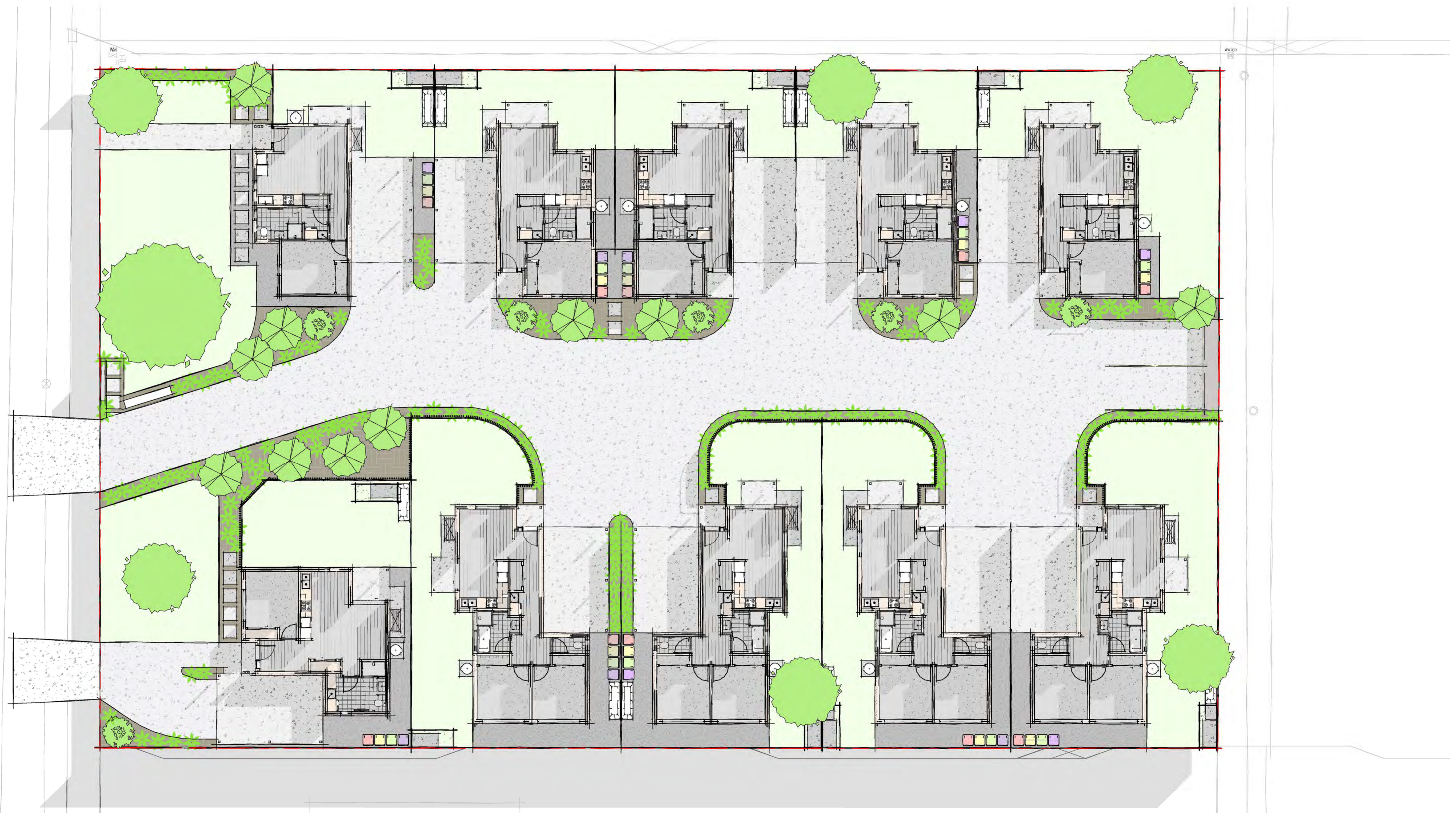


PROPOSED PLANNING SUBMISSION

67 ROBERTSON STREET, NATHALIA, VIC, 3638.



ARCHITECTURAL DRAWING LIST			
NUMBER	TITLE	REV	STATUS
P01-01	COVER SHEET	B	AMENDMENTS FROM CLIENTS COMMENTS
P02-01	EXISTING SITE PLAN SURVEY	B	AMENDMENTS FROM CLIENTS COMMENTS
P02-03	SITE PLAN	B	AMENDMENTS FROM CLIENTS COMMENTS
P02-04	SITE PLAN (SCALE)	B	AMENDMENTS FROM CLIENTS COMMENTS
P02-06	LANDSCAPE PLAN	B	AMENDMENTS FROM CLIENTS COMMENTS
P03-01	FLOOR PLANS	B	AMENDMENTS FROM CLIENTS COMMENTS

ARCHITECTURAL DRAWING LIST			
NUMBER	TITLE	REV	STATUS
P03-02	FLOOR PLANS	B	AMENDMENTS FROM CLIENTS COMMENTS
P03-03	FLOOR PLANS	B	AMENDMENTS FROM CLIENTS COMMENTS
P04-01	SHADOW DIAGRAMS	B	AMENDMENTS FROM CLIENTS COMMENTS
P05-01	ELEVATIONS	B	AMENDMENTS FROM CLIENTS COMMENTS
P05-02	ELEVATIONS	B	AMENDMENTS FROM CLIENTS COMMENTS

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:



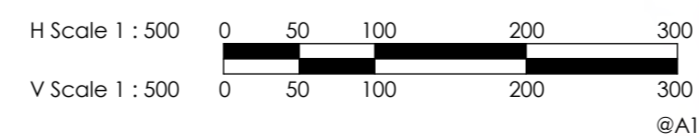
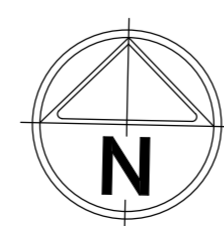
JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Cad File:	Size
Project Number:	07023	Scale: AS SHOWN	A1
Title:	COVER SHEET	Drawing Number	Sheet
		07023-P01-01	P01-01
			Issue
			B



ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:



JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD
Project Name:	10 UNIT DEVELOPMENT
Location:	67 ROBERTSON STREET
Property:	NATHALIA, VIC, 3638.
Project Number:	07023
Title:	EXISTING SITE PLAN SURVEY

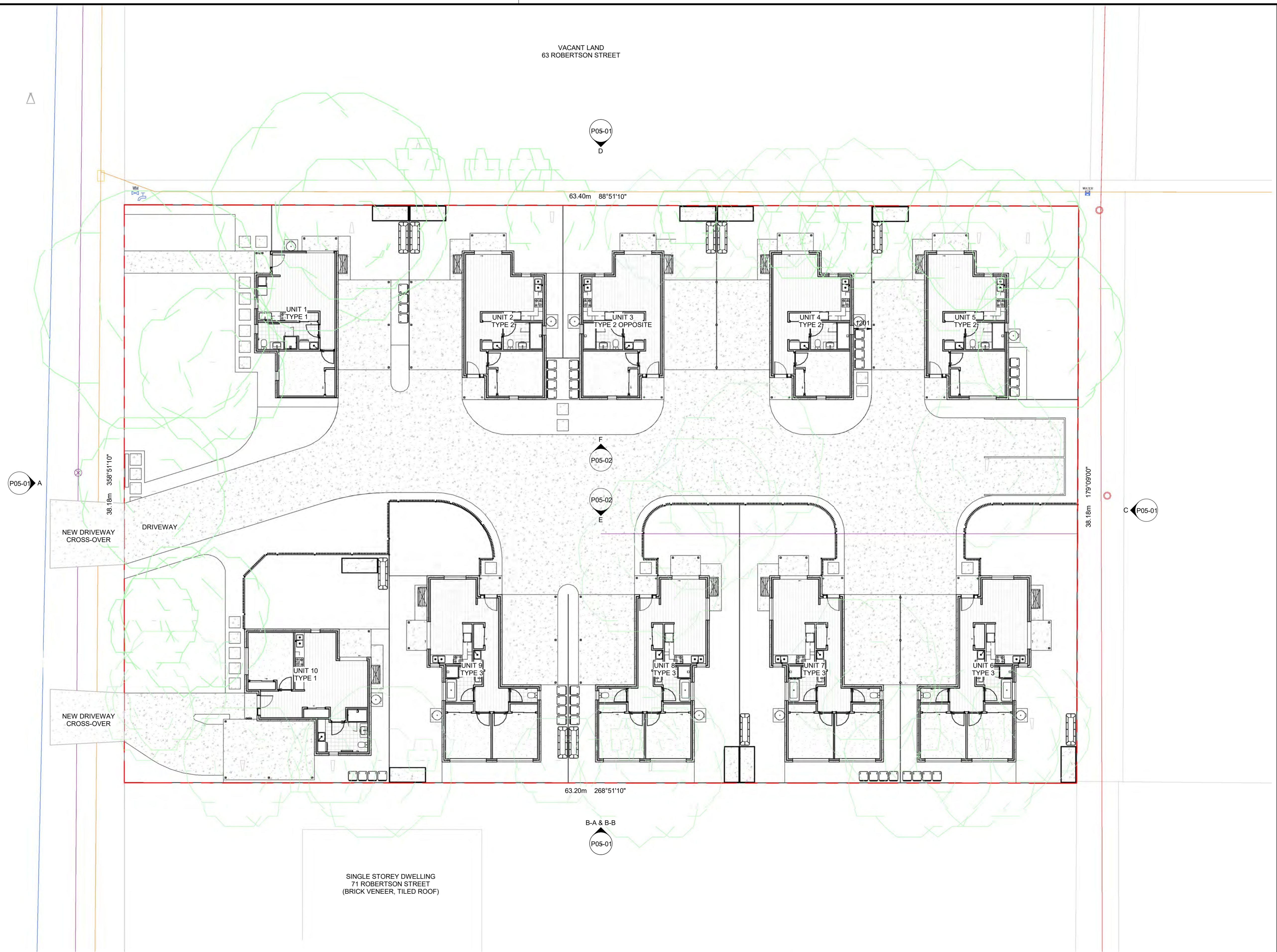
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Designed: KA	Approved: KA	PENDING
20 NOVEMBER 2023		
Cad File:	Sheet	Issue
Scale: 1 : 200		
Drawing Number		
07023-P02-01	P02-01	B

AREA SCHEDULE

LAND AREA	2419sqm
BUILDING AREAS:	
DWELLINGS:	579sqm
CARPORTS:	217sqm
VERANDAS:	18sqm
ALFRESCO:	20sqm
TOTAL BUILDING AREAS:	834sqm
HARD SURFACE AREAS:	
DRIVEWAYS:	429sqm
OTHER PAVEMENTS:	70sqm
TOTAL HARD SURFACE AREAS:	499sqm
SITE COVERAGE (INC H/S):	55% (1330sqm)
GARDEN AREA:	46% (1120sqm)

SERVICES SCHEDULE

GAS PIPE LINE	
WATER PIPE LINE	
WATER MAIN	
WATER TAP	
OVERHEAD POWER	
POWER POLE	
TELSTRA LINE	
TELSTRA PIT	
SEWER PIPE LINE	
SEWER PIPE LINE	



ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:

H Scale 1 : 125

V Scale 1 : 125

JJS
DRAFTING

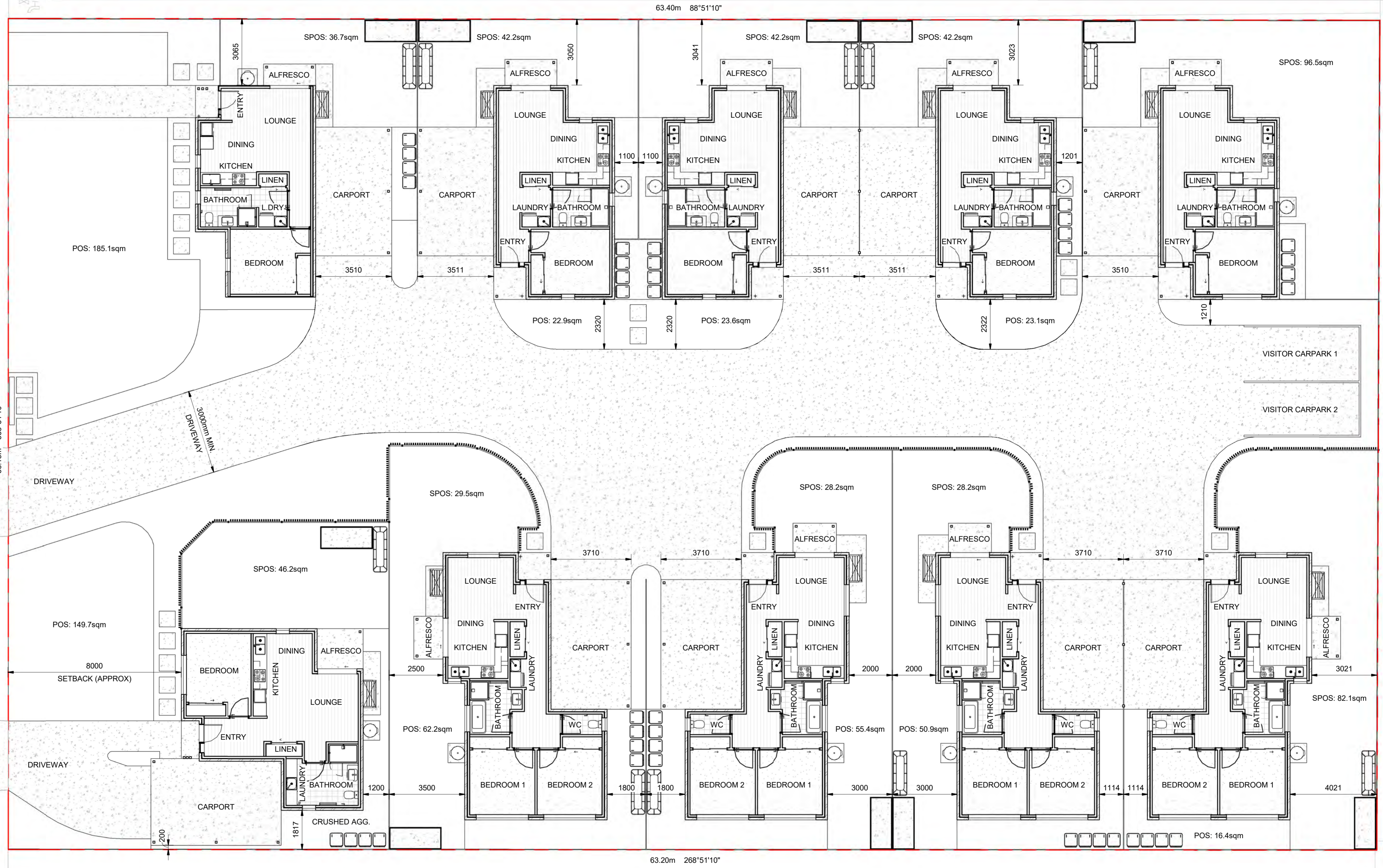
JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD
Project Name:	10 UNIT DEVELOPMENT
Location:	67 ROBERTSON STREET
Property:	NATHALIA, VIC, 3638.
Project Number:	07023
Title:	SITE PLAN

Surveyed:	Drawn: JG	05 DECEMBER 2023
Designed: KA	Approved: KA	PENDING
20 NOVEMBER 2023		
Cad File:		Size
Scale: As indicated		A1
Drawing Number	Sheet	Issue
07023-P02-03	P02-03	B

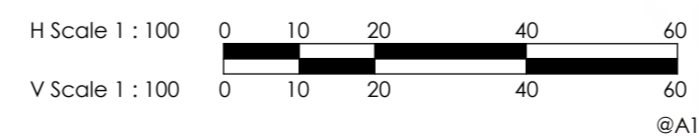
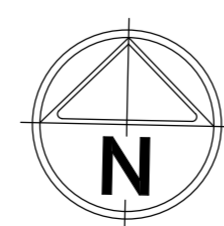
VACANT LAND
63 ROBERTSON STREET

ROBERTSON STREET



SINGLE STOREY DWELLING
71 ROBERTSON STREET
(BRICK VENEER, TILED ROOF)

NOTATIONS:





JJS DRAFTING
JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

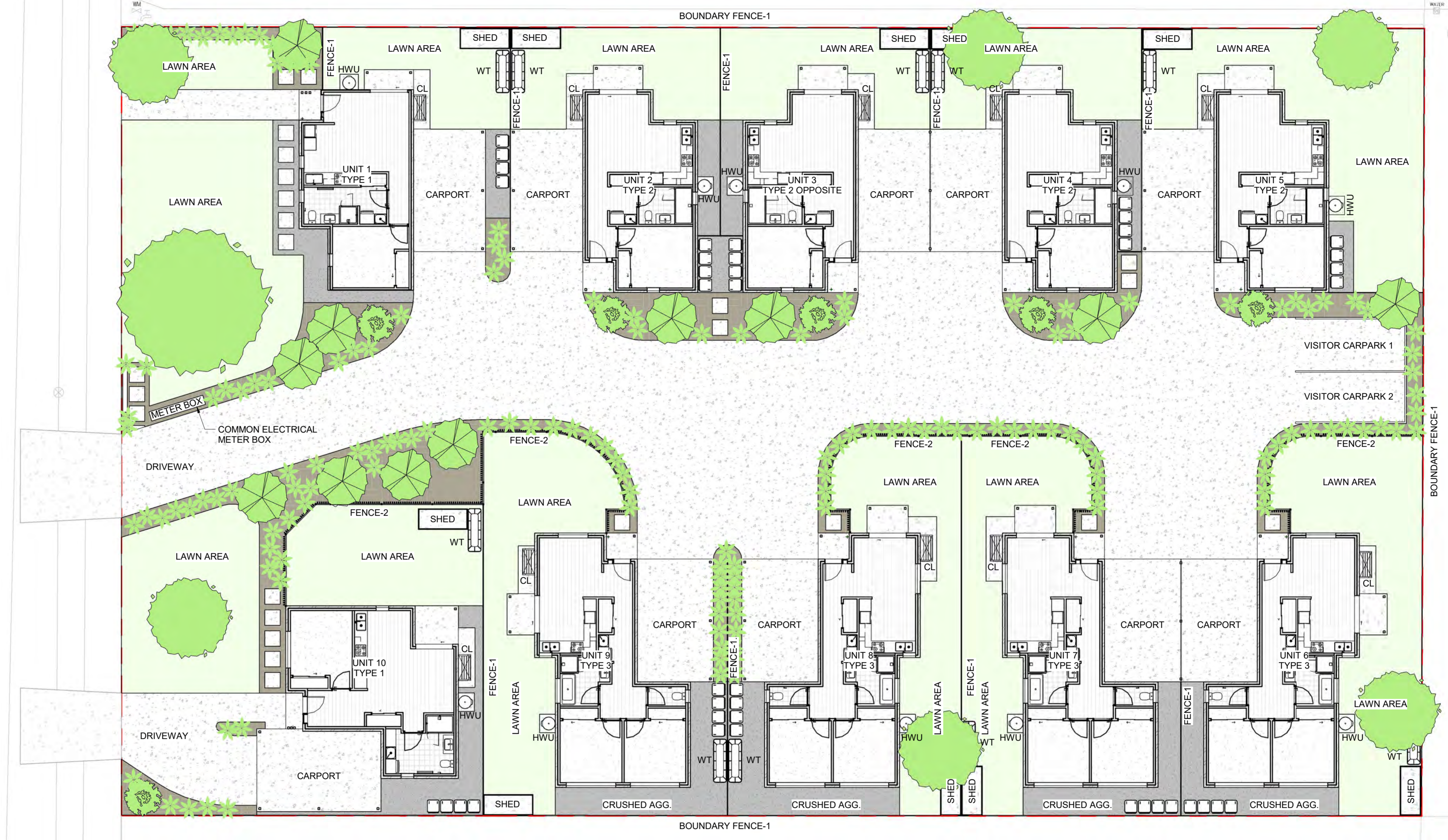
Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	05 DECEMBER 2023
Location:	67 ROBERTSON STREET	Approved: KA	PENDING
Property:	NATHALIA, VIC, 3638.	Scale:	1 : 100
Project Number:	07023	Drawing Number:	Sheet
Title:	SITE PLAN (SCALE)	07023-P02-04	P02-04
			Size A1
			Issue B

B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23
ISBEE	DATE	

LANDSCAPE LEGEND

-  PINE BARK MULCH
-  GRASS
-  CRUSHED AGGREGATE
-  CONCRETE
-  CONCRETE (COLOURED ENTRY)
-  PLANTING: ACMENA SMITHII (LILLY PILLY)
-  PLANTING: HAKEA LAURINA (PINCUSHION HAKEA)
-  PLANTING: MISCELLANEOUS NATIVES (DROUGHT TOLERANT GRASSES)
-  PLANTING: EXISTING TREE TO BE MAINTAINED
-  ELECTRIC HOT WATER SERVICE WITH STORAGE (HWU)
-  SHED 2400mm x 1000mm x 2500mm HIGH GARDEN SHED (6.0m²)
-  2000L SLIMLINE STORM WATER TANK (WT)
-  1260mm x 600mm WALL MOUNTED CLOTHESLINE (CL)
-  FENCE-1 ALL DIVIDING FENCES TO BE 1800mm HIGH TIMBER PAILING OR SIMILAR. COLOUR T.B.C.
-  FENCE-2 PRIVACY FENCE VENETIAN STYLE OR SIMILAR COLOUR T.B.C.
-  BOUNDARY FENCE-1 BOUNDARY FENCE TO BE 1800mm HIGH COLORBOND COLOUR T.B.C.

- NOTES:**
- CONCRETE PAVING - NATURAL COLOUR STIPPLE FINISH FOR DRIVEWAYS
 - PROVIDE MULCH TO ALL GARDEN BEDS
 - LAWN AREAS TO BE KIKYU BLEND



SINGLE STOREY DWELLING
71 ROBERTSON STREET
(BRICK VENEER, TILED ROOF)

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:



H Scale 1 : 125 

V Scale 1 : 125 

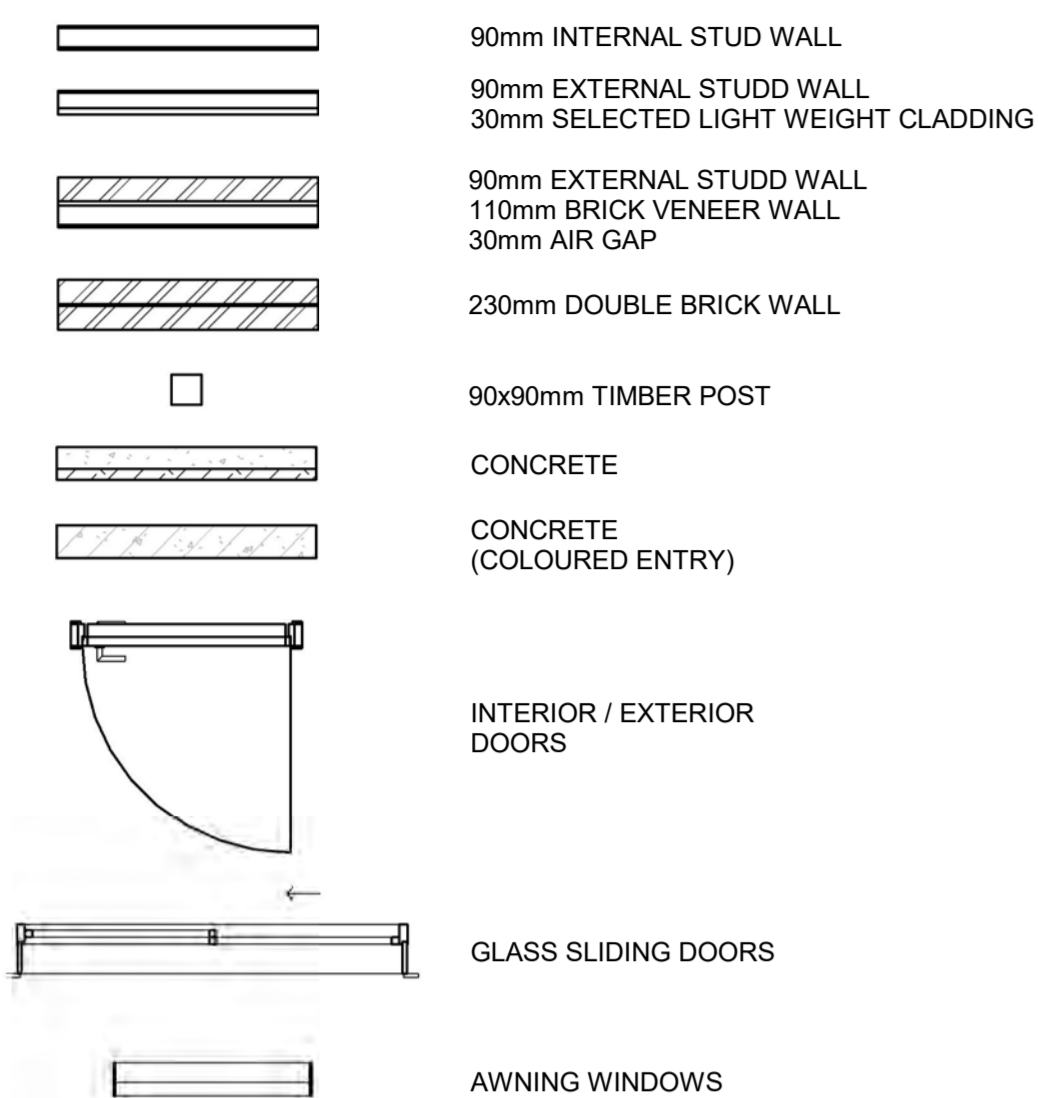


JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD
Project Name:	10 UNIT DEVELOPMENT
Location:	67 ROBERTSON STREET
Property:	NATHALIA, VIC, 3638.
Project Number:	07023
Title:	LANDSCAPE PLAN

Surveyed:	Drawn:	JG	05 DECEMBER 2023
Designed:	Approved:	KA	PENDING
20 NOVEMBER 2023			
Cad File:	Scale:	As indicated	Size: A1
Drawing Number:	Sheet:		Issue:
07023-P02-06	P02-06		B

FLOOR PLAN LEGEND

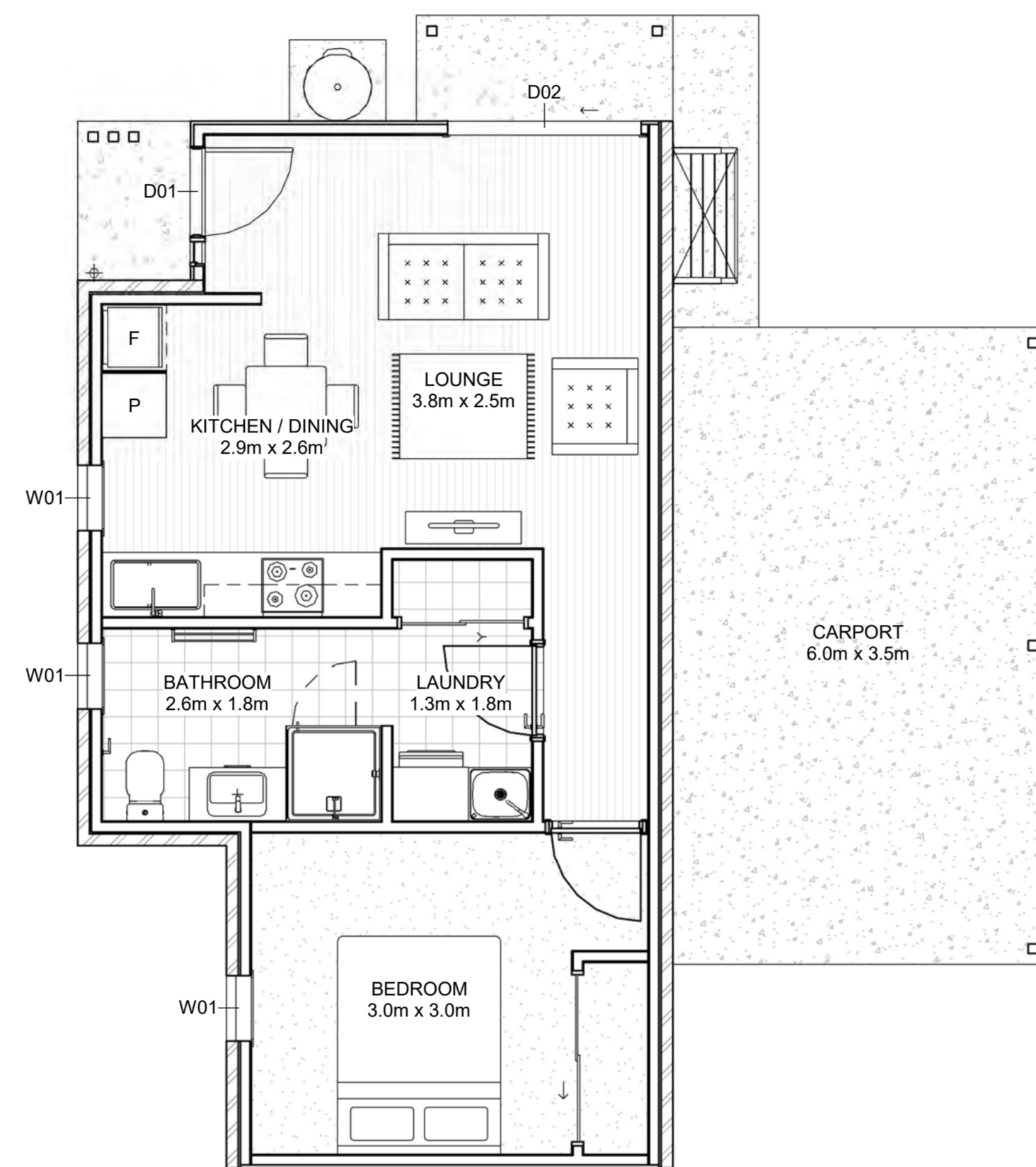


COLOUR PALETTE

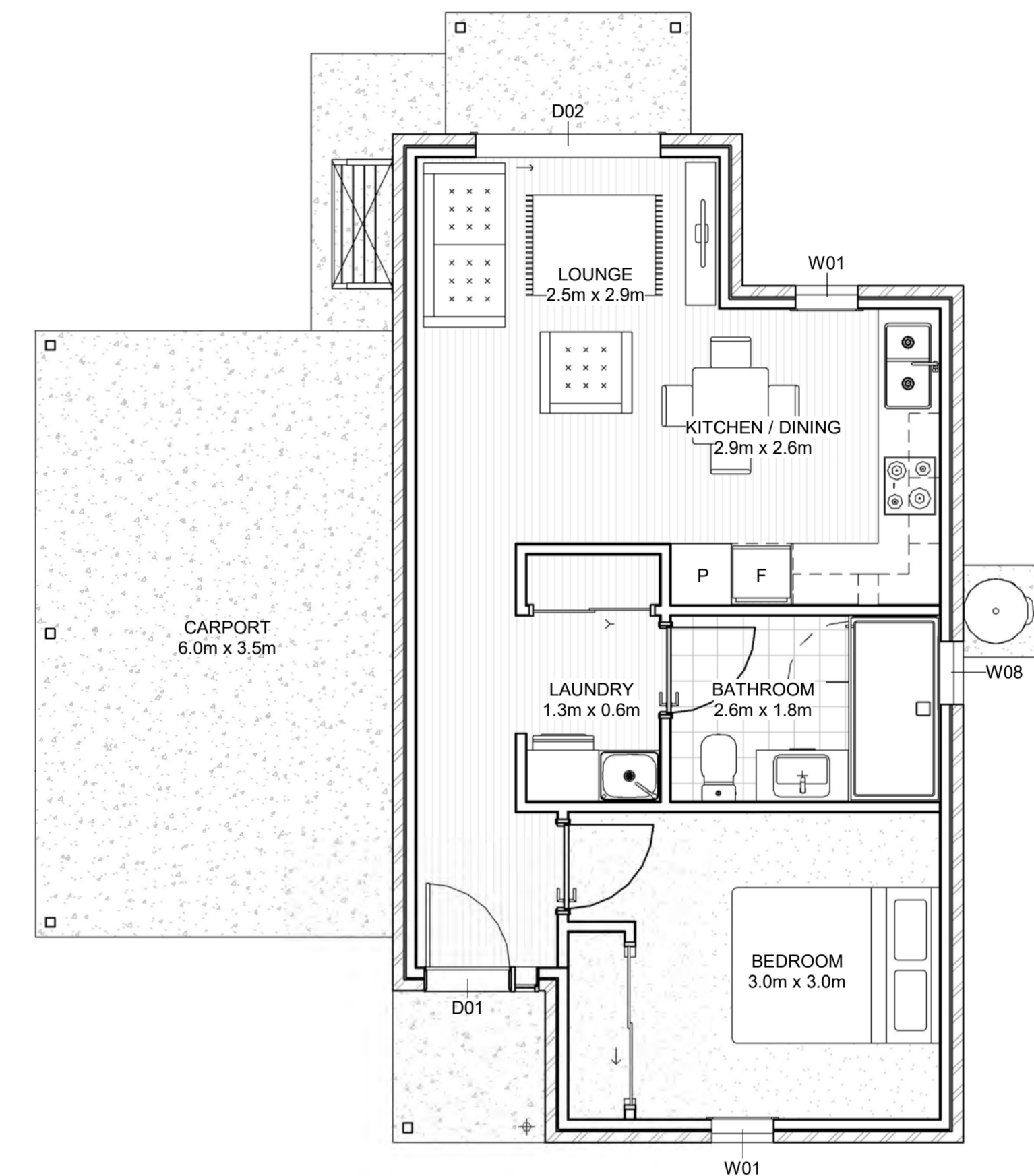
- EXTERNAL:**
- ROOF: COLORBOND - WOODLAND GREY
 - FASCIA, GUTTER & DOWNPIPES: COLORBOND - BUSHLAND
 - WINDOWS & SECURITY DOORS: COLORBOND - EVENING HAZE
 - EXTERNAL CLADDING: BRICK SELKIRK - MUSK HAZE
 - EXTERNAL CLADDING: LIGHT WIEGHT JAMES HARDIE - OBLIQUE - WOODLAND GREY
- INTERNAL:**
- BENCHTOPS: POLYTEC LAMINATE - GREY CEMENT (MATT)
 - CABINERY: POLYTEC THERMO - GOSSAMER WHITE
 - FLOORS: TILES TERRAZZO GRIGIO (MATT) 300mm x 600mm
 - FLOORS: CARPET GODFREY HIRST SIXTH AVE. MOON STONE
 - FLOORS: VINYL PLANKS DUNLOP HEARTRIDGE 1200mm X 180mm LIGHT OAK
 - WALLS: TILES RECTIFIED WHITE (MATT) 300mm x 600mm
 - WALLS: PAINT DULUX HOG BRISTLE HALF
 - ARCHITRAVES & SKIRTING: PAINT DULUX HOG BRISTLE QUARTER
 - CEILING: PAINT DULUX BUILDERS WHITE

- NOTES:**
- ALL INTERNAL DIMENSIONS SHOWN ARE TO BE TRUE OVERALL DIMENSIONS SHOWN AS A GUIDE.
 - REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS.
 - ALL FRAMES (ex. FRONT ENTRY) TO BE ALUMINIUM WOODLAND GREY COLOUR.
 - ALL OPEN SASHES TO HAVE FLY SCREENS.
 - ALL FRONT ENTRIES TO BE TIMBER JAMBS (PAINTED FINISH) TO SUIT 2040x920 EXTERIOR GRADE DOOR.

SCHEDULE		
MARK	DESCRIPTION	COUNT
DOORS		
D01	2040x920 ENTRY DOOR	10
D02	2040x2170 GLASS SLIDING DOOR	10
WINDOWS		
W01	1800x610 AWNING WINDOW	12
W02	1800x1500 AWNING WINDOW	4
W03	900x600 AWNING WINDOW	4
W04	1000x1200 AWNING WINDOW (OPAQUE)	4
W05	500x2400 AWNING WINDOW	8
W06	900x600 AWNING WINDOW (OPAQUE)	4
W07	1800x1800 AWNING WINDOW	1
W08	600x600 AWNING WINDOW (OPAQUE)	4
W09	500x1800 AWNING WINDOW	1

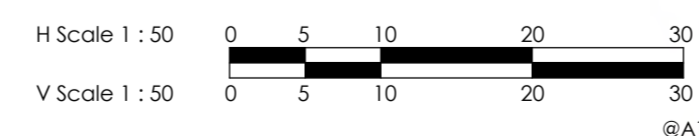


FLOOR PLAN - TYPE 1 - UNIT 1
SCALE 1 : 50



FLOOR PLAN - TYPE 2 - UNIT 2, 4, 5 & 3 OPPOSITE
SCALE 1 : 50

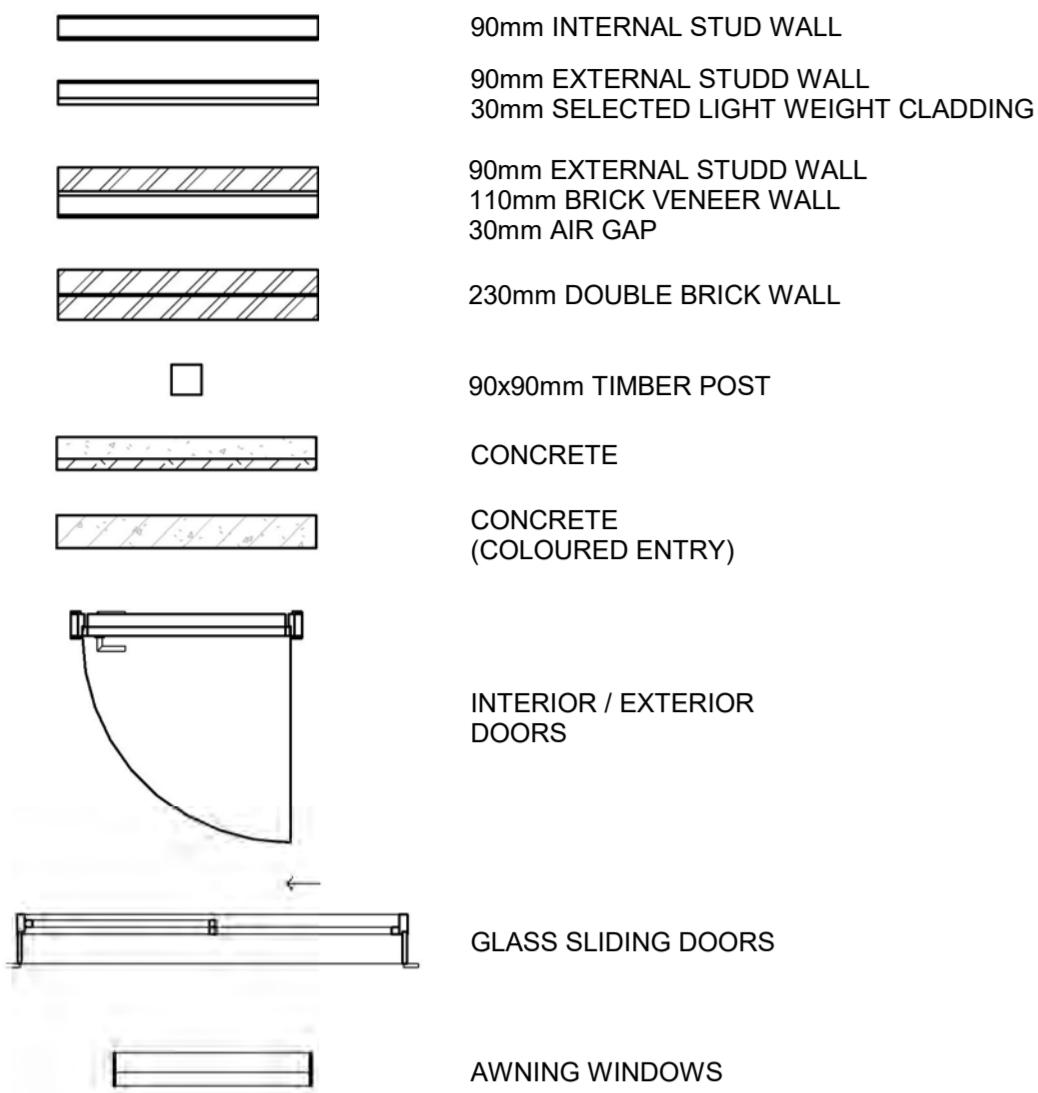
NOTATIONS:



Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Cad File:	
Project Number:	07023	Scale:	As indicated
Title:	FLOOR PLANS	Drawing Number:	07023-P03-01
		Sheet:	P03-01
		Issue:	B
		Size:	A1

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

FLOOR PLAN LEGEND

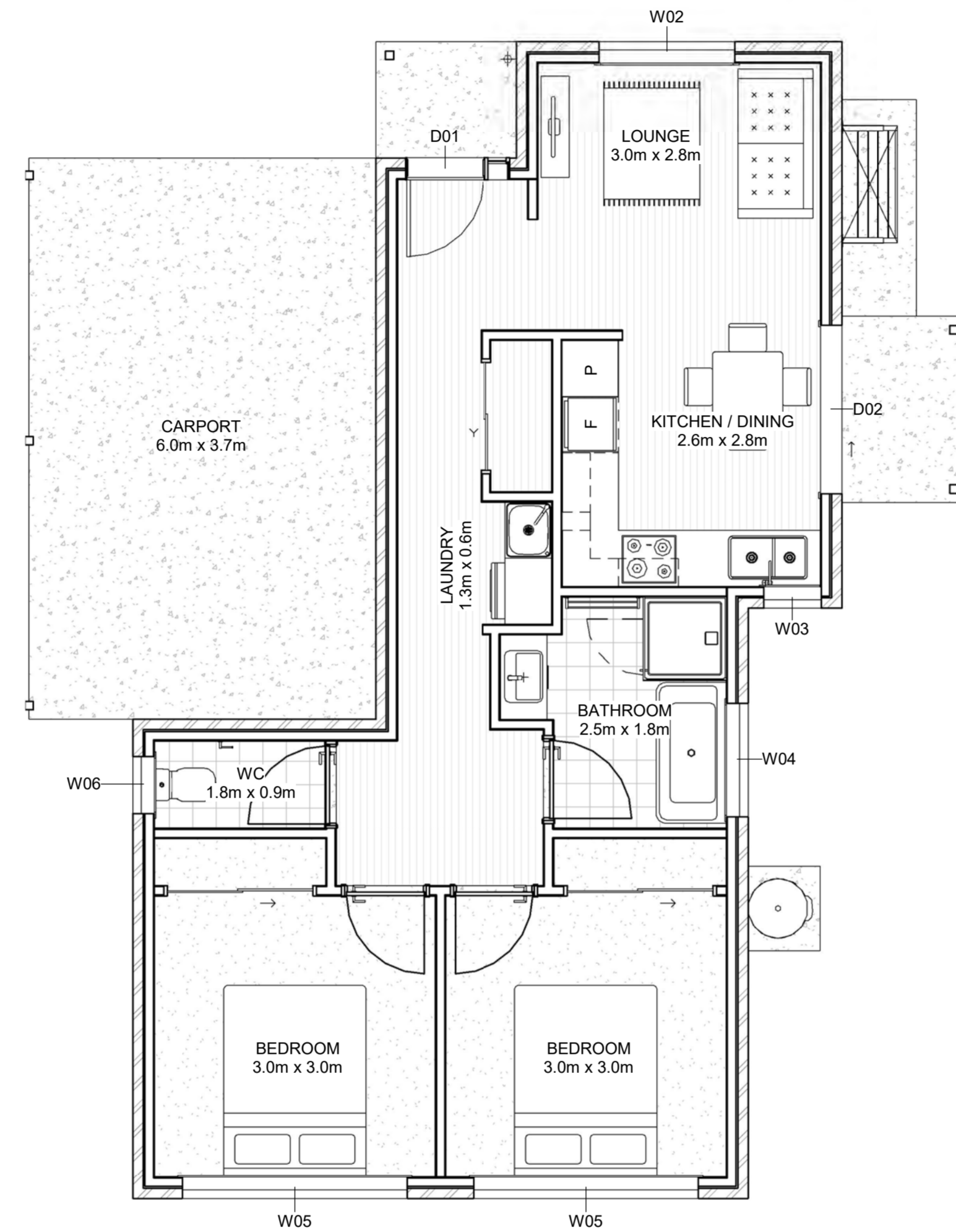


COLOUR PALETTE

- EXTERNAL:**
- ROOF: COLORBOND - WOODLAND GREY
 - FASCIA, GUTTER & DOWNPIPES: COLORBOND - BUSHLAND
 - WINDOWS & SECURITY DOORS: COLORBOND - EVENING HAZE
 - EXTERNAL CLADDING: BRICK SELKIRK - MUSK HAZE
 - EXTERNAL CLADDING: LIGHT WIEGHT JAMES HARDIE - OBLIQUE - WOODLAND GREY
- INTERNAL:**
- BENCHTOPS: POLYTEC LAMINATE - GREY CEMENT (MATT)
 - CABINETS: POLYTEC THERMO - GOSSAMER WHITE
 - FLOORS: TILES TERRAZZO GRIGIO (MATT) 300mm x 600mm
 - FLOORS: CARPET GODFREY HIRST SIXTH AVE. MOON STONE
 - FLOORS: VINYL PLANKS DUNLOP HEARTRIDGE 1200mm X 180mm LIGHT OAK
 - WALLS: TILES RECTIFIED WHITE (MATT) 300mm x 600mm
 - WALLS: PAINT DULUX HOG BRISTLE HALF
 - ARCHITRAVES & SKIRTING: PAINT DULUX HOG BRISTLE QUARTER
 - CEILING: PAINT DULUX BUILDERS WHITE

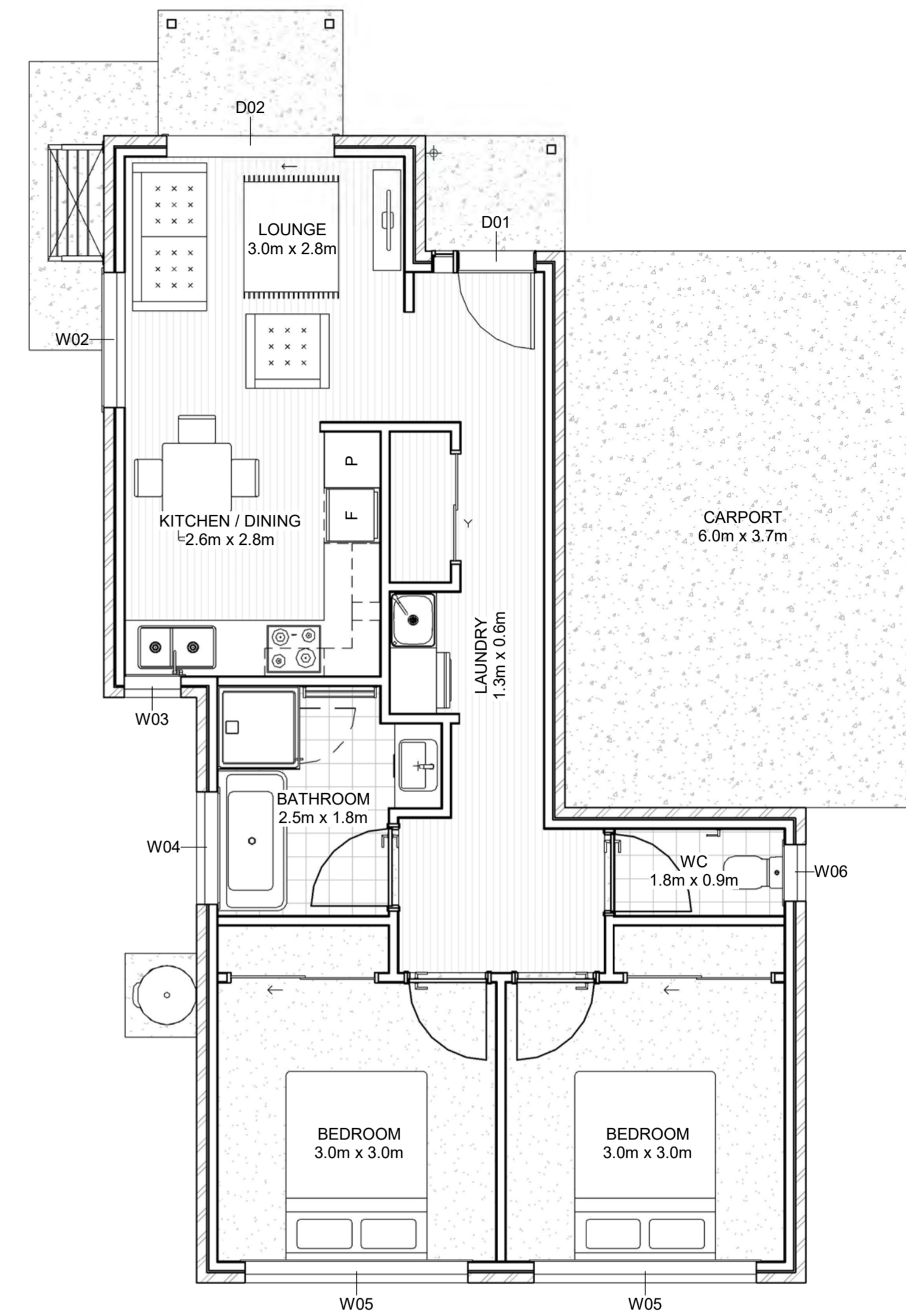
- NOTES:**
- ALL INTERNAL DIMENSIONS SHOWN ARE TO BE TRUE OVERALL DIMENSIONS SHOWN AS A GUIDE. REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS.
 - ALL FRAMES (ex. FRONT ENTRY) TO BE ALUMINIUM WOODLAND GREY COLOUR.
 - ALL OPEN SASHES TO HAVE FLY SCREENS.
 - ALL FRONT ENTRIES TO BE TIMBER JAMBS (PAINTED FINISH) TO SUIT 2040x920 EXTERIOR GRADE DOOR.

SCHEDULE		
MARK	DESCRIPTION	COUNT
DOORS		
D01	2040x920 ENTRY DOOR	10
D02	2040x2170 GLASS SLIDING DOOR	10
WINDOWS		
W01	1800x610 AWNING WINDOW	12
W02	1800x1500 AWNING WINDOW	4
W03	900x600 AWNING WINDOW	4
W04	1000x1200 AWNING WINDOW (OPAQUE)	4
W05	500x2400 AWNING WINDOW	8
W06	900x600 AWNING WINDOW (OPAQUE)	4
W07	1800x1800 AWNING WINDOW	1
W08	600x600 AWNING WINDOW (OPAQUE)	4
W09	500x1800 AWNING WINDOW	1



FLOOR PLAN - TYPE 3 - UNIT 6 & 9 OPPOSITE

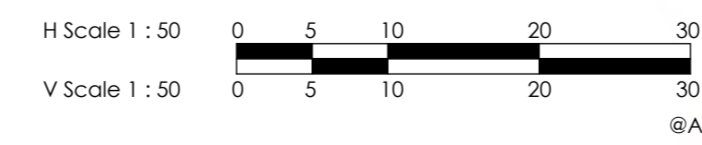
SCALE 1 : 50



FLOOR PLAN - TYPE 4 - UNIT 7 & 8 OPPOSITE

SCALE 1 : 50

NOTATIONS:

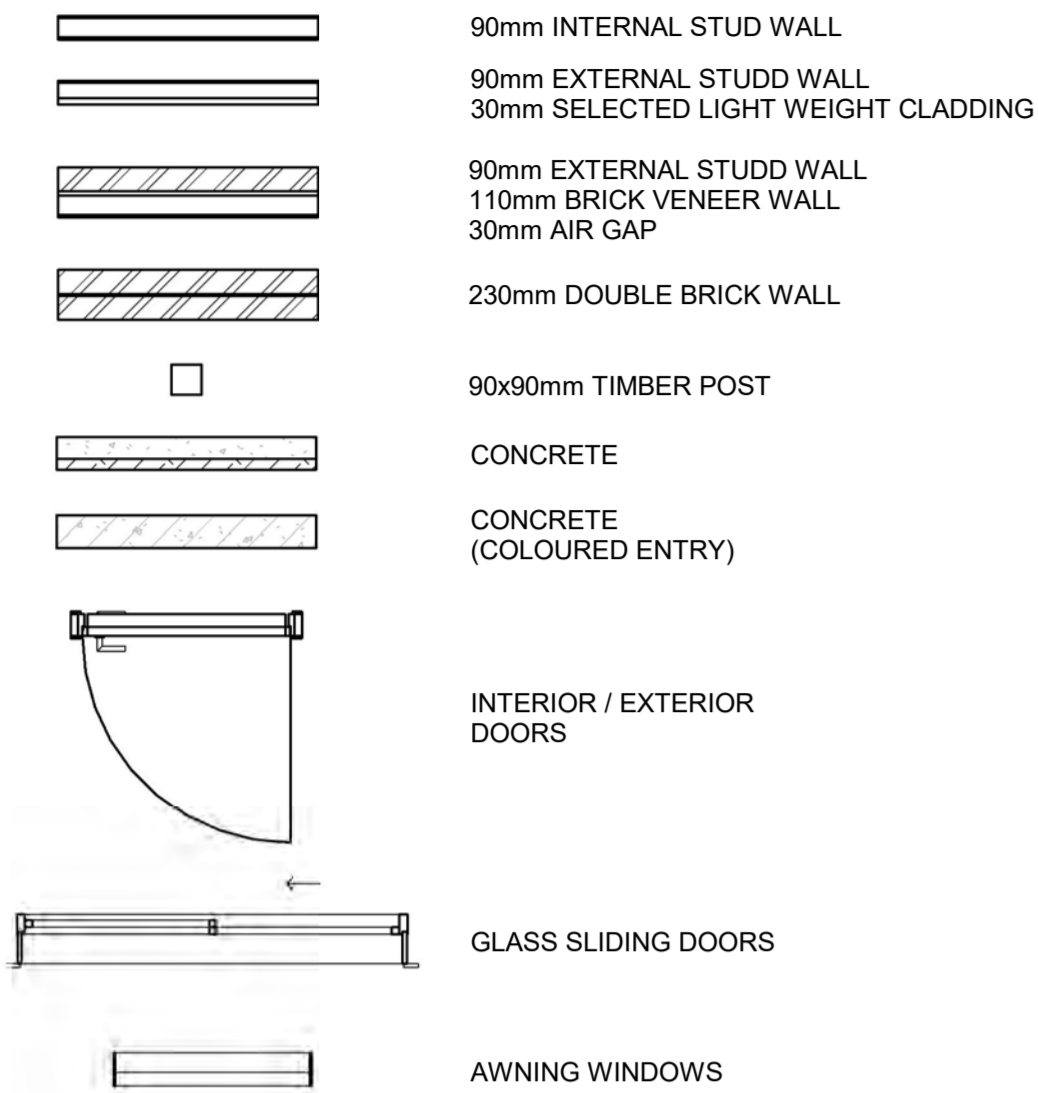


JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Cad File: _____ Size: A1	
Project Number:	07023	Scale: As indicated	
Title:	FLOOR PLANS	Drawing Number:	Sheet: _____ Issue: _____
		07023-P03-02	P03-02 B

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

FLOOR PLAN LEGEND



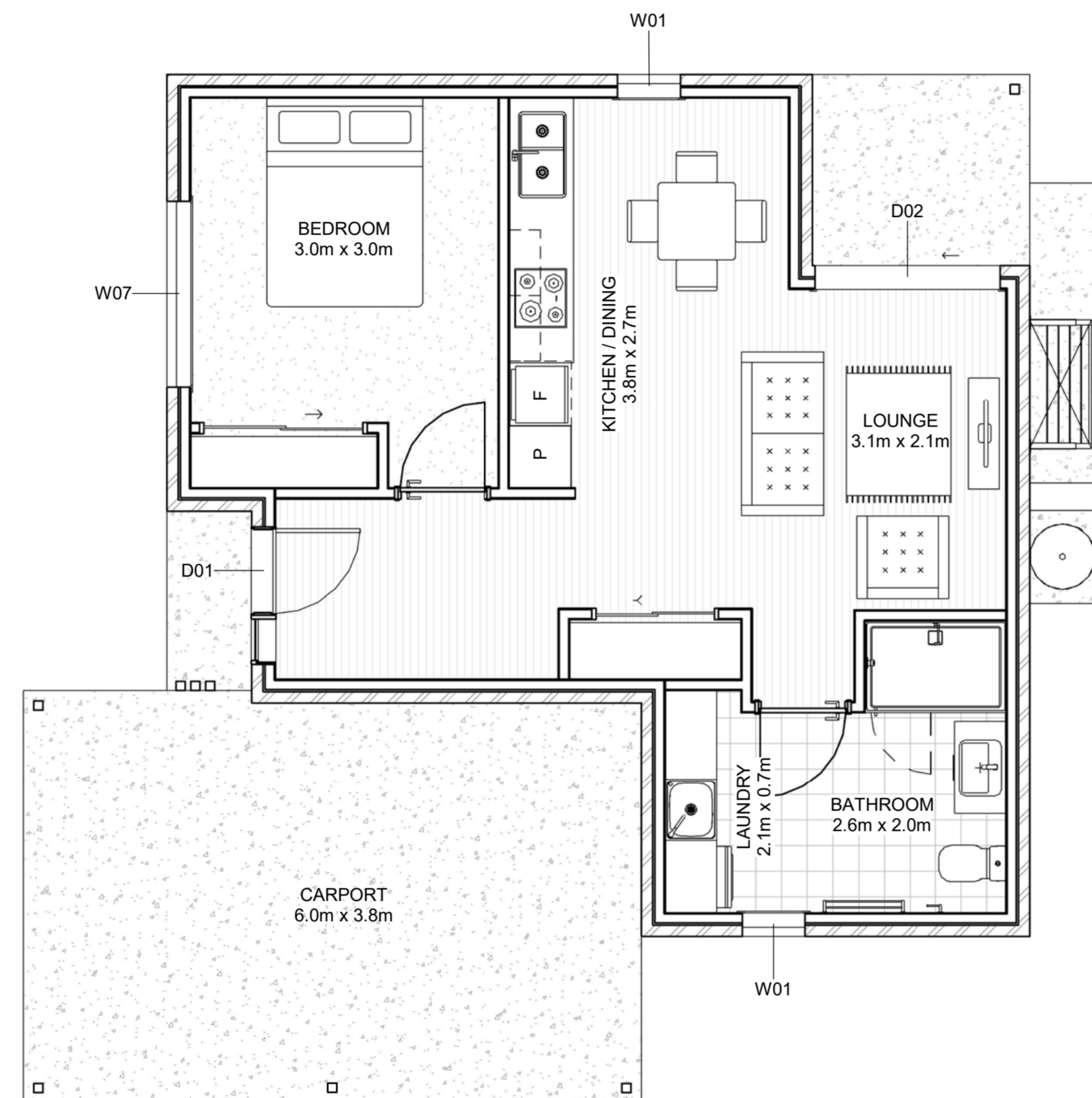
COLOUR PALETTE

- EXTERNAL:**
- ROOF: COLORBOND - WOODLAND GREY
 - FASCIA, GUTTER & DOWNPIPES: COLORBOND - BUSHLAND
 - WINDOWS & SECURITY DOORS: COLORBOND - EVENING HAZE
 - EXTERNAL CLADDING: BRICK SELKIRK - MUSK HAZE
 - EXTERNAL CLADDING: LIGHT WIEGHT JAMES HARDIE - OBLIQUE - WOODLAND GREY
- INTERNAL:**
- BENCHTOPS: POLYTEC LAMINATE - GREY CEMENT (MATT)
 - CABINETS: POLYTEC THERMO - GOSSAMER WHITE
 - FLOORS: TILES TERRAZZO GRIGIO (MATT) 300mm x 600mm
 - FLOORS: CARPET GODFREY HIRST SIXTH AVE. MOON STONE
 - FLOORS: VINYL PLANKS DUNLOP HEARTRIDGE 1200mm X 180mm LIGHT OAK
 - WALLS: TILES RECTIFIED WHITE (MATT) 300mm x 600mm
 - WALLS: PAINT DULUX HOG BRISTLE HALF
 - ARCHITRAVES & SKIRTING: PAINT DULUX HOG BRISTLE QUARTER
 - CEILING: PAINT DULUX BUILDERS WHITE

- NOTES:**
- ALL INTERNAL DIMENSIONS SHOWN ARE TO BE TRUE OVERALL DIMENSIONS SHOWN AS A GUIDE.
 - REFER TO ENERGY RATING REPORT FOR GLAZING REQUIREMENTS.
 - ALL FRAMES (ex. FRONT ENTRY) TO BE ALUMINIUM WOODLAND GREY COLOUR.
 - ALL OPEN SASHES TO HAVE FLY SCREENS.
 - ALL FRONT ENTRIES TO BE TIMBER JAMBS (PAINTED FINISH) TO SUIT 2040x920 EXTERIOR GRADE DOOR.

SCHEDULE

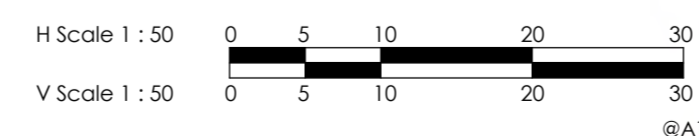
MARK	DESCRIPTION	COUNT
DOORS		
D01	2040x920 ENTRY DOOR	10
D02	2040x2170 GLASS SLIDING DOOR	10
WINDOWS		
W01	1800x610 AWNING WINDOW	12
W02	1800x1500 AWNING WINDOW	4
W03	900x600 AWNING WINDOW	4
W04	1000x1200 AWNING WINDOW (OPAQUE)	4
W05	500x2400 AWNING WINDOW	8
W06	900x600 AWNING WINDOW (OPAQUE)	4
W07	1800x1800 AWNING WINDOW	1
W08	600x600 AWNING WINDOW (OPAQUE)	4
W09	500x1800 AWNING WINDOW	1



FLOOR PLAN - TYPE 5 - UNIT 10

SCALE 1 : 50

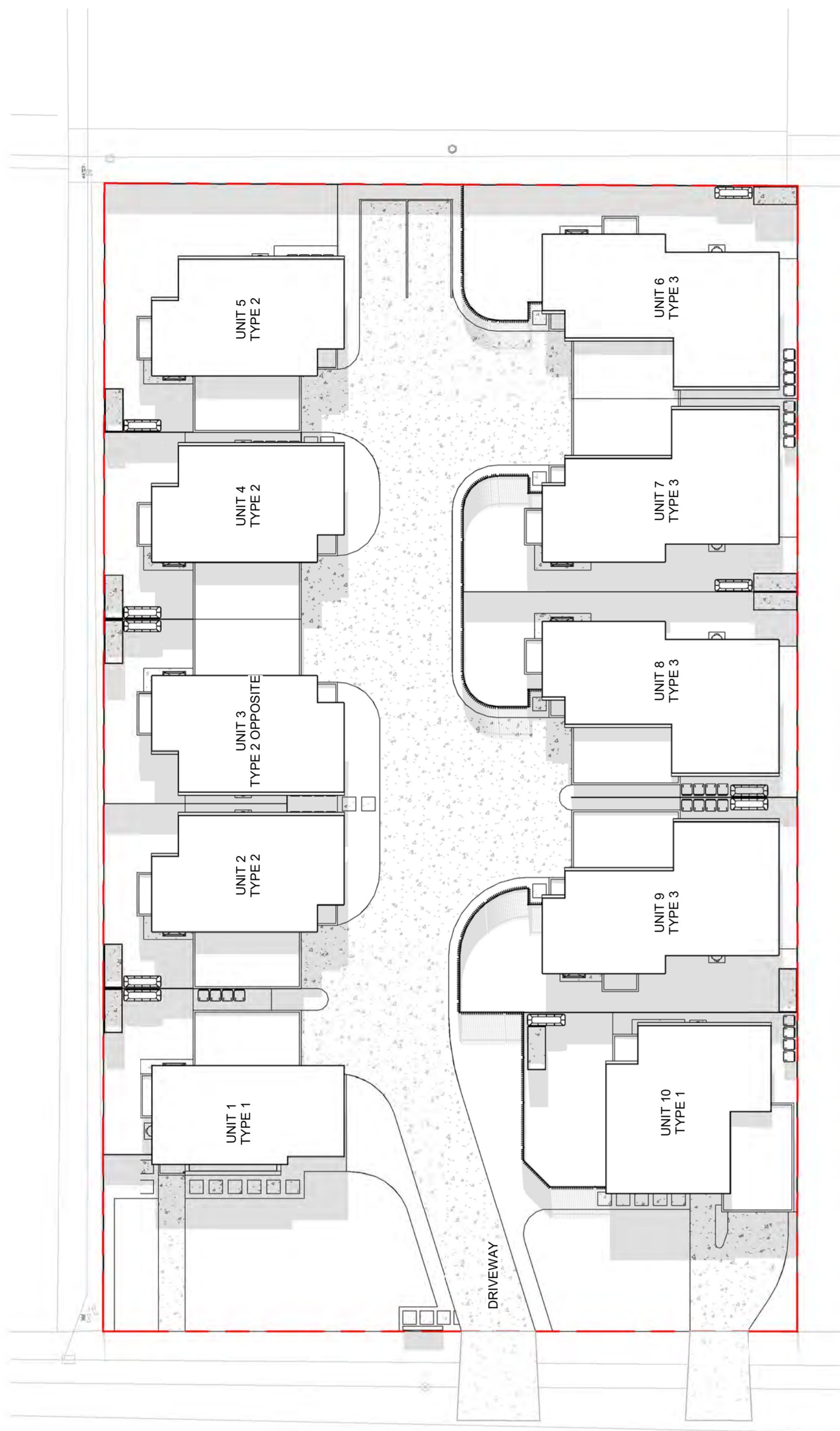
NOTATIONS:



JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

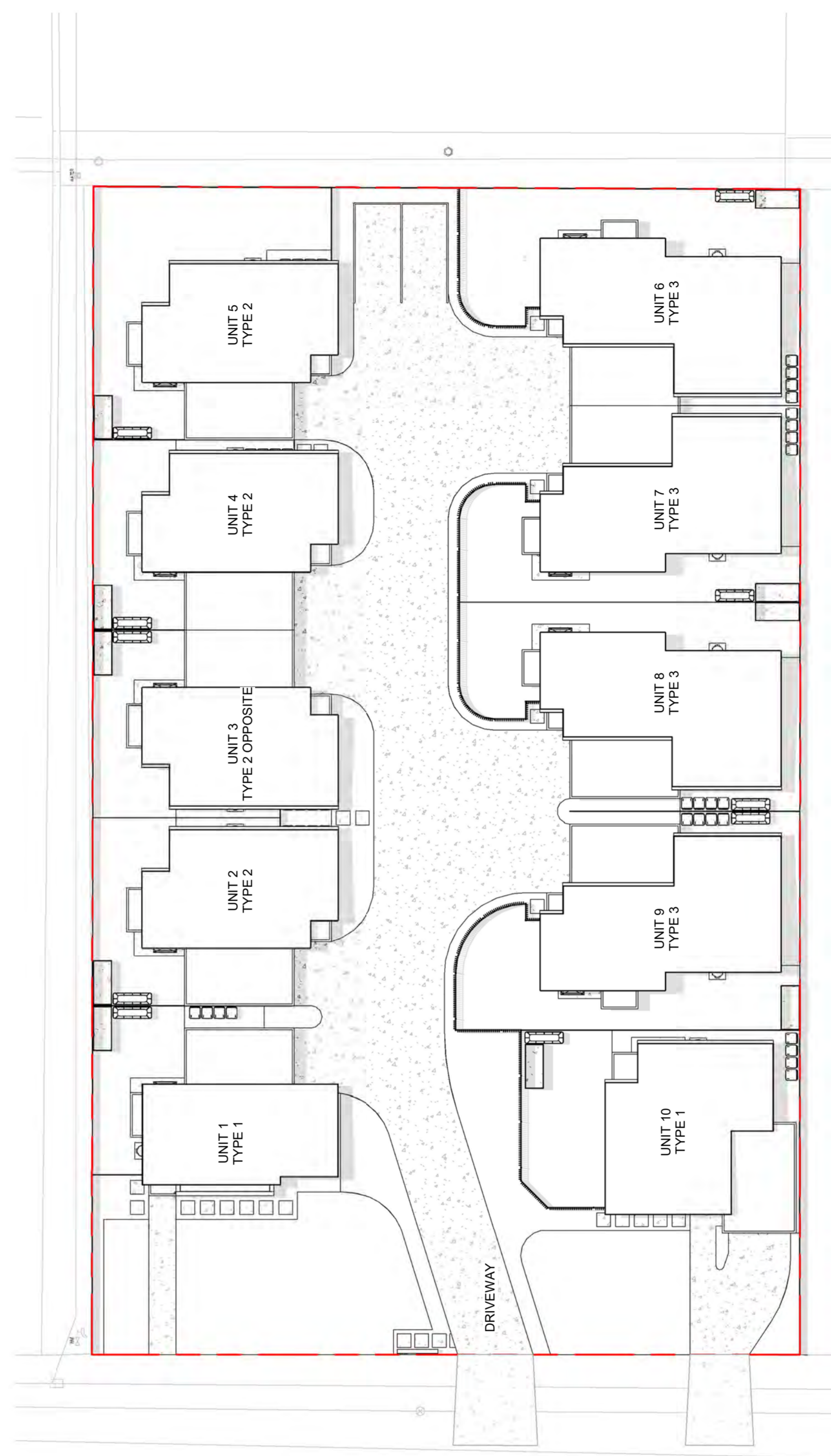
Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Cad File:	
Project Number:	07023	Scale:	As indicated
Title:	FLOOR PLANS	Drawing Number:	07023-P03-03
		Sheet:	P03-03
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		Size:	A1

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23



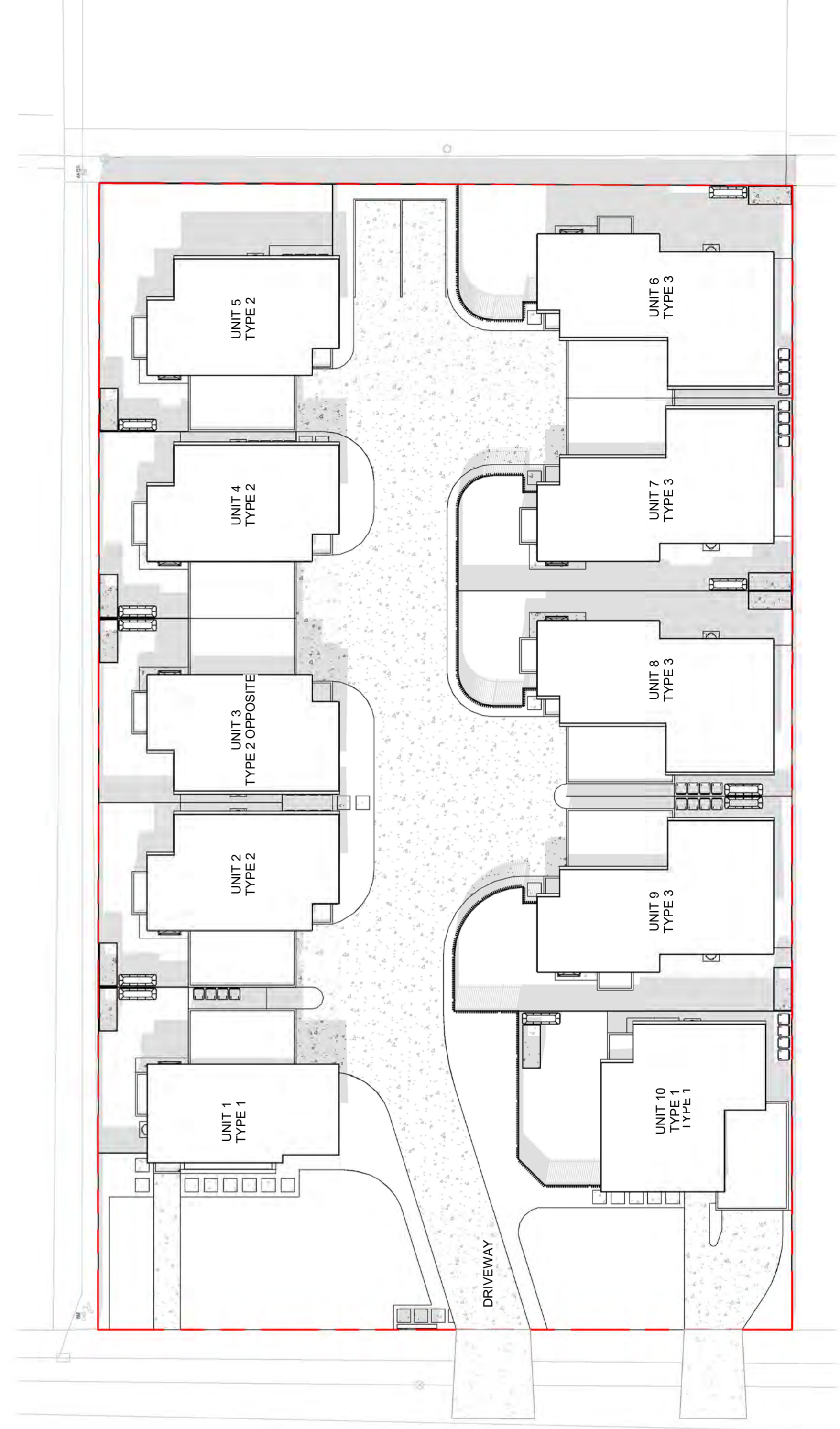
ROBERTSON STREET

SHADOW DIAGRAM - 09.00AM 05/12/23
SCALE 1 : 200



ROBERTSON STREET

SHADOW DIAGRAM - 12.00PM 05/12/23
SCALE 1 : 200

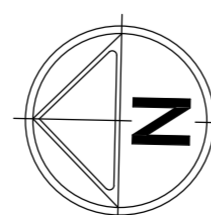


ROBERTSON STREET

SHADOW DIAGRAM - 03.00PM 05/12/23
SCALE 1 : 200

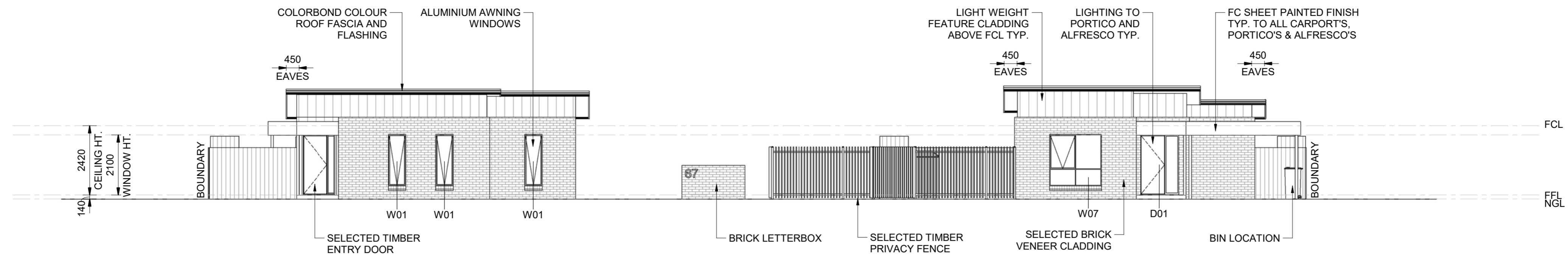
ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:

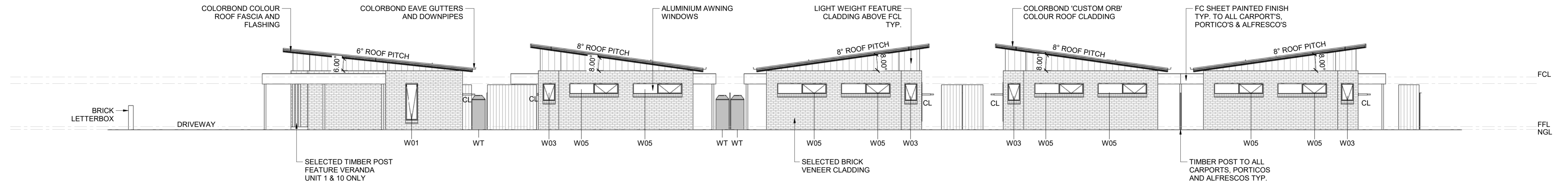


JJS Drafting
Shepparton, VIC, 3630
ABN: 90 873 266 408
P: 0407 513 588
E: Justin.Garcia2411@gmail.com

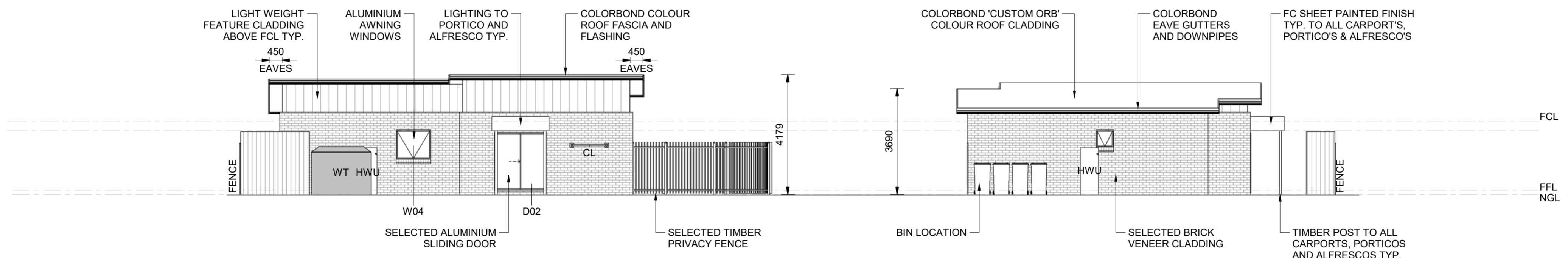
Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Scale:	1 : 200
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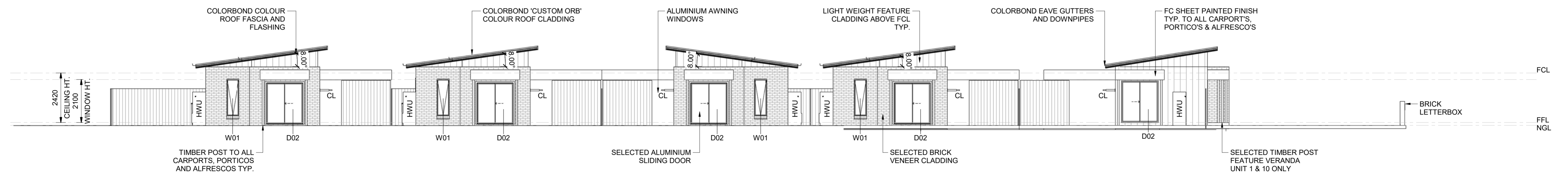
ELEVATION A
SCALE 1 : 100



ELEVATION B
SCALE 1 : 100



ELEVATION C
SCALE 1 : 100



ELEVATION D
SCALE 1 : 100

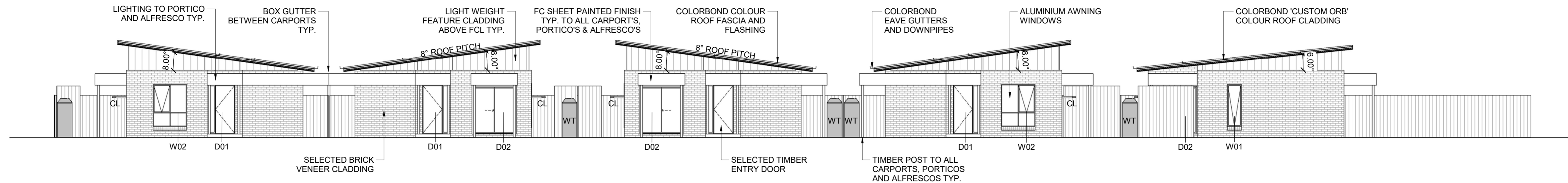
ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23

NOTATIONS:

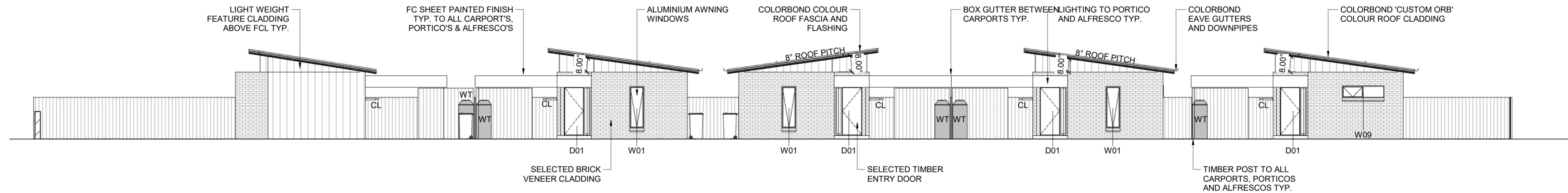
JJS DRAFTING
 JJS Drafting
 Shepparton, VIC, 3630
 ABN: 90 873 266 408
 P: 0407 513 588
 E: Justin.Garcia2411@gmail.com

Client:	GLENN BOYD
Project Name:	10 UNIT DEVELOPMENT
Location:	67 ROBERTSON STREET
Property:	NATHALIA, VIC, 3638.
Project Number:	07023
Title:	ELEVATIONS

Surveyed:	Drawn: JG
Designed: KA	Approved: KA
20 NOVEMBER 2023	PENDING
Cad File:	Size
Scale: AS SHOWN	A1
Drawing Number	Sheet
07023-P05-01	P05-01
	Issue
	B



ELEVATION E
SCALE 1 : 100



ELEVATION F
SCALE 1 : 100

NOTATIONS:

ISSUE	DESCRIPTION	DATE
B	AMENDMENTS FROM CLIENTS COMMENTS	29/02/24
A	PRELIMINARY	05/03/23



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Client:	GLENN BOYD	Surveyed:	Drawn: JG
Project Name:	10 UNIT DEVELOPMENT	Designed: KA	Approved: KA
Location:	67 ROBERTSON STREET	20 NOVEMBER 2023	PENDING
Property:	NATHALIA, VIC, 3638.	Cad File:	Size
Project Number:	07023	Scale: AS SHOWN	A1
Title:	ELEVATIONS	Drawing Number	Sheet
		07023-P05-02	P05-02
			B