


Client Name | Client Email | Client Phone | Signature _____

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**ALL DIMENSIONS ARE IN METRES. DO NOT SCALE FROM PLANS.**

Shining Designs
Building Design Services

Document Set ID: 7050747
Version: 1, Version Date: 03/11/2026

**Generated by** Mariah Foley
mariah@shiningdesigns.com.au
**Phone** +610456148585

**Property Details**
20 Richard St, Turvey Park, NSW 2650, Australia
Lot/DP: 5/9/DP15338

| Sheet Name | Sheet no. | Lic no. | Job no. |
|---|---|---|---|
| Site Plan | 1 | | |

| Design | Scale |
|---|---|
| | 1:200@A3 |

| 1 st version date: | Current version date: | Version # |
|---|---|---|
| 12/08/2026 | 12/08/2026 | 1 |

# Select Plumbing Co

## 20 Richard St, Turvey Park NSW 2650

## New Construction - Class 1 and 10a (Multi-Res)

**FOR CONSTRUCTION**

**Certificate No. #HR-6CQG26-02**

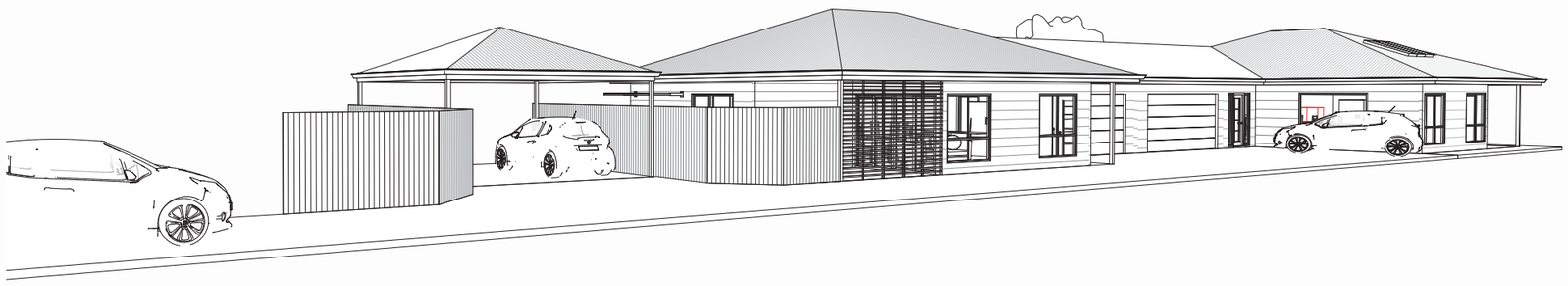
Scan QR code or follow website link for rating details.

| | |
|---|---|
| **Assessor name** | Darren Parker |
| **Accreditation No.** | DMN/15/1694 |
| **Property Address** | 20 Richard Street, Turvey Park, NSW, 2650 |

http://www.hero-software.com.au/QR?p=pmd9BgE4cn1B



## SITE ACCESS/LOCATION



| Sheet List | | Sheet List | |
|---|---|---|---|
| Sheet Number | Sheet Name | Sheet Number | Sheet Name |
| 0 | Cover Page | 5 | Floor Plan - Unit 3 |
| 1 | NCC 2022 Building Notes | 6 | Elevations 1 |
| 2 | Site/Drainage Plan | 7 | Elevations 2 |
| 2-1 | Car Turning | 8 | Carport Elevations + floorplan |
| 3 | Floor Plan - Overall | 9 | Roof Plan |
| 4 | Floor Plan - Unit 2 | 10 | Section |
| | | 11 | Slab/Drainage Plan |
| | | 12 | Electrical Plan |

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT CODES

CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Cover Page**

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info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 59 682 414 080

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**NOTES**

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2. All dimensions to be confirmed by builder / owner
3. All internal dimensions stated are frame size - excluding linings.
4. These plans are provided subject to approval by all relevant authorities provided to us by the builder/owner.
5. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
6. Articulation joints to comply with 3.3.1.8 BCA Vol 2.
7. Mechanical ventliation to comply with 3.8.5 BCA Vol 2.
8. Smoke alarms to comply with 3.7.2 BCA Vol 2 (wired-in)
9. Protection against subterranean termites shall be in accordance with AS 3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
10. Lift off hinges to all WC hinged doors to compyl with Australian Standards.
11. Stair construction to comply with Pt 3.9.1 and balustrades to comply with Pt 3.9.2 BCA Vol 2.
12. DP & Flashings to comply with Pt 3.3.4 BCA Vol 2.

**PLAN LEGEND**

FFL = finish floor level
FW = floor waste
WHV = Wall hung vanity
obs = obscure glazing
mb = meter box
dp = downpipe
ohc = overhead cupboard
ohs = overhead shelf
ref = refrigerator prov.
mw = microwave prov.
dw = diswasher prov.
pty = pantry
wm = washing machine prov.
g.hws = gas hot water system
tr = towel rail
trh = toilet roll holder
HC = garden tap
MH = man hole
SD = smoke alarm

| | |
|---|---|
| | 0 |
| DATE: | **28-10-2026** |
| DRAWN: | **M. FOLEY** |
| REV: | **I** |
| SCALE: | **@ A3** |

Document Set ID: 7050747
Version: 1, Version Date: 03/11/2026

**GENERAL BUILDING SPECIFICATIONS**

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS, WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALING. THESE PLANS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER ASSOCIATED DOCUMENTS. LEVELS SHOWN ARE RELATIVE ONLY.

BUILDER TO ENSURE ALL UNDERGROUND SERVICES, PIPES AND CABLES TO BE LOCATED PRIOR TO EXCAVATION. CALL 'DIAL BEFORE YOU DIG' ON 1100 OR GO TO www.1100.com.au

SITE: THE BUILDER SHALL SUPPLY/INSTALL AND MAINTAIN THE FOLLOWING IN ACCORDANCE WITH LOCAL COUNCIL AUTHORITY:
- SEDIMENT CONTROL MEASURES
- STABILISED ENTRY POINT
- CONTROLLED RUBBISH AREA
- TOILET FACILITIES

COMPLIANCE: ALL BUILDING WORK TO COMPLY WITH THE 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA 2022, ABCB HOUSING PROVISIONS, AND ANY REFERENCED AUSTRALIAN STANDARDS AND LOCAL COUNCIL AUTHORITY REQUIREMENTS. ALL AREAS TO BE MADE GOOD BY THE BUILDER WHERE DISTURBED BY THE NEW WORK.

BASIX: BASIX - ALL SELECTIONS TO COMPLY WITH ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS OF THE ASSOCIATED/NATHERS CERTIFICATE.

CONCRETE: ALL CONCRETE SLAB & FOOTINGS FOR CLASS 1 & 10a BUILDINGS TO COMPLY WITH AS 2870 'RESIDENTIAL SLAB & FOOTINGS'.

VAPOUR BARRIERS AND DAMP-PROOFING MEMBRANES IN ACCORDANCE WITH AS 2870

STEEL FRAMING IN ACCORDANCE WITH AS/NZS 4600, AS 4100

WET AREAS IN ACCORDANCE WITH H4D1. H4D2 7 H4D3 OF THE NCC VOLUME TWO AND PART 10.2 OF THE HOUSING PROVISIONS OR CLAUSES 10.2.1 TO 10.2.6 & 10.2.12 AND AS 3740.

TIMBER FRAMES & TRUSSES - REFERENCE AS/NZS 1170.1 - 2002, AS/NZS 1170.2 - 2021, AS 1684.2 -2021, AS 1720.1 - 2010, AS 1720.5 - 2015 AND AS 4440 - 2004 - INSTALLATION OF NAILPLATED TIMBER ROOF TRUSSES.

EAVES & SOFFIT LININGS IN ACCORDANCE WITH NCC PART 7.5.5

FLASHINGS TO WALL OPENINGS IN ACCORDANCE WITH NCC PART 7.5.6

SELECTION & INSTALLATION OF WINDOWS TO AS 2047

GLAZING IN ACCORDANCE WITH H1D8 & H2D7 OF THE NCC / BCA VOLUME TWO, SECTION 8 OF THE HOUSING PROVIONS & AUSTRALIAN STANDARDS AS 1288, 2047, 4055.

SHEET METAL ROOFING IN ACCORDANCE WITH NCC PART 7.2, AS 1562.1

GUTTERS & DOWNPIPES IN ACCORDANCE WITH NCC PART 7.4 AND AS/NZS 3500.3

PLASTERBOARD LININGS IN ACCORDANCE WITH AS/NZS 2589

FIBRE CEMENT LINING IN ACCORDANCE WITH AS AS/NZS 2908.2

CLADDING MATERIAL IN ACCORDANCE WITH NCC CLAUSE H1D7 & NCC HOUSING PROVISION SECTION 7.5 (TIMBER AND COMPOSITE WALL CLADDING).

CLASS 4 VAPOUR PERMEABLE BARRIER TO BE USED IN ACCORDANCE WITH AS 4200.1.

MASONRY CONSTRUCTION IN ACCORDANCE WITH NCC PART 5, AS 3700, AS4773.1 & AS 4773.2

MASONRY ARTICIULATION JOINTS AS PER AS 4773.2 & NCC HOUSING PROVISION CLAUSE 5.6.8 (VERTICAL ARTICULATION JOINTS). ALTERNATIVELY, ENGINEER TO PROVIDE.

ELECTRICAL WORK INSTALLED IN ACCORDANCE WITH AS/NZS 3000 BY LICENCED ELECTRICAL CONTRACTOR

ARTIFICIAL LIGHTING TO BATHROOMS, AIRLOCKS & LAUNDRIES INSTALLED AS PER AS/NZS 1680.0

THERMAL INSULATION TO COMPLY WITH AS/NZS 4859.1 & INSTALLED AS PER NCC PART 13.2

EXTERNAL WINDOWS & DOORS TO BE SEALED IN ACCORDANCE WITH NCC PART 13.4

TERMITE RISK MANAGEMENT IN ACCORDANCE WITH NCC PART 3.4, AS 3660.1; OR HAVE BEEN TESTED & PASSED SECTION 5 OF AS3660.3. WHERE CHEMICAL MANAGEMENT SYSTEM USED, BE INCLUDED ON THE APPROPRIATE AUTHORITY 'S PESTICIDES REGISTER.

PLUMBING & DRAINAGE IN ACCORDANCE WITH AS/NZS 3500 & PLUMBING CODE OF AUSTRALIA 2019

SARKING & WALL WRAP IN ACCORDANCE WITH AS/NZS 4200.1, BE INSTALLED TO MANUFACTURERS SPECIFICATIONS & AS 4200.2

MECHANICAL VENTILATION DISCHARGED DIRECTLY TO OUTDOOR AIR AS PER REQUIREMENTS OF NCC PART 10.8

CONDENSATION MANAGEMENT DETAILS AS PER BCA HOUSING PROVISIONS CLAUSE 10.8.2, (3), (4), (5). I.E TIMER, DRYER, MAKEUP AIR.

FLOW RATE AND DISCHARGE OF EXHAUST SYSTEMS CALCULATIONS IN ACCORDANCE WITH NCC HOUSING PROVISIONS PART 10.8 - CONDENSATION MANAGEMENT.

SUB-FLOOR VENTILATION AND CLEARANCE COMPLIANCE WITH NCC HOUSING PROVISIONS PART 6.2 WHERE CONCERNS THE DESIGN DOES NOT COMPLY, REQUEST SHOWN ON SECTION / ELEVATIONS.

EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

SMOKE ALARMS LOCATED IN ACCORDANCE WITH NCC PART 9.5, COMPLY WITH AS 3786 & BE INTERCONNECTED WHERE MORE THAN ONE ALARM IS INSTALLED. LOCATIONS ARE INDICATIVE ONLY.

SLIP RESISTANCE TO STAIRS & LANDINGS IN ACCORDANCE WITH NCC PART 11.2.4

LANDINGS CONSTRUCTED IN ACCORDANCE WITH NCC PART 11.2.5.

BARRIERS & HANDRAILS IN ACCORDANCE WITH NCC PART 11.3

STEPS & THRESHOLDS: WHERE REQUIRED, A DOORWAY GREATER THAN 230mm ABOVE THE ADJOINING SURFACE MUST COMPLY WITH NCC 2022 ABCB HP PART 11.2.6.

**Certificate No. #HR-6CQG26-02**

Scan QR code or follow website link for rating details.

| | |
|---|---|
| **Assessor name** | Darren Parker |
| **Accreditation No.** | DMN/15/1694 |
| **Property Address** | 20 Richard Street, Turvey Park, NSW, 2650 |

http://www.hero-software.com.au/QR?p=pmd9BgE4cn1B

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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **NCC 2022 Building Notes**

T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 670 451 747

| REVISION TABLE | DATE |
|---|---|
| D - PLAN AMENDMENT | 15-06-26 |
| E - CONSTRUCTION PLAN FOR REVIEW | 08-07-26 |
| F - CONSTRUCTION PLAN | 24-07-26 |
| G - AMENDED CONSTRUCTION PLAN | 04-08-26 |
| H - RFI - COUNCIL | 16-08-26 |
| I - ADDITIONAL GARAGE ADDED | 28-10-26 |

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8. Smoke alarms to comply with NCC PART 9.5 (wired-in)
9. Protection against subterranean termites shall be in accordance with AS3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
11. DP & Flashings to comply with NCC Pt 7.4

**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

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| | |
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| | 1 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | @ A3 |

Document Set ID: 7050747
Version: 1, Version Date: 03/11/2026

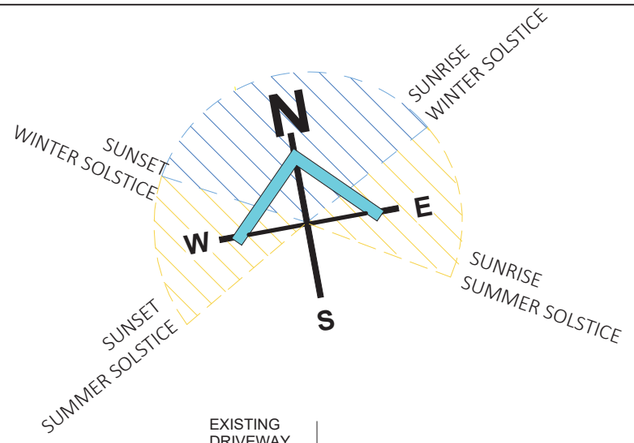
**SEWER & STORMWATER NOTE**
SEWER & STORMWATER DESIGN, NUMBER OF DOWNPIPES, LOCATIONS & CONNECTIONS TO PLUMBING CONTRACTORS DETAIL.
CONTRACTOR TO LOCATE ALL BOUNDARY RISERS & MAINS SPURS PRIOR TO COMMENCEMENT OF WORK.
CONNECT NEW SYSTEM & STORMWATER PIPE SYSTEM TO EXISTING COUNCIL MAINS SYSTEM.

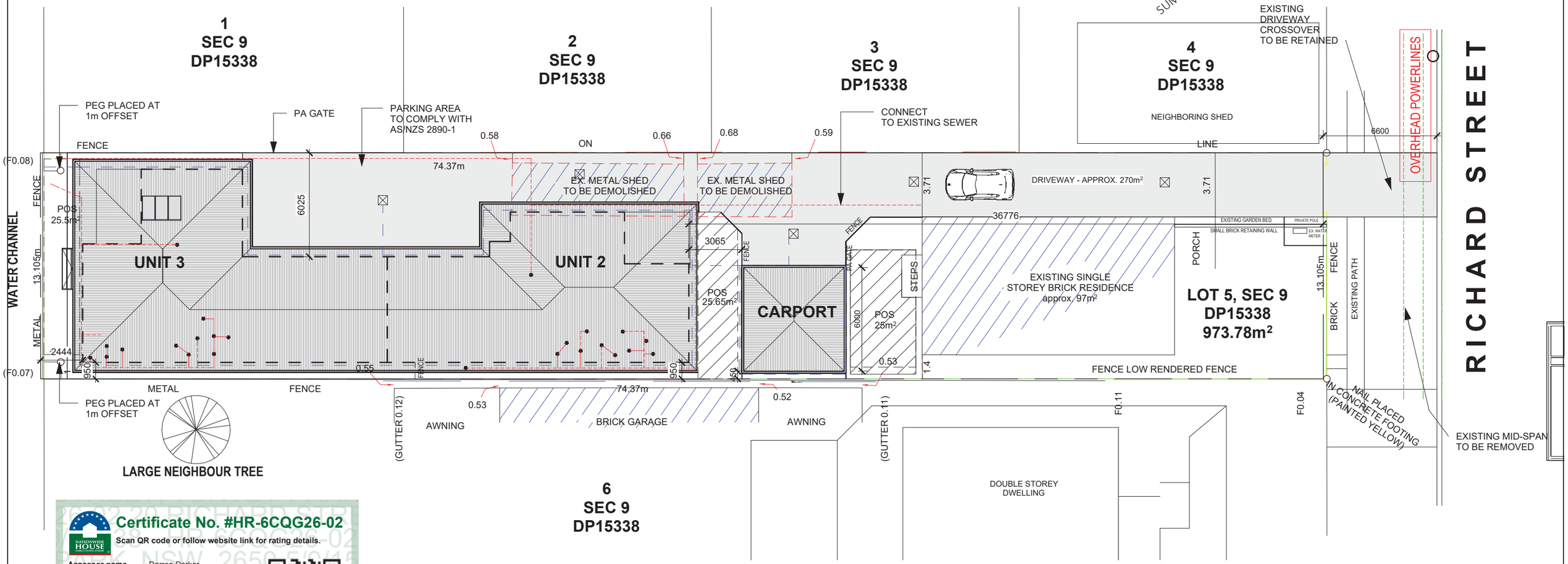
**BASIX NOTES**
THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE ASSOCIATED BASIX CERTIFICATES.
ALL RELEVANT FITTINGS, FIXTURES & APPLIANCES ARE TO COMPLY WITH OR EXCEED THE MINIMUM REQUIREMENTS NOTED IN THE BASIX CERTIFICATE.

**SITE COVER: TABLE 9.3.2a MAXIMUM SITE COVER**
REQUIREMENT FOR MULTI-DWELLING HOUSING: 40%
ACTUAL SITE COVER: 389.83m² = 40.0%

**CUT & FILL NOTE**
ALL CUT & FILL LEVELS TO BE CHECKED ON SITE BY BUILDING CONTRACTOR PRIOR TO EXCAVATION.

STORMWATER
SEWER




**Certificate No. #HR-6CQG26-02**
Scan QR code or follow website link for rating details.

| | |
|---|---|
| **Assessor name** | Darren Parker |
| **Accreditation No.** | DMN/15/1694 |
| **Property Address** | 20 Richard Street, Turvey Park, NSW, 2650 |

http://www.hero-software.com.au/QR?p=pmd9BgE4cn1B

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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Site/Drainage Plan**


Shining Designs Building Design Services
T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 89 670 650 747


| REVISION TABLE | DATE |
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| I - ADDITIONAL GARAGE ADDED | 28-10-26 |

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7. Mechanical ventilation to comply with NCC 10.8.
8. Smoke alarms to comply with NCC PART 9.5 (wired-in)
9. Protection against subterraneaan termites shall be in accordance with AS3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
11. DP & Flashings to comply with NCC Pt 7.4

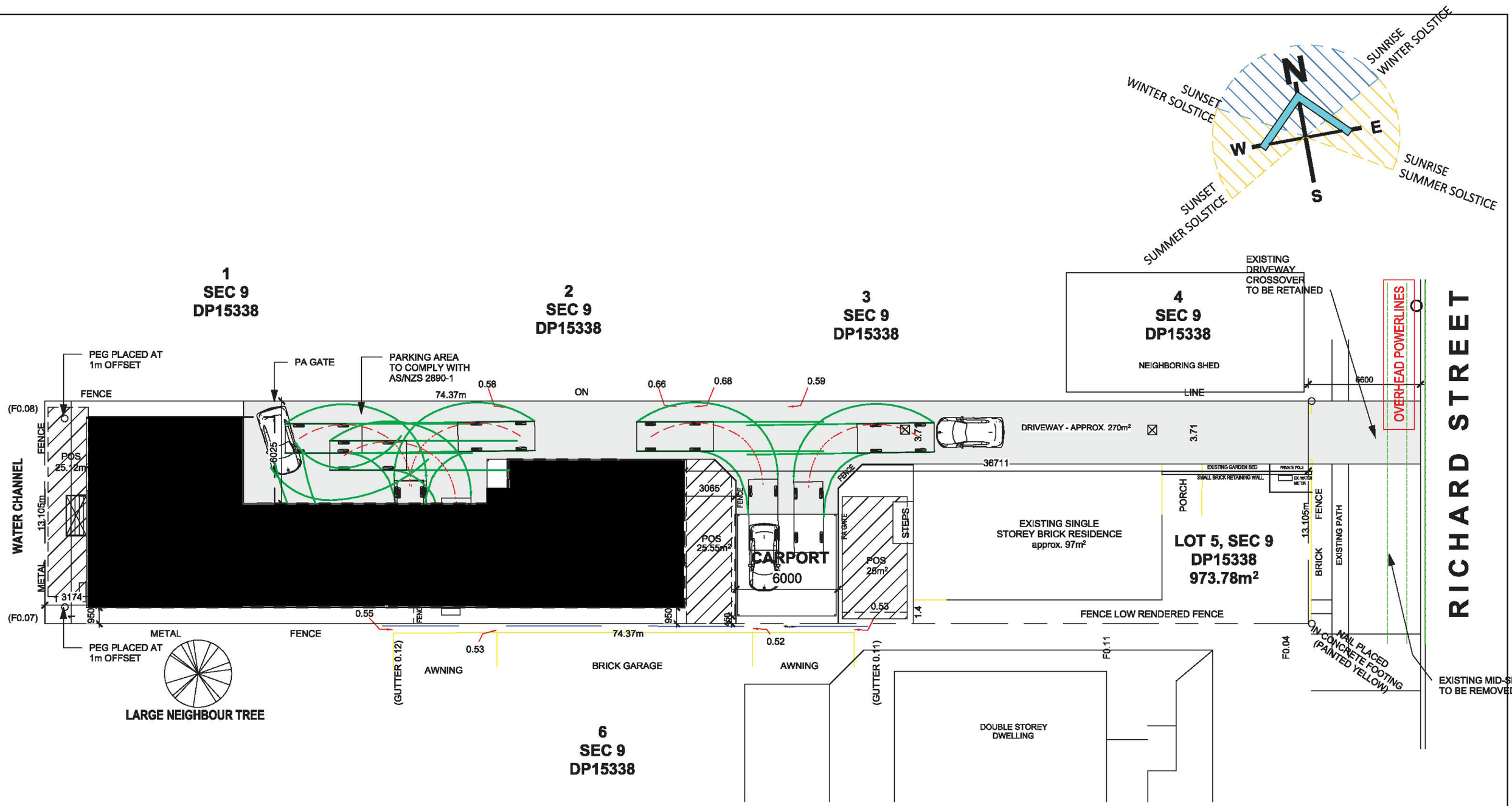
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HC = garden tap
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| | |
|---|---|
| | 2 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 220 @ A3 |

Document Set ID: 7050747
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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Car Turning**


GreenSmart
Shining Designs
T: 0456 148 585
info@shiningdesigns.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 682 414 280


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name: Darren Parker
Accreditation No.: DMN/15/1684
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6. Articulation joints to comply with NCC 5.6.8
7. Mechanical ventilation to comply with NCC 10.8.
8. Smoke alarms to comply with NCC PART 9.5 (wired-in)
9. Protection against subterranean termites shall be in accordance with AS3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
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2-1

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**GENERAL NOTES**
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- 2040H INTERNAL DOORS INCLUDING 2400H SQ. SET OPENINGS TO GROUND FLOOR, ONLY UNLESS SHOWN OTHERWISE
- ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS.
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
- LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITIONS AS DETERMINED BY BUILDER.
- ALL MECHNICAL VENTILATION TO BE DUCTED DIRECTLY TO OUTSIDE ROOF SPACE IN ACCORDENCE WITH BCA V2 PART 3.8.7.4
- FLOW RATE OF MECHINCAL SYSTEMS TO COMPLY WITH BCA V2 3.8.7.3

ALL ENGINEERING TBC

JOINERY LAYOUTS TO BE CONFIRMED BY JOINER

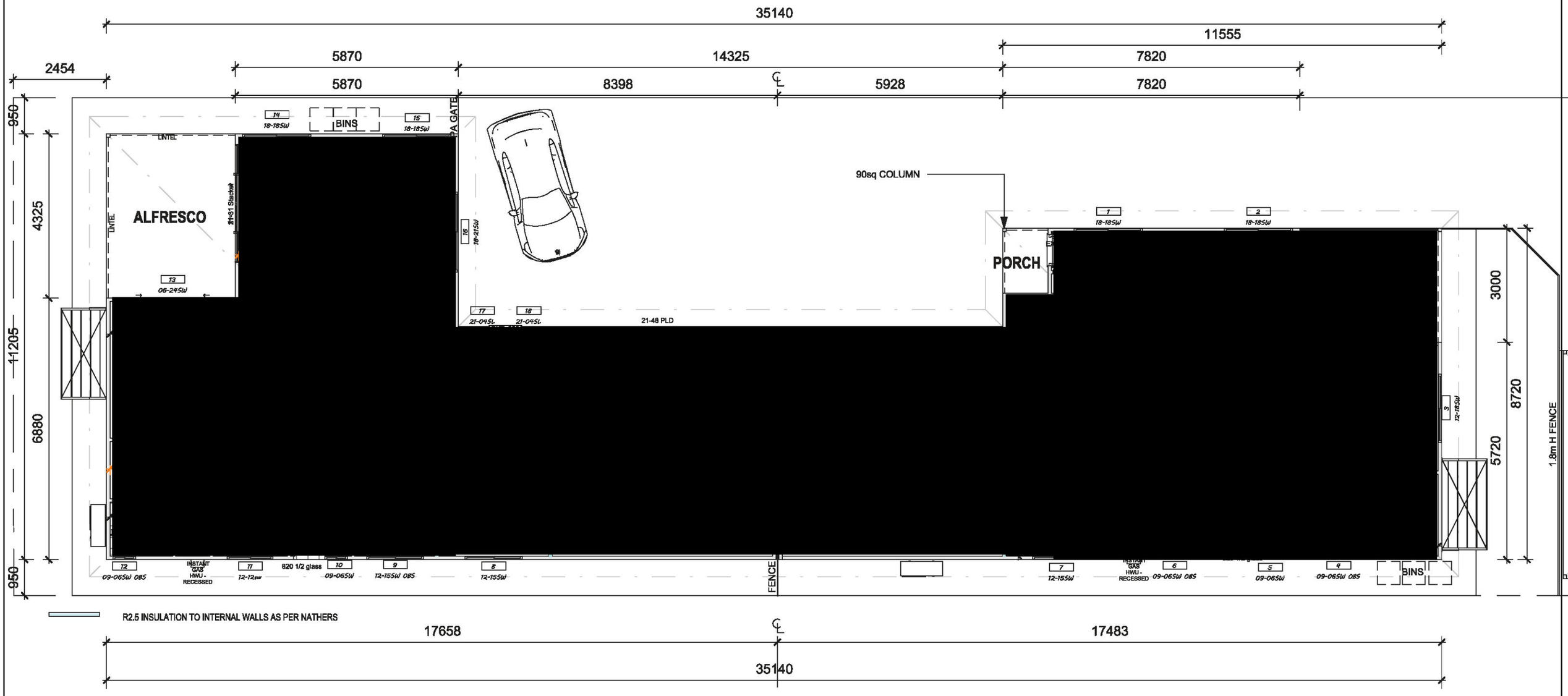
FURNITURE POSITIONS ARE A GUIDE ONLY

**NOTE**: LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST CLOSEST POINT OF CONNECTION

| Area | |
|---|---|
| Name | Area |
| Carport | 34.80 m² |
| U2 ALFRESCO | 11.53 m² |
| U2 GARAGE | 35.27 m² |
| U2 LIVING | 85.63 m² |
| U2 PORCH | 2.05 m² |
| U3 ALFRESCO | 14.66 m² |
| U3 GARAGE | 35.27 m² |
| U3 LIVING | 101.36 m² |
| Total m2 | 320.58 m² |

North

**FOR CONSTRUCTION**




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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Floor Plan - Overall**


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ABN: 89 672 514 787


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SA = smoke alarm

| | |
|---|---|
| | 3 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 100 @ A3 |

Document Set ID: 9705747
Version: 1, Version Date: 03/11/2026

**GENERAL NOTES**
- ALL EXTERNAL DOORS TO BE FITTED WITH DRAFT EXCLUSION DEVICE
- WC DOORS TO BE FITTED WITH LIFT-OFF HINGES
- WINDOW OPENING SIZES TO BE CHECKED BEFORE FRAMES ARE CONSTRUCTED
- FRAMES & TRUSSES TO SATISFY AS 1684 SAA TIMBER FRAMING CODE
- 2040H INTERNAL DOORS INCLUDING 2400H SQ. SET OPENINGS TO GROUND FLOOR, ONLY UNLESS SHOWN OTHERWISE
- ALL CONSTRUCTION TO CONFORM TO B.C.A AND AUSTRALIAN STANDARDS.
- WRITTEN DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED.
- LOCATION OF SERVICES ARE APPROXIMATE ONLY, AND SUBJECT TO SITE CONDITIONS AS DETERMINED BY BUILDER.
- ALL MECHNICAL VENTILATION TO BE DUCTED DIRECTLY TO OUTSIDE ROOF SPACE IN ACCORDENCE WITH BCA V2 PART 3.8.7.4
- FLOW RATE OF MECHINCAL SYSTEMS TO COMPLY WITH BCA V2 3.8.7.3

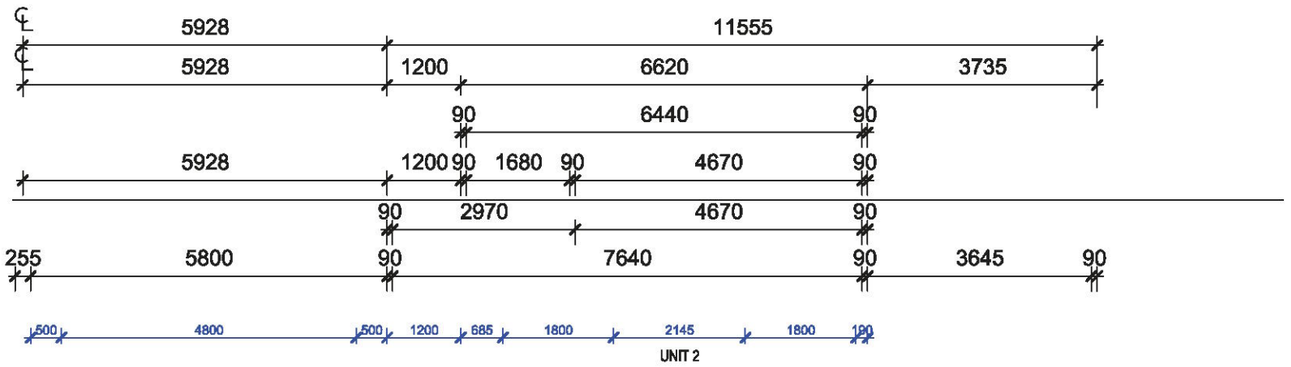
ALL ENGINEERING TBC

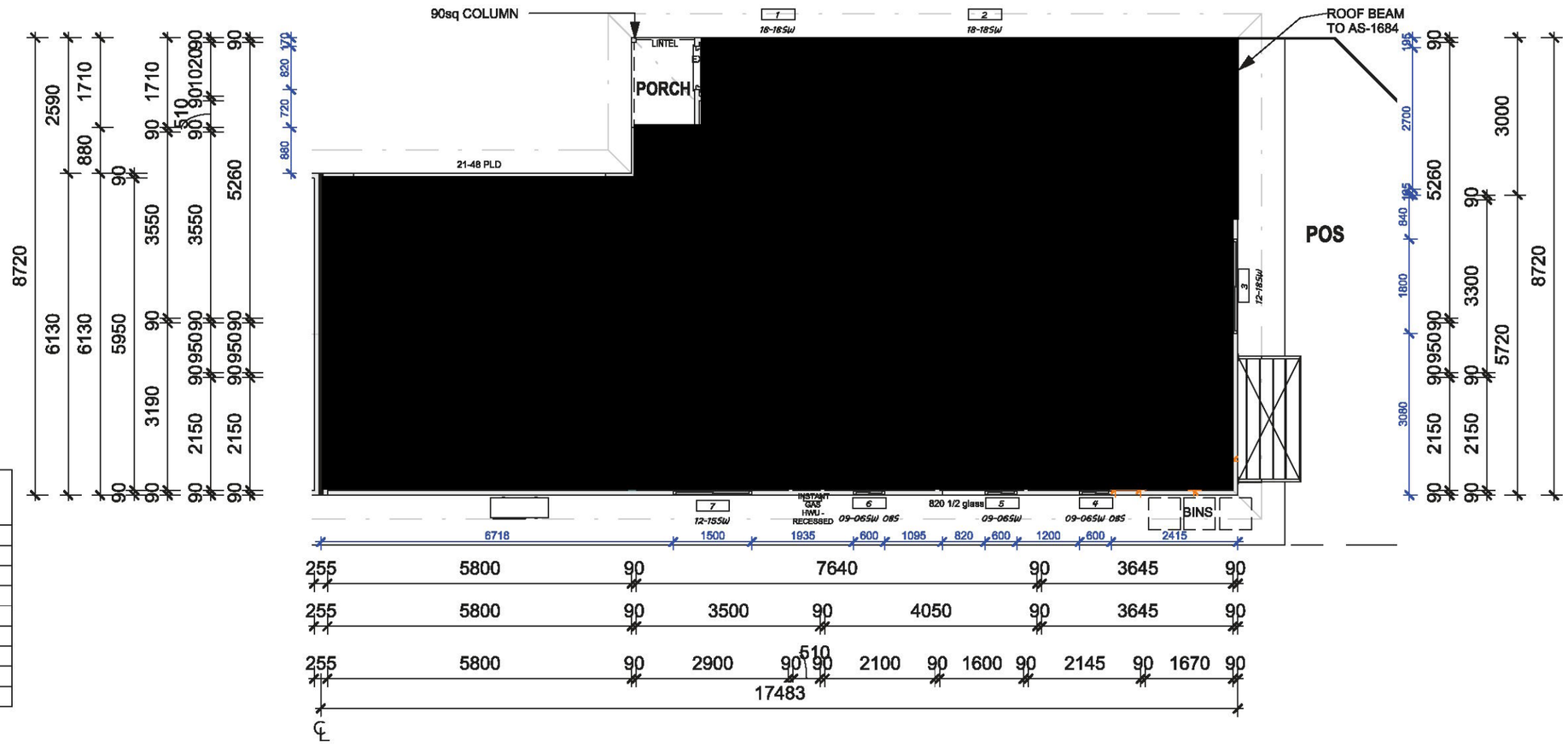
JOINERY LAYOUTS TO BE CONFIRMED BY JOINER

FURNITURE POSITIONS ARE A GUIDE ONLY

**NOTE:** LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST CLOSEST POINT OF CONNECTION

# UNIT 2




## Area

| Name | Area |
|---|---|
| Carport | 34.80 m² |
| U2 ALFRESCO | 11.53 m² |
| U2 GARAGE | 35.27 m² |
| U2 LIVING | 85.63 m² |
| U2 PORCH | 2.05 m² |
| U3 ALFRESCO | 14.66 m² |
| U3 GARAGE | 35.27 m² |
| U3 LIVING | 101.36 m² |
| Total m2 | 320.58 m² |

**FOR CONSTRUCTION**

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT CODES

CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Floor Plan - Unit 2**


T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 682 414 740


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name Darren Parker
Accreditation No. DMN/15/1684
Property Address 20 Richard Street, Turvey Park, NSW, 2650
http://www.hero-software.com.au/QR?p=pmd9RgE4cn1B

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| G - AMENDED CONSTRUCTION PLAN | 04-08-26 |
| H - RFI - COUNCIL | 16-08-26 |
| I - ADDITIONAL GARAGE ADDED | 28-10-26 |


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5. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
6. Articulation joints to comply with NCC 5.6.8
7. Mechanical ventilation to comply with NCC 10.8.
8. Smoke alarms to comply with NCC PART 9.5 (wired-in)
9. Protection against subterranean termites shall be in accordance with AS3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
11. DP & Flashings to comply with NCC Pt 7.4

**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

FFL = finish floor level
FW = floor waste
WHV = Wall hung vanity
obs = obscure glazing
mb = meter box
dp = downpipe
ohc = overhead cupboard
ohs = overhead shelf
ref = refrigerator prov.
mw = microwave prov.
dw = dieswasher prov.
pty = pantry
wm = washing machine prov.
g.hws = gas hot water system
tr = towel rail
trh = toilet roll holder
HC = garden tap
MH = man hole
SA = smoke alarm

| | |
|---|---|
| | 4 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 100 @ A3 |


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Version: 1, Version Date: 03/11/2026

# UNIT 3

**FOR CONSTRUCTION**

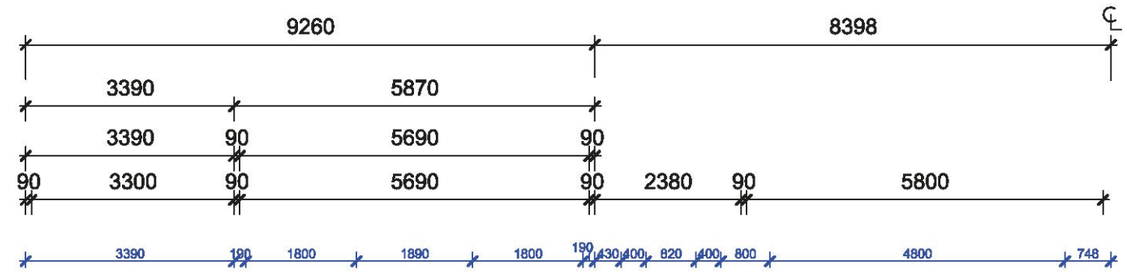
**GENERAL NOTES**
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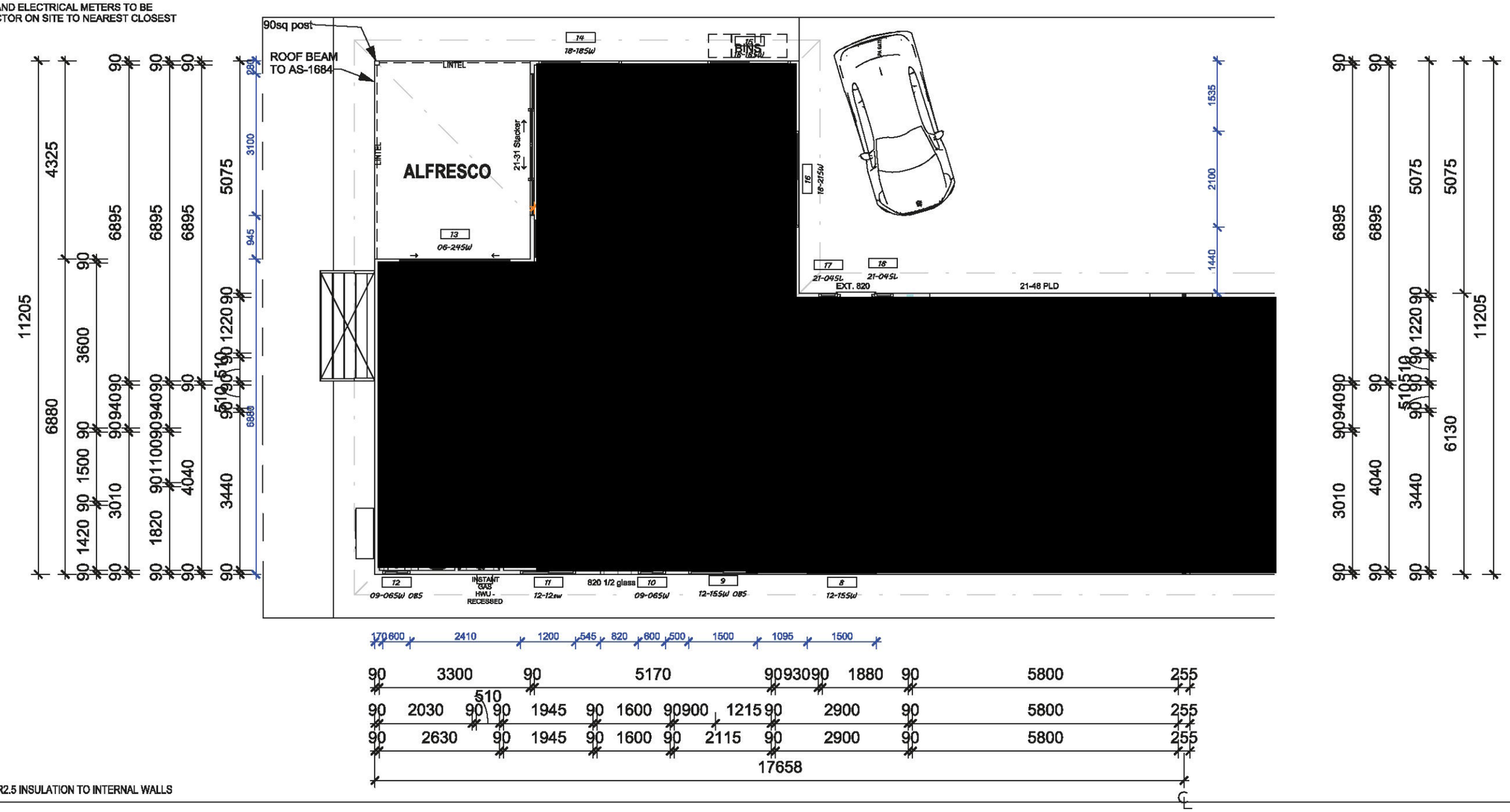
ALL ENGINEERING TBC

JOINERY LAYOUTS TO BE CONFIRMED BY JOINER

FURNITURE POSITIONS ARE A GUIDE ONLY

**NOTE**: LOCATION OF GAS AND ELECTRICAL METERS TO BE DETERMINED BY CONTRACTOR ON SITE TO NEAREST CLOSEST POINT OF CONNECTION







| Area | |
|---|---|
| Name | Area |
| Carport | 34.80 m² |
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| U2 GARAGE | 35.27 m² |
| U2 LIVING | 85.63 m² |
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| U3 ALFRESCO | 14.66 m² |
| U3 GARAGE | 35.27 m² |
| U3 LIVING | 101.36 m² |
| Total m2 | 320.58 m² |

R2.5 INSULATION TO INTERNAL WALLS

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT CODES

CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Floor Plan - Unit 3**


T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 682 414 280


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name Darren Parker
Accreditation No. DMN/15/1684
Property Address 20 Richard Street, Turvey Park, NSW, 2650
http://www.hero-software.com.au/QR?p=pmd9RgE4cn1B

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10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
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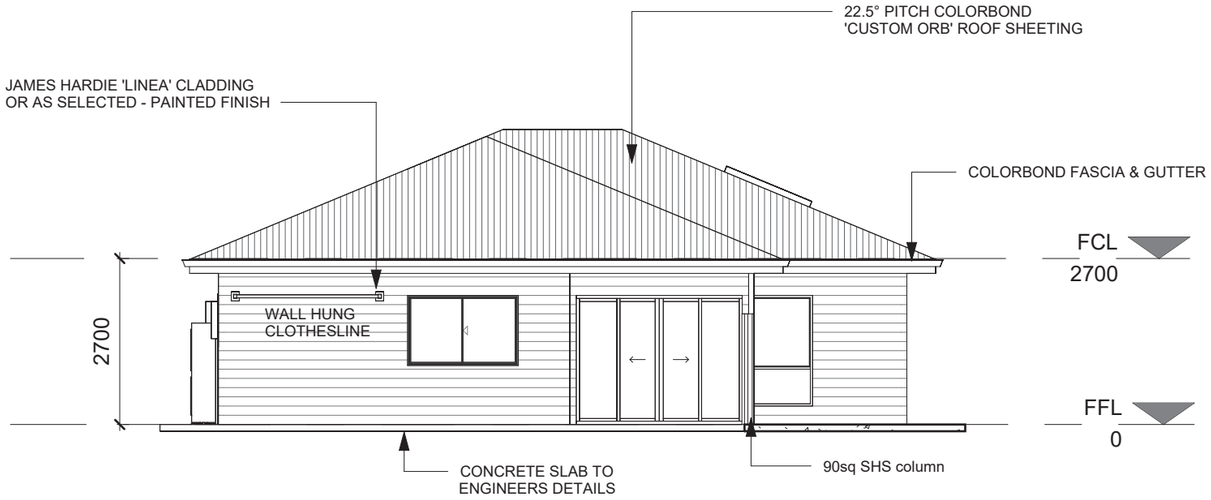
**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

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WHV = Wall hung vanity
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pty = pantry
wm = washing machine prov.
g.hws = gas hot water system
tr = towel rail
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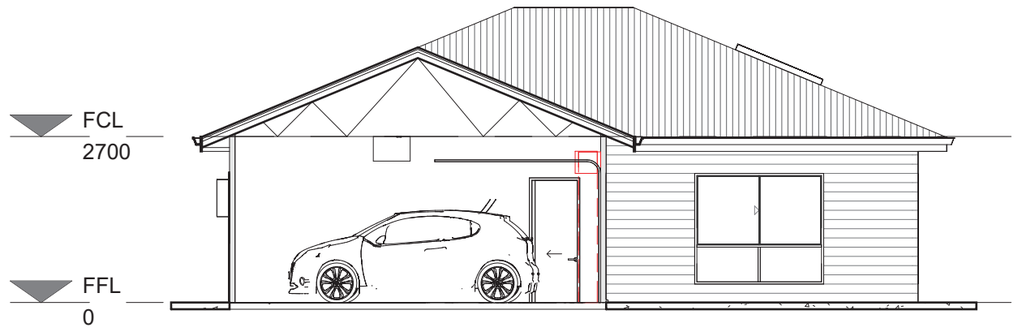
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|---|---|
| | 5 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 100 @ A3 |

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Version: 1, Version Date: 03/11/2026



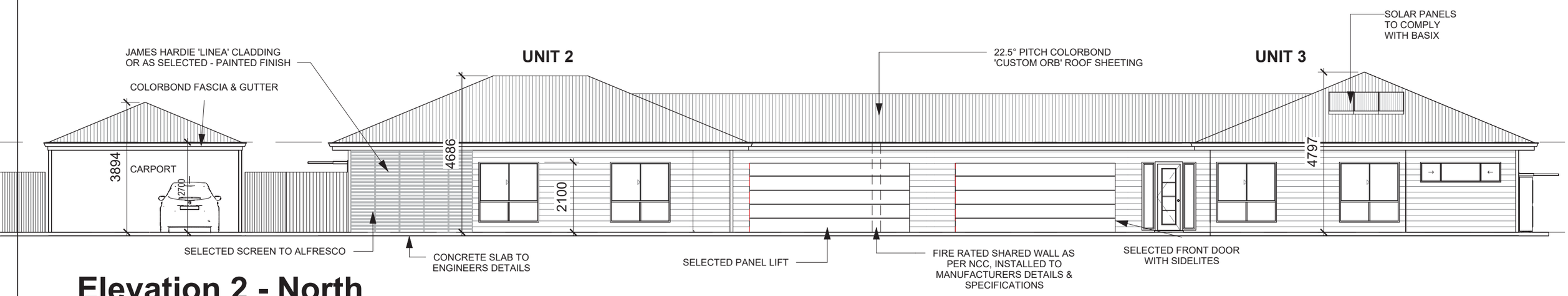

# Elevation 1 - East

1 : 100




# Elevation 5 - Internal Unit 3

1 : 100




# Elevation 2 - North

1 : 115

**FOR CONSTRUCTION**

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT CODES

CLIENT: **Select Plumbing Co**

PROJECT: **20 Richard St, Turvey Park NSW 2650**

DRAWING: **Elevations 1**


Shining Designs
Building Design Services
T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 657 050 747


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name: Darren Parker
Accreditation No.: DMN/15/1694
Property Address: 20 Richard Street, Turvey Park, NSW, 2650
http://www.hero-software.com.au/QR/?p=pmd9BgE4cn1B

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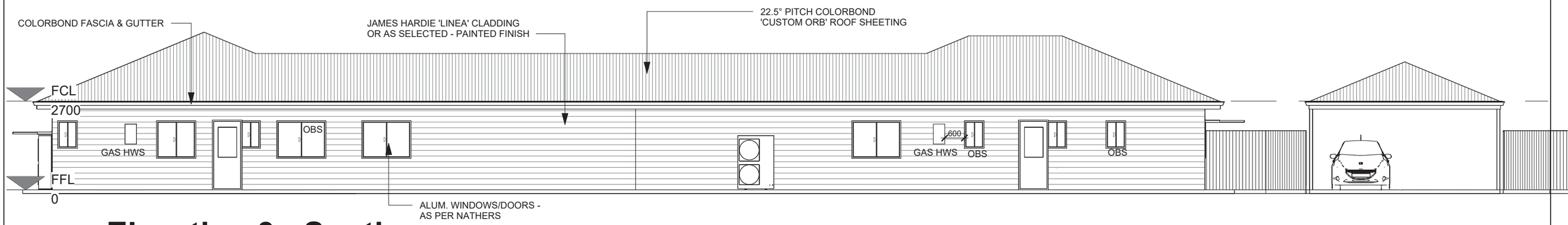
**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

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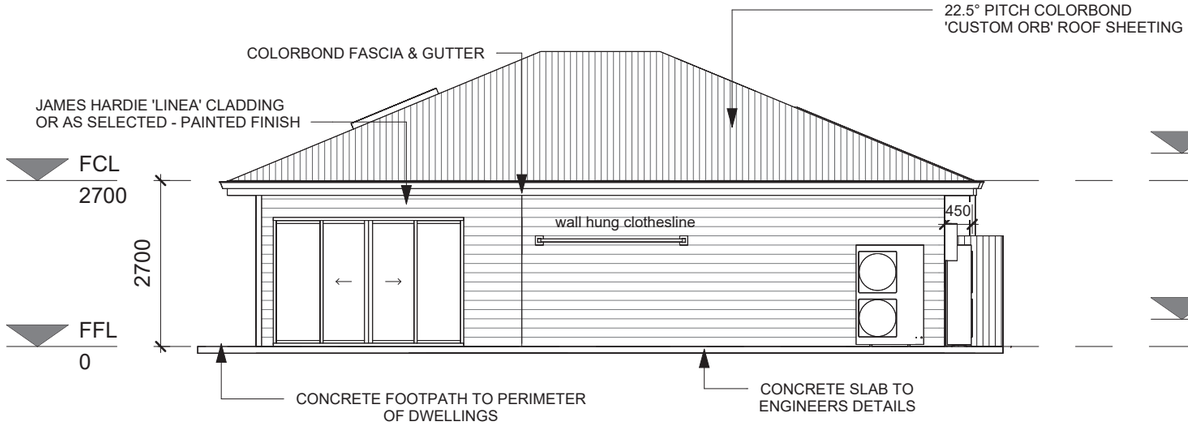
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| | 6 |
| DATE: | 28-10-2026 |
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| REV: | I |
| SCALE: | As indicated @ A3 |

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Version: 1, Version Date: 03/11/2026



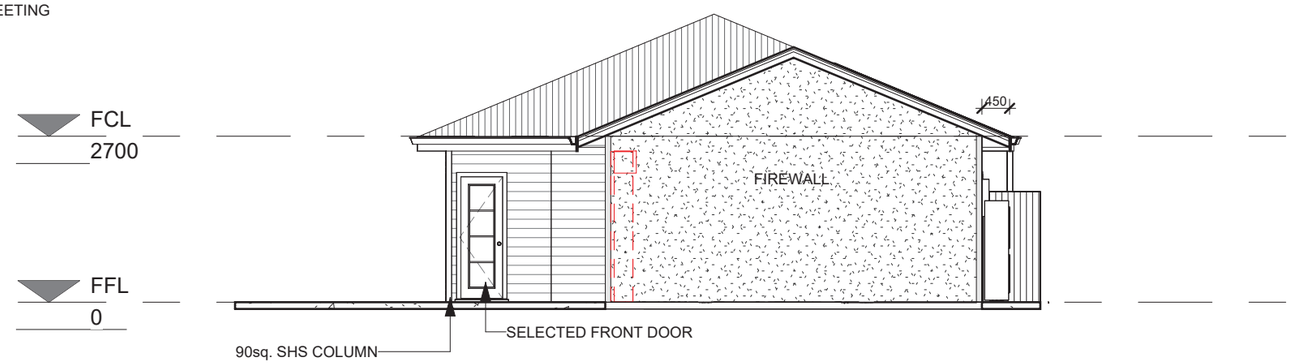

# Elevation 3 - South

1 : 115




# Elevation 4 - West

1 : 100




# Elevation 6 - Internal Unit 2

1 : 100

**FOR CONSTRUCTION**

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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Elevations 2**


T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 85 675 647 747


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name Darren Parker
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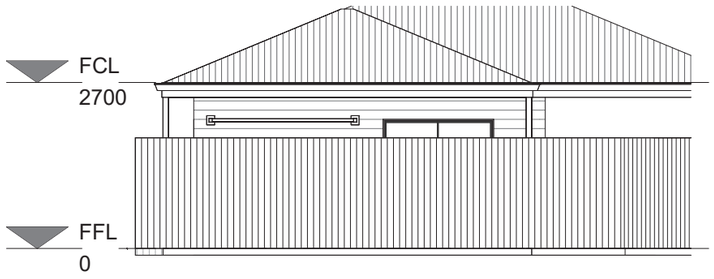
**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

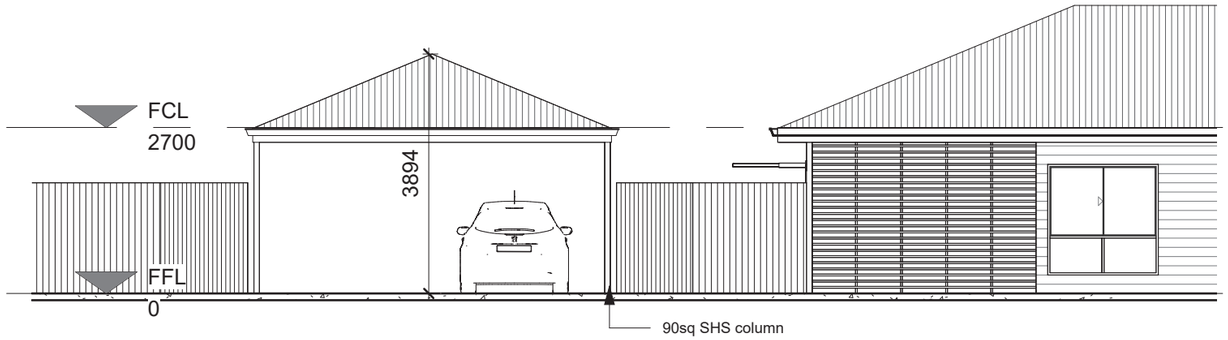
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| REV: | I |
| SCALE: | As indicated @ A3 |

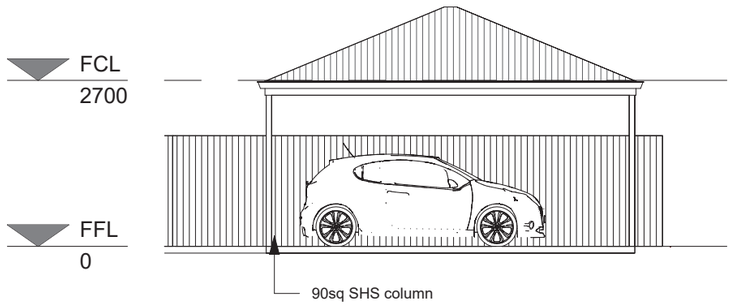
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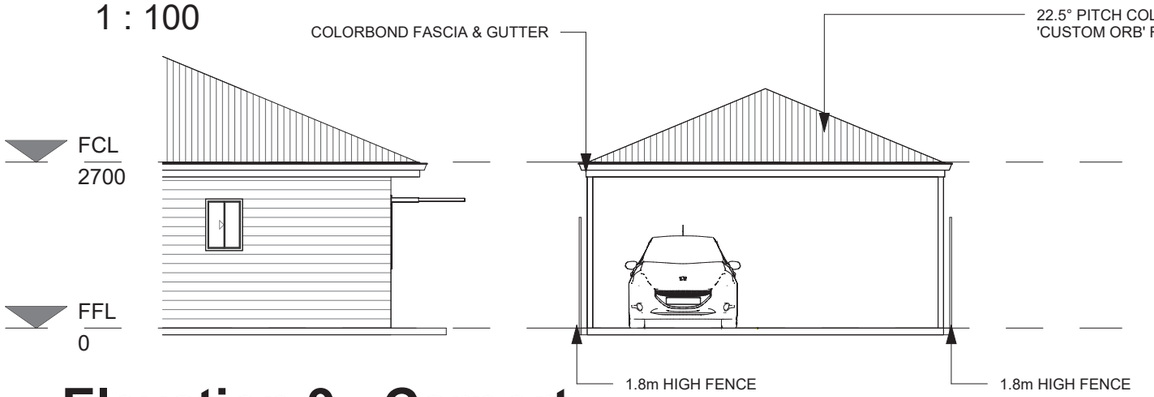

# Elevation 7 - Carport
1 : 100



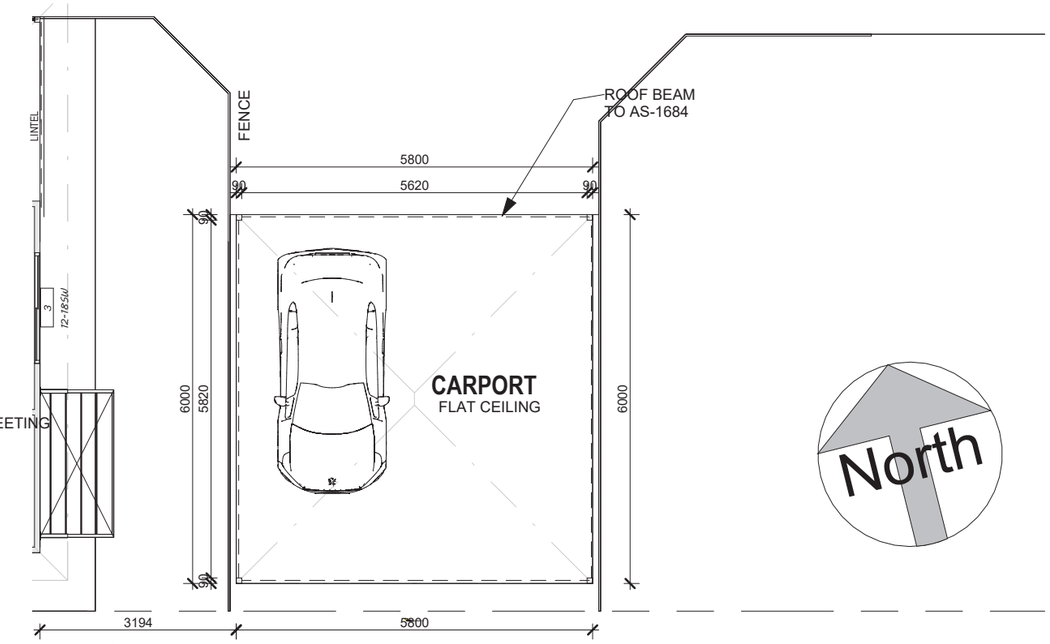

# Elevation 10 - Carport
1 : 100




# Elevation 8 - Carport
1 : 100




# Elevation 9 - Carport
1 : 100




# Carport Floorplan
1 : 100




**FOR CONSTRUCTION**

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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Carport Elevations + floorplan**


Shining Designs
Building Design Services
T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 89 676 [illegible]


Certificate No. #HR-6CQG26-02
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Assessor name Darren Parker
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**CLIENT SIGNATURES** DATE:

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8

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|---|---|
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| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 100 @ A3 |

Document Set ID: 7055747
Version: 1, Version Date: 03/11/2026

NOTE:
DOWNPIPES TO BE MAXIMUM DISTANCE APART 6M, AS PER DRAINAGE PLAN.

YARD SUMPS AS PER DRAINAGE PLAN

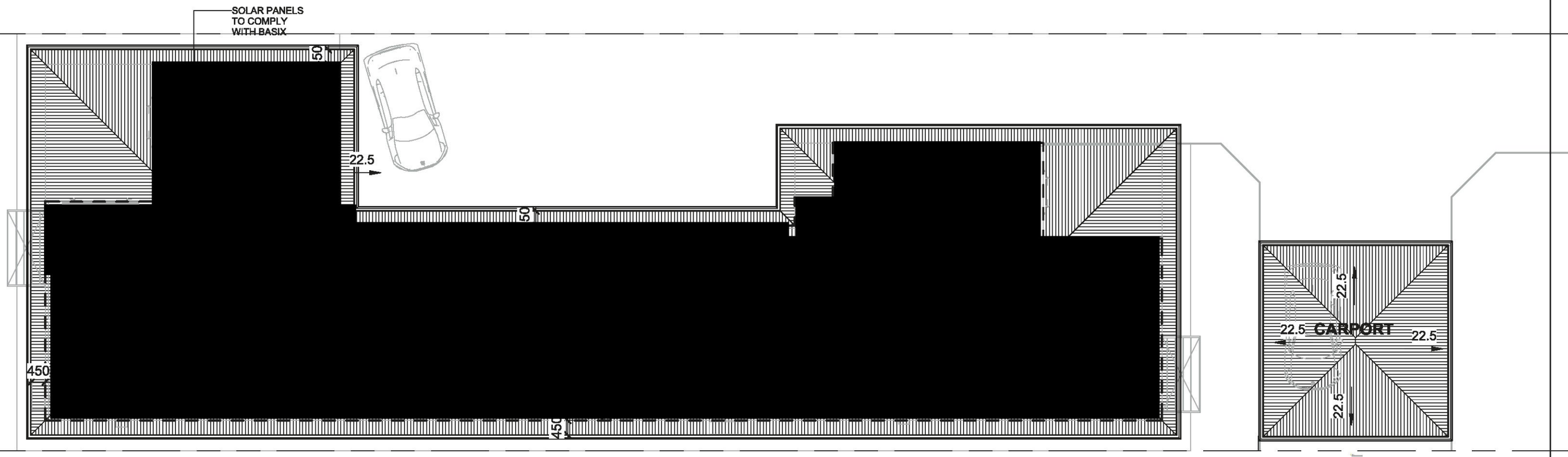
STORM WATER DRAINAGE DISCHARGE TO LEGAL POINT AS PER LOCAL AUTHORITY

PROVIDE AGRI DRAINS TO BASE OF BATTERS AS REQUIRED & CONNECT TO STORMWATER DRAINS VIA SILT PITS - IF APPLICABLE

GUTTERS & DOWNPIPES ALL GUTTERS AND DOWNPIPES MUST BE INSTALLED AS PER SECTION 7.4 OF THE NCC 2022

TOTAL ROOF AREA - EXCLUDING CARPORT
365sqm




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CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Roof Plan**


T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 69 682 414 740


Certificate No. #HR-6CQG26-02
Scan QR code or follow website link for rating details.
Assessor name Darren Parker
Accreditation No. DMN/15/1694
Property Address 20 Richard Street, Turvey Park, NSW, 2650
http://www.hero-software.com.au/QR?p=pmd96g54cn1B

| REVISION TABLE | DATE |
|---|---|
| D - PLAN AMENDMENT | 15-06-26 |
| E - CONSTRUCTION PLAN FOR REVIEW | 08-07-26 |
| F - CONSTRUCTION PLAN | 24-07-26 |
| G - AMENDED CONSTRUCTION PLAN | 04-08-26 |
| H - RFI - COUNCIL | 16-08-26 |
| I - ADDITIONAL GARAGE ADDED | 28-10-26 |

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10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
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**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

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FW = floor waste
WHV = Wall hung vanity
obs = obscure glazing
mb = meter box
dp = downpipe
ohc = overhead cupboard
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ref = refrigerator prov.
mw = microwave prov.
dw = dishwasher prov.
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g.hws = gas hot water system
tr = towel rail
trh = toilet roll holder
HC = garden tap
MH = man hole
SA = smoke alarm

| | |
|---|---|
| | 9 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 120 @ A3 |

Document Set ID: 4050747
Version: 1, Version Date: 03/11/2026

**NOTES:**
**ROOF TRUSSES** TIMBER ROOF TRUSSES@ 900C. BY UNIVERSAL TRUSSES. MANUFACTURED TO BCA & AUST.STANDARD.

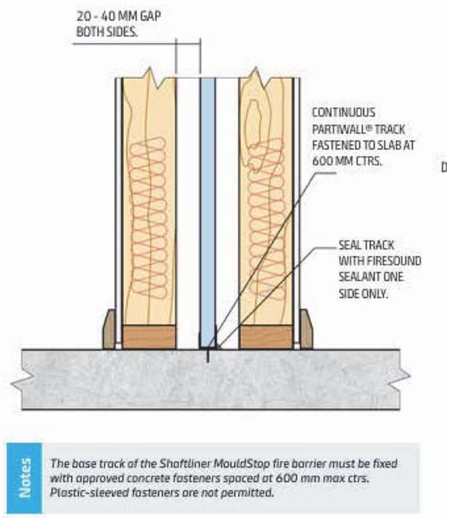
**LINTEL**
SIZE TO TRUSS MANUFACTURERS CHART. COLORBOND FASCIA AND GUTTER AS SELECTED. PROVIDE ROOF LIGHTS & VENTILATION TO COMPLY WITH BCA. ROOF PLUMBING, FLASHING & THE LIKE TO COMPLY WITH AUSTRALIAN STANDARDS

**INTERNAL LININGS**
**GYPROCK** TO ALL ROOMS.
**FIBROUS CEMENT SHEET** WALL LINING TO WET AREAS.
**WALL FRAMES**: TIMBER WALL FRAMES BY UNIVERSAL TRUSSES. MANUFACTURED TO BCA & AS 1684.2-2010 FLOOR TRUSSES TIMBER FLOOR TRUSSES BY UNIVERSAL TRUSSES. MANUFACTURED TO BCA & AUST.STANDARD

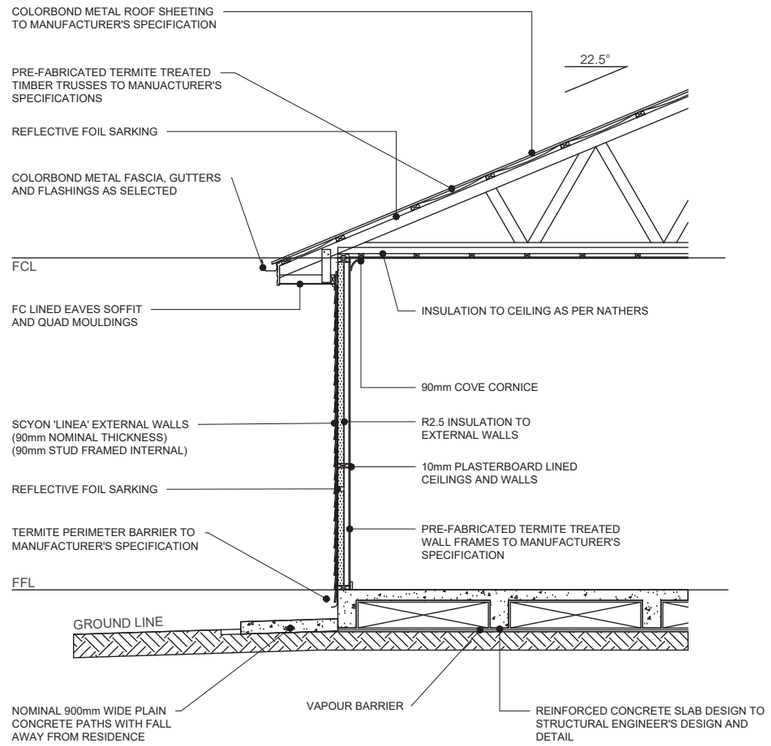
**FOOTINGS** ALL CONCRETE FOOTINGS AND SLABS TO BE IN ACCORDANCE WITH S.A.A CODE 2870.1 & ENGINEER'S SPECIFICATION. PROVIDE CONTINUOUS DAMPROOF MEMBRANE UNDER SLAB. PROVIDE DAMPROOF COURSE AT BEARER SEATING LEVELS, PROVIDE STEPPED CAVITY FLASHING WITH WEEP HOLE AT 1200MM CENTERS TO THE EXTERNAL BRICK SKIN AT GROUND FLOOR LEVEL, UNDER WINDOW SILLS AND BRICKWORK ABOVE WINDOWS.

**CONDENSATION MANAGEMENT** BUILDING MEMBRANES INSTALLED IN THE BUILDING MUST COMPLY WITH SECTION 3.8.7 OF THE BCA

**BUILDING SEALING** ALL AREAS OF THE BUILDING MUST BE SEALED IN ACCORDANCE WITH SECTION 3.12.3 OF THE BCA




KNAUF PARTIWALL




# Typ. Section
1 : 50

## Summary of BASIX Commitments

| | |
|---|---|
| **Landscape (By owner)** | **Commitment** |
| Total - garden/lawn (m2) | U2-25.55, U3-25.12 |
| Indigenous within total (m2) | U2-5.55, U3-5.12 |
| **Water** | |
| Flow L/min - showers | 7.5 - 9 L/min |
| Rating - toilet cisterns | 4 * |
| Rating - kitchen taps | 5* |
| Rating - bathroom taps | 5* |
| Rainwater tank (litres) | No tank required |
| **Thermal Performance** - Refer to natHERS Certificate | |
| **Energy** | |
| Hot water system | Gas instant - 6* |
| Cooling - living areas | 1 phase ac - ducted - 2* cold zone |
| Cooling - bedroom areas | 1 phase ac - ducted - 2* cold zone |
| Heating - living areas | 1 phase ac - ducted - 1.5* cold zone |
| Heating - bedroom areas | 1 phase ac - ducted - 1.5* cold zone |
| Bathroom ventilation | Manual switch not ducted |
| Kitchen ventilation | Manual switch not ducted |
| Laundry ventilation | Interlocked to light not ducted |
| Low energy lighting | Refer to basix cert |
| Installed PV - output (peak kW) | 1kW North (U3 only) |
| Cooktop and oven | Induc c/t elec oven |
| Clothesline (outdoor) | Yes |

Design Matters National

Building Element Summary Table

**Insulation & Colour Details**
Ceiling under roof (excludes garage) - Unit 2 - R5.0, Unit 3 - R6.0
Roof - Single/S Foil (E = 0.05/0.9)
Roof colour - any - (natHERS defaults certified)
External walls (excludes garage) - R2.5 - Wall Wrap (E = 0.9/0.9)
Internal walls residence/garage - R2.5
Internal walls (U3 bath/laundry) - R2.5
Waffle Pod Slab - 225 mm Pods

| **Window Details** | **WERS code** | **Max U-value** | **SHGC +-5%** |
|---|---|---|---|
| Tim Fixed SG/CLR | TIM-002-01 | 5.4 | 0.63 |
| Tim Hinged Door SG/CLR | TIM-001-01 | 5.4 | 0.56 |
| Al Sliding DG/CLR | ALM-006-01 | 4.5 | 0.61 |
| Al Sliding Door DG/CLR | ALM-006-01 | 4.5 | 0.61 |

**Building sealing**
Downlights are IC rated & sealed (insulated over)
Exhaust fans - sealed (max 160mm rangehood exhaust)
Seals to external residence and garage internal doors
Additional details refer to NatHERS Certificate

**NOTES:**
ALL WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT VERSION OF THE BCA AND THE RELEVANT AUTHORITIES REQUIREMENTS.

**INSULATION:**

| | |
|---|---|
| EXTERNAL WALLS | AS PER BASIX/NATHERS |
| INTERNAL GARAGE WALLS | AS PER BASIX/NATHERS |
| CEILING | AS PER BASIX/NATHERS |
| SHEET METAL ROOF WITH SISALATION UNDER | |

WEATHERSTRIPS TO ALL EXTERNAL DOORS
NO UNSEALED VENTED DOWNLIGHTS
SELF-SEALING DAMPERS TO ALL EXHAUST FANS

**CONDENSATION MANGEMENT**
BUILDING ELEMENTS IN AREA SUBJECT TO WATER VAPOUR OR CONDENSATION MUST BE CONSTRUCTED TO REDUCE RISKS TO THE HEALTH OF BUILDING OCCUPANTS ALL CONSTRUCTION MUST MEET NCC 2022 SECTION 10.8 - CONDENSATION MANAGEMENT REQUIREMENTS
10.8.1 - EXTERNAL WALL CONSTRUCTION
10.8.2 - EXHAUST SYSTEMS
10.8.3 - VENTILATION OF ROOF SPACES

**FOR CONSTRUCTION**

Door Schedule

| Mark | Type | Height | Width | Comments |
|---|---|---|---|---|
| 1 | EXT. 820 | 2110 | 820 | Unit 2 |
| 2 | 21-27 SD | 2100 | 2700 | Unit 2 |
| 3 | 21-48 PLD | 2100 | 4800 | Unit 3 |
| 4 | 820 1/2 glass | 2083 | 820 | Unit 2 |
| 5 | 21-48 PLD | 2100 | 4800 | Unit 3 |
| 6 | EXT. 820 | 2110 | 820 | Unit 3 |
| 8 | 21-31 Stacker | 2100 | 3100 | Unit 3 |
| 17 | 820 1/2 glass | 2083 | 820 | Unit 3 |
| 20 | 2/720 SR | 2032 | 1440 | Unit 3 |
| 21 | 720 | 2040 | 720 | Unit 3 |

Window Schedule

| Mark | Type | Height | Width | Comments |
|---|---|---|---|---|
| 1 | 18-18SW | 1800 | 1800 | Unit 2 |
| 2 | 18-18SW | 1800 | 1800 | Unit 2 |
| 3 | 12-18SW | 1140 | 1800 | Unit 2 |
| 4 | 09-06SW OBS | 840 | 600 | Unit 2 |
| 5 | 09-06SW | 840 | 600 | Unit 2 |
| 6 | 09-06SW OBS | 840 | 600 | Unit 2 |
| 7 | 12-15SW | 1140 | 1500 | Unit 2 |
| 8 | 12-15SW | 1140 | 1500 | Unit 3 |
| 9 | 12-15SW OBS | 1140 | 1500 | Unit 3 |
| 10 | 09-06SW | 840 | 600 | Unit 3 |
| 11 | 12-12sw | 1140 | 1200 | Unit 3 |
| 12 | 09-06SW OBS | 840 | 600 | Unit 3 |
| 13 | 06-24SW | 600 | 2410 | Unit 3 |
| 14 | 18-18SW | 1800 | 1800 | Unit 3 |
| 15 | 18-18SW | 1800 | 1800 | Unit 3 |
| 16 | 18-21SW | 1800 | 2100 | Unit 3 |
| 17 | 21-04SL | 2040 | 400 | Unit 3 |
| 18 | 21-04SL | 2040 | 400 | Unit 3 |

- BUILDER TO ADVISE FRAMING MANUFACTURER OF SELECTED WINDOW MANUFACTURERS
SIZES. STANDARD WINDOW SIZES VARY SLIGHTLY BETWEEN MANUFACTURERS.
- ALL WINDOW AND DOOR HEAD HEIGHTS 2100 UNLESS NOTED OTHERWISE.
- WINDOW AND DOOR DIMENSIONS TO BE CHECKED ON SITE PRIOR TO FABRICATION
- ALL OPERABLE WINDOWS TO BE FITTED WITH TIGHT FITTING FLYSCREENS
- EXTERNAL HINGED DOORS TO BE FITTED WITH WEATHER SEALS.

ALL DIMENSIONS IN MILLIMETERS. DO NOT SCALE. DRAWING PRACTICE TO AS1100. BUILDER TO CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORK. ALL WORK TO BCA AND RELEVANT CODES

CLIENT: **Select Plumbing Co** PROJECT: **20 Richard St, Turvey Park NSW 2650** DRAWING: **Section**


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ABN: 65 675 647 747


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g.hws = gas hot water system
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SA = smoke alarm

10

| | |
|---|---|
| DATE: | **28-10-2026** |
| DRAWN: | **M. FOLEY** |
| REV: | **I** |
| SCALE: | **1 : 50 @ A3** |

Document Set ID: 7050747
Version: 1, Version Date: 03/11/2026

SEWER/STORMWATER LAYOUT
PIPEWORK DETAILS AND LAYOUT AS SHOWN ARE INDICATIVE ONLY FOR CERTIFYING AUTHORITY PURPOSES. PLUMBER TO ENSURE THAT ALL STORMWATER DESIGN AND INSTALLATION COMPLIES WITH AS/NZS 3500.3 - 2003 (PLUMBING AND DRAINAGE -STORMWATER DRAINAGE) OR AS/NZS 3500.5 - 2000 (NATIONAL PLUMBING AND DRAINAGE DOMESTIC INSTALLATIONS). AND ALL SEWER DESIGN AND INSTALLATION COMPLIES WITH AS/NZS 3500.2 - 2003 (PLUMBING AND DRAINAGE - SANITARY PLUMBING AND DRAINAGE) OR AS/NZS 3500.5. THE PLUMBER IS TO THEN DRAW UP AN ACCURATE 'WORKS AS EXECUTED' DIAGRAM ONCE COMPLETED TO SUBMIT TO CERTIFYING AUTHORITY.

NEW PROPOSED STORMWATER AND SEWER TO CONNECT INTO EXISTING STORMWATER AND SEWER

NOTE:
ALL EXTERNAL SERVICES DIMENSION / LOCATION ARE SUBJECT TO CHANGE BY BUILDER

FREE STANDING BATHS - PLUMBER TO CONFIRM WITH BUILDER ON BATH SPECS AND FOR WASTE LOCATIONS

PROTECTION AGAINST SUBTERRANEAN TERMITES SHALL BE IN ACCORDANCE WITH AS3660.1 - 2014. PROVIDED TREATMENT: VISUAL BARRIER SYSTEM TO PERIMETER WITH APPROVED COLLARS/BARRIERS AT SLAB PENETRATIONS.

BSN = Basin
FW = Floor waste
SHR = Shower drain
WC = Water Closet (toilet)
SNK = Kitchen Sink
LT = Laundry Tub
BATH = BATH

☒ = YARD GULLY

PLUMBER TO LOCATE SEWER & STORMWATER BOUNDARY RISERS PRIOR TO COMMENCEMENT OF WORK. CONNECT NEW PIPES TO RISERS

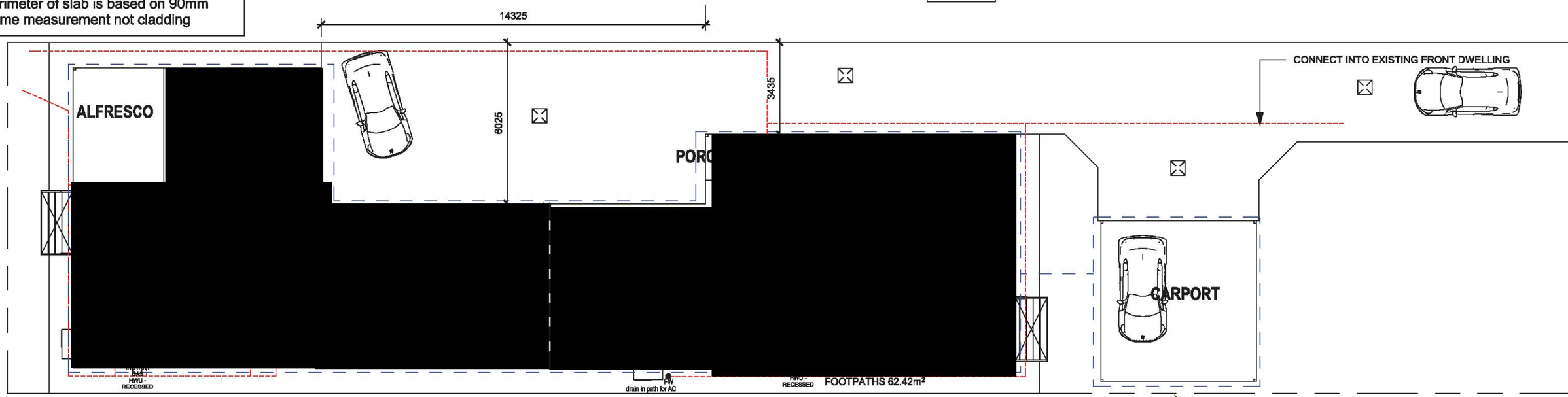
STORMWATER

SEWER

North

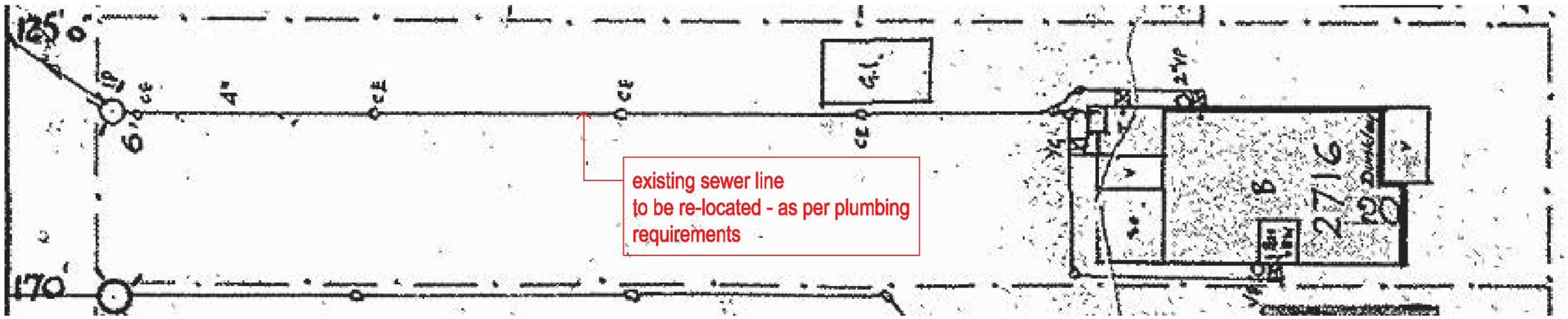
**FOR CONSTRUCTION**

perimeter of slab is based on 90mm frame measurement not cladding




# Slab/Drainage Plan

1 : 150




SEWER PLAN PROVIDED BY COUNCIL: NTS

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ABN: 69 682 414 280


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| ELECTRICAL LEGEND | | QTY. | | | QTY. |
|---|---|---|---|---|---|
| ⊗ | EXHAUST FAN | 4 | ⊢ | SGL LED TUBE LIGHT | 3 |
| SA | SMOKE ALARM | 3 | ⊢ | DBL LED TUBE LIGHT | - |
| ⊗ | PENDANT POINT | - | | WALL LIGHT | 4 |
| ○ | DOWNLIGHTS - 100mm | 43 | | SENSOR FLOOD LIGHT | 2 |
| | (GPO) SINGLE POWER POINT | 8 | | CEILING FAN WITH LIGHT | - |
| WP | (GPO) DBL WP POWER POINT | 4 | P | PHONE/DATA POINT | 2 |
| | (GPO) DBL POWER POINT | 31 | | CEILING FAN WITHOUT LIGHT | 5 |
| USB | (GPO) DBL USB POWER POINT | - | TV | TV POINT | 3 |
| D | DIMMER | - | | STRIP LIGHTING | - |
| | FLOOR MOUNTED PP | - | | TASTIC DOMINO | - |

SMOKE ALARMS: PROVIDE MAINS POWERED SMOKE ALARMS INSTALLED TO AS 3786-2010 AND WIRED IN ACCORDANCE WITH AS 3000 (LOCATIONS ARE INDICATIVE ONLY)

TRENCH FOR ELECTRICAL ONLY - TO CONNECT INTO MAIN POWER

TELEPHONE CABLE ALLOWANCE (FROM HOUSE TO CONNECTION POINT). PROVISIONS FOR NBN

EARTH LEAKAGE CIRCUIT BREAKERS (POWER AND LIGHTING CIRCUITS AS PER Aust Standard.)

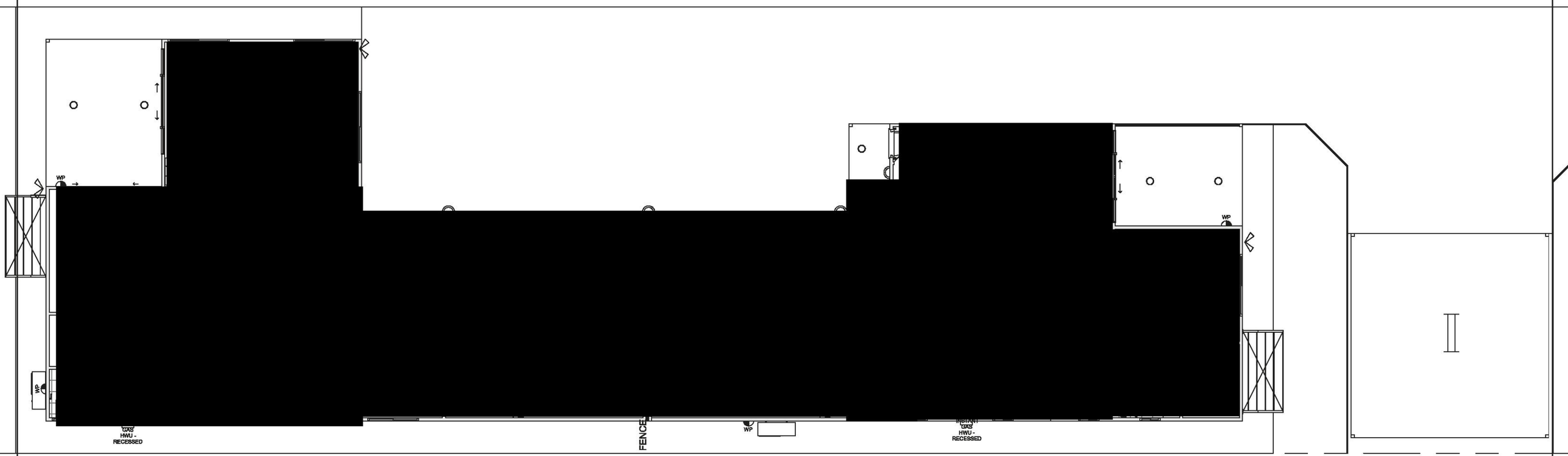
1x MAIN SWITCHBOARD + SAFETY SWITCHES + SGL PHASE POWER

2x HARDWIRED OVEN

PENDANT AND GLOBES SUPPLIED BY OWNER

POWER TO CARPORT FROM FRONT HOUSE

**FOR CONSTRUCTION**




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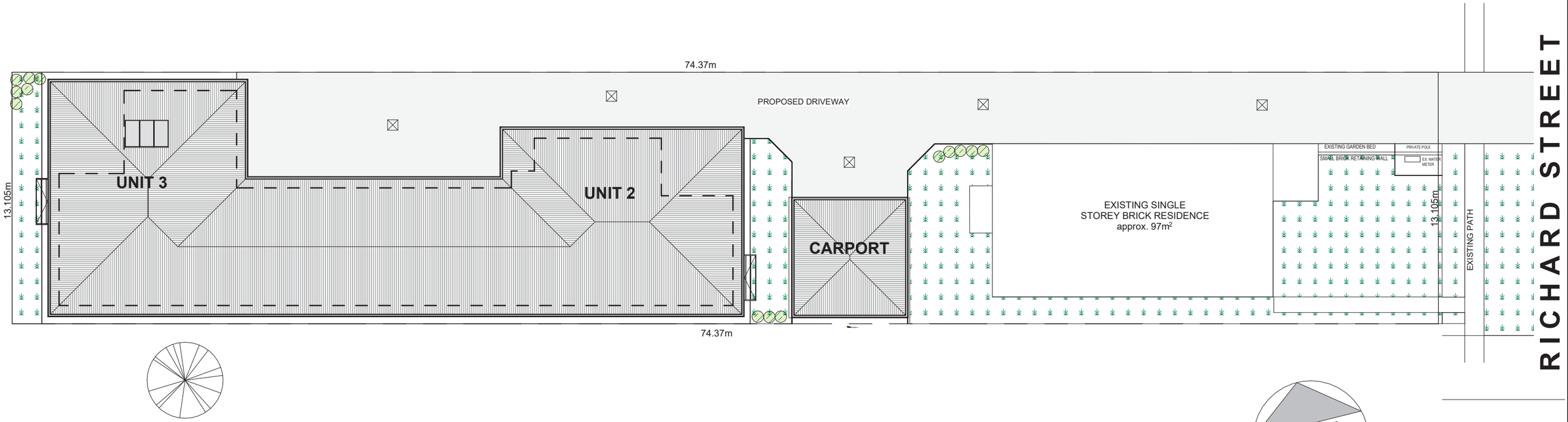
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☒ = YARD GULLY

| Symbol | Plant species/Covering | Quantity |
|---|---|---|
|  | Ground cover: Hardenbergia Violacea S: 13 D: 0.5 H: 10 | 5 |
|  | Ground cover: Lomandra Tanika H: 0.6 W: 0.65 | 5 |
|  | Native Kikuyu turf | 197m² |

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DRAWING: **Landscape Plan**


T: 0456 148 585
info@shiningdesigns.com.au
MNJ CO PTY LTD Trading as Shining Designs
ABN: 19 656 [illegible]


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1. DO NOT SCALE - Use Figured Dimensions Only.
2. All dimensions to be confirmed by builder / owner
3. All internal dimensions stated are frame size - excluding linings.
4. These plans are provided subject to approval by all relevant authorities provided to us by the builder/owner.
5. This building has been designed in accordance with AS 1684 - 2010 (Residential timber framed construction).
6. Articulation joints to comply with NCC 5.6.8
7. Mechanical ventliation to comply with NCC 10.8.
8. Smoke alarms to comply with NCC PART 9.5 (wired-in)
9. Protection against subterranean termites shall be in accordance with AS3660 - 2014. Provided treatment: Visual Barrier System to perimeter with approved collars/barriers at slab penetrations.
10. Lift off hinges to all WC hinged doors to comply with Australian Standards.
11. DP & Flashings to comply with NCC Pt 7.4

**CLIENT SIGNATURES** DATE:

**PLAN LEGEND**

FFL = finish floor level
FW = floor waste
WHV = Wall hung vanity
obs = obscure glazing
mb = meter box
dp = downpipe
ohc = overhead cupboard
ohs = overhead shelf
ref = refrigerator prov.
mw = microwave prov.
dw = diswasher prov.
pty = pantry
wm = washing machine prov.
g.hws = gas hot water system
tr = towel rail
trh = toilet roll holder
HC = garden tap
MH = man hole
SA = smoke alarm

| | |
|---|---|
| | 13 |
| DATE: | 28-10-2026 |
| DRAWN: | M. FOLEY |
| REV: | I |
| SCALE: | 1 : 200 @ A3 |

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Mariah Foley
ABN: 59 682 414 080
Mobile: 0456148585
Email: mariah@shiningdesigns.com.au

# Statement of Environmental Effects (SEE)_v2

Accompanying a development application for

**Multi-residential dwelling – 2 proposed units, 1 existing**

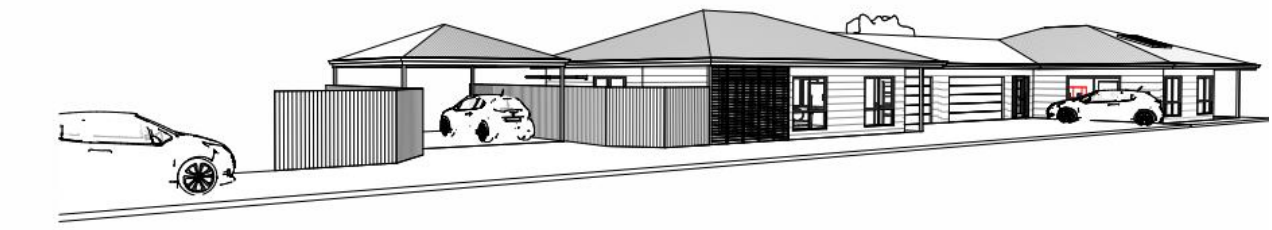
**Applicant:** SELECT PLUMBING COMPANY PTY LIMITED

**Site Address:** Lot 5, Section 9 DP15338, 20 Richard Street, Turvey Park NSW 2650

**Date**: 3/11/2026

**LGA:** Wagga Wagga City Council







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## 1. Introduction

This statement of environmental effects has been prepared by **Mariah Foley** from **Shining Designs** to accompany a development application for 2 new multi-residential dwellings separated by party wall and separate carport for existing dwelling, permissible in zone R1 at **Lot 5, Section 9, DP15338, 20 Richard Street NSW 2650**. The application is being lodged by Mariah Foley with authorisation provided by **Mark and Margaret Parmenter of Select Plumbing Company PTY LTD**, pursuant to Clause 4.12 of the Environmental Planning and Assessment Act 1979.

## 2. Description of Development

The proposed development involves the construction of two additional single-storey dwellings, identified as Unit 2 and Unit 3, resulting in a total of three dwellings on the site, including the existing dwelling fronting Richard Street. Unit 2 will have 2 bedrooms, 2 bathrooms and double garage and unit 3 will have 2 bedrooms, 2 bathrooms, study and double garage.

The development includes the construction of the two new dwellings together with associated garages/carport, private open space and alfresco areas, internal driveway and vehicle manoeuvring areas, pedestrian access, landscaping, fencing, drainage and associated site works.

The proposed dwellings incorporate bedrooms, kitchen, dining and living areas, bathrooms, laundries, storage and associated residential facilities and have been designed as contemporary single-storey dwellings appropriate to the established residential setting.

A fire-rated separating wall is proposed between Unit 2 and Unit 3, designed to achieve a minimum 60/60/60 Fire Resistance Level (FRL). The separating wall will utilise a Knauf Partiwall system, installed in accordance with the manufacturer's specifications and applicable requirements of the National Construction Code. The separating construction will be appropriately detailed and continued as required to maintain the nominated fire resistance level between the adjoining Class 1 dwellings.

The external design incorporates Colorbond roof sheeting with a 22.5-degree roof pitch, James Hardie Linea cladding, selected painted finishes and aluminium windows and doors, providing a coordinated contemporary residential appearance.

The existing Richard Street crossover will be retained and the internal driveway extended. Two existing metal sheds will be demolished. The works also include relocation of the existing sewer line as identified on drainage sheet 11, subject to detailed plumbing design and authority requirements.

## 3. Site description and analysis

The subject site is located at 20 Richard Street, Turvey Park NSW 2650, legally described as Lot 5, Section 9 in DP15338. The land is zoned R1 – General Residential and is situated within an established residential area of Turvey Park.

The allotment is a generally rectangular residential parcel with a total site area of approximately 973.78 m², having a frontage of approximately 13.105 metres to Richard Street and a depth of approximately 74.37 metres.

The site currently contains an existing single-storey brick residence of approximately 97 m², together with existing awnings, driveway, paths, fencing and established residential landscaping. Two existing metal shed located toward the rear of the property are proposed to be demolished to facilitate the development.

The existing driveway crossover from Richard Street is to be retained and utilised to provide vehicular access to the proposed development. Existing utility infrastructure servicing the site includes water, sewer, stormwater and electricity.



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The surrounding locality is characterised predominantly by established residential development comprising detached dwellings and associated ancillary structures. The elongated configuration of the allotment provides an opportunity for additional residential development behind the existing dwelling while maintaining the established residential presentation to Richard Street.

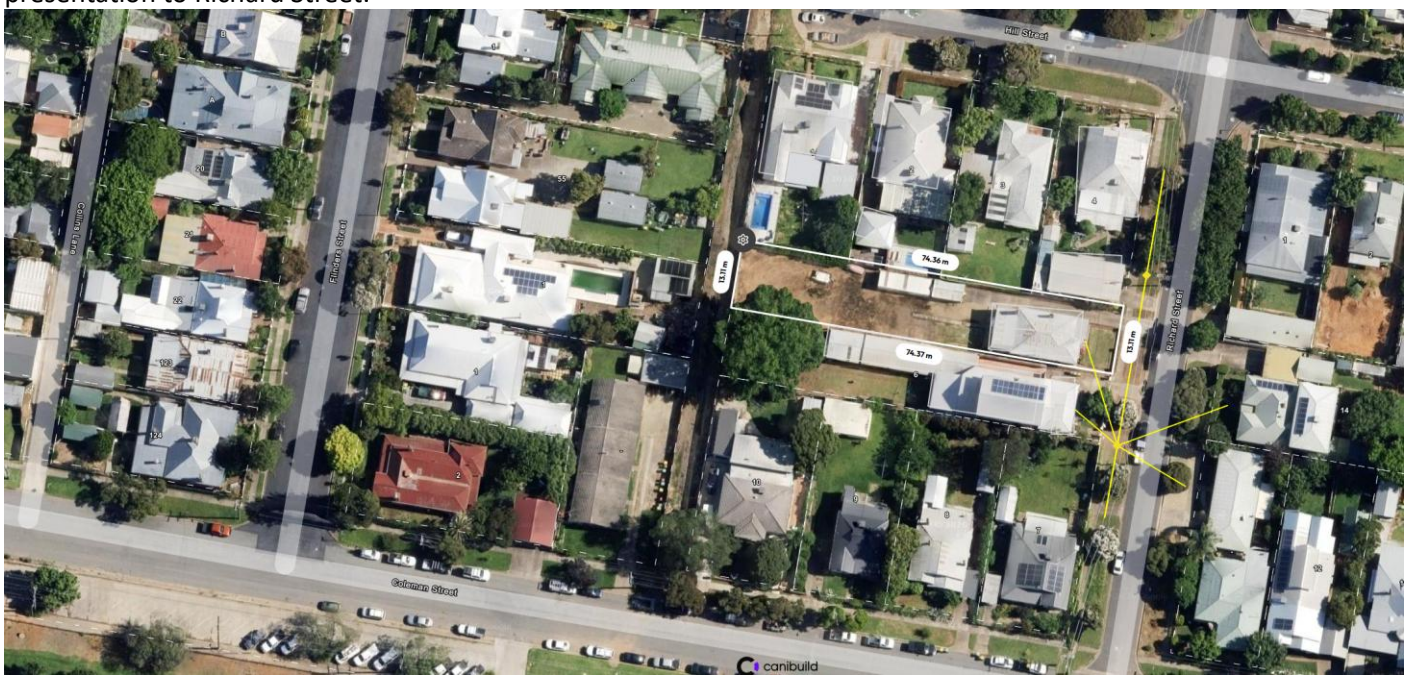



Image 1: Aerial Image showing block and surrounding development (Image Source Canibuild)




Image 2: Rear yard of 20 Richard Street, showing 2 x metal sheds to be removed to allow for driveway.



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# 4. Wagga Wagga Local Environmental Plan 2010

a. Land Use Zoning

The subject site is zoned R1 – 'General Residential' pursuant to Wagga Wagga Local Environmental Plan (WWLEP) 2010

b. Land Use Table

With reference to the land use table for land zoned R1 – 'General Residential', the development is permitted with consent.

***1 Objectives of zone***

- *To provide for the housing needs of the community.*
- *To provide for a variety of housing types and densities.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure co-ordinated and cost-effective provision of physical, social and cultural infrastructure in new residential areas.*

***2 Permitted without consent***

*Home businesses; Home occupations; Roads*

***3 Permitted with consent***

*Attached dwellings; Boarding houses; Centre-based child care facilities; Community facilities; Dwelling houses; Group homes; Home industries; Hostels; Multi dwelling housing; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Residential flat buildings; Respite day care centres; Semi-detached dwellings; Seniors housing; Shop top housing; Tank-based aquaculture; Any other development not specified in item 2 or 4*

***4 Prohibited***

*Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Backpackers' accommodation; Biosolids treatment facilities; Boat building and repair facilities; Camping grounds; Caravan parks; Cemeteries; Commercial premises; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Hotel or motel accommodation; Industrial training facilities; Industries; Local distribution premises; Marinas; Mooring pens; Mortuaries; Open cut mining; Passenger transport facilities; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Resource recovery facilities; Restricted premises; Rural industries; Rural workers' dwellings; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Vehicle repair stations; Veterinary hospitals; Warehouse or distribution centres; Waste disposal facilities; Waste or resource management facilities; Water recycling facilities; Water treatment facilities; Wharf or boating facilities; Wholesale supplies*

# 5. Planning Controls

| | |
|---|---|
| Is your proposal permissible in the zone? | ☒ yes ☐ no |
| Is your proposal consistent with the zone objectives? | ☒ yes ☐ no |
| Is your proposal in accordance with the relevant development control plan? | ☐ yes ☒ no<br>Seek variation to site area per dwelling. |

# 6. Context and setting

| | |
|---|---|
| Will the development be: | |
| Visually prominent in the surrounding area? | ☐ yes ☒ no |
| Inconsistent with the existing streetscape? | ☐ yes ☒ no |
| Out of character with the surrounding area? | ☐ yes ☒ no |
| Inconsistent with surrounding land uses? | ☐ yes ☒ no |



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## 7. Privacy, Views and Overshadowing

| | |
|---|---|
| Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space etc? | ☐ yes ☒ no |
| Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access? | ☐ yes ☒ no |
| Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.? | ☐ yes ☒ no |
| Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths? | ☐ yes ☒ no |

## 8. Environmental Impacts

| | |
|---|---|
| Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | ☐ yes ☒ no |
| Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | ☐ yes ☒ no |
| Will the development have any noise impacts above background noise levels (eg. Swimming pool pumps)? | ☐ yes ☒ no |
| Does the development involve any significant excavation or filling? | ☐ yes ☒ no |
| Could the development cause erosion or sediment run-off (including during the construction period)? | ☐ yes ☒ no |
| Is there any likelihood in the development resulting in soil contamination? | ☐ yes ☒ no |
| Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | ☐ yes ☒ no |
| Is the development likely to disturb any aboriginal artefacts or relics? | ☐ yes ☒ no |

## 9. Flora and Fauna Impacts

| | |
|---|---|
| Will the development result in the removal of any native vegetation from the site? | ☐ yes ☒ no |
| Is the development likely to have any impact on threatened species or native habitat? | ☐ yes ☒ no |

## 10. Waste and Stormwater Disposal

| | |
|---|---|
| How will effluent be disposed of? | ☒ To Sewer ☐ Onsite |
| Will liquid trade waste be discharged to Council's sewer? | ☐ yes ☒ no |
| Will the development result in any hazardous waste or other waste disposal issue? | ☐ yes ☒ no |
| How will stormwater (from roof and hard standing) be disposed of: | ☒ Council Drainage System ☐Other (if other provide details: |
| Does the development propose to have rainwater tanks? | ☐ yes ☒ no |



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| | |
|---|---|
| Have all potential overland stormwater risks been considered in the design of the development? | ☒ yes ☐ no |

# 11. Wagga Development Control Plan 2010

Part B Section 2 – Controls that Apply to All Development

**2.1 Vehicle Access and Movements**

The existing Richard Street crossover is retained. The internal driveway will be extended to serve the additional dwellings, with increased vehicle movements and new parking and manoeuvring areas.

| | |
|---|---|
| Is legal and practical access available to the development? | ☒ yes ☐ no |
| Will the development increase local traffic movements / volumes?<br>If yes, by how much? | ☒ yes ☐ no<br>3-4 anticipated additional movements based on two new dwellings.<br>Richard Street is a narrow street for cars and providing a double carport to the rear of unit 1 will provide a great addition to the development for the existing dwelling. |
| Are additional access points to a road network required? | ☐ yes ☒ no |
| Has vehicle manoeuvring and onsite parking been addressed in the design? | ☒ yes ☐ no |
| Is power, water, electricity, sewer and telecommunication services readily available to the site? | ☒ yes ☐ no – all services existing |

**2.1 Vehicle Access and movements**

The proposed development will utilise the existing vehicular access from Richard Street, which currently provides vehicle access alongside the existing dwelling to the existing shed located within the rear yard. The proposal therefore retains an established vehicle access route rather than introducing a new access point.

The driveway provides a shared entry/exit width of approximately 3.7 metres and narrows to approximately 3.435 metres alongside the existing dwelling. This access is already utilised for vehicles travelling to and from the rear yard. The driveway subsequently widens through the development, providing a width of up to approximately 6.025 metres in front of the proposed garages. This wider area provides adequate space for vehicle turning and manoeuvring associated with Units 2 and 3.

The development has been designed so that all vehicles are able to manoeuvre within the site and leave in a forward direction, reducing the need for vehicles to reverse along the driveway or onto Richard Street.
Justification is sought for the use of the single shared entry/exit driveway. Consideration is given to comparable multi-dwelling development within the surrounding Turvey Park locality. In particular, 1 & 2/56 Collins Street, Turvey Park provides a relevant nearby example where two dwellings are serviced by a single shared entry/exit driveway of approximately 3.0 metres in width, as illustrated below.



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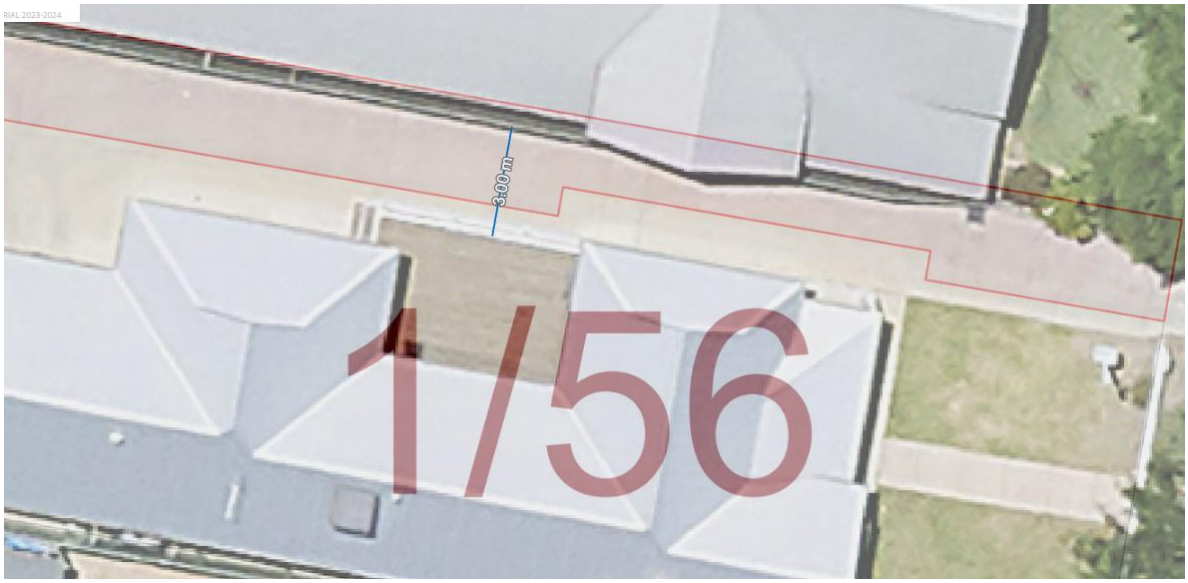


Image 3: 1/56 and 2/56 Collins Street driveway (Source Wagga Intramaps, accessed 15-8-26)

The proposed access at 20 Richard Street provides a greater width than the approximately 3.0 metre access identified at 1 & 2/56 Collins Street. The existing and established nature of the access, its current use for vehicular access to the rear yard, the minimum width of approximately 3.435 metres, the widening of the driveway to approximately 6.025 metres at the garage/manoeuvring area, and the ability for vehicles to exit the site in a forward direction are provided for Council's consideration in assessing the proposed access arrangement.

**2.2 Off-street Parking**

The DCP requires 2 car spaces for a three-bedroom dwelling and 1.5 spaces for a two-bedroom dwelling. Unit 1 is a 3 bedroom dwelling. Units 2 and 3 are a 2-bedroom unit provided with 2 car spaces and double garage.

**2.5 Safety and Security**

| | |
|---|---|
| Will the proposal have any economic or social consequences in the area? | ☐ yes ☒ no |
| Has the development addressed any safety, security or crime prevention issues? | ☒ yes ☐ no |

**2.6 Erosion and Sediment Control Principles**

Sedimentation and erosion control measures shall be installed prior to work commencing on-site, and will be maintained throughout the duration of the works, to prevent sediment leaving the site.

---

**9.2.1 Site layout**

C1 – Complies - established site with surrounding landscaping, demolition required of existing metal sheds. There is a large tree to the south on the neighbouring property that does need to be trimmed back.

C2 – Complies, landscaping plan provided

C3 – Living areas face north and east

C4 – Complies – operable windows and doors have been situated to facilitate cross ventilation in the design.



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**9.2.2 Streetscape**

C1 – Complies – Similar to surrounding dwellings

C2 – Front fence existing



Image 4: Image from Street (Source: Google Streetview, taken March 2025)

C3 – there will be a new dividing Colorbond fence between the units at 1800mm high, including use of PA gates

C4 – N/A – towards rear of existing dwelling, unit 2 will require a privacy screen to the northern side of the alfresco to provide privacy to unit 2.

**9.2.3 Corner lots and secondary facades** – NA

**9.2.4 Sloping sites** - NA

**9.3.1 Site area per dwelling**

C1 – **Does not comply**: The proposal provides for a total of three dwellings on the 973.78 m² allotment, comprising the existing dwelling, two proposed additional dwellings and a proposed double carport.

A minimum site area of 375 m² per dwelling is required for multi-dwelling housing. Based on three dwellings, a minimum total site area of 1,125 m² is required.

The subject site has an area of 973.78 m², resulting in an average site area of approximately 324.6 m² per dwelling. The proposal therefore results in a numerical variation of approximately 50.4 m² per dwelling, or 13.44%, below the minimum site area requirement.

The proposed development has been designed having regard to the constraints and characteristics of the existing allotment. The development provides individual residential accommodation, adequate private open space for each dwelling, vehicle access, landscaping and associated facilities.

The proposed units are single storey, which assists in limiting the overall bulk and scale of the development and potential impacts upon adjoining residential properties. The layout also responds to the elongated configuration of the allotment by distributing the built form along the site.



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Consideration is also given to the existing pattern and density of multi-dwelling residential development within the surrounding Turvey Park locality. Examples identified within the surrounding area include 56 Collins Street, Turvey Park, comprising two units and approved/developed around 2019, and 36 Collins Street, Turvey Park, comprising five units on an allotment of approximately 1,325 m². The latter equates to an average site area of approximately 265 m² per dwelling, demonstrating that higher-density residential development exists within the immediate locality.

Other examples include 19A Coleman Street, comprising three units with one car parking space associated with each dwelling, together with development near the corner of Coleman Street and Richard Street, which demonstrates a comparatively high proportion of built form/site coverage.

These surrounding developments demonstrate that the locality contains a variety of residential densities, building footprints and parking arrangements. The proposed development at 20 Richard Street therefore sits within an established residential context where multi-dwelling development and comparatively intensive use of residential allotments are already evident.

The variation is presented to Council for consideration as part of its assessment of the Development Application, having regard to the overall design response, residential amenity, site functionality, surrounding development pattern and objectives of the applicable DCP controls.

C2 – NA

C3 – As above.

**9.3.2 Site cover**

C1 – **Complies** – With reference to Table 9.3.2a, a maximum site coverage of 40% for multi-dwelling housing is required.

The proposed development has a calculated site coverage of approximately 389.3 m², representing 39.98% of the 973.78m² allotment.

The development retains areas throughout the site for private open space, landscaping, pedestrian circulation and the functional requirements of each dwelling. The plans identify approximately 197m² of dedicated garden and lawn area, including approximately 20 m² of indigenous landscaping, providing opportunities for soft landscaping and vegetation throughout the development.

Each dwelling is provided with functional private open space and landscaped areas, which assists in maintaining a balance between built and landscaped elements despite the minor increase in site coverage. The proposed dwellings are also single storey, reducing the perceived bulk and scale of the development and maintaining an appropriate residential form within the surrounding streetscape.

C2 - NA

**9.3.3 R3 Zones - Minimum frontage – N/A**

**9.3.4 Solar access**

C1 – Complies – western sun to bathroom

C2 – Complies

C3 – Complies

C4 – NA

C5 – NA



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C6 – Complies

C7 – NA

C8 – Complies

**9.3.5 Private open space**

C1 – Complies, refer to plan – unit 3 is 25.12m$^2$ plus 14.66m$^2$ for alfresco and unit 2 is 25.65m$^2$, excluding the alfresco with 11.53m$^2$. Both have a minimum length of 4m. The existing front unit has 25m$^2$.

C2 – Complies

C3 – Complies – proposed fencing will provide adequate privacy between private open spaces of each dwelling. There will also be an additional screen on unit 2 alfresco to help provide privacy.

C4 – NA

**9.3.6 Front setbacks**

**C1 –** Complies – to rear of property

C2 – Existing setback

C3 – N/A not visible from street

**9.3.7 Side and rear setbacks**

C1 – Complies – 9.5m setback. Adequate room is provided around the building for maintenance and construction with cladding added on to the external of the frame. The setback to the boundary will not be less than 900mm. No adverse effects are expected for adjoining landowners with the proposed setbacks.

C2 – NA

**9.4.1 Building elements**

C1 – Complies – internal and external porch are linked for unit 2, unit 3 does not have a porch due to ensuring adequate space for car manoeuvring.

C2 – Does not comply for unit 3, there will be concrete outside of the entry door, but will not be a roof over the concrete except for a 450mm eave.

C3 – Complies

C4 – Complies

C5 – N/A

**9.4.2 Materials and finishes**

C1 – Complies – Linea cladding- the proposed materials are durable and to a high standard

C2 – Complies, windows and doors to break up large empty walls

C3 – Complies – No glossy or highly reflective materials proposed

C4 – Complies

C5 – NA – not double storey



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**9.4.3 Privacy**

C1 – Complies – windows and private open spaces have been oriented to ensure adequate privacy between dwellings whilst also allowing for light and ventilation within the dwelling –

C2 – Complies – adequate building separation has been maintained with the proposed additions with a large setback to the existing dwelling. Obscure glass to bathrooms.

C3 – Complies – private, internal fencing is proposed to help with privacy. Timber screen will be provided for unit 2 alfresco

**9.4.4 Garages, carports, sheds, driveways and Outbuildings**

C1 – Complies

C2 - N/A

C3 – Complies

C4 – Complies

C5 – N/A

C6 – Complies, less than 4.8m, roof pitch is 22.5 degrees

C7 – Complies, setback from existing dwelling and proposed unit 2 and 3, in order to allow for turning circle of car out of carport.

**9.4.5 Site facilities**

C1 – Will comply for utility services to be underground. The existing dwelling will be changed to be serviced from a private pole via aerial feed, as it currently is, to be then followed under ground to the new dwellings. – as per the site plan

C2 – Existing mailbox and proposed space as shown on site plan for letterboxes for unit 2 and 3

C3 – Complies

C4 – Complies – outdoor clothes drying area to be installed on fence – as per plan

**9.4.6 Changing the landform – cut and fill**

C1 – Complies – the block has a small slope to it and requires minimal cut and fill, refer to PDF lodged for cut and fill (also shown below), approx. 300mm cut and fill. Each line represents 200mm and there is 600mm of fall across the western boundary.



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C2 – Complies

C3 – No retaining walls proposed, existing retaining as per site.

C4 – No easements on site

C5 – No easements on site

C6 – NA

C7 – NA

C8 – NA

C9 – Complies – any small fill areas for the building pad will be from the cut material on site

C10 – NA – no building envelope

C11 – Complies – adequate drainage to be provided around each dwelling to ensure it is not re-directed into neighbouring properties.

C12 – N/A

## 12. Assessment of Likely Impacts of Development

***Construction Impacts***
Will the proposal impact upon any trees, or have any impact on the soil or site drainage patterns during construction?



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*The development proposes to be set back from any trees and the minor earthworks will have no impact on drainage.*

How will construction noise and rubbish removal be managed during construction?
*Construction work will be carried out during prescribed work hours, and in compliance with any conditions of consent relating to hours of construction. Any noise generated would be a short-term. Construction waste will be stored on-site in suitable receptacles as identified upon the submitted plan and shall be removed from site on a regular basis, to minimise the chances of windblown rubbish and nuisance.*

Sedimentation and erosion controls
*Sedimentation and erosion control measures shall be installed prior to work commencing on-site, and will be maintained throughout the duration of the works, to prevent sediment leaving the site. Proposed sediment and erosion control measures are identified upon the submitted plans.*

***Privacy***
Will the proposal result in the loss of visual or acoustic privacy to any neighbouring land use? *No*
If so, what measure will be taken to minimise that loss?
*No measures are required to address this matter as there are no perceived negative impacts upon existing privacy levels currently enjoyed by adjoining neighbours.*

***Views***
Will the proposal result in the loss of views to any neighbouring land use? *No*
*It has been determined that there will not be any identified loss of views to adjoining properties.*

***Overshadowing***
Will your proposal result in any additional overshadowing to any neighbouring land use? *No*

***Economic and Social Impacts***
Will your proposal result in any social and economic impacts within the locality? *No*
*No negative socio-economic impacts to the locality can be foreshadowed. The construction phase will generate a small but positive economic benefit, for trades and businesses in the region.*

***Drainage***
What are the proposed methods of disposing of stormwater from the site and are any new easements required?
*Stormwater will be primarily collected via the roof water drainage system and disposed of via an approved stormwater drainage system to the existing drainage system. A civil engineer will also provide a plan for water run off and drainage.*

**APPLICANT DECLARATION**
I declare to the best of my knowledge and belief, that the particulars stated on this document are correct in every detail and that the information required has been supplied. I acknowledge that the development application may be returned to me if the information is found to be inadequate.



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# 20 Richard Street – Residential Dwelling

13. APPENDIX # 1

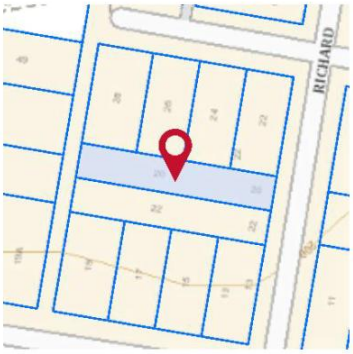
## Planning Portal Report



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# Property Report

20 RICHARD STREET TURVEY PARK 2650




## Property Details

| | |
|---|---|
| Address: | 20 RICHARD STREET TURVEY PARK 2650 |
| Lot/Section /Plan No: | 5/9/DP15338 |
| Council: | WAGGA WAGGA CITY COUNCIL |

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

| | |
|---|---|
| Local Environmental Plans | Wagga Wagga Local Environmental Plan 2010 (pub. 26-8-2022) |
| Land Zoning | R1 - General Residential: (pub. 14-4-2023) |
| Height Of Building | NA |
| Floor Space Ratio | NA |
| Minimum Lot Size | NA |
| Heritage | NA |
| Land Reservation Acquisition | NA |
| Foreshore Building Line | NA |
| Riparian Lands and Watercourses | Water Resource |

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)

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NSW GOVERNMENT

# Property Report

20 RICHARD STREET TURVEY PARK 2650

- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Allowable Clearing Area (pub. 21-10-2022)
- State Environmental Planning Policy (Biodiversity and Conservation) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Industry and Employment) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Planning Systems) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Primary Production) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Resilience and Hazards) 2021: Land Application (pub. 2 -12-2021)
- State Environmental Planning Policy (Resources and Energy) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Sustainable Buildings) 2022: Land Application (pub. 29-8-2022)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Land Application (pub. 2-12-2021)
- State Environmental Planning Policy (Transport and Infrastructure) 2021: Subject Land (pub. 2-12-2021)

## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

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| Land near Electrical Infrastructure | This property may be located near electrical infrastructure and could be subject to requirements listed under Transport and Infrastructure SEPP 2021 Clause 2.48. Please contact Essential Energy for more information. |
| Local Aboriginal Land Council | WAGGA WAGGA |
| Regional Plan Boundary | Riverina Murray |

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



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