ISSUE FOR DA QPRC RFI (G)

FOR INFORMATION

RUTLEDGE STREET APARTMENTS

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

SHOP TOP HOUSING DEVELOPMENT

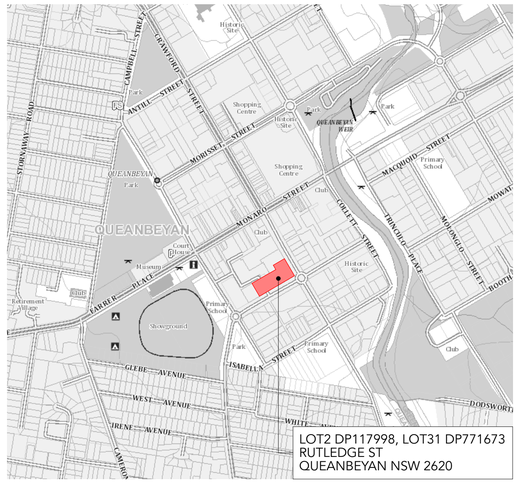
Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI			11/7/2024
G	ISSUE FOR DA QPRC RFI			3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

DRAWING SCHEDULE - DA ISSUE

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



LOT2 DP117998, LOT31 DP771673
RUTLEDGE ST
QUEANBEYAN NSW 2620

BIMcloud: Awarre-Macmini.bcxf - BIMcloud Basic for Archicad 27/22-303-FKA-RutledgeSt/_Queanbeyan-Lot2_DP11998-Lot31_DP771673-N26W/200-303-FKA-RutledgeSt_Queanbeyan-NSW - 3k, CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

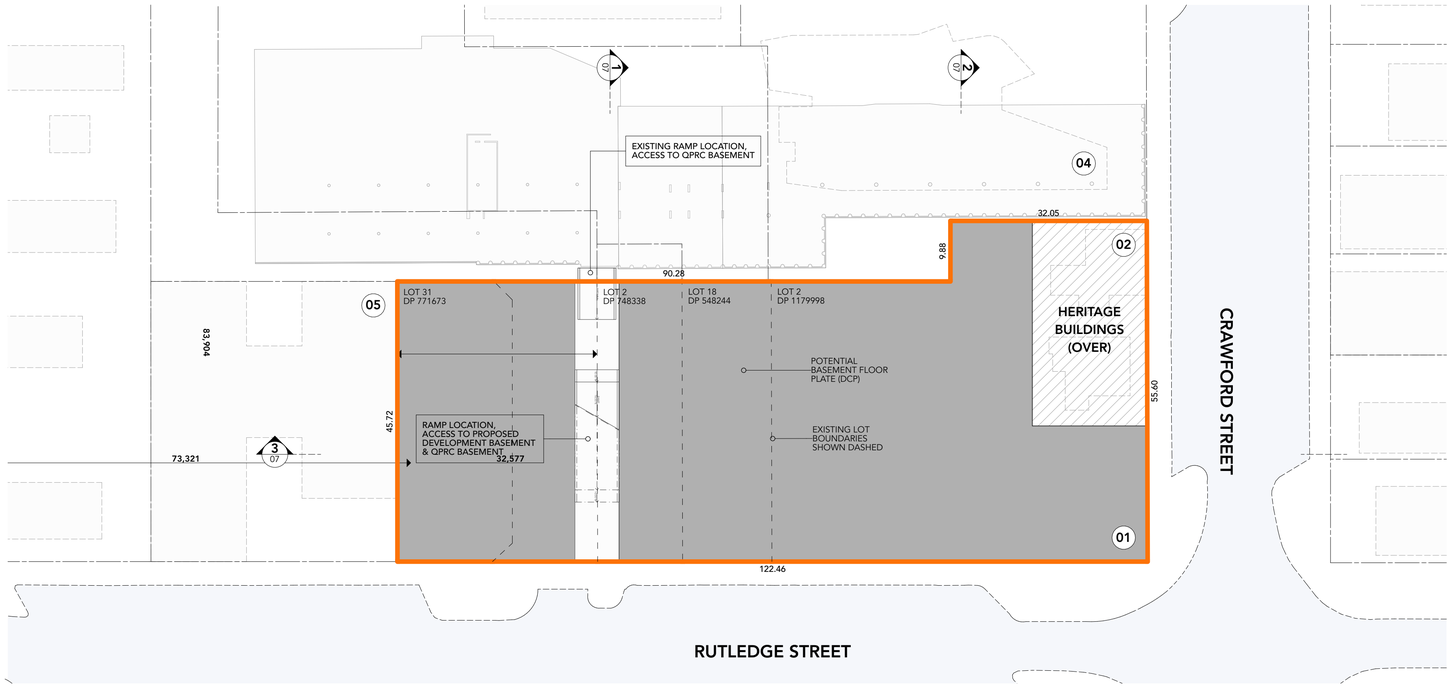
Drawing Title:
COVER SHEET - DRAWING SCHEDULE

Plot Date
3/10/2024

00
Revision
G

Status:
FOR INFORMATION
ISSUE FOR DA QPRC RFI

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



BASEMENT LEVEL -1
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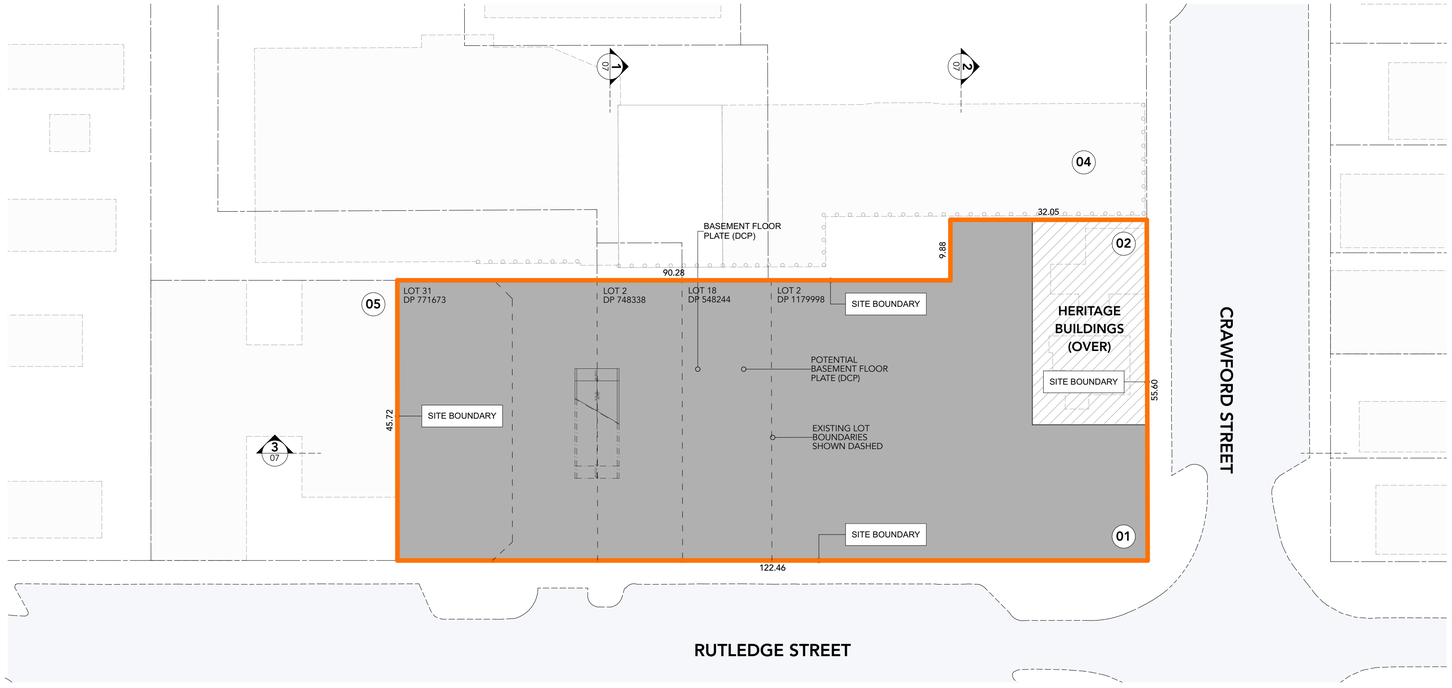

BASEMENT LEVEL -2
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PRIMARY CONTROLS

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

07 CIVIC SQUARE

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Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect: ka kasparek ARCHITECTS

Drawing Title:

PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date: 25/11/2022

04 Revision D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
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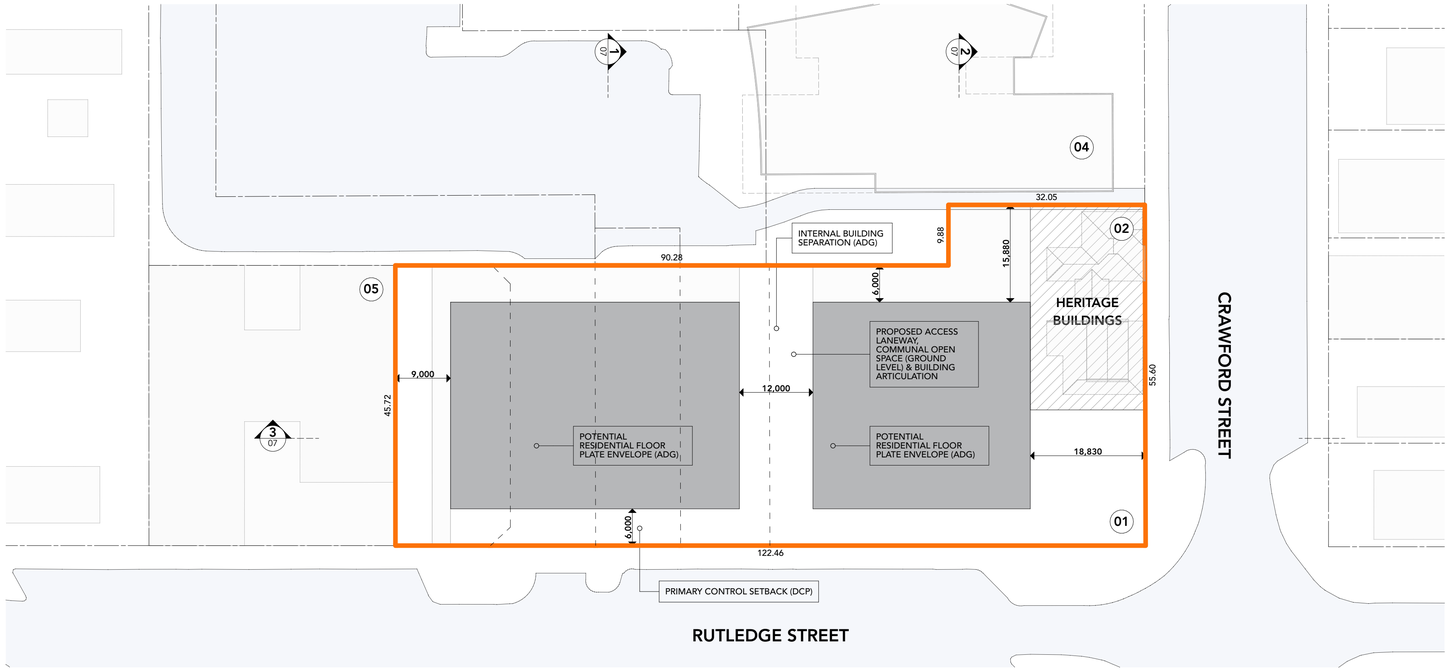

LEVEL 1
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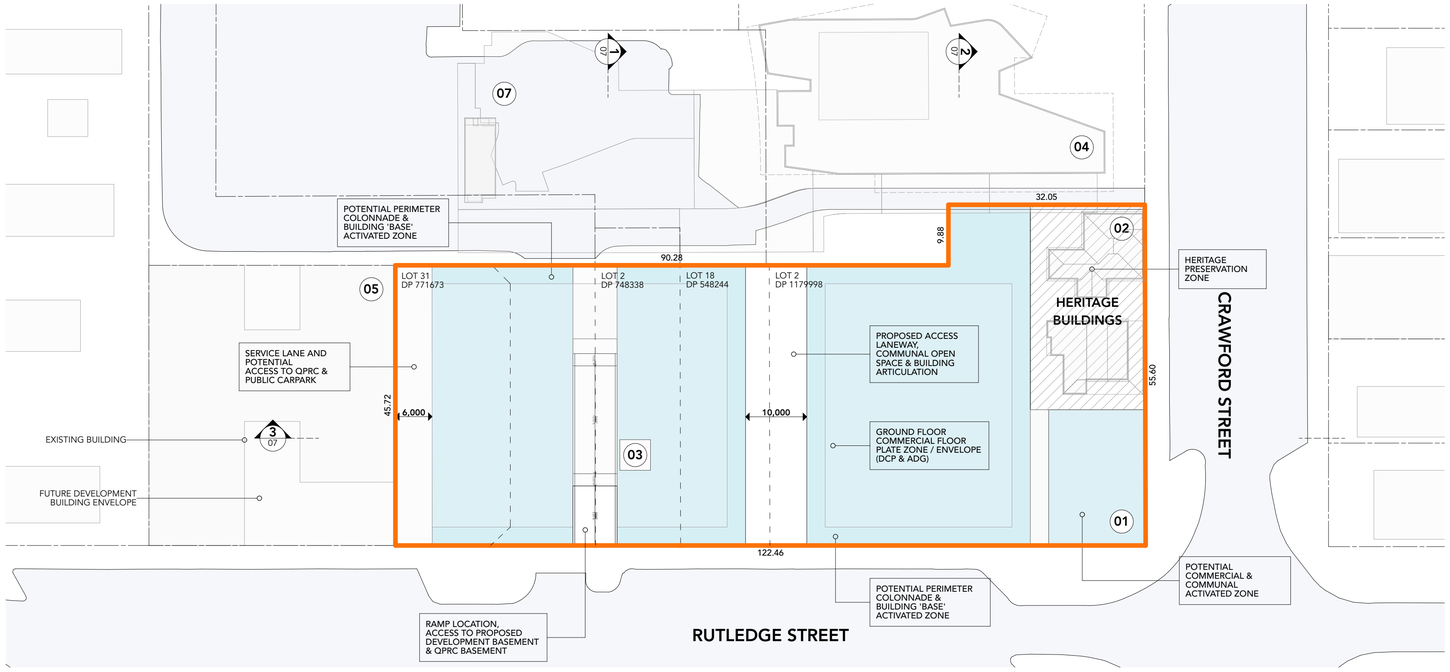

GROUND
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PRIMARY CONTROLS

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Floor Plate Type	Story Name	Area(m2)
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Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

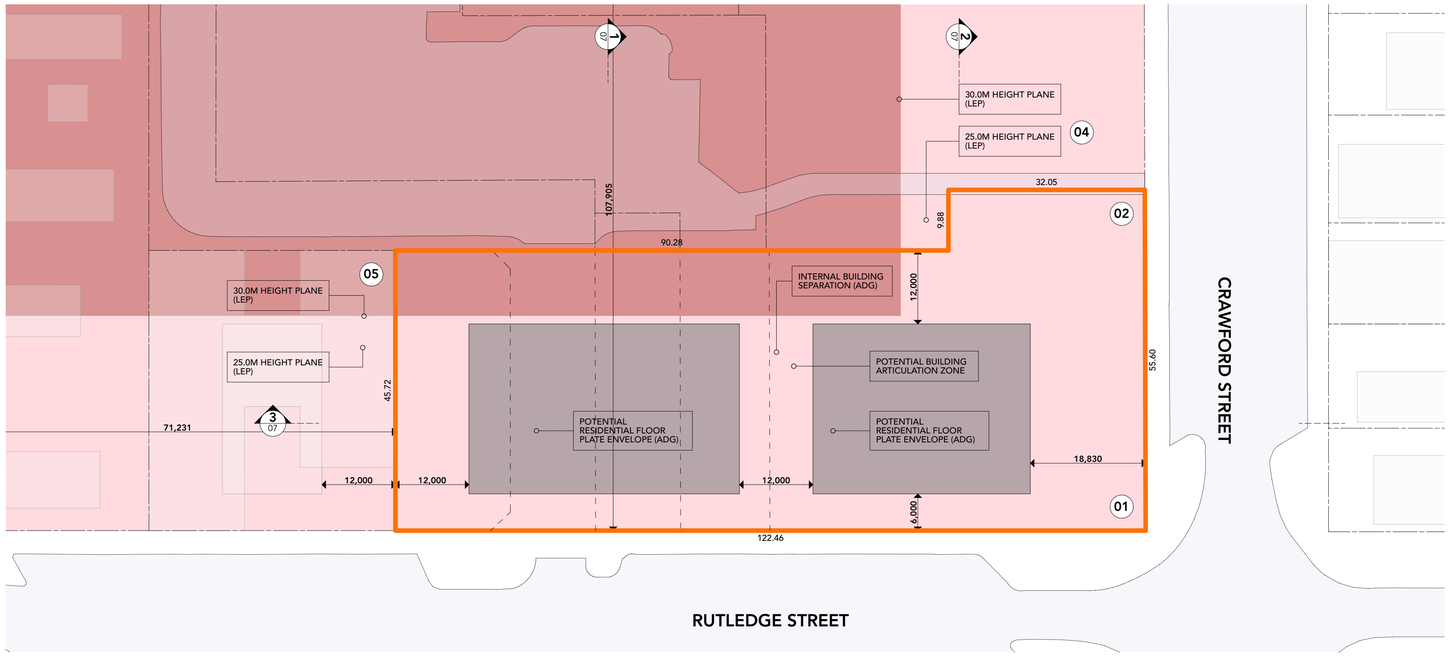
Architect:
ka
kasparek ARCHITECTS

Drawing Title:
PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Status:
FOR INFORMATION ONLY ISSUE FOR DA

Plot Date: 25/11/2022
05
Revision D

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



LEVEL 7-9
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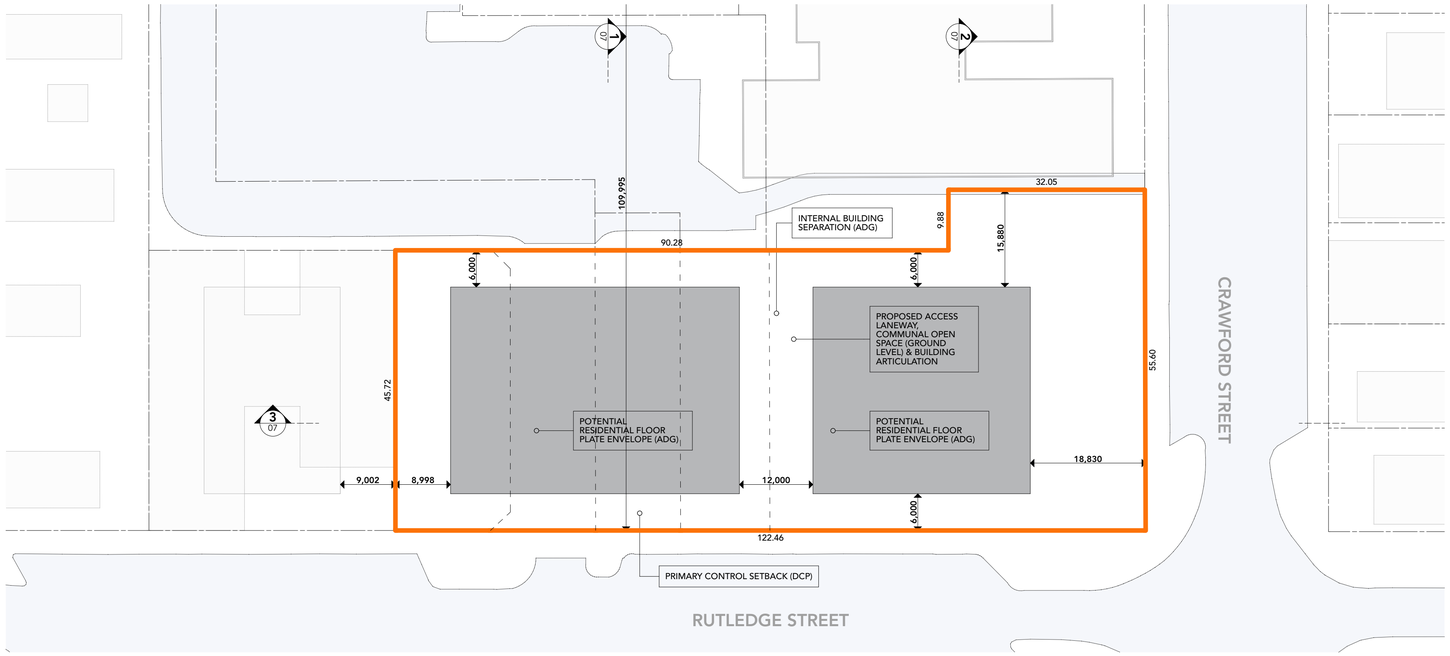

LEVEL 2-6
1:500

PRIMARY CONTROLS

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

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01 PROPOSED DEVELOPMENT SITE
02 HERITAGE BUILDINGS LOCATED ON SITE
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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
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Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

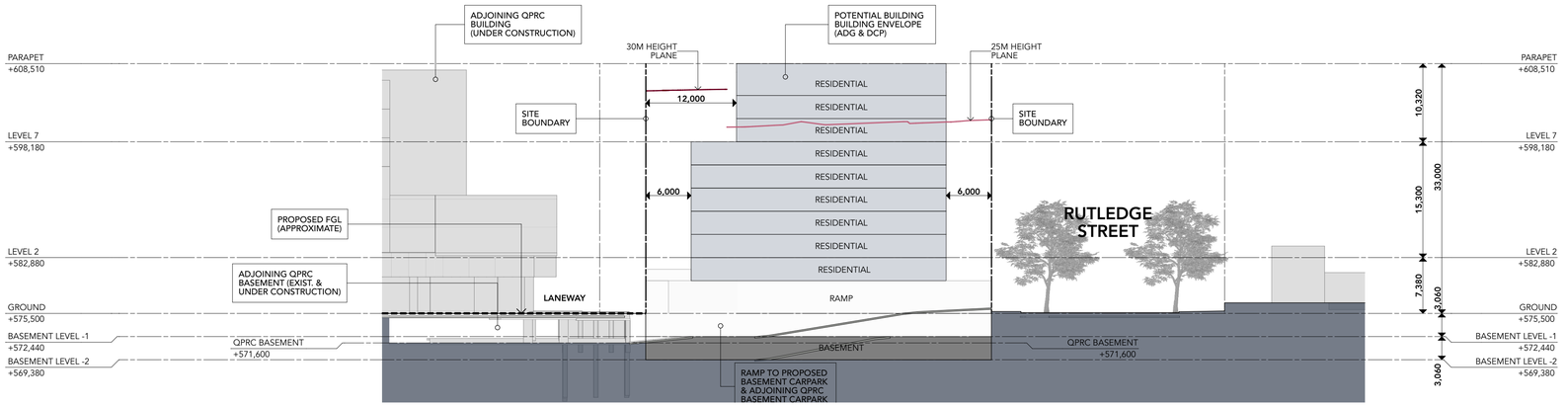
Drawing Title:
PLANNING CONTROLS - SETBACKS & BUILDING SEPARATION

Plot Date
25/11/2022

06
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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



BUILDING ENVELOPE - SECTION 1-1
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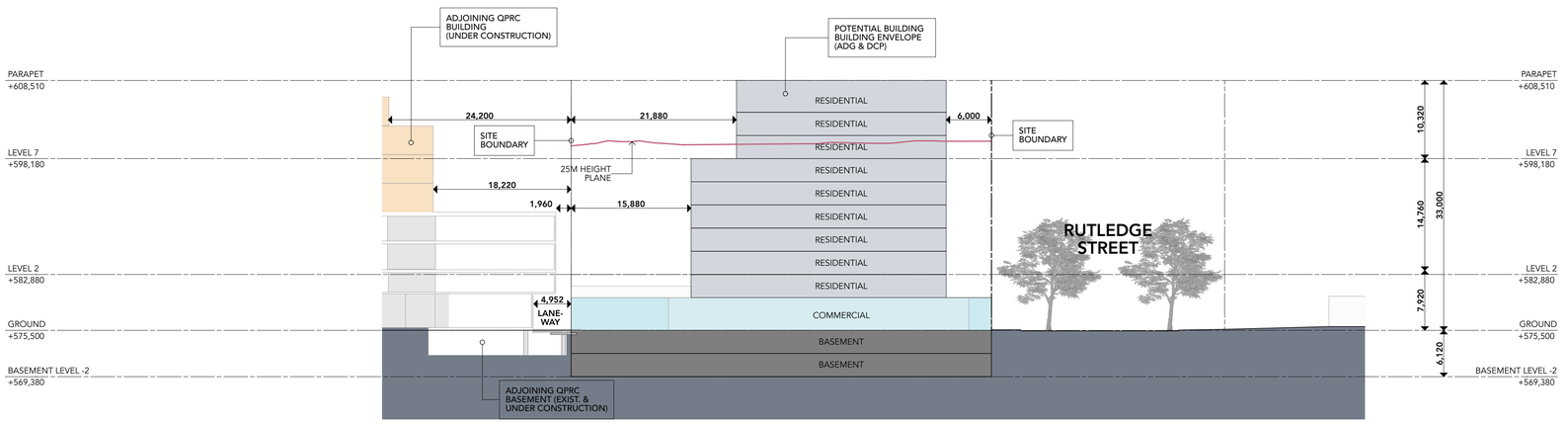

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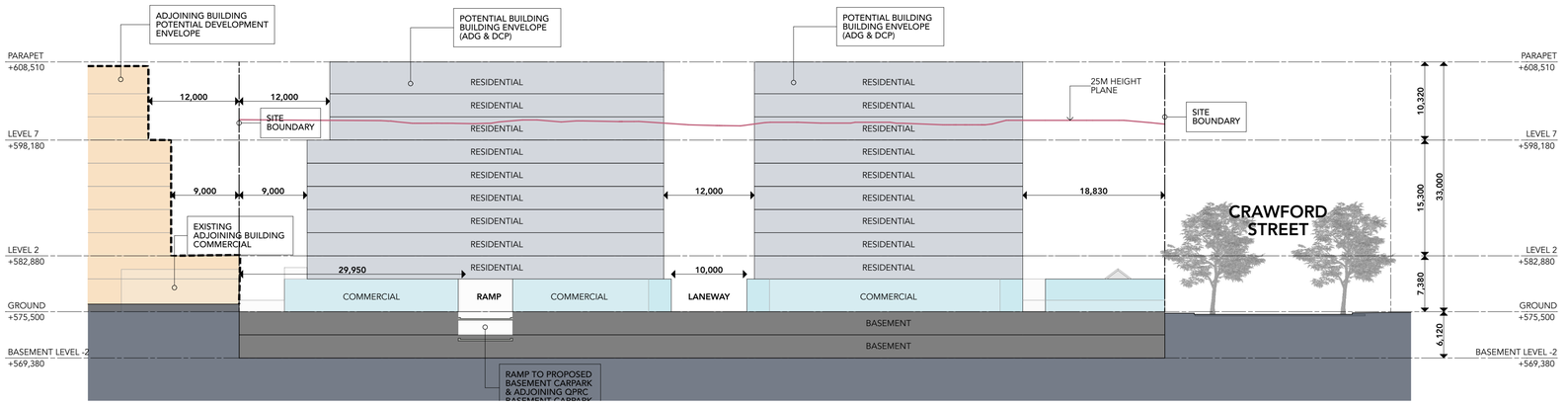

BUILDING ENVELOPE - SECTION 3-3
1:400

PRIMARY CONTROLS

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Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

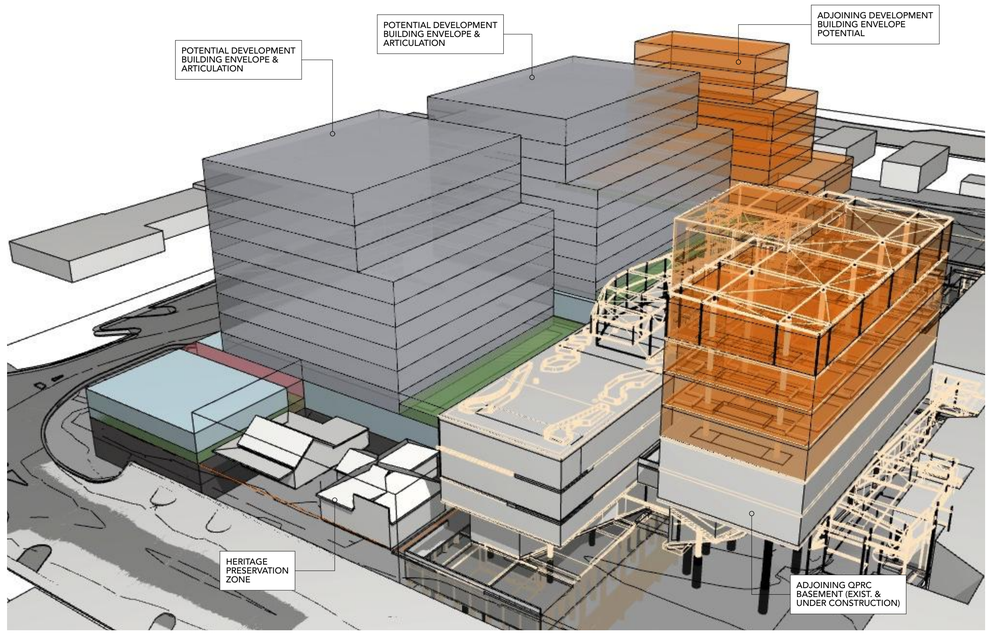
Drawing Title:
PLANNING CONTROLS - BUILDING ENVELOPE SECTIONS

Status:
FOR INFORMATION ONLY ISSUE FOR DA

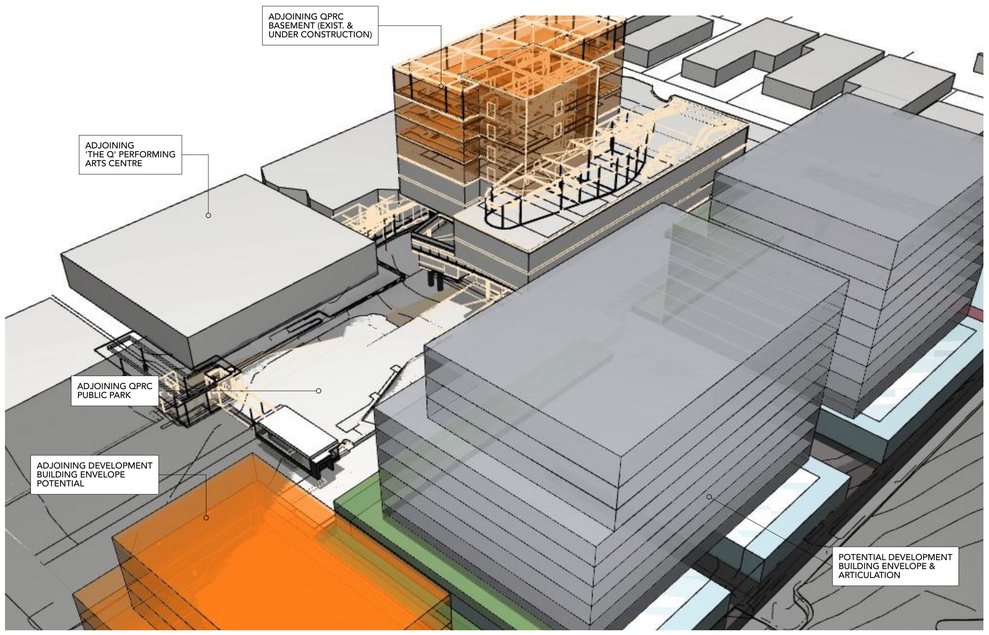
Plot Date: 25/11/2022

07
Revision D

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



BUILDING ENVELOPE - NORTH VIEW



BUILDING ENVELOPE - SOUTH VIEW

QLEP HEIGHT PLANE - NORTHWEST VIEW

QLEP HEIGHT PLANE - SOUTHEAST VIEW

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

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BIMcloud: Arkigma-Mac-Pro.local - BIMcloud Basic for Archicad 25-[22-303-FAA-RutledgeSt, Queanbeyan-Lot2_DP117998-Lot31_DP771673-FA1000-100-303-FAA-RutledgeSt, Queanbeyan-Lot2_DP117998-Lot31_DP771673-FA1000

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

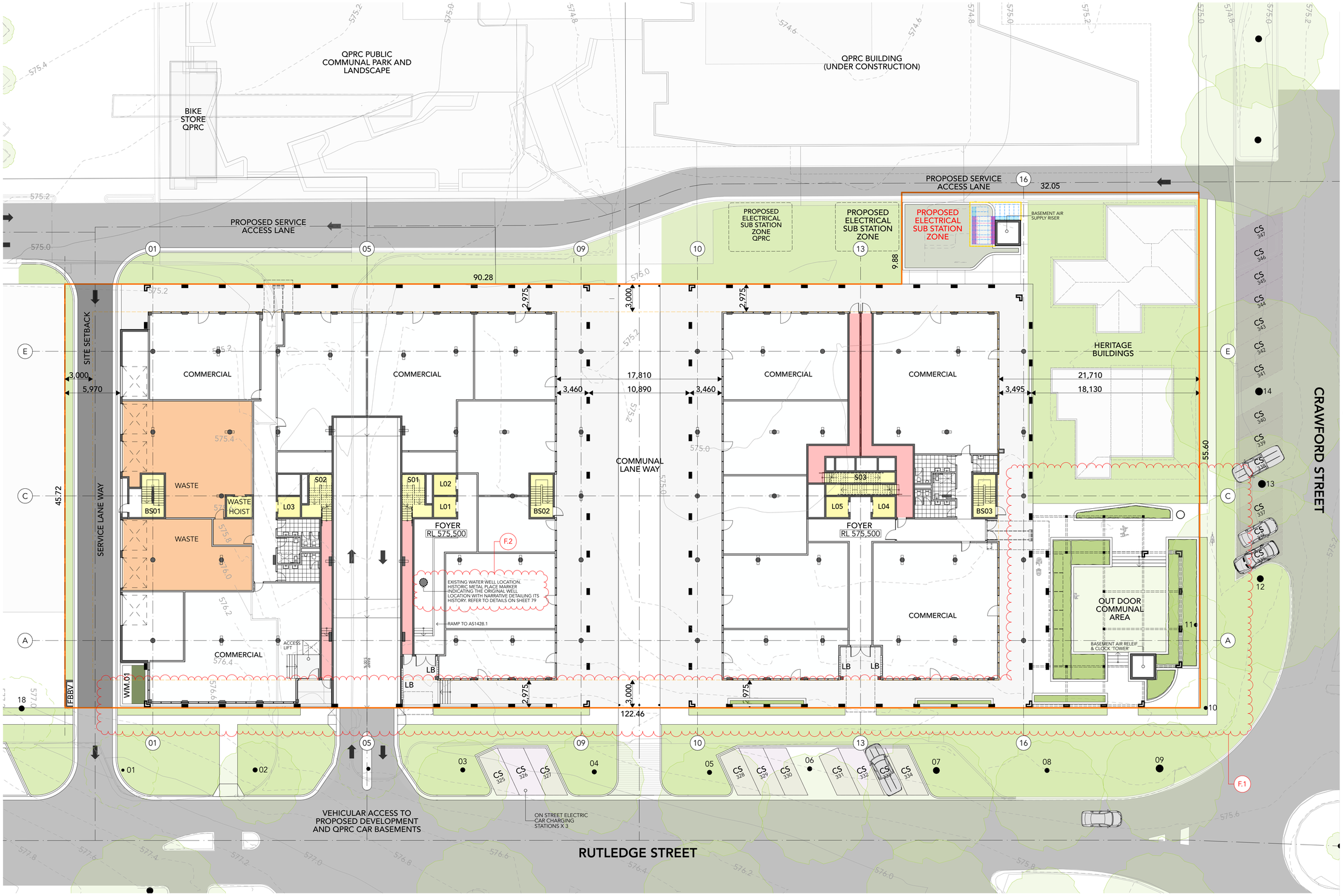
Drawing Title:
PLANNING CONTROLS - BUILDING ENVELOPE PERSPECTIVES

Plot Date
25/11/2022

08
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA:		**5913m²**
SITE AREAS		
EXISTING BUILDINGS:		261m²
BASEMENT FOOTPRINT:		5 247m²
BUILDING FOOTPRINT:		3 032m²
LANEWAYS:		764m²
DEEP SOIL ZONE:		335m²
GROSS FLOOR AREAS		
COMMERCIAL GROUND FLOOR NLA:		1 877m²
GROSS FLOOR AREAS		
RESIDENTIAL:		15 361m²
FOYER:		1 946m²
TOTAL:		**17 307m²**
FSR		
FSR (+BONUS 10%):	19 513m²	(3.3 : 1)
PROVIDED FSR:	19 445m²	(3.29 : 1)
COMMUNAL OPEN SPACE		
REQUIRED:	1 479m²	(25%)
PROVIDED:	2 024m²	(34%)
DEEP SOIL ZONES		
REQUIRED:	414m²	(7%)
PROVIDED:	260m²	(4%)

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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 - GROUND
Plot Date
11/7/2024
09
Revision
F
Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI
Drawn: AARQM
Project No: 22-303
Commenced: MAY 2022
Scale: 1:200

BIMcloud: Aarqma-Mac-mini.local/ - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge30_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-Rutledge30_Queanbeyan-ARDR - TA_CC - Original DA

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

Issue	Title	Rev	Description	Date
A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
B	PRELIM DESIGN - ISSUE FOR INFORMATION			26/9/2022
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 1

Plot Date
3/10/2024

10
Revision
G

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303/AKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP-100-303-AKA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOP

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 2

Plot Date
25/11/2022

11
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CRAWFORD STREET

RUTLEDGE STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 3

Plot Date
25/11/2022

12
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Basic for Archicad 25/22-303/AKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A360W100-303-AKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.A360W

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 4

Plot Date
25/11/2022

13
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

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%)
PROVIDED:	2 024m²	(34%)

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Base: for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SX0M-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot2T_DP771673-SX0M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 5

Plot Date
25/11/2022

14
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrayne.Mac.Pro local - BIM cloud Base for Archicad 25/22-303 FKA-Rutledge3b_Queanbeyan Lot2_DP117998-Lot31_DP771673 NEW 100-303 FKA-Rutledge3b_Queanbeyan Lot2_DP117998 Lot31_DP771673.pln

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 6

Plot Date
25/11/2022

15
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SITE PLAN - LEVEL 7

Plot Date
25/11/2022

16
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

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

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

UNIT AMENITY

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

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

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT: 166
BALCONIES: 16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CRAWFORD STREET

RUTLEDGE STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkigma-Mac-Pro.local - BIMcloud Basic for Archicad 25-22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N500-100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-N500

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

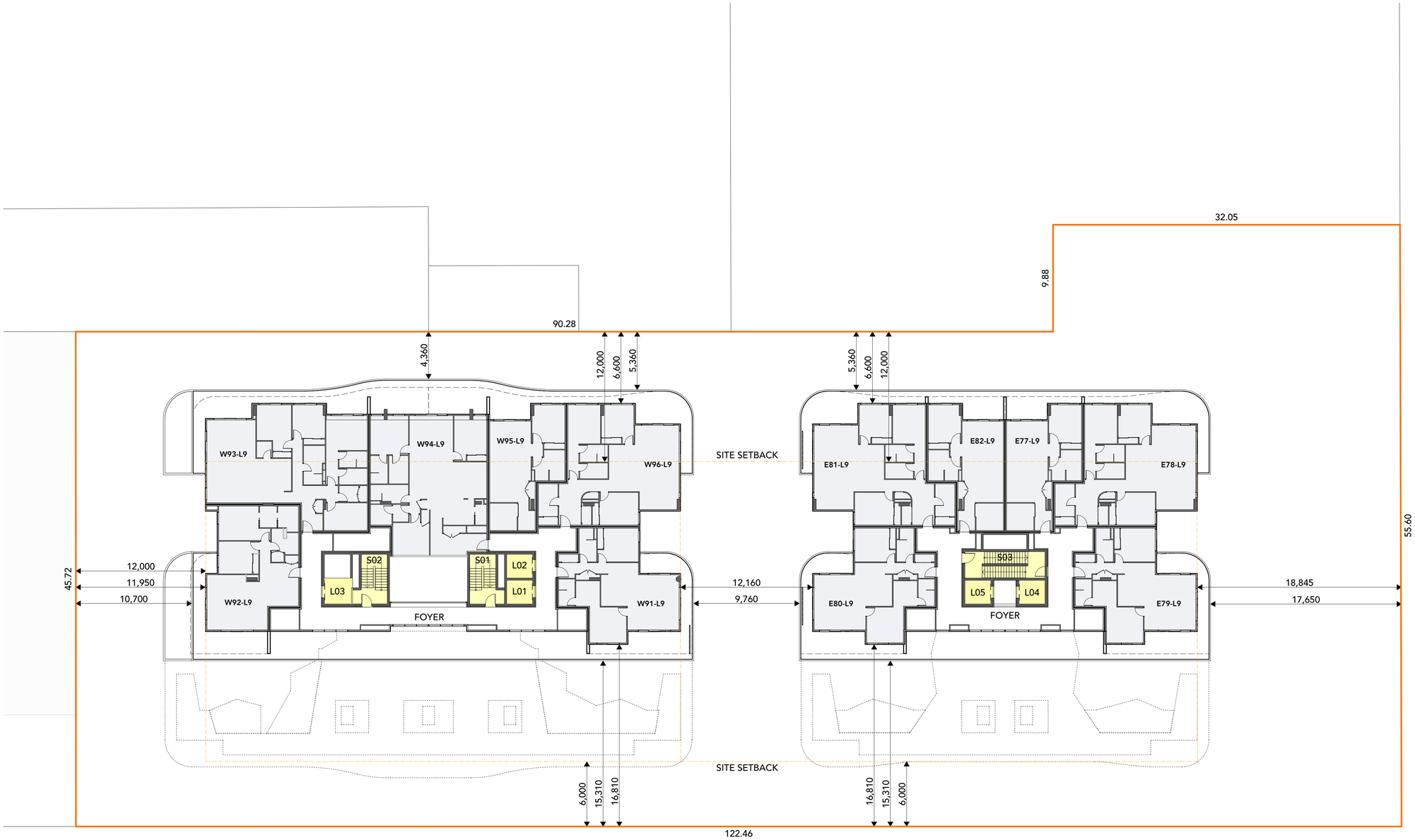
Drawing Title:
SITE PLAN - LEVEL 8

Plot Date
25/11/2022

17
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



RUTLEDGE STREET

CRAWFORD STREET

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka kasparek ARCHITECTS

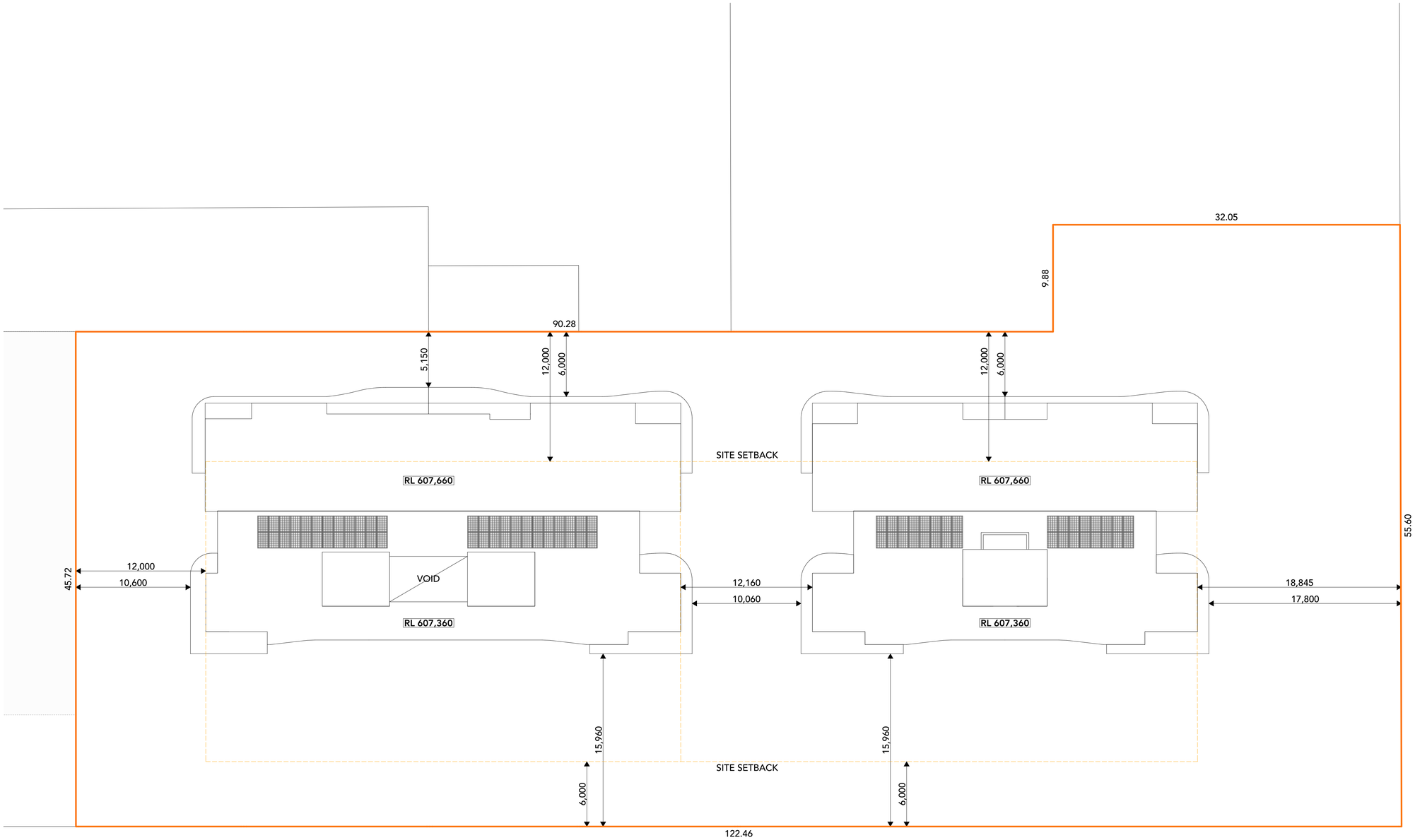
Drawing Title:
SITE PLAN - LEVEL 9

Plot Date
25/11/2022

18
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



RUTLEDGE STREET

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

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COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

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

CRAWFORD STREET

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac Pro local - BIMcloud Basic for Archicad 25-22_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:
SITE PLAN - ROOF

Plot Date
25/11/2022

19
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

ELEVATION - RUTLEDGE ST
1:250

ELEVATION - CRAWFORD ST
1:250

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
STREET ELEVATIONS

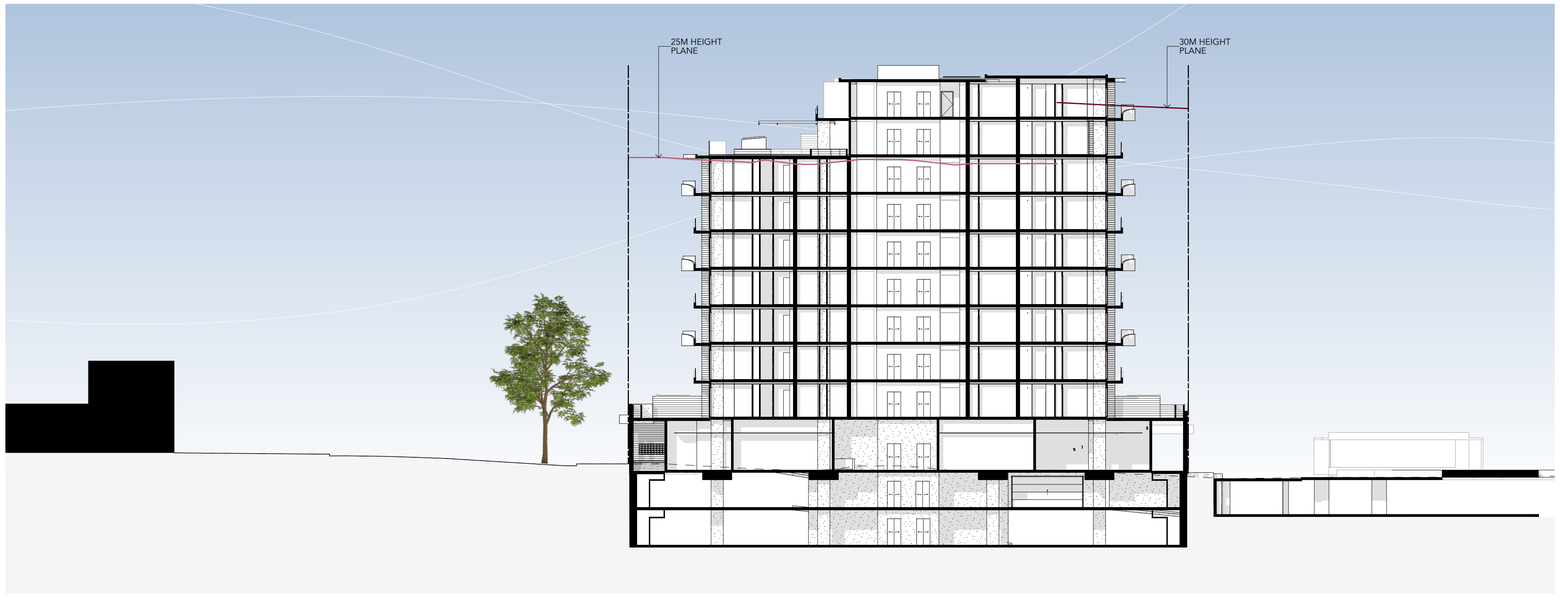
Plot Date
3/10/2024

20
Revision
G

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

SITE SECTION 1-1
1:250



SITE SECTION 2-2
1:250

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Base: for Archicad 25-22.303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.bimP

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SITE SECTIONS

Plot Date
25/11/2022

21
Revision
D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 1

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

UNIT AMENITY - LEVEL 1

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

UNIT AREAS - LEVEL 2

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

UNIT AMENITY - LEVEL 2

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

UNIT AREAS - LEVEL 3

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

UNIT AMENITY - LEVEL 3

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

UNIT AREAS - LEVEL 4

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

UNIT AMENITY - LEVEL 4

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

UNIT AREAS - LEVEL 5

UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E41-L5	66	61	21	21	8.9
E42-L5	113	110	22	21	10.0
E43-L5	58	55	16	15	10.0
E44-L5	97	93	15	15	10.5
E45-L5	84	79	16	16	8.4
E46-L5	84	79	16	16	8.4
E47-L5	93	89	20	20	10.5
E48-L5	56	54	20	20	10.0
E49-L5	113	110	18	18	10.0
E50-L5	66	61	26	26	8.9
W49-L5	56	53	16	16	10.0
W50-L5	93	89	16	16	10.5
W51-L5	84	79	16	16	8.4
W52-L5	57	53	31	31	12.2
W53-L5	57	53	37	37	12.2
W54-L5	84	79	16	16	8.4
W55-L5	97	93	18	18	10.5
W56-L5	57	55	14	14	10.0
W57-L5	113	110	26	26	10.0
W58-L5	66	61	32	32	8.9
W59-L5	57	53	14	14	12.2
W60-L5	57	53	26	26	12.2
W61-L5	66	61	37	37	8.9
W62-L5	113	110	26	26	10.0
24	**1,887 m²**	**1,794 m²**	**517 m²**	**515 m²**	

UNIT AMENITY - LEVEL 5

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

UNIT AREAS - LEVEL 6

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

UNIT AMENITY - LEVEL 6

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

UNIT AREAS - LEVEL 7

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

UNIT AMENITY - LEVEL 7

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

UNIT AREAS - LEVEL 8

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

UNIT AMENITY - LEVEL 8

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

UNIT AREAS - LEVEL 9

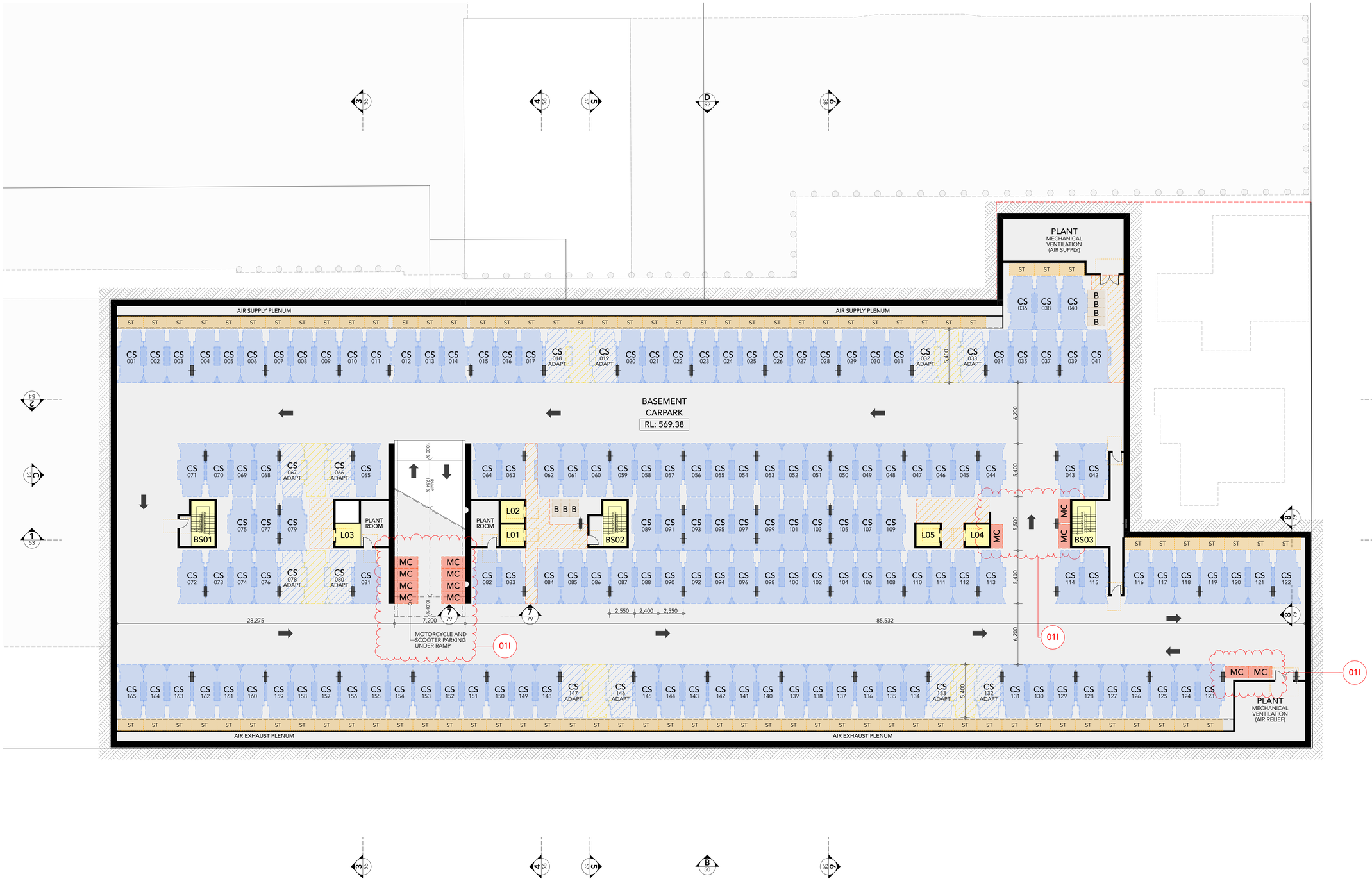
UNIT NO.	LEP GFA (m2)	ADG GFA (m2)	BALC (m2)	P.O.S (m2)	STORE (m3)
E77-L9	66	61		14	8.9
E78-L9	113	110		14	10.0
E79-L9	84	81		26	9.0
E80-L9	84	81		33	9.0
E81-L9	113	110		26	10.0
E82-L9	66	61		33	8.9
W91-L9	84	81		26	9.0
W92-L9	86	83		16	6.8
W93-L9	143	139		28	8.7
W94-L9	134	130		37	11.3
W95-L9	66	61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

UNIT AMENITY - LEVEL 9

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

GFA SUMMARY

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



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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

BASEMENT AREA SUMMARY

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL -2

Plot Date: 25/8/2023

Revision: 23 E

Status:
FOR INFORMATION ONLY
DA ISSUE QPRC RFI 01

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

PROJECT STATISTICS OVERVIEW

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EXISTING BUILDINGS: 261m²
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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
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TOTAL: **17 307m²**

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

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

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PROVIDED:	114 (64%)

STORAGE:

BASEMENT:	166
BALCONIES:	16

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CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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

BASEMENT AREA SUMMARY

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local/ - BIMcloud Basic for Archicad 25/22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/50997/00-303-FKA-RutledgeSt_Queanbeyan-NSW : DA

Client Company:
The Village Building Co Est.1988

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

Architect: ka

Drawing Title:
FLOOR PLAN - BASEMENT LEVEL -1

Plot Date: 25/8/2023
Revision: 24 E

Status:
FOR INFORMATION ONLY
DA ISSUE QPRC RFI 01

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

kasparek ARCHITECTS

PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

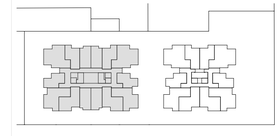
0.6 SPACES PER 1 BEDROOM UNIT
0.9 SPACES PER 2 BEDROOM UNIT
1.4 SPACES PER 3 BEDROOM UNIT
VISITOR 0.2 SPACE PER DWELLING

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - GROUND

Plot Date
25/11/2022

25
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

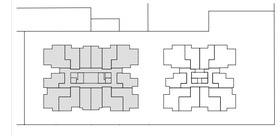
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100, 1:1

UNIT AREAS - LEVEL 1

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

UNIT AMENITY - LEVEL 1

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 1

Plot Date
25/11/2022

26
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

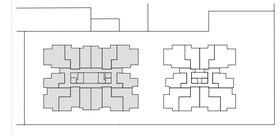
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 2

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

UNIT AMENITY - LEVEL 2

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



KEY MAP

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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 2

Plot Date
25/11/2022

27
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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

UNIT AREAS - LEVEL 3

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

UNIT AMENITY - LEVEL 3

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

KEY MAP

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A	PRELIM DESIGN - ISSUE FOR INFORMATION			27/7/2022
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C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 3

Plot Date: 25/11/2022

28
Revision
D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 4

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

UNIT AMENITY - LEVEL 4

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

KEY MAP

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Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 4

Plot Date
25/11/2022

29
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 5

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

UNIT AMENITY - LEVEL 5

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 5

Plot Date: 25/11/2022

30
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

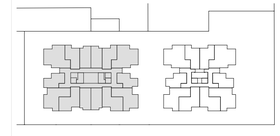
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 6

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

UNIT AMENITY - LEVEL 6

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



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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING W - LEVEL 6

Plot Date
25/11/2022

31
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

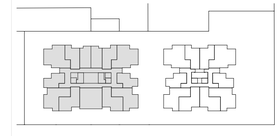
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100

UNIT AREAS - LEVEL 7

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

UNIT AMENITY - LEVEL 7

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



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D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 7

Plot Date: 25/11/2022

32
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

kasperek ARCHITECTS

UNIT AREAS - LEVEL 8

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

UNIT AMENITY - LEVEL 8

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

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 8

Plot Date: 25/11/2022

33
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

UNIT AREAS - LEVEL 9

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

UNIT AMENITY - LEVEL 9

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

KEY MAP

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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

kasperek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - LEVEL 9

Plot Date: 25/11/2022

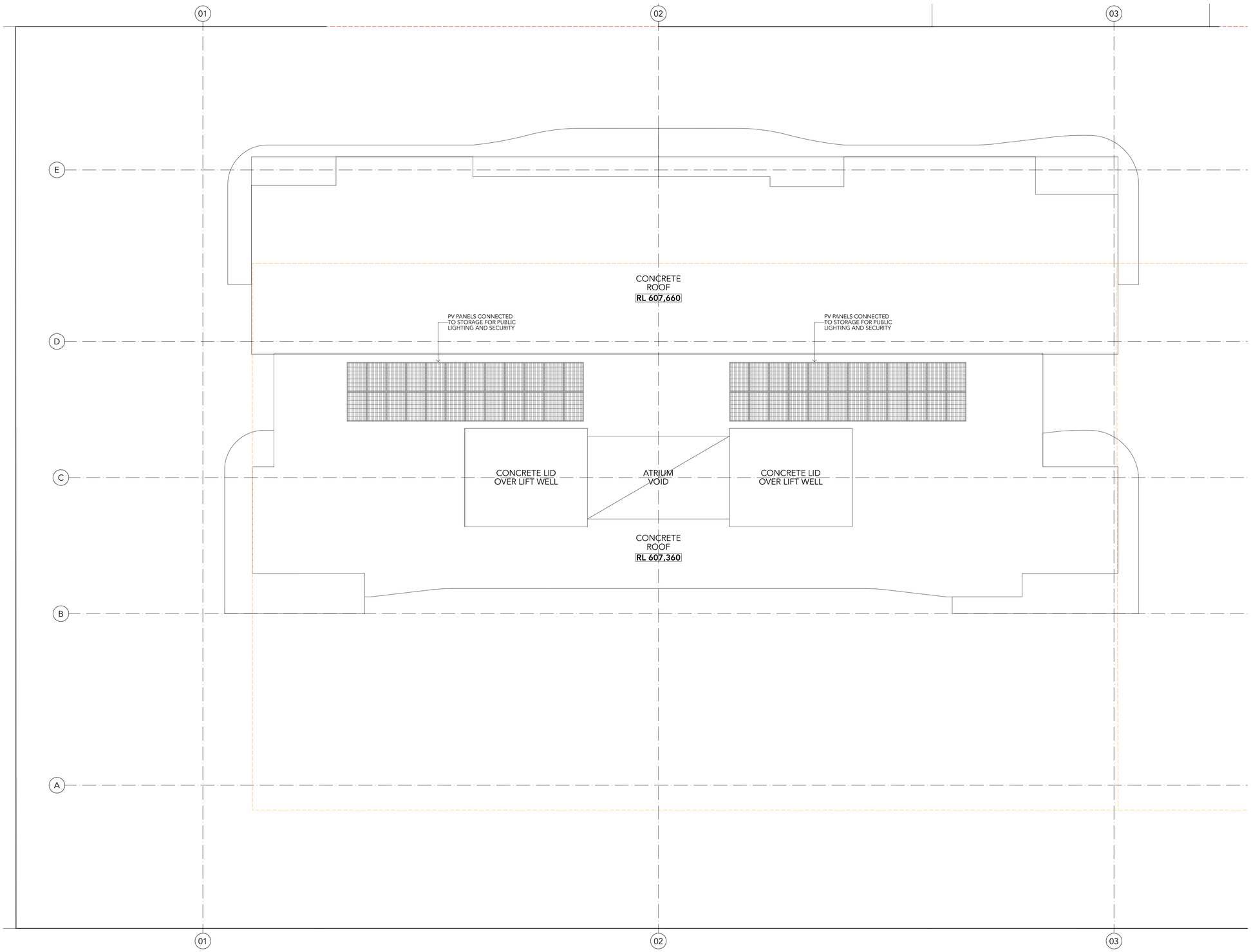
34

Revision D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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



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Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING W - ROOF

Plot Date: 25/11/2022

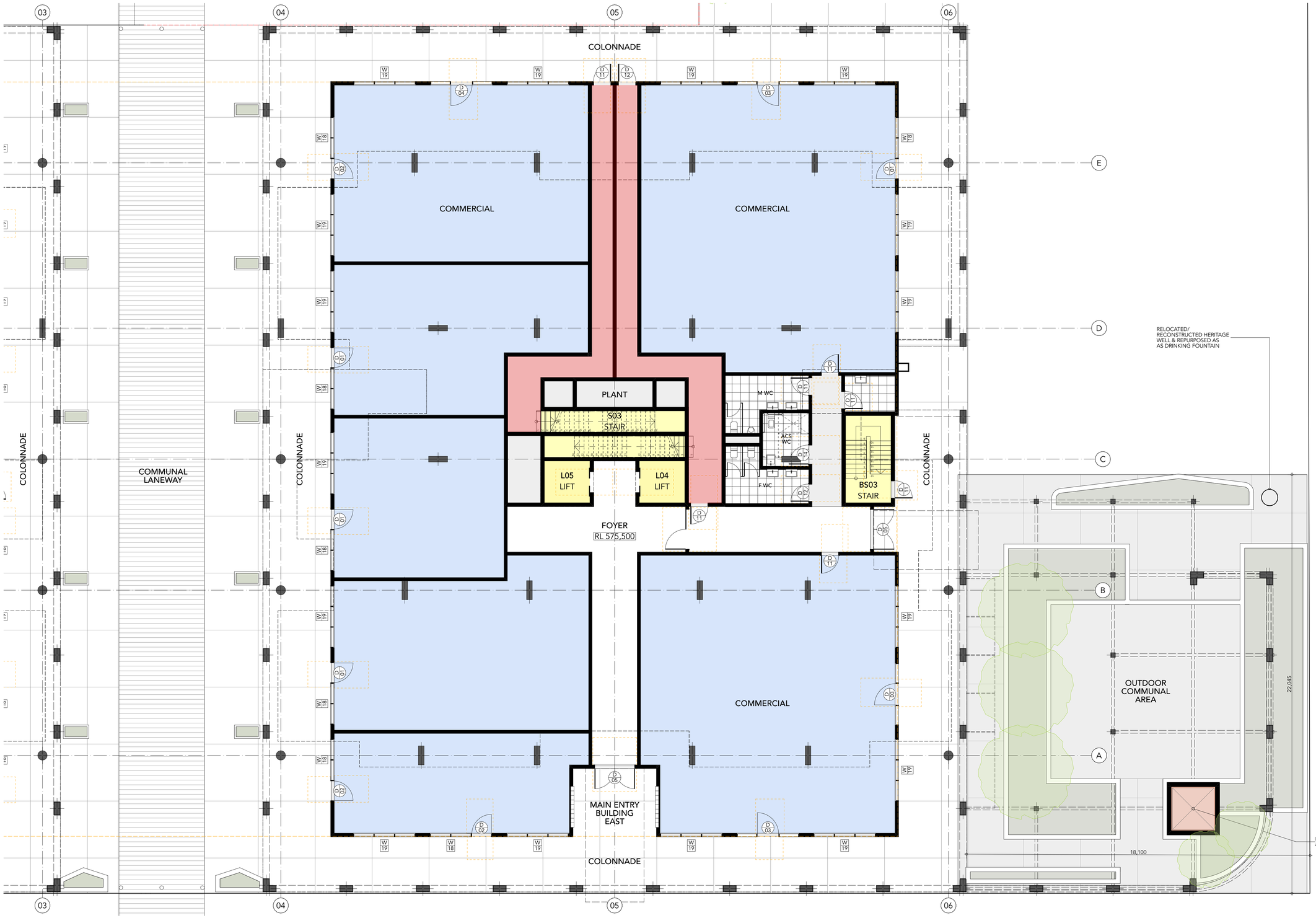
35

Revision: D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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



PROJECT STATISTICS OVERVIEW

PROPOSED SITE AREA: **5913m²**

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

GROSS FLOOR AREAS
COMMERCIAL GROUND FLOOR NLA: 1 877m²

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

FSR

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

COMMUNAL OPEN SPACE

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

DEEP SOIL ZONES

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

UNIT AMENITY

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

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

NATURAL VENTILATION (Cross Flow):

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

STORAGE:

BASEMENT:	166
BALCONIES:	16

CAR PARKING RESIDENTIAL

CAR PARKING (REQUIRED):

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

CAR PARKING (PROVIDED):

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

CARPARKING STATISTICS

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud: Adrianne-Mac-Pro.local - BIM cloud Base for Archicad 25 (2-303 FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOW-100-303 FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-SHOW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING E - GROUND

Plot Date
25/11/2022

36
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

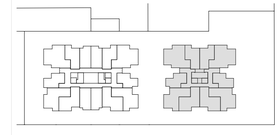
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:100, 1:1

UNIT AREAS - LEVEL 1

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

UNIT AMENITY - LEVEL 1

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

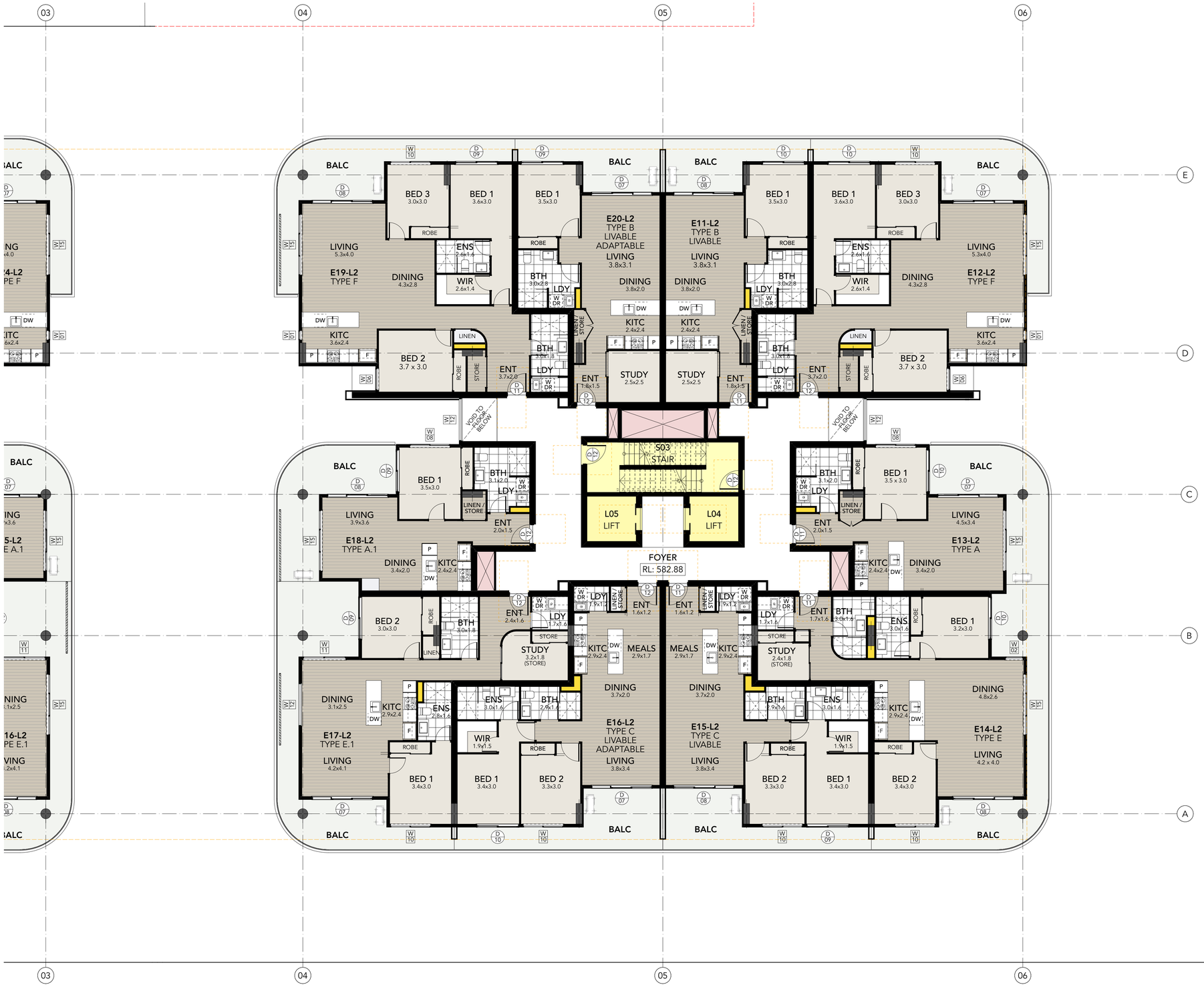
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 1

Plot Date
25/11/2022

37
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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

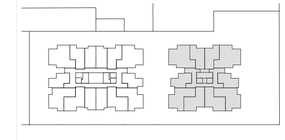


UNIT AREAS - LEVEL 2

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

UNIT AMENITY - LEVEL 2

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

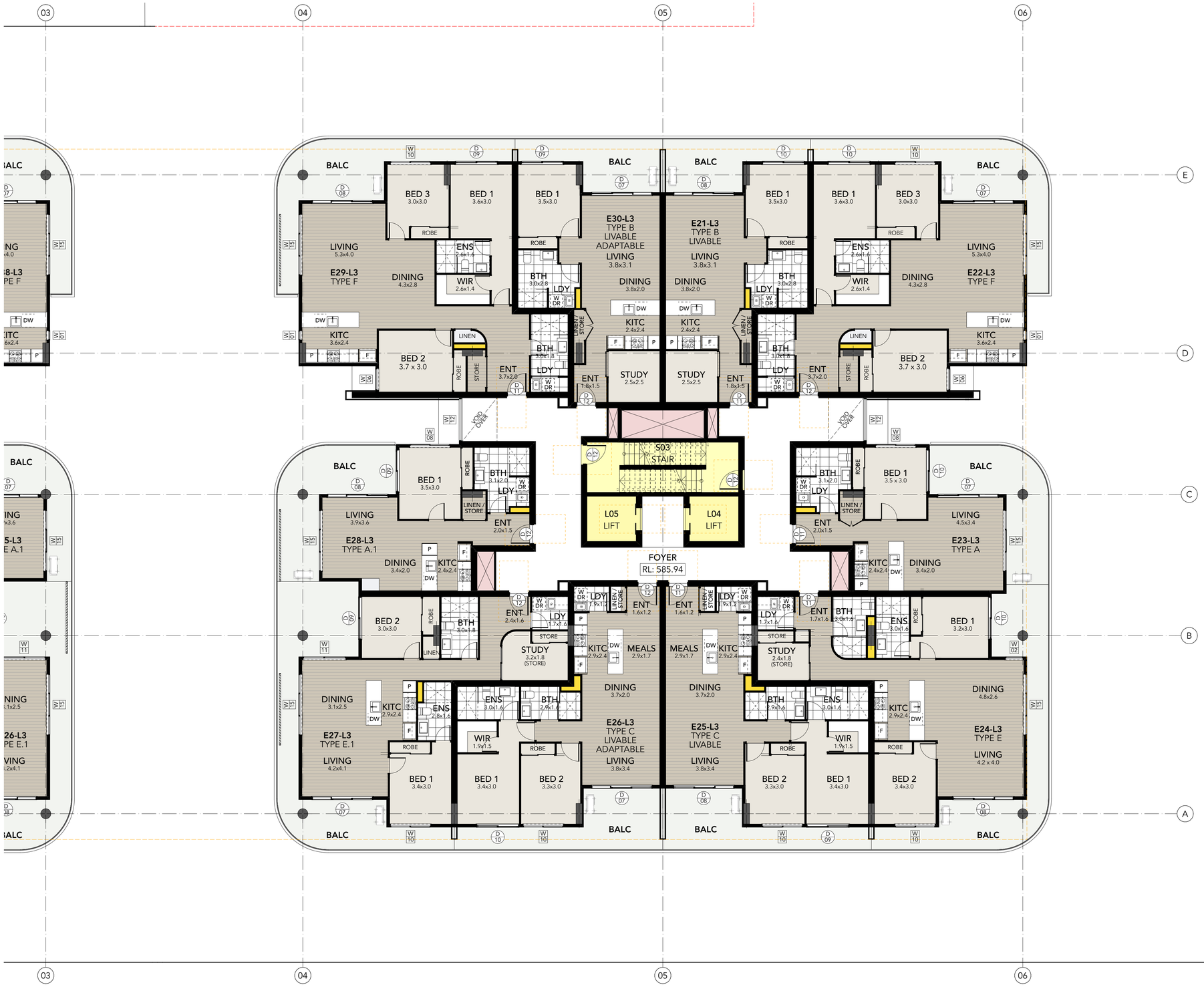
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 2

Plot Date
25/11/2022

38
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



UNIT AREAS - LEVEL 3

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

UNIT AMENITY - LEVEL 3

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

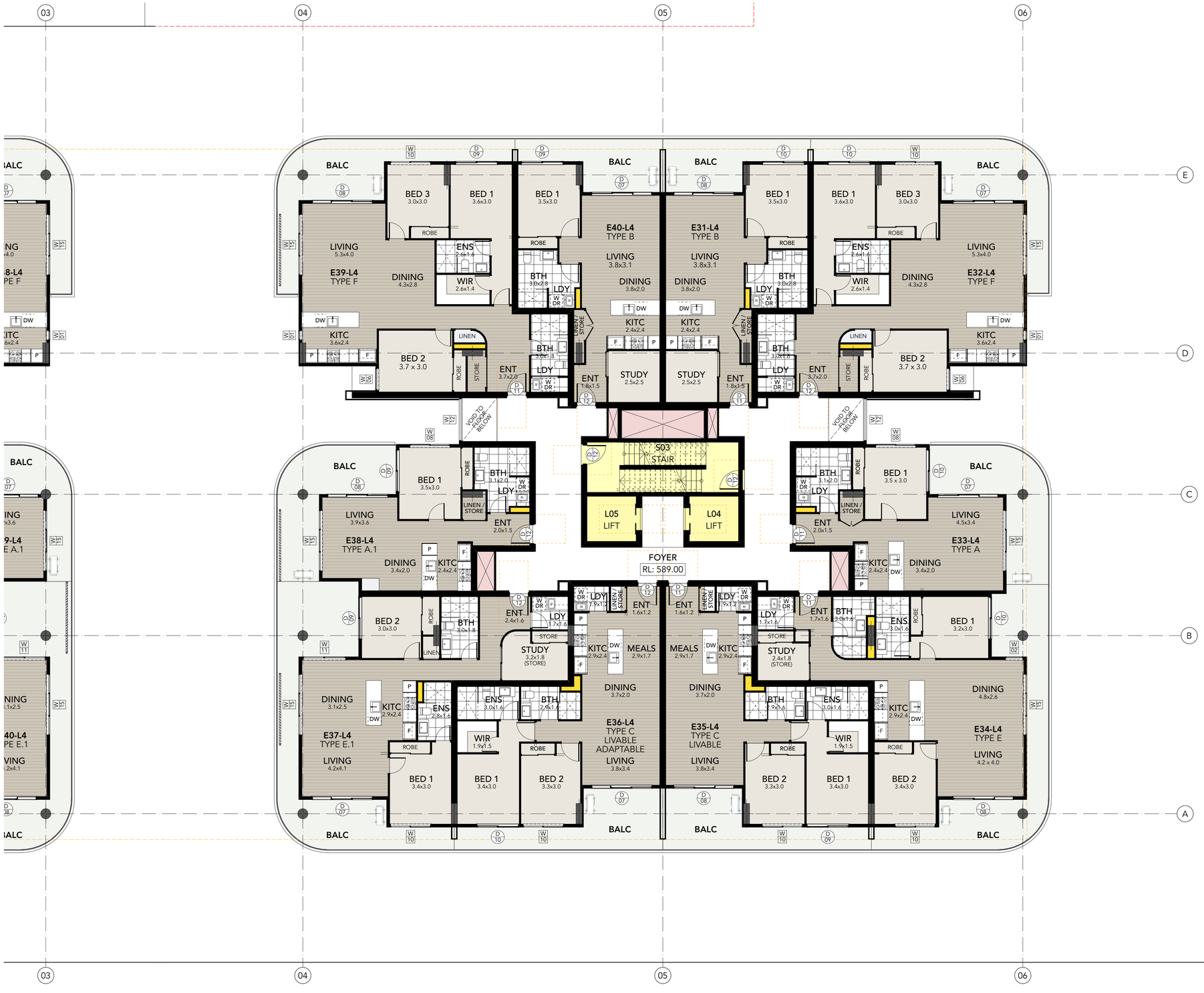
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 3

Plot Date
25/11/2022

39
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

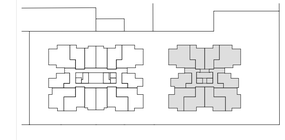


UNIT AREAS - LEVEL 4

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

UNIT AMENITY - LEVEL 4

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



KEY MAP

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

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

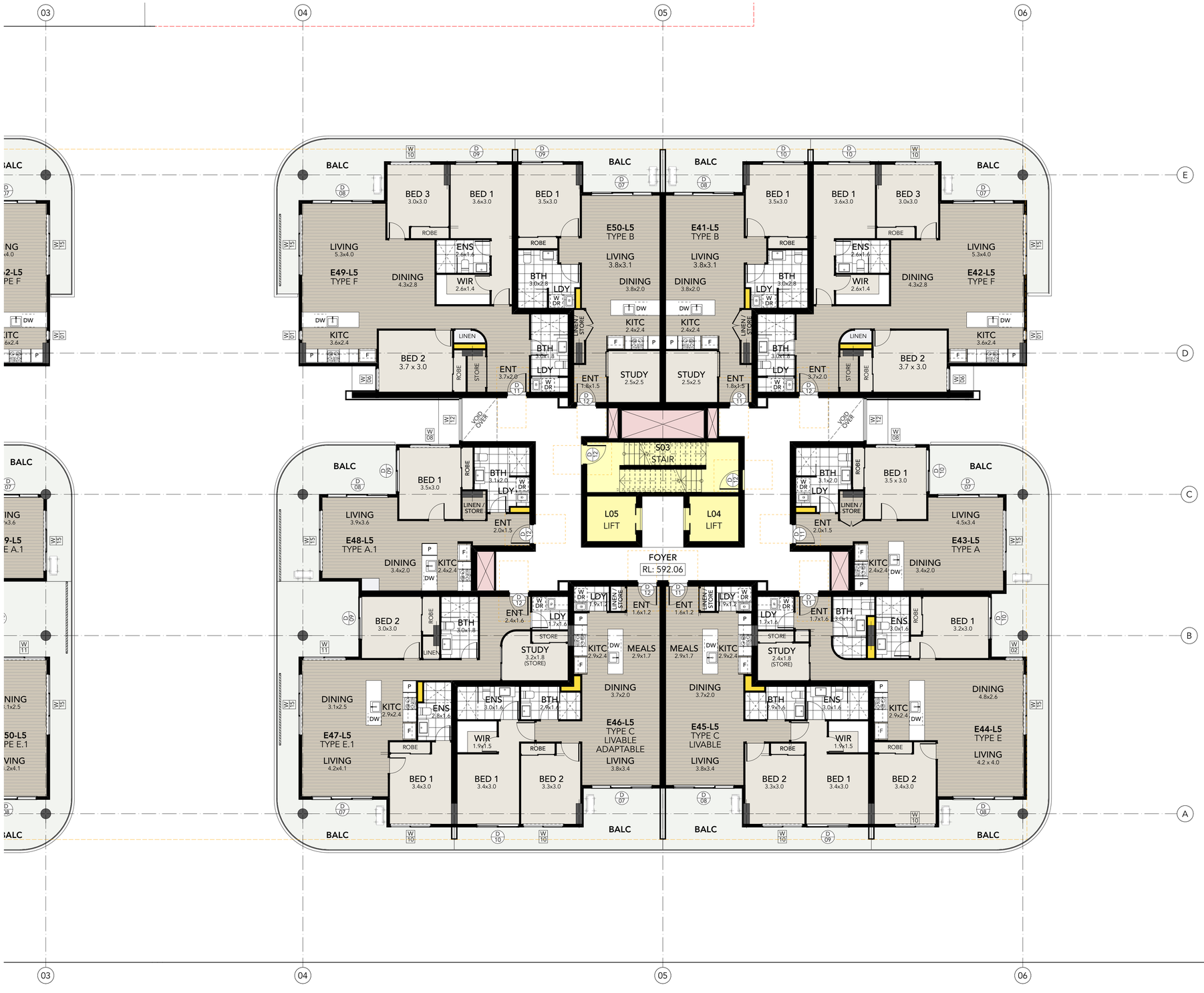
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 4

Plot Date
25/11/2022

40
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

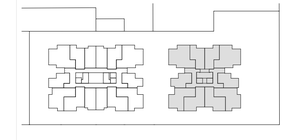


UNIT AREAS - LEVEL 5

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

UNIT AMENITY - LEVEL 5

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

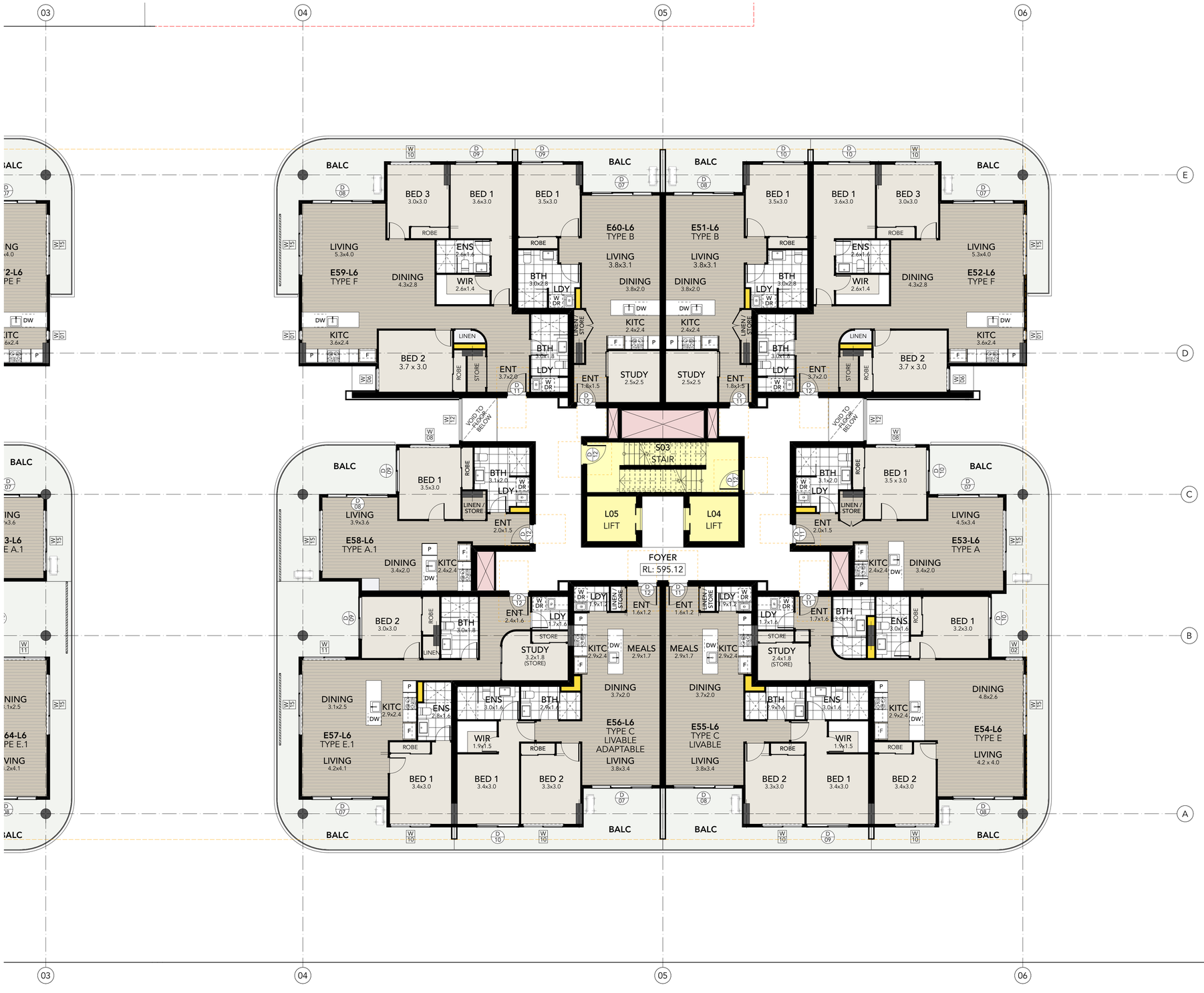
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 5

Plot Date
25/11/2022

41
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

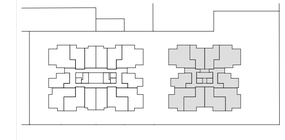


UNIT AREAS - LEVEL 6

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

UNIT AMENITY - LEVEL 6

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



KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud - Arkpro-Mac-Pro local - BIM cloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-ADSR

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 6

Plot Date
25/11/2022

42
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

UNIT AREAS - LEVEL 7

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

UNIT AMENITY - LEVEL 7

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkpro-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-A06B

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: 25/11/2022

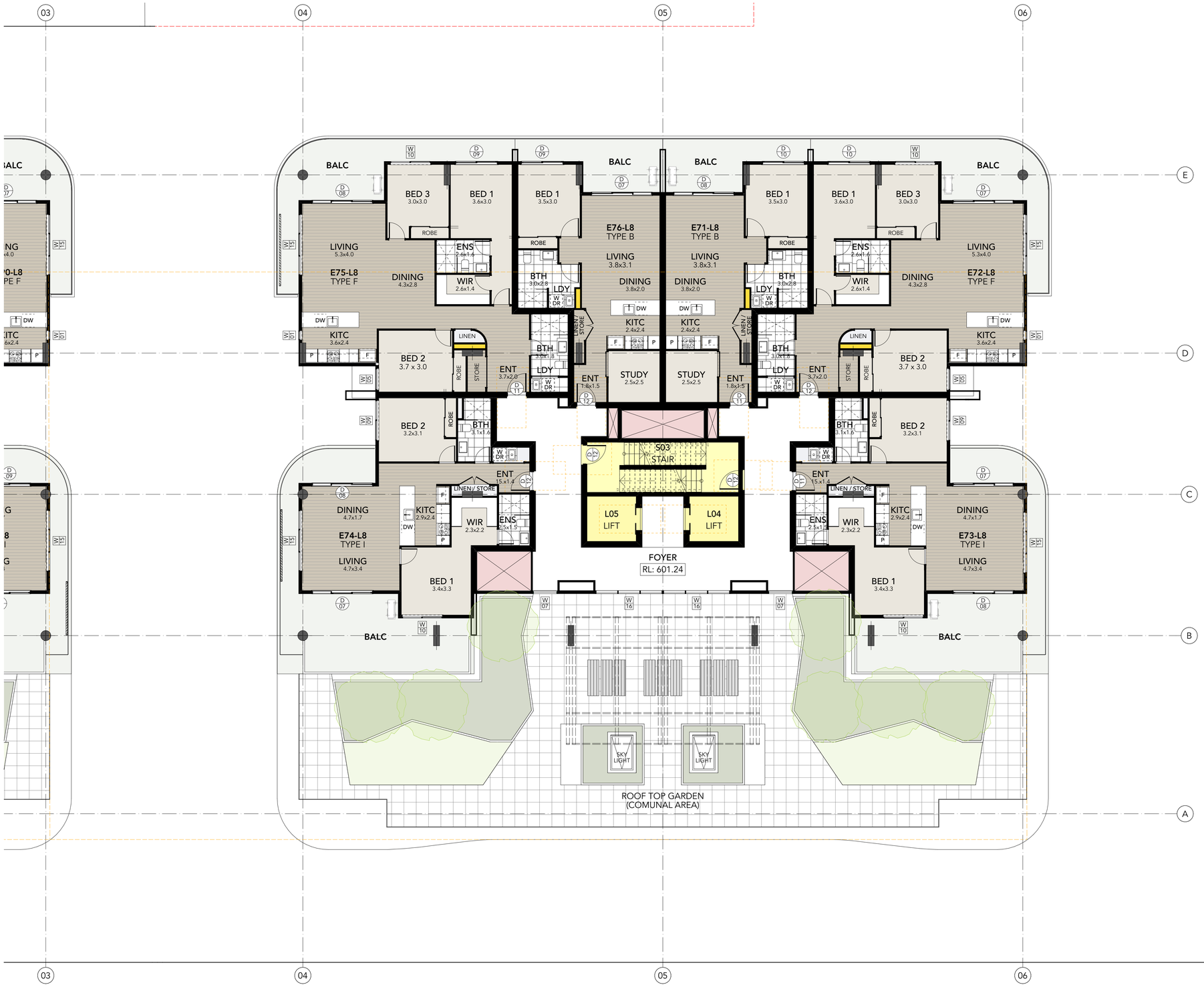
43
Revision D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

kasperek ARCHITECTS



UNIT AREAS - LEVEL 8

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

UNIT AMENITY - LEVEL 8

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

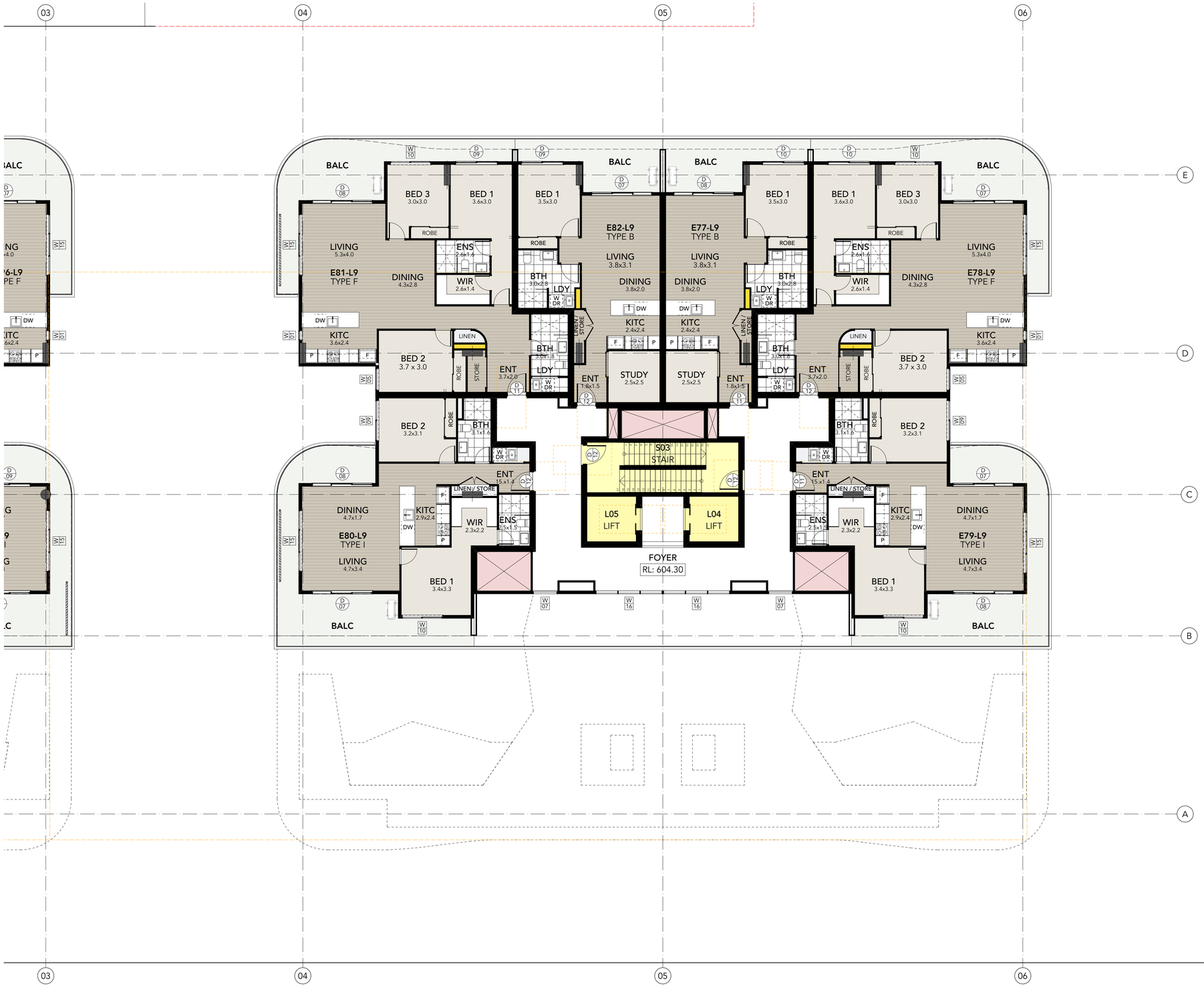
Drawing Title:
FLOOR PLAN - BUILDING E - LEVEL 8

Plot Date
25/11/2022

44
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



UNIT AREAS - LEVEL 9

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

UNIT AMENITY - LEVEL 9

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

KEY MAP

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303.PAA-Rutledge(S)_Queanbeyan-Loc2_DP117998-Loc31_DP771673.NSW-500-303.PAA-Rutledge(S)_Queanbeyan-Loc2_DP117998-Loc31_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 9

Plot Date: 25/11/2022

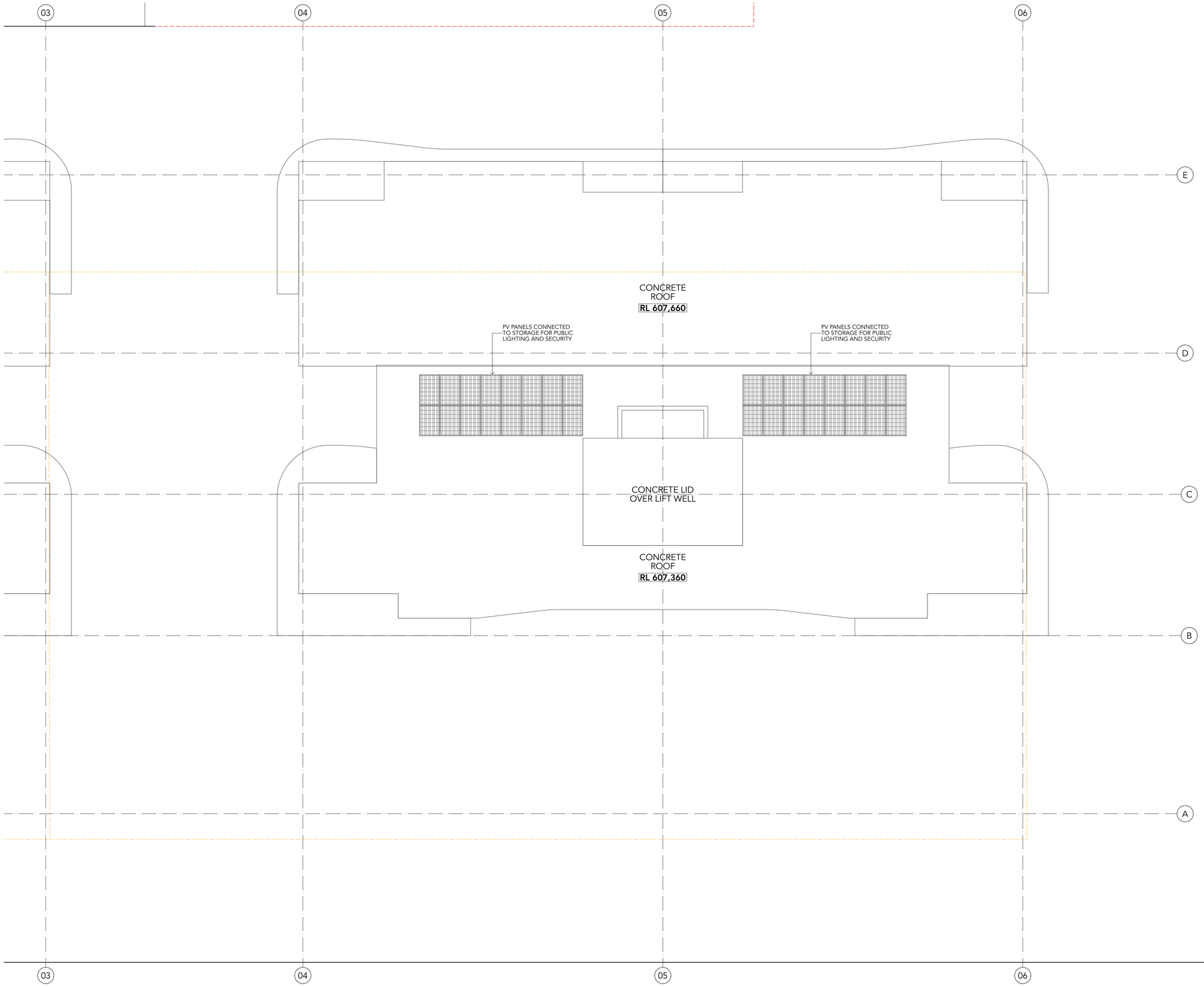
45

Revision D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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



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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

FLOOR PLAN - BUILDING E - ROOF

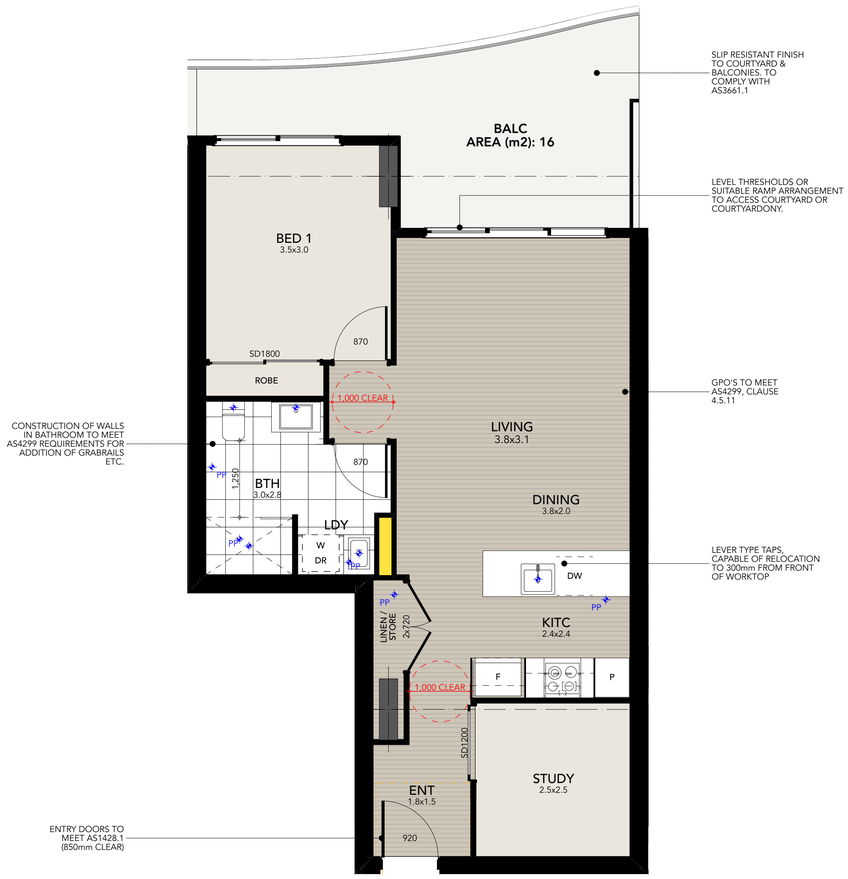
Plot Date
25/11/2022

46
Revision
D

Status:

FOR INFORMATION ONLY ISSUE FOR DA

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

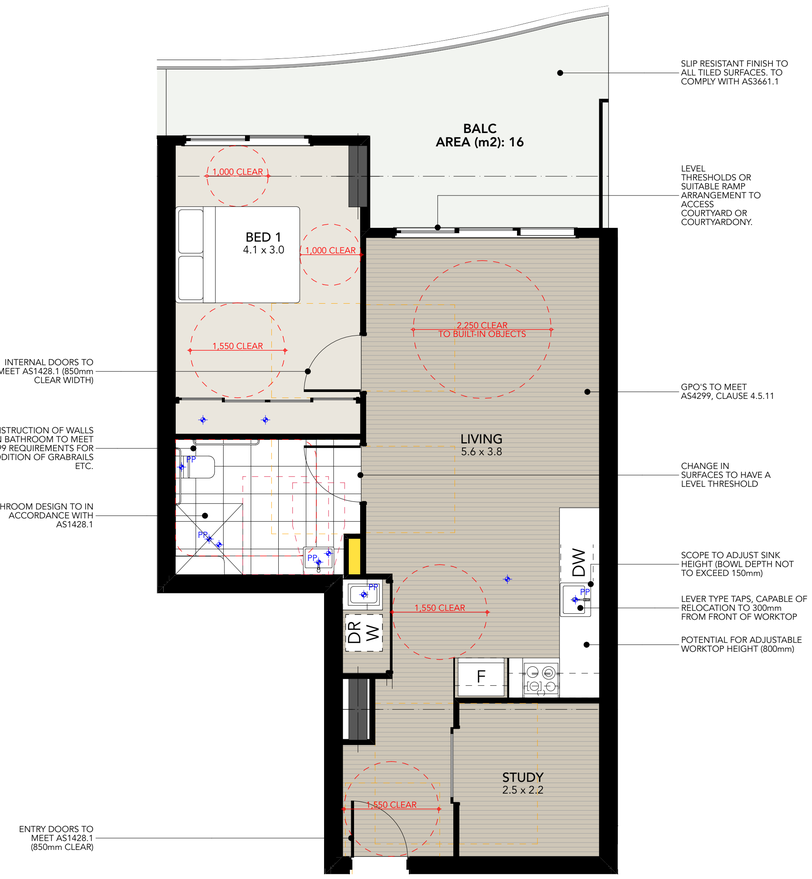


UNIT TYPE B - PRE ADAPTED & LIVEABLE
1:50

TYPE B - ADAPTABLE/LIVABLE SUMMARY

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

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



UNIT TYPE B - POST ADAPTED
1:50

TYPE B - ADAPTABLE SUMMARY

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

ADAPTABLE NOTES

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

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

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

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

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

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

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

LEGEND

INDICATES ADJUSTABLE HEIGHT BENCHTOP

PP PROVISIONAL PLUMBING

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro.local - BIMcloud Basic for Archicad 25/2D/303/FAA-Rutledge/St_Queanbeyan-Lot2_DP117998-Lot31_DP771673/2-NSW/100-302/FAA-Rutledge/St_Queanbeyan-Lot2_DP117998-Lot31_DP771673.2NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

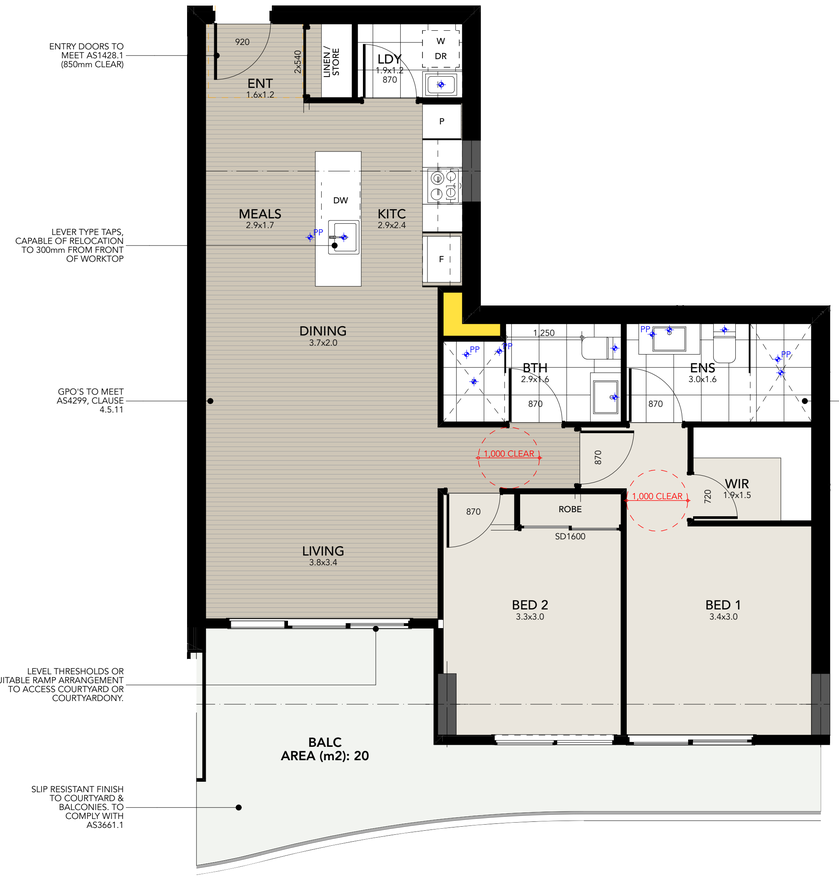
Drawing Title:
FLOOR PLANS - ADAPTABLE UNITS

Plot Date: 25/11/2022

47
Revision D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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

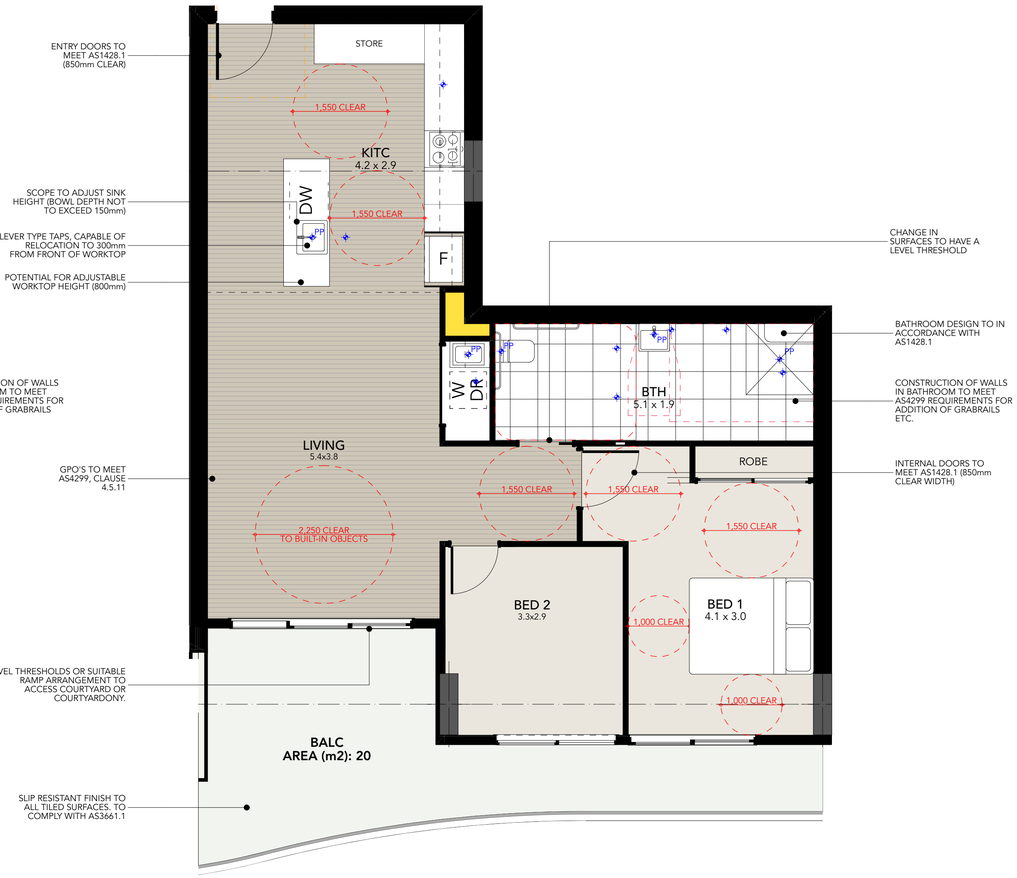


UNIT TYPE C - PRE ADAPTED
1:50

TYPE C - ADAPTABLE/LIVABLE SUMMARY

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

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



UNIT TYPE C - POST ADAPTED
1:50

TYPE C - ADAPTABLE SUMMARY

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

ADAPTABLE NOTES

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

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

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

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

BEDROOM
- MIN. 1000mm UNOBSTRUCTED SPACE ALONG 1 SIDE OF BED
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- MIN 2 DOUBLE GPOS

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

LEGEND

INDICATES ADJUSTABLE HEIGHT BENCHTOP

PP PROVISIONAL PLUMBING

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
FLOOR PLANS - ADAPTABLE UNITS

Plot Date
25/11/2022

48
Revision
D

Status:
FOR INFORMATION ONLY ISSUE FOR DA

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

ELEVATION - A. NORTH-EAST
1:200

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarons-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge2b: Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-Rutledge2b_Queanbeyan-NSW - 7& CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
ELEVATION - A. NORTH-EAST

Plot Date
3/10/2024

49
Revision
G

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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

ELEVATION - B. SOUTH-EAST
1:200

Issue	Title	Rev	Description	Date
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FAA-RuttledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0000/200-303-FAA-RuttledgeSt_QueanbeyanNSW - 3A_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

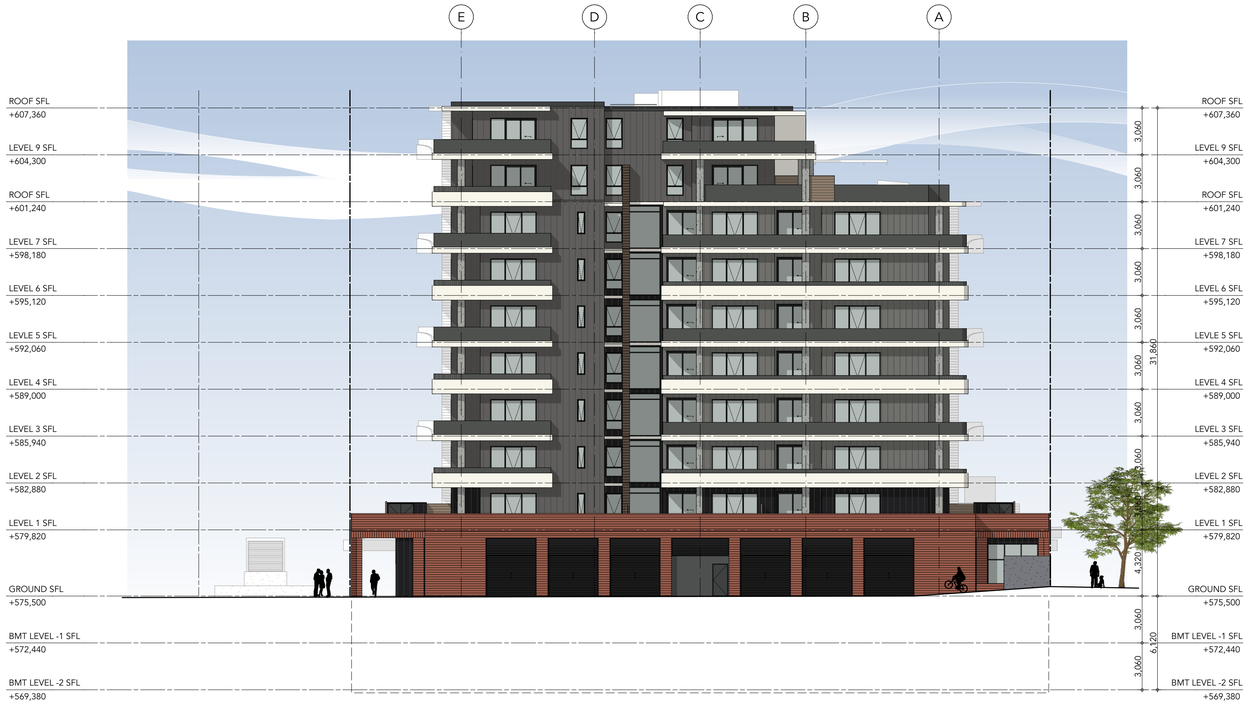
Drawing Title:
ELEVATION - B. SOUTH-EAST

Plot Date
3/10/2024

50
Revision
G

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



ELEVATION - C. SOUTH-WEST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne-Mac-Pro-local - BIMcloud Basic for Archicad 25-(2)-303-PKA-Rutledge\St_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-PKA-Rutledge\St_Queanbeyan-Lot2_DP117998-Lot31_DP771673.pln5M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
ELEVATION - C. SOUTH-WEST

Plot Date
25/11/2022

51
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

ELEVATION - D. NORTH-WEST
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aarqma-Mac-mini.local - BIMcloud Basic for Archicad 27/22-303-FKA-Rutledge5l_ Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0000-000-303-FKA-Rutledge5l_Queanbeyan.NSW - 3A_CC - Original DA

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

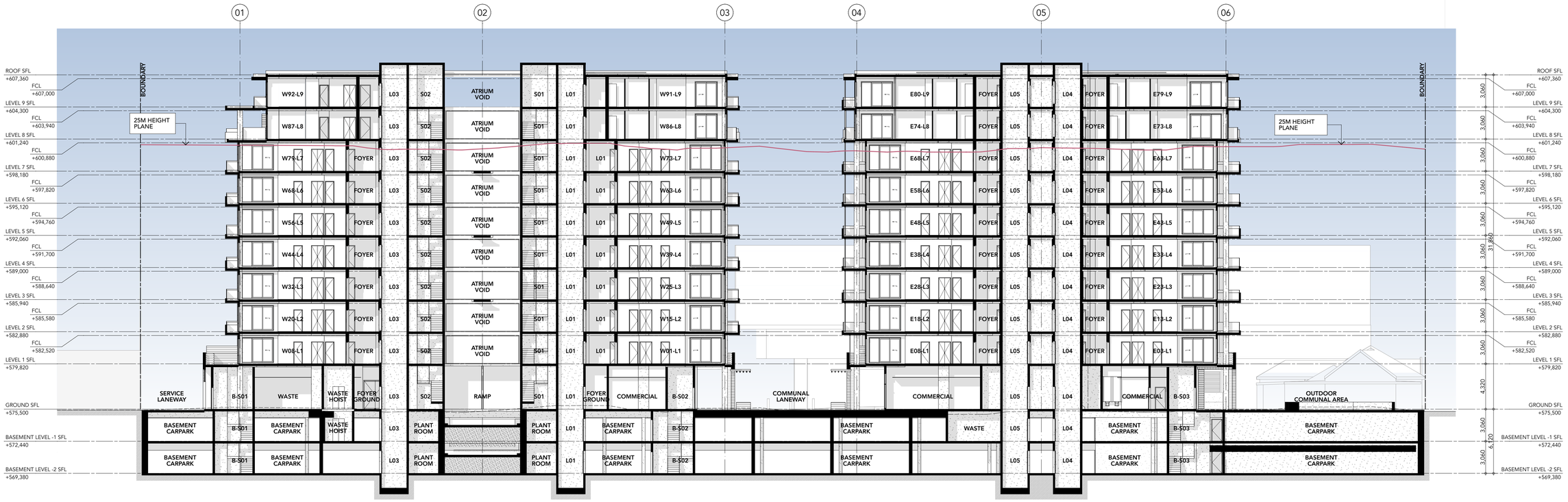
Drawing Title:
ELEVATION - D. NORTH-WEST

Plot Date
11/7/2024

52
Revision
F

Status:
FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



SECTION 1-1
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianna.Mac-Pio.local - BIMcloud Basic for Archicad 25-22-303-FAA-Rutledge\Sc_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-500-303-FAA-Rutledge\Sc_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

Drawing Title:
SECTION 1-1

Plot Date
25/11/2022

53
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

Drawn:	Project No:	Comenced:	Scale:
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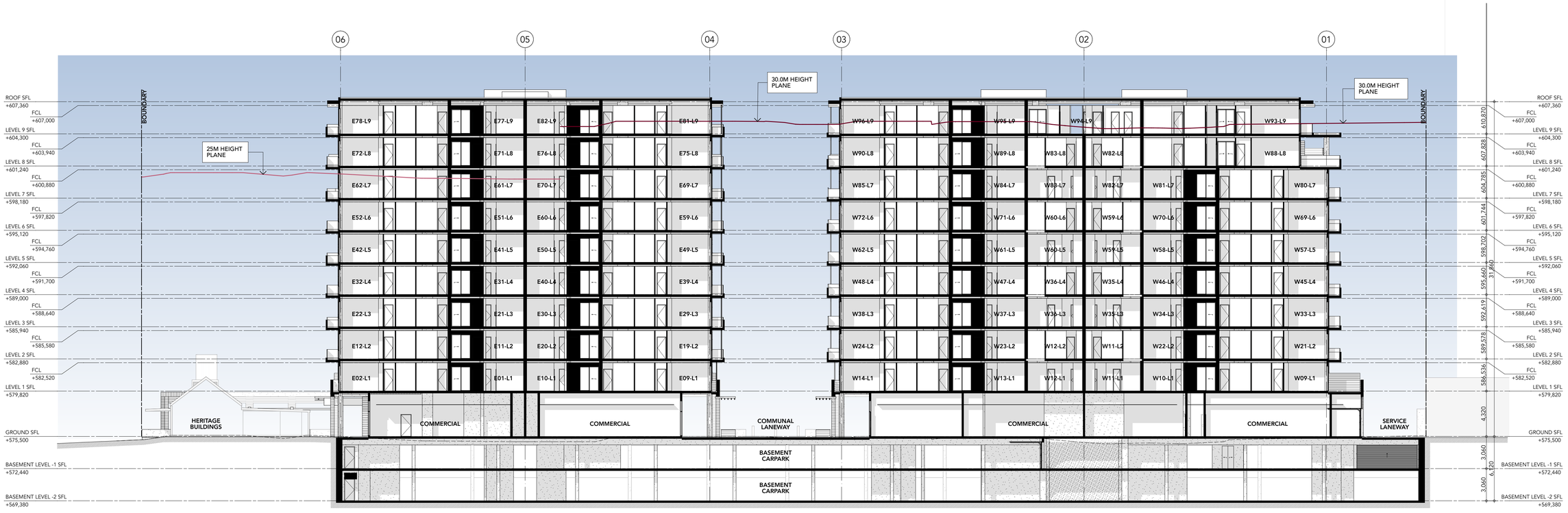


SECTION 2-2
1:200

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
D	ISSUE FOR DA			25/11/2022

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud: Aikerim.Mac.Pro.local - BIM/cloud Basic for Archicad 25/22-303/1KA-Rutledge/3c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/100-303.1KA-Rutledge3c_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparek ARCHITECTS

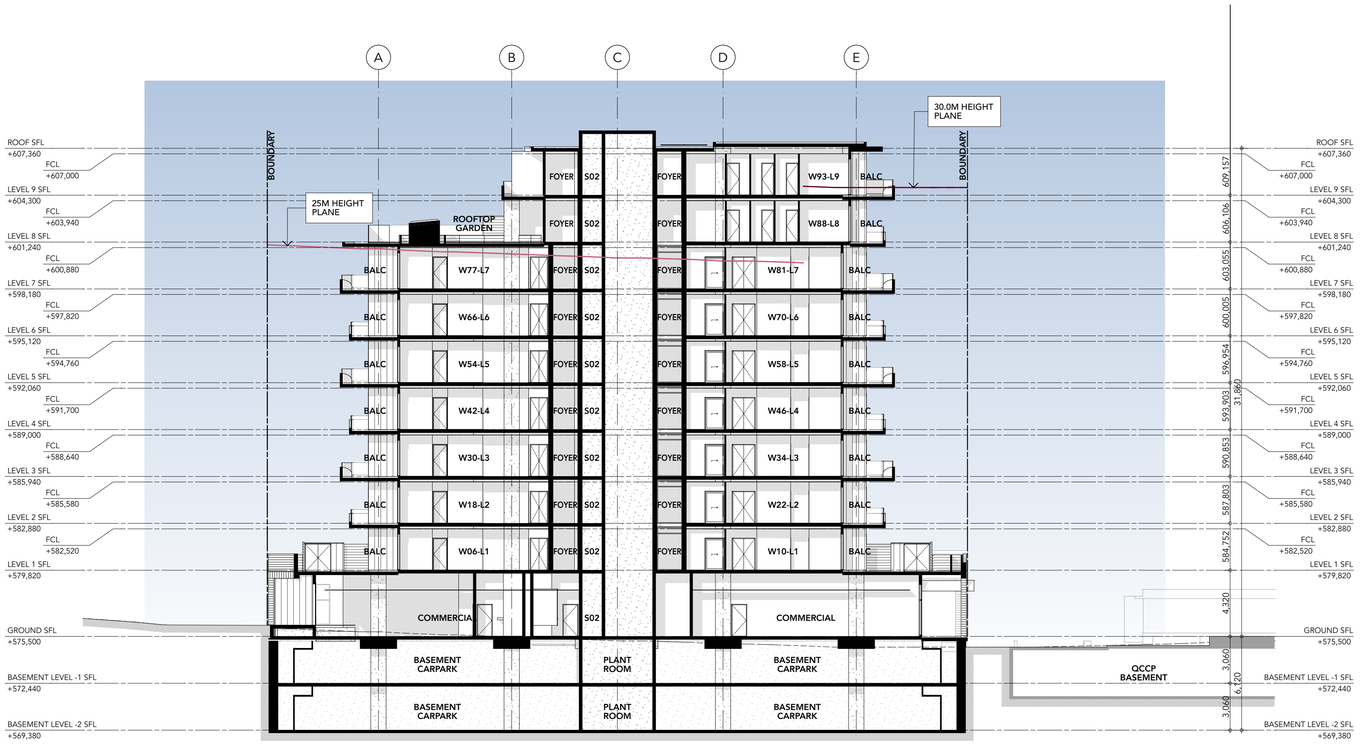
Drawing Title:
SECTION 2-2

Plot Date
25/11/2022

54
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 3-3
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
ksparek ARCHITECTS

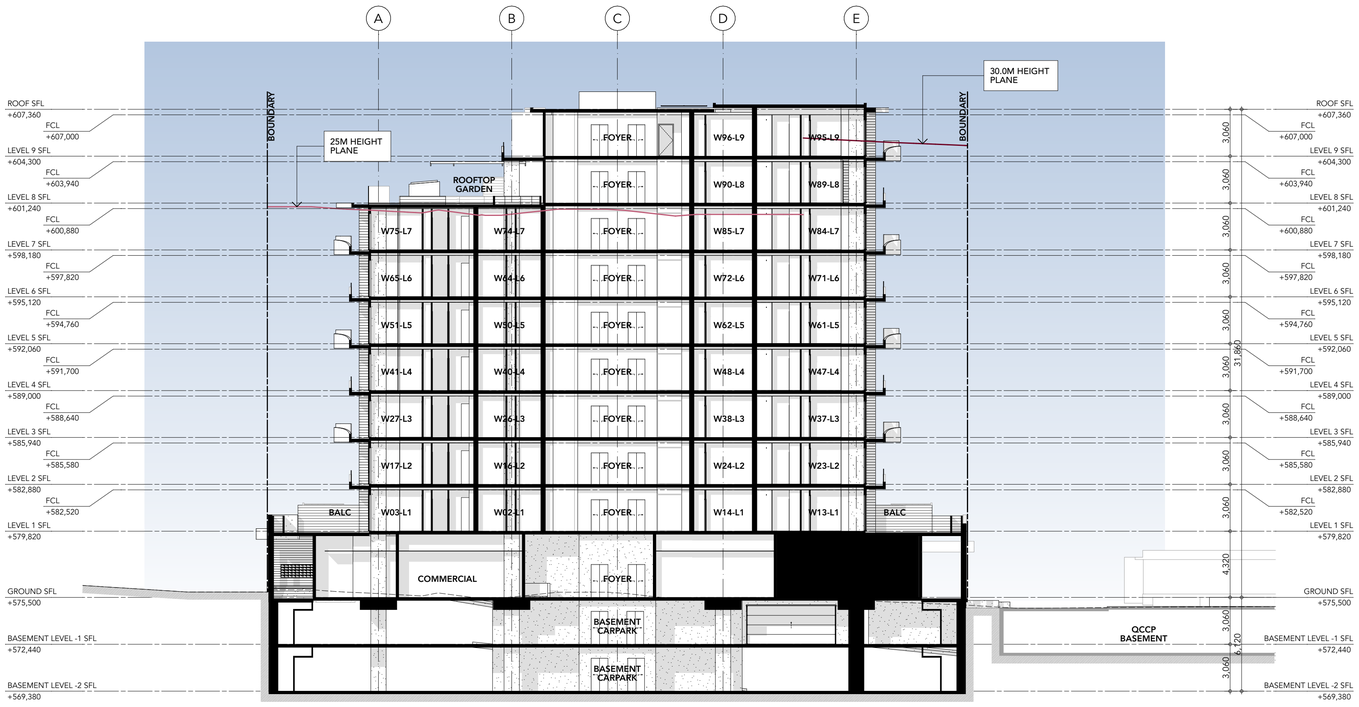
Drawing Title:
SECTION 3-3

Plot Date
25/11/2022

55
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 4-4
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasperek ARCHITECTS

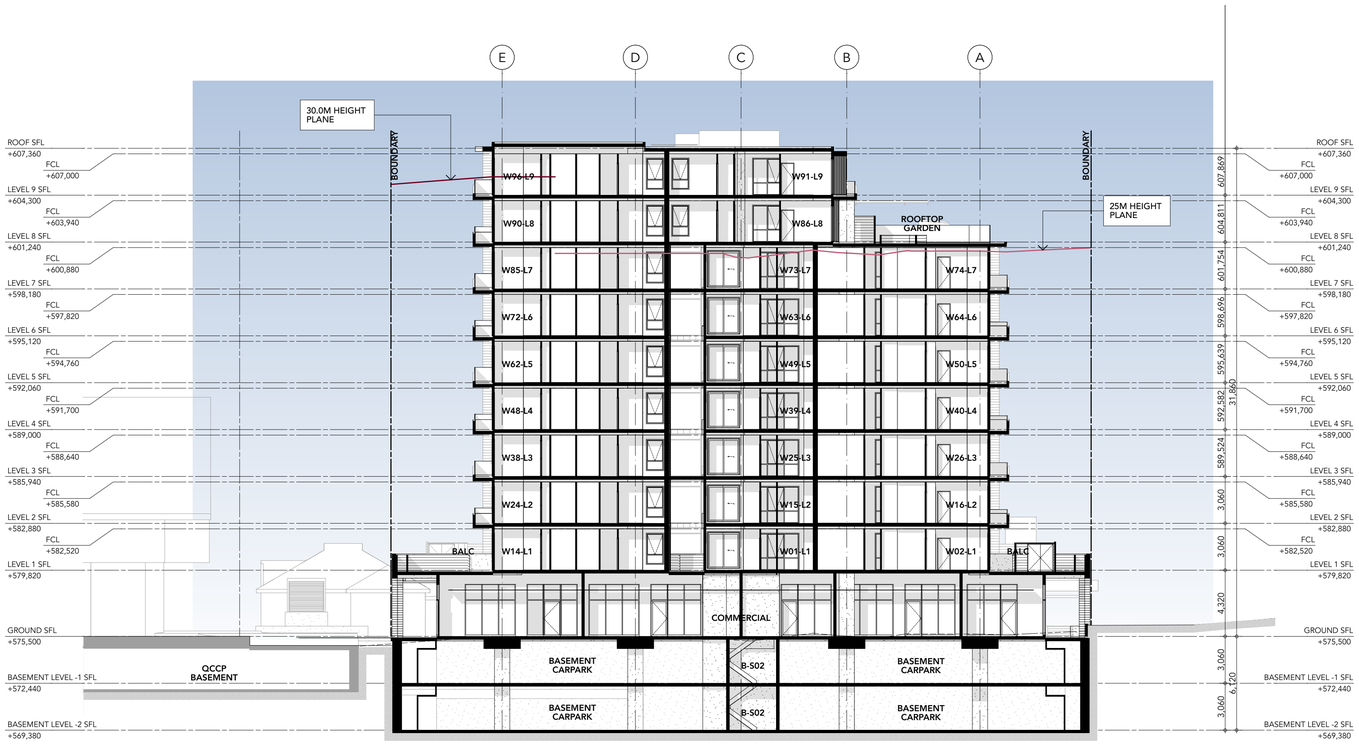
Drawing Title:
SECTION 4-4

Plot Date
25/11/2022

56
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 5-5
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-2D:303-FKA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-150-303-FKA-RutledgeSt_QueanbeyanLot2_DP117998Lot31_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

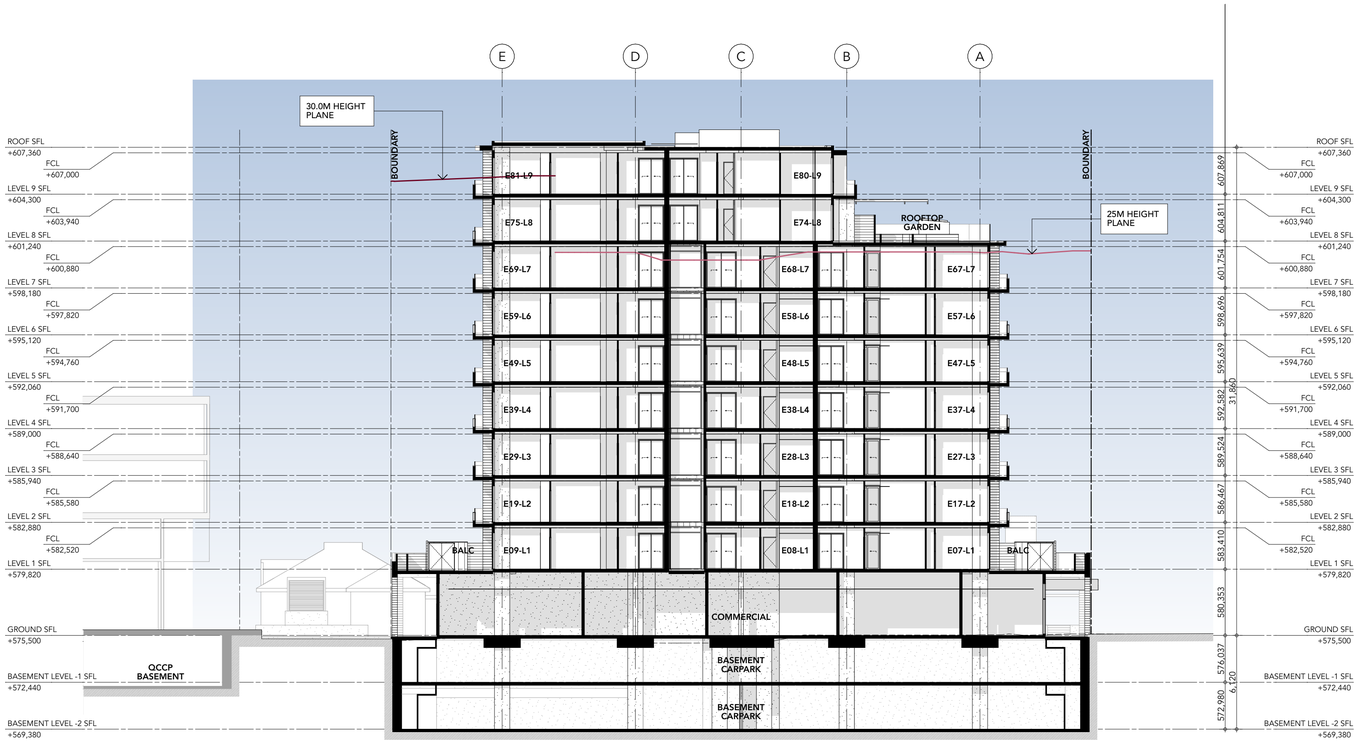
Drawing Title:
SECTION 5-5

Plot Date
25/11/2022

57
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



SECTION 6-6
1:200

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

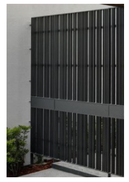
Drawing Title:
SECTION 6-6

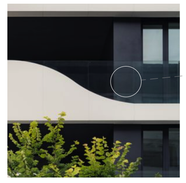
Plot Date
25/11/2022

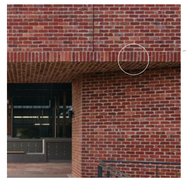
58
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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







SCHEDULE - EXTERNAL FINISHES

SCALE 1:250

LWC 01

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

LWC 02

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

LWC 03

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

LWC 04

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

FBK 01 FACE BRICK WORK

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

CONCRETE COLUMNS

OFF FORM GREY CONCRETE
MATERIAL: CONCRETE
COLOUR: NATURAL

PLANTER BOXES

GLASS REINFORCED MASONRY
COMPOSITE OR METAL

COLOUR: "MONUMENT GREY"

BAL 01 BALCONY BALUSTRADES

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

AGB 01 BALCONY GLAZED BALUSTRADES

MID GREY TINTED SAFETY GLASS

TMB 01 TIMBER APEARANCE AWNINGS

METAL AWNING STRUCTURE
COLOUR: TIMBER LOOK POWDER COAT OR SIMILAR

TMB 02 TIMBER PERGOLA

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

ALG 01 WINDOW & DOOR FRAMES

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

PSC 01 METAL PRIVACY SCREENS

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

PSC 01 METAL ROLLER DOORS

MATERIAL: METAL
COLOUR: "COLORBOND MONUMENT"

'MONUMENT GREY'
LWC01

'RUNE GREY'
LWC02

'SUBTLE GREY'
LWC03

'CLASSIC OAK'
LWC04

PHOTOGRAPHIC IMAGES OF MAIN COLOUR SAMPLES

(IMAGES TAKEN IN DIRECT SUNLIGHT)

EXTERNAL FINISHES AND FACADE ARTICULATION - DESIGN INTENT EXAMPLES

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

01F

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

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SCHEDULE - EXTERNAL FINISHES

Plot Date: 25/8/2023

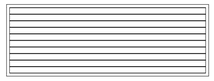
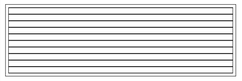
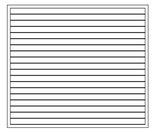
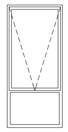
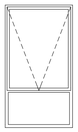
59

Revision: E

Status:

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

Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:100, 1:1.2, 1:2.8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Window ID	01	02	03	01	02	05	06	07
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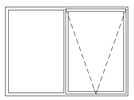
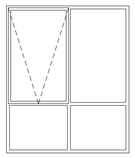
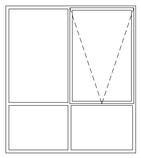
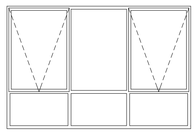
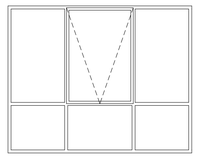
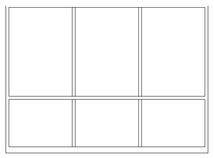
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	-	-	-
Comments	-	-	-	-	-	-	-	SIGNAGE AND SAFETY DECAL TO AS1428.1
Quantity	6	1	7	34	18	4	69	4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Window ID	08	09	10	11	12	14	15	16
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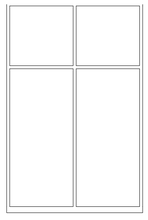
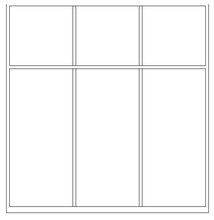
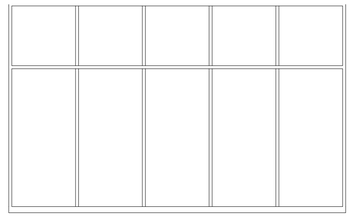
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME
Hardware Performance	-	-	-	-	-	-	-	-
Comments	-	-	-	-	-	-	-	-
Quantity	30	4	94	14	29	14	99	12

					
Prefix	W	W	W	W	
Window ID	17	18	19	20	
Nom. Frame Size (W x H)	3,300×2,680	2,220×3,400	3,300×3,400	5,500×3,400	
Frame Type	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	ALUMINIUM FRAME	
Hardware Performance	-	-	-	-	
Comments	-	-	-	-	
Quantity	6	14	25	1	485

WINDOW SCHEDULE

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SCHEDULE - WINDOW

Plot Date: 25/11/2022

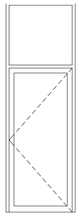
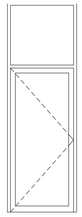
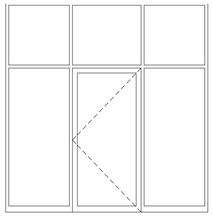
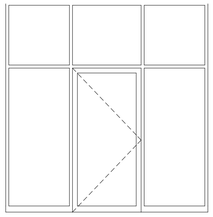
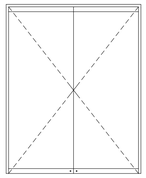
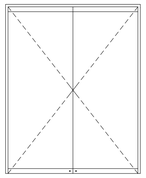
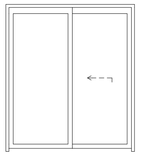
60

Revision D

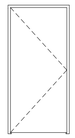
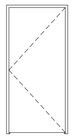
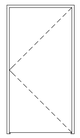
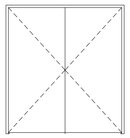
Status:

FOR INFORMATION ONLY
ISSUE FOR DA

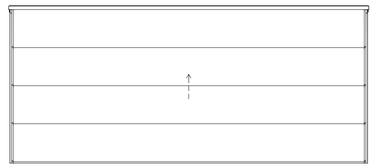
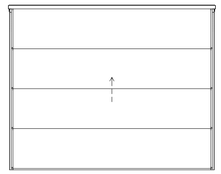
Drawn:	Project No:	Comenced:	Scale:
AARQM	22-303	MAY 2022	1:1

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

EXTERNAL GLAZING SCHEDULE

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

FOYER / FIRE STAIRS DOOR SCHEDULE

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

ROLLER DOOR SCHEDULE

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Base: for Archicad 25/22-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673/A0NW100-303-FAA-RutledgeSt_Queanbeyan-Lot2_DP117998-Lot31_DP771673.A0DR

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

SCHEDULE - DOOR

Plot Date: 25/11/2022

61

Revision: D

Status:

FOR INFORMATION ONLY
ISSUE FOR DA

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

PERPECTIVE VIEW FROM EAST

PERPECTIVE VIEW FROM SOUTH

PERPECTIVE VIEW FROM EAST

PERPECTIVE VIEW FROM NORTH

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud/-Aarqmx-Macmini local/-.BIM/cloud Basic for Archicad 27/22-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW/22-303-FAA-Rutledge5b_Queanbeyan-NSW - 19_CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date: 3/10/2024

70 Revision G

Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn: AARQM | Project No: 22-303 | Comenced: MAY 2022 | Scale: 1:1, 1:5.49, 1:125.35, 1:100

PERSPECTIVE VIEW FROM EAST

PERSPECTIVE VIEW FROM RUTLEDGE STREET

PERSPECTIVE VIEW FROM SOUTH

PERSPECTIVE VIEW FROM WEST

PERSPECTIVE VIEW FROM NORTH

PERSPECTIVE VIEW FROM EAST

Issue	Title	Rev	Description	Date
C	PRELIM DA - ISSUE FOR INFORMATION			28/10/2022
D	ISSUE FOR DA			25/11/2022
F	ISSUE FOR DA QPRC RFI	F.1	Response to Heritage RFI	11/7/2024
G	ISSUE FOR DA QPRC RFI	G.1	Heritage RFI Facade Base	3/10/2024

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM/cloud: Aarons-Mac-mini.local - BIM/cloud Basic for Archicad 27/22-303-FKA-RutledgeSt, Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-200-303-FKA-RutledgeSt, Queanbeyan.NSW - SL/CC - Original DA

Client Company:

The Village Building Co Est.1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparek ARCHITECTS

Drawing Title:

PERSPECTIVE VIEWS

Plot Date
3/10/2024

71
Revision
G

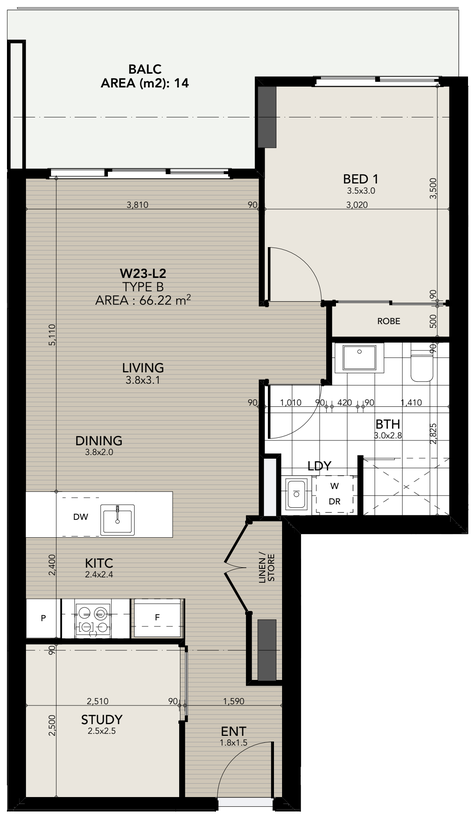
Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

Drawn:	Project No:	Comenced:	
AARQM	22-303	MAY 2022	1:100, 1:64, 1:155.81, 1:158.07,

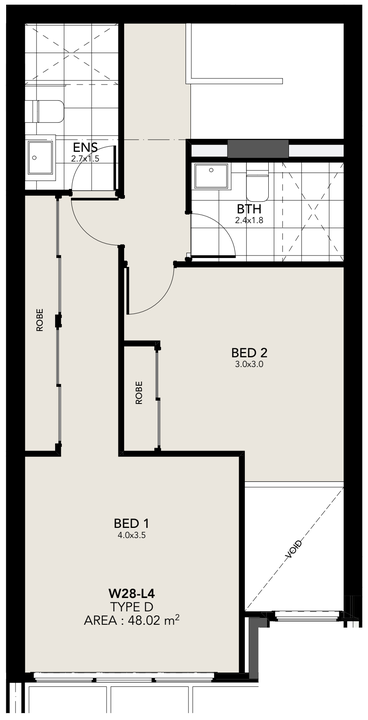
TYPE A
1:50

TYPE A.1
1:50

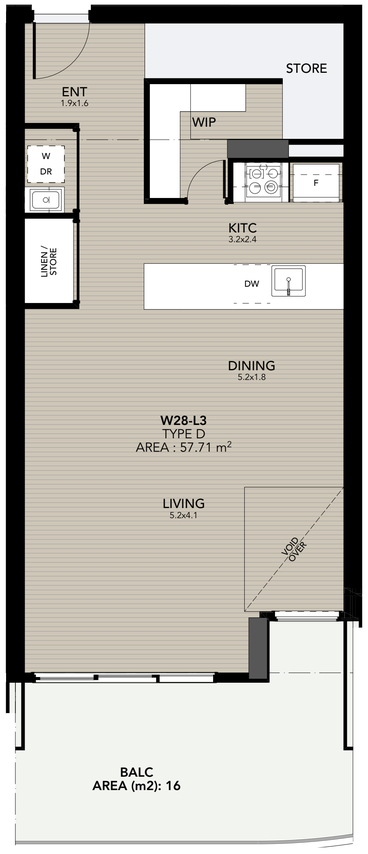


TYPE B
1:50

TYPE C
1:50



TYPE D - UPPER FLOOR
1:50



TYPE D - LOWER FLOOR
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIM cloud - Adrianne-Mac-Pro.local/...BIM cloud Base/ kc Archicad 25-22-303-FAA-Rutledge5b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-303-FAA-Rutledge5b_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
kasparen ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

72
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

TYPE E
1:50

TYPE F
1:50

TYPE E.1
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparen ARCHITECTS

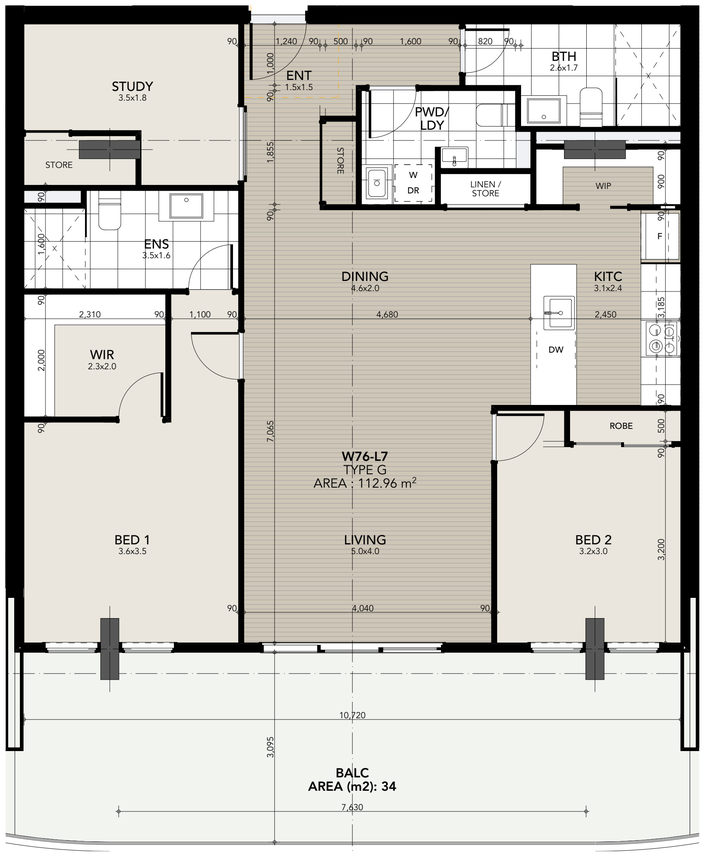
Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

73
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



TYPE G
1:50

TYPE G.1
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Arkgrms-Mac-Pro local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge3b_Queenbeyan-Lot2_DP117998-Lot31_DP771673-NSW100-303-FKA-Rutledge3d_Queenbeyan-Lot2_DP117998-Lot31_DP771673.ADSB

Client Company:
The Village Building Co Est. 1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparen ARCHITECTS

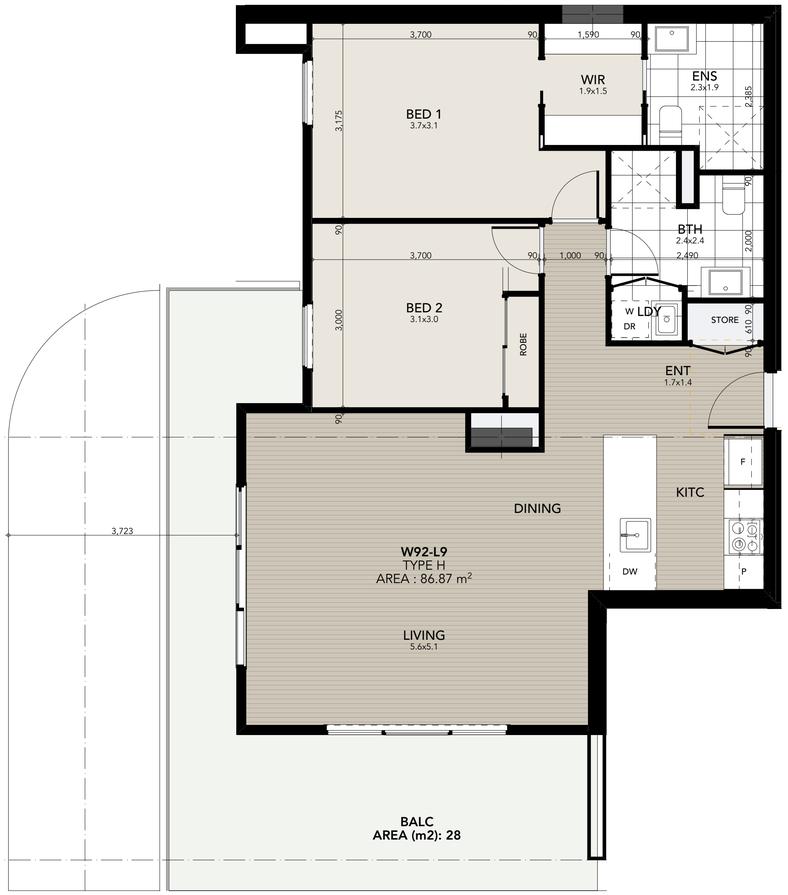
Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

74
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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



TYPE H
1:50

TYPE I
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Aaronm-Mac-Pro.local - BIMcloud Basic for Archicad 25-22.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998-Lot31_DP771673.NSW.100.303.FKA.RutledgeSt_Queanbeyan.Lot2_DP117998.Lot31_DP771673.pln5M

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kaspare ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

75
Revision
D

Status:
FOR INFORMATION ONLY
ISSUE FOR DA

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

TYPE J
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrianne.Mac.Pro.local - BIMcloud Basic for Archicad 25-[D:\03-PAA-Rutledge\3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW\100-003-PAA-Rutledge3b_Queanbeyan-Lot2_DP117998-Lot31_DP771673.NSW]

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparen ARCHITECTS

Drawing Title:

TYPICAL UNIT FLOOR PLANS

Plot Date
25/11/2022

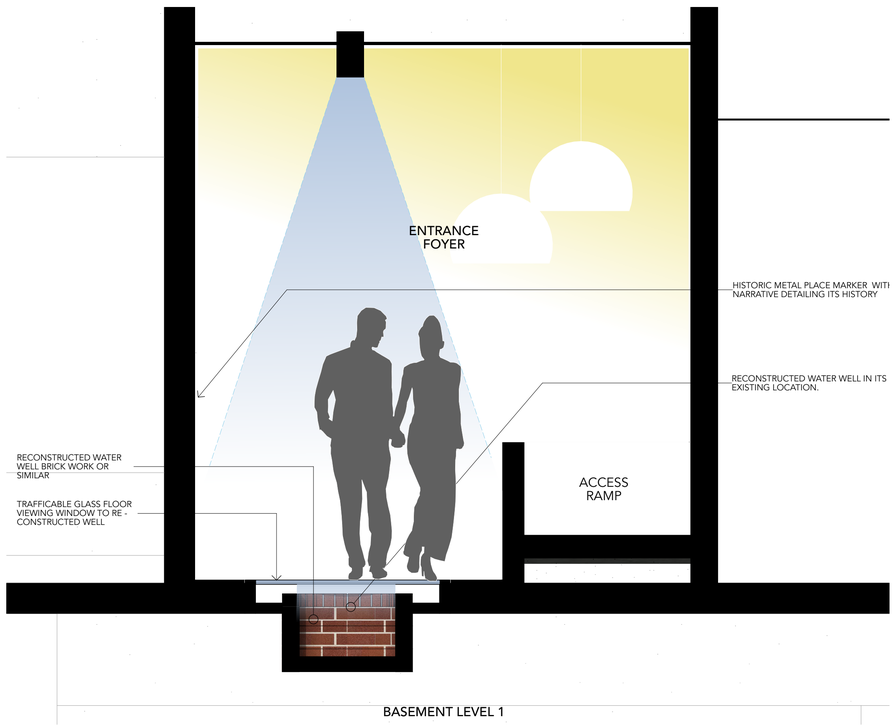
76

Revision
D

Status:

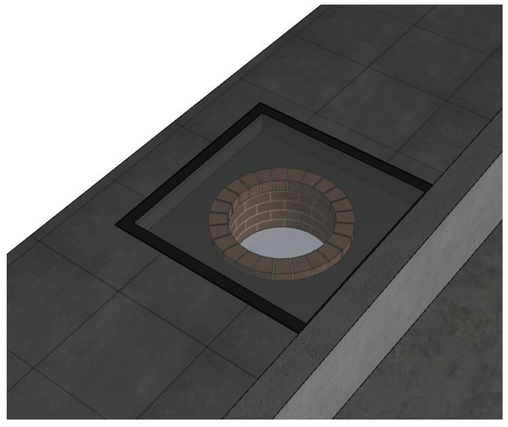
FOR INFORMATION ONLY
ISSUE FOR DA

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



F.2

00 DETAIL SECTION 7 1:20



WATER WELL - FOYER INTERNAL LOCATION, UNDER FLOOR

RUTLEDGE STREET, WEST BUILDING ENTRANCE / FOYER GROUND FLOOR

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

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

Client Company:

The Village Building Co Est. 1988

Project Name:

SHOP TOP HOUSING DEVELOPMENT

Project Address:

LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:

ka

kasparen ARCHITECTS

Drawing Title:

WATER WELL - PROPOSED DETAIL

Plot Date: 11/7/2024

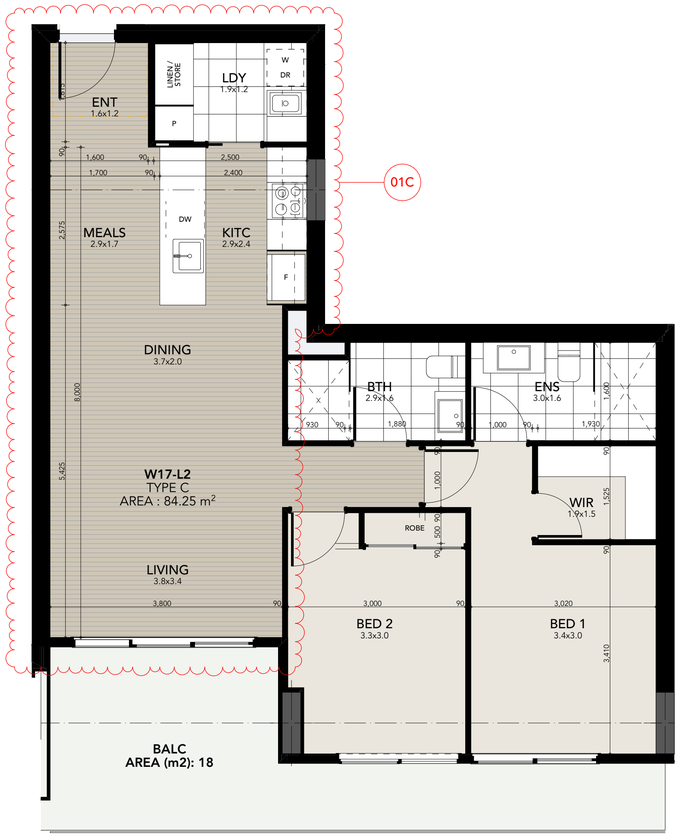
79

Revision F

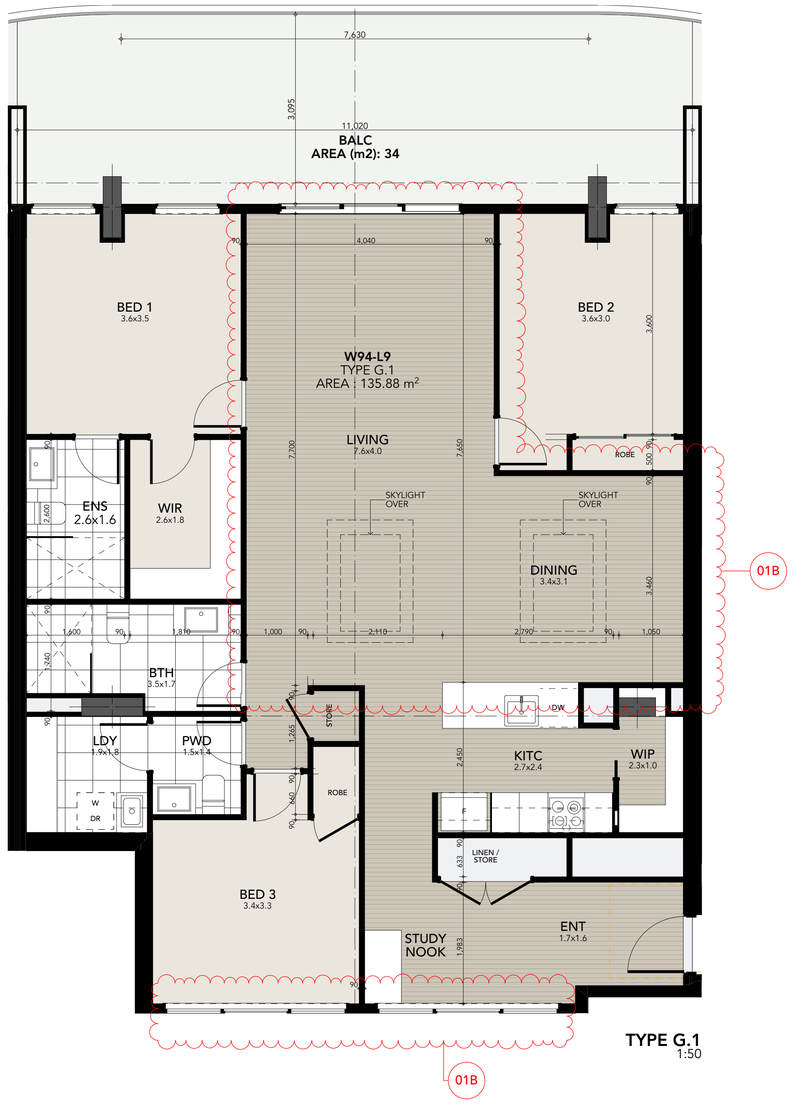
Status:

FOR INFORMATION ONLY
ISSUE FOR DA QPRC RFI

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



TYPE C
1:50



TYPE G.1
1:50

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

Issue	Title	Rev	Description	Date

Issue	Title	Rev	Description	Date

BIMcloud: Adrayne.Mac.Pro.local - BIMcloud Basic for Archicad 25-22-303-FKA-Rutledge5k_Queanbeyan-Lot2_DP117998-Lot31_DP771673-NSW-100-302-FKA-Rutledge5k_Queanbeyan-NSW - D4

Client Company:
The Village Building Co Est.1988

Project Name:
SHOP TOP HOUSING DEVELOPMENT

Project Address:
LOT2 DP117998, LOT31 DP771673
QUEANBEYAN NSW 2620

Architect:
ka
kasparen ARCHITECTS

Drawing Title:
TYPICAL UNIT FLOOR PLANS

Plot Date
25/8/2023

80
Revision
E

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

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