



SUBSET	DRAWING No.	DESCRIPTION
0 GENERAL	001	COVER PAGE
0 GENERAL	001A	BASIX COMMITMENTS
0 GENERAL	002	SURVEY
0 GENERAL	003	SITE PLAN
0 GENERAL	004	SITE ANALYSIS
0 GENERAL	005	DEMOLITION PLAN
0 GENERAL	006	STREETSCAPE ANALYSIS
0 GENERAL	007	GFA CALCULATION DIAGRAM
0 GENERAL	008	SUN EYE DIAGRAMS ON 21ST JUNE
0 GENERAL	009	SHADOW DIAGRAMS ON 21ST JUNE
0 GENERAL	010	LANDSCAPE CALCULATION DIAGRAM
0 GENERAL	011	3D HEIGHT BLANKET DIAGRAM
0 GENERAL	012	UNITS SCHEDULE
0 GENERAL	014	CUT & FILL DIAGRAM
0 GENERAL	015	RETAINING WALLS DIAGRAM
0 GENERAL	016	TREE PRESERVATION PLAN
1 PLANS	101	BASEMENT FLOOR PLAN
1 PLANS	102	GROUND FLOOR PLAN
1 PLANS	103	LEVEL 01 FLOOR PLAN
1 PLANS	104	ATTIC FLOOR PLAN
1 PLANS	105	ROOF PLAN
2 ELEVATION	201	ELEVATIONS
3 SECTION	301	SECTIONS
4 SCHEDULES	401	MATERIAL SCHEDULE
4 SCHEDULES	402	DOOR SCHEDULE
4 SCHEDULES	403	WINDOW SCHEDULE



54 ADDERTON ROAD, TELOPEA  
BOARDING HOUSE DEVELOPMENT

ROOM MIX:  
8 x SINGLE ROOMS  
8 x DOUBLE ROOMS  
2 x COMMUNAL ROOMS

SITE AREA: 773.5m<sup>2</sup>  
PROPOSED FSR: 0.6: 1  
PROPOSED GFA: 459.02 m<sup>2</sup>


**BASIX**<sup>TM</sup>**Certificate**

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

**Multi Dwelling**

Certificate number: 12709106\_01

This certificate confirms that the proposed development will meet the BASIX government requirements for sustainability, if a BASIX assessment, with the commitments set out below. Terms used in this certificate, or in the commitments, have the meanings given by the document entitled 'BASIX Certificate', dated 1/10/2010, administered by the Department. This document is available at: [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

BASIX

Planning  
Industry  
Department

Document Date: Thursday, 22 December 2011  
Valid until: This certificate must be signed within 3 months of the date of issue.

Project summary		
Project name	54 Adderton Road, Telopea, NSW	
Owner address	54 Adderton Road, Telopea, NSW 2517	
Local Government Area	Parramatta City Council	
Plan type and plan number	Residential FFS017	
Lot/s	101	
Section No.	1	
No. of residential ten buildings	1	Target:0
No. of units in residential ten buildings	16	
No. of ground dwelling houses	0	
No. of single dwelling houses	0	

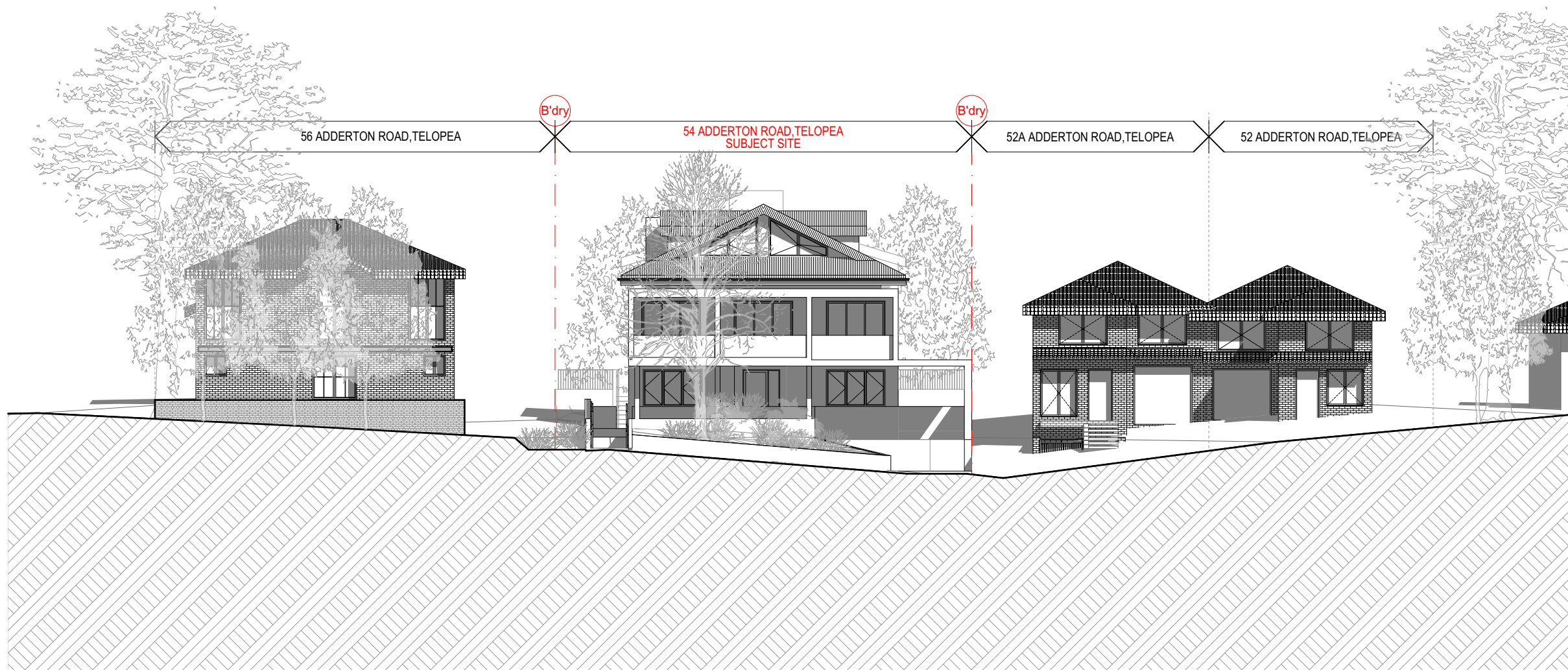
Report score		
Water	✓ 61	Target:60
Thermal Comfort	✓ 66	60/60/60/60/Target:Pass
Energy	✓ 47	Target:45

**Certificate Prepared by:**  
Name: Gregory Hume - BASIX - Office 12 8594 4800  
ASN of signatory: 12011204377









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Client	LDJ SOLUTIONS PTY LTD
Site:	54 ADDERTON RD TELOPEA NSW
Climate Zone	5
Wind Region	A

54 ADDERTON ROAD,  
TELOPEA

1:200

006



Floor plan of the first floor of the building. The plan shows a central corridor and several rooms. The total area is 227.08 m². The plan includes dimensions for various rooms and corridors, and is bounded by North BDY 45.5, South BDY 45.5, West BDY 17, and East BDY 17.

Room dimensions (m²):

- Top Left: 10.90
- Top Left Corridor: 4.58
- Top Left Room: 6.54
- Top Right Corridor: 5.02
- Top Right Room: 18.39
- Top Right Corridor: 2.00
- Top Right Room: 3.86
- Bottom Right Corridor: 2.72
- Bottom Right Room: 3.86

Central Corridor: 227.08 m²

2.	ATTIC
-	1:300

GFA CALCULATION	
STOREY	AREA
2. ATTIC	49.07
1. LEVEL 1	227.08
0. GROUND FLOOR	182.87
	459.02 m <sup>2</sup>

#### GFA CALCULATION

REVISION NO.  
**03**

DRAWING NO.  
**007**



**COMMUNAL ROOM WINDOW RECEIVING SOLAR ACCESS**



008

An aerial perspective drawing of a building complex. A central building is highlighted with a red outline and a red shaded area, indicating a specific zone of interest. The surrounding area includes other buildings and a network of roads or paths.

A 3D architectural rendering of a building complex, likely a school or institutional building, viewed from an elevated perspective. The building features a central courtyard and several wings. A specific area on the left side of the complex is highlighted in red, indicating a focal point or area of interest. The rendering includes shadows and perspective lines, suggesting a digital or computer-generated environment.

An aerial photograph of a large, rectangular building complex, possibly a government or institutional facility. The building is composed of several interconnected rectangular sections. A red rectangular area is highlighted on the left side of the complex, indicating a specific zone of interest. The surrounding area is mostly flat and appears to be paved or a large open space. The image is oriented with the building's long axis running horizontally.

**SHADOW DIAGRAM LEGEND**

	OUTLINE OF SHADOW GENERATED BY PROPOSAL ISSUE A
	PRESENT SHADOW IMPACT

REVISION NO.  
**03**

DRAWING NO.  
**009**



0.

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GROUND  
1:200

REVISION NO.  
**03**

DRAWING NO.  
**010**



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- Surveyor Consultant
- Access Consultant
- LOKA
- C & A SURVEYORS NSW
- ERGON CONSULTING

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LDJ SOLUTIONS PTY LTD  
54 ADDERTON RD TELOPEA NSW  
5  
A

**A3**  
1:200

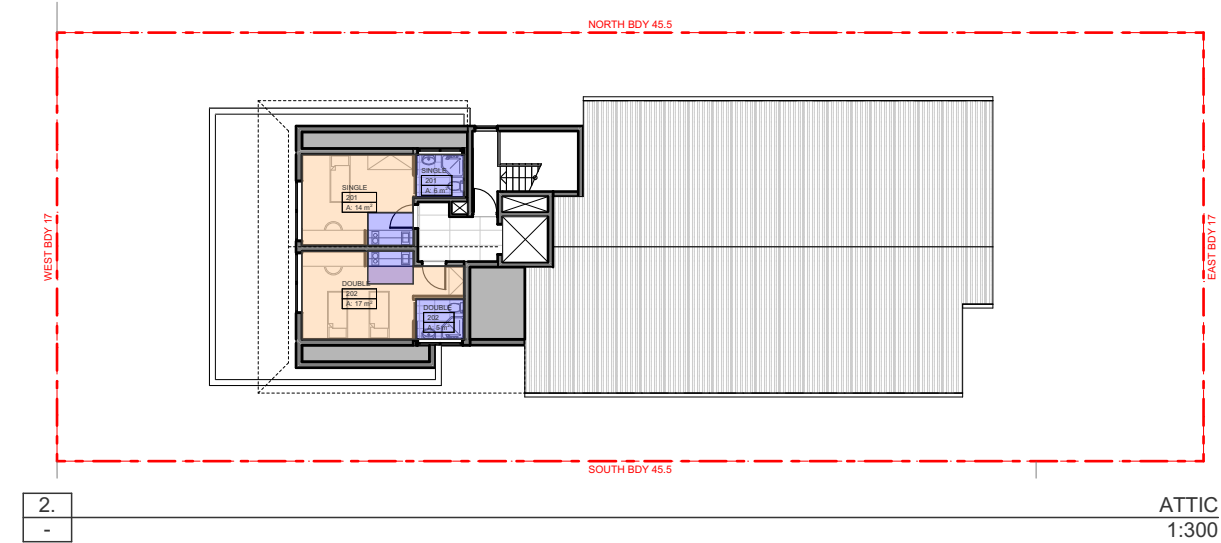
DRAWING TITLE :  
GENERAL  
3D HEIGHT BLANKET DIAGRAM

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PROJECT NAME :  
54 ADDERTON ROAD,  
TELOPEA

REVISION NO.  
**03**

DRAWING NO.  
**011**



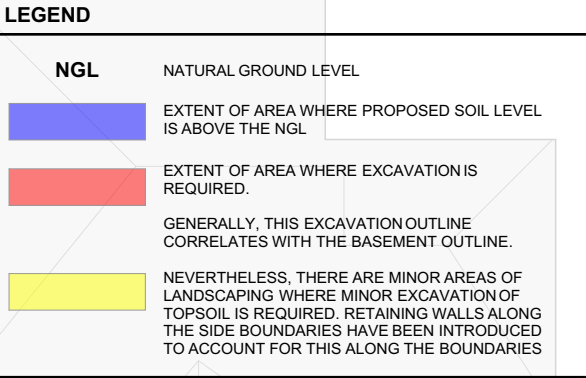
**LEGEND**

	WET AREA
	DRY AREA

REVISION NO.  
**03**

DRAWING NO.  
**012**

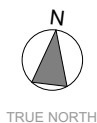




### Project Partners

Refer to consultant documentation when directed

- Planning Consultant
- Hydraulic Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor Consultant
- Access Consultant
- MINTO PLANNING SERVICES
- LOKA
- CONCEPT
- LOKA
- C & A SURVEYORS NSW
- ERGON CONSULTING

[illegible]DL, JKK | TZ  
23/12/21  
2113  
S34

**A3**  
1:200

DRAWING NO.  
**014**



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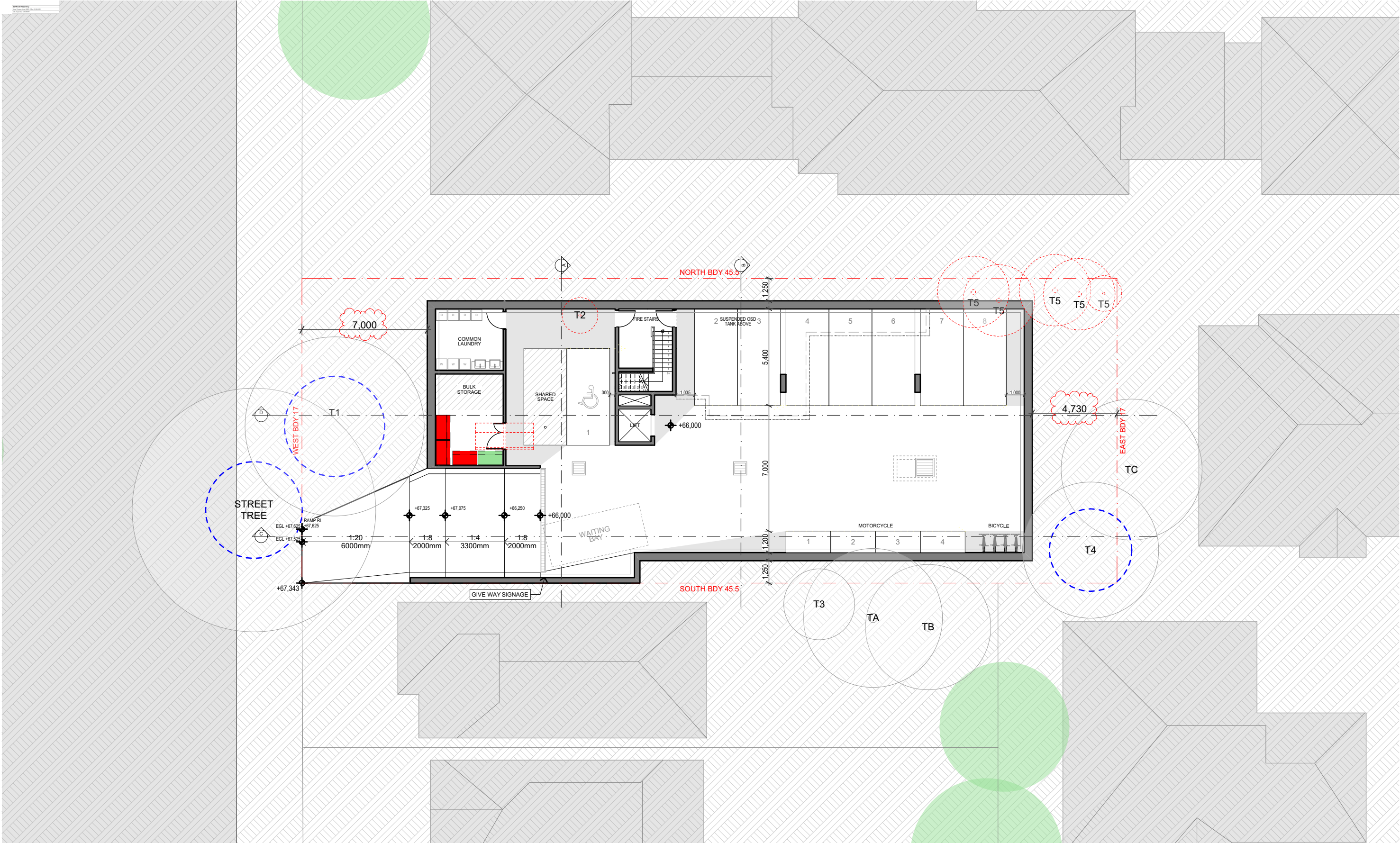


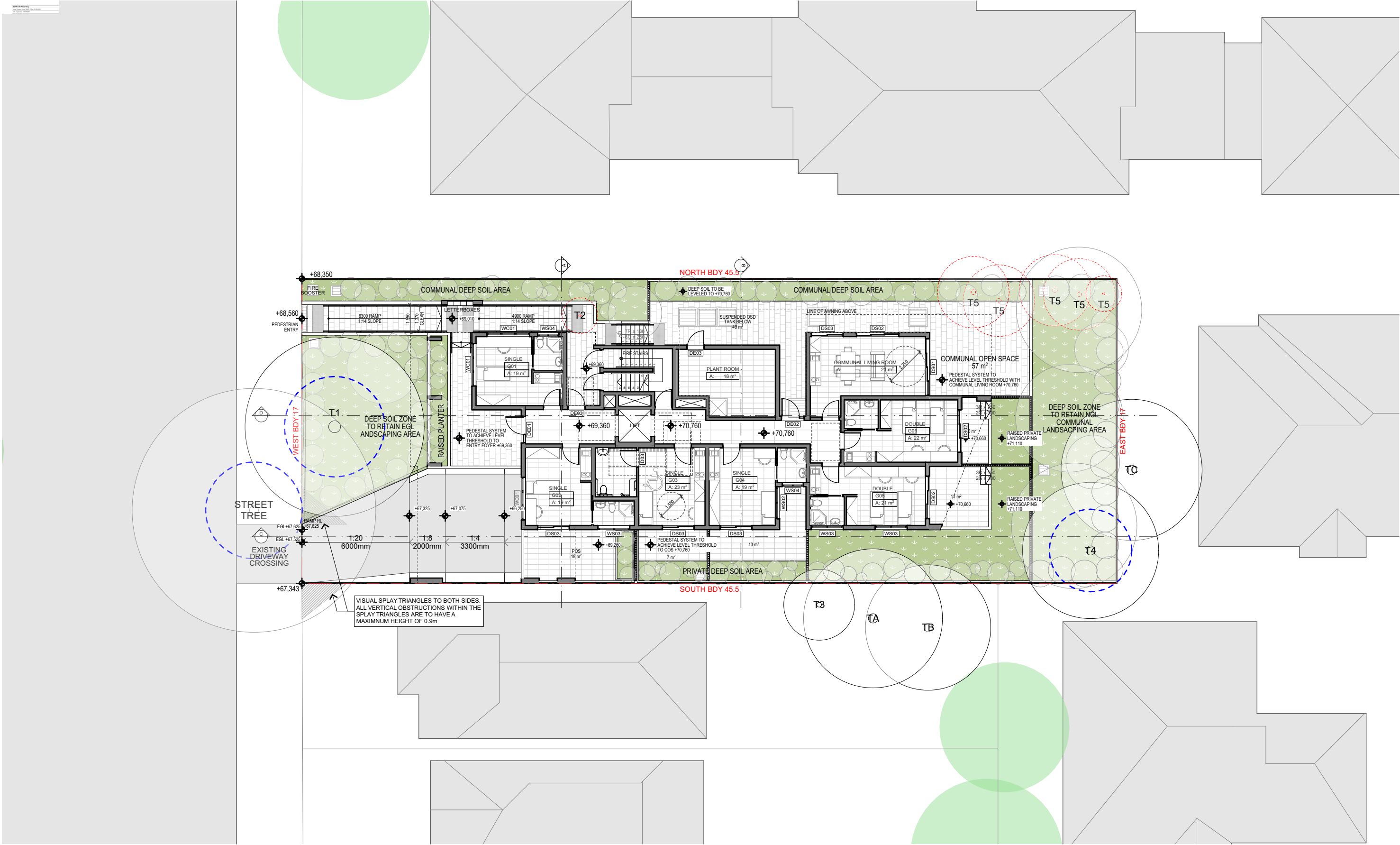
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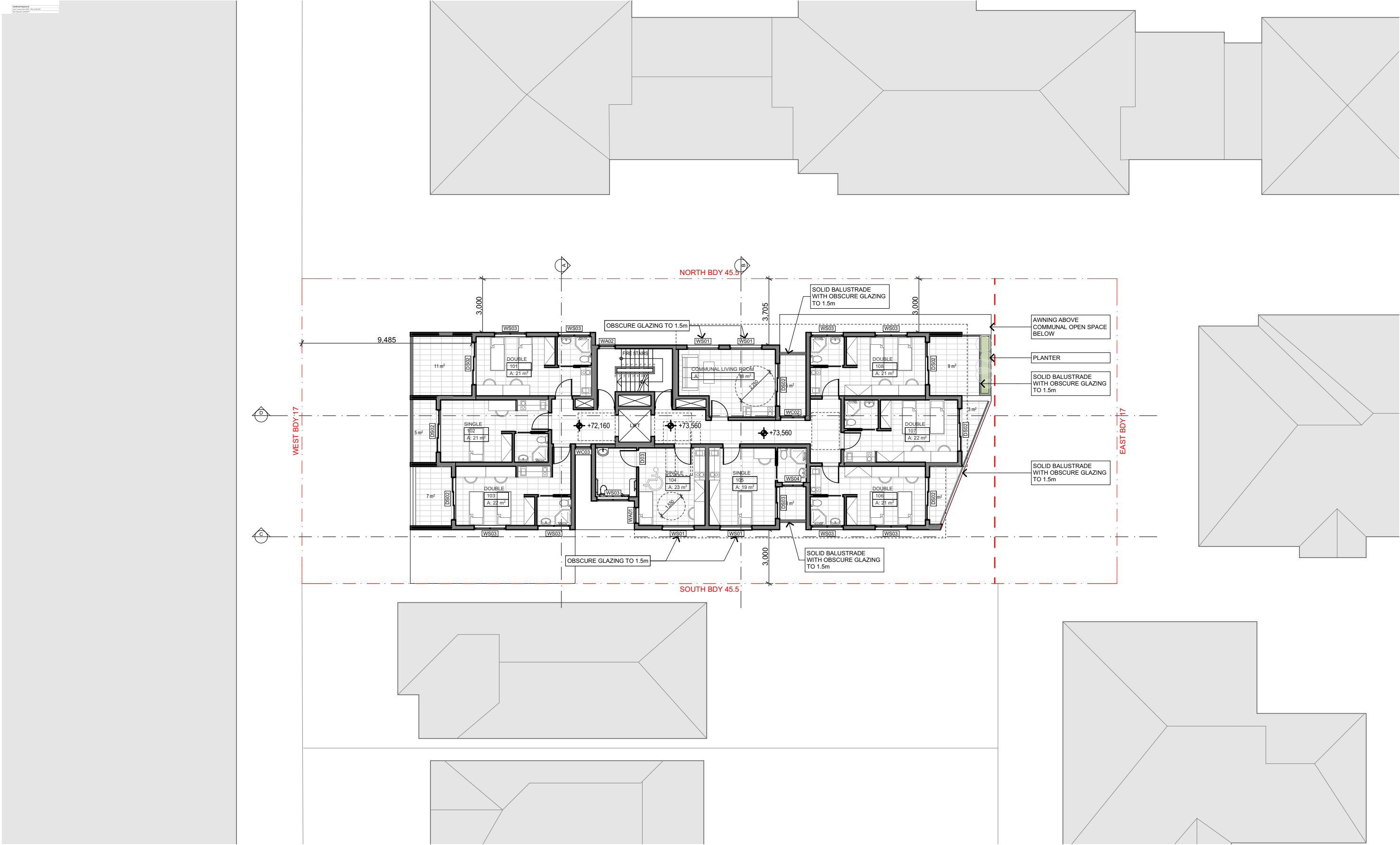
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**NOTE**  
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- Hydraulic Engineer - LOKA
- Landscape Designer - CONCEPT
- Traffic Engineer - LOKA
- Surveyor Consultant - C & A SURVEYORS NSW
- Access Consultant - ERGON CONSULTING

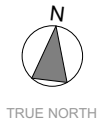
RevID	Issue Date	Approved by	Rev. Note
03	23/12/21		FOR S34
02	17/11/21		FOR S34
01	04/06/21		FOR DA

**Project Designer**

**TEXCO DESIGN**

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Drawn | Checked DL, JKK | TZ |  
Revision Date: 23/12/21  
Project NO: 2113  
Project Status: S34

Client: LDJ SOLUTIONS PTY LTD  
Site: 54 ADDERTON RD TELOPEA NSW  
Climate Zone: 5  
Wind Region: A

PAPER  
**A3**  
1:200

DRAWING TITLE :  
PLANS  
LEVEL 01 FLOOR PLAN

PROJECT NAME :  
**54 ADDERTON ROAD,  
TELOPEA**

REVISION NO.  
**03**

DRAWING NO.  
**103**



### Project Partners

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- Planning Consultant
- Hydraulic Engineer
- Landscape Designer
- Traffic Engineer
- Surveyor Consultant
- Access Consultant
- MINTO PLANNING SERVICES
- LOKA
- CONCEPT
- LOKA
- C & A SURVEYORS NSW
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Project Designer



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Drawn | Checked DL, JKK | TZ  
Revision Date: 23/12/21  
Project NO. 2113  
Project Status S34

PAPER

**A3**

1:200

REVISION NO.  
**03**

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23/12/21  
2113  
S34

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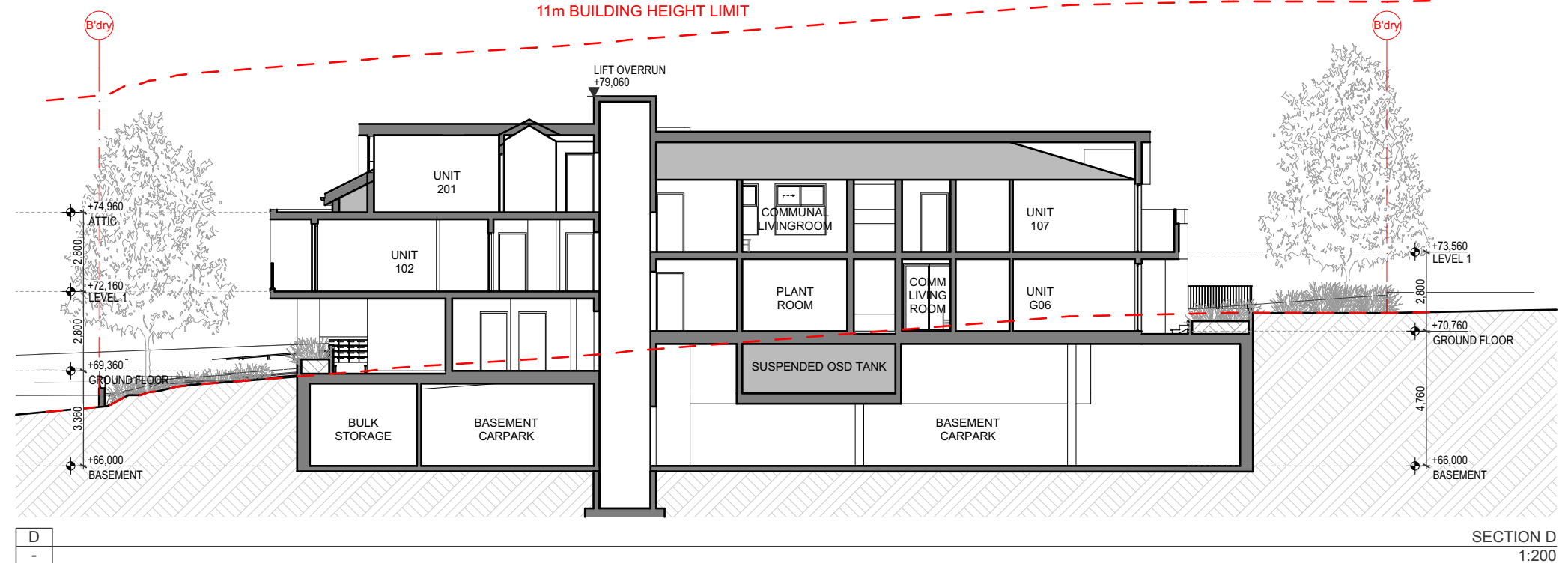
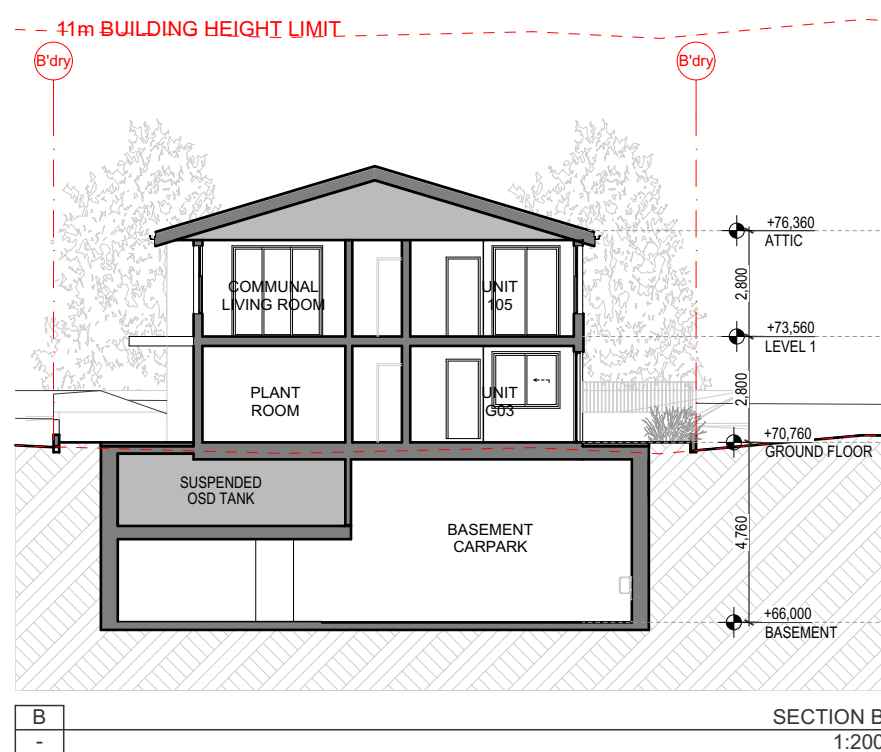
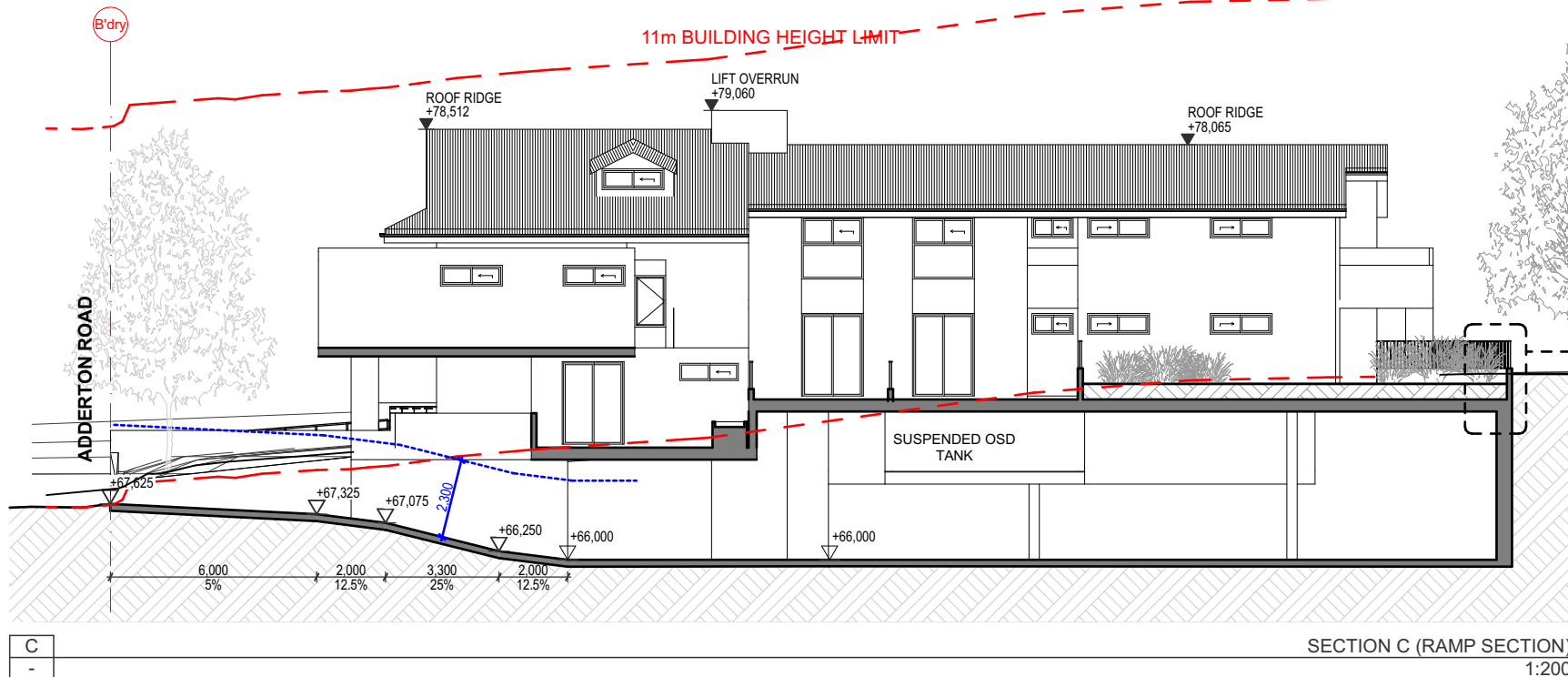
LDJ SOLUTIONS PTY LTD  
54 ADDERTON RD TELOPEA NSW  
5  
A

54 ADDERTON ROAD,  
TELOPEA

105







REVISION NO.  
**03**

DRAWING NO.  
**301**



Glazing Systems								
	Glazing Reference	System Type	Glass Type	Frame Type	Glass U-Value (W/m².K)	Glass SHGC	Total System U-Value (W/m².K)	Total System SHGC
1	1.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
2	2.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
3	3.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
4	4.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
5	5.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
6	6.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36

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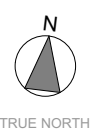
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- Traffic Engineer	- LOKA
- Surveyor Consultant	- C & A SURVEYORS NSW
- Access Consultant	- ERGON CONSULTING

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Revision Date: 23/12/21  
Project NO. 2113  
Project Status S34

Client	LDJ SOLUTIONS PTY LTD
Site:	54 ADDERTON RD TELOPEA NSW
Climate Zone	5
Wind Region	A

PAPER

A3  
1:1

SCHEDULES  
DOOR SCHEDULE

PROJECT NAME :

54 ADDERTON ROAD,  
TELOPEA

REVISION NO.

01

DRAWING NO.

402



[illegible]

Glazing Systems								
	Glazing Reference	System Type	Glass Type	Frame Type	Glass U-Value (W/m².K)	Glass SHGC	Total System U-Value (W/m².K)	Total System SHGC
1	1.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
2	2.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
3	3.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
4	4.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
5	5.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36
6	6.00	All Types	Full Glazing System off	Aluminium	3.03	0.36	3.03	0.36

NOTE

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  - LOKA
  - CONZEPT
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  - C & A SURVEYORS NSW
  - ERGON CONSULTING

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## Project Designer



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TRUE NORTH

Drawn | Checked DL, JKK | TZ |  
Revision Date: 23/12/21  
Project NO. 2113  
Project Status S34

Client  
Site:  
Climate Zone  
Wind Region

DL, JKK | TZ |  
23/12/21  
2113  
S34

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LDJ SOLUTIONS PTY LTD  
54 ADDERTON RD TELOPEA NSW  
5  
A

PAPER

DRAWING TITLE :

## SCHEDULES

### WINDOW SCHEDULE

PROJECT NAME :

54 ADDERTON ROAD,  
TELOPEA

A3

1:1

REVISION NO.

01

DRAWING NO.

403