

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

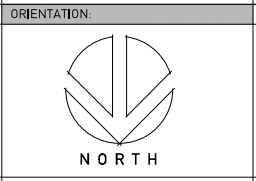
The application is considered appropriate in this instance. The proposal in general is consistent with the surrounding land uses and development. Accordingly, it is recommended the development approval be granted.



Brent. A Williams

Managing Director

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



SHEET No	TP - A01		
Project	PROPOSED DWELLING		
Client	BRAD CLARKE		
Location	568-609 STURT HIGHWAY, BURONGA NSW		
Scale	N.T.S	Date	NOVEMBER 2024
Drawn		Rev, Date	
Drawn		Rev, Date	

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 cth 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			
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	ALS-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
Rev No.		Rev Date	
Drawn	LC	Design	LC
Drawn	MCN	Design	MCN

PROJECT No. AA24-063



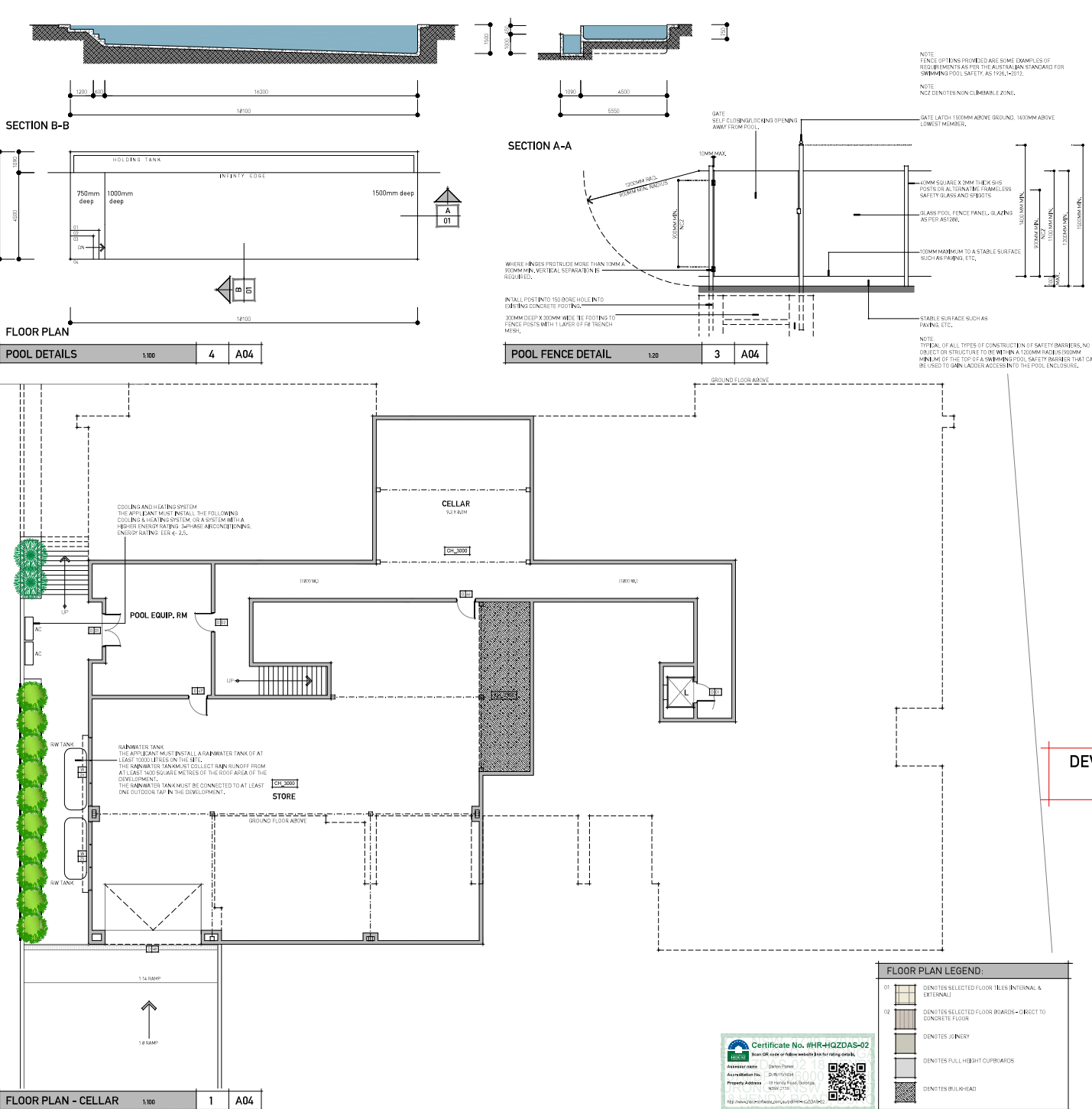
ENERGY RATING SPECIFICATIONS:	
ROOFING NOTES:	
• 150/22 BULK INSULATION AT BLANKET UNDER ROOF.	
• 150/22 BULK INSULATION TO CEILING UNDER ROOF INCLUDES GARAGE.	
• NO INSULATION REQUIRED TO FLOOR BETWEEN LEVELS.	
• ROOF COLOUR - ANY OTHERS DEFAULT CERTIFIED.	
WALL NOTES:	
• 150/22 BULK INSULATION TO EXTERNAL WALLS INCLUDES GARAGE.	
• WALL WRAP (150/22) TO EXTERNAL WALLS INCLUDES GARAGE.	
• 150/22 BULK INSULATION TO INTERNAL WALLS (AS NOTED ON PLANS).	
• TIMBER FRAMED WALLS - NO THERMAL BREAK REQUIRED.	
GLASS INSULATION NOTES:	
• CONCRETE SLAB ON GROUND (CONVENTIONAL).	
• 150/22 UNDER SLAB INSULATION.	
• 150/22 SLAB EDGE INSULATION.	
CEILING WALL INSULATION & PENETRATIONS NOTES:	
• MINIMUM CLEARANCES TO INSULATION ON OTHERS COMBUSTIBLE MATERIAL FOR CHIMNEY FANS, RECESSED LIGHTS OR FLUERS 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 TIGHTEN SEALS 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 SPECIFICATION NO. R104-HQZDAS-047.	

LEGEND:	
A	ALUMINUM FULLY GLAZED AWWING 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 JINGLES
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 AWWING WINDOWS DOUBLE GLAZED U-VALUE: 2.32 SHGC: 0.41 ALL AWWING 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 m ²
GROUND FLOOR	940.84 m ²
GARAGE / STORE	157.28 m ²
UPPER FLOOR (excl. voids)	340.78 m ²
BALCONY (total)	52.64 m ²
OVERALL TOTAL	2071.56 m ²

ORIENTATION:	
	
NORTH	



WINDOW SCHEDULE:	
NO.	TYPE, SIZE, U-VALUE
01	7200 x 2050
02	7200 x 4950
03	7200 x 4950
04	3600 x 6000
05	3600 x 4800
06	2400 x 3600
07	1800 x 1000
08	1800 x 1000
09	1800 x 1000
10	2400 x 1200
11	7200 x 1200
12	3600 x 1200
13	3600 x 1800
14	2400 x 3600
15	3600 x 3600
16	3600 x 3600
17	1200 x 645
18	1200 x 645
19	1200 x 645
20	3600 x 3600
21	3600 x 1800
22	3600 x 1800
23	3600 x 3600
24	4500 x 2400
25	6000 x 3600
26	4500 x 3600

DOOR SCHEDULE:	
NO.	TYPE, SIZE, U-VALUE
01	2400 x 1200
02	2240 x 600
03	2400 x 600 (2)
04	3000 x 4500
05	3000 x 4500
06	3000 x 1500
07	2700 x 920
08	2400 x 4500
09	3600 x 4500
10	3600 x 1500
11	3600 x 4500
12	2700 x 920
13	2700 x 920 (2)
14	2700 x 920
15	2700 x 920
16	2700 x 920 (2)
17	2640 x 920
18	2640 x 920
19	2400 x 1100
20	3600 x 4500
21	3600 x 4500
22	3600 x 1500
23	3600 x 920
24	2700 x 920 (2)
25	2640 x 920
26	3600 x 920
27	3600 x 1500
28	3600 x 4500
29	3600 x 920
30	2700 x 920 (2)
31	3600 x 920
32	3000 x 4500
33	3000 x 4500
34	3000 x 1500
35	3000 x 1500
36	3000 x 1500
37	2700 x 920 (2)
38	2640 x 920
39	2640 x 920
40	2400 x 1100
41	3600 x 920
42	2640 x 920
43	3600 x 920
44	3600 x 920
45	2600 x 4500
46	2540 x 920
47	2540 x 920
48	2400 x 3000

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

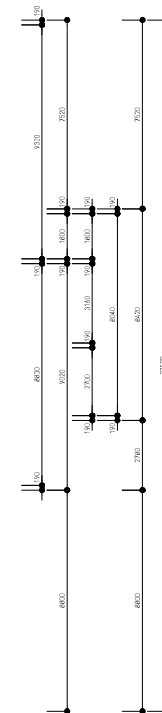
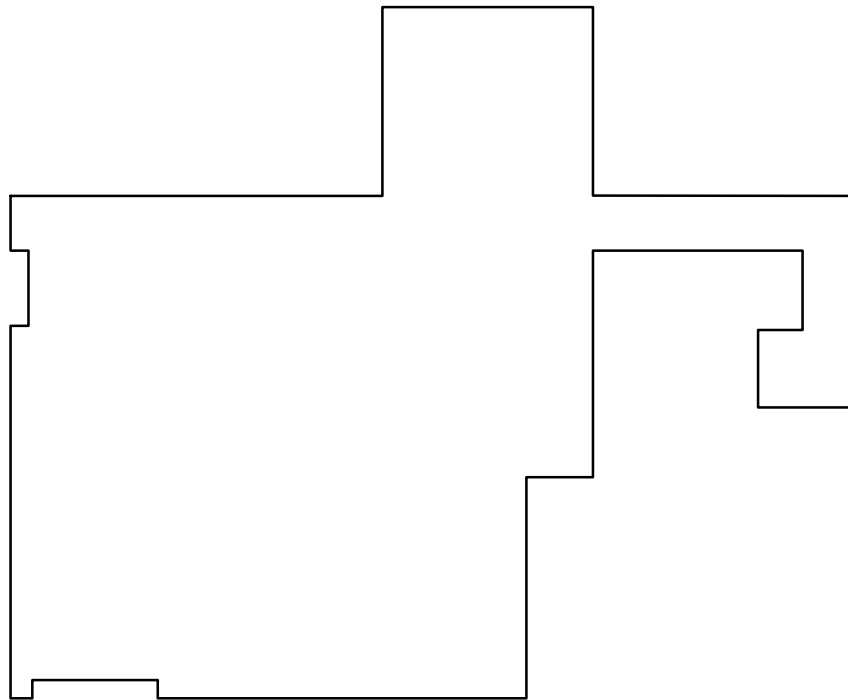
SHEET NO.	TP - A04
Project	PROPOSED DWELLING
Client	BROAD CLARKE
Location	568-569 STURT HIGHWAY, BURCONDA NSW
Scale	1:100
Date	NOVEMBER 2024
Design	LC
Rev. No.	
Rev. Date	
Drawn	MCH

PROJECT NO. **AA24-063**



105 Pine Avenue, Mildura, VIC 3550

P: 03 5022 4818 E: info@aspirearchitecture.com.au
REGISTERED PRACTITIONERS - AUSTRALIAN NATURE & 100%
LARRY GALLAGHER - CP 1989
MEMBER
COMMITMENT - 2017 - aspire architecture pty. ltd.

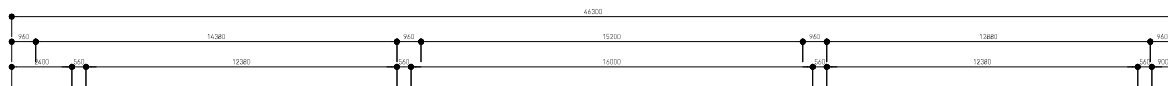


SHEET No		TP - A05	
Project	PROPOSED DWELLING		
Client	BRAD CLARKE		
Location	568-569 STURT HIGHWAY, BURONGA NSW		
Scale	1:100	Date	JULY 2023
		Design	LC
Rev No.		Rev Date	
		Drawn -	MOH

PROJECT No. **AA24-063**



(NOT FOR CONSTRUCTION)
NOV. 21ST 2024



SHEET No		TP - A07	
Project	PROPOSED DWELLING		
Client	BRAD CLARKE		
Location	568-569 STURT HIGHWAY, BURONGANSW		
Scale	1:300	Date	JULY 2023
		Design	LC
Rev No.		Rev Date	
		Drawn -	MCH

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 - RESHINE PARAPET
- B** COMPRESSED SHEET CLADDING TO PARAPET
AREAS - PAINT FINISH
- C** EXCLUSIVE PANELING TO UPPER FLOOR AREAS WITH
TEXTURED ACRYL TEXT PAINT MEMBRANE FINISH
- D** HOODED AWNING SURROUND TO WINDOW
- E** PITCHED GLAZED ROOF SKYLIGHT -
ALUMINUM STAINLESS STEEL 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
ARCHICLAD SINGLE LOCK STANDING SEAM PANELS
- L** SECTIONAL PANEL - LIFT CANOPY DOORS
- M** PERBLESPECK CONCRETE PAVING TO EXTERNAL AREAS
- N** PERBLESPECK 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 ABSOLUT CUSTOM GLASS SYSTEMS
- R** REINITY 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 SAKALAY STREET HIGHWAY
BUNGLONGA NSW

Scale 1:100 Date NOV 2024 Design LC

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** RAMMED 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** PERBLENK CONCRETE PAVING TO EXTERNAL AREAS
- N** PERBLENK 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

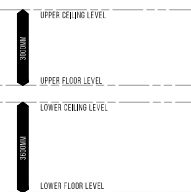
Location SAKALAY STREET HIGHWAY
BUNGLONG NSW

Scale 1:100 Date NOV 2024 Design LC

Rev No. Rev. Date Drawn DM

PROJECT No. **AA24 - 063**





1:100

- A** METAL TRAY ROOFS (0.2 DEGREES PITCH) COLORFUL COLORED - BOND PARAMET
- B** COMPRESSED SHEET CLADDING TO PARAMET ARKS - POINT FINISH
- C** EXCLUSIVE PAVING TO UPPER FLOOR AREAS WITH TEXTURED ACRA TEX PAVEMENTS FINISH
- D** HOODED AWNING SUPPORT TO WINDOW
- E** PITCHED GLAZED ROOF SKYLIGHT - ALUMINUM STAINLESS STEEL GLAZING SYSTEM
- F** BANNED EARTH WALL CONSTRUCTION
- G** SELF PERLO BEAMS WRAPPED IN ALUMINUM CLADDING - MODULATED "TUBER" LOOK FINISH
- H** ALUMINUM CONFERENTIAL FLOVED & FINISHED GLAZING WINDOWS
- I** FEATURE ENTRANCE PIVOT DOOR
- J** SOLID CORE DOUBLE DOORS TO BASEMENT ACCESS POINT FINISH
- K** CORTEN METAL GLAZING SYSTEM ANCHORED SINGLE LOCK SYSTEM SEAM PANELS
- L** SECTIONAL PANEL-LIFT GARAGE DOORS
- M** PERFORATED CONCRETE PAVING TO EXTERNAL AREAS
- N** PERFORATED EXTERNAL CONCRETE STEPS WITH SHADOW LINE FINER DETAIL
- O** 100MM HIGH FRAMELESS GLAZED BALUSTRADE PANELS
- P** ALUMINUM FRAMED GLAZED EXTERNAL DOOR
- Q** 100MM HIGH FRAMELESS INVERTIBLE 2 HANDEL GLASS BALUSTRADE - BY ABSOLUT CLASP GLASS SYSTEMS
- R** INFINTY EDGE POOL, TO SHOWING EDGE OF POOL COMPART WITH ENICE PANEL 3,0,0 - CONVING DESIGN
- S** CONCRETE REINFORCED IN SITU RETAINING WALLS TO BOUNDARY
- T** ALUMINUM SLIDING DOOR UNITS - POWERGLAZED FINI MITESCA

SHEET No		A12	
Project		PROPOSED DWELLING	
Client		BRAD & LEA CLARKE	
Location		EAGLEBAY STREET HIGHWAY BURONGA, NSW	
Scale	1:100	Date	NOV 2024
		Design	LC
Rev. No.		Rev. Date	
		Drawn	DM

PROJECT No. **AA24 - 063**





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.	-
Rev. Date	-
Drawn	DM

PROJECT No. **AA24 - 063**

