SECTION 96 DOCUMENTATION FOR:

RESIDENTIAL FLAT BUILDING

ADDRESS

10 FERN CREEK ROAD WARRIEWOOD NSW 2102

GHAZI AL ALI ARCHITECT PTY LTD
NSW reg. no. 7542

T. +612 9744 7035 | E. office@ghazia.com
ACN: 67167131848
LEVEL 2 UNIT 2
14 RAILWAY PARADE
BURWOOD NSW 2134

SITE INFORMATION

FSR

SITE AREA: 949m2
PERMISSIBLE FSR: NA
PERMISSIBLE GFA: NA
APPROVED FSR: 1.01:1
GROUND LEVEL: 225m2
LEVEL 1: 374m2
LEVEL 2: 365m2

GFA: 964m2

TOTAL FSR: 1.01:1

UNIT MIX

STUDIO: 1
1 BED: 6
2 BED: 5
3 BED: 1

UNITS TOTAL: 13

Zone:	R3 Medium Density Residential
Maximum Height:	10.5m
Urban Release Area:	Warriewood Valley Release Area-Sector 901A
Acid Sulphate Soils:	Class 5

CARPARKING

Studio Apartment (1x1):	1
1 Bed Apartment (6x1):	6
2 Bed Apartment (5x2):	10
3 Bed Apartment (1x2):	2
1 Visitor space per 3 units:	5 (1 adaptable)
Total:	24

LIST OF AMENDMENTS

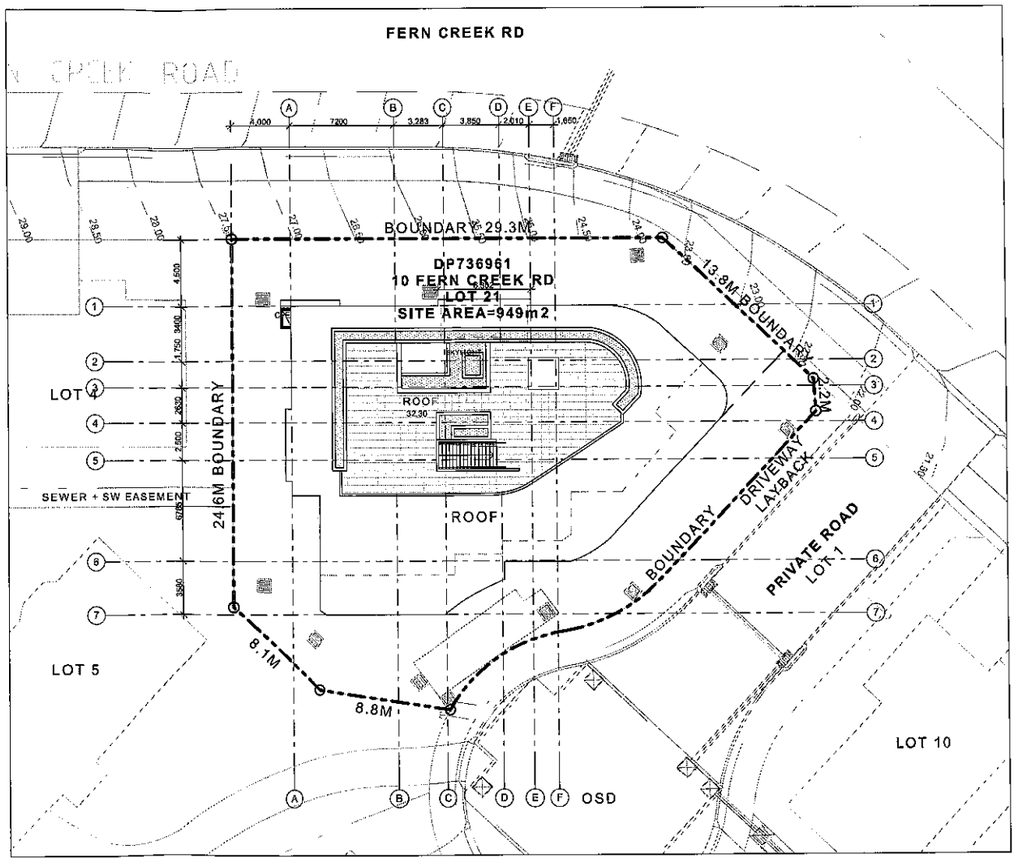
BASEMENT 02:
- SOUTH-WEST STAIR REMOVED AS PART OF PERFORMANCE SOLUTION
- 5X STORAGE CAGES RELOCATED FROM GROUND FLOOR STORAGE ROOM

BASEMENT 01:
- SOUTH-WEST STAIR REMOVED AS PART OF PERFORMANCE SOLUTION
- MAINTENANCE WC RELOCATED
- ADDITIONAL REQUIRED SPACE FOR CARWASH BAY AND ASSOCIATED OIL SEPERATOR
- 2X STORAGE CAGES RELOCATED FROM GROUND FLOOR STORAGE ROOM

GROUND FLOOR:
- INCLUSION OF REQUIRED DIESEL PUMP ROOM, REDUCED SIZE OF STORAGE ROOM AS A RESULT
- INCLUSION OF REQUIRED ELECTRICAL PLANT ROOM, REDUCED SIZE OF STORAGE ROOM AS A RESULT
- FIRE STAIR RECONFIGURED DUE TO HEAD HEIGHT NON-COMPLIANCE WITH RELEVANT BCA CODES
- BALCONY ADJUSTED DUE TO REMOVAL OF SOUTH-WEST FIRE EXIT PATH

LEVEL 01:
- ACCESSIBILITY AND CIRCULATION AT THE SITE ENTRY RECONFIGURED DUE TO NON COMPLIANCE WITH AS1428.1

SITE PLAN 1:200



SITE PLAN
1:200

DRAWING SCHEDULE

A 01.001	Site Plan
A 02.001	Basement 02 Plan
A 02.002	Basement 01 plan
A 02.003	Ground Floor Plan
A 02.004	Level 01 Plan
A 03.001	North & South Elevation
A 04.001	Section AA, BB, CC
A 05.001	Notification

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PROJECT STAGE
FOR SECTION 96

REV	DESCRIPTION	BY	DATE
A	FIRST ISSUE	MO	13/02/2018

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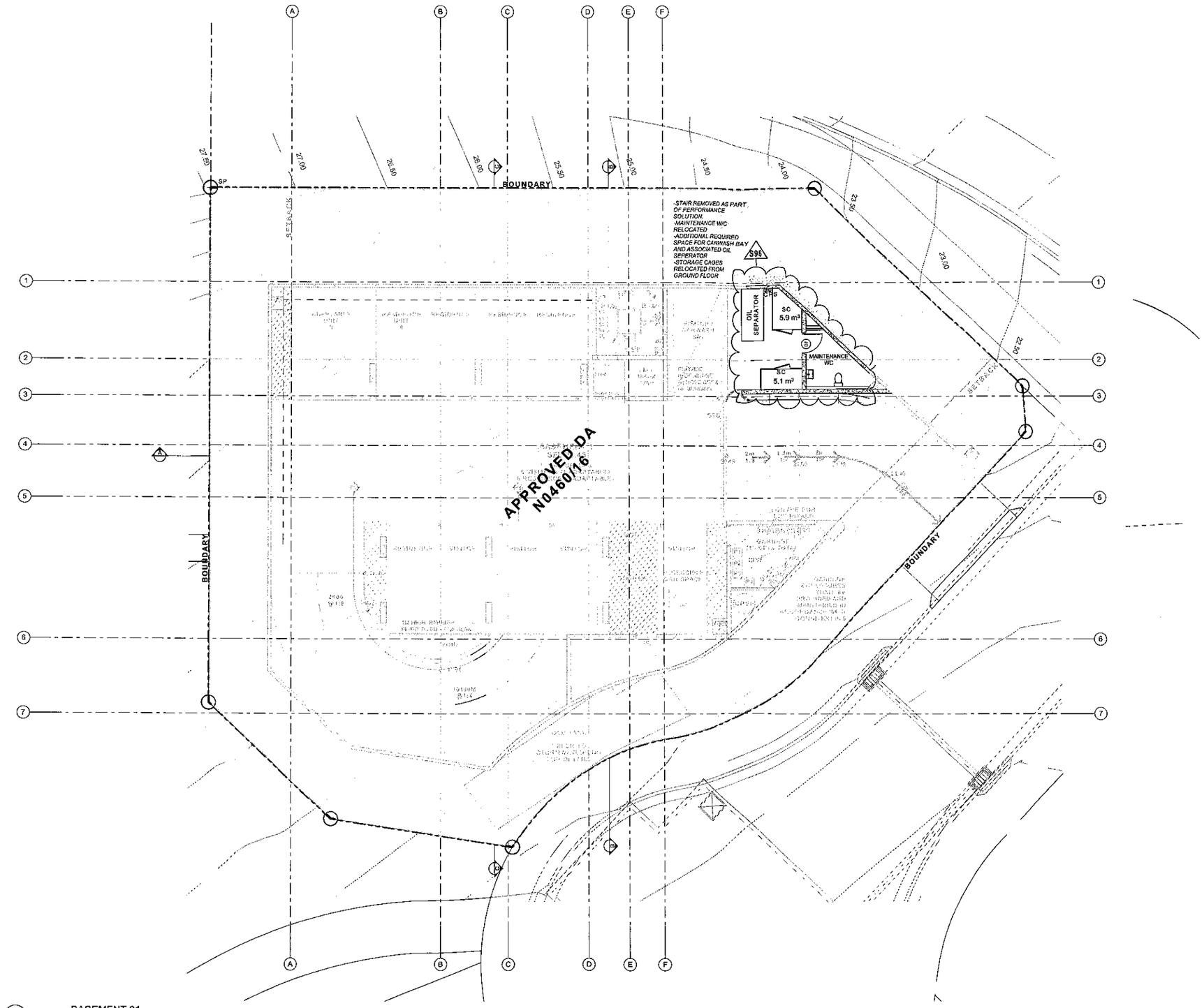
PROJECT
RESIDENTIAL FLAT BUILDING
10 FERN CREEK ROAD
WARRIEWOOD NSW 2102

DRAWING TITLE
Site Plan

DRAWN	MO	SCALE	1:100 (A1), 1:200 (A3)
PROJECT ARCHITECT	GR	DATE	13-Feb-18
PROJECT DIRECTOR	GA	REV	A
JOB NUMBER	35.17	NORTH	TRUE NORTH
DRAWING NUMBER	A 01.001		



BASEMENT 01

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DRAWING TITLE
Basement 01 plan

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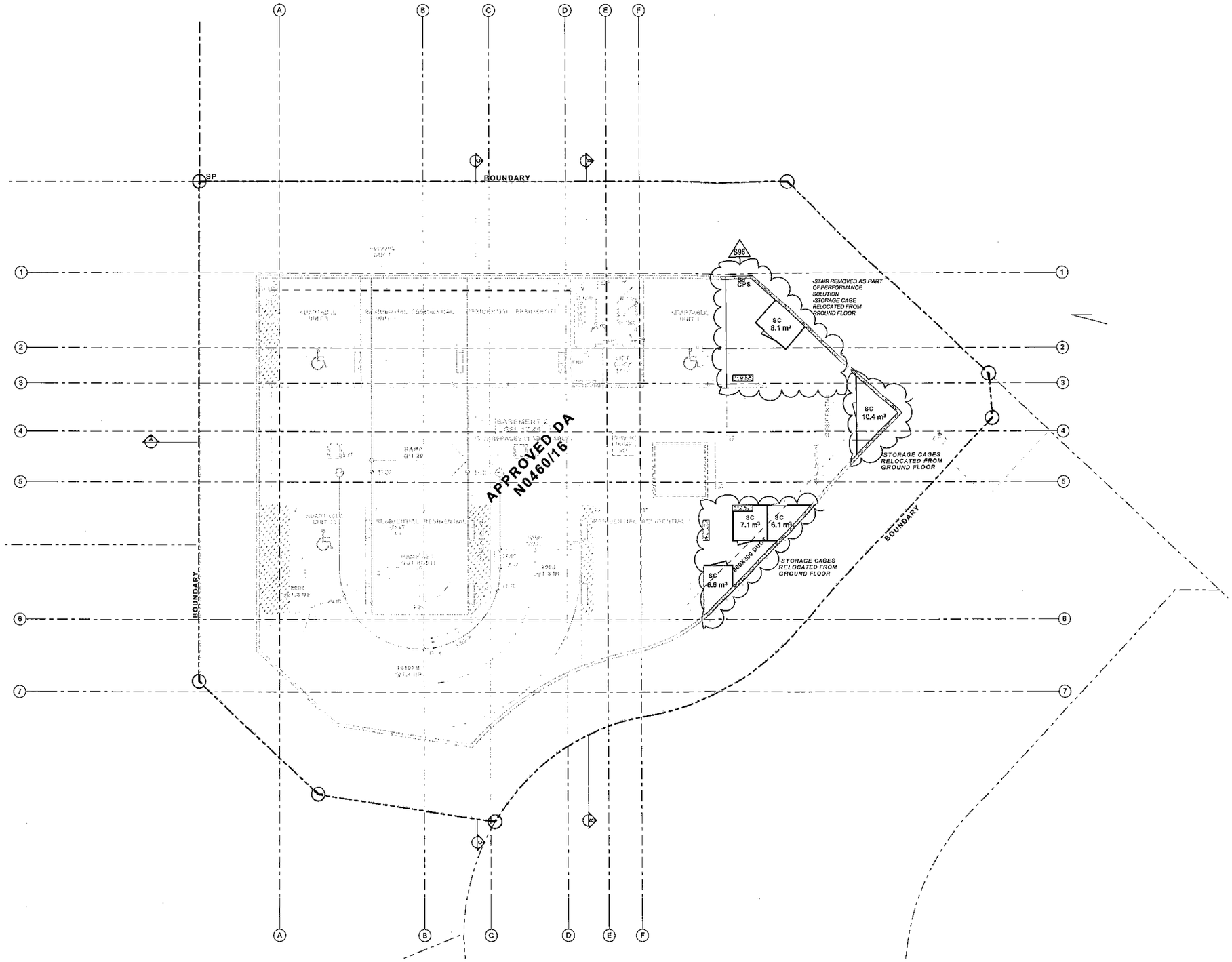

BASEMENT 02

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DRAWING TITLE
Basement 02 Plan

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PROJECT ARCHITECT	GR	DATE	13-Feb-18
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JOB NUMBER	35.17	NORTH	TRUE NORTH
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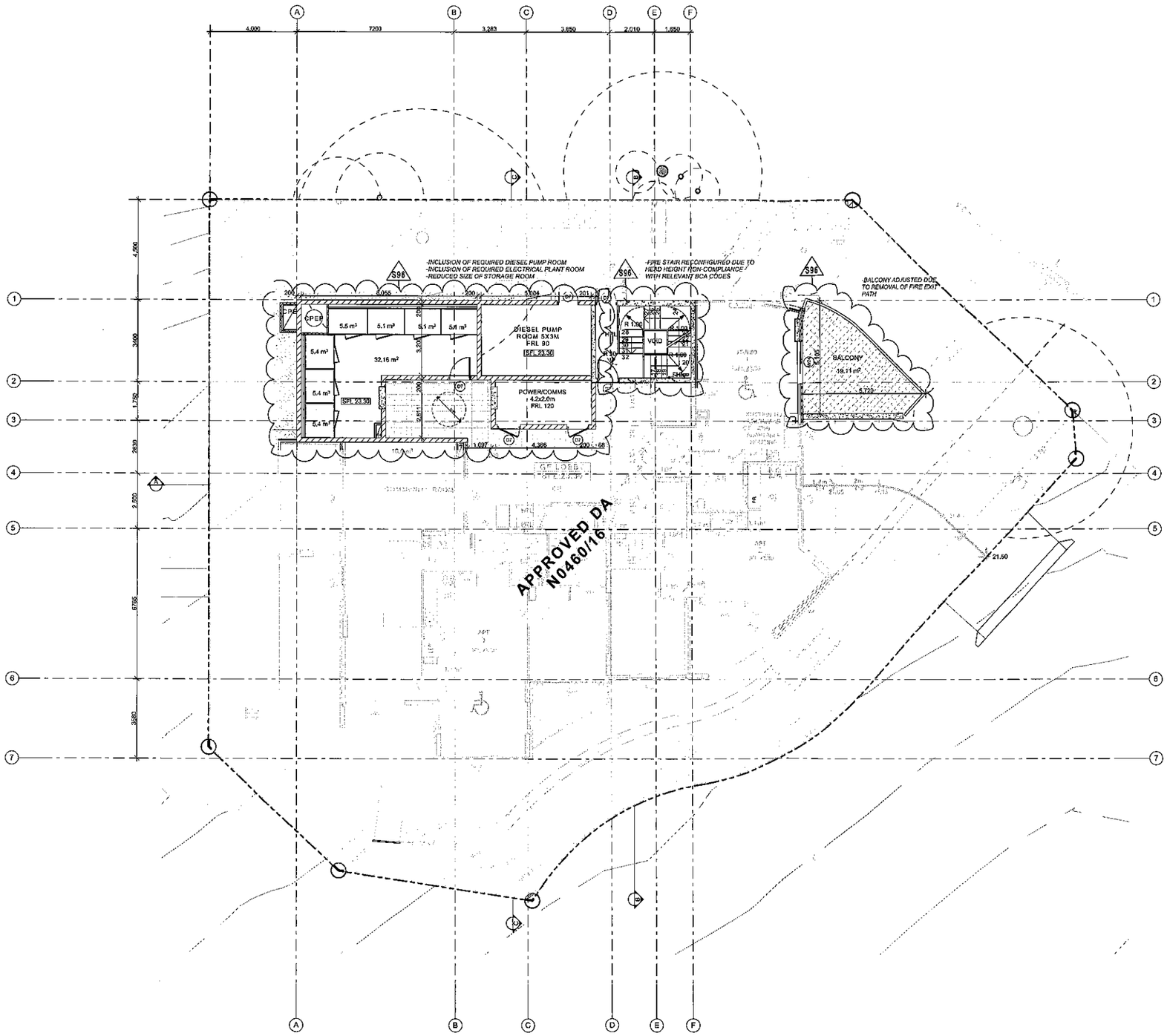

GROUND FLOOR

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Ground Floor Plan

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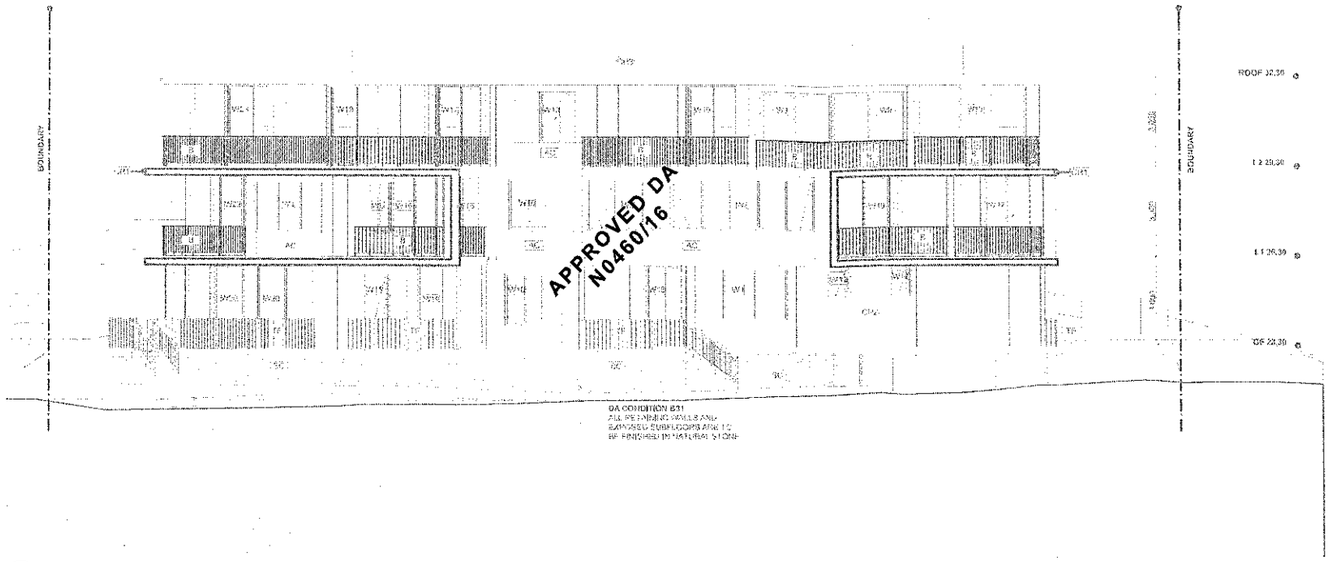
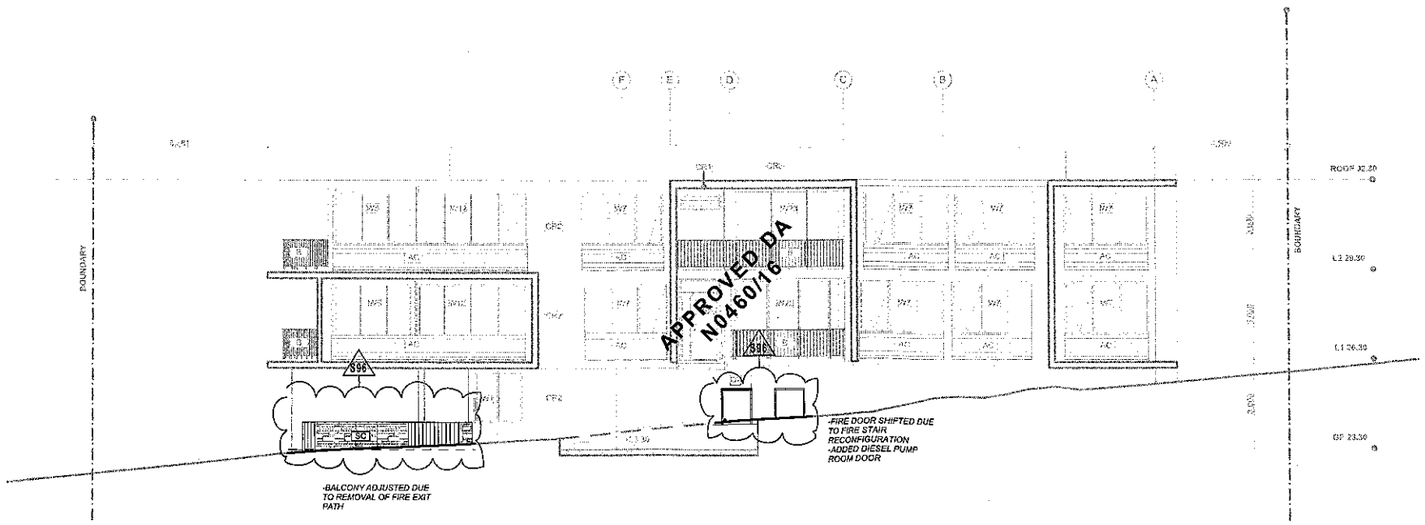
DRAWING NUMBER	A 02.003		



NORTH ELEVATION



SOUTH WEST ELEVATION

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DRAWING TITLE
North & South Elevation

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JOB NUMBER	35.17	NORTH	
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