

Reference: DA20240013

Statement of Environmental Effects

Accompanying a development application for development of
a replacement dwelling house

At

570/-/DP1306000

18 HENDY ROAD, BURONGA



1. Introduction

This statement of environmental effects has been prepared to accompany a development application for construction of a replacement dwelling house at 18 Hendy Road Buronga.

The proposal has been designed to achieve the relevant provisions of Wentworth Local Environmental Plan 2011, and Clause 4.15 of the Environmental Planning and Assessment Act 1979 (as amended). This application seeks approval for the construction of a replacement dwelling house on the land.

2. Site description and analysis

2.1 Location and property description

The subject site is located towards the end of Hendy Road and adjoins Murray River along its southern boundary. It is relatively rectangular in shape and has an area of approximately 6350m².



2.2 Site characteristics

The site currently contains a couple of sheds that were used in association with the existing dwelling on the land. The existing dwelling house on the land has been demolished to facilitate the construction of a new dwelling house. The site is relatively clear in terms of vegetation with the provision of some native vegetation in the northern half of the property.

2.3 Surrounding development

Immediate surrounding areas to the north, east and west comprise varied size allotments having dwellings with associated infrastructure. The rear boundary of the site adjoins W2- Recreational Waterways comprising Murray River. The land immediately to the west is zoned RE1 - Public Recreation comprising native vegetation.



3. Details of proposal

3.1 Proposed works

The proposal is to construct a replacement dwelling house on the land. The dwelling house will have an overall area of 2071.56m². It will comprise a cellar door and storage area at the lower ground level. The ground floor will comprise an entertainment area, garage, living, kitchen, dining, theatre, gym, study, bedroom with ensuite, three bathrooms, parents retreat area and a laundry. The first floor will comprise three bedrooms with ensuites, a retreat area, powder room and store area. The dwelling house will be constructed using variety of colours and materials and their details have been shown on the plans.

4 Clause 4.15 -Matters for consideration

The following provides an assessment of the proposal against the provisions of Clause 4.15 of the Environmental Planning and Assessment Act (as amended).

State Environmental Planning Policies

The following State Environmental Policies apply to this land:

- *State Environmental Planning Policy (Biodiversity and Conservation) 2021: Excluded (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)*

The proposal will not contravene any of the above policies as the scale of the development is small. No vegetation has been proposed for removal as the new dwelling house will be setback reasonably from the vegetation on the land.

Local Environmental Plan

The subject site is zoned RU5- Village and the zone has the following objectives:

- *To provide for a range of land uses, services and facilities that are associated with a rural village.*
- *To promote development in existing towns and villages in a manner that is compatible with their urban function.*
- *To encourage well-serviced sustainable development.*
- *To ensure there are opportunities for economic development.*
- *To deliver new residential and employment growth in Buronga and Gol Gol.*
- *To ensure business and retail land uses are grouped within and around existing activity centres.*

The proposal does not contravene the zone in any way and is consistent with the development on surrounding properties. Such development is anticipated in the zone in this area to for residential purposes. The proposal involves replacement of the existing dwelling and will result in new residential development within Buronga.

Flood Planning

The objectives of this Clause are as follows:

- *To minimise the flood risk to life and property associated with the use of land,*
- *To allow development on land that is compatible with the flood function and behaviour on the land, taking into account projected changes as a result of climate change,*
- *To avoid adverse or cumulative impacts on flood behaviour and the environment,*
- *To enable the safe occupation and efficient evacuation of people in the event of a flood.*

The proposal will have no detrimental effect on the natural flood carrying capacity of nearby waterways and any damage from flooding will be minimal. It will be referred to the relevant flood management authority and works will be carried out in accordance with the requirements of the authority.

Wentworth Development control plan 2011

The proposal in general complies with the Development Control Plan. The site is marked as flood-affected land and the following provisions within the Development Control Plan are relevant:

Flood Report

Where land has been identified as being subject to flooding a flood study is to be prepared in accordance with Council's requirements addressing the impacts of flooding and any measures to mitigate these

impacts. A Flood Planning Area Map is included with the Wentworth Local Environmental Plan 2011 for the area of shire affected by this DCP. The Map shows the extent of flooding with the floodway traverses much of the River Murray and areas immediately adjoining the River Murray northern banks plus tributaries such as Tucker Creek, part Darling River and part of Darling Anabranh, and flood storage areas of both low and high hazard adjoining the floodway.

Flood reports will not be required for the proposal as the proposal involves replacement of an existing dwelling house.

Flood Affected Land

Controls

Flood Planning Level (FPL) is defined as land at or below a one percent annual Exceedance probability flood level plus 750mm (0.75m).

Flood Planning Area is defined as the area of land below the Flood Planning Level and thus subject to flood related controls.

For developments at or below the FPL

- Applicants must have regard to the provisions of Wentworth Local Environmental Plan specific to clauses on flood liable land.*

The proposal in general complies with the provisions of Wentworth Local Environmental Plan in relation to flooding.

- Construction – pier and beam construction or suspended reinforced concrete slabs must be used, as these minimise the requirement for cut and fill and allow floodwaters to flow under the building.*

Complies as the dwelling house will be constructed in accordance with this requirement.

- Cut and Fill – cut and fill on flood affected land should be minimised. Filling can result in a reduction in flood storage or change flow patterns and is not permitted unless it can be demonstrated that there is no decrease in storage capacity on the property and that flow characteristics will not significantly be changed. Cutting can result in an increase in flood depths and potentially, an increase in flood hazard and/or extent of inundation, and is not permitted unless it can be demonstrated that flood behaviour will not be altered.*

The proposal does involve cut and fill however it will not result in decrease in storage capacity on the property or alteration of the flow characteristics for the flooding. It will also not result in an increase in flood hazard and/or extent of inundation.

The proposal will have no detrimental effect on the natural flood carrying capacity of nearby waterways and any damage from flooding will be minimal as it will not obstruct the passage of floodwater. The

site is wholly covered by Flood Planning Area and therefore works cannot be located outside the mapping area. As part of the application process, the proposal will be referred to the relevant flood management authority and works will be carried out in accordance with the advice of the flood management authority to ensure that the works do not impede the flow of floodwater. It is important to mention that land was developed with a dwelling house and the proposal is to replace the existing dwelling house.

The proposal will not result in any unreasonable impact on the landscape and on the adjoining properties as it will not be visible from the road given it will be located within the rear half of the property.

Residential Development Control

Site Context and Analysis

The site plan and associated plans have been prepared to show compliance with this requirement. The plans show orientation of the land, the topography, existing vegetation, views, size and dimensions and the location of neighbouring buildings.

Streetscape

As discussed above the dwelling house will be setback reasonably from the front boundary. Therefore, the streetscape character of the development will not be changed significantly. The dwelling will respond to specific site conditions and will complement adjoining homes. Landscaping has been proposed to soften the overall appearance of the dwelling house. The articulation will have regard to adjoining and surrounding development. The garage of the dwelling will not dominate the streetscape as it will be constructed from materials and colours which are compatible with the dwelling character. The width of the garage will not exceed 50% of the frontage of the dwelling. The dwelling house will have an interface to the Murray River, and it has been designed to provide an attractive interface to the river. The frontage to the Murray River for the dwelling will have verandah, living area etc. to have an active frontage to the river. A variety of colours and materials will be used to add attractiveness.

The proposal has been designed to respond to specific elements of the neighbourhood character of the area. The dwelling will be of typical design being consistent with the surrounding area and causes no deviation from the established character.

Front Setbacks

The front setback of the dwelling house will be in accordance with this control.

Site Setbacks and Corner Lot Setbacks

The site setbacks of the dwelling house will be in accordance with this control.

Rear Setbacks

The rear setback of the dwelling house will be in accordance with this control. No overlooking is anticipated as the dwelling on the adjoining land to the east is setback reasonably from the proposed dwelling.

Walls on Boundaries

Not applicable as no walls on boundaries have been proposed.

Building Heights and Overshadowing

Complies. No adjoining properties will be affected by overshadowing.

Site coverage

Complies. The site coverage will be less than 60%.

Private Open Space

Complies. The dwelling will have adequate amount of private open space in accordance with this control.

Energy Efficiency and Solar access

Complies.

Daylight to existing windows

Complies.

North-facing windows

Complies.

Overlooking

Complies. The boundary fences along boundaries will limit views into existing secluded private open space and habitable room windows of the adjoining dwellings. Windows at the first-floor level will have fixed, obscure glazing and screening to avoid overlooking in accordance with the control.

Fencing and Retaining Walls

Not applicable as no front fencing has been proposed.

Car Parking and Vehicle Access

Complies.

Cut and Fill

Complies and this has already been discussed in the report.

The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.

The amenity of the area will not be impacted as such development is anticipated under the zone. The surrounding area is developed in a similar manner and therefore it will be consistent with the character of the area. No vegetation will be removed to facilitate the construction.

The suitability of the site for the development,

The area of the land is large enough to accommodate the proposal.

5.0 Other considerations

5.1 Visual Impacts

The subject land is in an existing residential area and such development is anticipated under the zone. Being reasonably setback from the road, the proposed works will not have any visual impact on the local area. It is acknowledged that the size of the dwelling house is large however it will be setback reasonably from the adjoining dwellings in the area. The dwelling house will be setback reasonably from the adjoining dwelling to the east and the existing dwelling to the west is separated by a road and a reserve. It is important to mention that the existing dwellings in the area are larger than the conventional dwelling houses due to their interface with the river.

5.2 Open Space

The subject land has an area of approximately 6350m² and provides for adequate open space.

5.3 Overshadowing and Privacy

The proposal will be setback reasonably from the dwellings in the area and will not impact any existing dwellings in relation to overshadowing therefore not resulting in any overlooking which can cause privacy issues.

5.4 Noise

Such development is anticipated under the zone and is considered normal.

5.5 Erosion Control Measures

All erosion control measures will be undertaken by the builder to ensure no offsite impacts.

5.6 Economic and Social Impacts

The proposal will not result in any social or economic impacts. It will rather create economic benefit in relation to jobs by employing a local business to do the works.

5.7 Environmental Benefits

There are to be no adverse environmental impacts that will result from the proposal.

5.8 Disabled Access

Not applicable.

5.9 Security, Site Facilities and Safety

5.10 Waste Management

No waste management will be required. Waste during construction will be managed by the provision of garbage receptacle.

5.11 Building Code of Australia

The proposal will be constructed in accordance with the Building Code of Australia and Council requirements.

5.12 Traffic

The proposal will not generate any additional traffic.

5.13 Stormwater/flooding

Stormwater will be managed on site as the area of the land is large. Water tanks have been proposed to capture the stormwater. The site is located within the flooding area however the proposal will not result in the increase of flooding as discussed earlier in the report.

6.0 Conclusion

The application is considered appropriate in this instance. The proposal in general is consistent with the surrounding land uses and development. Accordingly, it is recommended the development approval be granted.



Brent. A Williams

Managing Director

C.P.P | M.P.I.A | M.A.I.B.S



ORIENTATION:



SHEET No. TP - A01

Project PROPOSED DWELLING

Client BRAD CLARKE

Location 568-609 STURT HIGHWAY, BURONGA NSW

Scale N.T.S. Date NOVEMBER 2024 Design L.C.

Rev. No. Rev. Date Drawn MCH

PROJECT No. AA24-063



DEVELOPMENT APPLICATION

(NOT FOR CONSTRUCTION)
NOV, 21ST 2024

Summary of BASIX Commitments

| Landscape (By owner) | Commitment |
|--|------------------------|
| Total area - garden lawn (m2) | 500 |
| Indigenous within total (m2) | 400 |
| Water | |
| Flow L/min - showerheads | 4.5 - 6 L/min |
| Rating - toilet cisterns | 5* |
| Rating - kitchen tap fittings | 5* |
| Rating - bathroom tap fittings | 5* |
| Rainwater tank (litres) | 10,000 |
| Roof area to tank (m2) | 1400 |
| Connect tank to outdoor tap? | Yes |
| Pool location? | Outdoors |
| Pool volume (KL)? | 122.2KL |
| Pool covered? | Yes |
| Thermal Performance - Refer to naHERS Certificate | |
| Energy | |
| Hot water system | Solar/elec boost |
| Active cooling - living areas | 3 phase ac - EER < 2.5 |
| Active cooling - bedroom areas | 3 phase ac - EER < 2.5 |
| Active heating - living areas | 3 phase ac - EER < 2.5 |
| Active heating - bedroom areas | 3 phase ac - EER < 2.5 |
| Bathroom ventilation | Manual switch ducted |
| Kitchen ventilation | Manual switch ducted |
| Laundry ventilation | Natural ventilation |
| Low energy lighting | Refer to basic cert |
| Pool heating? | no heating |
| Pool pump - timer controlled? | Yes |
| Pool pump? | single speed - 5 star |
| Installed PV - output (peak kW) | 10kW - North facing |
| Cooktop and oven | Induc ch elec oven |
| Clothesline (outdoor) | Yes |
| Clothesline (indoor or sheltered) | No |

Design Matters Building Element Summary Table

| | | | |
|--|------------------|--------------------|-------------|
| Insulation & Colour Details | | | |
| Ceiling under roof (includes garage) - R7.0 | | | |
| Roof - R1.5 Blanket | | | |
| Roof colour - any - (naHERS defaults certified) | | | |
| External walls (includes garage) - R2.7 - Wall Wrap (E = 0.5/0.2) | | | |
| Internal walls (as noted on plans) - R2.7 | | | |
| Internal walls (other) - R2.7 | | | |
| Slab on ground - R2.3 under & R1.0 slab edge | | | |
| Floor between basement/ground - Suspended slab - R2.3 | | | |
| Timber frame - no thermal break required | | | |
| Window Details | WERS code | Max U-value | SHGC |
| Al Awning DG | BRD-454-014 | 2.3 | 0.41 |
| Al Hinged Door DG | BRD-100-041 | 2.3 | 0.44 |
| Al Sliding Door DG | ALS-114-029 | 2.2 | 0.46 |
| Al Fixed DG | ASL-041-025 | 2.2 | 0.52 |
| Slighlights DG | | | |
| Building sealing | | | |
| Downlights are IC rated & sealed (insulated over) | | | |
| Exhaust fans - sealed (max 160mm rangehood exhaust) | | | |
| Air infiltration seals to external residence and garage internal doors | | | |
| Additional details - refer to naHERS Certificate | | | |

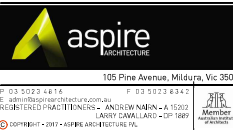
NORTH



SHEET No. A02

| | |
|----------|-----------------------------------|
| Project | PROPOSED DWELLING |
| Client | BRAD CLARKE |
| Location | 568/69 STURT HIGHWAY, BURONGA NSW |
| Scale | 1:500 |
| Date | NOVEMBER 2024 |
| Design | LC |
| Rev No. | |
| Rev Date | |
| Drawn | MCH |

PROJECT No. **AA24-063**



BASIC REQUIREMENTS:

LANDSCAPE

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 400 SQUARE METRES OF THE SITE.

FIXTURES

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 5 STAR (3.5 BUT < 4.5) PLUS SPRAY FORCE AND/OR CORROSIVE TEST IN ALL SHOWERS IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 5 STAR IN EACH TOILET IN THE DEVELOPMENT.

ALTERNATIVE WATER

RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 1000 LITRES ON THE SITE. THE RAINWATER TANK MUST MEET AND BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 100 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH POTABLE WATER SUPPLY.)

SWIMMING POOL

THE SWIMMING POOL MUST NOT HAVE A VOLUME GREATER THAN 122.2 KILOLITRES.

THE SWIMMING POOL MUST HAVE A POOL COVER.

THE SWIMMING POOL MUST BE OUTDOORS.

THERMAL COMFORT COMMITMENTS

THE APPLICANT MUST CONSTRUCT THE DEVELOPMENT IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE ASSESSOR CERTIFICATE AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION OR APPLICATION FOR A COMPLIING DEVELOPMENT CERTIFICATE WHICH WILL BE USED TO CALCULATE THOSE SPECIFICATIONS.

THE APPLICANT MUST CONSTRUCT THE FLOORS, WALLS, ROOFS, CEILINGS AND GLAZING OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE BASIC REPORT (PAGES 6 & 7).

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: OR A SYSTEM WITH A HIGHER ENERGY RATING (EER > 2.5).

COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING (EER > 2.5).

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HEATING SYSTEM

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VENTILATION

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:

- AT LEAST 1 BATHROOM: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF, OPERATION CONTROL: MANUAL SWITCH/OFF.
- KITCHEN: INDIVIDUAL FAN DUCTED TO FACADE OR ROOF, OPERATION CONTROL: MANUAL SWITCH/OFF.
- LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY, OPERATING CONTROL: N/A.

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LED/HALOGEN IDEAL LAMPS.

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 7 BATHROOMS/TOILETS IN THE DEVELOPMENT FOR NATURAL LIGHTING.

SWIMMING POOL

THE DEVELOPMENT MUST NOT INCORPORATE ANY HEATING SYSTEM FOR THE SWIMMING POOL.

THE APPLICANT MUST INSTALL THE FOLLOWING PUMP FOR THE SWIMMING POOL IN THE DEVELOPMENT: OR A PUMP WITH A HIGHER ENERGY RATING (EER > 2.5) WITH A PERFORMANCE OF 5 STARS.

ALTERNATIVE ENERGY

THE APPLICANT MUST INSTALL A PHOTOVOLTAIC SYSTEM AS PART OF THE DEVELOPMENT. THE APPLICANT MUST CONNECT THE SYSTEM TO THE DEVELOPMENT'S ELECTRICAL SYSTEM.

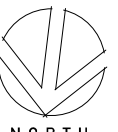
THE PHOTOVOLTAIC SYSTEM MUST CONSIST OF PHOTOVOLTAIC COLLECTORS WITH THE CAPABILITY TO GENERATE AT LEAST 10 PEAK KILOWATTS OF ELECTRICITY INSTALLED AT AN ANGLE BETWEEN 10 AND 10 DEGREES TO THE HORIZONTAL FACING NORTH.

OTHER

THE APPLICANT MUST INSTALL AN INDUCTION COOKTOP & ELECTRIC OVEN IN THE KITCHEN OF THE DWELLING.

THE APPLICANT MUST INSTALL A DEDICATED OUTDOOR CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.

ORIENTATION:



SITE PLAN

1:200

1

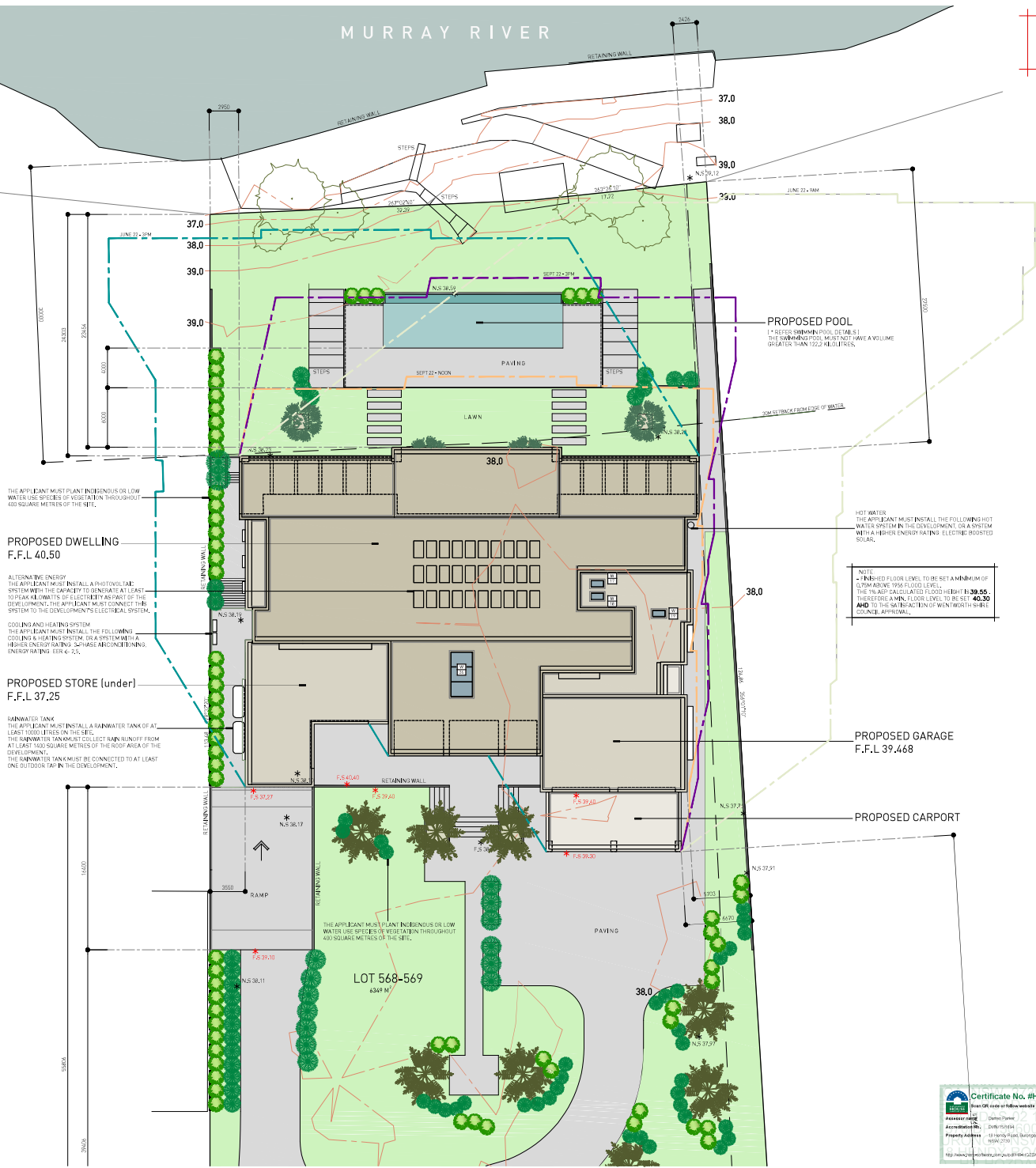
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MURRAY RIVER

DEVELOPMENT APPLICATION

[NOT FOR CONSTRUCTION]

NOV. 21ST 2024



PROPOSED POOL

1. WATER DRAINAGE: THE POOL MUST BE SET AT A MINIMUM OF 100MM ABOVE THE FINISHED FLOOR LEVEL.

2. THE POOL MUST NOT HAVE A VOLUME GREATER THAN 122.2 KILOLITRES.

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT: OR A SYSTEM WITH A HIGHER ENERGY RATING (ELECTRIC BOOSTED SOLAR).

NOTE

• FINISHED FLOOR LEVEL TO BE SET AT A MINIMUM OF 100MM ABOVE THE FINISHED FLOOR LEVEL.

• THE 1% ASP CALCULATED FLOOD HEIGHT IS: **39.55**.

• THEREFORE A MIN. FLOOR LEVEL TO BE SET: **40.30**.

• ADD TO THE SITE REACTION OF MENTWORTH SHIRE COUNCIL APPROVAL.

NOTE

• FINISHED FLOOR LEVEL TO BE SET AT A MINIMUM OF 100MM ABOVE THE FINISHED FLOOR LEVEL.

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SITE NOTES:

100mm DIA 1/2" VC STORMWATER DRAINS DIRECTED TO STORMWATER DIRECTED TO POSUPERS NOT LESS THAN 100M FROM BUILDING EDGE.

PROVIDE INSPECTION OPENINGS EVERY 90% OF RUN AND CHANGE IN DIRECTION.

75-40mm DIA ZINCALUMINE DOWNPIPES.

LEVELS AND FEATURES SHOWN BY APPROVED SURVEYORS.

FILL TO BE COMPACTED IN ACCORDANCE WITH AS 3601- AND TO BE TESTED BY AN APPROVED ENGINEER.

400MM x 6000MM MIN. L. BOX GUTTER WITH 1:100 FALL TOWARDS SUMP. RAIN-HEAD AND DOWNPIPE.

400MM DIA 1/2" VC DEEP ZINCALUMINE SUMP.

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400MM DIA 1/2" VC DEEP ZINCALUMINE SUMP.

LANDSCAPE LEGEND:

SELECTED CONCRETE INSITU PEBBLECRETE PAVING - APPROX 400M.

LANED AREA - DROUGHT TOLERANT VARIETY 'SOFT LEAF BUFFALO'.

SELECTED PEBBLECRETE PAVING DRIVEWAY.

CONCRETE TREES, SHRUBS ETC. ALL VARIETIES TO BE DROUGHT TOLERANT.

NOTE: TOTAL AREA OF GARDEN & LAWN TO BE 900M² IN ACCORDANCE WITH BASIC REPORT.

SHEET NO. TP - A03

Project: PROPOSED DWELLING

Client: BRAD CLARKE

Location: 568-569 STURT HIGHWAY, BURCUNA NSW

Scale: 1:200 Date: NOVEMBER 2024 Design: LC

Rev No: Rev Date Drawn: MCH

PROJECT NO. AA24-063

105 Pine Avenue, Mildura, Vic 3550

03 5022 4816 03 5022 4747

info@aspirearchitecture.com.au

REGISTERED PRACTITIONERS: ANASTASIA NAKEN & TESS LARRY GALLAGHER & DP 1689

commitment + 2017 + aspire architecture pty. ltd.

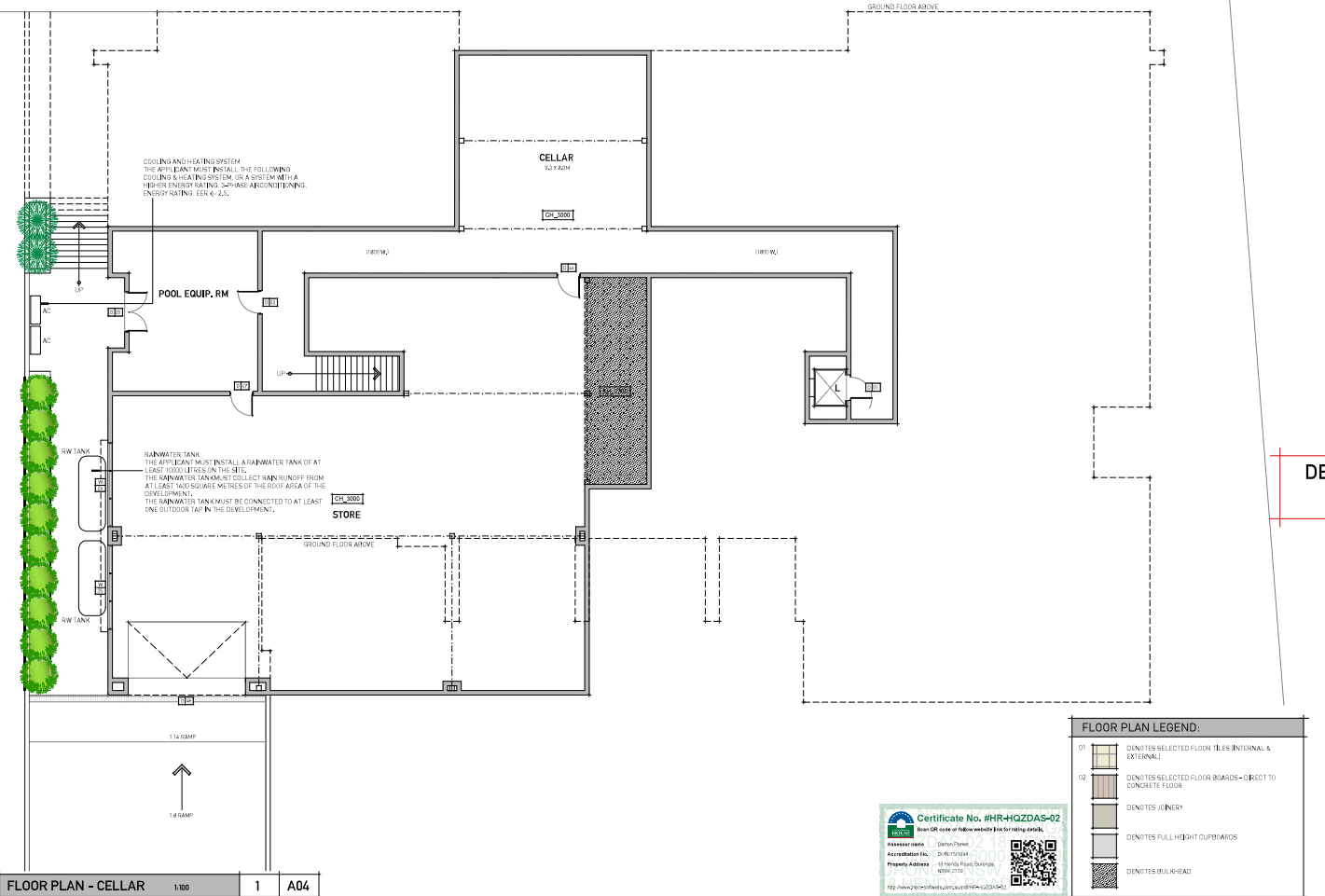
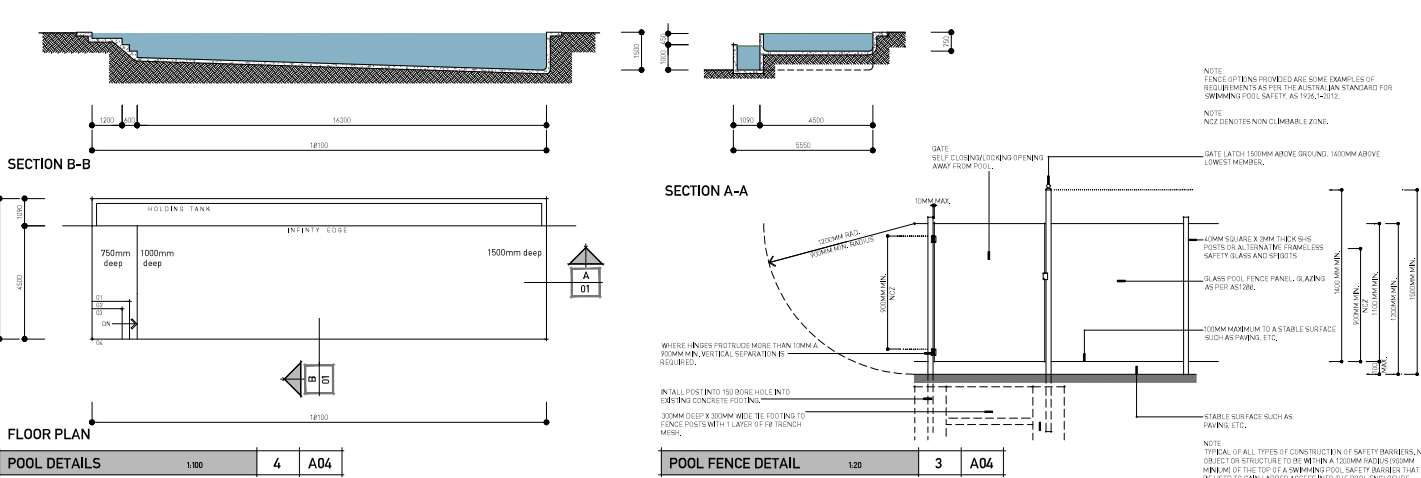
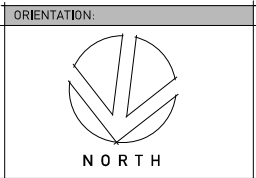


| ENERGY RATING SPECIFICATIONS: | |
|---|--|
| ROOFING NOTES: | |
| • 150/250 BULK INSULATION AT BLANKET UNDER ROOF. | |
| • 150/250 BULK INSULATION TO CEILING UNDER ROOF INCLUDES GARAGE. | |
| • NO INSULATION REQUIRED TO FLOOR BETWEEN LEVELS. | |
| • ROOF COLOUR - ANY OTHERS DEFAULT CERTIFIED. | |
| WALL NOTES: | |
| • 150/250 BULK INSULATION TO EXTERNAL WALLS INCLUDES GARAGE. | |
| • WALL WRAP (150/250) TO EXTERNAL WALLS INCLUDES GARAGE. | |
| • 150/250 BULK INSULATION TO INTERNAL WALLS (AS NOTED ON PLANS). | |
| • TIMBER FRAMED WALLS - NO THERMAL BREAK REQUIRED. | |
| GLASS INSULATION NOTES: | |
| • CONCRETE SLAB ON GROUND (CONVENTIONAL) | |
| • 150/250 UNDER SLAB INSULATION | |
| • 150/250 SLAB EDGE INSULATION | |
| CEILING WALL INSULATION & PENETRATIONS NOTES: | |
| • MINIMUM CLEARANCES TO INSULATION ON OTHERS COMBUSTIBLE MATERIAL FOR CHIMNEY FANS, RECESSED LIGHTS OR PLUGS ARE TO BE FOLLOWED AS PER AS/NZS 3000. | |
| • RECESSED DOWN LIGHTS TO BE SEALED TO R4.4 RATED UNITS WITH INSULATION TO BE LAID CONTINUOUSLY OVER FITTING. | |
| • EXTERIOR CEILING & WALL BULK INSULATIONS NOT COMPRESSED. | |
| DOOR NOTES: | |
| • ALUMINUM THERMALLY BREADED TO EXTERNAL RESIDENCE AND GARAGE EXTERNAL DOORS. | |
| • ALL DOORSET FRAME TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILLER OR THE LIKE. | |
| • 100MM MAXIMUM TRANSDUCED EQUALISE. | |
| GLAZING NOTE: | |
| • ALL GLAZING AS PER ENERGY REPORT BY AUSTRALIAN ENERGY RATING. | |
| ADDITIONAL DETAILS: | |
| REFER TO MANUFACTURER'S SPECIFICATION NO. R1404-HQZDAS-047. | |

| LEGEND: | |
|---|--|
| A | ALUMINUM FULLY GLAZED AWMING WINDOW |
| B | ALUMINUM FULLY GLAZED FIXED GLASS WINDOW |
| C | ALUMINUM FULLY GLAZED STACKING SLIDING DOORS |
| D | DISCRETE GLAZING - TO WEET AREA WINDOWS |
| E | SWING DOOR |
| F | CANITY SLIDING DOOR |
| G | ALUMINUM FULLY GLAZED EXTERNAL DOOR |
| H | FEATURE SOLID TIMBER ENTRANCE DOOR |
| I | SELECTED AUTOMATIC PANEL LIFT GARAGE DOOR |
| J | HOLLOW CORE EXTERNAL DOOR |
| K | SOLID CORE DOOR |
| L | REMOVABLE HINGES |
| M | DOOR AND WINDOW COMBINATION |
| N | JOINERY DOORS - SWING |
| O | VELUX OR SIMILAR FIXED GLASS SKYLIGHT |
| P | LIFT DOOR |
| Q | FRONT DOOR |
| R | STEEL DOOR FRAME |
| S | TOUGHENED GLASS DOOR |
| NOTE: | |
| SWING INDICATION - HANDLE TO POINT HINGE TO OTHER | |
| SITE MEASURE ALL NON-STANDARD WINDOW / DOORS | |
| GLAZING REQUIREMENTS AS PER ENERGY RATING REPORT | |

| WINDOW & DOOR GLAZING LEGEND: | |
|-------------------------------|---|
| 1 | ALUMINUM FRAMED GLAZED FIXED WINDOWS DOUBLE GLAZED U-VALUE: 2.20 SHGC: 0.52 ALL FIXED WINDOWS |
| 2 | ALUMINUM FRAMED GLAZED AWMING WINDOWS DOUBLE GLAZED U-VALUE: 2.32 SHGC: 0.41 ALL AWMING WINDOWS |
| 3 | ALUMINUM FRAMED GLAZED SLIDING DOORS DOUBLE GLAZED U-VALUE: 2.21 SHGC: 0.46 ALL SLIDING DOORS |
| 4 | ALUMINUM FRAMED GLAZED EXTERNAL SWING DOORS DOUBLE GLAZED U-VALUE: 2.29 SHGC: 0.46 ALL EXTERNAL SWING DOORS |
| 5 | ALUMINUM FRAMED GLAZED SKYLIGHTS DOUBLE GLAZED U-VALUE: 2.61 SHGC: 0.26 ALL SKYLIGHTS |

| AREAS: | |
|---------------------------|------------|
| GROUND FLOOR | |
| CELLAR/STORE | 540.04 m² |
| GROUND FLOOR | 940.84 m² |
| GARAGE / STORE | 157.28 m² |
| UPPER FLOOR (excl. voids) | 340.78 m² |
| BALCONY (total) | 52.64 m² |
| OVERALL TOTAL | 2071.56 m² |



| WINDOW SCHEDULE: | | | | | | | | |
|------------------|--------------|--------|---|---|---|---|---|---|
| NO. | SIZE (H x W) | INTEL. | A | B | C | D | E | F |
| 01 | 1200 x 2000 | | | | | | | |
| 02 | 1200 x 4000 | | | | | | | |
| 03 | 1200 x 4000 | | | | | | | |
| 04 | 3600 x 6000 | | | | | | | |
| 05 | 3600 x 4000 | | | | | | | |
| 06 | 2400 x 3000 | | | | | | | |
| 07 | 1800 x 1000 | | | | | | | |
| 08 | 1800 x 1000 | | | | | | | |
| 09 | 1800 x 1000 | | | | | | | |
| 10 | 2400 x 1200 | | | | | | | |
| 11 | 1200 x 1200 | | | | | | | |
| 12 | 3600 x 1200 | | | | | | | |
| 13 | 3600 x 1200 | | | | | | | |
| 14 | 2400 x 3000 | | | | | | | |
| 15 | 3600 x 3000 | | | | | | | |
| 16 | 3600 x 3000 | | | | | | | |
| 17 | 1200 x 600 | | | | | | | |
| 18 | 1200 x 600 | | | | | | | |
| 19 | 1200 x 600 | | | | | | | |
| 20 | 3600 x 3000 | | | | | | | |
| 21 | 3600 x 1800 | | | | | | | |
| 22 | 3600 x 1800 | | | | | | | |
| 23 | 3600 x 3000 | | | | | | | |
| 24 | 4500 x 2000 | | | | | | | |
| 25 | 6000 x 3000 | | | | | | | |
| 26 | 4500 x 3000 | | | | | | | |

| DOOR SCHEDULE: | | | | | | | | | |
|----------------|-----------------|--------|---|---|---|---|---|---|---|
| NO. | SIZE (H x W) | INTEL. | A | B | C | D | E | F | G |
| 01 | 2400 x 1200 | | | | | | | | |
| 02 | 2200 x 600 | | | | | | | | |
| 03 | 2400 x 1200 (2) | | | | | | | | |
| 04 | 3000 x 1800 | | | | | | | | |
| 05 | 3000 x 1800 | | | | | | | | |
| 06 | 3600 x 1800 | | | | | | | | |
| 07 | 2700 x 2700 | | | | | | | | |
| 08 | 3600 x 600 | | | | | | | | |
| 09 | 3600 x 1600 | | | | | | | | |
| 10 | 3600 x 1800 | | | | | | | | |
| 11 | 3600 x 2400 | | | | | | | | |
| 12 | 3600 x 1600 | | | | | | | | |
| 13 | 3600 x 600 | | | | | | | | |
| 14 | 2700 x 1200 | | | | | | | | |
| 15 | 2700 x 2700 | | | | | | | | |
| 16 | 2700 x 900 (2) | | | | | | | | |
| 17 | 3600 x 2700 | | | | | | | | |
| 18 | 3600 x 1800 | | | | | | | | |
| 19 | 2400 x 1200 | | | | | | | | |
| 20 | 3600 x 600 | | | | | | | | |
| 21 | 3600 x 600 | | | | | | | | |
| 22 | 3600 x 1800 | | | | | | | | |
| 23 | 3600 x 1800 | | | | | | | | |
| 24 | 2700 x 900 (2) | | | | | | | | |
| 25 | 3600 x 2700 | | | | | | | | |
| 26 | 3600 x 1800 | | | | | | | | |
| 27 | 3600 x 1800 | | | | | | | | |
| 28 | 3600 x 1800 | | | | | | | | |
| 29 | 3600 x 1800 | | | | | | | | |
| 30 | 2700 x 1200 (2) | | | | | | | | |
| 31 | 3600 x 2700 | | | | | | | | |
| 32 | 3600 x 1800 | | | | | | | | |
| 33 | 3000 x 1800 | | | | | | | | |
| 34 | 3000 x 1600 | | | | | | | | |
| 35 | 3000 x 1500 | | | | | | | | |
| 36 | 3000 x 1600 | | | | | | | | |
| 37 | 2700 x 900 (2) | | | | | | | | |
| 38 | 3600 x 1800 | | | | | | | | |
| 39 | 3600 x 600 | | | | | | | | |
| 40 | 2400 x 1200 | | | | | | | | |
| 41 | 3600 x 2700 | | | | | | | | |
| 42 | 3600 x 1800 | | | | | | | | |
| 43 | 3600 x 2700 | | | | | | | | |
| 44 | 3600 x 600 | | | | | | | | |
| 45 | 3600 x 3600 | | | | | | | | |
| 46 | 2200 x 600 | | | | | | | | |
| 47 | 2200 x 2700 | | | | | | | | |
| 48 | 2400 x 3600 | | | | | | | | |

DEVELOPMENT APPLICATION
[NOT FOR CONSTRUCTION]
NOV. 21ST 2024

| | |
|-----------|-------------------------------------|
| SHEET NO. | TP - A04 |
| Project | PROPOSED DWELLING |
| Client | BROAD CLARKE |
| Location | 568-569 STURT HIGHWAY, BURCONDA NSW |
| Scale | 1:100 |
| Date | NOVEMBER 2024 |
| Design | LC |
| Rev. No. | |
| Rev. Date | |
| Drawn | MCH |

PROJECT NO. **AA24-063**

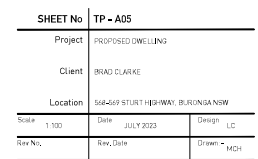
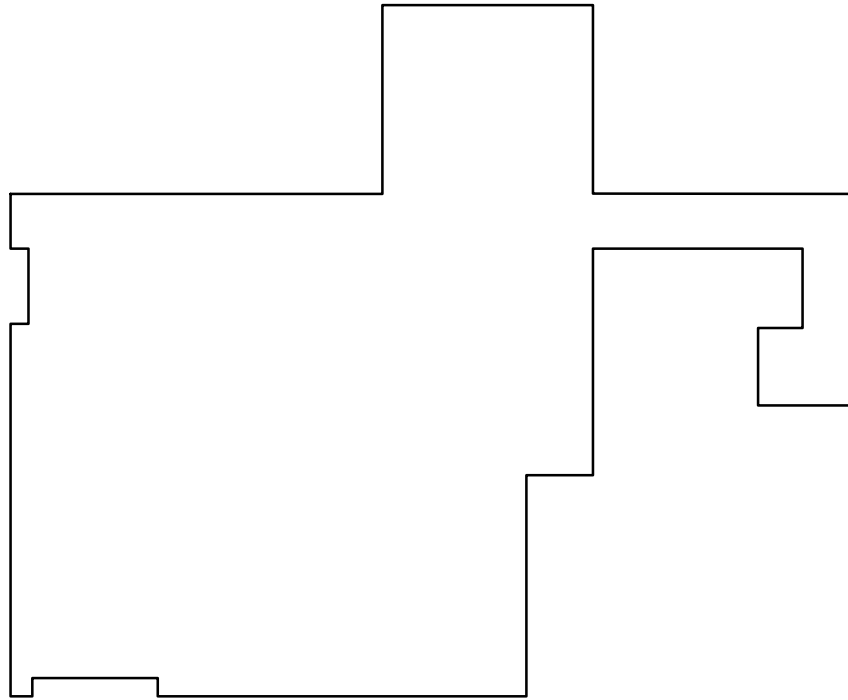
aspire ARCHITECTURE


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REGISTERED PRACTITIONERS - AUSTRALIAN NATURE & 100%
LARRY GALLAGHER - CP 1989
MEMBER ARCHITECTURE AUSTRALIA



| FLOOR PLAN LEGEND: | |
|--------------------|--|
| 01 | DENOTES SELECTED FLOOR TILES (INTERNAL & EXTERNAL) |
| 02 | DENOTES SELECTED FLOOR BOARDS - DIRECT TO CONCRETE FLOOR |
| | DENOTES JOINERY |
| | DENOTES FULL HEIGHT CUPBOARDS |
| | DENOTES BULKHEAD |





 **aspire**
ARCHITECTURE

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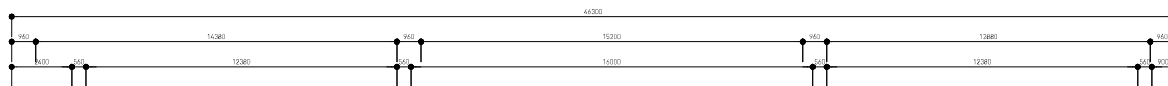
REGISTERED PRACTITIONERS • ANDREW NAIEN • A 15032
LARRY CAVALLARA • DP 1969

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 **Member**
Royal Institute of British Architects



(NOT FOR CONSTRUCTION)
NOV. 21ST 2024



| | | | |
|-----------------|------------------------------------|------------------|-----------|
| SHEET No | | TP - A07 | |
| Project | PROPOSED DWELLING | | |
| Client | BRAD CLARKE | | |
| Location | 568-569 STURT HIGHWAY, BURONGA NSW | | |
| Scale | 1:100 | Date | JULY 2023 |
| | | Design | LC |
| Rev No. | | Rev. Date | |
| | | Drawn - | MOH |

PROJECT No. **AA24-063**





*TREES TO FRONT OF SITE REMOVED FOR CLARITY

SOUTH ELEVATION

1:100



WEST ELEVATION

1:100

ELEVATION SCHEDULE

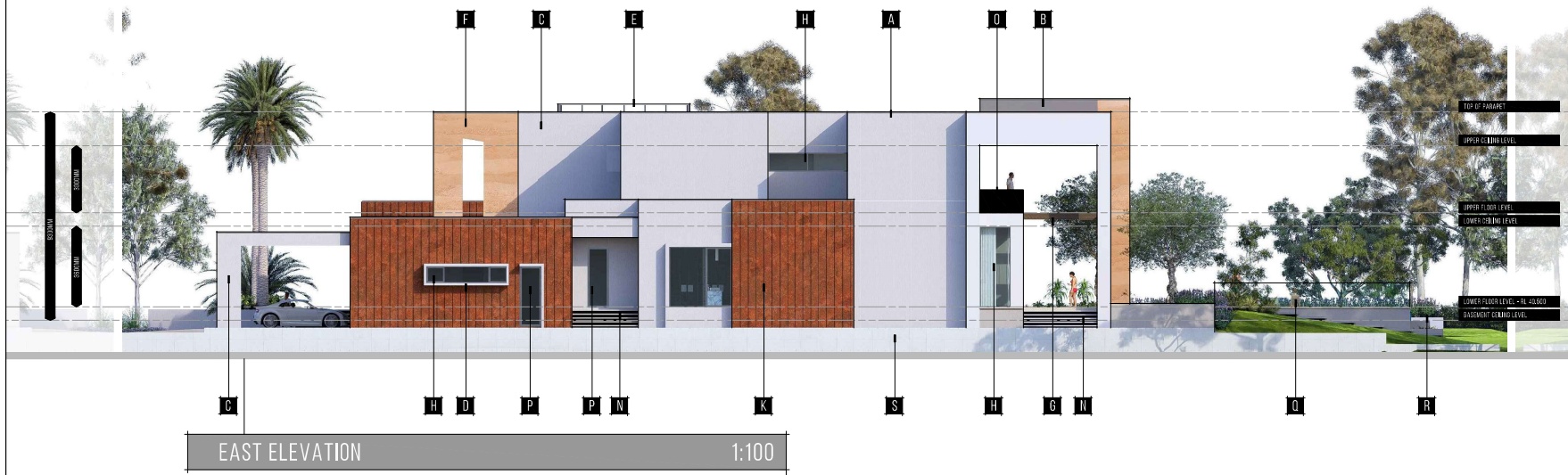
- A** METAL TRAY ROOFING @ 2 DEGREES PITCH
COLORBOND FINISH - BISHOP PARAPET
- B** COMPRESSED SHEET CLADDING TO PARAPET
AREAS - PAINT FINISH
- C** EXCLUSIVE PANELING TO UPPER FLOOR AREAS WITH
TEXTURED ACRYLIC PAINT MEMBRANE FINISH
- D** HOODED AWNING SURROUND TO WINDOW
- E** PITCHED GLAZED ROOF SKYLIGHT -
ALUMINUM STAINLESS STEEL GLAZING SYSTEM
- F** RANDED EARTH WALL CONSTRUCTION
- G** SHS PERGOLA BEAMS WRAPPED IN ALUMINUM
CLADDING - MONOCLAD "INNER LOOK" FINISH
- H** ALUMINUM COMMERCIAL FIXED GLAZING
GLAZED WINDOWS
- I** FEATURE ENTRANCE PIVOT DOOR
- J** SOLID CORE DOUBLE DOORS TO BASEMENT ACCESS
PAINT FINISH
- K** CORTEN METAL CLADDING SYSTEM
ARCHICLAD SINGLE LOCK STANDING SEAM PANELS
- L** SECTIONAL PANEL - LIFT CANOPY DOORS
- M** PERIMETER CONCRETE PAVING TO EXTERNAL AREAS
- N** PERIMETER EXTERNAL CONCRETE STEPS WITH
SHADOW LINE FIBER DETAIL
- O** 1000MM HIGH FRAMELESS GLAZED
BALUSTRADE PANELS
- P** ALUMINUM FRAMED GLAZED EXTERNAL DOOR
- Q** 1000MM HIGH EXTERNAL INVISIBLE CHANNEL FIX GLASS
BALUSTRADE - BY ABSOLUTE CUSTOM GLASS SYSTEMS
- R** INFINTY EDGE POOL TO FRONT EDGE OF POOL COMPLIANT
WITH NCC PART 3.6.1 - SWIMMING POOLS
- S** CONCRETE REINFORCED IN SITU RETAINING WALLS
TO BOUNDARY
- T** ALUMINUM SLIDING DOOR UNITS - POWDER COATED FINISH
VETROSCA

SHEET No. A10

| | | | |
|----------|--|-----------|----------|
| Project | PROPOSED DWELLING | | |
| Client | BRAD & LEA CLARKE | | |
| Location | SALISBURY STREET HIGHWAY BRIDGEMAN, NSW | | |
| Scale | 1:100 | Date | NOV 2024 |
| Rev. No. | | Rev. Date | |
| | | Drawn | DM |

PROJECT No. **AA24 - 063**





ELEVATION SCHEDULE

- A** METAL TRAY ROOFING @ 2 DEGREES PITCH
COLORBOND FINISH - BISHOP PARAPET
- B** COMPRESSED SHEET CLADDING TO PARAPET
AREAS - PAINT FINISH
- C** EXCLUSIVE PANELING TO UPPER FLOOR AREAS WITH
TEXTURED AGRA TEX PAIR MEMBRANE FINISH
- D** HOODED AWNING SURROUND TO WINDOW
- E** PITCHED GLAZED ROOF SKYLIGHT -
ALUMINUM STAINLESS GLAZING SYSTEM
- F** RANMED EARTH WALL CONSTRUCTION
- G** SHS PERGOLA BEAMS WRAPPED IN ALUMINUM
CLADDING - MONOCLAD "INNER LOOK" FINISH
- H** ALUMINUM COMMERCIAL FIXED GLAZING
GLAZED WINDOWS
- I** FEATURE ENTRANCE PIVOT DOOR
- J** SOLID CORE DOUBLE DOORS TO BASEMENT ACCESS
PAINT FINISH
- K** CORTEN METAL CLADDING SYSTEM
ARCHCLAD SINGLE LOCK STANDING SEAM PANELS
- L** SECTIONAL PANEL - LIFT GARAGE DOORS
- M** PERBLESPECK CONCRETE PAVING TO EXTERNAL AREAS
- N** PERBLESPECK EXTERNAL CONCRETE STEPS WITH
SHADOW LINE FIBER DETAIL
- O** 1000MM HIGH FRAMELESS GLAZED
BALLUSTRADE PANELS
- P** ALUMINUM FRAMED GLAZED EXTERNAL DOOR
- Q** 1000MM HIGH EXTERNAL RIVETABLE CHANNEL FIX GLASS
BALLUSTRADE - BY ABSOLUT CUSTOM GLASS SYSTEMS
- R** INFINTY EDGE POOL TO FRONT EDGE OF POOL COMPLIANT
WITH NCC PART 3.6.1 - SWIMMING POOLS
- S** CONCRETE REINFORCED IN SITU RETAINING WALLS
TO BOUNDARY
- T** ALUMINUM SLIDING DOOR UNITS - POWDER COATED FINISH
VITROSCA

SHEET No. A11

Project PROPOSED DWELLING

Client BRAD & LEA CLARKE

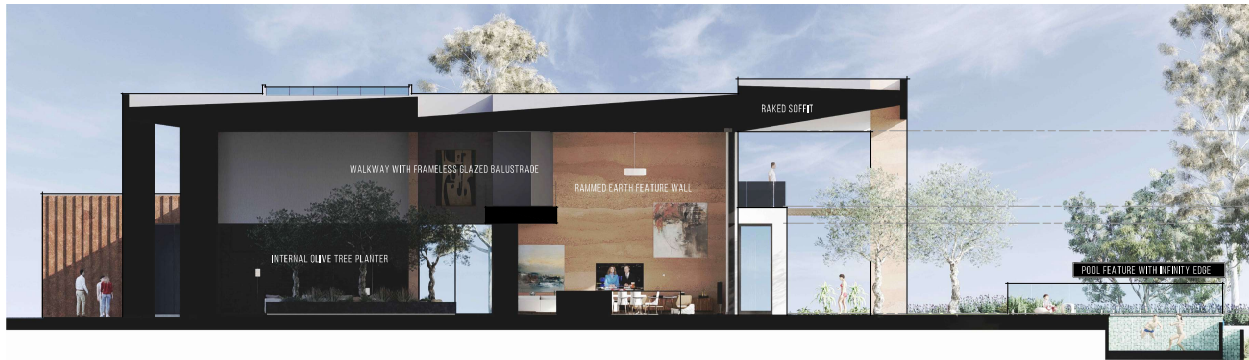
Location SAKALAY STREET HIGHWAY
BUNGLONGA NSW

Scale 1:100 Date NOV 2024 Design LC

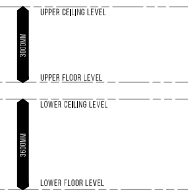
Rev No. Rev. Date Drawn DM

PROJECT No. **AA24 - 063**

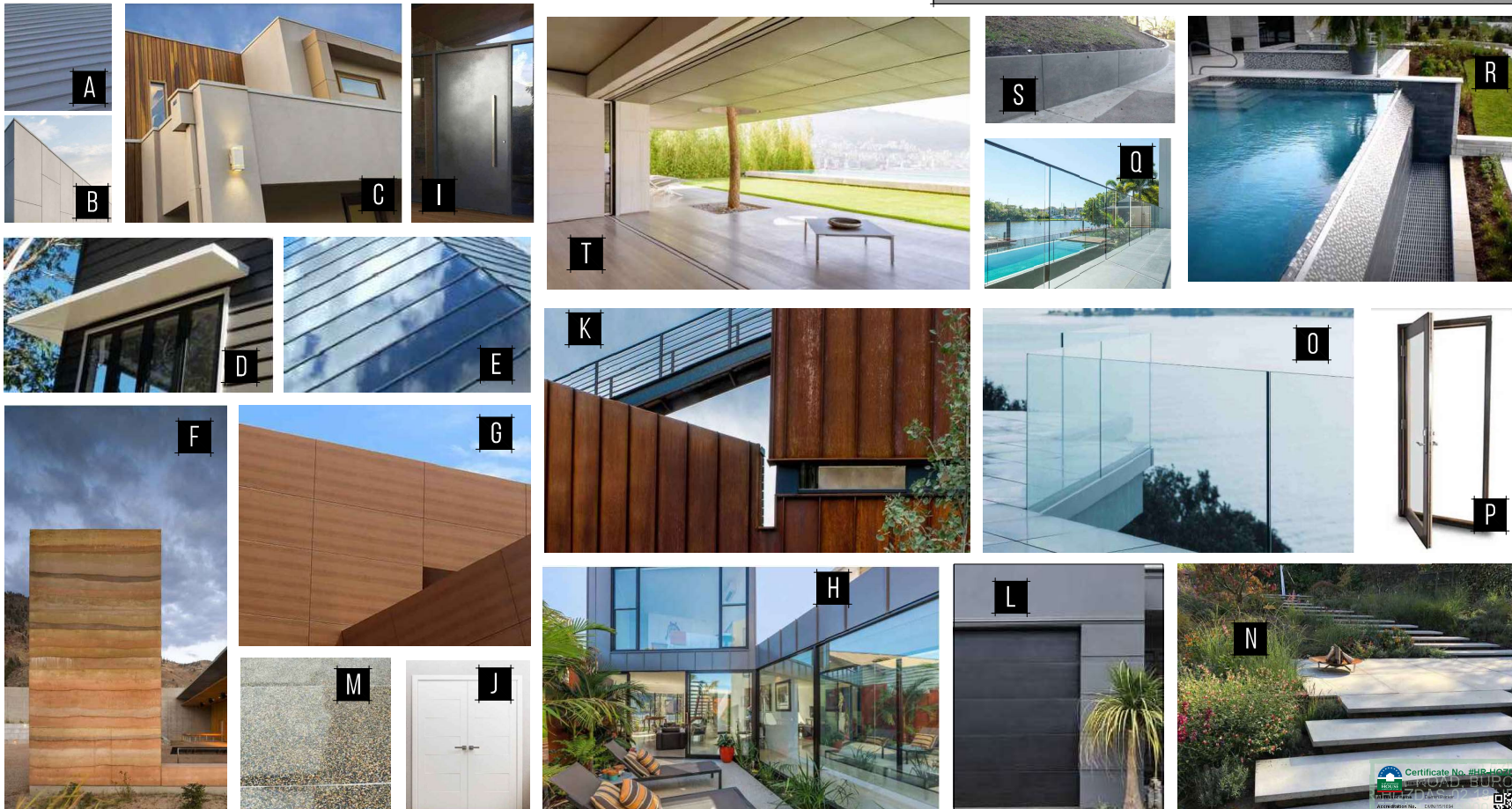




SECTIONAL ELEVATION 1:100



MATERIALS PALETTE SELECTION



MATERIALS SCHEDULE

| | |
|---|---|
| A | METAL TRAY ROOFING @ 2 DEGREES PITCH COLORBOND DUNE - BEARING PARAPET |
| B | COMPRESSED SHEET CLADDING TO PARAPET AREAS - PAINT FINISH |
| C | EXCLUSIVE PANELING TO UPPER FLOOR AREAS WITH TEXTURED ACQUATEX PAINT MEMBRANE FINISH |
| D | HOODED RAINING SURROUND TO WINDOW |
| E | PITCHED GLAZED ROOF SKYLIGHT - ALUMINUM STILDA SAFE GLAZING SYSTEM |
| F | RAMMED EARTH WALL CONSTRUCTION |
| G | SHS PROFIL & BEAMS WRAPPED IN ALUMINUM CLADDING - MINICOLORED "INNER LOCK" FINISH |
| H | ALUMINUM COMMERCIAL FIXED GLAZING GLAZED WINDOWS |
| I | FEATURE ENTRANCE PIVOT DOOR |
| J | SOLID CORE DOUBLE DOORS TO BASEMENT ACCESS PAINT FINISH |
| K | CORTEN METAL CLADDING SYSTEM ANCHOR LUG SINGLE LOCK STANDING SEAM PANELS |
| L | SECTIONAL PANEL-LIFT GARAGE DOORS |
| M | PEBBLECRETE CONCRETE PAVING TO EXTERNAL AREAS |
| N | PEBBLECRETE EXTERNAL CONCRETE STEPS WITH SHADOW LINE FIBER DETAIL |
| O | 1000MM HIGH FRAMELESS GLAZED BALUSTRADE PANELS |
| P | ALUMINUM FRAMED GLAZED EXTERNAL DOOR |
| Q | 1000MM HIGH EXTERNAL INVISIBLE CHANNEL FIX GLASS BALUSTRADE - BY ABSOLUTE CUSTOM GLASS SYSTEMS |
| R | INFINITY EDGE POOL TO FRONT EDGE OF POOL COMPLIANT WITH NCE PART 3, LC1 - SWIMMING POOLS |
| S | CONCRETE REINFORCED IN SITU RETAINING WALLS TO BOUNDARY |
| T | ALUMINUM SLIDING DOOR UNITS - POWDER COATED FINISH MITROSCA |

SHEET No. A12

| | | | |
|----------|--|-----------|----------|
| Project | PROPOSED DWELLING | | |
| Client | BRAD & LISA CLARKE | | |
| Location | SANDAY STREET & HWY 1 BRALINGA, NSW | | |
| Scale | 1:100 | Date | NOV 2024 |
| Rev No. | | Rev. Date | |
| Design | LC | Drawn | DM |

PROJECT No. **AA24 - 063**

aspire architecture

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REGISTERED PRACTITIONERS - ANDREW NABIN - A 15252
LAUREN CARROLL - A15114 & T 15849

compliant - 2017 - ASPIRE ARCHITECTURE PTY LTD





3D VISUALIZATIONS

NTS

| SHEET No. A13 | |
|---------------|-------------------------------------|
| Project | PROPOSED DWELLING |
| Client | BROAD & LEA CLARKE |
| Location | SANJAY STREET HIGHWAY BUILDING, NSW |
| Scale | 1:100 |
| Date | NOV 2024 |
| Design | LC |
| Rev. No. | 1 |
| Rev. Date | - |
| Drawn | DM |

PROJECT No. **AA24 - 063**

