

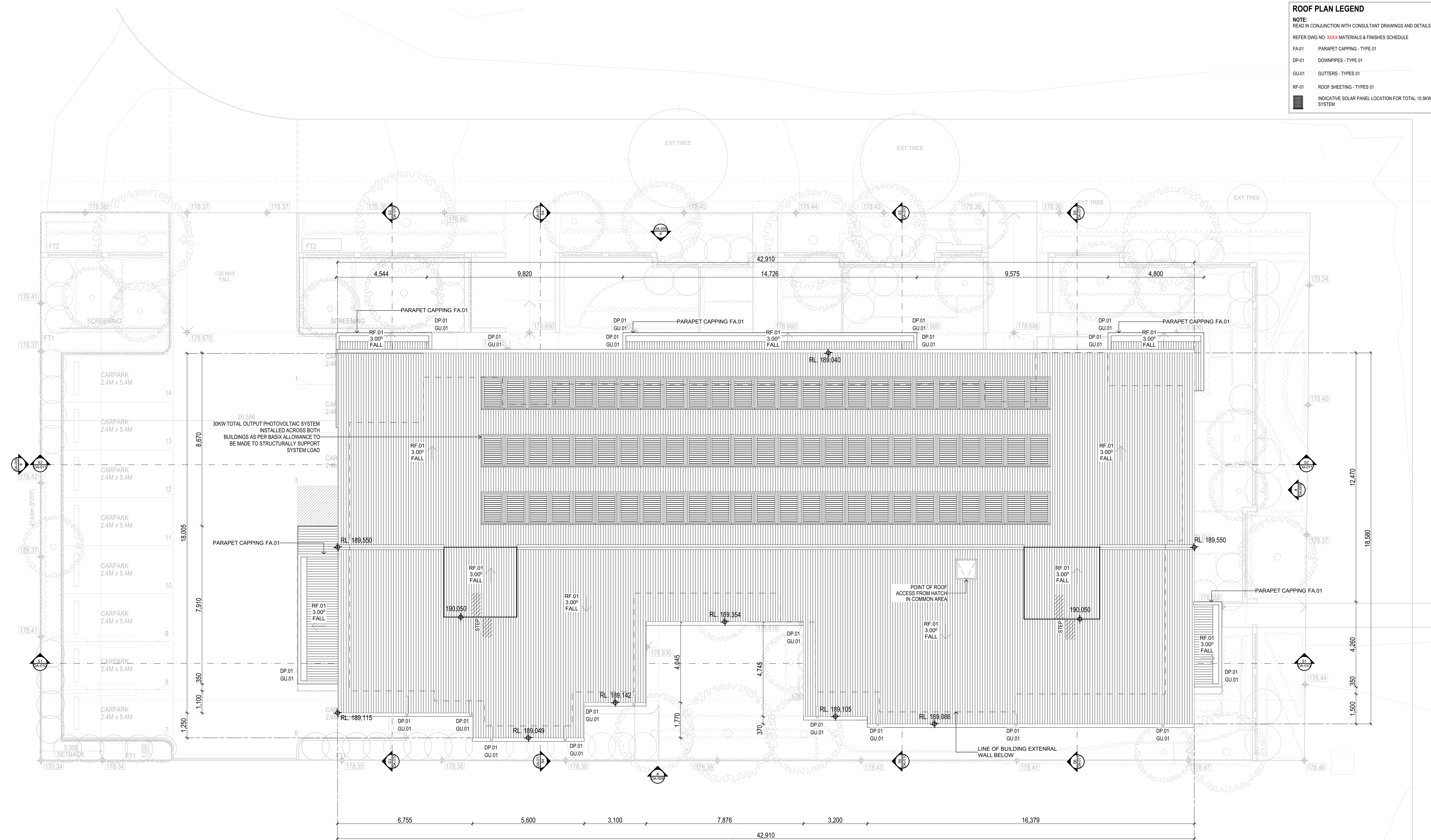
DUKE OF KENT RESIDENTIAL FLAT BUILDING PROJECT
48-56 SOUTH PARADE, (LOTS 20,21,22 DP21074), WAGGA WAGGA

ISSUE DA-E 2/05/2024

SCALE 1:100 @ A1

DA-007

ROOF PLAN 48-56 SOUTH PARADE



ROOF PLAN LEGEND

NOTE:
READ IN CONJUNCTION WITH CONSULTANT DRAWINGS AND DETAILS.

REFER DWG NO. XXXX MATERIALS & FINISHES SCHEDULE

FA-01 PARAPET CAPPING - TYPE 01

DP-01 DOWNPIPES - TYPE 01

GU-01 GUTTERS - TYPES 01

RF-01 ROOF SHEETING - TYPES 01

INDICATIVE SOLAR PANEL LOCATION FOR TOTAL 15.5kW SYSTEM

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.

GENERAL LEGEND:

- RWO RAIN WATER OUTLET
- DP DOWN PIPE
- SG STORMWATER GULLEY
- AH ACCESS HATCH
- CJ CONTROL JOINT
- EJ EXPANSION JOINT
- FR-CJ FIRE RATED CONTROL JOINT
- FW FLOOR WASTE
- FD FIRE DOOR
- FHR FIRE HOSE REEL
- FE FIRE EXTINGUISHER
- FLL FINISHED FLOOR LEVEL
- RL REDUCED FLOOR LEVEL
- SRL STRUCTURAL REDUCED LEVEL
- TGSI TACTILE INDICATORS - TO COMPLY WITH RELEVANT CODES & STANDARDS
- DTR DOOR THRESHOLD RAMP - TO COMPLY WITH RELEVANT CODES & STANDARDS
- SHR SHOWER - STANDARD
- SHR-D SHOWER - ACCESSIBLE
- WC WATER CLOSET - STANDARD
- WC-D WATER CLOSET - ACCESSIBLE
- WB WALL BASIN - STANDARD
- WB-D WALL BASIN - ACCESSIBLE
- VB VANITY BASIN
- VB-D VANITY BASIN - ACCESSIBLE
- HR GRABRAIL - STANDARD
- HR-D GRABRAIL - ACCESSIBLE
- M MIRROR
- BA BATH
- LT LAUNDRY TUB
- SHR-D SHOWER SEAT - ACCESSIBLE
- WO WALL OVEN
- HT HOT TOP
- DW DISHWASHER
- S SINK
- IN-SITU CONCRETE WALLS & COLUMNS (TYPE AS INDICATED)
- PRE-CAST CONCRETE WALLS (TYPE AS INDICATED)
- FIRE RATED BLOCKWORK (TYPE AS INDICATED)
- NON FIRE RATED BLOCKWORK (TYPE AS INDICATED)
- BRICKWORK (TYPE AS INDICATED)
- PARTITION (TYPE AS INDICATED)

PLANNING INFORMATION																											
SITE 548-56 SOUTH PARADE																											
APARTABLE																											
LIVABLE SILVER																											
PER UNIT	G1	G2	G3	G4	G5	11	12	13	14	15	16	17	21	22	23	24	25	26	27								
LEVEL		GROUND	GROUND	GROUND	GROUND	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	FIRST	SECOND	SECOND	SECOND	SECOND	SECOND	SECOND	SECOND								
BEDROOMS		1	1	1	2	2	1	1	1	1	2	2	2	1	1	1	1	2	2								
B+2 BEDROOM																											
12+2 BEDROOM																											
GFA (m2)		56.47	56.47	56.47	70.46	81.27	56.47	56.47	70.46	81.27	78.23	56.47	56.47	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	69.41	80.13	75.76	54.53	54.12	54.12	54.12	69.41	80.13	75.76								
STORAGE (m2)		8.88	8.88	8.88	6.02	5.52	8.88	8.88	8.88	6.02	8.32	7.61	5.52	8.88	8.88	8.88	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	19.1								
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			7.1								

48-56 SOUTH PARADE		DEEP SOIL	General = 448.50m2 / 25.7%
SITE AREA	1739.5m2		Rear Zone = 82m2 / 48%
DWELLINGS	19 units	LANDSCAPING ZONE	722.00m2 / 47.4%
	11 x 1-bed + 8 x 2-bed	SOLAR ACCESS	70% (13/19 units)
CARPARKING	14 Spaces		
	12 Standard		
	2 Adaptable		
HEIGHT	11.130m		Living Areas = 14/19
FSR (GFA)	FSR = 0.9:1		POS = 16/19
	(GFA = 1570m2)		All dwellings are achieving 3+ hours of natural light into both living rooms and Private open spaces.
SITE COVERAGE	573.92m2 / 32.99% actual		



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