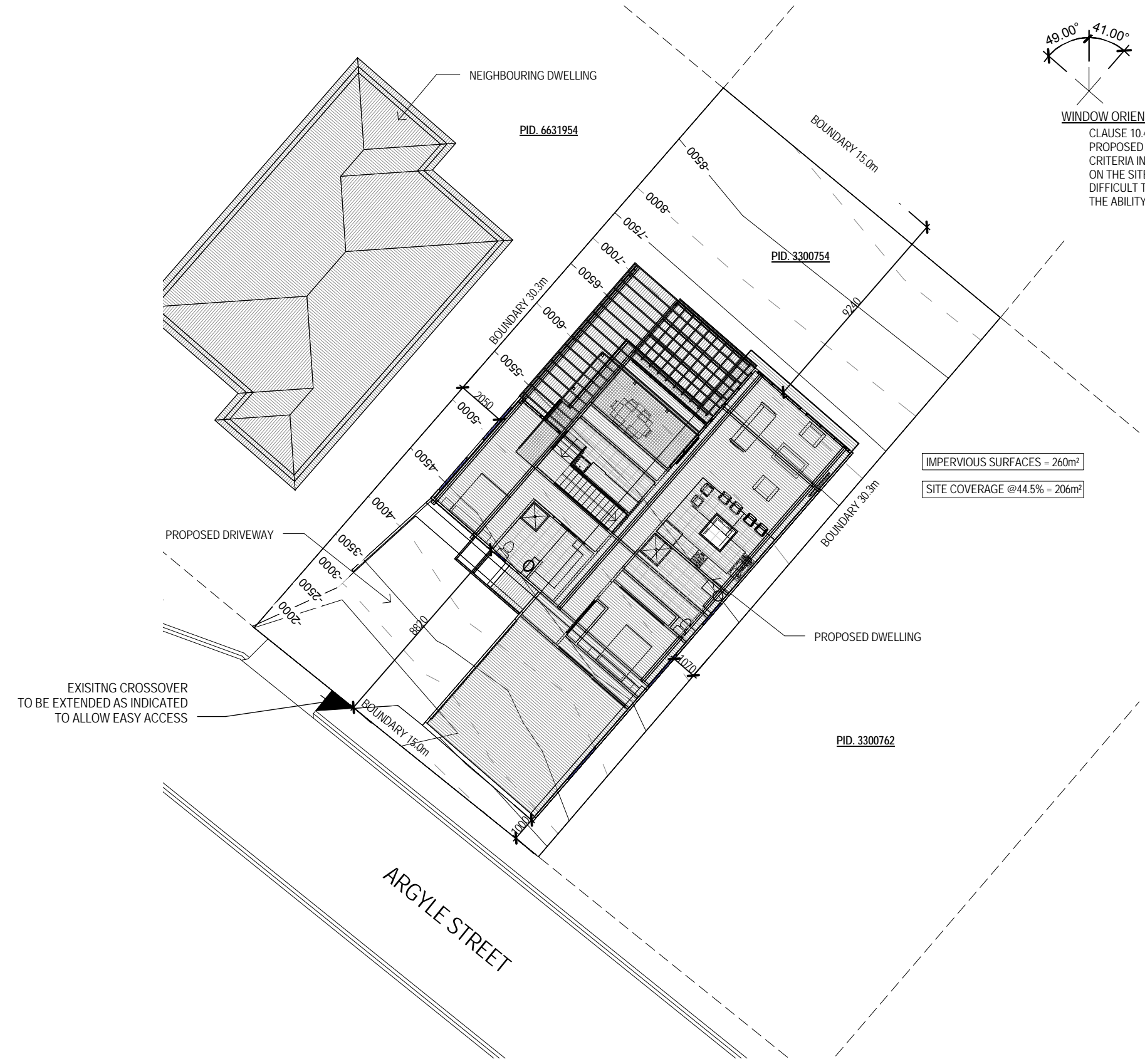


**WINDOW ORIENTATION**  
 CLAUSE 10.4.4  
 PROPOSED DWELLING MEETS THE PERFORMANCE CRITERIA IN WHICH THE DWELLING HAS BEEN DESIGNED ON THE SITE TO TAKE FULL ADVANTAGE OF SUN DIFFICULT TERRAIN AND SITE ORIENTATION RESTRICTS THE ABILITY FOR ACCEPTABLE SOLUTION REQUIREMENTS



IMPERVIOUS SURFACES = 260m<sup>2</sup>  
 SITE COVERAGE @44.5% = 206m<sup>2</sup>

EXISTING CROSSOVER TO BE EXTENDED AS INDICATED TO ALLOW EASY ACCESS

**SITE PLAN**  
 SCALE 1:200

**NOTE**  
 SEWER & STORMWATER FROM PROPOSED DWELLING TO BE DIRECTED INTO EXISTING SEWER & STORMWATER SYSTEM TO LOCAL COUNCIL REQUIREMENTS & AS3500

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 Project: PROPOSED DWELLING  
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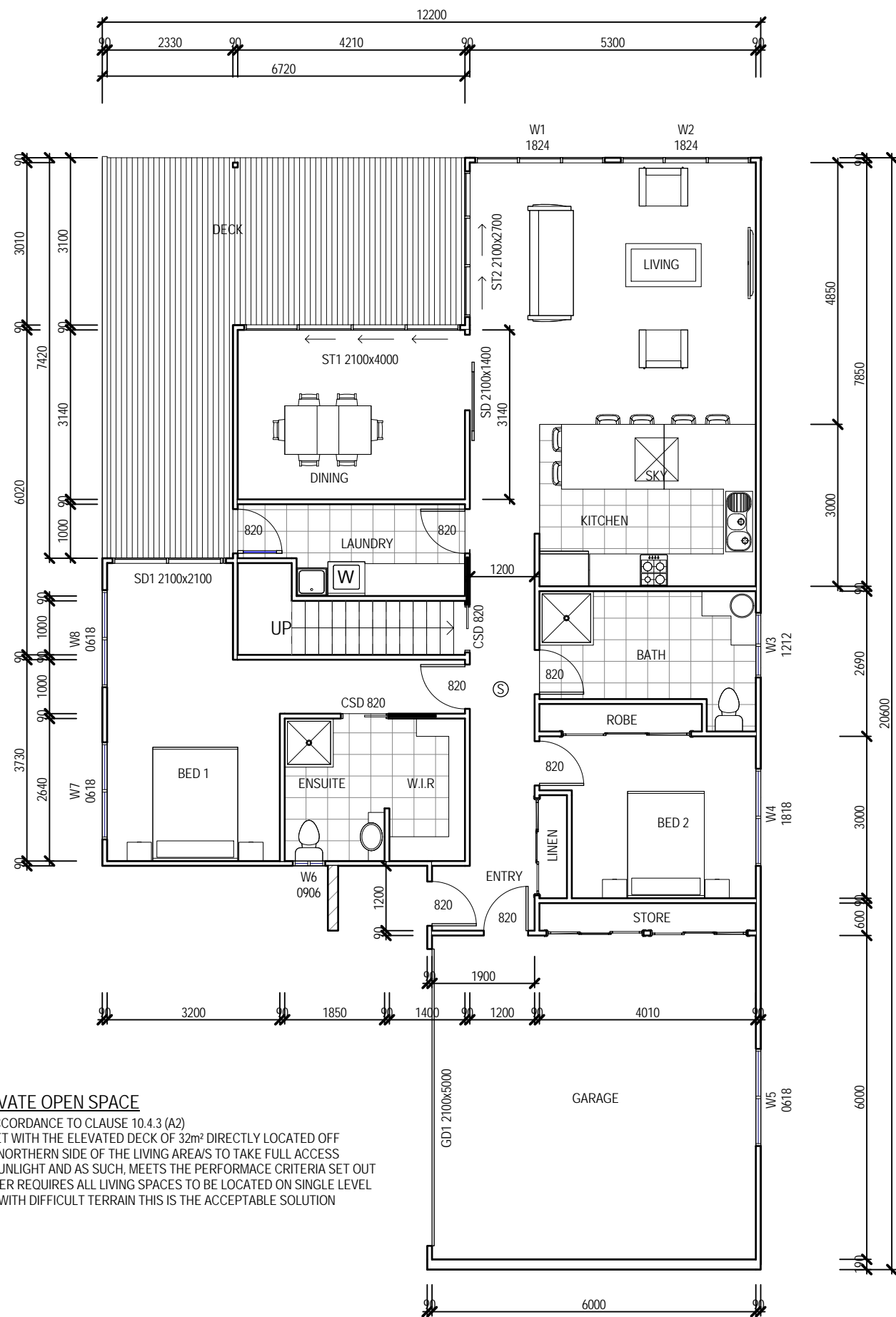
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				Drawn: A. Taylor
				Checked: A. Taylor
				Approved: J. Pfeiffer
				Scale: As Shown @ A3

B	HOUSE MOVED 1.0m (FRONT)	29.04.15	A.T.
A	ISSUED FOR APPROVAL	15.1.15	A.T.
Rev:	Amendment:	Date:	Int:

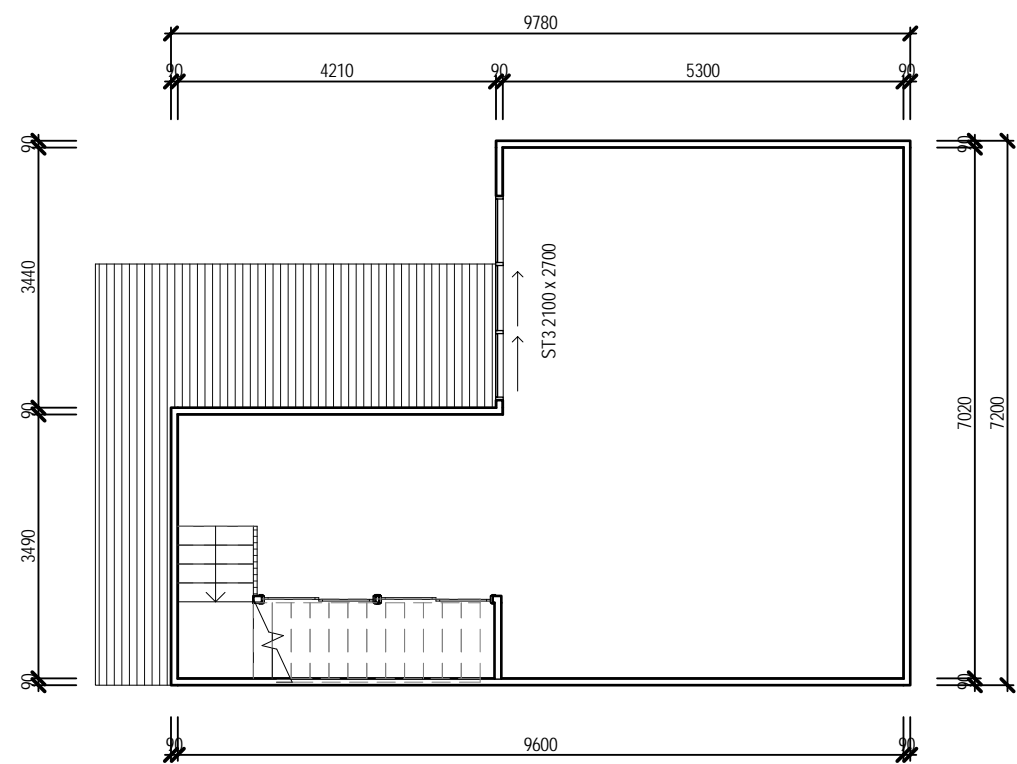
Accredited Building Designer/Architect	Drawing No:	Rev
Designer Name: J.Pfeiffer	21314 - A01	B
Accreditation No: CC2211T		

Ⓢ - DENOTES SMOKE DETECTOR

**SMOKE ALARMS**  
 PROVIDE AND INSTALL SMOKE ALARMS & HARD WIRE TO BUILDING POWER SUPPLY TO AS 3786. CEILING MOUNTED WITH 9VDC ALKALINE BATTERY BACKUP TO LOCATIONS INDICATED ON PLAN AND IN ACCORDANCE WITH BCA PART 3.7.2



**FLOOR PLAN**  
 SCALE 1:100



**SUB FLOOR**  
 SCALE 1:100

**WINDOW SCHEDULE**

MARK	HEIGHT	WIDTH	TYP
W1	1800	2400	DG
W2	1800	2400	DG
W3	1200	1200	DG
W4	1200	1800	DG
W5	600	1800	DG
W6	600	600	DG
W7	600	1800	DG - FROSTED
W8	600	1800	DG - FROSTED
ST1	2100	4000	DG
ST2	2100	2700	DG
ST3	2100	2700	DG
SD1	2100	2100	DG
SKY	1140	1180	

Area Schedule (Gross Building)		
Name	Area	Area (sq)
FLOOR LEVEL	135.65 m <sup>2</sup>	14.60
UPPER DECK	31.92 m <sup>2</sup>	3.44
GARAGE	37.63 m <sup>2</sup>	4.05
Sub Floor	55.24 m <sup>2</sup>	5.95
	260.44 m <sup>2</sup>	28.03

**PRIVATE OPEN SPACE**  
 IN ACCORDANCE TO CLAUSE 10.4.3 (A2) IS MET WITH THE ELEVATED DECK OF 32m<sup>2</sup> DIRECTLY LOCATED OFF THE NORTHERN SIDE OF THE LIVING AREA/S TO TAKE FULL ACCESS OF SUNLIGHT AND AS SUCH, MEETS THE PERFORMANCE CRITERIA SET OUT OWNER REQUIRES ALL LIVING SPACES TO BE LOCATED ON SINGLE LEVEL AND WITH DIFFICULT TERRAIN THIS IS THE ACCEPTABLE SOLUTION

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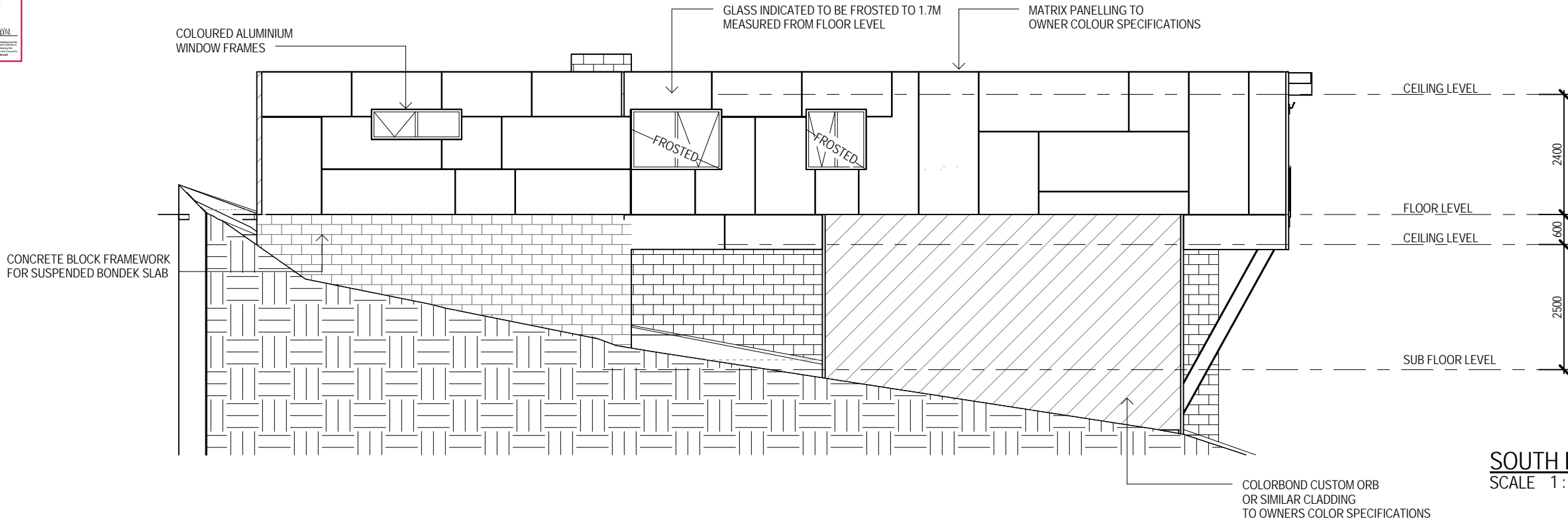
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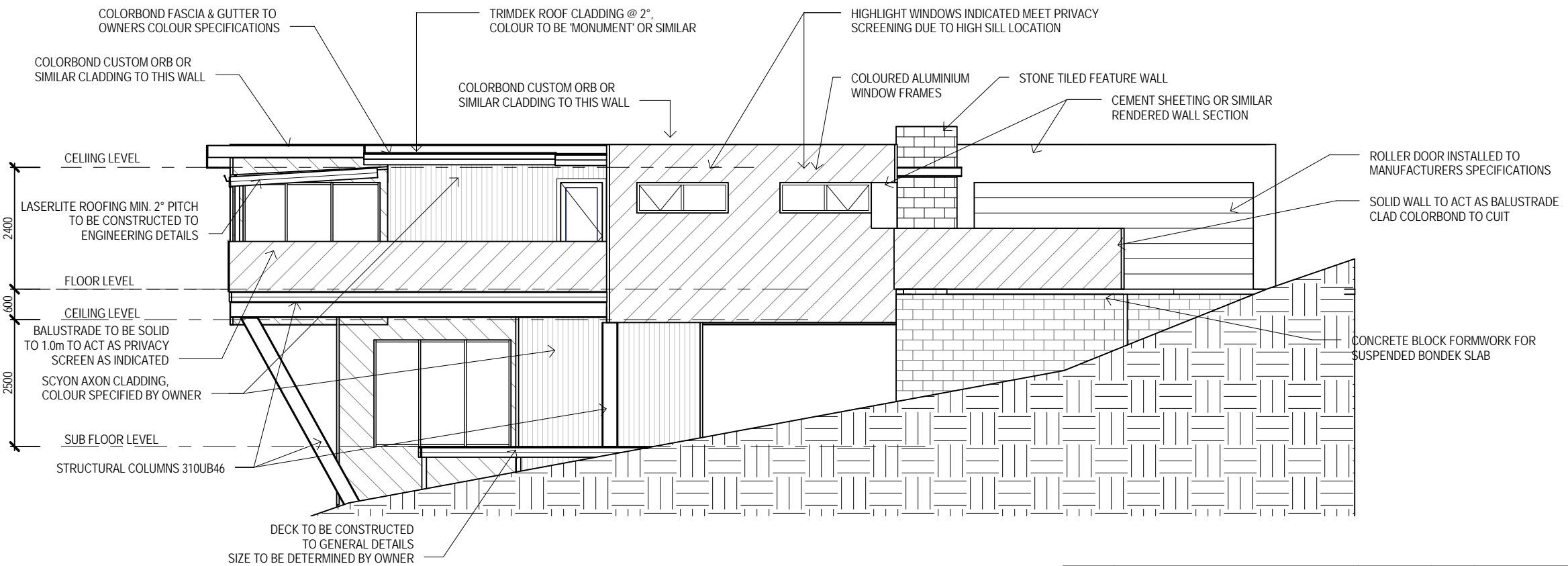
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				Drawn: A. Taylor	
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				Approved: J. Pfeiffer	
				Scale: As Shown @ A3	
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A	ISSUED FOR APPROVAL	15.1.15	A.T.	Designer Name: J. Pfeiffer	Rev B
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T	

SOFFIT / EAVE LINED WITH 'HARDIFLEX' CEMENT SHEETING

- TRIMMERS LOCATED WITHIN 1200 MM OF EXTERNAL CORNERS TO BE SPACED @ 500 MM CENTERS, REMAINDER OF SHEET - 700 MM CENTERS
- FASTENER / FIXINGS WITHIN 1200 MM OF EXTERNAL CORNERS @ 200 MM CENTERS, REMAINDER OF SHEET - 300 MM CENTERS



**SOUTH EAST ELEVATION**  
SCALE 1:100



**NORTH WEST ELEVATION**  
SCALE 1:100

**PRIVACY SCREENING (DECK)**  
PRIVACY SCREENING TO NORTH WEST DECK WILL NOT BE REQUIRED (CLAUSE 10.4.6) DUE TO THE FINISHED FLOOR LEVEL OF PROPOSED DWELLING BEING AT HEIGHT OF NEIGHBOURING DWELLING CEILING AND AS SUCH NO OVERLOOKING PRIVACY ISSUES INTO NEIGHBOURING DWELLING WILL BE PRESENT. BALUSTRADE TO BE SOLID TO 1.0m AS INDICATED WILL BE USED AS PRIVACY SCREEN. PRIVACY SCREEN TO NORTH EAST SIDE OF DECK NOT REQUIRED

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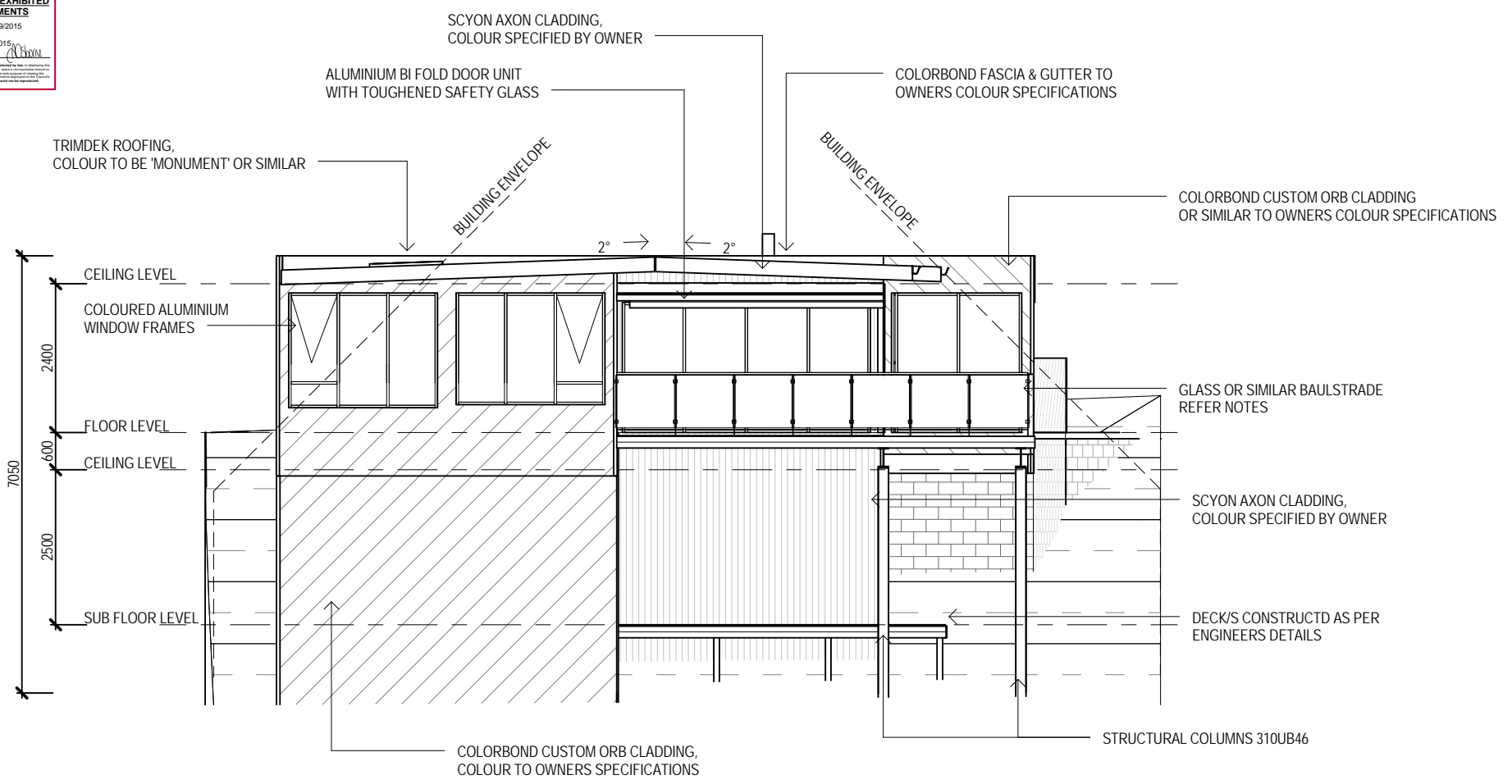


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Drawn:	A. Taylor
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Approved:	J. Pfeiffer
Scale:	As Shown @ A3

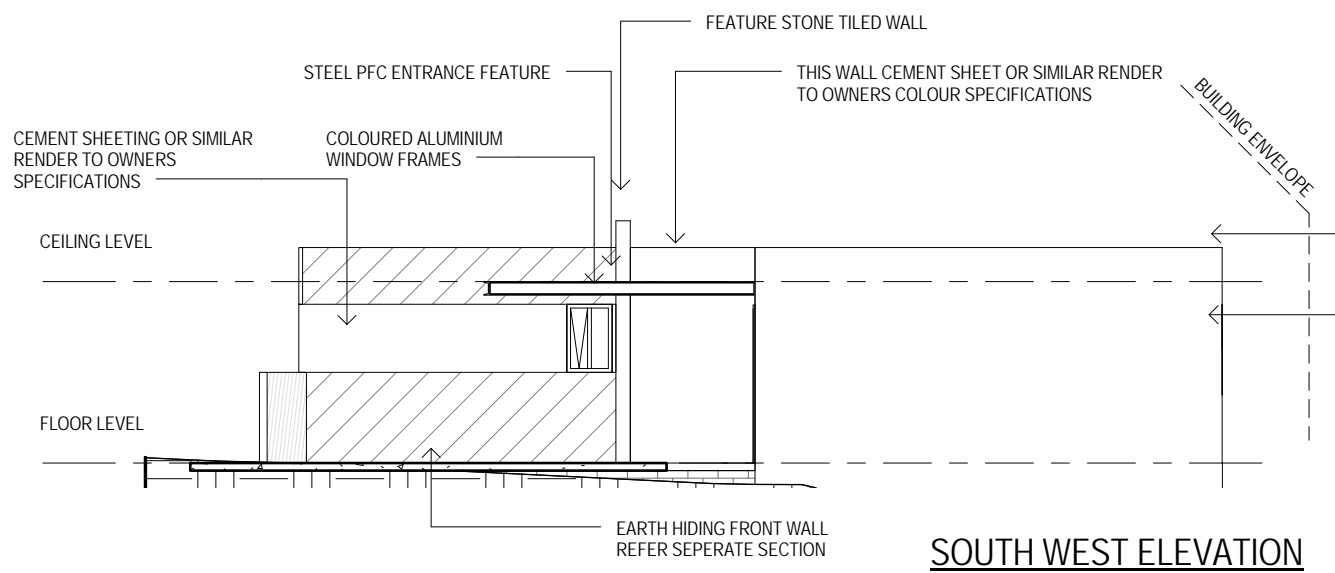
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Designer Name: J.Pfeiffer	21314 -A03	B
Accreditation No: CC2211T		

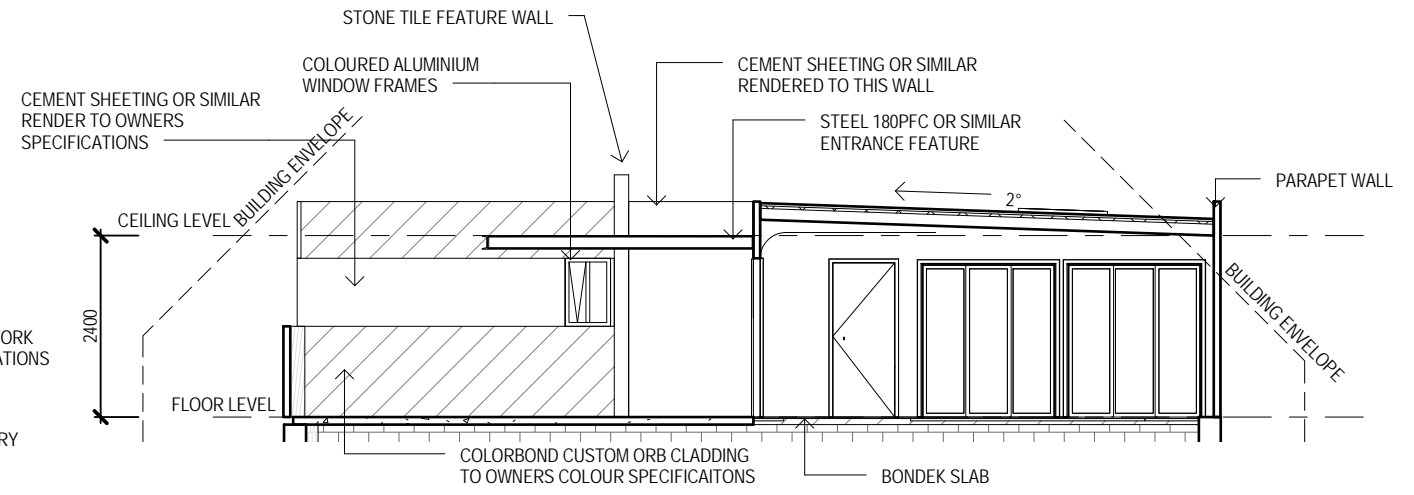




**NORTH EAST ELEVATION**  
 SCALE 1 : 100



**SOUTH WEST ELEVATION**  
 SCALE 1 : 100



**SOUTH WEST ELEVATION (1)**  
 SCALE 1 : 100

**BOUNDARY OFFSETS**

PROPOSED DWELLING IS BEING CONSTRUCTED OUTSIDE THE ACCEPTABLE BOUNDARY OFFSETS WHICH IS REQUIRED DUE TO THE DIFFICULT TERRAIN ENCOUNTERED ON THIS PROPERTY  
 THE PROPERTY LOCATED AT 4 ALFRED STREET HAS A CARPORT STRUCTURE LOACTED ON ITS SIDE BOUNDARY WHICH IS ARGYLE STREET  
 THE PROPERTY LOCATED AT 2 ARGYLE STREET IS LOCATED WITHIN THE FRONT BOUNDARY OFFSET WITH AN APPROX. DISTANCE OF 3.0m FROM BOUNDARY  
 GARAGE WALL LOCATED ON FRONT PROPERTY BOUNDARY IS REQUIRED DUE TO THE TERRAIN AND ANY SETBACK WILL RESULT IN THE DWELLING BEING PUSHED FURTHER DOWN THE PROPERTY TO STEEPER TERRAIN. MAIN DWELLING (EXCLUDING GARAGE) HAS 6.0m OFFSET FROM FRONT BOUNDARY MINIMISING STREET NOISE  
 THE PERFORMANCE CRITERIA HAVE BEEN MET WITH THE MAIN ISSUE OF A STEEP/DIFFICULT TERRAIN REQUIRING THE DWELLING TO BE CITED AS SHOWN

- SUB FLOOR VENTILATION. BCA VOLUME 2 PART 3.4.1.
- A MINIMUM OF 150 MM OF SUB FLOOR CLEARANCE IS TO BE PROVIDED BETWEEN FINISHED SURFACE LEVEL & THE UNDERSIDE OF THE FLOOR BEARER.
  - A MINIMUM OF 6000 MM<sup>2</sup> PER METRE OF SUB FLOOR VENTILATION IS TO BE UNIFORMLY DISTRIBUTED AROUND THE EXTERNAL AND INTERNAL WALLS OF THE BUILDING.
  - VENTS TO BE LOCATED NO GREATER THAN 600 MM FROM AN INTERNAL OR EXTERNAL CORNER.

PRYDA 230x75 - 52 HOLE VENT MAXIMUM SPACING 1050 MM ALONG WALL OR  
 PRYDA 230x165 - 117 HOLE VENT MAXIMUM SPACING 2350 MM ALONG WALL

ADDITIONAL VENTILATION PROVISIONS TO BE INSTALLED WHERE OBSTRUCTIONS SUCH AS CONCRETE VERANDAH'S, DECKS, PATIOS AND PAVING ARE INSTALLED & OBSTRUCT VENTILATION.

SELECTED ALUMINIUM FRAMED WINDOWS - BCA VOLUME 2 PART 3.6  
 POWDER COATED ALUMINIUM WINDOW & DOOR FRAMES, UNLESS OTHERWISE NOTED.  
 TASMANIAN OAK REVEALS AND TRIMS. ALL FLASHING AND FIXINGS TO MANUFACTURERS SPECIFICATIONS.

GLAZING & FRAME CONSTRUCTION TO AS 2047 & AS 1288  
 ALL FIXINGS AND FLASHINGS TO MANUFACTURERS REQUIREMENTS

- WIND CLASSIFICATION AS4055 WIND DESIGN: N3 41m/s
- TERRAIN CATEGORY: T2 (NO SHIELDING)
- SERVICEABILITY DESIGN & WIND PRESSURE: 1000
- WATER RESISTANCE: 150

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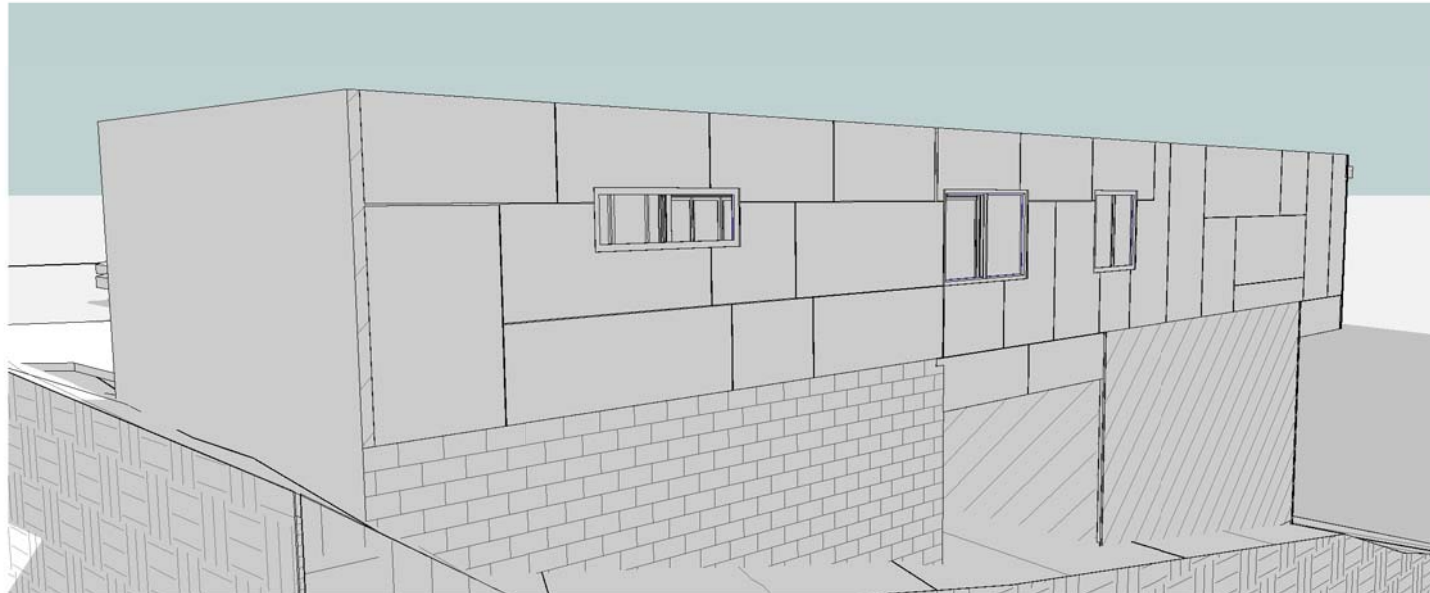
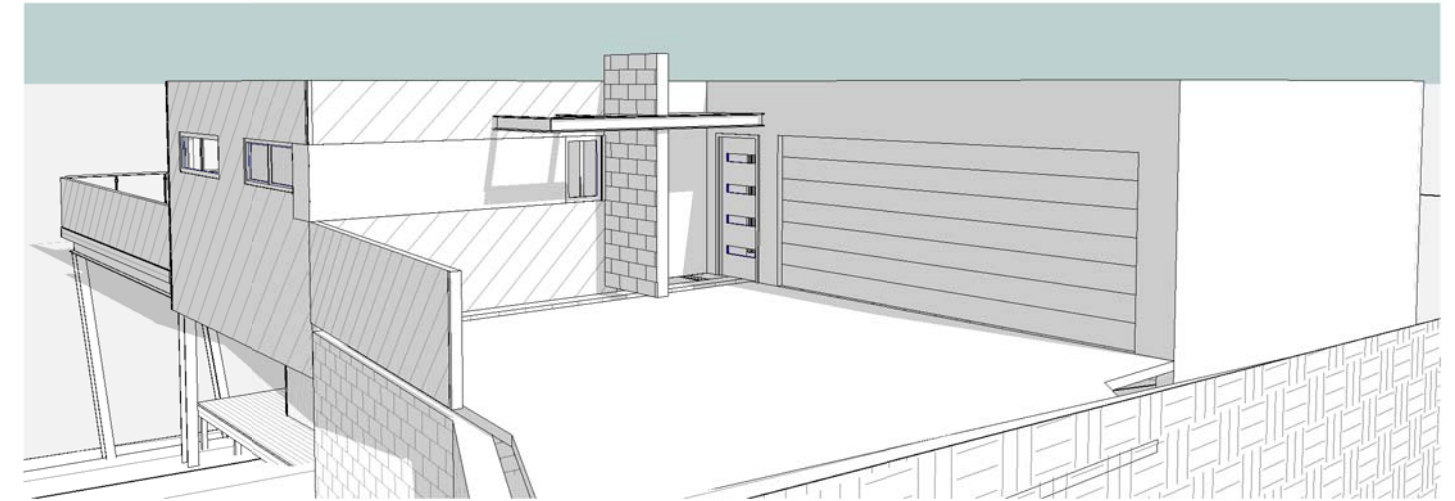
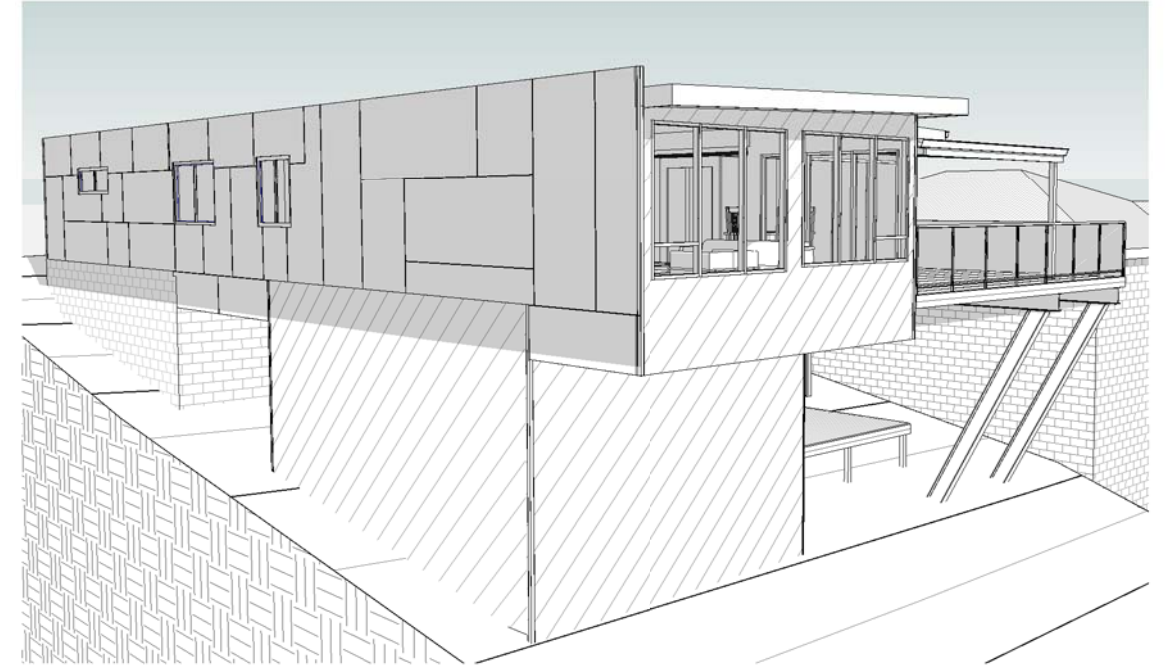
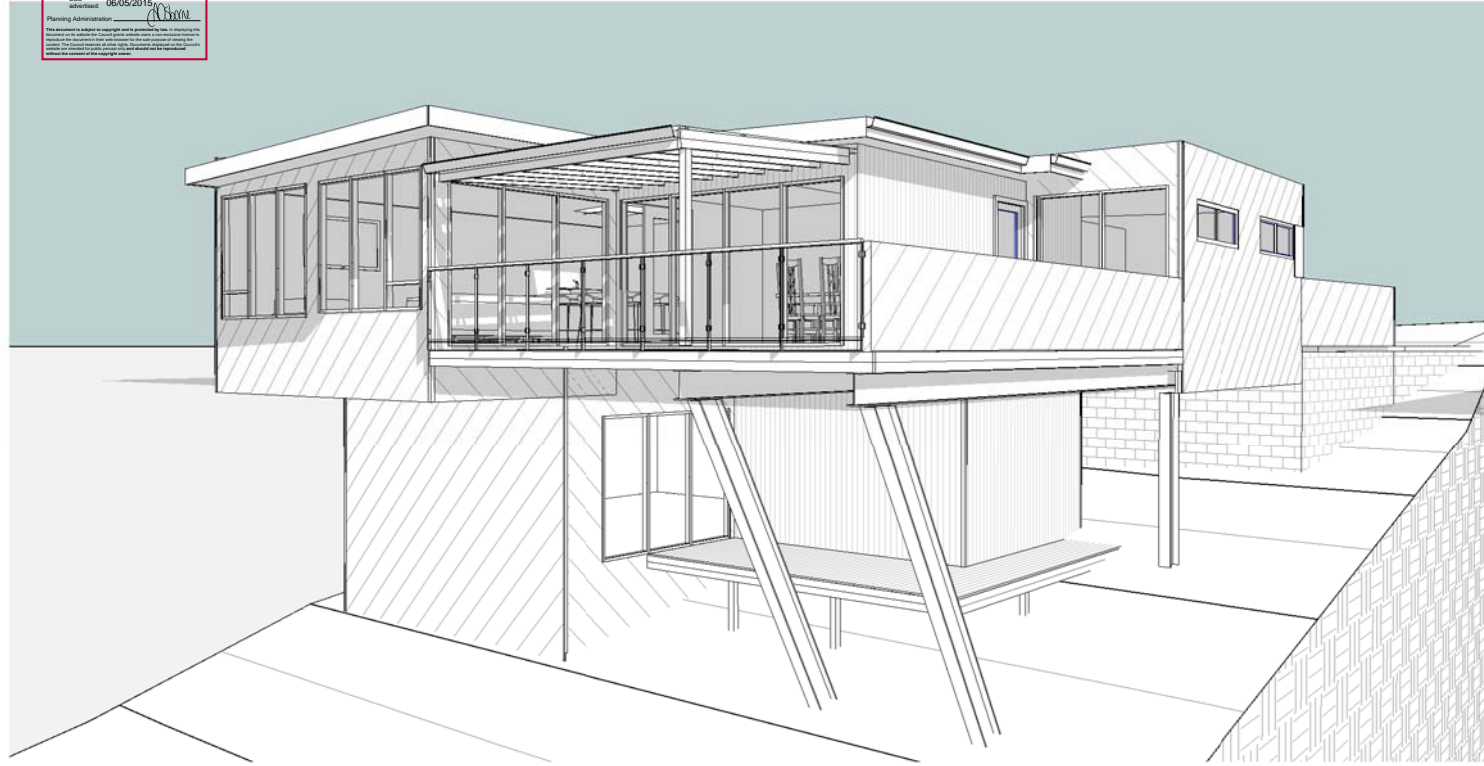
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A	ISSUED FOR APPROVAL	15.1.15	A.T.	Designer Name: J.Pfeiffer
Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T

Drawing No:	Rev
21314 -A04	B





PLANNING EXHIBITED DOCUMENTS  
 Ref. No: DA 0109/2015  
 Date: 06/05/2015  
 Planning Administrator: [Signature]



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Rev:	Amendment:	Date:	Int:	Accreditation No: CC2211T		



JUNE 21 9.00am  
 SCALE 1 : 300



JUNE 21 12.00pm  
 SCALE 1 : 300



JUNE 21 3.00pm  
 SCALE 1 : 300

**OVERSHADOWING**

PRIVATE OPEN SPACE LOCATED ON THE ELEVATED DECK TO THE NORTH IS VIRTUALLY FREE OF SHADOWS FROM NEIGHBOURING DWELLING AS THE FINISHED FLOOR LEVEL IS CLOSE TO ROOF LEVEL OF NEIGHBOURING PROPERTY  
 NEIGHBOURING PROPERTY TO THE SOUTH IS CURRENT VACANT AND AS SUCH HAS NO IMPACT ON THAT PROPERTY

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