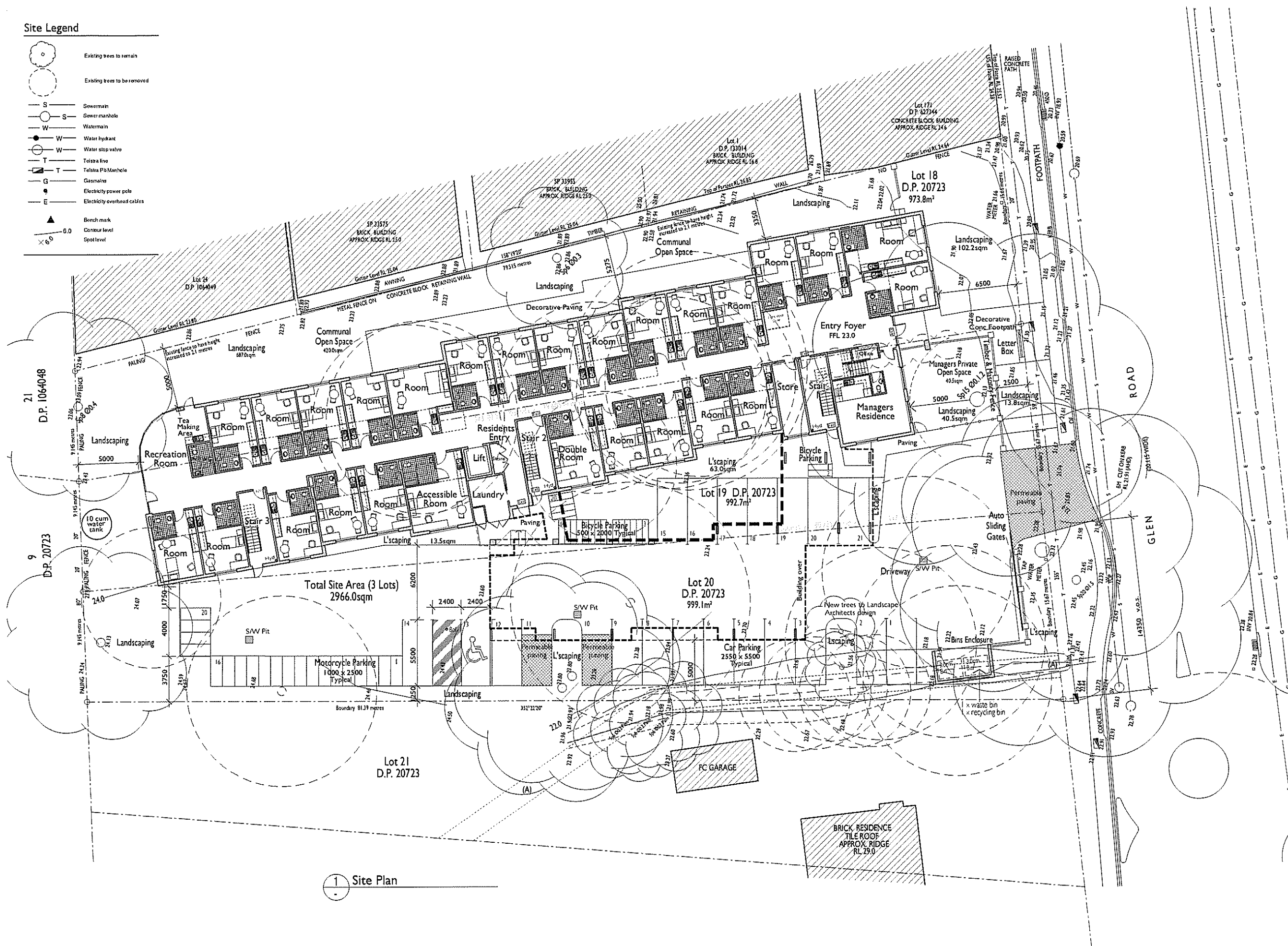
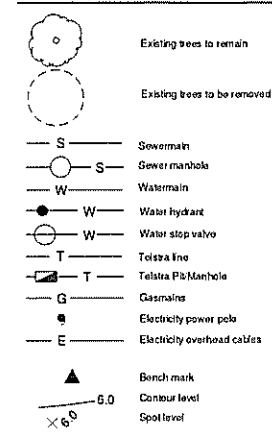


Site Legend



1 Site Plan

Site Statistics

Site Zoning -	2(b) Multiple Dwelling		
Total Site Area	2966.0sqm		
Number of Units			
Managers Residence	1		
Ground Floor Level Units	27		
Level 1 Units	37		
Level 2 Units	36		
Total Units	101		
Gross Floor Areas			
Ground Floor Level	837.0 sqm		
Level 1	1105.0 sqm		
Level 2	1034.5 sqm		
Total Gross Floor Area	2976.5sqm		
Open Space			
Recreation Area	420.0 sqm		
Total Footprint Area	1376.5 sqm		
Site Coverage	46.4 %		
Floor Space Ratio (if 1:1 permitted)	1.003 : 1		
Item	Required	Provided	
Landscaping	920.0sqm	25.0 %	31.0 %
Parking			
Cars-100 units @ 1 space per 5 units	20	20	
Managers Parking	1	1	
Motorcycles-100 units @ 1 space per 5 units	20	20	
Bicycles-100 units @ 1 space per 5 units	20	20	

NCC - BCA Section J Notes

1. Roof Construction:
Solar absorbance between 0.4 and 0.6

Outdoor air film @ 7m/s velocity
Colorbond metal
Ceiling airspace
R3.75 foil backed insulation blanket
Internal ceiling lining
Indoor air film - still

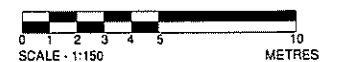
2. Cladded wall:
Outdoor air film @ 7m/s velocity
Fibre-cement
100mm styropanel (R-Value 2.93)
Internal fibre cement lining
Indoor air film - still

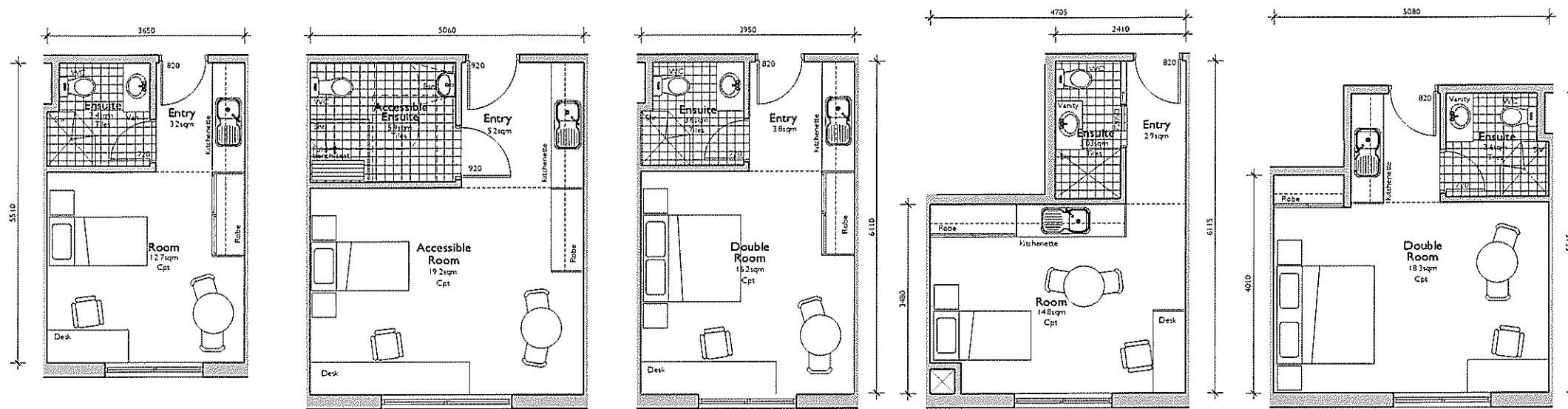
3. Masonry Wall:
Outdoor air film @ 7m/s velocity
Masonry brick
Glass fibre insulation (R-Value 2.5)
Plasterboard
Indoor air film - still

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





2 Room Plan A
Scale 1 : 50

3 Typical Accessible Room Plan
Scale 1 : 50

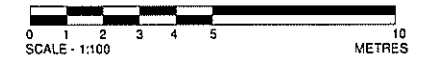
4 Double Room Plan A
Scale 1 : 50

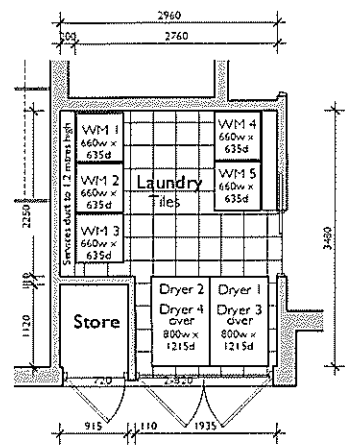
5 Room Plan B
Scale 1 : 50

6 Double Room Plan B
Scale 1 : 50

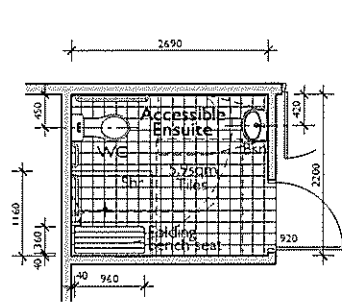


1 Ground Floor Plan
27 Units

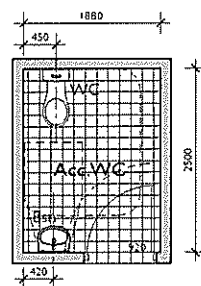




2 Laundry Plan
Scale 1 : 50



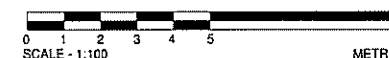
3 Accessible Bathroom Plan
Scale 1 : 50

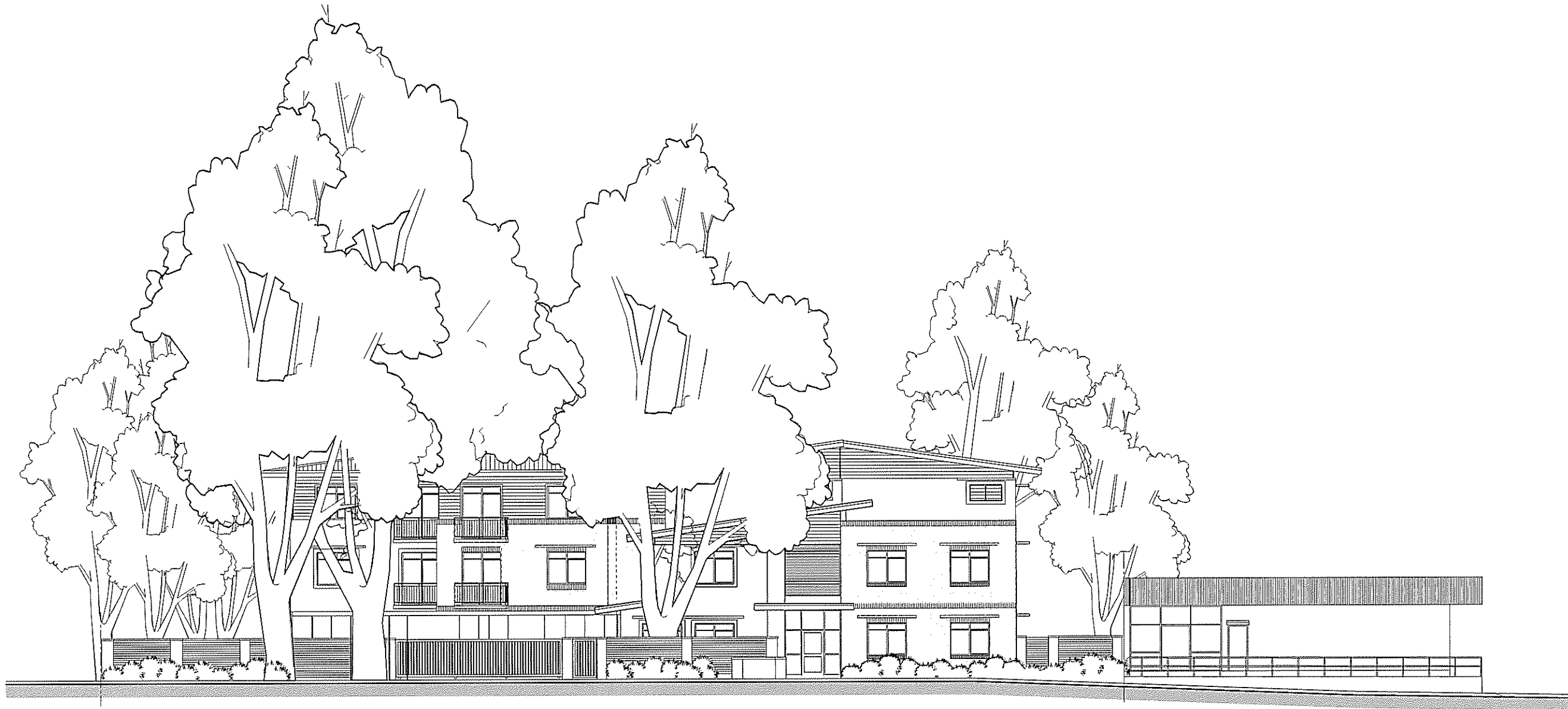


4 Accessible WC Plan
Scale 1 : 50



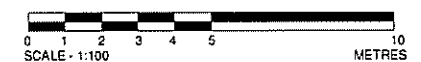
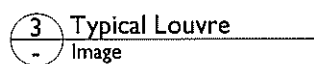
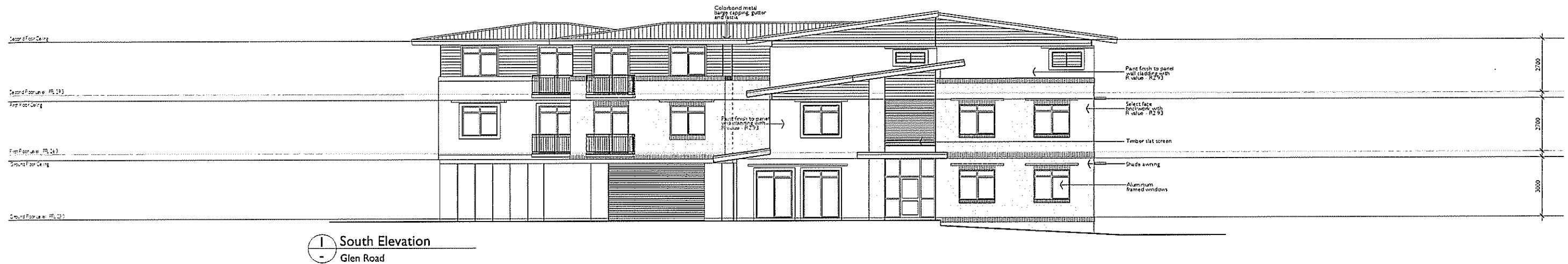
1 Level 1 Plan
37 Units

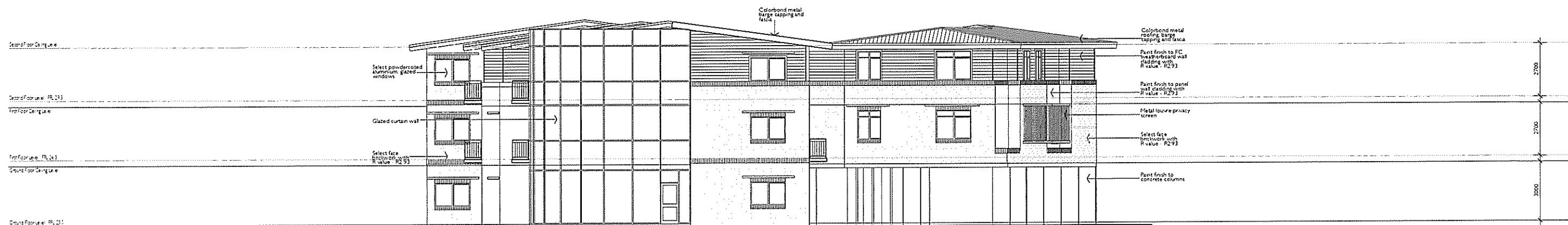




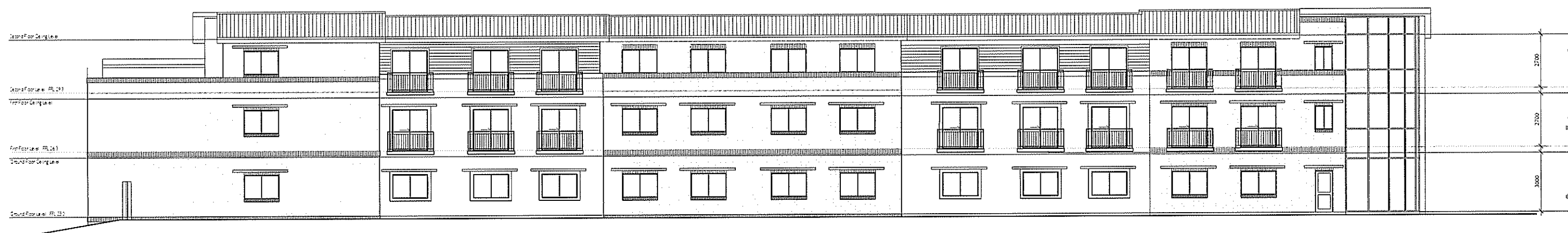
 Streetscape Elevation
Glen Road

0 1 2 3 4 5 10
SCALE - 1:100 METRES





1 North Elevation



2 East Elevation

