

# 394 GOODA CREEK ROAD

## PROPOSED NEW WORKS



### ARCHITECTURAL DRAWINGS

A000	COVER SHEET	A204	MATERIALS & COLOURS SCHEDULE
A001	MASTER PLAN - SITE OVERVIEW	A301	SECTION
A002	SITE PLAN - FINAL STAGE	A401	PERSPECTIVE VIEW - WEDDING CENTRE
A003	SITE PLAN -INTERIM STAGE	A402	PERSPECTIVE VIEW - WEDDING CENTRE
A004	SITE PLAN - DETAIL	A403	PERSPECTIVE VIEW - WEDDING CENTRE
A005	LANDSCAPE PLAN	A404	PERSPECTIVE VIEW - WEDDING CENTRE
A006	GRADING PLAN	A405	PERSPECTIVE VIEW - WEDDING CENTRE
A007	PUBLIC NOTIFICATION PLAN	A501	PERSPECTIVE VIEW - SERVICED APARTMENT
A008	CARPARK PLAN	A502	PERSPECTIVE VIEW - SERVICED APARTMENT
A101	FLOOR PLAN - WEDDING CENTRE	A503	PERSPECTIVE VIEW - SERVICED APARTMENT
A102	ROOF PLAN - WEDDING CENTRE	A504	PERSPECTIVE VIEW - SERVICED APARTMENT
A103	FLOOR PLAN - SERVICED APARTMENTS		
A201	ELEVATIONS - WEDDING CENTRE		
A202	ELEVATIONS - WEDDING CENTRE		
A203	ELEVATIONS - SERVICED APARTMENTS		

PROJECT 394 GOODA CREEK RD MURRUMBATAMAN MASTER PLAN	DRAWING TITLE COVER SHEET	PROJECT ARCHITECT	AL&CH	COORD.	REV	DESCRIPTION	DRAWN	DATE	NOTES All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.
				REVIEWED	P1	ISSUE FOR INFORMATION	AL&CH	01.04.25	
		PROJECT DIRECTOR	AL&CH	VERIFIED	P2	ISSUE FOR INFORMATION	AL&CH	15.05.25	
		DATE	20.05.25	APPROVED	A	DEVELOPMENT APPLICATION SUBMISSION	AL&CH	20.05.25	
CLIENT 394 GROUP PTY LTD GOODA CK ROAD MURRUMBATAMAN		DRAWING NUMBER	REVISION	NORTH					COPYRIGHT © copyright : heyward lance architecture pty ltd Reproduction of this design and/or document in whole or in part without prior written consent is an infringement of copyright.
PROJECT NO: 2331	SCALE NTS	DRAWN AL&CH	A001 A						heyward lance architecture unit 68/12 challis st,dickson act 2602p : 02 6255 4454





AREA SUMMARY

WEDDING VENUE BUILDING GFA:	351.7m <sup>2</sup>
SERVICED APARTMENT FOOTPRINT (x5):	191.0m <sup>2</sup>
38.2m <sup>2</sup> each (x5)	
TOTAL AREA:	542.7m <sup>2</sup>

LOCATION OF EFFLUENT TREATMENT SYSTEM , EFFLUENT IRRIGATION AREA (4 x 200m<sup>2</sup>), NUTRIENT ASSIMILATION AREA (4 x 200m<sup>2</sup>) AND ALTERNATIVE EFFLUENT DISPERSAL AREA (1600m<sup>2</sup>)

50m APZ ZONE AROUND WEDDING FUNCTION BUILDING

ACCESSWAY TO COMPLY WITH BUSHFIRE ASSESSMENT PREPARED BY AUSTRALIAN BUSHFIRE ASSESSMENT CONSULTANTS

50m APZ ZONE AROUND ACCOMMODATION STRUCTURES

LOCATION OF EFFLUENT TREATMENT SYSTEM , EFFLUENT IRRIGATION AREA (400m<sup>2</sup>) AND ALTERNATIVE EFFLUENT DISPERSAL AREA (400m<sup>2</sup>)

SITE OVERVIEW

ACCESSWAY TO COMPLY WITH BUSHFIRE ASSESSMENT PREPARED BY AUSTRALIAN BUSHFIRE ASSESSMENT CONSULTANTS

LEGEND

- (A) ENTRY POINT FROM ROADWAY & PARKING
- (B) FORMAL GARDENS WITH CEREMONY FACILITIES
- (C) WEDDING RECEPTION MAIN BUILDING
- (D) PHOTO OPPORTUNITY DECK SURROUNDING TREE
- (E) PHOTO OPPORTUNITY EXISTING DAM
- (F) PHOTO OPPORTUNITY ALPACAS
- (G) PHOTO OPPORTUNITY VIEWING PLATFORM/ RUIN
- (H) SERVICED APARTMENT ACCOMMODATION
- (I) EXISTING COTTAGE
- (J) PROPOSED NEW DWELLING (NOT PART OF THIS DA)
- (K) PROPOSED NEW VINEYARD
- (L) NEW CARPARKING
- (M) EXISTING SHED

PROJECT  
394 GOODA CREEK RD  
MURRUMBATEMAN  
MASTER PLAN

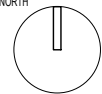
DRAWING TITLE  
MASTER PLAN  
SITE OVERVIEW

CLIENT  
394 GROUP PTY LTD  
GOODA CK ROAD MURRUMBATEMAN

SCALE  
1:2000(A3)

DRAWN  
AL&CH

PROJECT ARCHITECT  
AL&CH  
COORD.  
REVIEWED  
PROJECT DIRECTOR  
AL&CH  
DATE  
20.05.25  
APPROVED  
DRAWING NUMBER  
REVISION  
NORTH  
A001 A



REV	DESCRIPTION	DRAWN	DATE
P7	ISSUE FOR INFORMATION	AL&CH	12.12.24
P8	ISSUE FOR INFORMATION	AL&CH	19.12.24
P9	ISSUE FOR INFORMATION	AL&CH	27.03.25
P10	ISSUE FOR INFORMATION	AL&CH	09.05.25
A	DEVELOPMENT APPLICATION SUBMISSION	AL&CH	20.05.25

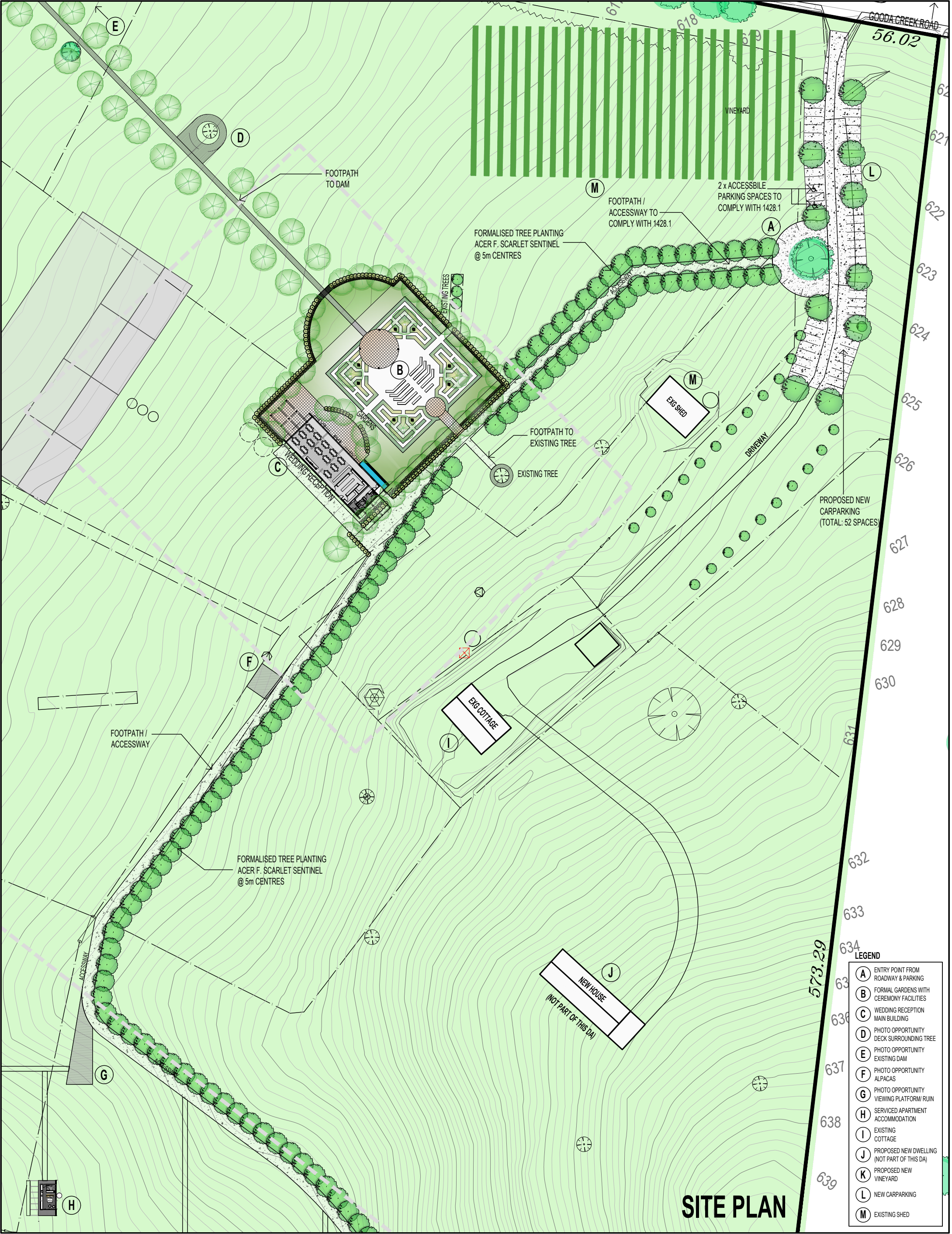
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PROJECT  
**394 GOODA CREEK RD  
MURRUMBATAMAN  
MASTER PLAN**

CLIENT  
**394 GROUP PTY LTD  
GOODA CK ROAD MURRUMBATAMAN**

PROJECT NO: 2331

DRAWING TITLE  
**SITE PLAN  
- FINAL STAGE**

SCALE  
1:1000(A3)

DRAWN  
AL&CH

PROJECT ARCHITECT  
AL&CH

COORD.  
REVIEWED

PROJECT DIRECTOR  
AL&CH

DATE  
20.05.25

DRAWING NUMBER  
REVISION  
**A002 A**

NORTH

REV	DESCRIPTION	DRAWN	DATE
P7	ISSUE FOR INFORMATION	AL&CH	12.12.24
P8	ISSUE FOR INFORMATION	AL&CH	19.12.24
P9	ISSUE FOR INFORMATION	AL&CH	27.03.25
P10	ISSUE FOR INFORMATION	AL&CH	09.05.25
A	DEVELOPMENT APPLICATION SUBMISSION	AL&CH	20.05.25

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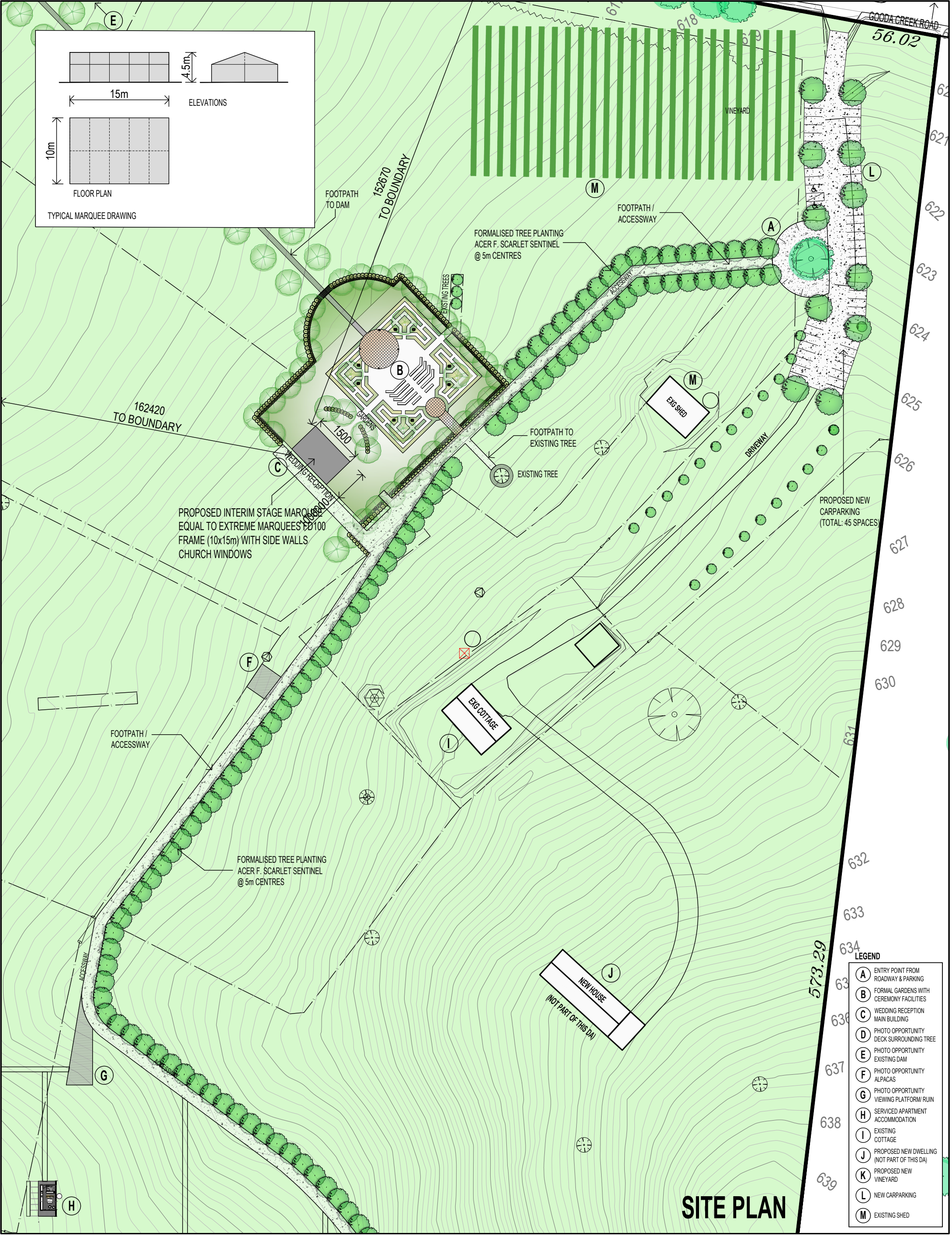
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- LEGEND
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  - (L) NEW CARPARKING
  - (M) EXISTING SHED











# GRADING PLAN

PROJECT	394 GOODA CREEK RD MURRUMBATAMAN MASTER PLAN
CLIENT	394 GROUP PTY LTD GOODA CK ROAD MURRUMBATAMAN
PROJECT NO	2331

DRAWING TITLE	GRADING PLAN
SCALE	1:500(A3)
DRAWN	AL&CH

PROJECT ARCHITECT	AL&CH	COORD.	REVIEWED
PROJECT DIRECTOR	AL&CH	VERIFIED	
DATE	20.05.25	APPROVED	
DRAWING NUMBER	REVISION	NORTH	
A006	A		

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P1	ISSUE FOR INFORMATION	AL&CH	31.03.25
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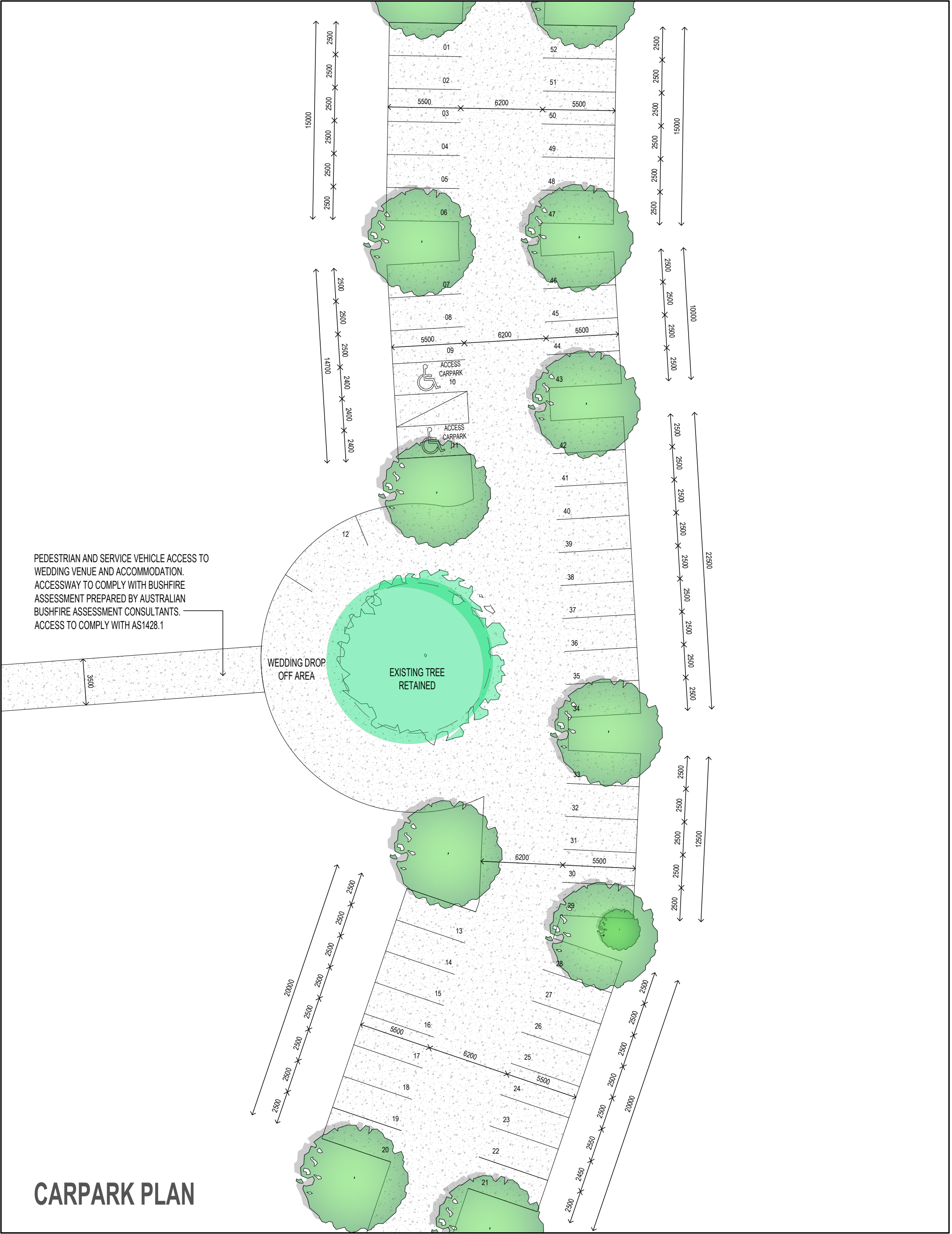
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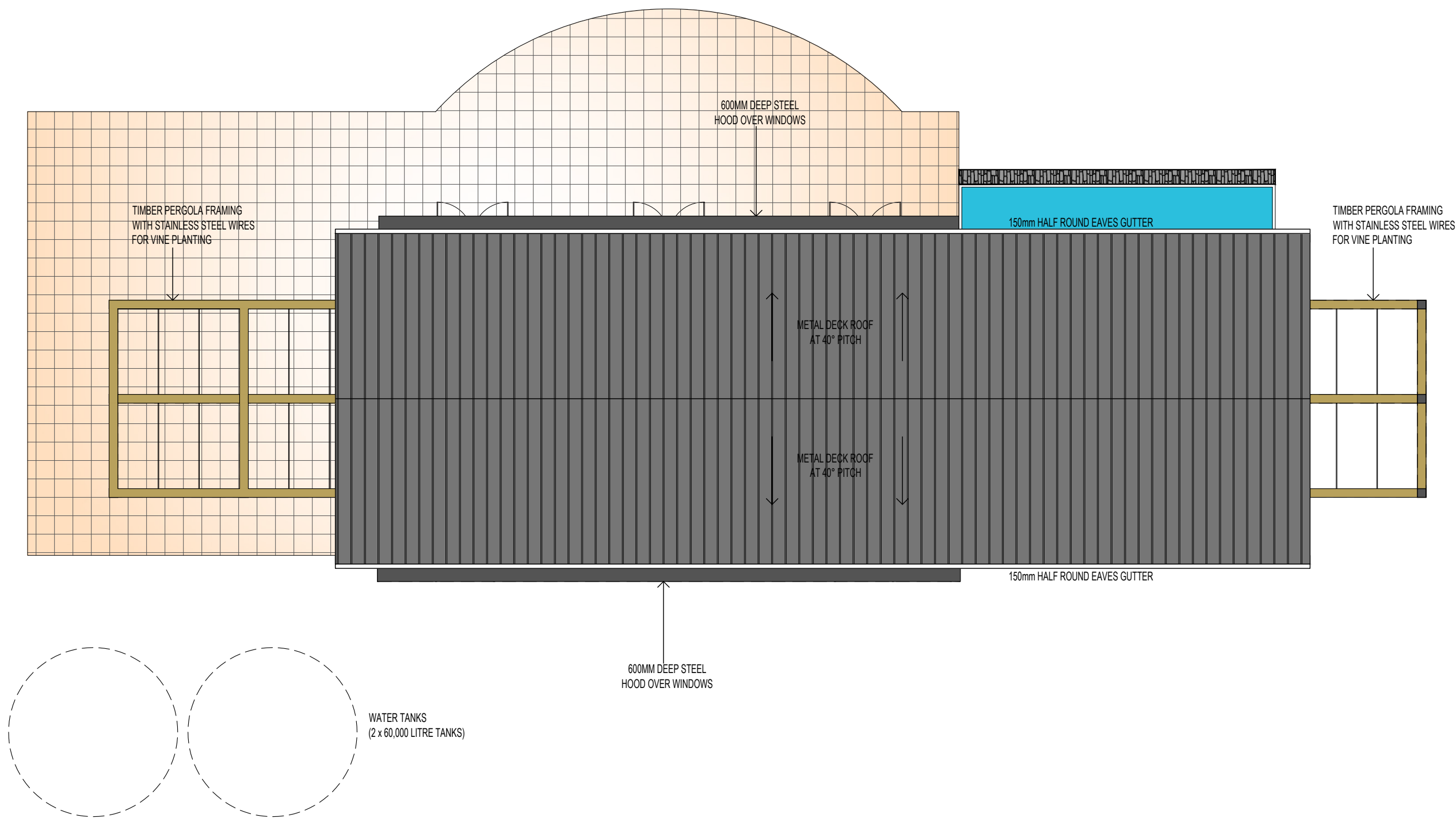


CARPARK PLAN

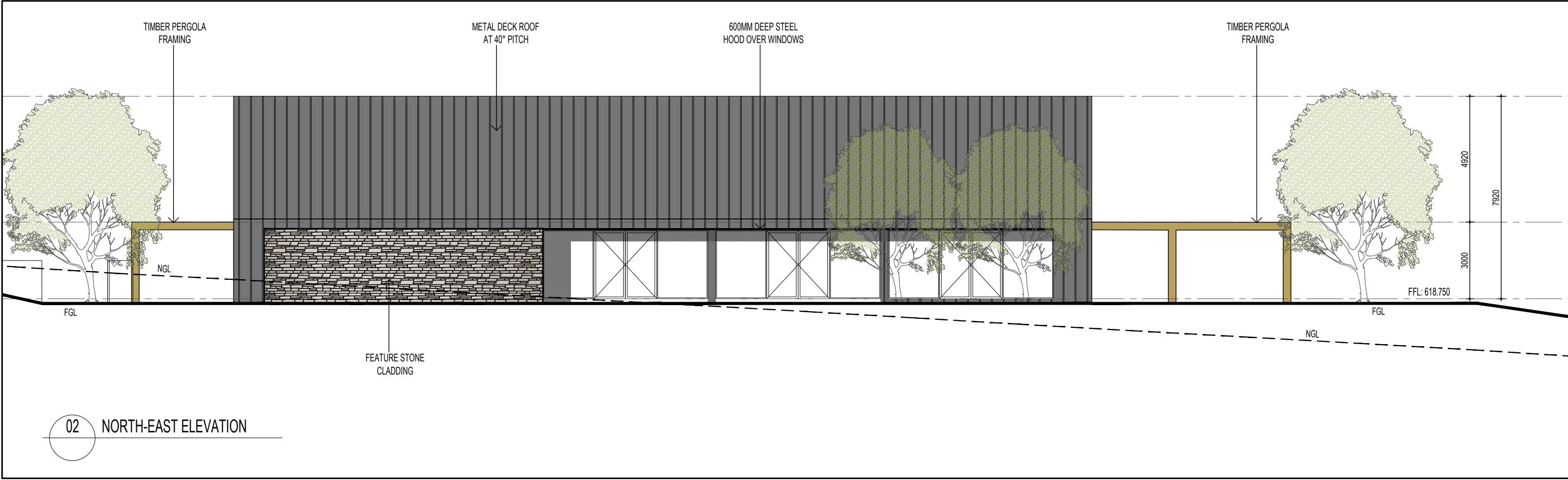
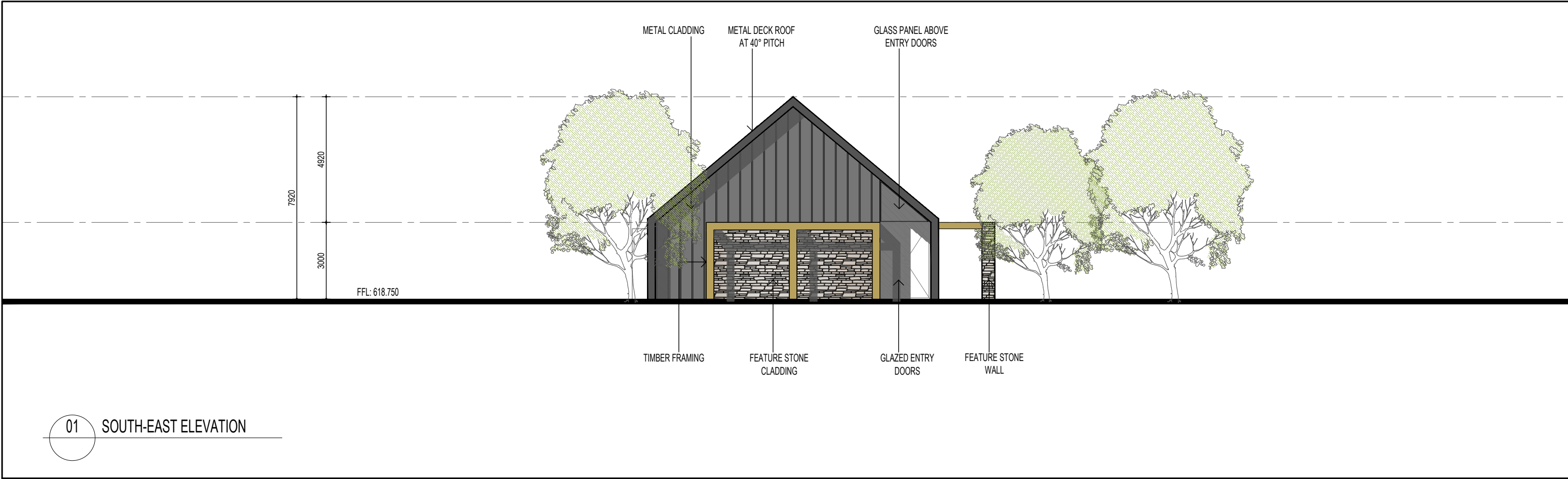
PROJECT 394 GOODA CREEK RD MURRUMBATEMAN MASTER PLAN		DRAWING TITLE CARPARK PLAN		PROJECT ARCHITECT AL&CH		COORD. REVIEWED	REV P1	DESCRIPTION ISSUE FOR INFORMATION	DRAWN AL&CH	DATE 15.05.25	NOTES All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work. All work must be carried out in accordance with the current edition of the Building Code of Australia & all relevant Australian Standards.	
				PROJECT DIRECTOR AL&CH		VERIFIED	A	DEVELOPMENT APPLICATION SUBMISSION	AL&CH	20.05.25		
				DATE 20.05.25		APPROVED						
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		SCALE 1:250(A3)										
PROJECT NO. 2331				DRAWN AL&CH								











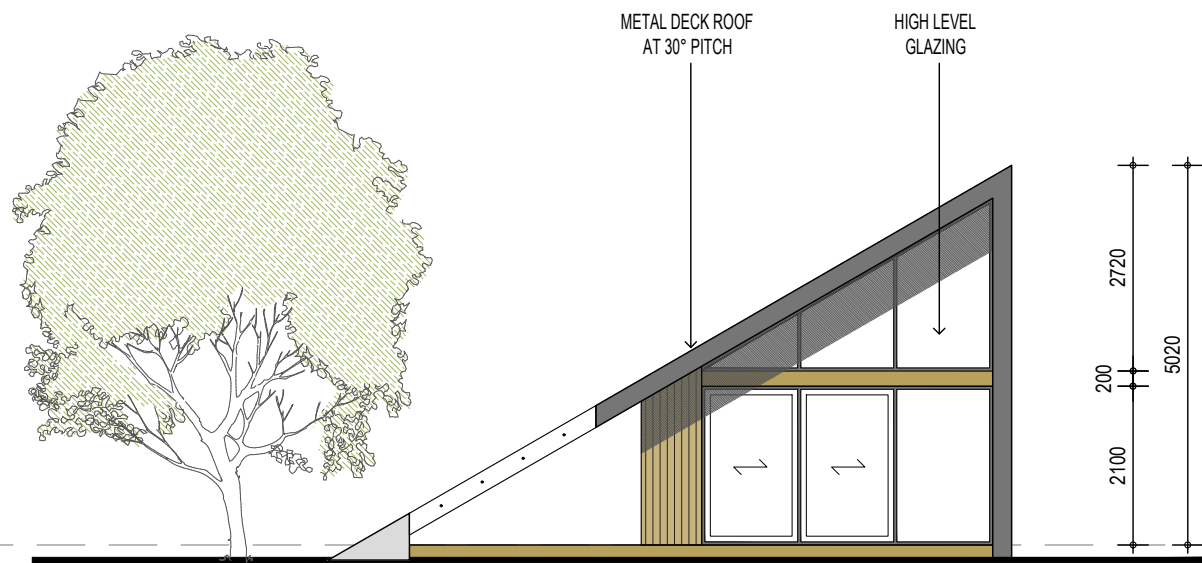
<div>PROJECT</div> <div>394 GOODA CREEK RD</div> <div>MURRUMBATEMAN</div> <div>MASTER PLAN</div>	<div>DRAWING TITLE</div> <div>ELEVATIONS</div>	<div>PROJECT ARCHITECT</div> <div>AL&amp;CH</div>	<div>COORD.</div> <div>REVIEWED</div>	<div>REV</div> <div>DESCRIPTION</div> <div>P1</div> <div>ISSUE FOR INFORMATION</div> <div>P2</div> <div>ISSUE FOR INFORMATION</div> <div>A</div> <div>DEVELOPMENT APPLICATION SUBMISSION</div>	<div>DRAWN</div> <div>AL&amp;CH</div>	<div>DATE</div> <div>18.11.24</div> <div>28.11.24</div> <div>20.05.25</div>	<div>NOTES</div> <div>All dimensions are in millimetres. All levels are in metres.</div> <div>Do not scale off drawing. All structure to engineers specification.</div> <div>All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work.</div> <div>All work must be carried out in accordance with the current edition of the Building Code of Australia &amp; all relevant Australian Standards.</div>
<div>CLIENT</div> <div>394 GROUP PTY LTD</div> <div>GOODA CK ROAD MURRUMBATEMAN</div>	<div>SCALE</div> <div>1:150 (A3)</div>	<div>DRAWN</div> <div>AL&amp;CH</div>	<div>DRAWING NUMBER</div> <div>A201</div>	<div>REVISION</div> <div>A</div>	<div>NORTH</div> <div></div>	<div>COPYRIGHT</div> <div>© copyright: heyward lance architecture pty ltd</div> <div>Reproduction of this design and/or document in whole or in part without prior written consent is an infringement of copyright.</div>	<div>heyward lance architecture</div> <div>unit 68, 12 challis st : dickson ACT 2602 p : 02 6255 4454</div>



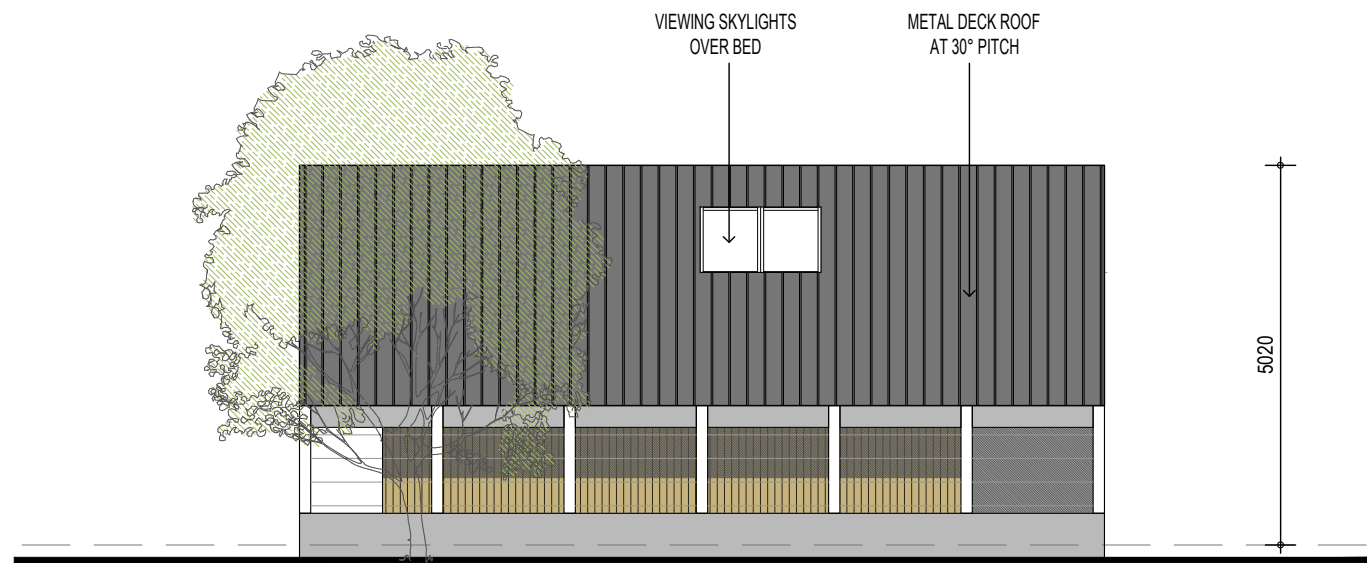




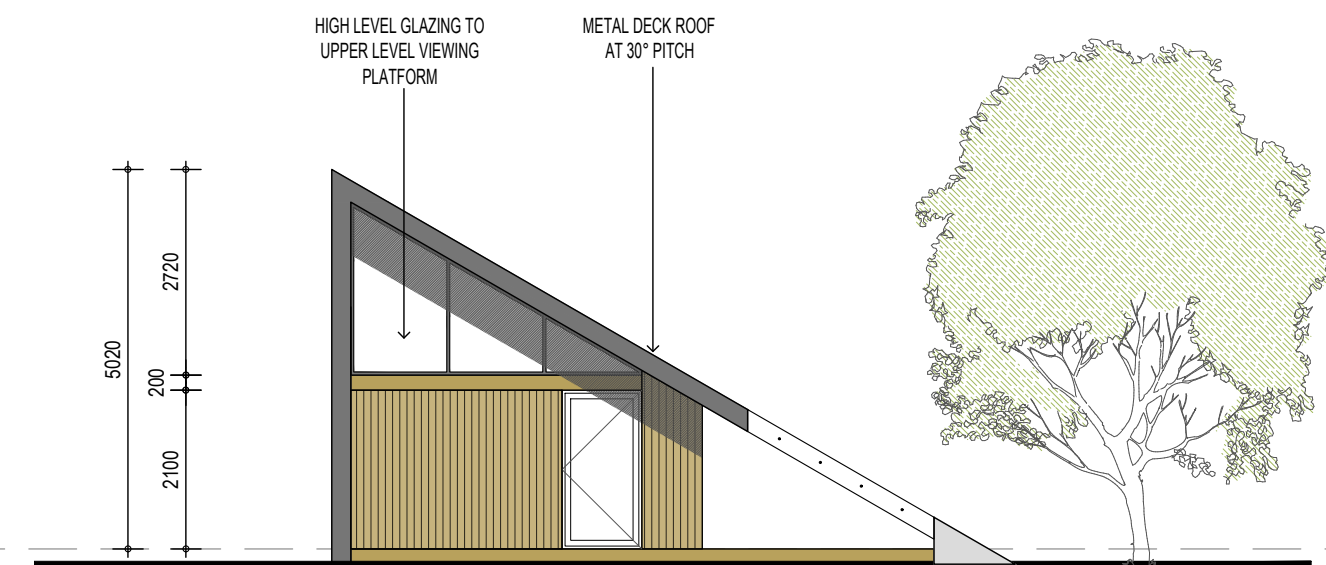




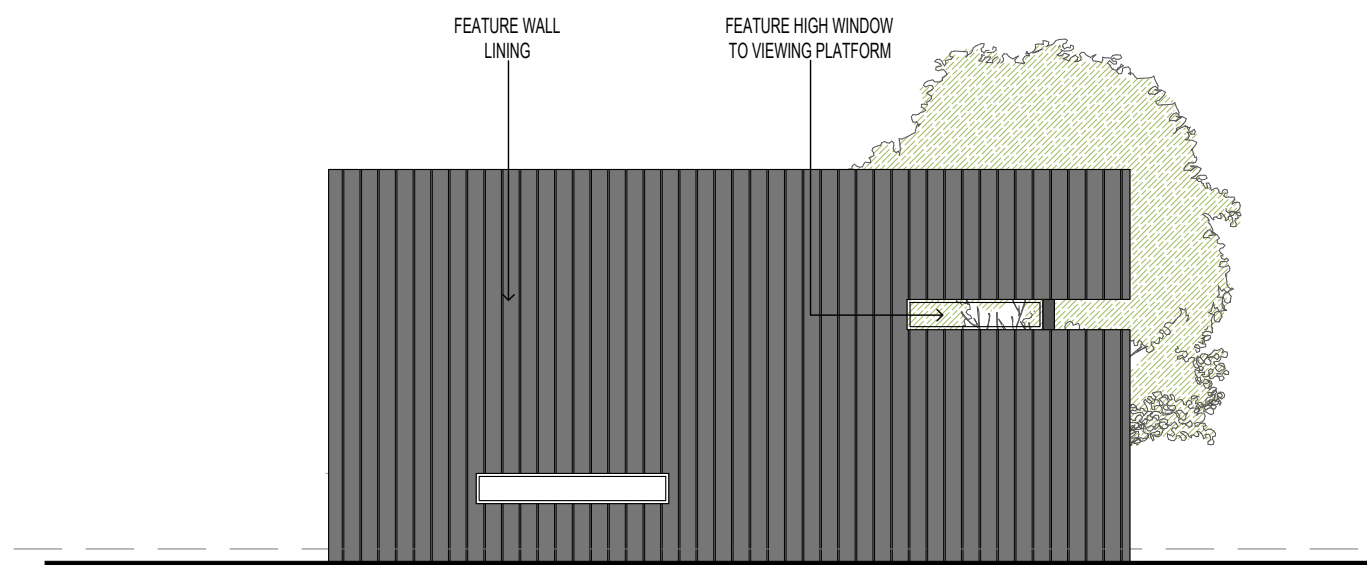
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02 WEST ELEVATION

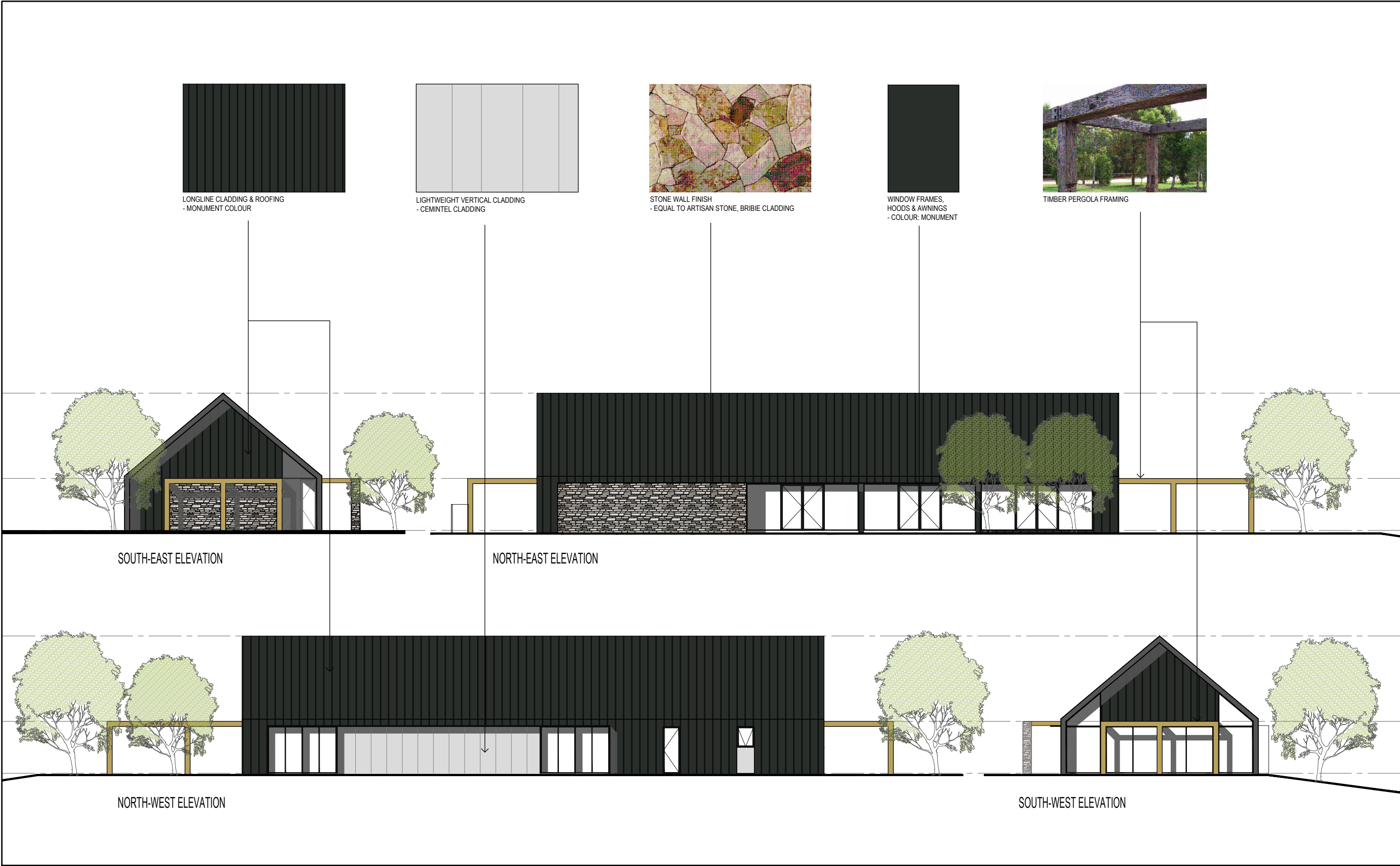


03 NORTH ELEVATION



04 EAST ELEVATION

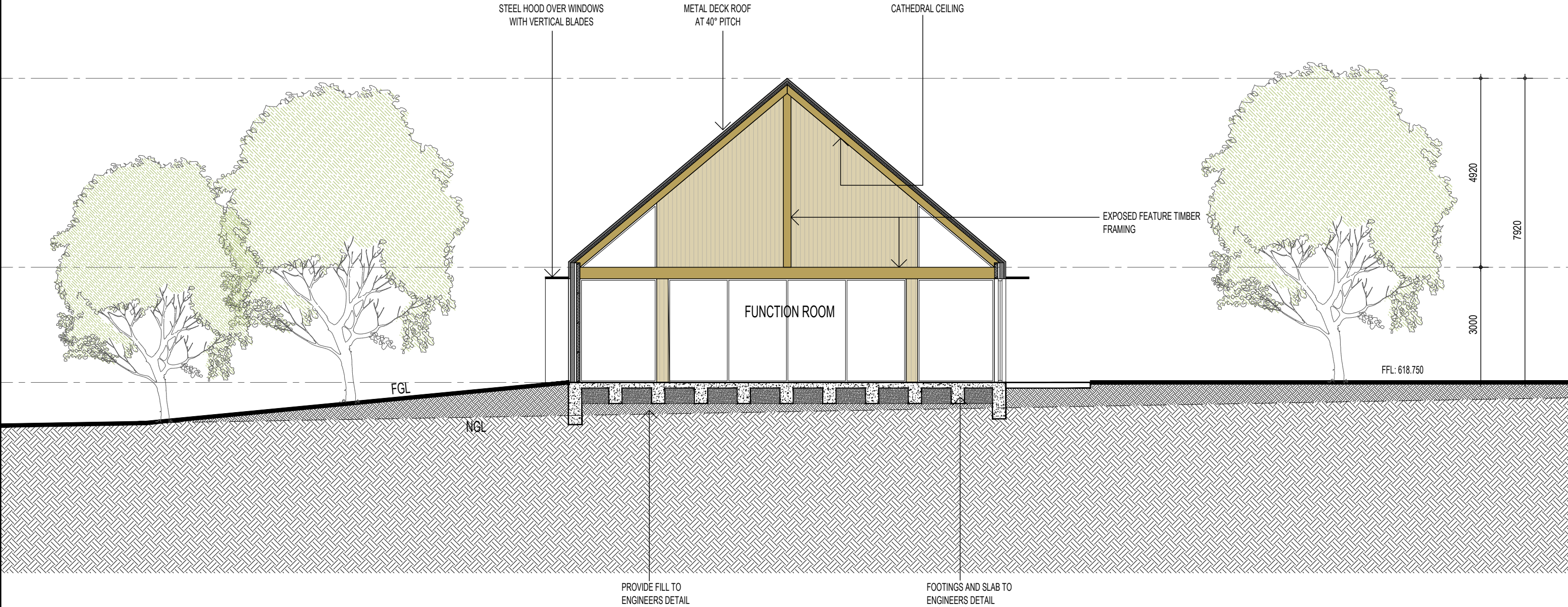






ENERGY COMMITMENTS

BUILDING ELEMENT	CONSTRUCTION DETAILS	SYSTEM THERMAL PERFORMANCE R VALUE
ROOF / CEILING	METAL SHEETING + R1.3 BLANKET + AIR GAP + CLASS 4 VAPOUR PERMEABLE MEMBRANE + R4 TIMBER FRAMING	R 5.51
EXTERNAL WALLS	METAL CLADDING + AIR GAP + CLASS 4 VAPOUR PERMEABLE MEMBRANE + 10MM THERMAL BREAK STRIPS + R2.5 IN METAL STUD + PLASTERBOARD	R2.02
INTERNAL WALLS	PLASTERBOARD + METAL STUD + R2.0 + PLASTERBOARD	R 2.4
FLOORS	CONCRETE SLAB + 30MM (R1) XPS TO UNDERSIDE	R 2.09
GLAZING	ALUMINIUM-FRAMED DOUBLE GLAZING	U-VALUE ≤ 2.81 / SHGC = 0.3 ± 10%



01 SECTION













<div>PROJECT</div> <div>394 GOODA CREEK RD MURRUMBATEMAN MASTER PLAN</div>		<div>DRAWING TITLE</div> <div>PERSPECTIVE VIEW</div>		<div>PROJECT ARCHITECT</div> <div>AL&amp;CH</div>		<div>COORD.</div> <div>REVIEWED</div>	<div>REV</div> <div>P1</div>	<div>DESCRIPTION</div> <div>ISSUE FOR INFORMATION</div>	<div>DRAWN</div> <div>AL&amp;CH</div>	<div>DATE</div> <div>01.04.25</div>	<div>NOTES</div> <div>All dimensions are in millimetres. All levels are in metres. Do not scale off drawing. All structure to engineers specification. All dimensions, levels and site conditions must be verified by contractor prior to commencement of any work.  All work must be carried out in accordance with the current edition of the Building Code of Australia &amp; all relevant Australian Standards.</div>	
				<div>PROJECT DIRECTOR</div> <div>AL&amp;CH</div>	<div>VERIFIED</div>	<div>A</div>	<div>DEVELOPMENT APPLICATION SUBMISSION</div>	<div>AL&amp;CH</div>	<div>20.05.25</div>			
				<div>DATE</div> <div>20.05.25</div>	<div>APPROVED</div>							
				<div>DRAWING NUMBER</div> <div>REVISION</div>		<div>NORTH</div> <div></div>						
<div>CLIENT</div> <div>394 GROUP PTY LTD GOODA CK ROAD MURRUMBATEMAN</div>				<div>A402</div> <div>A</div>							<div>COPYRIGHT</div> <div>© copyright: heyward lance architecture pty ltd  Reproduction of this design and/or document in whole or in part without prior written consent is an infringement of copyright.</div>	
<div>SCALE</div> <div>1:100 (A3)</div>		<div>DRAWN</div> <div>AL&amp;CH</div>										
<div>PROJECT NO: 2331</div>											<div>heyward lance architecture</div> <div>unit 68, 12 challis st : dickson ACT 2602 p : 02 6255 4454</div>	<div></div>













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unit 68, 12 challis st : dickson ACT 2602 p : 02 6255 4454

















REV	DESCRIPTION	DRAWN	DATE
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