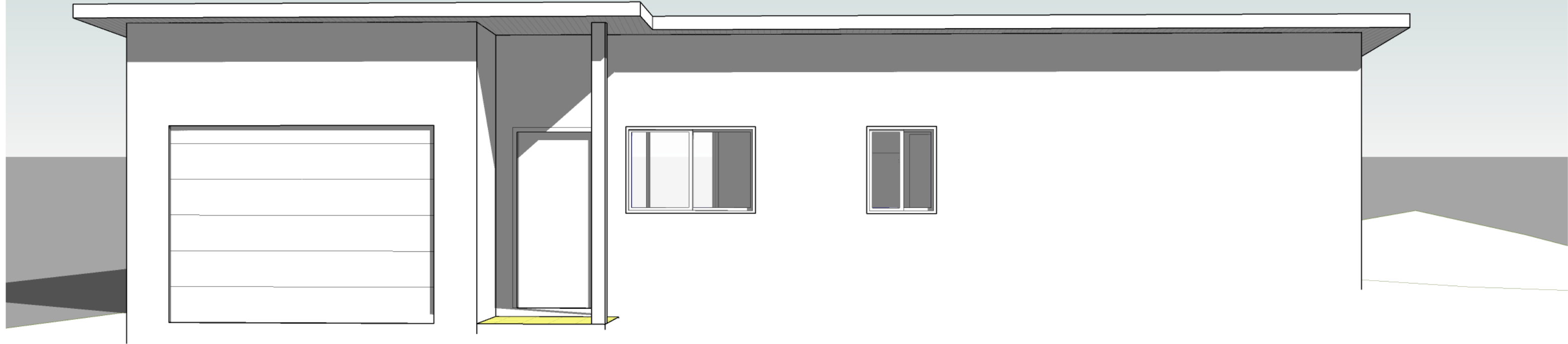


CONSTRUCTION OF A SECONDARY DWELLING

AT: NO. 8 Armstrong Street, Rylstone NSW

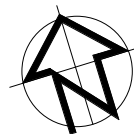


<p>BUILDING SUSTAINABILITY SPECIFICATIONS - BASIX COMMITMENTS</p> <p><i>THESE ARE THE SPECIFICATIONS UPON WHICH THE BASIX CERTIFICATE IS BASED. IF THEY VARY FROM DRAWINGS OR OTHER WRITTEN SPECIFICATIONS, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE. IF ONLY ONE SPECIFICATION IS DETAILED FOR A BUILDING 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 BELOW AND/ OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.</i></p>	<p>WINDOWS:</p> <p>Glazing: Clear Glazing (U-value: <=2.5, SHGC: Undecided)</p> <p>Frame : Standard Aluminium</p>
<p>BASIX CERTIFICATE: 1784082S</p>	<p>ROOF: Flat roof</p> <p>Material: Colourbond Roof Insulation: foil/sarking Color: Roof colour: dark (solar absorptance > 0.79)</p>
<p>FIXED SHADING(EAVES,PERGOLAS,VERANDAHS,AWNINGS):</p> <p>Eaves: 450mm</p>	<p>CEILINGS:</p> <p>Material: Plasterboard Insulation: R 2.5</p>
<p>EXTERNAL WALLS</p> <p>Material: Timber cladding</p>	<p>FLOORS:</p> <p>Materials: Concrete Insulation: NIL</p>
<p>INTERNAL WALLS:</p> <p>Materials: Timber</p>	

GENERAL NOTES

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

REVISION	AMENDMENTS	Date



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DRAWING TITLE:
COVER PAGE

CONSTRUCTION OF A SECONDARY DWELLING

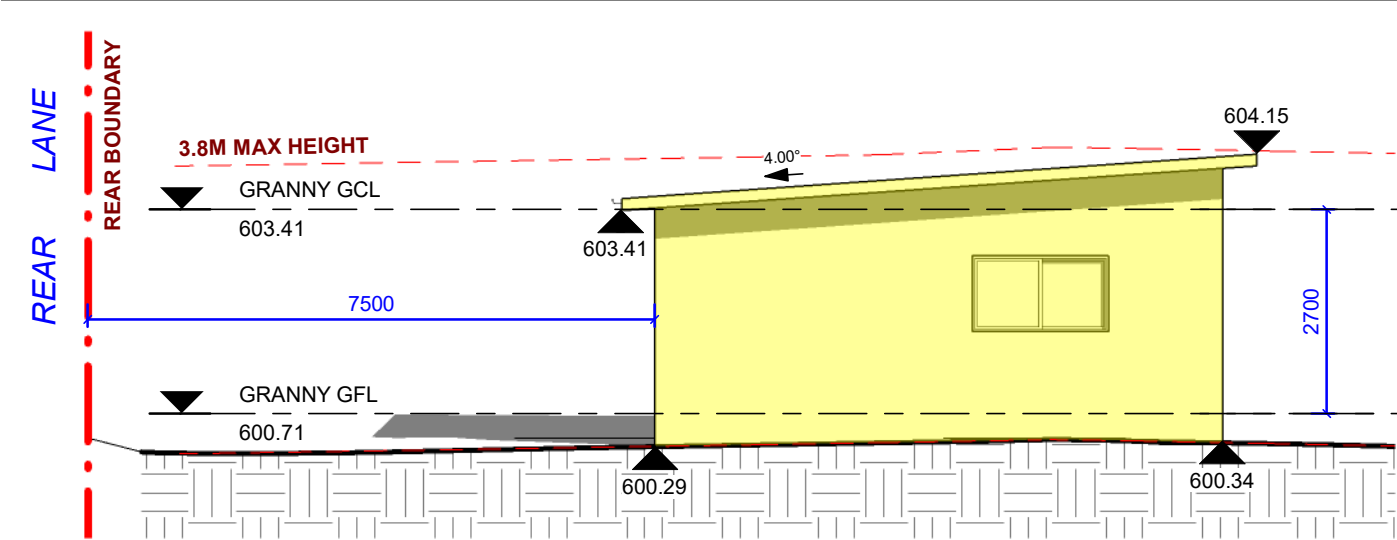
AT: NO. 8 Armstrong Street, Rylstone NSW

DEVELOPMENT APPLICATION

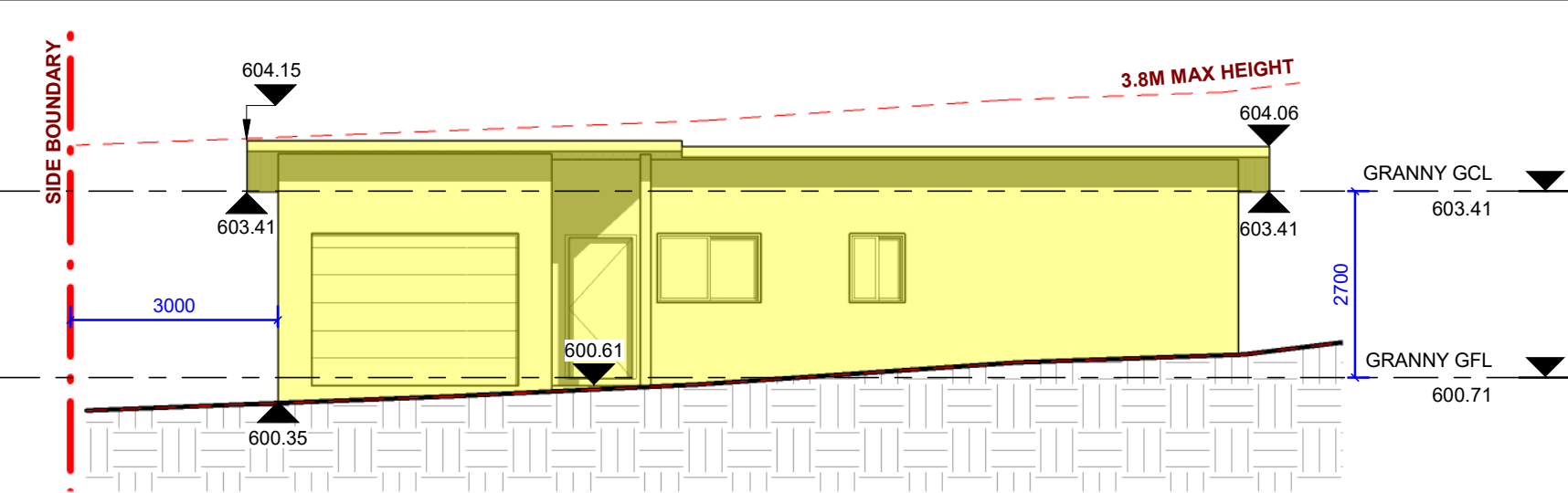
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SCALE: 1 : 200 (A3)

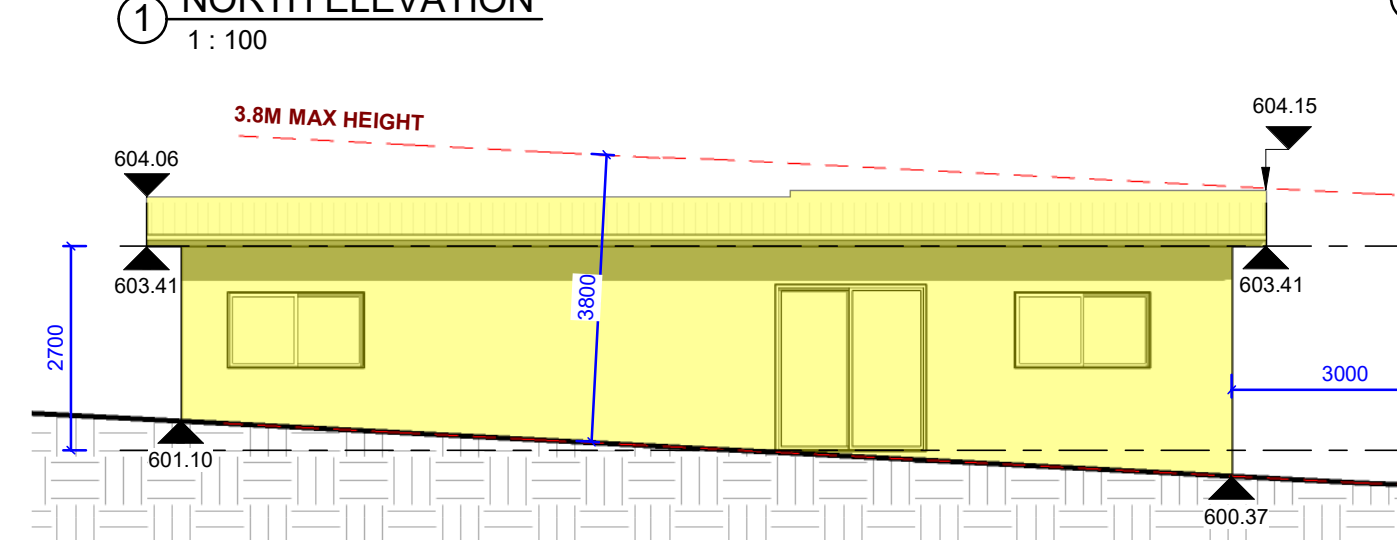
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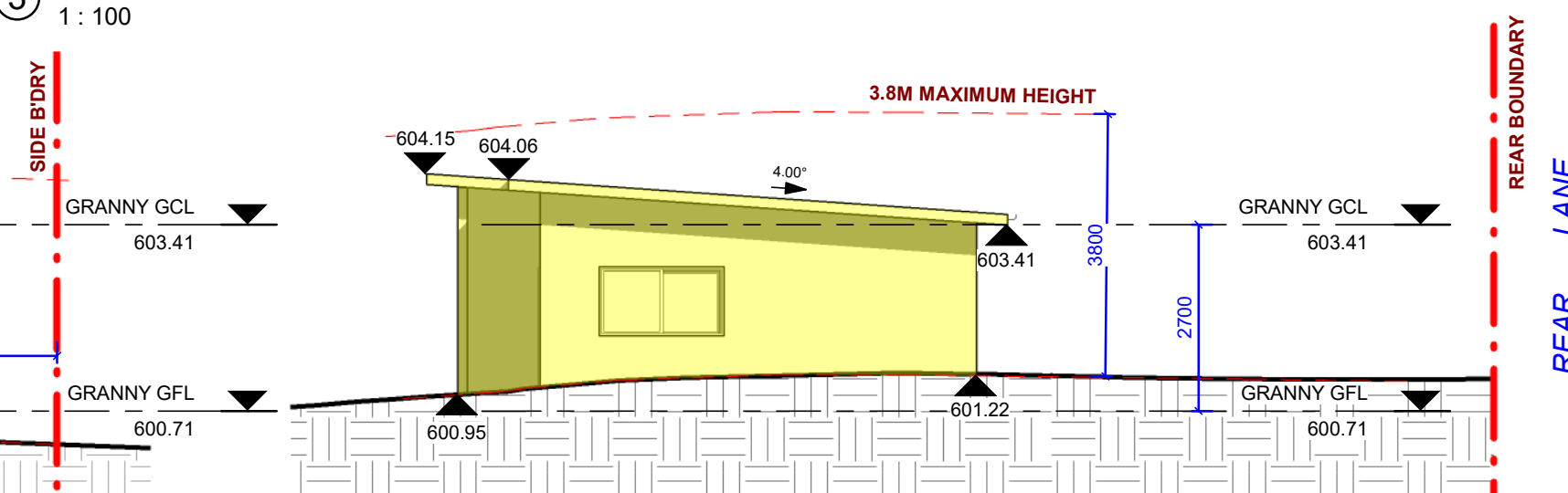
① NORTH ELEVATION
1 : 100



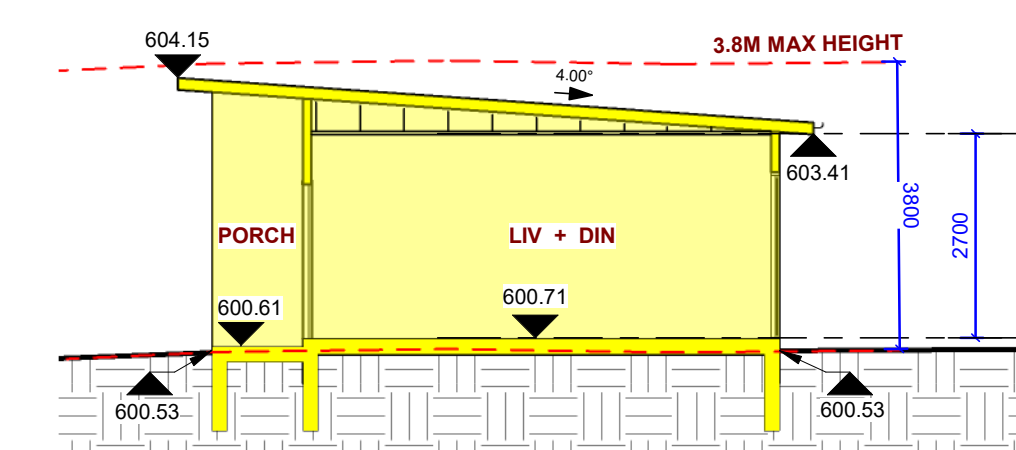
③ WEST ELEVATION
1 : 100



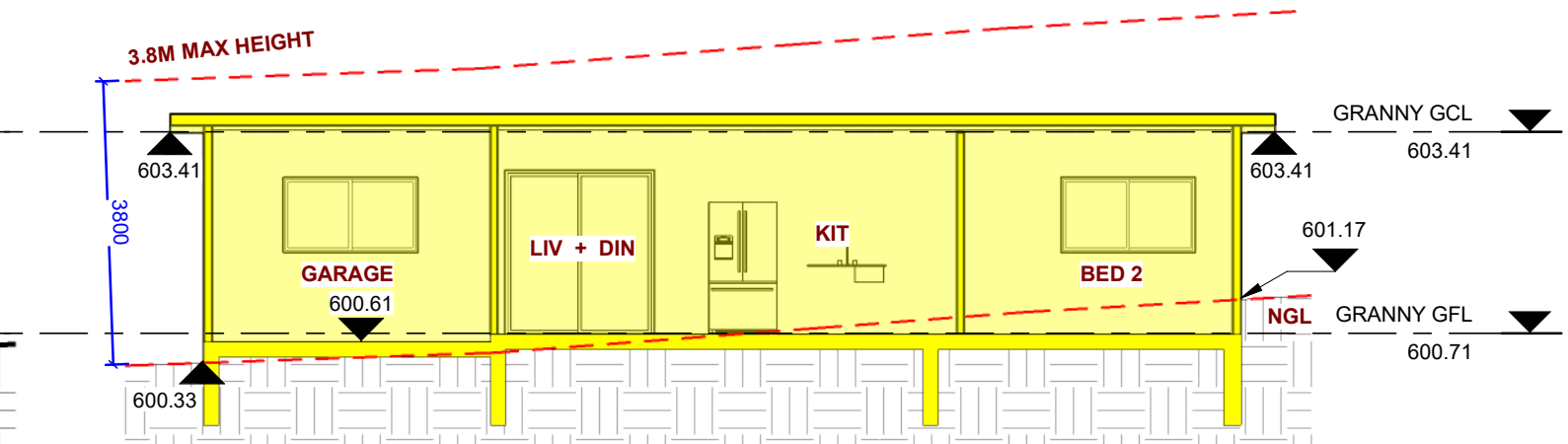
② EAST ELEVATION
1 : 100



④ SOUTH ELEVATION
1 : 100



⑤ SECTION 1
1 : 100



⑥ SECTION 2
1 : 100

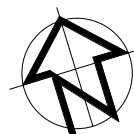
NOTE:

- SELECTED COLOURBOND ROOF TO 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

GENERAL NOTES

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DRAWING TITLE:
ELEVATIONS & SECTIONS

CONSTRUCTION OF A SECONDARY DWELLING

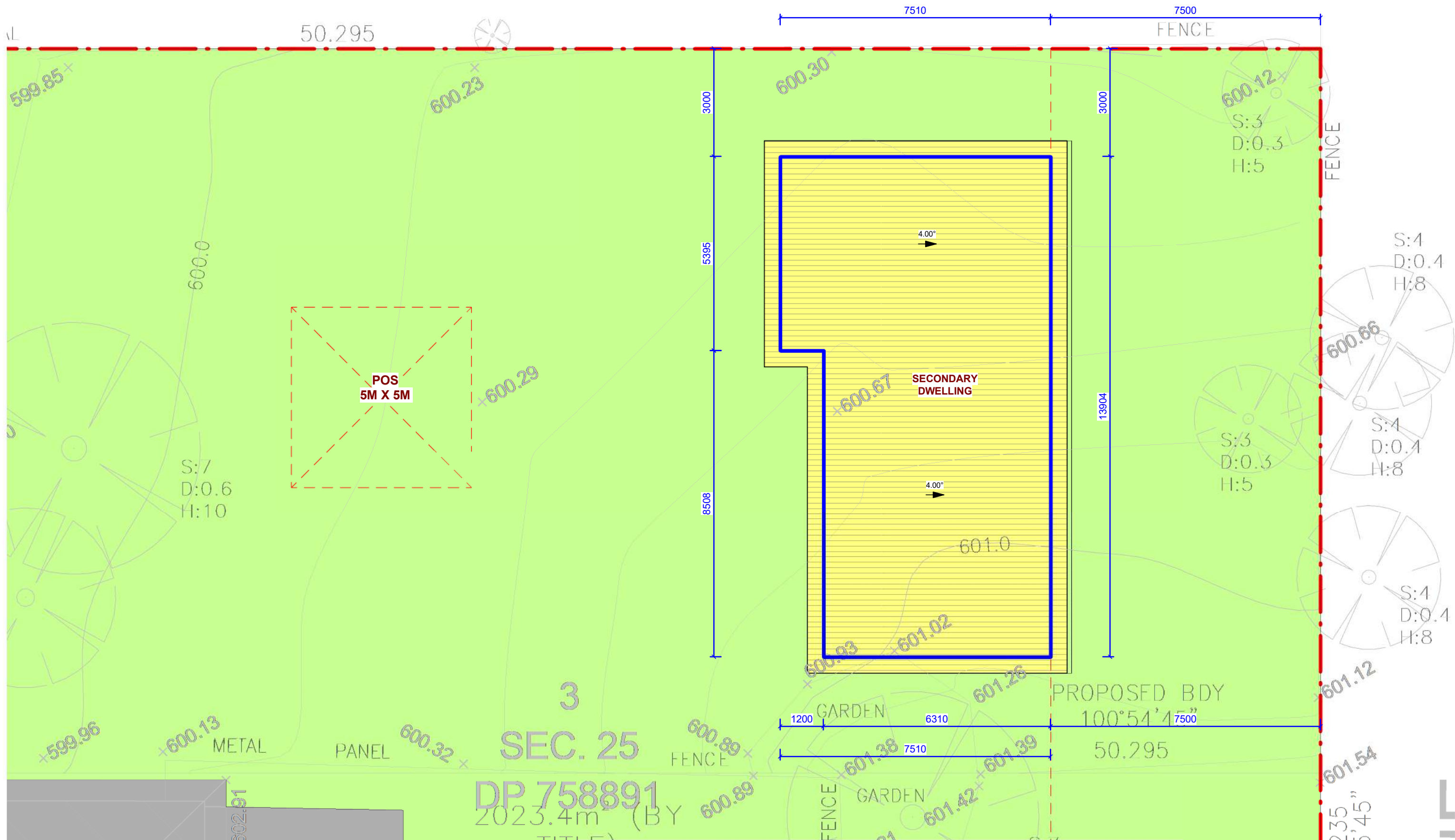
AT: NO. 8 Armstrong Street, Rylstone NSW

DEVELOPMENT APPLICATION

PLOT DATE: 2/19/2025
8:07:22 PM

SCALE: As indicated (A3)

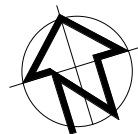
HT DA 03



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DRAWING TITLE:
ROOF PLAN

CONSTRUCTION OF A SECONDARY DWELLING

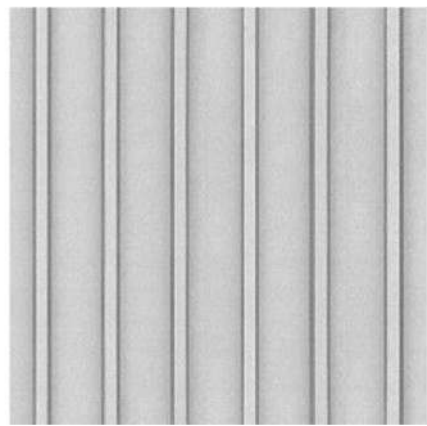
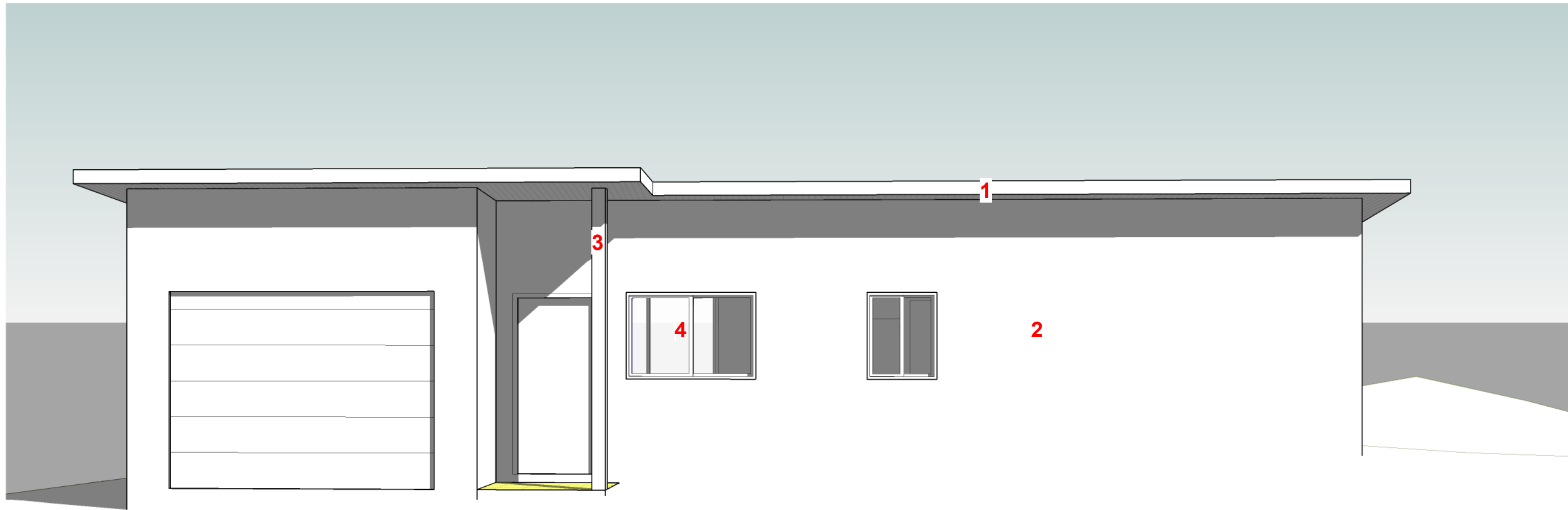
AT: NO. 8 Armstrong Street, Rylstone NSW

DEVELOPMENT APPLICATION

PLOT DATE: 2/19/2025
8:07:22 PM

SCALE: 1 : 100 (A3)

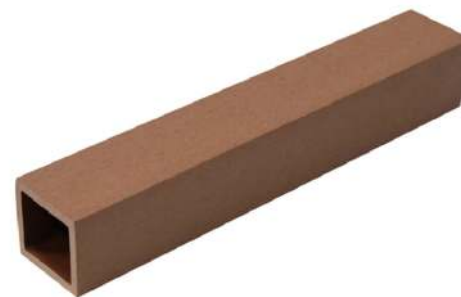
HT DA 04



1- SELECTED COLOURBOND ROOF



2- WHITE CEMENT RENDER



3- SELECTED TIMBER COLUMN

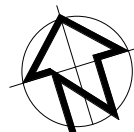


4- POWDERCOATED ALUMINIUM FRAME
GLAZED DOORS & WINDOWS

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DRAWING TITLE:
SCHEDULE OF MATERIALS AND FINISHES

CONSTRUCTION OF A SECONDARY DWELLING

AT: NO. 8 Armstrong Street, Rylstone NSW

DEVELOPMENT APPLICATION

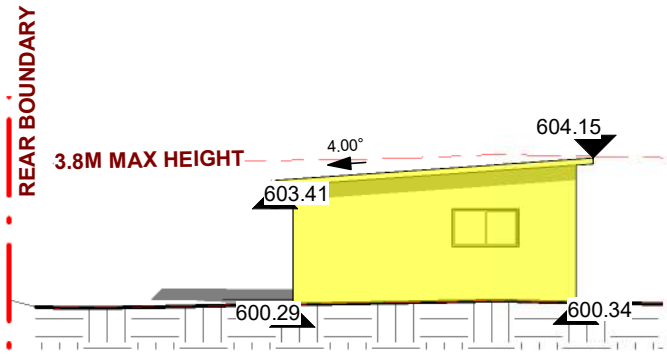
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SCALE: (A3)

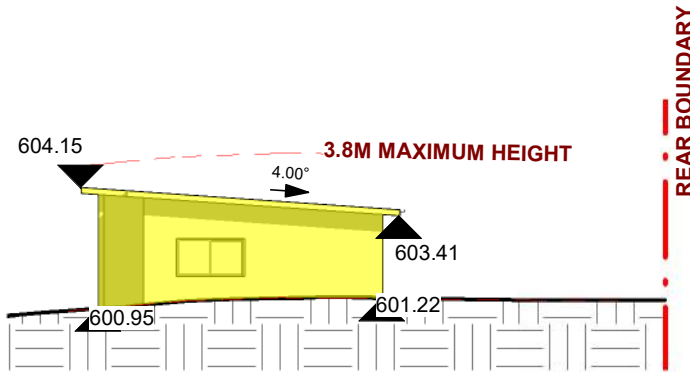
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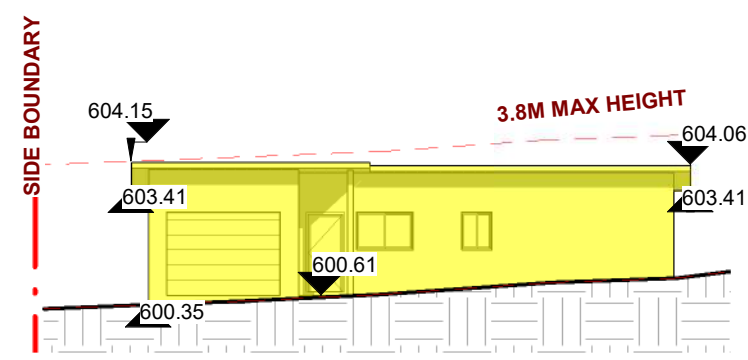
2 NOTIFIED - EAST ELEVATION
1 : 200



3 NOTIFIED - NORTH ELEVATION
1 : 200



4 NOTIFIED - SOUTH ELEVATION
1 : 200

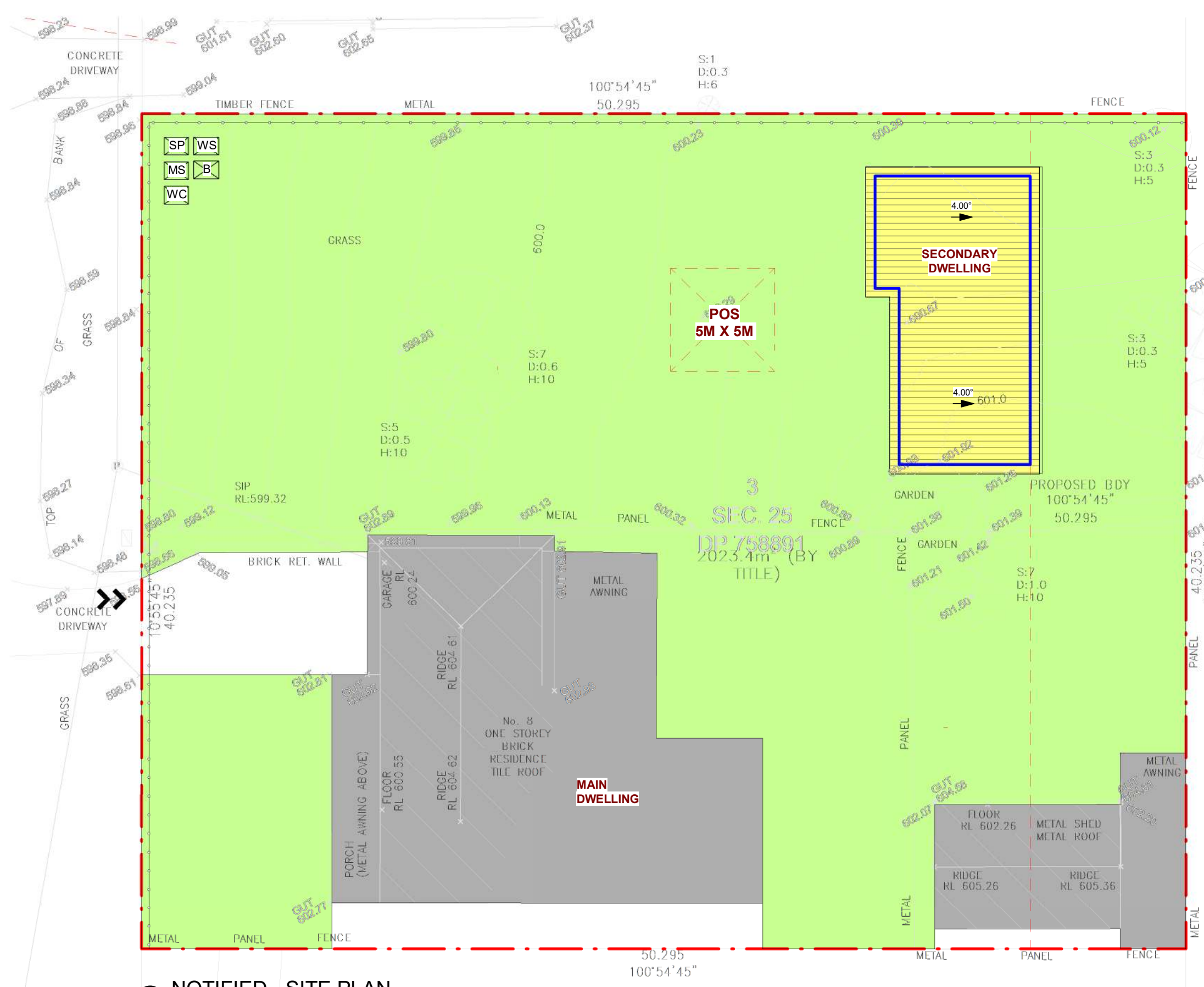
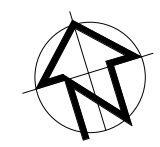


5 NOTIFIED - WEST ELEVATION
1 : 200

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1 NOTIFIED - SITE PLAN
1 : 200

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DRAWING TITLE:
NOTIFICATION PLANS

CONSTRUCTION OF A SECONDARY DWELLING

AT: NO. 8 Armstrong Street, Rylstone NSW

PLOT DATE: 2/19/2025
8:07:25 PM

SCALE: 1 : 200 (A3)

DEVELOPMENT APPLICATION

HT DA 08