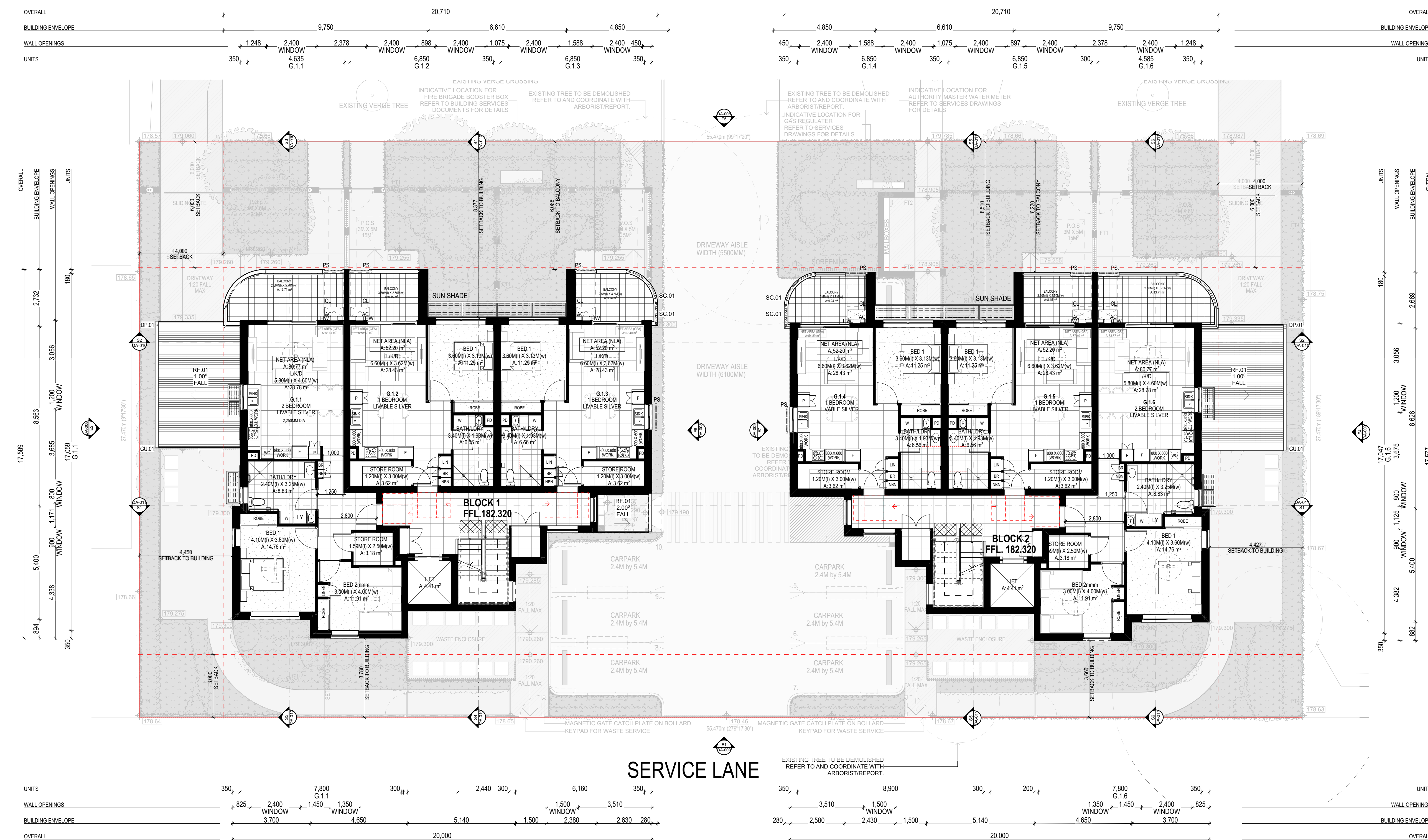




PLANNING INFORMATION																
SITE 34-40 SOUTH PARADE																
APARTMENT																
LIVABLE SILVER																
PER UNIT																
LEVEL																
BEDROOMS																
6 x 2 BEDROOM																
11 x 1 BEDROOM																
GFA (m2)																
NLA (m2)																
STORAGE (m3)																
POS (m2)																
Above and beyond POS																

34-40 SOUTH PARADE																
SITE AREA																
DWELLINGS																
CARPARKING																
HEIGHT																
FSR (GFA)																
SITE COVERAGE																
DEEP SOIL																
LANDSCAPING ZONE																
SOLAR ACCESS																

NEW TREE / SHRUB

FOR REMOVAL 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

COULRED CONCRETE FOOTPATH

COLOURED CONCRETE FOOTPATH

TYPICAL RESIDENTIAL BIN

ALLOCATED DISABLED CARPARK

NEW WALL

NEW CEILING MOUNTED FAN TO ALL LIVING AND BEDROOM SPACES IN LINE WITH BASIX/LABC REQUIREMENTS

HLV

NEW HIGH LEVEL WINDOW

NEW GATE

DOA COMPLAINT ACCESS

NOTES:

1. READ IN CONJUNCTION WITH SITE SURVEY

2. REFER ARBORIST 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

REFERENCE NOTES:

REFER ARCHITECTURAL DRAWING NOTES PAGE FOR FURTHER NOTATION.

FOR ALL EXISTING SITE LEVELS REFER TO THE PROJECT SITE SURVEY. ALL SETOUT WORK TO BE UNDERTAKEN BY A REGISTERED SURVEYOR. THIS INCLUDED BUILDING SLAB EDGES, STRUCTURE & WORK ADJACENT TO THE SITE BOUNDARIES.

CONSTRUCTION OF DRIVEWAYS & VERGE CROSSOVERS (INCLUDING BUT NOT LIMITED TO FINISHED FLOOR LEVELS, GRADIENTS) TO BE IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS & COMPLIANCE DRAWINGS.

GENERAL ARRANGEMENT NOTES:

REFER ARCHITECTURAL DRAWING NOTES PAGE FOR FURTHER NOTATION.

FOR ALL EXISTING SITE LEVELS REFER TO THE PROJECT SITE SURVEY. ALL SETOUT WORK TO BE UNDERTAKEN BY A REGISTERED SURVEYOR. THIS INCLUDED BUILDING SLAB EDGES, STRUCTURE & WORK ADJACENT TO THE SITE BOUNDARIES.

COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.

UNIT NOTES:

UNITS REFERRED TO AS G.X.X

BLOCK 1 (FIRST FLOOR)

1 BEDROOM UNIT - AREA - 52.20m²

2 BEDROOM UNIT - AREA - 78.83m²

BLOCK 2 (FIRST FLOOR)

1 BEDROOM UNIT - AREA - 52.20m²

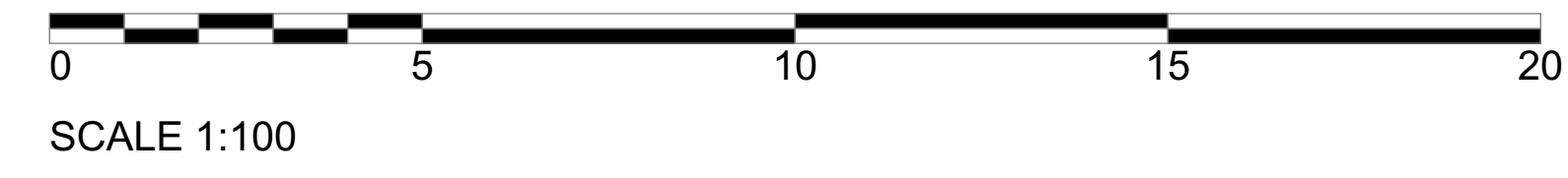
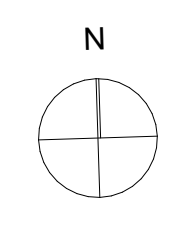
2 BEDROOM UNIT - AREA - 78.79m²

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT

34-40 SOUTH PARADE (LOTS 4,5 & 6 DP35910), WAGGA WAGGA

ISSUE **DA-E** 1/05/2024 SCALE 1:100 @ A1

DA-005
FIRST FLOOR - 34-40 SOUTH PARADE



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