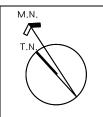
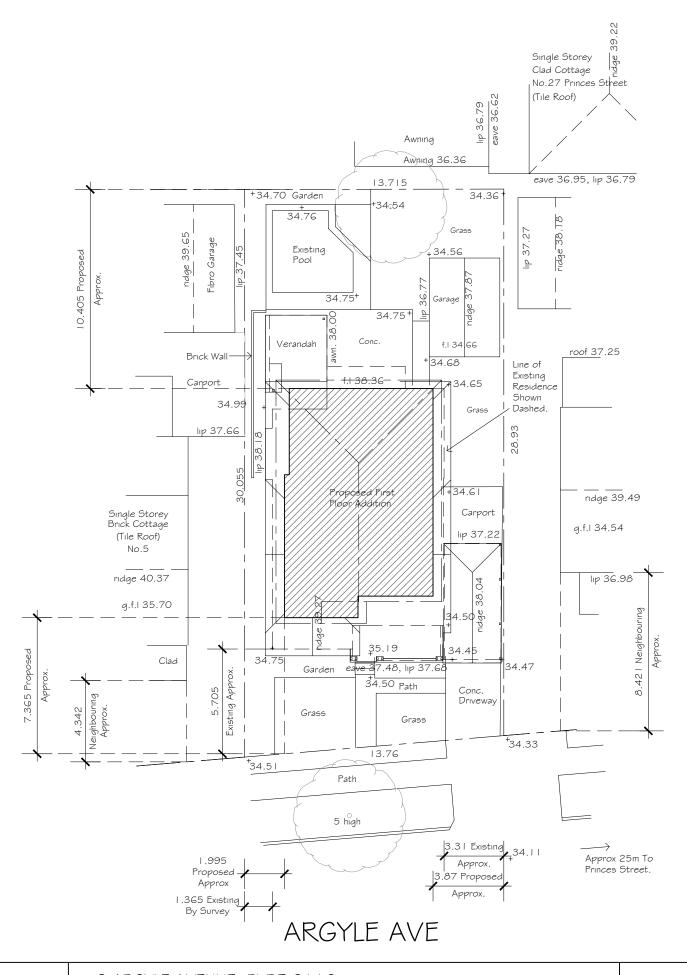
BASIX COMMITMENTS			COMPLYING I	DEVELOPMENT DETAILS	SPEC	FICATION SUMMARY	SPECIAL NOTES				
CERTIFICATE NO. A288			SITE AREA	398,40m²	STR	UCTURAL TIMBER - All to ASA 1684.2	PROVIDE TWO (2) SMOKE DETECTORS AS SHOWN-     ELECTRICIAN TO CHECK/ENSURE THE EXISTING SMOKE DETECTORS COMPLY				
FIXTURES AND SYSTEMS			ZONING		WALLS: F5 SOFTWOOD		WITH THE BUILDING CODE OF AUSTRALIA (NCC).				
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES			R2 LOW DENSITY RESIDENTIAL (13.715 METRES) > 10m \$ < 18m	90 X 35 EXT. STUDS @	.600 CTS TO MANUFACTURERS	AS PER THE NCC - ALL WET AREA WINDOWS TO HAVE TOUGHENED GLASS.     PROVIDE 2 I OMM BUILD TO 'FLOOR ZONE' FOR AIR CONDITIONING				
		WITH FLUORESCENT, COMPACT OR LIGHT-EMITTING-DIODE	CONTROLS	(13.713 WEIRES) > 10111 4 \ 10111	70 X 35 INT. STUDS @	-	DUCTWORK.  • CONNECT/INSTALL EIGHTEEN (18) DOWNLIGHT FITTINGS \$ TWO (2)				
	(LED) LAMPS	OK EIOITI-EIVIITTINO-DIODE	-	05% 1,000,40 1, 150 0, 040,00 0	FLOOR: 190x45mm MIN	I. FLOOR JOISTS WIND LOAD W 28 N	FAN/LIGHT/HEATER UNIT (AS SUPPLIED BY THE OWNER).				
WET AREAS:	SHOWER HEAD		MAX FSR	25% of 398.40 + 150m <sup>2</sup> = 249.60m <sup>2</sup>	FINISHES		CONNECT/INSTALL THREE (3) CEILING SWEEP FANS TO FIRST FLOOR BEDROOMS (AS SUPPLIED BY THE OWNER).				
NEW OR ALTERED	TOILETS TAPS	3 STAR RATED 3 STAR RATED	MAX SITE COVERAGE	55% (219.12m²)	BRICKWORK	N/A	DUCTED HOME VENTILATION SYSTEM WITH FOUR (4) OUTLETS.     BUILD TWO (2) SHOWER NICHES 400mm x 400mm.				
2		AENTC	MAX HEIGHT	8.5 metres	_		SUPPLY AND INSTALL A THREE FOLD PINE 'OPTISTEP OLS280' ATTIC LADDER				
	INSULATION REQUIREMENTS		COMPLIANCE		FLOORING	EX. 75mm T#G CYPRESS PINE FLOORBOARDS LAID	TO STORAGE AREA IN NEW ROOF SPACE.  • PROVIDE NEW STORAGE AREA (2000mm x 3000mm) TO NEW ROOF SPACE				
FLOOR ABOVE EXISTING DWELLING OR BUILDING			FLOOR AREA	T	ILOOKING	OVER 19mm STRUCTURAL PARTICLEBOARD.	AS SHOWN. WITH ONE (1) LIGHT POINT TO NEW ATTIC STORAGE AREA.  • EXISTING ROOF TILES TO BE LEFT ON SITE FOR FUTURE USE.				
FLAT CEILING.	CEILING: R 2.5	(∩ (HP)	EXISTING HOUSE (GROUND FLOOR) EXISTING HOUSE	IIG.80m2 (EXC, PORCH, CARPORT, VERANDAH	CLADDING	230mm HARDIPLANK " WOODGRAIN" CLADDING OVER	STEP UP FROM EXISTING LANDING (TREAD 17) TO NEW FINISHED FLOOR TO				
PITCHED ROOF	ROOF: FOIL/ S	ARKING		58.03m² (BEING DEMOLISHED)  84.91m² (EXCLUDING STAIR VOID)  201.71m² COMPLIES		POLYSTYRENE CORE WALL INSULATION	BE MAX. I 90MM RISE. (SITE CHECK).  SITE DISCUSSION WITH OWNER ON PROPOSED CORNICE PROFILE.				
	DARK (SOLAR )	ABSORPTANCE >0.70)	(FIRST FLOOR) PROPOSED FIRST FLOOR			FRAME: WESTERN RED CEDAR	WC SUITES TO SHOWER ROOM \$ ENSUITE TO BE FLOOR FIXED CONCEALED CISTERNS.				
EXTERNAL WALL: FRAMED		70 INCLUDING CONSTRUCTION)	ADDITION		WINDOWS - STEGBAR KEYED LOCKS (TERRAIN: 3)	FRAME: WLSTLRN RLD CLDAR	EXISTING FIRST FLOOR WINDOW THAT IS BEING RE-USED TO BE PAINTED AS				
(WEATHERBOARD, FIBRO METAL CLAD)	Ο,		TOTAL FSR SITE COVERAGE				PER REMAINING NEW FIRST FLOOR.  • PROVIDE THREE (3) FIRE RATED EAVE VENTS.  • PROVIDE ONE (1) FIRE RATED ROOF POWER VENTILATOR.  • PROVIDE METAL STACE.				
WILTAL CLAD)				LLC 00 0 /5/C POPCH CAPPORT //FRANDALL	INSECT SCREENS:	FRAME: PREFINISHED ALUMINIUM					
	GLAZING REQUIREMENT	T5	EXISTING HOUSE	I I G.80m <sup>2</sup> (EXC, PORCH, CARPORT, VERANDAH # GARAGE)	TO ALL NEW OPERABLE WINDOW SASHES	MESH: ALUMINIUM	PROVIDE METAL STACK.				
WINDOWS			CARPORT	19.78m²	ROOF COVERING	TERRA COTTA ROOF TILES TO MATCH EXISTING AS					
	TIMBER or uP	VC, SINGLE PYROLYTIC LOW-E,	GARAGE	19.51m²	ROOF COVERING	CLOSE AS POSSIBLE, REUSE EXISTING TILES WHERE	WORKS BY OWNER				
W1 \$ W7	(U-VALUE: 3.9	99, SHGC: 0.4)	TOTAL	156.09m <sup>2</sup> COMPLIES (39.18%)	ROOF SARKING	SHOWN.  FLAME RETARDANT DOUBLE SIDED ALUMINIUM FOIL	REMOVAL & INSTALLATION OF T.V ANTENNA IF REQUIRED & CONNECTION TO NEW AND EXISTING TV POINTS.				
	TIMBER or uP	VC, SINGLE CLEAR, (U-VALUE:	HEIGHT	TION.	KOOI JAKNING	TEAME RETARDANT DOUBLE SIDED ALDMINIDIN FOIL	CONNECTION OF NEW COAXIAL CABLE "T.V.POINT" TO EXISTING AND/OR				
W2 - W6	5.71, SHGC:		MAX. RIDGE LEVEL	RL 43.07	INSULATION	R3.0 BATTS TO FIRST FLOOR ADDITION CEILING AREA R1.5 BATTS TO FIRST FLOOR EXTERNAL WALL FRAMES	NEW T.V. AERIAL  PHONE AND/OR DATA CABLING.				
	SHADING DEVICES		EXISTING GROUND LEVEL BELOW NEW RIDGE APEX	RL 34.6	(FIBREGLASS)	I 2mm POLASTIC INSULATION BLANKET TO FIRST	ALL WORK ASSOCIATED WITH THE SUPPLY AND INSTALLATION OF A DUCTED				
	STINDING DEVICES		HEIGHT . (	©2 METRES COMPLIES	INTERNAL FIXINGS	FLOOR EXTERNAL WALL FRAMES  DAR: FINGER JOINTED PINE	AIR CONDITIONING SYSTEM.  SUPPLY EIGHTEEN (18) DOWNLIGHT FITTINGS \$ TWO (2) FAN/LIGHT/HEATER				
WINDOWS	WINDOWS		LANDSCAPE AREA	<u> </u>	INTERNALTIANGS	SKIRTING: Ex. 150x25	UNIT.  • PAINTING OF EXISTING INTERNAL AND EXTERNAL AREAS AFFECTED BY THE				
		DAH / PERGOLA / BALCONY	Flian	COMPLIANCE DEEMED UNDER CLAUSE 3.24(6)	-	ARCHITRAVE: Ex. 100x25	ADDITION AND ALTERATION.				
WI - W4, \$ W7					INTERNAL DOORS		SUPPLY THREE (3) CEILING SWEEP FANS TO BE INSTALLED TO FIRST FLOOF BEDROOMS.				
W  - W4, \$ W7	>= 600MM		•	(a) \$ (b) AS THERE IS NO INCREASE IN SITE	INTERNAL DOORS	PRIMED HARDBOARD HOLLOW CORE CORINTHIAN					
,	>= GOOMM					"STANFORD"					
W1 - W4, \$ W7			-	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING	INTERNAL DOORS STAIRCASE						
·			REQUIRED SIDE SETBACKS	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA		"STANFORD"					
·				(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 1 Om \$ < 1.8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)		"STANFORD"					
·			REQUIRED SIDE SETBACKS WALL HEIGHT PROPOSED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61		"STANFORD"	BEDROOMS.				
·				(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High	STAIRCASE	"STANFORD"  N/A	G FINAL CONSTRUCTION B.P. 23-10-17				
·			WALL HEIGHT PROPOSED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61		"STANFORD"	BEDROOMS.  G FINAL CONSTRUCTION B.P. 23-10-17  F COMPLYING DEVELOPMENT ISSUE S.M. 17-10-17				
·			WALL HEIGHT PROPOSED SOUTH EAST SIDE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES	STAIRCASE  FASCIA #	"STANFORD"  N/A	BEDROOMS.				
·			WALL HEIGHT PROPOSED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 1 8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required	STAIRCASE  FASCIA # BARGE BOARDS	"STANFORD"  N/A  MATERIAL: DAR TIMBER	BEDROOMS.  G FINAL CONSTRUCTION B.P. 23-10-17  F COMPLYING DEVELOPMENT ISSUE S.M. 17-10-17  E TO CLIENT N.L. 04-10-17  D PLAN CHECK W.A. 27-09-17				
·			WALL HEIGHT PROPOSED SOUTH EAST SIDE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 1 8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required	STAIRCASE  FASCIA #	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD	BEDROOMS.         G       FINAL CONSTRUCTION       B.P. 23-10-17         F       COMPLYING DEVELOPMENT ISSUE       S.M. 17-10-17         E       TO CLIENT       N.L. 04-10-17         D       PLAN CHECK       W.A. 27-09-17         C       CDC APPLICATION & BASIX ADDED       B.P. 01-08-17				
·			WALL HEIGHT PROPOSED SOUTH EAST SIDE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES	STAIRCASE  FASCIA # BARGE BOARDS	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD  MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA	BEDROOMS.  G FINAL CONSTRUCTION B.P. 23-10-17 F COMPLYING DEVELOPMENT ISSUE S.M. 17-10-17 E TO CLIENT N.L. 04-10-17 D PLAN CHECK W.A. 27-09-17 C CDC APPLICATION & BASIX ADDED B TO CLIENT B.J.P. 01-06-17				
			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES	STAIRCASE  FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA	BEDROOMS.         G       FINAL CONSTRUCTION       B.P. 23-10-17         F       COMPLYING DEVELOPMENT ISSUE       S.M. 17-10-17         E       TO CLIENT       N.L. 04-10-17         D       PLAN CHECK       W.A. 27-09-17         C       CDC APPLICATION & BASIX ADDED       B.P. 01-08-17				
·			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT  ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES	STAIRCASE  FASCIA # BARGE BOARDS	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD  MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA	BEDROOMS.  G FINAL CONSTRUCTION B.P. 23-10-17 F COMPLYING DEVELOPMENT ISSUE S.M. 17-10-17 E TO CLIENT N.L. 04-10-17 D PLAN CHECK W.A. 27-09-17 C CDC APPLICATION & BASIX ADDED B TO CLIENT B.J.P. 01-06-17				
·			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES	STAIRCASE  FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA	BEDROOMS.         G       FINAL CONSTRUCTION       B.P. 23-10-17         F       COMPLYING DEVELOPMENT ISSUE       S.M. 17-10-17         E       TO CLIENT       N.L. 04-10-17         D       PLAN CHECK       W.A. 27-09-17         C       CDC APPLICATION & BASIX ADDED       B.P. 01-08-17         B       TO CLIENT       B.J.P. 01-06-17         A       TECHNICAL       B.J.P. 17-05-17				
·			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT  ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD	BEDROOMS.   BEDROOMS.   BEDROOMS.   B.P.   23-10-17				
,			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING	### BEDROOMS.    G   FINAL CONSTRUCTION				
,			WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  6.382 METRES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD	### BEDROOMS.    G   FINAL CONSTRUCTION				
W5 \$ W6	NONE	†EDULE	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > 10m \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  G.382 METRES  PROPOSED SETBACK 7.365 METRES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN				
W5 ¢ W6	PAINT SCH		WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < I & M (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  G.382 METRES  PROPOSED SETBACK 7.365 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m <sup>2</sup>	FASCIA \$ BARGE BOARDS  GUTTERS \$ DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,				
EXTERNAL I	PAINT SCH BRAND eg. WATTYL  COL	DE COLOUR	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  6.382 METRES  PROPOSED SETBACK 7.365 METRES  COMPLIES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN				
W5 ¢ W6	PAINT SCH		WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  6.382 METRES  PROPOSED SETBACK 7.365 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING	FASCIA \$ BARGE BOARDS  GUTTERS \$ DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2112				
W5 \$ W6  EXTERNAL I  ITEM  Gable Cladding	PAINT SCH BRAND eg. WATTYL Dulux	DE COLOUR	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < I & M (900mm + \frac{1}{4} \text{ HEIGHT OVER 4.5m})  RL 41.61  RL 41.61 - RL 34.525 = 7.085 \text{ High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 \text{ High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES}  8.421  METRES 4.342 METRES PROPOSED SETBACK 7.365 METRES COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m <sup>2</sup> BUT < 900m <sup>2</sup> FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED	FASCIA & BARGE BOARDS  GUTTERS & DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.  DO NOT SCALE OFF DR. ALL DIMENSIONS SHOW	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,				
W5 \$ W6  EXTERNAL I  ITEM  Gable Cladding	PAINT SCH BRAND eg. WATTYL  COL	DE COLOUR	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 18m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m² BUT < 900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.  DO NOT SCALE OFF DR.	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION \$ BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS \$ ALTERATIONS  FOR MR P \$ MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2 1 1 2				
W5 \$ W6  EXTERNAL I  ITEM  Gable Cladding	PAINT SCH BRAND eg. WATTYL Dulux	DE COLOUR  Camel Train	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 18 m (900mm + \frac{1}{4} HEIGHT OVER 4.5 m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546 m required 3.870 m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485 m required 1.995 m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  6.382 METRES  PROPOSED SETBACK 7.365 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE >300 m <sup>2</sup> BUT <900 m <sup>2</sup> FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED SETBACK 10.405 COMPLIES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS. DO NOT SCALE OFF DR. ALL DIMENSIONS SHOW MEASURE DURING CONT	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2 1 1 2  COUNCIL: RYDE  B.P. 23-10-17  S.M. 17-10-17  D.M. 17-10-17  D.				
EXTERNAL I ITEM Gable Cladding Soffit Lining	PAINT SCH BRAND eg. WATTYL Dulux Dulux	COLOUR  Camel Train  Sandy Day Half	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < 1 \text{8m} (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  FROPOSED SETBACK 7.365 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m <sup>2</sup> BUT < 900m <sup>2</sup> FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED SETBACK 10.405 COMPLIES	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS. DO NOT SCALE OFF DR. ALL DIMENSIONS SHOW MEASURE DURING CON. NO ALLOWANCE HAS BE	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  N ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2 I I 2  COUNCIL: RYDE  B.P. 23-10-17  S.M. 17-10-17  D.M. 17-10-17  D.				
W5 \$ W6  EXTERNAL I ITEM Gable Cladding  Soffit Lining Barge Board	PAINT SCH BRAND eg. WATTYL Dulux  Dulux  Dulux  Dulux	COLOUR  Camel Train  Sandy Day Half  Ticking	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR  PRIVACY  W2 \$ W3	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < I 8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m² BUT < 900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED SETBACK IO.405 COMPLIES  NON-HABITABLE ROOMS > 3m FROM THE BOUNDARY. NO ADDITIONAL PRIVACY MEASURES REQUIRED.	FASCIA & BARGE BOARDS  GUTTERS & DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.  DO NOT SCALE OFF DR.  ALL DIMENSIONS SHOW MEASURE DURING CON.  NO ALLOWANCE HAS BE	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA  CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD  PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  AN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE ESTRUCTION.  EEN MADE FOR SHRINKAGE OR MILLING.	G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2     2  COUNCIL: RYDE  A.B.N. 54 000 605 407  SUITE 41, 410 CHURCH STREET,  NORTH PARRAMATTA 2151  PHONE: (02) 9849 44444  BILLIDERS LICENSE   1951 1951 1951 1951 1951 1951 1951 19				
W5 \$ W6  EXTERNAL I ITEM  Gable Cladding  Soffit Lining  Barge Board  Cover Battens	PAINT SCH BRAND eg. WATTYL Dulux Dulux Dulux Dulux Dulux	COLOUR  Camel Train  Sandy Day Half  Ticking	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < I & M (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  G.382 METRES  PROPOSED SETBACK 7.365 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE >300m² BUT <900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED  SETBACK 10.405 COMPLIES  NON-HABITABLE ROOMS > 3m FROM THE BOUNDARY. NO ADDITIONAL PRIVACY MEASURES REQUIRED. BEDROOM WINDOW <2m² IN AREA \$ > 3m FROM	FASCIA & BARGE BOARDS  GUTTERS & DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.  DO NOT SCALE OFF DR.  ALL DIMENSIONS SHOW MEASURE DURING CON.  NO ALLOWANCE HAS BE  COPYRIGHT THIS DES ISSUED FOR THE SOLE	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  SLS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  AN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.  SEN MADE FOR SHRINKAGE OR MILLING.  GN AND PRINT IS THE PROPERTY OF CAPE COD AND IS PURPOSE OF ENTERING INTO A BUILDING CONTRACT	BEDROOMS.  G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2 1 1 2  COUNCIL: RYDE  B.P. 23-10-17  S.M. 17-10-17  D.M. 17-10-17  D.				
W5 \$ W6  EXTERNAL I ITEM  Gable Cladding  Soffit Lining  Barge Board  Cover Battens  Downpipe	PAINT SCH BRAND eg. WATTYL Dulux Dulux Dulux Dulux Colorbond	COLOUR  Camel Train  Sandy Day Half  Ticking  Sandy Day Half	WALL HEIGHT PROPOSED  SOUTH EAST SIDE  NORTH WEST SIDE  REQUIRED SETBACK - FRONT ADJOINING SETBACK SOUTH EAST No. I ARGYLE AVE ADJOINING SETBACK NORTH WEST No.5 ARGYLE AVE AVERAGE REQUIRED  REQUIRED SETBACK - REAR  PRIVACY  W2 \$ W3	(a) \$ (b) AS THERE IS NO INCREASE IN SITE COVERAGE OR ANY DECREASE IN THE EXISTING LANDSCAPE AREA  COMPLIES  > I Om \$ < I 8m (900mm + \frac{1}{4} HEIGHT OVER 4.5m)  RL 41.61  RL 41.61 - RL 34.525 = 7.085 High 7.085 - 4.5 / 4 + 0.9 = 1.546m required 3.870m PROPOSED COMPLIES  RL 41.61 - RL 34.77 = 6.84 High 6.84 - 4.5 / 4 + 0.9 = 1.485m required 1.995m PROPOSED COMPLIES  8.421 METRES  4.342 METRES  4.342 METRES  COMPLIES  REQUIRED REAR SETBACK FOR SITE > 300m² BUT < 900m² FOR ANY PART OF A BUILDING 4.5 METRES AND HIGHER - 8 METRES  PROPOSED SETBACK IO.405 COMPLIES  NON-HABITABLE ROOMS > 3m FROM THE BOUNDARY. NO ADDITIONAL PRIVACY MEASURES REQUIRED.	FASCIA # BARGE BOARDS  GUTTERS # DOWNPIPES  HOT WATER UNIT  PAINTING - REFER TO SPECIFICATION FOR THE EXTENT OF WORK  FINISHED GROUND LEVE CONDITIONS.  DO NOT SCALE OFF DR. ALL DIMENSIONS SHOW MEASURE DURING CON: NO ALLOWANCE HAS BE COPYRIGHT THIS DES ISSUED FOR THE SOLE WITH THE COMPANY. IT	"STANFORD"  N/A  MATERIAL: DAR TIMBER  TYPE: QUAD MATERIAL: PREFINISHED ZINCALUME GUTTER COLOUR: TBA DOWNPIPE COLOUR: TBA CONNECT TO EXISTING  FIRST FLOOR EXTERNAL: BY CAPE COD FIRST FLOOR INTERNAL: BY CAPE COD PAINTING TO ALTERATION AND RENOVATION WORK TO BE BY THE OWNER  ELS SHOWN ON PLAN ARE SUBJECT TO SITE  AWINGS.  AN ARE THEORETICAL ONLY AND ARE SUBJECT TO SITE STRUCTION.  EEN MADE FOR SHRINKAGE OR MILLING.	G FINAL CONSTRUCTION  F COMPLYING DEVELOPMENT ISSUE  E TO CLIENT  D PLAN CHECK  C CDC APPLICATION & BASIX ADDED  B TO CLIENT  A TECHNICAL  No. ISSUE  DESIGN CONSULTANT: ROSS ALLEN  PROPOSED ADDITIONS & ALTERATIONS  FOR MR P & MRS L GREEN  AT 3 ARGYLE AVENUE,  RYDE NSW 2     2  COUNCIL: RYDE  A.B.N. 54 000 605 407  SUITE 41, 410 CHURCH STREET,  NORTH PARRAMATTA 2151  PHONE: (02) 9849 44444  BUILDERS LICENE NO 5519				





Site Plan

No. : 3 Lot. : 2

DP :314631

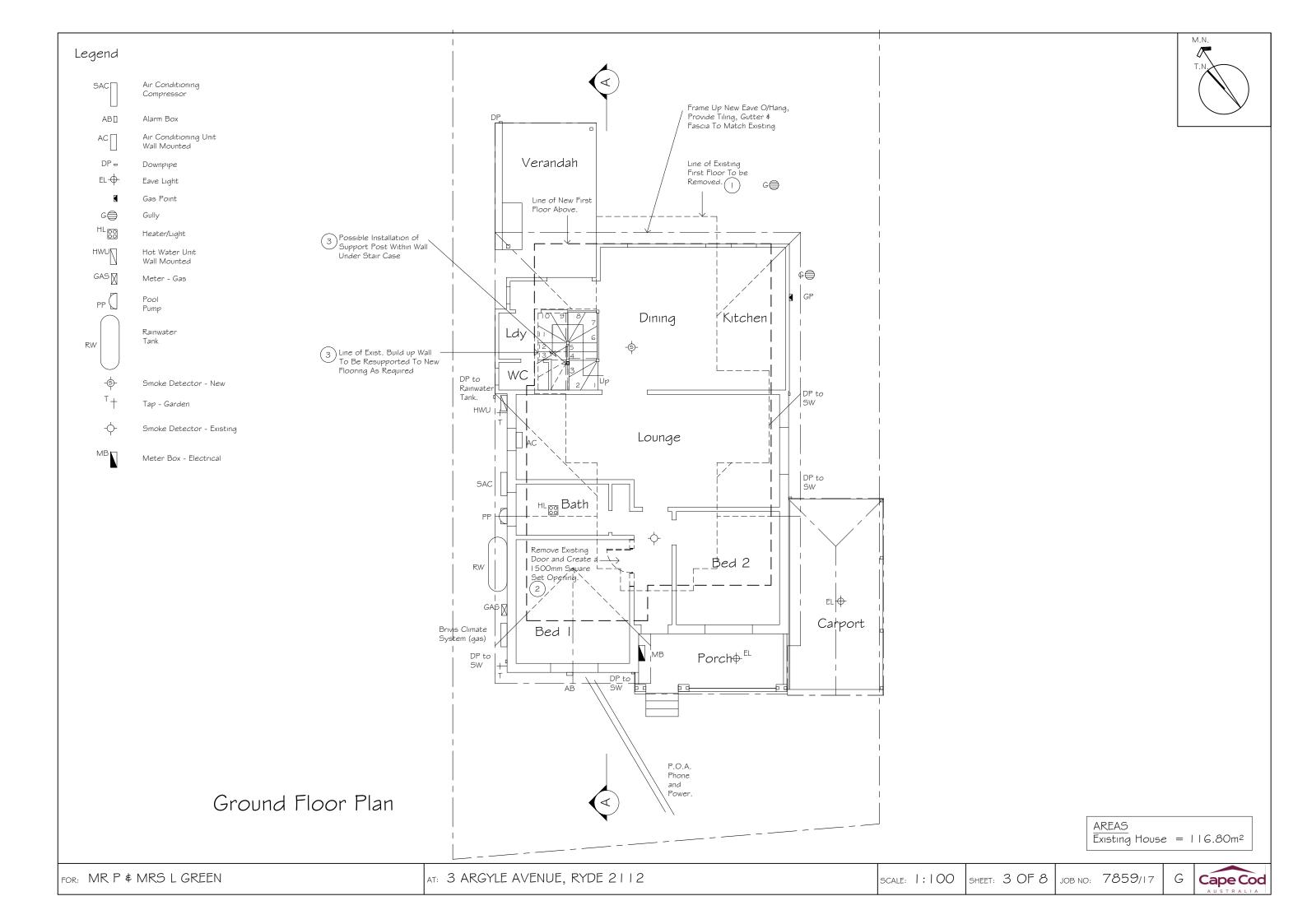
AREA: 398.4m² (By Title)

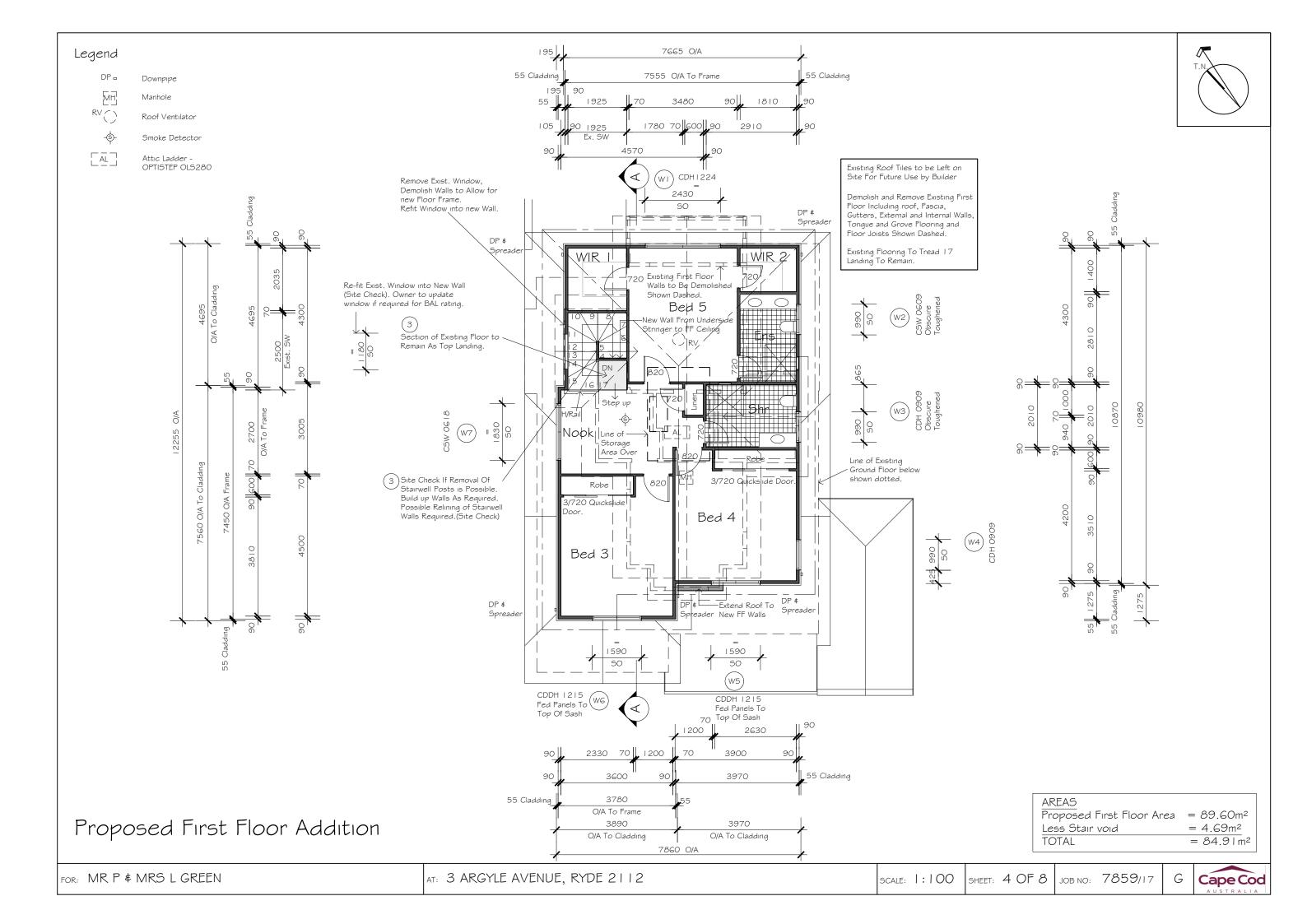
404.6m<sup>2</sup> (By Calc)

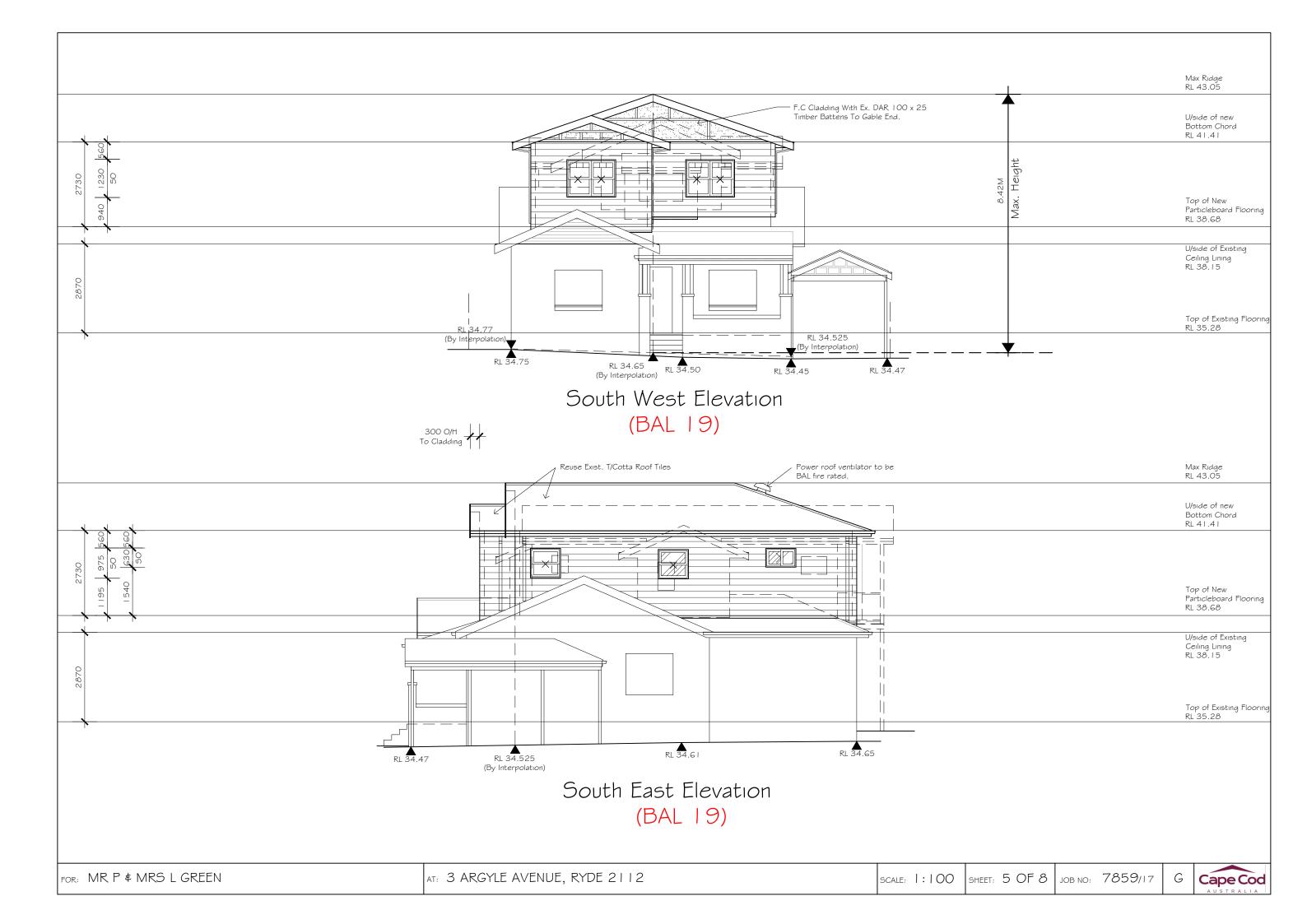
AREAS

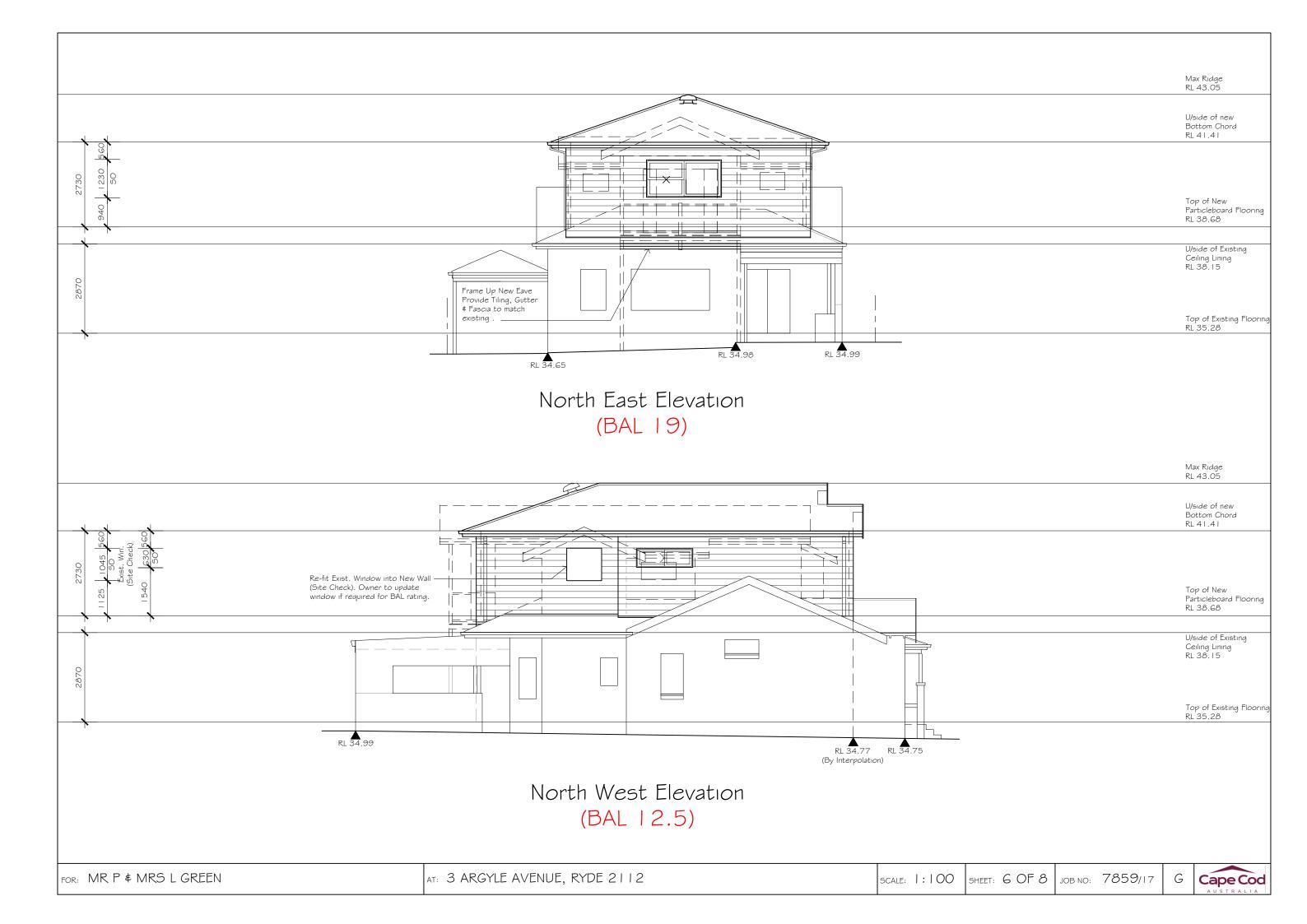
Existing House =  $116.80m^2$ Carport =  $19.78m^2$ 

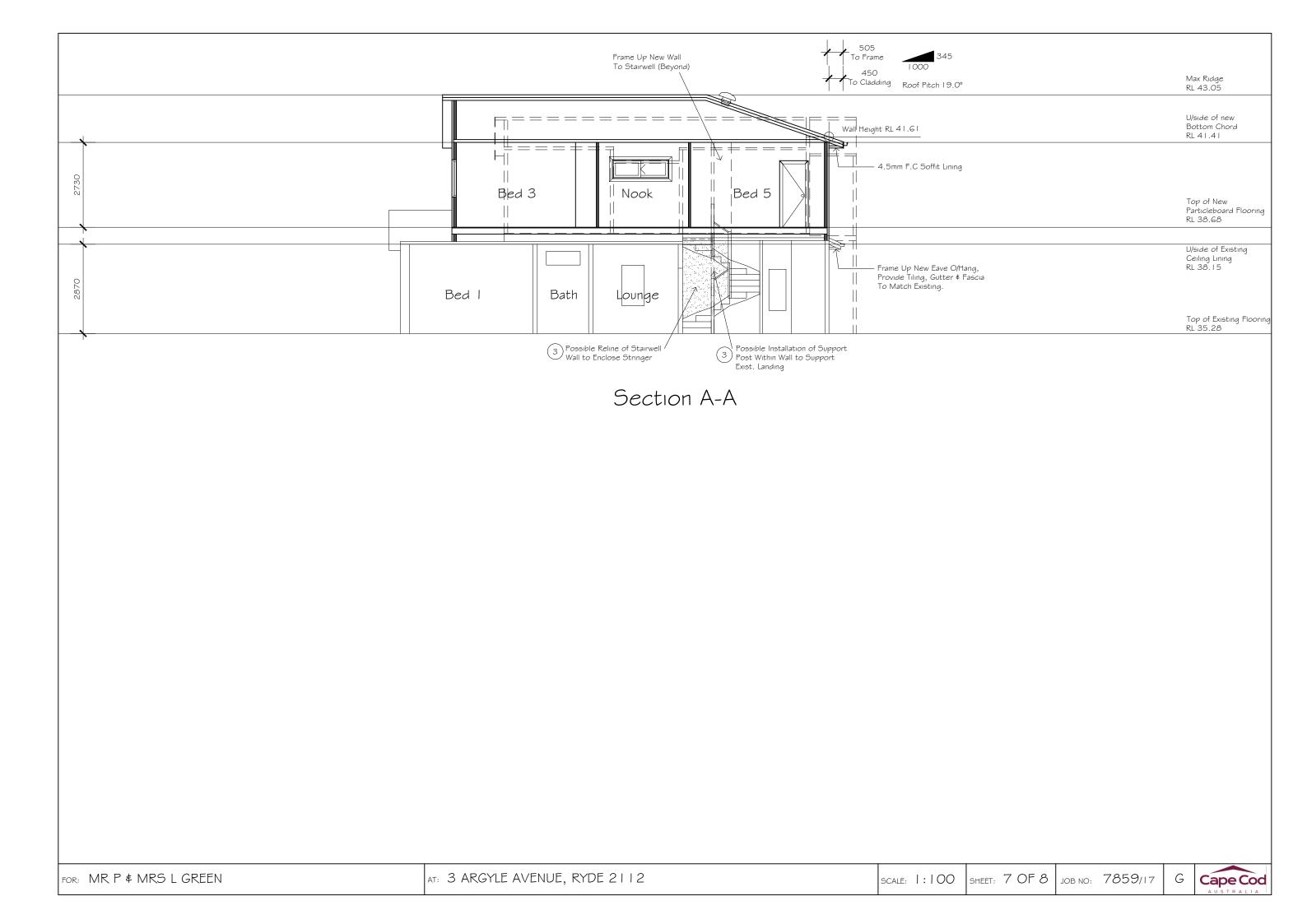
 $= 19.51 \,\mathrm{m}^2$ Garage











WINDOW SCHEDULE (BASIX A288448) STANDARD NOTES:				CHENT					TIMBER WINDOWS:	: -		
				CLIENT:			TIMBER WINDOWS, DOOR FRAMES AND DOORS ARE TO BE SUPPLIED CLEAR PRIMED INSIDE AND OUT FOR A PAINT/STAINED FINISH.					
WINDOWS AND DOORS ARE DRAWN AS VIEWED FROM OUTSIDE				CLIENT:								
ALL WINDOWS COME WITH "KEYED ALIKE" LOCKS     WINDOW OPENINGS NOTED "R" HAVE RESTRICTED OPENINGS TO COMPLY WITH THE				BUII DFR:	DATE:				STANDARD HARDWARE COLOURS: SATIN CHROME, GOLD, MAHOGANY BRONZE & WHITE.			
NCC 3.9.2.5									TERRAIN: 3	WIND LOAD: W 28 N		
	(WI) CDH1224	COLOUR	GLAZING		SPECIAL NOTES							
F		_	SINGLE PYR LOW-E, (OR		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.			_				
	NE ELEVATION / BEDROOM WESTERN RED CEDAR	5 INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)									
		ALUMINIUM ALUMINIUM MESH	REVEAL		_			_		_		
	DOUBLE HUNG OPEN / FIXED	TBA	I 40mm		BAL 19 (D.T.S)							
		COLOUR	GLAZING		TOUGHENED SPECIAL NOTES							
	(W2) CSW0609  SE ELEVATION / ENS		SINGLE CLE		TRANSLUCENT FILM BY BUILDER.							
		INSECT SCREEN	U-VALUE: 5 SHGC: 0.60						-			
	WESTERN RED CEDAR	ALUMINIUM										
	SLIDING	ALUMINIUM MESH TBA	REVEAL I 40mm		BAL 19 (D.T.S)					_		
	OPEN		GLAZING		TOUGHENED SPECIAL NOTES							
	(W3) CDH0909	COLOUR		NG LE CLEAR, (OR	TRANSLUCENT FILM BY BUILDER.	-						
	SE ELEVATION / SHR.	_	U-VALUE: 5	.71,								
	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	SHGC: 0.60	>)								
R R	DOUBLE HUNG	ALUMINIUM MESH	REVEAL									
	OPEN	TBA	I 40mm		BAL 19 (D.T.S) TOUGHENED							
	(W4) CDH0909	COLOUR	GLAZING		SPECIAL NOTES							
		_	SINGLE CLE U-VALUE: 5		RESTRICT BOTTOM SASH OPENING TO 125mm TO COMPLY WITH NCC.							
	SE ELEVATION / BED 4 WESTERN RED CEDAR	INSECT SCREEN	SHGC: 0.60						]			
		ALUMINIUM ALUMINIUM MESH	REVEAL		_			_		_		
	DOUBLE HUNG OPEN	TBA	I 40mm		BAL 19 (D.T.S) TOUGHENED					_		
	(U)	COLOUR	GLAZING		SPECIAL NOTES							
	(W5) CDDH1215		SINGLE CLE		RESTRICT BOTTOM SASH OPENING TO 125mm							
	SW ELEVATION / BED 4	INSECT SCREEN	U-VALUE: 5 SHGC: 0.60		TO COMPLY WITH NCC.				1			
	WESTERN RED CEDAR	ALUMINIUM			FEDERATION PANELS TO TOP OF SASH.							
	DOUBLE HUNG OPEN /OPEN	ALUMINIUM MESH TBA	REVEAL I 40mm		BAL 19 (D.T.S)							
		COLOUR	GLAZING		TOUGHENED SPECIAL NOTES							
	(W6) CDDH1215	COLOUR	SINGLE CLE	AR. (OR	RESTRICT BOTTOM SASH OPENING TO 125mm							
	SW ELEVATION / BED 3	INCECT CORES	U-VALUE: 5 SHGC: 0.60	.71,	TO COMPLY WITH NCC.				_			
X	WESTERN RED CEDAR	INSECT SCREEN ALUMINIUM	31160.0.60	⊃)	FEDERATION PANELS TO TOP OF SASH.				-			
	DOUBLE HUNG	ALUMINIUM MESH	REVEAL		BAL 19 (D.T.S)							
	OPEN /OPEN TB/		I 40mm		TOUGHENED							
	(W7) CSW0618	COLOUR	GLAZING SINGLE PYR	OLYTIC	SPECIAL NOTES							
	NW ELEVATION / NOOK	_	LOW-E, (OR					_				
F	WESTERN RED CEDAR	INSECT SCREEN	U-VALUE: 3 SHGC: 0.4)	.99,								
<u> </u>	SLIDING	ALUMINIUM ALUMINIUM MESH	REVEAL		7							
	OPEN /FIXED	TBA	I 40mm		BAL 19 (D.T.S) TOUGHENED							
									1			
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			-						-			
					_							
FOR: MRP & MRS	6 L GREEN			AT: 3	3 ARGYLE AVENUE, RYDE 2112			SCALE: 1: NTS	6HEET: 8 OF 8	JOB NO: 7859/	/17 G Cap	e Cod
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