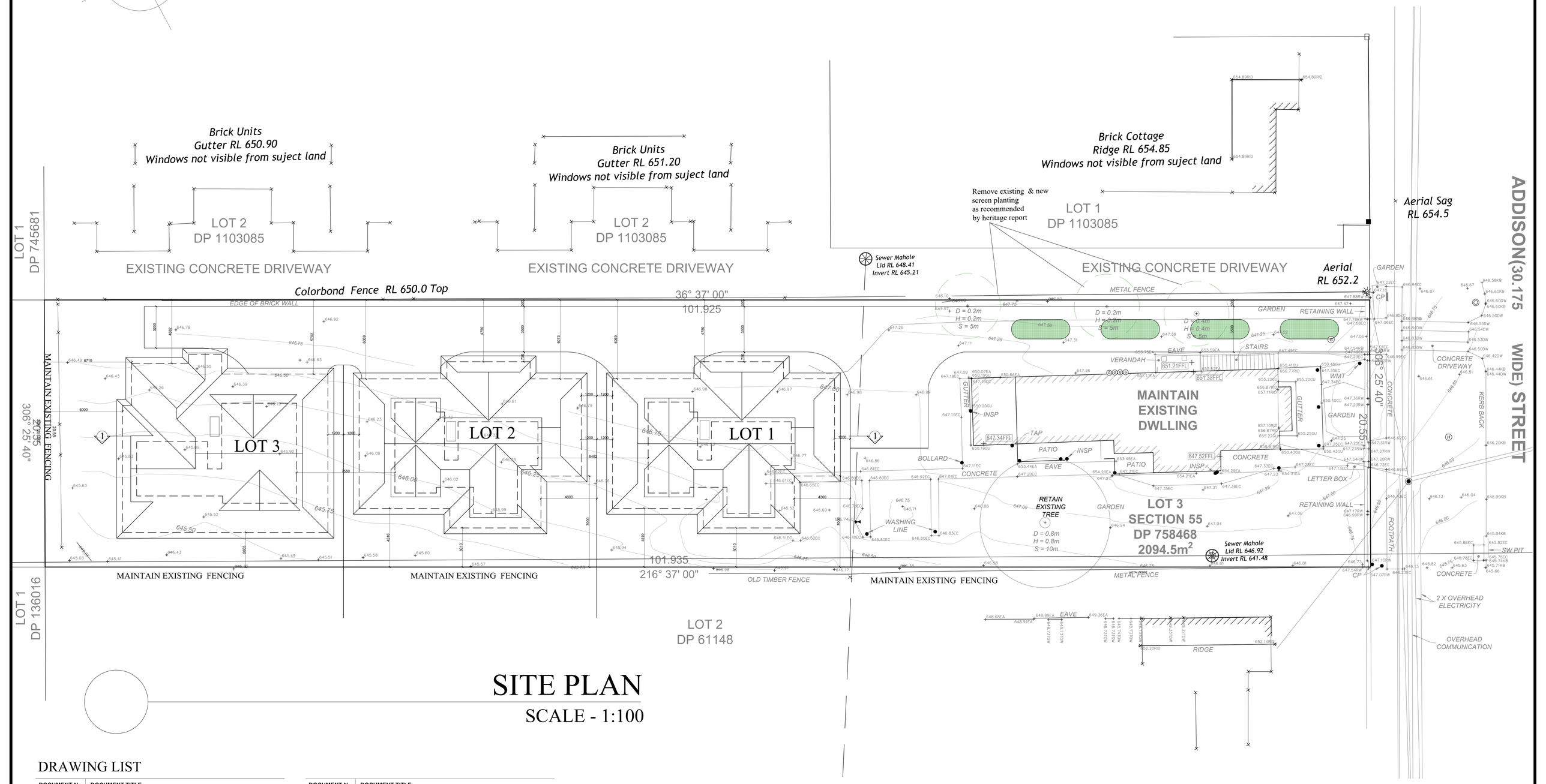
PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019



SITE PLAN
SCALE - 1:100

DRAWING LIST

DOCUMENT No.	DOCUMENT TITLE
01	MASTER PLAN / SITE PLAN
02	SITE ANALYSIS PLAN
03	EXISTING DWELLING PLANS & ELEVATIONS
04	GROUND FLOOR PLAN
05	LOFT FLOOR PLAN
06	DETAIL GROUND & LOFT FLOOR DIMENSION PLAN
07	ELEVATIONS 1
08	ELEVATIONS 2
09	SITE CROSS SECTIONS
10	PRIVATE OPEN SPACE DIAGRAM
11	SHADOW STUDY 9AM
12	SHADOW STUDY 10AM
13	SHADOW STUDY 11AM

DOCUMENT No.	DOCUMENT TITLE
14	SHADOW STUDY 12N
15	SHADOW STUDY 1PM
16	SHADOW STUDY 2PM
17	SHADOW STUDY 3PM
18	PRINCIPLE LIVING SPACE SOLAR AMENITY DIAGRAM
19	PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM -1
20	PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM -2
21	PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM -3

CALCULATION TABLES

Lot No	GFA m²	FFA m²	Garage m²	Sit-out m²	Porch m²	Total floor area (m²)	No of Bedroom
Lot 1	124	62	38	16	3.5	243.5	4
Lot 2	124	62	38	16	3.5	243.5	4
Lot 3	138	70	38	16	3.5	265.5	4
Total	386	194	114			752.5	

Site Area	2094.5m²
Visitor Parking Lots	2

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

ISSUE	AMENDMENT	DATE
DA		27-07-24

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Paul Meyer Design Pty Ltd
A.C.N 003 010 197
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SITE PLAN 01

SITE ANALYSIS PLAN
Erosion and Sediment Control Plan
SCALE - 1:100

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

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Brick Units
Gutter RL 650.90
Windows not visible from suject land

Brick Units
Gutter RL 651.20
Windows not visible from suject land

Brick Cottage
Ridge RL 654.85
Windows not visible from suject land

Remove existing & new screen planting as recommended by heritage report

LOT 1 DP 745681
LOT 3 DP 1103085
LOT 2 DP 1103085
LOT 1 DP 1103085
LOT 1 DP 136016
LOT 2 DP 61148

PM SOLAR
AM SOLAR

EXISTING CONCRETE DRIVEWAY
PROPOSED NEW PRIVACY SCREEN PLANTING
Colorbond Fence RL 650.0 Top
Sewer Mahole Lid RL 648.41 Invert RL 645.21
Aerial RL 652.2
Aerial Stay RL 654.45

CONSTRUCT STABILIZED TEMPORARY ENTRY/EXIT TO COUNCIL'S REQUIREMENTS

ADDISON (30.175 WIDE) STREET

36° 37' 00" 101.925
216° 37' 00" 101.935

MAINTAIN EXISTING FENCING
MAINTAIN EXISTING FENCING
MAINTAIN EXISTING FENCING
PROPOSED NEW PRIVACY SCREEN PLANTING
PROPOSED NEW PRIVACY SCREEN PLANTING
PROPOSED NEW PRIVACY SCREEN PLANTING

LOT 3
LOT 2
LOT 1

EDGE OF BRICK WALL
NATURAL DRAINAGE
OLD TIMBER FENCE
METAL FENCE
RETAINING WALL
CONCRETE DRIVEWAY
KERB BACK
FOOTPATH
SW PIT
2 X OVERHEAD ELECTRICITY
OVERHEAD COMMUNICATION

MAINTAIN EXISTING DWLLING
LOT 3 SECTION 55 DP 758468 2094.5m²
CONSTRUCT TEMPORARY HAY BALE SEDIMENT TRAP TYP
RETAIN EXISTING TREE D = 0.8m H = 0.8m S = 10m
WASHING LINE
BOLLARD
PATIO
VERANDAH
EAVE
STAIRS
GUTTER
TAP
INSP
CONCRETE
GARDEN
LETTER BOX
Sewer Manhole Lid RL 647.92 Invert RL 647.48

PREVAILING BREEZE

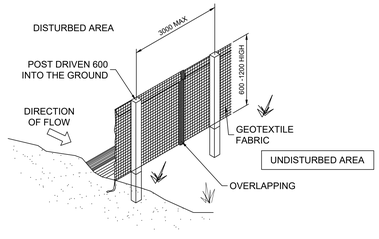
RIDGE 652.14RID
EAVE

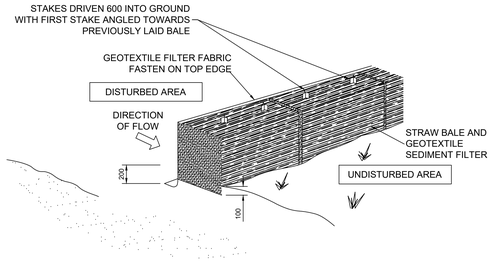
N

SEDIMENT FENCE

PROVIDE 'SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN.

FABRIC TO BE BURIED BELOW GROUND AT LOWER EDGE.

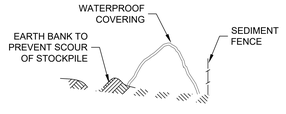




BUILDING MATERIAL STOCKPILE

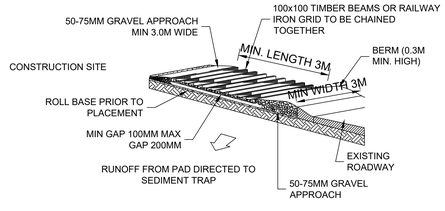
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.

THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



TEMPORARY CONSTRUCTION ENTRY/EXIT

VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



COMMENCEMENT OF WORKS

THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS FOR THE DURATION OF WORKS.

THE CONTRACTOR SHALL ENSURE THAT KERB INLETS AND DRAINS RECEIVING STORMWATER SHALL BE PROTECTED AT ALL TIMES DURING DEVELOPMENT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE.

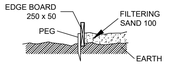
SEDIMENT FENCING SHALL BE SECURED BY POST (WHERE METAL STAR PICKETS ARE USED PLASTIC SAFETY CAPS SHALL BE USED) AT 2000 INTERVALS WITH GEOTEXTILE FABRIC EMBEDDED 200 IN SOIL.

ALL TOPSOIL STRIPPED FORM THE SITE AND STOCKPILED DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLETS AND WILL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE MATERIAL AND SCREENED BY SEDIMENT FENCING.

SEDIMENT TRAP

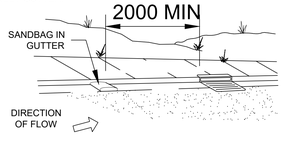
1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

WASHOUT AREA TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



SANDBAG KERB SEDIMENT TRAP

IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STORMWATER DRAINAGE

THE STORMWATER DRAINAGE DESIGN HAS BEEN CARRIED OUT IN ACCORDANCE WITH AS/NZS 3500.3 - 1990 "STORMWATER DRAINAGE" & AS/NZS 3500.3.2-1998 "STORMWATER DRAINAGE - ACCEPTABLE SOLUTIONS".

ANY VARIATIONS TO THE NOMINATED LEVELS SHALL BE REFERRED TO ENGINEER IMMEDIATELY.

ANY VARIATIONS TO SPECIFIED PRODUCTS OR DETAILS SHALL BE REFERRED TO THE ENGINEER FOR APPROVAL.

DOWN PIPES SHALL BE A MINIMUM OF DN100 SW GRADE uPVC OR 100 X 100 COLORBOND OR ZINCALUME STEEL, UNO.

BOX COLORBOND OR ZINCALUME STEEL. GUTTERS SHALL BE A MINIMUM OF 450 WIDE X 150 DEEP.

EAVES GUTTERS SHALL BE A MINIMUM OF 125 WIDE X 100 DEEP (OR OF EQUIVALENT AREA) COLORBOND OR ZINCALUME STEEL.

SUBSOIL DRAINAGE SHALL BE PROVIDED TO ALL RETAINING WALLS & EMBANKMENTS, WITH THE LINES FEEDING INTO THE STORMWATER DRAINAGE SYSTEM.

GENERAL NOTES

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH OTHER CONSULTANTS' DRAWINGS AND SPECIFICATIONS AND WITH OTHER SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ANY DISCREPANCY SHALL BE REFERRED TO THE ENGINEER BEFORE PROCEEDING WITH THE WORK.

ALL DIMENSIONS ARE IN MILLIMETRES & ALL LEVELS ARE IN METRES, UNO (UNLESS NOTED OTHERWISE). NO DIMENSION SHALL BE OBTAINED BY SCALING THE DRAWINGS.

ALL LEVELS AND SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORK.

DURING EXCAVATION WORK THE STRUCTURE SHALL BE MAINTAINED IN A STABLE AND NO PART SHALL BE OVERSTRESSED.

ALL WORK IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE DETAILS SHOWN ON THE DRAWINGS & THE SPECIFICATION.

EXISTING SERVICES WHERE SHOWN HAVE BEEN PLOTTED FROM SUPPLIED DATA AND SUCH THEIR ACCURACY CAN NOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH THE LEVEL OF ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF WORK.

ALL SERVICE TRENCHES UNDER VEHICULAR PAVEMENTS SHALL BE BACK FILLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL COUNCIL.

ALL TRENCH BACK FILL MATERIAL SHALL BE COMPACTED TO THE SAME DENSITY AS THE ADJACENT MATERIAL.

ON COMPLETION OF STORMWATER INSTALLATION, ALL DISTURBED AREAS MUST BE RESTORED TO ORIGINAL CONDITION, INCLUDING KERBS, FOOTPATHS, CONCRETE AREAS, GRAVEL AND GRASSED AREAS AND ROAD PAVEMENTS, UNLESS DIRECTED OTHERWISE.

CONTRACTOR TO OBTAIN ALL AUTHORITY APPROVALS UNLESS DIRECTED OTHERWISE.

SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT AND EROSION CONTROL SHALL BE EFFECTIVELY MAINTAINED AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILISED OR LANDSCAPED TO THE SUPERINTENDENT'S SATISFACTION

A SINGLE ALL WEATHER ACCESS WAY WILL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-75 AGGREGATE OR SIMILAR MATERIAL AT A MINIMUM THICKNESS OF 150 LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC AND CONSTRUCTED PRIOR TO COMMENCEMENT OF WORKS.

SOIL CONSERVATION NOTE

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE.

MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP AFTER EACH STORM.

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ISSUE	AMENDMENT	DATE

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1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SITE ANALYSIS PLAN
Erosion and Sediment Control Plan
02

NIL CHANGE

Note:
Existing built form of the current 2-storey dwelling, subject to final detail survey.

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust

REF:22R019

NORTH WEST ELEVATION

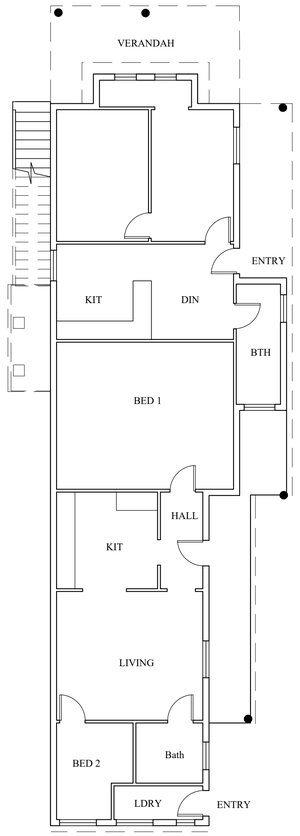
SCALE - 1:100

SOUTH EAST ELEVATION

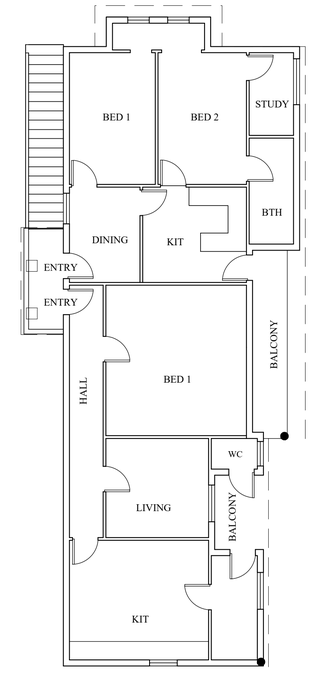
SCALE - 1:100

NORTH EAST ELEVATION

SCALE - 1:100



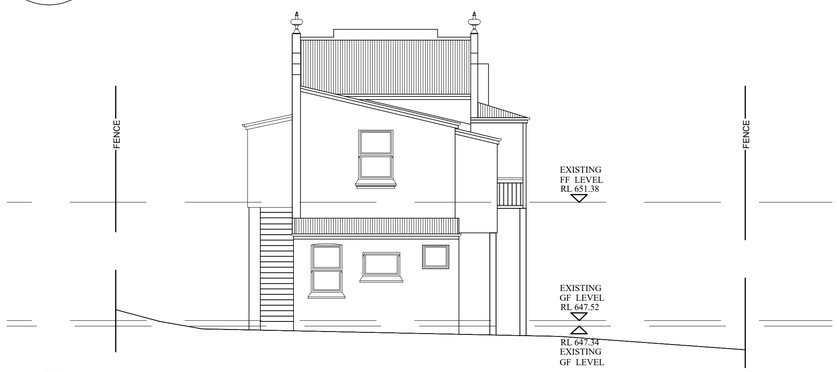
GF



FF

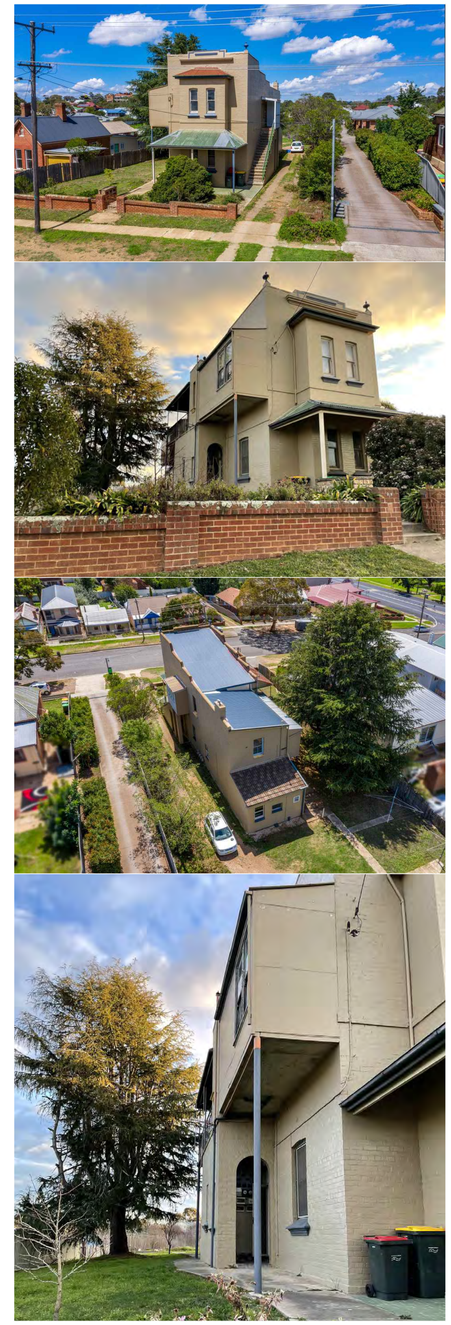
EXIST DWELLING FP

SCALE - 1:100



SOUTH WEST ELEVATION

SCALE - 1:100



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EXISTING DWELLING FLOOR PLANS & ELEVATIONS 03

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Assessor Name Pranab Chakma
Assessor Number 101225
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PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

Brick Units
Gutter RL 650.90
Windows not visible from suject land

Brick Units
Gutter RL 651.20
Windows not visible from suject land

Windc

Remove existing & new screen planting as recommended by heritage report

LOT 1
DP 745681

LOT 2
DP 1103085

LOT 2
DP 1103085

EXISTING CONCRETE DRIVEWAY

EXISTING CONCRETE DRIVEWAY

Sewer Mahole
Lid RL 648.41
Invert RL 645.21

Colorbond Fence RL 650.0 Top

36° 37' 00"
101.925

EDGE OF BRICK WALL

MAINTAIN EXISTING FENCING

306° 25' 40"
20.95

MAINTAIN EXISTING NATURAL GROUND LEVEL

BED 1 carpet
BED 2 carpet
ENS
WIW
720 CSD
PDR
LDRY
DOUBLE GARAGE concrete
LOT 3 RL646.30
K
D
LIVING
SITOUT
BBQ
UP
HIGHLIGHT
CT

POR
wr
B2
PDR
LDRY
LIN
ST
DG
LOT 2 RL646.50
WIW
B1
ENS
K
D
L
LOT 1 RL646.75
SIT OUT RL646.65

D = 0.2m
H = 0.2m
S = 5m

GUTTER
INSP
TAP
PATIO
BOLLARD
CONCRETE
EAVE

RETAIN EXISTING TREE
D = 0.8m
H = 0.8m
S = 10m

WASHING LINE

OLD TIMBER FENCE

MAINTAIN EXISTING FENCING

MAINTAIN EXISTING FENCING

101.935
216° 37' 00"

MAINTAIN EXISTING FENCING

LOT 1
DP 136016

LOT 2
DP 61148

GROUND FLOOR PLAN
SCALE - 1:100

CALCULATION TABLES

Lot No	GFA m²	FFA m²	Garage m²	Sit-out m²	Porch m²	Total floor area (m²)	No of Bedroom
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Lot 2	124	62	38	16	3.5	243.5	4
Lot 3	138	70	38	16	3.5	265.5	4
Total	386	194	114			752.5	

Site Area	2094.5m²

Visitor Parking Lots	2

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REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A1	DRAWN	JL

GROUND FLOOR PLAN 04

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

Brick Units
Gutter RL 650.90
Windows not visible from suject land

Brick Units
Gutter RL 651.20
Windows not visible from suject land

LOT 1
DP 745681

LOT 2
DP 1103085

LOT 2
DP 1103085

EXISTING CONCRETE DRIVEWAY

EXISTING CONCRETE DRIVEWAY

Remove existing & new screen planting as recommended by heritage report

Sewer Mahole
Lid RL 648.41
Invert RL 645.21

Colorbond Fence RL 650.0 Top

36° 37' 00"
101.925

EDGE OF BRICK WALL

MAINTAIN EXISTING FENCING

306° 25' 40"
101.935

LOT 1
DP 136016

LOT 3
RL649.40

LOT 2
RL649.60

LOT 1
RL649.85

GALLERY

BTH

B3

B4

W

up

D = 0.2m
H = 0.2m
S = 5m

GUTTER

INSP

TAP

PATIO

BOLLARD

CONCRETE

EAVE

WASHING LINE

RETAIN EXISTING TREE
D = 0.8m
H = 0.8m
S = 10m

MAINTAIN EXISTING FENCING

MAINTAIN EXISTING FENCING

101.935
216° 37' 00"

OLD TIMBER FENCE

MAINTAIN EXISTING FENCING

LOT 2
DP 61148

LOFT FLOOR PLAN
SCALE - 1:100

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LOFT FLOOR PLAN 05

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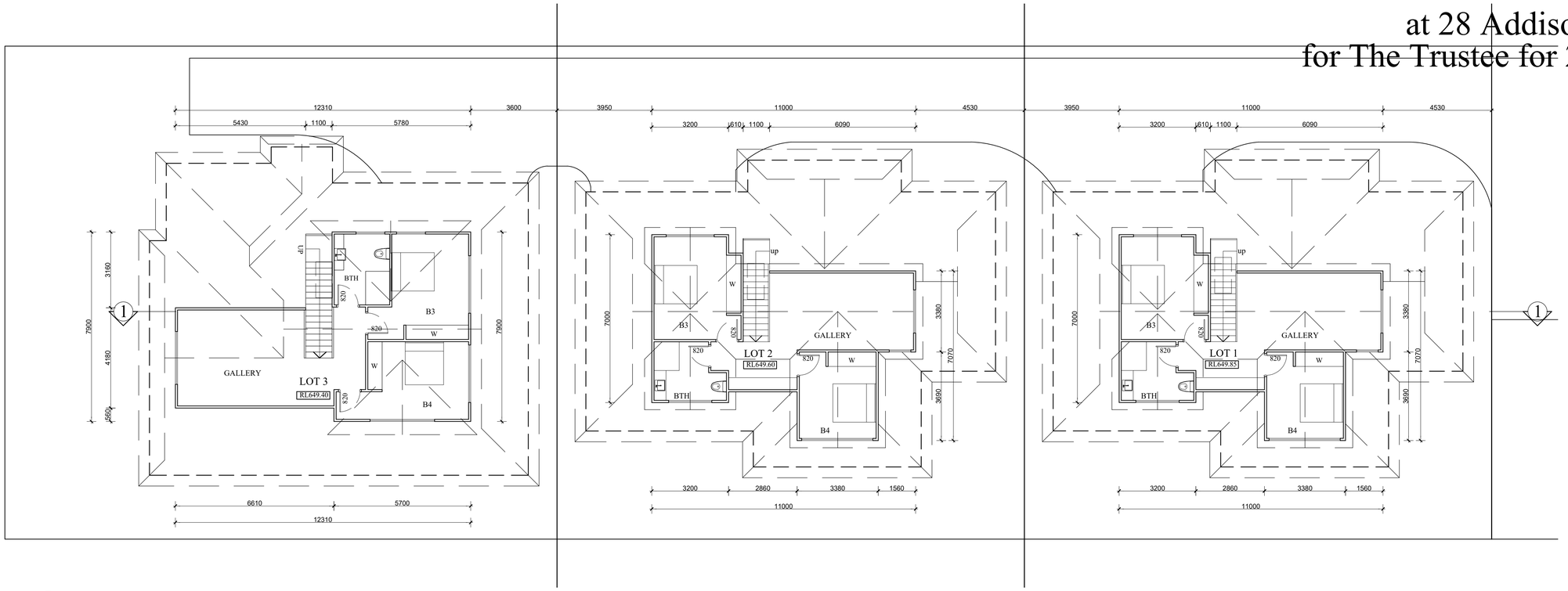
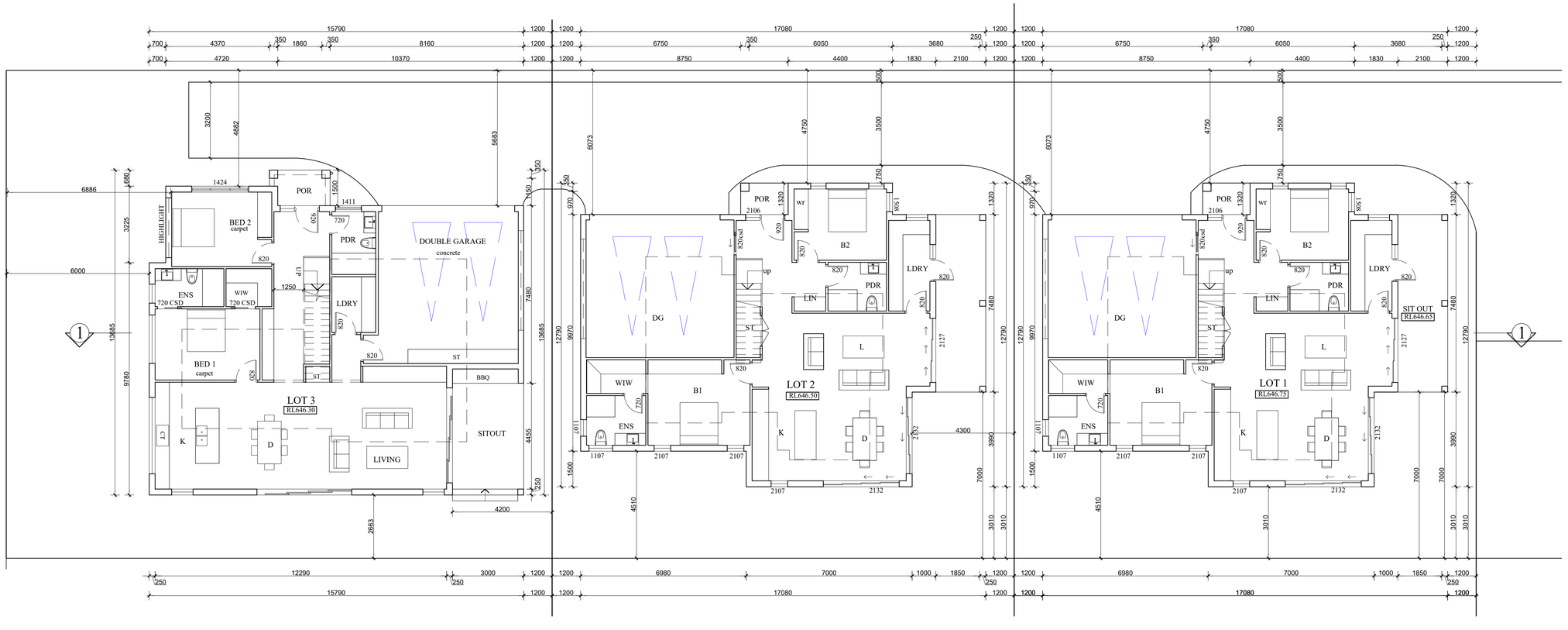


LOFT FLOOR DIMENSION PLAN
SCALE - 1:100



GROUND DIMENSION FLOOR PLAN
SCALE - 1:100

N

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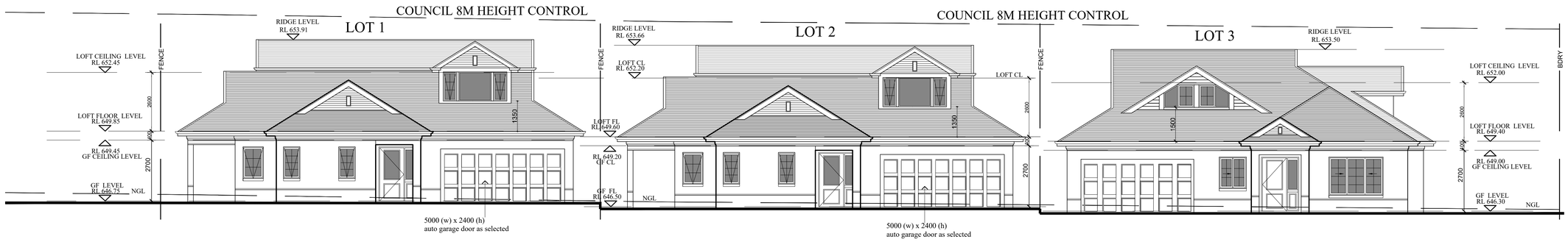
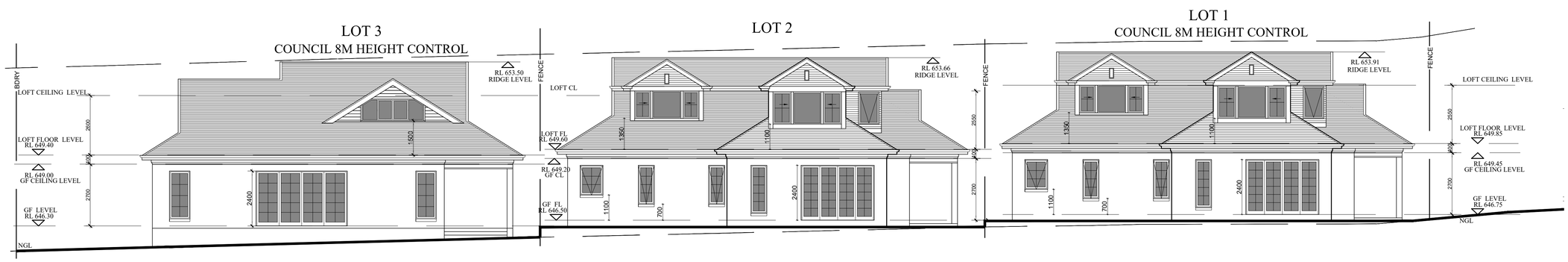
REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A1	DRAWN	JL

GROUND & LOFT FLOOR DIMENSION PLAN — 06

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019



NORTHWEST ELEVATION
SCALE - 1:100



SOUTHEAST ELEVATION
SCALE - 1:100

ABSA
Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is authorised to use approved Software and has agreed to follow the ABSA Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

ISSUE	AMENDMENT	DATE
DA		27-07-24

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Paul Meyer Design Pty Ltd
A.C.N 003 010 197
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A1	DRAWN	JL

ELEVATIONS 07

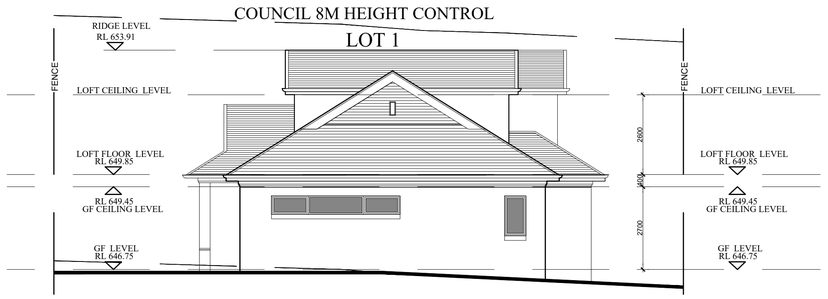
ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

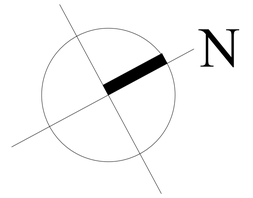
Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

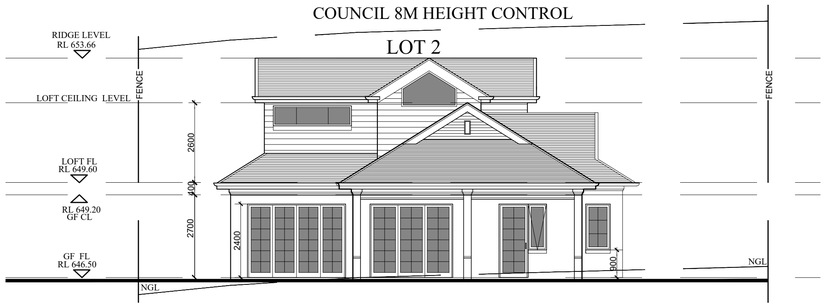
PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

NORTHEAST ELEVATION - LOT 1
SCALE - 1:100

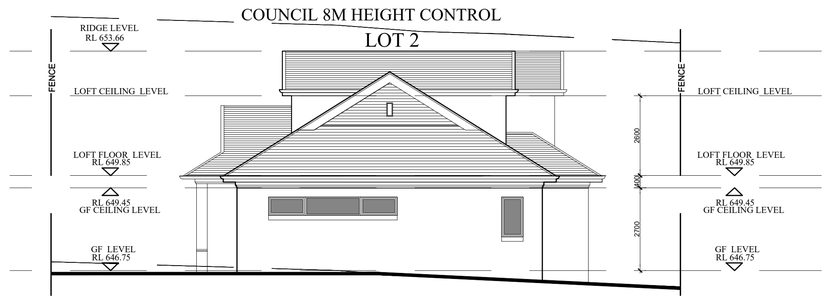


SOUTHWEST ELEVATION - LOT 1
SCALE - 1:100

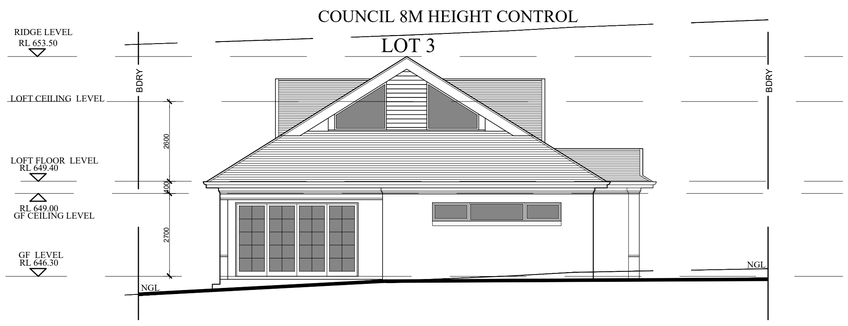




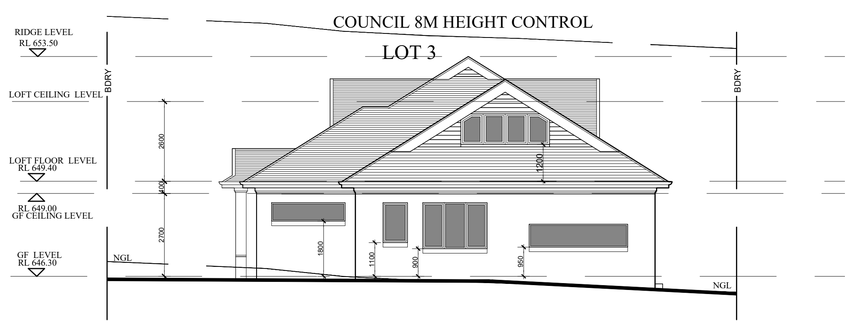
NORTHEAST ELEVATION - LOT 2
SCALE - 1:100



SOUTHWEST ELEVATION - LOT 2
SCALE - 1:100



NORTHEAST ELEVATION - LOT 3
SCALE - 1:100



SOUTHWEST ELEVATION - LOT 3
SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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Paul Meyer Design Pty Ltd
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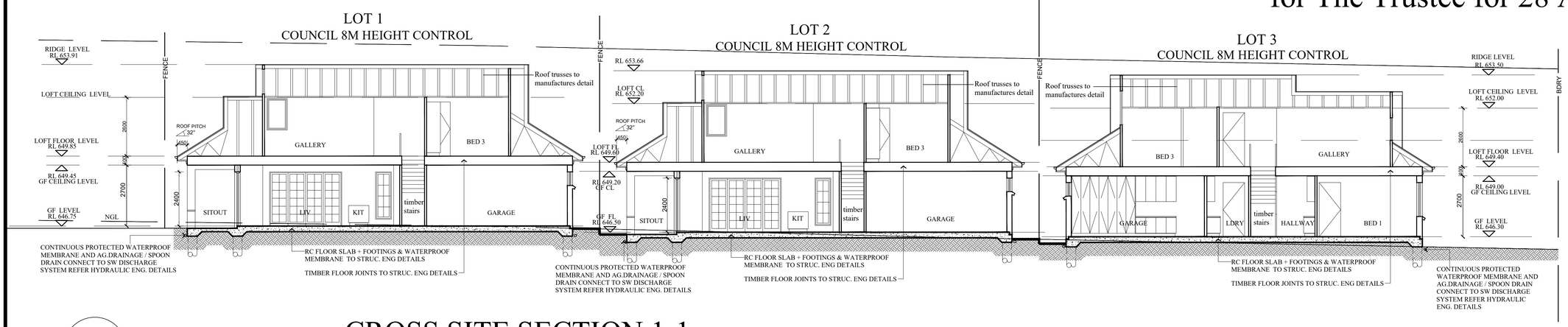
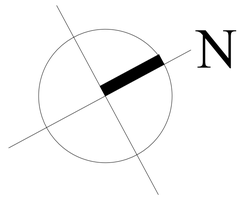
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A1	DRAWN	JL

ELEVATIONS 2 — 08

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019





CROSS SITE SECTION 1-1
SCALE - 1:100

PROJECT	28 Addison Street, Goulburn			
BASIX NOTES:	DWELLING Lot 1			
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR-1	CONCRETE SLAB ON GROUND	NIL		
	TIMBER FRAMED	NIL		
EXTERNAL WALL	BRICK VENEER	R2.5		
	FIBRO CLAD FRAMED	R2.5		
ROOF	METAL DECK ROOF	R 1.3		
CEILLING	FLAT	R 4.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Aluminium B SG Clear	6.7	0.7
		Aluminium A SG Clear	6.7	0.57
		FIXED WINDOW SG 638ComPlsClr	3.91	0.62
WATER	ALL SHOWER HEAD	3 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	4 STAR		
	RAINWATER TANK	1000 L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	3 PHASE EER 2.5+		
	COOKING	INDUCTION COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
	PHOTOVOLTAIC SYSTEM	1.0KW MINIMUM		

PROJECT	28 Addison Street, Goulburn			
BASIX NOTES:	DWELLING Lot 2			
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR-1	CONCRETE SLAB ON GROUND	NIL		
	TIMBER FRAMED	NIL		
EXTERNAL WALL	BRICK VENEER	R2.5		
	FIBRO CLAD FRAMED	R2.5		
ROOF	METAL DECK ROOF	R 1.3		
CEILLING	FLAT	R 4.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Aluminium B SG Clear	6.7	0.7
		Aluminium A SG Clear	6.7	0.57
		FIXED WINDOW SG 638ComPlsClr	3.91	0.62
WATER	ALL SHOWER HEAD	3 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	4 STAR		
	RAINWATER TANK	1000 L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	3 PHASE EER 2.5+		
	COOKING	INDUCTION COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
	PHOTOVOLTAIC SYSTEM	1.0KW MINIMUM		

PROJECT	28 Addison Street, Goulburn			
BASIX NOTES:	DWELLING Lot 3			
ITEM	TYPE	INSULATION / RATING/ SIZE		
FLOOR-1	CONCRETE SLAB ON GROUND	NIL		
	TIMBER FRAMED	R2.5		
EXTERNAL WALL	BRICK VENEER	R2.5		
	FIBRO CLAD FRAMED	R2.5		
ROOF	METAL DECK ROOF	R 1.3		
CEILLING	FLAT	R 5.0		
WINDOWS	ALUMINUM FRAME -CLEAR GLASS	WINDOW TYPE	U VALUE	SHGC
		Aluminium B SG Clear	6.7	0.7
		Aluminium A SG Clear	6.7	0.57
		FIXED WINDOW SG 638ComPlsClr	3.91	0.62
		Aluminium B SG High Solar Gain Low-E	5.4	0.66
WATER	ALL SHOWER HEAD	3 STAR		
	ALL TOILET FLUSHING SYSTEMS	4 STAR		
	ALL KITCHEN TAPS	4 STAR		
	ALL BATH ROOM TAPS	4 STAR		
	RAINWATER TANK	1000 L		
ENERGY	HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR		
	AIR CONDITION	3 PHASE EER 2.5+		
	COOKING	INDUCTION COOKTOP ELECTRIC OVEN		
	LIGHTING	LED		
	PHOTOVOLTAIC SYSTEM	1.0KW MINIMUM		

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
Lot1	4+	153.70	12.80	87.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
Lot2	4+	153.70	12.80	87.00	0.00

Dwelling no.	No. of bedrooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (min area m²)
Lot3	4+	169.90	16.60	134.00	-

Schedule of BASIX commitments

1. Commitments for single dwelling houses

2. Commitments for multi-dwelling houses
   (a) Dwellings
      (i) Water
      (ii) Energy
      (iii) Thermal Comfort

3. Commitments for common areas and central systems/facilities for the development (non-building specific)
   (a) Common areas and central systems/facilities
      (i) Water
      (ii) Energy

BASIX® Certificate
Building Sustainability Index www.basix.nsw.gov.au

Multi Dwelling

Certificate number: 1403220M_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number 1403220M lodged with the consent authority or certifier on 10 August 2023 with application DA0102/2024.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000.

Secretary
Date of issue: Wednesday, 27 November 2024
To be valid, this certificate must be lodged within 9 months of the date of issue.

Project summary	
Project name	28 Addison Street Goulburn_02
Street address	28 Addison Street Goulburn 2580
Local Government Area	GOULBURN MULWAREE
Plan type and plan number	Deposited Plan 759460
Lot no.	5
Section no.	55
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	0
No. of single dwelling houses	0

Project score		
Water	✔ 41	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 48	Target 40

Certificate Prepared by
Name / Company Name: PAUL&DAVID COOKBUILTING PTY LTD.
ABN (if applicable): 80691804941

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carriedout. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

2. Commitments for multi-dwelling houses

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install:			
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and		✔	✔
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔	✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Dwelling no.	Fixtures: All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	Appliances: All clothes washers	All dish-washers	Individual pool: Volume (max volume)	Pool cover	Pool location	Pool shaded	Individual spa: Volume (max volume)	Spa cover	Spa shaded
All dwellings	3 star (> 4.5 but <= 6 L/min)	4 star	4 star	4 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 1000.00 liters	To collect run-off from at least: 100.00 square metres of roof area;	yes	yes	yes	no	no

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a ceiling fan and/or skylight.	✔	✔	✔
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:			
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and		✔	
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔	
(h) The applicant must install in the dwelling:			
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;		✔	
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and		✔	✔
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to the dwelling's electrical system.	✔	✔	✔

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	Individual fan, not ducted	manual switch on/off	Individual fan, not ducted	manual switch on/off	natural ventilation only, or no laundry	-

Dwelling no.	Cooling: living areas	Cooling: bedroom areas	Heating: living areas	Heating: bedroom areas	Artificial lighting: No. of bedrooms &/or study	No. of living &/or dining room	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	Natural lighting: No. of bathrooms &/or toilets	Main kitchen
All dwellings	3-phase airconditioning / EER 2.5 - 3.0(zoned)	3-phase airconditioning / EER 2.5 - 3.0(zoned)	3-phase airconditioning / EER 2.5 - 3.0(zoned)	3-phase airconditioning / EER 2.5 - 3.0(zoned)	4(dedicated)	1(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	yes(dedicated)	2	yes

Dwelling no.	Individual pool: Pool heating system	Individual pool: Timer	Individual spa: Spa heating system	Individual spa: Timer	Appliances & other efficiency measures: Kitchen cooktop/ oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	induction cooktop & electric oven	-	no	-	-	-	no	yes

Dwelling no.	Alternative energy: Photovoltaic system (min rated electrical output in peak kW)
All dwellings	1.00

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔

Thermal loads	
Dwelling no.	Area adjusted heating load (in MJ/m²/yr) / Area adjusted cooling load (in MJ/m²/yr)
Lot1	170.20 / 20.00
Lot2	173.60 / 19.70
All other dwellings	176.30 / 21.50

Construction of floors and walls					
Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
Lot3	163.00	-	-	17.00	no
All other dwellings	144.00	-	-	15.00	no

3. Commitments for common areas and central systems/facilities for the development (non-building specific)

(a) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

Central energy systems	Type	Specification
Other	-	-

Notes

1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.

Legend

1. Commitments identified with a "✔" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✔" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✔" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

Paul Meyer Design Pty Ltd
A.C.N 003 010 197
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A1	DRAWN	JL
DA	27-07-24		
ISSUE	AMENDMENT	DATE	

SECTION 1-1

09

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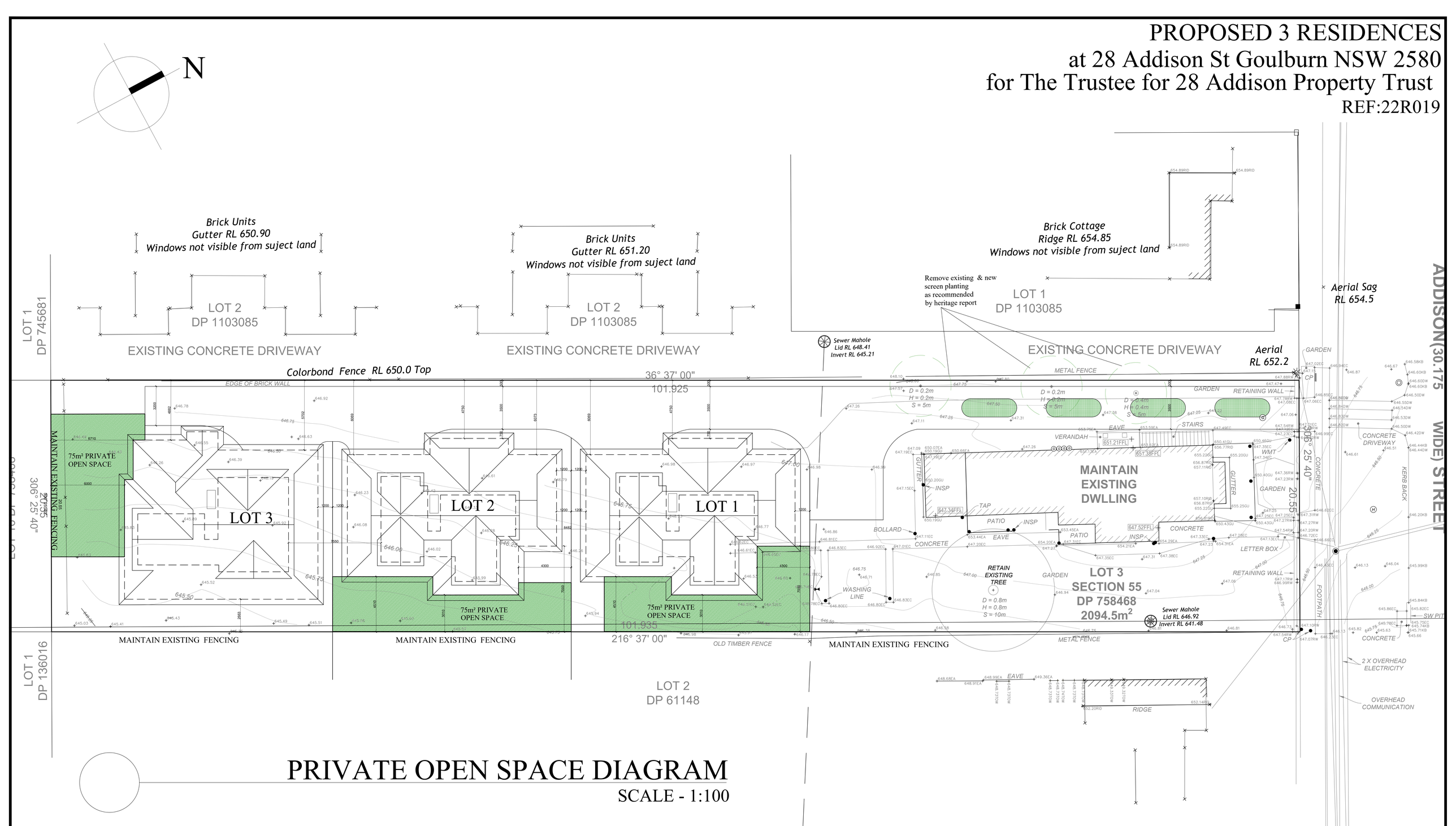
PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019



PRIVATE OPEN SPACE DIAGRAM
SCALE - 1:100

PRIVATE OPEN SPACE	
COUNCIL REQUIREMENTS :	75m²
Lot 1: Proposed Private Open Space	75m²
Lot 2: Proposed Private Open Space	75m²
Lot 3: Proposed Private Open Space	75m²

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is qualified to use NatHERS Accredited Software and has agreed to follow the ABSA Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

ISSUE	AMENDMENT	DATE
DA		27-07-24

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Paul Meyer Design Pty Ltd
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1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

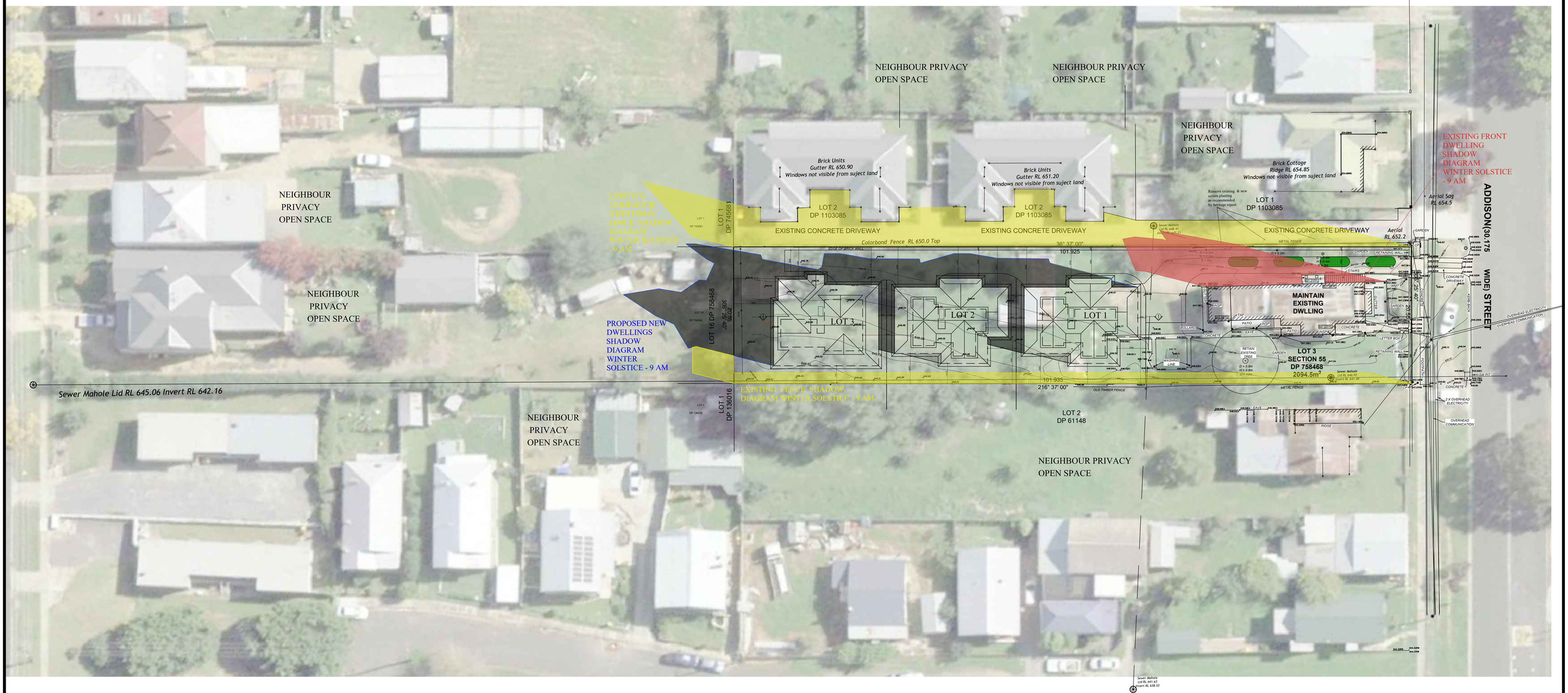
REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

PRIVATE OPEN SPACE DIAGRAM — 10

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 9AM
SCALE - 1:100

ABSA Nationwide Building Society
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor Certificate has been issued by Nationwide Accredited Software which has passed the Nationwide Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au
Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding/?PublicId=GGG6EXHF2A&GrpCert=1

			Paul Meyer Design Pty Ltd
			A.C.N 003 010 197
			1 Lisle Court West Pennant Hills NSW 2125
			Phone: (02) 9871 3977 Fax: (02) 9871 6121
			REF 22R 019 DATE JULY 2022
DA		27-07-24	SCALE 1:100 @A0 DRAWN JL
ISSUE	AMENDMENT	DATE	SHADOW STUDY 9AM 11

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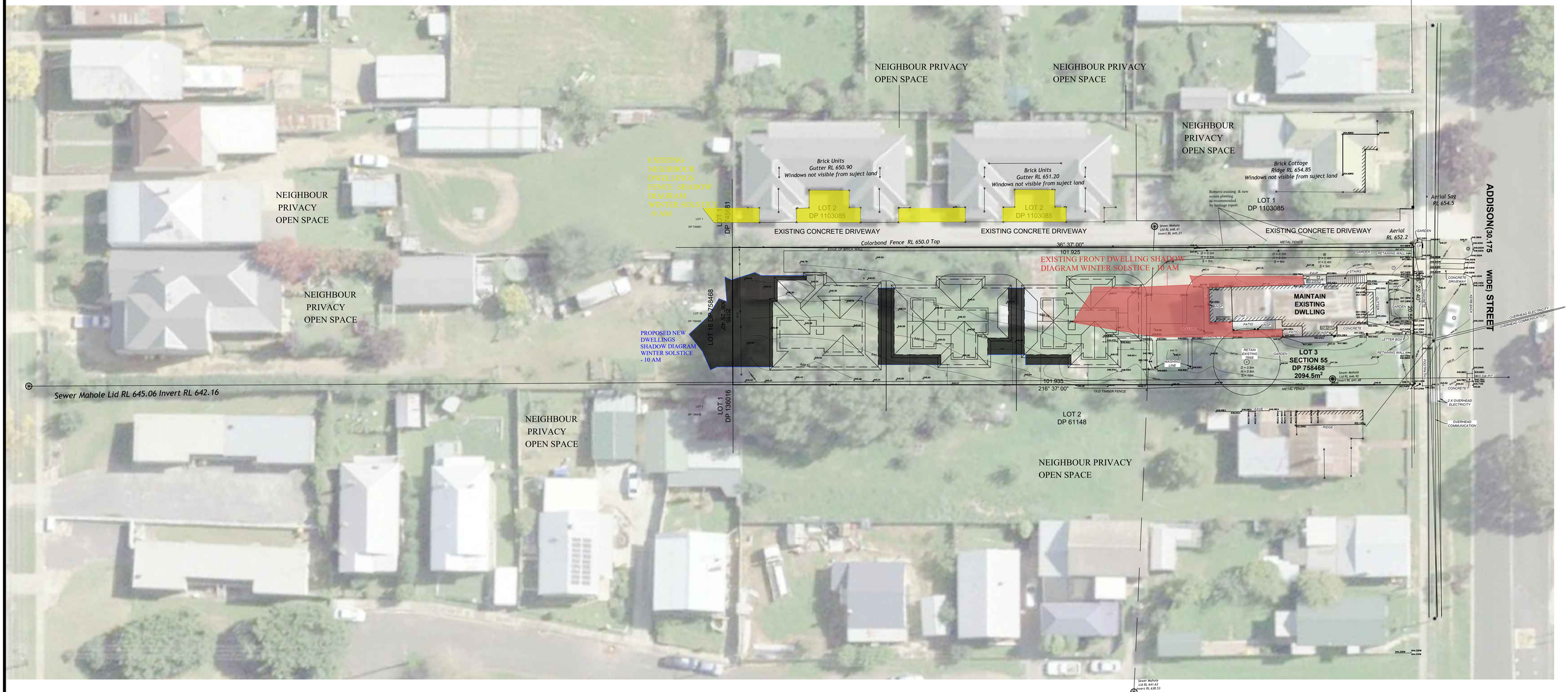
PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 10 AM

SCALE - 1:100

ABSA Assessments completed within the accreditation period are part of the ABSA quality audit stature
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor has been audited by NABERS Accredited Software and has agreed to the Assessor Code of Practice.

Class 1 summary
GGG6EXHF2A 10/08/2023
5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
Assessor Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.frl5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

Paul Meyer Design Pty Ltd
A.C.N.003 010 197
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

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DA		27-07-24

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SCALE 1:100 @A0 | DRAWN JL

SHADOW STUDY 10AM

12

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PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

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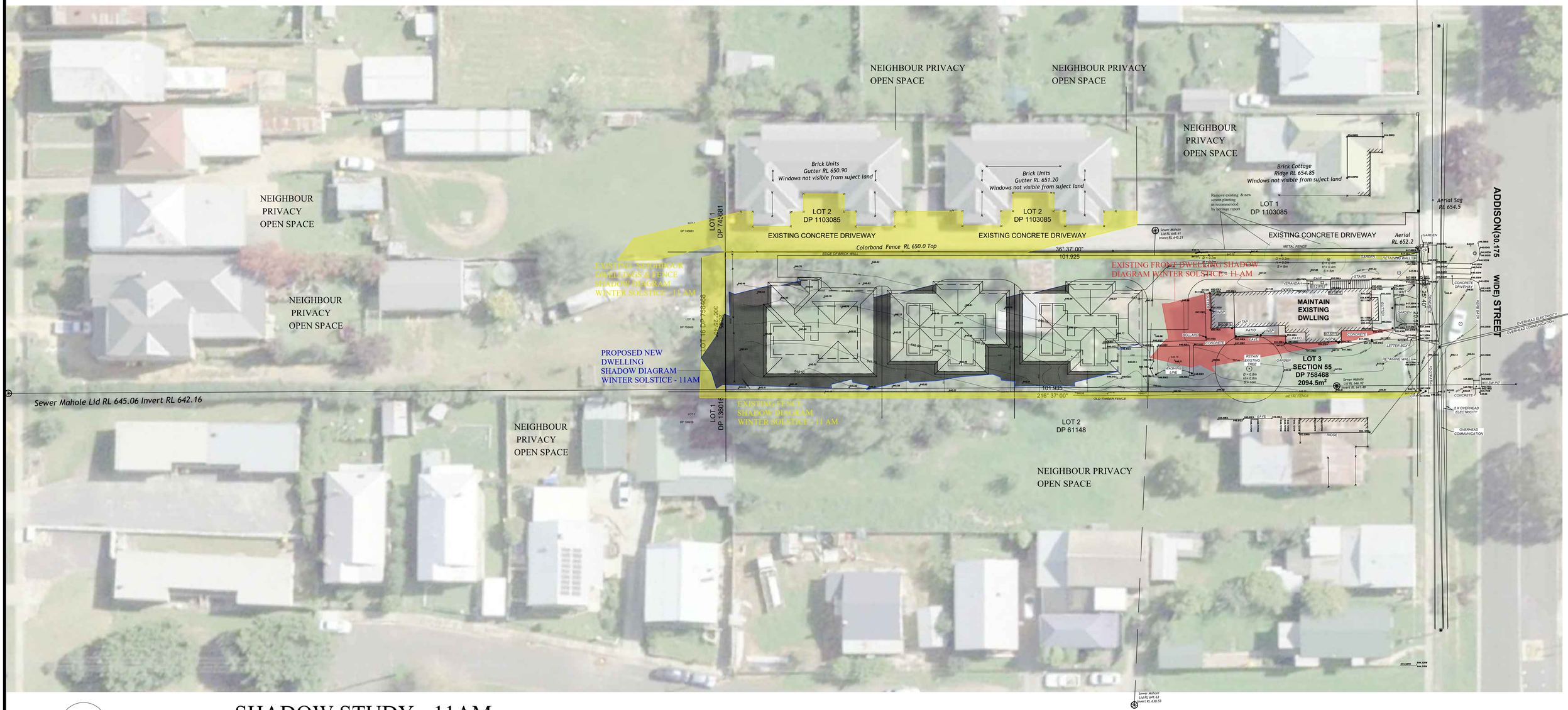
NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 11AM
SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SHADOW STUDY 11AM — 13

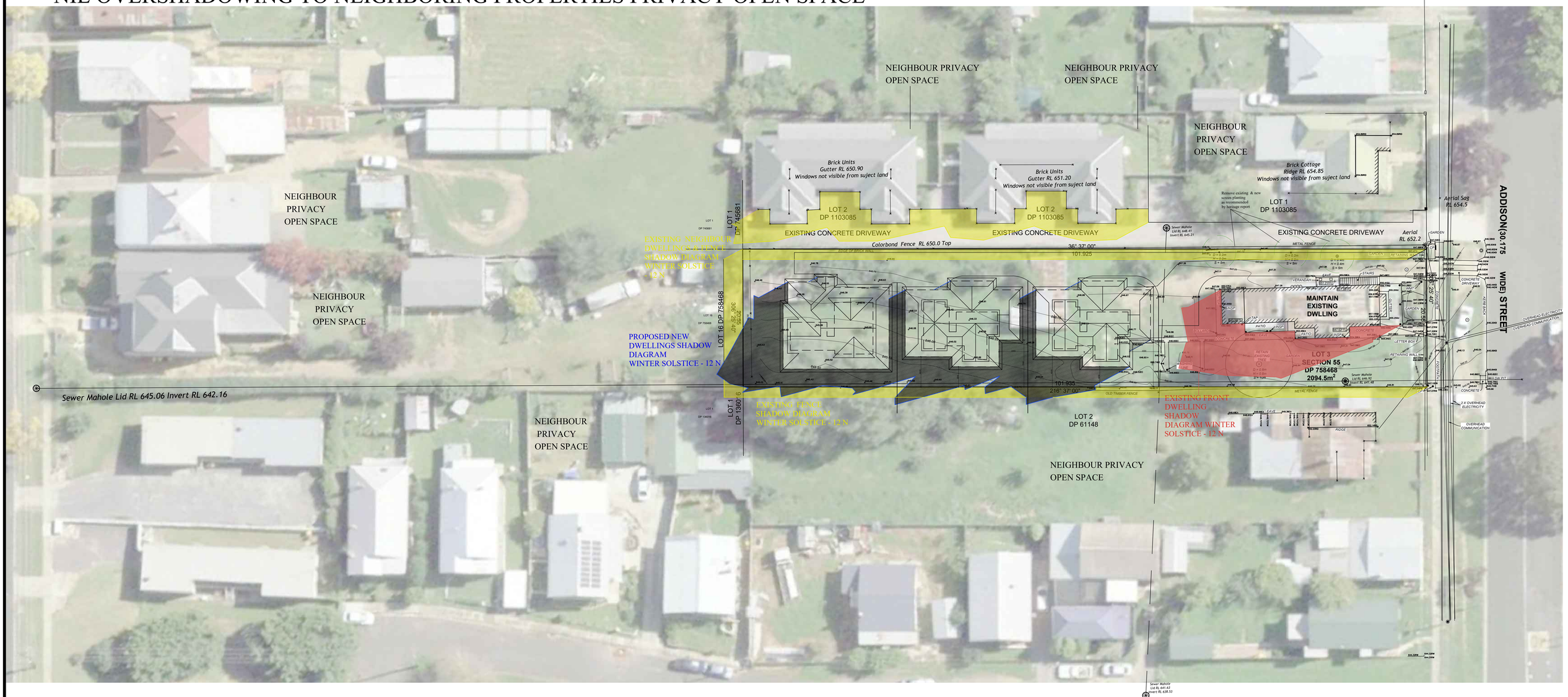
ABSA Australian Building Sustainability Association
Assessment is completed within the accreditation period ask part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature

Class 1 summary
GGG6EXHF2A 10/08/2023
5.3 Minimum star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 12 N
SCALE - 1:100

ABSA Australian Building Sustainability Association
Assessment is compliant with the accreditation portal use part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature

Class 1 summary
GGG6EXHF2A 10/08/2023
5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?hubclick=GGG6EXHF2A&GrpCert=1

DA		27-07-24
ISSUE	AMENDMENT	DATE

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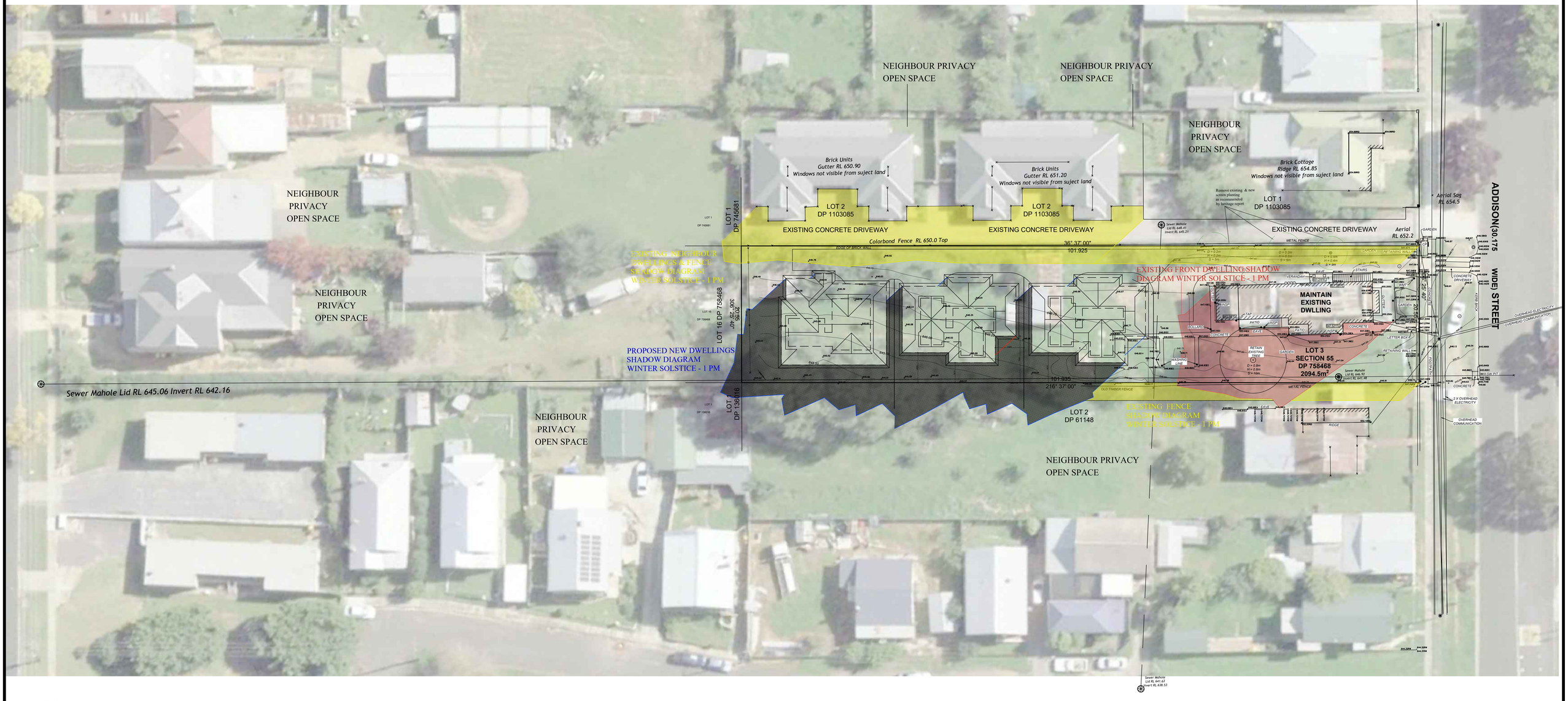
REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SHADOW STUDY 12N — 14

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

N

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 1 PM

SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

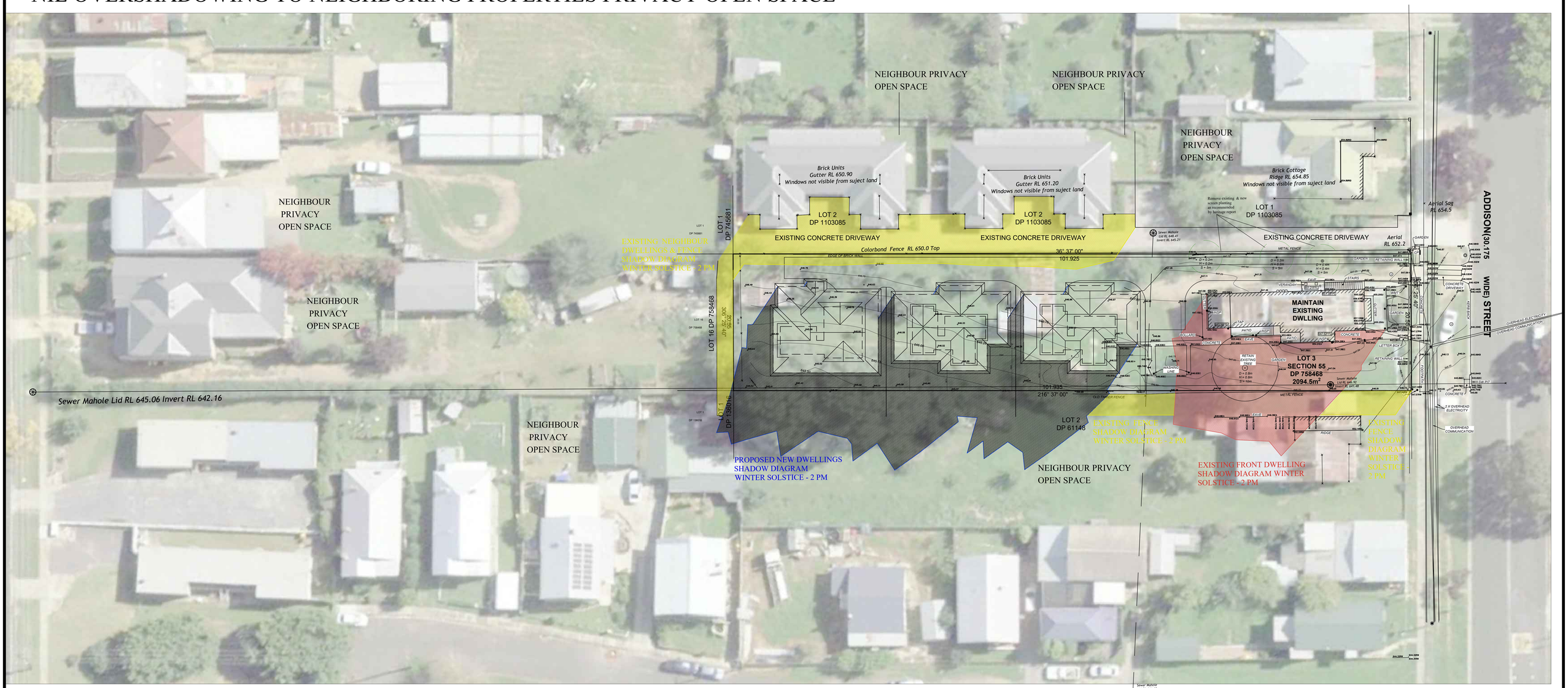
SHADOW STUDY 1PM — 15

ABSA Assessor Number Scheme
Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is bound by a specific Accreditation Scheme Service Agreement and Code of Practice

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE



SHADOW STUDY - 2 PM
SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SHADOW STUDY 2PM — 16

ABSA Assessor Number 101225 Accreditation Period 31/11/2024-31/11/2024 Assessor Name Pranab Chakma Assessor Number 101225 Assessor Signature
Class 1 summary GGG6EXHF2A 10/08/2023
5.3 Minimum star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding/?PublicId=GGG6EXHF2A&GrpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

NIL OVERSHADOWING TO NEIGHBORING PROPERTIES PRIVACY OPEN SPACE

N

NEIGHBOUR PRIVACY OPEN SPACE

NEIGHBOUR PRIVACY OPEN SPACE

NEIGHBOUR PRIVACY OPEN SPACE

NEIGHBOUR PRIVACY OPEN SPACE

NEIGHBOUR PRIVACY OPEN SPACE

NEIGHBOUR PRIVACY OPEN SPACE

Brick Units
Gutter RL 650.90
Windows not visible from suject land

Brick Units
Gutter RL 651.20
Windows not visible from suject land

Brick Cottage
Ridge RL 654.85
Windows not visible from suject land

Remove existing & new screen planting as recommended by heritage report

LOT 2
DP 1103085

LOT 2
DP 1103085

LOT 1
DP 1103085

LOT 1
DP 745681

LOT 16
DP 758468

LOT 1
DP 136016

LOT 2
DP 61148

EXISTING CONCRETE DRIVEWAY

EXISTING CONCRETE DRIVEWAY

EXISTING CONCRETE DRIVEWAY

Colorbond Fence RL 650.0 Top

EDGE OF BRICK WALL

36° 37' 00"
101.925

216° 37' 00"
101.935

Sewer Mahole Lid RL 645.06 Invert RL 642.16

Sewer Mahole Lid RL 646.92 Invert RL 641.48

Sewer Mahole Lid RL 641.63 Invert RL 638.53

Aerial Sag RL 654.5

Aerial RL 652.2

Sewer Mahole Lid RL 648.41 Invert RL 645.21

EXISTING NEIGHBOUR DWELLINGS & FENCE SHADOW DIAGRAM WINTER SOLSTICE - 3 PM

PROPOSED NEW DWELLINGS SHADOW DIAGRAM WINTER SOLSTICE - 3 PM

EXISTING FENCE SHADOW DIAGRAM WINTER SOLSTICE - 3 PM

EXISTING FENCE SHADOW DIAGRAM WINTER SOLSTICE - 3 PM

EXISTING FRONT DWELLING SHADOW DIAGRAM WINTER SOLSTICE - 3 PM

MAINTAIN EXISTING DWLLING

LOT 3
SECTION 55
DP 758468
2094.5m²

RETAIN EXISTING TREE
D = 0.8m
H = 0.8m
S = 10m

RETAIN EXISTING TREE
D = 0.2m
H = 0.2m
S = 5m

RETAIN EXISTING TREE
D = 0.2m
H = 0.2m
S = 5m

RETAIN EXISTING TREE
D = 0.4m
H = 0.4m
S = 5m

ADDISON(30.175 WIDE) STREET

METAL FENCE

RETAINING WALL

CONCRETE DRIVEWAY

VERANDAH

EAVE

RIDGE

GUTTER

FASCIA

GARDEN

PATIO

CONCRETE

LETTER BOX

WASHING LINE

OVERHEAD ELECTRICITY

OVERHEAD COMMUNICATION

2 X OVERHEAD ELECTRICITY

OVERHEAD COMMUNICATION

SHADOW STUDY - 3 PM

SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

ABSA Australian Building Sustainability Assessor
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature

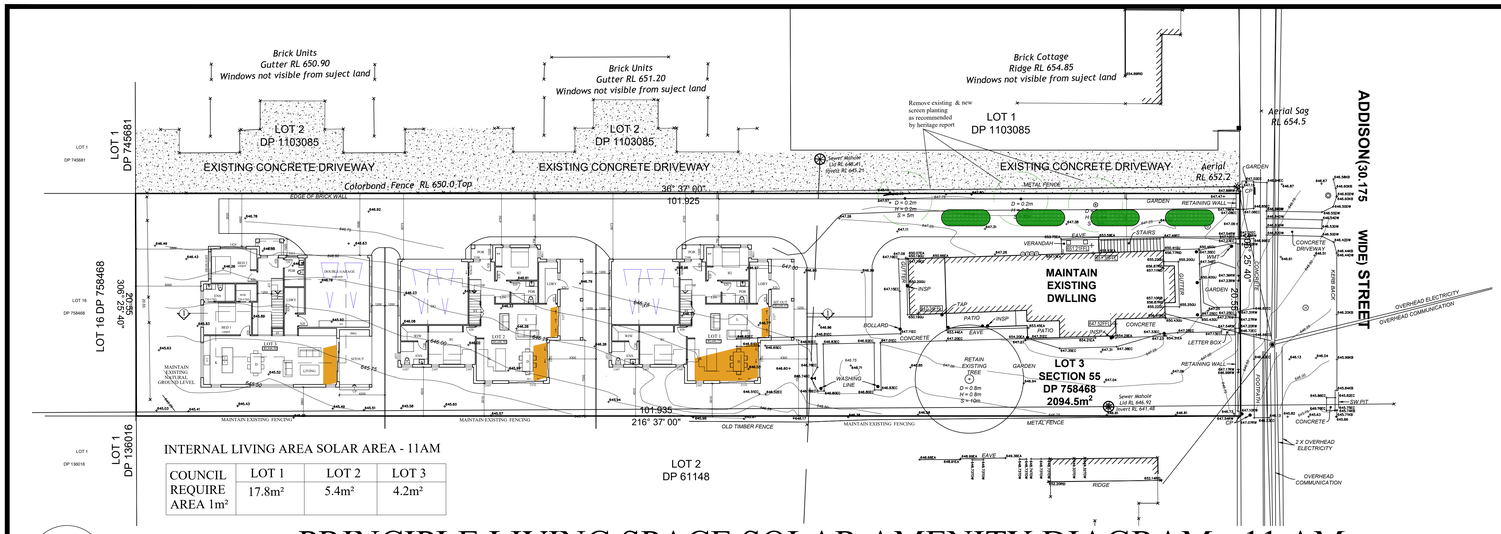
5.3 Minimum star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCertn1

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

SHADOW STUDY 3PM — 17

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

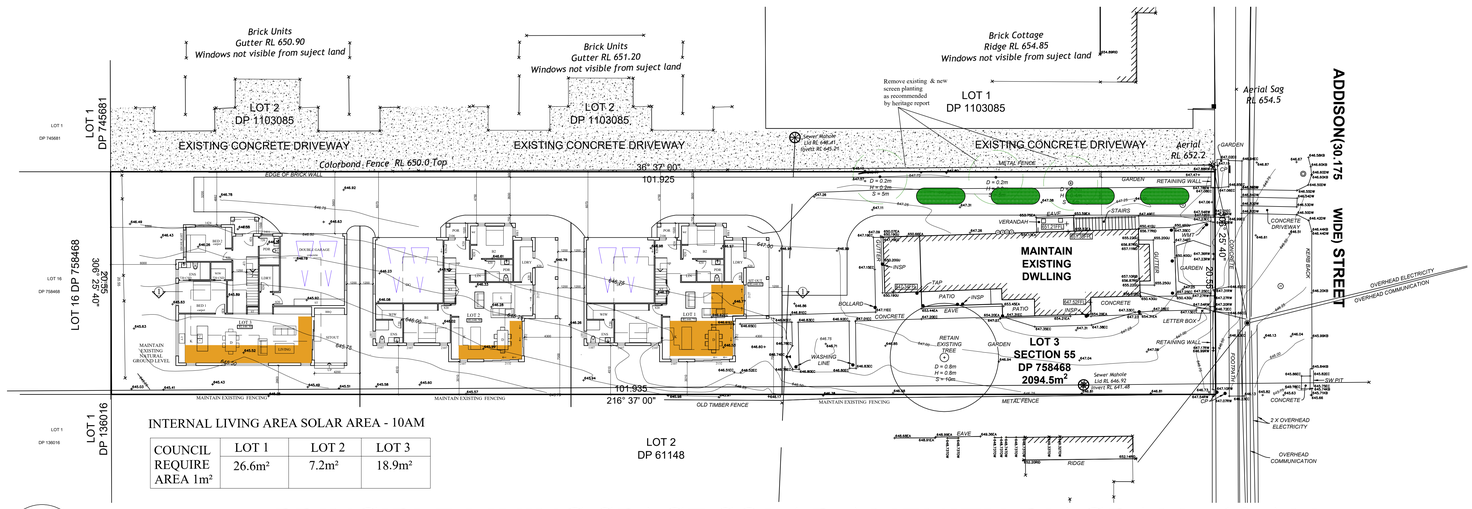


INTERNAL LIVING AREA SOLAR AREA - 11AM

COUNCIL REQUIRE AREA 1m²	LOT 1	LOT 2	LOT 3
	17.8m²	5.4m²	4.2m²

PRINCIPLE LIVING SPACE SOLAR AMENITY DIAGRAM - 11 AM

SCALE - 1:100

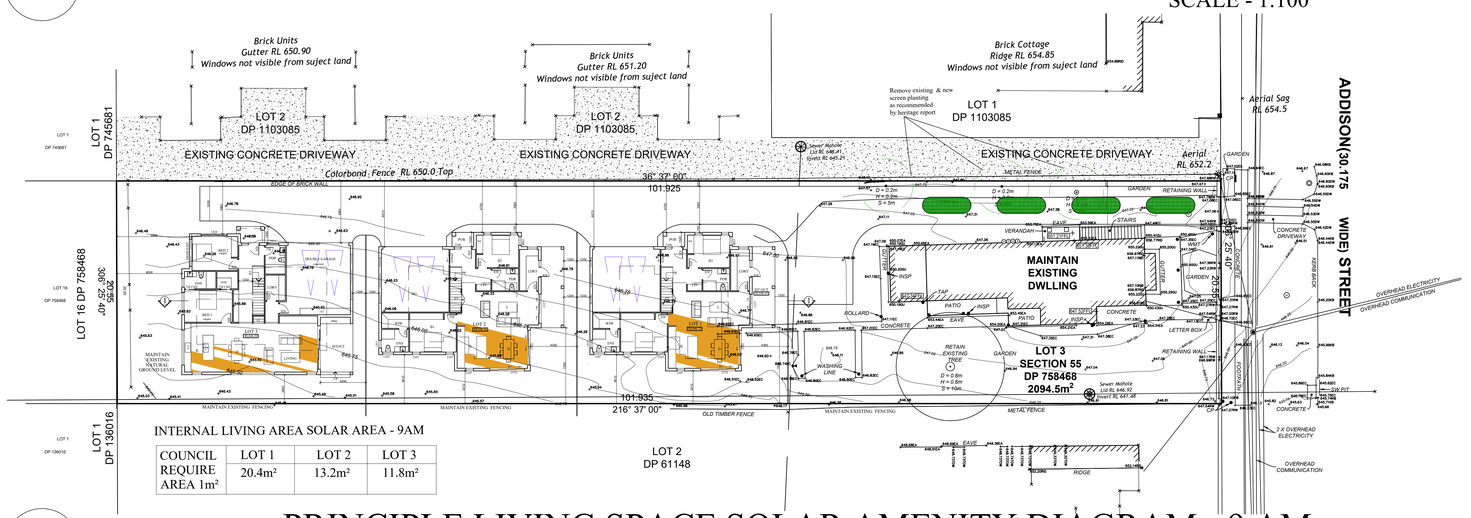


INTERNAL LIVING AREA SOLAR AREA - 10AM

COUNCIL REQUIRE AREA 1m²	LOT 1	LOT 2	LOT 3
	26.6m²	7.2m²	18.9m²

PRINCIPLE LIVING SPACE SOLAR AMENITY DIAGRAM - 10 AM

SCALE - 1:100



INTERNAL LIVING AREA SOLAR AREA - 9AM

COUNCIL REQUIRE AREA 1m²	LOT 1	LOT 2	LOT 3
	20.4m²	13.2m²	11.8m²

PRINCIPLE LIVING SPACE SOLAR AMENITY DIAGRAM - 9 AM

SCALE - 1:100

N

PRINCIPLE LIVING SPACE SOLAR AMENITY

	LOT 1	LOT 2	LOT 3	DCP COMPLIANCE
9 AM	20.4m²	13.2m²	11.8m²	COMPLY
10 AM	26.6m²	7.2m²	18.9m²	COMPLY
11 AM	17.8m²	5.4m²	4.2m²	COMPLY

DA		27-07-24
ISSUE	AMENDMENT	DATE

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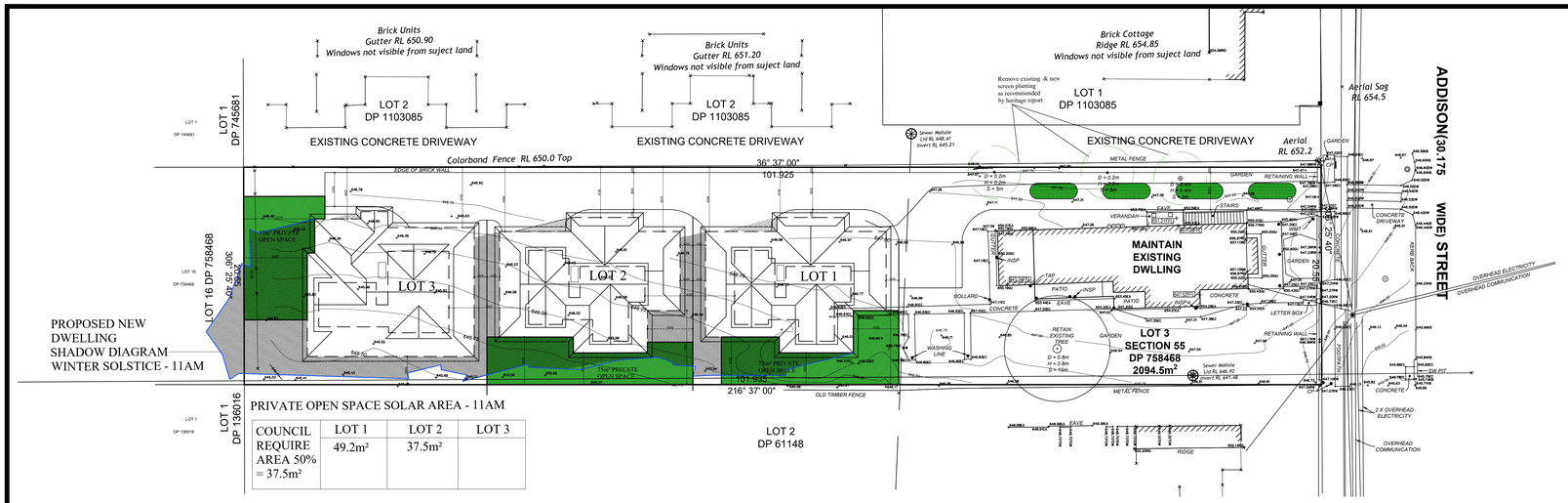
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

LIVING SPACE SOLAR AMENITY DIAGRAM — 18

ABSA Australian Building Sustainability Assessments completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
Class 1 summary GGG6EXHF2A 10/08/2023
5.3 Minimum star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019



PRIVATE OPEN SPACE SOLAR AREA - 11AM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	LOT 3
	49.2m²	37.5m²	

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 11 AM

SCALE - 1:100

PRIVATE OPEN SPACE SOLAR AREA - 10AM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	
	67.2m²	62.4m²	

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 10 AM

SCALE - 1:100

PRIVATE OPEN SPACE SOLAR AREA - 9AM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	
	71.4m²	71.4m²	

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 9 AM

SCALE - 1:100

PRIVATE OPEN SPACE SOLAR AMENITY

	LOT 1	LOT 2	LOT 3
9 AM	71.4m²	71.4m²	
10 AM	67.2m²	62.4m²	
11 AM	49.2m²	37.5m²	
12 N			
1 PM			37.7m²
2 PM			51.6m²
3 PM			63.7m²
TOTAL	3 Hours	3 Hours	3 Hours
DCP COMPLIANCE	COMPLY	COMPLY	COMPLY

DA		27-07-24
ISSUE	AMENDMENT	DATE

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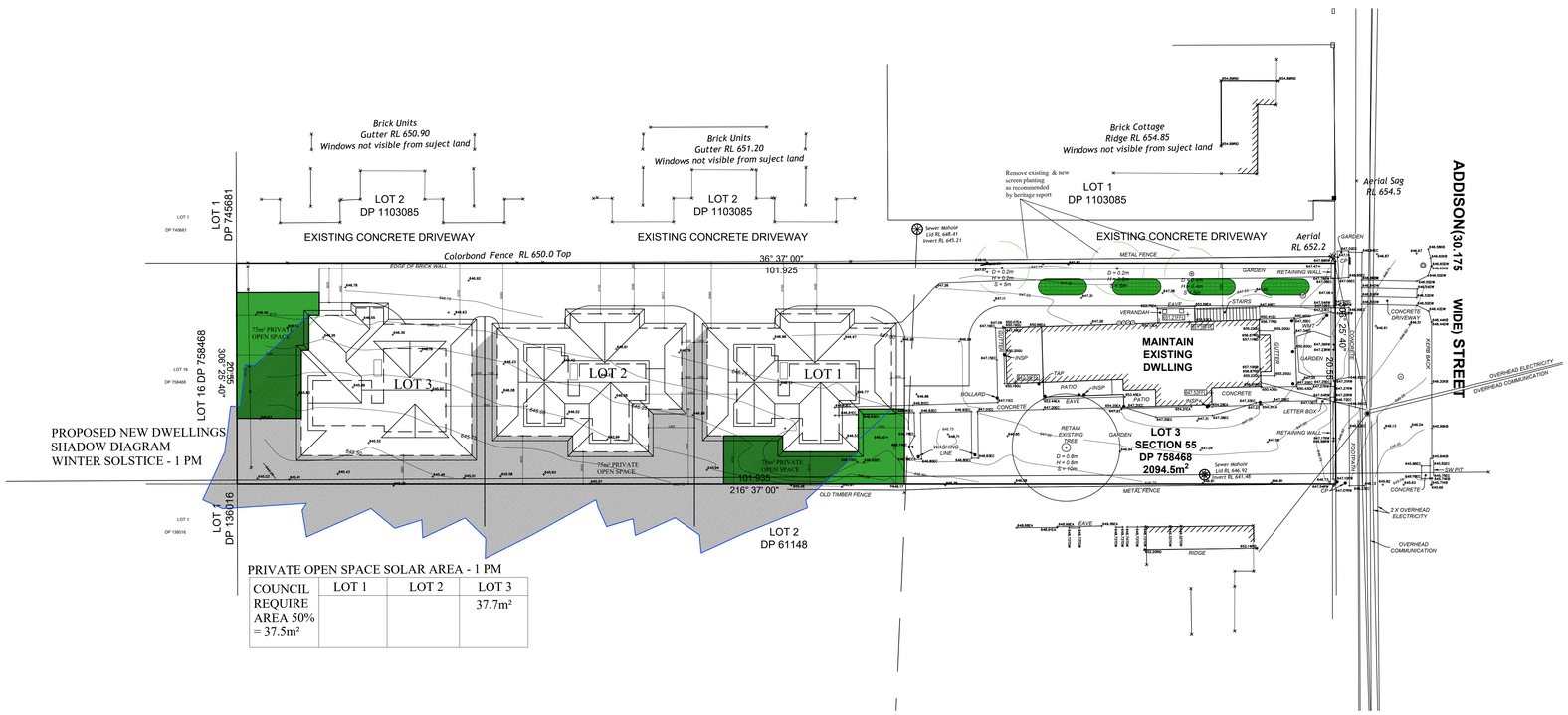
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

PRIVATE OPEN SPACE SOLAR DIAGRAM 1 — 19

ABSA Assessor Scheme Sustainability Associate
Assessor(s) completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
Class 1 summary
GGG6EXHF2A 10/08/2023
5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GrpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

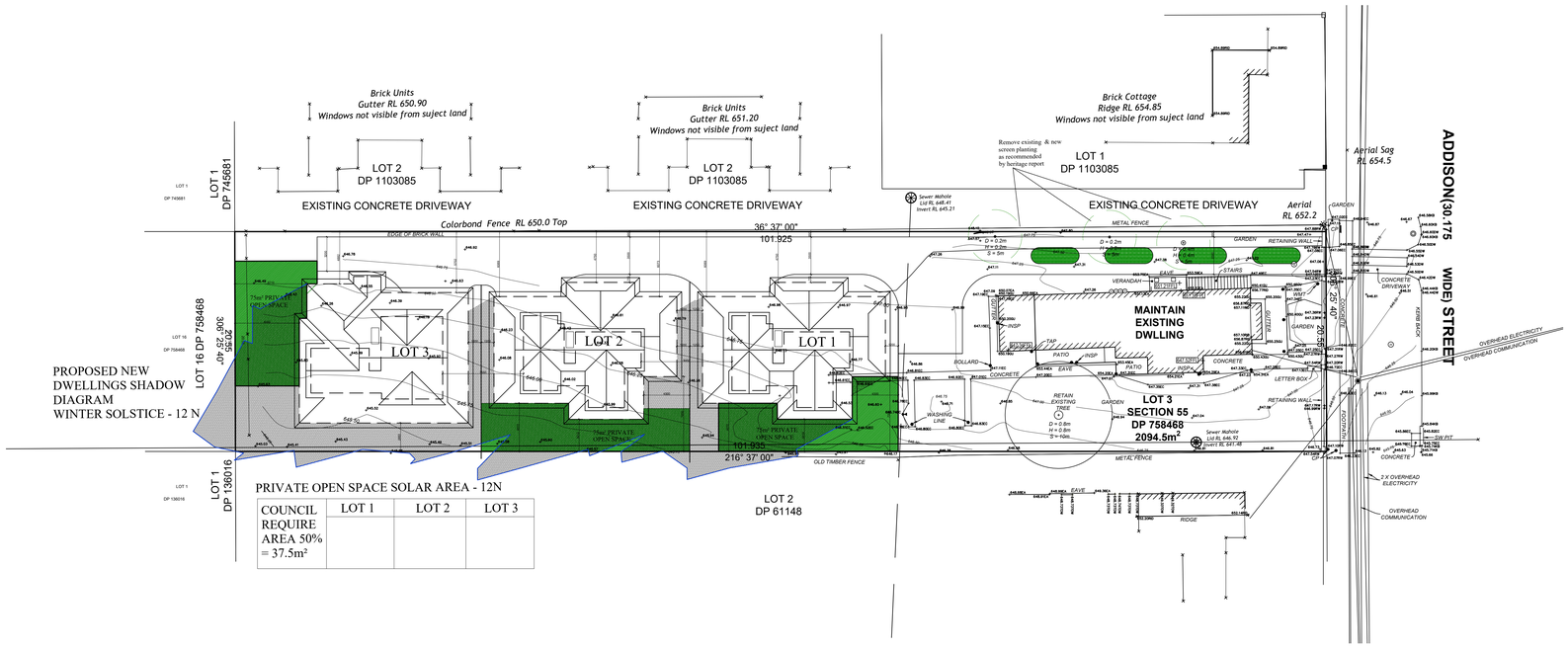


PROPOSED NEW DWELLINGS
SHADOW DIAGRAM
WINTER SOLSTICE - 1 PM

PRIVATE OPEN SPACE SOLAR AREA - 1 PM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	LOT 3
			37.7m²

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 1 PM
SCALE - 1:100



PROPOSED NEW
DWELLINGS SHADOW
DIAGRAM
WINTER SOLSTICE - 12 N

PRIVATE OPEN SPACE SOLAR AREA - 12N

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	LOT 3

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 12 N
SCALE - 1:100

DA		27-07-24
ISSUE	AMENDMENT	DATE

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Paul Meyer Design Pty Ltd
A.C.N 003 010 197
1 Lisle Court West Pennant Hills NSW 2125
Phone: (02) 9871 3977 Fax: (02) 9871 6121

REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

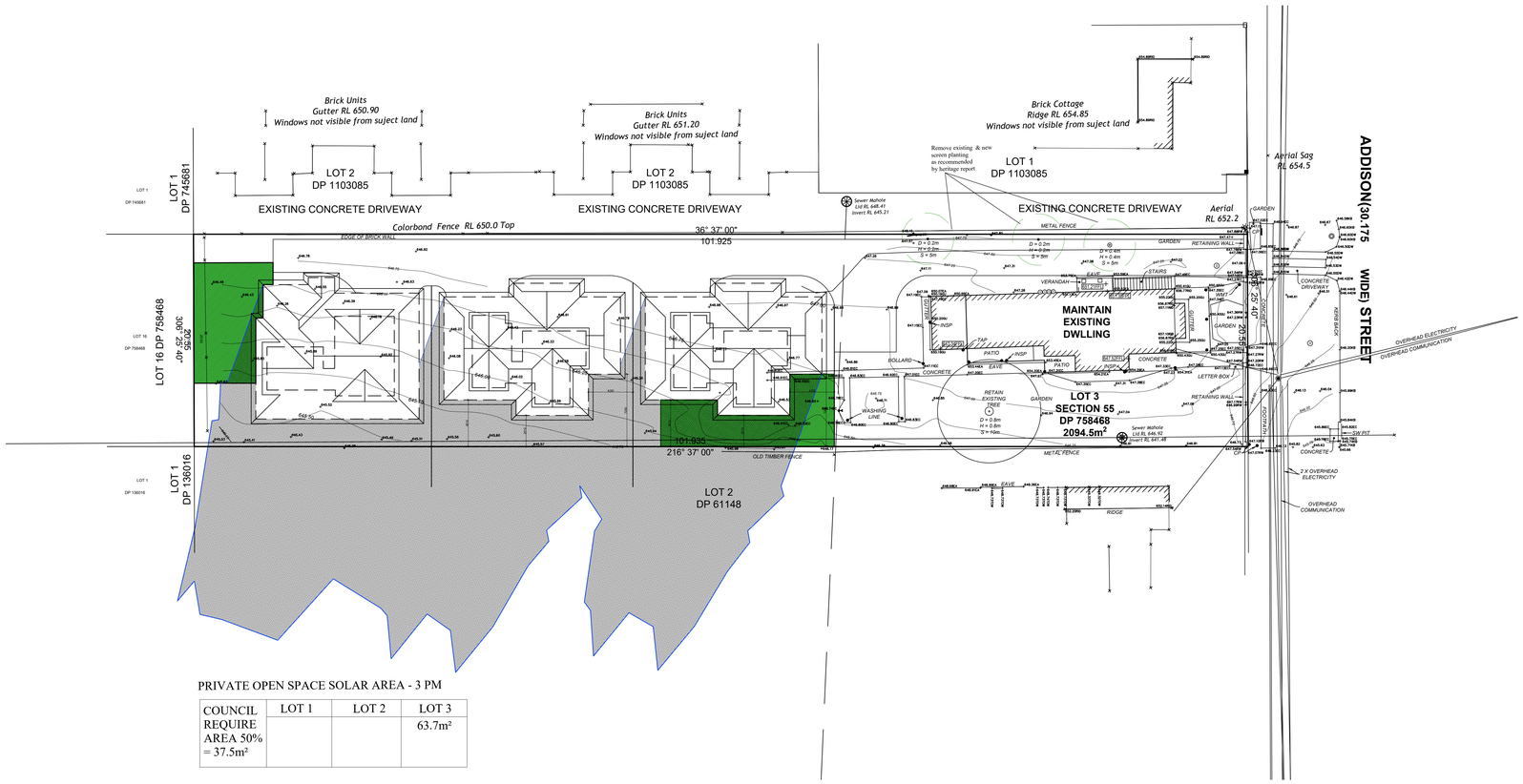
PRIVATE OPEN SPACE SOLAR DIAGRAM 2 — 20

ABSA Australian Building Sustainability Association
Assessors/docs completed within the accreditation period are part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature
This Accredited Assessor is qualified to undertake Nationwide House Energy Software and has signed to the terms of use.

5.3 Minimum star rating
NATIONWIDE HOUSE ENERGY RATING SCHEME
www.nathers.gov.au

Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
Accreditation No. 101225
Address 28 Addison Street, Goulburn, NSW, 2580
https://www.fr5.com.au/QRCodeLanding?PublicId=GGG6EXHF2A&GpCert=1

PROPOSED 3 RESIDENCES
at 28 Addison St Goulburn NSW 2580
for The Trustee for 28 Addison Property Trust
REF:22R019

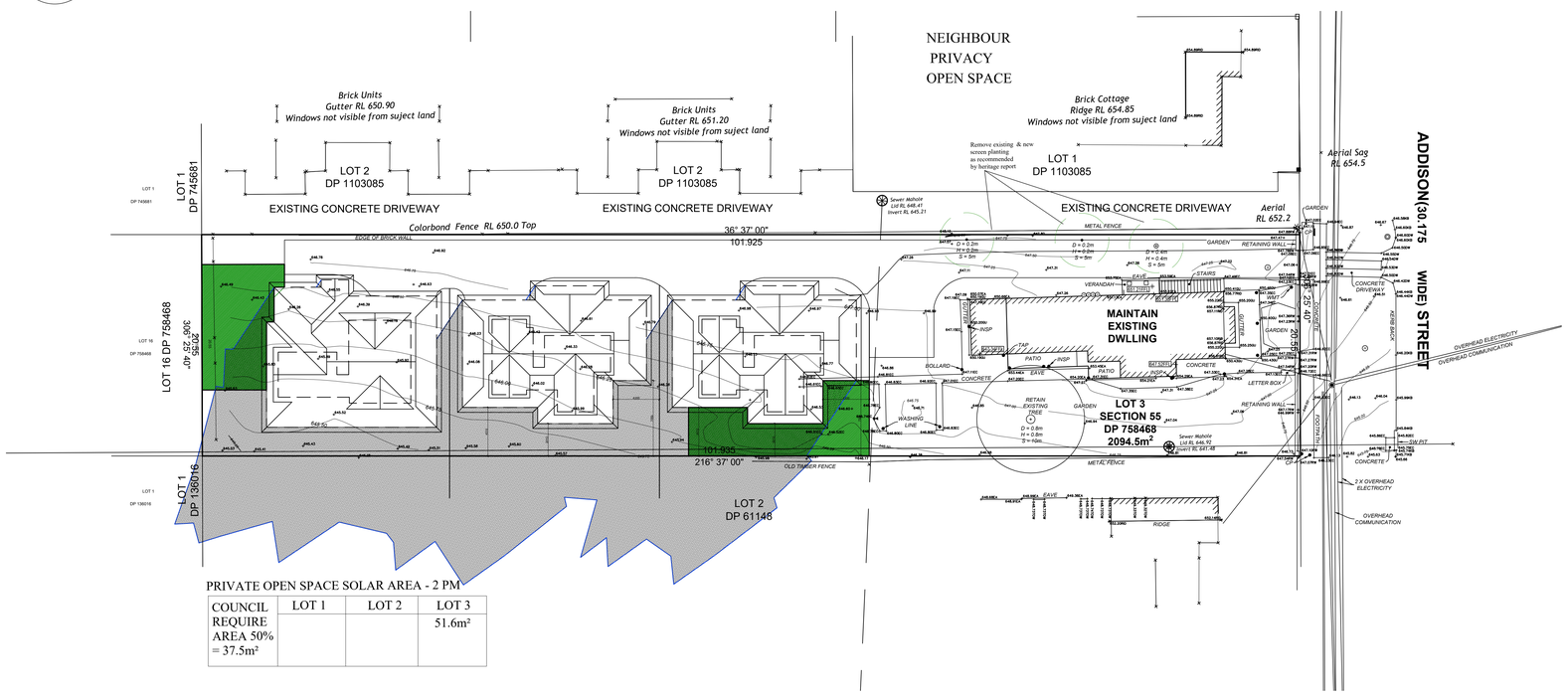


PRIVATE OPEN SPACE SOLAR AREA - 3 PM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	LOT 3
			63.7m²

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 3 PM

SCALE - 1:100



PRIVATE OPEN SPACE SOLAR AREA - 2 PM

COUNCIL REQUIRE AREA 50% = 37.5m²	LOT 1	LOT 2	LOT 3
			51.6m²

PRIVATE OPEN SPACE SOLAR AMENITY DIAGRAM - 2 PM

SCALE - 1:100

ABSA Australian Building Sustainability Association
Assessments completed within the accreditation period as part of the ABSA quality audit system
Accreditation Period 31/11/2024-31/11/2024
Assessor Name Pranab Chakma
Assessor Number 101225
Assessor Signature

5.3 Minimum star rating NATIONWIDE HOUSE ENERGY RATING SCHEME www.nathers.gov.au

Class 1 summary
GGG6EXHF2A 10/08/2023
Assessor Pranab chakma
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DA		27-07-24
ISSUE	AMENDMENT	DATE

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REF	22R 019	DATE	JULY 2022
SCALE	1:100 @A0	DRAWN	JL

PRIVATE OPEN SPACE SOLAR DIAGRAM 3 — 21