

24 February 2025

Acting Director
Health & Planning
Wentworth Shire Council
61 Darling Street
WENTWORTH NSW 2648

Dear Acting Director Health and Planning

**PAN-512072 MODIFICATION APPLICATION – DA2023/109
2/-/DP1230858 MODICA CRESCENT BURONGA 27398**

This application has been submitted to modify DA 2023/109. Development approval was granted to construct a second warehouse on the land described above.

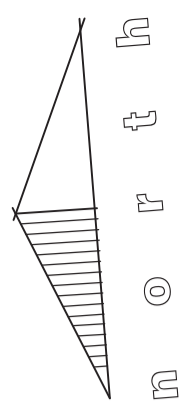
The proposed modifications are:

- Increase the setback of the warehouse from northern boundary from 200mm to 3000mm.
- Decrease the setback of the warehouse from the southern boundary from 4020mm to 3030mm.
- The total area of the proposed warehouse will be reduced from 450sqm to 423sqm.

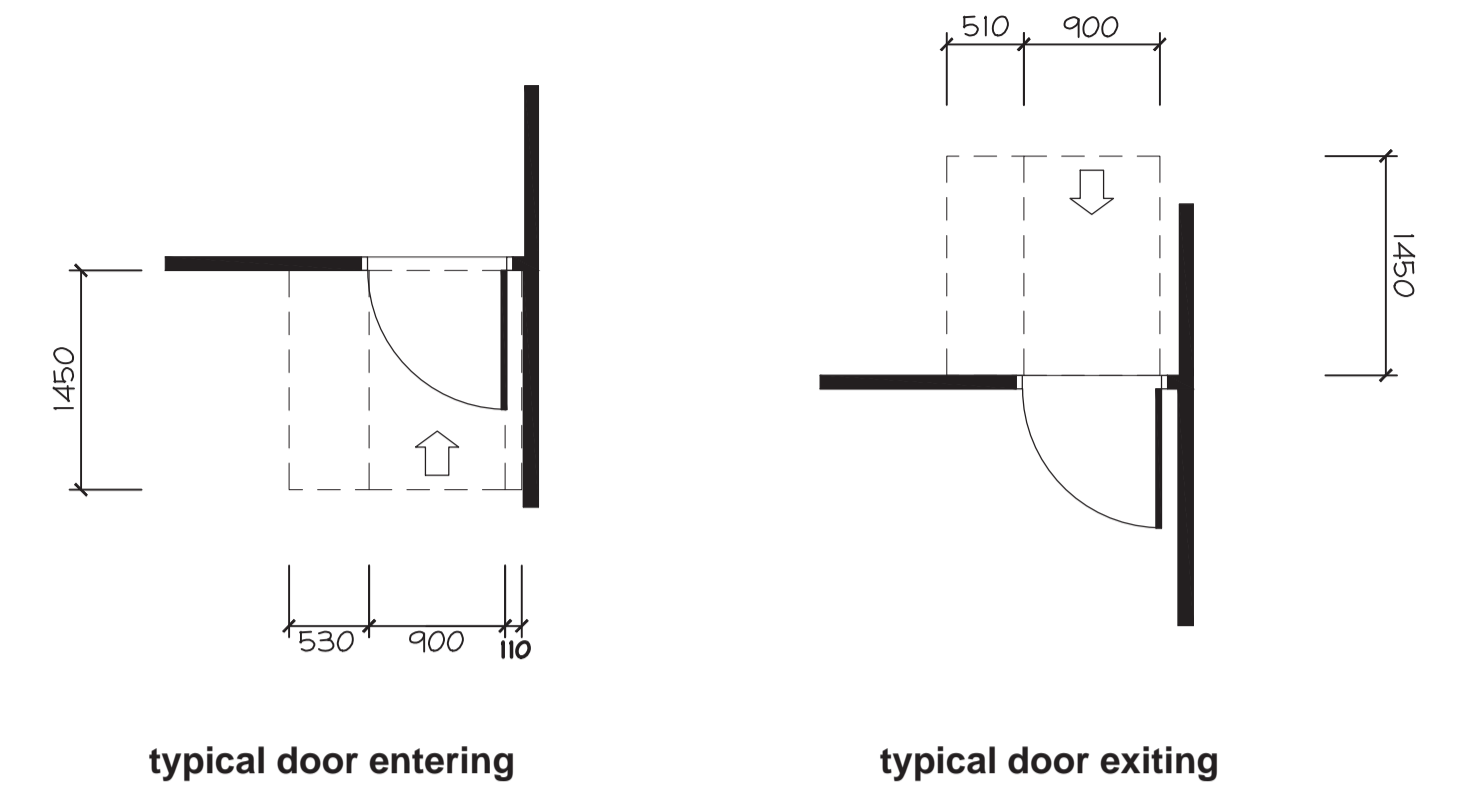
These changes are reflected in the plans submitted with this application prepared by MH2 Engineering & Architectural Services.

Yours faithfully,

**YESHNI PURCHASE
MH2 ENGINEERING & ARCHITECTURAL SERVICES**



- NOTES:**
- ☒ DENOTES EMERGENCY EXIT SIGNS COMPLYING WITH AS/NZS 2293.1
 - ☑ DENOTES EMERGENCY LIGHTING COMPLYING WITH AS/NZS 2293.1 - EMERGENCY LIGHTING TO BE FLUORESCENT LIGHTS HARD-WIRED BACK TO SWITCHBOARD.
- ALL EXIT DOORS ARE TO BE READILY OPENABLE WITHOUT THE USE OF A KEY FROM THE PERSON SEEKING EGRESS, BY A SINGLE HANDED DOWNWARD ACTION OF PUSHING ON A SINGLE DEVICE WHICH IS LOCATED BETWEEN 900 AND 1100mm FROM THE FLOOR, IN ACCORDANCE WITH CLAUSE D 2.21 OF THE BUILDING CODE OF AUSTRALIA 2014.
- SELECTED BOLLARDS



DOOR SPACES GUIDE 1:50

powerhouse raters
 0455 726 198 | admin@powerhouseraters.com.au
 This page was referenced in the following NCC 2022 Section J compliance report:
 REPORT NO. **PHR-23-269** REV. **C2**

- general notes:**
- ALL WORKS CARRIED OUT SHALL BE IN STRICT COMPLIANCE WITH THE PROVISIONS OF THE BUILDING CODE OF AUSTRALIA, STATE BUILDING REGULATIONS & LOCAL AUTHORITY REQUIREMENTS.
 - CONTRACTORS SHALL CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORKS.
 - FIGURED DIMENSIONS HAVE PREFERENCE TO SCALE.
 - PLANS SHALL BE READ IN CONJUNCTION WITH PROJECT SPECIFICATIONS & ATTACHED DOCUMENTATION.
 - IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT THE BUILDING IS WITHIN THE DESIGNATED BOUNDARIES AND VERIFY THAT THE SITE IS SHOWN CORRECT.
 - IT IS THE BUILDERS RESPONSIBILITY TO NOTIFY THE DESIGNER OF ANY SERVICES WHICH MAY HINDER CONSTRUCTION OR CAUSE ALTERATIONS TO DESIGN BEFORE COMMENCING ANY WORK.
 - ☑ DENOTES SMOKE DETECTOR INSTALLED IN ACCORDANCE WITH AS 3786 - 2014, & TO BE INTERCONNECTED IF MORE THAN ONE.
 - ☉ DENOTES ARTICULATION JOINT TO BE CONSTRUCTED IN ACCORDANCE WITH CACA TECHNICAL NOTE B1.
 - GLAZING TO COMPLY WITH 1298 - 2021 "GLASS IN BUILDINGS - SELECTION & INSTALLATION" & 2047-2014 "WINDOWS IN BUILDINGS - SELECTION & INSTALLATION"
 - OVERFLOW RELIEF GULLY REQUIREMENTS ARE TO COMPLY WITH AS 3500 - 2021 "SANITARY PLUMBING & SANITARY DRAINAGE"
 - SOLID FUEL COMBUSTION HEATERS ARE TO BE INSTALLED IN ACCORDANCE WITH AS 2918 - 2018 "DOMESTIC SOLID FUEL".
 - BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2021 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
 - PROVIDE EXPANSION JOINTS IN TILED AREAS EVERY 5m MINIMUM.

WINDOW TYPE	ALUMINIUM FIXED & AWNING
LINTEL TYPE	HYPAN LVL & MGP12
FLYWIRE TO ALL OPENINGS	*CHECK LINTELS SUPPORTING GIRDER TRUSSES

AREAS:	PROP. WAREHOUSE	269.32m2
	PROP. OFFICE / AMENITIES	90.68m2
	PROP. AWNING	63.00m2

TOTAL 423.00 m2

TERRAIN CATEGORY 3.0 WIND CLASSIFICATION (N1) REGION A
 TOPOGRAPHIC EFFECT (T1)
 WIND DIRECTION (FULLY SHEILDED)
 CALCULATION OF WIND SPEED = 33

SHEET NO: 1 OF 6 DRG NO: MH2.2023-058

PROJECT:
 PROPOSED WAREHOUSE

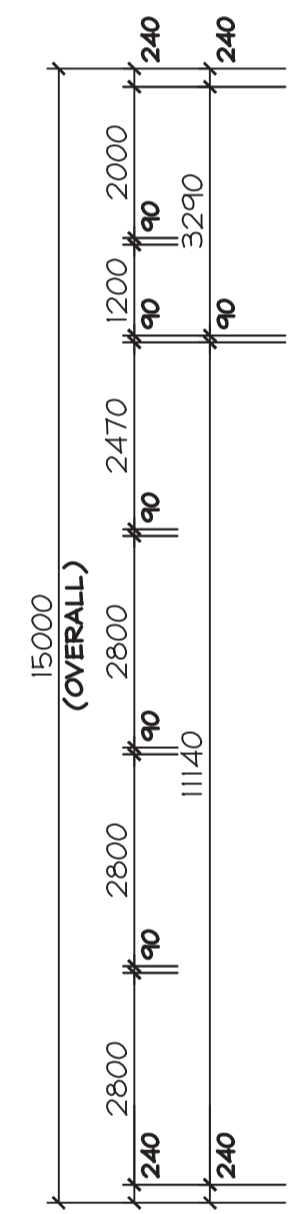
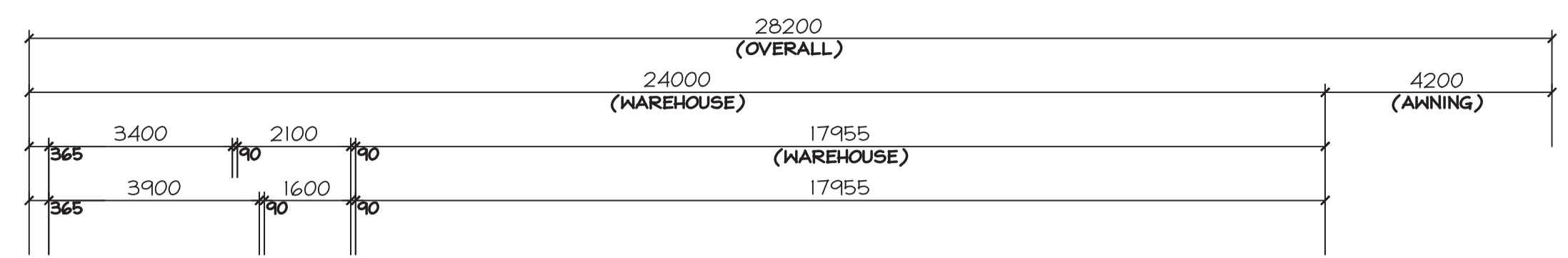
CLIENT:
 COOTA CONSTRUCTION PTY LTD

ADDRESS:
 LOT 2, MODICA CRESCENT, BURONGA, NSW.

SCALE: AS SHOWN **DATE:** FEB '25

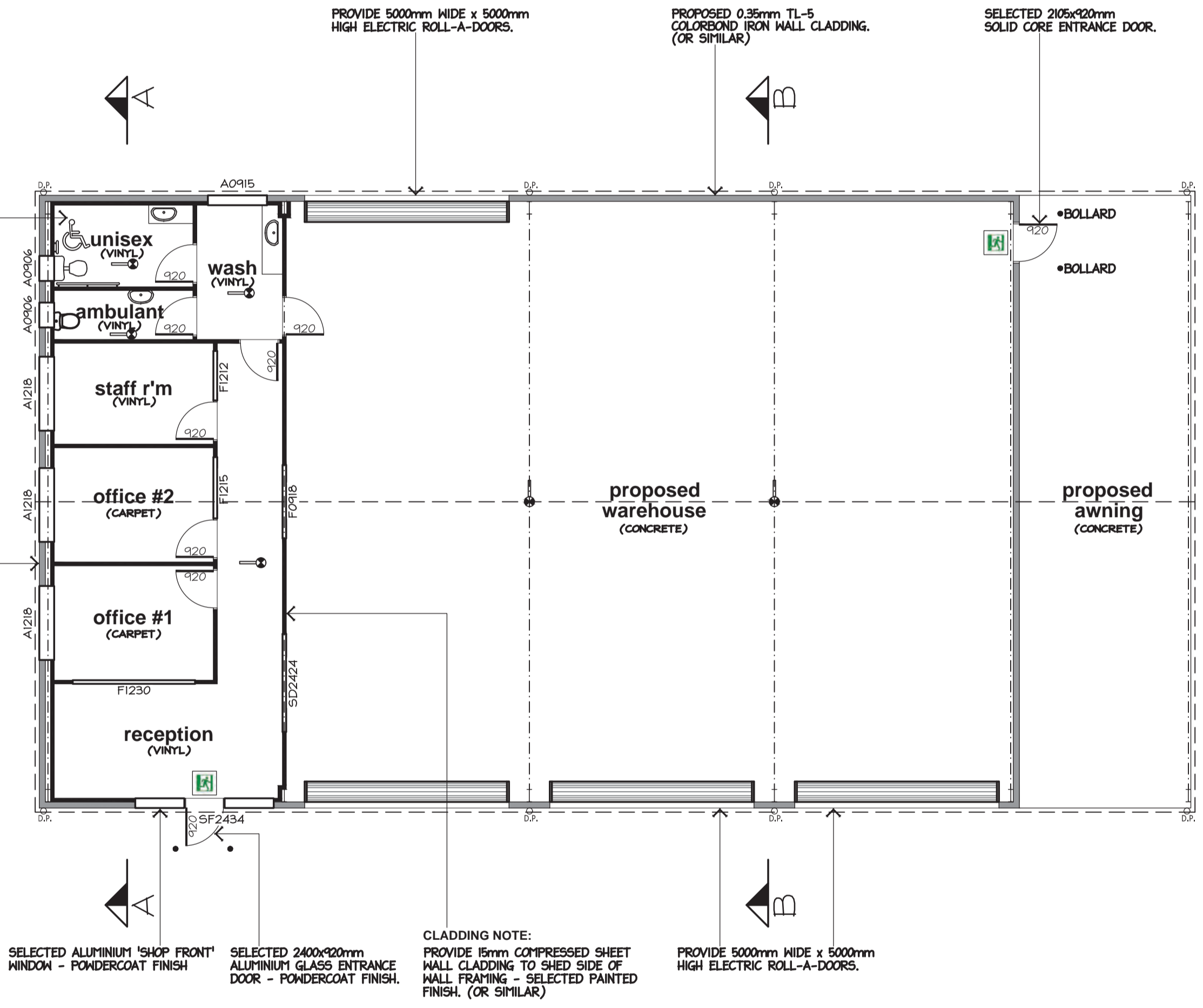


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 ABN: 43 634 027 464 DP No: AD 26770



PROPOSED UNISEX DISABLED ACCESS AS PER AS.1428.1-2001. WATER PROOFING TO AS.3740.

PROPOSED STRUCTURAL MEMBERS / CONSTRUCTION DETAILS OVER TO MANUFACTURER'S SPECIFICATIONS.



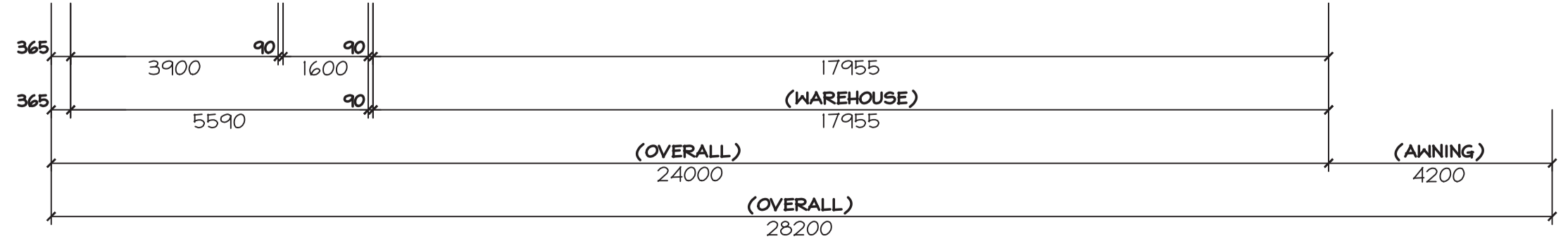
CLADDING NOTE:
 PROVIDE 5mm COMPRESSED SHEET WALL CLADDING TO SHED SIDE OF WALL FRAMING - SELECTED PAINTED FINISH. (OR SIMILAR)

PROVIDE 5000mm WIDE x 5000mm HIGH ELECTRIC ROLL-A-DOORS.

PROVIDE 5000mm WIDE x 5000mm HIGH ELECTRIC ROLL-A-DOORS.

SELECTED ALUMINIUM 'SHOP FRONT' WINDOW - POWDERCOAT FINISH

SELECTED 2400x920mm ALUMINIUM GLASS ENTRANCE DOOR - POWDERCOAT FINISH.



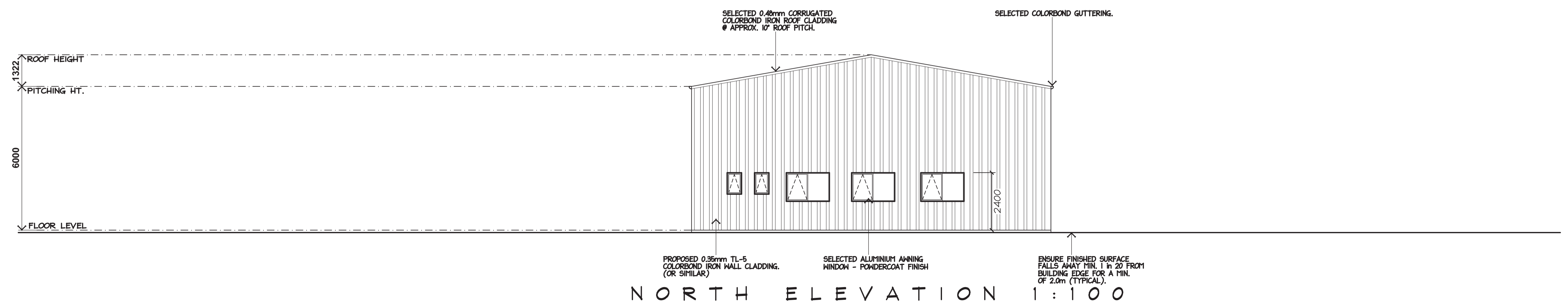
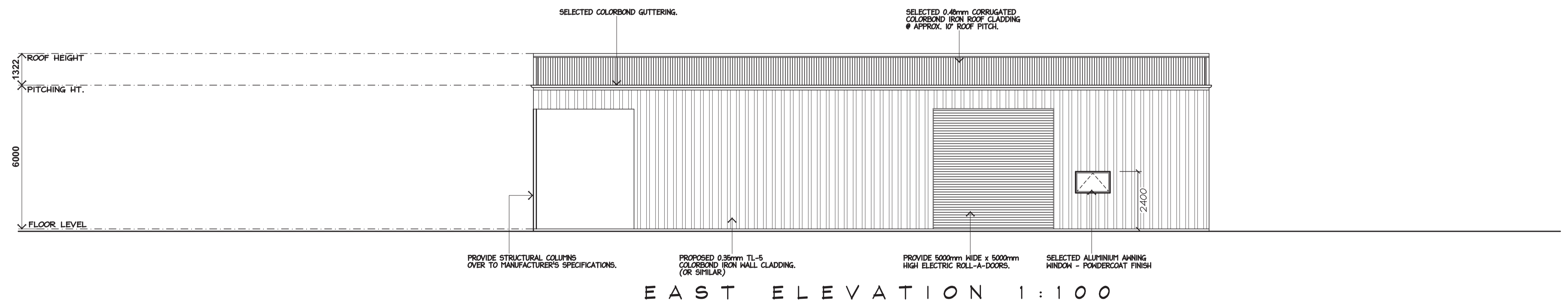
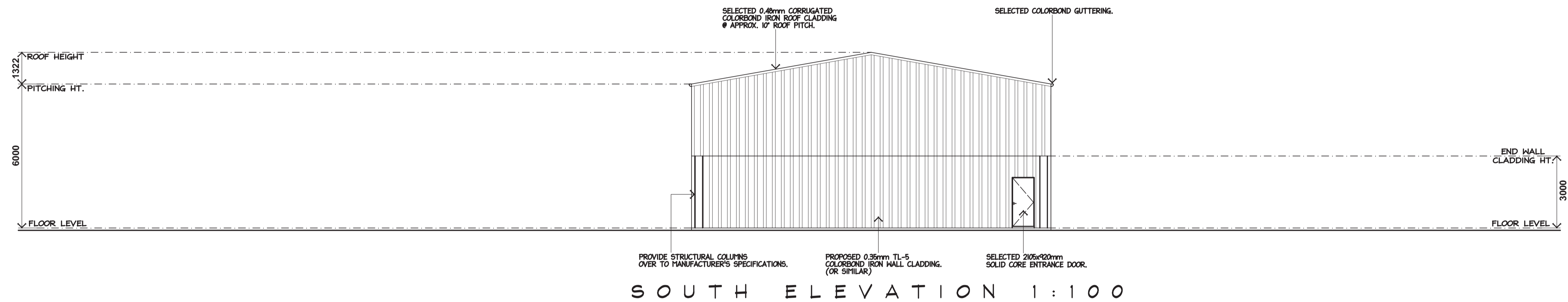
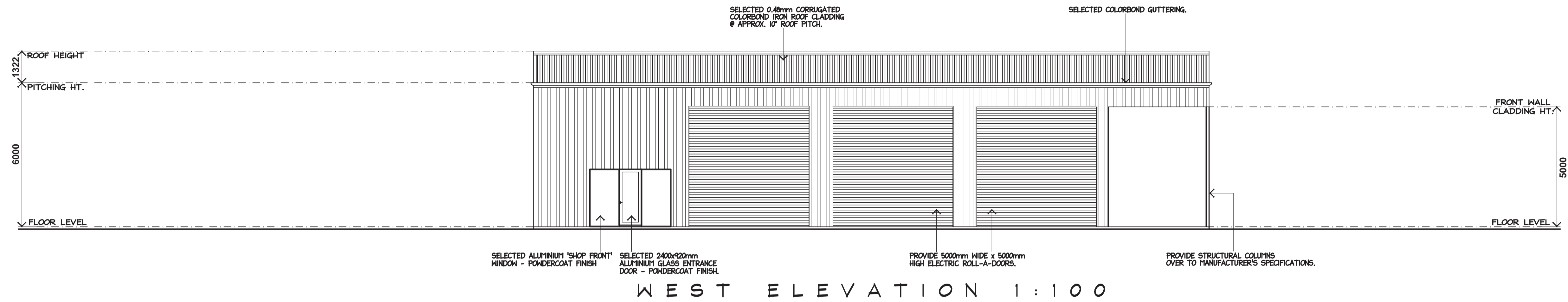
WINDOW / DOOR SCHEDULE

WINDOW No.	SERIAL No.	WINDOW SIZE	QUANTITY	LINTEL SIZE
W1	A0915	900x1450	1	SHED MANUF'S DETAILS
W2	A0906	900x610	2	SHED MANUF'S DETAILS
W3	A1218	1200x1810	3	SHED MANUF'S DETAILS
W4	F0918	900x1810	1	SHED MANUF'S DETAILS
W5	F1212	1200x1210	1	SHED MANUF'S DETAILS
W6	F1215	1200x1450	1	SHED MANUF'S DETAILS
W6	F1230	1200x3000	1	SHED MANUF'S DETAILS
D1	SF2434	2400x3390	1	SHED MANUF'S DETAILS
SD1	SD2424	2400x2400	1	SHED MANUF'S DETAILS

-LINTEL # STUDS BESIDE OPENINGS, SIZES ARE TO BE CHECKED ONCE A ROOF TRUSS PLAN HAS BEEN DEVELOPED. THIS IS TO BE DONE BY THE ROOF TRUSS MANUFACTURER.

PROVIDE 2No. 90 x 45mm MGP12 JAMB STUDS TO ALL OPENINGS.

PROPOSED FLOOR PLAN 1:100



powerhouse
RATERS

0455 726 198 | admin@powerhouseraters.com.au

This page was referenced in the following
NCC 2022 Section J compliance report:

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(ISSUED: 10th FEB' 2025)

SHEET NO: 2 OF 6 **DRG NO:** MH2.2023-058

PROJECT:
PROPOSED WAREHOUSE

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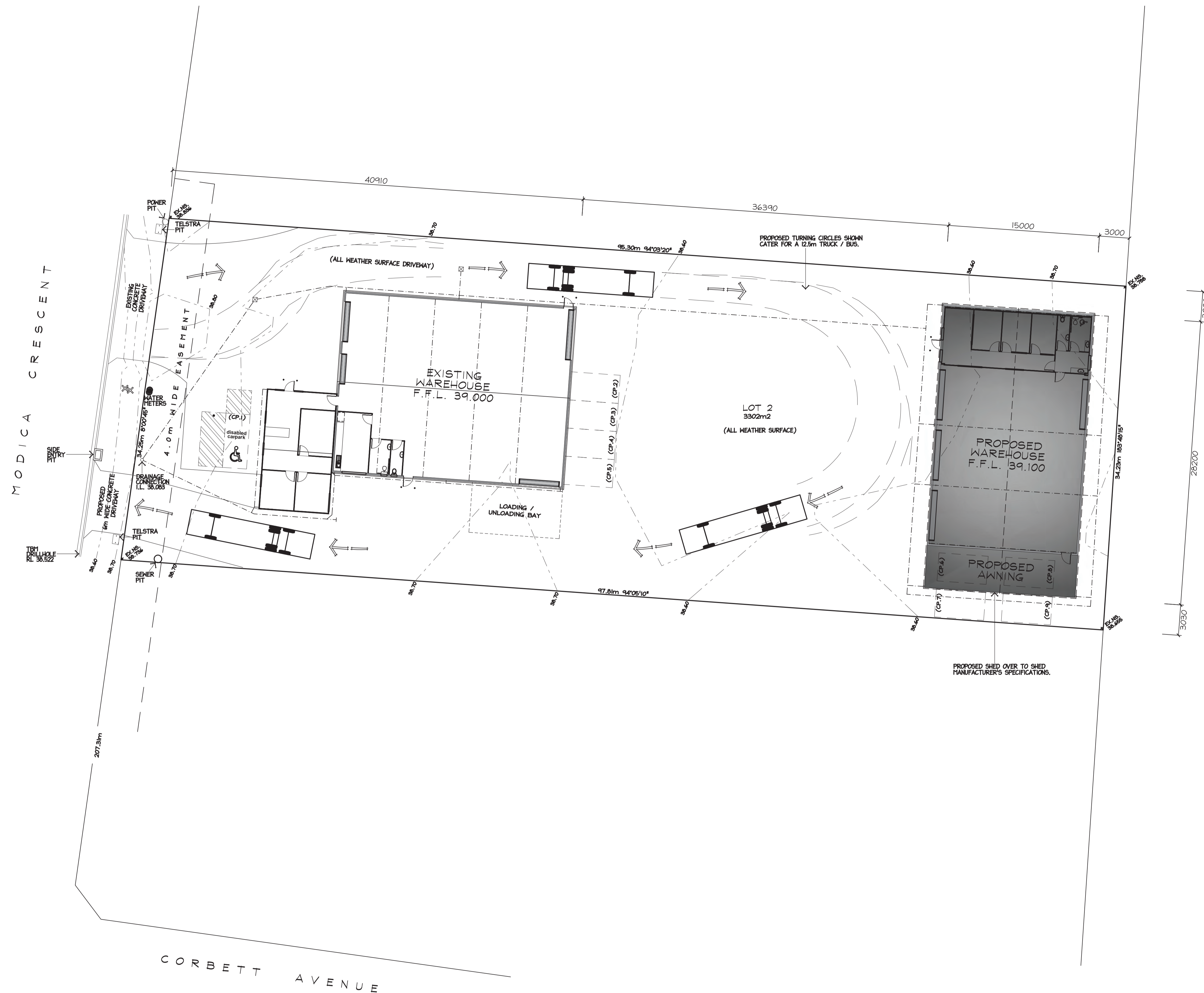


ENGINEERING & ARCHITECTURAL SERVICES

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ABN: 43 634 027 464 DP No: AD 26770

PARKING NOTES:
 ALL OFF STREET PARKING TO BE IN ACCORDANCE WITH AS / NZS 2890.1 : 2004
 ALL STANDARD CARPARKS SHOWN ARE: 2.8m WIDE x 4.9m LONG
 DISABLED CARPARK SHOWN IS: 2.4m WIDE x 5.4m LONG WITH 2.4m WIDE SHARED AREA'S.
 9 CARPARKING SPACES (TOTAL)

SITE NOTES:
 REFER TO ENGINEERS DOCUMENTATION FOR STORM WATER DESIGN
 ALL LEVELS TO BE CHECKED AND VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.



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