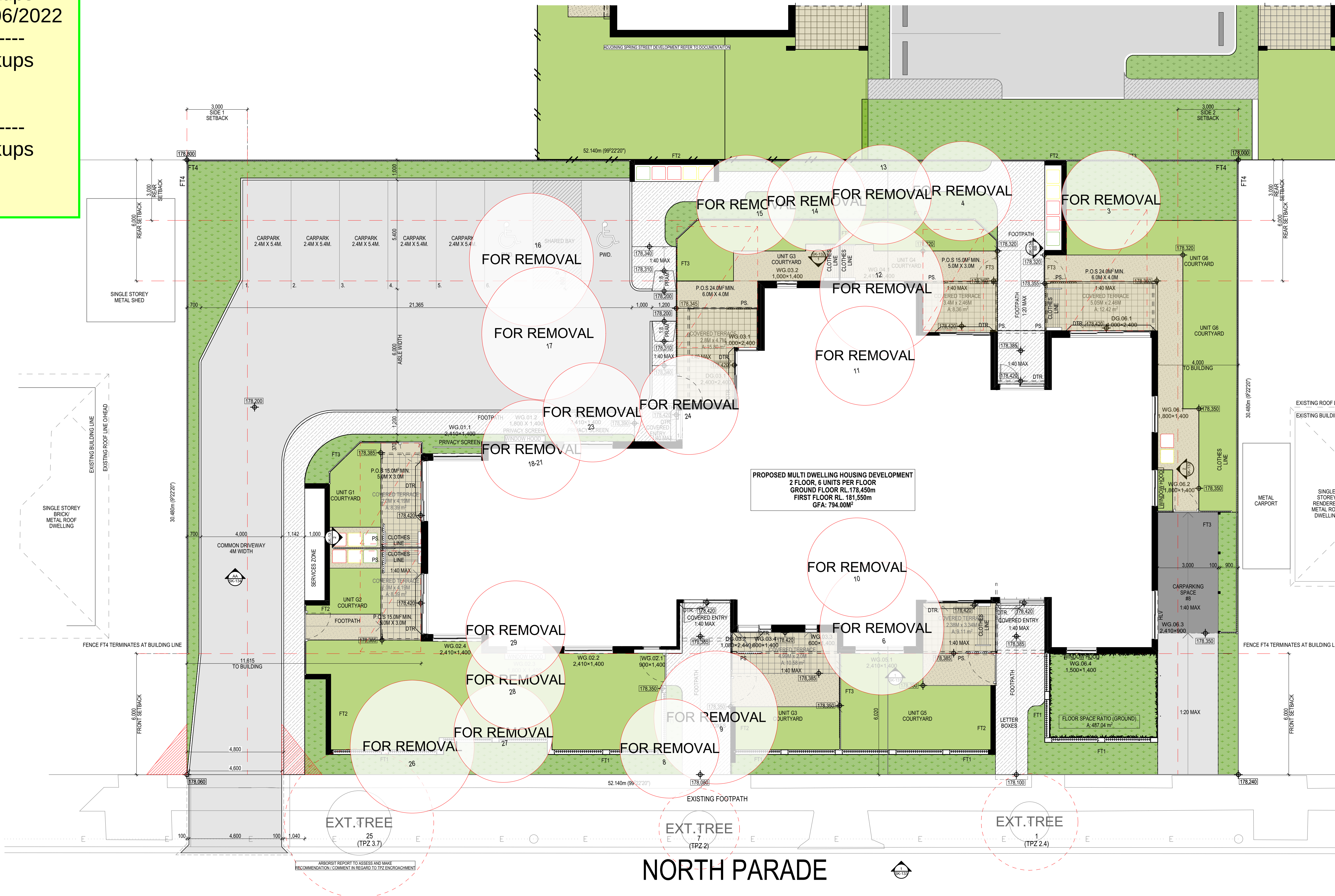


MGAC Markups
DA Draft 1/06/2022

MGAC Markups
DA Final
11/09/2022

MGAC Markups
11/10/2022



SITE PLAN LEGEND

- SITE BOUNDARY
- EXISTING TREE
- TREE TO BE REMOVED
- NEW COURTYARD WALL TO STREETScape
- NEW FENCE 1800MM "GOOD NEIGHBOUR"
- SOFT LANDSCAPING
- COMMON / DEEP SOIL LANDSCAPING
- CARPARK / DRIVEWAY
- PAVED BALCONY / TERRACE
- HARD LANDSCAPING ELEMENT
- CONCRETE FOOTPATH TYPE 1
- CONCRETE FOOTPATH TYPE 2
- COLOURED CONCRETE
- TYPICAL RESIDENTIAL BIN
- ALLOCATED DISABLED CARPARK
- NEW WALL
- NEW DOOR
- NEW WINDOW
- NEW HIGH LEVEL WINDOW
- NEW GATE
- DDA COMPLIANT ACCESS
- DRIVEWAY SIGHT LINE
- DOOR THRESHOLD RAMP
- PRIVACY SCREEN
- PS - PRIVACY SCREEN AS TYPICAL IN ELEVATION
- 10 LENGTH OR BALCONY OR WIDTH OF CLOTHES LINE WHERE USED ADJACENT TO CLOTHES LINE
- ALWAYS FULL HEIGHT.

TYPICAL FENCE TYPES

- FT1 - COURTYARD WALL FENCE
- FT2 - INTERNAL PRIVACY SCREENING FENCE
- FT3 - LAHC STANDARD INTERNAL TIMBER PALING FENCE 15MM PALING SPACING
- FT4 - TYPICAL STRATCO "GOOD NEIGHBOUR FENCE" OR SIMILAR

NOTES:

1. READ IN CONJUNCTION WITH SITE SURVEY
2. REFER ARBOREST ASSESSMENT OF EXISTING TREES
3. REFER SERVICES DRAWINGS FOR IN-GROUND SERVICES RETICULATION
4. REFER HYDRAULIC AND CIVIL DRAWINGS FOR DRAINAGE
5. REFER CIVIL DRAWINGS FOR CARPARKING AND OVERLAND FLOW MANAGEMENT
6. REFER TO STRUCTURAL PLANS FOR STRUCTURAL SETOUT, CONDITIONS AND STRUCTURAL DESIGN/DOCUMENTATION
7. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN
8. REFER TO BASIX CONSULTANT BASIX CERTIFICATE FOR FURTHER BASIX DETAILS

PRIVATE OPEN SPACE CALCULATIONS

NORTH PARADE
GROUND FLOOR = 108M2
FIRST FLOOR = 58M2
TOTAL = 166M2

LANDSCAPE AREA & DEEP SOIL PLANTING CALCULATIONS

NORTH PARADE
LANDSCAPE AREA = 423.38M² (26%)
DEEP SOIL = 160.16M² (10%)

SCALE 1:100

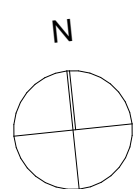
DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT
21, 23 & 25 NORTH PARADE, WAGGA WAGGA LOT: 56, 57, 58 DP: 21115

ISSUE P4 12 -03-22

SCALE 1:100 @ A1

OVERALL SITE PLAN - NORTH PARADE

SK-127



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Primary Nominee: Cassandra Keller;
ACT Reg. 1076; NSW Reg. 10203;
ABN 67 154 909 332

EER & BUILDING SECTION LEGEND:

TO BE READ IN CONJUNCTION WITH CONSULTANT DRAWINGS & REFER FOR DETAILS. TO BE READ IN CONJUNCTION WITH DEVELOPMENT APPROVAL SET & ENERGY EFFICIENCY REPORTS & CERTIFICATES FOR EACH DWELLING. REFER FOR DETAILS ON MATERIALS & FINISHES.

EER REPORT - WALL & ROOF INSULATION:

WALLS: NAHERS THERMAL COMFORT. STAR RATING: > 6.2 - 6.7

EXTERNAL WALLS: CAVITY BRICK WITH 50MM KOOLTERM OR EQUIVALENT ADDED R1.8 INSULATION. CONCRETE WITH PLASTERBOARD TO BOTH SIDES INCLUDING R2.0 INSULATION.

PARTY WALLS: PLASTERBOARD ON STUD - NO INSULATION.

INTERNAL WALLS: CONCRETE 300MM WAFFLE POB SLAB ON GROUND - REFER ENGINEER.

FLOOR SLAB: COLORBOND ROOF DECKING WITH 60MM ANTICON R1.3 INSULATION. HARD (COLOUR LIGHT) UNDER ROOF DECKING - ALUMINIUM FOIL BONDED METAL ROOF SARKING. PLASTERBOARD WITH R2.5 BULK INSULATION BATTIS LAID OVER CEILING LINING.

ROOF: ALUMINIUM SINGLE LOW-E GLAZING (U-VALUE: < 5.4; & SHGC: > 0.58 +/- 10%.

CEILING: ALUMINIUM SINGLE CLEAR GLAZING (U-VALUE: < 5.7; & SHGC: > 0.70 +/- 10%.

GLAZING: ALUMINIUM SINGLE LOW-E GLAZING (U-VALUE: < 5.4; & SHGC: > 0.58 +/- 10%.

COMMON AREA VENTILATION: MECHANICAL EXHAUST FAN, ROOF, CHIMNEY ROOM, INDIVIDUAL, LED TO LIGHT.

PRIVATE DWELLING VENTILATION: MECHANICAL EXHAUST FAN, ROOF, CHIMNEY ROOM, INDIVIDUAL, LED TO LIGHT.

LIGHTING: HOT WATER, OTHER, FITTINGS.

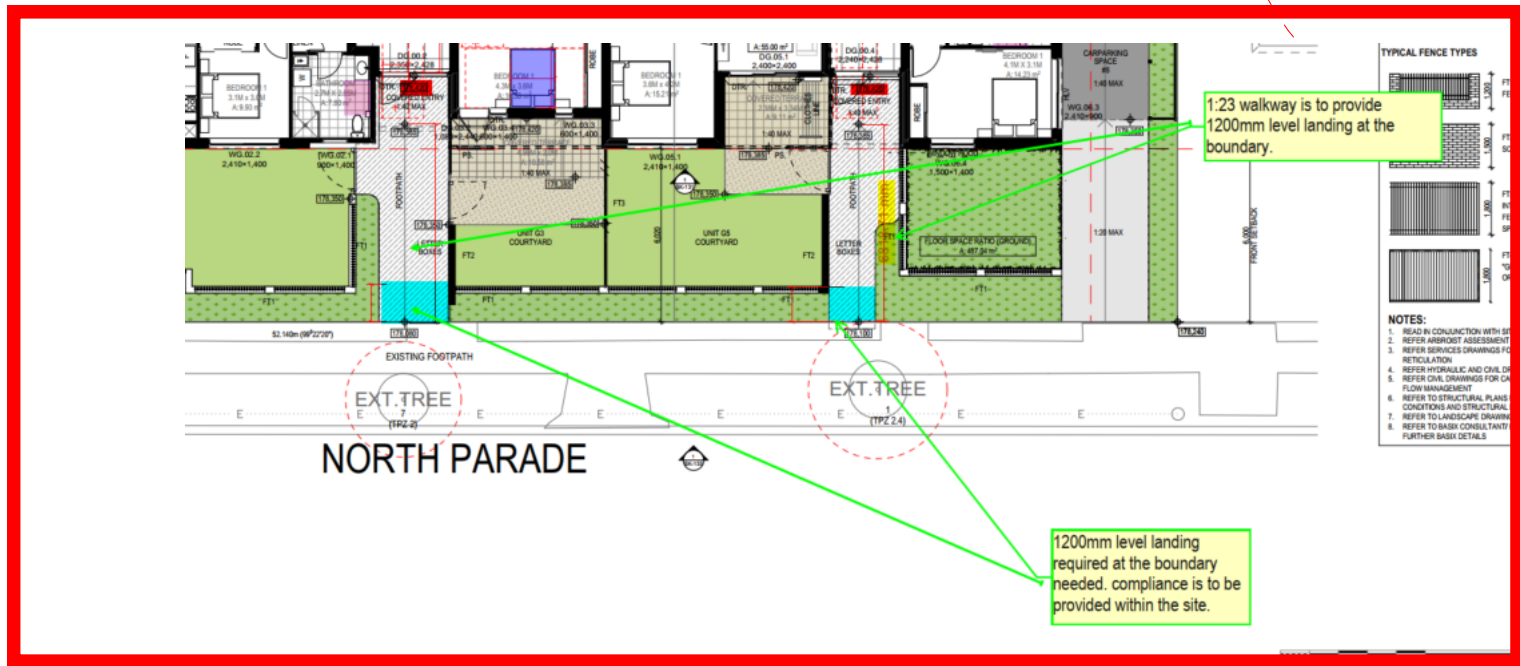
NO POOL OR COMMITMENT

395mm Latch side needed side approach

Can be resolved at later design stages. Enough space to be adjusted for compliance

2000mm x 1800mm clear circulation needed(lack of line of sight)Solid wall or wall is to be lower

Can be resolved at later design stages. Enough space to be adjusted for compliance



1:21 is to provide 1200mm min level landing. Compliance is to be achieved with in the boundary. Refer to previous reviewsaa



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510mm (ext) mLatch side needed side approach

Can be resolved at later design stages. Enough space to be adjusted for compliance

Letterbox to be provided on level/on-grade surface 1540mm x 2070mm clear circulation needed

NORTH PARADE

DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT

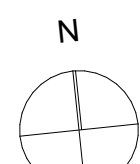
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ISSUE P7 12 -03-22

SCALE 1:100 @ A1

OVERALL GROUND FLOOR & SITE PLAN - NORTH PARADE

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DUKE OF KENT RESIDENTIAL FLAT BUILDING DEVELOPMENT

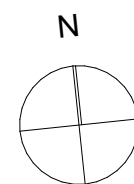
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ISSUE P7 12 -03-22

SCALE 1:100 @ A1

OVERALL FIRST FLOOR & SITE PLAN - NORTH PARADE

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