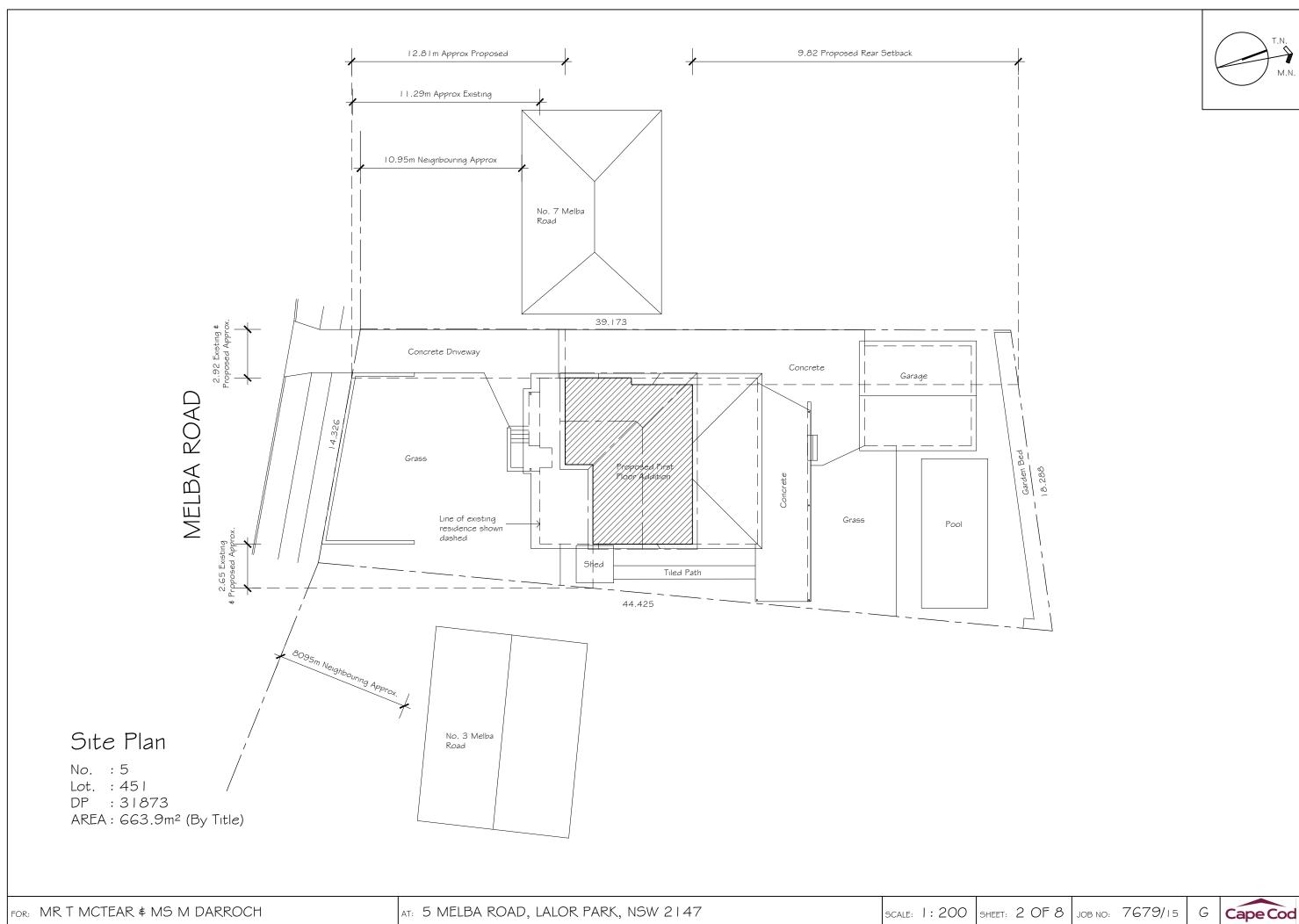
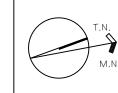
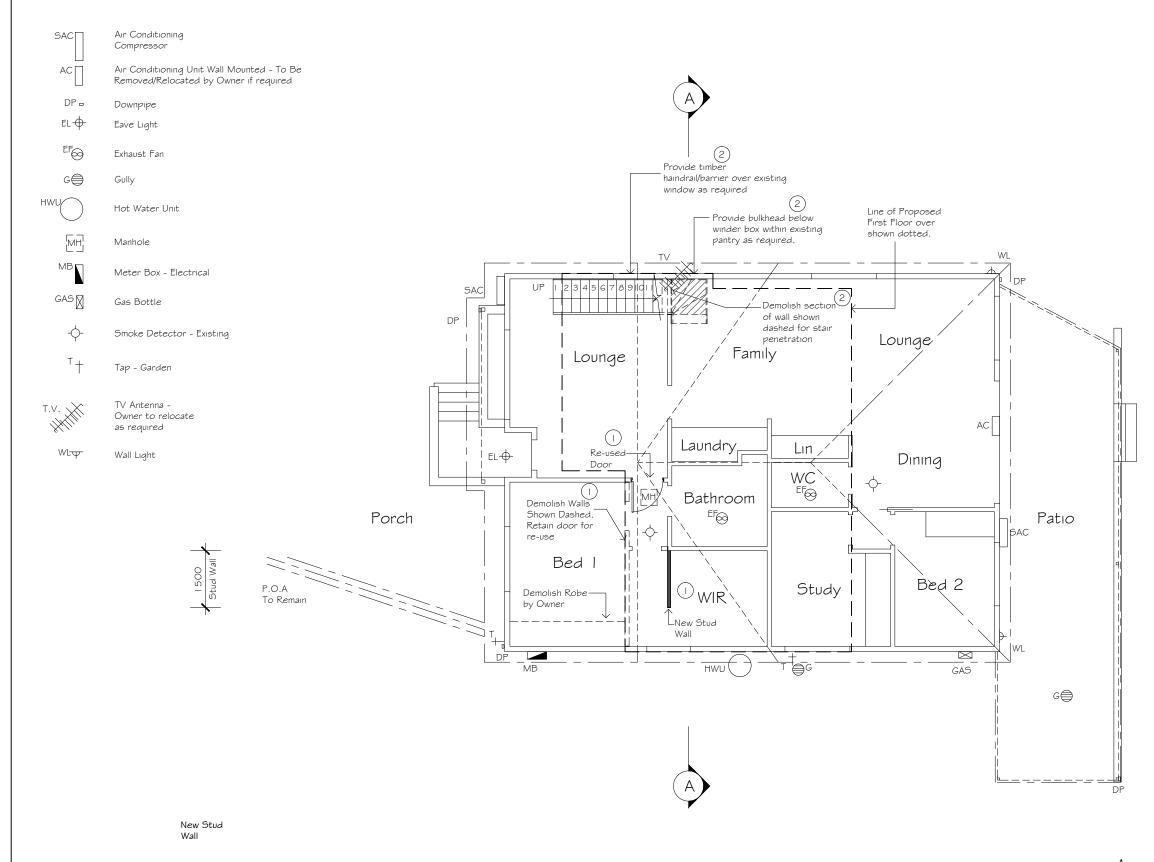
BASIX COMMITMENTS			COMPLYING I	DEVELOPMENT DETAILS	SPEC	IFICATION SUMMARY	SPECIAL NOTES					
CERTIFICATE NO. A228524				<u> </u>		CUCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN 9 ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY					
FIXTURES AND SYSTEMS			7	3.90m²	WALLS: F5 SOFTWOOD		ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY WITH THE BUILDING CODE OF AUSTRALIA (NCC). AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS. CONNECT/INSTALL THREE (3) CEILING SWEEP FANS & ONE (1) 3-IN-1					
LIGHTING			┪ :	LOW DENSITY RESIDENTIAL 5.415 METRES) > I Om \$ < I &m AT BUILDING LINE	90 X 35 EXT. STUDS @ .600 CTS TO MANUFACTURERS							
			CONTROLS	5.413 METICES/ > TOTH & CTOTH AT BUILDING LINE	1	<u> </u>	FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER). • INSTALLATION OF ONE (1) SHAVING CABINET TO SHOWER ROOM (AS					
	(LED) LAMPS	III-LIVIII IIIIG-DIODL		280.002	FLOOR: 190x45mm MIN	N. FLOOR JOISTS WIND LOAD W 33 N	SUPPLIED BY OWNER)					
WET AREAS:		STAR RATED	MAX FSR 380.00 m ²		FINISHES		NEW EAVE LINNINGS & GABLE VERGES II	NEW EAVE LINNINGS & GABLE VERGES TO BE VINYL				
NEW OR ALTERED		STAR RATED STAR RATED	MAX SITE COVERAGE MAX HEIGHT	50% (331.95m²)	BRICKWORK	N/A						
	INSULATION REQUIREMENTS		COMPLIANCE	8.5 metres	FLOORING	EX. 113X25 T#G CYPRESS PINE FLOORBOARDS LAID	_AID					
		FLOOR AREA		-	OVER 19mm STRUCTURAL PARTICLEBOARD							
DWELLING OR BUILDIN			EXISTING HOUSE	130.16m² (EXC. PORCH, PATIO \$ GARAGE)	CLADDING	VINYL CLADDING OVER PLASTIC WALL SYSTEM						
FLAT CEILING,	CEILING: R 1.95 (UP) ROOF: FOIL BACKED E	LANKET (E.E.		(200, 101011, 17110 + 071002)		PROFILE : TBA COLOUR : TBA						
PITCHED ROOF	DARK (SOLAR ABSOR				WINDOWS - TREND	FRAME: PREFINISHED ALUMINIUM						
EXTERNAL WALL: FRAN	45D DI 20 (BI 70 NG)	LIDING CONCEDUCTION	FIRST FLOOR ADDITION TOTAL FSR	63.9 l m² (EXCLUDING STAIR VOID) 154.07m² COMPLIES	KEYED LOCKS (TERRAIN: 3)							
(WEATHERBOARD, FIB	101.00 (01.101.70 11101	LUDING CONSTRUCTION)	SITE COVERAGE	13-1.07 III 30 IVII E123	INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM						
METAL CLAD)				130.16m² (EXC. PORCH. PATIO \$ GARAGE)	TO ALL NEW OPERABLE WINDOW SASHES	MESH: FIBREGLASS						
	GLAZING REQUIREMENTS		EXISTING HOUSE		ROOF COVERING	PRE-FINISHED ZINCALUME ROOF SHEETING	WORKS BY OWNER					
WINDOWS	VINDOWS				ROOF COVERING	PROFILE: CORRUGATED	REMOVAL \$ INSTALLATION OF T.V ANTENNA IF REQUIRED \$ CONNECTION TO NEW AND EVICTING TV POINTS.					
WI, W2, W4, W7 # W		LUMINIUM, SINGLE PYROLYTIC J-VALUE: 5.7, SHGC:0.47)	GARAGE TOTAL	38.63m ² 168.79m ² COMPLIES (25.42%)	ROOF SARKING	COLOUR: SURFMIST R I .3 ALUMINIUM FOIL BACKED "ANTICON" INSULATION	NEW AND EXISTING TV POINTS. • CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR					
			HEIGHT			BLANKET	NEW T.V. AERIAL • PHONE AND/OR DATA CABLING.					
W5 \$ W6		STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75)		RI 17.70	INSULATION (FIBREGLASS)	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R2.4 POLASTIC INSULATION BLANKET TO EXTERNAL	REMOVAL & RELOCATION OF AIR CONDITIONING UNIT IF REQUIRED. FIT OUT OF FIRST FLOOR ADDITION AND GROUND FLOOR WALK IN ROBES					
	CHADING DEVICES			RL 17.70 RL 9.26		WALLS TO NEW FIRST FLOOR ADDITION RI.5 FIBREGLASS INSULATION BATTS TO NEW FIRST	DEMOLITION OF EXISTING BUILT IN ROBE IN BEDROOM 1. SUPPLY THREE (3) CEILING SWEEP FANS \$ ONE (1) 3-IN I FAN/LIGHT/HEATEI					
SHADING DEVICES		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX			FLOOR ADDITION EXTERNAL WALLS	UNIT.	, ,					
WINDOWS	/INDOWS		HEIGHT LANDSCAPE AREA	8.44 METRES COMPLIES	INTERNAL FIXINGS	DAR: PACIFIC MAPLE	 FLOOR SANDING # FINISH OF NEW T#G I ADDITION. 	FLOORING TO FIRST FLOO	OR			
WI, W2, W4, W5, W7	7 ¢ W8 EAVE / VERANDAH / PE >= 450MM	EAVE / VERANDAH / PERGOLA / BALCONY		1	1	SKIRTING: Ex. 75x25 COLONIAL ARCHITRAVE: Ex. 75x25 COLONIAL	SUPPLY ONE (I) SHAVING CABINET.					
	>= 450IVIIVI	>= 450MM		COMPLIANCE DEEMED UNDER CLAUSE 3.24(6) (a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE APEA	INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE "FLUSH"	-					
W6	NONE	NONE										
ı			II.	I LANDSCAPE AREA				7				
				LANDSCAPE AREA	STAIRCASE	TYPE: CLOSED TIMBER						
			REQUIRED SIDE SETBACKS	COMPLIES	STAIRCASE MAPLE TREADS \$ RISER							
				COMPLIES $> 10 \text{m} \$ < 18 \text{m} (900 \text{mm} + \frac{1}{4} \text{HEIGHT OVER } 4.5 \text{m})$		S WIDTH: 900mm						
			REQUIRED SIDE SETBACKS WALL HEIGHT PROPOSED	COMPLIES		S WIDTH: 900mm RISE: 18 @ 185mm						
				COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m) RL 16.23 \[\begin{align*} \text{RL 16.23 - RL 9.05} = 7.18 High \end{align*}	MAPLE TREADS \$ RISER	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD)	G FINAL CONSTRUCTION	N.L.	23-11-15			
			WALL HEIGHT PROPOSED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m) RL 16.23		S WIDTH: 900mm RISE: 18 @ 185mm	F TO CONTRACTS	B.P.	26-10-15			
			WALL HEIGHT PROPOSED EAST SIDE	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{High} 7.18 - 4.5 / 4 + 0.9 = 1570mm required} 2650mm PROPOSED COMPLIES	MAPLE TREADS \$ RISER	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST	F TO CONTRACTS E CHECK PLAN	B.P. N.E.	26-10-15			
			WALL HEIGHT PROPOSED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{HEIGHT OVER } 4.5m) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{High} 7.18 - 4.5 / 4 + 0.9 = 1570mm required} 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{High} 7.01 - 4.5 / 4 + 0.9 = 1528mm required}	MAPLE TREADS \$ RISER FASCIA \$ BARGE BOARDS	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION \$ BASIX ADDED	B.P. N.E. S.C.	26-10-15 14-10-15 17-09-15			
			WALL HEIGHT PROPOSED EAST SIDE	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{HEIGHT OVER } 4.5m) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{High} 7.18 - 4.5 / 4 + 0.9 = 1570mm required} 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{High} 7.01 - 4.5 / 4 + 0.9 = 1528mm required}	MAPLE TREADS \$ RISER	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION \$ BASIX ADDED C POV 16974	B.P. N.E. S.C.	26-10-15 14-10-15 17-09-15 07-09-15			
			WALL HEIGHT PROPOSED EAST SIDE	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{HEIGHT OVER } 4.5m) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{High} 7.18 - 4.5 / 4 + 0.9 = 1570mm required} 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{High} 7.01 - 4.5 / 4 + 0.9 = 1528mm required} 2920mm PROPOSED COMPLIES	MAPLE TREADS \$ RISER FASCIA \$ BARGE BOARDS	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT	B.P. N.E. S.C. S.C.	26-10-15 14-10-15 17-09-15 07-09-15			
			WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{HEIGHT OVER } 4.5m) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{High} 7.18 - 4.5 / 4 + 0.9 = 1570mm required} 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{High} 7.01 - 4.5 / 4 + 0.9 = 1528mm required} 2920mm PROPOSED COMPLIES	MAPLE TREADS \$ RISER FASCIA \$ BARGE BOARDS GUTTERS \$ DOWNPIPES	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION \$ BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL \$ POV 16773	B.P. N.E. S.C. S.C. S.C. S.C.	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
			WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High } 7.18 - 4.5 / 4 + 0.9 = 1570mm required } 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High } 7.01 - 4.5 / 4 + 0.9 = 1528mm required } 2920mm PROPOSED COMPLIES	MAPLE TREADS \$ RISER FASCIA \$ BARGE BOARDS	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE	B.P. N.E. S.C. S.C.	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
			WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High } 7.18 - 4.5 / 4 + 0.9 = 1570mm required } 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High } 7.01 - 4.5 / 4 + 0.9 = 1528mm required } 2920mm PROPOSED COMPLIES	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION \$ BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL \$ POV 16773	B.P. N.E. S.C. S.C. S.C. S.C.	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
			WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.55 \text{ METRES}	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE	B.P. N.E. S.C. S.C. S.C. DRAWN	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
	DAINIT COLLED		WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High } 7.18 - 4.5 / 4 + 0.9 = 1570mm required } 2650mm \text{ PROPOSED COMPLIES} RL 16.23 - RL 9.22 = 7.01 \text{ High } 7.01 - 4.5 / 4 + 0.9 = 1528mm required } 2920mm \text{ PROPOSED COMPLIES} 10.15 \text{ METRES} 10.95 \text{ METRES} 10.55 \text{ METRES} PROPOSE SETBACK 12.81 \text{ METRES}	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER	B.P. N.E. S.C. S.C. S.C. DRAWN	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
	PAINT SCHED	ULE	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.55 \text{ METRES}	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE DESIGN CONSULTANT: ROSS ALLEN	B.P. N.E. S.C. S.C. S.C. DRAWN	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
	BRAND CODE	ULE COLOUR	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm \text{ required 2650mm PROPOSED COMPLIES} RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm \text{ required 2920mm PROPOSED COMPLIES} 10.15 \text{ METRES} 10.95 \text{ METRES} 10.55 \text{ METRES PROPOSE SETBACK 12.81 METRES COMPLIES}	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER	B.P. N.E. S.C. S.C. S.C. DRAWN	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
EXTERNAL			WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.95 \text{ METRES} 10.95 \text{ METRES} COMPLIES REQUIRED REAR SETBACK FOR SITE > 300m ² BUT < 900m ² FOR ANY PART OF A BUILDING	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. ISSUE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER FOR MR T MCTEAR & MS I	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
EXTERNAL	BRAND CODE eg. WATTYL	COLOUR	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.95 \text{ METRES} 10.95 \text{ METRES} PROPOSE SETBACK 12.81 \text{ METRES} COMPLIES REQUIRED REAR SETBACK FOR SITE >300m ²	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. 195UE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER FOR MR T MCTEAR & MS II AT 5 MELBA ROAD,	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
EXTERNAL ITEM Soffit Lining	BRAND eg. WATTYL Haymes	COLOUR Classic Cream	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.95 \text{ METRES} 10.95 \text{ METRES} COMPLIES REQUIRED REAR SETBACK FOR 9ITE > 300m ² BUT < 900m ² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK FINISHED GROUND LEVICONDITIONS. DO NOT SCALE OFF DR	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. 195UE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER FOR MR T MCTEAR & MS II AT 5 MELBA ROAD,	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH	26-10-15 14-10-15 17-09-15 07-09-15 17-08-15			
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EXTERNAL ITEM Soffit Lining	BRAND eg. WATTYL Haymes	COLOUR Classic Cream	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED REQUIRED SETBACK - REAR	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 \text{ METRES} 10.95 \text{ METRES} 10.95 \text{ METRES} 10.95 \text{ METRES} REQUIRED REAR SETBACK 12.81 \text{ METRES} COMPLIES REQUIRED REAR SETBACK FOR SITE > 300m ² BUT < 900m ² FOR ANY PART OF A BUILDING 4.5 \text{ METRES AND HIGHER - 8 METRES} PROPOSED SETBACK 9.82 \text{ COMPLIES}	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK FINISHED GROUND LEVI CONDITIONS. DO NOT SCALE OFF DR ALL DIMENSIONS SHOW MEASURE DURING CON	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER ELS SHOWN ON PLAN ARE SUBJECT TO SITE AWINGS. WN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION \$ BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL \$ POV 16773 No. ISSUE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS \$ ALTER FOR MR T MCTEAR \$ MS II AT 5 MELBA ROAD, LALOR PARK, NSW 2 COUNCIL: BLACKTOWN	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH 1 47 A.B.N. 54 000 605 40 SUITE 41, 410 CHURCH NORTH PARRAMATTA 21	26-10-13 14-10-15 17-09-15 07-09-15 17-08-15 16-07-15 DATE			
EXTERNAL ITEM Soffit Lining	BRAND eg. WATTYL Haymes	COLOUR Classic Cream	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED REQUIRED SETBACK - REAR PRIVACY W4	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm required 2650mm PROPOSED COMPLIES RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm required 2920mm PROPOSED COMPLIES 10.15 METRES 10.95 METRES PROPOSE SETBACK 12.81 METRES COMPLIES REQUIRED REAR SETBACK FOR SITE >300m ² BUT <900m ² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES PROPOSED SETBACK 9.82 COMPLIES	FASCIA & BARGE BOARDS GUTTERS & DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK FINISHED GROUND LEVI CONDITIONS. DO NOT SCALE OFF DR ALL DIMENSIONS SHOW MEASURE DURING CON NO ALLOWANCE HAS BE	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER ELS SHOWN ON PLAN ARE SUBJECT TO SITE AWINGS. VN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION. EEN MADE FOR SHRINKAGE OR MILLING.	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. 155UE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER FOR MR T MCTEAR & MS I AT 5 MELBA ROAD, LALOR PARK, NSW 2 COUNCIL: BLACKTOWN	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH I 47 A.B.N. 54 000 605 40 SUITE 41, 410 CHURCH NORTH PARRAMATTA 21 PHONE: (02) 9849 444	26-10-1 14-10-19 17-09-19 07-09-1 17-08-19 16-07-19 DATE			
EXTERNAL ITEM Soffit Lining	BRAND eg. WATTYL Haymes	COLOUR Classic Cream	WALL HEIGHT PROPOSED EAST SIDE WEST SIDE REQUIRED SETBACK - FRONT ADJOINING SETBACK EAST No.3 MELBA ROAD ADJOINING SETBACK WEST No.7 MELBA ROAD AVERAGE REQUIRED REQUIRED SETBACK - REAR	COMPLIES > 10m \$ < 18m (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m}) RL 16.23 RL 16.23 - RL 9.05 = 7.18 \text{ High 7.18 - 4.5 / 4 + 0.9} = 1570mm \text{ required 2650mm PROPOSED COMPLIES} RL 16.23 - RL 9.22 = 7.01 \text{ High 7.01 - 4.5 / 4 + 0.9} = 1528mm \text{ required 2920mm PROPOSED COMPLIES} 10.15 \text{ METRES 10.95 METRES PROPOSE SETBACK 12.81 METRES COMPLIES} REQUIRED REAR SETBACK FOR SITE > 300m ² BUT < 900m ² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES PROPOSED SETBACK 9.82 COMPLIES BEDROOM WINDOW < 2M IN AREA - NO ADDITIONAL PRIVACY MEASURES REQUIRED. BEDROOM WINDOW < 2M IN AREA - NO BEDROOM WINDOW < 2M IN AREA - NO BEDROOM WINDOW < 2M IN AREA - NO	FASCIA \$ BARGE BOARDS GUTTERS \$ DOWNPIPES HOT WATER UNIT PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK FINISHED GROUND LEVI CONDITIONS. DO NOT SCALE OFF DR ALL DIMENSIONS SHOW MEASURE DURING CON NO ALLOWANCE HAS BE COPYRIGHT THIS DES ISSUED FOR THE SOLE	WIDTH: 900mm RISE: 18 @ 185mm GOING: 240mm (260mm TREAD) MATERIAL: PREFINISHED ZINCALUME FASCIA COLOUR: SURFMIST BARGE COLOUR: SURFMIST BARGE SOAKER COLOUR: WOODLAND GREY TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: WOODLAND GREY DOWNPIPE COLOUR: SURFMIST CONNECT TO EXISTING FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY OWNER PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER ELS SHOWN ON PLAN ARE SUBJECT TO SITE AWINGS. VN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION. EEN MADE FOR SHRINKAGE OR MILLING.	F TO CONTRACTS E CHECK PLAN D CDC APPLICATION & BASIX ADDED C POV 16974 B TO CLIENT A TECHNICAL & POV 16773 No. 155UE DESIGN CONSULTANT: ROSS ALLEN PROPOSED ADDITIONS & ALTER FOR MR T MCTEAR & MS II AT 5 MELBA ROAD, LALOR PARK, NSW 2 COUNCIL: BLACKTOWN	B.P. N.E. S.C. S.C. S.C. DRAWN RATIONS M DARROCH 1 47 A.B.N. 54 000 605 40 SUITE 41, 410 CHURCH NORTH PARRAMATTA 21	26-10-1: 14-10-15 17-09-15 07-09-1 17-08-15 16-07-15 DATE			
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Legend

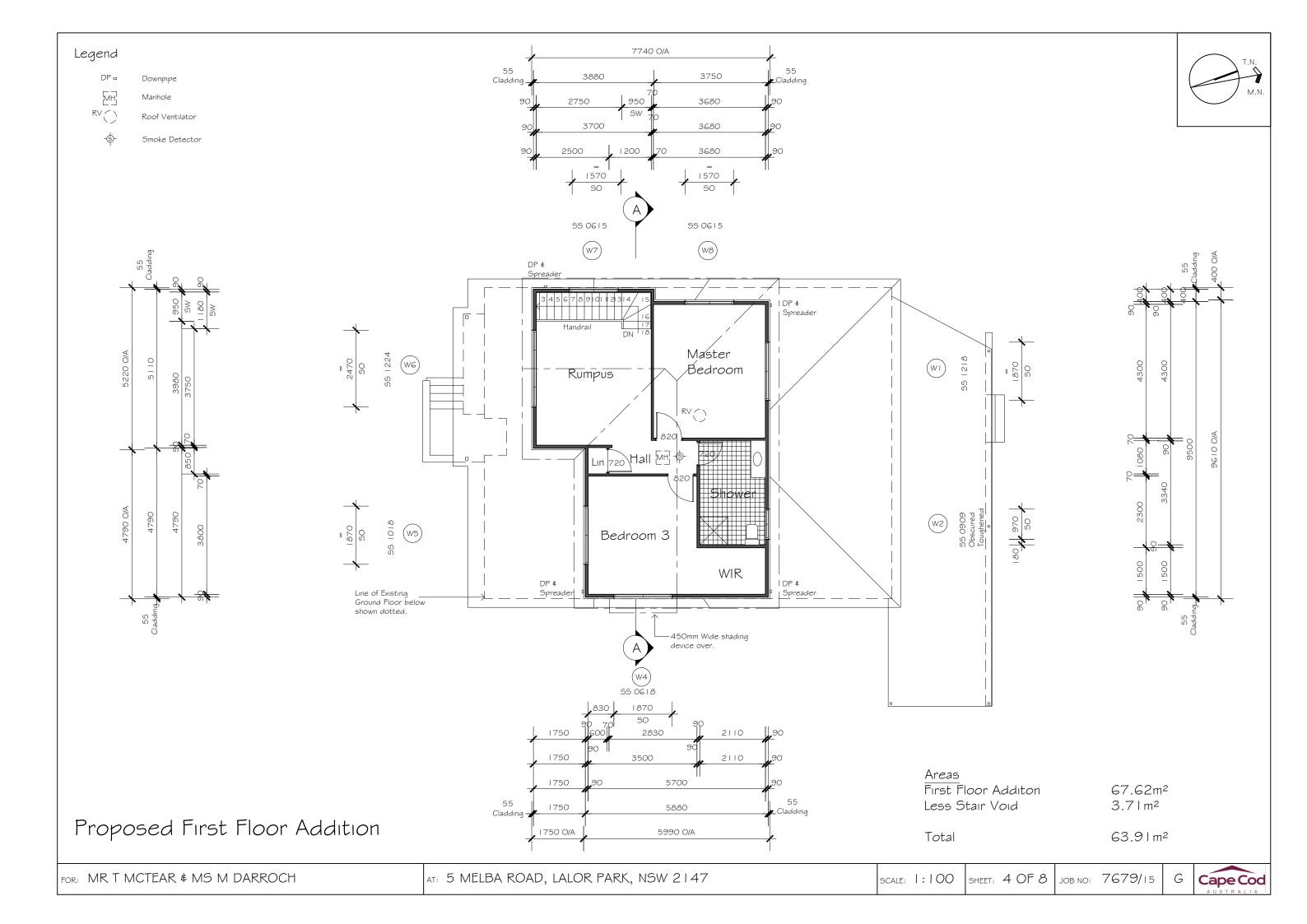


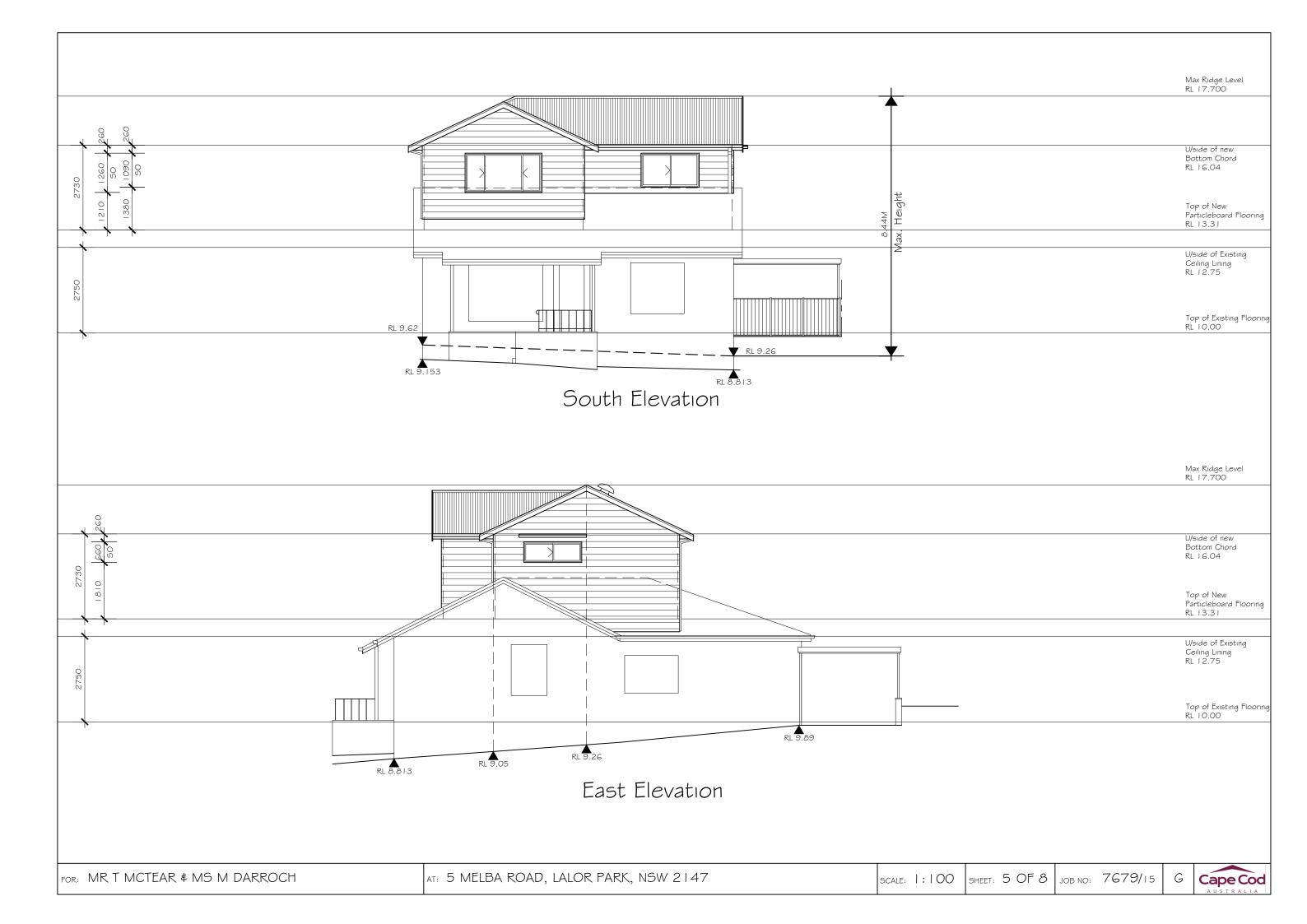


Ground Floor Plan

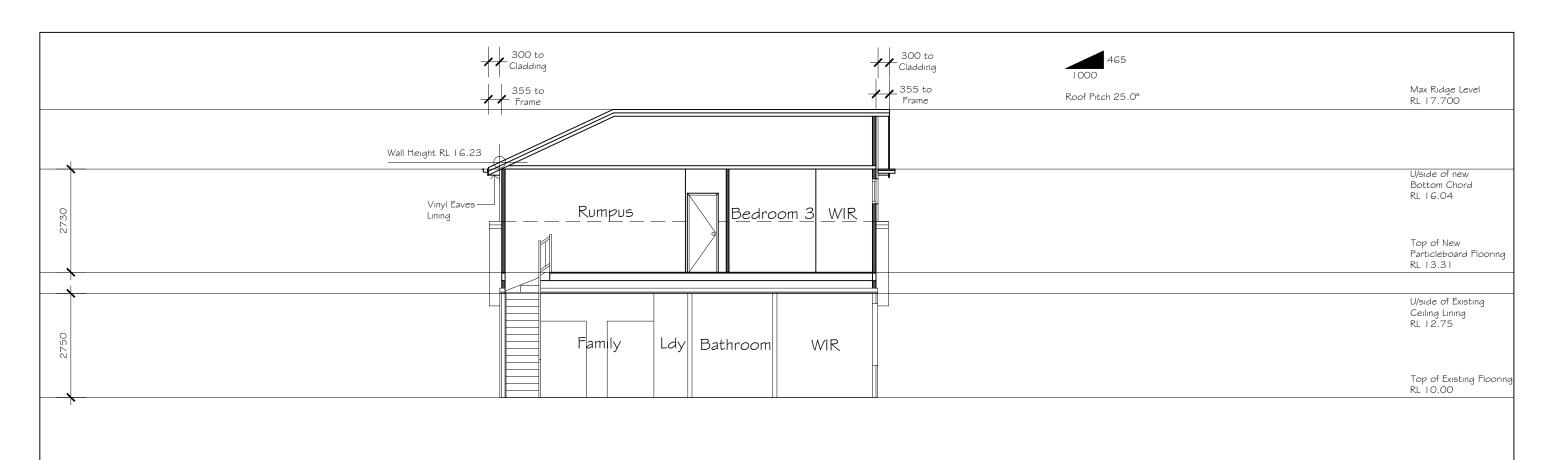
Areas Existing House Garage

130.16m² 38.63m²











WINDOW SCHEDULE (BASIX A228524)				CLIENT:		ALUMINIUM TREND WINDOV						
STANDARD NOTES:						EX-STOCK COLOURS: PEAR	L WHITE GLOSS, DUNE, STONE	BEIGE, MONUMENT,				
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE						ANODIC OFF WHITE, ANODIC NATURAL MATT, WOODLAND GREY, ULTRA BLACK.						
	WITH "KEYED ALIKE" LOCKS OTED "R" HAVE RESTRICTED OPE	NINGS TO COMPLY WIT	H THE	BUII DER:	DATE:	DESIGNER'S COLOURS AVA	ILABLE: WHITE BIRCH, PRIMRO ARL, DEEP OCEAN, SURF MIST	OSE GLOSS, HAMMERSLEY	(
NCC 3.9.2.5				DOILDLIN		CHARCOAL, IRONSTONE.	ARL, DEEP OCEAN, SURF MIST	, JASPER, TREND METALLI	TERRAIN: 3	WIND LOAD: W 33 N		
	(WI) 55 1218	COLOUR	GLAZING		SPECIAL NOTES							
		SURFMIST	6.38 LAMIN	NATED	RESTRICT OPENING TO 125mm TO COMPLY WITH NCC.							
	N ELEVATION / MASTER BED	INSECT SCREEN	- GLASS		with the desired to the second							
	ALUMINIUM	ALUMINIUM										
	SLIDING OPEN / FIXED	FIBREGLASS MESH SURFMIST	REVEAL I 40mm		_			-				
	OT ENTITIVED	COLOUR	GLAZING		SPECIAL NOTES							
	(W2) 55 0909	SURFMIST	6.38 LAMIN	NATED	TRANSLUCENT FILM BY BUILDER.							
	N ELEVATION / SHOWER		GLASS									
	ALUMINIUM	ALUMINIUM	-									
	SLIDING	FIBREGLASS MESH	REVEAL					†				
	OPEN / FIXED	SURFMIST	I 40mm									
	(W3)	COLOUR	GLAZING		SPECIAL NOTES							
		_						4				
DELETED		INSECT SCREEN										
			REVEAL		_			_				
			RLVLAL		-			-				
		COLOUR	GLAZING		SPECIAL NOTES							
	(W4) 55 06 18	SURFMIST	6.38 LAMIN	NATED								
	E ELEVATION / BEDROOM 3	INSECT SCREEN	GLASS									
	ALUMINIUM	ALUMINIUM	-									
	SLIDING	FIBREGLASS MESH SURFMIST	REVEAL									
	OPEN / FIXED		I 40mm									
	(W5) 55 1018	COLOUR SURFMIST	GLAZING	4.5	SPECIAL NOTES RESTRICT OPENING TO 125mm TO COMPLY							
			SINGLE CLE (U-VALUE: 7	AK, 7.63,	WITH NCC.			-				
	S ELEVATION / BEDROOM 3 ALUMINIUM	INSECT SCREEN	SHGC: 0.7	5)								
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL		+							
	OPEN / FIXED	SURFMIST	I 40mm		7							
	(WC) co Loo4	COLOUR	GLAZING		SPECIAL NOTES							
	(W6) 55 1224	SURFMIST	SINGLE CLE	AR,								
	S ELEVATION / RUMPUS	INSECT SCREEN	(U-VALUE: 7									
	ALUMINIUM	ALUMINIUM										
	SLIDING OPEN / FIXED / OPEN	FIBREGLASS MESH SURFMIST	REVEAL I 40mm		_							
		COLOUR	GLAZING		SPECIAL NOTES							
	(W7) 55 06 15	SURFMIST	6.38 LAMIN	NATED	OF BOINE NOTES							
	W ELEVATION / RUMPUS	INGECT CODES	GLASS									
	ALUMINIUM	ALUMINIUM	\dashv									
	SLIDING	FIBREGLASS MESH	REVEAL					1				
	OPEN / FIXED	SURFMIST	I 40mm									
	(W8) 55 0615	COLOUR SURFMIST	GLAZING		SPECIAL NOTES							
	W ELEVATION / BEDROOM I		6.38 LAMIN GLASS	NATED				- <u> </u>				
	ALUMINIUM	INSECT SCREEN										
	SLIDING	ALUMINIUM FIBREGLASS MESH	REVEAL					┥ ├				
	OPEN / FIXED	SURFMIST	1 40mm									
			-									
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			1						I			
OR: MR T MCTE	AR & MS M DARRO	OCH .		AT: 5	MELBA ROAD. LALOR PARK. NS	6W 2147		SCALE: 1: NTS SE	HEET. 8 OF 8	IOB NO: 7679/15	GC	ane Coc