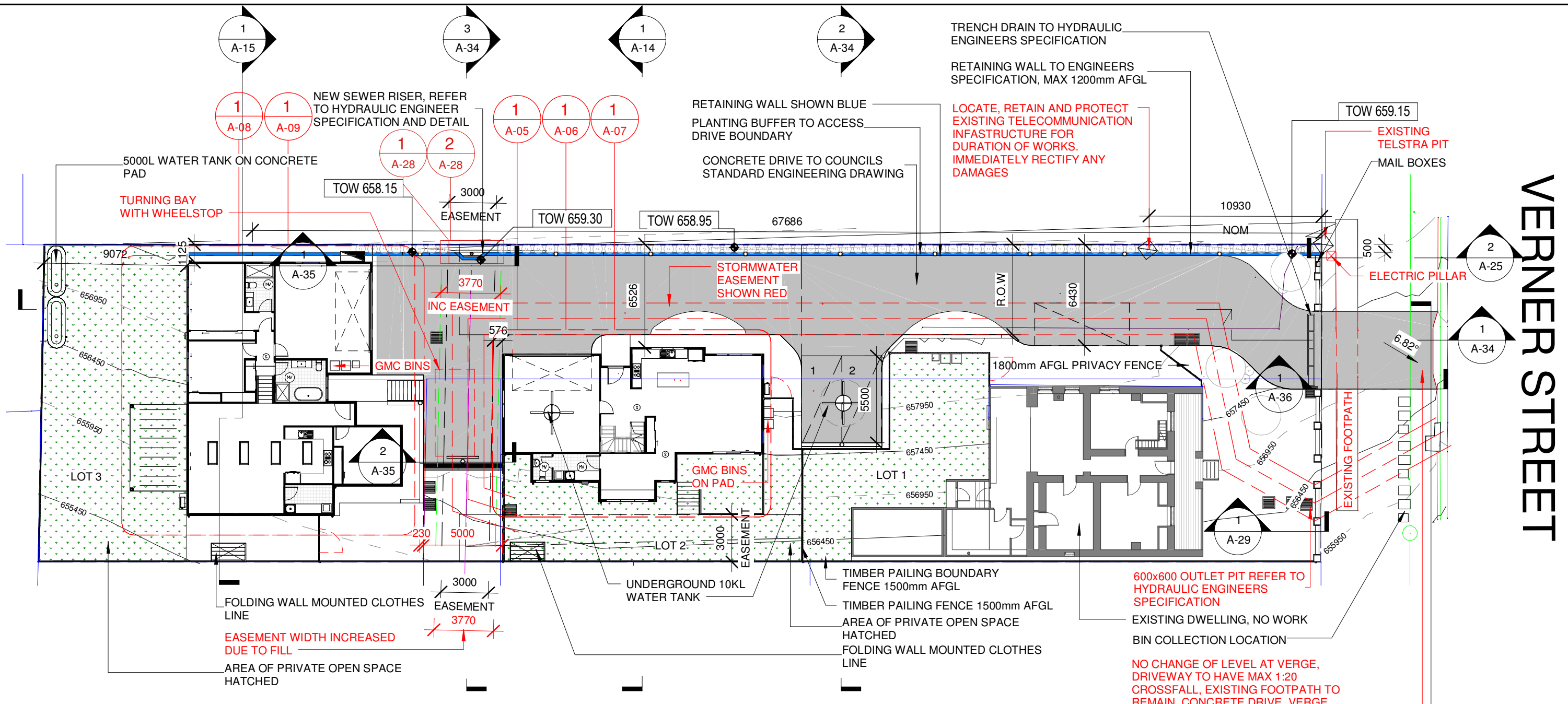


VERNER STREET



1 PROPOSED SITE PLAN
1 : 250 @ A3

SITE AREAS			
LOT 1 - EXISTING SITE AREA	562.91 m ²	LOT 1 POS AREA	88.90 m ²
LOT 2 - SITE AREA	495.24 m ²	LOT 2 POS AREA	110.54 m ²
LOT 3 - SITE AREA	572.04 m ²	LOT 3 POS AREA	176.00 m ²
TOTAL SITE AREA	1630.18 m²		

600x600 OUTLET PIT REFER TO HYDRAULIC ENGINEERS SPECIFICATION
EXISTING DWELLING, NO WORK
BIN COLLECTION LOCATION
NO CHANGE OF LEVEL AT VERGE, DRIVEWAY TO HAVE MAX 1:20 CROSSFALL, EXISTING FOOTPATH TO REMAIN. CONCRETE DRIVE, VERGE CROSSING, FOOTPATH AND KERB AND GUTTER TO COUNCILS STANDARD ENGINEERING DRAWING

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NOT FOR CONSTRUCTION

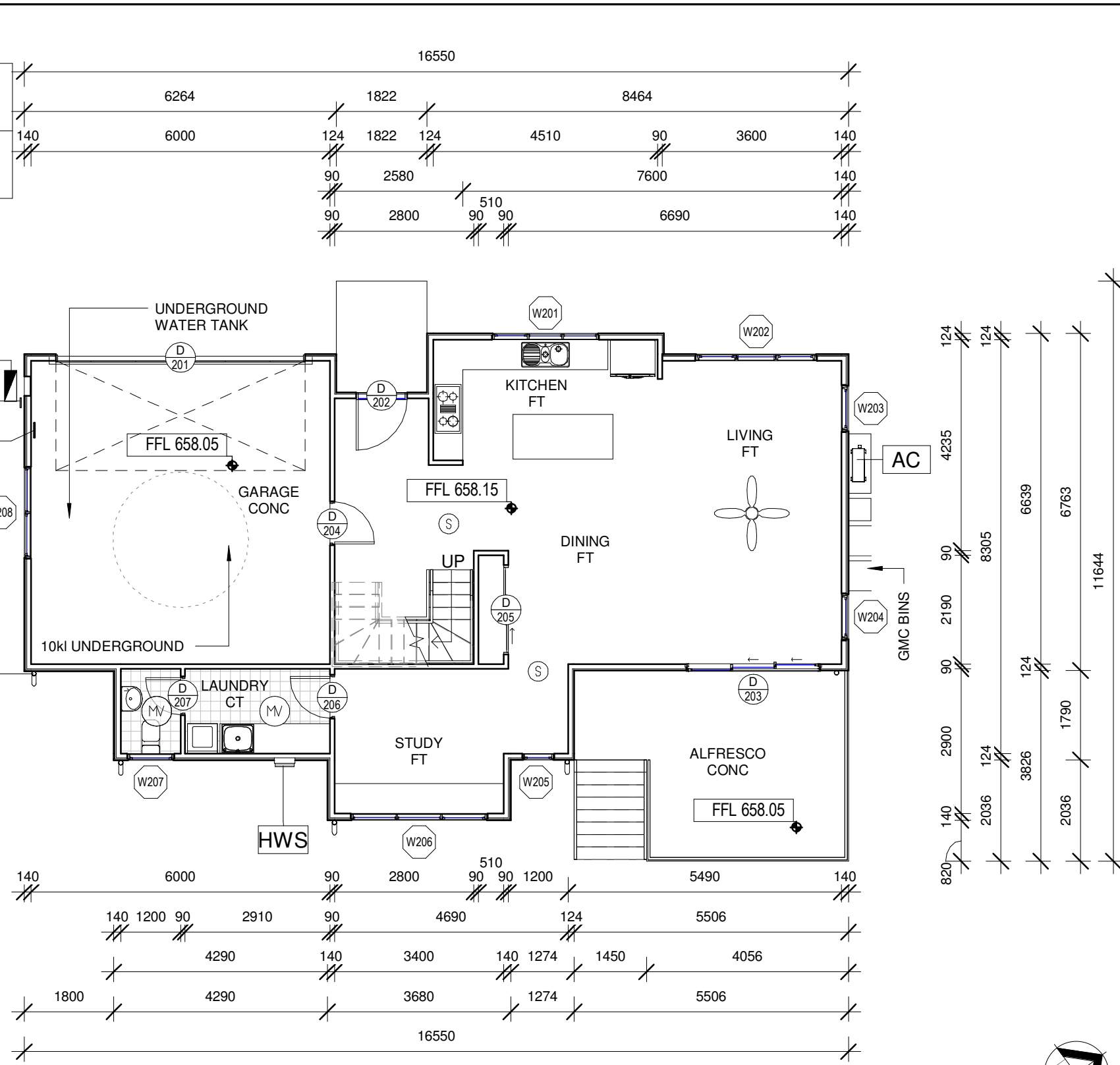
DRAWING AMENDMENTS			PROJECT TITLE	TIM LEE ARCHITECTS <small>residential commercial industrial</small> P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		PROPOSED SITE PLAN	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS 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 restrict 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 AND DEPOSITED PLAN NO. LOT F DP 38742 AND LOT E DP 38742	DRAWING SCALE 1 : 250 AT SHEET SIZE A3 SHEET	DRAWN BY AH JOB NUMBER 0819-1137	
B	DA 2 - COUNCIL RFI	10/06/2021					
C	DA 3 - COUNCIL RFI	15/09/2021					
D	DA 4 - COUNCIL RFI	11/02/2022					
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022	STREET ADDRESS 62 VERNER STREET GOULBURN	DRAWING IDENTIFICATION NUMBER A-04	AMENDMENT ISSUE G		

LEGEND		
	DOOR NUMBER, REFER TO SCHEDULE	
	WINDOW NUMBER, REFER TO SCHEDULE	
	DOWNPIPES, SPACED MAX. 12m APART	
	DOWNPIPES WITH SPREADER	
	SELECTED TIMBER FLOORING	
	SELECTED CARPET INCLUDING ALL TRIMS & EDGING STRIPS	
	SELECTED NON-SLIP FLOOR TILES, MIN R11/P4 SLIP RATING, FULLY VITRIFIED, GUARANTEED 10 YEARS	
	CONCRETE, NON-SLIP HONED FINISH	
	SELECTED COOK TOP, REFER TO BASIX	
	SELECTED DISHWASHER, CONNECT TO SINK DRAIN	
	OVERHEAD CUPBOARDS	
	SELECTED MECHANICAL VENTILATION, CEILING OR WALL MOUNTED EXHAUST	
	SELECTED CEILING MOUNTED HARD WIRED SMOKE ALARMS INSTALLED TO MEET AS 3786	
	SELECTED SEMI RECESSED INSTANT GAS HOT WATER UNIT	
	METER BOX	
	GAS METER	
	INTERNAL DISTRIBUTION BOARD	
	NBN CONNECTION POINT	
	WET AREA	
	DUCTED HEATING / COOLING CONDENSER UNIT ON 600x1200 REINFORCED CONCRETE PLINTH, MOUNT ON VIBRATION ISOLATORS	

UNIT 2 AREAS	
UNIT 2 ALFRESCO AREA	17.86 m ²
UNIT 2 FIRST FLOOR AREA	68.00 m ²
UNIT 2 GARAGE AREA	37.87 m ²
UNIT 2 GROUND FLOOR AREA	86.00 m ²
TOTAL FLOOR AREA	209.72 m ²
UNIT 2 CONDITIONED FIRST FLOOR AREA	53.75 m ²
UNIT 2 CONDITIONED GROUND FLOOR AREA	74.89 m ²
TOTAL CONDITIONED FLOOR AREA	128.64 m ²

UNIT 2 ROOF AREA	140.88 m ²
UNIT 2 GARAGE FLOOR AREA	36.54 m ²
UNIT 2 UNCONDITIONED FLOOR AREA	12.74 m ²
TOTAL UNCONDITIONED FLOOR AREA	49.28 m ²

1 UNIT 2 GROUND FLOOR PLAN
1 : 100 @ A3



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DRAWING AMENDMENTS		
REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	25/08/2021
B	DA 2 - COUNCIL RFI	10/06/2021
C	DA 3 - COUNCIL RFI	15/09/2021
D	DA 4 - COUNCIL RFI	11/02/2022
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022

PROJECT TITLE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS
CLIENT	A. DOUGLAS
<small>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 restrict 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.</small>	

TIM LEE ARCHITECTS
residential commercial industrial

P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580

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

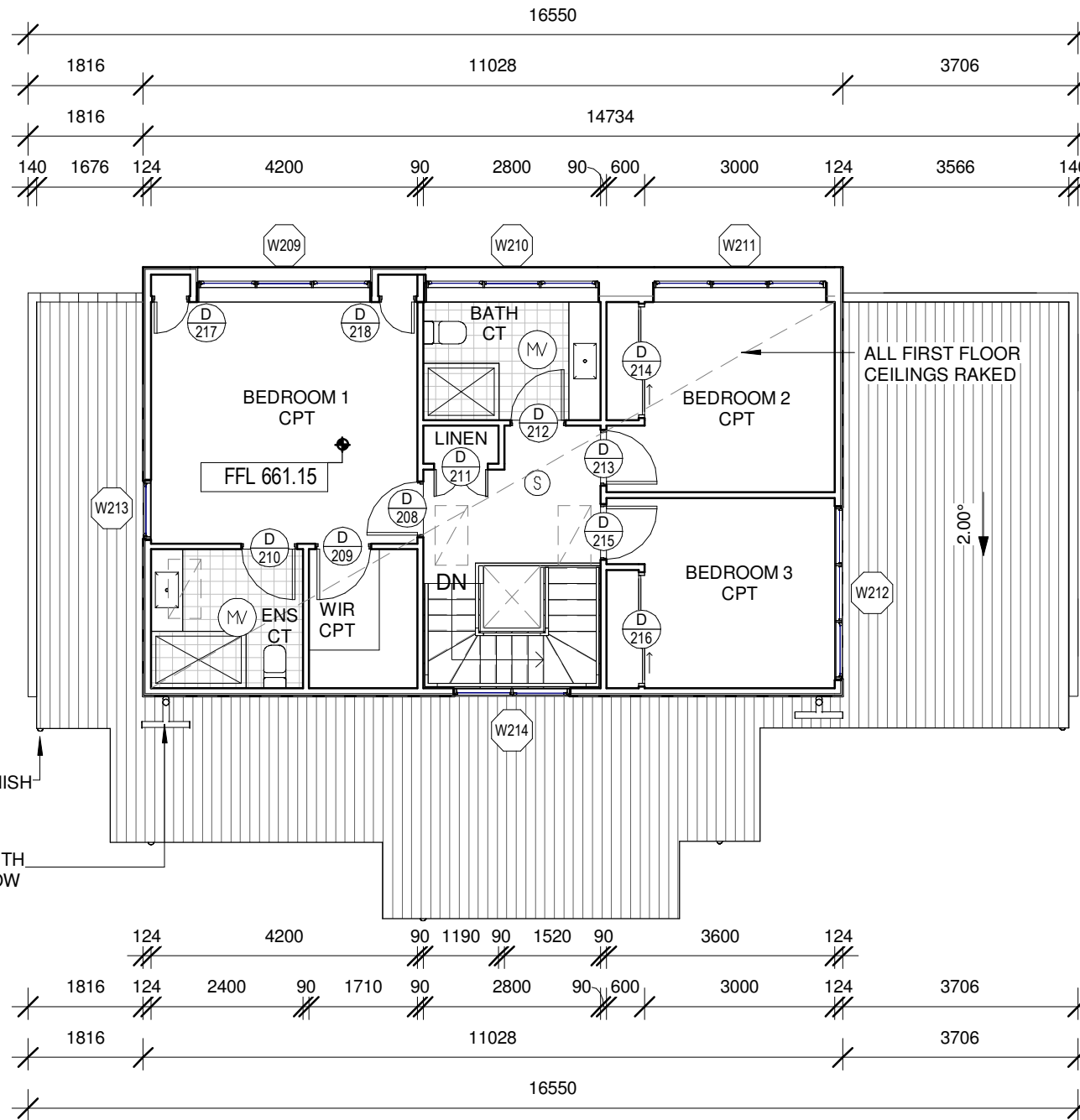
DRAWING TITLE	UNIT 2 FLOOR PLAN
LOT AND DEPOSITED PLAN NO.	LOT F DP 38742 AND LOT E DP 38742
STREET ADDRESS	62 VERNER STREET GOULBURN

DRAWING COMMENCED	06/21	DRAWING VERIFIED BY	TL
DRAWING SCALE	1 : 100 AT SHEET SIZE	DRAWN BY	AH
A3 SHEET		JOB NUMBER	0819-1137
DRAWING IDENTIFICATION NUMBER	A-05	AMENDMENT ISSUE	G

UNIT 2 AREAS

UNIT 2 ALFRESCO AREA	17.86 m ²
UNIT 2 FIRST FLOOR AREA	68.00 m ²
UNIT 2 GARAGE AREA	37.87 m ²
UNIT 2 GROUND FLOOR AREA	86.00 m ²
TOTAL FLOOR AREA	209.72 m ²
UNIT 2 CONDITIONED FIRST FLOOR AREA	53.75 m ²
UNIT 2 CONDITIONED GROUND FLOOR AREA	74.89 m ²
TOTAL CONDITIONED FLOOR AREA	128.64 m ²
UNIT 2 ROOF AREA	140.88 m ²
UNIT 2 GARAGE FLOOR AREA	36.54 m ²
UNIT 2 UNCONDITIONED FLOOR AREA	12.74 m ²
TOTAL UNCONDITIONED FLOOR AREA	49.28 m ²

ALL WINDOW OPENINGS & DOORS TO HAVE MATCHING SCREENS.
UPPER WINDOWS REQUIRES PROTECTION OF OPENABLE WINDOWS FOR FALL PROTECTION IN ACCORDANCE WITH BCA VOLUME ONE CLAUSE D2.24 & VOLUME TWO CLAUSE 3.9.2.5



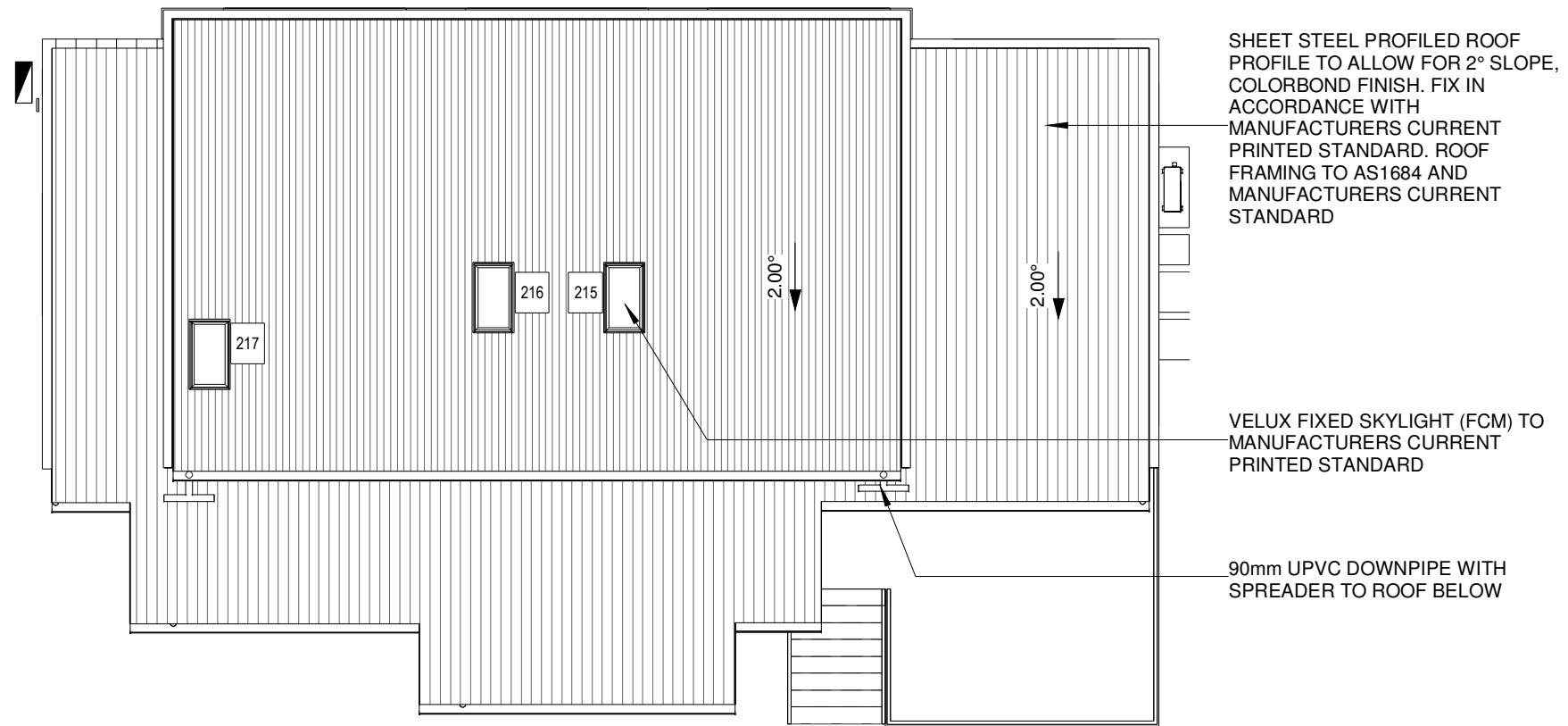
PVC DOWNPIPE, PAINT FINISH

90mm UPVC DOWNPIPE WITH SPREADER TO ROOF BELOW

1 UNIT 2 FIRST FLOOR PLAN
1 : 100 @ A3

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DRAWING AMENDMENTS			PROJECT TITLE PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS	<p>TIM LEE ARCHITECTS residential commercial industrial</p> <p>P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580</p> <p>NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</p>	DRAWING TITLE UNIT 2 FIRST FLOOR PLAN	DRAWING COMMENCED 06/21	DRAWING VERIFIED BY TL
REVISION	DESCRIPTION	DATE	CLIENT A. DOUGLAS		LOT AND DEPOSITED PLAN NO. LOT F DP 38742 AND LOT E DP 38742	DRAWING SCALE 1 : 100 AT SHEET SIZE A3 SHEET	DRAWN BY AH
A	DEVELOPMENT APPLICATION	25/08/2021	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 restrict 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.	STREET ADDRESS 62 VERNER STREET GOULBURN	DRAWING IDENTIFICATION NUMBER A-06	AMENDMENT ISSUE G	
B	DA 2 - COUNCIL RFI	10/06/2021					
C	DA 3 - COUNCIL RFI	15/09/2021					
D	DA 4 - COUNCIL RFI	11/02/2022					
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					




UNIT 2 ROOF AREA	140.88 m ²
------------------	-----------------------

1 UNIT 2 ROOF PLAN
1 : 100 @ A3



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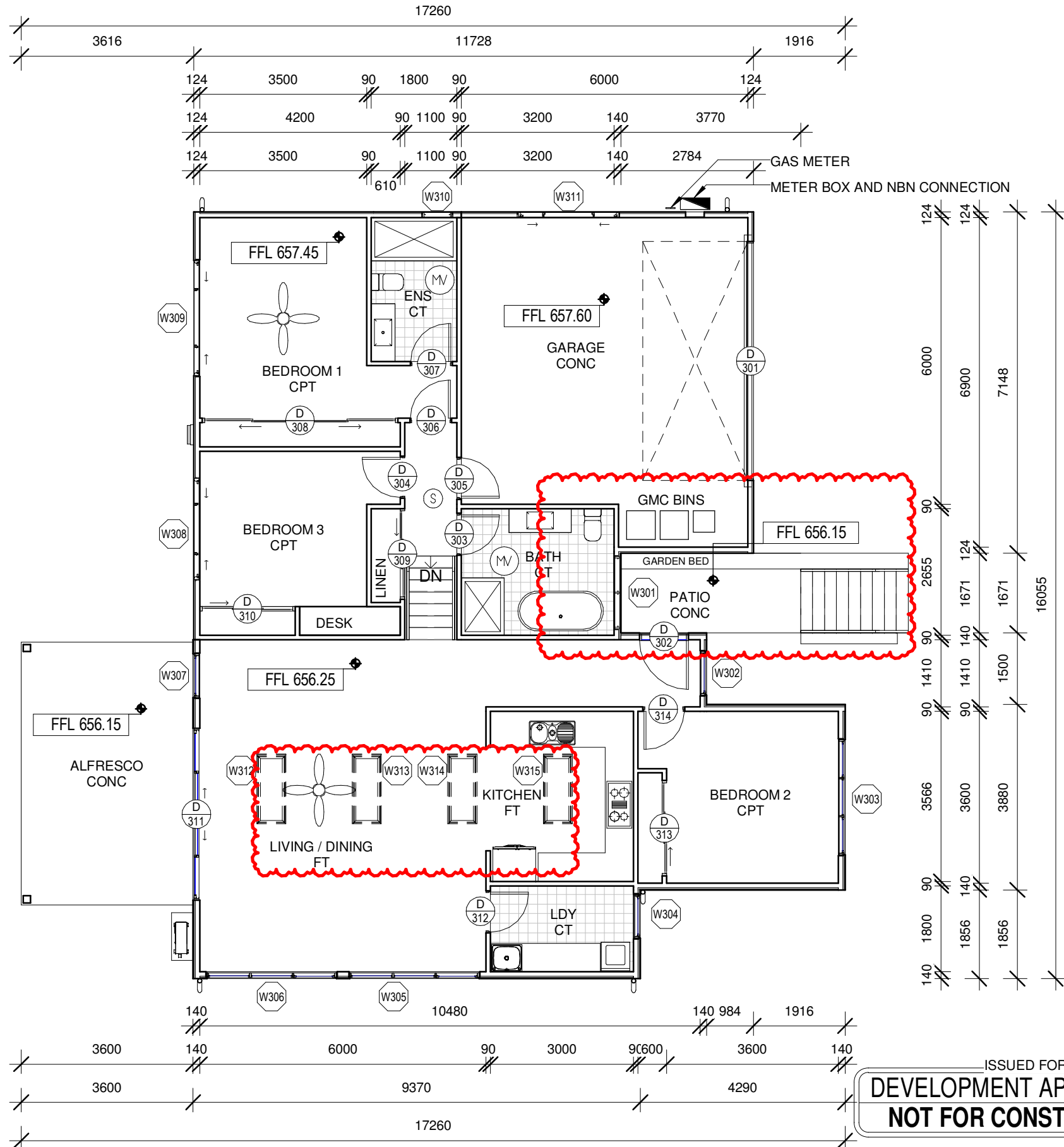
DRAWING AMENDMENTS			PROJECT TITLE	 TIM LEE ARCHITECTS <small>residential commercial industrial</small>	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS			UNIT 2 ROOF PLAN	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT		LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY	
B	DA 2 - COUNCIL RFI	10/06/2021	A. DOUGLAS		LOT F DP 38742 AND LOT E DP 38742	1 : 100	AH	
C	DA 3 - COUNCIL RFI	15/09/2021				AT SHEET SIZE	JOB NUMBER	
D	DA 4 - COUNCIL RFI	11/02/2022				A3 SHEET	0819-1137	
E	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022						
F	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022						
G								
			<small>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 restrict 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.</small>	<small>NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030</small>	STREET ADDRESS	62 VERNER STREET GOULBURN	DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE
						A-07	G	

LEGEND	
	DOOR NUMBER, REFER TO SCHEDULE
	WINDOW NUMBER, REFER TO SCHEDULE
	DOWNPIPES, SPACED MAX. 12m APART
	DOWNPIPES WITH SPREADER
TIMB	SELECTED TIMBER FLOORING
CPT	SELECTED CARPET INCLUDING ALL TRIMS & EDGING STRIPS
CT	SELECTED NON-SLIP FLOOR TILES, MIN R11/P4 SLIP RATING, FULLY VITRIFIED, GUARANTEED 10 YEARS
CONC	CONCRETE, NON-SLIP HONED FINISH
	SELECTED COOK TOP, REFER TO BASIX
	SELECTED DISHWASHER, CONNECT TO SINK DRAIN
OHC	OVERHEAD CUPBOARDS
	SELECTED MECHANICAL VENTILATION, CEILING OR WALL MOUNTED EXHAUST
	SELECTED CEILING MOUNTED HARD WIRED SMOKE ALARMS INSTALLED TO MEET AS 3786
HWS	SELECTED SEMI RECESSED INSTANT GAS HOT WATER UNIT
MB	METER BOX
GM	GAS METER
DB	INTERNAL DISTRIBUTION BOARD
NBN	NBN CONNECTION POINT
	WET AREA
A/C	DUCTED HEATING / COOLING CONDENSER UNIT ON 600x1200 REINFORCED CONCRETE PLINTH, MOUNT ON VIBRATION ISOLATORS

UNIT 3 AREAS	
UNIT 3 ALFRESCO AREA	19.80 m ²
UNIT 3 FLOOR AREA	137.89 m ²
UNIT 3 GARAGE FLOOR AREA	38.44 m ²
TOTAL FLOOR AREA	196.13 m ²

UNIT 3 UNCONDITIONED FLOOR AREA	13.88 m ²	UNIT 3 CONDITIONED FLOOR AREA	122.98 m ²
UNIT 3 UNCONDITIONED GARAGE FLOOR AREA	38.44 m ²	UNIT 3 ROOF AREA	214.26 m ²
TOTAL UNCONDITIONED FLOOR AREA	52.32 m ²		

1 UNIT 3 FLOOR PLAN
1 : 100 @ A3



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REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	25/08/2021
B	DA 2 - COUNCIL RFI	10/06/2021
C	DA 3 - COUNCIL RFI	15/09/2021
D	DA 4 - COUNCIL RFI	11/02/2022
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022

PROJECT TITLE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS
CLIENT	A. DOUGLAS
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
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580
NOMINATED ARCHITECT:
TIM LEE
NSW REG: 7304
ACT REG: 1030

DRAWING TITLE	UNIT 3 FLOOR PLAN
LOT AND DEPOSITED PLAN NO.	LOT F DP 38742 AND LOT E DP 38742
STREET ADDRESS	62 VERNER STREET GOULBURN

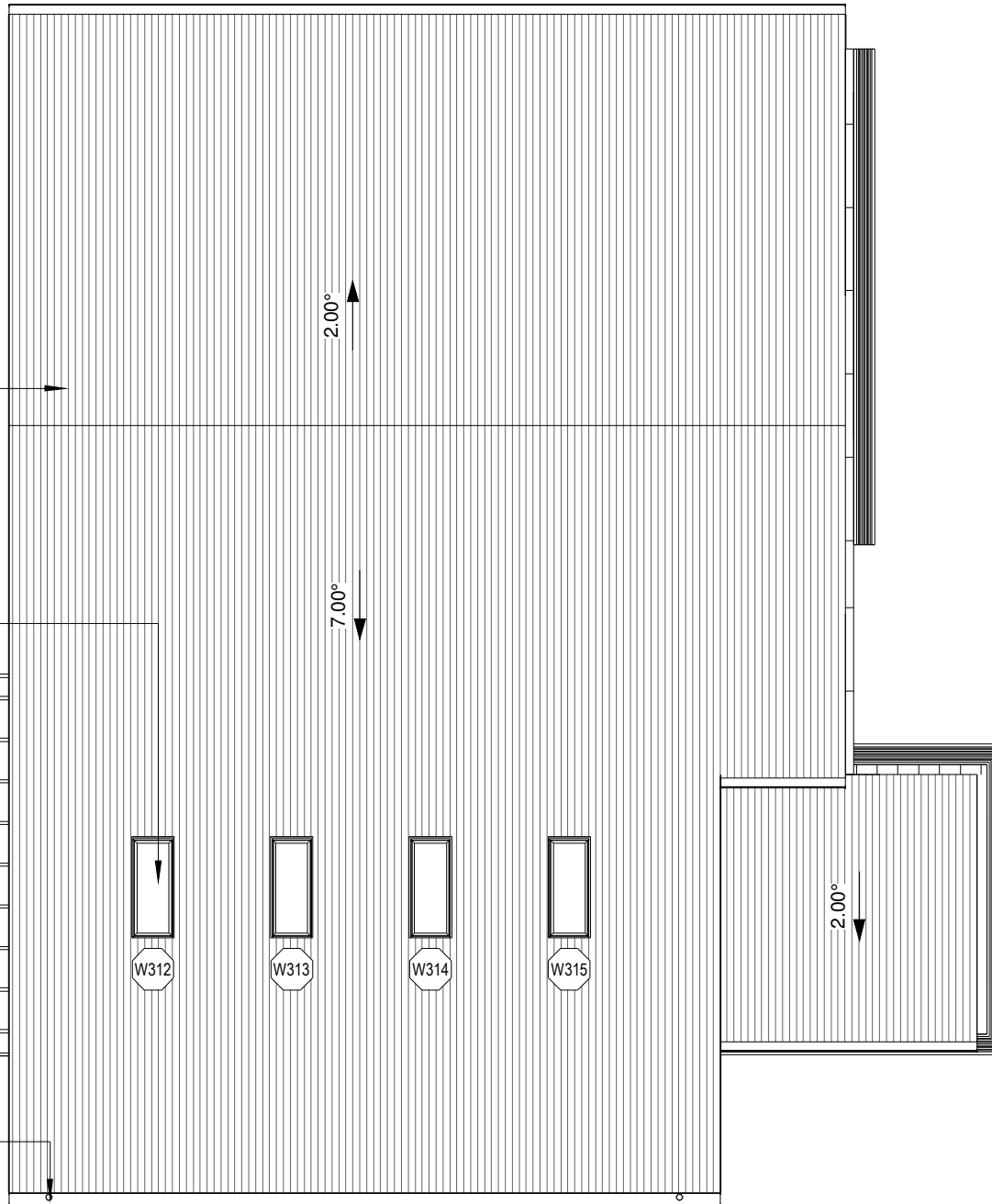
DRAWING COMMENCED	06/21	DRAWING VERIFIED BY	TL
DRAWING SCALE	1 : 100	DRAWN BY	AH
AT SHEET SIZE	A3 SHEET	JOB NUMBER	0819-1137
DRAWING IDENTIFICATION NUMBER	A-08	AMENDMENT ISSUE	G

SHEET STEEL PROFILED ROOF
PROFILE TO ALLOW FOR 2° SLOPE,
COLORBOND FINISH. FIX IN
ACCORDANCE WITH
MANUFACTURERS CURRENT
PRINTED STANDARD. ROOF
FRAMING TO AS1684 AND
MANUFACTURERS CURRENT
STANDARD

ALUMINIUM FRAMED SKYLIGHT
REFER TO BASIX CERTIFICATE FOR
SPECIFICATION

TIMBER PERGOLA OVER

PVC DOWNPIPE, MONUMENT PAINT
FINISH




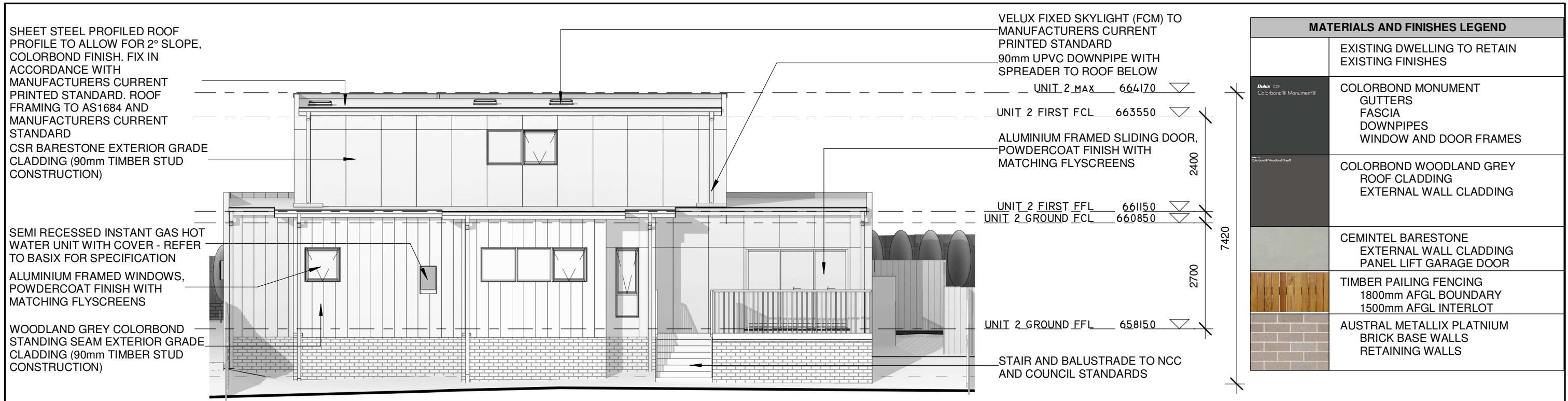
UNIT 3 ROOF AREA	214.26 m ²
---------------------	-----------------------

1 UNIT 3 ROOF PLAN
1 : 100 @ A3

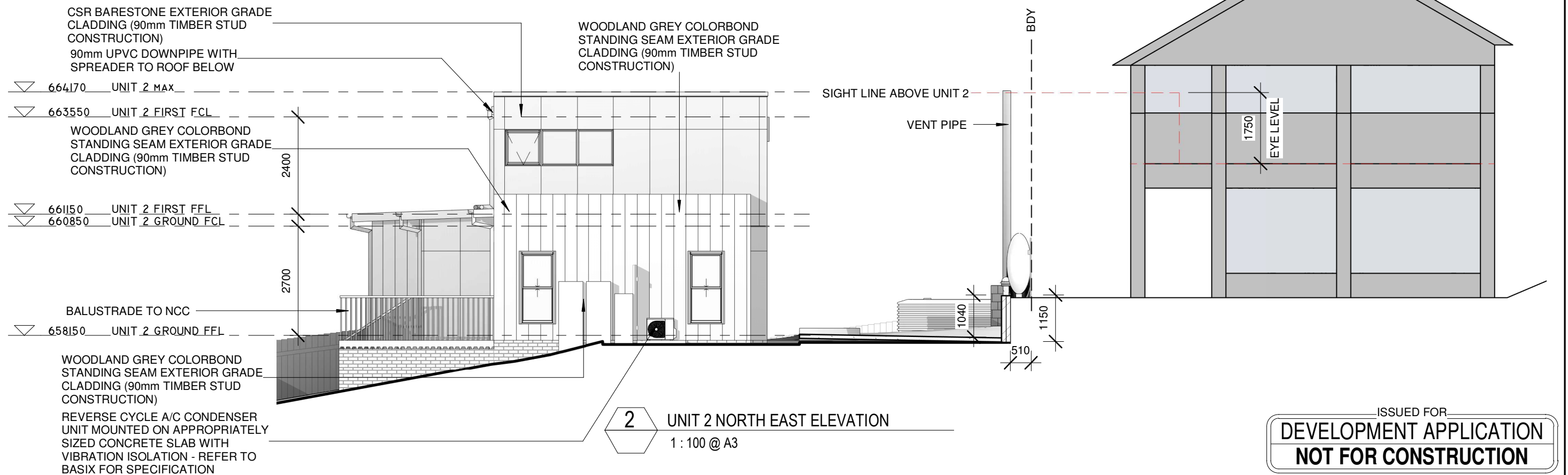


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DRAWING AMENDMENTS			PROJECT TITLE	 TIM LEE ARCHITECTS <small>residential commercial industrial</small> P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		UNIT 3 ROOF PLAN	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS <small>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 restrict 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.</small>	LOT AND DEPOSITED PLAN NO.	1 : 100 AT SHEET SIZE	DRAWN BY AH	
B	DA 2 - COUNCIL RFI	10/06/2021		LOT F DP 38742 AND LOT E DP 38742	62 VERNER STREET GOULBURN	A3 SHEET	JOB NUMBER 0819-1137
C	DA 3 - COUNCIL RFI	15/09/2021				DRAWING IDENTIFICATION NUMBER A-09	AMENDMENT ISSUE G
D	DA 4 - COUNCIL RFI	11/02/2022					
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					

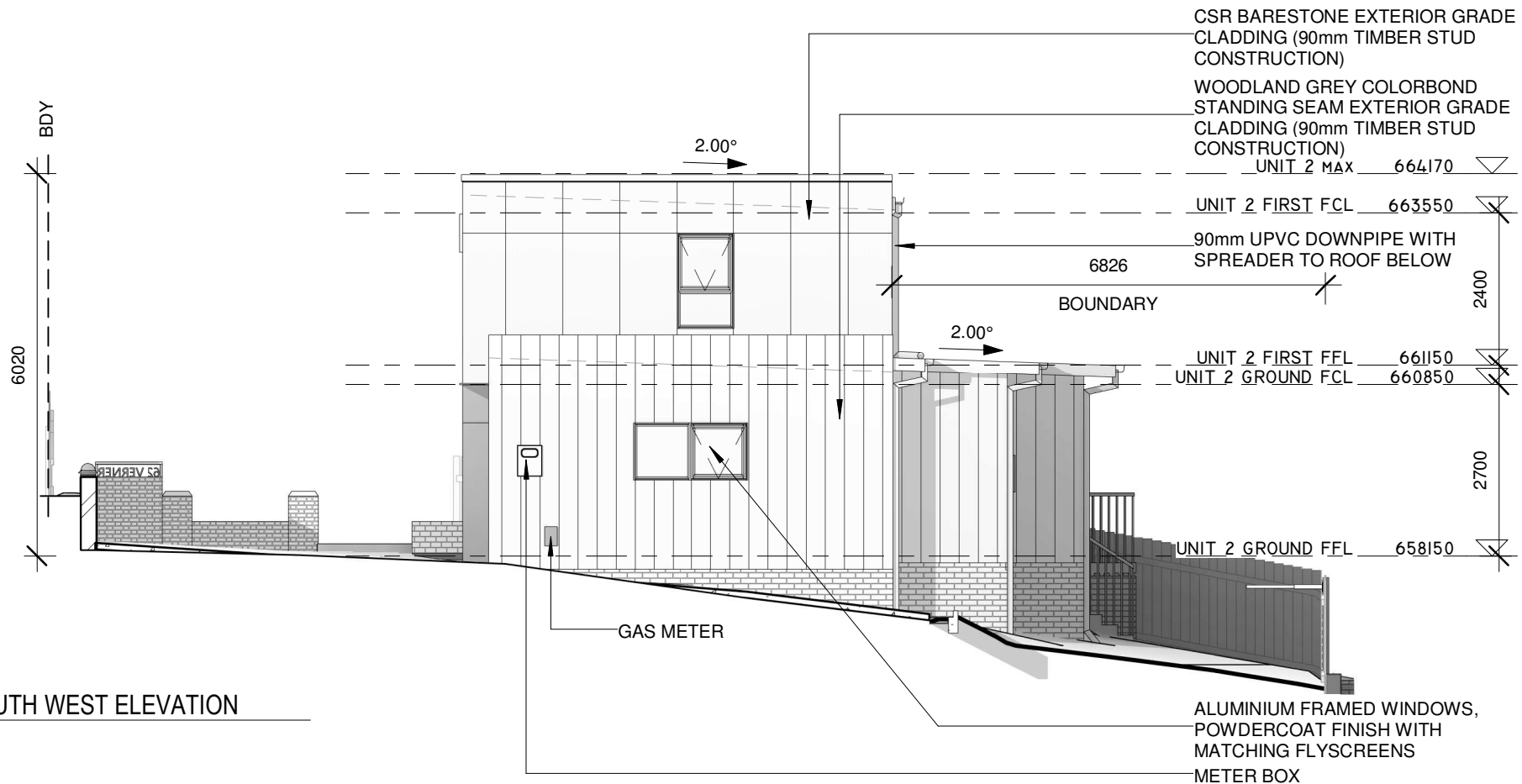


1 UNIT 2 SOUTH EAST ELEVATION
1 : 100 @ A3



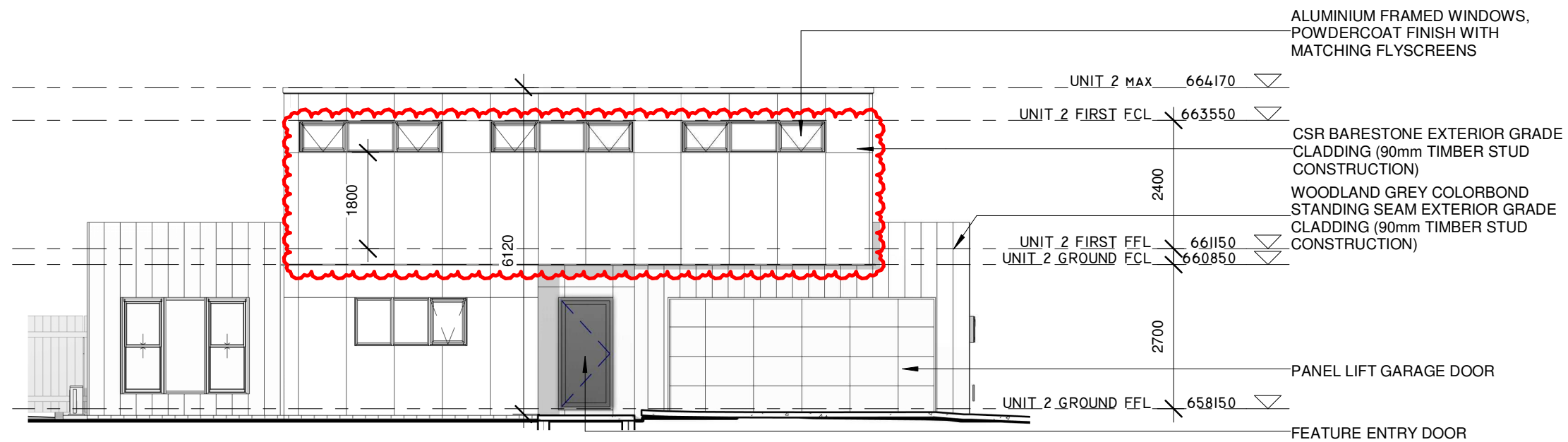
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DRAWING AMENDMENTS			PROJECT TITLE	TIM LEE ARCHITECTS <small>residential commercial industrial</small> P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		UNIT 2 ELEVATIONS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS <small>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 restrict 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.</small>	LOT AND DEPOSITED PLAN NO.	1 : 100	DRAWN BY AH	
B	DA 2 - COUNCIL RFI	10/06/2021		LOT F DP 38742 AND LOT E DP 38742	STREET ADDRESS	A3 SHEET	JOB NUMBER 0819-1137
C	DA 3 - COUNCIL RFI	15/09/2021					
D	DA 4 - COUNCIL RFI	11/02/2022					
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					
					DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
					A-10	G	



1 UNIT 2 SOUTH WEST ELEVATION
1 : 100 @ A3

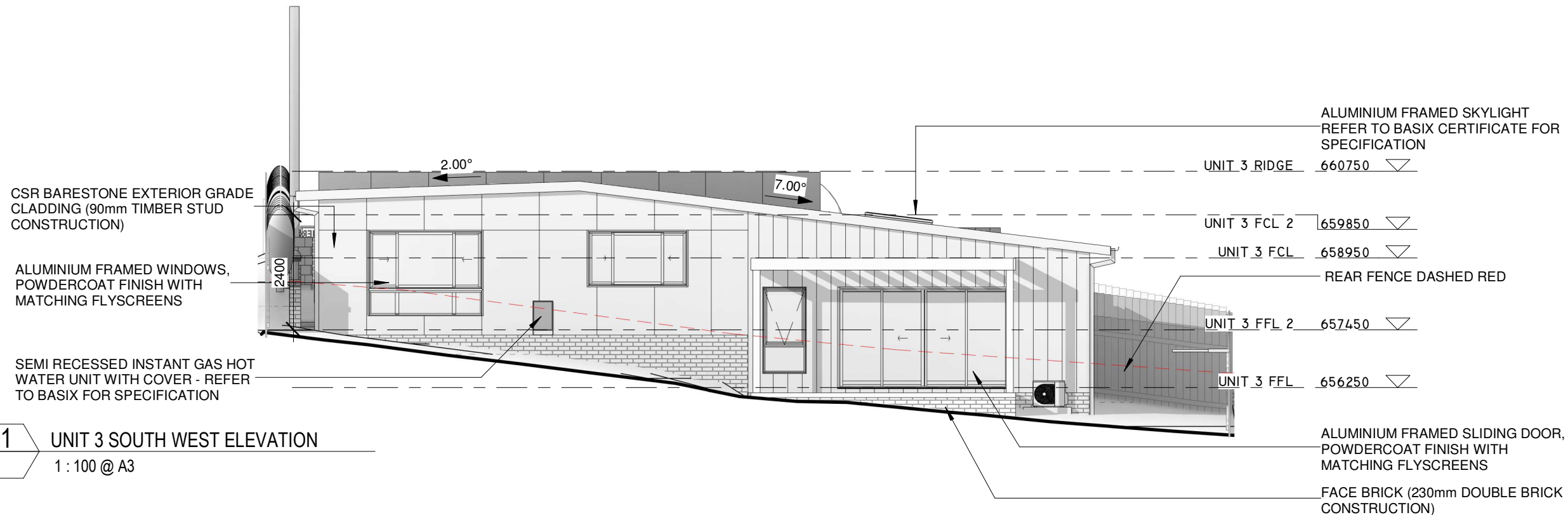
MATERIALS AND FINISHES LEGEND	
	EXISTING DWELLING TO RETAIN EXISTING FINISHES
Colorbond Monument®	COLORBOND MONUMENT GUTTERS FASCIA DOWNPIPES WINDOW AND DOOR FRAMES
Colorbond Woodland Grey	COLORBOND WOODLAND GREY ROOF CLADDING EXTERNAL WALL CLADDING
	CEMINTEL BARESTONE EXTERNAL WALL CLADDING PANEL LIFT GARAGE DOOR
	TIMBER PAILING FENCING 1800mm AFGL BOUNDARY 1500mm AFGL INTERLOT
	AUSTRAL METALLIX PLATINIUM BRICK BASE WALLS RETAINING WALLS



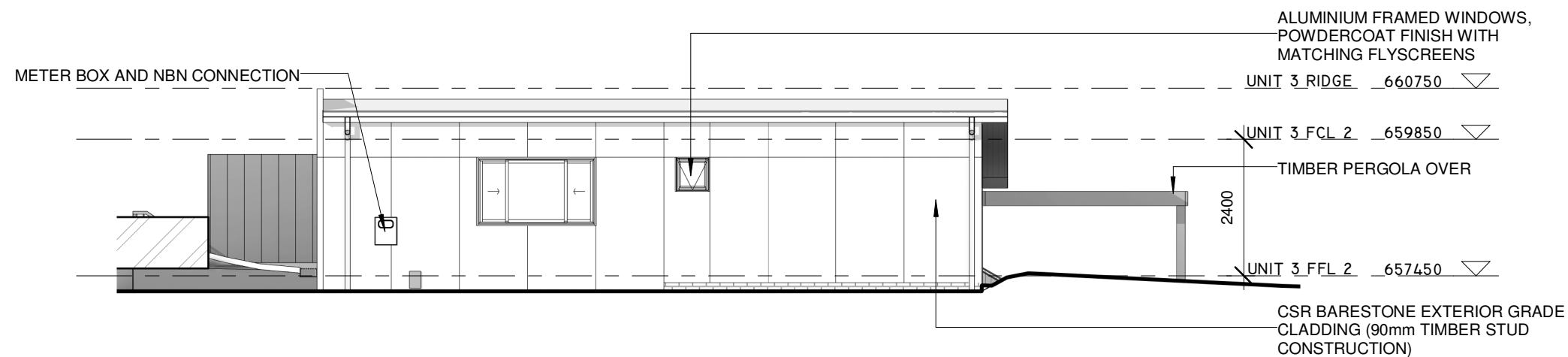
2 UNIT 2 NORTH WEST ELEVATION
1 : 100 @ A3

ISSUED FOR
DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION

DRAWING AMENDMENTS			PROJECT TITLE	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY	
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		UNIT 2 ELEVATIONS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS	LOT AND DEPOSITED PLAN NO. LOT F DP 38742 AND LOT E DP 38742	DRAWING SCALE 1 : 100 AT SHEET SIZE A3 SHEET	DRAWN BY AH JOB NUMBER 0819-1137	
B	DA 2 - COUNCIL RFI	10/06/2021					
C	DA 3 - COUNCIL RFI	15/09/2021					
D	DA 4 - COUNCIL RFI	11/02/2022					
E	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
F	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022	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 restrict 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.	TIM LEE ARCHITECTS residential commercial industrial P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030	STREET ADDRESS 62 VERNER STREET GOULBURN	DRAWING IDENTIFICATION NUMBER A-11	AMENDMENT ISSUE G
G							



1 UNIT 3 SOUTH WEST ELEVATION
1 : 100 @ A3



2 UNIT 3 NORTH WEST ELEVATION
1 : 100 @ A3

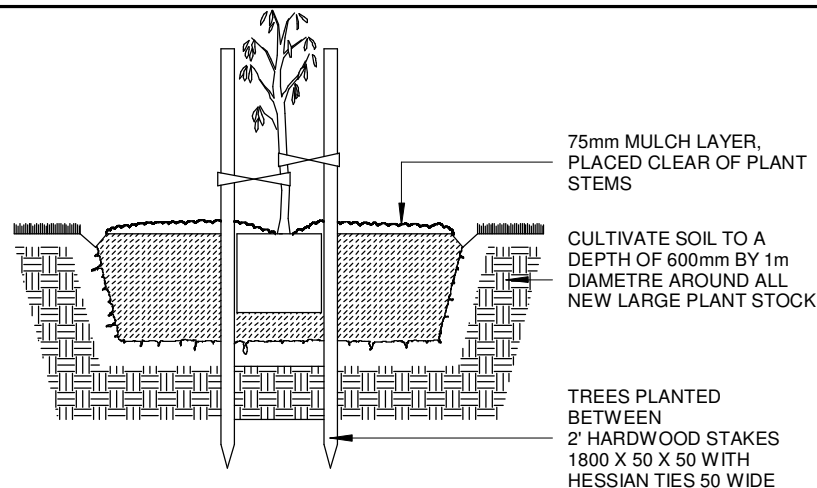
MATERIALS AND FINISHES LEGEND	
	EXISTING DWELLING TO RETAIN EXISTING FINISHES
	COLORBOND MONUMENT GUTTERS FASCIA DOWNPIPES WINDOW AND DOOR FRAMES
	COLORBOND WOODLAND GREY ROOF CLADDING EXTERNAL WALL CLADDING
	CEMINTEL BARESTONE EXTERNAL WALL CLADDING PANEL LIFT GARAGE DOOR
	TIMBER PAILING FENCING 1800mm AFGL BOUNDARY 1500mm AFGL INTERLOT
	AUSTRAL METALLIX PLATINIUM BRICK BASE WALLS RETAINING WALLS

ISSUED FOR
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DRAWING AMENDMENTS			PROJECT TITLE	TIM LEE ARCHITECTS <small>residential commercial industrial</small> P: 02 4822 5934 ABN: 71425067537 ROSS PLACE GOULBURN NSW 2580 NOMINATED ARCHITECT: TIM LEE NSW REG: 7304 ACT REG: 1030	DRAWING TITLE	DRAWING COMMENCED	DRAWING VERIFIED BY
REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		UNIT 3 ELEVATIONS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS <small>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.</small>	LOT AND DEPOSITED PLAN NO.	1 : 100 AT SHEET SIZE	DRAWN BY AH	
B	DA 2 - COUNCIL RFI	10/06/2021		LOT F DP 38742 AND LOT E DP 38742	STREET ADDRESS 62 VERNER STREET GOULBURN	A3 SHEET	JOB NUMBER 0819-1137
C	DA 3 - COUNCIL RFI	15/09/2021				DRAWING IDENTIFICATION NUMBER A-13	AMENDMENT ISSUE G
D	DA 4 - COUNCIL RFI	11/02/2022					
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					

SYMBOL	QTY.	POT SIZE	COMMON	BOTANICAL
	---	---	CANTURF CANBERRA BLEND WITH CLOVER	TALL FINE FESCUE & KENTUCKY BLUEGRASS WITH 5% O'CONNOR'S STRAWBERRY CLOVER ADDED.
	---	4.5 LITRE POT, SPACED AT MAX. 900mm APART	'CAMELLIA'	CAMELLIA SASANQUA
	10	10 LITRE POT, SPACED AS SHOWN ON PLAN	'SILVER BIRCH'	BETULA PENDULA
	10	30 LITRE POT, SPACED AS SHOWN ON PLANS	'CHINESE PISTACHIO'	PISTACIA CHINENSIS
	8	4.5 LITRE POT, SPACED AT MAX. 1.5m WITHIN PLANT BED	'BRONZE RAMBLER'	PROTEACEAE GREVILLEA
	20	10L POT SPACED AT MAX 1m CCS AS SHOWN ON PLANS	'PHOTINIA'	PHOTINIA ROBUSTA

NOTE : FINAL PLANTING OF PLANTS TO BE IN ACCORDANCE WITH SUPPLIER'S CURRENT RECOMMENDED INSTRUCTIONS & SPACINGS.

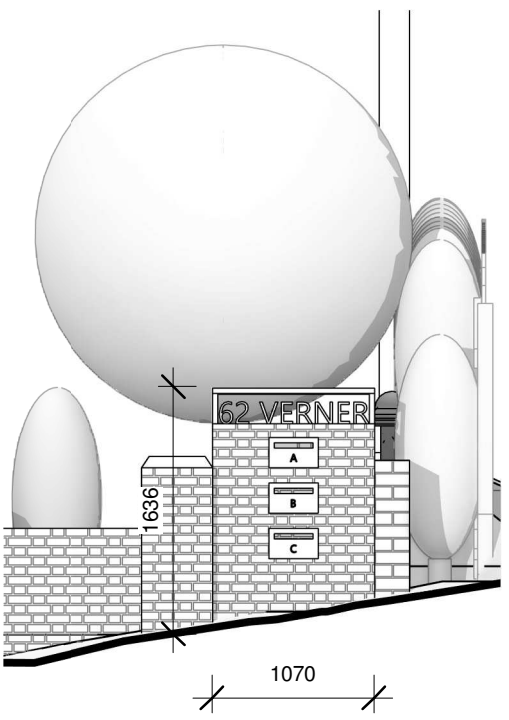


LANDSCAPING NOTES

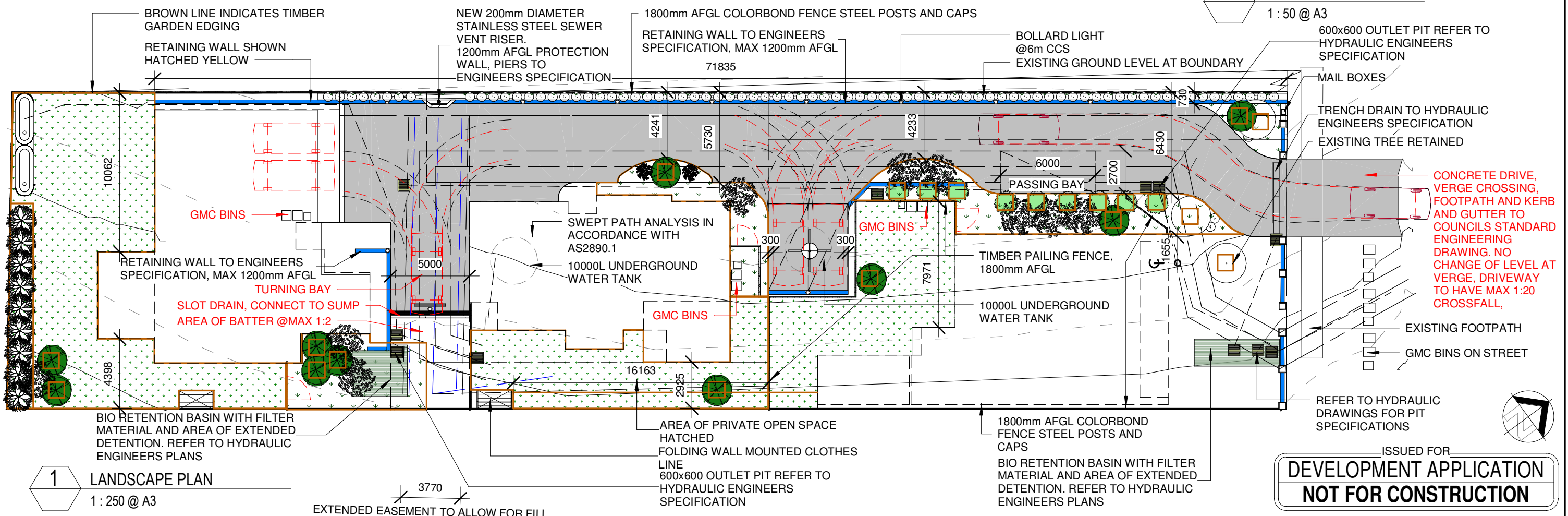
- EXCAVATE TO A DEPTH OF 300mm, BREAK UP SUBGRADE A FURTHER 100mm AND BACKFILL WITH TOPSOIL MIXTURE. PROVIDE 1:100 FALL TO BASE OF BED WITH 100 PVC SUBSOIL DRAIN IN BLUE METAL CONNECTED TO ROOF AND YARD DRAINAGE SYSTEM.
- PROVIDE HOSE COCKS FOR WATERING AT 30cm CENTRES
- FAILURES TO BE REPLACED AND WEEDS REMOVED ON REGULAR BASIS.
- PLANT STOCK TO BE OF GOOD QUALITY, HARDENED OFF, NOT ROOT BOUND AND WITH A LEADING SHOOT IF A TREE SPECIES, FREE OF PESTS AND DISEASE.

- PLANTS TO BE SPACED TO ENSURE INTERLOCKING OF CANOPIES BY 10-20% FOR SHRUBS AND 30-40% FOR GROUND COVER.
- MULCHING OF PLANTING BED TO BE 75mm THICK TAKING CARE TO CLEAR MULCH FROM STEMS.
- SOIL TREATMENT: WHERE TOP SOIL HAS BEEN STRIPPED, APPLY GYPSUM 300g-m sq. AFTER REPLACING TOPSOIL TO 300mm DEEP, APPLY LIME AT 200g/m sq. AND ENSURE PH IS 5.5-6.5. APPLY A LOW 9NKPS FERTILISER AT 100g/m sq>.
- AREAS INDICATED GRASSED TO BE ROTARY HOED THROUGH 100mm TOPSOIL AND FIRST QUALITY TURF TO BE ROLLED, TAMPED, WATERED AND TOP DRESSED. REMOVE IRREGULARITIES AND MOW AT FORTNIGHTLY INTERVALS.

SITE AREAS	
LOT 1 - EXISTING SITE AREA	562.91 m ²
LOT 2 - SITE AREA	495.24 m ²
LOT 3 - SITE AREA	572.04 m ²
TOTAL SITE AREA	1630.18 m²
LOT 1 POS AREA	88.90 m ²
LOT 2 POS AREA	110.54 m ²
LOT 3 POS AREA	176.00 m ²



2 MAILBOX DETAIL
1:50 @ A3



1 LANDSCAPE PLAN
1:250 @ A3

DRAWING AMENDMENTS

REVISION	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	25/08/2021
B	DA 2 - COUNCIL RFI	10/06/2021
C	DA 3 - COUNCIL RFI	15/09/2021
D	DA 4 - COUNCIL RFI	11/02/2022
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022

PROJECT TITLE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS
CLIENT	A. DOUGLAS
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 restrict 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.	

TIM LEE ARCHITECTS
residential commercial industrial

P: 02 4822 5934
ABN: 71425067537
ROSS PLACE
GOULBURN NSW
2580

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

DRAWING TITLE	LANDSCAPE PLAN
LOT AND DEPOSITED PLAN NO.	LOT F DP 38742 AND LOT E DP 38742
STREET ADDRESS	62 VERNER STREET GOULBURN

DRAWING COMMENCED	06/21	DRAWING VERIFIED BY	TL
DRAWING SCALE	As indicated	DRAWN BY	AH
AT SHEET SIZE	A3 SHEET	JOB NUMBER	0819-1137
DRAWING IDENTIFICATION NUMBER	A-18	AMENDMENT ISSUE	G

Sun Settings

Solar Study
 Still
 Single Day
 Multi-Day
 Lighting

Presets
 <In-session, Still>
 Summer Solstice
 Winter Solstice
 Spring Equinox
 Autumn Equinox
 Winter Solstice 9AM
 Winter Solstice 12PM
 Winter Solstice 3PM
 Summer Solstice 3PM
 Summer Solstice 12PM
 Summer Solstice 9AM
 Winter Solstice 12PM 2
 Winter Solstice 10AM
 Winter Solstice 11AM
 Winter Solstice 1PM
 Winter Solstice 2PM
 Winter Solstice 9AM EX
 Winter Solstice 12PM EX
 Winter Solstice 3PM EX
 Winter Solstice 2.30PM
 Winter Solstice 11.15AM
 Winter Solstice 11.30AM
 Winter Solstice 11.45AM
 Winter Solstice 1.15 PM
 Winter Solstice 1.30 PM
 Winter Solstice 1.45 PM
 Winter Solstice 12.15PM
 Winter Solstice 12.30PM

Settings
 Location : 62 Verner St, Goulburn, New ...
 Date : 21/06/2010
 Time : 9:00 AM

Ground Plane at Level :
 SITE LEVEL 1

OK Cancel Apply



SHADOW DIAGRAM KEY	
	AREA OF PRIVATE OPEN SPACE = 176sqm
	AREA OF PRIVATE OPEN SPACE IN SUN
	AREA OF SHADOW

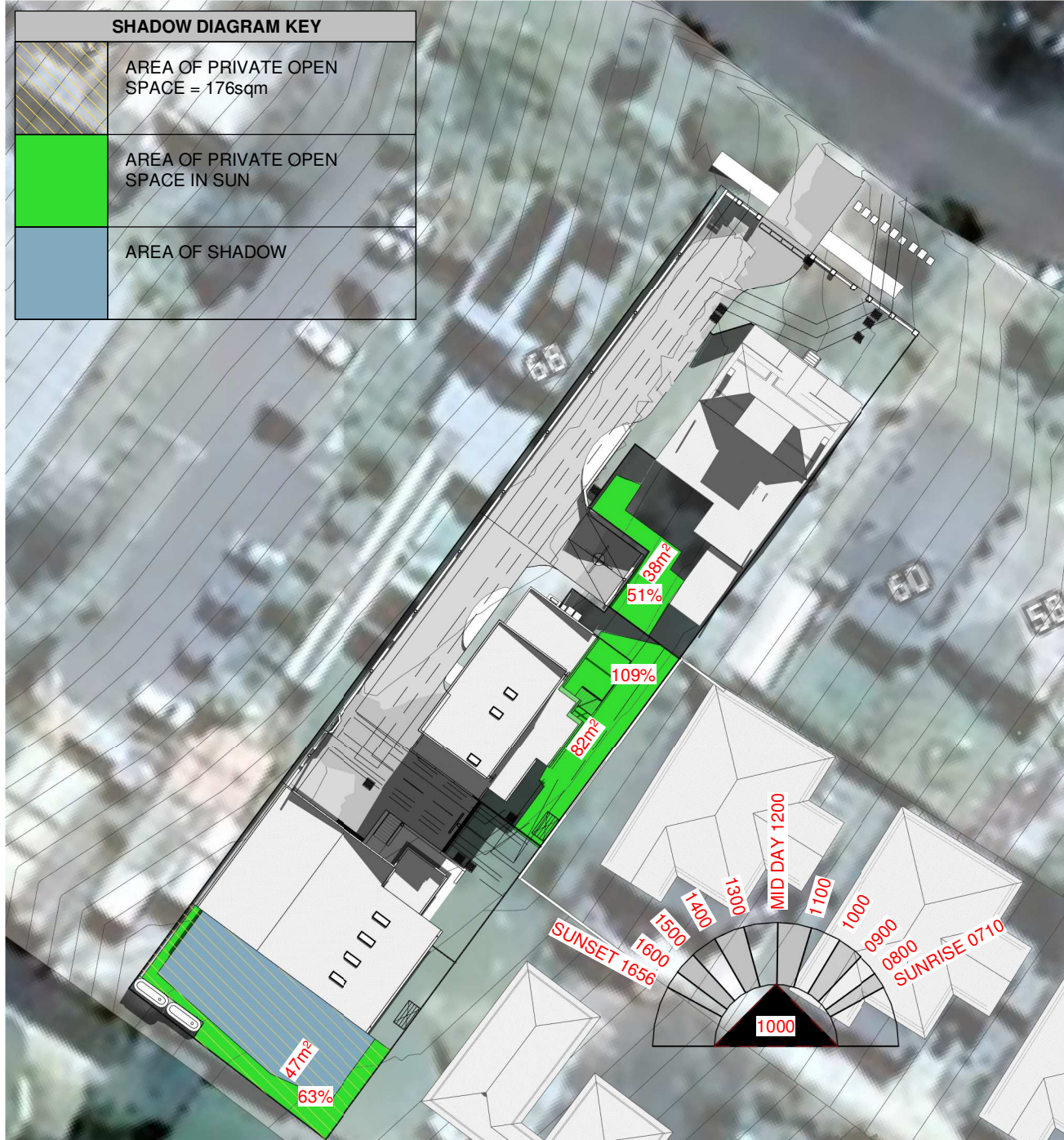


1 SHADOW DIAGRAM - SUMMER SOLSTICE 3PM
 1 : 500 @ A3

2 SHADOW DIAGRAM - WINTER SOLSTICE 9AM
 1 : 500 @ A3

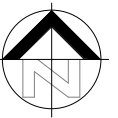
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REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		SHADOW DIAGRAMS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT	LOT AND DEPOSITED PLAN NO.	DRAWING SCALE	DRAWN BY	
B	DA 2 - COUNCIL RFI	10/06/2021	A. DOUGLAS	LOT F DP 38742 AND LOT E DP 38742	As indicated	AH	
C	DA 3 - COUNCIL RFI	15/09/2021		STREET ADDRESS	A3 SHEET	JOB NUMBER	
D	DA 4 - COUNCIL RFI	11/02/2022		62 VERNER STREET GOULBURN		0819-1137	
E	DA 4 - SHADOW INFORMATION	28/03/2022			DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022			A-21	G	
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					



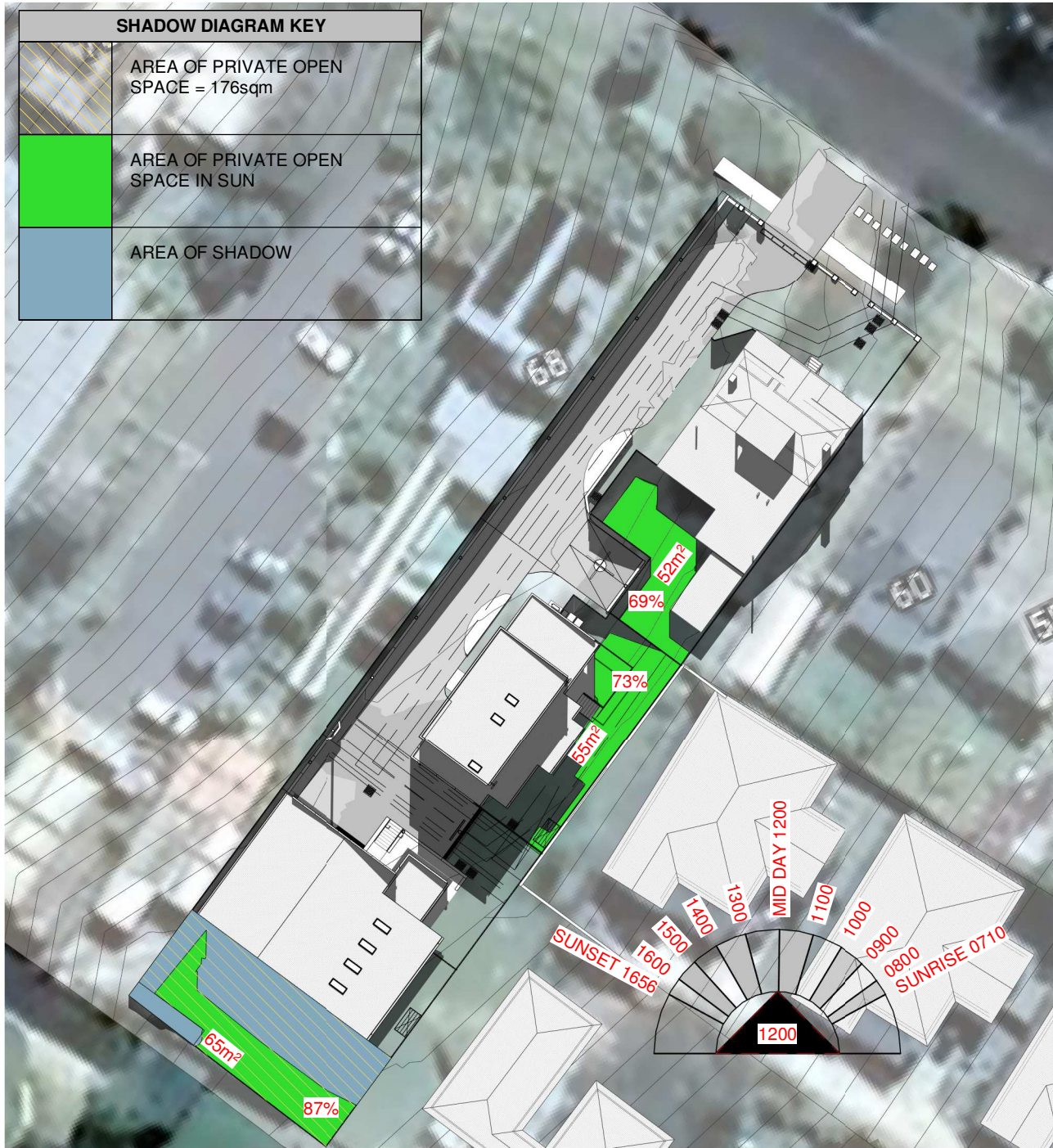
1 SHADOW DIAGRAM - WINTER SOLSTICE 10AM
1 : 500 @ A3

2 SHADOW DIAGRAM - WINTER SOLSTICE 11AM
1 : 500 @ A3



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REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		SHADOW DIAGRAMS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS	LOT AND DEPOSITED PLAN NO. LOT F DP 38742 AND LOT E DP 38742	DRAWING SCALE As indicated AT SHEET SIZE A3 SHEET	DRAWN BY AH	
B	DA 2 - COUNCIL RFI	10/06/2021					
C	DA 3 - COUNCIL RFI	15/09/2021	<small>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 restrict 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.</small>	STREET ADDRESS 62 VERNER STREET GOULBURN	JOB NUMBER 0819-1137	AMENDMENT ISSUE G	
D	DA 4 - COUNCIL RFI	11/02/2022					
E	DA 4 - SHADOW INFORMATION	28/03/2022	<small>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 restrict 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.</small>	DRAWING IDENTIFICATION NUMBER A-22	DRAWING VERIFIED BY TL		
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					



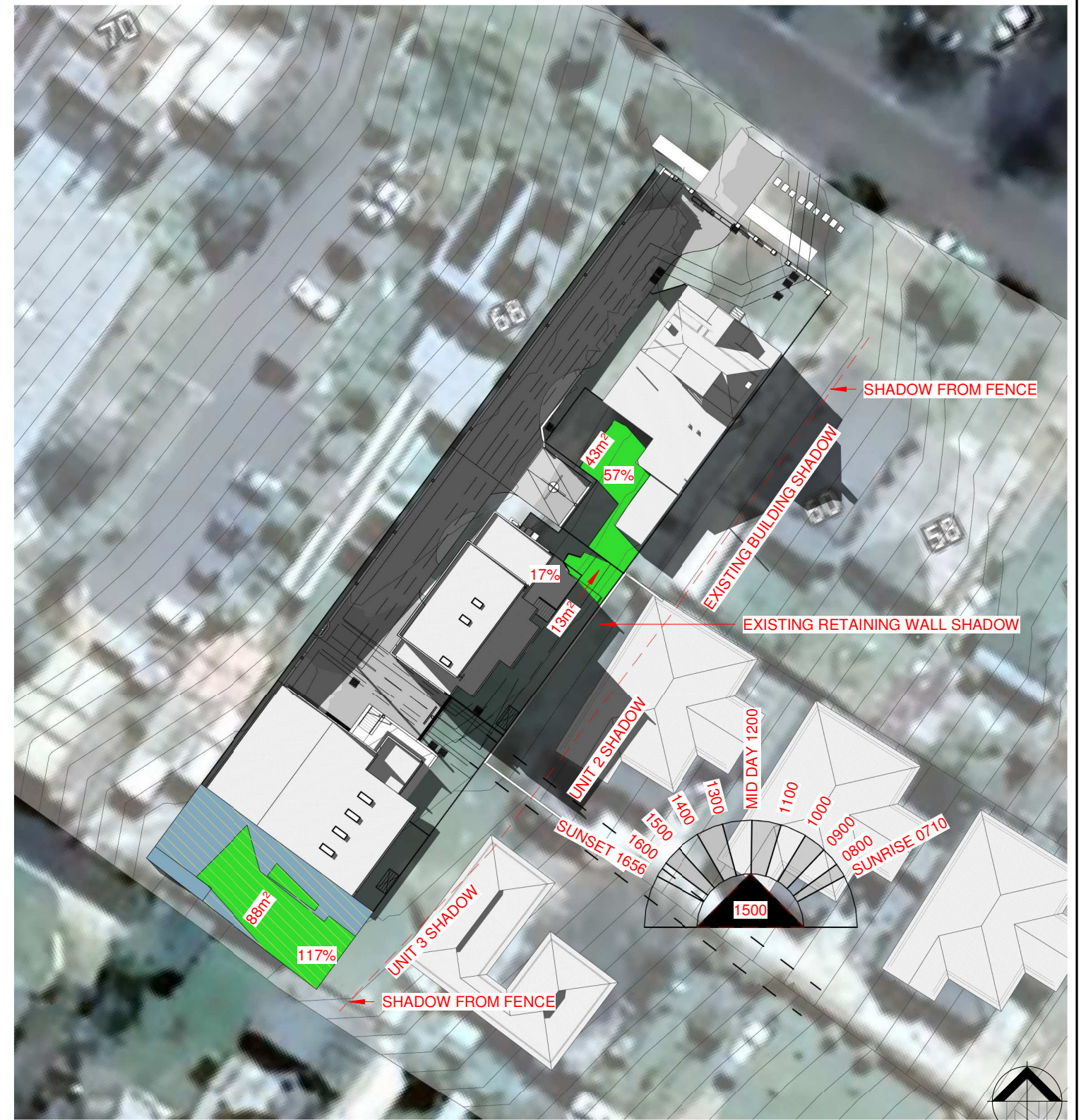
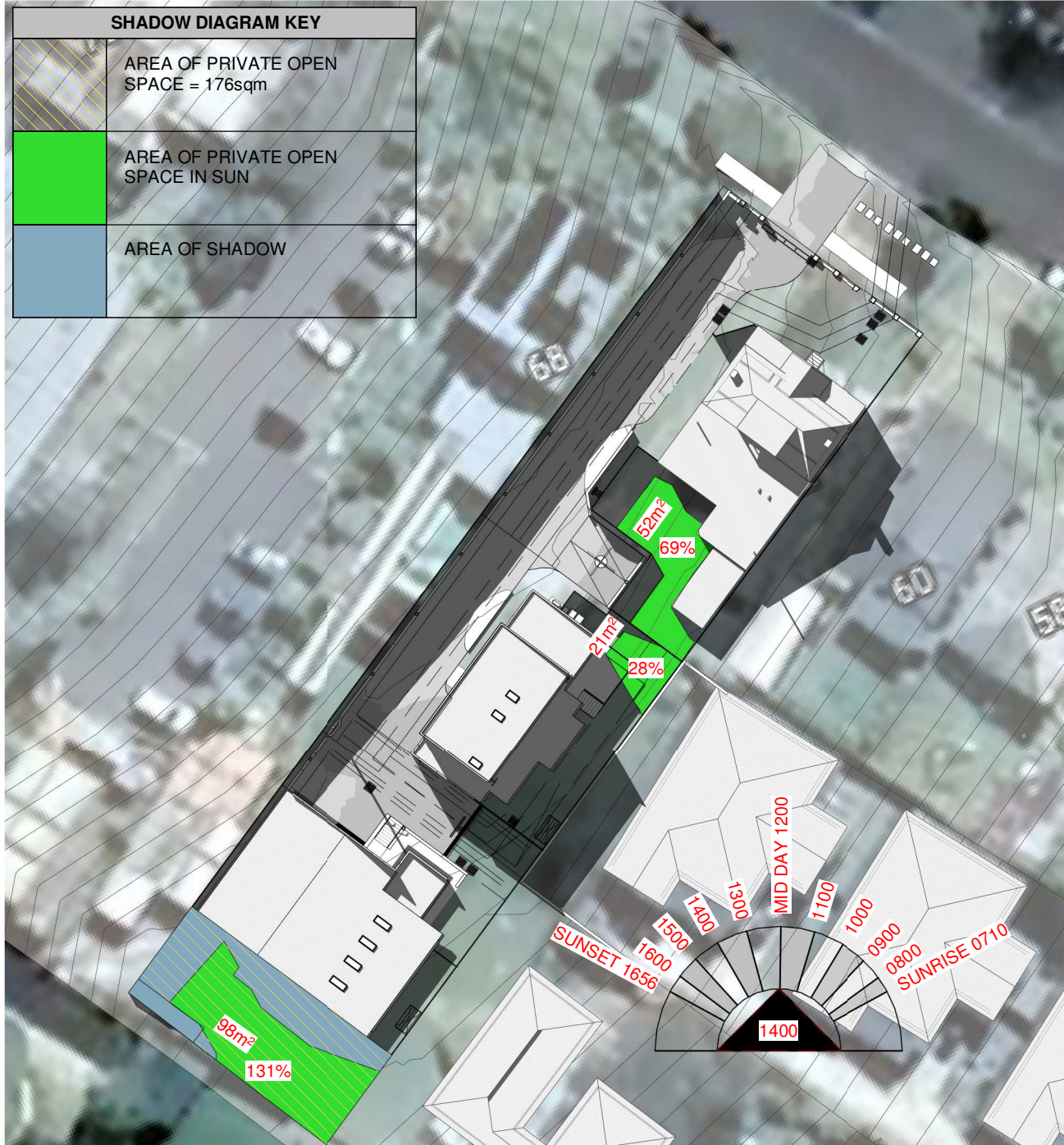
1 SHADOW DIAGRAM - WINTER SOLSTICE 12PM
1 : 500 @ A3

2 SHADOW DIAGRAM - WINTER SOLSTICE 1PM
1 : 500 @ A3



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REVISION	DESCRIPTION	DATE	PROPOSED 3 LOT TORRENS TITLE SUBDIVISION & DETACHED DWELLINGS		SHADOW DIAGRAMS	06/21	TL
A	DEVELOPMENT APPLICATION	25/08/2021	CLIENT A. DOUGLAS	LOT AND DEPOSITED PLAN NO. LOT F DP 38742 AND LOT E DP 38742	DRAWING SCALE As indicated AT SHEET SIZE A3 SHEET	DRAWN BY AH	
B	DA 2 - COUNCIL RFI	10/06/2021					
C	DA 3 - COUNCIL RFI	15/09/2021	<small>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 restrict 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.</small>	STREET ADDRESS 62 VERNER STREET GOULBURN	JOB NUMBER 0819-1137	AMENDMENT ISSUE G	
D	DA 4 - COUNCIL RFI	11/02/2022					
E	DA 4 - SHADOW INFORMATION	28/03/2022			DRAWING IDENTIFICATION NUMBER A-23		
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022					
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1 SHADOW DIAGRAM - WINTER SOLSTICE 2PM
1 : 500 @ A3

2 SHADOW DIAGRAM - WINTER SOLSTICE 3PM
1 : 500 @ A3

ISSUED FOR
DEVELOPMENT APPLICATION
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C	DA 3 - COUNCIL RFI	15/09/2021	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.	STREET ADDRESS	AT SHEET SIZE	JOB NUMBER	
D	DA 4 - COUNCIL RFI	11/02/2022	All materials and workmanship to be in restrict accordance with current Australian standards, BCA, Local regulation and manufacturers current printed instructions. Unless noted otherwise use only best quality materials, fittings and fixtures.	62 VERNER STREET GOULBURN	A3 SHEET	0819-1137	
E	DA 4 - SHADOW INFORMATION	28/03/2022	COPYRIGHT TIM LEE ARCHITECTS Drawings subject to copyright and may not be reproduced in any form without the written permission of the architect.		DRAWING IDENTIFICATION NUMBER	AMENDMENT ISSUE	
F	COUNCIL RFI ADDRESSING 19TH APRIL MEETING	17/05/2022			A-24	G	
G	COUNCIL RFI ASSESSMENT OF REVISED DOCUMENTS	01/06/2022					

