

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	UNIT MIX
SITE AREA: 949m2	STUDIO: 1
PERMISSIBLE FSR: NA	1 BED: 6
PERMISSIBLE GFA: NA	2 BED: 5
APPROVED FSR: 1.01:1	3 BED: 1
GROUND LEVEL: 225m2	
LEVEL 1: 374m2	UNITS TOTAL: 13
LEVEL 2: 365m2	
GFA: 964m2	
TOTAL FSR: 1.01:1	
Zone:	R3 Medium Density Residential
Maximum Height:	10.5m
Urban Release Area:	Warriewood Valley Release Area- Sector 901A
Acid Sulphate Soils:	Class 5

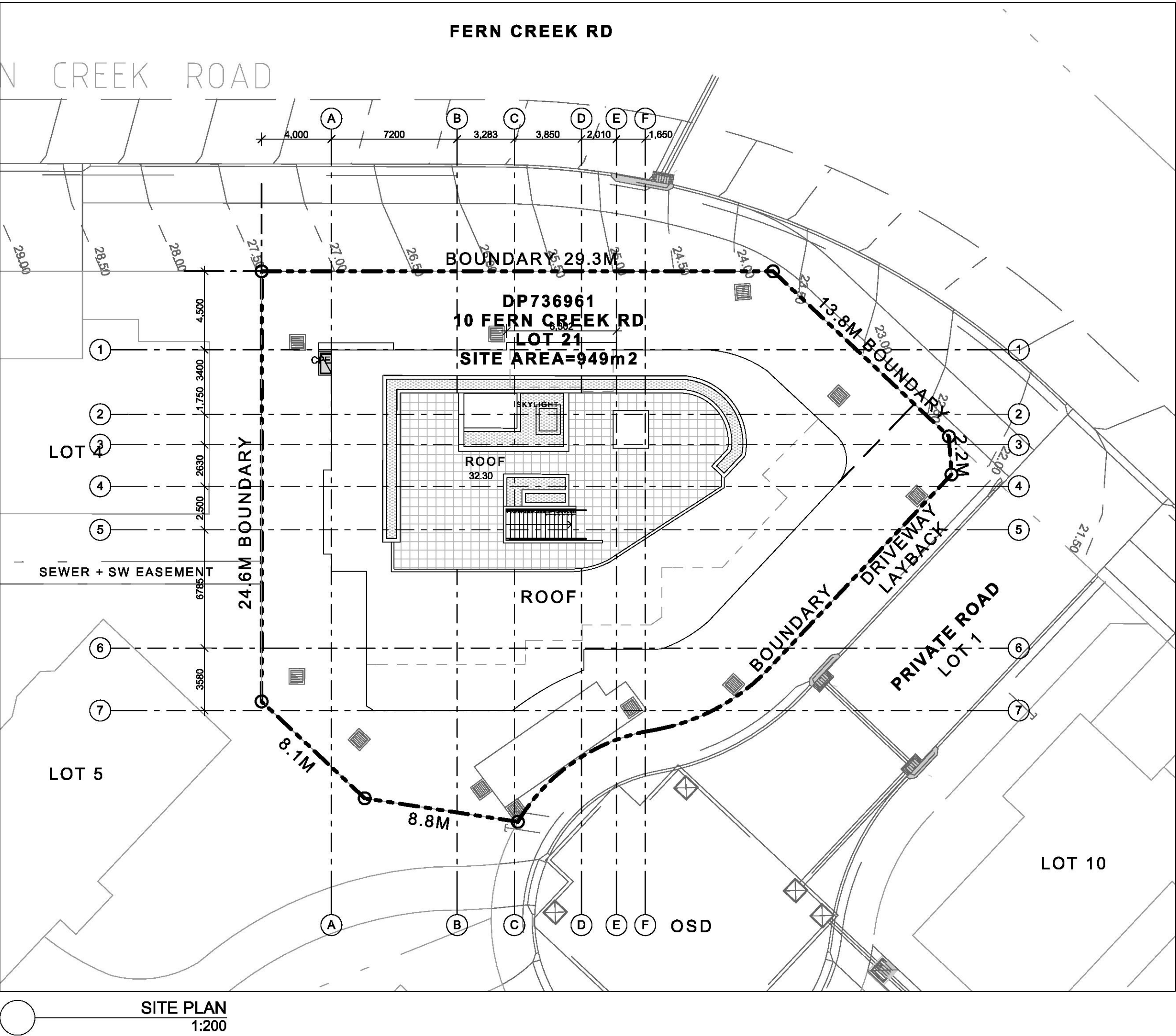
CARPARKING

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 W/C 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



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

A FIRST ISSUE MO 13/02/2018

REV DESCRIPTION BY DATE

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CONSULTANTS

STRUCTURE

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TEL / FAX  
E

ACCESS

NAME  
ADDRESS  
TEL / FAX  
E

TRAFFIC

NAME  
ADDRESS  
TEL / FAX  
E

FIRE

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TEL / FAX  
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ACOUSTIC

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GEOTECHNICAL

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MECHANICAL/ELECTRICAL/PLUMBING

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LANDSCAPING

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STORMWATER

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CLIENT

TNJ PROPERTY DEVELOPMENTS PTY LTD

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

DRAWING NUMBER

A 01.001

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THIS PLAN TO BE READ IN CONJUNCTION WITH  
MOD2018/0073  
NORTHERN BEACHES COUNCIL

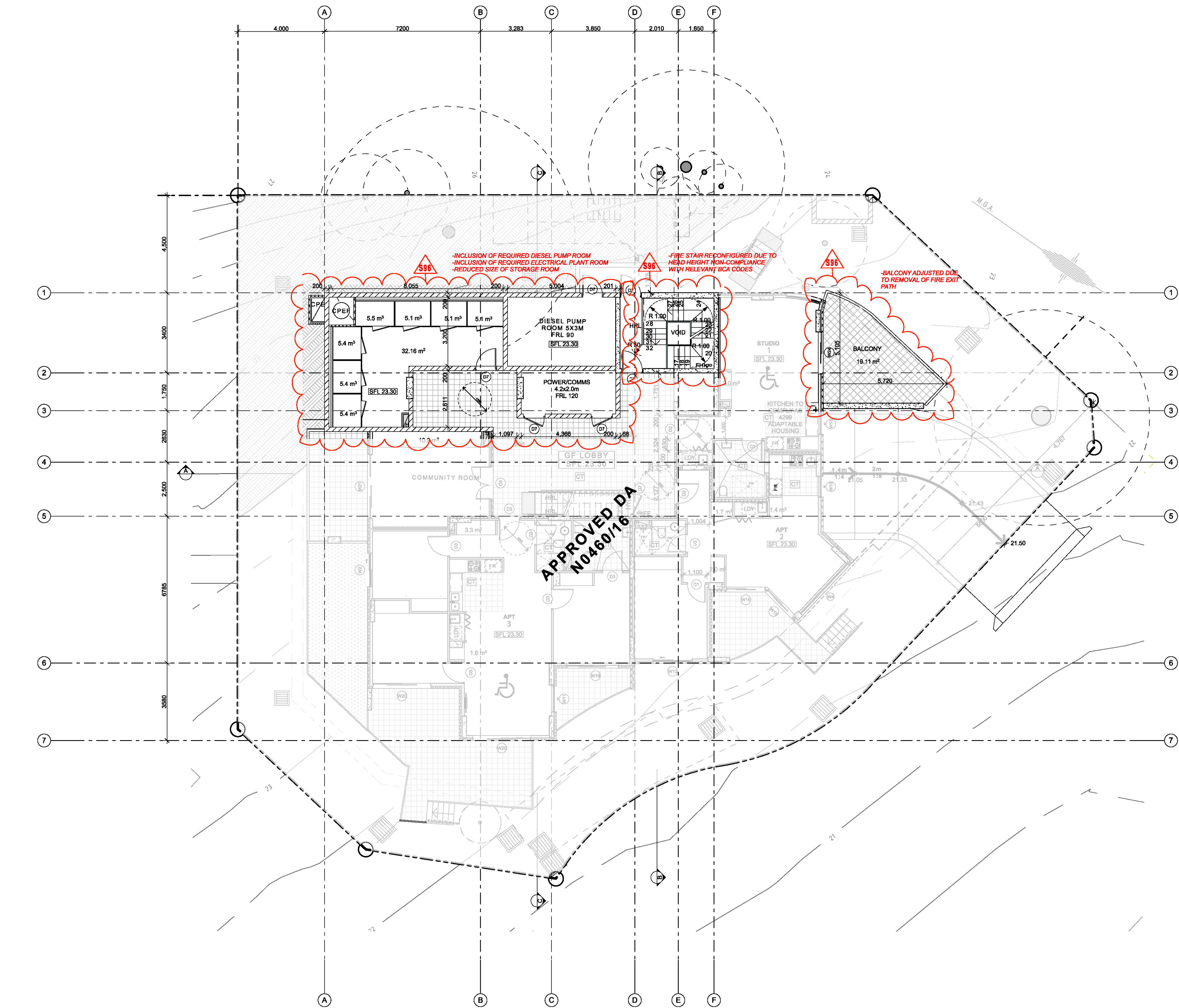












GROUND FLOOR

S96 CHANGES

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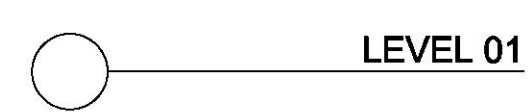
DRAWING TITLE

**Ground Floor Plan**

DRAWN	MO	SCALE
PROJECT ARCHITECT	GR	1:100 (A1), 1:200 (A3)
PROJECT DIRECTOR	GA	DATE 13-Feb-18
JOB NUMBER	35.17	REV A
DRAWING NUMBER	A 02.003	NORTH

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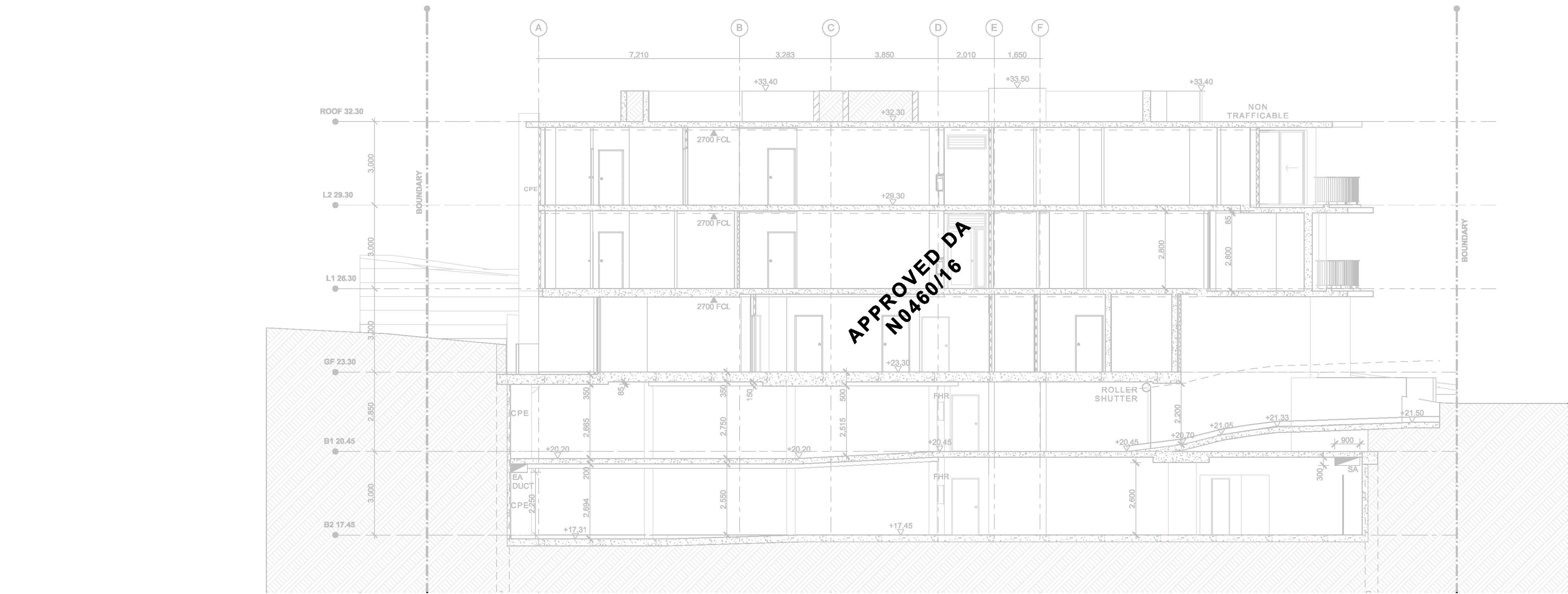
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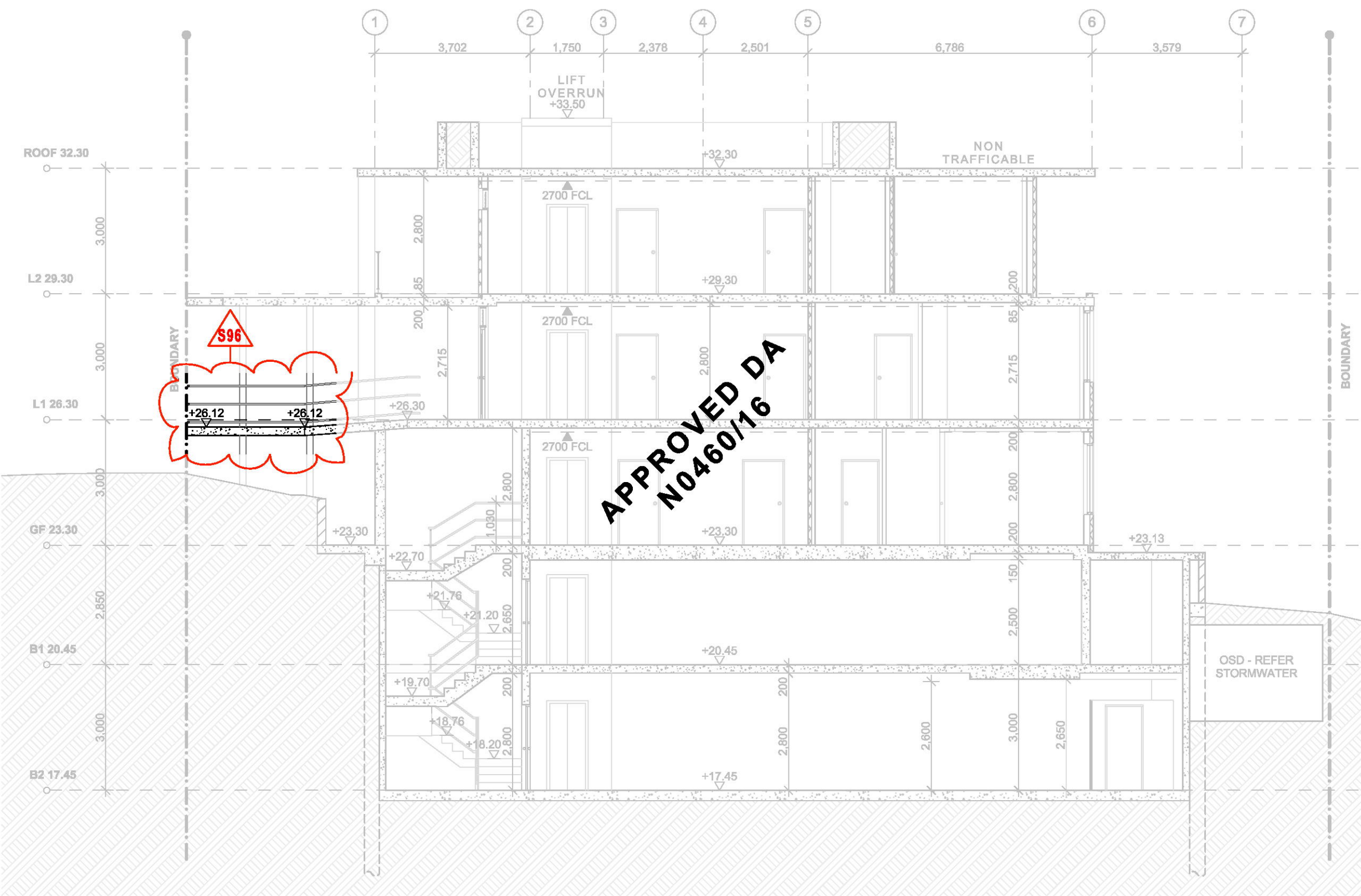




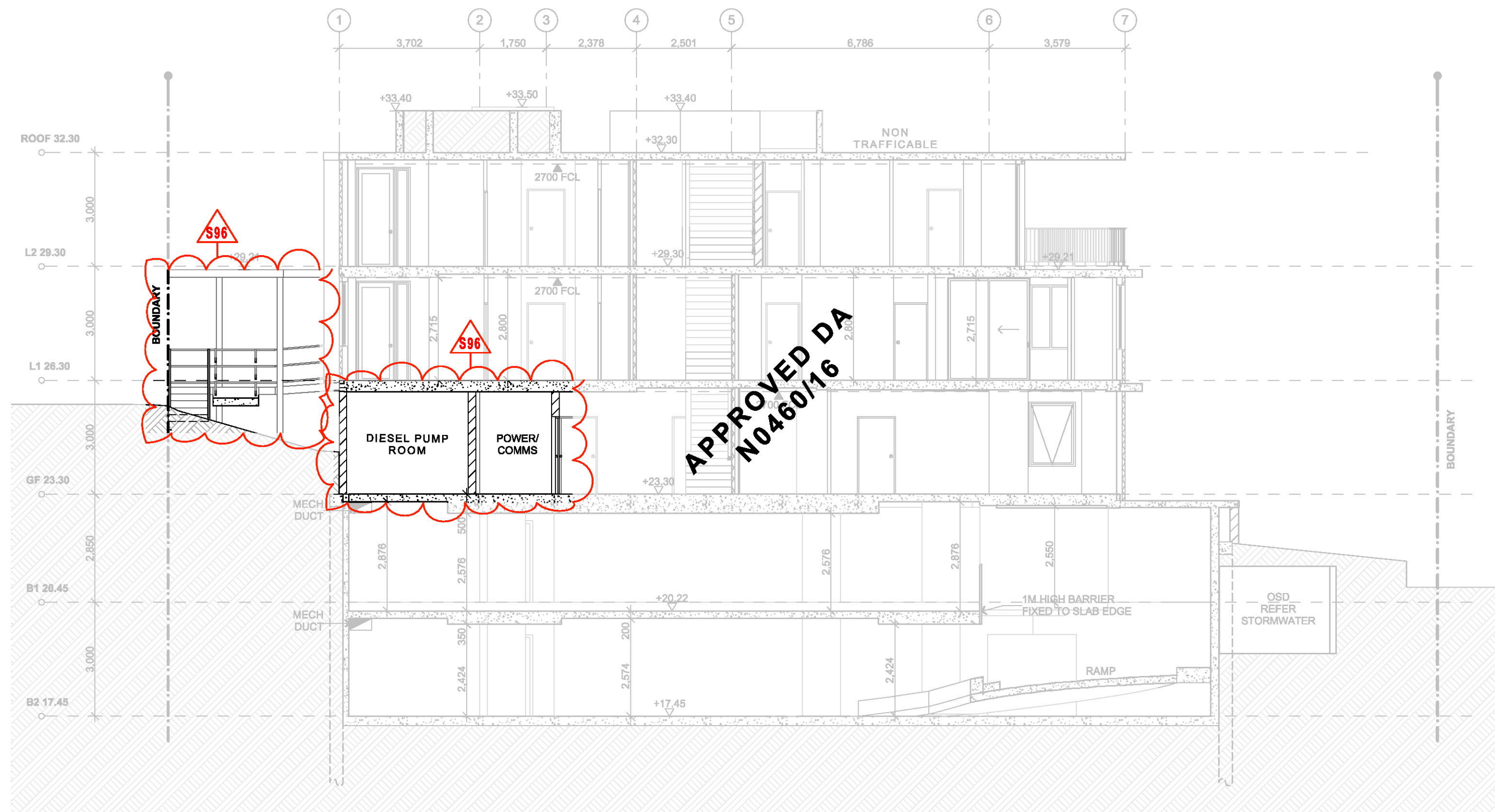




SECTION A-A



SECTION B-B



SECTION C-C

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**FOR  
SECTION 96**


B	AMENDMENTS TO COUNCIL	MO	05/04/2016
A	FIRST ISSUE	MO	13/02/2016
REV	DESCRIPTION	BY	DATE

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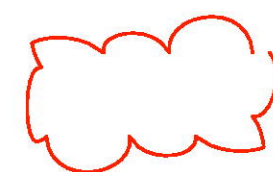
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DRAWING TITLE  
**Section AA, BB, CC**

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		NORTH



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