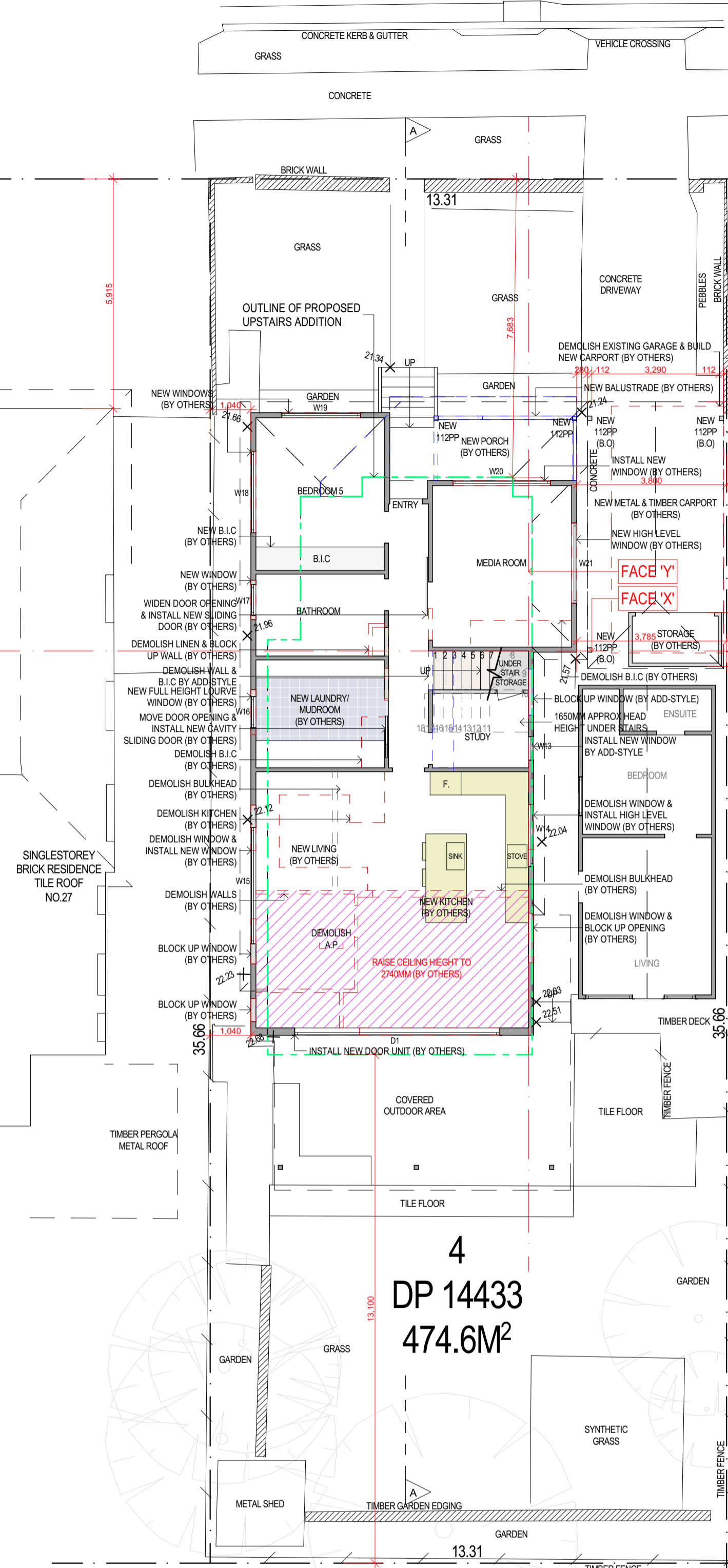
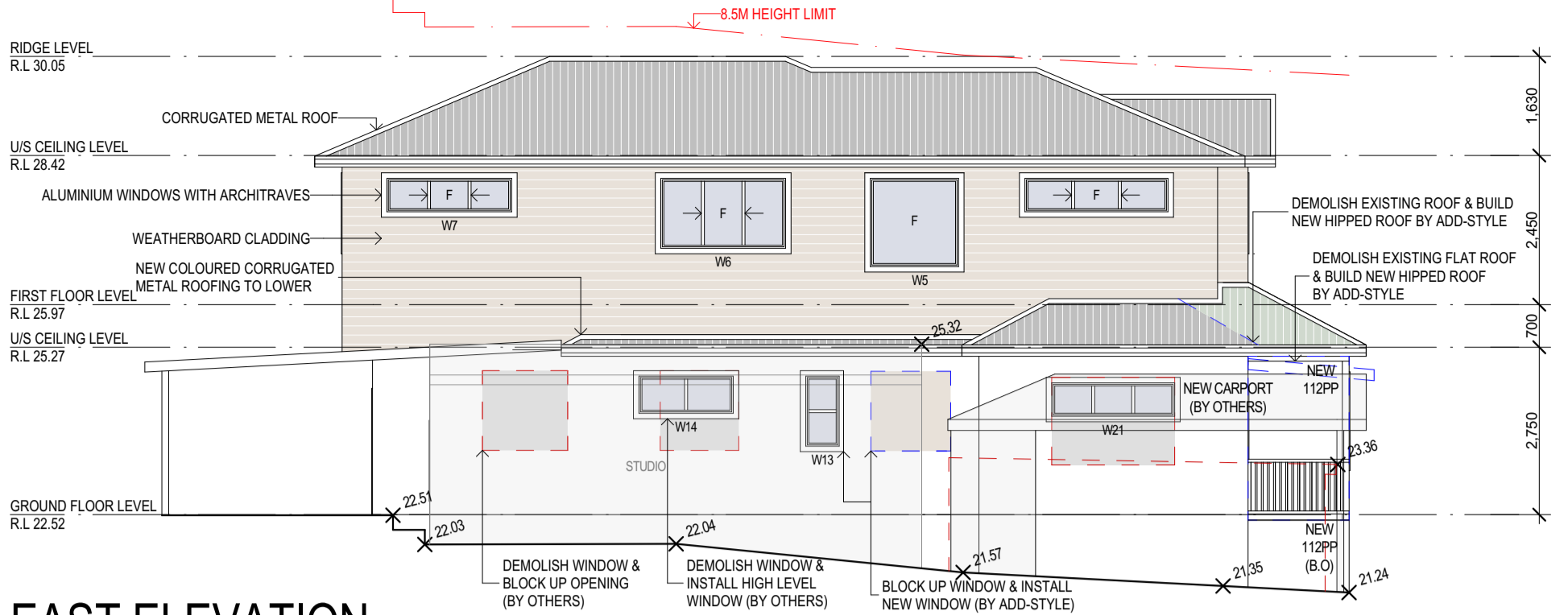
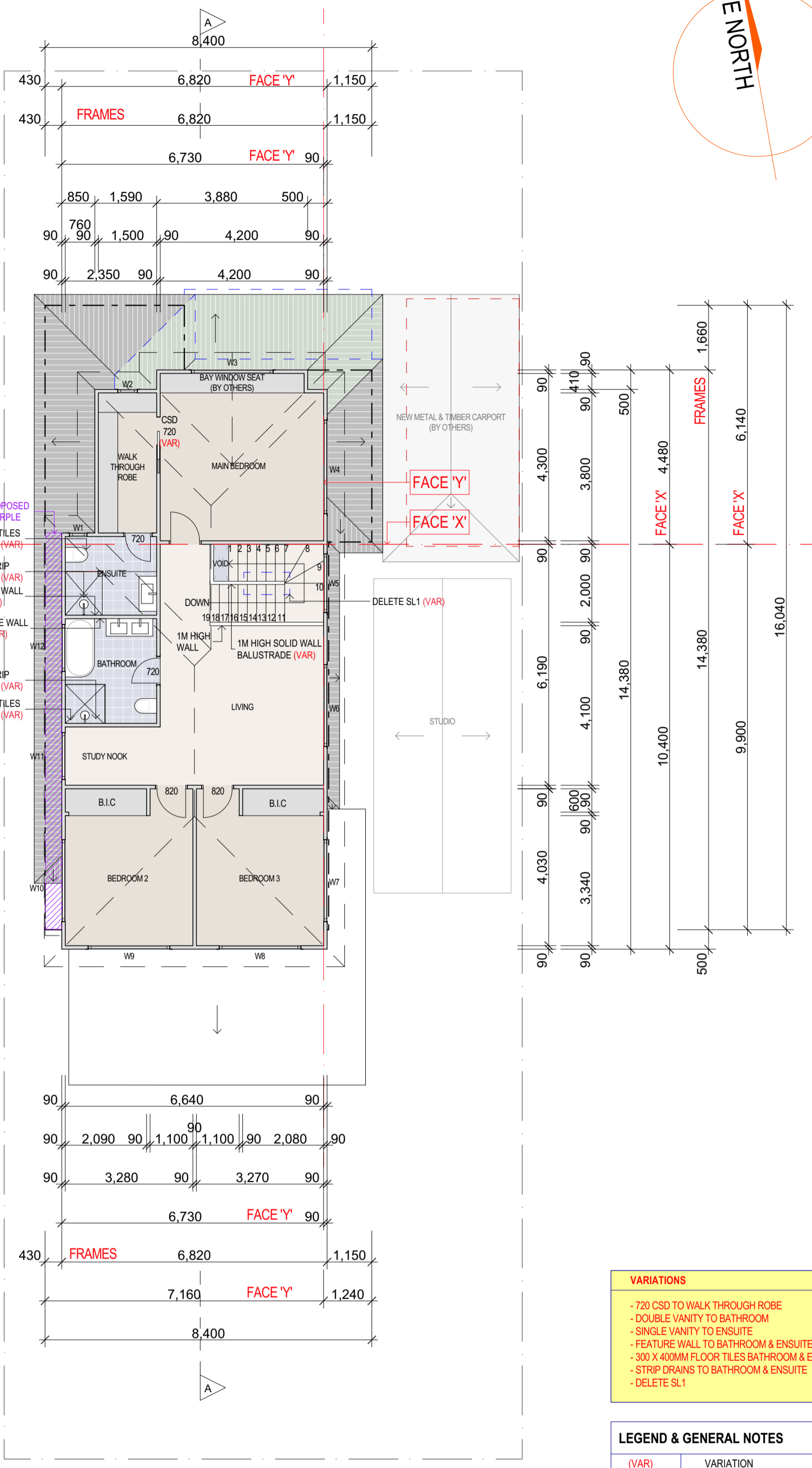


GROUND FLOOR PLAN CARAWA ROAD

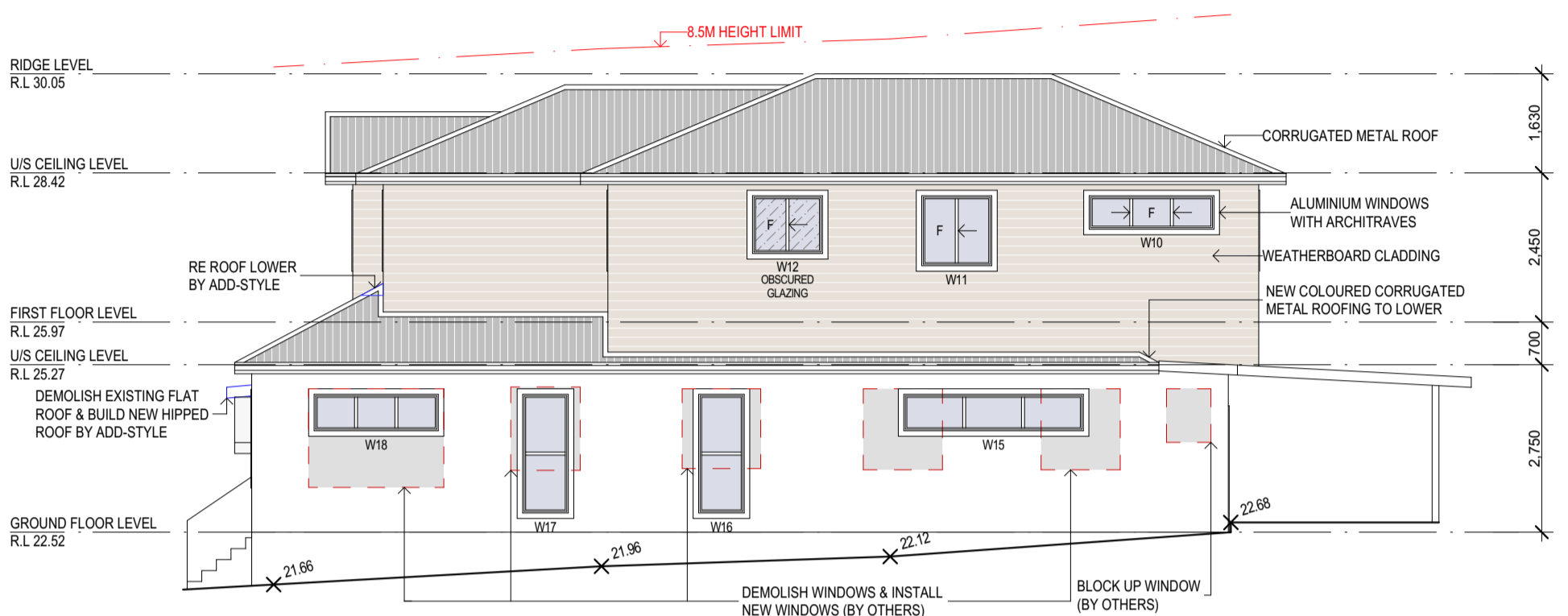
PROPOSED FIRST FLOOR PLAN



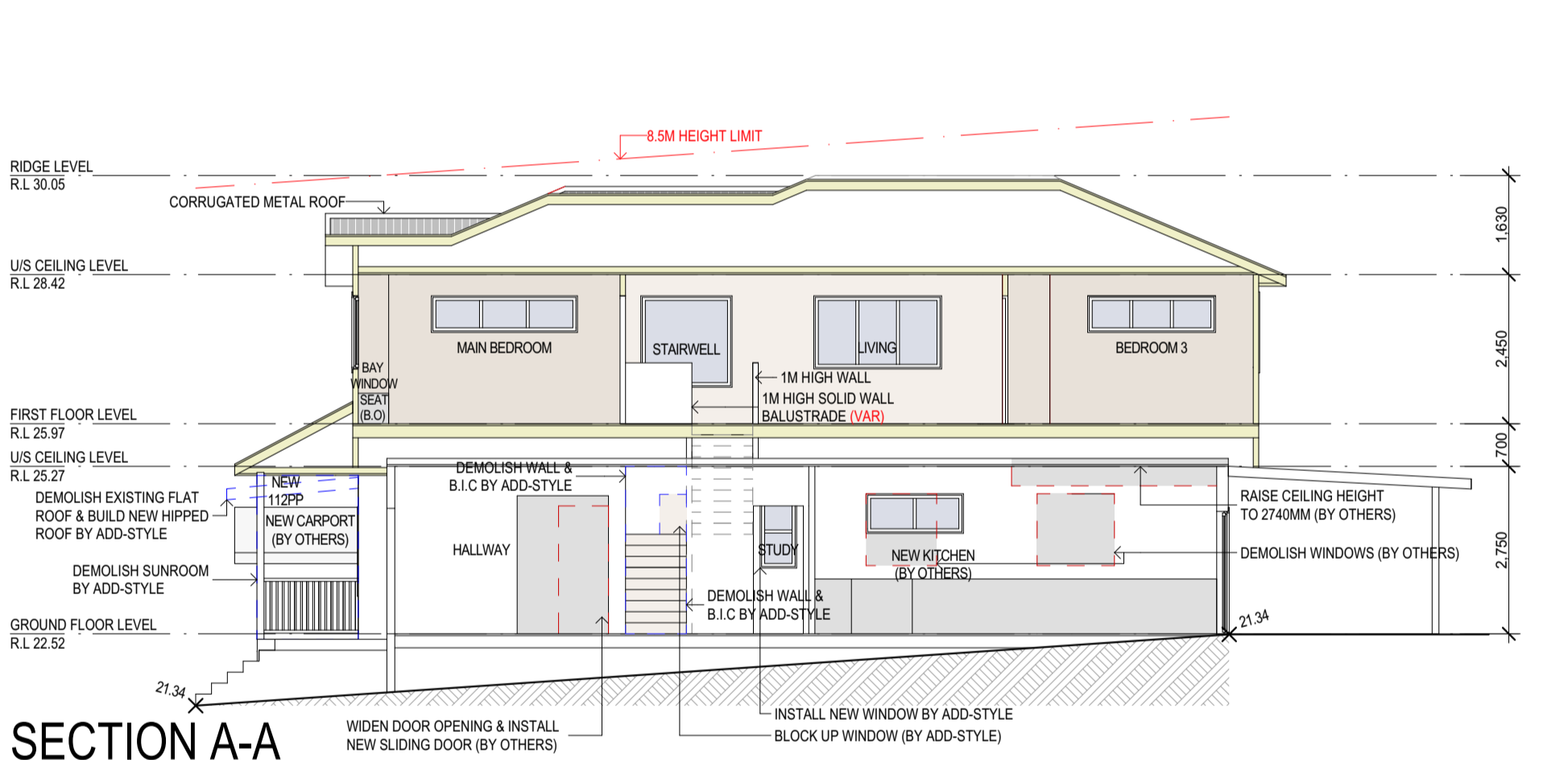
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2025/0929



EAST ELEVATION



WEST ELEVATION



SECTION A-A



ARTIST'S IMPRESSION FOR ILLUSTRATION PURPOSES ONLY. NOT TO BE READ AS A WORKING DRAWING

FIRST FLOOR BEDROOM WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOOKS / SCREENS TO COMPLY WITH BCA / NCC PART 3.9.2

BALUSTRADES - NCC PART 3.9.

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 780mm WHERE FLOOR TO LEVEL BELOW IS MORE THAN 4 METRES.

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS TO COMPLY WITH 3.9.1 AND 3.9.2 OF NCC

SMOKE ALARM

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE ALARM IN ACCORDANCE WITH AS3786 AND NCC CLAUSE 3.7.2.2

SANITARY DOOR - NCC/BCA PART 3.8.3

PROVIDE 'LIFT OFF' HINGES WHERE SPAN IS WITHIN 1.2 METRES OF HINGED SIDE OF DOOR.

WALL AND ROOF CLADDING

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 VOL 2 PART 3.5 OF THE BUILDING CODE OF AUSTRALIA, PARTICULARLY WITH RESPECT TO THE REFERENCED ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.

IMPORTANT NOTE: ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

VARIATIONS

- 720 CSD TO WALK THROUGH ROBE
- DOUBLE VANITY TO BATHROOM
- SINGLE VANITY TO ENSUITE
- FEATURE WALL TO BATHROOM & ENSUITE
- 300 X 400MM FLOOR TILES BATHROOM & ENSUITE
- STRIP DRAINS TO BATHROOM & ENSUITE
- DELETE SL1

FRAMING NOTES.

ROOF PITCH	NEW: 25° EXISTING 28° + 5° + 3° TO BE CHECKED
FRAME HEIGHT	2450mm
ROOFING	METAL
EAVE OVERHANGS	450mm
EXTERNAL DOOR AND WINDOW HEAD HEIGHT TO LINE UP	2130mm TO LINE UP
INTERNAL DOOR	2110mm
B.I.C DOOR OPENING HEAD HEIGHT	2110mm TO LINE UP
DOOR AND WINDOW NIBS	90mm MIN UNLESS OTHERWISE NOTED
FRAME AND TRUSS CENTRES	600mm
DOOR STUD OPENINGS	880mm WIDE UNLESS OTHERWISE NOTED

OPEN SPACE CALCULATIONS

SITE AREA	474.6 sqm
GROSS FLOOR AREA	222.0 sqm
EXIST. IMPERVIOUS AREA	324.1 sqm 68%
EXIST. LANDSCAPED AREA	150.5 sqm 32%
PROPOSED LANDSCAPED AREA	150.5 sqm 32%
EXIST FLOOR SPACE	134.3 sqm 0.28 : 1
PROPOSED FLOOR SPACE	222.0 sqm 0.46 : 1

BASIX REQUIREMENTS

40% NEW LIGHTING TO BE FLUORESCENT, COMPACT FLUORESCENT, OR LED.

BATHROOM FIXTURES TO BE 3 STAR OR GREATER WATER RATING.

EXTERNAL WALL TO HAVE R1.70 OR GREATER INSULATION.

FLAT CEILING, PITCHED ROOF TO HAVE R0.45 OR GREATER. FOIL BACKED BLANKET (100mm).

ALL WINDOWS TO HAVE IMPROVED ALUMINIUM WINDOWS

W1,W2,W3,W8 AND W9 TO HAVE U-VALUE NO GREATER THAN 0.44 AND SHGC OF 0.75

W4,W5,W6,W7,W10,W11,W12 AND W13 TO HAVE U-VALUE NO GREATER THAN 4.48 AND SHGC OF 0.46

NORTH ELEVATION

SOUTH ELEVATION