

PROPOSED DWELLING WITH ATTACHED GARAGE

9 PROSPERO DRIVE, TUMUT NSW 2720



LOCATION MAP

IMAGE SOURCE: SIX MAPS NSW

SHEET LIST

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	Client		JED PEARCE	Scale	N.T.S	Plan & Sheet Number PE03- 01	
				Sheet size	A3		
				Drawn	M.T	Sheets in set	7

Builder to confirm location of services & all levels onsite prior to the commencement of any works.

Builder/contractors are to confirm all measurements on plan & any other detail with an onsite inspection prior to the commencement of any works or the ordering of materials/products.

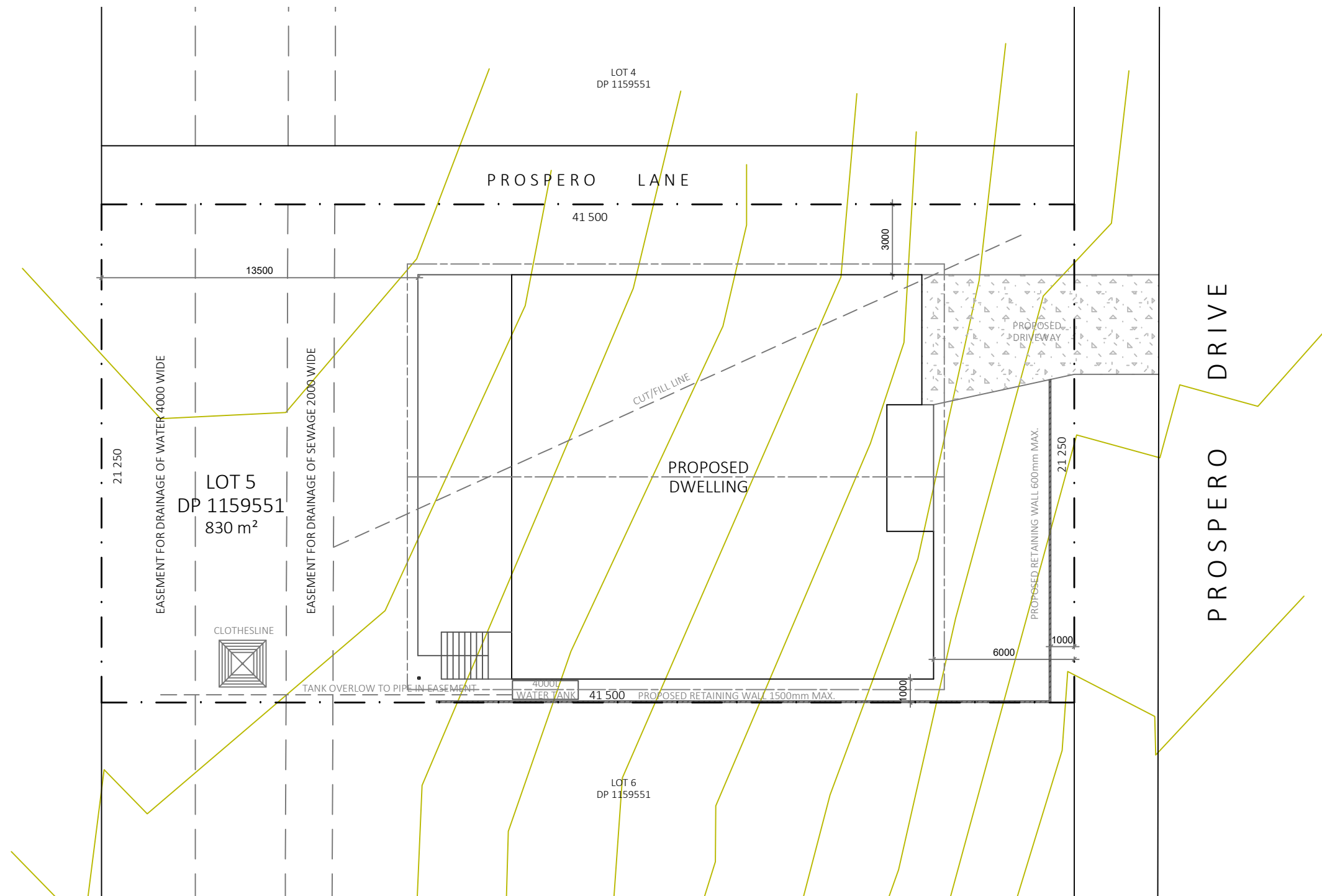
Building design drawings are to be read in conjunction with the specifications and any applicable professional engineer plans.

Figured dimensions to take precedence over scale.

All works to comply with the National Construction Code Series (NCC) volume 2 & all relevant current Australian Standards.

All plumbing & drainage work to be in accordance with the National Plumbing & Drainage Code & AS3500.

Boundaries shown here are depicted by remote sensing techniques. Site plan dimensions, contours & boundary setbacks to be confirmed onsite or by a registered surveyor prior to commencement of any works



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		1 - Issued for DA/CC 08.08.26	Address 9 PROSPERO DRIVE, TUMUT	Scale 1:200	Plan & Sheet Number		
		1 - Issued for client approval 14.07.26		Sheet size A3	PE03- 02		
		Issue/Amendments Date	Drawn M.T	Sheets in set 7			

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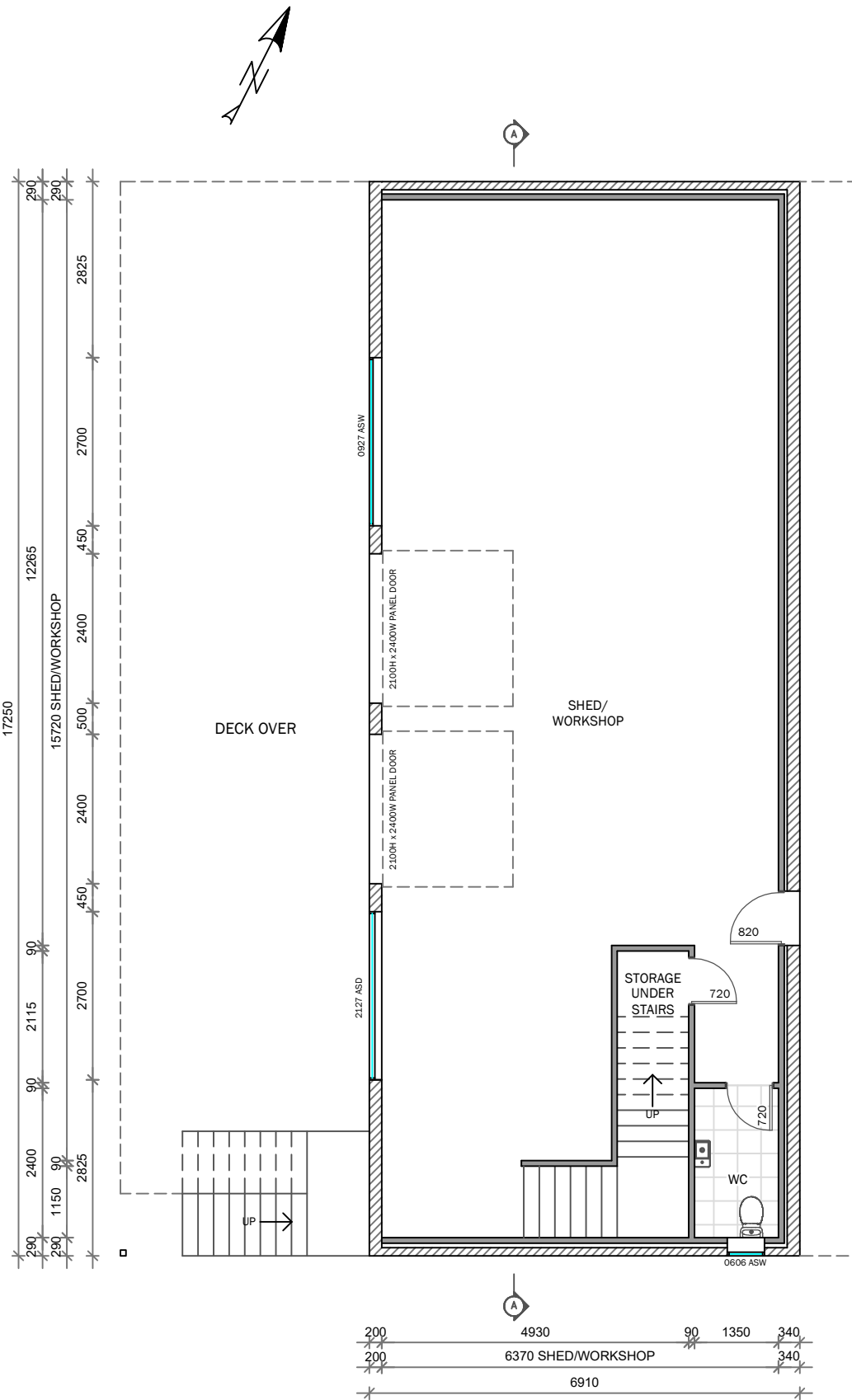
AREAS:

Living -	258.36m ²
Deck -	69.00 m ²
Porch -	10.00 m ²
Basement -	119.21 m ²
TOTAL -	456.57 m²

- * All external glazing to be toughened glass
- * Caged reinforced netting to be placed around any air-conditioning units, hot water systems and communication antennas
- * Cladding products may not be substituted for different brand with similar style unless impact tests have been provided to the owner and substitution approved by same
- * Any outdoor furnishings shall be selected of suitable material to withstand potential golf ball impact

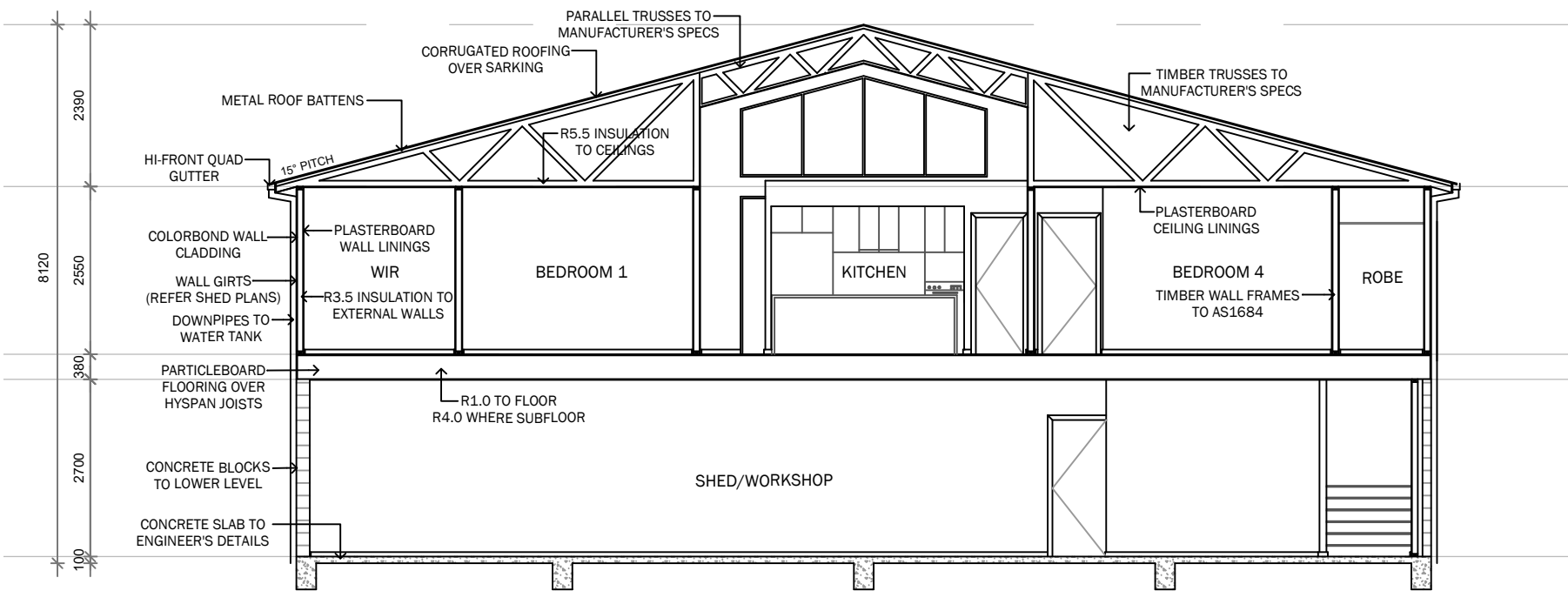


PROPOSED FLOOR PLAN



BASEMENT FLOOR PLAN

BASEMENT PLAN & SECTIONS



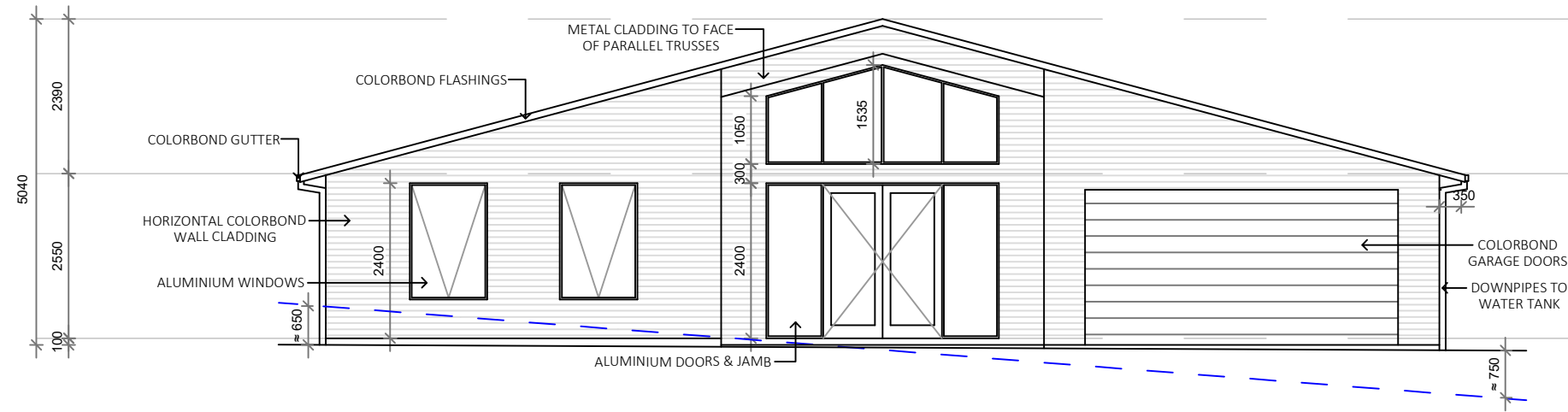
SECTION A-A

GLASS DOOR & WINDOW SCHEDULE					ALL WINDOWS VIEWED FROM EXTERIOR	
Window Location	Size (H x W)	Area (m ²)	Frame & Glass Type	Opening Type	Head Height	Orientation
Workshop	900 x 2700	2.43	Aluminium, single clear	Sliding XOX	2100	SW
Workshop	900 x 2700	2.43	Aluminium, single clear	Sliding XO	2100	SW
WC	600 x 600	0.36	Aluminium, single obscure	Sliding XO	2100	SE
Laundry	1200 x 900	1.08	Aluminium, double clear	Awning A	2100	SE
Bathroom	900 x 1500	1.35	Aluminium, double obscure	Awning A	2100	SE
WC	900 x 600	0.54	Aluminium, single obscure	Awning A	2100	SE
Bedroom 3	1800 x 1800	3.24	Aluminium, double clear	Awning AF	2100	SE
Bedroom 2	1800 x 1200	2.16	Aluminium, double clear	Awning A	2400	NE
Bedroom 2	1800 x 1200	2.16	Aluminium, double clear	Awning A	2400	NE
Entry	2400 x 3600	8.64	Aluminium, double clear	Hinged Doors with Fixed Sidelites	2400	NE
Entry HL	1050/1535 x 3600	5.35	Aluminium, double clear	Fixed Rake	4380	NE
Lounge	1800 x 2400	4.32	Aluminium, double clear	Awning AFA	2100	NW
Ensuite WC	900 x 600	0.54	Aluminium, single obscure	Awning A	2100	NW
Ensuite	600 x 1500	0.90	Aluminium, double obscure	Awning A	2100	SW
Bedroom 1	1800 x 2700	4.86	Aluminium, double clear	Awning AFA	2100	SW
Living	2400 x 4800	11.52	Aluminium, double clear	Bifold Door	2400	SW
Living HL	900/1545 x 4800	6.51	Aluminium, double clear	Fixed Rake	4380	SW
Bedroom 4	1800 x 2700	4.86	Aluminium, double clear	Awning AFA	2100	SW

TOP OF PROPOSED ROOF

PROPOSED CEILING HEIGHT

PROPOSED FLOOR LEVEL

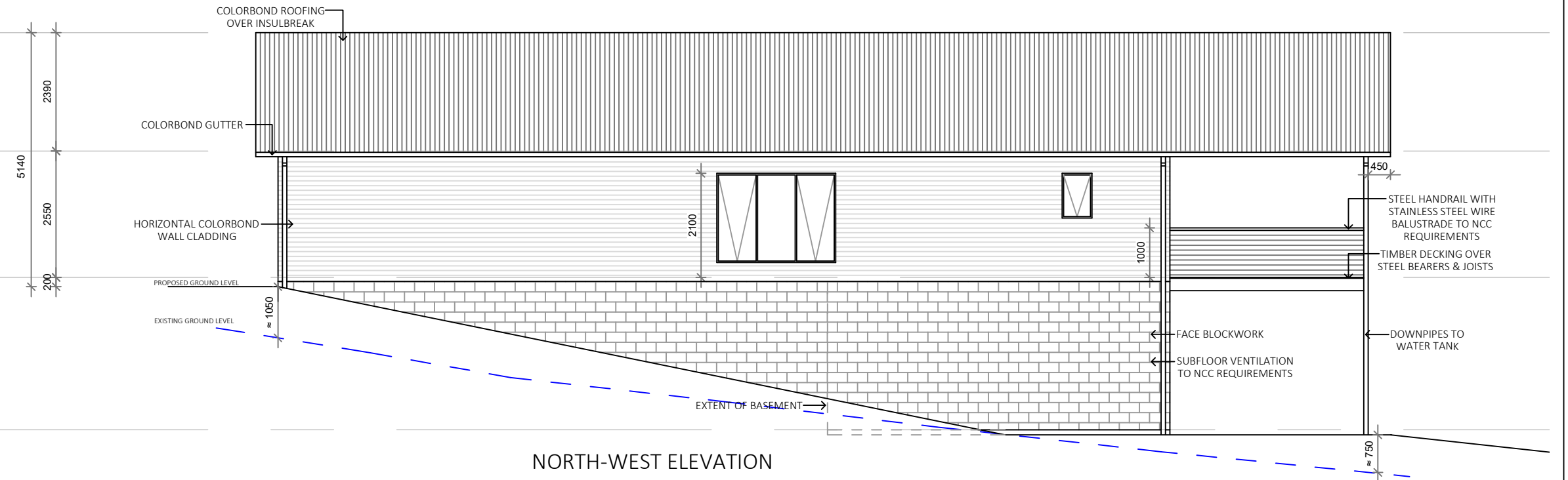


NORTH-EAST ELEVATION

TOP OF PROPOSED ROOF

PROPOSED CEILING HEIGHT

PROPOSED FLOOR LEVEL



NORTH-WEST ELEVATION

PROPOSED ELEVATIONS



**TUMUT BUILDING
DESIGN**

Mel Tsarevich
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2 - Building width reduced. Reissued for DA/CC
1 - Issued for DA/CC
1 - Issued for client approval
Issue/Amendments

21.08.26
08.08.26
14.07.26
Date

Project Name **PROPOSED DWELLING WITH ATTACHED
GARAGE**

Address **9 PROSPERO DRIVE, TUMUT**

Date 21.08.26

Scale 1:100

Sheet size A3

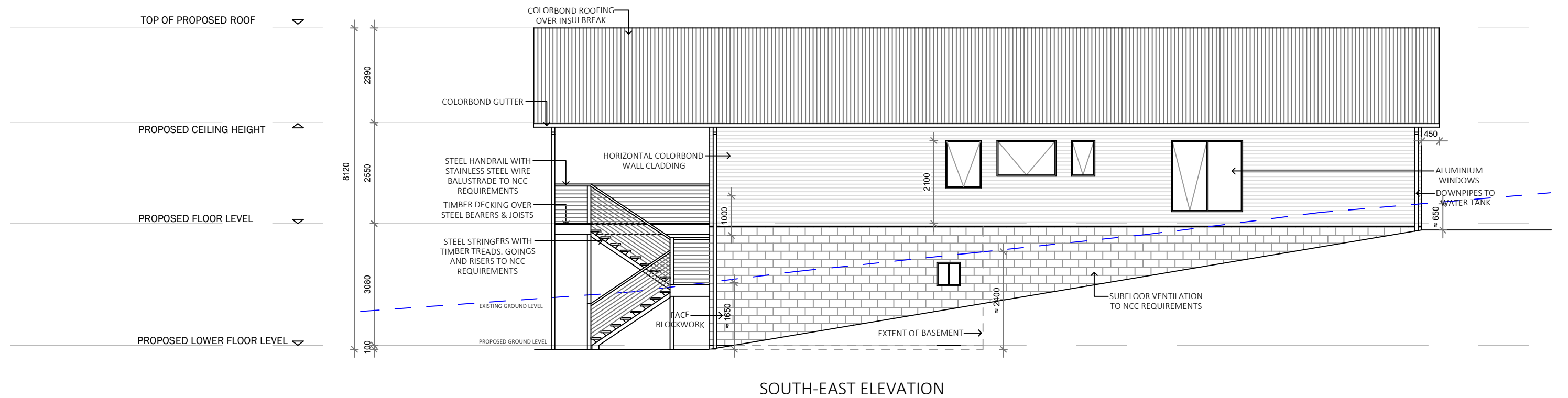
Drawn M.T

Issue 2

Plan & Sheet Number

PE03- 05

Sheets in set 7



PROPOSED ELEVATIONS 2

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				Address	9 PROSPERO DRIVE, TUMUT	Scale	1:100	Plan & Sheet Number PE03- 06	
				Drawn	M.T	Sheet size	A3		
								Sheets in set	7

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1860079S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Saturday, 08 August 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary		
Project name	Pearce Residence	
Street address	9 PROSPERO Drive TUMUT 2720	
Local Government Area	Snowy Valleys Council	
Plan type and plan number	Deposited Plan DP1159551	
Lot no.	5	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	4	
Project score		
Water	 40	Target 40
Thermal Performance (Do-it-Yourself Method)	 Pass	Target Pass
Energy	 63	Target 63

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) 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 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 4000 litres on the site. This rainwater tank must meet, 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 200 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 Materials commitments					Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications			
floor - concrete slab on ground, waffle pod slab.	71.5	nil;not specified	nil				
floor - suspended floor above enclosed subfloor, particle board; frame: timber - H2 treated softwood.	75.27	4 (or 4.7 including construction) (down);polystyrene	nil	reflective foil facing the subfloor; subfloor wall insulation: >R1.0			
floor - suspended floor above garage, particle board; frame: timber - H2 treated softwood.	124.38	0.8 (or 1.50 including construction) (down);fibreglass batts or roll	nil				
garage floor - concrete slab on ground.	39.25	none	nil				
external wall: framed (metal clad); frame: timber - H2 treated softwood.	all external walls	3.50 (or 4.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)			
external garage wall: framed (metal clad); frame: timber - H2 treated softwood.	30	fibreglass batts or roll + reflective foil in the cavity	nil				
internal wall shared with garage: plasterboard; frame: timber - H2 treated softwood.	30	1.08 (or 1.50 including construction);fibreglass batts or roll	nil				
internal wall: plasterboard; frame: timber - H2 treated softwood.	180	none	nil				
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	309.5	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: dark (solar absorptance > 0.79); ceiling area fully insulated			
ceiling and roof - raked ceiling / pitched or skillion roof, framed - metal roof, timber - H2 treated softwood.	83.7	ceiling: 5.5 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: dark (solar absorptance > 0.79); ceiling area fully insulated			
Ceiling fans							
The applicant must install at least one ceiling fan in each bedroom.					✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North-East facing					
Bed 2	1800.00	1200.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
Bed 2	1800.00	1200.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
Entry	2400.00	3600.00	aluminium, double glazed (U-value: <=2.5, SHGC: >0.49)	eave 2450 mm, 1500 mm above head of window or glazed door	not overshadowed
Entry HL	1280.00	3600.00	aluminium, double glazed (U-value: <=2.5, SHGC: >0.49)	eave 2450 mm, 1000 mm above head of window or glazed door	not overshadowed

South-East facing					
Ldry	1200.00	900.00	aluminium, double glazed (U-value: <=3.5, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
Bath	900.00	1500.00	aluminium, double glazed (U-value: <=3.5, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
WC	900.00	600.00	aluminium, double glazed (U-value: <=3.5, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
Bed 3	1800.00	1800.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

South-West facing					
Ensuite	600.00	1500.00	aluminium, double glazed (U-value: <=3.5, SHGC: >0.49)	eave 4450 mm, 1000 mm above head of window or glazed door	not overshadowed
Bed 1	1800.00	2700.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 4450 mm, 1000 mm above head of window or glazed door	not overshadowed
Living	2400.00	4800.00	aluminium, double glazed (U-value: <=2.5, SHGC: >0.6)	eave 4450 mm, 500 mm above head of window or glazed door	not overshadowed
Living HL	1220.00	4800.00	aluminium, double glazed (U-value: <=2.5, SHGC: >0.6)	eave 4450 mm, 200 mm above head of window or glazed door	not overshadowed
Bed 4	1800.00	2700.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 4450 mm, 1000 mm above head of window or glazed door	not overshadowed

North-West facing					
Lounge	1800.00	2400.00	aluminium, double glazed (U-value: <=3.0, SHGC: >0.6)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed
Ensuite	900.00	600.00	aluminium, double glazed (U-value: <=3.5, SHGC: >0.49)	eave 450 mm, 200 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
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 6 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 3 star (cold zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 3 star (cold zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 2.5 star (cold zone)		✔	✔
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 2.5 star (cold zone)		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, open to façade; Operation control: manual switch on/off Kitchen: individual fan, open to façade; Operation control: manual switch on/off Laundry: individual fan, open to façade; 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.		✔	✔

Natural lighting	Project Name	Date	Issue	
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in GARAGE for natural lighting.	PROPOSED DWELLING WITH ATTACHED GARAGE	21.08.26		1
	Scale	N.T.S	Plan & Sheet Number	
	Sheet size	A3		PE03- 07
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