

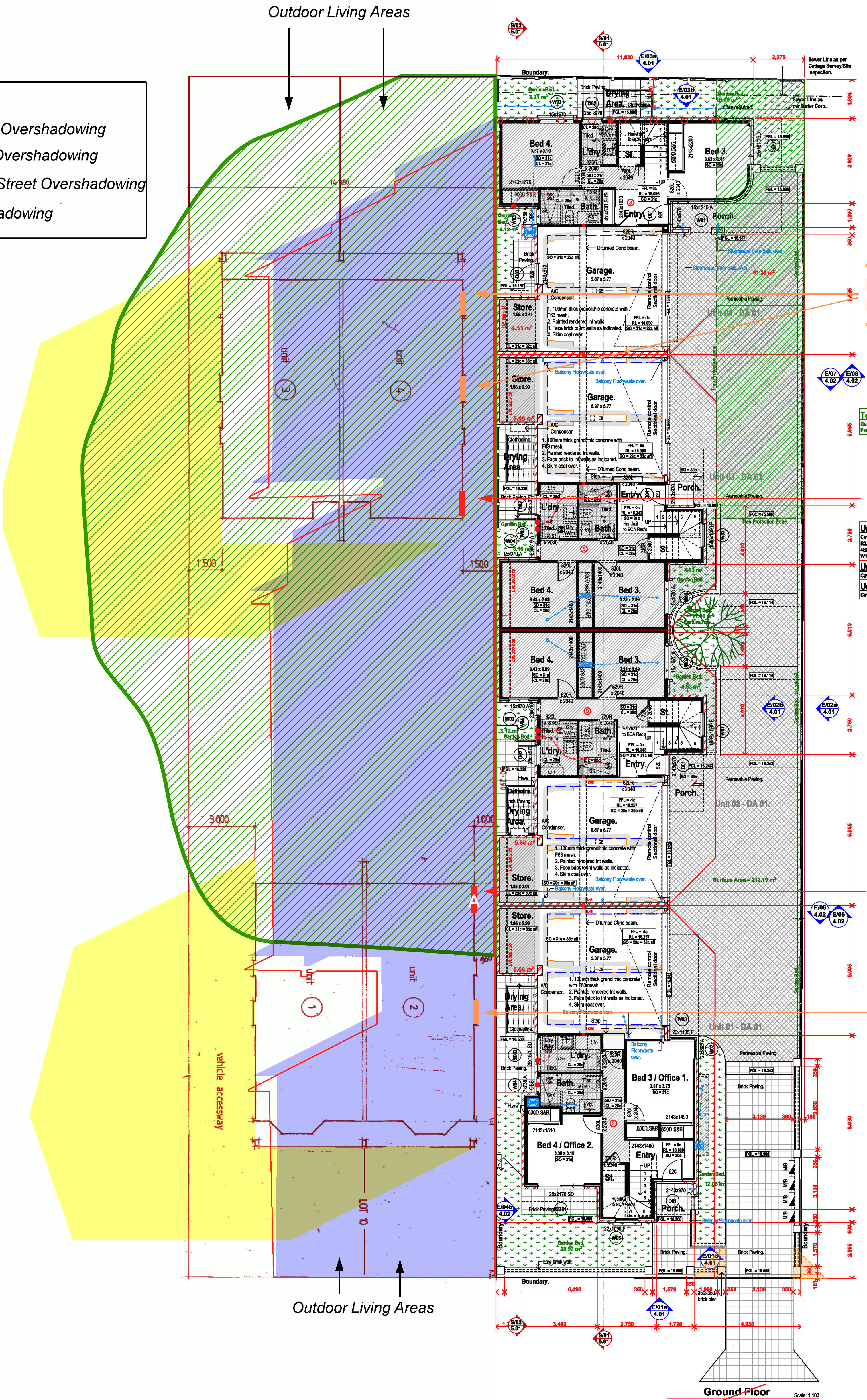
109 Palmerston Street Overshadowing at Midday 21 June - Winter Solstice

CITY OF VINCENT
RECEIVED
16 December 2022

Area Calculations		
Name	Area	Perimeter
0 Ground Floor		
Garage	169.6	111,900.0
Ground Floor	219.2	133,186.5
Porch	10.7	26,400.2
	399.5 m²	271,486.7 mm
1 First Floor		
Unit 01	5.3	9,360.2
First Floor	278.7	145,370.2
Terrace	94.6	77,949.4
	378.6 m²	232,679.8 mm
2 Second Floor		
Unit 02	19.0	32,410.5
Second Floor	289.0	141,581.4
	288.0 m²	173,991.9 mm
	1,086.1 m²	878,158.4 mm

KEY

- Amended Plans Overshadowing
- Deferred Plans Overshadowing
- 107 Palmerston Street Overshadowing
- Fig Tree Overshadowing



Ground Floor
Major
Opening

First Floor
Major
Openings

First Floor
Major
Openings

Ground Floor
Major
Opening

LEGEND

- Smoke Alarm - Hard Wired, interlinked and to AS 3786-2014
- Exhaust fan - flued to external air and not into the roof space.
- Wall mounted cold water hose tap
- Water supply for fridge
- Gas bayonet point

COMPLIANCE NOTES

Artificial Lighting | To comply with NCC Vol. 2 Part 3.12.5.5

Fall Prevention | Bedroom windows - where floor is 2m more than surface beneath unless opening sash is greater than 1700mm AFL coping must be permanently restricted to 125mm or fitted with a non-removable robust screen.

All other windows - where the fall height is 4m or greater must have a screen above 900mm and a sill height less than 150mm - No restriction is required to opening.

Refer to NCC V2 Part 3.8.2.6 and 3.8.2.7

Boundary Walls To Provide Fire Separation | To comply with NCC Vol. 2 Part 3.7.3.2

Fireplace | To comply with NCC Vol. 2 Part 3.10.7

Parapet/Boundary Fireproofing | To comply with NCC Vol. 2 Part 3.7.2.4

Staircase, Balustrade and Handrails | To comply with NCC Vol. 2 Part 3.8.1 and 3.8.2 (Non-280 Going x 172 Rise).

Stormwater Drainage | To comply with NCC Vol. 2 Part 3.1.3 citing AS 3600.3

Swimming Pool Barriers | To comply with AS 1926.1 and 1926.2

Timber Framing | To comply with AS 1684

Termite Protection | All primary building elements used for the construction of this building will consist entirely of, or a combination of, materials considered not subject to termite attack. Specifically, all timbers used in this dwelling will be preservative treated in accordance with AS 3600.1 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.

Parapet Walls | FMC Homeguard as physical termite barrier as per AS 3600.1 - 2014 and will comply with Part 3.1.4.2 of the Building Code of Australia - Volume 2, 2019 Amendment 1.

Wall areas | To comply with NCC Vol. 2 Part 3.8.1

Steelwork | Exposed steel shall have an anti-corrosive treatment in accordance with the NCC 2019