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Abbreviations

AC	Air Conditioner
APZ	Asset Protection Zone
AWC	Accessible Toilet
BOL	Bollard
CL	Clothes Line
CLR	Cleaners
COL	Column
FWC	Female Toilet
MWC	Male Toilet
NGL	Natural Ground Line
RWT	Rainwater Tank
SB	Setback
SIM	Similar
SRZ	Structural Root Zone
T	Terrace
TPZ	Tree Protection Zone
V	Void
VT	Vertical Transport
WEL	Waste Enclosure - Large
WES	Waste Enclosure - Small
2BV	2 Bed Villa
3BV	3 Bed Villa

LDK Yarralumla

Project  
BLOCKS 864 & 1151  
COTTER ROAD, WESTON CREEK, ACT 2605

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Client  
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220063	09.07.2021
Drawing No.	Revisio
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LEGEND

- STRUCTURES TO BE DEMOLISHED
- TREES TO BE DEMOLISHED
- EXISTING TREES TO BE RETAINED
- EXISTING TREES SURROUNDING SITE

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

Demolition Notes

Contractor to confirm existing conditions on site.

Contractor to demolish existing structure/remove all materials. Cut and seal services as required in accordance with local authority requirements and a.s. codes for that trade u.n.o

Protection of works as required by local authorities

Cleaning of site to epa requirements by contractor

Asbestos

Contractor to allow for complete demolition & removal of all asbestos products. All asbestos products to be removed & handled as per relevant Australian standards

**Extent of demolition work as indicated on this drawing & heritage consultants drawings & specifications, including but not limited to the following:**

Removal/demolition of all existing floor/slabs & footings, external and internal walls, windows, doors, cladding, gutters, downpipes, rainwater heads, cappings, flashing gutter board supports etc. U.n.o

Removal/demolition of all existing works including but not limited to external steps, paths, carparks, planters & landscaping, gates, fences, garden walls, retaining walls, bollards, light blades signs, columns etc. U.n.o

Removal/demolition of all existing fixtures and fittings including but not limited to lights, taps, basins, wss etc. Disconnection & removal of existing services to be undertaken by appropriate contractors

Contractor to make good damage to adjoining buildings, pavement, laneways, roads, fences, kerbs, channels, services, street furniture, carspace markings etc. (ie. Any adjoining objects/materials not within site boundary) resulting from demolition works.

All repairs to authority requirements or to condition prior to demolition. Contractors are responsible for relocation and co-ordination of road carparking markings, ticket machines etc.

Preliminary

Precautionary measures to be undertaken as described in as.2601-2001. A "hazardous substances management plan" is to be implemented before and during demolition. If the preliminary investigation of the building identifies any hazardous materials contained therein. These materials will be removed as per the guidelines of the responsible authority and clearance certificate obtained before demolition commences

Safety fencing

Security fences shall be provided to the street boundary of the demolition site and any additional precautionary measures, taken as may be necessary to prevent unauthorised entry to the site, where the demolition site adjoins a public thoroughfare the common boundary between them shall be fenced for its full length with a hoarding unless the least

horizontal distance between the common boundary and the nearest part of the structure is greater than twice the height of the structure. The fencing shall be the equivalent of the chain wire as specified in as.1725

Notices lettered in accordance with as.1319 and displaying the words "warning demolition in progress", or similar, shall be fixed to the fencing at appropriate places to warn the public. Provision shall be made for ready access to the site by emergency services personnel in the event of fire or accident

Demolition work

Structures shall be demolished in the reverse order to that of their construction. The order of demolition for buildings shall be progressive, storey by storey, having proper regard to the type of construction. No part of any structure shall be left unsupported or unattended in such a condition that it may collapse or become dangerous. Precautions shall be taken to ensure that the stability of all parts of the structure, and the safety of persons on and outside the site, will be maintained in the event of sudden and severe weather changes.

Walls on the boundaries are to be demolished in a safe and workmanship like manner. Walls shall not be laterally loaded by accumulated debris or rubble, to the extent that they are in danger of collapse, allowable loading of the suspended floors shall be determined by an independent structural engineer.

Tree removal

Refer to arborist report before removal of any existing trees on site. Tree protection fences to be erected in accordance to arborists advice.

Dust control

The techniques adopted for stripping out and for demolition shall minimise the release of dust into the atmosphere. Before the commencement of stripping or demolition in an area of a structure, any existing accumulations of dust in that area shall be collected, placed in suitable containers and removed. Selection of an appropriate collection technique, such as vacuuming or hosing down, shall take due account of the nature of the dust and the type of hazard it presents. Dust generated during stripping, or during the breaking down of the building fabric to removable sized pieces, shall be kept damp until it is removed from the site or can be otherwise contained. The use of excess water for this purpose shall be avoided.

Noise control

Noise shall be minimised as far as practicable, by the selection of appropriate methods and equipment, and by the use of silencing devices wherever practicable to spa/code requirements.

Notes:

1. Attention is drawn to recommendations in as.2436
2. Hours of operating equipment may be restricted by regulatory authority

Fire services

Where a fire hydrant service or a fire hose reel service is provided in a building, it shall be available at all times during the demolition of the building, so that all remaining storeys except the two uppermost storeys, are serviced. Access to the fire protection services, including any booster fitting, shall be maintained at all times. If a sprinkler system is installed in a building to be demolished, it shall be maintained in an operable condition at each storey below the two uppermost unstripped storeys.

Suitable portable fire extinguishers shall be kept at all times in working area and are not protected by other fire services, and maintained in an operable condition.

Adjoining properties

Safe access to and egress from adjoining buildings shall be maintained at all times for the duration of the demolition work. No demolition activity shall cause damage to or adversely affect the structural integrity of adjoining buildings. The effects of vibration and conversion on adjoining buildings and their occupants shall be minimised by selecting demolition methods and equipment appropriate to the circumstances. Where any surface of an adjoining building is exposed by demolition, the need for weatherproofing the exposed surface shall be investigated and temporary or permanent protection provided as appropriate. Precautions shall be taken to minimise the spreading of mud and debris by vehicles leaving the site.

General

Openings in existing walls and floors, through which there is a risk of persons falling to lower level, shall be either properly guarded or boarded over and the boarding secured against unauthorised or accidental removal. Precautions shall be taken to prevent glass from falling on any person in or outside the building. Demolished material shall not be allowed to fall freely outside the structure unless it is confined within a chute or similar enclosure, which is clear of obstructions to objects falling freely.

Demolished material shall be removed progressively from the site and at any time, shall not be allowed to accumulate to the extent that it presents a hazard to the public or to site personnel.

All drawings to be read in conjunction with heritage consultants drawings and specifications

Site protection/shoring legend

Permanent site shoring  
Temporary site shoring  
Note:  
Refer structural engineers drawings for all site protection and shoring details

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CL

Project / LDK Yarralumla

Drawing / Demolition Plan

Project No / 220063

Date / 09.07.2021

Author / JC

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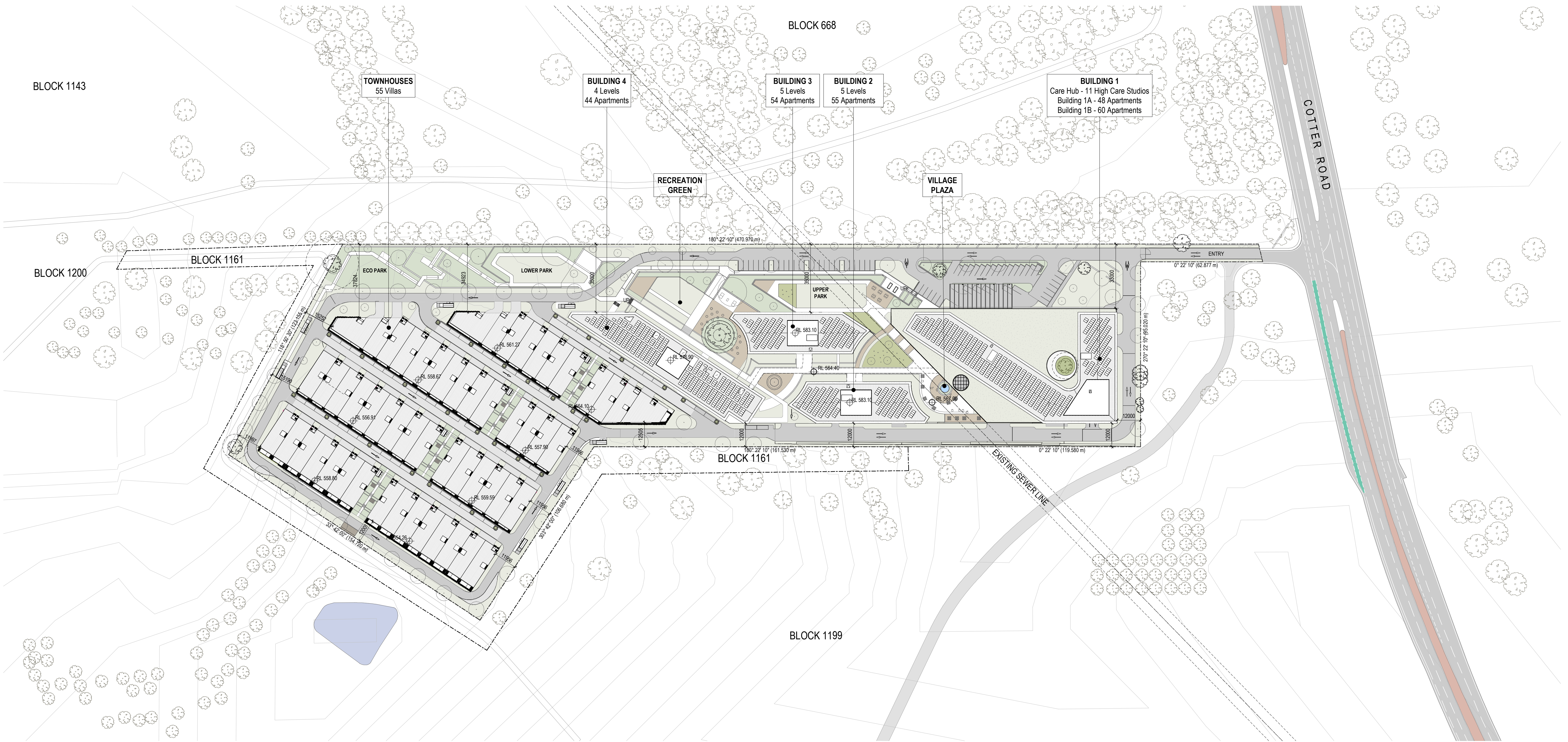
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**Note:**  
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Project / LDK Yarralumla

Drawing / Proposed Site Plan

Project No / 220063

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CARE HUB BUILDING PODIUM DEVELOPMENT SUMMARY

		APARTMENTS	
LEVEL	GFA	No. STUDIO	TOTAL UNITS
GROUND	4285.1 m²	11	11
	4285.1 m²	11	11
		100%	100%

APARTMENT BUILDING 1A TOWER DEVELOPMENT SUMMARY

		APARTMENTS			TOTAL UNITS
LEVEL	GFA	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
LEVEL 1	1036.2 m²	7	3	2	12
LEVEL 2	1036.2 m²	7	3	2	12
LEVEL 3	1036.2 m²	7	3	2	12
LEVEL 4	1036.2 m²	7	3	2	12
	4144.8 m²	28	12	8	48
		58.3%	25.0%	16.7%	100%

APARTMENT BUILDING 1B TOWER DEVELOPMENT SUMMARY

		APARTMENTS			TOTAL UNITS
LEVEL	GFA	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
LEVEL 1	1329.5 m²	4	10	1	15
LEVEL 2	1329.5 m²	4	10	1	15
LEVEL 3	1329.5 m²	4	10	1	15
LEVEL 4	1325.5 m²	4	10	1	15
	5313.8 m²	16	40	4	60
		26.7%	66.7%	6.7%	100%

APARTMENT BUILDING 2 DEVELOPMENT SUMMARY (ILU)

		APARTMENTS			TOTAL UNITS
LEVEL	GFA	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
GROUND	962.2 m²	5	5	1	11
LEVEL 1	954.0 m²	4	6	1	11
LEVEL 2	954.0 m²	4	6	1	11
LEVEL 3	954.0 m²	4	6	1	11
LEVEL 4	954.0 m²	4	6	1	11
	4778.1 m²	21	29	5	55
		38.2%	52.7%	9.1%	100%

APARTMENT BUILDING 3 DEVELOPMENT SUMMARY (ILU)

		APARTMENTS			TOTAL UNITS
LEVEL	GFA	No. 1 BEDS	No. 2 BEDS	No. 3 BEDS	
GROUND	946.5 m²	3	5	2	10
LEVEL 1	954.2 m²	4	6	1	11
LEVEL 2	954.2 m²	4	6	1	11
LEVEL 3	954.2 m²	4	6	1	11
LEVEL 4	954.2 m²	4	6	1	11
	4763.2 m²	19	29	6	54
		35.2%	53.7%	11.1%	100%

APARTMENT BUILDING 4 DEVELOPMENT SUMMARY (ILU)

		APARTMENTS				TOTAL UNITS
LEVEL	GFA	No. 1 BEDS	No. 1 BEDS PLUS	No. 2 BEDS	No. 3 BEDS	
BASEMENT/ LOWER GROUND	1214.6 m²	0	0	4	7	11
GROUND	1194.7 m²	0	0	4	7	11
LEVEL 1	1194.7 m²	0	0	4	7	11
LEVEL 2	1194.7 m²	1	1	4	5	11
	4798.7 m²	1	1	16	26	44
		2.3%	2.3%	36.4%	59.1%	100%

TOTAL APARTMENTS = 272

TOWNHOUSE DEVELOPMENT SUMMARY (TH)

	TOWNHOUSES		TOTAL UNITS
GFA	No. 2 BED	No. 3 BED	
6998.9 m²	13	42	55
	23.6%	76.4%	100%

CARPARKS  
39 SINGLE GARGAGE  
12 DOUBLE GARAGE  
4 GARAGE & CARPORT

CARPARK

BUILDING	BASEMENT CARPARKS	
	RESIDENTIAL PARKING	STAFF PARKING
BLD 1	111	9
BLD 2-4	154	58
	265	67

ON STREET VISITOR PARKS
110

ON STREET STAFF PARKS
7

ASSUMPTION:  
CARPARK RATE FOR MEMORY CARE UNITS AND RESIDENTIAL BUILDINGS  
MEMORY CARE UNITS - 0.2 CAR  
1B - 1 CAR  
2B - 1 CAR  
3B - 1 CAR  
VISITOR - 0.2/ TOTAL UNITS

RESI PARK REQUIRED: 264

VISITOR PARK REQUIRED: 55

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

**NOTE:**  
AREAS ARE MEASURED TO INTERNAL FACE OF EXTERNAL WALLS

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Project / LDK Yarralumla

Drawing / Development Summary

Project No / 220063

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Author / MG

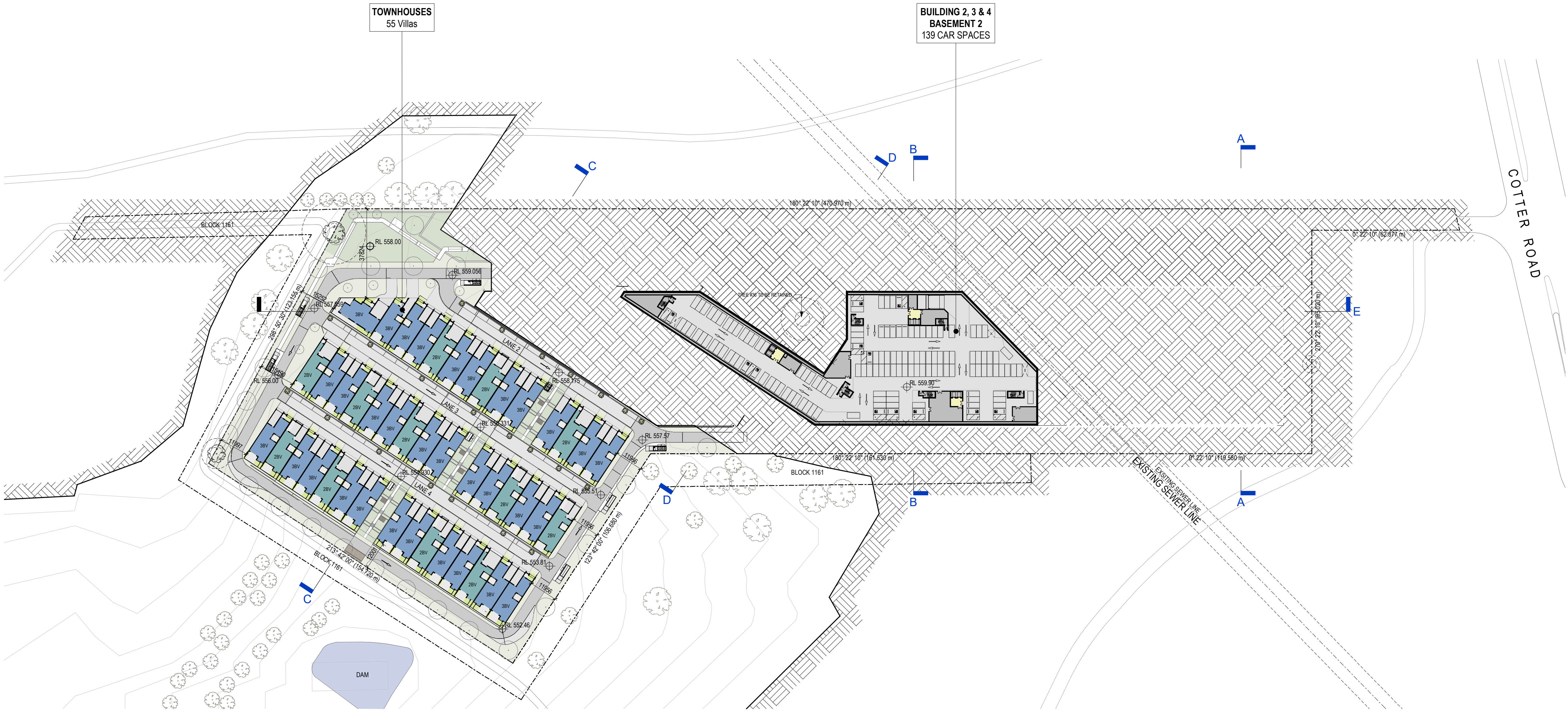
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Project / **LDK Yarralumla** Drawing / **Overall Townhouse Ground**

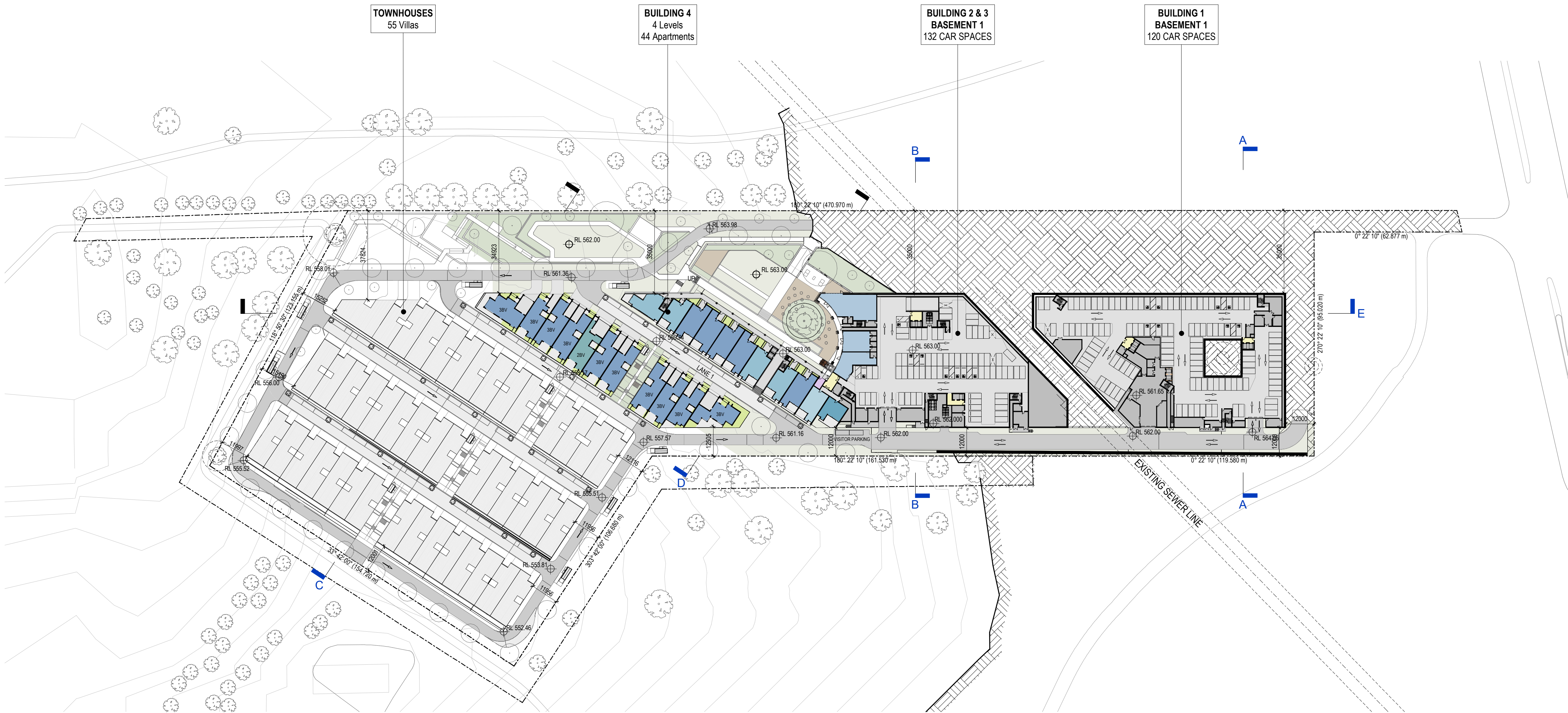
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Project / **LDK Yarralumla**

Drawing / **Overall Lower Ground**

Project No / **220063**

Date / **09.07.2021**

Author / **JLi**

Scale: @ A1 / **1 : 1000**

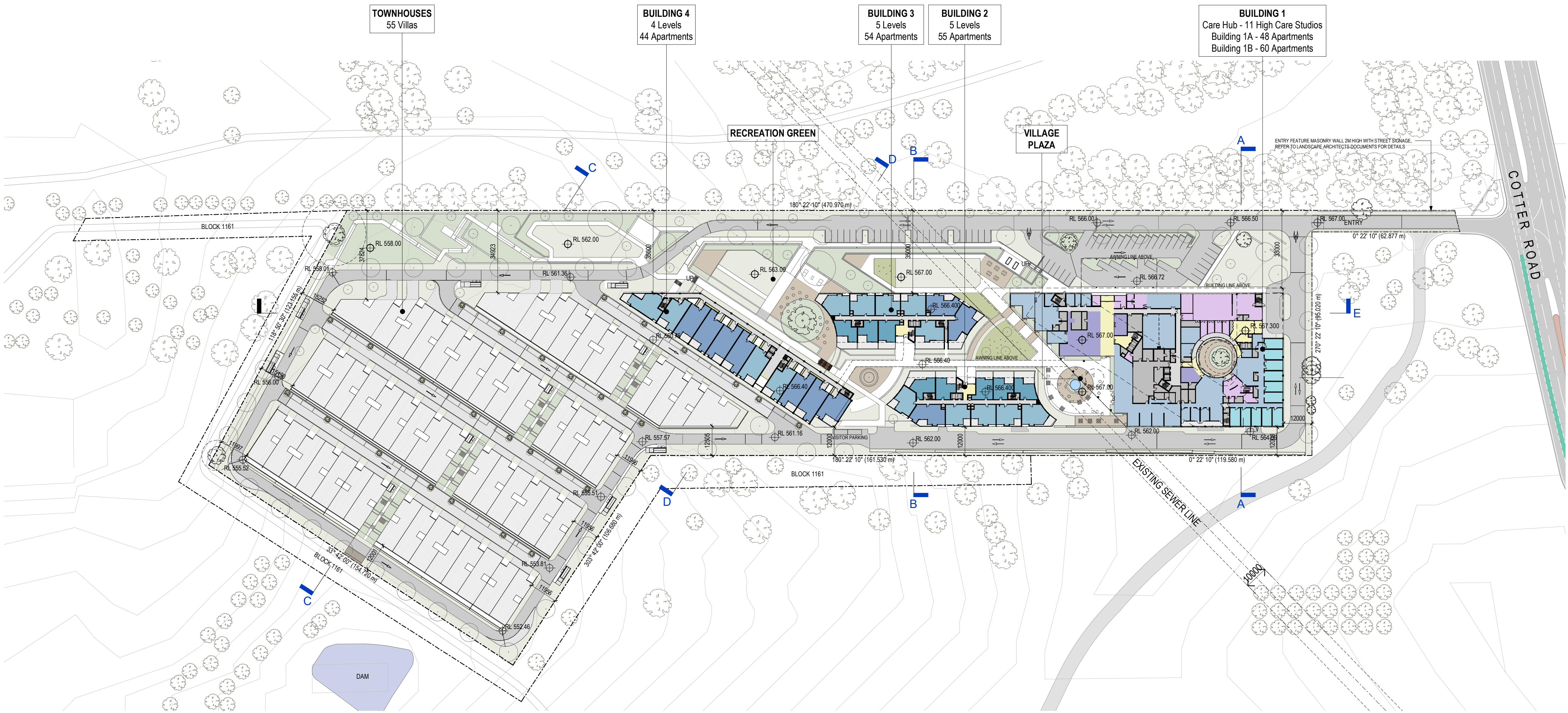
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Project / **LDK Yarralumla**

Drawing / **Overall Ground Level**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

Scale: @ A1 / **1 : 1000**

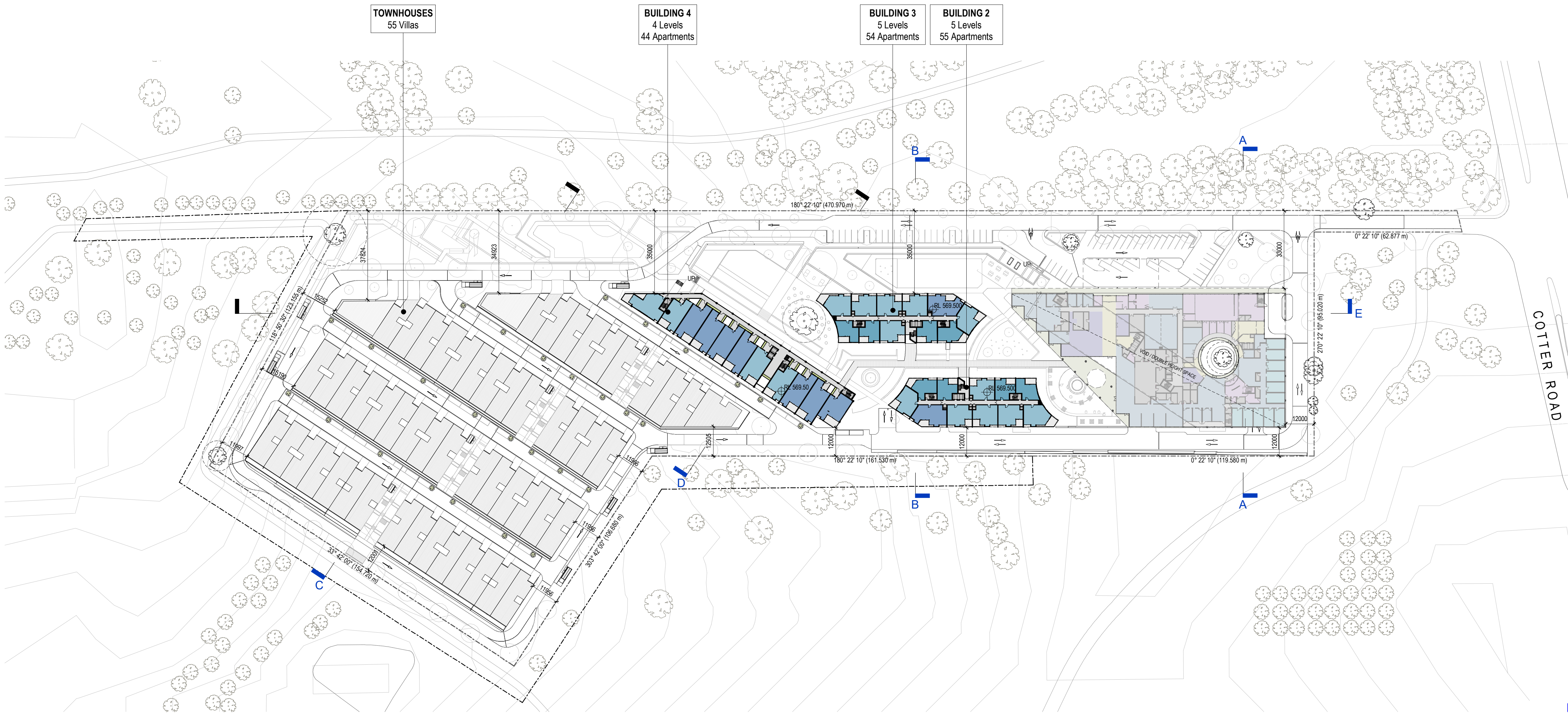
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**WORKS APPROVAL ISSUE**

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Project / **LDK Yarralumla**

Drawing / **Overall Level 1**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

Scale: @ A1 / **1 : 1000**

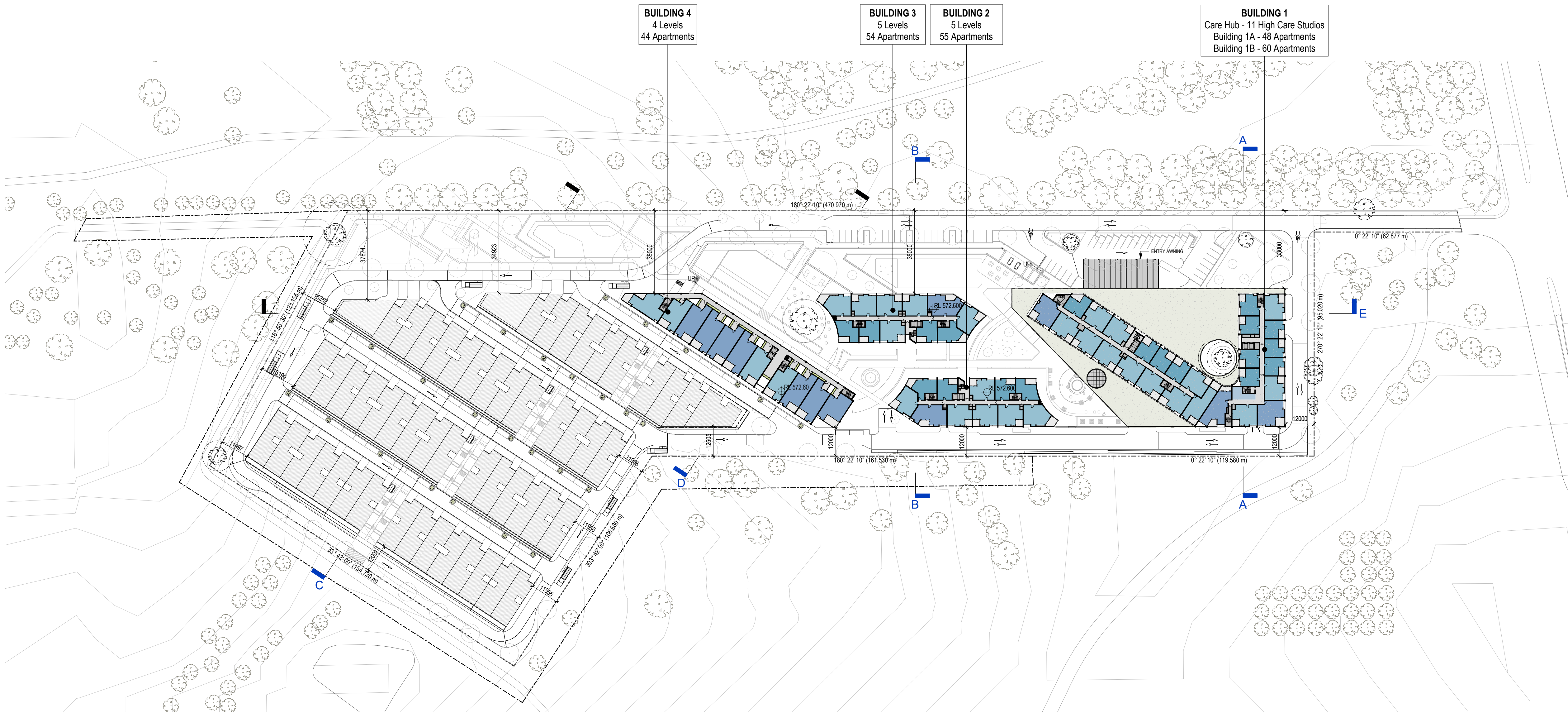
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Project / LDK Yarralumla

Drawing / Overall Level 2

Project No / 220063

Date / 09.07.2021

Author / JC

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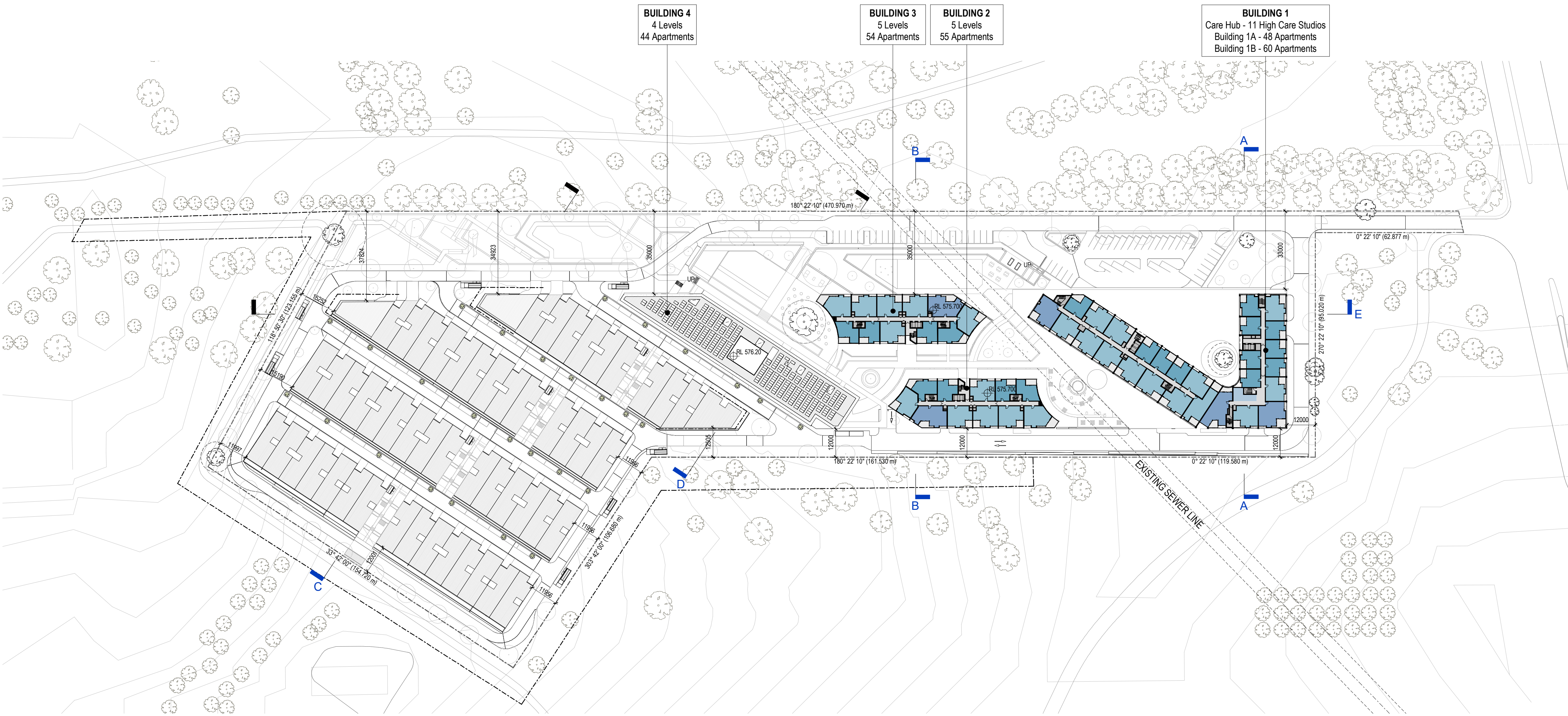
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**WORKS APPROVAL ISSUE**

Revisions / 09.07.2021 For Approval CL

Project / LDK Yarralumla

Drawing / Overall Level 3

Project No / 220063

Date / 09.07.2021

Author / JC

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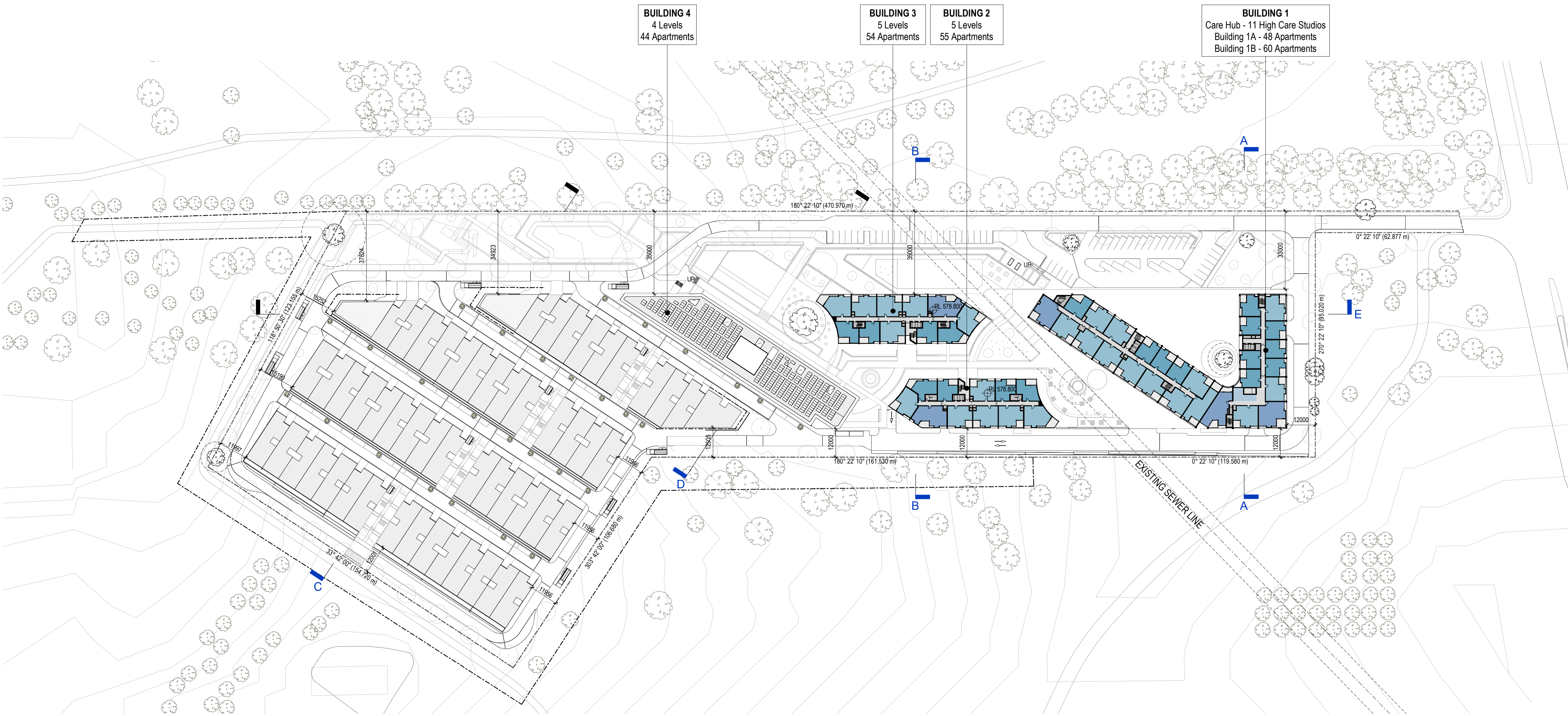
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**Note:**  
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**WORKS APPROVAL ISSUE**

Revisions / 09.07.2021 For Approval CL

Project / LDK Yarralumla

Drawing / Overall Level 4

Project No / 220063

Date / 09.07.2021

Author / JC

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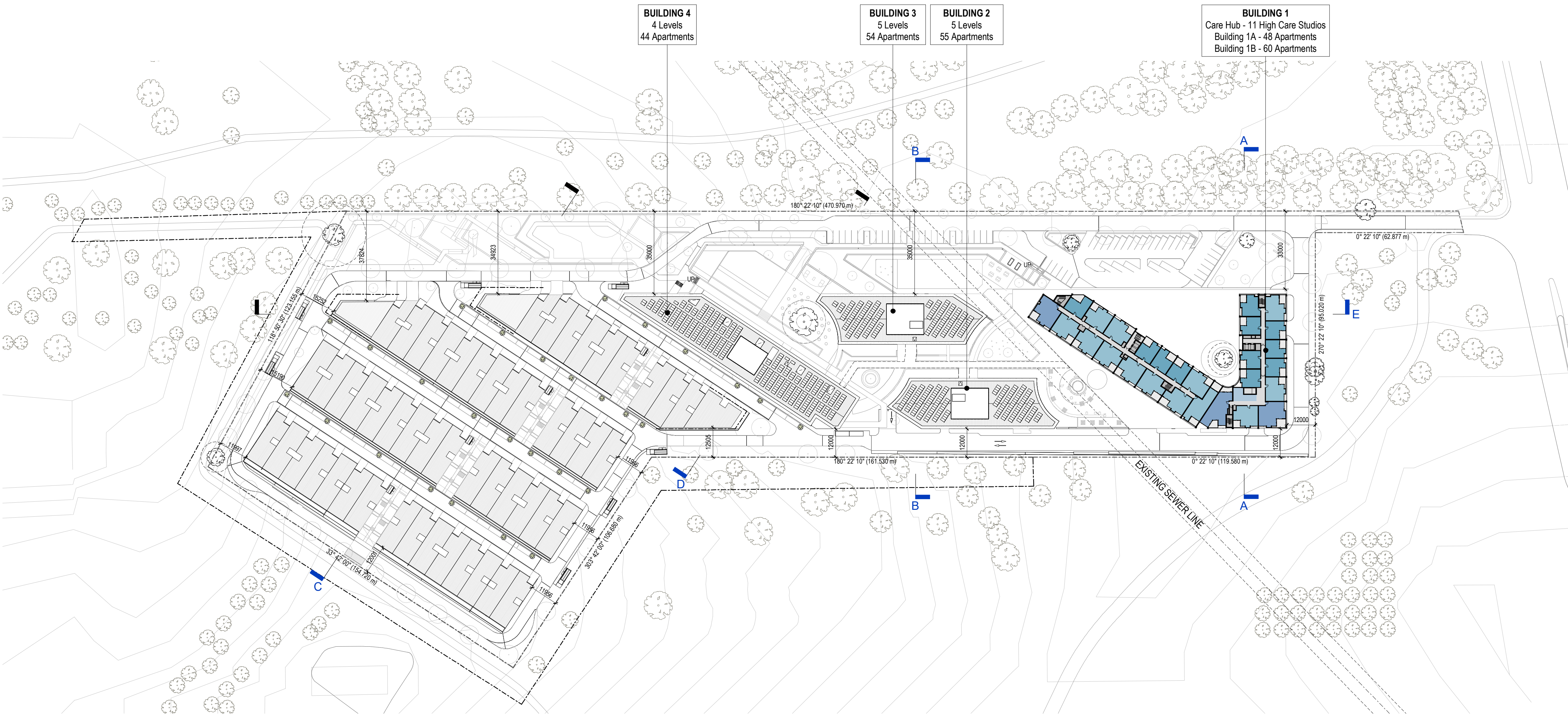
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**Note:**  
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Revisions / 09.07.2021 For Approval CL

Project / **LDK Yarralumla**

Drawing / **Overall Building 1  
Level 4**

Project No / **220063** Date / **09.07.2021** Author / **CL**

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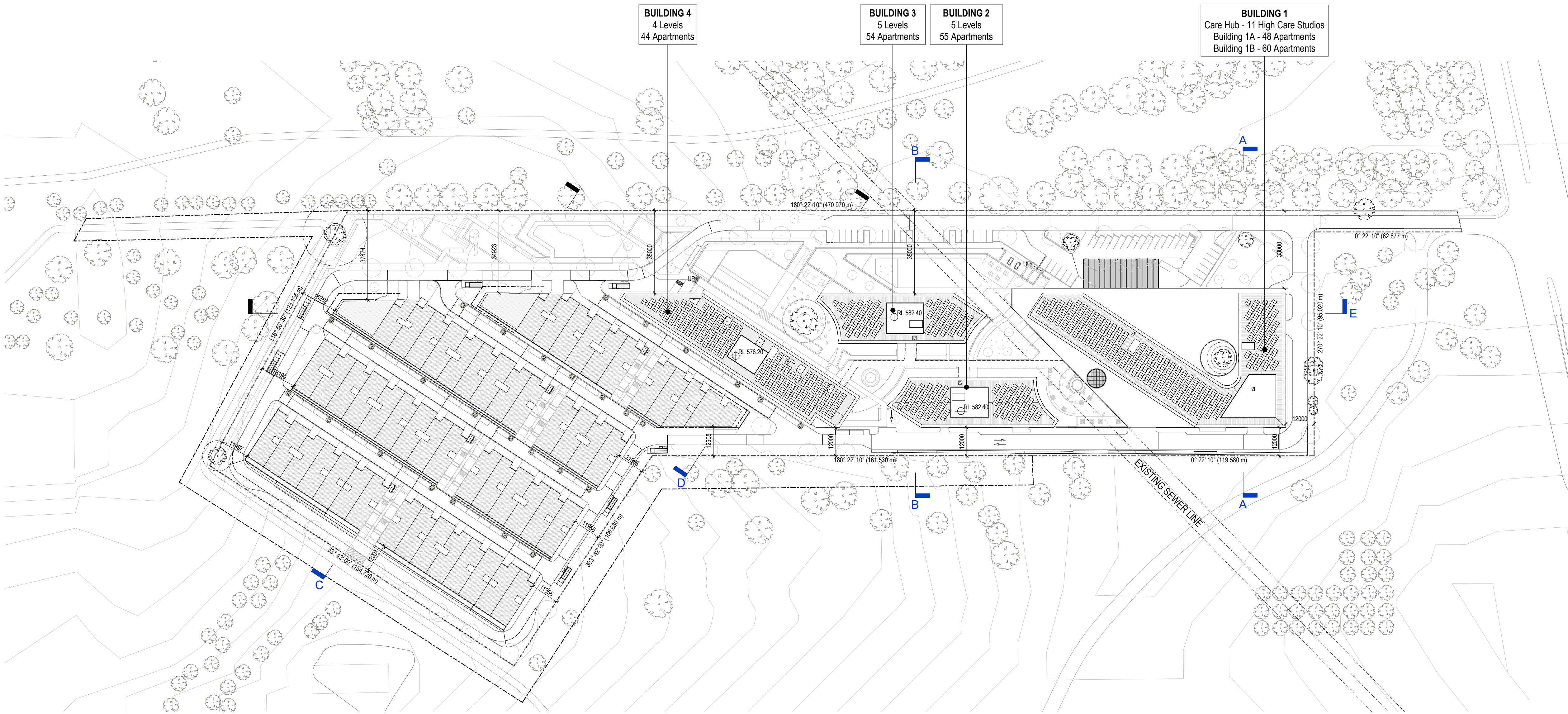
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**Note:**  
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**WORKS APPROVAL ISSUE**

Revisions / 09.07.2021 For Approval CL

Project / **LDK Yarralumla**

Drawing / **Overall Roof**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

Scale: @ A1 / **1 : 1000**

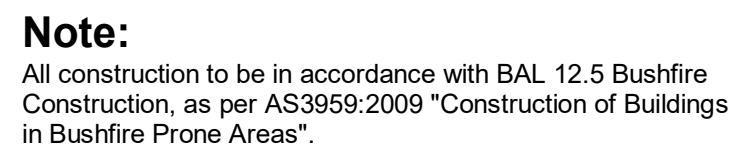
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## CL



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Drawing / **South Precinct -  
Basement**

Project No / **220063**Date / **09.07.2021**

Author / **SM**

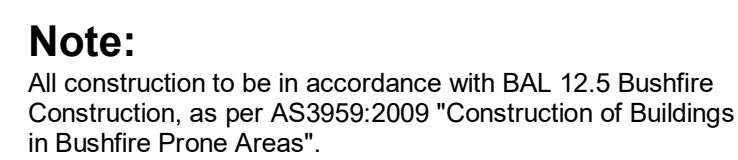
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Drawing / **South Precinct -  
Ground Floor**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

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Drawing No. / **TP01.12 -**

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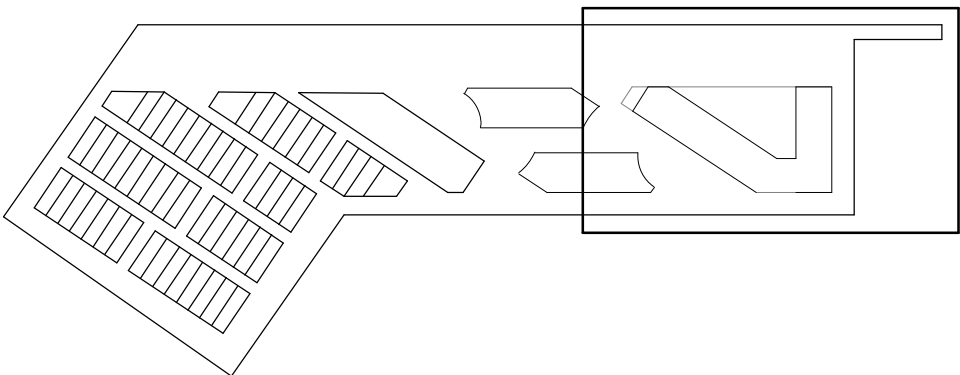




**Note:**  
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Revisions / 09.07.2021 For Approval CL



Project / **LDK Yarralumla**

Drawing / **South Precinct - Level 1**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

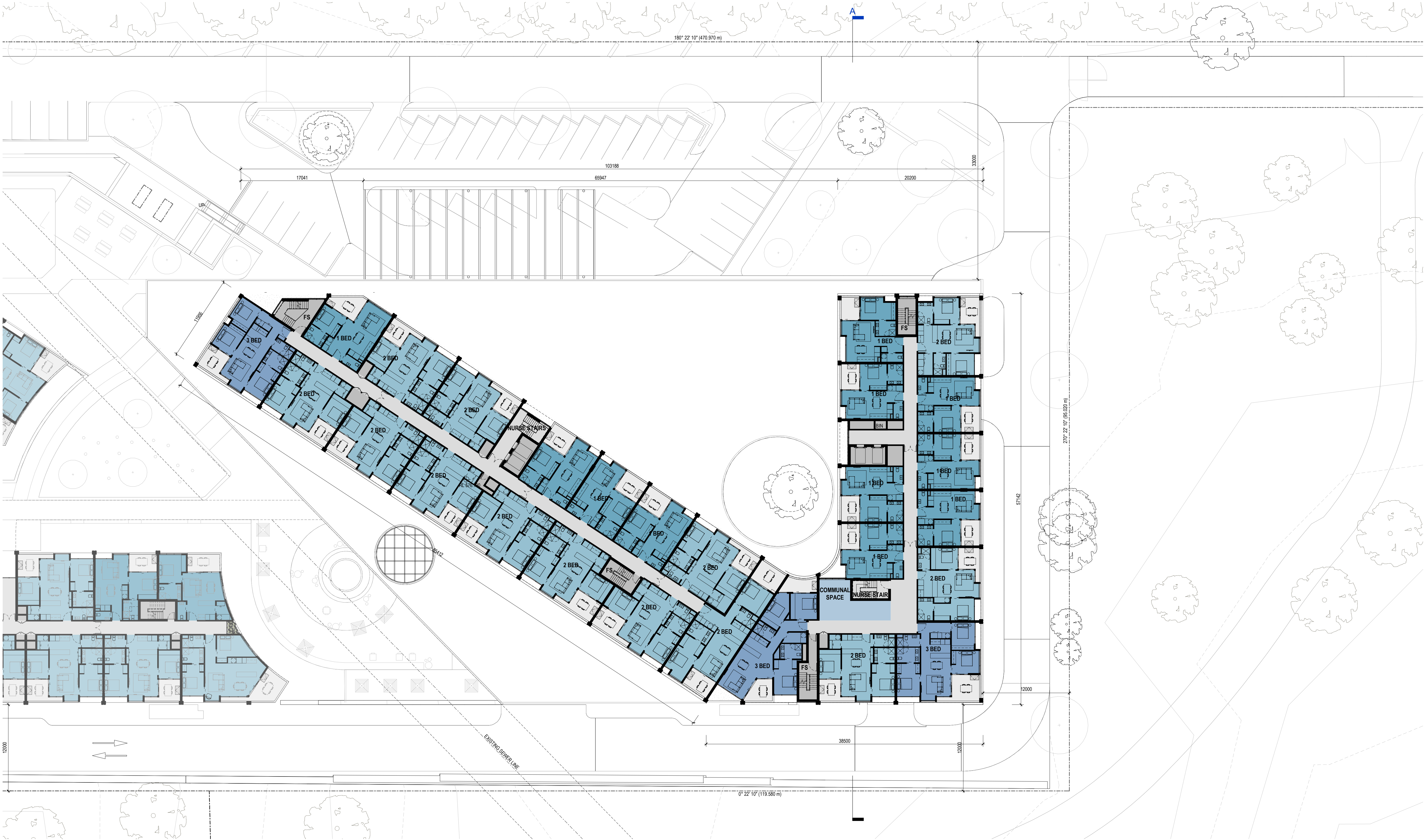
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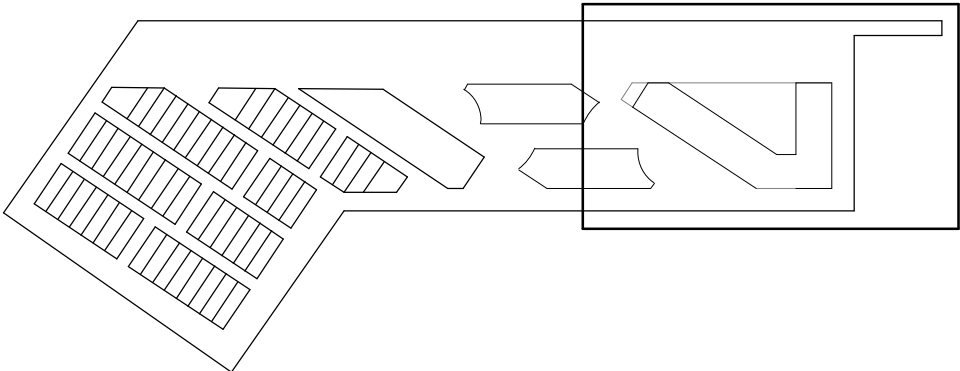




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Project / **LDK Yarralumla**

Drawing / **South Precinct - Level 2-4**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

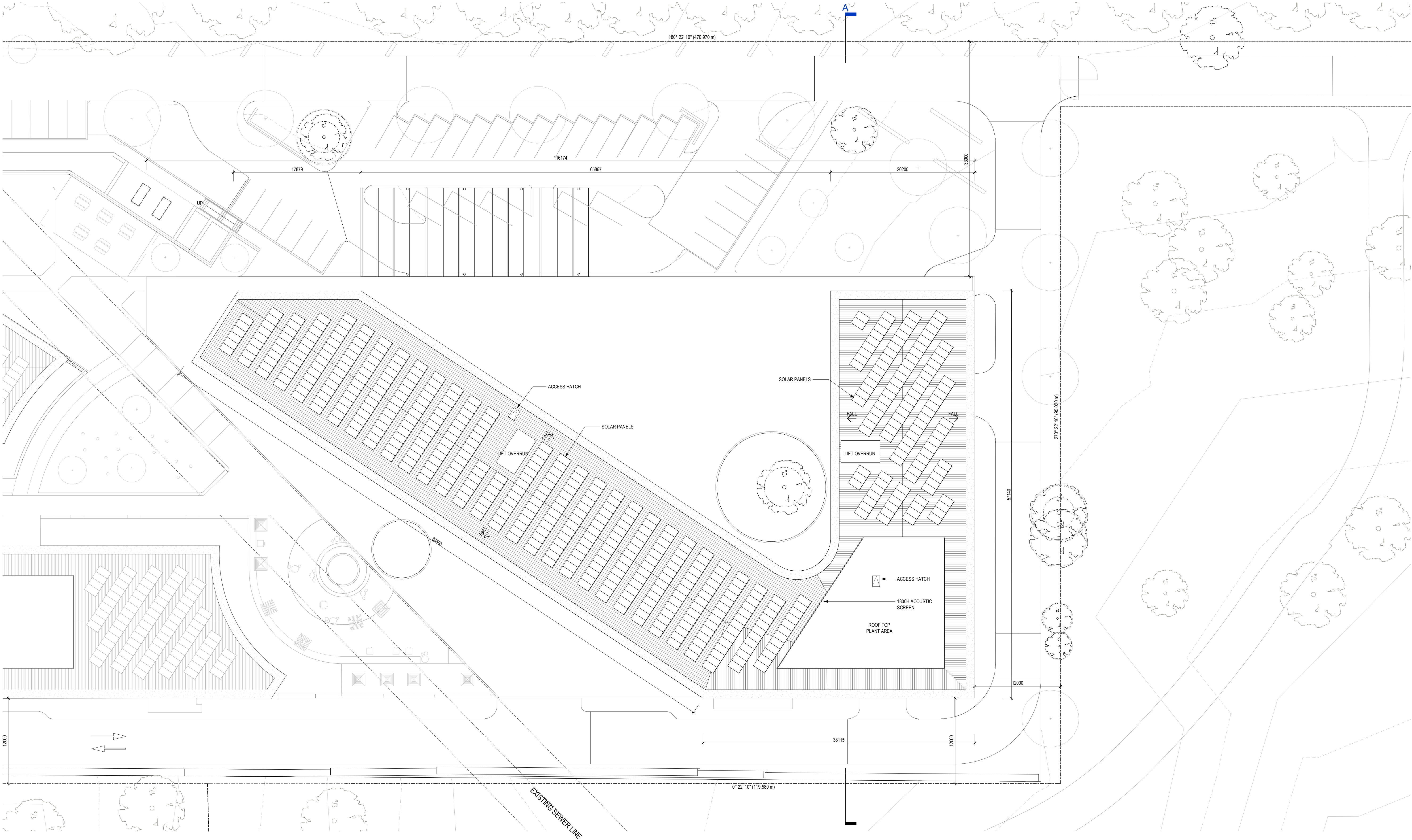
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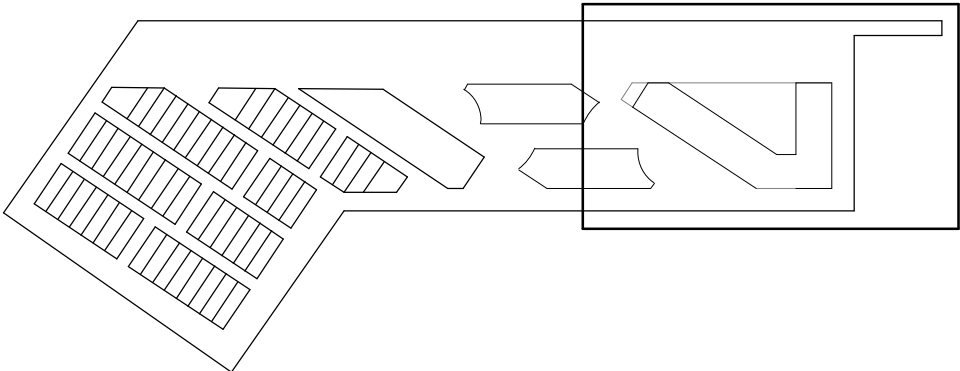




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Project / **LDK Yarralumla**

Drawing / **South Precinct - Roof**

Project No / **220063**

Date / **09.07.2021**

Author / **Author**

Scale: @ A1 / **1 : 250**

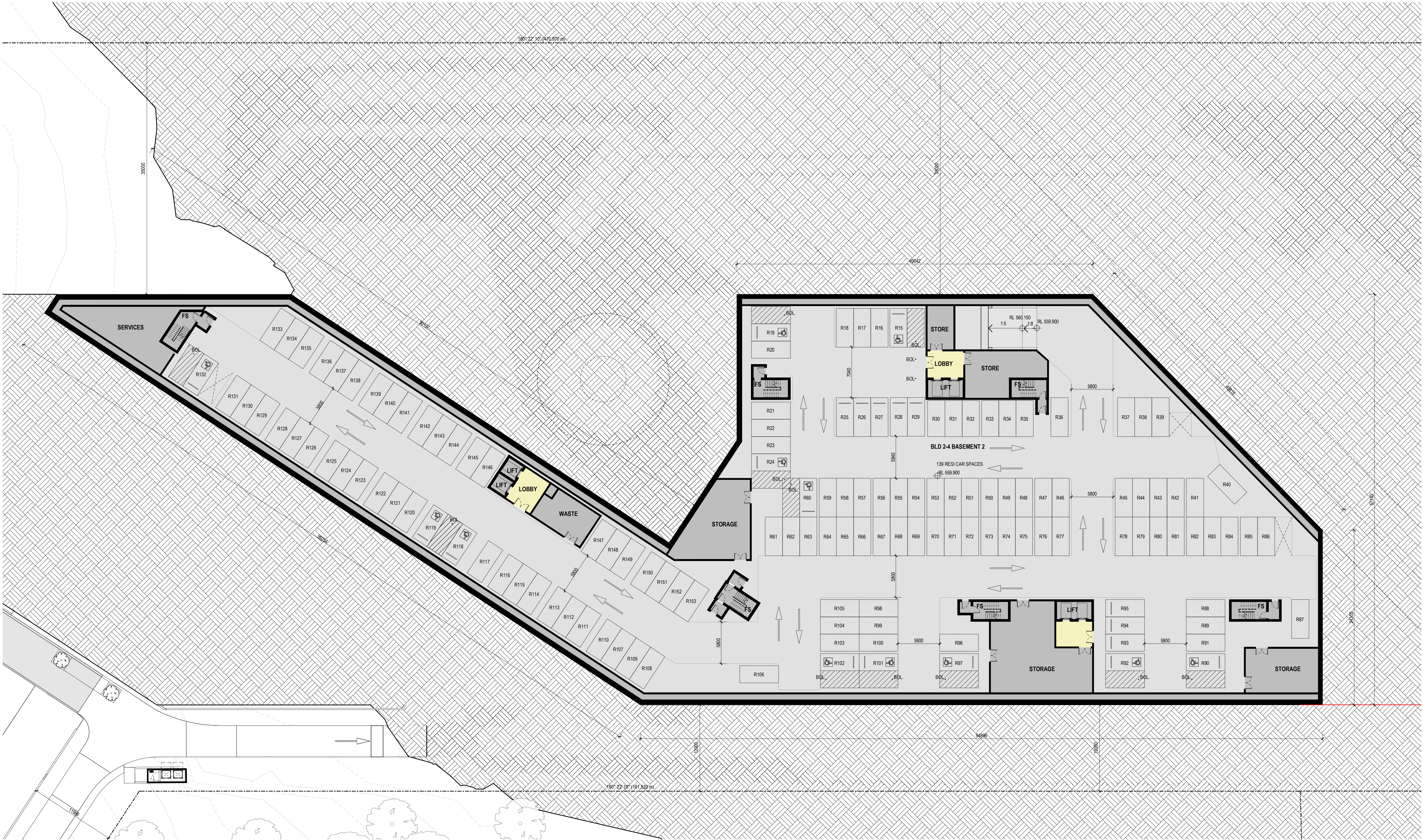
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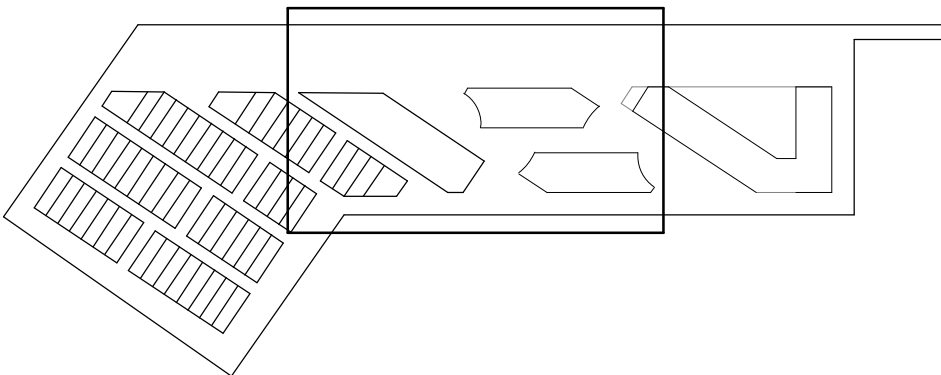




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Basement 2**

Project No / **220063**

Date / **09.07.2021**

Author / **CL**

Scale: @ A1 / **1 : 250**

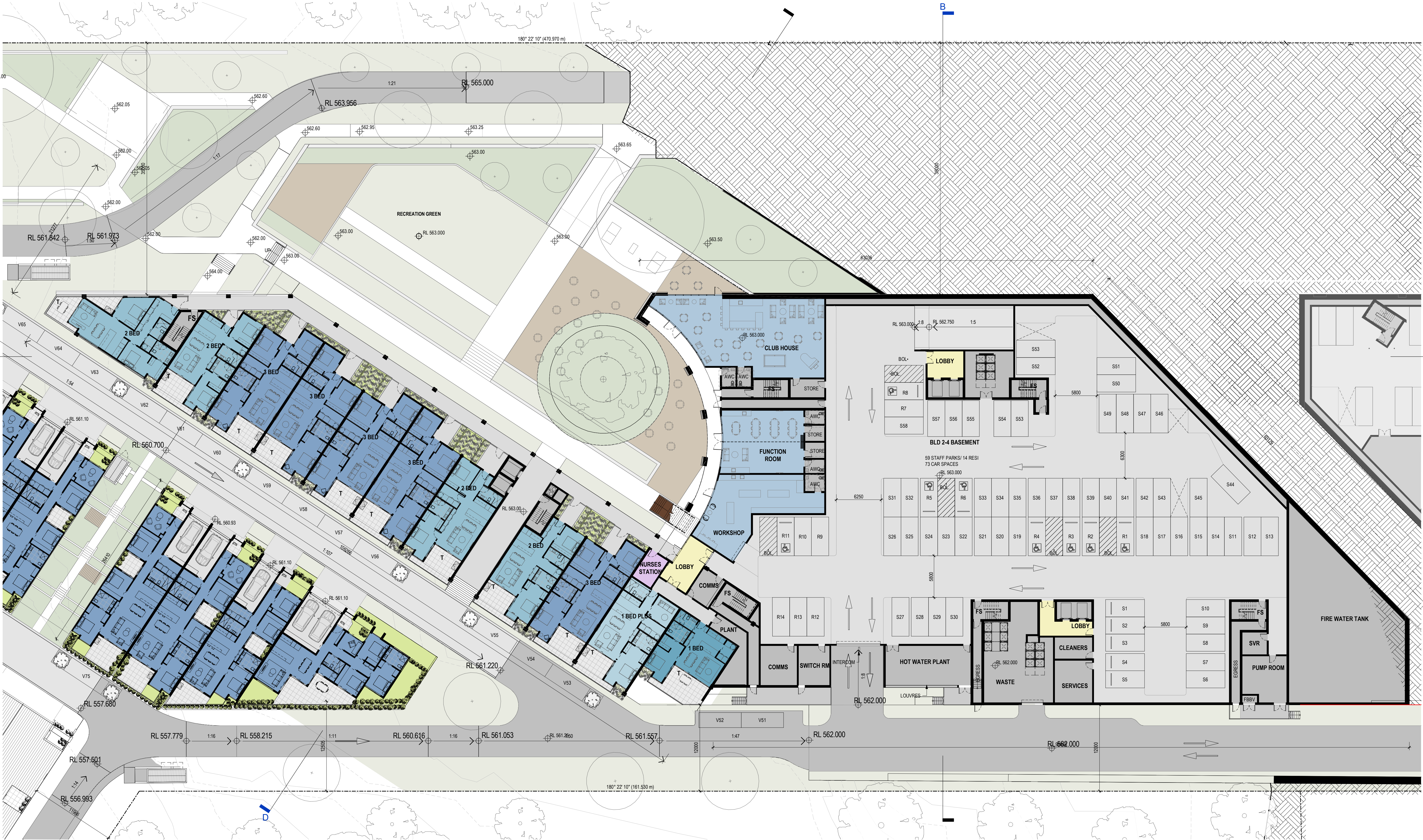
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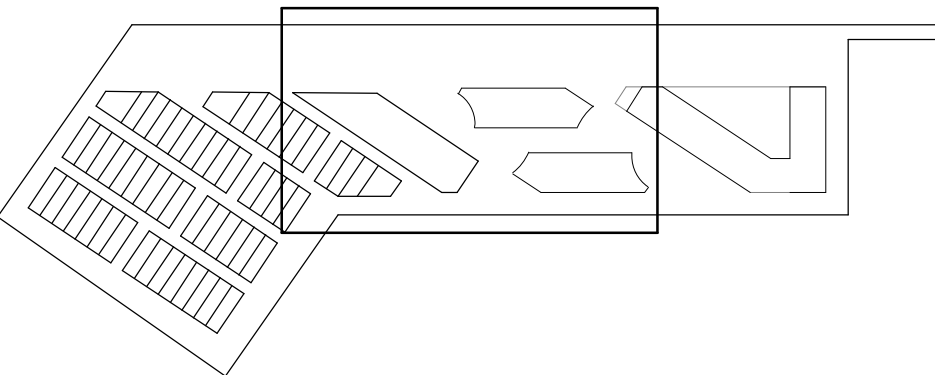




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Basement**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

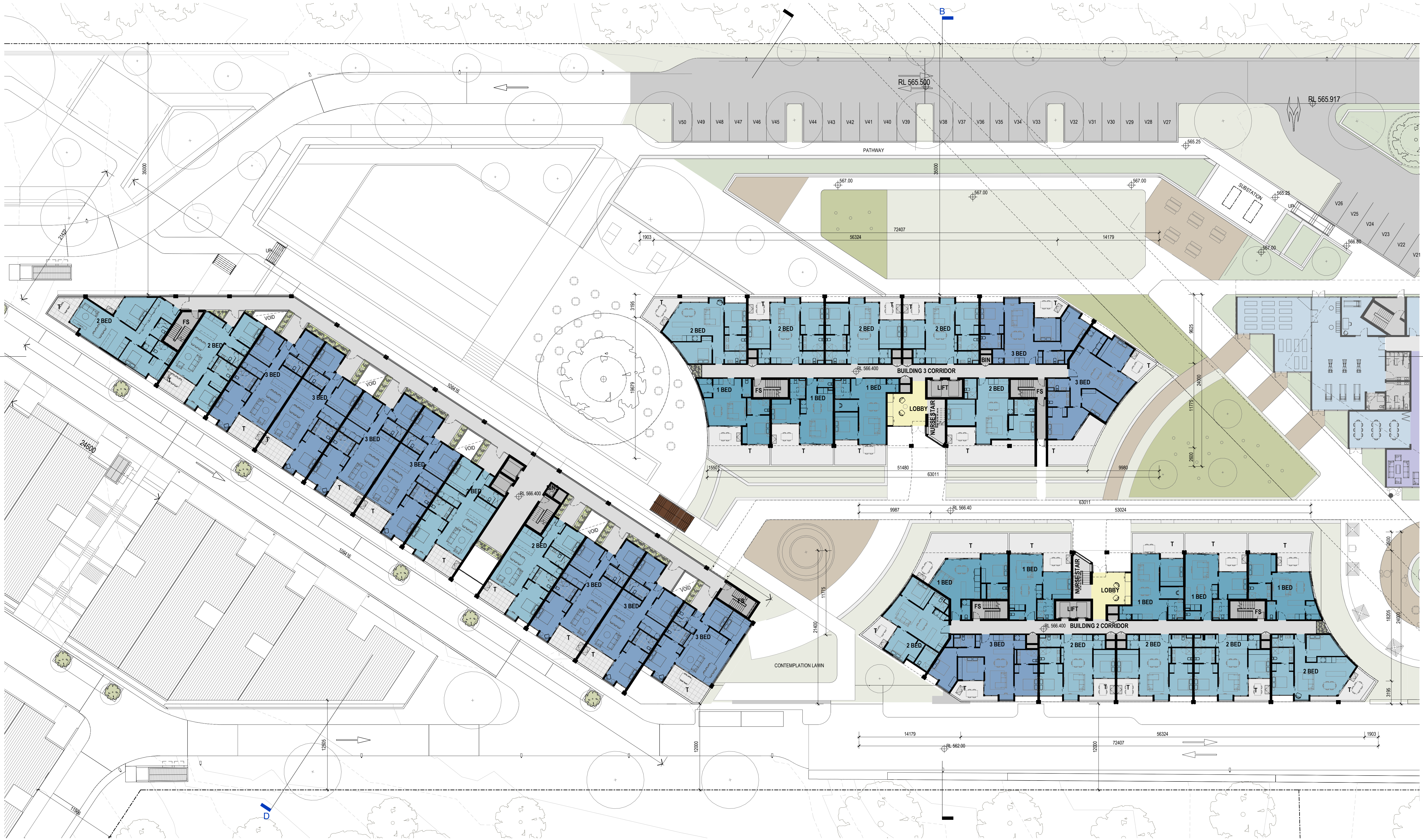
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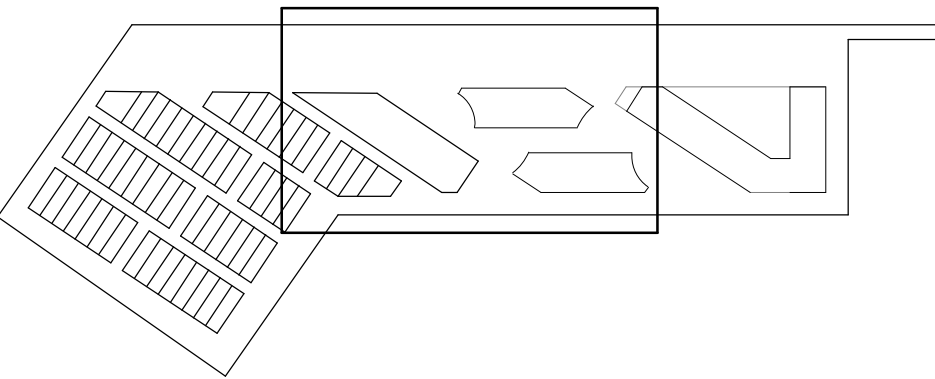




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Ground Floor**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

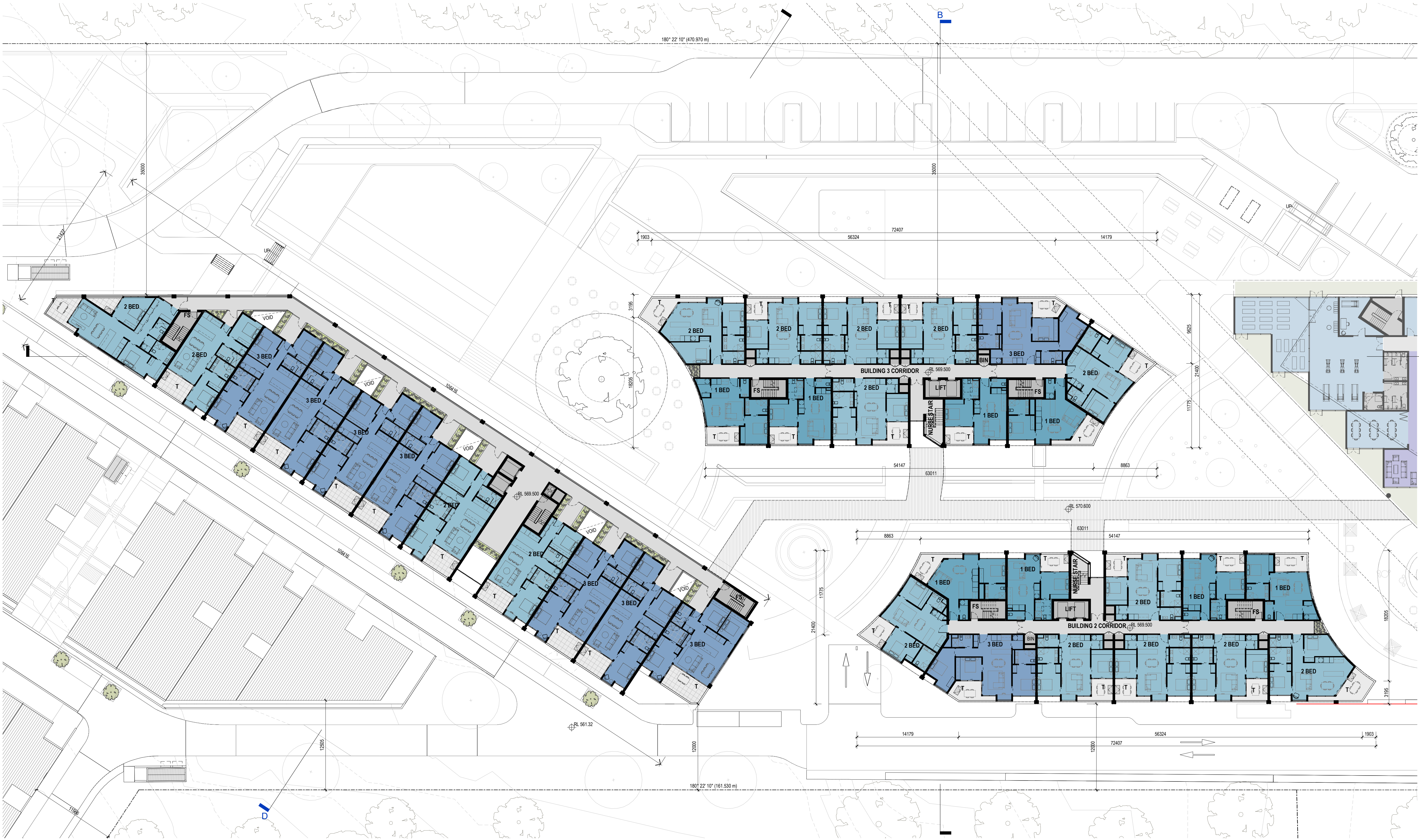
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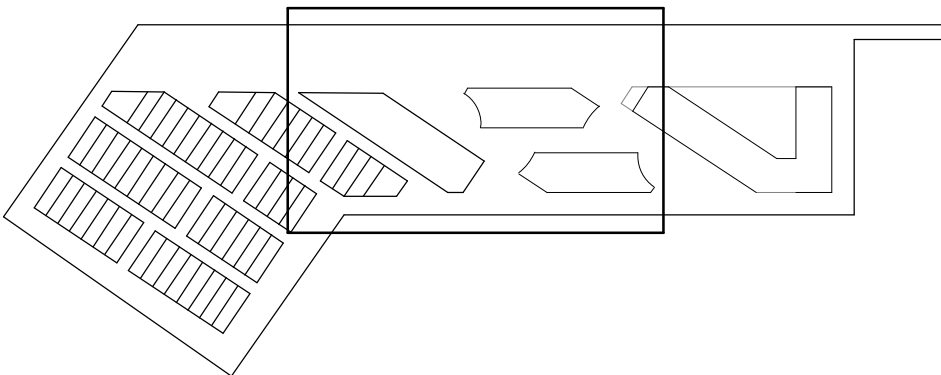




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Level 1**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

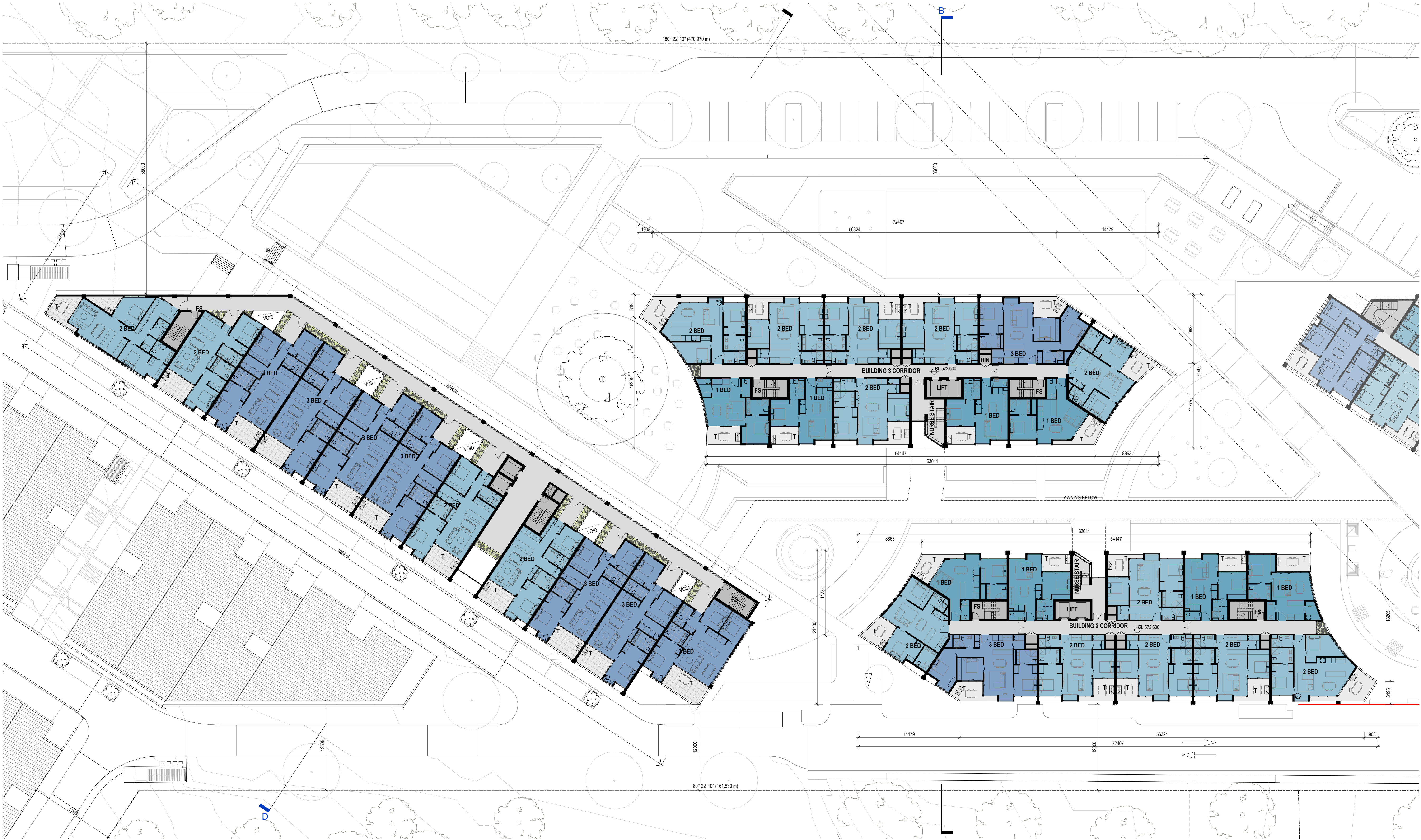
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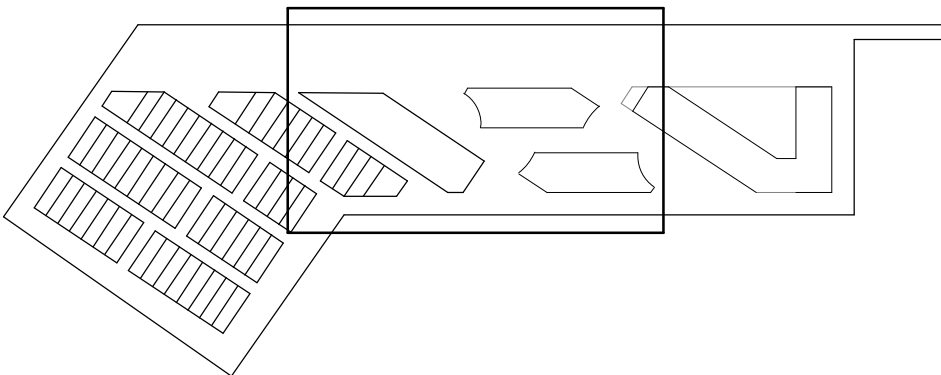




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Level 2**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

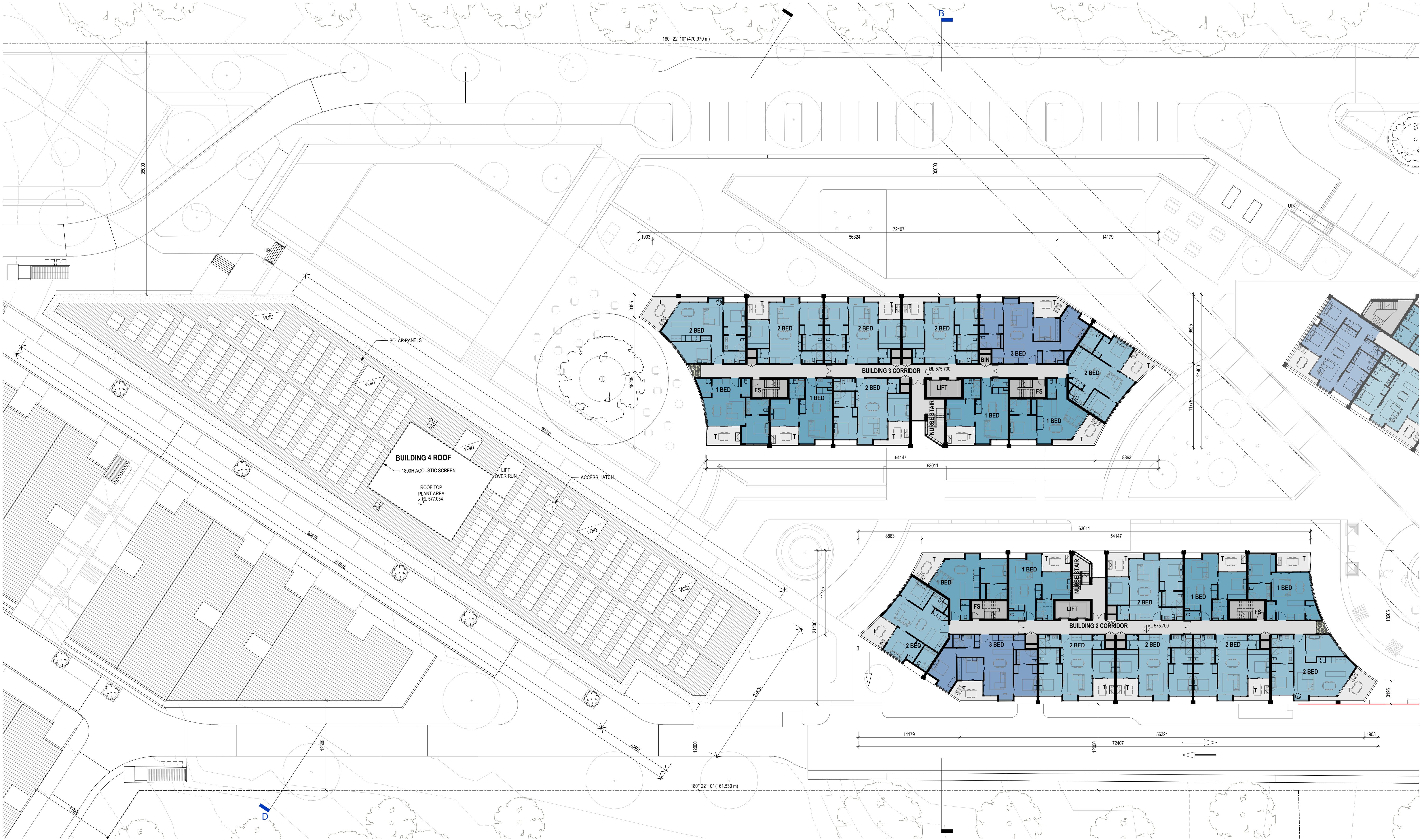
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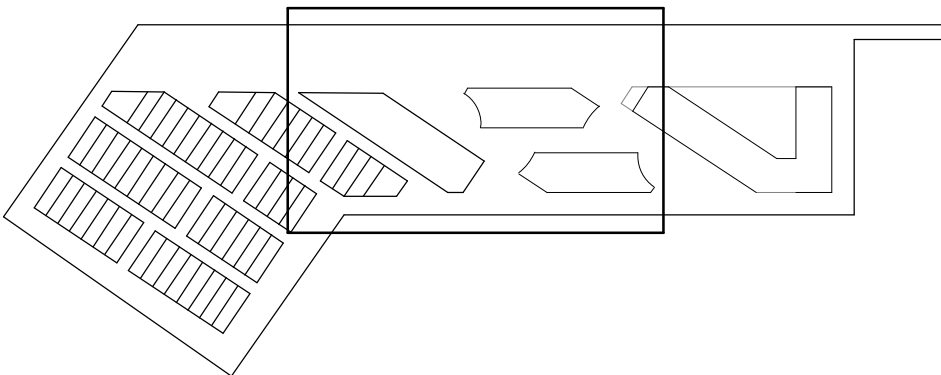




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Level 3**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

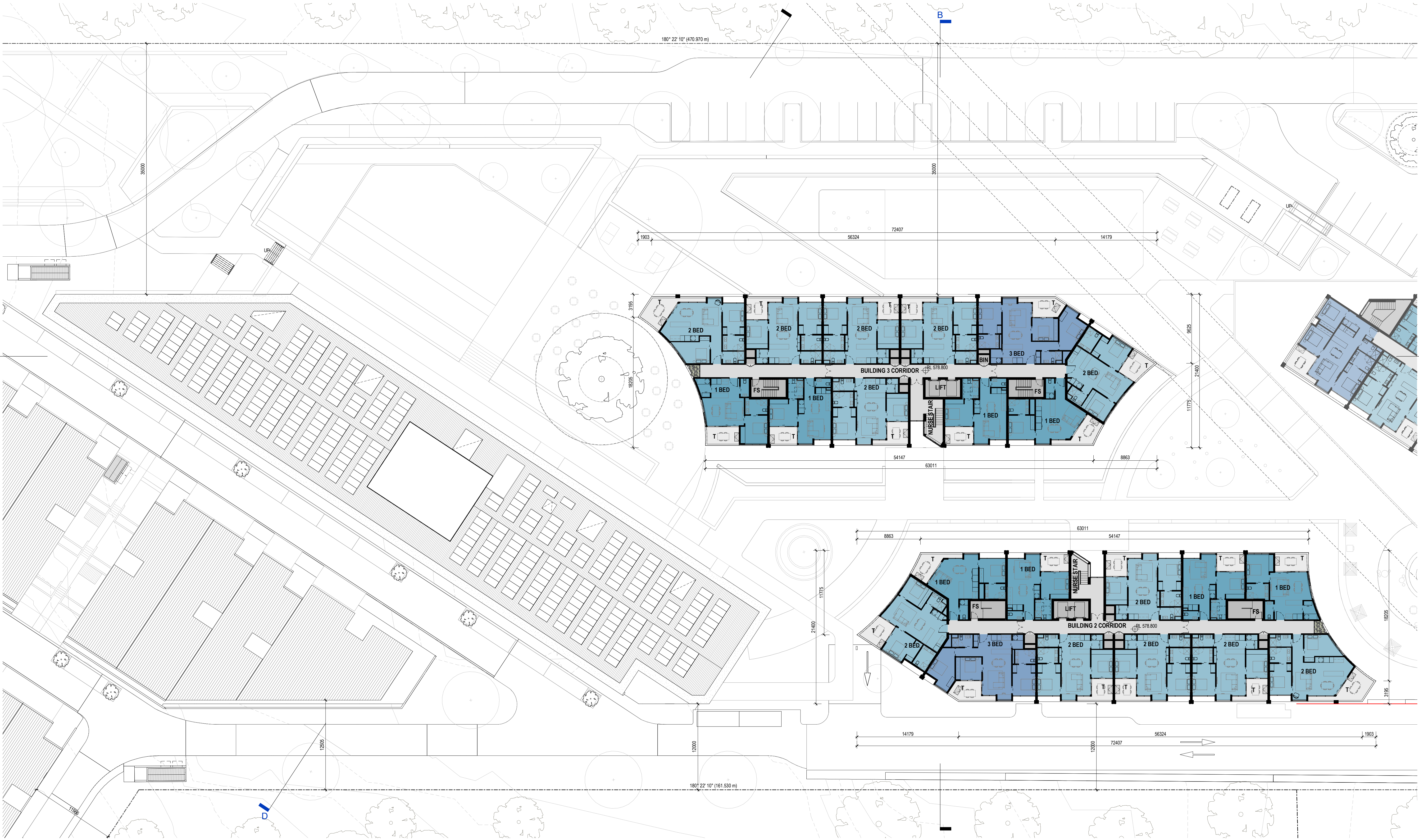
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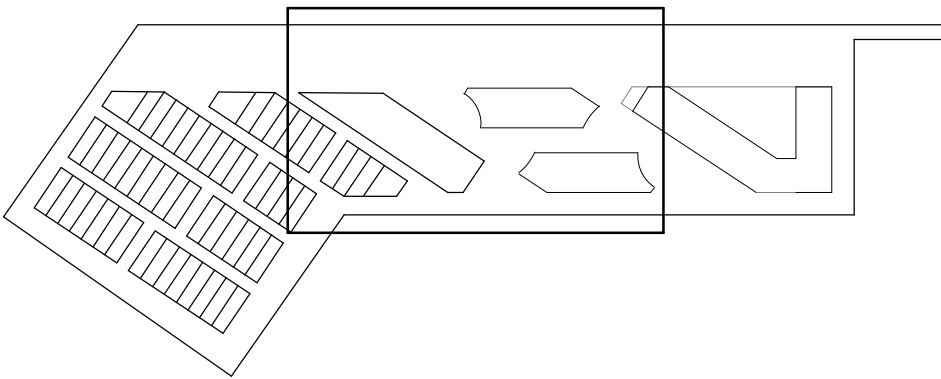




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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Level 4**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

Scale: @ A1 / **1 : 250**

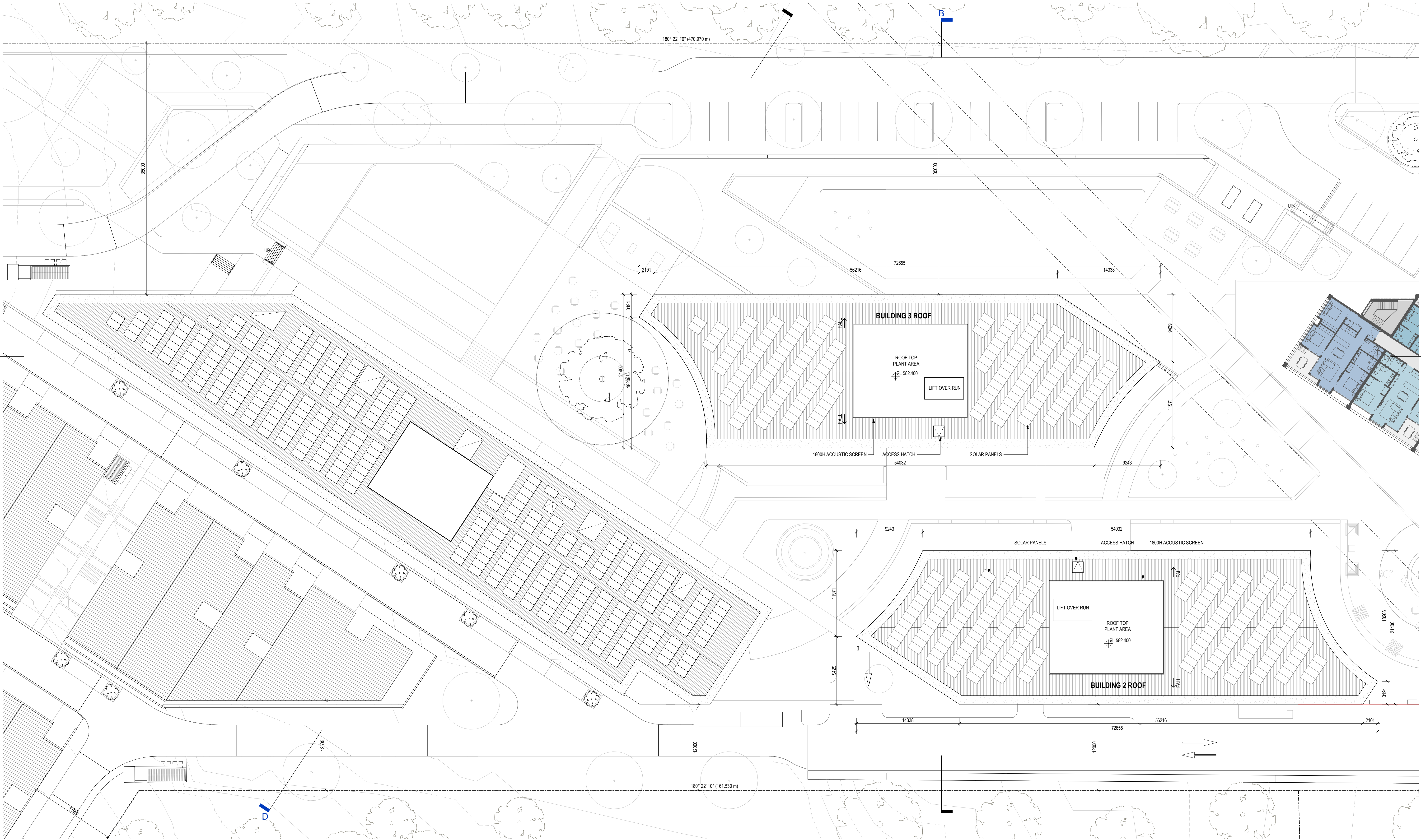
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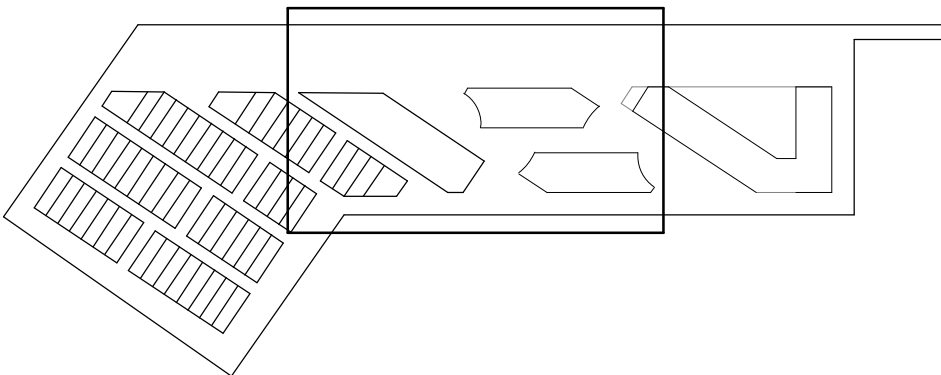




**Note:**  
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Project / **LDK Yarralumla**

Drawing / **Central Precinct - Roof**

Project No / **220063**

Date / **09.07.2021**

Author / **Author**

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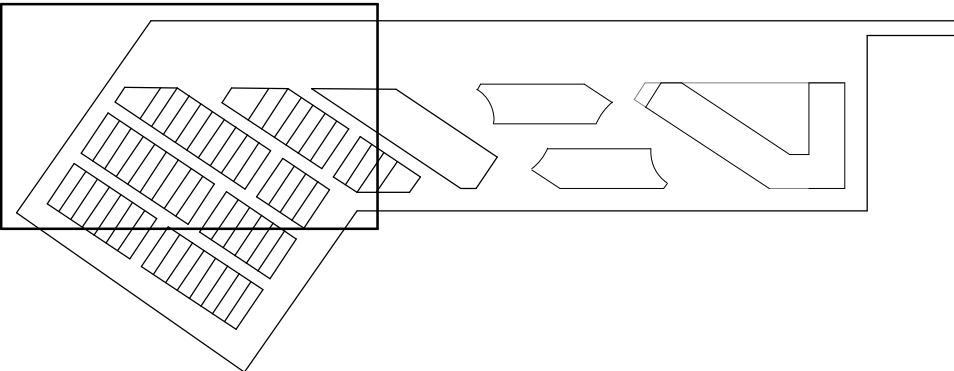


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CL



Project / **LDK Yarralumla**

Drawing / **North East Precinct - Ground Level**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

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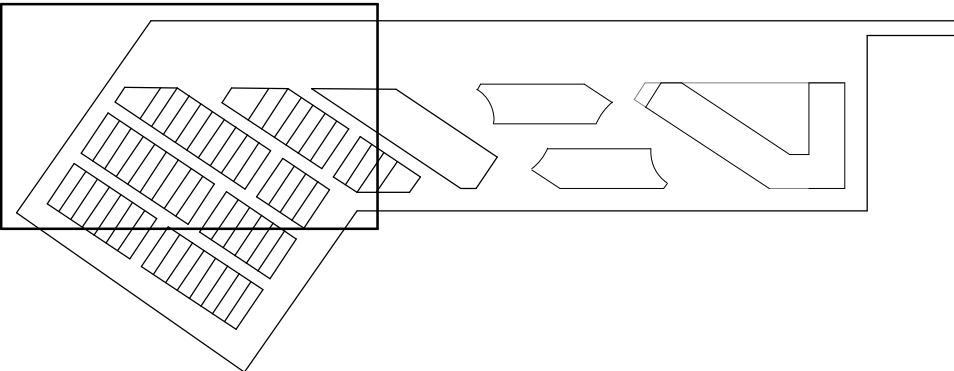


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Revisions / 09.07.2021 For Approval

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Project / **LDK Yarralumla**

Drawing / **North East Precinct - Upper Ground**

Project No / **220063**

Date / **09.07.2021**

Author / **CL**

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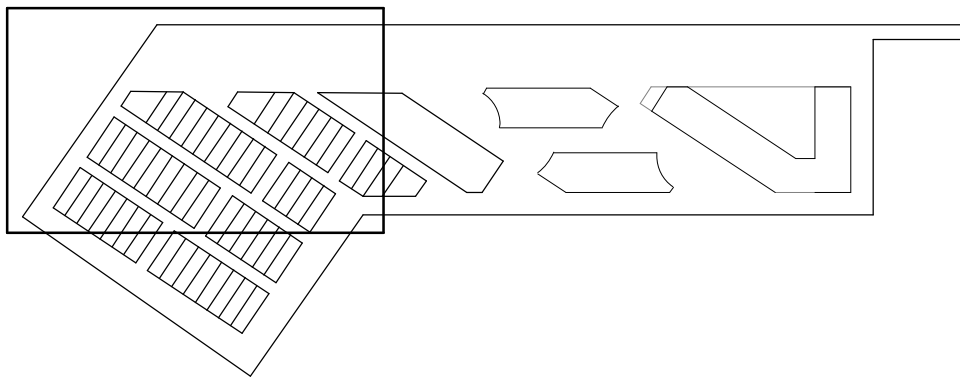


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CL



Project / **LDK Yarralumla**

Drawing / **North East Precinct - Roof**

Project No / **220063**

Date / **09.07.2021**

Author / **GT**

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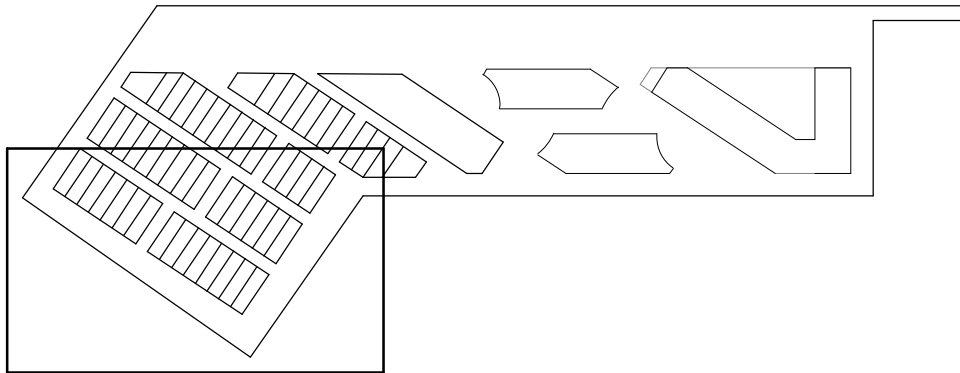


**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

## WORKS APPROVAL ISSUE

Revisions / - 09.07.2021 For Approval

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9/07/2021 9:47:31 AM

Project / **LDK Yarralumla**

Drawing / **North West Precinct - Roof**

Project No / **220063**

Date / **09.07.2021**

Author / **GT**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP01.42 -**

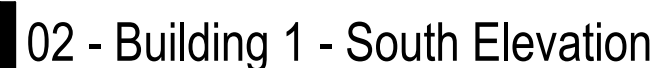
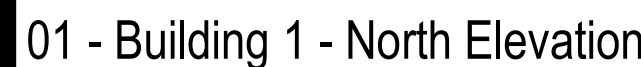
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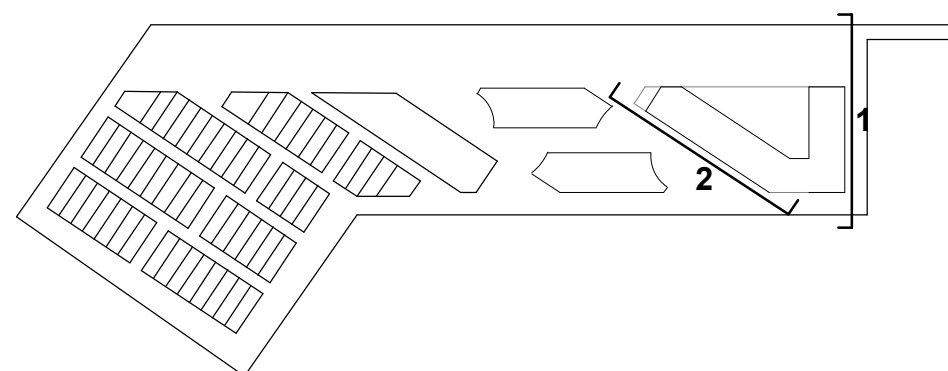
KK01	Light Brick
KK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
L01	Concrete Tiles Floor
M01	Hardwood Timber



All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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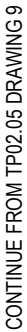
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9/07/2021 9:49:21 AM





### 03 - Building 1 - East Elevation



#### 04 - Building 2 & 4 - West Elevation

## MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber

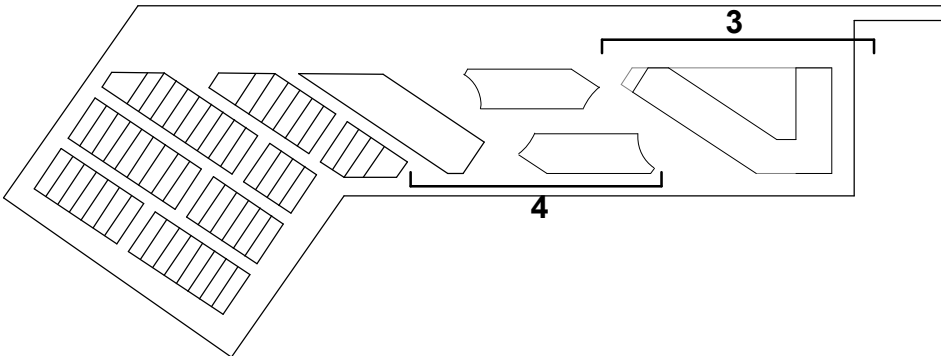
**Note:**

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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# Project / LDK Yarralumla

## Drawing / **Site Elevations Sheet 2**

Project No / **220063**

Date / **09.07.2021**

Author / **CL**

Scale: @ A1 / **1 : 250**

Drawing No. **TP02.02** -



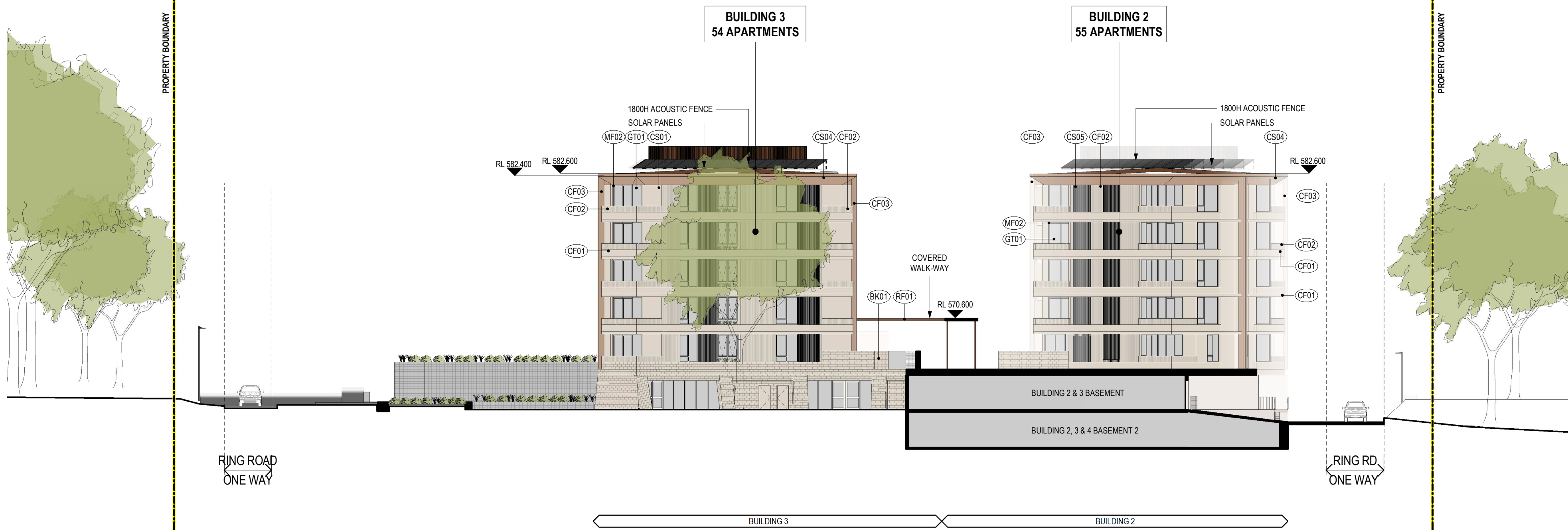
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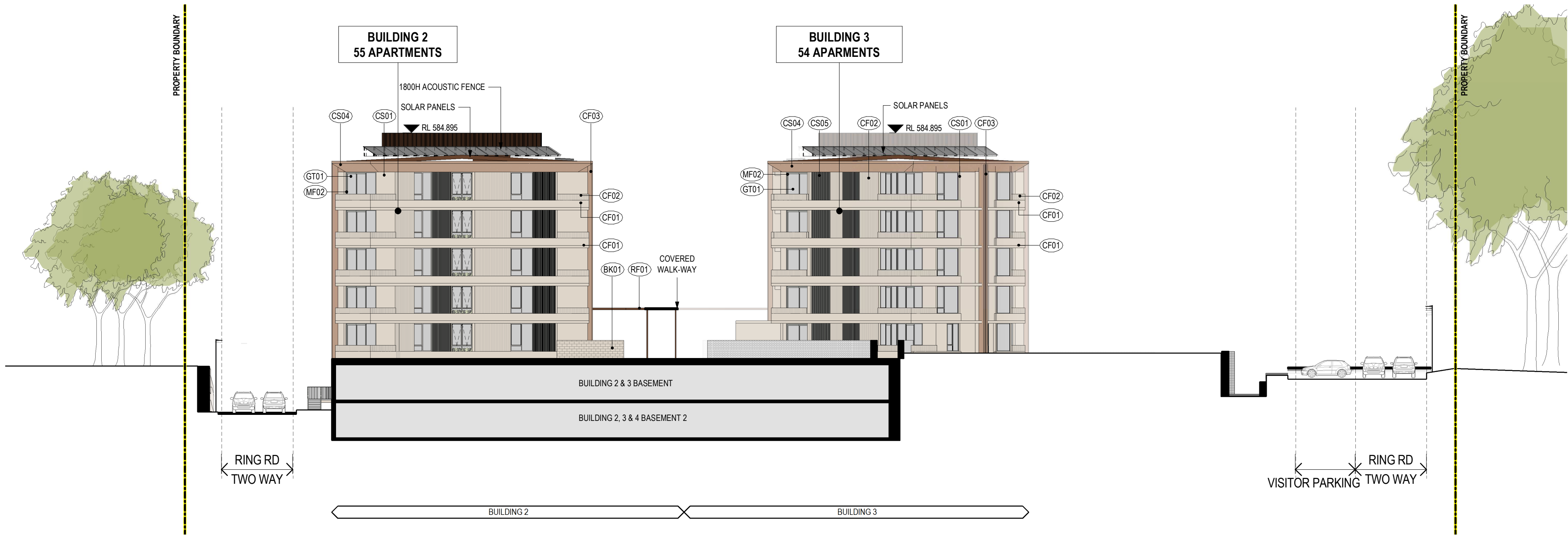




#### MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber

05 - Building 2 & 3 South Elevation



06 - Buildings 2 & 3 - North Elevation

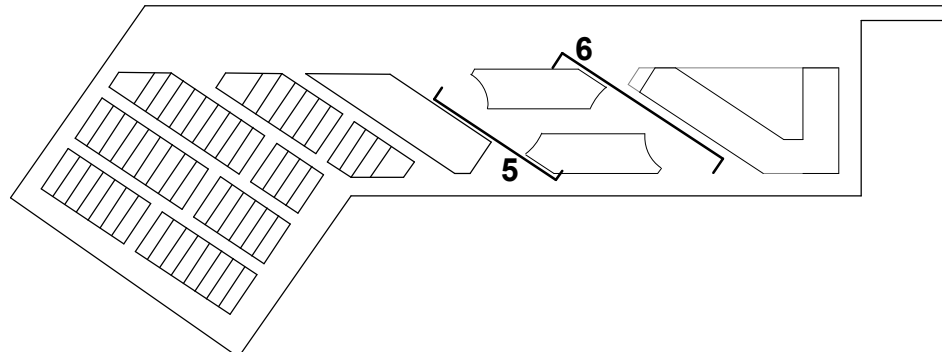
#### Note:

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

#### WORKS APPROVAL ISSUE

Revisions / 09.07.2021 For Approval

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 3 - Building 2 & 3

Project No / 220063

Date / 09.07.2021

Author / CL

Scale: @ A1 / 1 : 250

Drawing No. / TP02.03 -

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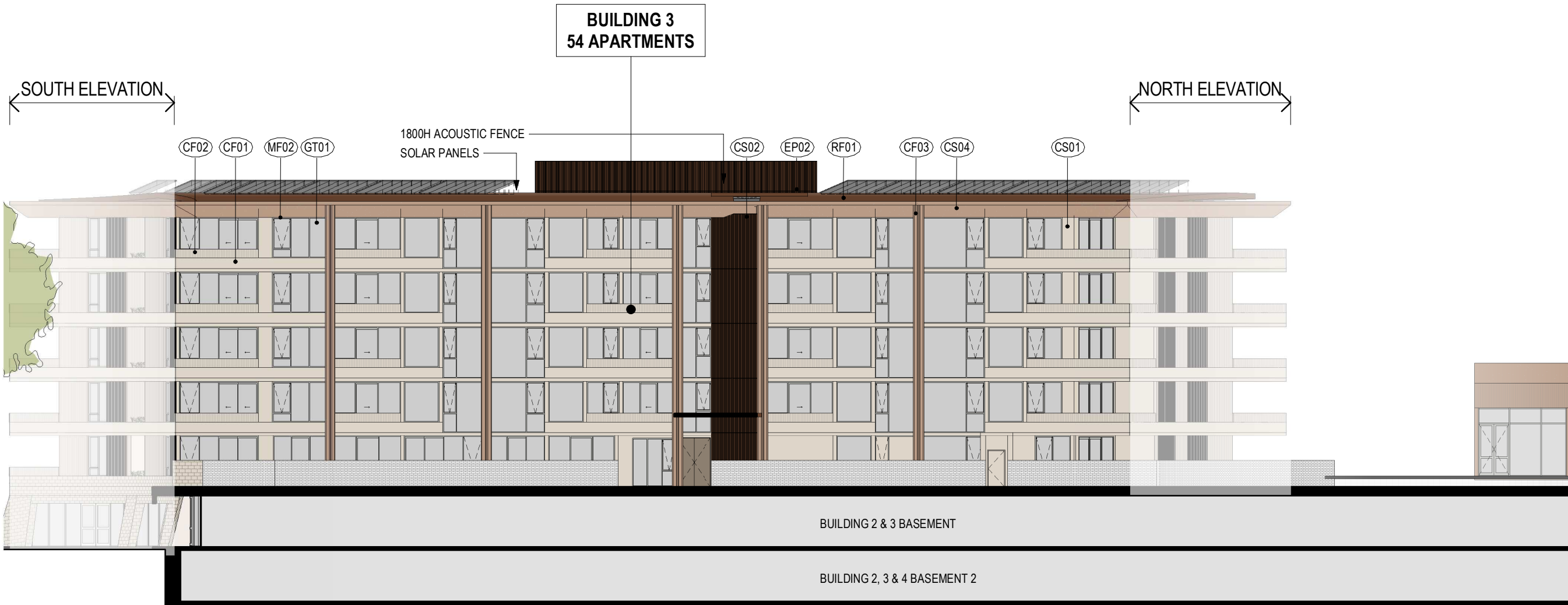
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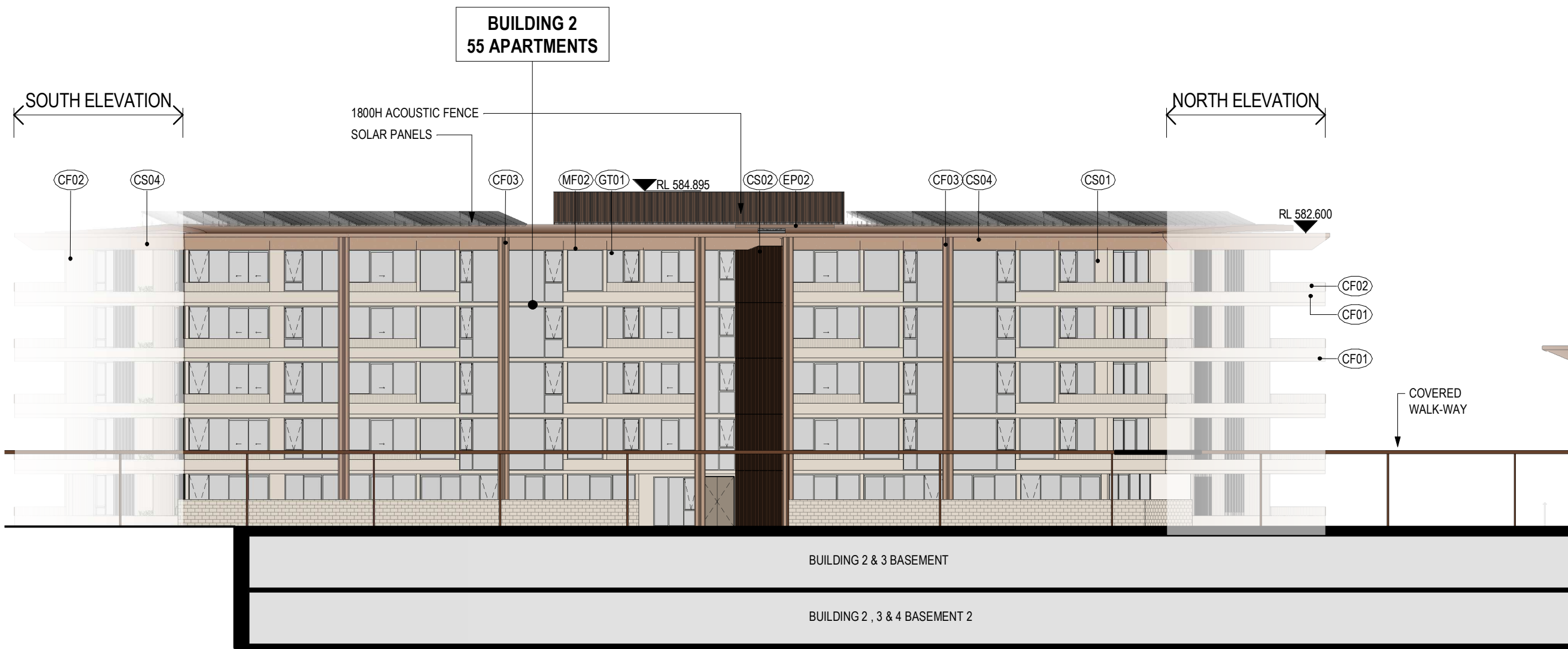


MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber



07 - Building 3 - West Elevation



08 - Building 2 - East Elevation

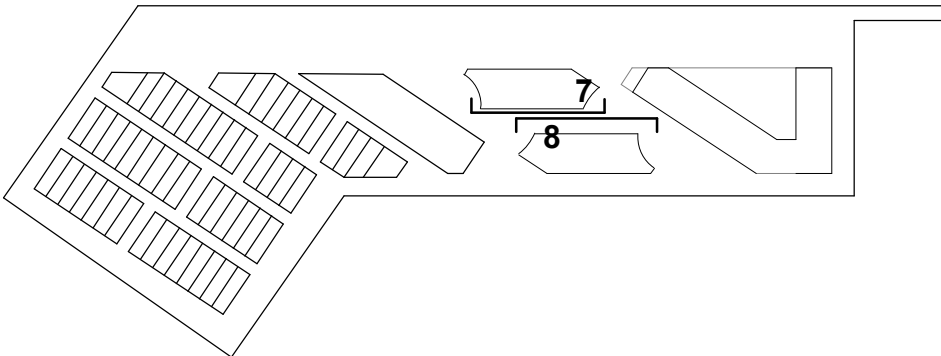
Note:

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 4 - Building 2 & 3

Project No / 220063

Date / 09.07.2021

Author / CL

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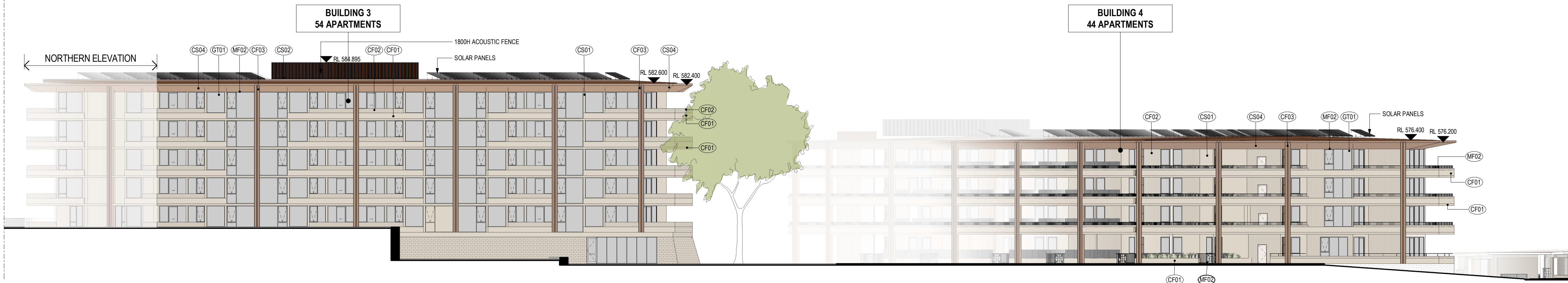
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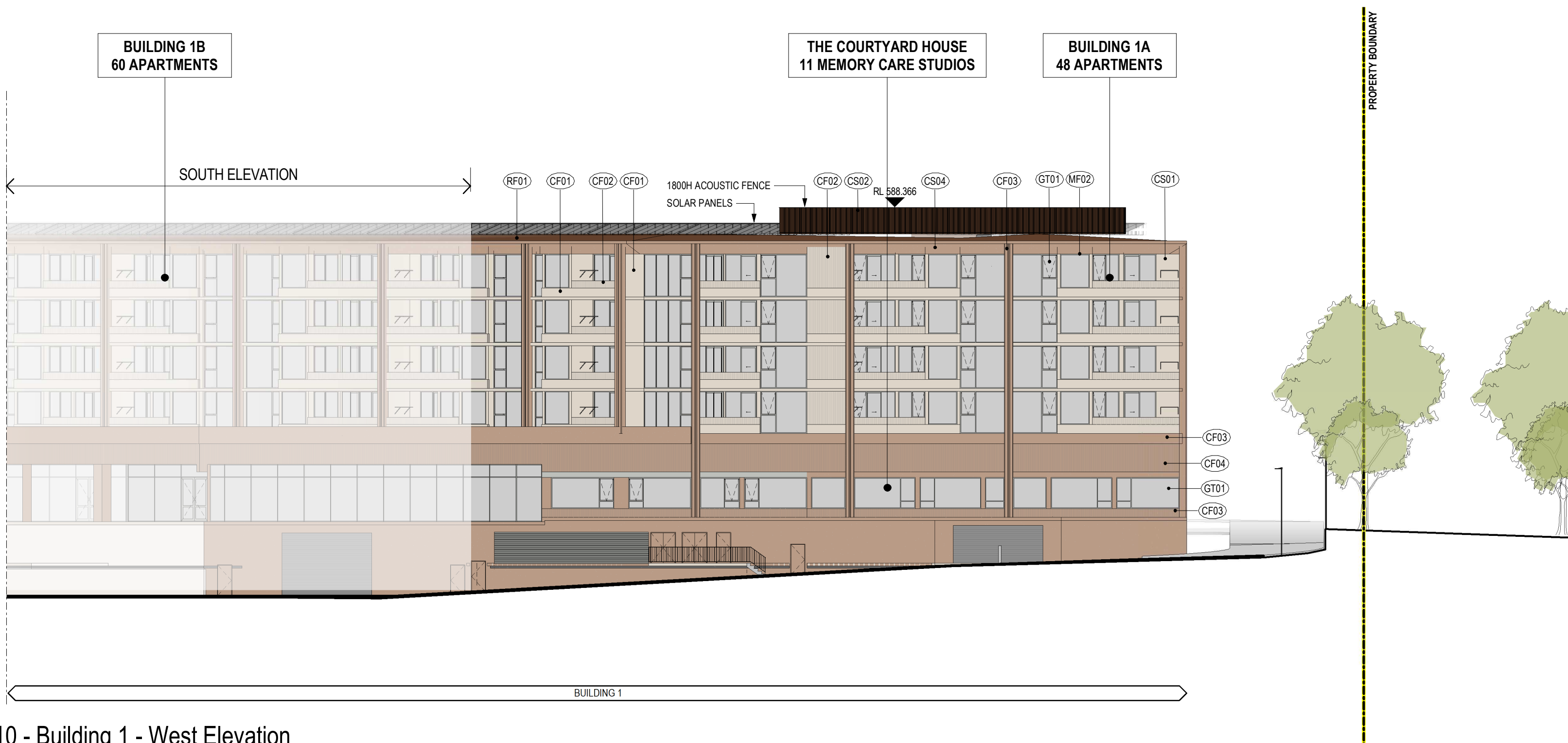


CONTINUE FROM TP02.02 DRAWING 3



09 - Building 3 & 4 - East Elevation

CONTINUE FROM TP02.02 DRAWING 4



10 - Building 1 - West Elevation

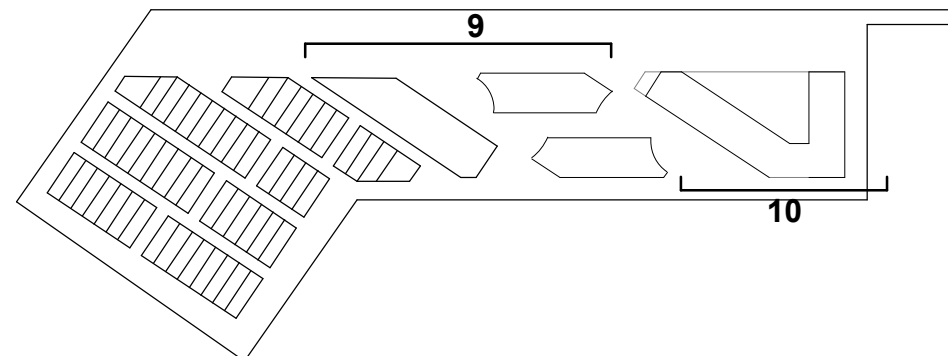
#### Note:

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 5

Project No / 220063

Date / 09.07.2021

Author / CL

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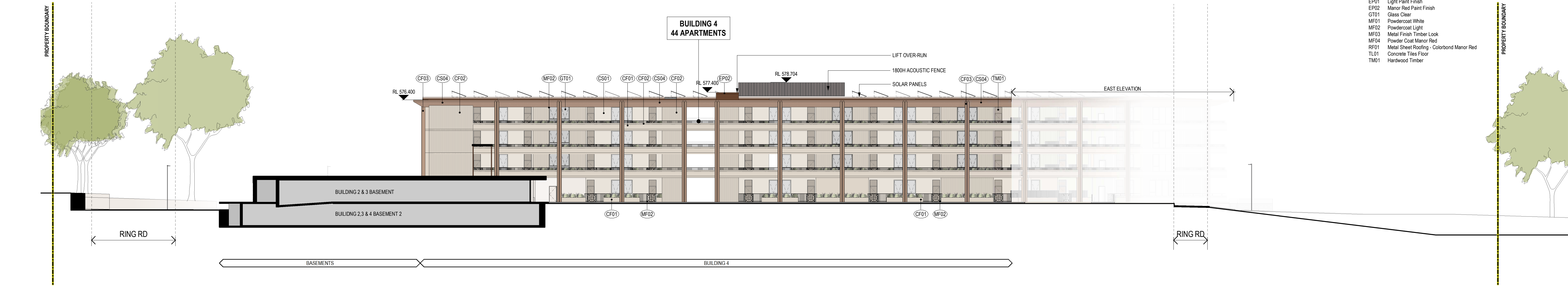
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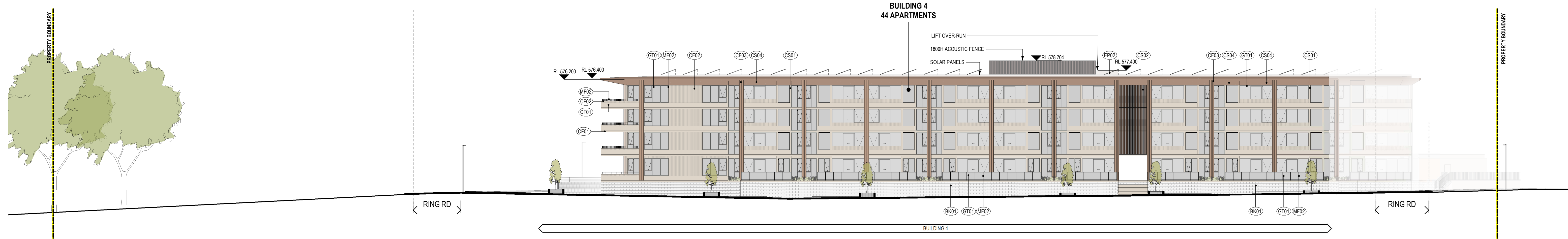


MATERIALS SCHEDULE

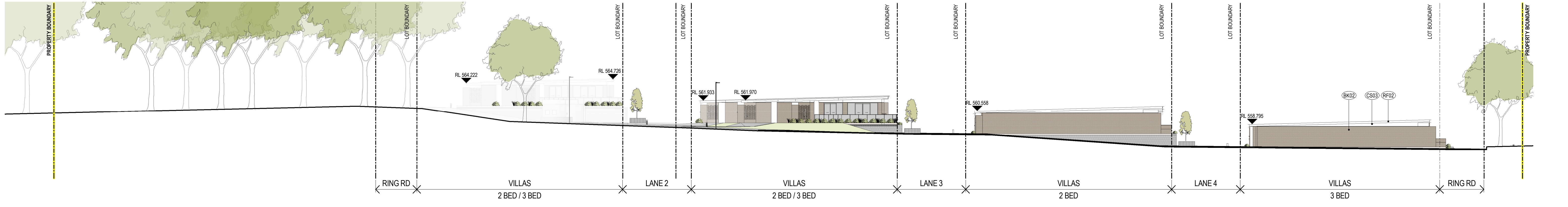
- BK01 Light Brick  
BK02 Dark Brick  
CF01 Concrete Light  
CF02 Textured Finish - Light  
CF03 Concrete Dark  
CF04 Textured Finish - Dark  
CS01 Exterior Light Weight Cladding (Light)  
CS02 Vertical Battens Manor Red  
CS03 Exterior Light Weight Cladding (White)  
CS04 Exterior FC (Dark)  
CS05 Vertical Battens (Light)  
EP01 Light Paint Finish  
EP02 Manor Red Paint Finish  
GT01 Glass Clear  
MF01 Powdercoat White  
MF02 Powdercoat Light  
MF03 Metal Finish Timber Look  
MF04 Powder Coat Manor Red  
RF01 Metal Sheet Roofing - Colorbond Manor Red  
TL01 Concrete Tiles Floor  
TM01 Hardwood Timber



11 - Building 4 - South Elevation



12 - Building 4 - North Elevation



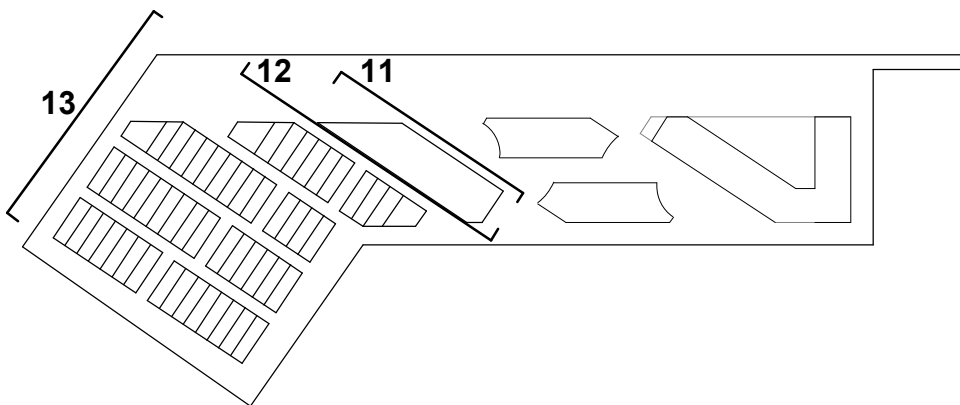
**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

13 - North East Elevation - Villas

WORKS APPROVAL ISSUE

Revisions / 09.07.2021 For Approval

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 6 - Building 4 & Villas

Project No / 220063

Date / 09.07.2021

Author / YY

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Drawing No. / TP02.06 -

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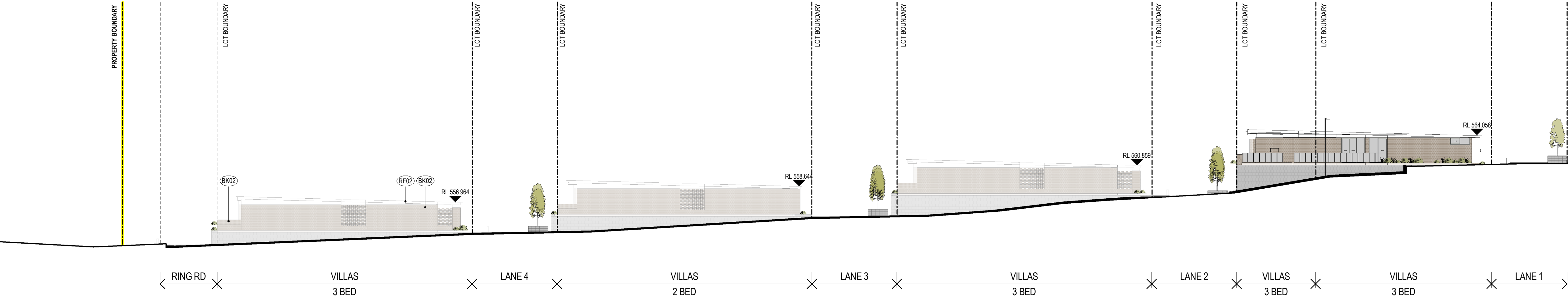
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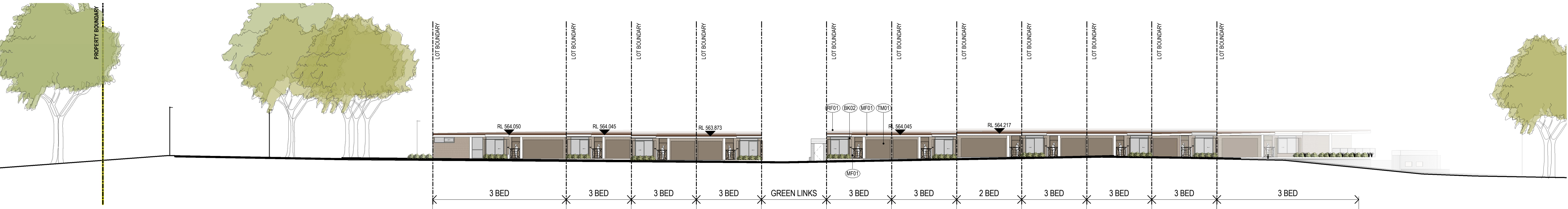
MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber

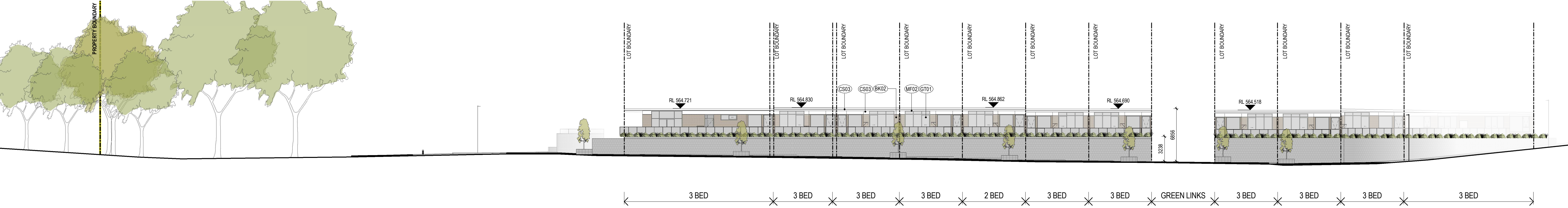
14 - South West Elevation - Villas



15 - South Elevation - Lane 1



16 - North Elevation - Lane 2

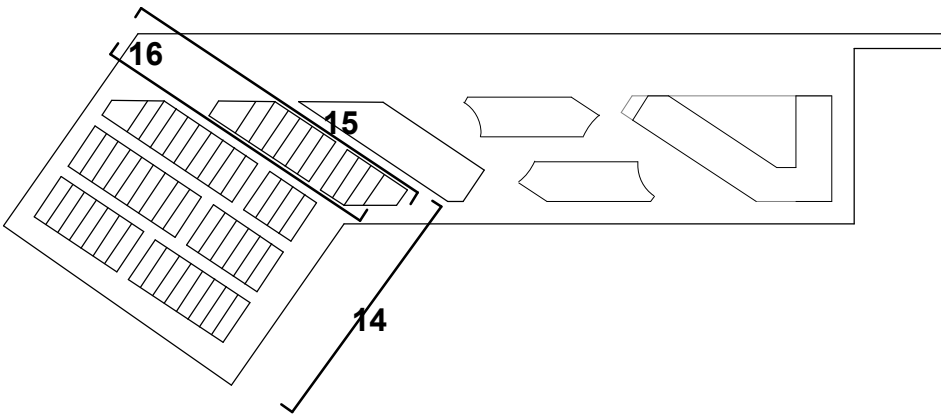


**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 7 - Villas (First Row)

Project No / 220063

Date / 09.07.2021

Author / YY

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Drawing No. / TP02.07 -

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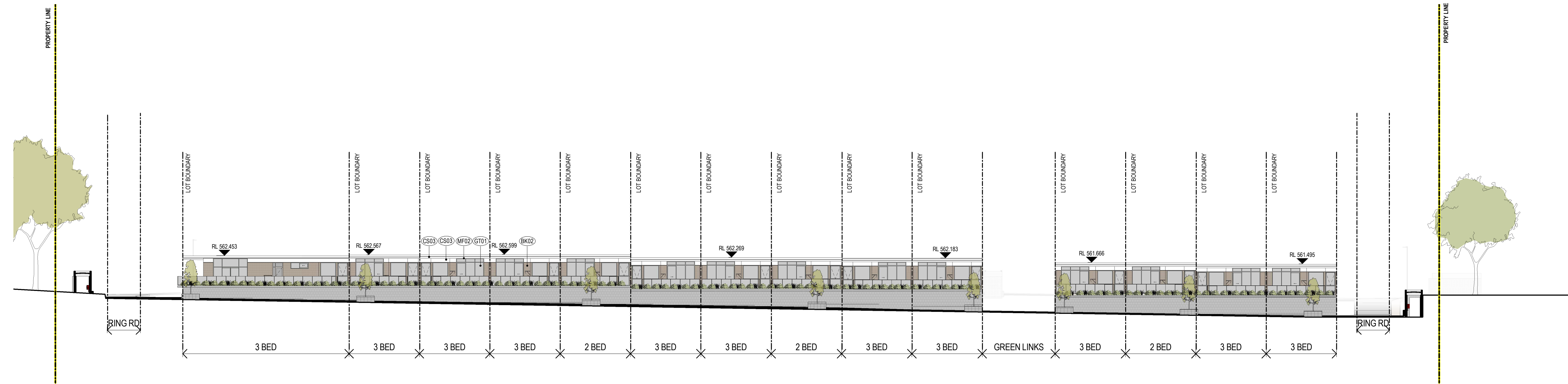
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17 - South Elevation - Lane 2



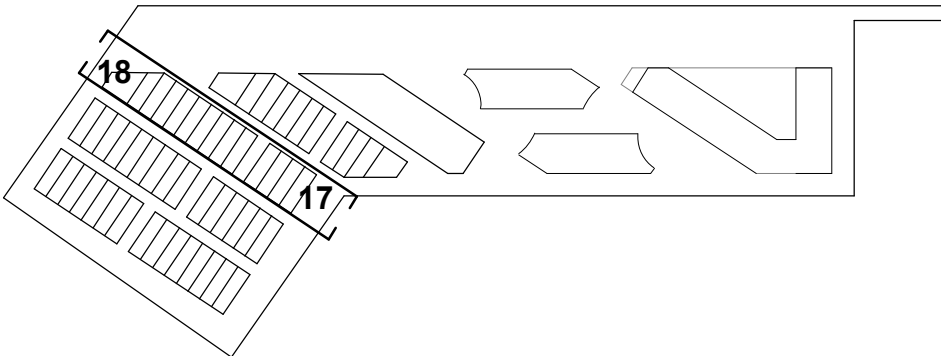
18 - North Elevation - Lane 3

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 8 - Villas (Second Row)

Project No / 220063

Date / 09.07.2021

Author / YY

Scale: @ A1 / 1 : 250

Drawing No. / TP02.08 -

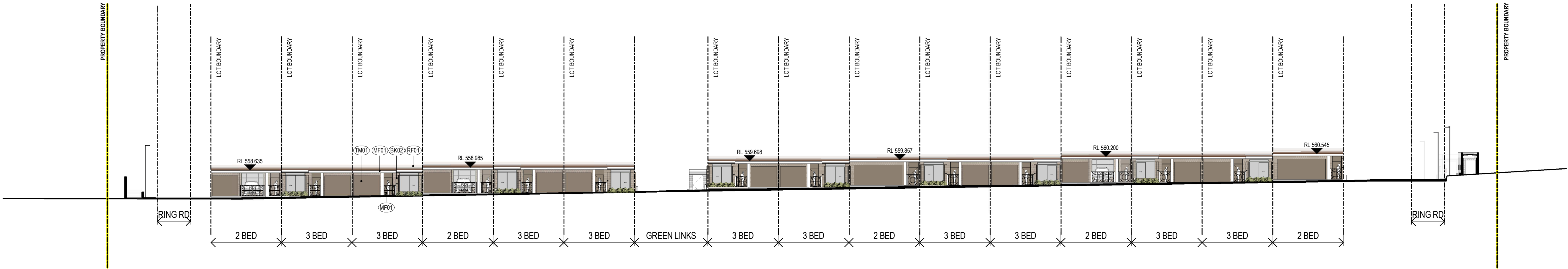
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MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber



19 - South Elevation - Lane 3



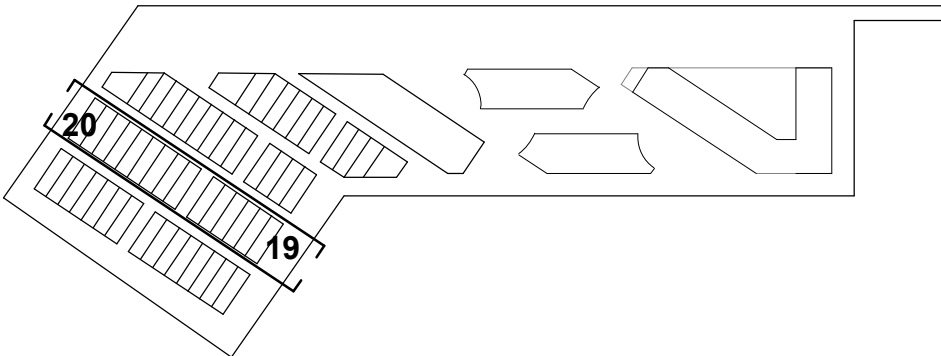
20 - North Elevation - Lane 4

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Site Elevations Sheet 9 - Villas (Third Row)

Project No / 220063

Date / 09.07.2021

Author / CL

Scale: @ A1 / 1 : 250

Drawing No. / TP02.09 -

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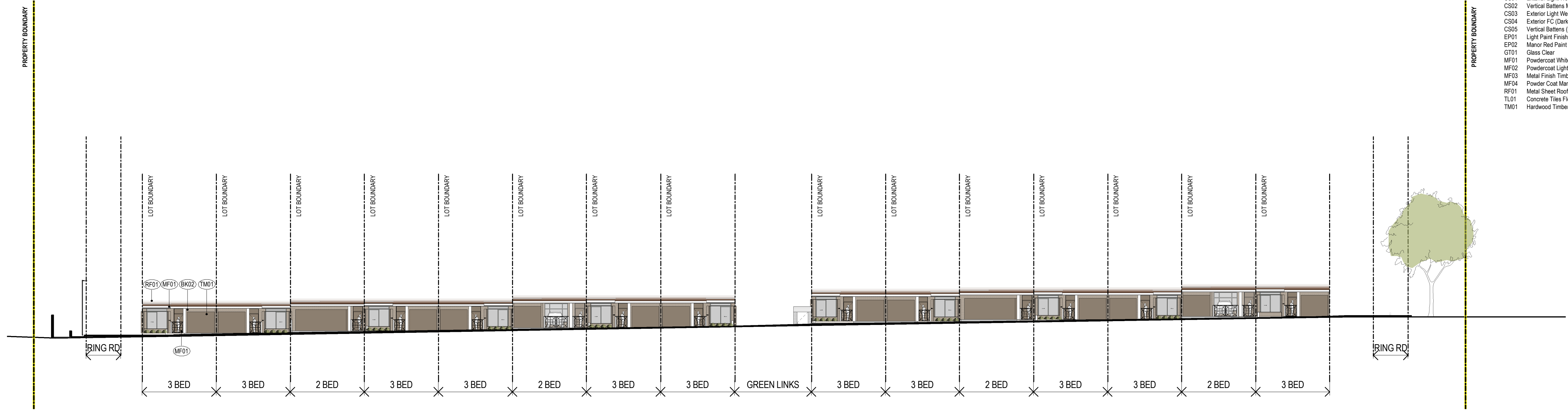
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MATERIALS SCHEDULE

BK01	Light Brick
BK02	Dark Brick
CF01	Concrete Light
CF02	Textured Finish - Light
CF03	Concrete Dark
CF04	Textured Finish - Dark
CS01	Exterior Light Weight Cladding (Light)
CS02	Vertical Battens Manor Red
CS03	Exterior Light Weight Cladding (White)
CS04	Exterior FC (Dark)
CS05	Vertical Battens (Light)
EP01	Light Paint Finish
EP02	Manor Red Paint Finish
GT01	Glass Clear
MF01	Powdercoat White
MF02	Powdercoat Light
MF03	Metal Finish Timber Look
MF04	Powder Coat Manor Red
RF01	Metal Sheet Roofing - Colorbond Manor Red
TL01	Concrete Tiles Floor
TM01	Hardwood Timber



21 - South Elevation - Lane 4



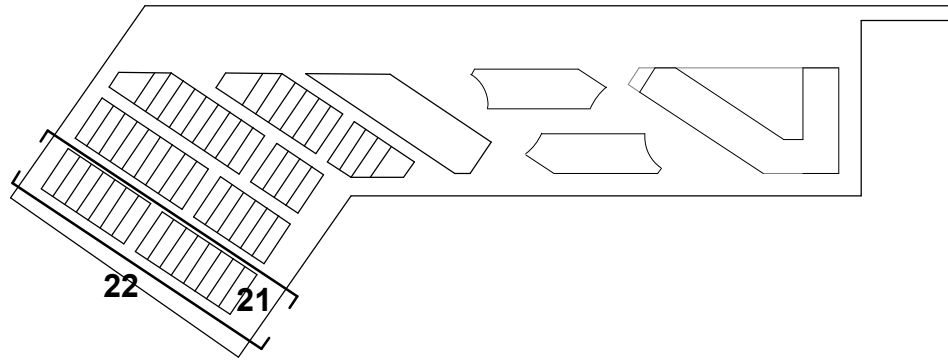
22 - North Elevation - Ring Rd

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

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Drawing / Site Elevations Sheet  
10 - Villas (Fourth Row)

Project No / 220063

Date / 09.07.2021

Author / CL

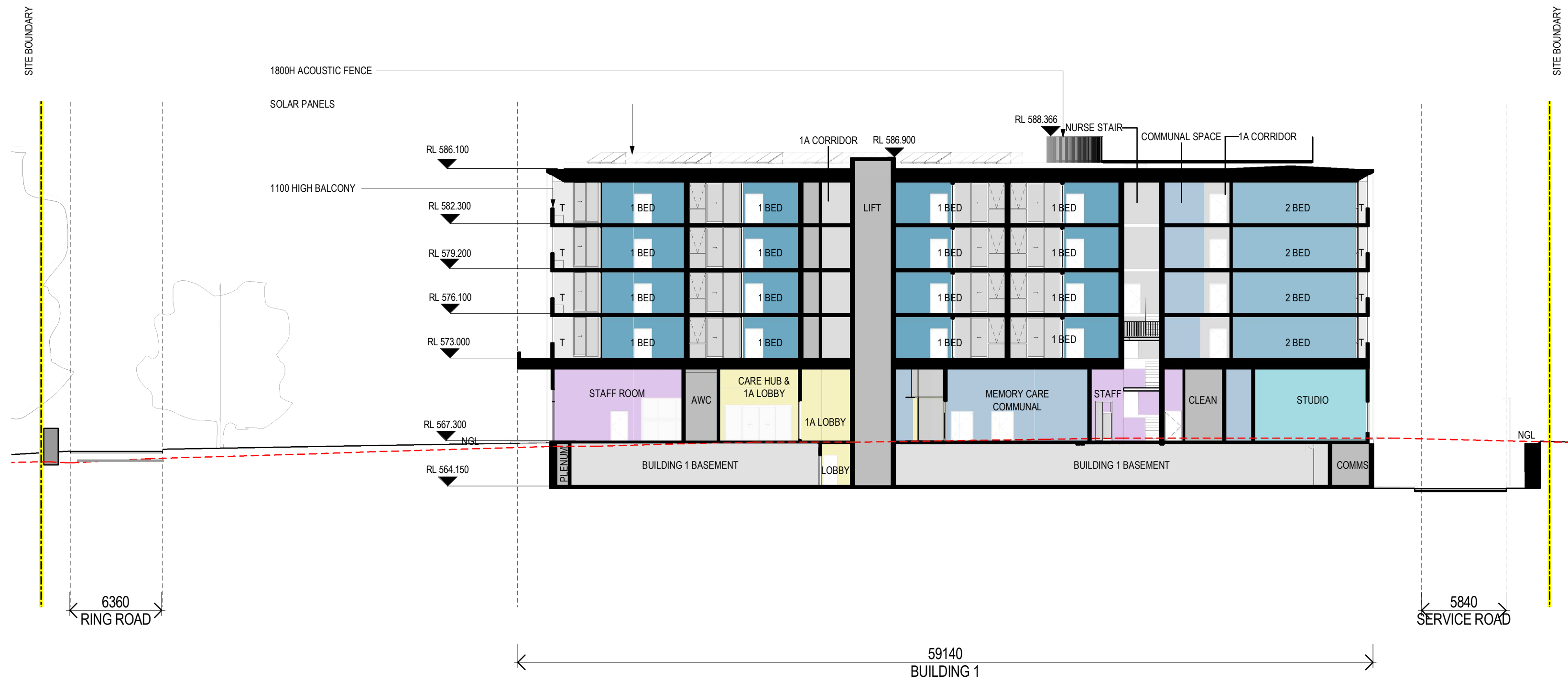
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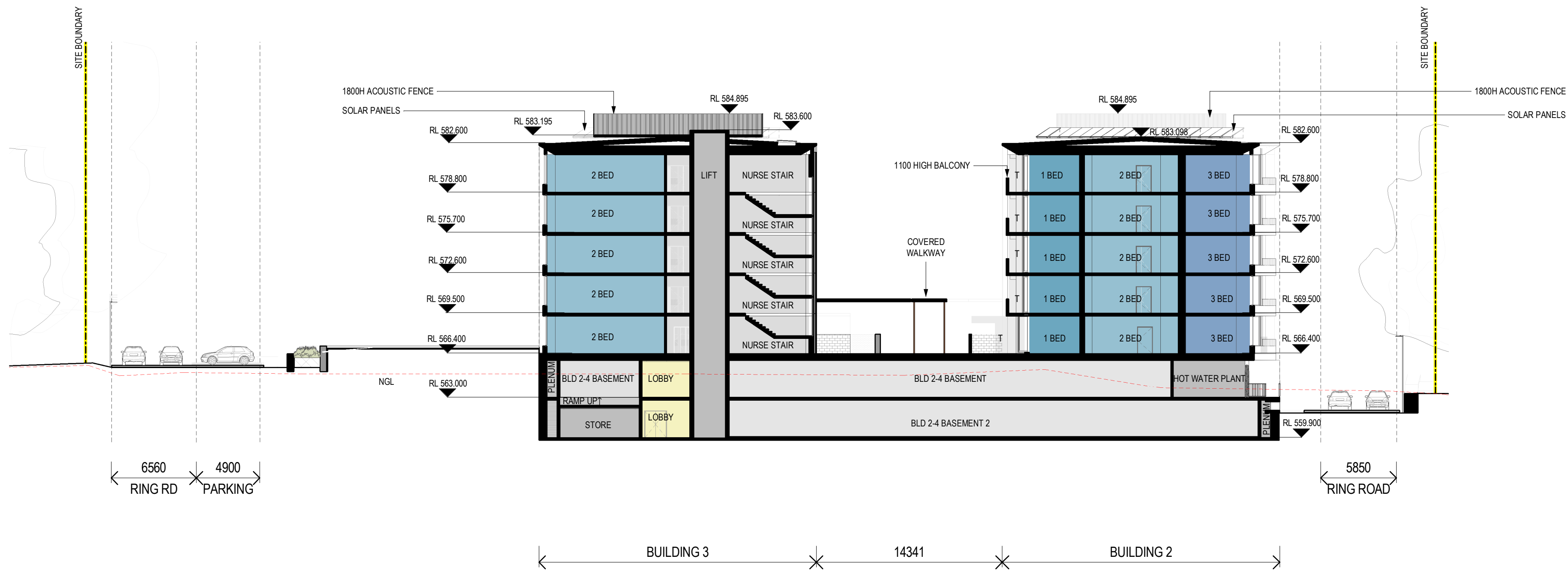
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SITE SECTION A



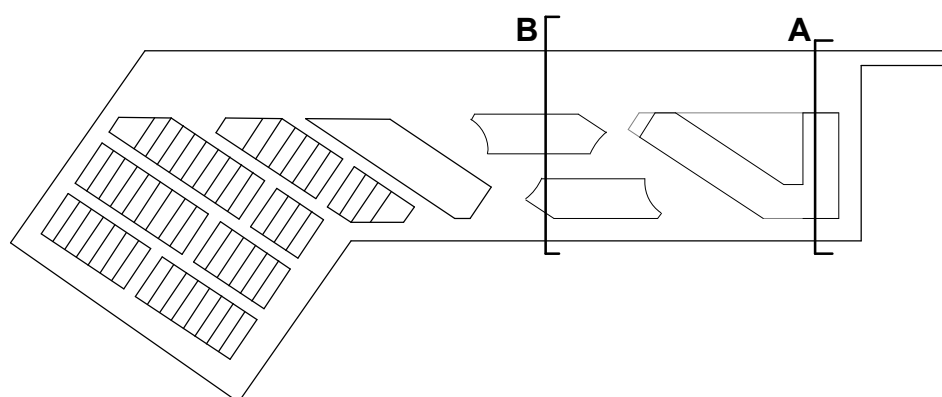
SITE SECTION B

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / **LDK Yarralumla**

Drawing / **Site Section Sheet 1**

Project No / **220063**

Date / **09.07.2021**

Author / **PN**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP03.01 -**

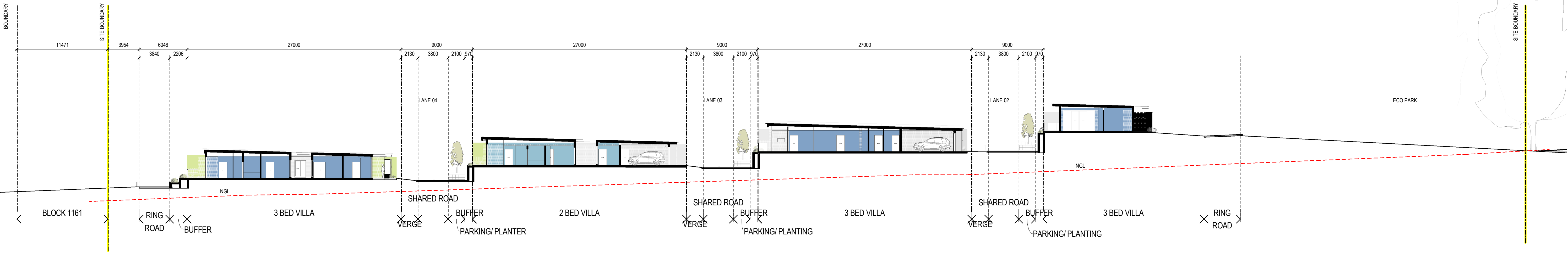
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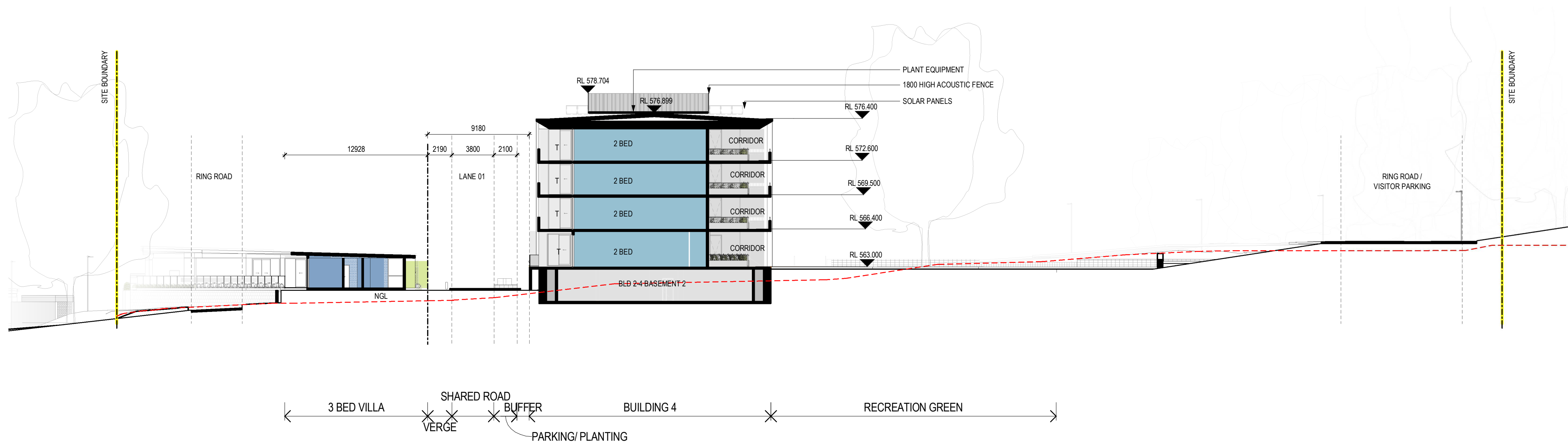
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SITE SECTION C



SITE SECTION D

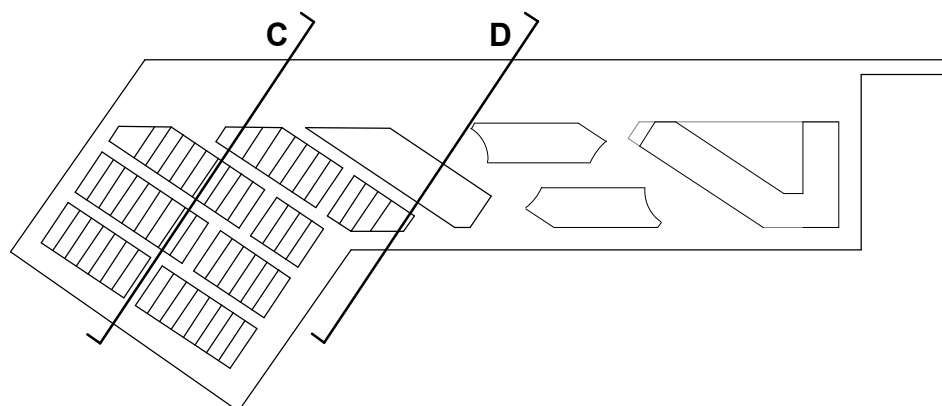
**Note:**

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

**WORKS APPROVAL ISSUE**

Revisions / - 09.07.2021 For Approval

CL



Project / **LDK Yarralumla**

Drawing / **Site Section Sheet 2**

Project No / **220063**

Date / **09.07.2021**

Author / **PN**

Scale: @ A1 / **1 : 250**

Drawing No. / **TP03.02 -**

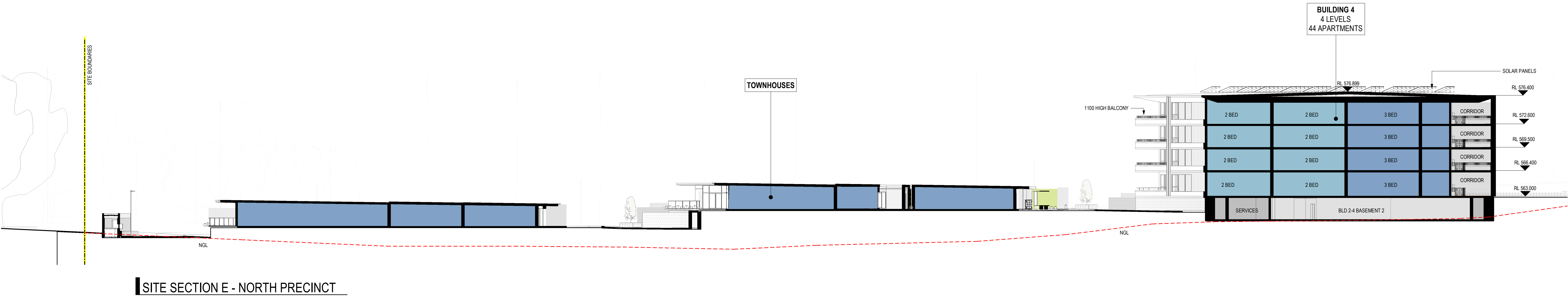
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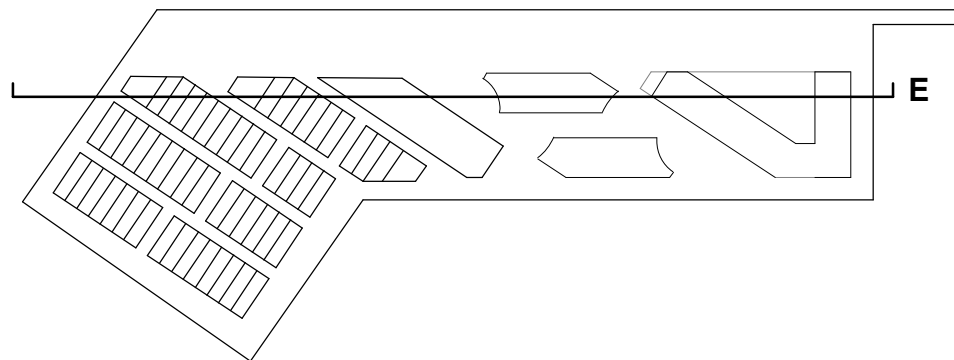


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Revisions / - 09.07.2021 For Approval

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Project / **LDK Yarralumla**

Drawing / **Site Section Sheet 3**

Project No / **220063**

Date / **09.07.2021**

Author / **SM**

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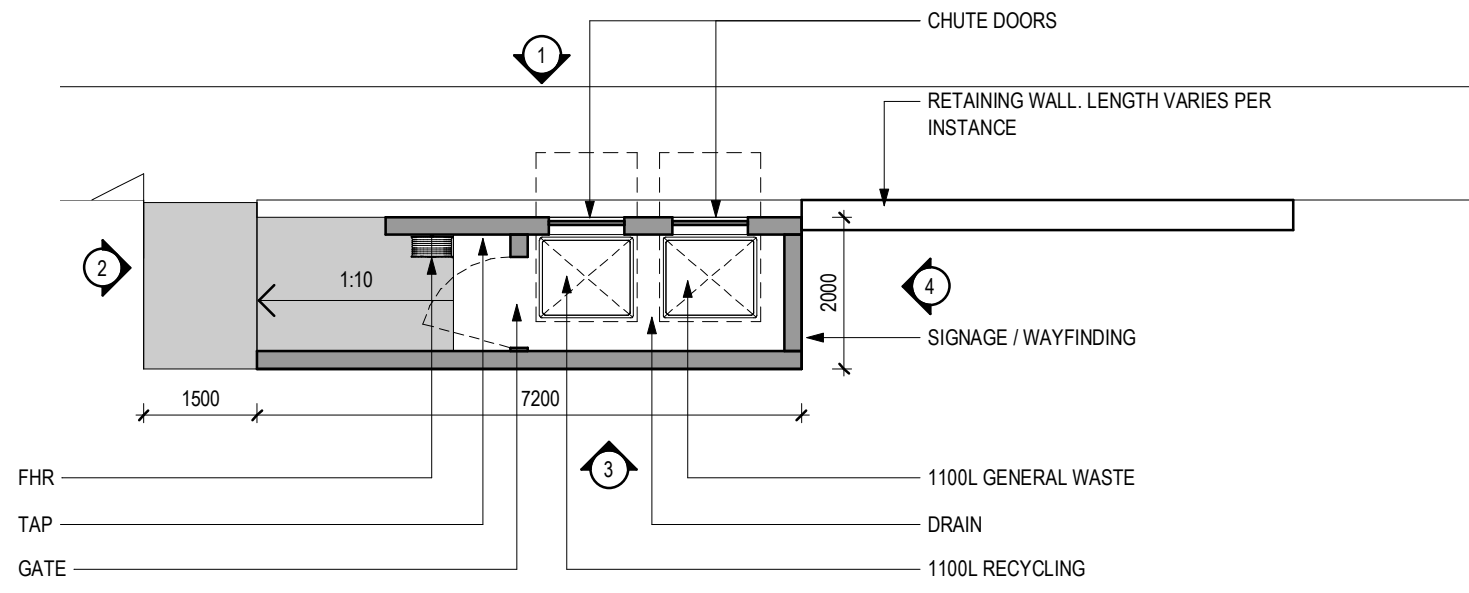
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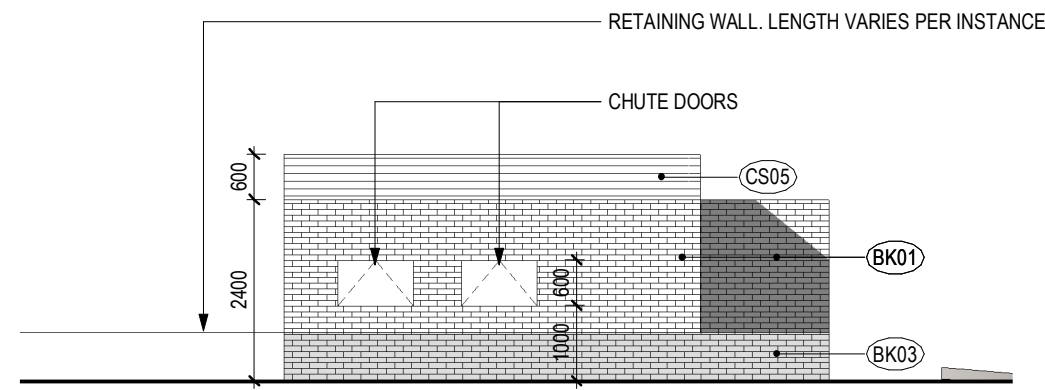
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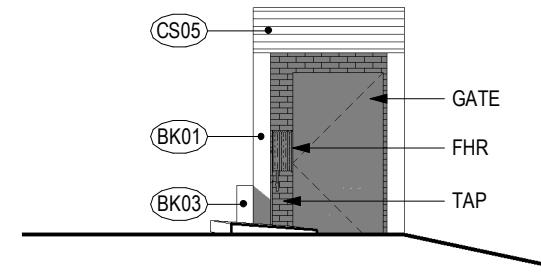




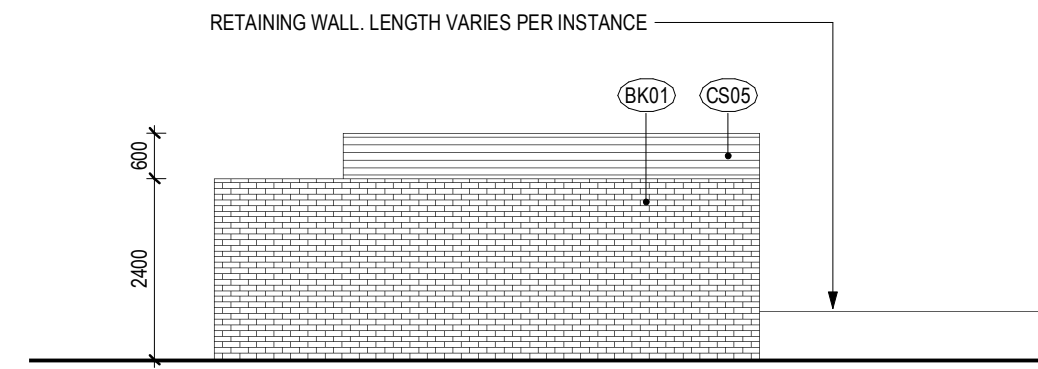
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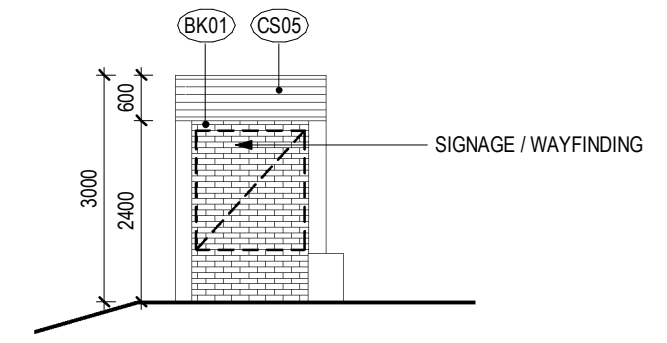
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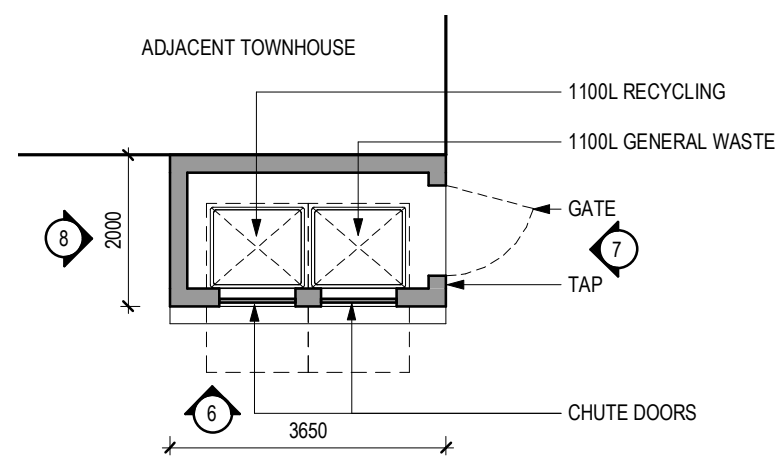
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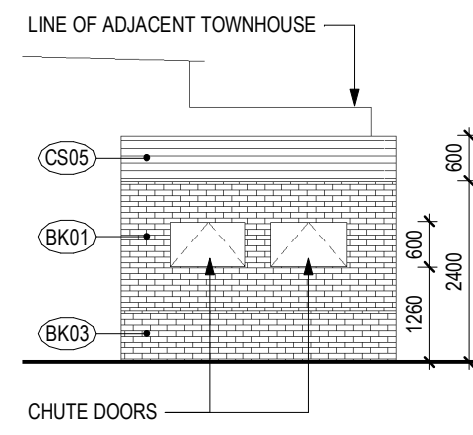
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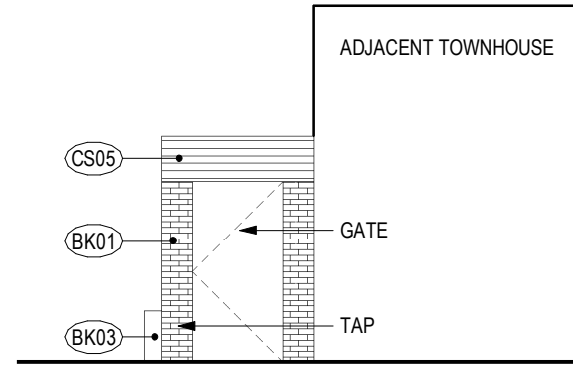
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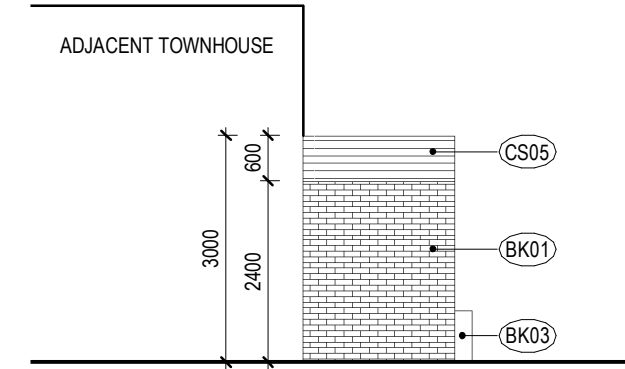
WASTE ENCLOSURE SMALL



ELEVATION A



ELEVATION B



ELEVATION C

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

## WORKS APPROVAL ISSUE

Revisions / 09.07.2021 For Approval

CL

Project / LDK Yarralumla

Drawing / Site Details

Project No / 220063

Date / 09.07.2021

Author / MG

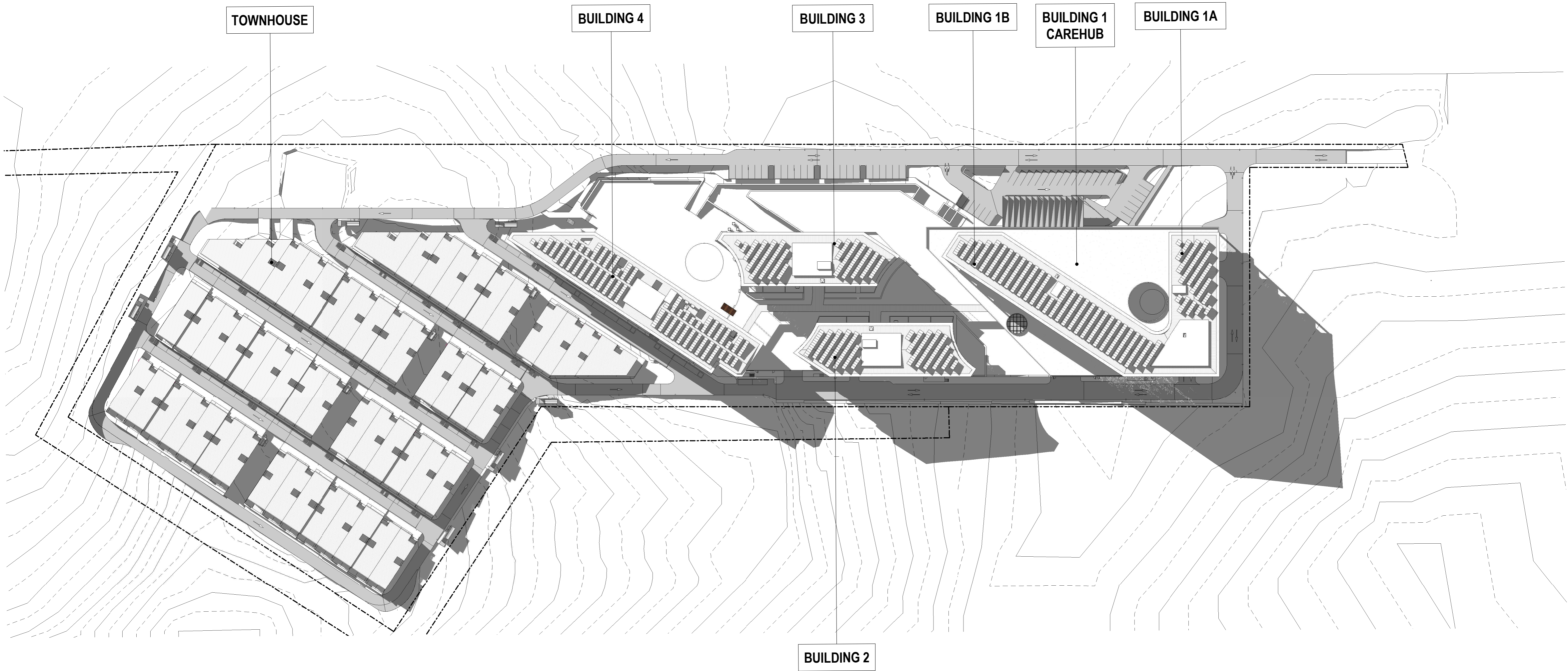
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Drawing No. / TP04.01 -

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**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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CL

Project / **LDK Yarralumla**

Drawing / **Shadow Diagrams Plan  
- Winter 9AM**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

Scale: @ A1 / **1 : 1000**

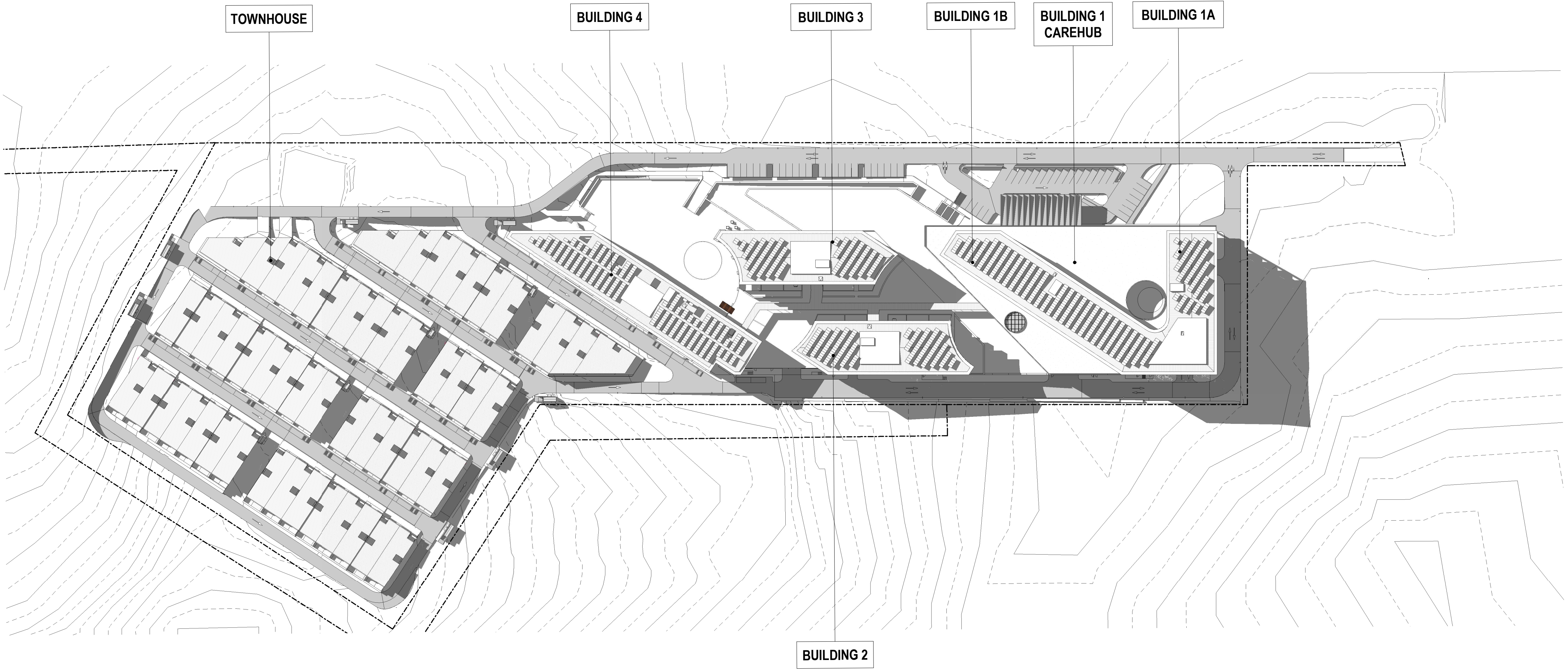
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Revisions / - 09.07.2021 For Approval CL

Project / LDK Yarralumla

Drawing / Shadow Diagrams Plan - Winter 10AM

Project No / 220063

Date / 09.07.2021

Author / JC

Scale: @ A1 / 1 : 1000

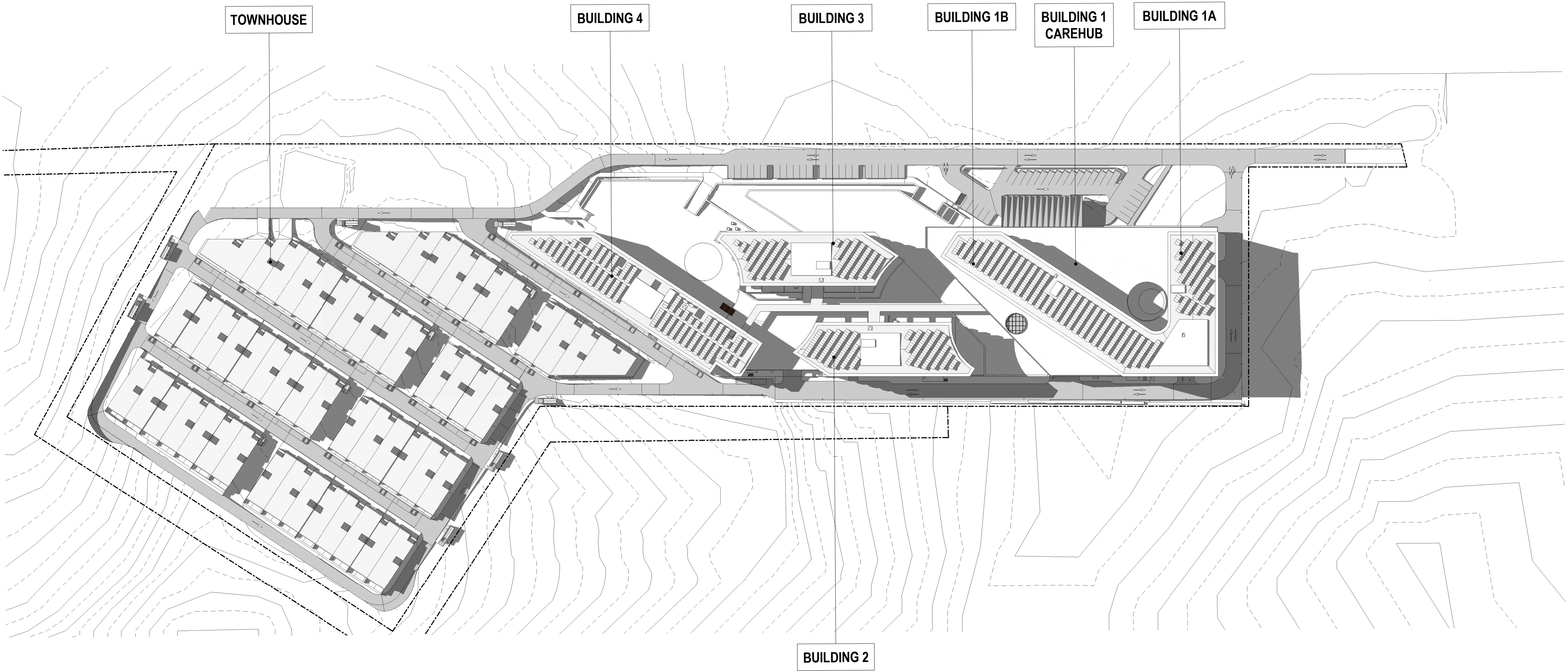
Drawing No. / TP05.02 -

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Project / **LDK Yarralumla**

Drawing / **Shadow Diagrams Plan - Winter 11AM**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

Scale: @ A1 / **1 : 1000**

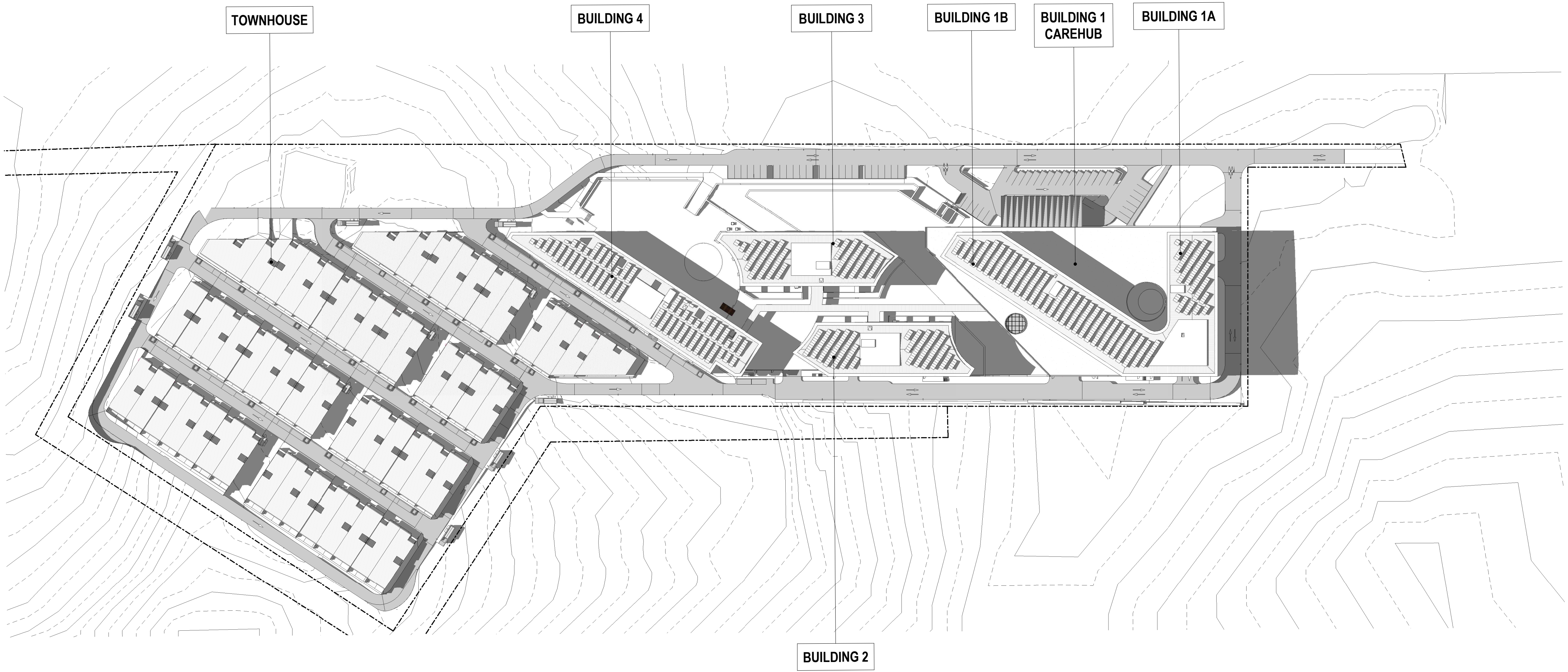
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Project / **LDK Yarralumla**

Drawing / **Shadow Diagrams Plan  
- Winter 12PM**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

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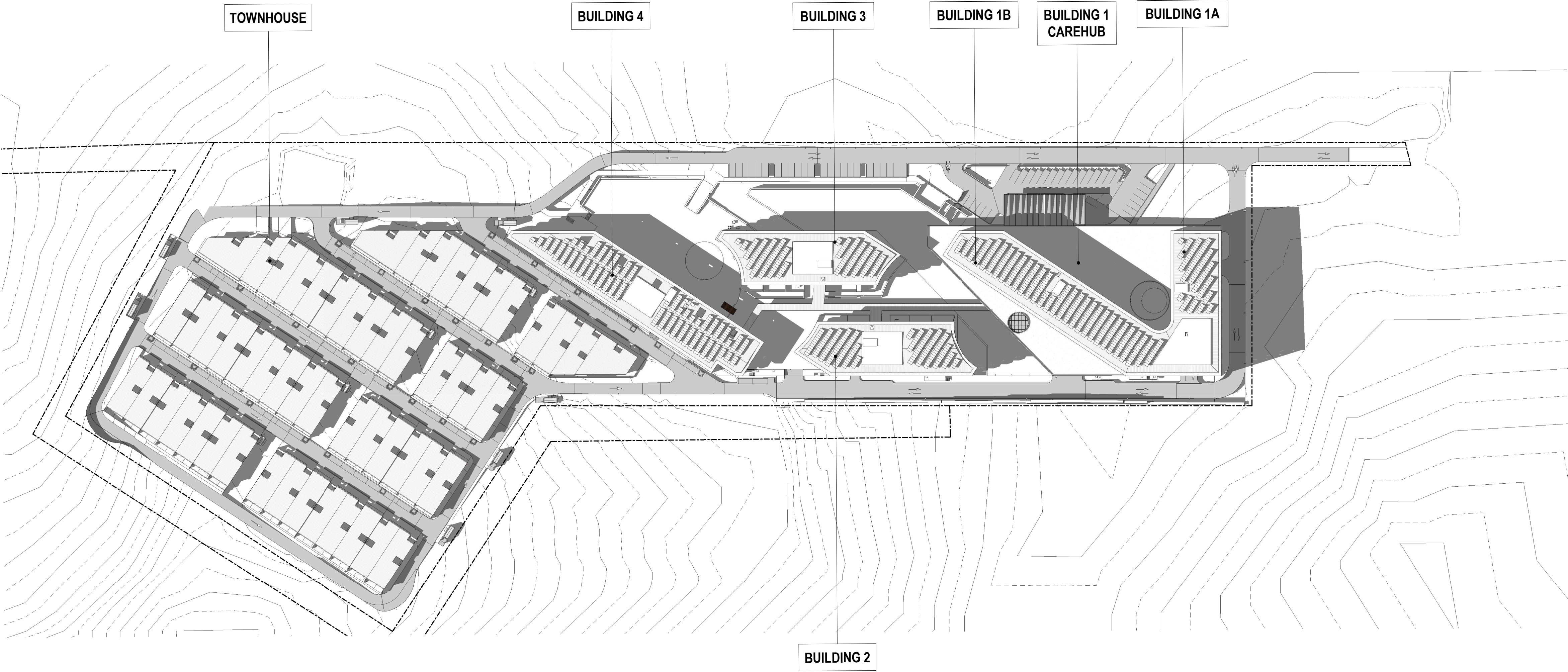
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Revisions / - 09.07.2021 For Approval

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Project / **LDK Yarralumla**

Drawing / **Shadow Diagrams Plan  
- Winter 1PM**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

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Drawing No. / **TP05.05 -**

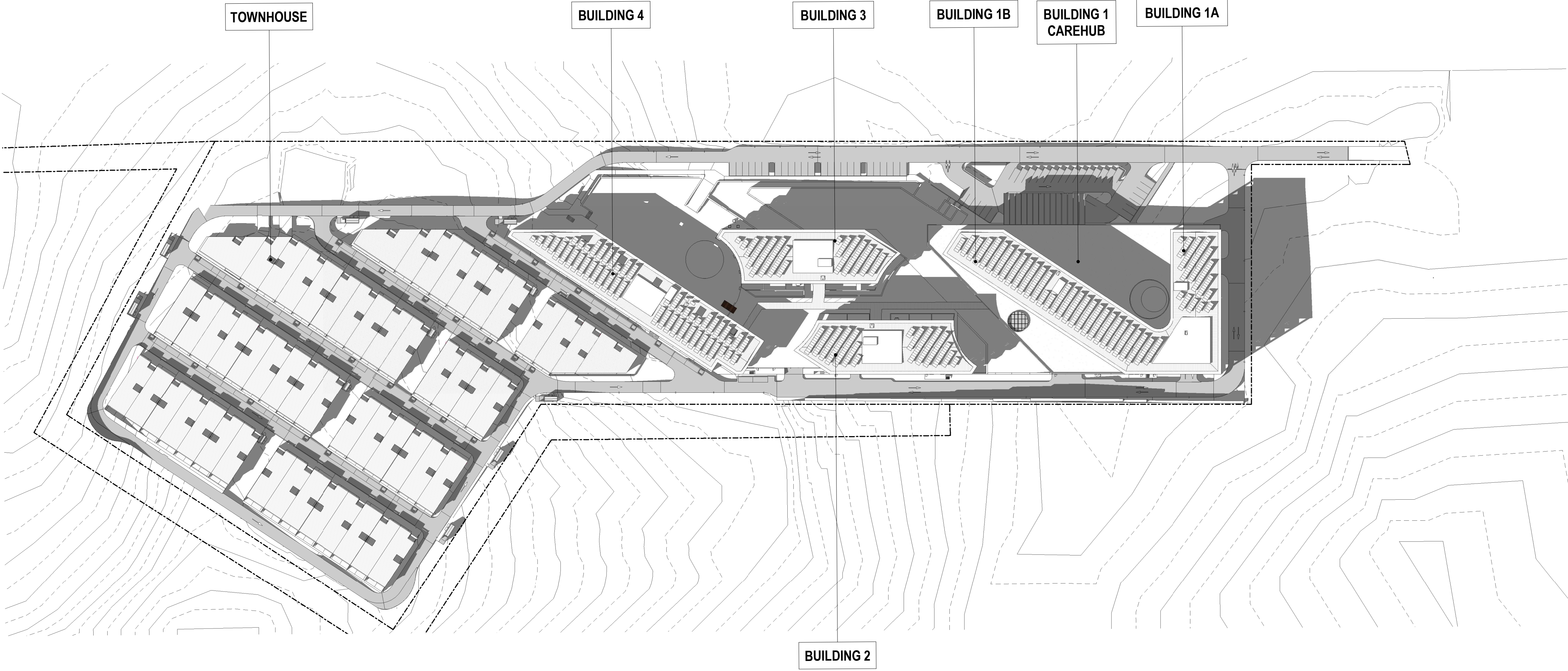


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Project / **LDK Yarralumla** Drawing / **Shadow Diagrams Plan - Winter 2PM** Project No / **220063** Date / **09.07.2021** Author / **JC** Scale: @ A1 / **1 : 1000** Drawing No. / **TP05.06 -**

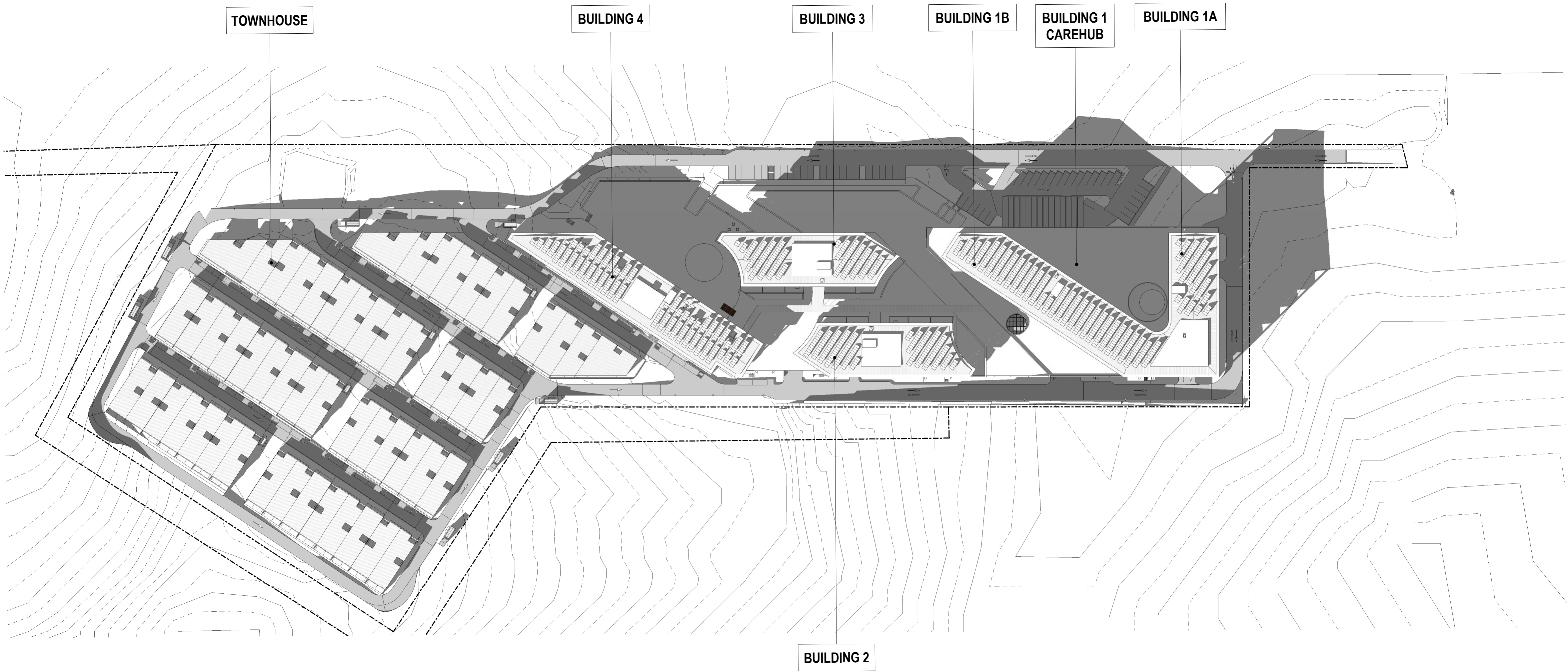
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**Note:**  
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Project / **LDK Yarralumla**

Drawing / **Shadow Diagrams Plan  
- Winter 3PM**

Project No / **220063**

Date / **09.07.2021**

Author / **JC**

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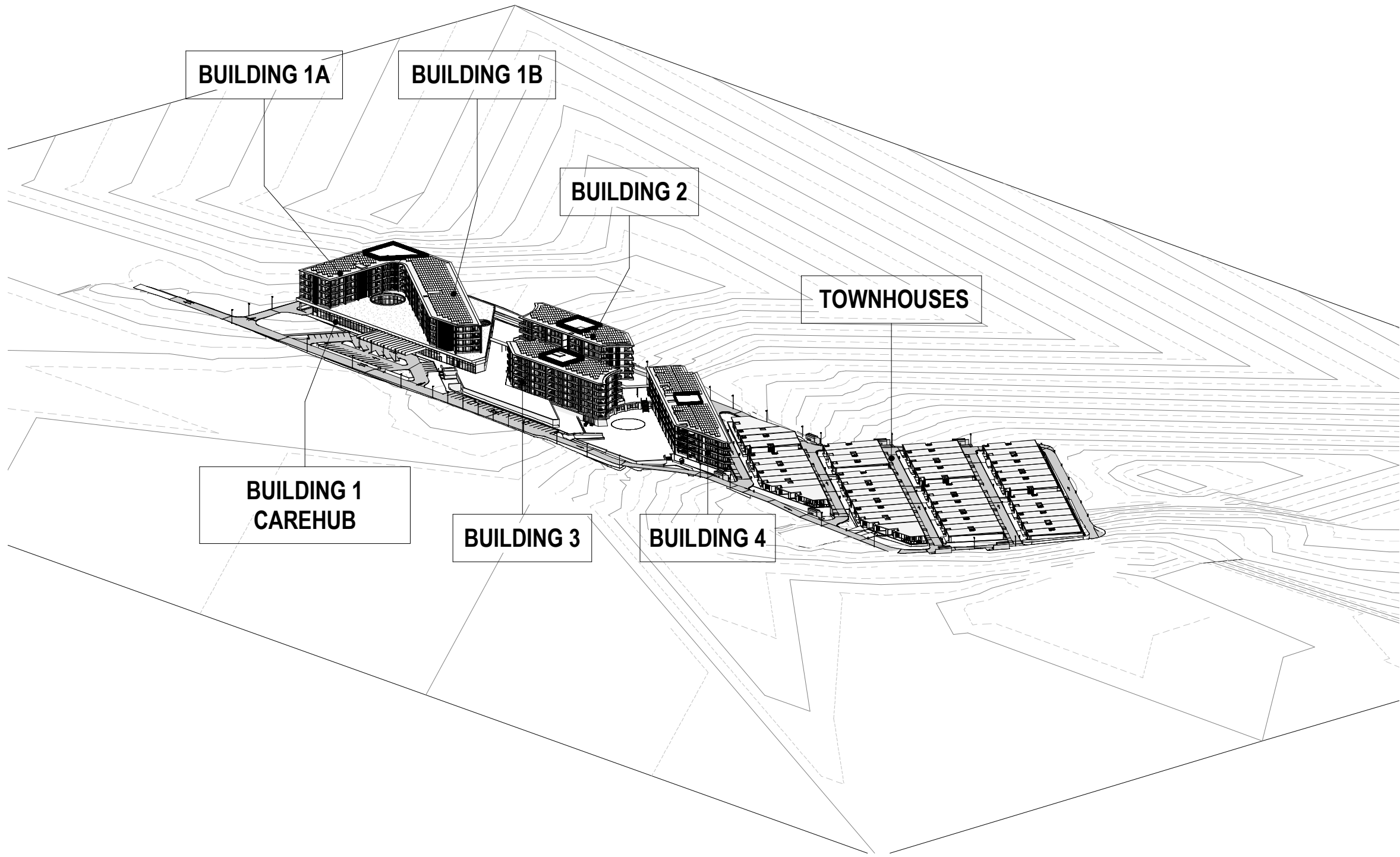
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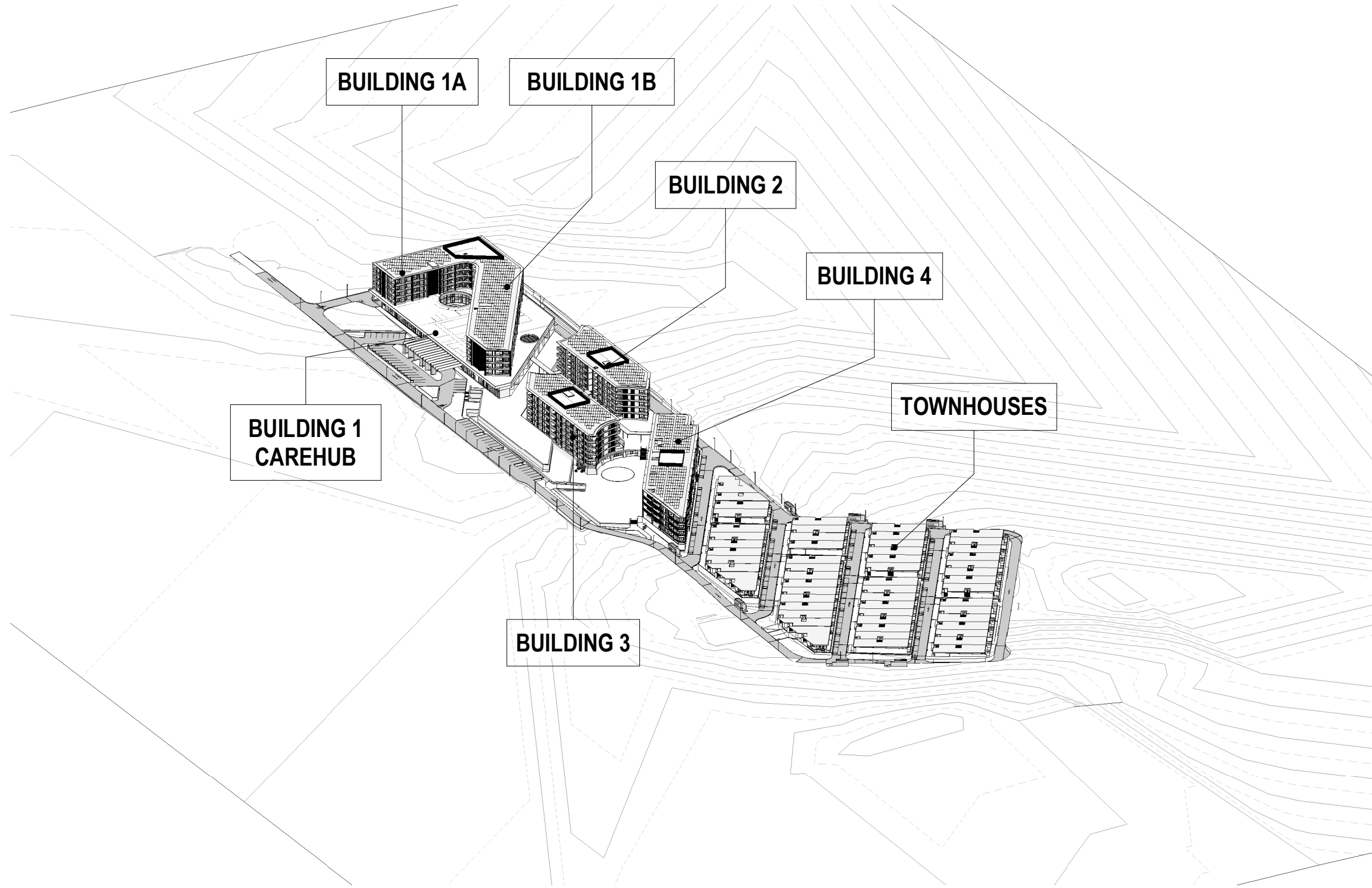
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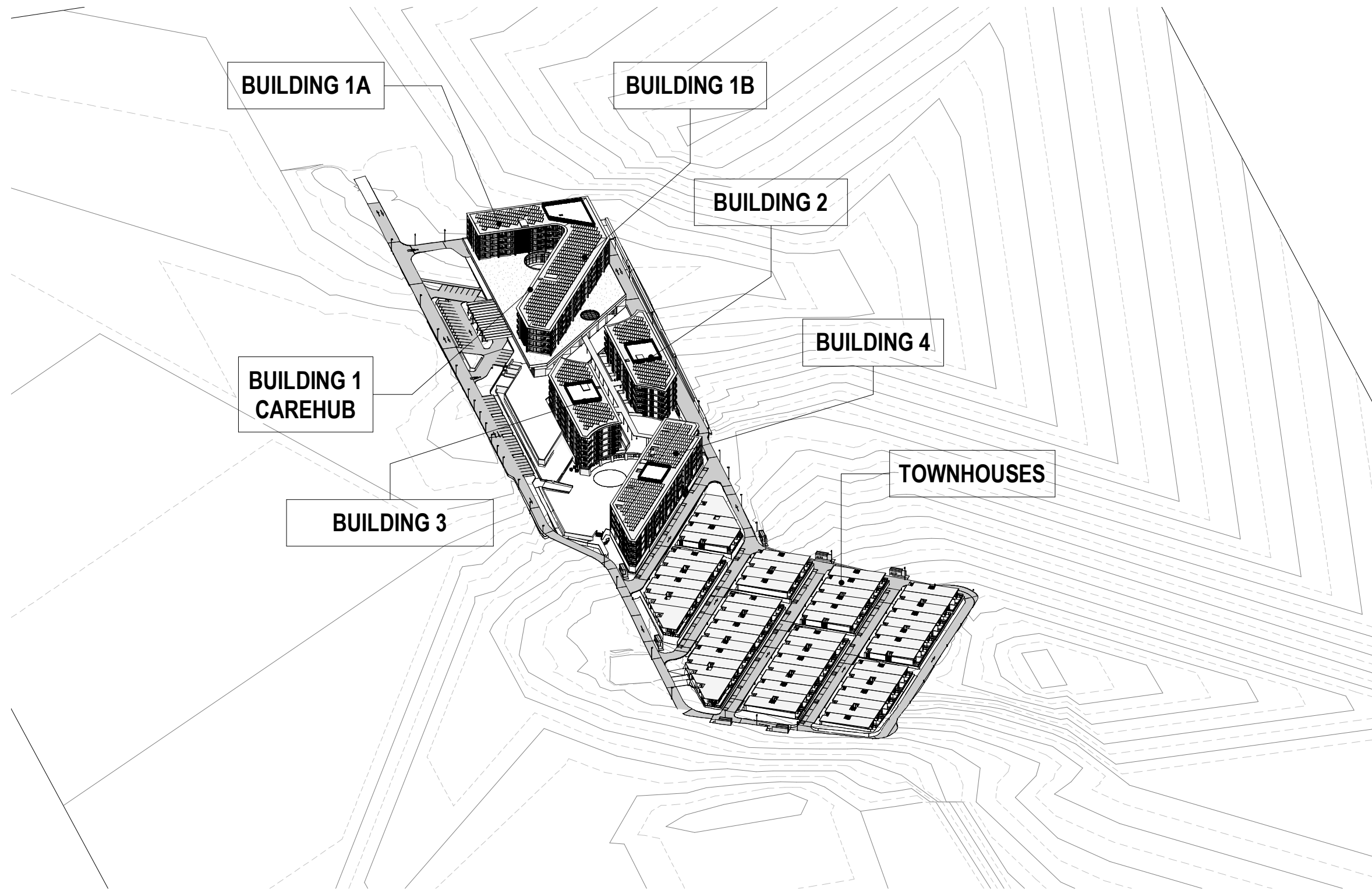




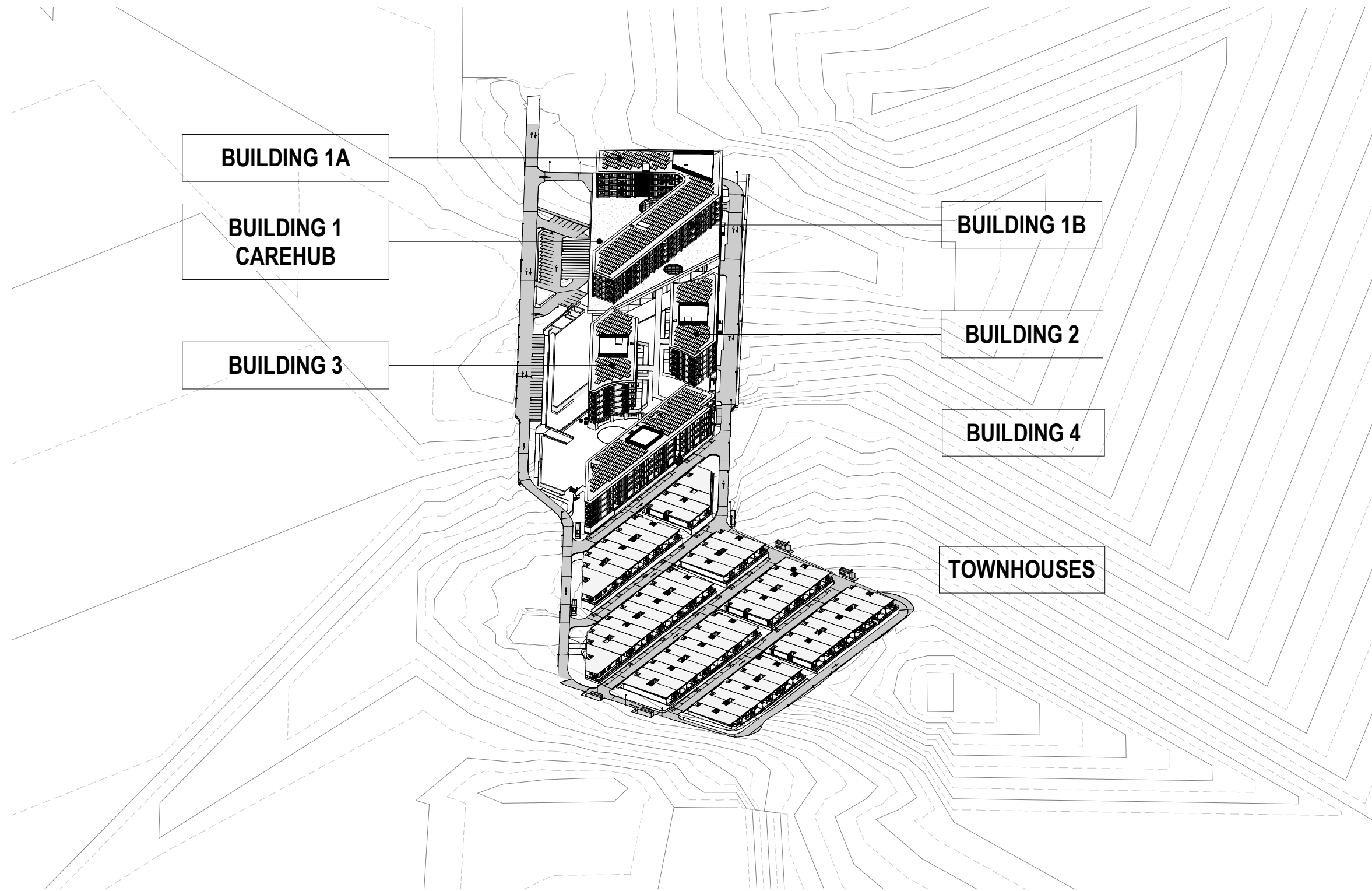
Shadow Diagram POV - 9AM



Shadow Diagram POV - 10AM



Shadow Diagram POV - 11AM



Shadow Diagram POV - 12PM

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

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Project / LDK Yarralumla

Drawing / Shadow Diagrams POV - Winter 9AM-12PM

Project No / 220063

Date / 09.07.2021

Author / JC

Scale: @ A1/

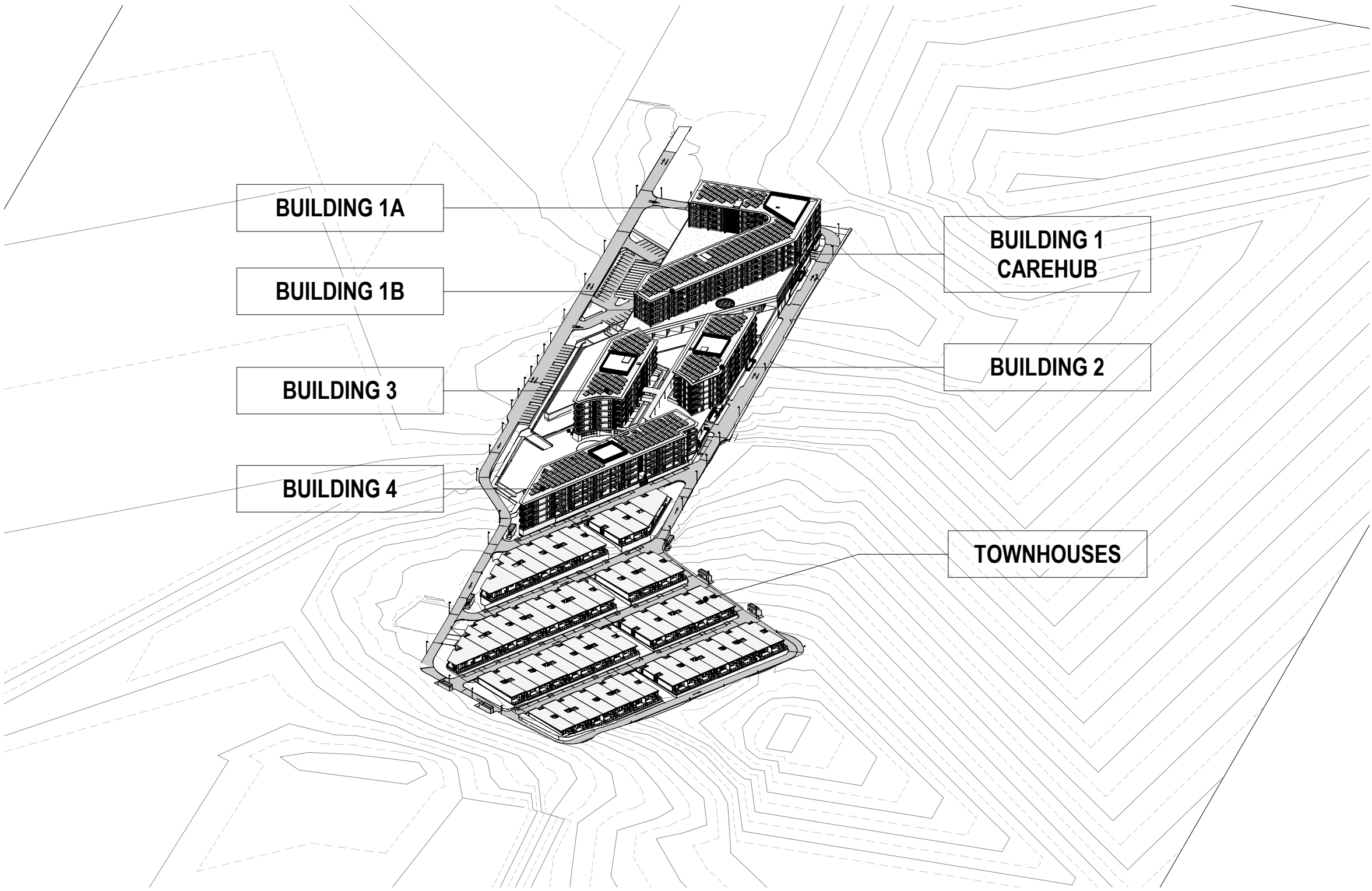
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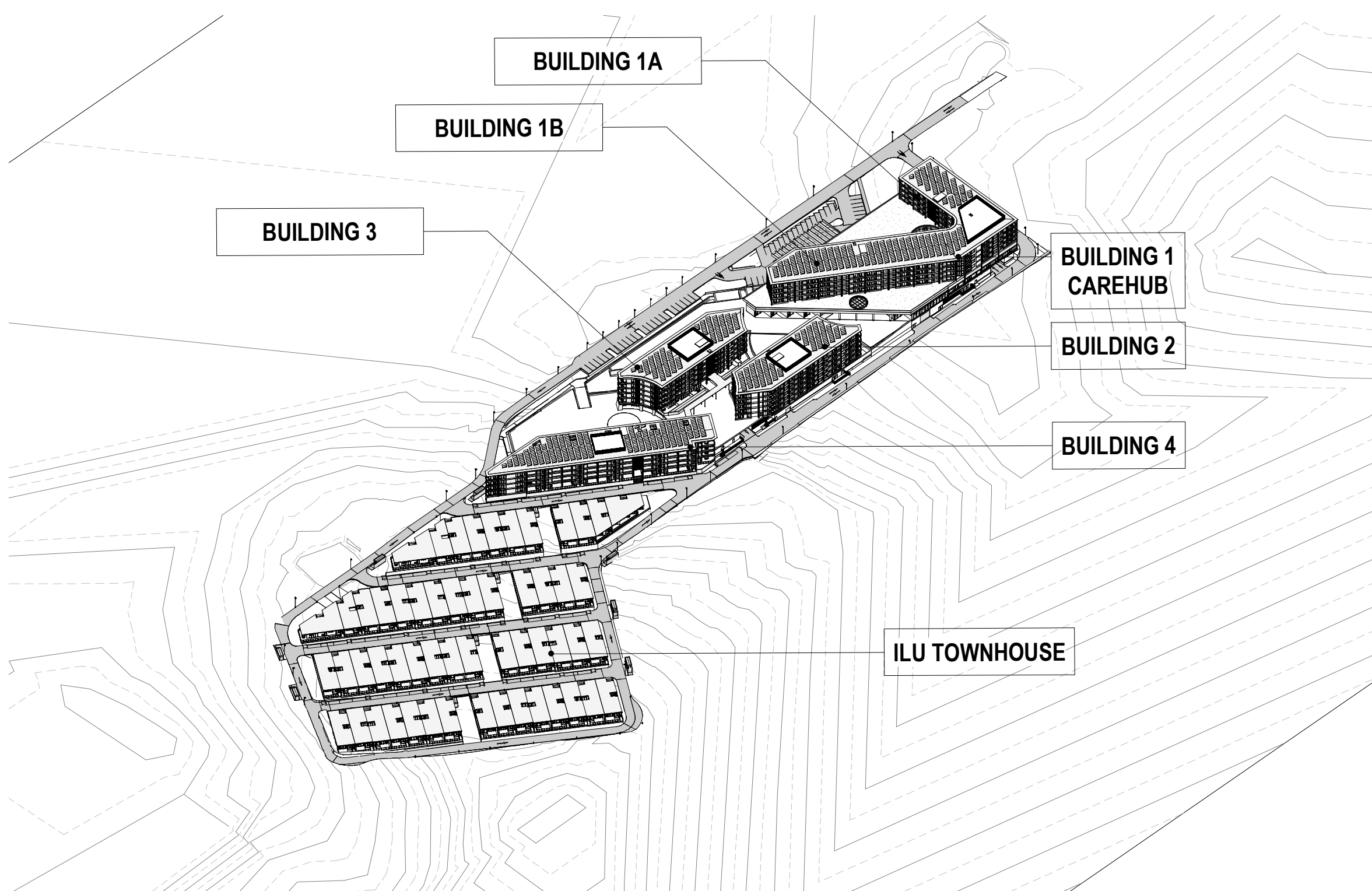
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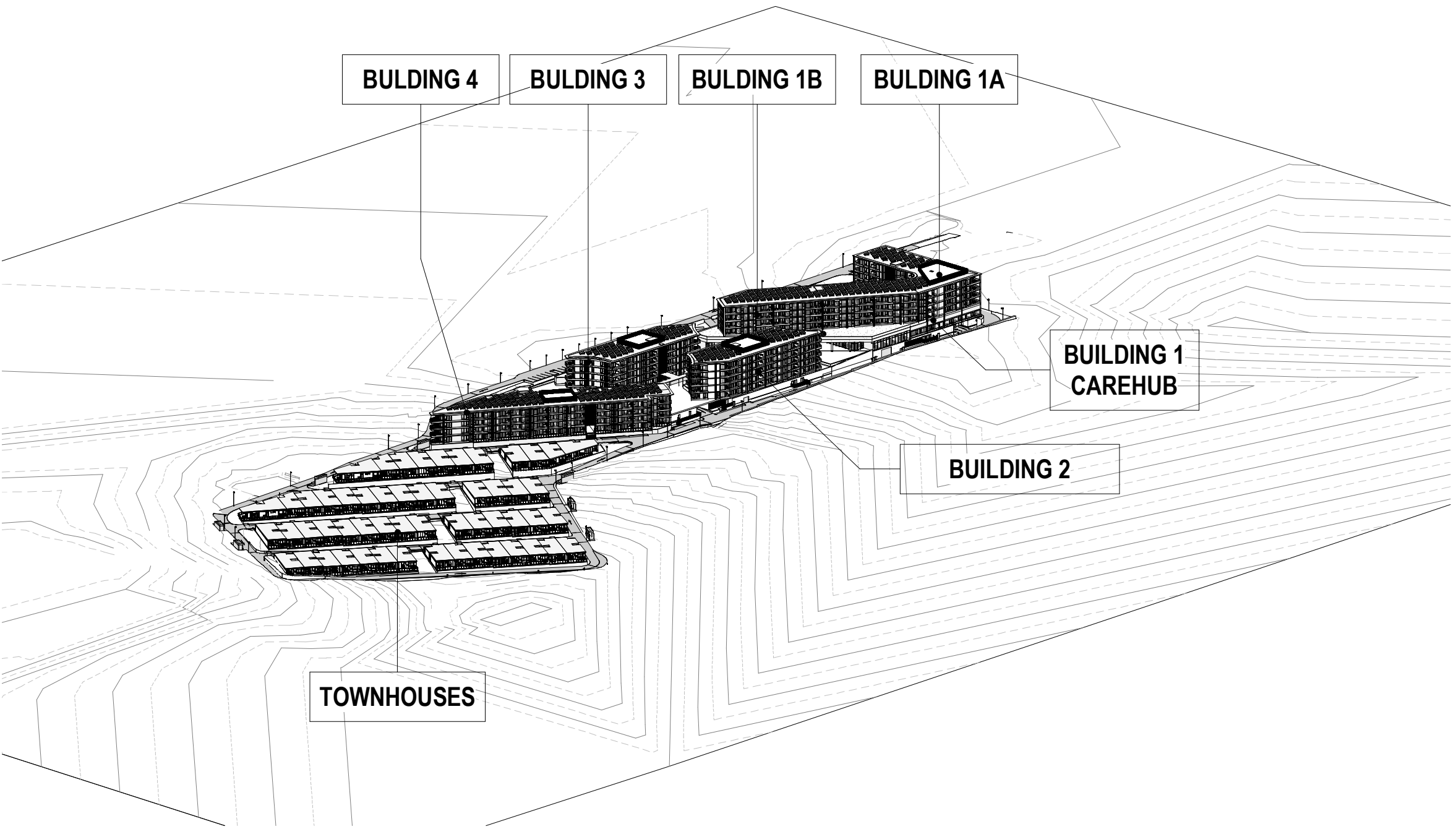




Shadow Diagram POV - 1PM



Shadow Diagram POV - 2PM



Shadow Diagram POV - 3PM

**Note:**  
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Project / LDK Yarralumla

Drawing / Shadow Diagrams POV - Winter 1PM-3PM

Project No / 220063

Date / 09.07.2021

Author / JC

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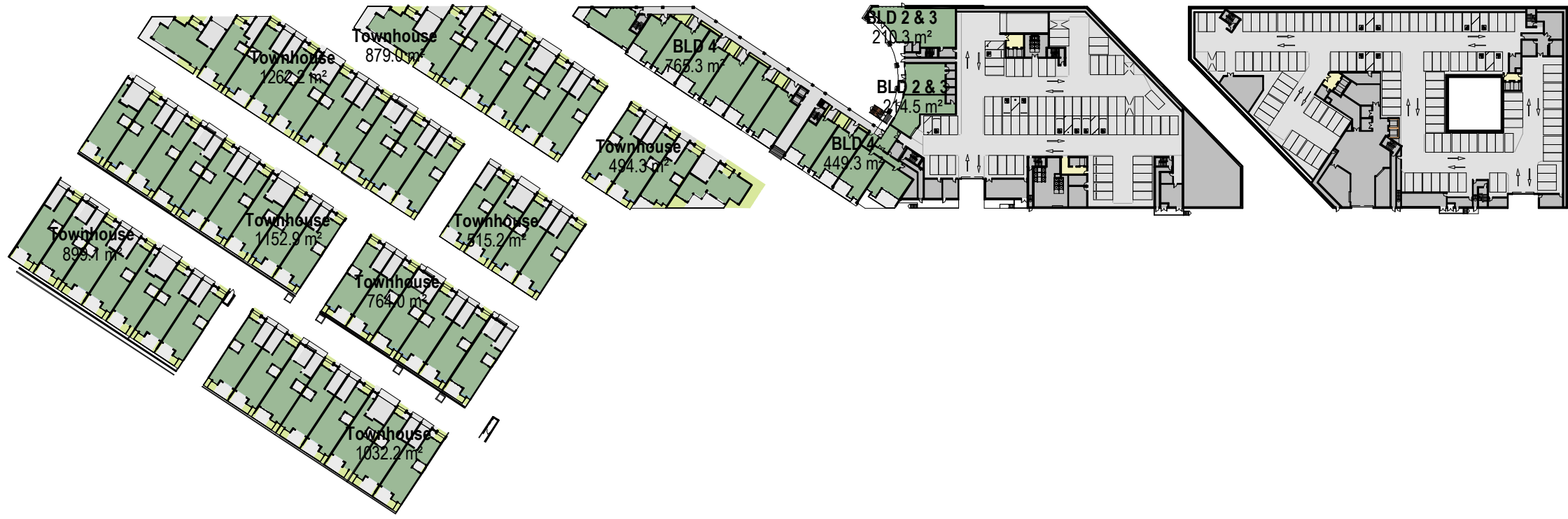
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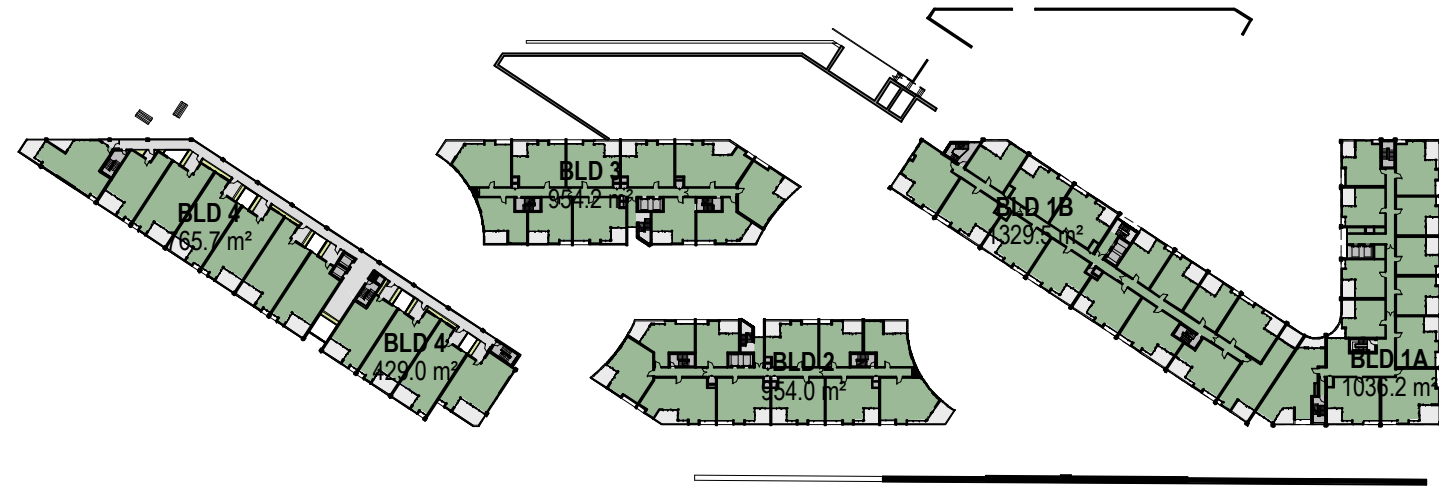
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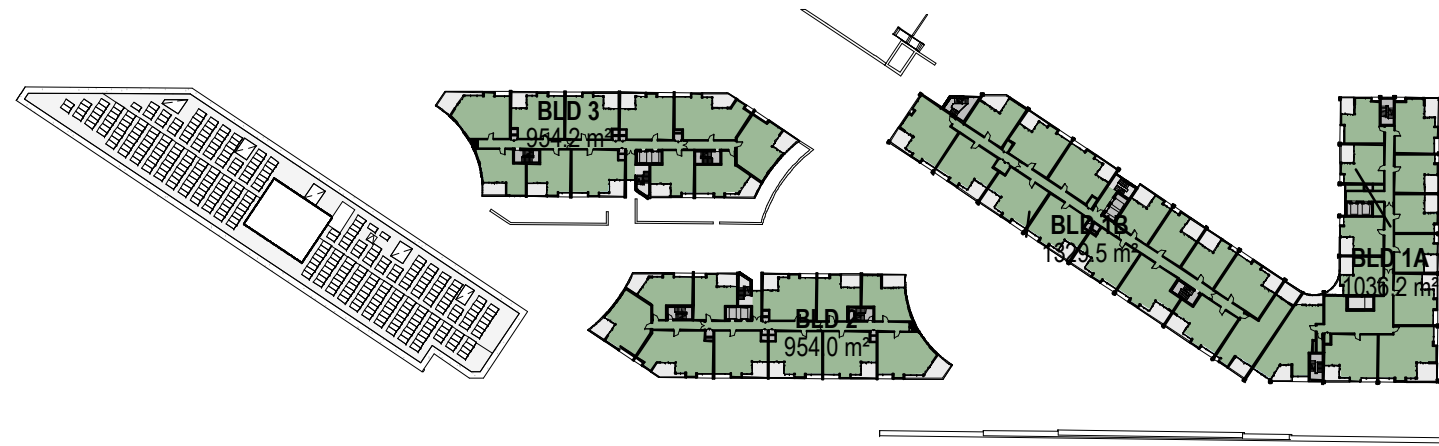
6 OVERALL LOWER GROUND  
SCALE1 : 1500



3 OVERALL LEVEL 2  
SCALE1 : 1500



1 OVERALL GROUND  
SCALE1 : 1500



4 OVERALL LEVEL 3  
SCALE1 : 1500



2 OVERALL LEVEL 1  
SCALE1 : 1500



5 OVERALL LEVEL 4  
SCALE1 : 1500

**Note:**  
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Project / LDK Yarralumla

Drawing / GFA Diagrams

Project No / 220063

Date / 09.07.2021

Author / CL

Scale: @ A1 / 1 : 1500

Drawing No. / TP06.01 -

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Area Schedule (Gross Floor Area)	
Name	Area

BASEMENT/ LOWER GROUND	
BLD 2 & 3	424.8 m <sup>2</sup>
BLD 4	1214.6 m <sup>2</sup>
Townhouse	6986.9 m <sup>2</sup>
	8636.3 m <sup>2</sup>

GROUND	
BLD 1	4285.1 m <sup>2</sup>
BLD 2	962.2 m <sup>2</sup>
BLD 3	946.5 m <sup>2</sup>
BLD 4	1194.7 m <sup>2</sup>
	7388.5 m <sup>2</sup>

LEVEL 1	
BLD 1A	1036.2 m <sup>2</sup>
BLD 1B	1329.5 m <sup>2</sup>
BLD 2	954.0 m <sup>2</sup>
BLD 3	954.2 m <sup>2</sup>
BLD 4	1194.7 m <sup>2</sup>
	5468.5 m <sup>2</sup>

LEVEL 2	
BLD 1A	1036.2 m <sup>2</sup>
BLD 1B	1329.5 m <sup>2</sup>
BLD 2	954.0 m <sup>2</sup>
BLD 3	954.2 m <sup>2</sup>
BLD 4	1194.7 m <sup>2</sup>
	5468.5 m <sup>2</sup>

LEVEL 3	
BLD 1A	1036.2 m <sup>2</sup>
BLD 1B	1329.5 m <sup>2</sup>
BLD 2	954.0 m <sup>2</sup>
BLD 3	954.2 m <sup>2</sup>
	4273.8 m <sup>2</sup>

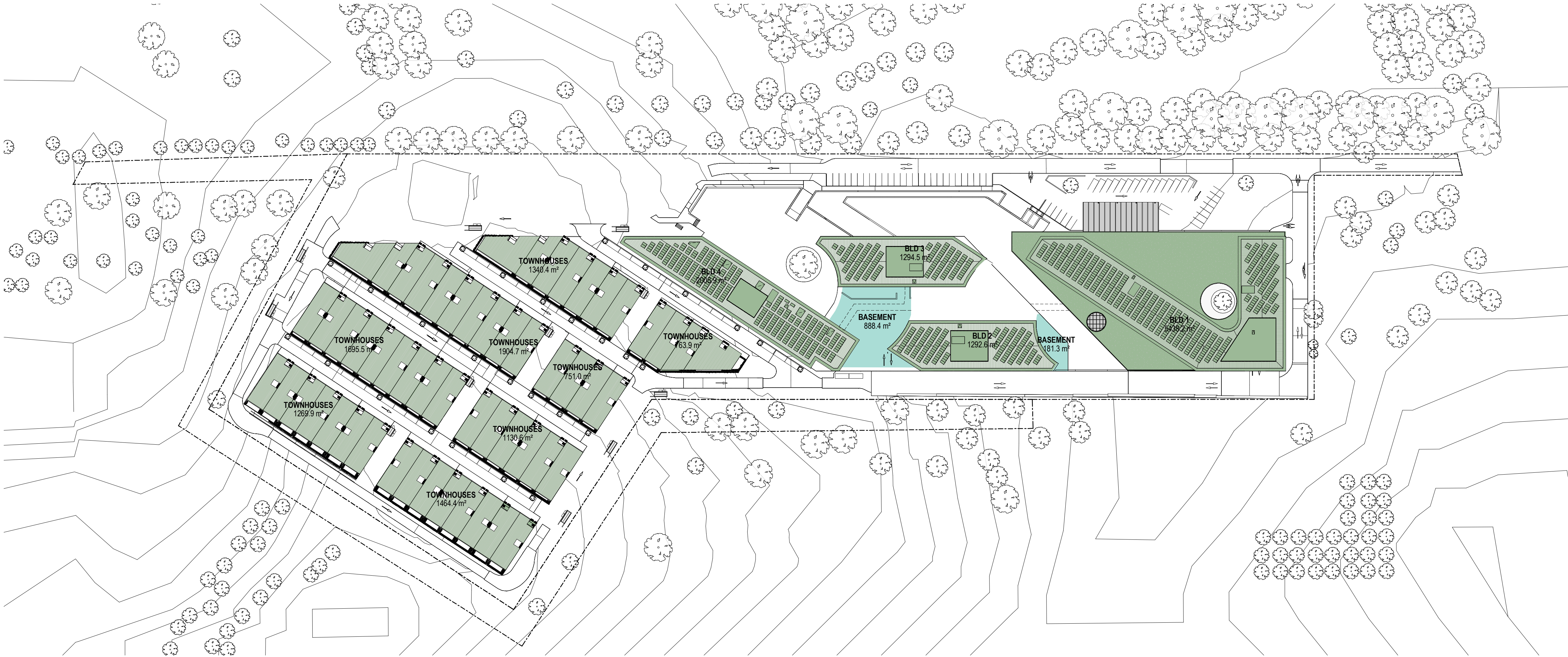
LEVEL 4	
BLD 1A	1036.2 m <sup>2</sup>
BLD 1B	1329.5 m <sup>2</sup>
BLD 2	954.0 m <sup>2</sup>
BLD 3	954.2 m <sup>2</sup>
	4269.8 m <sup>2</sup>
	35507.4 m <sup>2</sup>

Note: Store rooms, service and back of house areas on ground have been included in GFA calculations

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Site Coverage Plans	
Name	Area

BASEMENT	1069.7 m²
BLD 1	5438.2 m²
BLD 2	1292.6 m²
BLD 3	1294.5 m²
BLD 4	2008.9 m²
TOWNHOUSES	10320.4 m²
Grand total	21424.4 m²

Site Coverage Percentage: 37.9%

Total Site Area: 54,866.7m²

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

**WORKS APPROVAL ISSUE**

Revisions / 09.07.2021 For Approval CL

Project / **LDK Yarralumla**

Drawing / **Site Coverage**

Project No / **220063**

Date / **09.07.2021**

Author / **JL**

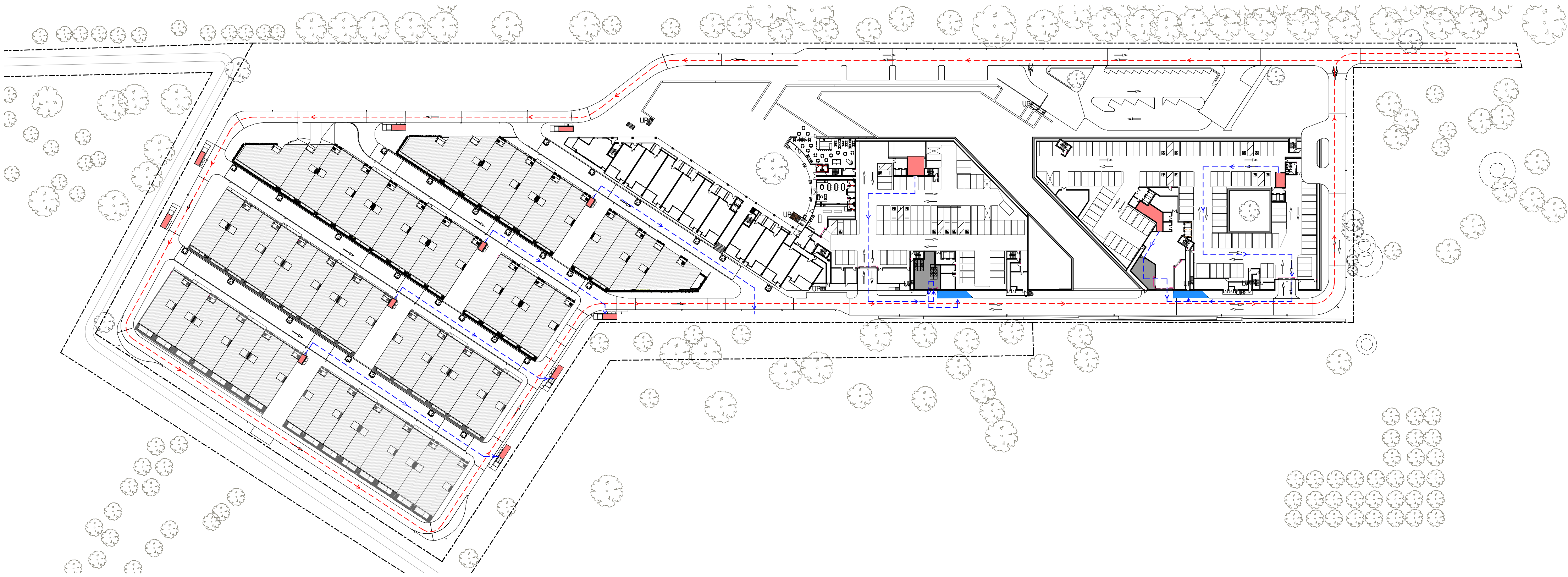
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Drawing No. / **TP06.02 -**

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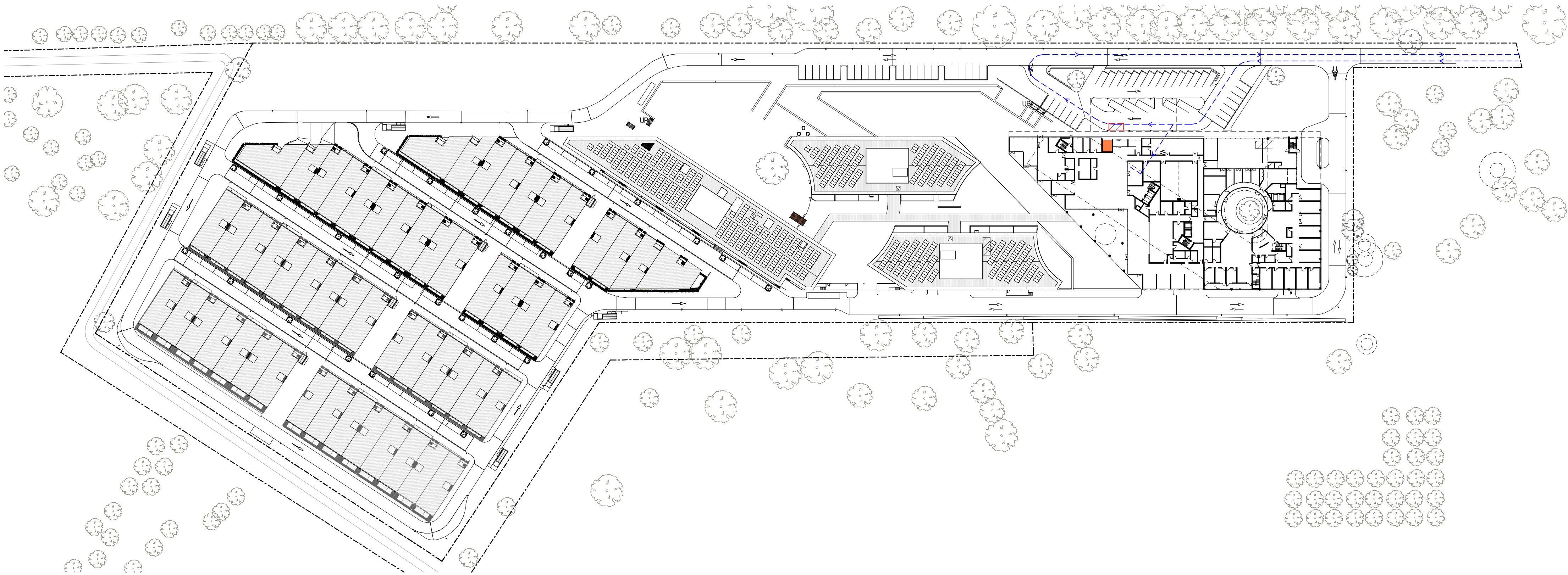




- WASTE TRUCK PATH
- BIN MOVEMENT PATH
- BIN HOLDING POINT
- WASTE ROOM / ENCLOSURE
- TRUCK STOPPING BAY FOR COLLECTION

NOTE: WASTE AND RECYCLING  
CARTING DISTANCE DOES NOT  
EXCEED 50M

WASTE MANAGEMENT STRATEGY



- MAIL DELIVERY ROUTE
- MAIL ROOM
- /// PARKING BAY

MAIL DELIVERY STRATEGY

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

WORKS APPROVAL ISSUE

Revisions / 09.07.2021 For Approval CL

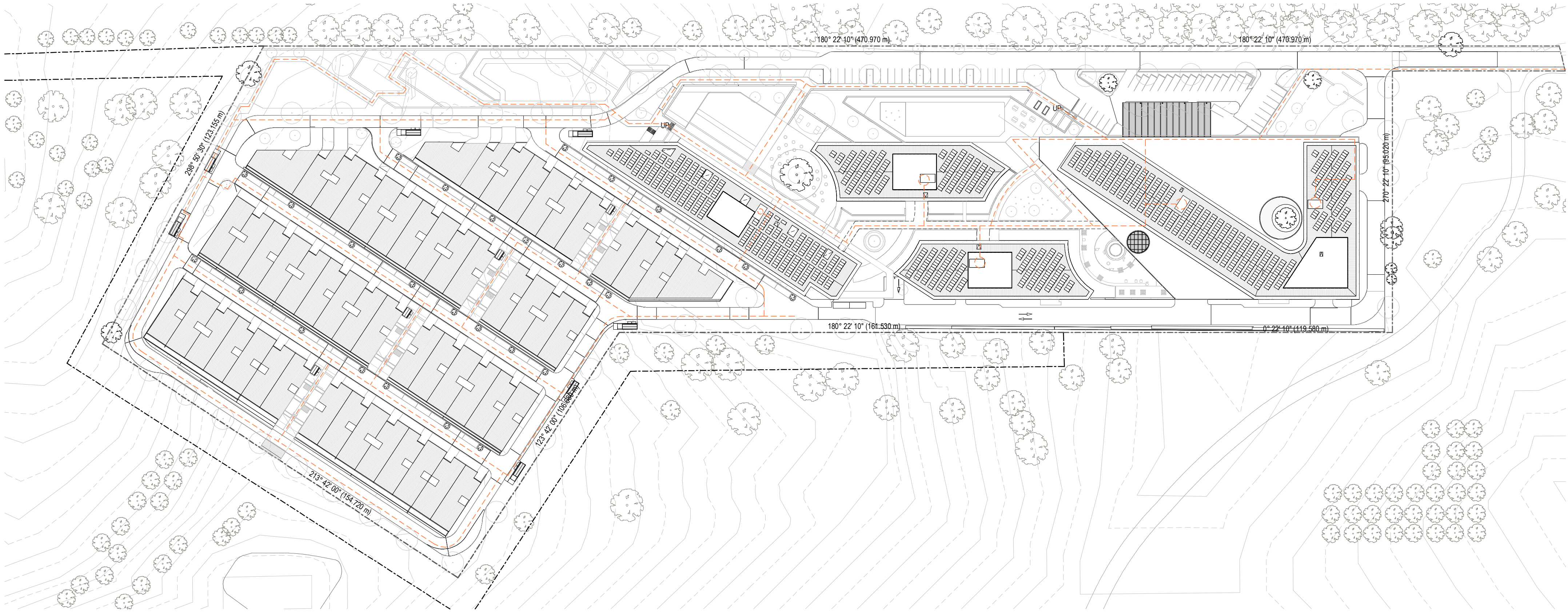
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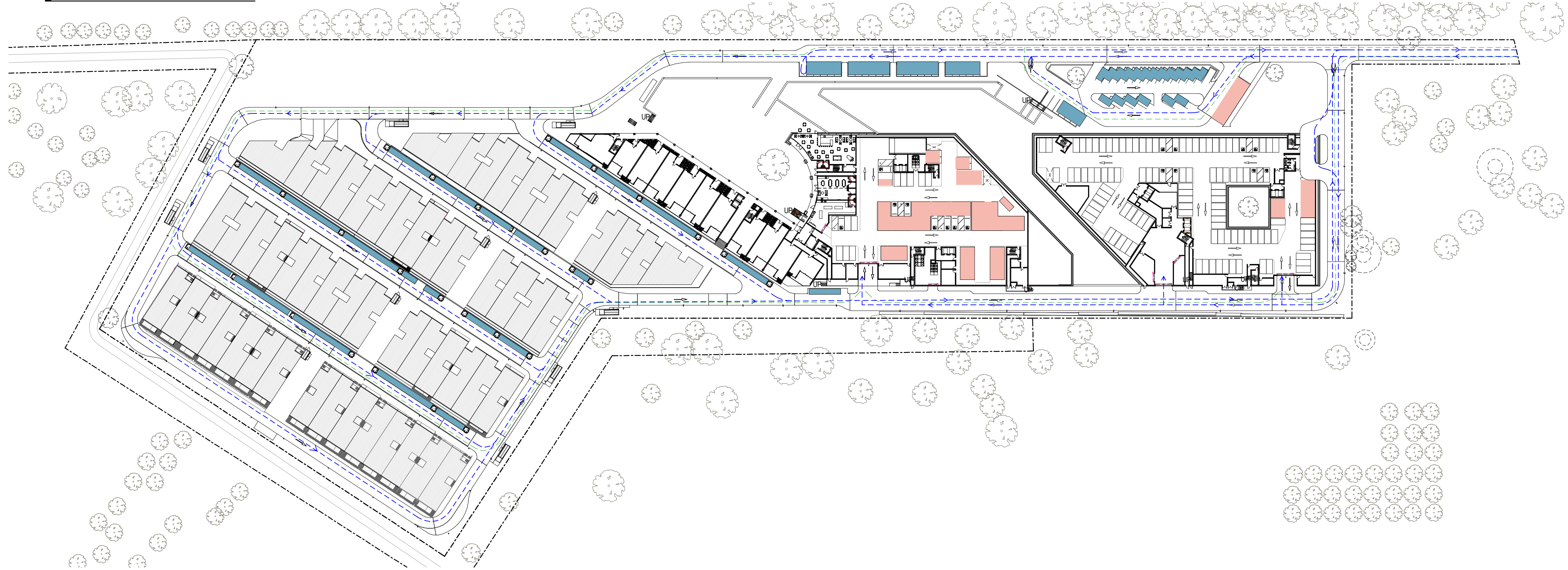
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PRIMARY PEDESTRIAN MOVEMENT PATH

PEDESTRIAN MOVEMENT STRATEGY



- EMERGENCY VEHICLE MOVEMENT PATH
- VEHICLE MOVEMENT PATH
- VISITOR PARKING
- STAFF PARKING
- RESIDENTIAL BASEMENT CARPARK

VEHICLE STRATEGY

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

WORKS APPROVAL ISSUE

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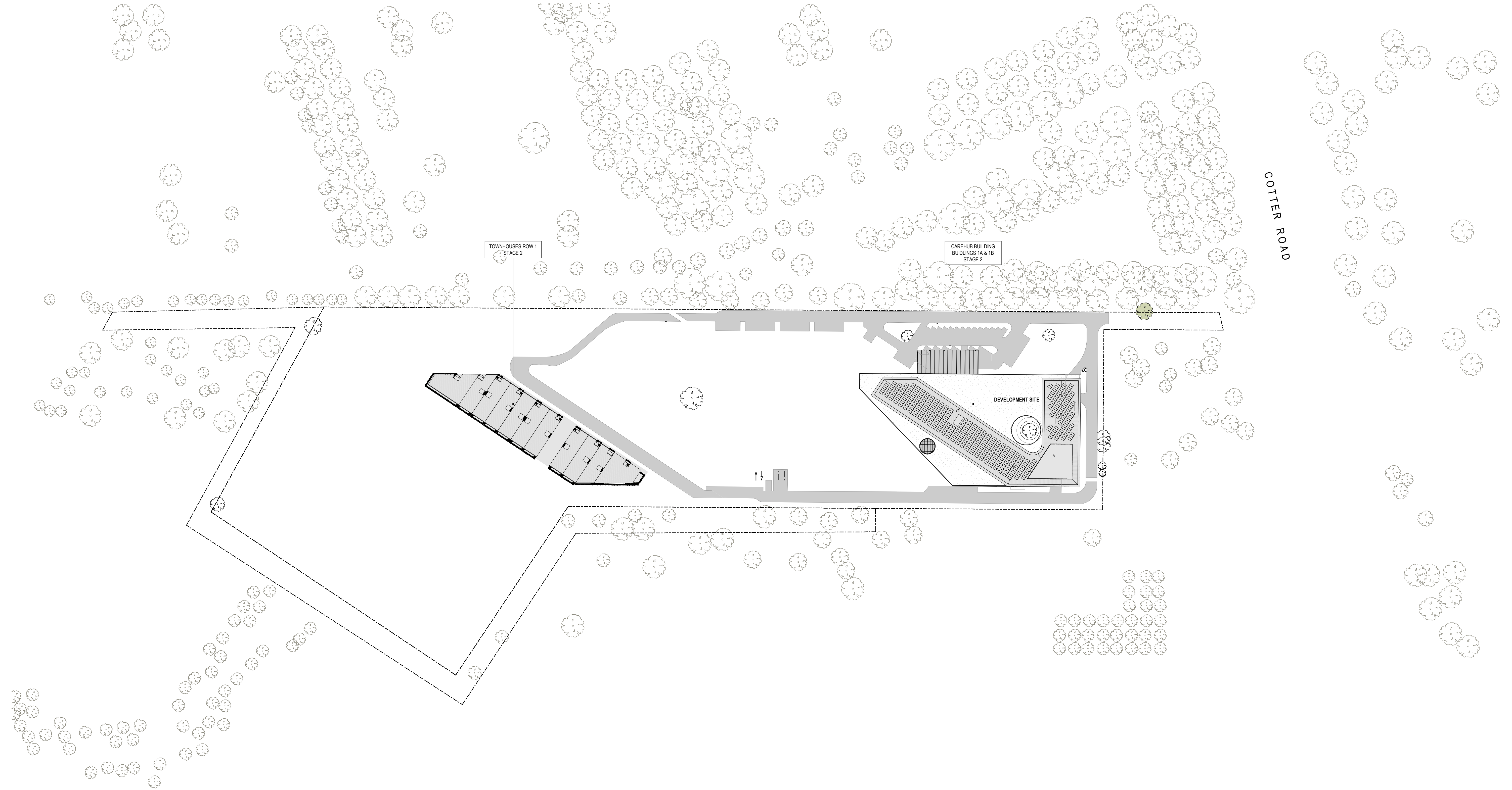
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**STAGE 1 (WORKS APPROVAL AND EARLY WORKS)**

DEVELOPMENT OF CONCEPT DESIGN FOR THE ENTIRE SITE TO WORKS APPROVAL INCLUDING ALL CIVIL WORKS, ROADWAYS AND SITE SERVICING TO THE ENTIRE SITE. HANDLING OF CONTAMINATED SOILS WILL ALSO BE COMPLETED.

**STAGE 2 (BUILDING 1)**

ALL CIVIL TO BE UNDERTAKEN WITHIN THIS INITIAL STAGE TO ENSURE THAT ALL APPROVED DELIVERABLES CAN BE SERVICED. WORKS WILL INCLUDE CONSTRUCTION OF BASEMENT PARKING, THE CAREHUB & STAFF FACILITIES, SALES CENTRE, APARTMENT BUILDINGS 1A & 1B, RING ROAD, HARDSCAPE AND LANDSCAPING SURROUNDING STAGE 2.

**Note:**

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

**WORKS APPROVAL ISSUE**

Revisions / - 09.07.2021 For Approval CL

Project / **LDK Yarralumla**

Drawing / **Indicative Staging Plan  
- Stages 1 & 2**

Project No / **220063**

Date / **09.07.2021**

Author / **MG**

Scale: @ A1 / **1 : 1000**

Drawing No. / **TP09.01 -**

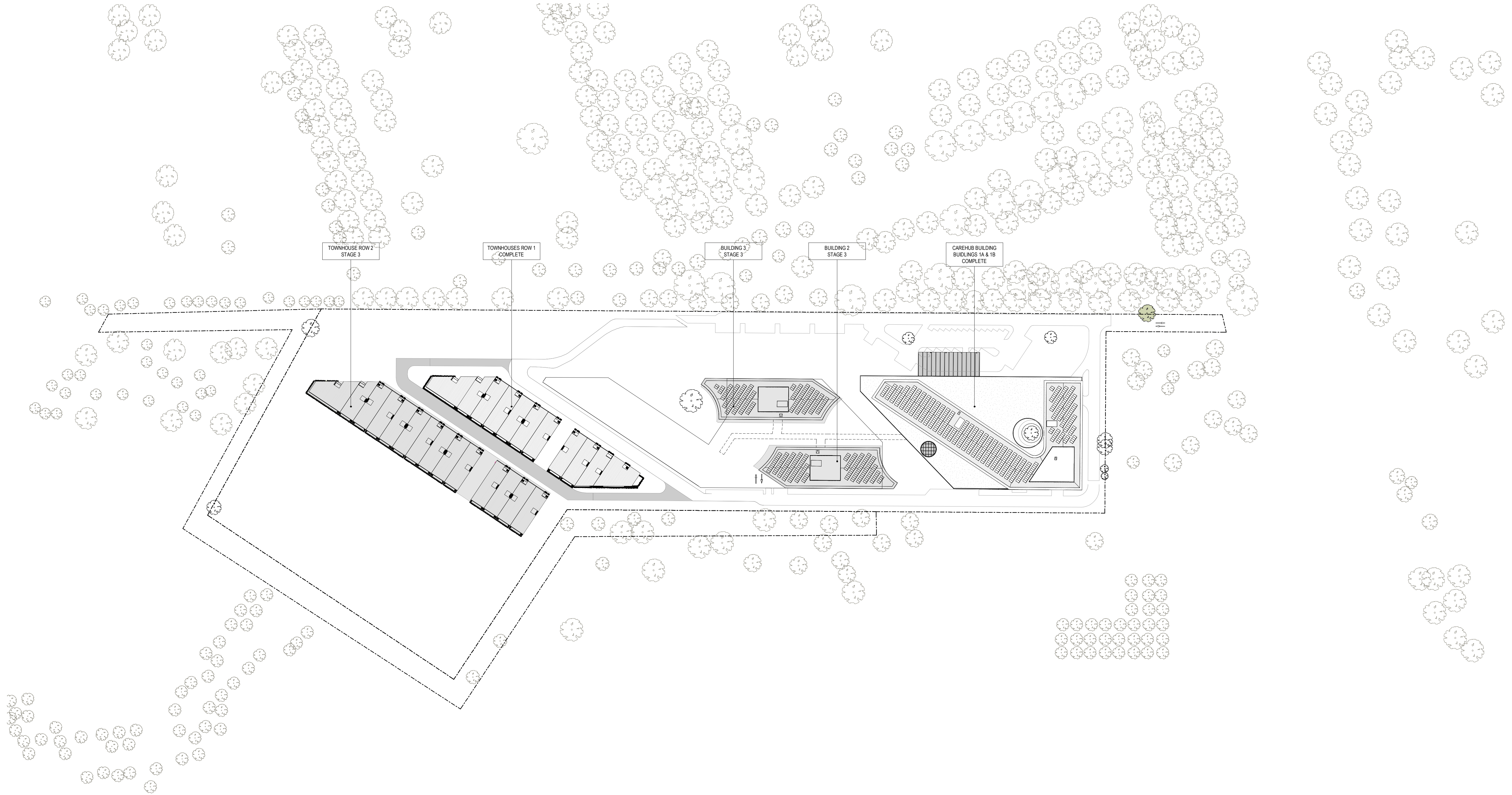
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STAGE 3 (BUILDINGS 2 AND 3)

WORKS INCLUDE CONSTRUCTION OF BASEMENT PARKING, APARTMENT BUILDINGS 2 & 3, COMMUNAL AREAS, VILLAGE GREEN AND OTHER HARDSCAPE AND LANDSCAPING SURROUNDING STAGE 3.

Note:

All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

WORKS APPROVAL ISSUE

Revisions / 09.07.2021 For Approval CL

Project / LDK Yarralumla

Drawing / Indicative Staging Plan - Stage 3

Project No / 220063

Date / 09.07.2021

Author / MG

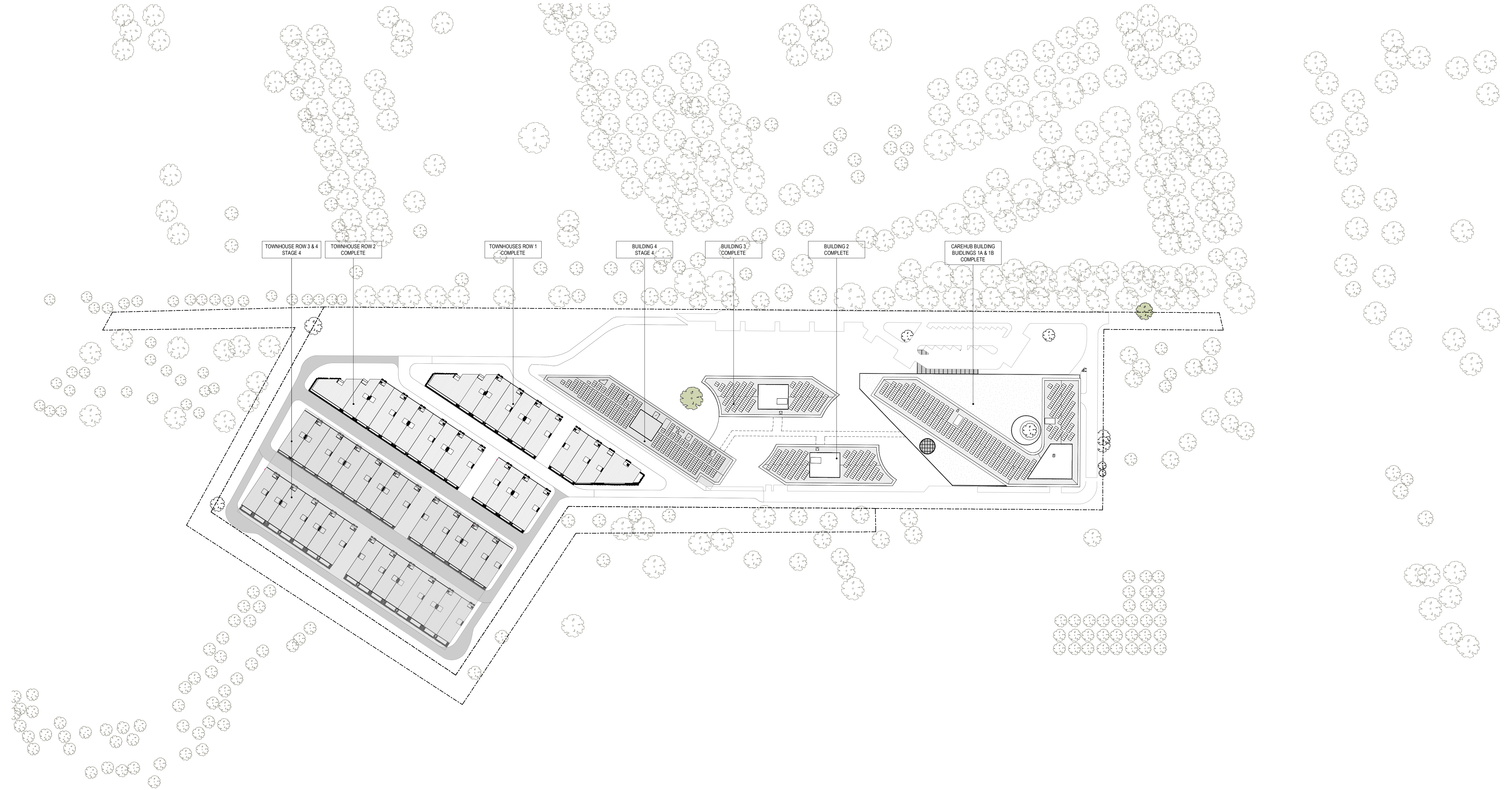
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**STAGE 4 (BUILDING 4 AND FIRST BLOCK OF TOWNHOUSE VILLAS)**

WORKS INCLUDE CONSTRUCTION OF BASEMENT PARKING, BUILDING 4, TOWNHOUSE VILLAS WITH GARAGE AND HARDSCAPE AND LANDSCAPING TO SURROUNDING STAGE 4.

**Note:**  
All construction to be in accordance with BAL 12.5 Bushfire Construction, as per AS3959:2009 "Construction of Buildings in Bushfire Prone Areas".

**PRELIMINARY**

Revisions / 09.07.2021 For Approval CL

Project / **LDK Yarralumla**

Drawing / **Indicative Staging Plan - Stage 4**

Project No / **220063**

Date / **09.07.2021**

Author / **MG**

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