

RP DATA:
 LOT 1 DP 809736 &
 LOT 2 DP 809736
 LGA: RICHMOND VALLEY
 LOCALITY: SWAN BAY

PROPERTY ADDRESS:
 945 WOODBURN-CORAKI ROAD
 BUNGAWALBIN NSW 2469
 DP 1029084

PARTIAL SITE PLAN

2
 DP 809736

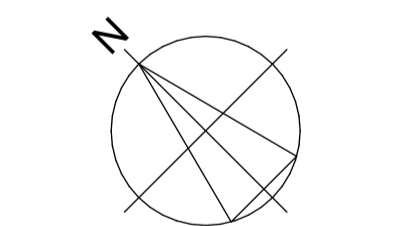
1
 DP 809736

LOT 2
 DP 809736

LOT 3
 DP 75985

1 OVERALL SITE PLAN
 #LayID/ Scale 1:3500

2 PARTIAL SITE PLAN
 #LayID/ Scale 1:500



NOTE:
 PRELIMINARY
 SETOUT TAKEN FROM
 ONSITE DIMENSIONS

scale @ A1 18/1/2024
 design FS drawn RC
 job number 10168_21



project: PROPOSED SECONDARY DWELLING
 945 WOODBURN-CORAKI RD
 client: SUELLEN THOMPSON &
 GRAY PRITCHETT

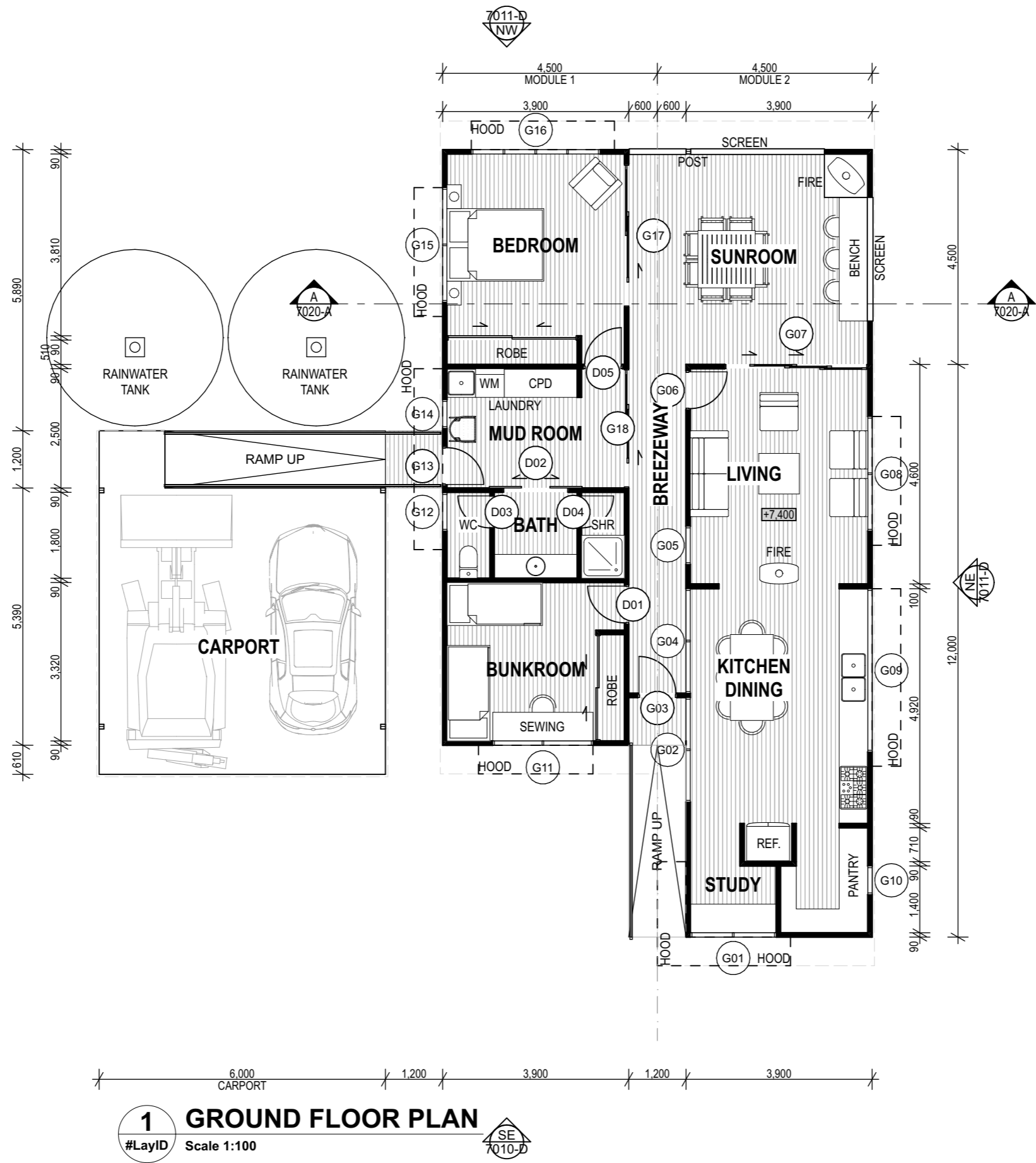
amendments
 A 15.12.21 DRIVEWAY ACCESS AND PROPOSED GARAGE LOCATION CHANGED
 B 4.4.22 RELOCATE PROPOSED DWELLING
 C 6.4.22 SECONDARY BUILDING SIGHTED

The Lock Up
 301 main street
 kangaroo point 4169
 brisbane qld aus
 A.C.N. 011 030 292
 A.B.N. 11 011 030 292

ROBIN SPENCER ARCHITECTS PTY. LTD. P: 3392 1066 F: 3392 1055 E: info@rsaarchitects.net

DRAWING TITLE	ISSUE	REVISION
SITE PLAN	Do not scale this drawing	
	DRAWING NO.	1010-G

AREA TABLE	
MODULES	93 m ²
ALFRESCO	23 m ²
BREEZEWAY	9 m ²
TOTAL	125 m²



1 GROUND FLOOR PLAN
 #LayID Scale 1:100

ENERGY COMMITMENTS

- HOT WATER**
PERFORMANCE RATING 41-45 STC
- COOLING SYSTEM**
LIVING ROOM - CEILING FAN
BEDROOMS - CEILING FAN
- HEATING SYSTEM**
LIVING ROOM - WOOD HEATER TO AUSTRALIAN STANDARDS
BEDROOM 1 - HEATER WITH HIGHER ENERGY RATING
- VENTILATION**
BATHROOM / KITCHEN / LAUNDRY - NATURAL VENTILATION
- ARTIFICIAL LIGHTING**
80% OF LIGHT FIXTURES FITTED WITH FLOURESCENT OR LED LAMPS
- ALTERNATIVE ENERGY**
PHOTOVOLTAIC SYSTEM TO GENERATE 6 PEAK KW OF ELECTRICITY
- OTHER**
KITCHEN - COOKTOP - INDUCTION
OVEN - ELECTRIC
- CLOTHES DRYING**
FIXED OUTDOOR CLOTHES DRYING LINE

BASIX CERTIFICATE NO. 1739670S

- WATER COMMITMENTS**
- LANDSCAPE
 PLANT 20m² OF INDIGENOUS VEGETATION, LOW WATER SPECIES
- FIXTURES
 ALL SHOWER HEADS - 4 STAR
 ALL TOILETS - 6 STAR
 ALL KITCHEN TAPS - 6 STAR
 BATHROOM TAPS - 6 STAR
- INSTALL RAINWATER TANK - 50,000 LITRE
 RAINWATER ROOF CATCHMENT - 125m²
- RAINWATER TANK CONNECTED TO:
 - ALL TOILETS
 - COLD WATER LAUNDRY TAP
 - 1x EXTERNAL HOSE COCK
 - HOT WATER SYSTEM
 - ALL INDOOR COLD WATER TAPS
- THERMAL COMMITMENTS**
- FLOOR
 - JOIST ZONE ENCLOSED SPACE - ROCKWOOL BATTS
 - UNDERSIDE JOISTS ENCLOSED SPACE - REFLECTIVE FOIL FACING TILE SUBFLOOR
- WALLS
 - EXTERNAL WALLS - 1.7 ROCKWOOL BATTS AND REFLECTIVE FOIL FACE OF EXTERNAL STUDS
 - INTERNAL WALLS - FIBREGLOSS BATTS
- CEILING
 RAKED CEILING - R1.4 ROOF DIAPHRAGM OR R1.4 INSULATED ROOF PANEL SYSTEM
 FLAT CEILING - R1.4 FOIL BACKED BLANKET OVER RAFTERS WITH FOIL BACKED BLANKET IN CEILING JOIST ZONE
 ROOF - ROOF COLOUR LIGHT SA < .38
 CARPORT ROOF - N/A
 CEILING FANS - LIVING ROOM, EACH BEDROOM/BUNKROOM
 GLAZING - SEE GLAZING SCHEDULE

scale 1:100 @ A3 date OCTOBER 2023
 design FAS drawn TBC
 job number 10168/21



project: WOODBURN
 client: PRITCHETT

amendments

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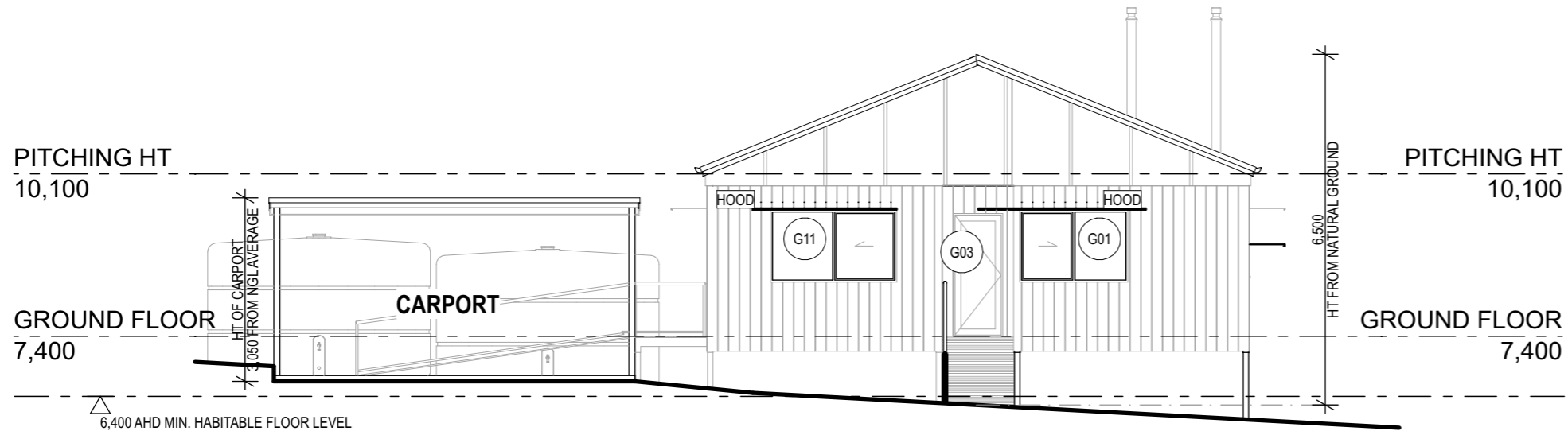
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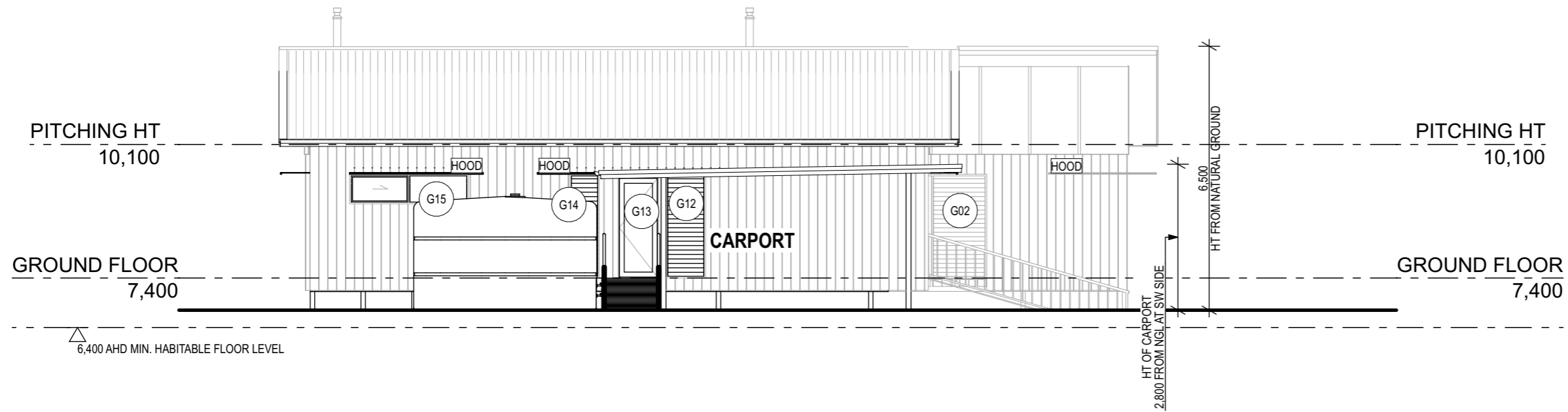
DRAWING TITLE
PROPOSED FLOOR PLANS
GROUND FLOOR PLAN

ISSUE PRELIMINARY
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 REVISION
 DRAWING NO. 2010-D



1 SE ELEVATION

Scale 1:100



2 SW ELEVATION

Scale 1:100

scale 1:100 @ A3 date OCTOBER 2023

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DRAWING TITLE

**PROPOSED EXTERNAL ELEVATIONS
SE & SW ELEVATIONS**

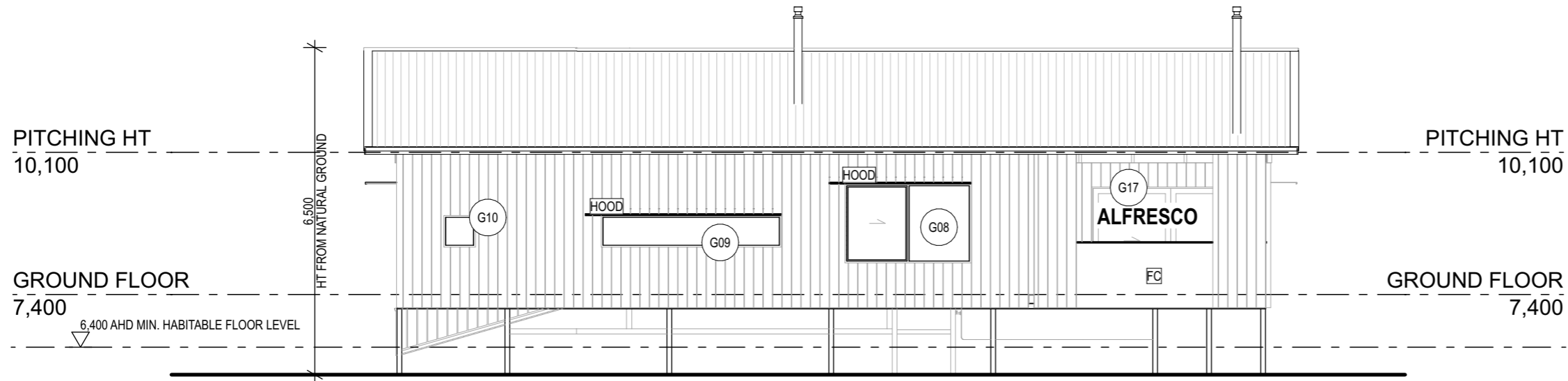
ISSUE REVISION

PRELIMINARY
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DRAWING NO. 7010-D



1 NW ELEVATION
- Scale 1:100



2 NE ELEVATION
- Scale 1:100

scale 1:100 @ A3 date OCTOBER 2023
design FAS drawn TBC
job number 10168/21



project: WOODBURN
client: PRITCHETT

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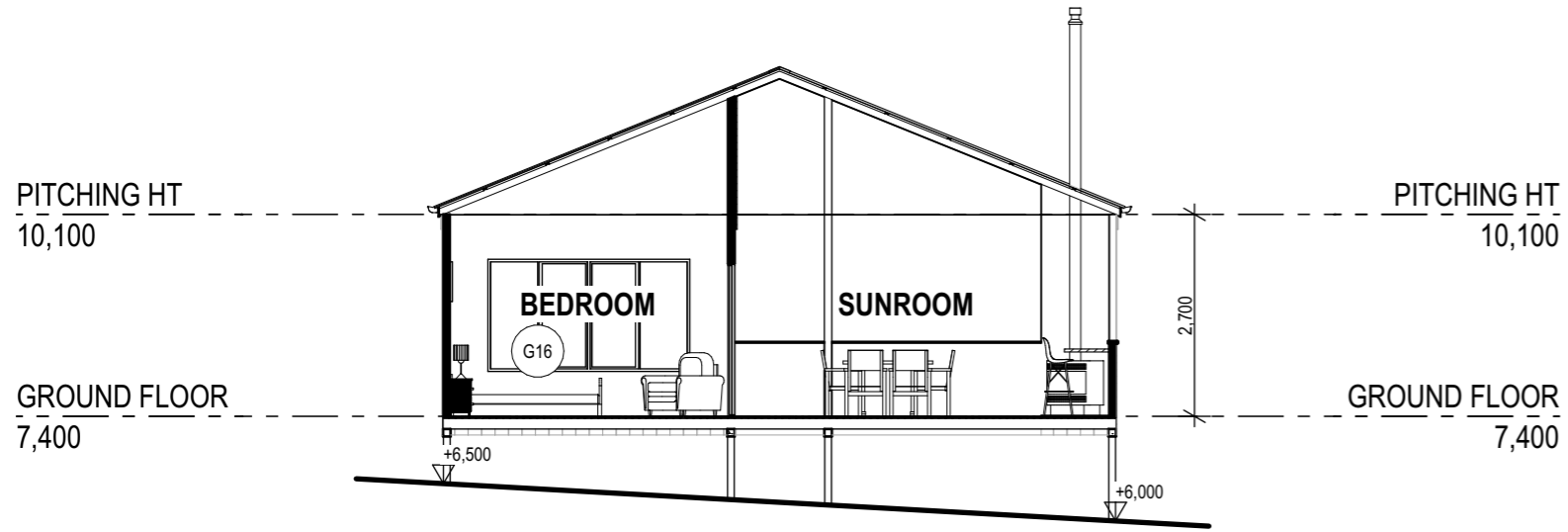
DRAWING TITLE

PROPOSED EXTERNAL ELEVATIONS
NW & NE ELEVATIONS

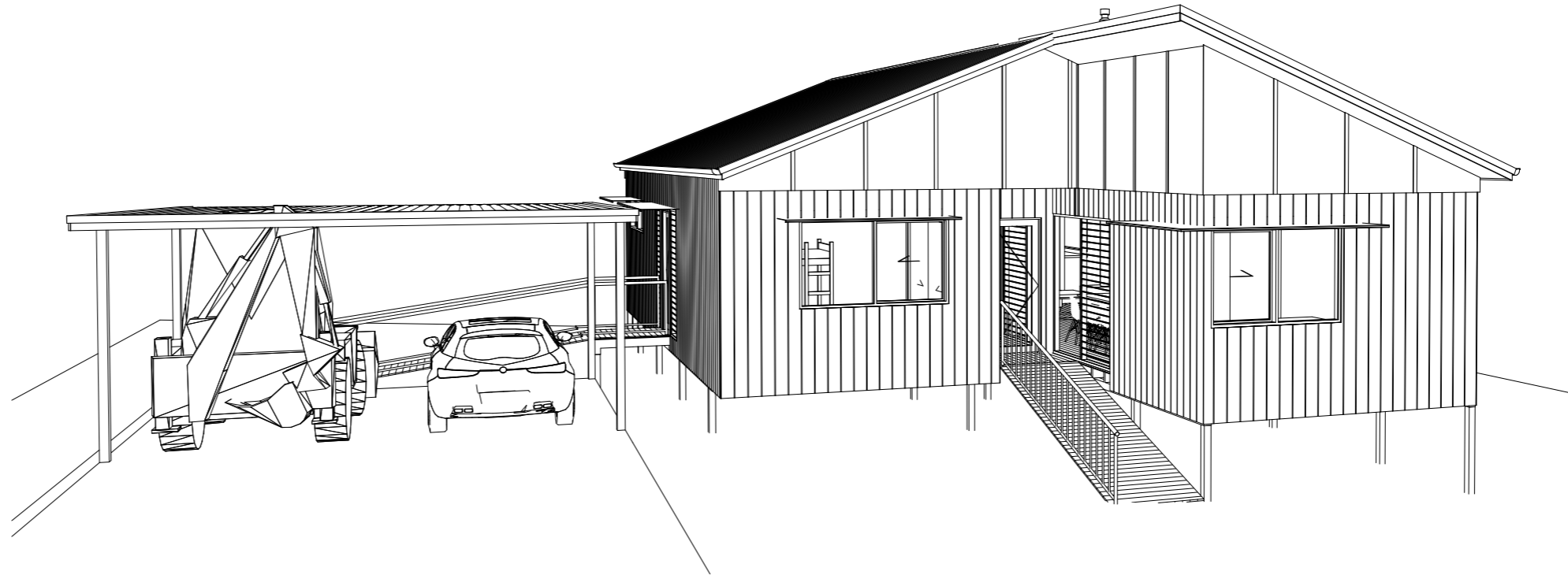
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DRAWING NO. 7011-D



1 A SECTION
#LayID Scale 1:100



2 VIEW 1
#LayID Scale 1:200

scale 1:100, 1:200 @ A3 date OCTOBER 2023

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client: PRITCHETT

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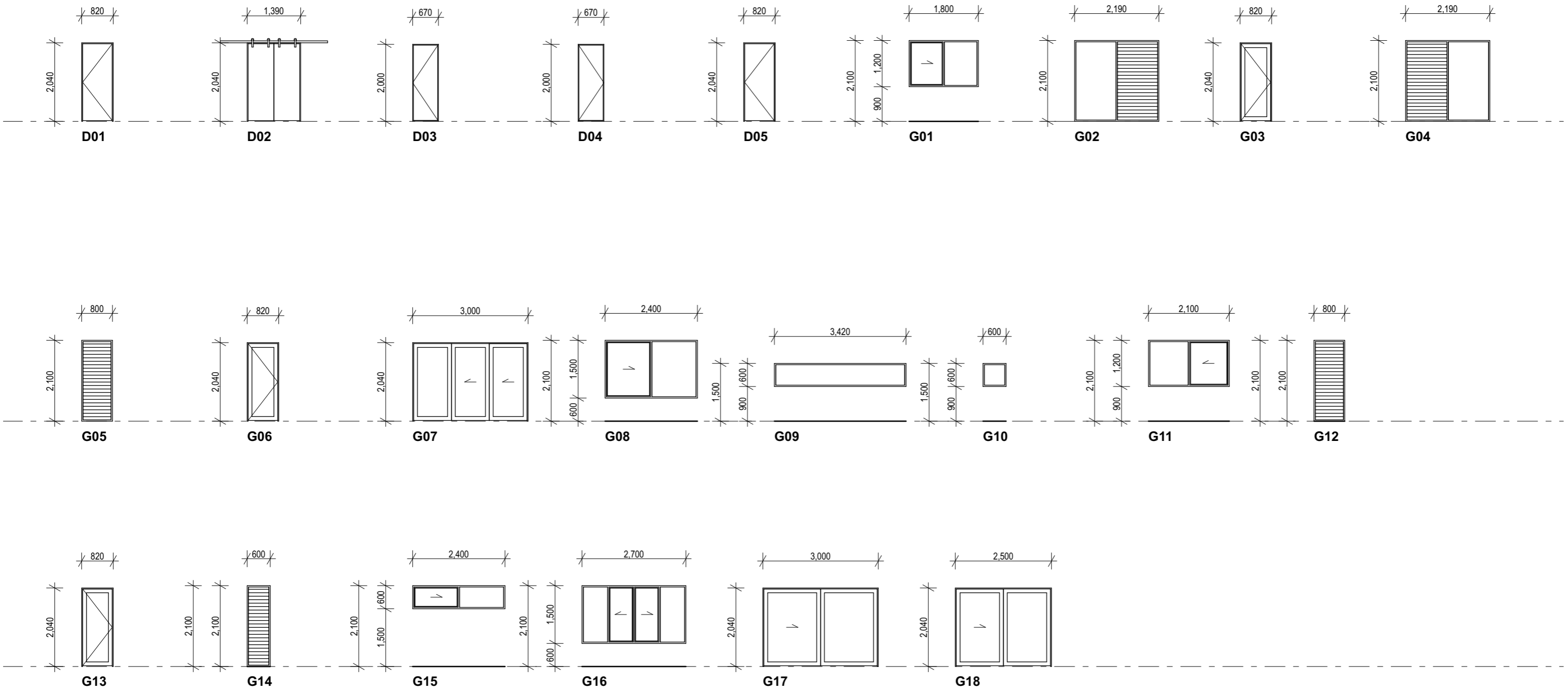
DRAWING TITLE

GENERAL SECTIONS
SECTION A

ISSUE REVISION

PRELIMINARY
Do not scale this drawing

DRAWING NO. 7020-A



LEGEND

NOTES
 - ALL GLAZING POWDERCOTE ALUMINIUM
 - SINGLE GLAZED
 - V VALUE <3
 - SHGC-4-.49

scale 1:100 @ A3 date OCTOBER 2023

design FAS drawn TBC

job number 10168/21



project: WOODBURN

client: PRITCHETT

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DRAWING TITLE
**SCHEDULES
 GLAZING AND DOOR SCHEDULE**

ISSUE REVISION

PRELIMINARY

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DRAWING NO. 8010-B