

Statement of Environmental Effects

Attachment C to the Development Application

made under the Environmental Planning & Assessment Regulation 2000

INTRODUCTION

To assist Council in assessing your development application, in accordance with relevant legislative requirements, it is necessary for you to answer the following questions and provide justification of your responses. These questions relate to common matters that need to be addressed in order to mitigate potential impacts resulting from your development.

Please note: Incomplete or insufficient information may lead to your application be delayed or rejected.

PERMISSIBILITY

- Is your proposal permissible in the zone? ☒ Yes ☐ No
- Is your proposal consistent with the zone objectives? ☒ Yes ☐ No
- Is your proposal in accordance with the relevant development control plan? ☒ Yes ☐ No

If you answered "No" to any of the above, you should make an appointment to discuss your proposal with a member of the Health & Planning Division before lodging a development application.

Please justify your answers below:

DESCRIPTION OF DEVELOPMENT

This needs to include where applicable a description of matters such as proposed buildings, proposed building materials, nominated colour scheme, nature of use, staging of the development details of any demolition and other works etc.

We are building our home which will include the main house, a steel framed weatherboard style house with a colourbond roof on a slab. Then we have a granny flat next to it in the same style both set back 30m from the river using the lovely views to effect.

Then we have two sheds that will also be built behind the house and granny flat further back on the lot from the river, one as a gym/office and one as a farm shed for equipment and storage. Both sheds are steel and colourbond in construction.

No Demolition works are required as the lot is cleared and prepared for building already and a fence is in place around the site.

This will be a private residential property only.

DESCRIPTION OF SITE

1. Describe the site including any physical features of the site such as shape, slope, vegetation, any waterways. Also describe the current use/s on the site.

There is little vegetation on the site as it has already been cleared by the developer prior to our purchase. There are several large gum trees, both on the river and deeper into the block which are amazing and will be staying. The block has a gentle rolling nature with the building area already flattened for building.

2. What is the present use and previous uses of the site?

There is no present use of the site as it was recently developed and sold to us. It was previously part of a much larger station.

3. Is the development site subject to any of the following natural hazards: (e.g. bushfire prone, salinity, flooding or stormwater inundation etc.)

No the site is not prone to any of those hazards.

4. What other constraints exist on the site? (e.g. vegetation, easements, sloping land, drainage lines contamination, etc.)

There are no other constraints on the site.

5. What types of land use and development exist on surrounding land?

The area has recently been redeveloped into large residential sites and sold. We are surrounded by these sites now.

CONTEXT AND SETTING

- Will the development be:

- Visually prominent in the surrounding area?
- Inconsistent with the existing streetscape?
- Out of character with the surrounding area?
- Inconsistent with surrounding land uses?

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

PRIVACY, VIEWS AND OVERSHADOWING

- Will the development result in any privacy issues between adjoining properties as a result of the placement of windows, decks, pergolas, private open space, etc.?
- Will the development result in the overshadowing of adjoining properties resulting in an adverse impact on solar access?
- Will the development result in any acoustic issues between adjoining properties as a result of the placement of active use outdoor areas, vehicular movement areas, air conditioners and pumps, bedroom and living room windows, etc.?
- Will the development impact on views enjoyed from adjoining or nearby properties and public places such as parks roads and footpaths?

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

☐ Yes

☒ No

Please justify your answers below:

ACCESS, TRAFFIC AND UTILITIES

- Is legal and practical access available to the development?
- Will the development increase local traffic movements / volumes?
If yes, by how much?
- Are additional access points to a road network required?
- Has vehicle manoeuvring and onsite parking been addressed in the design?
- Are power, water, sewer and telecommunication services readily available to the site?

☒ Yes

☐ No

☒ Yes

☐ No

☐ Yes

☒ No

☒ Yes

☐ No

☒ Yes

☐ No

Please justify your answers below:

We will be accessing the site so there will be more traffic.

ENVIRONMENTAL IMPACTS

- | | | |
|---|---|--|
| • Is the development likely to result in any form of air pollution (smoke, dust, odour etc.)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development have the potential to result in any form of water pollution (eg. sediment run-off)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Will the development have any noise impacts above background noise levels (eg. swimming pool pumps)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Does the development involve any significant excavation or filling? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Could the development cause erosion or sediment run-off (including during the construction period)? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is there any likelihood in the development resulting in soil contamination? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development considered to be environmentally sustainable (including provision of BASIX certificate where required)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| • Is the development situated in a heritage area or likely to have an impact on any heritage item or item of cultural significance? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to disturb any aboriginal artefacts or relics? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

Please justify your answers below:

FLORA AND FAUNA IMPACTS

- | | | |
|---|------------------------------|--|
| • Will the development result in the removal of any native vegetation from the site? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| • Is the development likely to have any impact on threatened species or native habitat? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

For further information on threatened species, visit www.threatenedspecies.environment.nsw.gov.au

Please justify your answers below:

WASTE AND STORMWATER DISPOSAL

- How will effluent be disposed of?
☐ To Sewer ☒ Onsite
- How will stormwater (from roof and hard standing) be disposed of:
☐ Council Drainage System ☒ Other (please provide details)
- Will liquid trade waste be discharged to Council's sewer? ☐ Yes ☒ No
- Will the development result in any hazardous waste or other waste disposal issue? ☐ Yes ☒ No
- Does the development propose to have rainwater tanks? ☒ Yes ☐ No
- Have all potential overland stormwater risks been considered in the design of the development? ☒ Yes ☐ No

Please justify your answers below:

All water from the roof will be stored in rainwater tanks for personal use.

SOCIAL AND ECONOMIC IMPACTS

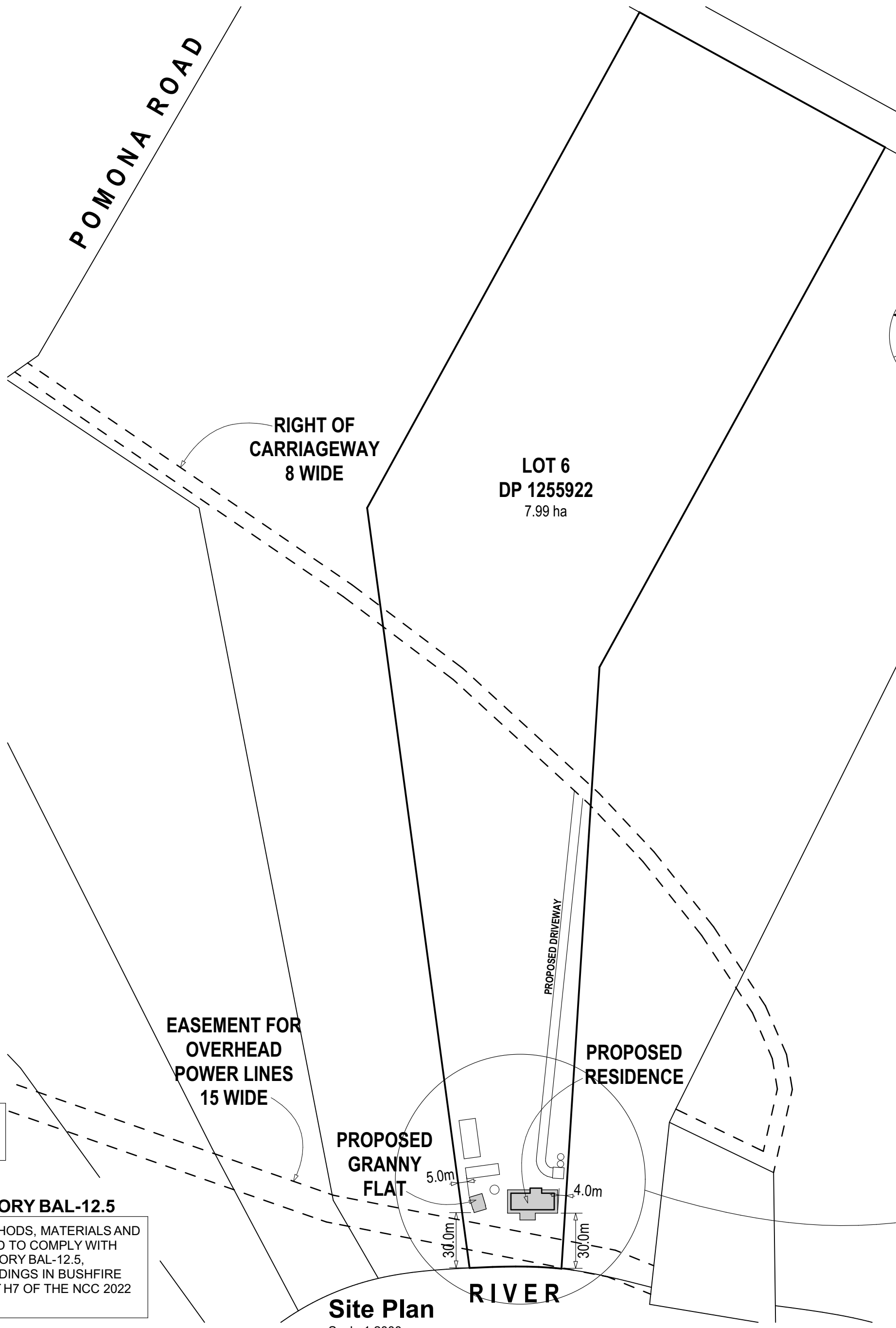
- Will the proposal have any economic or social consequences in the area? ☐ Yes ☒ No
- Has the development addressed any safety, security or crime prevention issues? ☐ Yes ☒ No

Please justify your answers below:

CONCLUSION

Cumulative effects of all factors.

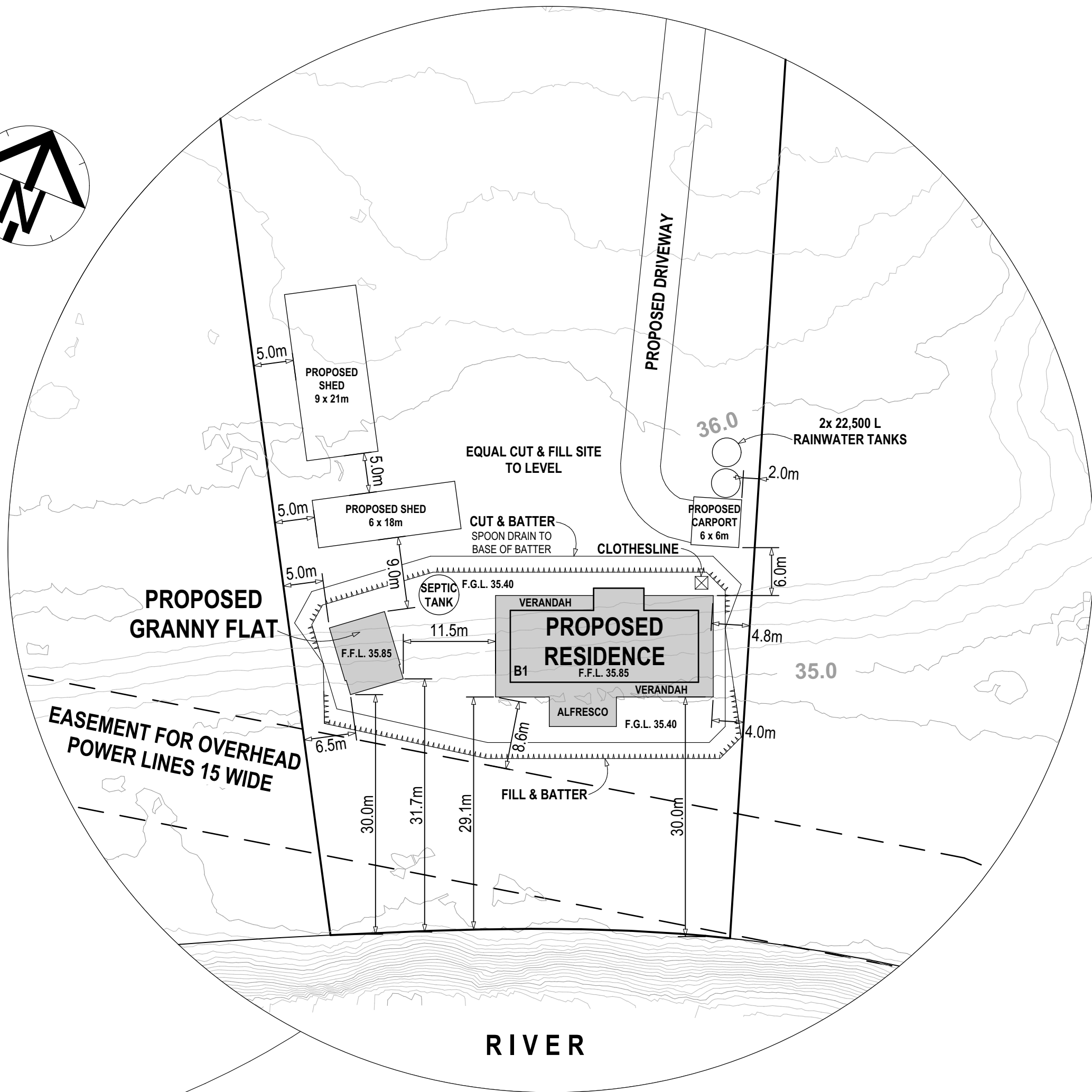
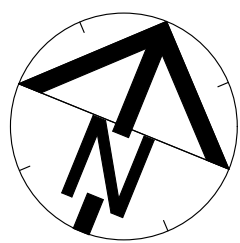
We believe the development of our new home will enhance the natural area, especially in light of all the new plants that will be put in and the other landscaping work we which to do over time.



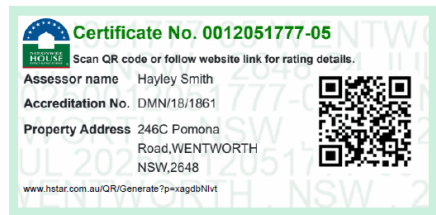
NOTES
DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-12.5
GROUND SNOW LOADING: NONE
NCC CLIMATE ZONE: 4

BUSHFIRE CATEGORY BAL-12.5
ALL CONSTRUCTION METHODS, MATERIALS AND GLAZING TO BE DESIGNED TO COMPLY WITH AS3959 BUSHFIRE CATEGORY BAL-12.5, "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"

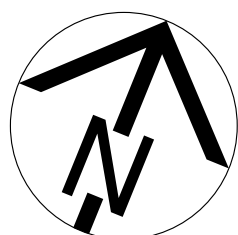
Site Plan
Scale 1:2000



Site Plan Detail
Scale 1:500



			DESIGNED AND SUPPLIED BY	SCALE	1:500,1:2000@A2	PROPOSED NEW RESIDENCE FOR: Shayne & Lisa Connolly at Lot 6, DP 1255922, 246C Pomona Road, Wentworth. NSW. 2648
			PAAL Homes Pty Ltd	PRINTED ON	23/07/2025	
			P.O Box 290 Penrith NSW 2751 Ph: (02) 4735 4377 Copyright PAAL Homes 2021	DRAWN	A.A.	
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A	PRELIMINARY ISSUE	11/07/2025	Documentation by Peace Plan Designers. Job No: 1.2526	ISSUE B	DRAWING No: 1/11	JOB No: M6362 & M6362 GF
REV:		DATE				



	Material	Type	Height	Width
01	Alum	Awning	1,030	1,180
02	Alum	Awning	1,030	786
03	Alum	Awning	1,030	786
04	Alum	Awning	1,030	786
05	Alum	Awning	1,030	610
06	Alum	Awning	1,030	1,180
07	Alum	Awning	1,800	1,680
08	Alum	Awning	1,800	1,680
09	Alum	Awning	1,800	1,180
10	Alum	Awning	1,800	1,180
11	Alum	Slide Door	2,119	4,000
12	Alum	Awning	1,800	1,680
13	Alum	Awning	1,800	2,180
14	Alum	Awning	1,030	610
15	Alum	Awning	1,030	1,180
16	Alum	Awning	1,030	610
17	Alum	Slide Door	2,119	3,390

AREA TABLE	
LIVING:	229.46 m ²
VERANDAHS:	106.93 m ²
ALFRESCO:	46.62 m ²
TOTAL:	383.01 m ²

DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-12.5
GROUND SNOW LOADING: NONE
NCC CLIMATE ZONE: 4

ALL CONSTRUCTION METHODS, MATERIALS AND GLAZING TO BE DESIGNED TO COMPLY WITH AS3959 BUSHFIRE CATEGORY BAL-12.5, "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"

"CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"

NOTE
WATERPROOFING TO ALL WET
AREAS TO BE IN ACCORDANCE
WITH NCC 2022 PART 10.2.
NOTE: WATER STOP TO UNENCLOSED
SHOWER IN ACCORDANCE WITH AS3740
NOTE: TERMINATION OF MEMBRANE A
MINIMUM OF 1500mm FROM SHOWER ROSE

NOTE
SHOWERS TO BE ENCLOSED BY
A SHOWER SCREEN / DOOR
OR ALTERNATIVELY, MIN. 1200mm
SHOWER SCREEN WITH 1500mm
OF FLOOR GRADED TO SHOWER
WASTE (BY OTHERS).

NOTE

WHERE A FLOOR WASTE IS INSTALLED :

(a) THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; *AND*

(b) THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50

NOTES FOR WOOD HEATER

THE DOMESTIC SOLID-FUEL BURNING APPLIANCE IS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2918 INCLUDING CLEARANCES.

A MASONRY HEAT SHIELD LOCATED BEHIND THE APPLIANCE MUST ALSO EXTEND 600mm ABOVE THE APPLIANCE, AS PER 12.4.5 OF NCC 2022 PART 12.4.

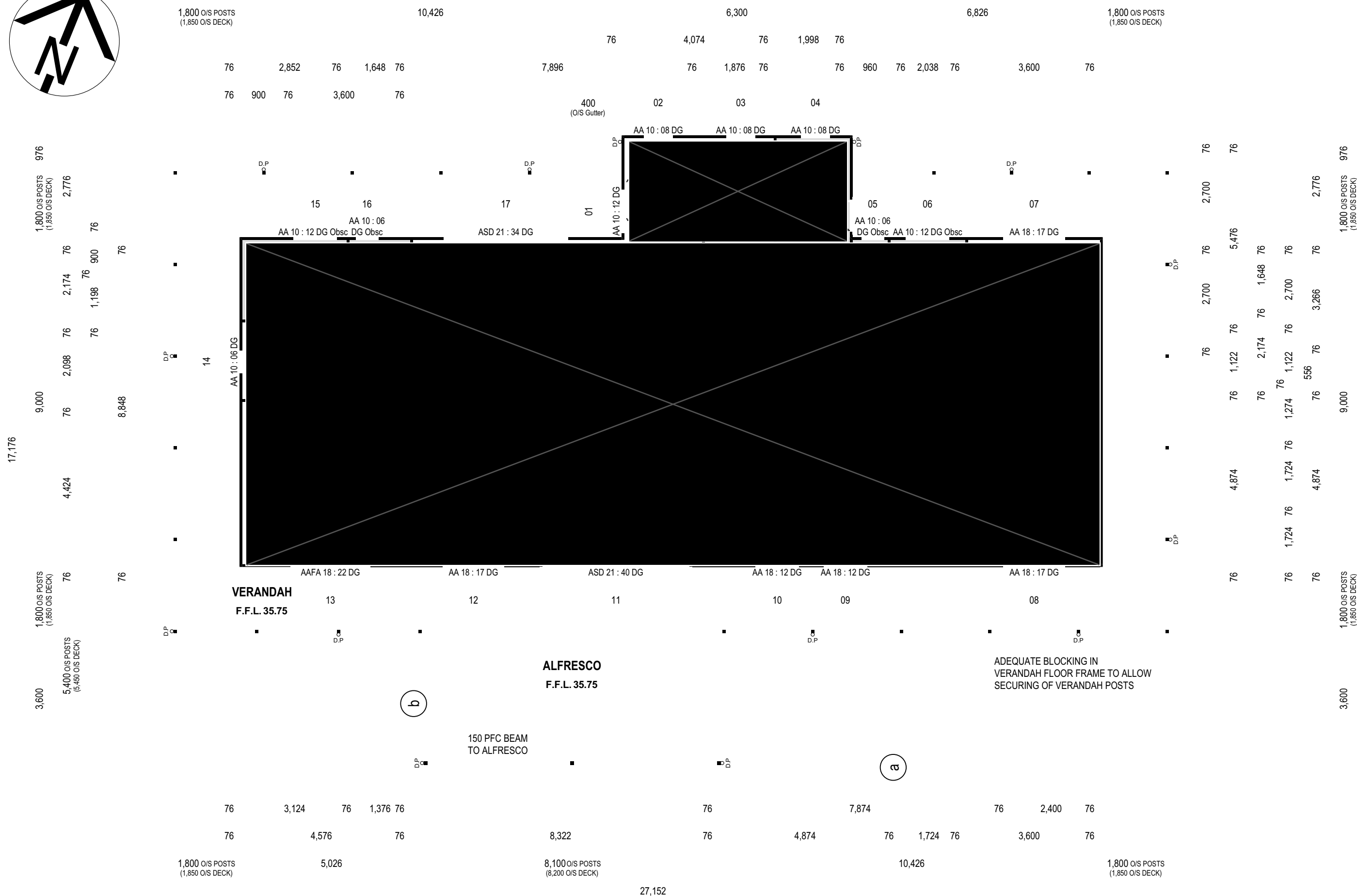
THE HEATING APPLIANCE MUST BE INSTALLED ON A HEARTH COMPLYING WITH 12.4.5 (c) AND MUST EXTEND 400mm FROM THE APPLIANCE.

THE FLUE MUST:

- (i) HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY AS/ NZS 2918 AND;
- (ii) BE INSTALLED IN ACCORDANCE WITH FIGURES 12.4.5 (a), (b) AND (c) OF NCC 2022 PART 12.4 AND;
- (iii) TERMINATE IN ACCORDANCE WITH FIGURE 12.4.3.

HEARTH AND HEAT SHIELD TO BE PROVIDED BY OTHERS

DP - INDICATES DOWNPIPE
MAX. SPACING 12m.
DOWNPIPES MUST BE LOCATED WITHIN
1.2m OF A VALLEY OR PROVISION FOR
OVERFLOW MUST BE MADE.
DOWNPIPE POSITIONS ARE INDICATIVE
CHECK WITH LOCAL AUTHORITY.

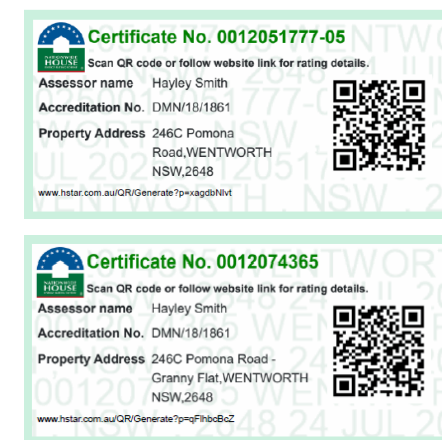


Scale 1:100

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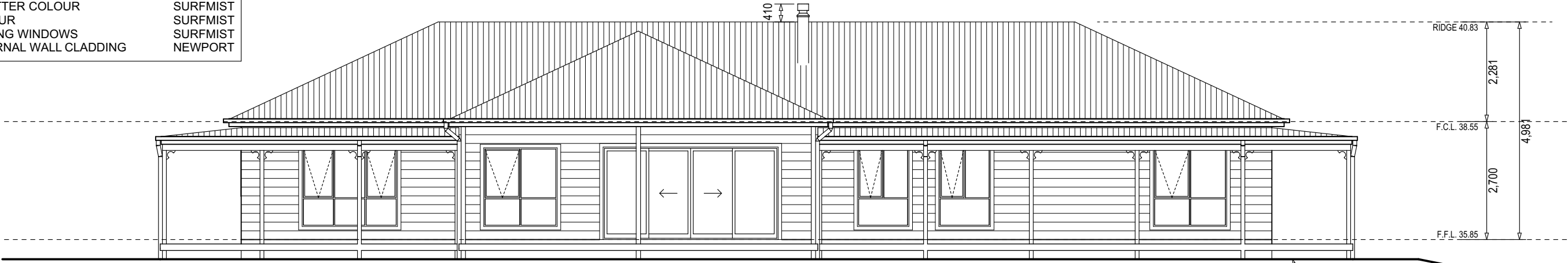
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DATE 09/07/2025
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B 2/11 M6362

PROPOSED NEW RESIDENCE FOR:
Shayne & Lisa Connolly
at
Lot 6, DP 1255922,
246C Pomona Road,
Wentworth. NSW. 2648



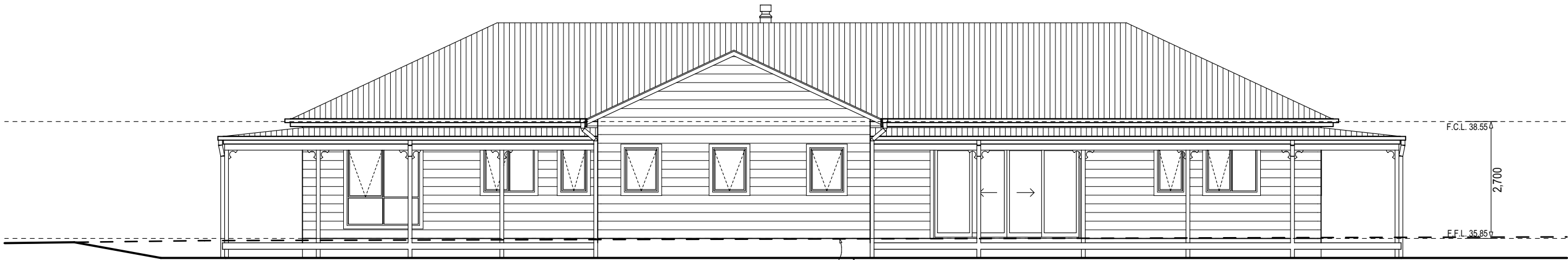
EXTERNAL FINISHES AND COLOURS

COLORBOND CORRUGATED ROOFING	SURFMIST
COLORBOND FASCIA COLOUR	SURFMIST
COLORBOND GUTTER COLOUR	SURFMIST
DOWNPIPE COLOUR	SURFMIST
ALUMINIUM SLIDING WINDOWS	SURFMIST
PRIMELINE EXTERNAL WALL CLADDING	NEWPORT



South Elevation

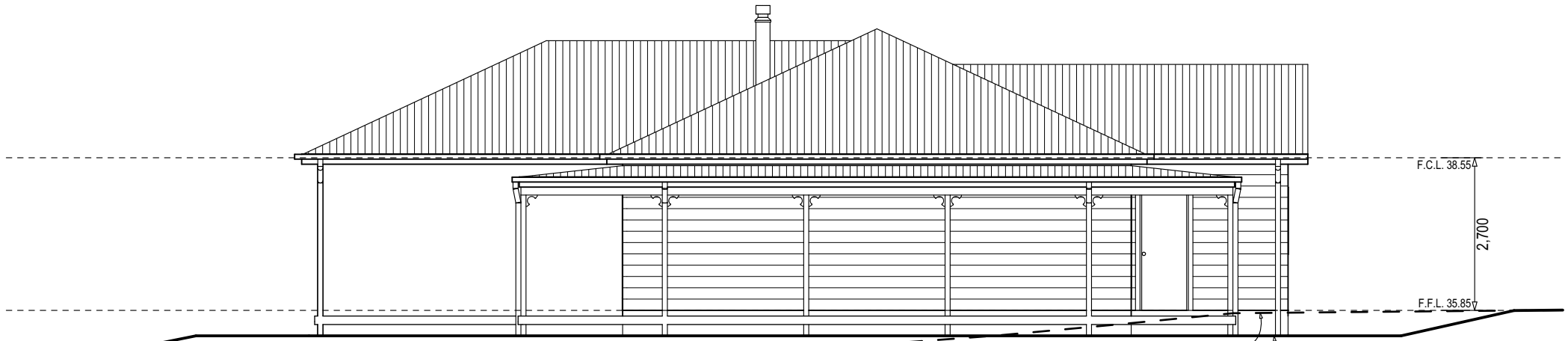
Scale 1:100



North Elevation

Scale 1:100

SURFACE WATER MUST BE DIVERTED
AWAY FROM CLASS 1 BUILDING.
MINIMUM FALL OF 50mm TO THE FIRST 1.0m
FROM THE BUILDING



East Elevation

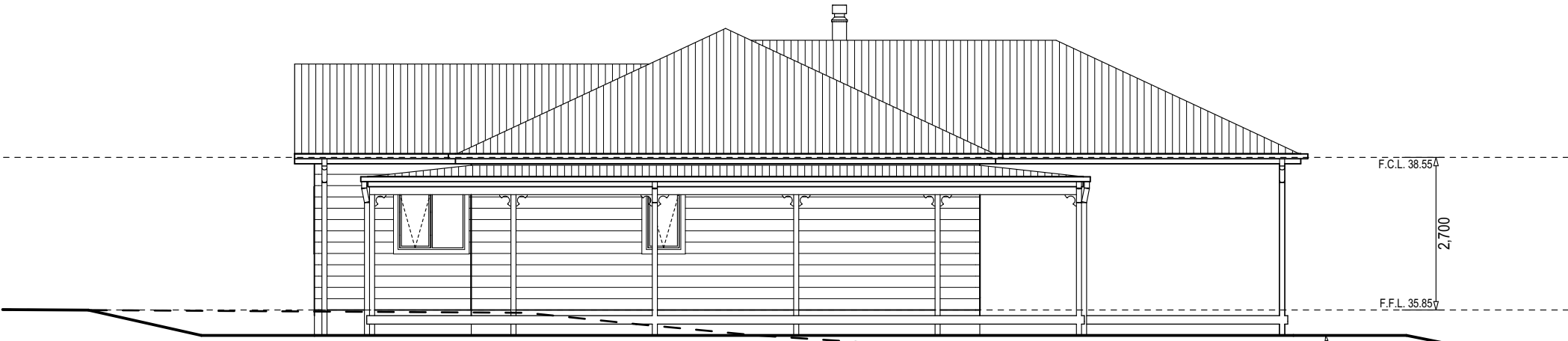
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NOTES

DESIGN WIND SPEED: N3
BUSHFIRE CATEGORY: BAL-12.5
GROUND SNOW LOADING: NONE
NCC CLIMATE ZONE: 4

BUSHFIRE CATEGORY BAL-12.5

ALL CONSTRUCTION METHODS, MATERIALS AND
GLAZING TO BE DESIGNED TO COMPLY WITH
AS3959 BUSHFIRE CATEGORY BAL-12.5,
"CONSTRUCTION OF BUILDINGS IN BUSHFIRE
PRONE AREAS" AND PART H7 OF THE NCC 2022
"BUSHFIRE AREAS"



West Elevation

Scale 1:100

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS:

FIXTURES - ALL DWELLINGS:

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (> 7.5 BUT <= 9 L/MIN)
IN ALL SHOWERS IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 4 STAR IN THE KITCHEN IN THE DEVELOPMENT.
THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 4 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

ALTERNATIVE WATER:

THE APPLICANT MUST INSTALL, FOR THE DWELLING, EACH ALTERNATIVE WATER SUPPLY SYSTEM, WITH THE SPECIFIED SIZE, LISTED FOR THAT DWELLING IN THE TABLE BELOW. EACH SYSTEM MUST BE CONFIGURED TO COLLECT RUN-OFF FROM THE AREAS SPECIFIED (EXCLUDING ANY AREA WHICH SUPPLIES ANY OTHER ALTERNATIVE WATER SUPPLY SYSTEM), AND TO DIVERT OVERFLOW AS SPECIFIED. EACH SYSTEM MUST BE CONNECTED AS SPECIFIED.

GRANNY FLAT:

ALTERNATIVE WATER SUPPLY SYSTEM: INDIVIDUAL WATER TANK.
TANK SIZE: 50,000 LITRES (MINIMUM).
CONFIGURATION: TO COLLECT RUN-OFF FROM AT LEAST 80 SQUARE METRES OF ROOF AREA.
CONNECTED TO: LANDSCAPE; TOILET; & LAUNDRY

ALL OTHER DWELLINGS:

ALTERNATIVE WATER SUPPLY SYSTEM: INDIVIDUAL WATER TANK.
TANK SIZE: 50,000 LITRES (MINIMUM).
CONFIGURATION: TO COLLECT RUN-OFF FROM AT LEAST 306 SQUARE METRES OF ROOF AREA.
CONNECTED TO: LANDSCAPE; TOILET; & LAUNDRY

ENERGY COMMITMENTS:

HOT WATER SYSTEM - ALL DWELLINGS:

THE APPLICANT MUST INSTALL EACH HOT WATER SYSTEM SPECIFIED BELOW, SO THAT THE DWELLING'S HOT WATER IS SUPPLIED BY THAT SYSTEM.
HOT WATER SYSTEM: GAS INSTANTANEOUS - 6.5 STAR.

VENTILATION SYSTEMS - ALL DWELLINGS:

THE APPLICANT MUST INSTALL, IN EACH BATHROOM, KITCHEN AND LAUNDRY OF THE DWELLING, THE VENTILATION SYSTEM SPECIFIED FOR THAT ROOM.
EACH SUCH VENTILATION SYSTEM MUST HAVE THE OPERATION CONTROL SPECIFIED.
VENTILATION SYSTEM TO EACH BATHROOM: INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
KITCHEN VENTILATION SYSTEM: INDIVIDUAL FAN, OPEN TO FACADE; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
LAUNDRY VENTILATION SYSTEM: NATURAL VENTILATION ONLY.

COOLING & HEATING

- THE APPLICANT MUST INSTALL THE COOLING AND HEATING SYSTEM/S SPECIFIED FOR THE DWELLING, IN/FOR AT LEAST 1 LIVING/BEDROOM AREA OF THE DWELLING.
- THIS COMMITMENT APPLIES TO EACH ROOM OR AREA OF THE DWELLING WHICH IS REFERRED TO IN A HEADING TO THE "NATURAL LIGHTING" COLUMN OF THE TABLE BELOW (BUT ONLY TO THE EXTENT SPECIFIED FOR THAT ROOM OR AREA).
THE APPLICANT MUST ENSURE THAT EACH SUCH ROOM OR AREA IS FITTED WITH A WINDOW AND/OR SKYLIGHT.

GRANNY FLAT:

COOLING - LIVING AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.0 - 3.5
COOLING - BEDROOM AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.0 - 3.5
HEATING - LIVING AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.5 - 4.0
HEATING - BEDROOM AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.5 - 4.0
NATURAL LIGHTING IN: 1 BATHROOM / TOILET & KITCHEN

ALL OTHER DWELLINGS:

COOLING - LIVING AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.0 - 3.5
COOLING - BEDROOM AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.0 - 3.5
HEATING - LIVING AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.5 - 4.0
HEATING - BEDROOM AREAS: 1-PHASE AIRCONDITIONING - DUCTED/ EER 3.5 - 4.0
NATURAL LIGHTING IN: 4 BATHROOMS / TOILETS & KITCHEN

APPLIANCES:

ALL DWELLINGS:

KITCHEN COOKTOP / OVEN: GAS COOKTOP & ELECTRIC OVEN.
INDOOR CLOTHES DRYING LINE: YES
OUTDOOR CLOTHES DRING LINE: NO

ALTERNATIVE ENERGY:

THE APPLICANT MUST INSTALL THE PHOTOVOLTAIC SYSTEM SPECIFIED FOR THE DWELLING UNDER THE "PHOTOVOLTAIC SYSTEM" HEADING OF THE "ALTERNATIVE ENERGY" COLUMN OF THE TABLE BELOW, AND CONNECT THE SYSTEM TO THAT DWELLING'S ELECTRICAL SYSTEM.

GRANNY FLAT:

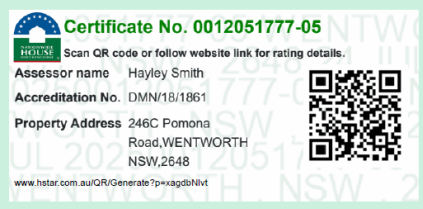
PHOTOVOLTAIC SYSTEM - NIL

ALL OTHER DWELLINGS:

PHOTOVOLTAIC SYSTEM - BETWEEN >25 DEGREES TO <= 35 DEGREES TO THE HORIZONTAL.
PHOTOVOLTAIC COLLECTOR INSTALLATION: 7
ORIENTATION INPUTS: NW

THERMAL 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.



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REV:			Documentation by Peace Plan Designers. Job No: 1.2526	ISSUE B	DRAWING No: 3/11 JOB No: M6362	

NOTES FOR WOOD HEATER

THE DOMESTIC SOLID-FUEL BURNING APPLIANCE IS TO BE INSTALLED IN ACCORDANCE WITH AS/NZS 2918 INCLUDING CLEARANCES.

A MASONRY HEAT SHIELD LOCATED BEHIND THE APPLIANCE MUST ALSO EXTEND 600mm ABOVE THE APPLIANCE, AS PER 12.4.5 OF NCC 2022 PART 12.4. THE HEATING APPLIANCE MUST BE INSTALLED ON A HEARTH COMPLYING WITH 12.4.5 (c) AND MUST EXTEND 400mm FROM THE APPLIANCE.

THE FLUE MUST:

(i) HAVE BEEN TESTED AND PASSED THE TESTS REQUIRED BY AS/ NZS 2918 AND;

(ii) BE INSTALLED IN ACCORDANCE WITH FIGURES 12.4.5 (a), (b) AND (c) OF NCC 2022 PART 12.4 AND;

(iii) TERMINATE IN ACCORDANCE WITH FIGURE 12.4.3. HEARTH AND HEAT SHIELD TO BE PROVIDED BY OTHERS.

DOWNPIPES

DP - INDICATES DOWNPIPE

MAX. SPACING 12m.

DOWNPIPES MUST BE LOCATED WITHIN 1.2m OF A VALLEY OR PROVISION FOR OVERFLOW MUST BE MADE.

DOWNPIPE POSITIONS ARE INDICATIVE. CHECK WITH LOCAL AUTHORITY.

WINDOW DETAILS

ALL GLAZING TO COMPLY WITH AS1288

No	Material	Type	Height	Width
01	Alum	Awning	1,030	1,600
02	Alum	Awning	1,030	1,180
03	Alum	Awning	1,030	786
04	Alum	Awning	1,370	1,600
05	Alum	Slide Door	2,119	1,680

SA INDICATES SMOKE ALARM INSTALLED IN ACCORDANCE WITH THE NCC 2022 PART 9.5.1, AND BE INTERCONNECTED AND COMPLY WITH AS 3786

AREA TABLE

LIVING:	49.69 m²
VERANDAH:	12.76 m²
TOTAL:	62.45 m²

NOTES

DESIGN WIND SPEED: N3

BUSHFIRE CATEGORY: BAL-12.5

GROUND SNOW LOADING: NONE

NCC CLIMATE ZONE: 4

BUSHFIRE CATEGORY BAL-12.5

ALL CONSTRUCTION METHODS, MATERIALS AND GLAZING TO BE DESIGNED TO COMPLY WITH AS3959 BUSHFIRE CATEGORY BAL-12.5, "CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS" AND PART H7 OF THE NCC 2022 "BUSHFIRE AREAS"

NOTE

SHOWERS TO BE ENCLOSED BY A SHOWER SCREEN / DOOR

OR ALTERNATIVELY, MIN. 1200mm SHOWER SCREEN WITH 1500mm OF FLOOR GRADED TO SHOWER WASTE (BY OTHERS).

NOTE

WHERE A FLOOR WASTE IS INSTALLED :

(a) THE MINIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:80; AND

(b) THE MAXIMUM CONTINUOUS FALL OF A FLOOR PLANE TO THE WASTE MUST BE 1:50

NOTE

WATERPROOFING TO ALL WET AREAS TO BE IN ACCORDANCE WITH NCC 2022 PART 10.2.

NOTE: WATER STOP TO UNENCLOSED SHOWER IN ACCORDANCE WITH AS3740

NOTE: TERMINATION OF MEMBRANE A MINIMUM OF 1500mm FROM SHOWER ROSE.

ALL GLAZING TO COMPLY WITH CURRENT AS1288

ALUMINIUM FRAMED SLIDING DOOR	ASD 21 : 17 HY LE	NOMINAL HEIGHT (eg. 21 = 2.1m approx.)	HYBRID LOW-E
ALUMINIUM FRAMED AWNING WINDOW	AA 14 : 16 HY	NOMINAL WIDTH (eg. 16 = 1.6m approx.)	HYBRID
	AA 10 : 08 HY Obsc		OBSOLETE GLASS

WINDOW LEGEND

Floor Plan - Granny Flat

Scale 1:100

South Elevation - Granny Flat

Scale 1:100

North Elevation - Granny Flat

Scale 1:100

West Elevation - Granny Flat

Scale 1:100

East Elevation - Granny Flat

Scale 1:100

EXTERNAL FINISHES AND COLOURS

COLORBOND CORRUGATED ROOFING	SURFMIST
COLORBOND FASCIA COLOUR	SURFMIST
COLORBOND GUTTER COLOUR	SURFMIST
DOWNPIPE COLOUR	SURFMIST
ALUMINIUM SLIDING WINDOWS	SURFMIST
PRIMELINE EXTERNAL WALL CLADDING	NEWPORT

SURFACE WATER MUST BE DIVERTED AWAY FROM CLASS 1 BUILDING. MINIMUM FALL OF 50mm TO THE FIRST 1.0m FROM THE BUILDING

Certificate No. 0012051777-05

Assessor name Hayley Smith

Accreditation No. DMN/18/1861

Property Address 246C Pomona Road, WENTWORTH NSW, 2648

www.hstar.com.au/QR/Generate?m=app&id=

Certificate No. 0012074365

Assessor name Hayley Smith

Accreditation No. DMN/18/1861

Property Address 246C Pomona Road : Granny Flat, WENTWORTH NSW, 2648

www.hstar.com.au/QR/Generate?m=app&id=

			DESIGNED AND SUPPLIED BY	SCALE	1:100 @ A2	PROPOSED NEW RESIDENCE FOR: Shayne & Lisa Connolly at Lot 6, DP 1255922, 246C Pomona Road, Wentworth. NSW. 2648
			PAAL Homes Pty Ltd	PRINTED ON	23/07/2025	
			P.O Box 290 Penrith NSW 2751 Ph: (02) 4735 4377 Copyright PAAL Homes 2021	DRAWN	A.A.	
B	ISSUED FOR COUNCIL SUBMISSION	23/07/2025		DATE	09/07/2025	
A	PRELIMINARY ISSUE	11/07/2025	Documentation by Peace Plan Designers. Job No: 1.2526	ISSUE	B	
REV:		DATE		DRAWING No:	7/11	JOB No: M6362 GF