

	Existing trees to remain
	Existing trees to be removed
	Sewermain
	Sewer manhole
	Watermain
	Water hydrant
	Water stop valve
	Telstra line
	Telstra Pit/Manhole
	Gasmain
	Electricity power pole
	Electricity overhead cables
	Bench mark
	Contour level
	Spot level



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Dwg No. **DA03**

Job No. **10219** Issue: **C**

Site Zoning -		2(b) Multiple Dwelling	
Total Site Area.		2966.05sqm	
Gross Floor Areas			
Ground Floor Level		929.5 sqm	
Level 1		920.5 sqm	
Level 2		680.5 sqm	
Level 3		507.0 sqm	
Total Gross Floor Area		3037.5sqm	
Open Space			
Recreation Area		370.0 sqm	
Total Footprint Area		1036.05sqm	
Site Coverage		35.0 %	
Floor Space Ratio		1.03 : 1	
Item		Required	Provided
Landscaping	748.0sqm	25.0%	25.2%
Parking			
Cars-94 units @ 1 space per 5 units		19	19
Managers Parking		1	1
Motorcycles-94 units @ 1 space per 5 units		19	20
Bicycles-94 units @ 1 space per 5 units		19	20

1. Roof Construction:
Solar absorbance between 0.4 and 0.6

1. Outdoor air film @ 7m/s velocity
Colorbond metal
Ceiling airspace
R3.75 foil backed insulation blanket
Internal ceiling lining
Indoor air film – still
2. Cladded wall:
Outdoor air film @ 7m/s velocity
Fibre-cement
100mm styropanel (R-Value 2.93)
Internal fibre cement lining
Indoor air film – still
3. Masonry Wall:
Outdoor air film @ 7m/s velocity
Masonry brick
Glass fibre Insulation (R-Value 2.5)
Plasterboard
Indoor air film – still
4. Weatherboard Wall:
Outdoor air film @ 7m/s velocity
Fibre-cement
Glass fibre Insulation (R-Value 2.55)
Plasterboard
Indoor air film – still
5. The wall separating the Class 3 section of the development from the residential area is based on the following thermal construction:
Outdoor air film @ 7m/s velocity
Fibre-cement
100mm styropanel (R-Value 2.93)
Internal fibre cement lining
Indoor air film – still

Development Application

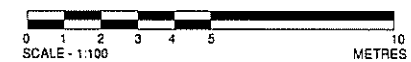


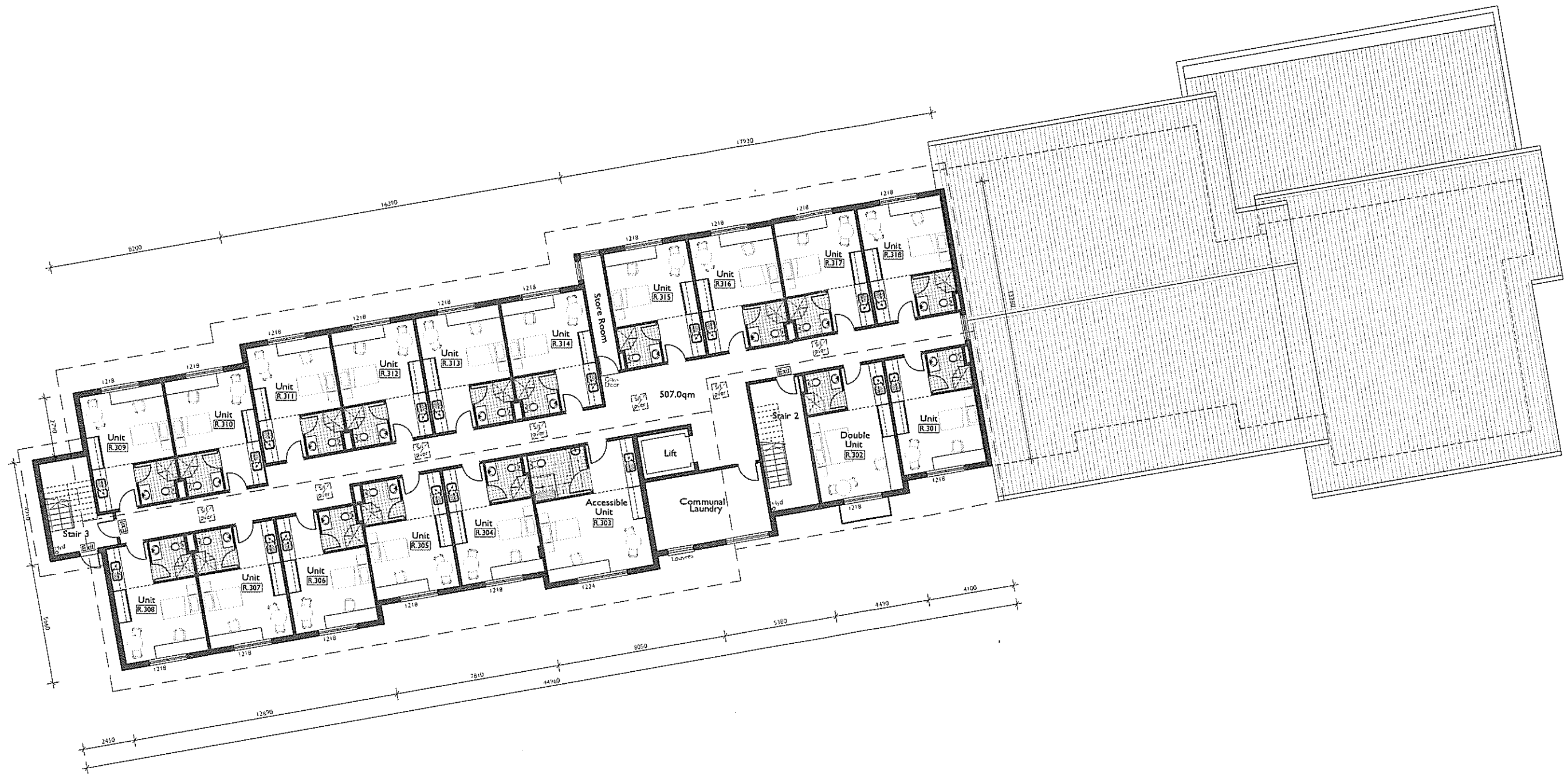


Level I Plan
28 Units

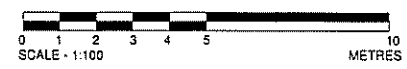


Level 2 Plan
24 Units



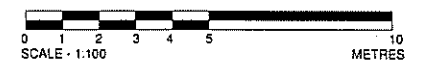


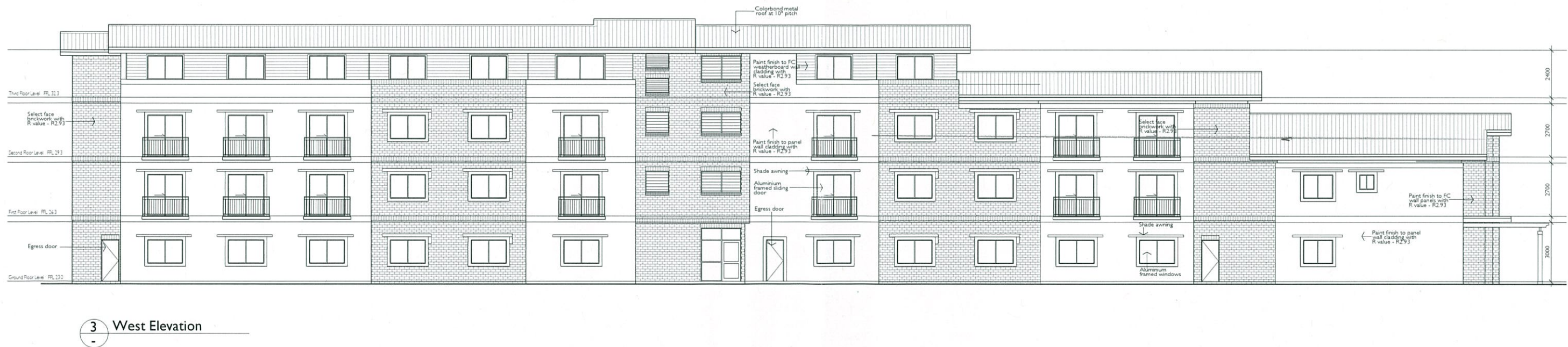
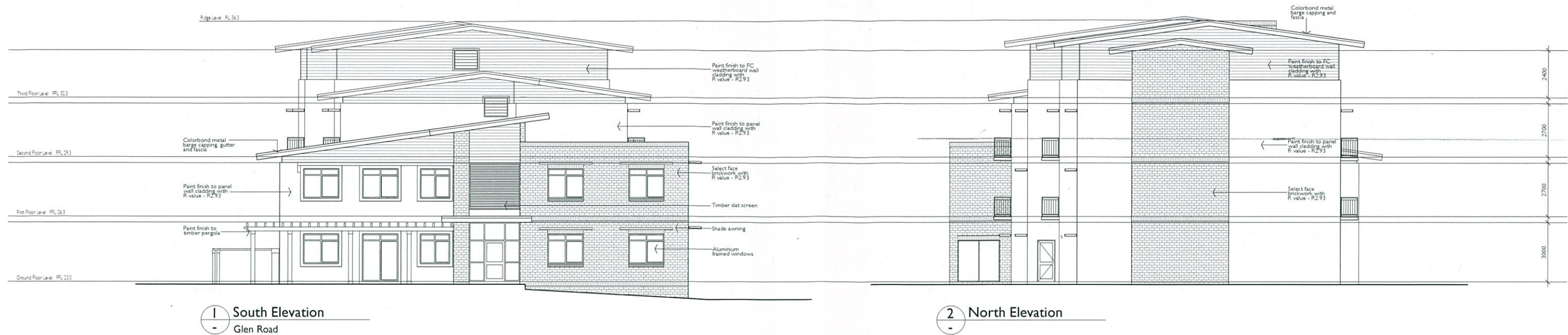
Level 3 Plan
18 Units



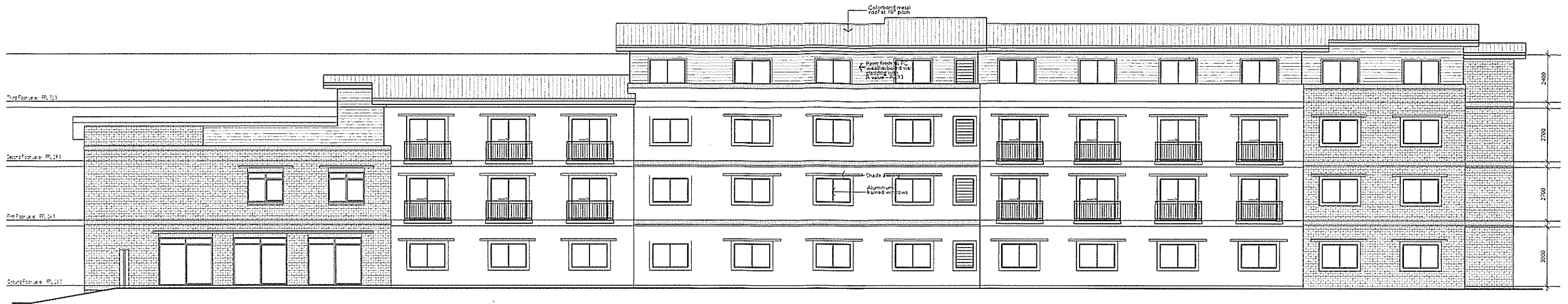


Streetscape Elevation
Glen Road

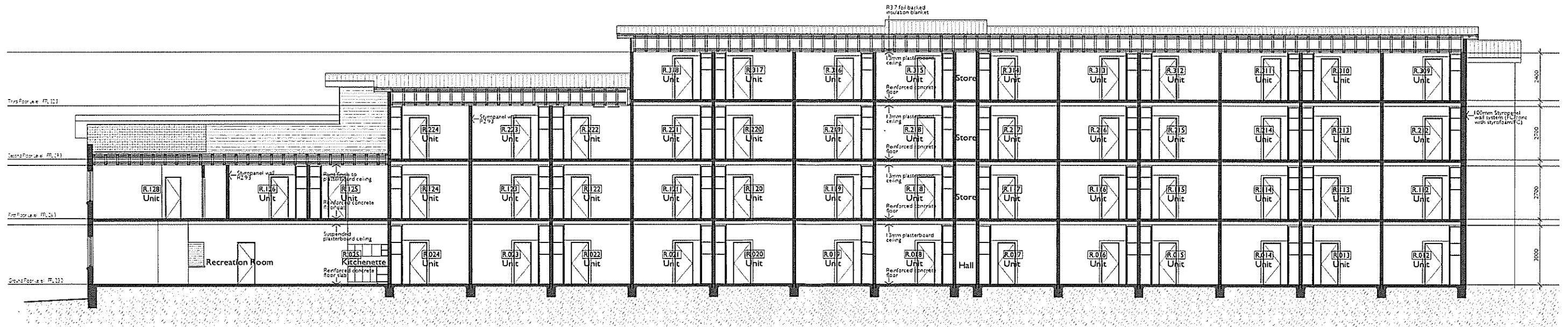




4 Typical Louvre Image



1 East Elevation



2 Section A - A

Development Application