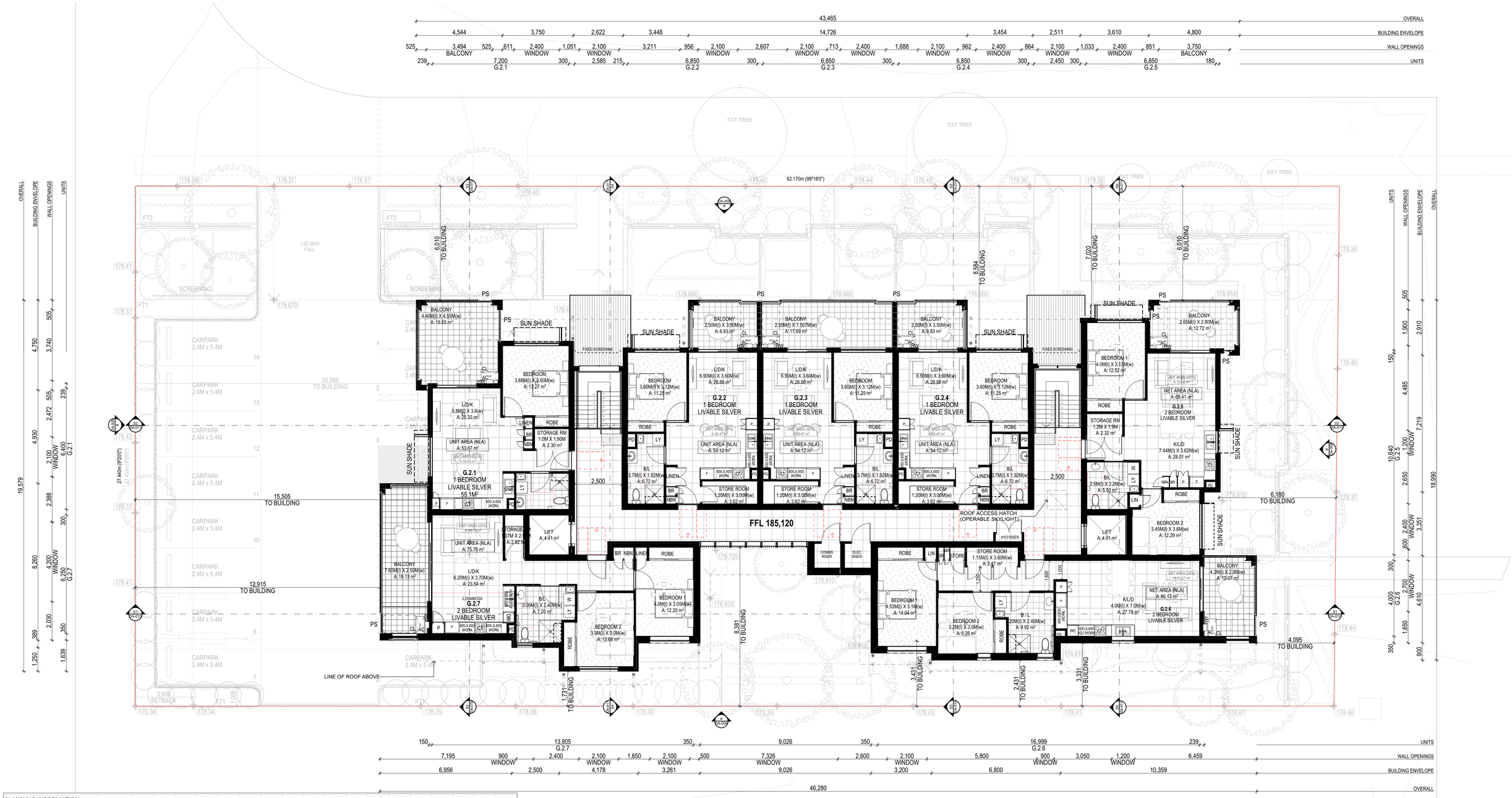

PLANNING INFORMATION																			
SITE 5 48-56 SOUTH PARADE																			
APATABLE																			
LIVABLE SILVER																			
PER UNIT	G.1	G.2	G.3	G.4	G.5	1.1	1.2	1.3	1.4	1.5	1.6	1.7	2.1	2.2	2.3	2.4	2.5	2.6	2.7
LEVEL	GROUND	GROUND	GROUND	GROUND	GROUND	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	SECOND	SECOND	SECOND	SECOND	SECOND	SECOND	SECOND
BEDROOMS 6 x 2 BEDROOM 11 x 1 BEDROOM	1	1	1	2	2	1	1	1	1	2	2	2	1	1	1	1	2	2	2
GFA (m2)	56.47	56.47	56.47	70.46	81.27	56.72	56.47	56.47	56.47	70.46	81.27	78.23	56.72	56.47	56.47	56.47	70.46	81.27	78.23
NLA (m2)	54.12	54.12	54.12	69.41	80.13	54.53	54.12	54.12	54.12	69.41	80.13	75.76	54.53	54.12	54.12	54.12	69.41	80.13	75.76
STORAGE (m3)	8.68	8.68	8.68	8.68	6.02	5.52	8.68	8.68	8.68	6.02	8.32	7.61	5.52	8.68	8.68	8.68	6.02	8.32	7.61
POS (m2)	42.4	42.9	42	93	86	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
Above and beyond POS	**27.0m**	**27.0m**	**27.0m**	**78.0m**	**71.0m**	**4.0m**	**0.8m**	**9.0m**	**0.8m**	**0.7m**		**7.1**	**4.0m**	**0.8m**	**9.0m**	**0.8m**			**7.1**

48-56 SOUTH PARADE			
SITE AREA	1739.5m2	DEEP SOIL	General = 448.50m2 / 25.7% Rear Zone = 82m2 / 48%
DWELLINGS	19 units 11 x 1-bed + 8 x 2-bed	LANDSCAPING ZONE	722.00m2 / 47.4%
CARPARKING	14 Spaces 12 Standard 2 Adaptable	SOLAR ACCESS	70% (13/19 units) Living Areas = 14/19 POS = 16/19 All dwellings are achieving 3+ hours of natural light into both living rooms and Private open spaces.
HEIGHT	11.130m		
FSR (GFA)	FSR = 0.9:1 (GFA = 1,570m2)		
SITE COVERAGE	573.92m2 / 32.99% actual		

NEW TREE / SHRUB
EX TREE — 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 BASIX/LAHC REQUIREMENTS
PAVED BALCONY / TERRACE
HARD LANDSCAPING ELEMENT
COLOURED CONCRETE
TYPICAL RESIDENTIAL BIN
ALLOCATED DISABLED CARPARK
NEW WALL
NEW DOOR
NEW WINDOW
HLV — NEW HIGH LEVEL WINDOW
NEW GATE
DDA COMPLIANT ACCESS

NOTES:

1. READ IN CONJUNCTION WITH SITE SURVEY
2. REFER ARBROIST 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 REGISTERTED 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 ACCORFANCE 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 REGISTERTED SURVEYOR. THIS INCLUDED BUILDING SLAB EDGES, STRUCTURE & WORK ADJACENT TO THE SITE BOUNDARIES.

COMPLY WITH ALL DEVELOPMENT CONSENT CONDITIONS & BCA REQUIREMENTS.

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-006

OVERALL SECOND FLOOR & SITE PLAN 48-56 SOUTH PARADE

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SCALE 1:100

NSW GOVERNMENT

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