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	800	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: 773.5m² PROPOSED FSR: 0.6: 1 PROPOSED GFA: 459.02 m²

BASIX Certificate	Project summary
ilding Sustainability Index www.basix.nsw.gov.au	Project name
	Street address
lulti Dwellina	Local Government Area
	Plan type and plan number
rtificate number: 1270911M_03	Let no.
	Section no.
is certificate confirms that the proposed development will meet the NSW vernment's requirements for suptainability. If it is built in accordance with the	No. of residential flat buildings
miniments requirements for sussamacility, in it is built in accordance with the miniments set out below. Terms used in this certificate, or in the commitments.	No. of units in residential flat buildings
ve the meaning given by the document entitled "BASIX Definitions" dated	No. of multi-direlling houses
09/2020 published by the Department. This document is available at no basis new york as	No. of single direlling houses
	Project score
retary se of issue: Thursday, 23 December 2021 be valid, this certificate must be lodged within 3 months of the date of issue.	Weter
on the contrast that the sought man a troops of the case of man.	Thermal Confort
Planning, industry 5 Environment	Esergy



Multi Dwelling

Certificate number: 1270911M_03

Secretary
Date of issue: Thursday, 23 December 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	54 Adderton Road, T	elopea_03
Street address	54 Adderton Road Te	elopea 2117
Local Government Area	Parramatta City Cour	neil
Plan type and plan number	deposited 777077	
Lot no.	1001	
Section no.	-	
No. of residential flat buildings	1	
No. of units in residential flat buildings	16	
No. of multi-dwelling houses	0	
No. of single dwelling houses	0	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ con	cession Target Pas
Energy	✓ 47	Target 45

Certificate Prepared by	
Name / Company Name: AENEC - Office: 02 9994 8906	

			Fixtur	es		Appli	ances		Indi	vidual pool		In	idividual	spa
Dwelling no.	All shower- heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish- washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	3 star	3 star	3 star	no	no washing machine taps		-	-	-	-	-	-	-

							Aite	ernative water s	ource							
Dwelling		ative water y systems		Size	Configuration					scape ection	Toilet connect (s)	Laun conn	dry ection	Pool top-up		top-up
None	-			-	-				-		-	-		-	-	
	Hot	water		Bathroom ve	ntilation syster	n		Kitchen ve	ntilation	system		L	.aundry	ventila	tion system	
Dwelling no.	Hot water	system	Each	bathroom	Operation c	ontrol	Eac	h kitchen	Ope	ation c	ontrol	Each laur	ndry	(Operation con	itrol
All dwellings	central hot system 1	water		dual fan, ducted ade or roof	manual switc	h on/off		vidual fan, ducte içade or roof	d man	ual swite	ch on/off	natural ve only, or no				
	C	ooling		Hea	ating				Artifi	cial ligh	nting				Natural lig	ghting
Dwelling no.	living areas	bedroo areas	n	living areas	bedroom areas	No. of bedroo &/or st		No. of living &/or dining rooms	Each kitchen		II athrooms/ ilets	Each laundry	All	lways	No. of bathrooms &/or toilets	Main kitch
102, 107, G03, G06	ceiling fans			-		1 (dedica	ted)	1 (dedicated)	yes (dedicate	ye (d	edicated)	yes (dedicated	yes (dec	dicated)	0	no
All other dwellings	ceiling fans	-		-	-	1 (dedica	ted)	1 (dedicated)	yes (dedicate	d) (d	edicated)	yes (dedicated	yes (dec	dicated)	1	no

		Individual p	ool	Individu	ıal spa				Appliance	es & other effi	ciency meas	ures		
Dwelling no.	Pool syste	heating em	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrig	gerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-		-	=	-	gas cooktop & gas oven	4.5 sta	ar	no	-	no washing machine taps	-	yes	no
Common	area	Showerhea	ads rating		Toilets ratin	ng	1	Taps ratii	ng		Clothes was	shers rating		
All commo areas	n	no commor	facility		no common	facility	4	4 star			4 star			

Central systems	Size	Configuration		Connection (to allow for)	
Fire sprinkler system (No. 1)	-	-		-	
	Common area v	entilation system		Common area lighting	
Common area	Ventilation system type	Ventilation efficiency measure	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/BMS
Car park area (No. 1)	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan	light-emitting diode	time clock and motion sensors	No
Lift car (No.1)	-		light-emitting diode	connected to lift call button	No
Community room GF	no mechanical ventilation		light-emitting diode	manual on / manual off	No
Community room L1	no mechanical ventilation		light-emitting diode	manual on / manual off	No
Plant RM	no mechanical ventilation	-	light-emitting diode	manual on / manual off	No
LDRY	ventilation exhaust only	time clock or BMS controlled	light-emitting diode	manual on / manual off	No
LOBBY GF1	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
LOBBY GF2	no mechanical ventilation	*	light-emitting diode	time clock and motion sensors	No
LOBBY L1.1	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
LOBBY L1.2	no mechanical ventilation	~	light-emitting diode	time clock and motion sensors	No
LOBBY ATTIC	no mechanical ventilation	-	light-emitting diode	time clock and motion sensors	No
FS BASE	no mechanical ventilation	-	light-emitting diode	none	No
FS GF	no mechanical ventilation	-	light-emitting diode	none	No
FS L1	no mechanical ventilation		light-emitting diode	none	No
FS ATTIC	no mechanical ventilation		light-emitting diode	none	No

Central energy s	systems	Туре		Specification							
Central hot water	system (No. 1)	gas-fire	d boiler	Piping insulation (ringmain & supply risers): (a) Piping external to building: R0.3 (~13 mm); (b) Piping internal to building: R0.3 (~13 mm)							
Lift (No. 1)		geared motor	traction with V V A C	Number of lev	Number of levels (including basement): 4						
Common area	Common area Showerheads rating		Toilets rating		Taps rating	Clothes washers rating					
All common areas	no common facility	no common facility			4 star	4 star					
Central energy	systems	Туре		Specification							
Other		clothes	n area electric/gas dryer rating: 4 star n area clothes rating: 4 star								

BOARDING HOUSE

CLASS 3 DEVELOPMENT

AENEC WWW.AENEC.COM.AU INFO@AENEC.COM.AU Dimitri Harakidas

BCA 2019 SECTION J

DTS REPORT

This Section J Report is to be used in unction with BASIX Certificate Number: 1270911M_03 See page 3 for more details.



54 Adderton Road, Telopea, NSW 2117
Proposed Class 3 Building – Boarding House
Building Code of Australia 2019 – Section J (DTS) Report
Job Number: AE3055 Date: 23/12/2021

3 DOCUMENTATION & REQUIREMENTS

The following Section J summary must be incorporated into the Construction Certificate documentation. Refer to the relevant section of the report for more detail.

- Summary of J1
 Roof System Type: For all roof sections add insulation with minimum insulation rating of R2.85. NOTE: In climate zones 1, 2, 3, 4, 5, 6 and 7, the solar absorptance of the upper surface must not be more than 0.45 – you must ensure that the colour chosen meets this requirement.
 - For 150mm AFS veneer external walls, R2.00 insulation is to be installed
 - throughous pecifications refer to the Façade report at average U-value and SHGC tables for each orientation. Note that Method 2 was used to calculate. U-value to be installed shall be 3.03 or lower and the SHGC to be 0.36 or lower; (see relevant
 - façade report on pages 14-15).

 4. For concrete slab on ground, above carpark and exposed subfloors that are located below conditioned spaces add insulation with minimum rating of R1.69.
- Summary of J3
 See corresponding section in this report for commitments to comply with building code.
- Summary of J4 Not Applicable.

Summary of J5

Summary 0139

For calculations of this section a HVAC engineer must be engaged. Section is included in this document for easy information reference. Split system units are specified in BASIX for space conditioning for every room.

Summary of J6 Design illumination power load is 4795 Watts. Maximum system illumination power load

allowance is 4918 Watts.

See corresponding section in this report for commitments to comply with building code.

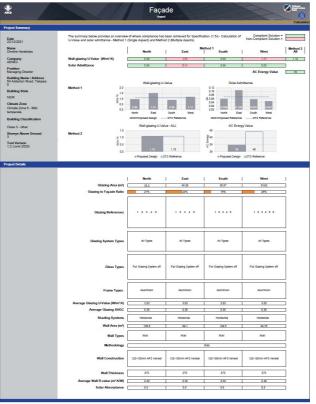
Summary of J8

nding section in this report for commitments to comply with building code.

Australian Energy Efficiency Consulting P: 02 9994 8906







	Glazing Reference	System Type	Glass Type	Frame Type	Glass U-Value (Wim ¹ .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	0.38	3.03	0.36
5	5.00	All Types	Full Glazing System off	Aluminium	3.03	0.98	3.03	0.36
	6.00	All Types	Full Clazing System off	Aluminium	3.03	0.38	3.03	0.36

Z	ABCB	5	No.		May a Light	Norma Calabo	Non-residenti	1	9		7				(Z) Satisfaction Control	onal struction
					Building	name/description					Dessification					
						rton Road, Telopea			_		Class 3					
	-		preferred in table			(as currently displayed)										
	Description	Floor	Perimeter of the space	Floor to ceiling height	Design Burningtion	Space	Burninance Designed Recommended	Adjustment Factor One	ment Factor On	•	Adjustment Factor Two	ment Factor Two	Light Colou Fac		SATISFIES	
		space					These columns do not represent a requirement of the NCC and are suggestions only	Adjutment Factors	Dimming Bu % Area Ti	iminance umdown	Adjustment Factors	Dimming Burninance % Area Turndown	Light Colour Adjustment Factor One	Light Colour Adjustment Factor Two	System Burnington Power Load Allowance	Lighting Syster Share of % of Aggregate Allowance Use
2	CARPARK	360,047	10) m 14 m	43m 29m	540 W	Careark - recess! Service area, dearer's room and the									945.07	205.61575
2	STORAGE	13.0 HP	944	29 m	30 W 45 W	State									23 W	TEATER.
-	FO BASEMENT		54	43m	45.00	Stanways, including the isolated									6/10	Therapp.
-	LOSSY OF 1	2630	No.	24 m	90.0	Entry body from outside the busing									10077	25 (1175
•	LOSSY OF 2	17.2 m²	2 m	25 m	260 W	Extry bibs from outside the building									207.00	5% et 57%
7	PLANT RM	15,4 67	Sin	28 m	110 W	Plart noon where an average of 160% vertical flummance is required on a vertical panel such as in switch rooms									TTW	52 61812
	F9 GF	10.0 10	94 m	28 m	30 W	Stateurys, including the-socialist									34 W	Theffile
,	900	18.0 10	0 m	Sin		State-accusance until at a Class 3 or No.									145.07	25.45375
10	602	19.2 07	21 m	28 m	150 W	Sele-occupancy unit of a Class 3 or Sc building									155 W	25 65575
91	000	22.6 m²	21 m	280	170 W	Sure-occupancy unit of a Class 3 or 90 building							100000000000000000000000000000000000000		STW	4% of \$7%
12	901	19.2 (17	See	25m	150 W								100000000000000000000000000000000000000		154 W	25 ef EDs.
10	005	21.2 m²	200	25 es		building Sale-accupancy until of a Class 3 or tic									163 W	25 (0175)
76	000	22.0 er	20	28 m		Spin-occupancy unit of a Class 3 or 6c									127 W	es et et
	COMMUNE.				172 W	Lourge and to communicate in a										
6	LIVENS OF	23.2 87	224	25 m	950 W	Class 3 building or Class Sc building									163 W	25 65 67 57%
3	L0667111	75.91	311	26m	900 W	Contaca			_						56 W	75 (EEP)
78	FRLI	11.7 m²	No.	25 m	25 W	Stainways, including fire-isolated							100000000000000000000000000000000000000		38W	Theffills
9	161	21247	S-n	28 m	960 W	Sole-occupancy unit of a Cose 3 or 6c.									162.0	Thefath.
20	182	20.9 m²	10 m	25m	950 W										164 W	25.41175
21	163	22.4 =*	21 (4	28 m	170 W	building Sule-occupancy unit of a Class 3 or 8c building									125 W	4% of \$7%
			21m			Sele-eccupancy unit of a Class 3 or 8c										
22	104	22.6 HP		28 m	170 W	president (number 2 costs 3 at ac									17TW	411453316

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All documents here within are subject to Australian Copyright Laws.

The Bullder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texoz Design Pky Ltd. and is to be used only for work when authorised in writing by Texoz Design Pky Ltd.
All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site

Project Partners 01 23/12/21 FOR S34 Planning Consultant
 Hydraulic Engineer
 Landscape Designer
 Traffic Engineer
 Surveyor Consulant
 Access Consulant
 Access Consulant
 Access Consulant
 Consultant
 Consultant
 Consult

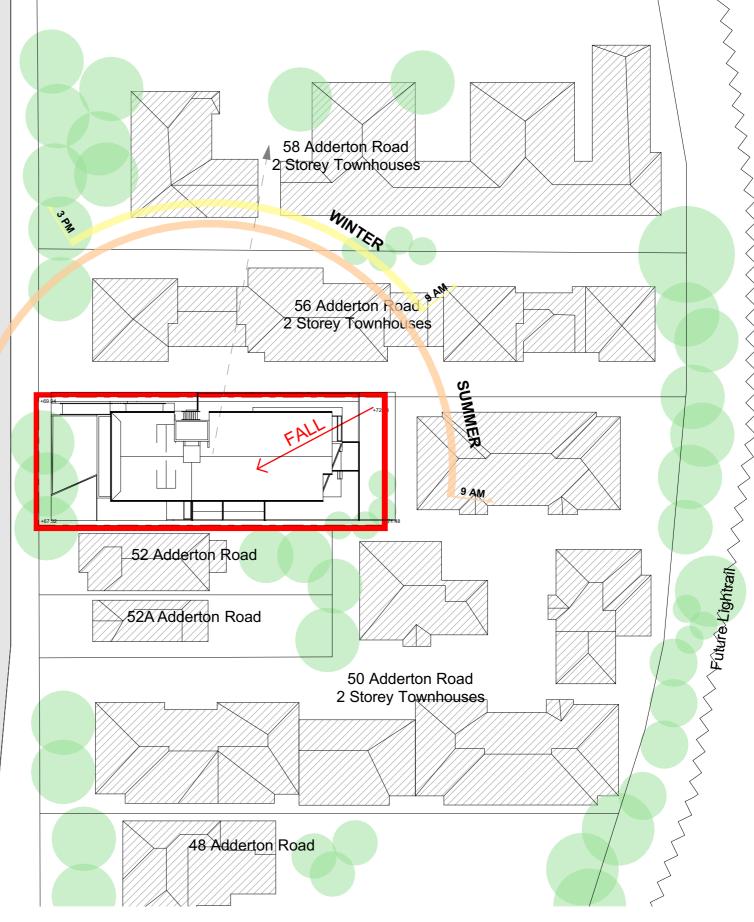
Project Designer TEXCO DESIGN



	DL, JKK TZ 23/12/21 2113 S34	PAPER	
Client Site: Climate Zone Wind Region	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW 5 A	A3	

PROJECT NAME :	DDERTON ROAD,	DRAWING NO.
DRAWING TITLE :	GENERAL	REVISION NO.





I	Project Partners Refer to consultant documentation when directed	RevID	Issue Date	Approved by	Rev. Note
П	Trefer to consultant documentation when directed	03	23/12/21		FOR S34
П	- Planning Consultant - MINTO PLANNING SERVICES	02	17/11/21		FOR S34
П	- Hydraulic Engineer - LOKA - Landscape Designer - CONZEPT	01	04/06/21		FOR DA
П	- Traffic Engineer - LOKA				
П	- Surveyor Consulant - C & A SURVEYORS NSW				
П	- Access Consultant - ERGON CONSULTING				
П					
П					
П					
•					

Project Designer



A3

GENERAL SITE PLAN

54 ADDERTON ROAD, 003 **TELOPEA**







roject Partners fer to consultant documentation when directed		RevID	Issue Date	Approved by	Rev. Note	
		03	23/12/21		FOR S34	
	- MINTO PLANNING SERVICES - LOKA - CONZEPT - LOKA - C & A SURVEYORS NSW - ERGON CONSULTING	02	17/11/21		FOR S34	
ydraulic Engineer		01	04/06/21		FOR DA	
raffic Engineer urveyor Consulant						

Project Designer TEXCO DESIGN



Orawn Checked Revision Date: Project NO. Project Status	DL, JKK TZ 23/12/21 2113 S34
roject otatus	534
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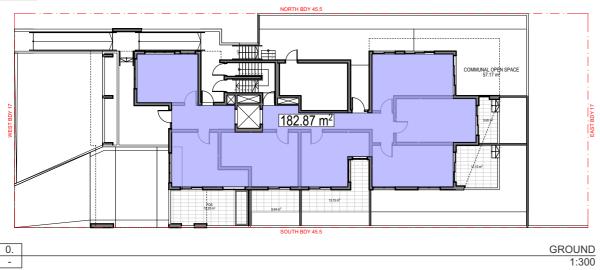
TY LTD TELOPEA NSW	А3	
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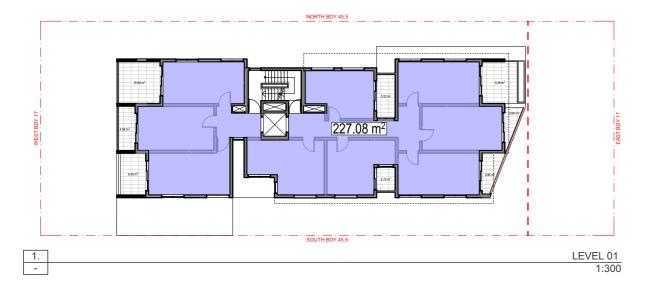
PAPER DRAWING TITLE : GENERAL
STREETSCAPE ANALYSIS

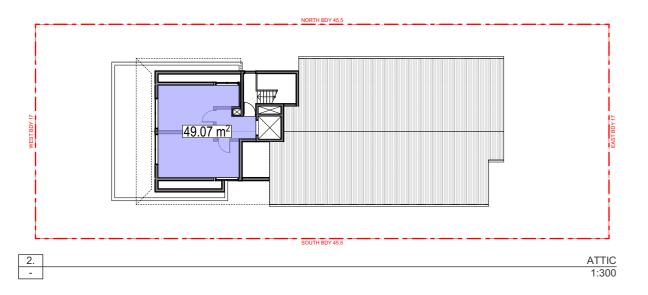
54 ADDERTON ROAD, TELOPEA

03 DRAWING NO.









GFA CALCULATION			
STOREY	AREA		
2. ATTIC	49.07		
1. LEVEL 1	227.08		
0. GROUND FLOOR	182.87		
	459.02 m²		

SITE AREA: 773.5 SQM

PERMISSIBLE FSR: 0.6:1 PERMISSIBLE GFA: 464.1 SQM

PROPOSED FSR: 0.6 : 1 PROPOSED GFA: 459.02 m²

SINGLE ROOMS: 8 (INCLUDING 1 MANAGER'S ROOM)
DOUBLE ROOMS: 8
COMMUNAL ROOM: 2

TOTAL ROOMS: 16 + 2 COMMUNAL ROOM

GFA CALCULATION

I E	
Builder shall check all dimensions and levels on site prior to construction, rany errors, discrepancies or omissions to the architect. Refer to written sistons only. Do not scale drawings. Drawings shall not be used for ruction purposes until sissued for construction. This drawing reflects a design xxxx Design Pty Ltd and is to be used only for work when authorised in writing xxxx Design Pty Ltd.	
undaries and contours are subject to survey drawing. All levels to Australian	

ect Partners		RevID	Issue Date	Approved by	Rev. Note	
o consultant u	ocumentation when directed	03	23/12/21		FOR S34	
	- MINTO PLANNING SERVICES - LOKA - CONZEPT - LOKA - C & A SURVEYORS NSW	02	17/11/21		FOR S34	
scape Designer		01	04/06/21		FOR DA	
cape Designer						
yor Consulant						
ss Consultant	- ERGON CONSULTING					

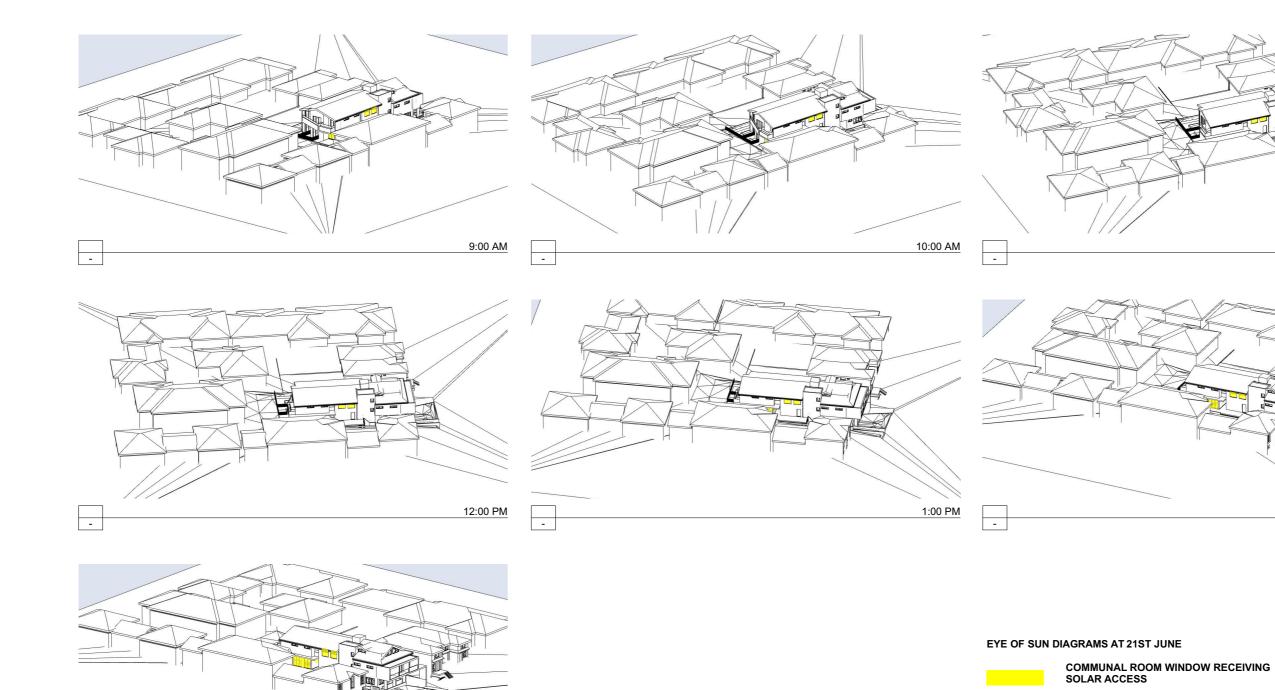




	DL, JKK TZ 23/12/21 2113 S34	PAPER
Client Site: Climate Zone	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW 5	A3
Wind Region	A	1:300

PER	DRAWING TITLE :	REVISION
	GFA CALCULATION DIAGRAM	03
3	PROJECT NAME:	DRAWING
300	54 ADDERTON ROAD, TELOPEΔ	007







Project Partners
Refer to consultant documen

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

3:00 PM







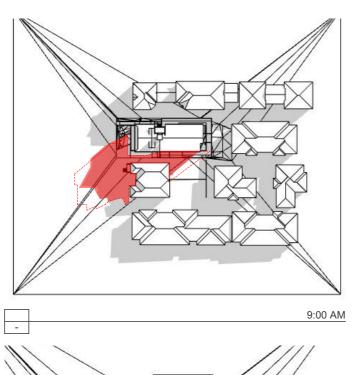
SUN EYE DIAGRAMS ON 21ST JUNE

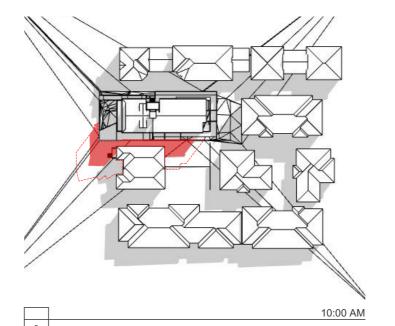
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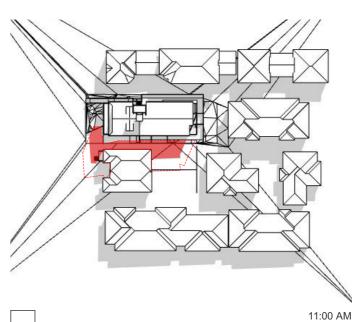
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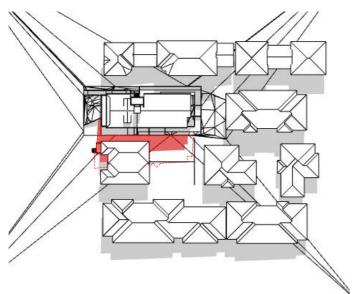
03 **A**3 54 ADDERTON ROAD, TRUE NORTH 800 **TELOPEA**

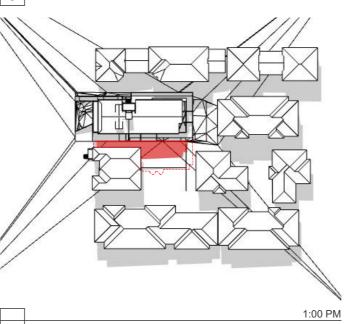


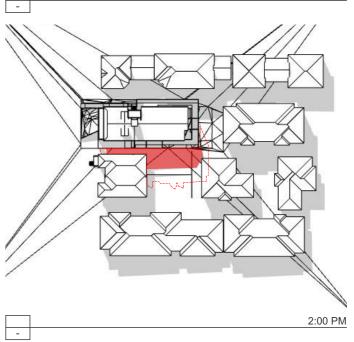


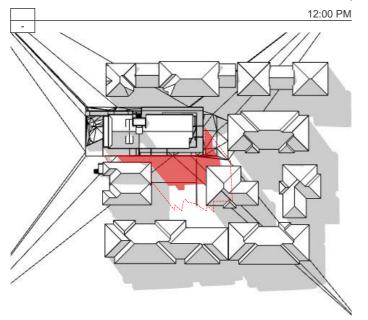












SHADOW DIAGRAM LEGEND

OUTLINE OF SHADOW GENERATED BY PROPOSAL ISSUE A

PRESENT SHADOW IMPACT

3:00 PM

Refer to consultant
- Planning Consultant
- Hydraulic Engineer
- Landscape Designe
- Traffic Engineer

Project Partn	ers	RevID	Issue Date	Approved by	Rev. Note	
Refer to consultant u	ocumentation when directed	03	23/12/21		FOR S34	
- Planning Consultant	- MINTO PLANNING SERVICES	02	17/11/21		FOR S34	
 Hydraulic Engineer Landscape Designer 	- LOKA	01	04/06/21		FOR DA	
- Traffic Engineer						
 Surveyor Consulant 	- C & A SURVEYORS NSW					
 Access Consultant 	- ERGON CONSULTING					

Project Designer **TEXCO DESIGN**





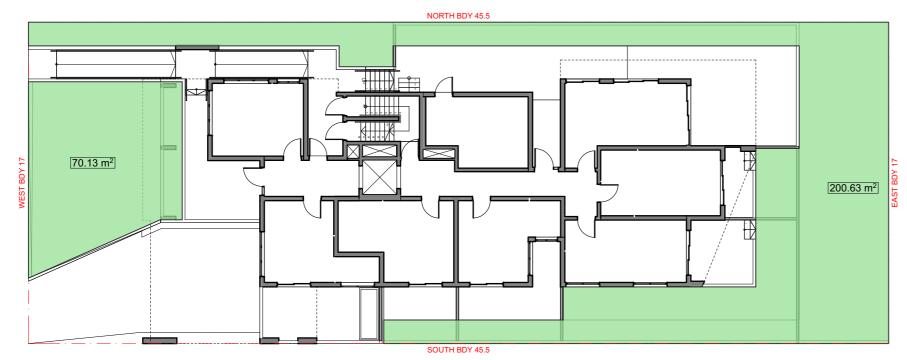
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GENERAL
SHADOW DIAGRAMS ON 21ST JUNE

54 ADDERTON ROAD, **TELOPEA**

03





GROUND 1:200

SITE AREA: 773.5 SQM

PROPOSED LANDSCAPED AREA: 270.76 SQM (35% OF SITE AREA)

LANDSCAPED AREA CALCULATION

NORTH BDY 45.5 61.90 m² 158.84 m² SOUTH BDY 45.5

0. GROUND 1:200 SITE AREA: 773.5 SQM

PROPOSED DEEP SOIL AREA: 220.74 SQM (28.5% OF SITE AREA)

DEEP SOIL AREA CALCULATION

0.

Project Designer





Drawn Checked	DL, JKK TZ
Revision Date:	23/12/21
Project NO.	2113
Project Status	S34
Client Site:	LDJ SOLUTIONS

te: us	23/12/21 2113 S34	
	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW	A
e	5 A	1.2

GENERAL
LANDSCAPE CALCULATION
DIAGRAM

03 DRAWING NO. 54 ADDERTON ROAD, TRUE NORTH Climate Zone Wind Region 010 **TELOPEA**







Project Partners
Refer to consultant document

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





A3

GENERAL
3D HEIGHT BLANKET DIAGRAM

54 ADDERTON ROAD, TELOPEA

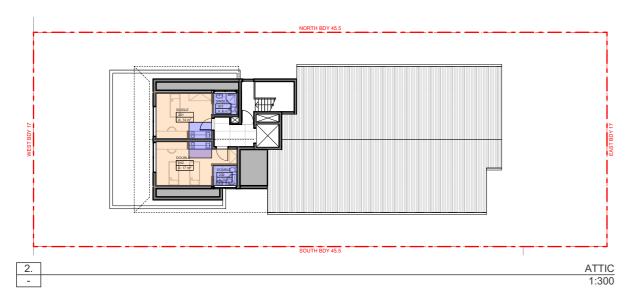
03











ROOM LIST				ROOM LIST			
UNIT NO.	UNIT TYPE	DRY/ WET AREA	MEASURED AREA	UNIT NO.	UNIT TYPE	DRY/ WET AREA	MEASURED AREA
101	DOUBLE	DRY	16.01	G02	SINGLE	DRY	13.41
101	DOUBLE	WET	5.22	G02	SINGLE	WET	5.78
			21.23 m²				19.19 m²
102	SINGLE	DRY	15.64	G03	SINGLE	DRY	14.02
102	SINGLE	WET	5.27	G03	SINGLE	WET	8.61
			20.91 m²				22.63 m²
103	DOUBLE	DRY	18.13	G04	SINGLE	DRY	13.92
103	DOUBLE	WET	5.38	G04	SINGLE	WET	5.42
			23.51 m²				19.34 m²
104	SINGLE	DRY	14.02	G05	DOUBLE	DRY	16.01
104	SINGLE	WET	8.61	G05	DOUBLE	WET	5.22
			22.63 m²	-			21.23 m²
105	SINGLE	DRY	13.92	G06	DOUBLE	DRY	16.90
105	SINGLE	WET	5.42	G06	DOUBLE	WET	5.27
			19.34 m²	-			22.17 m²
106	DOUBLE	DRY	16.01				
106	DOUBLE	WET	5.22				
			21.23 m²	_			
107	DOUBLE	DRY	16.73	_			
107	DOUBLE	WET	5.27				
			22.00 m²	_			
108	DOUBLE	DRY	16.01	_			
108	DOUBLE	WET	5.22				
			21.23 m²	_			
201	SINGLE	DRY	13.78	_			
201	SINGLE	WET	5.57				
			19.35 m²	_			
202	DOUBLE	DRY	17.14	_			
202	DOUBLE	WET	5.38			CEND	
	-		22.52 m²	_	Lt.	GEND	
G01	SINGLE	DRY	15.98	_			WET AREA
G01	SINGLE	WET	5.31				
			21.29 m²	_			DRY AREA

NOTE

The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect. Refer to written
dimensions only. Do not scale drawings. Drawings shall not be used for
construction purposes until issued for construction. This drawing reflects a design
by Texco Design Pty Ltd and is to be used only for work when authorised in writing
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r to consultant documentation when directed		RevID	Issue Date	Approved by	Rev. Note	
i to consultant u	ocumentation when directed	03	23/12/21		FOR S34	
nning Consultant	- MINTO PLANNING SERVICES	02	17/11/21		FOR S34	
fraulic Engineer dscape Designer	- LOKA - CONZEPT	01	04/06/21		FOR DA	
ffic Engineer	- LOKA					
veyor Consulant	- C & A SURVEYORS NSW					
cess Consultant	- ERGON CONSULTING					

Project Designer **TEXCO DESIGN**



Drawn Checked	DL, JKK 1
Revision Date:	23/12/21
Project NO.	2113
Project Status	S34

Client Site: Climate Zone Wind Region **A**3

PAPER DRAWING TITLE :

GENERAL UNITS SCHEDULE

03

54 ADDERTON ROAD, TELOPEA

DRAWING NO. 012

REVISION NO.







NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by Texoo Design Pby Ltd and is to be used only for work when authorised in writing by Texoo Design Pby Ltd.

and locations of any services prior to work on site.
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ĺ	Project Partners
П	Refer to consultant documenta

,	Issue Date	Approved by	Rev. Note	Project Designer	
	23/12/21		FOR S34		
	17/11/21		FOR S34		11 (\(\)
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_				-	TEVOO DEGION
-					TEXCO DESIGN
-					
					Nom Arch: NSW ARB 11348
				F: office@texcodesign.com	n.au P: +61 449 984 889



GENERAL
CUT & FILL DIAGRAM

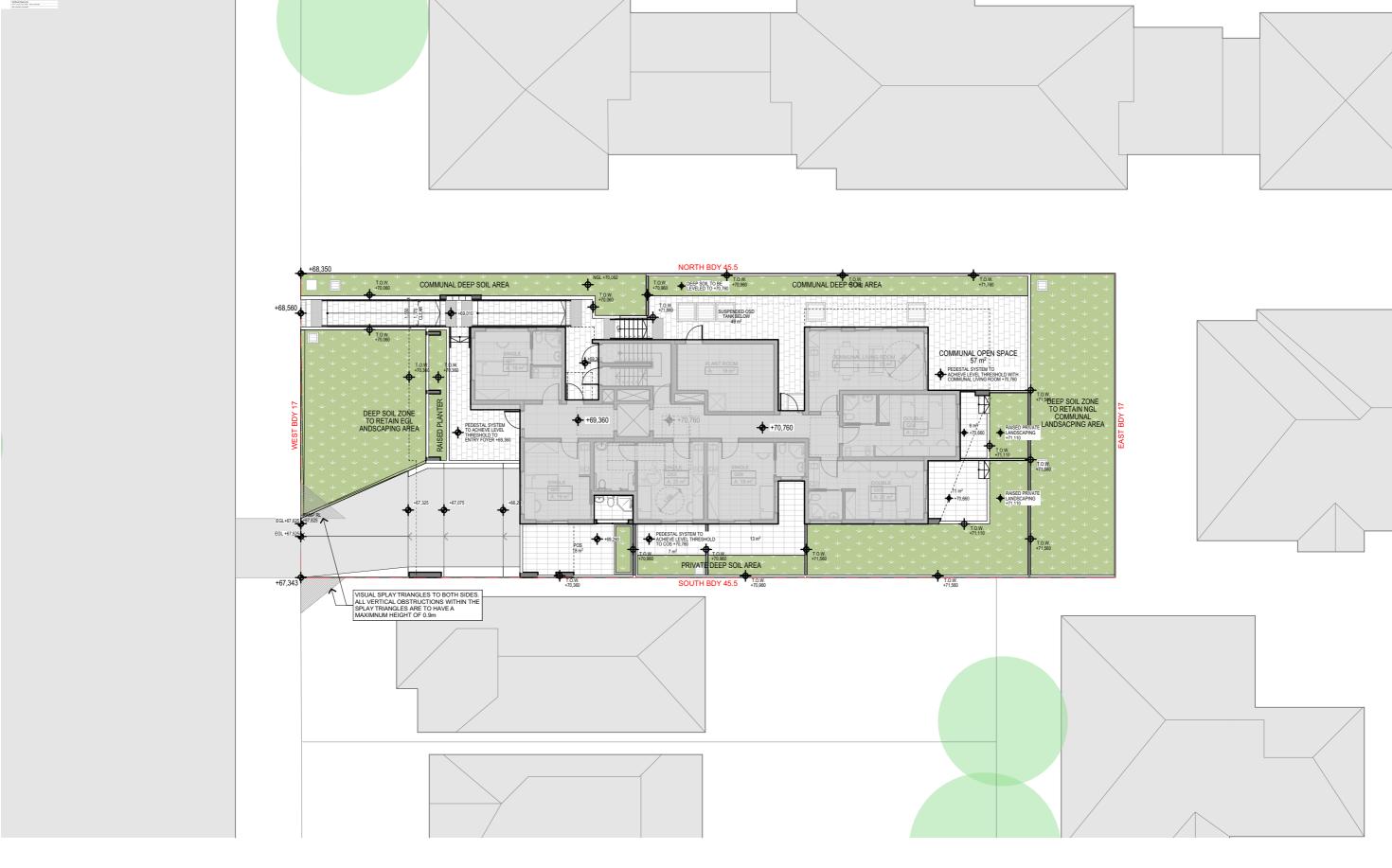
PROJECT NAME

A3

54 ADDERTON ROAD, **TELOPEA**

02







NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design "Texno Design Pty Ltd and is to be used only for work when authorised in writing."

Height Data. It is the contractors responsibility to confirm all measurements and locations of any services prior to work on site.
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П	Refert	o con	sultant documenta

RevID	Issue Date	Approved by	Rev. Note	Project L
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01	17/11/21		FOR S34	
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Drawn Checked	DL, JKK TZ
Revision Date:	23/12/21
Project NO.	2113
Project Status	S34
Client	LDJ SOLUTIONS
Site:	54 ADDERTON I
Climate Zone	5
Wind Region	A

t NO. t Status	2113 S34	
_	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW	A3
e Zone Region	A	1:200

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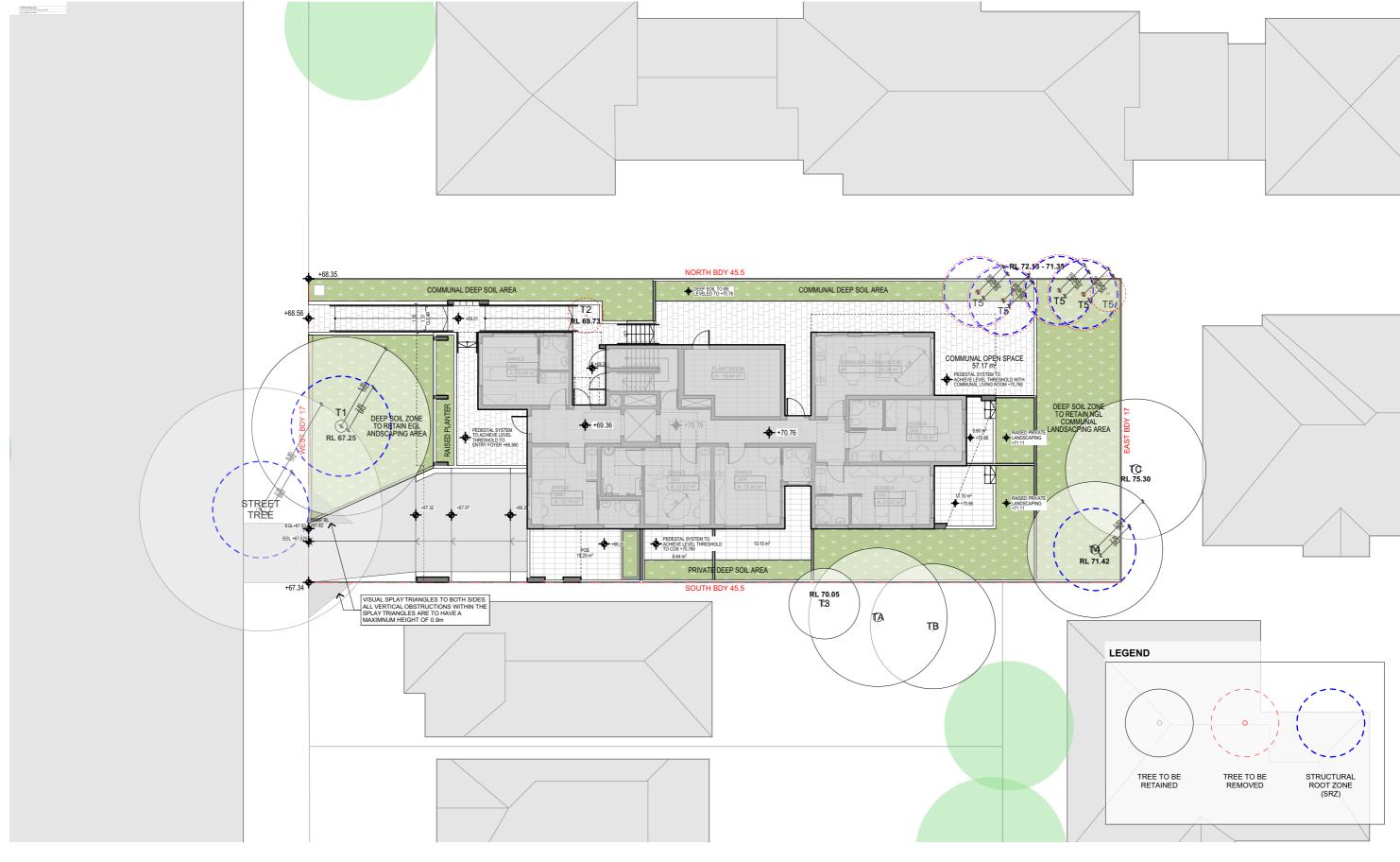
RETAINING WALLS DIAGRAM

54 ADDERTON ROAD, TELOPEA

02

DRAWING NO.







NOTE

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Nom Arch: NSW ARB				





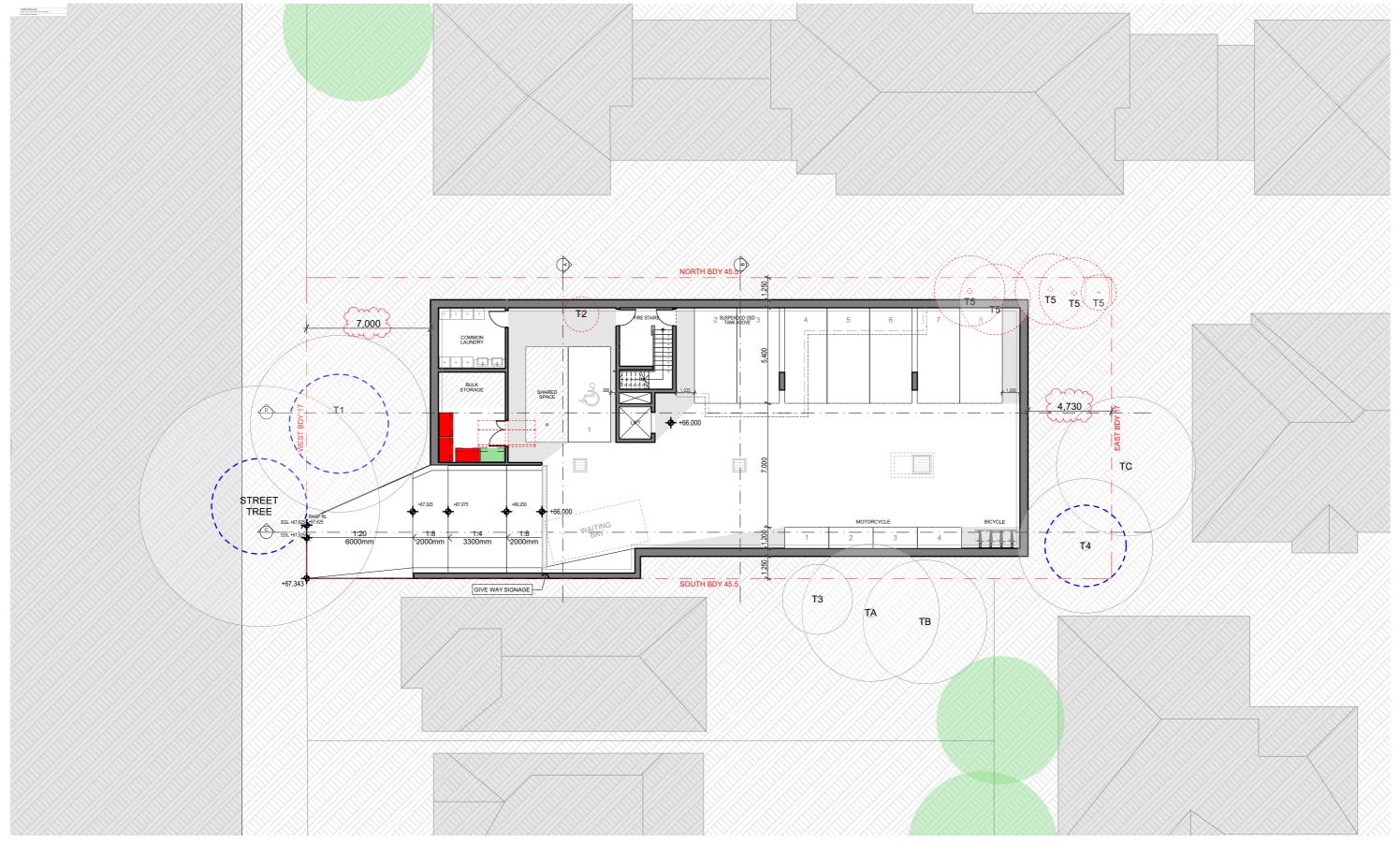
roject NO. roject Status	2113 S34	
ient te:	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW	A3
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GENERAL
TREE PRESERVATION PLAN

54 ADDERTON ROAD, TELOPEA

02













NOTE
The Builder
Notify any

Project Partners
Refer to consultant document

Planning Consultant - MINTO PLANNING SERVICES Hydraulic Engineer - LOKA - LOMZEPT - Traffic Engineer - LOMZEPT - LOKA - Surveyor Consultant - ERGON CONSULTING

Project Designer **TEXCO DESIGN**

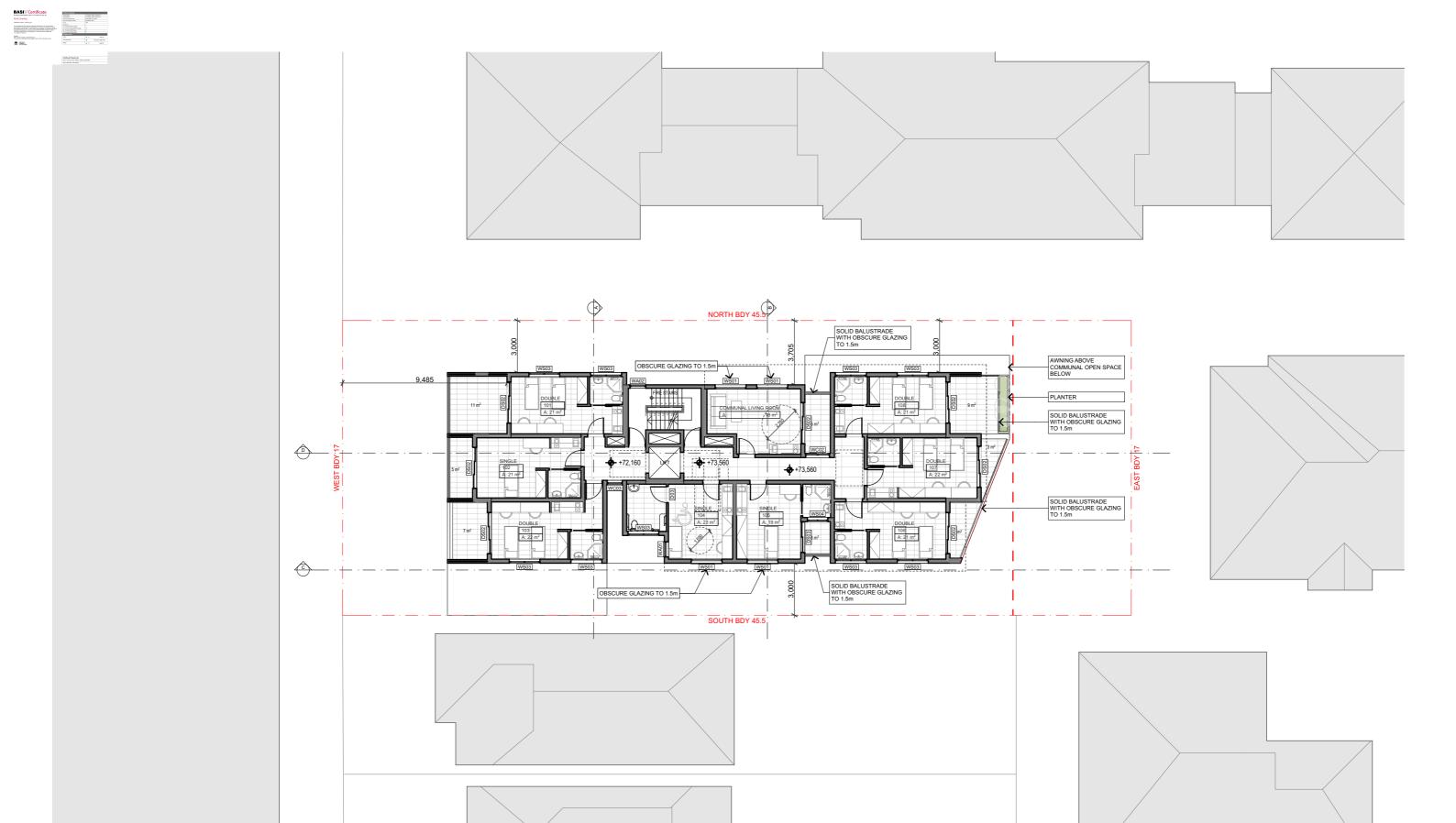


A3

GROUND FLOOR PLAN

54 ADDERTON ROAD, **TELOPEA**

03 DRAWING NO.





NOTE The Builder Notify any

Project Partners
Refer to consultant document





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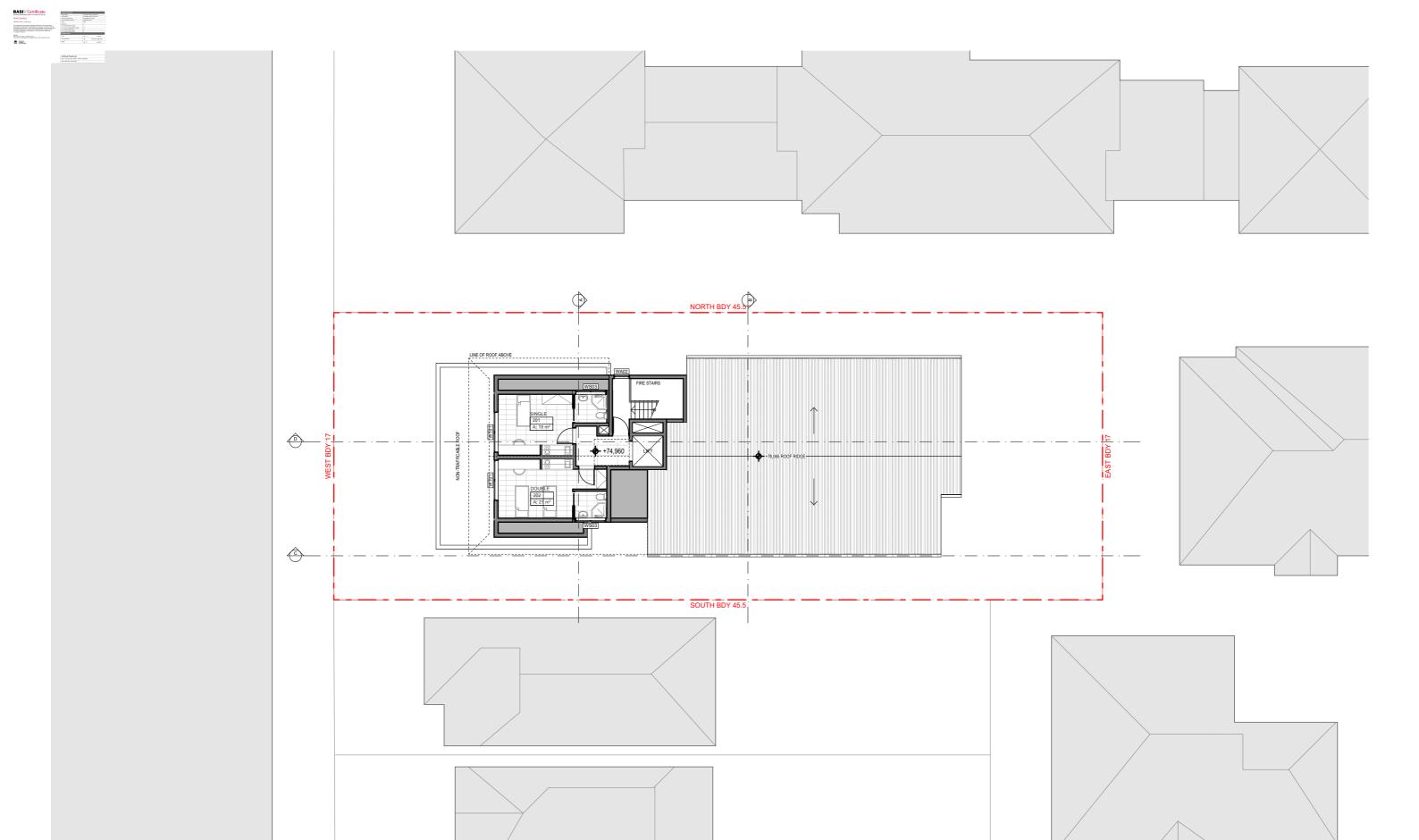
PLANS LEVEL 01 FLOOR PLAN

PROJECT NAME:

54 ADDERTON ROAD, **TELOPEA**

03

DRAWING NO.



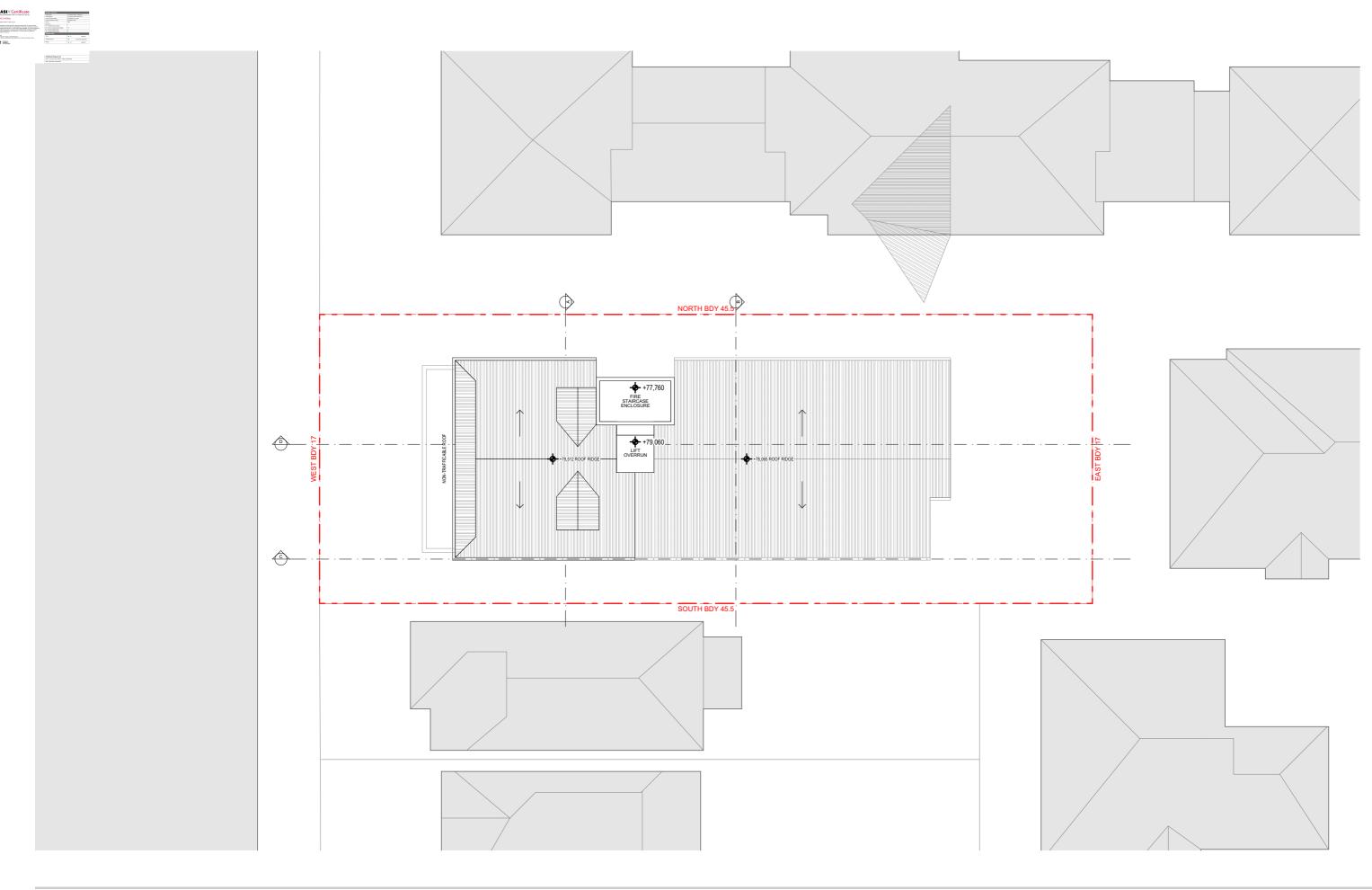
Project	Partners
Refer to con-	sultant documentation

Project Designer TEXCO DESIGN



A3

ATTIC FLOOR PLAN 03 54 ADDERTON ROAD, TELOPEA



NOTE
The Builder
Notify any of

Project Partners
Refer to consultant documentation when directed
- Planning Consultant - MINTO PLANNING SERVICES
- Hydraulic Engineer - LORA
- Landscape Designer - CONZEPT
- Traffic Engineer - CONZEPT
- Traffic Service - CONZEPT
- Surveyor Consultant - ERGON CONSULTING

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02	17/11/21		FOR S34	
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Project Designer TEXCO DESIGN



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

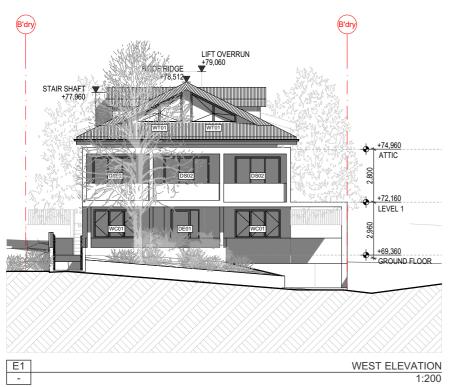
A3

PLANS ROOF PLAN 54 ADDERTON ROAD, TELOPEA 03

DRAWING NO. 105

TRUE NORTH











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			23/12/21		FOR S34	
ı	- Planning Consultant - MINTO PLANNING SERVICE	02	17/11/21		FOR S34	
ı	- Hydraulic Engineer - LOKA - Landscape Designer - CONZEPT	01	04/06/21		FOR DA	
- Traff	- Traffic Engineer - LOKA					
	- Surveyor Consulant - C & A SURVEYORS NSW					
	- Access Consultant - ERGON CONSULTING					
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Project Designer	TA
TE	XCO DESIGN
E: office@texcodesign.com.au	Nom Arch: NSW ARB 11348 P: +61 449 984 889

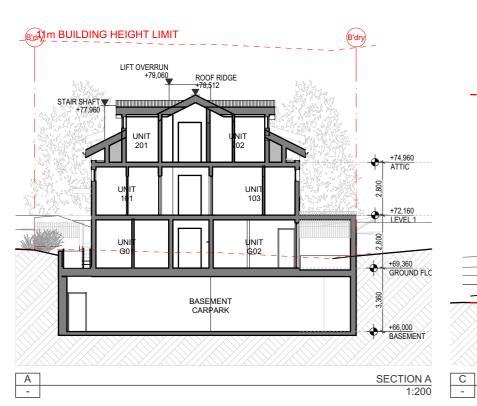


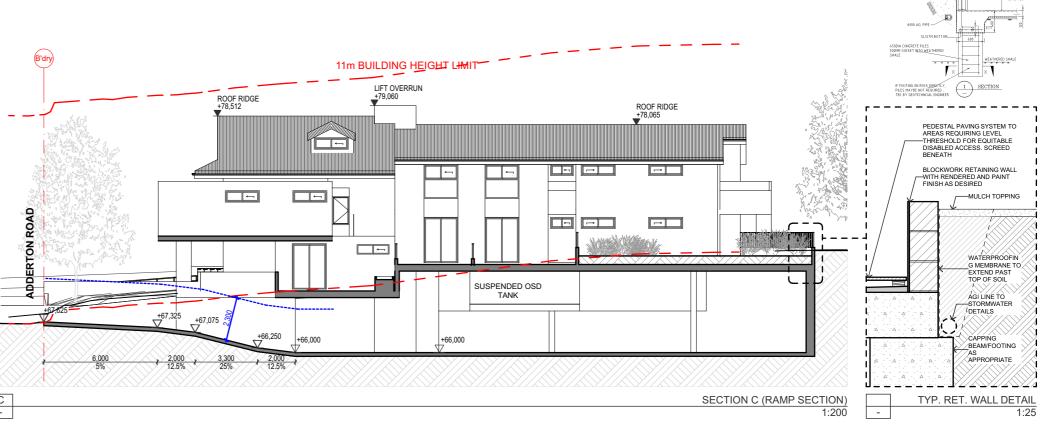
Drawn Checked	DL, JKK TZ
Revision Date:	23/12/21
Project NO.	21/13
Project Status	S34
Client	LDJ SOLUTIONS PTY LTD
Site:	54 ADDERTON RD TELOPEA NSW
Climate Zone	5
Wind Region	A

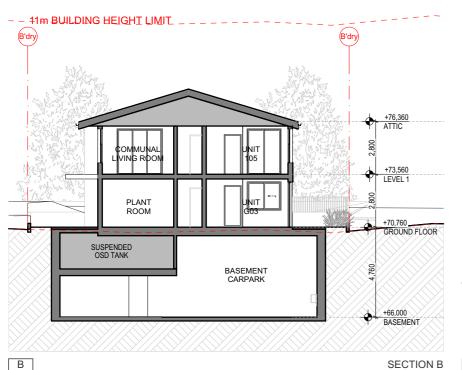
PAPER	DRAWING TITLE:
A 3	PROJECT NAME :

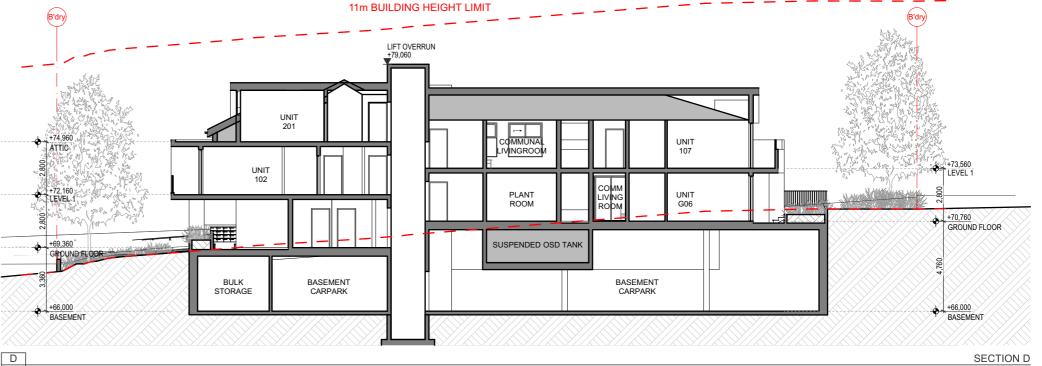
ELEVATIONS 03 DRAWING NO. 54 ADDERTON ROAD, TELOPEA 201











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All boundaries and contours are subject to survey drawing. All levels to Australian

oblify any errors, discrepancies or omissions to the architect. Refer to written memorism only. Do not scale drawings. Drawings shall not be used for onstruction purposes until issued for construction. This drawing reflects a design y Texco Design Pby Ltd and is to be used only for work when authorised in writing y Texco Design Pby Ltd.
Il boundaries and contours are subject to survey drawing. All levels to Australian

and locations of any services prior to work on site.
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Project Partners Refer to consultant documentation when directed		Issue Date	Approved by	Rev. Note	F
Neier to consultant documentation when directed	03	23/12/21		FOR S34	
- Planning Consultant - MINTO PLANNING SERVICES	02	17/11/21		FOR S34	
- Hydraulic Engineer - LOKA	01	04/06/21		FOR DA	
- Landscape Designer - CONZEPT - Traffic Engineer - LOKA					
- Surveyor Consulant - C & A SURVEYORS NSW					
- Access Consultant - ERGON CONSULTING					

roject Designer	TA
TE	XCO DESIGN
: office@texcodesign.com.au	Nom Arch: NSW ARB 11348 P: +61 449 984 889

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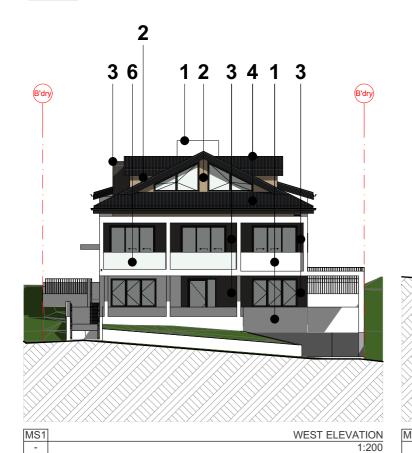
Drawn Checked Revision Date: Project NO. Project Status	DL, JKK TZ 23/12/21 2113 S34	PAPER
Client Site: Climate Zone Wind Region	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW 5 A	A3 1:200, 1:25

DRAWING TITLE :	REVISION N
SECTION SECTIONS	03
PROJECT NAME :	DRAWING N
	301
	SECTIONS SECTIONS

TELOPEA

TYPICAL STRUCTURAL SECTION THROUGH RETAINING WALL





1 3 3 1 2

6 5 4







RENDER & PAINT:
 DULUX NATURAL WHITE OR
 SIMILAR

2. RENDER & PAINT: DULUX SHELTER OR SIMILAR



3. RENDER & PAINT: DULUX DOMINO OR SIMILAR



4. SHEET METAL ROOFING: COLORBOND MONUMENT



5. ALUMINIUM FRAMED WINDOWS AND DOORS: POWDERCOATED BLACK



6. OBSCURE GLASS TOPPING TO SOLID BALUSTRADE

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All houndaries and contours are subject to survey drawing. All levels to Australia

by Lexco Design Pty Ltd.

All boundaries and contours are subject to survey drawing. All levels to At Height Data. It is the contractors responsibility to confirm all measurement and locations of any services prior to work on site.

Height Data. It is the contractors responsibility to confirm all measuren and locations of any services prior to work on site.

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EAST ELEVATION 1:200

	RevID	Issue Date	Approved by	Rev. Note	
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- 1	02	17/11/21		FOR S34	
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Drawn Checked Revision Date: Project NO. Project Status		PAPER	
Client Site: Climate Zone	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW	А3	
Vind Region	A	1:200	

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DRAWING TITLE :	
	SCHEDULES MATERIAL SCHEDULE

54 ADDERTON ROAD, TELOPEA REVISION NO.

DRAWING NO.





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DOOR LIST						
ID	DE01	DE02	DE03	DS01	DS02	DS03
ТҮРЕ	GLAZED ENTRY DOOR	GLAZED ENTRY DOOR	EXTERNAL ENTRY DOOR	GLAZED SLIDING DOOR	GLAZED SLIDING DOOR	GLAZED SLIDING DOOR
NOMINAL W x H	1,500×2,400	1,300×2,400	920×2,040	3,200×2,400	2,400×2,400	1,800×2,400
PLAN				<u> </u>		<u>6</u>
ELEVATION						
QUANTITY	1	1	2	1	10	5
PERFORMANCE SOLUTION						
ACOUSTIC DETAILS						

Gla	zing S	ing 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 The Builder Notify any

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boundaries and contours are subject to survey drawing. All levels to Australian ight Data. It is the contractors responsibility to confirm all measurements on site	

	Project Partners Refer to consultant documentation when directed		RevID	Issue Date	Approved by	Rev. Note
- 1			01	23/12/21		FOR S34
-	Hydraulic Engineer Landscape Designer Traffic Engineer Surveyor Consulant					





Drawn Checked	DL, JKK TZ
Revision Date:	23/12/21
Project NO.	2113
Project Status	S34
Client	LDJ SOLUTIONS PTY L'
Site:	54 ADDERTON RD TELO
Climate Zone	5
Wind Region	A

S PTY LTD RD TELOPEA NSW	А3	
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PAPER DRAWING TITLE : SCHEDULES
DOOR SCHEDULE

01

54 ADDERTON ROAD,
TELOPEA

DRAWING NO. 402

REVISION NO.





WINDOW LIST										
ID	WA01	WA02	WC01	WC02	WC03	WS01	WS02	WS03	WS04	WT01
TYPE	AWNING WINDOW	OBSCURE AWNING WINDOW	TRIPLE CASEMENT WINDOW	DOUBLE CASEMENT WINDOW	SINGLE CASEMENT WINDOW	SLIDING WINDOW WITH OBSCURE PANEL TO 1500mm HEIGHT	SLIDING WINDOW	HIGHLIGHT SLIDING WINDOW	HIGHLIGHT SLIDING WINDOW	TRAPEZOIDAL CASEMENT WINDOW
NOMINAL W x H	900×1,000	900×1,000	2,400×1,500	1,400×1,500	900×1,500	1,800×1,800	1,800×1,500	1,800×600	1,200×600	2,400×1,600
Sill/Header Value	600	600	900	900	600	600	900	1,800	1,800	1,400
PLAN										
ELEVATION		descuye				OBSCURE	← ,	← ,		
QUANTITY	1	2	3	1	1	4	1	14	3	2
FRAME COLOUR / MATERIAL										
NOTE										
PERFORMANCE SOLUTION			_							_
ACOUSTIC DETAILS										
SECTION J										

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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not be used for reflects a design thorised in writing	- Planning Co - Hydraulic E - Landscape - Traffic Engi
vels to Australian	- Surveyor Co - Access Co

roject Partners	RevID	Issue Date	Approved by	Rev. Note
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Planning Consultant Hydraulic Engineer LOKA LOKA LOKA LOKA LOKA LOKA LOKA LOKA				





Drawn Checked Revision Date: Project NO. Project Status	DL, JKK TZ 23/12/21 2113 S34	PAPER
Client Site: Climate Zone Wind Region	LDJ SOLUTIONS PTY LTD 54 ADDERTON RD TELOPEA NSW 5 A	A3

8	DRAWING TITLE:	
		SCHEDULES WINDOW SCHEDU

01 54 ADDERTON ROAD, TELOPEA DRAWING NO. 403