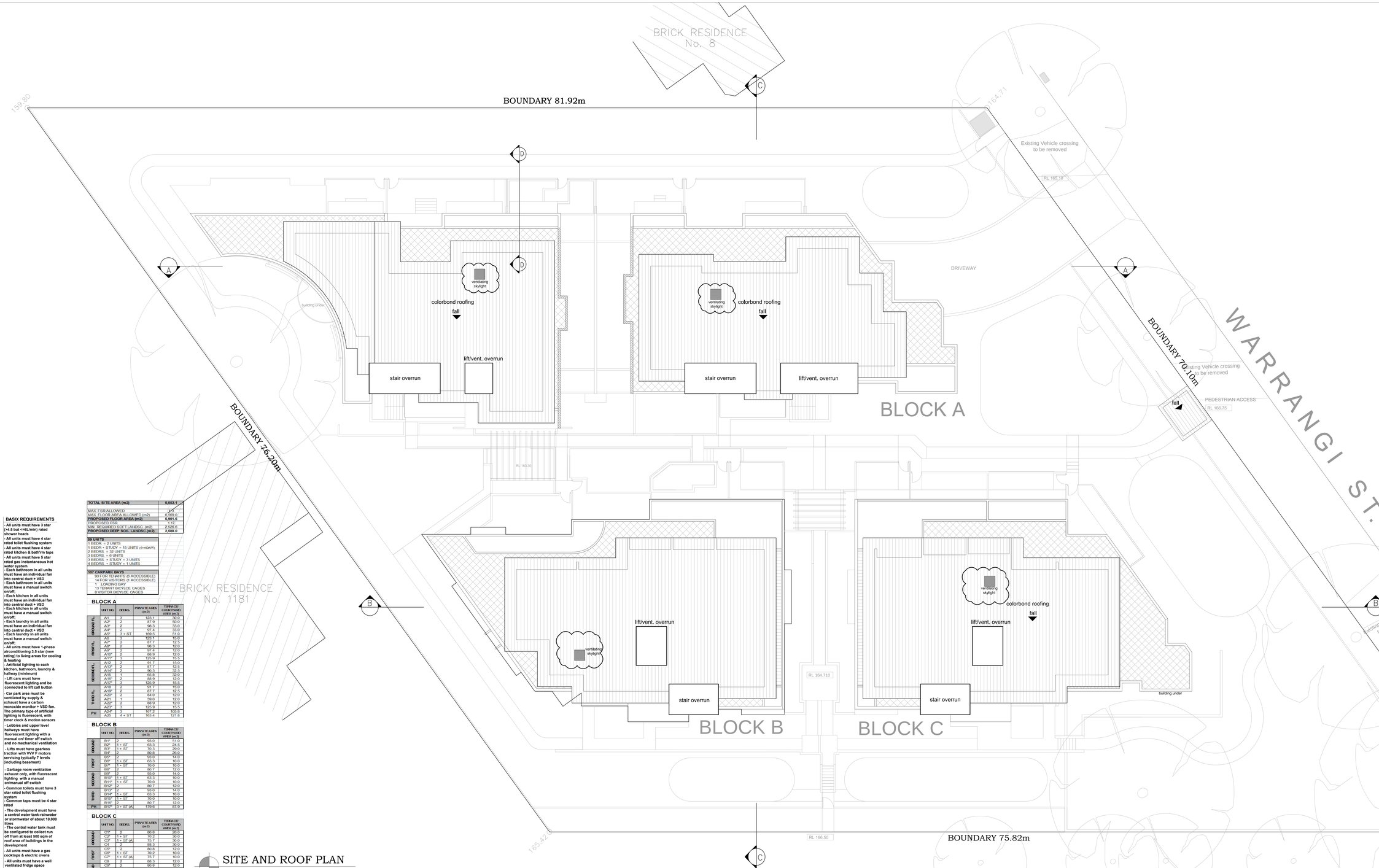

SITE AND ROOF PLAN

BASIX REQUIREMENTS

- All units must have 3 star (>4.5 but <=6L/min) rated shower heads
- All units must have 4 star rated toilet flushing system
- All units must have 4 star rated kitchen & bath'rm taps
- All units must have 5 star rated gas instantaneous hot water system
- Each bathroom in all units must have an individual fan into central duct + VSD
- Each bathroom in all units must have a manual switch on/off;
- Each kitchen in all units must have an individual fan into central duct + VSD
- Each kitchen in all units must have a manual switch on/off;
- Each laundry in all units must have an individual fan into central duct + VSD
- Each laundry in all units must have a manual switch on/off;
- All units must have 1-phase airconditioning 3.5 star (new rating) to living areas for cooling & heating
- Artificial lighting to each kitchen, bathroom, laundry & hallway (minimum)
- Lift cars must have fluorescent lighting and be connected to lift call button
- Car park area must be ventilated by supply & exhaust have a carbon monoxide monitor + VSD fan. The primary type of artificial lighting is fluorescent, with timer clock & motion sensors
- Lobbies and upper level hallways must have fluorescent lighting with a manual on/ timer off switch and no mechanical ventilation
- Lifts must have gearless traction with VVV F motors servicing typically 7 levels (including basement)
- Garbage room ventilation exhaust only, with fluorescent lighting with a manual on/manual off switch
- Common toilets must have 3 star rated toilet flushing system
- Common taps must be 4 star rated
- The development must have a central water tank-rainwater or stormwater of about 10,000 litres
- The central water tank must be configured to collect run off from at least 500 sqm of roof area of buildings in the development
- All units must have a gas cooktops & electric ovens
- All units must have a well ventilated fridge space
- All units must have an indoor sheltered clothes drying line

TOTAL SITE AREA (m2)	**5,053.1**
MAX FSR ALLOWED	1.2
MAX FLOOR AREA ALLOWED (m2)	6,589.0
PROPOSED FLOOR AREA (m2)	**5,901.6**
PROPOSED FSR	1.17
MIN REQUIRED SOFT LANDSC (m2)	2,026.0
PROPOSED DEEP SOIL LANDSC (m2)	**2,588.0**

58 UNITS
4 BEDR. = 2 UNITS
1 BEDR + STUDY = 15 UNITS (=ADAPT)
2 BEDRS. = 32 UNITS
3 BEDRS. = 6 UNITS
3 BEDRS + STUDY = 3 UNITS
4 BEDRS. + STUDY = 1 UNITS

107 CARPARK BAYS
93 FOR TENANTS (8 ACCESSIBLE)
14 FOR VISITORS (1 ACCESSIBLE)
1 LOADING BAY
13 TENANT BICYLCE CAGES
8 VISITOR BICYLCE CAGES

BLOCK A

	UNIT NO.	BEDRS.	PRIVATE AREA (m2)	TERRACE/ COURTYARD AREA (m2)
GROUND FL	A1	3	123.1	30.0
	A2*	2	87.9	50.0
	A7*	2	98.3	33.0
	A4*	2	97.4	33.0
	A5*	3 + ST	169.5	51.0
FIRST FL	A6	3	123.1	15.0
	A8*	2	87.9	12.5
	A9*	2	98.3	12.5
	A10*	2	97.4	12.0
	A11*	3	125.9	15.5
SECOND FL	A12*	2	91.7	15.0
	A13*	2	87.7	12.5
	A14*	2	90.3	32.5
	A15	1	65.8	32.0
	A16*	2	88.9	12.0
	A17*	3	125.9	15.5
THIRD FL	A18	2	91.7	15.0
	A19*	2	87.7	12.5
	A20*	2	94.0	12.0
	A21	1	59.0	12.0
	A22*	2	88.9	12.0
	A23*	3	125.9	15.5
PH	A24*	3	167.2	105.8
	A25	4 + ST	163.4	121.8

BLOCK B

	UNIT NO.	BEDRS.	PRIVATE AREA (m2)	TERRACE/ COURTYARD AREA (m2)
GROUND	B1*	2	93.0	24.0
	B2*	1 + ST	63.3	31.5
	B3*	1 + ST	70.1	29.0
	B4*	2	80.8	26.0
FIRST	B5*	2	93.0	14.0
	B6*	1 + ST	63.3	10.0
	B7*	1 + ST	70.0	10.0
	B8*	2	80.7	12.0
SECOND	B9*	2	93.0	14.0
	B10*	1 + ST	63.3	10.0
	B11*	1 + ST	70.0	10.0
	B12*	2	80.7	12.0
THIRD	B13*	2	93.0	14.0
	B14*	1 + ST	63.3	10.0
	B15*	1 + ST	70.0	10.0
	B16*	2	80.7	12.0
PH	B17*	3 + ST (A)	179.6	87.9

BLOCK C

	UNIT NO.	BEDRS.	PRIVATE AREA (m2)	TERRACE/ COURTYARD AREA (m2)
GROUND	C1*	2	82.8	25.0
	C2*	1 + ST	70.2	30.0
	C3*	1 + ST (A)	75.7	30.0
	C4	2	88.3	30.0
FIRST	C5*	2	82.8	12.0
	C6*	1 + ST	70.2	10.0
	C7*	1 + ST (A)	75.7	10.0
	C8	2	88.3	12.0
SECOND	C9*	2	82.8	12.0
	C10*	1 + ST	70.2	10.0
	C11*	1 + ST (A)	75.7	10.0
	C12	2	88.3	12.0
THIRD	C13*	2	80.8	12.0
	C14*	1 + ST	70.2	10.0
	C15*	1 + ST (A)	75.7	10.0
	C16	2	88.3	12.0
PH	C17*	3 + ST (A)	175.2	110.9

* = VISITABLE UNITS (48 total)
(A) = ADAPTABLE UNITS

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Job:
PROPOSED DEVELOPMENT RESIDENTIAL BUILDING 1179 & 1181 PACIFIC HIGHWAY AND 2, 4 & 6 WARRANGI STREET TURRAMURRA NSW

Drawing title:
SITE AND ROOF PLAN

North point:

Scale: **1:100 @ A0** Date: **7.2.2011**

Drawn: **GDM** Checked:

Drawing no.
DA02 P4

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REV	AMENDMENT	DATE
P1	for information	25.1.2011
P2	For Approval	7.2.2011
P3	Amendments for Council	17.8.2011
P4	Amendments for Council	15.9.2011

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METRES 1: 100 at A0
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