# **SECTION 96 DOCUMENTATION FOR:**

# **RESIDENTIAL FLAT BUILDING**

ADDRESS

10 FERN CREEK ROAD WARRIEWOOD NSW 2102

### SITE INFORMATION

FSR

UNIT MIX SITE AREA: 949m2 STUDIO: 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: Maximum Height: Urban Release Area:

Acid Sulphate Soils:

R3 Medium Density Residential 10.5m Warriewood Valley Release Area-Sector 901A Class 5

1

#### 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:	<u>5 (1 adaptable)</u>
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

## **DRAWING SCHEDULE**

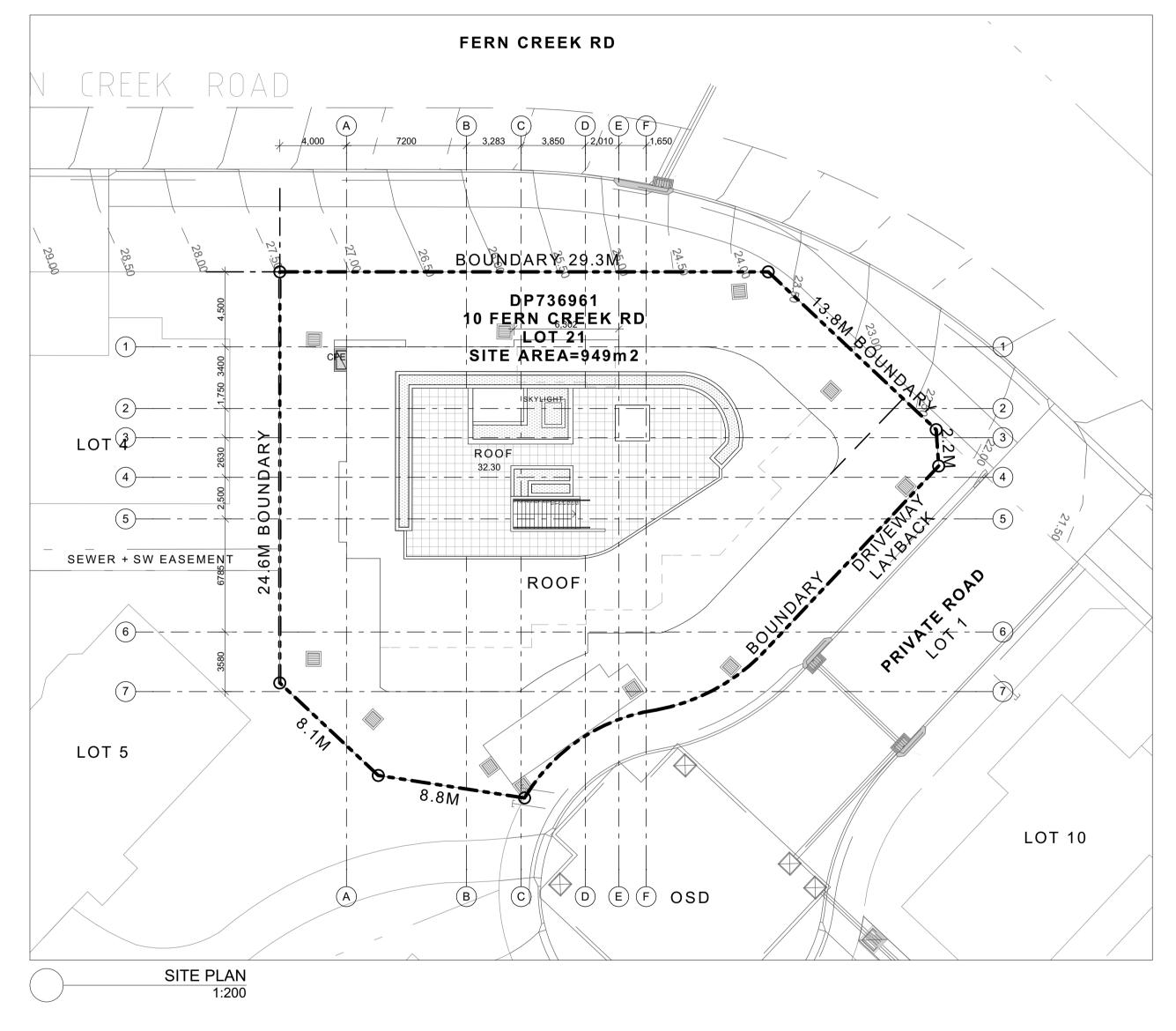
A 01.001	Site Plan
A 02.001	Basement 02 Plan
A 02.002	Basement 01 plan
A 02.003	Ground Floor Plan
A 02.004	Level 01 Plan
A 03.001	North & South Elevation
A 04.001	Section AA, BB, CC
A 05.001	Notification



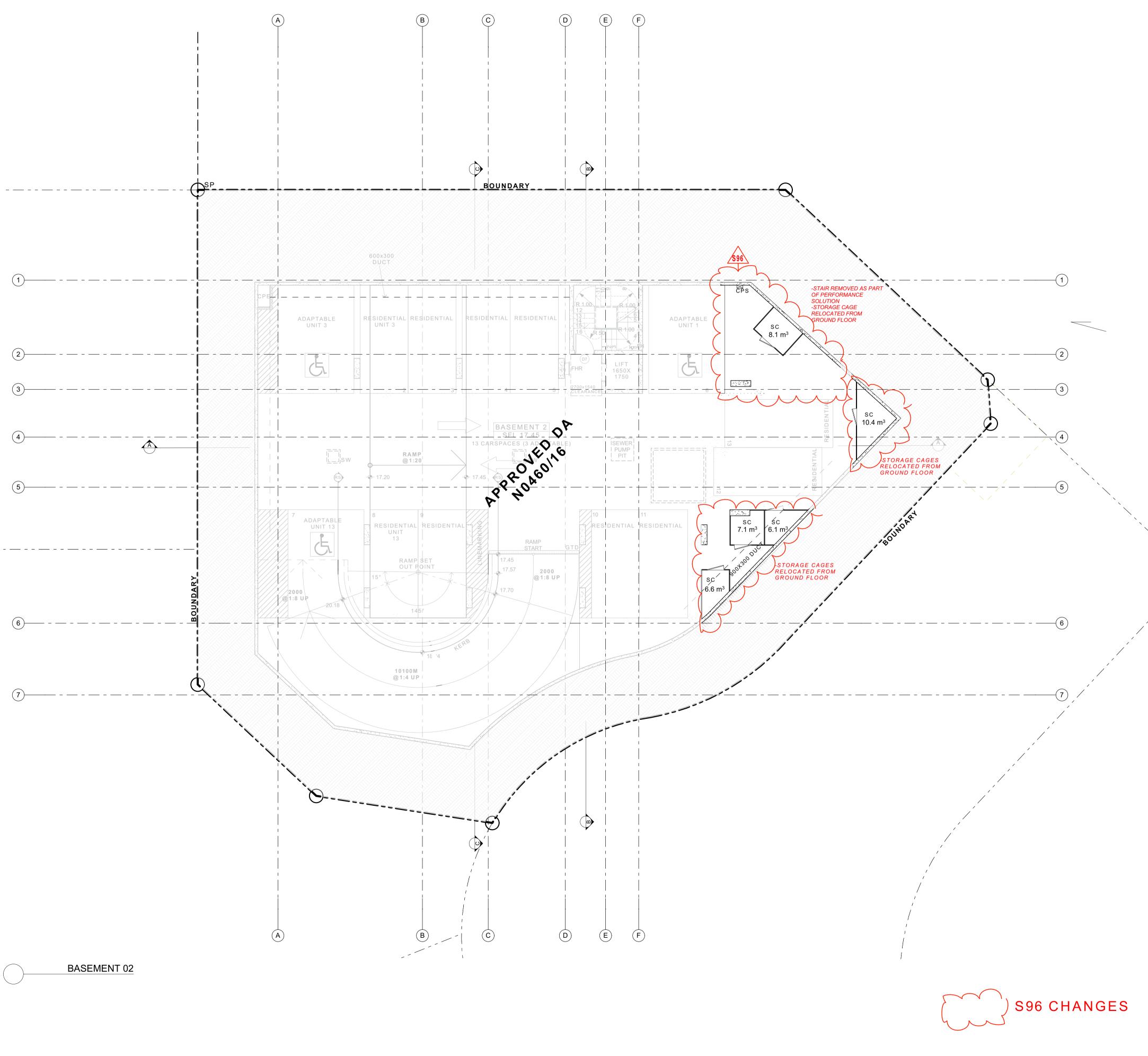


T. +612 9744 7035 | E. office@ghazia.com ACN: 67167131848 LEVEL 2 UNIT 2 14 RAILWAY PARADE BURWOOD NSW 2134

### **SITE PLAN 1:200**

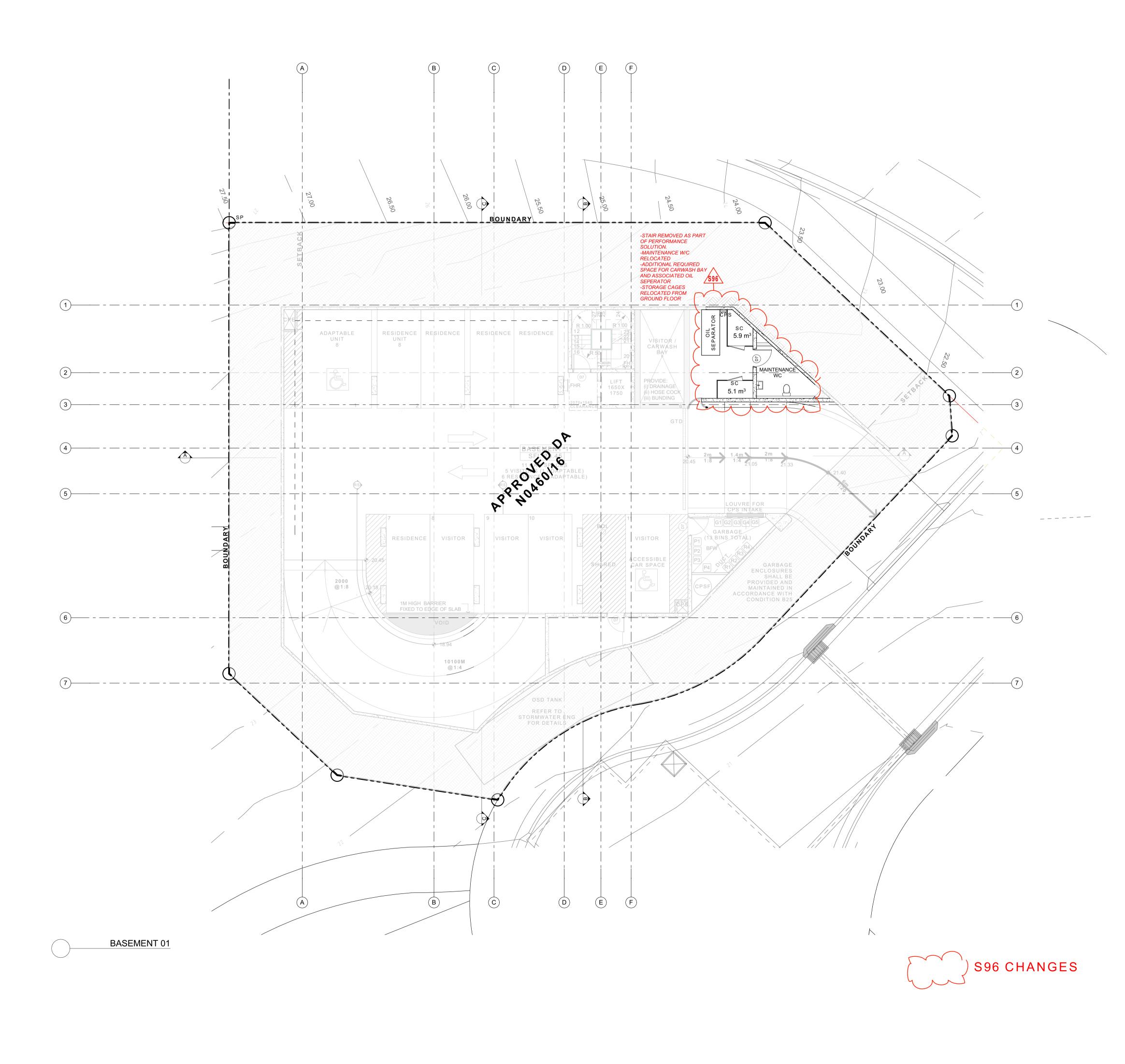




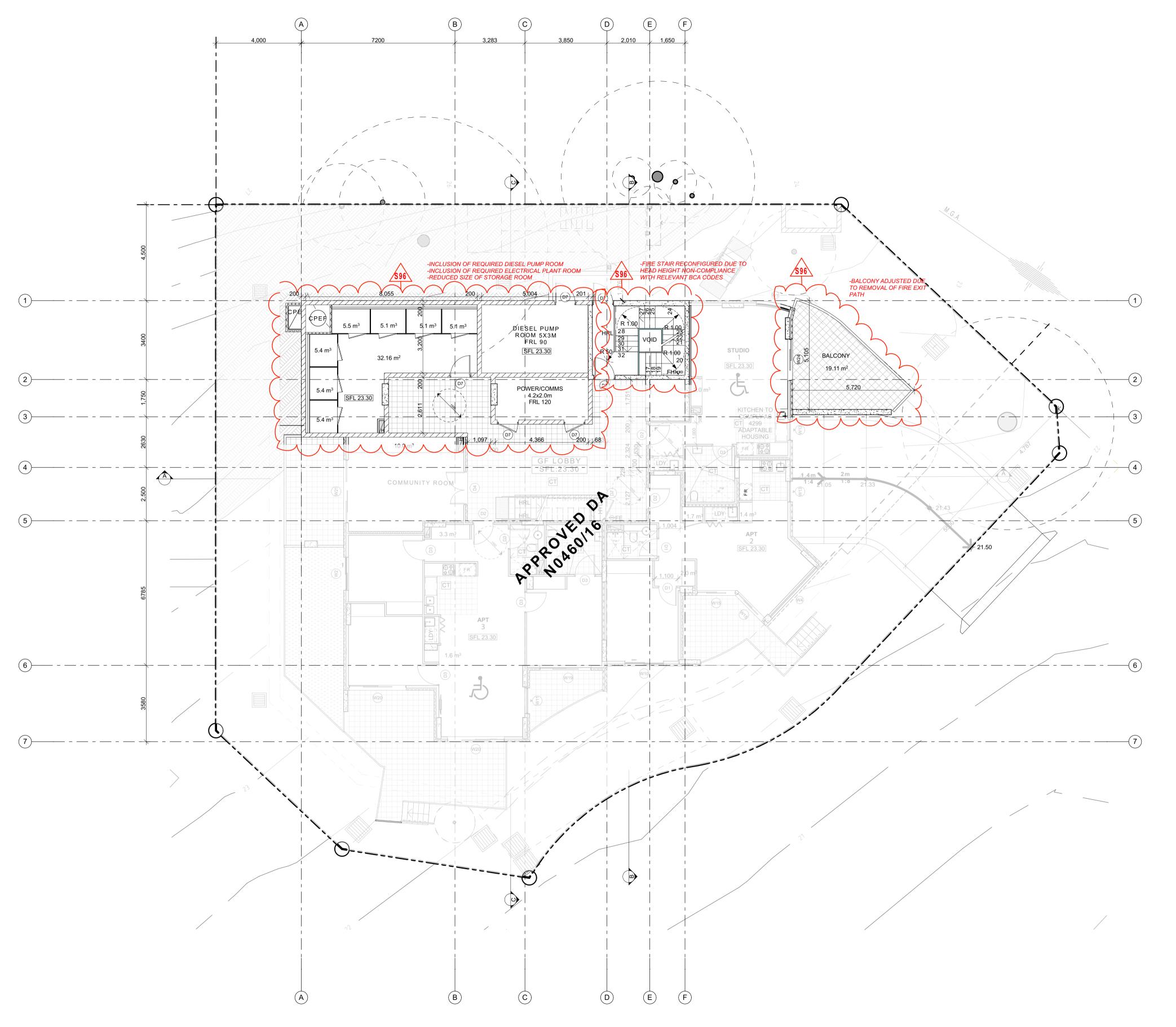


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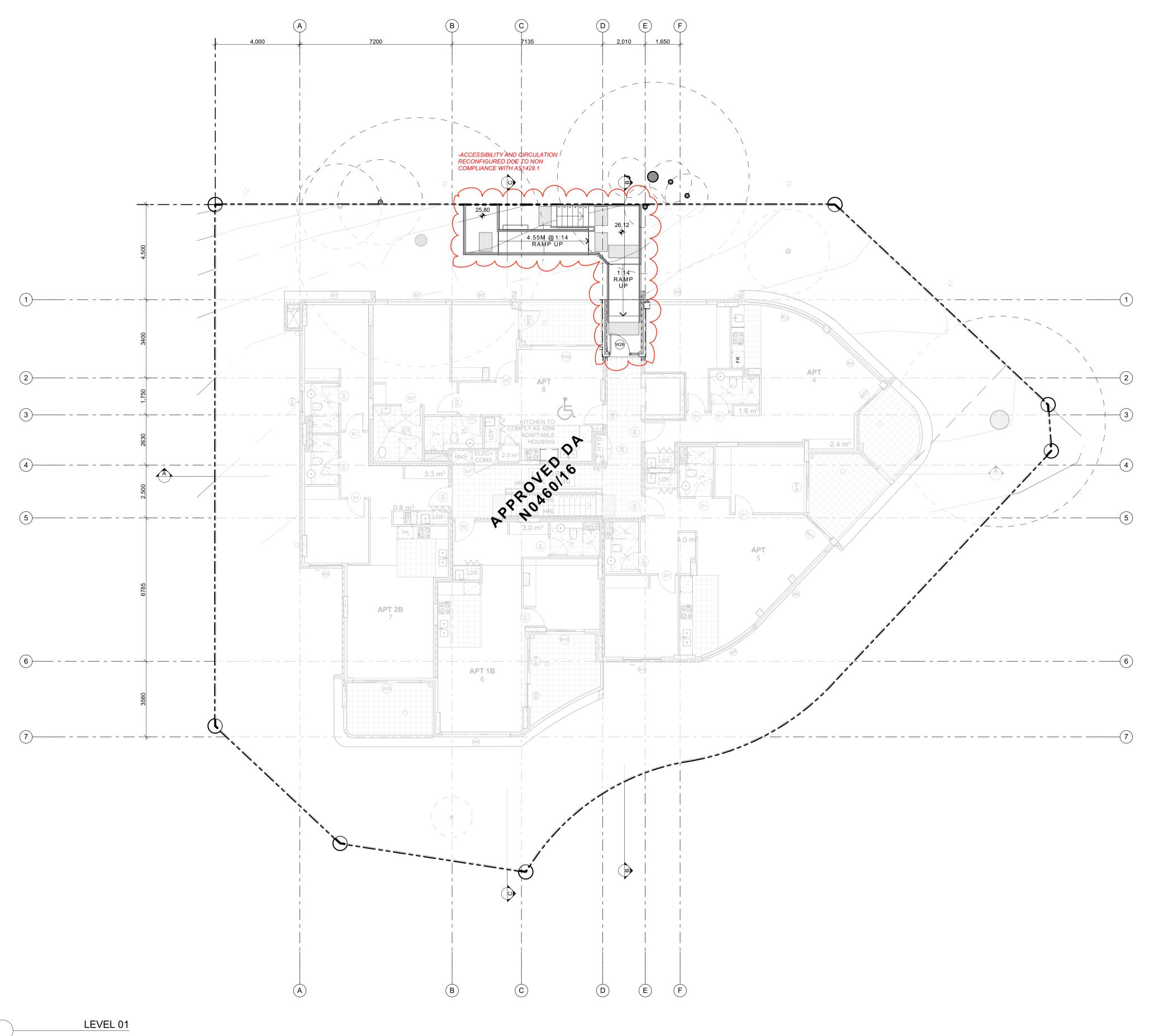


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