

FORESTRY PLACE

BLOCK 7 SECTION 4, YARRALUMLA, ACT

DRAWING LIST

NO	TITLE	REV
WA3 0000	LOCATION PLAN & DRAWING SCHEDULE	A
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NOTE:
ARCHITECTURAL DOCUMENTATION TO READ IN CONJUNCTION WITH:

- LANDSCAPE DOCUMENTATION PREPARED BY PAUL BANGAY STUDIO
- CIVIL DOCUMENTATION PREPARED BY CBR/COLEMAN/JPS
- CIVIL DOCUMENTATION PREPARED BY SELLICKS
- HYDRAULIC DOCUMENTATION PREPARED BY SELLICKS
- ELECTRICAL DOCUMENTATION PREPARED BY ACOR
- ARBORICULTURAL ASSESSMENT PREPARED BY CANOPY
- HERITAGE IMPACT ASSESSMENT PREPARED BY ERM
- CONTAMINATION REPORT PREPARED BY DOUGLAS PARTNERS
- TRANSPORT IMPACT ASSESSMENT PREPARED BY STANTEC

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REV	DESCRIPTION	DATE
A	ISSUE FOR WORKS APPROVAL	06/05/2026

PROJECT NAME
FORESTRY PLACE

PROJECT NUMBER
2523

CLIENT
YARRALUMLA GREEN PTY LTD

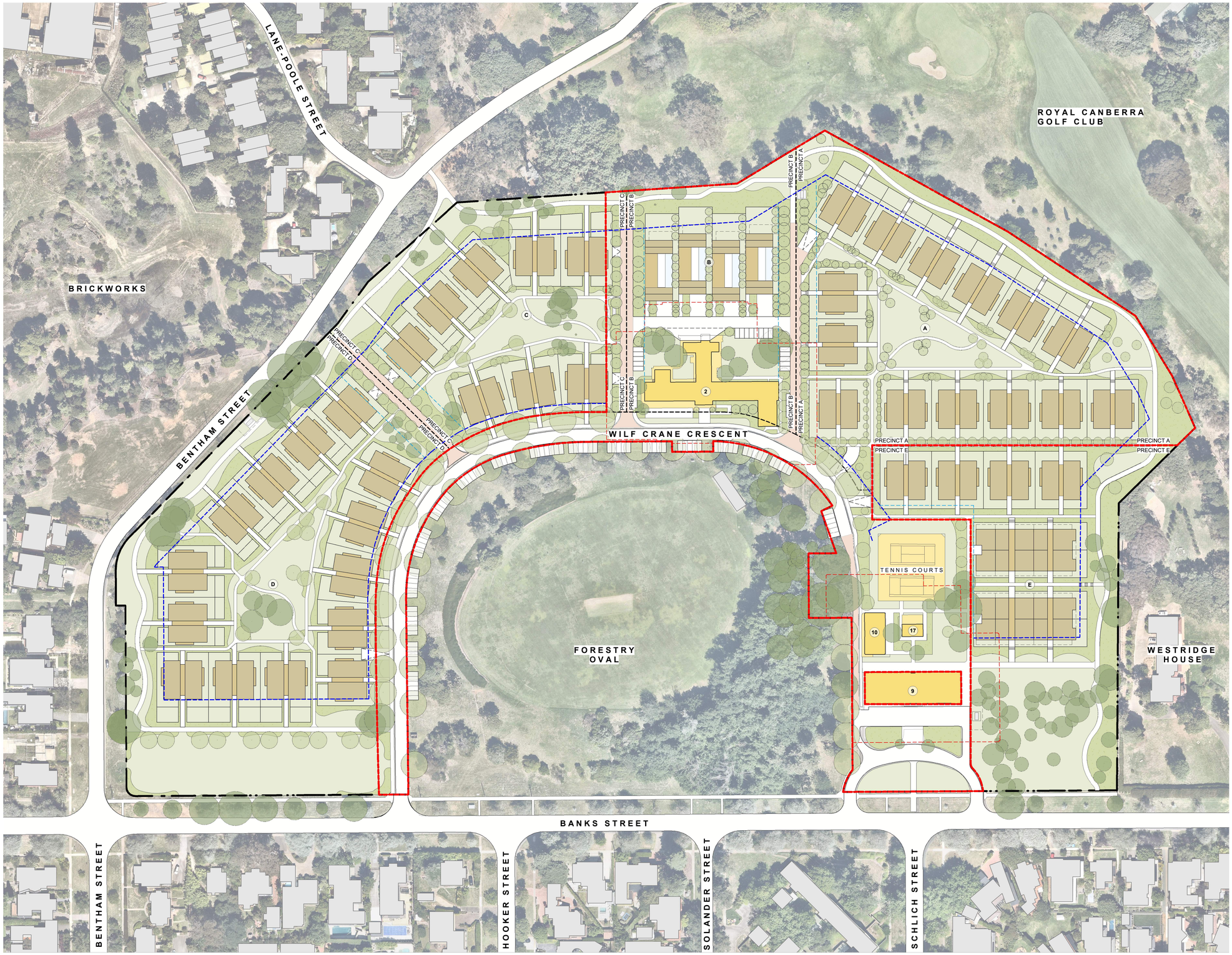
LOCATION
BLOCK 7 SECTION 4, YARRALUMLA, ACT

DRAWING TITLE
LOCATION PLAN & DRAWING SCHEDULE

SCALE
1 : 5000 @ A1

DRAWING NUMBER
WA3 0000

REVISION
A



PRECINCTS & BUILDINGS

- (A) PRECINCT A
  14x 3-STOREY RESIDENTIAL BUILDING
  100 UNITS
- (B) PRECINCT B
  4x 2-STOREY TOWNHOUSE BUILDING
  4 TOWNHOUSES
- (C) PRECINCT C
  8x 3-STOREY RESIDENTIAL BUILDING
  TBC UNITS
- (D) PRECINCT D
  14x 3-STOREY RESIDENTIAL BUILDING
  TBC UNITS
- (E) PRECINCT E
  6x 3-STOREY COMMERCIAL ACCOMMODATION (RETIREMENT)
  TBC UNITS
- (2) BUILDING 2 - FORESTRY HOUSE
- (9) BUILDING 9 - AUSTRALIAN FORESTRY SCHOOL
- (10) BUILDING 10 - INDUSTRIAL MUSEUM / FORESTRY & TIMBER BUREAU OFFICES
- (17) BUILDING 17 - SEED STORE

LEGEND

- BOUNDARY
- BOUNDARY SETBACK
- OPEN SPACE CORRIDOR
- 20M RESIDENTIAL EXCLUSION ZONE
- WORKS APPROVAL - STAGE 1 DEVELOPMENT
  OFFSITE WORKS INCLUDING CARPARKING, FOOTPATH
- SHARED ZONE
- HERITAGE BUILDING AND HARDSTAND TO BE RETAINED
- PROPOSED BUILDING
- EXISTING TREES
- PROPOSED TREES

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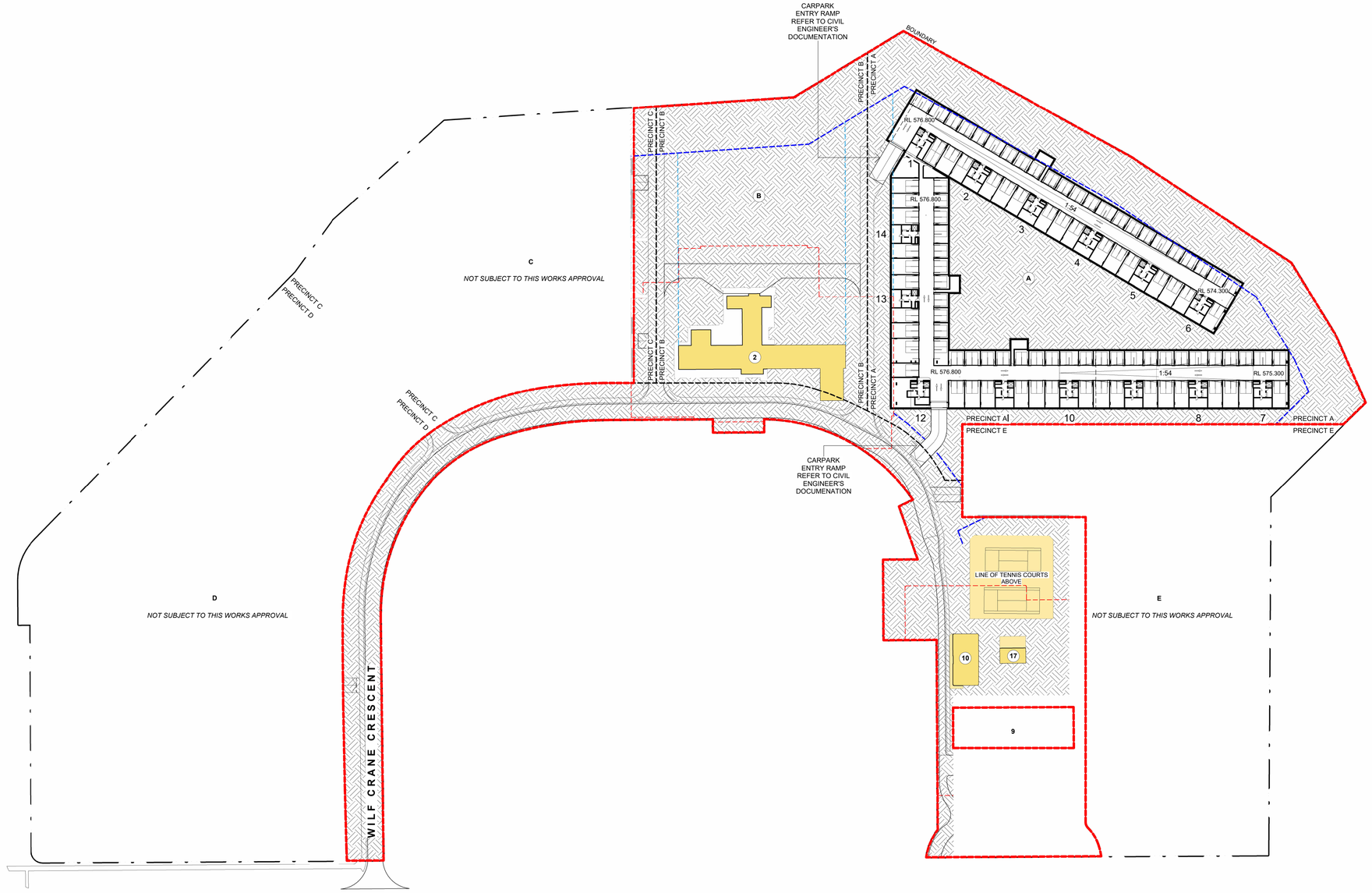
LOCATION
BLOCK 7 SECTION 4, YARRALUMLA, ACT

DRAWING TITLE
PLAN - MASTERPLAN

SCALE
1 : 1000 @ A1

DRAWING NUMBER
WA3 0101

REVISION
A



PRECINCTS & BASEMENTS

- (A) PRECINCT A
  100 GARAGES SHOWN
- (B) PRECINCT B
  NO BASEMENT GARAGE
- (C) PRECINCT C
  67 GARAGES SHOWN
  B1: 49 GARAGES SHOWN
  B2: GARAGES SHOWN
- (D) PRECINCT D
  123 GARAGES SHOWN
  B1: 82 GARAGES SHOWN
  B2: 41 GARAGES SHOWN
- (E) PRECINCT E
  COMMERCIAL ACCOMMODATION (RETIREMENT) TBC UNITS
  44 GARAGES SHOWN
  137 STANDARD CAR SPACES SHOWN
  = 90 ACCESSIBLE CAR SPACES
- (2) BUILDING 2 - FORESTRY HOUSE
- (9) BUILDING 9 - AUSTRALIAN FORESTRY SCHOOL
- (10) BUILDING 10 - INDUSTRIAL MUSEUM / FORESTRY & TIMBER BUREAU OFFICES
- (17) BUILDING 17 - SEED STORE

LEGEND

- BOUNDARY
- BOUNDARY SETBACK
- OPEN SPACE CORRIDOR
- 20M RESIDENTIAL EXCLUSION ZONE
- WORKS APPROVAL - STAGE 1 DEVELOPMENT
  OFFSITE WORKS INCLUDING CARPARKING, FOOTPATH
- ROADS ABOVE
- HERITAGE BUILDING AND HARDSTAND TO BE RETAINED

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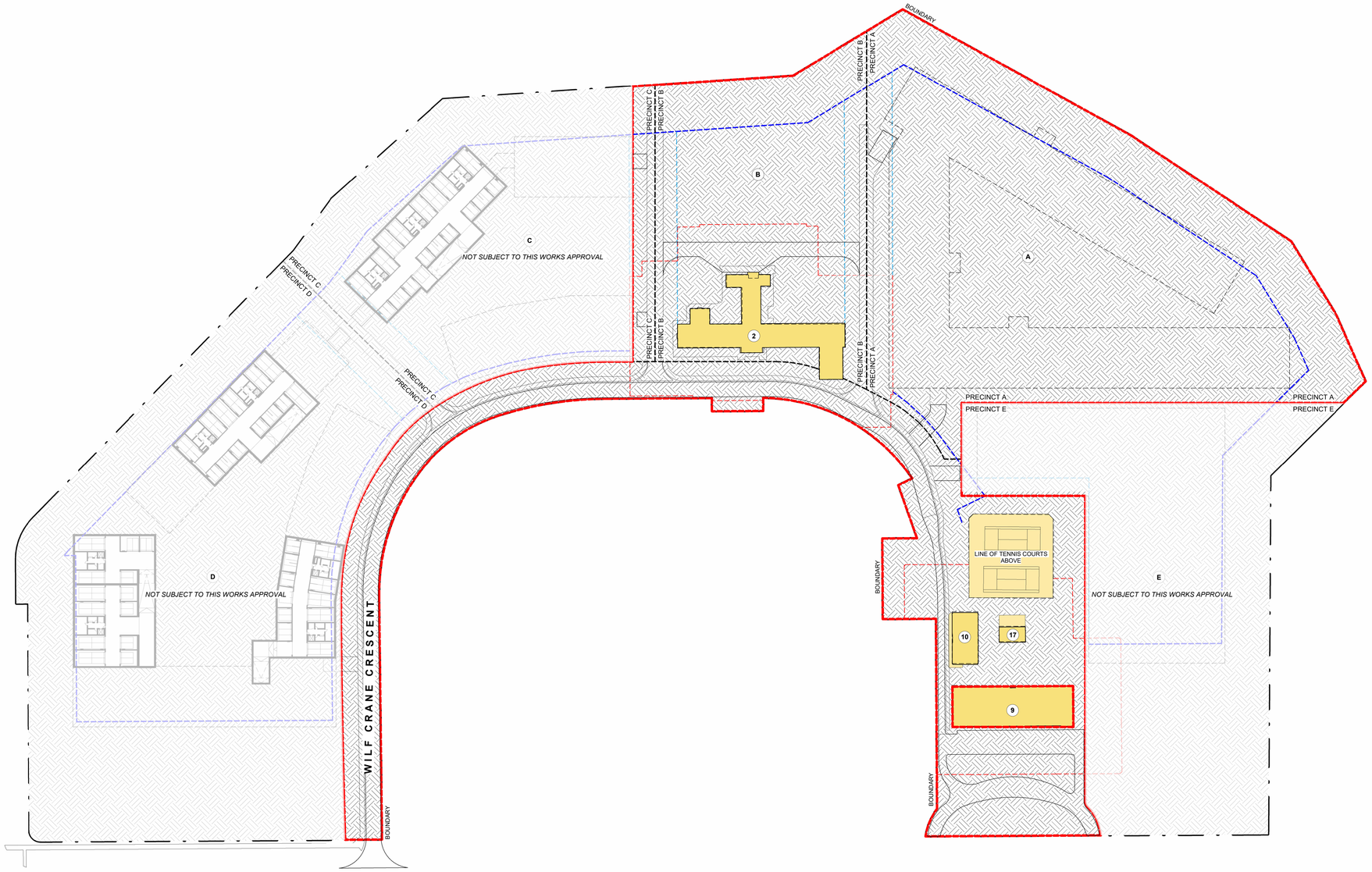
LOCATION
BLOCK 7 SECTION 4, YARRALUMLA, ACT

DRAWING TITLE
PLAN - OVERALL BASEMENT 1

SCALE
1 : 1000 @ A1

DRAWING NUMBER
WA3 0102

REVISION
A



PRECINCTS & BASEMENTS

- (A) PRECINCT A
  100 GARAGES SHOWN
- (B) PRECINCT B
  NO BASEMENT GARAGE
- (C) PRECINCT C
  67 GARAGES SHOWN
  B1: 49 GARAGES SHOWN
  B2: GARAGES SHOWN
- (D) PRECINCT D
  123 GARAGES SHOWN
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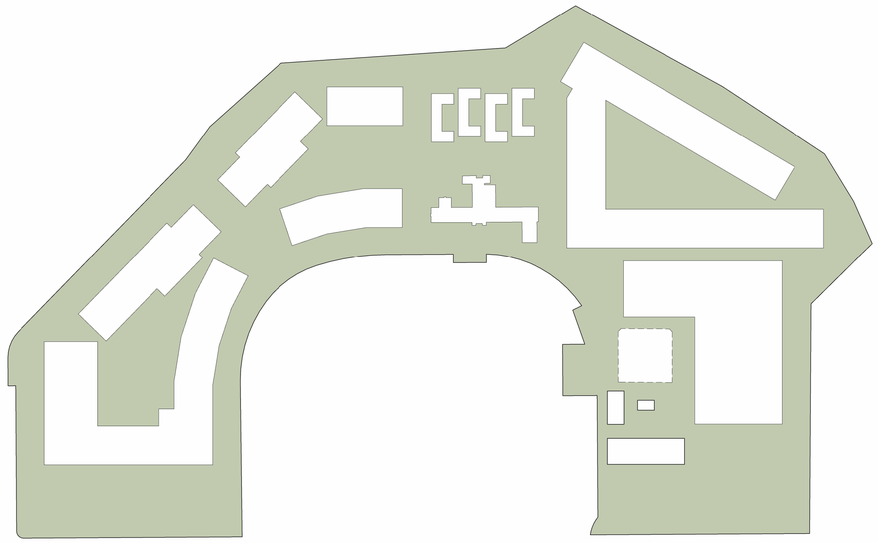
LOCATION
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DRAWING TITLE
PLAN - OVERALL BASEMENT 2

SCALE
1 : 1000 @ A1

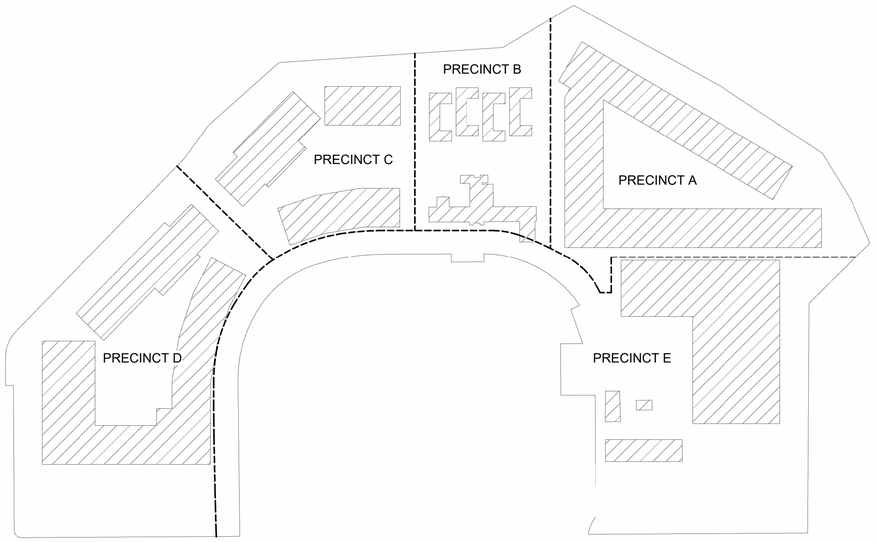
DRAWING NUMBER
WA3 0103

REVISION
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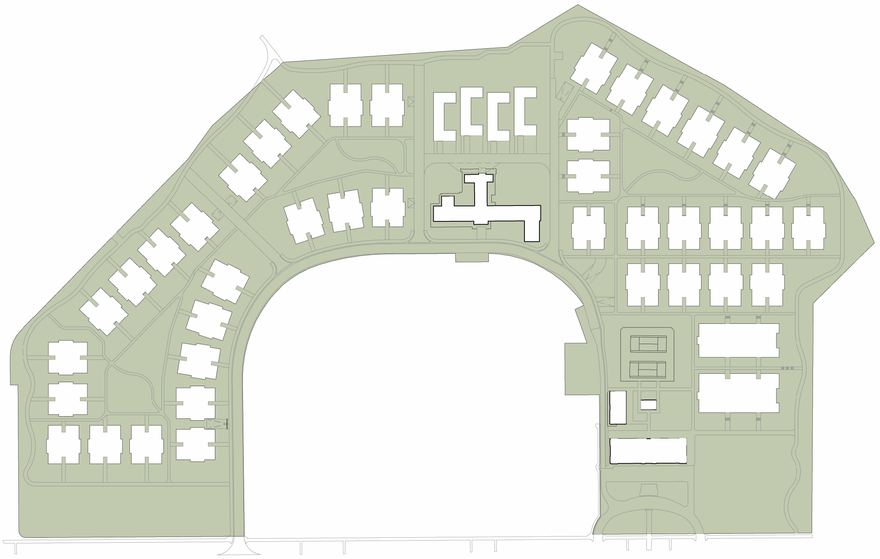
DEEP SOIL

A MINIMUM 45% OF THE SITE IS TO ACCOMMODATE DEEP SOIL ZONES FOR RETAINING EXISTING TREES AND RENEWAL OF LANDSCAPING ACROSS THE SITE (NCP AMENDMENT 97– LANDSCAPE).
45% OF THE 109,364m² SITE AREA = 49,214m².
THE PROPOSED DEEP SOIL IS 70,341m² (64.3% OF THE SITE AREA).



DEVELOPMENT FOOTPRINT

THE MAXIMUM DEVELOPABLE AREA OF THE SITE IS 41,50m² (NCP AMENDMENT 97 – DEVELOPMENT FOOTPRINT).
THE PROPOSED DEVELOPABLE AREA IS 37,600m².



OPEN SPACE

A MINIMUM OF 60% OF THE SITE MUST BE SET ASIDE FOR OPEN SPACE. WITHIN OPEN SPACE AREAS MINOR STRUCTURES AND OTHER ELEMENTS SUCH AS PATHS, DRIVEWAYS, SIGNAGE ARE PERMITTED (NCP AMENDMENT 97- LANDSCAPE).
60% OF THE 109,364m² SITE AREA = 65,618m².
THE PROPOSED OPEN SPACE IS 82,010m² (74.9% OF THE SITE AREA).



BOUNDARY & INTERNAL SETBACKS

MINIMUM BUILDING SETBACKS ARE IDENTIFIED TO SITE BOUNDARIES (NCP AMENDMENT 97– FIGURE 115).
DEVELOPMENT ZONES ARE IDENTIFIED WITHIN THE SITE (NCP AMENDMENT 97– FIGURE 115).
THE PROPOSED DEVELOPMENT PROVIDES SOME MINOR ARTICULATION ELEMENTS WITHIN SETBACKS AND OUTSIDE DEVELOPMENT ZONES TO PROVIDE VISUAL INTEREST.

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LOCATION
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DRAWING TITLE
PLANNING ANALYSIS DIAGRAM

SCALE
1 : 2000 @ A1

DRAWING NUMBER
WA3 0201

REVISION
A