





- These Plans are Subject to Shire Approval  
 - Proposed Measurements May Vary Due to Site Inconsistencies  
 - Tiling To Be 15mm Above Concrete Floor

**LEGEND**

Existing House:   
 Proposed building: 

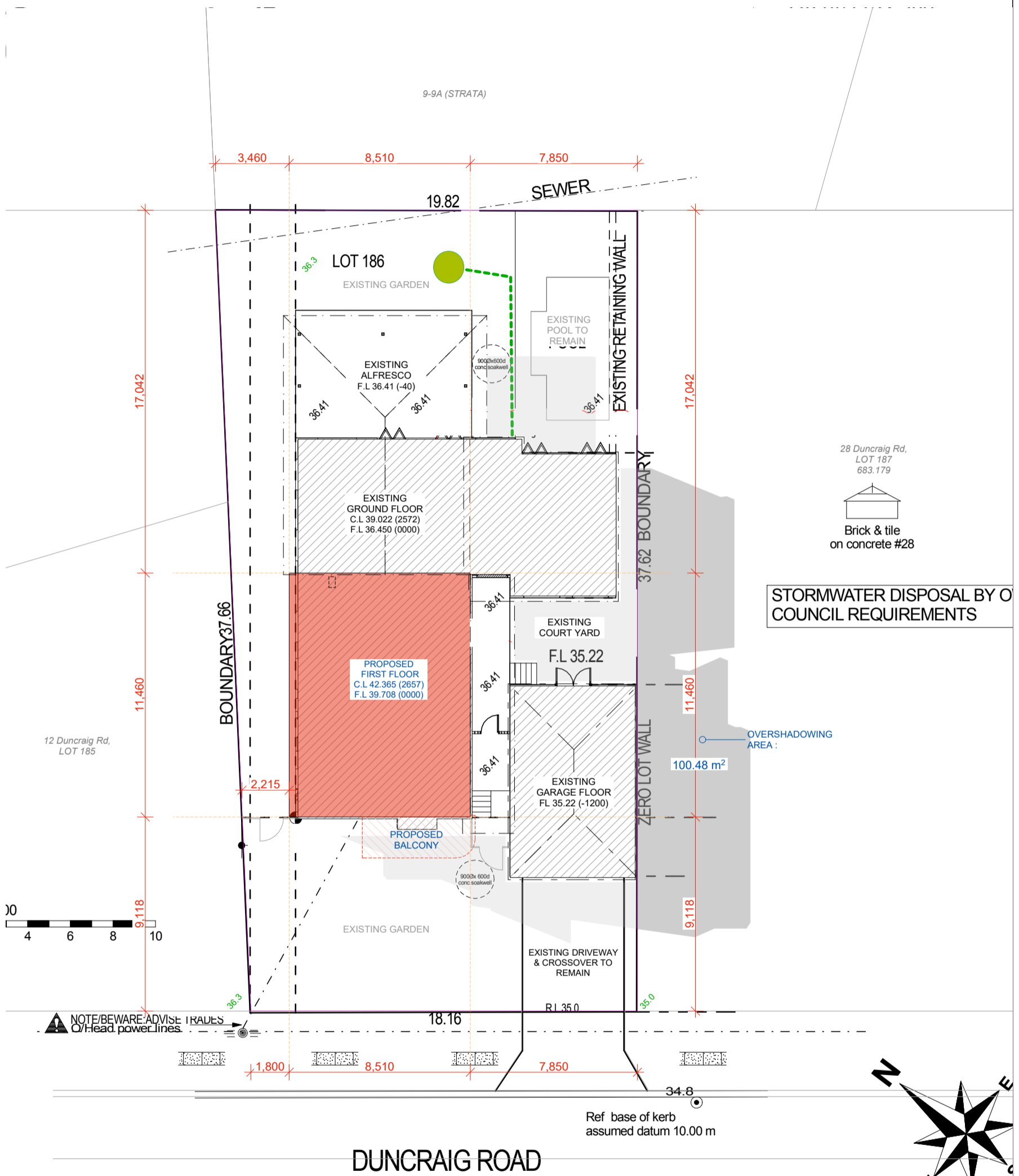
LOT 186  
 LOT AREA: 714.438m<sup>2</sup>  
 R-CODE: R-20

**LEGEND**

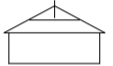
Existing House:   
 Proposed building: 

**Overshadowing**

R- Code: R20  
 (25% O/Shadowing Allowed)  
 Area of O/Shadow: 100.48 m<sup>2</sup>  
 Area of Neighbour Site:  
 683.179 m<sup>2</sup> (28 Duncraig Rd)  
 Percentage of O/Shadow: 14.7 %

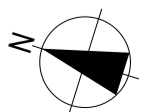
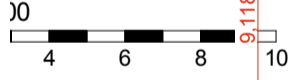


STORMWATER DISPOSAL BY O  
 COUNCIL REQUIREMENTS

28 Duncraig Rd,  
 LOT 187  
 683.179  
  
 Brick & tile  
 on concrete #28



OVERSHADOWING  
 AREA :  
 100.48 m<sup>2</sup>

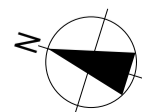
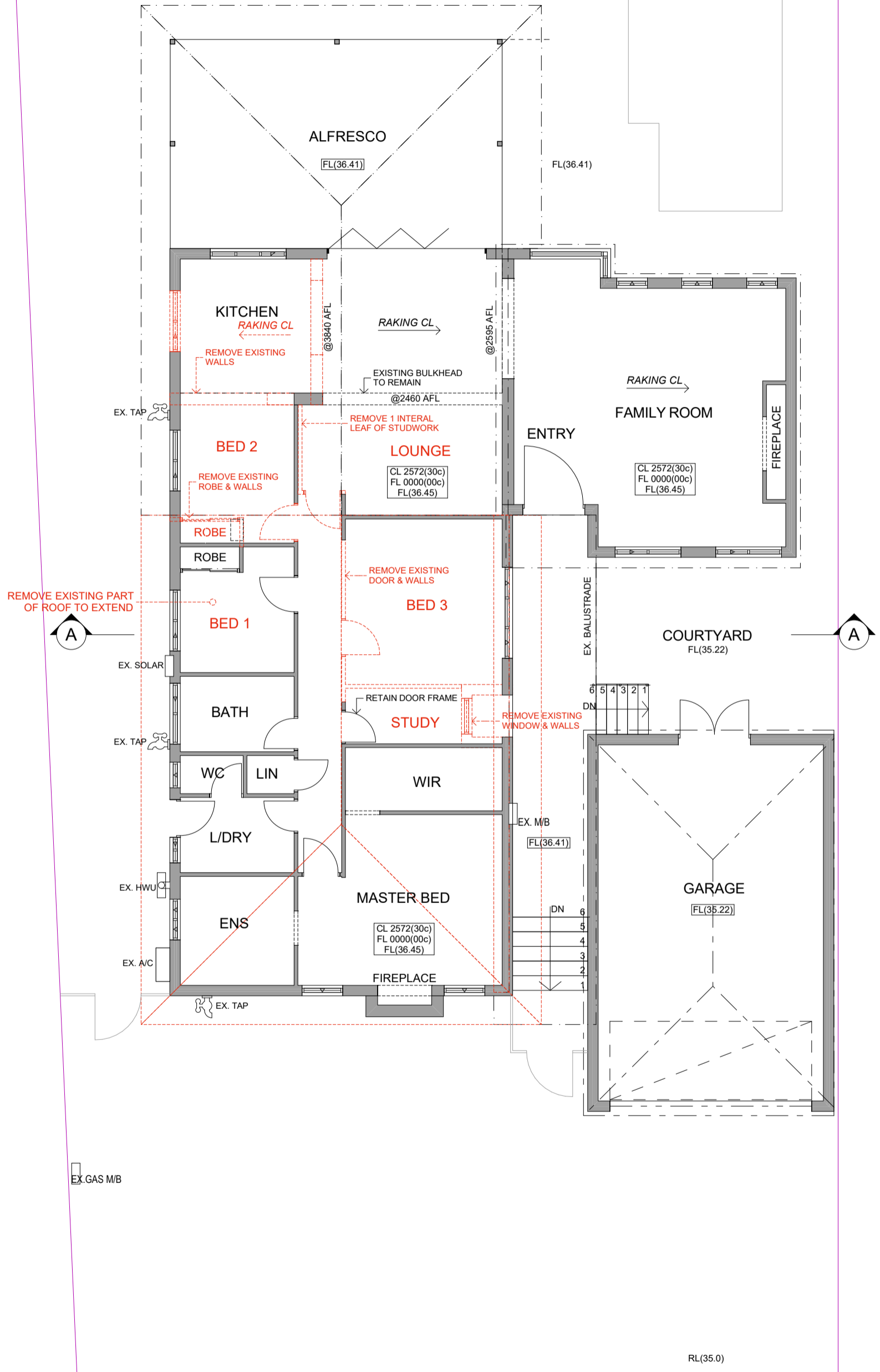
NOTE/BEWARE: ADVISE TRADES  
 O/Head power lines



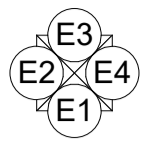
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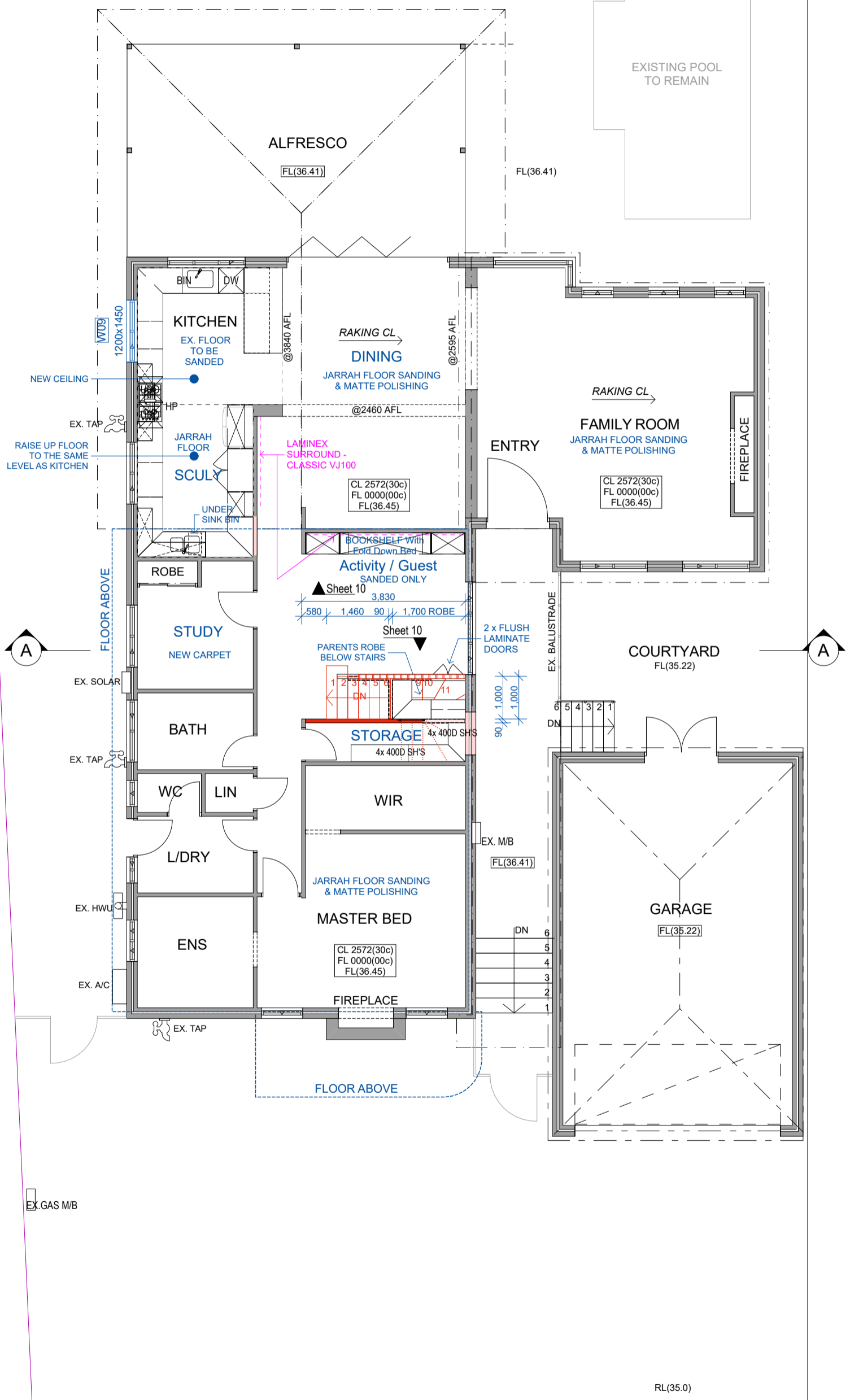
- Existing Walls:
- Existing Windows:
- Existing Roof Lines:
- New Roof Line:
- New Ceiling:
- New Brickwork:
- Non Full Height Walls:
- New studwork:
- New Windows:
- New Gas Point:
- New Tap:
- New Tiles:
- Floor Waste:
- Rain Water Pipe:
- Meter Box:
- Set Out Point:
- New Slab Area:

**AREAS**

Existing House Retained:	191.77m <sup>2</sup>
Existing Garage:	52.87m <sup>2</sup>
<b>TOTAL:</b>	<b>244.64m<sup>2</sup></b>

**AREAS**

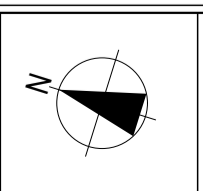
First Floor Addition:	97.52m <sup>2</sup>
New Balcony:	9.70m <sup>2</sup>
<b>TOTAL:</b>	<b>107.22m<sup>2</sup></b>



**NUCHANGE BUILDING**  
 19 Canham Way, Greenwood, WA, 6024  
 T: 9343 8850 E: info@nuchange.com.au

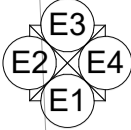
Client: Jarrad and Nicole Holloway  
 Date: 21/02/24  
 Site: 30 DunCraig Rd, DunCraig  
 Drawn: AJ

**Ground Floor Plan**  
 Scale 1:100  
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Sheet:  
3 of 15

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**LEGEND**

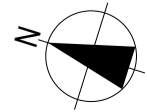
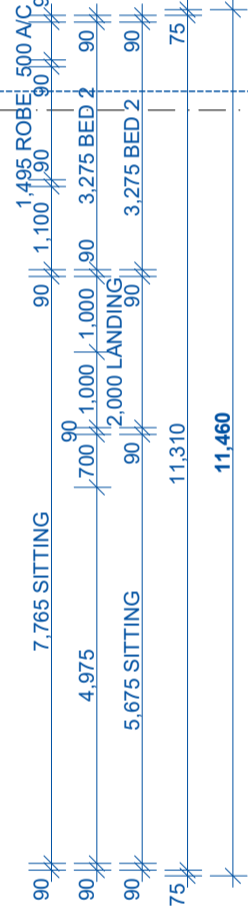
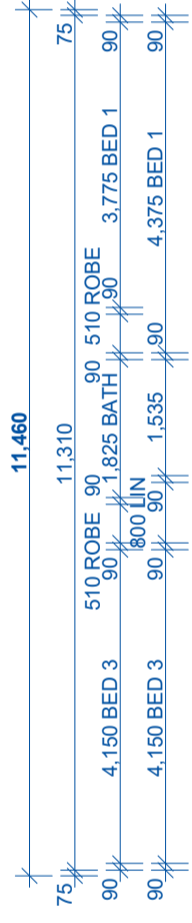
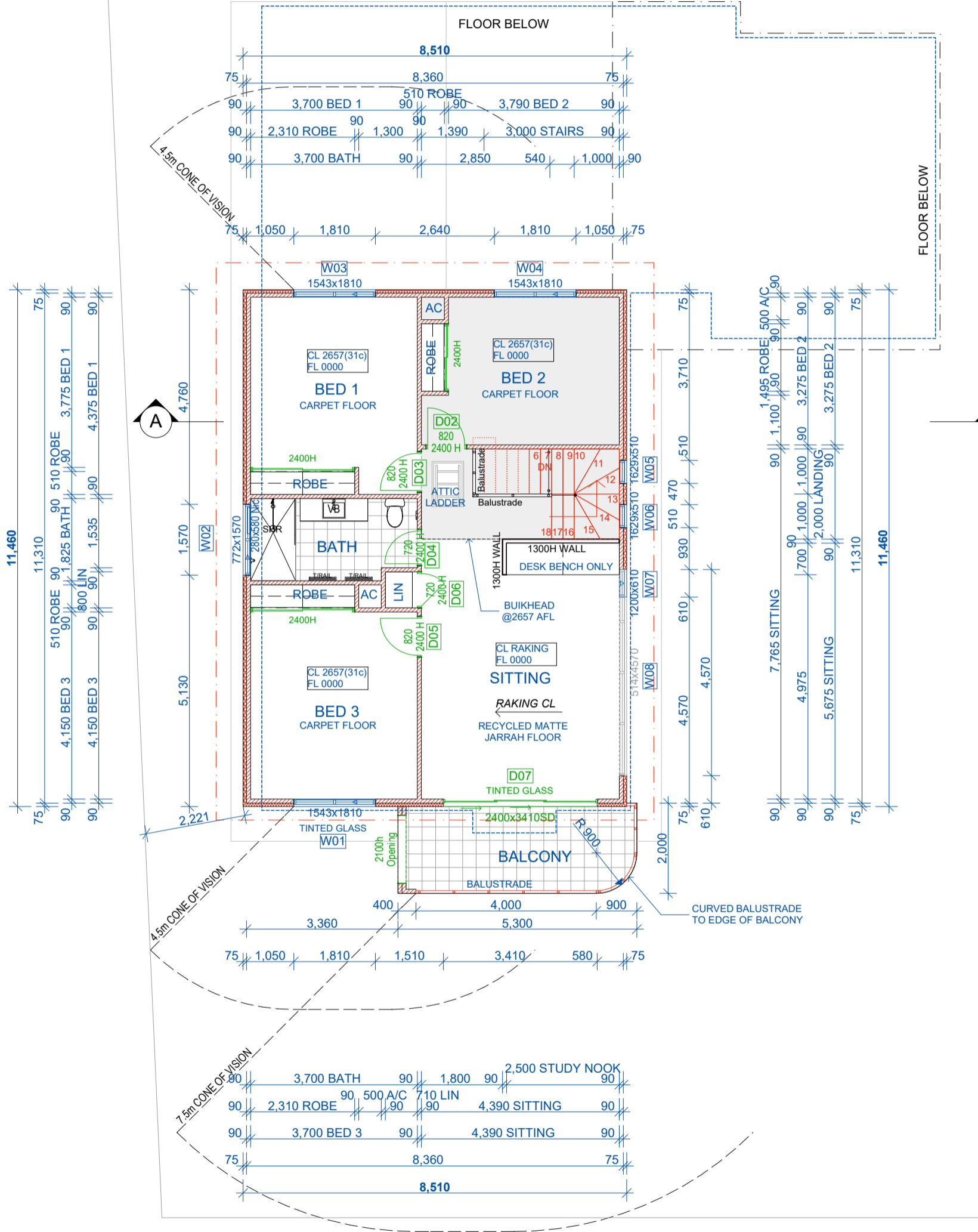
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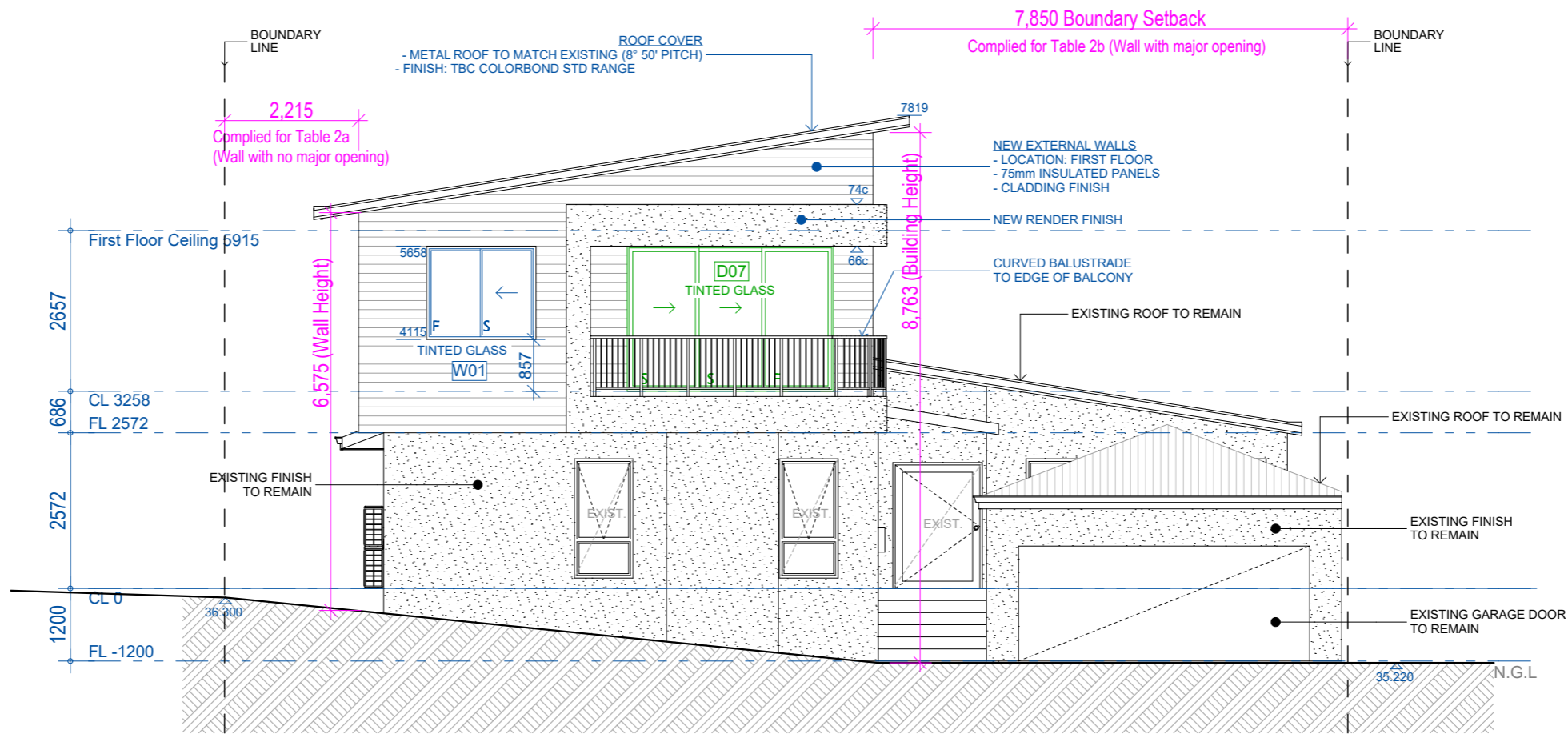
**AREAS**

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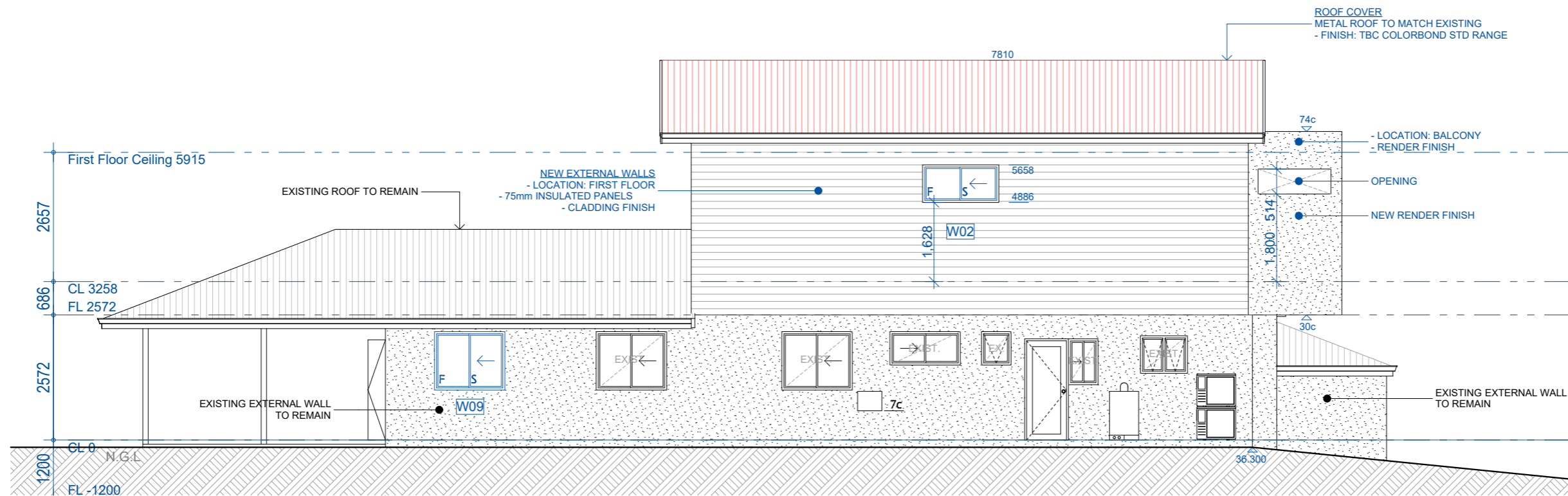


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NOTE:  
**TIMBER ROOF FRAMING**  
 In accordance with relevant Australian Standards



**ELEVATION 1**



**ELEVATION 2**



19 Canham Way, Greenwood, WA, 6024  
 T: 9343 8850 E: info@nuchange.com.au

Client: Jarrad and Nicole Holloway

Date: 21/02/24

Site: 30 Duncraig Rd, Duncraig

Drawn: AJ

**Elevations 1**

Scale 1:100

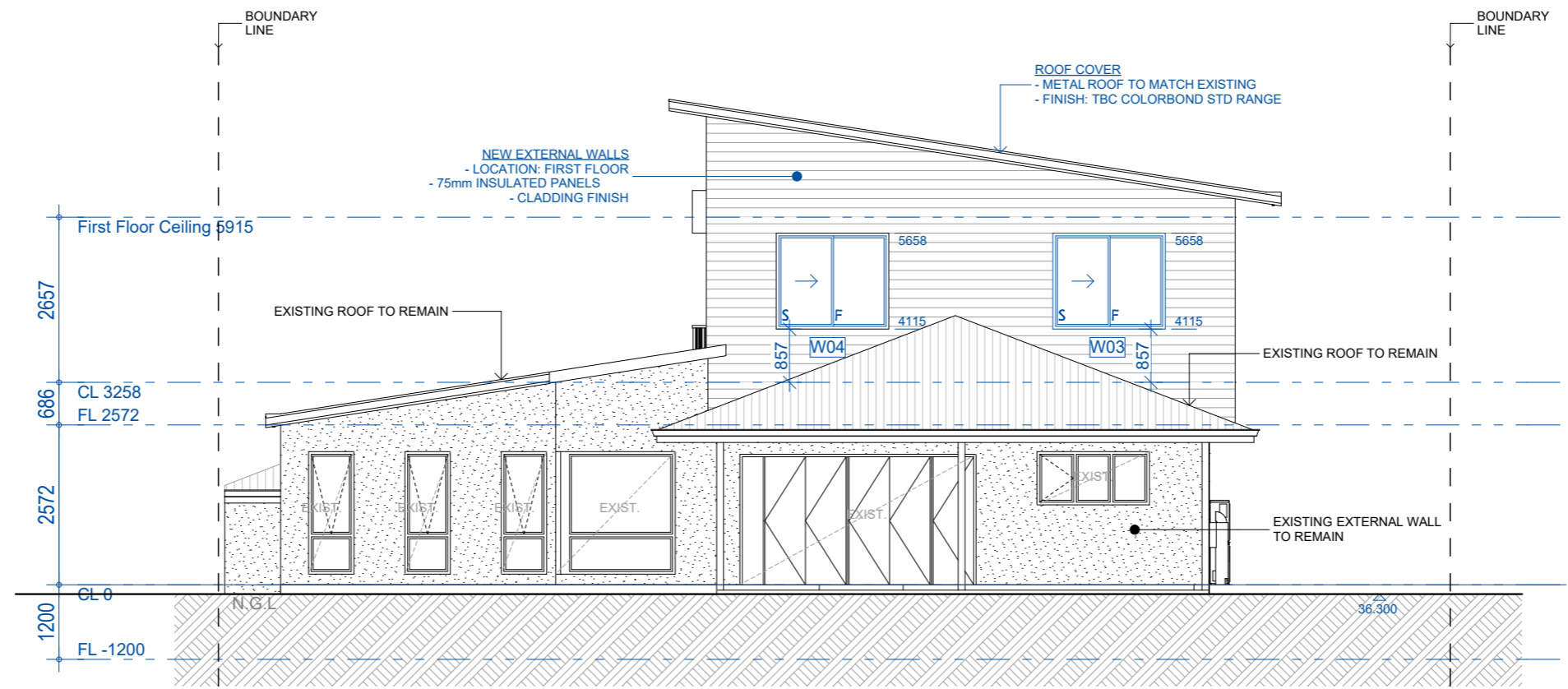
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**ELEVATION 3**



**ELEVATION 4**

