

PROPOSED NEW RESIDENCE AT LOT 1 IN DP 1232600
595 GLENROCK ROAD, CAVAN, NSW, 2582

DWG #	REV #	TITLE OF DRAWING
DAR-00	B	TITLE
DAR-01		SURVEY
DAR-02		SURVEY
DAR-03	B	GENERAL NOTES
DAR-04	B	SITE PLAN
DAR-05	B	FLOOR PLAN
DAR-06	B	DIMENSION PLAN
DAR-07	B	ROOF PLAN
DAR-08	B	ELEVATIONS
DAR-09	B	ELEVATIONS
DAR-10	B	SECTION
DAR-11	B	SECTION
DAR-12	B	SECTION
DAR-13	B	GLAZING DETAILS AND WINDOW SCHEDULE
DAR-14	B	GLAZING DETAILS AND WINDOW SCHEDULE
DAR-15	B	DOOR SCHEDULE
DAR-16	B	FIREPLACE DETAIL
DAR-17	B	CUT AND FILL PLAN
DAR-18	B	BASIX
DAR-19	B	3D PERSPECTIVE



Refer to NATHERS and BASIX certificates for
building commitments



ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

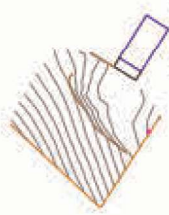
DRAWING AMENDMENTS		PROJECT TITLE		NEW DWELLING		DRAWING TITLE		DRAWING COMMENCED		DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	CLIENT	BLAKE & BUCKMASTER		LOT AND DEPOSITED PLAN NO.	TITLE	JUNE 25	T.L.	DRAWN BY	J.T.
A	DEVELOPMENT APPLICATION REVIEW - REV A	12/11/2025									
B	DEVELOPMENT APPLICATION REVIEW - REV B	05/03/2026									
		Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, local regulation and council requirements. All work to be completed in accordance with the instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. Copyright © TIM LEE ARCHITECTS. Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.		AT SHEET SIZE		JOB NUMBER		AMENDMENT NUMBER		AMENDMENT ISSUE	
						LOT 1, DP 1232600		A3 SHEET		0123-1538	
						STREET ADDRESS		595 GLENROCK ROAD, CAVAN, NSW, 2582		DAR-00	
										B	



1
DP211168

E1 EASEMENT FOR TRANSMISSION LINE 60.96 WIDE
& VARIABLE (J943055)

1
DP1232600



SEE DIAGRAM

Certificate No. # GMU55XFMT
Scan QR code or follow website link for rating details.
Assessor name: Trian Campbell
Assessor No. 10000000000000000000
Property Address: 595 GLENROCK ROAD, CAVAN, NSW, 2582
<https://www.fg.com.au/QRCode/andag?PublicId=GMU55XFMT>



Refer to NatHERS and BASIX certificates for building commitments

PLAN OF LOT 1 DP1232600
595 GLENROCK ROAD
CAVAN
SHOWING SELECT DETAIL
AND CONTOURS

CLIENT:	RYAN BLAKE
A3 SHEET	1 OF 2
DATE OF SURVEY	1 NOV 2022
JOB REFERENCE	3200
COMPUTER REFERENCE	3200_DT1.dwg
LEVEL DATUM	SMART NET
ORIGIN OF LEVELS	BENCH MARK
	564.105
CONTOUR INTERVAL	0.25M



NOTE:

THIS PLAN IS OF A DETAIL SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE TITLES OFFICE OF NSW LAND REGISTRY SERVICES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION AS SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN ARE BEYOND THE CONTROL OF DIVERSE PROJECT SOLUTIONS WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES. UNDERGROUND SERVICES ARE NOT SHOWN ON THIS PLAN, AS UNDERGROUND STRUCTURES AND CABLES MAY EXIST THEY MUST BE LOCATED BEFORE CONSTRUCTION - PLEASE DIAL 1100 BEFORE YOU DIG. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

LEGEND:



7 ADELE STREET, YASS NSW 2582
P.O. BOX 5, YASS NSW 2582
(PH) 02 6226 3322
info@dpsyass.com.au



PLAN OF LOT 1 DP1232600
595 GLENROCK ROAD
CAVAN
SHOWING SELECT DETAIL
AND CONTOURS

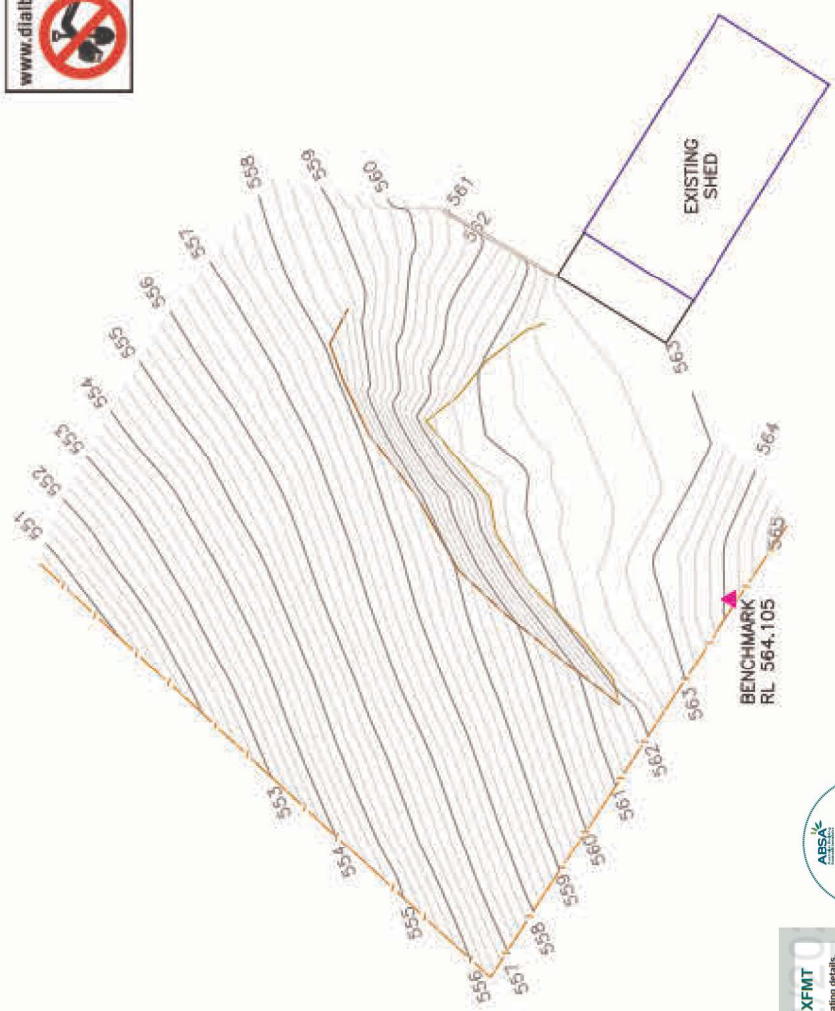
CLIENT:	RYAN BLAKE
A3 SHEET	1 OF 2
DATE OF SURVEY	1 NOV 2022
JOB REFERENCE	3200
COMPUTER REFERENCE	3200_DT1.dwg
LEVEL DATUM	SMART NET
ORIGIN OF LEVELS	BENCH MARK
	564.105
CONTOUR INTERVAL	0.25M



NOTE:
THIS PLAN IS OF A DETAIL SURVEY ONLY AND AS SUCH IS NOT REGISTERED BY THE TITLES OFFICE OF NSW LAND REGISTRY SERVICES. SUBSEQUENT REGISTERED OR OTHER SURVEYS IN THIS AREA MAY AFFECT THE BOUNDARY DEFINITION AS SHOWN ON THE PLAN. ANY DIFFERENCES SO CAUSED TO THE BOUNDARY DEFINITION SHOWN ON THIS PLAN WHO CAN ACCEPT NO RESPONSIBILITY FOR SUCH DIFFERENCES. UNDERGROUND SERVICES ARE NOT SHOWN ON THIS PLAN, AS UNDERGROUND STRUCTURES AND CABLES MAY EXIST THEY MUST BE LOCATED BEFORE CONSTRUCTION - PLEASE DIAL 1100 BEFORE YOU DIG. THIS NOTE IS AN INTEGRAL PART OF THIS PLAN.

LEGEND:
▲ BENCHMARK
— FENCE

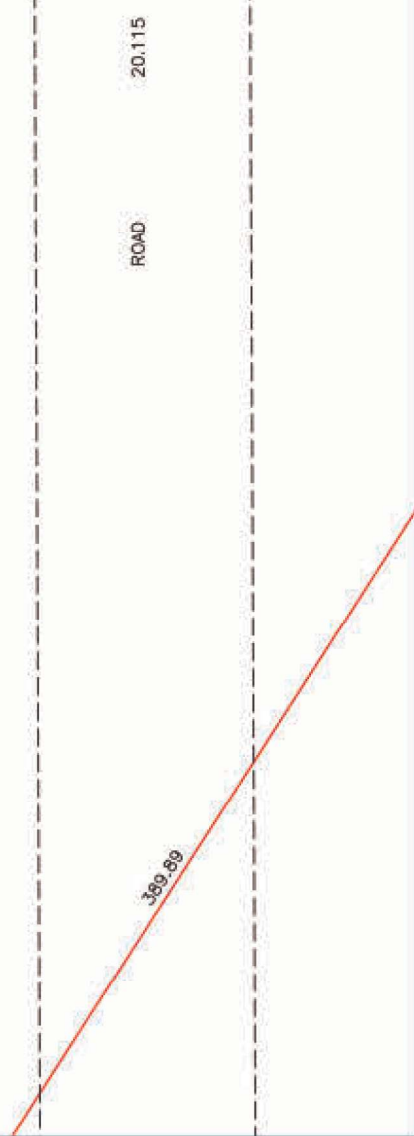
DPS DIVERSE PROJECT SOLUTIONS
7 ADELE STREET, YASS NSW 2582
P.O. BOX 5, YASS NSW 2582
(PH) 02 6226 3322
info@dpsyass.com.au



Certificate No. # GMJSSXFMT
Scan QR code or follow website link for rating details.
Assessor name: Tristin Campbell
Accreditation No.: 101570
Property Address: 595 GLENROCK ROAD, CAVAN, NSW, 2582
https://www.a5.com.au/QRCodeLanding?PublicId=GMJSSXFMT

ABSAC
AUSTRALIAN BUILDING SURVEILLANCE AND CERTIFICATION
Member Since: 15th March 2022
Member Number: 4255

Refer to NatHERS and BASIX certificates for building commitments



NCC & AUSTRALIAN STANDARDS COMPLIANCE NOTES

CONTRACTOR TO SHOW FULL COMPLIANCE WITH ALL CURRENT REQUIRED CODES, STANDARDS, LOCAL LEGISLATION, BY-LAWS & PARTS OF THE NCC, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

NCC VOL. 2 - PART H1	STRUCTURE
NCC VOL. 2 - PART H2	DAMP & WATERPROOFING
NCC VOL. 2 - PART H3	FIRE SAFETY
NCC VOL. 2 - PART H4	HEALTH & AMENITY
NCC VOL. 2 - PART H5	SAFE MOVEMENT & ACCESS
NCC VOL. 2 - PART H6	ENERGY EFFICIENCY
NCC VOL. 2 - PART H7	ANCILLARY PROVISIONS & ADDITIONAL CONSTRUCTION REQUIREMENTS
NCC VOL. 2 - PART H8	LIVABLE HOUSING DESIGN
NCC VOL. 2 - SPEC 42	HOUSE ENERGY RATING SOFTWARE
NCC VOL. 2 - SPEC 44	CALCULATION OF HEATING LOAD LIMIT, COOLING LOAD LIMIT & THERMAL ENERGY LOAD LIMIT
NCC VOL. 2 - SCHEDULE 3	COMMONWEALTH OF AUSTRALIA
NCC VOL. 2 - SCHEDULE 4	AUSTRALIAN CAPITAL TERRITORY
NCC VOL. 2 - SCHEDULE 5	NEW SOUTH WALES

LIGHT & VENTILATION IS REQUIRED TO ALL BUILDINGS TO MEET NCC VOL. 2 PART H4.

BCA (NCC) VOL. 2	PART 3.12.3 - BUILDING SEALING
BCA (NCC) VOL. 2	PART 3.12.5 - SERVICES
AS/NZS 1170.2 : 2011	STRUCTURAL DESIGN ACTIONS - WIND ACTIONS
AS 1288 : 2006	GLASS IN BUILDINGS BCA (NCC) CLAUSE B1.4 & PART 3.1.4
AS 1562 : 2018	DESIGN & INSTALLATION OF SHEET ROOFING & WALL CLADDING

AS/NZS 1596 : 2014	THE STORAGE AND HANDLING OF LP GAS
AS 1684.2 : 2010	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON-CYCLOING SPAN - N1/N2 SUPPLEMENT 1: TIMBER FRAMING SPAN TABLES - WIND CLASSIFICATION N1/N2 - SEASONED SOFTWOOD - STRESS GRADE #5 (SUPPLEMENT TO AS 1684.2 : 2010).
AS 1684.2 : 2012	RESIDENTIAL TIMBER-FRAMED CONSTRUCTION
AS 1668.2 : 2012	THE USE OF VENTILATION & AIR-CONDITIONING IN BUILDINGS

AS 2047 : 2014	GLAZING ASSEMBLIES & BCA (NCC) B1.4 & F1.13
AS 2436 : 2010	GUIDE TO NOISE & VIBRATION CONTROL ON CONSTRUCTION, DEMOLITION & MAINTENANCE SITES

AS/NZS 2589 : 2017	GYPSUM LININGS - APPLICATIONS & FINISHING
AS 2870 : 2011	RESIDENTIAL SLABS & FOOTINGS

AS/NZS 2904 : 1995	DAMP-PROOF COURSES & FLASHINGS
AS/NZS 3000 : 2016	ELECTRICAL INSTALLATIONS/WIRING

AS/NZS 3008 : 2017	ELECTRICAL INSTALLATIONS
AS/NZS 3012 : 2010	ELECTRICAL INSTALLATIONS - CONSTRUCTION & DEMOLITION SITES

AS/NZS 3500.3 : 2015	PLUMBING & DRAINAGE - STORMWATER DRAINAGE
AS 3680.1 : 2014	TERMITE MANAGEMENT PART 1 : NEW BUILDING WORK & BCA (NCC) VOL. 2 PART 3.1.4

AS 3686.1 : 2011	AIR HANDLING & WATER SYSTEMS OF BUILDING - MICROBIAL CONTROL
AS 3700 : 2018	MASONRY STRUCTURES

AS 3727.1 : 2016	PAVEMENTS - RESIDENTIAL
------------------	-------------------------

BCA (NCC) & AUSTRALIAN STANDARDS COMPLIANCE NOTES

AS 3740 : 2021	WATERPROOFING OF DOMESTIC WET AREAS & BCA (NCC) VOL. 2 PART 3.8.1
AS 3786 : 2014	SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION & BCA (NCC) VOL. 2 PART 3.7.5
AS 4055 : 2012	WIND LOADS FOR HOUSING
AS 4349 : 2007	INSPECTION OF BUILDINGS
AS/NZS 4684 : 2012	WATERPROOFING MEMBRANES FOR EXTERNAL ABOVE-GROUND USE BCA (NCC) VOL. 2 PART 3.8.1
AS 4773 : 2015	MASONRY IN SMALL BUILDINGS - DESIGN
AS 5104 : 2017	GENERAL PRINCIPLES ON RELIABILITY FOR STRUCTURES
HB 28 : 1987	THE DESIGN OF RESIDENTIAL SLABS & FOOTINGS
HB 46 : 2010	FIRE SAFETY IN THE HOME
HB 111 : 1998	THE DOMESTIC KITCHEN HANDBOOK

SCHEDULE OF FIRE SAFETY MEASURES	
EMERGENCY LIGHTING	NCC PART E4D2, E4D4 AS 2233.1
PORTABLE FIRE EXTINGUISHERS	NCC PART E1D14, AS 2444
FIRE BLANKETS	NCC PART E1D14, AS 2444
EXIT DOORS	NCC PART D3, INC. D3D24, D3D25, D3D26, D3D28
NOTE : EMERGENCY DOORS TO REMAIN CLEAR AT ALL TIMES.	

CONTRACTOR TO "DIAL BEFORE YOU DIG" BEFORE ANY WORKS ARE CARRIED OUT.

ASBESTOS REMOVAL NOTES (if found):

IF & WHEN ASBESTOS IS FOUND, WORK IS TO STOP IMMEDIATELY & A LICENSED ASBESTOS REMOVALIST IS TO BE ENGAGED TO REMOVE THE ASBESTOS.

THE ASSESSMENT, REMOVAL & DISPOSAL OF ASBESTOS TO MEET ALL AUSTRALIAN STANDARDS, NCC (BCA) REQUIREMENTS & "HOW TO SAFELY REMOVE ASBESTOS - CODE OF PRACTICE" APRIL 2016 BY SAFE WORK AUSTRALIA, APPROVED CODE OF PRACTICE UNDER SECTION 274 OF THE "WORK HEALTH & SAFETY ACT" (THE WHS ACT) & THE "WORK HEALTH & SAFETY REGULATIONS" (THE WHS REGULATIONS).

THE REMOVAL OF ASBESTOS IS TO BE ACCESSED & CARRIED OUT BY A LICENSED ASBESTOS REMOVALIST WHO IS APPROPRIATELY LICENSED TO CARRY OUT THE SCOPE OF WORKS.

THE LICENSED ASBESTOS REMOVALIST MUST PREPARE AN ASBESTOS REMOVAL CONTROL PLAN FOR ANY LICENSED ASBESTOS REMOVAL WORK THEY ARE COMMISSIONED TO CARRY OUT. THE ASBESTOS REMOVAL CONTROL PLAN TO BE PREPARED PRIOR TO COMMENCEMENT OF WORKS.

DURING THE REMOVAL & DISPOSAL OF THE ASBESTOS, THE LICENSED ASBESTOS REMOVALIST IS TO ENSURE DECONTAMINATION FACILITIES, WASTE CONTAINMENT & DISPOSAL METHODS MEET THE ABOVE-MENTIONED RULES & REGULATIONS.

IF ASBESTOS CONTAMINATED SOIL IS DISCOVERED DURING WORKS & EXCAVATION, THE ASBESTOS REMOVALIST IS TO BE CONTACTED IMMEDIATELY & AWAIT THEIR INSTRUCTIONS.

NOTES:

ALL LEVELS SHOWN ARE BASED ON SUPPLIED 3rd PARTY SURVEY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR THE ACCURACY OF SUPPLIED SITE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL LEVELS ON SITE PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS. SIGNAGE, FITTINGS & FIXTURES TO BE INSTALLED IN STRICT ACCORDANCE TO MEET AS 1428.1 & BE INSTALLED TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

NOTES:

REGISTERED SURVEYOR TO ESTABLISH BOUNDARY & SET OUT BUILDING IN STRICT ACCORDANCE WITH THIS DOCUMENTATION SET. ALL DIMENSIONS SUBJECT TO SITE SURVEY.

SUPPLY & INSTALL ALL NECESSARY FITTINGS & FIXTURES IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC CODES, AUSTRALIAN STANDARDS AND LOCAL REGULATIONS AND BY-LAWS AS REQUIRED.

ALL MATERIALS & WORKMANSHIP ARE TO BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL MATERIALS & WORKMANSHIP ARE TO BE OF BEST QUALITY. UNDEFECTED & FULLY QUALIFIED TRADESMEN & MATERIALS TO BE SUPPLIED. NEVER ALLOW DAMAGED MATERIALS TO BE REJECTED AND REPLACED WITH NEW.

IF ALTERNATIVE MATERIAL OR PRODUCT IS PROPOSED TO THAT SPECIFIED, THE BUILDER MUST PROVIDE EVIDENCE SHOWING COMPLIANCE WITH THE BCA AND ALL RELEVANT STANDARDS RELATING TO THE APPLICATION OF THE PROPOSED MATERIAL. FURTHER THE ARCHITECT ACCEPTS NO LIABILITY OR INDEMNITY FOR THE SUBSTITUTION OF A MATERIAL CONTRARY TO THAT SPECIFIED BY THE ARCHITECT WITHOUT THE PROVISION OF WRITTEN DOCUMENTATION SHOWING COMPLIANCE WITH THE BCA AND AUSTRALIAN STANDARDS AND THE EXPRESS WRITTEN APPROVAL OF THE ARCHITECT.

THE CONTRACTOR IS TO NOTIFY THE PROJECT MANAGER OF ANY ERRORS OR OMISSIONS IN THE DOCUMENTATION PRIOR TO COMMENCING THE WORKS. FOR THE PROJECT MANAGER TO CONTACT THE APPROPRIATE CONSULTANT FOR ADVICE PRIOR TO COMMENCING THE WORKS.

COMMENCEMENT OF THE WORKS BY THE CONTRACTOR CONSTITUTES A FULL UNDERSTANDING OF THE PROJECT & ACCEPTANCE OF ALL SITE CONDITIONS & THE SUPPLIED DOCUMENTATION.

TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR INDEMNITY FOR CONDITIONS, LATENT OR OTHERWISE, ARISING WITHOUT NOTIFICATION PRIOR TO COMMENCING THE WORKS.

ALL WORK TO BE CARRIED OUT BY COMPETENT, SKILLED & QUALIFIED TRADESPEOPLE HOLDING CURRENT CERTIFICATION WITH THE REQUIRED AUTHORITY.

PROVIDE ALL MATERIALS, LABOUR & EQUIPMENT NECESSARY TO COMPLETE THE WORK AS PER THE DRAWING SET & ASSOCIATED DOCUMENTATION.

GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDINGS.

PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS 3680.1 & 3680.2.

INSTALL HARD WIRED SMOKE ALARMS TO AS 3786 ADJACENT TO SLEEPING AREAS AS DIRECTED ONSITE.

ALL WALLS TO BE WRAPPED IN ENVIROSEAL RESIDENTIAL WALL WRAP. ALL JOINTS TO BE LAPPED MIN. 300mm AND TAPED.

RANGE-HOODS EXHAUST SYSTEMS TO HAVE A MINIMUM FLOW RATE OF 40L/s.

EXHAUSTS FROM BATHROOMS & LAUNDRY MUST BE DISCHARGED DIRECTLY OR VIA A SHAFT OR DUCT TO OUTSIDE AIR.

MECHANICAL VENTILATION & LIGHTING TO MEET PART H4 OF THE NCC. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

NOTES:

ONCE WINDOWS ARE INSTALLED, CONTRACTOR TO SEAL WINDOW PERIMETERS WITH SPRAY FOAM TO GIVE FULLY AIR-TIGHT SEAL AGAINST FRAME. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

SITE PREPARATION SHALL BE CARRIED OUT IN ACCORDANCE WITH ENGINEER'S DETAILS & CURRENT EDITION OF AS2870 - RESIDENTIAL SLABS & FOOTING CODE.

A JAS-ANZ ACCREDITED 3RD PARTY PROCESSOR CERTIFICATE (ACRS OR EQUIVALENT) MUST BE SUPPLIED WITH ALL STEEL REINFORCEMENT AT PROCUREMENT. BEFORE ANY CONCRETE IS PLACED TO GUARANTEE CONFORMANCE OF THE REINFORCEMENT TO AS/NZS 4671.

LIFT OFF HINGES TO ALL WC COMPARTMENT DOORS WHERE OPENING INWARDS TO SATISFY THE REQUIREMENTS OF NCC PART 10.4.2 OR PROVIDE ALTERNATIVE CONFIGURATION TO SATISFY THE LOCAL AUTHORITIES.

CLADDING TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS. INSTALL OVER ENVIROSEAL RW LAP & TAPE ALL JOINTS & FRAME PENETRATIONS TO ENSURE AN AIRTIGHT BUILDING SEAL.

ALL FIRST FLOOR WINDOWS TO HAVE A CHILD RESTRICTIVE OPENING DEVICE TO PREVENT THEM OPENING MORE THAN 120mm TO MEET D2.2.4 OF THE BCA. INSTALL TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

ALL PAINT FINISHES (EXTERNAL AND INTERNAL) TO BE LEVEL 4 PAINT FINISH (MIN. 4 COATS), SEAL COAT, UNDERCOAT, 2 x TOP COATS.

ALL EXTERNAL LOCATED MANUFACTURED TIMBER PRODUCTS TO BE PROTECTED IN ACCORDANCE WITH MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

WET AREAS

WET AREAS SHOWN HATCHED. LAY NON-SUP CERAMIC TILES TO EQUAL R11/P4 SLIP RATING ON MORTAR BED GRADED TO GIVE FALLS TO FWS AS SHOWN AND TO MEET NCC E202. AREAS TO BE TREATED IN ACCORDANCE WITH AUSTRALIAN STANDARDS AS 3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.

THE WATERPROOFING SYSTEM TO BE APPROPRIATE FOR THE BASE CONSTRUCTION. DO NOT WATERPROOF OVER PARTICLE BOARD OR TIMBER FLOORING.

PROVIDE EVIDENCE OF MANUFACTURER'S PRODUCT INSTALLATION DATA SHEETS & REQUIREMENTS.

INSTALL ALL PRODUCTS TO MANUFACTURER'S CURRENT PRINTED INSTRUCTIONS.

TILING

TLING TO BE COMPLETED WITH NO RAISED EDGES OR TIGHT JOINTS.

APPROPRIATE TRIMS & FINISH BEADS TO BE INSTALLED.

SUB-STANDARD TILING WILL BE REJECTED. REJECTED WORK TO BE REMOVED. BASE WORK IS TO BE REPREPARED & NEW MATCHING MATERIALS SUPPLIED & LAID AT CONTRACTOR'S EXPENSE.

NOTE : SITE INFORMATION HAS BEEN ASSUMED, FINAL SET OUT, SITE LEVELS, CONTOURS, FLOOR LEVELS, ETC. TO BE CONFIRMED ONSITE BY SURVEYOR PRIOR TO COMMENCING WORKS.

ISSUED FOR

CONCEPT DISCUSSION

NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	NEW DWELLING	+ TIM LEE ARCHITECTS residential commercial industrial P: 02 4822 5834 ABN: 71 425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	GENERAL NOTES		DRAWING COMMENTED	DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE					LOT AND DEPOSITED PLAN NO	DRAWING SCALE	DRAWN BY	T.L.	
A	DEVELOPMENT APPLICATION REVIEW - REV A DEVELOPMENT APPLICATION REVIEW - ACT B	12/11/2025 06/03/2026	CLIENT	BLAKE & BUCKMASTER		LOT 1, DP 1232600	1 : 100				JT
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturer's current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.								
					595 GLENROCK ROAD, CAVAN, NSW, 2582						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						
					NSW REG: 7304 ACT REG: 1030						
					TIM LEE						

NOTE:
ALL LEVELS AND SITE INFORMATION SHOWN ARE BASED ON SUPPLIED THIRD PARTY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SUPPLIED INFORMATION. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL RELEVANT SITE CONDITIONS PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS RELATED TO THE PROPOSED BUILDING WORKS. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR INCORRECT THIRD PARTY INFORMATION.

ALL FLOOR LEVELS & GROUND LEVELS TO BE CONFIRMED ON SITE, PRIOR TO COMMENCING ANY WORKS.

THE CONTRACTOR TO "DIAL BEFORE YOU DIG" BEFORE ANY WORKS ARE CARRIED OUT.

NOTES:
SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDING, ALL DIMENSIONS SUBJECT TO SITE SURVEY. SUPPLY AND INSTALL ALL NECESSARY FITTINGS AND FIXTURES IN STRICT ACCORDANCE WITH CURRENT PRINTED INSTRUCTIONS. **ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ON SITE, PRIOR TO COMMENCING ANY WORKS.**
IT IS THE RESPONSIBILITY OF THE CONTRACTOR & SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS. CONNECT ALL NEW DOWNPIPES TO NEW WATER TANKS & OVERFLOW TO STORMWATER SYSTEM. THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC (BCA) CODES, AUSTRALIAN STANDARDS, LOCAL REGULATIONS & BY-LAWS AS REQUIRED.
GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDING. PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART 8 OF THE BCA, AS-3660.1 AND AS-3660.2. INSTALL HARD WIRED ALARMS TO AS-3786, ADJACENT TO SLEEPING AREAS AS DIRECTED ON SITE.

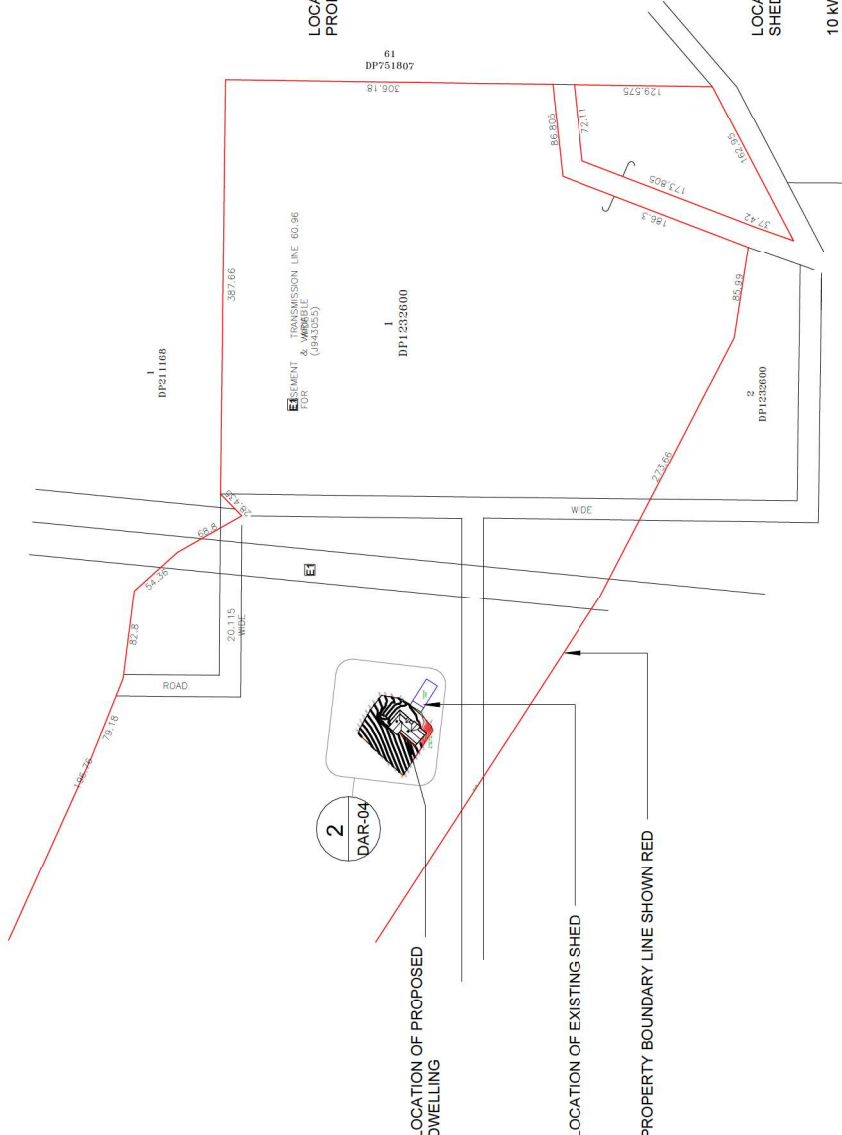
ISSUED FOR

CONCEPT DISCUSSION
NOT FOR CONSTRUCTION



Certificate No. # GMJJSXFMT
Scan QR code or follow website link for rating details.
Assessor name: Trian Campbell
Accreditation No.: 109370
Property Address: 595 GLENROCK ROAD, CAVAN, NSW, 2582
Website: <https://www.fds.com.au/QRCode/landing?PublicId=GMJJSXFMT>

Refer to NatHERS and BASIX certificates for building commitments



2 SITE PLAN - Callout 1
1 : 1000 @ A3

1 SITE PLAN
1 : 500 @ A3

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE	
REVISION	DESCRIPTION		CLIENT	SITE PLAN	
	DEVELOPMENT REVIEW - REV A	DEVELOPMENT APPLICATION REVIEW - REV B		DRAWING COMPLETED	
A			BLAKE & BUCKMASTER	JUNE 25	
B				DRAWING SCALE	
			NEW DWELLING	As indicated	
				DRAWN BY	
			DATE 05/01/2026	LOT 1, DP 1232600	
				AT SHEET SIZE	
			Figured dimensions take precedence. Do not scale drawing. Builder to check all levels, datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.	JOB NUMBER	
				0123-1538	
			C	DRAWING IDENTIFICATION NUMBER	
				DAR-04	
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		
			DAR-04		
			STREET ADDRESS		
			595 GLENROCK ROAD, CAVAN, NSW, 2582		
			DRAWING SCALE		
			J.T		
			JOB NUMBER		
			0123-1538		
			DRAWING IDENTIFICATION NUMBER		



EVAPORATIVE DUCTED COOLING IN
ACCORDANCE WITH
MANUFACTURERS CURRENT
PRINTED INSTRUCTION

Refer to NatHERS and BASIX certificates for

ALL FLOOR LEVELS & GROUND LEVELS TO BE
CONFIRMED ONSITE, PRIOR TO COMMENCING
ANY WORKS.

THE CONTRACTOR TO "DIAL BEFORE YOU DIG"
BEFORE ANY WORKS ARE CARRIED OUT.

EXTERNAL WALLS
BELOW SHOWN DASHED

EVAPORATIVE DUCTED COOLING
IN ACCORDANCE WITH
MANUFACTURERS CURRENT
PRINTED INSTRUCTION

WOOD FIREPLACE STAINLESS
STEEL FLUE 300Ø

ROOF LEGEND

DP STEEL QUAD GUTTERING WITH UPVC 90mm Ø DOWNPIPES, PAINT FINISH. OVERFLOW TO STORMWATER SYSTEM.



PROFILED STEEL ROOF SHEETING
COLORBOND FINISH, FASCIAS,
GUTTERS AND FLASHINGS. FIX IN
ACCORDANCE WITH
MANUFACTURER'S CURRENT
PRINTED INSTRUCTIONS. ROOF
FRAMING & ROOF BATTENS TO
ENGINEER'S DETAILS.

ROOF DRAINAGE SYSTEM INSTALLED IN
ACCORDANCE WITH ROOF DRAINAGE SYSTEMS -
DESIGN AS/NZS 3500.3.

-ISSUED FOR-

CONCEPT DISCUSSION

NOT FOR CONSTRUCTION



1 ROOF PLAN
1:100 @ A3

ROOF AREA	558.52 m ²
-----------	-----------------------

DRAWING AMENDMENTS

REVISION	DESCRIPTION
A	DEVELOPMENT APPLICATION REVIEW
B	DEVELOPMENT APPLICATION REVIEW

REV A	DATE
REV B	12/11/2025
	05/03/2026

NEW DWELLING

BLAKE & BUCKMASTER

Figured dimensions take precedence. Do not scale drawings.
 Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, ICA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.
 COPYRIGHT TIM LEE ARCHITECTS
 Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.

+L TIM LEE
ARCHITECTS

P: 02 4822 5934
ABN: 71425067537

NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE

ROOF PLAN

LOT 1. DP 1232600

595 GLENROCK ROAD, CAVAN, NSW, 2582

DRAWING COMMENCED

T I
 AS 0314

DRAWN BY

JOE NUNES

DRAWING IDENTIFICATION NUMBER

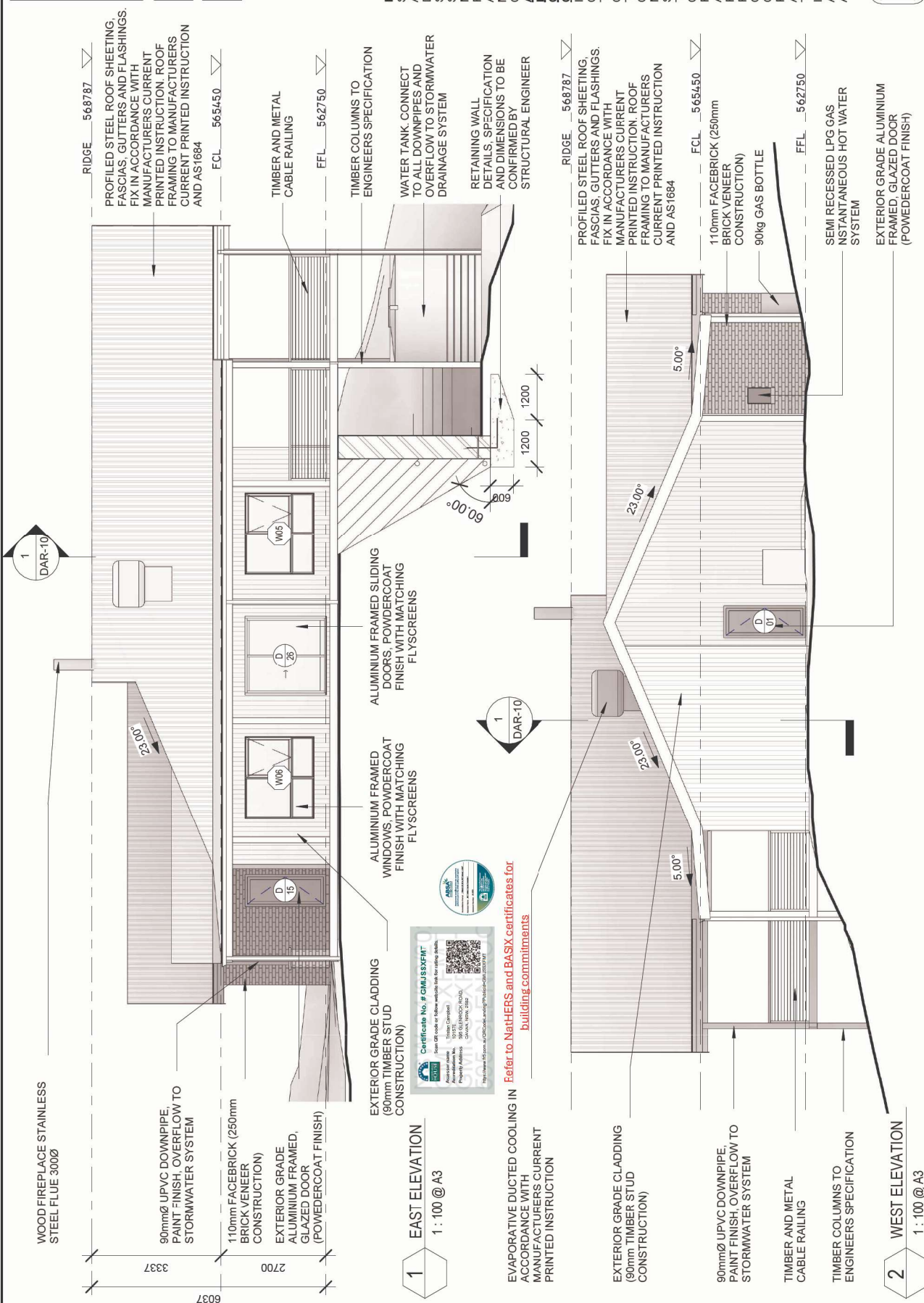
DAP-07

2

NOTE:
ALL LEVELS AND SITE INFORMATION SHOWN ARE BASED ON SUPPLIED THIRD PARTY INFORMATION. TIM LEE ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CONTRACTORS. IT IS THE RESPONSIBILITY OF THE CONTRACTORS TO CONFIRM ALL LEVELS AND SITE CONDITIONS PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS RELATED TO THE PROPOSED BUILDING WORKS. TIM LEE ARCHITECTS ACCEPTS NO LIABILITY OR INDEMNITY FOR INCORRECT THIRD PARTY INFORMATION.

ALL FLOOR LEVELS & GROUND LEVELS TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.

THE CONTRACTOR TO 'TALK BEFORE YOU DIG' BEFORE ANY WORKS ARE CARRIED OUT.



NOTES:
SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDING. ALL DIMENSIONS SUBJECT TO SITE SURVEY. SUPPLY AND INSTALL ALL NECESSARY FITTINGS AND FIXTURES IN STRICT ACCORDANCE WITH CURRENT PRINTED INSTRUCTIONS. **ALL FLOOR LEVELS & GROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ONSITE, PRIOR TO COMMENCING ANY WORKS.** IT IS THE RESPONSIBILITY OF THE CONTRACTOR & SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS. CONNECT ALL NEW DOWNPIPES TO NEW WATER TANKS & OVERFLOW TO STORMWATER SYSTEM. THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC (BCA) CODES, AUSTRALIAN STANDARDS, LOCAL REGULATIONS & BY-LAWS AS REQUIRED. GRADE FINISHED GROUND LINE TO GIVE FALLS AWAY FROM BUILDING. PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS-3660.1 AND AS-3660.2. INSTALL HARD WIRED ALARMS TO AS-3786, ADJACENT TO SLEEPING AREAS AS DIRECTED ON SITE.

CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

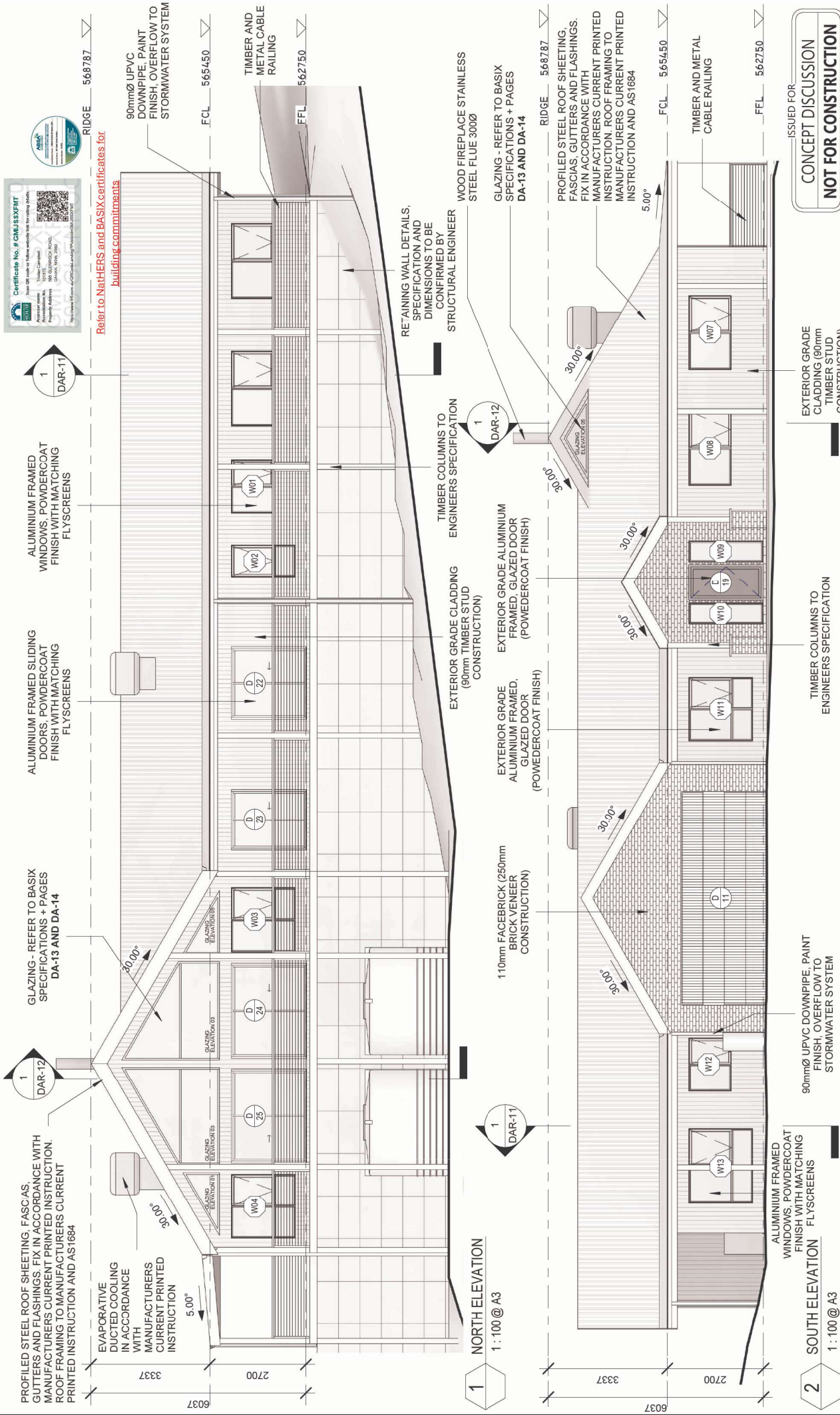
DRAWING AMENDMENTS			PROJECT TITLE		DRAWING COMMENCED		DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	NEW DWELLING		ELEVATIONS		T.L.	
A	DEVELOPMENT APPLICATION REVIEW - REV A	12/11/2025	BLAKE & BUCKMASTER		LOT 1, DP 1232600		DRAWN BY J.T	
B	DEVELOPMENT APPLICATION REVIEW - REV B	05/03/2026			AT THE SIZE		JOB NUMBER 0123-1538	
					AS SHEET		DRAWING IDENTIFICATION NUMBER DAR-08	
					DRAWING SCALE		AMENDMENT ISSUE B	

TIM LEE ARCHITECTS
P. 02 4822 5534
ARCHITECTS
7 ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG. 7304
ACT REG. 1030

Refer to Nethers and BASIX certificates for building commitments

EVAPORATIVE DUCTED COOLING IN ACCORDANCE WITH MANUFACTURERS CURRENT PRINTED INSTRUCTION

Figured dimensions take precedence. Do not scale drawings.
Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, local regulation and manufacturer's instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.
Copyright © TIM LEE ARCHITECTS.
Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.

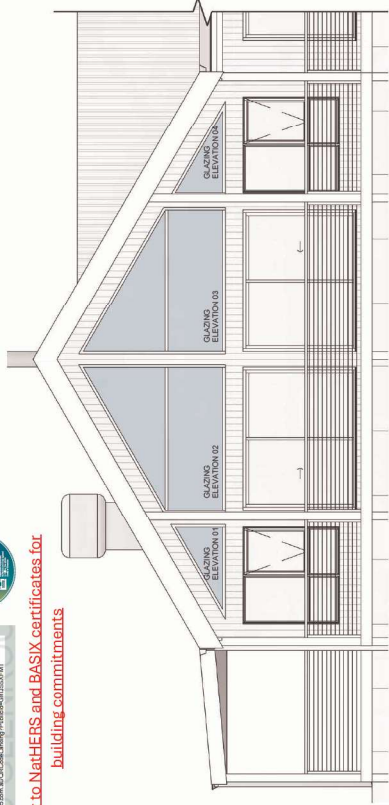


DRAWING AMENDMENTS			PROJECT TITLE	+ TIM LEE ARCHITECTS residential commercial industrial		DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	NEW DWELLING BLAKE & BUCKMASTER 					

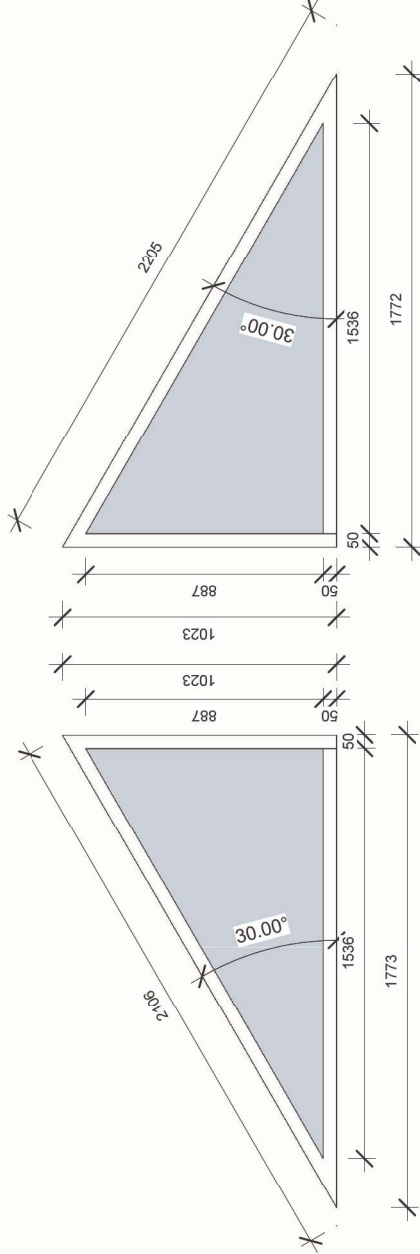
WINDOW SCHEDULE				
WINDOW NO.	WINDOW TYPE	HEIGHT	WIDTH	HEAD HEIGHT
01	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	1510	2100
02	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	910	2100
03	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	1810	2100
04	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	1810	2100
05	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	2110	2100
06	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	2110	2100
07	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	2110	2100
08	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	2110	2100
09	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	600	2100
10	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	600	2100
11	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	1810	2100
12	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	1510	2100
13	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1800	2110	2100
15	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	2110	2100
16	ALUMINIUM FRAMED WINDOW, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	1200	2110	2100



Refer to NatHERS and BASIX certificates for building commitments

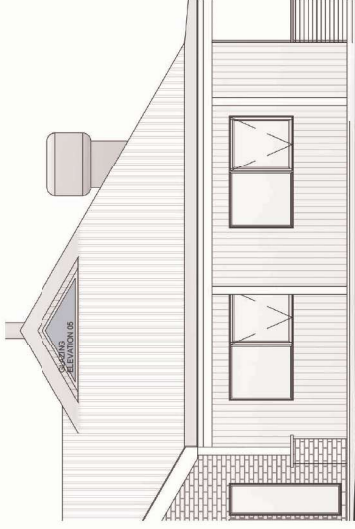


A GLAZING ELEVATION - NORTH
1 : 100 @ A3



1 GLAZING ELEVATION 01
1 : 20 @ A3

2 GLAZING ELEVATION 02
1 : 20 @ A3



B GLAZING ELEVATION - SOUTH
1 : 100 @ A3

ISSUED FOR:
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	 TIM LEE ARCHITECTS residential commercial industrial P. (2) 4822 5934 ABN 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: NSW REG. 7304 ACT REG. 1030	GLAZING DETAILS AND WINDOW SCHEDULE		DRAWING COMPLETED	DRAWINGS VERIFIED BY	
REVISION	DESCRIPTION	DATE	CLIENT		LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY	T.L.	
A	DEVELOPMENT APPLICATION REVIEW - REV A	12/11/2025	BLAKE & BUCKMASTER		Figured dimensions take precedence. Do not scale drawings. Any conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect. 	LOT 1, DP 1232600	As indicated	J.T	
B	DEVELOPMENT APPLICATION REVIEW - REV B	05/03/2026							
				STREET ADDRESS	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE			
				595 GLENROCK ROAD, CAVAN, NSW, 2582	DAR-13	0123-1538			
						B			

THE CONTRACTOR TO "DIAL BEFORE YOU DIG"
BEFORE ANY WORKS ARE CARRIED OUT.



NOTES:

SURVEYOR TO ESTABLISH BOUNDARY AND SET OUT BUILDING. ALL DIMENSIONS SUBJECT TO SITE SURVEY. SUPPLY AND INSTALL ALL NECESSARY FITTINGS AND FIXTURES IN STRICT ACCORDANCE WITH CURRENT PRINTED INSTRUCTIONS. MANUFACTURERS' ALL FLOOR LEVELS & AROUND LEVELS ARE ASSUMED & ARE TO BE CONFIRMED ONSITE. PRIOR TO COMMENCING ANY WORKS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR & SUB-CONTRACTORS TO MAKE THEMSELVES FULLY AWARE OF CONDITIONS WHICH WILL AFFECT THE EXECUTION OF THE WORKS. CONNECT ALL NEW DOWNPIPS TO NEW WATER TANKS & OVERFLOW TO STORMWATER SYSTEM.

THE CONTRACTOR IS TO ENSURE COMPLETE COMPLIANCE WITH ALL RELEVANT NCC (BCA) CODES AUSTRALIAN STANDARDS LOCAL REGULATIONS & BY-LAWS AS REQUIRED.

GRADE FINISHED GROUND LINE TO GRADE FALLS AWAY FROM BUILDING. PROVIDE TERMITE CONTROL TO ALL AREAS AS REQUIRED BY PART B OF THE BCA, AS-3660.1 AND AS-3660.2. INSTALL HARD WIRED ALARMS TO AS-3786. ADJACENT TO SITTING AREAS AS DIRECTED ON SITE.

-ISSUED FOR

CONCEPT DISCUSSION
NOT FOR CONSTRUCTION



DRAWING AMENDMENTS			PROJECT TITLE	 TIM LEE ARCHITECTS residential commercial industrial P. 02 4822 5934 ABN 71425067537 ROSS PLACE GOULBURN NSW 2560 NOMINATED PROJECT: TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	GLAZING DETAILS AND WINDOW SCHEDULE	DRAWING COMPILED	DRAWINGS VERIFIED BY
REVISION	DESCRIPTION	DATE	CURRENT		NEW DWELLING	LOT AND DEPOSITED PLAN NO	DRAWING SCALE	DRAWN BY
A 1	DEVELOPMENT APPLICATION REVIEW - REV A DEVELOPMENT APPLICATION REVIEW - REV B 03/03/2026	12/11/2025	BLAKE & BUCKMASTER		Figured dimensions take precedence. Do not scale drawings. Any conflicting information to be resolved by the project manager prior to construction. The architect is not responsible for the accuracy of the information provided by the client, or for the accuracy of the information provided by the client's consultants, subcontractors and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.	LOT 1, DP 1232600	As indicated	J.T
					595 GLENROCK ROAD, CAVAN, NSW, 2562	A3 SHEET	0123-1538	B
					STREET ADDRESS	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
						DAR-14		

DOOR SCHEDULE					
DOOR NO.	DOOR TYPE	HEIGHT	WIDTH	SILL HEIGHT	HEAD HEIGHT
01	TIMBER FEATURE ENTRY DOOR	2100	820	0	2100
02	TIMBER FRAMED WARDROBE SLIDING DOOR	2040	2000	0	2040
03	TIMBER FRAMED WARDROBE SLIDING DOOR	2040	2000	0	2040
04	TIMBER FRAMED WARDROBE SLIDING DOOR	2040	2000	0	2040
05	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
06	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
07	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
08	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
09	STRUCTURAL OPENING	2100	1000	0	2100
10	TIMBER FRAMED, HOLLOW CORE CAVITY SLIDING	2040	820	0	2040
11	PANEL LIFT GARAGE DOOR	2400	6000	-100	2300
12	TIMBER FRAMED, HOLLOW CORE CAVITY SLIDING	2040	820	0	2040
13	TIMBER FRAMED WARDROBE SLIDING DOOR	2040	3200	0	2040
14	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
15	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
16	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
17	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
18	TIMBER FRAMED, HOLLOW CORE SWINGING DOOR	2100	820	-15	2085
19	TIMBER FEATURE ENTRY DOOR	2100	1020	0	2100
22	ALUMINIUM FRAMED SLIDING DOOR, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	2050	0	2100
23	ALUMINIUM FRAMED SLIDING DOOR, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	1710	0	2100
24	ALUMINIUM FRAMED SLIDING DOOR, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	2660	0	2100
25	ALUMINIUM FRAMED SLIDING DOOR, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	2660	0	2100
26	ALUMINIUM FRAMED SLIDING DOOR, POWDERCOAT FINISH WITH MATCHING FLYSCREENS	2100	2050	0	2100



Refer to **NathHERS** and **BASIX** certificates for building commitments



ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

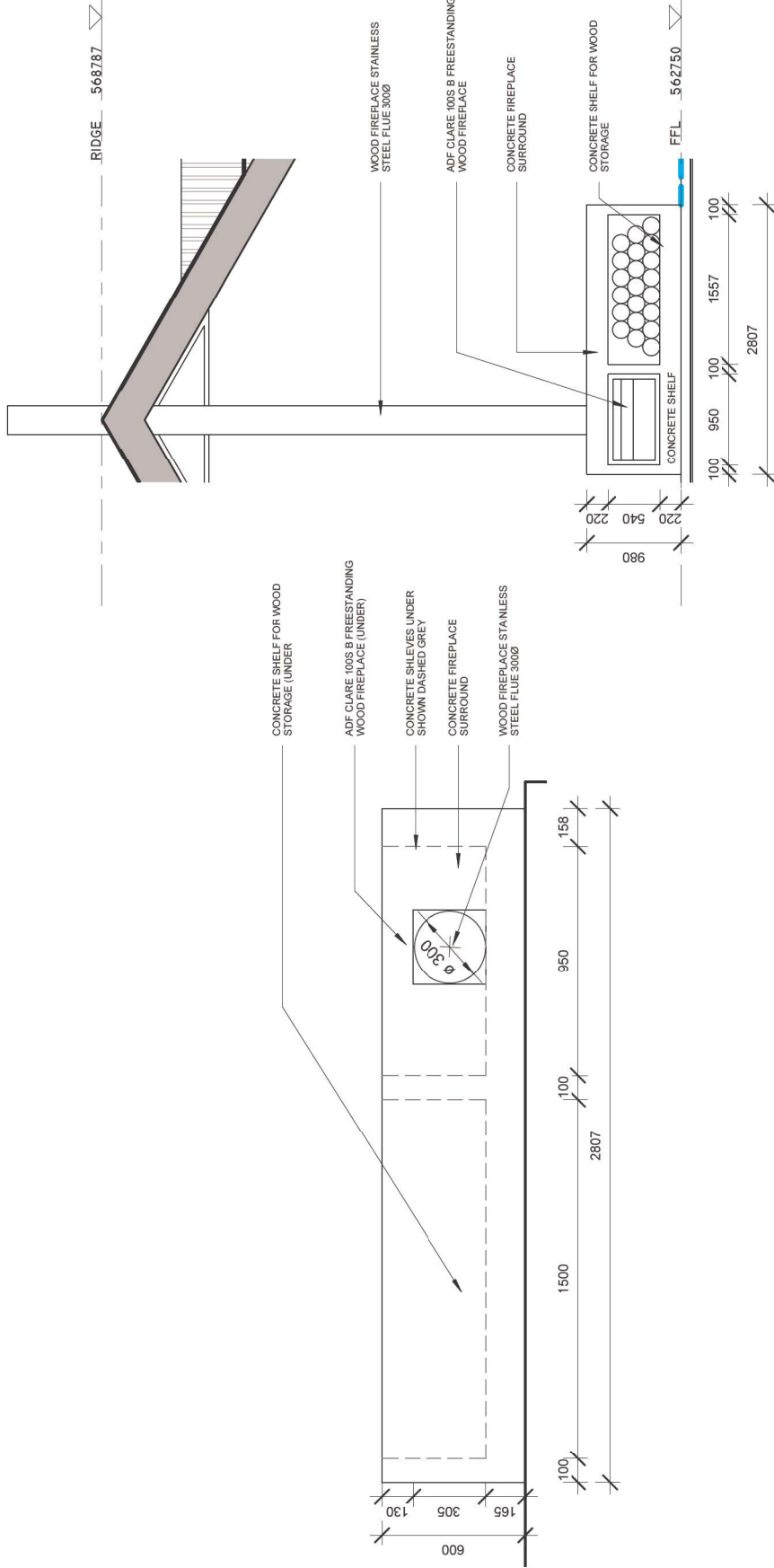
DRAWING AMENDMENTS		PROJECT TITLE		DRAWING COMMENCED		DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	NEW DWELLING	+TIM LEE ARCHITECTS residential commercial industrial	DOOR SCHEDULE		T.L.
A B	DEVELOPMENT APPLICATION REVIEW - REV A DEVELOPMENT APPLICATION REVIEW - REV B	12/11/2025 05/03/2026			DRAWING SCALE		DRAWING BY
			BLAKE & BUCKMASTER	P: 02 4822 5924 ABN: 71425687537 ROSS PLACE GOULBURN NSW 2590 NORMAN ARCHITECT TIM LEE NSW REG: 7304 ACT REG: 1090	LOT AND DISCOST PLAN NO		J.T
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturer's current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.		LOT 1, DP 1232600		
					AT SHEET SIZE		
					A3 SHEET		0123-1538
					DRAWING IDENTIFICATION NUMBER		AMENDMENT ISSUE
					DAR-15		B
					STREET ADDRESS		
					595 GLENROCK ROAD, CAVAN, NSW, 2582		



NOTE: LEVELS AND SITE INFORMATION SHOWN ARE BASED ON SUPPLIER THIRD PARTY INFORMATION. MILLER ARCHITECTS ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SUPPLIED INFORMATION. IT IS THE CONTRACTORS OBLIGATION TO CONFIRM ALL LEVELS AND SITE CONDITIONS PRIOR TO COMMENCING ANY EXCAVATION OR SITE WORKS RELATED TO THE PROPOSED BUILDING WORKS. MILLER ARCHITECTS ACCEPTS NO LIABILITY FOR DELAY OR INDEMNITY FOR INCORRECT THIRD PARTY INFORMATION.

ALL FLOOR LEVELS & GROUND LEVELS TO BE
CONFIRMED ONSITE, PRIOR TO COMMENCING
ANY WORKS.

THE CONTRACTOR TO "DIAL BEFORE YOU DIG"
BEFORE ANY WORKS ARE CARRIED OUT.



1 FIREPLACE DETAIL - FLOOR PLAN
1:20 @ A3

2 FIREPLACE DETAIL - ELEVATION
1:50 @ A3



-ISSUED FOR-

CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS		PROJECT TITLE NEW DWELLING BLAKE & BUCKMASTER Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to construction. Do not rely on dimensions and levels shown on drawings. All dimensions to be taken from the datum. Local regulation and manufacturers current printed instructions. Unless otherwise noted only best quality materials, fittings and fixtures. DRAWINGS SUBJECT TO COPYRIGHT AND NOT TO BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.	 TIM LEE ARCHITECTS architectural commercial industrial P 12 4922 9524 APRIL 2024 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW ACT REG. 1930	DRAWING TITLE FIREPLACE DETAIL	DRAWING COMMENCED JUNE 25	DRAWINGS VERIFIED BY T.L.	
REVISION A B	DESCRIPTION DEVELOPMENT APPLICATION REVIEW - REV A DEVELOPMENT APPLICATION REVIEW - REV B						DATE 12/11/2024 05/03/2026
			LOT 1, DP 1232600	LOT 1, DP 1232600	LOT 1, DP 1232600	LOT 1, DP 1232600	LOT 1, DP 1232600
			STREET ADDRESS 595 GLENROCK ROAD, CAVAN, NSW, 2582	DRAWING IDENTIFICATION NUMBER DAR-16	JOB NUMBER 0123-1538	AMENDMENT CODE B	

THE CONTRACTOR TO "DIAL BEFORE YOU DIG"SM
BEFORE ANY WORKS ARE CARRIED OUT.

ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION



Refer to NatHERS and BASIX certificates for building commitments



DRAWING AMENDMENTS			PROJECT TITLE	+L TIM LEE ARCHITECTS residential commercial industrial	DRAWING TITLE	DRAWING COMMENCED	DRAWINGS VERIFIED BY			
REVISION	DATE	DESCRIPTION	CLIENT	NEW DWELLING BLAKE & BUCKMASTER	LOT AND DISPOSED PLANNING	DRAWING SCALE	DRAWN BY			
A	12/11/2025	DEVELOPMENT APPLICATION REVIEW - REV A								
B	05/03/2026	DEVELOPMENT APPLICATION REVIEW - REV B								
			Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to construction. Any change to the design must be in accordance with the relevant building codes and local council regulation and must be approved by the architect. Architect is not responsible for the accuracy of the information provided by the client, the contractor, the manufacturer and manufacturers, current printed instructions. Unless noted otherwise use only quality materials, fittings and fixtures. Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.							
			TIM LEE ARCHITECTS NPT 108/104 ACT 1976 1030							
			(C)							

CUT AND FILL PLAN		DRAWING COMMENCED	DRAWINGS VERIFIED BY
LOT 1, DP 1232600		JUNE 25	T.L.
LOT 1, DP 1232600		DRAWING SCALE	DRAWN BY
LOT 1, DP 1232600		As indicated	J.T
LOT 1, DP 1232600		AT SHEET SIZE	JOB NUMBER
LOT 1, DP 1232600		A3 SHEET	0123-1538
LOT 1, DP 1232600		DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
LOT 1, DP 1232600		DAR-17	B
LOT 1, DP 1232600		595 GLENROCK ROAD, CAVAN, NSW, 2582	
LOT 1, DP 1232600		STREET ADDRESS	

GENERAL INFORMATION			SITE DETAILS	
PROJECT ADDRESS		NEW DWELLING	SITE AREA (m2)	467,803m ²
PROJECT NAME			GROSS FLOOR AREA (m2)	m ²
STREET ADDRESS	595 GLENROCK ROAD, CAVAN, NSW, 2582			
LOCAL GOVERNMENT AREA	YASS VALLEY COUNCIL		CONDITIONED AREA (m2)	232.3m ²
PLAN TYPE & PLAN NUMBER	DP 1232600		UNCONDITIONED AREA (m2)	21.8m ²
LOT No.	LOT 1		ROOF AREA (m2)	565m ²
SECTION No.	-			
PROJECT TYPE	NEW HOME			
PROJECT TYPE	NEW HOME			
No. OF BEDROOMS	4			

BASIX SCHEDULE	
WATER COMMITMENTS	
Fixtures	
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 L/min and <= 7.5 L/min) in all showers in the development.	
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.	
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.	
Alternative Water	

Rainwater Tank	
The applicant must install a rainwater tank of at least 40,000 litres on the site. The rainwater tank must need, and be installed in accordance with, the requirements of all applicable regulatory authorities.	
The applicant must configure the rainwater tank to collect rain runoff from at least 565m ² square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).	
The applicant must connect the rainwater tank to:	
• all toilets in the development	
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)	

THERMAL PERFORMANCE AND MATERIAL COMMITMENTS	
Simulation Method	
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate 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. This 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.	
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.	
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	
Construction	
Where there is an in-slab or in-screed heating or cooling system, the applicant must install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab, and insulate the slab on its underside with rigid insulated floor insulation.	
The applicant must construct the floors, walls, roofs, ceilings and glazing of this dwelling in accordance with the specifications listed in the tables below.	

Glazing	
The applicant must install glazing with a Maximum U-Value 2.00 SHGC 0.48 - 0.54. (casement, awning)	
The applicant must install glazing with a Maximum U-Value 2.51 SHGC 0.42 - 0.46 (sliding, fixed)	
Custom Glazing	
The applicant must install glazing with a Maximum U-Value 2.22 SHGC 0.61 - 0.67 (Fixed highlight windows 1, 2, 3, 4, & 5)	
Insulation	
The applicant must install Minimum R7 insulation to ceiling with insulation.	
The applicant must install Minimum R4.0 insulation to floor with R1 slab edge insulation.	
The applicant must install Minimum R4.0 insulation to roof with insulation.	
The applicant must install Minimum R2.5 insulation to be installed to internal walls facing garage, roof cavity, laundry and bath.	
Colour	
The applicant must install Medium (SA 0.5) external walls and Dark (SA 0.8) External walls, roofs and windows.	
Floor Coverings	
The applicant must install floor coverings as per plan.	

ENERGY COMMITMENTS	
Cooling System	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: Evaporative Cooling, Energy rating: n/a	
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: Evaporative Cooling, Energy rating: n/a	

BASIX SCHEDULE	
ENERGY COMMITMENTS	
Heating System	
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: Wood Heater; Energy rating: n/a	
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system	
Hot Water	
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars	
Ventilation	
The applicant must install the following exhaust systems in the development:	
At least - Bathroom: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Kitchen: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Laundry: individual fan, ducted to facade or roof; Operation control: manual switch on/off	
Artificial Lighting	
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps, IC-F compliant.	

CONSTRUCTION		
CONSTRUCTION	AREA - m ²	INSULATION
Floor - concrete slab on ground, conventional slab.	254.1	Polyurethane
Garage floor - concrete slab on ground	50.5	Polyurethane
External wall: brick veneer; frame: timber - H2 treated softwood	9.6	Rockwood batts, roll or pump-in
External wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood	198.2	Rockwood batts, roll or pump-in
External wall: brick veneer; frame: timber - H2 treated softwood	35.1	Rockwood batts, roll or pump-in + fullsarking
Internal wall: shered with garage; plasterboard; frame: timber - H2 treated softwood	33	Rockwood batts, roll or pump-in
Internal wall: plasterboard; frame: timber - H2 treated softwood	193.8	None
Internal wall: plasterboard; frame: timber - H2 treated softwood	61.3	Rockwood batts, roll or pump-in
Ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood	243.3	Ceiling: rockwood batts, roll or pump-in; roof: fullsarking
Ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood	245.7	Ceiling: rockwood batts, roll or pump-in; roof: fullsarking

GLAZING	
FRAMES	MAXIMUM AREA - m ²
Aluminium	81.94
Timber	0
UPVC	0
Steel	0
Composite	0
GLAZING	MAXIMUM AREA - m ²
Single	0
Double	81.94
Triple	0

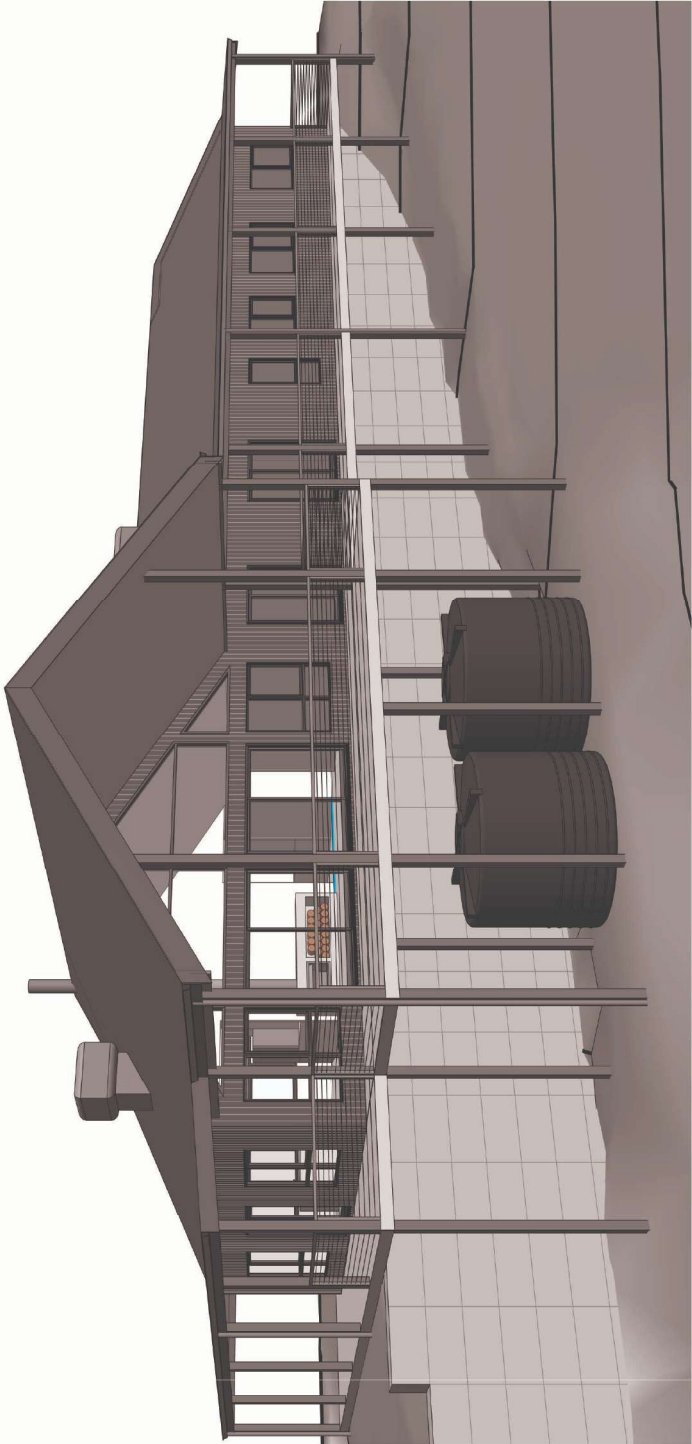
ISSUED FOR:	
CONCEPT DISCUSSION	
NOT FOR CONSTRUCTION	

NOTE: IN THE EVENT OF ANY INCONSISTENCY BETWEEN THIS DRAWING INFORMATION AND THE BASIX CERTIFICATE, THE BASIX CERTIFICATE PREVAILS

DRAWING AMENDMENTS		PROJECT TITLE		DRAWING TITLE		DRAWING COMMENCED		DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	CLIENT	NEW DWELLING		JUNE 25		T.L.	
A	DEVELOPMENT APPLICATION REVIEW - REV A	12/11/2025		BLAKE & BUCKMASTER		DRAWING SCALE		DRAWN BY	
B	DEVELOPMENT APPLICATION REVIEW - REV B	05/03/2026				1 : 1		J.T	
				Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job, conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, Local regulation and manufacturer's instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS. Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.		AT SHEET SIZE		JOB NUMBER	
						A3 SHEET		0123-1538	
						DRAWING IDENTIFICATION NUMBER		AMENDMENT ISSUE	
						DAR-18		B	
						STREET ADDRESS			
						595 GLENROCK ROAD, CAVAN, NSW, 2582			



P: 02 4822 5534
A: 02 4822 5537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG. 7304
ACT REG. 1030



ISSUED FOR
CONCEPT DISCUSSION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE		DRAWING COMMENCED	DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	CLIENT	NEW DWELLING	3D PERSPECTIVE	DRAWING SCALE	T.L.	
A	DEVELOPMENT APPLICATION REVIEW - REV A	05/03/2025						
B <td>DEVELOPMENT APPLICATION REVIEW - REV B<td>09/03/2026<td>BLAKE & BUCKMASTER<td></td><td>LOT 1, DP 1232600<td></td><td>J.T</td></td></td></td></td>	DEVELOPMENT APPLICATION REVIEW - REV B <td>09/03/2026<td>BLAKE & BUCKMASTER<td></td><td>LOT 1, DP 1232600<td></td><td>J.T</td></td></td></td>	09/03/2026 <td>BLAKE & BUCKMASTER<td></td><td>LOT 1, DP 1232600<td></td><td>J.T</td></td></td>	BLAKE & BUCKMASTER <td></td> <td>LOT 1, DP 1232600<td></td><td>J.T</td></td>		LOT 1, DP 1232600 <td></td> <td>J.T</td>		J.T	
Figured dimensions take precedence. Do not scale drawings. Builder to check all levels datum and dimensions on the job. Conflicting information to be resolved by the project manager prior to commencing work. All materials and workmanship to be in strict accordance with current Australian standards, BCA, local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures. COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect. C			TIM LEE ARCHITECTS residential commercial industrial P. 02 4822 5934 ALAN LEE ARCHITECTS ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG. 7304 ACT REG. 1030		595 GLENROCK ROAD, CAVAN, NSW, 2582		DRAWING IDENTIFICATION NUMBER	0123-1538
			STREET ADDRESS		DAR-19	AMENDMENT ISSUE		
								AT SHEET SIZE
			</					