

**STUDIO FIND ARCHITECTS PTY LTD**

a. Level 1 152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



**MAK CABIN**

**0126**

102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

Dungog Shire Council

**MELINDA MAK & PAUL BRADBURY**

**DEVELOPMENT APPLICATION**

**DA A**

**26/11/2024**

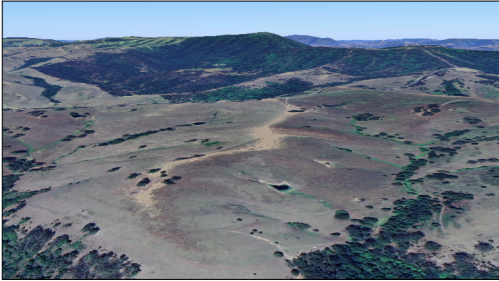
DUNGOG SHIRE COUNCIL LEP/DCP	
DP	1/-/DP652520
SITE AREA	102/-/DP1295450
LGA	91.2 ha
LEP ZONING	Dungog Shire Council
MINIMUM LOT SIZE	RU1 - Primary Production
FLOOR SPACE RATIO	60ha
HEIGHT OF BUILDING	N/A
ACID SULPHATE	10m
FLOOD PRONE LAND	N/A
BUSHFIRE / BAL RATING	N/A
MINE SUBSIDENCE	Vegetation Buffer
HERITAGE	Vegetation Category
ABORIGINAL LAND COUNCIL	N/A
	N/A
	KARUAH

EXISTING SITE INFORMATION	
SITE AREA	91.2 ha
TOTAL GFA	0 m <sup>2</sup>
EXISTING POS	0
STOREY'S	0
CURRENT SITE USE	PRIMARY PRODUCTION

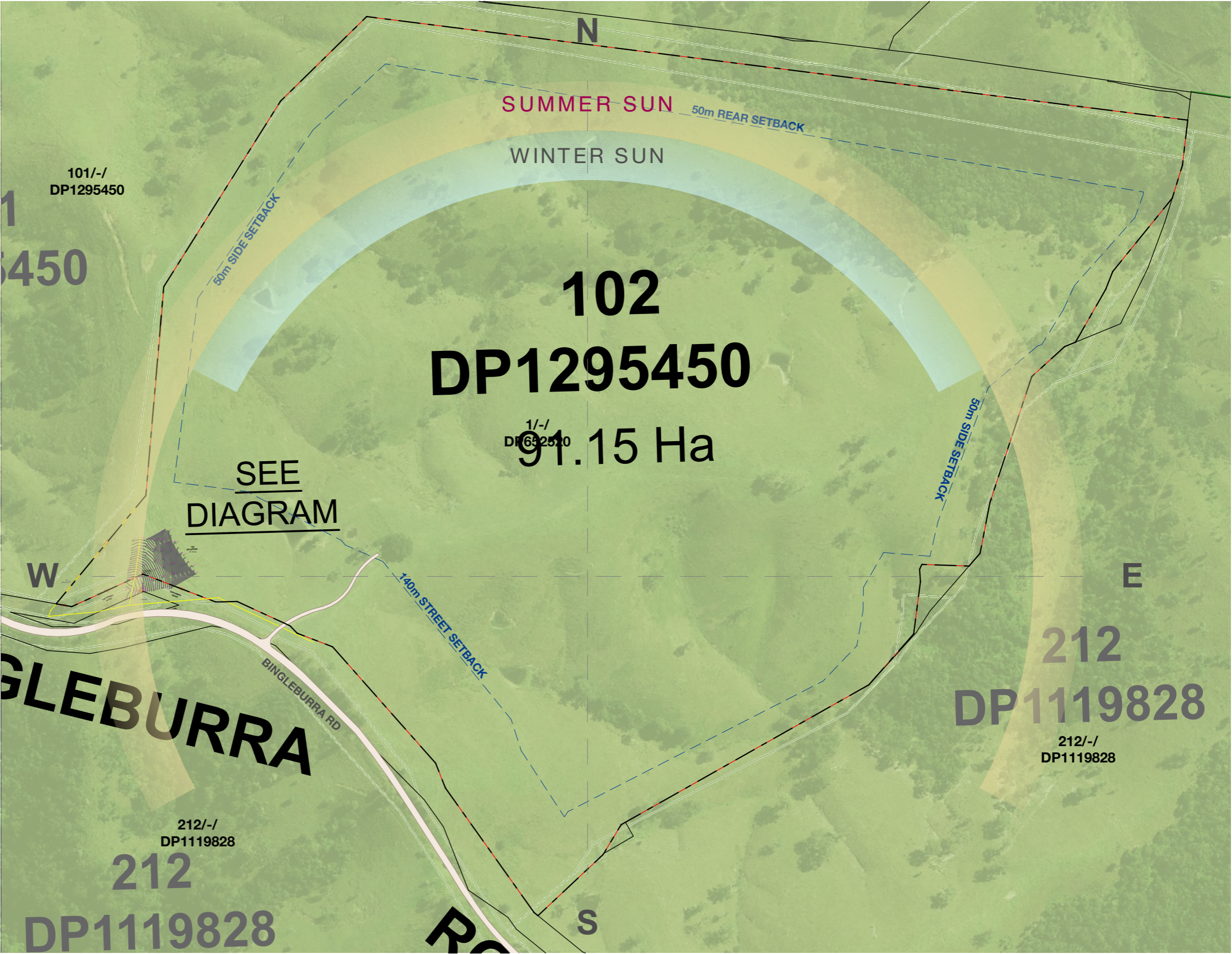
DEVELOPMENT STATISTICS	
TOTAL GFA	28 m <sup>2</sup>
PROPOSED FSR	N/A
PRIVATE OPEN SPACE PROVIDED	28 m <sup>2</sup>
COMPLIANT ON SETBACKS	YES
BUILDING TO BOUNDARY	NO
FRL TO BOUNDARY WALL	60/60/60 FRL
STOREY'S PROPOSED	1
FRONT SETBACK	140m
REAR SETBACK	50m
SIDE SETBACK	50m



VIEW FROM SOUTH WEST



VIEW FROM NORTH EAST



STUDIO FIND ARCHITECTS

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325

MAK CABIN

project #  
**0126**  
102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

PLANNING INFORMATION, SITE ANALYSIS

subset name:  
INFORMATION

drawing #  
**A-002**

scale:  
**1:5000**

subset name:  
LEGENDS / PLANNING CONTROLS

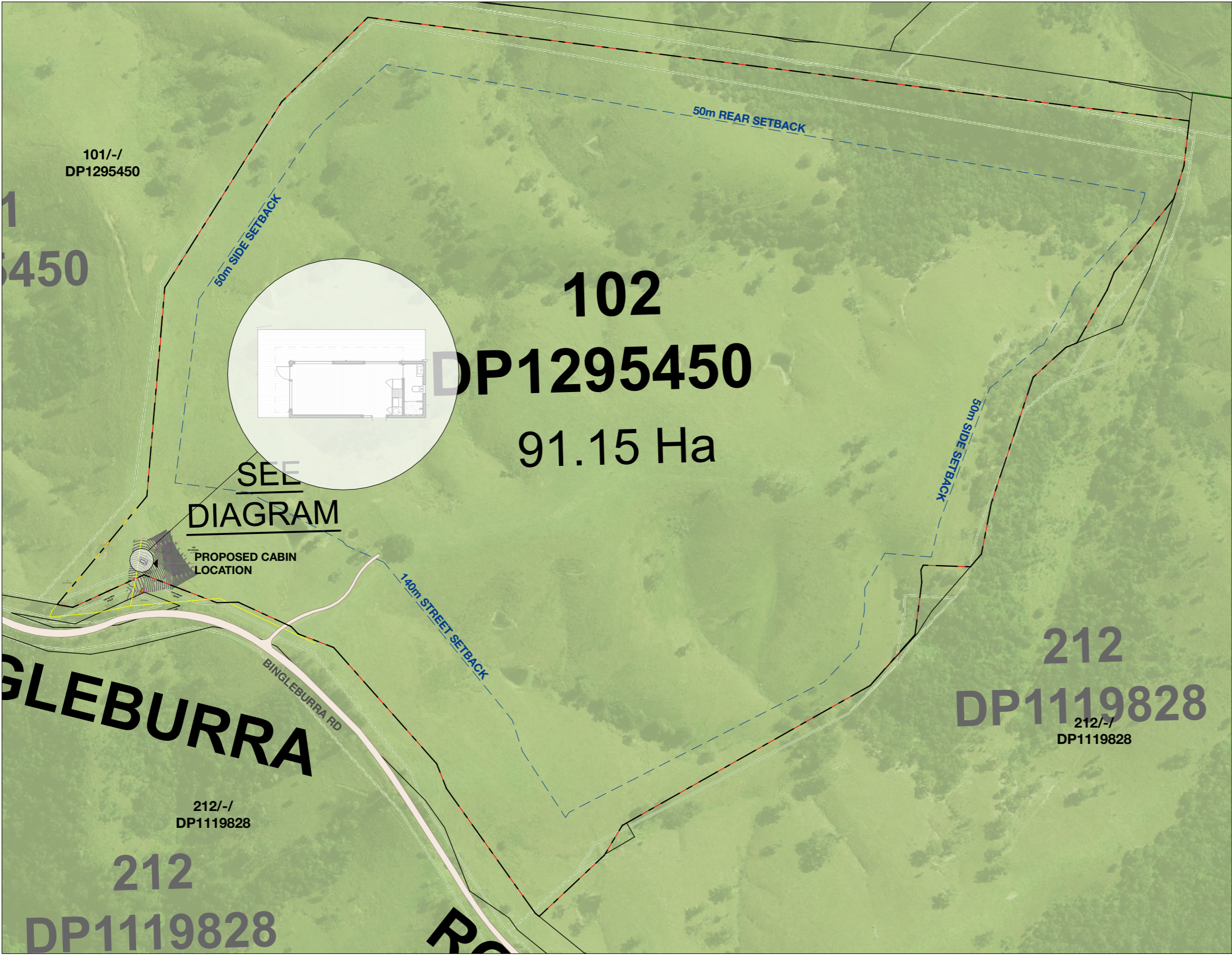
issue  
**DA A**

date:  
**26/11/2024**

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Studio Find Architects resulting from unauthorised changes or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.



**STUDIO FIND ARCHITECTS**

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325

**MAK CABIN**

project #  
**0126**  
102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

**SITE PLAN**

subset name:  
**SITE PLAN(S)**  
drawing #  
**A-2001**

scale:  
**1:5000, 1:4.59,**

subset name:  
**SITE PLAN**

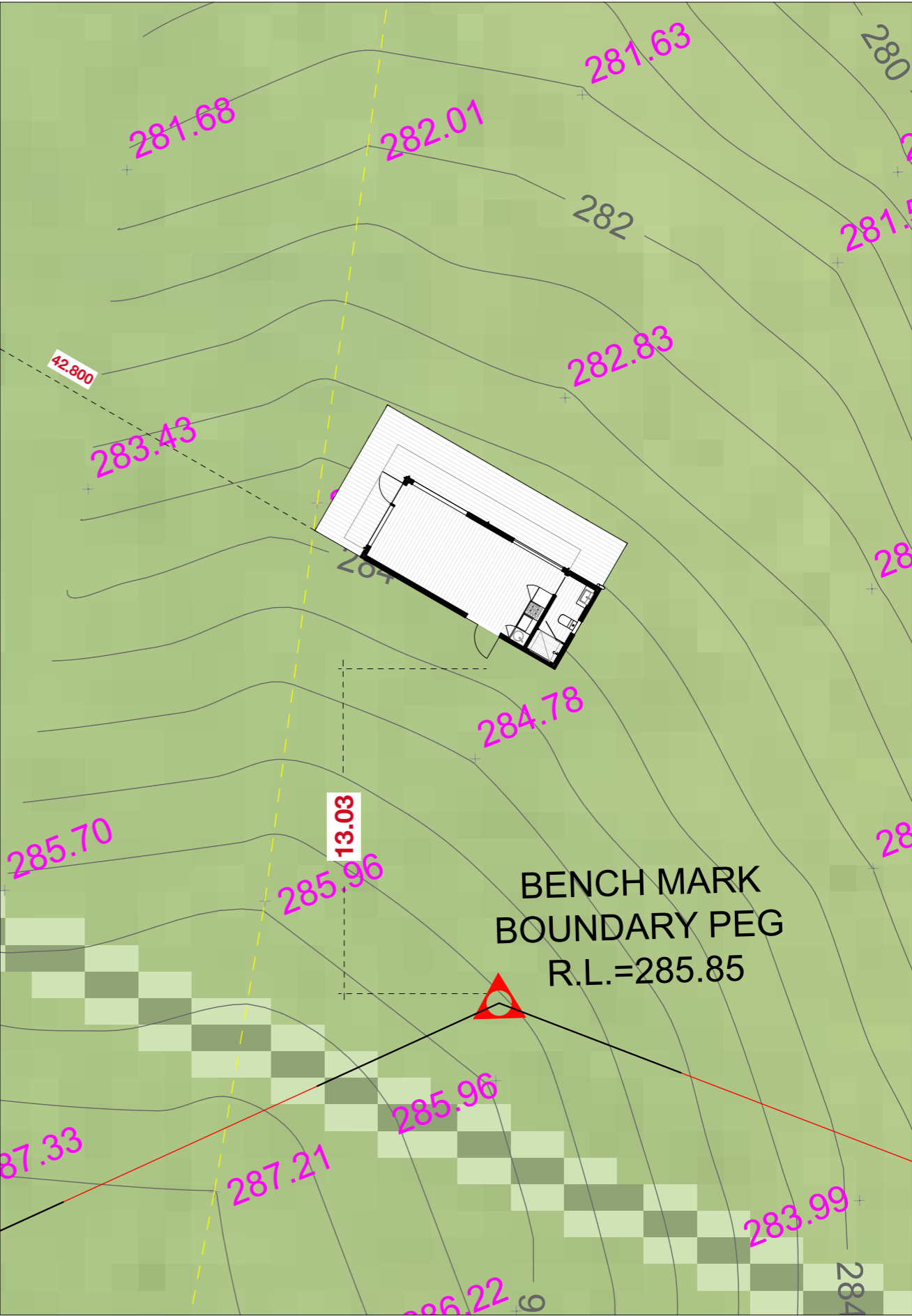
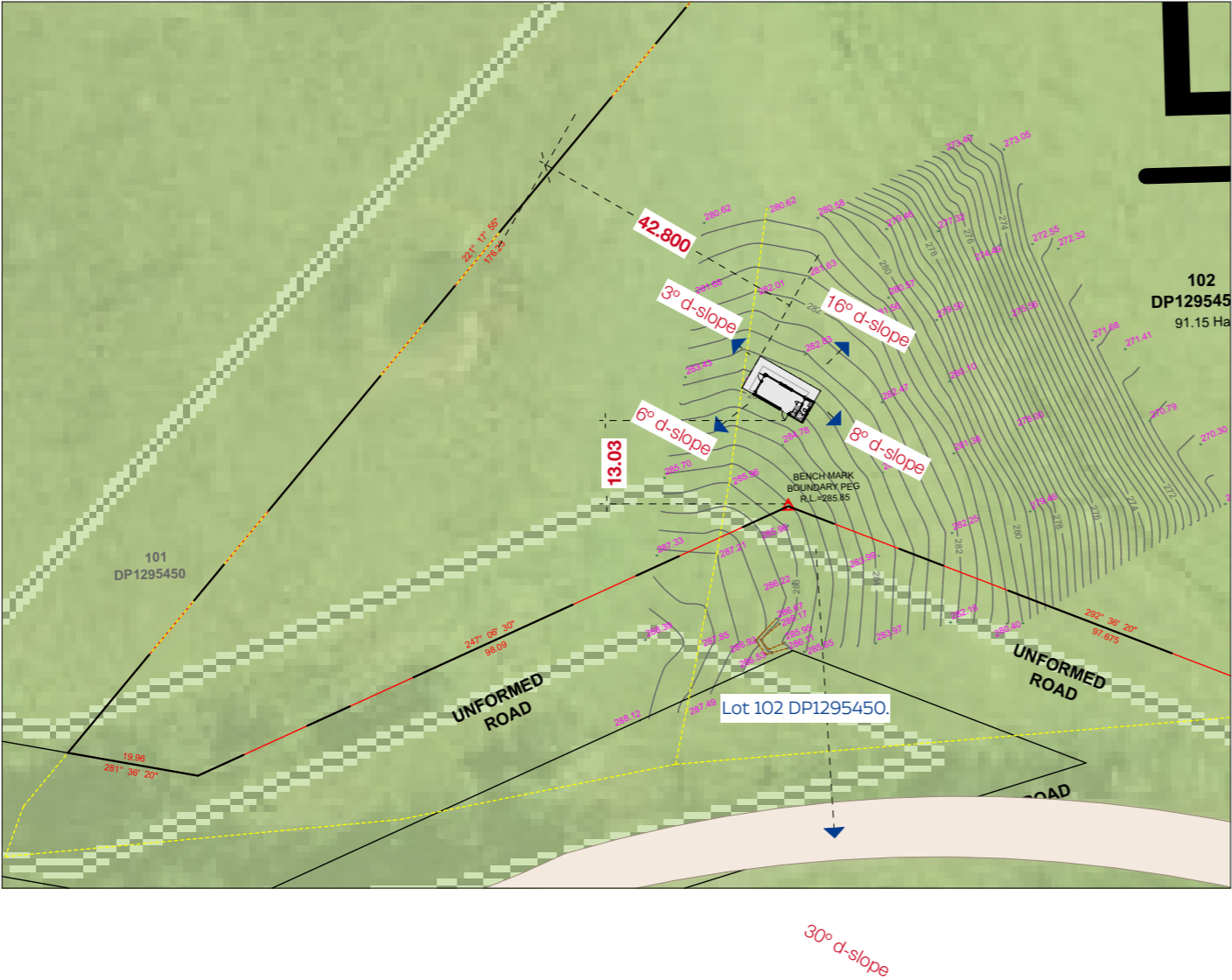
issue  
**DA A**

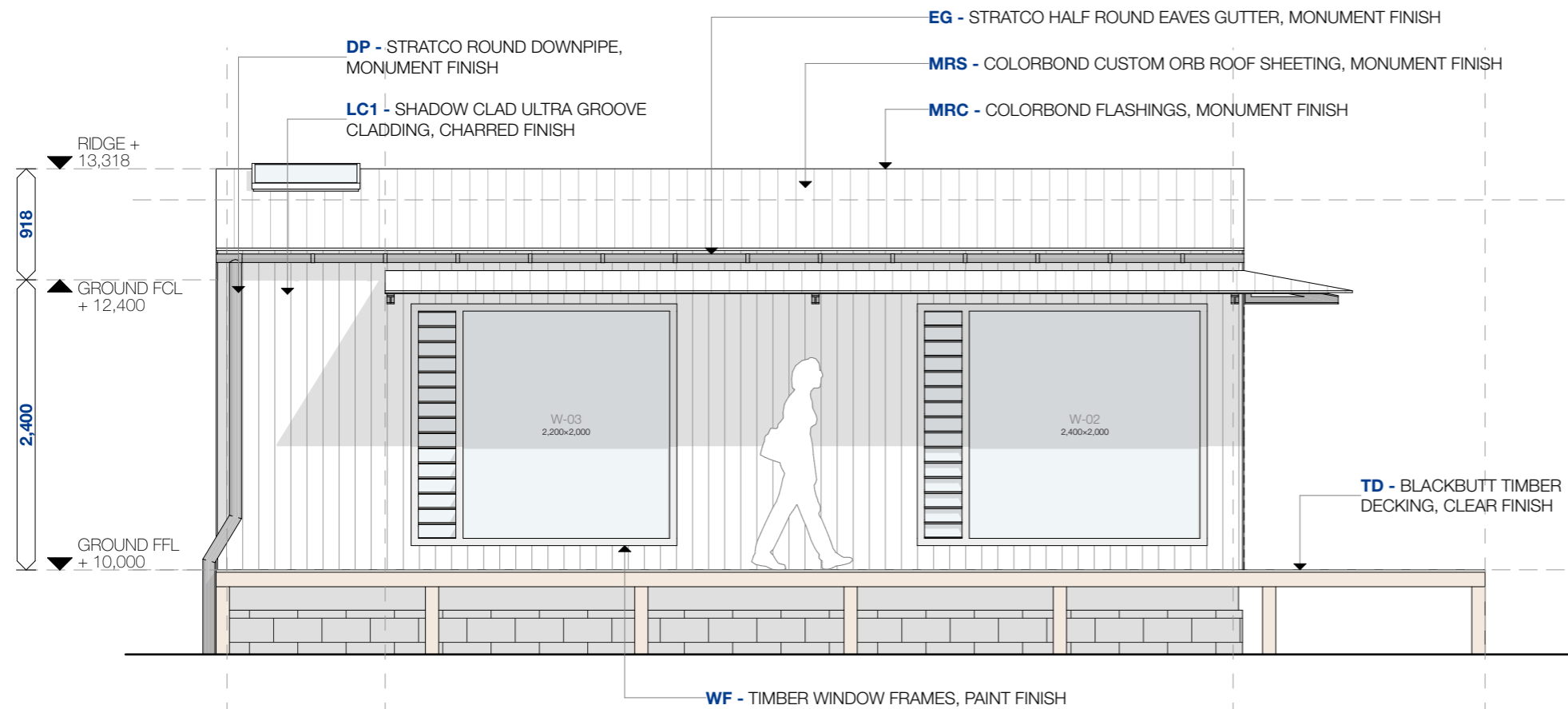
date:  
**26/11/2024**

**DEVELOPMENT APPLICATION**

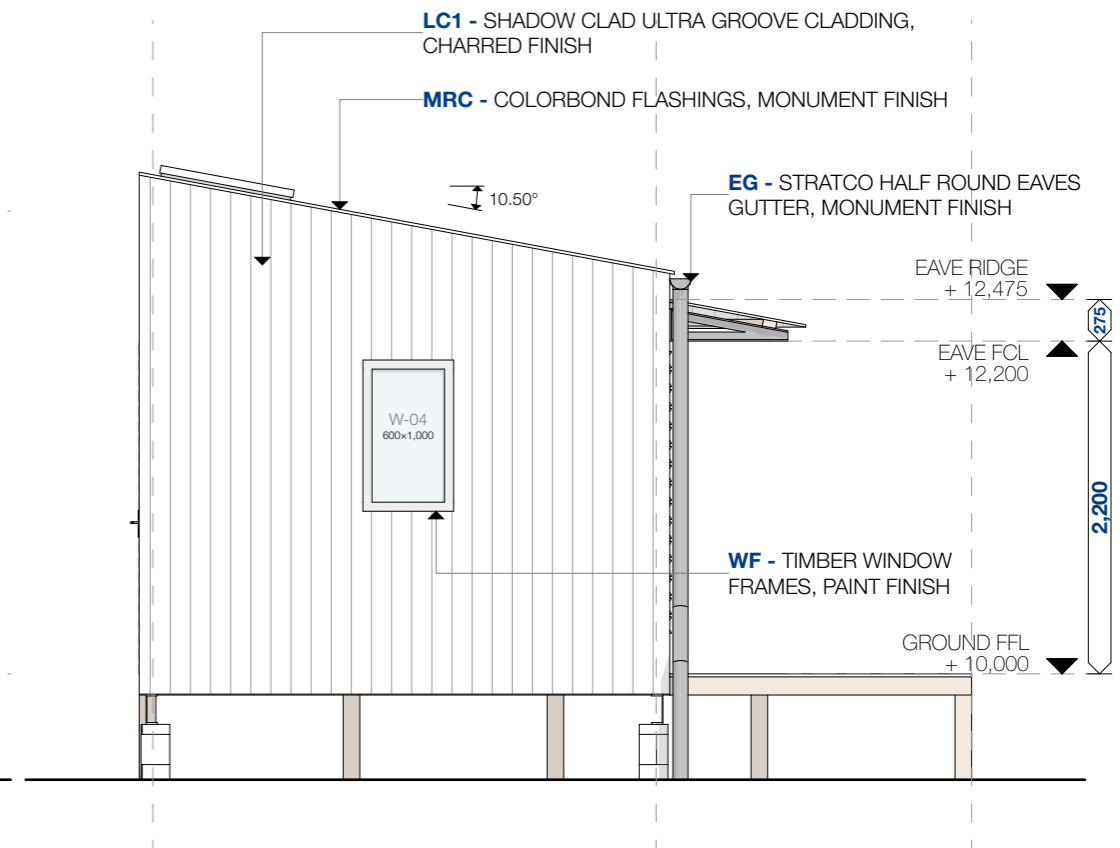
**NOT FOR CONSTRUCTION**  
In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Studio Find Architects resulting from unauthorised changes or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.

location as per bushfire consultants specifiction

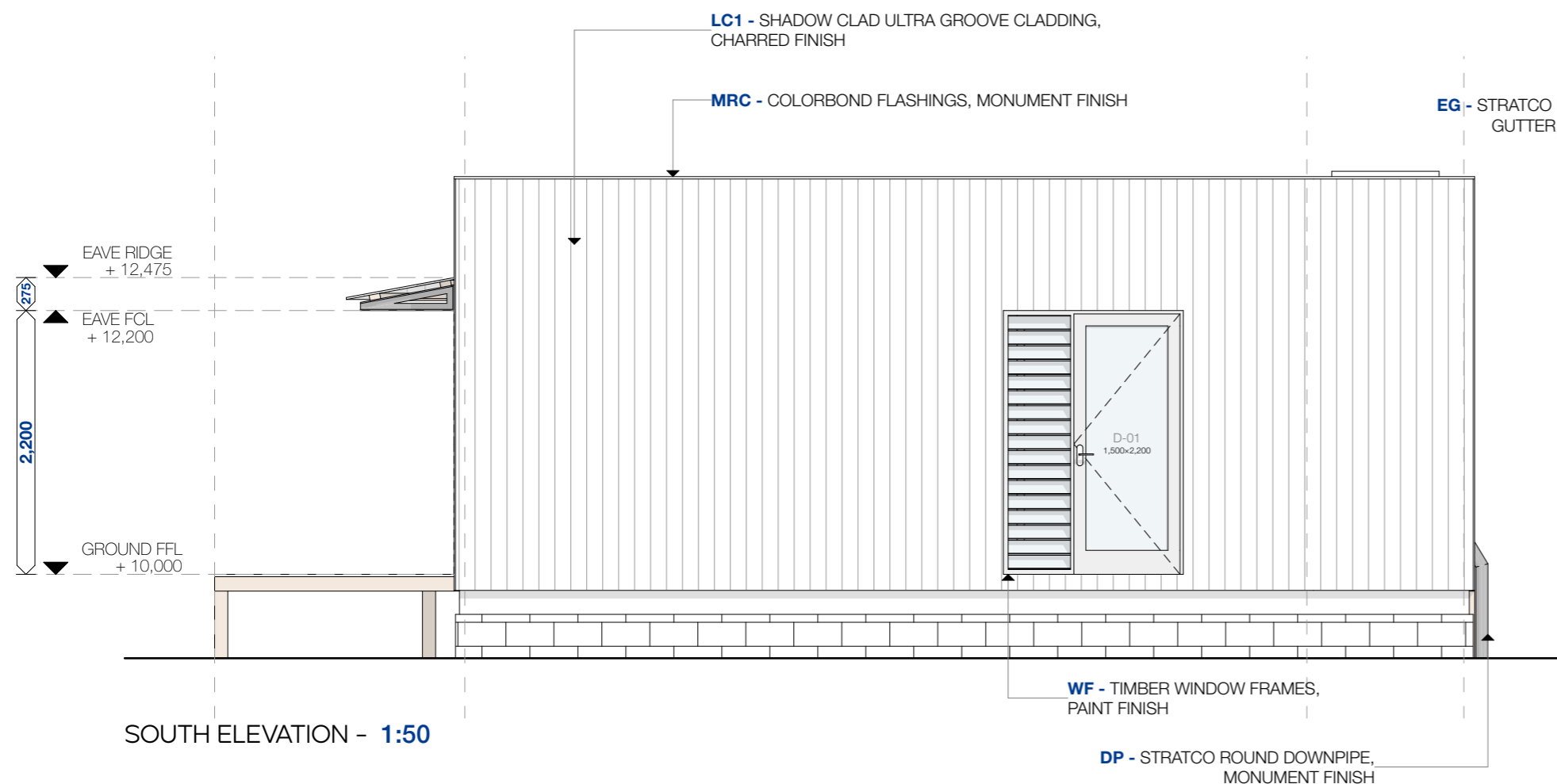




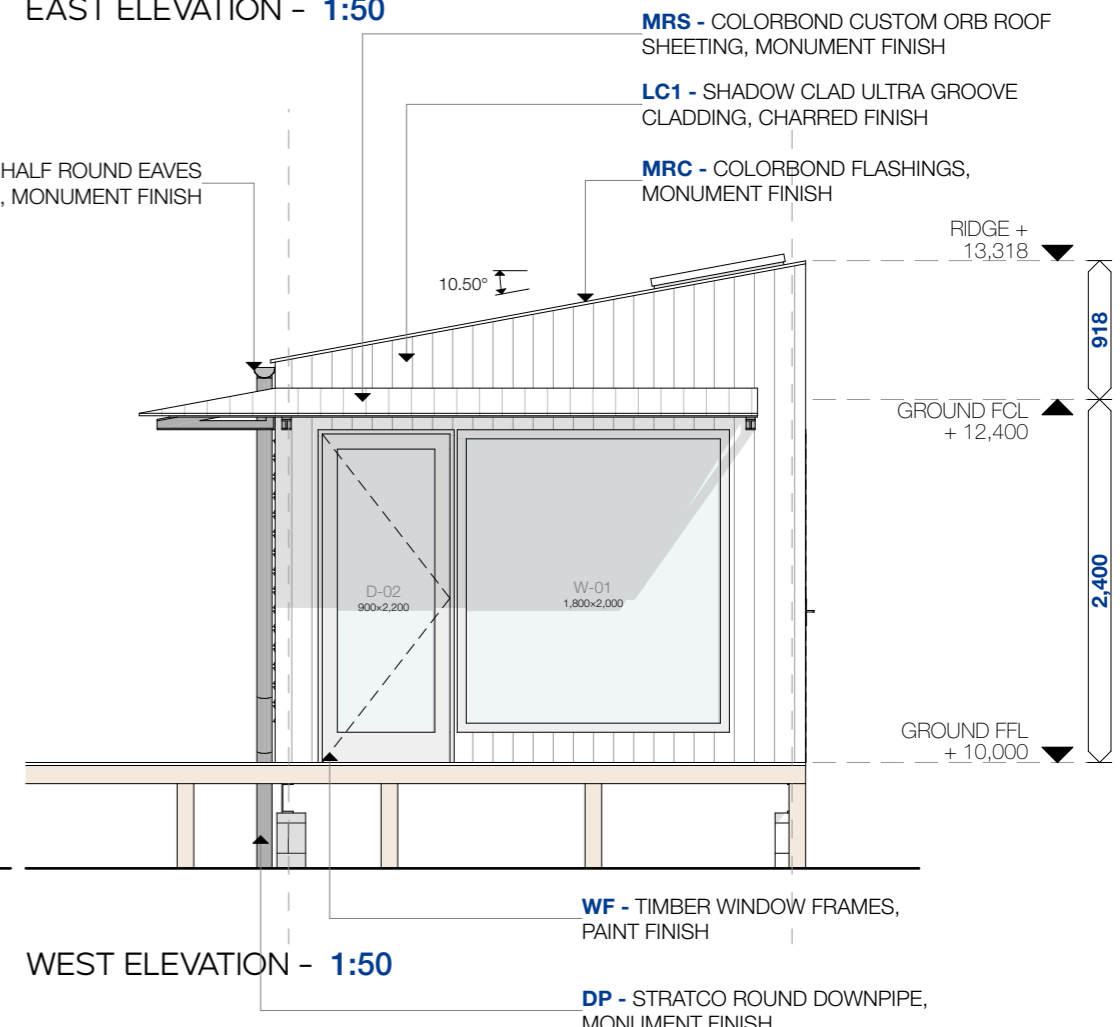
NORTH ELEVATION - 1:50



EAST ELEVATION - 1:50



SOUTH ELEVATION - 1:50



WEST ELEVATION - 1:50

STUDIO FIND ARCHITECTS

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



MAK CABIN

project #  
**0126**  
102/-/DP1295450, 438 Binglebura Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

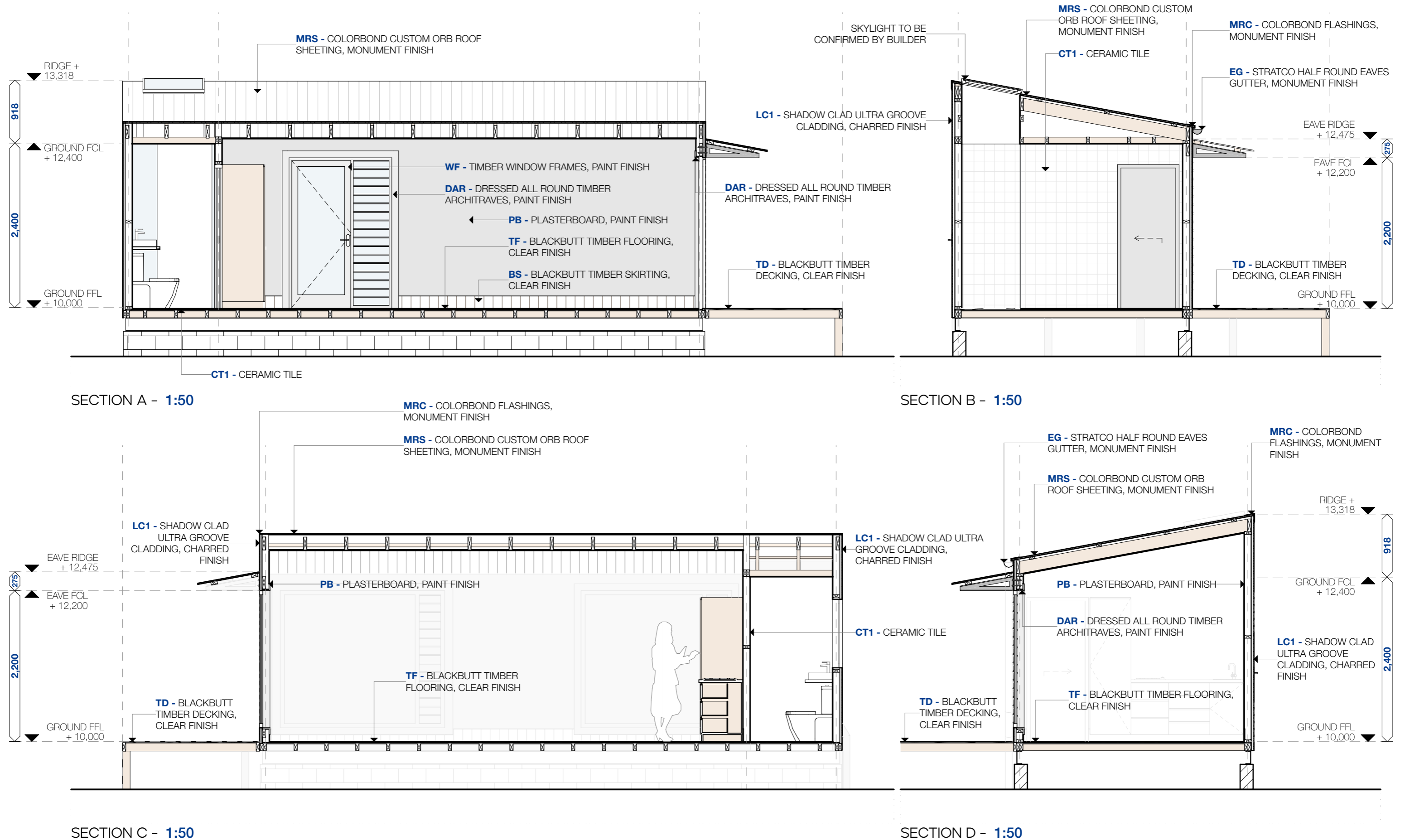
NORTH ELEVATION, SOUTH ELEVATION, EAST  
ELEVATION, WEST ELEVATION  
ELEVATIONS

drawing #  
**A-3001**  
scale:  
**1:50**

issue  
**DA A**  
date:  
**26/11/2024**

DEVELOPMENT APPLICATION

**NOT FOR CONSTRUCTION**  
In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Studio Find Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.



**STUDIO FIND ARCHITECTS**

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



**MAK CABIN**

project #  
**0126**  
102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

**SECTION A, SECTION B, SECTION C, SECTION D**

subset name:  
**SECTIONS**

drawing #  
**A-4001**

scale:  
**1:50**

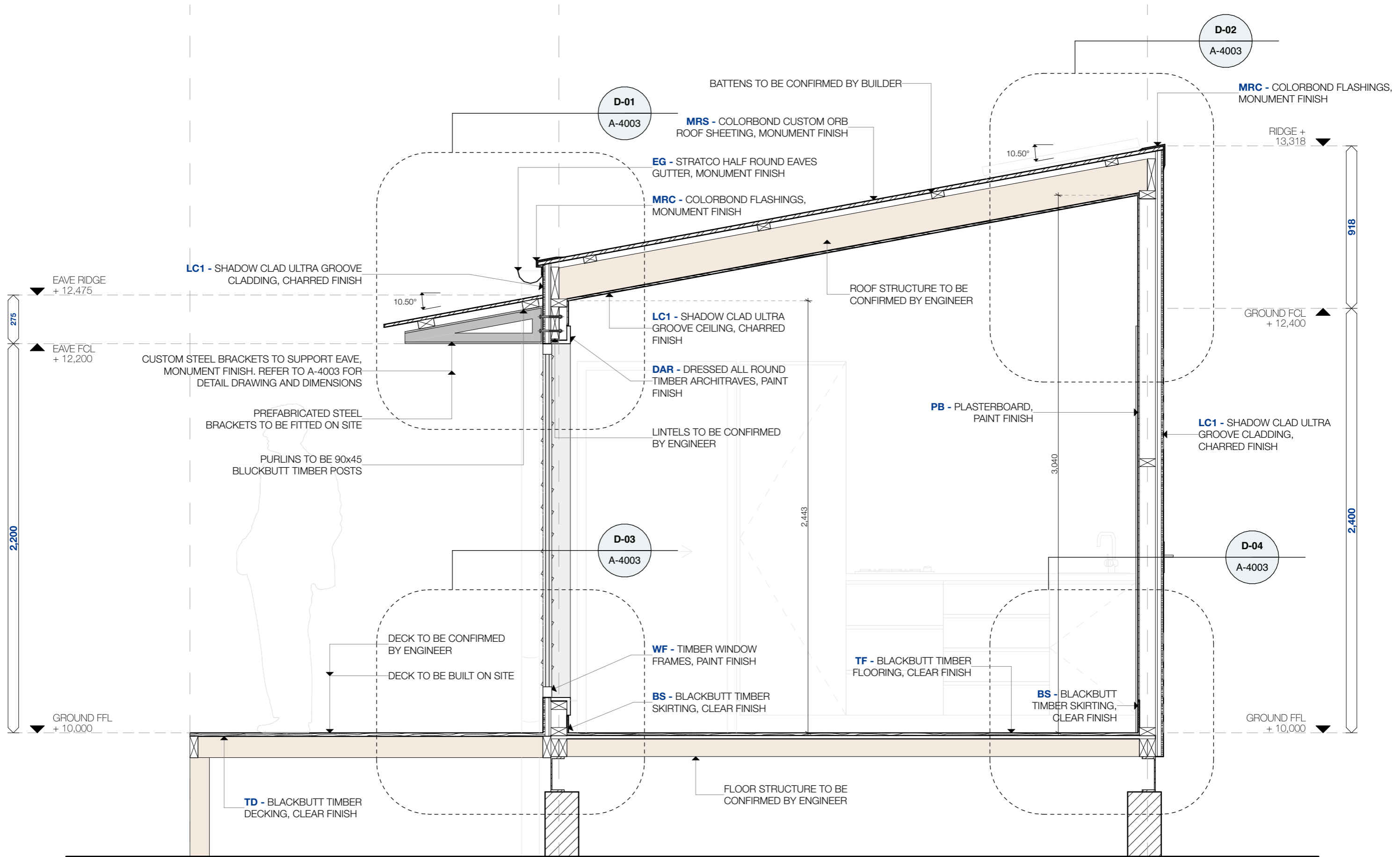
subset name:  
**SECTION**

issue  
**DA A**

date:  
**26/11/2024**

**DEVELOPMENT APPLICATION**

**NOT FOR CONSTRUCTION**  
In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Studio Find Architects resulting from unauthorised changes or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.



DETAIL SECTION - 1:20

STUDIO FIND ARCHITECTS

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



MAK CABIN

project #  
**0126**  
102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

DETAIL SECTION

subset name:  
**SECTIONS**

drawing #  
**A-4002**

scale:  
**1:20**

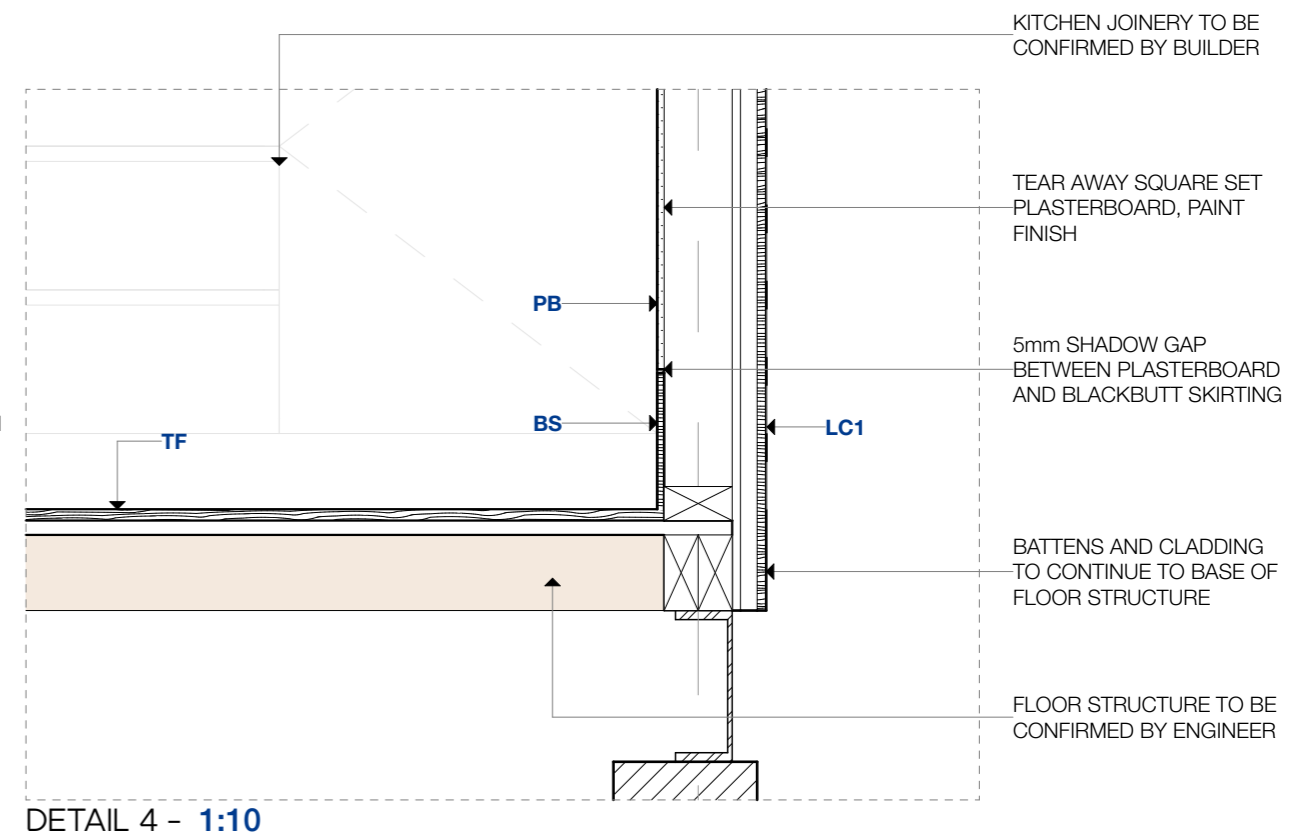
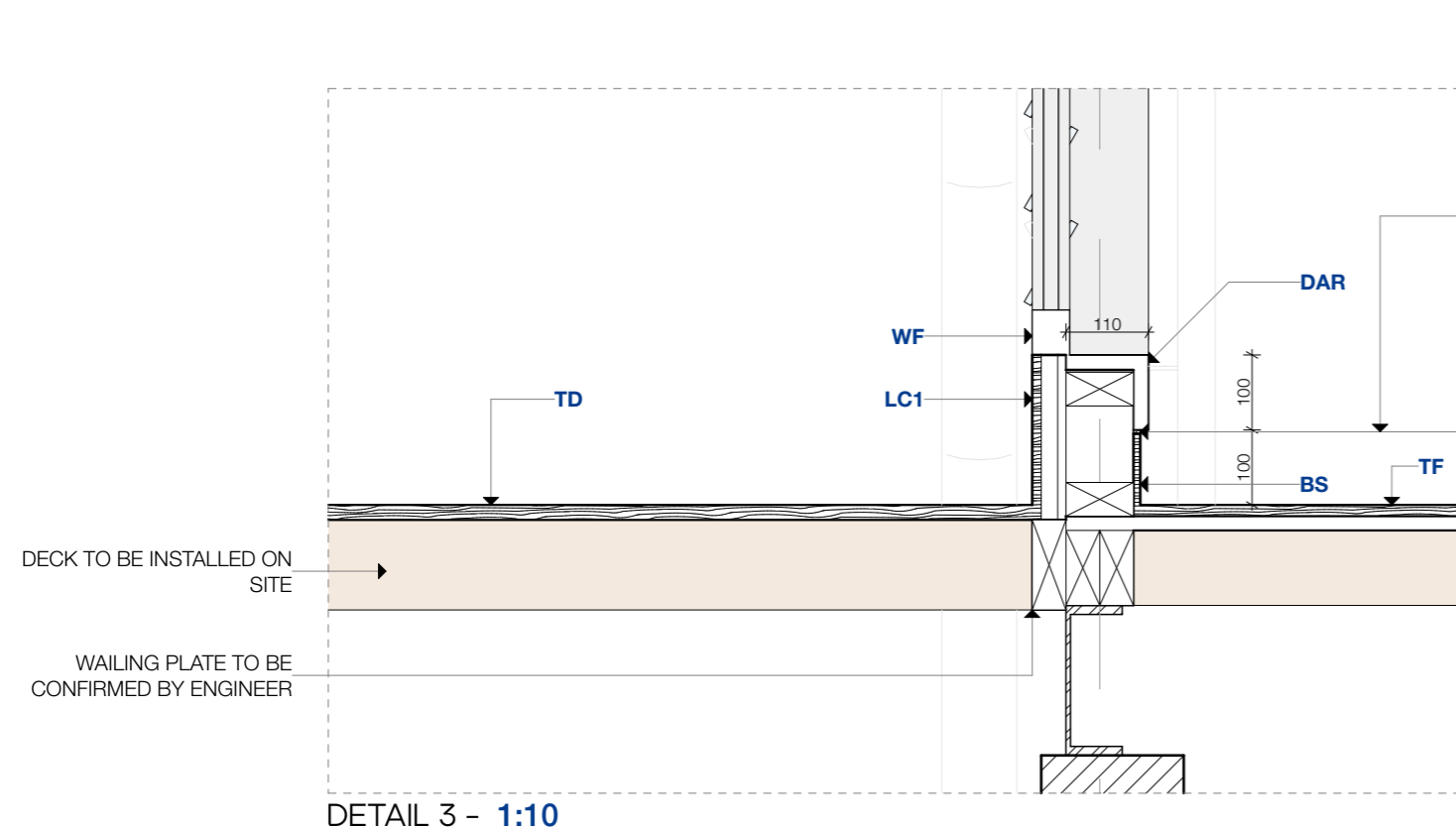
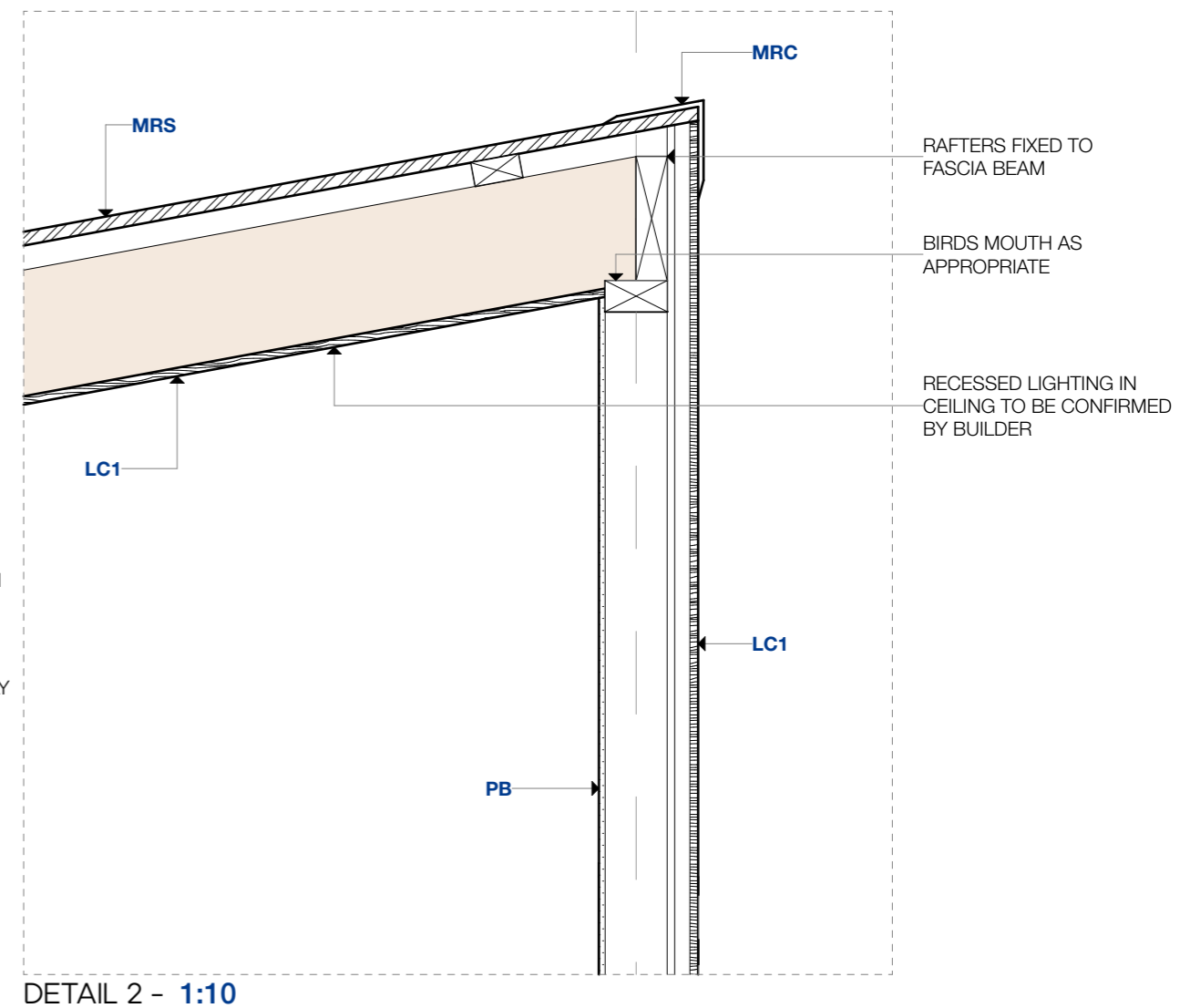
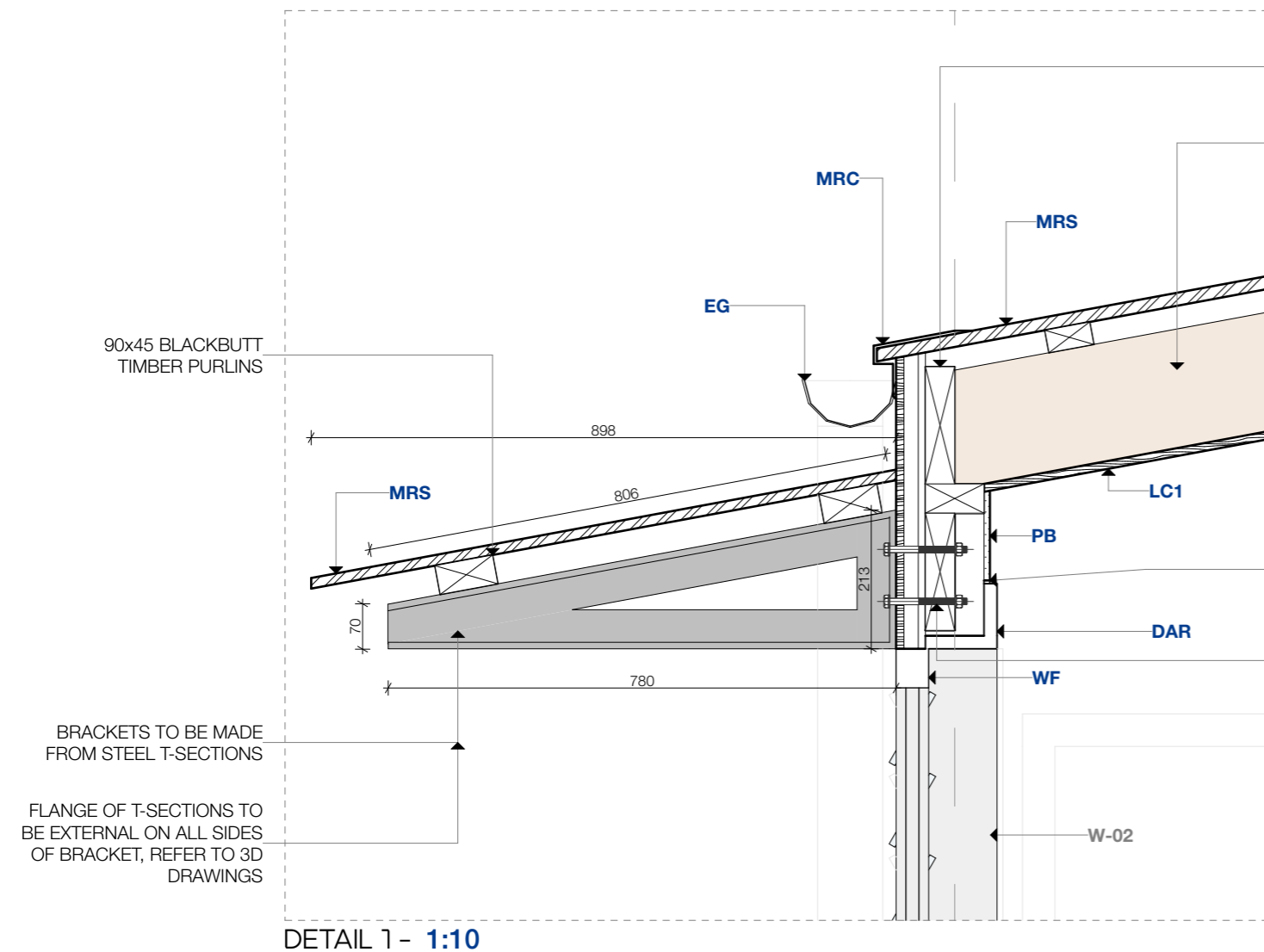
subset name:  
**DETAIL SECTION**

issue  
**DA A**

date:  
**26/11/2024**

DEVELOPMENT APPLICATION

**NOT FOR CONSTRUCTION**  
In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Studio Find Architects resulting from unauthorised changes or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.



STUDIO FIND ARCHITECTS



a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



MAK CABIN

project #  
0126

102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
MELINDA MAK & PAUL BRADBURY

DETAIL 1, DETAIL 2, DETAIL 3, DETAIL 4

subset name:  
SECTIONS

drawing #  
A-4003

scale:  
1:10

subset name:  
SECTION DETAILS



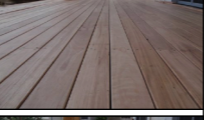
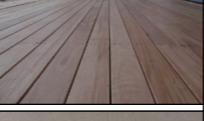
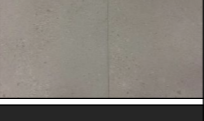
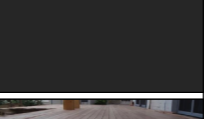
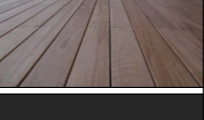

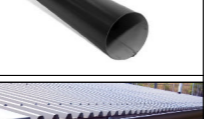
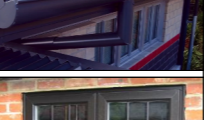
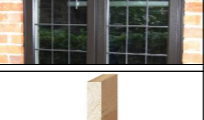

issue  
DA A

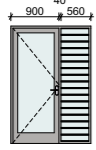
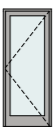


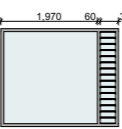
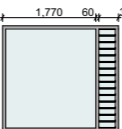

date:  
26/11/2024

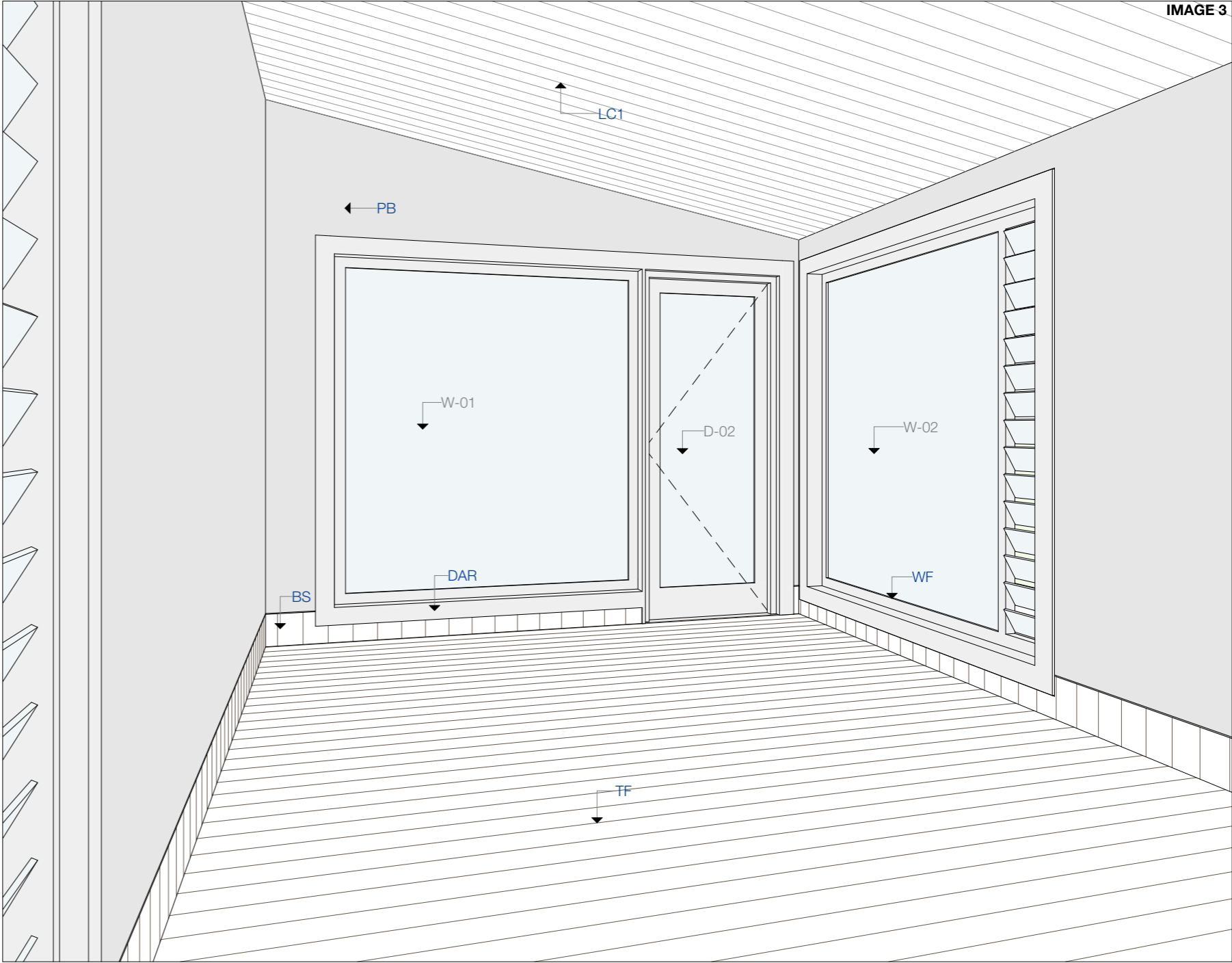
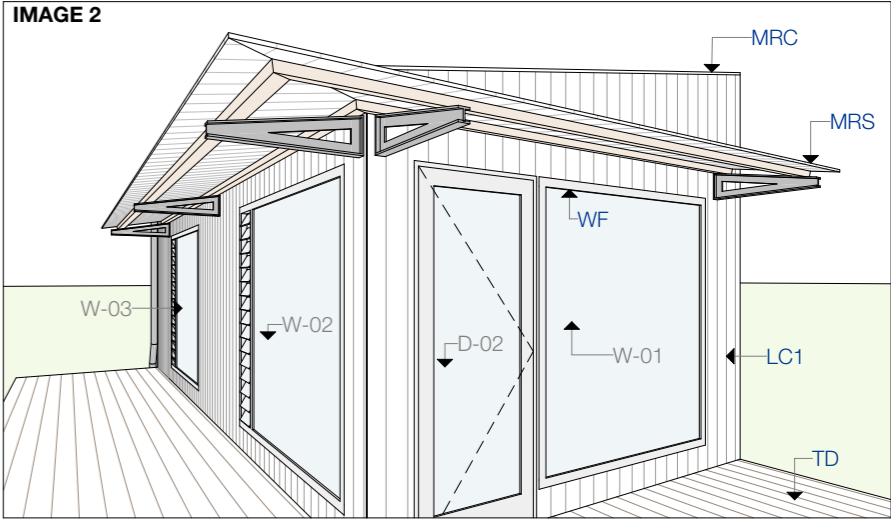
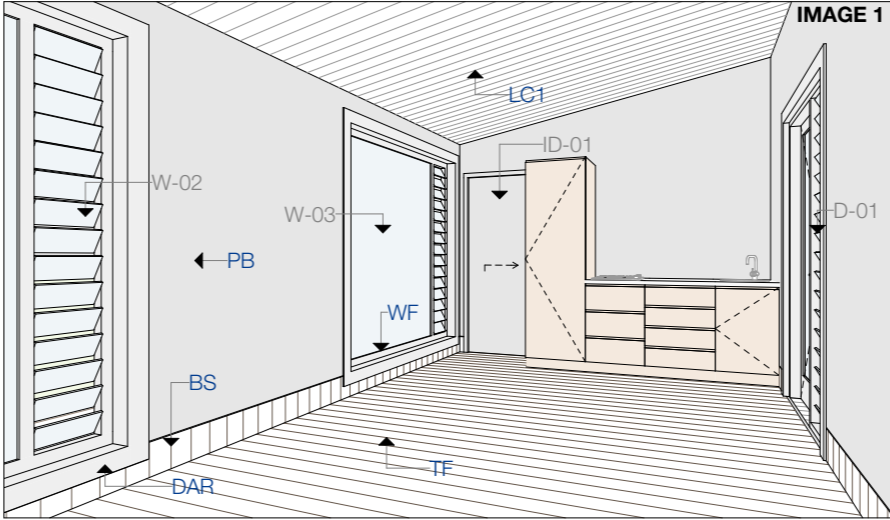
DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Studio Find Architects resulting from unauthorised changes or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.

MATERIAL SCHEDULE						
ANNO	SUBJECT	DESCRIPTION	BRAND/RANGE/ CODE	COLOUR / FINISH / DETAILS	NOTES	SWATCH / IMAGE
LC1	LIGHTWEIGHT CLADDING	TIMBER CLADDING	SHADOW CLAD ULTRA GROOVE CLADDING	FINISH TO BE CHARRED AND SEALED	BUILDER TO CONFIRM APPLICATION AND FINISH	
MRS	METAL ROOF SHEETING	CORRUGATED ROOFING	COLORBOND CUSTOM ORB ROOF SHEETS	MONUMENT FINISH		
TD	TIMBER DECKING	BLACKBUTT TIMBER DECKING, STANDARD WIDTHS & SIZES	TBC	STAINED FINSH	FINISH TO BE CUTECK OIL WITH COLOURTONE GOLDTONE TINT, TO BE CONFIRMED BY BUILDER	
TF	TIMBER FLOORING	BLACKBUTT TIMBER FLOORING, STANDARD WIDTHS & SIZES	TBC	STAINED FINSH	FINISH TO BE CUTECK OIL WITH COLOURTONE GOLDTONE TINT, TO BE CONFIRMED BY BUILDER	
CT1	CERAMIC TILE 1	BATHROOM TILES	TBC	TBC		
PB	PLASTERBOARD	PLASTERBOARD PAINT FINISH	9mm TEAR AWAY SQUARE SET PLASTERBOARD	PAINT FINISH MONUMENT		
BS	BLACKBUTT SKIRTING	BLACKBUTT TIMBER SKIRTING	TBC	STAINED FINISH	THICKNESS TO MATCH PLASTERBOARD, REFER TO A-4003 FOR DETAILS	
MRC	METAL ROOF CAPPING	RIDGE CAPPING & FASCIA	COLORBOND FLAT RIDGE ROOF FLASHING	MONUMENT FINISH	ALL OTHER FLASHINGS ON ROOF AND WALLS TO MATCH, BUILDER TO CONFIRM	
DP	DOWNPIPE	ROUND DOWNPIPE	STRATCO ROUND DOWNPIPE	MONUMENT FINISH		
EG	EAVES GUTTER	HALF ROUND EAVES GUTTER	STRATCO HALF ROUND EAVES GUTTER	MONUMENT FINISH	TXT	
WF	WINDOW FRAMES	TIMBER WINDOW & DOOR FRAMES	TBC	PAINT FINISH MONUMENT	ARCHITRAVES TO BE MADE FROM DRESSED ALL ROUND TIMBER	
DAR	DRESSED ALL ROUND	WINDOW ARCHITRAVES	TBC	PAINT FINISH MONUMENT		

Window & Door Schedule							
Element ID	D-01	D-02	ID-01	W-01	W-02	W-03	W-04
Quantity	1	1	1	1	1	1	1
W x H Size	1,500×2,200	900×2,200	900×2,100	1,800×2,000	2,400×2,000	2,200×2,000	600×1,000
View from Side Opposite L...							
Glass Type	Frosted	Clear	N/A	Clear	Clear	Clear	Clear



## STUDIO FIND ARCHITECTS

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325

## MAK CABIN

project #  
**0126**

102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

## MATERIALS SCHEDULE, GLAZING SCHEDULE

subset name:  
**MATERIALS**

drawing #  
**A-6001**

scale:

subset name:  
**MATERIALS**

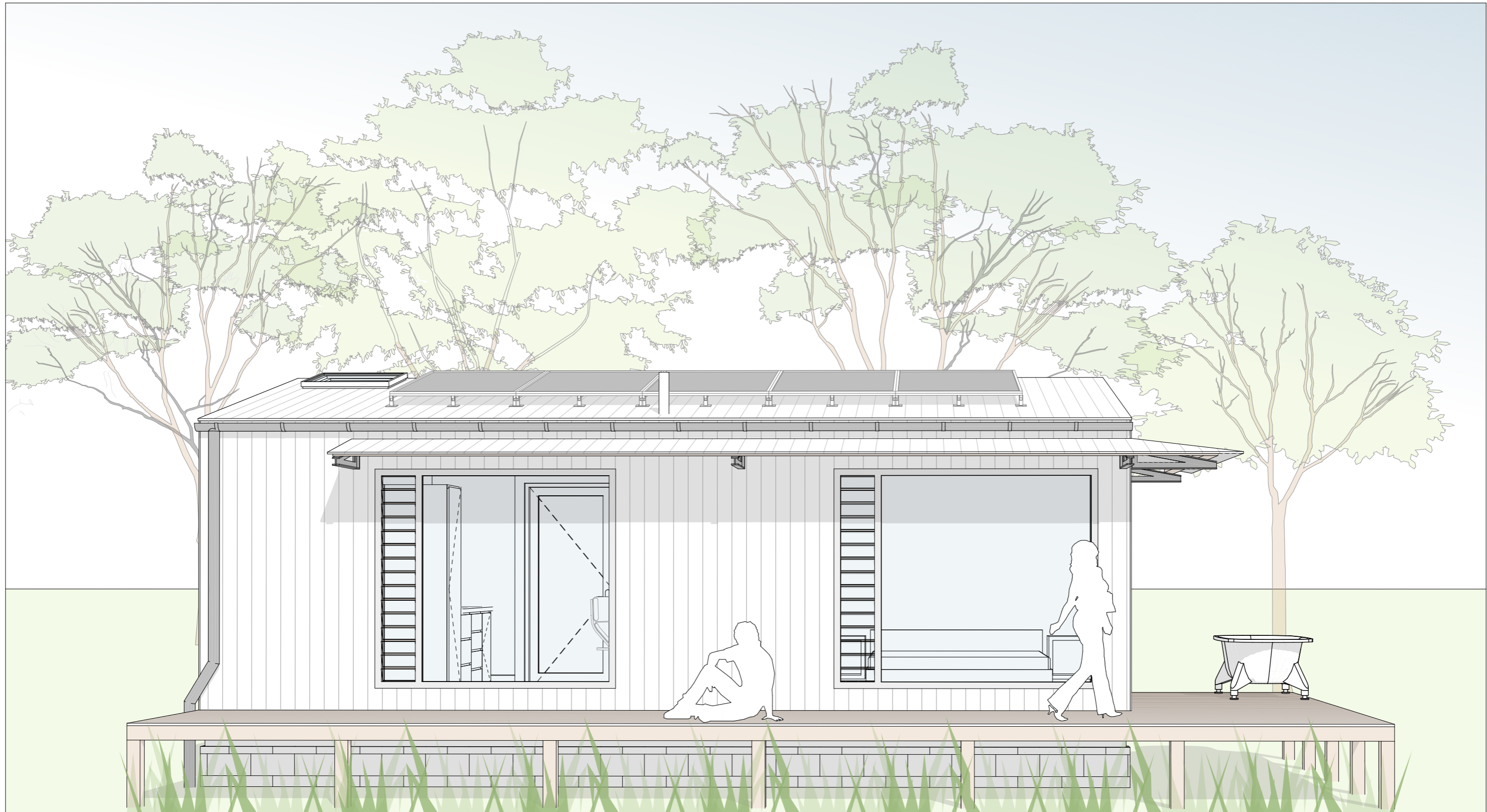
issue  
**DA A**

date:  
**26/11/2024**

## DEVELOPMENT APPLICATION

### NOT FOR CONSTRUCTION

In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law statutory (law and other rights including copyright and intellectual property rights). The recipient agrees not to use this document for any purpose other than its intended use; to waive all claims against Studio Find Architects resulting from unauthorised changes; or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.



## STUDIO FIND ARCHITECTS

a. Level 1152/160 Hunter Street Newcastle, NSW  
e. admin@studiofind.com.au  
p. 0401 213 144  
w. studiofind.com.au  
r. Nominated Architect: Nicholas Potts | 12325



## MAK CABIN

project #  
**0126**

102/-/DP1295450, 438 Bingleburra Road,  
Sugarloaf, NSW, 2420

client:  
**MELINDA MAK & PAUL BRADBURY**

## PERSPECTIVE

subset name:  
**PERSPECTIVES**

drawing #  
**A-8001**

scale:

subset name:  
**RENDER**

issue  
**DA A**

date:  
**26/11/2024**

## DEVELOPMENT APPLICATION

### NOT FOR CONSTRUCTION

In accepting and utilising this document the recipient agrees that Studio Find Architects Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights. The recipient agrees not to use this document for any purpose other than its intended use, to waive all claims against Studio Find Architects resulting from unauthorised changes, or to reuse the document on other projects without the prior written consent of Studio Find Architects. Under no circumstances shall transfer of this document be deemed a sale. Studio Find Architects makes no warranties of fitness for any purpose. The Builder shall verify job dimensions prior to any work commencing. Use figured dimensions only. Do not scale drawings. Please contact us for any issues related to this content.