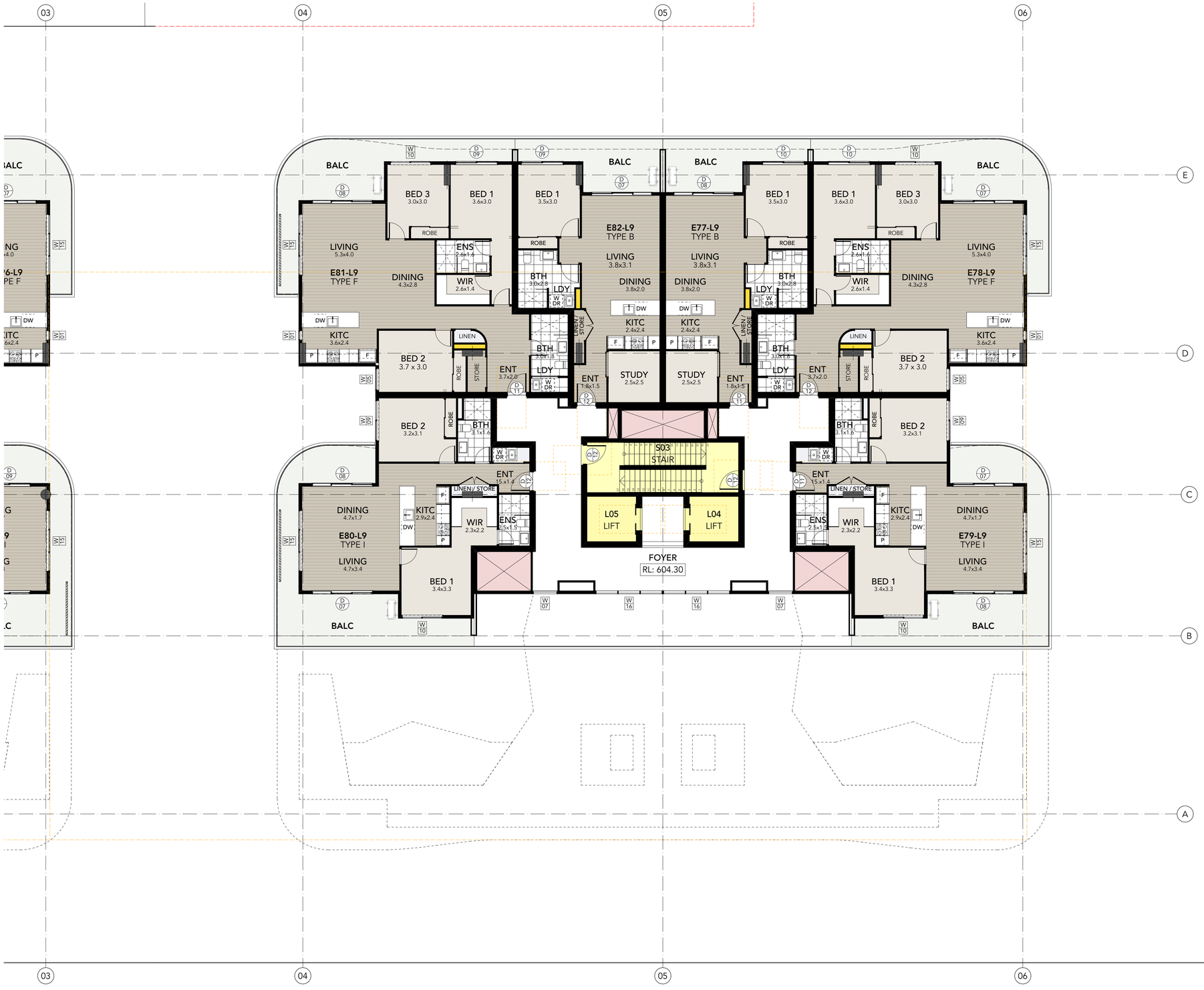
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 8

Plot Date
25/11/2022

44
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E77-L9	66	61	14	14	8.9
E78-L9	113	110	14	14	10.0
E79-L9	84	81	26	26	9.0
E80-L9	84	81	33	33	9.0
E81-L9	113	110	26	26	10.0
E82-L9	66	61	33	33	8.9
W91-L9	84	81	26	26	9.0
W92-L9	86	83	16	16	6.8
W93-L9	143	139	28	28	8.7
W94-L9	134	130	37	37	11.3
W95-L9	66	61	33	33	8.9
W96-L9	113	110	34	34	10.0
12	**1,152 m²**	**1,108 m²**	**320 m²**	**320 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E77-L9	TYPE B	-	>3	1.0	1
E78-L9	TYPE F	Achieved	>3	2.0	3
E79-L9	TYPE I	Achieved	>3	1.5	2
E80-L9	TYPE I	Achieved	>3	1.5	2
E81-L9	TYPE F	Achieved	>3	2.0	3
E82-L9	TYPE B	-	>3	1.0	1
W91-L9	TYPE I	Achieved	>3	1.5	2
W92-L9	TYPE H	Achieved	0-3	1.5	2
W93-L9	TYPE J	Achieved	>3	2.0	3
W94-L9	TYPE G.1	-	>3	1.5	2
W95-L9	TYPE B	-	>3	1.0	1
W96-L9	TYPE F	Achieved	>3	2.0	3
12				**18.5**	

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpro-Mac-Pro.local - BIMcloud Basic for Archicad 25-[2]2-303-FKA-Rutledge(3)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303-FKA-Rutledge(3)_Queanbeyan-Lot2_DP117998-Lot31_DP771673.PLN

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING E - LEVEL 9

Plot Date: 25/11/2022

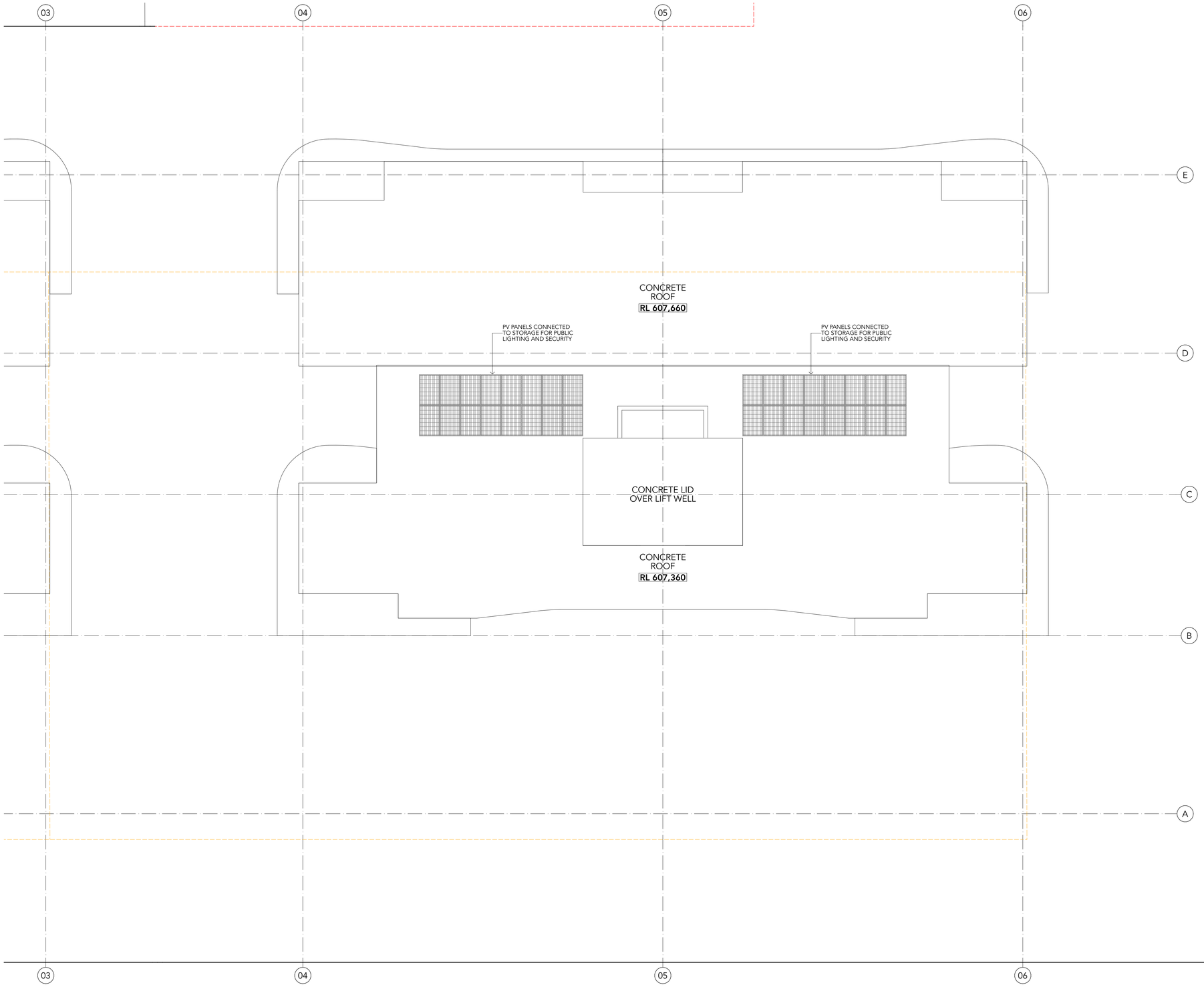
45

Revision: D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-14000-100-303-FAA-RutledgeSt_QueanbeyanLot2_DP117998-Lot31_DP771673-14000

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING E - ROOF

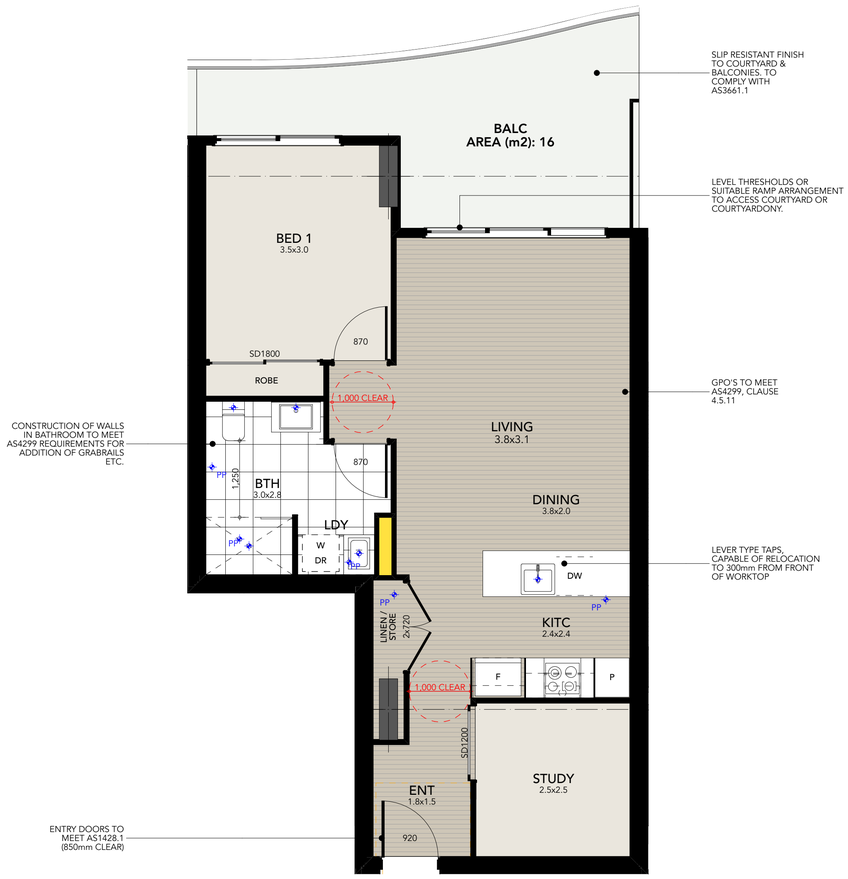
Plot Date
25/11/2022

46
Revision
D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

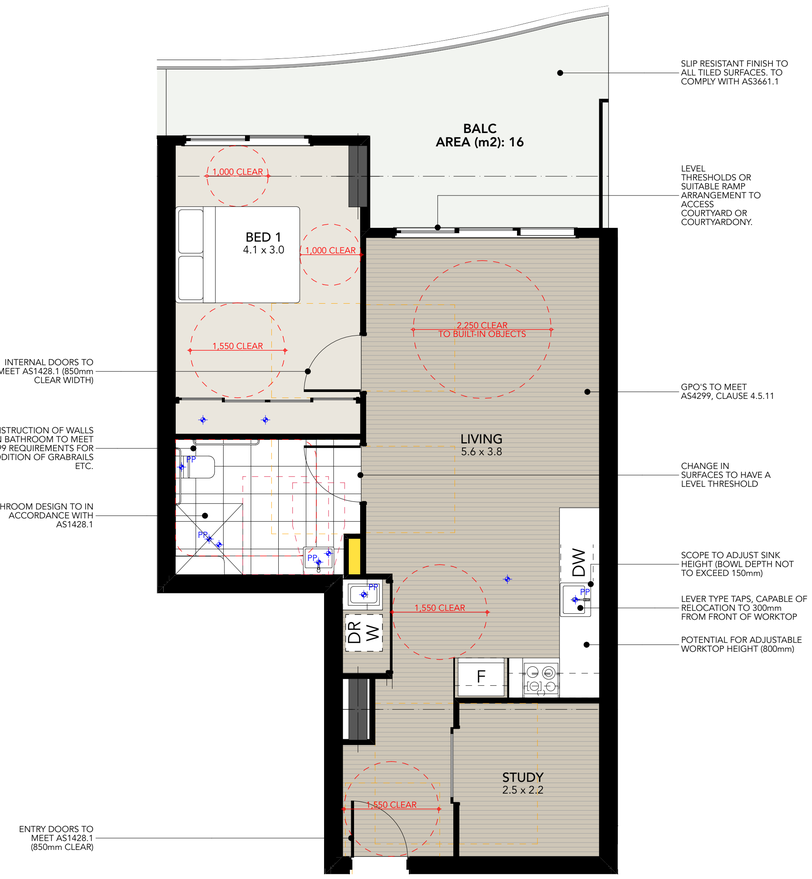


UNIT TYPE B - PRE ADAPTED & LIVEABLE
1:50

TYPE B - ADAPTABLE/LIVABLE SUMMARY

UNIT TYPE	UNIT NUMBER
LIVABLE, -	
TYPE B	E01-L1
TYPE B	E11-L2
TYPE B	E21-L3
TYPE B	W10-L1
TYPE B	W22-L2
TYPE B	W34-L3
	6

UNIT TYPE	UNIT NUMBER
LIVABLE, ADAPTABLE	
TYPE B	E10-L1
TYPE B	E20-L2
TYPE B	E30-L3
TYPE B	W13-L1
TYPE B	W23-L2
TYPE B	W37-L3
	6



UNIT TYPE B - POST ADAPTED
1:50

TYPE B - ADAPTABLE SUMMARY

UNIT TYPE	UNIT NUMBER
ADAPTABLE	
TYPE B	E10-L1
TYPE B	E20-L2
TYPE B	E30-L3
TYPE B	W13-L1
TYPE B	W23-L2
TYPE B	W37-L3
	6

ADAPTABLE NOTES

GENERAL
- SWITCHES LOCATED AT 900-1100mm ABOVE FFL AND INLINE WITH DOOR HANDLES
- GPO ADJACENT TO TELEPHONE
- GPO'S LOCATED NO LOWER THAN 300mm ABOVE FFL UNLESS NOTED OTHERWISE
- ENTRY DOOR HANDLES AND HARDWARE TO AS1428.2
- DOOR HARDWARE TO BE OPERABLE WITH ONE HAND AND LOCATED 900-1100 ABOVE FFL
- ALL DOORS TO HAVE 850mm MIN. CLEARANCE
- CORRIDORS MIN. WIDTH OF 1200mm UNLESS NOTED OTHERWISE
- COMPLIANCE WITH AS1428.1 FOR DOOR APPROACHES
- DEMOLITION OF DRYWALLS TO BE FREE OF ALL ELECTRICAL AND PLUMBING SERVICES WHERE POSSIBLE
- ADAPTABLE UNIT TO MEET AS4299-2009 ON COMPLETION, ALL DIMENSIONS TO STUD WALL

BATHROOMS
- BATHROOM WATERPROOFED TO AS3740
- FALL TO WASTE TO MEET AS1428.1
- PROVIDE RECESSES SOAP HOLDER
- POSITION SHOWER MIXER AS PER AS1428.1
- POSITION SHOWER MIXE BETWEEN 900-1100mm ABOVE FFL
- SHOWER RAIL TO BE 580-600mm FROM CORNER OF SHOWER, WITH OUTLET LOCATED BELOW THE RAIL AT 700mm ABOVE FFL
- PROVIDE REINFORCED AREAS TO WALLS FOR INSTALLATION OF GRAB RAILS TO SHOWE AND WC TO AS1428.1
- LEVER MIXER TO BASIN
- SLIP RESISTANT FLOOR TO AS/NZ3661.1
- PROVIDE ONE DOUBLE GPO LOCATED BESIDE MIRROR TO AS1428.1
- SHOWER WASTE MIN. DIAMETER 80mm
- BASIN, WC, GRAB RAILS & FOLDING SEAT TO COMPLY WITH AS1428.1
- PROVIDE SHOWER CURTAIN AND RAIL

LAUNDRY
- PROVIDE DOUBLE GPO
- SLIP RESISTANT FLOOR TO AS/NZ3661.1
- INSTALLATION OF THERMOSTATIC MIXING VALVES
- PROVIDE 1550mm CLEAR IN FRONT OF WASHING MACHINE
- TUB MIXER TO FRONT OF TUB

KITCHEN
- 1 DOUBLE GPO WITHIN 300mm OF FRONT OF WORK SURFACE
- SLIP RESISTANT FLOOR TO AS/NZ3661.1
- RAISED CROSS BAR TO CONTROLS
- ISOLATING SWITCH TO COOKTOP
- REFRIGERATOR ADJACENT TO WORKSPACE
- GPO FOR REFRIGERATOR TO BE EASILY WITHIN REACH
- INSTALLATION OF THERMOSTATIC MIXING VALVES
- LOCATE HANDLES TOWARDS THE TOP OF UNDER-BENCH CUPBOARDS AND TO THE BOTTOM OF OVER-BENCH CUPBOARDS
- PROVIDE SPACE FOR MICROWAVE IN OVER-BENCH CUPBOARD

LIVING
- POTENTIAL ILLUMINATION TO BE MIN. 300LUX
- PROVISION FOR CICULATION SPACE OF MIN. 2250mm DIAMETER
- MIN 4 DOUBLE GPOS

BEDROOM
- MIN. 1000mm UNOBSTRUCTED SPACE ALONG 1 SIDE OF BED
- PROVISION FOR CIRCULATION SPAPCE OF MIN. 1540mm x 2070mm IN DIRECTION OF TRAVEL
- MIN 2 DOUBLE GPOS

EXTERIOR
- SLIP RESISTANT FLOOR TO AS/NZ3661.1
- MAX. 5mm STEP BETWEEN EXTERNAL FLOORING AND INTERNAL FLOORING AND TO FULL WIDTH OF DOOR OPENING

LEGEND

INDICATES ADJUSTABLE HEIGHT BENCHTOP

PP PROVISIONAL PLUMBING

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac.Pro.local - BIMcloud Basic for Archicad 25-2023-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FAA-RutledgeSt_QueanbeyanLot2_DP117998-Lot31_DP771673.ADSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

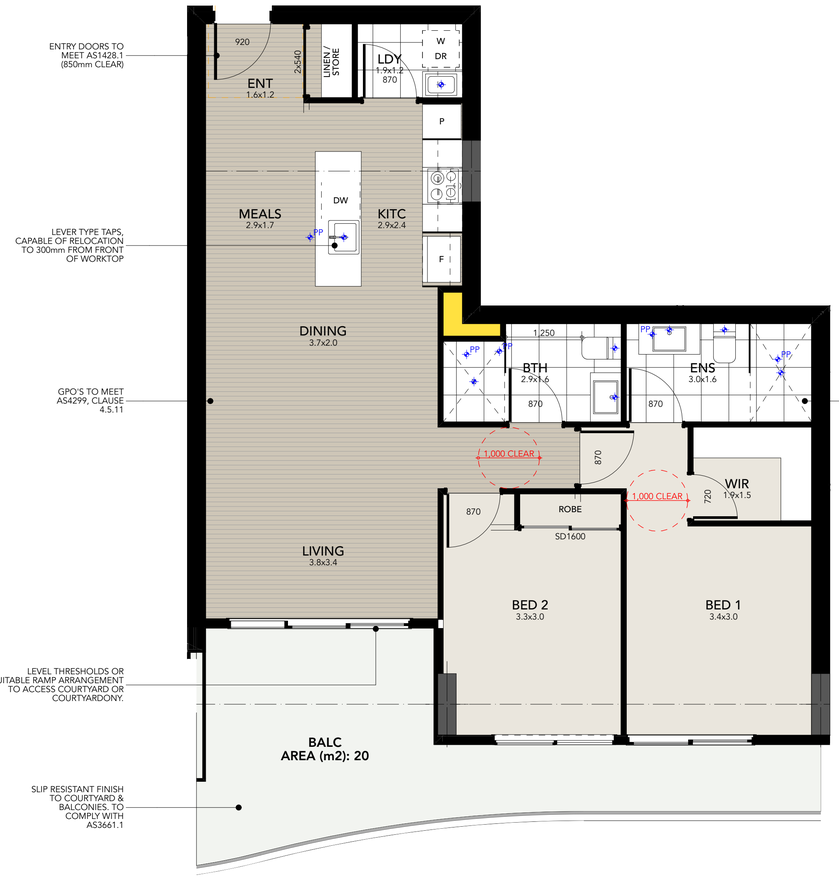
Drawing Title:
FLOOR PLANS - ADAPTABLE UNITS

Plot Date
25/11/2022

47
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50, 1:1

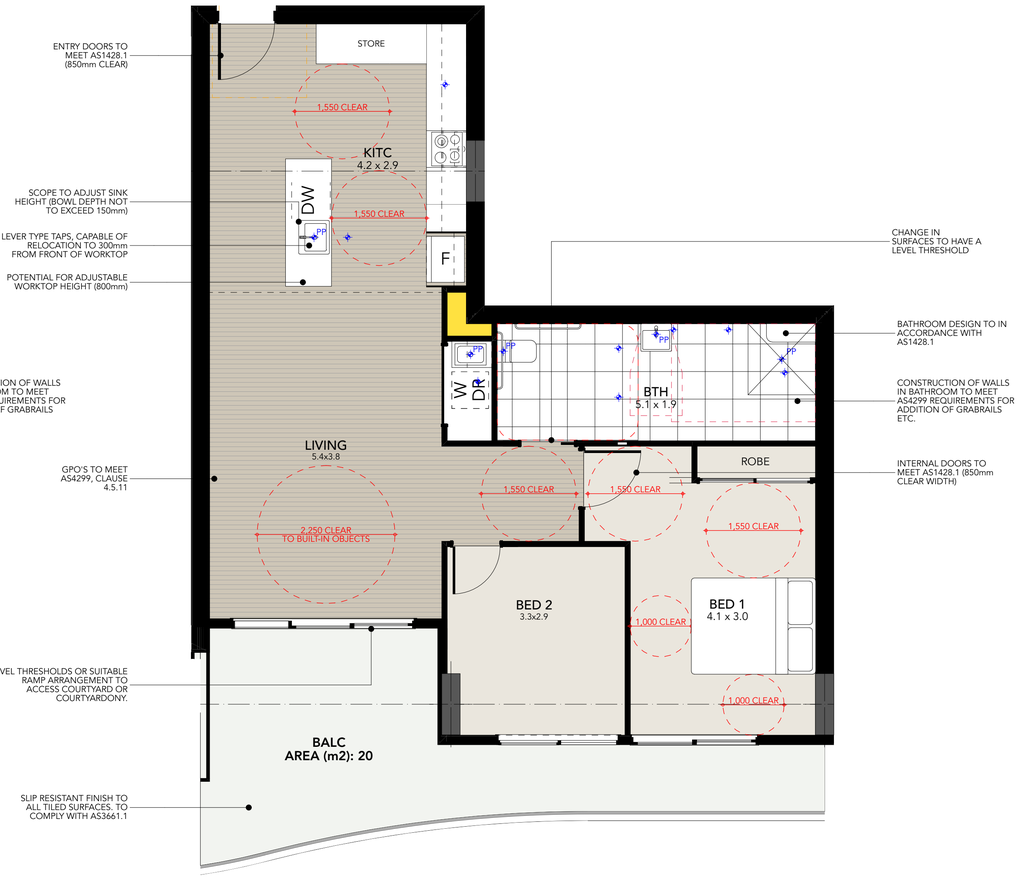


UNIT TYPE C - PRE ADAPTED
1:50

TYPE C - ADAPTABLE/LIVABLE SUMMARY

	UNIT TYPE	UNIT NUMBER
2 LIVABLE, -		
	TYPE C	E05-L1
	TYPE C	E15-L2
	TYPE C	E25-L3
	TYPE C	E35-L4
	TYPE C	E45-L5
	TYPE C	E55-L6
	TYPE C	W06-L1
	TYPE C	W18-L2
	TYPE C	W30-L3
	TYPE C	W42-L4
	TYPE C	W54-L5
	TYPE C	W66-L6
		12

	UNIT TYPE	UNIT NUMBER
1 LIVABLE, ADAPTABLE		
	TYPE C	E06-L1
	TYPE C	E16-L2
	TYPE C	E26-L3
	TYPE C	E36-L4
	TYPE C	E46-L5
	TYPE C	E56-L6
	TYPE C	W03-L1
	TYPE C	W17-L2
	TYPE C	W27-L3
	TYPE C	W41-L4
	TYPE C	W51-L5
	TYPE C	W65-L6
		12



UNIT TYPE C - POST ADAPTED
1:50

TYPE C - ADAPTABLE SUMMARY

	UNIT TYPE	UNIT NUMBER
ADAPTABLE		
	TYPE C	E06-L1
	TYPE C	E16-L2
	TYPE C	E26-L3
	TYPE C	E36-L4
	TYPE C	E46-L5
	TYPE C	E56-L6
	TYPE C	W03-L1
	TYPE C	W17-L2
	TYPE C	W27-L3
	TYPE C	W41-L4
	TYPE C	W51-L5
	TYPE C	W65-L6
		12

ADAPTABLE NOTES

GENERAL
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BEDROOM
- MIN. 1000mm UNOBSTRUCTED SPACE ALONG 1 SIDE OF BED
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- MAX. 5mm STEP BETWEEN EXTERNAL FLOORING AND INTERNAL FLOORING AND TO FULL WIDTH OF DOOR OPENING

LEGEND

INDICATES ADJUSTABLE HEIGHT BENCHTOP

PP PROVISIONAL PLUMBING

Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aikynns-Mac-Pro.local - BIMcloud Basic for Archicad 25-22/303-PKA-Rutledge/St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-PKA-Rutledge/St_Queanbeyan-Lot2_DP117998-Lot31_DP771673.pln5M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLANS - ADAPTABLE UNITS

Plot Date
25/11/2022

48
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50, 1:1

ELEVATION - A. NORTH-EAST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarons-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge2b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/22-303-FKA-Rutledge2b_Queanbeyan-NSW - TA_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
ELEVATION - A. NORTH-EAST

Plot Date
11/7/2024

49
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

ELEVATION - B. SOUTH-EAST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0000-000-303-FAA-Rutledge5b_Queanbeyan.NSW - 3A_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka

Drawing Title:
ELEVATION - B. SOUTH-EAST

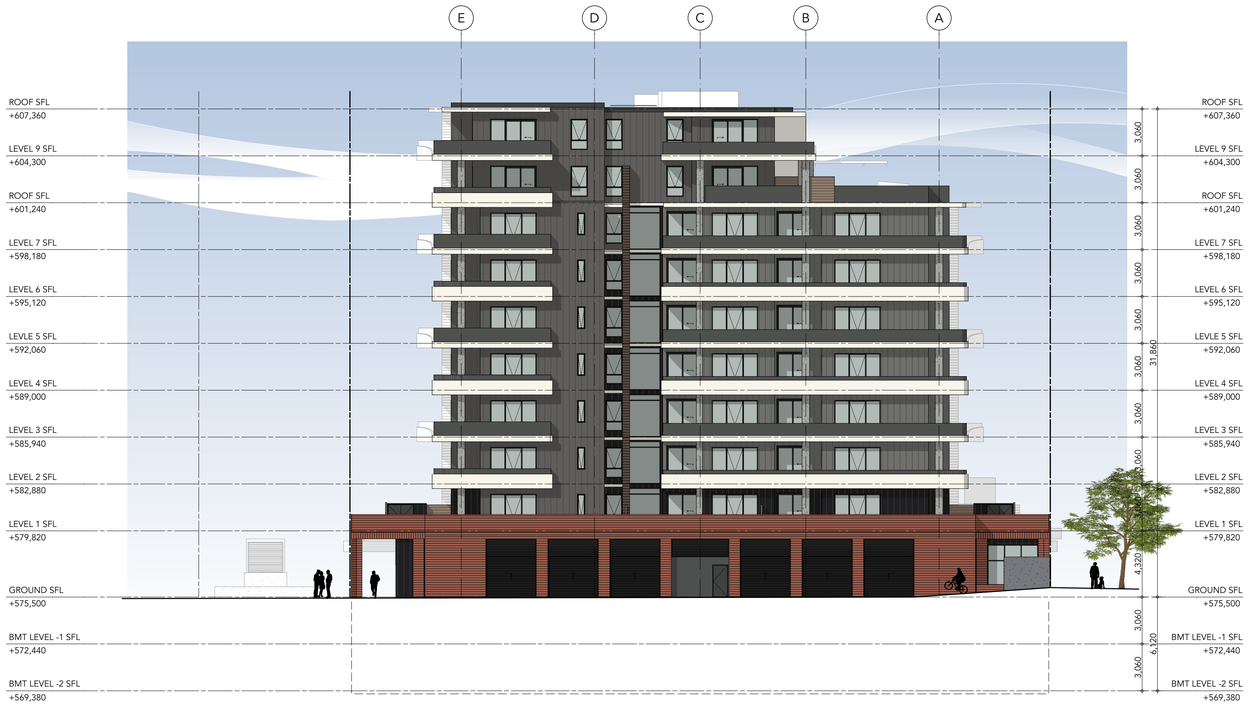
Plot Date
11/7/2024

50
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

kasparek ARCHITECTS



ELEVATION - C. SOUTH-WEST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.pln5M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
ELEVATION - C. SOUTH-WEST

Plot Date
25/11/2022

51
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

ELEVATION - D. NORTH-WEST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0000200-303-FKA-Rutledge5b_Queanbeyan.NSW - 3A_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

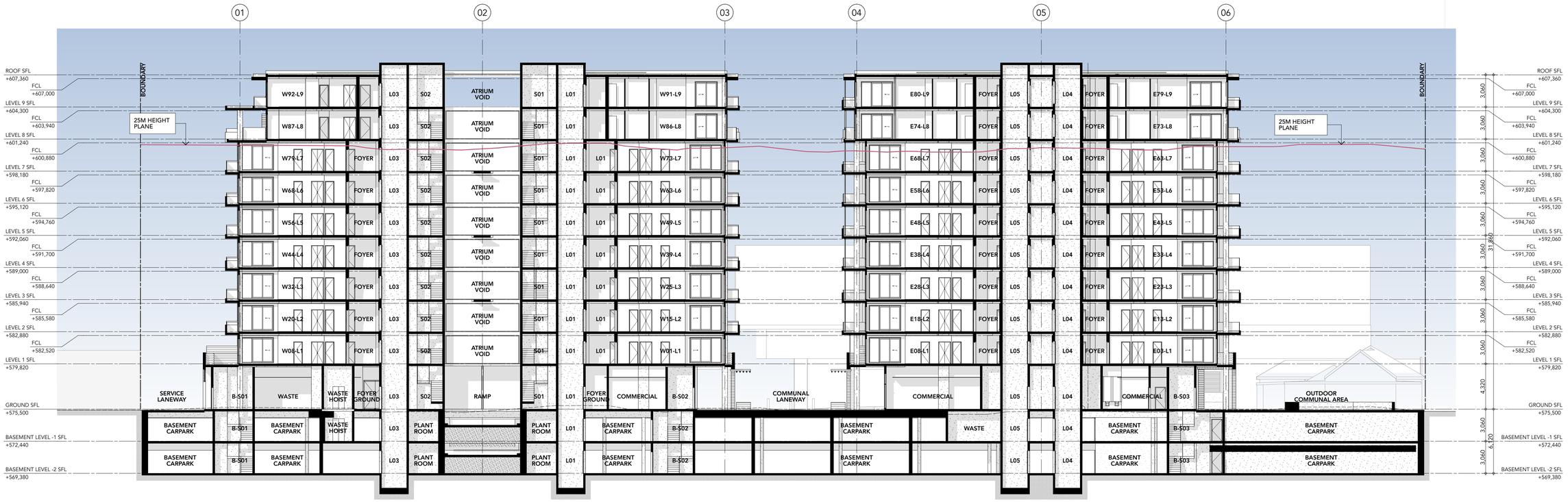
Drawing Title:
ELEVATION - D. NORTH-WEST

Plot Date
11/7/2024

52
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



SECTION 1-1
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

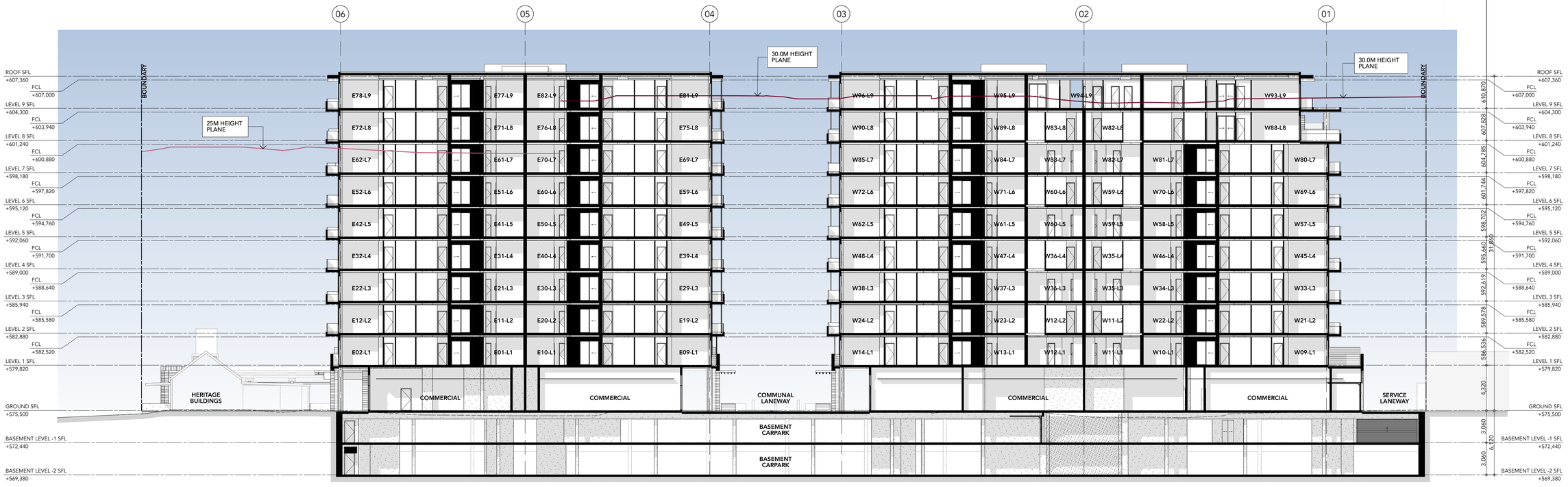
Drawing Title:
SECTION 1-1

Plot Date
25/11/2022

53
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 2-2
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud: Aaqrsra.Mac.Pro.local - BIM/cloud Basic for Archicad 25/22-303.FKA.RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW/100-303.FKA.RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka

Drawing Title:
SECTION 2-2

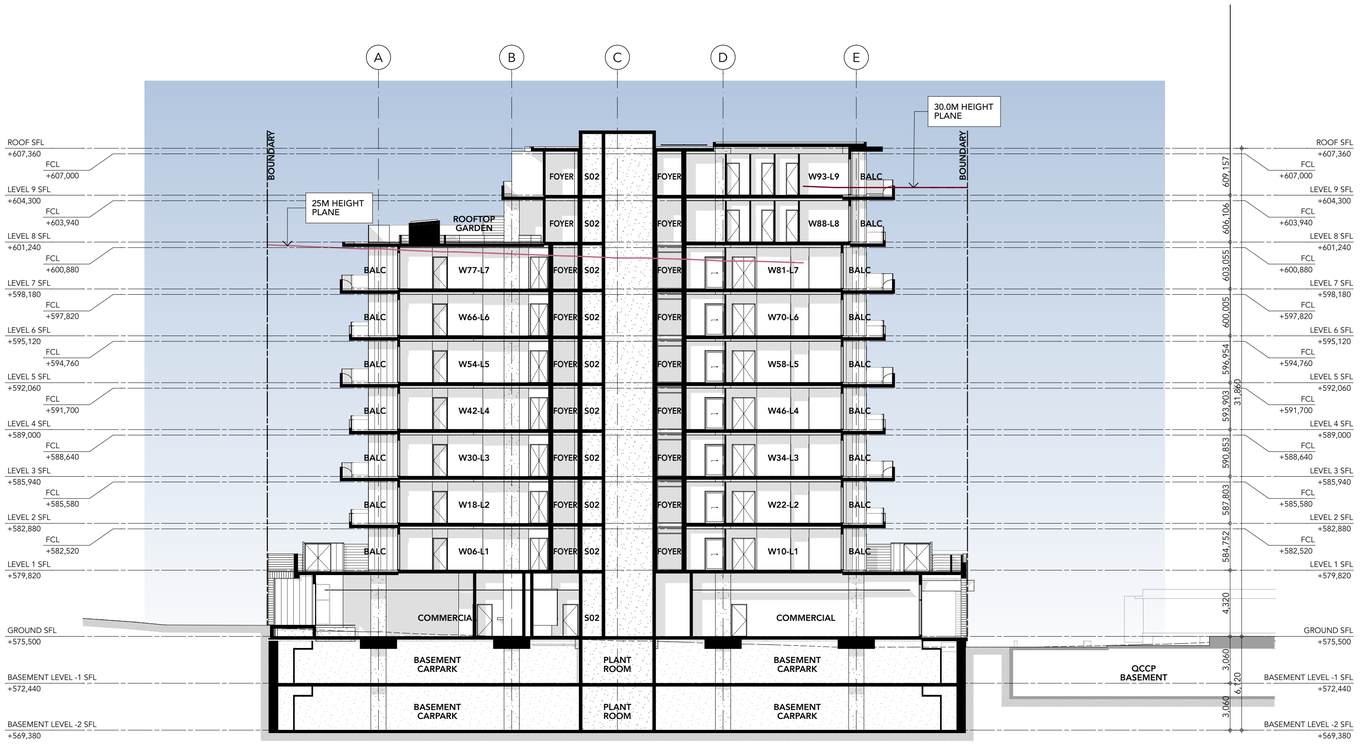
Plot Date
25/11/2022

54
Revision
D

kasparek ARCHITECTS

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 3-3
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303.PKA-Rutledge\Sc_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW-500-303.PKA-Rutledge\Sc_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
ksparek ARCHITECTS

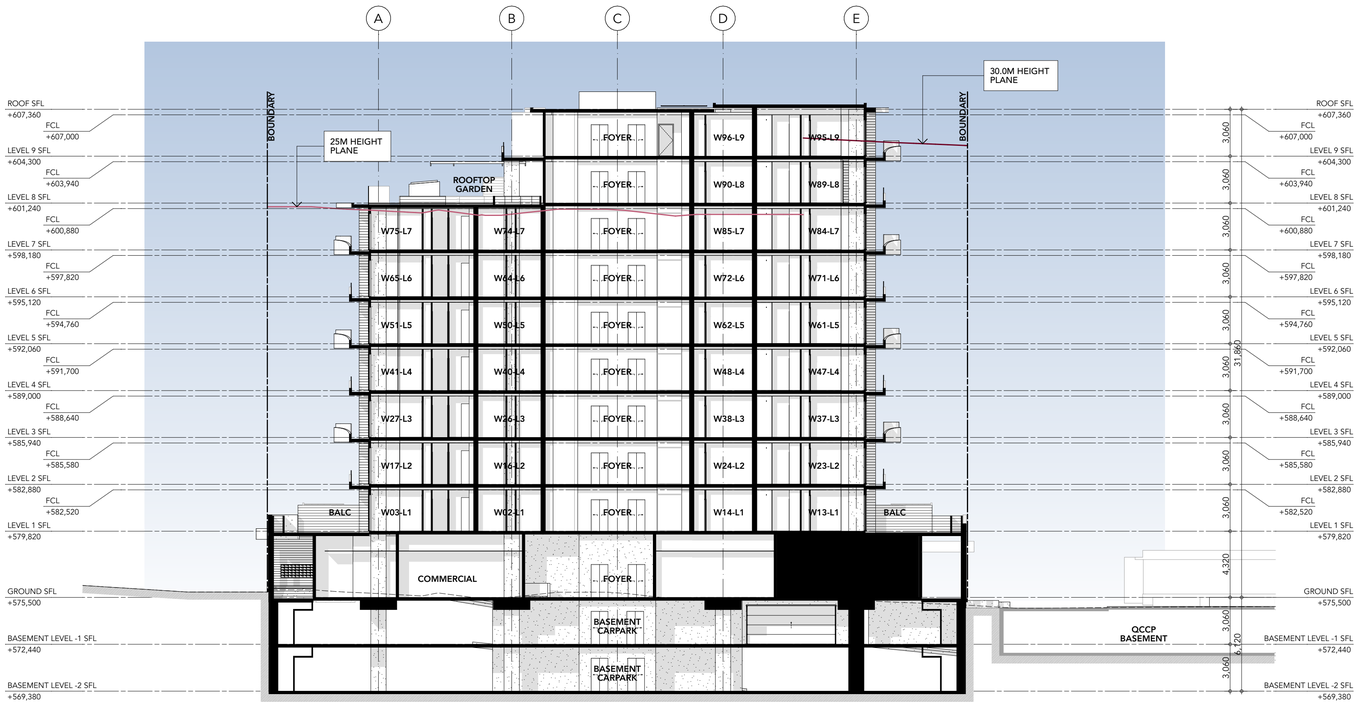
Drawing Title:
SECTION 3-3

Plot Date
25/11/2022

55
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 4-4
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Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW:100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

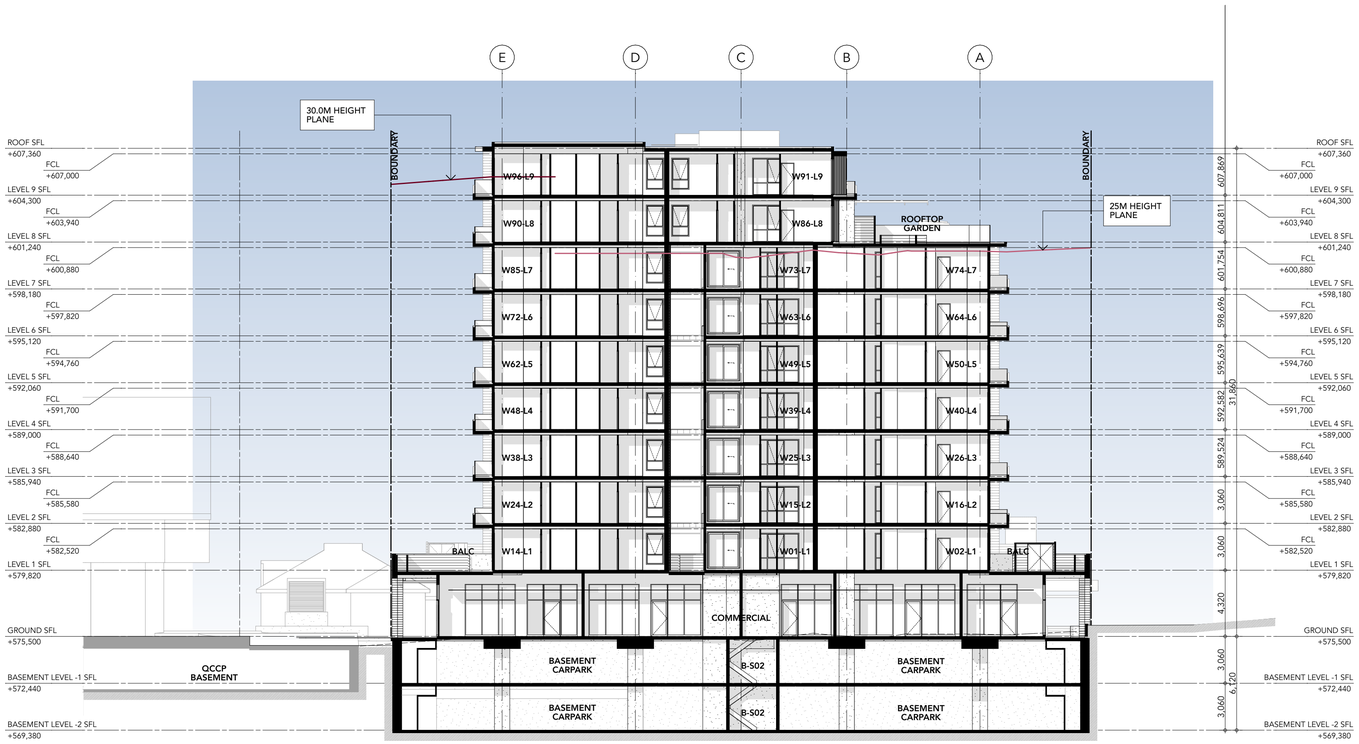
Drawing Title:
SECTION 4-4

Plot Date
25/11/2022

56
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 5-5
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA.RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW.150.303.FKA.RutledgeSt_QueanbeyanLot2_DP117998Lot31_DP771673.ADSM

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

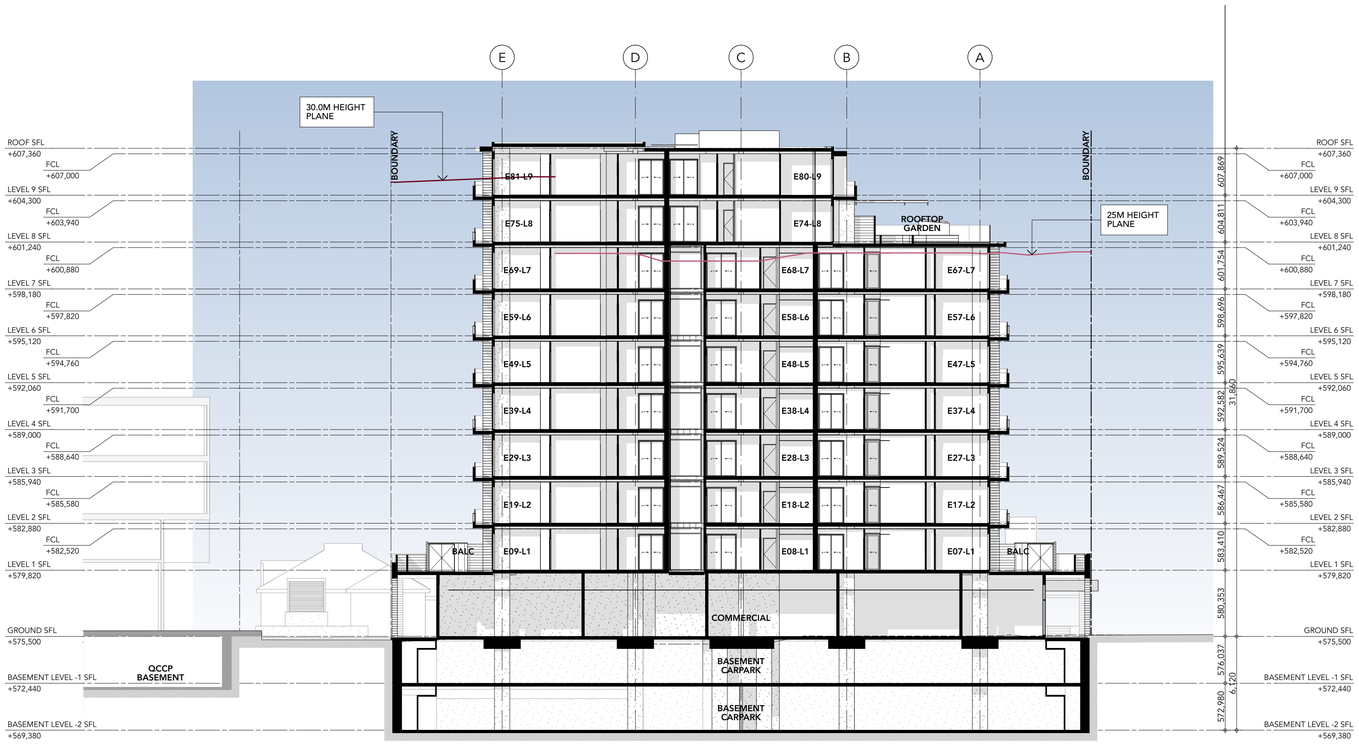
Drawing Title:
SECTION 5-5

Plot Date
25/11/2022

57
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 6-6
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud: Aaronx-Mac-Pro.local - BIM/cloud Basic for Archicad 25/22-303/1KA-Rutledge/3c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-1KA-Rutledge3c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka

Drawing Title:
SECTION 6-6

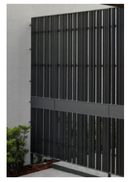
Plot Date
25/11/2022

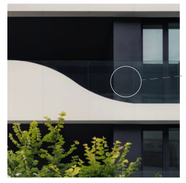
58
Revision
D

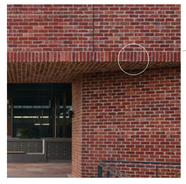
Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

kasparek ARCHITECTS







SCHEDULE - EXTERNAL FINISHES

SCALE 1:250

LWC 01

LIGHT WEIGHT EXTERNAL CLADDING
MATERIAL: VITROBOND G2, ALUMINIUM CASSETTE SYSTEM
COLOUR: "MONUMENT GREY"

LWC 02

LIGHT WEIGHT EXTERNAL CLADDING
MATERIAL: VITROBOND G2, ALUMINIUM CASSETTE SYSTEM
COLOUR: "RUNE GREY"

LWC 03

LIGHT WEIGHT EXTERNAL CLADDING
MATERIAL: VITROBOND G2, ALUMINIUM CASSETTE SYSTEM
COLOUR: "SUBTLE GREY"

LWC 04

LIGHT WEIGHT EXTERNAL CLADDING
MATERIAL: VITROBOND G2, ALUMINIUM CASSETTE SYSTEM
COLOUR: "CLASIC OAK"

FBK 01 FACE BRICK WORK

FACE BRICK WORK
MATERIAL: BRICK FACING ON PRECAST CONCTRETE
COLOUR: PGH "BRADFIELD BRONZE" OR SIMILAR

CONCRETE COLUMNS

OFF FORM GREY CONCRETE
MATERIAL: CONCRETE
COLOUR: NATURAL

PLANTER BOXES

GLASS REINFORCED MASONRY COMPOSITE OR METAL

COLOUR: "MONUMENT GREY"

BAL 01 BALCONY BALUSTRADES

PRECAST OR OFF FORM CONCRETED PAINT RENDER
COLOUR: "WHITE"

AGB 01 BALCONY GLAZED BALUSTRADES

MID GREY TINTED SAFETY GLASS

TMB 01 TIMBER APEARANCE AWNINGS

METAL AWNING STRUCTURE
COLOUR: TIMBER LOOK POWDER COAT OR SIMILAR

TMB 02 TIMBER PERGOLA

RECYCLED TIMBER BEAMS & POSTS
COLOUR: "WEATHERED HARD WOOD" OR SIMILAR

ALG 01 WINDOW & DOOR FRAMES

MATERIAL: ALUMINIUM, POWDER COATED FINISH
COLOUR: "COLORBOND MONUMENT"

PSC 01 METAL PRIVACY SCREENS

MATERIAL: METAL OR ALUMINIUM POWDER COATED FINISH
COLOUR: "COLORBOND MONUMENT"

PSC 01 METAL ROLLER DOORS

MATERIAL: METAL
COLOUR: "COLORBOND MONUMENT"

'MONUMENT GREY'
LWC01

'RUNE GREY'
LWC02

'SUBTLE GREY'
LWC03

'CLASSIC OAK'
LWC04

PHOTOGRAPHIC IMAGES OF MAIN COLOUR SAMPLES

(IMAGES TAKEN IN DIRECT SUNLIGHT)

EXTERNAL FINISHES AND FACADE ARTICULATION - DESIGN INTENT EXAMPLES

01F

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
E	DA ISSUE QPRC RFI 01	01F	COLOUR SAMPLES CALIBRATED WITH DRAWING COLOURS	25/8/2023

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigma-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RuttledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RuttledgeSt_Queanbeyan-NSW - DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

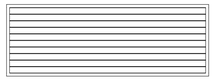
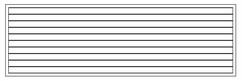
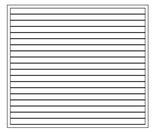
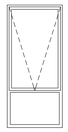
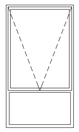
Drawing Title:
SCHEDULE - EXTERNAL FINISHES

Plot Date
25/8/2023

59
Revision
E

Status:
QPCR AIR 04/07/23 REVIEW
DA ISSUE QPRC RFI 01

Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:100, 1:1.2, 1:2.8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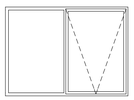
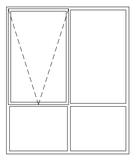
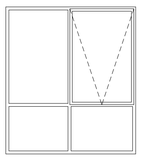
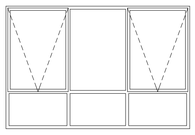
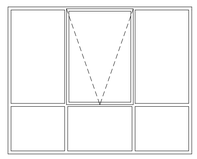
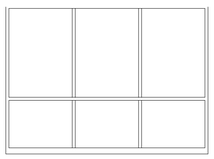
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	-	-	-
Comments	-	-	-	-	-	-	-	SIGNAGE AND SAFETY DECAL TO AS1428.1
Quantity	6	1	7	34	18	4	69	4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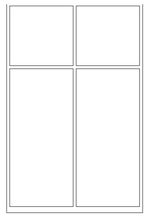
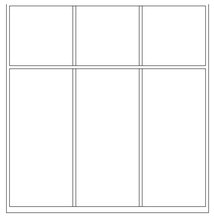
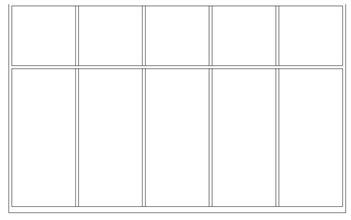
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	-	-	-
Comments	-	-	-	-	-	-	-	-
Quantity	30	4	94	14	29	14	99	12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Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	
Hardware Performance	-	-	-	-	
Comments	-	-	-	-	
Quantity	6	14	25	1	485

WINDOW SCHEDULE

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local/ - BIMcloud Basic for Archicad 25-22.303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SCHEDULE - WINDOW

Plot Date: 25/11/2022

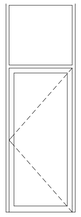
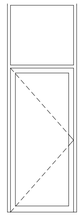
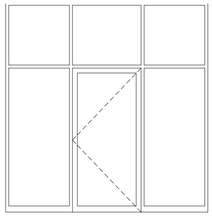
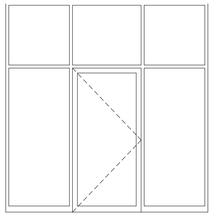
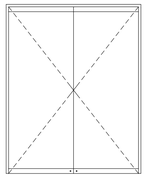
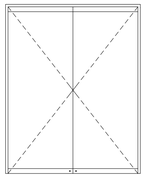
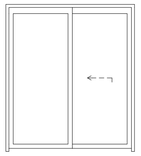
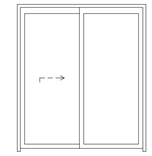
60

Revision: D

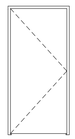
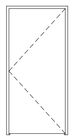
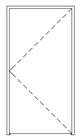
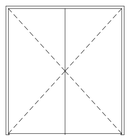
Status:

FOR INFORMATION ONLY
ISSUE FOR DA

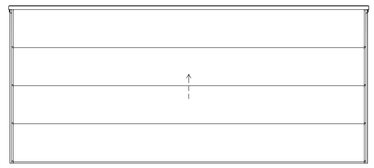
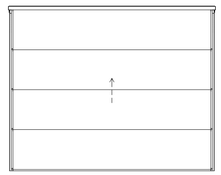
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:1

										
Prefix	D	D	D	D	D	D	D	D	D	D
Door ID	01	02	03	04	05	06	07	08	09	10
Orientation	R	L	R	L	R	L	L	R	L	R
Min. Leaf Size (W x H)	1,030×2,350	1,030×2,350	1,120×2,350	1,120×2,350	2,120×2,720	2,120×2,720	1,970×2,350	1,970×2,350	2,000×2,350	2,000×2,350
Nom. Frame Size (W x H)	1,130×3,400	1,130×3,400	3,300×3,400	3,300×3,400	2,200×2,760	2,200×2,760	3,000×2,400	3,000×2,400	2,100×2,400	2,100×2,400
Frame Type	-	-	-	-	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Fire Rating	-	-	- /60/30	- /60/30	-	-	-	-	-	-
Hardware Performance	-	-	-	-	-	-	-	-	-	-
Comments	<Undefined>	<Undefined>	<Undefined>	<Undefined>	-	INWARDS SWINGING	-	-	-	-
Quantity	7	7	4	3	5	1	95	89	80	80

EXTERNAL GLAZING SCHEDULE

				
Prefix	D	D	D	D
Door ID	11	12	13	14
Orientation	L	R	R	L
Min. Leaf Size (W x H)	920×2,060	920×2,060	1,020×2,060	1,850×2,060
Nom. Frame Size (W x H)	1,000×2,100	1,000×2,100	1,100×2,100	1,930×2,100
Frame Type	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH
Fire Rating	-	-	-	-
Hardware Performance	-	-	-	-
Comments	-	-	-	-
Quantity	116	130	2	4

FOYER / FIRE STAIRS DOOR SCHEDULE

		
Prefix	RD	RD
Door ID	01	02
Orientation		
Min. Leaf Size (W x H)	5,700×2,500	3,200×2,620
Nom. Frame Size (W x H)	5,800×2,500	3,300×2,620
Frame Type	-	-
Fire Rating	-	-
Hardware Performance	-	-
Comments	-	-
Quantity	2	6

ROLLER DOOR SCHEDULE

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac-Pro.local - BIMcloud Base: for Archicad 25/22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/NSW/100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SCHEDULE - DOOR

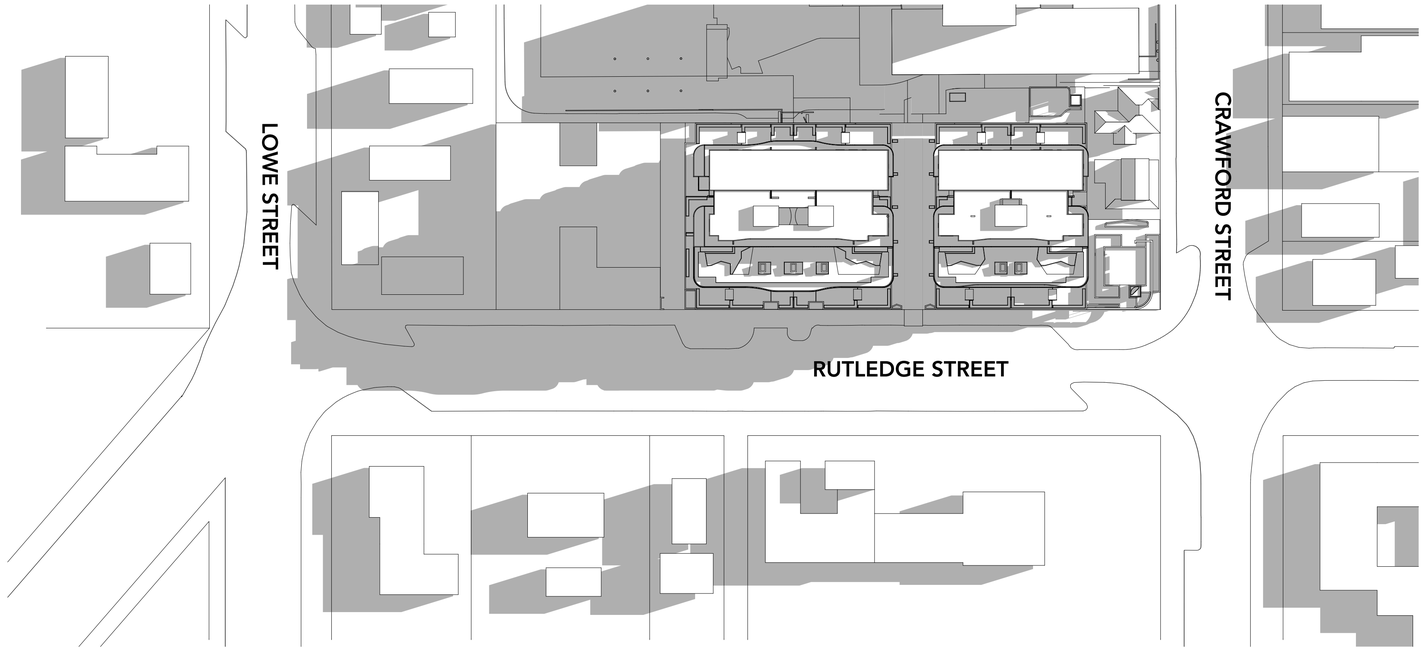
Plot Date
25/11/2022

61
Revision
D

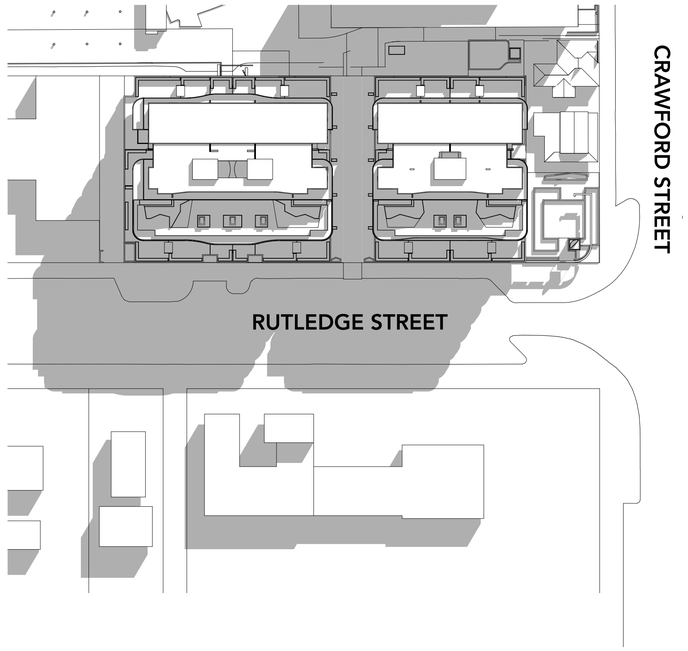
Status:

FOR INFORMATION ONLY
ISSUE FOR DA

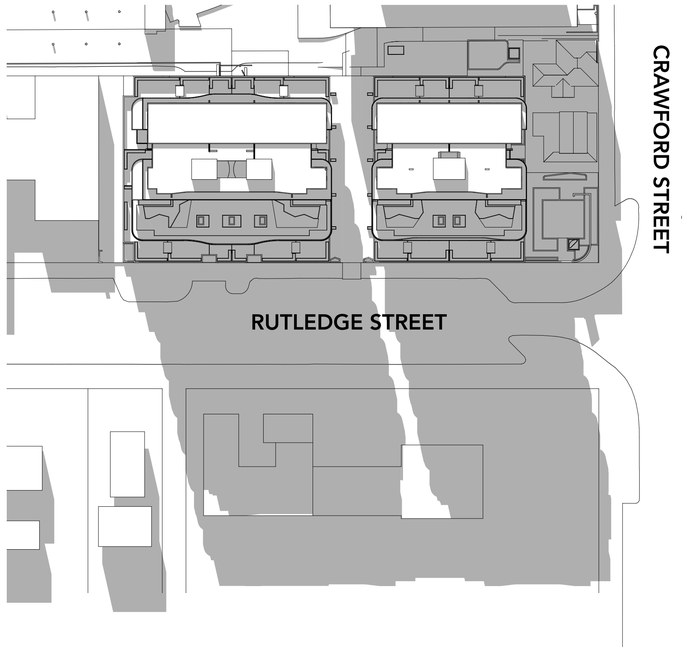
Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:1



SHADOW DIAGRAM - 9AM - JUNE 21ST
1:750



SHADOW DIAGRAM - 12NOON - JUNE 21ST
1:750



SHADOW DIAGRAM - 3PM - JUNE 21ST
1:750

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akhgina-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-14000-100-303-FAA-RutledgeSt_QueanbeyanLot2_DP117998-Lot31_DP771673-14000

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

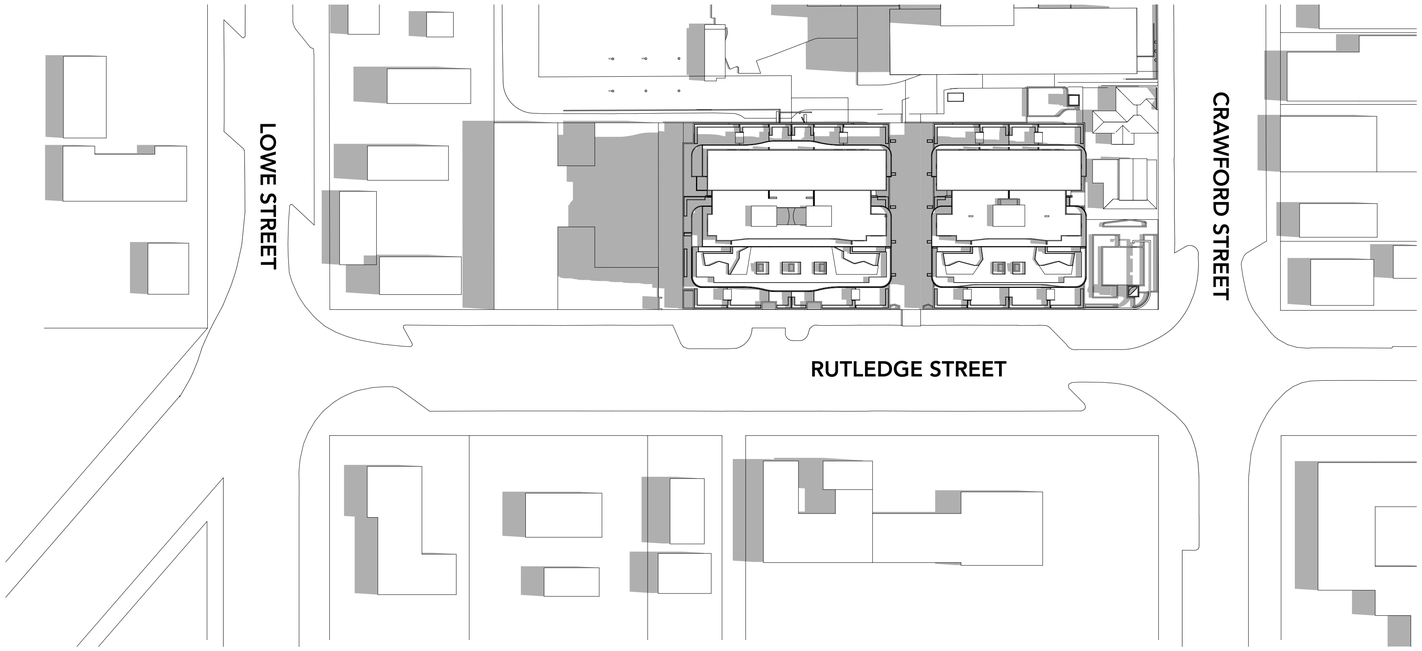
Drawing Title:
SHADOW DIAGRAMS - JUNE

Plot Date
25/11/2022

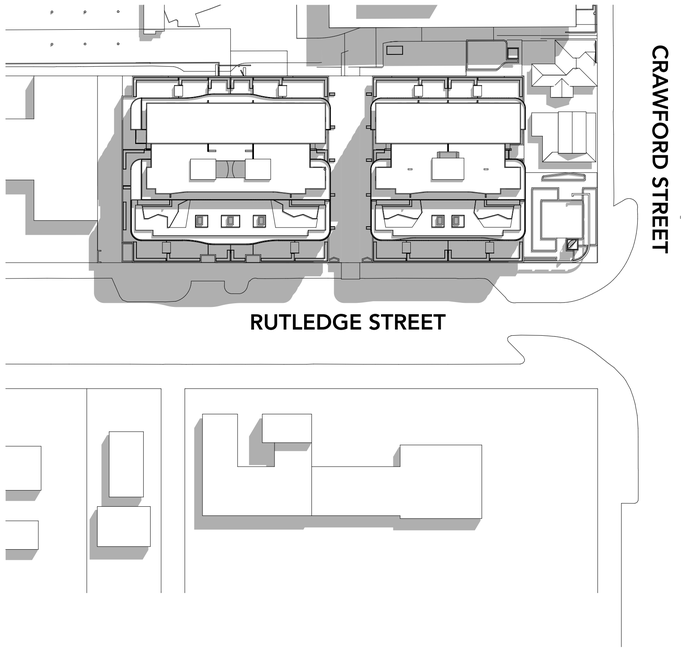
62
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

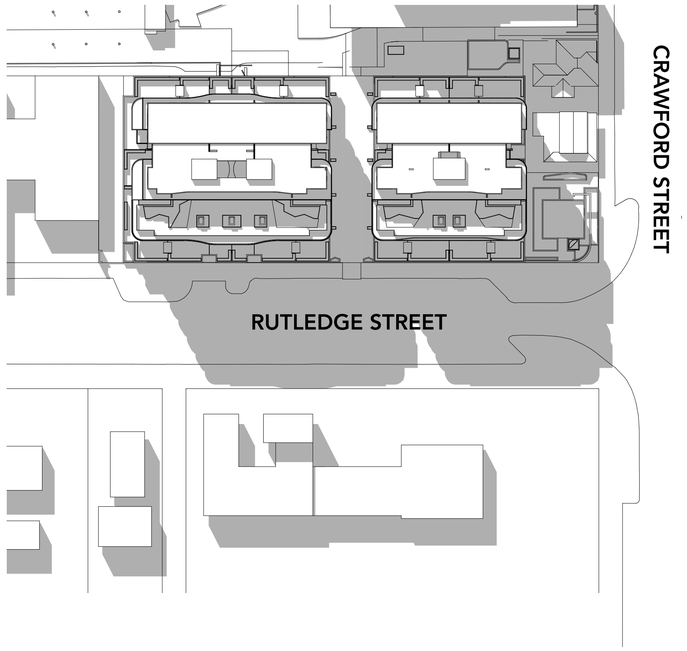
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:750



SHADOW DIAGRAM - 9AM - SEPTEMBER 21ST
1:750



SHADOW DIAGRAM - 12NOON - SEPTEMBER 21ST
1:750



SHADOW DIAGRAM - 3PM - SEPTEMBER 21ST
1:750

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigma-Mac-Pro.local - BIMcloud Basic for Archicad 25-[2-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-14000-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-14000

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SHADOW DIAGRAMS - SEPTEMBER

Plot Date: 25/11/2022

63

Revision: D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:750

LEVEL 8
1:250

GROUND
1:250

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

COMMUNAL OPEN SPACE AREA SUMMARY

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarons-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge2c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-Rutledge2c_Queanbeyan-NSW - TA_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
ksparek ARCHITECTS

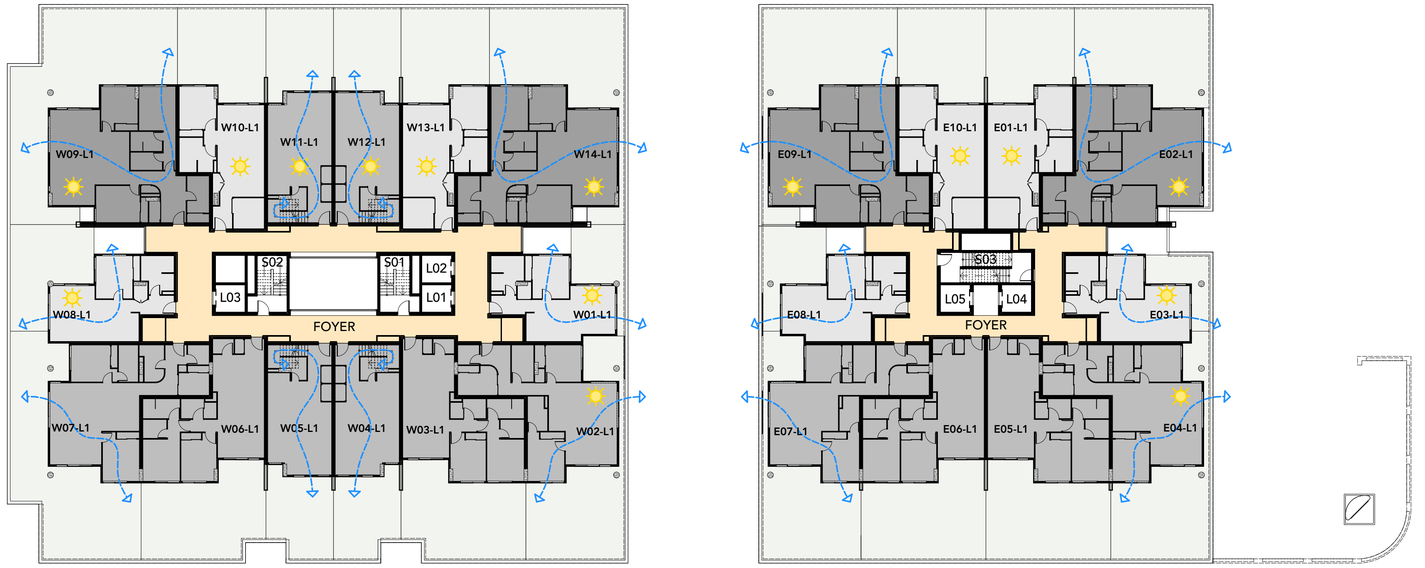
Drawing Title:
COMMUNAL OPEN SPACE CALCULATION PLANS

Plot Date
11/7/2024

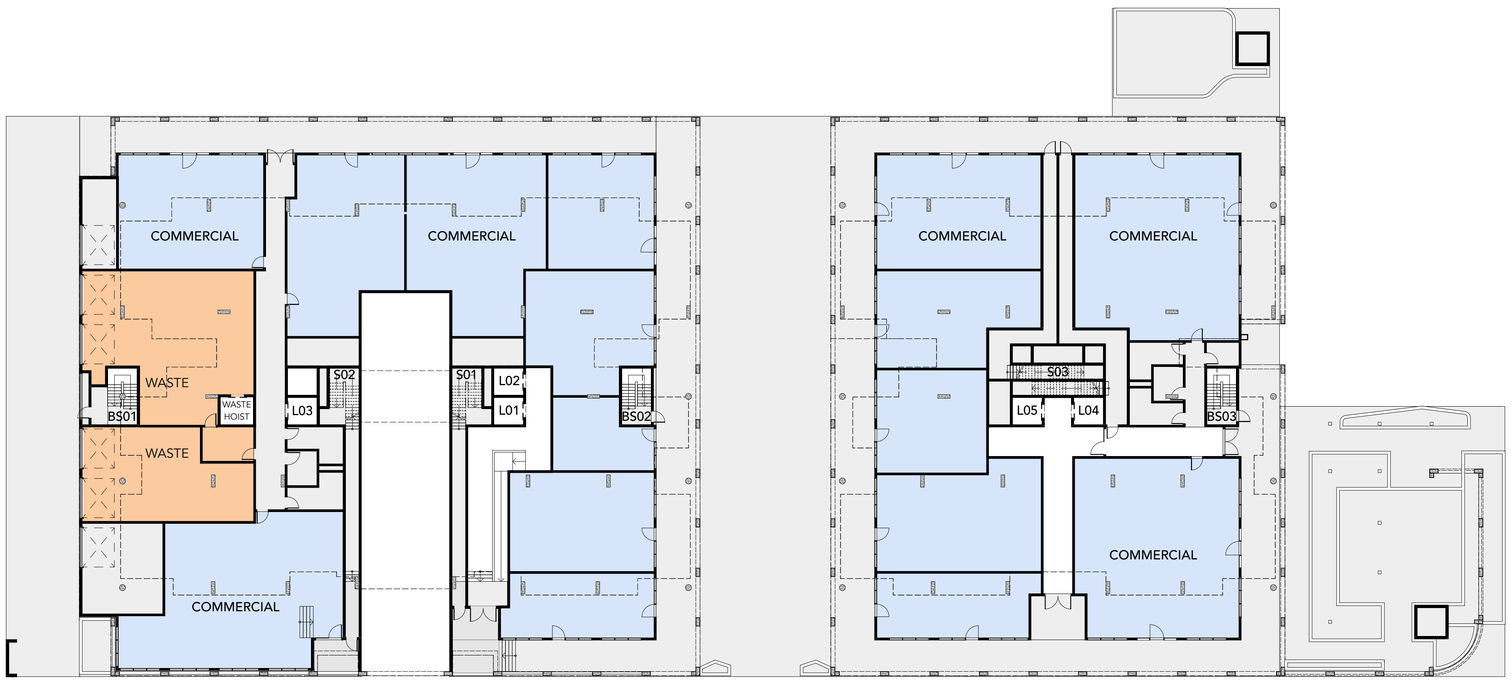
64
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



LEVEL 1
1:250



GROUND
1:250

UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E01-L1	66	61	24	24	6.0
E02-L1	113	110	74	73	7.1
E03-L1	58	55	68	68	10.0
E04-L1	97	93	36	36	7.6
E05-L1	84	79	36	36	5.5
E06-L1	84	79	68	68	5.5
E07-L1	93	89	104	104	7.6
E08-L1	56	54	45	45	10.0
E09-L1	113	110	120	120	7.1
E10-L1	66	61	51	51	6.0
W01-L1	56	53	39	39	10.0
W02-L1	93	89	39	39	7.6
W03-L1	84	79	51	51	5.5
W04-L1	57	53	87	87	12.2
W05-L1	57	53	87	87	12.2
W06-L1	84	79	51	51	5.5
W07-L1	97	93	51	51	7.6
W08-L1	57	55	79	78	10.0
W09-L1	113	110	18	18	7.1
W10-L1	66	61	69	69	6.0
W11-L1	57	53	71	71	12.2
W12-L1	57	53	71	71	12.2
W13-L1	66	61	74	74	6.0
W14-L1	113	110	31	31	7.1
24	**1,887 m²**	**1,793 m²**	**1,444 m²**	**1,442 m²**	

UNIT AMENITY - LEVEL 1

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E01-L1	TYPE B	-	>3	1.0	1
E02-L1	TYPE F	Achieved	>3	2.0	3
E03-L1	TYPE A	Achieved	>3	1.0	1
E04-L1	TYPE E	Achieved	>3	1.5	2
E05-L1	TYPE C	-	0	1.5	2
E06-L1	TYPE C	-	0	1.5	2
E07-L1	TYPE E.1	Achieved	0-3	1.5	2
E08-L1	TYPE A.1	Achieved	0-3	1.0	1
E09-L1	TYPE F	Achieved	>3	2.0	3
E10-L1	TYPE B	-	>3	1.0	1
W01-L1	TYPE A.1	Achieved	>3	1.0	1
W02-L1	TYPE E.1	Achieved	>3	1.5	2
W03-L1	TYPE C	-	0	1.5	2
W04-L1	TYPE D	Achieved	0	1.5	2
W05-L1	TYPE D	Achieved	0	1.5	2
W06-L1	TYPE C	-	0	1.5	2
W07-L1	TYPE E	Achieved	0-3	1.5	2
W08-L1	TYPE A	Achieved	>3	1.0	1
W09-L1	TYPE F	Achieved	>3	2.0	3
W10-L1	TYPE B	-	>3	1.0	1
W11-L1	TYPE D	Achieved	>3	1.5	2
W12-L1	TYPE D	Achieved	>3	1.5	2
W13-L1	TYPE B	-	>3	1.0	1
W14-L1	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

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

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

UNIT AMENITY

SOLAR AND DAYLIGHT ACCESS (9am ~ 3pm):
>3 HOURS (REQUIRED MIN): 125 (70%)
>3 HOURS (PROVIDED): 125 (70%)
0-3 HOURS (PROVIDED): 23 (13%)
0 HOURS (REQUIRED MAX): 27(15%)
0 HOURS (PROVIDED): 30 (17%)

NATURAL VENTILATION (Cross Flow):
REQUIRED: 107 (60%)
PROVIDED: 114 (64%)

STORAGE:
BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

LEGEND

AREA CALCULATIONS
- FOYER
- COMMERCIAL
- 1 BED UNIT
- 2 BED UNIT
- 3 BED UNIT

SOLAR AND DAYLIGHT ACCESS
- UNITS WITH >3 HOURS DAYLIGHT

NATURAL VENTILATION
- UNITS THAT ACHIEVE NATURAL VENTILATION

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

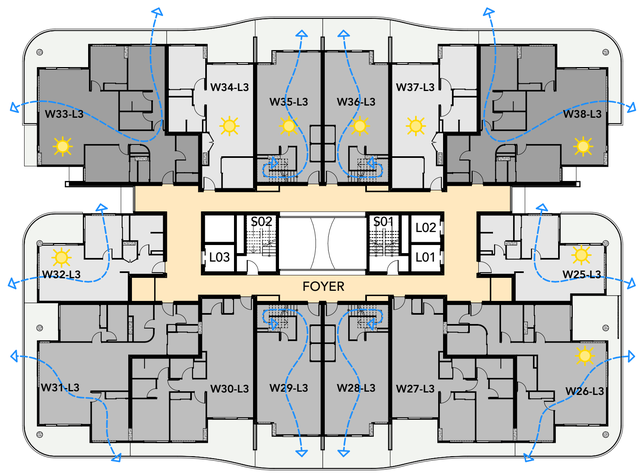
Architect:
ka

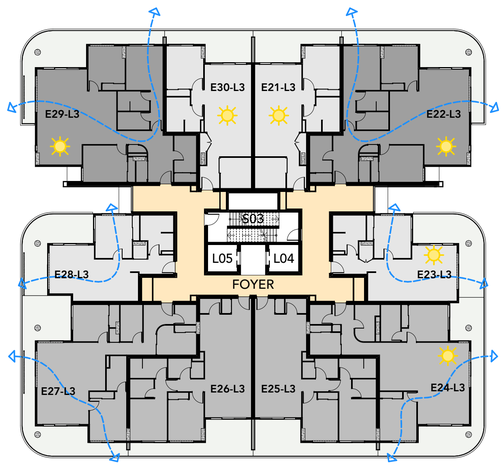
Drawing Title:
AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS
Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Plot Date: 25/11/2022
65
Revision D

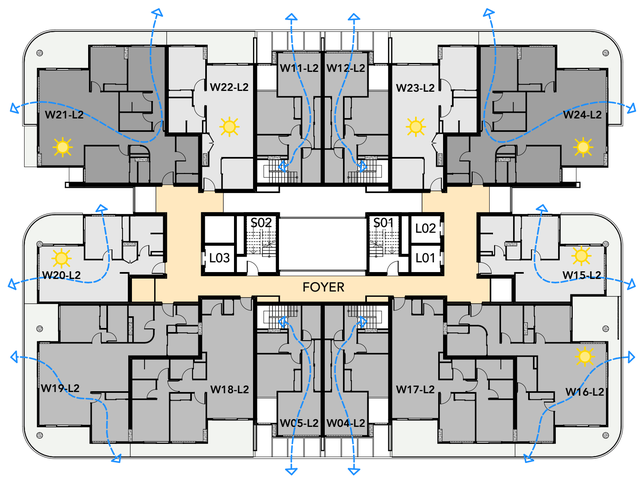
Drawn: AARQM
Project No: 22-303
Comenced: MAY 2022
Scale: 1:250, 1:1

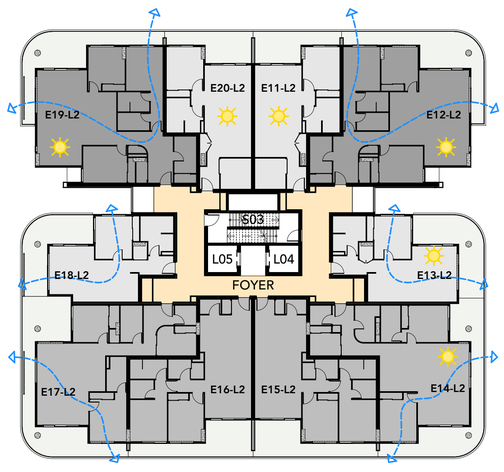
ksparek ARCHITECTS





LEVEL 3
1:250





LEVEL 2
1:250

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E21-L3	66	61	16	16	8.9
E22-L3	113	110	16	16	10.0
E23-L3	58	55	16	16	10.0
E24-L3	97	93	16	16	10.5
E25-L3	84	79	21	21	8.4
E26-L3	84	79	22	21	8.4
E27-L3	93	89	16	15	10.5
E28-L3	56	54	15	15	10.0
E29-L3	113	110	18	18	10.0
E30-L3	66	61	30	30	8.9
W25-L3	56	53	16	16	10.0
W26-L3	93	89	20	20	10.5
W27-L3	84	79	20	20	8.4
W28-L3	57	53	31	31	12.2
W29-L3	57	53	37	37	12.2
W30-L3	84	79	16	16	8.4
W31-L3	97	93	18	18	10.5
W32-L3	57	55	14	14	10.0
W33-L3	113	110	26	26	10.0
W34-L3	66	61	32	32	8.9
W35-L3	57	53	14	14	12.2
W36-L3	57	53	26	26	12.2
W37-L3	66	61	37	37	8.9
W38-L3	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.0	1
E22-L3	TYPE F	Achieved	>3	2.0	3
E23-L3	TYPE A	Achieved	>3	1.0	1
E24-L3	TYPE E	Achieved	>3	1.5	2
E25-L3	TYPE C	-	0	1.5	2
E26-L3	TYPE C	-	0	1.5	2
E27-L3	TYPE E.1	Achieved	0-3	1.5	2
E28-L3	TYPE A.1	Achieved	0-3	1.0	1
E29-L3	TYPE F	Achieved	>3	2.0	3
E30-L3	TYPE B	-	>3	1.0	1
W25-L3	TYPE A.1	Achieved	>3	1.0	1
W26-L3	TYPE E.1	Achieved	>3	1.5	2
W27-L3	TYPE C	-	0	1.5	2
W28-L3	TYPE D	Achieved	0	1.5	2
W29-L3	TYPE D	Achieved	0	1.5	2
W30-L3	TYPE C	-	0	1.5	2
W31-L3	TYPE E	Achieved	0-3	1.5	2
W32-L3	TYPE A	Achieved	>3	1.0	1
W33-L3	TYPE F	Achieved	>3	2.0	3
W34-L3	TYPE B	-	>3	1.0	1
W35-L3	TYPE D	Achieved	>3	1.5	2
W36-L3	TYPE D	Achieved	>3	1.5	2
W37-L3	TYPE B	-	>3	1.0	1
W38-L3	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E11-L2	66	61	37	37	8.9
E12-L2	113	110	18	18	10.0
E13-L2	58	55	31	31	10.0
E14-L2	97	93	18	18	10.5
E15-L2	84	79	30	30	8.4
E16-L2	84	79	14	14	8.4
E17-L2	93	89	26	26	10.5
E18-L2	56	54	14	14	10.0
E19-L2	113	110	37	37	10.0
E20-L2	66	61	26	26	8.9
W04-L2	48	45	14	14	12.2
W05-L2	48	45	32	32	12.2
W11-L2	48	45	26	26	12.2
W12-L2	48	45	14	14	12.2
W15-L2	56	53	18	18	10.0
W16-L2	93	89	18	18	10.5
W17-L2	84	79	0	0	8.4
W18-L2	84	79	0	0	8.4
W19-L2	97	93	0	0	10.5
W20-L2	57	55	0	0	10.0
W21-L2	113	110	22	21	10.0
W22-L2	66	61	21	21	8.9
W23-L2	66	61	16	15	8.9
W24-L2	113	110	15	15	10.0
24	**1,851 m²**	**1,761 m²**	**447 m²**	**445 m²**	

UNIT AMENITY - LEVEL 2

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E11-L2	TYPE B	-	>3	1.0	1
E12-L2	TYPE F	Achieved	>3	2.0	3
E13-L2	TYPE A	Achieved	>3	1.0	1
E14-L2	TYPE E	Achieved	>3	1.5	2
E15-L2	TYPE C	-	0	1.5	2
E16-L2	TYPE C	-	0	1.5	2
E17-L2	TYPE E.1	Achieved	0-3	1.5	2
E18-L2	TYPE A.1	Achieved	0-3	1.0	1
E19-L2	TYPE F	Achieved	>3	2.0	3
E20-L2	TYPE B	-	>3	1.0	1
W04-L2	TYPE D	Achieved	0	1.5	2
W05-L2	TYPE D	Achieved	0	1.5	2
W11-L2	TYPE D	Achieved	>3	1.5	2
W12-L2	TYPE D	Achieved	>3	1.5	2
W15-L2	TYPE A.1	Achieved	>3	1.0	1
W16-L2	TYPE E.1	Achieved	>3	1.5	2
W17-L2	TYPE C	-	0	1.5	2
W18-L2	TYPE C	-	0	1.5	2
W19-L2	TYPE E	Achieved	0-3	1.5	2
W20-L2	TYPE A	Achieved	>3	1.0	1
W21-L2	TYPE F	Achieved	>3	2.0	3
W22-L2	TYPE B	-	>3	1.0	1
W23-L2	TYPE B	-	>3	1.0	1
W24-L2	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

LEGEND

AREA CALCULATIONS
FOYER
COMMERCIAL
1 BED UNIT
2 BED UNIT
3 BED UNIT

SOLAR AND DAYLIGHT ACCESS
UNITS WITH >3 HOURS DAYLIGHT

NATURAL VENTILATION
UNITS THAT ACHIEVE NATURAL VENTILATION

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS

FOR INFORMATION ONLY
ISSUE FOR DA

Plot Date
25/11/2022

66
Revision
D

Drawn:	Project No:	Comenced:	Scale:
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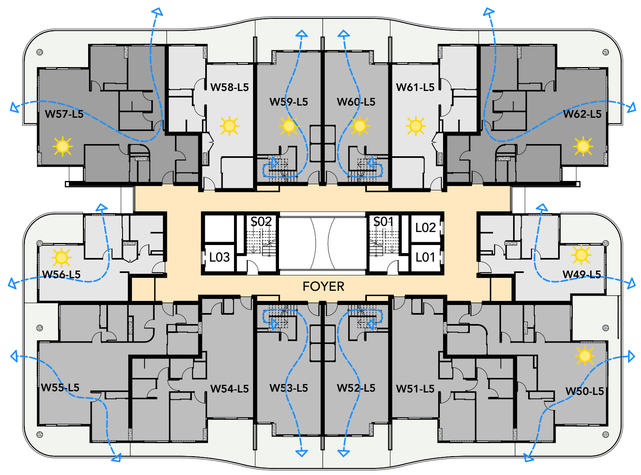

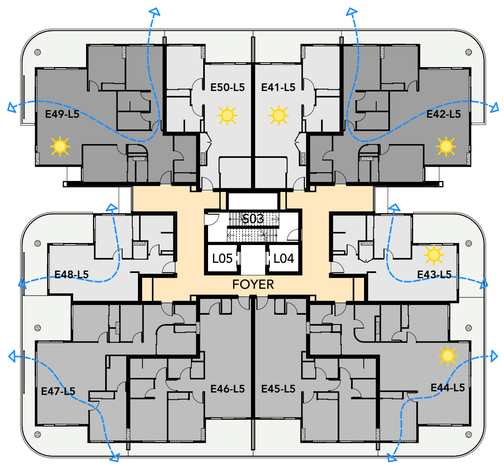

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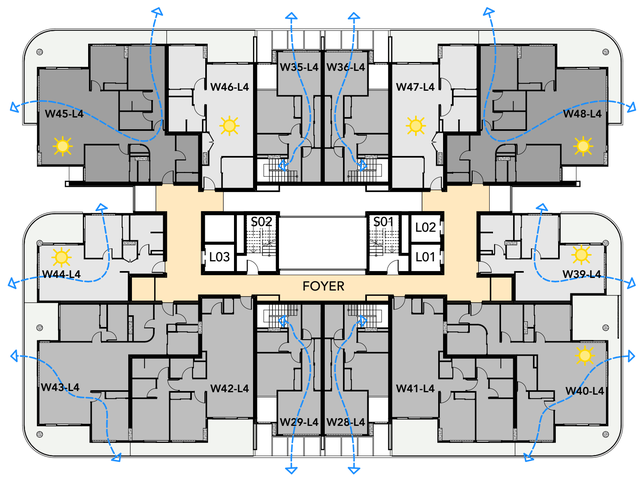

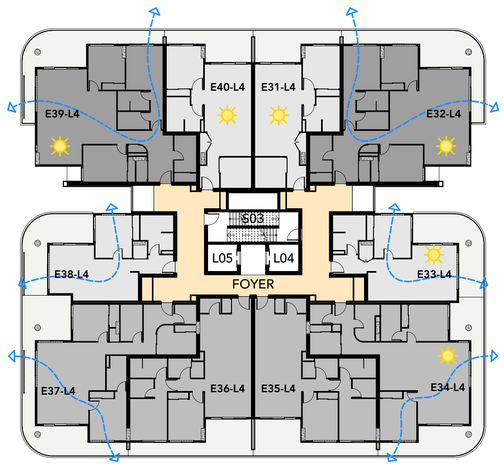

LEVEL 4
1:250

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E41-L5	66	61	21	21	8.9
E42-L5	113	110	22	21	10.0
E43-L5	58	55	16	15	10.0
E44-L5	97	93	15	15	10.5
E45-L5	84	79	16	16	8.4
E46-L5	84	79	16	16	8.4
E47-L5	93	89	20	20	10.5
E48-L5	56	54	20	20	10.0
E49-L5	113	110	18	18	10.0
E50-L5	66	61	26	26	8.9
W49-L5	56	53	16	16	10.0
W50-L5	93	89	16	16	10.5
W51-L5	84	79	16	16	8.4
W52-L5	57	53	31	31	12.2
W53-L5	57	53	37	37	12.2
W54-L5	84	79	16	16	8.4
W55-L5	97	93	18	18	10.5
W56-L5	57	55	14	14	10.0
W57-L5	113	110	26	26	10.0
W58-L5	66	61	32	32	8.9
W59-L5	57	53	14	14	12.2
W60-L5	57	53	26	26	12.2
W61-L5	66	61	37	37	8.9
W62-L5	113	110	26	26	10.0
24	**1,887 m²**	**1,793 m²**	**515 m²**	**513 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E41-L5	TYPE B	-	>3	1.0	1
E42-L5	TYPE F	Achieved	>3	2.0	3
E43-L5	TYPE A	Achieved	>3	1.0	1
E44-L5	TYPE E	Achieved	>3	1.5	2
E45-L5	TYPE C	-	0	1.5	2
E46-L5	TYPE C	-	0	1.5	2
E47-L5	TYPE E.1	Achieved	0-3	1.5	2
E48-L5	TYPE A.1	Achieved	0-3	1.0	1
E49-L5	TYPE F	Achieved	>3	2.0	3
E50-L5	TYPE B	-	>3	1.0	1
W49-L5	TYPE A.1	Achieved	>3	1.0	1
W50-L5	TYPE E.1	Achieved	>3	1.5	2
W51-L5	TYPE C	-	0	1.5	2
W52-L5	TYPE D	Achieved	0	1.5	2
W53-L5	TYPE D	Achieved	0	1.5	2
W54-L5	TYPE C	-	0	1.5	2
W55-L5	TYPE E	Achieved	0-3	1.5	2
W56-L5	TYPE A	Achieved	>3	1.0	1
W57-L5	TYPE F	Achieved	>3	2.0	3
W58-L5	TYPE B	-	>3	1.0	1
W59-L5	TYPE D	Achieved	>3	1.5	2
W60-L5	TYPE D	Achieved	>3	1.5	2
W61-L5	TYPE B	-	>3	1.0	1
W62-L5	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E31-L4	66	61	14	14	8.9
E32-L4	113	110	26	26	10.0
E33-L4	58	55	14	14	10.0
E34-L4	97	93	26	26	10.5
E35-L4	84	79	31	31	8.4
E36-L4	84	79	18	18	8.4
E37-L4	93	89	37	37	10.5
E38-L4	56	54	18	18	10.0
E39-L4	113	110	26	26	10.0
E40-L4	66	61	32	32	8.9
W28-L4	48	45	14	14	12.2
W29-L4	48	45	18	18	12.2
W35-L4	48	45	26	26	12.2
W36-L4	48	45	18	18	12.2
W39-L4	56	53	14	14	10.0
W40-L4	93	89	37	37	10.5
W41-L4	84	79	0	0	8.4
W42-L4	84	79	0	0	8.4
W43-L4	97	93	0	0	10.5
W44-L4	57	55	0	0	10.0
W45-L4	113	110	22	21	10.0
W46-L4	66	61	21	21	8.9
W47-L4	66	61	16	15	8.9
W48-L4	113	110	15	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 4

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E31-L4	TYPE B	-	>3	1.0	1
E32-L4	TYPE F	Achieved	>3	2.0	3
E33-L4	TYPE A	Achieved	>3	1.0	1
E34-L4	TYPE E	Achieved	>3	1.5	2
E35-L4	TYPE C	-	0	1.5	2
E36-L4	TYPE C	-	0	1.5	2
E37-L4	TYPE E.1	Achieved	0-3	1.5	2
E38-L4	TYPE A.1	Achieved	0-3	1.0	1
E39-L4	TYPE F	Achieved	>3	2.0	3
E40-L4	TYPE B	-	>3	1.0	1
W28-L4	TYPE D	Achieved	0	1.5	2
W29-L4	TYPE D	Achieved	0	1.5	2
W35-L4	TYPE D	Achieved	>3	1.5	2
W36-L4	TYPE D	Achieved	>3	1.5	2
W39-L4	TYPE A.1	Achieved	>3	1.0	1
W40-L4	TYPE E.1	Achieved	>3	1.5	2
W41-L4	TYPE C	-	0	1.5	2
W42-L4	TYPE C	-	0	1.5	2
W43-L4	TYPE E	Achieved	0-3	1.5	2
W44-L4	TYPE A	Achieved	>3	1.0	1
W45-L4	TYPE F	Achieved	>3	2.0	3
W46-L4	TYPE B	-	>3	1.0	1
W47-L4	TYPE B	-	>3	1.0	1
W48-L4	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

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

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

UNIT AMENITY

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

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

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

LEGEND

AREA CALCULATIONS
FOYER
COMMERCIAL
1 BED UNIT
2 BED UNIT
3 BED UNIT

SOLAR AND DAYLIGHT ACCESS
UNITS WITH >3 HOURS DAYLIGHT

NATURAL VENTILATION
UNITS THAT ACHIEVE NATURAL VENTILATION

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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Client Company:
The Village Building Co Est.1988

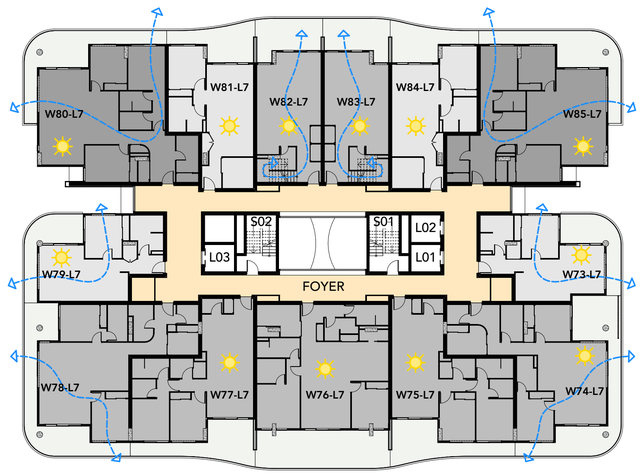
Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

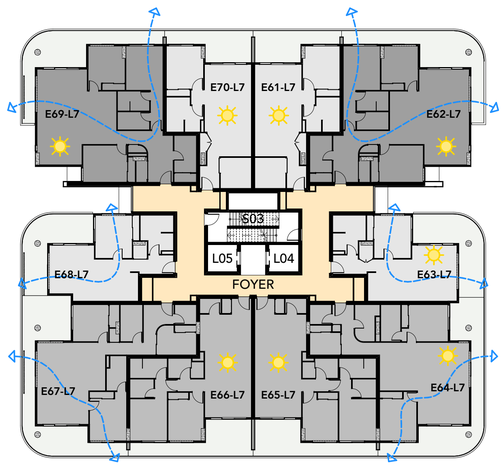
Architect:
ka
kasparek ARCHITECTS

Drawing Title:
AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS
FOR INFORMATION ONLY
ISSUE FOR DA

Plot Date
25/11/2022
67
Revision
D

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





LEVEL 7
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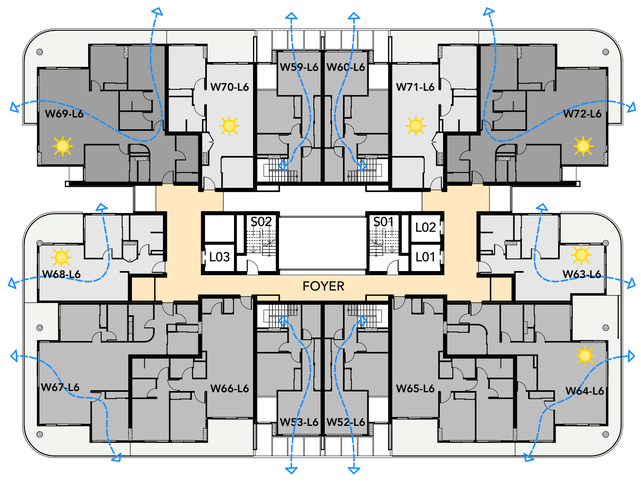

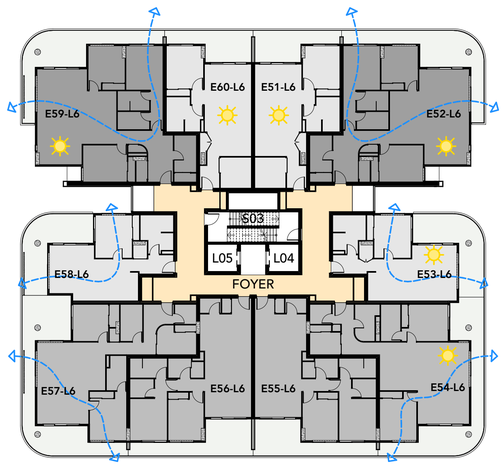

LEVEL 6
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UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E61-L7	66	61	22	21	8.9
E62-L7	113	110	21	21	10.0
E63-L7	58	55	15	15	10.0
E64-L7	97	93	16	15	10.5
E65-L7	84	79	16	16	8.4
E66-L7	84	79	20	20	8.4
E67-L7	93	89	20	20	10.5
E68-L7	56	54	18	18	10.0
E69-L7	113	110	26	26	10.0
E70-L7	66	61	16	16	8.9
W73-L7	56	53	34	34	10.0
W74-L7	93	89	31	31	10.5
W75-L7	84	79	37	37	8.4
W76-L7	112	107	16	16	8.7
W77-L7	84	79	16	16	8.4
W78-L7	97	93	18	18	10.5
W79-L7	57	55	14	14	10.0
W80-L7	113	110	26	26	10.0
W81-L7	66	61	32	32	8.9
W82-L7	57	53	14	14	12.2
W83-L7	57	53	26	26	12.2
W84-L7	66	61	37	37	8.9
W85-L7	113	110	26	26	10.0
23	**1,885 m²**	**1,794 m²**	**517 m²**	**515 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E61-L7	TYPE B	-	>3	1.0	1
E62-L7	TYPE F	Achieved	>3	2.0	3
E63-L7	TYPE A	Achieved	>3	1.0	1
E64-L7	TYPE E	Achieved	>3	1.5	2
E65-L7	TYPE C	-	>3	1.5	2
E66-L7	TYPE C	-	>3	1.5	2
E67-L7	TYPE E.1	Achieved	0-3	1.5	2
E68-L7	TYPE A.1	Achieved	0-3	1.0	1
E69-L7	TYPE F	Achieved	>3	2.0	3
E70-L7	TYPE B	-	>3	1.0	1
W73-L7	TYPE A.1	Achieved	>3	1.0	1
W74-L7	TYPE E.1	Achieved	>3	1.5	2
W75-L7	TYPE C	-	>3	1.5	2
W76-L7	TYPE G	-	>3	1.5	2
W77-L7	TYPE C	-	>3	1.5	2
W78-L7	TYPE E	Achieved	0-3	1.5	2
W79-L7	TYPE A	Achieved	>3	1.0	1
W80-L7	TYPE F	Achieved	>3	2.0	3
W81-L7	TYPE B	-	>3	1.0	1
W82-L7	TYPE D	Achieved	>3	1.5	2
W83-L7	TYPE D	Achieved	>3	1.5	2
W84-L7	TYPE B	-	>3	1.0	1
W85-L7	TYPE F	Achieved	>3	2.0	3
23				**32.5**	

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E51-L6	66	61	14	14	8.9
E52-L6	113	110	26	26	10.0
E53-L6	58	55	14	14	10.0
E54-L6	97	93	26	26	10.5
E55-L6	84	79	31	31	8.4
E56-L6	84	79	18	18	8.4
E57-L6	93	89	37	37	10.5
E58-L6	56	54	18	18	10.0
E59-L6	113	110	26	26	10.0
E60-L6	66	61	32	32	8.9
W52-L6	48	45	14	14	12.2
W53-L6	48	45	18	18	12.2
W59-L6	48	45	26	26	12.2
W60-L6	48	45	18	18	12.2
W63-L6	56	53	14	14	10.0
W64-L6	93	89	37	37	10.5
W65-L6	84	79	0	0	8.4
W66-L6	84	79	0	0	8.4
W67-L6	97	93	0	0	10.5
W68-L6	57	55	0	0	10.0
W69-L6	113	110	22	21	10.0
W70-L6	66	61	21	21	8.9
W71-L6	66	61	15	15	8.9
W72-L6	113	110	16	15	10.0
24	**1,851 m²**	**1,761 m²**	**443 m²**	**441 m²**	

UNIT AMENITY - LEVEL 6

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E51-L6	TYPE B	-	>3	1.0	1
E52-L6	TYPE F	Achieved	>3	2.0	3
E53-L6	TYPE A	Achieved	>3	1.0	1
E54-L6	TYPE E	Achieved	>3	1.5	2
E55-L6	TYPE C	-	0	1.5	2
E56-L6	TYPE C	-	0	1.5	2
E57-L6	TYPE E.1	Achieved	0-3	1.5	2
E58-L6	TYPE A.1	Achieved	0-3	1.0	1
E59-L6	TYPE F	Achieved	>3	2.0	3
E60-L6	TYPE B	-	>3	1.0	1
W52-L6	TYPE D	Achieved	0	1.5	2
W53-L6	TYPE D	Achieved	0	1.5	2
W59-L6	TYPE D	Achieved	>3	1.5	2
W60-L6	TYPE D	Achieved	>3	1.5	2
W63-L6	TYPE A.1	Achieved	>3	1.0	1
W64-L6	TYPE E.1	Achieved	>3	1.5	2
W65-L6	TYPE C	-	0	1.5	2
W66-L6	TYPE C	-	0	1.5	2
W67-L6	TYPE E	Achieved	0-3	1.5	2
W68-L6	TYPE A	Achieved	>3	1.0	1
W69-L6	TYPE F	Achieved	>3	2.0	3
W70-L6	TYPE B	-	>3	1.0	1
W71-L6	TYPE B	-	>3	1.0	1
W72-L6	TYPE F	Achieved	>3	2.0	3
24				**34.0**	

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

>3 HOURS (REQUIRED MIN):	125 (70%)
>3 HOURS (PROVIDED):	125 (70%)
0-3 HOURS (PROVIDED):	23 (13%)
0 HOURS (REQUIRED MAX):	27(15%)
0 HOURS (PROVIDED):	30 (17%)

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

LEGEND

AREA CALCULATIONS
FOYER
COMMERCIAL
1 BED UNIT
2 BED UNIT
3 BED UNIT

SOLAR AND DAYLIGHT ACCESS
UNITS WITH >3 HOURS DAYLIGHT

NATURAL VENTILATION
UNITS THAT ACHIEVE NATURAL VENTILATION

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac.Pro local - BIMcloud Basic for Archicad 25-2023-3003-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-302-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS
FOR INFORMATION ONLY
ISSUE FOR DA

Plot Date: 25/11/2022
68
Revision D

Drawn:	Project No:	Comenced:	Scale:
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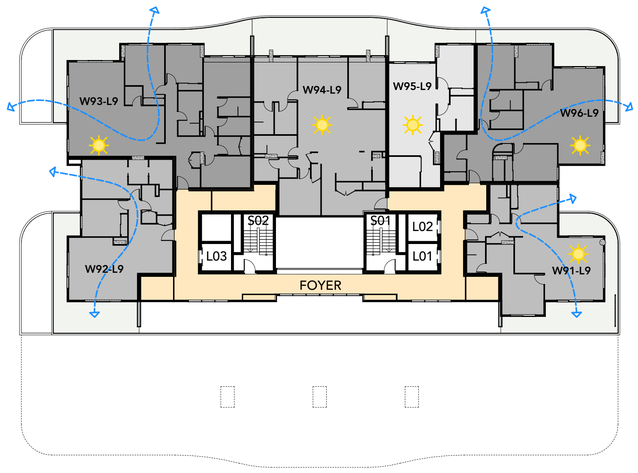
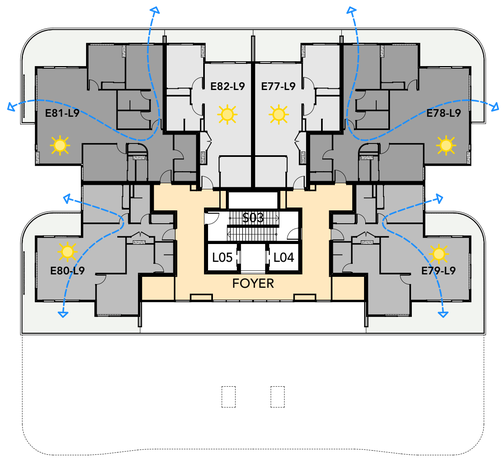
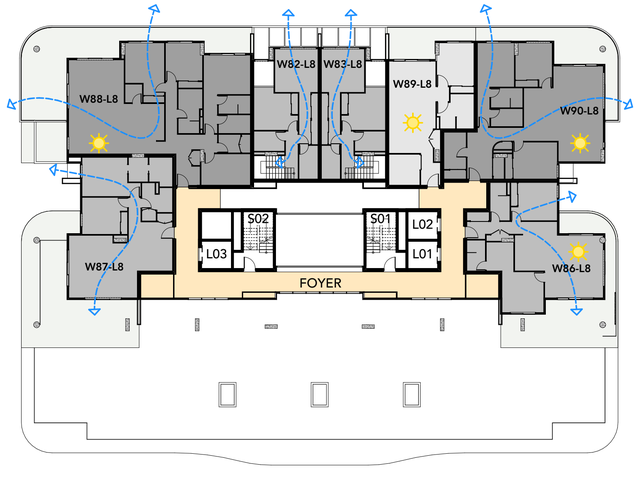
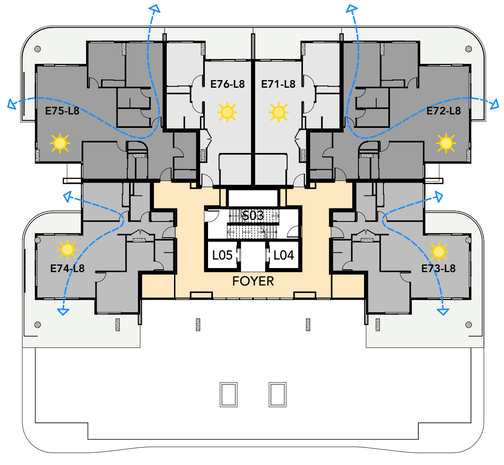




LEVEL 9
1:250





LEVEL 8
1:250

UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E77-L9	66	61	14	14	8.9
E78-L9	113	110	14	14	10.0
E79-L9	84	81	26	26	9.0
E80-L9	84	81	33	33	9.0
E81-L9	113	110	26	26	10.0
E82-L9	66	61	33	33	8.9
W91-L9	84	81	26	26	9.0
W92-L9	86	83	16	16	6.8
W93-L9	143	139	28	28	8.7
W94-L9	134	130	37	37	11.3
W95-L9	66	61	33	33	8.9
W96-L9	113	110	34	34	10.0
12	**1,152 m²**	**1,108 m²**	**320 m²**	**320 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E77-L9	TYPE B	-	>3	1.0	1
E78-L9	TYPE F	Achieved	>3	2.0	3
E79-L9	TYPE I	Achieved	>3	1.5	2
E80-L9	TYPE I	Achieved	>3	1.5	2
E81-L9	TYPE F	Achieved	>3	2.0	3
E82-L9	TYPE B	-	>3	1.0	1
W91-L9	TYPE I	Achieved	>3	1.5	2
W92-L9	TYPE H	Achieved	0-3	1.5	2
W93-L9	TYPE J	Achieved	>3	2.0	3
W94-L9	TYPE G.1	-	>3	1.5	2
W95-L9	TYPE B	-	>3	1.0	1
W96-L9	TYPE F	Achieved	>3	2.0	3
12				**18.5**	

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E71-L8	66	61	26	26	8.9
E72-L8	113	110	14	14	10.0
E73-L8	84	81	46	46	9.0
E74-L8	84	81	26	26	9.0
E75-L8	113	110	14	14	10.0
E76-L8	66	61	46	46	8.9
W82-L8	48	45	26	26	12.2
W83-L8	48	45	14	14	12.2
W86-L8	84	81	0	0	9.0
W87-L8	86	83	0	0	6.8
W88-L8	143	139	65	65	8.7
W89-L8	66	61	66	66	8.9
W90-L8	113	110	46	46	10.0
13	**1,114 m²**	**1,068 m²**	**389 m²**	**389 m²**	

UNIT AMENITY - LEVEL 8

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E71-L8	TYPE B	-	>3	1.0	1
E72-L8	TYPE F	Achieved	>3	2.0	3
E73-L8	TYPE I	Achieved	>3	1.5	2
E74-L8	TYPE I	Achieved	>3	1.5	2
E75-L8	TYPE F	Achieved	>3	2.0	3
E76-L8	TYPE B	-	>3	1.0	1
W82-L8	TYPE D	Achieved	>3	1.5	2
W83-L8	TYPE D	Achieved	>3	1.5	2
W86-L8	TYPE I	Achieved	>3	1.5	2
W87-L8	TYPE H	Achieved	0-3	1.5	2
W88-L8	TYPE J	Achieved	>3	2.0	3
W89-L8	TYPE B	-	>3	1.0	1
W90-L8	TYPE F	Achieved	>3	2.0	3
13				**20.0**	

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

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

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

UNIT AMENITY

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

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

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

LEGEND

AREA CALCULATIONS
FOYER
COMMERCIAL
1 BED UNIT
2 BED UNIT
3 BED UNIT

SOLAR AND DAYLIGHT ACCESS
UNITS WITH >3 HOURS DAYLIGHT

NATURAL VENTILATION
UNITS THAT ACHIEVE NATURAL VENTILATION

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25/22.303.FAA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.NSW/100.303.FAA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot31_DP771673.NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT
Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS
Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Plot Date
25/11/2022
69
Revision
D

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

F.1

PERPECTIVE VIEW FROM EAST

F.1

PERPECTIVE VIEW FROM SOUTH

F.1

PERPECTIVE VIEW FROM EAST

F.1

PERPECTIVE VIEW FROM NORTH

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqmx-Macmini local - BIMcloud Basic for Archicad 27/22-303-FAA-RuttledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/00SW/200-303-FAA-RuttledgeSt_Queanbeyan.NSW - 19_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date
11/7/2024

70
Revision
F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:15.49, 1:125.35, 1:100

F.1

PERSPECTIVE VIEW FROM EAST

PERSPECTIVE VIEW FROM RUTLEDGE STREET

F.1

PERSPECTIVE VIEW FROM SOUTH

PERSPECTIVE VIEW FROM WEST

F.1

PERSPECTIVE VIEW FROM NORTH

F.1

PERSPECTIVE VIEW FROM EAST

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Aarqmx-Mac-mini.local - BIM cloud Basic for Archicad 27/22-303 FAA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-2620-303 FAA-Rutledge St, Queanbeyan-NSW - 04_CC - Original OA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date: 11/7/2024

71

Revision F

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	
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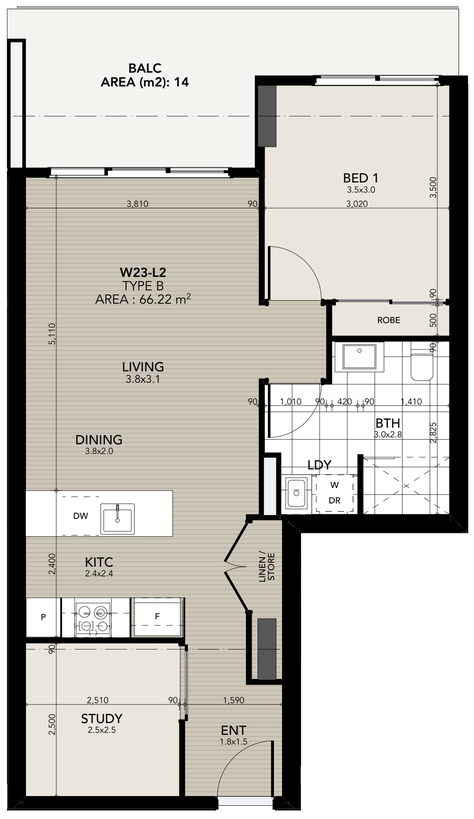
1:50



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TYPE C
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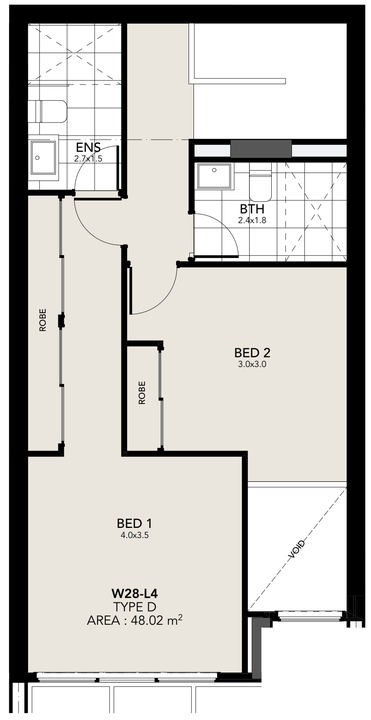

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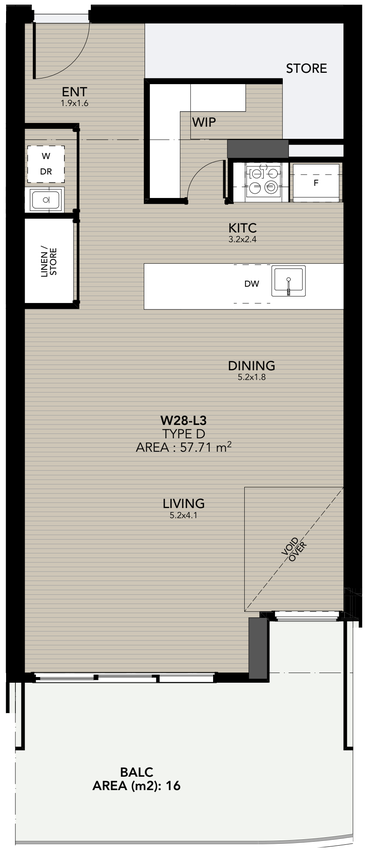

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Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud - Adrianne Mac Pro local - BIM cloud Base for Archicad 25-22-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N26W100-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N26R

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparen ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

72
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50

TYPE E
1:50

TYPE F
1:50

TYPE E.1
1:50

Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrms-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303-FKA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparen ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

73
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
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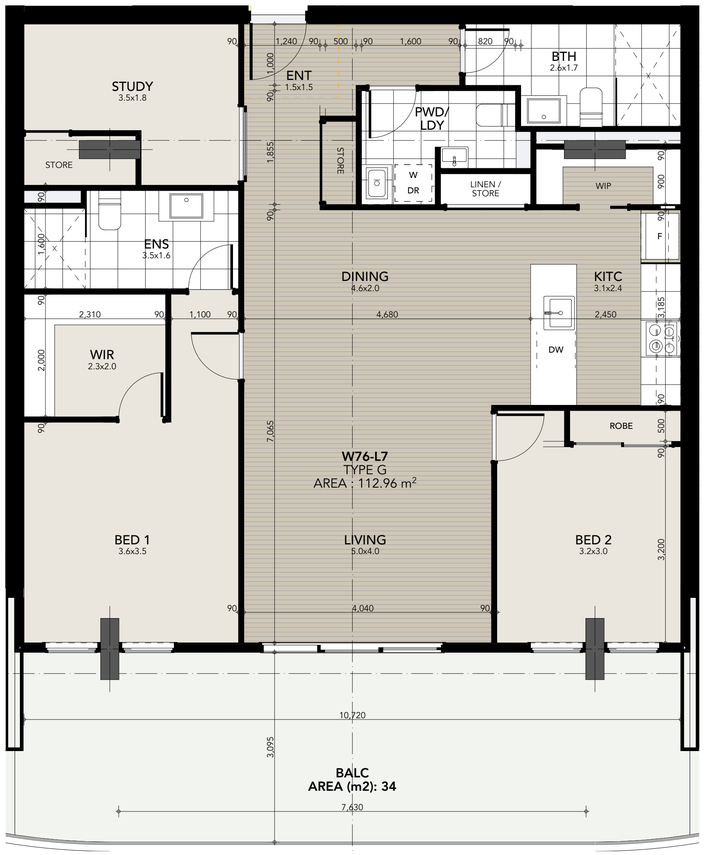

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Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparian ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

74
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
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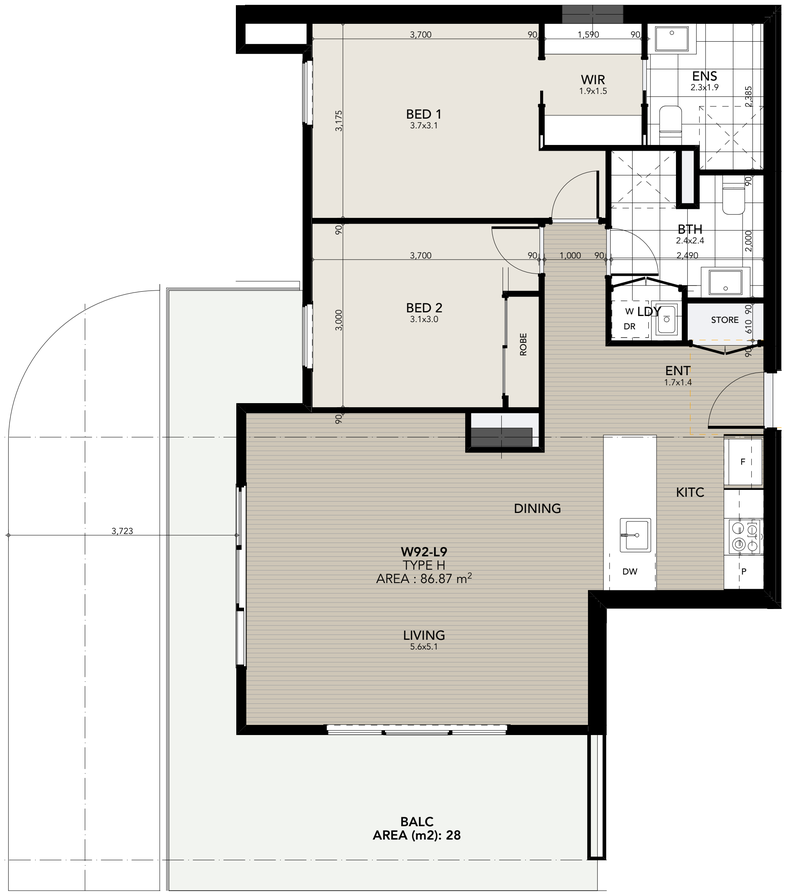

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TYPE I
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Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro local - BIMcloud Basic for Archicad 25-22.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.NSW100.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot31_DP771673.pln5M

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparel ARCHITECTS

Drawing Title:

TYPICAL UNIT FLOOR PLANS

Plot Date: 25/11/2022

75

Revision: D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50

TYPE J
1:50

Issue	Title	Rev	Description	Date
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.bcl06

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparian ARCHITECTS

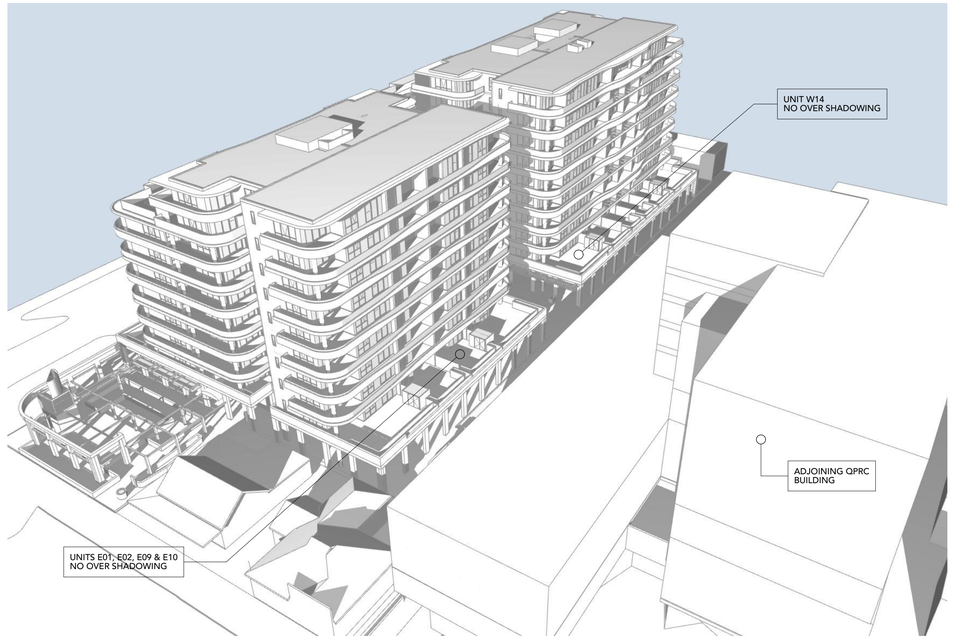
Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

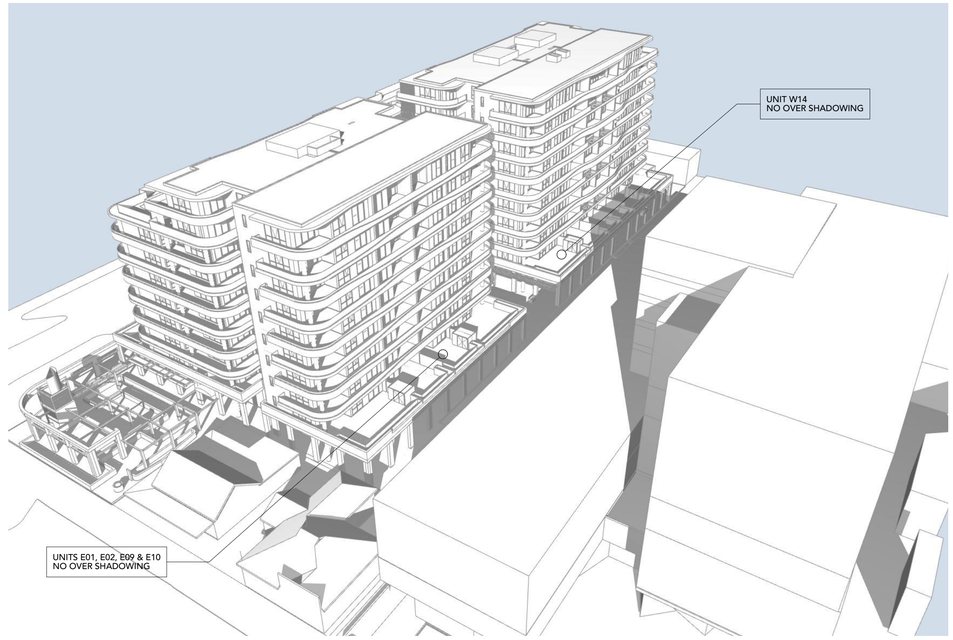
76
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

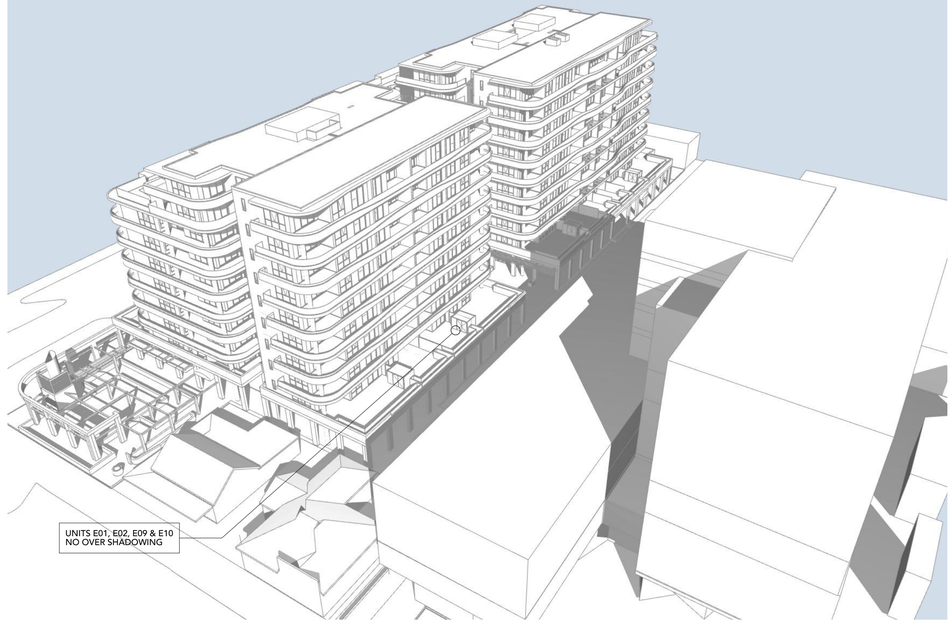
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50



NE PERSPECTIVE SHADOW PROJECTION - 9AM JUNE 21



NE PERSPECTIVE SHADOW PROJECTION - 10AM JUNE 21



NE PERSPECTIVE SHADOW PROJECTION - 11AM JUNE 21

NE PERSPECTIVE SHADOW PROJECTION - 12PM JUNE 21

01D

OVER SHADOWING SUMMARY

APPARTMENTS THAT ARE MOST VULNERABLE TO THE OVER SHADOWING FROM THE ADJOINING QPCR BUILDING. (ALL OTHER NORTH ASPECT APARTMENTS RECEIVE DIRECT SUNLIGHT IN EXCESS OF 3 HOURS)

UNIT W14-L1:
DIRECT SUN LIGHT ACCESS 9AM – 11AM = 2HRS
DIRECT SUN LIGHT ACCESS 1PM – 3PM = 2HRS

UNITS E1-L1, E02-L1, E09-L1 & E10-L1:
DIRECT SUN LIGHT ACCESS 9AM – 12PM = 3HRS

01D

Issue	Title	Rev	Description	Date
E	DA ISSUE QPRC RFI 01	01D	OVER SHADOWING IMPACTS FROM QPCR BUILDING	25/8/2023

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-NSW : 04

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparel ARCHITECTS

Drawing Title:

PERSPECTIVE SHADOW PROJECTIONS - ADJOINING BUILDINGS

Plot Date: 25/8/2023

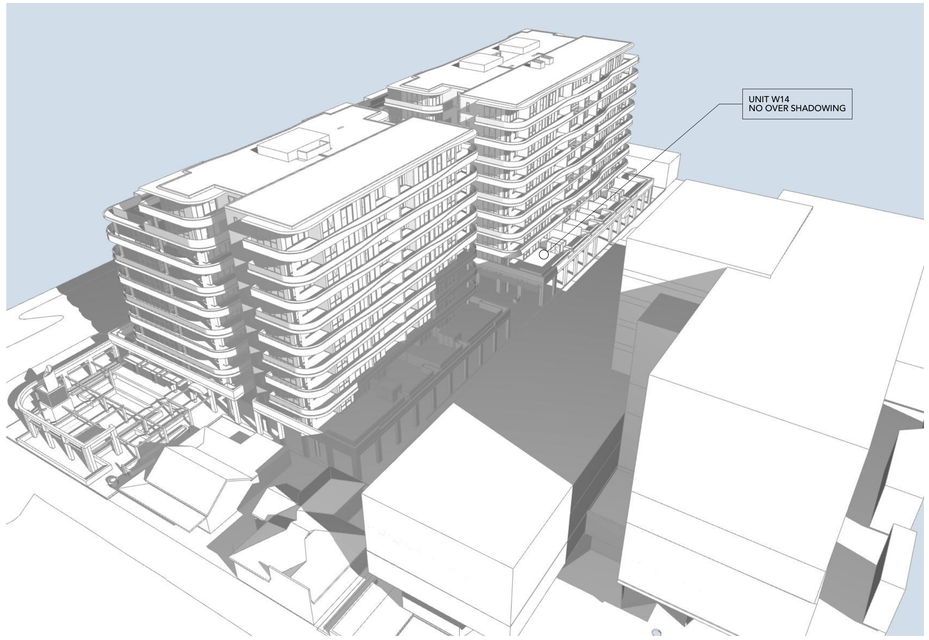
77

Revision E

Status:

QPCR AIR 04/07/23 REVIEW
DA ISSUE QPRC RFI 01

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



NE PERSPECTIVE SHADOW PROJECTION - 1PM JUNE 21

NE PERSPECTIVE SHADOW PROJECTION - 2PM JUNE 21

NE PERSPECTIVE SHADOW PROJECTION - 3PM JUNE 21

01D

OVER SHADOWING SUMMARY

APPARTMENTS THAT ARE MOST VULNERABLE TO THE OVER SHADOWING FROM THE ADJOINING QPCR BUILDING. (ALL OTHER NORTH ASPECT APARTMENTS RECEIVE DIRECT SUNLIGHT IN EXCESS OF 3 HOURS)

UNIT W14-L1:
DIRECT SUN LIGHT ACCESS 9AM – 11AM = 2HRS
DIRECT SUN LIGHT ACCESS 1PM – 3PM = 2HRS

UNITS E1-L1, E02-L1, E09-L1 & E10-L1:
DIRECT SUN LIGHT ACCESS 9AM – 12PM = 3HRS

01D

Issue	Title	Rev	Description	Date
E	DA ISSUE QPRC RFI 01	01D	OVER SHADOWING IMPACTS FROM QPCR BUILDING	25/8/2023

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge St, Queanbeyan NSW - D4

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE SHADOW PROJECTIONS - ADJOINING BUILDINGS

Plot Date: 25/8/2023

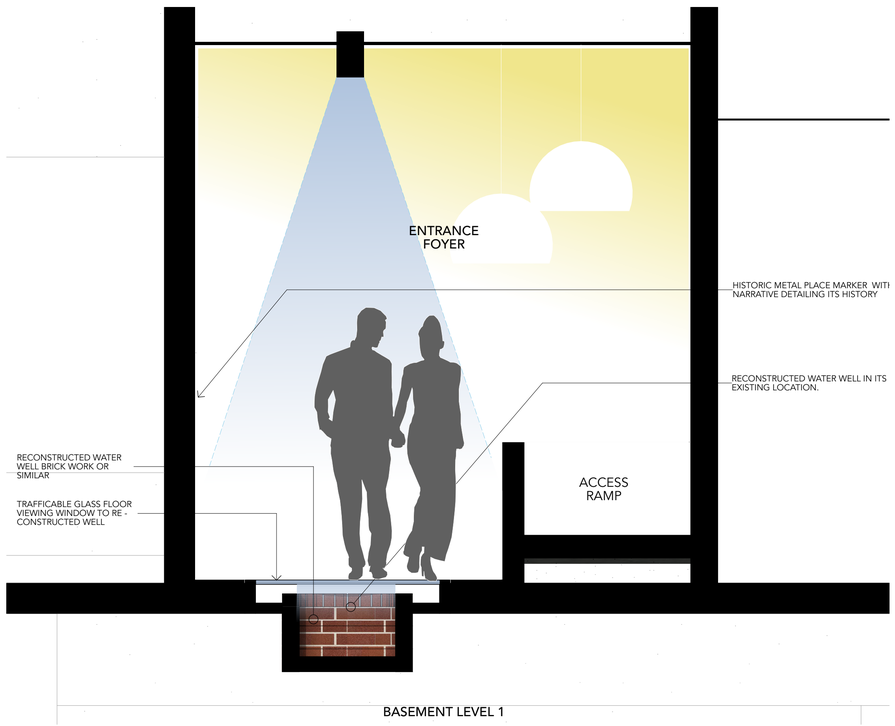
78

Revision: E

Status:

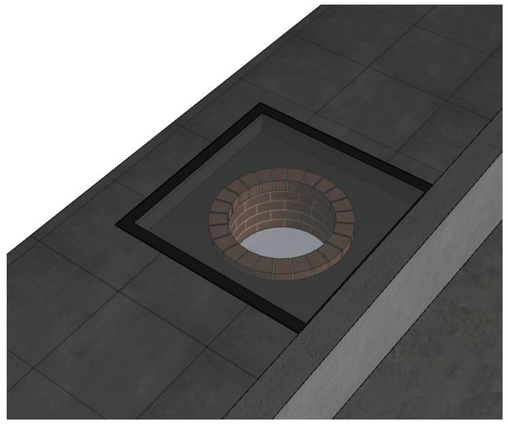
QPCR AIR 04/07/23 REVIEW DA ISSUE QPRC RFI 01

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



F.2

00 DETAIL SECTION 7 1:20



WATER WELL - FOYER INTERNAL LOCATION, UNDER FLOOR

RUTLEDGE STREET, WEST BUILDING ENTRANCE / FOYER GROUND FLOOR

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: /aarqma-Mac-mini.local/ - BIMcloud Basic for Archicad 27/22-303-FAA-RutledgeSt, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-000-303-FAA-RutledgeSt, Queanbeyan-NSW - TA_CC - Original DA

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparen ARCHITECTS

Drawing Title:

WATER WELL - PROPOSED DETAIL

Plot Date: 11/7/2024

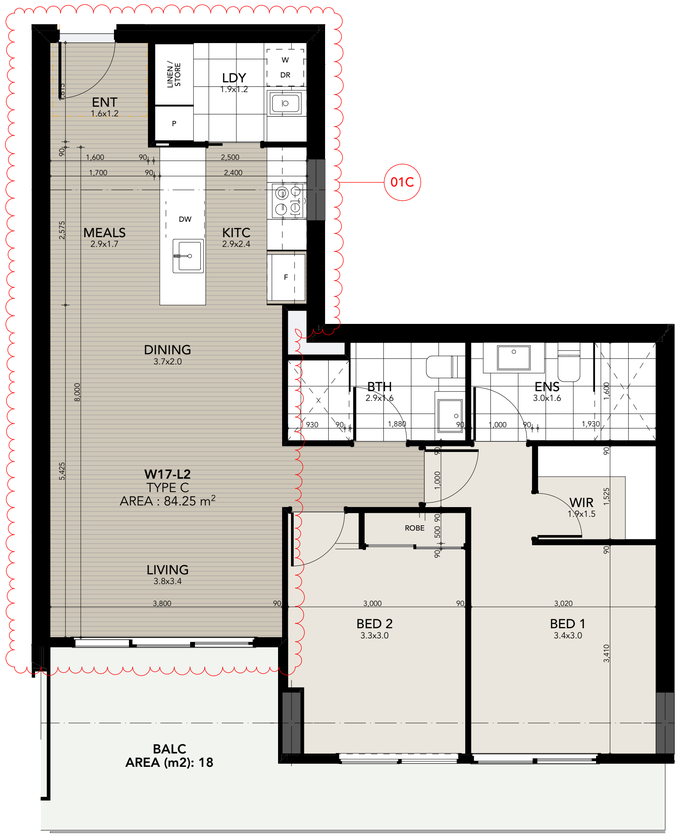
79

Revision F

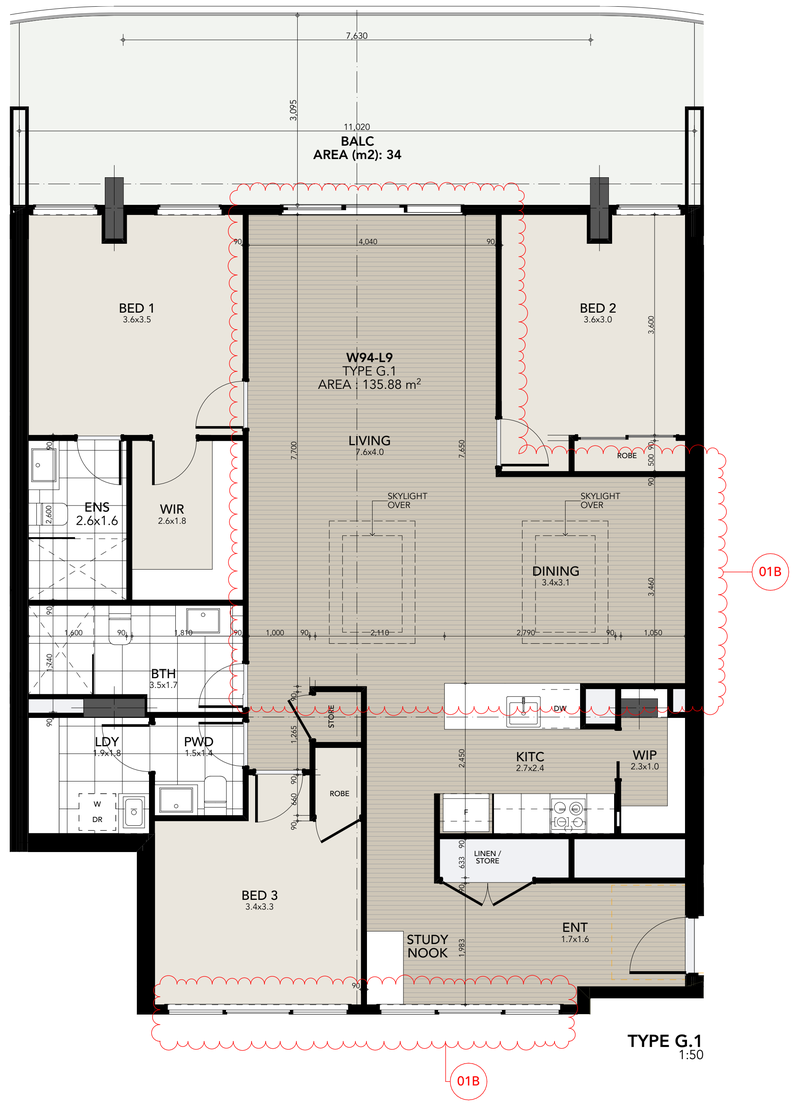
Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



TYPE C
1:50



TYPE G.1
1:50

Issue	Title	Rev	Description	Date
E	DA ISSUE QPRC RFI 01	01B	ADG 8M OPEN PLAN COMPLIANCE, SKYLIGHTS & WINDOWS ADDED	25/8/2023
		01C	ADG 8M OPEN PLAN COMPLIANCE, UNIT TYPE C	

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-302-FKA-RutledgeSt_Queanbeyan.NSW - D4

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparen ARCHITECTS

Drawing Title:

TYPICAL UNIT FLOOR PLANS

Plot Date
25/8/2023

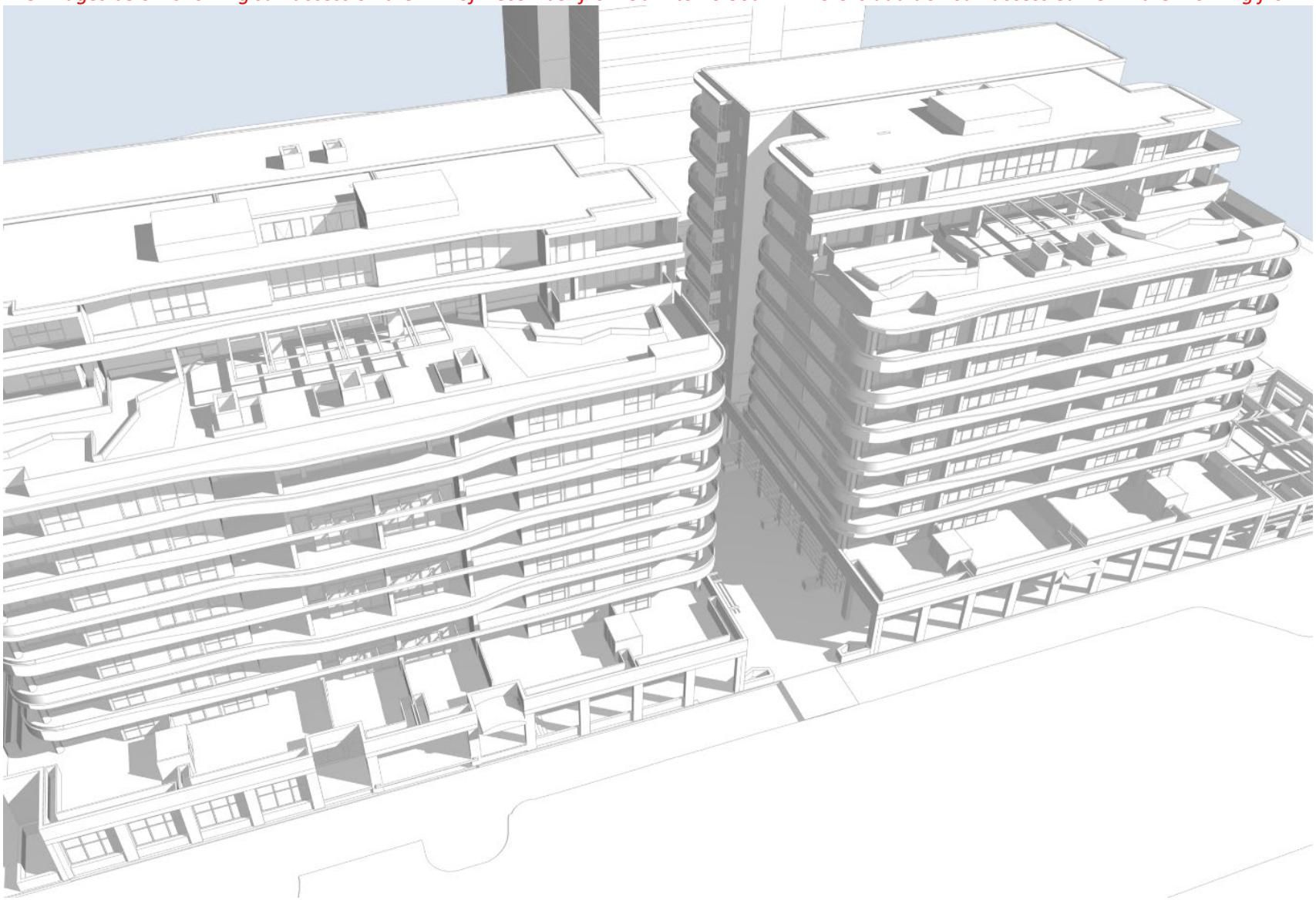
80
Revision
E

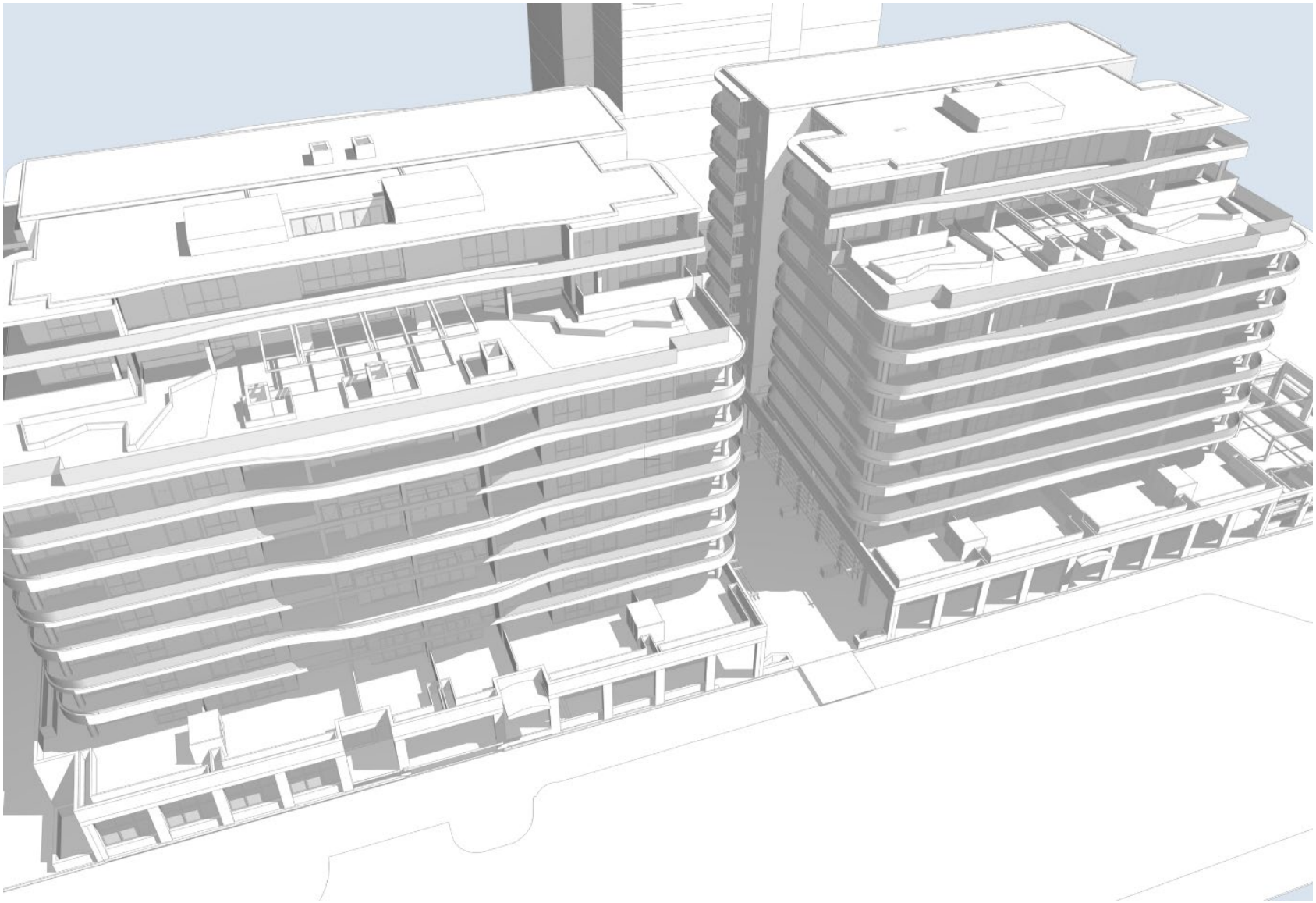
Status:

QPCR AIR 04/07/23 REVIEW
DA ISSUE QPRC RFI 01

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50

The images below showing sun access on the 21st of December from 9am to 10.30am. There is addition sun access earlier in the morning from 7am.





ENTO BOX
PANESE SOUL 'N' FOOD
WOK N ROLL
TRATTORIA
NONNA
PIZZA
Cafe
PIZZA
Cafe
Seafood
Restaurant
URBAN Spice
Wine & Dine
LE
CAFÉ DU SOLEIL

FIRE
STATION
261

H&F BURGER
Cafe