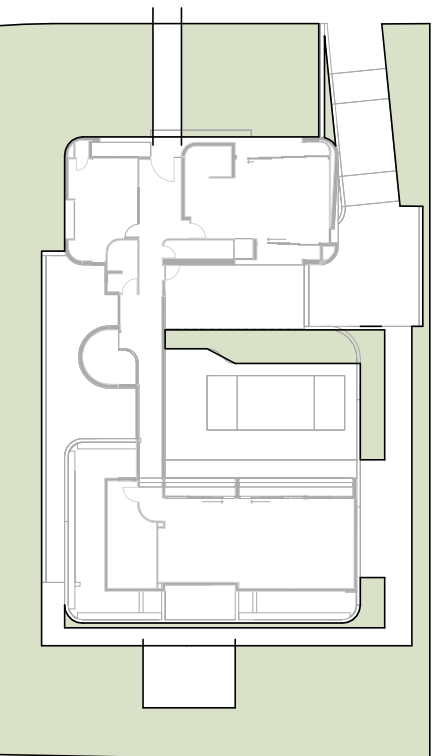


TR-Ex	TREE - EXISTING
TR-R	TREE - REGULATED



2 AREA PLAN - SOFT LANDSCAPING
SCALE: 1 : 500

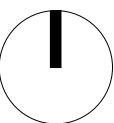
BASEMENT	218.6 m ²
GROUND	266.9 m ²
LEVEL 1	70.5 m ²
TOTAL GFA	556.0 m²

TOTAL GFA	MAX. 40% OF SITE AREA = 557m ² (EXCL. BASEMENT < 1m ABOVE NGL)	COMPLIES
SOFT LANDSCAPE	MIN. 40% OF SITE AREA = 557m ² SOFT LANDSCAPE AREA = 560m ²	COMPLIES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECT'S DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEER'S
DOCUMENTATION & TCCS APPROVAL.



04	FOR WORKS APPROVAL	29/06/22
03	FOR REVIEW	24/06/22
02	FOR LANDSCAPE	23/05/22
01	FOR LANDSCAPE	20/05/22

issue: revision: date:

**COLLINS
PENNINGTON**
architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 t 02 6295 1433
Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

projec

TALBOT

5 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

SITE PLAN

scale: As indicated @ A1
date: 29/06/22

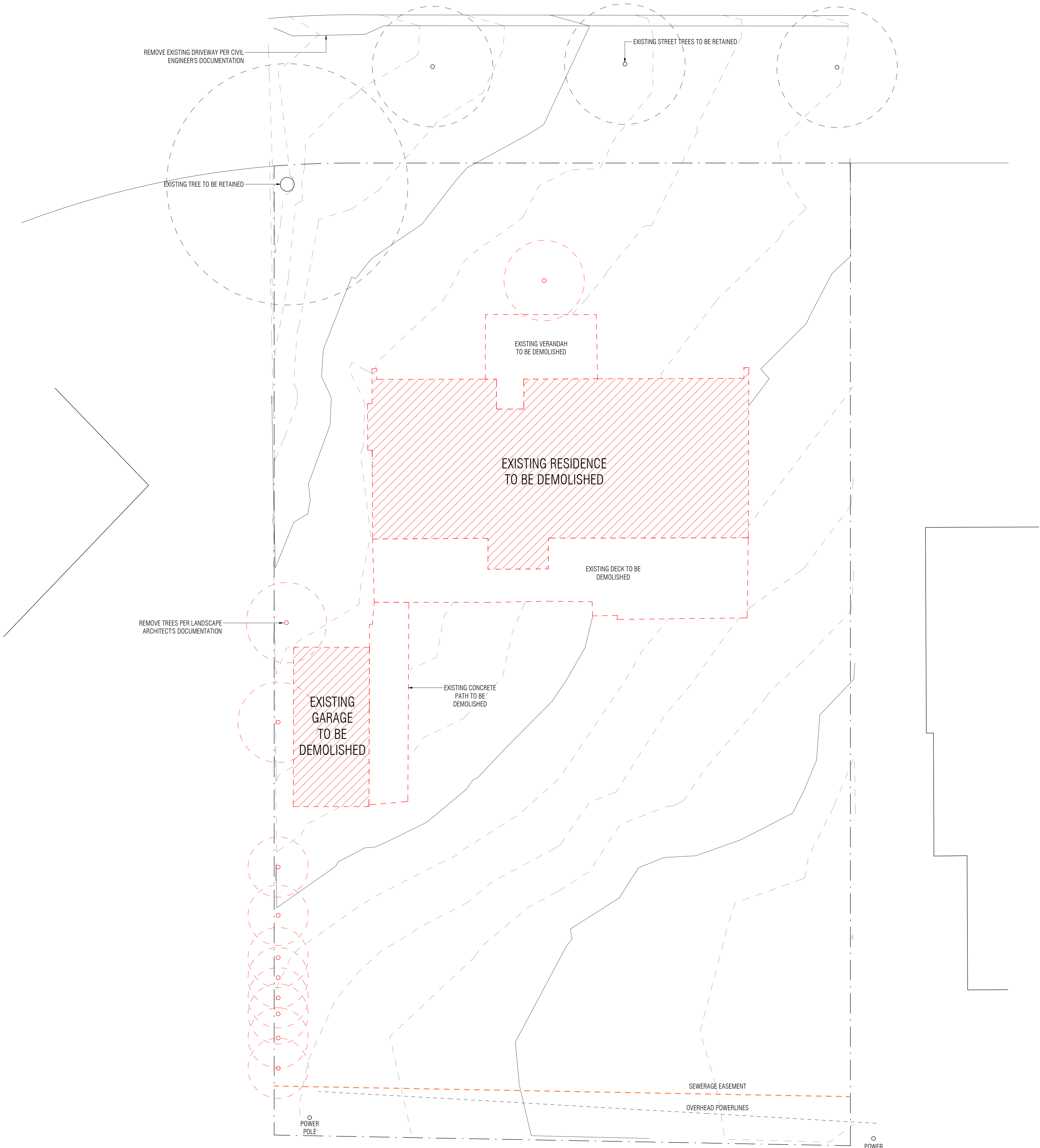
Drawing no:

NA00

project no: 22202

Sue no

04



GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCSS APPROVAL.

1		
02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22
issue:	revision:	date:

**COLLINS
PENNINGTON**
architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Notified Architects
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:
TONY YANG

project:
TALBOT
15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:
DEMOLITION PLAN

scale: As indicated @ A1 drawing no:
date: 29/06/22 **WA01**

project no: 22202 issue no:
02

LEGEND

AREA SCHEDULE

BASEMENT	218.6 m²
GROUND	266.9 m²
LEVEL 1	70.5 m²
TOTAL GFA	556.0 m²

NCA AREA CONSTRAINTS

TOTAL GFA	MAX. 40% OF SITE AREA = 557m² (EXCL. BASEMENT < 1m ABOVE NGL)	COMPLIES
SOFT LANDSCAPE	MIN. 40% OF SITE AREA = 557m² SOFT LANDSCAPE AREA = 560m²	COMPLIES

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA); GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.

04	FOR WORKS APPROVAL	29/06/22
03	FOR REVIEW	24/06/22
02	FOR LANDSCAPE	23/05/22
01	FOR LANDSCAPE	20/05/22

issue: revision: date:

**COLLINS
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architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

project:

TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

FLOOR PLAN - BASEMENT

scale: 1:100 @ A1
date: 29/06/22

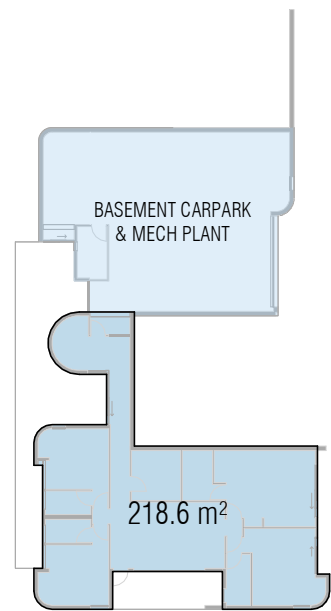
drawing no:

WA10

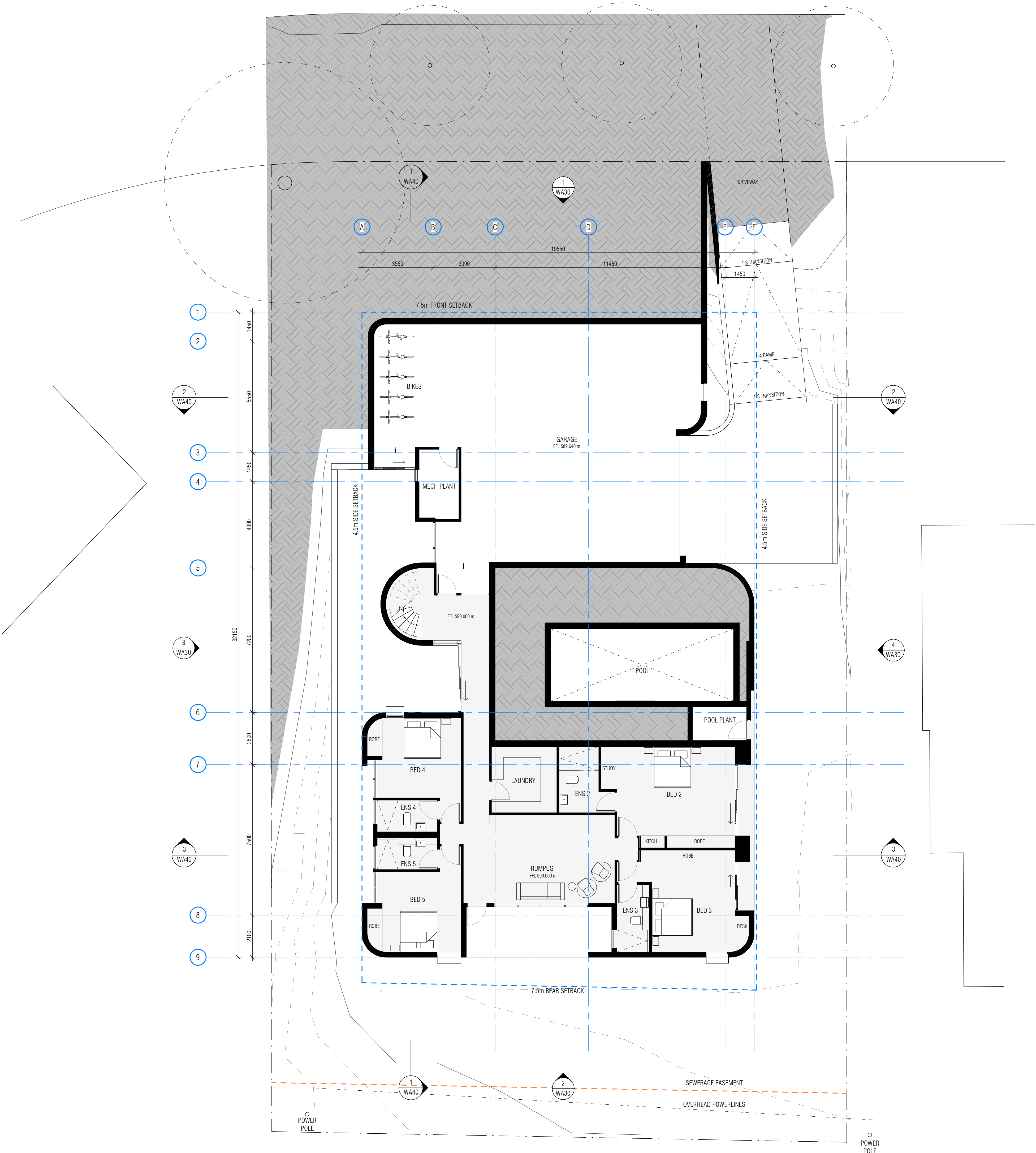
project no: 22202

issue no:

04



2 AREA PLAN - BASEMENT
SCALE: 1 : 500



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LEGEND

CT	COOKTOP
FR	FRIDGE
SI	SINK
TR-Ex	TREE - EXISTING
TR-N	TREE - NEW
TR-R	TREE - REGULATED

AREA SCHEDULE

BASEMENT	218.6 m²
GROUND	266.9 m²
LEVEL 1	70.5 m²
TOTAL GFA	556.0 m²

NCA AREA CONSTRAINTS

TOTAL GFA	MAX. 40% OF SITE AREA = 557m² (EXCL. BASEMENT < 1m ABOVE NGL)	COMPLIES
SOFT LANDSCAPE	MIN. 40% OF SITE AREA = 557m² SOFT LANDSCAPE AREA = 560m²	COMPLIES

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA); GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCSS APPROVAL.

04	FOR WORKS APPROVAL	29/06/22
03	FOR REVIEW	24/06/22
02	FOR LANDSCAPE	23/05/22
01	FOR LANDSCAPE	20/05/22

issue: revision: date:

COLLINS PENNINGTON
architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

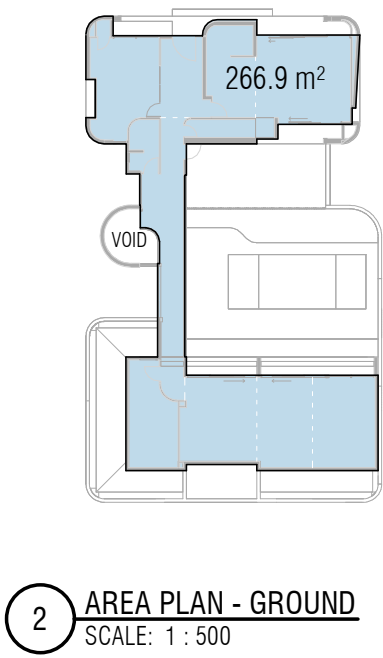
project:

TALBOT
15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:
FLOOR PLAN - GROUND

scale: As indicated @ A1 drawing no:
date: 29/06/22 **WA11**

project no: 22202 issue no:
04



2 AREA PLAN - GROUND
SCALE: 1 : 500

LEGEND

AREA SCHEDULE

BASEMENT	218.6 m²
GROUND	266.9 m²
LEVEL 1	70.5 m²
TOTAL GFA	556.0 m²

NCA AREA CONSTRAINTS

TOTAL GFA	MAX. 40% OF SITE AREA = 557m² (EXCL. BASEMENT < 1m ABOVE NGL)	COMPLIES
SOFT LANDSCAPE	MIN. 40% OF SITE AREA = 557m² SOFT LANDSCAPE AREA = 560m²	COMPLIES

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCSS APPROVAL.

04	FOR WORKS APPROVAL	29/06/22
03	FOR REVIEW	24/06/22
02	FOR LANDSCAPE	23/05/22
01	FOR LANDSCAPE	20/05/22

issue: revision: date:

**COLLINS
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14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects:
Andrew Collins ACT #2143 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

project:

TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

FLOOR PLAN - LEVEL 01

scale: 1:100 @ A1
date: 29/06/22

drawing no:

WA12

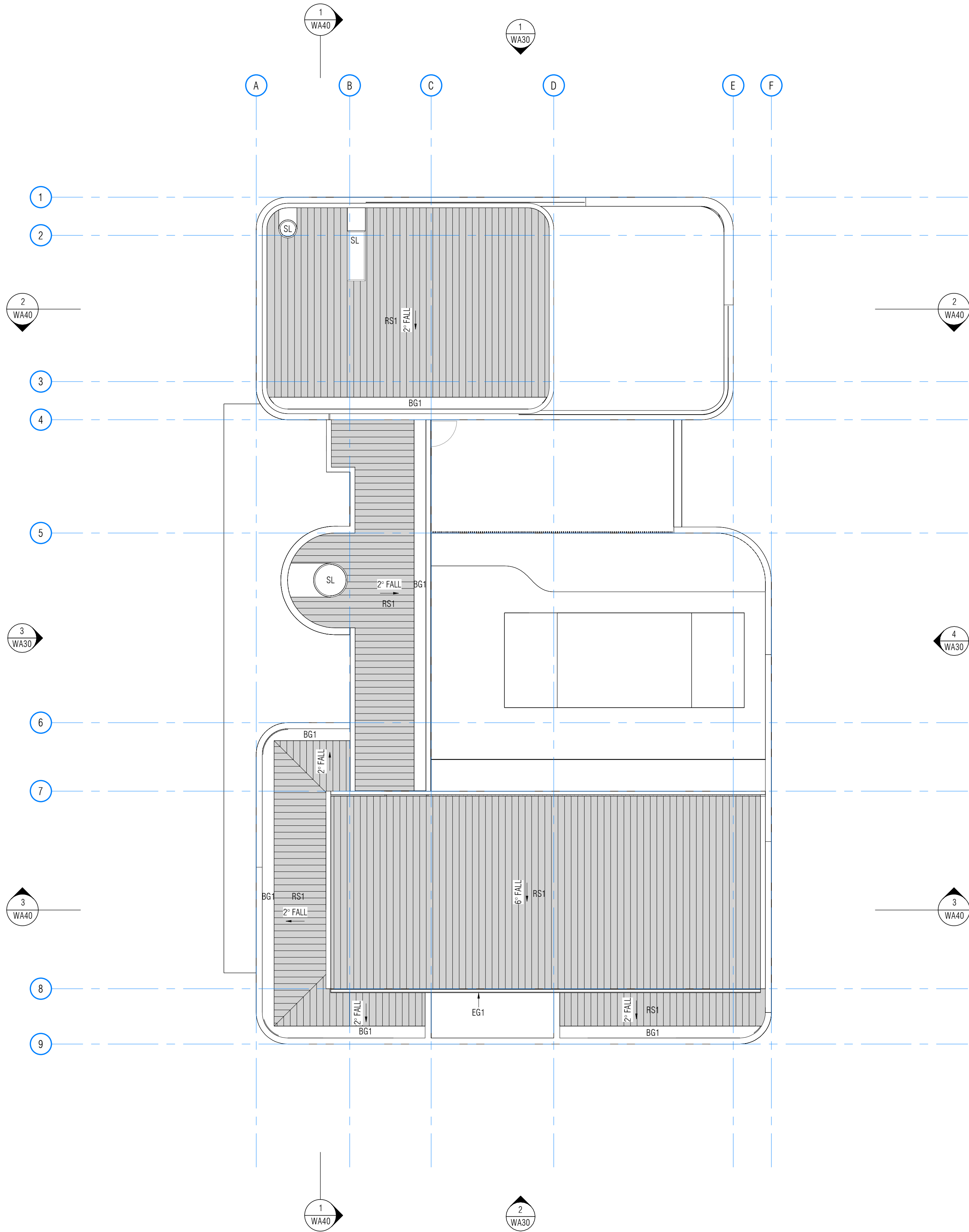
project no: 22202

issue no:

04

LEGEND

BG1	BOX GUTTER TYPE 1
EG1	EAVES GUTTER TYPE 1
RS1	ROOF SHEET TYPE 1
SL	SKYLIGHT



GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA); GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

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DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.

1		
02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22
issue:	revision:	date:

**COLLINS
PENNINGTON**
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Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects
Andrew Collins ACT #2143 NSW #7448
David Pennington ACT #2490

client:
TONY YANG

project:
TALBOT
15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:
ROOF PLAN

scale: As indicated @ A1 drawing no:
date: 29/06/22 **WA20**

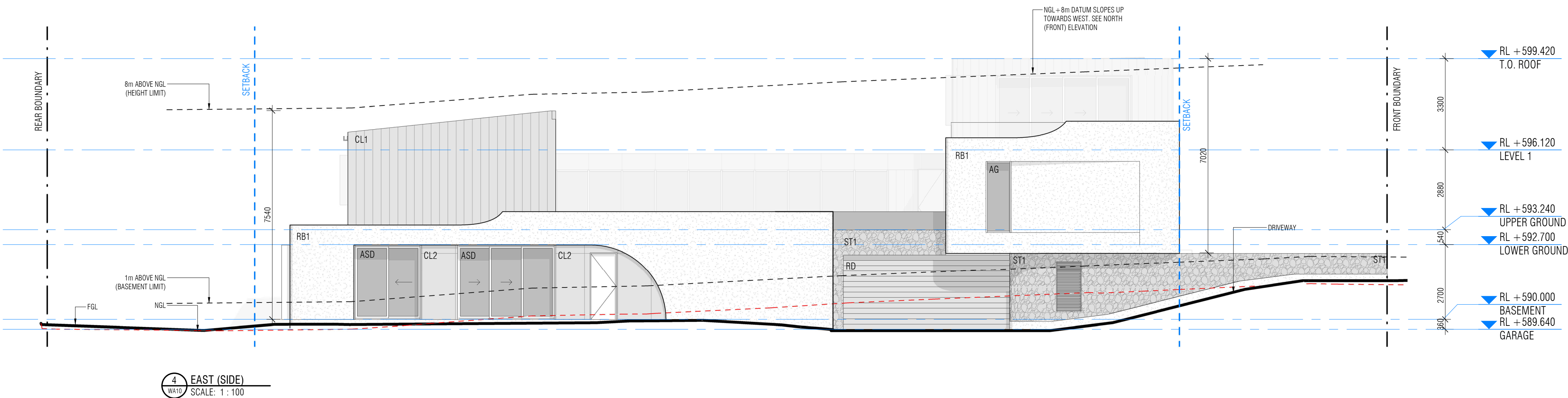
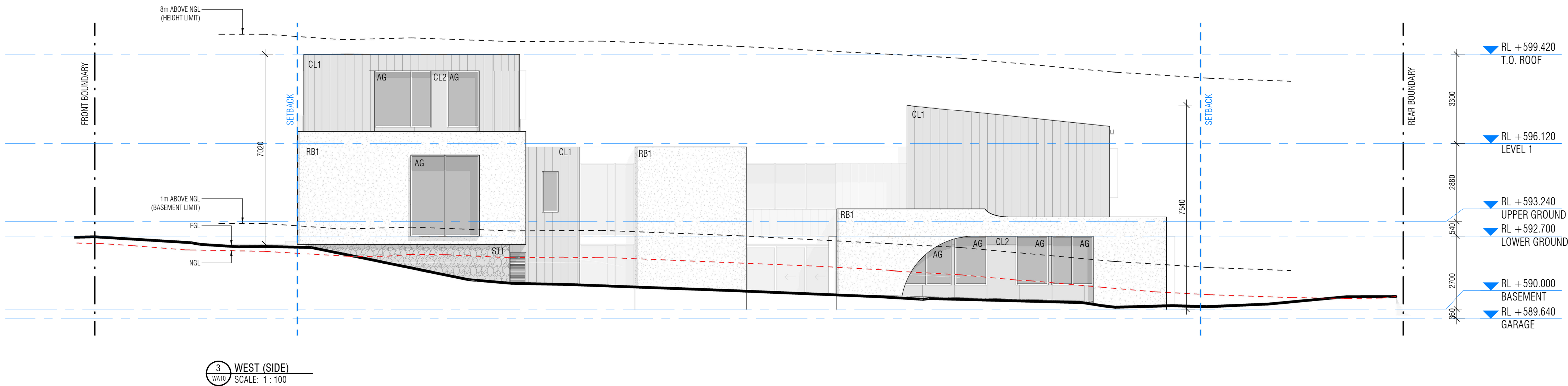
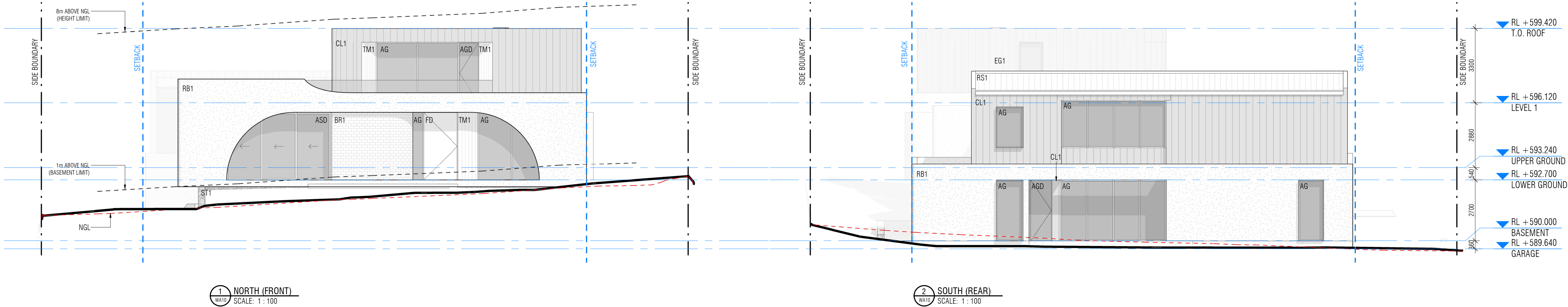
project no: 22202 issue no:
02

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LEGEND

AG	ALUMINIUM-FRAMED GLAZING
AGD	ALUMINIUM-FRAMED GLAZED DOOR
ASD	ALUMINIUM-FRAMED GLAZED SLIDING DOOR
BR1	BRICK TYPE 1
CL1	CLADDING TYPE 1
CL2	CLADDING TYPE 2
EG1	EAVES GUTTER TYPE 1
FD	FRONT DOOR
NGL	NATURAL GROUND LEVEL
RB1	RENDERED BRICK TYPE 1
RD	ROLLER DOOR
RS1	ROOF SHEET TYPE 1
ST1	STONE TYPE 1
TM1	TIMBER TYPE 1



GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCSS APPROVAL.

03	FOR WORKS APPROVAL	29/06/22
02	FOR REVIEW	24/06/22
01	FOR LANDSCAPE	23/05/22

issue: revision: date:

COLLINS PENNINGTON architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Norman Architects
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

project:

TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

ELEVATIONS

scale: As indicated @ A1
date: 29/06/22

drawing no:

WA30

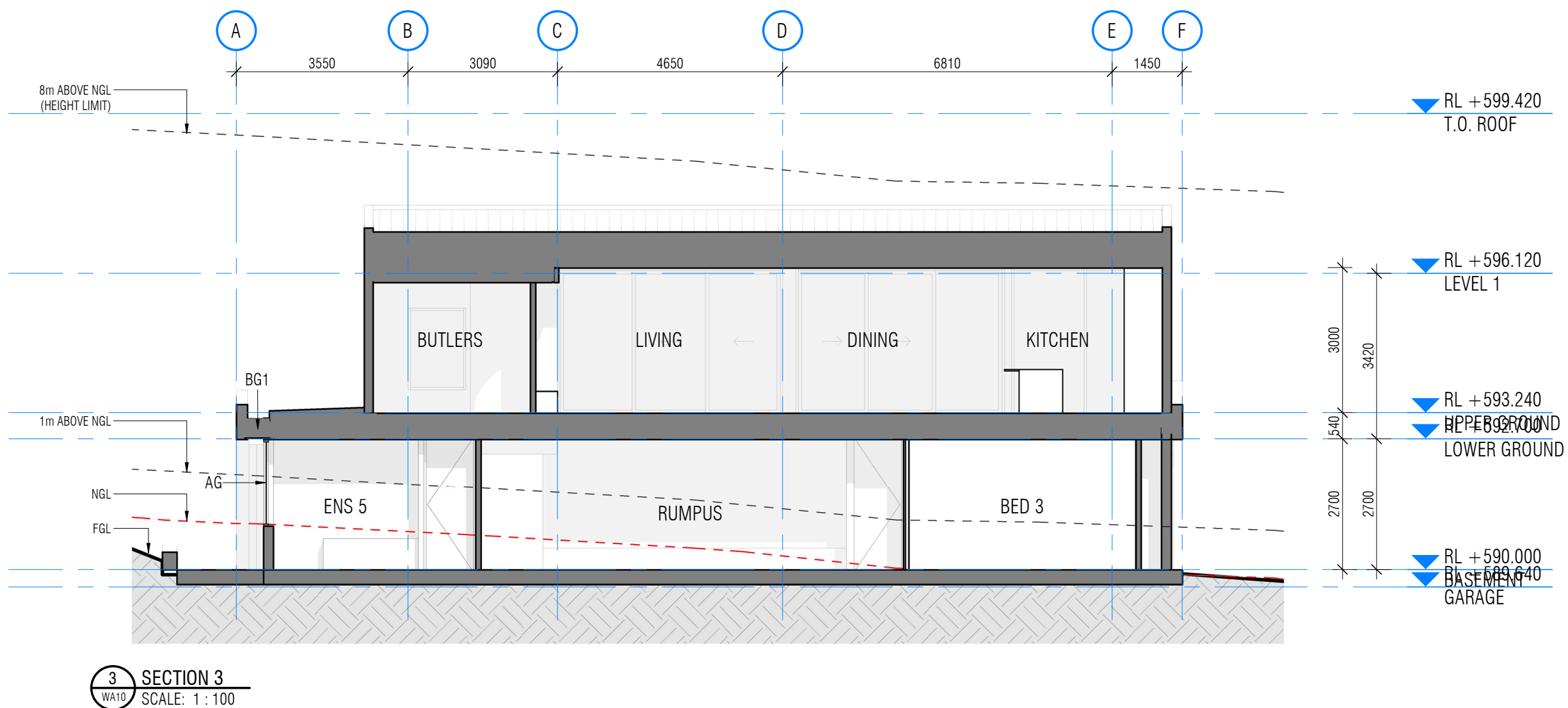
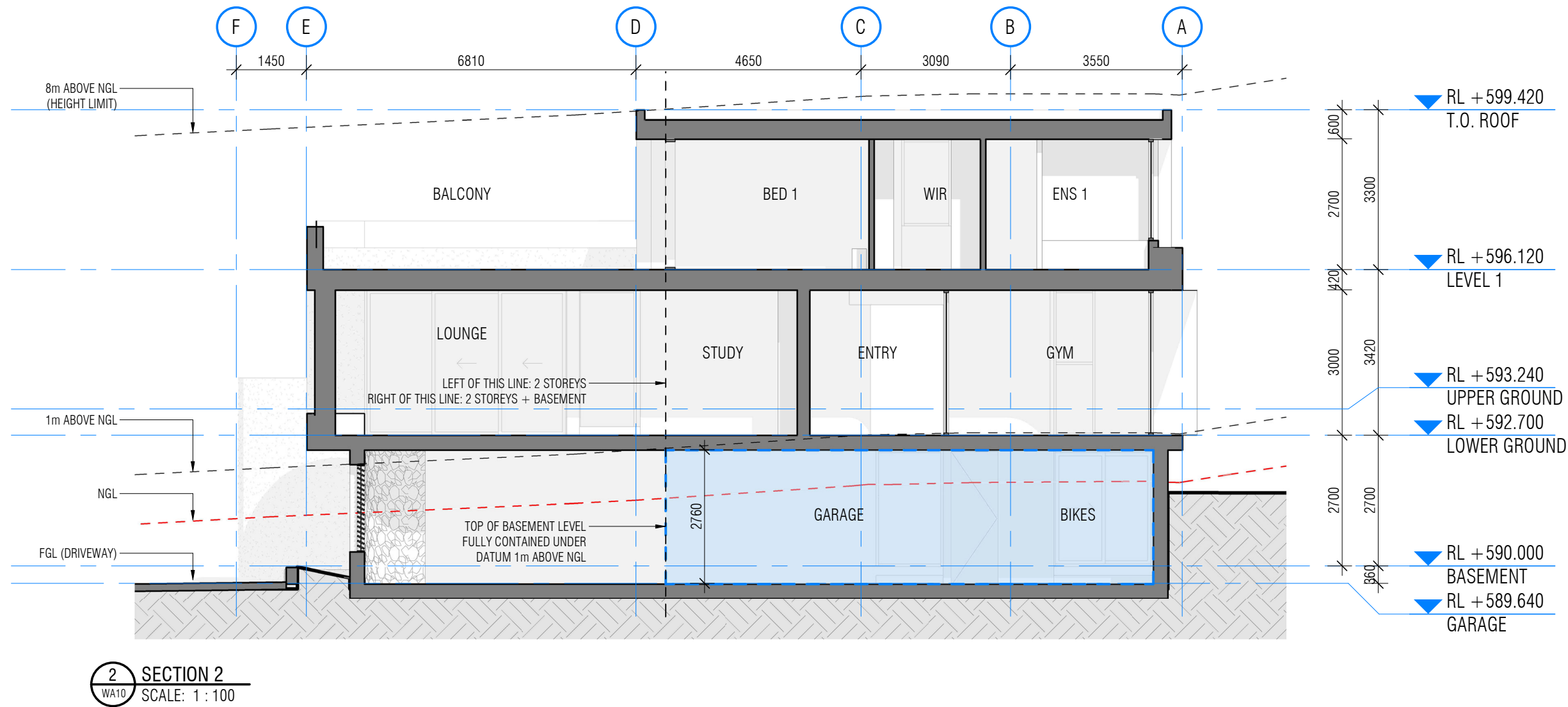
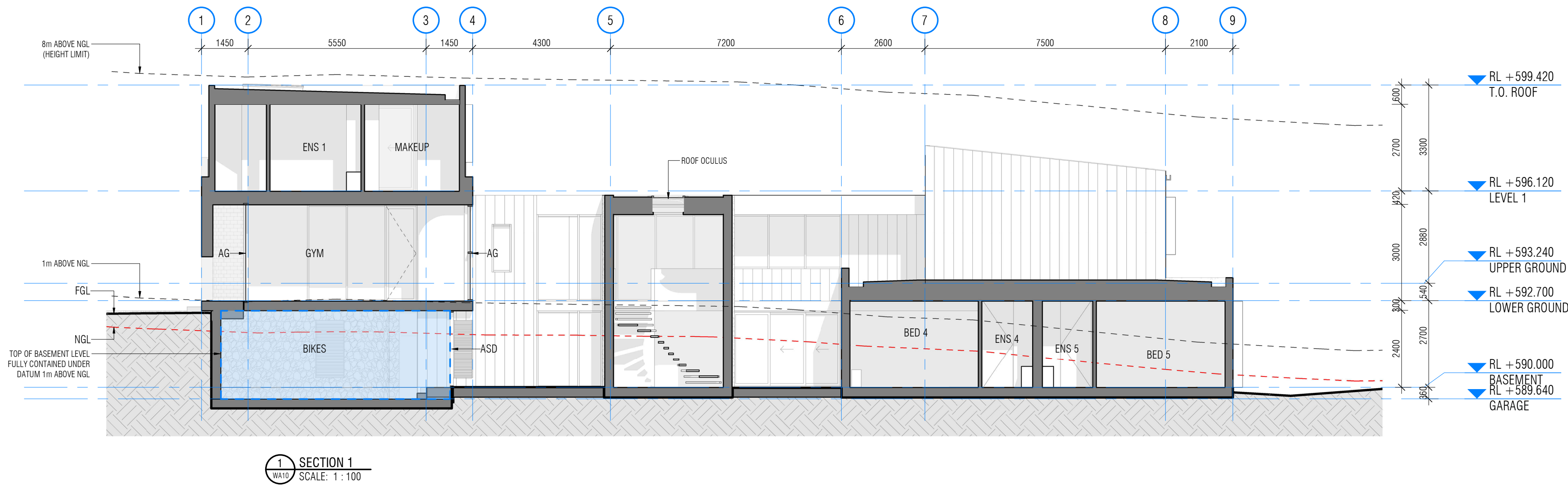
project no: 22202

issue no:

03

LEGEND

AG	ALUMINIUM-FRAMED GLAZING
ASD	ALUMINIUM-FRAMED GLAZED SLIDING DOOR
BG1	BOX GUTTER TYPE 1
FGL	FINISHED GROUND LEVEL
NGL	NATURAL GROUND LEVEL



GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCSS APPROVAL.

03	FOR WORKS APPROVAL	29/06/22
02	FOR REVIEW	24/06/22
01	FOR LANDSCAPE	23/05/22

issue: revision: date:

COLLINS PENNINGTON architects
Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects:
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

project:

TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

SECTIONS

scale: As indicated @ A1
date: 29/06/22

drawing no:

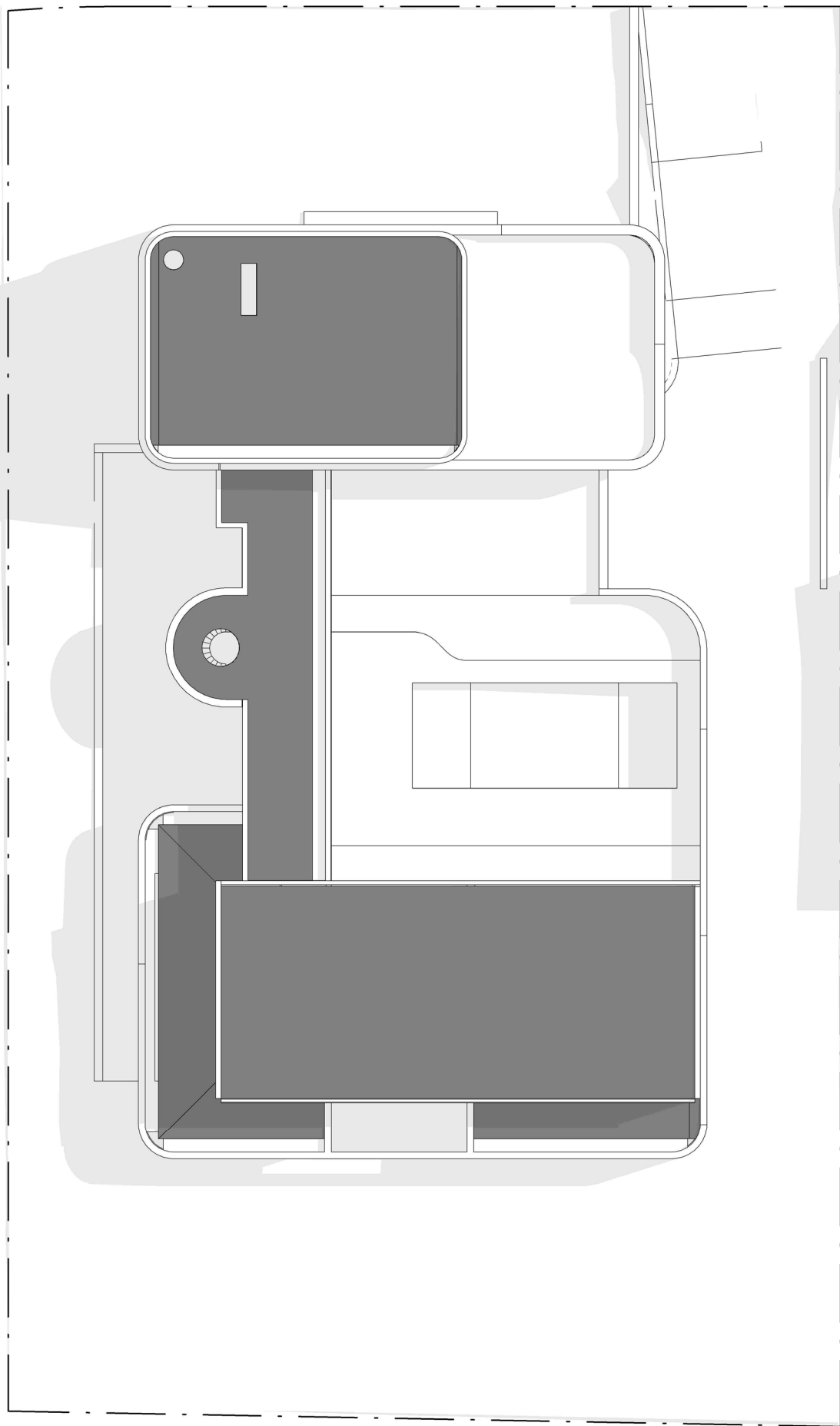
WA40

project no: 22202

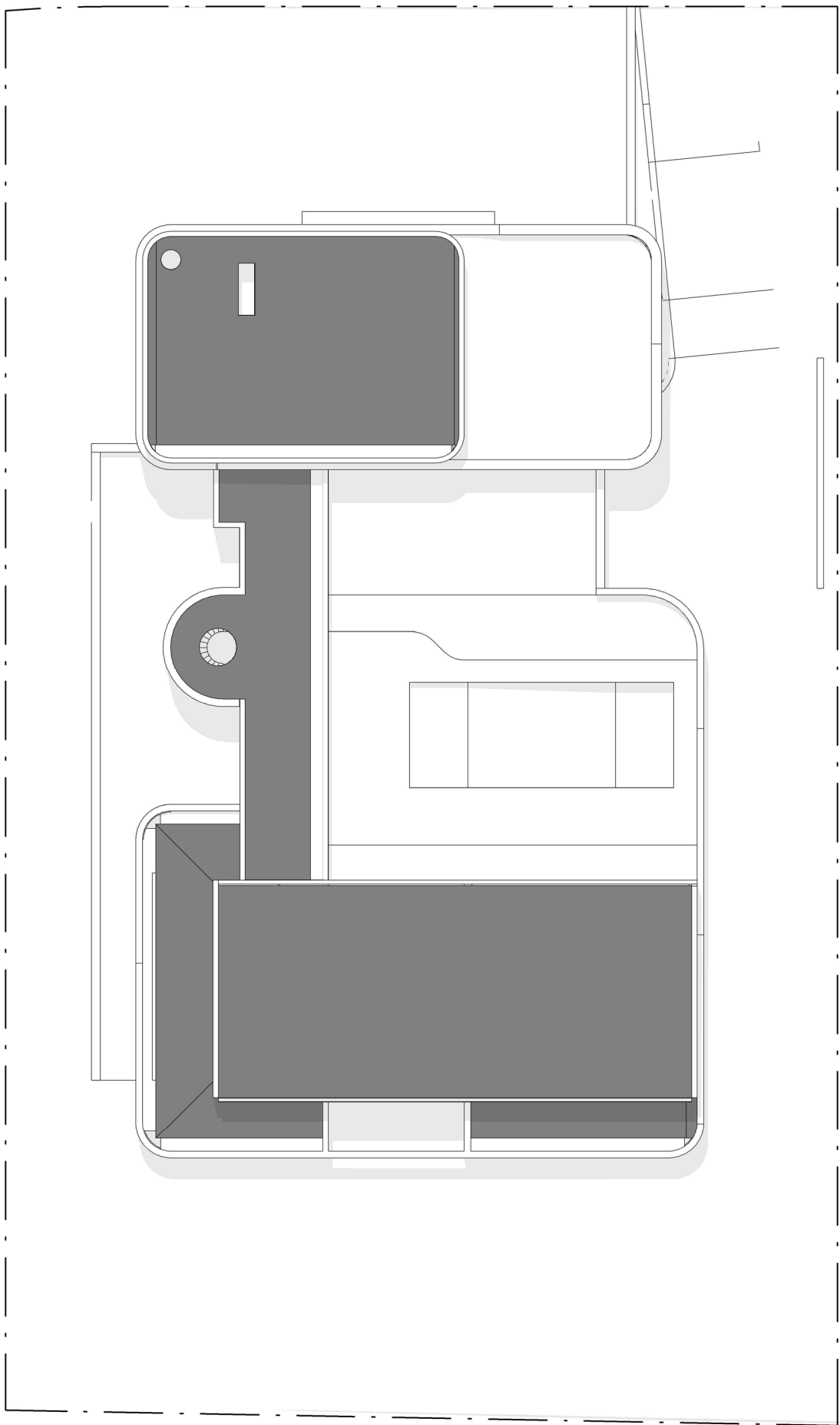
issue no:

03

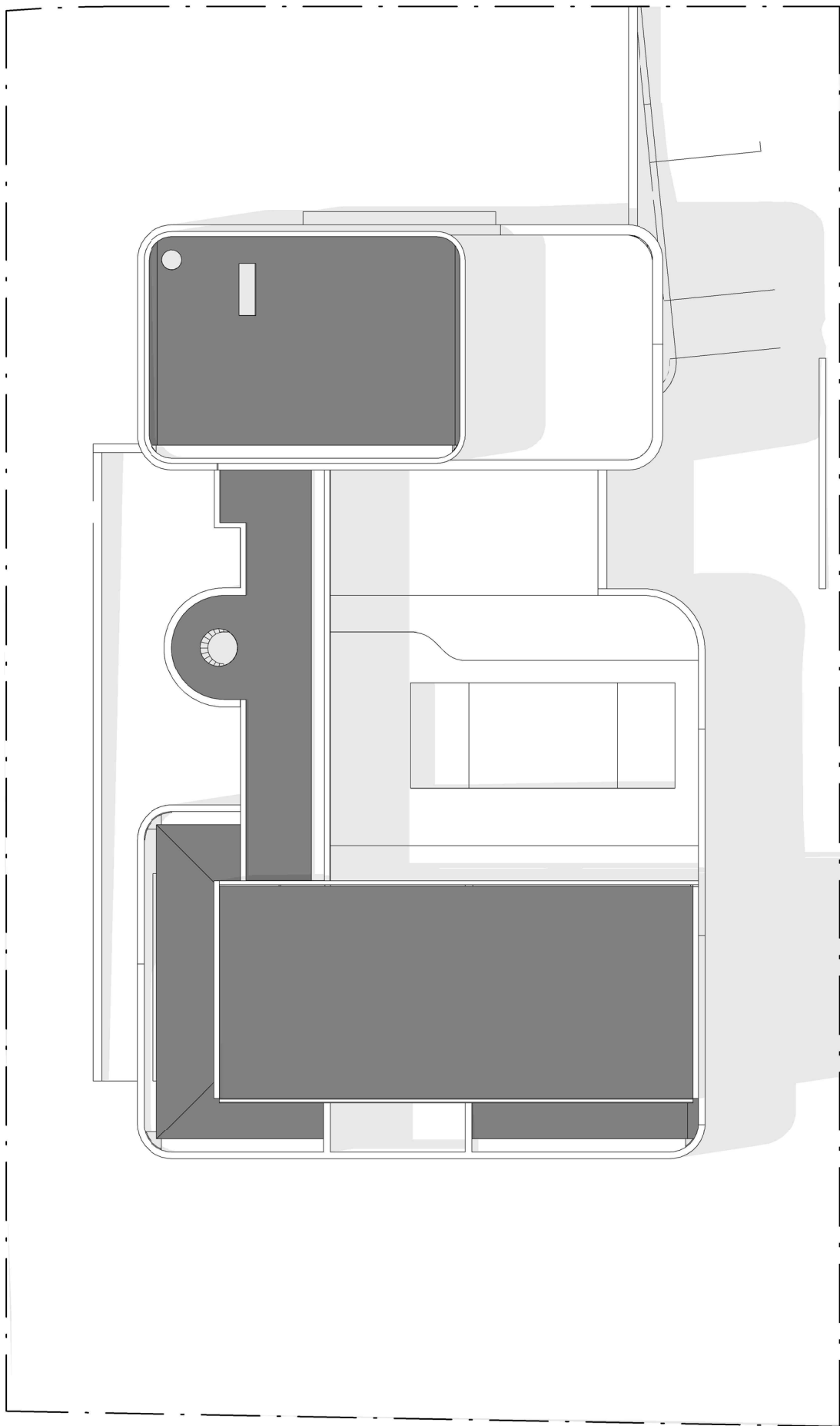
LEGEND



1 SUMMER SOLSTICE 0900
SCALE: 1 : 200



2 SUMMER SOLSTICE 1200
SCALE: 1 : 200



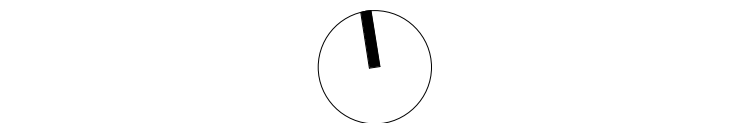
3 SUMMER SOLSTICE 1500
SCALE: 1 : 200

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

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DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.



02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22
issue:	revision:	date:

**COLLINS
PENNINGTON**
architects

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Notified Architects
Andrew Collins ACT #2143 NSW #7448
David Pennington ACT #2490

client:
TONY YANG

project:
TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:
SOLAR STUDY - SUMMER

scale: As indicated @ A1
date: 29/06/22

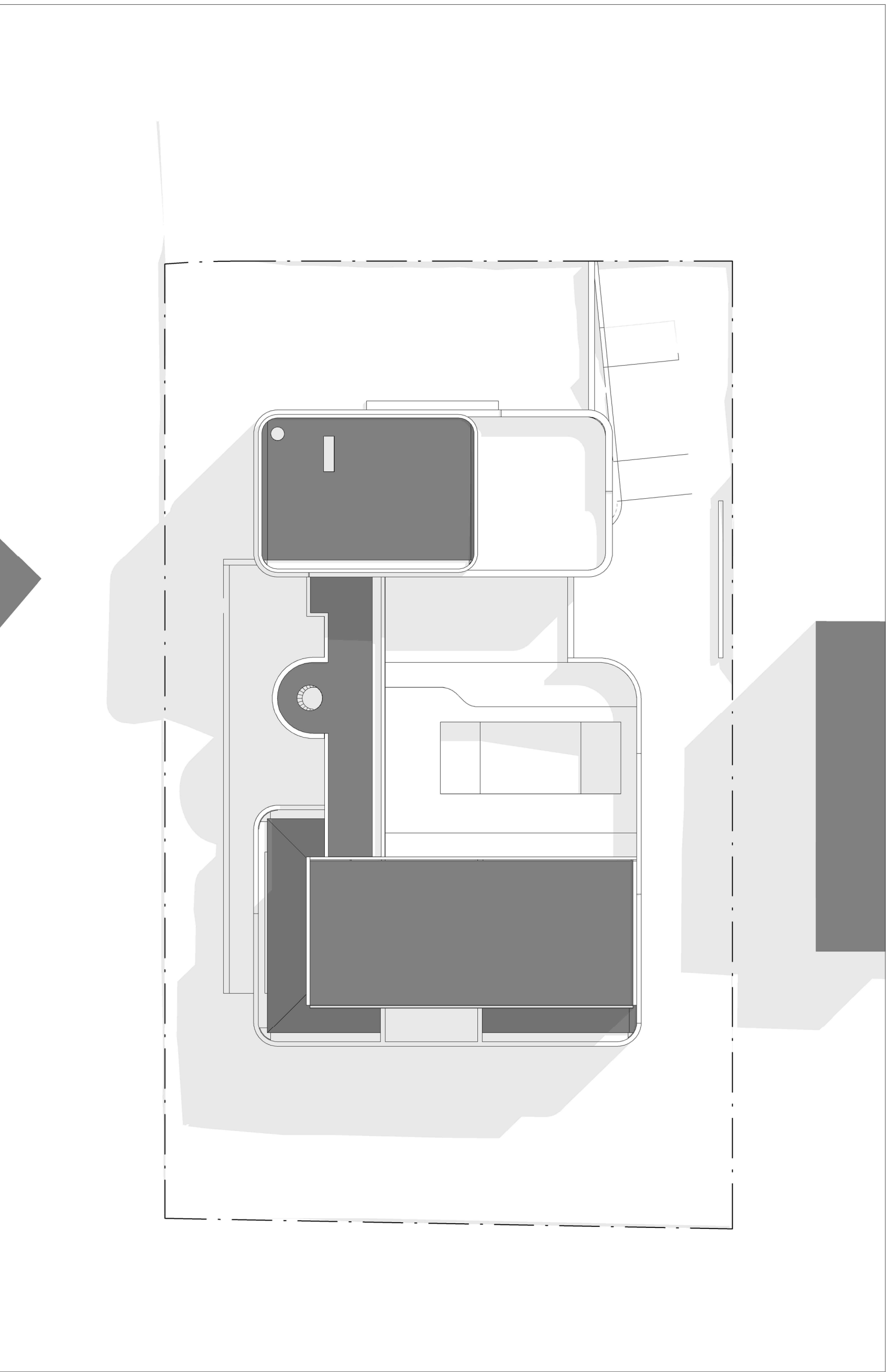
drawing no:
WA50

project no: 22202

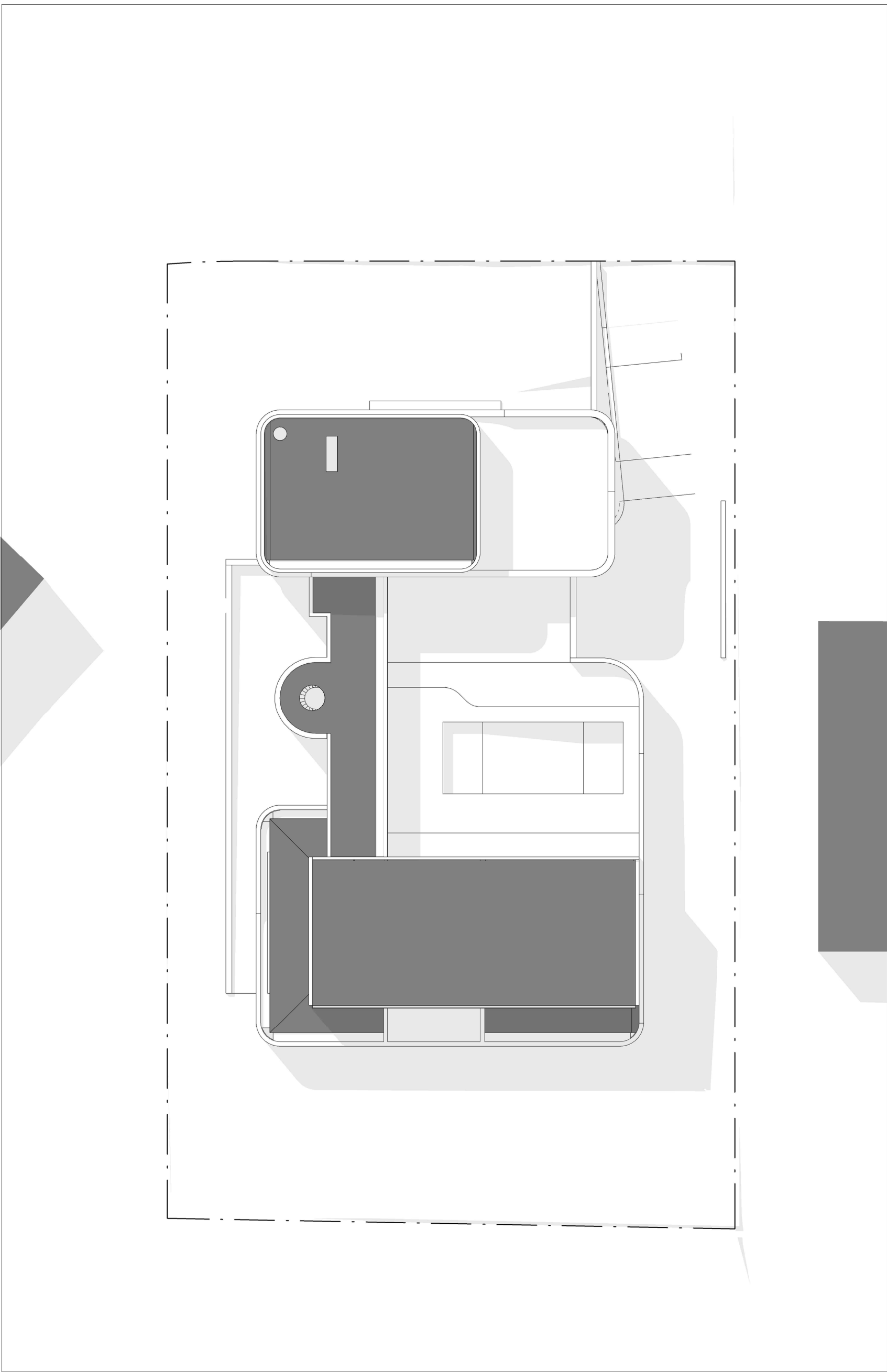
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02

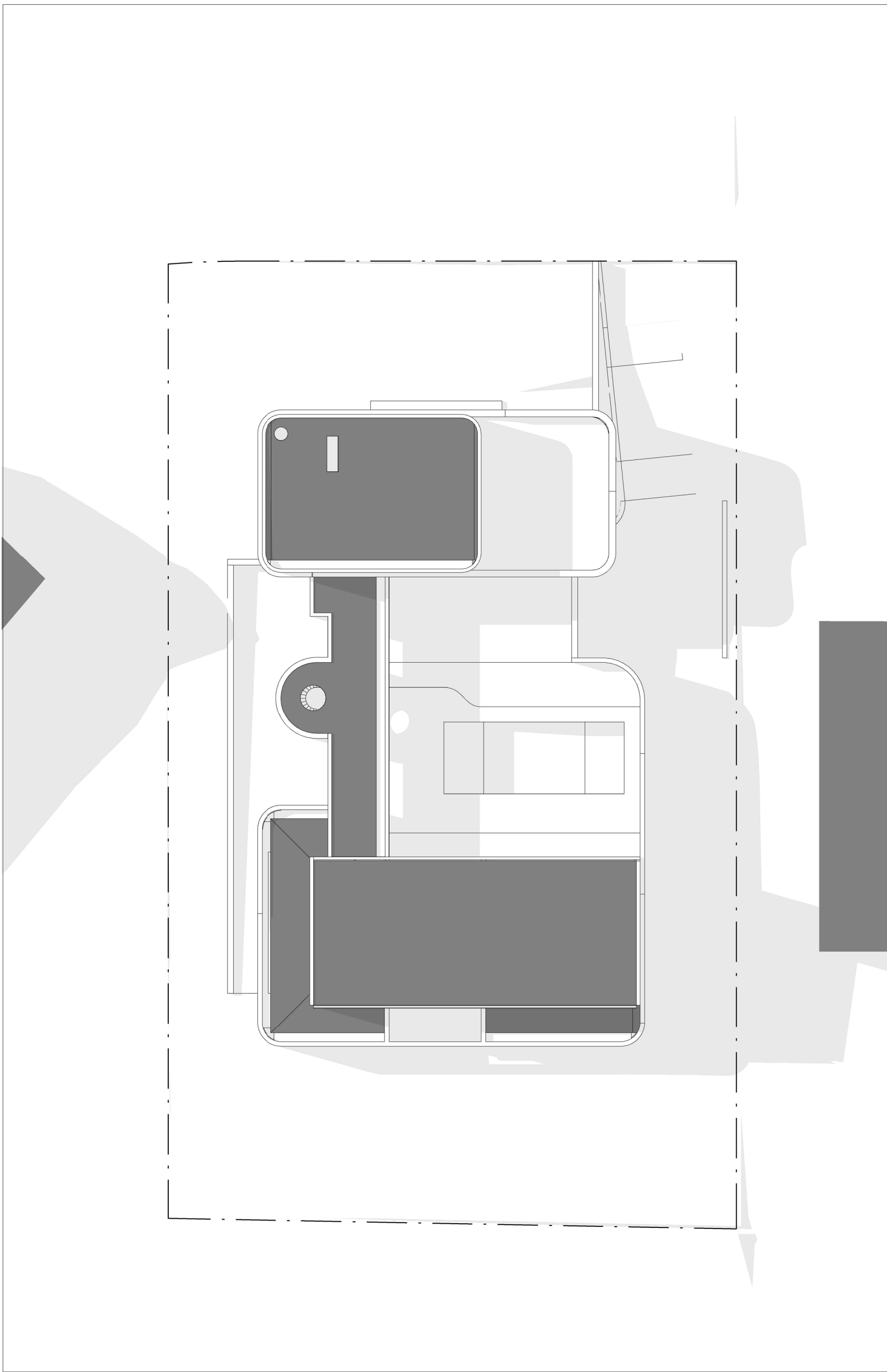
LEGEND



1 SPRING EQUINOX 0900
SCALE: 1 : 200



2 SPRING EQUINOX 1200
SCALE: 1 : 200



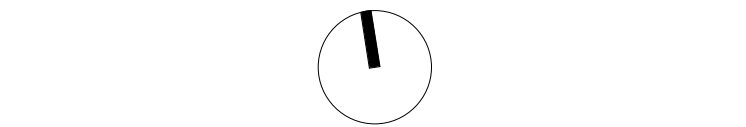
3 SPRING EQUINOX 1500
SCALE: 1 : 200

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

LANDSCAPE SHOWN INDICATIVELY. REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION.

DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.



02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22
issue:	revision:	date:

**COLLINS
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architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Notified Architects
Andrew Collins ACT #2143 NSW #7448
David Pennington ACT #2490

client:
TONY YANG

project:
TALBOT

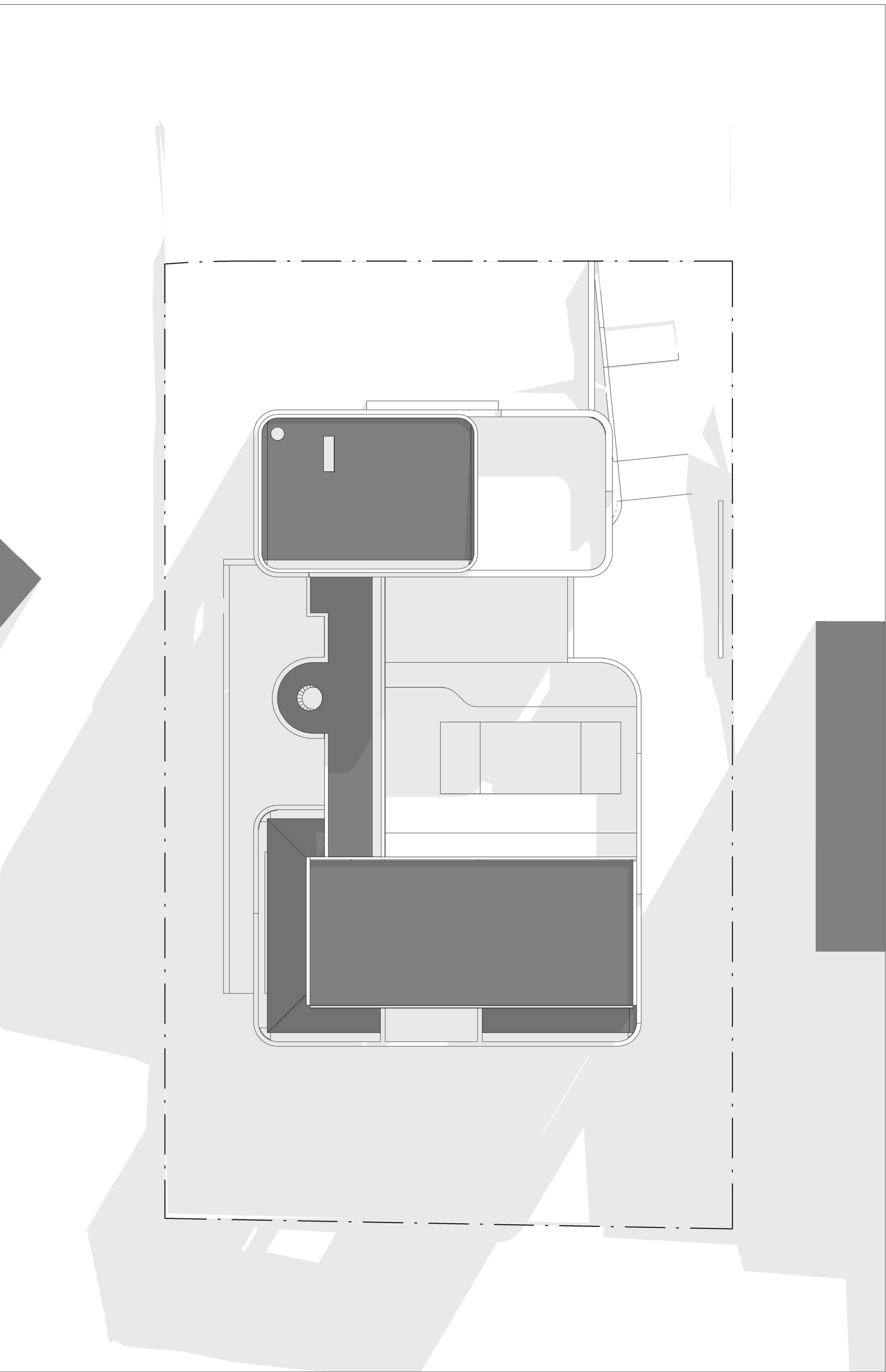
15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:
SOLAR STUDY - SPRING

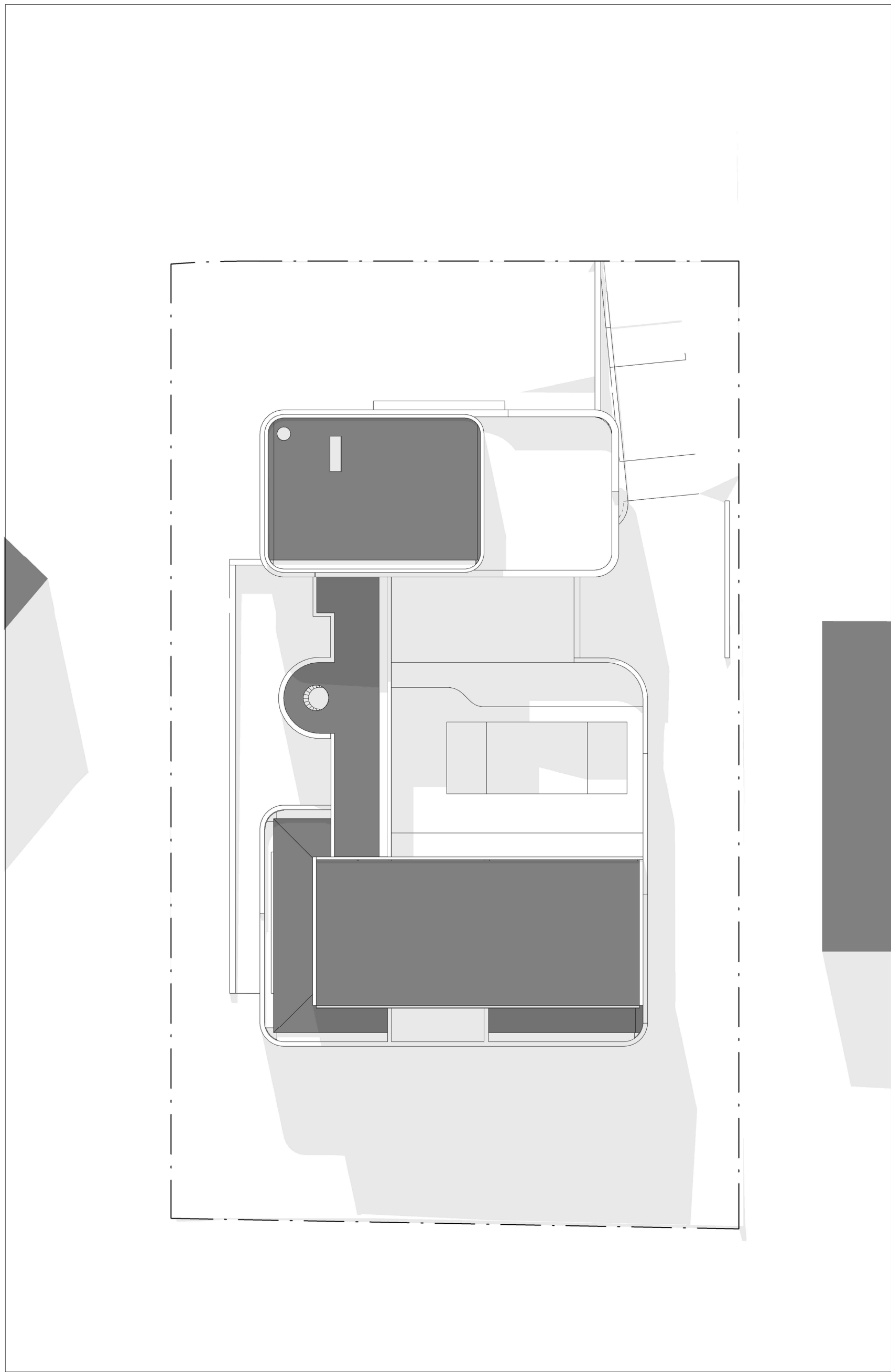
scale: As indicated @ A1 drawing no:
date: 29/06/22 **WA51**

project no: 22202 issue no:
02

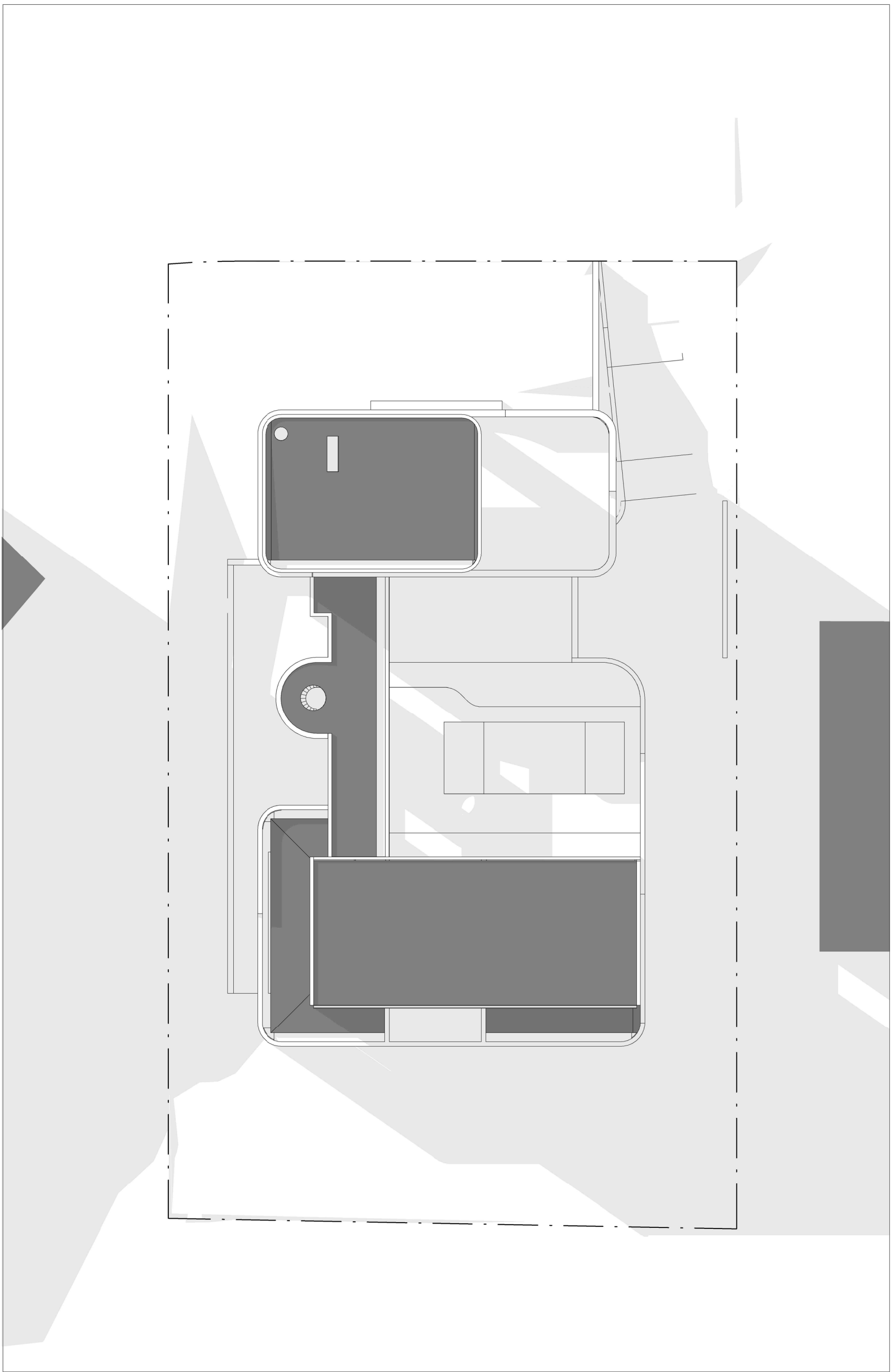
LEGEND



1 WINTER SOLSTICE 0900
SCALE: 1 : 200



2 WINTER SOLSTICE 1200
SCALE: 1 : 200



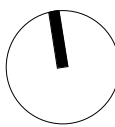
3 WINTER SOLSTICE 1500
SCALE: 1 : 200

GENERAL NOTES

PLANNING CONSTRAINTS (SETBACKS, ETC.) ARE SET OUT PER THE NATIONAL CAPITAL AUTHORITY (NCA): GENERAL CODE, DEAKIN/FORREST RESIDENTIAL AREA PRECINCT CODE, AND LANDSCAPE & SUSTAINABILITY GUIDELINES.

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DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.



02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22
issue:	revision:	date:

**COLLINS
PENNINGTON**
architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Notified Architects
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:
TONY YANG

project:
TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

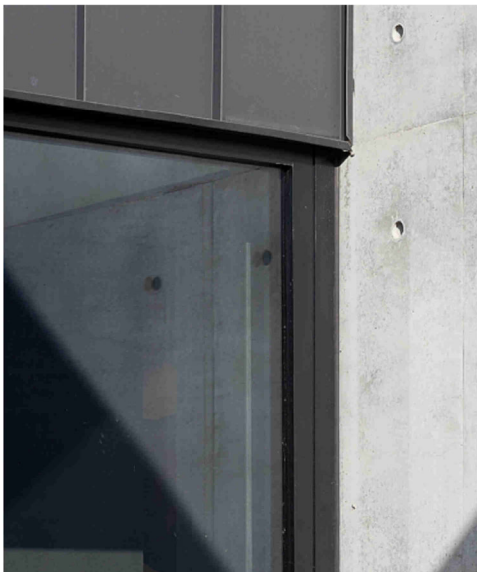
drawing title:
SOLAR STUDY - WINTER

scale: As indicated @ A1 drawing no:
date: 29/06/22 **WA52**

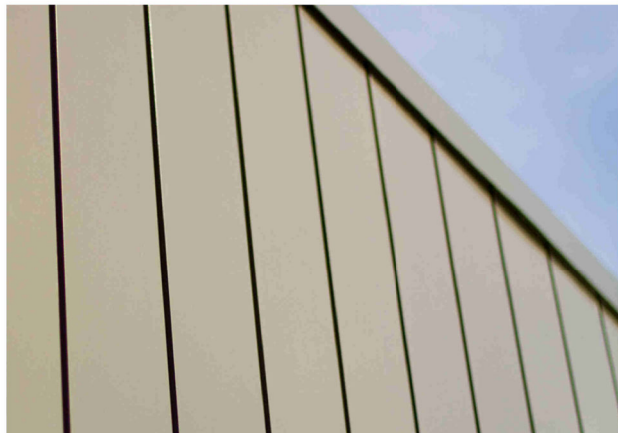
project no: 22202 issue no:
02

LEGEND

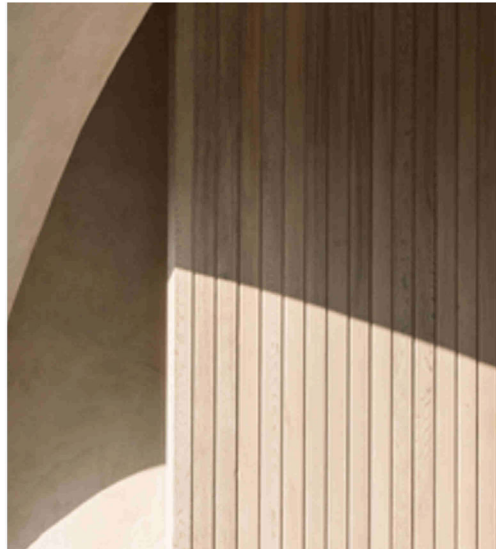
AG	ALUMINIUM-FRAMED GLAZING
BR1	BRICK TYPE 1
CL1	CLADDING TYPE 1
RB1	RENDERED BRICK TYPE 1
ST1	STONE TYPE 1
TM1	TIMBER TYPE 1



AG / ASD - ALUMINIUM-FRAMED GLAZING/SLIDING DOOR
DOUBLE-GLAZED CLEAR GLASS INSIDE
POWDERCOATED ALUMINIUM FRAME
COLOUR: DARK



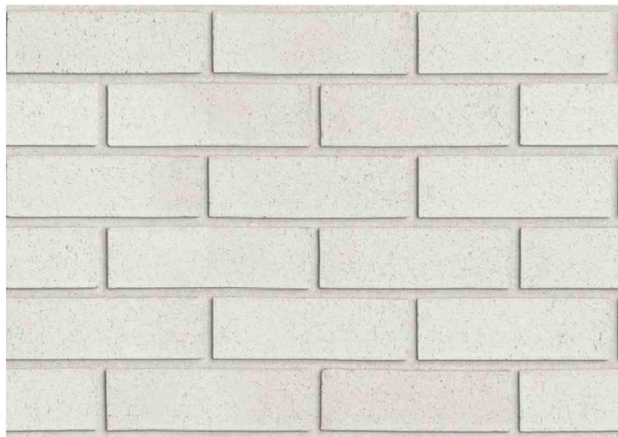
CL1 - CLADDING TYPE 1
SEAMED METAL CLADDING



TM1 - TIMBER TYPE 1
COLOUR: LIGHT



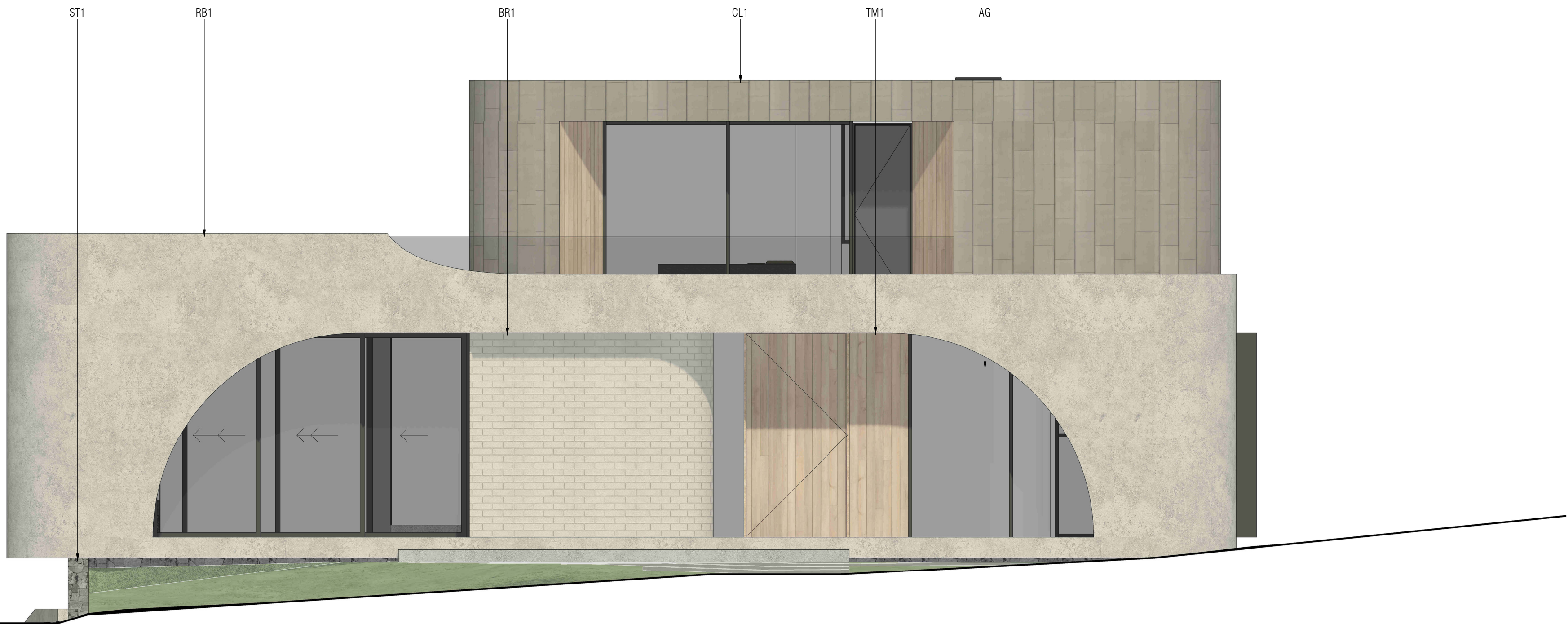
RB1 - RENDERED BRICKWORK TYPE 1
COLOUR: LIGHT, TEXTURED



BR1 - BRICK TYPE 1
COLOUR: WHITE



ST1 - STONE TYPE 1
NATURAL STONE



GENERAL NOTES

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DRIVEWAY SHOWN INDICATIVELY. REFER TO CIVIL ENGINEERS DOCUMENTATION & TCCS APPROVAL.

02	FOR WORKS APPROVAL	29/06/22
01	FOR REVIEW	24/06/22

issue: revision: date:

**COLLINS
PENNINGTON**
architects

Level 1 Style Arcade Manuka, Shop 13
14-16 Franklin St Griffith 2603 T 02 6295 1433
Nominated Architects
Andrew Collins ACT #2443 NSW #7448
David Pennington ACT #2490

client:

TONY YANG

project:

TALBOT

15 TALBOT STREET, FORREST ACT
BLOCK 2, SECTION 7, FORREST

drawing title:

MATERIALS PALETTE

scale: As indicated @ A1
date: 29/06/22

drawing no:
WA60

project no: 22202

issue no:

02