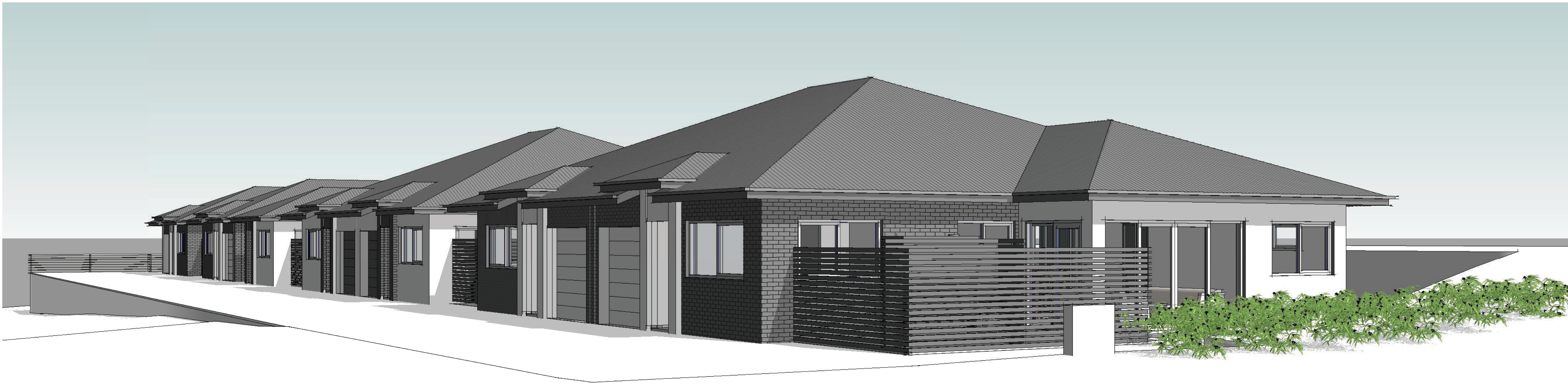


TOWN HOUSE DEVELOPMENT
62 VERNER STREET, GOULBURN, NSW

- DA01.1 TITLE SHEET
- DA02.1 SITE ANALYSIS PLAN
- DA03.1 DEMOLITION PLAN
- DA04.1 SITE PLAN
- DA05.1 LANDSCAPE PLAN
- DA06.1 GROUND FLOOR PLAN
- DA07.1 ELEVATIONS & SECTION
- DA11.1 ISO VIEWS
- DA12.1 ISO VIEWS

- DA15.1 ROOF PLAN
- DA16.1 AREA PLANS
- DA17.1 SEDIMENT & EROSION CONTROL PLAN

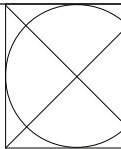


PROJECT: TOWN HOUSE DEVELOPMENT
ISSUE: DEVELOPMENT APPLICATION
DRAWING TITLE: TITLE SHEET

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CLIENT: GOULBURN PROJECTS
PROJECT ADDRESS: 62 VERNER STREET, GOULBURN, NSW

Issue	date	amendment



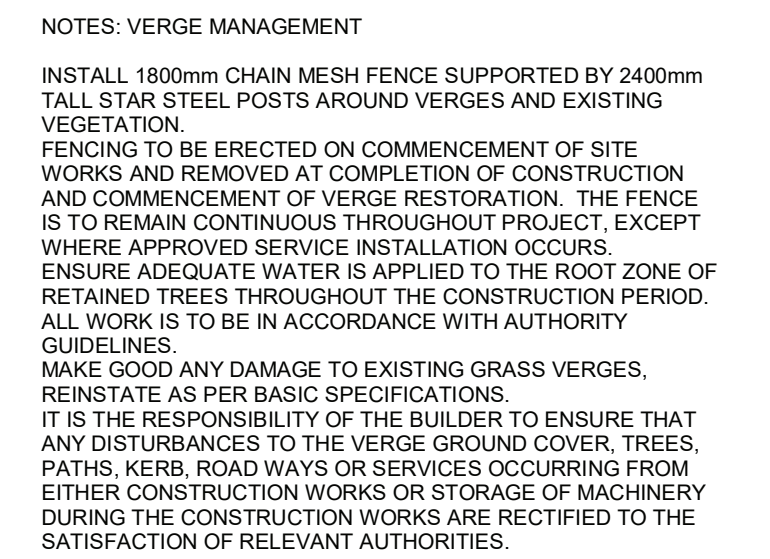
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Water meter to be
staked and
parawebbed



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

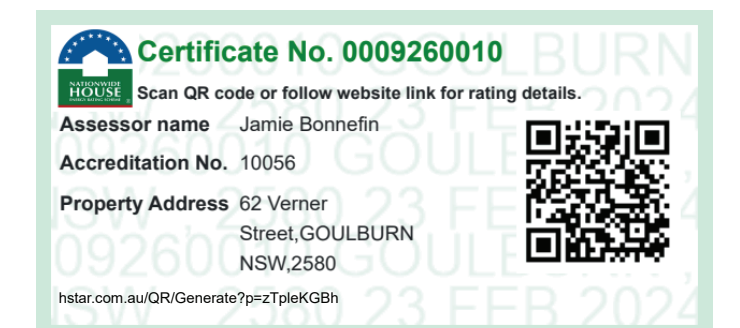
DISPOSE OF ALL DEMOLITION MATERIALS AND RUBBISH
IN A MANNER ACCEPTABLE TO THE AUTHORITIES.

PROPOSED METHOD : DISMANTLE ROOF, TRIMMER TRUSSES AND TIMBER BEAMS FOR SALVAGE AND RE-USE. REMOVAL OF ALL GLASS AND WINDOWS FOR RE-USE. BRICK WALLS TO BE DISMANTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR RECYCLING. INTERNAL GYPROCK WALLS AND FRAMES TO BE DISMANTLED BY HAND AND TAKEN TO TIP. THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS, VERANDAHs, 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.



issue	date	amendment

	DATE:	JAN. '24
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	DWG NO:	DA03.1



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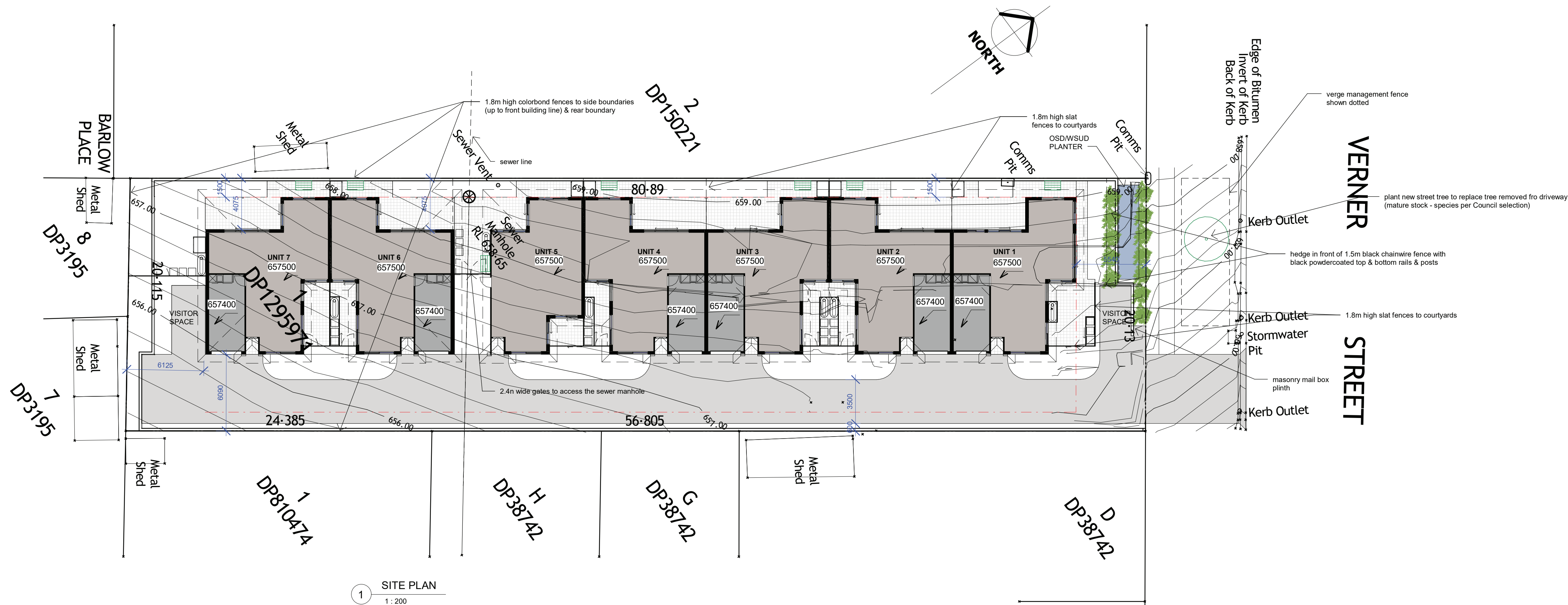
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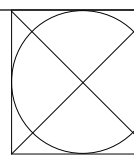


PROJECT: TOWN HOUSE DEVELOPMENT
ISSUE: DEVELOPMENT APPLICATION
DRAWING TITLE: SITE PLAN

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Plant Schedule			
Trees to be semi-mature stock			
Code	Name	Common	Pot Size (mm)
Shrubs and Groundcovers			
Lm	Liriope muscari	Liriope	140mm
Ptp	Phoridium tenax 'Purpurea'	Purple Flax	140mm
Pjs	Pittosporum 'James Stirling'	Pittosporum	140mm

LANDSCAPE NOTES

note:
-the protection requirements for existing trees to be maintained
-the removal of all pivot, parasitaria and other declared noxious plants on the site, shall be eradicated before the commencement of landscape works.

Make good any damage to disturbed areas and include all obvious w

The contractor shall confirm the locations of all services with the relevant authorities prior to earthworks and planting.

Planter bed rounds to consist of excess fill cultivated with topsoil and fertilizer as recommended by the plant supplier and topped with euc mulch to 50mm min. depth.

Remaining areas to be mulched garden beds UNO

Cultivation & gypsum: cultivate all garden areas to 300mm depth.

To prepare garden areas: spread stockpiled site topsoil with 30% aged cow manure thoroughly mixed prior to spreading to 300mm depth until supplies are exhausted, then supply and spread type 'a' topsoil as required so that all garden beds have 300mm depth topsoil, then incorporate into cultivated subsoil. Rake over to remove any viable organic matter or stones.

Planting: supply and plant as per schedule. Fertilise all plants with 30gms low phosphorous 'compost' at time of planting. Excavate planting hole 100mm wider and deeper than pot

Stake all deciduous trees with two 1800x50x50mm hardwood stakes embedded 600mm, 300mm away from trunk. Where support is necessary, tie trunk to stake with 2 no. 50mm wire.

Mulching: supply and place 75mm 'coarse forest litter' mulch to all garden areas. Form 1000mm dia mulched watering basins to all trees in dry grass

Wedge Dryland Grassing: cultivate, topsoil, prepare for and sow dryland grass mix 'type c' spread bitumert / straw mulch, and fertilize

Consolidation period to be 13 weeks.



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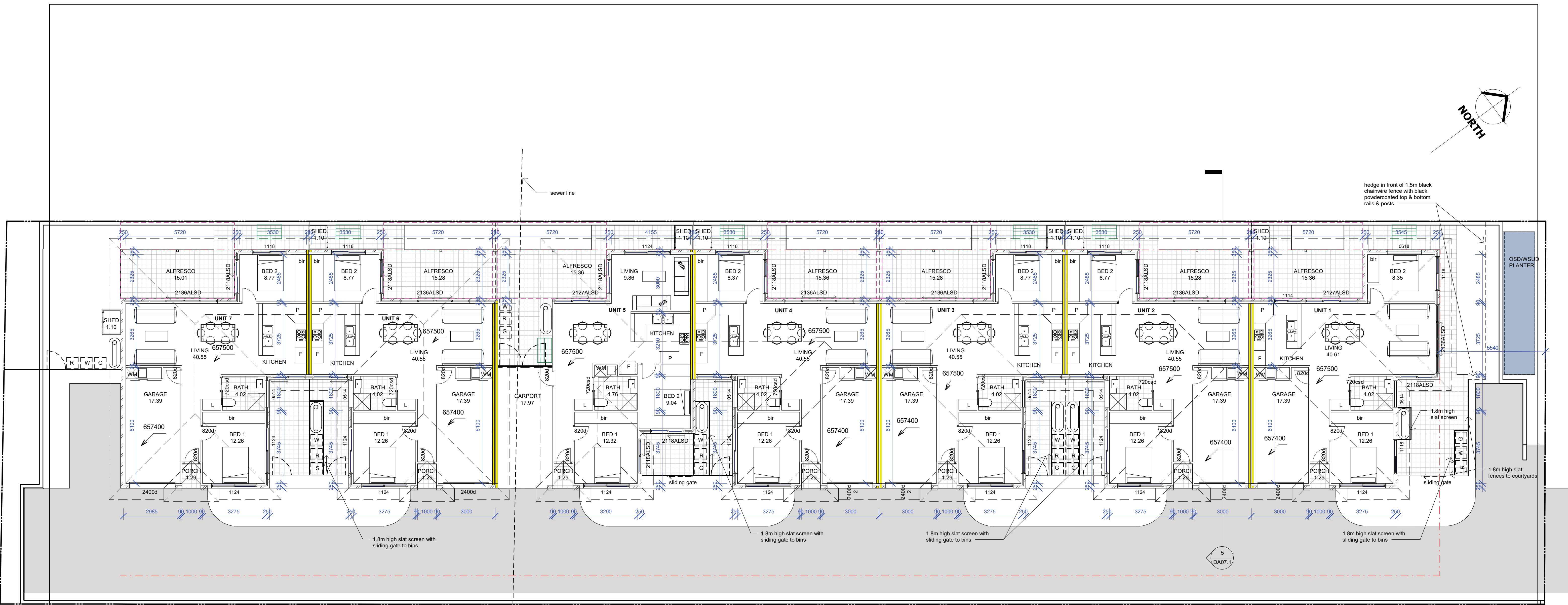
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1 GROUND FLOOR PLAN
1 : 100


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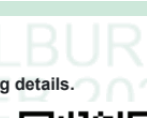
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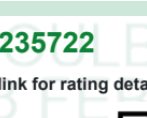
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COLOUR SCHEDULE

- SURFMIST WHITE RENDER OR FOAM CLADDING
- GREY FACE BRICK
- MONUMENT GREY METAL ROOF/GUTTER CLADDING
- MONUMENT GREY SHED CLADDING

Colour Schedule
1 : 200

1 NORTH EAST ELEVATION
1 : 100

2 SOUTH WEST ELEVATION
1 : 100

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

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

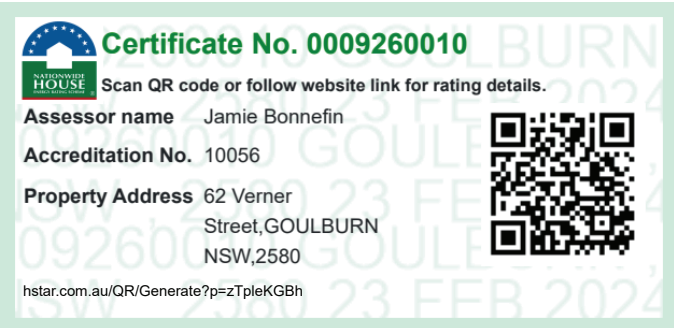
CONCRETE SLABS AND FOOTINGS TO AS. 2870-1998 ENGINEERING OPTION ADOPTED. ALL FOOTINGS TO BE TAKEN DOWN TO SOLID GROUND. TERMITE PROTECTION TO COMPLY WITH AS.1694 'PHYSICAL BARRIERS' & AS. 3660 'APPENDIX D' AND TO ACT BUILDING CONTROL. BUILDING NOTE NO.3, FRAMING TO AS. 1684-1992 'NATIONAL TIMBER FRAMING 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 AS3500.

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



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PROJECT: TOWN HOUSE DEVELOPMENT

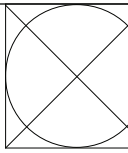
ISSUE: DEVELOPMENT APPLICATION

DRAWING TITLE: ELEVATIONS & SECTION

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SCALE: As indicated

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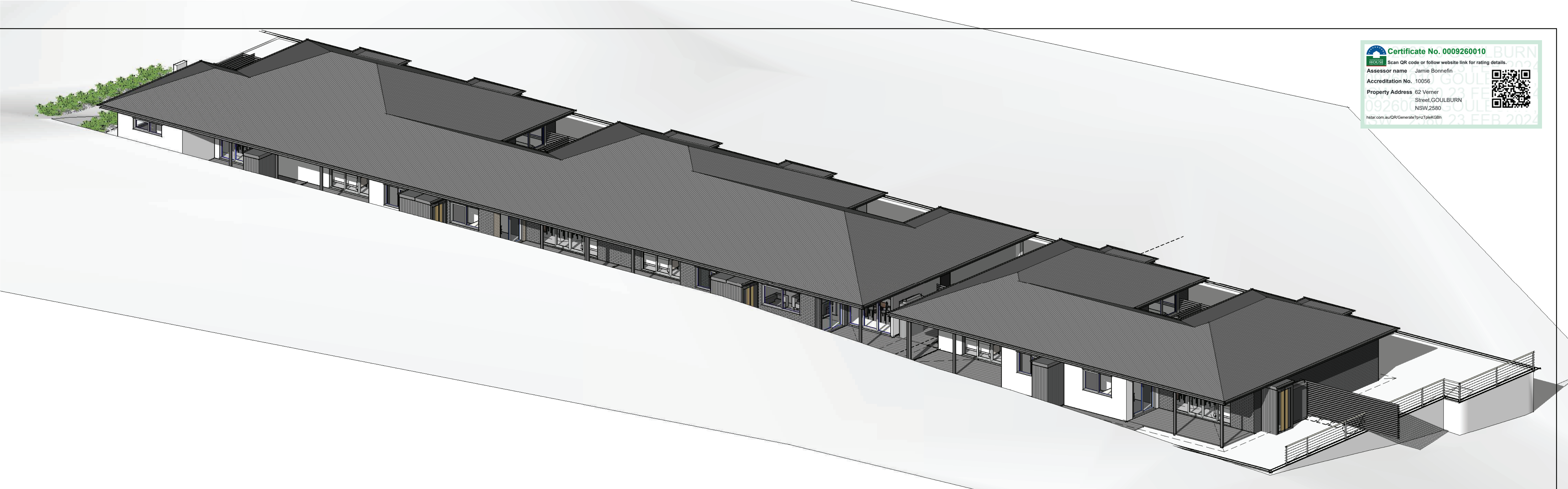
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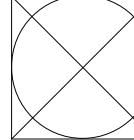


PROJECT: **TOWN HOUSE DEVELOPMENT**
ISSUE: **DEVELOPMENT APPLICATION**
DRAWING TITLE: **ISO VIEWS**

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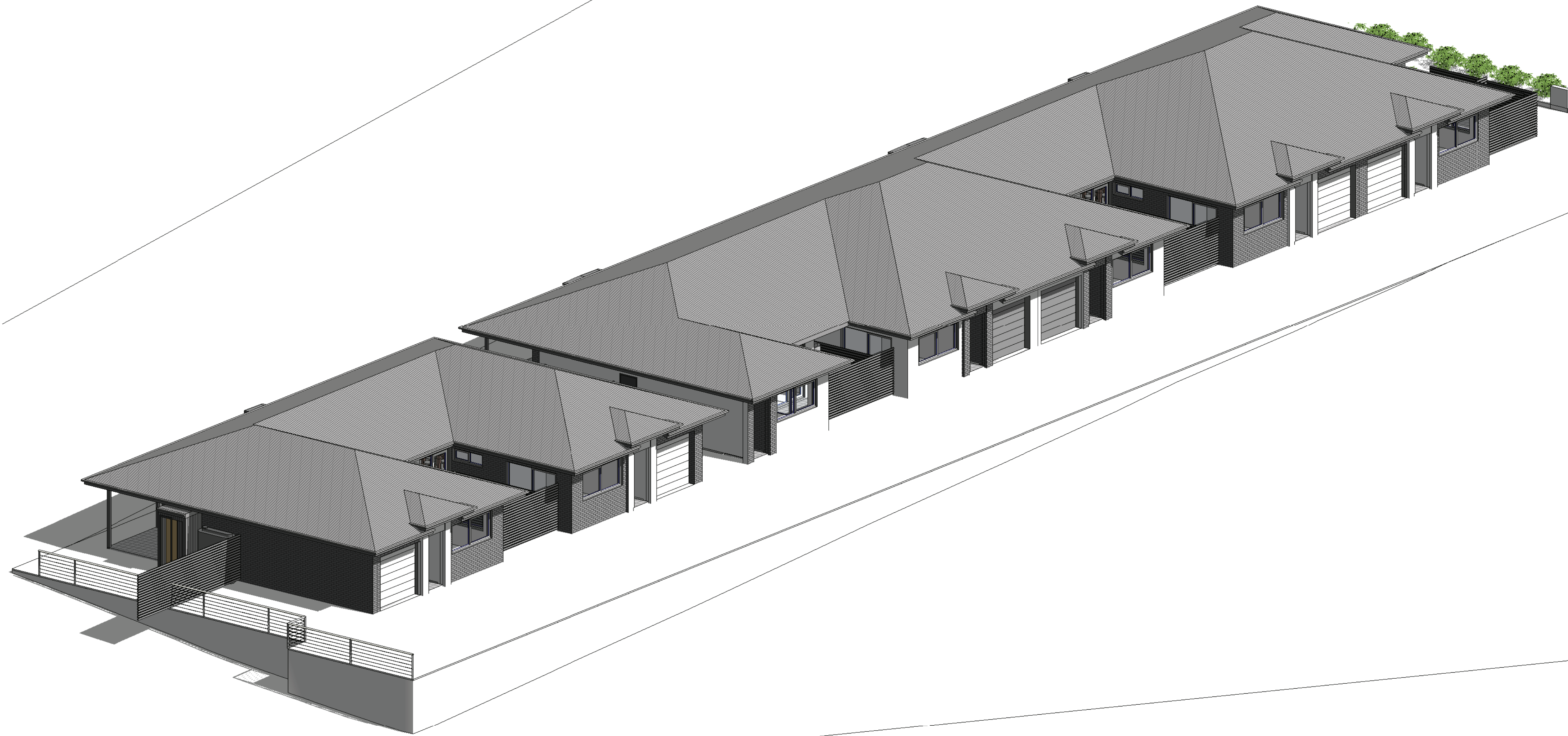


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PROJECT: TOWN HOUSE DEVELOPMENT
ISSUE: DEVELOPMENT APPLICATION
DRAWING TITLE: ISO VIEWS

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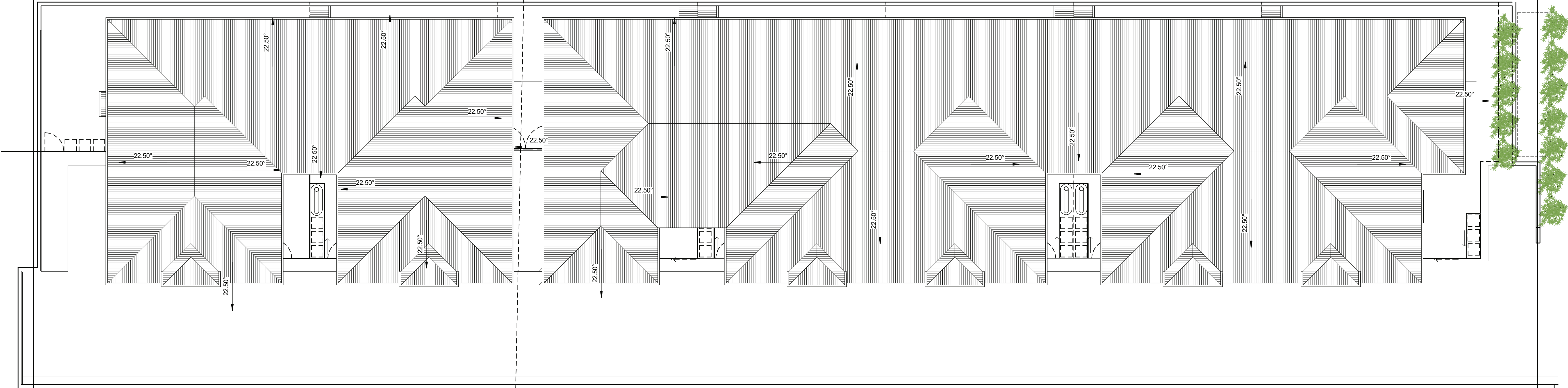
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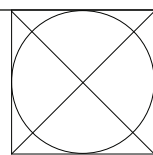
1 ROOF PLAN
1 : 100

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

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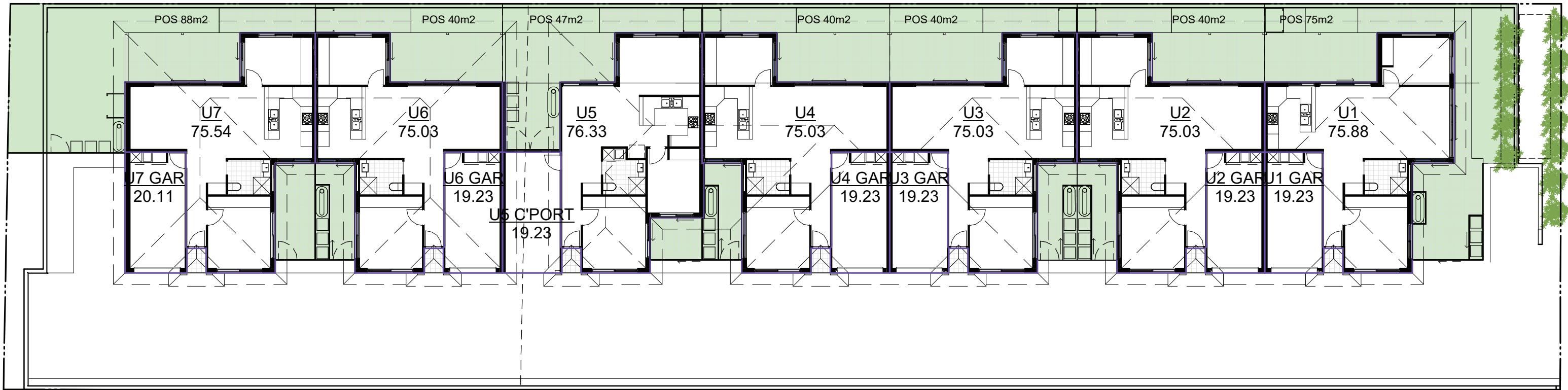
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SITE AREA = 1631m²
MAX FSR = 1.5:1 = 2446.5m²

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

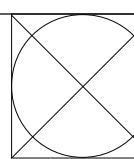
DRAWING TITLE: AREA PLANS

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HUGH GORDON ARCHITECTS

BASIX Project Commitments		BASIX Number: 1765694M	
Proposed:	Multi Dwelling		
Address:	62 Verner Street Goulburn NSW 2580		
Lot No / DP:	1/1295971		
Water			
Fixtures		Specification	
Shower head rating		4 star (> 6 but <= 7.5 L/min)	
Toilet rating		4 star	
Kitchen taps rating		4 star	
Bathroom taps rating		4 star	
Alternative water details			
Rainwater tank size		Individual	5000L
Connected to:	Garden and lawn areas		Yes
	All toilets		Yes
	Laundry		Yes
Thermal Comfort		Accreditation Number:	HERA 10056
			NatHERS Number: 0009260010
External walls		Requirements	
Brick veneer		Light colour	R2.7 Bulk + Anti-glare foil
Brick veneer		Medium colour	R2.7 Bulk + Anti-glare foil
Fibro cavity panel direct fix		Light colour	R2.7 Bulk + Anti-glare foil
Internal walls			
Timber stud frame, direct fix plasterboard		internal walls shared with garage and unconditioned areas only for all units except unit 5	No insulation
Timber stud frame, direct fix plasterboard			R2.0 Bulk insulation
Partition walls			
Shaft liner party wall with plaster		All units	R1.0
Ceiling			
External ceiling - Plasterboard		All units	R6.0 Bulk insulation
Internal ceiling - Plasterboard			No insulation
Roof			
Corrugated iron		All units	Dark Colour (solar absorptance >0.70) R1.8 Bulk + Reflective side down, No air gap above (Anticon 75, 80mm)
Floors			
Concrete slab on ground		Unit 1	No insulation
		Unit 2,3,4,5,6,7	R1.1 Bulk insulation
Windows			
Aluminium frame ALM-006-03		Unit 1,3,4,5,6,7	Double air-fill low-e glazing with U-value 2.3 and SHGC 0.32 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Aluminium frame ATB-006-03		Unit 1,2,3,6,7	Double air-fill low-e glazing with U-value 2.3 and SHGC 0.32 for Group B windows (double hung, fixed, louvres and sliding type windows/doors)
Skylights			
Single Glazed Skylight			n/a
Ceiling Penetrations			
Downlight Covers		Approved fireproof downlight covers must be installed to all downlights in ceilings where insulation is installed.	
Lighting specification		Dwelling is rated without downlight	
Ceiling fans		No ceiling fans need to be installed	
Overshadowing details		Adjoining units calculated into model calculations	
Site			
Orientation of nominal north elevation		As shown on plans	
Energy			
Hot water		Specification	Rating
Individual system		Gas instantaneous	7 star
Ventilation			
Bathroom exhaust		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Kitchen exhaust		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Laundry		Individual fan, ducted to façade or roof	
Control switch		Manual switch on/off	
Cooling			
Individual systems - living areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning	EER 3.0 - 3.5
Heating			
Individual systems - living areas		1-phase airconditioning	EER 3.0 - 3.5
Individual systems - bedroom areas		1-phase airconditioning	EER 3.0 - 3.5
Appliances			
Cooktop/oven		Gas cooktop & electric oven	
Private outdoor clothes drying line		Yes	
Private Indoor or sheltered clothes drying line		No	
Alternative Energy			
Photovoltaic System		N/A	

