

PROPOSED RFS SHED  
LOT 7, DP255952  
519 SNOWY MOUNTAINS HWY, TUMUT NSW 2720




LOCATION MAP

IMAGE SOURCE: SIX MAPS NSW

SHEET LIST

- 01 TITLE PAGE
- 02 PROPOSED SITE PLAN
- 03 PROPOSED FLOOR PLAN
- 04 PROPOSED ELEVATIONS
- 05 SECTION DETAILS
- 06 ELECTRICAL LAYOUT
- 07 INTERNAL ELEVATIONS 1
- 08 INTERNAL ELEVATIONS 2

<div><div><div>COPYRIGHT</div><div>The information and design concepts herein remain the property of Tumut Building Design and shall not be used or copied without their written permission</div></div><div><div></div><div><div>TUMUT BUILDING DESIGN</div><div>Mel Tsarevich</div><div>0413 997 717</div><div>tumutbuildingdesign@outlook.com</div></div></div></div>	<div><div>1 - Issued for DA/CC</div><div>13.06.25</div></div> <div><div>1 - Issued for client approval</div><div>22.05.25</div></div> <div><div>Issue/Amendments</div><div>Date</div></div>	Project Name	PROPOSED RFS SHED	Date	22.05.25	Issue	1
		Client	RFS/FERGIE CONSTRUCTIONS	Scale	N.T.S	Plan & Sheet Number	
				Sheet size	A3	RU03- 01	
				Drawn	M.T	Sheets in set 8	

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.

IMPORTANT NOTE:

engineer plans.  
Figured dimensions to take precedence over scale.

All works to comply with the National Construction Code Series (NCC) volume 1 & all relevant current Australian Standards.  
All plumbing & drainage work to be in accordance with the National Plumbing & Drainage Code & AS3500.

**IMPORTANT NOTE:**  
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

LOT 42  
DP 771650

LOT 6  
DP 255952

LOT 6  
DP 255953

ROAD  
20115  
WIDE

PROPOSED RFS SHED

EFFLUENT DISPOSAL AREA

PROPOSED SEPTIC TANK

WATER TANK O/FLOW TO RUBBLE DRAIN

PROPOSED 50,000L WATER TANK

CONCRETE BASE UNDER WATER TANK TBOOS

ACCESSIBLE PARKING SPACE  
2400mm x 5400mm WITH  
2400mm x 5400mm &  
2400mm x 2400mm SHARED  
SPACES PER AS2890.6

4 x PARKING SPACES  
(2 ON CONCRETE &  
2 ON GRAVEL)

CUT PAD INTO BANK 1500mm  
PAST EXTERNAL WALL THEN  
BATTER CUT TO NATURAL  
GROUND LEVEL MIN. 1:4

LOT 7  
DP 255952  
≈ 5322 m<sup>2</sup>

PROPOSED GRAVEL DRIVEWAY

EXISTING DRIVEWAY TO BE REMOVED

SNOWY MOUNTAINS HIGHWAY

		<b>TUMUT BUILDING DESIGN</b> Mel Tsarevich O413 997 717 tumutbuildingdesign@outlook.com		1 - Issued for DA/CC 13.06.25 1 - Issued for client approval 22.05.25 Issue/Amendments Date	Project Name <b>PROPOSED RFS SHED</b>  Address <b>519 SNOWY MOUNTAINS HWY, TUMUT</b>	Date <b>22.05.25</b> Scale <b>1:500</b> Sheet size <b>A3</b> Drawn <b>M.T</b>	Issue <b>1</b> Plan & Sheet Number <b>RU03- 02</b> Sheets in set <b>8</b>
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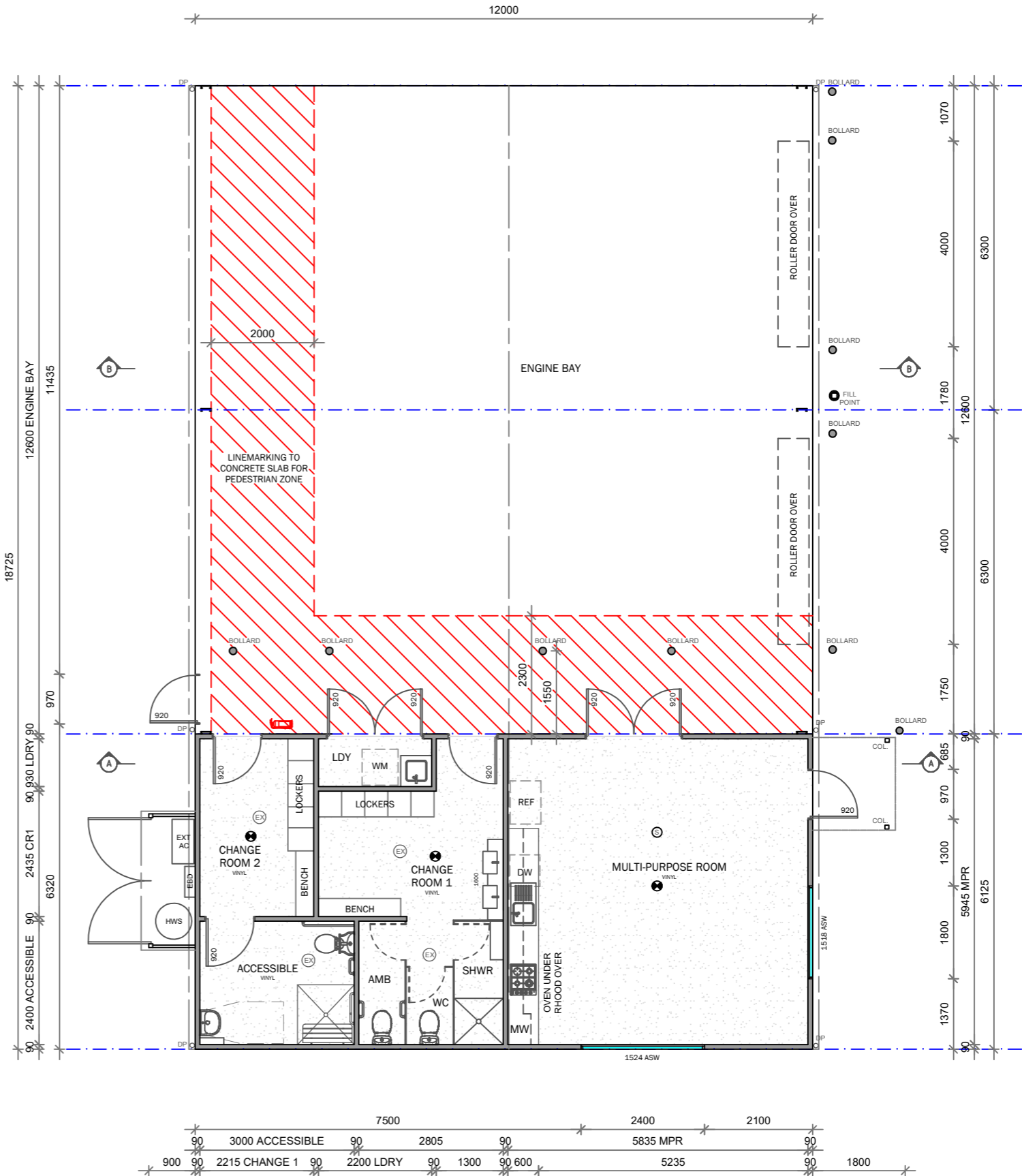
GENERAL NOTES:

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 1 & all relevant current Australian Standards.  
All plumbing & drainage work to be in accordance with the National Plumbing & Drainage Code & AS3500.  
Accessible sanitary compartments to be in accordance with AS1428.1-2009.

SECTION J NOTES:

- Part J1 - Noted  
Part J2 - Noted  
Part J3 - Not applicable to building classification  
Part J4 - Building Fabric -  
J4D3 - Thermal construction - Insulation and installation where required, shall comply with the requirements of this clause  
J4D4 - Roof & ceiling construction - The roof or ceiling above a conditioned zone must achieve a Total R-Value greater than or equal to R3.7 for an upward direction of heat flow for climate zone 7.  
J4D5 - Roof lights - Not applicable  
J4D6 - Walls & glazing - the Total System U-Value of wall-glazing construction must not be greater than U2.0.  
The Total system U-Value must be calculated in accordance with Specification 37.  
Wall components of a wall-glazing construction must achieve a minimum Total R-Value of 1.4 for climate zone 7  
The solar admittance of externally facing wall-glazing construction, excluding wall-glazing construction which is wholly internal, must not be greater than 0.13 for all aspects in climate zone 7.  
The solar admittance of a wall-glazing construction must be calculated in accordance with Specification 37  
J4D7 - A floor must achieve the Total R-Value 2.0 downward heat flow for climate zone 7. A slab-on-ground that does not have an in-slab heating or cooling system is considered to achieve a Total R-Value of R2.0 in climate zone 7.  
Perimeter insulation is not required  
Part J5 - Building Sealing -  
J5D3 - Chimneys & flues - Not applicable  
J5D4 - Roof lights - Not applicable  
J5D5 - Windows & doors - Doors and openable windows forming part of the building envelope in climate zone 7 must be sealed except where windows comply with AS2047.  
Doors must be fitted with a draft protection device to the bottom edge and a foam or rubber compression strip, fibrous seal or the like, to all other edges. The entrance door to the building must be self-closing  
J5D6 - Exhaust fans - all exhaust fans shall be fitted with a sealing device such as a self-closing damper  
J5D7 - Construction of ceilings, walls and floors - Ceilings, walls, floors and any opening such as a window frame, door frame or the like forming part of the building envelope in climate zone 7 must be constructed to minimise air leakage. Internal lining systems must be close fitting at ceiling, wall and floor junctions; or sealed at junctions and penetrations with close fitting architrave, skirting or cornice; or expanding foam, rubber compressible strip, caulking or the like. These requirements do not apply to openings, grilles or the like required for smoke hazard management  
J5D8 - Evaporative coolers - Not applicable  
Part J6 - Air-conditioning and ventilation systems  
J6D3 - Air-conditioning system control - An air-conditioning system must be capable of being deactivated when the building or part of a building served by that system is not occupied. Air-conditioning units shall only serve one air-conditioning zone. Where the air-conditioning unit provides the required mechanical ventilation it must have an outdoor air economy cycle. Where the air-conditioning unit has an airflow of more than 1000 L/s, it must have a variable speed fan. The unit must have the ability to use direct signals from the control components responsible for the delivery of comfort conditions and have a control dead band of not less than 2°.  
Balancing dampers and balancing valves must be provided to meet the needs of the system at its maximum operating condition. When deactivated, any motorised outdoor air or return air damper that is not otherwise being actively controlled must close.  
Time switches must be provided to control an air-conditioning system of more than 2 kW; and a heater of more than 1 kW used for air-conditioning. The time switch must be capable of switching electric power on and off at variable pre-programmed times and on variable pre-programmed days  
J6D4 - Mechanical ventilation system control - Not applicable, no systems proposed  
J6D5 - Fans and duct systems - Not applicable, no systems proposed  
J6D6 - Ductwork insulation - Not applicable, no ducting proposed  
J6D7 - Ductwork sealing - Not applicable, no ducting proposed  
J6D8 - Pump systems - Not applicable, no systems proposed  
J6D9 - Pipework installation - Piping that is part of an air-conditioning system must be provided with insulation complying with AS/NZS 4859.1. Insulation must be protected against the effects of weather and sunlight and be able to withstand the temperatures within the piping  
J6D10 - An electric heater as part of an air-conditioning system must have a maximum heating capacity of 70W/m² in climate zone 7  
J6D11 - An air-conditioning system refrigerant chiller must comply with MEPS  
J6D12 - Unitary air-conditioning equipment - Not applicable  
J6D13 - Heat rejection equipment - Not applicable  
Part J7 - Artificial lighting and power  
J7D3 - The aggregate design illumination power load of artificial lighting must not exceed the sum of the allowances obtained by multiplying the area of each space by the maximum illumination power density of 4.5 W/m² for general purpose areas; 5 W/m² for corridors; 3 W/m² for toilets, tea rooms and the like; 1.5 W/m² for storage areas.  
These requirements don't apply to emergency lighting provided in accordance with Part E4  
J7D4 - All artificial lighting must be individually operated by a switch located in a visible and easily accessed position in the room or space being switched. Time switches and sensors not required as internal building area is less than 250m²  
J7D5 - Interior decorative and display lighting - Not applicable  
J7D6 - Exterior artificial lighting - Exterior artificial lighting attached to or directed at the facade of a building must be controlled by a daylight sensor or time switch. When the light load exceeds 100 W the light must use LED luminaires for 90% of the total lighting load  
J7D7 - Boiling water and chilled water storage units - Power supply to a boiling or chilled water storage unit must be controlled by a time switch  
J7D8 - Lift - Not applicable  
J7D9 - Escalators and moving walkways - Not applicable  
Part J8 - Heated water supply and swimming pool and spa pool plant  
J8D2 - A heated water supply system for food preparation and sanitary purposes must be designed and installed in accordance with Part B2 of NCC Volume 3  
J8D3 - Swimming pool heating and plumbing - Not applicable  
J8D4 - Spa pool heating and pumping - Not applicable  
Part J9 - Energy monitoring and on-site distributed energy resources  
J9D3 - Facilities for energy monitoring - Not applicable, internal building area <500m²  
J9D4 - Facilities for electric vehicle charging equipment - Not required, less than 9 parking spaces  
J9D5 - Facilities for photovoltaic and battery systems - The main electrical switchboard must contain at least two empty three-phase circuit breaker slots and four DIN rail spaces labelled to indicate the use of each space for a solar photovoltaic system and a battery system. At least 20% of the roof area of a building must be left clear for the installation of solar photovoltaic panels



PROPOSED FLOOR PLAN



TUMUT BUILDING  
DESIGN

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tumutbuildingdesign@outlook.com

1- Issued for DA/CC  
1- Issued for client approval  
Issue/Amendments

13.06.25  
22.05.25  
Date

Project Name **PROPOSED RFS SHED**

Address **519 SNOWY MOUNTAINS HWY, TUMUT**

Date **22.05.25**

Scale **1:100**

Sheet size **A3**

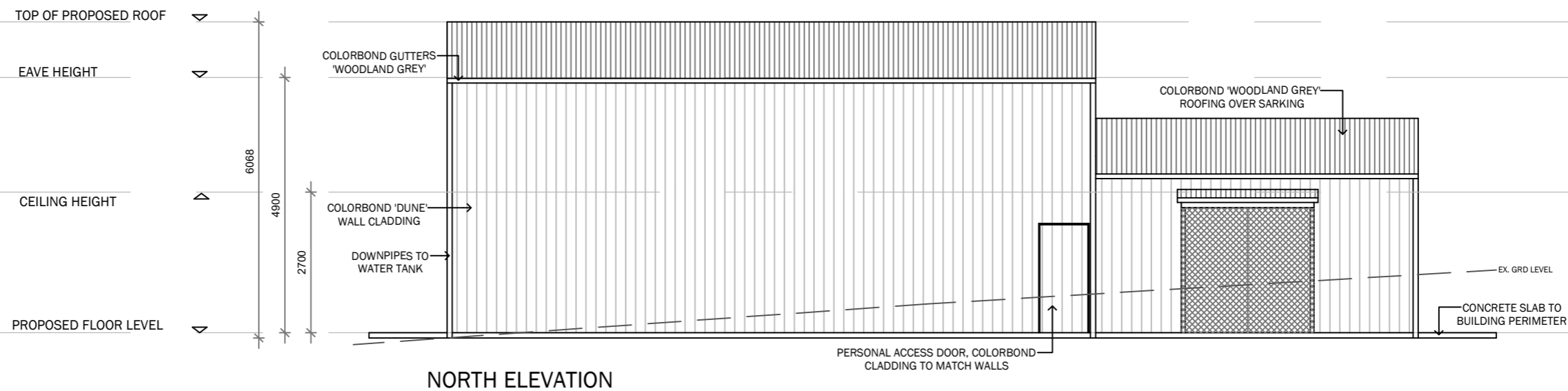
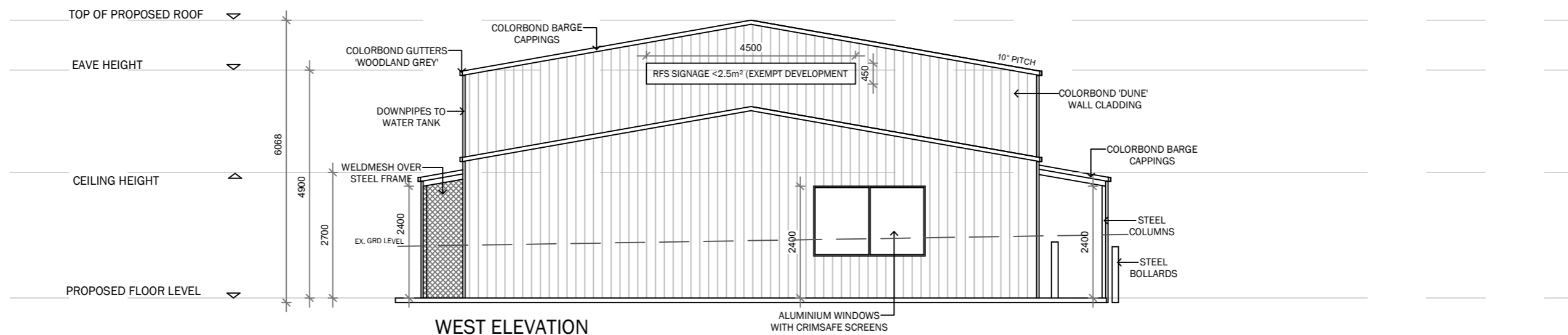
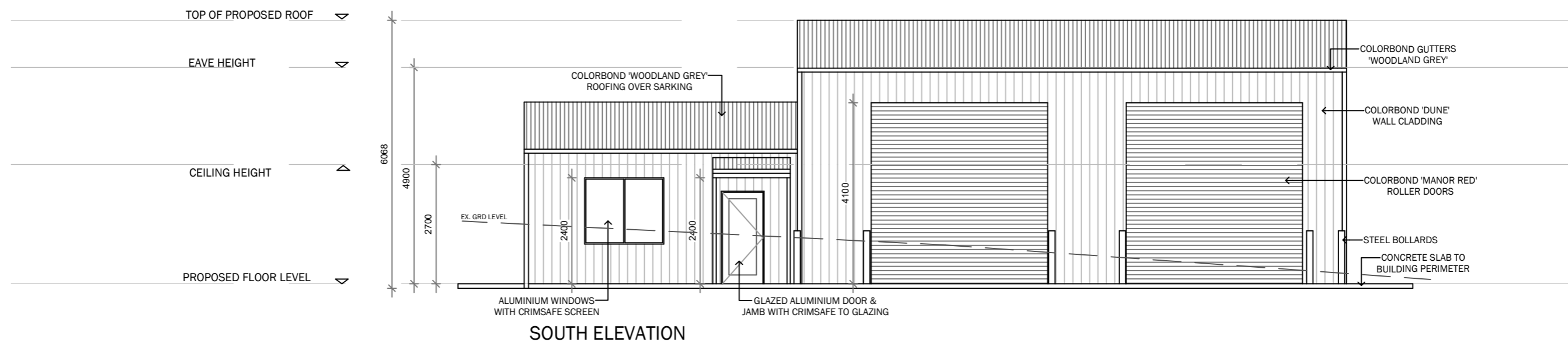
Drawn **M.T**

Issue **1**

Plan & Sheet Number

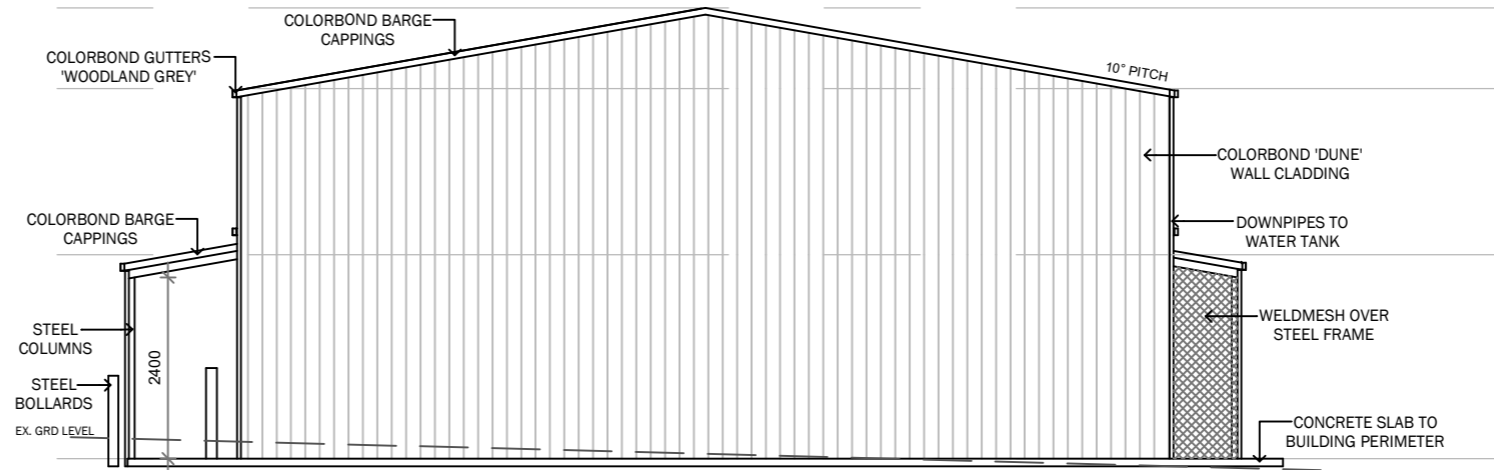
**RU03- 03**

Sheets in set **8**



## PROPOSED ELEVATIONS

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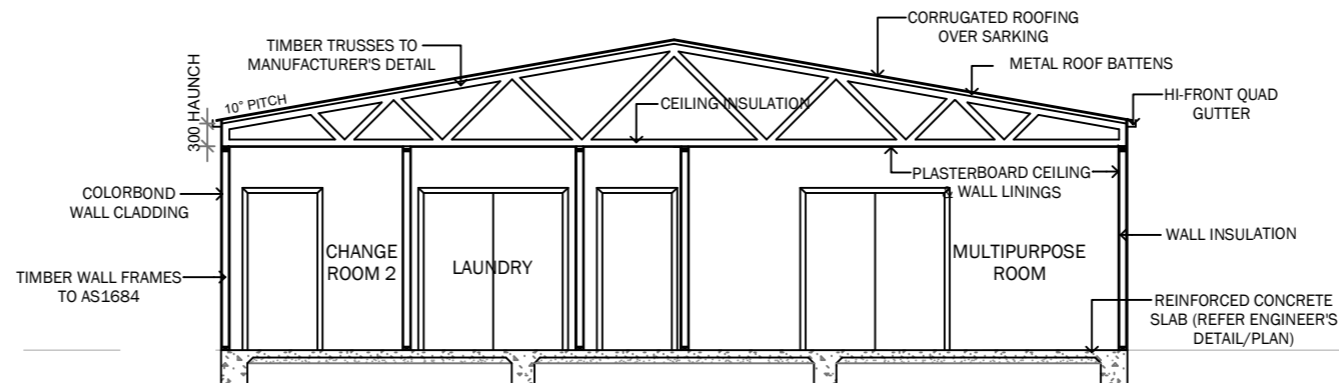
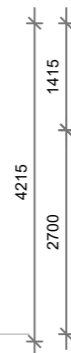


EAST ELEVATION

TOP OF PROPOSED ROOF

CEILING HEIGHT

PROPOSED FLOOR LEVEL

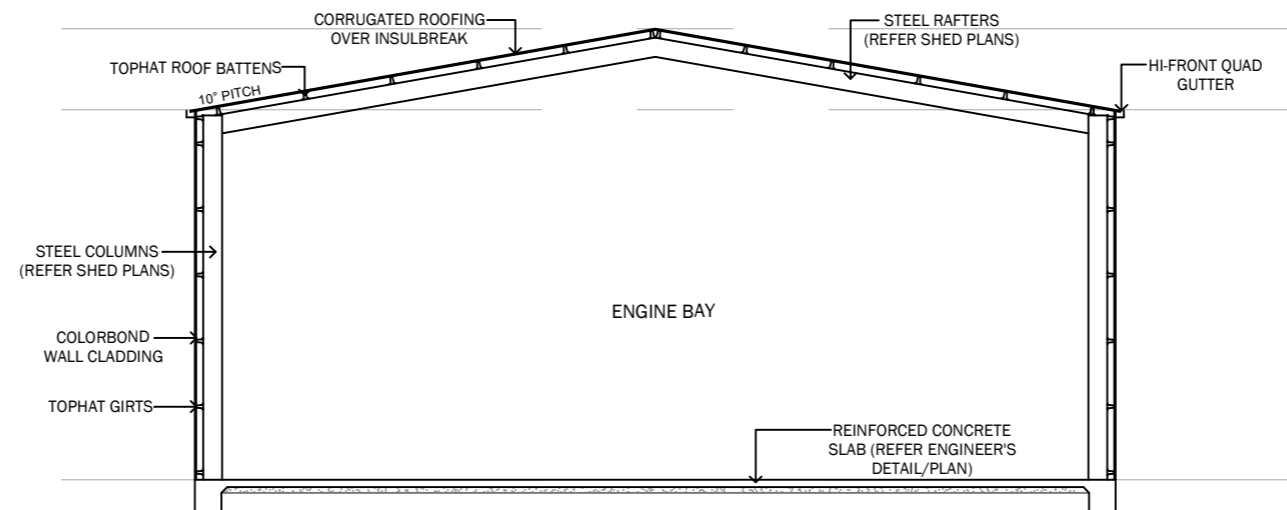


SECTION A-A

TOP OF PROPOSED ROOF

EAVE HEIGHT

PROPOSED FLOOR LEVEL



SECTION B-B

## PROPOSED SECTION DETAILS



**TUMUT BUILDING  
DESIGN**  
Mel Tsarevich  
0413 997 717  
tumutbuildingdesign@outlook.com

1 - Issued for DA/CC  
1 - Issued for client approval  
Issue/Amendments

13.06.25  
22.05.25  
Date

Project Name **PROPOSED RFS SHED**

Address **519 SNOWY MOUNTAINS HWY, TUMUT**

Date **22.05.25**

Scale **1:100**

Sheet size **A3**

Drawn **M.T**

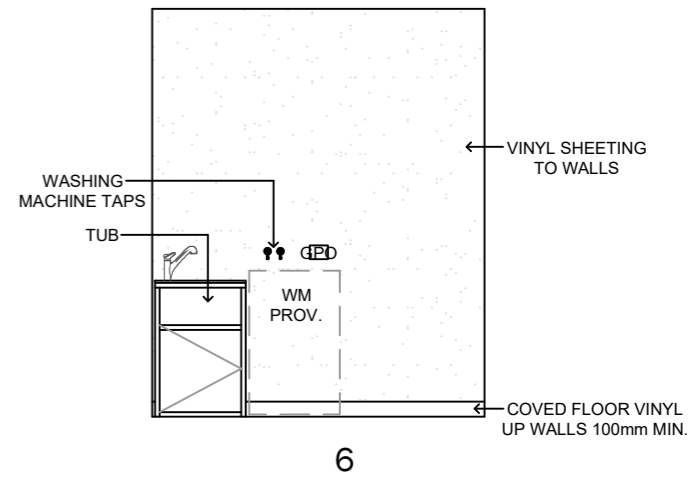
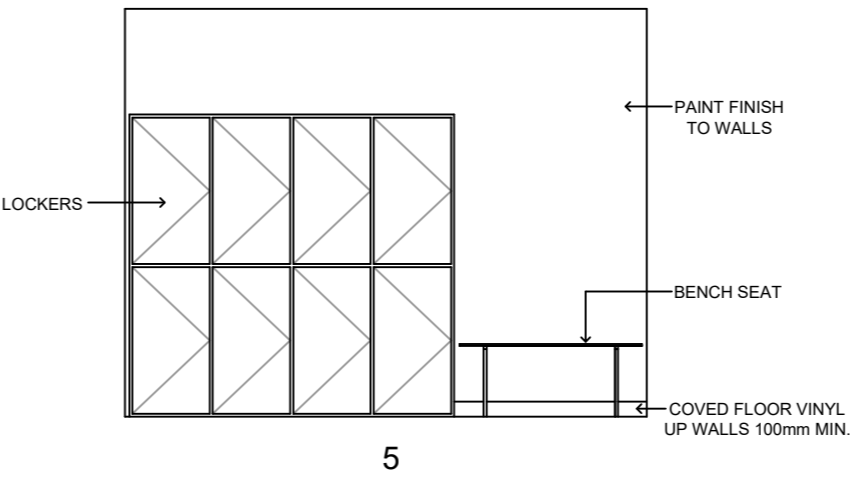
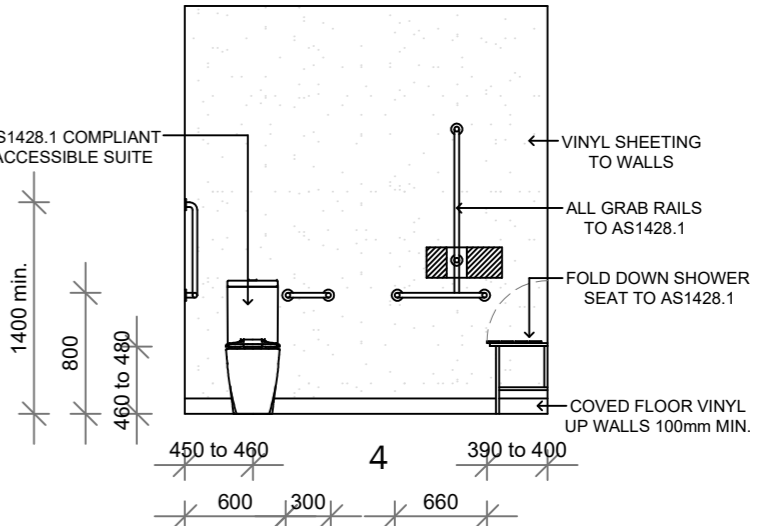
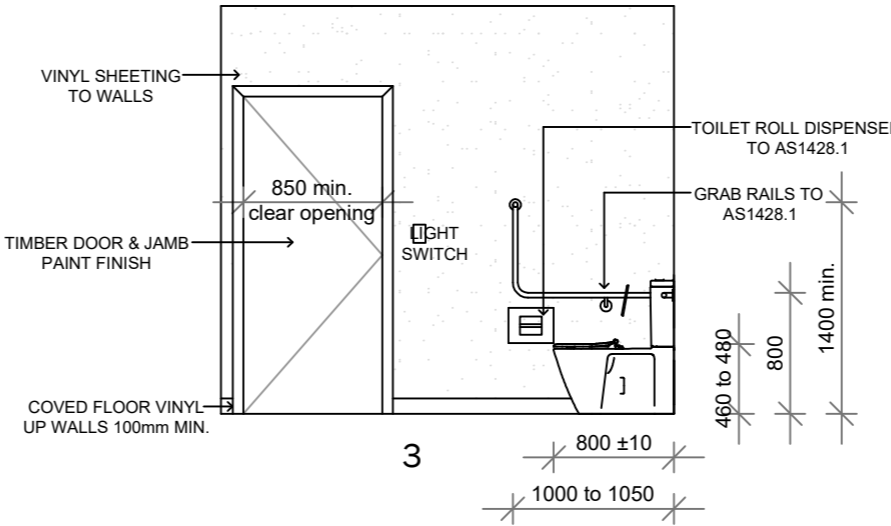
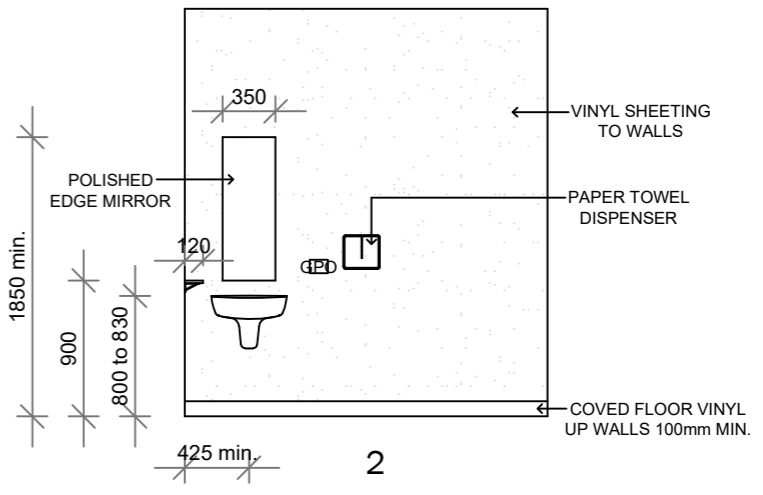
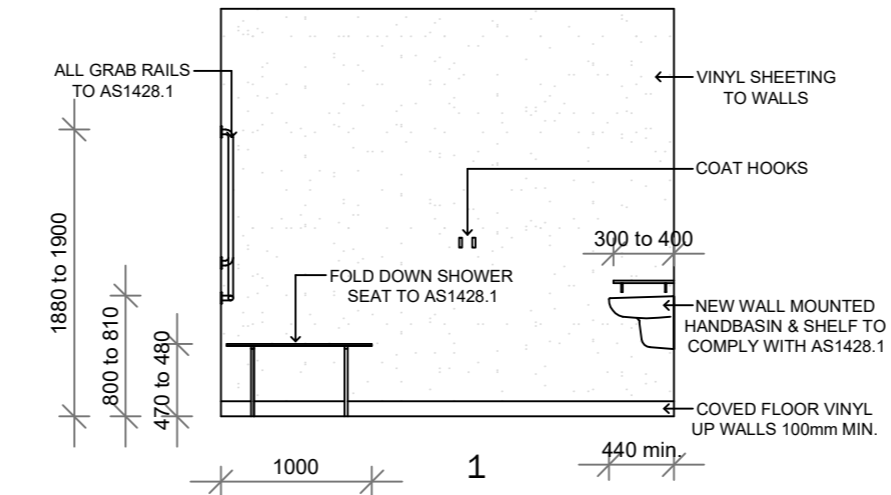
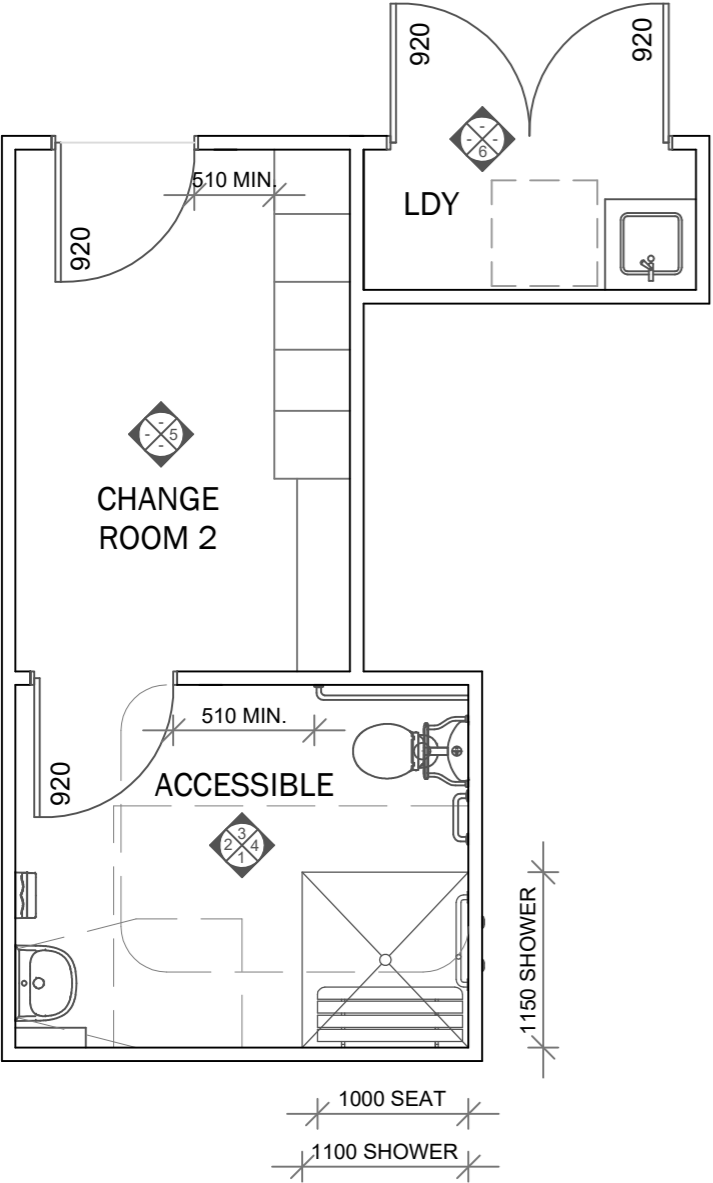
Issue **1**

Plan & Sheet Number

**RU03- 05**

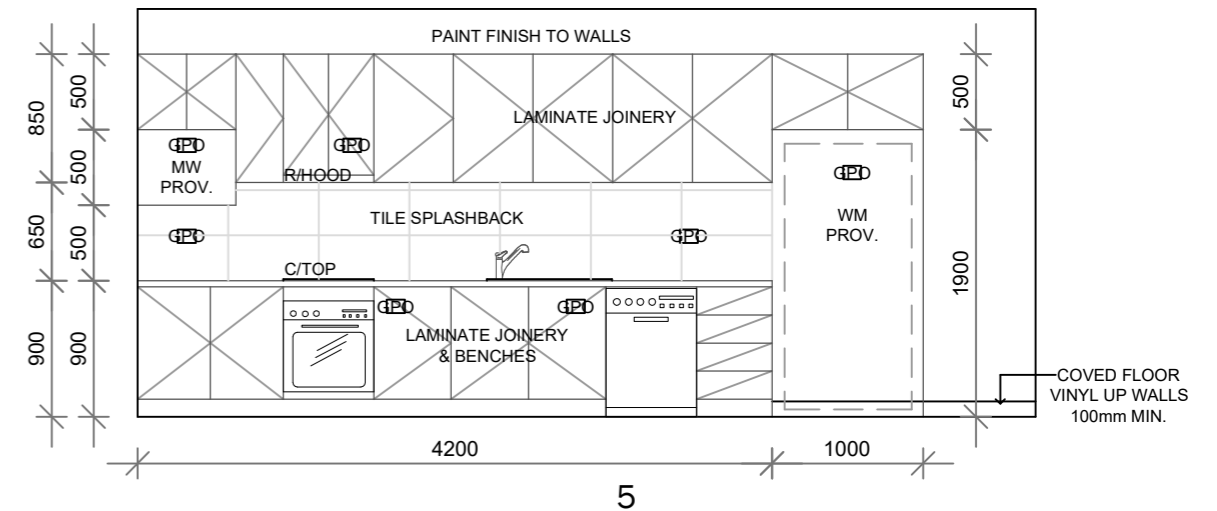
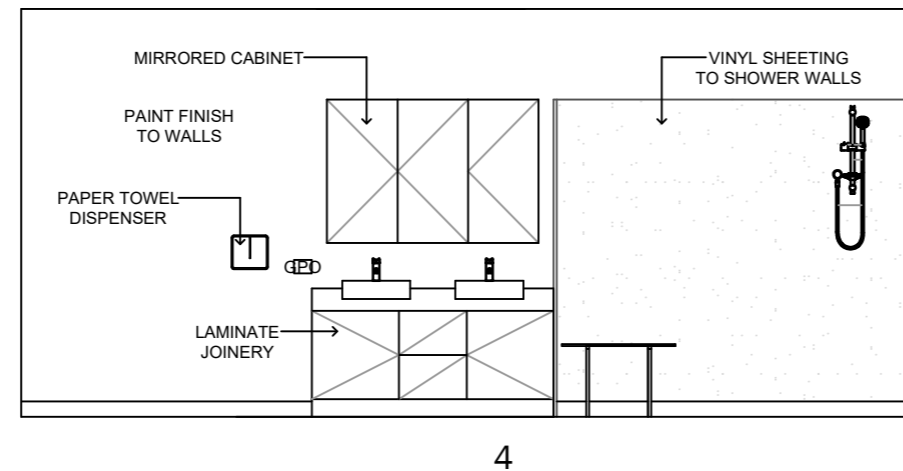
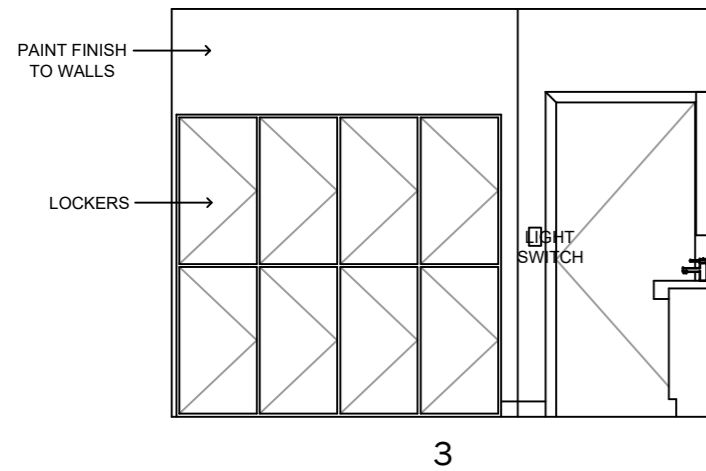
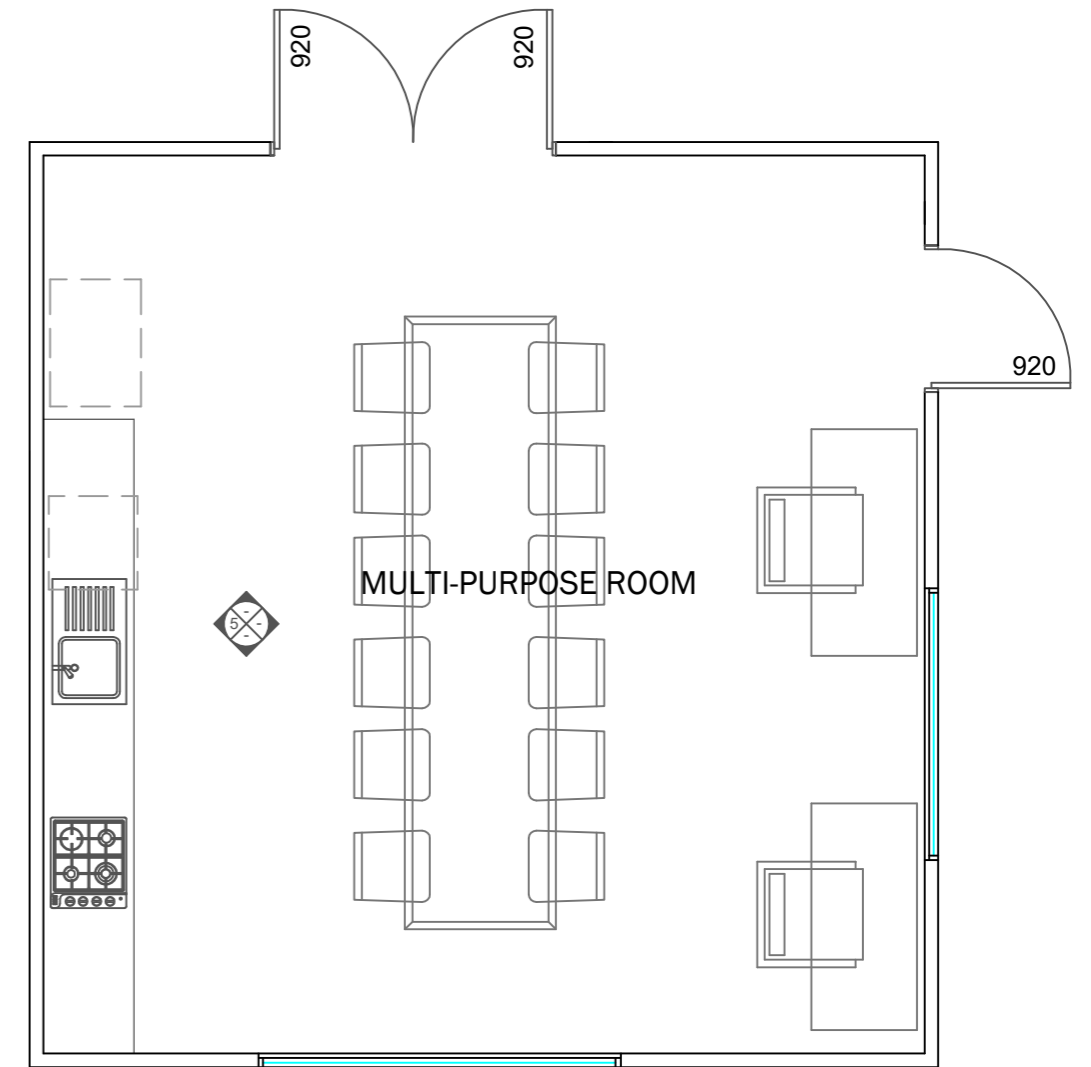
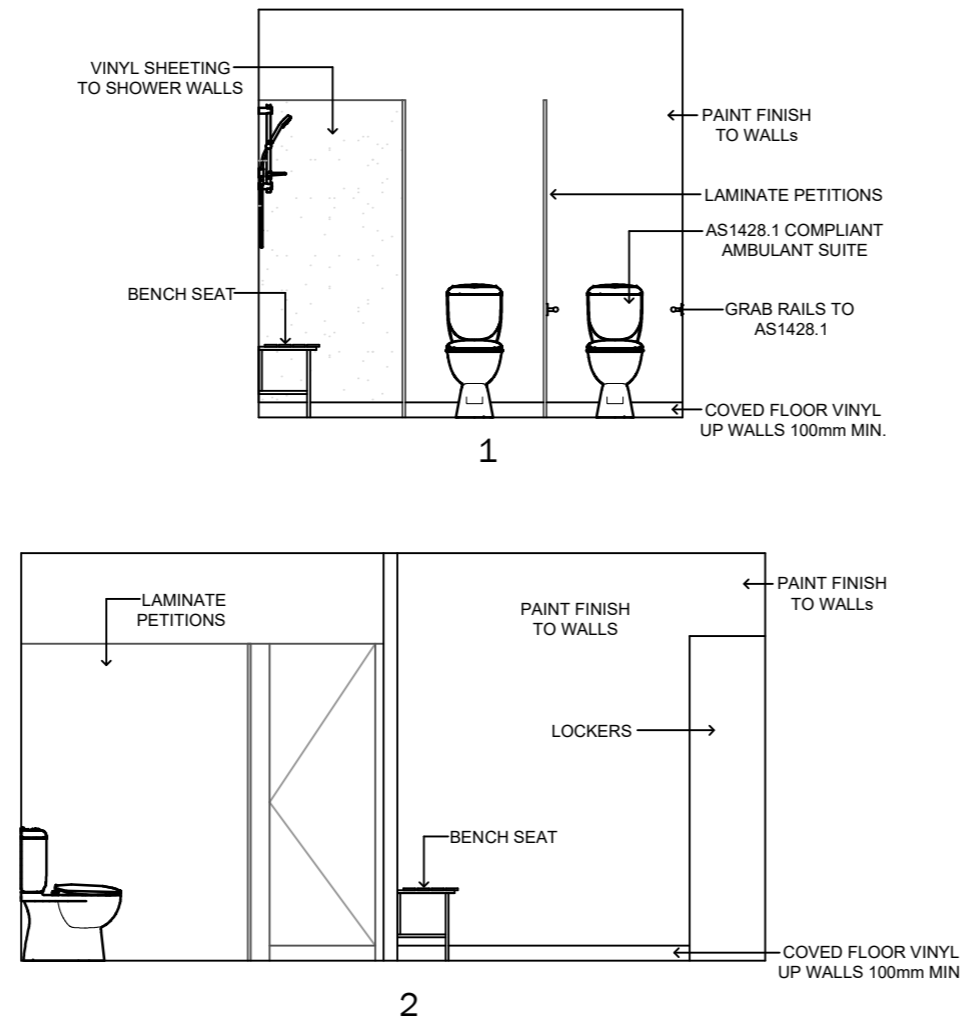
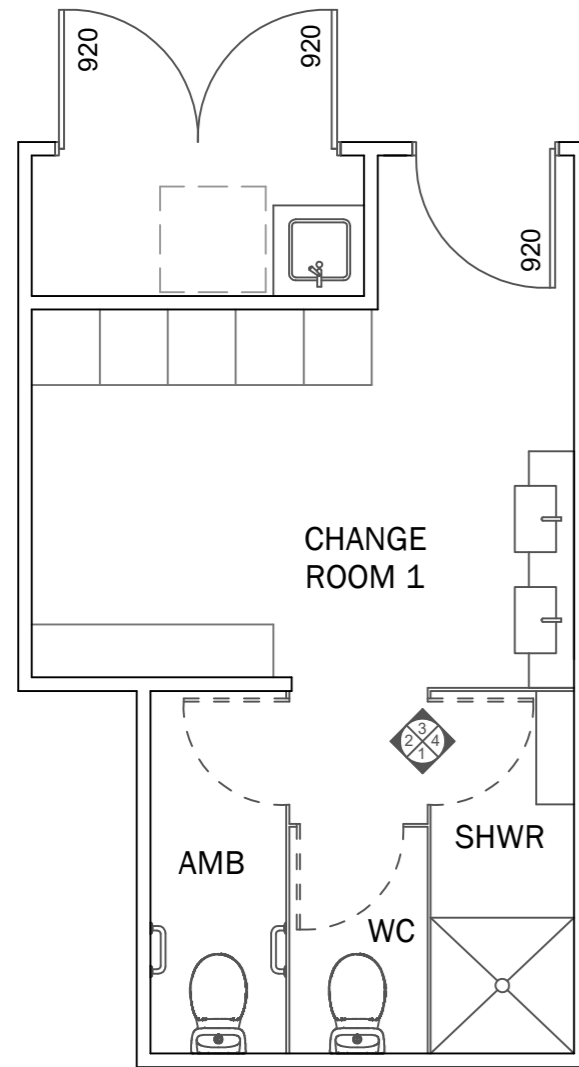
Sheets in set **8**





# INTERNAL ELEVATIONS 1

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					Scale 1:50	Plan & Sheet Number
					Sheet size A3	<b>RU03- 07</b>
					Drawn M.T	Sheets in set 8



## INTERNAL ELEVATIONS 2

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					Scale	1:50	Plan & Sheet Number <b>RU03- 08</b>	
					Sheet size	A3		
					Drawn	M.T	Sheets in set	8