

| DRAWING REGISTER |                                |
|------------------|--------------------------------|
| SHEET No         | SHEET NAME                     |
| A01              | LOCALITY, SITE PLAN            |
| A02              | SITE PLAN - LOCAL              |
| A03              | FLOOR PLAN                     |
| A04              | ELEVATIONS                     |
| A05              | PERSPECTIVES                   |
| A06              | REFLECTED CEILING PLAN         |
| A07              | SHED - FLOOR PLAN & ELEVATIONS |
| A08              | SHED - ELEVATIONS              |

SITE DATA:-

ADDRESS: ...3832 RIVERINA HIGHWAY,  
BUNGOWANNAH NSW 2640

LOT NUMBER: ...2

DP NUMBER: ...1100281

SITE AREA: ...8.68ha

CLIMATE ZONE: ...4

LAND ZONE: ...RU1 - PRIMARY PRODUCTION

HERITAGE: ...NA

FLOODING: ...NA

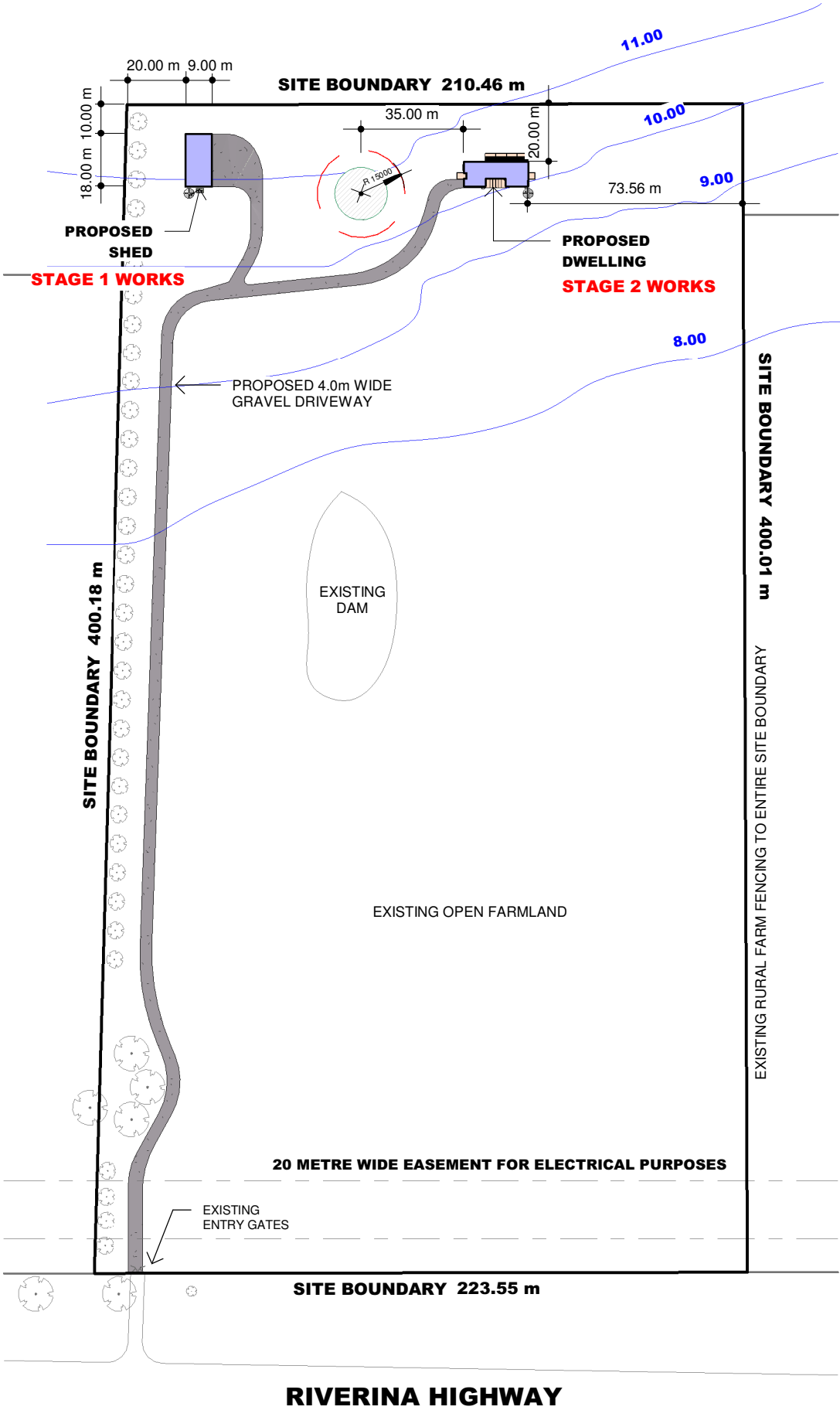
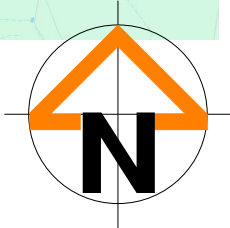
BUSHFIRE: ...NA

BUILDING CLASS: ...1a

| AREA TABULATION (GROSS) |           |         |
|-------------------------|-----------|---------|
| NAME                    | AREA      | SQUARES |
| ALFRESCO                | 21.60 m²  | 2.32    |
| CARPORT                 | 15.16 m²  | 1.63    |
| DECK                    | 44.43 m²  | 4.78    |
| DWELLING                | 152.17 m² | 16.36   |
| SHED                    | 162.00 m² | 17.42   |
|                         | 395.36 m² | 42.51   |



LOCALITY MAP



GENERAL NOTES

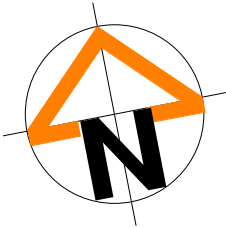
1. REVERSE BRICK VENEER & LIGHT WEIGHT CLADDING CONSTRUCTION
2. COLORBOND ROOF SHEETING
3. 10mm PLASTERBOARD WALL & CEILING LINING
4. 6mm VILLABOARD TO WET AREAS
5. TIMBER STUDS @ 450ctrS THROUGHOUT

BASIX COMMITMENTS:-

1. WATER COMMITMENTS
  - 1.0. LANDSCAPING  
NO LANDSCAPING REQUIRED
  - 1.1. SHOWER HEADS MIN. 3 STARS FLOW  
OF >7.5L but <=9.0L/min) TO ALL SHOWERS
  - 1.2. TOILETS TO MEET MIN. 4 STARS
  - 1.3. KITCHEN TAPS TO MEET MIN. 5 STARS
  - 1.4. BATHROOM TAPS TO MEET MIN. 5 STARS
  - 1.5. WATER TANK MINIMUM 20,000 LITRE  
MINIMUM 135m² ROOF CATCHMENT  
CONNECTED TO WC's, OUTDOOR  
TAP, L'DRY COLD WATER TAP,  
ALL HOT WATER SYSTEMS, ALL INDOOR COLD WATER TAPS
2. THERMAL COMFORT
  - 2.1. FLOORS:-  
CONCRETE SLAB ON GROUND
  - 2.2. WALLS:- EXTERNAL BRICK VENEER  
R2.5 WALL INSULATION AND ISALATION  
TO EXTERNAL STUD WALLS
  - 2.3. R2.5 INSULATION TO WALLS BETWEEN  
CARPORT & LIVING AREA
  - 2.4. CEILING:-  
R5.0 CEILING INSULATION
  - 2.5. ROOF:-  
UNVENTED WITH LIGHT SOLAR ABSORPTANCE
  - 2.6. WINDOWS:-  
REFER TO NATHERS CERTIFICATE
3. ENERGY COMMITMENTS
  - 3.1. HOT WATER SYSTEM TO BE ELECTRIC HEAT PUMP,  
MIN. PERFORMANCE OF 21 to 25 STCs
  - 3.2. COOLING SYSTEM TO LIVING AREAS TO BE 1-PHASE  
AIRCONDITIONING (3 STARS) & CEILING FANS
  - 3.3. HEATING SYSTEM TO LIVING AREA TO BE 1-PHASE  
AIRCONDITIONING (3 STARS)
  - 3.4. BATHROOMS TO HAVE EXHAUST FAN DUCTED THROUGH  
FACADE OR ROOF WITH MANUAL ON/OFF SWITCH
  - 3.5. RANGEHOOD DUCTED THROUGH ROOF WITH  
MANUAL ON/OFF SWITCH
  - 3.6. LAUNDRY TO HAVE NATURAL VENTILATION ONLY
  - 3.7. ARTIFICIAL LIGHTING:-  
PRIMARILY FLUORESCENT OR LED FITTINGS THROUGHOUT
  - 3.8. INDUCTION COOKTOP & ELECTRIC OVEN
  - 3.9. OUTDOOR CLOTHES DRYING LINE TO BE INSTALLED
4. AIR LEAKAGE & DRAUGHTS
  - 4.1. SEAL EXHAUST FANS (KITCHEN, BATHROOMS & W.C.)
  - 4.2. SEAL UTILITY ROOM DOORS (BRUSH SEAL TO BASE)
  - 4.3. WEATHER STRIP EXTERNAL DOORS.
  - 4.4. DRAUGHT PROOF GAPS & CRACKS

SITE PLAN

1 : 2000



SHEET SIZE "A3"

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PROPOSED DWELLING & SHED

For: NATALIE WELLS

At: 3832 RIVERINA HWY, BUNGOWANNAH NSW 2640

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ROB PICKETT DESIGN

PO Box 3054 Albury NSW 2640

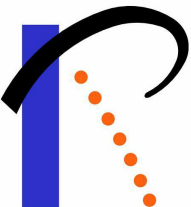
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Sketch:

DA

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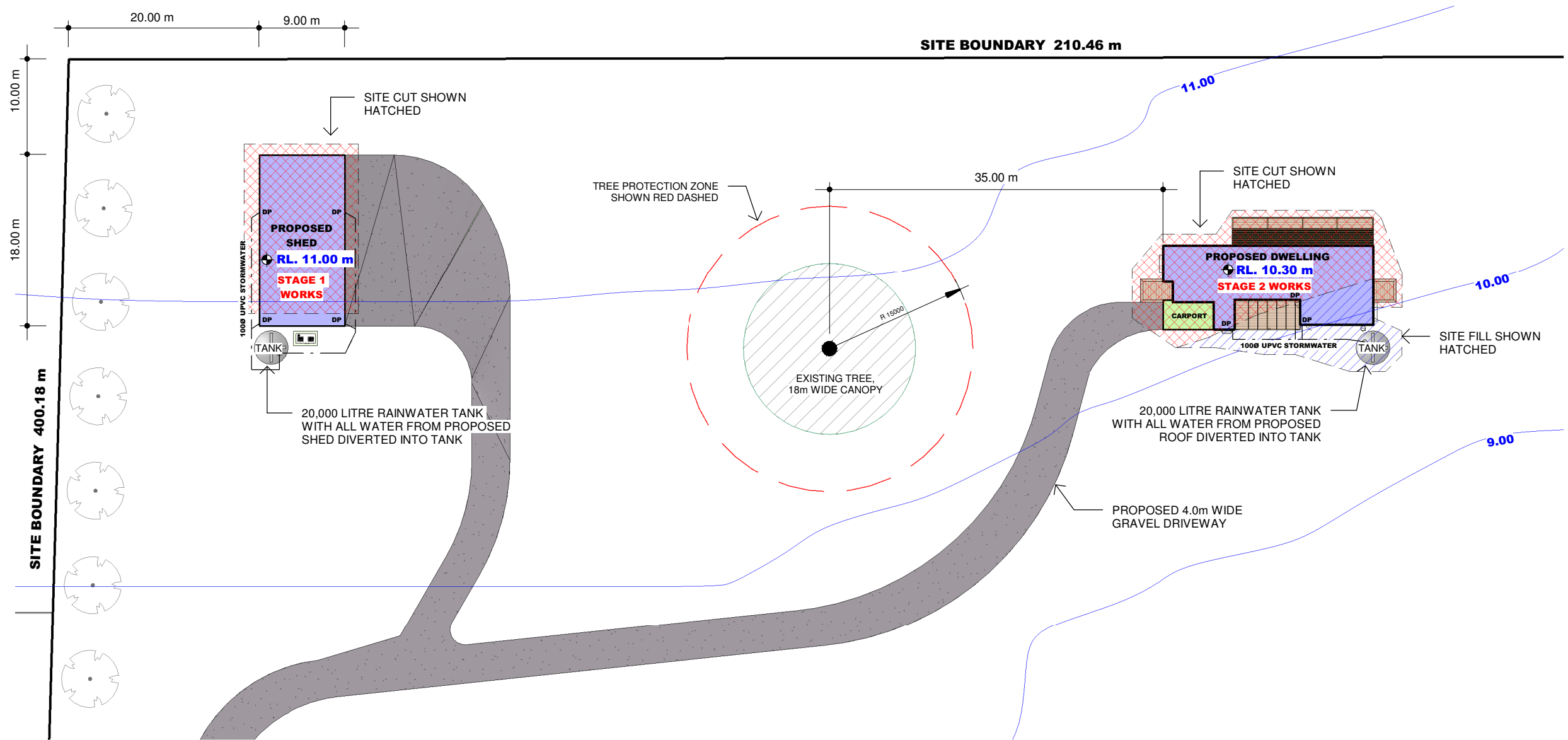
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Date:

29-5-2025

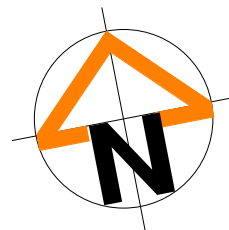
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## SITE PLAN - LOCAL

1 : 500



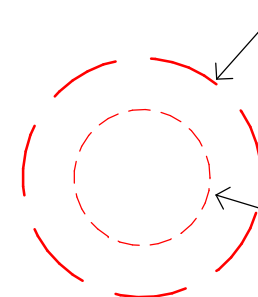
### AREA TABULATION (GROSS)

| NAME     | AREA                  | SQUARES |
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| SHED     | 162.00 m <sup>2</sup> | 17.42   |
|          | 395.36 m <sup>2</sup> | 42.51   |

### STORMWATER NOTE:

- 100Ø CLASS 6 UPVC STORMWATER LINE LAID TO A MIN. GRADE OF 1:100 AND CONNECTED TO THE LEGAL POINT OF STORMWATER DISCHARGE.
- PROVIDE INSPECTION OPENINGS @ 9.0m c/c AND AT EACH CHANGE OF DIRECTION.
- COVER OF UNDERGROUND STORMWATER DRAINS SHALL NOT BE LESS THAN:
  - 100mm UNDER SOIL
  - 50mm UNDER PAVED/CONCRETE AREAS
  - 100mm UNDER UNREINFORCED CONCRETE/PAVED DRIVEWAYS
  - 75mm UNDER REINFORCED CONCRETE DRIVEWAYS

### PROTECTION OF TREES ON DEVELOPMENT SITES AS 4970-2009



- (3.2) TREE PROTECTION ZONE (TPZ)
- TPZ RADIUS = DBH x 12
  - (DBH = TRUNK DIAMETER MEASURED AT 1.4m ABOVE NATURAL GROUND)
  - RADIUS IS MEASURED FROM CENTRE OF STEM AT GROUND LEVEL
  - TPZ SHOULD NOT BE LESS THAN 2.0m OR GREATER THAN 15m (EXCEPT WHERE CROWN PROTECTION IS REQUIRED)

- (3.35) STRUCTURAL ROOT ZONE (SRZ)
- SRZ RADIUS =  $(D \times 50)^{0.42} \times 0.64$
  - (D = TRUNK DIAMETER MEASURED ABOVE THE ROOT BUTTRESS)
  - SRZ FOR TREES WITH A TRUNK DIAMETER LESS THAN 0.15m WILL BE 1.5m SRZ

## SHEET SIZE "A3"

## PROPOSED DWELLING & SHED

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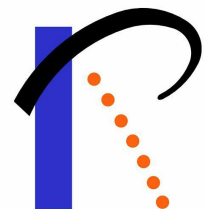
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