ARCHITECTURAL DRAWINGS

Alterations and Additions 128 Duntroon St, Hurlstone Park Lot 1 Sec 1 DP 3849

DEVELOPMENT APPLICATION

DRAWING	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	

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



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MATERIAL SCHEDULE

site

BK-01 Recycled bricks - reclaimed from demolition on

MT-01 Colourbond Jasper roofing, flashings and downpipes

ST-01 Sandstone log wall dry stacked gravity wall retaining



TM-01 Blackbutt floor boards overlaid atop existing old floors

TM-03 Weathertex smooth painted cladding



TM-04 Weathertex grooved painted cladding



TM-06 Spotted gum external lining boards







Existing wall New lightweight construction New masonry construction New concrete construction New work shaded Brick Carpet Concrete Metal Plasterboa Render Stone

DATE REV DESCRIPTION 24.04.25 А For Review 14.05.25 For Review 30.05.25 DA Submission С PROJECT 128 Duntroon St, Hurlstone Park CLIENT Jane and Nathan Buckle STATUS Design Development (DD) NORTH

SCALE 1:100 @A2

DRAWING

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Cover, Materials Schedule, BASIX Requirements

SHEET PROJECT NO. P2332 DD-001

NOMINATED ARCHITECT

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COMPLIANCE

LEGEND

Tile Timber

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 discrepancy exists.

NOT FOR CONSTRUCTION

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BK

CP

CR

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RN

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TM

refer to finishes schedule for more detail





CR-01 Burnished concrete floor

PB-01 / PB-02 Plasterboard walls and ceilings





01. DEMOLITION PLAN 1:100



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Casey Bryant

COMPLIANCE

NSW 9652 VIC 18129

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LEGEND Existing wall 7777777 New lightweight construction New masonry construction New concrete construction .7.7.7.7.7.7. New work shaded BK-CP-CR-MT-PB-RN-ST-TL-TL-TM-Brick Carpet Concrete Metal Plasterboard Render Stone Tile Timber refer to finishes schedule for more detail

DATE	REV	DESCRIPTION
24.04.25	А	For Review
4.05.25	В	For Review
30.05.25	С	DA Submission
PROJECT		
28 Duntroon	St, Hurlsto	ne Park
CLIENT		
Jane and Nath	an Buckle	
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DRAWING Demolition Plan

PROJECT NO. P2332

DD-003

SHEET



01. GROUND FLOOR PLAN	1:1

AREAS		
Site Area	743m²	
Floor Area of Primary Dwelling	191m ²	
Area of Dwelling Footprint (inc. Deck, Stair and Pool)	255m ²	
Floor Area of Secondary Dwelling	39m²	
Area of Secondary Dwelling Footprint	44m²	
Site Coverage of all structures on site	299m²	(40%)



02. FIRST FLOOR PLAN

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DATE	REV	DESCRIPTION
17.12.24	А	For Review
21.02.25	В	For Review
28.02.25	С	QS Review
03.04.25	D	For Review
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CLIENT Jane and Nathan Buckle

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Design Development (DD)

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DRAWING Floor Plans

P2332

PROJECT NO.

SHEET DD-101



01. ROOF PLAN 1:100

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21.02.25	А	For Review
28.02.25	В	QS Review
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24.04.25	D	For Review
14.05.25	E	For Review
30.05.25	F	DA Submission

PROJECT 128 Duntroon St, Hurlstone Park

CLIENT Jane and Nathan Buckle

STATUS

Design Development (DD)

SCALE 1:100 @A2

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DRAWING Roof Plan

PROJECT NO. P2332

DD-102

SHEET



01. SEDIMENT AND EROSION CONTROL PLAN

1:100

Sediment and Erosion Notes

Site Works

Make an application DBYD(dial before you dig) to all authorities for the location of their existing services in the area prior to commencement of works. Existing services damaged during earth works shall be repaired immediately. Co-ordinate and confirm all dimensions existing levels, existing services and structure on site prior to commencement of works.

The builder and/ or contractor is responsible for the maintenance of all devices and measures installed in accordance with the council's requirements and the approved erosion and sediment control plan. Provide on site controls throughout the entire works to ensure minimum erosion and sediment loss. Silt fences, straw bales or other controls need to be provided until the site is stable. Should this approach not be practical the progressive revegetation of individual areas will be required.

Where there is grade on other areas of the site that may lead to erosion, further appropriate treatment is to be located to control erosion i.e Straw bales the provision and maintenance of sediment) silt fences will be necessary during the construction phase. When instructed by the council progressively remove individual sections of silt fences for cleaning. Cleaning of fences to be carried out during periods of dry weather.

Erosion and sediment control measures shall be maintained and not removed, until the contributing catchment has been stabilized. The builder and/ or contractor shall make an assessment as to whether additional erosion

and sediment control measures are required

and where necessary, install such additional

or damage, and cleaned, repaired or replaced

controls and measures, to achieve the

Maintenance

objectives of councils specification. Maintenance procedures shall be carried out in accordance with the following: A) all devices and measures shall be checked to ensure that they are in optimum operating condition. B) silt fences, sediment traps are to be cleaned of accumulated sediment where the capacity of the device has been reduced by 30% or more. C) silt fence filters shall be checked for clogging

as necessary. Fill areas

Run-off and sediment loss from the areas of fill must be controlled during and after construction, before revegetation takes place

using silt fences and or straw bales as instructed by the project manager/council to direct water from the disturbed area. Other measures shall be carried out as directed by the council and/or as shown on the plans.

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4.04.25	А	For Review
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ROJECT		
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DRAWING Sediment and Erosion Control Plan

PROJECT NO. SHEET P2332 DD-104

Stock piles

The stock pile location shown on the plan is preliminary. Should the builder wish to relocate the stockpile, they shall obtain approval from council prior to commencement of works.

Stockpile sites shall not be located within the drip zone of trees. Stockpile sites must be protected from erosion and sediment loss by the installation of silt fences/straw bales or other controls approved by council.

Locate all stockpiles away from concentrated water flows, roads and hazard areas. An earth bank shall be constructed on the upside of all stockpiles.

Wind erosion

To minimise wind erosion during construction, the ground surface should be kept damp (not wet). The surface should be left in a rough cloddy condition to increase roughness and slow surface wind speed.

Location

Location of sediment control methods are shown diagrammatically only. Final location, extent and type of sediment control methods shall be to the satisfaction of council. The contractor, under section 16 of the clean waters act, is liable for the deposit of any contaminants deposited on roadways after leaving the construction site.

Silt Fences

Usage

Silt fences filter run-off leaving the site, trapping the sediment and allowing clean, filtered water to pass. Silt fences are to be placed on the contour or slightly convex to the

contour. If on the contour, each end of the fence should be turned up to create a 'stilling pond' up slope of the fence. Where possible, a silt fence system should be no longer than about 20m. They should not intercept large concentrated or channelised flows.

Installation

The area below a silt fence must be undisturbed on stabilised ground.

Maintenance

Silt fences require regular maintenance. Trapped sediments should be removed. pickets straightened, filter cloth resecured and tightened, and blue metal replaced when heavily contaminated with silt.





04. SOUTH ELEVATION

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refer to finishes schedule for more detail

DATE	REV	DESCRIPTION
21.02.25	А	For Review
28.02.25	В	QS Review
03.04.25	С	For Review
24.04.25	D	For Review
14.05.25	E	For Review
30.05.25	F	DA Submission

PROJECT

128 Duntroon St, Hurlstone Park

CLIENT Jane and Nathan Buckle

STATUS

Design Development (DD)

SCALE 1:100 @A2

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NORTH

DRAWING Elevations

PROJECT NO. P2332

DD-201

SHEET



01. SECTION THROUGH KITCHEN 1:100



1:100

02. SECTION THOURH BED 4



W-15 Studio Living

04. SECTION THROUGH STUDIO



06. STUDIO WEST ELEVATION



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NOT FOR CONSTRUCTION

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LEGEND	
Existing wall	
New lightweight construction	
New masonry construction	
New concrete construction	071717171717
New work shaded	
Brick	BK-
Carpet	CP-
Concrete	CR-
Metal	MT-
Plasterboard	(PB-
Render	RN-
Stone	ST-
Tile	(TL-
Timber	(TM-

refer to finishes schedule for more detail

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DATE	REV	DESCRIPTION
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28.02.25	В	QS Review
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30.05.25	F	DA Submission



Sections and Studio Elevations

ET
202









05. SECTION THROUGH STUDIO



09. STUDIO NORTH ELEVATION

07. STUDIO SOUTH ELEVATION

1:100

1:100

1:100



01. DETAIL FRONT ELEVATION (DUNTROON STREET)

1:50

1:100



02. EXISTING FRONT ELEVATION (DUNTROON STREET)

Retain chimneys with existing colours as shown (off-white)

- Repair existing fascia or replace like for like if required; paint finish with Jasper or similar



frame as shown; paint finish in Pale Eucalypt and Dune or similar

Existing windows to be repaired and re-sealed to run smooth; paint finish with Dune or similar

- No work proposed to existing brickwork

Rendered sills to be maintained and patched with cement render where damaged; paint finish with Jasper and Dune or similar as shown

- Repair shed lining; VJ pine lining boards with paint finish in Dune or similar

- No work proposed to existing brick fence

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refer to finishes schedule for more detail

	REV	DESCRIPTION
4.04.25	А	For Review
4.05.25	В	For Review
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ROJECT		
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Heritage Works

PROJECT NO. P2332

SHEET DD-203