

- NOTES:**
1. DO NOT SCALE THE DRAWING. READ ALL DIMENSIONS SHOWN.
 2. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS BEFORE COMMENCING NEW WORK, AND SHALL ASK IF IN DOUBT.
 3. THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT AUSTRALIAN STANDARDS.
 4. THE CONTRACTOR SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA 'BCA'.
 5. PLEASE NOTE THAT GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.

ISSUE AMENDMENTS	DATE
A. DEVELOPMENT APPLICATION	May 2011
B. DESIGN REVISION	Jul 2011
C. REVISION	Oct 2011
D. DESIGN REVISION AFTER APP MEETING	May 2012
E. DESIGN REVISION AFTER MEETING WITH COUNCIL	Jan 2012

BASIC REQUIREMENTS

Water

- all showerheads to be 3 Star (F-6 but $\leq 7.5\text{L/min}$)
- all toilet flushing systems to be 3 Star
- all kitchen & bathroom taps to be 5 Star
- all kitchen & bathroom taps to be 5 Star
- central water tank to be connected to landscape & toilets, each tank minimum 4000L
- all common area taps to be 5 Star

Energy

- all energy systems to be solar (electric boosted) fewer than 15 RECS
- all bedrooms to have individual fan, ducted to facade or roof, operation control interlocked to light
- all kitchen & laundry to have individual fan, ducted to facade or roof, manual switch on/off
- all kitchen, bathrooms, laundry, hallways
- all living areas to have heating & cooling systems of 1 phase air conditioning 2.5 Star (new rating)
- all units to have refrigerator 1 Star (new rating) with well ventilated fridge space
- all units to have electric cooktop & electric oven
- all units to have clothes washer 2.5 Star
- all units to have clothes dryer 1.5 Star



ISSUE	DESIGN REVISION AFTER MEETING WITH COUNCIL	Jan 2012
Project:	No. 33 Wilfred Barrett Drive North Brisbane NSW	
Client:	Australians Housing	
Scale:	A1:1:200	
Drawn:	SA	2011-13
Checked:	SA	2011-13
		Site plan



Area Calculation - Issue E

2 Storeys Multi-Unit Affordable Housing

Site Area = 6266.5 sq m
Ground Floor Gross Area = 1668 sq m
First Floor Gross Area = 1698 sq m
Total Gross Area = 3366 sq m
FSR = 0.5 : 1
Landscaped area = 1999sqm = 32%
Deep Soil area = 1111.5sqm = 18%
Common Open Space = 424.4sqm
No. One bedroom Units = 2
No. One bedroom-disabled Units = 5
No. Two bedroom Units = 35
Total = 42 Units
No. of basement car parking = 22
No. of ground floor car parking = 35 (includes 5 for disabled)
Total = 57 car space

SITE PLAN