

J20776 Yarralumla Brickworks

PROJECT INFORMATION

ARCHITECT
 ACCREDITED DESIGNER
 ACCREDITED N°
 Cumulus Studio Pty Ltd (Keith Westbrook)
 2755
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OWNER / PRINCIPAL
 AM, JD
 DOMA GROUP
 Unit 4 / 3 Sydney Avenue, Barton
 Canberra
 ACT2600

LOCATION
 PROJECT N° J20776
 PROJECT NAME Yarralumla Brickworks
 Site F
 PROJECT ADDRESS Canberra Brickworks Yarralumla ACT 2600

DETAILS
 NCC CLASSIFICATION 2 & 7
 CONSTRUCTION TYPE Type A
 TITLE REFERENCE <folio/volume>
 DESIGN WIND SPEED REFER ENG
 SOIL CLASS REFER ENG
 CLIMATE ZONE 7
 BAL BAL19
 ALPINE AREA NO
 CORROSION LEVEL BCA Vol2 3.5.1.3

DA DRAWING LIST

No	Drawing Name	Rev	Date
DA01	COVER PAGE	DA05	28/08/23
DA02	SITE PLAN	DA05	28/08/23
DA03	PLAN - Basement	DA05	28/08/23
DA04	PLAN - Ground	DA05	28/08/23
DA05	PLAN - Level 01	DA05	28/08/23
DA06	PLAN - Level 02	DA05	28/08/23
DA07	PLAN - Level 03	DA05	28/08/23
DA08	PLAN - Roof	DA05	28/08/23
DA09	PUBLIC REG - Level 01	DA05	28/08/23
DA10	PUBLIC REG - Level 02	DA05	28/08/23
DA11	PUBLIC REG - Level 03	DA05	28/08/23
DA13	AREA PLAN - Ground	DA05	28/08/23
DA14	AREA PLAN - Level 01	DA05	28/08/23
DA15	AREA PLAN - Level 02	DA05	28/08/23
DA16	AREA PLAN - Level 03	DA05	28/08/23
DA17	AREA PLAN - Level 01 POS	DA05	28/08/23
DA18	AREA PLAN - Level 02 POS	DA05	28/08/23
DA19	AREA PLAN - Level 03 POS	DA05	28/08/23
DA20	SECTIONS A + B	DA05	28/08/23
DA21	SECTIONS C + D	DA05	28/08/23
DA22	SECTIONS E + F	DA05	28/08/23
DA25	NTH + STH ELEVATIONS	DA05	28/08/23
DA26	EAST + WEST ELEVATIONS	DA05	28/08/23
DA27	WALKWAY ELEVATIONS	DA05	28/08/23
DA29	STREETSCAPE ELEVATIONS	DA05	28/08/23
DA30	SHADOW DIAGRAMS	DA05	28/08/23
DA31	SOLAR ACCESS PLAN - Level 01	DA05	28/08/23
DA32	SOLAR ACCESS PLAN - Level 02	DA05	28/08/23
DA33	SOLAR ACCESS PLAN - Level 03	DA05	28/08/23
DA35	PERSPECTIVE NORTH	DA05	28/08/23
DA36	PERSPECTIVE SOUTH	DA05	28/08/23
DA38	FINISHES SELECTION	DA05	28/08/23
DA40	TOWNHOUSE TYPE A	DA05	28/08/23
DA41	TOWNHOUSE TYPE D	DA05	28/08/23
DA42	ADAPTABLE TOWNHOUSE TYPE D	DA05	28/08/23

Location	Townhouse Numbers	Building Areas					
		Gross Building Area (sqm)	Gross Floor Area (sqm)	Townhouse Area (sqm)	Garage Area (sqm)	Private Open Space Area (sqm)	Total (Including Garage & POS) (sqm)
	3 bed						
Basement	0	5,221 m ²	0 m ²	0 m ²	0 m ²	0 m ²	0 m ²
Ground	0	1,221 m ²	1,221 m ²	0 m ²	0 m ²	0 m ²	0 m ²
Level 01	11	3,519 m ²	3,519 m ²	1,323 m ²	1,637 m ²	1,344 m ²	4,304m ²
Level 02	11	2,068 m ²	1,974 m ²	1,974 m ²	0 m ²	1,614 m ²	3,588 m ²
Level 03	0	1,024 m ²	984 m ²	984 m ²	0 m ²	32 m ²	1,016 m ²
Total	22	17,105 m²	7,798 m²	4,281 m²	1,637 m²	2,990 m²	8,908 m²

Project Summary

Total Townhouses 22
 % Mix 100%

Floor Space Ratio

Site Area (sqm) 6330 m²
 Proposed FSR 1.23:1
 NSA: GFA 89.98% *Excludes public parking*

Typical townhouse NSA

Typ. North Townhouse NSA: 186m² + Garage
 Typ. South Townhouse NSA: 176m² + 23m² (L'dry) + Garage

202100209_Site F Area Schedule



LOCATION



TERRACE PERSPECTIVE

Rev	date	purpose
DA01	04/08/23	DA ISSUE
DA02	09/09/23	DA ISSUE
DA03	14/09/23	DA ISSUE
DA04	22/08/23	DA ISSUE
DA05	28/08/23	DA ISSUE



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general notes
 These drawings show design intent & are suitable as a guide only. Do not scale off the drawings. All dimensions in millimetres. Dimensions of existing building are indicative only - they should not be relied on, and are to be verified on site before commencing work. All documents shall be read in conjunction with specifications and any consultants detail. All work shall be in accordance with the Building Code of Australia, relevant Australian Standards & local authority by-laws and regulations. Any discrepancies, errors or omissions shall be referred to the Architects. Drawings are not to be used for construction until issued Construction

accredited designer:
 Cumulus Studio Pty Ltd
 (Keith Westbrook), 2755
 drawn by
 KW, EB, CA
 checked by
 KW
 reason of issue
DEVELOPMENT APPLICATION

project:
 Yarralumla Brickworks
 SITE F
 Canberra Brickworks
 Yarralumla
 ACT, 2600

drawing title
COVER PAGE
 (DEVELOPMENT APPLICATION)
 print date 19/08/21 original size A1
 drawing n° J20776-DA01 revision DA05