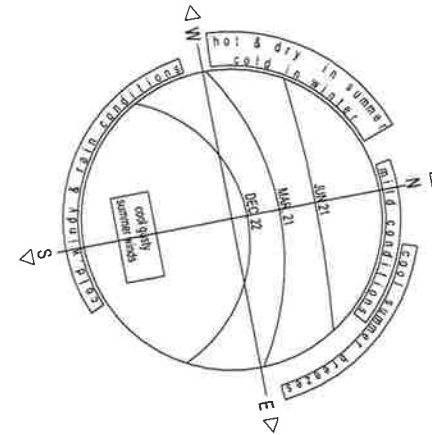


APPENDIX C



- STANDARD NOTES**
1. ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
 2. ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
 3. WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
 4. ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
 5. ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
 6. 90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS, U.N.O.
 7. BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BE ORDERING OF MATERIALS.
 8. REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION AS NO RESPONSIBILITY WILL BE TAKEN AFTER CONSTRUCTION HAS COMMENCED.
 9. ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
 10. SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
 11. ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.

AREAS	
DECK	184.77 m ²
Living	101.07 m ²
Grand total: 2	285.84 m ²

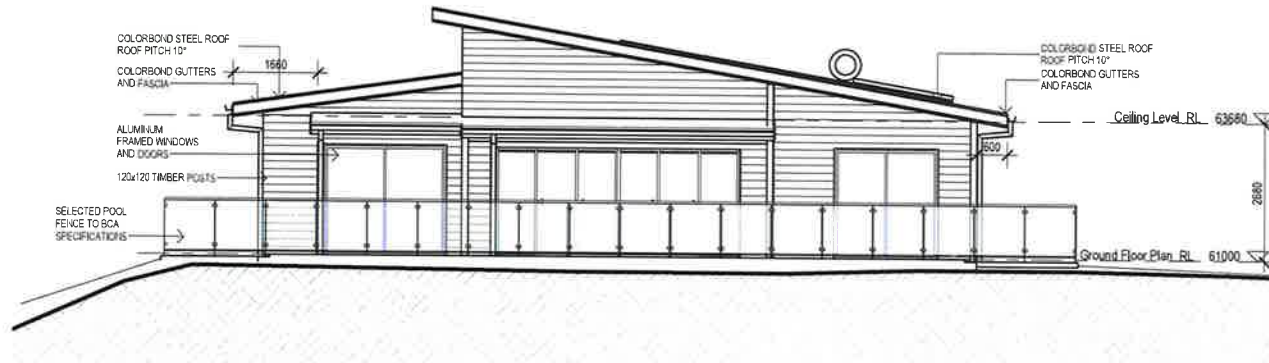
ROOF	190 m ²
------	--------------------

Site Area		
Name	Area	Percentage Of Area Used
Built Area	285.84 m ²	0.3%
Site Remaining	100048.01 m ²	99.7%
Grand total: 2	100333.85 m ²	100.0%

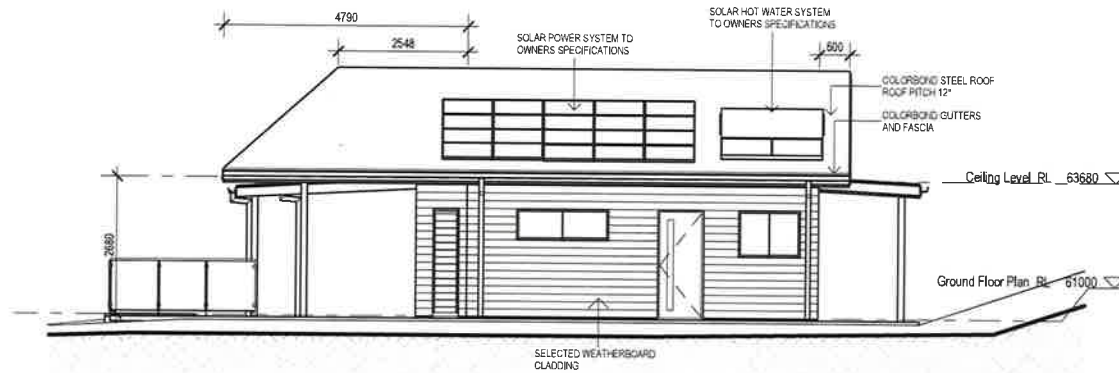
2 Site Plan
Scale 1 : 2000

<table border="1"> <tr> <td>B</td> <td>Revision 1 - Council Submission</td> <td>22-11-17</td> </tr> <tr> <td>A</td> <td>Concept Plan</td> <td>07-04-17</td> </tr> <tr> <td>Rev</td> <td>Amendment</td> <td>Date</td> </tr> </table>			B	Revision 1 - Council Submission	22-11-17	A	Concept Plan	07-04-17	Rev	Amendment	Date	<p>HOUSEPLAN COMPANY Designer, Drafts & Building Resources</p>	<p>BUILDING DESIGNER</p>	<p>ENGINEER</p> <p>dennis partners civil & structural engineers 73 Belgrave Street, Kempsey p. 02 6563 1611 w. www.dennispartners.com.au</p>	<p>PROPOSED NEW RESIDENCE FOR CATERINA COOPER AT LOT 3 DP260017 No. 873, STUARTS POINT RD STUARTS POINT, 2441</p>	<table border="1"> <tr> <td>BASIX CERT. No.</td> <td>SCALE</td> <td>1 : 2000</td> </tr> <tr> <td>PRELIMINARY</td> <td>DATE</td> <td>22-11-17</td> </tr> <tr> <td>PLAN</td> <td>DRAWN</td> <td>J.A.J</td> </tr> <tr> <td>CUSTOM</td> <td>CHECKED</td> <td></td> </tr> <tr> <td>TITLE</td> <td>JOB No.</td> <td>DWG No.</td> </tr> <tr> <td>SITE PLAN</td> <td>1642-DP</td> <td>01</td> </tr> </table>	BASIX CERT. No.	SCALE	1 : 2000	PRELIMINARY	DATE	22-11-17	PLAN	DRAWN	J.A.J	CUSTOM	CHECKED		TITLE	JOB No.	DWG No.	SITE PLAN	1642-DP	01
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APPENDIX C



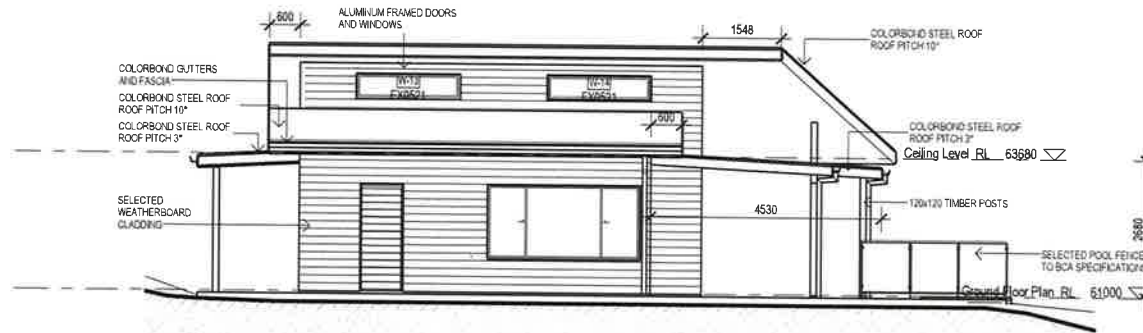
E Eastern Elevation
Scale 1 : 100



N Northern Elevation
Scale 1 : 100

			 <p>HOUSEPLAN COMPANY Designer of plans & building resources</p>		<p>BUILDING DESIGNER</p>		<p>ENGINEER</p>  <p>dennis partners civil & structural engineers 73 Belgrave Street, Kempsey p. 02 6563 1811 w. www.dennispartners.com.au</p>		<p>PROPOSED NEW RESIDENCE</p> <p>FOR CATERINA COOPER</p> <p>AT LOT 3 DP260017</p> <p>No. 873, STUARTS POINT RD</p> <p>STUARTS POINT, 2441</p>		<p>BASIX CERT. No.</p> <p>PRELIMINARY</p> <p>PLAN</p> <p>CUSTOM</p> <p>TITLE</p> <p>ELEVATIONS</p>		<p>SCALE</p> <p>1 : 100</p> <p>DATE</p> <p>22-11-17</p> <p>DRAWN</p> <p>J.A.J</p> <p>CHECKED</p> <p>JOB No.</p> <p>1642-DP</p> <p>DWG No.</p> <p>03-1</p>	
Rev	Amendment	Date												
B	Revision 1 - Council Submission	22-11-17												
A	Concept Plan	07-04-17												

APPENDIX C



S Southern Elevation
Scale 1 : 100



W Western Elevation
Scale 1 : 100

 <p>HOUSEPLAN COMPANY Design, Drafting & Building Solutions</p>			BUILDING DESIGNER	 <p>ENGINEER dennis partners civil & structural engineers 73 Belgrave Street, Kempsey p. 02 6563 1611 w. www.dennispartners.com.au</p>	PROPOSED NEW RESIDENCE FOR CATERINA COOPER AT LOT 3 DP260017 No. 873, STUARTS POINT RD STUARTS POINT, 2441	BASIX CERT. No.	SCALE	1 : 100									
						PRELIMINARY	DATE	22-11-17									
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A	Concept Plan	07-04-17															
Rev	Amendment	Date															
						CUSTOM	CHECKED	Approver									
						TITLE	JOB No.	DWG No.									
						ELEVATIONS	1642-DP	03-2									

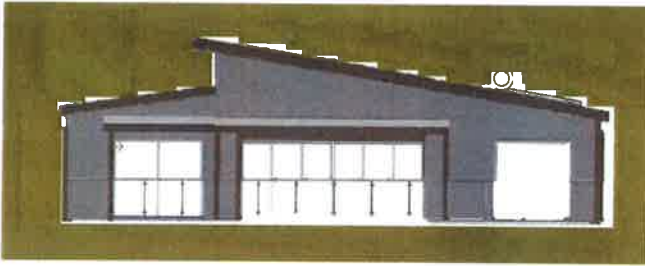
APPENDIX C



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								CHECKED										
								JOB No.	DWG No.									
							PERSPECTIVES	1642-DP	05									

VISUAL IMPACT FROM PUBLIC AREAS

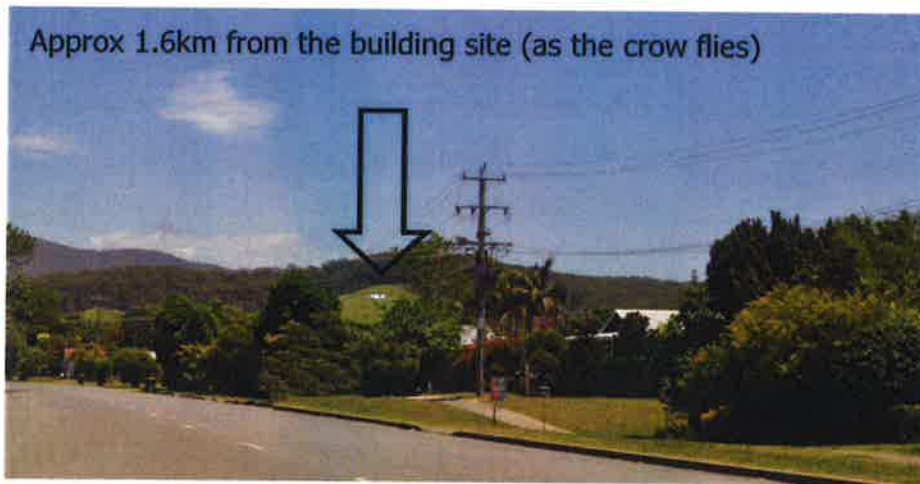
Property 873 Stuarts Point Rd, Stuarts Point 2441
T6-17-470, LA 11103 Letter Dated 2.1.18 Cooper 1642-DP



Exterior walls & roof : Colorbond Steel
Colours

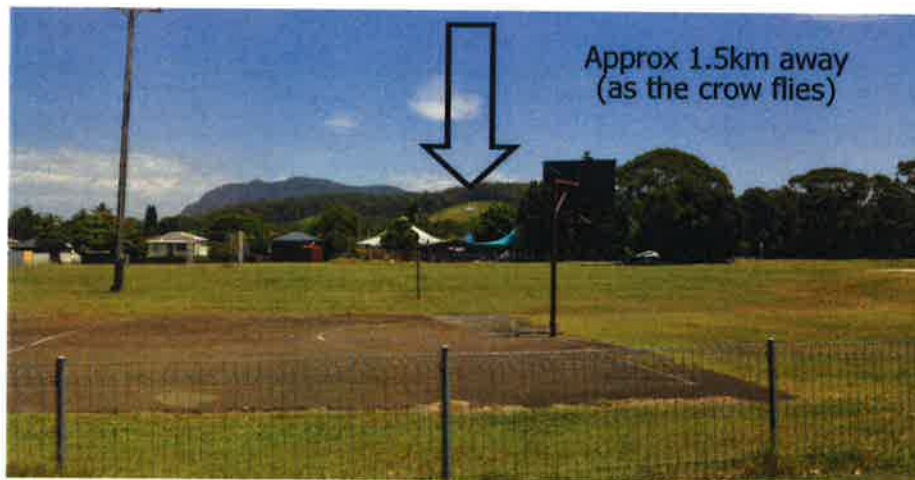
Roof - Colorbond Shale Grey A24w
Walls - Colorbond Windspray A26w
Fascia - Colorbond Woodland Grey A28w

Note: The white areas represent glass doors. In addition, the colours chosen STOP sun glare.



Approx 1.6km from the building site (as the crow flies)

Photo taken from CBD on Ocean Avenue, Stuarts Point
It's apparent the grey colour scheme blends in with the background minimising visual impact.
The silver dual cab 4wd ute left of the dwelling sits on the building site, this is displayed only as a size guide.



Approx 1.5km away
(as the crow flies)

Photo taken from the sports field at Banksia Street, Stuarts Point.
Both photos highlight the dwelling sits below the crest and is not intrusive to the scenic amenity or out of character with the rural environment.