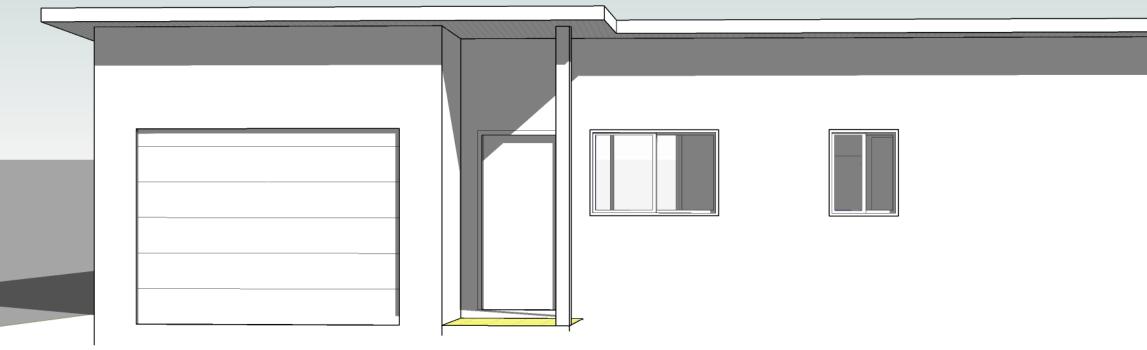
CONSTRUCTION OF A SECONDARY DWELLING

AT: NO. 8 Armstrong Street, Rylstone NSW



BUILDING SUSTAINABILITY SPECIFICATIONS - BASIX COMMITMENTS WINDOWS:	
THESE ARE THE SPECIFICATIONS UPON WHICH THE BASIX CERTIFICATE IS BASED. IF	Glazing: Clear Glazing (U-value: <=2.5, SHGC: Undecided)
FOR A BUILDING ELEMENT, THAT SPECIFICATION APPLIES TO ALL INSTANCES OF THAT ELEMENT. IF ALTERNATE SPECIFICATIONS ARE DETAILED FOR A BUILDING ELEMENT, THE LOCATION AND EXTEND OF ALTERNATE SPECIFICATIONS MUST BE DETAILED	Frame : Standard Aluminium
BELOW AND/ OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.	ROOF: Flat roof
BASIX CERTIFICATE: 1784082S	Material: Colourbond Roof Insulation: foil/sarking Color: Roof colour: dark (solar absorptance > 0.79)
FIXED SHADING(EAVES, PERGOLAS, VERANDAHS, AWNINGS): CEILINGS:	
Eaves: 450mm	Material: Plasterboard Insulation: R 2.5
EXTERNAL WALLS	FLOORS:
Material: Timber cladding	Materials: Concrete Insulation: NIL
INTERNAL WALLS:	
Materials: Timber	

GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
ALL DIMENSIONS ARE IN MILLIMETRES.
WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY. - ALL TIMBER FRAME WORKS SHALL BE IN

- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

REVISION	AMENDMENTS	Date



DEVELOPMENT APPLICA

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Istone NSW	SCALE:	1 : 200 (A3)
DWELLING	PLOT DATE	2/19/2025 8:07:20 PM

SITE CALCULATION	S		
SITE AREA: 2023.4 m2	PROPOSED	REQUIRED	COMPLY
EXISTING DWELLING GFA	142.3 m2		
SECONDARY DWELLING GFA	60 m2	60 m2 (max)	YES
TOTAL GFA	202.3 m2	430m2 (max)	YES
PRIVATE OPEN SPACE	80 m2 (Min.)	80 m2 (Min.)	YES
LANDSCAPE AREA	1,441.7 m2 (71.26%)	45% (Min.)	YES
FRONT LANDSCAPE	As existing		YES
LANDSCAPE AREA BEHIND BUILDING LINE	1,183.26 m2	455.26 m2 (Min)	YES

Max. height of fence 0.6r

Disturbed Area

SEDIMENT FENCE

Geotextile Fabric

Runoff from pad directed

to sediment trap

Direction fo flow

Channel stabilisation

as required

CONSTRUCTION SITE

Direction of flor



NOTE:



EXTERNAL WALL

GENERAL LEGEND

SILT FENCE	•
STOCKPILE	SP
MATERIAL STORAG	E MS
WASTE STORAGE & RECYCLING AREA	WS
GARBAGE BIN	∑B∫
ACCESS FOR VEHIC	

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER

2. MINIMIE DISTURBED AREA 3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH 4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE

5. ROADS AND FOOTPATH TO BE SWEPT DAILY

6. KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL 7. IF YOU DO NOT COMPLY YOU MAY LIABLE TO A \$1500 FINE

GENERAL NOTES

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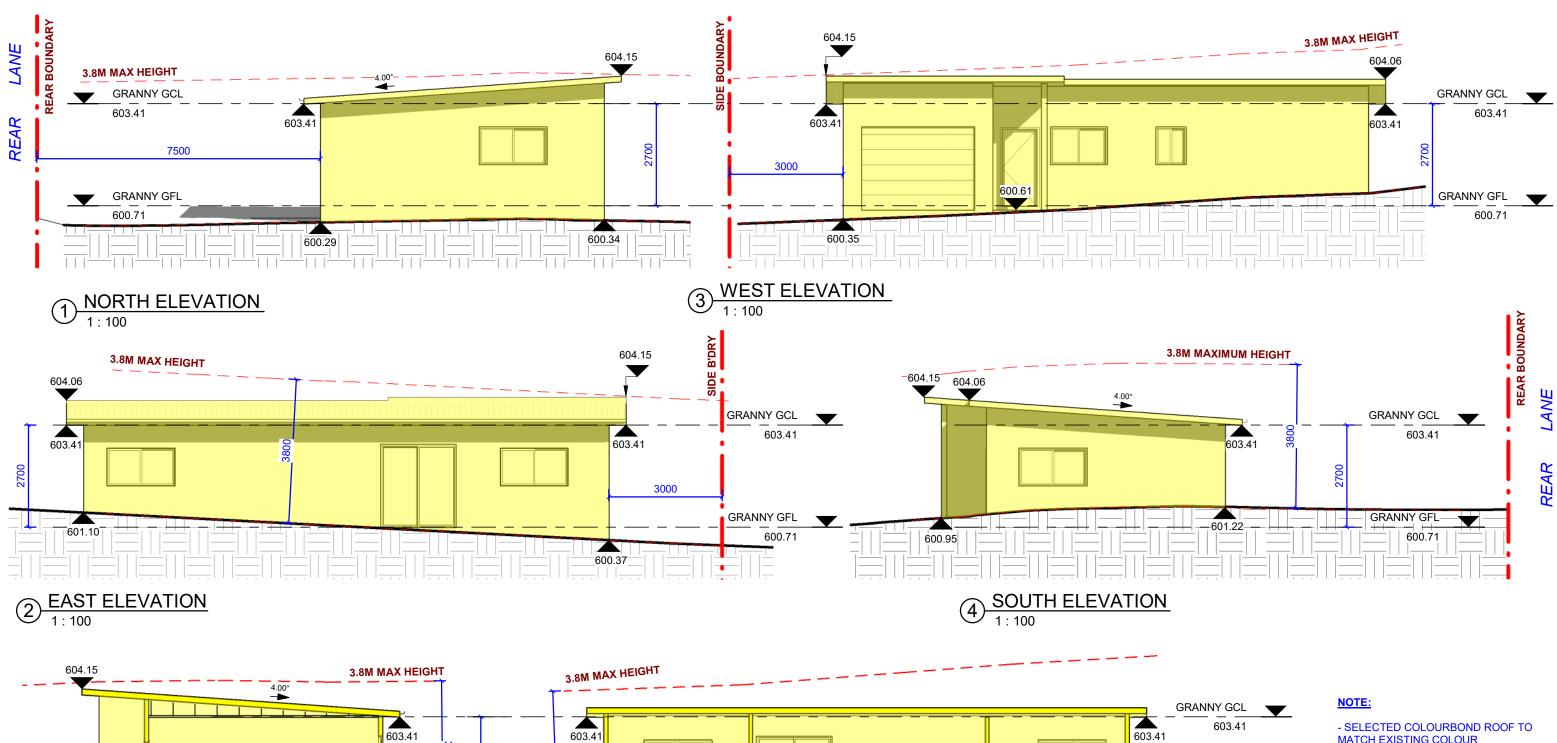
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY.

- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

AMENDMENTS	Date
	AMENDMENTS



DRAWING TITLE: SITE PLAN AND EROSION AND SEDIMENT CONTROL PLAN		
CONSTRUCTION OF A SECONDARY DWELLING	PLOT DATE	2/19/2025 8:07:20 PM
AT: NO. 8 Armstrong Street, Rylstone NSW	SCALE: A	s indicated (A3)
DEVELOPMENT APPLICATION	HT	DA 01



LIV + DIN



PORCH

600.61

GENERAL NOTES

600.53

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT. ALL DIMENSIONS ARE IN MILLIMETRES.
WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

LIV + DIN

600.71

OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY.

- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

REVISION	AMENDMENTS	Date	
			/

8

600.53

		DEVELOPMENT APPLICA
M E	0402206326 epwdesigns@gmail.com	AT: NO. 8 Armstrong Street, Ryls
Р	(02) 9591 5292	CONSTRUCTION OF A SECONDARY DV
EPW	109 WOOLCOTT ST. EARLWOOD NSW 2206	DRAWING TITLE: ELEVATIONS & SECTIONS

KIT



600.33

GARAGE

600.61

Y

IONS

BED 2

ANNY GCL	
603.41	

NGL GRANNY GFL 600.71

601.17

MATCH EXISTING COLOUR

- TIMBER FRAMED ROOF TO AS STANDARD

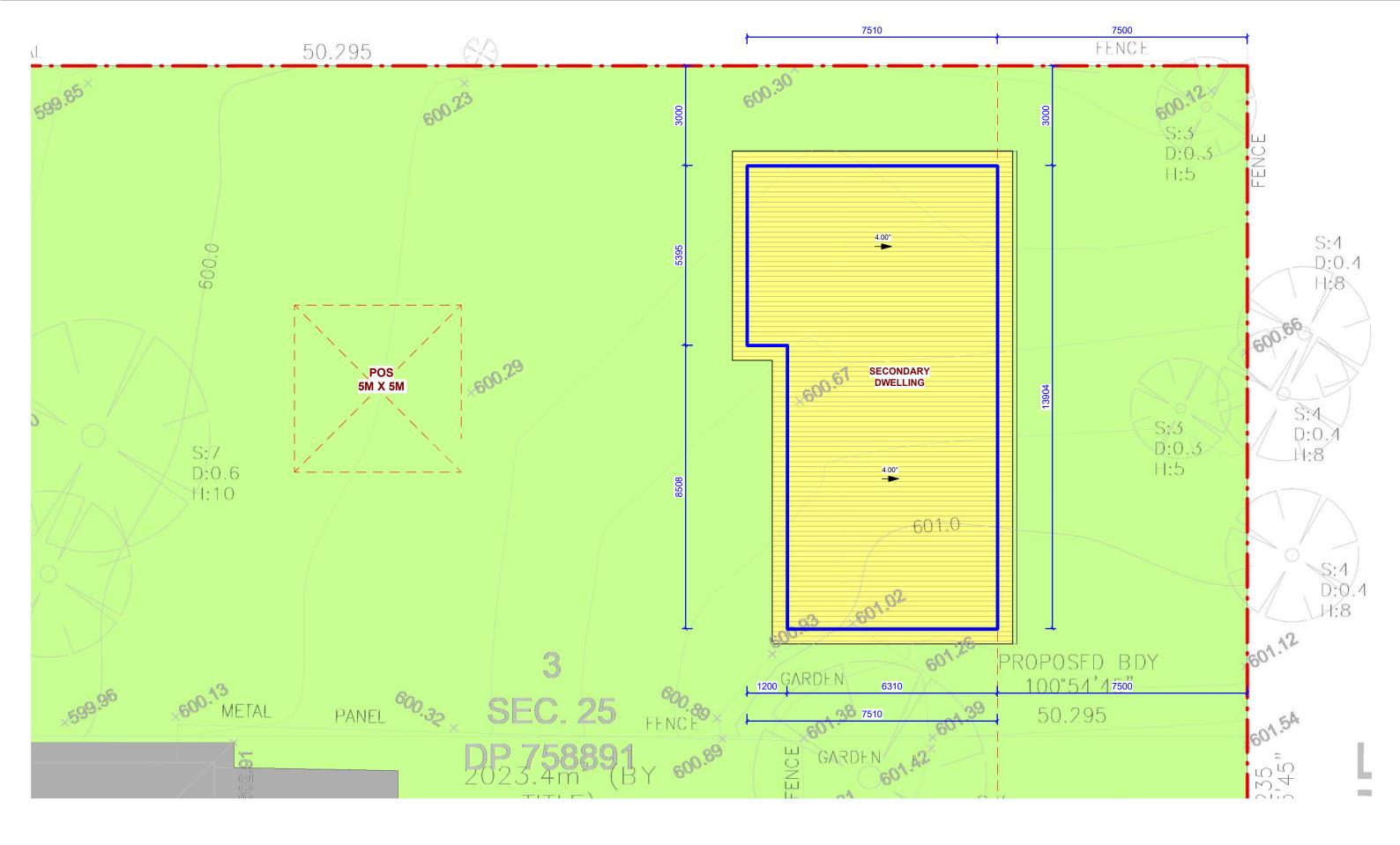
- PLASTERBOARD CEILING

- TIMBER CLADDING WALLS FOR EXTERNAL WALLS - TO ENG DETAILS

- RC SLAB & FOOTING - TO ENG DETAILS

- POWDERCOATED ALUMINIUM FRAME **GLAZED DOORS & WINDOWS**

WELLING	PLOT DATE	2/19/2025 8:07:22 PM
Istone NSW	SCALE: As	s indicated (A3)
ATION	HT	DA 03



GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
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WRITTEN DIMENSIONS WILL TAKE PRECEDENCE

OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY.

- ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

REVISION	AMENDMENTS	Date

EPW	109 WOOLCOTT ST. EARLWOOD NSW 2206	DRAWING TITL
Р	(02) 9591 5292	CONSTRUCTIO
M E	0402206326 epwdesigns@gmail.com	AT: NO. 8 Ar

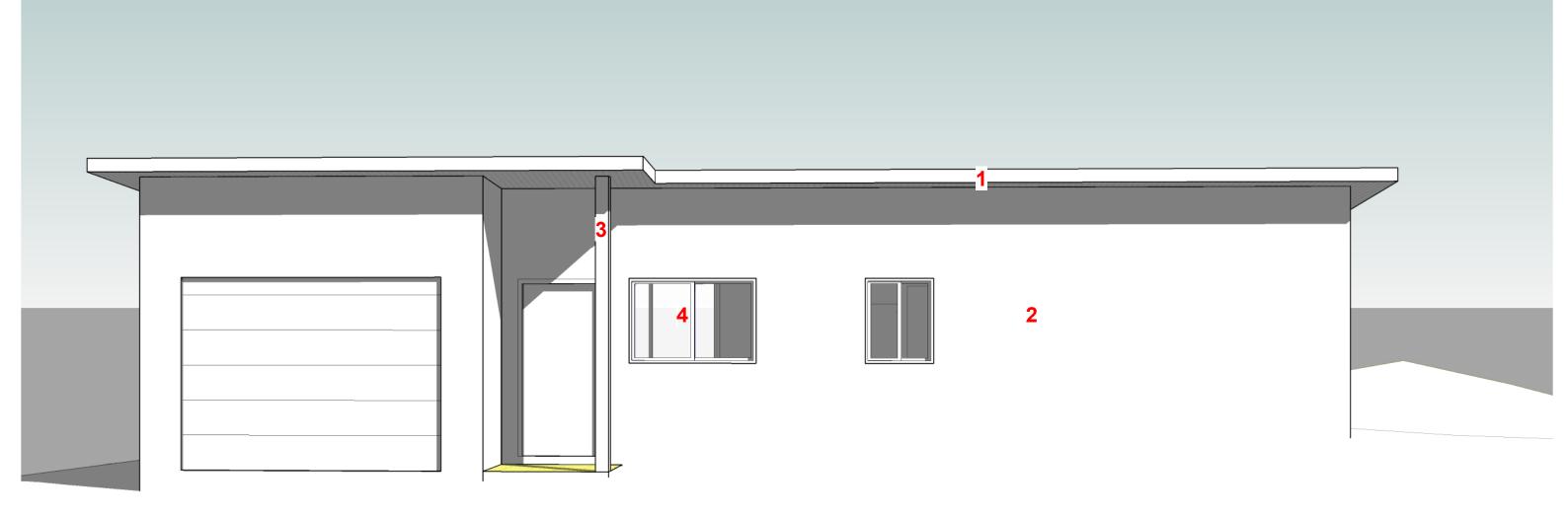
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Armstrong Street, Ry

DEVELOPMENT APPLIC

ATION	HT	DA 04
vistone NSW	SCALE:	1 : 100 (A3)
DWELLING	PLOT DATE	2/19/2025 8:07:22 PM





1- SELECTED COLOURBOND ROOF



2- WHITE CEMENT RENDER



3- SELECTED TIMBER COLUMN



GENERAL NOTES

ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
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WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER DOMESTICS

OVER SCALE - GROUND LEVELS ARE APPROXIMATE ONLY. - ALL TIMBER FRAME WORKS SHALL BE IN ACCORDANCE WITH TIMBER FRAME CODE.

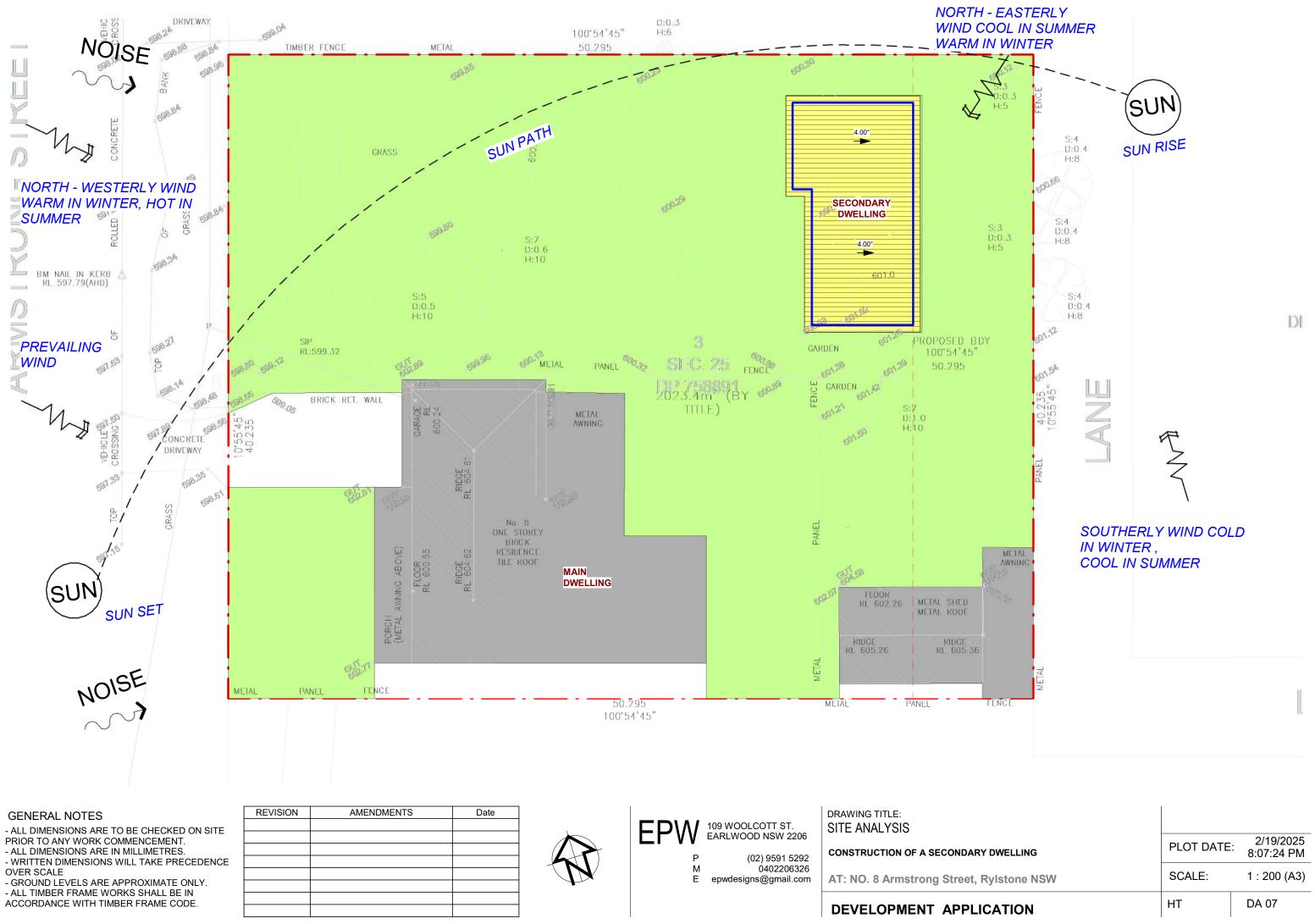
AMENDMENTS	Date
	AMENDMENTS



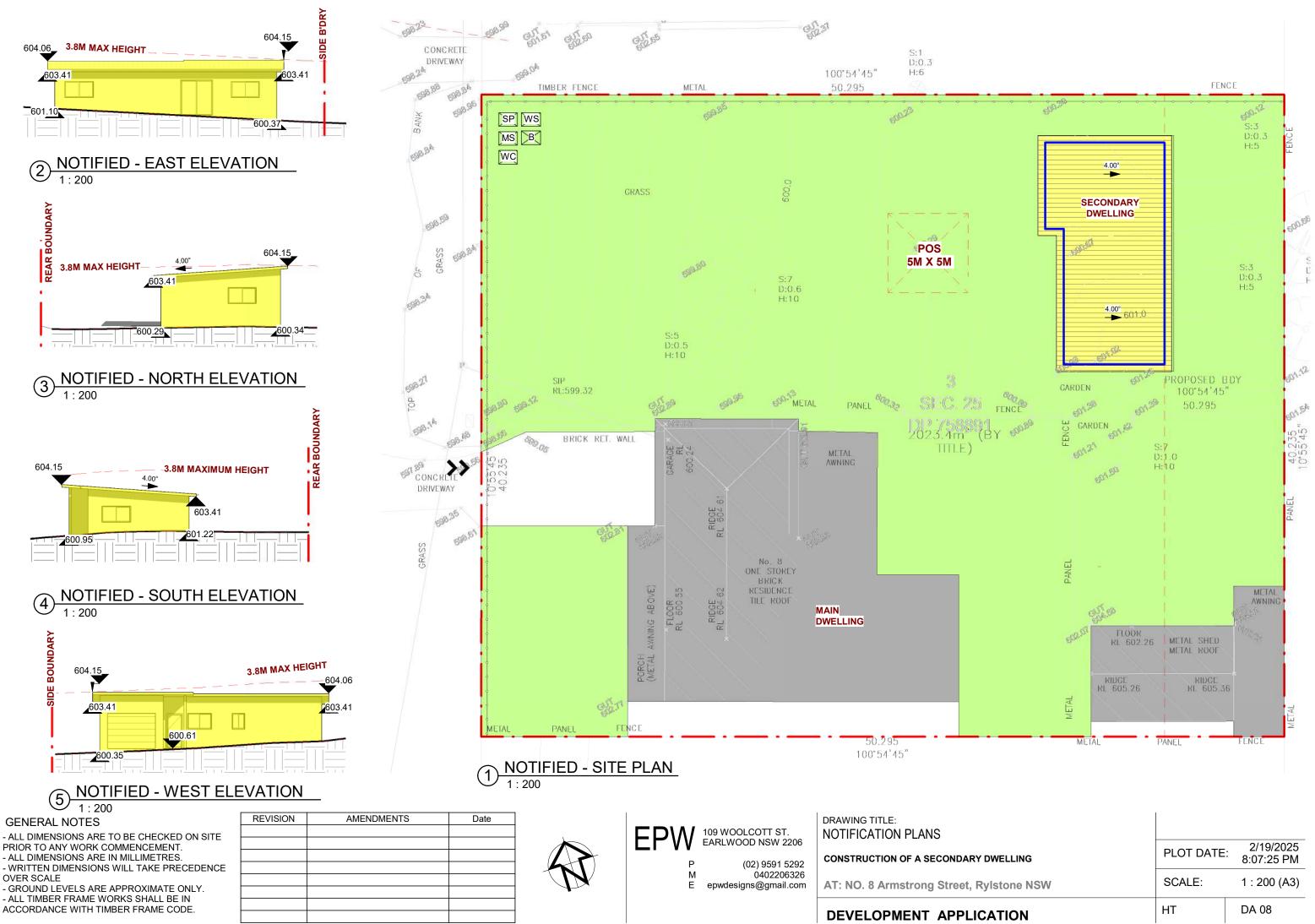
PW	109 WOOLCOTT ST. EARLWOOD NSW 2206	
P M E	(02) 9591 5292 0402206326 epwdesigns@gmail.com	

	DEVELOPMENT APPLICATION	HT	DA 05
1	AT: NO. 8 Armstrong Street, Rylstone NSW	SCALE:	(A3)
	CONSTRUCTION OF A SECONDARY DWELLING	PLOT DATE	2/19/2025 8:07:22 PM
	DRAWING TITLE: SCHEDULE OF MATERIALS AND FINISHES		

4- POWDERCOATED ALUMINIUM FRAME GLAZED DOORS & WINDOWS



ATION	HT	DA 07
vlstone NSW	SCALE:	1 : 200 (A3)
DWELLING	PLOT DATE: 2/19/20. 8:07:24 F	



ATION	HT	DA 08
vistone NSW	SCALE:	1 : 200 (A3)
DWELLING	PLOT DATE	2/19/2025 8:07:25 PM