

SELECTED METAL DECK OVER TIMBER
ROOF BATTENS.

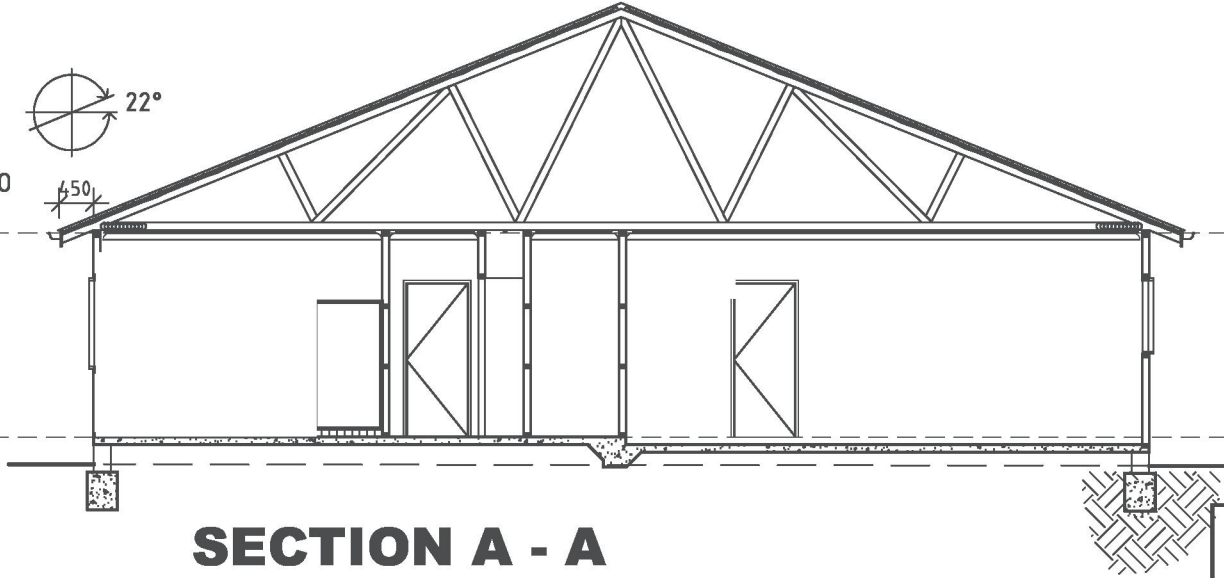
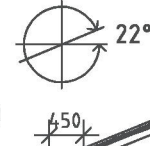
10mm PLASTERBOARD CEILING LINING
SCREW FIXED TO CEILING BATTENS
AT 450c'ts. CEILING BATTENS NAILED TO
UNDERSIDE OF TRUSSES.

WALLS GENERALLY TO BE 10mm
PLASTERBOARD OVER 90 x 45 F5
STUDS AT 450c'ts.
VILLABOARD TO WET AREAS.

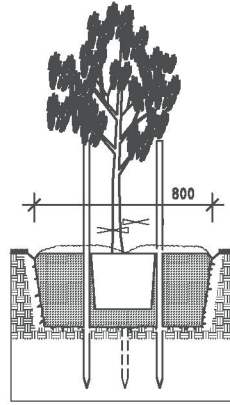
ALL FOOTINGS DOWN TO SOLID
FOUNDATIONS WITH MIN 150KPa. OR
AS APPROVED BY SITE INSPECTION
PRIOR TO CONCRETE POUR.

GRADE FINISHED GROUND LINE TO
GIVE FALLS AWAY FROM BUILDING.

CUT AND FILL:
ALL CUT & FILL TO BE VERIFIED ON SITE BY REGISTERED
SURVEYOR. IF LEVELS & CONTOURS ARE DIFFERENT ON
SITE FROM THE DRAWINGS, THE BUILDER IS TO PROVIDE
CONTOUR PLAN & REPORT BACK TO "A1 HOUSE DESIGNS"
TO ADJUST THE LEVELS ACCORDINGLY.
NO PART OF THE CUT OR FILL SHOULD ENCROACH OUT OF
THE BOUNDARY OR EASEMENT,



SECTION A - A
SCALE 1 : 100



STAKE PLANTINGS WITH MINIMUM
2 HARDWOOD STAKES. SECURE
PLANTING AT TWO POINTS ALONG
MAIN STEM WITH FLEXIBLE TIES
THAT WILL NOT DAMAGE THE PLANT

PLANT IN QUALITY SOIL MIX TO 300mm
SCARIFY TO A DEPTH OF 150mm

INDIVIDUAL PLANTINGS

SOIL MIX TO BE EQUAL TO THE FOLLOWING:
70% GOOD QUALITY LOAM
20% SAND
10% WELL DECOMPOSED COMPOST

ROOF TRUSSES BY A LICENCED
TRUSS MANUFACTURER TO
AUSTRALIAN STANDARDS.

COLORBOND GUTTERS & PVC DOWNPIPES.

POWDER COATED ALUMINIUM FRAMED
WINDOWS WITH MATCHING FLY SCREENS.

SELECTED EXTERNAL CLADDING.

CONCRETE SLAB AND FOOTINGS TO
AUSTRALIAN STANDARDS.

**SUGGESTED PLANTING
INDIGENOUS SPECIES**

PITTOSPORUM TENUIFOLIUM
'KOHUHU'

CHOISYA TERNATA
'MEXICAN ORANGE BLOSSOM'

CISTUS X PURPUREUS
'PURPLE ROCK ROSE'

LAVANDULA DENTATA
'FRENCH LAVENDER'

AGAPANTHUS ORIENTALIS
'AGAPANTHUS'

CONVOLVULUS CNEORUM
'SILVER BUSH'

FELICIA AMELLOIDES
'BLUE MARGUERITE'

OWNERS APPROVAL:

SIGN:

SIGN:

No. Date Description

AMENDMENTS

Figured dimensions shall be used in preference to scaling
of drawings.

All materials and workmanship to be in strict accordance
with current manufacturers printed instructions, local
regulations and SAA Codes.

All construction work to be in accordance with the BUILDING
CODE OF AUSTRALIA, and relevant codes.

Any discrepancy found in the drawing set, dimensions, et
are to be reported to the designer before proceeding
with any construction.

Ground lines are indicative only and must be verified
on site before commencing any work.

The information as shown on these drawings is correct at
the time of documentation. A1 House Designs accepts no
responsibility for errors or omission in this drawing set.

Drawings subject to copyright and may not be reproduced
in any form without the written permission of
DEASEY BUILDING OR A1 HOUSE DESIGNS.

Builder:

DEASEY BUILDING

YOUNG NSW 2594

MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

Client:

LOT 3 - DP 1310813
7 ARMSTRONG PLACE
YOUNG NSW 2594

NEW HOUSE

Scale:
SAS

Date:
FEB 2026

Drawn:
OAR

Job No.
1022

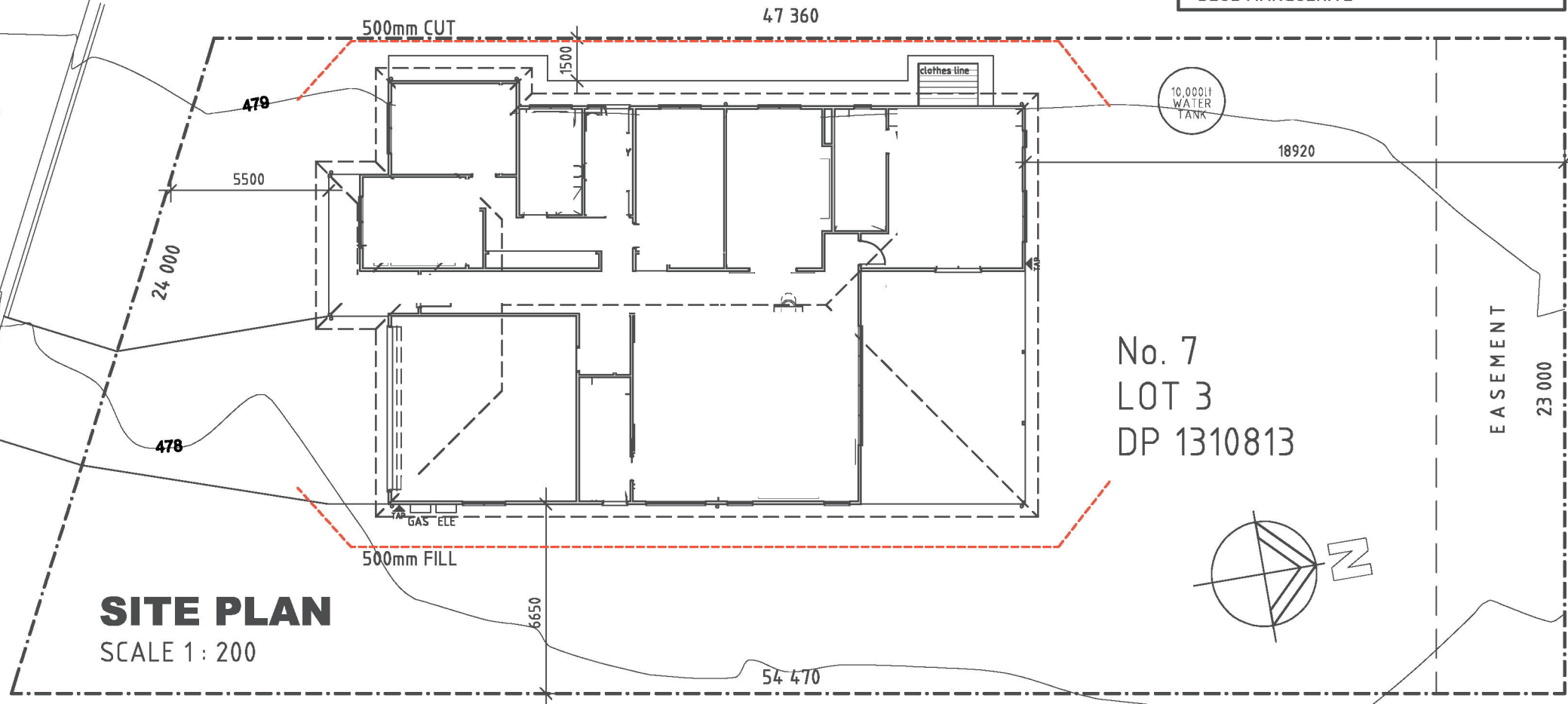
Sheet
1 OF 5

Amdt.
A - 22.02.26

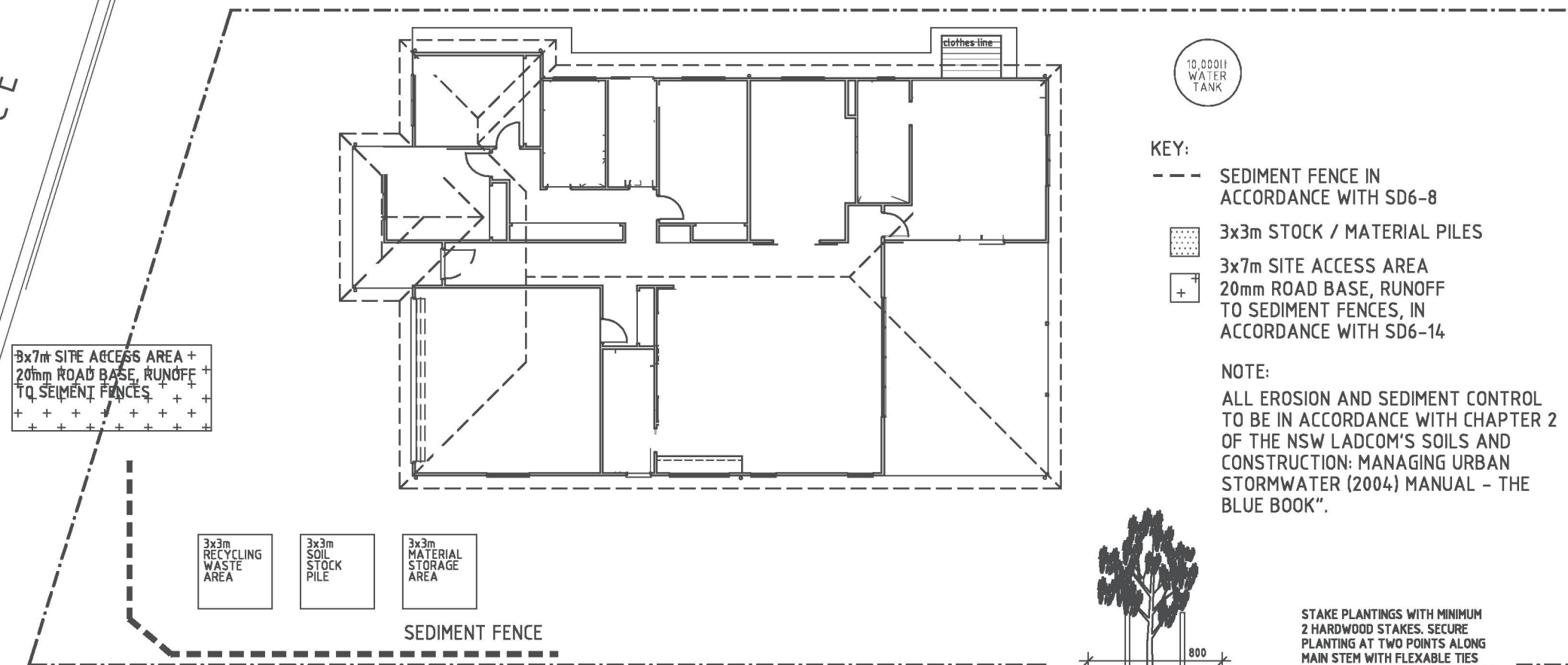


ARMSTRONG PLACE

SITE PLAN
SCALE 1 : 200



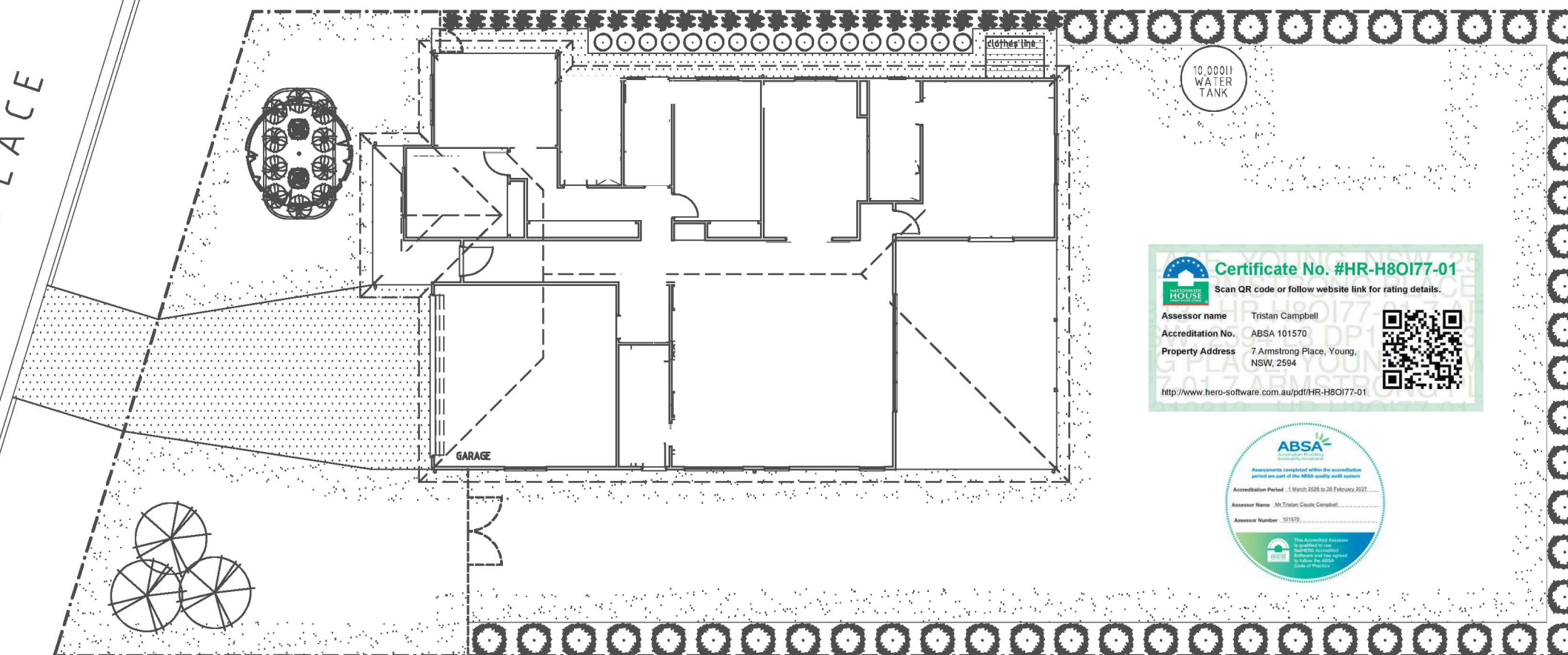
ARMSTRONG PLACE



SOIL MANAGEMENT SITE PLAN

SCALE 1 : 200

ARMSTRONG PLACE



LANDSCAPE PLAN

SCALE 1 : 200

	MAGNOLIA GRANDIFLORA - 300mm POT 'MAGNOLIA'
	AMETHYST LIRIOPE MUSCARI- 100mm POT 'LIRTP'
	ISABELLA LIRIOPE MUSCARI- 100mm POT 'LIRF'
	BUXUS SEMPERVIRENS - 100mm POT 'SUFFRUTICOSA' - (BOXES)
	RED SENSATION - 100mm POT 'CORDYLINE AUSTRALIS'
	PHOTINIA ROBUSTA - 100mm POT 'RED ROBIN'
	PRECAST CONCRETE
	GARDEN MULCH - 1 inch TANBARK
	GRASS AREAS
	CRUSHED GARNET

Builder:

DEASEY BUILDING

YOUNG NSW 2594

MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

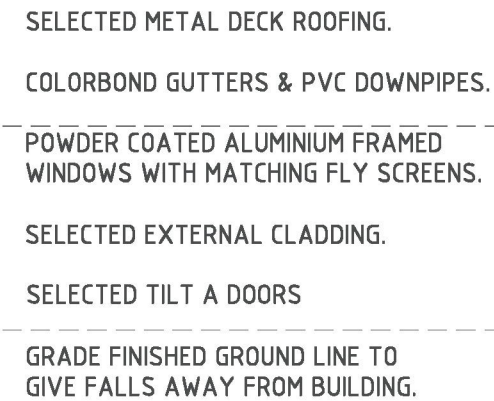
PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

Client:

LOT 3 - DP 1310813
7 ARMSTRONG PLACE
YOUNG NSW 2594

NEWHOUSE

Scale:	Date:
SAS	FEB 2026
Drawn:	Job No.
OAR	1022
Sheet	Amdt.
5 OF 5	A - 22.02.26



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

OWNERS APPROVAL:

SIGN:

SIGN:

No.	Date	Description
-----	------	-------------

AMENDMENTS

~~Figured dimensions shall be used in preference to seating~~

All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.

All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.

Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.

Ground lines are indicative only and must be verified on site before commencing any work. ©

The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.

Drawings subject to copyright and may not be reproduced
in any form without the written permission of
DEASEY BUILDING OR A1 HOUSE DESIGNS.

Builder:

DEASEY BUILDING

YOUNG NSW 2594

MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

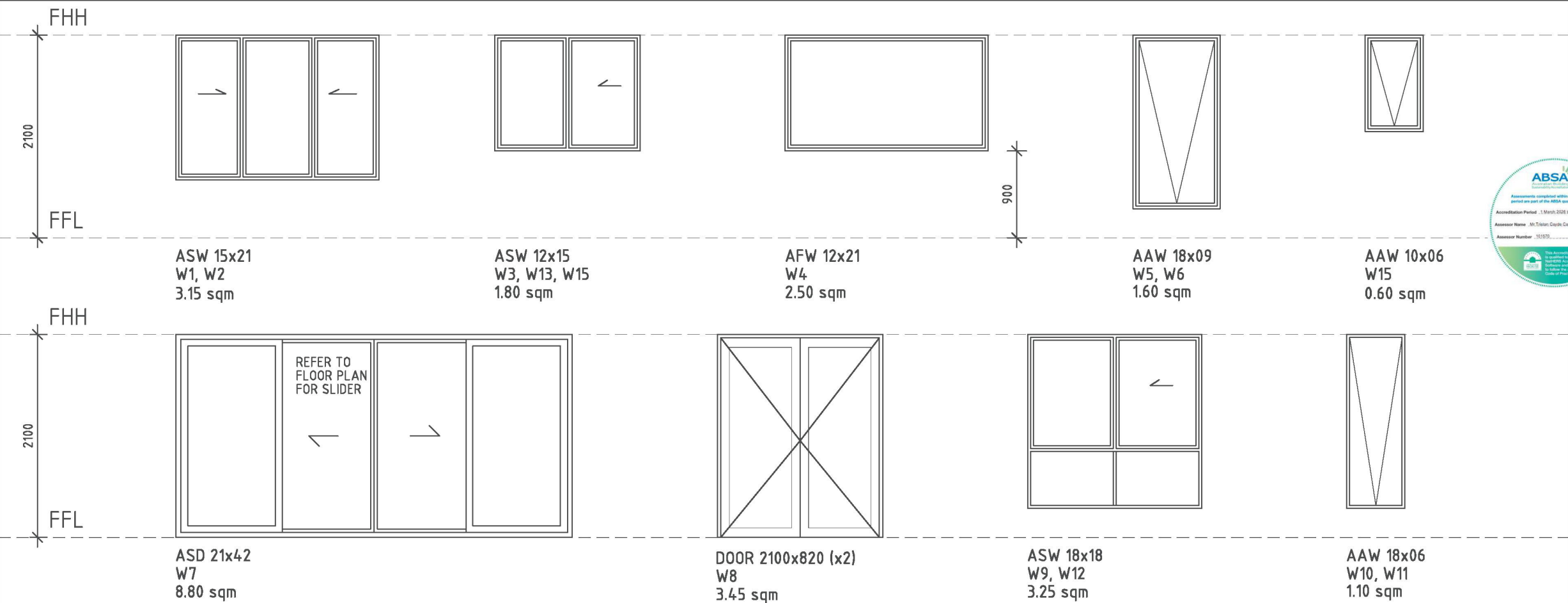
Client:

LOT 3 - DP 1310813
7 ARMSTRONG PLACE
YOUNG NSW 2594

NEW HOUSE

Scale: SAS	Date: FEB 2026
Drawn: OAR	Job No. 1022
Sheet 3 OF 5	Amtdt. C - 20.03.26





WINDOW SCHEDULE:

ROOM NAME:	WINDOW SIZE:	WINDOW No:	NO	SQM	TOTAL SQM	NOTES:
BEDROOM 1, 3, 4	ASW 15x21	W1, W2	2	3.15 sqm	6.30 sqm	
GARAGE, BEDROOM 2, BATH	ASW 12x15	W3, W13, W14	3	1.80 sqm	5.40 sqm	
KITCHEN	AFW 12x21	W4	1	2.50 sqm	2.50 sqm	
FAMILY ROOM	AAW 18x09	W5, W6	2	1.60 sqm	3.20 sqm	
FAMILY ROOM	ASD 21x42	W7	1	8.80 sqm	8.80 sqm	
BEDROOM 1	AFD 21x18	W8	1	3.45 sqm	3.45 sqm	
BEDROOM 1, LOUNGE ROOM	ASW 18x18	W9, W12	2	3.25 sqm	6.50 sqm	
WIR, ENS	AAW 18x06	W10, W11	2	1.10 sqm	2.20 sqm	
ENS, L'DRY	AAW 10x06	W15	1	0.60 sqm	0.60 sqm	
TOTAL			15		38.95 sqm	

WINDOWS, GLAZES DOORS AND SKYLIGHTS:

THE APPLICANT MUST INSTALL ALL WINDOWS, GLAZED DOORS AND SHADING DEVICES DESCRIBED IN THE TABLE ABOVE, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE FOR SATISFIED EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (LESS THAN 0.7 SQUARE METRES) AND UP TO 2 WINDOWS/GLAZED DOORS (LESS THAN 0.7 SQUARE METRES) WHICH ARE NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

EXCEPT WHERE THE GLASS IS 'SINGLE CLEAR' OR 'SINGLE TONED' THE U-VALUE AND SHGC FOR ALL WINDOWS AND GLAZED DOORS MUST BE CALCULATED IN ACCORDANCE WITH AUSTRALIAN NATIONAL AVERAGE CONDITIONS (ANAC).

THE LEADING EDGE OF EACH EAVES, PERGOLA, VERANDAH, BALCONY OR AWNING MUST BE NO MORE THAN 500 MILLIMETERS ABOVE THE HEAD OF THE WINDOW OR GLAZED DOOR, EXCEPT THAT A PROJECTION GREATER THAN 500mm AND UP TO 1500mm ABOVE THE HEAD MUST BE TWICE THE VALUE.

PERGOLAS WITH POLYCARBONATE ROOF OR SIMILAR TRANSLUCENT MATERIAL MUST HAVE A SHADING COEFFICIENT OF LESS THAN 0.35.

PERGOLAS WITH FIXED BATTENS MUST HAVE BATTENS PARALLEL TO THE WINDOW OR GLAZED DOOR ABOVE WHICH THEY ARE SITUATED, UNLESS THE PERGOLA ALSO SHADES A PERPENDICULAR WINDOW. THE SPACING BETWEEN BATTENS MUST NOT BE MORE THAN 50mm.

BASIX & NATHERS COMMITMENTS:
WATER
Alternative water supply: 10,000L tank, collected from 615m2 roof area and servicing landscape, laundry, toilets. Dwelling fixtures: Showerheads - 4 star (>6 L/min and <7.5L/min); Toilets 4 star; Kitchen/ Bathroom Taps 4 Star
THERMAL COMFORT
Glazing: Maximum U-Value 4.8 SHGC 0.48 - 0.54 (casement, awning)
Maximum U-Value 4.8 SHGC 0.56 - 0.62 (sliding window, sliding door, fixed)
Insulation: Minimum R7 insulation to be installed to ceiling with R1.3 blanket.
Minimum R2.7 insulation to be installed to external walls with foil (0.3/0.3)
Minimum R2 insulation to be installed to internal walls facing garage, laundry, bath and wc.
Lighting: Any downlights to be LED, IC-F compliant so as to allow full coverage of insulation.
Ventilation: All exhaust fans to be sealed.
Colour: Medium (SA 0.5) External walls with Dark (SA 0.7) Roof and Windows.
Floor coverings: Tile throughout household with carpet to bedrooms.
ENERGY
Hot water: Gas instantaneous 5-star hot water system.
Ventilation: Bathroom, kitchen, laundry have individual exhaust fan ducted to roof/facade with manual switch on/off.
Cooling: 1 Phase/>2.5 star (new rating) individual system in Living and Bedroom Areas (non-zoned).
Heating: 1 Phase/>2.5 star (new rating) individual system in Living and Bedroom Areas (non-zoned).
Lighting: LED, IC-F Compliant throughout.
Cooktop/oven: Gas cooktop & electric oven.
Fridge: Ventilated fridge space.
Clothes drying: Outdoor clothes drying line.
MATERIALS Refer to construction in BASIX report.

OWNERS APPROVAL:

SIGN:

SIGN:



No.	Date	Description
AMENDMENTS		
Figured dimensions shall be used in preference to scaling of drawings.		
All materials and workmanship to be in strict accordance with current manufacturers printed instructions, local regulations and SAA Codes.		
All construction work to be in accordance with the BUILDING CODE OF AUSTRALIA, and relevant codes.		
Any discrepancy found in the drawing set, dimensions, etc are to be reported to the designer before proceeding with any construction.		
Ground lines are indicative only and must be verified on site before commencing any work.		
The information as shown on these drawings is correct at the time of documentation. A1 House Designs accepts no responsibility for errors or omission in this drawing set.		
Drawings subject to copyright and may not be reproduced in any form without the written permission of DEASEY BUILDING OR A1 HOUSE DESIGNS.		

Builder:

DEASEY BUILDING

YOUNG NSW 2594 MOBILE: 0407 777 466

Designer:

"A1 HOUSE DESIGNS"
A DIVISION OF GAVIN ROWLEY
BUILDING CONTRACTORS Pty Ltd

ARCHITECTURAL DESIGN &
COMPUTER DRAFTING

PO BOX 225 GOULBURN NSW 2580
rowley225@outlook.com
MOBILE 0407 483 319

Client:	
LOT 3 - DP 1310813 7 ARMSTRONG PLACE YOUNG NSW 2594 NEW HOUSE	
Scale: SAS	Date: FEB 2026
Drawn: OAR	Job No. 1022
Sheet 4 OF 5	Amdt. B - 20.03.26