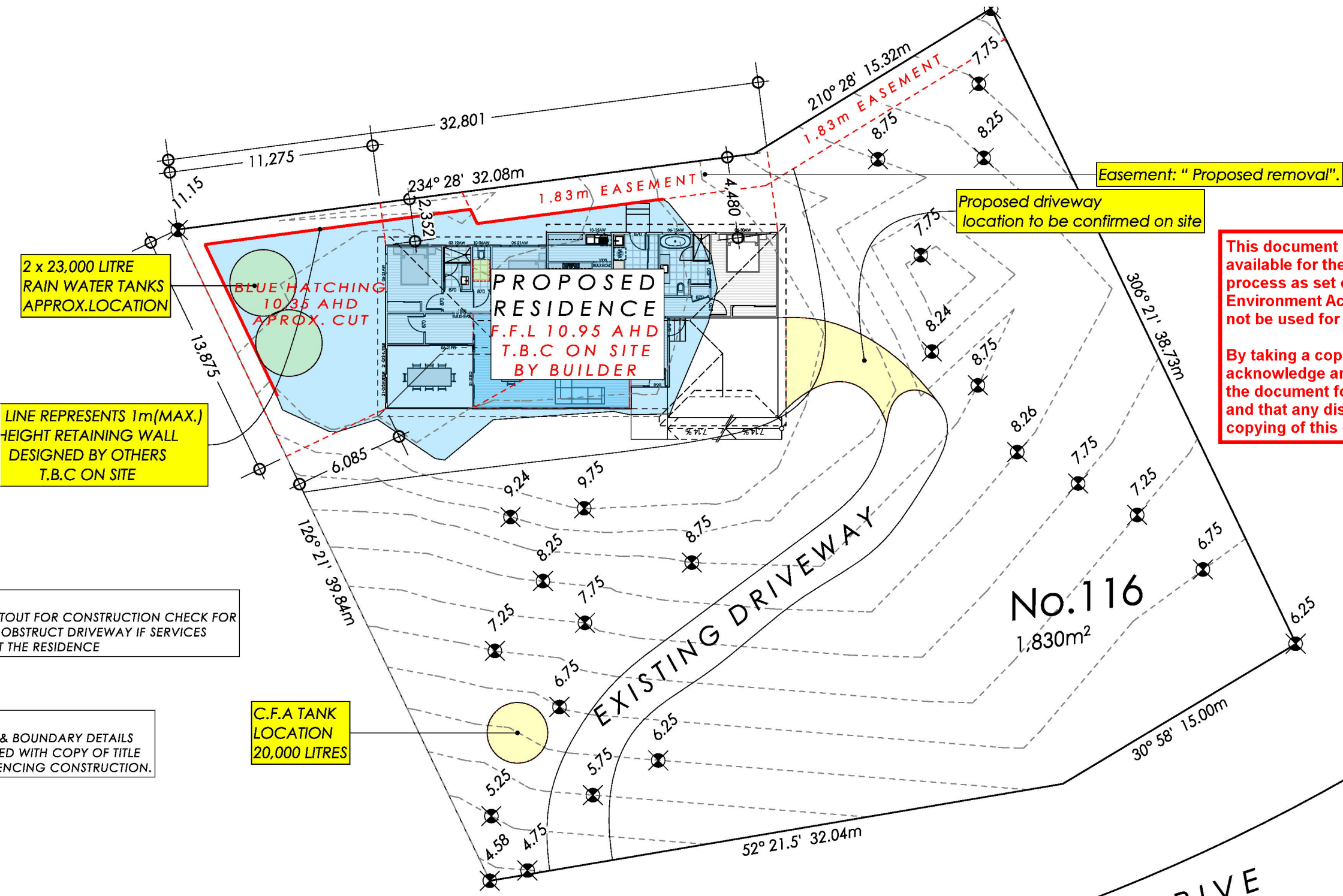
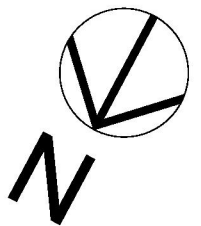


BUILDING REGULATION PART 4- REFER TO SITE PLAN FOR DETAILS

73/74	STREET SETBACK	EXISTING FRONT SETBACK 7.510m	81	DAYLIGHT TO EXIST HAB. WINDOWS	UNAFFECTED
75	BUILDING HEIGHT	6.0m	82	EXISTING NORTH FACING WINDOWS	UNAFFECTED
76	SITE COVERAGE	SITE AREA = 735.80m ² BUILT AREA = 168.05m ² 22.84%	83	OVERSHADOWING	UNAFFECTED
77	PERMEABLE AREA	77.16%	84	OVERLOOKING	UNAFFECTED
78	CARPARKING	1- CARPORT SPACE & 1 ONSITE VISITOR SPACES	85	DAYLIGHT TO NEW WINDOWS	ALL NORTH FACING WINDOWS ARE UNAFFECTED
79	SIDE & REAR SETBACKS	EXISTING 1.8m SIDE SETBACK ON EAST B'DRY	86	PRIVATE OPEN SPACE	GREATER THAN 80 m ² MIN REQUIRED
80	WALLS ALONG BOUNDARIES	NONE			



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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
1:250

ENERGY RATING REQUIREMENTS

REFER TO FIRSTSTAR'S ENERGY RATING FOR FURTHER DETAILS

GENERAL
ALL EXTERNAL DOORS TO BE SEALED
ALL DOORS TO UNCONDITIONED ROOMS TO BE WEATHER STRIPED
ALL EXHAUST FANS TO BE SEALED
ALL DOWNLIGHTS TO BE SEALED
ALL CONSTRUCTION GAPS & CRACKS TO BE SEALED

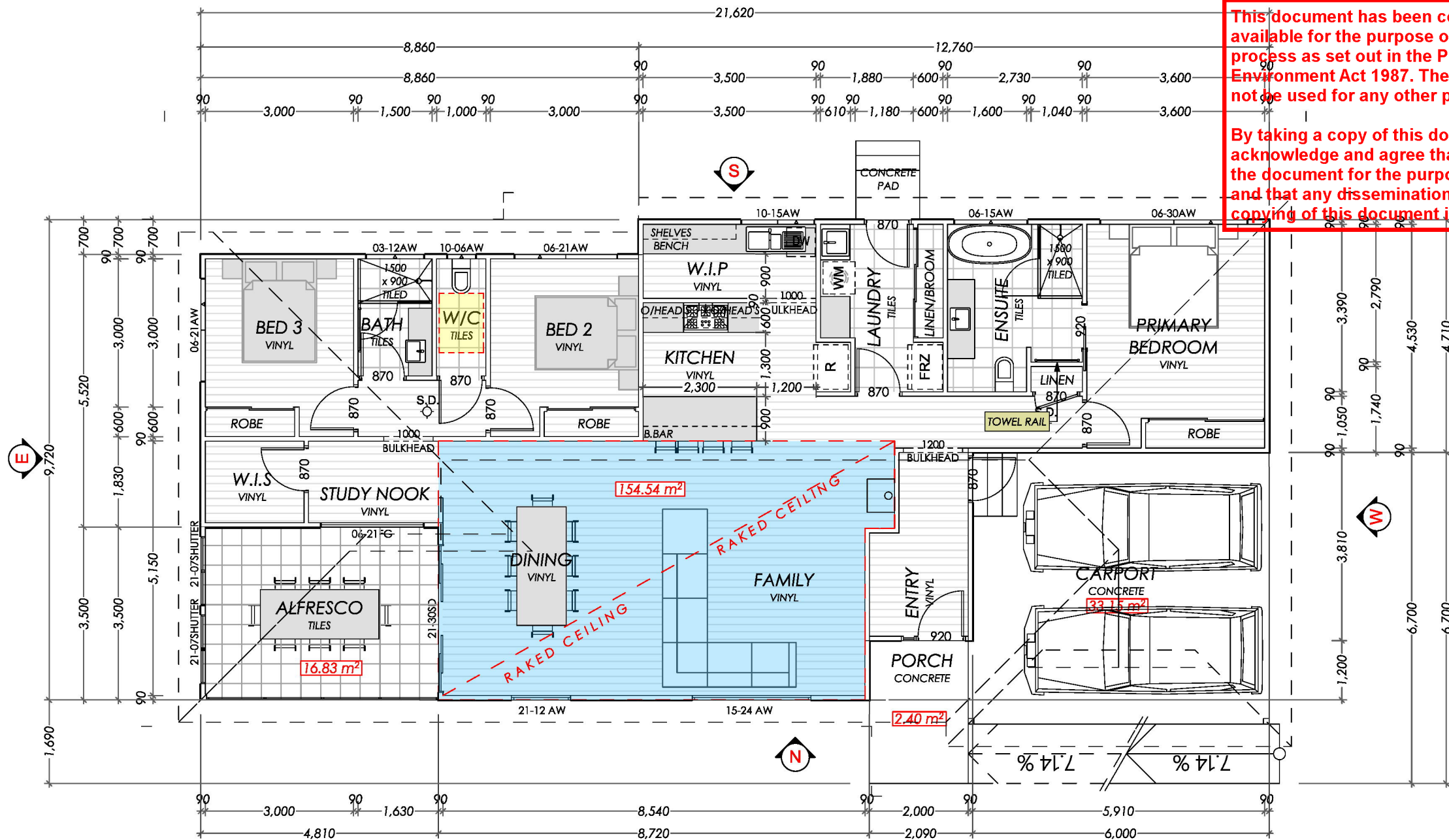
ROOF / CEILING
SHEET ROOF, FOIL SARKING OVER RAFTERS
R6.0 BULK INSULATION BETWEEN CEILING JOISTS

WINDOWS
ALUMINIUM FRAME, DOUBLE GLAZED (DYNAMIC)
REFER TO WINDOWS & DOOR SCHEDULE

EXTERNAL WALLS
DOUBLE SIDED VAPOUR PERMEABLE REFLECTIVE FOIL
FIXED TO EXTERNAL FACE OF STUDS.
R2.5 BATTS BETWEEN STUDS, LINED INTERNALLY

INTERNAL WALLS
R2.0 BATTS BETWEEN STUDS, LINED INTERNALLY

FLOOR
R1.63 70MM UNDER SLAB FOAM
CONCRETE SLAB TO ENGINEERS DESIGN



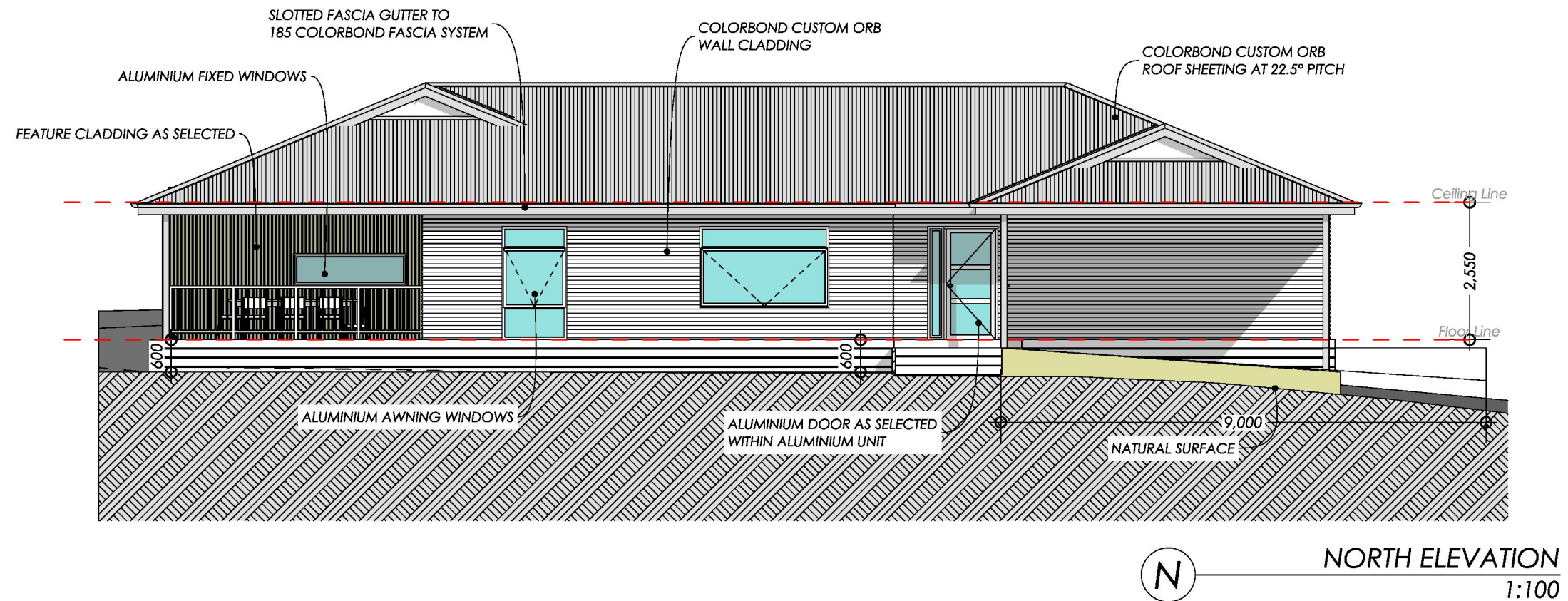
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

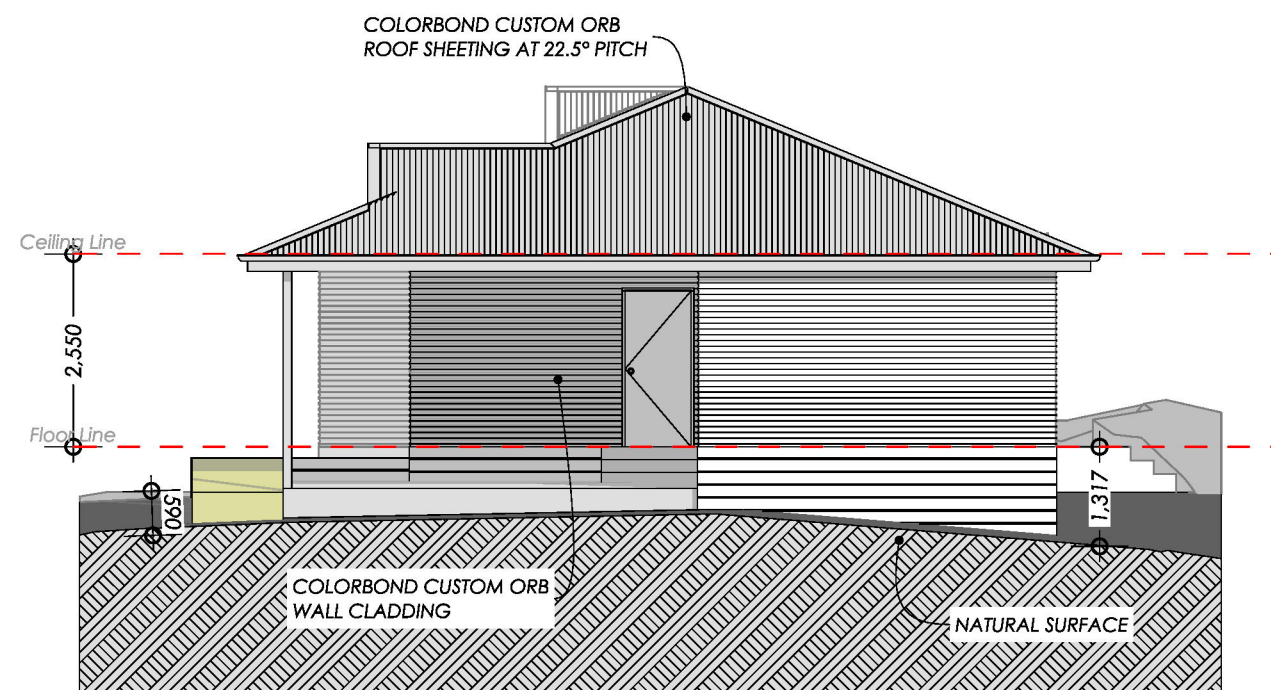
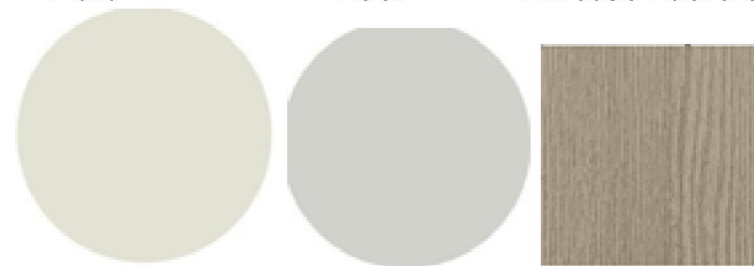
A



CLIENT SIGNATURE: BUILD

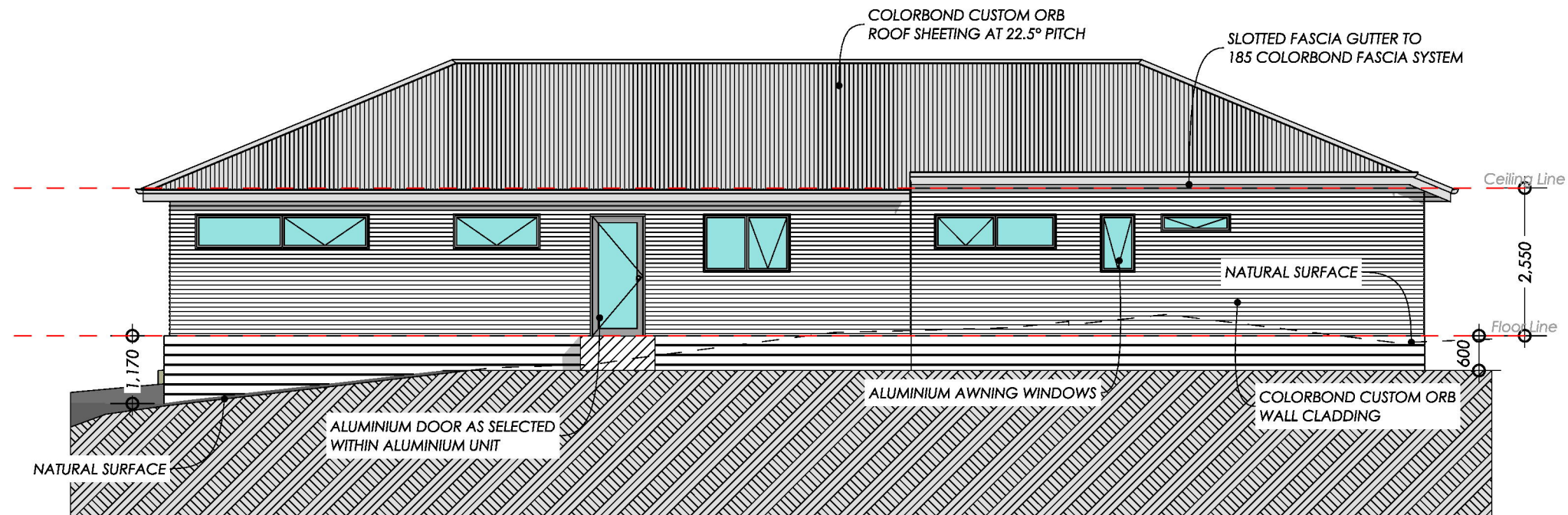


Walls Roof Alfresco Feature wall



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

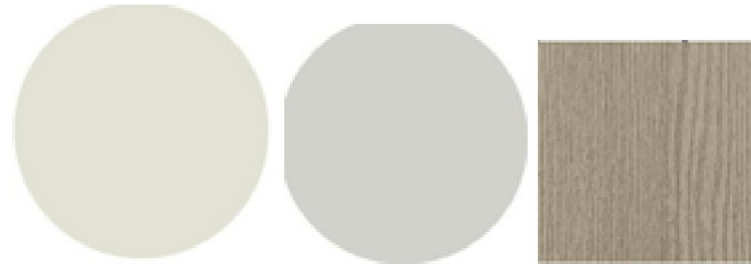
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



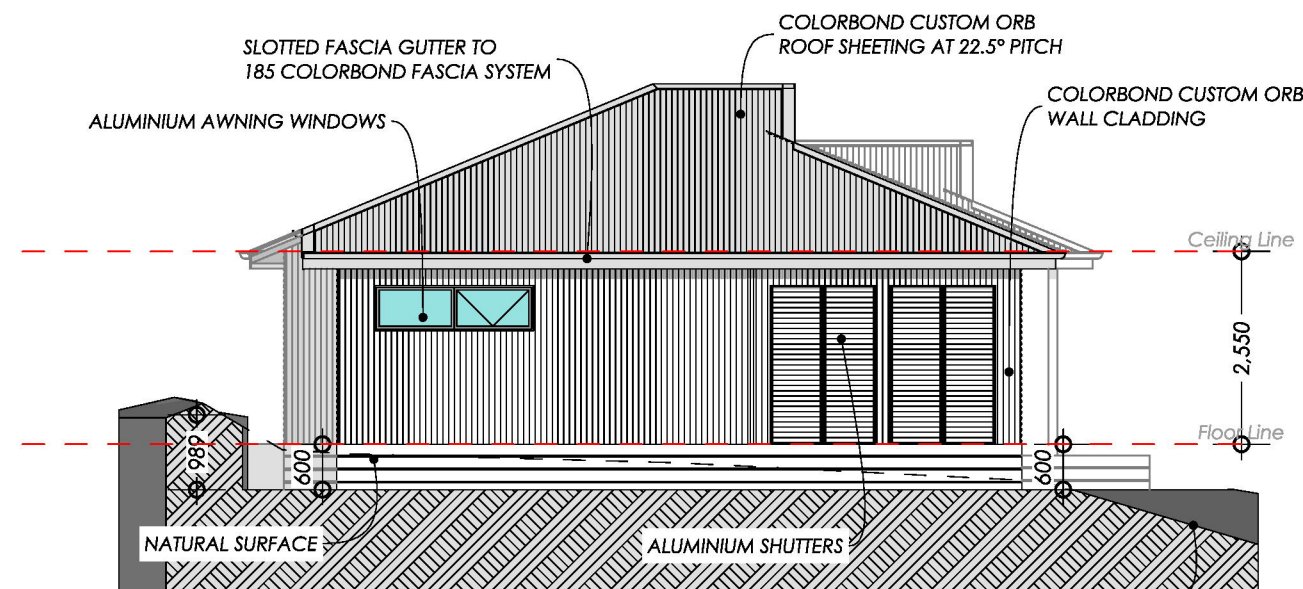
Walls

Roof

Alfresco Feature wall



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

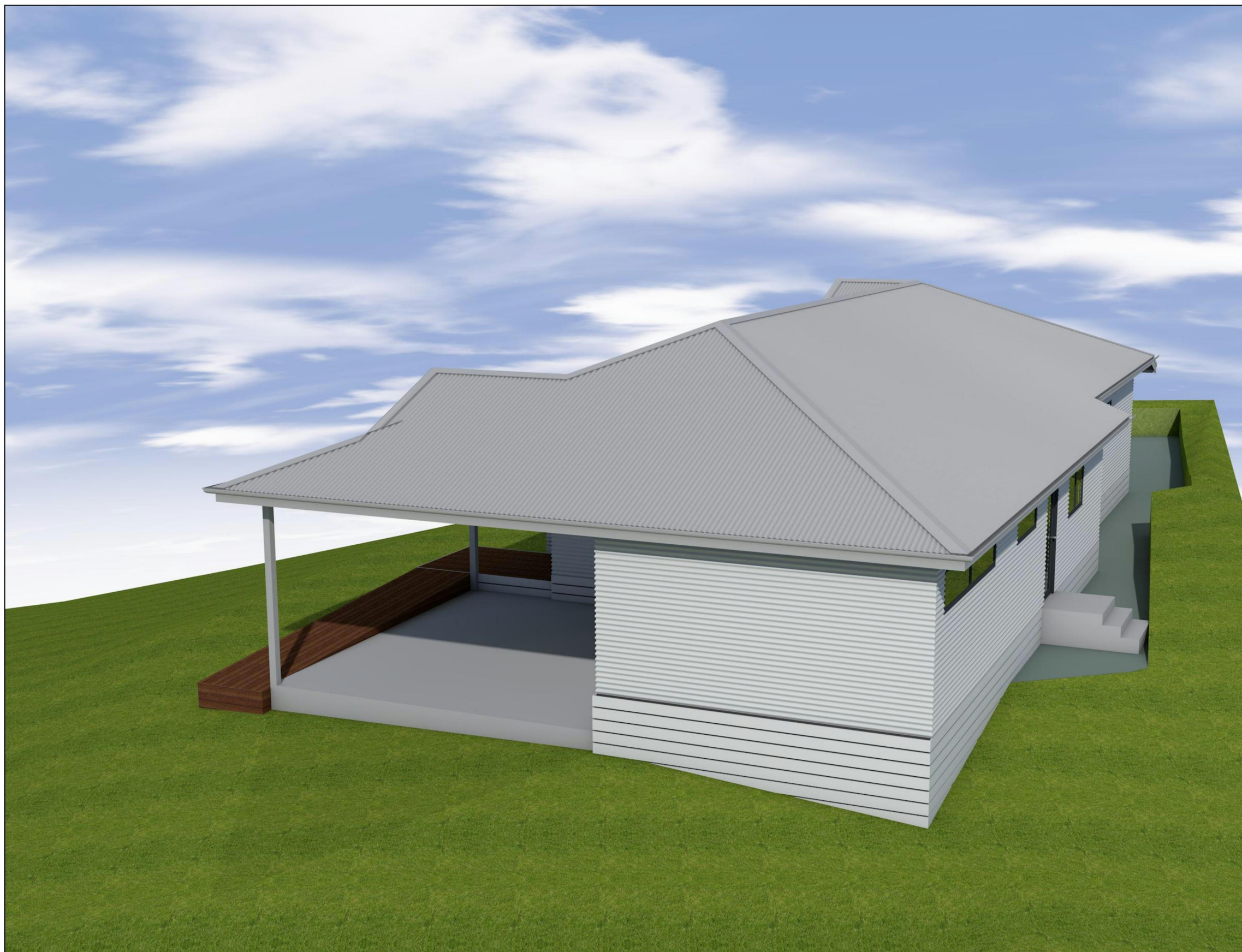
By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.