



PLANNING INFORMATION																											
SITE 5 48-56 SOUTH PARADE																											
APARTABLE																											
LIVABLE SILVER																											

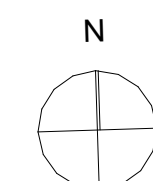
DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT

48-56 SOUTH PARADE, (LOTS 20,21,22 DP21074), WAGGA WAGGA

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

OVERALL GROUND FLOOR & SITE PLAN 48-56 SOUTH PARADE

DA-004



SCALE 1:100



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TYPICAL FENCE TYPES

- FT1 - COURTYARD WALL FENCE
- FT2 - INTERNAL PRIVACY SCREENING FENCE
- FT3 - LAHC STANDARD INTERNAL TIMBER PALING FENCE 15MM PALING SPACING
- FT4 - POWDERCOATED METAL BATTEN FENCE 75MM SPACING 20X50 RHS
- FT5 - TYPICAL STRATCO "GOOD NEIGHBOUR FENCE" OR SIMILAR
- PS - PRIVACY SCREEN AS TYPICAL IN ELEVATION

REFERENCE NOTES:

- SUNSHADE - TYPICAL POWDERCOATED ANGLED METAL SUNSHADE BRACKET FIXED TO EXTERNAL FACADE

LEGEND

- NEW TREE / SHRUB
- TREE TO BE REMOVED / EXISTING TREE
- NEW COURTYARD WALL TO STREETSCAPE
- NEW FENCE 1800MM "GOOD NEIGHBOUR"
- SOFT LANDSCAPING
- COMMON / DEEP SOIL LANDSCAPING
- CARPARK / DRIVEWAY
- NEW CEILING MOUNTED FAN TO ALL LIVING AND BEDROOM SPACES IN LINE WITH BASILAHIC REQUIREMENTS
- PAVED BALCONY / TERRACE
- HARD LANDSCAPING ELEMENT
- COLOURED CONCRETE
- TYPICAL RESIDENTIAL BIN
- ALLOCATED DISABLED CARPARK
- NEW WALL
- NEW DOOR
- NEW WINDOW
- NEW HIGH LEVEL WINDOW
- NEW GATE
- DOA COMPLIANT 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

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 CROSSEOVERS (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.

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COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.