

ARCHITECTURAL DRAWINGS

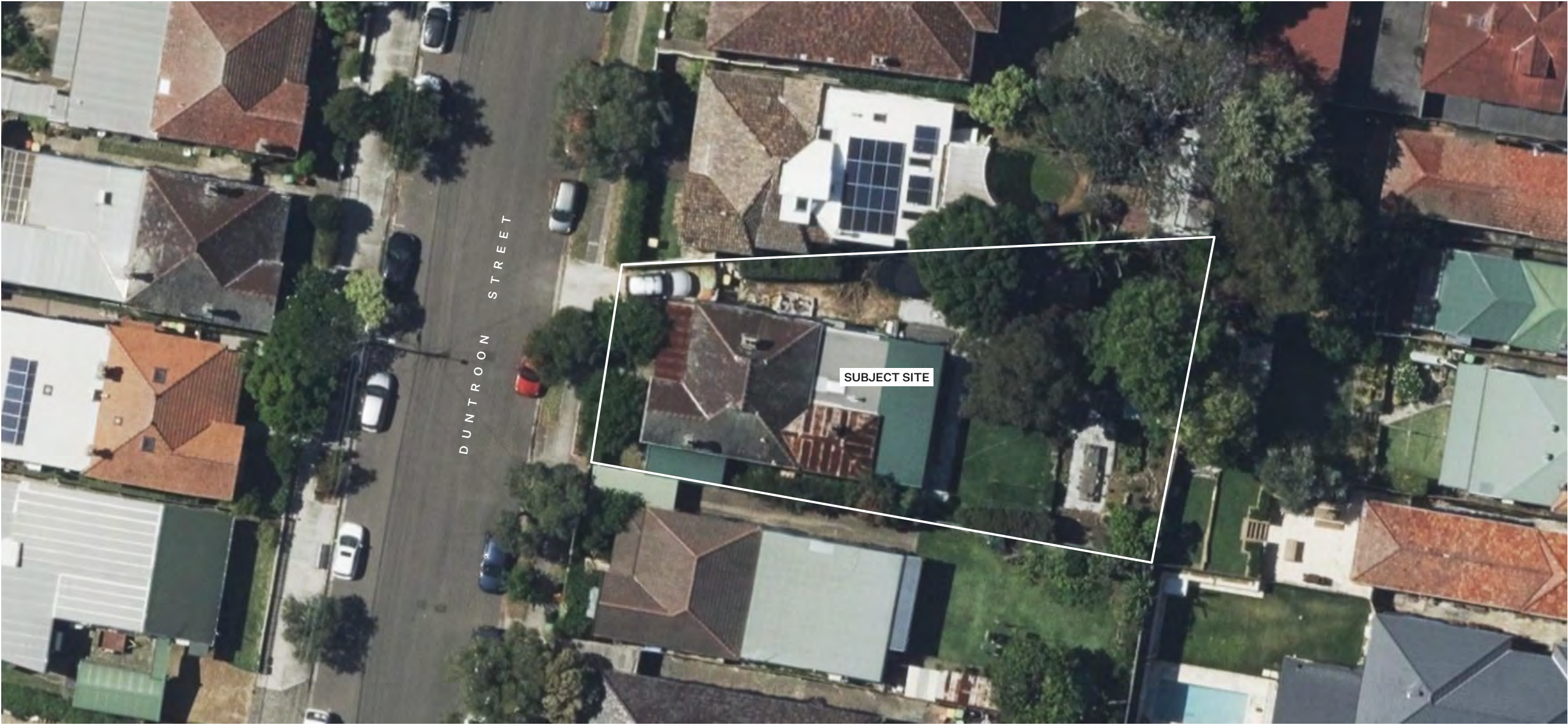
Alterations and Additions
128 Duntroon St, Hurlstone Park

Lot1 Sec1 DP3849

DEVELOPMENT APPLICATION

AERIAL IMAGE

https://maps.six.nsw.gov.au/



DRAWING REGISTER


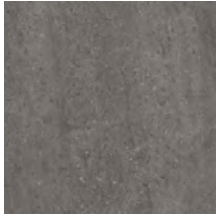

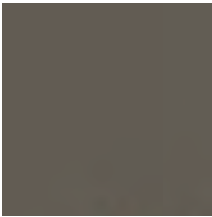
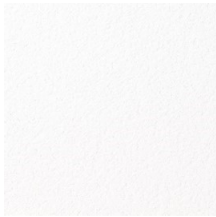
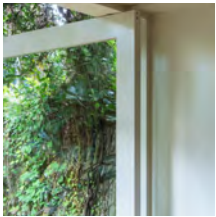


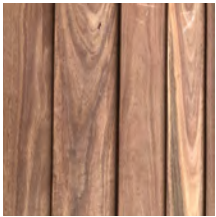



DD-001	Cover, Material Schedule and Basix Requirements	-
DD-002	Site Analysis Plan	1:100
DD-003	Demolition Plan	1:100
DD-101	Floor Plans	1:100
DD-102	Roof Plan	1:100
DD-103	Stormwater Concept Plan	1:100
DD-104	Erosion and Sediment Control Plan	1:100
DD-105	Landscape Plan	1:100
DD-201	Elevations / Sections	1:100
DD-202	Elevations / Sections	1:100
DD-203	Heritage Works	1:50
DD-301	Shadow Studies	1:200
DD-302	Shadow Studies	1:200
DD-303	Shadow Studies	1:200
DD-304	Shadow Studies	1:200

BASIX COMMITEMENTS

MINIMUMS ONLY (documentation takes precedence)

Install 1,575L rainwater tank, connected to at least one outdoor tap within 10m of pool
Connect at least 40m2 of roof to rainwater tank
Pool to be 25kL, with a pool pump timer and no heating system
Hot water system to be electric heat pump
All lighting to be dedicated LED fittings
Showerheads to be 3 star minimum (< 9L/m)
Toilets to be 3 star minimum (< 4L/flush average)
Showerheads to be 3 star minimum (< 9L/m)
Taps to be 3 star minimum (< 9L/m)
Framed walls to have R1.30 additional insulation (or R1.70 including construction)
Ceiling to have R2.5 additional insulation
Roof to have foil / sarking and be medium (solar absorbance 0.475 - 0.70)
All windows to be timber with double glazing (U-value 3.67, SHGC 0.59)
W-12, W-14, W-15, D-08 and D-09 to be timber with Lo-Tsol double glazing (U-value 2.3, SHGC 0.19)
All skylights to be timber with low-E double glazing (U-value 2.9, SHGC 0.456)

MATERIAL SCHEDULE

BK-01 Recycled bricks - reclaimed from demolition on site		CR-01 Burnished concrete floor		TM-04 Weatherex grooved painted cladding	
MT-01 Colourbond Jasper roofing, flashings and downpipes		PB-01 / PB-02 Plasterboard walls and ceilings		TM-05 Painted timber doors and windows	
ST-01 Sandstone log wall dry stacked gravity wall retaining		TM-01 Blackbutt floor boards overlaid atop existing old floors		TM-06 Spotted gum external lining boards	
CP-01 Carpet		TM-03 Weatherex smooth painted cladding		TM-07 Spotted gum decking	

CONTACT

E:studio@trias.com.au

NOMINATED ARCHITECT

Casey Bryant NSW 9652 VIC 18129
Jennifer McMaster NSW 10693

INTELLECTUAL PROPERTY














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COMPLIANCE

Comply with all relevant authorities, NCC and Australian Standards. Dimensions in mm. Do not scale from drawings - use figured dimensions only and notify architect if discrepency exists.

NOT FOR CONSTRUCTION

LEGEND

Existing wall	
New lightweight construction	
New masonry construction	
New concrete construction	
New work shaded	
Brick	
Carpet	
Concrete	
Metal	
Plasterboard	
Render	
Stone	
Tile	
Timber	
refer to finishes schedule for more detail	

DATE	REV	DESCRIPTION
24.04.25	A	For Review
14.05.25	B	For Review
30.05.25	C	DA Submission

PROJECT

128 Duntroon St, Hurlstone Park

CLIENT

Jane and Nathan Buckle

STATUS

Design Development (DD)

SCALE

1:100 @A2

NORTH



DRAWING

Cover, Materials Schedule, BASIX Requirements

PROJECT NO.

P2332

SHEET

DD-001