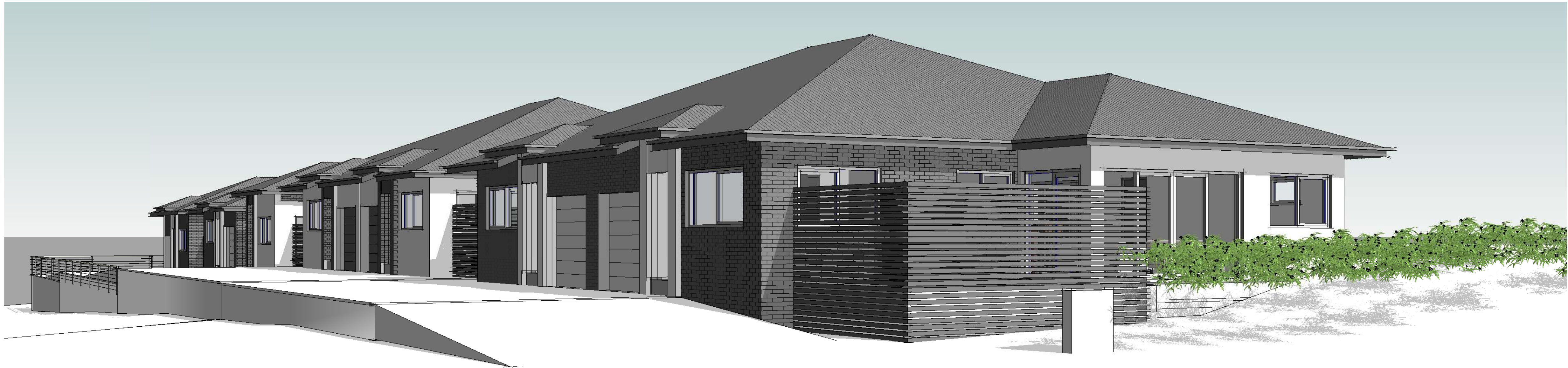
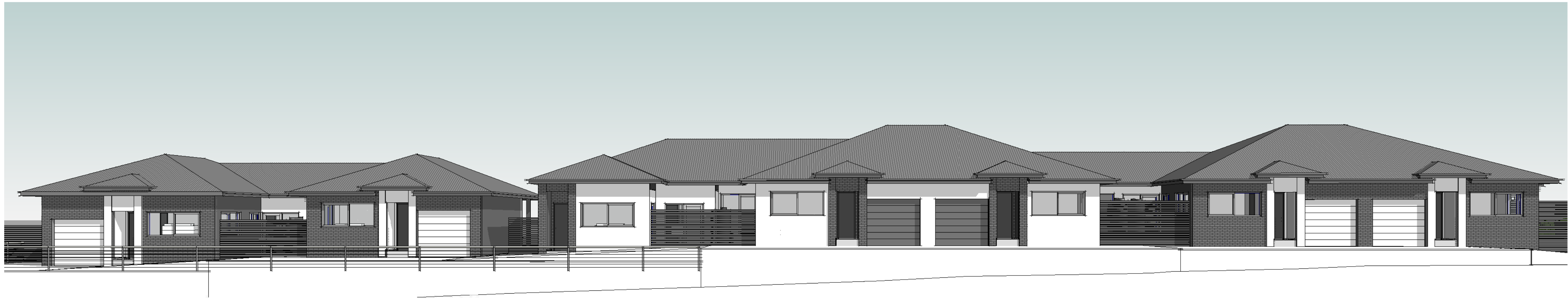
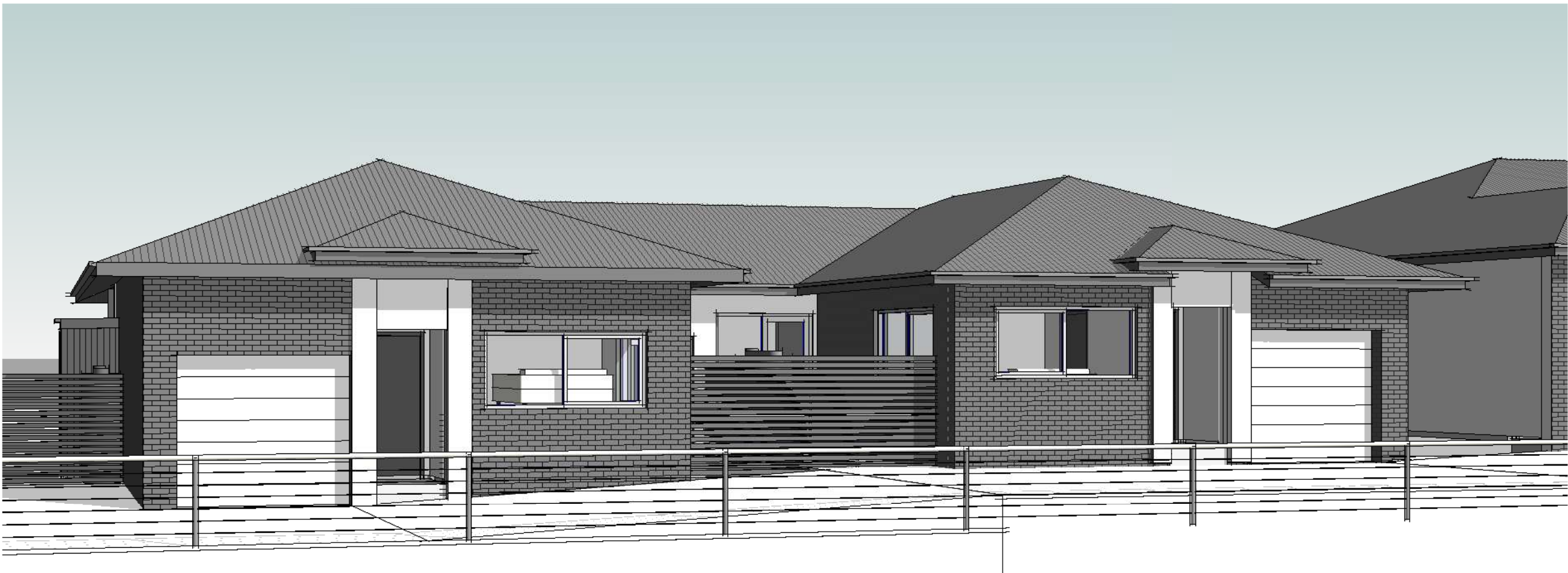


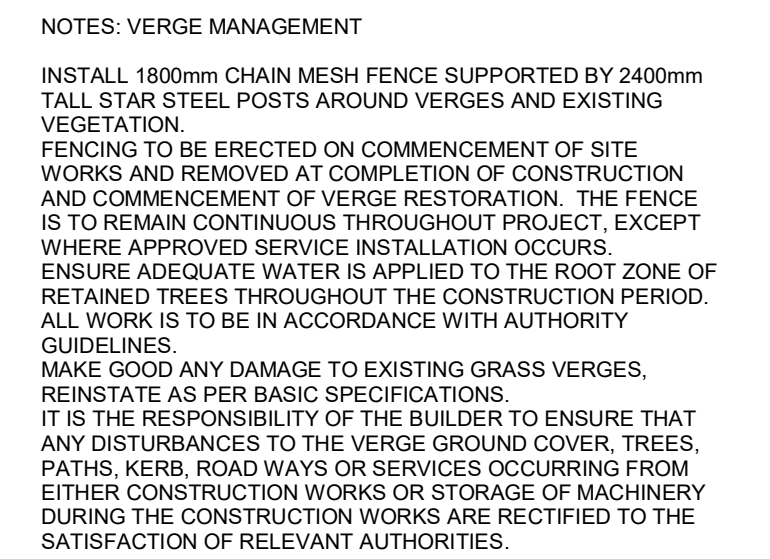
TOWN HOUSE DEVELOPMENT  
62 VERNER STREET, GOULBURN, NSW

|        |                      |        |                                 |
|--------|----------------------|--------|---------------------------------|
| DA01.1 | TITLE SHEET          | DA15.1 | ROOF PLAN                       |
| DA02.1 | SITE ANALYSIS PLAN   | DA16.1 | AREA PLANS                      |
| DA03.1 | DEMOLITION PLAN      | DA17.1 | SEDIMENT & EROSION CONTROL PLAN |
| DA04.1 | SITE PLAN            | DA18.1 | EXTERIOR LIGHTING PLAN          |
| DA05.1 | LANDSCAPE PLAN       |        |                                 |
| DA06.1 | GROUND FLOOR PLAN    |        |                                 |
| DA07.1 | ELEVATIONS & SECTION |        |                                 |
| DA11.1 | ISO VIEWS            |        |                                 |
| DA12.1 | ISO VIEWS            |        |                                 |





Water meter to be  
staked and  
parawebbed



HATCHED & DASHED AREAS INDICATES ITEMS & STRUCTURES TO BE DEMOLISHED

EXISTING SERVICES: ELECTRICITY TO BE DISCONNECTED AS PER ACTEW REQUIREMENTS AND RECONNECTED THROUGH TEMPORARY SUPPLY (MAINTAIN METER). SEWERAGE AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE CAPPED OFF WHERE NECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO BE RELOCATED IF NECESSARY TO TELSTRAS REQUIREMENTS

MAINTAIN AND PROTECT CONSTRUCTION AND  
PROPERTY ON ADJOINING BLOCKS FROM DEMOLITION  
ACTIVITIES

DISPOSE OF ALL DEMOLITION MATERIALS AND RUBBISH IN A MANNER ACCEPTABLE TO THE AUTHORITIES.

PROPOSED METHOD: DISMANTLE ROOF, TRIMMER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE-USE. REMOVAL OF ALL GLASS AND WOOD BY HAND. RE-USE BRICK WALLS TO FORM CURB AND DRIVEWAYS AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPOCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS, VERANDAH, CONCRETE DRIVEWAYS AND CARPARKING. THIS WOULD BE DELIVERED TO CANBERRA RECYCLERS AT PIALLIGO FOR RECYCLING.

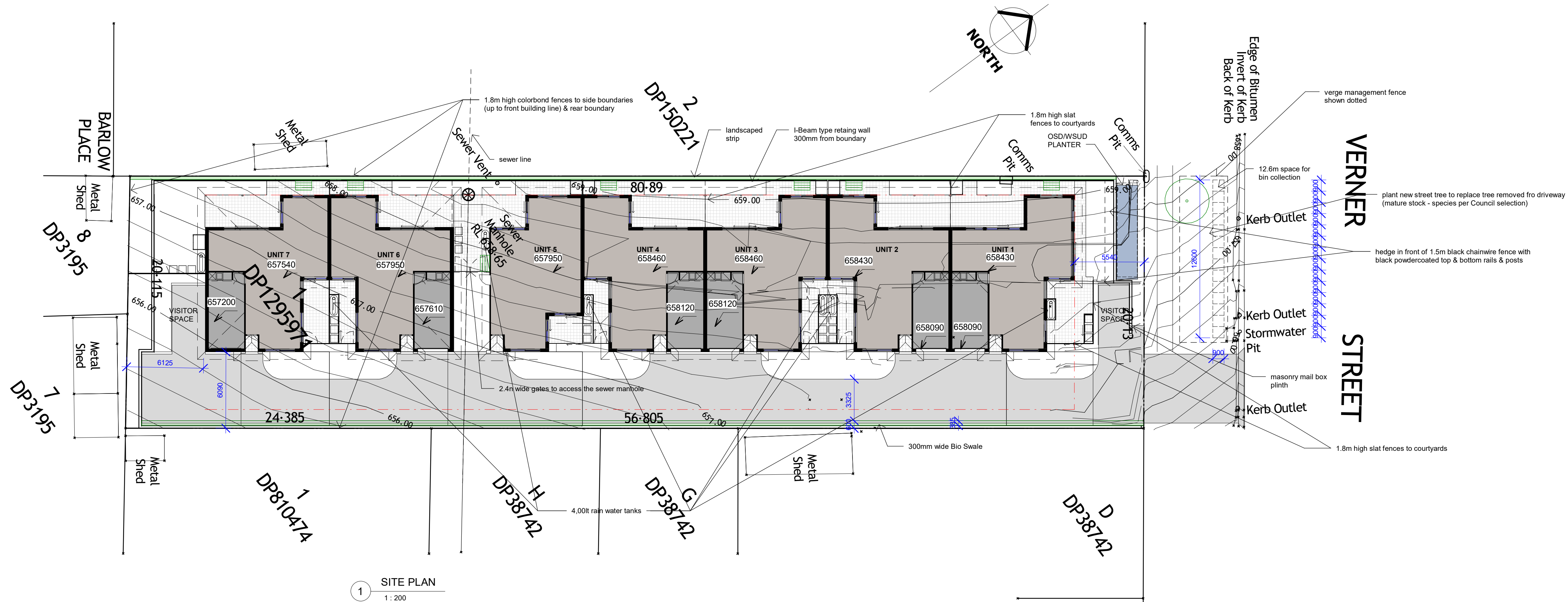
POLLUTION CONTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND THE REQUIREMENTS OF THE AUTHORITIES.

ASBESTOS FIBRO SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY A LICENCED ASBESTOS REMOVING CONTRACTOR ACCORDING TO AUTHORITY STANDARDS.

VEGETATION - TREES TO BE REMOVED ARE TO BE  
DISPOSED IN ACCORDANCE WITH REQUIREMENTS OF  
THE AUTHORITIES.

1 DEMOLITION PLAN  
1 : 200

|                                                                                                                     |                         |                  |                                 |                                                                                       |         |           |                                                                                       |                                                       |
|---------------------------------------------------------------------------------------------------------------------|-------------------------|------------------|---------------------------------|---------------------------------------------------------------------------------------|---------|-----------|---------------------------------------------------------------------------------------|-------------------------------------------------------|
| PROJECT:                                                                                                            | TOWN HOUSE DEVELOPMENT  | CLIENT:          | GOULBURN PROJECTS               |  | DATE:   | NOV. '24  |  | CANBERRA   SYDNEY<br>SOUTH COAST                      |
| ISSUE:                                                                                                              | DEVELOPMENT APPLICATION | PROJECT ADDRESS: | 62 VERNER STREET, GOULBURN, NSW |                                                                                       | DRAWN:  | HG        |                                                                                       | P (02) 62626433<br>M 0410 625 701                     |
| DRAWING TITLE:                                                                                                      | DEMOLITION PLAN         |                  |                                 |                                                                                       | SCALE:  | 1 : 200   |                                                                                       | E design@hughgordon.com.au<br>W www.hughgordon.com.au |
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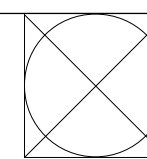


PROJECT: TOWN HOUSE DEVELOPMENT  
ISSUE: DEVELOPMENT APPLICATION  
DRAWING TITLE: SITE PLAN

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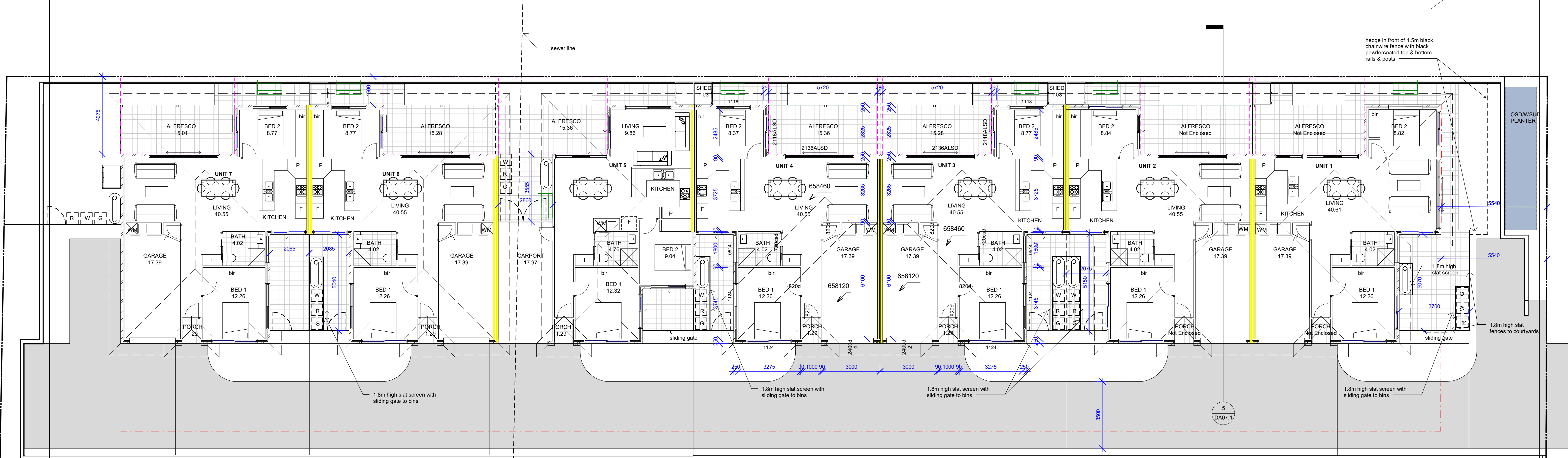
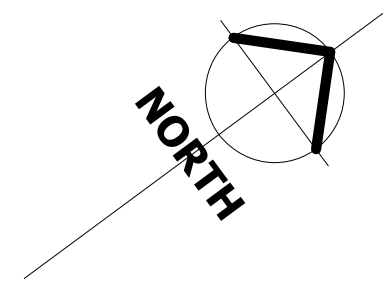


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DWG NO: DA04.1

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1 GROUND FLOOR PLAN  
1:100

PROJECT: TOWN HOUSE DEVELOPMENT

ISSUE: DEVELOPMENT APPLICATION

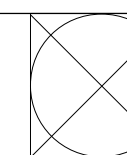
DRAWING TITLE: GROUND FLOOR PLAN

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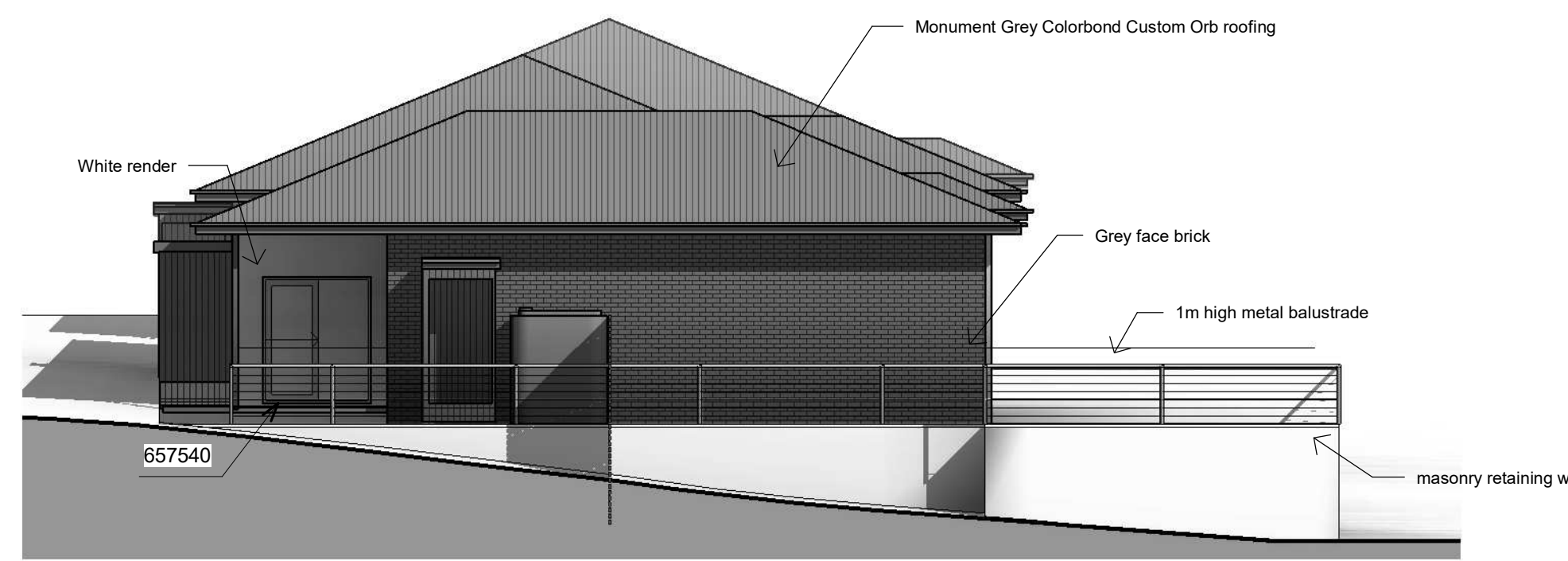
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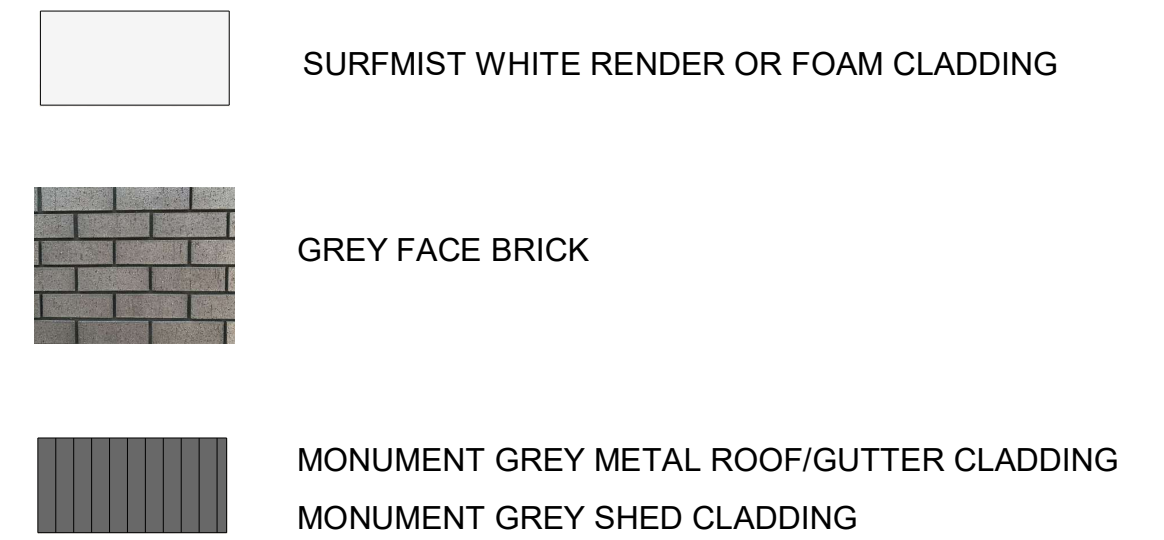


1 NORTH EAST ELEVATION  
1 : 100

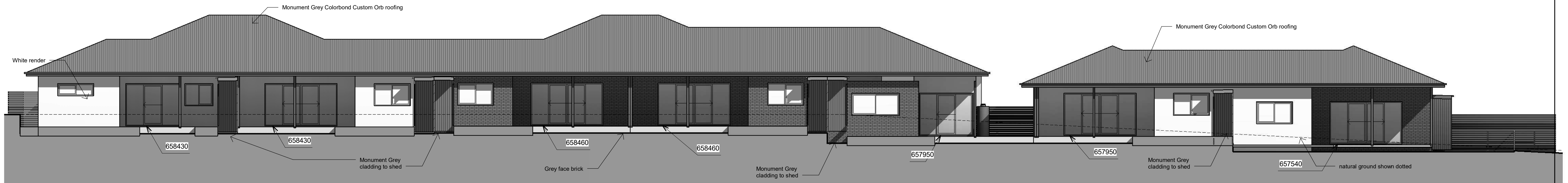


2 SOUTH WEST ELEVATION  
1 : 100

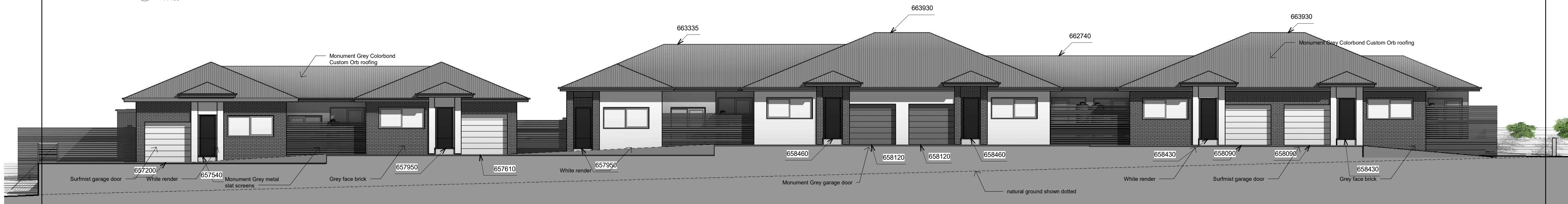
## COLOUR SCHEDULE



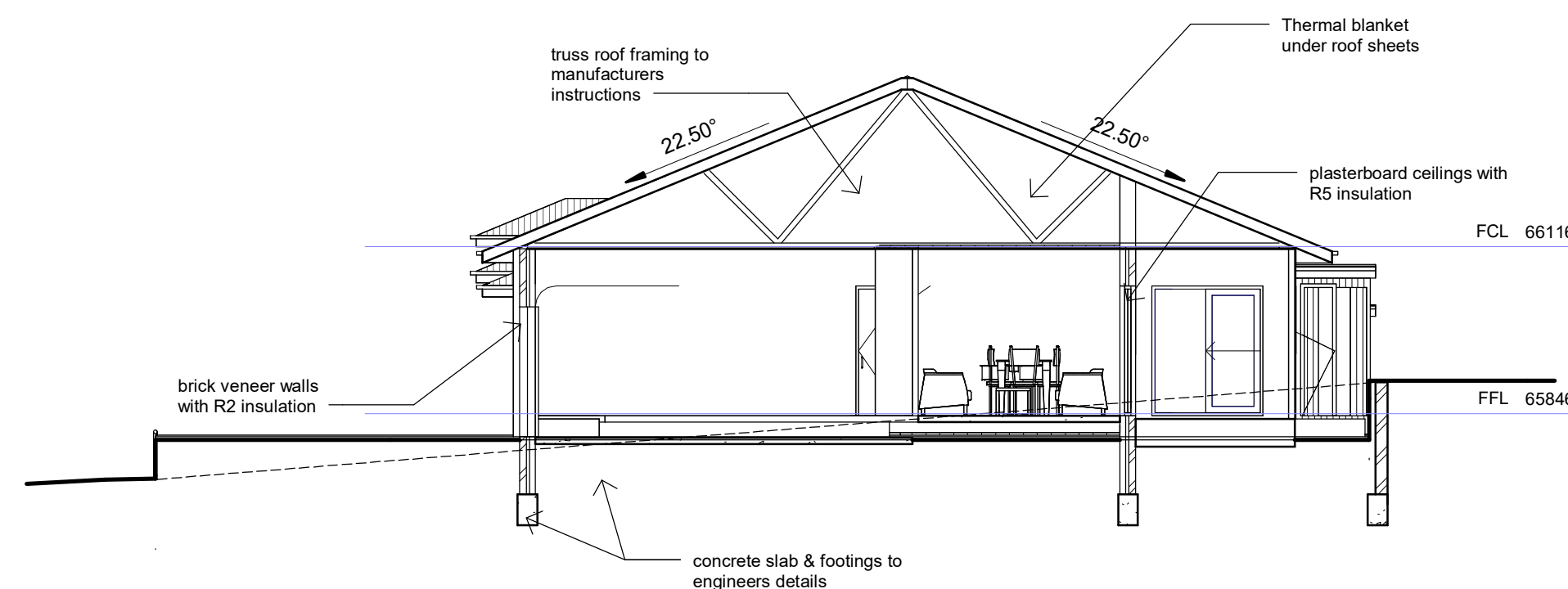
Colour Schedule  
1 : 200



3 NORTH WEST ELEVATION  
1 : 100



4 SOUTH EAST ELEVATION  
1 : 100



5 SECTION A  
1 : 100

### NOTES & GENERAL CONDITIONS

ALL CONSTRUCTION IN ACCORDANCE WITH BCA AND RELEVANT SAA CODES

COMPLETE THE WORKS WITHIN THE CONTRACT PERIOD IN ACCORDANCE WITH THE DRAWINGS.

COMPLY WITH REGULATIONS AND BY-LAWS OF AUTHORITIES WITH JURISDICTION OVER THE WORKS AND INCLUDING THOSE RELATING TO WATER SUPPLY, GAS, SEWERAGE, HEALTH AND ELECTRICITY. GIVE ALL NOTICES AND PAY ALL FEES REQUIRED BY THE AUTHORITIES.

WORK SHOWN OR DESCRIBED ON THE DRAWINGS OR IN THE SCHEDULE IS TO BE CARRIED OUT WHETHER DRAWN AND NOT SPECIFIED OR VICE VERSA. THE REQUIREMENTS OF REGULATIONS TAKE PRECEDENCE OVER THE DRAWINGS. DETAIL DRAWINGS TAKE PRECEDENCE OVER GENERAL DRAWINGS.

BUILDER TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION WORKS, PRODUCING SHOP DRAWINGS OR FABRICATING COMPONENTS. REPORT ANY DISCREPANCIES TO ARCHITECT FOR DECISION BEFORE PROCEEDING WITH WORK.

WRITTEN DIMENSIONS ARE IN MILLIMETERS AND TAKE PRECEDENCE OVER SCALED ONES

BUILDER TO CHECK WINDOW DIMENSIONS BEFORE ORDERING

GROUND LINES SHOWN ARE INDICATIVE ONLY AND SHOULD BE VERIFIED ON SITE

LINTELS TO TRUSS MANUFACTURERS TABLES, NEW TIMBER ROOF TRUSSES TO MANUFACTURER'S SPECIFICATION.

CONCRETE SLABS AND FOOTINGS TO AS 2870-1998 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND. TERMITE PROTECTION TO COMPLY WITH AS 1694 PHYSICAL BARRIERS & AS 3660 APPENDIX D AND TO ACT BUILDING CONTROL. BUILDING NOTE NO.3, FRAMING TO AS 1684-1992 NATIONAL TIMBER FRAMING CODE AND SUPPLEMENTS, HARDWOOD TO AS 3000, BRICKWORK TO AS 3700 SAA MASONRY CODE AND AS 1640 SAA BRICKWORK CODE, STRUCTURAL STEEL TO AS 1170 & AS 4100, SMOKE ALARMS TO AS 3786, WET SEAL TO AS 3740, PLUMBING TO AS 3500.

STEEL FRAMED DOORS & WINDOWS TO AUSTRALIAN STANDARDS. USE STANDARD SIZED DOORS WHERE POSSIBLE

ENGINEERING DOCUMENTATION TAKES PRECEDENCE OVER ARCHITECTURAL STRUCTURAL SIZINGS.

GRADE SITES TO ALLOW FOR SURFACE DRAINAGE

SMOKE ALARMS CONNECTED TO MAINS POWER SUPPLY, WITH BATTERY BACKUP, ARE TO BE INSTALLED IN ACCORDANCE WITH AS 3786-1993

PROJECT: TOWN HOUSE DEVELOPMENT

ISSUE: DEVELOPMENT APPLICATION

DRAWING TITLE: ELEVATIONS & SECTION

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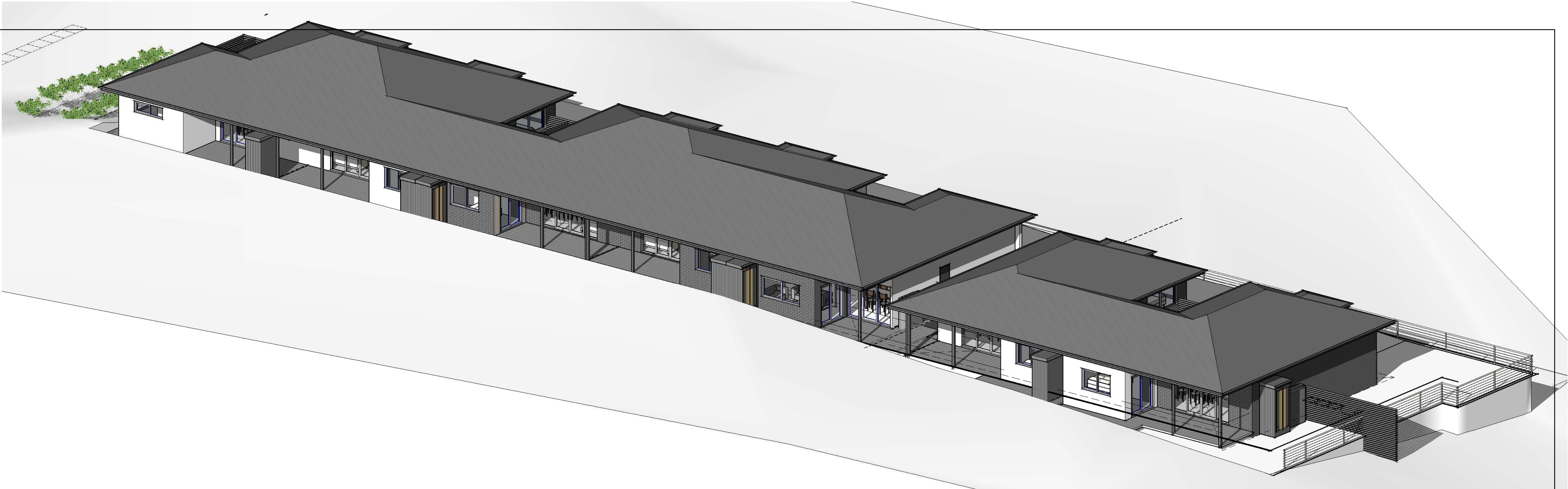
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DATE: NOV. '24  
DRAWN: HG  
SCALE: As indicated  
PR. NO: VERNER ST  
DWG NO: DA07.1

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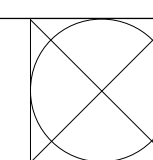


PROJECT: **TOWN HOUSE DEVELOPMENT**  
ISSUE: **DEVELOPMENT APPLICATION**  
DRAWING TITLE: **ISO VIEWS**

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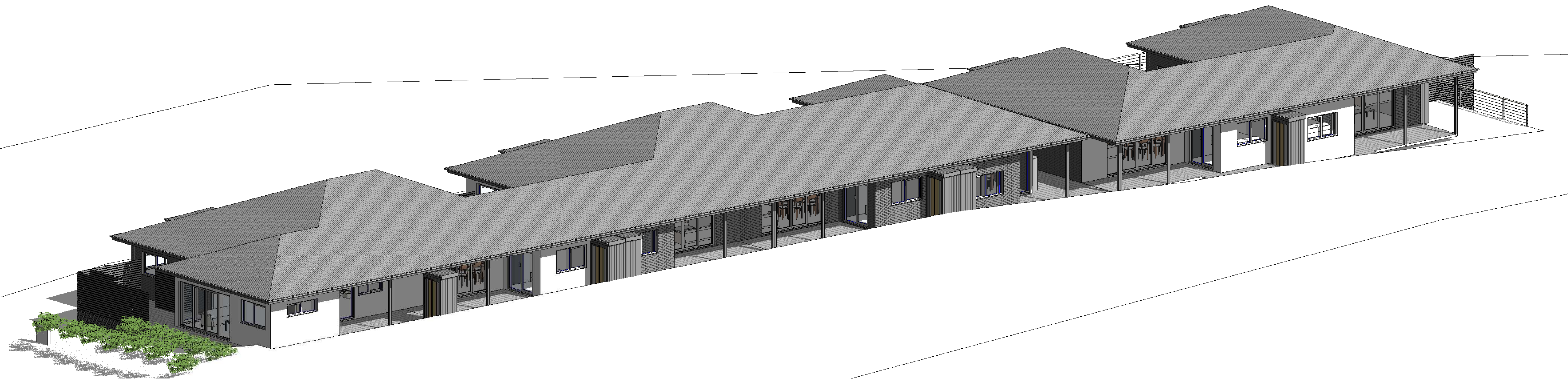
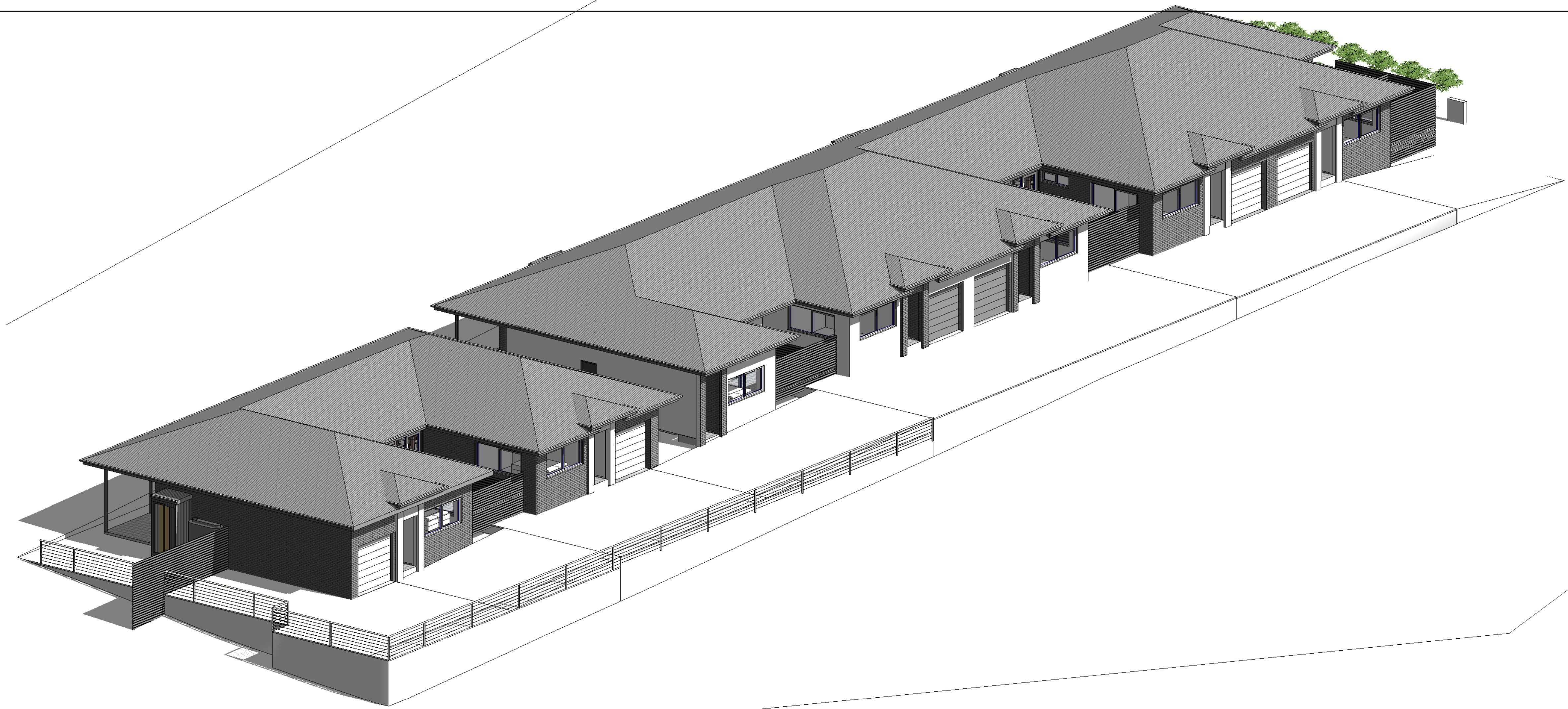


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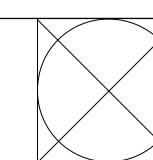


PROJECT: **TOWN HOUSE DEVELOPMENT**  
ISSUE: **DEVELOPMENT APPLICATION**  
DRAWING TITLE: **ISO VIEWS**

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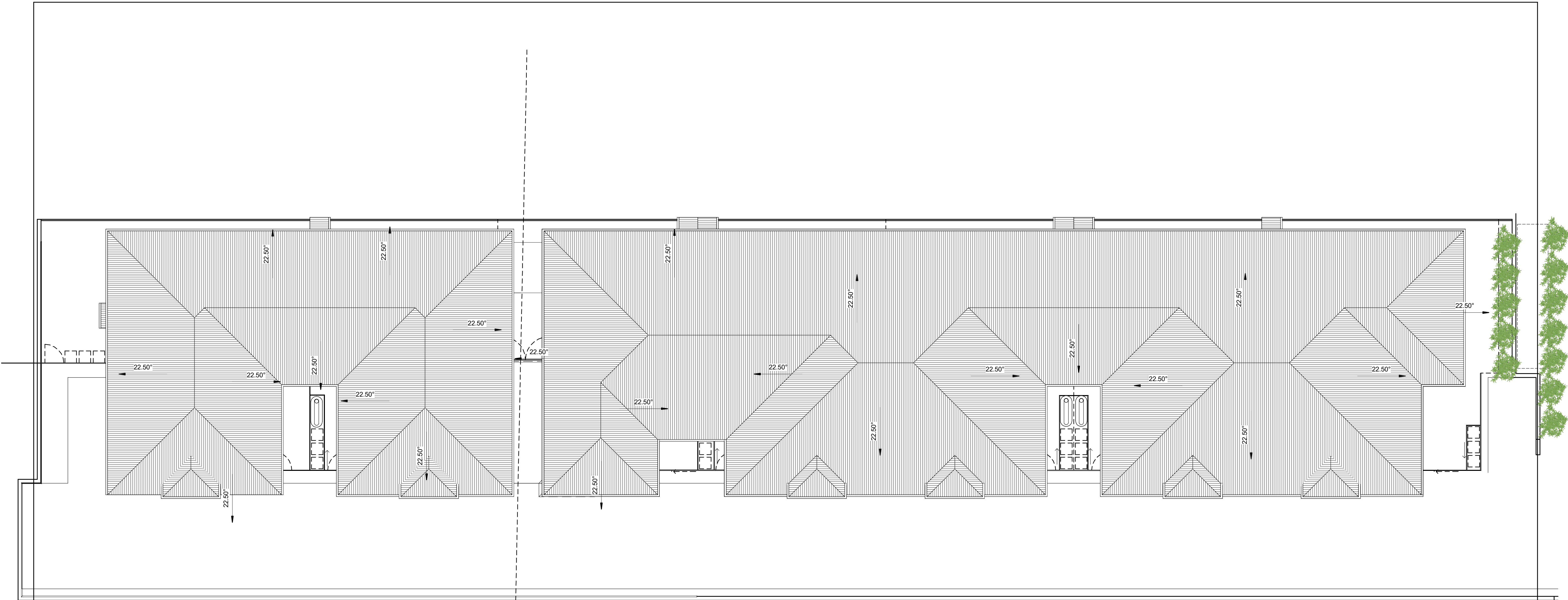


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1 ROOF PLAN  
1:100

PROJECT: TOWN HOUSE DEVELOPMENT

ISSUE: DEVELOPMENT APPLICATION

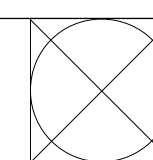
DRAWING TITLE: ROOF PLAN

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DWG NO: DA15.1

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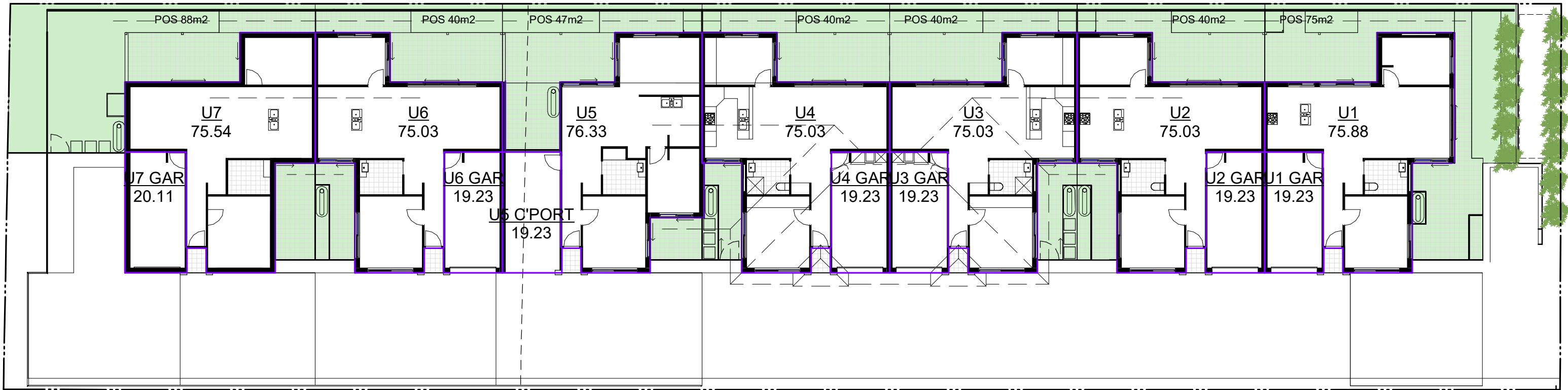
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SITE AREA = 1631m2  
MAX FSR = 1.5:1 = 2446.5m2

| Area Schedule (Gross Building) |        |
|--------------------------------|--------|
| Name                           | Area   |
| U1                             | 75.88  |
| U1 GAR                         | 19.23  |
| U2                             | 75.03  |
| U2 GAR                         | 19.23  |
| U3                             | 75.03  |
| U3 GAR                         | 19.23  |
| U4                             | 75.03  |
| U4 GAR                         | 19.23  |
| U5                             | 76.33  |
| U5 C'PORT                      | 19.23  |
| U6                             | 75.03  |
| U6 GAR                         | 19.23  |
| U7                             | 75.54  |
| U7 GAR                         | 20.11  |
| Grand total: 14                | 663.34 |



1 FFL  
1 : 200

PROJECT: TOWN HOUSE DEVELOPMENT

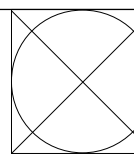
ISSUE: DEVELOPMENT APPLICATION

DRAWING TITLE: AREA PLANS

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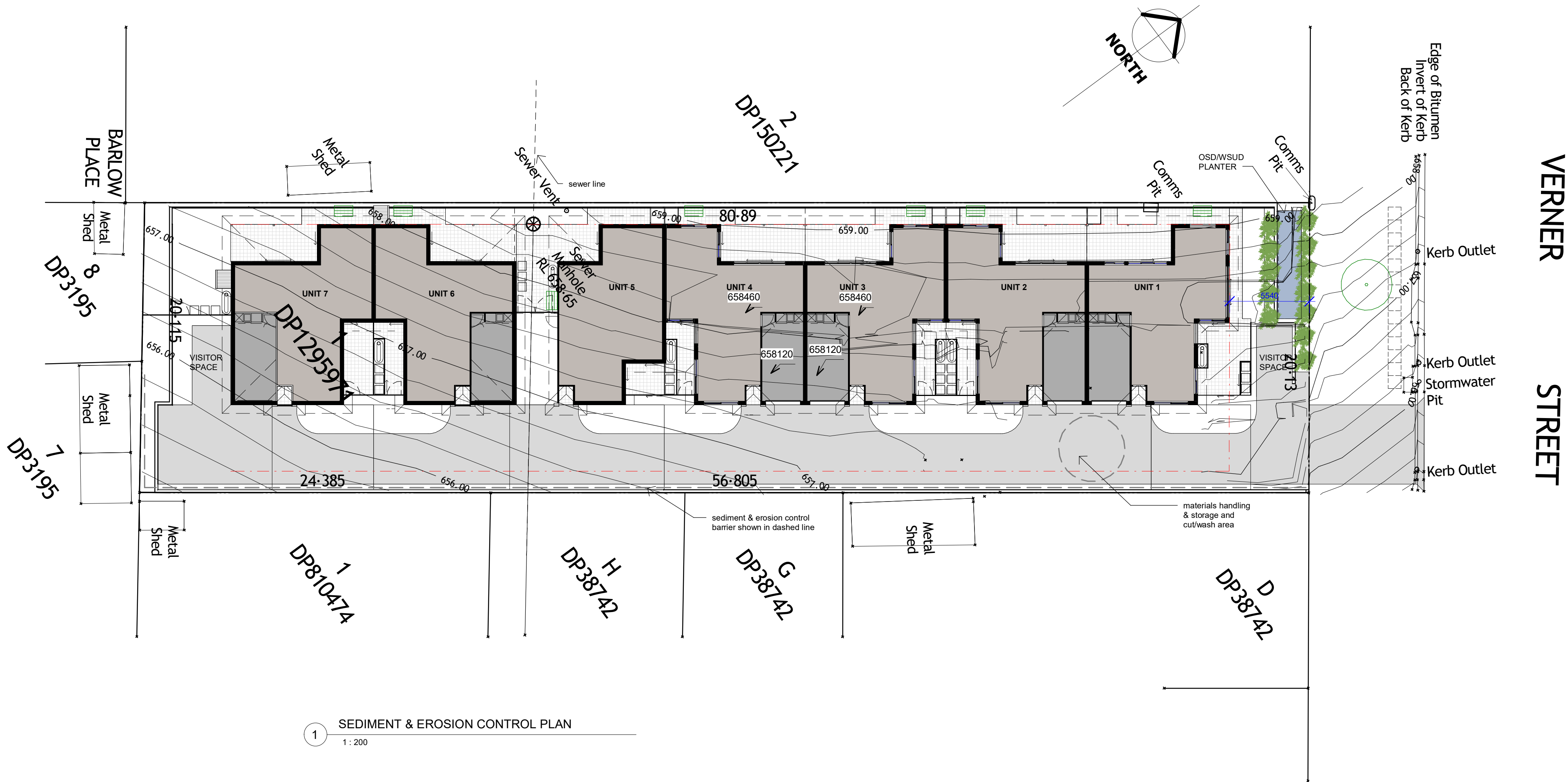
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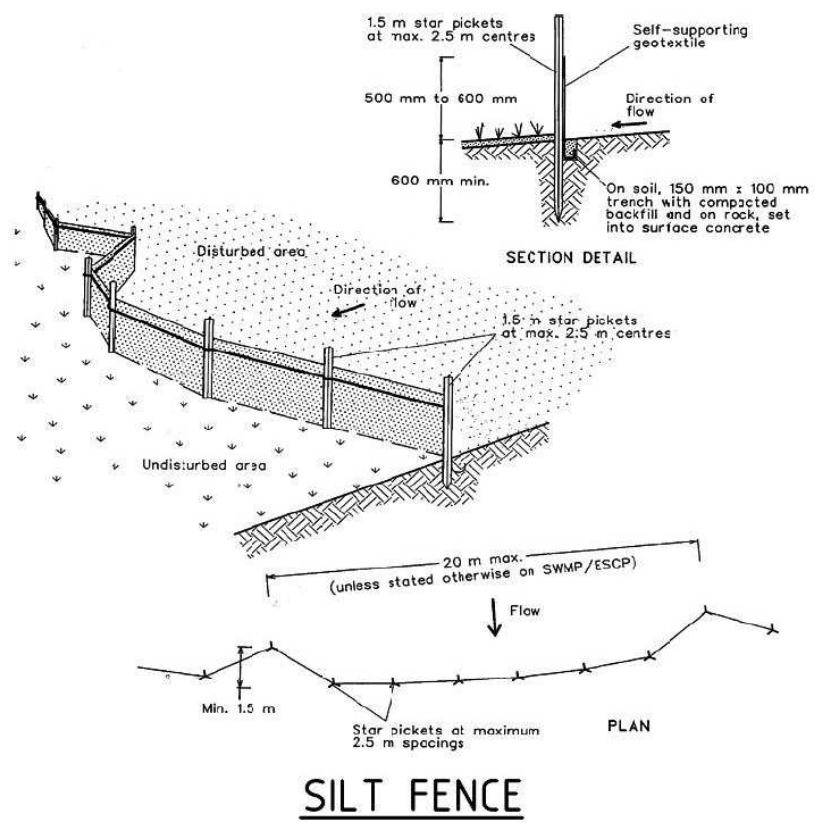
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- SEDIMENT CONTROL NOTES
1. Provide Sediment and erosion control barriers as shown.
  2. Stock pile/s to be located away from drainage lines and surface flow paths, contoured striations or furrows to be provided to stock piles to minimize erosion.
  3. Stabilised construction entrance to be constructed prior to access to site by construction vehicles. Aggregate to be turned when sediment builds up.
  4. Where storm water drainage is installed to internal roadwork's, provide graded sump filter in accordance with given detail.
  5. Average existing site slope is : More than 10% - sediment control barrier required
  6. Total site area is : 1671 m<sup>2</sup>
  7. Builder is to establish a maintenance program for sediment & Erosion control devices to ensure inspection after significant rainfall and that any repairs necessary are quickly attended to.
  8. Environment protection agreement to be taken out by building contractor with Environment Protection Authority.
  9. All new construction work must be contained within the site except for approved service connections and roadwork's or noted explicitly on documentation.
  10. Limit access to site during and immediately after wet weather.
  11. Regularly remove any soil from roads adjacent to the site.
  12. No storage or construction materials, parking of vehicles nor equipment permitted outside of blocks without Authority approval.
  13. No site sheds, storage sheds, site amenities to be erected outside of blocks without Authority approval.
  14. Provide kerbside filter roll to existing sumps.
  15. Kertside filler rolls to be removed, cleaned and reinstated on a weekly basis at a minimum. Trapped sediment about sumps also to be removed, cleaning is also to take place immediately after periods of rainfall during construction.
  16. All service trenches to be back filled within 24 hours of inspection.
  17. Excess soil is to be disposed at an approved location.



1 SEDIMENT & EROSION CONTROL PLAN  
1 : 200

PROJECT: TOWN HOUSE DEVELOPMENT  
ISSUE: DEVELOPMENT APPLICATION  
DRAWING TITLE: SEDIMENT & EROSION CONTROL PLAN  
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| DWG NO: | DA17.1    |

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Note: All external lighting will be designed by a suitable qualified professional to the applicable requirements of Australian Standard AS1158 Lighting for Roads and Public Spaces and Australian Standard AS4282: The Control of Obtrusive Effects of Outdoor Lighting. External Lighting will be installed to meet the design and relevant standards.

LIGHTING LEGEND  
X LED DOWNLIGHT MOUNTED TO EAVES SOFFIT OR WALL, OR BOLLARD LIGHT

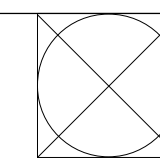
All external lighting is to be in accordance with the Australian Standard AS1158.3.1 Pedestrian Lighting and the Crime Prevention Through Environmental Design (CPTED) General Code.

CPTED - SECURE SITE WITH NO ENTRAPMENT POINTS & GOOD SURVEILLANCE & LIGHTING FOR OCCUPANTS

PROJECT: TOWN HOUSE DEVELOPMENT  
ISSUE: DEVELOPMENT APPLICATION  
DRAWING TITLE: EXTERIOR LIGHTING PLAN  
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DWG NO: DA18.1

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