

A 3D architectural rendering of a residential development. The scene shows several single-story houses with light-colored siding and grey roofs. Many of the houses have solar panels installed on their roofs. The houses are arranged in a cluster, with some featuring attached garages. A dark grey fence runs along the front and side of the property. The front yard is landscaped with green grass, small trees, and a wooden fence. A paved driveway and parking area are visible. The overall style is modern and suburban.

PAGE: SHEET NO: DRAWING TITLE:

APPENDIX FOR DEVELOPMENT APPLICATION

SITE SURVEY
GEOTECHNICAL REPORT
EROSION & SEDIMENT CONTROL PLAN
VERGE MANAGEMENT, LANDSCAPE MANAGEMENT & PROTECTION PLAN
STATEMENT OF ENVIRONMENTAL EFFECTS
PLUMBING, DRAINAGE & SEWERAGE MANAGEMENT PLAN
STRUCTURAL ENGINEER PLANS
TYPICAL CONSTRUCTION DETAILS
STRUCTURAL LAYOUT FRAMING PLANS
TRUSS PLANS
FIRE SAFETY PERFORMANCE REPORT
BASIX COMPLIANCE CERTIFICATE
PRIME COST ITEMS SCHEDULE
ESTIMATED COST REPORT
CERTIFICATES OF TITLE
APPLICABLE CONSTRUCTION CONTRACTS
CONSTRUCTION MANAGEMENT REPORT
WASTE MANAGEMENT PLAN
BUILDING REGULATORY BODIES STATEMENT OF COMPLIANCE
LIVABLE HOUSING DESIGN ASSESSMENT REPORT
BYDA ASSESSMENT REPORTS
CONSTRUCTION CERTIFICATE APPLICATION

62-64 QUEEN STREET
BOOROWA N.S.W. 2586

A0.00

FOR DEVELOPMENT APPLICATION



64 QUEEN STREET – EXISTING STREET VIEW (GOOGLE MAPS)



62 QUEEN STREET – EXISTING STREET VIEW (GOOGLE MAPS)



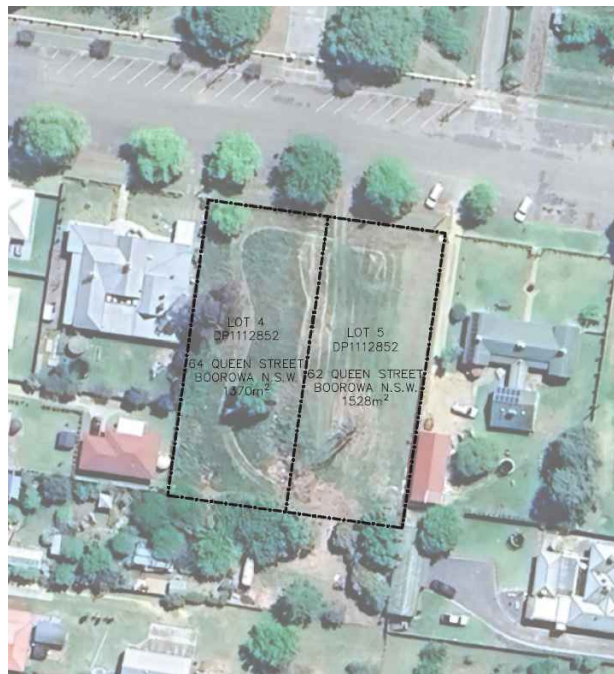
60 QUEEN STREET – EXISTING STREET VIEW (GOOGLE MAPS)



66 QUEEN STREET – EXISTING STREET VIEW (GOOGLE MAPS)



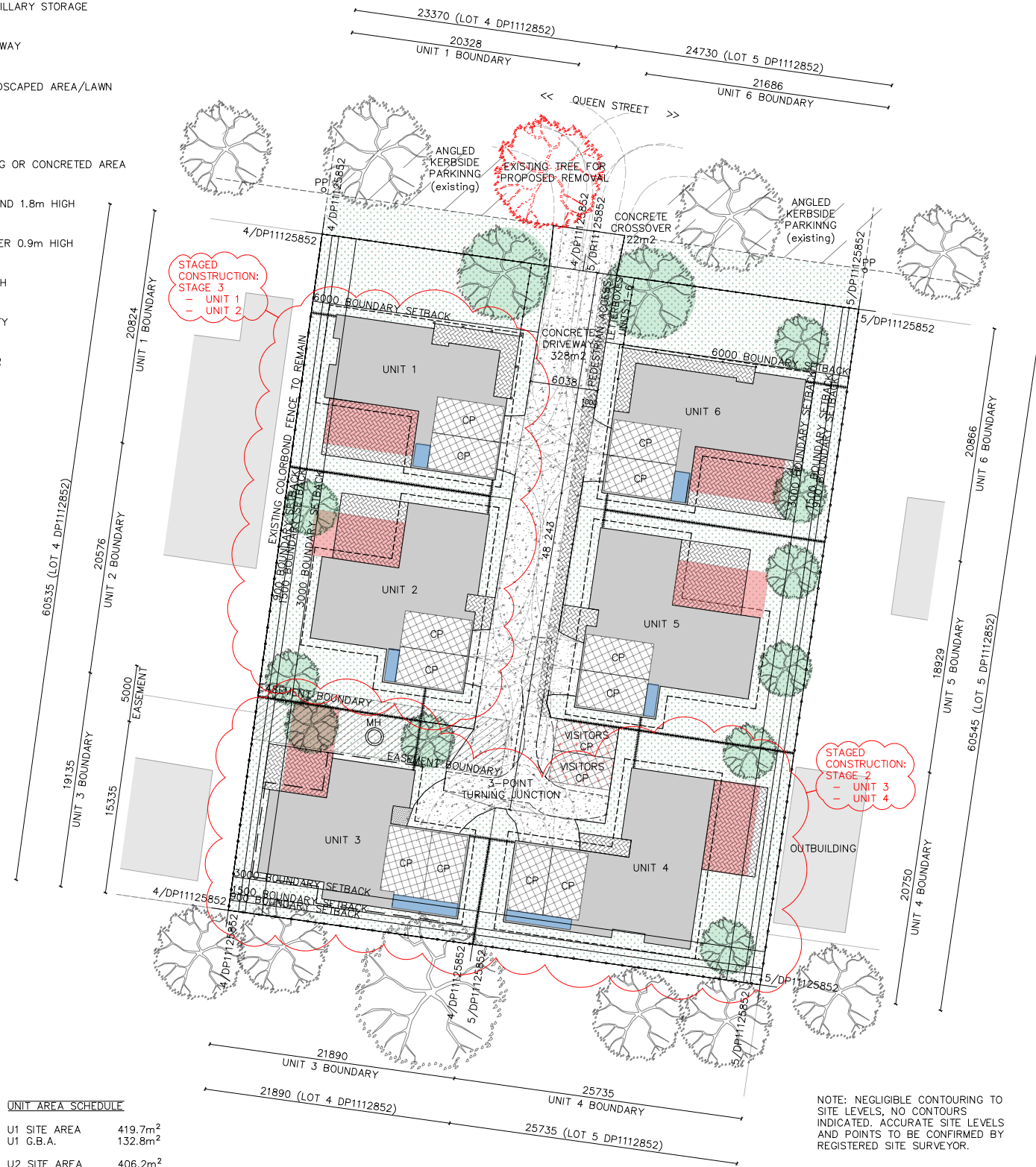
69 QUEEN STREET – EXISTING STREET VIEW (GOOGLE MAPS)



EXISTING CONDITIONS AERIAL VIEW
NOT TO SCALE (GOOGLE SATELLITE GLOBE)

LEGEND

-  PRIVATE OPEN SPACE
8m X 4m MINIMUM AREA
-  CAR PARKING SPACE
-  DESIGNATED ANCILLARY STORAGE
-  CONCRETE DRIVEWAY
-  PERMEABLE LANDSCAPED AREA/LAWN
-  EASEMENT VOID
-  EXTERNAL PAVING OR CONCRETED AREA
AS PER DCP
-  FENCE, COLORBOND 1.8m HIGH
-  FENCE, BRICK PIER 0.9m HIGH
-  FENCE, 1.2m HIGH
-  POLE, ELECTRICITY
-  MANHOLE, SEWER
-  TREE, EXISTING
-  TREE, PROPOSED



UNIT AREA SCHEDULE	
U1 SITE AREA	419.7m ²
U1 G.B.A.	132.8m ²
U2 SITE AREA	406.2m ²
U2 G.B.A.	154.7m ²
U3 SITE AREA	390.7m ²
U3 G.B.A.	159.0m ²
U4 SITE AREA	448.1m ²
U4 G.B.A.	164.1m ²
U5 SITE AREA	420.1m ²
U5 G.B.A.	161.6m ²
U6 SITE AREA	455.3m ²
U6 G.B.A.	132.6m ²

NOTE: NEGLIGIBLE CONTOURING TO
SITE LEVELS, NO CONTOURS
INDICATED. ACCURATE SITE LEVELS
AND POINTS TO BE CONFIRMED BY
REGISTERED SITE SURVEYOR.

SCHEDULED CONSTRUCTION STAGES; AS FOLLOWS:

STAGE 1

- UNIT 5
- UNIT 6
- SITE AMENITIES

STAGE 2
- UNIT 3
- UNIT 4

- GENERAL NOTES:
- THESE PLANS ARE TO BE READ IN CONJUNCTION WITH CONTRACT DOCUMENTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS. RESPONSIBLE PARTIES ARE TO BE NOTIFIED OF ANY DISCREPANCIES.
 - SITE CLASSIFICATION IS TO BE CONFIRMED BY INSPECTION OF FOOTING EXCAVATIONS.
 - ALL DIMENSIONS, DETAILS, SITE LEVELS AND LOCATIONS TO BE CONFIRMED BY REGISTERED SURVEYOR/CONTRACTOR BEFORE COMMENCEMENT OF ANY CONSTRUCTION AND RESPONSIBLE PEOPLE NOTIFIED OF ANY DISCREPANCIES. REFER TO SITE SURVEY FOR DETAILED INFORMATION.
 - ANY DATA SUPPLIED BY OTHERS AND SHOWN ON THESE DRAWINGS ARE NOT THE RESPONSIBILITY OF THIS DRAWING SET DESIGNER.
 - ALL STORMWATER, DOWN PIPES, RAIN WATER TANKS AND SITE DRAINAGE TO BE SIZED AND LOCATED BY THE HYDRAULIC CONSULTANT /PLUMBER IN ACCORDANCE WITH NCC VOL2.3.1.2 & 3.5.2 AND STATE LEGISLATION/LOCAL PLANNING SCHEME HOUSE CODE AND AS3500 ALL PARTS.
 - BUILDER TO ENSURE THAT ACTUAL SEWER LINE AND MANHOLE POSITIONS MATCH THOSE AS SHOWN AS BASED ON LOCAL AUTHORITY DOCUMENTS. ANY DISCREPANCIES MUST BE BROUGHT TO ATTENTION AND RESOLVED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - FALL OF LAND UNKNOWN AND IS TO BE CONFIRMED ON SITE BEFORE COMMENCEMENT OF CONSTRUCTION. ANY REQUIRED EARTHWORKS INCLUDING CUT, FILL, BATTERS AND RETAINING MUST COMPLY WITH THE CURRENT NCC VOL2.3.1.1, AS3798 & AS2400.
 - THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE DWELLING, 1000mm WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1:20 MINIMUM.
 - STORMWATER MUST BE CONNECTED TO A LEGAL POINT OF DISCHARGE:
 - STORMWATER KERB ADAPTERS TO STREET (2 MAX.)
 - ROOFWATER/STORMWATER PIPE
 - BUBBLERS TO COUNCIL SPECIFICATION
 - RAINWATER TANK, OVERFLOW MUST CONNECT TO STORMWATER SYSTEM.
 - SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES.
 - ALL FLOOR SLABS MUST BE GRADED TO AVOID THE PONDING OF WATER.
 - THE HEIGHT OF FENCES, INCLUDING THE HEIGHT OF RETAINING WALLS ARE NOT TO EXCEED 2.0m ABOVE FINISHED GROUND LEVEL ONLY, UNLESS IF INDICATED ON THE PLANS AND IN CONJUNCTION WITH LOCAL AUTHORITY APPROVAL.
 - WHERE SERVICES/PIPEWORK ARE LOCATED UNDER DRIVEWAYS AND SLABS, CONTRACTORS ARE TO ENSURE ADEQUATE COMPACTION TO TRENCH BACKFILL IS BACKFILLED TO SUPPORT CONCRETE.
 - DRIVEWAY SLOPE NOT TO EXCEED 1:4. CHECK WITH LOCAL AUTHORITY REQUIREMENTS PRIOR TO CONSTRUCTING ANY DRIVEWAYS, PATHWAYS OR CROSSEOVERS BETWEEN THE PROPERTY BOUNDARY AND ROAD KERB.
 - PROVIDE A LAYER OF SAND AT MINIMUM 20mm THICK UNDER THE SLAB, COMPACTED AND LEVELED.
 - SLAB THICKNESS, MESH TO ENGINEERS DESIGN.
 - MINIMUM COVER TO GROUND: 50mm.
 - TOP COVER TO SLAB REINFORCEMENT: 30mm.
 - GRADE FINISHED GROUND SURFACE TO DIVERT WATER AWAY FROM BUILDING.
 - WATERPROOF MEMBRANE IS 0.2mm POLYETHYLENE. JOINTS ARE TO BE LAPPED 300mm AND TAPED.
 - REINFORCEMENT IS TO BE SUPPORTED ON PLASTIC CHAIRS AT 1000mm CRS.
 - ALL CONCRETE IS TO MECHANICALLY VIBRATED DURING PLACEMENT.
 - FILL MATERIAL AND SAND UNDER SLABS IS TO BE COMPACTED TO 95% OF MAX. DRY DENSITY.
 - WHERE CONCRETE SLAB FORMS A TERMITE BARRIER, SLAB TO BE CONSTRUCTED AS PER AS2870. SLAB & FOOTINGS TO BE OF MONOLITHIC CONSTRUCTION. TERMITE COLLAR FLANGE TO BE CLAMPED TO PIPES AND SET IN SLAB. 75mm OF EXPOSED SLAB EDGE TO REMAIN ABOVE FINISHED PERIMETER LEVEL. EXPOSED EDGE NOT TO BE COVERED BY SOIL, RENDERED OR TILED BUT MAY BE PAINTED. WHERE BRICKWORK CONCEALS EDGE OF SLAB, IN ADDITION TO ABOVE, ROVIDE TERMITE COLLAR BARRIER BELOW D.P.C. FIXED TO SLAB EDGE.
 - INSTALL ANT CAPPING TO ALL BRICK PIERS, TIMBER OR CONCRETE STUMPS. KEEP TIMBER CLEAR OF GROUND WHEN ON STEEL ANCHORS. NON-TIMBER ELEMENTS(E. STEEL POSTS)NEED NO PROTECTION FROM TERMITES.
 - WHERE TIMBER IN DIRECT CONTACT WITH CONCRETE TO BE SEPARATED BY GALVANISED IRON FLASHING.
 - TERMITE CONTROL BARRIERS TO BE IN ACCORDANCE WITH AS3660.1 AND NCC CLAUSE 3.1.3.

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

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LOTS 4&5; DP1112582
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CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

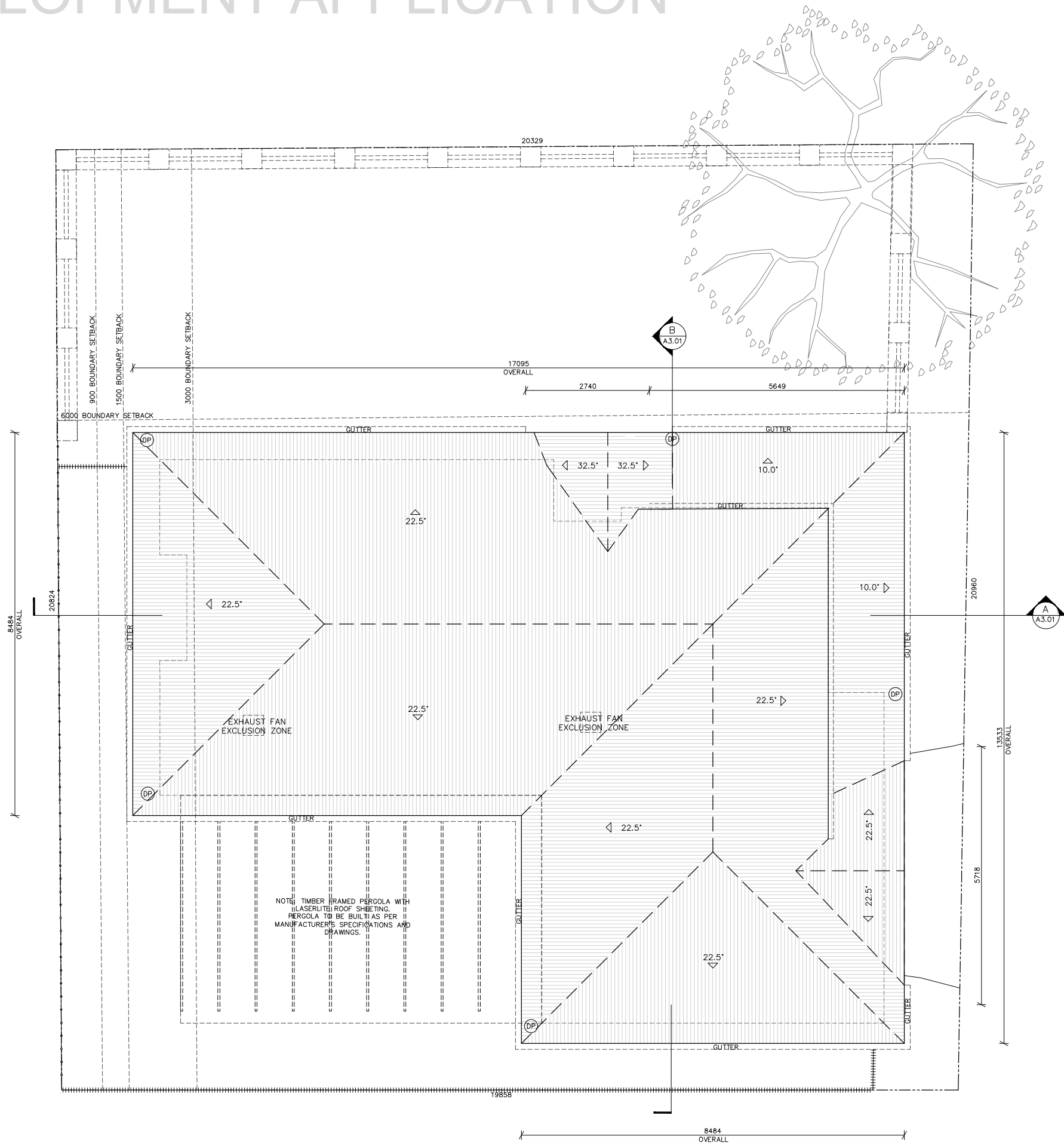
DRAWING:
PROPOSED SITE PLAN;
UNITS 1-6

SCALE:
1:500 @A3

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN: A.E.	DATE: JUNE 2025
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A1.01



ALL DIMENSIONS STATED ON THESE DRAWINGS ARE APPROXIMATIONS ONLY AND MUST BE CONFIRMED ON SITE.

ROOF NOTES:

1. TRUSS ROOF SYSTEM AS PER MANUFACTURERS SPECIFICATIONS
2. ROOF TIE-DOWNS AND BRACING AS PER STRUCTURAL ENGINEERS' SPECIFICATIONS.
3. COLORBOND STEEL ROOFING SHEETS TO SPECIFIED PITCH. COLORBOND STEEL FASCIA AND GUTTER.
4. LASERLITE SHEETING OVER TIMBER PERGOLA FRAMING ACCORDING TO MANUFACTURERS SPECIFICATIONS.

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2. DOWNPIPES (DP) TO BE 100mm UPVC. TEMPORARY DOWNPIPES TO BE PROVIDED AT DOWNPIPE LOCATIONS DURING CONSTRUCTION , DRAINING ROOF WATER ONTO GROUND 2m AWAY FROM BUILDING.
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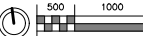
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CLIENT/CONTACT:
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DRAWING:
ROOF PLAN:
UNIT 1

SCALE:
1:100 @A3



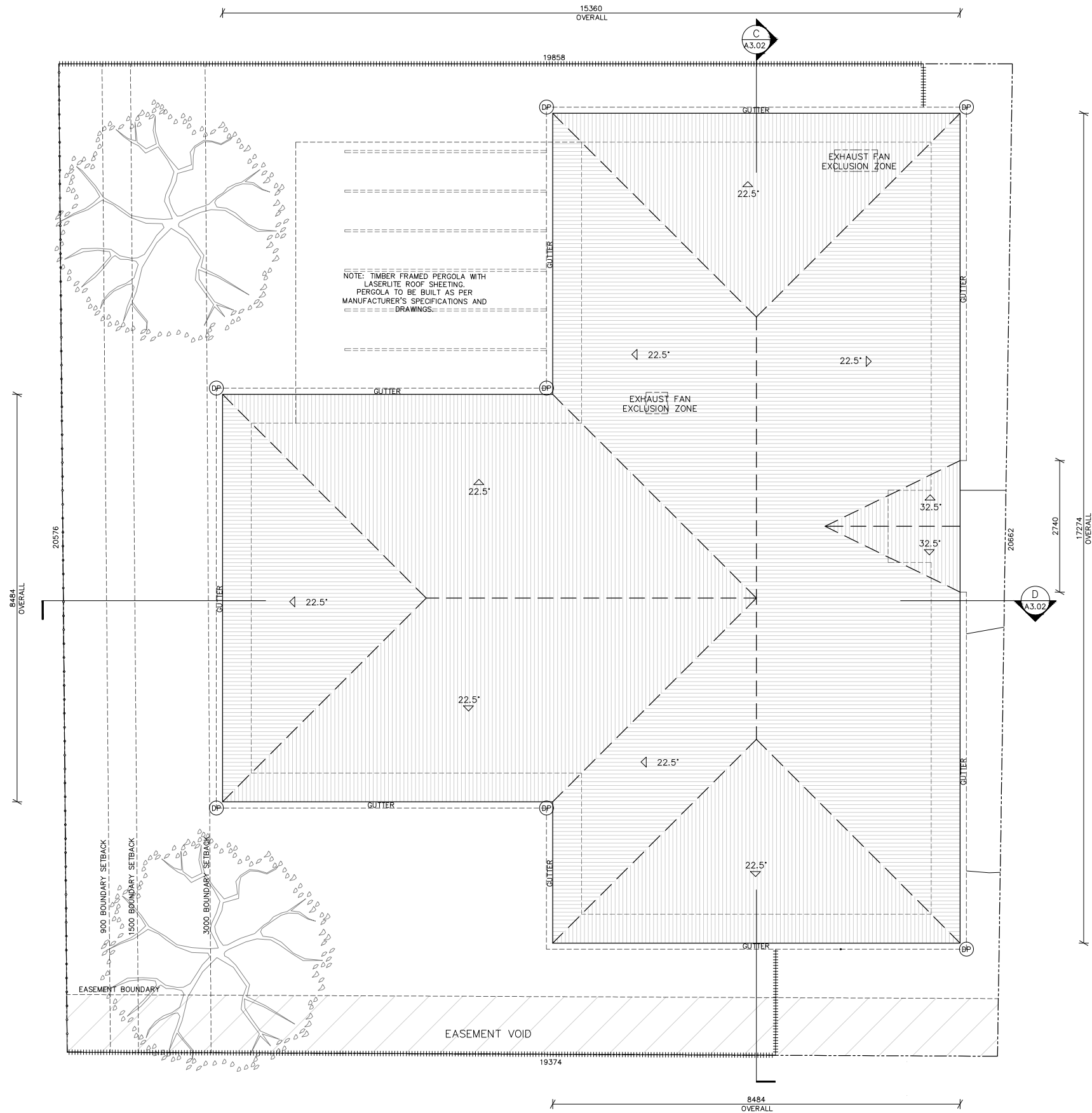
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REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

A1.08



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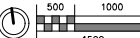
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DRAWING:
ROOF PLAN:
UNIT 2

SCALE:
1:100 @A3



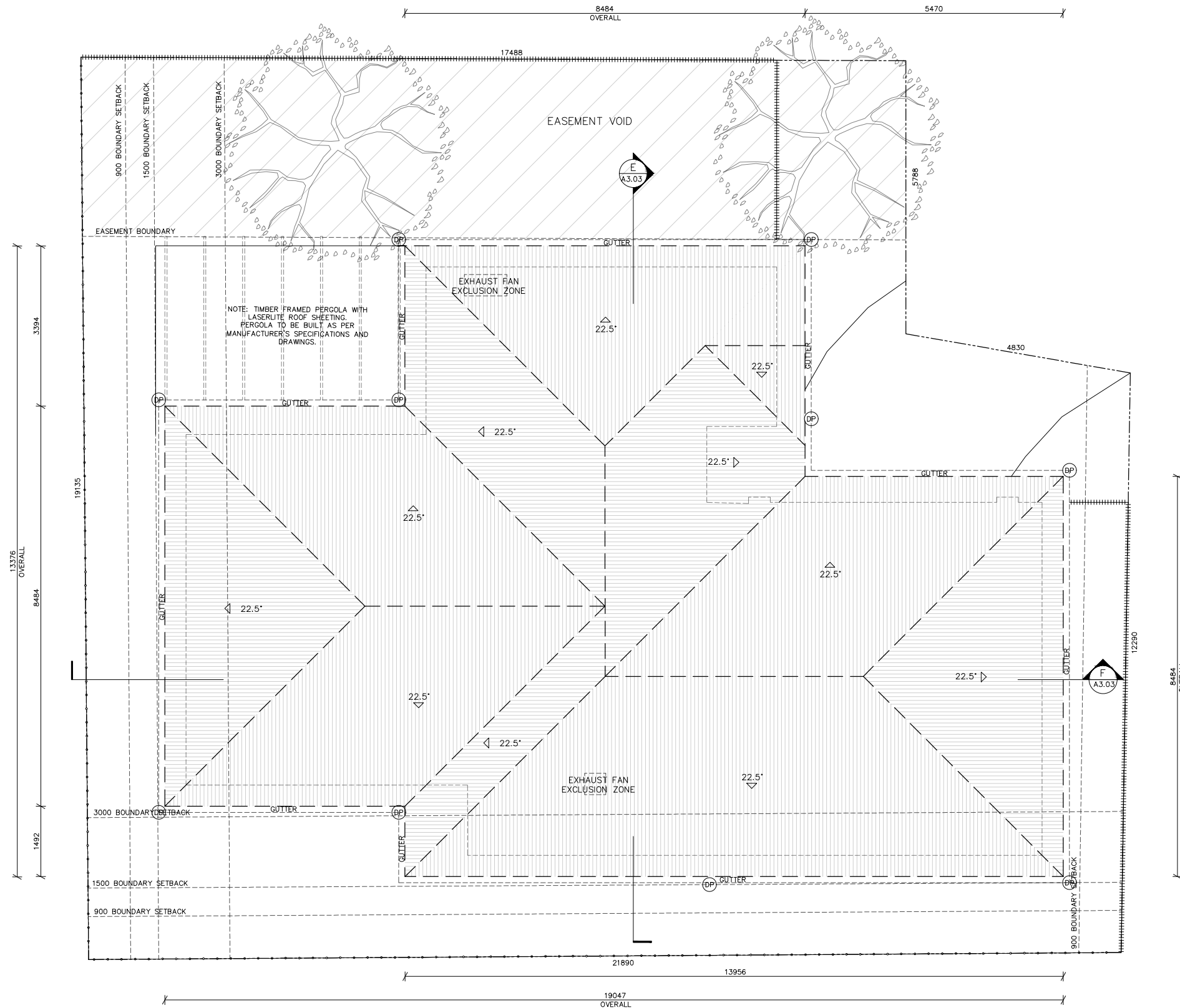
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A1.09



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CLIENT/CONTACT:
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DRAWING:
ROOF PLAN:
UNIT 3

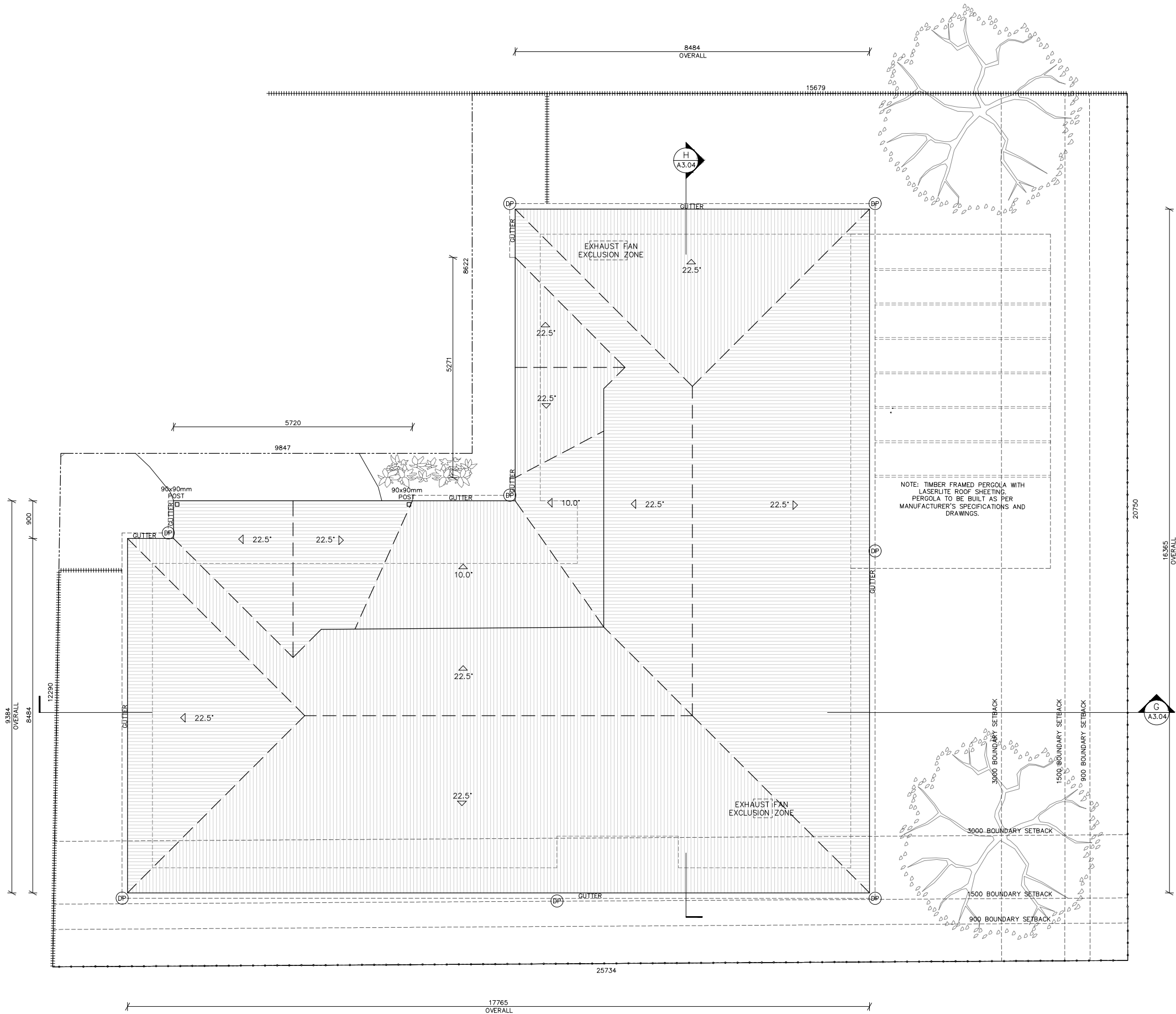
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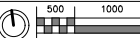
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UNIT 4

SCALE:
1:100 @A3



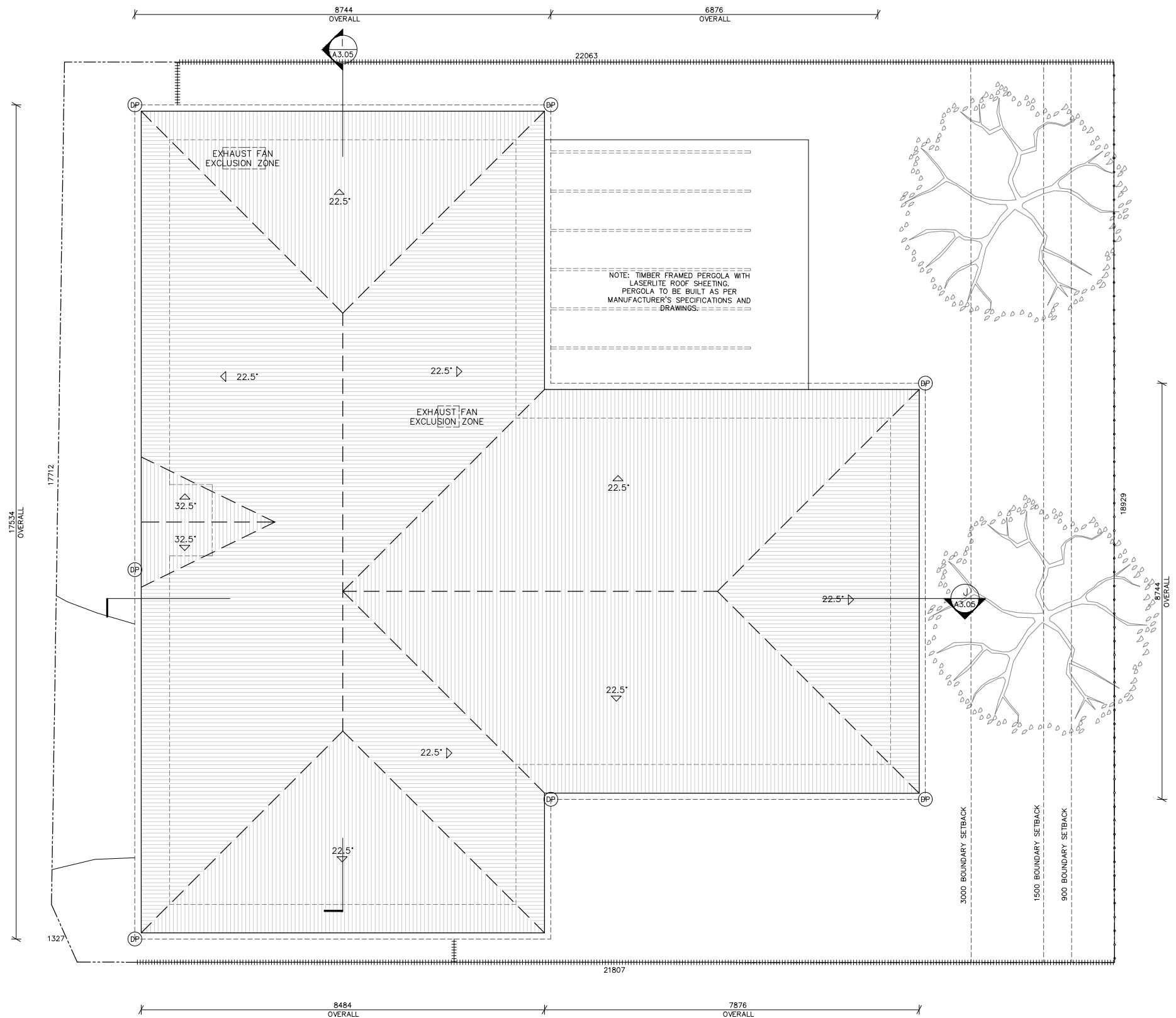
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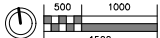
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CLIENT/CONTACT:
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DRAWING:
ROOF PLAN:
UNIT 5

SCALE:
1:100 @A3



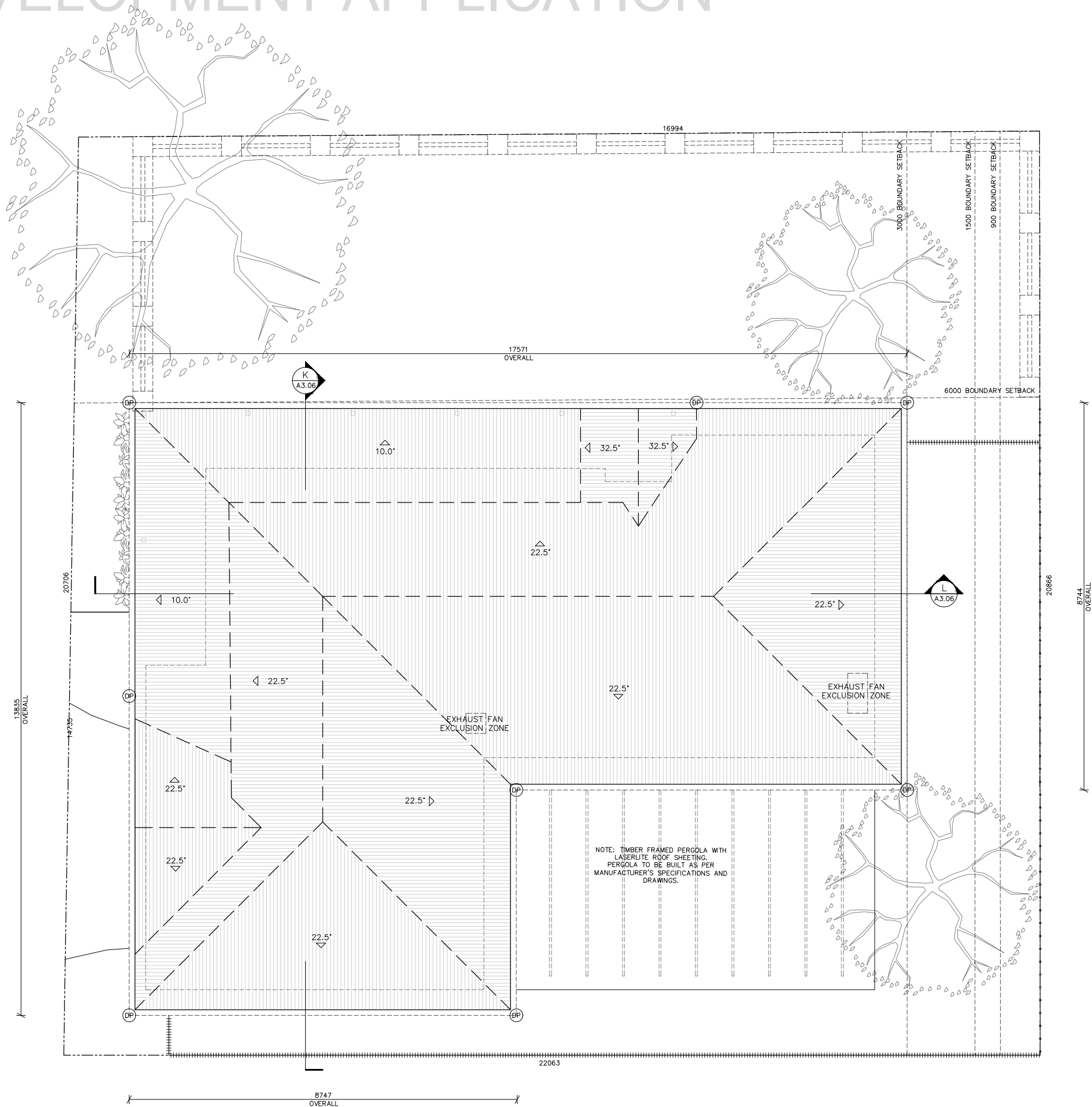
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2. ROOF TIE-DOWNS AND BRACING AS PER STRUCTURAL ENGINEERS' SPECIFICATIONS.
3. COLORBOND STEEL ROOFING SHEETS TO SPECIFIED PITCH. COLORBOND STEEL FASCIA AND GUTTER.
4. LASERLITE SHEETING OVER TIMBER PERGOLA FRAMING ACCORDING TO MANUFACTURERS SPECIFICATIONS.

ROOF DRAINAGE NOTES:

1. ALL GUTTER AND DOWNPIPE WORKS TO AS/NZS3500.3 AND CURRENT NCC VOL2 PART 3.5.2.
2. DOWNPIPES (DP) TO BE 100mm UPVC.
3. TEMPORARY DOWNPIPES TO BE PROVIDED AT DOWNPIPE LOCATIONS DURING CONSTRUCTION, DRAINING ROOF WATER ONTO GROUND 2m AWAY FROM BUILDING.
4. ALL STORMWATER, DOWNPIPES, RAIN WATER TANKS AND SITE DRAINAGE TO BE SIZED & LOCATED BY THE HYDRAULIC CONSULTANT/PLUMBER IN ACCORDNACE WITH NCC VOL2.3.1.2 & 3.5.2 AND STATE LEGISLATION/LOCAL PLANNING SCHEME HOUSE CODE AND AS3500 ALL PARTS.
5. THE ROOF DRAINAGE SYSTEM MUST BE PROVIDED WITH AN OVERFLOW TO PREVENT THE BACKFLOW OF WATER INTO THE BUILDING.
6. THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM NCC TABLE 3.5.2.1 OR FROM AS/NZS3500.
7. EAVE GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES.
8. BOX GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 100 IN ACCORDANCE WITH AS/NZS3500.3.
9. DOWNPIPES MUST SERVE NOT MORE THAN 12m OF GUTTER LENGTH FOR EACH DOWNPIPE WHICH MUST BE LOCATED AS CLOSE AS POSSIBLE TO VALLEY GUTTERS. EAVE GUTTERS MUST BE PROVIDED WITH AN OVERFLOW SYSTEM WHERE DOWNPIPES ARE LOCATED MORE THAN 12m FROM A VALLEY GUTTER.
10. DP LOCATIONS SHOWN ARE APPROXIMATE AND ARE TO BE POSITIONED AT THE ROOF PLUMBER'S DISCRETION.

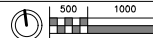
PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ROOF PLAN:
UNIT 6

SCALE:
1:100 @A3



REVISION:
FOR DEVELOPMENT APPLICATION

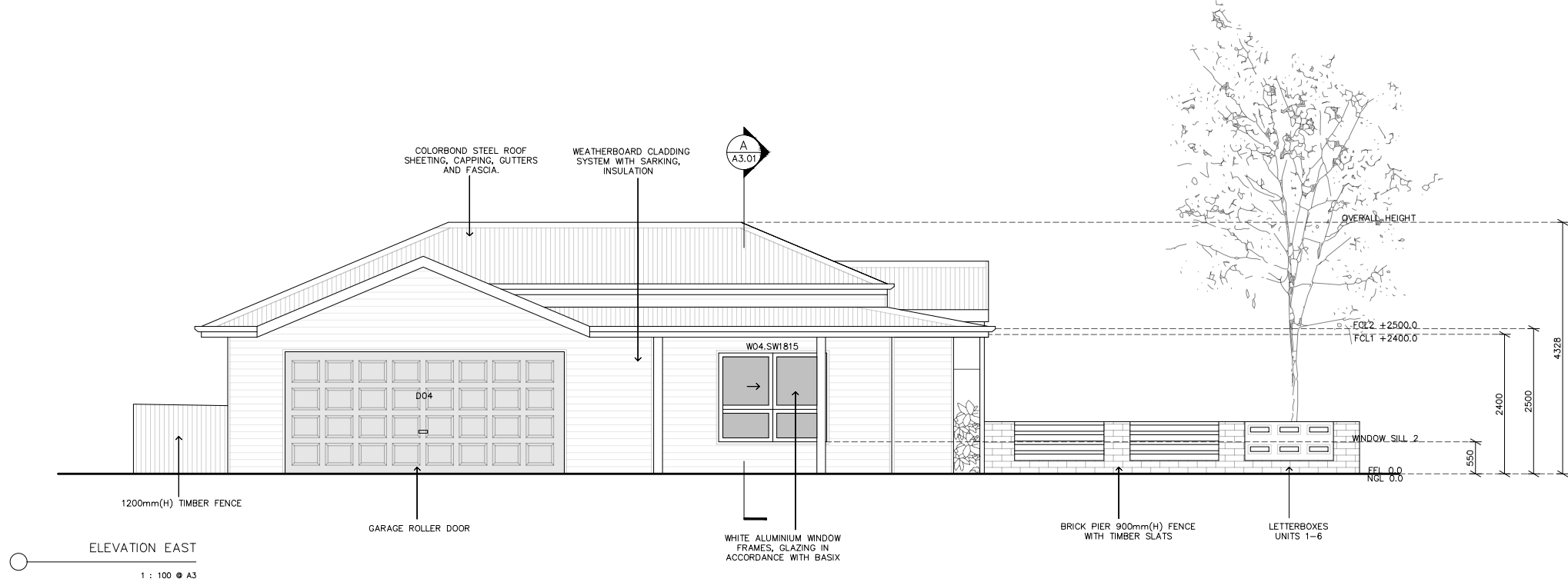
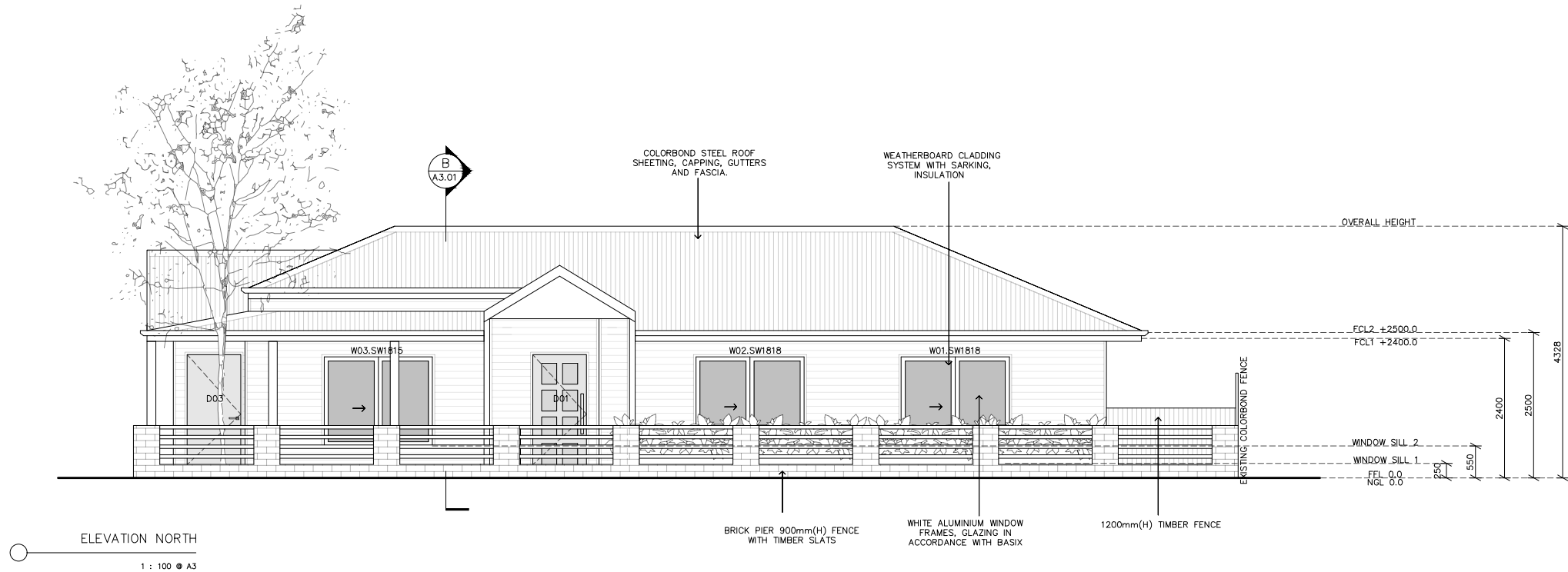
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DATE:
JUNE 2025

SHEET:

A1.13

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'VIVID WHITE'
WINDOW FRAMES:	DULUX 'VIVID WHITE'
EXTERNAL DOORS:	HUME 'SPM/MERBAU', VARNISHED
GARAGE ROLLER DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
PIER FENCE SLATS:	TIMBER LOOK/EQUIVALENT
BRICK PIER/WALL FACE:	PGH 'SHORELINE OCEAN MIST' OR PGH 'MANHATTAN HARLEM'

ALL DIMENSIONS STATED ON THESE DRAWINGS ARE APPROXIMATIONS ONLY AND MUST BE CONFIRMED ON SITE.

ELEVATION NOTES:

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CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 1

SCALE:
1:100 @ A3

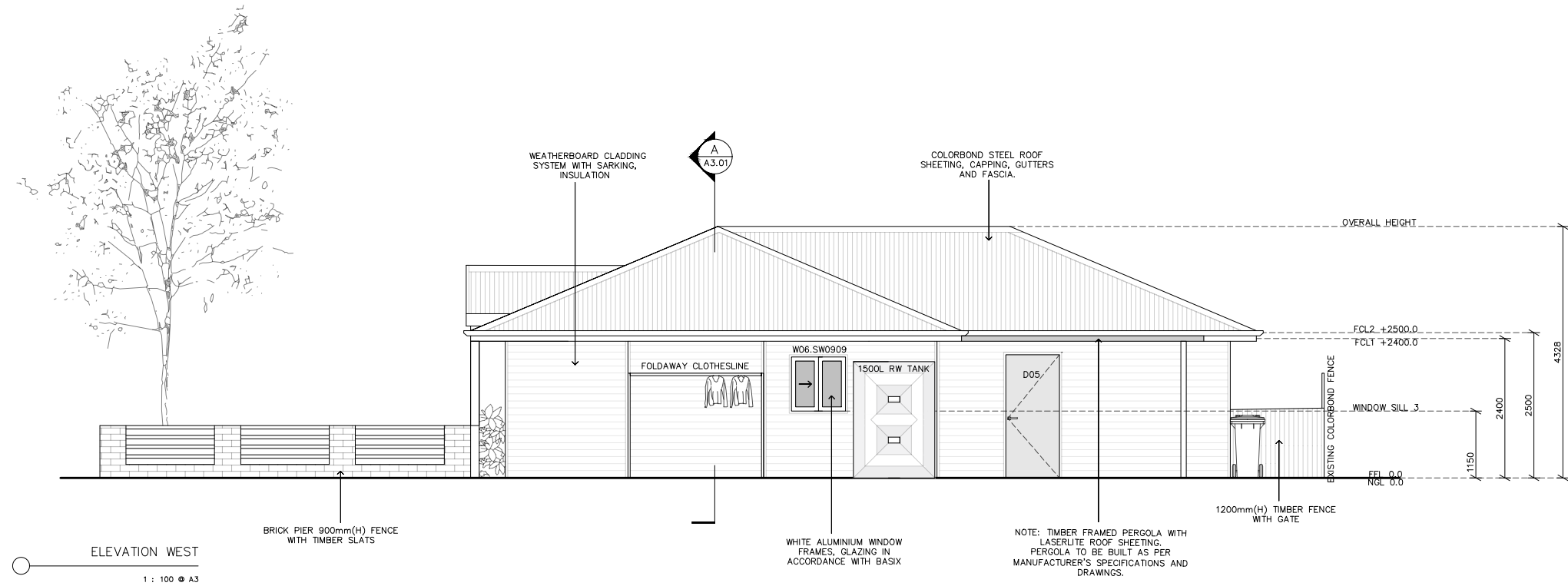
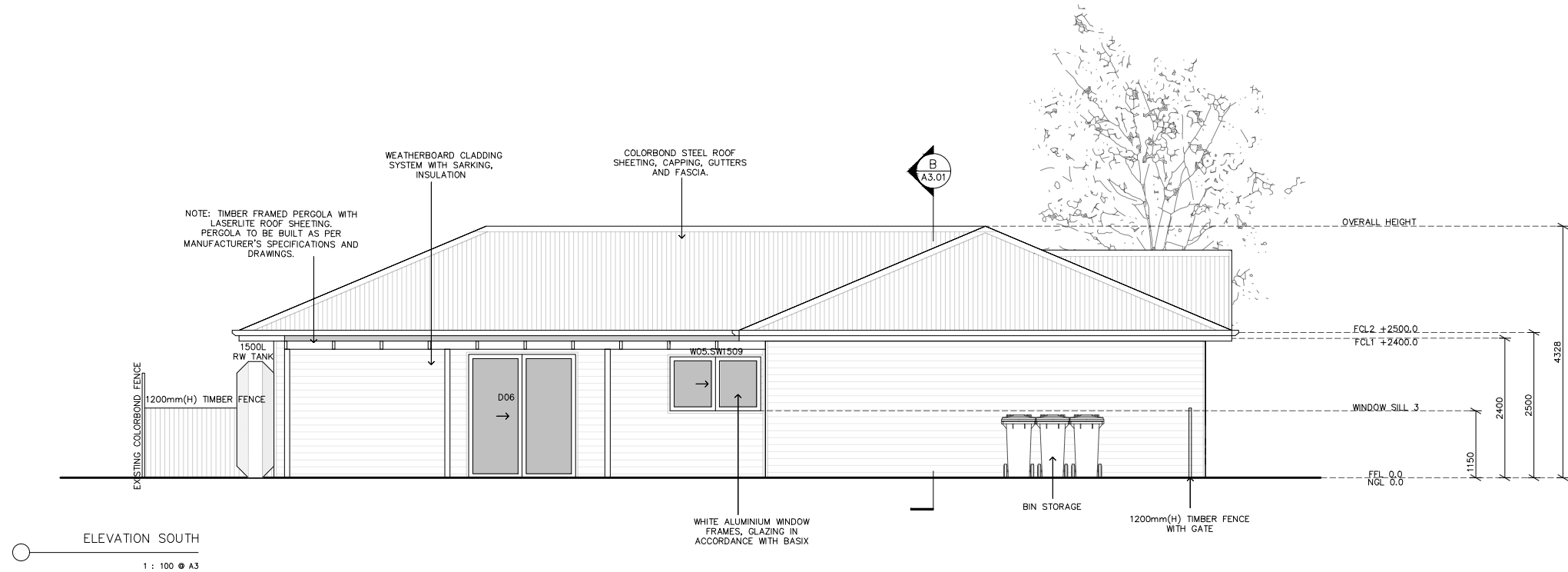
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A.E.

DATE:
JUNE 2025

SHEET:
A2.01

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MVD WHITE'
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BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – SOUTH & WEST
UNIT 1

SCALE:
1:100 @ A3

REVISION:
FOR DEVELOPMENT APPLICATION

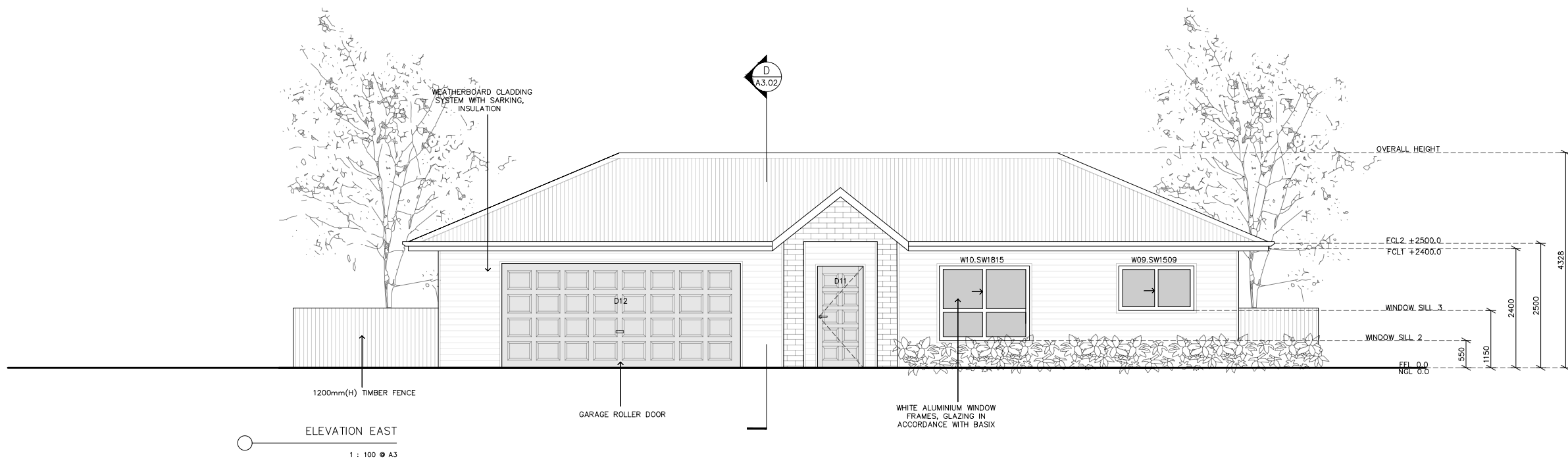
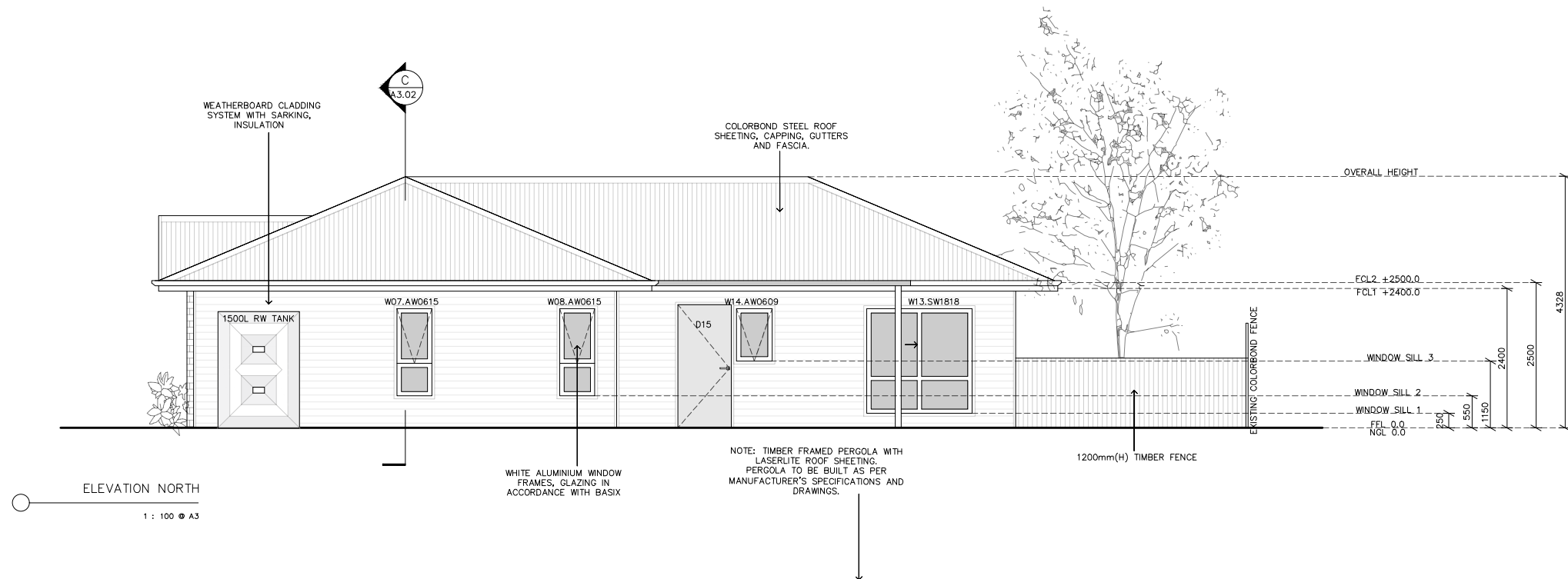
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A.E.

DATE:
JUNE 2025

SHEET:

A2.02

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MID WHITE'
WINDOW FRAMES:	DULUX 'MID WHITE'
EXTERNAL DOORS:	HUME 'SPM/MERBAU', VARNISHED
GARAGE ROLLER DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
PIER FENCE SLATS:	TIMBER LOOK/EQUIVALENT
BRICK PIER/WALL FACE:	PGH 'SHORELINE OCEAN MIST' OR PGH 'MANHATTAN HARLEM'

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CLIENT/CONTACT:
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<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 2

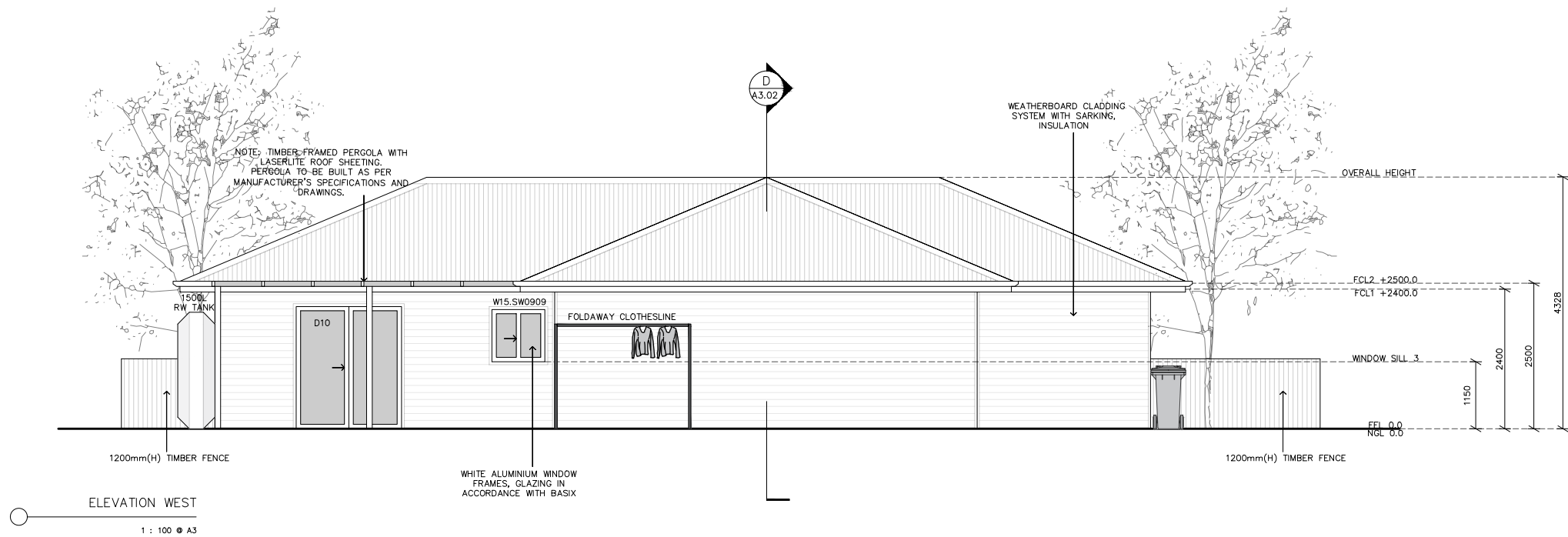
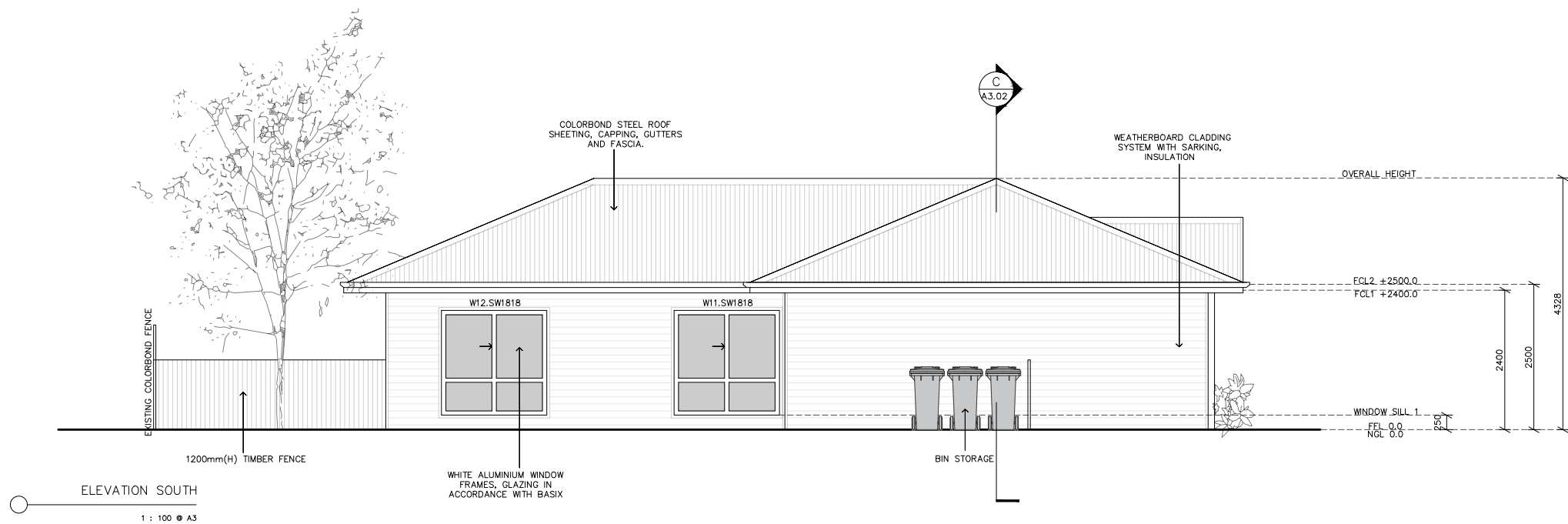
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A.E.

DATE:
JUNE 2025

SHEET:
A2.03



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MID WHITE'
WINDOW FRAMES:	DULUX 'MID WHITE'
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CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – SOUTH & WEST
UNIT 2

SCALE:
1:100 @A3

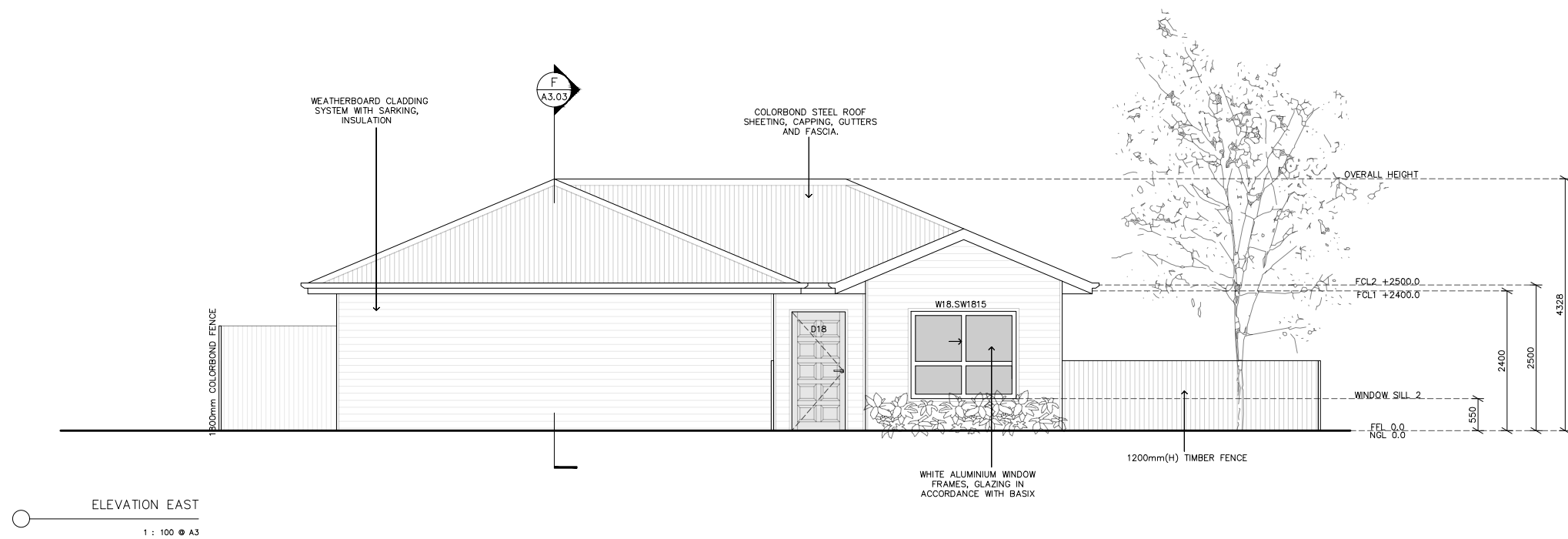
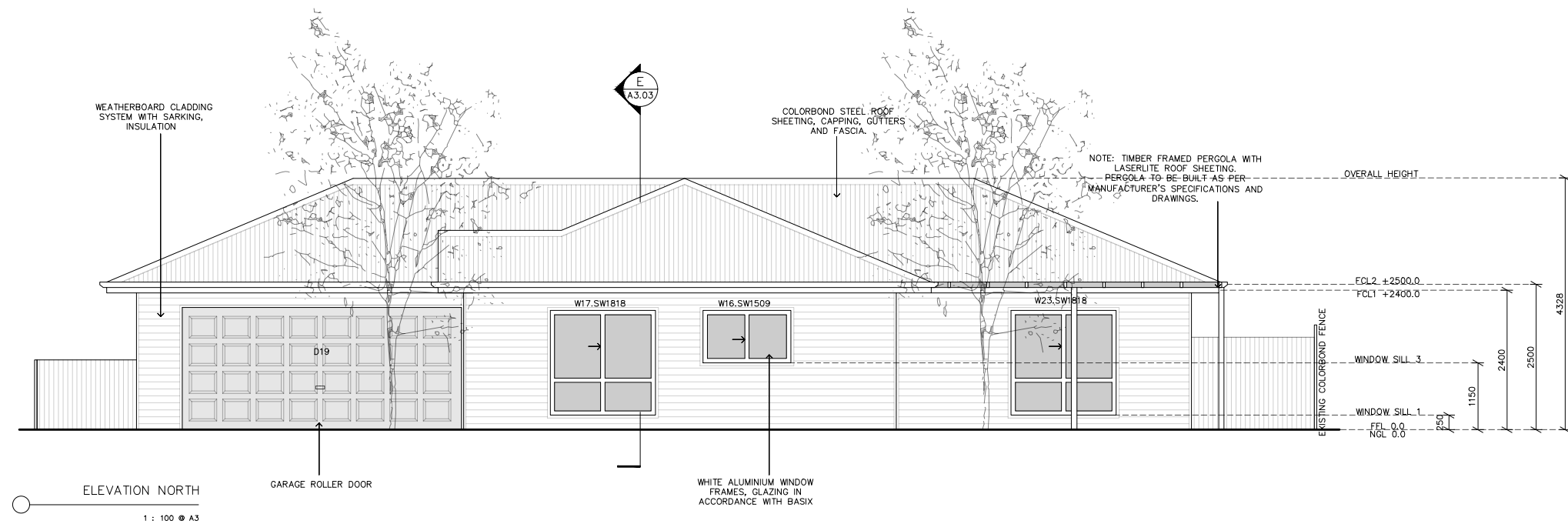
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DATE:
JUNE 2025

SHEET:
A2.04

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MID WHITE'
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BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
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<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 3

SCALE:
1:100 @ A3

REVISION:
FOR DEVELOPMENT APPLICATION

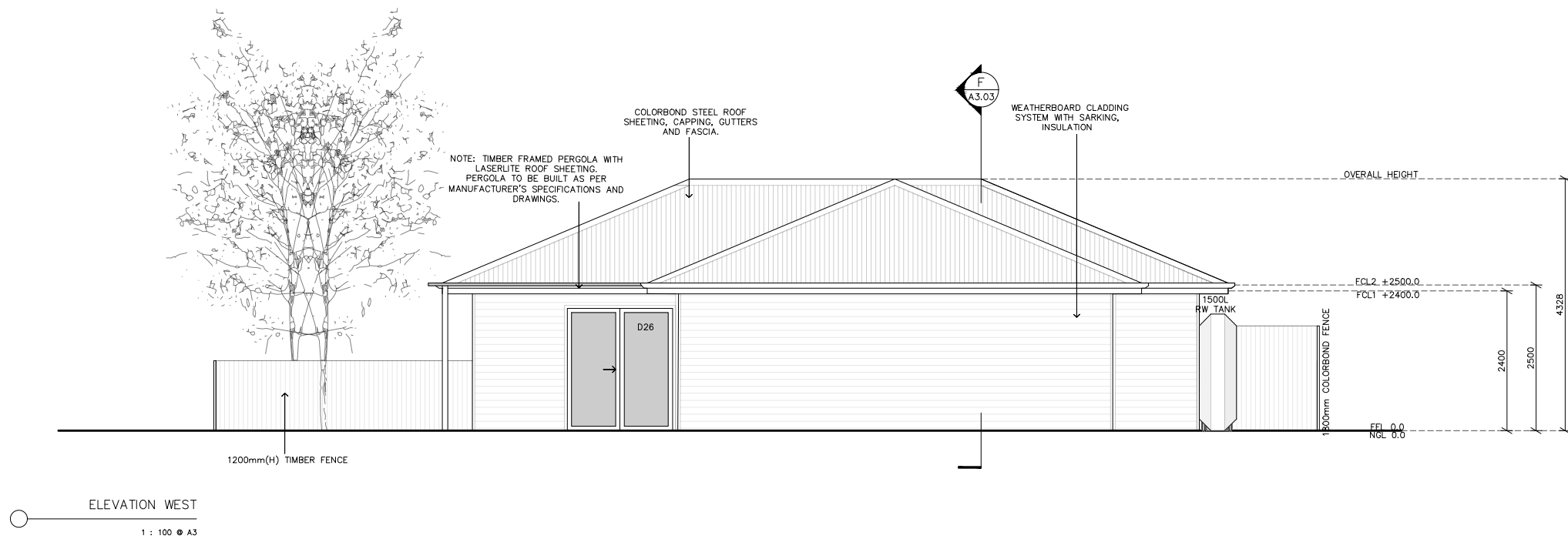
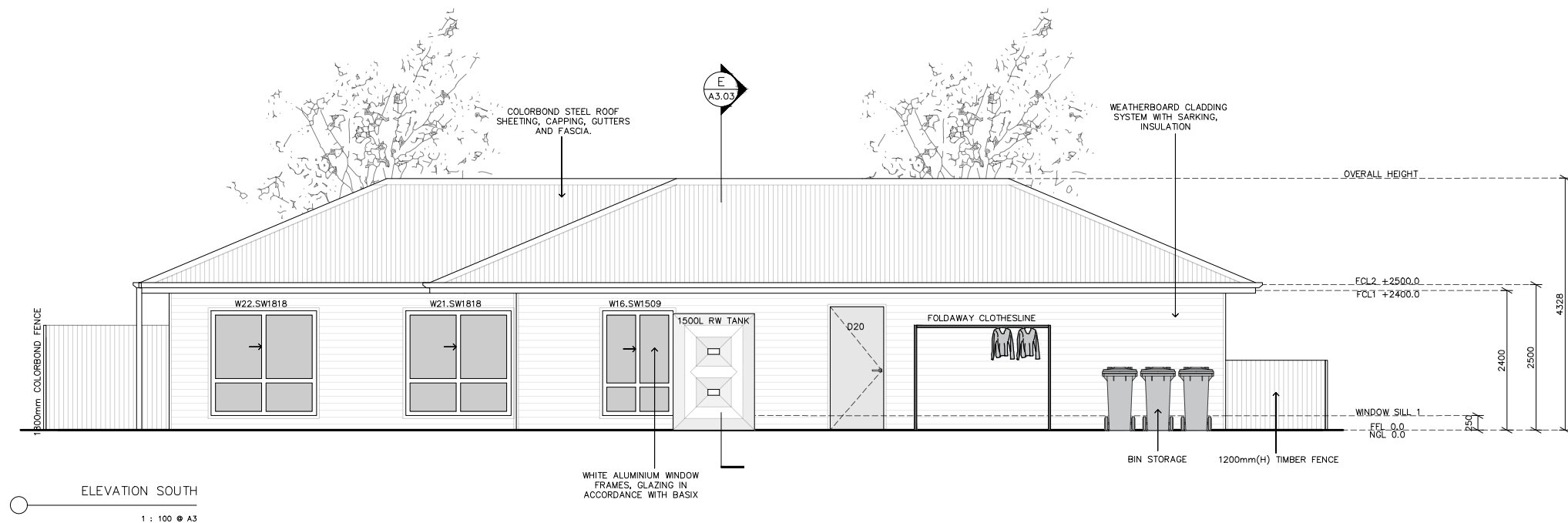
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A.E.

DATE:
JUNE 2025

SHEET:

A2.05

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBORD CLADDING:	DULUX 'FEATHER SOFT'
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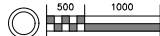
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BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – SOUTH & WEST
UNIT 3

SCALE:
1:100 @A3



SHEET:

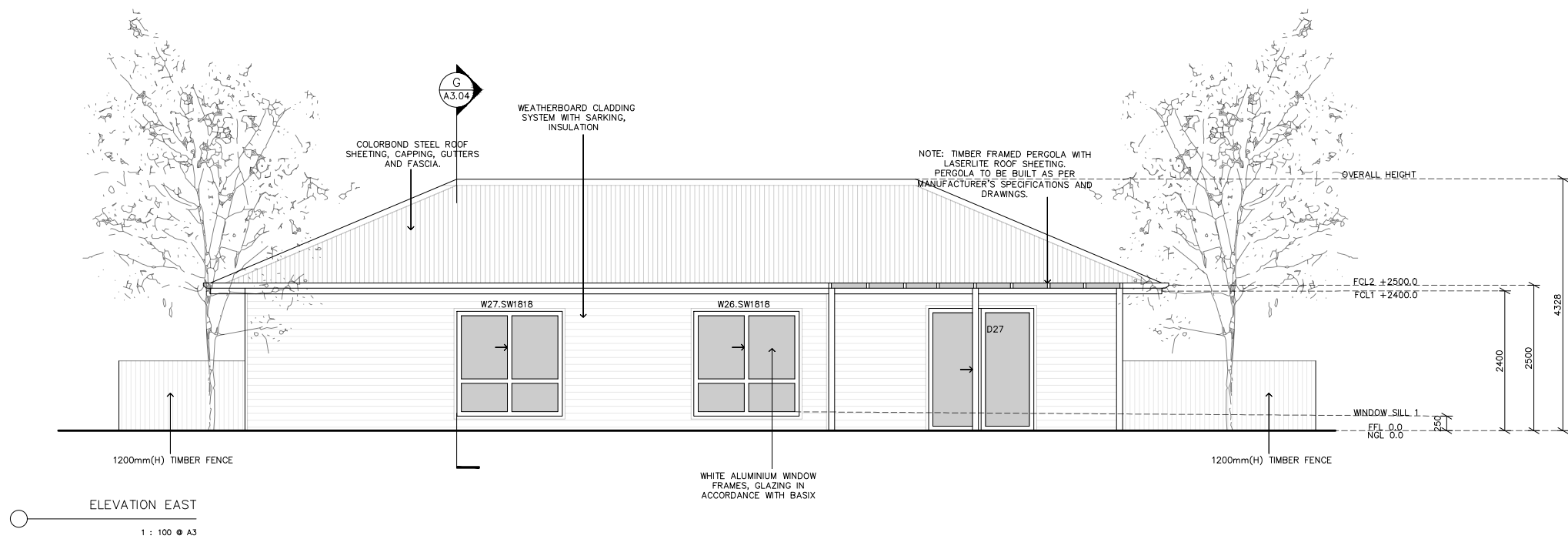
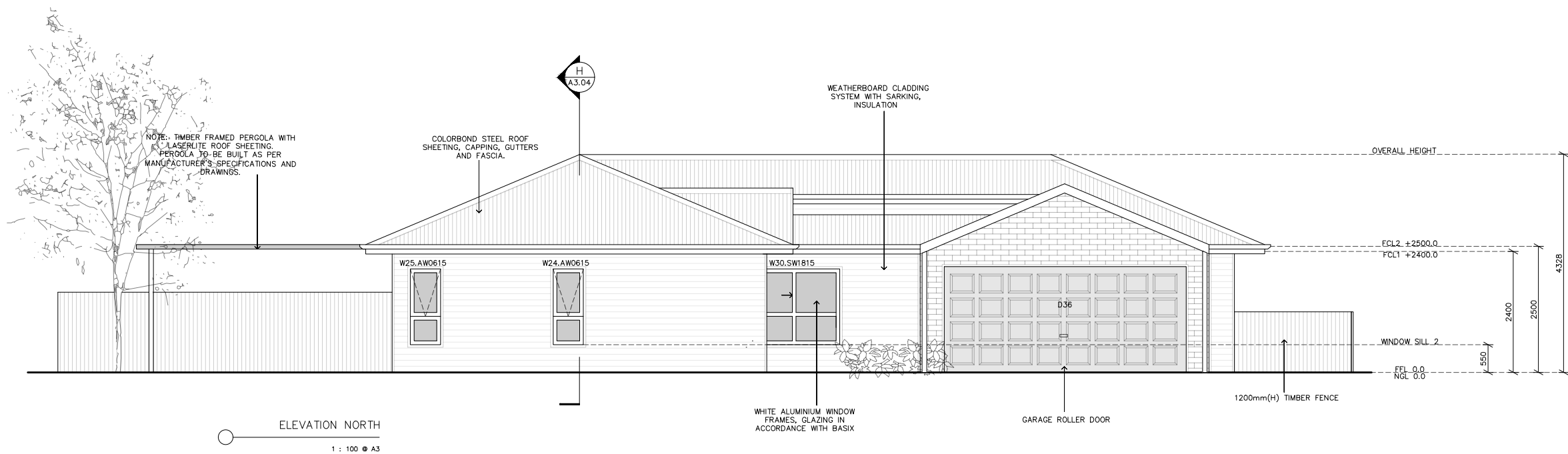
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A.E.

DATE:
JUNE 2025

A2.06

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'VIVID WHITE'
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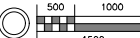
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CLIENT/CONTACT:
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<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 4

SCALE:
1:100 @ A3



SHEET:

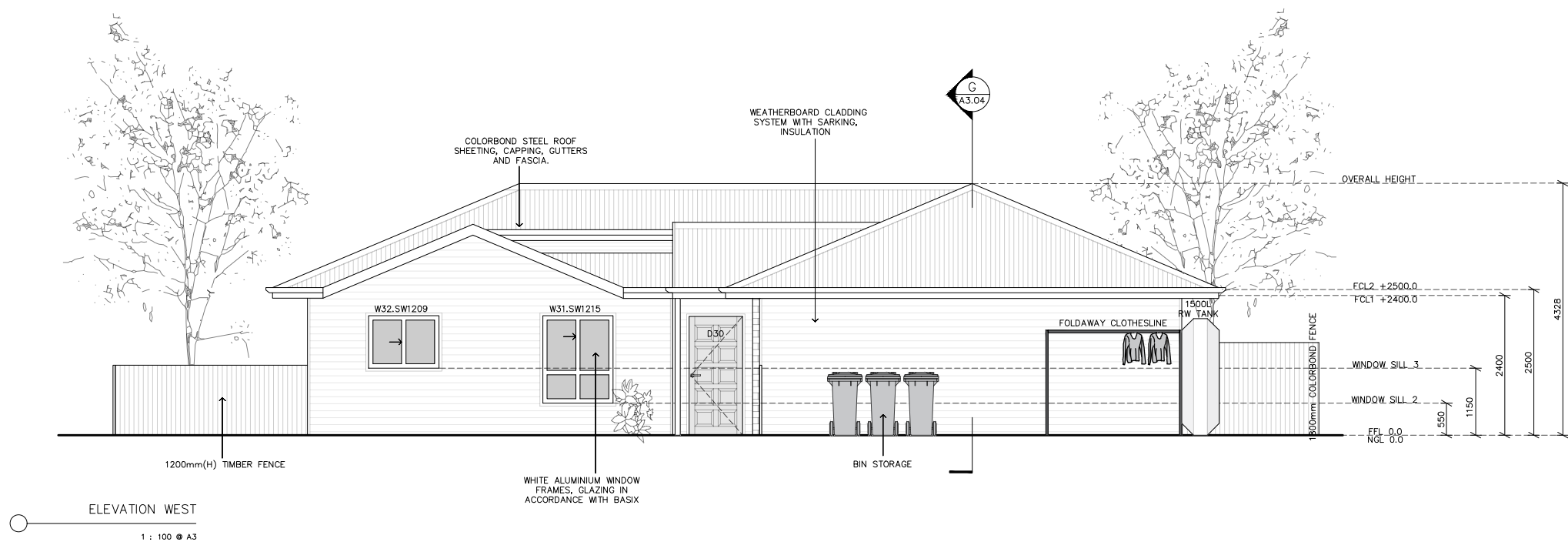
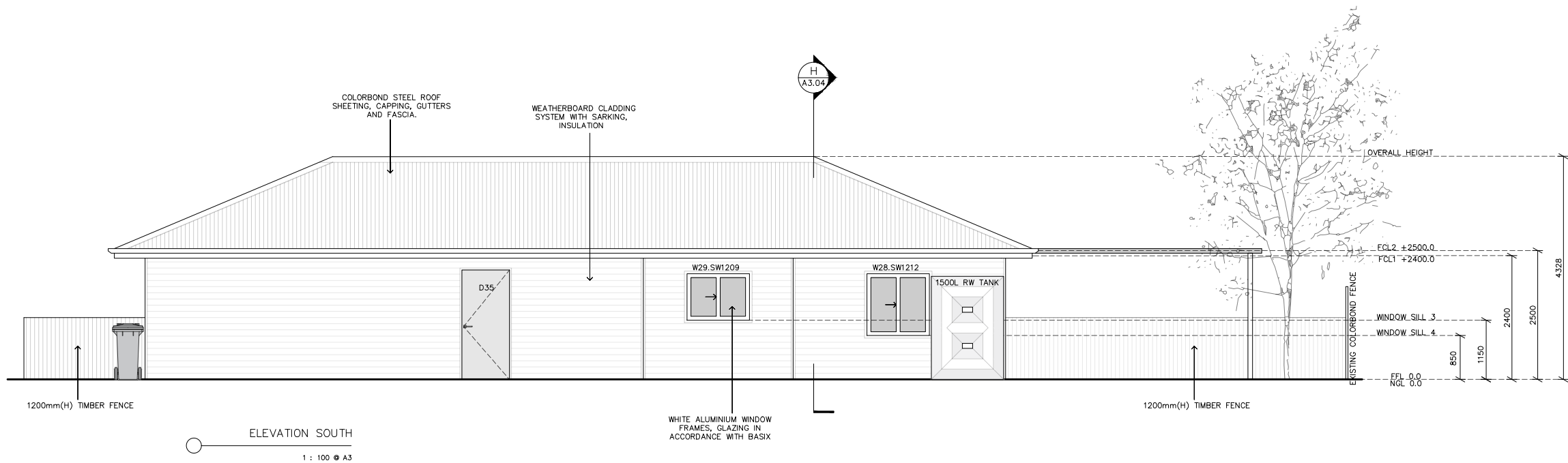
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FOR DEVELOPMENT APPLICATION

A2.07

DRAWN:
A.E.

DATE:
JUNE 2025

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MVD WHITE'
WINDOW FRAMES:	DULUX 'MVD WHITE'
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<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – SOUTH & WEST
UNIT 4

SCALE:
1:100 @A3

REVISION:
FOR DEVELOPMENT APPLICATION

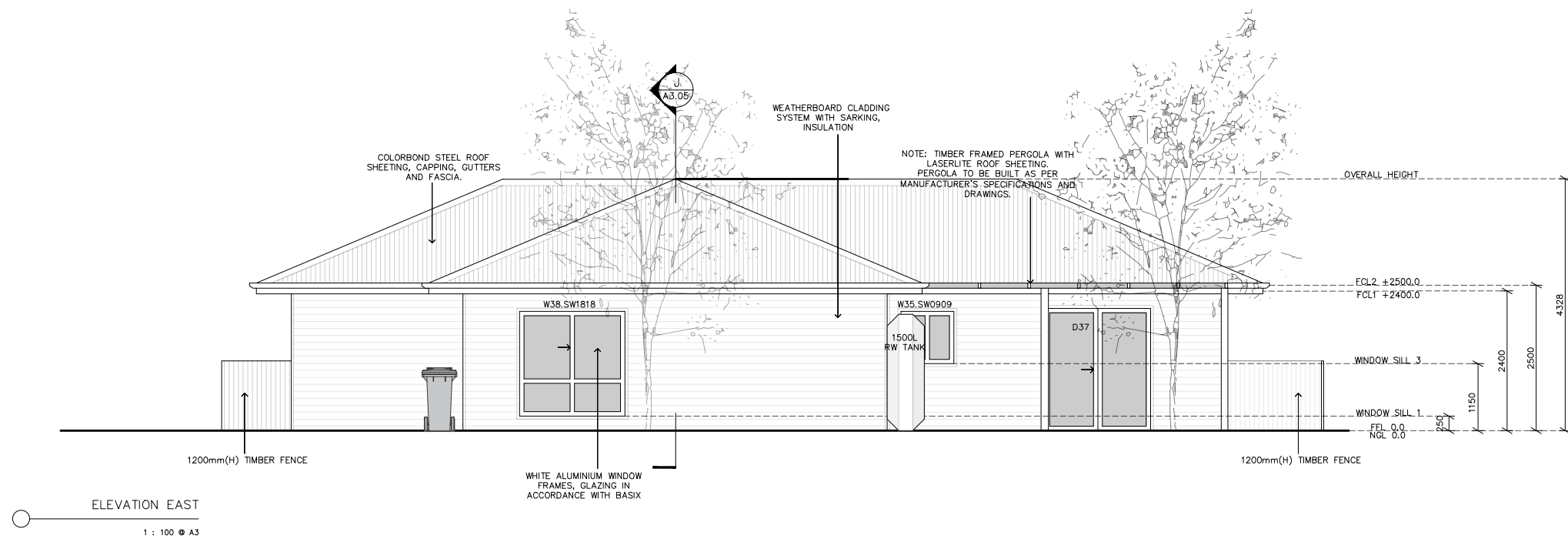
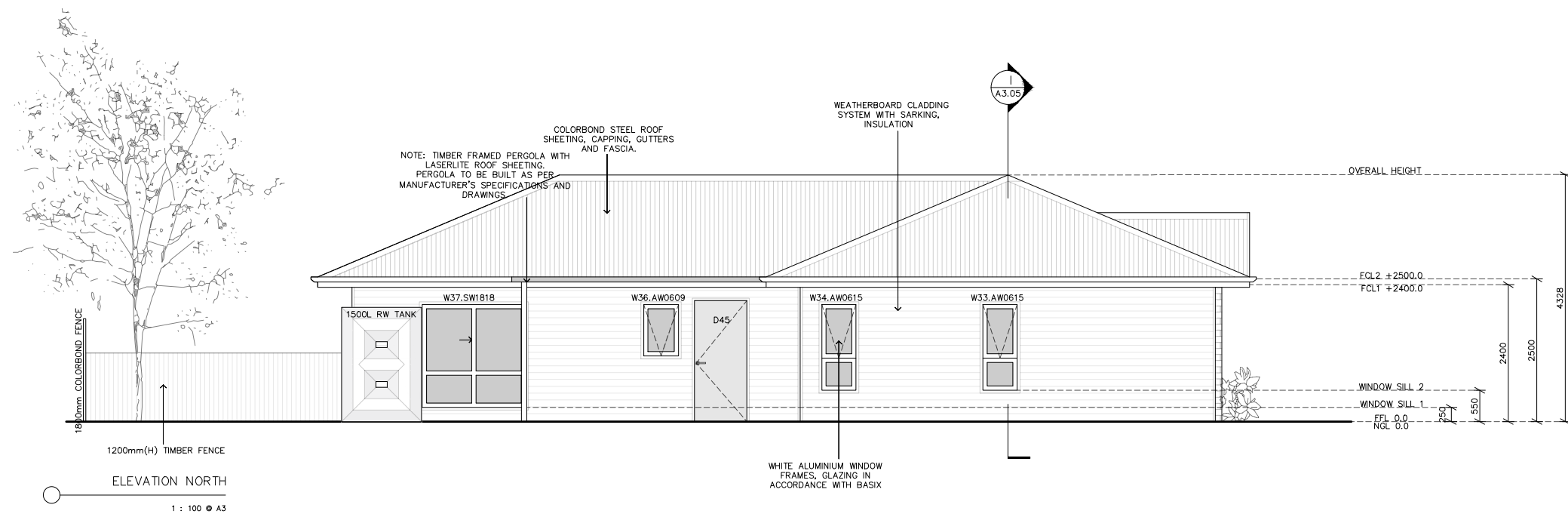
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A.E.

DATE:
JUNE 2025

SHEET:

A2.08

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
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EXTERNAL DOORS:	HUME 'SPM/MERBAU', VARNISHED
GARAGE ROLLER DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
PIER FENCE SLATS:	TIMBER LOOK/EQUIVALENT
BRICK PIER/WALL FACE:	PGH 'SHORELINE OCEAN MIST' OR PGH 'MANHATTAN HARLEM'

ALL DIMENSIONS STATED ON THESE DRAWINGS ARE APPROXIMATIONS ONLY AND MUST BE CONFIRMED ON SITE.

ELEVATION NOTES:

1. WALL FINISHES AND WINDOW TYPES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE. REFER TO BUILDERS SPECIFICATIONS FOR DETAILS.
2. GROUND LINE SHOWN ON ELEVATIONS DOES NOT RELATE TO ACTUAL SLOPE OF SITE.
3. FURNITURE AND FIXTURES ARE INDICATIVE ONLY AND ARE NOT PRESCRIPTIVE.
4. ELEVATIONS ARE INTENDED TO BE A VISUAL AID ONLY. THEY ARE NOT PRESCRIPTIVE BUT NOT INDICATIVE ONLY. THE IMAGES ARE NOT TO BE RELIED UPON IN ANY WAY FOR FINAL CONSTRUCTION FINISHES AND RESULTS.

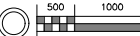
PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 5

SCALE:
1:100 @ A3



SHEET:

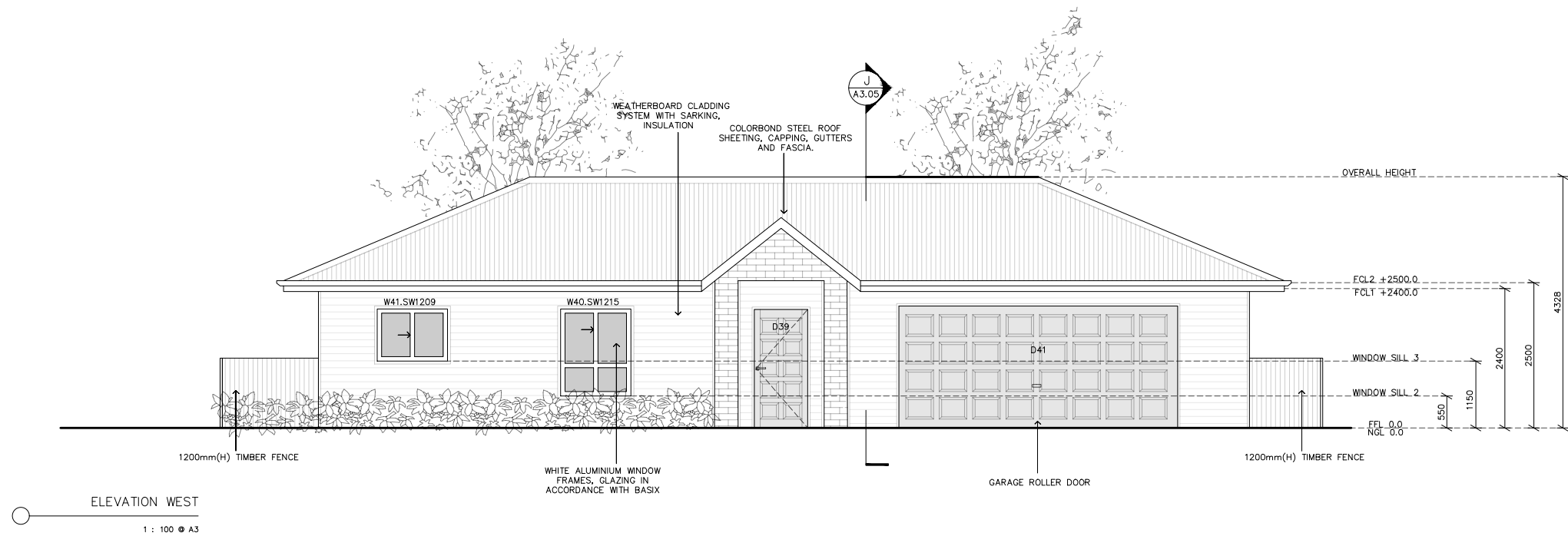
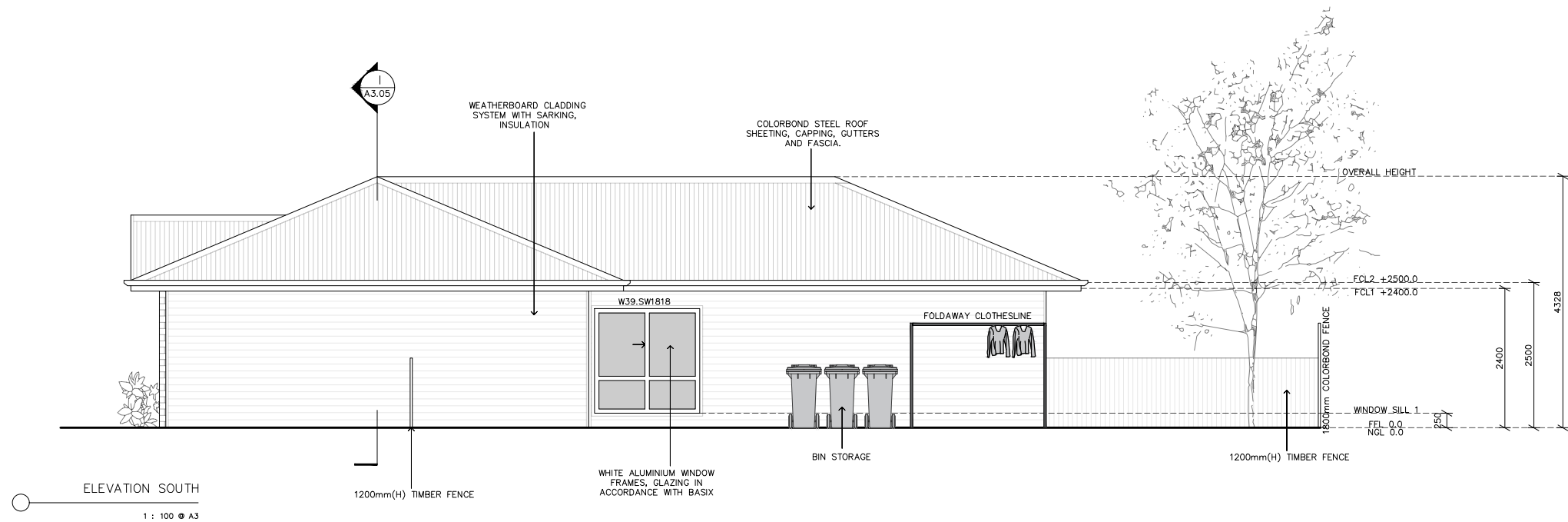
REVISION:
FOR DEVELOPMENT APPLICATION

A2.09

DRAWN:
A.E.

DATE:
JUNE 2025

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MID WHITE'
WINDOW FRAMES:	DULUX 'MID WHITE'
EXTERNAL DOORS:	HUME 'SPM/MERBAU', VARNISHED
GARAGE ROLLER DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
PIER FENCE SLATS:	TIMBER LOOK/EQUIVALENT
BRICK PIER/WALL FACE:	PGH 'SHORELINE OCEAN MIST' OR PGH 'MANHATTAN HARLEM'

ALL DIMENSIONS STATED ON THESE DRAWINGS ARE APPROXIMATIONS ONLY AND MUST BE CONFIRMED ON SITE.

ELEVATION NOTES:

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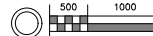
PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – SOUTH & WEST
UNIT 5

SCALE:
1:100 @ A3



SHEET:

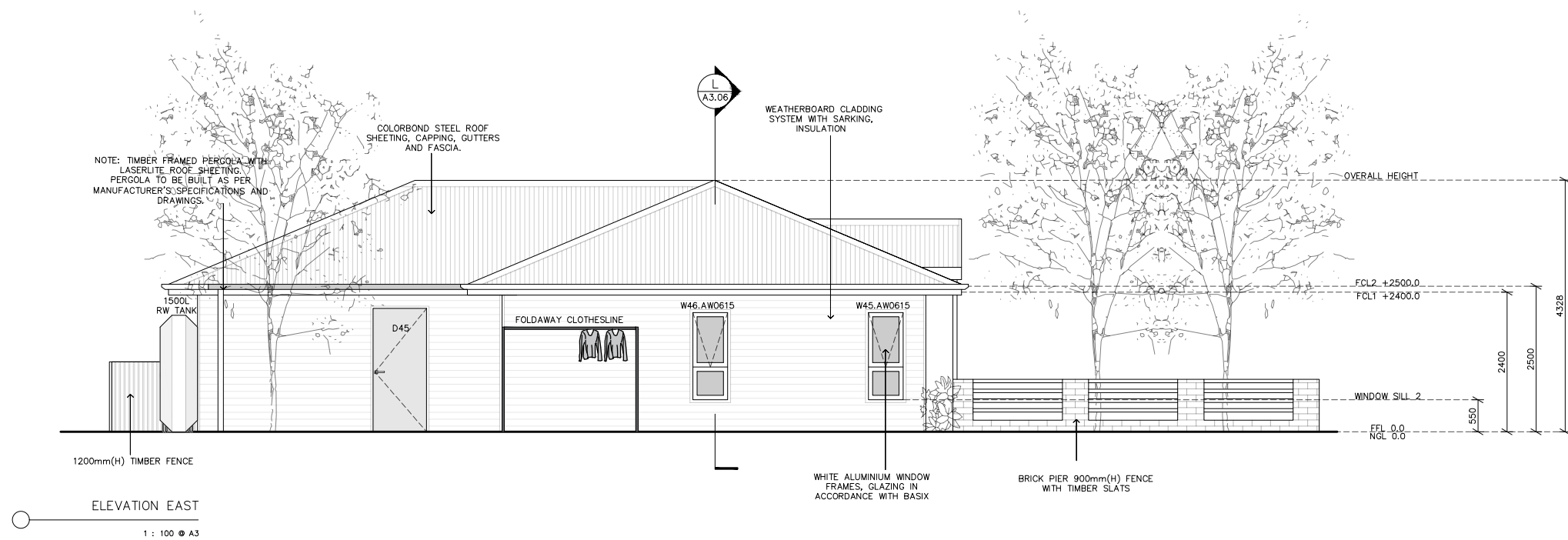
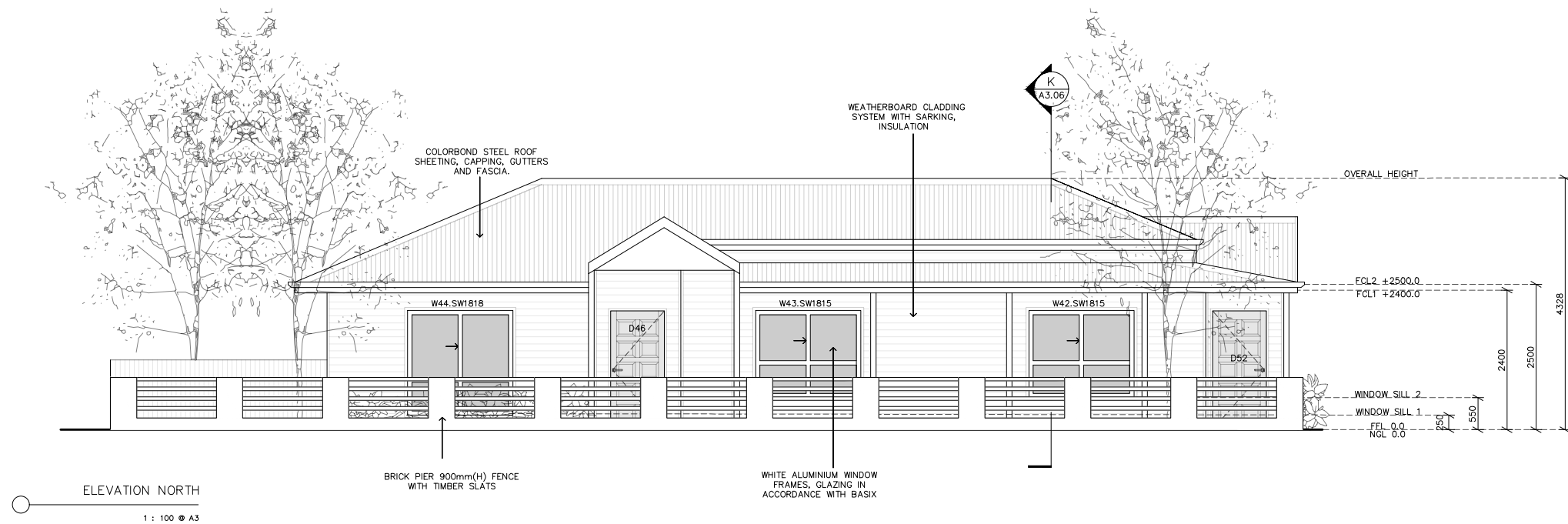
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

A2.10

FOR DEVELOPMENT APPLICATION



EXTERIOR COLOUR SCHEDULE:

COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIST'
COLORBOND GUTTER:	COLORBOND 'SURFMIST'
WEATHERBOARD CLADDING:	DULUX 'FEATHER SOFT'
PAINTED TRIMS:	DULUX 'MID WHITE'
WINDOW FRAMES:	DULUX 'MID WHITE'
EXTERNAL DOORS:	HUME 'SPM/MERBAU', VARNISHED
GARAGE ROLLER DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
PIER FENCE SLATS:	TIMBER LOOK/EQUIVALENT
BRICK PIER/WALL FACE:	PGH 'SHORELINE OCEAN MIST' OR PGH 'MANHATTEN HARLEM'

ALL DIMENSIONS STATED ON THESE DRAWINGS ARE APPROXIMATIONS ONLY AND MUST BE CONFIRMED ON SITE.

ELEVATION NOTES:

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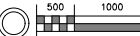
PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
ELEVATIONS – NORTH & EAST
UNIT 6

SCALE:
1:100 @ A3



SHEET:

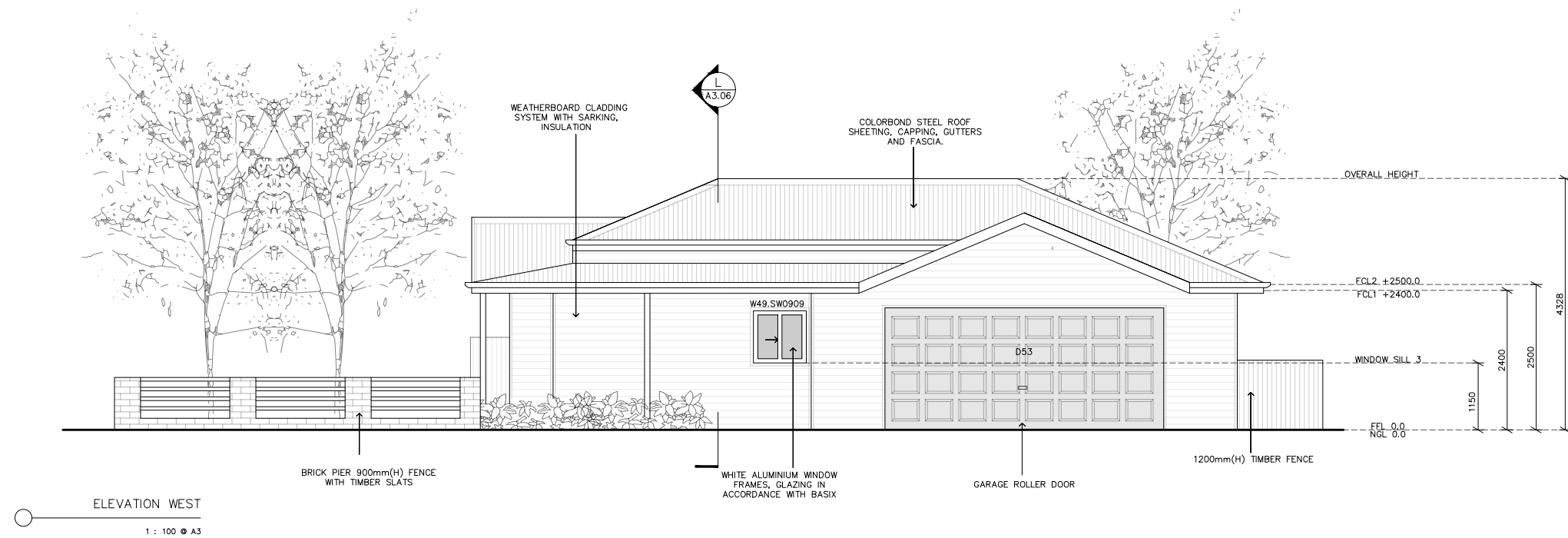
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

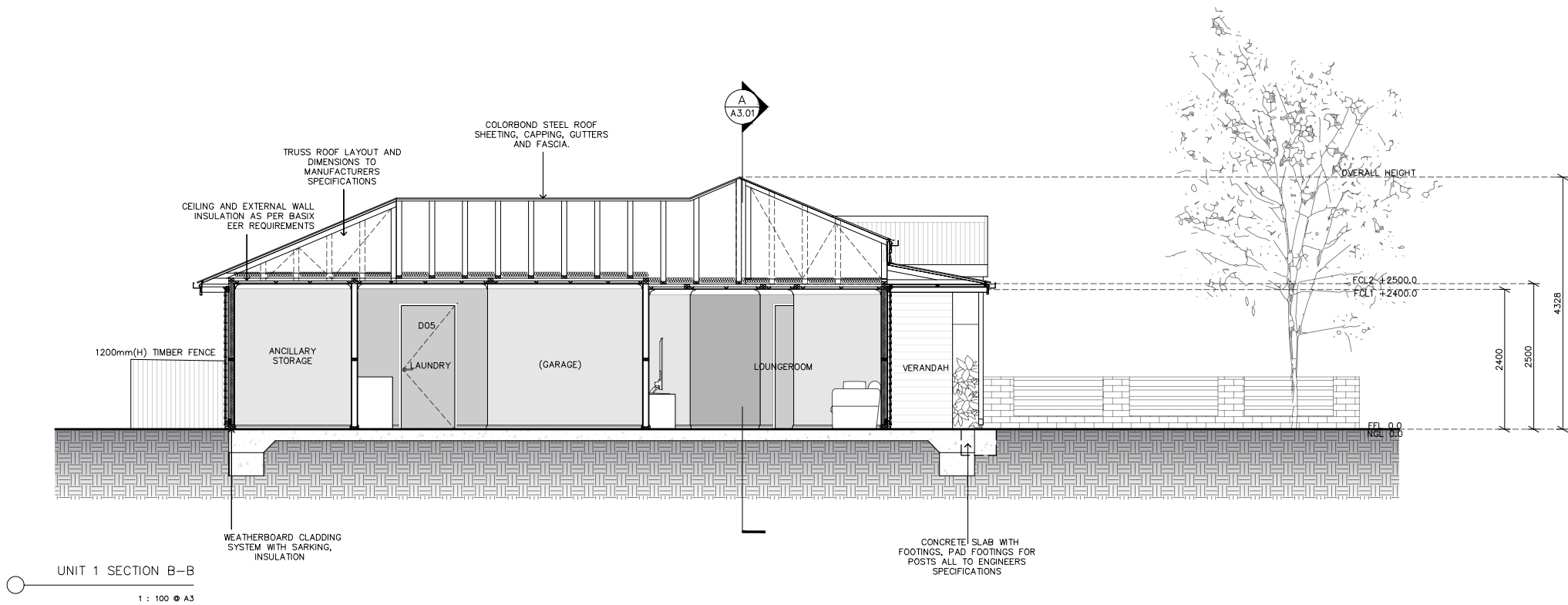
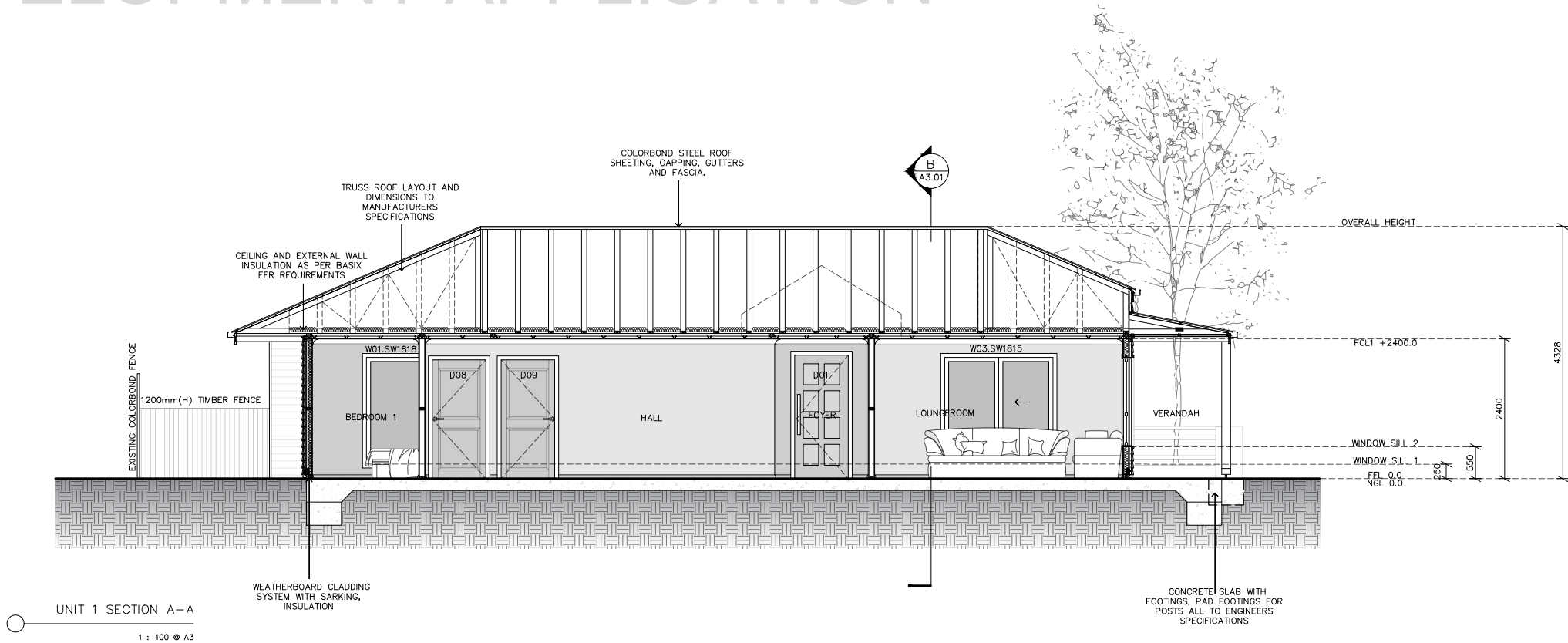
A2.11

Document Set ID: 1387412
Version: 1, Version Date: 19/12/2025



COLORBOND ROOF:	COLORBOND 'SHALE GREY'
PERGOLA ROOF:	LASERLITE 'SOLAR GREY'
COLORBOND FASCIA:	COLORBOND 'SURFMIT'
COLORBOND GUTTER:	COLORBOND 'SURFMIT'
WEATHERBOARD CLADDING:	DULUX 'FEATHER WHITE'
PAINTED TRIMS:	DULUX 'VIVID WHITE'
WINDOW FRAMES:	DULUX 'VIVID WHITE'
INTERNAL DOORS:	HUME 'SPM/BERABA', VARNISHED
CARAGE COLLAR DOOR:	COLORBOND 'SHALE GREY'
1200mm FENCE:	TIMBER PINE, SEALED
1800mm FENCE:	COLORBOND 'WINDSPRAY' (UNLESS EXISTING)
	TIMBER LOOK/ECU/VALENT
PIER FENCE SLATS:	PGH 'SHORELINE OCEAN MIT'
BRICK PIER/WALL FACE:	OR PGH 'MANHATTAN HARLEM'

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PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SECTION A-A & SECTION B-B
UNIT 1

SCALE:
1:100 @A3



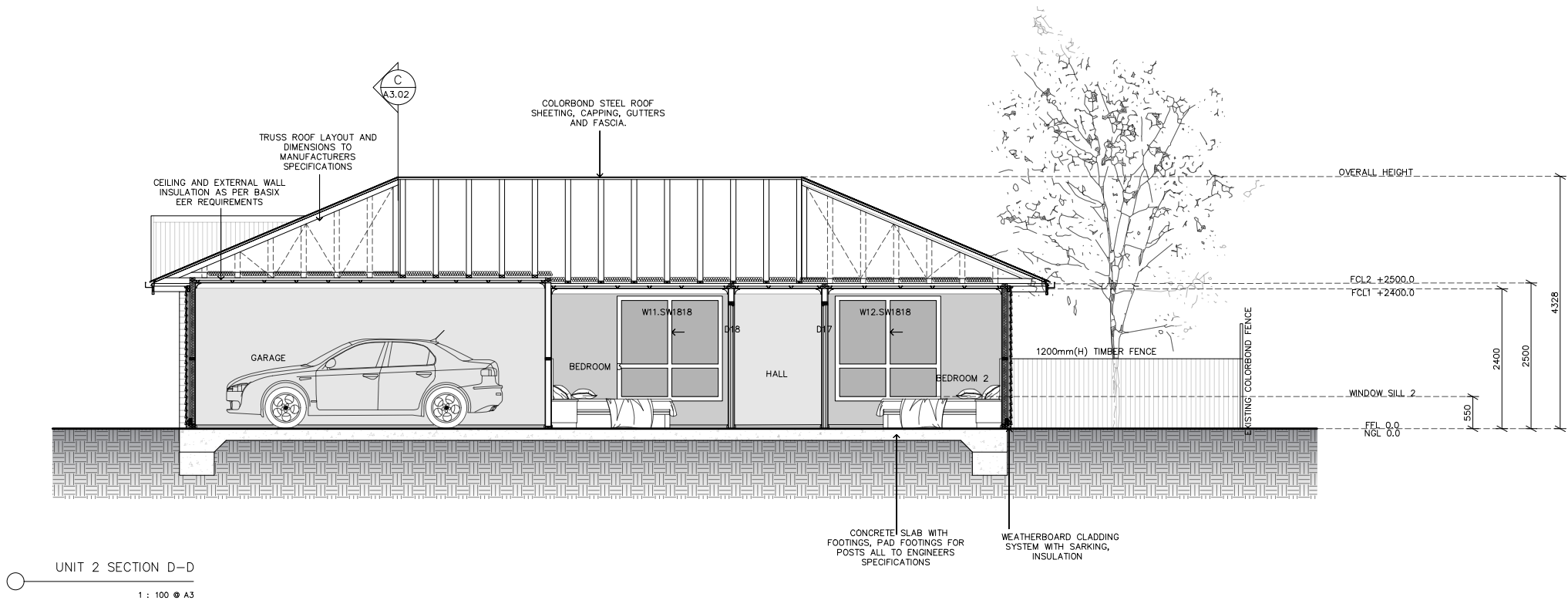
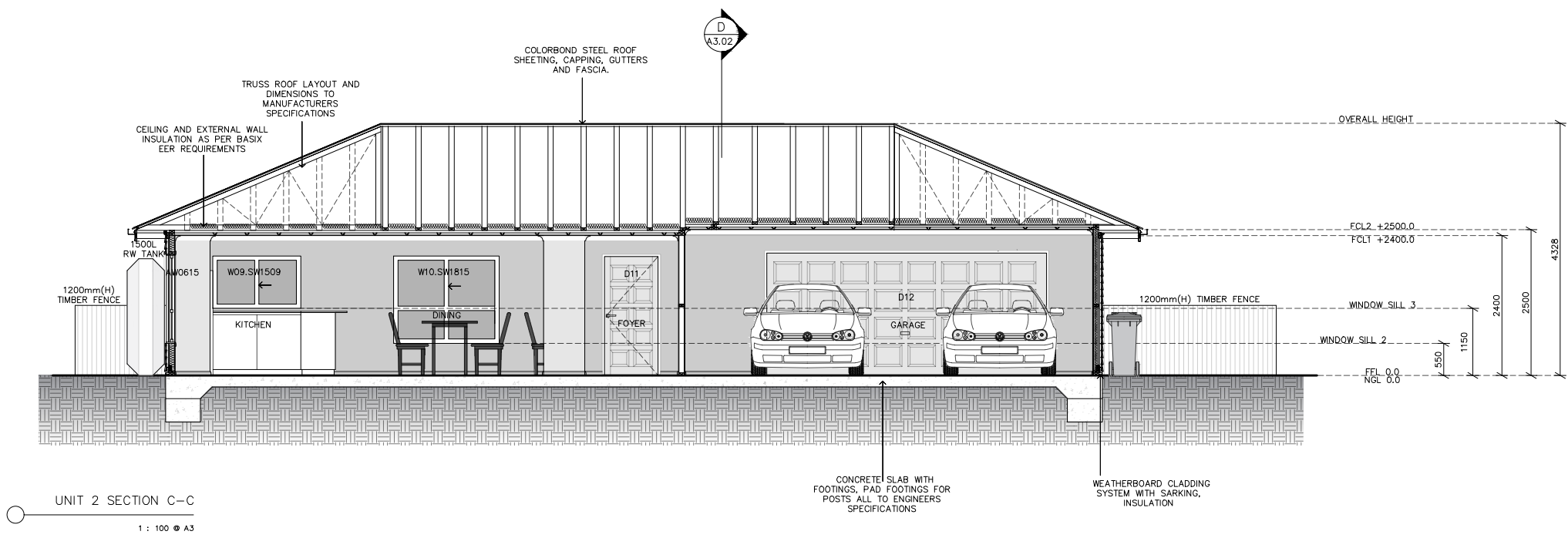
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REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

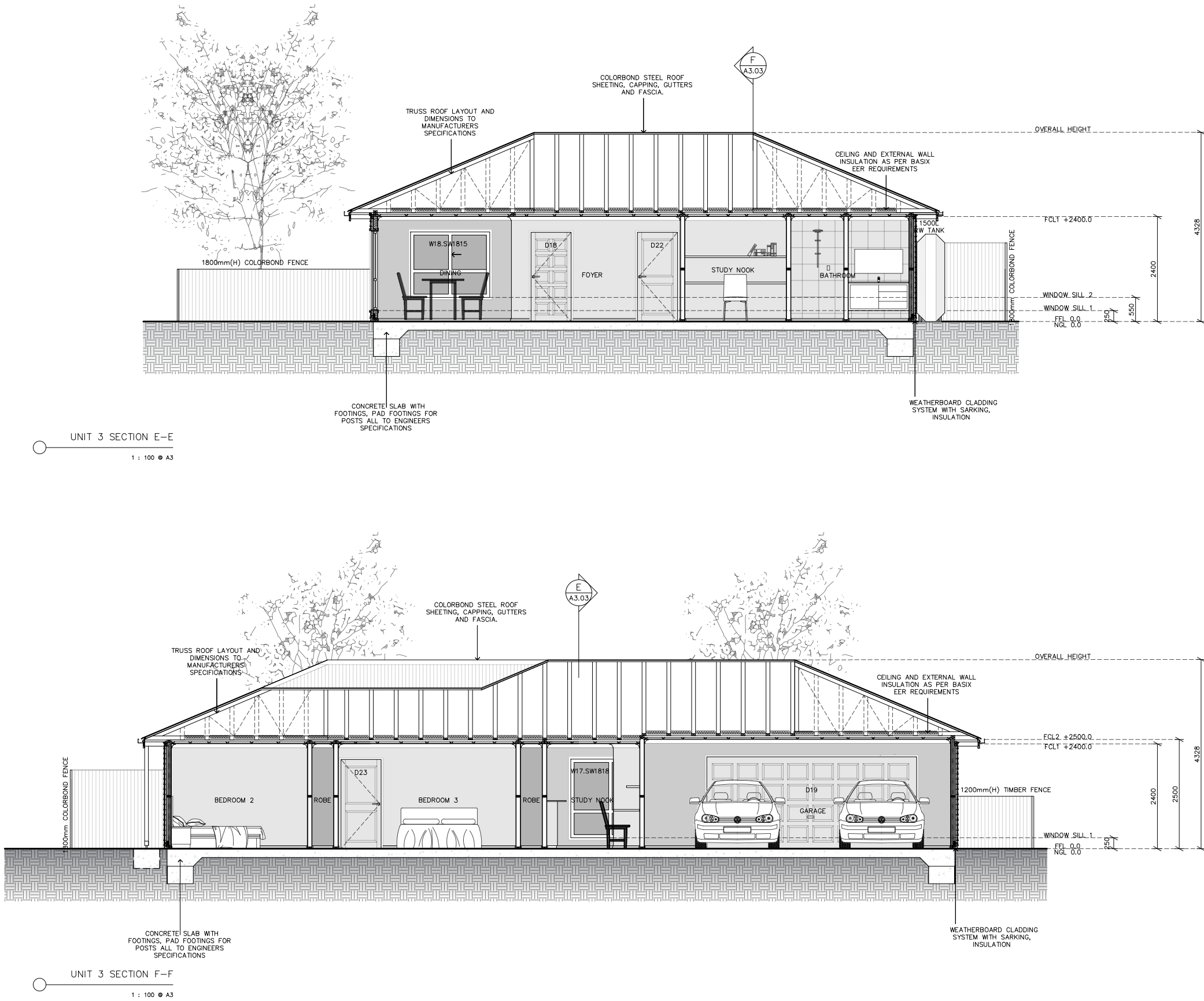
DATE:
JUNE 2025

A3.01



PROJECT: PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE		
PROJECT ADDRESS: LOTS 4&5, DP1112582 62-64 QUEEN STREET BOOROWA, N.S.W. 2586		
CLIENT/CONTACT: PETER AND EMMA COCKBURN <DETAILS WITHHELD>		
DRAWING: SECTION C-C & SECTION D-D UNIT 2		
SCALE: 1:100 @A3		SHEET:
REVISION: FOR DEVELOPMENT APPLICATION		A3.02
DRAWN: A.E.	DATE: JUNE 2025	

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SECTION E-E & SECTION F-F
UNIT 3

SCALE:
1:100 ● A3

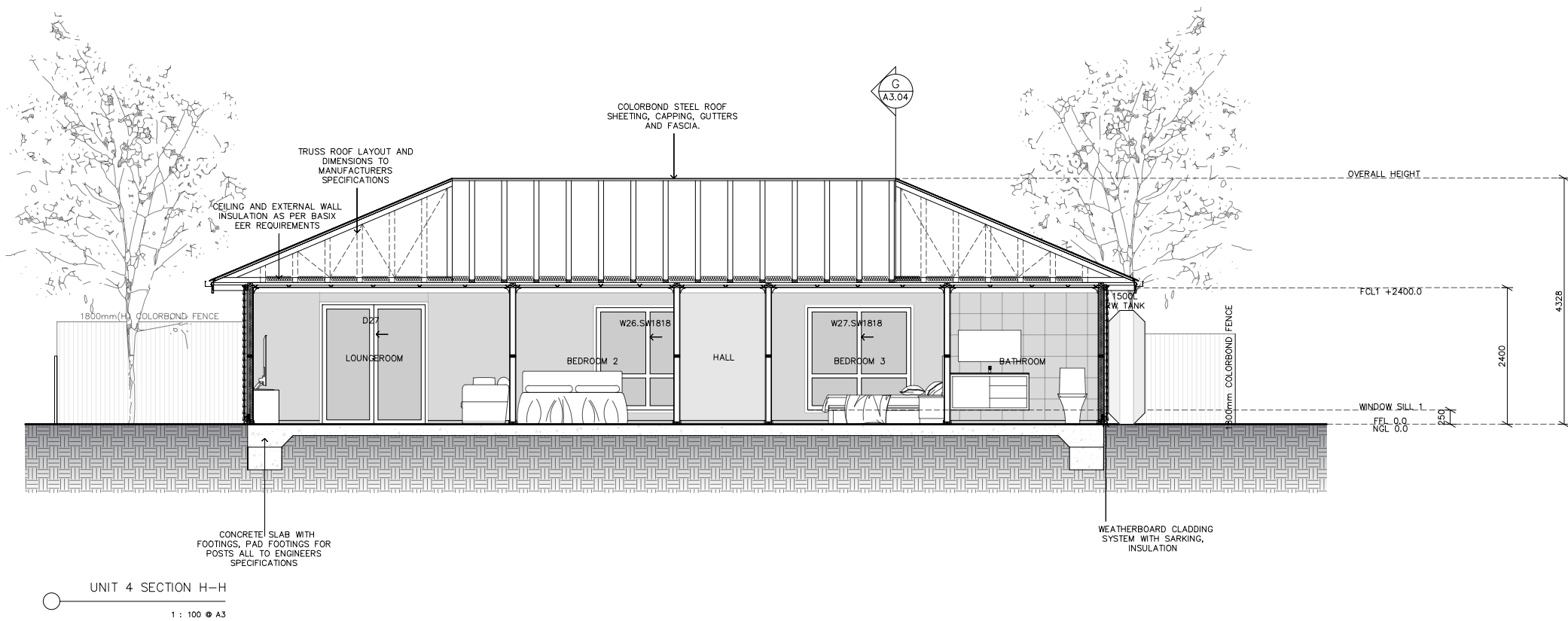
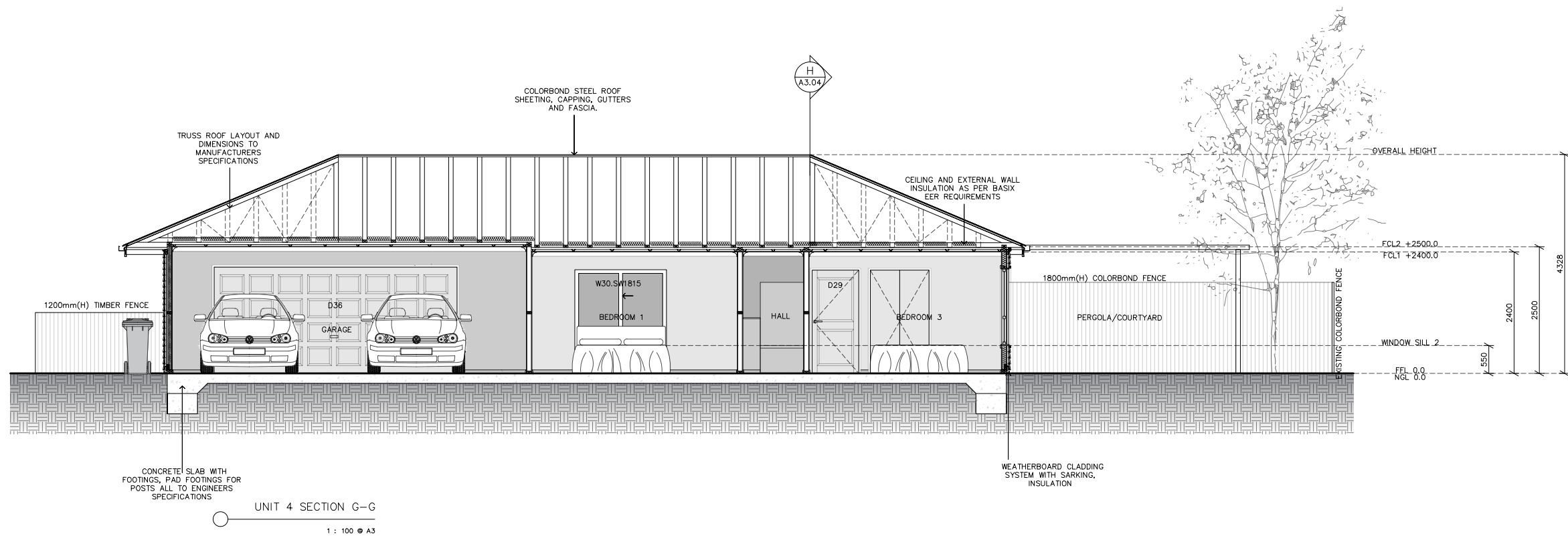
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

SHEET:
A3.03

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SECTION G-G & SECTION H-H
UNIT 4

SCALE:
1:100 @ A3

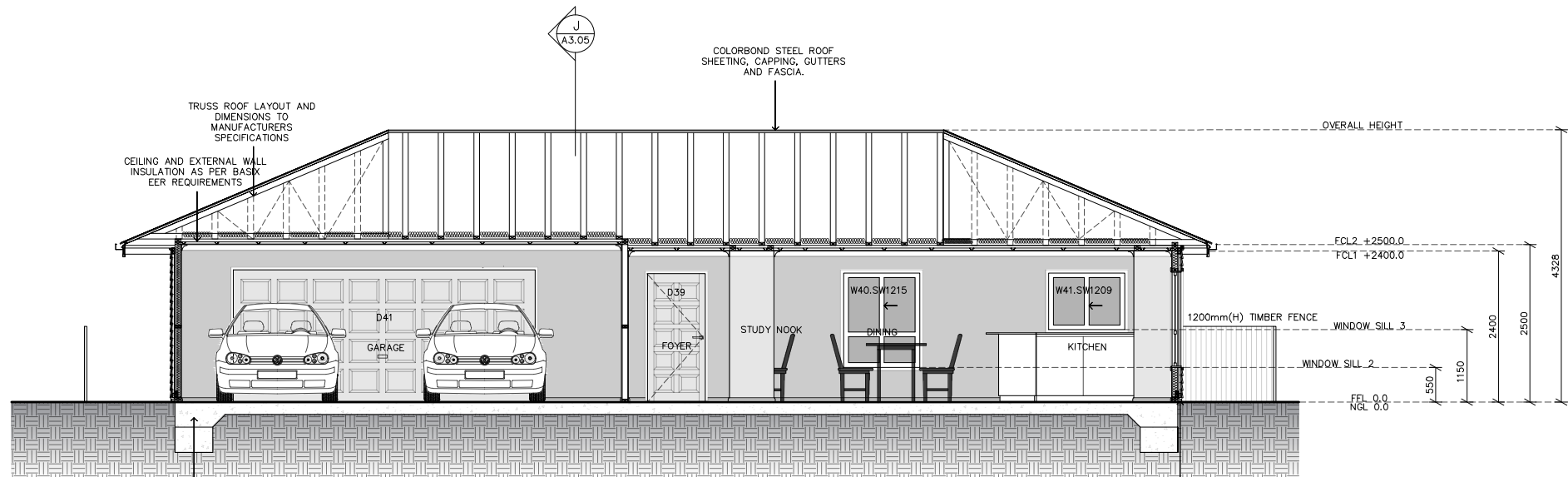
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

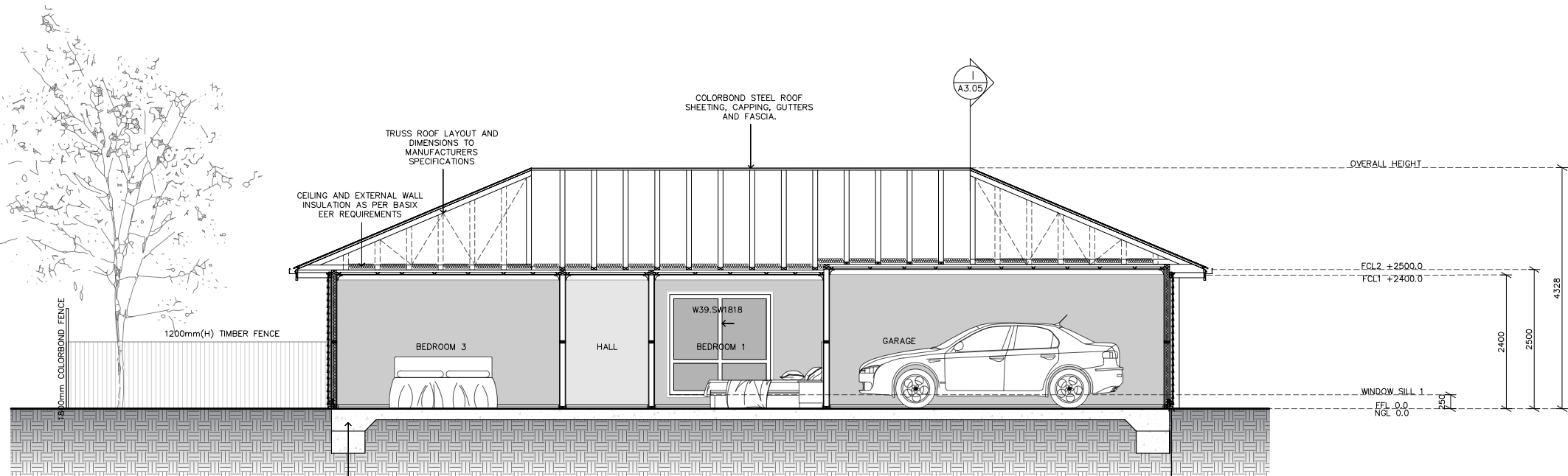
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A3.04



UNIT 5 SECTION I-I

1 : 100 ● A3



UNIT 5 SECTION J-J

1 : 100 ● A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5: DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SECTION I-I & SECTION J-J
UNIT 5

SCALE:
1:100 ● A3

REVISION:
FOR DEVELOPMENT APPLICATION

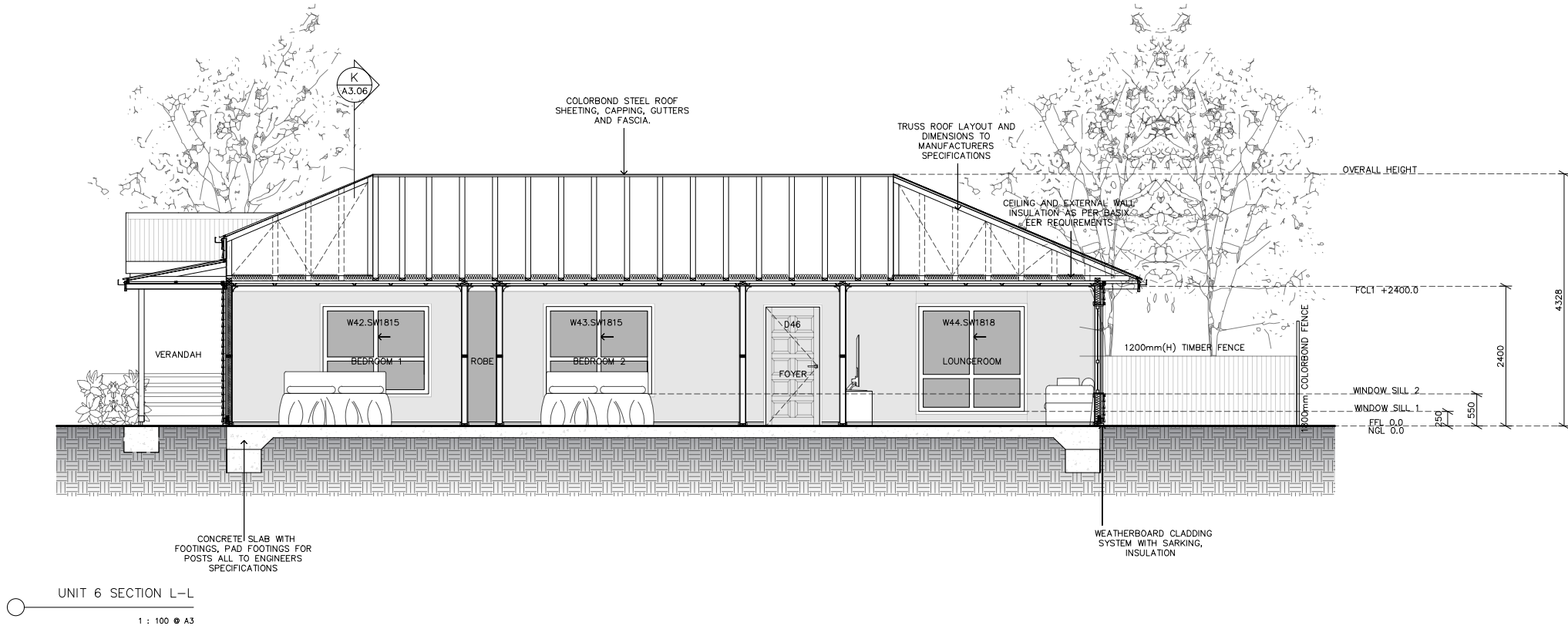
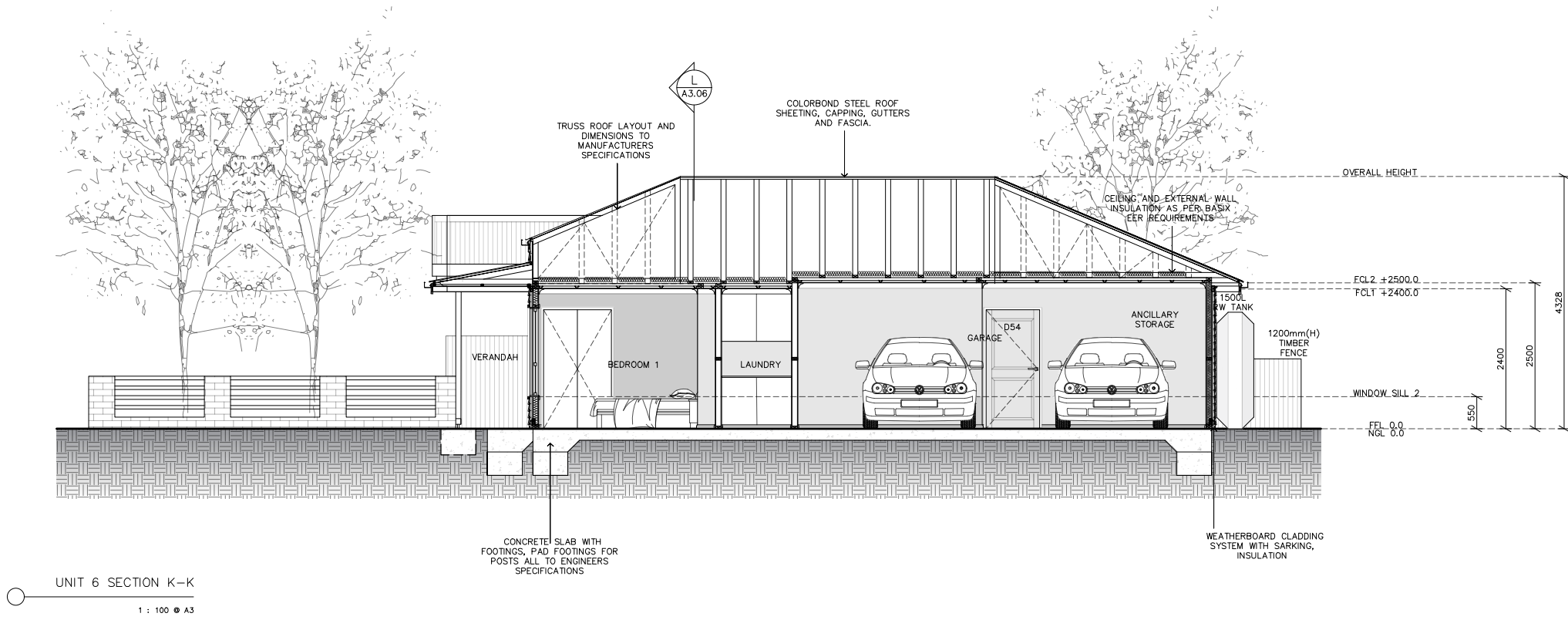
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A.E.

DATE:
JUNE 2025

SHEET:

A3.05

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SECTION K-K & SECTION L-L
UNIT 6

SCALE:
1:100 @ A3

REVISION:
FOR DEVELOPMENT APPLICATION

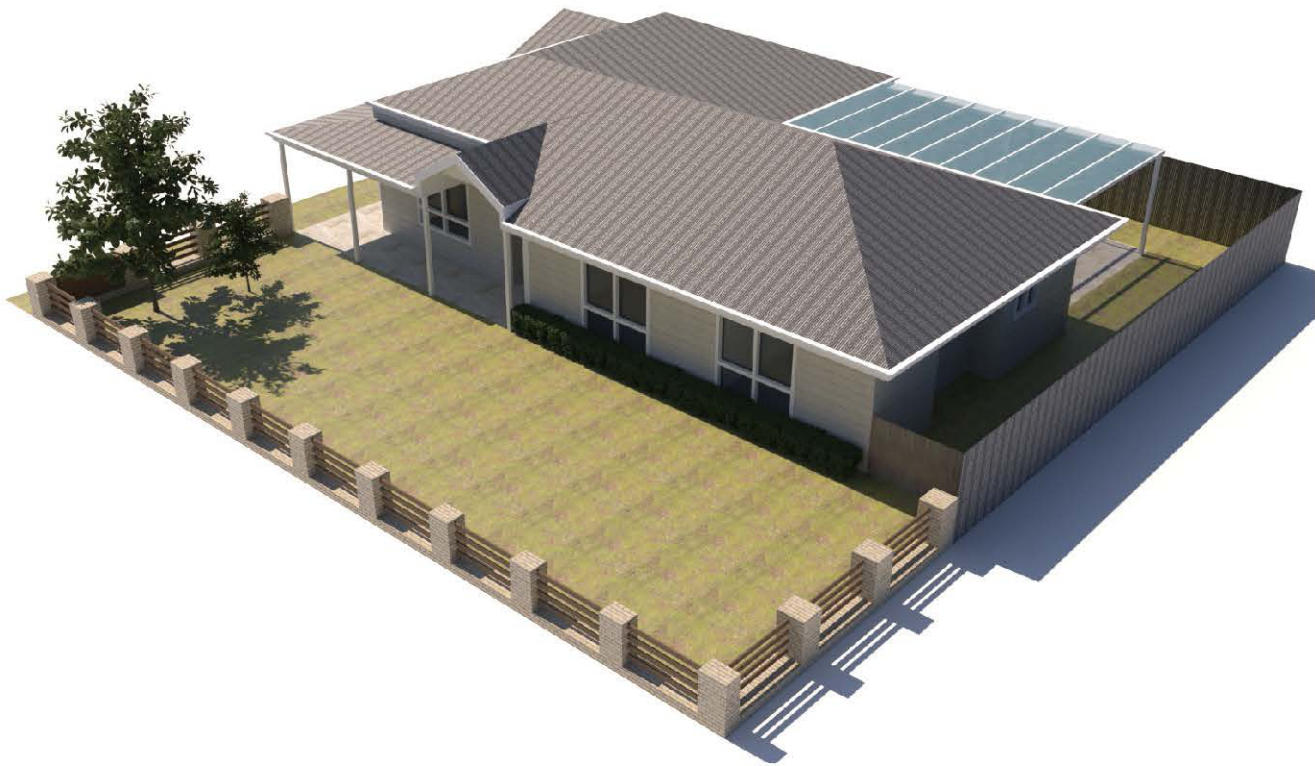
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A.E.

DATE:
JUNE 2025

SHEET:

A3.06

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEEDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 1

SCALE:
NOT TO SCALE

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

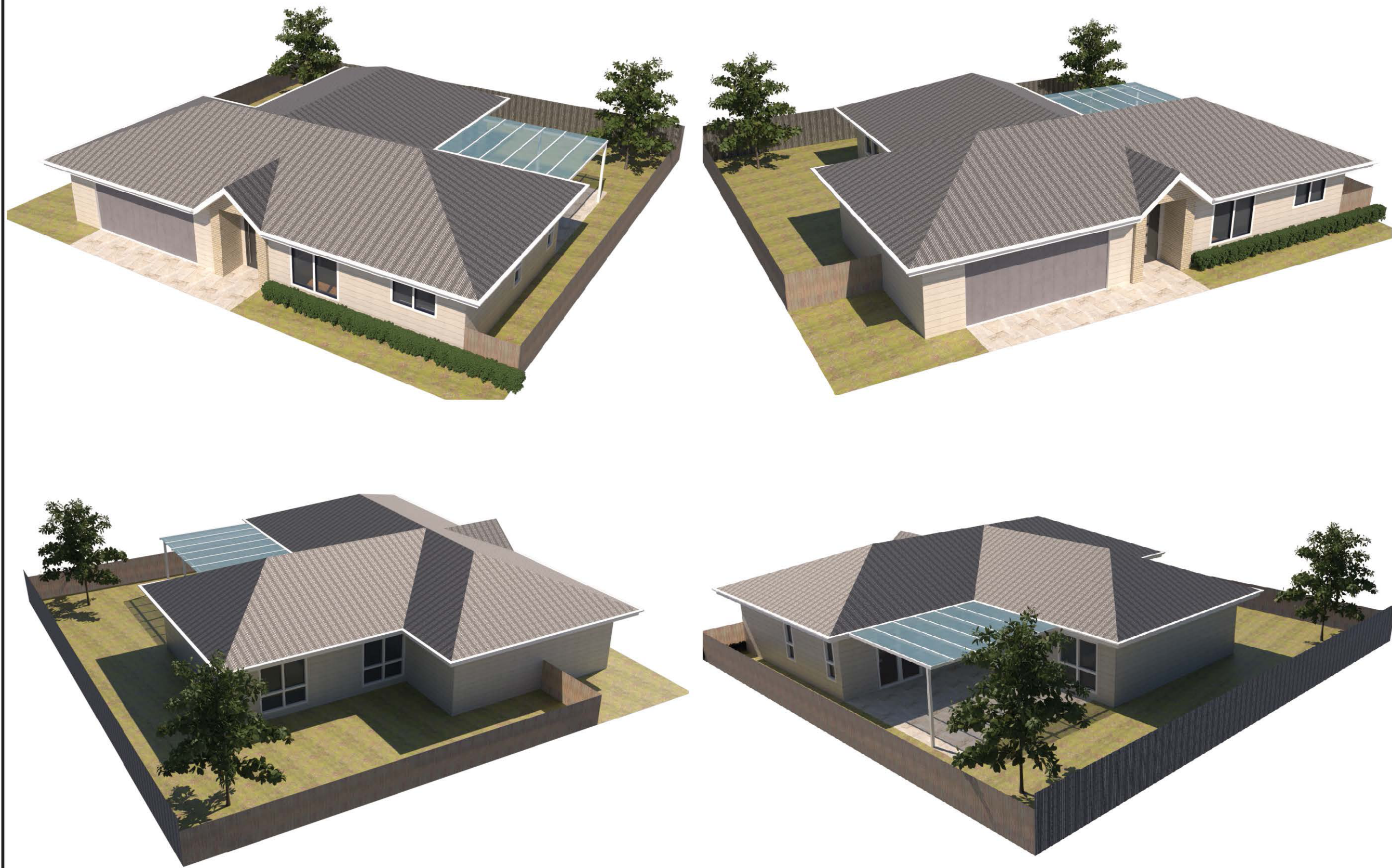
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JUNE 2025

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A9.01

PAGE:

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 2

SCALE:
NOT TO SCALE

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

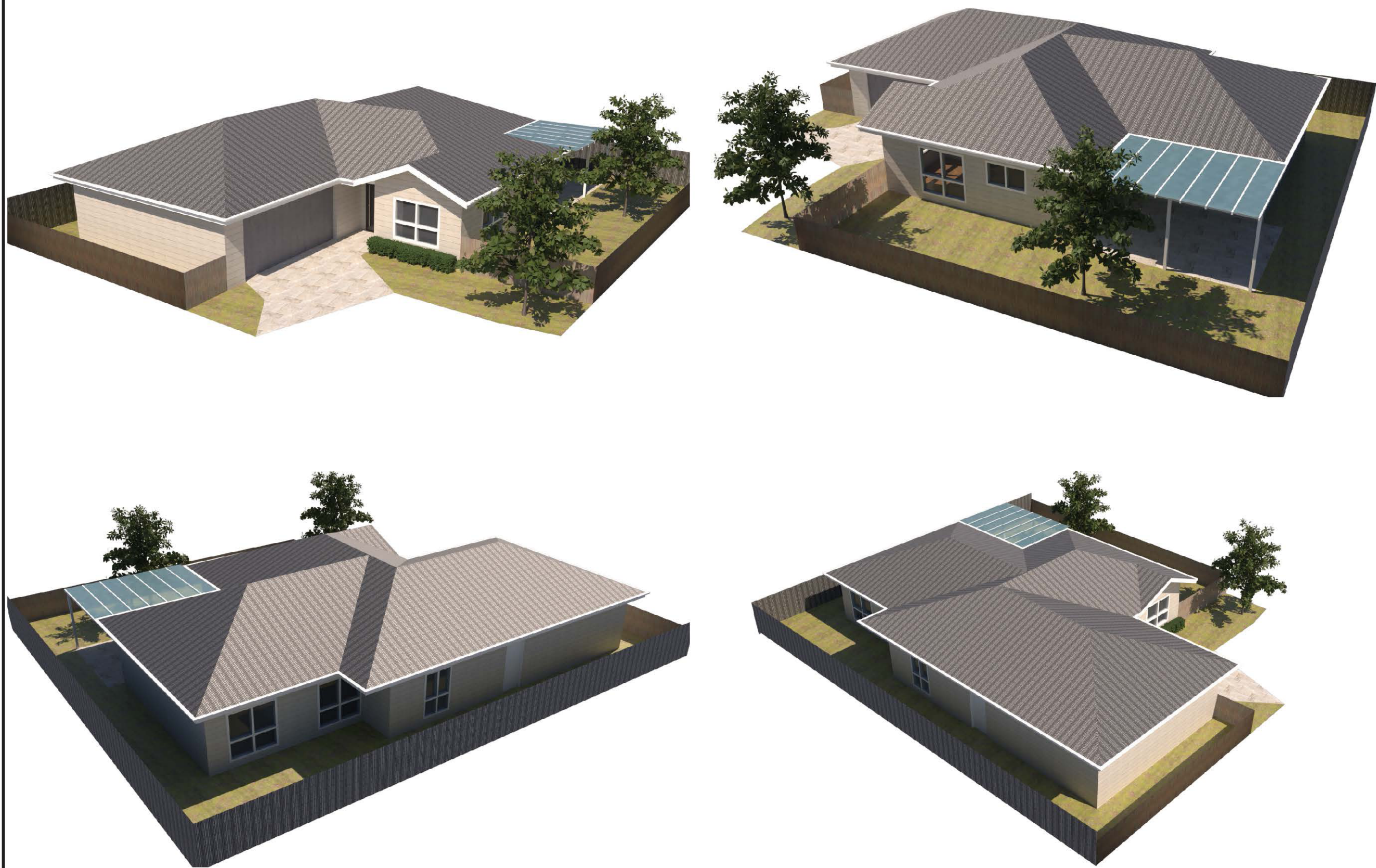
DATE:
JUNE 2025

SHEET:

A9.02

PAGE:

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEEDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 3

SCALE:
NOT TO SCALE

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

SHEET:

A9.03

PAGE:

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEEDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 4

SCALE:
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REVISION:
FOR DEVELOPMENT APPLICATION

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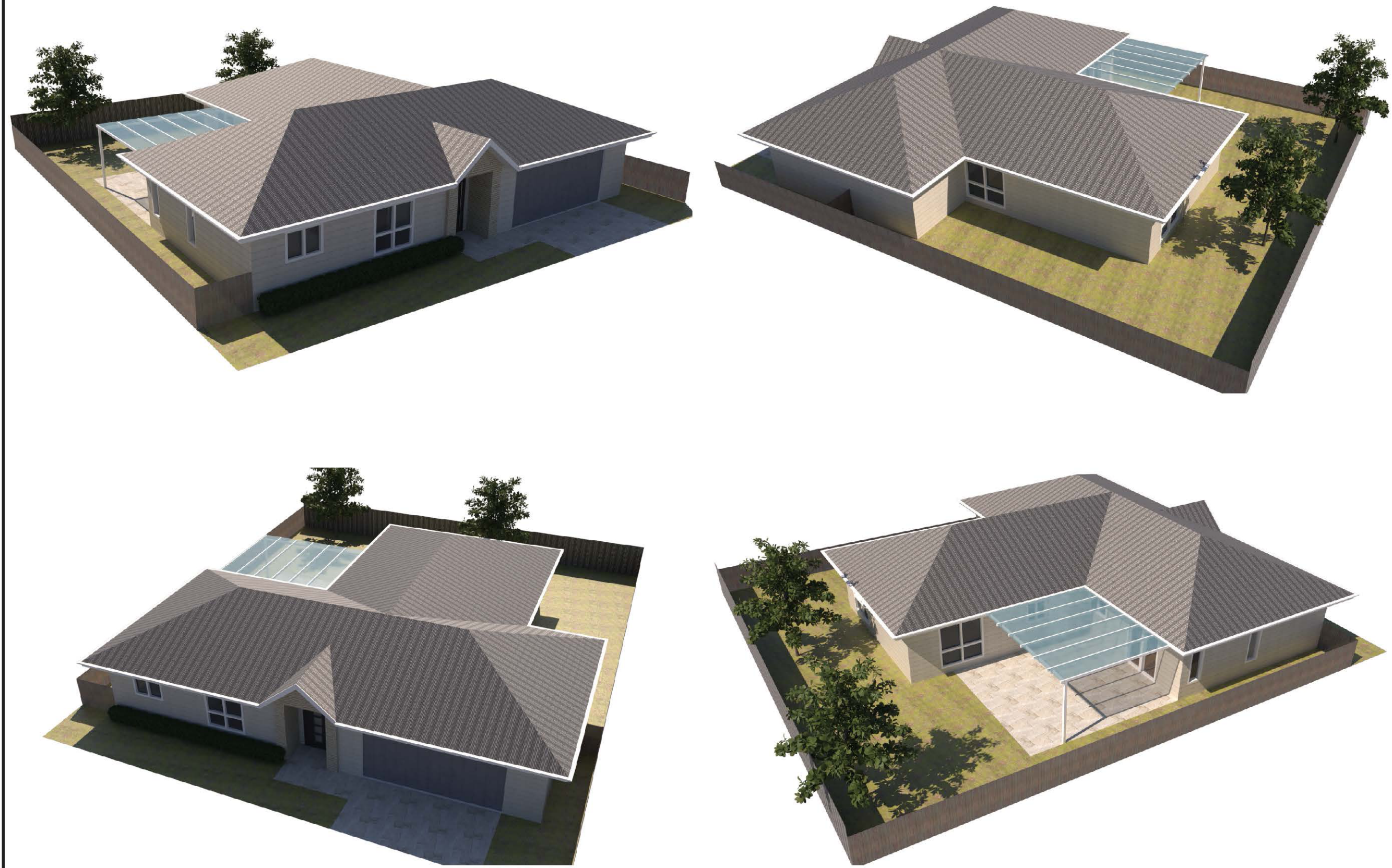
DATE:
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SHEET:

A9.04

PAGE:

FOR DEVELOPMENT APPLICATION



PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 5

SCALE:
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REVISION:
FOR DEVELOPMENT APPLICATION

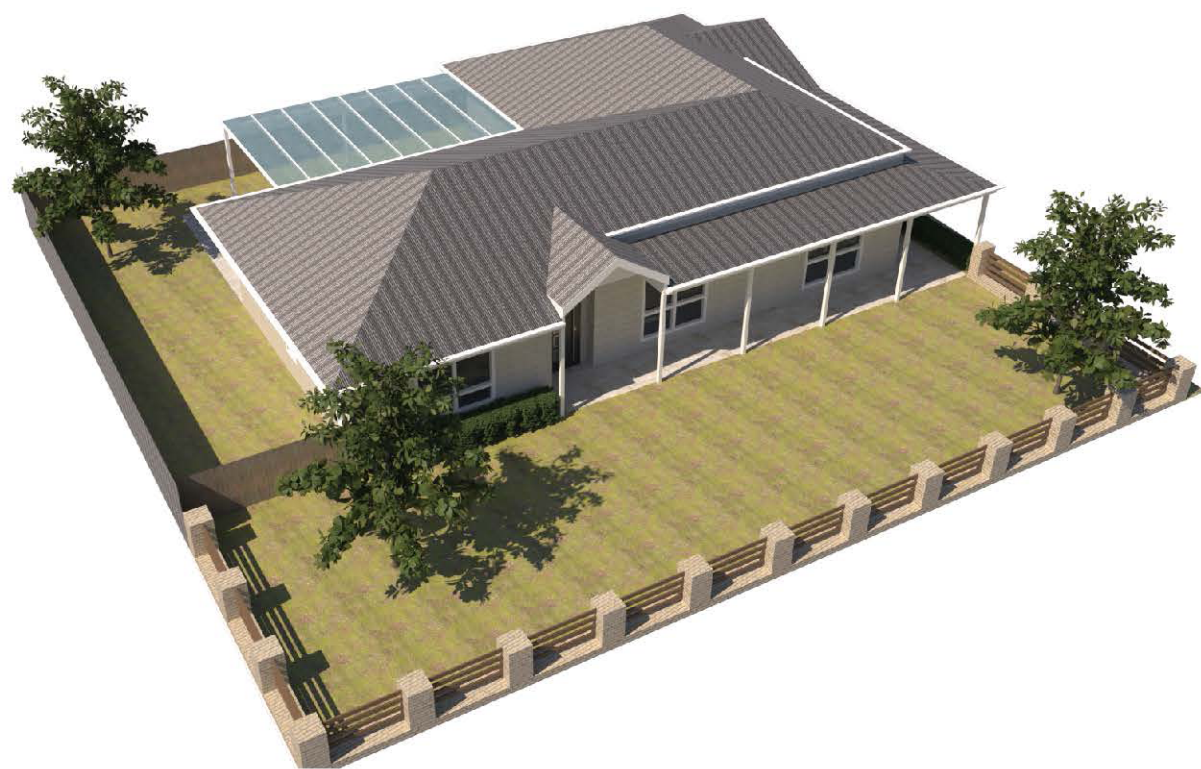
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DATE:
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SHEET:

A9.05

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PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEEDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
3D VIEWS; UNIT 6

SCALE:
NOT TO SCALE

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

SHEET:

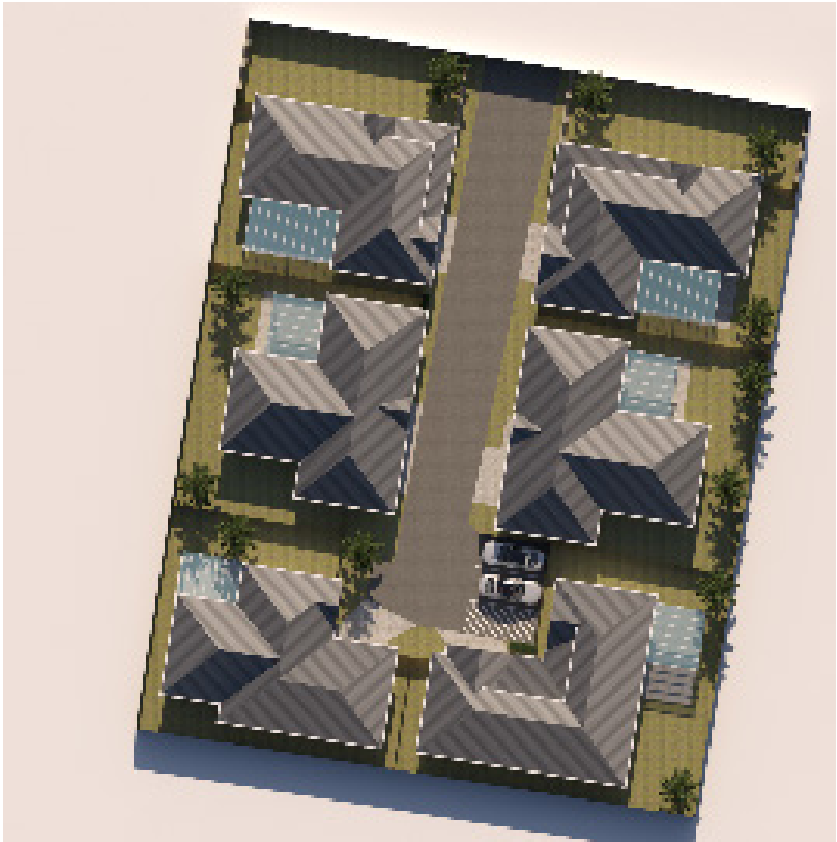
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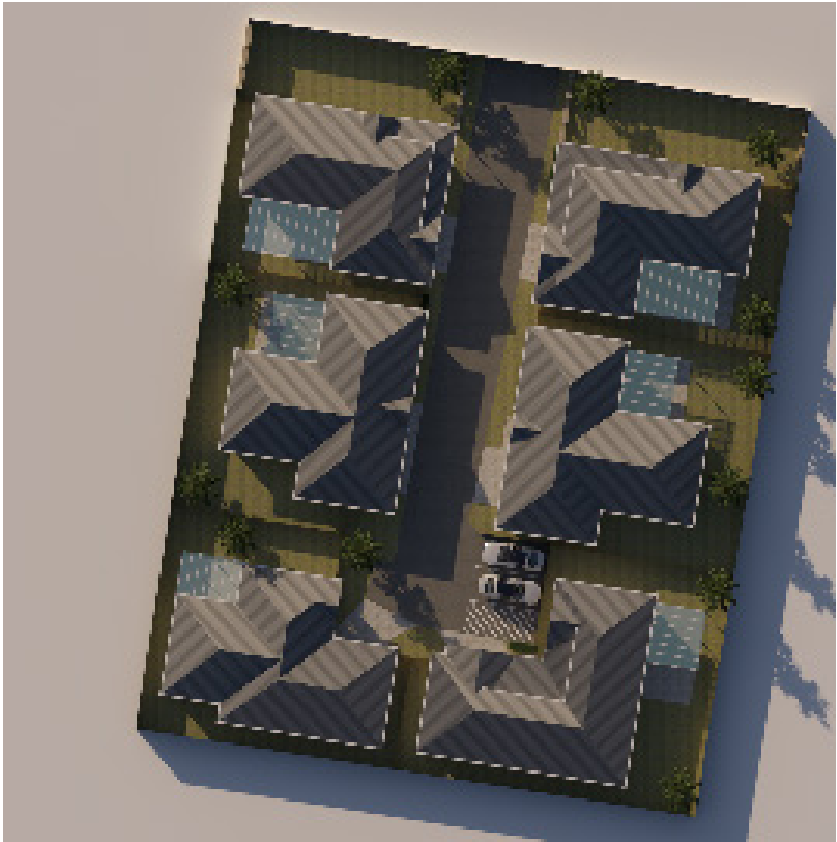
FOR DEVELOPMENT APPLICATION



June 21st- 9:00am



June 21st- 12:00pm



June 21st- 3:00pm



December 21st- 9:00am



December 21st - 12:00pm



December 21st - 3:00pm

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
SHADOW DIAGRAMS

SCALE:
N/A

REVISION:
FOR DEVELOPMENT APPLICATION

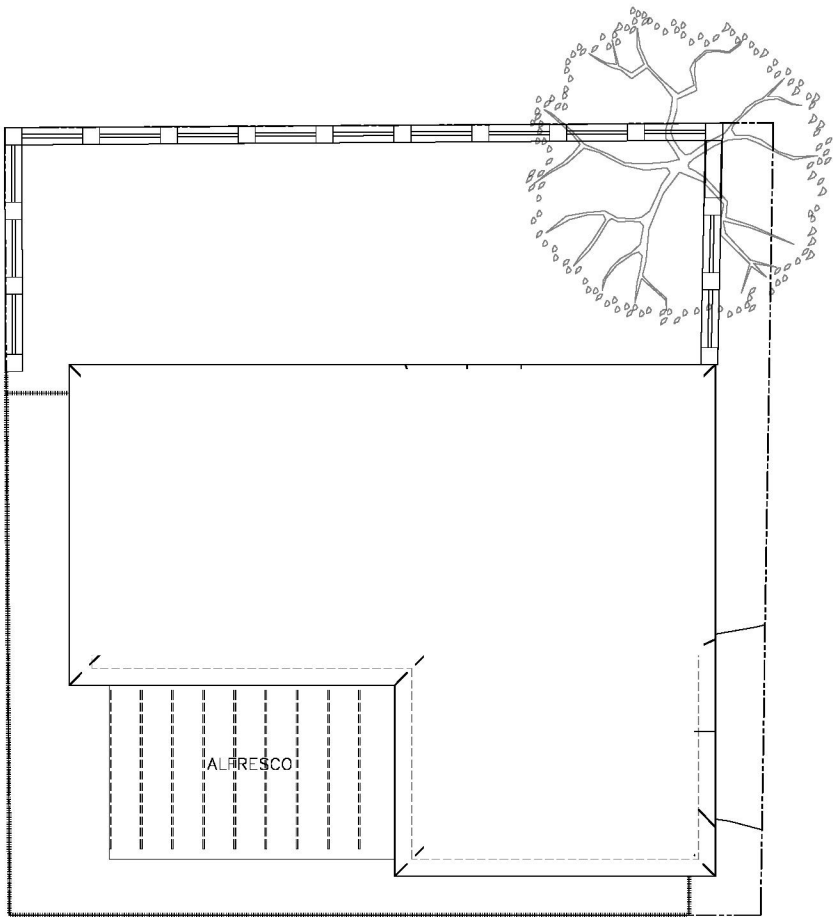
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DATE:
JUNE 2025

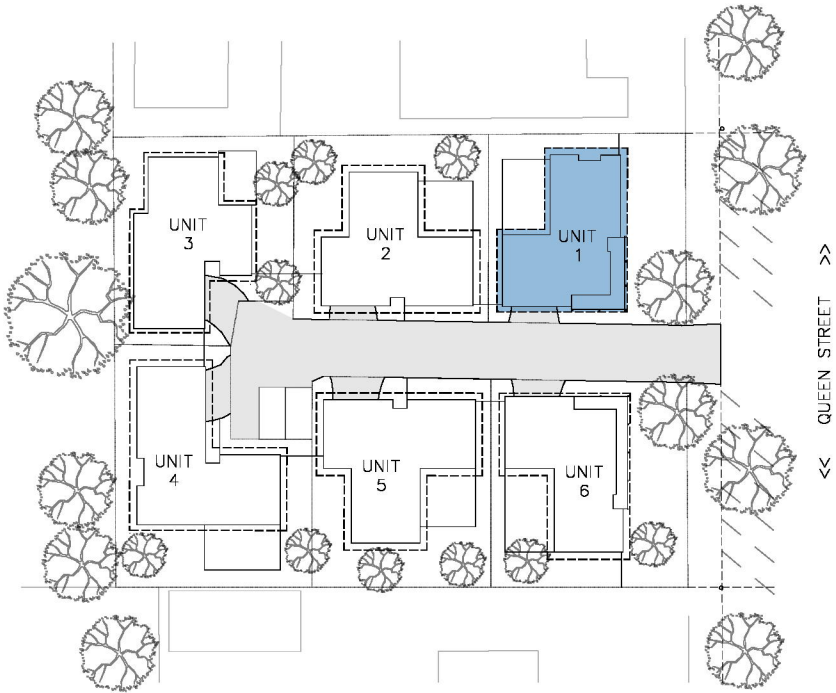
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FOR DEVELOPMENT APPLICATION



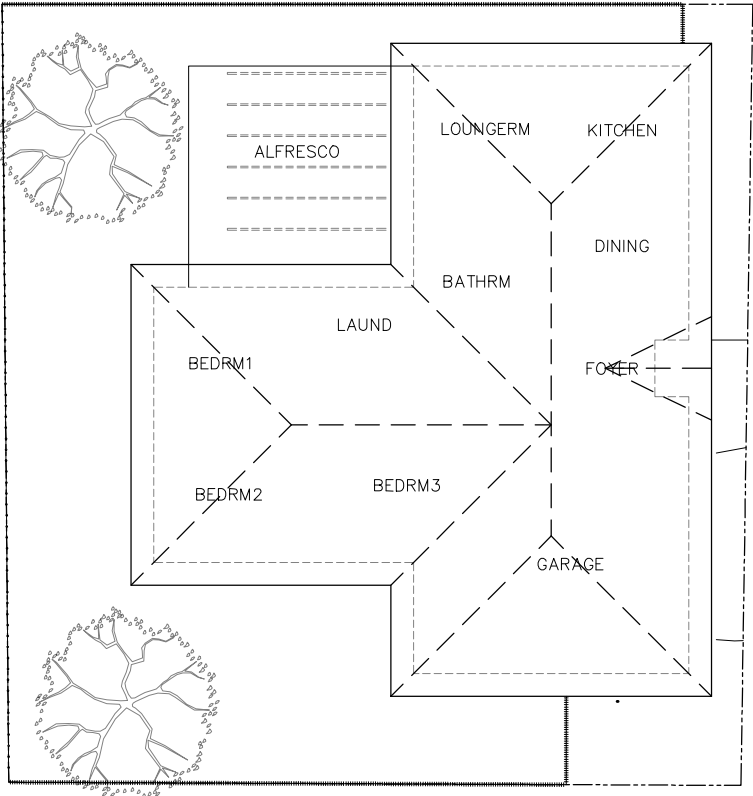
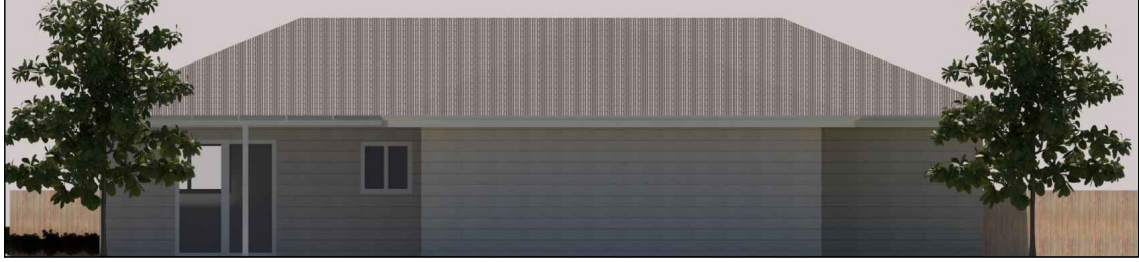
UNIT 1 LAYOUT
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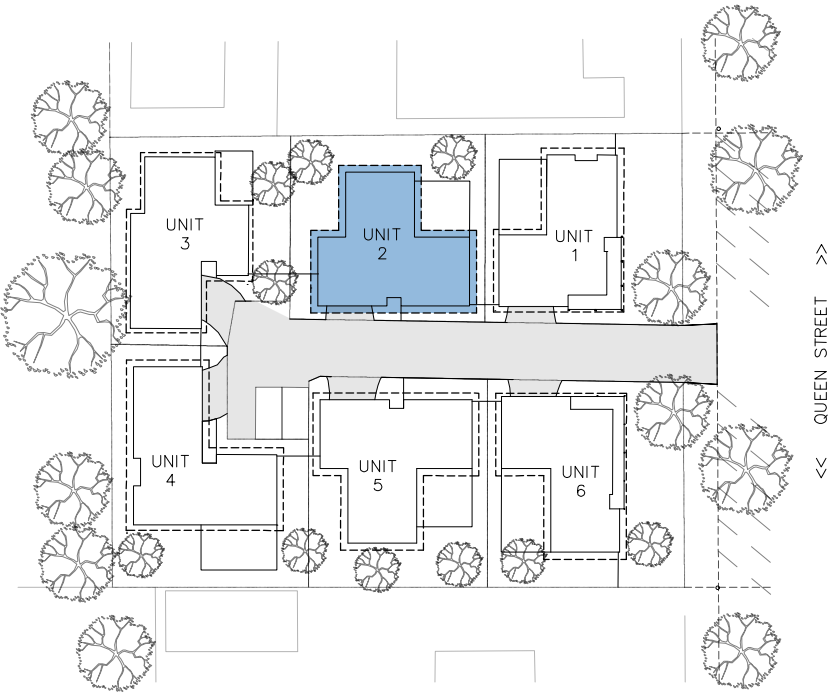
SITE LAYOUT
1 : 800 A3

PROJECT: PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE		
PROJECT ADDRESS: LOTS 4&5, DP1112582 62-64 QUEEN STREET BOOROWA, N.S.W. 2586		
CLIENT/CONTACT: PETER AND EMMA COCKBURN <DETAILS WITHHELD>		
DRAWING: PUBLIC NOTIFICATION; UNIT 1		
SCALE: AS NOTED		SHEET:
REVISION: FOR DEVELOPMENT APPLICATION		AR1.01
DRAWN: A.E.	DATE: JUNE 2025	

FOR DEVELOPMENT APPLICATION



UNIT 2 LAYOUT
1 : 200 @ A3



SITE LAYOUT
1 : 800 @ A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
PUBLIC NOTIFICATION;
UNIT 2

SCALE:
AS NOTED

REVISION:
FOR DEVELOPMENT APPLICATION

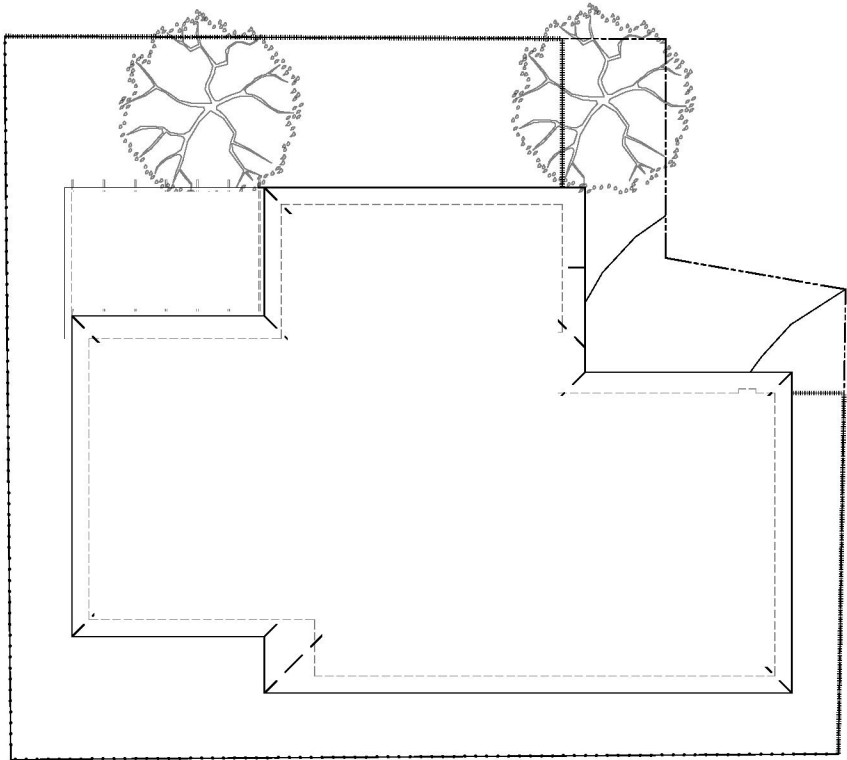
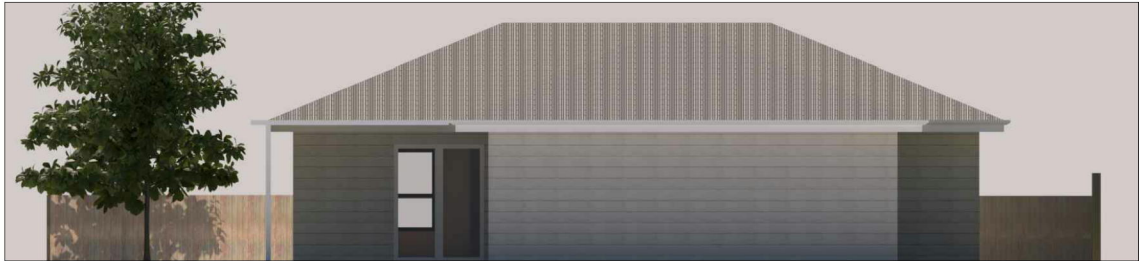
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DATE:
JUNE 2025

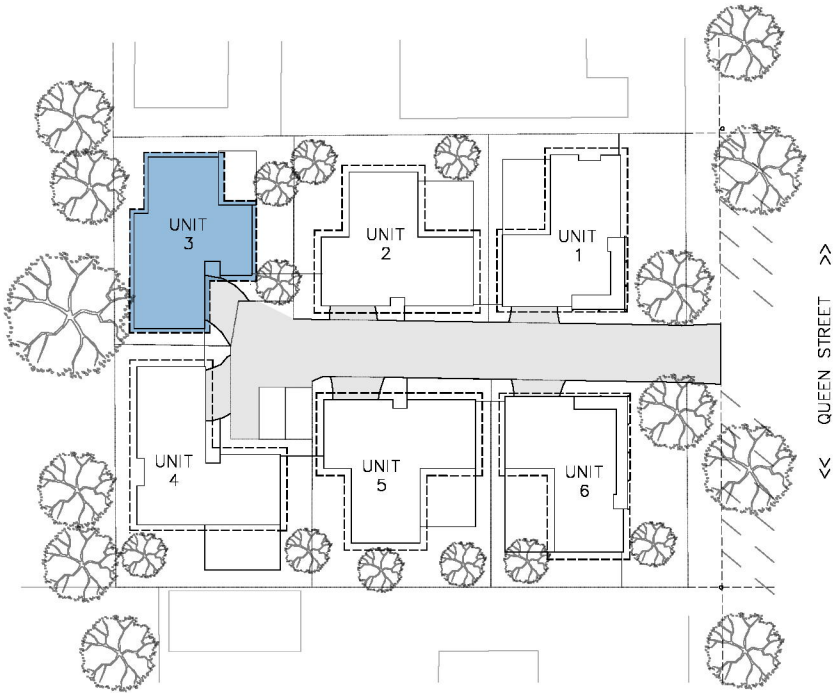
SHEET:

AR1.02

FOR DEVELOPMENT APPLICATION



UNIT 3 LAYOUT
1 : 200 @ A3



SITE LAYOUT
1 : 800 @ A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
PUBLIC NOTIFICATION;
UNIT 3

SCALE:
AS NOTED

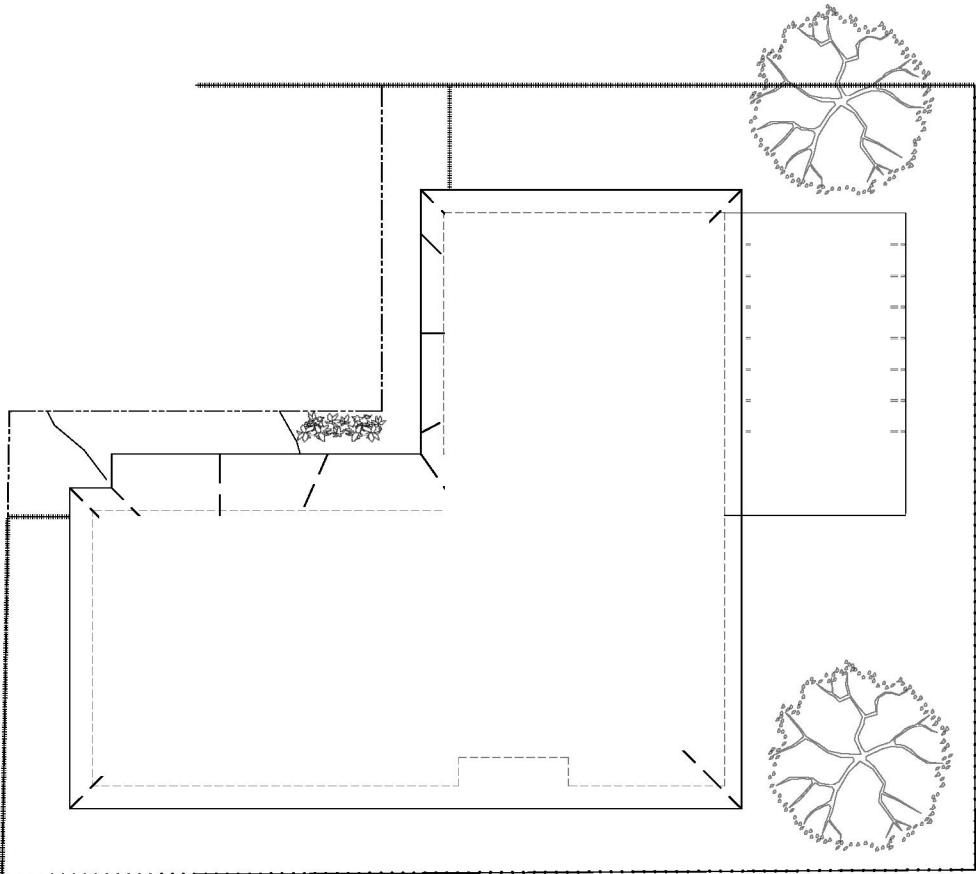
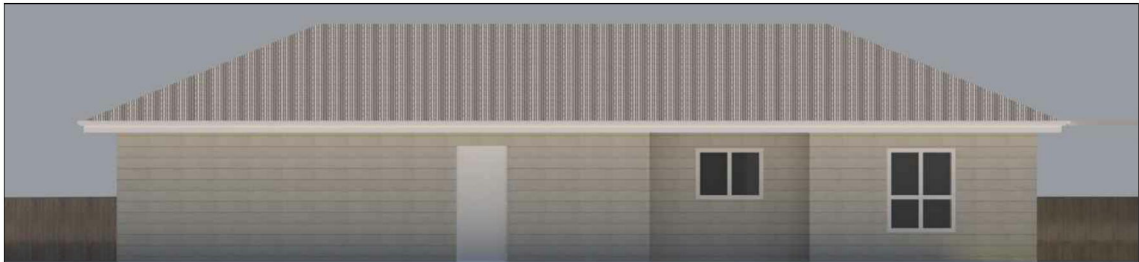
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

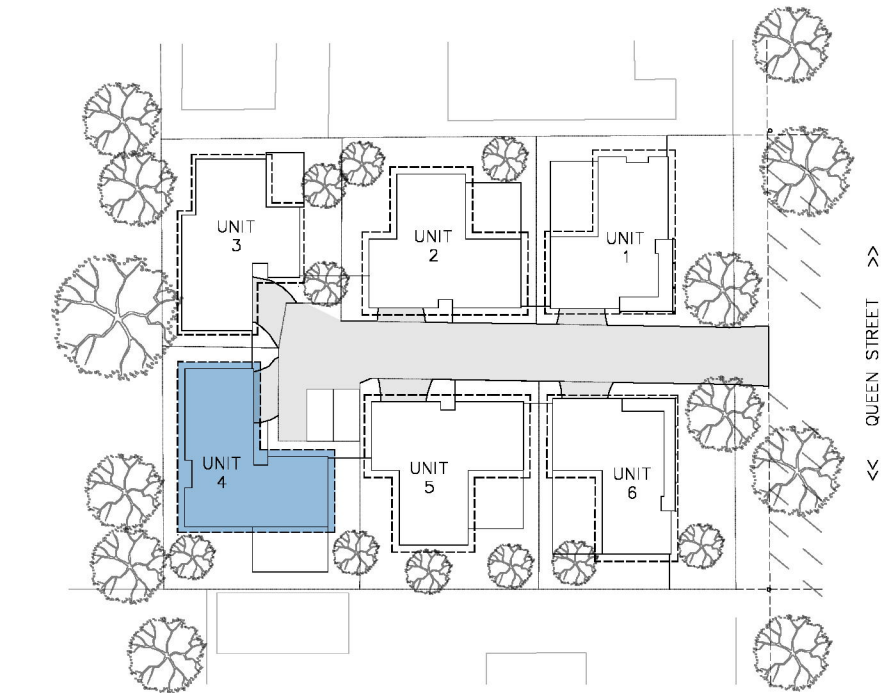
DATE:
JUNE 2025

SHEET:
AR1.03

FOR DEVELOPMENT APPLICATION



UNIT 4 LAYOUT
1 : 200 @ A3



SITE LAYOUT
1 : 800 @ A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
PUBLIC NOTIFICATION;
UNIT 4

SCALE:
AS NOTED

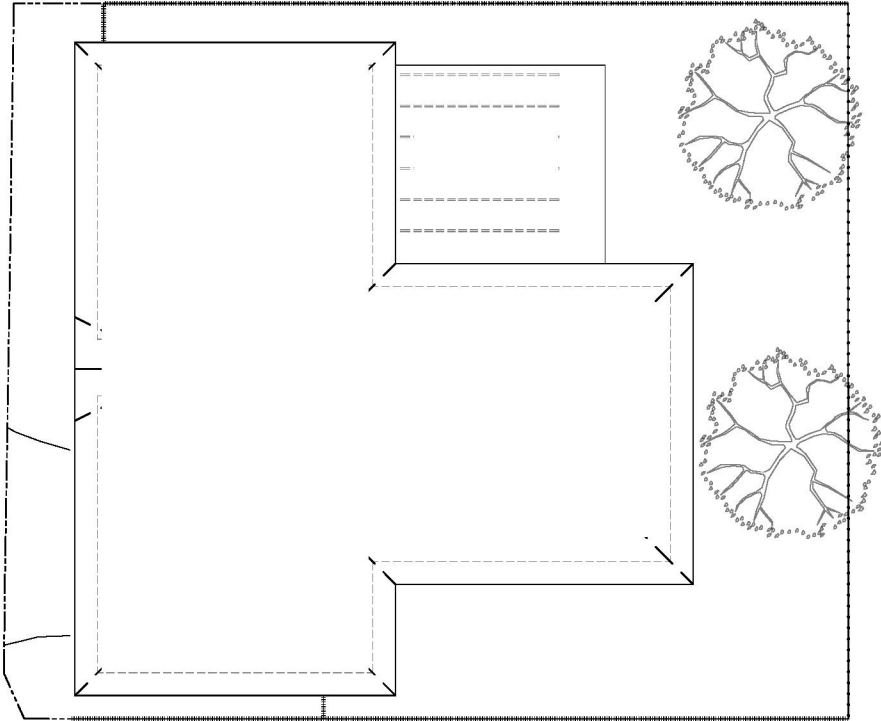
REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

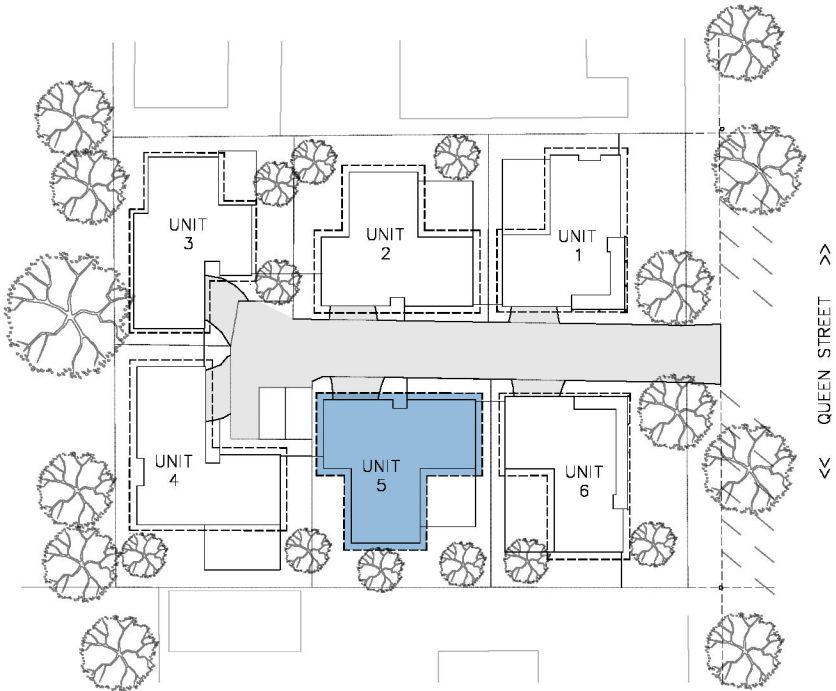
DATE:
JUNE 2025

SHEET:
AR1.04

FOR DEVELOPMENT APPLICATION



UNIT 5 LAYOUT
1 : 200 A3



SITE LAYOUT
1 : 800 A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
PUBLIC NOTIFICATION;
UNIT 5

SCALE:
AS NOTED

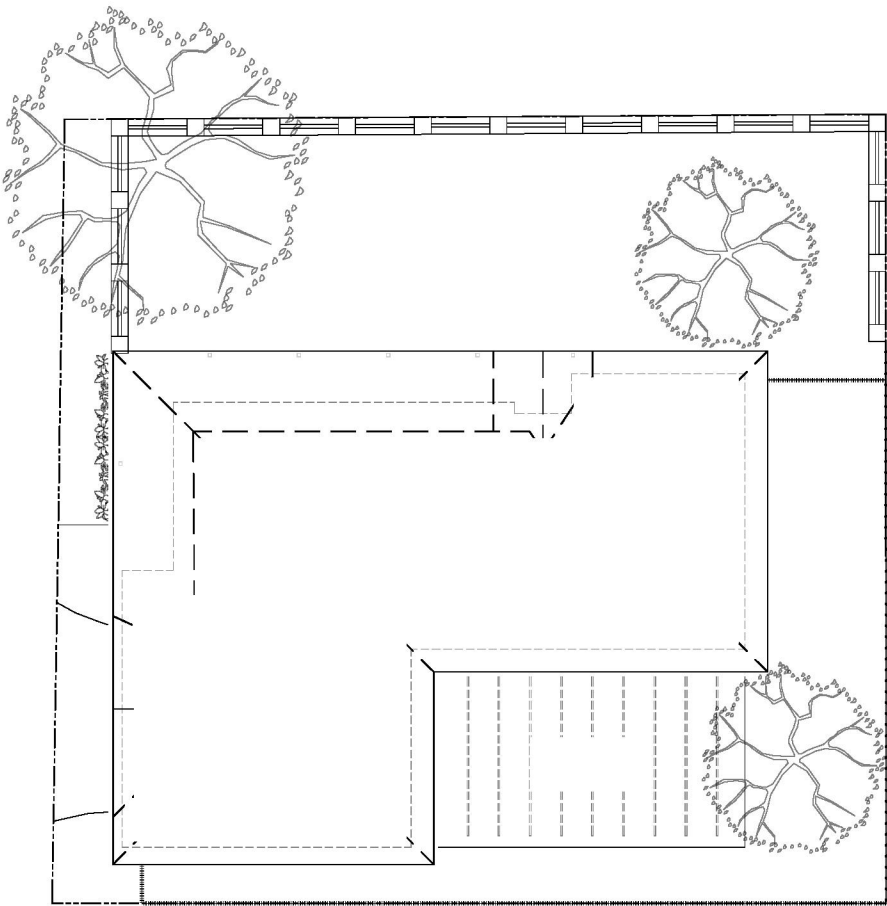
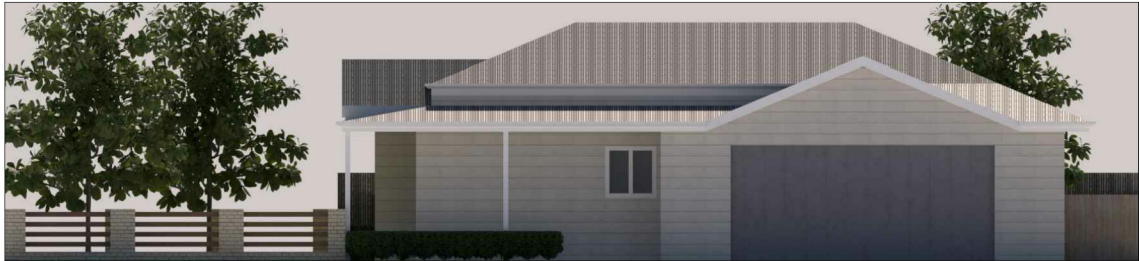
REVISION:
FOR DEVELOPMENT APPLICATION

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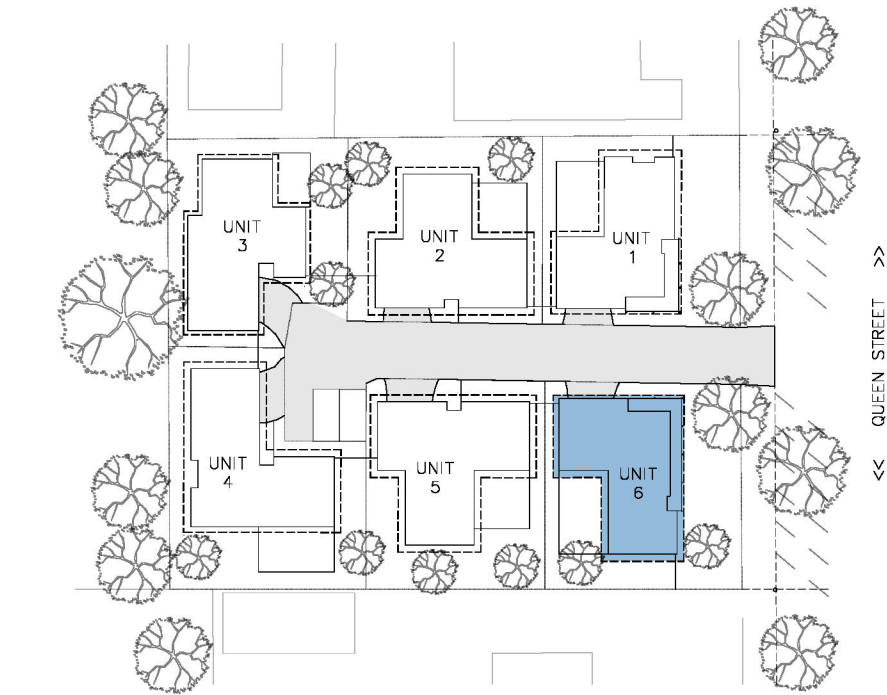
DATE:
JUNE 2025

SHEET:
AR1.05

FOR DEVELOPMENT APPLICATION



UNIT 6 LAYOUT
1 : 200 • A3



SITE LAYOUT
1 : 800 • A3

PROJECT:
PROPOSED RESIDENTIAL UNITS FOR SNEDDEN PLACE

PROJECT ADDRESS:
LOTS 4&5, DP1112582
62-64 QUEEN STREET
BOOROWA, N.S.W. 2586

CLIENT/CONTACT:
PETER AND EMMA COCKBURN
<DETAILS WITHHELD>

DRAWING:
PUBLIC NOTIFICATION;
UNIT 6

SCALE:
AS NOTED

REVISION:
FOR DEVELOPMENT APPLICATION

DRAWN:
A.E.

DATE:
JUNE 2025

SHEET:
AR1.06