

Planning Report

Dwelling

468 River Road,
Coomella, NSW, 2417

EXECUTIVE SUMMARY

Proposal	Dwelling
Street Address	468 River Road, Coomealla, 2717
Formal Land Description	Lot 2 in Deposited Plan 1181827
Zone	R5 – Large Lot Residential
Relevant State Environmental Planning Policies	State Environmental Planning Policy (Biodiversity and Conservation) 2021

SUBJECT SITE AND SURROUNDING AREA

The subject site comprises one parcel of land commonly known as 468 River Road, Coomealla, and more formally as Lot 2 in Deposited Plan 1181827. It has an area of approx. 5560m² and a frontage of 62.18 metres (m) to River Road. The site contains existing outbuilding which are located at the north-eastern edge of the site. The rear of the land abuts the Murray River, which has a steep slope to the water edge. No heritage or cultural sensitivities affect the land and there are no environmental constraints or natural hazards.

The site is situated within an existing rural area of Coomealla, approximately 4.6km to the south east of the township. The surrounding area predominantly consists of established single and double story dwellings within a small pocket of R5 zoned land.

An aerial image of the site and surrounding area as well as site photos are contained on the following pages.

Site Photos



Figure 1: View of site from River Road



Figure 2: View of site from rear



Figure 3: View of site from west



Figure 3: View of site from east



Figure 4: View of dwelling location

PROPOSAL

DESCRIPTION

This application is for the construction of a dwelling, as summarised under the following points:

- The dwelling is single storey and contains five bedrooms (master with WIR and ensuite), open plan kitchen, meals and family area, separate family room, bathroom and separate WC, laundry, outdoor living area and double garage.
- The external appearance of the dwelling is contemporary with a mixture of brick and stone cladding. The roof will be clad in Colorbond iron.
- The dwelling has a maximum height of 6.86m above natural ground.
- An existing crossover will be utilised to provide access to the double garage.
- Due to the generous size of the site, over half will be available for landscaping and private open space.
- The development will be connected to all reticulated services with the exception of gas and wastewater will be managed on-site.

PLANNING

CONTROLS AND ASSESSMENT

Wentworth Local Environmental Plan 2011 (LEP)

The subject site is within the Zone R5 – Large Lot Residential.

The objectives of the zone are:

- *To provide residential housing in a rural setting while preserving, and minimising impacts on, environmentally sensitive locations and scenic quality.*
- *To ensure that large residential lots do not hinder the proper and orderly development of urban areas in the future.*
- *To ensure that development in the area does not unreasonably increase the demand for public services or public facilities.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To restrict the construction of new residential and other sensitive uses in flood prone areas*

The additions are compatible with existing and future land uses in the surrounding area. The building will not unreasonably increase the demand for public services or public facilities. The subject site is not in an environmentally sensitive location, does not have high scenic quality. As such, the proposal supports the objectives of the R5 zone.

Clause 5.21 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.*

Development consent must not be granted to development on land the consent authority considers to be within the flood planning area unless the consent authority is satisfied the development—

- *is compatible with the flood function and behaviour on the land, and*
- *will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and*
- *will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood, and*
- *incorporates appropriate measures to manage risk to life in the event of a flood, and*
- *will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.*

Discussion

The subject land will be raised as a requirement of any approval, therefore it is considered that the proposed works will have no additional safety threat to the occupiers of the dwelling.

It is accepted that standard conditions relating to the construction of the dwelling may be required to be certified by a qualified structural engineer certifying that the design and structural adequacy of the building can withstand the effects of inundation in the event of a flood.

In conclusion it is considered that the proposed development will allow the safe and efficient evacuation of people in the event of a flooding event.

Clause 7.6 Development on Riverfront Areas

The objectives of this clause are as follows—

- *to support natural riverine processes, including the migration of the Murray River's channels,*
- *to protect and improve the bed and bank stability of the Murray River,*
- *to maintain and improve the water quality of the Murray River,*
- *to protect the amenity, scenic landscape values and cultural heritage of the Murray River and to protect public access to its riverine corridors,*
- *to conserve and protect the riverine corridors of the Murray River, including wildlife habitat.*

Despite any other provision of this Plan, development consent may only be granted to development on land in a river front area for the following purposes—

- *boat building and repair facilities, boat launching ramps, boat sheds, charter and tourism boating facilities or marinas,*
- *the extension or alteration of an existing building that is wholly or partly in the river front area, but only if the extension or alteration is to be located no closer to the river bank than the existing building,*
- *environmental protection works,*
- *extensive agriculture and intensive plant agriculture,*
- *walking trails, cycleways, picnic facilities, recreation facilities and recreation facilities (outdoors),*
- *water recreation structures.*

Development consent must not be granted under subclause (2) unless the consent authority is satisfied of the following—

- *that the appearance of the development, from both the Murray River and the river front area will be compatible with the surrounding area,*
- *that the development is not likely to cause environmental harm, including (but not limited to) any of the following—*
 - *pollution or siltation of the Murray River,*
 - *any adverse effect on surrounding uses, riverine habitat, wetland areas or flora or fauna habitats,*
 - *any adverse effect on drainage patterns,*
- *that the development is likely to cause only minimal visual disturbance to the existing landscape,*
- *that continuous public access, and opportunities to provide continuous public access, along the river front and to the Murray River are not likely to be compromised,*

- *that any historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance of the land on which the development is to be carried out and of surrounding land is to be maintained.*

Discussion

The proposed development is not within the riverfront area.

Clause 7.7 Riparian land and Murray River and other watercourses – general principals

The objective of this clause is to protect and maintain the following—

- *water quality within the Murray River and other watercourses,*
- *the stability of the bed and banks of the Murray River and other watercourses,*
- *aquatic riparian habitats,*
- *ecological processes within the Murray River and other watercourses and riparian areas.*

Before determining a development application to carry out development on land to which this clause applies, the consent authority must consider whether or not the development:

- *is likely to cause any adverse impact on the following—*
 - *the water quality and flows within a watercourse,*
 - *aquatic and riparian species, habitats and ecosystems,*
 - *the stability of the bed, shore and banks of a watercourse,*
 - *the free passage of fish and other aquatic organisms within or along a watercourse,*
 - *any future rehabilitation of a watercourse and riparian areas, and*
- *will increase water extraction from a watercourse.*

Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that—

- *the development is designed, sited and will be managed to avoid any significant adverse environmental impact, or*
- *if that impact cannot be avoided by adopting feasible alternatives—the development is designed, sited and will be managed to minimise that impact, or*
- *if that impact cannot be minimised—the development will be managed to mitigate that impact.*

Discussion

The proposed development is not considered to result in any detrimental impacts to the Murray River and surrounding environs. As such, no bank stability, water quality or

flora and fauna issues are identified, and the proposal will not increase the extent of water extracted from the Murray River.

Clause 7.8 - Additional provisions—development on river bed and banks of the Murray River

The objectives of this clause are as follows—

- *to manage and maintain the quality of water in the Murray River,*
- *to protect the environmental values, scenic amenity and cultural heritage of the Murray River,*
- *to protect the stability of the bed and banks of the Murray River,*
- *to limit the impact of structures in or near the Murray River on natural riverine processes and navigability of the River.*

Development consent must not be granted to any development on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the development is likely to contribute to achieving the objectives of the zone in which the land is located,*
- *that the development will not increase erosion,*
- *that the development is not likely to cause an adverse effect on riverine habitat or flora or fauna habitats,*
- *that the development will not cause an adverse effect on drainage or flow patterns.*

Development consent must not be granted for the erection of a structure on land to which this clause applies unless the consent authority is satisfied of the following—

- *that the proposed structure will not be located on an outside bend of the Murray River,*
- *that the appearance of the proposed structure, from both the Murray River and any adjacent land, will be compatible with the surrounding area,*
- *that the development does not involve, and will not result in, the erection of more than one mooring per lot or per lots owned by the same owner or owners.*

Discussion

The proposed structure is not within the riverbank.

Wentworth Development Control Plan

Chapter 4 – Residential Development Controls

4.1.1 Site Context and Analysis

The plans submitted with this application demonstrate how the proposed dwelling responds to site specific conditions and the site has been described in detail previously in this report. The site does not have any specific constraints and the topography is relatively flat.

4.1.2 Streetscapes

Given the sites locality, it is considered that there is no prominent streetscape character, nonetheless it is considered that the appearance of the proposed dwelling will be suitable when viewed against the existing dwellings within the area.

4.1.3 Front Setback

The dwelling has a greater than 15 metres, thus meeting the requirements of the clause.

4.1.4 Side setbacks and Corner Lot Setbacks

The side setbacks of the proposed dwelling are 14.8m from the eastern boundary and 15.7m from the western boundary, thus meeting this control.

4.1.5 Rear setbacks

The rear setback is located 6 metres from the rear boundary, therefore meeting the control.

4.1.6. Walls on Boundaries

Not applicable for this application.

4.1.7 Building heights and overshadowing

Both the dwelling is appropriately located to have minimal impacts on the adjoining land. Both buildings are proposed a height that is considered standard within a low-density residential subdivision.

4.1.8 Site Coverage

The site coverage is approximately 14%, which complies with this control.

4.1.9 Private Open Space

Due to the generous size of the site, private open space is well in excess of the 40sqm minimum requirement.

4.1.10 Energy Efficiency and Solar access

Appropriate solar access and energy efficiency is achieved given the orientation of the site. A BASIX is included with this application to demonstrate that the relevant energy efficiency requirements are met.

4.1.11 Daylight to existing windows

The proposed dwelling will not impact daylight to existing dwellings as there will be a notable separation distance and between any proposed dwellings on both adjoining allotments.

4.1.12 North-facing windows

Not applicable – there are no existing north facing windows within 3m of the boundary.

4.1.13 Overlooking

Not applicable – the proposed dwelling is single storey and will not be notably raised above existing surface levels.

4.1.14 Fencing and Retaining Walls

No fences or retaining walls are proposed as part of this application.

4.1.15 Car Parking and Vehicle Access

The proposed dwelling contains a double garage which provides two covered car parking spaces for occupants. Numerous uncovered car parking spaces can be accommodated within the driveway, if required.

4.1.16 Cut and Fill

As the site is relatively flat, only minimal earthworks are anticipated and will not exceed 0.5m of cut or fill.

State Environmental Planning Policies (SEPP)

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Clause 5.9

When this Part applies, the following must be taken into account—

Flooding

Where land is subject to inundation by floodwater—

- *the benefits to riverine ecosystems of periodic flooding,*
- *the hazard risks involved in developing that land,*
- *the redistributive effect of the proposed development on floodwater*
- *the availability of other suitable land in the locality not liable to flooding,*
- *the availability of flood free access for essential facilities and services,*
- *the pollution threat represented by any development in the event of a flood,*
- *the cumulative effect of the proposed development on the behaviour of floodwater,*
and
- *the cost of providing emergency services and replacing infrastructure in the event of a flood.*

Discussion

As mentioned numerous times previously, the development will have minimal impacts on the health of the Murray River and not create any further risk to human life.

General Assessment

Visual Impacts

Please refer to DCP assessment.

Open Space

Please refer to DCP assessment.

Overshadowing and Privacy

Please refer to DCP assessment.

Noise

Not applicable for this application.

Erosion Control Measures

No specific erosion control measures are considered necessary for this development. As discussed previously, earthworks will be appropriately battered and retained.

Economic and Social Impacts

Given the residential nature of this development, economic or social impacts on the locality are not envisaged.

Environmental Benefits

Due to the nature of this development, no significant environmental benefits are envisaged.

Disabled Access

Not applicable for this application.

Security, Site Facilities and Safety

Not applicable for this application.

Waste Management

The site is of a size that will successfully contain all effluent. It is also worth noting that the lot is greater than 100 metres from the Murray River.

National Construction Code

The National Construction Code will be assessed as part of the Construction Certificate process by a Building Surveyor.

Traffic

Not applicable for this application.

Stormwater/flooding

The dwelling will be connected to the existing stormwater system located on the site.

CONCLUSION

This report demonstrates that the proposal is consistent with the relevant provisions of the *Wentworth Local Environmental Plan 2011* and the Wentworth DCP.

The proposed shed is appropriate for the site as it:

- Supports the objectives of the Zone R5 - Large Lot Residential;
- Is appropriately located on the subject site;
- Will have an acceptable impact on the locality in terms of amenity and visual dominance; and
- Will not result in any detrimental impacts on the environment.

It is considered that the proposal is worthy of support, and it is therefore respectfully requested that the Wentworth Shire Council grant Development Consent for a dwelling as described in this report at 468 River Road, Coomealla.

TILLEY RESIDENCE - LOT 2 DP1181827 (No. 468) RIVER ROAD, COOMEALLA





Certificate No. # 8TZ8XZSFJ6

Scan QR code or follow website link for rating details.

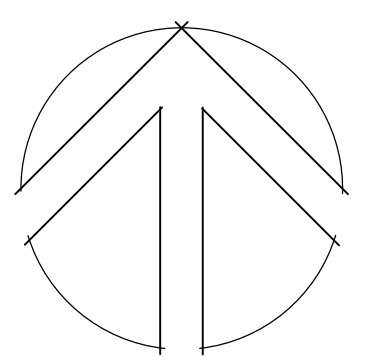
Assessor name: RAFFAELE MAMMONE
Accreditation No.: DMN/10/1008
Property Address: No. 468 RIVER ROAD, COOMEALLA, NSW, 2717

<https://www.rpa.com.au/QRCodeLanding?PublicId=8TZ8XZSFJ6>



DRAWING SCHEDULE:		
DWG	DESCRIPTION	REV
A00	DRAWING SCHEDULE LOCALITY PLAN	
A01	SITE PLAN	
A02	FLOOR PLAN	
A03	FOOTPRINT PLAN	
A04	ELEVATIONS	
A05	ELECTRICAL PLAN	

ORIENTATION:



NORTH

SHEET No	TP - A00		
Project	PROPOSED DWELLING		
Client	CAM & JACQUI TILLEY		
Location	LOT 2 DP1181827 (No. 468) RIVER ROAD, COOMEALLA, NEW SOUTH WALES		
Scale	NTS	Date	26 MARCH 2025
Rev No.		Design	LC
		Rev. Date	
		Drawn:	MCH

PROJECT No. **AA21-050**



aspire
ARCHITECTURE

105 Pine Avenue, Mildura, Vic 3500

BASIX REQUIREMENTS:

LANDSCAPE

THE APPLICANT MUST PLANT INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THROUGHOUT 1500 SQUARE METRES OF THE SITE.

FIXTURES

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 4 STAR (→ 4.5 BUT ← 6 L/MIN PLUS SPRAY FORCE AND/OR COVERAGE TESTS) 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.

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER

RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 10000 LITRES ON THE SITE. THIS 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 400 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.)

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 COMPLYING DEVELOPMENT CERTIFICATE WHICH WERE 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 BASIX REPORT (PAGES 5 & 6).

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: ELECTRIC HEAT PUMP WITH A PERFORMANCE OF 21 TO 25 STCS OR BETTER.

COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0-3.5.

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0-3.5.

HEATING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0-3.5.

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 BEDROOM: 3-PHASE AIRCONDITIONING; ENERGY RATING: EER 3.0-3.5.

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 ON/OFF.

- KITCHEN: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF

- LAUNDRY: NATURAL VENTILATION ONLY, OR NO LAUNDRY; OPERATION CONTROL: N/A

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING DIODE (LED) LAMPS.

NATURAL LIGHTING

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN THE KITCHEN OF THE DWELLING FOR NATURAL LIGHTING.

THE APPLICANT MUST INSTALL A WINDOW AND/OR SKYLIGHT IN 2 BATHROOM(S)/TOILET(S) IN THE DEVELOPMENT FOR NATURAL LIGHTING.

ALTERNATIVE ENERGY

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

THE PHOTOVOLTAIC SYSTEM MUST CONSIST OF: PHOTOVOLTAIC COLLECTORS WITH THE CAPACITY TO GENERATE AT LEAST 10 PEAK KILOWATTS OF ELECTRICITY, INSTALLED AT AN ANGLE BETWEEN 0 AND 10 DEGREES TO THE HORIZONTAL FACING NORTH WEST.

ORIENTATION:

NORTH

SITE PLAN

1:200

1

A01

DEVELOPMENT APPLICATION

NOT FOR CONSTRUCTION

MARCH 2025

SITE NOTES:

100mm DIA. U.P.V.C STORMWATER DRAINS DIRECTED STORMWATER DIRECTED TO POP-UPS NOT LESS THAN 10.0M FROM BUILDING EDGE

PROVIDE INSPECTION OPENINGS EVERY 9m OF RUN AND CHANGE IN DIRECTION

70-90mm DIA. ZINCALUME DOWNPIPES

LEVELS AND FEATURES SHOWN BY APPROVED SUREYORS

FILL TO BE COMPACTED IN ACCORDANCE WITH A.5 2870 - AND TO BE TESTED BY AN APPROVED ENGINEER

400MM w. X 200 MM MIN. d. BOX GUTTER WITH 1:100 FALL TOWARDS SUMP - RAINHEAD AND DOWNPIPE

400MM SQ. X 50MM DEEP ZINCALUM SUMP

600X400X300MM DEEP ZINCALUM RAINHEAD WITH 40MM OVERFLOW RELIEF- 90MM ZINCALUM DOWNPIPE

100X50MM ZINCALUM OVERFLOW (OF.) TO BOX GUTTERS

STORMWATER DESIGN AND DETAILING AS PER ENGINEERS DETAILS

FLOOR LEVEL:

- FINISHED FLOOR LEVEL TO BE SET A MINIMUM OF 0.75M ABOVE 1956 FLOOD LEVEL.

THE 1% AEP CALCULATED FLOOD HEIGHT IS 37.80. THEREFORE A MIN. FLOOR LEVEL TO BE SET 38.55 AHD TO THE SATISFACTION OF WENTWORTH SHIRE COUNCIL APPROVAL.

LANDSCAPE LEGEND:

SELECTED CONCRETE INSITU PEBBLECRETE PAVING = APPROX 400M

LAWNED AREA - DROUGHT TOLERANT VARIETY: 'SOFT LEAF BUFFALO'.

SELECTED CRUSHED ROCK: DRIVEWAY

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

NOTE: TOTAL AREA OF GARDEN & LAWN TO BE '1500M²' IN ACCORDANCE WITH BASIX REPORT.

EXISTING PLANTED AREA TO BE RETAINED

HOUSE

Certificate No. # 8TZ8XZSFJ6

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

RAFFAELE MAMMONE

DMN/10/1008

No. 468 RIVER ROAD, COOMEALLA, NSW, 2717

<https://www.ifs.com.au/QRCodeLanding?PublicId=8TZ8XZSFJ6>

SHEET No	TP - A01				
Project	PROPOSED DWELLING				
Client	CAM & JACQUI TILLEY				
Location	LOT 2 DP1181827 (No. 468) RIVER ROAD, COOMEALLA, NEW SOUTH WALES				
Scale	1:200	Date	26 MARCH 2025	Design	LC
Rev No.		Rev. Date		Drawn:-	MCH

PROJECT No.

AA21-050

aspire

ARCHITECTURE

105 Pine Avenue, Mildura, Vic 3500

P 03 5023 4814

E accounts@aspirearchitecture.com.au

REGISTERED PRACTITIONERS - ANDREW NAIRN - A 15202

LARRY CAVALLARO - DP 1889

© COPYRIGHT - 2017 - ASPIRE ARCHITECTURE P/L

Member

Australian Institute of Architects

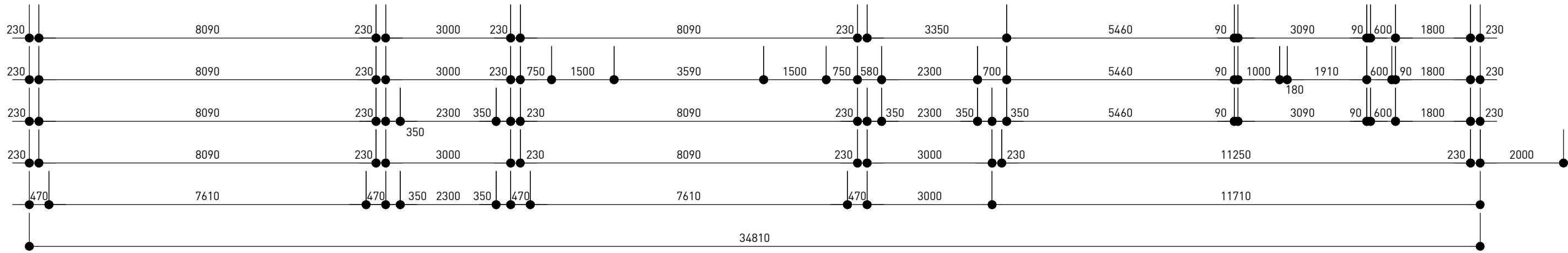
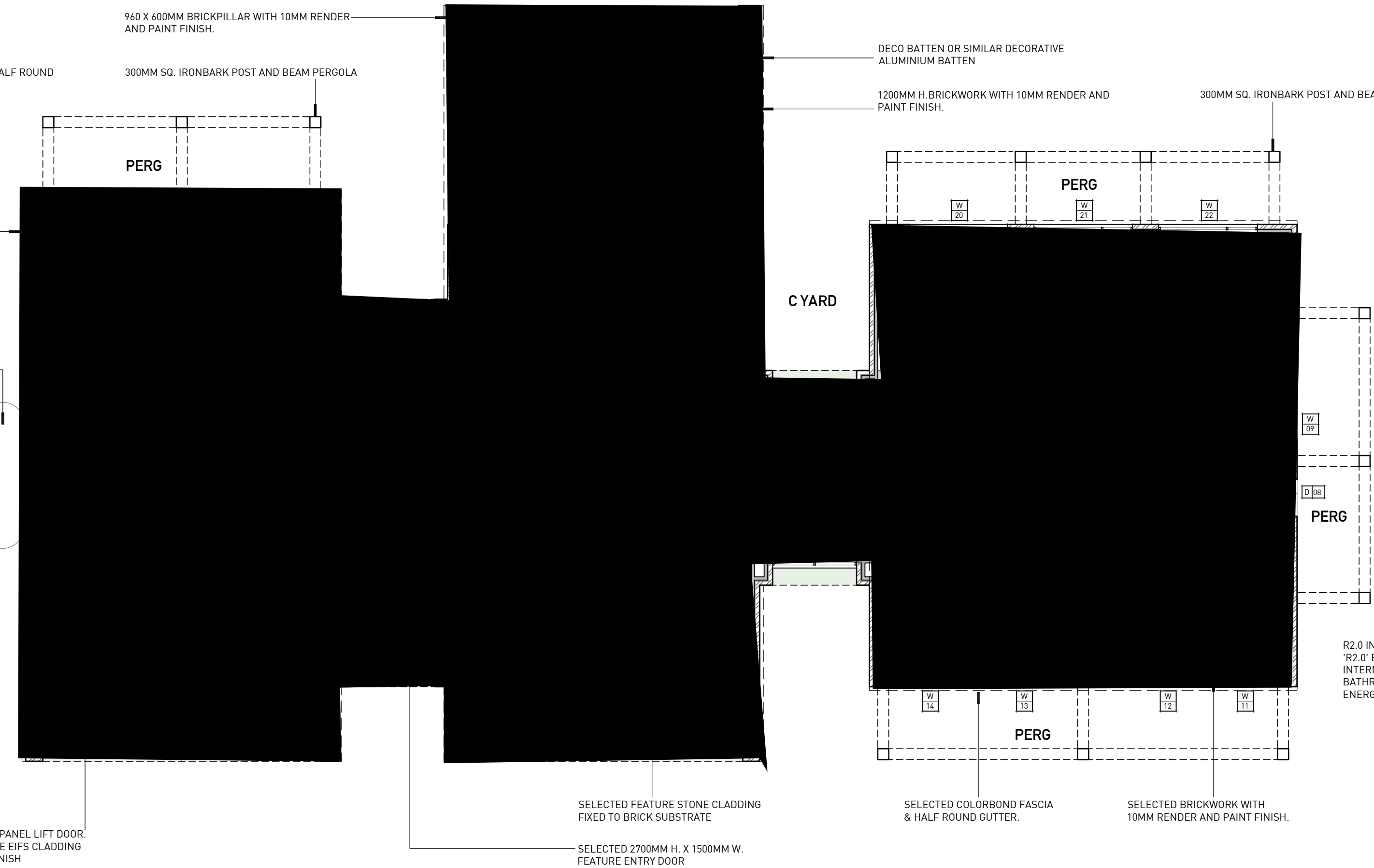
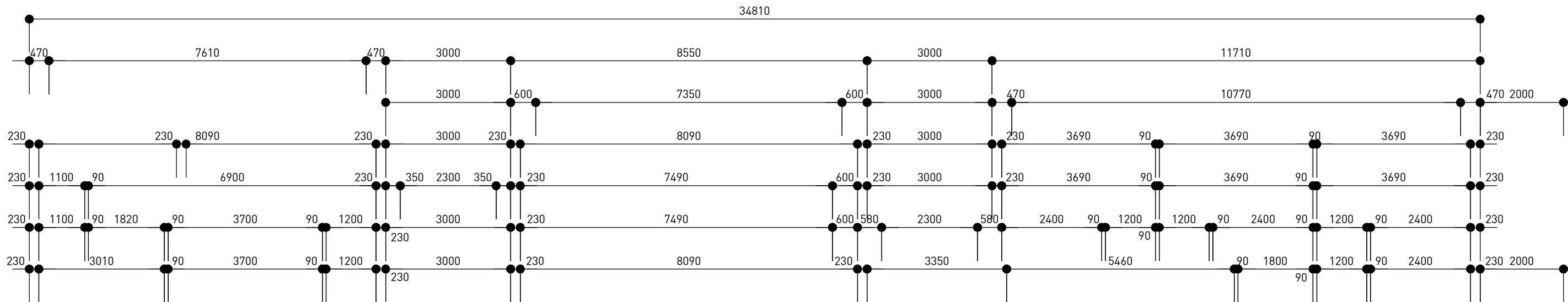
SETBACK PLAN

n.1.s

2

A01

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
MARCH 2025

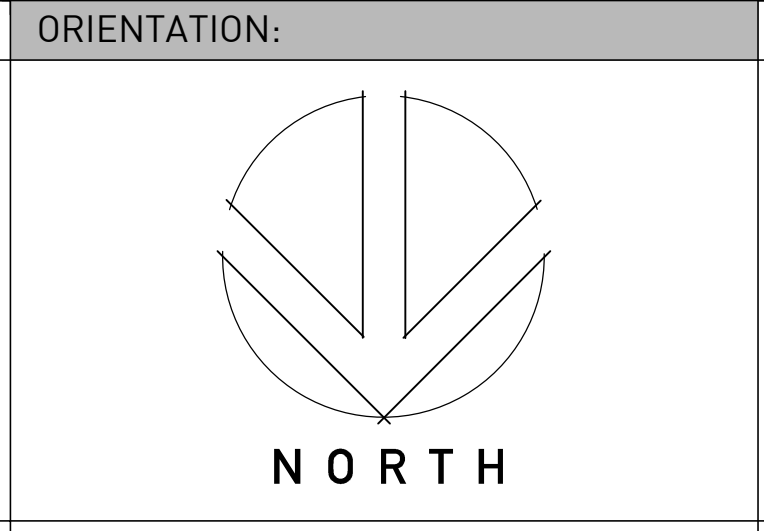


ENERGY RATING ASSESSMENT SPECIFICATIONS - 7 STAR MINIMUM:
SLAB & SLAB INSULATION NOTES:
• CONCRETE SLAB ON GROUND CONSTRUCTION (CONVENTIONAL).
• 'R1.0' UNDERSLAB INSULATION TO CONCRETE SLAB ON GROUND TO DWELLING & GARAGE.
WALL INSULATION NOTES:
• 'R2.5' BULK INSULATION TO ALL EXTERNAL WALLS OF DWELLING & GARAGE.
• 'R2.5' BULK INSULATION TO HIGHER WALLS TO PERIMETER OF RAKED CEILING TO KITCHEN, DINING & LIVING, LOUNGE AND MASTER BEDROOM & EN-SUITE TO ENSURE INSULATED BUILDING ENVELOPE.
• 'R2.0' WALL INSULATION TO WALLS BETWEEN DWELLING AND GARAGE AS PER PLANS.
• 'R2.0' WALL INSULATION TO WALLS AROUND BATHROOM AND LAUNDRY AS PER PLANS.
ROOF/CEILING INSULATION NOTES:
• 'R1.3' BRADFORD 'ANTICON 60' BLANKET TO DWELLING & GARAGE ROOF.
• 'R6.0' BULK INSULATION TO DWELLING & GARAGE CEILING.
• ROOF CLADDING = HI-RIB & EN-SEAM ROOF SHEETING
• ROOF COLOUR = MONUMENT - SOLAR ABSORPTANCE = 0.73
INSULATION AND PENETRATIONS NOTES:
• MINIMUM CLEARANCES TO INSULATION OR OTHER COMBUSTIBLE MATERIAL FOR EXHAUST FANS, RECESSED LIGHTS, OR FLUES ARE TO BE FOLLOWED AS PER AS3000.
• ALL RECESSED DOWNLIGHTS TO BE IC-4 RATED UNITS, WITH INSULATION TO BE LAID CONTINUOUSLY OVER FITTING.
• ENSURE CEILING & WALL BULK INSULATION IS NOT COMPRESSED.
DOOR NOTES:
• EXTERNAL SWING DOORS TO BE FITTED WITH A DRAUGHT PROTECTION DEVICE TO EACH EDGE OF AN OPENING LEAF.
AIR MOVEMENT/LEAKAGE NOTES:
• ALL EXHAUST FANS TO BE FITTED WITH A SEALING DEVICE SUCH AS A SELF-CLOSING DAMPER, FILTER OR THE LIKE.
• RANGEHOODS ARE TO HAVE A FILTER INSTALLED, AND DUCTED TO EXTERNAL ENVIRONMENT.
• CEILING FANS (900MM NOMINAL) AS PER PLANS.
GLAZING NOTE:
GLAZING AS PER ENERGY REPORT BY 'MAMMONE ENERGY RATERS'.

WINDOW SCHEDULE:				
No.	SIZE (H x W)	WINDOW TYPE	GLAZING	
01	3760-4600 x 1450	FIXED WINDOW	1	
02	3760-4600 x 1450	FIXED WINDOW	1	
03	2700 x 750	FIXED WINDOW	1	
04	2700 x 750	FIXED WINDOW	1	
05	2400 x 3000	AWNING WINDOW	2	
06	2700 x 3200	FIXED WINDOW	1	
07	710-2650 x 4700	FIXED WINDOW	1	
08	2700 x 2300	FIXED WINDOW	1	
09	2400 x 850	FIXED WINDOW	1	
10	DELETED	-		
11	2400 x 850	AWNING WINDOW	3	
12	2400 x 850	AWNING WINDOW	3	
13	2400 x 1450	AWNING WINDOW	2	
14	2400 x 1450	AWNING WINDOW	2	
15	2700 x 2300	FIXED WINDOW	1	
16	1400 x 780	FIXED SKYLIGHT	4	
17	1400 x 780	FIXED SKYLIGHT	4	
18	400-2140 x 3000	FIXED WINDOW	1	
19	400-2140 x 3000	FIXED WINDOW	1	
20	2400 x 2700	AWNING WINDOW	2	
21	2400 x 2700	AWNING WINDOW	2	
22	2400 x 2700	AWNING WINDOW	2	

DOOR SCHEDULE:			
No.	SIZE (H x W)	DOOR TYPE	GLAZING
01	2700 x 1500	ENTRY PIVOT DOOR	
02	2700 x 6000	PANEL LIFT DOOR	
03	2400 x 3000	MULTI-STACKING SLIDING DOOR	5
04	2700 x 4700	MULTI-STACKING SLIDING DOOR	5
05	DELETED	-	
06	DELETED	-	
07	DELETED	-	
08	2400 x 920	EXTERNAL GLAZED SWING DOOR	6
09	2340 x 920	INTERNAL SWING DOOR	
10	2340 x 920	INTERNAL SWING DOOR	
11	2340 x 820	INTERNAL SWING DOOR	
12	2340 x 920	INTERNAL SWING DOOR	
13	2340 x 920	INTERNAL SWING DOOR	
14	2700 x 1500	CAVITY SLIDING DOOR	
15	2340 x 920	INTERNAL SWING DOOR	
16	2700 x 2500	CAVITY SLIDING DOOR	
17	2700 x 2850	CAVITY SLIDING DOOR	
18	2340 x 920	INTERNAL SWING DOOR	
19	2340 x 920	INTERNAL SWING DOOR	

WINDOW & DOOR GLAZING LEGEND:	
1	ALUMINIUM FRAMED FIXED WINDOW - DOUBLE GLAZED AWS SER 516 - DG - AGG PLUS CLEAR 4MM CLEAR/12MM/4MM CLEAR U-VALUE: 2.15 SHGC: 0.55
2	ALUMINIUM FRAMED AWNING WINDOW - DOUBLE GLAZED AWS SERIES 516 - DG - AGG PRIME 4MM CLEAR/12MM/4MM CLEAR U-VALUE: 3.61 SHGC: 0.42
3	ALUMINIUM FRAMED AWNING WINDOW - DOUBLE GLAZED AWS SERIES 516 - DG - 4MM CLEAR/12MM/4MM CLEAR U-VALUE: 4.32 SHGC: 0.55
4	ALUMINIUM FRAMED FIXED SKYLIGHTS - DOUBLE GLAZED VELUX SKYLIGHT - DG - 3MM LOE 366/10.5MM AR/3MM CLEAR U-VALUE: 2.66 SHGC: 0.24
5	ALUMINIUM FRAMED MULTI-STACKING SLIDING DOOR - DBL GLAZED AWS SERIES 541/542 - DG - AGG PRIME 4MM CLEAR/12MM/4MM CLEAR U-VALUE: 3.17 SHGC: 0.46
6	ALUMINIUM FRAMED EXTERNAL SWING DOOR - DOUBLE GLAZED AWS SERIES 549 - DG - 4MM CLEAR/12MM/4MM CLEAR U-VALUE: 4.08 SHGC: 0.50



AREAS:	
GROUND FLOOR	
DWELLING	368.66 m ²
GARAGE	62.00 m ²
PORCH	6.03 m ²
OUTDOOR LIVING	51.30 m ²
OVERALL TOTAL	487.99 m ²

FLOOR PLAN	1:100	1	A02
------------	-------	---	-----



SHEET No	TP - A02		
Project	PROPOSED DWELLING		
Client	CAM & JACQUI TILLEY		
Location	LOT 2 DP1181827 (No. 468) RIVER ROAD, COOMEALLA, NEW SOUTH WALES		
Scale	1:100	Date	26 MARCH 2025
Rev No.		Rev. Date	
		Design	LC
		Drawn:-	MCH

PROJECT No. **AA21-050**

aspire ARCHITECTURE

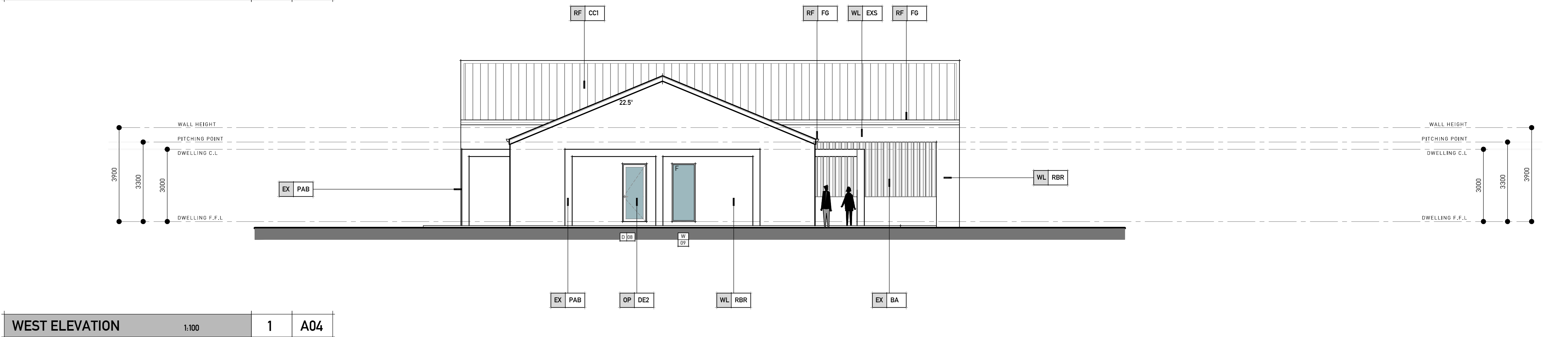
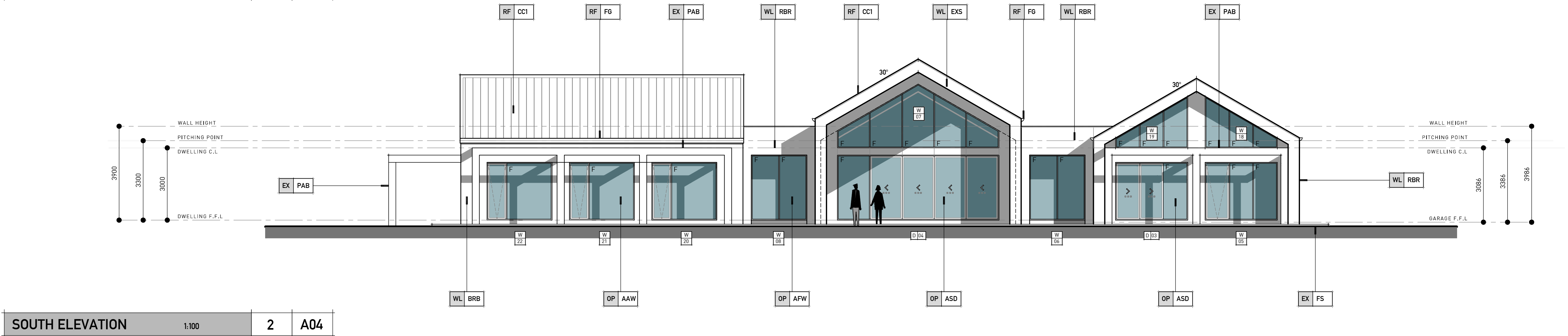
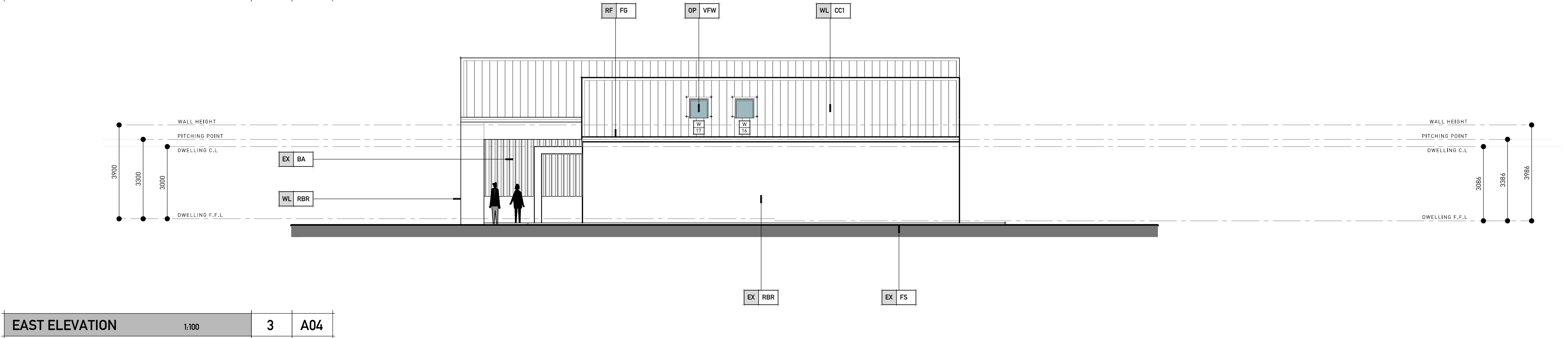
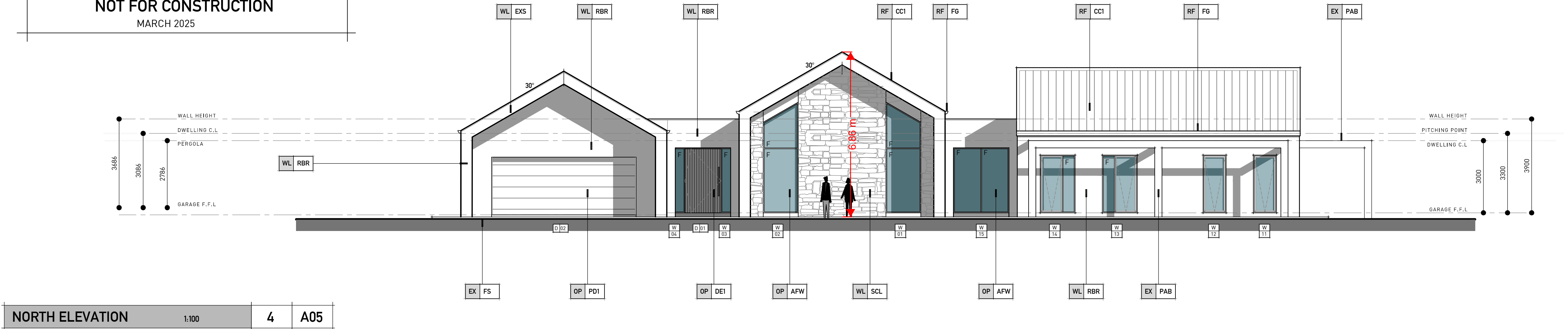
105 Pine Avenue, Mildura, Vic 3500

P 03 5023 4814
E accounts@aspirearchitecture.com.au
REGISTERED PRACTITIONERS - ANDREW NAIRN - A 15202
LARRY CAVALLARO - DP 1889

© COPYRIGHT - 2017 - ASPIRE ARCHITECTURE P/L

Member
Australian Institute
of Architects

DEVELOPMENT APPLICATION
NOT FOR CONSTRUCTION
MARCH 2025



WL	WALL
TAG NO.	DESCRIPTION
RBR	SELECTED BRICKWORK WITH 10MM RENDER AND PAINT FINISH.
SCL	SELECTED FEATURE STONE CLADDING FIXED TO BRICK SUBSTRATE
EXS	100MM W. DULUX ACRATEX EXSULITE EIFS CLADDING SYSTEM WITH ACRATEX TEXTURE FINISH
LN	LININGS
TAG NO.	DESCRIPTION
MA	SELECTED JAMES HARDIE SCYON MATRIX 8.0MM EXPRESSED SHEET SOFFIT LINING
EX	EXTERNAL AREAS
TAG NO.	DESCRIPTION
FS	ENSURE FINISHED SURFACE FALLS AWAY MIN. 1:20 FROM BUILDING EDGE FOR MIN. 2.0M.
BA	DECO BATTEN OR SIMILAR DECORATIVE ALUMINIUM BATTEN
PAB	300MM SQ. IRONBARK POST AND BEAM PERGOLA
RF	ROOF
TAG NO.	DESCRIPTION
CC1	LYSAGHT 'ENSEAM' COLORBOND ROOF CLADDING 22.5-30 DEG PITCH TOWARDS HALF ROUND GUTTER
CC2	SELECTED HI-RIB DECKING (0.47BMT) @ 1.5° PITCH. (CONCEALED)
FG	SELECTED COLORBOND FASCIA & HALF ROUND GUTTER.
FL	COLORBOND PARAPET FLASHING TO MATCH WALL COLOR
DP	90MM DIA. COLORBOND DOWNPIPE
OP	OPENINGS
TAG NO.	DESCRIPTION
AAW	SELECTED ALUMINIUM FRAMED AWNING WINDOW - POWDERCOAT FINISH.
AFW	SELECTED ALUMINIUM FRAMED FIXED WINDOW - POWDERCOAT FINISH.
ASD	SELECTED ALUMINIUM FRAMED FULLY GLAZED SLIDING DOOR - POWDERCOAT FINISH.
VFW	SELECTED FIXED SKYLIGHT WINDOWS BY VELUX
PD1	SELECTED 2400MM H. X 6000MM W. PANEL LIFT DOOR.
DE1	SELECTED 2700MM H. X 1500MM W. FEATURE ENTRY DOOR
DE2	SELECTED 2340MM H. X 920MM W. FULLY GLAZED EXTERNAL DOOR.
OBG	SELECTED OBSCURE GLAZING TO ALL WET AREAS. (OB)
ST	STRUCTURE
TAG NO.	DESCRIPTION



SHEET No		TP - A04			
Project		PROPOSED DWELLING			
Client		CAM & JACQUI TILLEY			
Location		LOT 2 DP1181827 (No. 468) RIVER ROAD, COOMEALLA, NEW SOUTH WALES			
Scale	1:100	Date	26 MARCH 2025	Design	LC
Rev No.		Rev. Date		Drawn:	MCH

PROJECT No. **AA21-050**



105 Pine Avenue, Mildura, Vic 3500
P 03 5023 4814
E accounts@aspirearchitecture.com.au
REGISTERED PRACTITIONERS - ANDREW NAIRN - A 15202
LARRY CAVALLARO - DP 1889
© COPYRIGHT - 2017 - ASPIRE ARCHITECTURE P/L
Member
Australian Institute
of Architects