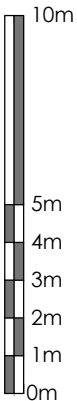


All measurements are approximate only.
It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

LOT AREA:	787.36m ²
LOT ZONING:	R20
TOTAL G. FLOOR AREA :	297.7m ²
TOTAL SITE COVERAGE:	37.79%
TOTAL OPEN SPACE (50% req):	62.21%

EXIST. AREA RETAINED:	174.12m ²
PROPOSED LIVING:	88.57m ²
PROPOSED GARAGE:	35m ²
PROPOSED ALFRESCO:	13.94m ²
TOTAL AREA:	311.63m ²

No. 38 STARCAP STREET:	691m ²
PORTION ADJACENT TO B'DRY: 12.36 / 43 x 100 =	28.74%
PORTION ADJACENT TO LOT: 28.74% x 691 =	198.6m ²
OVERSHADOWING ALLOWED : 25% SO, 25% x 198.6 =	49.65m ²
OVERSHADOWING :	28.23m ²
OVERSHADOWING % (25% max allowed):	14.21%
No. 36 STARCAP STREET:	688m ²
PORTION ADJACENT TO B'DRY: 30.64 / 43 x 100 =	71.25%
PORTION ADJACENT TO LOT: 71.25% x 688 =	490m ²
OVERSHADOWING ALLOWED : 25% SO, 25% x 490 =	122.5m ²
OVERSHADOWING :	29.28m ²
OVERSHADOWING % (25% max allowed):	6%



scale 1:200

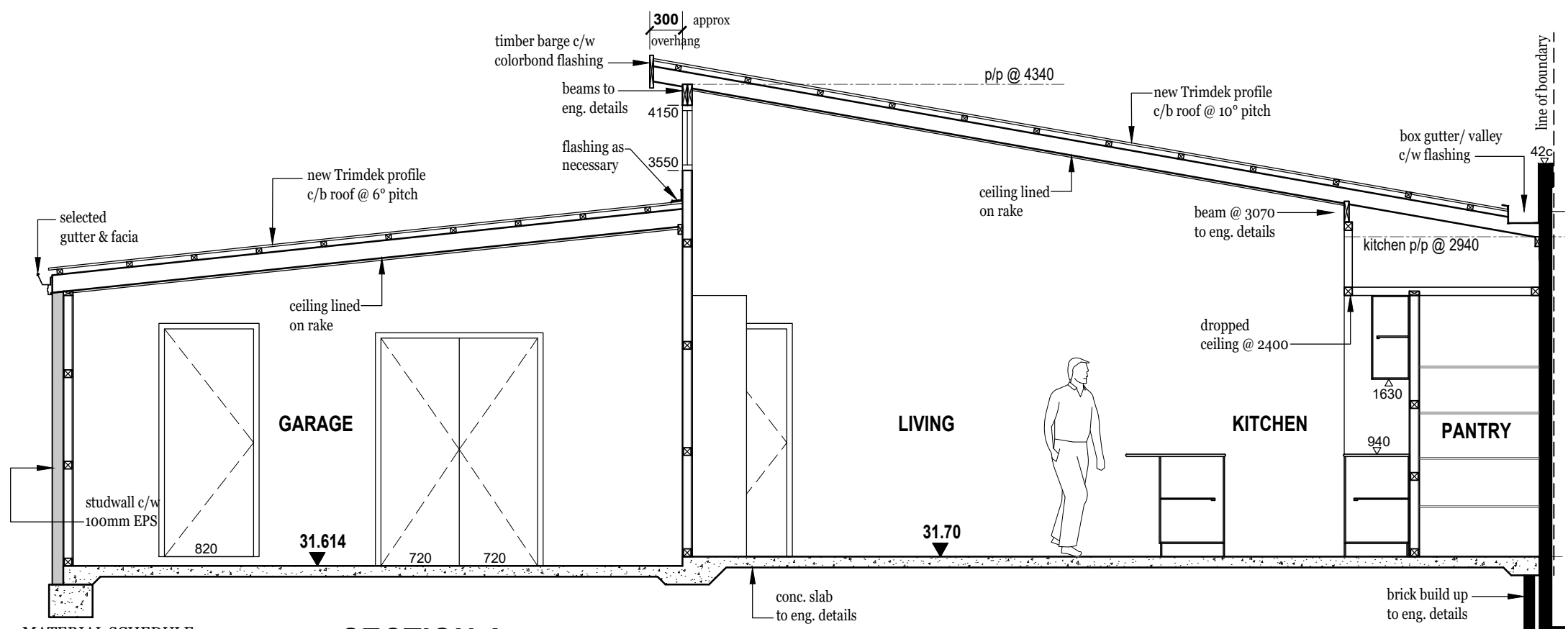
NOTE:

All measurements are approximate only.
It is the builders responsibility to confirm all
drawings and all dimensions on site prior to the
commencement of any works or ordering materials.

MATERIAL SCHEDULE:

New walls : face brickwork / Studwall c/w
100 mm EPS cladding (texture coat finish &
painted)
Colour : Cream - exact colour t.b.c
Window and door frames: Colour : Cream
- t.b.c
Roof : Custom Orb profile / Trimdeck
Colorbond roof
Roof colour : Surfmist - exact color t.b.c
Gutter & Fascia: Colorbond Surfmist - exact
color t.b.c
Garage door: Colorbond Surfmist - exact
color t.b.c



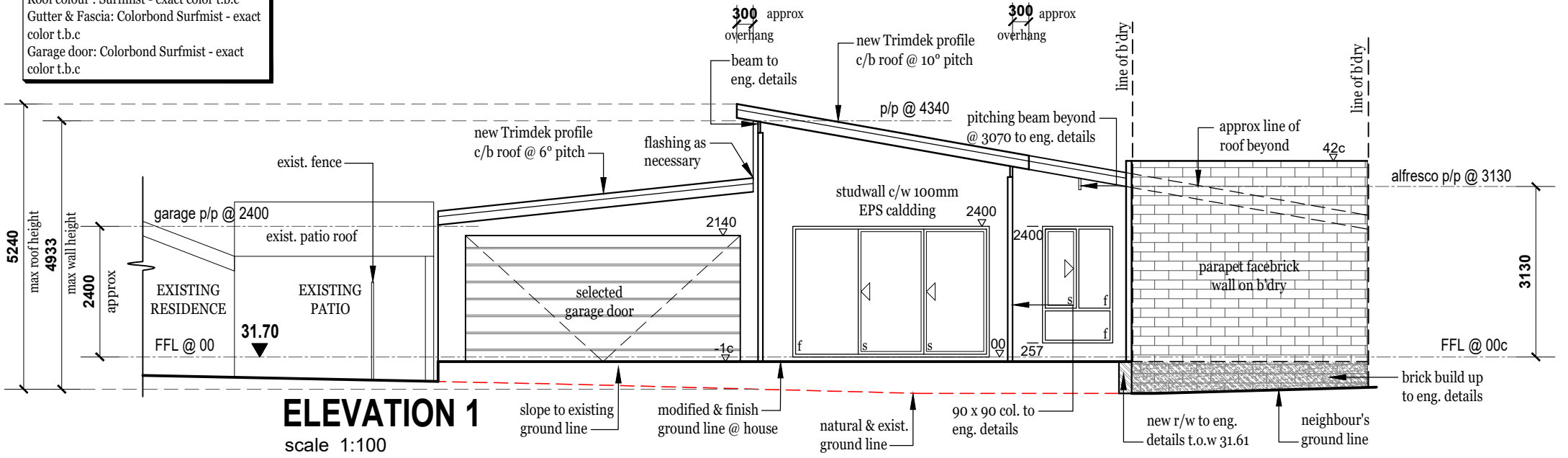


MATERIAL SCHEDULE:
New walls : face brickwork / Studwall c/w 100 mm EPS cladding (texture coat finish & painted)
Colour : Cream - exact colour t.b.c
Window and door frames: Colour : Cream - t.b.c
Roof : Custom Orb profile / Trimdek
Colorbond roof
Roof colour : Surfmist - exact color t.b.c
Gutter & Fascia: Colorbond Surfmist - exact color t.b.c
Garage door: Colorbond Surfmist - exact color t.b.c

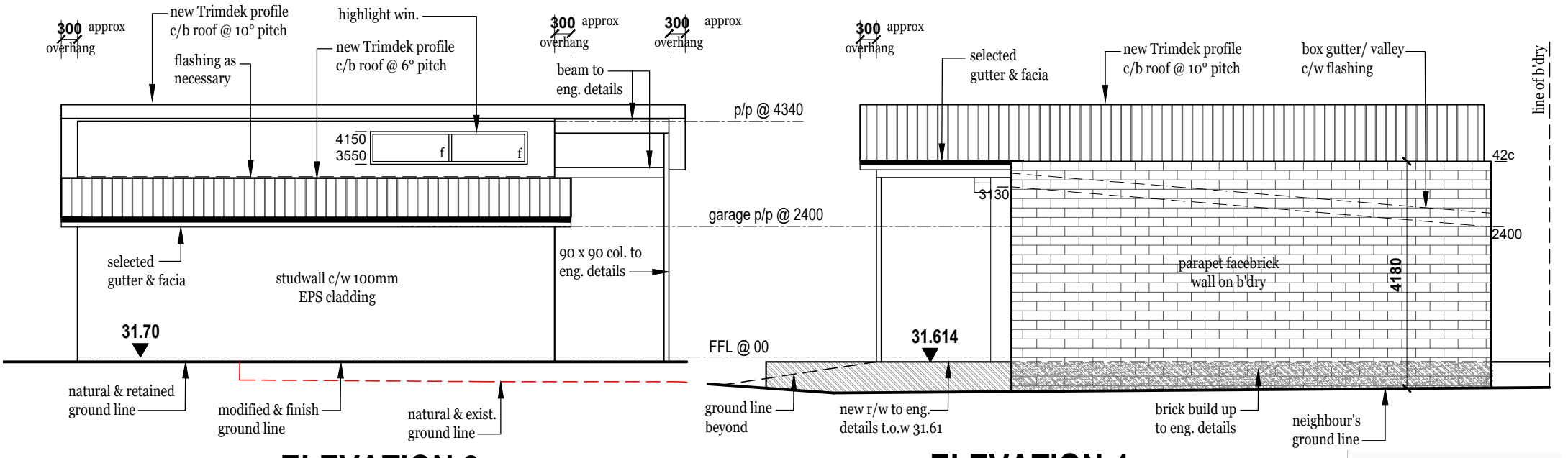
SECTION A
scale 1:50

NOTE:
Roof construction as specified and in accordance with AS1684-2010.

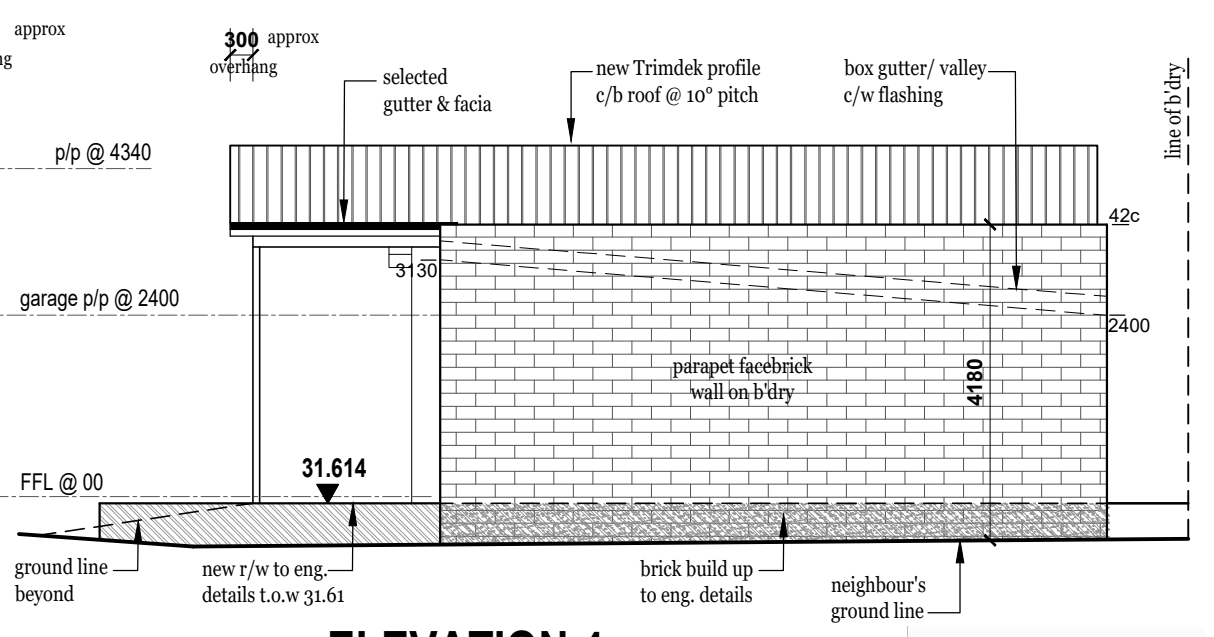
NOTE:
Termite treatment to NCC Vol. 2 2019 amend. 1 requirements.



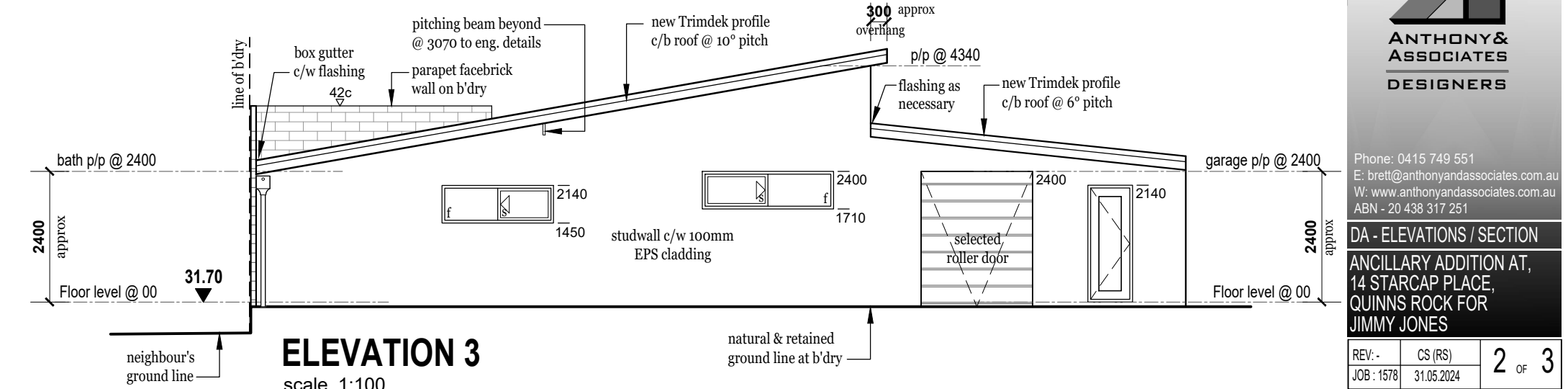
ELEVATION 1
scale 1:100



ELEVATION 2
scale 1:100



ELEVATION 4
scale 1:100



ELEVATION 3
scale 1:100



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DA - ELEVATIONS / SECTION
ANCILLARY ADDITION AT,
14 STARCAP PLACE,
QUINNS ROCK FOR
JIMMY JONES

REV: -	CS (RS)	2 OF 3
JOB: 1578	31.05.2024	