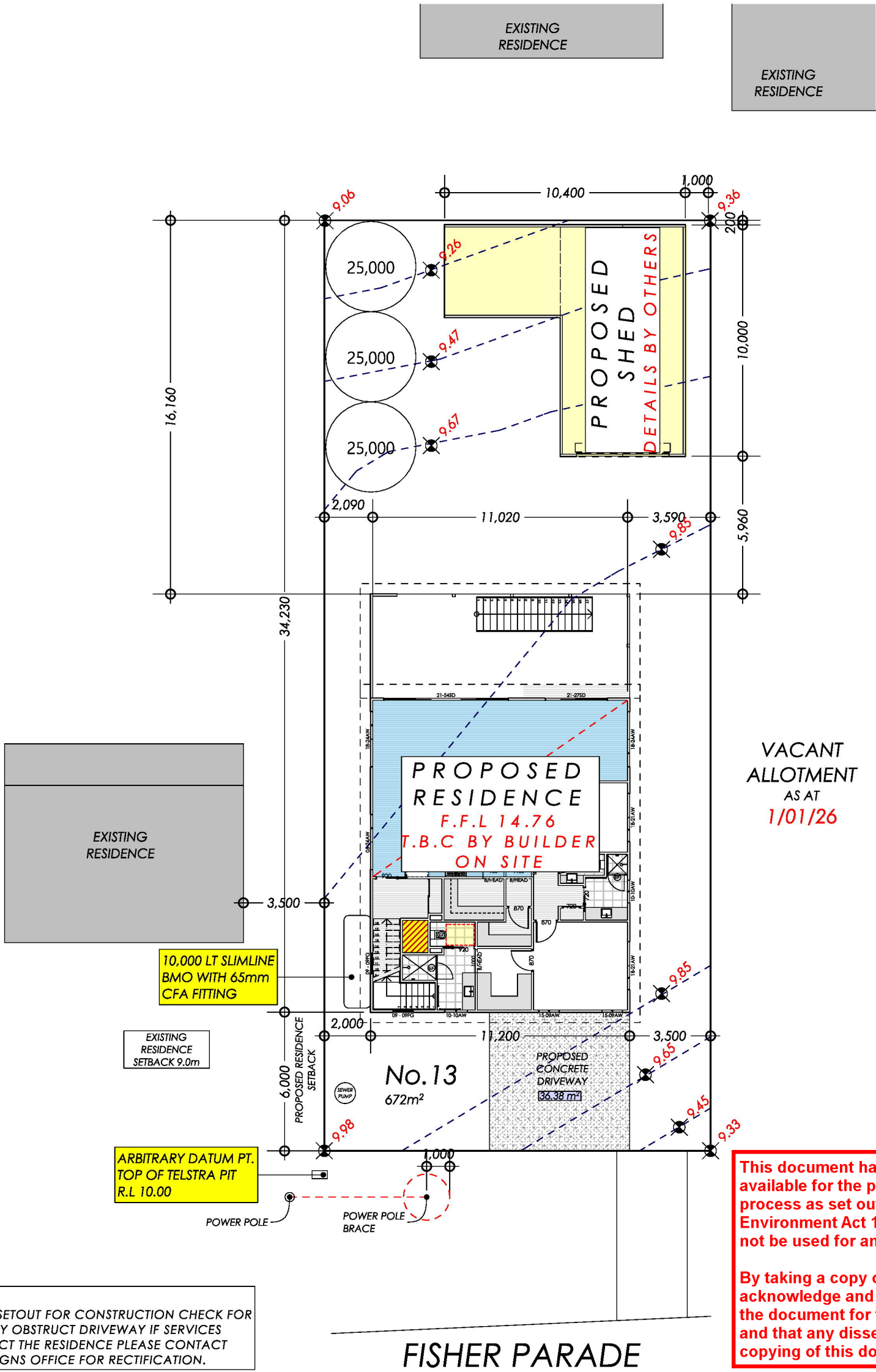
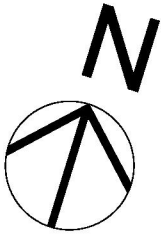


BUILDING REGULATION PART 4- REFER TO SITE PLAN FOR DETAILS

73/74	STREET SETBACK	EXISTING FRONT SETBACK 11.8m	81	DAYLIGHT TO EXIST HAB. WINDOWS	UNAFFECTED
75	BUILDING HEIGHT	EXISTING 8.7m	82	EXISTING NORTH FACING WINDOWS	UNAFFECTED
76	SITE COVERAGE	SITE AREA = 930.80m² BUILT AREA = 256.31m² 25.33%	83	OVERSHADOWING	UNAFFECTED
77	PERMEABLE AREA	74.67%	84	OVERLOOKING	UNAFFECTED
78	CARPARKING	2 - CARPORT SPACES & 2 ONSITE VISITOR SPACES	85	DAYLIGHT TO NEW WINDOWS	ALL NORTH FACING WINDOWS ARE UNAFFECTED
79	SIDE & REAR SETBACKS	N/A	86	PRIVATE OPEN SPACE	GREATER THAN 80 m² MIN REQUIRED
80	WALLS ALONG BOUNDARIES	EXISTING GARAGE 200mm OFF WEST BOUNDARY			



NOTE :
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE PLEASE CONTACT CARUBIA HOME DESIGNS OFFICE FOR RECTIFICATION.

NOTE:
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.

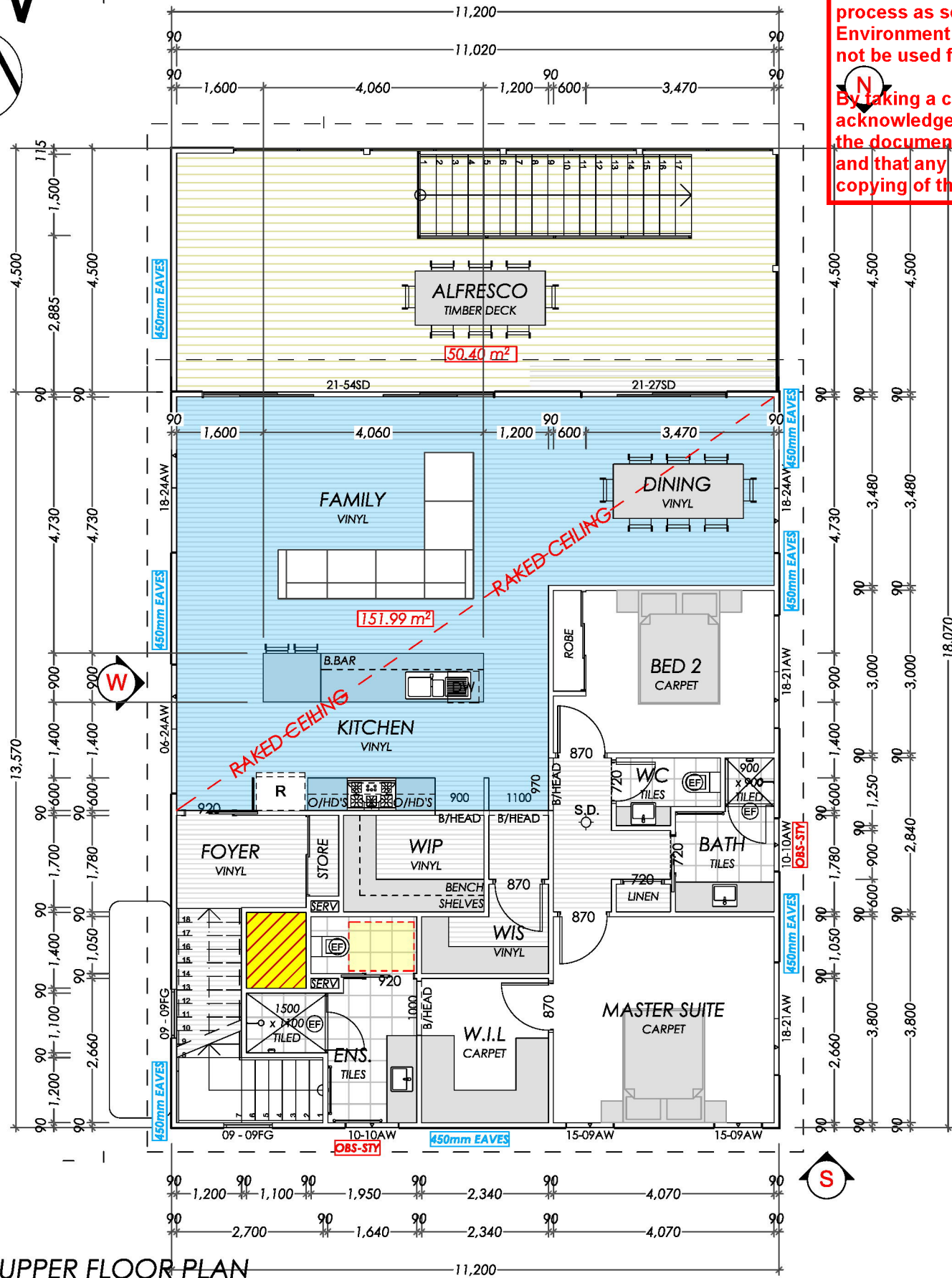
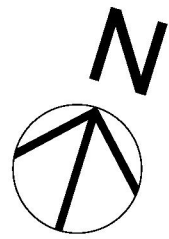
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A

SITE PLAN
1:200

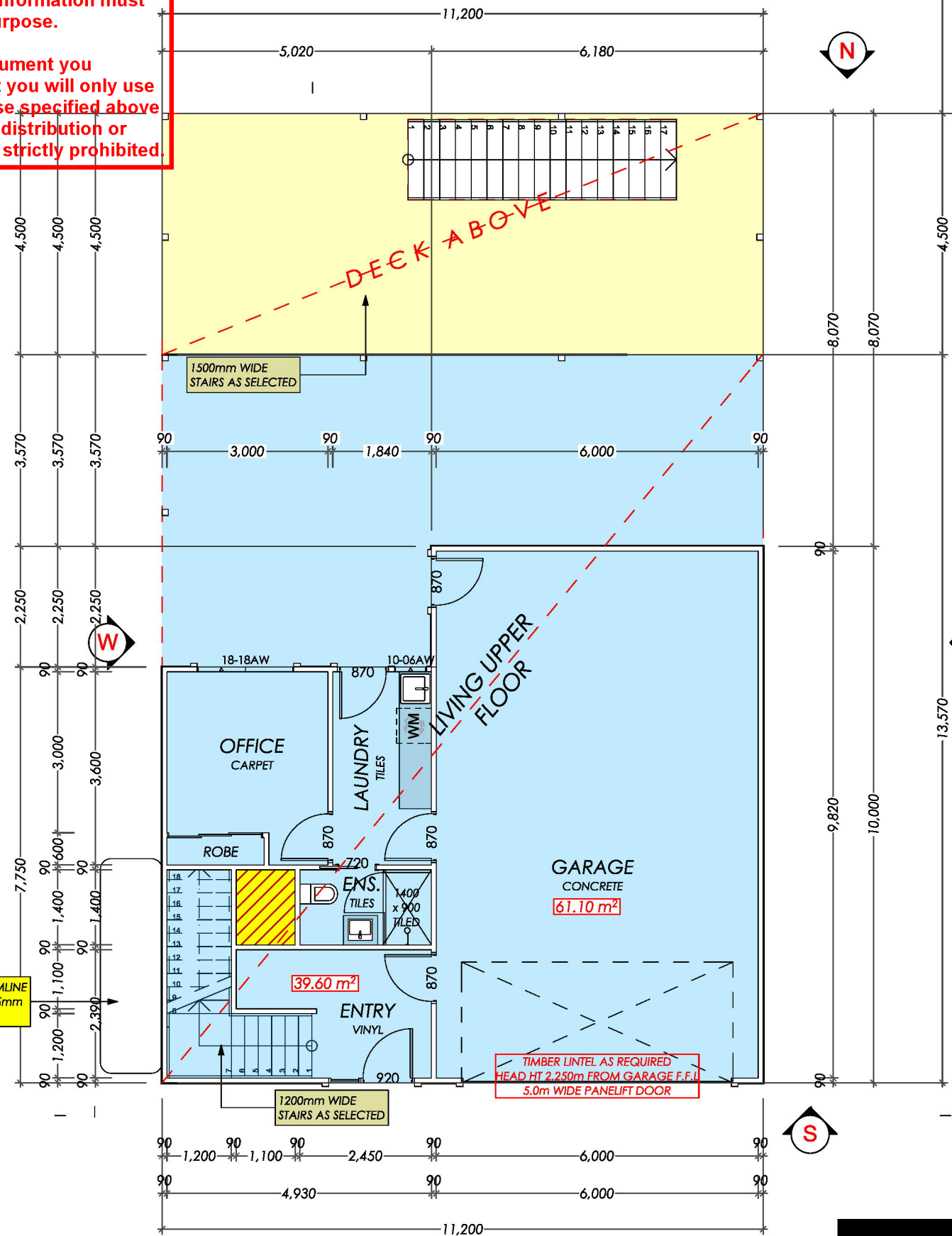
CLIENT SIGNATURE:		BUILDERS SIGNATURE:	REVISION NUMBER: 'REVISION-7'	DRAWING TITLE: SITE PLAN	DESIGNATED BUSHFIRE PRONE AREA 29 CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS	ENERGY RATERS STAMP HERE
PROJECT NUMBER: 26003		DRAWING NUMBER: A1				



UPPER FLOOR PLAN
1:100

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LOWER FLOOR
1:100

REVISION NUMBER:
'REVISION-7'

DRAWING TITLE:
LOWER & UPPER FLOOR PLAN

PROJECT NUMBER:
26003
DRAWING NUMBER:
A2

DESIGNATED BUSHFIRE
PRONE AREA 29
CONSTRUCTION REQUIREMENTS
TO A MIN BAL 29 UNDER
AS3959 2018 VIC
CONSTRUCTION IN
ACCORDANCE WITH SECTION 3
AND 5 OF AS3959-2018 VIC.
DESIGN & CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE
AREAS

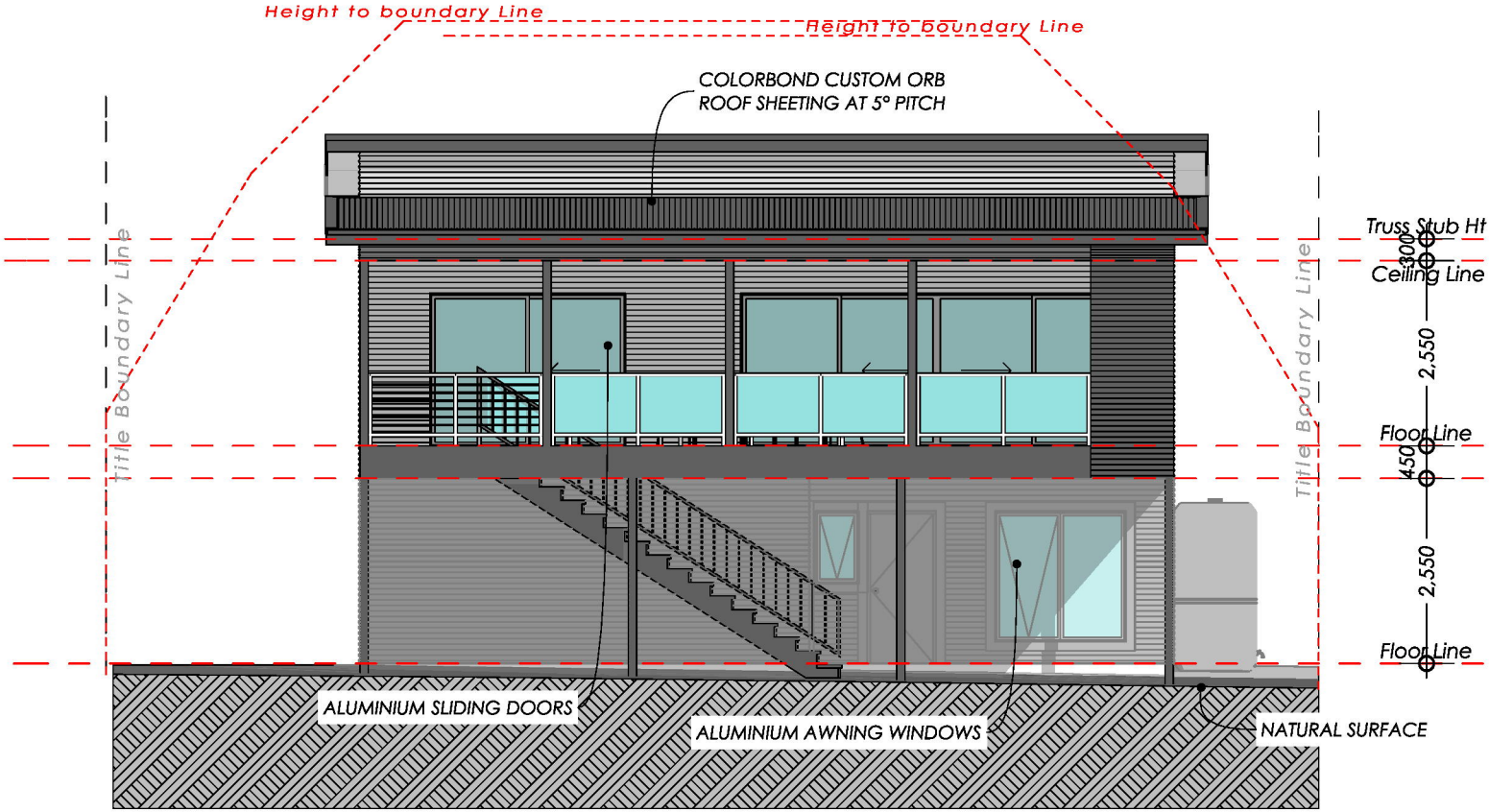
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Area Summary

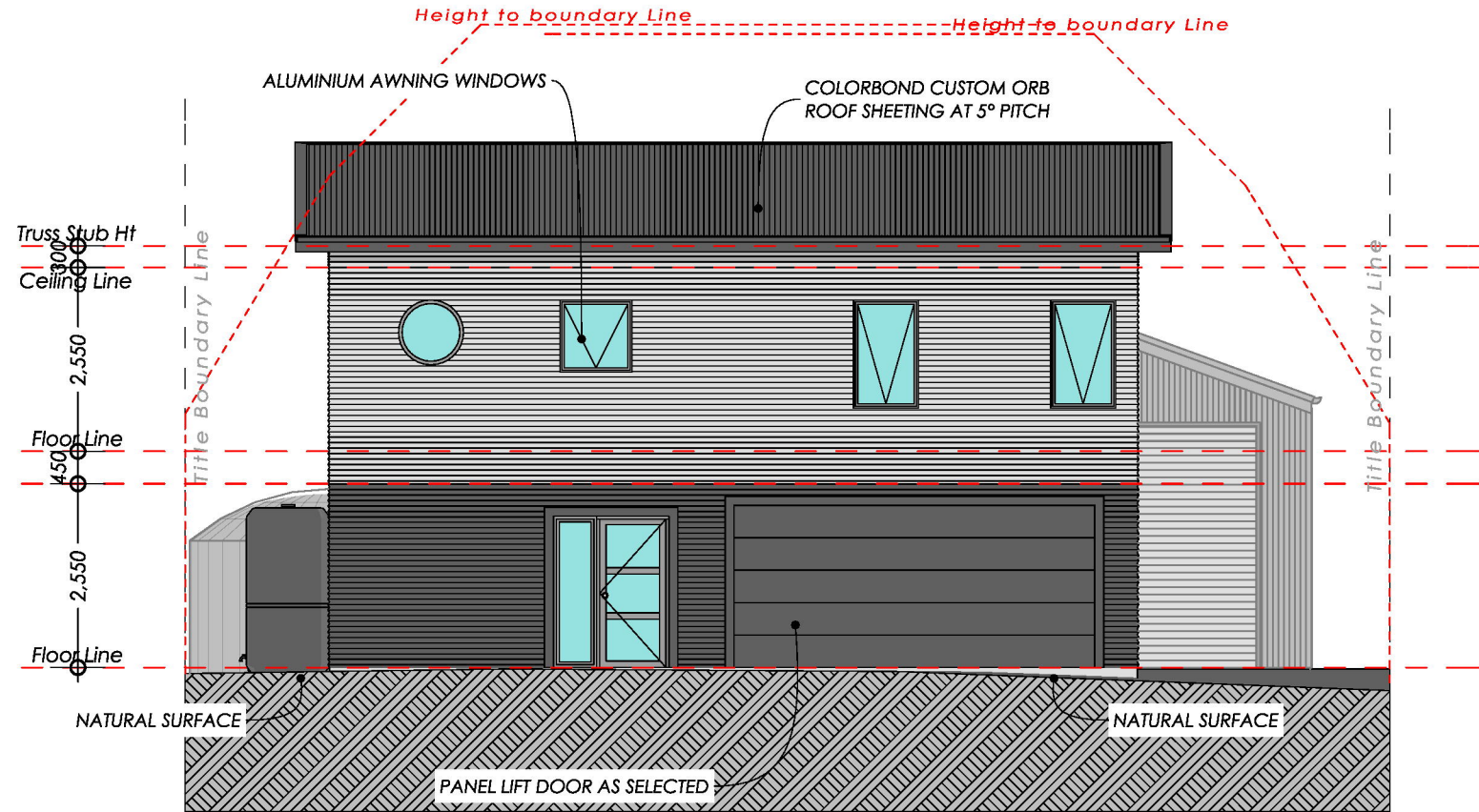
Zone	m2	Sqr
Living Area Ground Floor	39.60	4.26
Living Area First Floor	151.99	16.36
Total Living Area	191.59	20.62
First Floor Balcony	50.40	5.43
Double Garage	61.10	6.58
Total Area	303.09	32.63

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N NORTH ELEVATION
1:100



S SOUTH ELEVATION
1:100

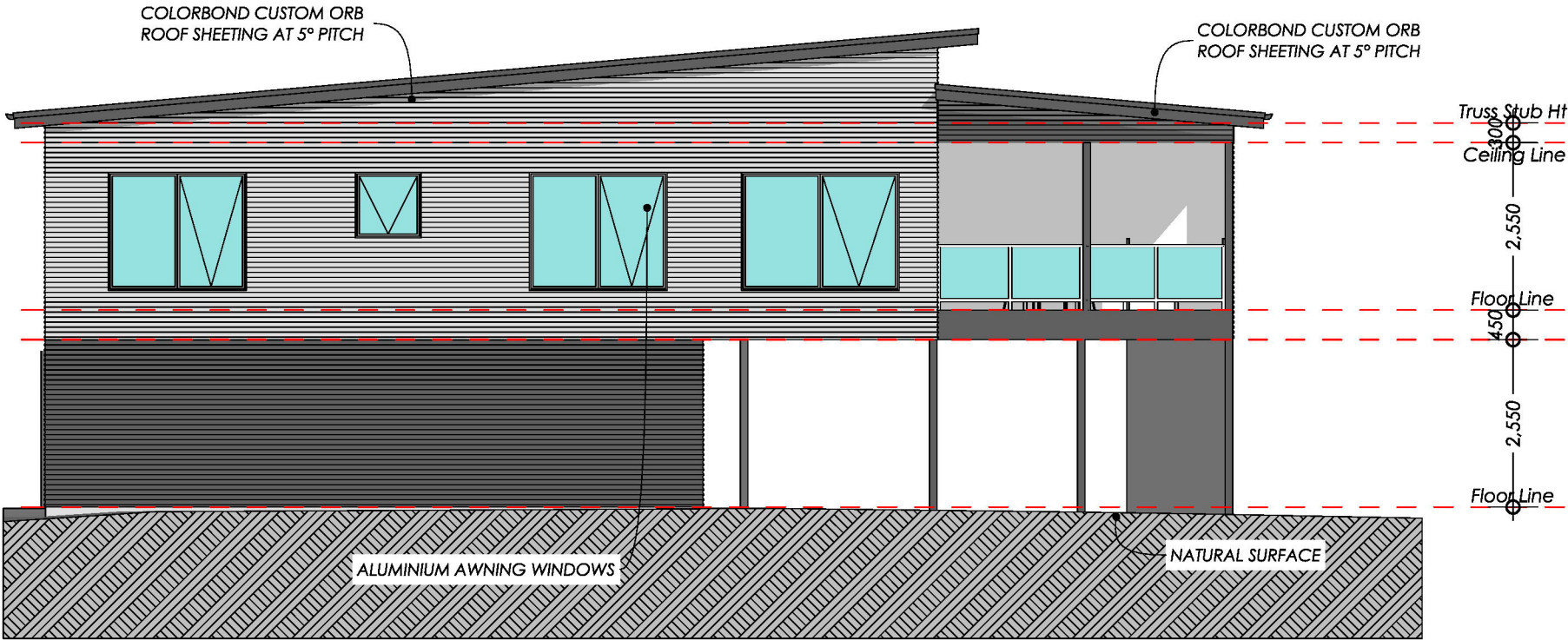
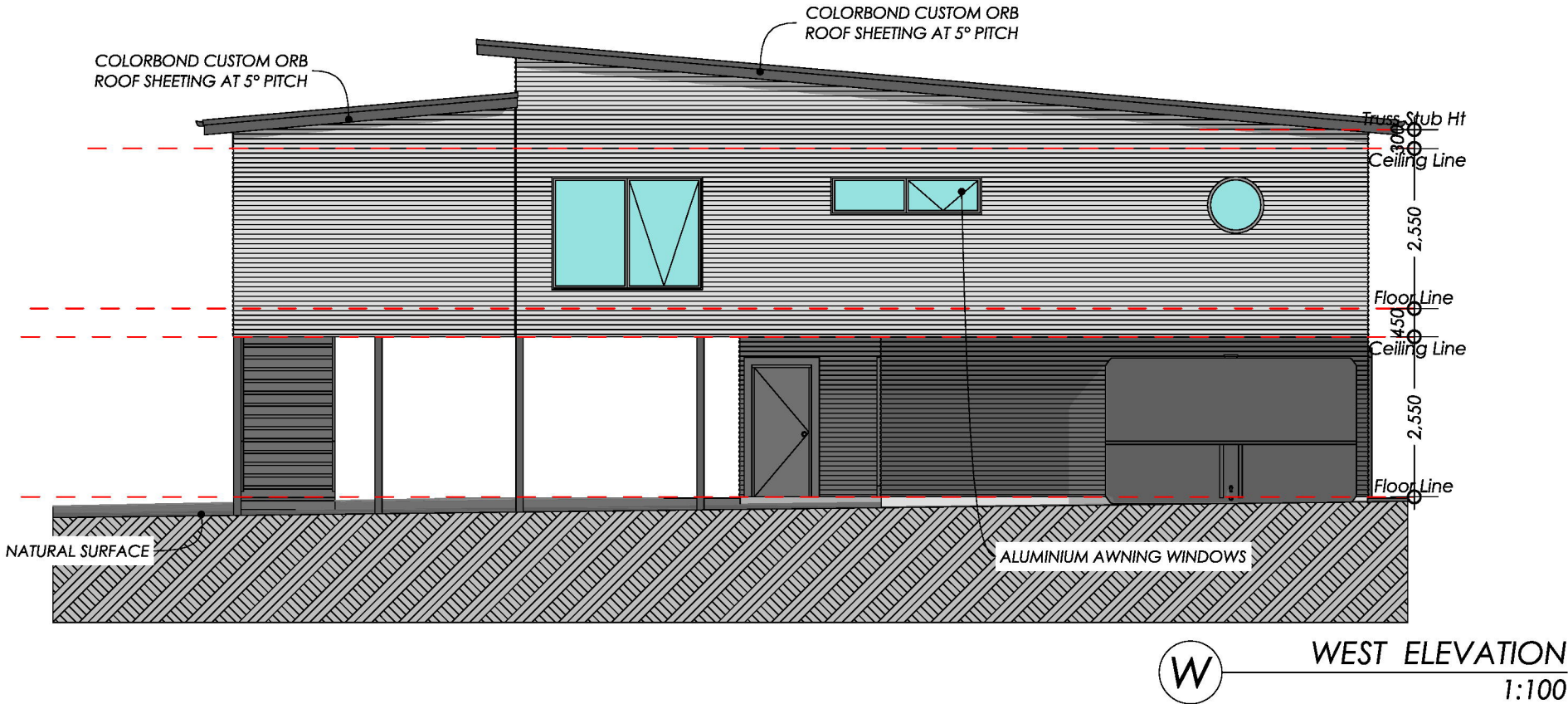
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			DRAWING NUMBER: A3

DESIGNATED BUSHFIRE PRONE AREA 29
CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

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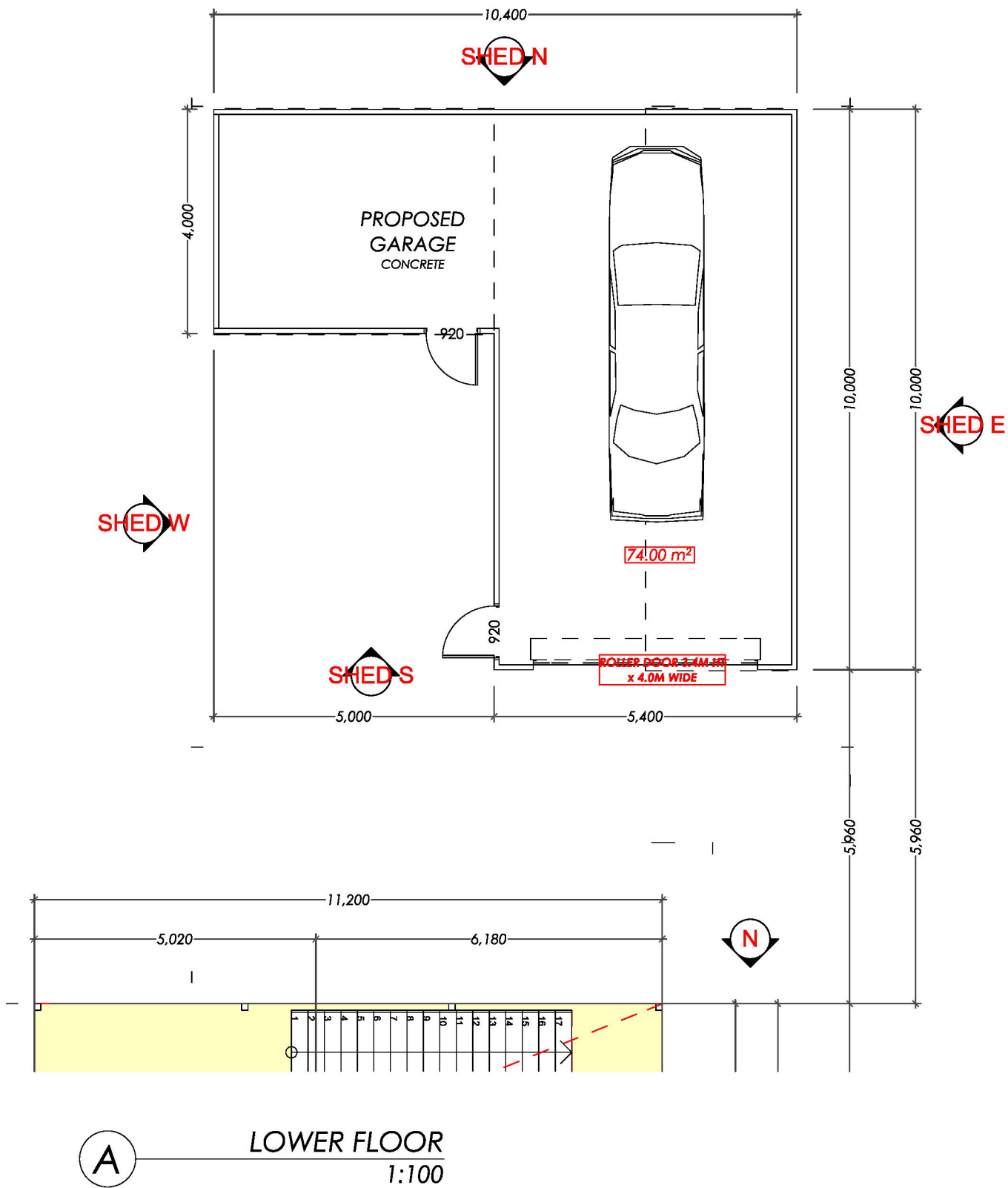
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			DRAWING NUMBER: A4		

DESIGNATED BUSHFIRE PRONE AREA 29
CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

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CLIENT SIGNATURE:		BUILDERS SIGNATURE		REVISION NUMBER: "REVISION-7"	DRAWING TITLE: SHED FLOOR PLAN
				PROJECT NUMBER: 26003	
				DRAWING NUMBER: A5	

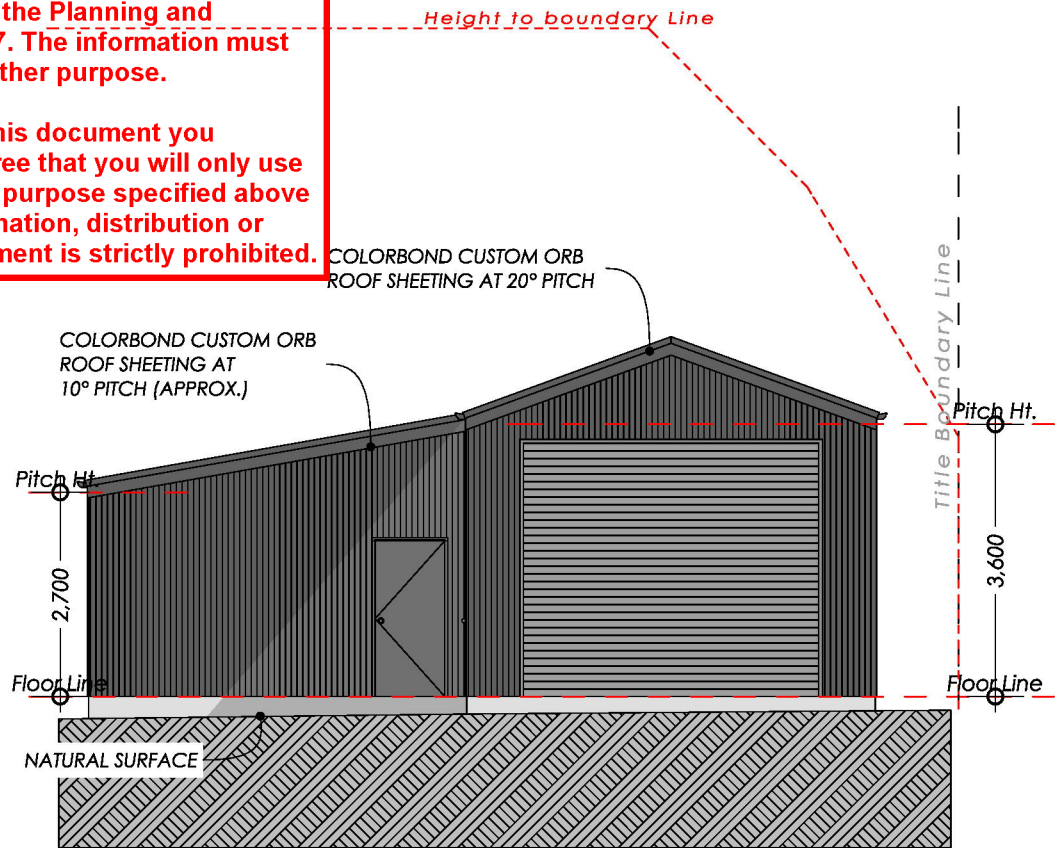
DESIGNATED BUSHFIRE PRONE AREA 29

CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

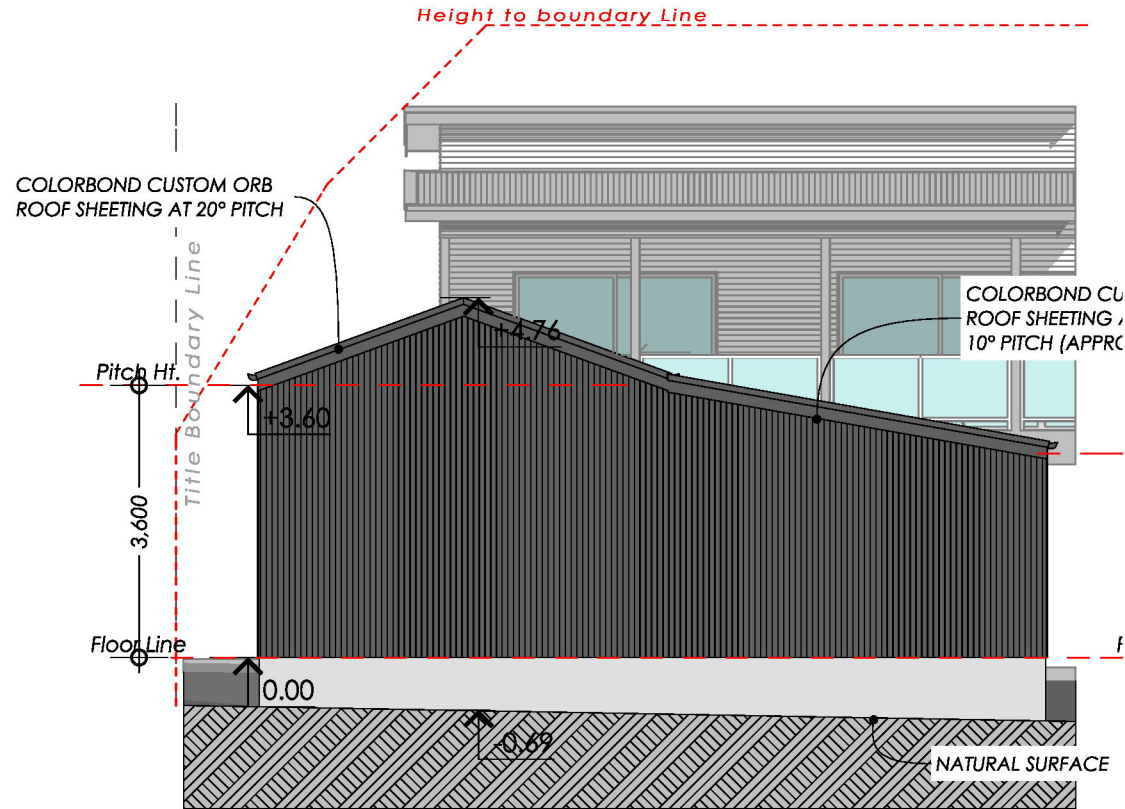
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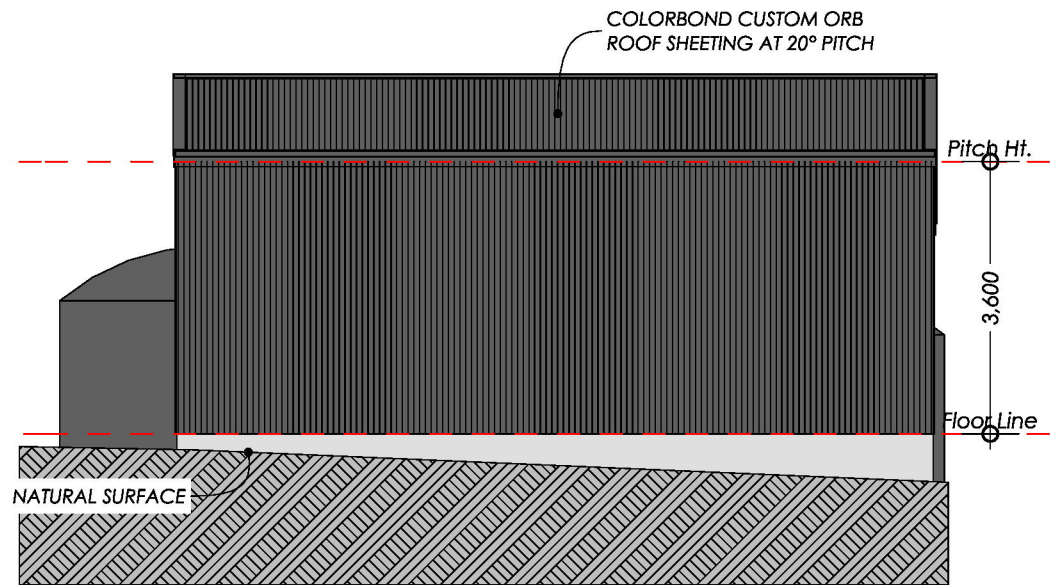
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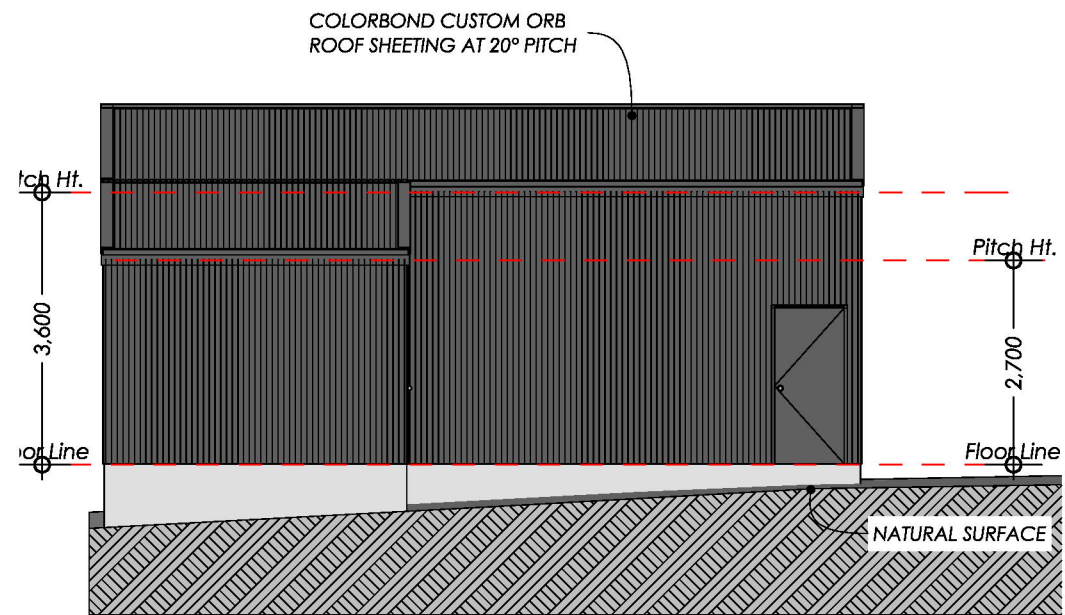
A SOUTH ELEVATION
1:100



A NORTH ELEVATION
1:100



A EAST ELEVATION
1:100



A WEST ELEVATION
1:100

CLIENT SIGNATURE:		BUILDERS SIGNATURE		REVISION NUMBER: "REVISION-7"	DRAWING TITLE: SHED ELEVATIONS
				PROJECT NUMBER: 26003	
				DRAWING NUMBER: A6	

DESIGNATED BUSHFIRE PRONE AREA 29
CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959 2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS

ENERGY RATERS STAMP HERE