PROJECT INFORMATION	
Bata Lot F, Pagewood	
Site Area	7,568 m²
Gross Floor Area (GFA)	22,500 m²
Proposed GFA	22,500 m²
Proposed FSR	2.97:1

RESIDENTIAL - UNIT MIX

Level	1 Bed	1 Bed + MPR	2 Bed	2 Bed + MPR	3 Bed	4 Bed	Total
Ground Floor		5	10	1	1		17
Level 1		6	7	4	5		22
Level 2		7	10	5	4		26
Level 3		7	10	5	4		26
Level 4		7	10	5	4		26
Level 5		7	10	5	4		26
Level 6		5	10	3	4		22
Level 7		4	8		3		15
Level 8		2	7		2		11
Level 9		2	7		2		11
Level 10			1		4	1	6
Level 11					4	2	6
Level 12					4	2	6
Level 13					2	2	4
TOTAL	**0**	**52**	**90**	**28**	**47**	**7**	**224**
	0.00%	**23.21%**	**40.18%**	**12.50%**	**20.98%**	**3.13%**	**100%**

Unit Type	**Building A**		**Building B**		**Building C**		**Total**	**%**
1 bed						0.0%	**0**	**0.0%**
1 bed + MPR	20	22.7%	13	19.4%	19	27.5%	**52**	**23.2%**
2 bed	39	44.3%	36	53.7%	15	21.7%	**90**	**40.2%**
2 bed +MPR			1		27	39.1%	**28**	**12.5%**
3 bed	22	25.0%	17	25.4%	8	11.6%	**47**	**21.0%**
4bed	7	8.0%					**7**	**3.1%**
Total	**88**		**67**		**69**		**224**	**100.0%**
	39.3%		**29.9%**		**30.80%**			

CAR PARKING CALCULATIONS (DCP Maximum rate)

Unit Type	Max. Rate (per unit)	No. of Units / Area	Max. permissible	Proposed
1 Bed	1	0	0	
1 Bed + MPR	1	52	52	
2 Bed	1	90	90	
2 Bed + MPR	1	28	28	
3 Bed	2	47	94	
4 Bed	2	7	14	
Accessible bays	50% of total adaptable units	44.8	22.4	23
Tandem				20
Standard bays				221
		Total Residential	**278.0**	**264**

OTHER PARKING REQUIREMENTS

	Rate	No. of Units/Area	Required	Proposed
Visitor				
	1 space per 20 dwelling	224	11.2	**12**
Car Share Spaces				
	1 space per 50 dwelling	224	4.5	**5**
Car Wash Bays				
	1 space per 200 dwelling	224	1.1	**2**
Services Bays				
			4.0	4
		Total Development		**287**
Bicycle				
Residential	1 space per 1.5 dwelling	224	149.3	168
Residential - visitor	1 space per 5 visitor car parking space	12	2.4	3
		Total Development	151.7	**171**
Motorcycle				
Residential	1 space per 15 car parking spaces	276	18.4	**20**

OTHER REQUIREMENTS

	DCP / ADG Req	Required	Proposed
Solar Access	70% of total number of apartments	156.8	174
			77.7%
	Max. 15% nil solar	33.6	20
			8.9%
Cross Ventilation	60% of total number of apartments	114.6	118
	(upto 9 Stories)		62%
Adaptable Units	20% of all dwellings	44.8	46
Livable Housing	20% of all dwellings	44.8	46
Communal Open Space	25% of site area	1,892.00 m²	2,913 m²
			38.49%

GENERAL NOTES:

- ALL WORKS TO COMPLY WITH BUILDING CODE OF AUSTRALIA, REQUIREMENTS OF RELEVANT STATUTORY AUTHORITIES / LOCAL GOVERNMENT & RELEVENT AUSTRALIAN BUILDING STANDARDS
- DRAWINGS FOR THE PURPOSES OF DA ONLY (NOT FOR CONSTRUCTION) - FURTHER CONSULTANTS/ AUTHORITY COORDINATION WILL BE REQUIRED AT CC STAGE WHICH MAY IMPACT ON DESIGN AND PLANNING LAYOUTS
- ARCHITECTURAL PLANS TO BE READ IN CONJUNCTION WITH CONSULTANTS DRAWINGS, SPECIFICATIONS & REPORTS
- COPYRIGHT OF DESIGN SHOWN HEREON IS RETAINED BY PBD ARCHITECTS AND AUTHORITY IS REQUIRED FOR ANY REPRODUCTION
- AREA SCHEDULES SUPPLIED ARE APPROXIMATE ONLY - FUTURE ALLOWANCE FOR VERTICAL SERVICE DUCTS, STRUCTURAL WALL SYSTEMS AND CONSULTANT INPUT WILL BE REQUIRED
- MINOR CHANGES TO FORM AND CONFIGURATION MAY BE REQUIRED WHEN DRAWINGS ARE SUBSEQUENTLY PREPARED FOR CONSTRUCTION PURPOSES AFTER THE GRANT OF DEVELOPMENT CONSENT

LEGEND:

AH	ACCESS HATCH
AC	A/C CONDENSER UNITS
FH	FIRE HYDRANT
HR	FIRE HOSE REEL
FS	FIRE STAIRS
GC	GARBAGE CHUTE
HW	HIGHLIGHT WINDOW
MV	MECHANICAL RISER TO FUTURE DETAIL
MB	MOTORBIKE
R	240L RECYCLING BIN
SK	SKYLIGHT
ST	STORAGE
LV	ALUMINIUM ELLIPTICAL TINED LOUVERS
AW	AWNINGS (TO FUTURE DETAIL)
PS	PRIVACY SCREEN (TO FUTURE SELECTION)

MATERIALS LEGEND:

GB	GLASS BALUSTRADE (TO BCA/AUS STANDARDS)
MF	METAL FENCING (TO FUTURE SELECTION)
OP	OPAQUE GLASS (FROSTED)
GL1	TINTED GREY GLASS
GL2	FROSTED GLASS
GL3	CLEAR GLASS
GL4	GREY GLASS
P1	WHITE PAINT FINISH
P2	DARKER GREY PAINT FINISH
P3	MID GREY PAINT FINISH
P4	LIGHT GREY PAINT FINISH
PB	BRICK FINISH
AFG	DARK GREY ALUMINIUM FRAME
SCR1	MID GREY METAL WORK
SCR2	BRONZE/CHAMPAGNE METAL WORK

Issue	Date	Description
1	22/06/2024	Development Application
2	29/09/2024	Issued for DA Advocacy
3	23/01/2025	Issued for DA Advocacy
4	28/01/2025	Issued for DA Advocacy
5	28/02/2025	Issued for DA Advocacy

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Nominated Architect:
Paul Bandet NSW 7208

PROJECT:
Pagewood Lot F
16 Studio Drive, Eastgardens, NSW 2036

DRAWING TITLE:
Project Information

DRAWING BY:	CHECKED BY:	DATE:
KA, AA	KA	28/02/2025
SCALE: NTS	DRAWING NO: **DA001**	ISSUE: **5**
PROJECT NO: 2406		