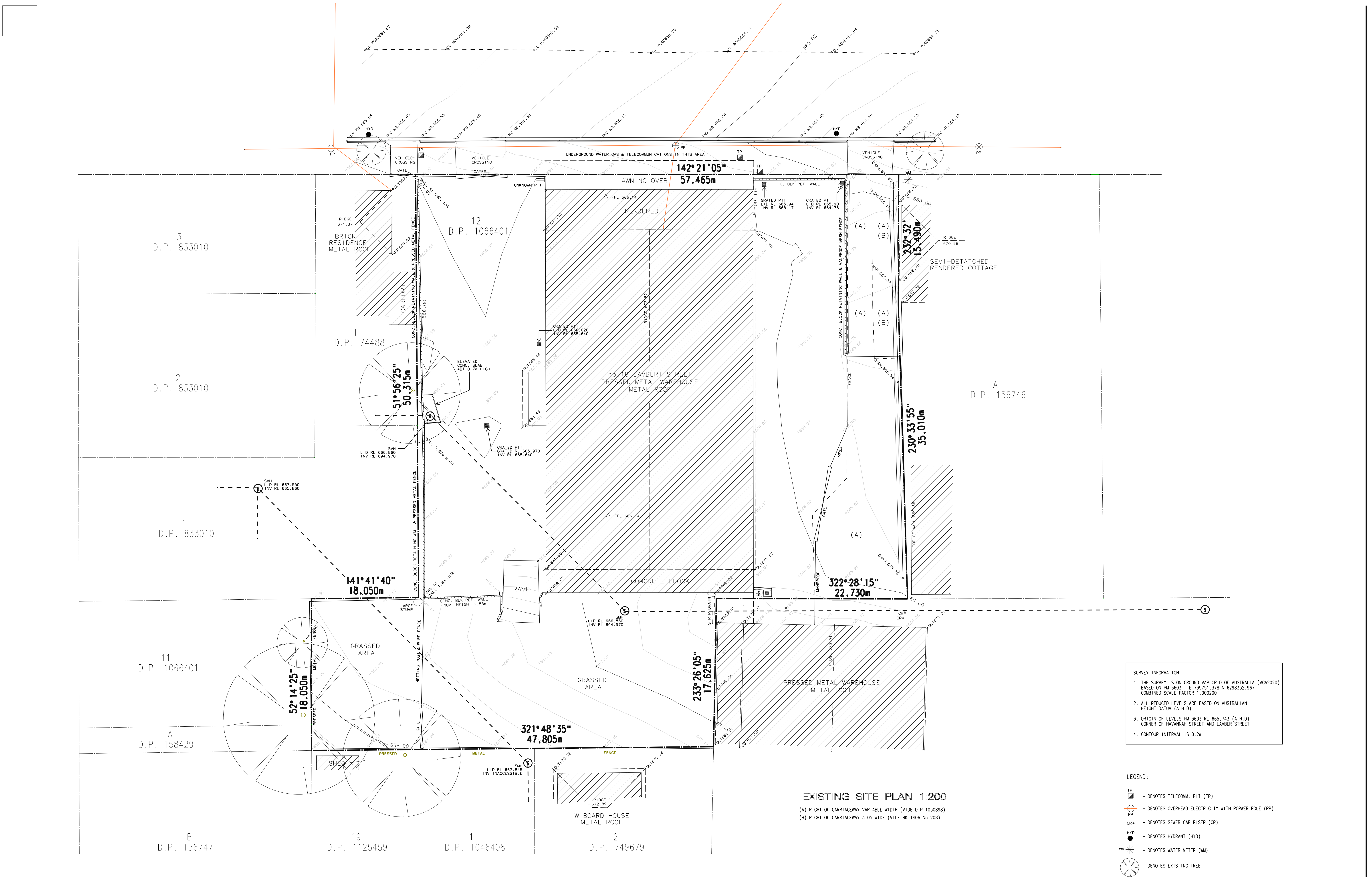




**SURVEY INFORMATION**

1. THE SURVEY IS ON GROUND MAP GRID OF AUSTRALIA (MGA2020) BASED ON PM 3603 - E 739751.378 N 6298352.967 COMBINED SCALE FACTOR 1.000200
2. ALL REDUCED LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
3. ORIGIN OF LEVELS PM 3603 RL 665.743 (A.H.D.) CORNER OF HAVANNAH STREET AND LAMBERT STREET
4. CONTOUR INTERVAL IS 0.2m

- LEGEND:**
- TP - DENOTES TELECOMM. PIT (TP)
  - PP - DENOTES OVERHEAD ELECTRICITY WITH POWER POLE (PP)
  - CR - DENOTES SEWER CAP RISER (CR)
  - HYD - DENOTES HYDRANT (HYD)
  - WM - DENOTES WATER METER (WM)
  - EXISTING TREE

**EXISTING SITE PLAN 1:200**

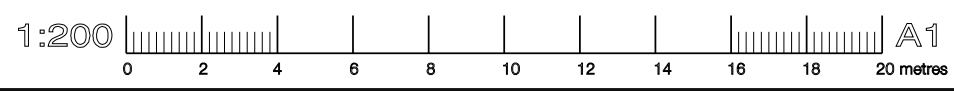
(A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (VIDE D.P. 1050898)  
(B) RIGHT OF CARRIAGEWAY 3.05 WIDE (VIDE BK.1406 No.208)

| no.                           | description                                  | date         |
|-------------------------------|----------------------------------------------|--------------|
| B                             | ISSUED FOR REZONING APPLICATION FOR OFFSHORE | 2022         |
| amendments                    |                                              |              |
| © copyright - mckinnon design |                                              | DO NOT SCALE |

**GENERAL NOTES:**

- 1 - All dimensions shown in millimeters unless noted otherwise.
- 2 - DO NOT SCALE from drawing. If in doubt ask.
- 3 - All dimension and levels are to be confirmed on site prior to construction.
- 4 - Concrete slab & footings to be designed in accordance with the provisions of AUSTRALIAN STANDARD 3600-1-1995.
- 5 - All structural elements to be designed by a practicing structural engineer.
- 6 - All timber used in the building shall be strictly in accordance with the provisions of AUSTRALIAN STANDARD 1684-1992, NATIONAL TIMBER FRAMING CODE, unless a certificate from a practicing structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.
- 7 - Construction of any stairways and balustrades shall comply with the requirements of the BUILDING CODE OF AUSTRALIA.
- 8 - All plumbing and drainage works is to comply with the requirements of AUSTRALIAN STANDARD 3500-NATIONAL PLUMBING AND DRAINAGE CODE and THE NEW SOUTH WALES CODE OF PRACTICE PLUMBING AND DRAINAGE.
- 9 - Protection of the building from attack by termites is to be carried out in accordance with the provisions of THE BUILDING CODE OF AUSTRALIA and or AUSTRALIAN STANDARD 3660.1-1995 PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.

**PLANNING PROPOSAL  
CONCEPT ONLY**



**project:**

**PROPOSED UNIT DEVELOPMENT**  
**LOT 12 (D.P. 1066401)**  
**no. 18 - 26 LAMBERT STREET**  
**BATHURST. N.S.W.**

**client:**

**B.A.R. CONSTRUCTION**

**title:**

**EXISTING SITE PLAN**

P 02 6383 1780

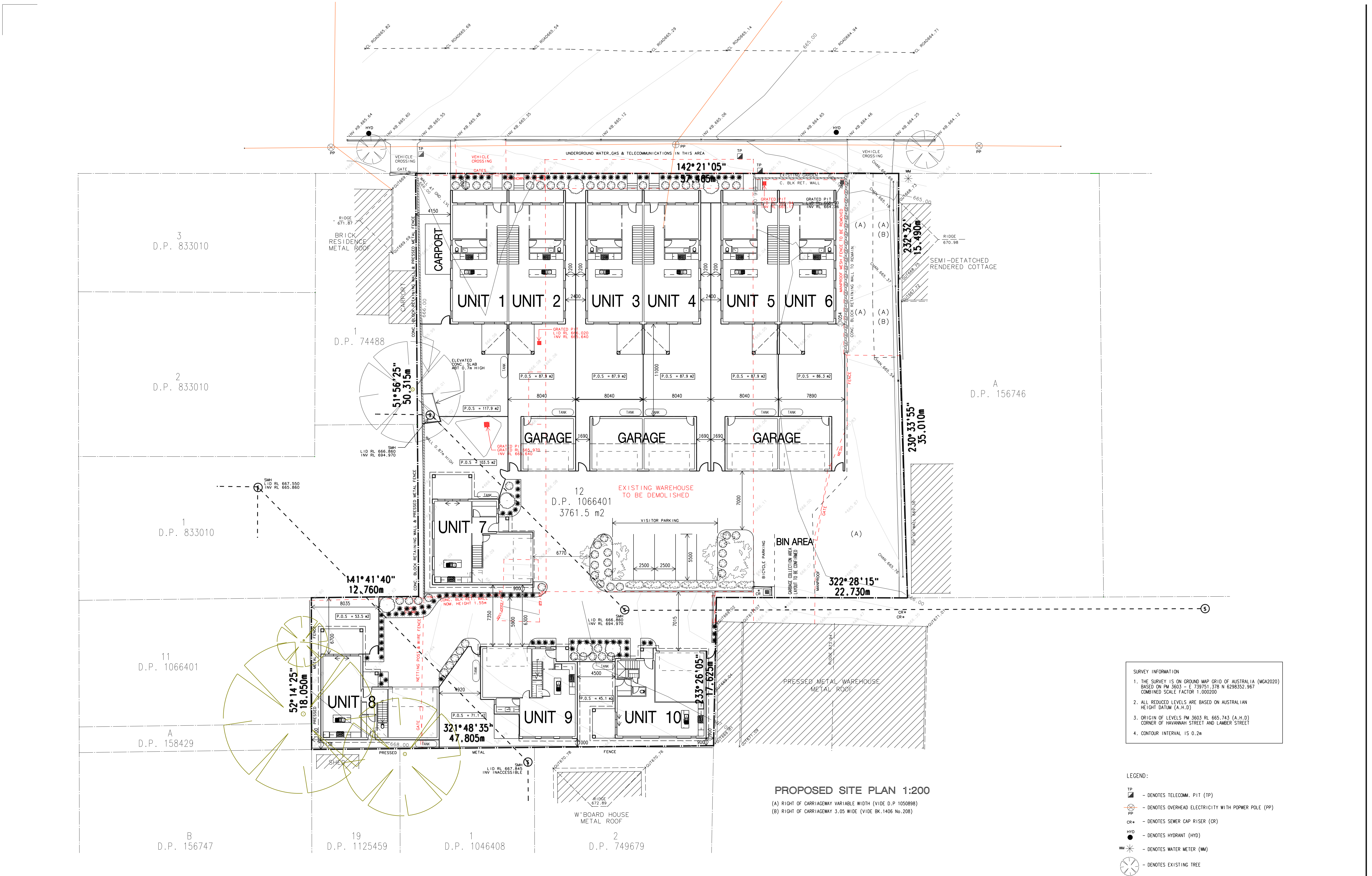
162 KITE STREET,  
PO BOX 1828  
ORANGE NSW 2800

E info@mckinnondesign.com.au

scale:  
AS NOTED  
drawn: date:  
L. B. DEC. 2023

job no:  
**23076**

drw no: issue:  
**01 B**



SURVEY INFORMATION

1. THE SURVEY IS ON GROUND MAP GRID OF AUSTRALIA (MGA2020) BASED ON PM 3603 - E 739751.378 N 6298352.967 COMBINED SCALE FACTOR 1.000200
2. ALL REDUCED LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (A.H.D.)
3. ORIGIN OF LEVELS PM 3603 RL 665.743 (A.H.D.) CORNER OF HAVANNAH STREET AND LAMBERT STREET
4. CONTOUR INTERVAL IS 0.2m

LEGEND:

- TP - DENOTES TELECOMM. PIT (TP)
- PP - DENOTES OVERHEAD ELECTRICITY WITH POWER POLE (PP)
- CR - DENOTES SEWER CAP RISER (CR)
- HYD - DENOTES HYDRANT (HYD)
- WM - DENOTES WATER METER (WM)
- DENOTES EXISTING TREE

### PROPOSED SITE PLAN 1:200

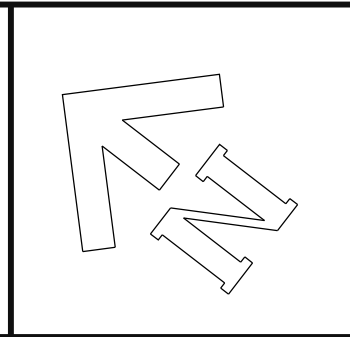
(A) RIGHT OF CARRIAGEWAY VARIABLE WIDTH (VIDE D.P. 1050898)  
(B) RIGHT OF CARRIAGEWAY 3.05 WIDE (VIDE BK. 1406 No.208)

| no.                           | description                          | date         |
|-------------------------------|--------------------------------------|--------------|
| B                             | ISSUED FOR REZONING APPLICATION ONLY | 10/12/25     |
| amendments                    |                                      |              |
| © copyright - mckinnon design |                                      | DO NOT SCALE |

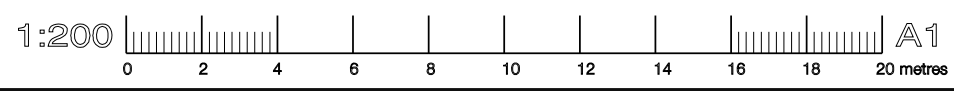
GENERAL NOTES:

- 1 - All dimension shown in millimeters unless noted otherwise.
- 2 - DO NOT SCALE from drawing. If in doubt ask.
- 3 - All dimension and levels are to be confirmed on site prior to construction.
- 4 - Concrete slab & footings to be designed in accordance with AUSTRALIA STANDARD 2870 - 1996.
- 5 - All structural elements to be designed by a practicing structural engineer.
- 6 - All timber used in the building shall be strictly in accordance with the provisions of AUSTRALIAN STANDARD 1684-1992, NATIONAL TIMBER FRAMING CODE, unless a certificate from a practicing

- 7 - structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.
- 7 - Construction of any stairways and balustrades shall comply with the requirements of the BUILDING CODE OF AUSTRALIA.
- 8 - All plumbing and drainage work is to comply with the requirements of AUSTRALIAN STANDARD 3500-NATIONAL PLUMBING AND DRAINAGE CODE and THE NEW SOUTH WALES CODE OF PRACTICE PLUMBING AND DRAINAGE.
- 9 - Protection of the building from attack by termites is to be carried out in accordance with the provisions of THE BUILDING CODE OF AUSTRALIA and or AUSTRALIAN STANDARD 3660.1-1995 PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.



PLANNING PROPOSAL  
CONCEPT ONLY



project:  
PROPOSED UNIT DEVELOPMENT  
LOT 12 (D.P. 1066401)  
no. 18 - 26 LAMBERT STREET  
BATHURST. N.S.W.

client:  
B.A.R. CONSTRUCTION  
  
title:  
PROPOSED SITE PLAN

P 02 6383 1780

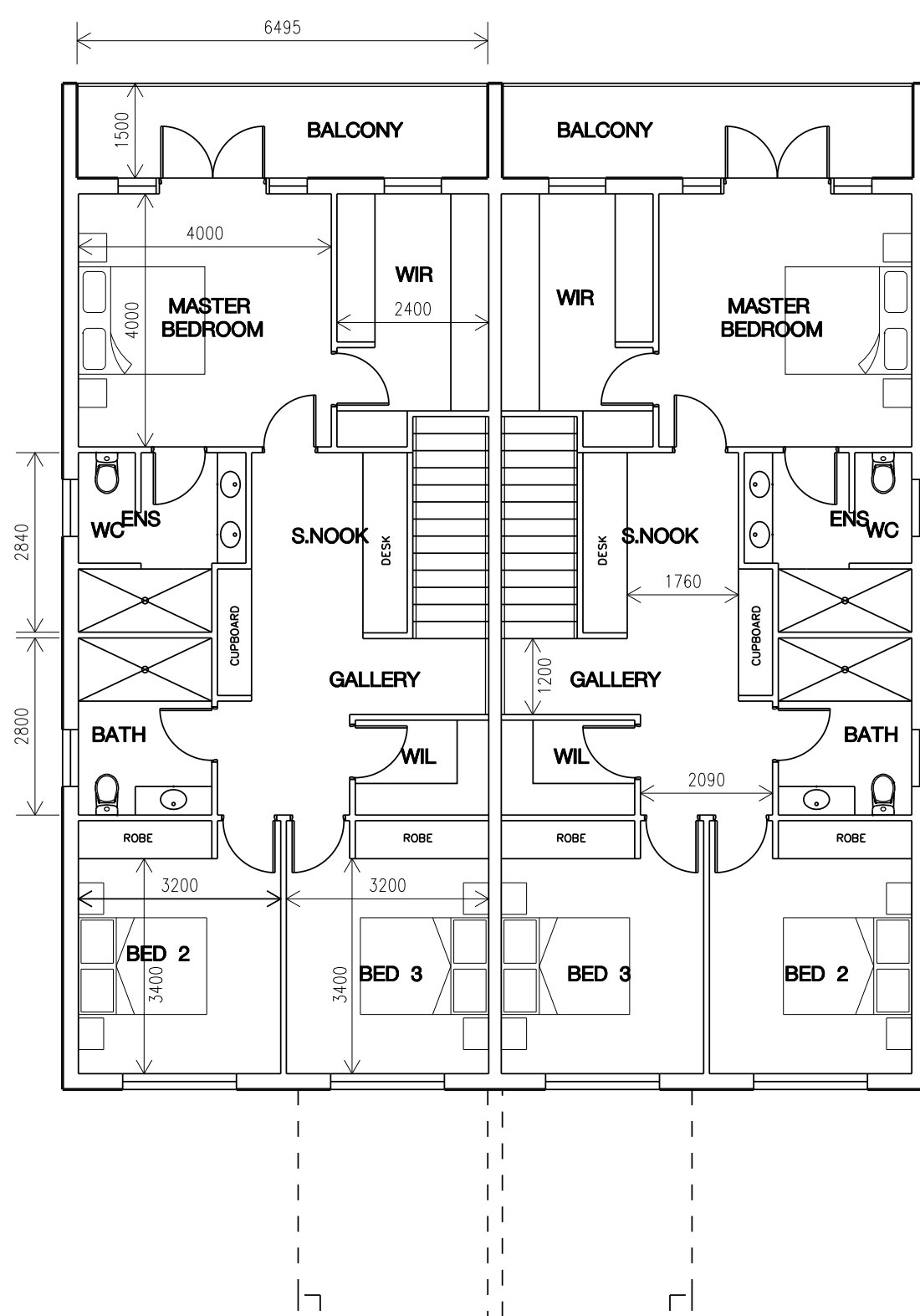
182 KITE STREET,  
PO BOX 1828  
GRANGE NSW 2800

E info@mckinnondesign.com.au

scale:  
AS NOTED  
drawn: date:  
L. B. DEC. 2023

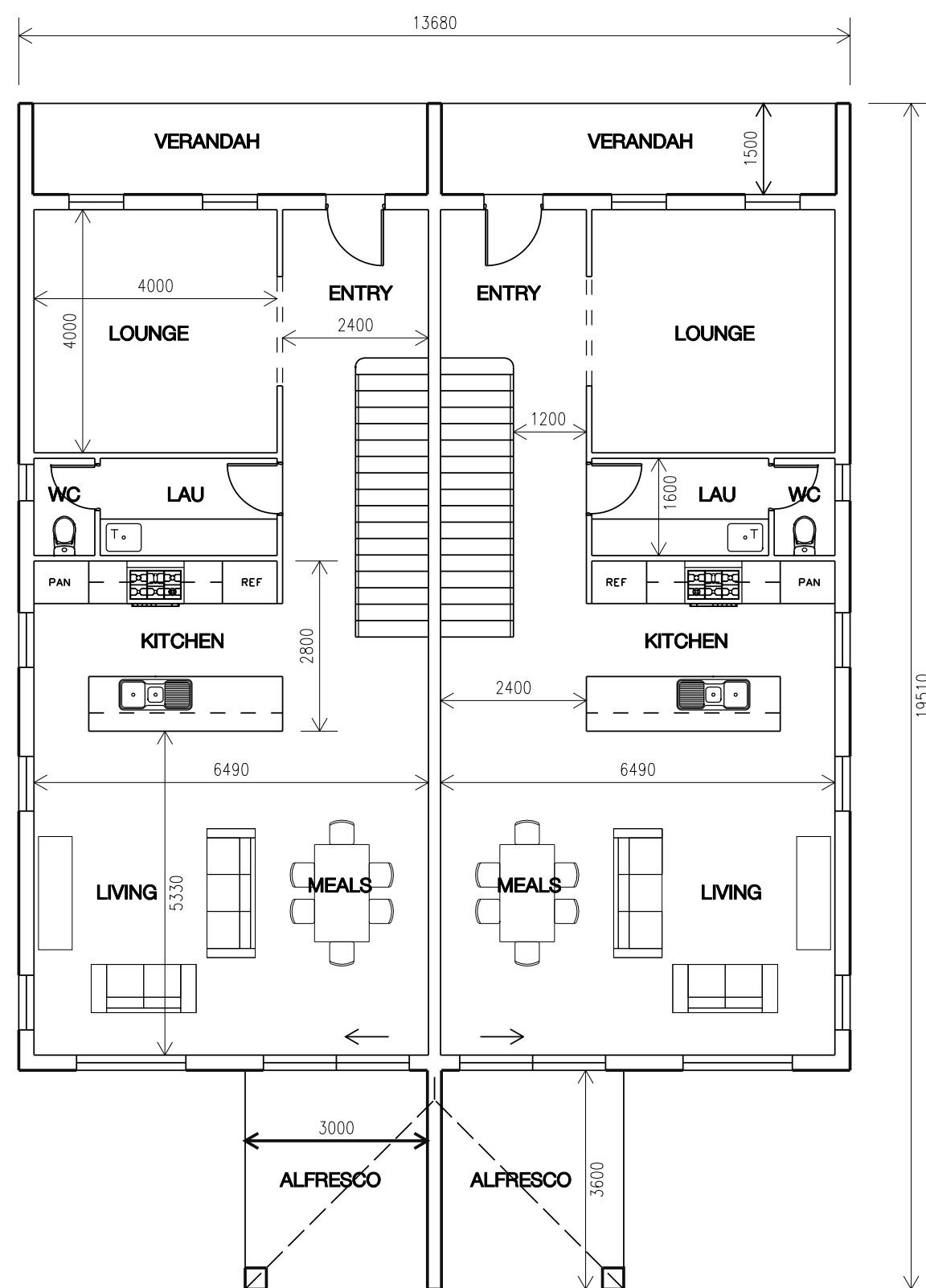
job no:  
**23076**

drw no: issue:  
**02 B**



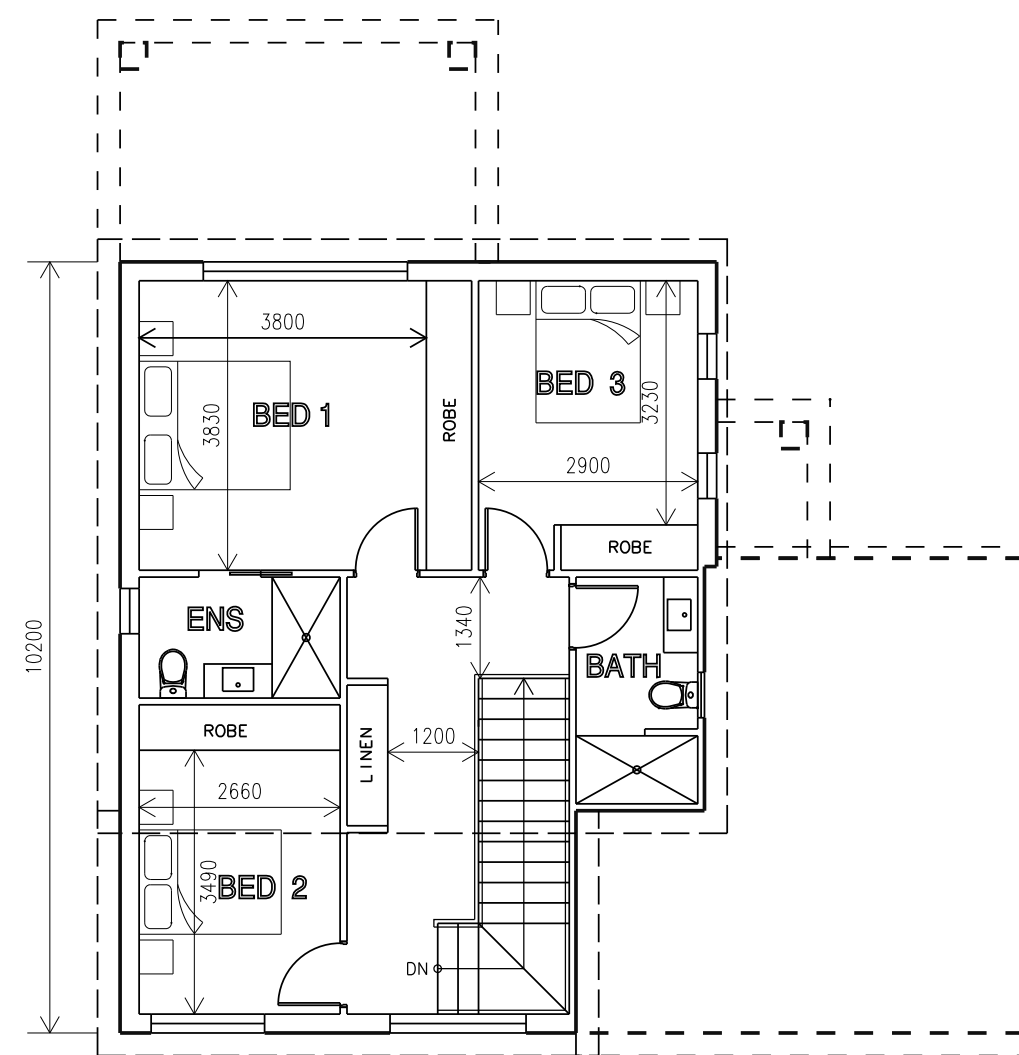
FIRST FLOOR PLAN 1:100  
UNITS 1 - 6

BOTH FIRST FLOOR AREAS = 198.0 sqm  
BOTH BALCONIES = 19.5 sqm  
TOTAL FIRST FLOOR AREAS = 217.5 sqm



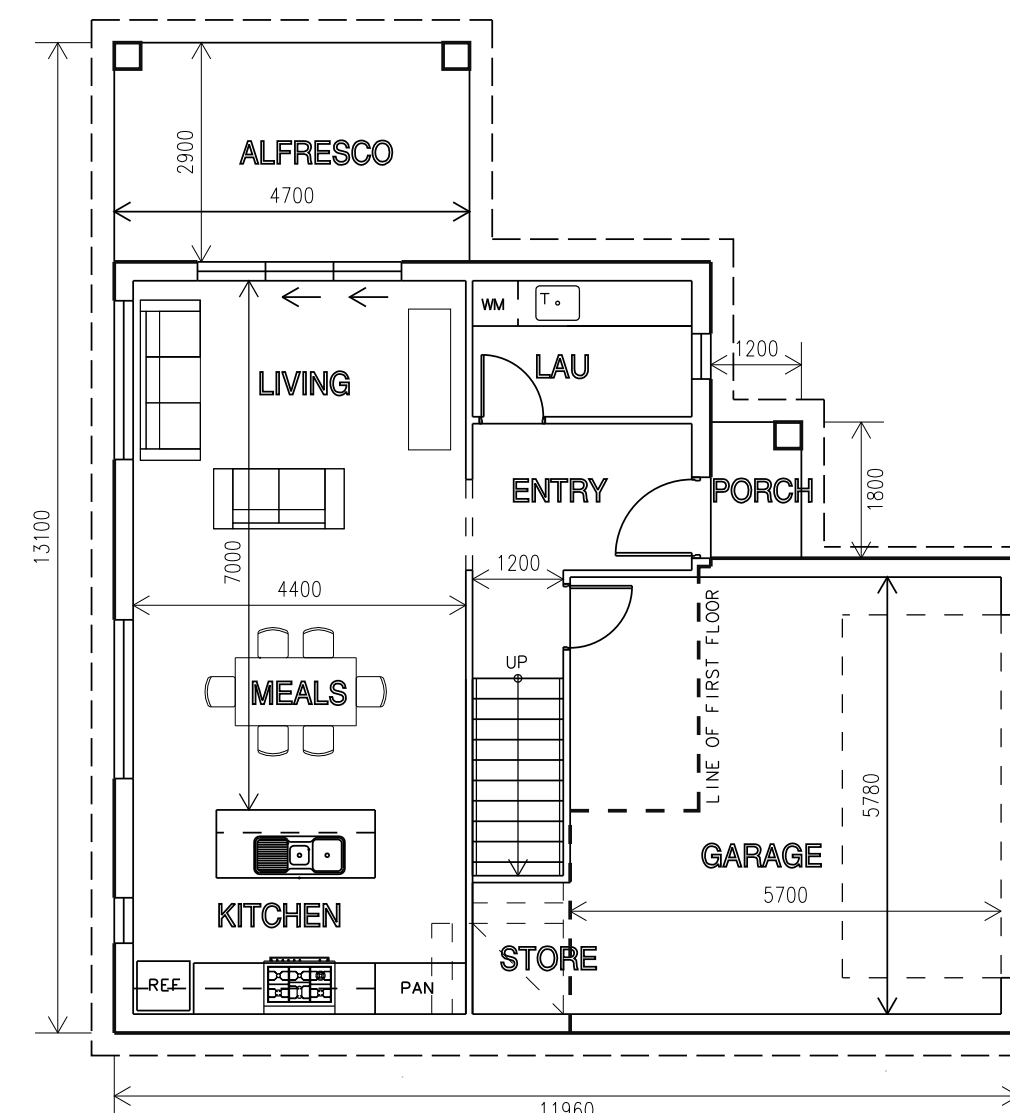
GROUND FLOOR PLAN 1:100  
UNITS 1 - 6

AREA:  
BOTH GROUND FLOOR AREAS = 198.0 sqm  
BOTH ALFRESCOS = 21.6 sqm  
BOTH VERANDAHS = 19.5 sqm  
BOTH FIRST FLOOR AREAS = 198.0 sqm  
BOTH BALCONIES = 19.5 sqm  
TOTAL AREA = 456.6 sqm



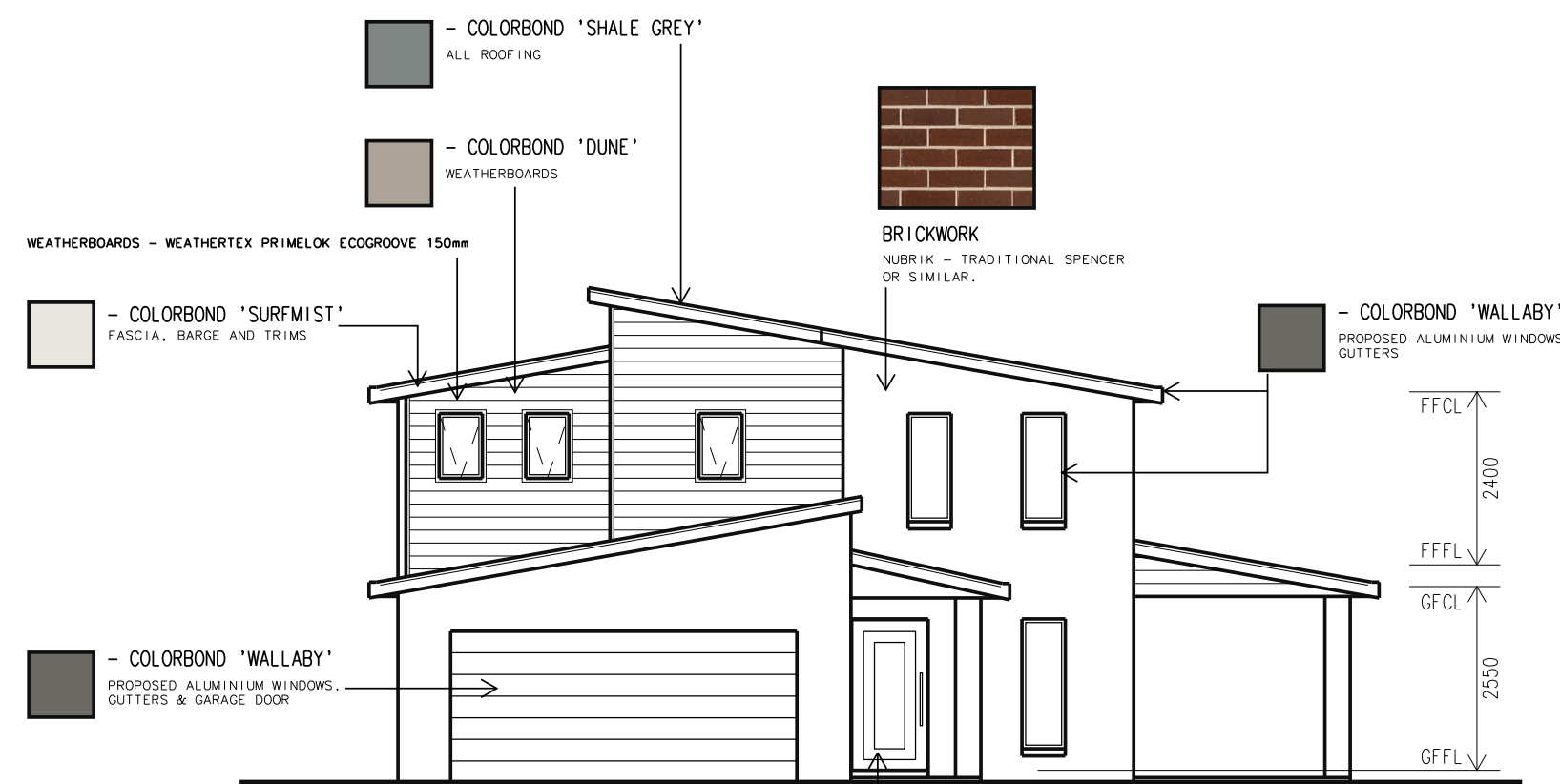
FIRST FLOOR PLAN 1:100  
UNIT 7

FIRST FLOOR AREA = 74.6 sqm



GROUND FLOOR PLAN 1:100  
UNIT 7

AREA:  
GROUND FLOOR AREA = 106.0 sqm  
INC. GARAGE  
ALFRESCO = 13.6 sqm  
PORCH = 2.2 sqm  
FIRST FLOOR AREA = 74.6 sqm  
TOTAL AREA = 196.4 sqm



SOUTH EAST ELEVATION 1:100  
UNIT 7



STREET ELEVATION 1:100  
UNITS 1 - 6 (18 - 26 LAMBERT STREET)

FINISHES:  
- ALL DOWNPIPES TO BE ROUND (PAINTED)  
- ALL GUTTERS TO BE TRADITIONAL QUAD GUTTERS (NOT SLOTTED OR HIGHFRONT)  
- ALL VERANDAH POSTS TO BE PAINTED TIMBER  
- ALL WINDOWS AND DOOR FRAMES TO BE POWDER COATED ALUMINIUM, EXCEPT FRONT ENTRY DOORS.  
- POWDERCOATED ALUMINIUM VERANDAH LACE BALUSTRADES/SCREENS

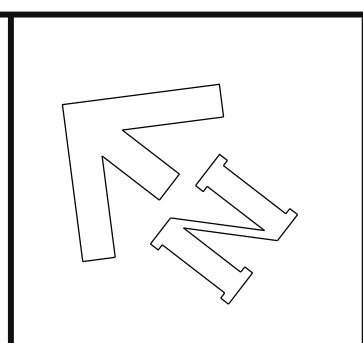
| COLOUR GUIDE: |                                                                                  |
|---------------|----------------------------------------------------------------------------------|
| ALL UNITS     |                                                                                  |
|               | - COLORBOND 'WALLABY'<br>FENCING                                                 |
|               | - COLORBOND 'SHALE GREY'<br>ALL ROOFING                                          |
| COLOUR GUIDE: |                                                                                  |
| UNITS 1 - 6   |                                                                                  |
|               | - COLORBOND 'NIGHT SKY'<br>FRONT DOORS                                           |
|               | - COLORBOND 'WALLABY'<br>PROPOSED LACERWORK AND GUTTERS                          |
|               | - COLORBOND 'SURFMIST'<br>WINDOWS, FASCIA AND BARGE<br>POSTS & FRONT RENDER WORK |
|               | - COLORBOND 'SHALE GREY'<br>ALL ROOFING                                          |
| COLOUR GUIDE: |                                                                                  |
| UNITS 7 - 10  |                                                                                  |
|               | - COLORBOND 'SURFMIST'<br>WINDOWS, FASCIA AND BARGE<br>POSTS & FRONT RENDER WORK |
|               | - COLORBOND 'DEEP OCEAN'<br>FRONT DOORS                                          |
|               | - COLORBOND 'DUNE'<br>WEATHERBOARDS & CLADDING                                   |
|               | - COLORBOND 'WALLABY'<br>PROPOSED ALUMINIUM WINDOWS,<br>GUTTERS & GARAGE DOOR    |
|               | - COLORBOND 'SHALE GREY'<br>ALL ROOFING                                          |

| no.                           | description                          | date         |
|-------------------------------|--------------------------------------|--------------|
| B                             | ISSUED FOR REZONING APPLICATION ONLY | 10/12/25     |
| amendments                    |                                      |              |
| © copyright - mckinnon design |                                      | DO NOT SCALE |

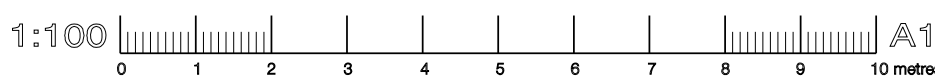
GENERAL NOTES:

1 - All dimension shown in millimeters unless noted otherwise.  
2 - DO NOT SCALE from drawing. If in doubt ask.  
3 - All dimension and levels are to be confirmed on site prior to construction.  
4 - Concrete slab & footings to be designed in accordance with AUSTRALIA STANDARD 2870 - 1996.  
5 - All structural elements to be designed by a practicing structural engineer.  
6 - All timber used in the building shall be strictly in accordance with the provisions of AUSTRALIAN STANDARD 1684-1992, NATIONAL TIMBER FRAMING CODE, unless a certificate from a practicing

structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.  
7 - Construction of any stairways and balustrades shall comply with the requirements of the BUILDING CODE OF AUSTRALIA.  
8 - All plumbing and drainage work is to comply with the requirements of AUSTRALIAN STANDARD 3500-NATIONAL PLUMBING AND DRAINAGE CODE and THE NEW SOUTH WALES CODE OF PRACTICE PLUMBING AND DRAINAGE.  
9 - Protection of the building from attack by termites is to be carried out in accordance with the provisions of the BUILDING CODE OF AUSTRALIA and or AUSTRALIAN STANDARD 3660.1-1995 PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.



PLANNING PROPOSAL  
CONCEPT ONLY



project:

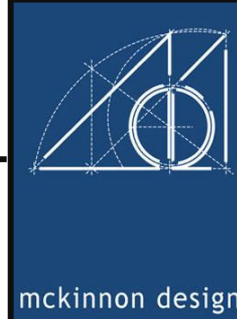
PROPOSED UNIT DEVELOPMENT  
LOT 12 (D.P. 1068401)  
no. 18 - 26 LAMBERT STREET  
BATHURST. N.S.W.

client:

B.A.R. CONSTRUCTION

title:

PROPOSED FLOOR PLANS  
& ELEVATIONS (UNITS 1 - 7)



P 02 6383 1780

162 KITE STREET,  
PO BOX 1826  
ORANGE NSW 2800

E info@mckinnondesign.com.au

CORNWOOD PTY LTD  
ABN 24 074 428 798

scale:

AS NOTED  
drawn: date: DEC. 2023

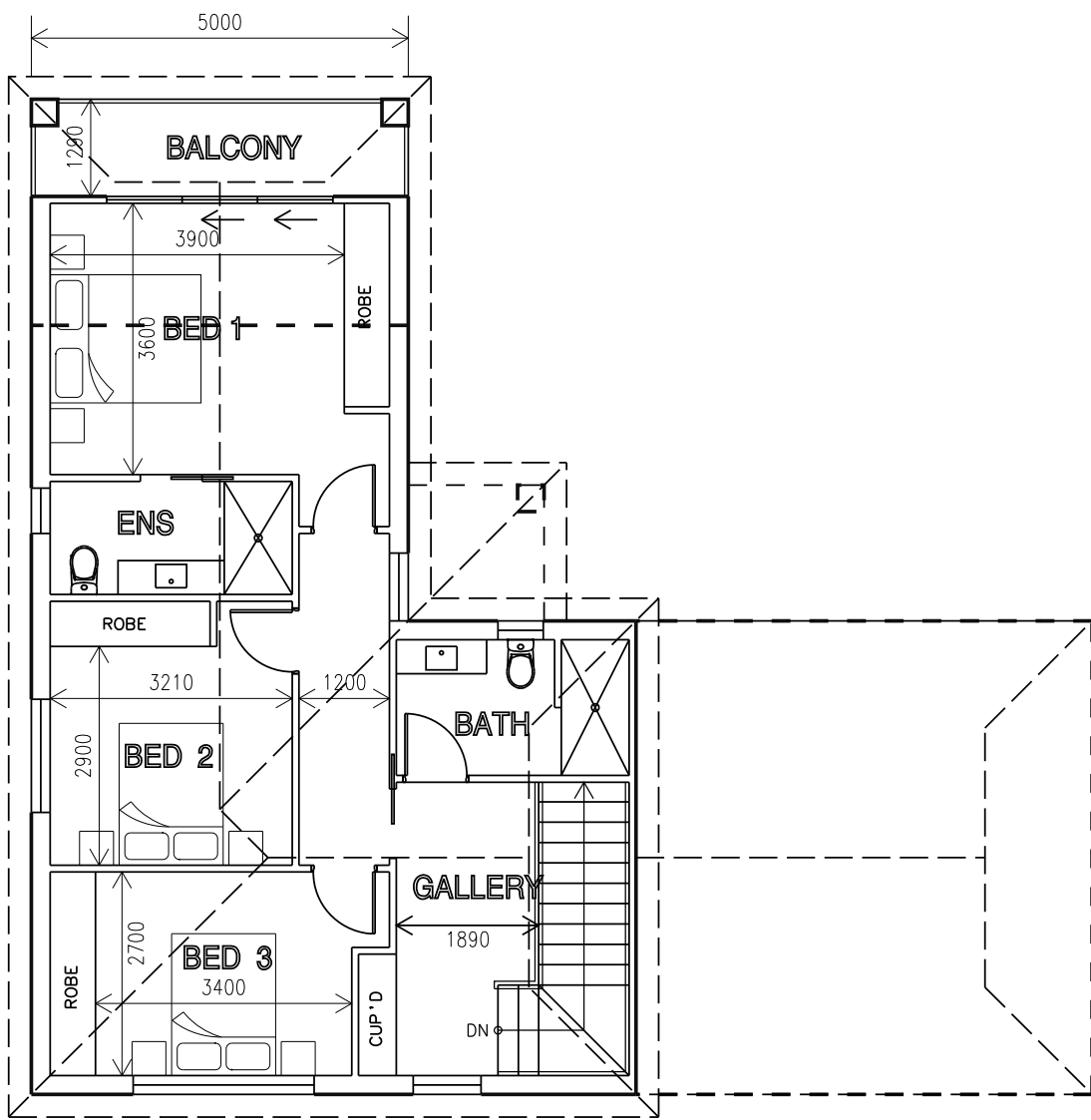
job no:

23076

drawn:

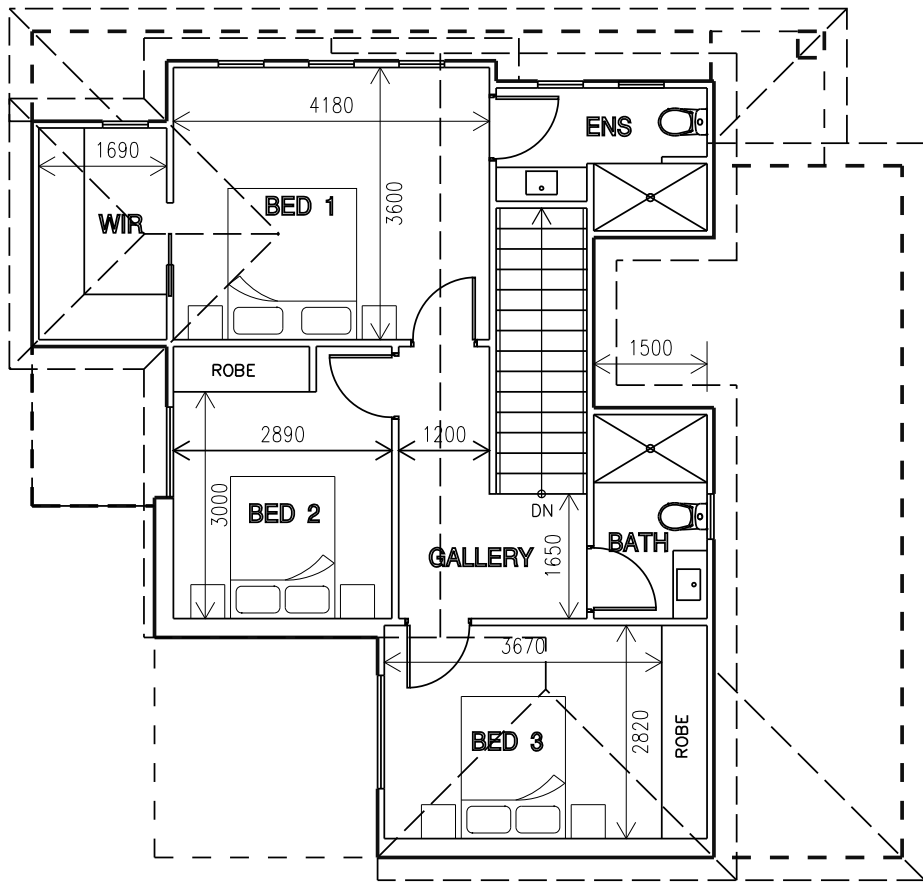
Issue:

B



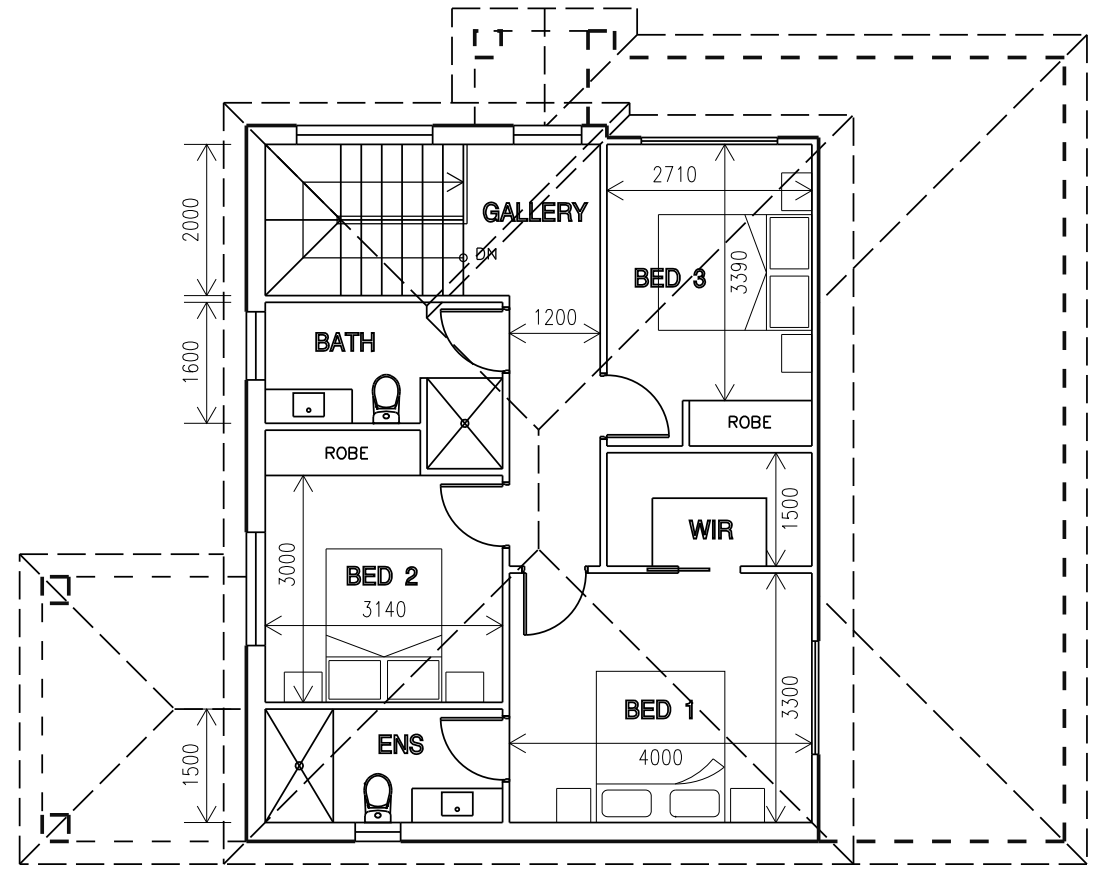
FIRST FLOOR PLAN 1:100  
UNIT 8

FIRST FLOOR AREA = 78.8 sqm  
BALCONY = 6.5 sqm



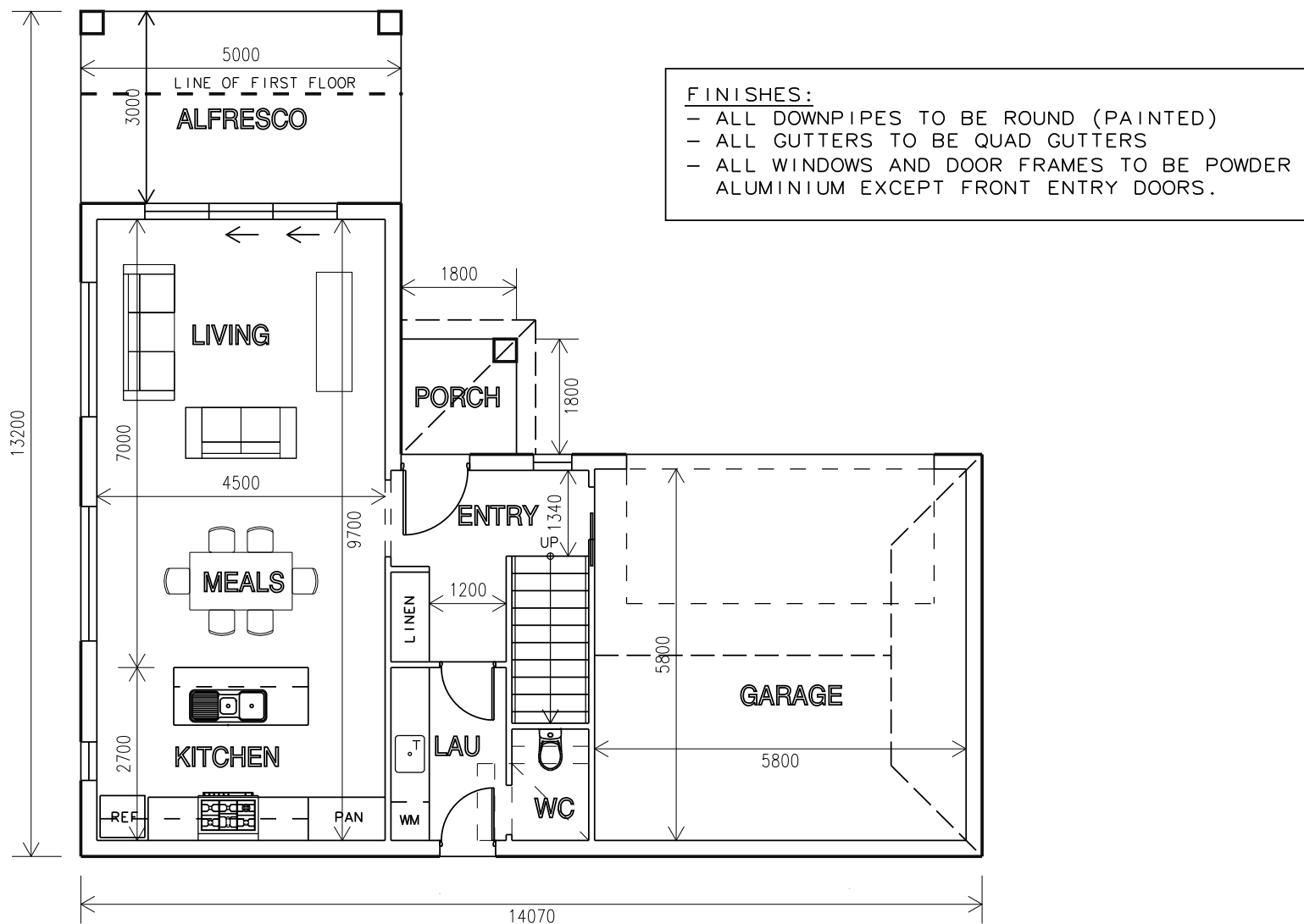
FIRST FLOOR PLAN 1:100  
UNIT 9

FIRST FLOOR AREA = 69.4 sqm



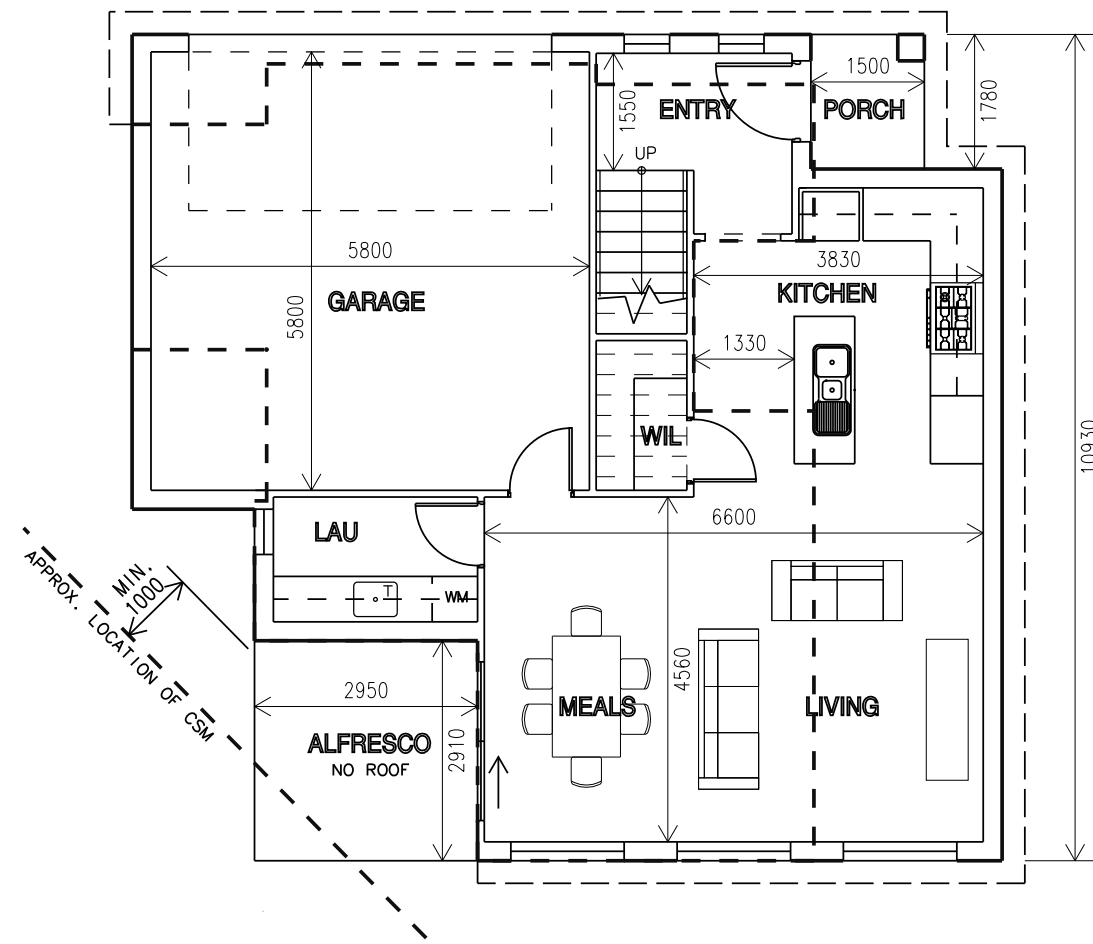
FIRST FLOOR PLAN 1:100  
UNIT 10

FIRST FLOOR AREA = 71.2 sqm



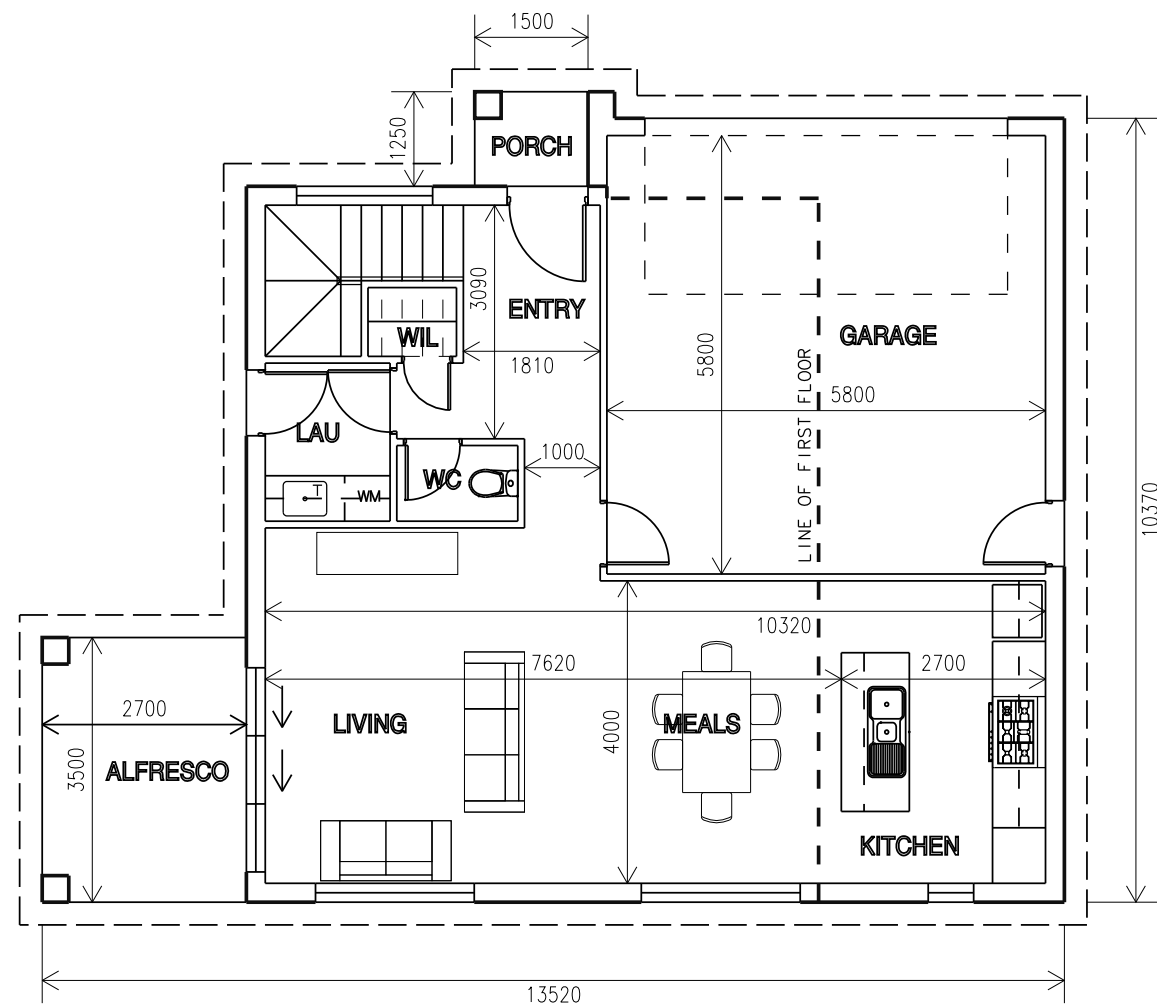
GROUND FLOOR PLAN 1:100  
UNIT 8

AREA:  
GROUND FLOOR AREA = 108.2 sqm  
INC. GARAGE  
ALFRESCO = 15.0 sqm  
PORCH = 3.2 sqm  
FIRST FLOOR AREA = 78.8 sqm  
BALCONY = 6.5 sqm  
TOTAL AREA = 211.7 sqm



GROUND FLOOR PLAN 1:100  
UNIT 9

AREA:  
GROUND FLOOR AREA = 105.1 sqm  
INC. GARAGE  
PORCH = 2.7 sqm  
FIRST FLOOR AREA = 69.4 sqm  
TOTAL AREA = 177.2 sqm



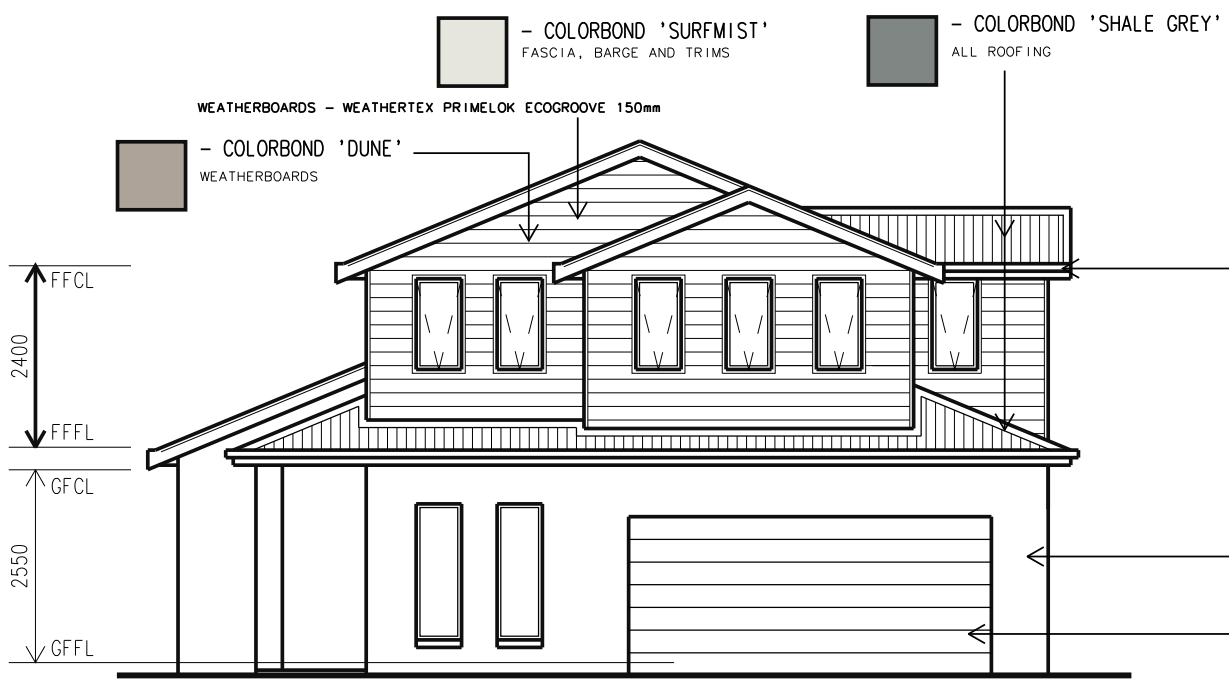
GROUND FLOOR PLAN 1:100  
UNIT 10

AREA:  
GROUND FLOOR AREA = 108.2 sqm  
INC. GARAGE  
ALFRESCO = 9.5 sqm  
PORCH = 1.5 sqm  
FIRST FLOOR AREA = 71.2 sqm  
TOTAL AREA = 190.4 sqm

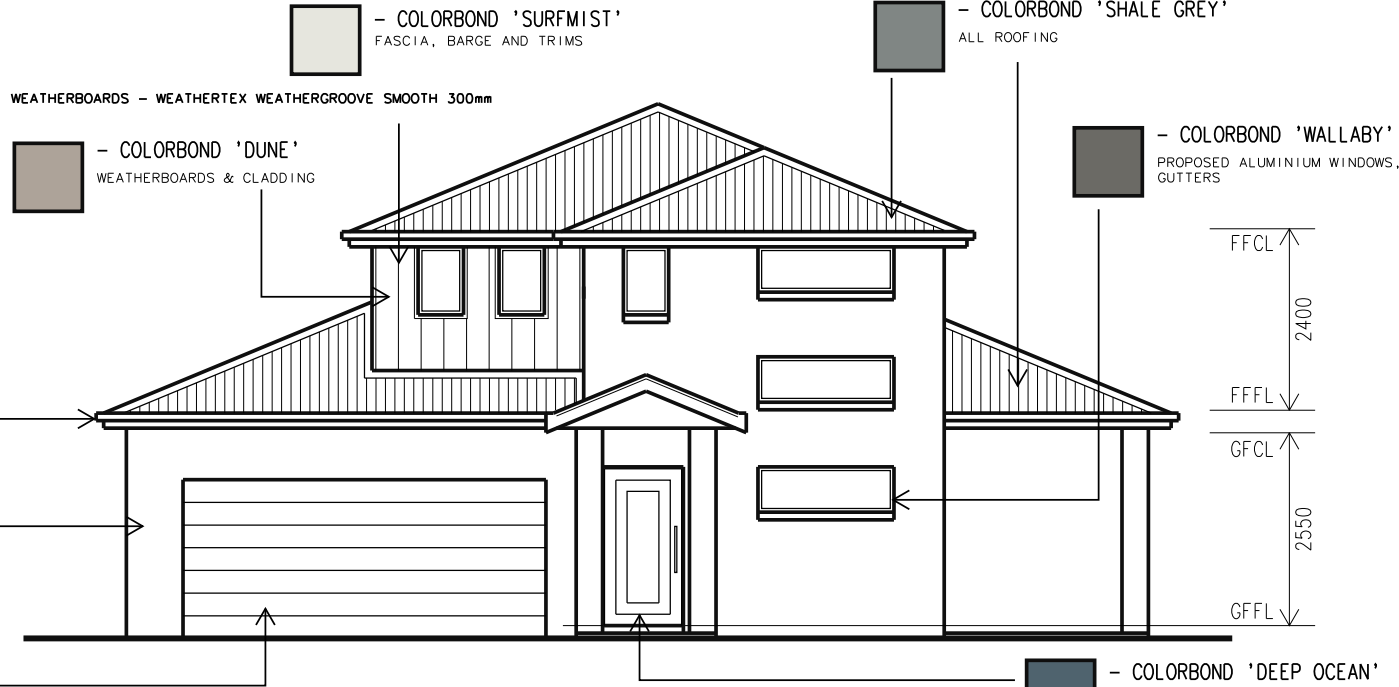
| COLOUR GUIDE: |                                                                            |
|---------------|----------------------------------------------------------------------------|
| ALL UNITS     |                                                                            |
|               | - COLORBOND 'WALLABY' FENCING                                              |
|               | - COLORBOND 'SHALE GREY' ALL ROOFING                                       |
| COLOUR GUIDE: |                                                                            |
| UNITS 1 - 6   |                                                                            |
|               | - COLORBOND 'NIGHT SKY' FRONT DOORS                                        |
|               | - COLORBOND 'WALLABY' PROPOSED LACERWORK AND GUTTERS                       |
|               | - COLORBOND 'SURFMIST' WINDOWS, FASCIA AND BARGE TRIMS & FRONT RENDER WORK |
|               | BRICKWORK<br>NUBRİK - TRADITIONAL CHAPEL RED OR SIMILAR                    |
| COLOUR GUIDE: |                                                                            |
| UNITS 7 - 10  |                                                                            |
|               | - COLORBOND 'SURFMIST' FASCIA, BARGE AND TRIMS                             |
|               | - COLORBOND 'DEEP OCEAN' FRONT DOORS                                       |
|               | - COLORBOND 'DUNE' WEATHERBOARDS                                           |
|               | - COLORBOND 'WALLABY' PROPOSED ALUMINIUM WINDOWS, GUTTERS                  |
|               | BRICKWORK<br>NUBRİK - TRADITIONAL SPENCER OR SIMILAR                       |



NORTH EAST ELEVATION 1:100  
UNIT 8



NORTH EAST ELEVATION 1:100  
UNIT 9



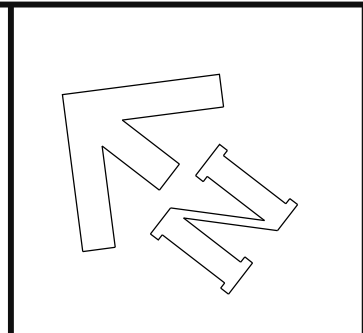
NORTH EAST ELEVATION 1:100  
UNIT 10

| no.                           | description                          | date         |
|-------------------------------|--------------------------------------|--------------|
| B                             | ISSUED FOR REZONING APPLICATION ONLY | 10/12/25     |
| amendments                    |                                      |              |
| © copyright - mckinnon design |                                      | DO NOT SCALE |

GENERAL NOTES:

- All dimensions shown in millimeters unless noted otherwise.
- DO NOT SCALE from drawing. If in doubt ask.
- All dimension and levels are to be confirmed on site prior to construction.
- Concrete slab & footings to be designed in accordance with AUSTRALIA STANDARD 2870 - 1996.
- All structural elements to be designed by a practicing structural engineer.
- All timber used in the building shall be strictly in accordance with the provisions of AUSTRALIAN STANDARD 1684-1992, NATIONAL TIMBER FRAMING CODE, unless a certificate from a practicing

- structural engineer is submitted to council certifying that the building has been designed to withstand the most adverse combination of loads to which it will be subjected.
- Construction of any stairways and balustrades shall comply with the requirements of the BUILDING CODE OF AUSTRALIA.
- All plumbing and drainage work is to comply with the requirements of AUSTRALIAN STANDARD 3500-NATIONAL PLUMBING AND DRAINAGE CODE and the NEW SOUTH WALES CODE OF PRACTICE PLUMBING AND DRAINAGE.
- Protection of the building from attack by termites is to be carried out in accordance with the provisions of THE BUILDING CODE OF AUSTRALIA and or AUSTRALIAN STANDARD 3660.1-1995 PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES.



PLANNING PROPOSAL  
CONCEPT ONLY

1:100 0 1 2 3 4 5 6 7 8 9 10 metres A1

project:

PROPOSED UNIT DEVELOPMENT  
LOT 12 (D.P. 1068401)  
no. 18 - 26 LAMBERT STREET  
BATHURST. N.S.W.

client:

B.A.R. CONSTRUCTION

title:

PROPOSED FLOOR PLANS  
& ELEVATIONS (UNITS 8 - 10)



P 02 6363 1780

162 KITE STREET,  
PO BOX 1826  
ORANGE NSW 2800

E info@mckinnondesign.com.au

CORNWOOD PTY LTD  
ABN 24 074 426 798

scale:

AS NOTED  
drawn: date: DEC. 2023

job no:

23076

drg no:

04

issue:

B