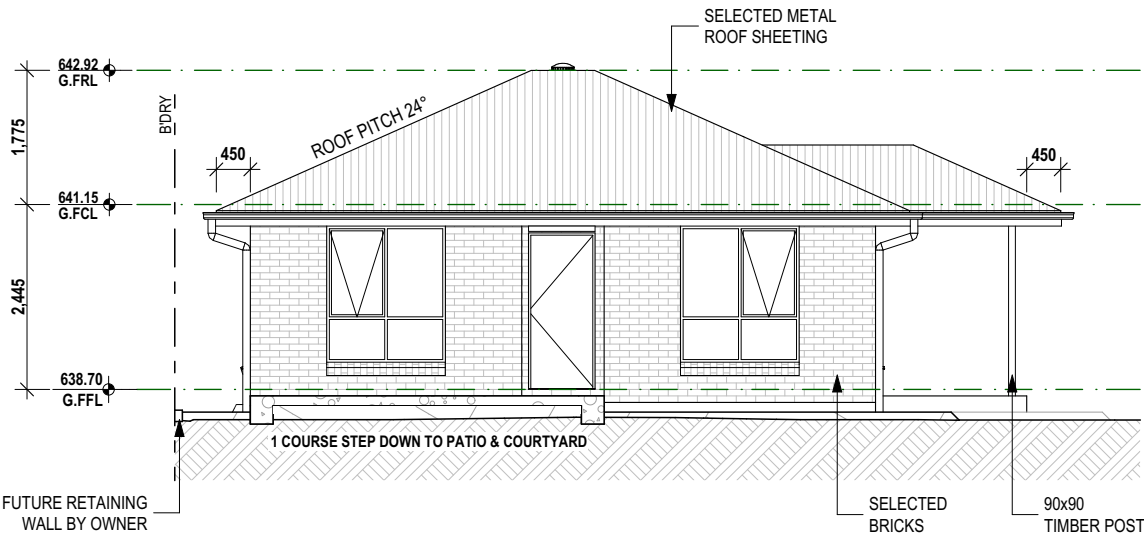
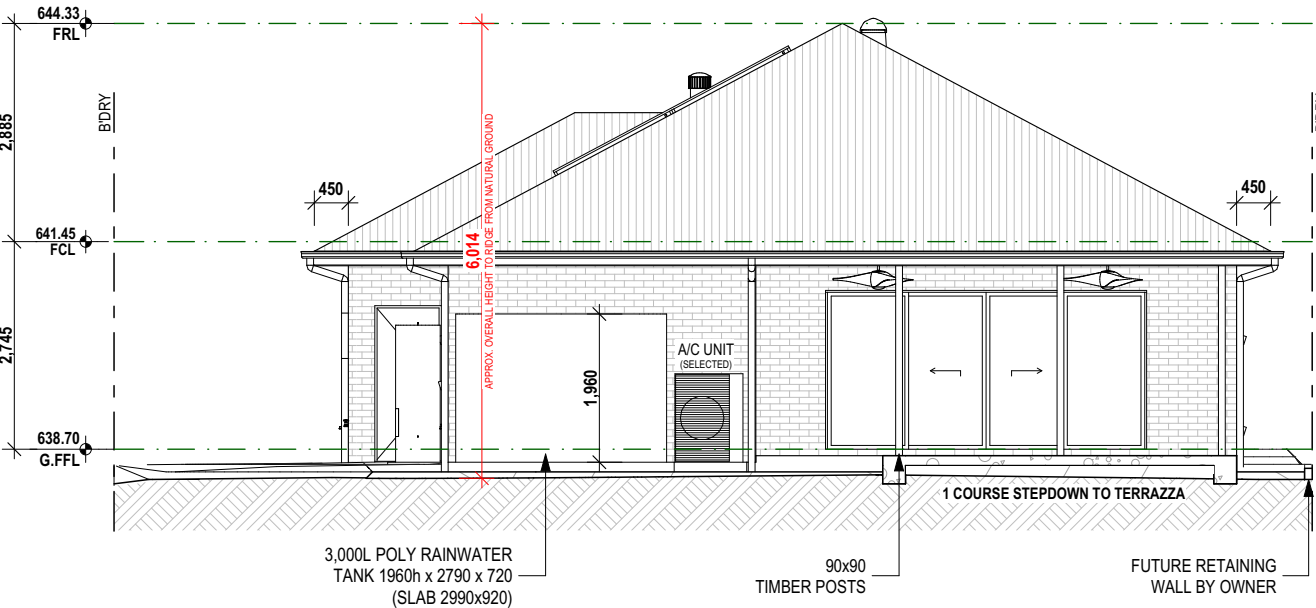


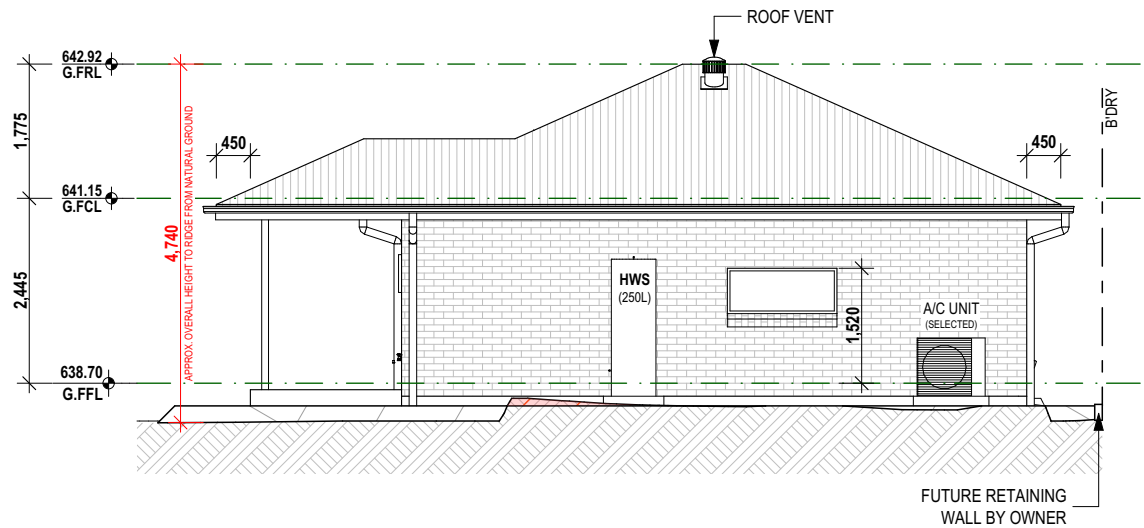
FRONT ELEVATION  
PRIMARY DWELLING 1:100



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: CLASSIC          |
| 11.04.25 | -      | SITE MANAGEMENT                | A.C.  | F       | GARAGE: DG POSITION: RHS |

Beechwood

your family home

BEECHWOOD HOMES (NSW) PTY LTD ACN 132 370 104

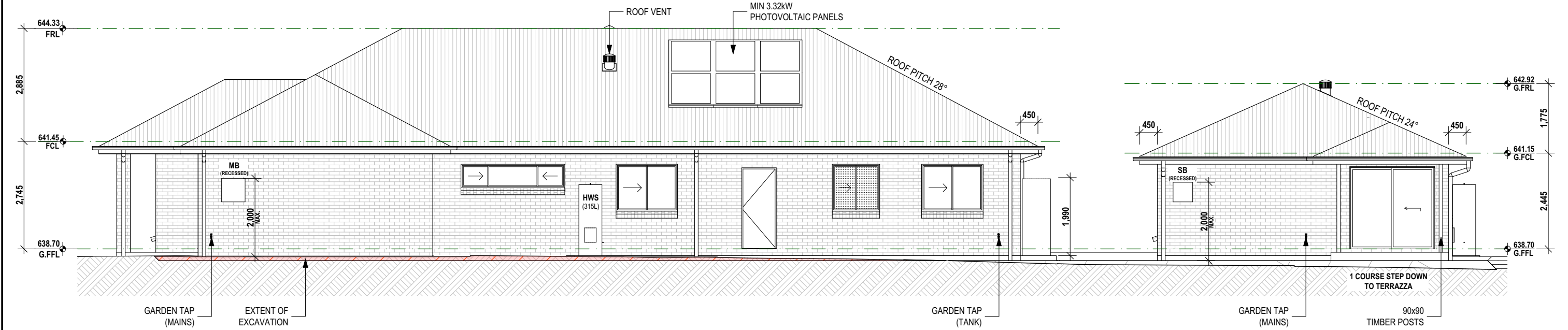
LICENCE NUMBER - 207765C

SYDNEY NORTH COAST SOUTH COAST CENTRAL WEST

|                               |
|-------------------------------|
| DRAWING:<br>ELEVATIONS        |
| STAGE:<br>LODGEMENT PLAN      |
| COUNCIL:<br>GOULBURN MULWAREE |

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

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



SIDE ELEVATION

1:100



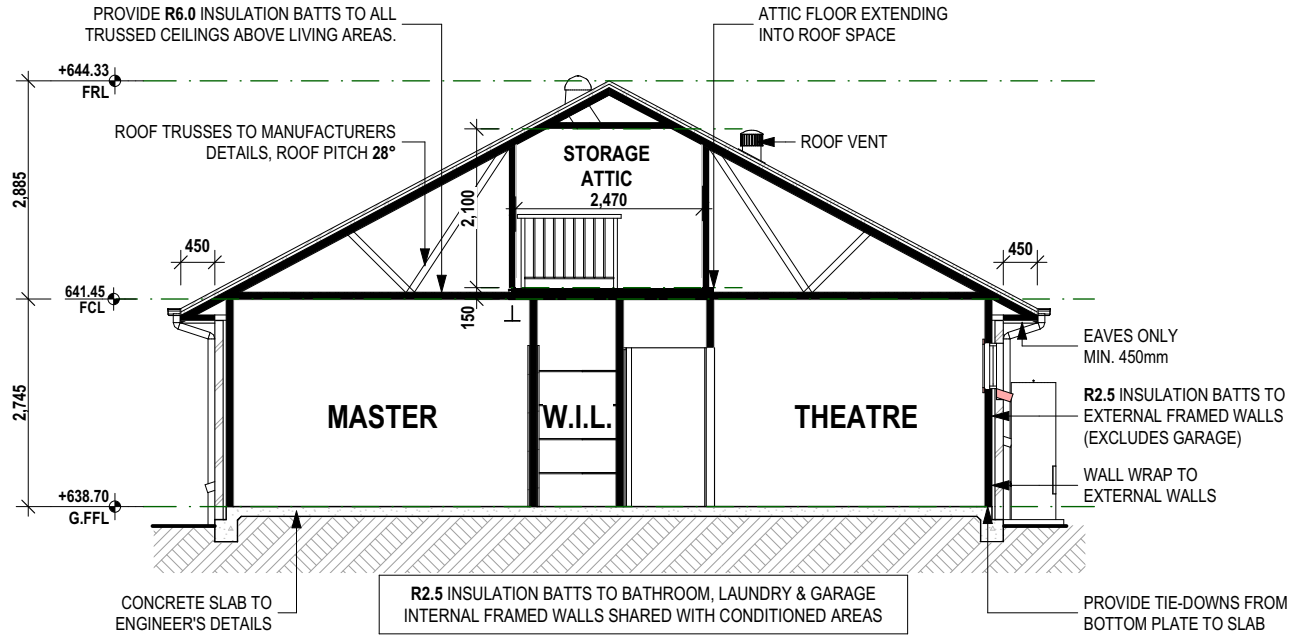
SIDE ELEVATION

1:100

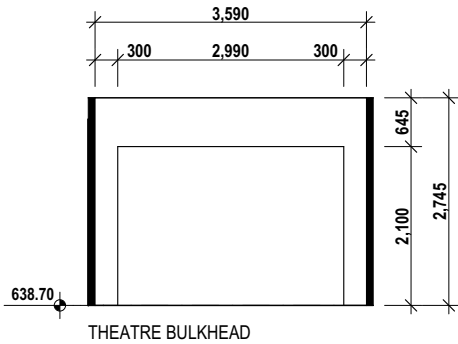
| Date     | Tender | Revision                       | Drawn | Rev. ID | HOUSE TYPE:    | DRAWING:          | CLIENT:                  | LODGE       | PROJECT ID: |
|----------|--------|--------------------------------|-------|---------|----------------|-------------------|--------------------------|-------------|-------------|
| 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:        | LODGE             | 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           |

\* F.R SARKING UNDER COLORBOND  
ROOF SHEETING

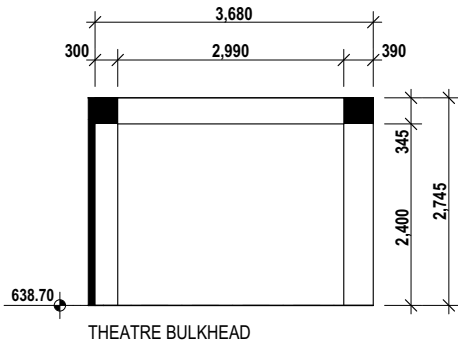
\* H2 TREATED FRAMES & TRUSSES



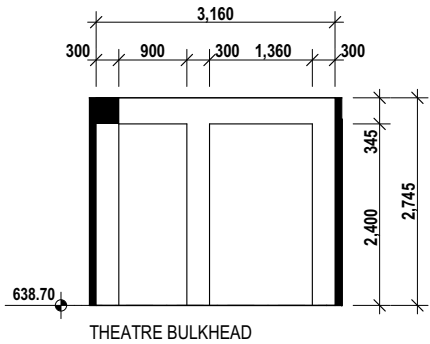
S/01  
3 SECTION 01  
PRIMARY DWELLING 1:100



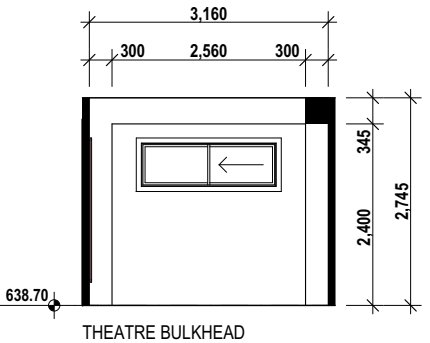
DETAIL A  
1:100



DETAIL C  
1:100



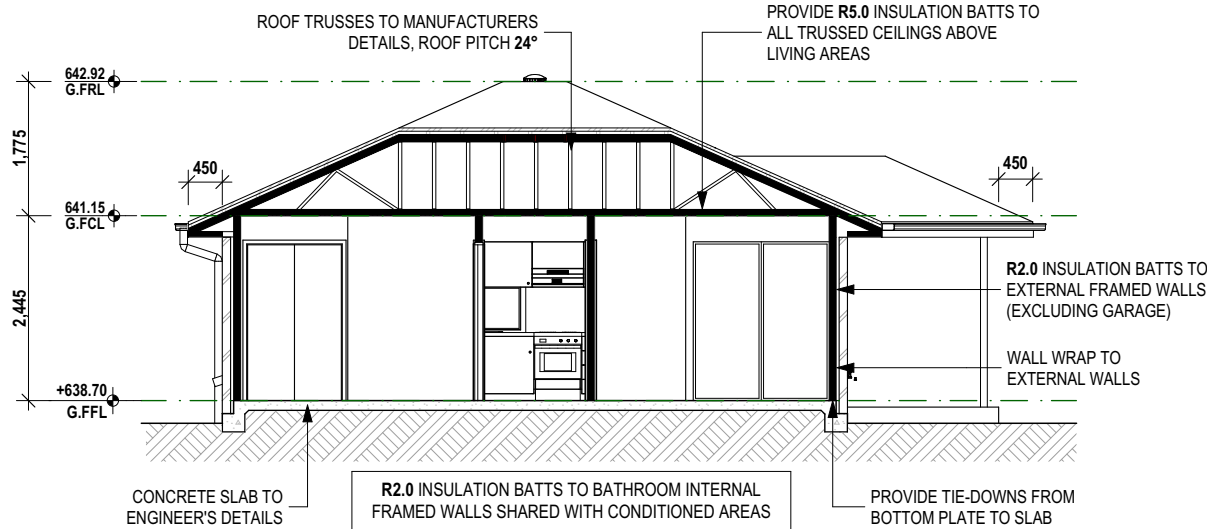
DETAIL B  
1:100



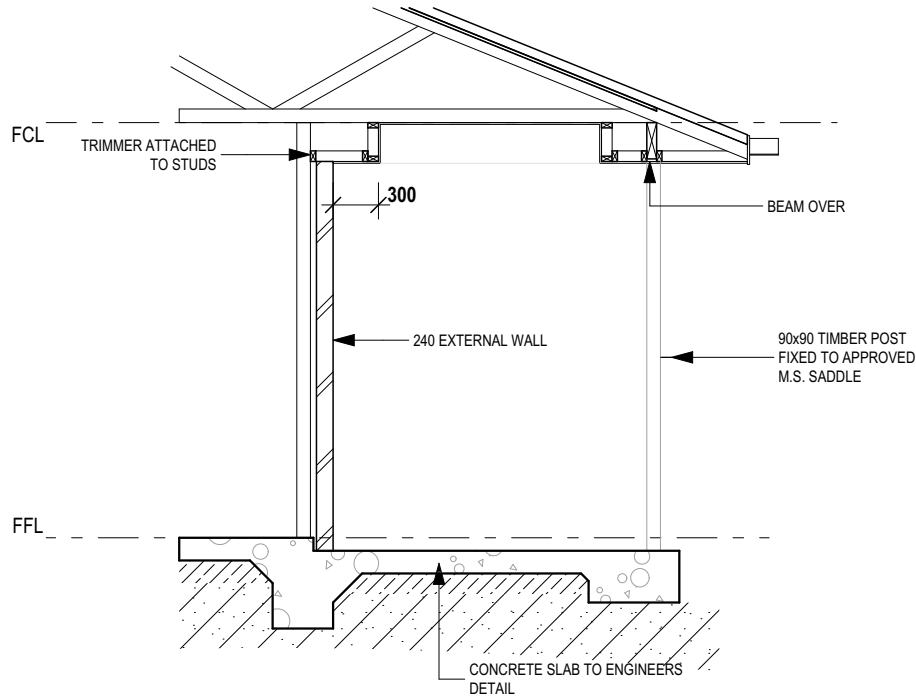
DETAIL D  
1:100

\* 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:        | STAGE:            | SITE ADDRESS:            | ISSUE DATE: | DRAWN BY:   |
|          |        |                 |       |         | CLASSIC        | LODGE             | DP: 35245   LOT 2 (No.4) | 17.10.24    | A.C.        |
|          |        |                 |       |         | GARAGE:        | COUNCIL:          | WHEATLEY AVENUE,         | SHEET No.:  | REV. ID:    |
|          |        |                 |       |         | DG             | GOULBURN MULWAREE | GOULBURN, NSW 2580       | 9/11        | F           |
|          |        |                 |       |         | POSITION:      |                   |                          |             |             |
|          |        |                 |       |         | RHS            |                   |                          |             |             |