

NOTE: IMAGES NOT TO SCALE.



PROPOSED :
BRICK VENEER DWELLING & DETACHED GRANNY FLAT

CLIENT :
MRS. A & MR. M WEARNE

SITE ADDRESS :
DP: 35245 | LOT 2 (No.4)
WHEATLEY AVENUE
GOULBURN, NSW 2580

COUNCIL :	LODGEEMENT:	PROJECT ID :	SHEET No.:
GOULBURN MULWAREE	DA-CC	P-209012	1/11
STAGE:	DRAWN BY:	ISSUE DATE:	REV. ID:
LODGEEMENT PLAN	A.C.	17.10.24	F

Date	Tender	Revision	Drawn	Rev. ID
17.10.24	1	FIRST DRAW	A.C.	A
15.11.24	CRM DATED 11.11.24	SECOND DRAW	CP	B
02.12.24	3	NATHERS PREP & LODGEEMENT CHECK	A.C.	C
20.01.25	-	ADJUSTED BASIX INFO	CP	D
31.01.25	-	DEMOLITION PLAN	A.C.	E
11.04.25	-	SITE MANAGEMENT	A.C.	F

HOUSE TYPE :	FACADE:			
VENETO FOUR 25	CLASSIC			
PLAN VARIATION.:	BEDS [TOTAL]:	GARAGE:	POSITION:	VERSION:
DETACHED GRANNY FLAT	4 BED	DG	RHS	-

BEECHWOOD HOMES (NSW) PTY. LTD.

BEECHWOOD HOMES (NSW) PTY LTD TRADING AS BEECHWOOD HOMES
ABN 50 132 370 104 | BUILDERS LICENCE 207765C

SYDNEY BUSINESS CENTRE (HEAD OFFICE)
UNIT 2, 25-27 REDFERN STREET, WETHERILL PARK, NSW, 2164 | P (02) 9616 0999 | F (02) 9616 0991

NORTH COAST BUSINESS CENTRE
UNIT 4, 26 BALOOK DRIVE, BERESFIELD, NSW, 2322 | P (02) 4028 6716 | F (02) 4971 5288

SOUTH COAST BUSINESS CENTRE
CNR CAMBEWARRA ROAD & PRINCES HIGHWAY, BOMADERRY, NSW, 2541 | P (02) 4424 5500 | F (02) 4423 0002

General Notes

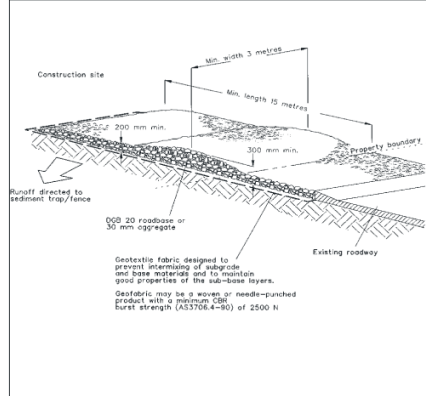
- Termite barrier to int. Drainage points & perimeter termite system as per .as3660.1
- High impact resistance damp-proof barrier to the underside of slab.
- These drawings are to be read in conjunction with specifications provided.
- If engineers structural drawings are required, such must take preference to these drawings.
- All timber dimensions are timber framed sizes only (excludes gyprock lining).
- Boundary clearances must be verified by a registered surveyor before commencement of building work.
- Building work to be carried out strictly in accordance to these drawings.- in the event of any alterations or discrepancies, Beechwood Homes is to be notified immediately.

Copyright ©

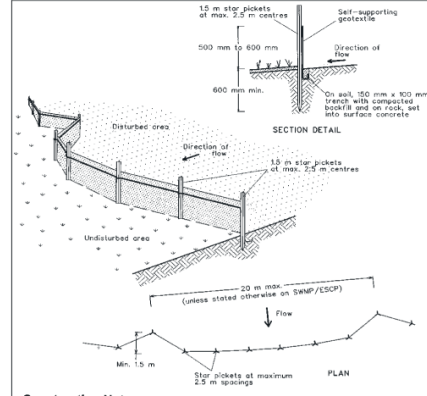
All rights reserved. No part of this plan may be reproduced, stored in a retrieval system or transmitted in any form or by any means electronic, mechanical, photocopying, recording or otherwise without written permission of Beechwood Homes (NSW) P/L trading as Beechwood Homes."

Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	<div> Beechwood your family home BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104 LICENCE NUMBER : 207765C SYDNEY NORTH COAST SOUTH COAST CENTRAL WEST</div>	DRAWING:	CLIENT:	LODGE MENT :	PROJECT ID :	
02.12.24	3	NATHERS PREP & LODGEMENT CHECK	A.C.	C	VENETO FOUR 25		STAGE:	SITE & STORMWATER PLAN	MRS. A & MR. M WEARNE	DA-CC	P-209012
20.01.25	-	ADJUSTED BASIX INFO	CP	D	FACADE:		LODGE MENT PLAN	SITE ADDRESS: DP: 35245 LOT 2 (No.4) WHEATLEY AVENUE, GOULBURN, NSW 2580	ISSUE DATE:	DRAWN BY:	
31.01.25	-	DEMOLITION PLAN	A.C.	E	CLASSIC				REV. ID:	A.C.	
11.04.25	-	SITE MANAGEMENT	A.C.	F	GARAGE:				SHEET No.:	2/11	
					DG POSITION: RHS					F	

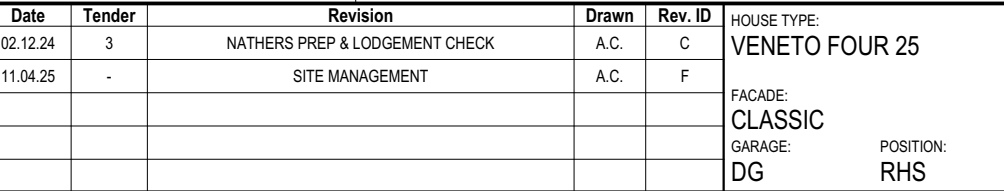
SD 4-1



SD 6-14



SD 6-8



Beechwood
your family home

BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104
LICENCE NUMBER - 207765C

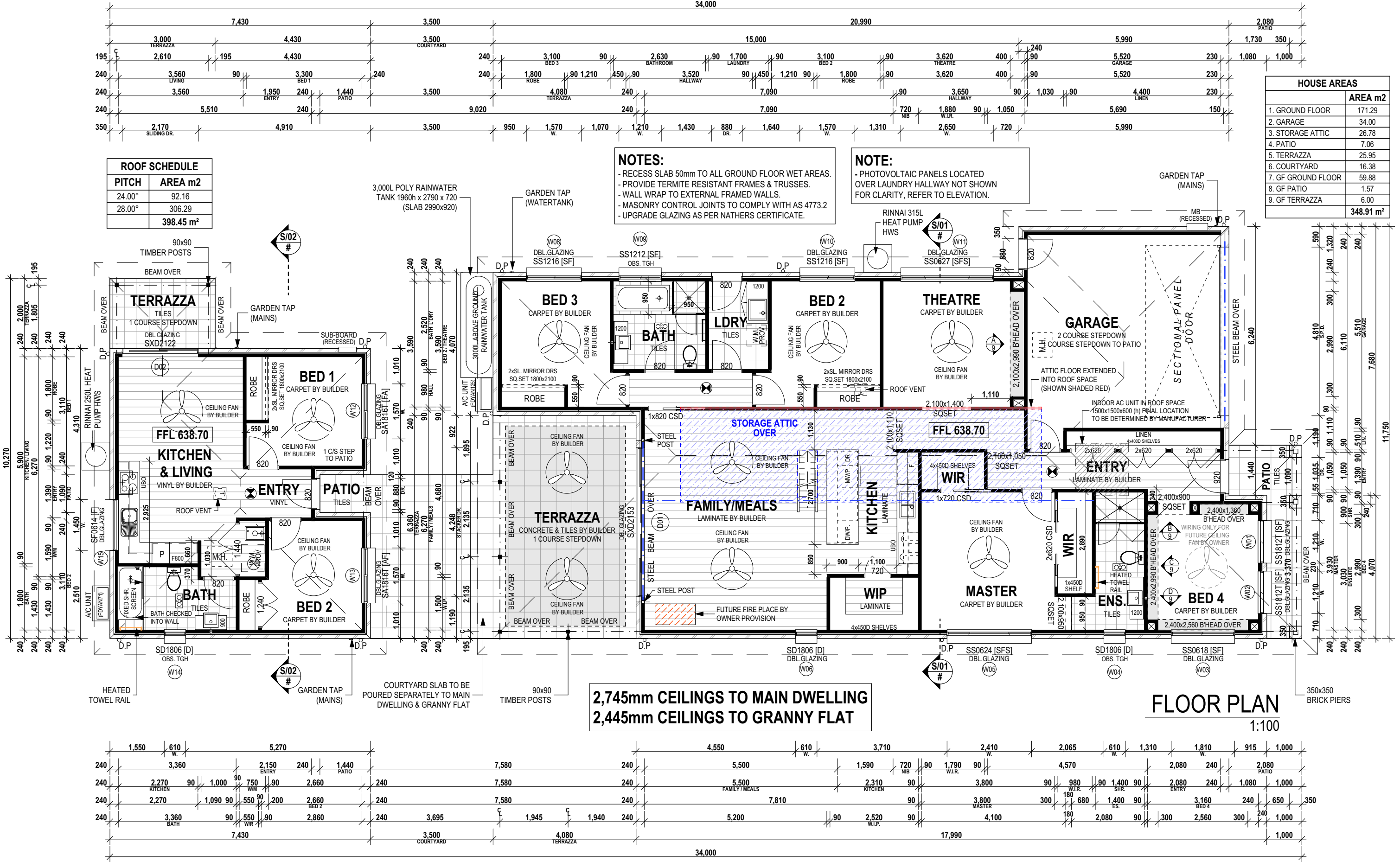
SYDNEY NORTH COAST SOUTH COAST CENTRAL WEST

DRAWING:	SITE MANAGEMENT
STAGE:	LODGEMENT PLAN
COUNCIL :	GOULBURN MULWAREE


CLIENT: **MRS. A & MR. M WEARNE**

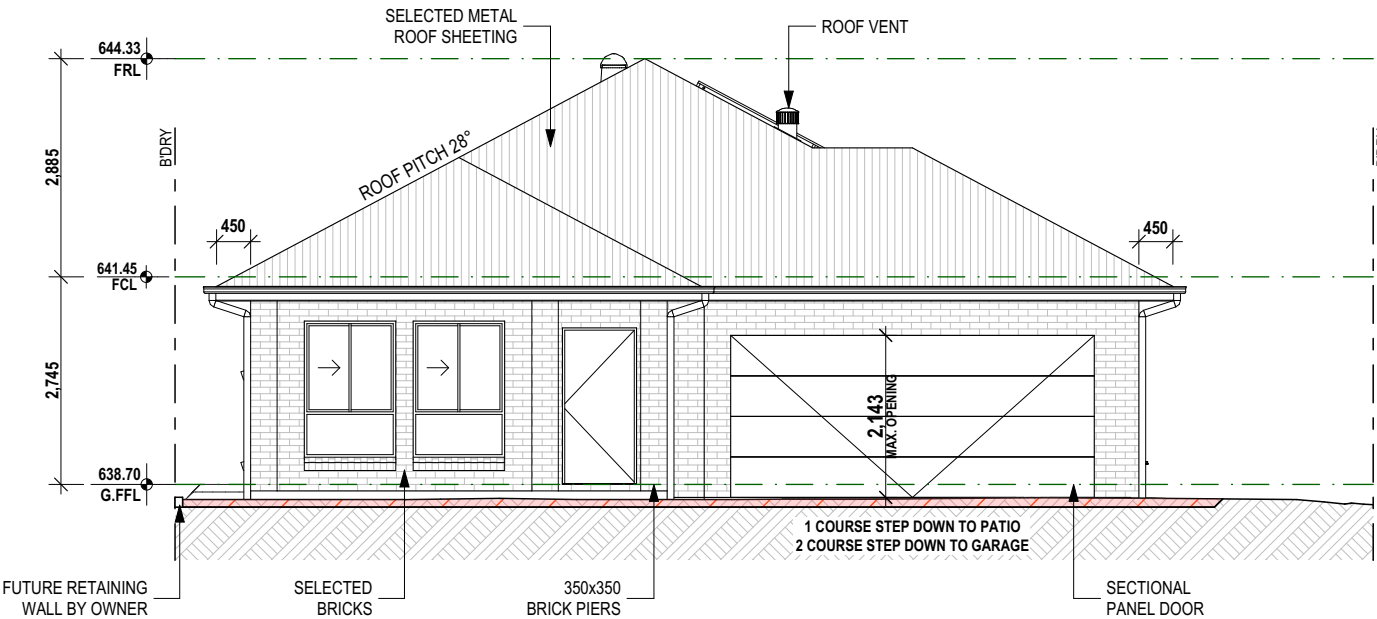
SITE ADDRESS: **DP: 35245 | LOT 2 (No.4)
WHEATLEY AVENUE,
GOULBURN, NSW 2580**

DRAFTING USE: Q- SAVE DATE & TIME: 11/04/2025, 7:51 AM

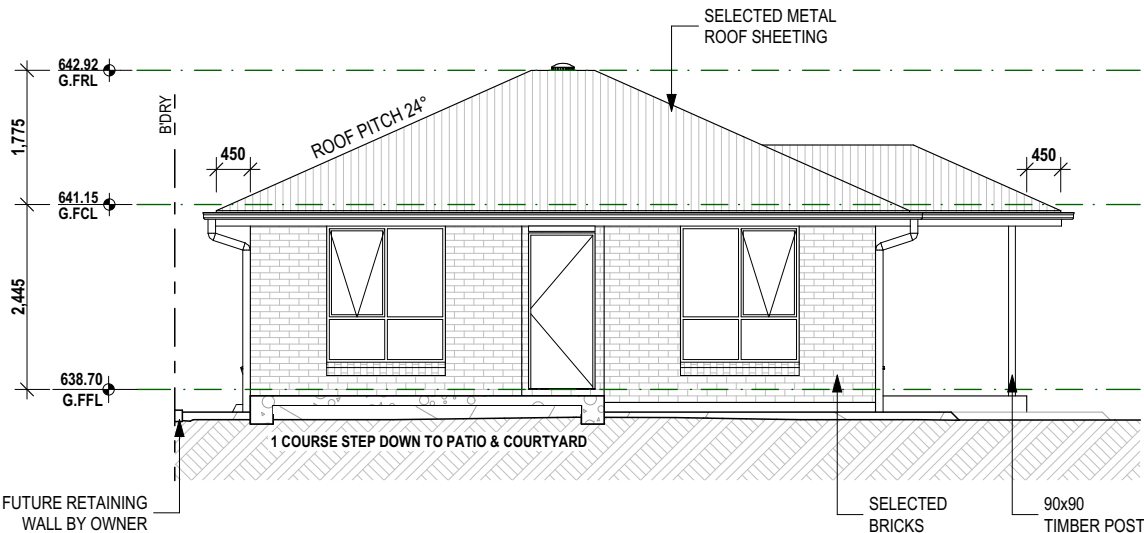


Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	DRAWING:	CLIENT:	LODGE MENT :	PROJECT ID :
02.12.24	3	NATHERS PREP & LODGE MENT CHECK	A.C.	C	VENETO FOUR 25	FLOOR PLAN	MRS. A & MR. M WEARNE	DA-CC	P-209012
20.01.25	-	ADJUSTED BASIX INFO	CP	D	FACADE:	STAGE:	SITE ADDRESS:	ISSUE DATE:	DRAWN BY:
31.01.25	-	DEMOLITION PLAN	A.C.	E	CLASSIC	LODGE MENT PLAN	DP: 35245 LOT 2 (No.4)	17.10.24	A.C.
11.04.25	-	SITE MANAGEMENT	A.C.	F	GARAGE:	COUNCIL :	WHEATLEY AVENUE,	SHEET No.:	REV. ID:
					DG	GOULBURN MULWAREE	GOULBURN, NSW 2580	5/11	F

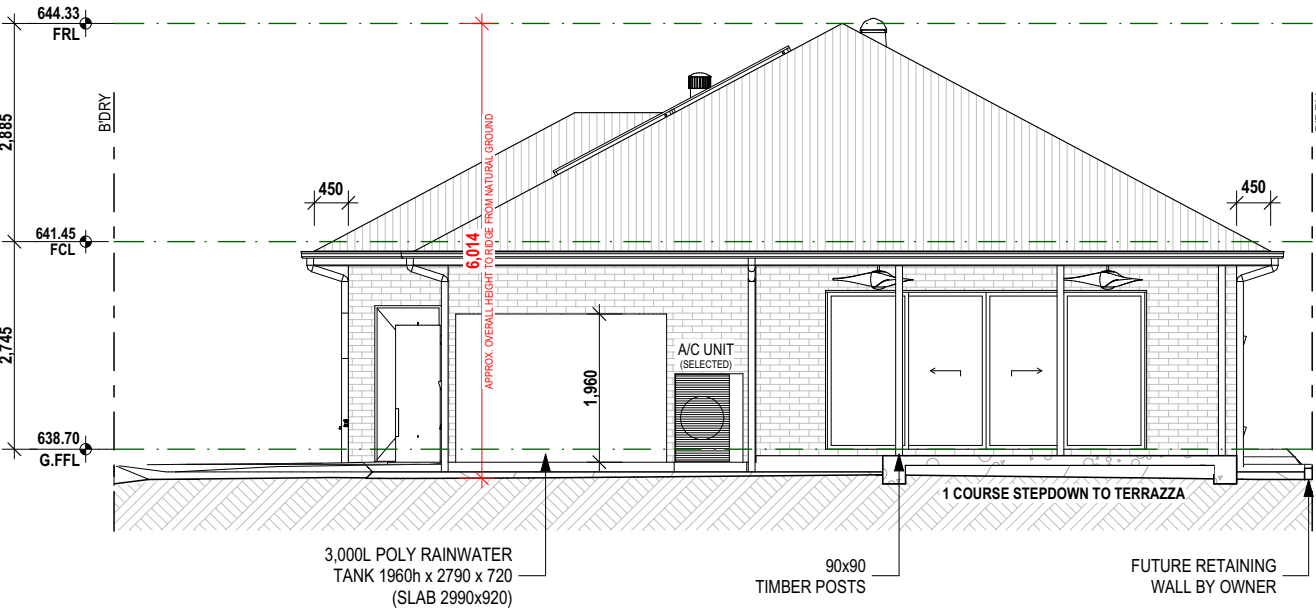
Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	 Beechwood your family home BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104 LICENCE NUMBER - 207765C SYDNEY NORTH COAST SOUTH COAST CENTRAL WEST	DRAWING:	CLIENT:	LODGE MENT :	PROJECT ID :
02.12.24	3	NATHERS PREP & LODGE MENT CHECK	A.C.	C	VENETO FOUR 25		ROOF LAYOUT	MRS. A & MR. M WEARNE	DA-CC	P-209012
20.01.25	-	ADJUSTED BASIX INFO	CP	D	FACADE:		STAGE:	SITE ADDRESS:	ISSUE DATE:	DRAWN BY:
31.01.25	-	DEMOLITION PLAN	A.C.	E	CLASSIC		LODGE MENT PLAN	DP: 35245 LOT 2 (No.4)	17.10.24	A.C.
11.04.25	-	SITE MANAGEMENT	A.C.	F	GARAGE:		COUNCIL :	WHEATLEY AVENUE, GOULBURN, NSW 2580	SHEET No.: 6/11	REV. ID: F
					DG	POSITION: RHS	GOULBURN MULWAREE			



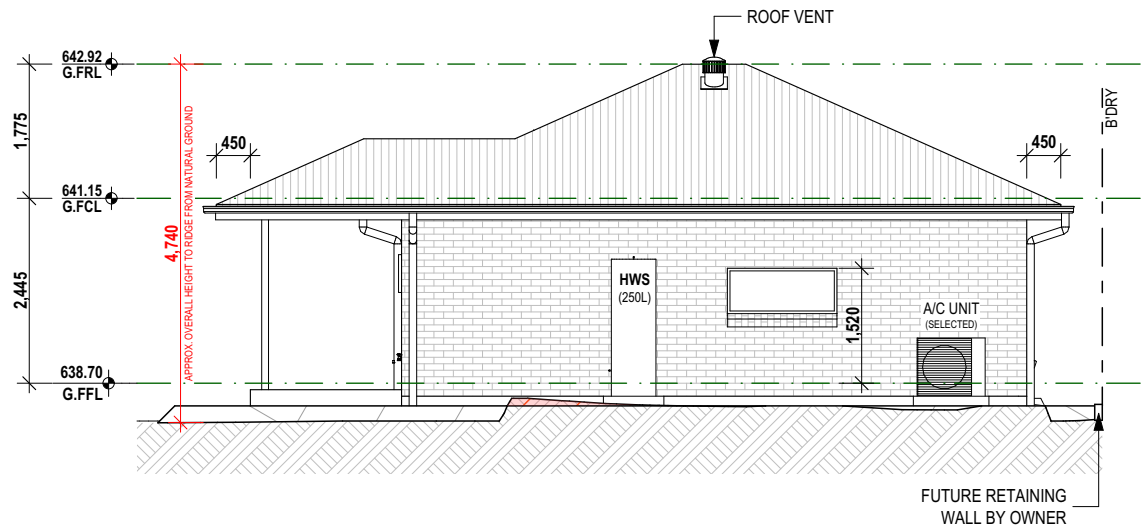
FRONT ELEVATION
PRIMARY DWELLING 1:100



FRONT ELEVATION
GRANNY FLAT 1:100



REAR ELEVATION
PRIMARY DWELLING 1:100



REAR ELEVATION
GRANNY FLAT 1:100

LEGEND / KEY

SITEWORKS AND
MANAGEMENT PLAN

—	BOUNDARY
—S—	SEWER LINE
—X—	SEDIMENT CONTROL FENCE
—DEP—	ADDITIONAL DROP EDGE BEAM
NGL	NATURAL GROUND LEVEL
—>—	STORMWATER LINE
[WC]	WATER CLOSET
[STO]	STORAGE SHED
[GWC]	GENERAL WASTE COLLECTION
[MWC]	MASONRY WASTE COLLECTION
[MSA]	MATERIAL STORAGE AREA
[AVAP]	ALL WEATHER VEHICLE STABILISED ACCESS POINT

ELECTRICAL

[LP]	LIGHT POINT
[LD]	LED DOWNLIGHT
[LS]	LIGHT SWITCH
[2LS]	2 WAY LIGHT SWITCH
[WL]	WALL LIGHT
[SA]	SMOKE ALARM
[SPP]	SINGLE POWER POINT
[DPP]	DOUBLE POWER POINT
[GB]	GAS BAYONET
[EF]	EXHAUST FAN
[3IN1]	3-IN-1 FAN/HEAT/LIGHT COMBO

KITCHEN

[WO]	WALL OVEN
[UBO]	UNDERBENCH OVEN
[FSO]	FREESTANDING OVEN
[MW/P]	MICROWAVE PROVISION
[DW/P]	DISHWASHER PROVISION
[F]	REFRIGERATOR
[D]	DRAWERS

GENERAL

[MH]	MANHOLE
[EJ]	EXPANSION JOINT
[MB]	METER BOX
[HWS]	HOT WATER SYSTEM
[W01]	WINDOW/DOOR ID CODE
[SQST]	SQUARE SET
[A/C]	AIR CONDITIONING UNIT
[DP]	DOWNPIPE
[ST]	STACK POINT
[JD]	JOIST DIRECTION

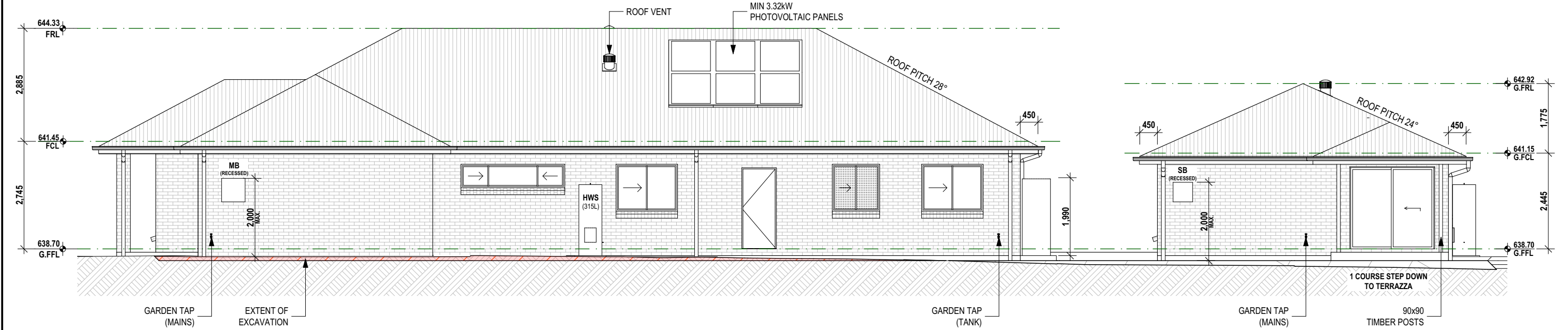
Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:
02.12.24	3	NATHERS PREP & LODGEMENT CHECK	A.C.	C	VENETO FOUR 25
20.01.25	-	ADJUSTED BASIX INFO	CP	D	
31.01.25	-	DEMOLITION PLAN	A.C.	E	FACADE:
11.04.25	-	SITE MANAGEMENT	A.C.	F	CLASSIC
					GARAGE: DG
					POSITION: RHS

Beechwood
your family home
BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104
LICENCE NUMBER - 207765C
SYDNEY NORTH COAST SOUTH COAST CENTRAL WEST

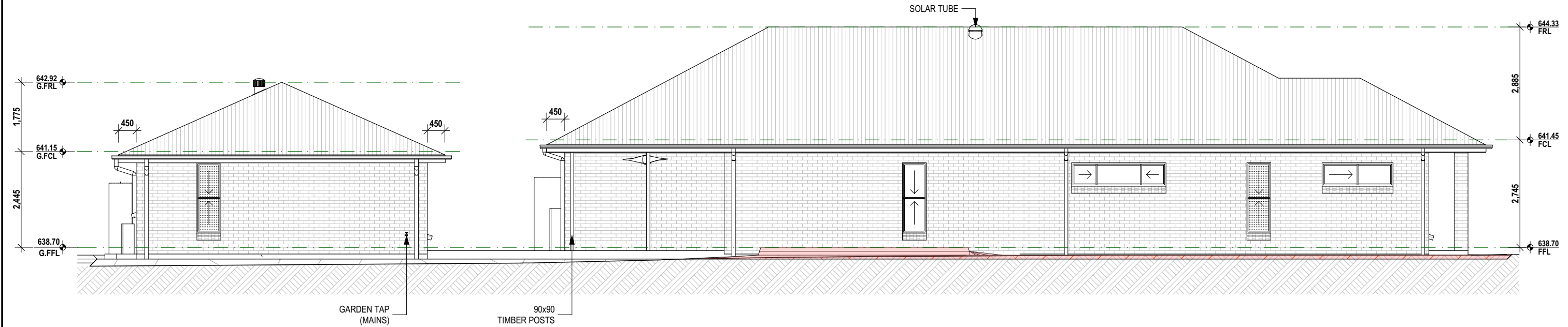
DRAWING:	ELEVATIONS
STAGE:	LODGEMENT PLAN
COUNCIL:	GOULBURN MULWAREE

CLIENT:	MRS. A & MR. M WEARNE
SITE ADDRESS:	DP: 35245 LOT 2 (No.4) WHEATLEY AVENUE, GOULBURN, NSW 2580

LODGEMENT:	DA-CC	PROJECT ID:	P-209012
ISSUE DATE:	17.10.24	DRAWN BY:	A.C.
SHEET No.:	7/11	REV. ID:	F



SIDE ELEVATION
1:100

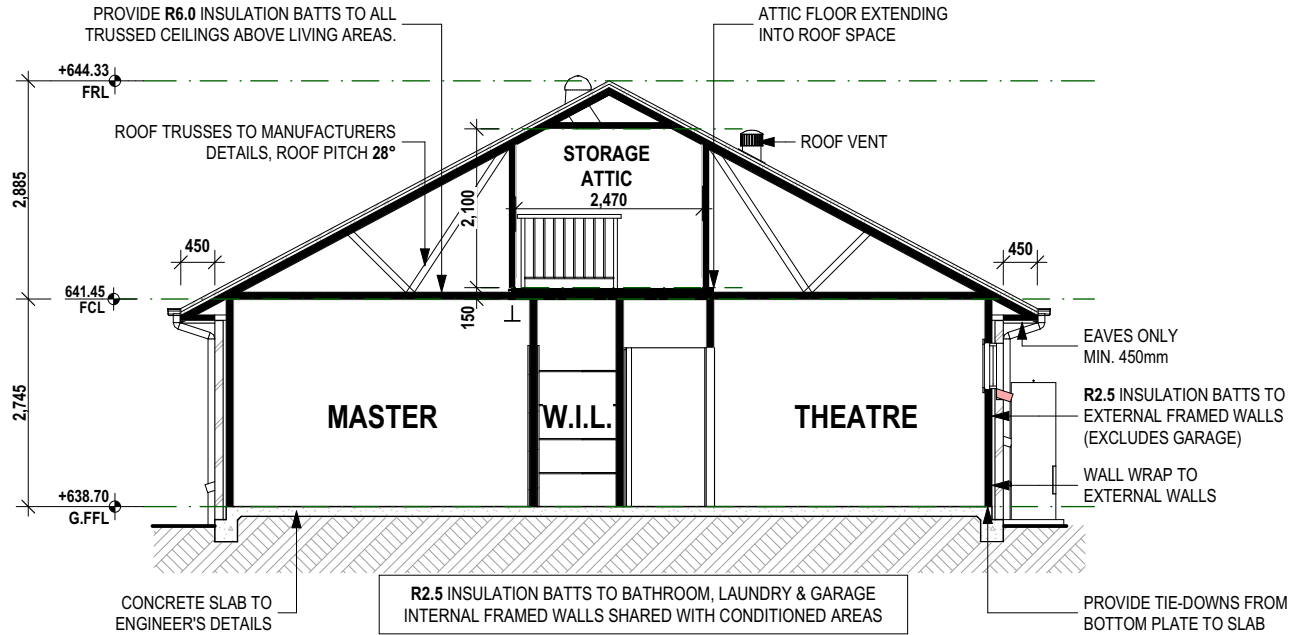


SIDE ELEVATION
1:100

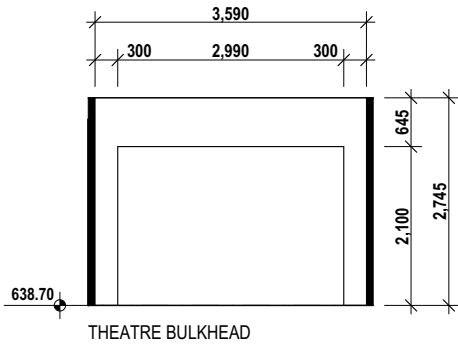
Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	DRAWING:	CLIENT:	LODGEMENT :	PROJECT ID :
02.12.24	3	NATHERS PREP & LODGEMENT CHECK	A.C.	C	VENETO FOUR 25	ELEVATIONS	MRS. A & MR. M WEARNE	DA-CC	P-209012
20.01.25	-	ADJUSTED BASIX INFO	CP	D		STAGE:	SITE ADDRESS:	ISSUE DATE:	DRAWN BY:
31.01.25	-	DEMOLITION PLAN	A.C.	E	FACADE:	LODGEMENT PLAN	DP: 35245 LOT 2 (No.4)	17.10.24	A.C.
11.04.25	-	SITE MANAGEMENT	A.C.	F	GARAGE:	COUNCIL :	WHEATLEY AVENUE,	SHEET No.:	REV. ID:
					DG	GOULBURN MULWAREE	GOULBURN, NSW 2580	8/11	F
					POSITION: RHS				

* F.R SARKING UNDER COLORBOND
ROOF SHEETING

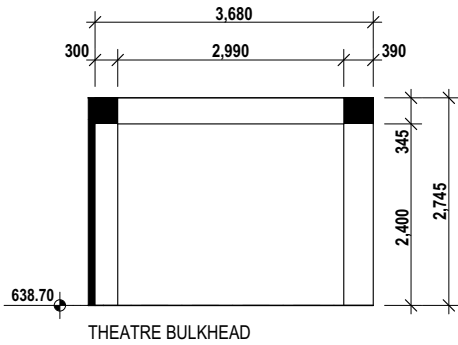
* H2 TREATED FRAMES & TRUSSES



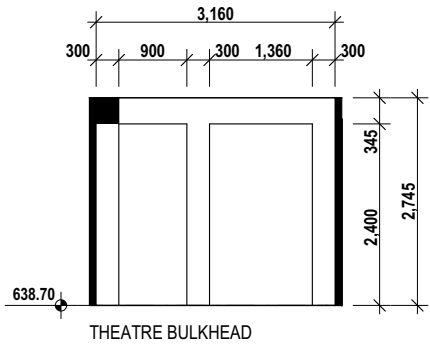
S/01
3 SECTION 01
PRIMARY DWELLING 1:100



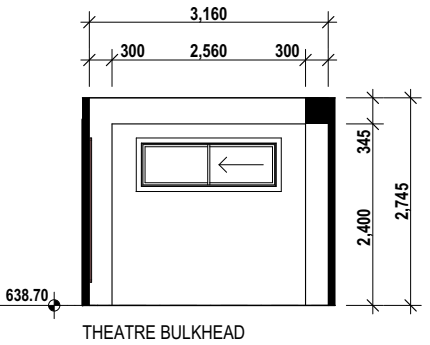
DETAIL A
1:100



DETAIL C
1:100



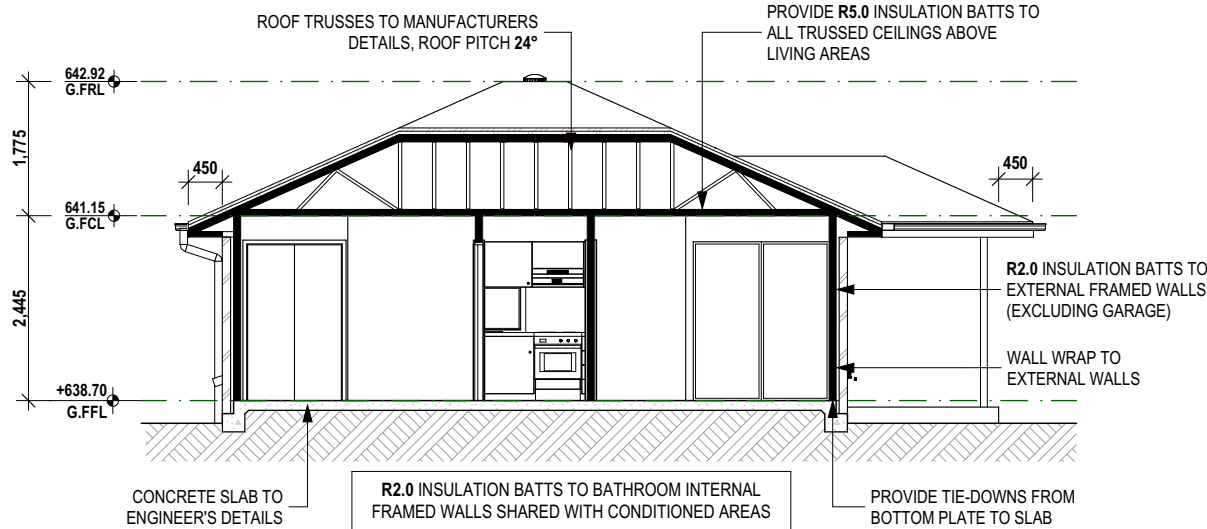
DETAIL B
1:100



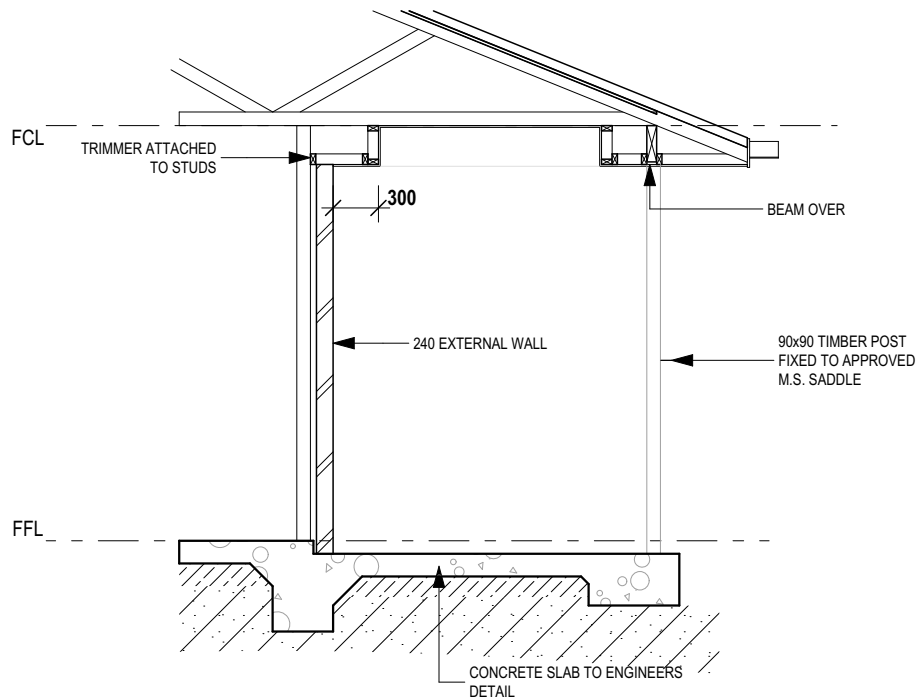
DETAIL D
1:100

* F.R SARKING UNDER COLORBOND
ROOF SHEETING

* H2 TREATED FRAMES & TRUSSES



S/02
5 SECTION 02
GRANNY FLAT 1:100



TYPICAL TERRAZZA DETAIL
1:50

BASIX NOTES

- INSTALLED IN ACCORDANCE WITH APPLICABLE REGULATORY AUTHORITIES.
- RAINWATER TANK TO BE SUPPLIED WITH A MIN. 3,000LTR CAPACITY
 - RAINWATER TANK TO COLLECT RAIN RUNOFF (MAIN DWELLING ONLY) AS PER SCHEDULE THE ROOF AREA.
 - RAINWATER TANK SUPPLY CONNECTED TO ALL TOILETS IN THE DEVELOPMENT (MAIN DWELLING ONLY).
 - RAINWATER TANK SUPPLY CONNECTED TO AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (MAIN DWELLING ONLY).
 - ACTIVE COOLING TO BE INSTALLED TO BOTH DWELLINGS.
 - **SINGLE** PHASE A/C SYSTEM (EER 2.5-3.0) ACTIVE COOLING TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE, OR ONE WITH A HIGHER EER FOR THE LIVING AND THE BEDROOMS OF THE DWELLING.
 - ACTIVE HEATING TO BE INSTALLED TO BOTH DWELLINGS.
 - **THREE** PHASE A/C SYSTEM (EER 2.5-3.0) ACTIVE HEATING TO BE INSTALLED PRIOR TO FINAL OCCUPATION CERTIFICATE, OR ONE WITH A HIGHER EER FOR THE LIVING AND THE BEDROOMS OF THE DWELLING.
 - THE COOLING AND HEATING SYSTEM MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING AREAS & BEDROOMS.
 - PROVIDE 3 STAR SHOWER HEADS TO ALL SHOWERS.
 - PROVIDE 5 STAR TAPWARE TO ALL VANITY TAPS
 - PROVIDE A 4 STAR KITCHEN SINK TAP.
 - PROVIDE A 4 STAR DUAL FLUSH CISTERN TO ALL TOILETS.
 - 1 x ELECTRIC COOKTOP TO BOTH DWELLINGS
 - 1 x ELECTRIC OVEN TO BOTH DWELLINGS
 - UPGRADE GLAZING AS PER NATHERS CERTIFICATE.
 - PROVIDE A MIN. 3.32kW PHOTOVOLTAIC SYSTEM TO THE MAIN DWELLING

VENTILATION

- BATHROOMS: DUCTED VENTILATION (TO FACADE OR ROOF) WITH MANUAL SWITCH ON/OFF TO ALL BATHROOMS
- KITCHENS: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF WITH MANUAL SWITCH ON/OFF.
- L'DRY (MAIN DWELLING) TO HAVE NATURAL VENTILATION ONLY.
- L'DRY (GRANNY FLAT): TO HAVE DUCTED VENTILATION (TO FACADE OR ROOF) WITH MANUAL SWITCH ON/OFF

COLOURS

- MAIN DWELLING & GRANNY FLAT**
- ROOF COLOUR: LIGHT (COLORBOND)
 - EXTERNAL WALLS - LIGHT

Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	DRAWING:	CLIENT:	LODGE	PROJECT ID:
11.04.25	-	SITE MANAGEMENT	A.C.	F	VENETO FOUR 25	SECTION	MRS. A & MR. M WEARNE	DA-CC	P-209012
					FACADE: CLASSIC	STAGE: LODGEMENT PLAN	SITE ADDRESS: DP: 35245 LOT 2 (No.4)	ISSUE DATE: 17.10.24	DRAWN BY: A.C.
					GARAGE: DG POSITION: RHS	COUNCIL: GOULBURN MULWAREE	WHEATLEY AVENUE, GOULBURN, NSW 2580	SHEET No.: 9/11	REV. ID: F

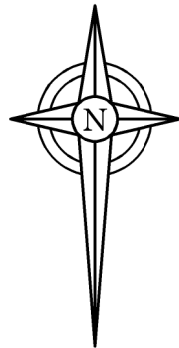
WINDOW SCHEDULE															
HOME STORY	G.FFL														
ID	W01	W02	W03	W04	W05	W06	W08	W09	W10	W11	W12	W13	W14	W15	
MODEL	SS1812T [SF]	SS1812T [SF]	SS0618 [SF]	SD1806 [D]	SS0624 [SFS]	SD1806 [D]	SS1216 [SF]	SS1212 [SF]	SS1216 [SF]	SS0627 [SFS]	SA1816T [FA]	SA1816T [AF]	SD1806 [D]	SF0614 [F]	
ELEVATION															
WIDTH	1,210	1,210	1,810	610	2,410	610	1,570	1,210	1,570	2,650	1,570	1,570	610	1,450	
HEIGHT	1,800	1,800	600	1,800	600	1,800	1,200	1,200	1,200	600	1,800	1,800	1,800	600	
HEAD HEIGHT	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	2,160	1,520	
REVEAL	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	PRIMED PINE	
GLAZING	DBL. GLAZING	DBL. GLAZING	DBL. GLAZING	Obscure Glass	DBL. GLAZING	DBL. GLAZING	DBL. GLAZING	Obscure Glass	DBL. GLAZING	DBL. GLAZING	DBL. GLAZING	DBL. GLAZING	Obscure Glass	DBL. GLAZING	
TOUGHENED GLASS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
QTY	1	1	1	1	1	1	1	1	1	1	1	1	1	1	14

DOOR SCHEDULE								
HOME STORY	G.FFL							
ID	D01	D02	ENTRY DR. (GRANNY FLAT)	ENTRY DR.	GR ENTRY DR.	L'DRY DR.	S.P.D.	
ELEVATION								
WIDTH	4,248	2,170	820	920	820	820	4,810	
HEIGHT	2,100	2,100	2,040	2,040	2,040	2,040	2,143	
QTY	1	1	1	1	1	1	1	7

TIMBER FRAME DROP OFFS

	BEECHWOOD	
	Colorbond® Metal Roof	TILE Roof
18°	280 mm	255 mm
20°	285 mm	260 mm
21°	290 mm	265 mm
22°	295 mm	270 mm
22.5°	300 mm	275 mm
24°	320 mm	285 mm
25°	330 mm	295 mm
26°	340 mm	305 mm
28°	350 mm	315 mm

Date	Tender	Revision	Drawn	Rev. ID	HOUSE TYPE:	<div><div>Beechwood</div><div>your family home</div><div>BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104</div><div>LICENCE NUMBER - 207765C</div><div>Sydney North Coast South Coast Central West</div></div>	DRAWING:	CLIENT:	LODGEMENT :	PROJECT ID :
02.12.24	3	NATHERS PREP & LODGEMENT CHECK	A.C.	C	VENETO FOUR 25		WINDOW & DOOR SCHEDULE	MRS. A & MR. M WEARNE	DA-CC	P-209012
20.01.25	-	ADJUSTED BASIX INFO	CP	D			STAGE:	SITE ADDRESS:	ISSUE DATE:	DRAWN BY:
31.01.25	-	DEMOLITION PLAN	A.C.	E	FACADE:		LODGEMENT PLAN	DP: 35245 LOT 2 (No.4)	17.10.24	A.C.
11.04.25	-	SITE MANAGEMENT	A.C.	F	GARAGE: POSITION:		COUNCIL :	WHEATLEY AVENUE, GOULBURN, NSW 2580	SHEET No.: 10/11	REV. ID: F
					DG RHS		GOULBURN MULWAREE			



M. G. A. MERIDIAN



PLAN SHOWING
DETAIL SITE SURVEY
OF LOT 2 IN
D.P.35245
4 WHEATLEY AVE
GOULBURN

REFERENCE: 40410

LGA:
GOULBURN MULWAREE

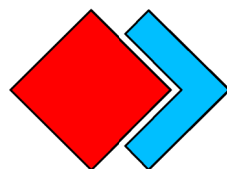
DATE: 03/10/2024

PLAN EDITION: A

PLAN NUMBER:
40410-A-2024-10-03-SD

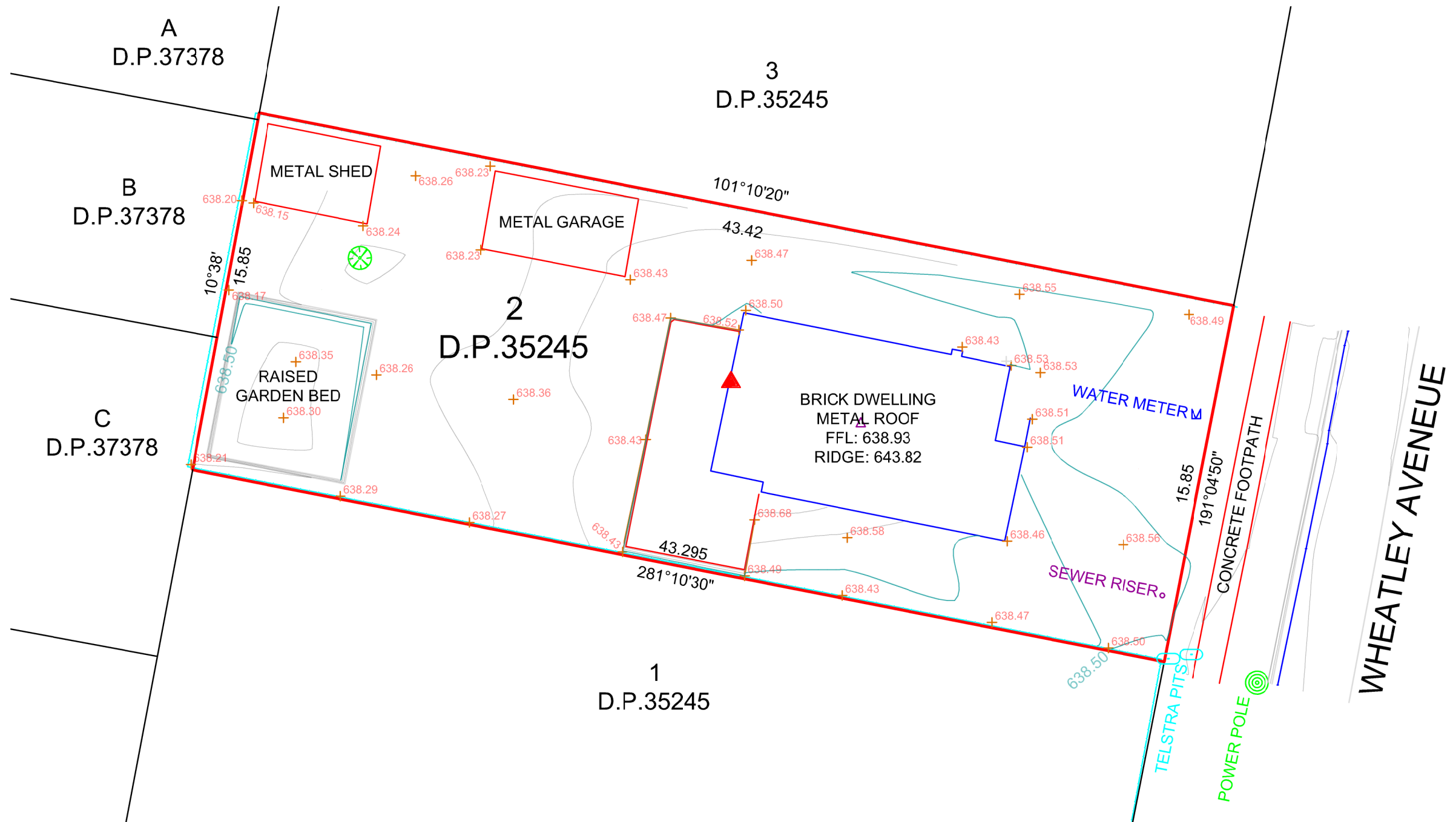
SCALE: 1:200

SHEET: 1 OF 1



SRD
LAND CONSULTING

GOULBURN: 4823 5100 | YOUNG: 6382 1501
THE LAND CONSULTANT SPECIALISTS
WWW.SRDLAND.COM.AU



Origin of Level: SCIMS
PM 8863 - RL: 638.826
BM - FFL RL:638.93
Contour interval: 0.1m
Height Datum: AHD

The plan has been prepared for Detail
purposes for use in the matter.

NOT TO BE USED FOR BOUNDARY
DEFINITION