

Existing trees to remain

Existing trees to be removed

S Sewermain

S Sewer manhole

W Watermain

W Water hydrant

W Water stop valve

T Telstra line

T Telstra Pit/Manhole

G Gasmain

Electricity power pole

Electricity overhead cables

Bench mark

6.0 Existing Contour level

Existing Spot level

6.02 x RL22.85 Proposed level (Site Plan)

RL22.85 Proposed level (Sections)



Site Zoning -		2(b) Multiple Dwelling	
Total Site Area.		2966.0sqm	
Number of Units			
Managers Residence		1	
Ground Floor Level Units		26	
Level 1 Units		37	
Level 2 Units		36	
Total Units		100	
Gross Floor Areas			
Ground Floor Level		830.0 sqm	
Level 1		1080.0 sqm	
Level 2		1015.5 sqm	
Total Gross Floor Area		2925.5sqm	
Open Space			
Outdoor Recreation Area		106.0 sqm	
Total Footprint Area		1253.3 sqm	
Site Coverage		42.2 %	
Floor Space Ratio (1:1:1 permitted)		0.98:1	
Item		Required	Provided
Landscapeing	920.0sqm	25.0%	31.0%
Parking			
Cars-100 units @ 1 space per 5 units		20	20
Managers Parking		1	1
Motorcycles-99 units @ 1 space per 5 units		20	20
Bicycles-99 units @ 1 space per 5 units		20	20

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

