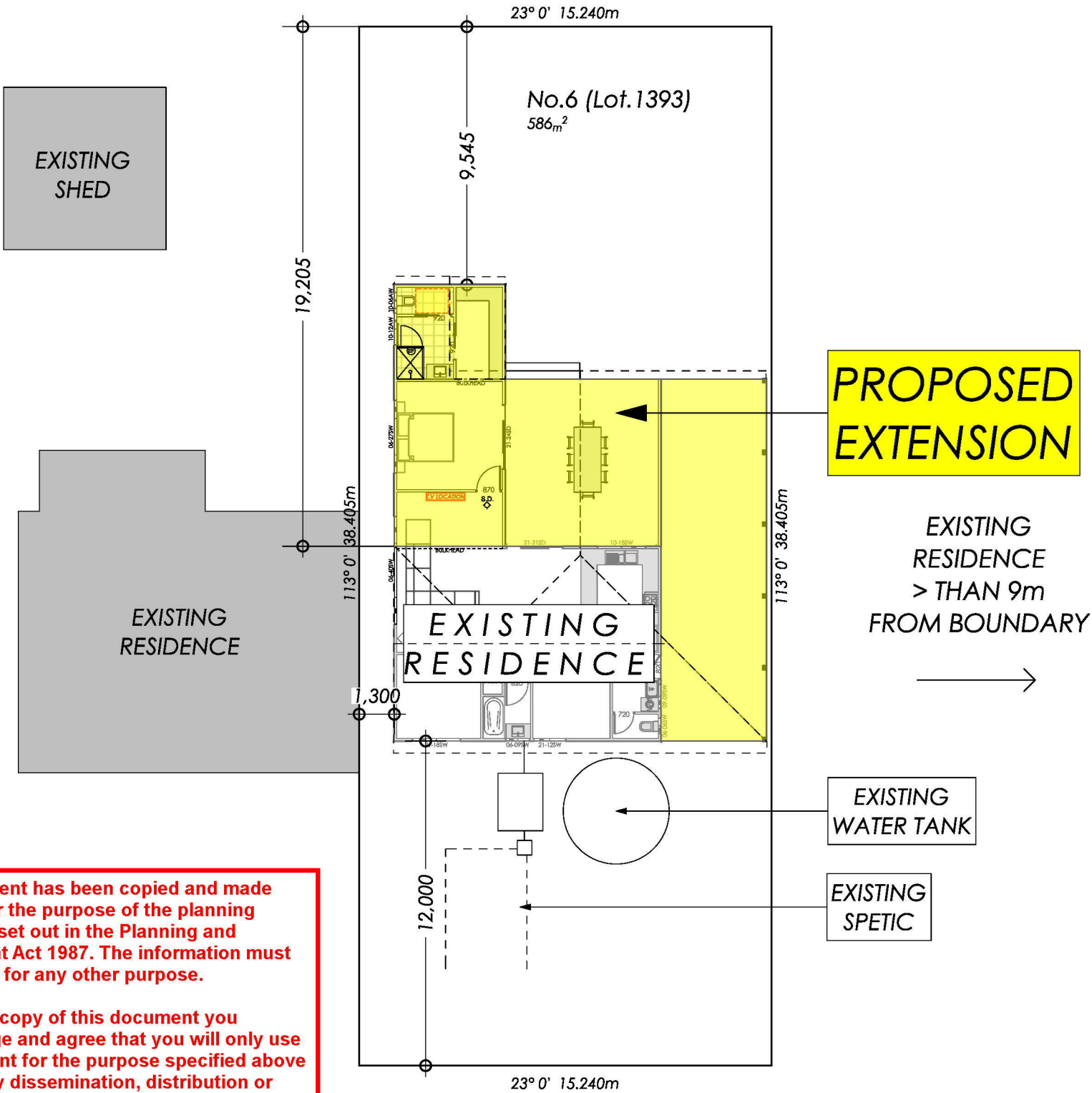
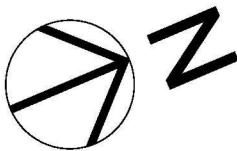


BUILDING REGULATION PART 4- REFER TO SITE PLAN FOR DETAILS					
73/74	STREET SETBACK	EXISTING FRONT SETBACKAPROX. 7.750m	81	DAYLIGHT TO EXIST HAB. WINDOWS	UNAFFECTED
75	BUILDING HEIGHT	EXISTING 4.9m	82	EXISTING NORTH FACING WINDOWS	UNAFFECTED
76	SITE COVERAGE	SITE AREA = 1,015m² BUILT AREA = 477.35m² 38.29%	83	OVERSHADOWING	UNAFFECTED
77	PERMEABLE AREA	47.03%	84	OVERLOOKING	UNAFFECTED
78	CARPARKING	2 - GARAGE 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 CARPORT WALL 200mm OFF BOUNDARY 7.671m LENGTH - 3.413m MAX HT - 3.197m AVE HT.			

EMU COURT



KOOKABURRA STREET

NOTE :
PRIOR TO STARTING SETOUT FOR CONSTRUCTION CHECK FOR SERVICES WHICH MAY OBSTRUCT DRIVEWAY IF SERVICES ARE GOING TO AFFECT THE RESIDENCE

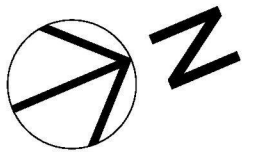
NOTE:
ALL EASEMENTS & BOUNDARY DETAILS TO BE CONFIRMED WITH COPY OF TITLE PRIOR TO COMENCING CONSTRUCTION.



A

SITE PLAN
1:200

		PROJECT: PROPOSED EXTENSION TO EXISTING RESIDENCE CLIENT: [REDACTED] No.6 EMU COURT LOCH SPORT VIC 3851		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	EXTENSION NOTES The Builder / Contractor shall verify the position of any existing services prior to the commencement of works. The Builder shall take all the necessary steps to ensure the stability of new & existing structures during all works. All walls & ceilings are to be made good as necessary. An Asbestos Audit should be conducted on areas affected by works. Any found asbestos shall be removed and disposed of in accordance with the Relevant authorities regulations.	ENERGY RATERS STAMP HERE
CLIENT SIGNATURE:	BUILDERS SIGNATURE	REVISION NUMBER: 25050 DRAWING NUMBER: A1	DRAWING TITLE: SITE PLAN CARUBIA HOME DESIGNS	DRAWN BY: L.CARUBIA DATE: 3/04/2026 SCALE: AS NOTED @ A3		

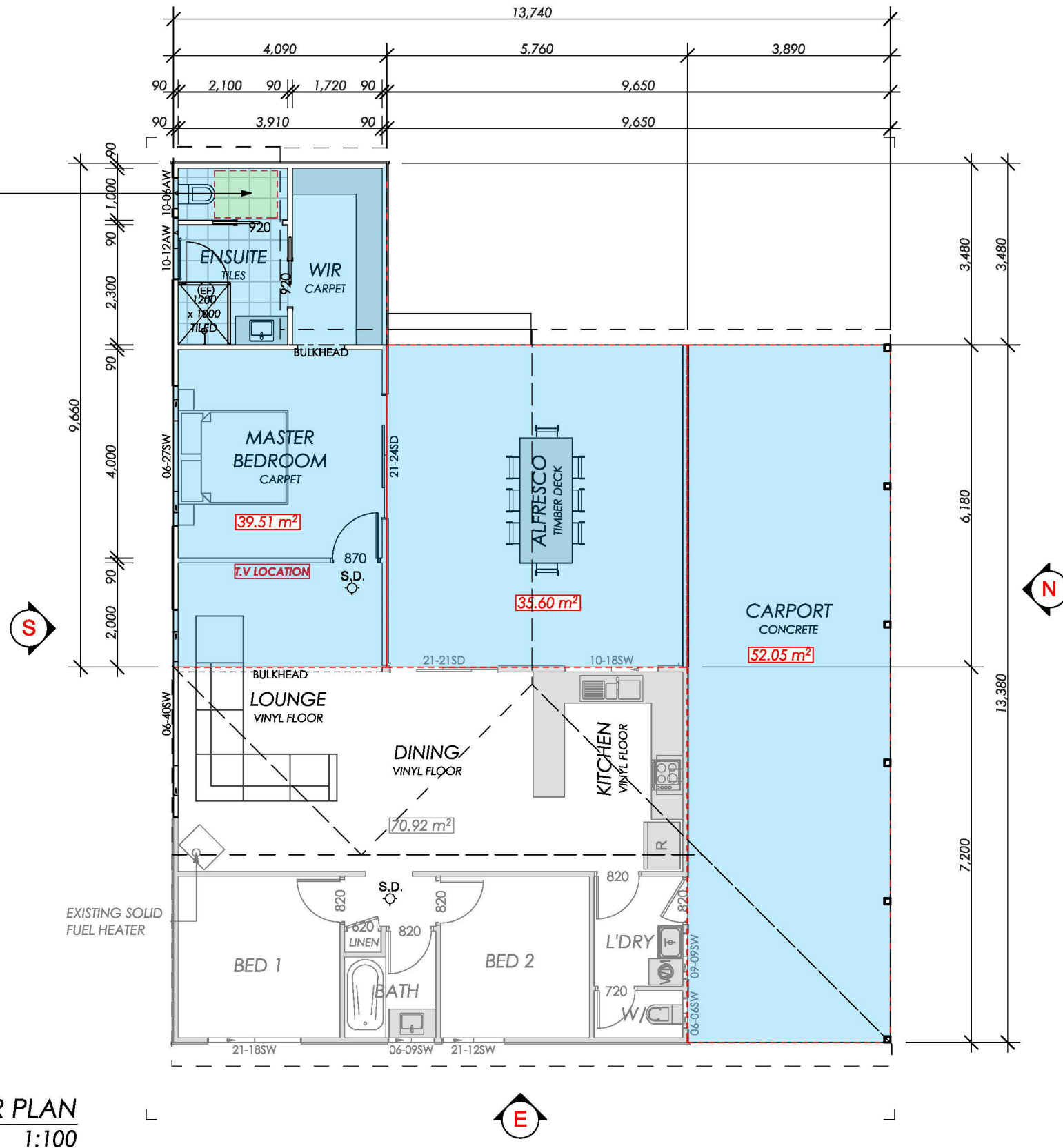


NCC 2022 UPDATED LHD CIRCULATION SPACE FOR A TOILET OF 1200mm AND 900mm MIN. AROUND TOILET PAN (WC) ONLY AT GF OR ENTRY LEVEL.

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Area Summary		
Zone	m2	Sqr
Existing Living Area	70.92	7.63
Proposed Living	39.51	4.25
Total Living	110.43	11.89
Proposed Alfresco	35.60	3.83
Proposed Carport	52.05	5.60
Total Area	198.08	21.32
Existing Living Area= 70.92		
Proposed Extension= 39.51		
Over 50% existing Building= 55.71%		



FLOOR PLAN
1:100

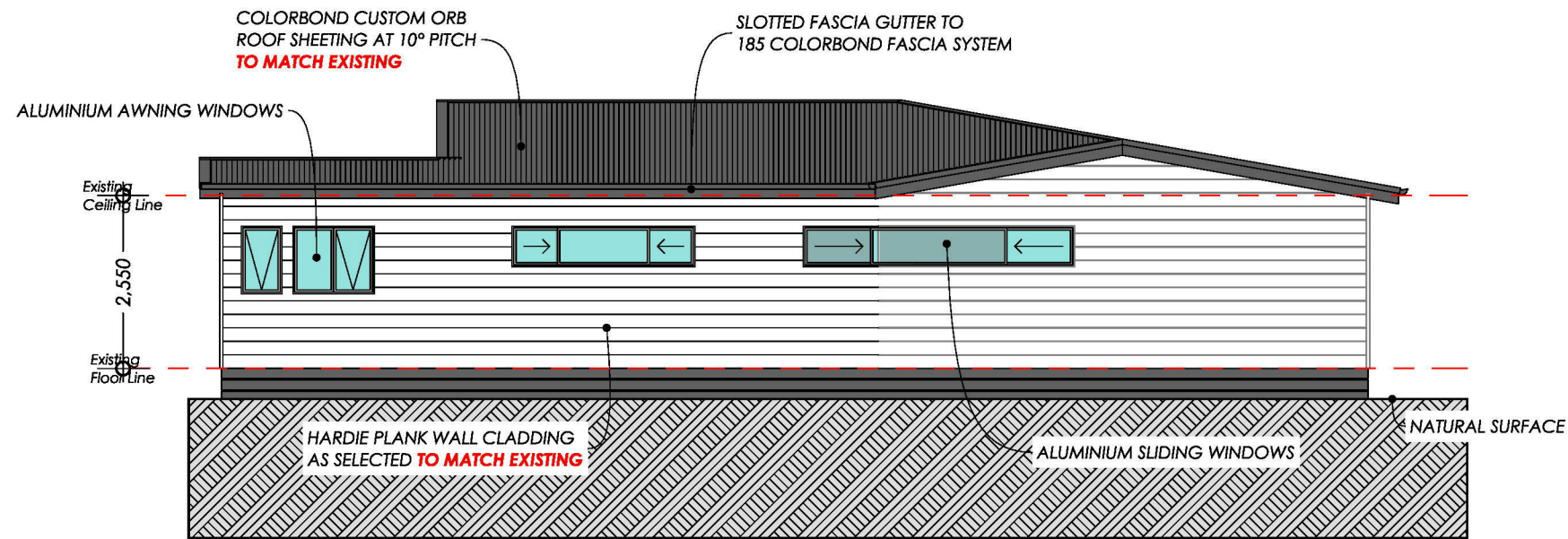
		PROJECT: PROPOSED EXTENSION TO EXISTING RESIDENCE	
CLIENT: No.6 EMU COURT LOCH SPORT VIC 3851		REVISION NUMBER: 'REVISION-3'	
PROJECT NUMBER: 25050		DRAWING TITLE: FLOOR PLAN	
CLIENT SIGNATURE:	BUILDERS SIGNATURE:	DRAWING NUMBER: A3	DRAWN BY: L.CARUBIA
			DATE: 3/04/2026
			SCALE: AS NOTED @ A3

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

EXTENSION NOTES
The Builder / Contractor shall verify the position of any existing services prior to the commencement of works.
The Builder shall take all the necessary steps to ensure the stability of new & existing structures during all works.
All walls & ceilings are to be made good as necessary.
An Asbestos Audit should be conducted on areas affected by works. Any found asbestos shall be removed and disposed of in accordance with the Relevant authorities regulations.

ENERGY RATERS STAMP HERE



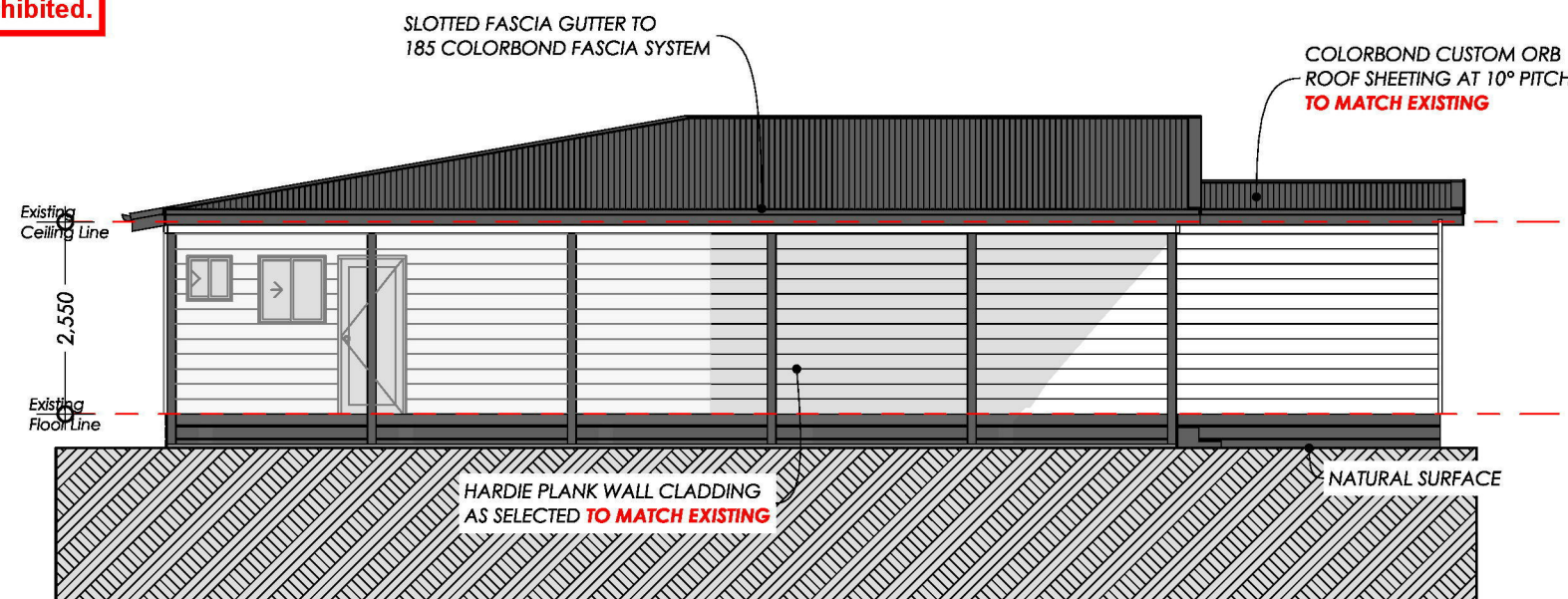


S

SOUTH ELEVATION
1:100

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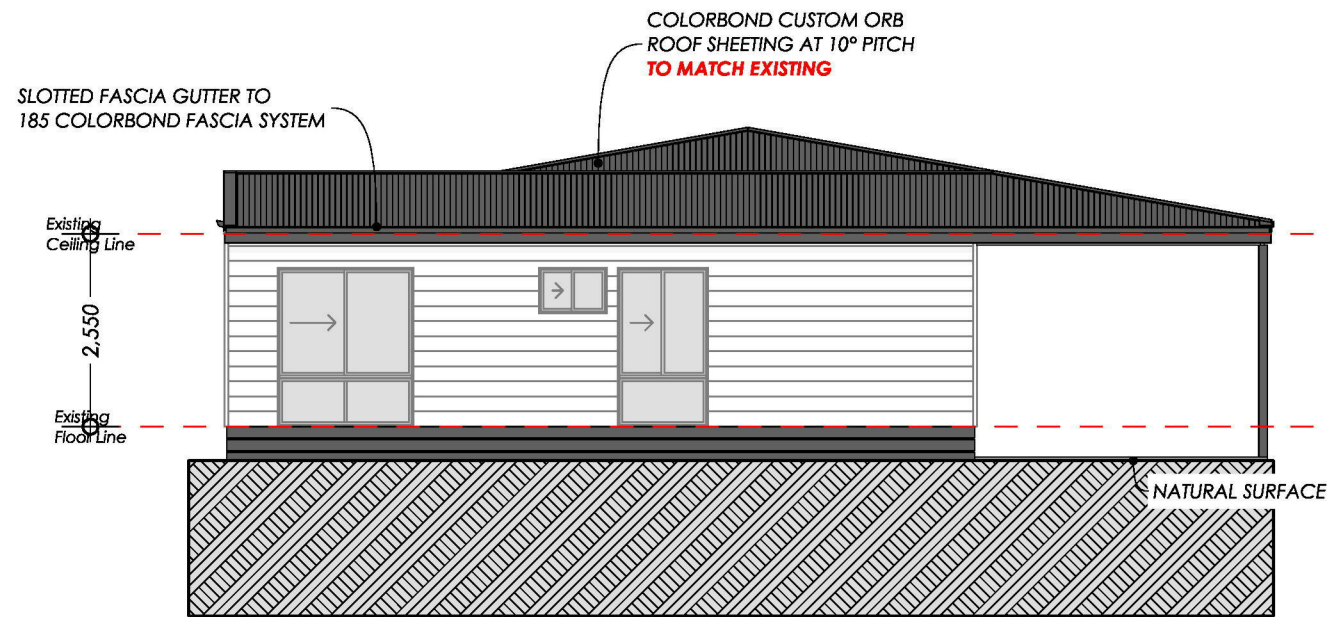
N

NORTH ELEVATION
1:100

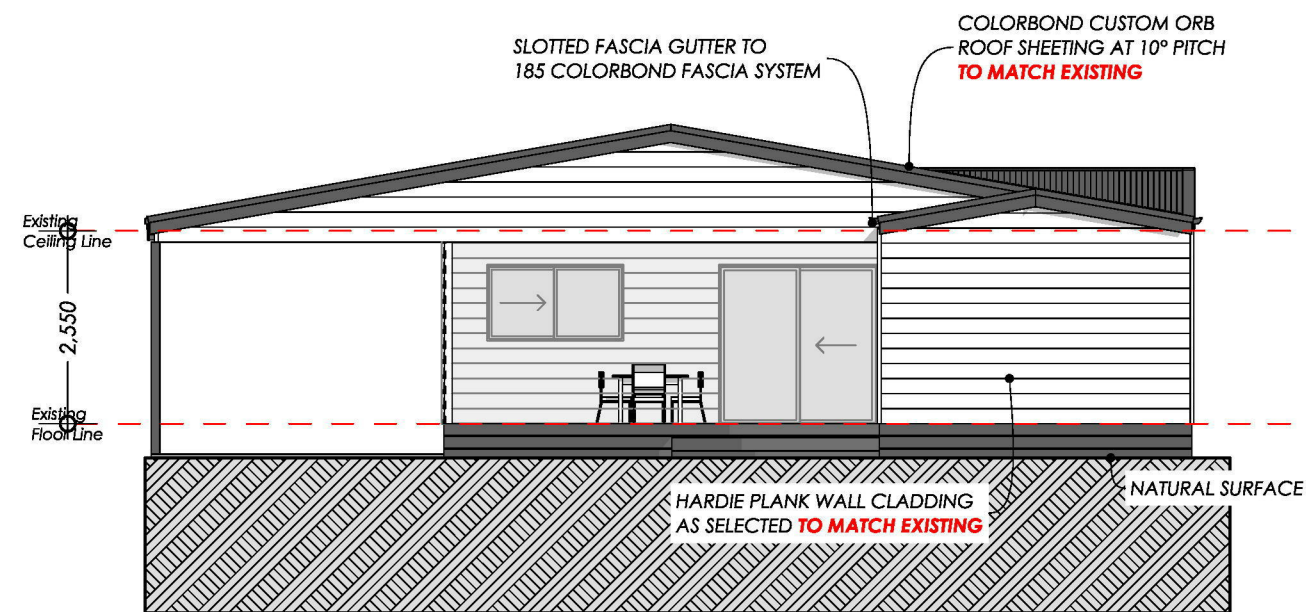
 CARUBIA HOME DESIGNS		PROJECT: PROPOSED EXTENSION TO EXISTING RESIDENCE CLIENT: No.6 EMU COURT LOCH SPORT VIC 3851		DESIGNATED BUSHFIRE PRONE AREA 29 CONSTRUCTION REQUIREMENTS TO A MIN BAL 29 UNDER AS3959-2018 VIC CONSTRUCTION IN ACCORDANCE WITH SECTION 3 AND 5 OF AS3959-2018 VIC- DESIGN & CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS	EXTENSION NOTES The Builder / Contractor shall verify the position of any existing services prior to the commencement of works. The Builder shall take all the necessary steps to ensure the stability of new & existing structures during all works. All walls & ceilings are to be made good as necessary. An Asbestos Audit should be conducted on areas affected by works. Any found asbestos shall be removed and disposed of in accordance with the Relevant authorities regulations.	ENERGY RATERS STAMP HERE
		REVISION NUMBER: 1 DRAWING TITLE: ELEVATIONS - SHEET 1	PROJECT NUMBER: 25050 DRAWING NUMBER: A4			
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E EAST ELEVATION
1:100



W WEST ELEVATION
1:100

 CARUBIA HOME DESIGNS		PROJECT: PROPOSED EXTENSION TO EXISTING RESIDENCE CLIENT: XXXXXXXXXX No.6 EMU COURT LOCH SPORT VIC 3851		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		EXTENSION NOTES The Builder / Contractor shall verify the position of any existing services prior to the commencement of works. The Builder shall take all the necessary steps to ensure the stability of new & existing structures during all works. All walls & ceilings are to be made good as necessary. An Asbestos Audit should be conducted on areas affected by works. Any found asbestos shall be removed and disposed of in accordance with the Relevant authorities regulations.		ENERGY RATERS STAMP HERE	
DP-AD 71537		REVISION NUMBER: "REVISION-3"	DRAWING TITLE: ELEVATIONS - SHEET 2	DRAWN BY: L.CARUBIA DATE: 3/04/2026 SCALE: AS NOTED @ A3					
CLIENT SIGNATURE:	BUILDERS SIGNATURE:	PROJECT NUMBER: 25050 DRAWING NUMBER: A5	CARUBIA HOME DESIGNS	ALL RIGHTS RESERVED - THIS PLAN IS THE PROPERTY OF CARUBIA HOME DESIGNS. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.					