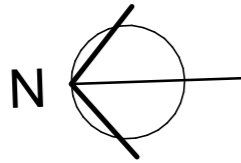




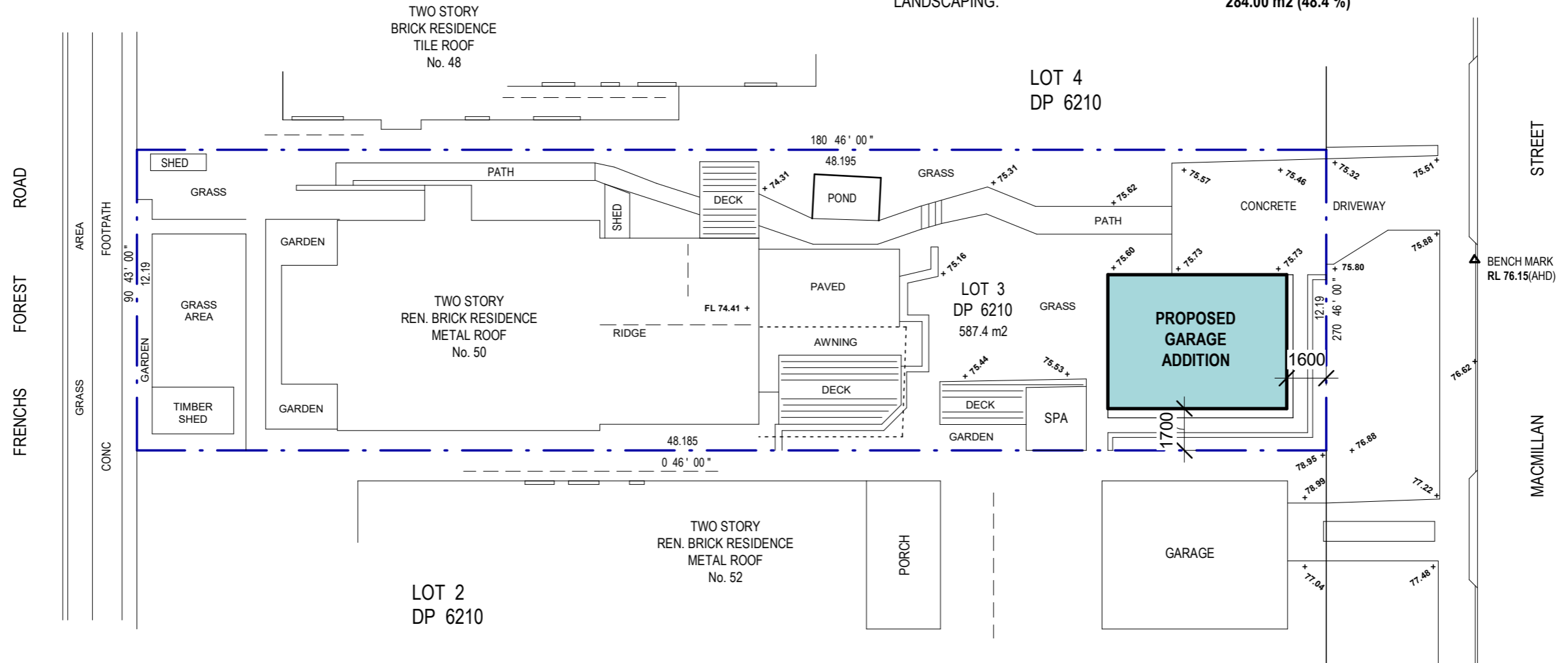
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Compliance Table

DCP / LEP		PROJECT
SITE AREA:		587.43 m ²
SITE WIDTH:		12.19 m
SITE COVERAGE:		50% = 293.71 m ² 49.40 %
FSR:		0.45:1 = 264.34 m ²
		DWELLING 182.23 m ²
		GARAGE LOFT 20.49 m ²
SETBACKS	REAR: STREET AVERAGE	1.60 m
	SIDE: 0.90 m	1.70 m
GARAGE HEIGHT:		5.21 m
LANDSCAPING:		284.00 m ² (48.4 %)



1 **SITE PLAN**
 1 : 200

NOTES:

- ALL WORK TO CONFORM TO THE CURRENT NCC SERIES / BCA & AUSTRALIAN STANDARDS
- BUILDER TO VERIFY ALL WORK ON SITE BEFORE COMMENCING BUILDING WORKS
- USE WRITTEN DIMENSIONS & DO NOT SCALE OFF DRAWINGS

STORMWATER:

- NEW DP TO CONNECT INTO EXISTING STORMWATER LINE TO STREET GUTTER OUTLET

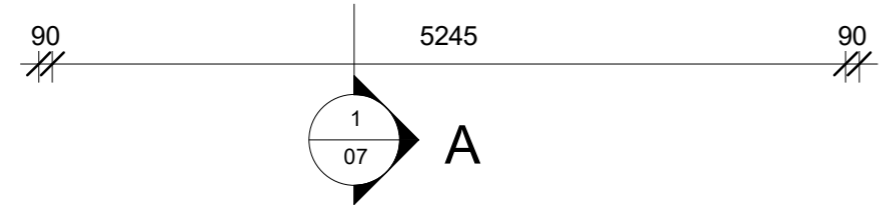
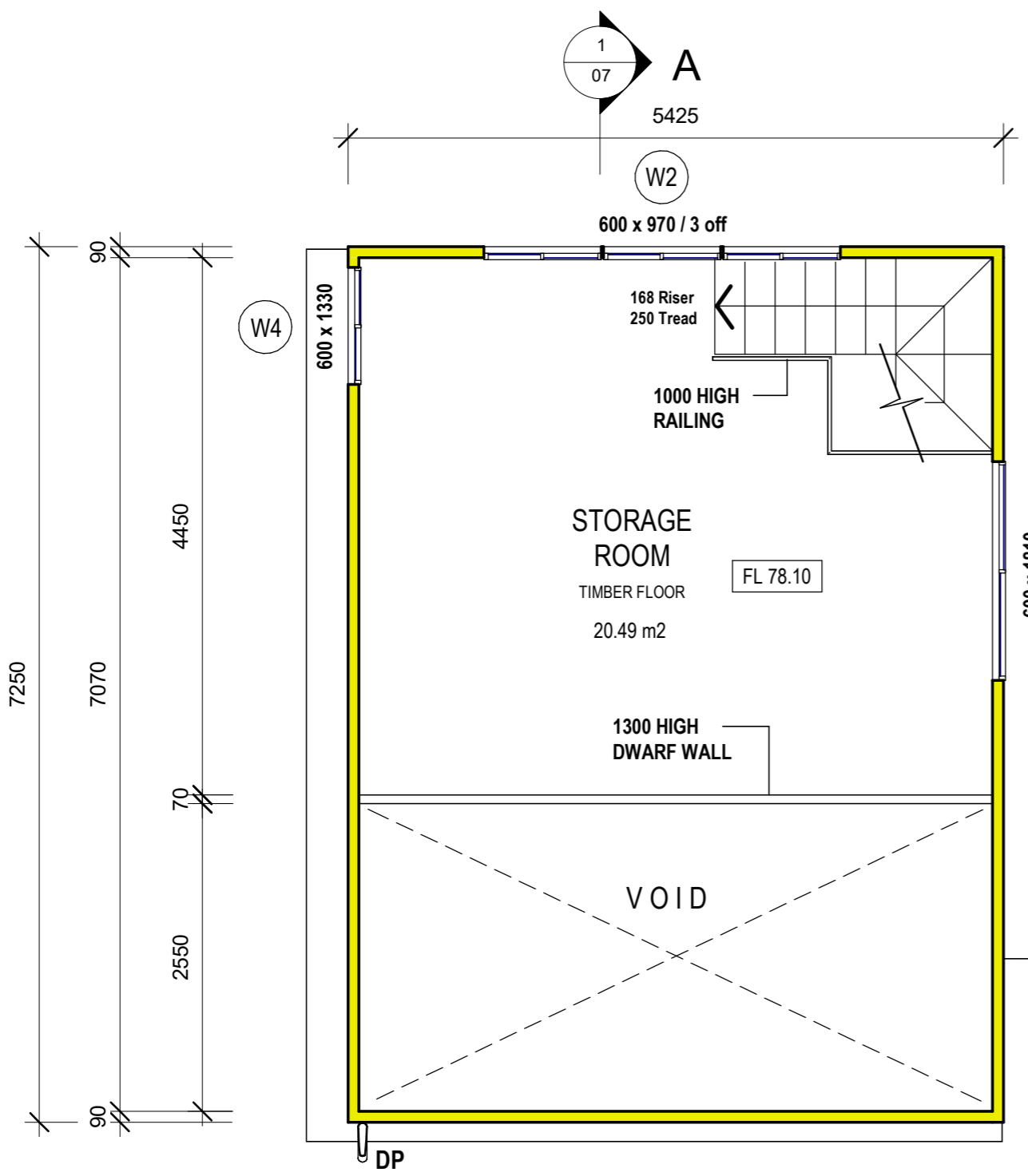
WATERPROOFING:

- WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 & BCA Part 3.8.1

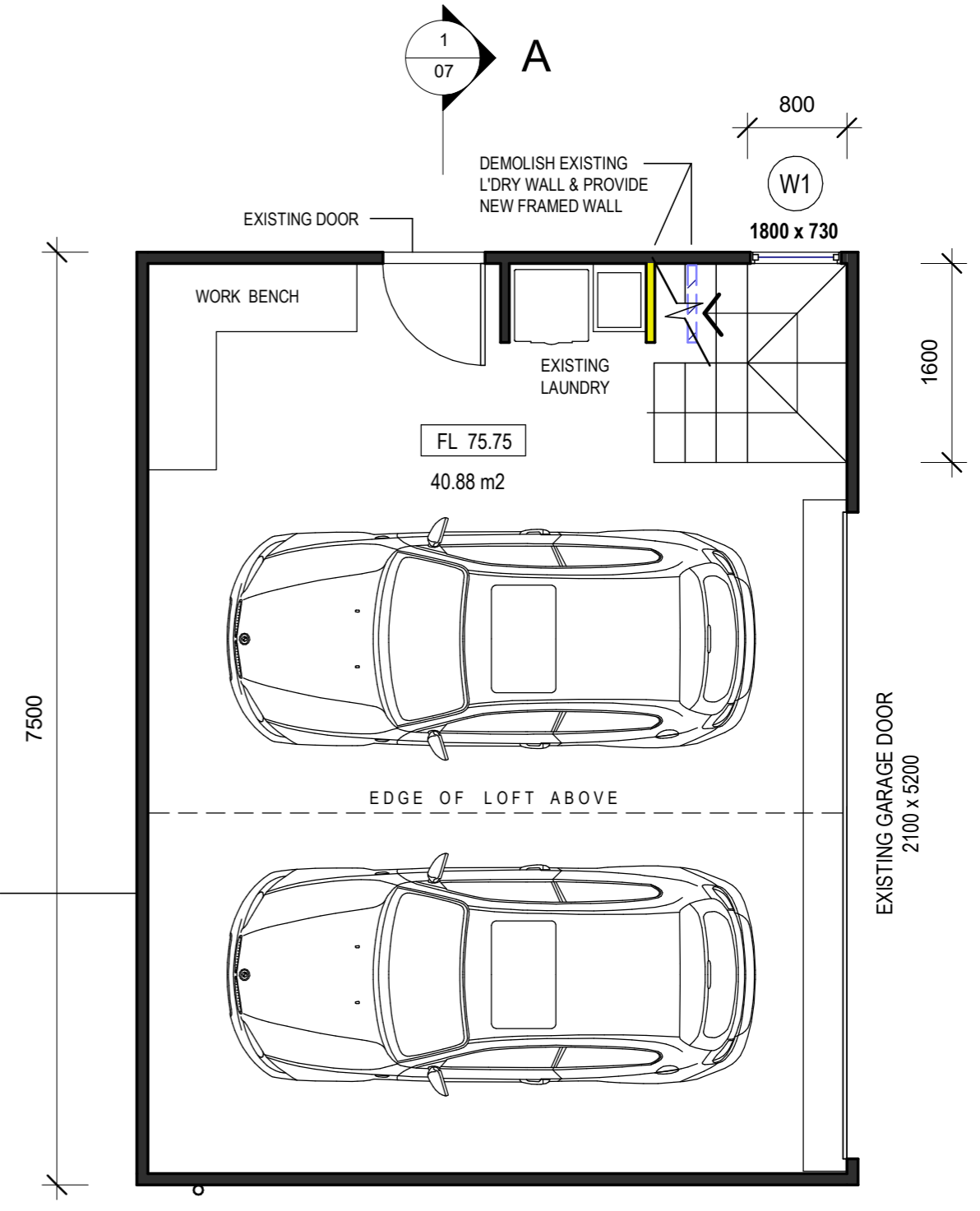
DATE	ISSUE	AMENDMENT	CLIENT				DRAWING		ISSUE	JOB No.
07/04/24	A	TO COUNCIL FOR APPROVAL	PIERS & SELINA NORTON				SITE PLAN		B	024-07
15/08/24	B		DATE	DRAWN	SCALE	SHEET	PROJECT			
			APR' 24	L.W.	1:200@A3	01	PROPOSED GARAGE ADDITIONS AT 50 MacMILLAN ST SEAFORTH			



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1 LOFT PLAN
1 : 50




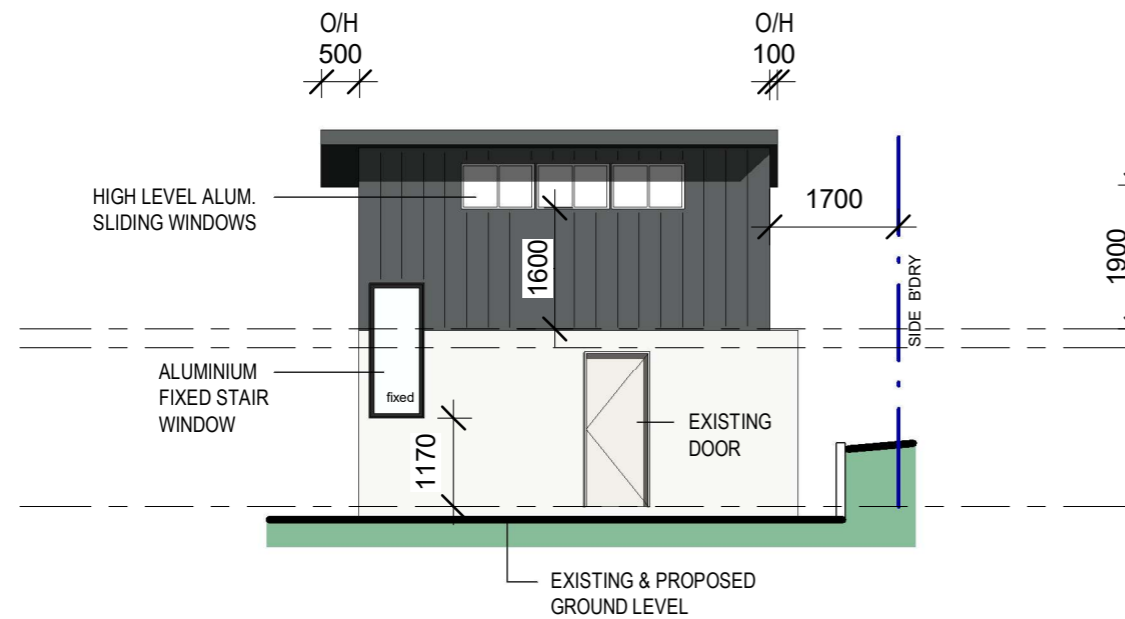
2 GARAGE PLAN
1 : 50

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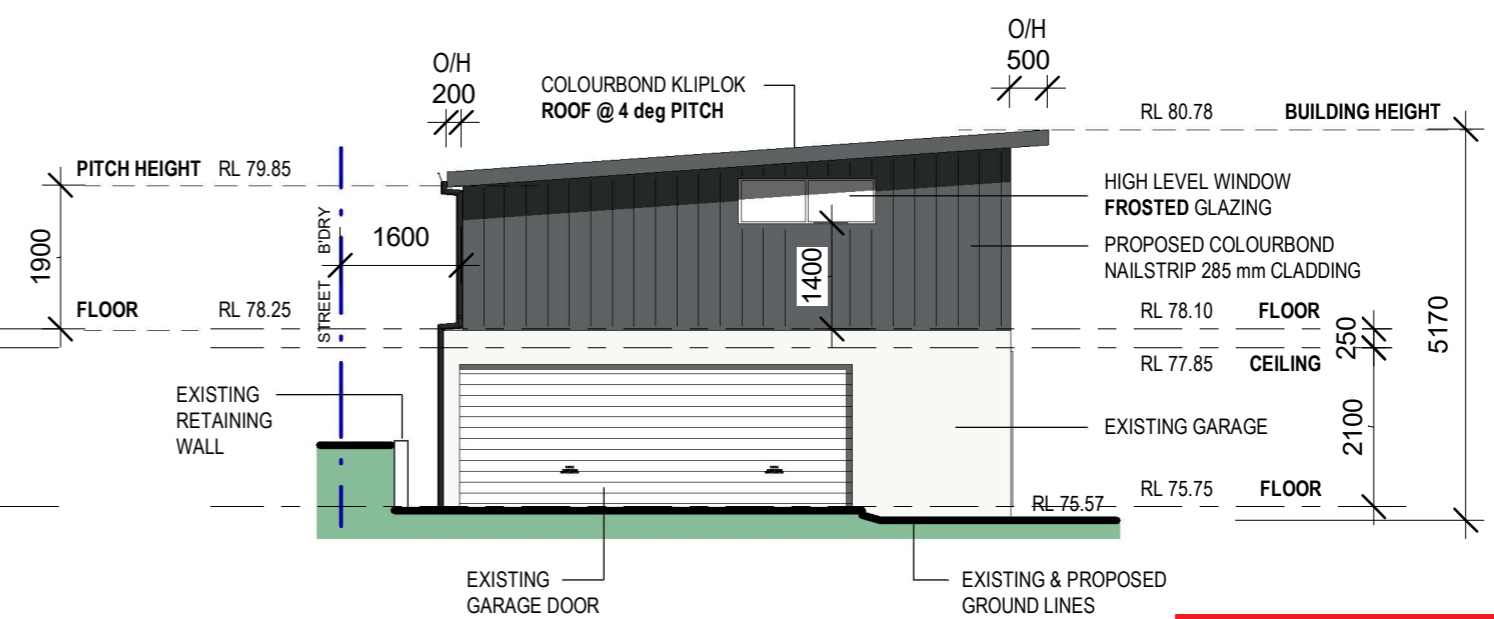
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DATE	ISSUE	AMENDMENT	 m: 0435 500 229 e: info@draftanddesign.com.au	CLIENT PIERS & SELINA NORTON			DRAWING FLOOR PLANS		ISSUE	JOB No.
07/04/24	A	TO COUNCIL FOR APPROVAL		DATE	DRAWN	SCALE	PROJECT PROPOSED GARAGE ADDITION AT 50 MacMILLAN ST SEAFORTH	B	023-20	
15/08/24	B	LOFT WALLS ADJUSTED TO SETBACKS		APR '24	L.W.	1:50@A3				SHEET 03

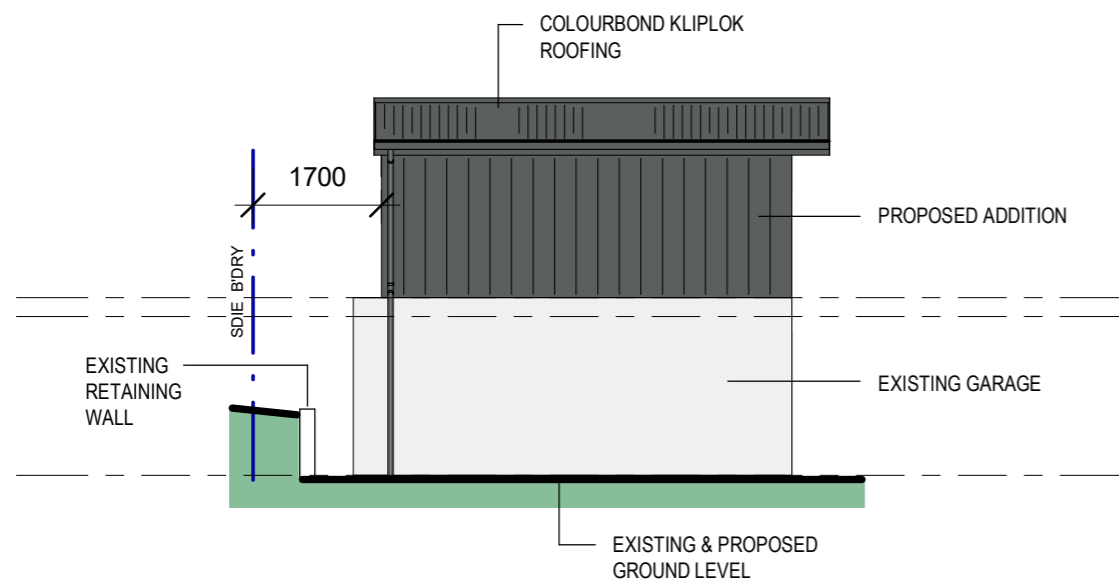


2 NORTH ELEVATION
1 : 100

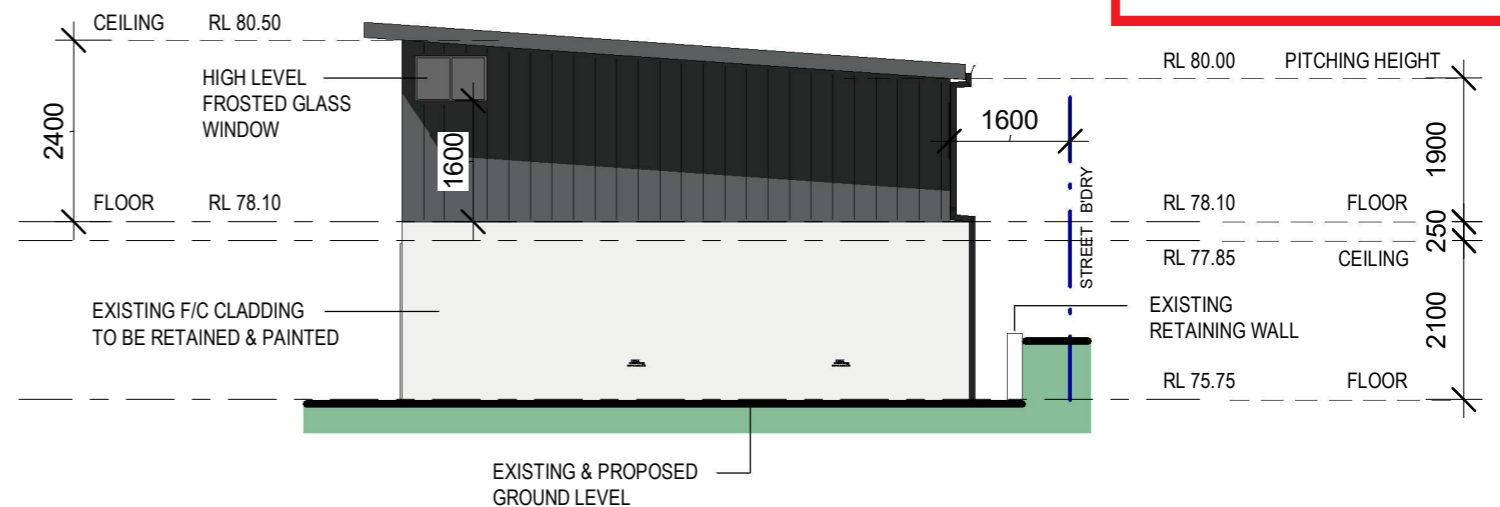


1 EAST ELEVATION
1 : 100


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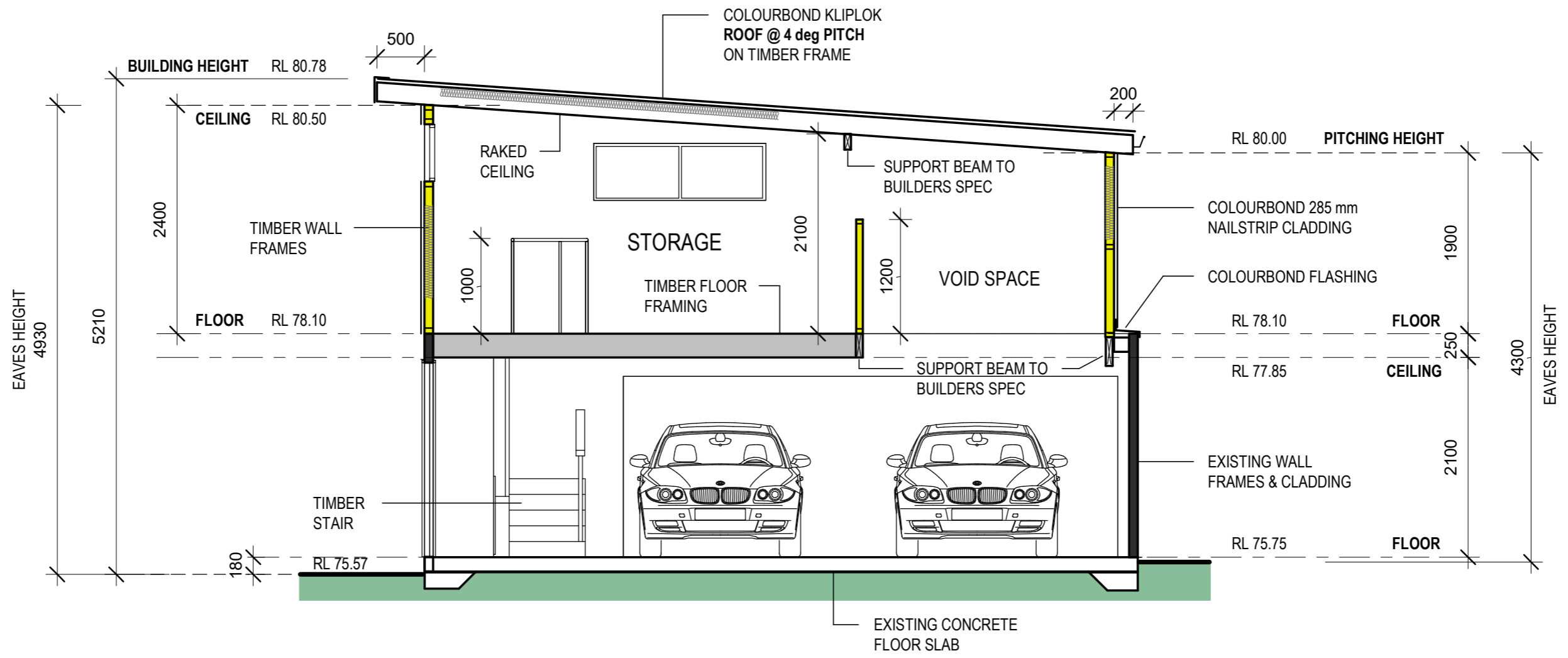


3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

DATE	ISSUE	AMENDMENT	CLIENT				DRAWING		ISSUE	JOB No.
07/04/24	A	TO COUNCIL FOR APPROVAL	PIERS & SELINA NORTON				ELEVATIONS		B	024-07
15/08/24	B	SETBACKS ADJUSTED / WINDOWS AMENDED	DATE	DRAWN	SCALE	SHEET	PROJECT			
		ROOF PITCH & HEIGHT AMENDED	APR '24	L.W.	1:100@A3	06	PROPOSED GARAGE ADDITION AT 50 MacMILLAN ST SEAFORTH			
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1 SECTION A - A
1 : 50

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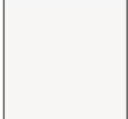
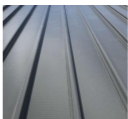



Construction	Additional insulation required (R-value)	Other specifications
suspended floor above garage: framed (R0.7).	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R0.74 (up), roof: foil backed blanket (100 mm)	medium (solar absorptance 0.475 - 0.70)

DATE	ISSUE	AMENDMENT	 m: 0435 500 229 e: info@draftanddesign.com.au	CLIENT				DRAWING		ISSUE	JOB No.
DATE	ISSUE	AMENDMENT		PIERS & SELINA NORTON		SECTIONS					
07/04/24	A	TO COUNCIL FOR APPROVAL		DATE	DRAWN	SCALE	SHEET	PROJECT	PROPOSED GARAGE ADDITION AT 50 MacMILLAN ST SEAFORTH	B	024-07
15/08/24	B	LOFT WALLS ADJUSTED TO SETBACKS	APR '24	L.W.	1:50@A3	07					




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	BRAND / SUPPLIER	SPECIFICATION	COLOUR	SAMPLE / FINISH
General Construction of Garage Addition				
UPPER FLOOR CLADDING	LYSAGHT COLOURBOND STEEL	NAILSTRIP PROFILE	BASALT	
LOWER FLOOR CLADDING		KEEP EXISTING F/C CLADDING	SURFMIST	
ROOFING	BUILDER TO SOURCE	COLOURBOND KLIPLOK	BASALT	
FASCIA's	BUILDER TO SOURCE	COLOURBOND FINISH	BASALT	
GUTTERS & DOWNPIPES	BUILDER TO SOURCE	COLOURBOND FINISH	BASALT	
WINDOWS	BUILDER TO SOURCE	ALUMINIUM WITH COLOURBOND FINISH	MOMUMENT	

1
SCHEDULE OF FINISHES

 1 : 100

DATE	ISSUE	AMENDMENT	 m: 0435 500 229 e: info@draftanddesign.com.au	CLIENT		DRAWING		ISSUE	JOB No.
07/04/24	A	TO COUNCIL FOR APPROVAL		PIERS & SELINA NORTON		SCHEDULE OF FINISHES			
29/08/24	B	COLOUR CHANGES		DATE	DRAWN	SCALE	SHEET	PROJECT	B
			APR '24	L.W.		08	PROPOSED GARAGE ADDITIONS AT 50 MacMILLAN ST SEAFORTH		