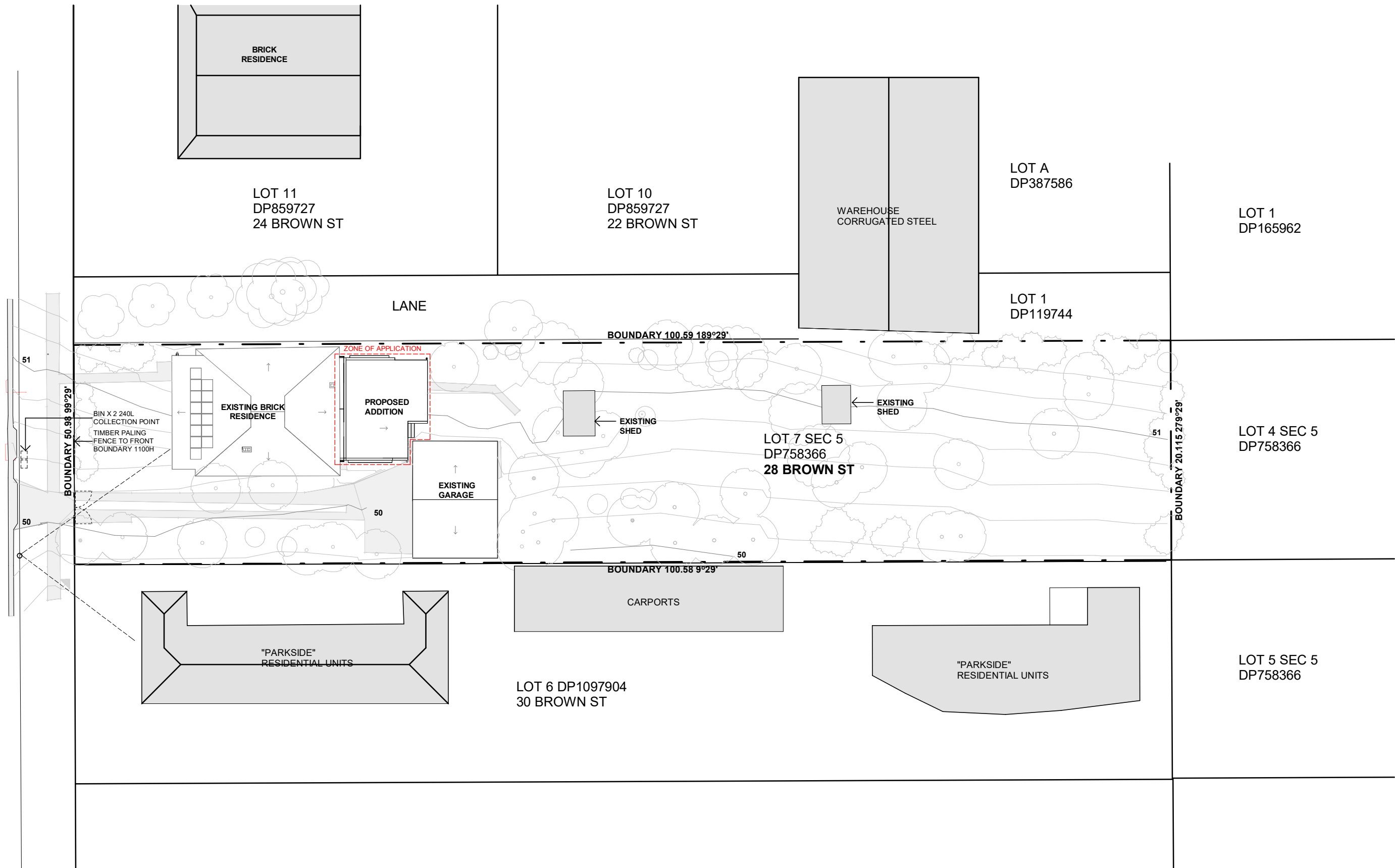


BROWN ST



LAURA VALLENTINE ARCHITECT

ABN 83 259 118 965
NOMINATED ARCHITECT NSW 9262

lauravalentine.com

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No.	Description	Date
A	FOR DEVELOPMENT APPLICATION	18.03.2025

ADDRESS

Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420

PROJECT

ALTERATION & ADDITION TO EXISTING DWELLING

CLIENT

ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE

SITE PLAN

DRAWING No.

DA_100

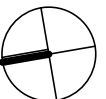
PROJECT No.

2407_050

REV.

A

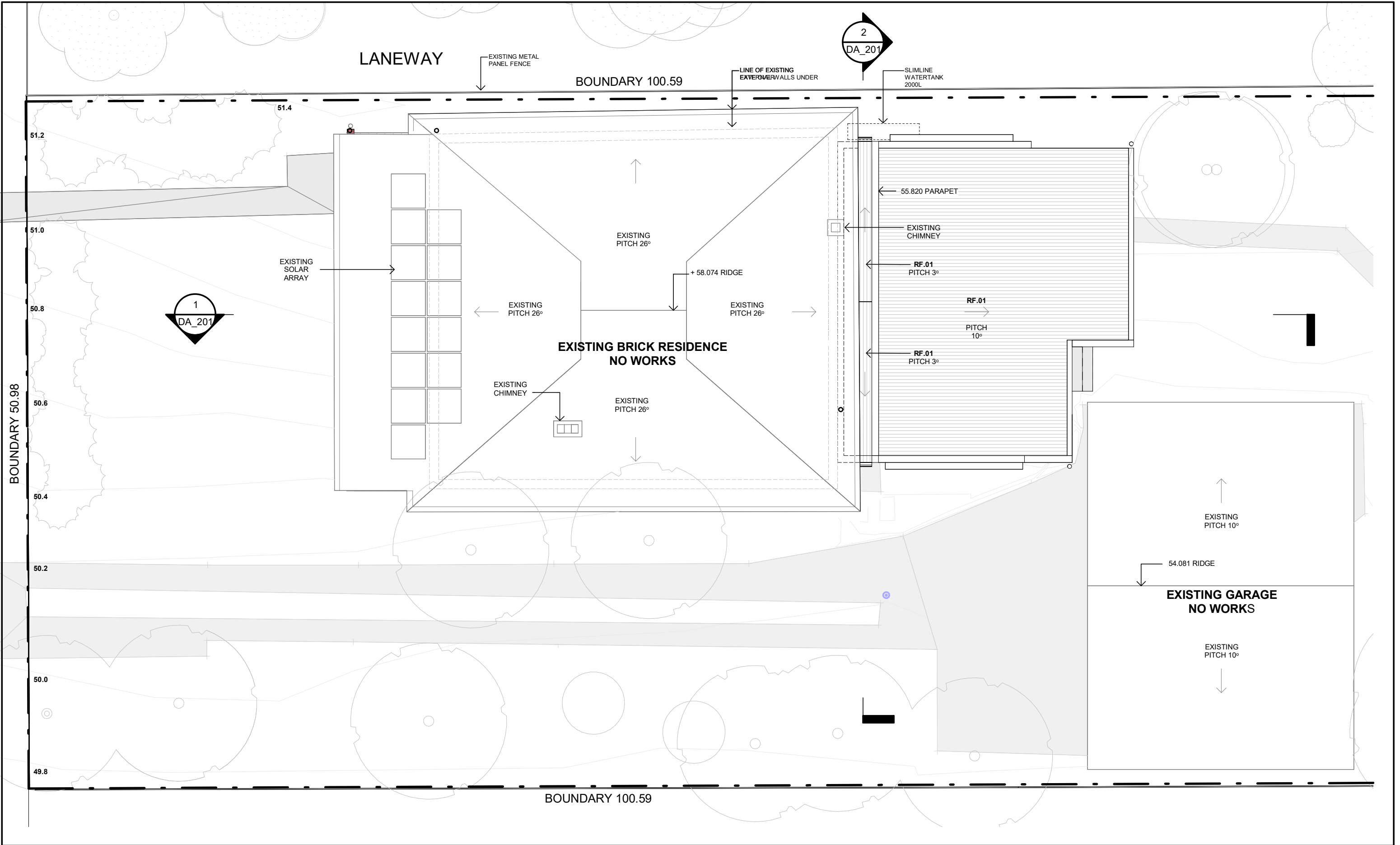
NORTH



SCALE

1 : 350





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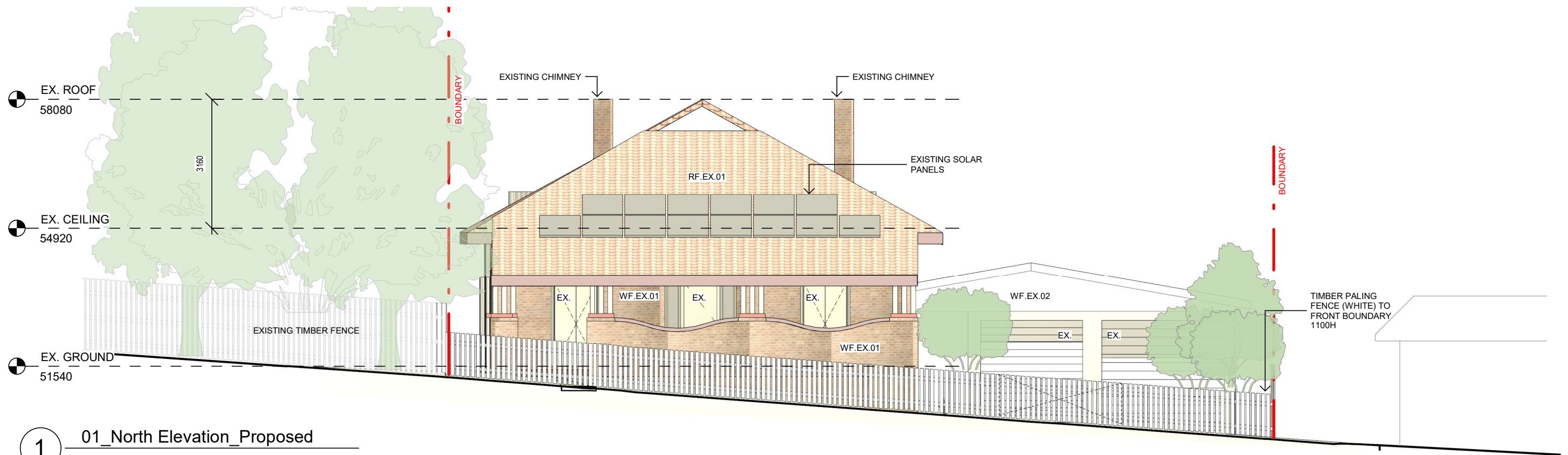
ADDRESS
Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420
PROJECT
ALTERATION & ADDITION TO EXISTING DWELLING
CLIENT
ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE
ROOF PLAN
DRAWING No.
DA_120
PROJECT No.
2407_050

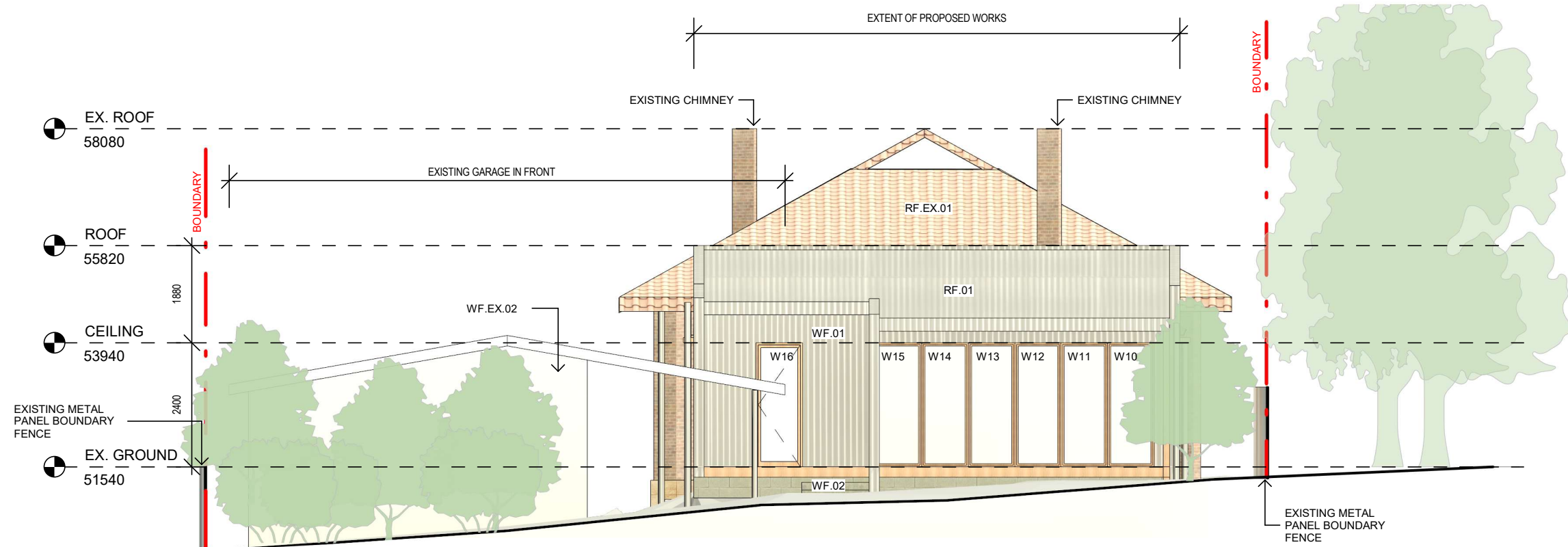
REV.
A

SCALE
1 : 100

NORTH



1 01_North Elevation_Proposed
1 : 100



2 01_South Elevation_Proposed
1 : 100



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No.	Description	Date
A	FOR DEVELOPMENT APPLICATION	18.03.2025

ADDRESS

Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420

PROJECT

ALTERATION & ADDITION TO EXISTING DWELLING

CLIENT

ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE

GA ELEVATIONS - SHEET 01

DRAWING No.

DA_301

PROJECT No.

2407_050

REV.

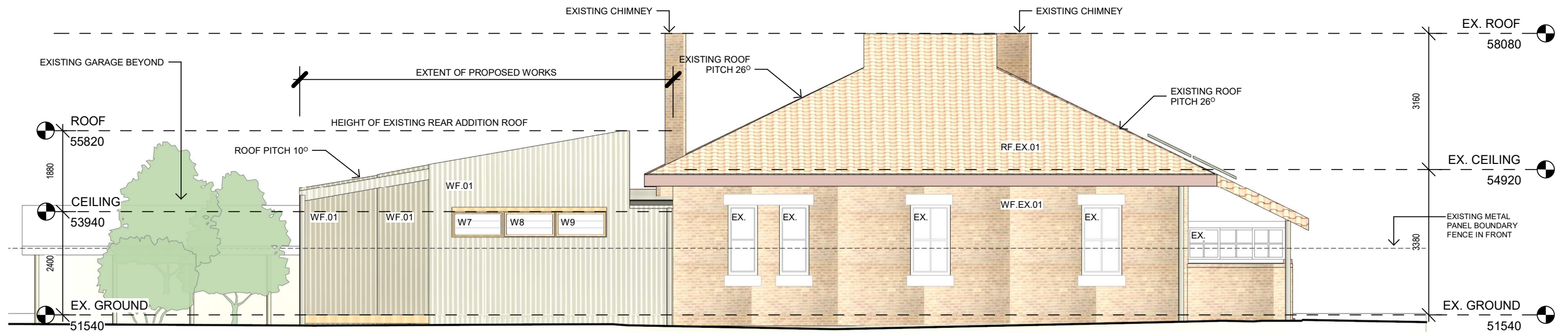
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NORTH

SCALE

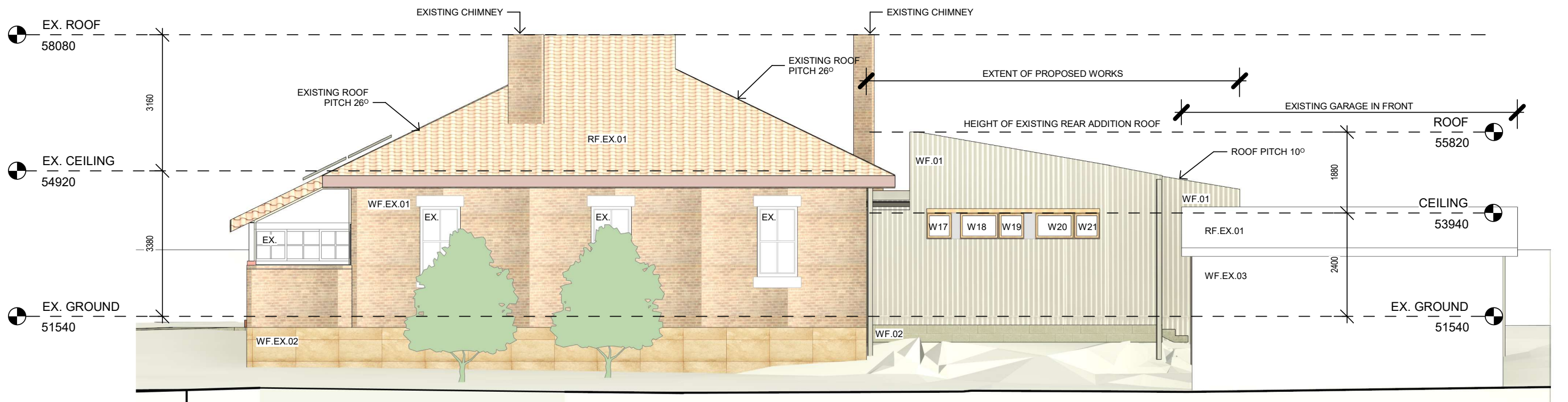
1 : 100





1 01_East Elevation_Proposed

1 : 100



2 01_West Elevation_Proposed

1 : 100



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No.	Description	Date
A	FOR DEVELOPMENT APPLICATION	18.03.2025

ADDRESS

Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420

PROJECT

ALTERATION & ADDITION TO EXISTING DWELLING

CLIENT

ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE

GA ELEVATIONS - SHEET 02

DRAWING No.

DA_302

PROJECT No.

2407_050

REV.

A

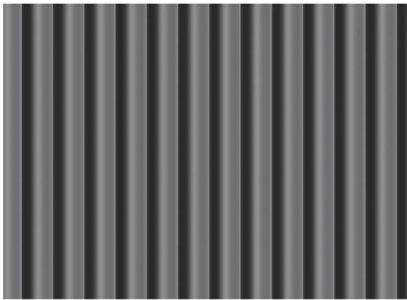
NORTH

SCALE

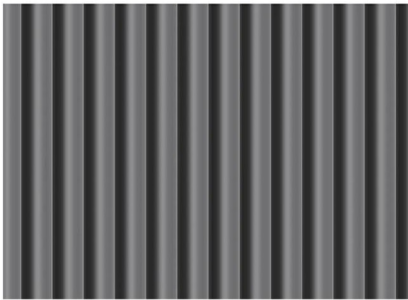
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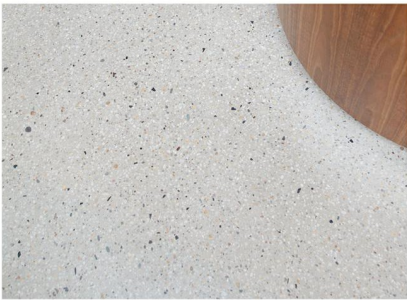
MATERIALS SCHEDULE



External Walls (WF-01)
Colorbond Custom Orb
Accent 21
Colour: Mid Grey (TBC)



Roof Cladding (RF-01)
Colorbond Custom Orb
Accent 21
Colour: Mid Grey (TBC)



Floor Finish - Internal (FF-01)
Polished Concrete -
Colour: Silver, Mid Grey (TBC)



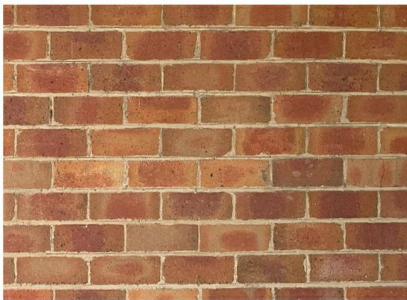
Doors & Windows
Hardwood Timber
Colour: (TBC)



Floor Finish - External (FF-02)
Composite Timber Decking
Ekodeck Decking Designer
Colour: Dark Brown



Windows
Hardwood Timber
Colour: (TBC)



Existing External Walls (WF.EX.01)
Brickwork Finish



Existing Roofing (RF.EX.01)
Terracotta/Clay Tile



Internal Ceilings (wF.04)
Plywood - Clear Powder Coated

PRECEDENTS



1. **Brown St Workshop** - consistent material treatment for both external walls and roof unifies the addition as a single element form

2. **Brown St Workshop** - deep recesses protecting timber windows and doors create moments of visual activity within a utilitarian and simple workshop form

3. **Brown St Workshop** - timber details to glazed elements within the facade form defines the addition as an element comfortable 'in its landscape'; creating a recessive expression within the primary elements of existing main house and garden.



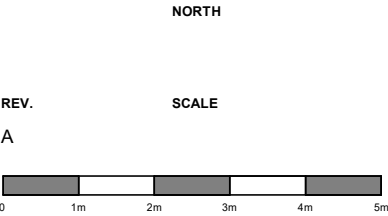
LAURA VALLENTINE ARCHITECT
ABN 83 259 118 965
NOMINATED ARCHITECT NSW 9262
lauravallentine.com

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No.	Description	Date
A	FOR DEVELOPMENT APPLICATION	18.03.2025

ADDRESS
Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420
PROJECT
ALTERATION & ADDITION TO EXISTING DWELLING
CLIENT
ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE
MATERIALS SCHEDULE
DRAWING No.
DA_701
PROJECT No.
2407_050



BASIX[®]Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1786947

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

Secretary
Date of issue: Tuesday, 11 March 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.




WINDOW & DOOR SCHEDULE

LOT 7 SEC 5 DP 758366
28 BROWN ST DUNGOG NSW 2420
2407_050
FOR DEVELOPMENT APPLICATION ONLY
REV A

No.	Room	Aspect	Height	Width	Area (m2)	Head (RL)	Frame	Glass	Note
W01	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W02	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W03	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W04	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W05	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W06	Kitchen/Dining	N	600	900	0.54	3900	Timber Solid	Double Clear	
W07	Dining	E	600	1200	0.72	2400	Timber Solid	Single Clear	Fixed External Shading
W08	Dining	E	600	1200	0.72	2400	Timber Solid	Single Clear	Fixed External Shading
W09	Dining	E	600	1200	0.72	2400	Timber Solid	Single Clear	Fixed External Shading
W10	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W11	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W12	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W13	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W14	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W15	Dining	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W16	Laundry	S	2400	900	2.16	2400	Timber Solid	Single Clear	Door
W17	Butlers Pantry	W	600	600	0.36	2400	Timber Solid	Single Clear	Fixed External Shading, Deep Reveal
W18	Bathroom	W	600	900	0.54	2400	Timber Solid	Single Clear	Fixed External Shading, Deep Reveal
W19	Bathroom	W	600	600	0.36	2400	Timber Solid	Single Clear	Fixed External Shading, Deep Reveal
W20	Laundry	W	600	900	0.54	2400	Timber Solid	Single Clear	Fixed External Shading, Deep Reveal
W21	Laundry	W	600	600	0.36	2400	Timber Solid	Single Clear	Fixed External Shading, Deep Reveal

Project address	
Project name	ALTERATION & ADDITION TO EXISTING RESIDENCE - 28 BROWN ST DUNGOG NSW 2420 (Copy 01)
Street address	28 BROWN ST - DUNGOG 2420
Local Government Area	Dungog Shire Council
Plan type and number	Deposited Plan 758366
Lot number	7
Section number	5
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
Number of bedrooms after alterations or additions	3
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: LAURA VALLENTINE	
ABN (if applicable): 83259118965	



Laura Valentine Architect
ABN 83 259 118 965
NOMINATED ARCHITECT NSW 9262
lauravalentine.com

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No.	Description	Date
A	FOR DEVELOPMENT APPLICATION	18.03.2025

ADDRESS

Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420

PROJECT

ALTERATION & ADDITION TO EXISTING DWELLING

CLIENT

ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE

NORTH

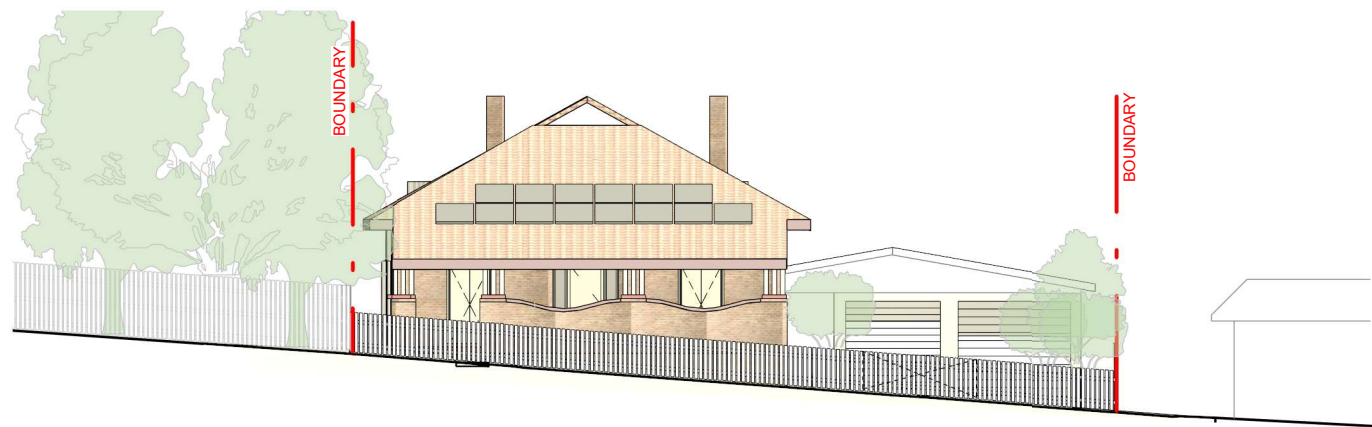
WINDOW DOOR SCHEDULE & BASIX

DRAWING No. REV. SCALE

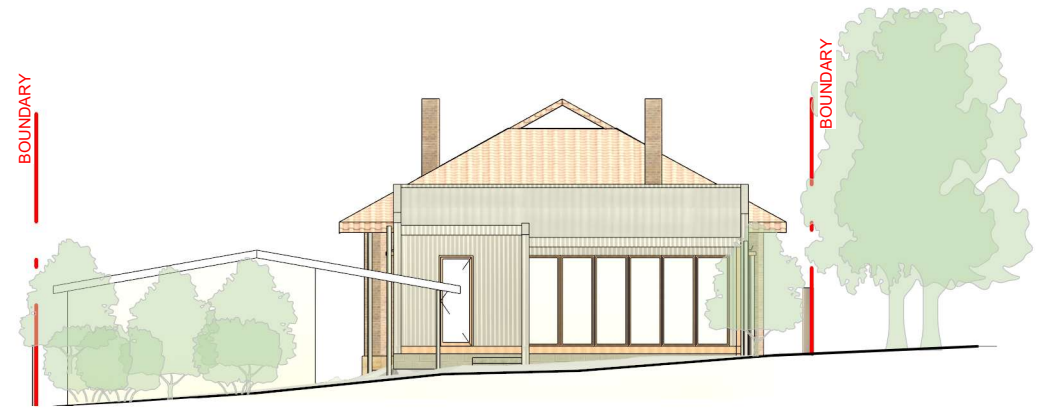
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PROJECT No.

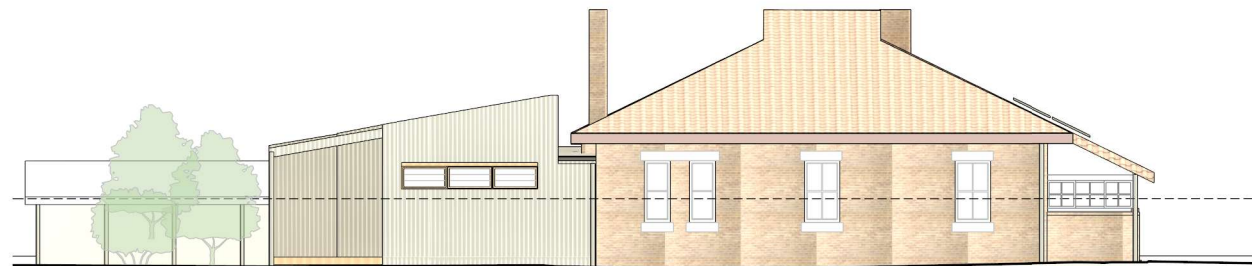
2407_050



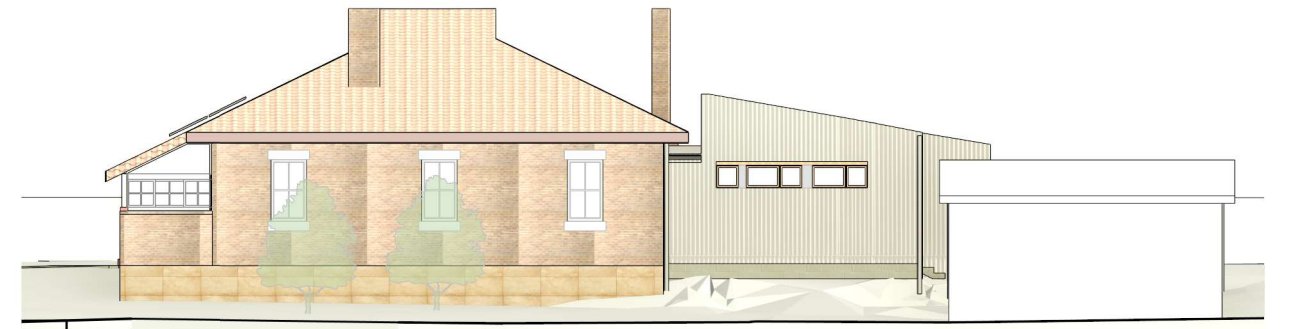
1 North Elevation
1 : 200



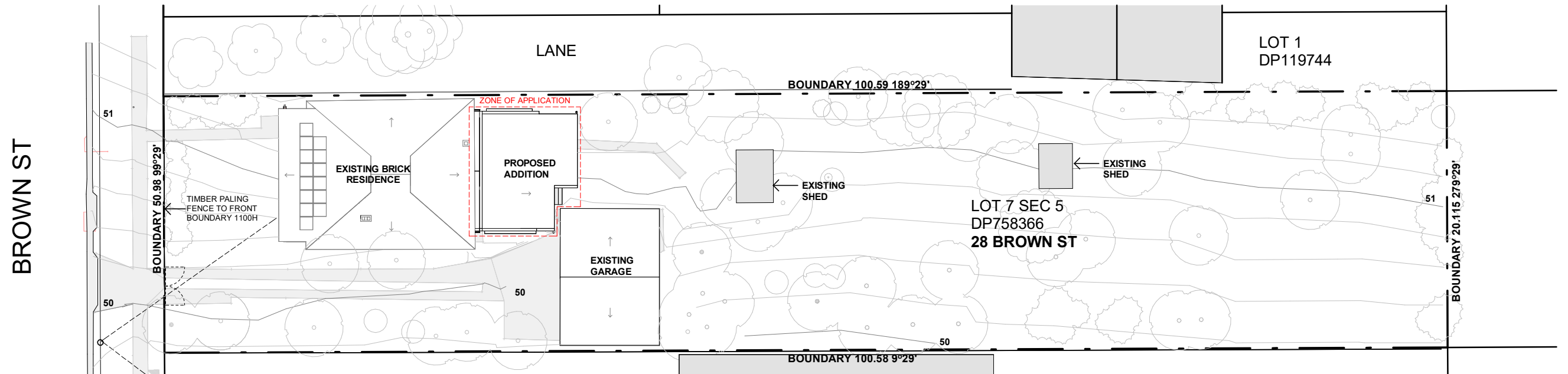
2 South Elevation
1 : 200



3 East Elevation
1 : 200



4 West Elevation
1 : 200



5 Notification Plan
1 : 350



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ADDRESS

Lot. 7 Sec 5 DP 758366
28 BROWN ST DUNGOG NSW 2420

PROJECT

ALTERATION & ADDITION TO EXISTING DWELLING

CLIENT

ELIZABETH RAINE & JOHN SQUIRES

DRAWING TITLE

NOTIFICATION PLAN

DRAWING No.

DA_900

PROJECT No.

2407_050

REV.

A

NORTH



SCALE

As indicated