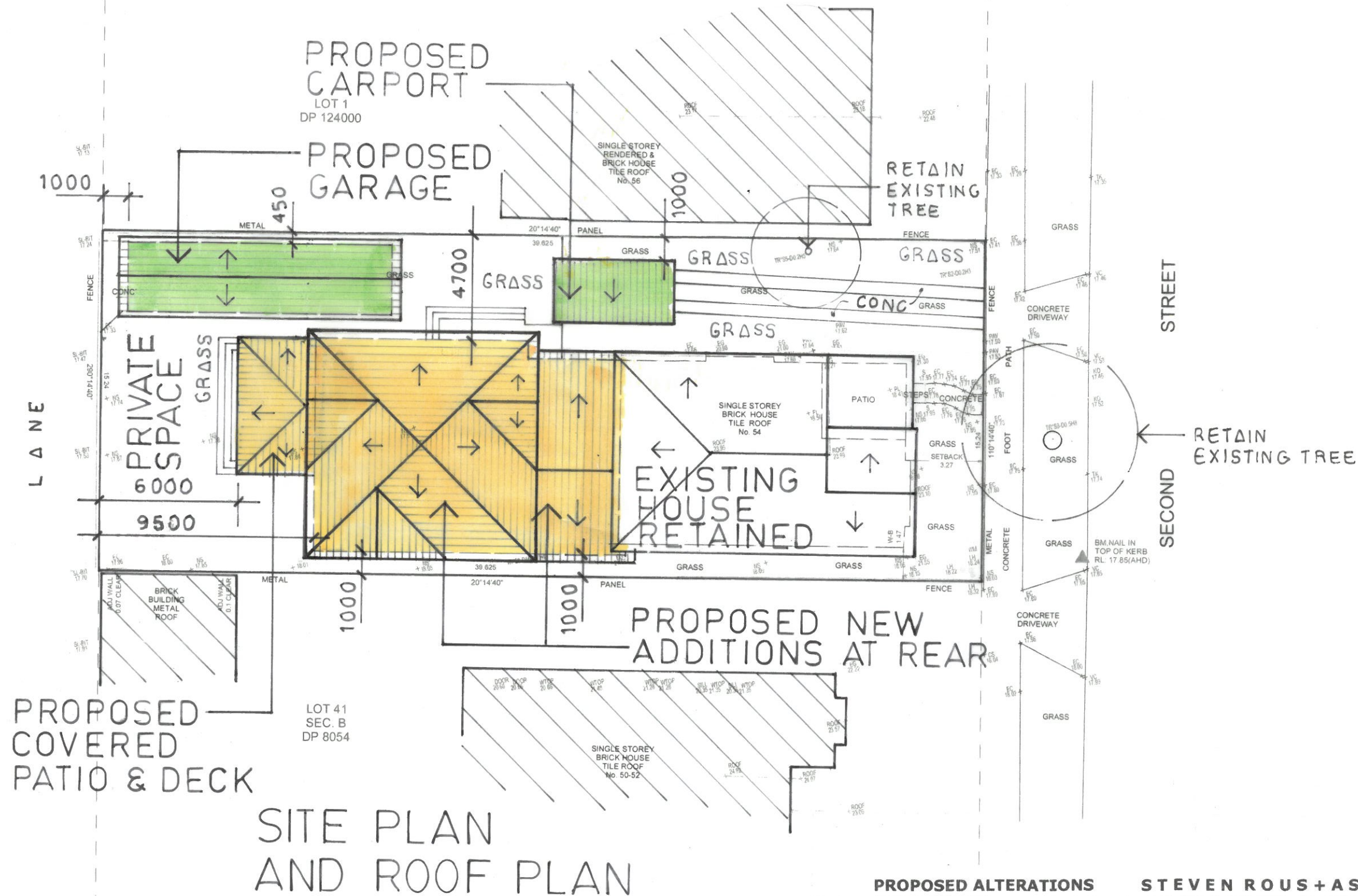


| LEGEND: |                         |
|---------|-------------------------|
| AHD     | AUSTRALIAN HEIGHT DATUM |
| BM      | BENCH MARK              |
| CL      | CENTER LINE             |
| CONC    | CONCRETE                |
| CS      | CONCRETE SURFACE        |
| D/H/S   | DIAMETER/HEIGHT/SPREAD  |
| D       | DOOR                    |
| EC      | EDGE OF CONCRETE        |
| EG      | EAVE & GUTTER           |
| FL      | FLOOR LEVEL             |
| GDN     | GARDEN                  |
| INV     | INVERT LEVEL            |
| KO      | KERB OUTLET             |
| NS      | NATURAL SURFACE         |
| PAV     | PAVERS                  |
| PP      | POWER POLE              |
| RL      | REDUCED LEVEL           |
| S       | STEPS                   |
| SL      | SURFACE LEVEL           |
| SILL    | WINDOW SILL             |
| TK      | TOP OF KERB             |
| TOW/TW  | TOP OF WALL             |
| VC      | VEHICLE CROSSING        |
| W-B     | WALL TO BOUNDARY        |
| WTOP    | TOP OF WINDOW           |



**PROPOSED ALTERATIONS & ADDITIONS**

**54 SECOND STREET,  
ASHBURY NSW**

**For Mr & Mrs Fletcher**

**DEVELOPMENT APPLICATION**  
( @ COPYRIGHT )

**STEVEN ROUS + ASSOCIATES  
ARCHITECT** (Architect Reg. No.7087)

P.O. BOX 467, SUMMER HILL NSW 2130  
tele: 02 9798 2120 mob: 0413 256 368  
email: architects@stevenrousassociates.com.au

**Date: 15.07.22**  
**Scale: 1:200**

**Dwg. No.**  
**DA 01**



LANE

15 240

GARAGE

DEMOLISH  
GARAGE &  
ASSOCIATED  
CONCRETE  
PAVING EXTENT  
SHOWN HATCHED

DEMOLISH  
CARPORT  
SHOWN HATCHED

DEMOLISH  
KITCHEN,  
LAUNDRY &  
WC REAR  
ADDITIONS  
SHOWN  
HATCHED

39 625

CARPORT

FORM NEW  
WINDOW OPENINGS

RETAIN  
TREE

REMOVE  
SMALL  
TREE

REMOVE  
PAVING

RETAIN FENCE & GATES

SECOND STREET

L'DRY

DINING

LOUNGE

PORCH

RETAIN  
PATH &  
STEP

15 240

BEDRM

BEDRM

BEDRM

No. 54

39 625

RETAIN  
EXISTING HOUSE

APPROX. 12 850  
CHECK ON SITE

EXISTING FLOOR PLAN  
AND DEMOLITION PLAN

HOUSE  
No. 50-52

**PROPOSED ALTERATIONS  
& ADDITIONS**

**54 SECOND STREET,  
ASHBURY NSW**

**For Mr & Mrs Fletcher**

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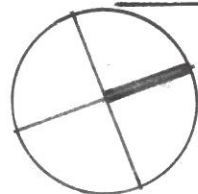
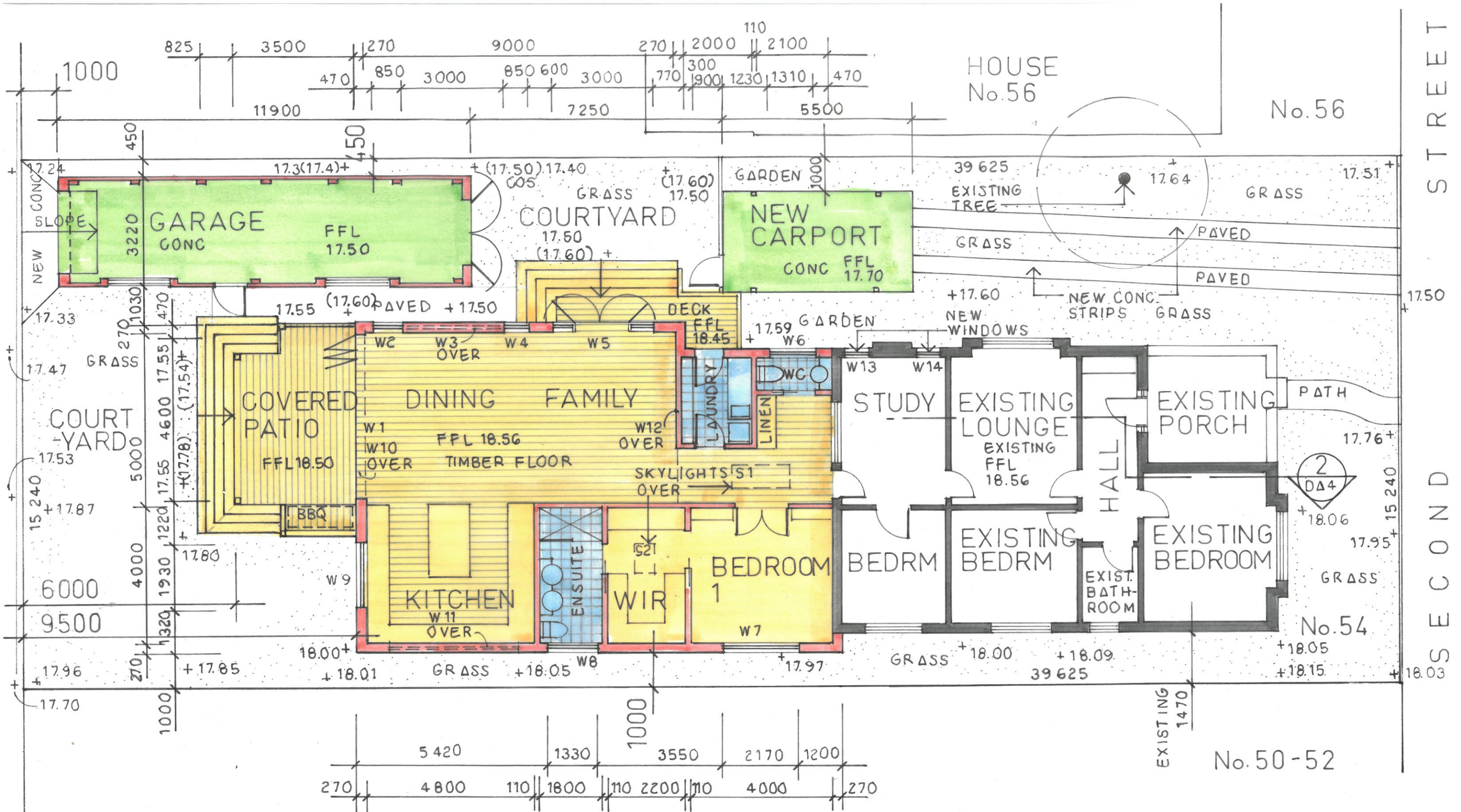
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email: architects@stevenrousassociates.com.au

**Date: 15.07.22**  
**Scale: 1:100**

**Dwg. No.**  
**DA 02**







**BASIX CERTIFICATE NOTE:**

- FOR WINDOW NO.S W1 - W14, REFER TO BASIX CERTIFICATE NUMBER A469354 FOR SPECIFIC WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS.
- FOR SKYLIGHTS NO.S S1 & S2, REFER TO BASIX CERTIFICATE NUMBER A469354 FOR SPECIFIC WINDOWS AND GLAZED DOORS GLAZING REQUIREMENTS.

**PROPOSED ALTERATIONS & ADDITIONS**

**54 SECOND STREET, ASHBURY NSW**

**For Mr & Mrs Fletcher**

**DEVELOPMENT APPLICATION**  
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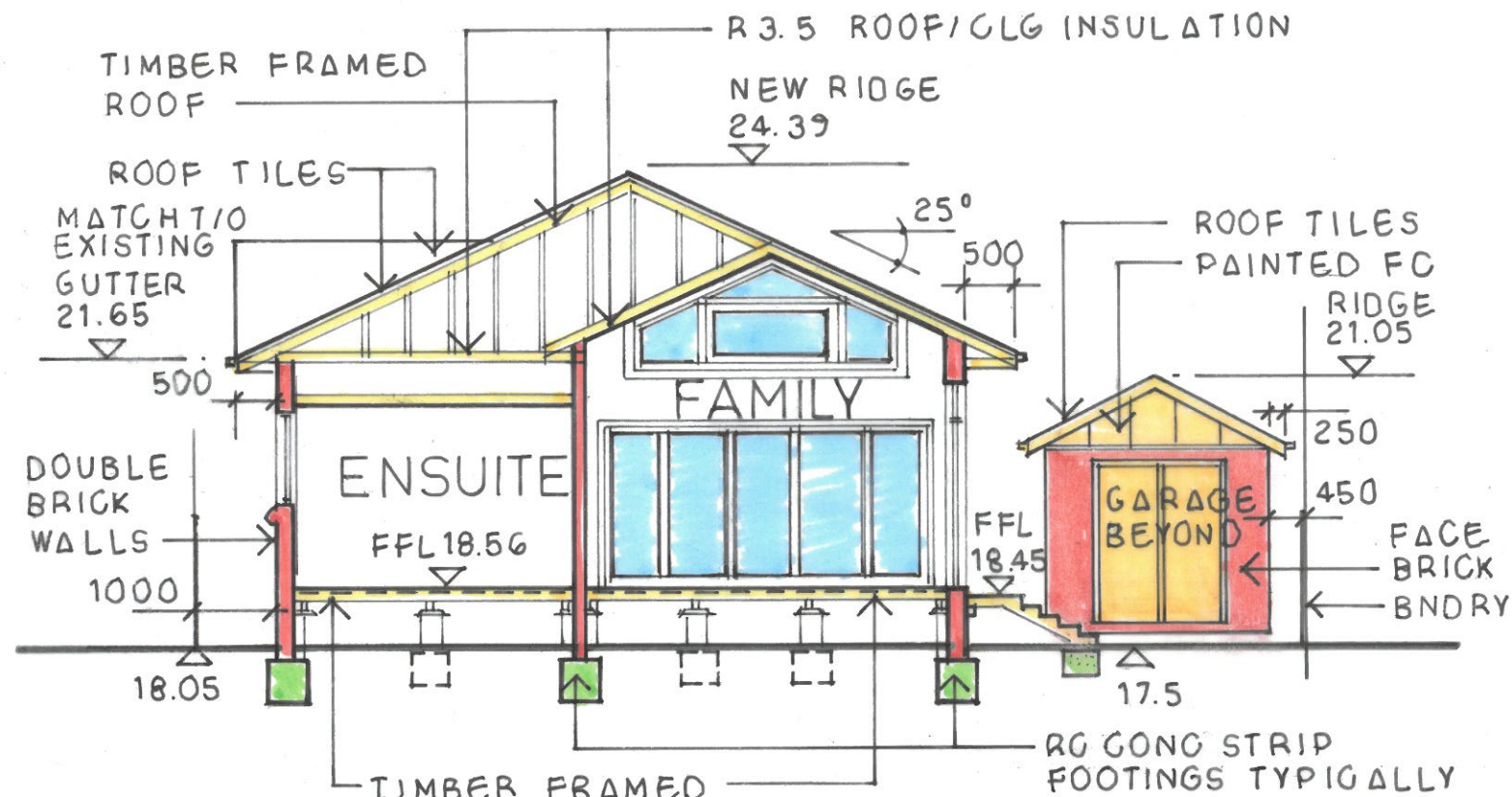
**STEVEN ROUS+ASSOCIATES**  
**ARCHITECT** (Architect Reg. No.7087)

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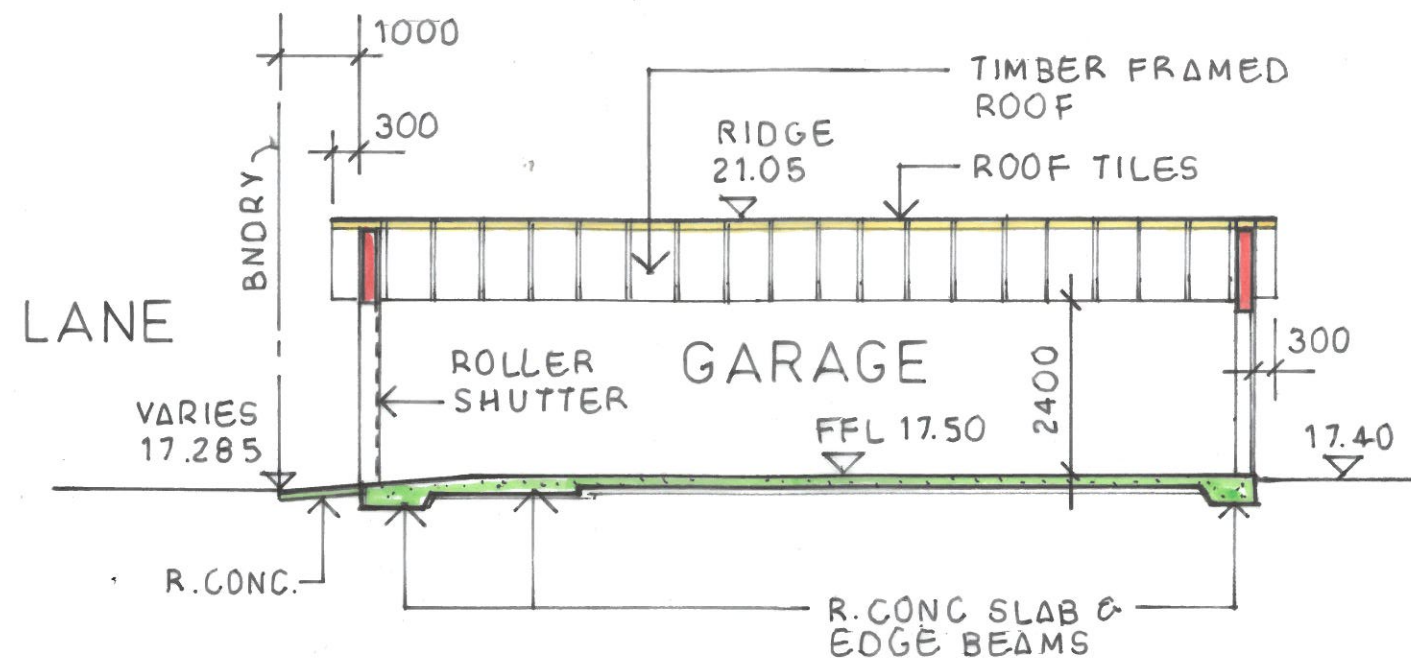
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**DA 03**





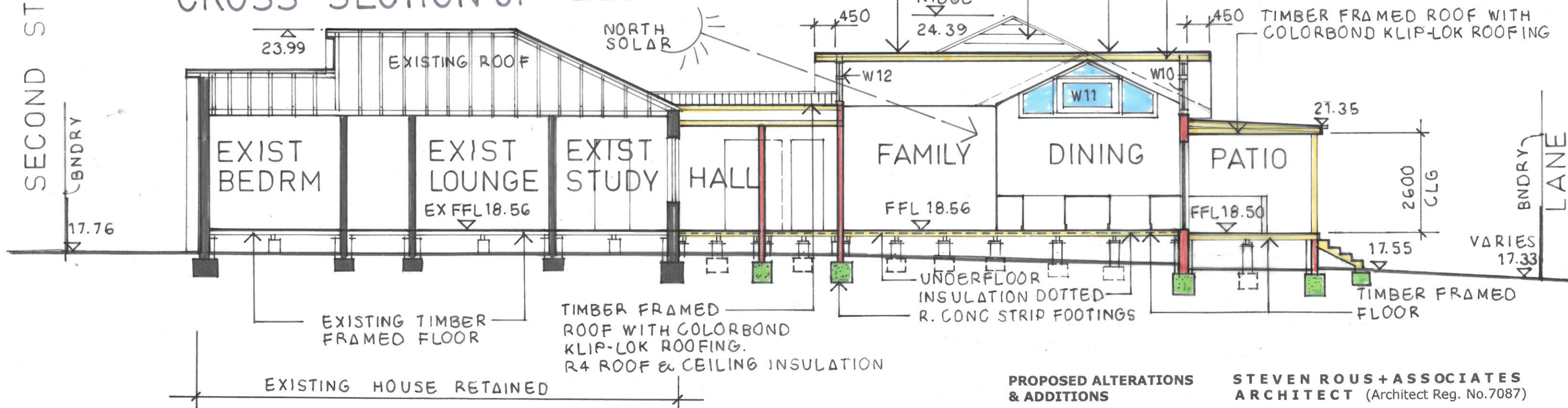
CROSS SECTION 01

GARAGE NORTH ELEVATION



GARAGE LONG SECTION

SECOND STREET



LONG SECTION 02

PROPOSED ALTERATIONS & ADDITIONS

54 SECOND STREET,  
ASHBURY NSW

For Mr & Mrs Fletcher

DEVELOPMENT APPLICATION  
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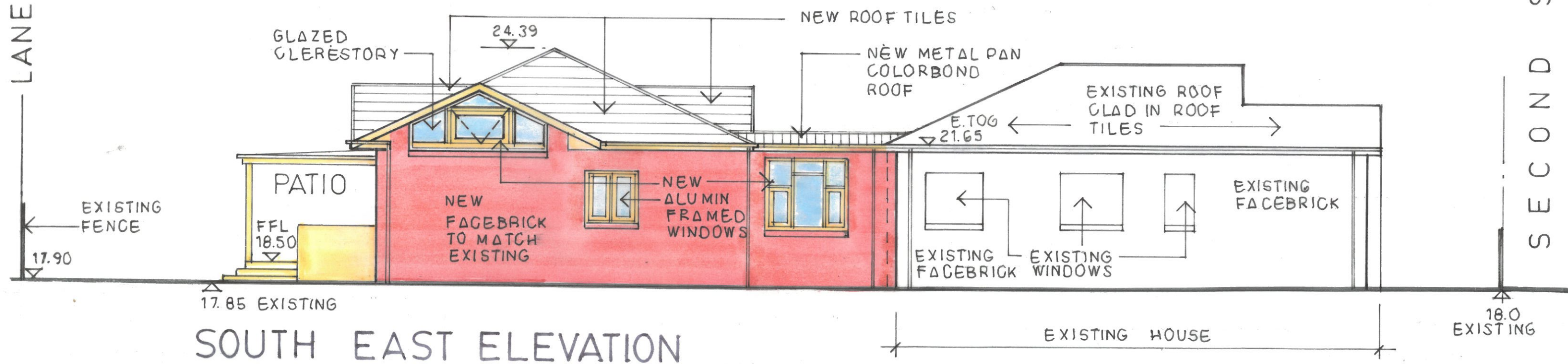
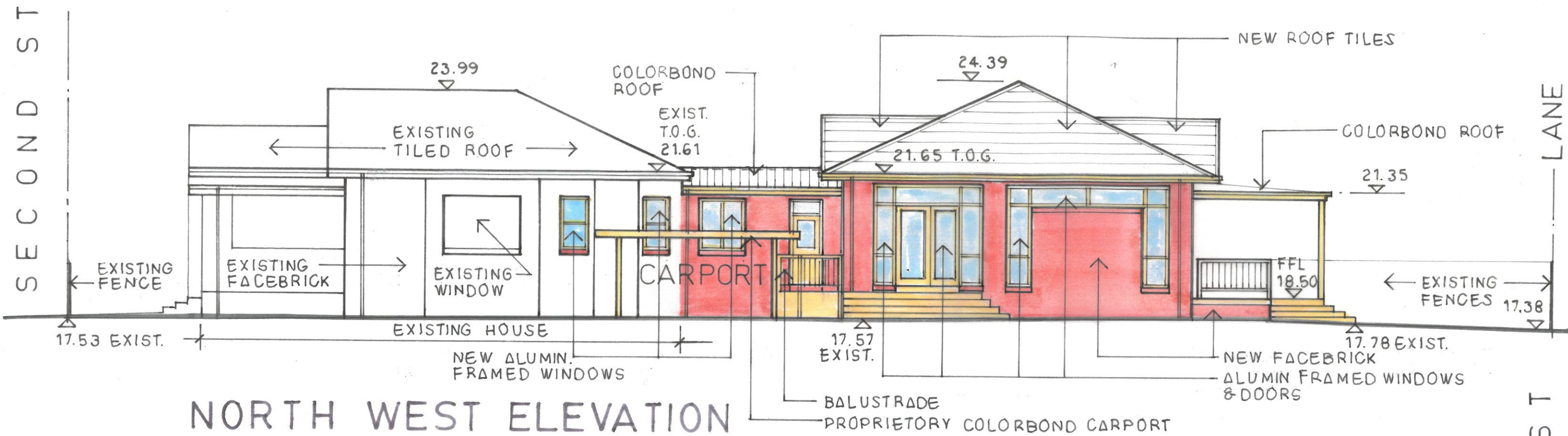
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email: architects@stevenrousassociates.com.au

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Scale: 1:100

Dwg. No.  
DA 04





#### Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m<sup>2</sup>, b) insulation specified is not required for parts of altered construction where insulation already exists.

| Construction                                           | Additional insulation required (R-value)               | Other specifications                    |
|--------------------------------------------------------|--------------------------------------------------------|-----------------------------------------|
| suspended floor with enclosed subfloor: framed (R0.7). | R0.60 (down) (or R1.30 including construction)         |                                         |
| external wall: cavity brick                            | nil                                                    |                                         |
| flat ceiling, pitched roof                             | ceiling: R1.45 (up), roof: foil backed blanket (75 mm) | medium (solar absorptance 0.475 - 0.70) |
| raked ceiling, pitched/skillion roof: framed           | ceiling: R2.24 (up), roof: foil backed blanket (55 mm) | medium (solar absorptance 0.475 - 0.70) |

#### PROPOSED ALTERATIONS & ADDITIONS

54 SECOND STREET,  
ASHBURY NSW

For Mr & Mrs Fletcher

DEVELOPMENT APPLICATION  
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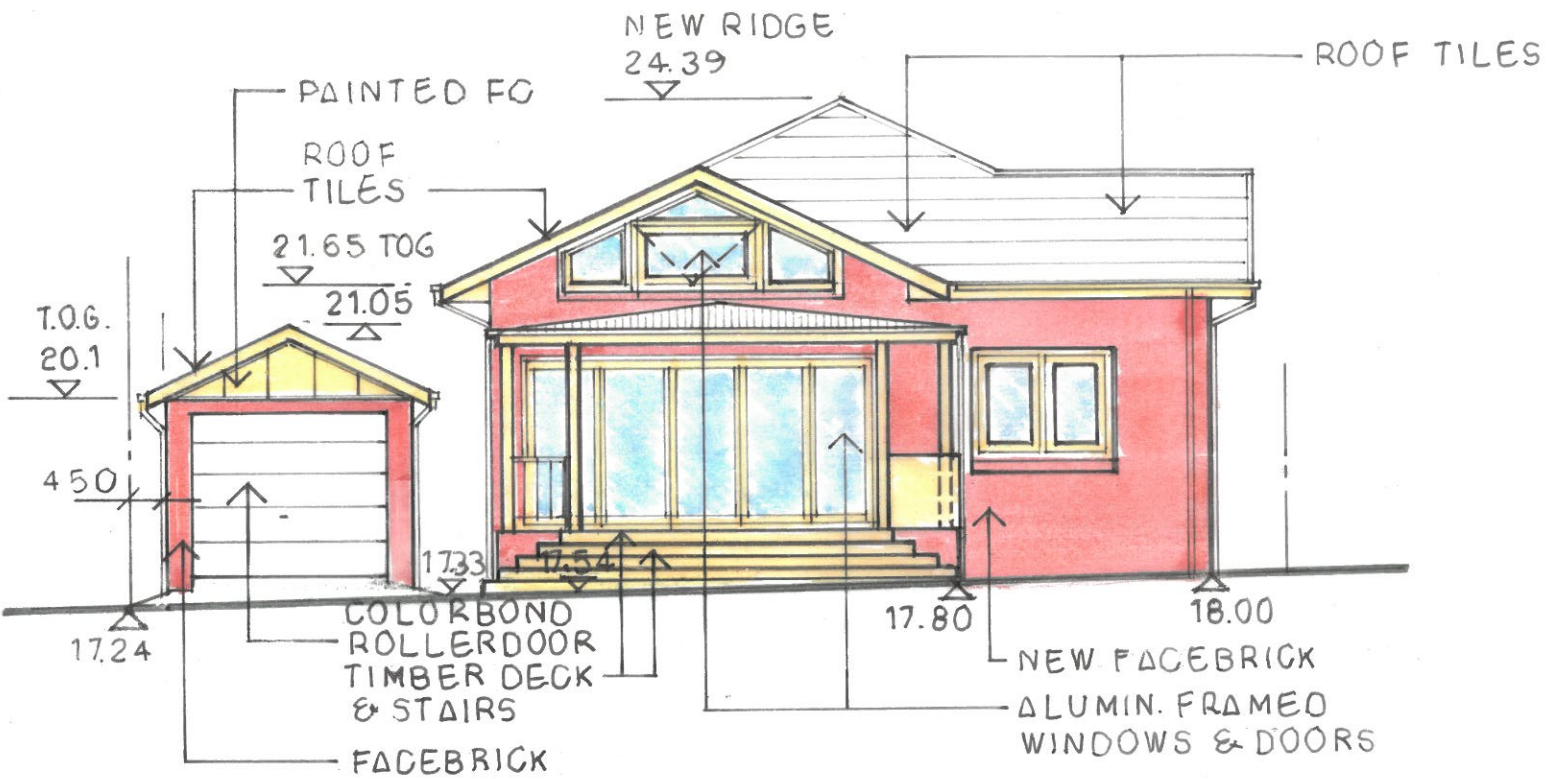
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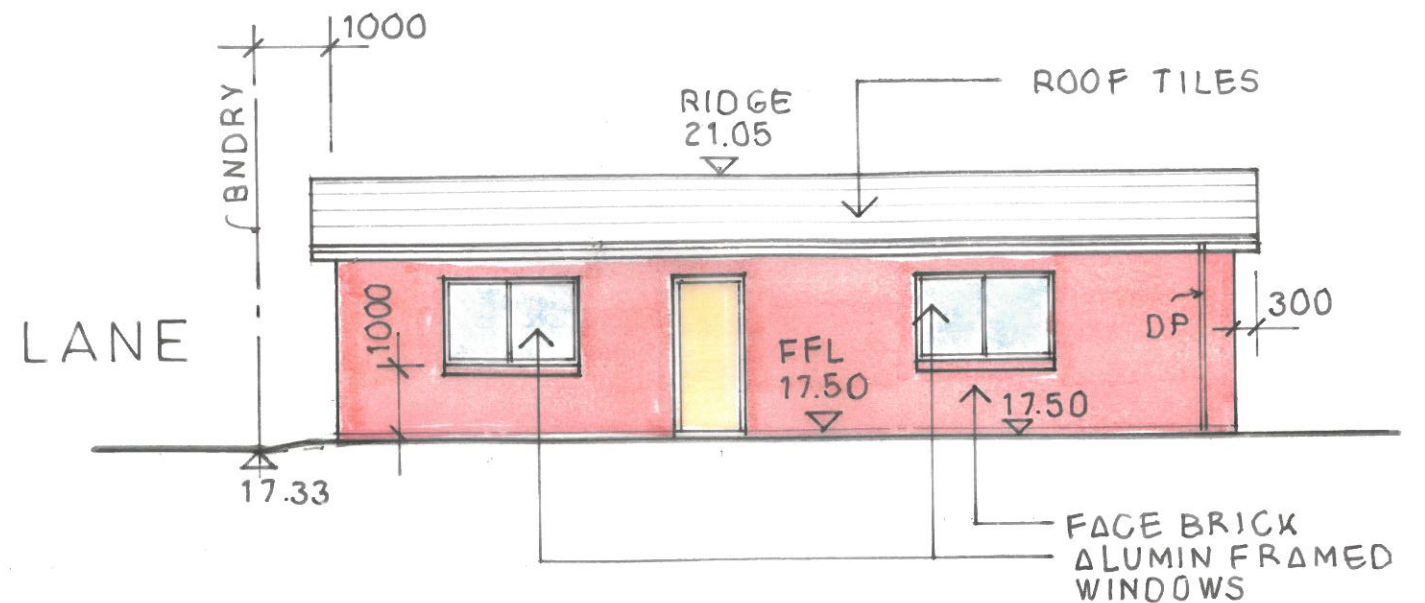
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DA 05

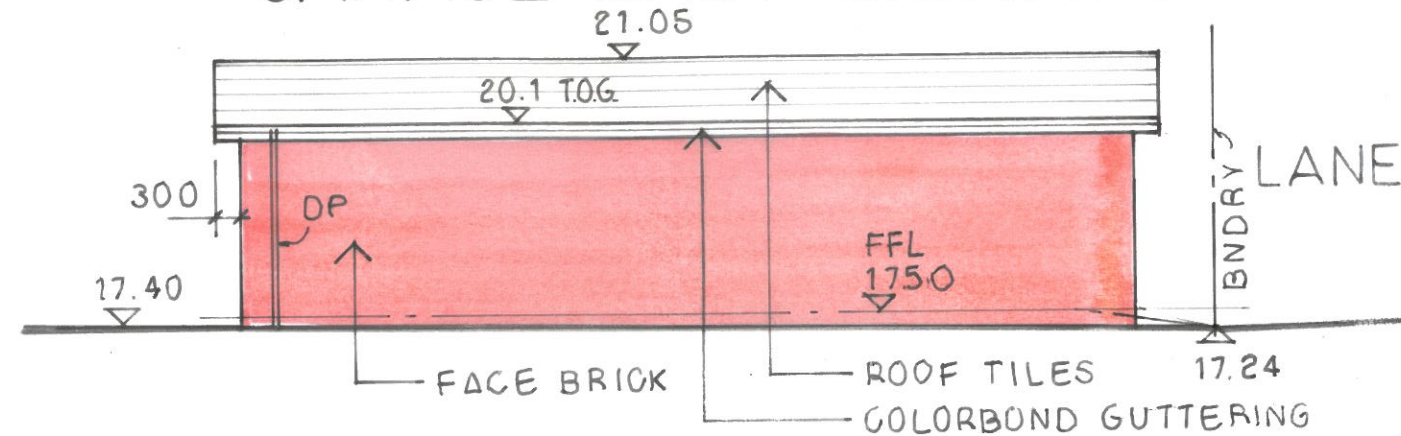




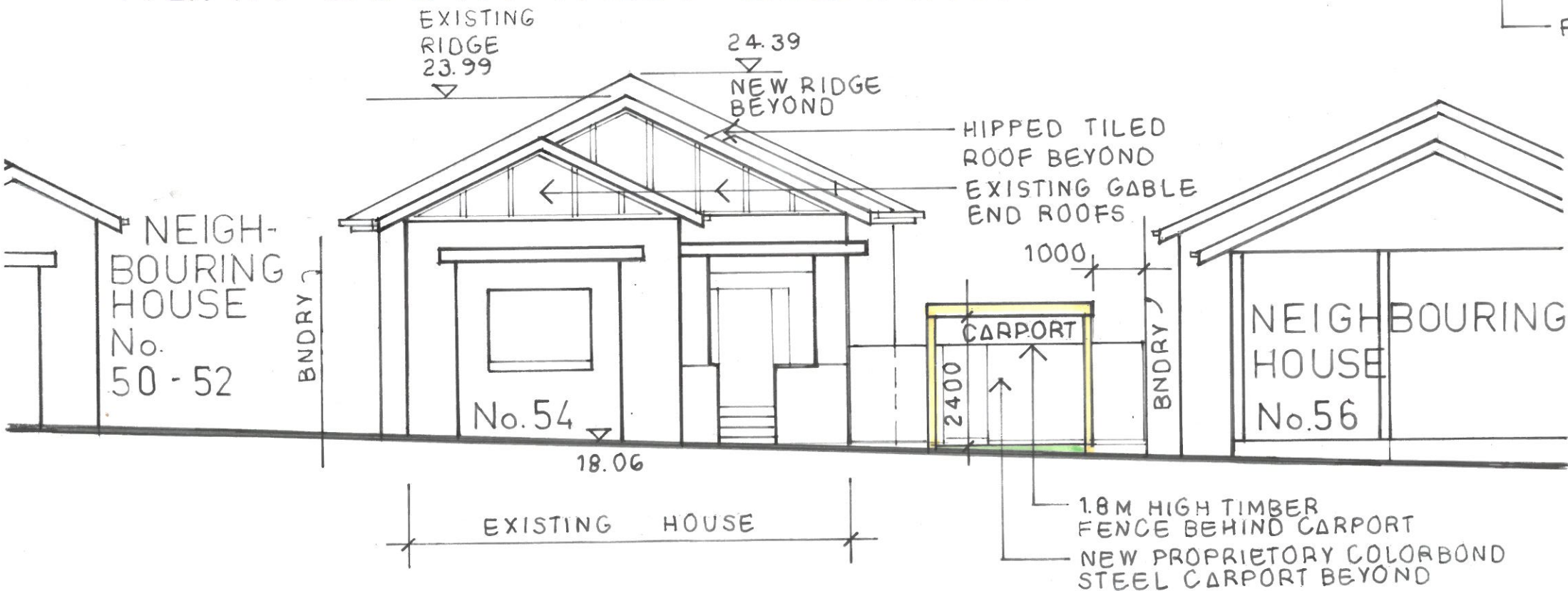
REAR SOUTH WEST ELEVATION



GARAGE EAST ELEVATION



GARAGE - WEST ELEVATION



STREET NORTH EAST ELEVATION  
STREETSCAPE VIEW

PROPOSED ALTERATIONS  
& ADDITIONS

54 SECOND STREET,  
ASHBURY NSW

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DA 06