

# TYAGARAH RESIDENCE

LOT 1  
 DP 1291928  
 27 Tyagarah Rd NSW 2481  
 ALTERATIONS AND ADDITIONS TO SINGLE DWELLING AND  
 PROPOSED POOL  
 PROPOSED PREFABRICATED SECOND DWELLING  
 PROPOSED NEW DRIVEWAY TO ACCESS THE DWELLINGS

## AREA SCHEDULE

SITE AREA - 8.122m<sup>2</sup>

## PROPOSED SINGLE DWELLING

INTERNAL (FSR) AREA: 141m<sup>2</sup>  
 INTERNAL BUILT AREA: 141m<sup>2</sup>  
 deck included

## PROPOSED PREFABRICATED SECOND DWELLING

INTERNAL (FSR) AREA: 67.28m<sup>2</sup>  
 INTERNAL BUILT AREA: 67.28m<sup>2</sup>  
 deck included

EXISTING METAL SHED - 17.3m<sup>2</sup>  
 SHED ALREADY CC - 67.5m<sup>2</sup>

TOTAL FSR AREA: 293.08m<sup>2</sup>

## FSR - 0.036:1

FSR is calculated to inside face of wall and excludes stairs

## THERMAL PERFORMANCE SPECIFICATIONS

The following specifications take precedence over other plan notations for the construction of this building.

NOTE: In addition to BASIX commitments; building compliance is required to comply with the "New South Wales Additions" in the current edition of the NCC - Vol. 2, at the time of building.

This includes New South Wales Parts 2.6 and 3.12

Specific mention is made of the following provisions:

- Building Fabric Thermal Insulation
- (NOTE: If steel framing is used a thermal break may be required)
  - Building Sealing
  - Building Services
- (NOTE: Ventilation requirements of Section 3.8.5.2.c (ii) (B) must also be complied with and this means bathrooms should be normally be exhausted into roof spaces)

## WINDOWS ( total product specification - glass + frame)

U-Value: 5.6, SHGC: 0.369 - 0.451 (Default: Plain Glass in AL. frame)

## EXTERNAL WALL (light colour)

Cavity Panel - R2.0 Bulk Insulation

## INTERNAL WALL

Cavity Panel - No insulation

## EXTERNAL FLOOR

Suspended Timber (Open Sub-Floor) - No Insulations

## CEILING SPACE with ROOF ABOVE

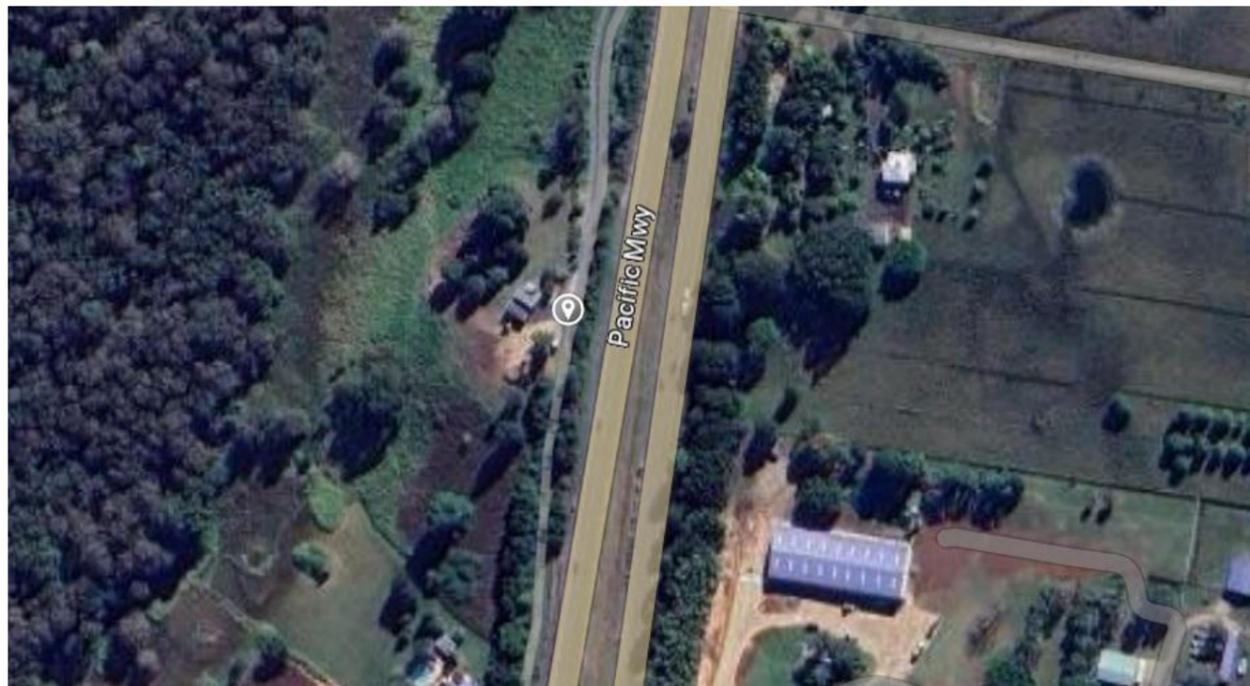
Plasterboard - No insulation

## ROOF (light colour) ( Non-ventilated)

Sheet Metal Roofing - 75mm Foil Blanket with reflective airgap

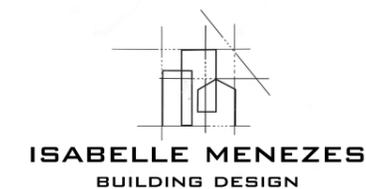
RATED either with NO DOWNLIGHTS or with LED downlights.

Which do not penetrate ceiling insulation ( ie: IC rated)



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A.01.15	Proposed Excavation Works - Driveways

All Pool Fences to comply to BCA and Aust. Standards 1.2m min.  
 All external Doors and windows to be in HWD Timber natural oiled finish.  
 Solar Hot water unit - Gas Boosted as per BASIX.  
 Solar Pool Heater to AS 3634-1989  
 All glazing to be to Australian Standards and to comply with the BASIX report.  
 All Lighting Requirements as per the BASIX report  
 Roof Insulation R3.0 min to comply to BASIX report  
 Wall Insulation R2.0 min to comply to BASIX report  
 All tap fittings and plumbing fixtures to comply with BASIX report  
 Smoke detectors to be installed to BCA  
 All external Doors and windows to be in HWD Timber natural oiled finish. Fire rated timber  
 Solar Hot water unit - Gas Boosted as per BASIX.  
 All glazing to be to Australian Standards and to comply with the BASIX report.  
 All Lighting Requirements as per the BASIX report  
 Roof Insulation R3.0 min and to comply to BASIX report  
 Wall Insulation R2.0 min and to comply to BASIX report  
 All tap fittings and plumbing fixtures to comply with BASIX report  
 Smoke detectors to be installed to BCA



## LEGEND/NOTES

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FS	TIMBER FASCIA PAINT FINISH	LN	LINEN CUPBOARD	RWT	RAINWATER TANK TO BASIX	WM	WASHING MACHINE
		LV	LOUVRES	SC	STEEL COLUMN TO ENG DETAILS	WP	WASTE PIPE
				SM	SMOKE DETECTOR TO BCA	ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
 Project Name  
**Tyagarah Rd Residence**  
 27 Tyagarah Rd NSW 2481

Drawing Title:  
 Cover Page



Status: PROPOSAL  
 RESIDENCE

Date: 20/10/2023

Scale: 1:1, 1:1.10 @ A3

Project No:

**12**

Plot Date:

Drawing No.: REVISION:

**A.01.1**

**B**

Window Schedule			
ID	Quantity	W x H Size	Model
Velux-SkyLight	1	---	550x1180 Fixed
WD-01	1	2.200x1.500	CG Al. Single Pane Sliding Lo-TSol low-e
WD-02	1	1.500x1.500	CG Al. Single Pane Sliding Lo-TSol low-e
WD-03	1	1.000x0.800	CG Al. Single Pane Louvres Lo-TSol low-e
WD-04	1	2.000x1.400	CG Al. Single Pane Sliding
WD-05	1	0.800x0.800	CG Al. Single Pane Sliding Lo-TSol low-e
WD-06	1	0.900x0.900	CG Al. Single Pane Sliding
WD-07	1	1.800x1.500	CG Al. Single Pane Sliding
WD-08	1	1.800x1.500	CG Al. Single Pane Sliding
WD-09	1	1.800x1.500	CG Al. Single Pane Sliding
WD-10	1	1.800x1.500	CG Al. Single Pane Sliding
WD-11	1	0.750x2.100	CG Al. Single Pane Louvres
WD-12	1	0.750x2.005	CG Al. Single Pane Fixed
WD-13	1	0.550x2.100	CG Al. Single Pane Louvres
WD-14	1	0.550x2.100	CG Al. Single Pane Louvres
WD-15	1	0.550x2.100	CG Al. Single Pane Louvres
WD-16	1	2.250x0.712	CG Al. Single Pane Fixed
WD-17	1	2.250x0.643	CG Al. Single Pane Fixed
WD-18	1	2.250x0.677	CG Al. Single Pane Sliding
WD-19	1	0.430x2.100	CG Al. Single Pane Louvres
WD-20	1	0.430x2.100	CG Al. Single Pane Louvres
WD-21	1	1.800x0.500	CG Al. Single Pane Sliding
WD-22	1	1.970x0.490	CG Al. Single Pane Sliding
WD-23	1	2.250x0.677	CG Al. Single Pane Louvres
WD-24	1	0.510x2.100	CG Al. Single Pane Louvres
WD-25	1	2.900x0.430	CG Al. Single Pane Fixed
WD-26	1	2.900x0.430	CG Al. Single Pane Fixed
WD-27	1	2.900x0.430	CG Al. Single Pane Louvres
WD-28	1	2.900x0.430	CG Al. Single Pane Fixed
WD-29	1	2.900x0.430	CG Al. Single Pane Fixed
WD-30	1	2.900x0.430	CG Al. Single Pane Fixed
WD-31	1	0.750x2.005	CG Al. Single Pane Louvres
WD-32	1	0.750x2.005	CG Al. Single Pane Louvres

Door Schedule			
ID	Quantity	W x H Size	Model
D-01	2	0.820x2.100	Aluminium
D-02	1	3.000x2.100	CG Aluminium Single Pane Sliding Door
D-03	1	0.900x2.100	Aluminium
D-04	1	0.900x2.100	Aluminium
D-05	1	0.900x2.100	Aluminium
D-06	1	0.900x2.100	Pocket Aluminium Door
D-07	1	0.900x2.100	Pocket Aluminium Door
D-08	1	0.900x2.100	Aluminium
D-09	1	0.900x2.100	Aluminium
D-10	1	0.900x2.100	Aluminium
D-11	1	0.900x2.100	Aluminium
D-12	1	1.930x2.100	CG Sliding Door
D-13	1	2.220x2.100	CG Sliding Door
D-14	1	0.900x2.100	Aluminium
D-15	1	0.920x2.100	Pocket Aluminium Door
D-16	1	0.920x2.100	Pocket Aluminium Door

## BUSH FIRE PROTECTION SCHEDULE TO BAL 19

Construction to comply with AS3959- 2018 "Construction of buildings in bushfire-prone areas + appendix & appendix PBP 2007" and BAL19

### Floors

Ground Floor - Concrete slab on ground with bushfire resistant timber flooring

First floor - Flooring shall be bushfire-resisting timber or the underside to be lined with sarking type material or mineral wool insulation.

**External walls** - all joints in external surface shall be covered, sealed, overlapped, back or butt jointed to prevent gaps greater than 3mm.

Minimum 6mm FC sheet thickness

Steel cladding complies.

Weatherboard to BAL19

Vents and weepholes in external walls shall be screened with a mesh with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium, except where the vents and weepholes are less than 3 mm (see Clause 3.6), or are located in an external wall of a subfloor space.

This Standard does not provide construction requirements for external wall surfaces 400 mm or more from the ground or for external wall surfaces 400 mm or more above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the wall.

**Windows** - to be metal or bushfire resistant timber and glass to be minimum 4mm toughened glass.

Where glazing is less than 400mm from the ground or less than 400mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18° to the horizontal and extending more than 110 mm in width from the window frame, the glazing shall be Grade A safety glass minimum 4 mm thickness, or glass blocks with no restriction on glazing methods, that portion of the window shall be screened\*

All operable portions to be screened\*, except sliding doors. the screening may be fitted externally or internally.

**Entry door (side hung pivot)** - Solid timber door minimum thickness 35mm with weatherstrip along base.

Doors and door frames will be protected by bushfire shutters. externally or internally.

**Side hung external doors** - As above, if glazed, must be toughened glass with minimum 5mm thickness. If glazing below first 400mm above threshold entire door to be screened\*

A solid timber, laminated timber or reconstituted timber door, having a minimum thickness of 35 mm for the first 400 mm above the threshold.

A fully framed glazed door, where the framing is made from materials specified for bushfire shutters.

Where any part of the door frame is less than 400 mm from the ground or less than 400 mm above decks, carport roofs, awnings and similar elements or fittings having an angle less than 18 degrees to the horizontal and extending more than 110 mm in width from the door, that part of the door frame shall be made by Bushfire-resisting timber.

**Sliding doors** (frame and leaf) to be constructed from bushfire resistant hardwood or metal and glazing to be toughened glass minimum 6mm thick.

If screened\* (optional) must be compliant.

**Roof** must be fully sarked with bushfire compliant sarking

**Eaves** FC minimum 4.5mm or bushfire resistant timber with sealed joints

**Eaves ventilation** openings greater than 3 mm shall be fitted with ember guards made of non-combustible material or a mesh or perforated sheet with a maximum aperture of 2 mm, made of corrosion-resistant steel, bronze or aluminium.

**Joints in eaves linings, fascias and gables** may be sealed with plastic joining strips or timber storm moulds.

**Fascia** bushfire resistant timber or metal fixed at 450mm centers

The roof/wall junction will be sealed to prevent openings greater than 3 mm, either by the use of fascia and eaves linings or by sealing between the top of the wall and the underside of the roof and between the rafters at the line of the wall.

**Vent pipes** fitted with corrosion resistant ember guards.

**Roof penetrations** will be adequately sealed at the roof to prevent gaps greater than 3 mm. The material used to seal the penetration shall be non-combustible.

**Decks** to be concrete with bushfire resistant timber decking

All above ground water and gas and supply pipes to be metal

All other construction to comply with BAL 19 as per bushfire report

\*Where fitted, screens for windows and doors shall have a mesh with a maximum aperture of 2mm made of corrosion-resistant steel, bronze or aluminium. Gaps must be less than 3mm around edges. The frame must be made from metal or bushfire resistant timber



### LEGEND/NOTES

CT CERAMIC FLOOR TILES  
CPT CARPET  
CS CORRUGATED STEEL COLORBOND  
CFT CONCRETE FLOOR TILE  
DP DOWNPIPE 90 Ø ROUND  
EX EXISTING  
EF EXHAUST FAN  
F FRIDGE  
FFL FINISHED FLOOR LEVEL  
FCL FINISHED CEILING LEVEL  
FC FIBRE CEMENT SHEETING  
FP FIREPLACE  
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS  
FW FLOOR WASTE  
G1 90mm HALF ROUND GUTTER  
G2 COLOURBOND BOX GUTTER 300mm  
GS GUTTER WATER SPITTER  
GD GARAGE DOOR VERTICAL TIMBER CLAD  
GHRL GLASS HAND RAIL  
GT EXTERNAL GARDEN TAP  
HWU HOT WATER UNIT TO BASIX  
HTSL HORIZONTAL TIMBER SLATS  
LB LINING BOARDS  
LC LAUNDRY CHUTE  
LN LINEN CUPBOARD  
LV LOUVRES

MB MAIN POWER BOARD  
MDR METAL DECK ROOF  
NGL NATURAL GROUND LINE  
PBK PAINTED AND RENDERED BRICK  
PBW PAINTED BLOCKWORK  
PB PAINTED PLASTER BOARD  
PCS POLISHED CONCRETE SLAB  
PS PRIVACY SCREEN  
R ROBE  
RC REINFORCED CONCRETE  
RB RENDERED BLOCK WALL PAINT FINISH  
RH RANGEHOOD  
RWT RAINWATER TANK TO BASIX  
SC STEEL COLUMN TO ENG DETAILS  
SM SMOKE DETECTOR TO BCA

SHR SHOWER  
STC STEEL TROWELLED CONCRETE  
STN STONE CLADDING  
SP OVERFLOW SPITTER  
SL SKYLIGHT TO BASIX SPECIFICATIONS  
SW STONE FEATURE WALL  
ST STORAGE  
TD TIMBER DECKING HARDWOOD  
TP TIMBER POST  
TF TIMBER FLOORING HARDWOOD  
TS TIMBER SCREEN  
WB TIMBER WEATHERBOARD CLADDING PAINT  
WL WASHING LINE  
WM WASHING MACHINE  
WP WASTE PIPE  
ZC ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Window & Door Schedules



Status: PROPOSAL  
RESIDENCE

Project No:  
**12**

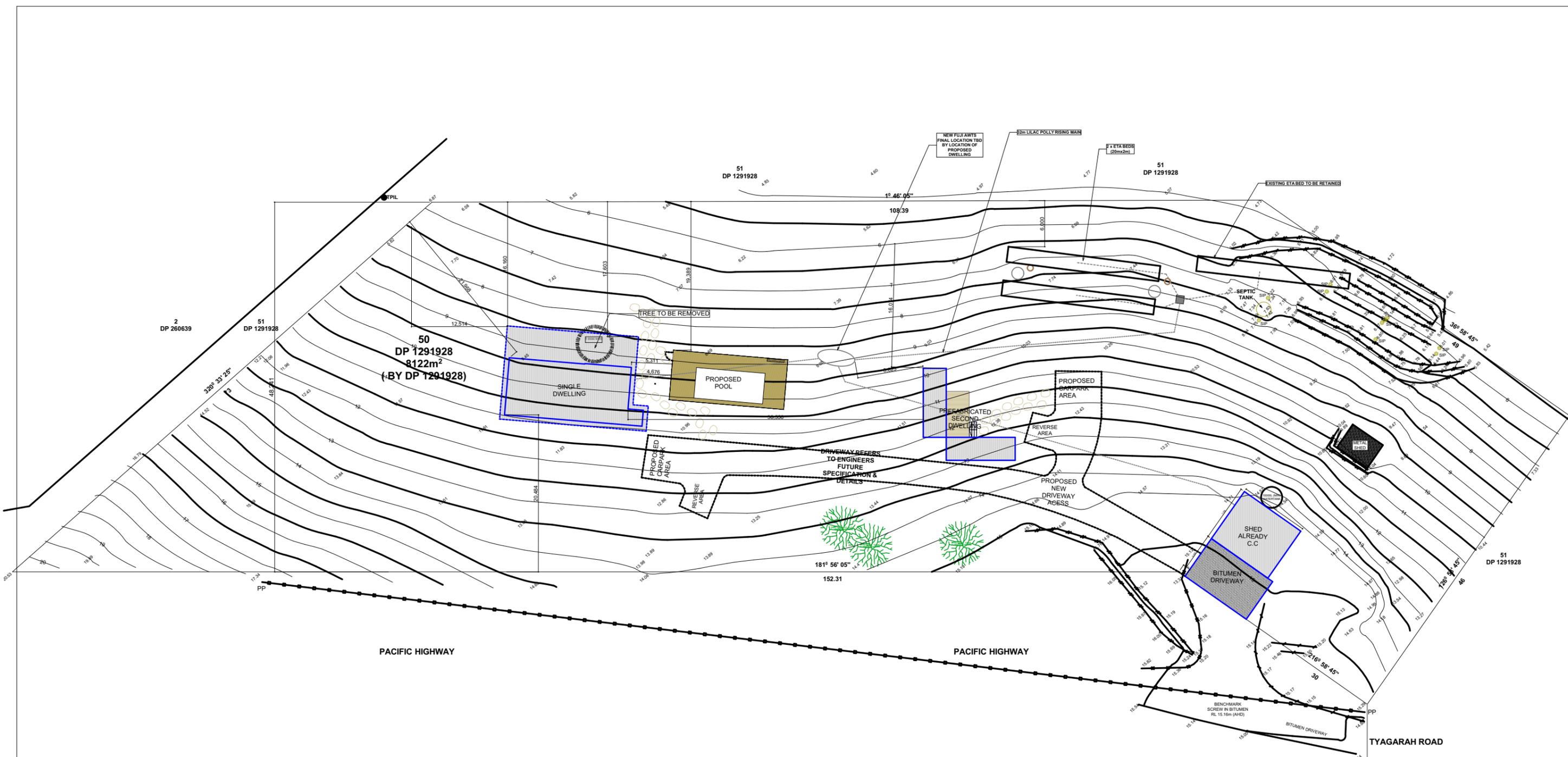
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Date: 20/10/2023

Scale: 1:1 @ A3

Drawing No.:  
**A.01.2**

REVISION:  
**B**



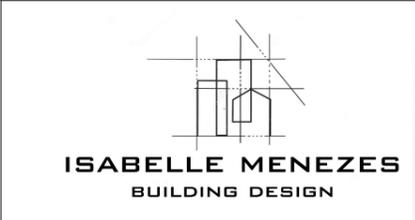
**0. Proposed Site Plan**  
Scale 1:500

**LEGEND**

PP	POWER POLE
SIP	SEWER INSPECTION POINT
TPIL	TELECOMMUNICATION PILLAR
ET	OVERHEAD COMMS/ELECTRICITY WIRES
	TOP/BOTTOM OF BANK

**Revision History**

RevID	ChID	Change Name	Date
A	DH	Section 88 lodged for upgrade of the greywater treatment system to black water	27/04/2023
B	IM	Proposed prefabricated dwelling, new location for single dwelling with pool new driveway and demolition of one tree	20/10/2023



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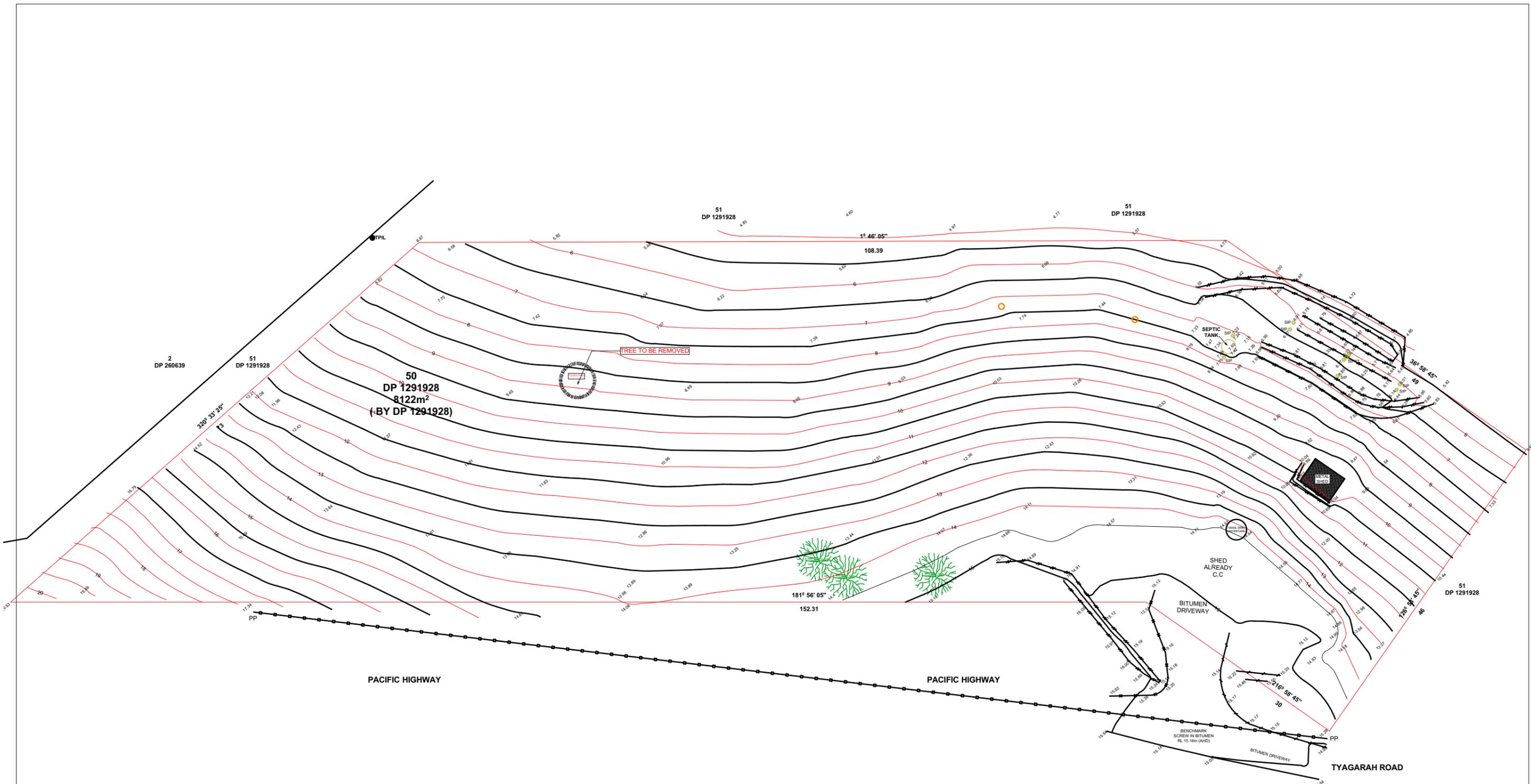
Status: PROPOSAL  
RESIDENCE

Date: 20/10/2023  
Scale: 1:500 @ A3

Project No:  
**12**

Drawing No.: **A.01.3** REVISION: **B**

Plot Date:

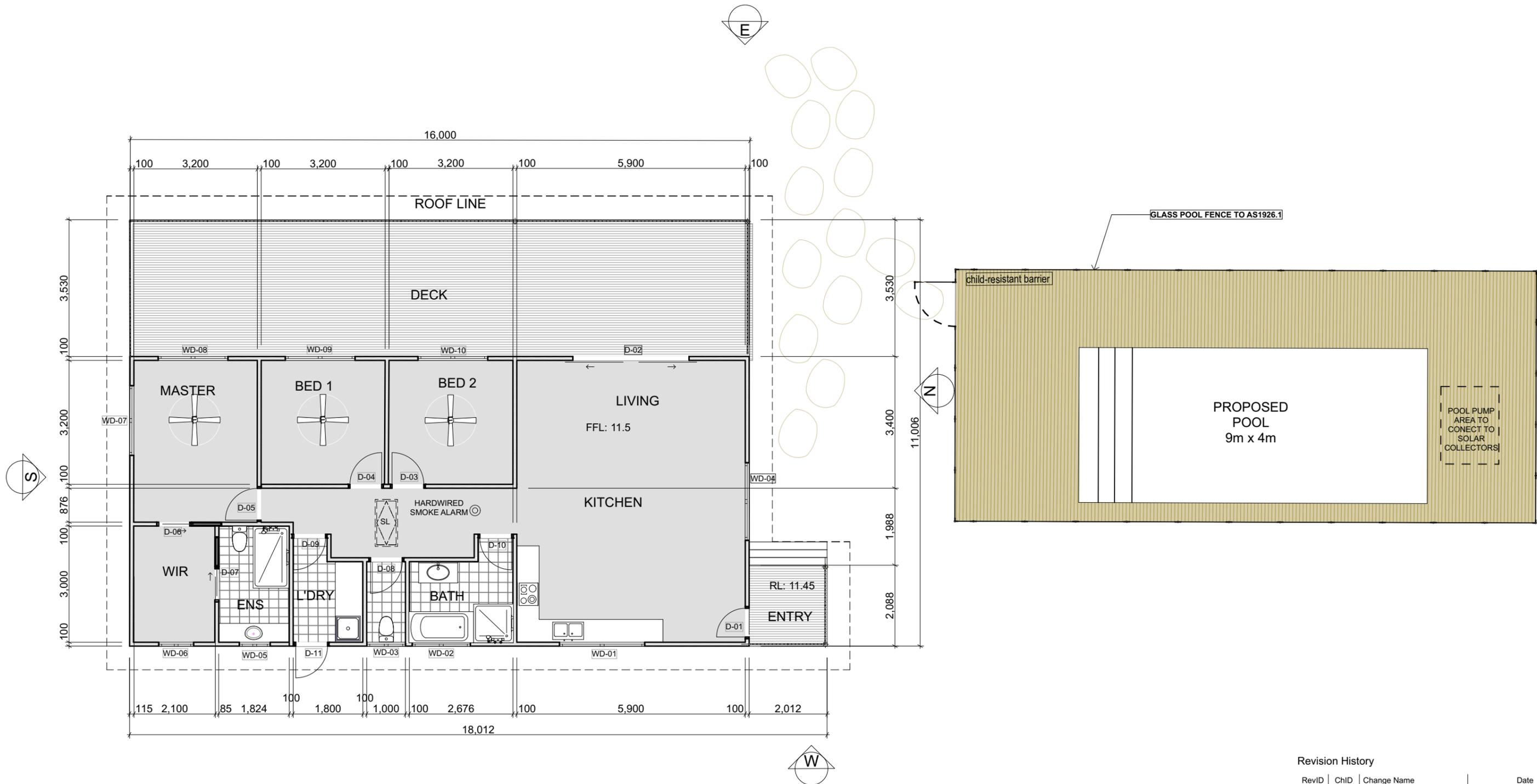


# 0. Demolition Plan

Scale 1:500

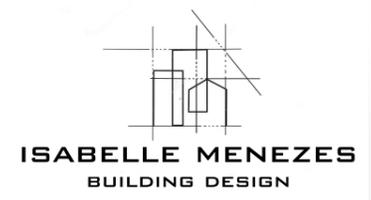
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A	DH	Section 88 lodged for upgrade of the greywater treatment system to black water	27/04/2023
B	IM	Proposed prefabricated dwelling, new location for single dwelling with pool new driveway and demolition of one tree	20/10/2023

<p><b>ISABELLE MENEZES</b> BUILDING DESIGN</p>	<p><b>LEGEND/NOTES</b></p> <table border="0"> <tr> <td>CT CERAMIC FLOOR TILES</td> <td>FG FIXED GLASS</td> <td>MB MAIN POWER BOARD</td> <td>SHR SHOWER</td> </tr> <tr> <td>CPT CARPET</td> <td>FW FLOOR WASTE</td> <td>MDR METAL DECK ROOF</td> <td>STC STEEL TROWELLED CONCRETE</td> </tr> <tr> <td>CS CORRUGATED STEEL COLORBOND</td> <td>G1 90mm HALF ROUND GUTTER</td> <td>NGL NATURAL GROUND LINE</td> <td>STN STONE CLADDING</td> </tr> <tr> <td>CFT CONCRETE FLOOR TILE</td> <td>G2 COLOURBOND BOX GUTTER 300mm</td> <td>PBK PAINTED AND RENDERED BRICK</td> <td>SP OVERFLOW SPITTER</td> </tr> <tr> <td>DP DOWNPIPE 90 Ø ROUND</td> <td>GS GUTTER WATER SPITTER</td> <td>PBW PAINTED BLOCKWORK</td> <td>SL SKYLIGHT TO BASIX SPECIFICATIONS</td> </tr> <tr> <td>EX EXISTING</td> <td>GD GARAGE DOOR VERTICAL TIMBER CLAD</td> <td>PB POLISHED PLASTER BOARD</td> <td>SW STONE FEATURE WALL</td> </tr> <tr> <td>EF EXHAUST FAN</td> <td>GHRL GLASS HAND RAIL</td> <td>PCS POLISHED CONCRETE SLAB</td> <td>ST STORAGE</td> </tr> <tr> <td>F FRIDGE</td> <td>GT EXTERNAL GARDEN TAP</td> <td>PS PRIVACY SCREEN</td> <td>TD TIMBER DECKING HARDWOOD</td> </tr> <tr> <td>FFL FINISHED FLOOR LEVEL</td> <td>HTSL HORIZONTAL TIMBER SLATS</td> <td>R ROBE</td> <td>TP TIMBER POST</td> </tr> <tr> <td>FCL FINISHED CEILING LEVEL</td> <td>LB LINING BOARDS</td> <td>RC REINFORCED CONCRETE</td> <td>TF TIMBER FLOORING HARDWOOD</td> </tr> <tr> <td>FC FIBRE CEMENT SHEETING</td> <td>LC LAUNDRY CHUTE</td> <td>RB RENDERED BLOCK WALL PAINT FINISH</td> <td>TS TIMBER SCREEN</td> </tr> <tr> <td>FP FIREPLACE</td> <td>LN LINEN CUPBOARD</td> <td>RH RANGEHOOD</td> <td>WB TIMBER WEATHERBOARD CLADDING PAINT</td> </tr> <tr> <td>FS TIMBER FASCIA PAINT FINISH</td> <td>LV LOUVRES</td> <td>RWT RAINWATER TANK TO BASIX</td> <td>WL WASHING LINE</td> </tr> <tr> <td></td> <td></td> <td>SC STEEL COLUMN TO ENG DETAILS</td> <td>WM WASHING MACHINE</td> </tr> <tr> <td></td> <td></td> <td>SM SMOKE DETECTOR TO BCA</td> <td>WP WASTE PIPE</td> </tr> <tr> <td></td> <td></td> <td></td> <td>ZC ZINC CLADDING</td> </tr> </table>	CT CERAMIC FLOOR TILES	FG FIXED GLASS	MB MAIN POWER BOARD	SHR SHOWER	CPT CARPET	FW FLOOR WASTE	MDR METAL DECK ROOF	STC STEEL TROWELLED CONCRETE	CS CORRUGATED STEEL COLORBOND	G1 90mm HALF ROUND GUTTER	NGL NATURAL GROUND LINE	STN STONE CLADDING	CFT CONCRETE FLOOR TILE	G2 COLOURBOND BOX GUTTER 300mm	PBK PAINTED AND RENDERED BRICK	SP OVERFLOW SPITTER	DP DOWNPIPE 90 Ø ROUND	GS GUTTER WATER SPITTER	PBW PAINTED BLOCKWORK	SL SKYLIGHT TO BASIX SPECIFICATIONS	EX EXISTING	GD GARAGE DOOR VERTICAL TIMBER CLAD	PB POLISHED PLASTER BOARD	SW STONE FEATURE WALL	EF EXHAUST FAN	GHRL GLASS HAND RAIL	PCS POLISHED CONCRETE SLAB	ST STORAGE	F FRIDGE	GT EXTERNAL GARDEN TAP	PS PRIVACY SCREEN	TD TIMBER DECKING HARDWOOD	FFL FINISHED FLOOR LEVEL	HTSL HORIZONTAL TIMBER SLATS	R ROBE	TP TIMBER POST	FCL FINISHED CEILING LEVEL	LB LINING BOARDS	RC REINFORCED CONCRETE	TF TIMBER FLOORING HARDWOOD	FC FIBRE CEMENT SHEETING	LC LAUNDRY CHUTE	RB RENDERED BLOCK WALL PAINT FINISH	TS TIMBER SCREEN	FP FIREPLACE	LN LINEN CUPBOARD	RH RANGEHOOD	WB TIMBER WEATHERBOARD CLADDING PAINT	FS TIMBER FASCIA PAINT FINISH	LV LOUVRES	RWT RAINWATER TANK TO BASIX	WL WASHING LINE			SC STEEL COLUMN TO ENG DETAILS	WM WASHING MACHINE			SM SMOKE DETECTOR TO BCA	WP WASTE PIPE				ZC ZINC CLADDING	<p>Client Name <b>Sarah Vial</b> Project Name <b>Tyagarah Rd Residence</b> 27 Tyagarah Rd NSW 2481</p>	<p>Drawing Title: Demolition Plan</p>	<p>Status: PROPOSAL RESIDENCE</p> <p>Project No: <b>12</b></p> <p>Plot Date:</p>	<p>Date: 20/10/2023</p> <p>Scale: 1:500 @ A3</p> <p>Drawing No.: <b>A.01.4</b> REVISION: <b>B</b></p>
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**1. Proposal Ground Floor**  
Scale 1:100

Revision History			
RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



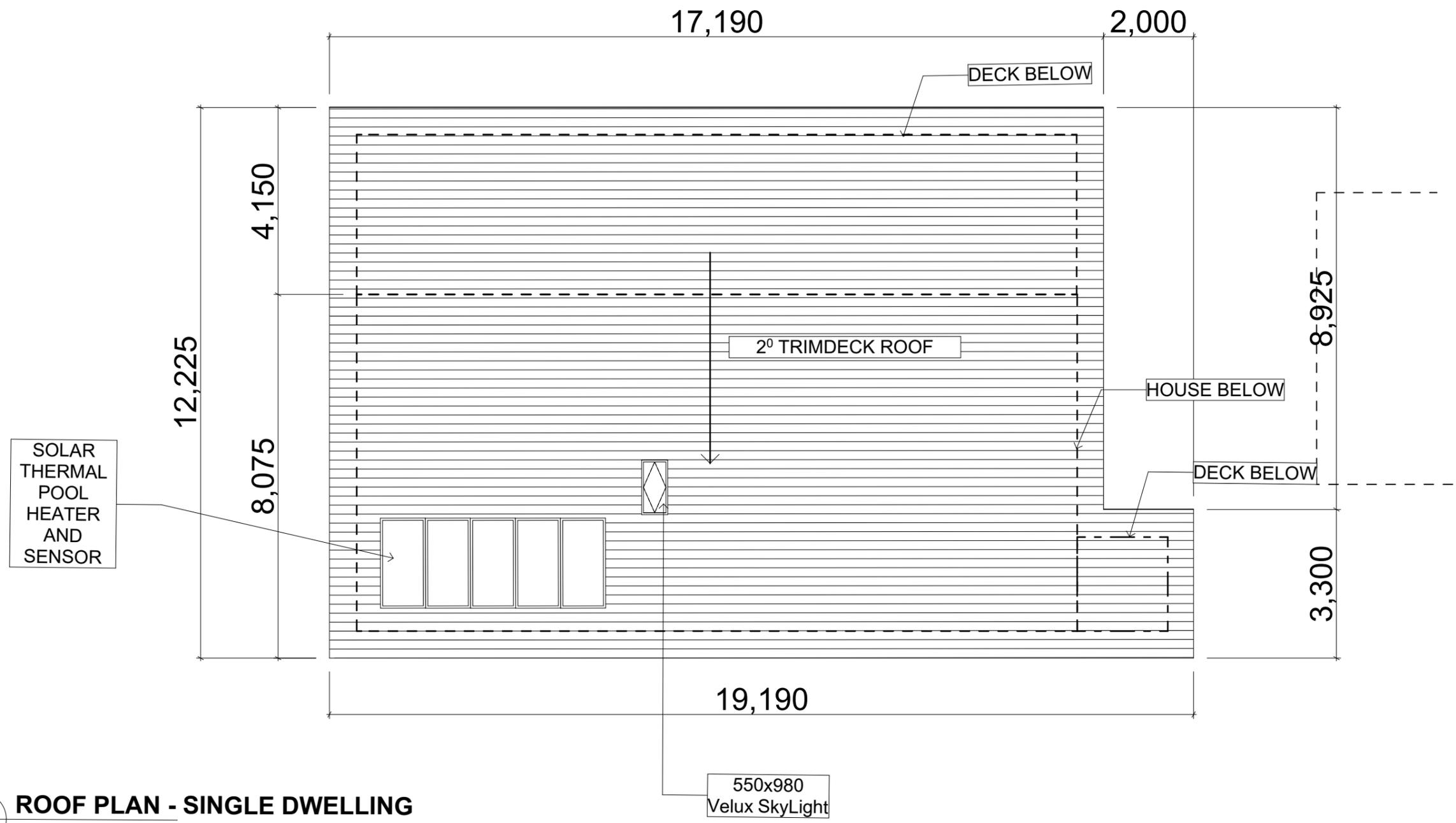
**LEGEND/NOTES**

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
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						ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Proposed Floor Plan

Status: PROPOSAL RESIDENCE  
Date: 20/10/2023  
Scale: 1:100 @ A3  
Project No: 12  
Drawing No.: A.01.5  
REVISION: B  
Plot Date:



**2. ROOF PLAN - SINGLE DWELLING**  
 Scale 1:100

RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023

**LEGEND/NOTES**

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
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				SM	SMOKE DETECTOR TO BCA	WP	WASTE PIPE
						ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
 Project Name  
**Tyagarah Rd Residence**  
 27 Tyagarah Rd NSW 2481

Drawing Title:  
 Roof Plan - Single Dwelling

Status: PROPOSAL  
 RESIDENCE

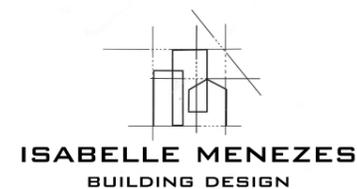
Project No:  
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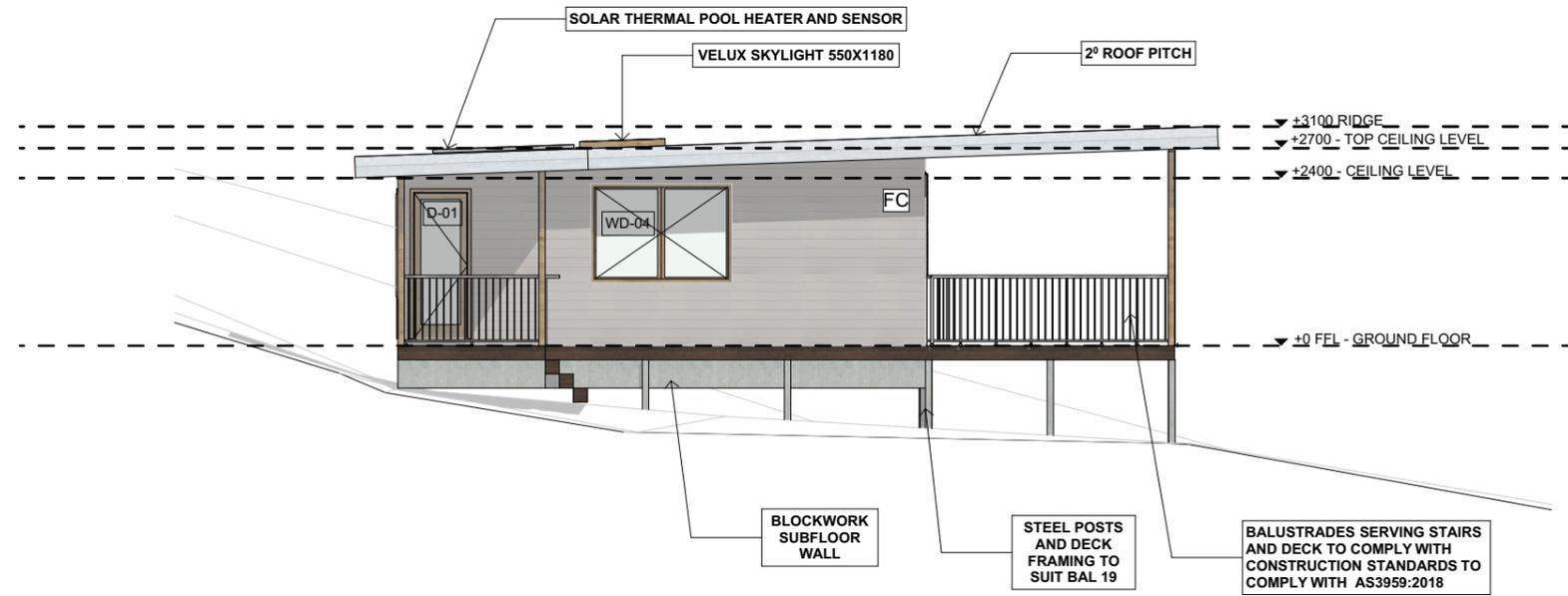
Plot Date:

Date: 20/10/2023  
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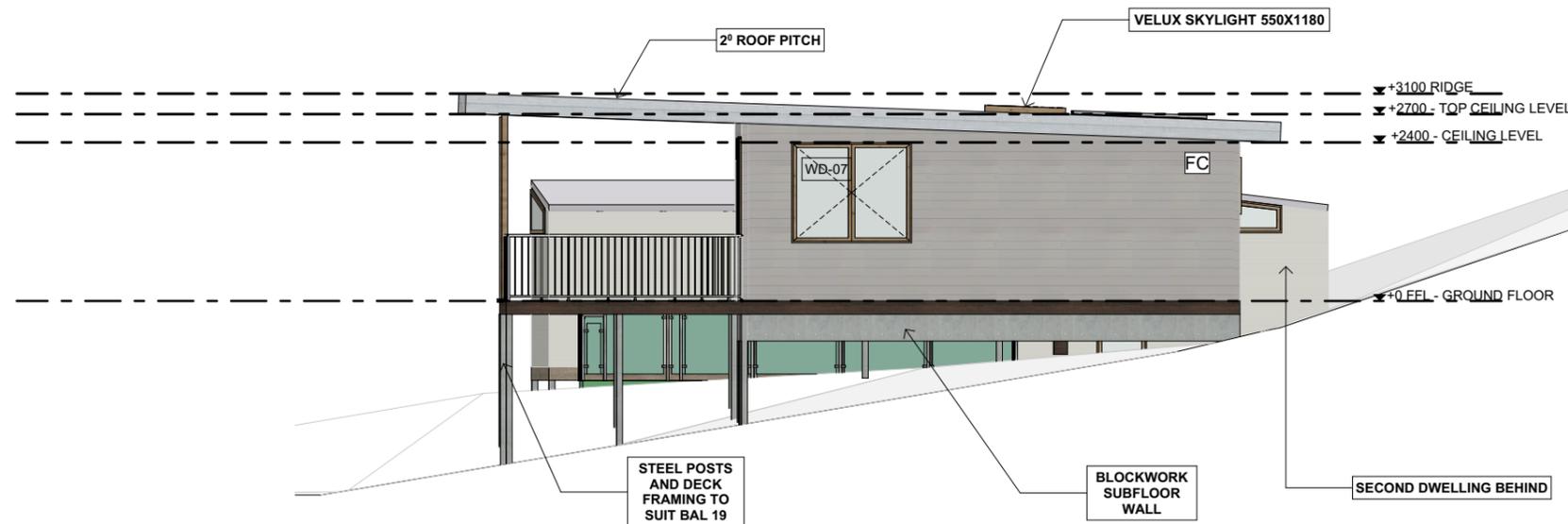
Drawing No.:  
**A.01.6**

REVISION:  
**B**





**N** Elevation  
Scale 1:100



**S** Elevation  
Scale 1:100

**FINISHES**

- ROOF: TRIMDEK 'SURFMIST' AT 2° PITCH  
 EXTERNAL WALL CLADDING: FC SHEET 'BASALT' COLORBOND  
 MAIN FLOOR: TIMBER WITH BLOCK SUBFLOOR PERIMETER WALL  
 DECK: HARDIDECK FIBRE CEMENT  
 DOORS AND WINDOWS: ALUMINIUM 'CLEAR ANODIZED'
- \*\* ALL CONSTRUCTION TO COMPLY WITH BAL 19
  - \*\*\* EG: STEEL SCREENED WINDOWS AND DOORS, 2MM MAX APERTURE
  - \*\*\* NO EXTERNAL TIMBER
  - \*\*\* MASONRY SUBFLOOR PERIMETER WALL WITH SCREENED VENTS
  - \*\*\* REFER DESIGN MANUAL FOR DETAILS FOR WALLS AND ROOFS

ALL TAPS, TOILETS, INSULATION AND WINDOW GLASS AS PER COMMITMENTS IN BASIX CERTIFICATE

ALL LIGHTING LED

Revision History

RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



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				SM	SMOKE DETECTOR TO BCA	ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Proposed Elevation - Single Dwelling



Status: PROPOSAL  
RESIDENCE

Date: 20/10/2023

Scale: 1:100 @ A3

Project No:

**12**

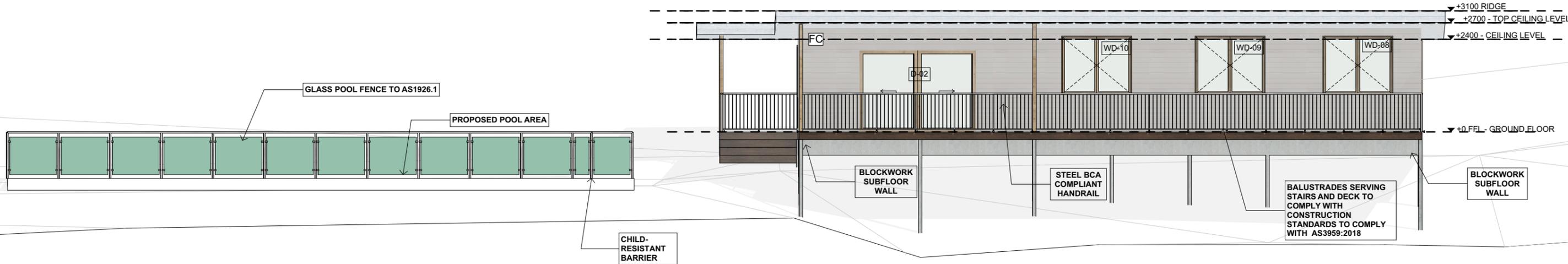
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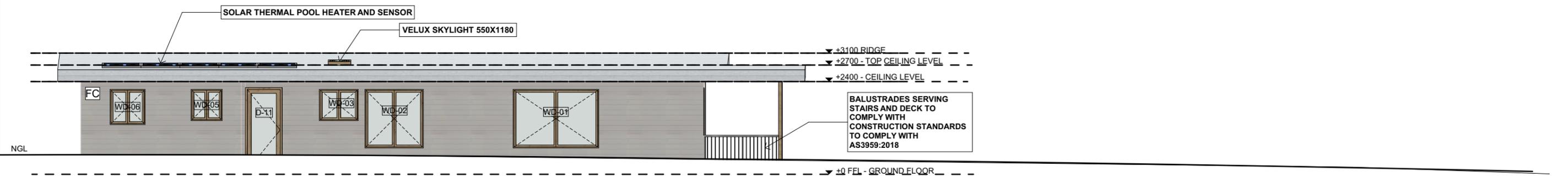
REVISION:

**B**

Plot Date:



**E Elevation**  
Scale 1:100



**W Elevation**  
Scale 1:100

RevID	ChID	Change Name	Date
A	DH	Proposed single dwelling	
B	DH	Proposed single dwelling	04/06/2017
C	IM	Proposed new location of single dwelling, extension of the deck and proposed pool	20/10/2023



**LEGEND/NOTES**

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						ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Proposed Elevation - Single Dwelling

Status: PROPOSAL RESIDENCE

Project No:  
**12**

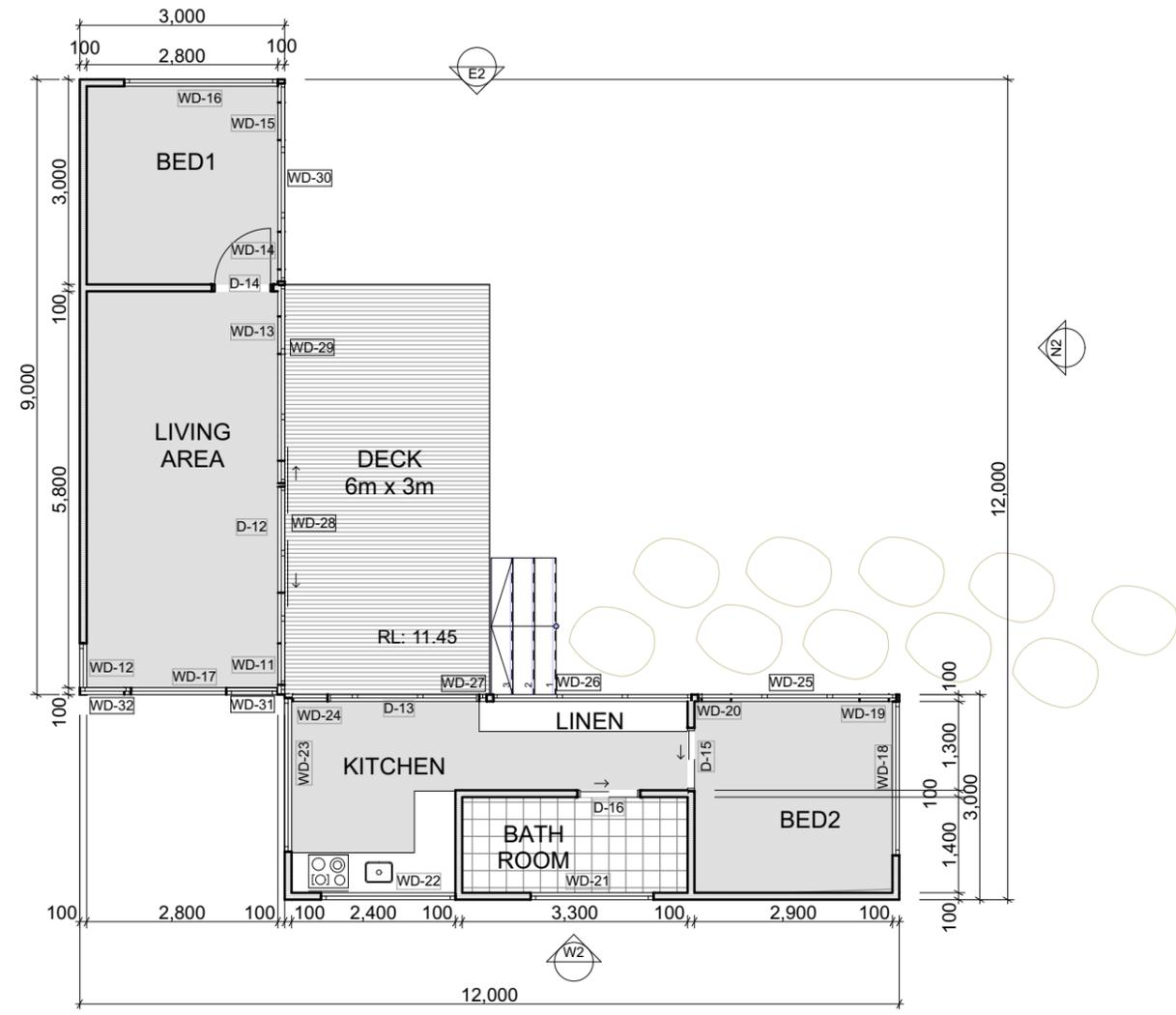
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Date: 20/10/2023

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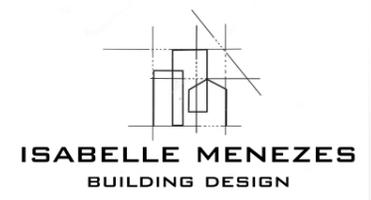
Drawing No.: **A.01.8** REVISION: **B**





**1. Proposal Ground Floor**  
Scale 1:100

Revision History			
RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



**LEGEND/NOTES**

CT CERAMIC FLOOR TILES  
 CPT CARPET  
 CS CORRUGATED STEEL COLORBOND  
 CFT CONCRETE FLOOR TILE  
 DP DOWNPIPE 90 Ø ROUND  
 EX EXISTING  
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 F FRIDGE  
 FFL FINISHED FLOOR LEVEL  
 FCL FINISHED CEILING LEVEL  
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 FP FIREPLACE  
 FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS  
 FW FLOOR WASTE  
 G1 90mm HALF ROUND GUTTER  
 G2 COLOURBOND BOX GUTTER 300mm  
 GS GUTTER WATER SPITTER  
 GD GARAGE DOOR VERTICAL TIMBER CLAD  
 GHRL GLASS HAND RAIL  
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 HTSL HORIZONTAL TIMBER SLATS  
 LB LINING BOARDS  
 LC LAUNDRY CHUTE  
 LN LINEN CUPBOARD  
 LV LOUVRES

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 MDR METAL DECK ROOF  
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 TS TIMBER SCREEN  
 WB TIMBER WEATHERBOARD CLADDING PAINT  
 WL WASHING LINE  
 WM WASHING MACHINE  
 WP WASTE PIPE  
 ZC ZINC CLADDING

Client Name  
**Sarah Vial**  
 Project Name  
**Tyagarah Rd Residence**  
 27 Tyagarah Rd NSW 2481

Drawing Title:  
 Proposed Second Dwelling

Status: PROPOSAL  
 RESIDENCE

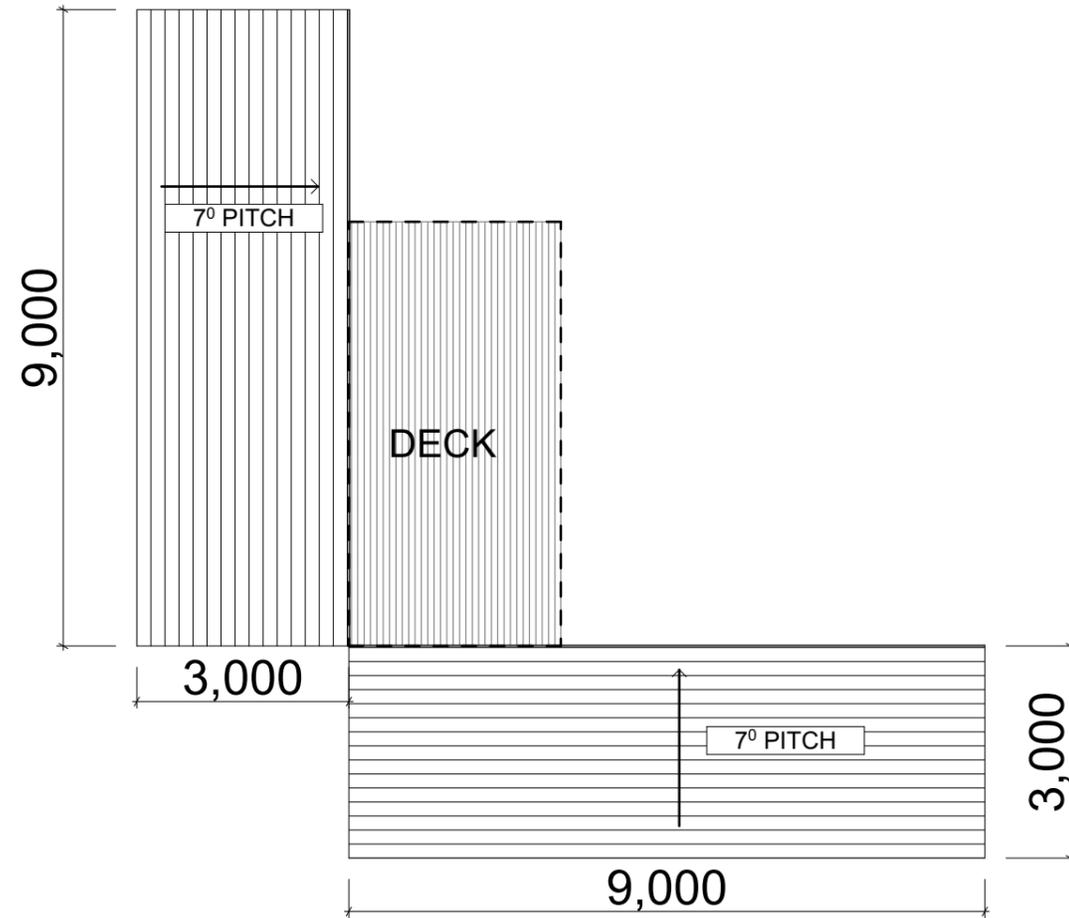
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Project No:  
**12**

Drawing No.: **A.01.9** REVISION: **B**

Plot Date:



**2. ROOF PLAN - SECOND DWELLING**  
 Scale 1:100

Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



**LEGEND/NOTES**

CT CERAMIC FLOOR TILES  
 CPT CARPET  
 CS CORRUGATED STEEL COLORBOND  
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 SW STONE FEATURE WALL  
 ST STORAGE  
 TD TIMBER DECKING HARDWOOD  
 TP TIMBER POST  
 TF TIMBER FLOORING HARDWOOD  
 TS TIMBER SCREEN  
 WB TIMBER WEATHERBOARD CLADDING PAINT  
 WL WASHING LINE  
 WM WASHING MACHINE  
 WP WASTE PIPE  
 ZC ZINC CLADDING

Client Name  
**Sarah Vial**  
 Project Name  
**Tyagarah Rd Residence**  
 27 Tyagarah Rd NSW 2481

Drawing Title:  
 Roof Plan - Second Dwelling



Status: PROPOSAL  
 RESIDENCE

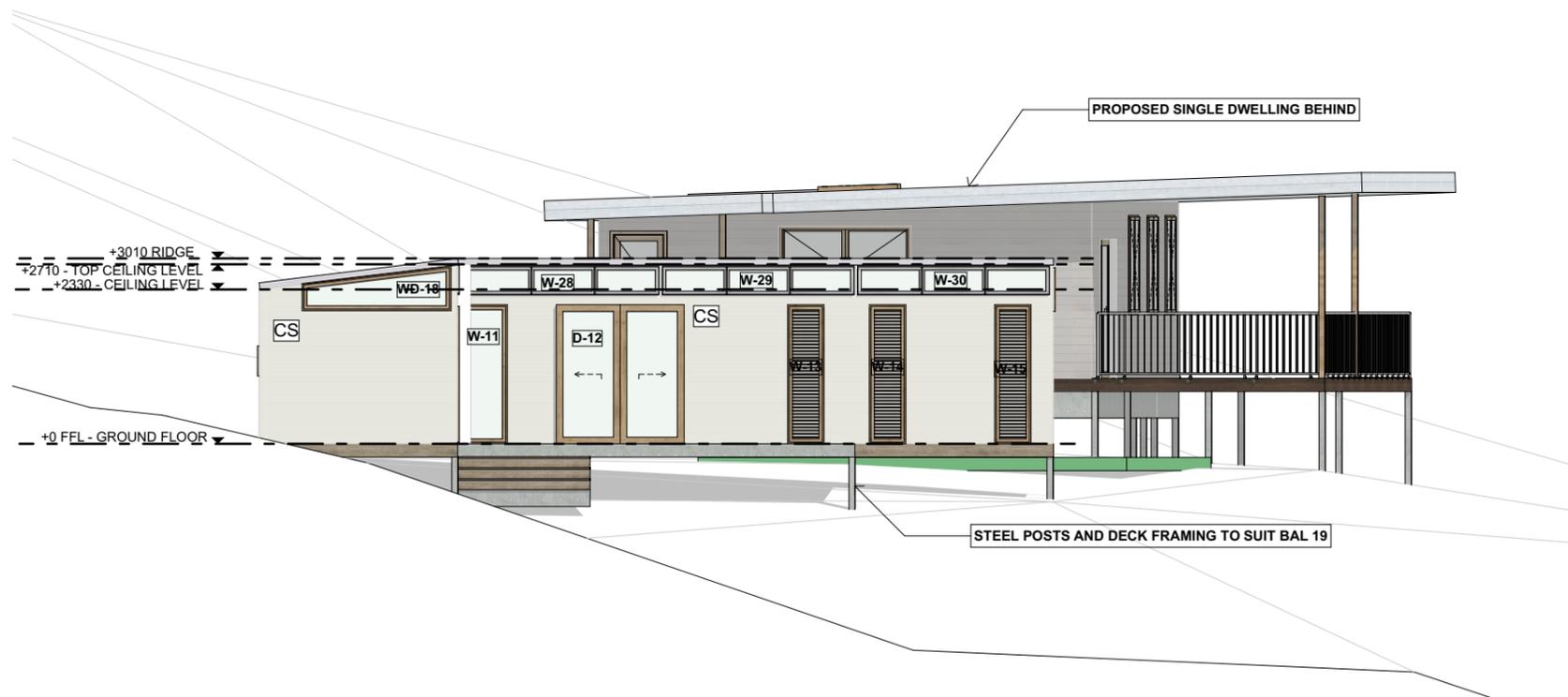
Date: 20/10/2023

Scale: 1:100 @ A3

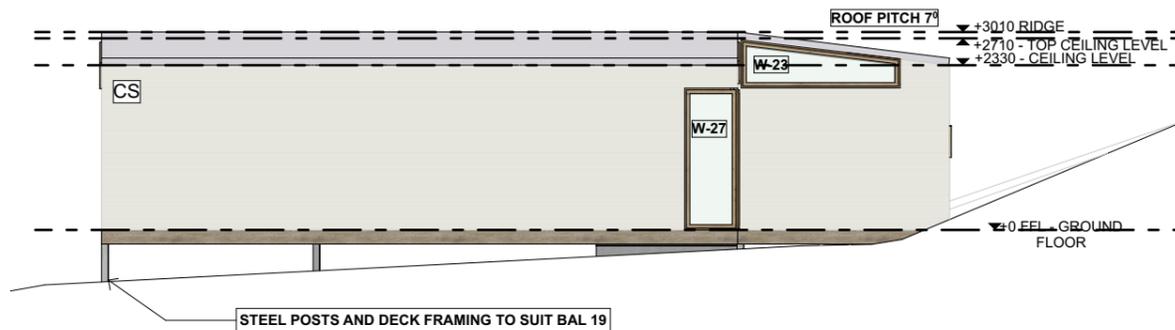
Project No:  
**12**

Drawing No.:  
**A.01.10** REVISION:  
**B**

Plot Date:



**N2 Elevation**  
- Scale 1:100



**S2 Elevation**  
- Scale 1:100

**FINISHES**

ROOF: TRIMDEK 'SURFMIST' AT 7° PITCH  
 EXTERNAL WALL CLADDING: WHITE CORRUGATED WALL CLADDING  
 MAIN FLOOR: TIMBER  
 DECK: HARDIDECK FIBRE CEMENT  
 DOORS AND WINDOWS: ALUMINIUM 'CLEAR ANODIZED'

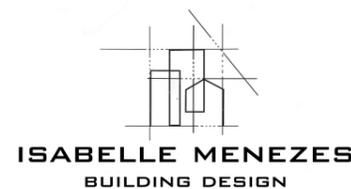
\*\* ALL CONSTRUCTION TO COMPLY WITH BAL 19  
 \*\*\* EG: STEEL SCREENED WINDOWS AND DOORS, 2MM MAX APERTURE

ALL TAPS, TOILETS, INSULATION AND WINDOW GLASS AS PER COMMITMENTS IN BASIX CERTIFICATE

ALL LIGHTING LED

Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



**LEGEND/NOTES**

CT CERAMIC FLOOR TILES  
 CPT CARPET  
 CS CORRUGATED STEEL COLORBOND  
 CFT CONCRETE FLOOR TILE  
 DP DOWNPIPE 90 Ø ROUND  
 EX EXISTING  
 EF EXHAUST FAN  
 F FRIDGE  
 FFL FINISHED FLOOR LEVEL  
 FCL FINISHED CEILING LEVEL  
 FC FIBRE CEMENT SHEETING  
 FP FIREPLACE  
 FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS  
 FW FLOOR WASTE  
 G1 90mm HALF ROUND GUTTER  
 G2 COLOURBOND BOX GUTTER 300mm  
 GS GUTTER WATER SPITTER  
 GD GARAGE DOOR VERTICAL TIMBER CLAD  
 GHRL GLASS HAND RAIL  
 GT EXTERNAL GARDEN TAP  
 HWU HOT WATER UNIT TO BASIX  
 HTSL HORIZONTAL TIMBER SLATS  
 LB LINING BOARDS  
 LC LAUNDRY CHUTE  
 LN LINEN CUPBOARD  
 LV LOUVRES

MB MAIN POWER BOARD  
 MDR METAL DECK ROOF  
 NGL NATURAL GROUND LINE  
 PBK PAINTED AND RENDERED BRICK  
 PBW PAINTED BLOCKWORK  
 PB POLISHED PLASTER BOARD  
 PCS POLISHED CONCRETE SLAB  
 PS PRIVACY SCREEN  
 R ROBE  
 RC REINFORCED CONCRETE  
 RB RENDERED BLOCK WALL PAINT FINISH  
 RH RANGEHOOD  
 RWT RAINWATER TANK TO BASIX  
 SC STEEL COLUMN TO ENG DETAILS  
 SM SMOKE DETECTOR TO BCA

SHR SHOWER  
 STC STEEL TROWELLED CONCRETE  
 STN STONE CLADDING  
 SP OVERFLOW SPITTER  
 SL SKYLIGHT TO BASIX SPECIFICATIONS  
 SW STONE FEATURE WALL  
 ST STORAGE  
 TD TIMBER DECKING HARDWOOD  
 TP TIMBER POST  
 TF TIMBER FLOORING HARDWOOD  
 TS TIMBER SCREEN  
 WB TIMBER WEATHERBOARD CLADDING PAINT  
 WL WASHING LINE  
 WM WASHING MACHINE  
 WP WASTE PIPE  
 ZC ZINC CLADDING

Client Name  
**Sarah Vial**  
 Project Name  
**Tyagarah Rd Residence**  
 27 Tyagarah Rd NSW 2481

Drawing Title:  
 Proposed Second Dwelling  
 Elevations



Status: PROPOSAL  
 RESIDENCE

Date: 20/10/2023

Scale: 1:100 @ A3

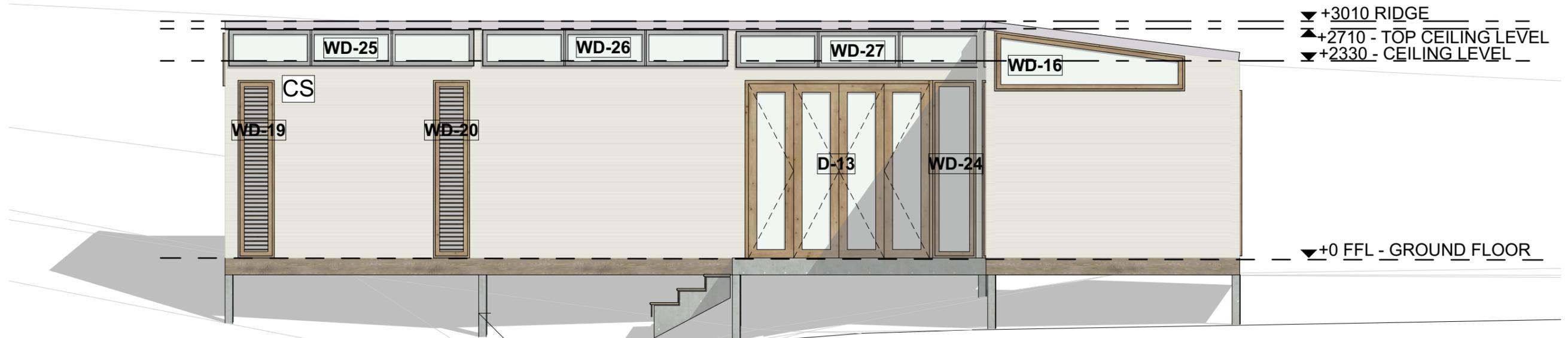
Project No:

**12**

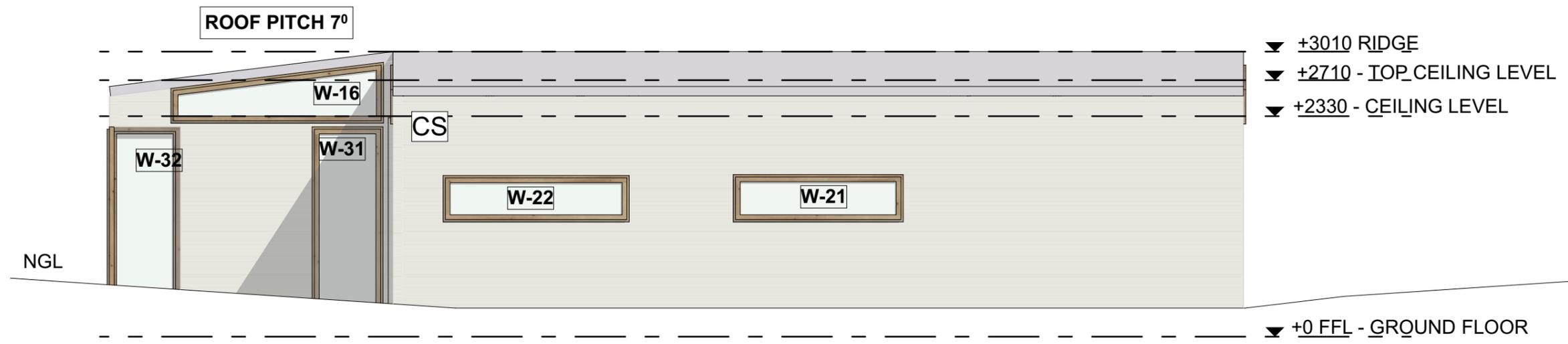
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Drawing No.: REVISION:

**A.01.11 B**

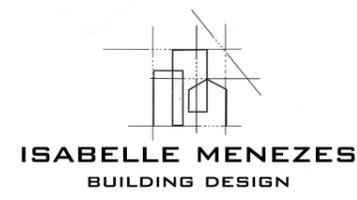


**E2 Elevation**  
Scale 1:50



**W2 Elevation**  
Scale 1:50

REVISION HISTORY			
RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



**LEGEND/NOTES**

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
CS	CORRUGATED STEEL COLORBOND	G1	90mm HALF ROUND GUTTER	NGL	NATURAL GROUND LINE	STN	STONE CLADDING
CFT	CONCRETE FLOOR TILE	G2	COLORBOND BOX GUTTER 300mm	PBK	PAINTED AND RENDERED BRICK	SP	OVERFLOW SPITTER
DP	DOWNPIPE 90 Ø ROUND	GS	GUTTER WATER SPITTER	PBW	PAINTED BLOCKWORK	SL	SKYLIGHT TO BASIX SPECIFICATIONS
EX	EXISTING	GD	GARAGE DOOR VERTICAL TIMBER CLAD	PB	PAINTED PLASTER BOARD	ST	STONE FEATURE WALL
EF	EXHAUST FAN	GHRL	GLASS HAND RAIL	PCS	POLISHED CONCRETE SLAB	ST	STORAGE
F	FRIDGE	GT	EXTERNAL GARDEN TAP	PS	PRIVACY SCREEN	TD	TIMBER DECKING HARDWOOD
FFL	FINISHED FLOOR LEVEL	HT	HOT WATER UNIT TO BASIX	R	ROBE	TP	TIMBER POST
FCL	FINISHED CEILING LEVEL	HTSL	HORIZONTAL TIMBER SLATS	RC	REINFORCED CONCRETE	TF	TIMBER FLOORING HARDWOOD
FC	FIBRE CEMENT SHEETING	LB	LINING BOARDS	RB	RENDERED BLOCK WALL PAINT FINISH	TS	TIMBER SCREEN
FP	FIREPLACE	LC	LAUNDRY CHUTE	RHT	RANGEHOOD	WB	TIMBER WEATHERBOARD CLADDING PAINT
FS	TIMBER FASCIA PAINT FINISH	LN	LINEN CUPBOARD	RWT	RAINFALL TANK TO BASIX	WL	WASHING LINE
		LV	LOUVRES	SC	STEEL COLUMN TO ENG DETAILS	WM	WASHING MACHINE
				SM	SMOKE DETECTOR TO BCA	WP	WASTE PIPE
						ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Proposed Second Dwelling  
Elevations

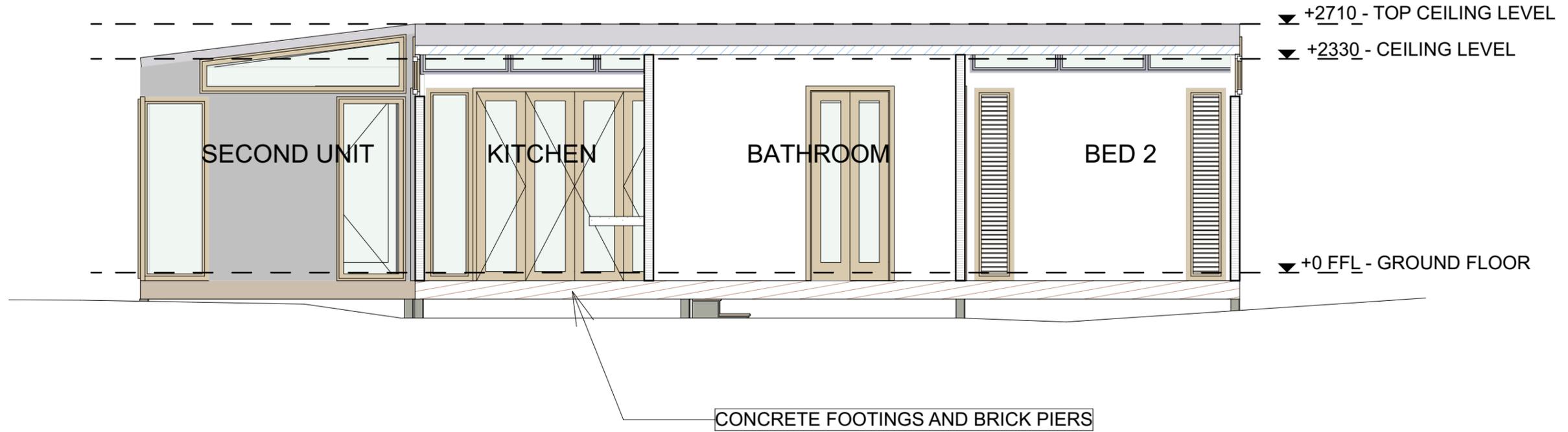
Status: PROPOSAL  
RESIDENCE

Date: 20/10/2023  
Scale: 1:50 @ A3

Project No:  
**12**

Drawing No.: **A.01.12** REVISION: **B**

Plot Date:

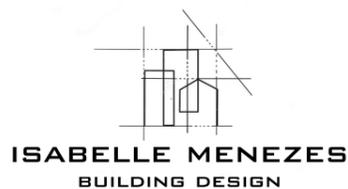


**S-01 SECOND DWELLING SECTION 1**  
Scale 1:50



**S-02 SECOND DWELLING SECTION 2**  
Scale 1:50

Revision History			
RevID	ChID	Change Name	Date
A	IM	Proposed pre fabricated second dwelling	20/10/2023



**LEGEND/NOTES**

CT CERAMIC FLOOR TILES  
CPT CARPET  
CS CORRUGATED STEEL COLORBOND  
CFT CONCRETE FLOOR TILE  
DP DOWNPIPE 90 Ø ROUND  
EX EXISTING  
EF EXHAUST FAN  
F FRIDGE  
FFL FINISHED FLOOR LEVEL  
FCL FINISHED CEILING LEVEL  
FC FIBRE CEMENT SHEETING  
FP FIREPLACE  
FS TIMBER FASCIA PAINT FINISH

FG FIXED GLASS  
FW FLOOR WASTE  
G1 90mm HALF ROUND GUTTER  
G2 COLOURBOND BOX GUTTER 300mm  
GS GUTTER WATER SPITTER  
GD GARAGE DOOR VERTICAL TIMBER CLAD  
GHRL GLASS HAND RAIL  
GT EXTERNAL GARDEN TAP  
HTSL HOT WATER UNIT TO BASIX  
HTSL HORIZONTAL TIMBER SLATS  
LB LINING BOARDS  
LC LAUNDRY CHUTE  
LN LINEN CUPBOARD  
LV LOUVRES

MB MAIN POWER BOARD  
MDR METAL DECK ROOF  
NCL NATURAL GROUND LINE  
PBK PAINTED AND RENDERED BRICK  
PBW PAINTED BLOCKWORK  
PB PAINTED PLASTER BOARD  
PCS POLISHED CONCRETE SLAB  
PS PRIVACY SCREEN  
R ROBE  
RC REINFORCED CONCRETE  
RB RENDERED BLOCK WALL PAINT FINISH  
RH RANGEHOOD  
RWT RAINWATER TANK TO BASIX  
SC STEEL COLUMN TO ENG DETAILS  
SM SMOKE DETECTOR TO BCA

SHR SHOWER  
STC STEEL TROWELLED CONCRETE  
STN STONE CLADDING  
SP OVERFLOW SPITTER  
SL SKYLIGHT TO BASIX SPECIFICATIONS  
SW STONE FEATURE WALL  
ST STORAGE  
TD TIMBER DECKING HARDWOOD  
TP TIMBER POST  
TF TIMBER FLOORING HARDWOOD  
TS TIMBER SCREEN  
WB TIMBER WEATHERBOARD CLADDING PAINT  
WL WASHING LINE  
WM WASHING MACHINE  
WP WASTE PIPE  
ZC ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Second Dwelling Sections

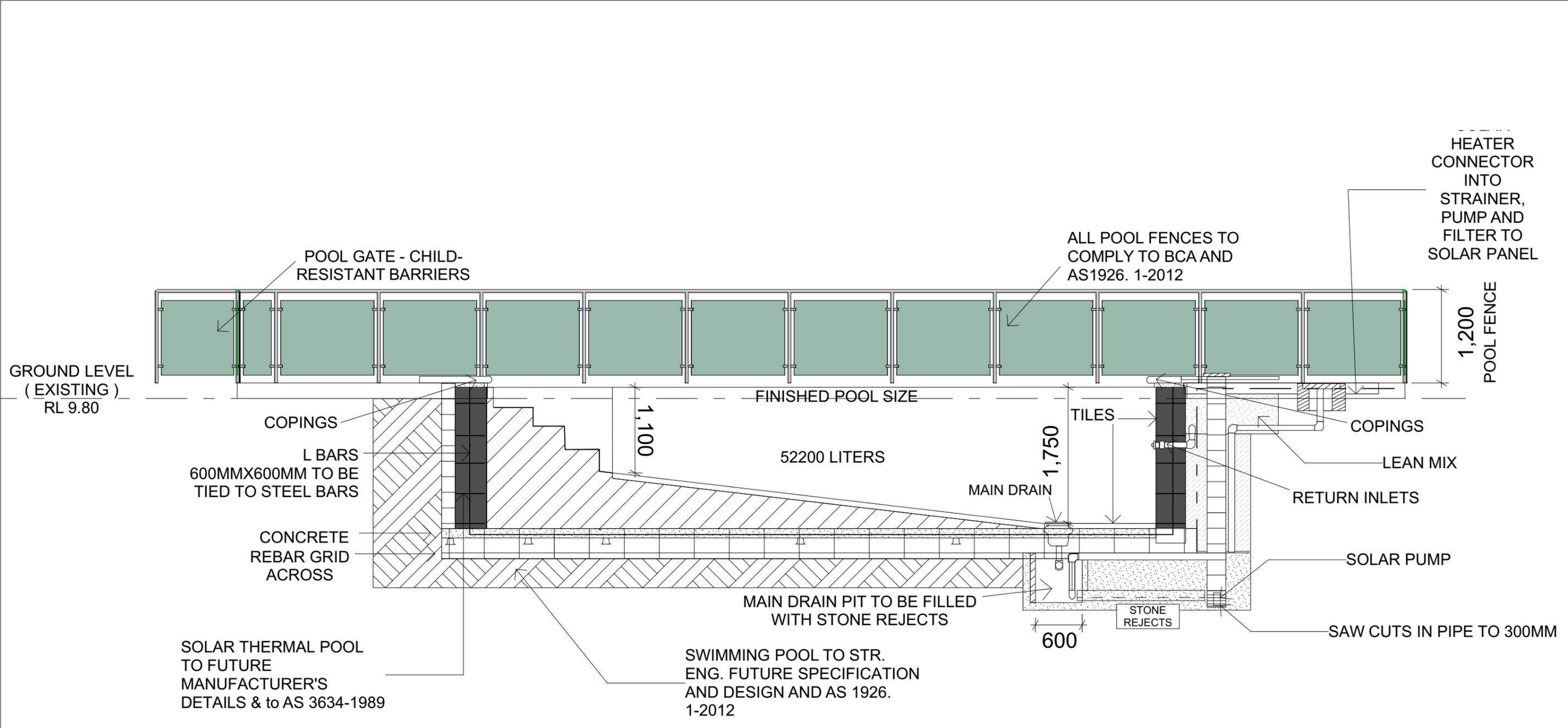
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RESIDENCE

Date: 20/10/2023  
Scale: 1:50 @ A3

Project No:  
**12**

Drawing No.: **A.01.13** REVISION: **B**

Plot Date:

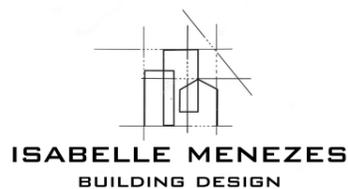


**S-03 Pool Section**

Scale 1:50

Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed Pool Area	20/10/2023



**LEGEND/NOTES**

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
CS	CORRUGATED STEEL COLORBOND	G1	90mm HALF ROUND GUTTER	NGL	NATURAL GROUND LINE	STN	STONE CLADDING
CFT	CONCRETE FLOOR TILE	G2	COLORBOND BOX GUTTER 300mm	PBK	PAINTED AND RENDERED BRICK	SP	OVERFLOW SPITTER
DP	DOWNPIPE 90 Ø ROUND	GS	GUTTER WATER SPITTER	PBW	PAINTED BLOCKWORK	SL	SKYLIGHT TO BASIX SPECIFICATIONS
EX	EXISTING	GD	GARAGE DOOR VERTICAL TIMBER CLAD	PB	PAINTED PLASTER BOARD	ST	STONE FEATURE WALL
EF	EXHAUST FAN	GHRL	GLASS HAND RAIL	PCS	POLISHED CONCRETE SLAB	ST	STORAGE
F	FRIDGE	GT	EXTERNAL GARDEN TAP	PS	PRIVACY SCREEN	TD	TIMBER DECKING HARDWOOD
FFL	FINISHED FLOOR LEVEL	HTSL	HORIZONTAL TIMBER SLATS	R	ROBE	TF	TIMBER FLOORING HARDWOOD
FCL	FINISHED CEILING LEVEL	LB	LINING BOARDS	RC	REINFORCED CONCRETE	TS	TIMBER SCREEN
FC	FIBRE CEMENT SHEETING	LC	LAUNDRY CHUTE	RB	RENDERED BLOCK WALL PAINT FINISH	WB	TIMBER WEATHERBOARD CLADDING PAINT
FP	FIREPLACE	LN	LINEN CUPBOARD	RH	RANGEHOOD	WL	WASHING LINE
FS	TIMBER FASCIA PAINT FINISH	LV	LOUVRES	RWT	RAINWATER TANK TO BASIX	WM	WASHING MACHINE
				SC	STEEL COLUMN TO ENG DETAILS	WP	WASTE PIPE
				SM	SMOKE DETECTOR TO BCA	ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Longitudinal Pool Section

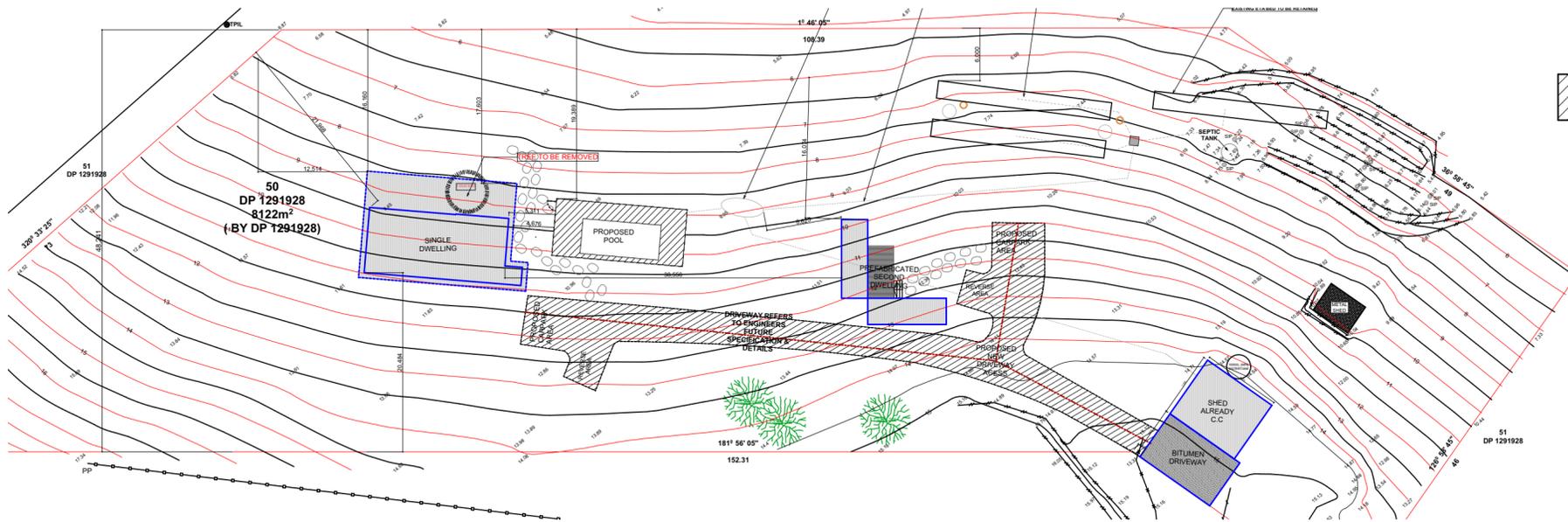
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RESIDENCE

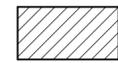
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Project No:  
**12**

Drawing No.: **A.01.14** REVISION: **B**

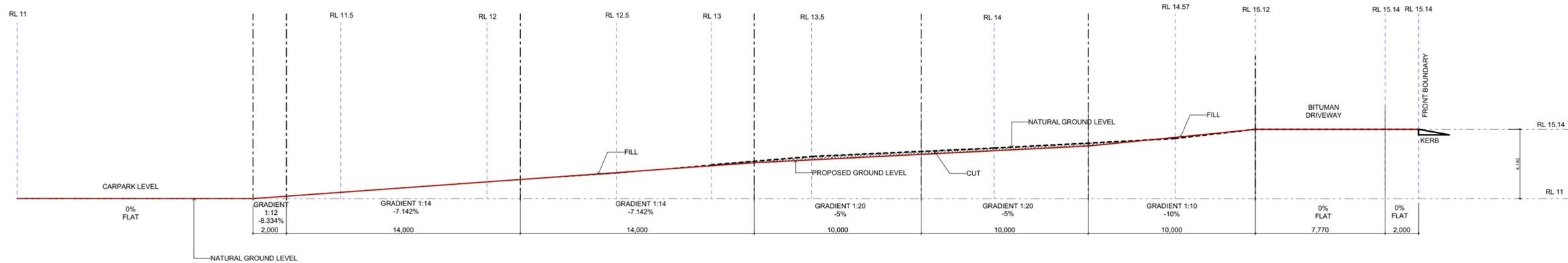
Plot Date:



 AREA OF EXCAVATION FOR SOIL REMOVAL AND FILL

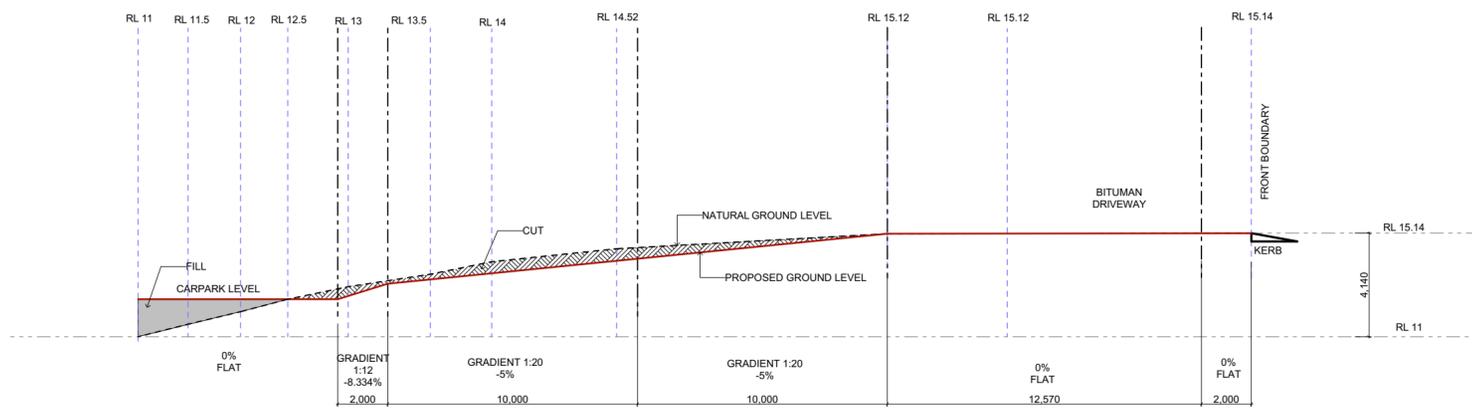
### Proposed Excavation Work Plan

Scale 1:500



### Proposed Excavation Work for Driveway to Single Dwelling

Scale 1:200



### Proposed Excavation Work for Driveway to Pre Fabricated Second Dwelling

Scale 1:200

#### GENERAL NOTES

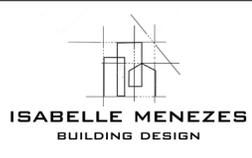
THE OWNER/BUILDER SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMERCING WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSABLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA 2006, CURRENT AUSTRALIAN STANDARDS, BUILDING RELATIONS AND TOWN PLANNING REQUIREMENTS, REPORT ANY DISCREPANCIES TO THIS OFFICE.  
ALL WORKS SHALL COMPLY WITH BUT NOT LIMITED TO THE BUILDING CODE OF AUSTRALIA AND THE AUSTRALIANS STANDARDS

THE GRADE SHALL COMPLY WITH AS.2890 & THE DESIGN VEHICLE CLEARANCES.

THESE PLANS SHALL READ IN CONJUNCTION WITH ANY STRUCTURAL AND CIVIL ENGINEERING COMPUTATIONS AND DRAWINGS

#### Revision History

RevID	ChID	Change Name	Date
A	IM	Proposed Excavation Work Plan	20/10/2023



#### LEGEND/NOTES

CT	CERAMIC FLOOR TILES	FG	FIXED GLASS	MB	MAIN POWER BOARD	SHR	SHOWER
CPT	CARPET	FW	FLOOR WASTE	MDR	METAL DECK ROOF	STC	STEEL TROWELLED CONCRETE
CS	CORRUGATED STEEL COLORBOND	G1	90mm HALF ROUND GUTTER	NGL	NATURAL GROUND LINE	SN	STONE CLADDING
CFT	CONCRETE FLOOR TILE	G2	COLORBOND BOX GUTTER 300mm	PBK	PAINTED AND RENDERED BRICK	SP	OVERFLOW SPITTER
DP	DOWNPIPE 90° ROUND	GS	GUTTER WATER SPITTER	PBW	PAINTED BLOCKWORK	SL	SKYLIGHT TO BASIX SPECIFICATIONS
EX	EXISTING	GD	EXTERNAL GARDEN TAP	PB	PAINTED PLASTER BOARD	SW	STONE FEATURE WALL
EX	EXISTING	GHRL	GLASS HAND RAIL	PS	POLISHED CONCRETE SLAB	ST	STORAGE
EF	EXHAUST FAN	GT	GARAGE DOOR VERTICAL TIMBER CLAD	PS	PRIVACY SCREEN	ST	STORAGE
F	FRIDGE	HT	HOT WATER UNIT TO BASIX	R	ROBE	TD	TIMBER DECKING HARDWOOD
FFL	FINISHED FLOOR LEVEL	HTSL	HORIZONTAL TIMBER SLATS	RC	REINFORCED CONCRETE	TF	TIMBER POST
FCL	FINISHED CEILING LEVEL	LB	LINING BOARDS	RB	RENDERED BLOCK WALL PAINT FINISH	TF	TIMBER FLOORING HARDWOOD
FC	FIBRE CEMENT SHEETING	LC	LAUNDRY CHUTE	RH	RANGEROOD	TS	TIMBER SCREEN
FP	FIREPLACE	LN	LINEN CUPBOARD	RWT	RAINWATER TANK TO BASIX	WB	TIMBER WEATHERBOARD CLADDING PAINT
FS	TIMBER FASCIA PAINT FINISH	LV	LOUVRES	SC	STEEL COLUMN TO END DETAILS	WL	WASHING LINE
				SM	SMOKE DETECTOR TO BCA	WM	WASHING MACHINE
						WP	WASTE PIPE
						ZC	ZINC CLADDING

Client Name  
**Sarah Vial**  
Project Name  
**Tyagarah Rd Residence**  
27 Tyagarah Rd NSW 2481

Drawing Title:  
Proposed Excavation Works  
- Driveways

Status: **PROPOSAL**  
RESIDENCE

Project No:  
**#P1n**

Plot Date:

Date: 20/10/2023

Scale: 1:200, 1:500 @ A3

Drawing No.: **A.01.15**

REVISION: **####**