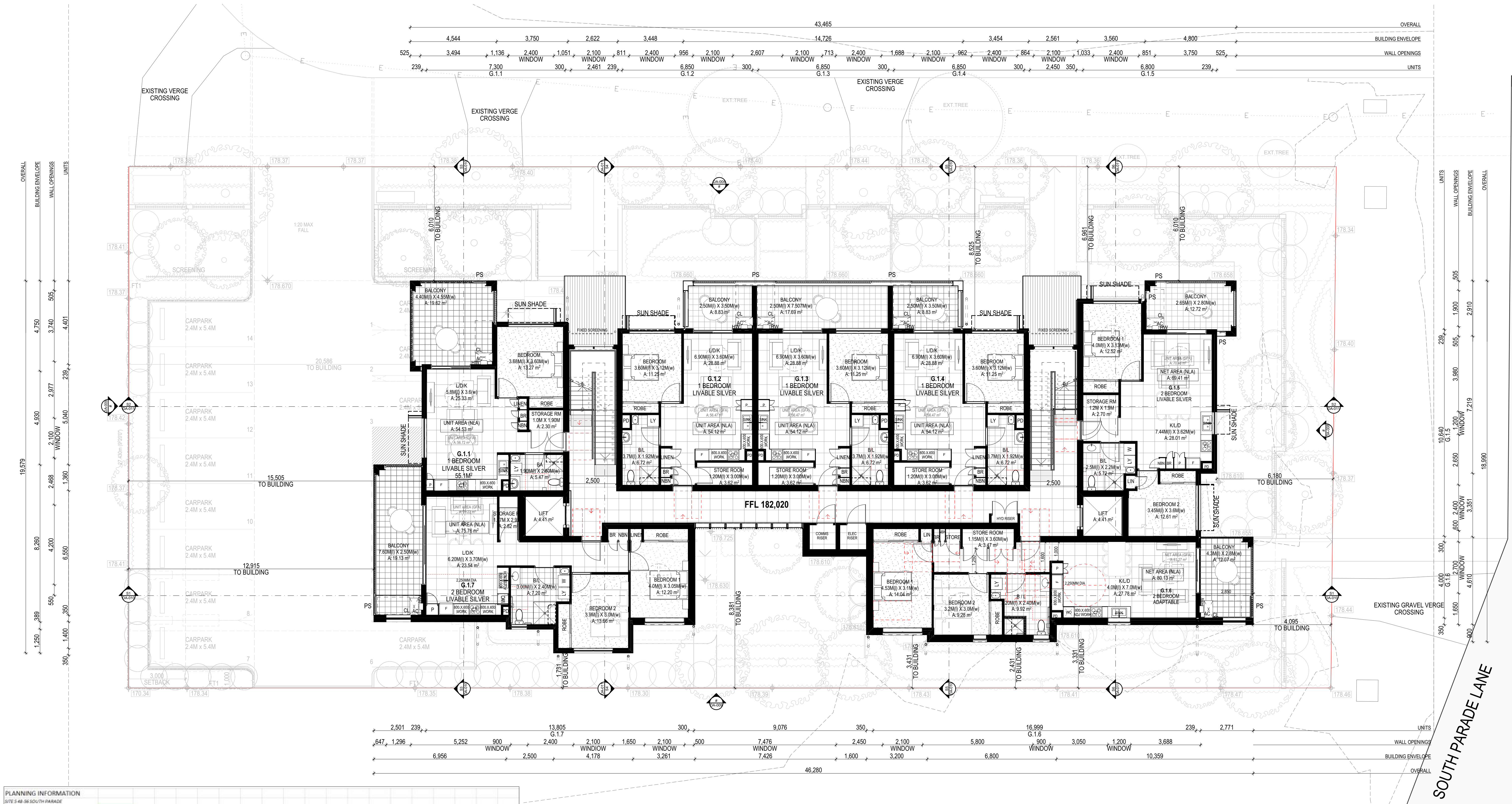




PLANNING INFORMATION																											
SITE 548-56 SOUTH PARADE																											
APARTABLE																											
LIVABLE SILVER																											
PER UNIT	G1	G2	G3	G4	G5	I1	I2	I3	I4	I5	I6	I7	I8	I9	I10	I11	I12	I13	I14	I15	I16	I17	I18	I19	I20	I21	I22
LEVEL	GROUND	GROUND	GROUND	GROUND	GROUND	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST	FRST
BEDROOMS	1	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
GFA (m ²)	56.47	56.47	56.47	70.46	81.27	56.72	56.47	56.47	70.46	81.27	78.23	56.72	56.47	70.46	81.27	78.23	56.72	56.47	70.46	81.27	78.23	56.72	56.47	70.46	81.27	78.23	56.72
NLA (m ²)	54.12	54.12	54.12	69.41	80.13	54.53	54.12	54.12	69.41	80.13	75.76	54.53	54.12	69.41	80.13	75.76	54.53	54.12	69.41	80.13	75.76	54.53	54.12	69.41	80.13	75.76	54.53
STORAGE (m ²)	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68	8.68
POS (m ²)	42.4	42.9	42	93	88	19.55	8.8	17.69	8.8	12.7	12	19.1	19.55	8.8	17.69	8.8	12.7	12	19.1	19.55	8.8	17.69	8.8	12.7	12	19.1	19.55
Above and beyond POS	27.0m	27.0m	27.0m	78.0m	71.0m	4.0m	0.8m	5.0m	0.8m	0.7m		7.1	4.0m	0.8m	5.0m	0.8m											

48-56 SOUTH PARADE		DEEP SOIL
SITE AREA	1739.5m ²	General = 448.50m ² / 25.7%
DWELLINGS	19 units	Rear Zone = 82m ² / 48%
CARPARKING	11 x 1-bed + 8 x 2-bed	722.00m ² / 47.4%
HEIGHT	11.130m	Living Areas = 14/19
FSR (GFA)	FSR = 0.91	POS = 16/19
SITE COVERAGE	573.92m ² / 32.99% actual	All dwellings are achieving 3+ hours of natural light into both living rooms and Private open spaces.

DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT

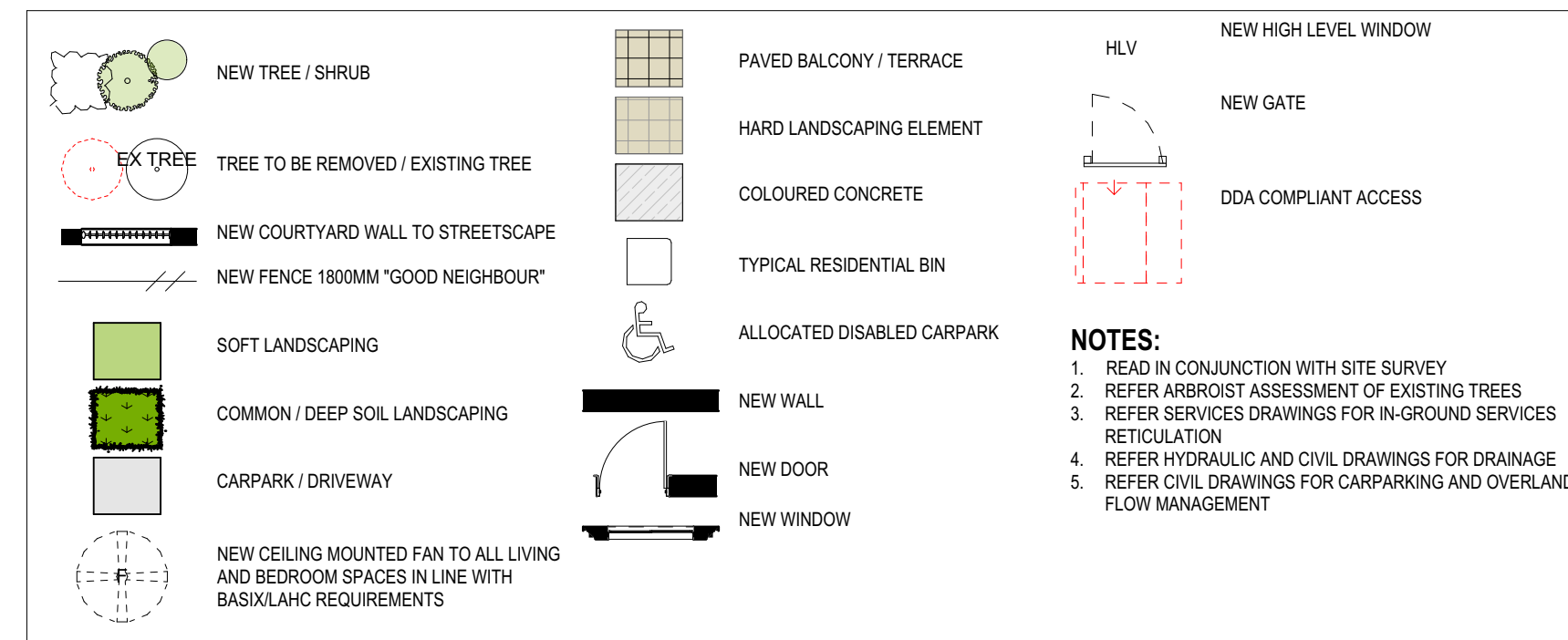
48-56 SOUTH PARADE, (LOTS 20,21,22 DP21074), WAGGA WAGGA

ISSUE DA-E 2/05/2024

SCALE 1:100 @ A1

DA-005

OVERALL FIRST FLOOR & SITE PLAN 48-56 SOUTH PARADE



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 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.
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.



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