

REVISION SCHEDULE			
ISSUE	DRAWING NUMBER	DATE	NOTES + CHANGES
A	SS24.142.1	09.09.2024	Concept Plan
B	SS24.142.2	11.09.2024	Construction Plan
C	SS24.142.4	23.09.2024	Basix updates
D	SS24.142.5	02.10.2024	Secondary dwelling relocated



PREPARED BY:  
TONI WHITE  
STRAIGHTLINE STUDIO CO.

PROJECT: Proposed Secondary Dwelling  
ADDRESS: Lot 3, DP 26033  
32 Garfield Ave, Goulburn

ADDRESS: 32 Garfield Ave, Goulburn

## CUSTOM DESIGN

# STRAIGHTLINE STUDIO CO.

WWW.STRAIGHTLINESTUDIOCO.COM,AU | DESIGN@STRAIGHTLINESTUDIOCO.COM,AU | PH 0413097583 | ABN 44622457434

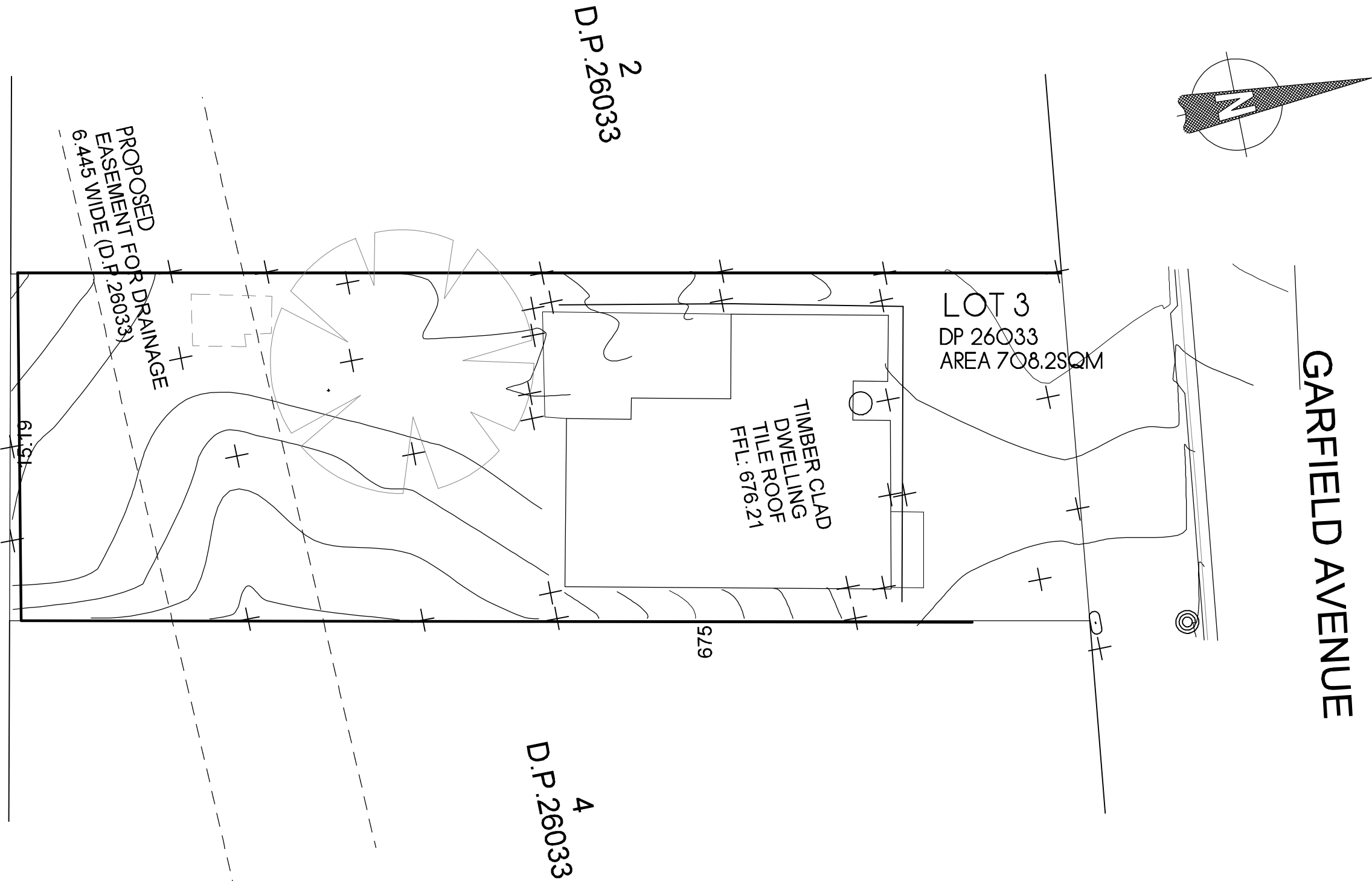


**NOTES:**

1. Levels shown are approx only + should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Cover Page  
SCALE: 1:100@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 1/10



## SURVEY PLAN

SCALE 1:200

**NOTES:**  
1. Levels shown are approx only + should be verified on site  
2. Figured dimensions are to be taken in preference to scaling  
3. All measurements are in mm unless otherwise stated  
4. Window sizes are nominal only. Final window sizes by builder  
5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Survey Plan  
SCALE: 1:200<sup>®</sup>A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 2/10

ISSUE: D

CLIENT: Samira + Harry

ADDRESS: 32 Garfield Ave, Goulburn

CUSTOM DESIGN

# STRAIGHTLINE STUDIO CO.

WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434

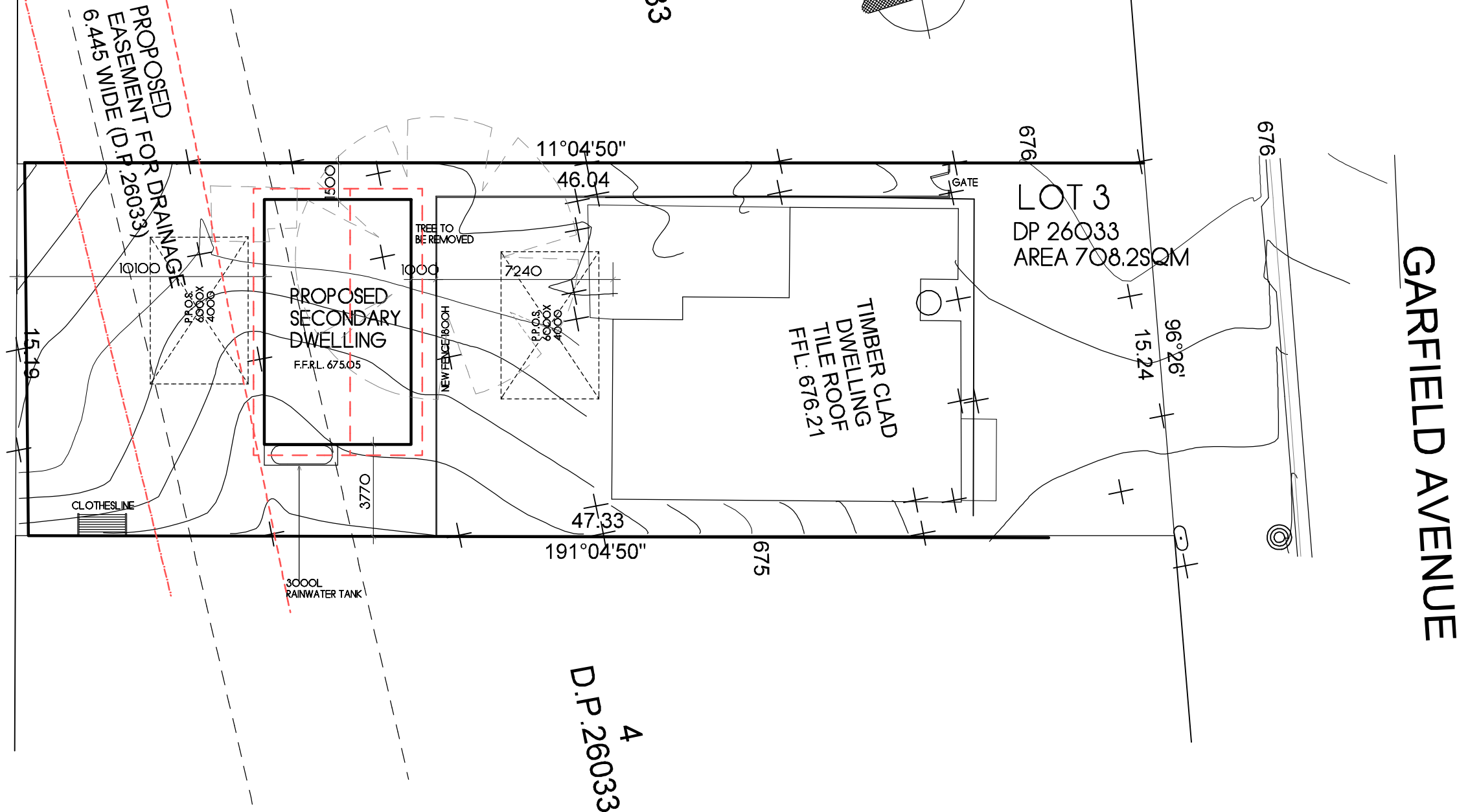
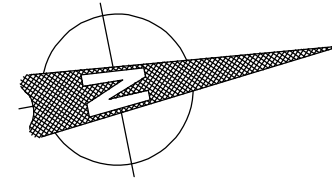




APPROX  
SEWER LOCATION

APPROX  
STORMWATER LOCATION

D.P. 26033  
2



## SITE PLAN

SCALE 1:200

NOTES:  
1. Levels shown are approx only + should be verified on site  
2. Figured dimensions are to be taken in preference to scaling  
3. All measurements are in mm unless otherwise stated  
4. Window sizes are nominal only. Final window sizes by builder  
5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Site Plan  
SCALE: 1:200@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 3/10

ISSUE: D

CLIENT: Samira + Harry

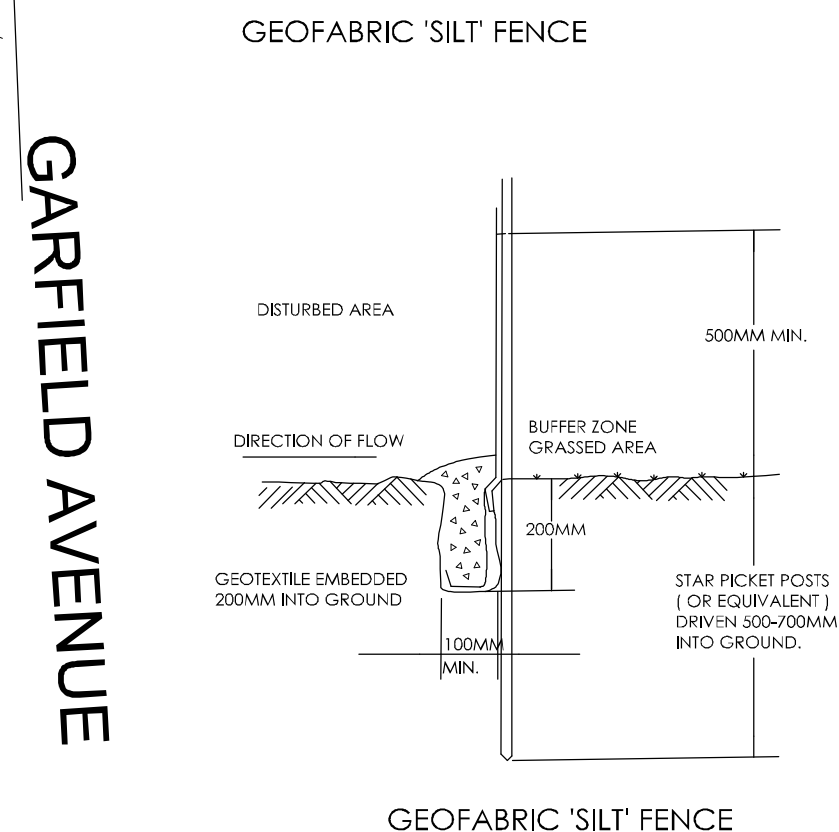
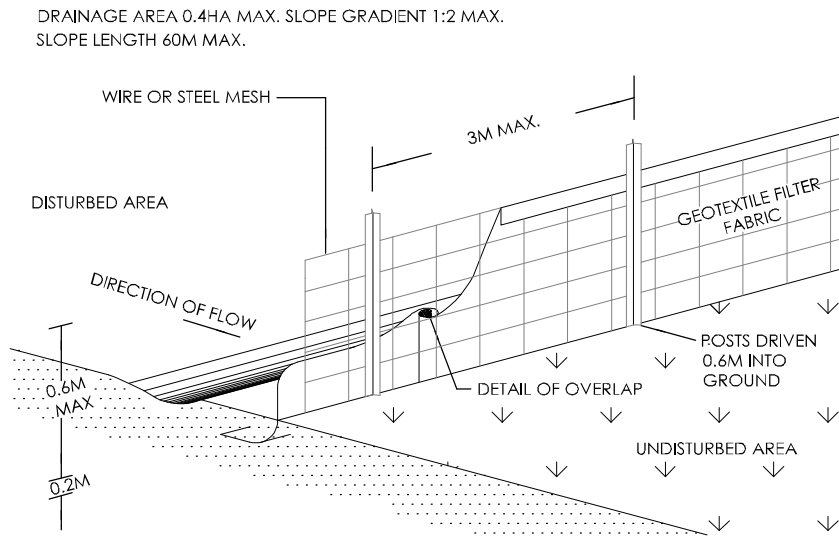
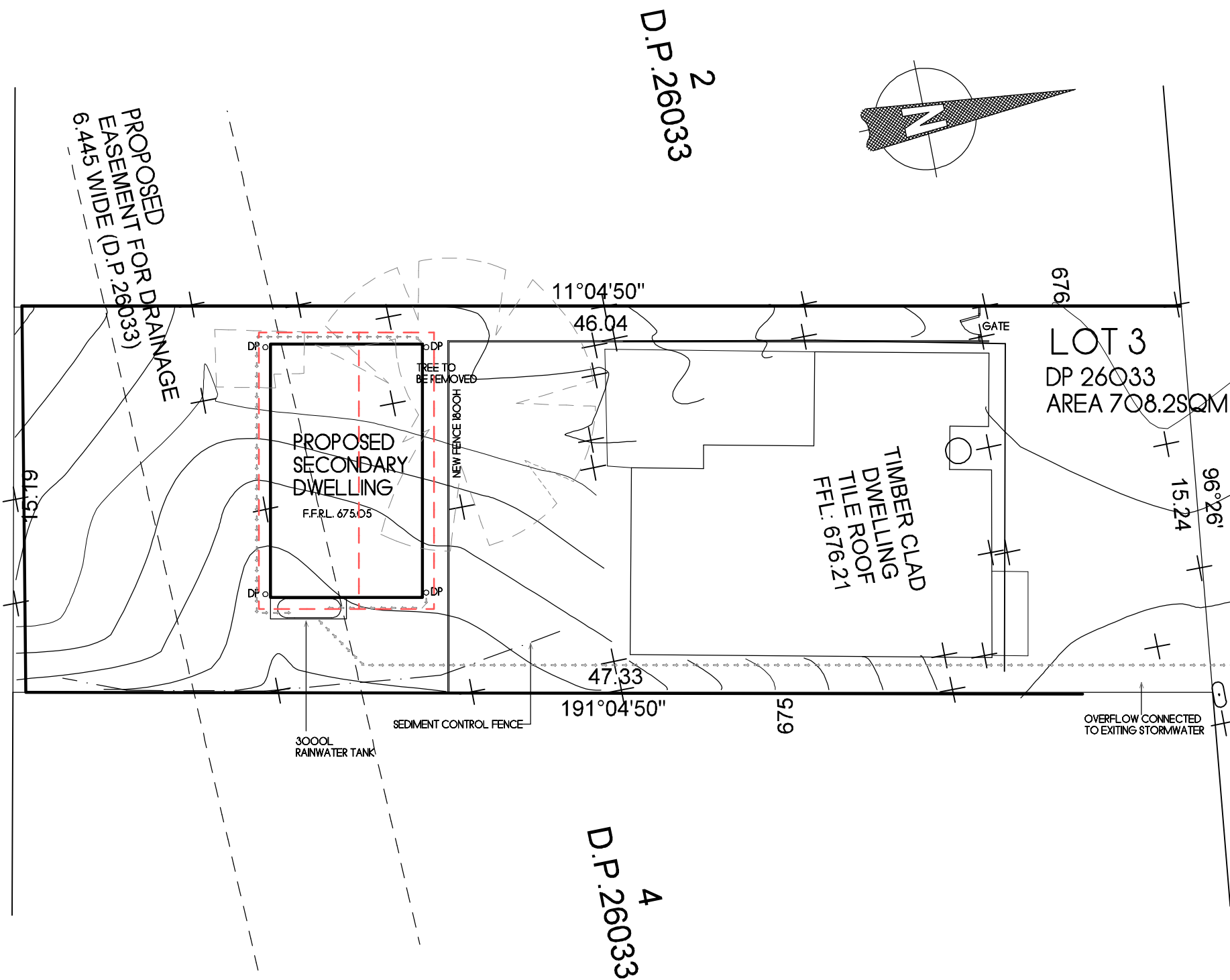
ADDRESS: 32 Garfield Ave, Goulburn

CUSTOM DESIGN

# STRAIGHTLINE STUDIO CO.

WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434





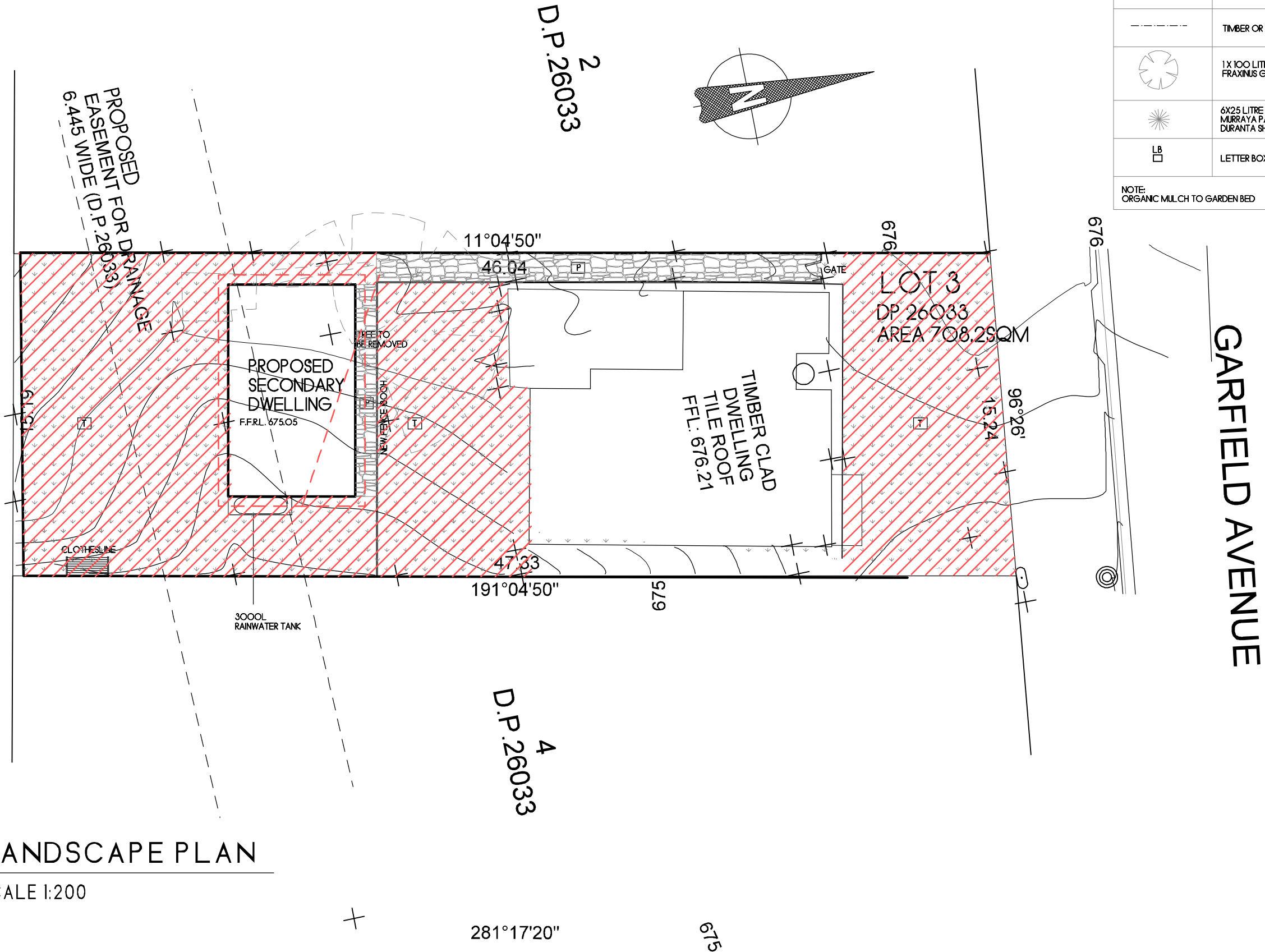
CONCEPT DRAINAGE PLAN  
SCALE 1:200

TOTAL LANDSCAPED AREA = 250SQM

LEGEND	
	NEPEAN PEBBLES OR CRUSHED STONE PATH
	TURF
	1.8m HIGH COLOURBOND FENCING TO SIDES + REAR
	TIMBER OR BRICK EDGING FOR GARDEN BED
	1 X 100 LITRE PLANT FROM FOLLOWING: (MAGNOLIA GRANDIFLORA; FRAXINUS GRIFFITHII; ELEOCHARPUS; MAGNOLIA-EX MOUTH)
	6X25 LITRE PLANTS FROM FOLLOWING: (GARDENIA AUGUSTA FLORIDA; MURRAYA PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM TENAX; DURANTA SHEENAS GOLD)
	LETTER BOX
NOTE: ORGANIC MULCH TO GARDEN BED	

NOTES

- ALL LANDSCAPING BY OWNER UNLESS LISTED AS AN INCLUSION WITHIN THE TENDER/CONTRACT
- ALL RETAINING BY OWNER (EXCEPT WHERE NOTED) REFER TO DESIGN GUIDELINES FOR RETAINING WALL DETAILS + MATERIALS



LANDSCAPE PLAN  
SCALE 1:200

NOTES:

1. Levels shown are approx only + should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Landscape Plan  
SCALE: 1:200@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 5/10

ISSUE: D

CLIENT: Samira + Harry

ADDRESS: 32 Garfield Ave, Goulburn

CUSTOM DESIGN

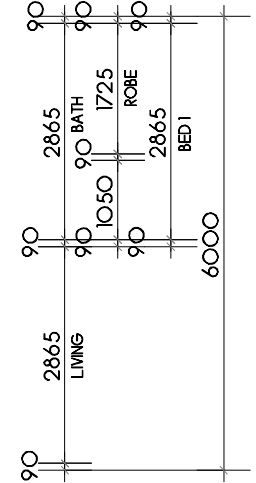
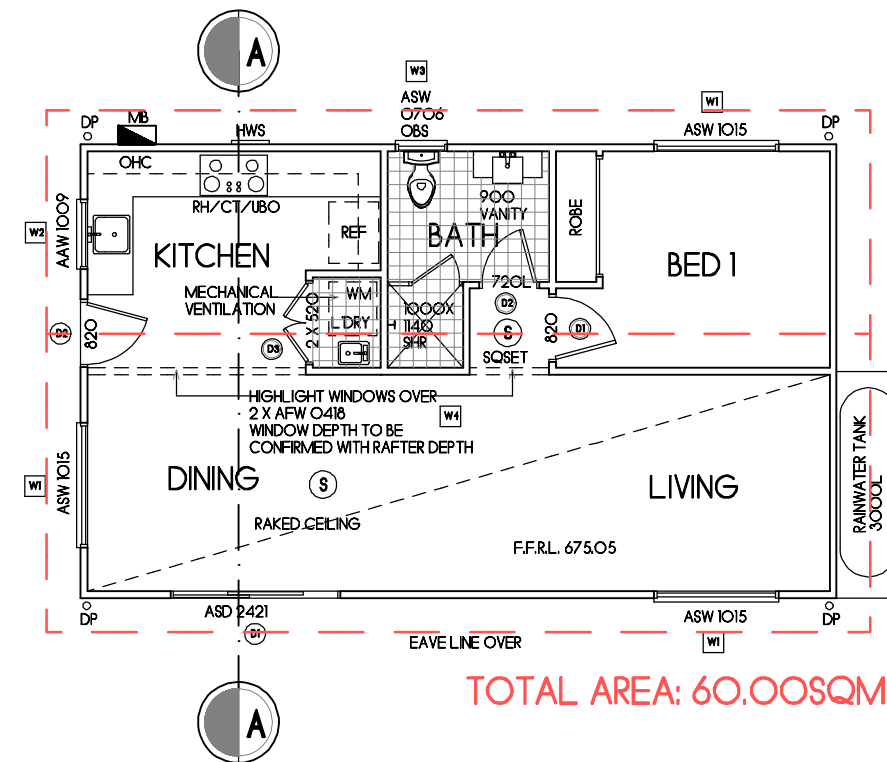
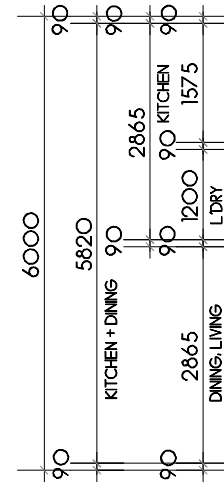
WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434

**STRAIGHTLINE STUDIO CO.**

bdac  
ACCREDITED  
BUILDING DESIGNER

- DO NOT SCALE OFF DRAWINGS: USE WRITTEN DIMENSIONS
- DOOR FRAME OPENINGS TO BE 900mm CLEAR OF PC WALLS TO ALLOW FOR LARGER ARCHITRAVES.
- 90mm X 35mm TIMBER STUD FRAMING
- ALL STRUCTURAL BEAMS & SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
- WINDOW FRAMES, GLAZING & ASSOCIATED MATERIALS SHOULD BE TO MANU. SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC2022 PART 13.3 & APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD & ARE NOMINAL
- TERMITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- STAIR SLP RESISTANCE TO MEET THE REQUIREMENTS OF PART 11.2.4 OF THE NCC 2022
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
- PROVIDE BUILDING SEALING PER PART 13.4 OF NCC 2022
- ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 13.4 OF NCC 2022
- CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022

720L	LIFT-UP HINGES (SIZE AS NOTED)	MH	CEILING MANHOLE
720L	ARTICULATION JOINT	MR	METAL ROOF (SLOPE AS NOTED)
ABJ	1000mm HIGH BALUSTRADE	MSD	MIRROR SLIDING DOOR
BAP	STEEL BEAM + POST TO STRUCTURAL ENGINEER DETAIL	MW	MICROWAVE UNDER BENCH SPACE
BH	BULKHEAD OVER BEAM TO STRUCTURAL ENGINEERS	OBS	OBSCURE GLASS WINDOW
BSO	CAVITY SLIDING DOOR (SIZE AS NOTED)	OH	OVERHEAD CUPBOARDS
CD	COCKTOP	P	PANTRY
DP	DOWNPIPE	RB-70	RECESS BRICKWORK (SIZE AS NOTED)
DWS	DISHWASHER SPACE	REF	REFRIGERATOR SPACE
FJ	ASSUMED FLOOR JOIST DIRECTION	S/D	SEB SETDOWN
GDP	GARAGE DOOR (PANEL LIFT)	SKY	SKYLIGHT
GDR	GARAGE DOOR (ROLLER DOOR)	SS	SUN SHADE
GM	GAS METER	ST	STACK
H	HEAD OF OPENING (HEIGHT AS NOTED)	TPG	TIMBER POST (SIZE AS NOTED)
HRL	1000mm HIGH HANDRAIL	TPG	TIMBER PERGOLA TO DETAIL
HW	GAS HOT WATER SERVICE	UBO	UNDER BENCH OVEN
LB	LINE OF WALL OVER	WM	WASHING MACHINE
MW	RECESSED METER BOX	WO	WALL OVEN
MBW	'MOROKA' TO BRICKWORK	WT	WATER TANK
		WTC	WATER TANK CONTROL BOX



GROUND FLOOR PLAN

SCALE 1:100



ABSA  
Accredited Supplier

ABSA Accredited Supplier logo



ISSUE: D

## CUSTOM DESIGN

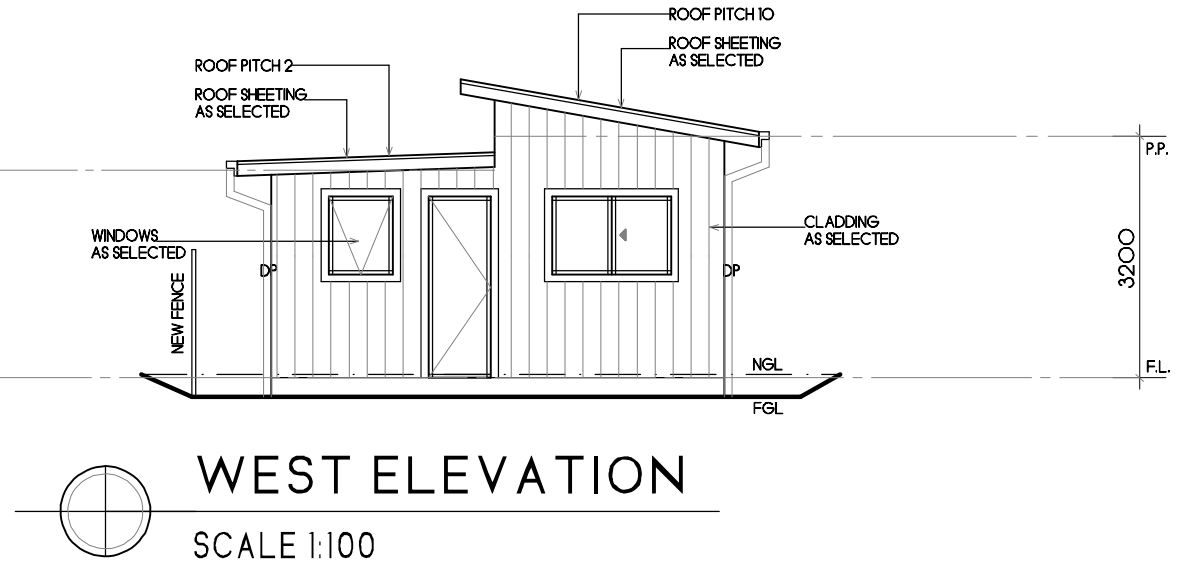
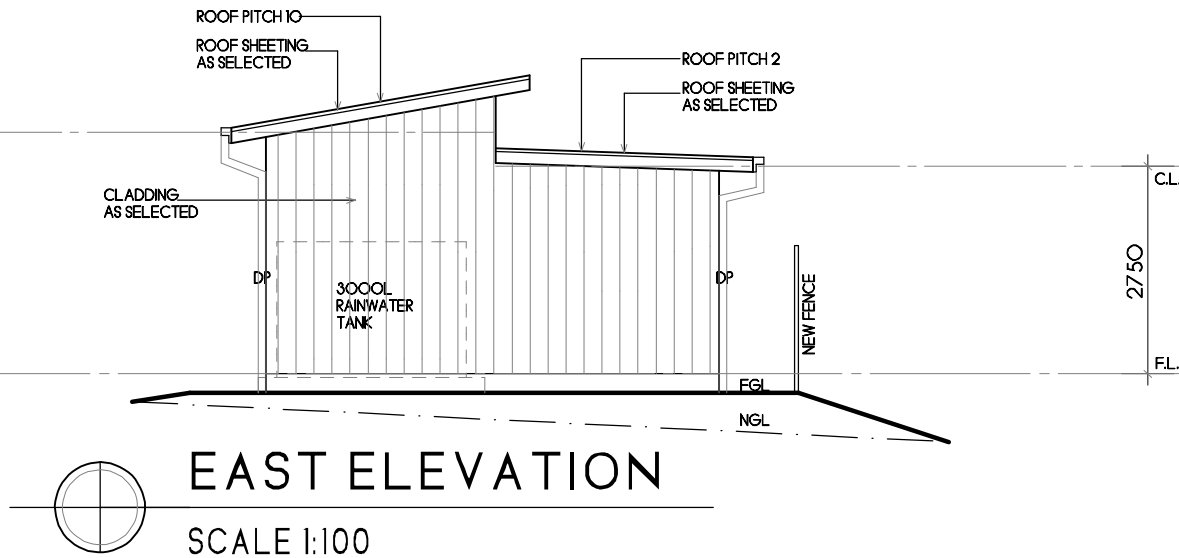
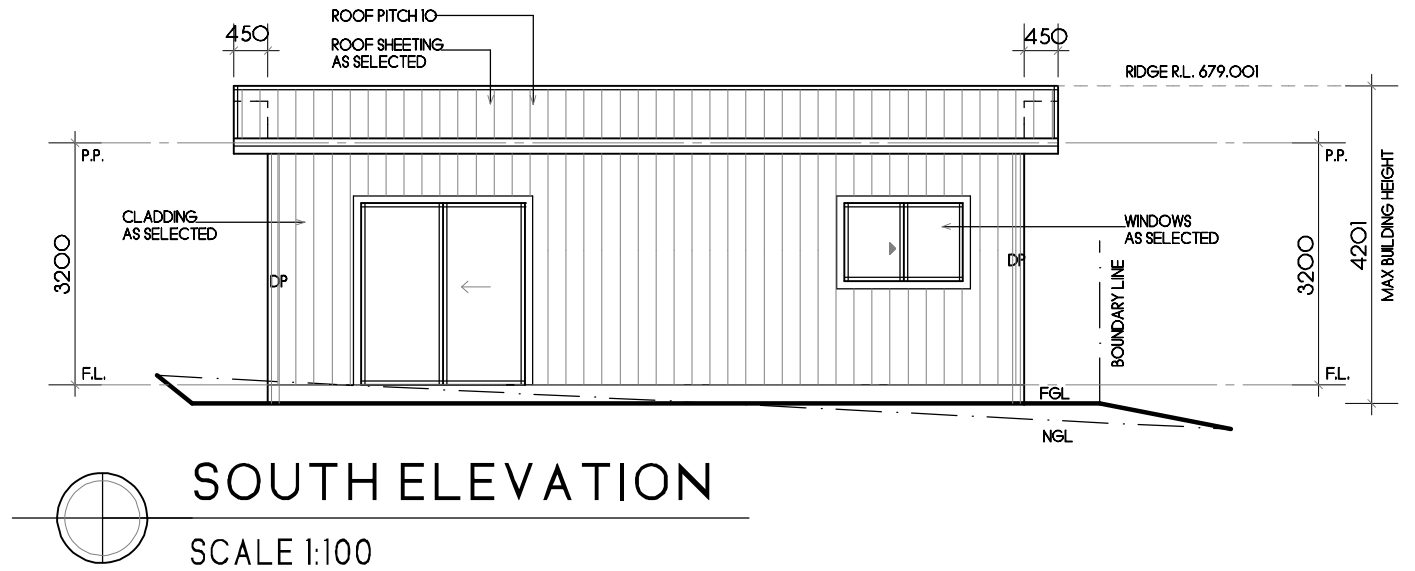
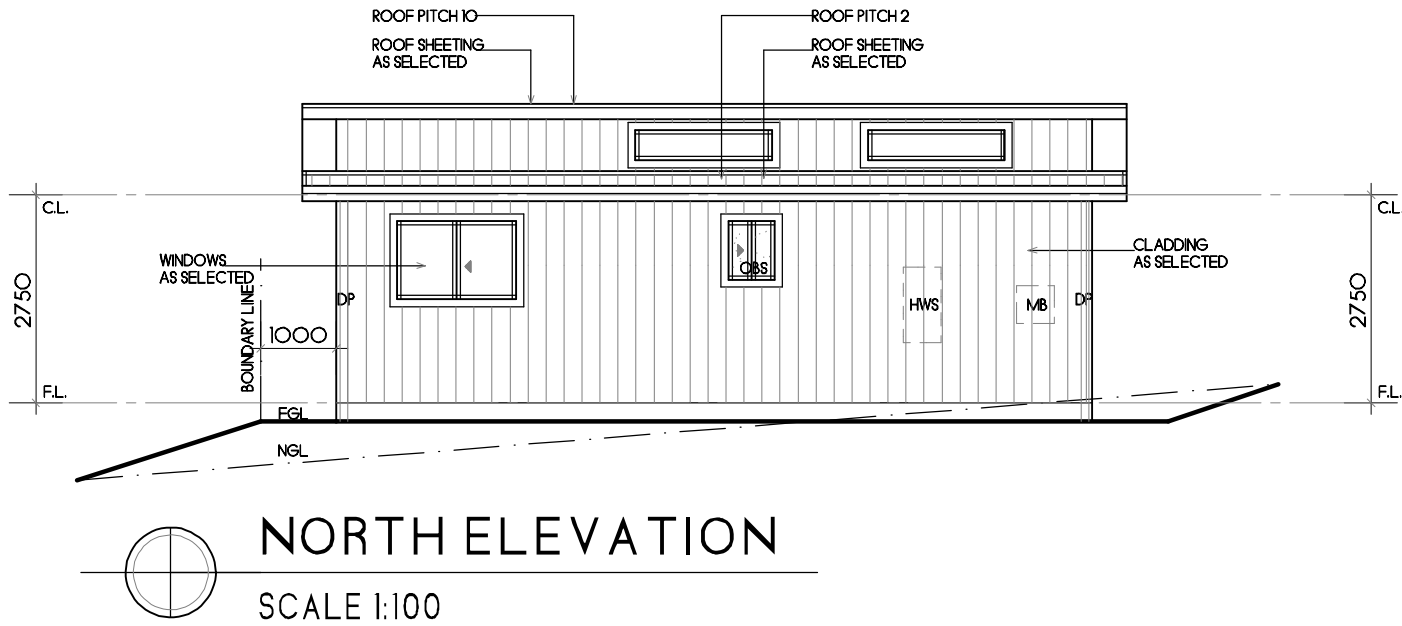
WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434





NOTES

- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
- DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHITRAVES
- 90mm X 35mm TIMBER STUD FRAMING
- ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
- WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANU. SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC 2022 PART 11.3 + APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD + ARE NOMINAL
- TERMITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- STAIR SLIP RESISTANCE TO MEET THE REQUIREMENTS OF PART 11.2.4 OF THE NCC 2022
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
- PROVIDE BUILDING SEALING PER PART 11.4 OF NCC 2022
- ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 11.4 OF NCC 2022
- CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022



NOTES:

1. Levels shown are approx only + should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by builder
5. Dimensions are to be verified on site by builder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Elevation  
SCALE: 1:100@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 7/10

ISSUE: D

CLIENT: Samira + Harry

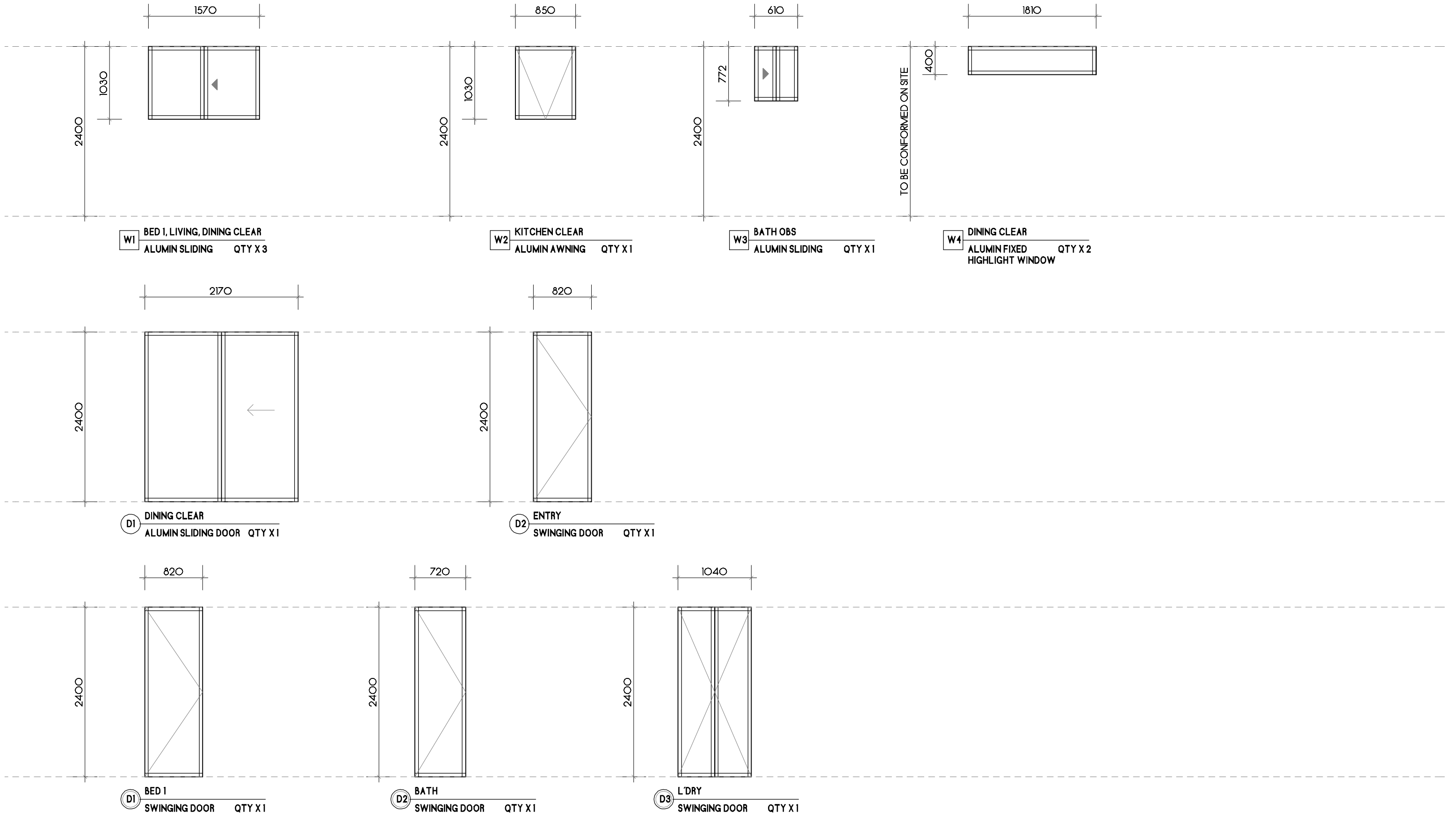
ADDRESS: 32 Garfield Ave, Goulburn

CUSTOM DESIGN

**STRAIGHTLINE STUDIO CO.**

WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434





## DOOR + WINDOW SCHEDULE

SCALE 1:50

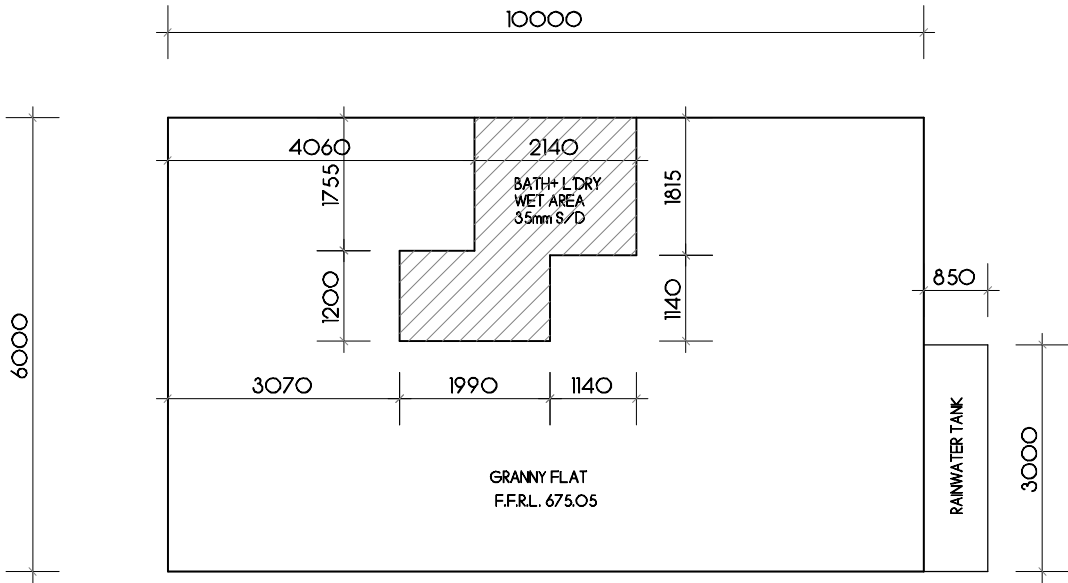


NOTES

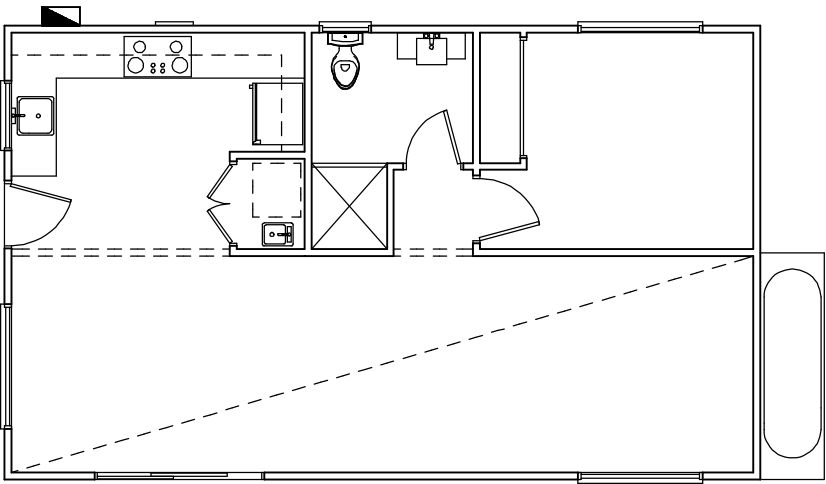
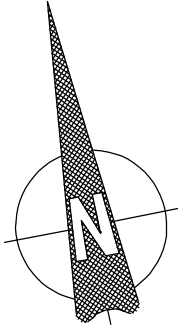
- DO NOT SCALE OFF DRAWINGS. USE WRITTEN DIMENSIONS
- DOOR FRAME OPENINGS TO BE 90mm CLEAR OF WALLS TO ALLOW FOR LARGER ARCHTRAVES
- 90mm X 35mm TIMBER STUD FRAMING
- ALL STRUCTURAL BEAMS + SUPPORTS TO BE REFERRED TO ENGINEERS DETAILS
- WINDOW FRAMES, GLAZING + ASSOCIATED MATERIALS SHOULD BE TO MANU SPEC. MANUFACTURER TO CERTIFY DESIGN COMPLIANCE WITH NCC2022 PART 11.3 + APPLICABLE AUSTRALIAN STANDARDS
- ALL INTERNAL DIMENSIONS EXCLUDE THICKNESS OR PLASTERBOARD + ARE NOMINAL
- TERMITE TREATMENT TO BE IN ACCORDANCE WITH PART 3.4 OF NCC 2022
- STAIR SLIP RESISTANCE TO MEET THE REQUIREMENTS OF PART 11.2.4 OF THE NCC 2022
- MECHANICAL VENTILATION TO MEET THE REQUIREMENTS OF PART 10.6.2 OF NCC 2022
- PROVIDE BUILDING SEALING PER PART 13.4 OF NCC 2022
- ROOF LIGHTS TO BE IN ACCORDANCE WITH PART 13.4 OF NCC 2022
- CONDENSATION MANAGEMENT TO MEET THE REQUIREMENTS OF PART 10.8 OF NCC 2022
- WET AREA WATERPROOFING TO MEET THE REQUIREMENTS OF PART 10.2 OF NCC 2022

ELECTRICAL SYMBOLS

SYMBOL	DESCRIPTION	QTY
	LIGHT POINT	
	WALL LIGHT POINT	
	DOWNLIGHT	
	FLOOD LIGHT	
	SENSOR LIGHT POINT	
	20W FLURO LIGHT	
	LIGHT PROVISION	
	IXL - HEAT, EXHAUST, LIGHT	
	EXHAUST FAN	
	CEILING FAN	
	TWO WAY SWITCH	
	SMOKE ALARM	
	EXTERNAL DOUBLE G.P.O.	
	DOUBLE G.P.O.	
	SINGLE G.P.O.	
	TV POINT	
	PHONE POINT	
	DATA POINT	
	GAS POINT	
	ALARM SENSOR	
	CAMERA	



SLAB DETAIL  
SCALE 1:100



ELECTRICAL LAYOUT  
SCALE 1:100

NOTES:

1. Levels shown are approx only + should be verified on site
2. Figured dimensions are to be taken in preference to scaling
3. All measurements are in mm unless otherwise stated
4. Window sizes are nominal only. Final window sizes by buldler
5. Dimensions are to be verified on site by buldler before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: Slab Detail + Electrical Layout  
SCALE: 1:100@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 9/10

ISSUE: D

CLIENT: Samira + Harry

ADDRESS: 32 Garfield Ave, Goulburn

CUSTOM DESIGN

STRAIGHTLINE STUDIO CO.

WWW.STRAIGHTLINESTUDIOCO.COM.AU | DESIGN@STRAIGHTLINESTUDIOCO.COM.AU | PH 0413097583 | ABN 44622457434



NOTES:  
1. Levels shown are approx only + should be verified on site  
2. Figured dimensions are to be taken in preference to scaling  
3. All measurements are in mm unless otherwise stated  
4. Window sizes are nominal only. Final window sizes by builder  
5. Dimensions are to be verified on site by bulder before commencement of work



PROJECT: Proposed Secondary Dwelling  
DRAWING: BASIX Commitment  
SCALE: 1:100@A3  
DRAWING NUMBER: SS24.142.5  
DATE: 02.10.2024  
PAGE: 10/10

ISSUE: D

CLIENT: Samira + Harry ADDRESS: 32 Garfield Ave, Goulburn CUSTOM DESIGN

STRAIGHTLINE STUDIO CO.

