Project summary

Project name	Rutledge St. Queanbeyan Residential Apartments
Street address	22-380 Rutledge Street QUEANBEYAN 2620
Local Government Area	Queanbeyan-Palerang Regional Council
Plan type and plan number	deposited DP117998
Lot no.	2 & 31
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	172
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 15	Target 10

1. Commitments for Residential flat buildings - Building E

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopne-Man-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kaspar ARCHITECTS

Drawing Title:

BASIX COMMITMENTS

Plot Date: 16/01/2023

Revision: 77 A

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

Project summary

Project name	Rutledge St. Queanbeyan Residential Apartments
Street address	22-380 Rutledge Street QUEANBEYAN 2620
Local Government Area	Queanbeyan-Palerang Regional Council
Plan type and plan number	deposited DP117998
Lot no.	2 & 31
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	172
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 15	Target 10

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
kaspare ARCHITECTS

Drawing Title:
BASIX COMMITMENTS

Plot Date
16/01/2023

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Revision
A

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

Project summary

Project name	Rutledge St. Queanbeyan Residential Apartments
Street address	22-380 Rutledge Street QUEANBEYAN 2620
Local Government Area	Queanbeyan-Palerang Regional Council
Plan type and plan number	deposited DP117998
Lot no.	2 & 31
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	172
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 15	Target 10

1. Commitments for Residential flat buildings - Building E

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopne-Man-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

kaspar ARCHITECTS

Drawing Title:

BASIX COMMITMENTS

Plot Date 16/01/2023

Revision A

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

Project summary

Project name	Rutledge St. Queanbeyan Residential Apartments
Street address	22-380 Rutledge Street QUEANBEYAN 2620
Local Government Area	Queanbeyan-Palerang Regional Council
Plan type and plan number	deposited DP117998
Lot no.	2 & 31
Section no.	-
No. of residential flat buildings	2
No. of units in residential flat buildings	172
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 15	Target 10

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	5 star	6 star	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

5. Commitments for common areas and central systems/facilities for the development (non-building specific)

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	5 star	6 star	no common laundry facility

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Host: Aikoms Mac Pro local - BIM Host Basic for Archicad 25 (22-303 FKA Rutledge St, Queanbeyan Lot2_DP117998-Lot31_DP771673 NSW-100-303 FKA Rutledge St, 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:

BASIX COMMITMENTS

Plot Date 16/01/2023

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Revision A

kaspare ARCHITECTS

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

Project summary

Project name	Rutledge St. Queanbeyan Residential Apartments
Street address	22-380 Rutledge Street QUEANBEYAN 2620
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No. of units in residential flat buildings	172
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score

Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 15	Target 10

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

	Common area ventilation system		Common area lighting		
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	No
Car park area (No. 2)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	zoned switching with motion sensor	No
Lift car (No.6)	-	-	light-emitting diode	connected to lift call button	No
Car Park Exhaust Room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No
Car Park Supply Air Fan room	ventilation supply only	interlocked to light	light-emitting diode	manual on / manual off	No

Central energy systems	Type	Specification
Alternative energy supply	Photovoltaic system	Rated electrical output (min): 17.0 peak kW
Lift (No. 6)	gearless traction with V V V F motor	Number of levels (including basement): 3

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adeyna-Mac-Pro local : /BIMcloud Basic for Archicad 25/22-303-FKA-Rutledge St.; 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:

kaspare ARCHITECTS

Drawing Title:

BASIX COMMITMENTS

Plot Date 16/01/2023

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Revision A

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

PRELIM DA - ISSUE FOR INFORMATION (C)

FOR INFORMATION

RUTLEDGE STREET APARTMENTS

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

SHOP TOP HOUSING DEVELOPMENT

DRAWING SCHEDULE - DA ISSUE

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adriana-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303-FKA-Rutledge05_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001100-303-FKA-Rutledge05_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

COVER SHEET - DRAWING SCHEDULE

Plot Date

12/11/2022

00

Revision

C

kasparek ARCHITECTS

Status:

FOR INFORMATION

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

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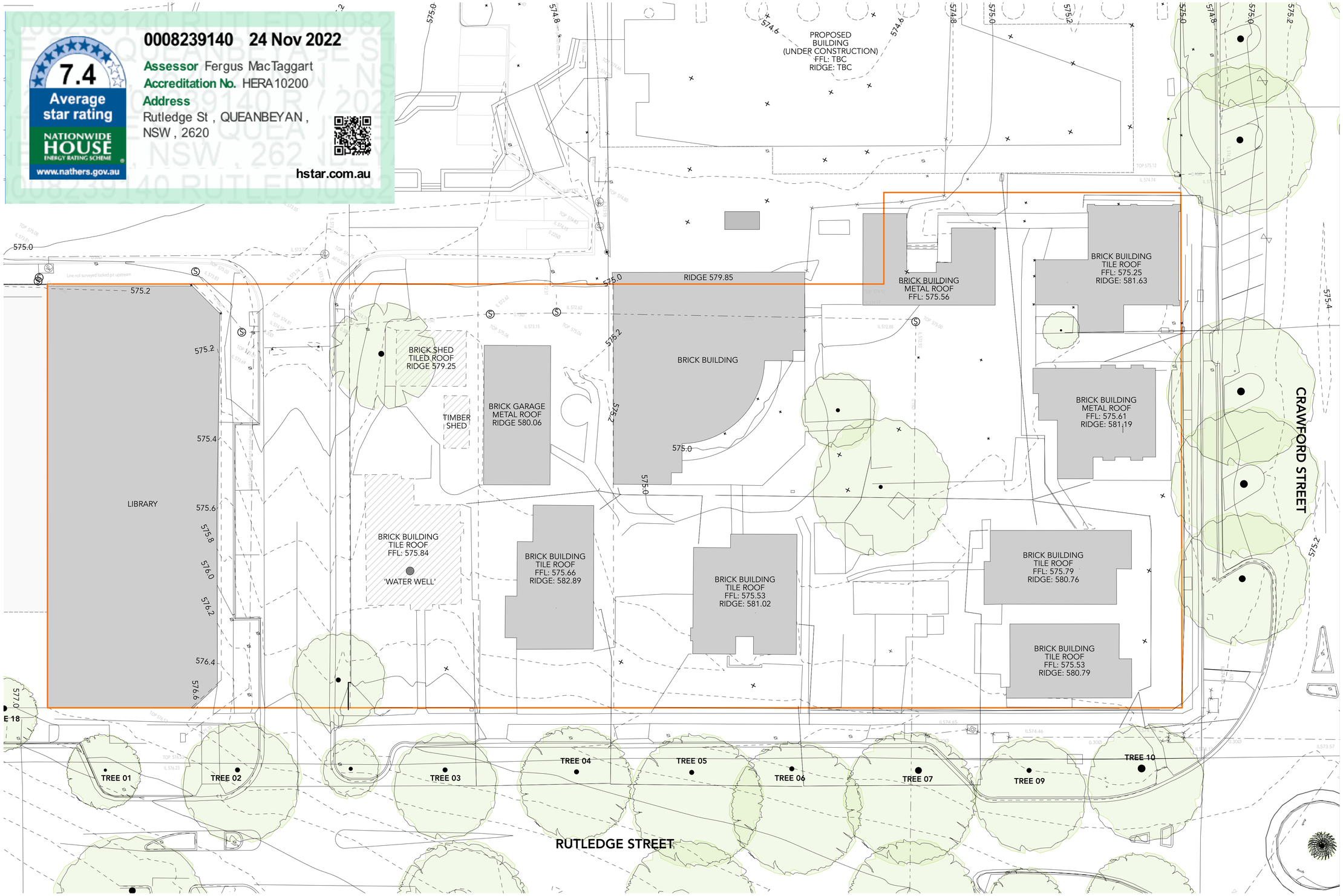

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrav-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-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:

kaspare ARCHITECTS

Drawing Title:

EXISTING CONDITIONS PLAN

Plot Date: 12/11/202

01 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

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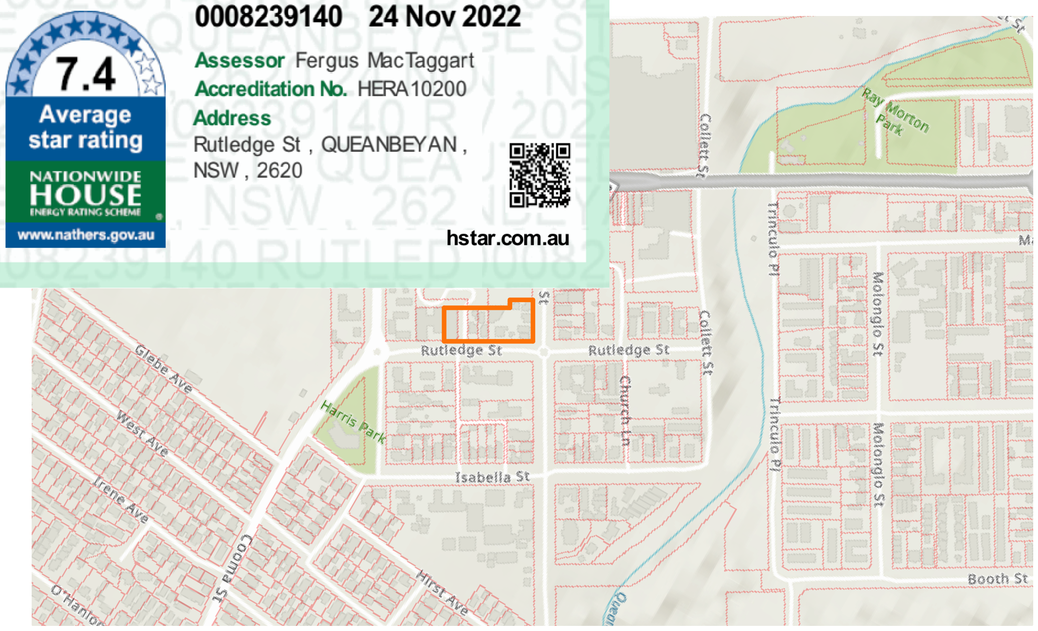
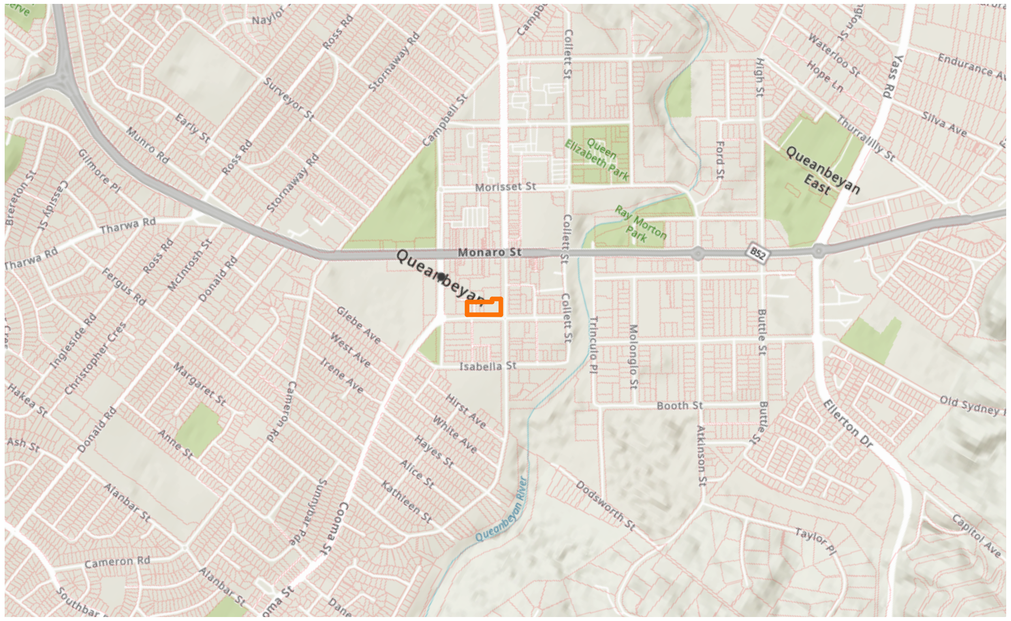


LOCAL CONTEXT PLAN

SITE AERIAL IMAGE



WIDER CONTEXT PLAN

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

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-NSW100-303-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:

kasperek ARCHITECTS

Drawing Title:

SITE ANALYSIS - LOCAL & WIDER CONTEXT

Plot Date 12/11/2022

02 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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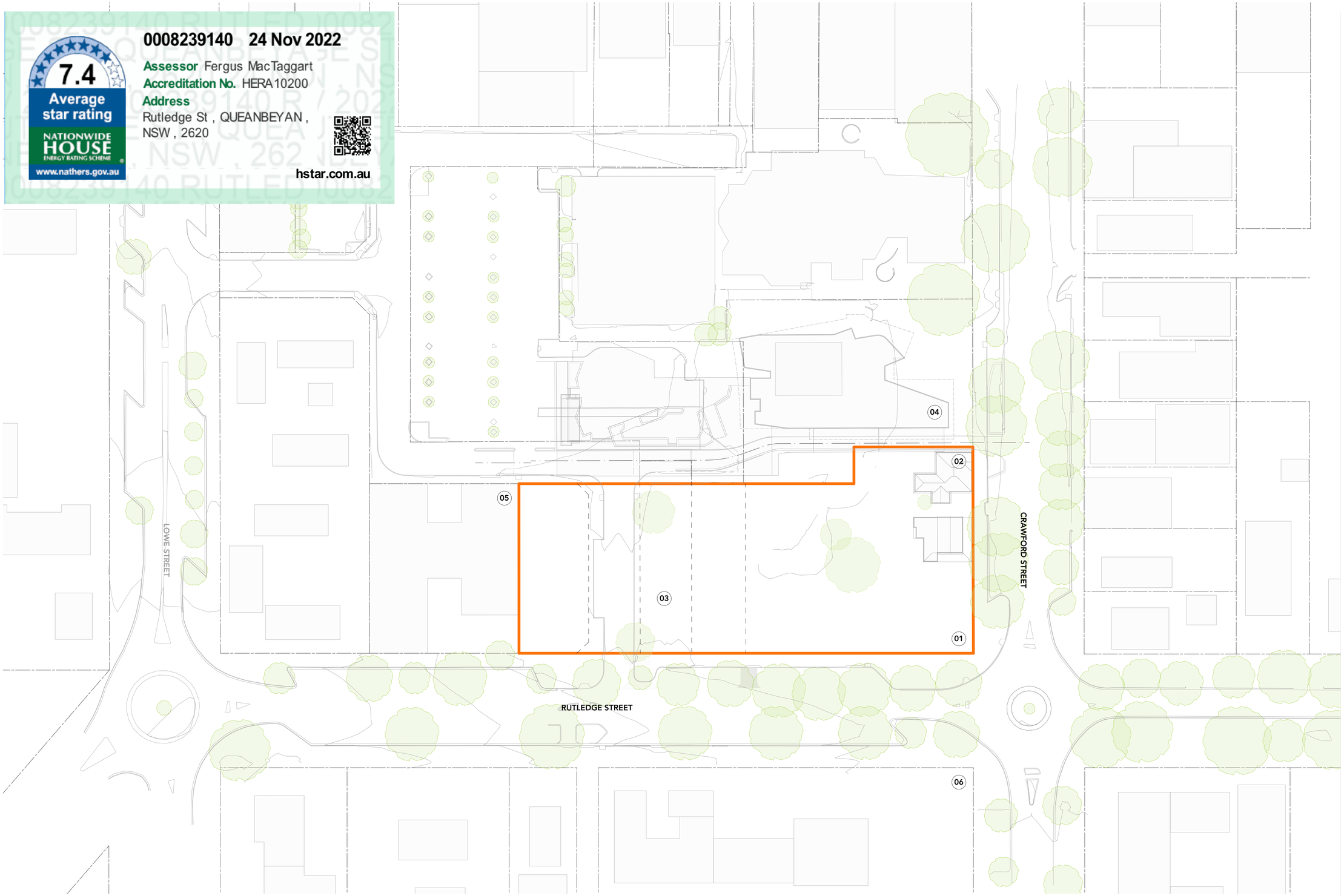


KEY

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303.FKA-Rutledge35_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:

kasparek ARCHITECTS

Drawing Title:

SITE ANALYSIS - PRECINCT CONTEXT

Plot Date 12/11/2022

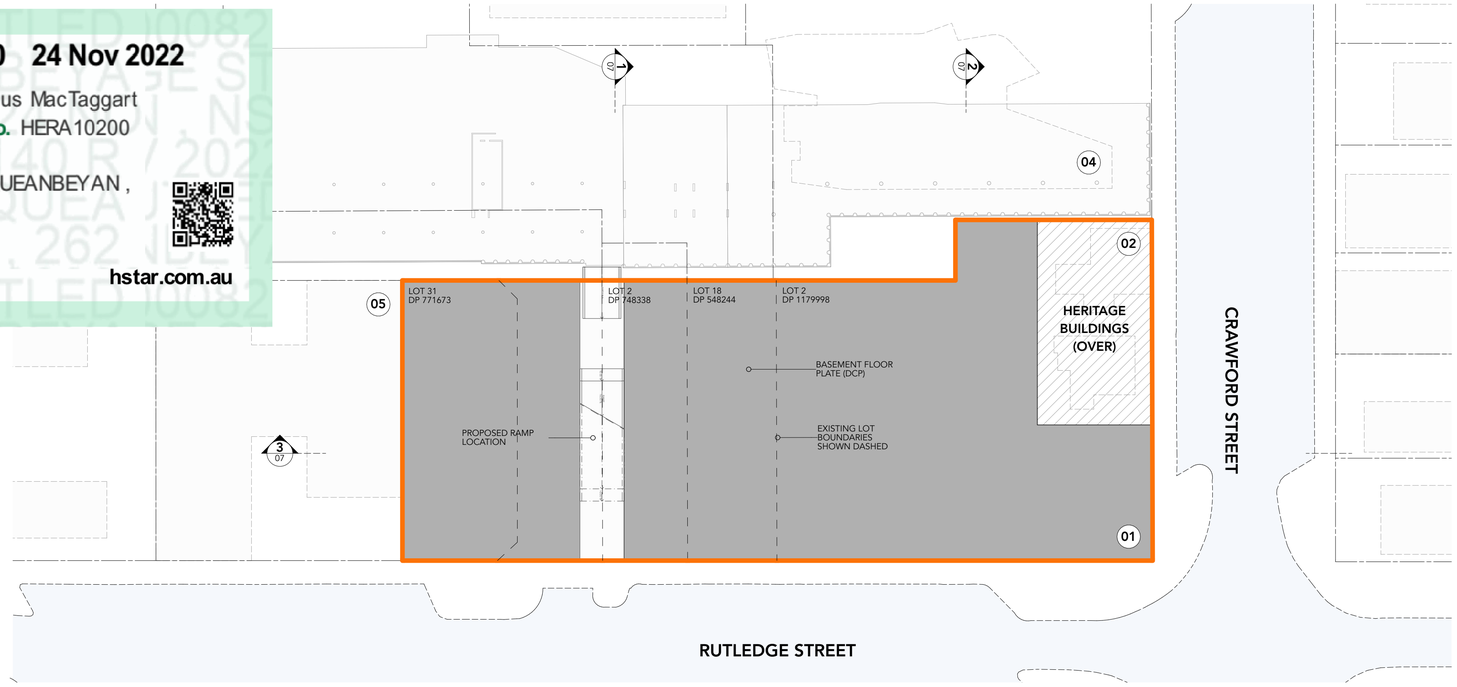
03 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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



BASEMENT LEVEL -1
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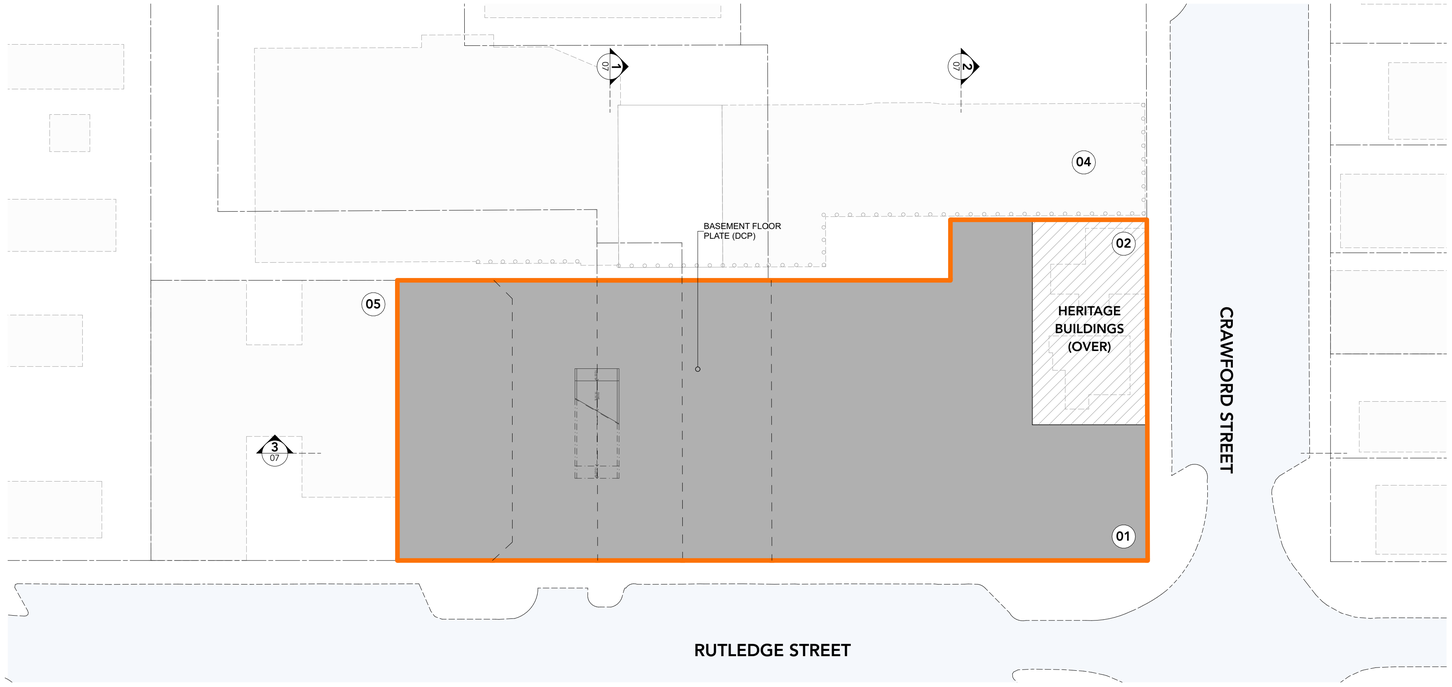

BASEMENT LEVEL -2
1:500

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkyne-Mac-Pro local - BIMcloud Basic for Archicad 25-23.303-FKA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673.BIM

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:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date 12/11/2022

Revision 04 C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

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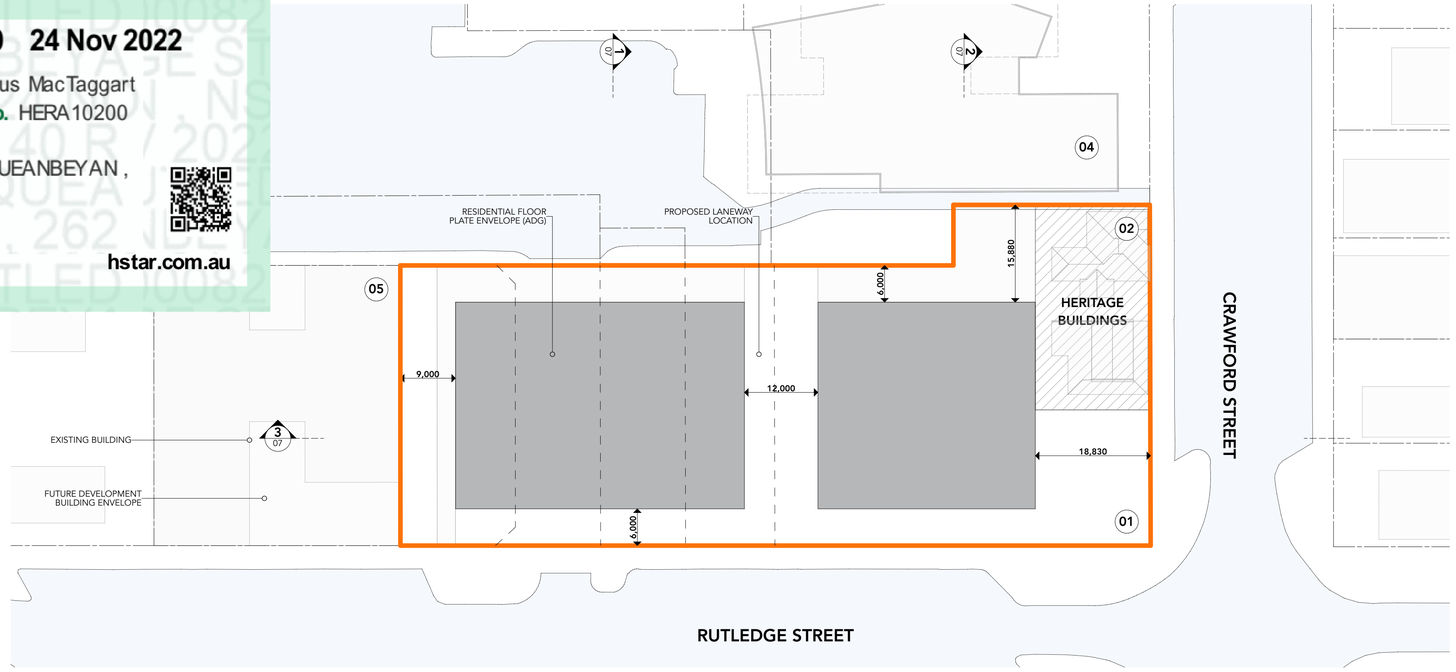

LEVEL 1
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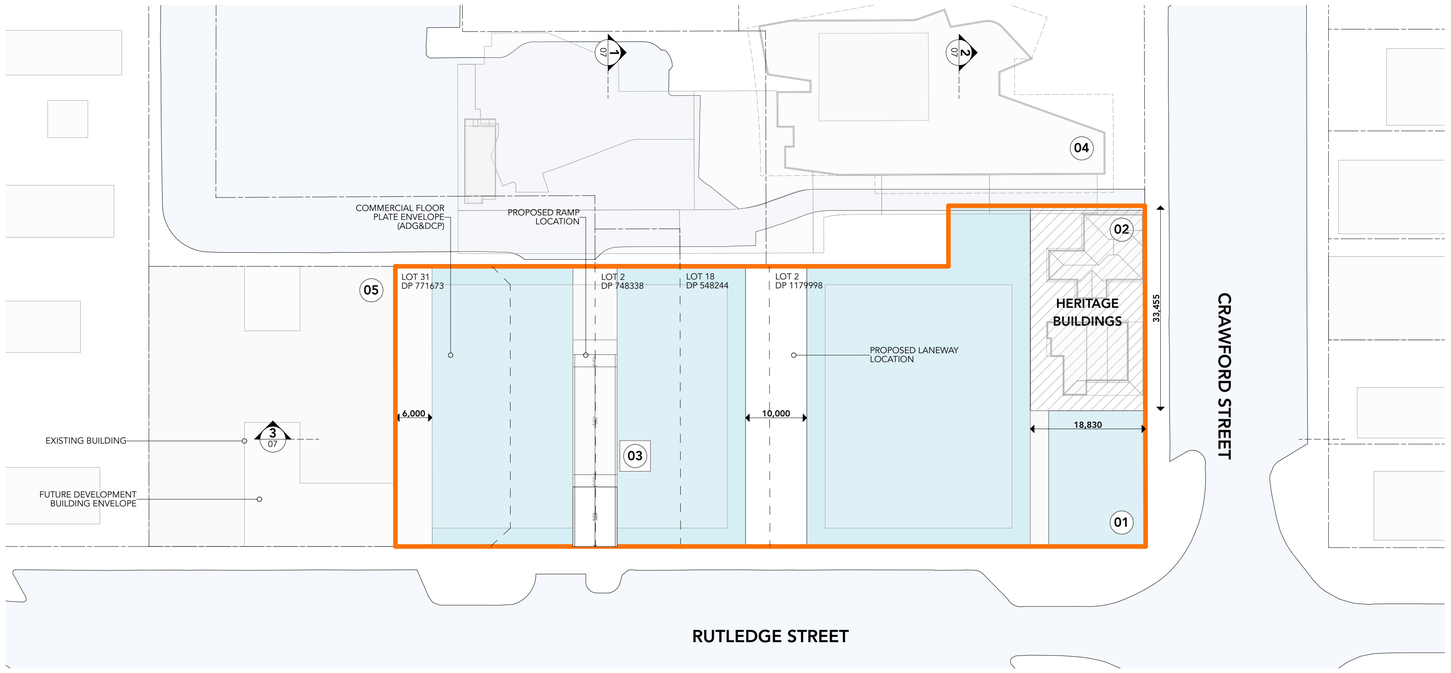

GROUND
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PRIMARY CONTROLS

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoma-Mac-Pro local - BIMcloud Basic for Archicad 25-2023-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-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:

kasparek ARCHITECTS

Drawing Title:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date 12/11/2022

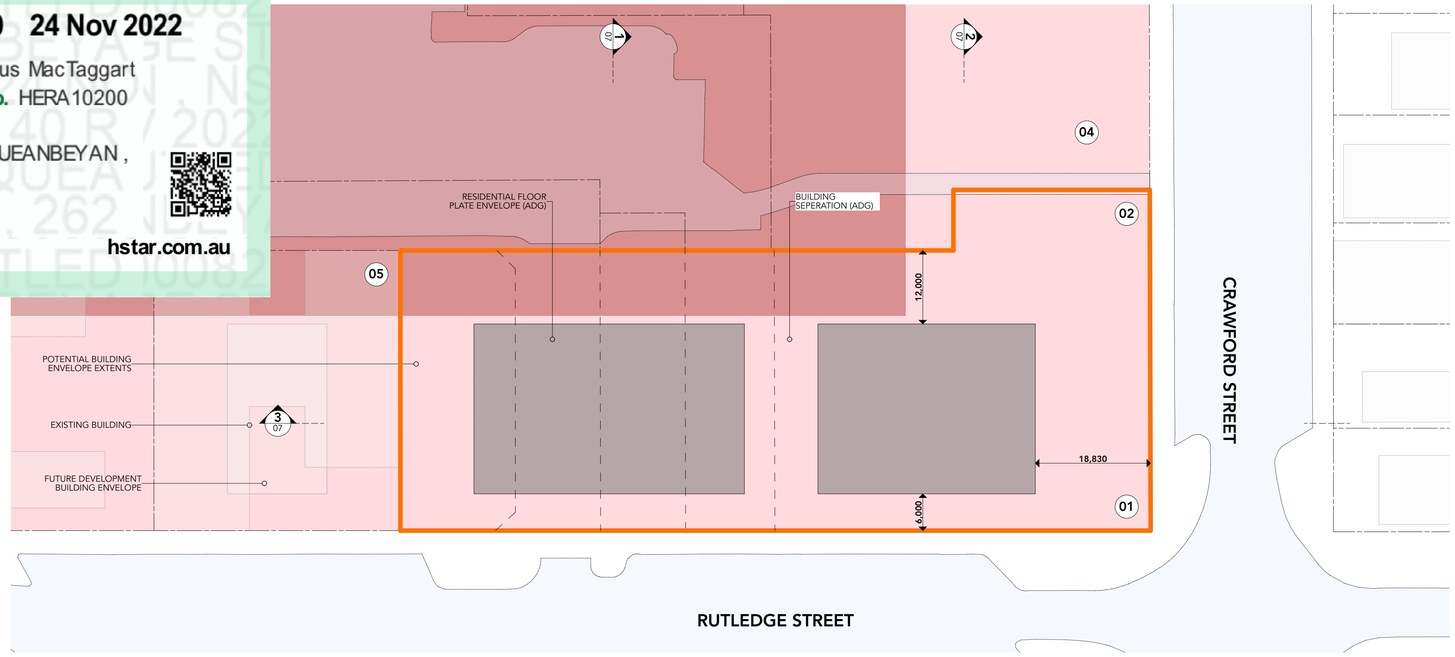
05 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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



LEVEL 7-9
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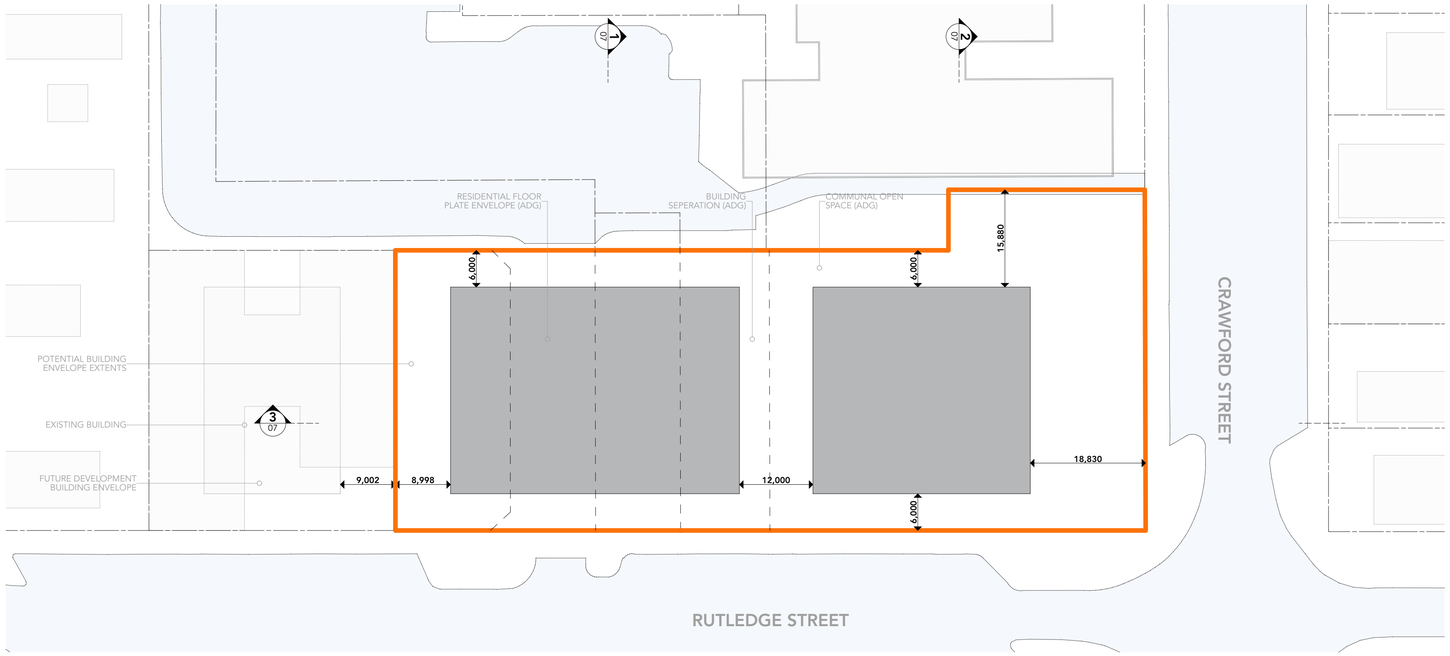

LEVEL 2-6
1:500

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoma-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-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:

kasparek ARCHITECTS

Drawing Title:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date 12/11/2022

06 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

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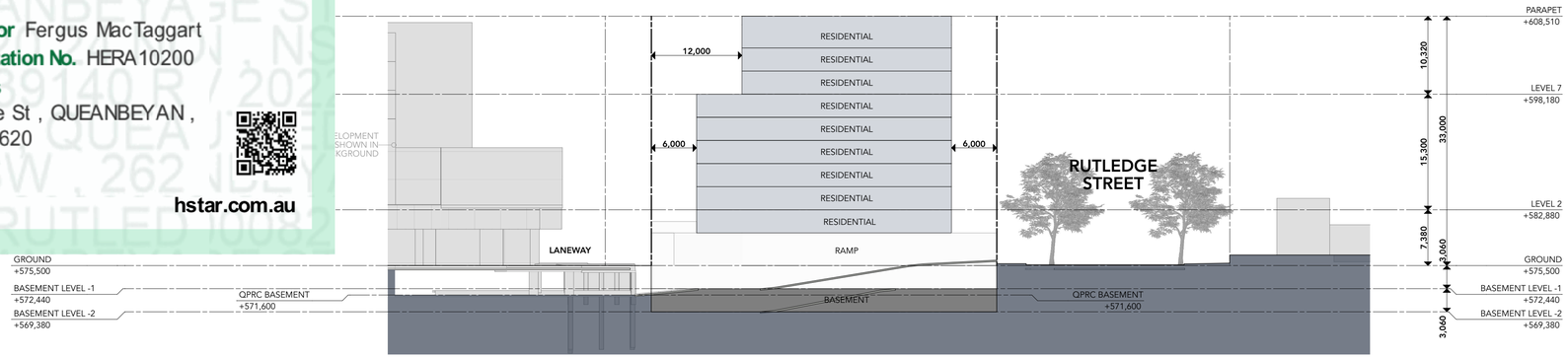

BUILDING ENVELOPE - SECTION 1-1
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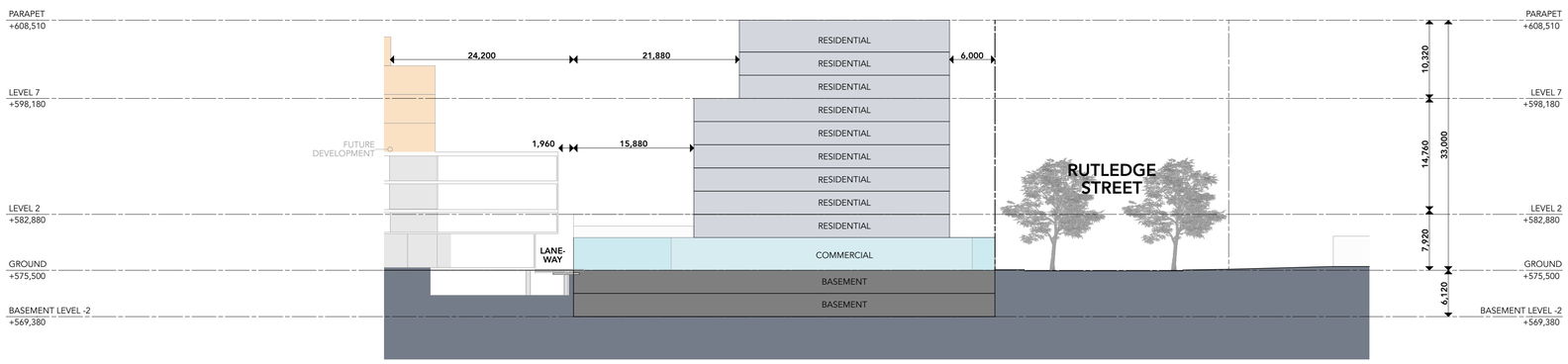

BUILDING ENVELOPE - SECTION 2-2
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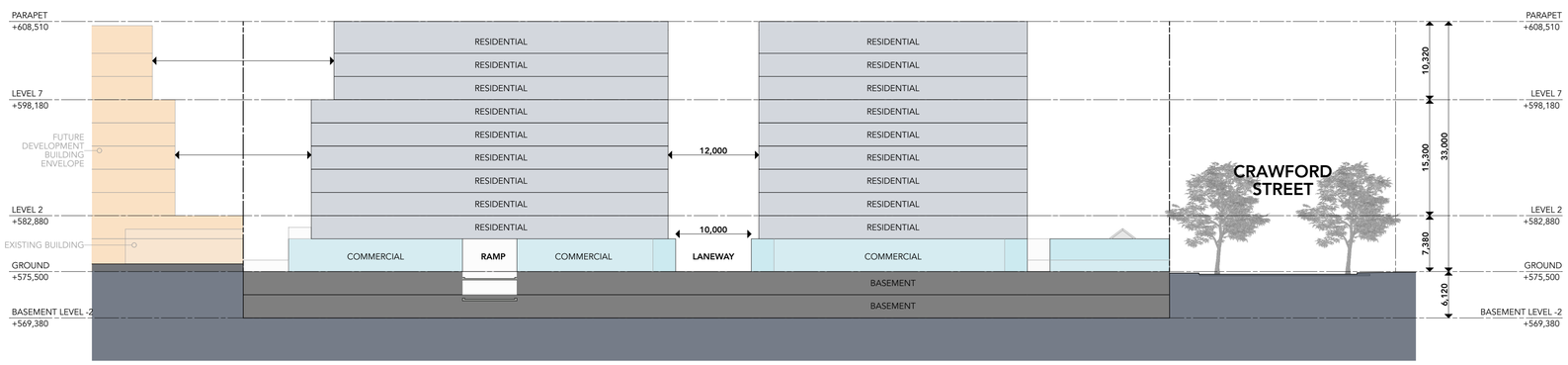


BUILDING ENVELOPE - SECTION 3-3
1:400

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akhgara-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-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 - BUILDING ENVELOPE SECTIONS

Plot Date
12/11/2022

07
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

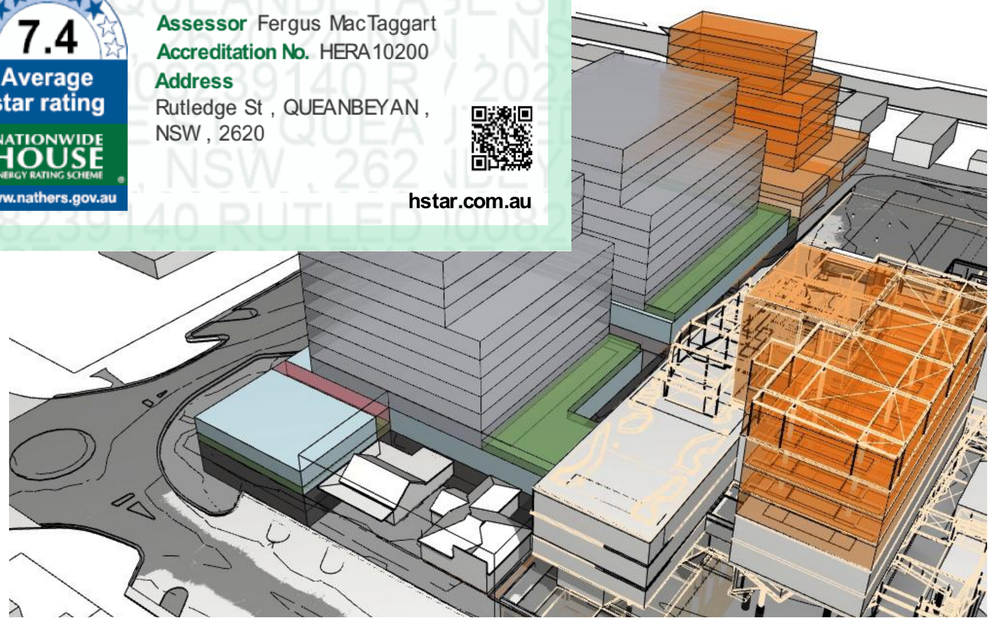
Assessor Fergus MacTaggart

Accreditation No. HERA10200

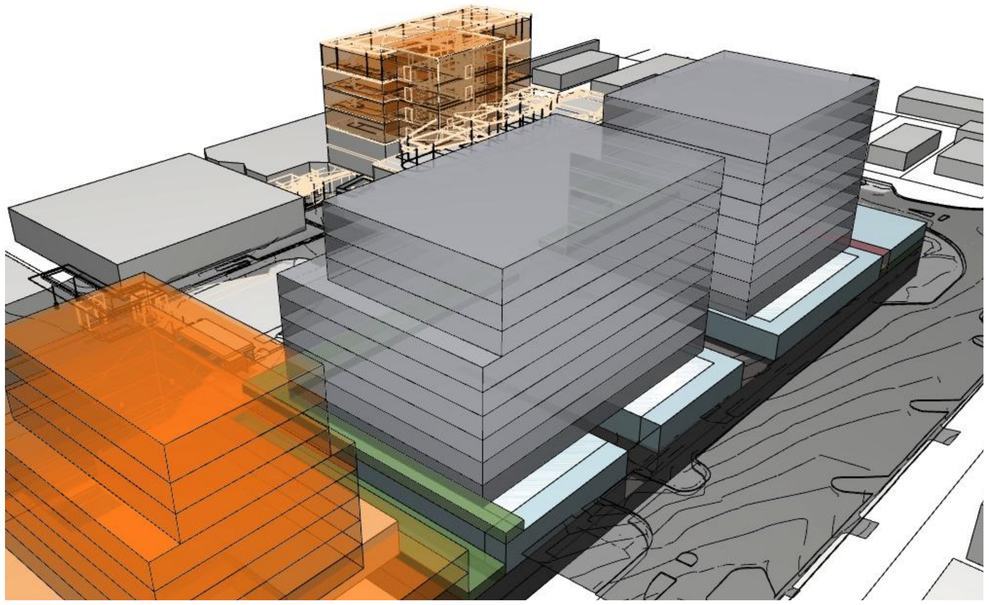
Address

Rutledge St , QUEANBEYAN , NSW , 2620

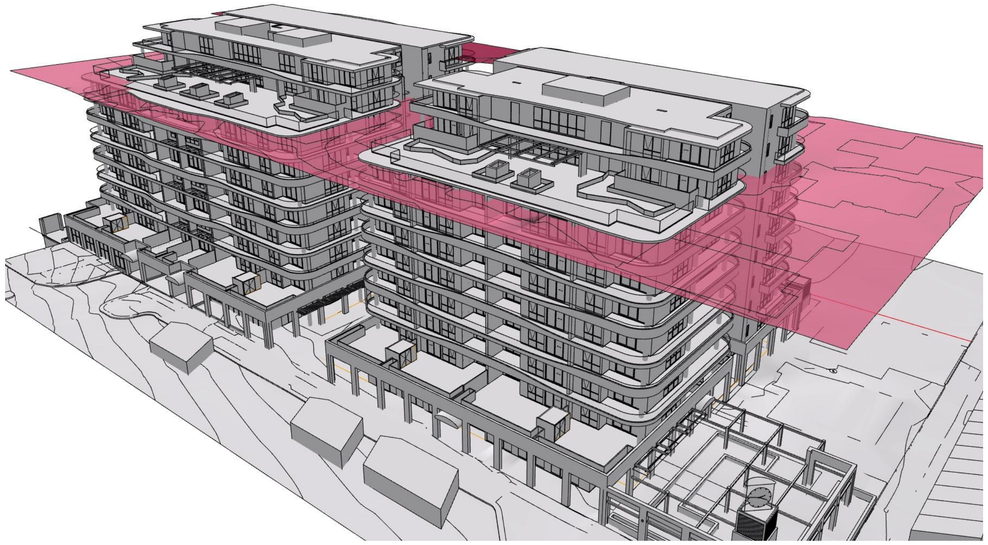
hstar.com.au



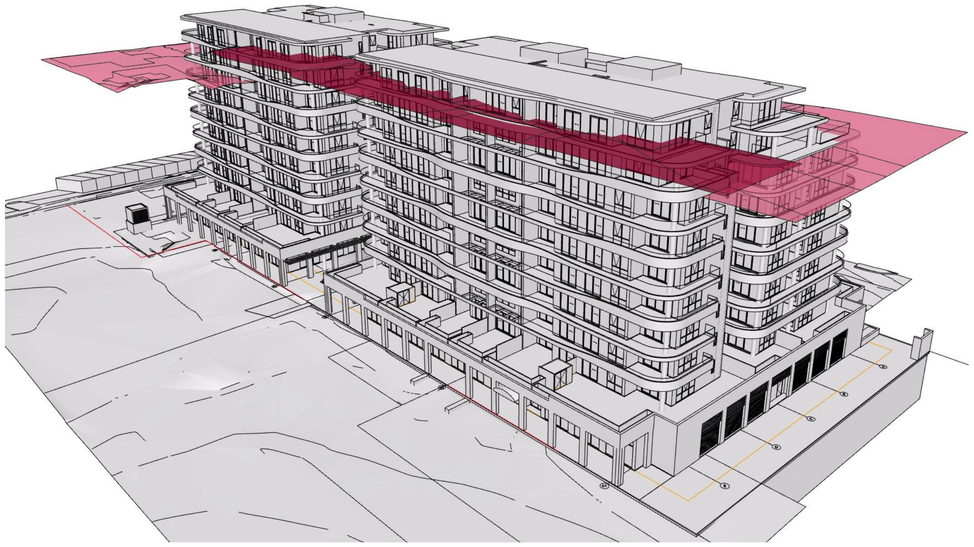
BUILDING ENVELOPE - NORTH VIEW



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Cloud: Akanna Max 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:

PLANNING CONTROLS - BUILDING ENVELOPE PERSPECTIVES

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

08

Revision C

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

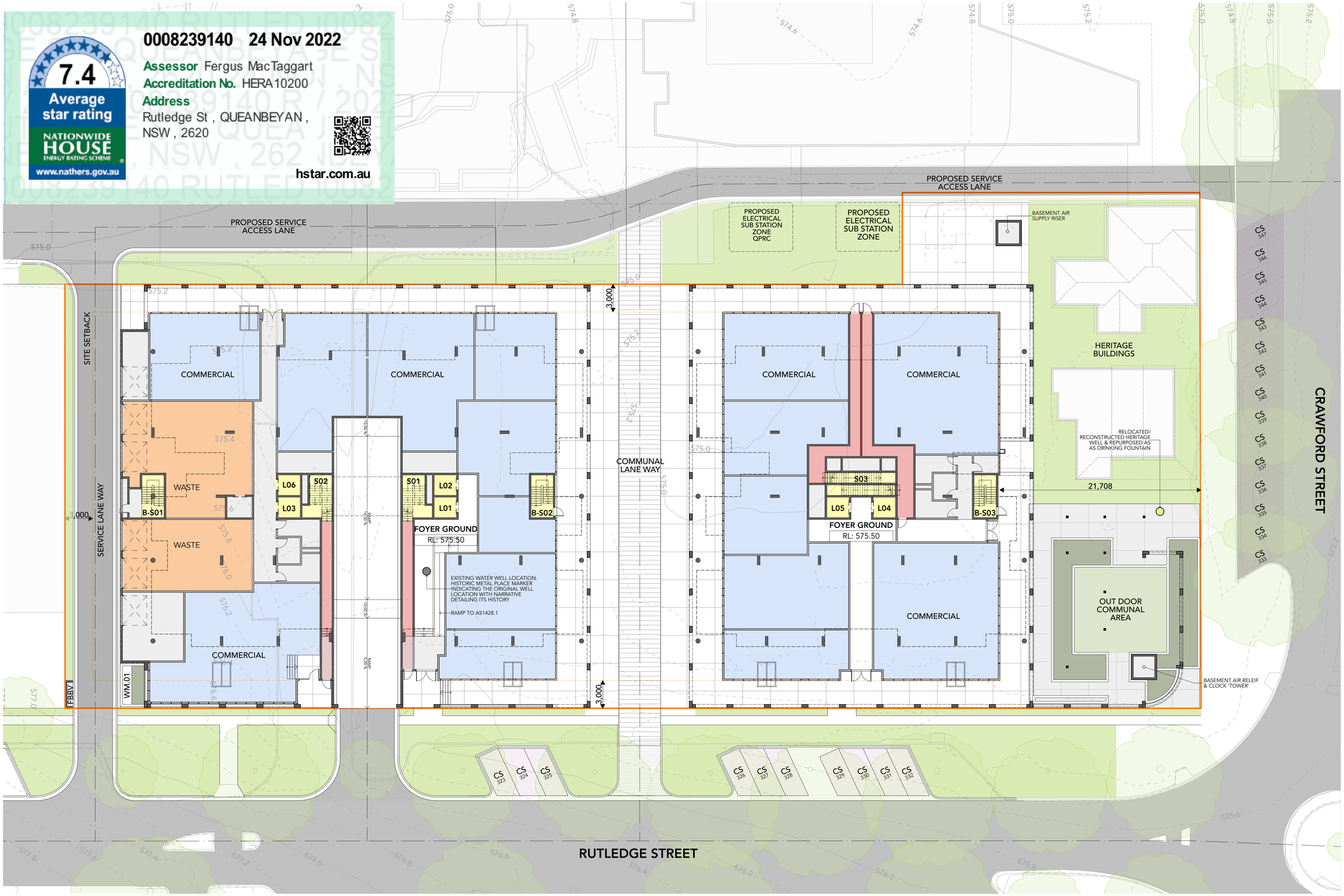
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



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:	1 902m²	(32%)

DEEP SOIL ZONES

REQUIRED:	414m²	(7%)
PROVIDED:	335m²	(5%)

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%)

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	25
	25
CP -R	
RESIDENTIAL ADAPTABLE CARSPACE	16
RESIDENTIAL CARSPACE	243
RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	2
RESIDENTIAL VISITOR CARSPACE	29
	290
CP -C	
COMMERCIAL ACCESSIBLE CARSPACE	2
COMMERCIAL CARSPACE	28
COMMERCIAL VISITOR CARSPACE	4
	34
CP -A	
CIRCULATION	10
	10
CP - B	
BICYCLE SECURE PARKING	14
MOTORCYCLE PARKING	10
MOTORCYCLE VISITOR PARKING	1
	25
	384

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Basic for Archicad 25-2D-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-302-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:

SITE PLAN - GROUND

Plot Date
12/11/2022

09
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

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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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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Arkigrex-Man-Pro (ocz) - BIM cloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN

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 12/11/2022

10

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

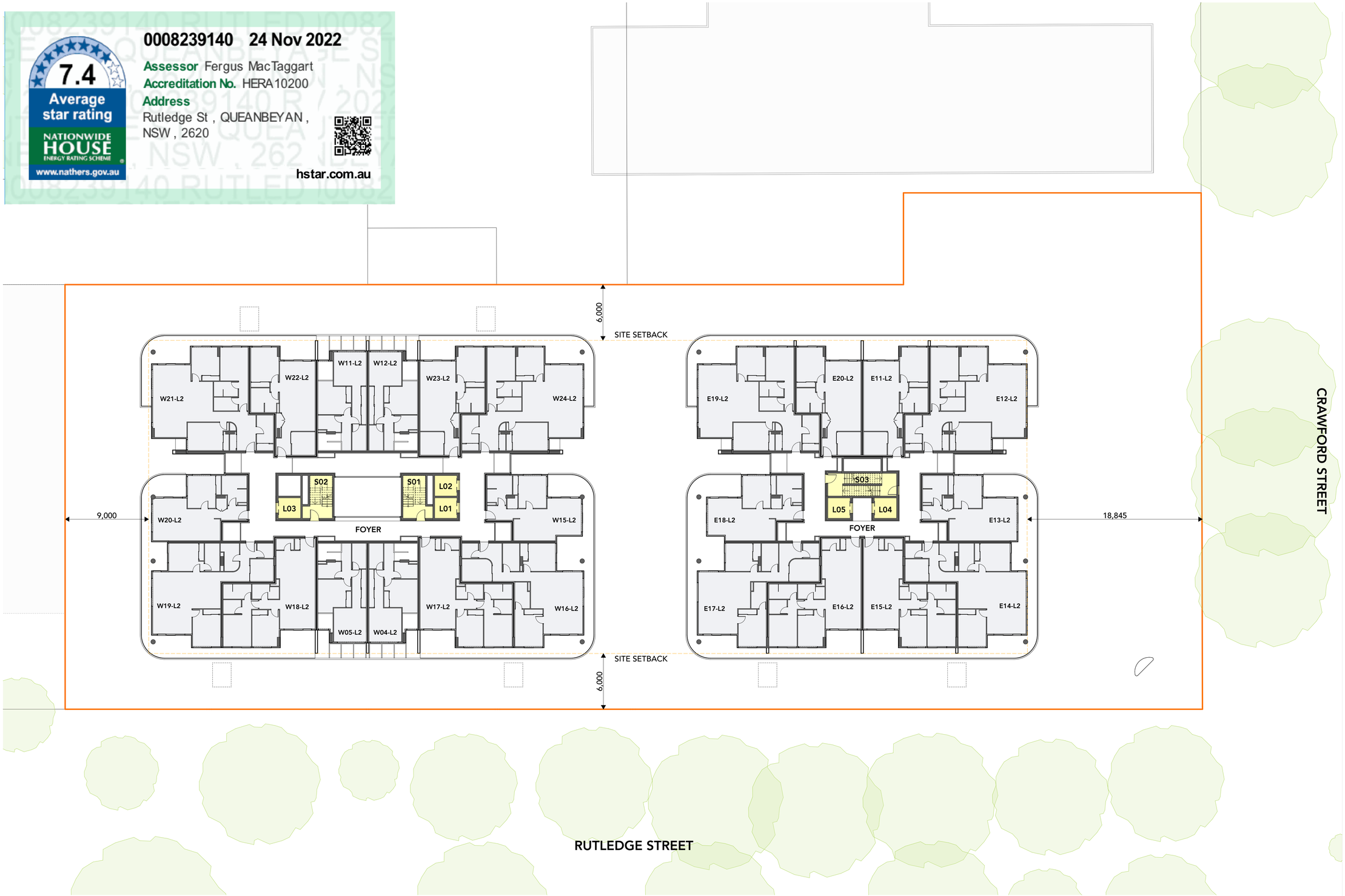
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
BASEMENT FOOTPRINT:	5 247m²
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DEEP SOIL ZONE:	335m²

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COMMERCIAL GROUND FLOOR NLA:	1 877m²

GROSS FLOOR AREAS

RESIDENTAIL:	15 361m²
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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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrex-Max-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN

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 2

Plot Date 12/11/2022

11 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

CRAWFORD STREET

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)
PROVIDED FSR:	19 445m²	(3.29 : 1)

COMMUNAL OPEN SPACE

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PROVIDED:	1 902m²	(32%)

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REQUIRED:	414m²	(7%)
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PROVIDED:	114 (64%)

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
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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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrex-Max-Pro (ocz) - BIMcloud Basic for Archicad 25-(2-303-FKA-Rutledge)5_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BM100-303-FKA-Rutledge)5_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BM

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

SITE PLAN - LEVEL 3

Plot Date
12/11/2022

12
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au

CRAWFORD STREET

RUTLEDGE STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
BASEMENT FOOTPRINT:	5 247m²
BUILDING FOOTPRINT:	3 032m²
LANEWAYS:	764m²
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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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PROVIDED:	114 (64%)

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

1.0 SPACES PER 1 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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-Man-Pro (ocz) - BIMcloud Basic for Archicad 25-(2-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW100-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW

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 4

Plot Date
12/11/2022

13
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

CRAWFORD STREET

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)
PROVIDED FSR:	19 445m²	(3.29 : 1)
COMMUNAL OPEN SPACE		
REQUIRED:	1 479m²	(25%)
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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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-Man-Pro (ocz) - BIMcloud Basic for Archicad 25-(2-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW100-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BW

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 5

Plot Date 12/11/2022

14 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au

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:	1 902m²	(32%)
DEEP SOIL ZONES		
REQUIRED:	414m²	(7%)
PROVIDED:	335m²	(5%)

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%)

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopina-Man-Pro (ocz) - BIMcloud Basic for Archicad 25-(2-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0086100-303-FKA-Rutledge9)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0086

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 12/11/2022

15 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au

CRAWFORD STREET

RUTLEDGE STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
BASEMENT FOOTPRINT:	5 247m²
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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:	1 902m²	(32%)

DEEP SOIL ZONES

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UNIT AMENITY

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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Man.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0BN

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 7

Plot Date 12/11/2022

16

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
BASEMENT FOOTPRINT:	5 247m²
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LANEWAYS:	764m²
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GROSS FLOOR AREAS

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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CRAWFORD STREET

RUTLEDGE STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303.FKA-Rutledge35_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:

SITE PLAN - LEVEL 8

Plot Date
12/11/2022

17
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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NSW , 2620

hstar.com.au

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

SITE AREAS

EXISTING BUILDINGS:	261m²
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COMMERCIAL GROUND FLOOR NLA:	1 877m²

GROSS FLOOR AREAS

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FOYER:	1 946m²
TOTAL:	**17 307m²**

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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adriana.Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA.Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-1020.303.FKA.Rutledge35_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:

kasparek ARCHITECTS

Drawing Title:

SITE PLAN - LEVEL 9

Plot Date **12/11/2022**

18 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

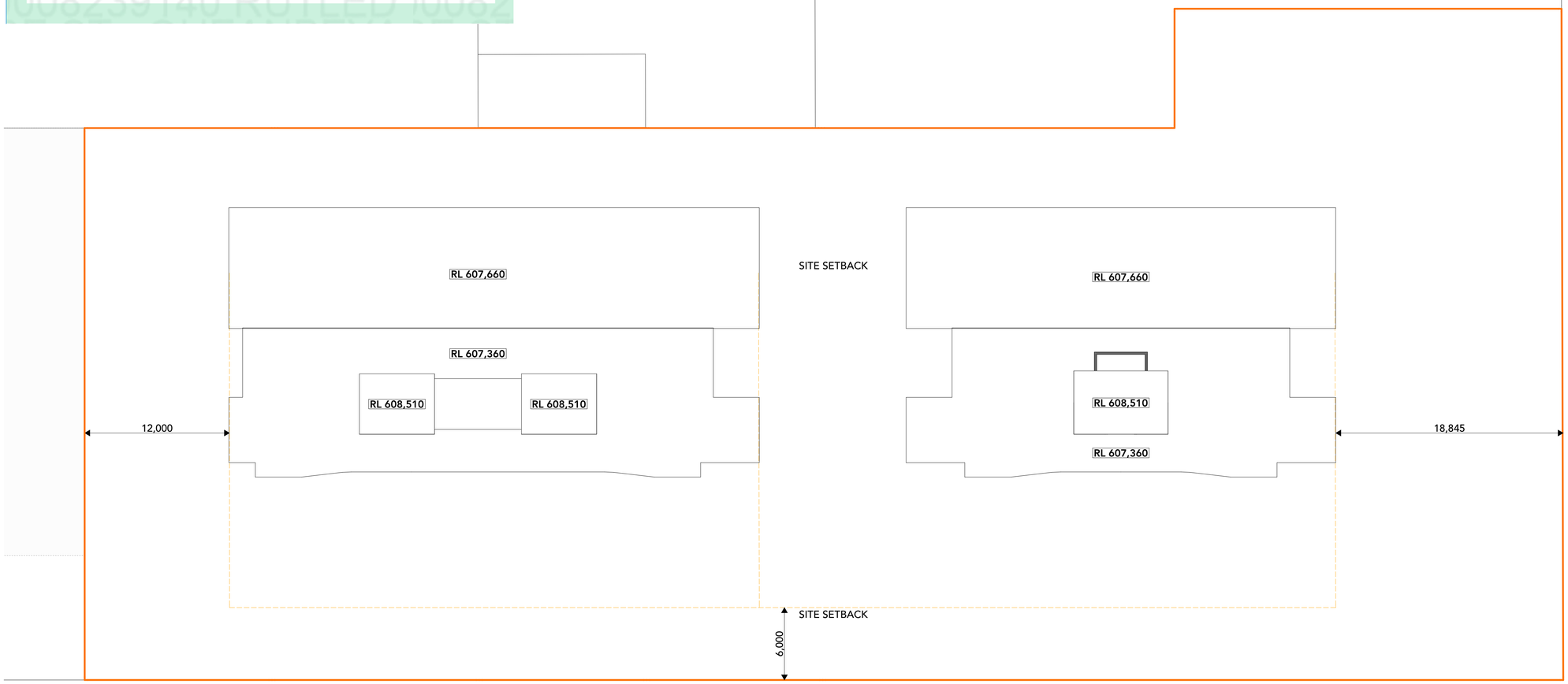
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA:		**5913m²**
SITE AREAS		
EXISTING BUILDINGS:		261m²
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DEEP SOIL ZONE:		335m²
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GROSS FLOOR AREAS		
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FOYER:		1 946m²
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2.0 SPACES PER 3 BEDROOM UNIT
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Issue	Title	Rev	Description	Date
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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303.FKA-Rutledge35_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:

SITE PLAN - ROOF

Plot Date
12/11/2022

19
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

ELEVATION - RUTLEDGE ST
1:250

ELEVATION - CRAWFORD ST
1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM360cloud: Adrayne.Mac-Pro local - BIM360cloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-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:

kasperek ARCHITECTS

Drawing Title:

STREET ELEVATIONS

Plot Date
12/11/2022

20
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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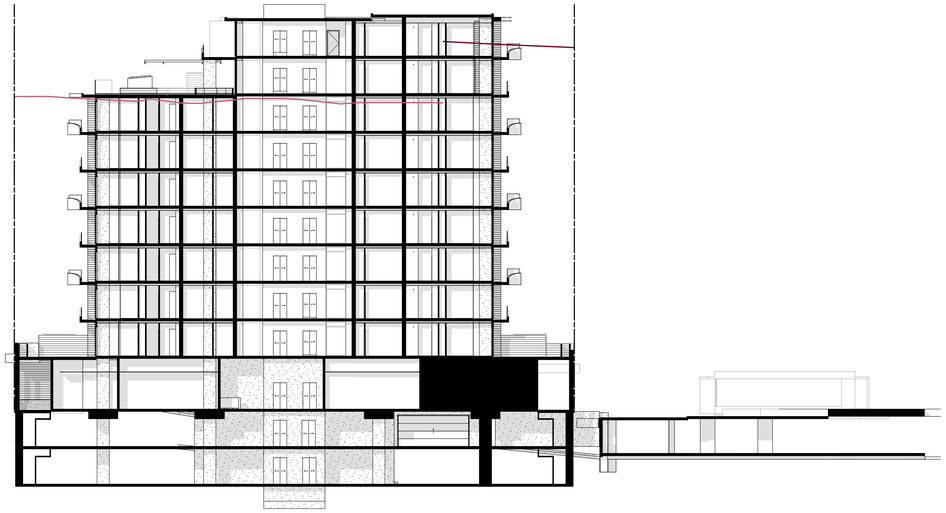
SITE SECTION 1-1
1:250



SITE SECTION 2-2
1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM-Vault: Adesyns-Mac-Pro local - /BIMcloud Basic for Archicad 25/22-303-FKA-Rutledge St_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:

SITE SECTIONS

Plot Date
12/11/2022

21
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

7.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

0008239140 24 Nov 2022

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Accreditation No. HERA10200
Address
Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

W14-L1	113	110	31	31
24	**1,885 m²**	**1,791 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	1.00	1
E02-L1	TYPE F	Achieved	>3	2.00	3
E03-L1	TYPE A	Achieved	>3	1.00	1
E04-L1	TYPE E	Achieved	>3	1.50	2
E05-L1	TYPE C	-	0	1.50	2
E06-L1	TYPE C	-	0	1.50	2
E07-L1	TYPE E.1	Achieved	0-3	1.50	2
E08-L1	TYPE A.1	Achieved	0-3	1.00	1
E09-L1	TYPE F	Achieved	>3	2.00	3
E10-L1	TYPE B	-	>3	1.00	1
W01-L1	TYPE A.1	Achieved	>3	1.00	1
W02-L1	TYPE E.1	Achieved	>3	1.50	2
W03-L1	TYPE C	-	0	1.50	2
W04-L1	TYPE D	Achieved	0	1.50	2
W05-L1	TYPE D	Achieved	0	1.50	2
W06-L1	TYPE C	-	0	1.50	2
W07-L1	TYPE E	Achieved	0-3	1.50	2
W08-L1	TYPE A	Achieved	>3	1.00	1
W09-L1	TYPE F	Achieved	>3	2.00	3
W10-L1	TYPE B	-	>3	1.00	1
W11-L1	TYPE D	Achieved	>3	1.50	2
W12-L1	TYPE D	Achieved	>3	1.50	2
W13-L1	TYPE B	-	>3	1.00	1
W14-L1	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E11-L2	66	61	0	0	
E12-L2	113	110	0	0	
E13-L2	58	55	0	0	
E14-L2	97	93	0	0	
E15-L2	84	79	37	37	
E16-L2	84	79	18	18	
E17-L2	93	89	22	21	
E18-L2	56	54	21	21	
E19-L2	113	110	15	15	
E20-L2	66	61	16	15	
W04-L2	48	45	18	18	
W05-L2	48	45	18	18	
W11-L2	48	45	14	14	
W12-L2	48	45	26	26	
W15-L2	56	53	32	32	
W16-L2	93	89	14	14	
W17-L2	84	79	26	26	
W18-L2	84	79	37	37	
W19-L2	97	93	14	14	
W20-L2	57	55	26	26	
W21-L2	113	110	14	14	
W22-L2	66	61	30	30	
W23-L2	66	61	18	18	
W24-L2	113	110	31	31	
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	1.00	1
E12-L2	TYPE F	Achieved	>3	2.00	3
E13-L2	TYPE A	Achieved	>3	1.00	1
E14-L2	TYPE E	Achieved	>3	1.50	2
E15-L2	TYPE C	-	0	1.50	2
E16-L2	TYPE C	-	0	1.50	2
E17-L2	TYPE E.1	Achieved	0-3	1.50	2
E18-L2	TYPE A.1	Achieved	0-3	1.00	1
E19-L2	TYPE F	Achieved	>3	2.00	3
E20-L2	TYPE B	-	>3	1.00	1
W04-L2	TYPE D	Achieved	0	1.50	2
W05-L2	TYPE D	Achieved	0	1.50	2
W11-L2	TYPE D	Achieved	>3	1.50	2
W12-L2	TYPE D	Achieved	>3	1.50	2
W15-L2	TYPE A.1	Achieved	>3	1.00	1
W16-L2	TYPE E.1	Achieved	>3	1.50	2
W17-L2	TYPE C	-	0	1.50	2
W18-L2	TYPE C	-	0	1.50	2
W19-L2	TYPE E	Achieved	0-3	1.50	2
W20-L2	TYPE A	Achieved	>3	1.00	1
W21-L2	TYPE F	Achieved	>3	2.00	3
W22-L2	TYPE B	-	>3	1.00	1
W23-L2	TYPE B	-	>3	1.00	1
W24-L2	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

W38-L3	113	110	32	32
24	**1,885 m²**	**1,791 m²**	**523 m²**	**521 m²**

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.00	1
E22-L3	TYPE F	Achieved	>3	2.00	3
E23-L3	TYPE A	Achieved	>3	1.00	1
E24-L3	TYPE E	Achieved	>3	1.50	2
E25-L3	TYPE C	-	0	1.50	2
E26-L3	TYPE C	-	0	1.50	2
E27-L3	TYPE E.1	Achieved	0-3	1.50	2
E28-L3	TYPE A.1	Achieved	0-3	1.00	1
E29-L3	TYPE F	Achieved	>3	2.00	3
E30-L3	TYPE B	-	>3	1.00	1
W25-L3	TYPE A.1	Achieved	>3	1.00	1
W26-L3	TYPE E.1	Achieved	>3	1.50	2
W27-L3	TYPE C	-	0	1.50	2
W28-L3	TYPE D	Achieved	0	1.50	2
W29-L3	TYPE D	Achieved	0	1.50	2
W30-L3	TYPE C	-	0	1.50	2
W31-L3	TYPE E	Achieved	0-3	1.50	2
W32-L3	TYPE A	Achieved	>3	1.00	1
W33-L3	TYPE F	Achieved	>3	2.00	3
W34-L3	TYPE B	-	>3	1.00	1
W35-L3	TYPE D	Achieved	>3	1.50	2
W36-L3	TYPE D	Achieved	>3	1.50	2
W37-L3	TYPE B	-	>3	1.00	1
W38-L3	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E31-L4	66	61	0	0	
E32-L4	113	110	0	0	
E33-L4	58	55	0	0	
E34-L4	97	93	0	0	
E35-L4	84	79	37	37	
E36-L4	84	79	14	14	
E37-L4	93	89	18	18	
E38-L4	56	54	26	26	
E39-L4	113	110	18	18	
E40-L4	66	61	14	14	
W28-L4	48	45	32	32	
W29-L4	48	45	26	26	
W35-L4	48	45	18	18	
W36-L4	48	45	37	37	
W39-L4	56	53	18	18	
W40-L4	93	89	31	31	
W41-L4	84	79	26	26	
W42-L4	84	79	14	14	
W43-L4	97	93	26	26	
W44-L4	57	55	14	14	
W45-L4	113	110	22	21	
W46-L4	66	61	21	21	
W47-L4	66	61	15	15	
W48-L4	113	110	16	15	
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	1.00	1
E32-L4	TYPE F	Achieved	>3	2.00	3
E33-L4	TYPE A	Achieved	>3	1.00	1
E34-L4	TYPE E	Achieved	>3	1.50	2
E35-L4	TYPE C	-	0	1.50	2
E36-L4	TYPE C	-	0	1.50	2
E37-L4	TYPE E.1	Achieved	0-3	1.50	2
E38-L4	TYPE A.1	Achieved	0-3	1.00	1
E39-L4	TYPE F	Achieved	>3	2.00	3
E40-L4	TYPE B	-	>3	1.00	1
W28-L4	TYPE D	Achieved	0	1.50	2
W29-L4	TYPE D	Achieved	0	1.50	2
W35-L4	TYPE D	Achieved	>3	1.50	2
W36-L4	TYPE D	Achieved	>3	1.50	2
W39-L4	TYPE A.1	Achieved	>3	1.00	1
W40-L4	TYPE E.1	Achieved	>3	1.50	2
W41-L4	TYPE C	-	0	1.50	2
W42-L4	TYPE C	-	0	1.50	2
W43-L4	TYPE E	Achieved	0-3	1.50	2
W44-L4	TYPE A	Achieved	>3	1.00	1
W45-L4	TYPE F	Achieved	>3	2.00	3
W46-L4	TYPE B	-	>3	1.00	1
W47-L4	TYPE B	-	>3	1.00	1
W48-L4	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E41-L5	66	61	22	21	
E42-L5	113	110	21	21	
E43-L5	58	55	15	15	
E44-L5	97	93	16	15	
E45-L5	84	79	20	20	
E46-L5	84	79	20	20	
E47-L5	93	89	16	16	
E48-L5	56	54	16	16	
E49-L5	113	110	30	30	
E50-L5	66	61	37	37	
W49-L5	56	53	26	26	
W50-L5	93	89	14	14	
W51-L5	84	79	26	26	
W52-L5	84	79	37	37	
W53-L5	97	93	14	14	
W54-L5	57	55	26	26	
W55-L5	56	52	26	26	
W56-L5	84	79	14	14	
W57-L5	84	79	18	18	
W58-L5	97	93	16	16	
W59-L5	57	55	37	37	
W60-L5	113	110	31	31	
W61-L5	66	61	16	16	
W62-L5	57	53	16	16	
W63-L5	57	53	16	16	
W64-L5	66	61	26	26	
W65-L5	113	110	18	18	
24	**1,885 m²**	**1,791 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.00	1
E42-L5	TYPE F	Achieved	>3	2.00	3
E43-L5	TYPE A	Achieved	>3	1.00	1
E44-L5	TYPE E	Achieved	>3	1.50	2
E45-L5	TYPE C	-	0	1.50	2
E46-L5	TYPE C	-	0	1.50	2
E47-L5	TYPE E.1	Achieved	0-3	1.50	2
E48-L5	TYPE A.1	Achieved	0-3	1.00	1
E49-L5	TYPE F	Achieved	>3	2.00	3
E50-L5	TYPE B	-	>3	1.00	1
W49-L5	TYPE A.1	Achieved	>3	1.00	1
W50-L5	TYPE E.1	Achieved	>3	1.50	2
W51-L5	TYPE C	-	0	1.50	2
W52-L5	TYPE D	Achieved	0	1.50	2
W53-L5	TYPE D	Achieved	0	1.50	2
W54-L5	TYPE C	-	0	1.50	2
W55-L5	TYPE E	Achieved	0-3	1.50	2
W56-L5	TYPE A	Achieved	>3	1.00	1
W57-L5	TYPE F	Achieved	>3	2.00	3
W58-L5	TYPE B	-	>3	1.00	1
W59-L5	TYPE D	Achieved	>3	1.50	2
W60-L5	TYPE D	Achieved	>3	1.50	2
W61-L5	TYPE B	-	>3	1.00	1
W62-L5	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E51-L6	66	61	26	26	
E52-L6	113	110	18	18	
E53-L6	58	55	14	14	
E54-L6	97	93	32	32	
E55-L6	84	79	26	26	
E56-L6	84	79	18	18	
E57-L6	93	89	37	37	
E58-L6	56	54	18	18	
E59-L6	113	110	31	31	
E60-L6	66	61	26	26	
W52-L6	48	45	14	14	
W53-L6	48	45	26	26	
W59-L6	48	45	14	14	
W60-L6	48	45	18	18	
W63-L6	56	53	14	14	
W64-L6	93	89	37	37	
W65-L6	84	79	0	0	
W66-L6	84	79	0	0	
W67-L6	97	93	0	0	
W68-L6	57	55	0	0	
W69-L6	113	110	22	21	
W70-L6	66	61	21	21	
W71-L6	66	61	15	15	
W72-L6	113	110	16	15	
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	1.00	1
E52-L6	TYPE F	Achieved	>3	2.00	3
E53-L6	TYPE A	Achieved	>3	1.00	1
E54-L6	TYPE E	Achieved	>3	1.50	2
E55-L6	TYPE C	-	0	1.50	2
E56-L6	TYPE C	-	0	1.50	2
E57-L6	TYPE E.1	Achieved	0-3	1.50	2
E58-L6	TYPE A.1	Achieved	0-3	1.00	1
E59-L6	TYPE F	Achieved	>3	2.00	3
E60-L6	TYPE B	-	>3	1.00	1
W52-L6	TYPE D	Achieved	0	1.50	2
W53-L6	TYPE D	Achieved	0	1.50	2
W59-L6	TYPE D	Achieved	>3	1.50	2
W60-L6	TYPE D	Achieved	>3	1.50	2
W63-L6	TYPE A.1	Achieved	>3	1.00	1
W64-L6	TYPE E.1	Achieved	>3	1.50	2
W65-L6	TYPE C	-	0	1.50	2
W66-L6	TYPE C	-	0	1.50	2
W67-L6	TYPE E	Achieved	0-3	1.50	2
W68-L6	TYPE A	Achieved	>3	1.00	1
W69-L6	TYPE F	Achieved	>3	2.00	3
W70-L6	TYPE B	-	>3	1.00	1
W71-L6	TYPE B	-	>3	1.00	1
W72-L6	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E61-L7	66	61	22	21	
E62-L7	113	110	21	21	
E63-L7	58	55	15	15	
E64-L7	97	93	16	15	
E65-L7	84	79	20	20	
E66-L7	84	79	20	20	
E67-L7	93	89	16	16	
E68-L7	56	54	30	30	
E69-L7	113	110	37	37	
E70-L7	66	61	26	26	
W73-L7	56	53	14	14	
W74-L7	93	89	32	32	
W75-L7	84	79	26	26	
W76-L7	112	107	14	14	
W77-L7	84	79	18	18	
W78-L7	97	93	16	16	
W79-L7	57	55	16	16	
W80-L7	113	110	37	37	
W81-L7	66	61	31	31	
W82-L7	57	53	34	34	
W83-L7	57	53	16	16	
W84-L7	66	61	26	26	
W85-L7	113	110	18	18	
23	**1,885 m²**	**1,794 m²**	**521 m²**	**519 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.00	1
E62-L7	TYPE F	Achieved	>3	2.00	3
E63-L7	TYPE A	Achieved	>3	1.00	1
E64-L7	TYPE E	Achieved	>3	1.50	2
E65-L7	TYPE C	-	>3	1.50	2
E66-L7	TYPE C	-	>3	1.50	2
E67-L7	TYPE E.1	Achieved	0-3	1.50	2
E68-L7	TYPE A.1	Achieved	0-3	1.00	1
E69-L7	TYPE F	Achieved	>3	2.00	3
E70-L7	TYPE B	-	>3	1.00	1
W73-L7	TYPE A.1	Achieved	>3	1.00	1
W74-L7	TYPE E.1	Achieved	>3	1.50	2
W75-L7	TYPE C	-	>3	1.50	2
W76-L7	TYPE G	-	>3	1.50	2
W77-L7	TYPE C	-	>3	1.50	2
W78-L7	TYPE E	Achieved	0-3	1.50	2
W79-L7	TYPE A	Achieved	>3	1.00	1
W80-L7	TYPE F	Achieved	>3	2.00	3
W81-L7	TYPE B	-	>3	1.00	1
W82-L7	TYPE D	Achieved	>3	1.50	2
W83-L7	TYPE D	Achieved	>3	1.50	2
W84-L7	TYPE I	Achieved	>3	1.50	2
W85-L7	TYPE B	-	>3	1.00	1
23				**32.50**	

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E71-L8	66	61	26	26	
E72-L8	113	110	14	14	
E73-L8	84	81	46	46	
E74-L8	84	81	26	26	
E75-L8	113	110	14	14	
E76-L8	66	61	46	46	
W82-L8	48	45	26	26	
W83-L8	48	45	14	14	
W86-L8	84	81	0	0	
W87-L8	86	83	0	0	
W88-L8	143	139	65	65	
W89-L8	66	61	66	66	
W90-L8	113	110	46	46	
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	1.00	1
E72-L8	TYPE F	Achieved	>3	2.00	3
E73-L8	TYPE I	Achieved	>3	1.50	2
E74-L8	TYPE I	Achieved	>3	1.50	2
E75-L8	TYPE F	Achieved	>3	2.00	3
E76-L8	TYPE B	-	>3	1.00	1
W82-L8	TYPE D	Achieved	>3	1.50	2
W83-L8	TYPE D	Achieved	>3	1.50	2
W86-L8	TYPE I	Achieved	>3	1.50	2
W87-L8	TYPE H	Achieved	0-3	1.50	2
W88-L8	TYPE J	Achieved	>3	2.00	3
W89-L8	TYPE B	-	>3	1.00	1
W90-L8	TYPE F	Achieved	>3	2.00	3
13				**20.00**	

UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E77-L9	66	61		14	14
E78-L9	113	110		14	14
E79-L9	84	81		26	26
E80-L9	84	81		33	33
E81-L9	113	110		26	26
E82-L9	66	61		33	33
W91-L9	84	81		26	26
W92-L9	86	83		12	12
W93-L9	143	139		28	28
W94-L9	134	130		37	37
W95-L9	68	63		33	33
W96-L9	113	110		31	31
12	**1,154 m²**	**1,110 m²**		**313 m²**	**313 m²**

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E77-L9	TYPE B	-	>3	1.00	1
E78-L9	TYPE F	Achieved	>3	2.00	3
E79-L9	TYPE I	Achieved	>3	1.50	2
E80-L9	TYPE I	Achieved	>3	1.50	2
E81-L9	TYPE F	Achieved	>3	2.00	3
E82-L9	TYPE B	-	>3	1.00	1
W91-L9	TYPE I	Achieved	>3	1.50	2
W92-L9	TYPE H	Achieved	0-3	1.50	2
W93-L9	TYPE J	Achieved	>3	2.00	3
W94-L9	TYPE G.1		>3	1.50	2
W95-L9	TYPE B	-	>3	1.00	1
W96-L9	TYPE F	Achieved	>3	2.00	3
12				**18.50**	

GFA SUMMARY

	CATEGORY	TYPE	LEP GFA (m2)
GROUND			
	COM	COMMERCIAL	1,816
			1,816 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	226
	S.O.U	TYPE E	194
	S.O.U	TYPE E.1	186
	S.O.U	TYPE F	452
			1,885 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	226
	S.O.U	TYPE E	194
	S.O.U	TYPE E.1	186
	S.O.U	TYPE F	452
			1,851 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	226
	S.O.U	TYPE E	194
	S.O.U	TYPE E.1	186
	S.O.U	TYPE F	452
			1,851 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
LEVEL 8			
	S.O.U	TYPE B	198
	S.O.U	TYPE D	96
	S.O.U	TYPE F	339
	S.O.U	TYPE H	86
	S.O.U	TYPE I	252
	S.O.U	TYPE J	143
			1,114 m²
	UT	FOYER	173
			173 m²
LEVEL 9			
	S.O.U	TYPE B	200
	S.O.U	TYPE F	339
	S.O.U	TYPE G.1	134
	S.O.U	TYPE H	86
	S.O.U	TYPE I	252
	S.O.U	TYPE J	143
			1,154 m²
	UT	FOYER	199
			199 m²
			19,123 m²

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

CARPARKING STATISTICS

	PARKING CATEGORY	QUANTITY
CP -S		
	ON STREET VISITOR CARSPACE	25
		25
CP -R		
	RESIDENTIAL ADAPTABLE CARSPACE	16
	RESIDENTIAL CARSPACE	243
	RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	2
	RESIDENTIAL VISITOR CARSPACE	29
		290
CP -C		
	COMMERCIAL ACCESSIBLE CARSPACE	2
	COMMERCIAL CARSPACE	28
	COMMERCIAL VISITOR CARSPACE	4
		34
CP -A		
	CIRCULATION	10
		10
CP - B		
	BICYCLE SECURE PARKING	14
	MOTORCYCLE PARKING	10
	MOTORCYCLE VISITOR PARKING	1
		25
		384

SOLAR & DAYLIGHT ACCESS STATISTICS

CATEGORY	SOLAR ACCESS	QUANTITY
S.O.U		
	0	30
	0-3	23
	>3	125
		178

NATURAL VENTILATION STATISTICS

CATEGORY	CROSS FLOW	QUANTITY
S.O.U		
	-	64
	Achieved	114
		178

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: 1 902m² (32%)

DEEP SOIL ZONES
REQUIRED: 414m² (7%)
PROVIDED: 335m² (5%)

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%)

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 (PROV

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

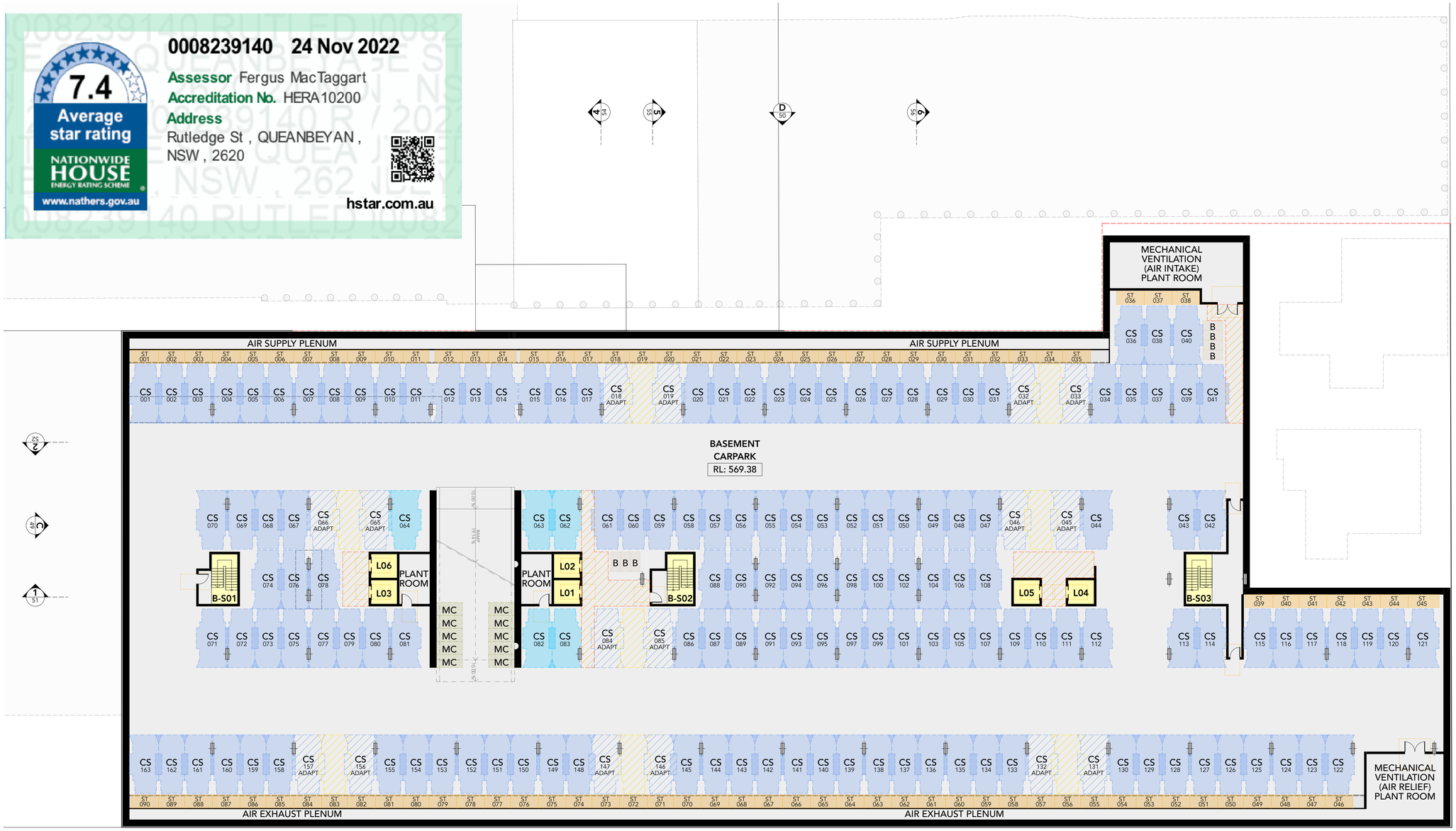
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



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
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TOTAL:		**17 307m²**
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FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
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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	25
	25
CP -R	
RESIDENTIAL ADAPTABLE CARSPACE	16
RESIDENTIAL CARSPACE	243
RESIDENTIAL VISITOR ACCESSIBLE CARSPACE	2
RESIDENTIAL VISITOR CARSPACE	29
	290
CP -C	
COMMERCIAL ACCESSIBLE CARSPACE	2
COMMERCIAL CARSPACE	28
COMMERCIAL VISITOR CARSPACE	4
	34
CP -A	
CIRCULATION	10
	10
CP - B	
BICYCLE SECURE PARKING	14
MOTORCYCLE PARKING	10
MOTORCYCLE VISITOR PARKING	1
	25
	384

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA-Rutledge(3)_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303.FKA-Rutledge(3)_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:

FLOOR PLAN - BASEMENT LEVEL -2

Plot Date
12/11/2022

23
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

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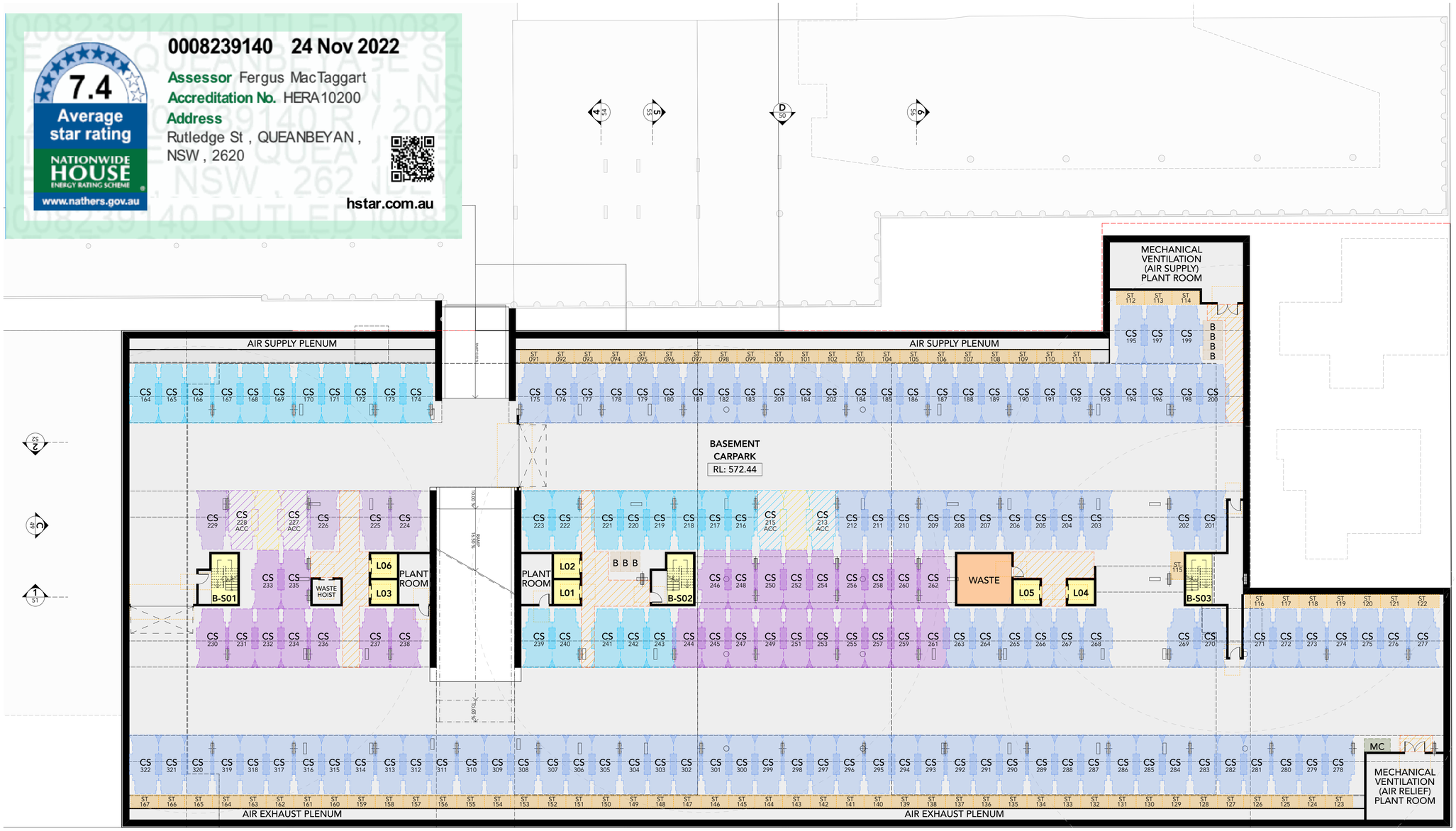

PROJECT STATISTICS OVERVIEW

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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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REQUIRED:	1 479m²	(25%)
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CP -C	
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COMMERCIAL CARSPACE	28
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BIM360cloud: Adrayne.Mac-Pro.local - BIM360cloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-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:

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - BASEMENT LEVEL -1

Plot Date **12/11/2022**

24 Revision **C**

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

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hstar.com.au

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PARKING CATEGORY	QUANTITY
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CP -R	
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RESIDENTIAL VISITOR CARSPACE	29
	290
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COMMERCIAL ACCESSIBLE CARSPACE	2
COMMERCIAL CARSPACE	28
COMMERCIAL VISITOR CARSPACE	4
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CP -A	
CIRCULATION	10
	10
CP - B	
BICYCLE SECURE PARKING	14
MOTORCYCLE PARKING	10
MOTORCYCLE VISITOR PARKING	1
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B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-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-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:

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - GROUND

Plot Date 12/11/2022

25

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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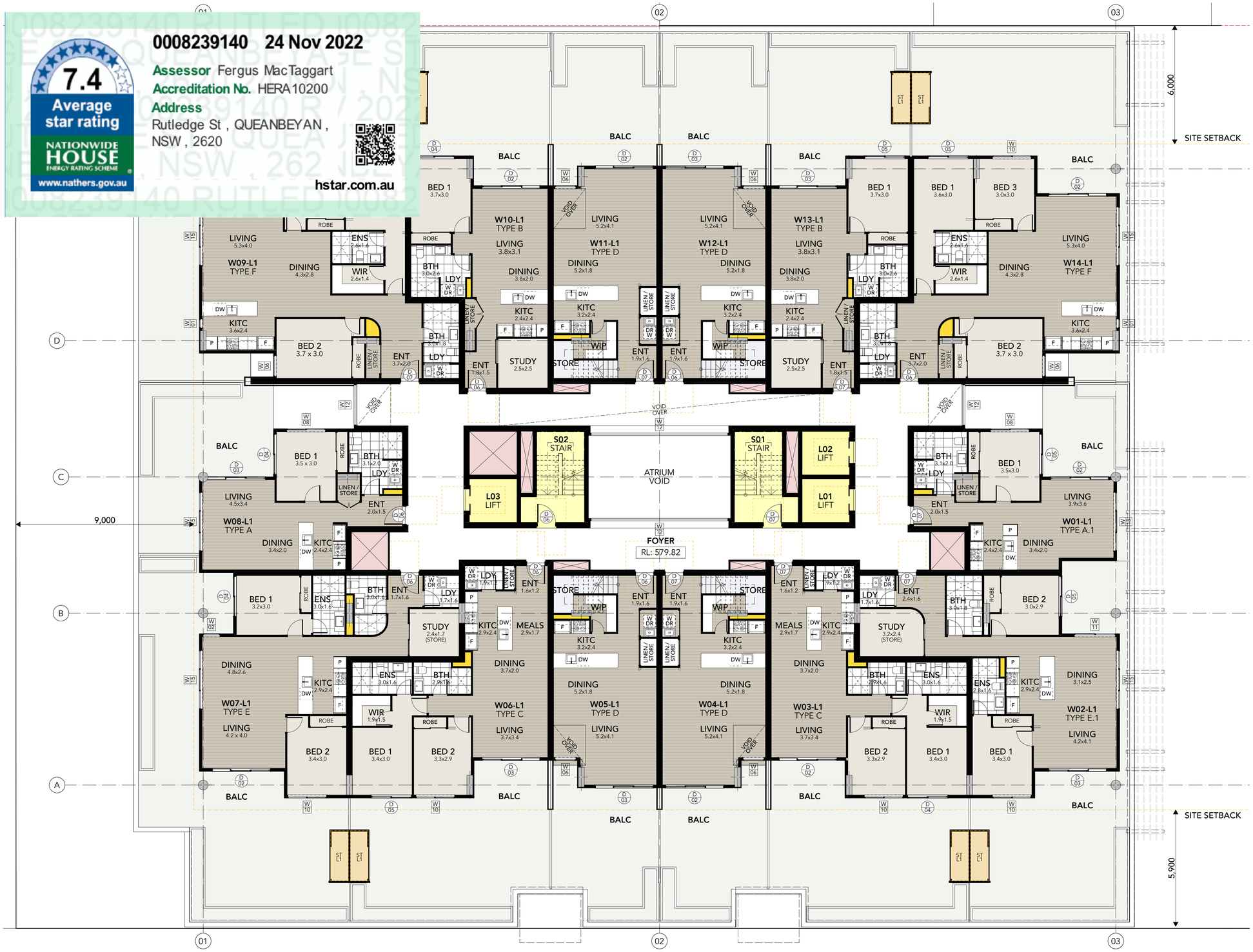
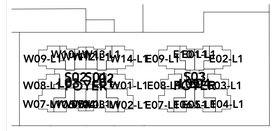


UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E01-L1	66	61	24	24	
E02-L1	113	110	74	73	
E03-L1	58	55	68	68	
E04-L1	97	93	36	36	
E05-L1	84	79	36	36	
E06-L1	84	79	68	68	
E07-L1	93	89	104	104	
E08-L1	56	54	45	45	
E09-L1	113	110	120	120	
E10-L1	66	61	51	51	
W01-L1	56	53	39	39	
W02-L1	93	89	39	39	
W03-L1	84	79	51	51	
W04-L1	56	52	87	87	
W05-L1	56	52	87	87	
W06-L1	84	79	51	51	
W07-L1	97	93	51	51	
W08-L1	57	55	79	78	
W09-L1	113	110	18	18	
W10-L1	66	61	69	69	
W11-L1	57	53	71	71	
W12-L1	57	53	71	71	
W13-L1	66	61	74	74	
W14-L1	113	110	31	31	
24	**1,885 m²**	**1,791 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	1.00	1
E02-L1	TYPE F	Achieved	>3	2.00	3
E03-L1	TYPE A	Achieved	>3	1.00	1
E04-L1	TYPE E	Achieved	>3	1.50	2
E05-L1	TYPE C	-	0	1.50	2
E06-L1	TYPE C	-	0	1.50	2
E07-L1	TYPE E.1	Achieved	0-3	1.50	2
E08-L1	TYPE A.1	Achieved	0-3	1.00	1
E09-L1	TYPE F	Achieved	>3	2.00	3
E10-L1	TYPE B	-	>3	1.00	1
W01-L1	TYPE A.1	Achieved	>3	1.00	1
W02-L1	TYPE E.1	Achieved	>3	1.50	2
W03-L1	TYPE C	-	0	1.50	2
W04-L1	TYPE D	Achieved	0	1.50	2
W05-L1	TYPE D	Achieved	0	1.50	2
W06-L1	TYPE C	-	0	1.50	2
W07-L1	TYPE E	Achieved	0-3	1.50	2
W08-L1	TYPE A	Achieved	>3	1.00	1
W09-L1	TYPE F	Achieved	>3	2.00	3
W10-L1	TYPE B	-	>3	1.00	1
W11-L1	TYPE D	Achieved	>3	1.50	2
W12-L1	TYPE D	Achieved	>3	1.50	2
W13-L1	TYPE B	-	>3	1.00	1
W14-L1	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



KEY MAP

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
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BIMcloud: Arkigrim-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-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:

FLOOR PLAN - BUILDING W - LEVEL 1

Plot Date 12/11/2022

26

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

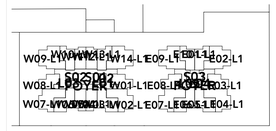
hstar.com.au

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E11-L2	66	61	0	0	
E12-L2	113	110	0	0	
E13-L2	58	55	0	0	
E14-L2	97	93	0	0	
E15-L2	84	79	37	37	
E16-L2	84	79	18	18	
E17-L2	93	89	22	21	
E18-L2	56	54	21	21	
E19-L2	113	110	15	15	
E20-L2	66	61	16	15	
W04-L2	48	45	18	18	
W05-L2	48	45	18	18	
W11-L2	48	45	14	14	
W12-L2	48	45	26	26	
W15-L2	56	53	32	32	
W16-L2	93	89	14	14	
W17-L2	84	79	26	26	
W18-L2	84	79	37	37	
W19-L2	97	93	14	14	
W20-L2	57	55	26	26	
W21-L2	113	110	14	14	
W22-L2	66	61	30	30	
W23-L2	66	61	18	18	
W24-L2	113	110	31	31	
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	1.00	1
E12-L2	TYPE F	Achieved	>3	2.00	3
E13-L2	TYPE A	Achieved	>3	1.00	1
E14-L2	TYPE F	Achieved	>3	1.50	2
E15-L2	TYPE C	-	0	1.50	2
E16-L2	TYPE C	-	0	1.50	2
E17-L2	TYPE E.1	Achieved	0-3	1.50	2
E18-L2	TYPE A.1	Achieved	0-3	1.00	1
E19-L2	TYPE F	Achieved	>3	2.00	3
E20-L2	TYPE B	-	>3	1.00	1
W04-L2	TYPE D	Achieved	0	1.50	2
W05-L2	TYPE D	Achieved	0	1.50	2
W11-L2	TYPE D	Achieved	>3	1.50	2
W12-L2	TYPE D	Achieved	>3	1.50	2
W15-L2	TYPE A.1	Achieved	>3	1.00	1
W16-L2	TYPE E.1	Achieved	>3	1.50	2
W17-L2	TYPE C	-	0	1.50	2
W18-L2	TYPE C	-	0	1.50	2
W19-L2	TYPE E	Achieved	0-3	1.50	2
W20-L2	TYPE A	Achieved	>3	1.00	1
W21-L2	TYPE F	Achieved	>3	2.00	3
W22-L2	TYPE B	-	>3	1.00	1
W23-L2	TYPE B	-	>3	1.00	1
W24-L2	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



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kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 2

Plot Date 12/11/2022

27

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

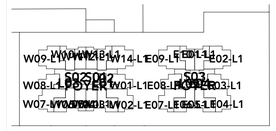
hstar.com.au

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E21-L3	66	61	18	18	
E22-L3	113	110	30	30	
E23-L3	58	55	16	16	
E24-L3	97	93	31	31	
E25-L3	84	79	37	37	
E26-L3	84	79	16	16	
E27-L3	93	89	18	18	
E28-L3	56	54	14	14	
E29-L3	113	110	26	26	
E30-L3	66	61	22	21	
W25-L3	56	53	21	21	
W26-L3	93	89	15	15	
W27-L3	84	79	16	15	
W28-L3	56	52	16	16	
W29-L3	56	52	16	16	
W30-L3	84	79	20	20	
W31-L3	97	93	20	20	
W32-L3	57	55	16	16	
W33-L3	113	110	16	16	
W34-L3	66	61	30	30	
W35-L3	57	53	37	37	
W36-L3	57	53	26	26	
W37-L3	66	61	14	14	
W38-L3	113	110	32	32	
24	**1,885 m²**	**1,791 m²**	**523 m²**	**521 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.00	1
E22-L3	TYPE F	Achieved	>3	2.00	3
E23-L3	TYPE A	Achieved	>3	1.00	1
E24-L3	TYPE E	Achieved	>3	1.50	2
E25-L3	TYPE C	-	0	1.50	2
E26-L3	TYPE C	-	0	1.50	2
E27-L3	TYPE E.1	Achieved	0-3	1.50	2
E28-L3	TYPE A.1	Achieved	0-3	1.00	1
E29-L3	TYPE F	Achieved	>3	2.00	3
E30-L3	TYPE B	-	>3	1.00	1
W25-L3	TYPE A.1	Achieved	>3	1.00	1
W26-L3	TYPE E.1	Achieved	>3	1.50	2
W27-L3	TYPE C	-	0	1.50	2
W28-L3	TYPE D	Achieved	0	1.50	2
W29-L3	TYPE D	Achieved	0	1.50	2
W30-L3	TYPE C	-	0	1.50	2
W31-L3	TYPE E	Achieved	0-3	1.50	2
W32-L3	TYPE A	Achieved	>3	1.00	1
W33-L3	TYPE F	Achieved	>3	2.00	3
W34-L3	TYPE B	-	>3	1.00	1
W35-L3	TYPE D	Achieved	>3	1.50	2
W36-L3	TYPE D	Achieved	>3	1.50	2
W37-L3	TYPE B	-	>3	1.00	1
W38-L3	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrim-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-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:

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 3

Plot Date 12/11/2022

28

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

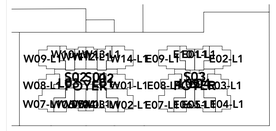
hstar.com.au

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E31-L4	66	61	0	0	
E32-L4	113	110	0	0	
E33-L4	58	55	0	0	
E34-L4	97	93	0	0	
E35-L4	84	79	37	37	
E36-L4	84	79	14	14	
E37-L4	93	89	18	18	
E38-L4	56	54	26	26	
E39-L4	113	110	18	18	
E40-L4	66	61	14	14	
W28-L4	48	45	32	32	
W29-L4	48	45	26	26	
W35-L4	48	45	18	18	
W36-L4	48	45	37	37	
W39-L4	56	53	18	18	
W40-L4	93	89	31	31	
W41-L4	84	79	26	26	
W42-L4	84	79	14	14	
W43-L4	97	93	26	26	
W44-L4	57	55	14	14	
W45-L4	113	110	22	21	
W46-L4	66	61	21	21	
W47-L4	66	61	15	15	
W48-L4	113	110	16	15	
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	1.00	1
E32-L4	TYPE F	Achieved	>3	2.00	3
E33-L4	TYPE A	Achieved	>3	1.00	1
E34-L4	TYPE E	Achieved	>3	1.50	2
E35-L4	TYPE C	-	0	1.50	2
E36-L4	TYPE C	-	0	1.50	2
E37-L4	TYPE E.1	Achieved	0-3	1.50	2
E38-L4	TYPE A.1	Achieved	0-3	1.00	1
E39-L4	TYPE F	Achieved	>3	2.00	3
E40-L4	TYPE B	-	>3	1.00	1
W28-L4	TYPE D	Achieved	0	1.50	2
W29-L4	TYPE D	Achieved	0	1.50	2
W35-L4	TYPE D	Achieved	>3	1.50	2
W36-L4	TYPE D	Achieved	>3	1.50	2
W39-L4	TYPE A.1	Achieved	>3	1.00	1
W40-L4	TYPE E.1	Achieved	>3	1.50	2
W41-L4	TYPE C	-	0	1.50	2
W42-L4	TYPE C	-	0	1.50	2
W43-L4	TYPE E	Achieved	0-3	1.50	2
W44-L4	TYPE A	Achieved	>3	1.00	1
W45-L4	TYPE F	Achieved	>3	2.00	3
W46-L4	TYPE B	-	>3	1.00	1
W47-L4	TYPE B	-	>3	1.00	1
W48-L4	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



KEY MAP

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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkitime-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-Rutledge St_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:

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 4

Plot Date: 12/11/2022

29

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

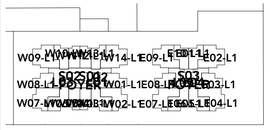
hstar.com.au

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E41-L5	66	61	22	21	
E42-L5	113	110	21	21	
E43-L5	58	55	15	15	
E44-L5	97	93	16	15	
E45-L5	84	79	20	20	
E46-L5	84	79	20	20	
E47-L5	93	89	16	16	
E48-L5	56	54	16	16	
E49-L5	113	110	30	30	
E50-L5	66	61	37	37	
W49-L5	56	53	26	26	
W50-L5	93	89	14	14	
W51-L5	84	79	32	32	
W52-L5	56	52	26	26	
W53-L5	56	52	14	14	
W54-L5	84	79	18	18	
W55-L5	97	93	16	16	
W56-L5	57	55	37	37	
W57-L5	113	110	31	31	
W58-L5	66	61	16	16	
W59-L5	57	53	16	16	
W60-L5	57	53	16	16	
W61-L5	66	61	26	26	
W62-L5	113	110	18	18	
24	**1,885 m²**	**1,791 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.00	1
E42-L5	TYPE F	Achieved	>3	2.00	3
E43-L5	TYPE A	Achieved	>3	1.00	1
E44-L5	TYPE E	Achieved	>3	1.50	2
E45-L5	TYPE C	-	0	1.50	2
E46-L5	TYPE C	-	0	1.50	2
E47-L5	TYPE E.1	Achieved	0-3	1.50	2
E48-L5	TYPE A.1	Achieved	0-3	1.00	1
E49-L5	TYPE F	Achieved	>3	2.00	3
E50-L5	TYPE B	-	>3	1.00	1
W49-L5	TYPE A.1	Achieved	>3	1.00	1
W50-L5	TYPE E.1	Achieved	>3	1.50	2
W51-L5	TYPE C	-	0	1.50	2
W52-L5	TYPE D	Achieved	0	1.50	2
W53-L5	TYPE D	Achieved	0	1.50	2
W54-L5	TYPE C	-	0	1.50	2
W55-L5	TYPE E	Achieved	0-3	1.50	2
W56-L5	TYPE A	Achieved	>3	1.00	1
W57-L5	TYPE F	Achieved	>3	2.00	3
W58-L5	TYPE B	-	>3	1.00	1
W59-L5	TYPE D	Achieved	>3	1.50	2
W60-L5	TYPE D	Achieved	>3	1.50	2
W61-L5	TYPE B	-	>3	1.00	1
W62-L5	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



KEY MAP

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B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-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-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:

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 5

Plot Date 12/11/2022

30

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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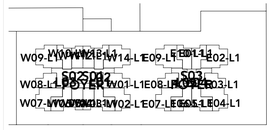
hstar.com.au

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E51-L6	66	61	26	26	
E52-L6	113	110	18	18	
E53-L6	58	55	14	14	
E54-L6	97	93	32	32	
E55-L6	84	79	26	26	
E56-L6	84	79	18	18	
E57-L6	93	89	37	37	
E58-L6	56	54	18	18	
E59-L6	113	110	31	31	
E60-L6	66	61	26	26	
W52-L6	48	45	14	14	
W53-L6	48	45	26	26	
W59-L6	48	45	14	14	
W60-L6	48	45	18	18	
W63-L6	56	53	14	14	
W64-L6	93	89	37	37	
W65-L6	84	79	0	0	
W66-L6	84	79	0	0	
W67-L6	97	93	0	0	
W68-L6	57	55	0	0	
W69-L6	113	110	22	21	
W70-L6	66	61	21	21	
W71-L6	66	61	15	15	
W72-L6	113	110	16	15	
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	1.00	1
E52-L6	TYPE F	Achieved	>3	2.00	3
E53-L6	TYPE A	Achieved	>3	1.00	1
E54-L6	TYPE F	Achieved	>3	1.50	2
E55-L6	TYPE C	-	0	1.50	2
E56-L6	TYPE C	-	0	1.50	2
E57-L6	TYPE E.1	Achieved	0-3	1.50	2
E58-L6	TYPE A.1	Achieved	0-3	1.00	1
E59-L6	TYPE F	Achieved	>3	2.00	3
E60-L6	TYPE B	-	>3	1.00	1
W52-L6	TYPE D	Achieved	0	1.50	2
W53-L6	TYPE D	Achieved	0	1.50	2
W59-L6	TYPE D	Achieved	>3	1.50	2
W60-L6	TYPE D	Achieved	>3	1.50	2
W63-L6	TYPE A.1	Achieved	>3	1.00	1
W64-L6	TYPE E.1	Achieved	>3	1.50	2
W65-L6	TYPE C	-	0	1.50	2
W66-L6	TYPE C	-	0	1.50	2
W67-L6	TYPE E	Achieved	0-3	1.50	2
W68-L6	TYPE A	Achieved	>3	1.00	1
W69-L6	TYPE F	Achieved	>3	2.00	3
W70-L6	TYPE B	-	>3	1.00	1
W71-L6	TYPE B	-	>3	1.00	1
W72-L6	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



KEY MAP

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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrame-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-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:

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 6

Plot Date: 12/11/2022

Revision: 31 C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

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UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E61-L7	66	61	22	21	
E62-L7	113	110	21	21	
E63-L7	58	55	15	15	
E64-L7	97	93	16	15	
E65-L7	84	79	20	20	
E66-L7	84	79	20	20	
E67-L7	93	89	16	16	
E68-L7	56	54	30	30	
E69-L7	113	110	37	37	
E70-L7	66	61	26	26	
W73-L7	56	53	14	14	
W74-L7	93	89	32	32	
W75-L7	84	79	26	26	
W76-L7	112	107	14	14	
W77-L7	84	79	18	18	
W78-L7	97	93	16	16	
W79-L7	57	55	16	16	
W80-L7	113	110	37	37	
W81-L7	66	61	31	31	
W82-L7	57	53	34	34	
W83-L7	57	53	16	16	
W84-L7	66	61	26	26	
W85-L7	113	110	18	18	
23	**1,885 m²**	**1,794 m²**	**521 m²**	**519 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.00	1
E62-L7	TYPE F	Achieved	>3	2.00	3
E63-L7	TYPE A	Achieved	>3	1.00	1
E64-L7	TYPE E	Achieved	>3	1.50	2
E65-L7	TYPE C	-	>3	1.50	2
E66-L7	TYPE C	-	>3	1.50	2
E67-L7	TYPE E.1	Achieved	0-3	1.50	2
E68-L7	TYPE A.1	Achieved	0-3	1.00	1
E69-L7	TYPE F	Achieved	>3	2.00	3
E70-L7	TYPE B	-	>3	1.00	1
W73-L7	TYPE A.1	Achieved	>3	1.00	1
W74-L7	TYPE E.1	Achieved	>3	1.50	2
W75-L7	TYPE C	-	>3	1.50	2
W76-L7	TYPE G	-	>3	1.50	2
W77-L7	TYPE C	-	>3	1.50	2
W78-L7	TYPE E	Achieved	0-3	1.50	2
W79-L7	TYPE A	Achieved	>3	1.00	1
W80-L7	TYPE F	Achieved	>3	2.00	3
W81-L7	TYPE B	-	>3	1.00	1
W82-L7	TYPE D	Achieved	>3	1.50	2
W83-L7	TYPE D	Achieved	>3	1.50	2
W84-L7	TYPE B	-	>3	1.00	1
W85-L7	TYPE F	Achieved	>3	2.00	3
23				**32.50**	

KEY MAP

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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-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:

FLOOR PLAN - BUILDING W - LEVEL 7

Plot Date: 12/11/2022

Revision: 32 C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E71-L8	66	61	26	26	
E72-L8	113	110	14	14	
E73-L8	84	81	46	46	
E74-L8	84	81	26	26	
E75-L8	113	110	14	14	
E76-L8	66	61	46	46	
W82-L8	48	45	26	26	
W83-L8	48	45	14	14	
W86-L8	84	81	0	0	
W87-L8	86	83	0	0	
W88-L8	143	139	65	65	
W89-L8	66	61	66	66	
W90-L8	113	110	46	46	
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	1.00	1
E72-L8	TYPE F	Achieved	>3	2.00	3
E73-L8	TYPE I	Achieved	>3	1.50	2
E74-L8	TYPE I	Achieved	>3	1.50	2
E75-L8	TYPE F	Achieved	>3	2.00	3
E76-L8	TYPE B	-	>3	1.00	1
W82-L8	TYPE D	Achieved	>3	1.50	2
W83-L8	TYPE D	Achieved	>3	1.50	2
W86-L8	TYPE I	Achieved	>3	1.50	2
W87-L8	TYPE H	Achieved	0-3	1.50	2
W88-L8	TYPE J	Achieved	>3	2.00	3
W89-L8	TYPE B	-	>3	1.00	1
W90-L8	TYPE F	Achieved	>3	2.00	3
13				**20.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aekaine-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-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:

FLOOR PLAN - BUILDING W - LEVEL 8

Plot Date 12/11/2022

33

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasperek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E77-L9	66	61	14	14	
E78-L9	113	110	14	14	
E79-L9	84	81	26	26	
E80-L9	84	81	33	33	
E81-L9	113	110	26	26	
E82-L9	66	61	33	33	
W91-L9	84	81	26	26	
W92-L9	86	83	12	12	
W93-L9	143	139	28	28	
W94-L9	134	130	37	37	
W95-L9	68	63	33	33	
W96-L9	113	110	31	31	
12	**1,154 m²**	**1,110 m²**	**313 m²**	**313 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF CSPACE	No. BED
E77-L9	TYPE B	-	>3	1.00	1
E78-L9	TYPE F	Achieved	>3	2.00	3
E79-L9	TYPE I	Achieved	>3	1.50	2
E80-L9	TYPE I	Achieved	>3	1.50	2
E81-L9	TYPE F	Achieved	>3	2.00	3
E82-L9	TYPE B	-	>3	1.00	1
W91-L9	TYPE I	Achieved	>3	1.50	2
W92-L9	TYPE H	Achieved	0-3	1.50	2
W93-L9	TYPE J	Achieved	>3	2.00	3
W94-L9	TYPE G.1	-	>3	1.50	2
W95-L9	TYPE B	-	>3	1.00	1
W96-L9	TYPE F	Achieved	>3	2.00	3
12				**18.50**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akropo-Mac-Pro local - BIMcloud Basic for Archicad 25-22.303.FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673\N9W100-303.FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673\N9BK

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 9

Plot Date 12/11/2022

34

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

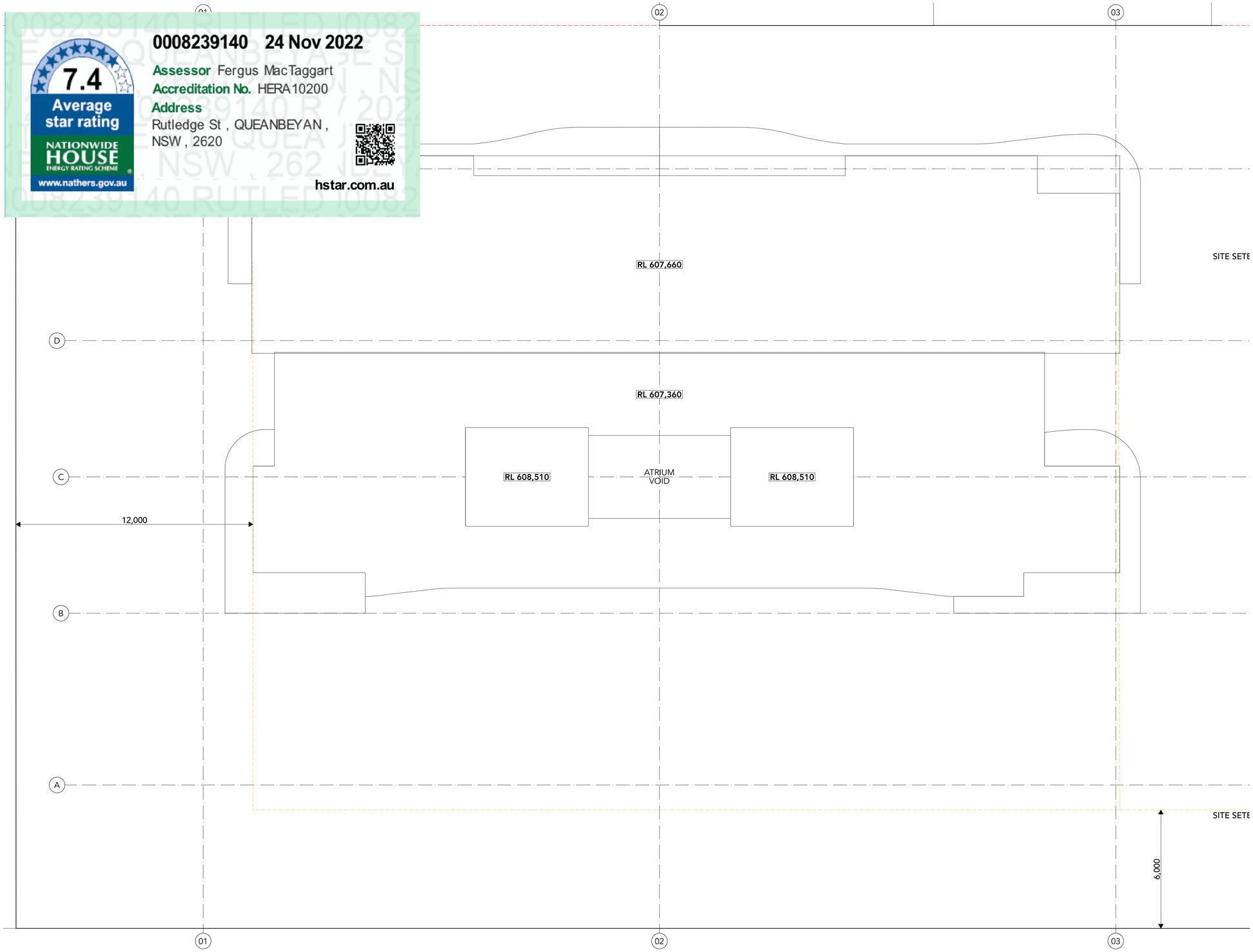
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoma-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-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:

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - ROOF

Plot Date
12/11/2022

35
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 1

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E01-L1	66	61	24	24	
E02-L1	113	110	74	73	
E03-L1	58	55	68	68	
E04-L1	97	93	36	36	
E05-L1	84	79	36	36	
E06-L1	84	79	68	68	
E07-L1	93	89	104	104	
E08-L1	56	54	45	45	
E09-L1	113	110	120	120	
E10-L1	66	61	51	51	
W01-L1	56	53	39	39	
W02-L1	93	89	39	39	
W03-L1	84	79	51	51	
W04-L1	56	52	87	87	
W05-L1	56	52	87	87	
W06-L1	84	79	51	51	
W07-L1	97	93	51	51	
W08-L1	57	55	79	78	
W09-L1	113	110	18	18	
W10-L1	66	61	69	69	
W11-L1	57	53	71	71	
W12-L1	57	53	71	71	
W13-L1	66	61	74	74	
W14-L1	113	110	31	31	
24	**1,885 m²**	**1,791 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	1.00	1
E02-L1	TYPE F	Achieved	>3	2.00	3
E03-L1	TYPE A	Achieved	>3	1.00	1
E04-L1	TYPE E	Achieved	>3	1.50	2
E05-L1	TYPE C	-	0	1.50	2
E06-L1	TYPE C	-	0	1.50	2
E07-L1	TYPE E.1	Achieved	0-3	1.50	2
E08-L1	TYPE A.1	Achieved	0-3	1.00	1
E09-L1	TYPE F	Achieved	>3	2.00	3
E10-L1	TYPE B	-	>3	1.00	1
W01-L1	TYPE A.1	Achieved	>3	1.00	1
W02-L1	TYPE E.1	Achieved	>3	1.50	2
W03-L1	TYPE C	-	0	1.50	2
W04-L1	TYPE D	Achieved	0	1.50	2
W05-L1	TYPE D	Achieved	0	1.50	2
W06-L1	TYPE C	-	0	1.50	2
W07-L1	TYPE E	Achieved	0-3	1.50	2
W08-L1	TYPE A	Achieved	>3	1.00	1
W09-L1	TYPE F	Achieved	>3	2.00	3
W10-L1	TYPE B	-	>3	1.00	1
W11-L1	TYPE D	Achieved	>3	1.50	2
W12-L1	TYPE D	Achieved	>3	1.50	2
W13-L1	TYPE B	-	>3	1.00	1
W14-L1	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aekyme-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-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:

FLOOR PLAN - BUILDING E - LEVEL 1

Plot Date 12/11/2022

36

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kesperek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

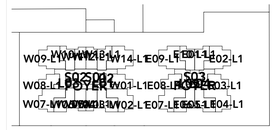
hstar.com.au

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E11-L2	66	61	0	0	
E12-L2	113	110	0	0	
E13-L2	58	55	0	0	
E14-L2	97	93	0	0	
E15-L2	84	79	37	37	
E16-L2	84	79	18	18	
E17-L2	93	89	22	21	
E18-L2	56	54	21	21	
E19-L2	113	110	15	15	
E20-L2	66	61	16	15	
W04-L2	48	45	18	18	
W05-L2	48	45	18	18	
W11-L2	48	45	14	14	
W12-L2	48	45	26	26	
W15-L2	56	53	32	32	
W16-L2	93	89	14	14	
W17-L2	84	79	26	26	
W18-L2	84	79	37	37	
W19-L2	97	93	14	14	
W20-L2	57	55	26	26	
W21-L2	113	110	14	14	
W22-L2	66	61	30	30	
W23-L2	66	61	18	18	
W24-L2	113	110	31	31	
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	1.00	1
E12-L2	TYPE F	Achieved	>3	2.00	3
E13-L2	TYPE A	Achieved	>3	1.00	1
E14-L2	TYPE E	Achieved	>3	1.50	2
E15-L2	TYPE C	-	0	1.50	2
E16-L2	TYPE C	-	0	1.50	2
E17-L2	TYPE E.1	Achieved	0-3	1.50	2
E18-L2	TYPE A.1	Achieved	0-3	1.00	1
E19-L2	TYPE F	Achieved	>3	2.00	3
E20-L2	TYPE B	-	>3	1.00	1
W04-L2	TYPE D	Achieved	0	1.50	2
W05-L2	TYPE D	Achieved	0	1.50	2
W11-L2	TYPE D	Achieved	>3	1.50	2
W12-L2	TYPE D	Achieved	>3	1.50	2
W15-L2	TYPE A.1	Achieved	>3	1.00	1
W16-L2	TYPE E.1	Achieved	>3	1.50	2
W17-L2	TYPE C	-	0	1.50	2
W18-L2	TYPE C	-	0	1.50	2
W19-L2	TYPE E	Achieved	0-3	1.50	2
W20-L2	TYPE A	Achieved	>3	1.00	1
W21-L2	TYPE F	Achieved	>3	2.00	3
W22-L2	TYPE B	-	>3	1.00	1
W23-L2	TYPE B	-	>3	1.00	1
W24-L2	TYPE F	Achieved	>3	2.00	3
24				**34.00**	



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoime-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-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:

FLOOR PLAN - BUILDING E - LEVEL 2

Plot Date
12/11/2022

37
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E21-L3	66	61	18	18	
E22-L3	113	110	30	30	
E23-L3	58	55	16	16	
E24-L3	97	93	31	31	
E25-L3	84	79	37	37	
E26-L3	84	79	16	16	
E27-L3	93	89	18	18	
E28-L3	56	54	14	14	
E29-L3	113	110	26	26	
E30-L3	66	61	22	21	
W25-L3	56	53	21	21	
W26-L3	93	89	15	15	
W27-L3	84	79	16	15	
W28-L3	56	52	16	16	
W29-L3	56	52	16	16	
W30-L3	84	79	20	20	
W31-L3	97	93	20	20	
W32-L3	57	55	16	16	
W33-L3	113	110	16	16	
W34-L3	66	61	30	30	
W35-L3	57	53	37	37	
W36-L3	57	53	26	26	
W37-L3	66	61	14	14	
W38-L3	113	110	32	32	
24	**1,885 m²**	**1,791 m²**	**523 m²**	**521 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.00	1
E22-L3	TYPE F	Achieved	>3	2.00	3
E23-L3	TYPE A	Achieved	>3	1.00	1
E24-L3	TYPE E	Achieved	>3	1.50	2
E25-L3	TYPE C	-	0	1.50	2
E26-L3	TYPE C	-	0	1.50	2
E27-L3	TYPE E.1	Achieved	0-3	1.50	2
E28-L3	TYPE A.1	Achieved	0-3	1.00	1
E29-L3	TYPE F	Achieved	>3	2.00	3
E30-L3	TYPE B	-	>3	1.00	1
W25-L3	TYPE A.1	Achieved	>3	1.00	1
W26-L3	TYPE E.1	Achieved	>3	1.50	2
W27-L3	TYPE C	-	0	1.50	2
W28-L3	TYPE D	Achieved	0	1.50	2
W29-L3	TYPE D	Achieved	0	1.50	2
W30-L3	TYPE C	-	0	1.50	2
W31-L3	TYPE E	Achieved	0-3	1.50	2
W32-L3	TYPE A	Achieved	>3	1.00	1
W33-L3	TYPE F	Achieved	>3	2.00	3
W34-L3	TYPE B	-	>3	1.00	1
W35-L3	TYPE D	Achieved	>3	1.50	2
W36-L3	TYPE D	Achieved	>3	1.50	2
W37-L3	TYPE B	-	>3	1.00	1
W38-L3	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkitime-Max-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-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:

FLOOR PLAN - BUILDING E - LEVEL 3

Plot Date
12/11/2022

38
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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hstar.com.au

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E31-L4	66	61	0	0	
E32-L4	113	110	0	0	
E33-L4	58	55	0	0	
E34-L4	97	93	0	0	
E35-L4	84	79	37	37	
E36-L4	84	79	14	14	
E37-L4	93	89	18	18	
E38-L4	56	54	26	26	
E39-L4	113	110	18	18	
E40-L4	66	61	14	14	
W28-L4	48	45	32	32	
W29-L4	48	45	26	26	
W35-L4	48	45	18	18	
W36-L4	48	45	37	37	
W39-L4	56	53	18	18	
W40-L4	93	89	31	31	
W41-L4	84	79	26	26	
W42-L4	84	79	14	14	
W43-L4	97	93	26	26	
W44-L4	57	55	14	14	
W45-L4	113	110	22	21	
W46-L4	66	61	21	21	
W47-L4	66	61	15	15	
W48-L4	113	110	16	15	
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	1.00	1
E32-L4	TYPE F	Achieved	>3	2.00	3
E33-L4	TYPE A	Achieved	>3	1.00	1
E34-L4	TYPE E	Achieved	>3	1.50	2
E35-L4	TYPE C	-	0	1.50	2
E36-L4	TYPE C	-	0	1.50	2
E37-L4	TYPE E.1	Achieved	0-3	1.50	2
E38-L4	TYPE A.1	Achieved	0-3	1.00	1
E39-L4	TYPE F	Achieved	>3	2.00	3
E40-L4	TYPE B	-	>3	1.00	1
W28-L4	TYPE D	Achieved	0	1.50	2
W29-L4	TYPE D	Achieved	0	1.50	2
W35-L4	TYPE D	Achieved	>3	1.50	2
W36-L4	TYPE D	Achieved	>3	1.50	2
W39-L4	TYPE A.1	Achieved	>3	1.00	1
W40-L4	TYPE E.1	Achieved	>3	1.50	2
W41-L4	TYPE C	-	0	1.50	2
W42-L4	TYPE C	-	0	1.50	2
W43-L4	TYPE E	Achieved	0-3	1.50	2
W44-L4	TYPE A	Achieved	>3	1.00	1
W45-L4	TYPE F	Achieved	>3	2.00	3
W46-L4	TYPE B	-	>3	1.00	1
W47-L4	TYPE B	-	>3	1.00	1
W48-L4	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkisme-Max-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-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:

FLOOR PLAN - BUILDING E - LEVEL 4

Plot Date

12/11/2022

39

Revision

C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E41-L5	66	61	22	21	
E42-L5	113	110	21	21	
E43-L5	58	55	15	15	
E44-L5	97	93	16	15	
E45-L5	84	79	20	20	
E46-L5	84	79	20	20	
E47-L5	93	89	16	16	
E48-L5	56	54	16	16	
E49-L5	113	110	30	30	
E50-L5	66	61	37	37	
W49-L5	56	53	26	26	
W50-L5	93	89	14	14	
W51-L5	84	79	32	32	
W52-L5	56	52	26	26	
W53-L5	56	52	14	14	
W54-L5	84	79	18	18	
W55-L5	97	93	16	16	
W56-L5	57	55	37	37	
W57-L5	113	110	31	31	
W58-L5	66	61	16	16	
W59-L5	57	53	16	16	
W60-L5	57	53	16	16	
W61-L5	66	61	26	26	
W62-L5	113	110	18	18	
24	**1,885 m²**	**1,791 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.00	1
E42-L5	TYPE F	Achieved	>3	2.00	3
E43-L5	TYPE A	Achieved	>3	1.00	1
E44-L5	TYPE E	Achieved	>3	1.50	2
E45-L5	TYPE C	-	0	1.50	2
E46-L5	TYPE C	-	0	1.50	2
E47-L5	TYPE E.1	Achieved	0-3	1.50	2
E48-L5	TYPE A.1	Achieved	0-3	1.00	1
E49-L5	TYPE F	Achieved	>3	2.00	3
E50-L5	TYPE B	-	>3	1.00	1
W49-L5	TYPE A.1	Achieved	>3	1.00	1
W50-L5	TYPE E.1	Achieved	>3	1.50	2
W51-L5	TYPE C	-	0	1.50	2
W52-L5	TYPE D	Achieved	0	1.50	2
W53-L5	TYPE D	Achieved	0	1.50	2
W54-L5	TYPE C	-	0	1.50	2
W55-L5	TYPE E	Achieved	0-3	1.50	2
W56-L5	TYPE A	Achieved	>3	1.00	1
W57-L5	TYPE F	Achieved	>3	2.00	3
W58-L5	TYPE B	-	>3	1.00	1
W59-L5	TYPE D	Achieved	>3	1.50	2
W60-L5	TYPE D	Achieved	>3	1.50	2
W61-L5	TYPE B	-	>3	1.00	1
W62-L5	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkisme-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-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:

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING E - LEVEL 5

Plot Date 12/11/2022

40

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E51-L6	66	61	26	26	
E52-L6	113	110	18	18	
E53-L6	58	55	14	14	
E54-L6	97	93	32	32	
E55-L6	84	79	26	26	
E56-L6	84	79	18	18	
E57-L6	93	89	37	37	
E58-L6	56	54	18	18	
E59-L6	113	110	31	31	
E60-L6	66	61	26	26	
W52-L6	48	45	14	14	
W53-L6	48	45	26	26	
W59-L6	48	45	14	14	
W60-L6	48	45	18	18	
W63-L6	56	53	14	14	
W64-L6	93	89	37	37	
W65-L6	84	79	0	0	
W66-L6	84	79	0	0	
W67-L6	97	93	0	0	
W68-L6	57	55	0	0	
W69-L6	113	110	22	21	
W70-L6	66	61	21	21	
W71-L6	66	61	15	15	
W72-L6	113	110	16	15	
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	1.00	1
E52-L6	TYPE F	Achieved	>3	2.00	3
E53-L6	TYPE A	Achieved	>3	1.00	1
E54-L6	TYPE E	Achieved	>3	1.50	2
E55-L6	TYPE C	-	0	1.50	2
E56-L6	TYPE C	-	0	1.50	2
E57-L6	TYPE E.1	Achieved	0-3	1.50	2
E58-L6	TYPE A.1	Achieved	0-3	1.00	1
E59-L6	TYPE F	Achieved	>3	2.00	3
E60-L6	TYPE B	-	>3	1.00	1
W52-L6	TYPE D	Achieved	0	1.50	2
W53-L6	TYPE D	Achieved	0	1.50	2
W59-L6	TYPE D	Achieved	>3	1.50	2
W60-L6	TYPE D	Achieved	>3	1.50	2
W63-L6	TYPE A.1	Achieved	>3	1.00	1
W64-L6	TYPE E.1	Achieved	>3	1.50	2
W65-L6	TYPE C	-	0	1.50	2
W66-L6	TYPE C	-	0	1.50	2
W67-L6	TYPE E	Achieved	0-3	1.50	2
W68-L6	TYPE A	Achieved	>3	1.00	1
W69-L6	TYPE F	Achieved	>3	2.00	3
W70-L6	TYPE B	-	>3	1.00	1
W71-L6	TYPE B	-	>3	1.00	1
W72-L6	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoma-Max-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-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:

FLOOR PLAN - BUILDING E - LEVEL 6

Plot Date
12/11/2022

41
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E61-L7	66	61	22	21	
E62-L7	113	110	21	21	
E63-L7	58	55	15	15	
E64-L7	97	93	16	15	
E65-L7	84	79	20	20	
E66-L7	84	79	20	20	
E67-L7	93	89	16	16	
E68-L7	56	54	30	30	
E69-L7	113	110	37	37	
E70-L7	66	61	26	26	
W73-L7	56	53	14	14	
W74-L7	93	89	32	32	
W75-L7	84	79	26	26	
W76-L7	112	107	14	14	
W77-L7	84	79	18	18	
W78-L7	97	93	16	16	
W79-L7	57	55	16	16	
W80-L7	113	110	37	37	
W81-L7	66	61	31	31	
W82-L7	57	53	34	34	
W83-L7	57	53	16	16	
W84-L7	66	61	26	26	
W85-L7	113	110	18	18	
23	**1,885 m²**	**1,794 m²**	**521 m²**	**519 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.00	1
E62-L7	TYPE F	Achieved	>3	2.00	3
E63-L7	TYPE A	Achieved	>3	1.00	1
E64-L7	TYPE E	Achieved	>3	1.50	2
E65-L7	TYPE C	-	>3	1.50	2
E66-L7	TYPE C	-	>3	1.50	2
E67-L7	TYPE E.1	Achieved	0-3	1.50	2
E68-L7	TYPE A.1	Achieved	0-3	1.00	1
E69-L7	TYPE F	Achieved	>3	2.00	3
E70-L7	TYPE B	-	>3	1.00	1
W73-L7	TYPE A.1	Achieved	>3	1.00	1
W74-L7	TYPE E.1	Achieved	>3	1.50	2
W75-L7	TYPE C	-	>3	1.50	2
W76-L7	TYPE G	-	>3	1.50	2
W77-L7	TYPE C	-	>3	1.50	2
W78-L7	TYPE E	Achieved	0-3	1.50	2
W79-L7	TYPE A	Achieved	>3	1.00	1
W80-L7	TYPE F	Achieved	>3	2.00	3
W81-L7	TYPE B	-	>3	1.00	1
W82-L7	TYPE D	Achieved	>3	1.50	2
W83-L7	TYPE D	Achieved	>3	1.50	2
W84-L7	TYPE B	-	>3	1.00	1
W85-L7	TYPE F	Achieved	>3	2.00	3
23				**32.50**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkitime-Max-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-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:

FLOOR PLAN - BUILDING E - LEVEL 7

Plot Date: 12/11/2022

Revision: 42 C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

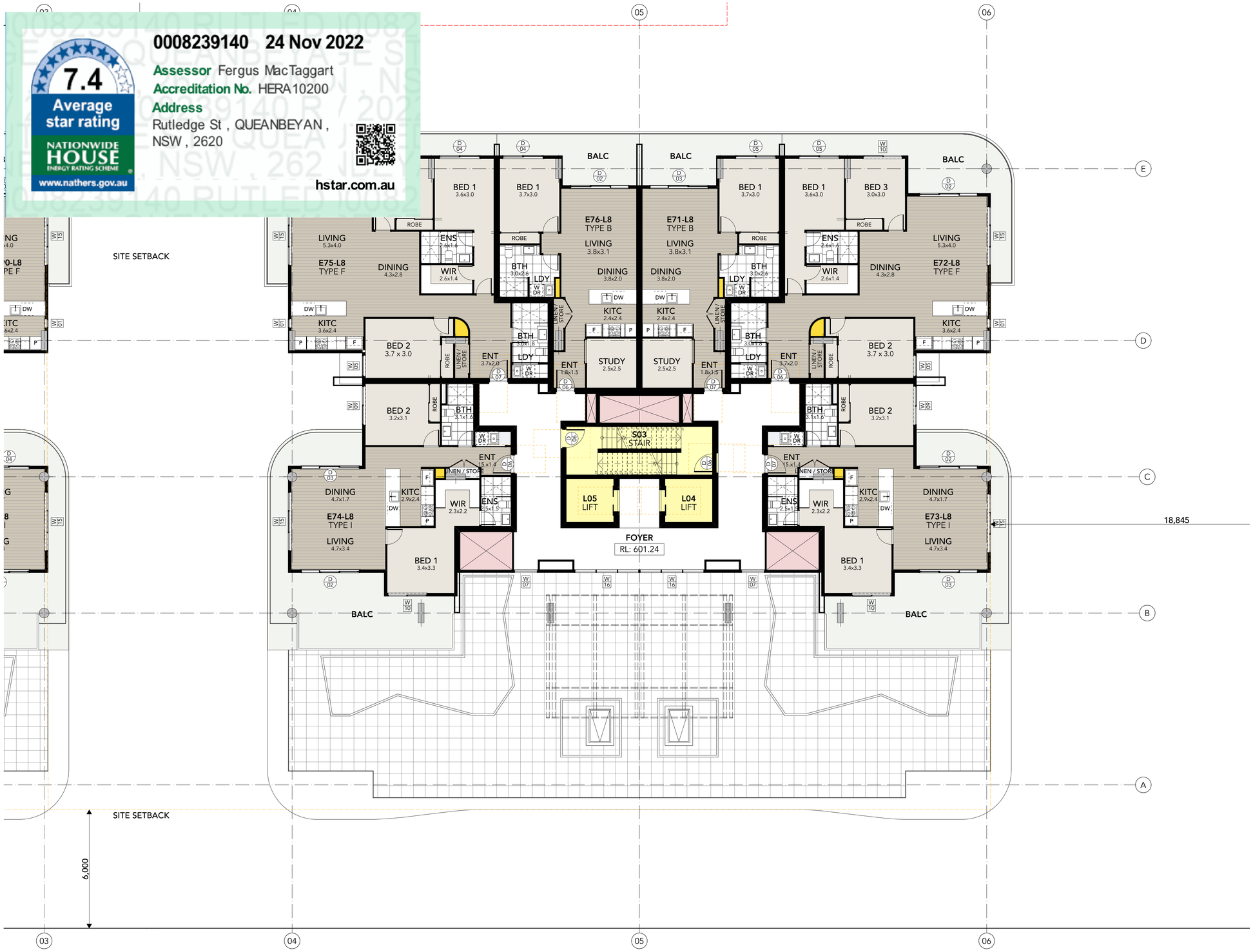
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E71-L8	66	61	26	26	
E72-L8	113	110	14	14	
E73-L8	84	81	46	46	
E74-L8	84	81	26	26	
E75-L8	113	110	14	14	
E76-L8	66	61	46	46	
W82-L8	48	45	26	26	
W83-L8	48	45	14	14	
W86-L8	84	81	0	0	
W87-L8	86	83	0	0	
W88-L8	143	139	65	65	
W89-L8	66	61	66	66	
W90-L8	113	110	46	46	
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	1.00	1
E72-L8	TYPE F	Achieved	>3	2.00	3
E73-L8	TYPE I	Achieved	>3	1.50	2
E74-L8	TYPE I	Achieved	>3	1.50	2
E75-L8	TYPE F	Achieved	>3	2.00	3
E76-L8	TYPE B	-	>3	1.00	1
W82-L8	TYPE D	Achieved	>3	1.50	2
W83-L8	TYPE D	Achieved	>3	1.50	2
W86-L8	TYPE I	Achieved	>3	1.50	2
W87-L8	TYPE H	Achieved	0-3	1.50	2
W88-L8	TYPE J	Achieved	>3	2.00	3
W89-L8	TYPE B	-	>3	1.00	1
W90-L8	TYPE F	Achieved	>3	2.00	3
13				**20.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aekaine-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-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:

FLOOR PLAN - BUILDING E - LEVEL 8

Plot Date 12/11/2022

43 Revision C

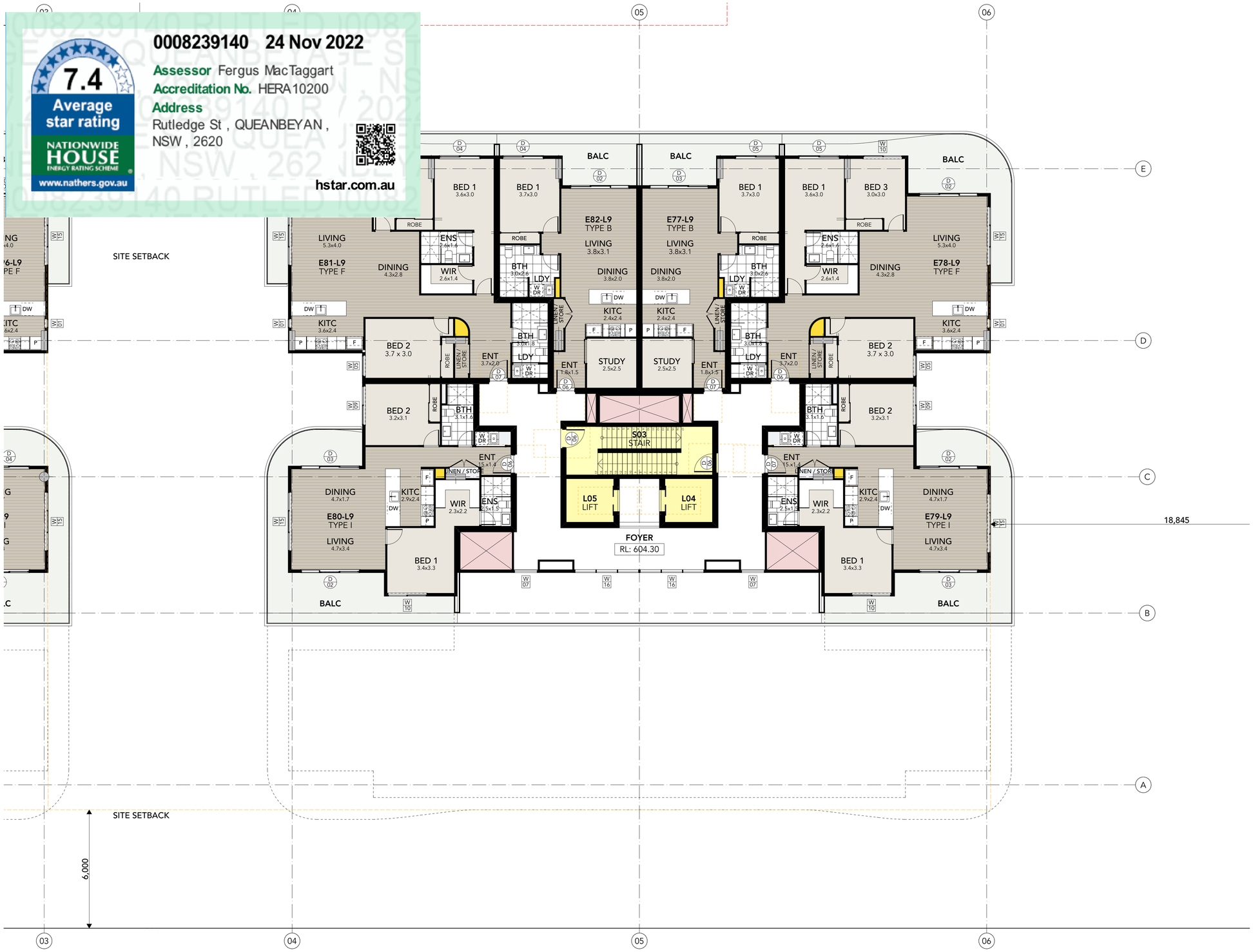
Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

7.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
0008239140 24 Nov 2022
Assessor Fergus MacTaggart
Accreditation No. HERA10200
Address
Rutledge St , QUEANBEYAN , NSW , 2620
hstar.com.au



UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E77-L9	66	61	14	14	
E78-L9	113	110	14	14	
E79-L9	84	81	26	26	
E80-L9	84	81	33	33	
E81-L9	113	110	26	26	
E82-L9	66	61	33	33	
W91-L9	84	81	26	26	
W92-L9	86	83	12	12	
W93-L9	143	139	28	28	
W94-L9	134	130	37	37	
W95-L9	68	63	33	33	
W96-L9	113	110	31	31	
12	**1,154 m²**	**1,110 m²**	**313 m²**	**313 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E77-L9	TYPE B	-	>3	1.00	1
E78-L9	TYPE F	Achieved	>3	2.00	3
E79-L9	TYPE I	Achieved	>3	1.50	2
E80-L9	TYPE I	Achieved	>3	1.50	2
E81-L9	TYPE F	Achieved	>3	2.00	3
E82-L9	TYPE B	-	>3	1.00	1
W91-L9	TYPE I	Achieved	>3	1.50	2
W92-L9	TYPE H	Achieved	0-3	1.50	2
W93-L9	TYPE J	Achieved	>3	2.00	3
W94-L9	TYPE G.1	-	>3	1.50	2
W95-L9	TYPE B	-	>3	1.00	1
W96-L9	TYPE F	Achieved	>3	2.00	3
12				**18.50**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkopro-Mac-Pro.local - BIMcloud Base: for Archicad 25-22.303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-MEP

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
12/11/2022

44
Revision
C

Status:
FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

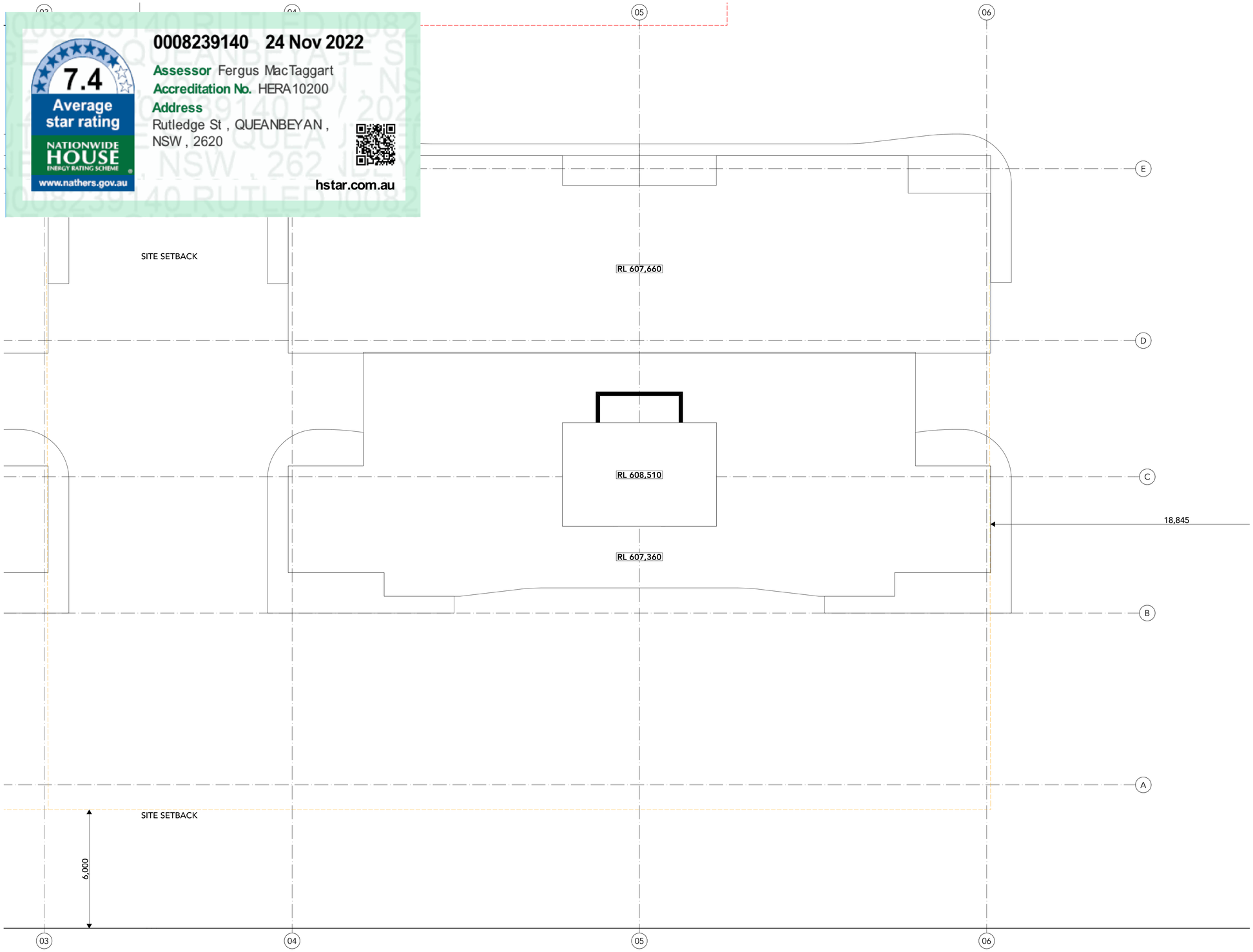
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061

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 - ROOF

Plot Date
12/11/2022

Revision
45
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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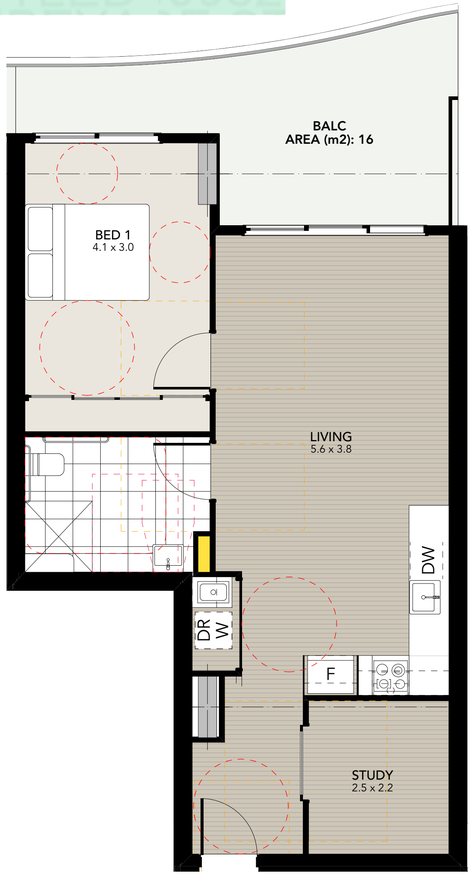

UNIT TYPE B - POST ADAPTED
1:50

UNIT TYPE C - POST ADAPTED
1:50

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akiyama-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-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:

FLOOR PLANS - ADAPTABLE UNITS

Plot Date
12/11/2022

46
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:50, 1:1500

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

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ELEVATION - A. NORTH-EAST

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

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-100.303-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:

ELEVATION - A. NORTH-EAST

Plot Date 12/11/2022

47 Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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ELEVATION - B. SOUTH-EAST

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne-Mac-Pro local - BIMcloud Basic for Archicad 25-2023-303-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:

ELEVATION - B. SOUTH-EAST

Plot Date 12/11/2022

48

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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NSW , 2620

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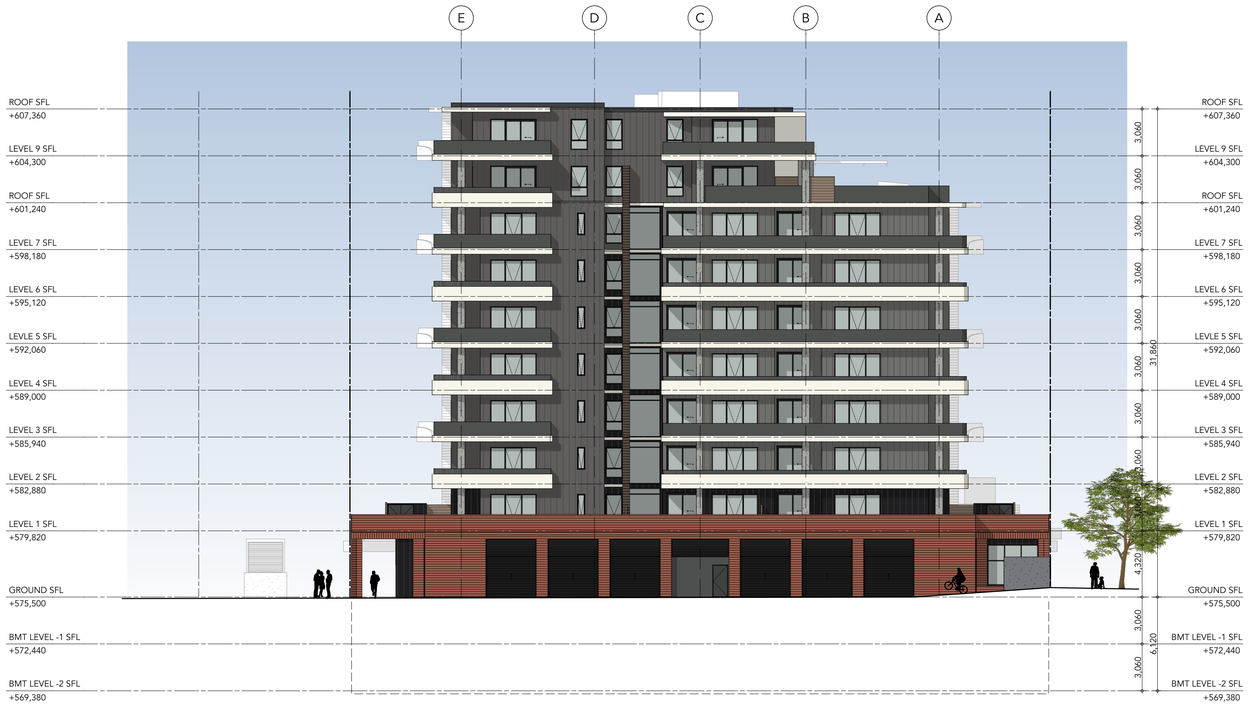

ELEVATION - C. SOUTH-WEST

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akiyama-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-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:

ELEVATION - C. SOUTH-WEST

Plot Date
12/11/2022

49
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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hstar.com.au

ELEVATION - D. NORTH-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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkwyne-Mac-Pro local - BIMcloud Basic for Archicad 25-2023-303-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:

ELEVATION - D. NORTH-WEST

Plot Date 12/11/2022

50

Revision C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Accreditation No. HERA10200

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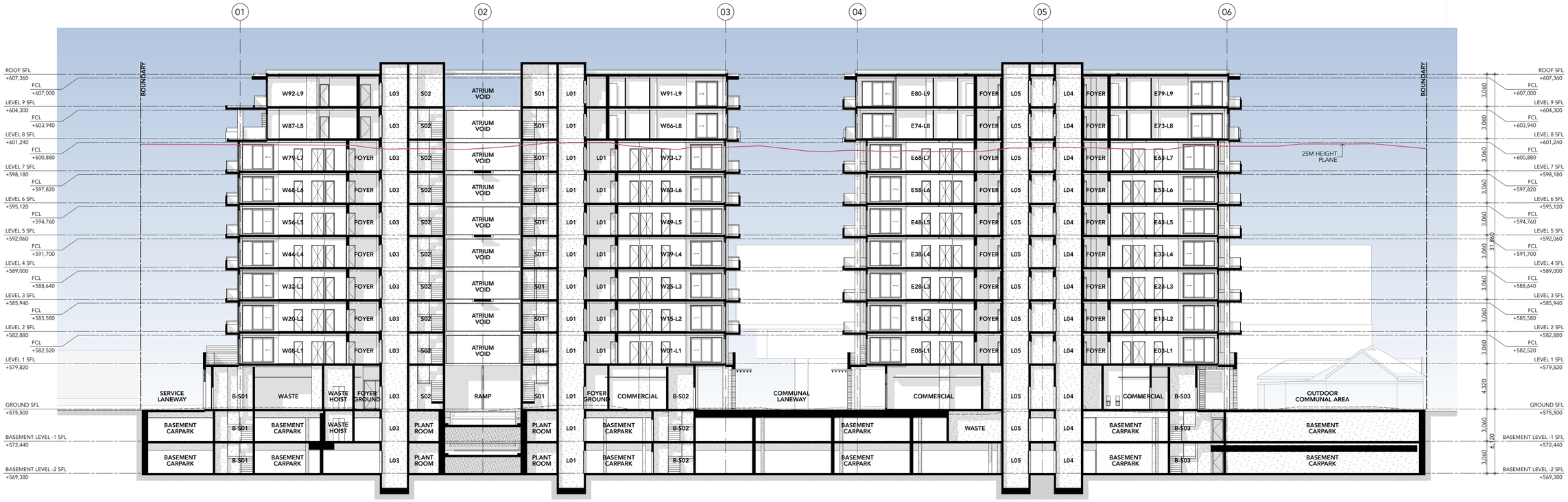

SECTION 1-1

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adriana.Mac.Pro.local - BIMcloud Basic for Archicad 25:02-303:FKA-Rutledge9c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW:100-303:FKA-Rutledge9c_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:

kasparek ARCHITECTS

Drawing Title:

SECTION 1-1

Plot Date 12/11/2022

51

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Accreditation No. HERA10200

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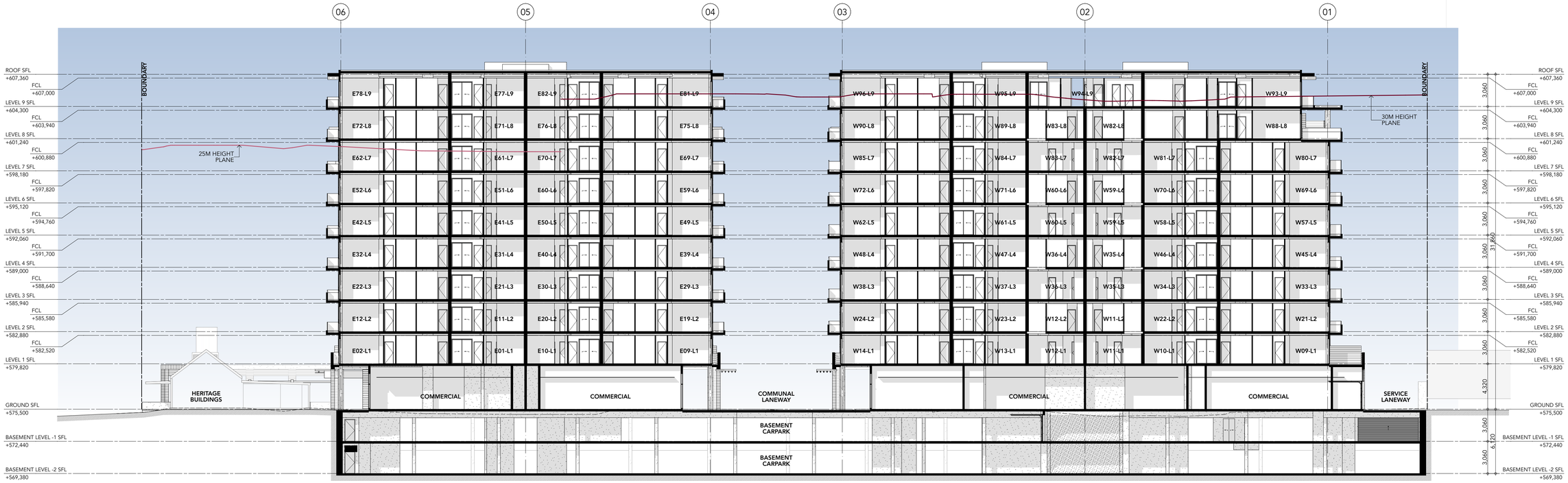

SECTION 2-2
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Issue: Adesoro Mac Pro local - BIMcloud Basic for Archicad 25:02-303:FKA-Rutledge9c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge9c_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:

kasparek ARCHITECTS

Drawing Title:

SECTION 2-2

Plot Date
12/11/2022

52
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

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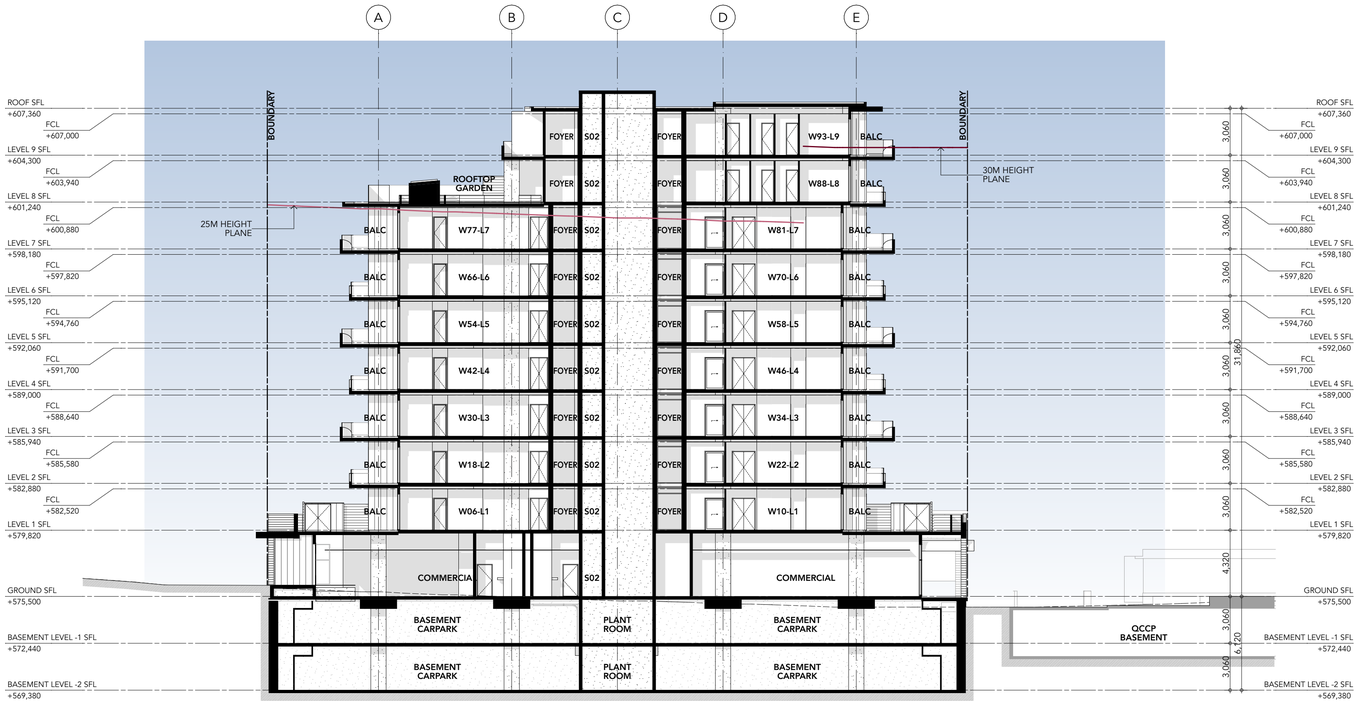

SECTION 3-3

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akreyna-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.NSW.500-303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.MDB

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:

SECTION 3-3

Plot Date 12/11/2022

Revision 53 C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

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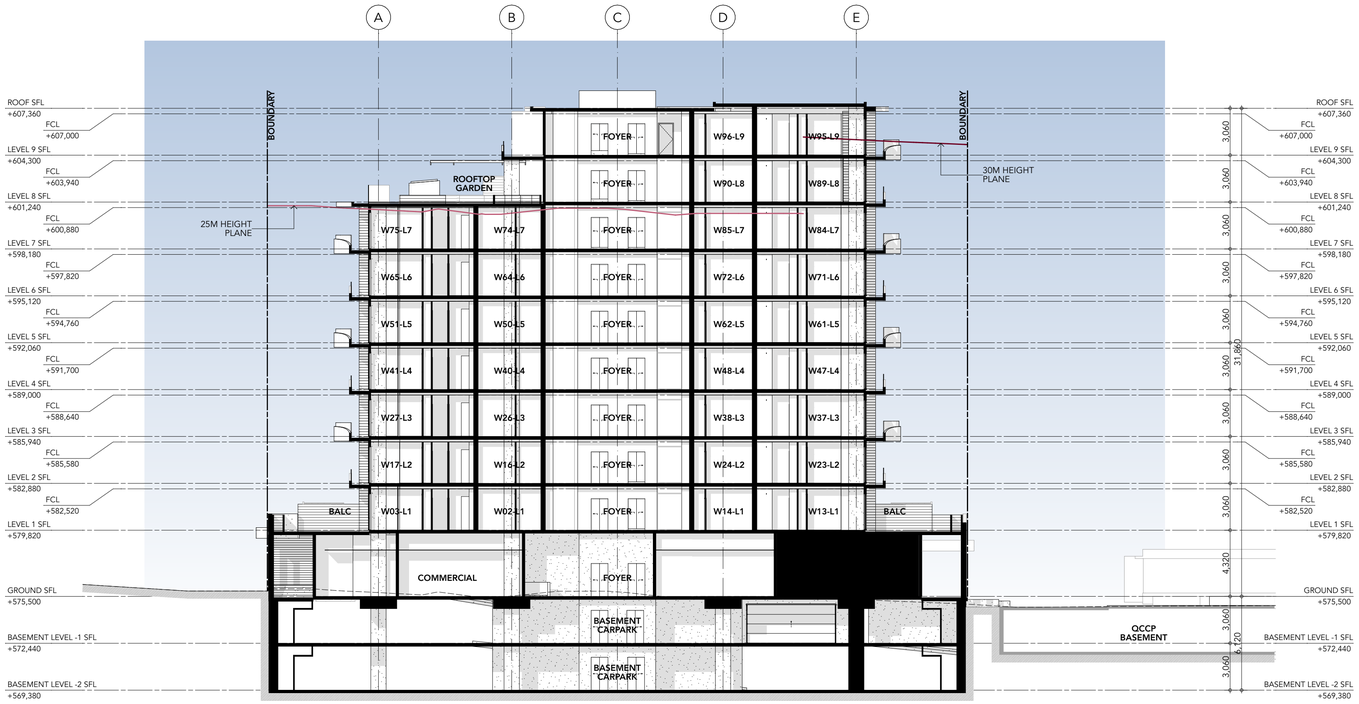

SECTION 4-4

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkoime-Max-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-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 4-4

Plot Date
12/11/2022

54
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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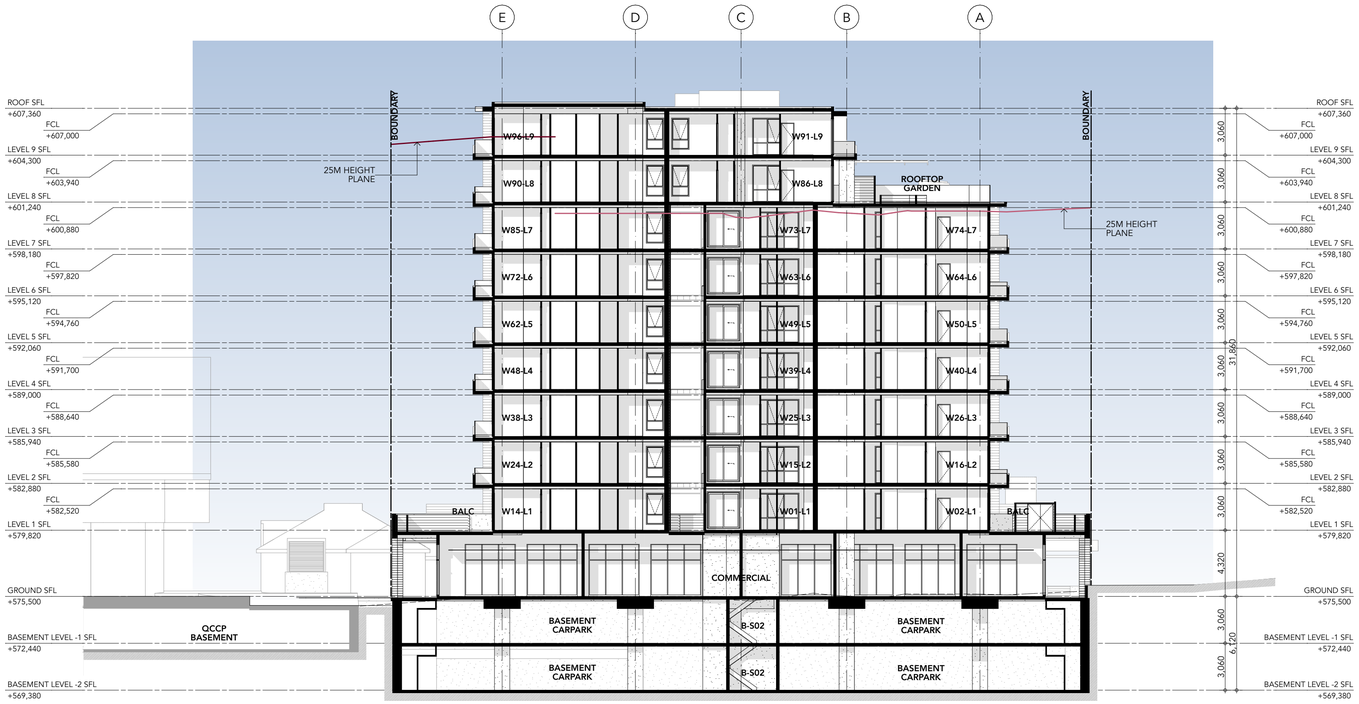

SECTION 5-5
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkyne-Mac-Pro local - BIMcloud Basic for Archicad 25-2023-303-FKA-Rutledge St, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge St, 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:

kasparek ARCHITECTS

Drawing Title:

SECTION 5-5

Plot Date 12/11/2022

55

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

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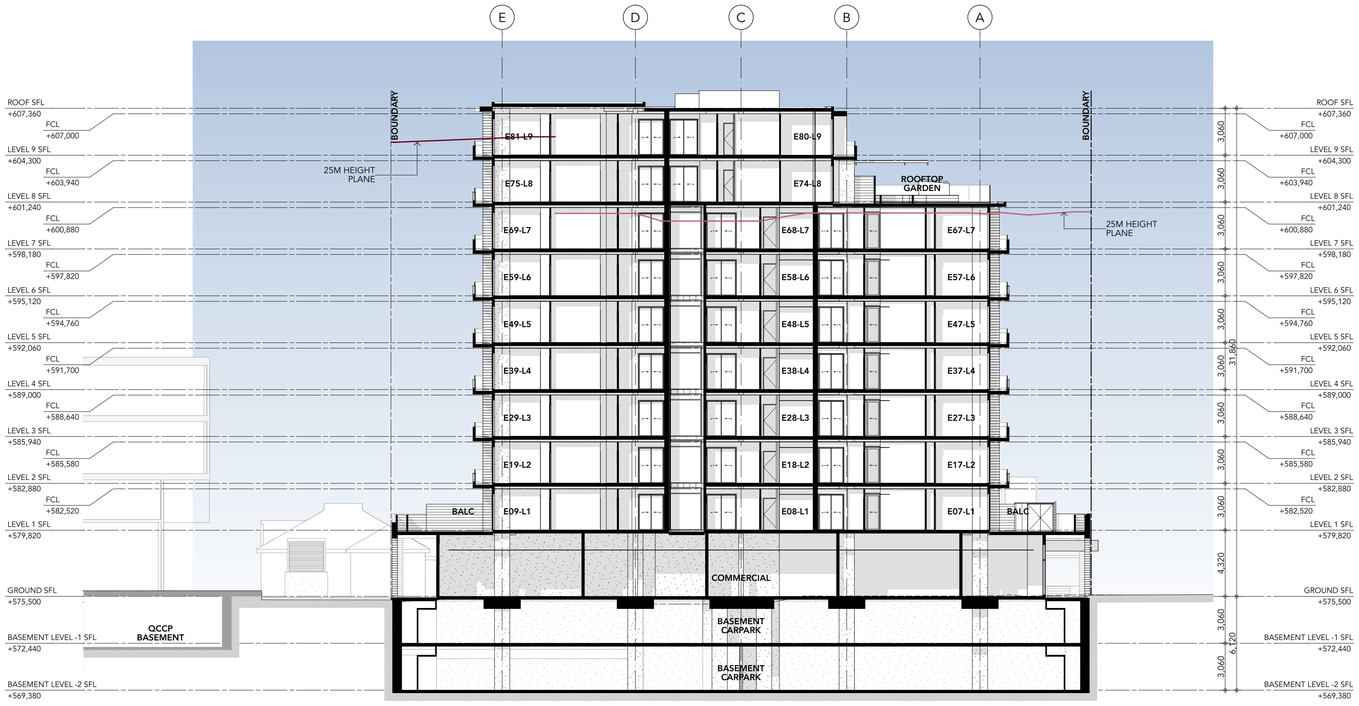

SECTION 6-6
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Model: Adesoto Mac Pro local - BIMModel Basic for Archicad 25 (22-303 FKA Rutledge)b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303 FKA Rutledge)b_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:

kasparek ARCHITECTS

Drawing Title:

SECTION 6-6

Plot Date
12/11/2022

56
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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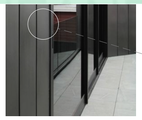
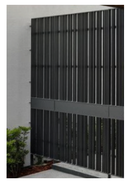
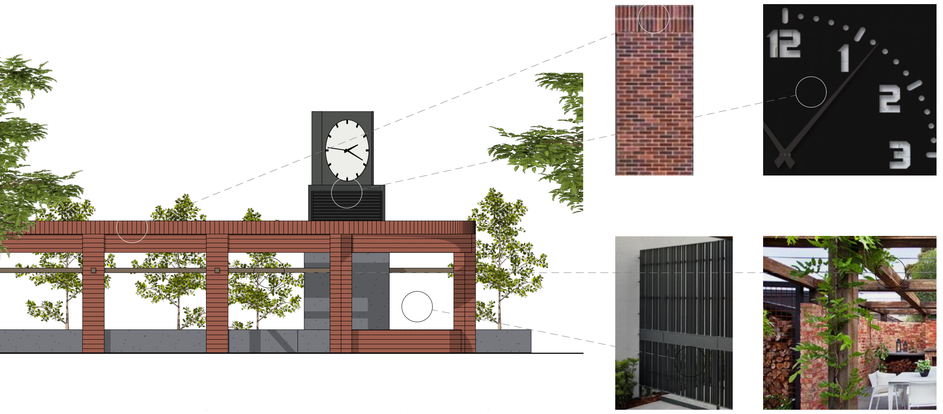






EXTERNAL FINISHES AND FACADE ARTICULATION - DESIGN INTENT EXAMPLES

LWC 01

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

LWC 02

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

LWC 03

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

LWC 04

LIGHT WEIGHT EXTERNAL CLADDING
MATERIAL: VITROBOND FR, 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: VITRABOND FR "CLASSIC OAK" 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"

SCHEDULE - EXTERNAL FINISHES

SCALE 1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061

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:

SCHEDULE - EXTERNAL FINISHES

Plot Date 12/11/2022

57

Revision C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:100, 1:1.34, 1:0.85, 1:2.19, 1:1.67, 1:1.25, 1:2.20,

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

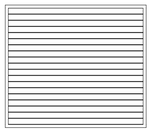
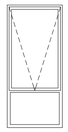
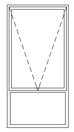
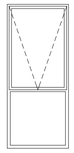
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au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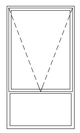
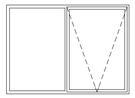
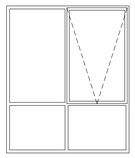
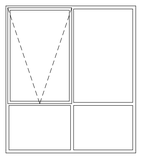
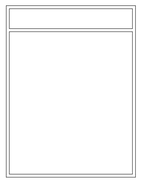
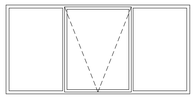
Window ID	01	02	03	01	02	03	04	05
Nom. Frame Size (W x H)	3,300×1,170	3,760×1,170	2,300×2,000	500×1,450	900×2,000	1,000×2,000	1,000×2,350	1,100×1,450
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	LOW-E SINGLE GLAZING. TOTAL SYSTEM U-VALUE: 5.4. TOTAL SYSTEM SHGC: 0.49	LOW-E SINGLE GLAZING. TOTAL SYSTEM U-VALUE: 5.4. TOTAL SYSTEM SHGC: 0.49	-
Comments	-	-	-	-	-	-	-	-
Quantity	6	1	7	34	18	4	2	4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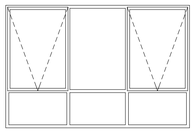
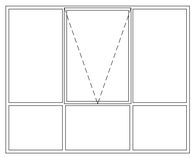
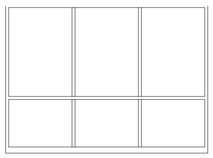
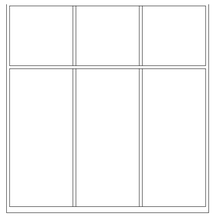
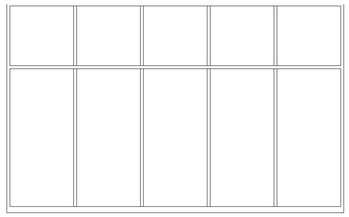
Window ID	06	07	08	09	10	11	12	13
Nom. Frame Size (W x H)	1,100×2,000	1,220×2,400	2,000×600	2,000×1,450	2,000×2,400	2,120×2,400	2,110×2,800	3,000×1,450
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	-	-	LOW-E SINGLE GLAZING. TOTAL SYSTEM U-VALUE: 5.4. TOTAL SYSTEM SHGC: 0.49
Comments	-	SIGNAGE AND SAFETY DECAL TO AS1428.1	-	-	-	-	-	-
Quantity	69	4	30	4	94	14	29	2

							
Prefix	W	W	W	W	W	W	
Window ID	14	15	16	17	18	19	
Nom. Frame Size (W x H)	3,000×2,000	3,000×2,400	3,300×2,400	3,300×2,680	3,300×3,400	5,500×3,400	
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	
Hardware Performance	-	-	-	-	-	-	
Comments	-	-	-	-	-	-	
Quantity	14	99	12	6	45	1	499

WINDOW SCHEDULE

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adriana.Mac-Pro.local/ - BIMcloud Basic for Archicad 25-22.303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001100-303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001

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:

SCHEDULE - WINDOW

Plot Date
12/11/2022

58
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

			D	D	D	D
Door ID	01	01	02	03	04	05
Orientation	R	L	L	R	L	R
Min. Leaf Size (W x H)	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)	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	-	-	-	-	-	-
Hardware Performance	-	-	-	-	-	-
Comments	-	-	-	-	-	-
Quantity	4	1	95	89	80	80

EXTERNAL GLAZING SCHEDULE

Prefix	D	D	D	D	D
Door ID	06	06	06	06	06
Orientation	R	R	L	L	R
Min. Leaf Size (W x H)	920×2,060	1,850×2,060	1,850×2,060	920×2,060	1,020×2,
Nom. Frame Size (W x H)	1,000×2,100	1,930×2,100	1,930×2,100	1,000×2,100	1,100×2,
Frame Type	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	STEEL FRAME - PAINT FINISH	STEEL FRAME - P
Fire Rating	-	-	-	-	-
Hardware Performance	-	-	-	-	-
Comments	-	-	-	-	-
Quantity	128	1	3	4	2

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Akhgrov-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-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:

SCHEDULE - DOOR

Plot Date
12/11/2022

59
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4
Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Assessor Fergus MacTaggart
Accreditation No. HERA10200
Address
Rutledge St , QUEANBEYAN ,
NSW , 2620

hstar.com.au

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adeyna-Mac-Pro local : /BIMcloud Basic for Archicad 25/22-303-FKA-Rutledge St, 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:

kasparek ARCHITECTS

Drawing Title:

DETAILS - WASTE ENCLOSURE

Plot Date
12/11/2022

60
Revision
C

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

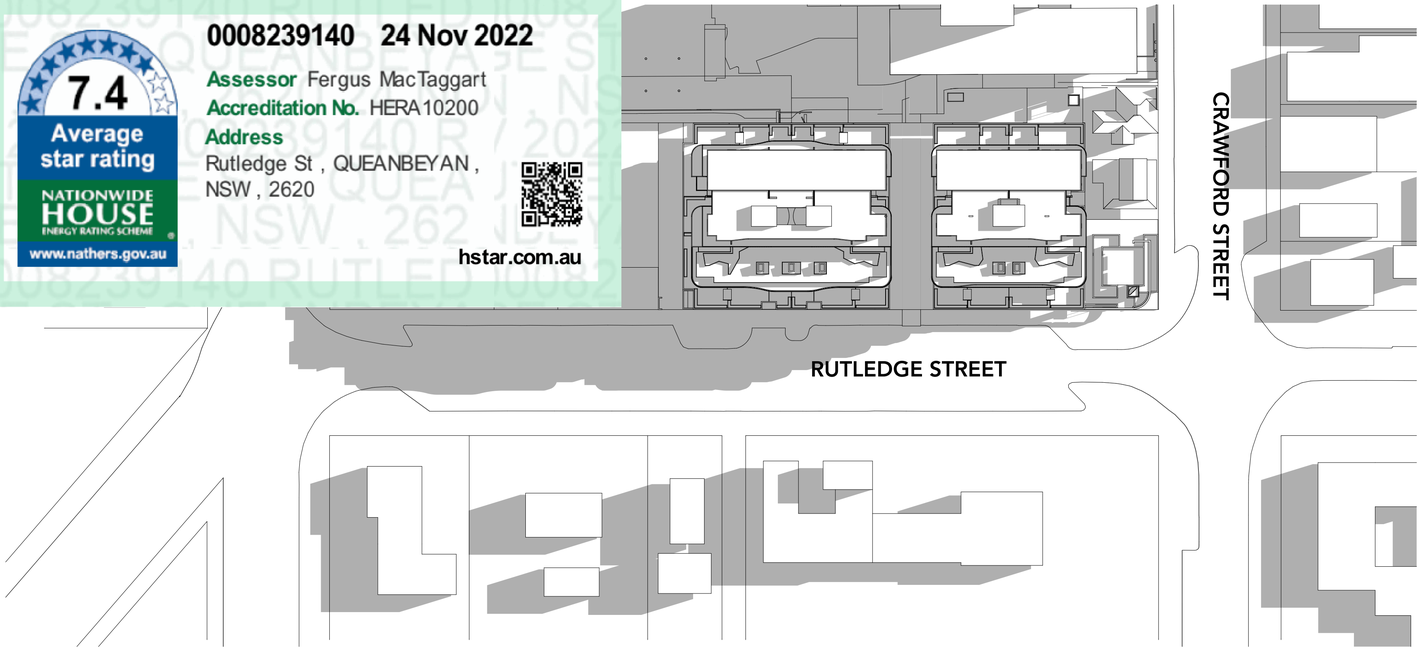
Assessor Fergus MacTaggart

Accreditation No. HERA10200

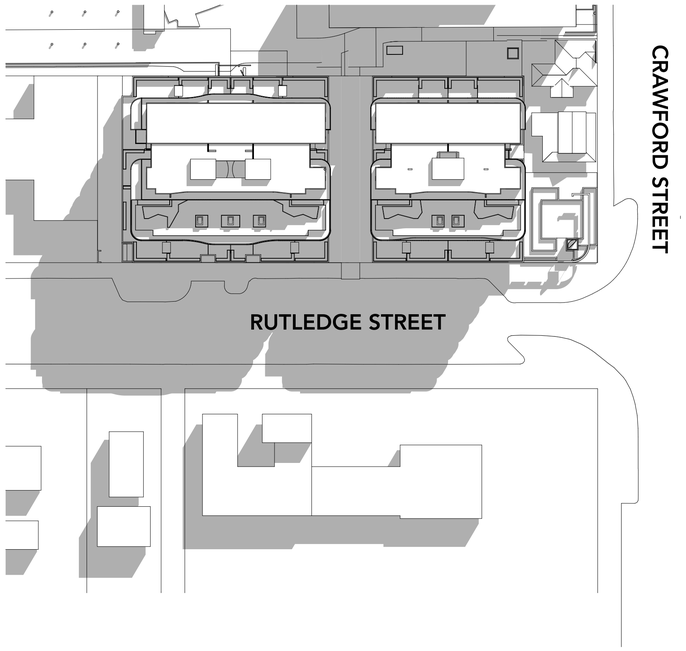
Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



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



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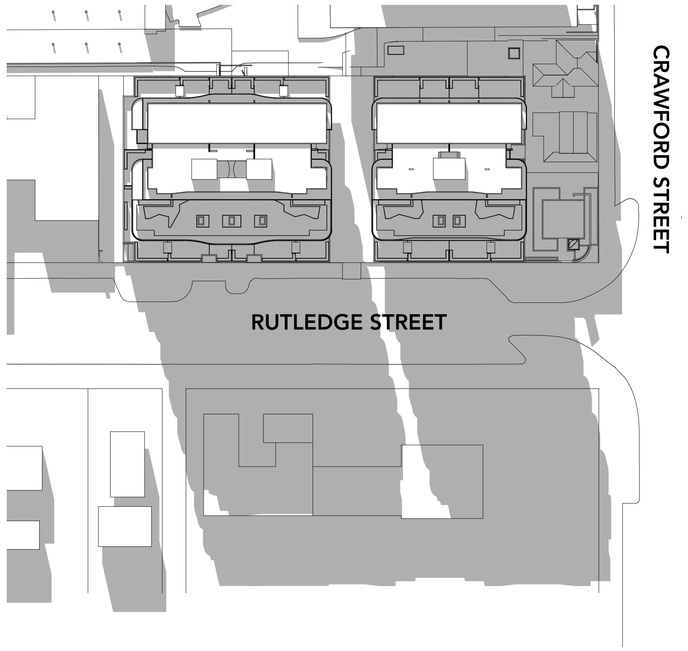
1:750



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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001100-303-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0001

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:

SHADOW DIAGRAMS - JUNE

Plot Date
12/11/2022

61
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

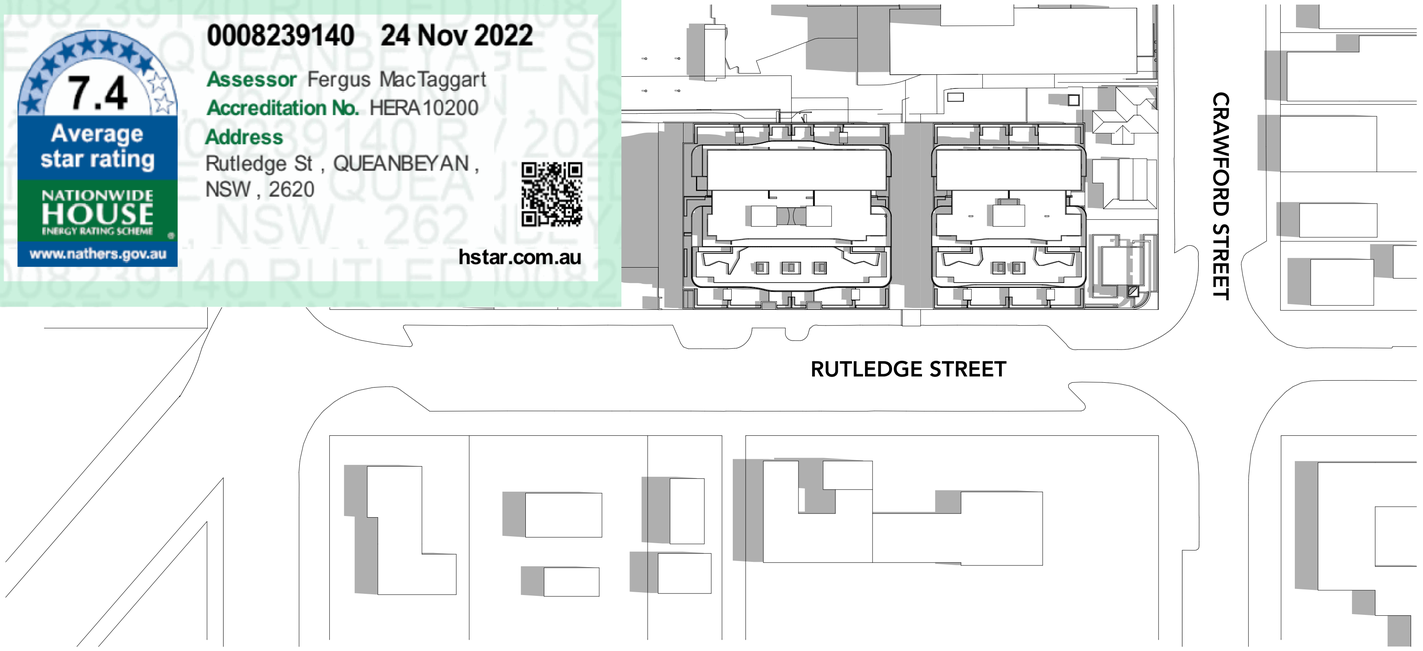
Assessor Fergus MacTaggart

Accreditation No. HERA10200

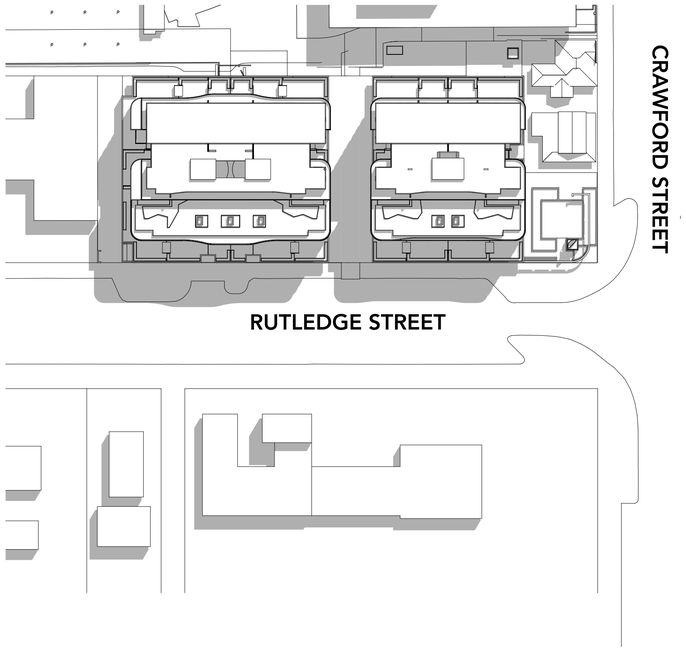
Address

Rutledge St , QUEANBEYAN , NSW , 2620

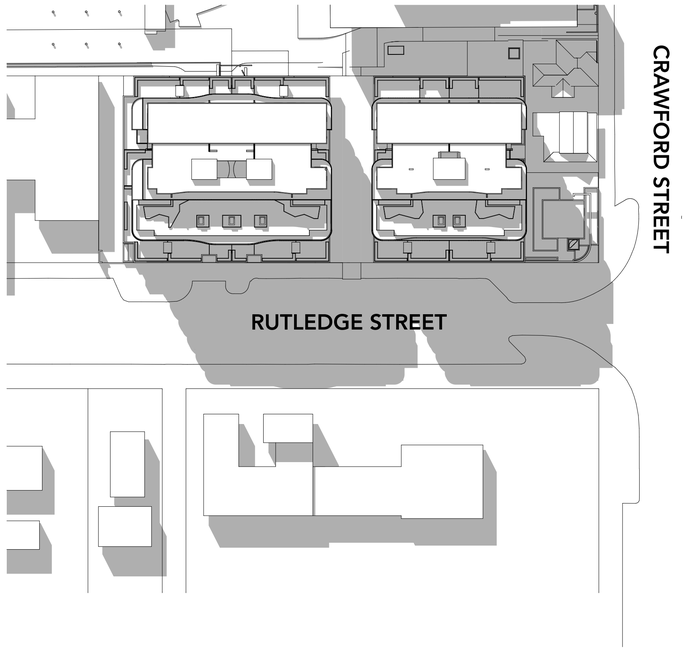
hstar.com.au



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0061

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:

SHADOW DIAGRAMS - SEPTEMBER

Plot Date
12/11/2022

62
Revision
C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

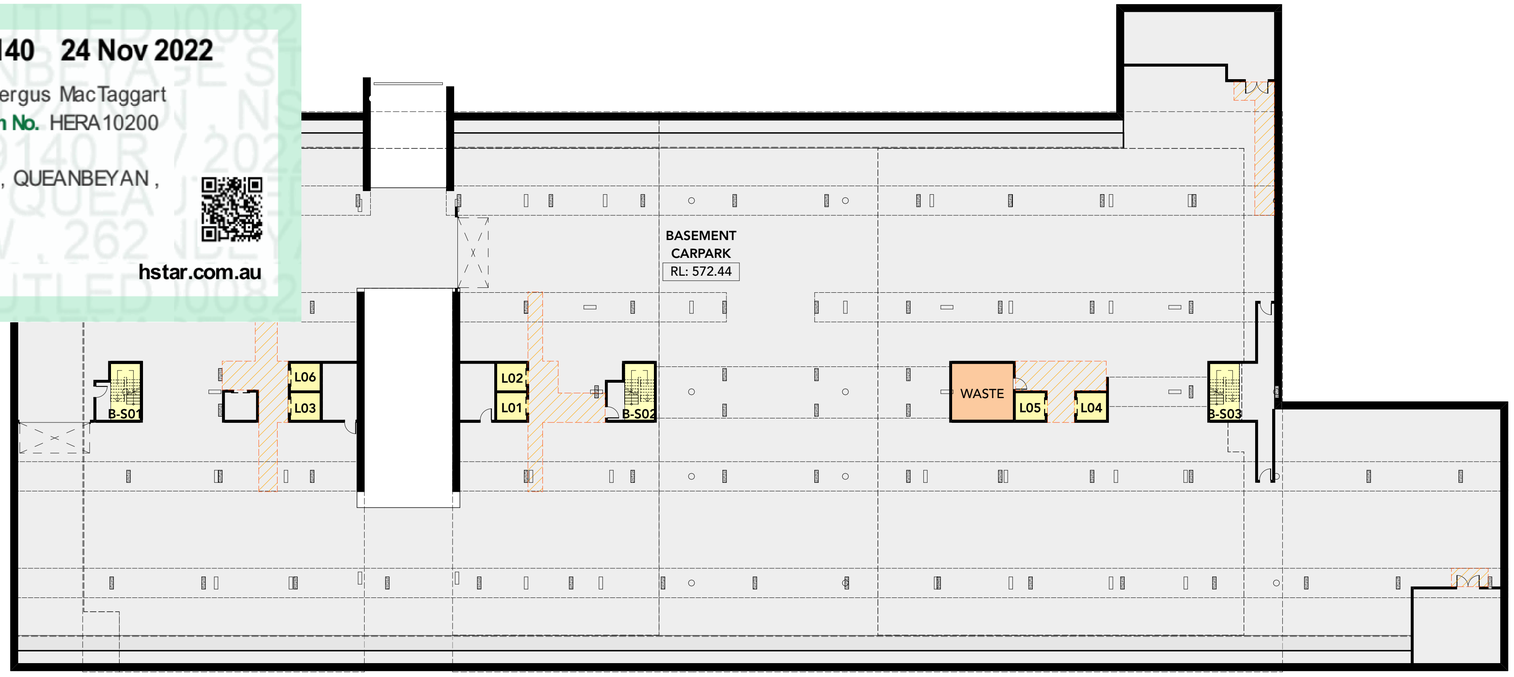
Assessor Fergus MacTaggart

Accreditation No. HERA10200

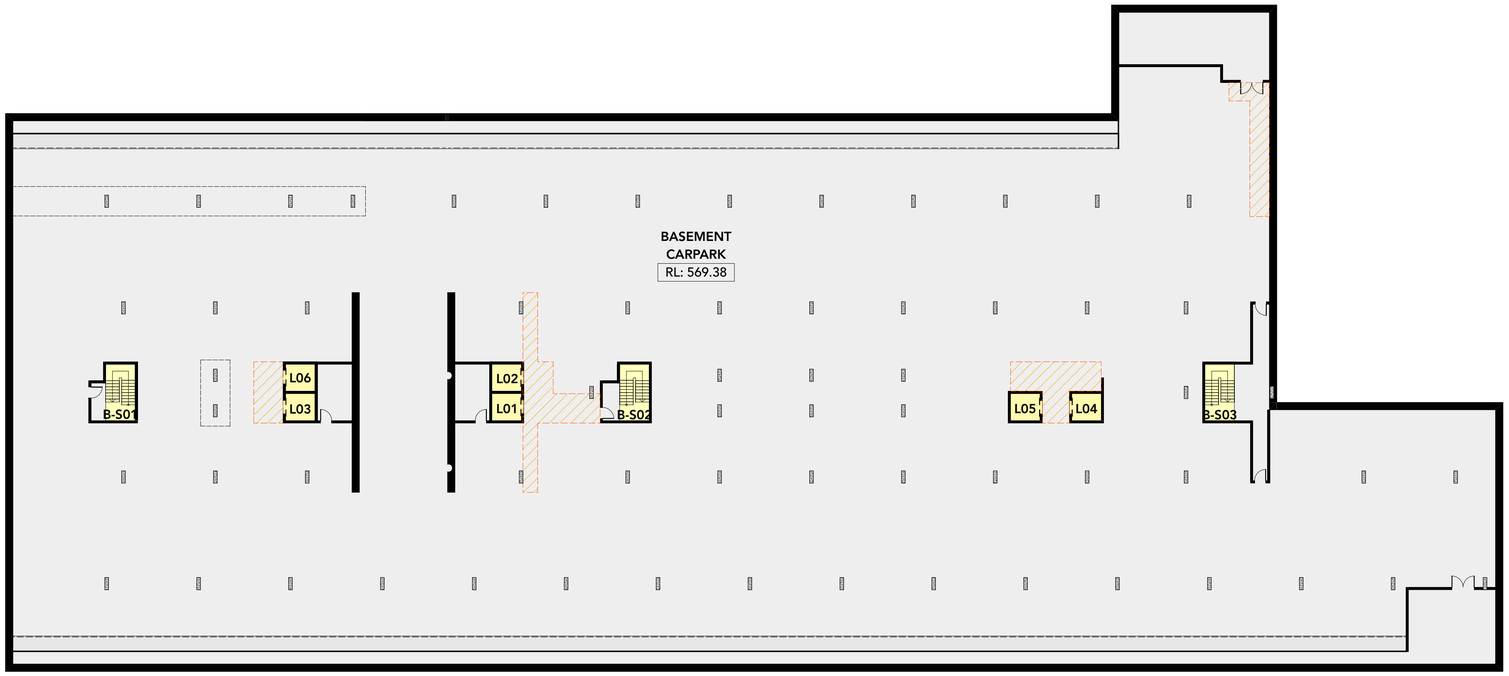
Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



BASEMENT LEVEL -1
1:250



BASEMENT LEVEL -2
1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-MDB

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

PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

63

Revision C

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

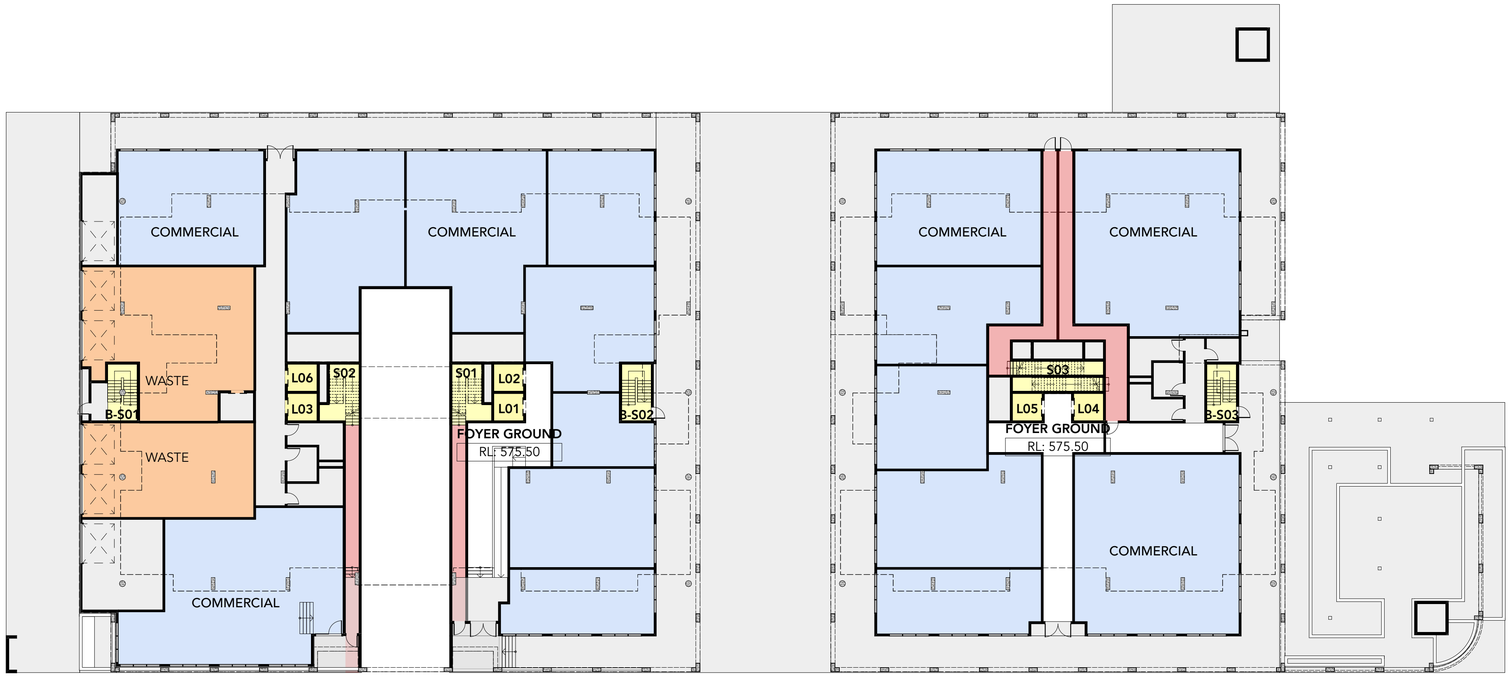
Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au

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 (m2)
E01-L1	66	61	24	24	
E02-L1	113	110	74	73	
E03-L1	58	55	68	68	
E04-L1	97	93	36	36	
E05-L1	84	79	36	36	
E06-L1	84	79	68	68	
E07-L1	93	89	104	104	
E08-L1	56	54	45	45	
E09-L1	113	110	120	120	
E10-L1	66	61	51	51	
W01-L1	56	53	39	39	
W02-L1	93	89	39	39	
W03-L1	84	79	51	51	
W04-L1	56	52	87	87	
W05-L1	56	52	87	87	
W06-L1	84	79	51	51	
W07-L1	97	93	51	51	
W08-L1	57	55	79	78	
W09-L1	113	110	18	18	
W10-L1	66	61	69	69	
W11-L1	57	53	71	71	
W12-L1	57	53	71	71	
W13-L1	66	61	74	74	
W14-L1	113	110	31	31	
24	**1,885 m²**	**1,791 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	1.00	1
E02-L1	TYPE F	Achieved	>3	2.00	3
E03-L1	TYPE A	Achieved	>3	1.00	1
E04-L1	TYPE E	Achieved	>3	1.50	2
E05-L1	TYPE C	-	0	1.50	2
E06-L1	TYPE C	-	0	1.50	2
E07-L1	TYPE E.1	Achieved	0-3	1.50	2
E08-L1	TYPE A.1	Achieved	0-3	1.00	1
E09-L1	TYPE F	Achieved	>3	2.00	3
E10-L1	TYPE B	-	>3	1.00	1
W01-L1	TYPE A.1	Achieved	>3	1.00	1
W02-L1	TYPE E.1	Achieved	>3	1.50	2
W03-L1	TYPE C	-	0	1.50	2
W04-L1	TYPE D	Achieved	0	1.50	2
W05-L1	TYPE D	Achieved	0	1.50	2
W06-L1	TYPE C	-	0	1.50	2
W07-L1	TYPE E	Achieved	0-3	1.50	2
W08-L1	TYPE A	Achieved	>3	1.00	1
W09-L1	TYPE F	Achieved	>3	2.00	3
W10-L1	TYPE B	-	>3	1.00	1
W11-L1	TYPE D	Achieved	>3	1.50	2
W12-L1	TYPE D	Achieved	>3	1.50	2
W13-L1	TYPE B	-	>3	1.00	1
W14-L1	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac-Pro.local - BIMcloud Base: ka-Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-MDB

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

PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

64

Revision C

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

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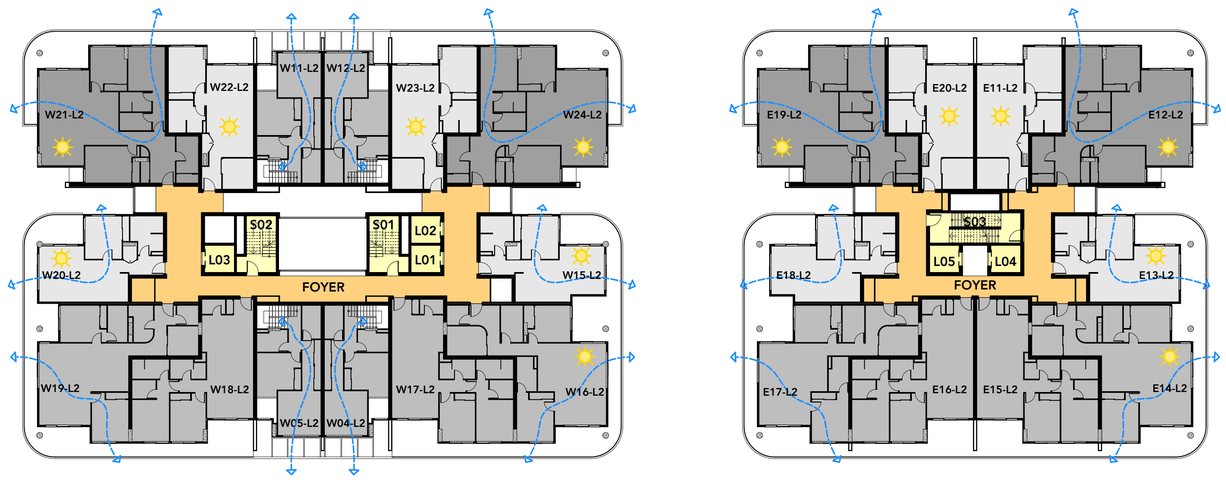
LEVEL 3
1:250



LEVEL 2
1:250

UNIT AREAS - LEVEL 3

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E21-L3	66	61	18	18	
E22-L3	113	110	30	30	
E23-L3	58	55	16	16	
E24-L3	97	93	31	31	
E25-L3	84	79	37	37	
E26-L3	84	79	16	16	
E27-L3	93	89	18	18	
E28-L3	56	54	14	14	
E29-L3	113	110	26	26	
E30-L3	66	61	22	21	
W25-L3	56	53	21	21	
W26-L3	93	89	15	15	
W27-L3	84	79	16	15	
W28-L3	56	52	16	16	
W29-L3	56	52	16	16	
W30-L3	84	79	20	20	
W31-L3	97	93	20	20	
W32-L3	57	55	16	16	
W33-L3	113	110	16	16	
W34-L3	66	61	30	30	
W35-L3	57	53	37	37	
W36-L3	57	53	26	26	
W37-L3	66	61	14	14	
W38-L3	113	110	32	32	
24	**1,885 m²**	**1,791 m²**	**523 m²**	**521 m²**	

UNIT AMENITY - LEVEL 3

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E21-L3	TYPE B	-	>3	1.00	1
E22-L3	TYPE F	Achieved	>3	2.00	3
E23-L3	TYPE A	Achieved	>3	1.00	1
E24-L3	TYPE E	Achieved	>3	1.50	2
E25-L3	TYPE C	-	0	1.50	2
E26-L3	TYPE C	-	0	1.50	2
E27-L3	TYPE E.1	Achieved	0-3	1.50	2
E28-L3	TYPE A.1	Achieved	0-3	1.00	1
E29-L3	TYPE F	Achieved	>3	2.00	3
E30-L3	TYPE B	-	>3	1.00	1
W25-L3	TYPE A.1	Achieved	>3	1.00	1
W26-L3	TYPE E.1	Achieved	>3	1.50	2
W27-L3	TYPE C	-	0	1.50	2
W28-L3	TYPE D	Achieved	0	1.50	2
W29-L3	TYPE D	Achieved	0	1.50	2
W30-L3	TYPE C	-	0	1.50	2
W31-L3	TYPE E	Achieved	0-3	1.50	2
W32-L3	TYPE A	Achieved	>3	1.00	1
W33-L3	TYPE F	Achieved	>3	2.00	3
W34-L3	TYPE B	-	>3	1.00	1
W35-L3	TYPE D	Achieved	>3	1.50	2
W36-L3	TYPE D	Achieved	>3	1.50	2
W37-L3	TYPE B	-	>3	1.00	1
W38-L3	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 2

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E11-L2	66	61	0	0	
E12-L2	113	110	0	0	
E13-L2	58	55	0	0	
E14-L2	97	93	0	0	
E15-L2	84	79	37	37	
E16-L2	84	79	18	18	
E17-L2	93	89	22	21	
E18-L2	56	54	21	21	
E19-L2	113	110	15	15	
E20-L2	66	61	16	15	
W04-L2	48	45	18	18	
W05-L2	48	45	18	18	
W11-L2	48	45	14	14	
W12-L2	48	45	26	26	
W15-L2	56	53	32	32	
W16-L2	93	89	14	14	
W17-L2	84	79	26	26	
W18-L2	84	79	37	37	
W19-L2	97	93	14	14	
W20-L2	57	55	26	26	
W21-L2	113	110	14	14	
W22-L2	66	61	30	30	
W23-L2	66	61	18	18	
W24-L2	113	110	31	31	
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	1.00	1
E12-L2	TYPE F	Achieved	>3	2.00	3
E13-L2	TYPE A	Achieved	>3	1.00	1
E14-L2	TYPE E	Achieved	>3	1.50	2
E15-L2	TYPE C	-	0	1.50	2
E16-L2	TYPE C	-	0	1.50	2
E17-L2	TYPE E.1	Achieved	0-3	1.50	2
E18-L2	TYPE A.1	Achieved	0-3	1.00	1
E19-L2	TYPE F	Achieved	>3	2.00	3
E20-L2	TYPE B	-	>3	1.00	1
W04-L2	TYPE D	Achieved	0	1.50	2
W05-L2	TYPE D	Achieved	0	1.50	2
W11-L2	TYPE D	Achieved	>3	1.50	2
W12-L2	TYPE D	Achieved	>3	1.50	2
W15-L2	TYPE A.1	Achieved	>3	1.00	1
W16-L2	TYPE E.1	Achieved	>3	1.50	2
W17-L2	TYPE C	-	0	1.50	2
W18-L2	TYPE C	-	0	1.50	2
W19-L2	TYPE E	Achieved	0-3	1.50	2
W20-L2	TYPE A	Achieved	>3	1.00	1
W21-L2	TYPE F	Achieved	>3	2.00	3
W22-L2	TYPE B	-	>3	1.00	1
W23-L2	TYPE B	-	>3	1.00	1
W24-L2	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

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-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:

AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS

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PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

65

Revision C

kasparek ARCHITECTS

7.4 Average star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
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0008239140 24 Nov 2022

Assessor Fergus MacTaggart
Accreditation No. HERA10200
Address
Rutledge St , QUEANBEYAN , NSW , 2620

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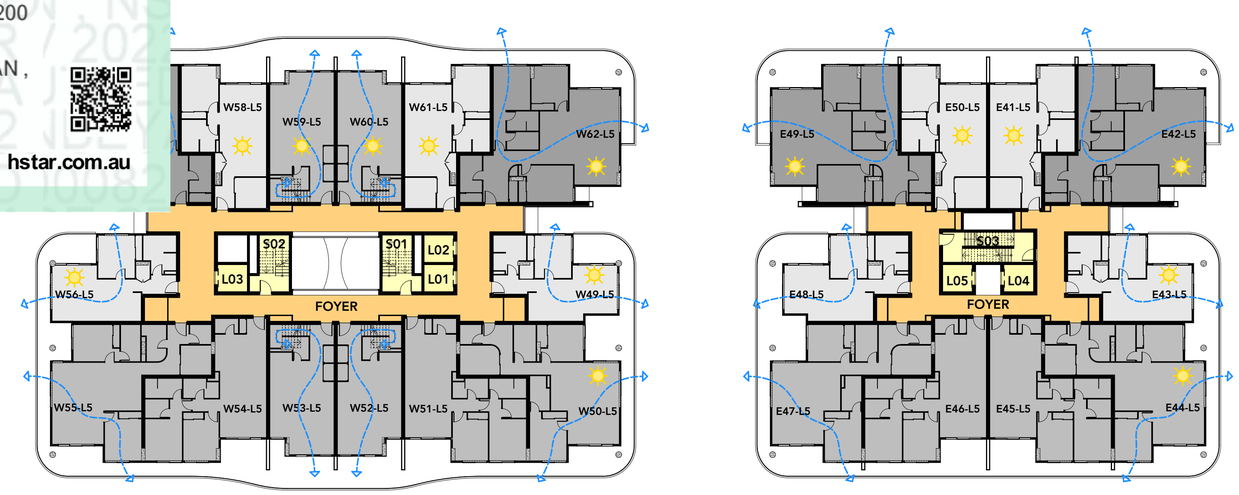
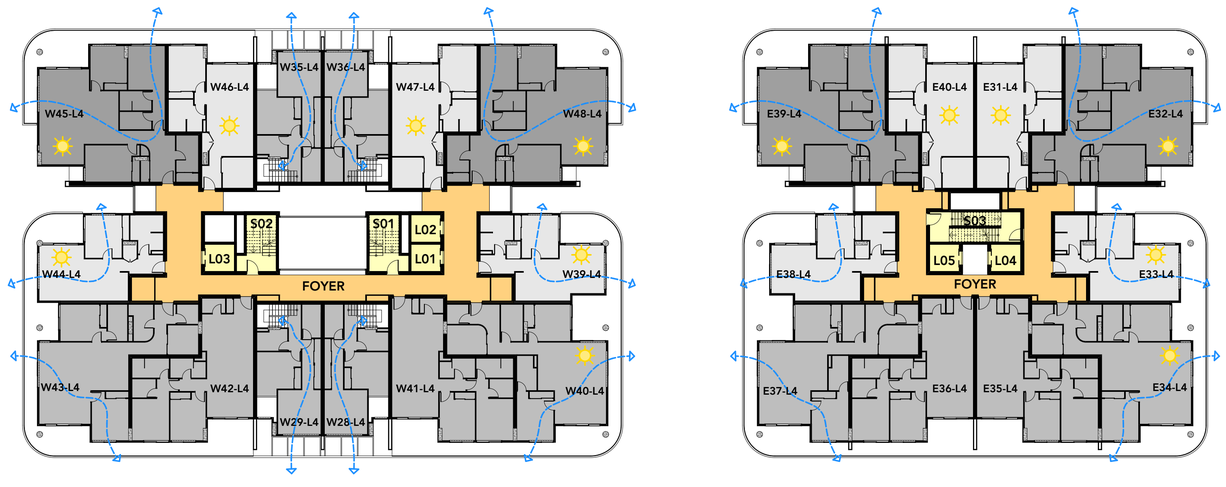


LEVEL 5
1:250



LEVEL 4
1:250

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E41-L5	66	61	22	21	
E42-L5	113	110	21	21	
E43-L5	58	55	15	15	
E44-L5	97	93	16	15	
E45-L5	84	79	20	20	
E46-L5	84	79	20	20	
E47-L5	93	89	16	16	
E48-L5	56	54	16	16	
E49-L5	113	110	30	30	
E50-L5	66	61	37	37	
W49-L5	56	53	26	26	
W50-L5	93	89	14	14	
W51-L5	84	79	32	32	
W52-L5	56	52	26	26	
W53-L5	56	52	14	14	
W54-L5	84	79	18	18	
W55-L5	97	93	16	16	
W56-L5	57	55	37	37	
W57-L5	113	110	31	31	
W58-L5	66	61	16	16	
W59-L5	57	53	16	16	
W60-L5	57	53	16	16	
W61-L5	66	61	26	26	
W62-L5	113	110	18	18	
24	**1,885 m²**	**1,791 m²**	**519 m²**	**517 m²**	

UNIT AMENITY - LEVEL 5

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E41-L5	TYPE B	-	>3	1.00	1
E42-L5	TYPE F	Achieved	>3	2.00	3
E43-L5	TYPE A	Achieved	>3	1.00	1
E44-L5	TYPE E	Achieved	>3	1.50	2
E45-L5	TYPE C	-	0	1.50	2
E46-L5	TYPE C	-	0	1.50	2
E47-L5	TYPE E.1	Achieved	0-3	1.50	2
E48-L5	TYPE A.1	Achieved	0-3	1.00	1
E49-L5	TYPE F	Achieved	>3	2.00	3
E50-L5	TYPE B	-	>3	1.00	1
W49-L5	TYPE A.1	Achieved	>3	1.00	1
W50-L5	TYPE E.1	Achieved	>3	1.50	2
W51-L5	TYPE C	-	0	1.50	2
W52-L5	TYPE D	Achieved	0	1.50	2
W53-L5	TYPE D	Achieved	0	1.50	2
W54-L5	TYPE C	-	0	1.50	2
W55-L5	TYPE E	Achieved	0-3	1.50	2
W56-L5	TYPE A	Achieved	>3	1.00	1
W57-L5	TYPE F	Achieved	>3	2.00	3
W58-L5	TYPE B	-	>3	1.00	1
W59-L5	TYPE D	Achieved	>3	1.50	2
W60-L5	TYPE D	Achieved	>3	1.50	2
W61-L5	TYPE B	-	>3	1.00	1
W62-L5	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

UNIT AREAS - LEVEL 4

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E31-L4	66	61	0	0	
E32-L4	113	110	0	0	
E33-L4	58	55	0	0	
E34-L4	97	93	0	0	
E35-L4	84	79	37	37	
E36-L4	84	79	14	14	
E37-L4	93	89	18	18	
E38-L4	56	54	26	26	
E39-L4	113	110	18	18	
E40-L4	66	61	14	14	
W28-L4	48	45	32	32	
W29-L4	48	45	26	26	
W35-L4	48	45	18	18	
W36-L4	48	45	37	37	
W39-L4	56	53	18	18	
W40-L4	93	89	31	31	
W41-L4	84	79	26	26	
W42-L4	84	79	14	14	
W43-L4	97	93	26	26	
W44-L4	57	55	14	14	
W45-L4	113	110	22	21	
W46-L4	66	61	21	21	
W47-L4	66	61	15	15	
W48-L4	113	110	16	15	
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	1.00	1
E32-L4	TYPE F	Achieved	>3	2.00	3
E33-L4	TYPE A	Achieved	>3	1.00	1
E34-L4	TYPE E	Achieved	>3	1.50	2
E35-L4	TYPE C	-	0	1.50	2
E36-L4	TYPE C	-	0	1.50	2
E37-L4	TYPE E.1	Achieved	0-3	1.50	2
E38-L4	TYPE A.1	Achieved	0-3	1.00	1
E39-L4	TYPE F	Achieved	>3	2.00	3
E40-L4	TYPE B	-	>3	1.00	1
W28-L4	TYPE D	Achieved	0	1.50	2
W29-L4	TYPE D	Achieved	0	1.50	2
W35-L4	TYPE D	Achieved	>3	1.50	2
W36-L4	TYPE D	Achieved	>3	1.50	2
W39-L4	TYPE A.1	Achieved	>3	1.00	1
W40-L4	TYPE E.1	Achieved	>3	1.50	2
W41-L4	TYPE C	-	0	1.50	2
W42-L4	TYPE C	-	0	1.50	2
W43-L4	TYPE E	Achieved	0-3	1.50	2
W44-L4	TYPE A	Achieved	>3	1.00	1
W45-L4	TYPE F	Achieved	>3	2.00	3
W46-L4	TYPE B	-	>3	1.00	1
W47-L4	TYPE B	-	>3	1.00	1
W48-L4	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac-Pro.local - BIMcloud Basic for Archicad 25-2023-303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge St_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
PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022
66
Revision C

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

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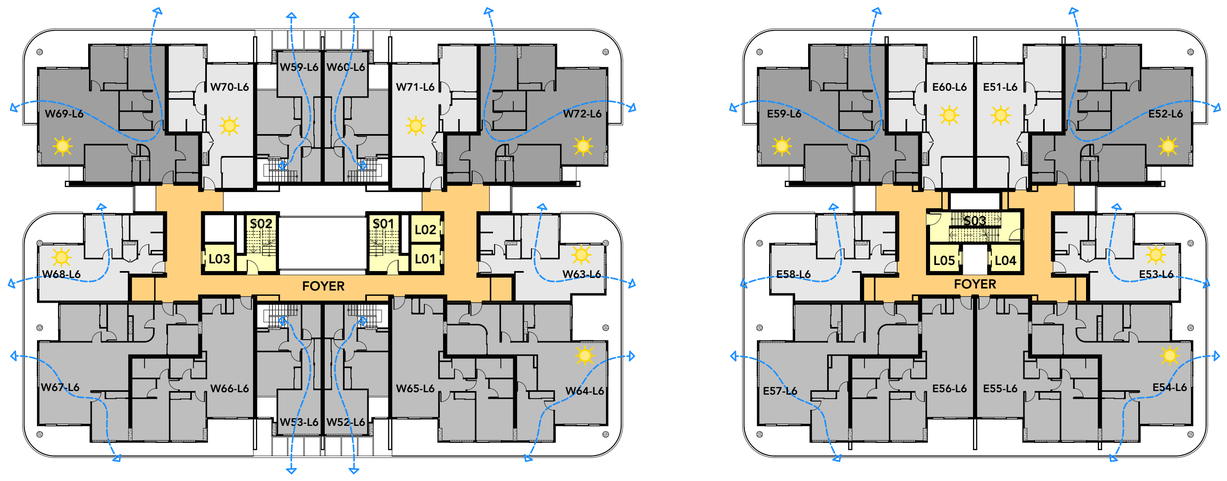
LEVEL 7
1:250



LEVEL 6
1:250

UNIT AREAS - LEVEL 7

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E61-L7	66	61	22	21	
E62-L7	113	110	21	21	
E63-L7	58	55	15	15	
E64-L7	97	93	16	15	
E65-L7	84	79	20	20	
E66-L7	84	79	20	20	
E67-L7	93	89	16	16	
E68-L7	56	54	30	30	
E69-L7	113	110	37	37	
E70-L7	66	61	26	26	
W73-L7	56	53	14	14	
W74-L7	93	89	32	32	
W75-L7	84	79	26	26	
W76-L7	112	107	14	14	
W77-L7	84	79	18	18	
W78-L7	97	93	16	16	
W79-L7	57	55	16	16	
W80-L7	113	110	37	37	
W81-L7	66	61	31	31	
W82-L7	57	53	34	34	
W83-L7	57	53	16	16	
W84-L7	66	61	26	26	
W85-L7	113	110	18	18	
23	**1,885 m²**	**1,794 m²**	**521 m²**	**519 m²**	

UNIT AMENITY - LEVEL 7

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E61-L7	TYPE B	-	>3	1.00	1
E62-L7	TYPE F	Achieved	>3	2.00	3
E63-L7	TYPE A	Achieved	>3	1.00	1
E64-L7	TYPE E	Achieved	>3	1.50	2
E65-L7	TYPE C	-	>3	1.50	2
E66-L7	TYPE C	-	>3	1.50	2
E67-L7	TYPE E.1	Achieved	0-3	1.50	2
E68-L7	TYPE A.1	Achieved	0-3	1.00	1
E69-L7	TYPE F	Achieved	>3	2.00	3
E70-L7	TYPE B	-	>3	1.00	1
W73-L7	TYPE A.1	Achieved	>3	1.00	1
W74-L7	TYPE E.1	Achieved	>3	1.50	2
W75-L7	TYPE C	-	>3	1.50	2
W76-L7	TYPE G	-	>3	1.50	2
W77-L7	TYPE C	-	>3	1.50	2
W78-L7	TYPE E	Achieved	0-3	1.50	2
W79-L7	TYPE A	Achieved	>3	1.00	1
W80-L7	TYPE F	Achieved	>3	2.00	3
W81-L7	TYPE B	-	>3	1.00	1
W82-L7	TYPE D	Achieved	>3	1.50	2
W83-L7	TYPE D	Achieved	>3	1.50	2
W84-L7	TYPE B	-	>3	1.00	1
W85-L7	TYPE F	Achieved	>3	2.00	3
23				**32.50**	

UNIT AREAS - LEVEL 6

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E51-L6	66	61	26	26	
E52-L6	113	110	18	18	
E53-L6	58	55	14	14	
E54-L6	97	93	32	32	
E55-L6	84	79	26	26	
E56-L6	84	79	18	18	
E57-L6	93	89	37	37	
E58-L6	56	54	18	18	
E59-L6	113	110	31	31	
E60-L6	66	61	26	26	
W52-L6	48	45	14	14	
W53-L6	48	45	26	26	
W59-L6	48	45	14	14	
W60-L6	48	45	18	18	
W63-L6	56	53	14	14	
W64-L6	93	89	37	37	
W65-L6	84	79	0	0	
W66-L6	84	79	0	0	
W67-L6	97	93	0	0	
W68-L6	57	55	0	0	
W69-L6	113	110	22	21	
W70-L6	66	61	21	21	
W71-L6	66	61	15	15	
W72-L6	113	110	16	15	
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	1.00	1
E52-L6	TYPE F	Achieved	>3	2.00	3
E53-L6	TYPE A	Achieved	>3	1.00	1
E54-L6	TYPE E	Achieved	>3	1.50	2
E55-L6	TYPE C	-	0	1.50	2
E56-L6	TYPE C	-	0	1.50	2
E57-L6	TYPE E.1	Achieved	0-3	1.50	2
E58-L6	TYPE A.1	Achieved	0-3	1.00	1
E59-L6	TYPE F	Achieved	>3	2.00	3
E60-L6	TYPE B	-	>3	1.00	1
W52-L6	TYPE D	Achieved	0	1.50	2
W53-L6	TYPE D	Achieved	0	1.50	2
W59-L6	TYPE D	Achieved	>3	1.50	2
W60-L6	TYPE D	Achieved	>3	1.50	2
W63-L6	TYPE A.1	Achieved	>3	1.00	1
W64-L6	TYPE E.1	Achieved	>3	1.50	2
W65-L6	TYPE C	-	0	1.50	2
W66-L6	TYPE C	-	0	1.50	2
W67-L6	TYPE E	Achieved	0-3	1.50	2
W68-L6	TYPE A	Achieved	>3	1.00	1
W69-L6	TYPE F	Achieved	>3	2.00	3
W70-L6	TYPE B	-	>3	1.00	1
W71-L6	TYPE B	-	>3	1.00	1
W72-L6	TYPE F	Achieved	>3	2.00	3
24				**34.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac-Pro local - BIMcloud Basic for Archicad 25-2023-303-FKA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FKA-Rutledge St_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:

AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

Drawing No. 67

Revision C

kasparek ARCHITECTS

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

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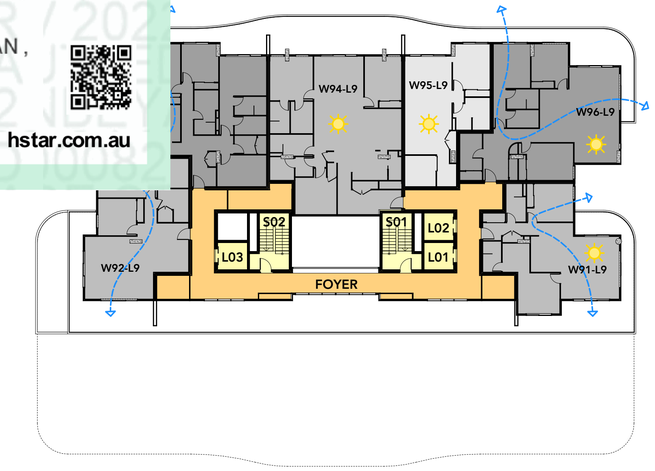
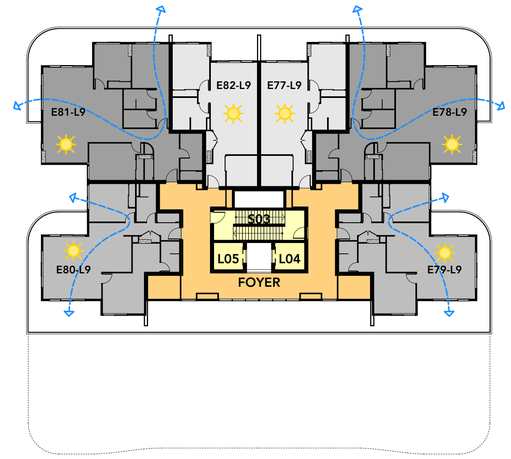
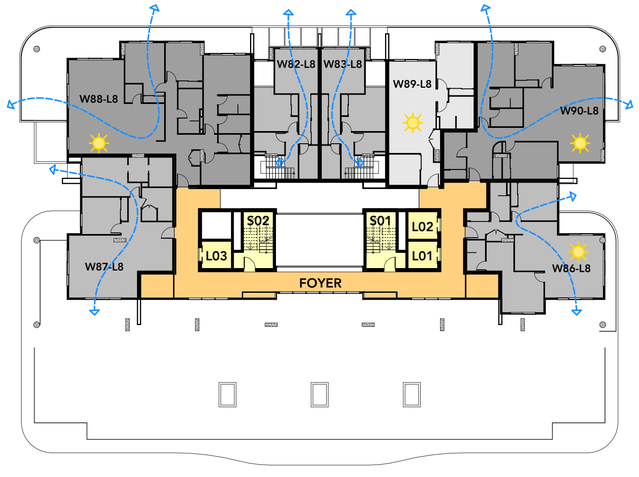
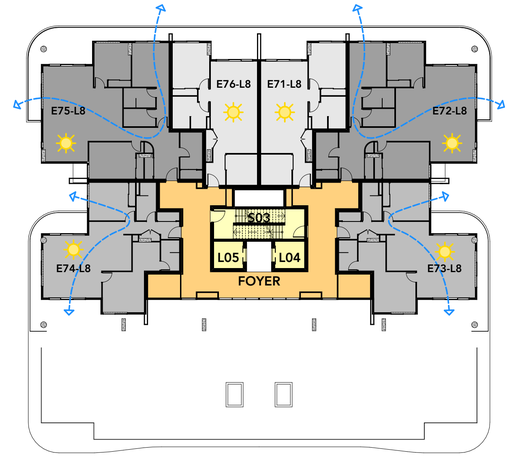




LEVEL 9
1:250





LEVEL 8
1:250

UNIT AREAS - LEVEL 9

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E77-L9	66	61	14	14	
E78-L9	113	110	14	14	
E79-L9	84	81	26	26	
E80-L9	84	81	33	33	
E81-L9	113	110	26	26	
E82-L9	66	61	33	33	
W91-L9	84	81	26	26	
W92-L9	86	83	12	12	
W93-L9	143	139	28	28	
W94-L9	134	130	37	37	
W95-L9	68	63	33	33	
W96-L9	113	110	31	31	
12	**1,154 m²**	**1,110 m²**	**313 m²**	**313 m²**	

UNIT AMENITY - LEVEL 9

UNIT NO.	UNIT TYPE	CROSS FLOW	SOLAR ACCESS	No. OF C'SPACE	No. BED
E77-L9	TYPE B	-	>3	1.00	1
E78-L9	TYPE F	Achieved	>3	2.00	3
E79-L9	TYPE I	Achieved	>3	1.50	2
E80-L9	TYPE I	Achieved	>3	1.50	2
E81-L9	TYPE F	Achieved	>3	2.00	3
E82-L9	TYPE B	-	>3	1.00	1
W91-L9	TYPE I	Achieved	>3	1.50	2
W92-L9	TYPE H	Achieved	0-3	1.50	2
W93-L9	TYPE J	Achieved	>3	2.00	3
W94-L9	TYPE G.1	-	>3	1.50	2
W95-L9	TYPE B	-	>3	1.00	1
W96-L9	TYPE F	Achieved	>3	2.00	3
12				**18.50**	

UNIT AREAS - LEVEL 8

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m2)
E71-L8	66	61	26	26	
E72-L8	113	110	14	14	
E73-L8	84	81	46	46	
E74-L8	84	81	26	26	
E75-L8	113	110	14	14	
E76-L8	66	61	46	46	
W82-L8	48	45	26	26	
W83-L8	48	45	14	14	
W86-L8	84	81	0	0	
W87-L8	86	83	0	0	
W88-L8	143	139	65	65	
W89-L8	66	61	66	66	
W90-L8	113	110	46	46	
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	1.00	1
E72-L8	TYPE F	Achieved	>3	2.00	3
E73-L8	TYPE I	Achieved	>3	1.50	2
E74-L8	TYPE I	Achieved	>3	1.50	2
E75-L8	TYPE F	Achieved	>3	2.00	3
E76-L8	TYPE B	-	>3	1.00	1
W82-L8	TYPE D	Achieved	>3	1.50	2
W83-L8	TYPE D	Achieved	>3	1.50	2
W86-L8	TYPE I	Achieved	>3	1.50	2
W87-L8	TYPE H	Achieved	0-3	1.50	2
W88-L8	TYPE J	Achieved	>3	2.00	3
W89-L8	TYPE B	-	>3	1.00	1
W90-L8	TYPE F	Achieved	>3	2.00	3
13				**20.00**	

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkaine-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0997-100-303-FKA-Rutledge35_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N0997

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:

AREA CALCULATION, SOLAR AND DAYLIGHT ACCESS & NATURAL VENTILATION PLANS

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

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

Plot Date 12/11/2022

68

Revision C

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

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Assessor Fergus MacTaggart
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Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM Model: Abbotsford-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FIXA-Rutledge St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FIXA-Rutledge St_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:

PERSPECTIVE VIEWS

Plot Date
12/11/2022

69
Revision
C

kasparek ARCHITECTS

Status:

FOR INFORMATION ONLY
PRELIM DA - ISSUE FOR INFORMATION

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

0008239140 24 Nov 2022

7.4 Average star rating

NATIONWIDE HOUSE ENERGY RATING SCHEME

www.nathers.gov.au

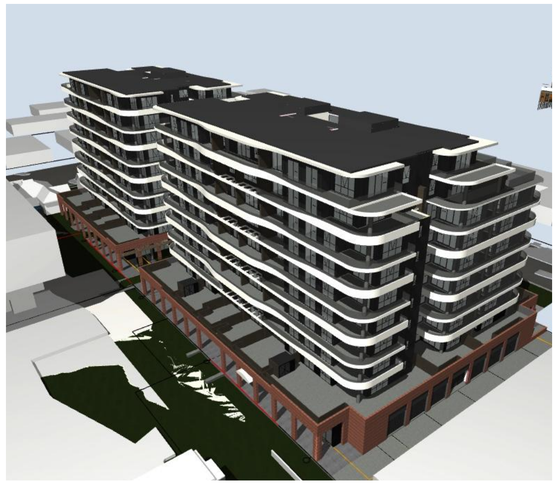
Assessor Fergus MacTaggart

Accreditation No. HERA10200

Address

Rutledge St , QUEANBEYAN , NSW , 2620

hstar.com.au



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigrine-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-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:

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date

12/11/2022

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Revision

C

Status:

FOR INFORMATION ONLY

PRELIM DA - ISSUE FOR INFORMATION

Drawn:	Project No:	Comenced:	
AARQM	22-303	MAY 2022	1:100, ~~1:164.64,~~ 1:155.81, 1:158.07,